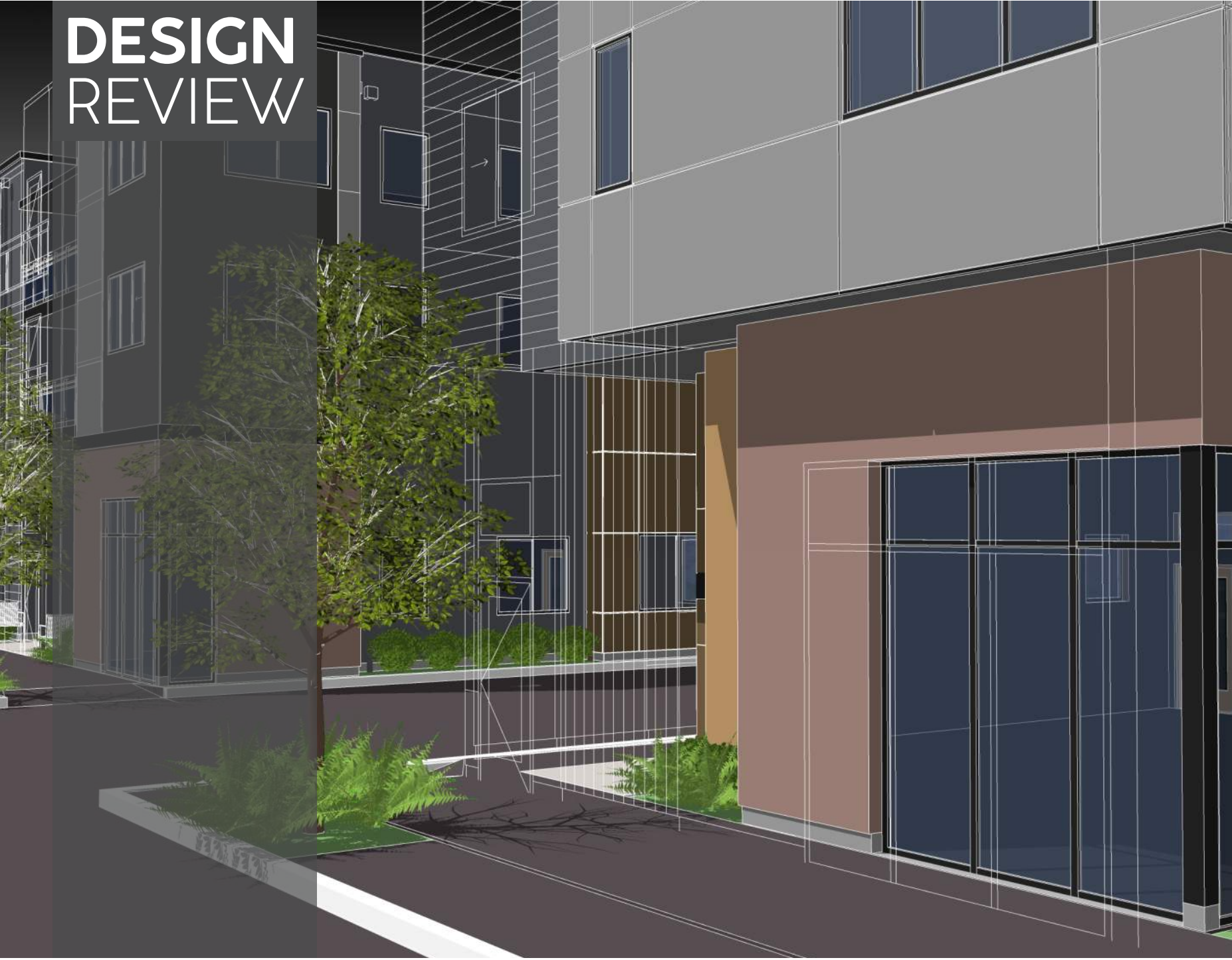


# DESIGN REVIEW



304 / 312 2ND AVENUE NE  
PUYALLUP, WA  
03.07.2022

**304/312 2ND AVENUE**  
MULTIFAMILY



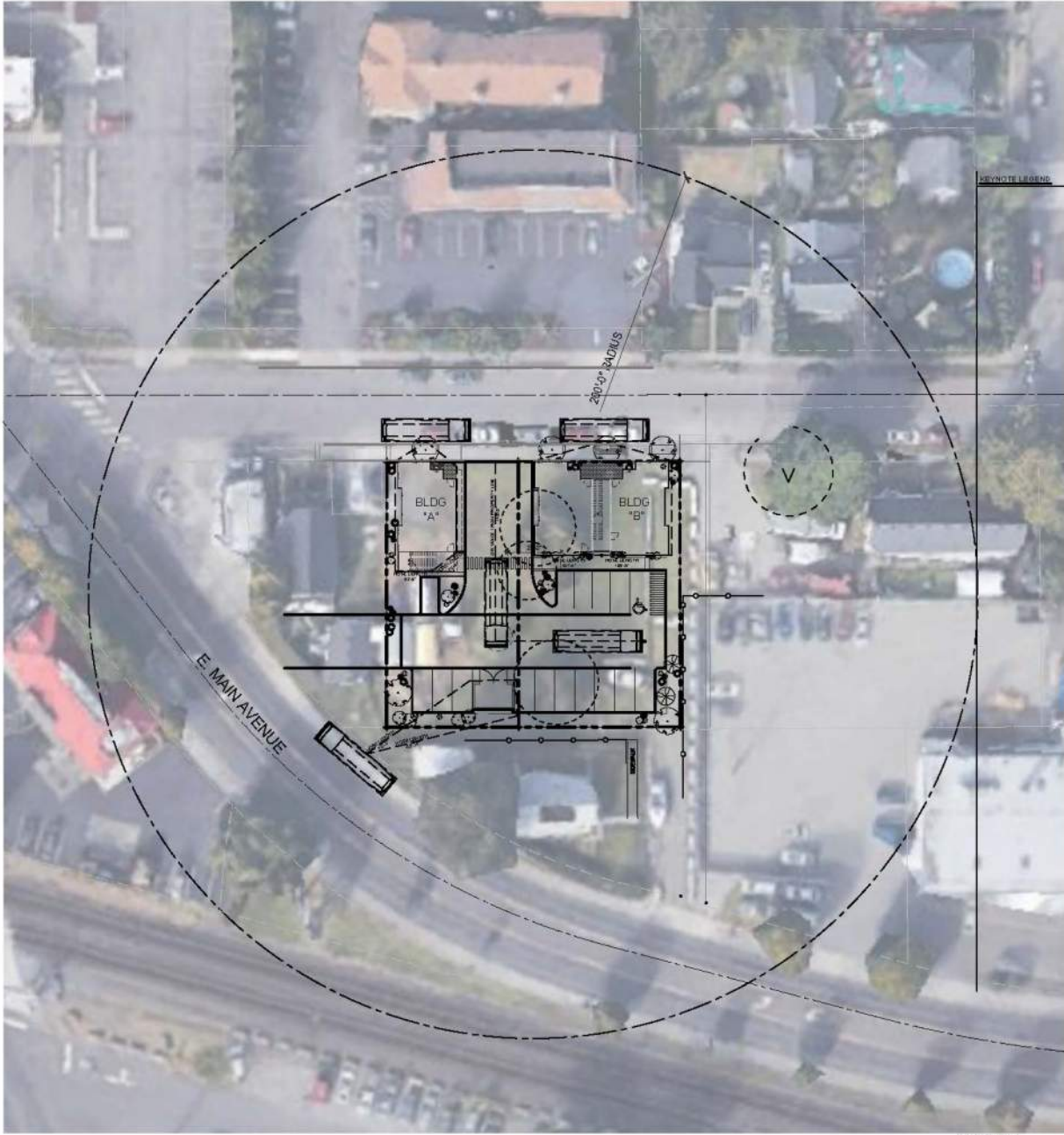
# INDEX

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VICINITY MAP	3
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ELEVATIONS	13-16
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## 304/312 2ND AVENUE MULTIFAMILY





NORTH



1 VICINITY MAP

SCALE: 1" = 60'-0"

LOT SIZE 15,781.0 SF

VICINITY MAP

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 PUYALLUP, WA  
