

27TH AVENUE TOWNHOMES

PUYALLUP, WASHINGTON



BUILDING A - FRONT



BUILDING B - FRONT



BUILDING A - BACK



BUILDING B - BACK

PROJECT TEAM

OWNER
LLOYD ENTERPRISES, INC.
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C.E.S. NW INC.
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EMAIL: cdeaver@cesnwin.com
CONTACT: CRAIG DEEVER

SHEET INDEX

SHT. NO.	SHEET NAME	ISSUE DATE
A0	COVER	06/09/25
A1	BUILDING A - FLOOR PLANS	06/09/25
A2	BUILDING A - FLOOR PLANS	06/09/25
A3	BUILDING A - ELEVATIONS	06/09/25
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PROJECT METRICS

BUILDING 'A'

UNIT MIX: (2) UNIT 'A'
(7) UNIT 'B'
(9) TOTAL UNITS

COND. SQ. FT.: approx. 16,159 SQ. FT.
UNCOND. SQ. FT.: approx. 1,620 SQ. FT.
GROSS SQ. FT.: approx. 17,779 SQ. FT.

UNIT PLAN 'A'

4 BED / 4 BATH END UNIT

COND. SQ. FT.: approx. 1,860 SQ. FT.
UNCOND. SQ. FT.: approx. 461 SQ. FT.
GROSS SQ. FT.: approx. 2,321 SQ. FT.

UNIT PLAN 'B'

3.5 BED / 4 BATH MIDDLE UNIT

COND. SQ. FT.: approx. 1,777 SQ. FT.
UNCOND. SQ. FT.: approx. 349 SQ. FT.
GROSS SQ. FT.: approx. 2,126 SQ. FT.

BUILDING 'B'

UNIT MIX: (2) UNIT 'C'
(1) UNIT 'C2'
(3) TOTAL UNITS

COND. SQ. FT.: approx. 5,313 SQ. FT.
UNCOND. SQ. FT.: approx. 1,105 SQ. FT.
GROSS SQ. FT.: approx. 6,418 SQ. FT.

UNIT PLAN 'C'

3 BED / 2.5 BATH

COND. SQ. FT.: approx. 1,796 SQ. FT.
UNCOND. SQ. FT.: approx. 368 SQ. FT.
GROSS SQ. FT.: approx. 2,155 SQ. FT.

UNIT PLAN 'C2'

2 BED / 2.5 BATH + LOFT

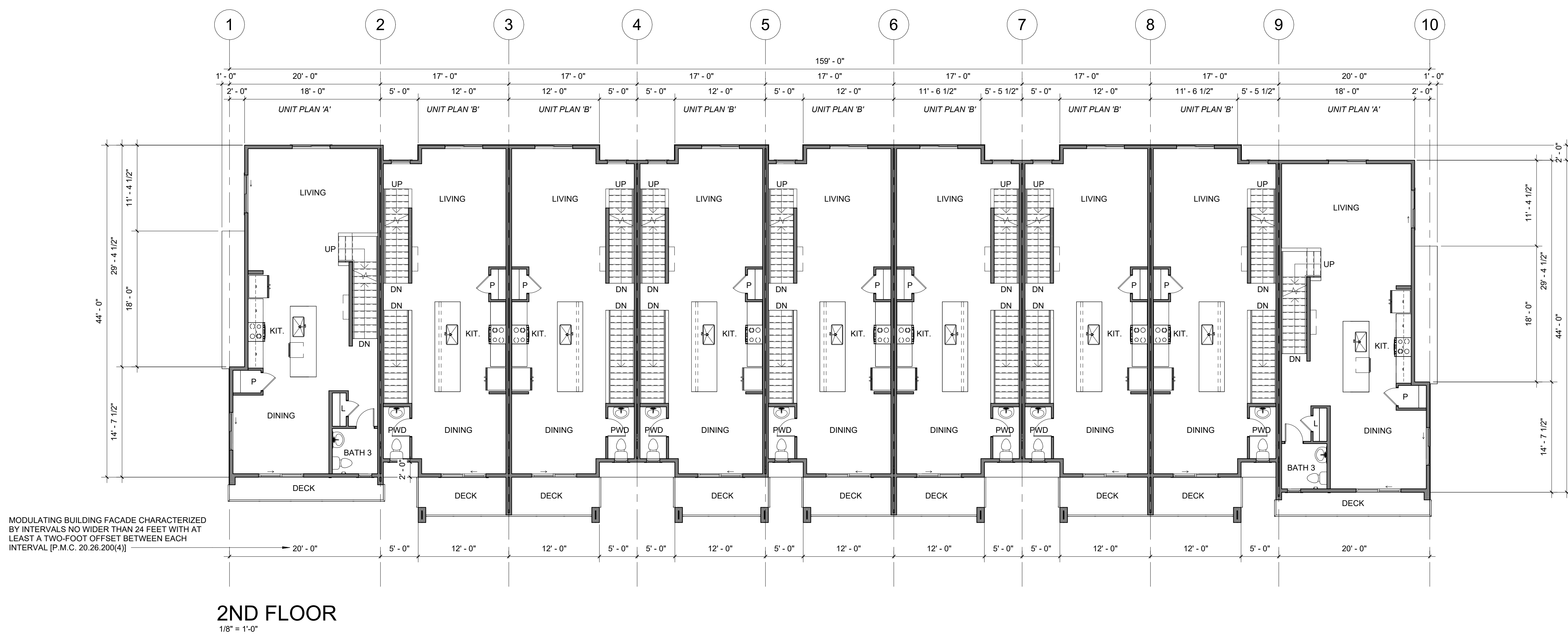
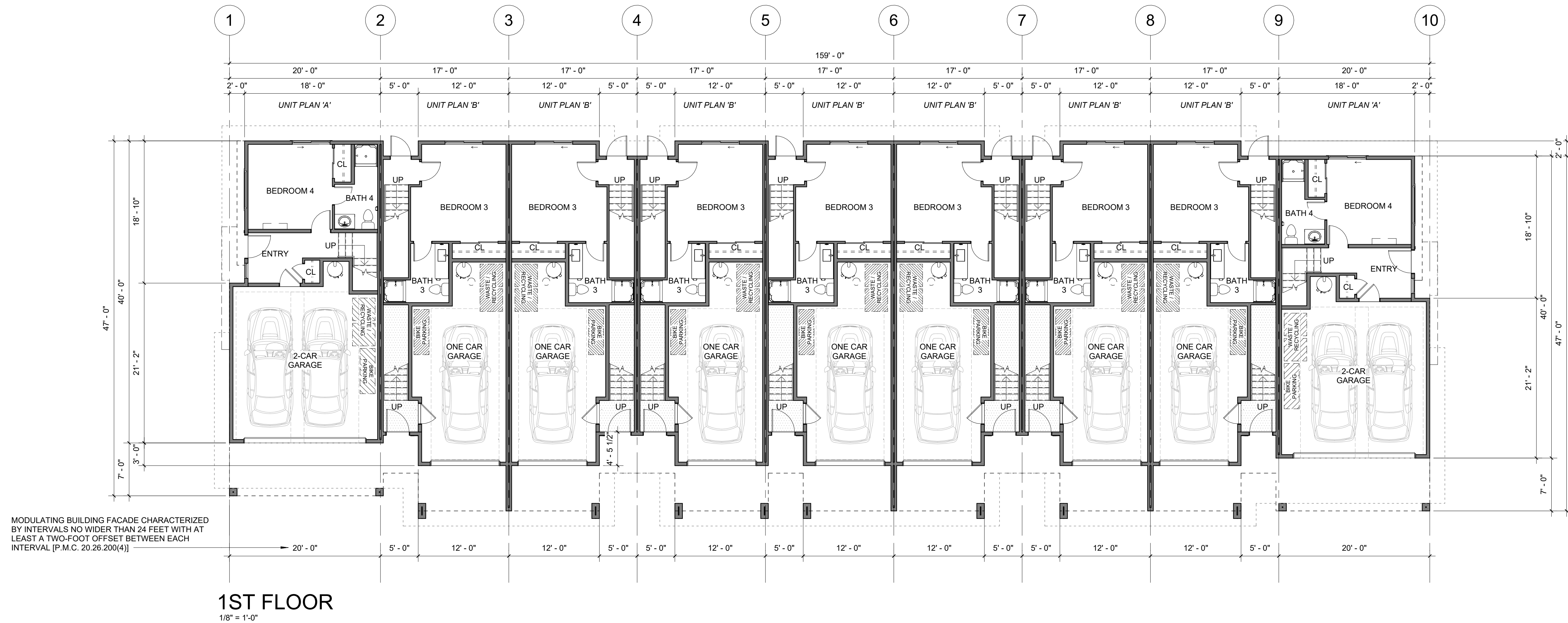
COND. SQ. FT.: approx. 1,740 SQ. FT.
UNCOND. SQ. FT.: approx. 368 SQ. FT.
GROSS SQ. FT.: approx. 2,108 SQ. FT.

