



GRAVES + ASSOCIATES

ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT

3110 Ruston Way Suite E
Tacoma, WA 98402
Phone: (253) 272-4214
Fax: (253) 272-4218

DESIGN REVIEW RESUBMITTAL

To: Jeff Boers
Jayne Westman
City of Fircrest
115 Ramsdell Street,
Fircrest, WA 98466

From: Jon Graves
Graves + Associates, PLLC
3110 Ruston Way Suite E
Tacoma, WA 98402

Date: 01/25/2023

Sent Via: E-mail/ Dropbox

Sub: Design Review Rev-1
Prose Fircrest Center
2119 Mildred Street W, Fircrest WA 98466.
Our Job No- 2134

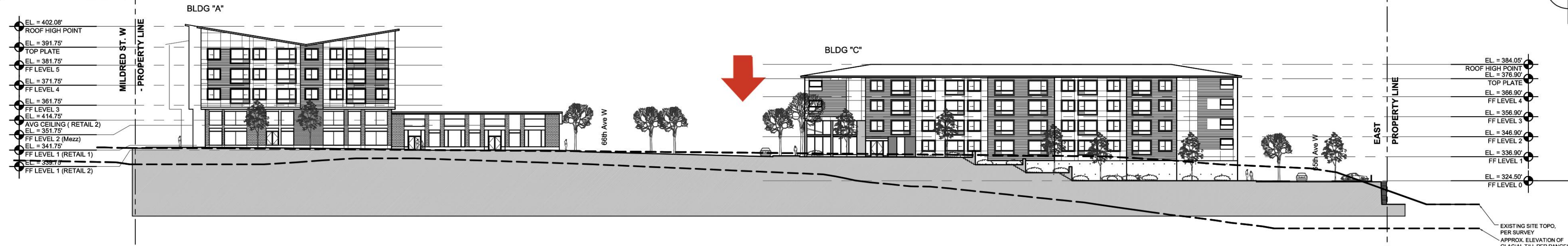
Parcel Number: 0220112005

Revision Description: The code amendment approval and a series of site plan review comments (case #22-05) has impacted our previous Design Review packet from 06/13/2022. Please review attached Design Review Rev-1 for latest site plan and exterior elevations.

Attached Documents:

Quantity	Date	Description
1	01/25/2023	AS-100 Architectural Site Plan
1	01/25/2023	AS-102 Spatial Site Elements
1	01/23/2023	A300- A302 Building A- Exterior Elevations
1	01/23/2023	A303- A305 Building B- Exterior Elevations
1	01/23/2023	A306- A307 Building C- Exterior Elevations
1	01/23/2023	A308- A309 Building D- Exterior Elevations

1 SCALE: 1" = 40'-0"



2 SCALE: 1" = 40'-0"

[illegible][illegible][illegible]

Building D		# of Units	L1	L2	L3	L4	L5	5	Avg Sq. Ft.	Units	Total
Studio		20	5	5	5	5	5	5	565.00	17.70	101
1 BR BA		21	5	5	5	5	5	5	757.00	20.15	174
1 BR/1 BA (w/ push in)		16	2	3	4	6	4	6	740.00	15.01	125
1 BR/2 BA		16	4	4	4	4	4	4	779.00	14.14	124
2 BR/2 BA		37	8	9	10	10	10	10	1088.00	32.74	402
Studio LOFT										0.00	
1 BR LOFT										0.00	
2 BR LOFT										0.00	
Total		113	24	27	31	31	31	0	100.00		928
Garage		1									131
Retail		0									51
Fitness/lobby/amenity		0									51
Circulation/Common Areas		0									198
Total									1000		1389