 03.07.2022

304/312 2ND AVENUE  
 MULTIFAMILY



# SITE PLAN

304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
 03.07.2022

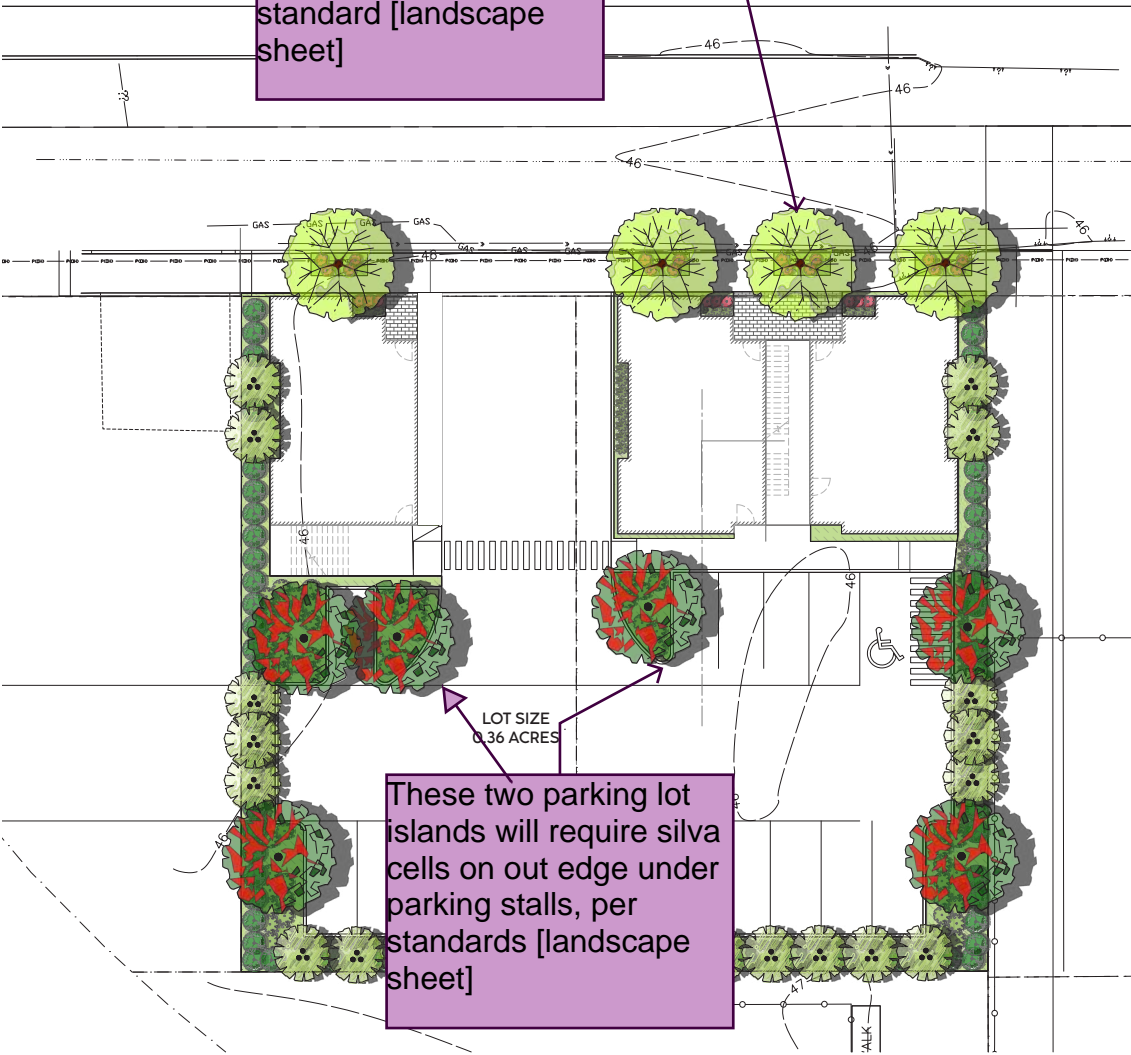


## 304/312 2ND AVENUE MULTIFAMILY

# LANDSCAPE PLAN

304 / 312 2ND AVENUE NE  
PUYALLUP, WA  
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Street trees will require silva cells under public sidewalk per optional standard [landscape sheet]



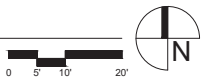
These two parking lot islands will require silva cells on out edge under parking stalls, per standards [landscape sheet]