Revision Schedule		
#	DESCRIPTION	DATE

COVER

27TH AVE TOWNHOMES
Puyallup, Washington
Lloyd Enterprises

JOB NO.:	22511
PLOT DATE	6/9/2025 2:32:38 PM
DATE:	06/09/25
SCALE:	
DRAWN:	JM
CHKD:	TM
GENERAL SHEETS	
SHEET NO.:	A0



Revision Schedule		
#	DESCRIPTION	DATE

BUILDING A - FLOOR PLANS

27TH AVE TOWNHOMES
Puyallup, Washington
Lloyd Enterprises

JOB NO.:	22511
PLOT DATE	6/9/2025 2:32:39 PM
DATE:	06/09/25
SCALE:	1/8" = 1'-0"
DRAWN:	JM
CHKD:	TM
GENERAL SHEETS	
SHEET NO.:	A1

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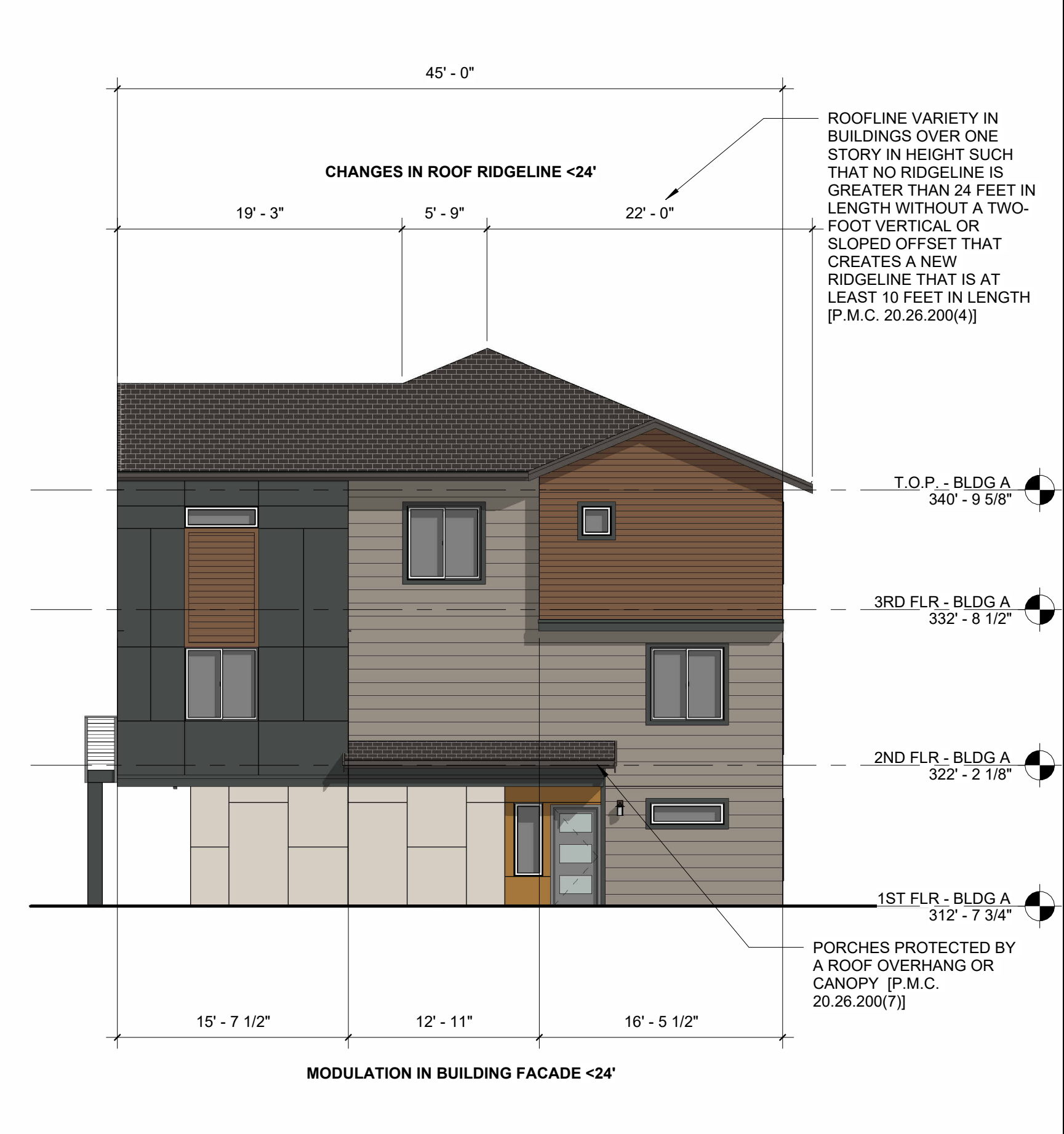
1 SOUTH ELEVATION
1/8" = 1'-0"



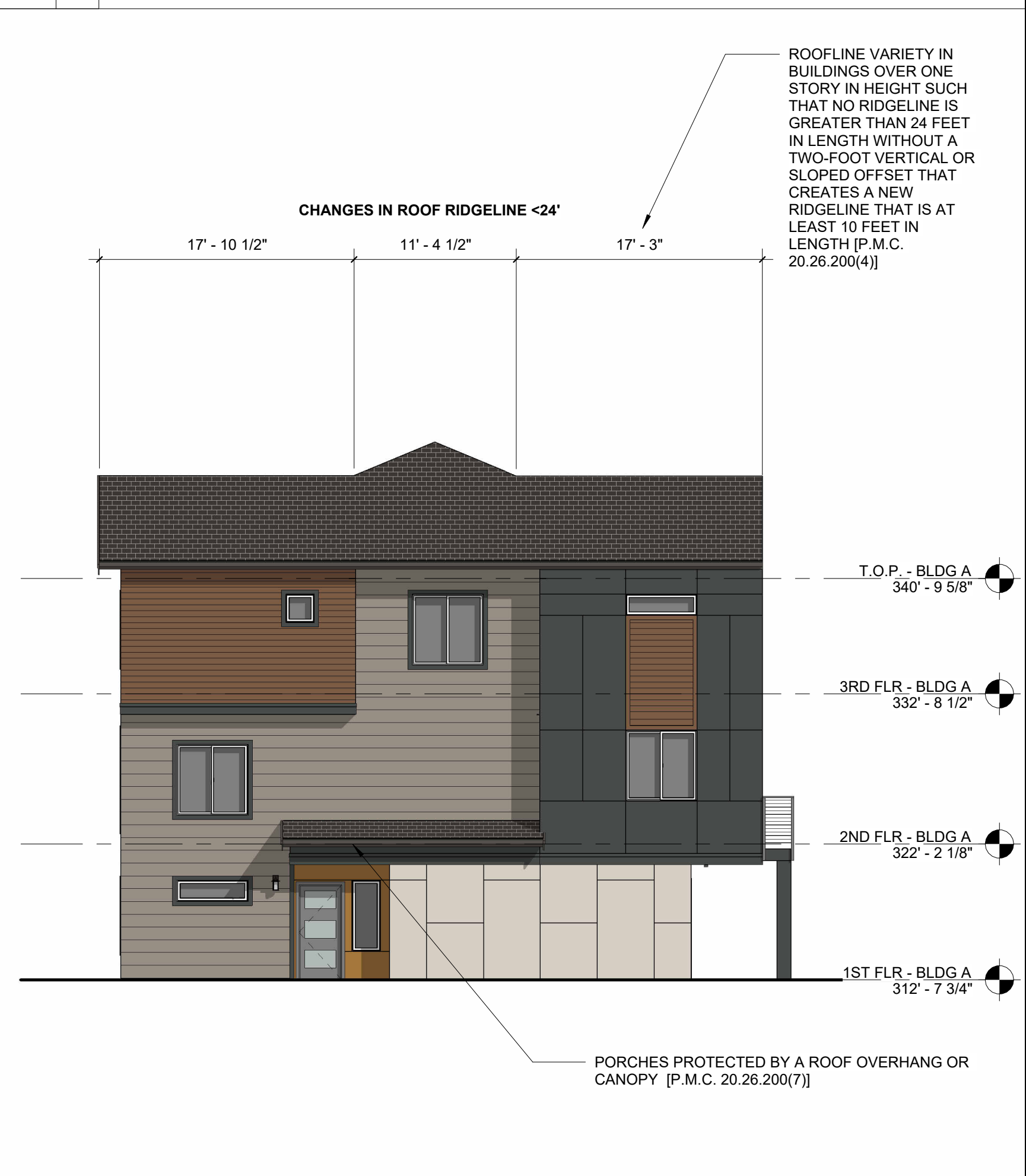
3 NORTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