Studio	72	16	16	17	17	5	565.00	18.41	363
1 BR/1 BA	71	12	16	19	19	6	737.00	20.48	537
1 BR/1 BA (w/ push in)	72	8	8	27	27	15	740.00	21.48	621
1 BR/2 Den	52	12	12	12	12	4	779.00	13.30	405
2 BR/2 LT	98	17	17	27	27	8	1088.00	25.06	1066
Studio LOFT							656.00		
1 BR LOFT	14	7	0	0	0	0	910.00	3.58	
2 BR LOFT							1554.00		
Total:	391	71	102	102	38		100.00	2993	4266
Total Area									4266
Overall Parking									
Total Parking Available						298			49
Parking Residential @ 1 to 1.2ratio									47

* Based on 5% of total of Residential Units
for Type A Units at 1 stall per Unit

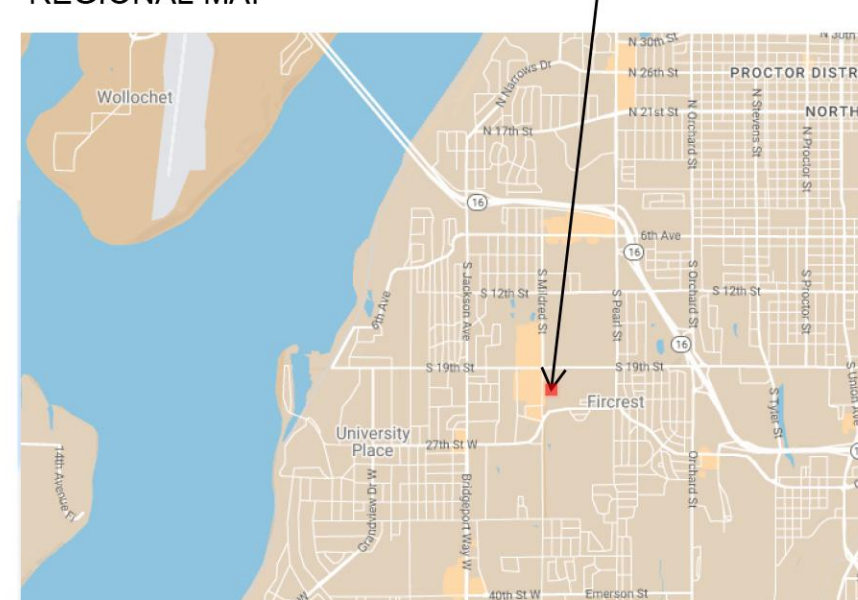
Bicycle Parking	Locker	Secured	Total
Required 1 every 12 parking stalls	0	43	43
Buildign A	0	12	12
Building B	0	12	12
Building C	0	14	14
Building D	0	12	12
Provided	0	50	50

[illegible]

-  Parcels
 Mixed Use Urban (MUU)
 Mixed Use Neighborhood (MUN)
 Residential 30 (R30)
 Parks, Recreation, and Open Space (PROS)
 Project Site

- CIRCULATION/BOH
- BUILDING-PROPOSED
- PARKING/DRIVE ASPHALT
- SIDEWALK CONCRET
- CROSSWALK
- RECREATIONAL AREAS
- PLAZA SPACES
- LANDSCAPE
- SHOPFRONT OVERLAY
- EV CAR CHARGING STATION

REGIONAL MAP



SUITE 237, SEATTLE, WA 98103
PHONE: 206-330-0620



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TACOMA, WA 98402
PHONE: 253-272-4214

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT

2119 MILDRED ST W
FIRCREST, WA 98466

[illegible]

