N

Context Vicinity Map

SCALE 1" = 100'

0 50' 100' 200'

Promenade Apartments

Sheet Index Black & White (22x34)

A1.0 Context Vicinity Map (Sheet Index)
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A1.1a Neighborhood Recreation/Park Location Map
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A1.3 Site Plan
A1.3a View of Major Open Space Plan
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A2.32 Exterior Elevations – Carriage Building 8
A2.33 Exterior Elevations – Recreation Building

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PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
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Neighborhood Circulation Plan

SCALE 1" = 100' (VEHICULAR AND NON-MOTORIZED)

0 50' 100' 200'

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A1.1

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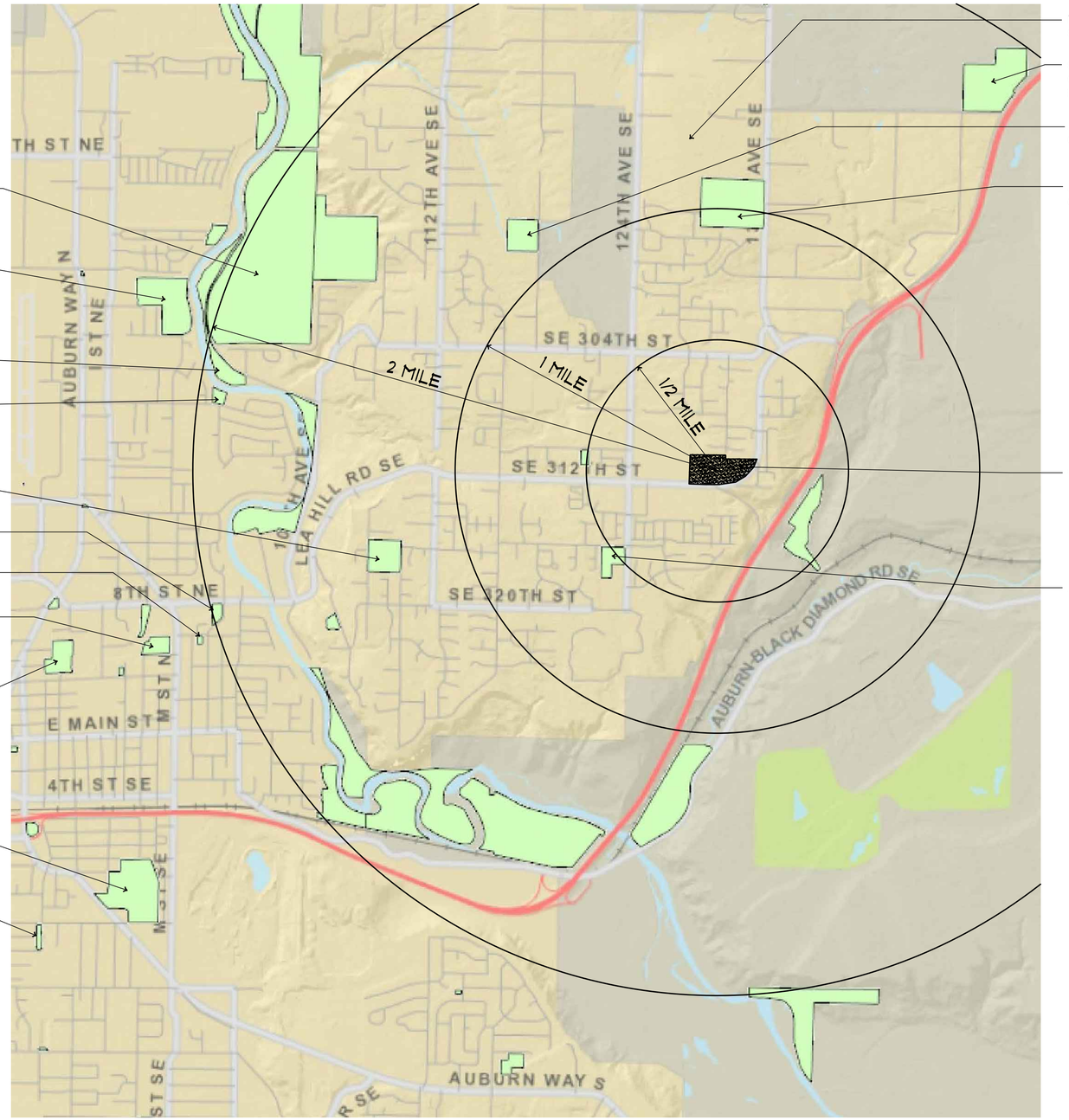