Please show bike parking on site plan

## CONCEPT PLANT SCHEDULE

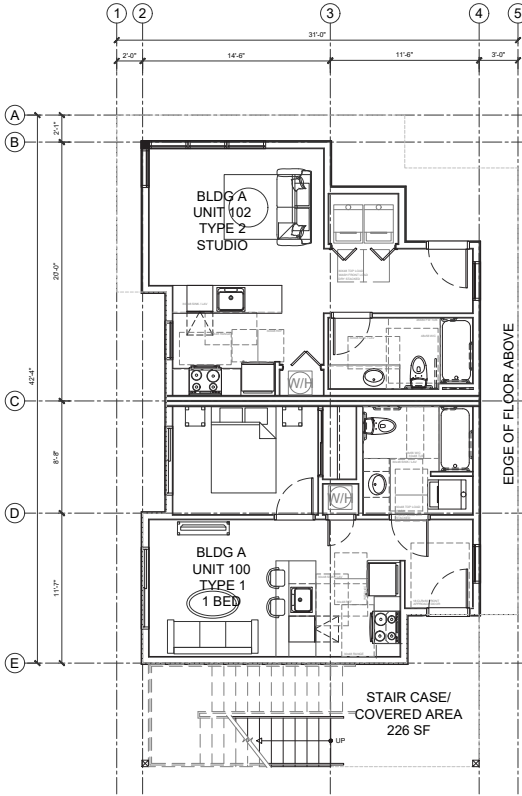
	<b>LARGE STREET TREE</b> ACER NEGUNDO / BOX ELDER FAGUS SYLVATICA / EUROPEAN BEECH QUERCUS FRAINETTO / FOREST GREEN OAK	4
	<b>LARGE PARKING LOT TREE</b> CLADRASTIS KENTUCKEA / AMERICAN YELLOWWOOD GINKGO BILOBA / MAIDENHAIR TREE GLEDITSIA TRIACANTHOS 'INERMIS' / THORNLESS HONEY LOCUST	6
	<b>EVERGREEN SCREEN</b> JUNIPERUS CHINENSIS 'STRICTA' / STRICTA CHINESE JUNIPER THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	6
	<b>SMALL DECIDUOUS TREE</b> ACER CIRCINATUM / VINE MAPLE ACER GLABRUM / ROCKY MOUNTAIN MAPLE AMELANCHIER ALNIFOLIA / SERVICEBERRY	20
	<b>LARGE EVERGREEN BUFFER</b> ARBUTUS UNEDO / STRAWBERRY TREE SHRUB MAHONIA AQUIFOLIUM / OREGON GRAPE MYRICA CALIFORNICA / PACIFIC WAX MYRTLE VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	64
	<b>MEDIUM EVERGREEN SHRUB</b> EUNONYMUS JAPONICUS 'MICROPHYLLUS' / BOXLEAF EUNONYMUS LONICERA NITIDA / BOX LEAF HONEYSUCKLE LONICERA PILEATA / PRIVET HONEYSUCKLE PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	71
	<b>SMALL EVERGREEN SHRUB</b> AZALEA X 'GUMPO PINK' / GUMPO PINK SATSUKI AZALEA MAHONIA REPENS / CREEPING MAHONIA PRUNUS LAUROCERASUS 'MOUNT VERNON' / MOUNT VERNON ENGLISH LAUREL	104
	<b>PERENNIAL ACCENT</b> 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
	<b>EVERGREEN GROUNDCOVER</b> ARCTOSTAPHYLOS UVA-URSI / KINNIKINICK FRAGARIA CHILOENSIS / BEACH STRAWBERRY GAULTHERIA SHALLON / SALAL	3,186 SF

Anticipate detailed comments on plant selection at the time of civil permit [landscape sheet]



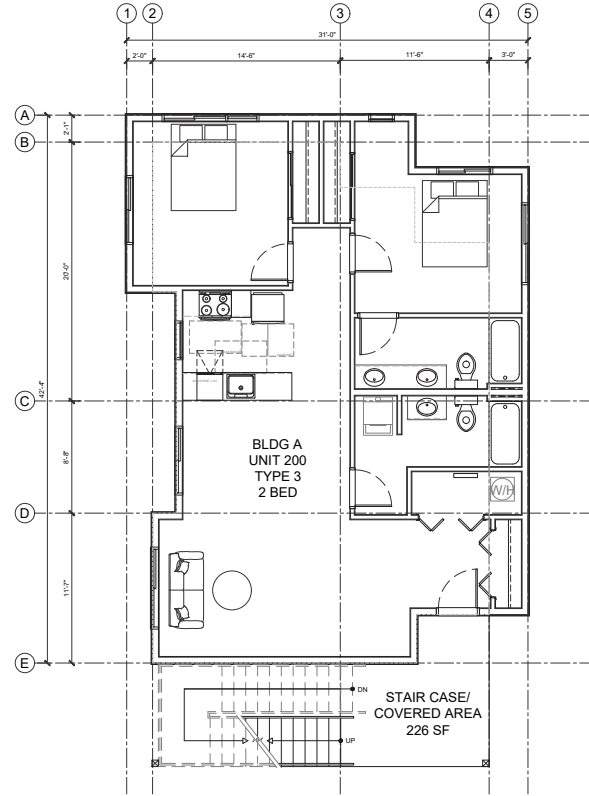
# 4 UNIT FLOOR PLANS

304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
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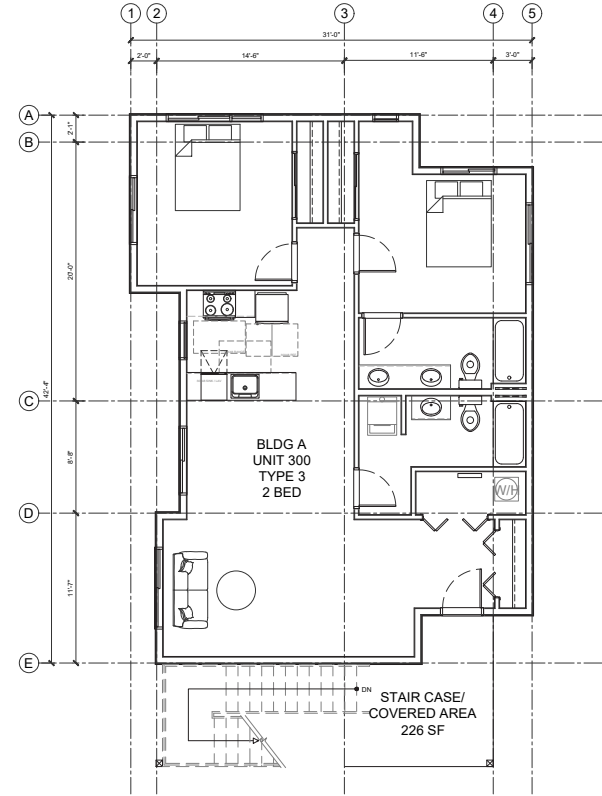
LEVEL-1 BASE FOOTPRINT 929 SF NIC STAIRS  
 W/ STAIRCASE/COVERED AREA 1,155 SF