PROJECT: 2134
PM: BC/JM

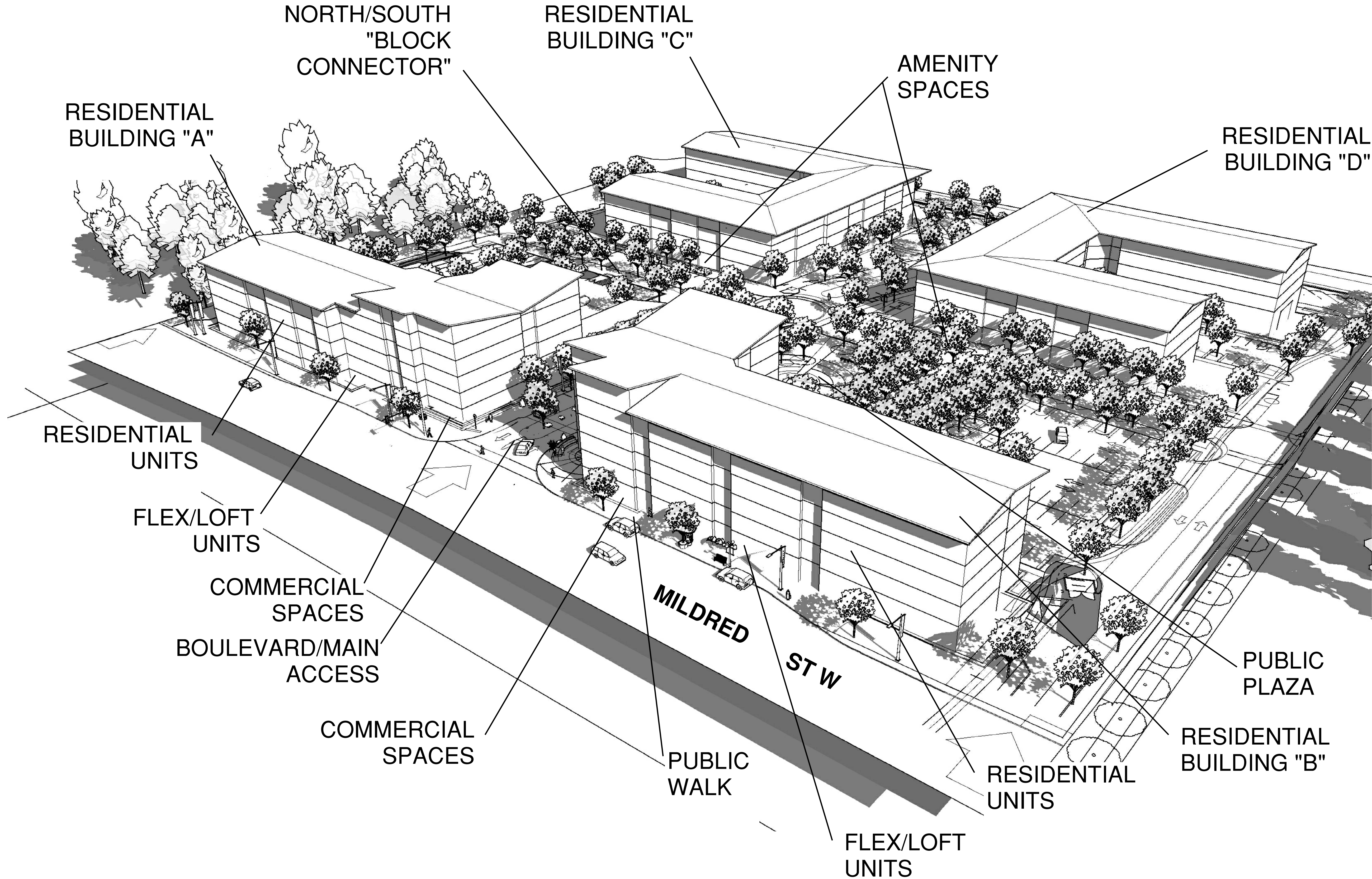
LAND-USE ENTITLEMENT
2nd RESUB 01.25.2023

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AS-100

DRAWINGS ARE NOT TO SCALE UNLESS PRINTED ON 24"x36"



1 SPACIAL MASSING EXHIBIT
SCALE: NO SCALE



1900 N. NORTHLAKE WAY
SUITE 237, SEATTLE, WA 98103
PHONE: 206-330-0620



GRAVES + ASSOCIATES
ARCHITECTURE | INTERIORS | PROJECT MANAGEMENT
3110 RUSTON WAY, SUITE C
TACOMA, WA 98402
PHONE: 253-272-4214

