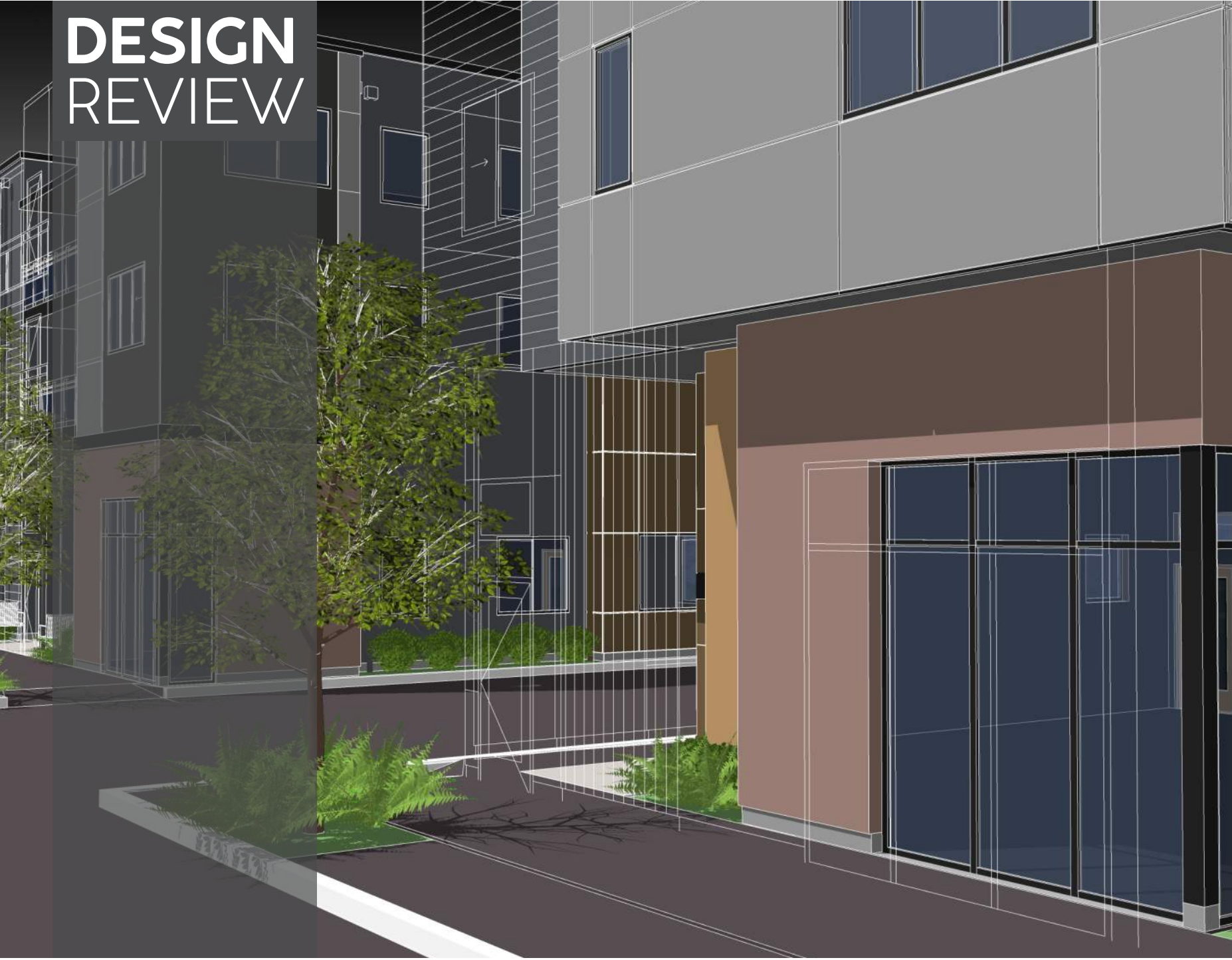


DESIGN REVIEW



304 / 312 2ND AVENUE NE
PUYALLUP, WA
03.07.2022

304/312 2ND AVENUE
MULTIFAMILY

 **GRAVES + ASSOCIATES**
ARCHITECTS • INTERIORS • LANDSCAPE ARCHITECTS



INDEX

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022

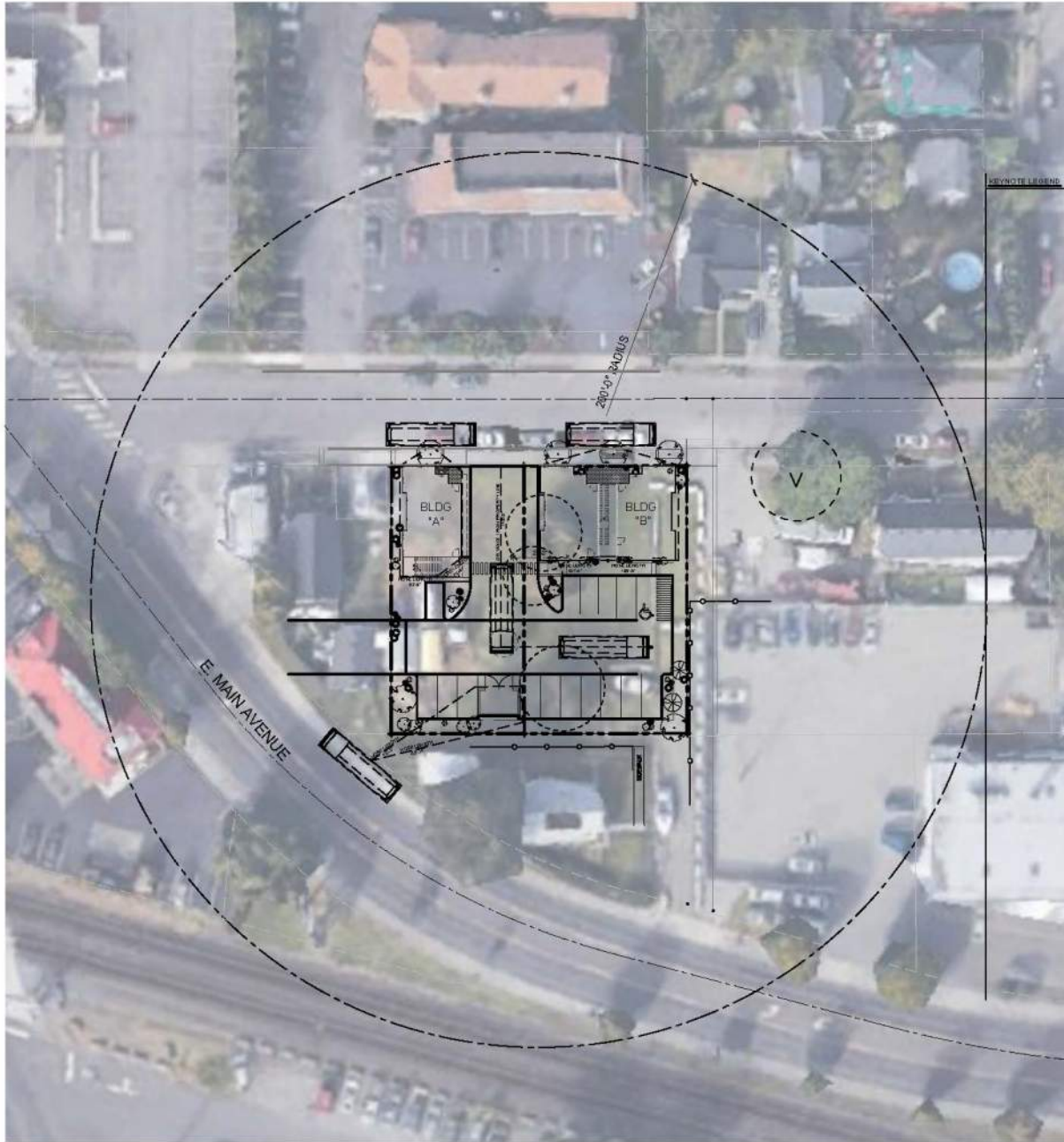
VICINITY MAP	3
SITE PLAN	4
LANDSCAPE PLAN	5
FLOOR PLANS	6-8
COLORIZED ELEVATIONS	9-12
ELEVATIONS	13-16
SELECTED VIEWS	17