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

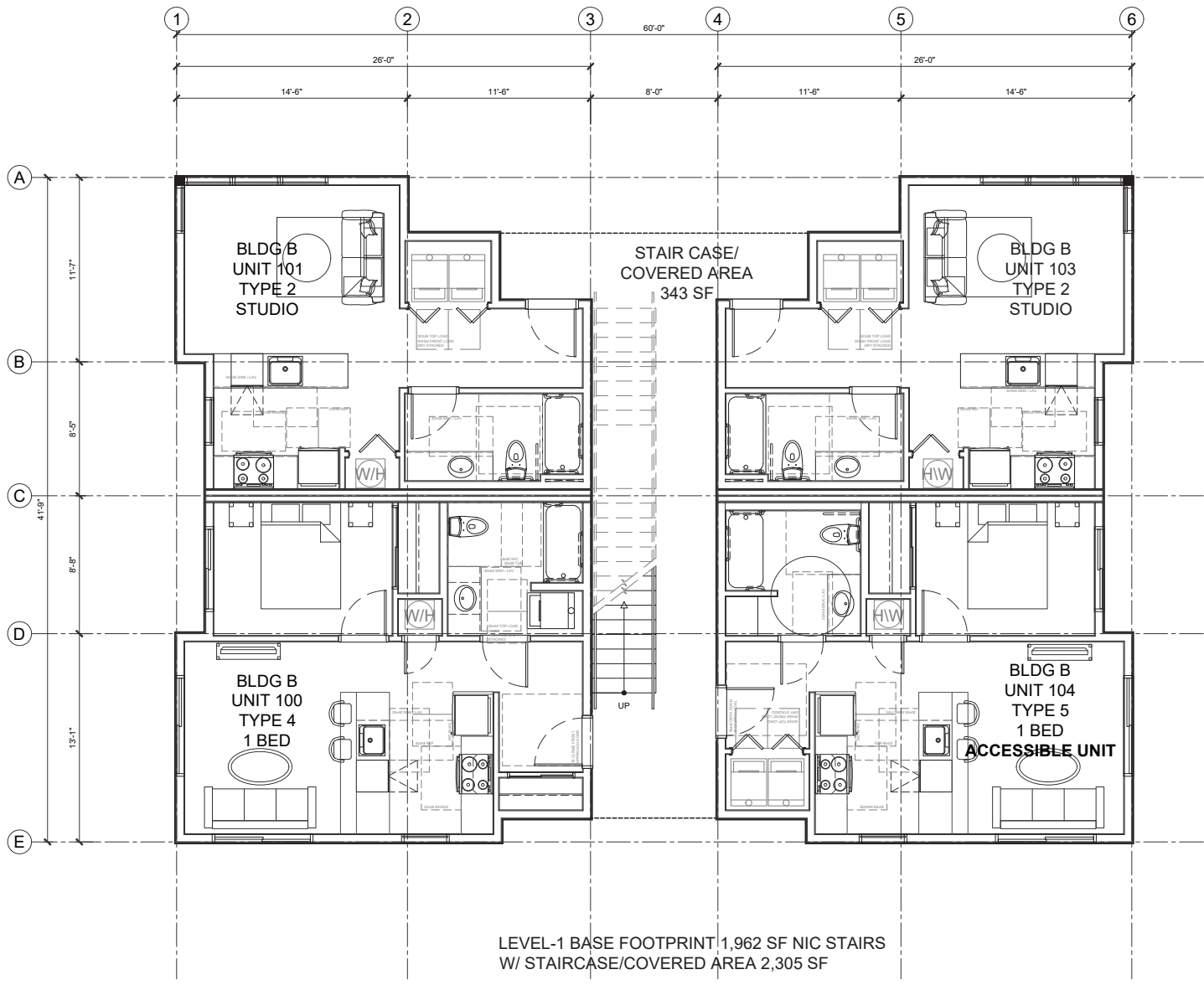


304/312 2ND AVENUE  
 MULTIFAMILY



# 12 UNIT LEVEL 1 FLOOR PLAN

304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
 03.07.2022



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

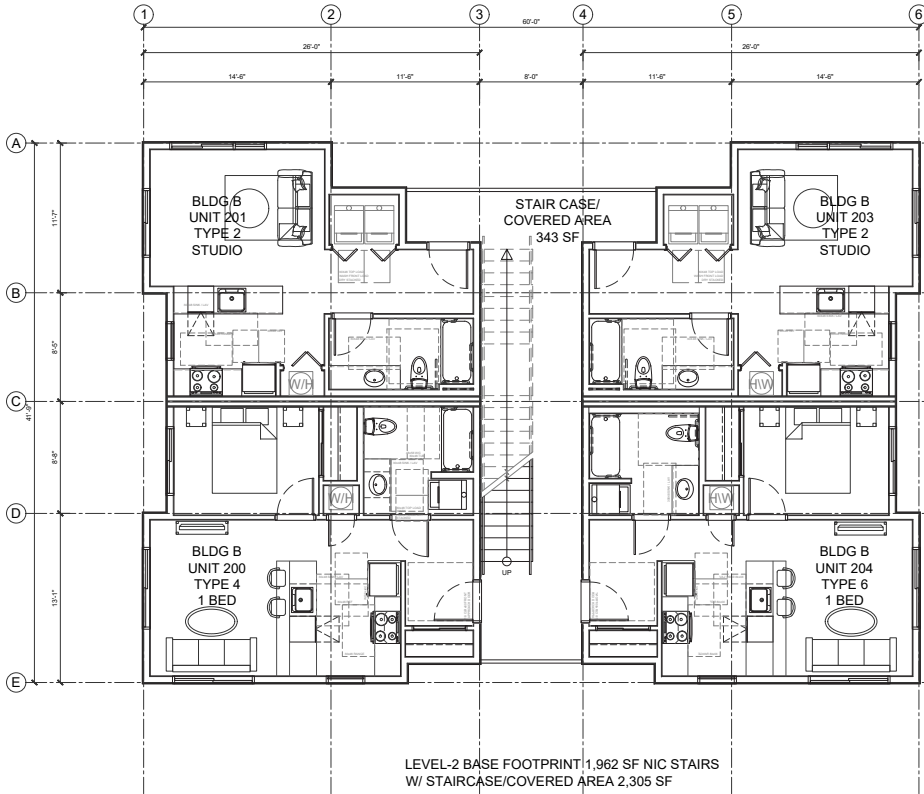
12-PLEX

304/312 2ND AVENUE  
 MULTIFAMILY

GRAVES + ASSOCIATES  
 ARCHITECTS ENGINEERS INTERIORS

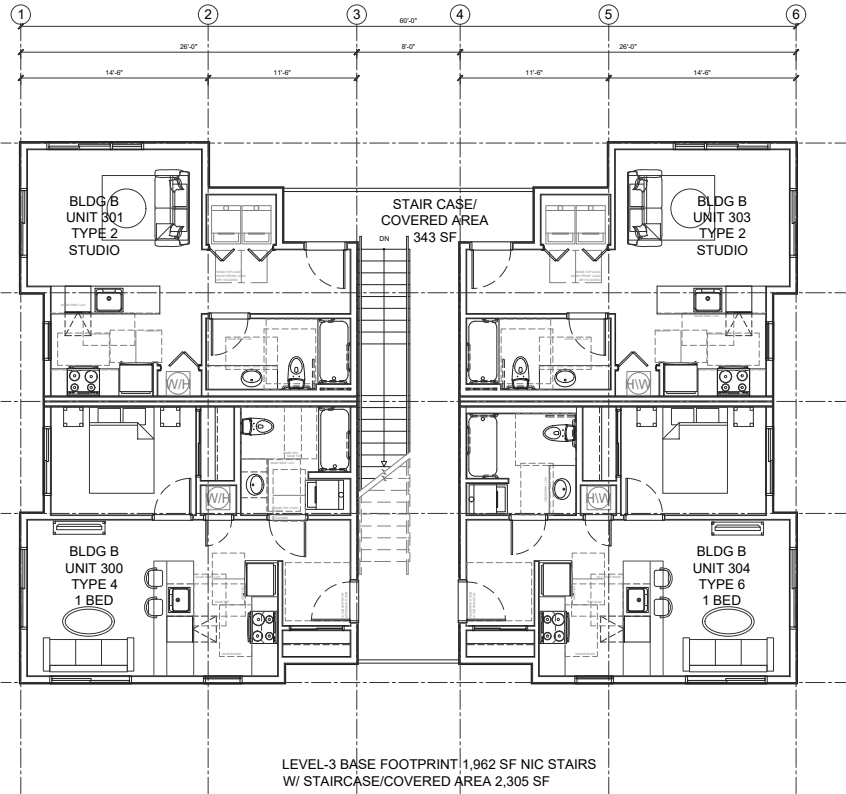
# 12 UNIT LEVEL 2-3 FLOOR PLAN

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



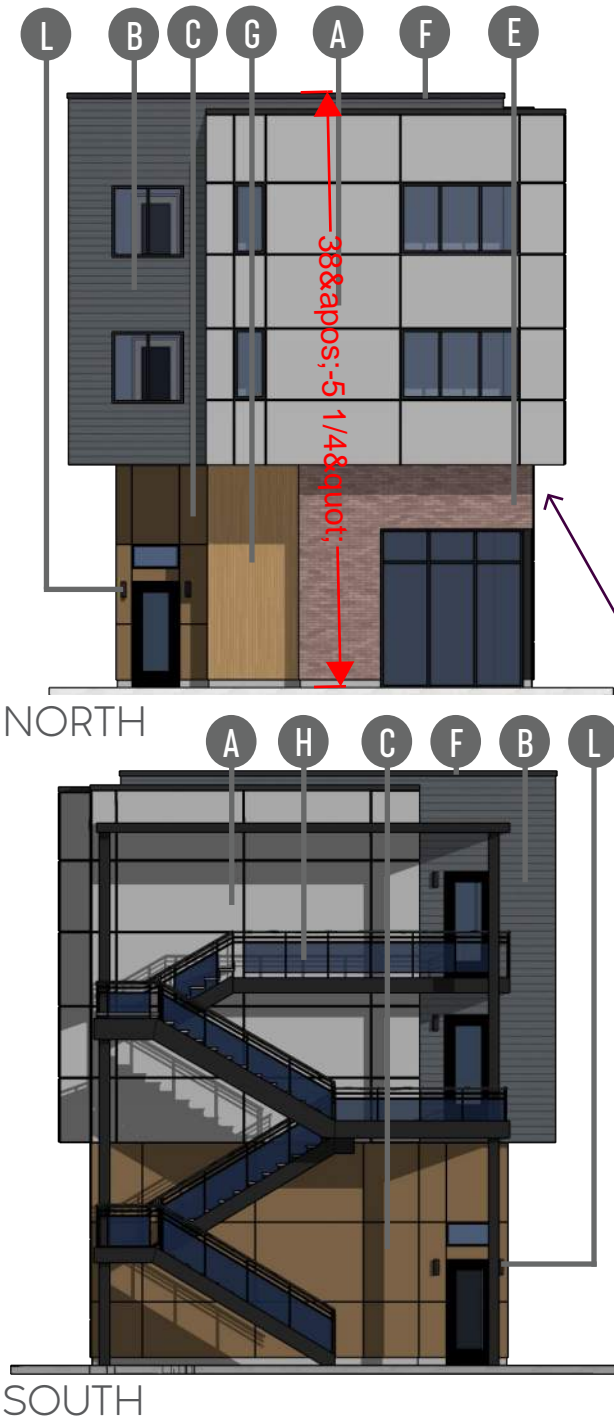
304/312 2ND AVENUE  
 MULTIFAMILY





# 4 UNIT ELEVATION

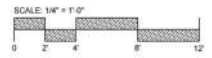
304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
 03.07.2022



Is the scale correct on these elevation drawings? The building is measuring over 35'; mentioned in the design review narrative. The building height is 35'; unless bonuses are eligible [sheet 9 elevations]

## 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



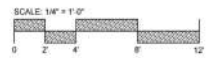
# 4 UNIT ELEVATION

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  
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