ALLIANCE
PROSE FIRCREST
MIXED-USE PROJECT
2119 MILDRED ST W
FIRCREST, WA 98466

REVISIONS	DATE
DESCRIPTION	YEAR/MONTH

PROJECT: 2134
PM: BC/JM

LAND-USE ENTITLEMENT
2nd RESUB 01.25.2023

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SK-102

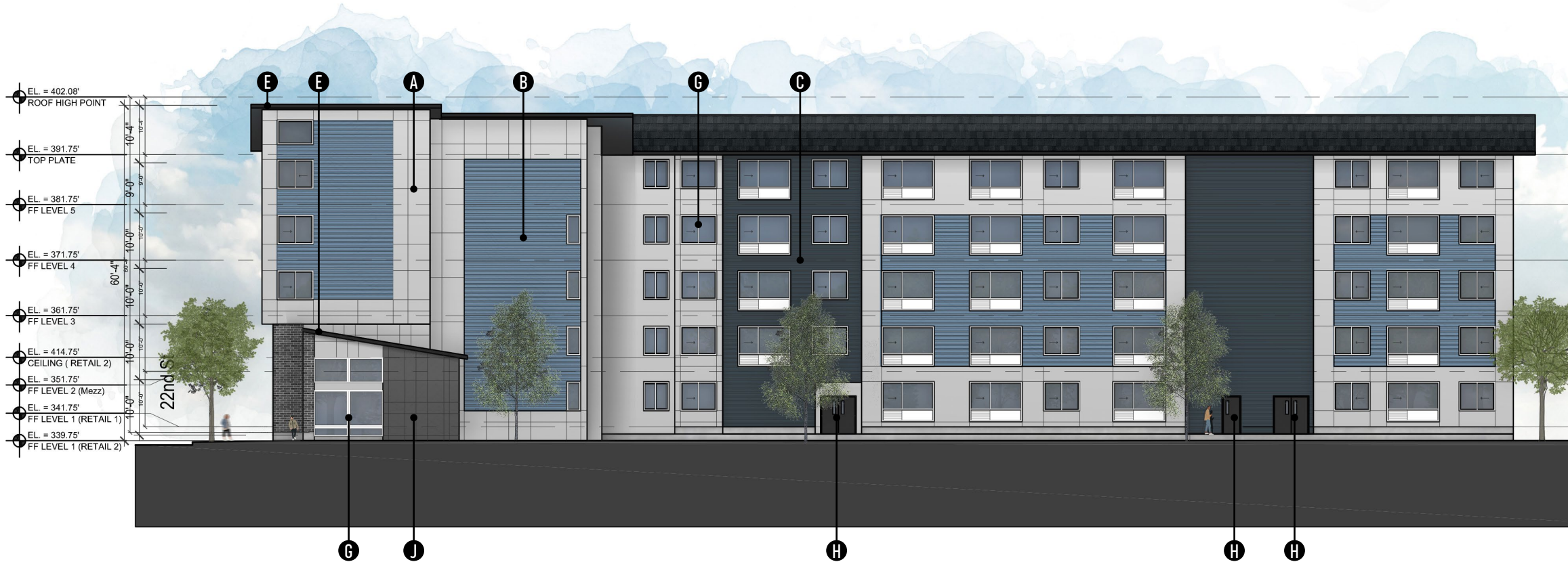
A300- Building A- Elevations

COLORED ELEVATIONS BUILDING A

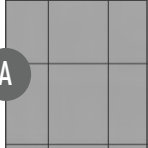
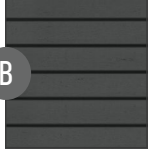
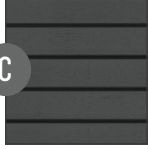
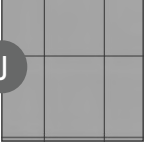
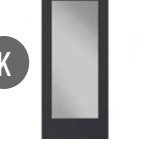
2119 MILDRED STREET W
FIRCRESST, WA
JANUARY 23.2023