304/312 2ND AVENUE MULTIFAMILY



VICINITY MAP

304 / 312 2ND AVENUE NE
PUYALLUP, WA
03.07.2022



NORTH

1 VICINITY MAP

SCALE: 1" = 60'-0"

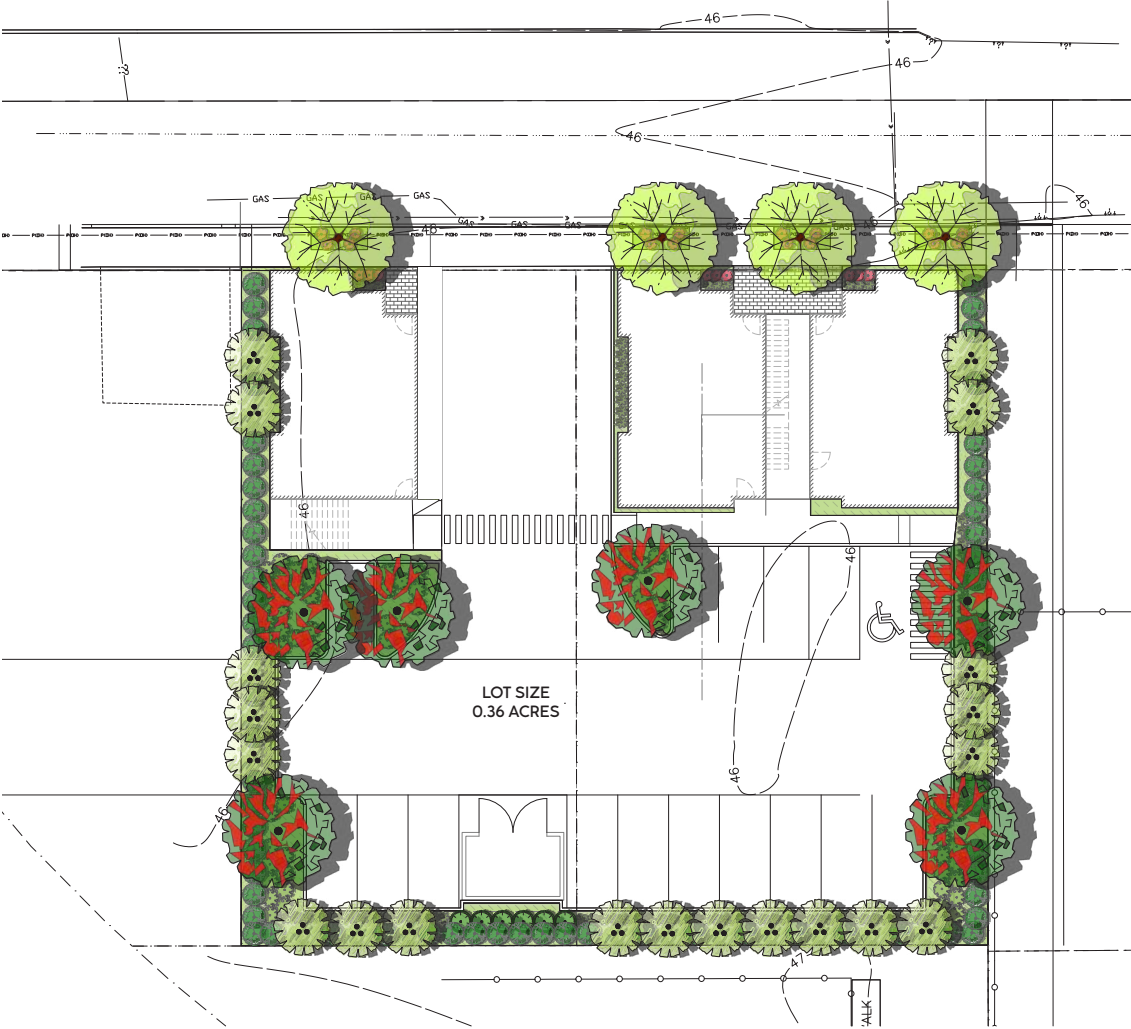
LOT SIZE 15,781.0 SF

304/312 2ND AVENUE MULTIFAMILY



LANDSCAPE PLAN

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



CONCEPT PLANT SCHEDULE

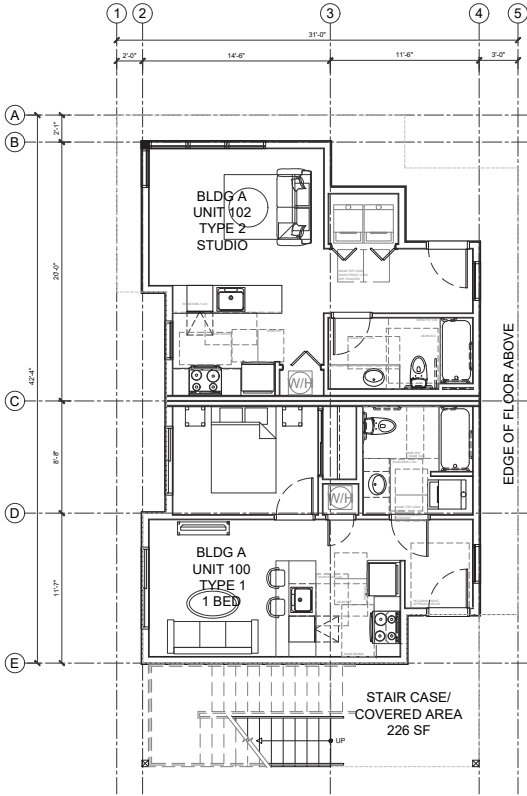
	LARGE STREET TREE ACER NEGUNDO / BOX ELDER FAGUS SYLVATICA / EUROPEAN BEECH QUERCUS FRAINETTO / FOREST GREEN OAK	4
	LARGE PARKING LOT TREE CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD GINKGO BILOBA / MAIDENHAIR TREE GLEDITSIA TRIACANTHOS 'INERMIS' / THORNLESS HONEY LOCUST	6
	EVERGREEN SCREEN JUNIPERUS CHINENSIS 'STRICTA' / STRICTA CHINESE JUNIPER THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	6
	SMALL DECIDUOUS TREE ACER CIRCINATUM / VINE MAPLE ACER GLABRUM / ROCKY MOUNTAIN MAPLE AMELANCHIER ALNIFOLIA / SERVICEBERRY	20
	LARGE EVERGREEN BUFFER ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MAHONIA AQUIFOLIUM / OREGON GRAPE MYRICA CALIFORNICA / PACIFIC WAX MYRTLE VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	64
	MEDIUM EVERGREEN SHRUB EUONYMUS JAPONICUS 'MICROPHYLLUS' / BOXLEAF EUONYMUS LONICERA NITIDA / BOX LEAF HONEYSUCKLE LONICERA PILEATA / PRIVET HONEYSUCKLE PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	71
	SMALL EVERGREEN SHRUB AZALEA X 'GUMPO PINK' / GUMPO PINK SATSUKI AZALEA MAHONIA REPENS / CREEPING MAHONIA PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	104
	PERENNIAL ACCENT ATHYRIUM FILIX-FEMINA / COMMON LADY FERN ECHINACEA PURPUREA / CONEFLOWER HEMEROCALLIS X / HYBRID DAYLILY HOSTA FORTUNEI / PLANTAIN LILY POLYSTICHUM MUNITUM / WESTERN SWORD FERN RUDBECKIA HIRTA / BLACK-EYED SUSAN	32
	EVERGREEN GROUNDCOVER ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK FRAGARIA CHILOENSIS / BEACH STRAWBERRY GAULTHERIA SHALLON / SALAL	3,186 SF