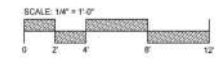
NORTH



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  
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 COLOR: BLACK
- L**   UP-DOWN OUTDOOR WALL LIGHT  
 POSSINI EURO ELLIS 11 3/4"H  
 BLACK



**304/312 2ND AVENUE**  
 MULTIFAMILY



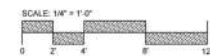
# 12 UNIT ELEVATION

304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
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## MATERIALS / COLORS

- A**   FIBER CEMENT PANEL  
 COLOR: CLASSIC FRENCH GRAY  
 SW# 0077
- B**   CEMENTITIOUS SIDING  
 COLOR: IRON ORE  
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 SW# 3034
- H**   WROUGHT IRON / GLASS RAILING  
 COLOR: BLACK

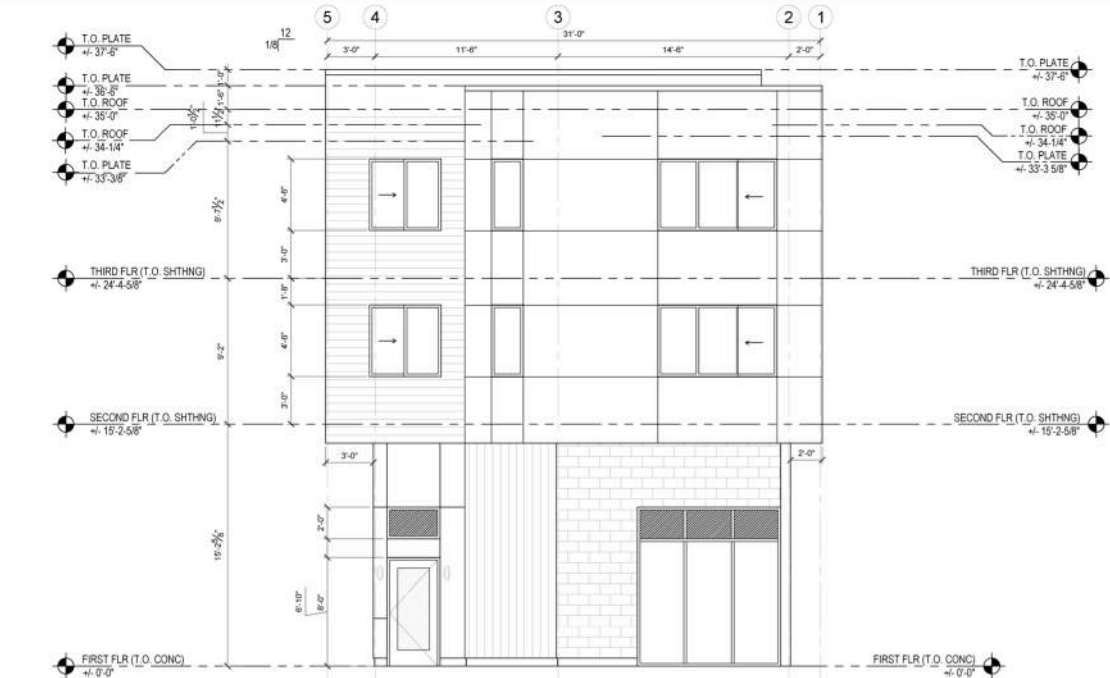


**304/312 2ND AVENUE**  
 MULTIFAMILY

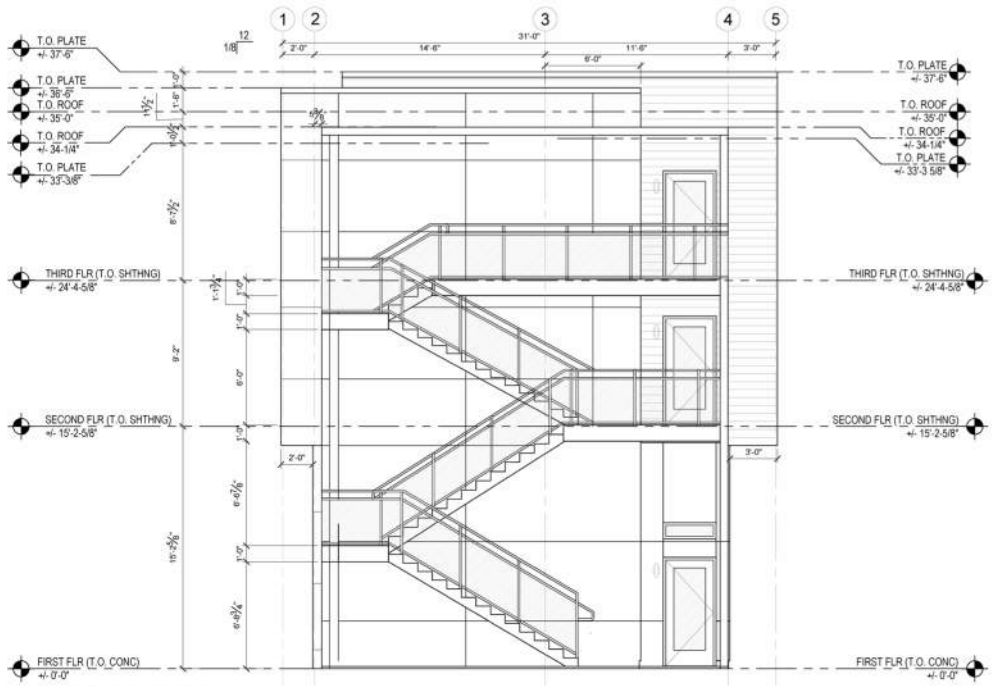


# 4 UNIT ELEVATION

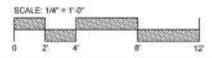
304 / 312 2ND AVENUE NE  
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② NORTH ELEVATION  
 SCALE: 1/4" = 1'-0"