	LIGHT BODY COLOR SW7632 'MODERN GRAY'		MEDIUM BODY COLOR 1 SW9168 'ELEPHANT EAR'		MEDIUM BODY COLOR 2 SW7523 'BURNISHED BRANDY'		DARK BODY COLOR SW7662 'ROCK BOTTOM'		ACCENT COLOR SW6391 'GALLANT GOLD'
	FIBER CEMENT PANEL		FIBER CEMENT LAP SIDING, 10.75" EXPOSURE		FIBER CEMENT LAP SIDING, 5" EXPOSURE		FIBER CEMENT PANEL		FIBER CEMENT PANEL



2 EAST ELEVATION
1/8" = 1'-0"



4 WEST ELEVATION
1/8" = 1'-0"

Revision Schedule

#	DESCRIPTION	DATE

BUILDING A - ELEVATIONS

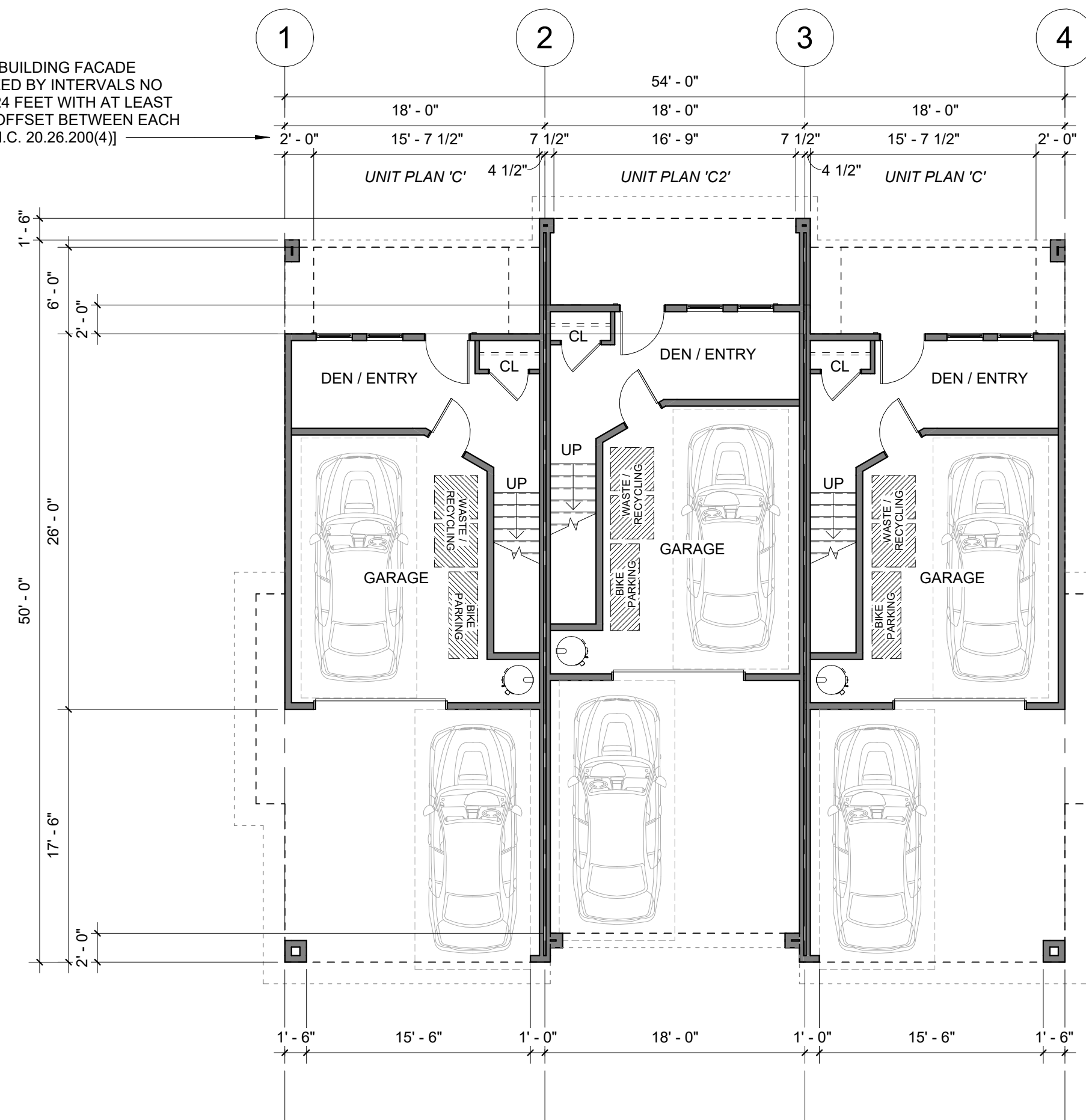
27TH AVE TOWNHOMES
Puyallup, Washington
Lloyd Enterprises