N

Neighborhood Recreation/Park Location Plan

SCALE 1" = 1/4 MILE

0 1/4 MILE 1/2 MILE

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A1.1a

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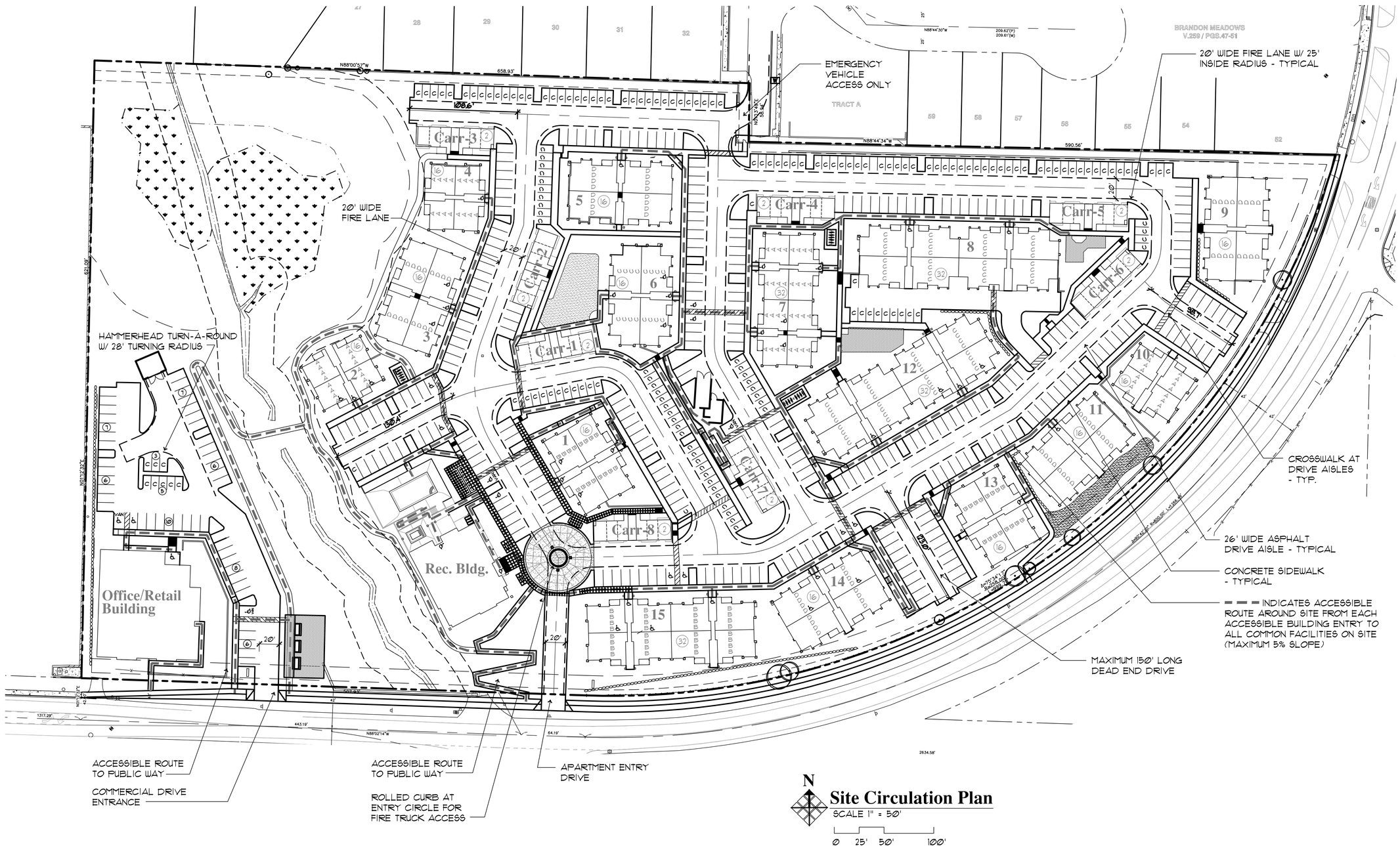