304/312 2ND AVENUE
 MULTIFAMILY



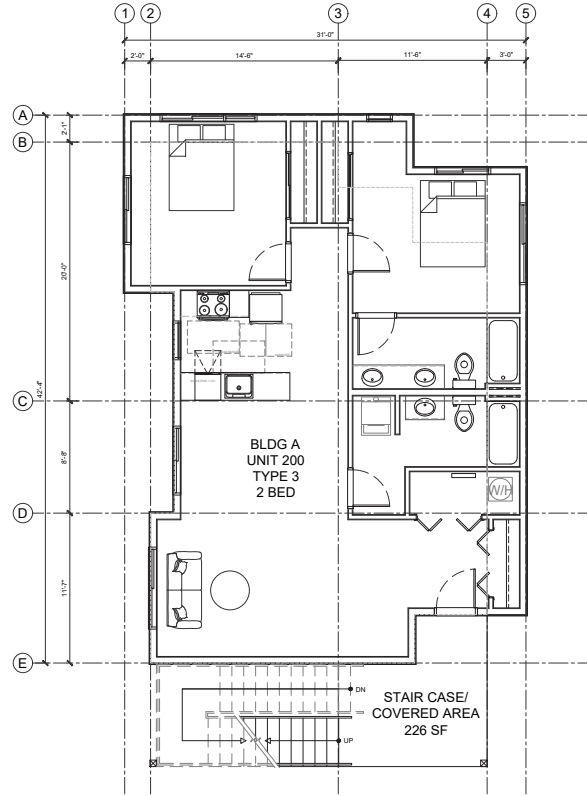
4 UNIT FLOOR PLANS

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



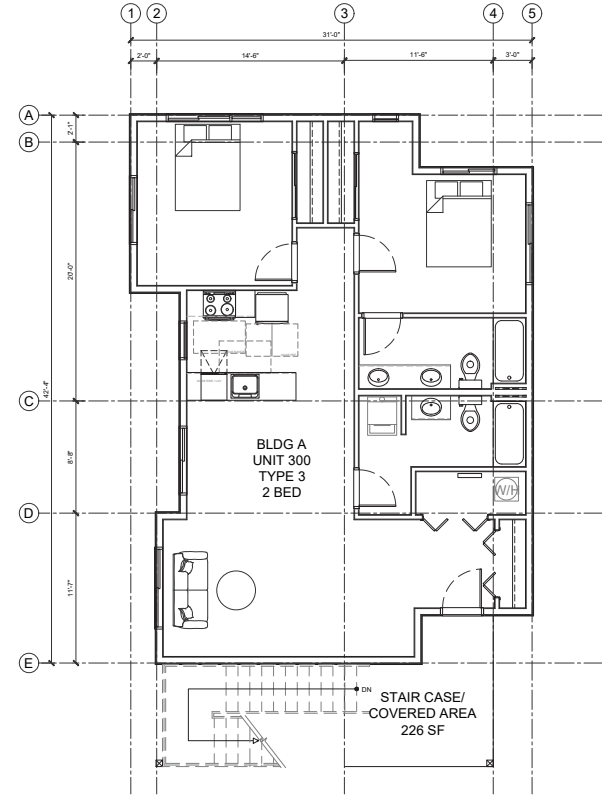
LEVEL-1 BASE FOOTPRINT 929 SF NIC STAIRS
 W/ STAIRCASE/COVERED AREA 1,155 SF

1 LEVEL 1 FLOOR PLAN
 SCALE: 1/8" = 1'-0" 4-PLEX



LEVEL-2 BASE FOOTPRINT 1,156 SF NIC STAIRS
 LEVEL-2 BASE FOOTPRINT 1,382 SF W/ STAIRS

2 LEVEL 2 FLOOR PLAN
 SCALE: 1/8" = 1'-0" 4-PLEX



LEVEL-3 BASE FOOTPRINT 1,156 SF NIC STAIRS
 LEVEL-3 BASE FOOTPRINT 1,382 SF W/ STAIRS

3 LEVEL 3 FLOOR PLAN
 SCALE: 1/8" = 1'-0" 4-PLEX

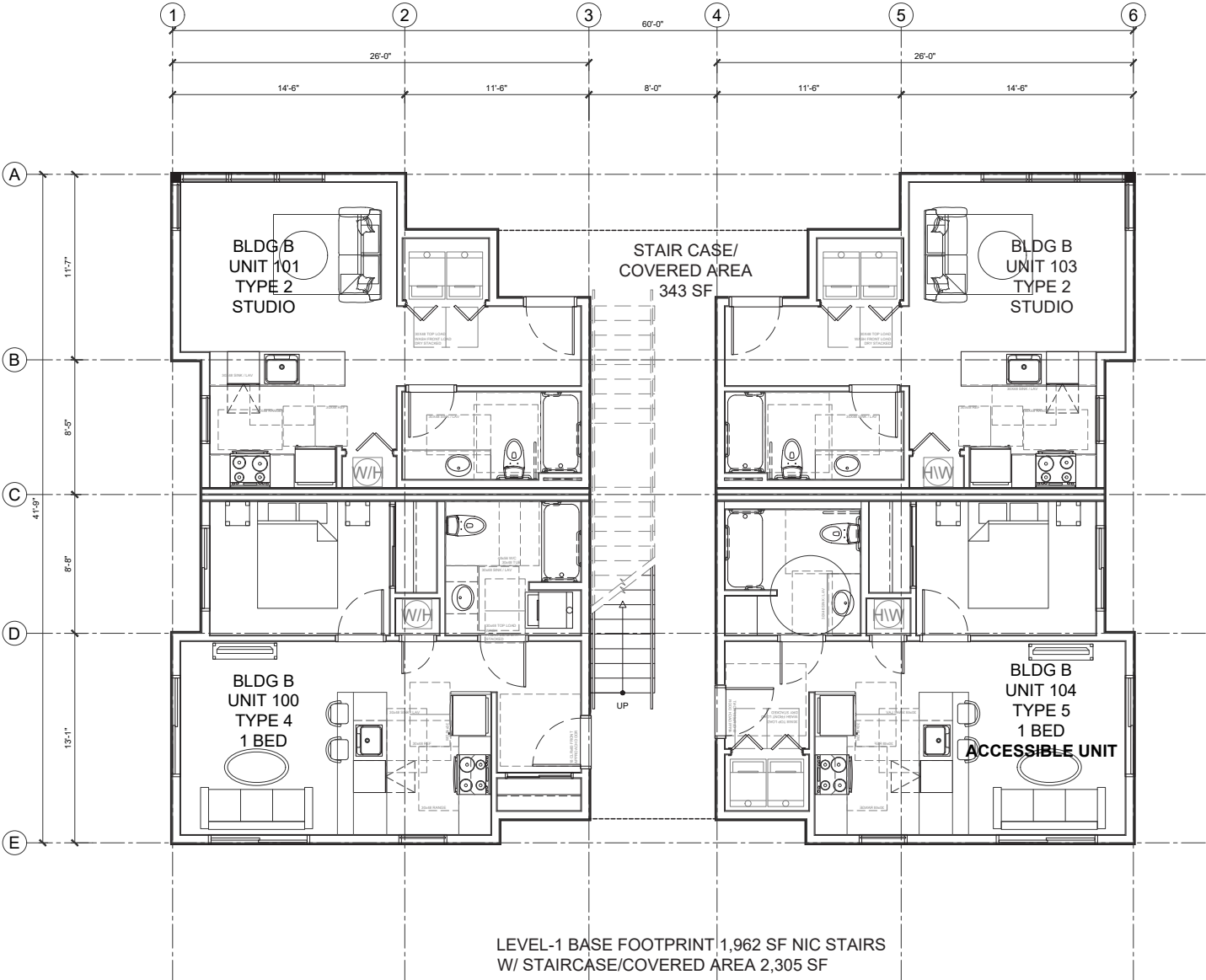


304/312 2ND AVENUE
 MULTIFAMILY



12 UNIT LEVEL 1 FLOOR PLAN

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



LEVEL-1 BASE FOOTPRINT 1,962 SF NIC STAIRS
 W/ STAIRCASE/COVERED AREA 2,305 SF
 TOTAL SF ALL FLRS 6,915 SF W/ STAIRS

1 LEVEL 1 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

12-PLEX

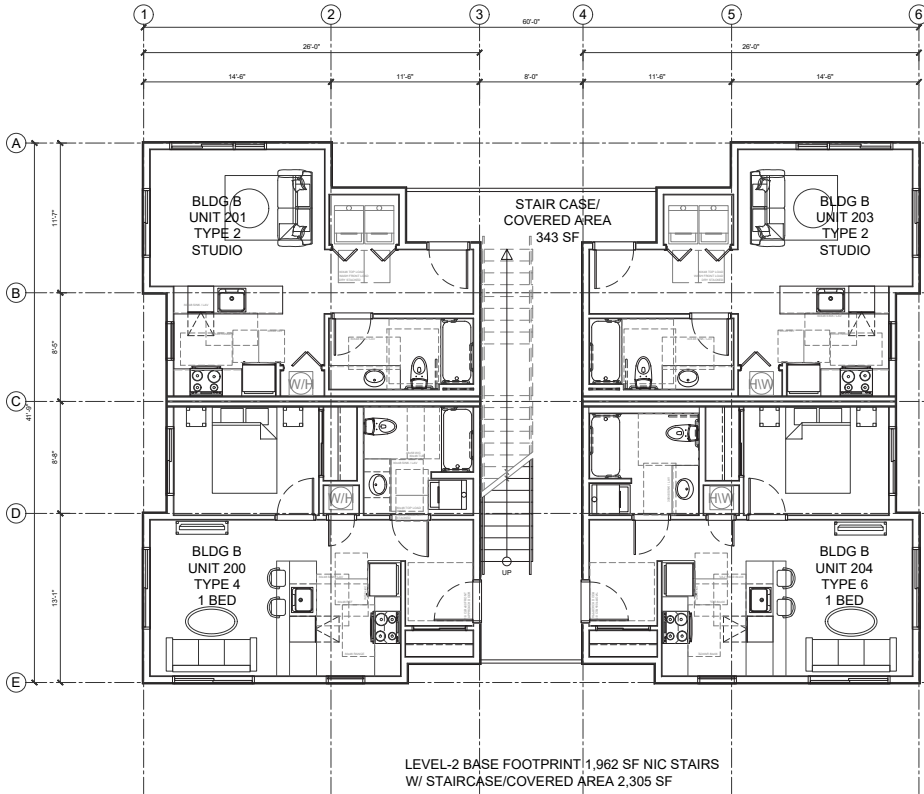


304/312 2ND AVENUE
 MULTIFAMILY



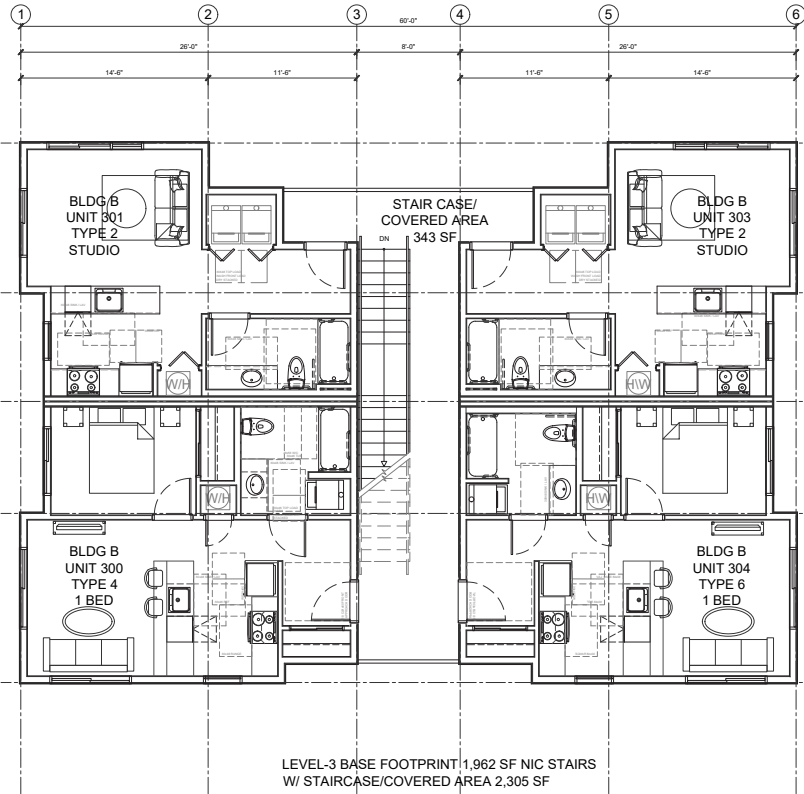