JOB NO.: 22511

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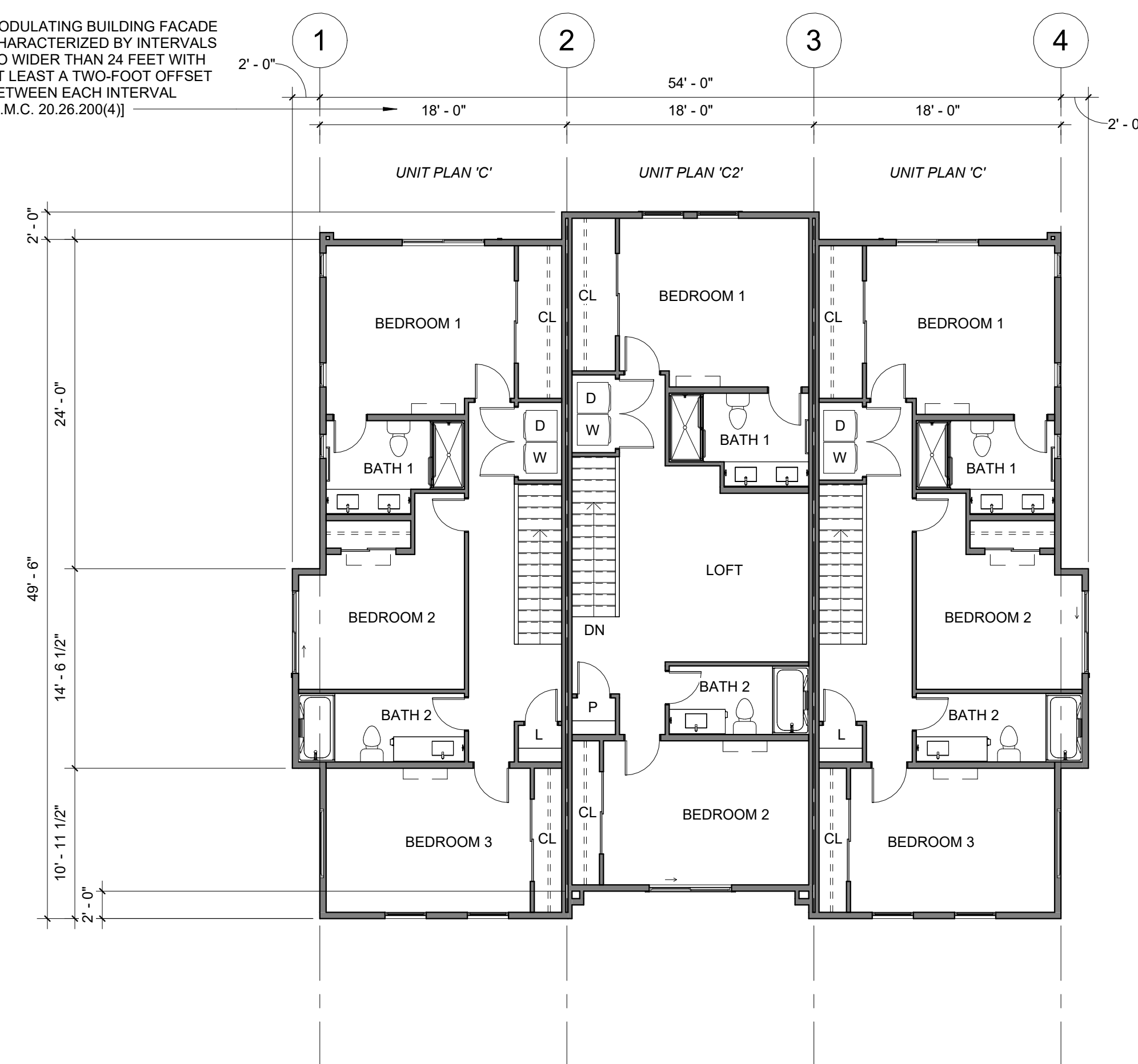
DATE: 06/09/25
SCALE: As indicated
DRAWN: JM
CHKCD: TM
GENERAL SHEETS
SHEET NO.:

MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



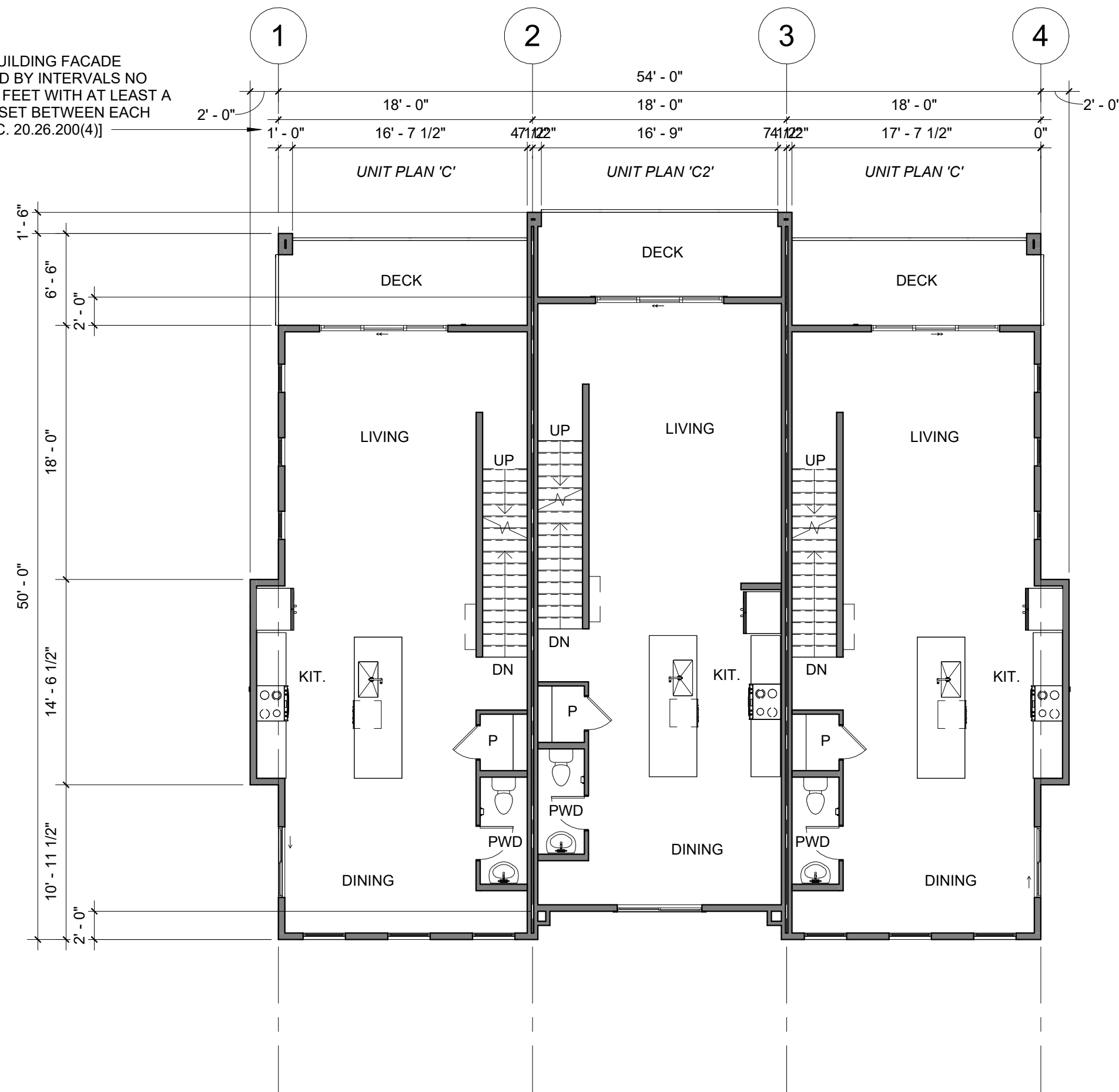
FIRST FLOOR
1/8" = 1'-0"

MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]

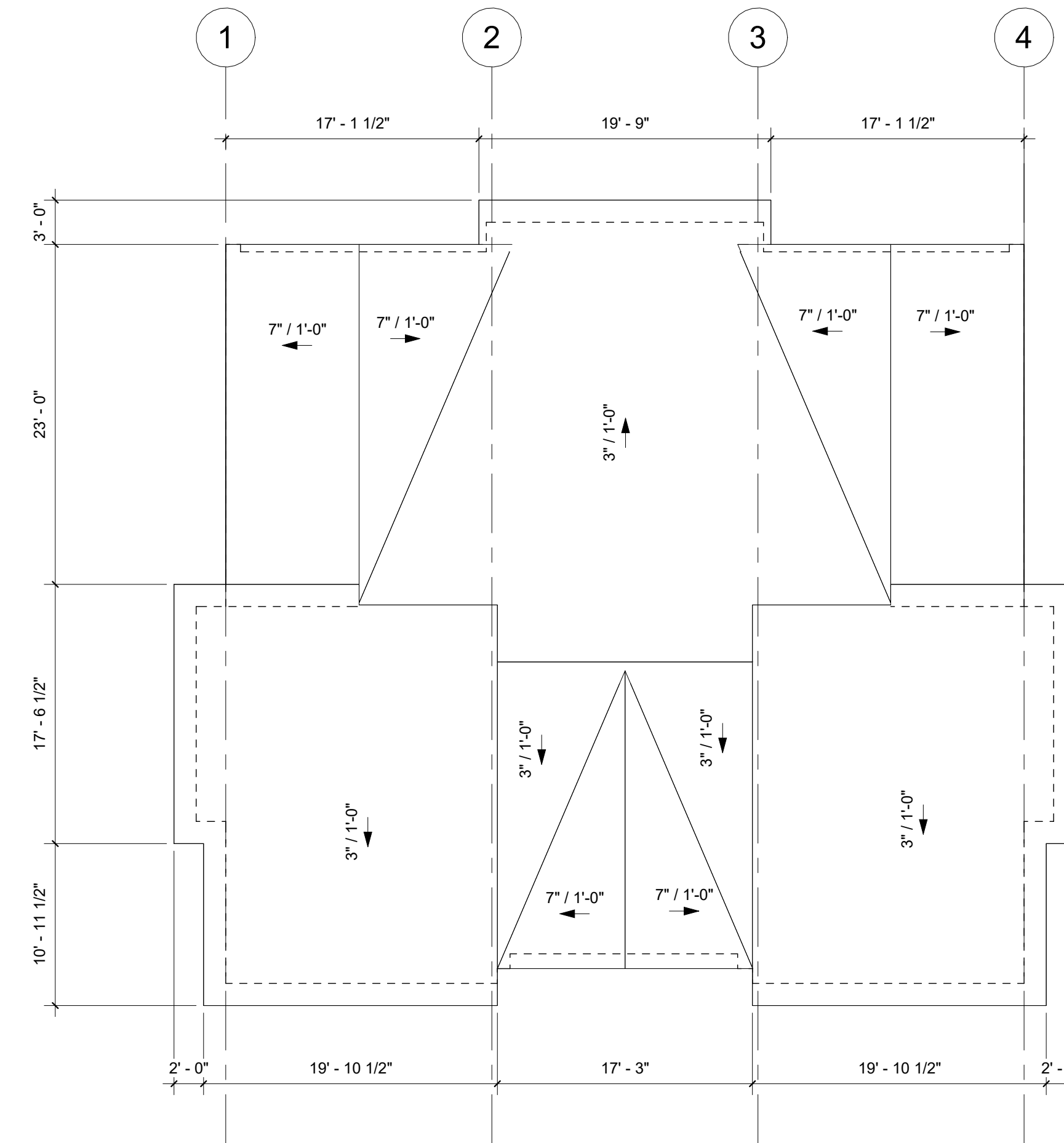


THIRD FLOOR
1/8" = 1'-0"

MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



SECOND FLOOR
1/8" = 1'-0"



ROOF
1/8" = 1'-0"

Revision Schedule		
#	DESCRIPTION	DATE

**BUILDING B -
FLOOR PLANS**

27TH AVE TOWNHOMES
Puyallup, Washington
Lloyd Enterprises

JOB NO.:	22511
PLOT DATE	6/9/2025 2:32:50 PM
DATE:	06/09/25
SCALE:	1/8" = 1'-0"
DRAWN:	JM
CHCKD:	TM
GENERAL SHEETS	
SHEET NO.:	B1