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STATE OF WASHINGTON
4594

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A1.2

N

Site Plan

SCALE 1" = 50'

0 25' 50' 100'

Commercial Statistics

JURISDICTION:	CITY OF AUBURN
ZONING:	COMMERCIAL C-1
PROPOSED USES:	OFFICE (PROFESSIONAL AND/OR MEDICAL), RETAIL
BUILDING AREA:	10,350 S.F.
REQUIRED PARKING:	UP TO 52 STALLS IF MEDICAL OFFICE USE IS TENANT 10,350 S.F. / 200 = 52 STALLS
PROPOSED PARKING:	
STANDARD	50 STALLS
COMPACT (30% ALLOWED)	8 STALLS (13.7%)
TOTAL PROVIDED	58 STALLS
(2) ADA PARKING STALLS PROVIDED	

PARKING LOT LANDSCAPING (MIN. 10% OF PARKING AREA)
PARKING AREA = 8,733 S.F.
PARKING L.S. = 1,441 S.F. (16.5%)

♿ BARRIER-FREE UNIT ANALYSIS:

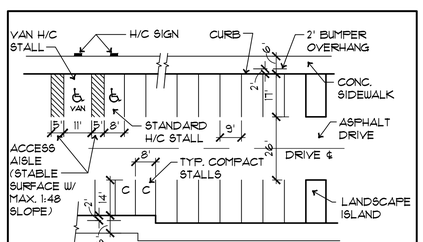
PER 2012 IBC, SECTION 1107.7.1.1, BASED ON SLOPE ANALYSIS ON (A1.4), 60.5% MINIMUM OF ALL THE UNIT STACKS MUST HAVE AT LEAST ONE UNIT WITH AN ACCESSIBLE ENTRANCE.

76 UNIT STACKS (.605) = 46 MINIMUM UNIT STACKS TO HAVE AT LEAST ONE UNIT WITH AN ACCESSIBLE ENTRANCE.

EACH OF THESE UNITS LOCATED ON AN ACCESSIBLE ROUTE (▬ ▬ ▬) WILL BE AN IBC DEFINED "TYPE A" OR "TYPE B" UNIT.

IN ADDITION PER IBC 1107.7.1.2, ACCESSIBLE UNITS ARE REQUIRED AT LOCATIONS:

1. WHERE THE SLOPES OF THE UNDISTURBED SITE MEASURED BETWEEN THE PLANNED ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50 FEET OF THE PLANNED ENTRANCE ARE 10 PERCENT OR LESS, AND
2. WHERE THE SLOPES OF THE PLANNED FINISHED GRADE MEASURED BETWEEN THE ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50 FEET OF THE PLANNED ENTRANCE ARE 10 PERCENT OR LESS.
3. WHERE SUCH ARRIVAL POINTS ARE WITHIN 50 FEET OF THE ENTRANCE, THE CLOSEST ARRIVAL POINT SHALL BE USED UNLESS THAT ARRIVAL POINT SERVES THE STORY REQUIRED BY SECTION 1107.7.1.1