12 UNIT LEVEL 2-3 FLOOR PLAN

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



1 LEVEL 2 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

12-FLEX



1 LEVEL 3 FLOOR PLAN
 SCALE: 1/4" = 1'-0"

12-FLEX



304/312 2ND AVENUE
 MULTIFAMILY



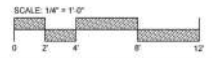
4 UNIT ELEVATION

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



MATERIALS / COLORS

- A** FIBER CEMENT PANEL
 COLOR: CLASSIC FRENCH GRAY
 SW# 0077
- B** CEMENTITIOUS SIDING
 COLOR: IRON ORE
 SW # 251-C7
- C** METAL PANEL SIDING
 COLOR: COWBOY BOOTS
 SW # 205-C7
- D** METAL PANEL SIDING
 COLOR: CYBERSPACE
 SW# 235-C7
- E** BRICK SIDING
 COLOR: GREY-RED
- F** EXTERIOR TRIM
 COLOR: TRICORN BLACK
 SW # 251-C1
- G** FIBER CEMENT LAP
 COLOR: CEDAR
 SW# 3034
- H** WROUGHT IRON / GLASS RAILING
 COLOR: BLACK
- L** UP-DOWN OUTDOOR WALL LIGHT
 POSSINI EURO ELLIS 11 3/4" H
 BLACK



304/312 2ND AVENUE
 MULTIFAMILY



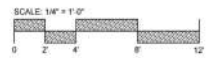
4 UNIT ELEVATION

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



MATERIALS / COLORS

- A** FIBER CEMENT PANEL