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ROOFLINE VARIETY IN BUILDINGS OVER ONE STORY IN HEIGHT SUCH THAT NO RIDGELINE IS GREATER THAN 24 FEET IN LENGTH WITHOUT A TWO-FOOT VERTICAL OR SLOPED OFFSET THAT CREATES A NEW RIDGELINE THAT IS AT LEAST 10 FEET IN LENGTH [P.M.C. 20.26.200(4)]

BUILDING HEIGHT (TO MID-POINT OF GABLE)

T.O.P. - BLDG B
340' - 2 1/4"

3RD FLR - BLDG B
332' - 1 1/8"

2ND FLR - BLDG B
321' - 11 3/8"

1ST FLR - BLDG B
311' - 9 5/8"

34' - 3 3/8"
(36" MAX. PER PMC TABLE 20.25(2))

8' - 1 1/8"
28' - 4 5/8"
10' - 1 3/4"
10' - 1 3/4"

VARIATION OF COLORS BETWEEN BUILDING INTERVALS [P.M.C. 20.26.200(5)]

MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



MODULATION IN BUILDING FACADE <24'

1 NORTH ELEVATION
1/8" = 1'-0"

ROOFLINE VARIETY IN BUILDINGS OVER ONE STORY IN HEIGHT SUCH THAT NO RIDGELINE IS GREATER THAN 24 FEET IN LENGTH WITHOUT A TWO-FOOT VERTICAL OR SLOPED OFFSET THAT CREATES A NEW RIDGELINE THAT IS AT LEAST 10 FEET IN LENGTH [P.M.C. 20.26.200(4)]

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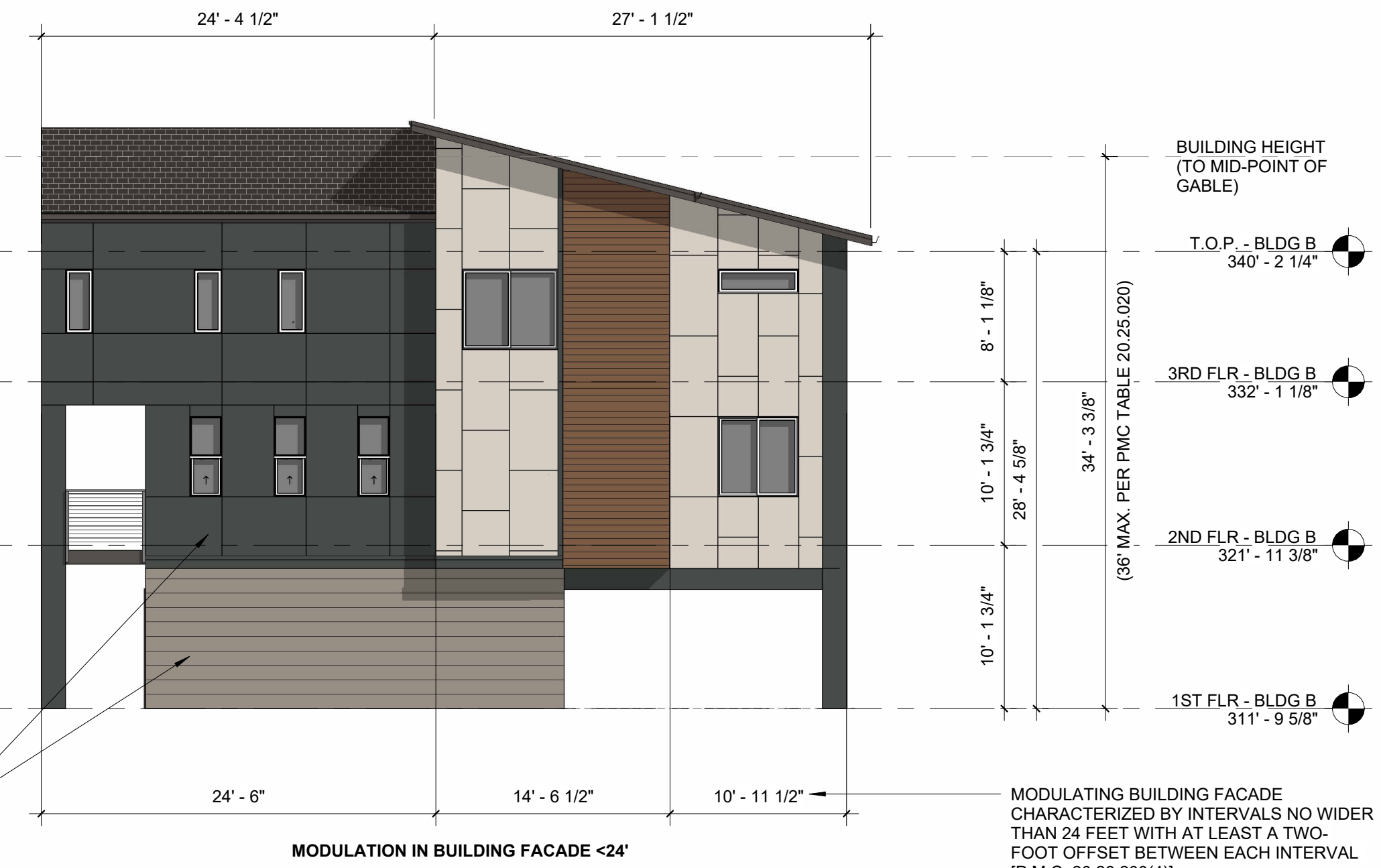
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VARIATION OF COLORS BETWEEN BUILDING INTERVALS [P.M.C. 20.26.200(5)]

MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



MODULATION IN BUILDING FACADE <24'