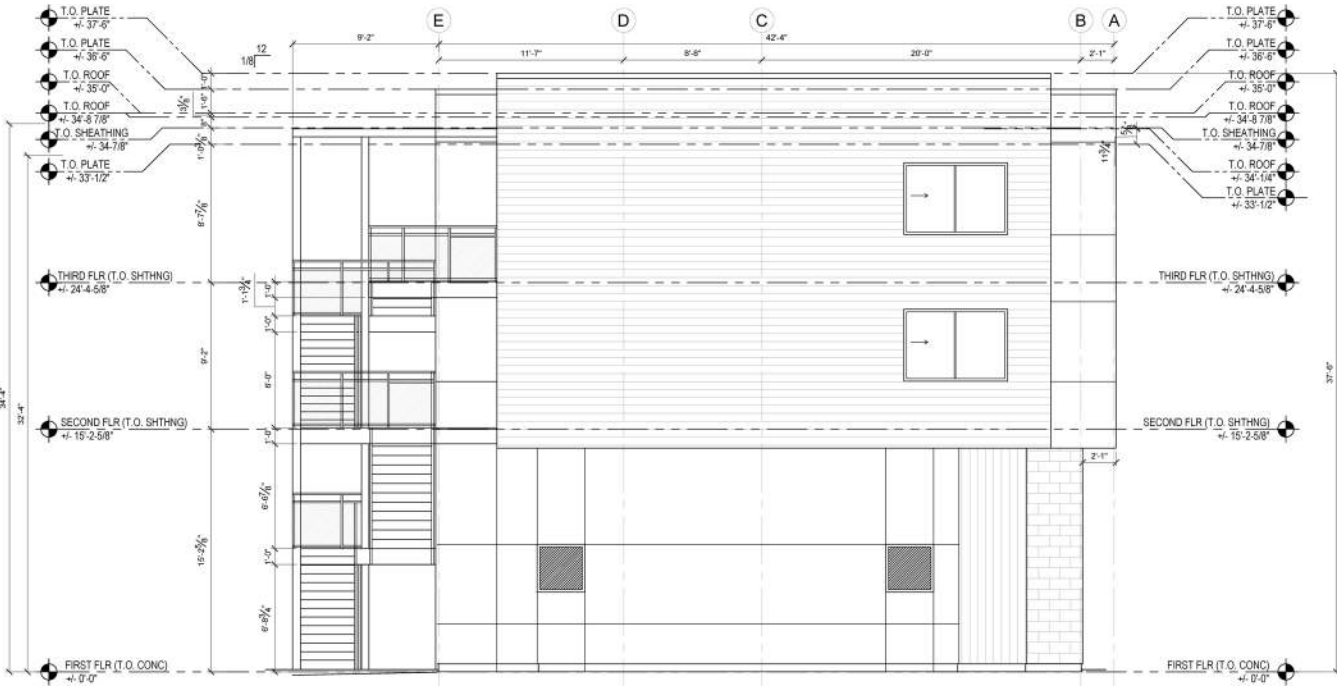
① SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"



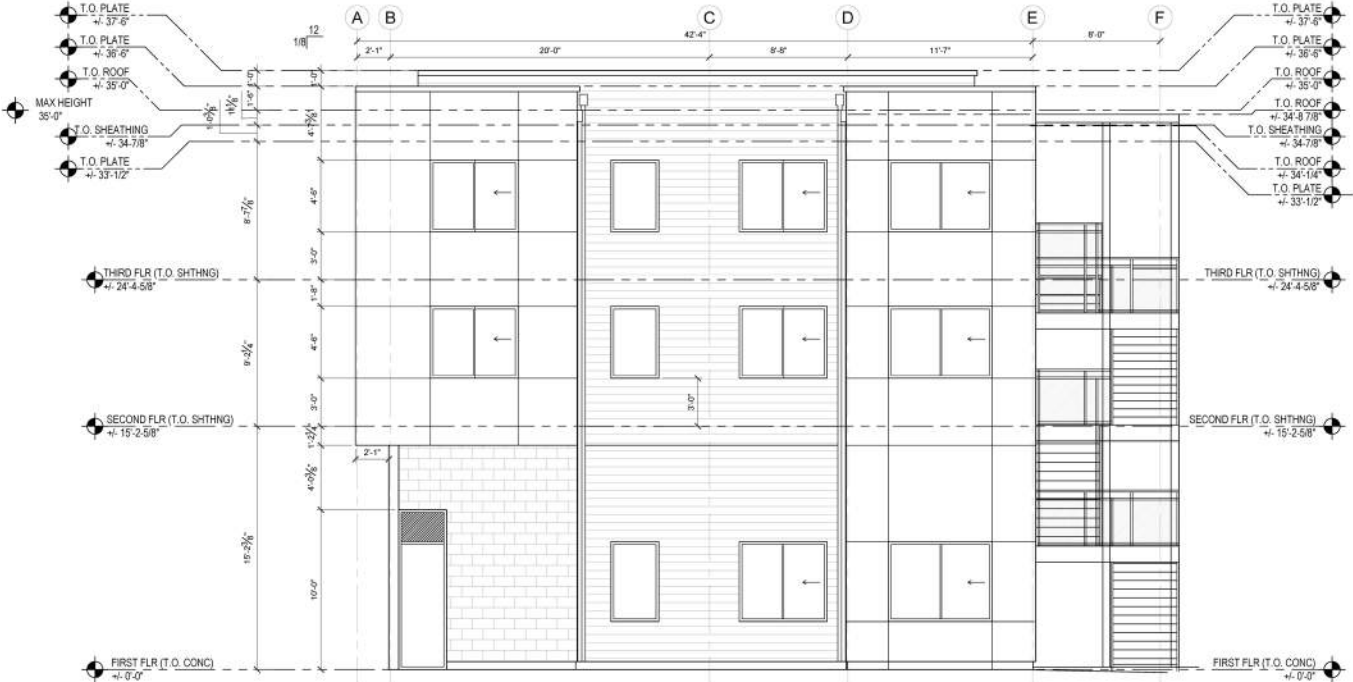
**304/312 2ND AVENUE**  
 MULTIFAMILY  
 GRAVES + ASSOCIATES  
 ARCHITECTURE INTERIOR DESIGN LANDSCAPE

# 4 UNIT ELEVATION

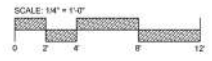
304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
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2 EAST ELEVATION  
 SCALE: 1/4" = 1'-0"