 COLOR: CLASSIC FRENCH GRAY
 SW# 0077
- B** CEMENTITIOUS SIDING
 COLOR: IRON ORE
 SW # 251-C7
- C** METAL PANEL SIDING
 COLOR: COWBOY BOOTS
 SW # 205-C7
- D** METAL PANEL SIDING
 COLOR: CYBERSPACE
 SW# 235-C7
- E** BRICK SIDING
 COLOR: GREY-RED
- F** EXTERIOR TRIM
 COLOR: TRICORN BLACK
 SW # 251-C1
- G** FIBER CEMENT LAP
 COLOR: CEDAR
 SW# 3034
- H** WROUGHT IRON / GLASS RAILING
 COLOR: BLACK



304/312 2ND AVENUE
 MULTIFAMILY



12 UNIT ELEVATION

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022












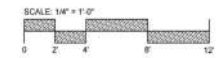
NORTH



SOUTH

MATERIALS / COLORS

- A**  FIBER CEMENT PANEL
COLOR: CLASSIC FRENCH GRAY
SW# 0077
- B**  CEMENTITIOUS SIDING
COLOR: IRON ORE
SW # 251-C7
- C**  METAL PANEL SIDING
COLOR: COWBOY BOOTS
SW # 205-C7
- D**  METAL PANEL SIDING
COLOR: CYBERSPACE
SW# 235-C7
- E**  BRICK SIDING
COLOR: GREY-RED
- F**  EXTERIOR TRIM
COLOR: TRICORN BLACK
SW # 251-C1
- G**  FIBER CEMENT LAP
COLOR: CEDAR
SW# 3034
- H**  WROUGHT IRON / GLASS RAILING
COLOR: BLACK
- L**  UP-DOWN OUTDOOR WALL LIGHT
POSSINI EURO ELLIS 11 3/4"H
BLACK