2 EAST ELEVATION
1/8" = 1'-0"

ROOFLINE VARIETY IN BUILDINGS OVER ONE STORY IN HEIGHT SUCH THAT NO RIDGELINE IS GREATER THAN 24 FEET IN LENGTH WITHOUT A TWO-FOOT VERTICAL OR SLOPED OFFSET THAT CREATES A NEW RIDGELINE THAT IS AT LEAST 10 FEET IN LENGTH [P.M.C. 20.26.200(4)]

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MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



MODULATION IN BUILDING FACADE <24'

PORCHES PROTECTED BY A ROOF OVERHANG OR CANOPY [P.M.C. 20.26.200(7)]

TRIM DETAILING AROUND THE EXTERIOR ENTRY DOORS AND WINDOWS [P.M.C. 20.26.200(7)]

3 SOUTH ELEVATION
1/8" = 1'-0"

MATERIALS LEGEND

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	FIBER CEMENT PANEL		FIBER CEMENT LAP SIDING, 10.75" EXPOSURE		FIBER CEMENT LAP SIDING, 5" EXPOSURE		FIBER CEMENT PANEL		FIBER CEMENT PANEL

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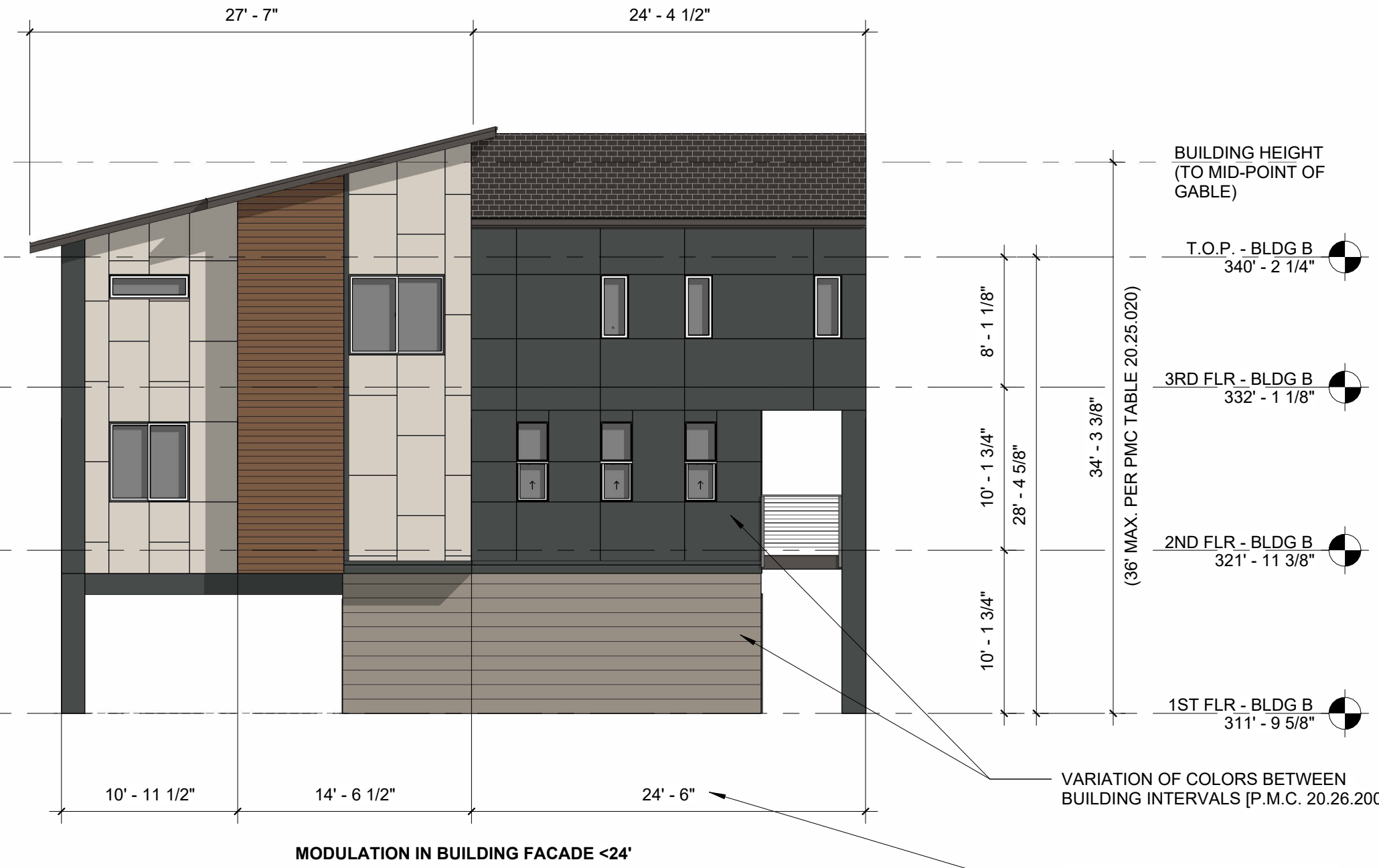
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MODULATING BUILDING FACADE CHARACTERIZED BY INTERVALS NO WIDER THAN 24 FEET WITH AT LEAST A TWO-FOOT OFFSET BETWEEN EACH INTERVAL [P.M.C. 20.26.200(4)]



MODULATION IN BUILDING FACADE <24'

4 WEST ELEVATION
1/8" = 1'-0"

Revision Schedule	
#	DESCRIPTION

BUILDING B - ELEVATIONS

27TH AVE TOWNHOMES
Puyallup, Washington
Lloyd Enterprises

JOB NO.: 22511
PLOT DATE: 6/9/2025 2:32:55 PM

DATE: 06/09/25
SCALE: As indicated
DRAWN: JM
CHKCD: TM
GENERAL SHEETS
SHEET NO.:

B2

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