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



# 304/312 2ND AVENUE MULTIFAMILY



# 12 UNIT ELEVATION

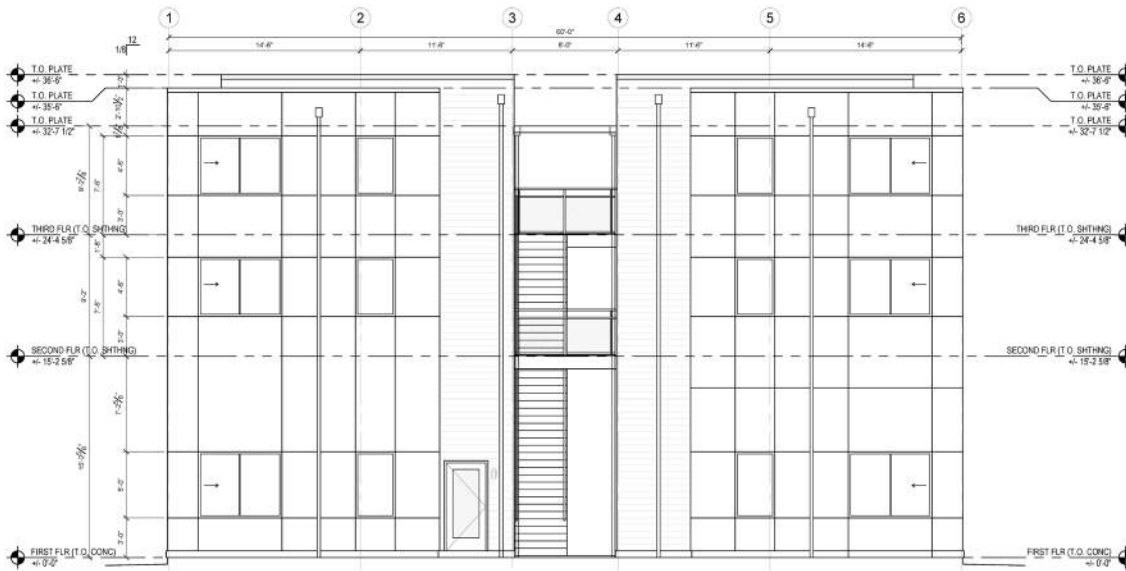
304 / 312 2ND AVENUE NE  
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 03.07.2022



2 NORTH ELEVATION

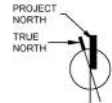
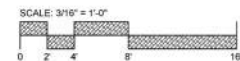
SCALE: 3/16" = 1'-0"

MAX HEIGHT  
 35'-0"



1 SOUTH ELEVATION

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

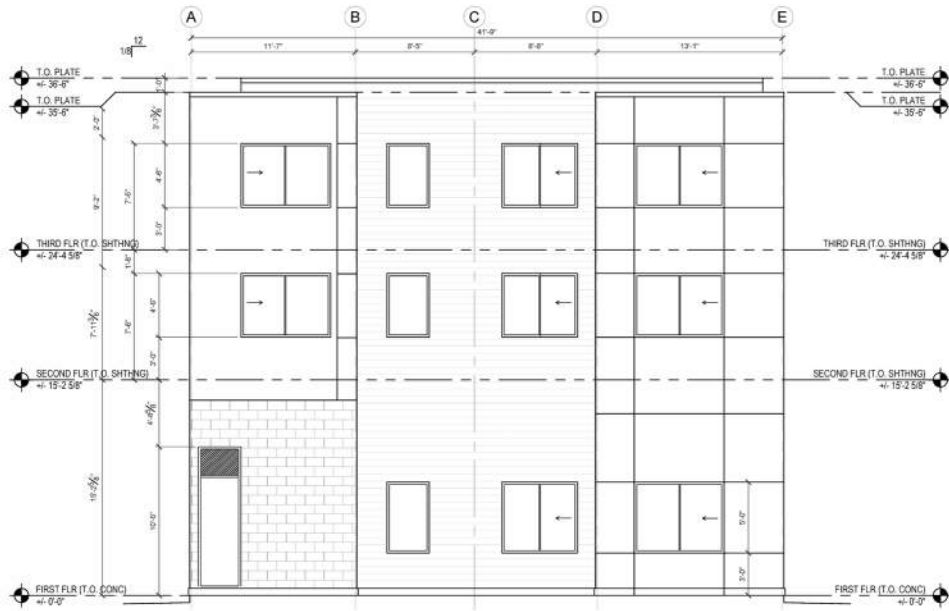


304/312 2ND AVENUE  
 MULTIFAMILY

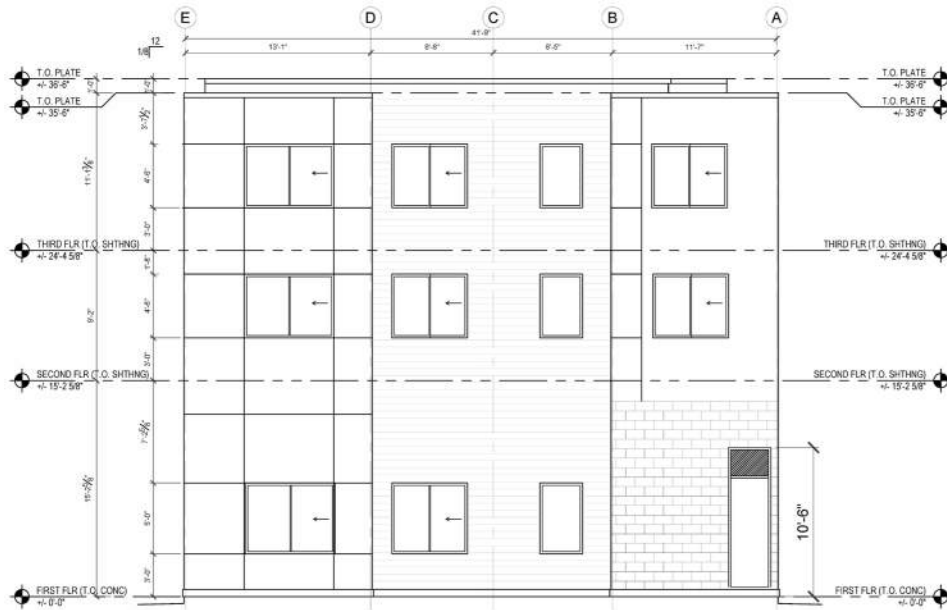


# 12 UNIT ELEVATION

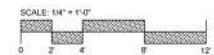
304 / 312 2ND AVENUE NE  
 PUYALLUP, WA  
 03.07.2022



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



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



**304/312 2ND AVENUE**  
 MULTIFAMILY





# SELECTED VIEWS

304 / 312 2ND AVENUE NE  
PUYALLUP, WA  
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2ND AVENUE NE VIEW



SITE VIEW



PARKING VIEW



PLAZA VIEW

304 / 312 2ND AVENUE  
MULTIFAMILY



GRAVES + ASSOCIATES  
LANDSCAPE ARCHITECTURE