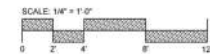
12 UNIT ELEVATION

304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



MATERIALS / COLORS

- A**  FIBER CEMENT PANEL
 COLOR: CLASSIC FRENCH GRAY
 SW# 0077
- B**  CEMENTITIOUS SIDING
 COLOR: IRON ORE
 SW # 251-C7
- C**  METAL PANEL SIDING
 COLOR: COWBOY BOOTS
 SW # 205-C7
- D**  METAL PANEL SIDING
 COLOR: CYBERSPACE
 SW# 235-C7
- E**  BRICK SIDING
 COLOR: GREY-RED
- F**  EXTERIOR TRIM
 COLOR: TRICORN BLACK
 SW # 251-C1
- G**  FIBER CEMENT LAP
 COLOR: CEDAR
 SW# 3034
- H**  WROUGHT IRON / GLASS RAILING
 COLOR: BLACK

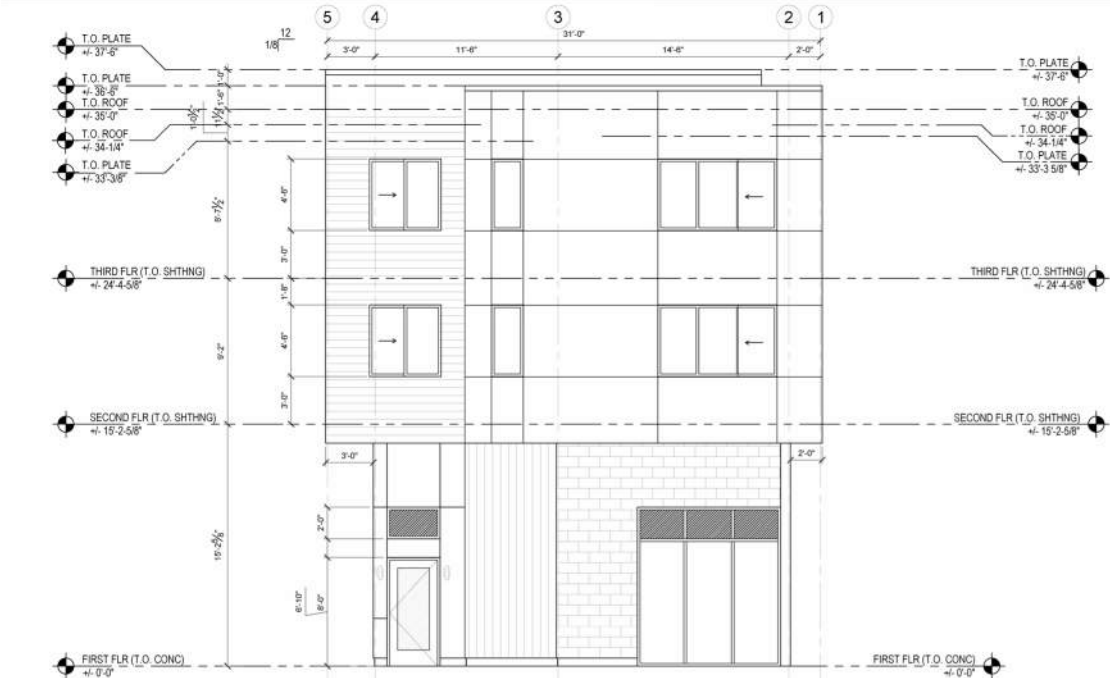


304/312 2ND AVENUE
 MULTIFAMILY

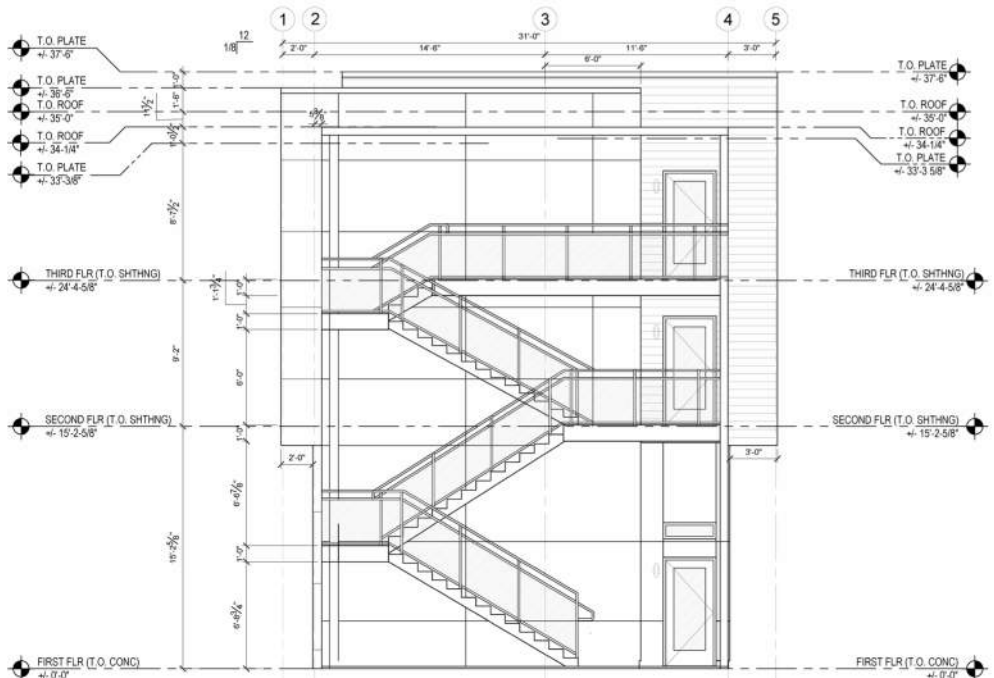


4 UNIT ELEVATION

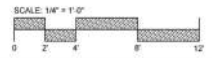
304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



② NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



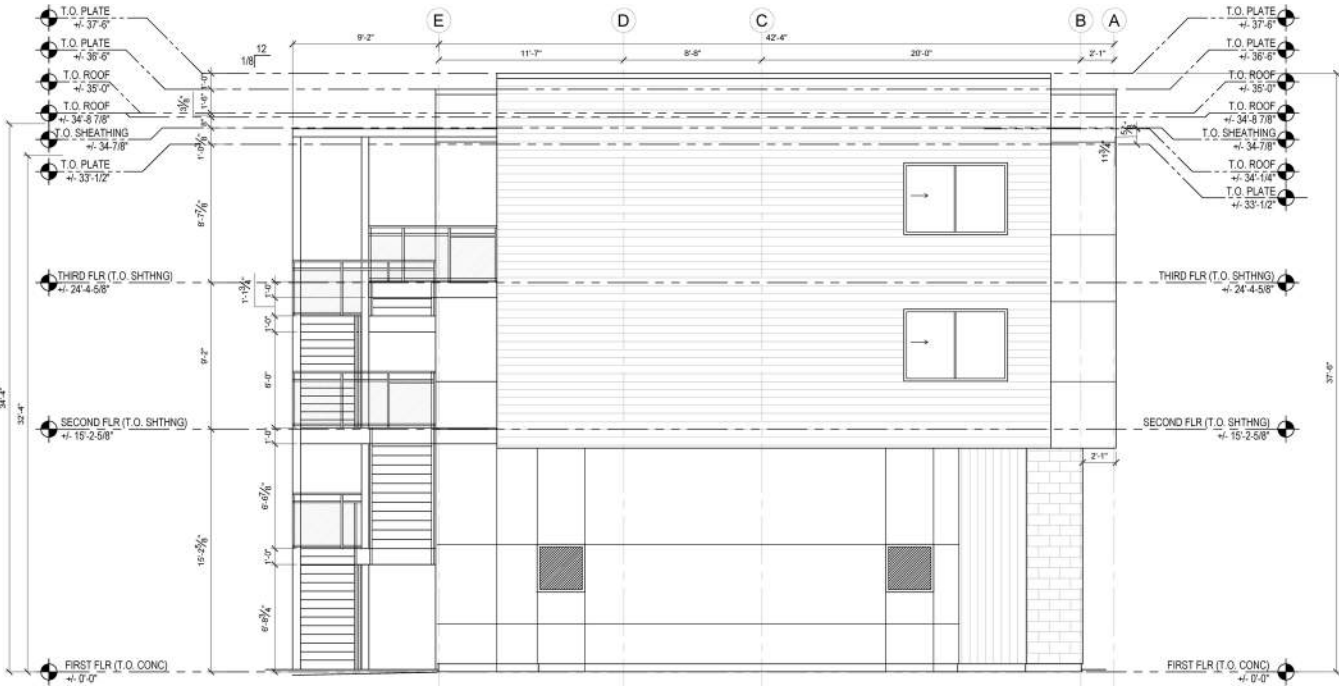
① SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



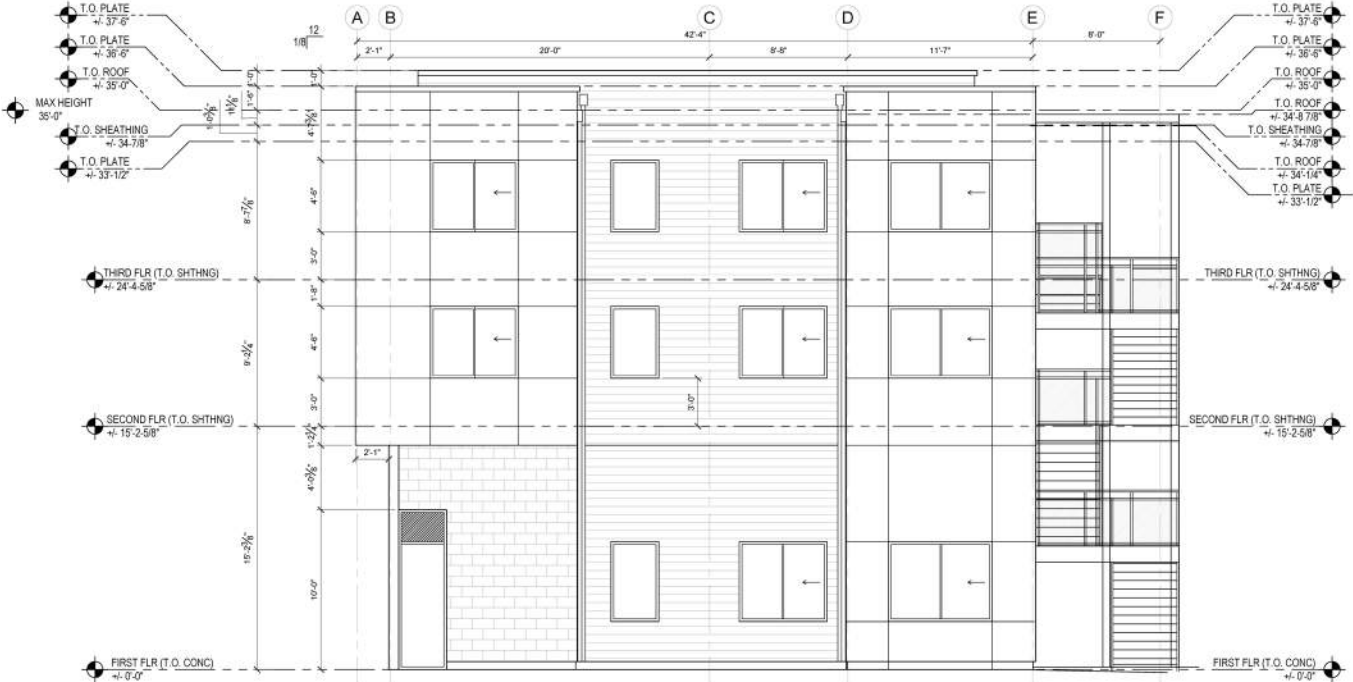
304/312 2ND AVENUE
 MULTIFAMILY
 GRAVES + ASSOCIATES
 ARCHITECTS / INTERIOR DESIGNERS

4 UNIT ELEVATION

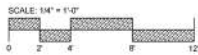
304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



2 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
 SCALE: 1/4" = 1'-0"