SOUTH ELEVATION BUILDING - A



EAST ELEVATION BUILDING - A

MATERIALS / COLORS	
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -

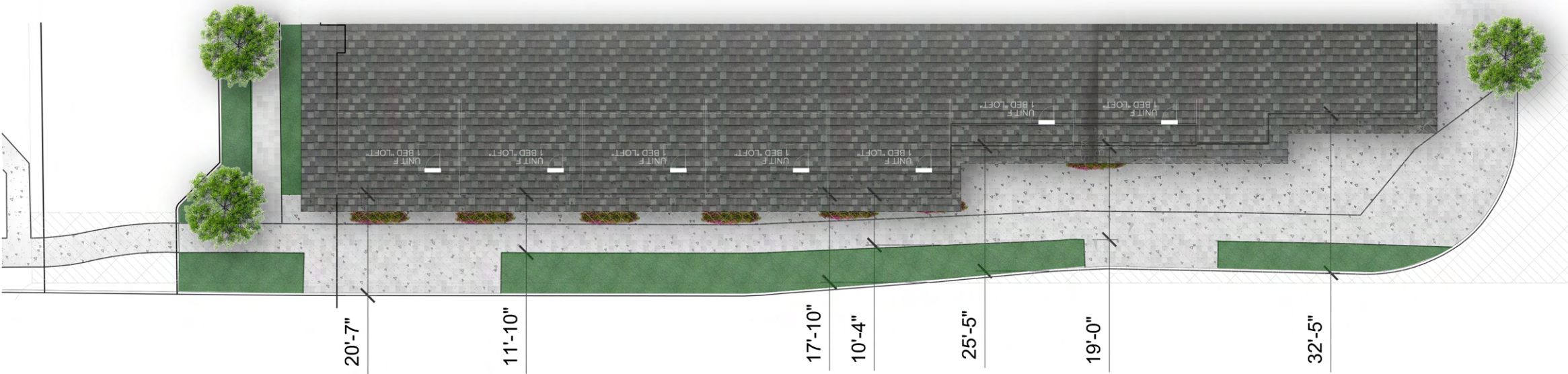


A301- Building A- Elevations

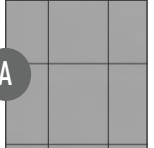
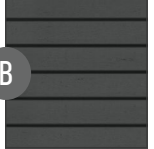
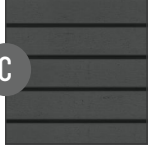
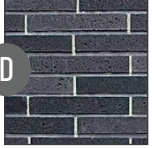
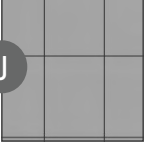
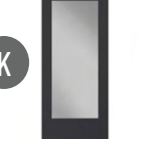
COLORED ELEVATIONS BUILDING A

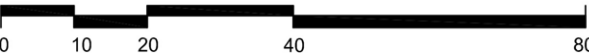


WEST ELEVATION BUILDING - A



ENLARGED PLAN BUILDING - A

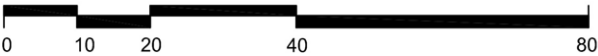
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	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -





NORTH ELEVATION BUILDING - A

MATERIALS / COLORS	
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -



A303- Building B- Elevations

COLORED ELEVATIONS BUILDING B

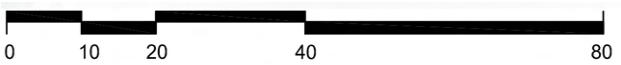


NORTH ELEVATION BUILDING - B



EAST ELEVATION BUILDING - B

MATERIALS / COLORS	
A	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
B	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
C	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
D	BRICK VENEER COLOR: COAL SW ID: -
E	ROOF FLASHING COLOR: BLACK SW ID: -
G	VINYL WINDOW COLOR: WHITE SW ID: -
H	METAL DOOR COLOR: DARK GRAY SW ID: -
J	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
K	FIBERGLASS DOOR COLOR: WHITE SW ID: -