304/312 2ND AVENUE
 MULTIFAMILY



GRAVES + ASSOCIATES
 ARCHITECTS

12 UNIT ELEVATION

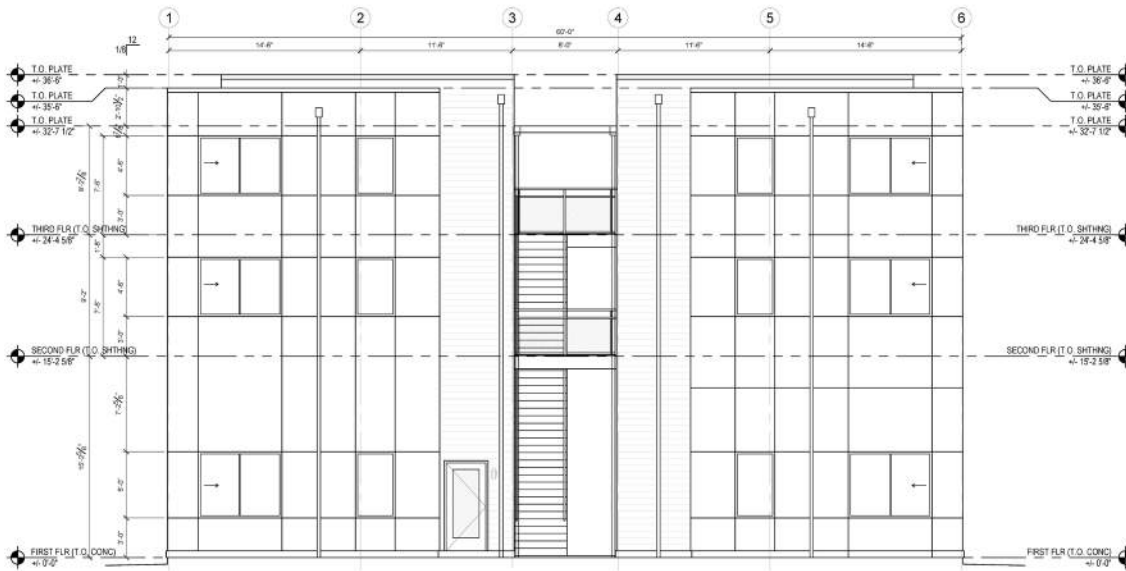
304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



2 NORTH ELEVATION

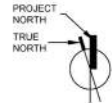
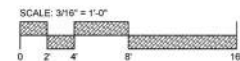
SCALE: 3/16" = 1'-0"

MAX HEIGHT
 35'-0"



1 SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

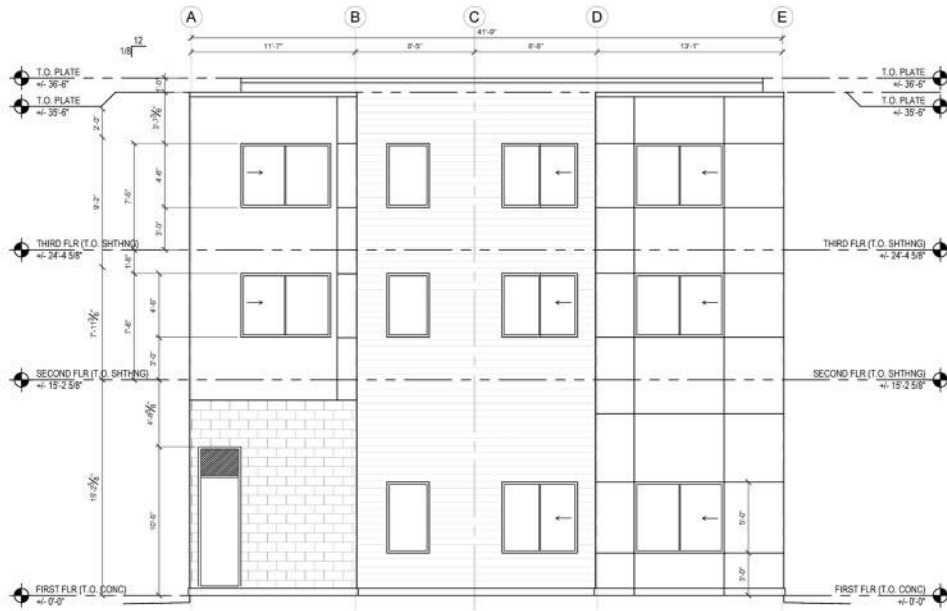


304/312 2ND AVENUE
 MULTIFAMILY

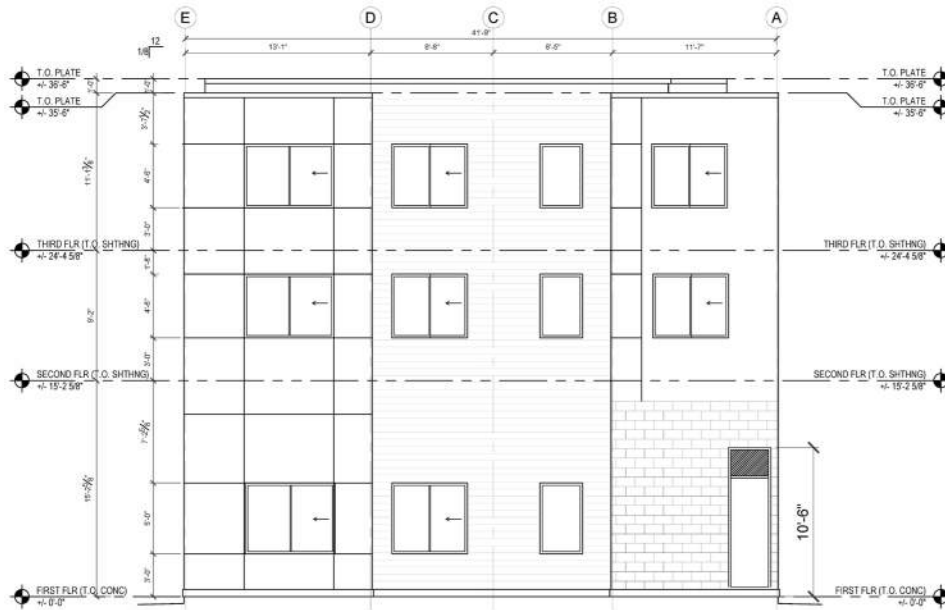


12 UNIT ELEVATION

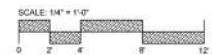
304 / 312 2ND AVENUE NE
 PUYALLUP, WA
 03.07.2022



2 WEST ELEVATION
 SCALE: 3/16" = 1'-0"



1 EAST ELEVATION
 SCALE: 3/16" = 1'-0"



304/312 2ND AVENUE
 MULTIFAMILY
 GRAVES + ASSOCIATES
 ARCHITECTS

SELECTED VIEWS

304 / 312 2ND AVENUE NE
PUYALLUP, WA
03.07.2022



2ND AVENUE NE VIEW



SITE VIEW



PARKING VIEW



PLAZA VIEW

304 / 312 2ND AVENUE
MULTIFAMILY