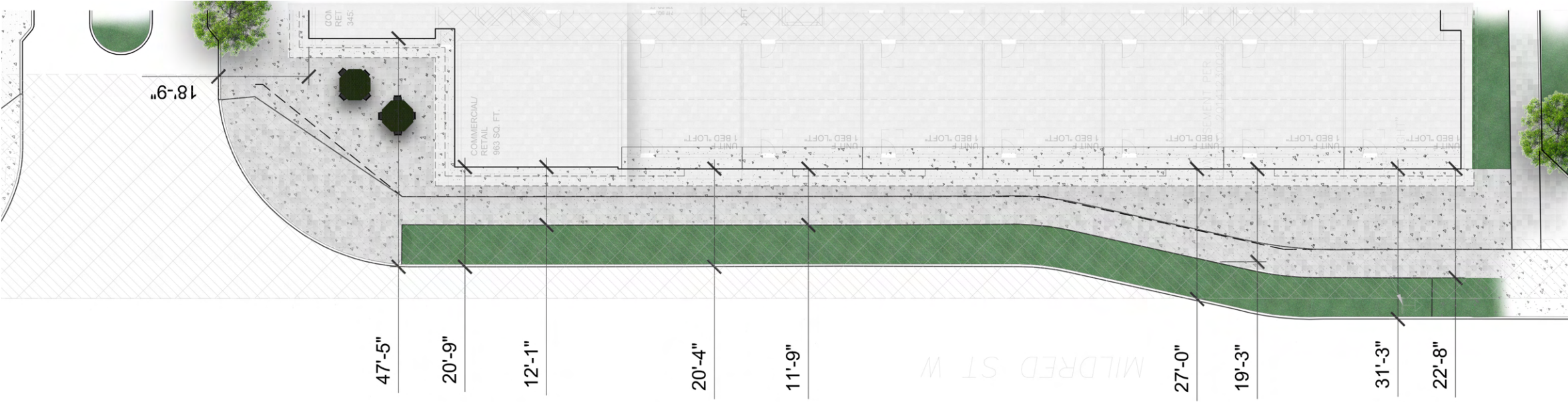


A304- Building B- Elevations

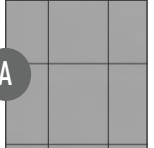
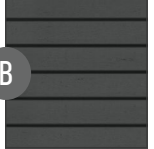
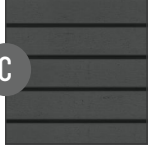
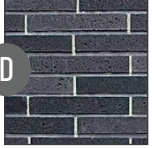
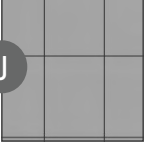
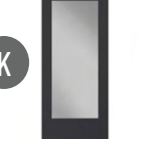
COLORED ELEVATIONS BUILDING B

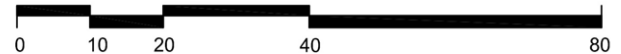


WEST ELEVATION BUILDING - B



ENLARGED PLAN BUILDING - B

MATERIALS / COLORS	
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -

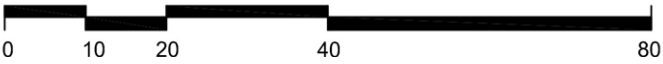




SOUTH ELEVATION BUILDING - B

MATERIALS / COLORS

A		FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
B		FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
C		FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
D		BRICK VENEER COLOR: COAL SW ID: -
E		ROOF FLASHING COLOR: BLACK SW ID: -
G		VINYL WINDOW COLOR: WHITE SW ID: -
H		METAL DOOR COLOR: DARK GRAY SW ID: -
J		FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
K		FIBERGLASS DOOR COLOR: WHITE SW ID: -



A306- Building C- Elevations

COLORED ELEVATIONS BUILDING C

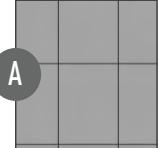
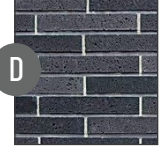
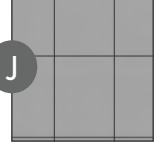
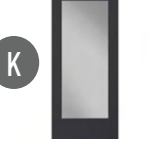
2119 MILDRED STREET W
FIRCRESST, WA
JANUARY 23, 2023



EAST ELEVATION BUILDING - C



NORTH ELEVATION BUILDING - C

MATERIALS / COLORS	
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
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PROSE FIRCRESST
MIXED-USE

A307- Building C- Elevations

COLORED ELEVATIONS BUILDING C

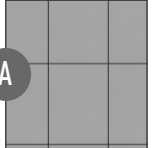
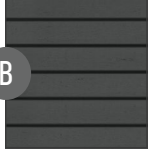
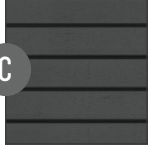
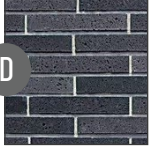
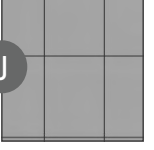
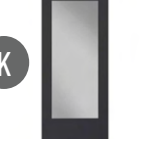


WEST ELEVATION BUILDING - C



SOUTH ELEVATION BUILDING - C

MATERIALS / COLORS

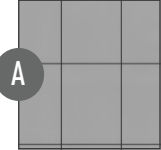
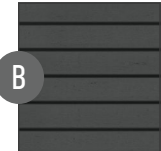
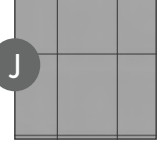
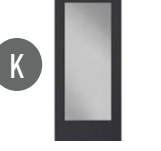
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	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -



A308- Building D- Elevations

COLORED ELEVATIONS BUILDING D



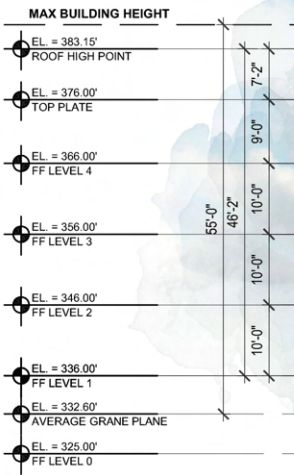
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	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
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	FIBERGLASS DOOR COLOR: WHITE SW ID: -



A309- Building D- Elevations

COLORED ELEVATIONS BUILDING D

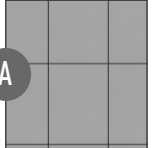
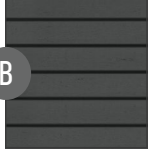
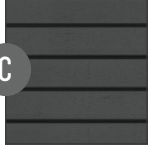
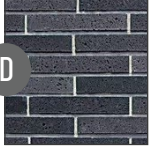
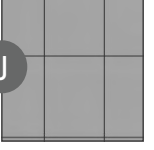
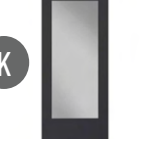
2119 MILDRED STREET W
FIRCRESST, WA
JANUARY.23.2023

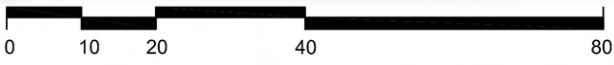


WEST ELEVATION BUILDING - D



SOUTH ELEVATION BUILDING - D

MATERIALS / COLORS	
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: SNOWBOUND SW ID: SW 7004
	FIBER CEMENT LAP SIDING COLOR: BLUESY NOTE SW ID: SW 9064
	FIBER CEMENT LAP SIDING COLOR: SEA SERPENT SW ID: SW 7615
	BRICK VENEER COLOR: COAL SW ID: -
	ROOF FLASHING COLOR: BLACK SW ID: -
	VINYL WINDOW COLOR: WHITE SW ID: -
	METAL DOOR COLOR: DARK GRAY SW ID: -
	FIBER CEMENT ARCHITECTURAL PANEL COLOR: IRON ORE SW ID: SW 7069
	FIBERGLASS DOOR COLOR: WHITE SW ID: -



PROSE FIRCRESST
MIXED-USE