Typical 90° Parking/Drive Detail

SCALE: 1" = 30'-0"

H/C STALLS & AISLES TO BE STABLE SURFACE W/ 1:48 MAX. SLOPE

Vicinity Map

Site Impervious

TOTAL LOT IMPERVIOUS COVERAGE:

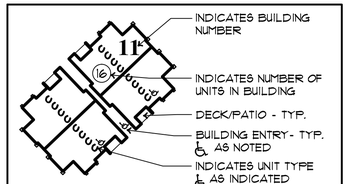
BUILDINGS	= 129,032 S.F.
DRIVES/PARKING	= 178,237 S.F.
SIDEWALKS	= 31,669 S.F.
TOTAL	= 338,938 S.F.

338,938 S.F. / 632,714 S.F. (LOT AREA)
= 53.5% LOT COVERAGE

NET IMPERVIOUS COVERAGE (MINUS WETLANDS & BUFFER):

BUILDINGS	= 129,032 S.F.
DRIVES/PARKING	= 178,237 S.F.
SIDEWALKS	= 31,669 S.F.
TOTAL	= 338,938 S.F.

338,938 S.F. / 533,486 S.F. (LOT AREA)
= 63.5% LOT COVERAGE



New 4 Story Apartment Building

KEY

Apartment Statistics

JURISDICTION:	CITY OF AUBURN
APPLICANT:	PROMENADE APARTMENTS LLC 10900 N.E. 8TH ST. SUITE 1200 BELLEVUE, WA 98004
ZONING:	COMMERCIAL C-1
LOT AREA:	APPROX. 14.5 ACRES PER PRE-APP MEETING SUMMARY 632,714 S.F. (14.53 ACRES PER BOUNDARY SURVEY)
PARCEL NUMBERS:	0921059032 0921059063 0921059150 0921059151 0921059152 0921059153
ALLOWED DENSITY:	NO PRESCRIBED LIMIT, PERFORMANCE BASED
PROPOSED DENSITY:	320 UNITS / 14.5 ACRES = 22.06 UNIT/ACRE

PROPOSED UNIT MIX:

A	1 BED/1 BATH	80	25%	(4) TYPE A
B	2 BED/2 BATH	64	20%	(4) TYPE A
C	3 BED/2 BATH	80	25%	(4) TYPE A
D	4 BED/2 BATH	80	25%	(4) TYPE A
CAR	5 BED/3 BATH	16	5%	
TOTAL		320	100.0%	16 TYPE A ACCESSIBLE UNITS

MINIMUM PARKING REQUIRED (PER ZONING CODE):

1 & 2 BED UNITS	144 UNITS x 1.5 STALL/UNIT	= 216 STALLS
3 & 4 BED UNITS	176 UNITS x 2 STALLS/UNIT	= 352 STALLS
MINIMUM PARKING REQUIRED:		568 STALLS

PARKING PROVIDED:

GARAGES:	64 STALLS
OPEN (STANDARD)	294 STALLS
OPEN (COMPACT 30% ALLOWED)	153 STALLS (29.9%)
TOTAL PROVIDED	511 STALLS (1.60 PER UNIT)

MINIMUM OF 2% OF TOTAL PARKING REQUIRED TO BE ACCESSIBLE (H/C)
511(.02)= 10.22 OR 11 STALLS REQUIRED
1 VAN ACCESSIBLE STALL FOR EVERY 6 H/C STALLS IS REQUIRED

12 ACCESSIBLE PARKING STALLS PROVIDED:
ALL ON-SITE INCLUDING (1) IN BLDG. & GARAGE
(1) VAN STALL ADJACENT TO REC. BLDG. AND (1) ADJACENT TO COMPACTOR

PARKING LOT LANDSCAPING (MIN. 10% OF PARKING AREA)
PARKING AREA = 63,550 S.F.
PARKING L.S. = 11,518 S.F. (18.1%)

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY
DAVID L. DeCHANT JR.

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

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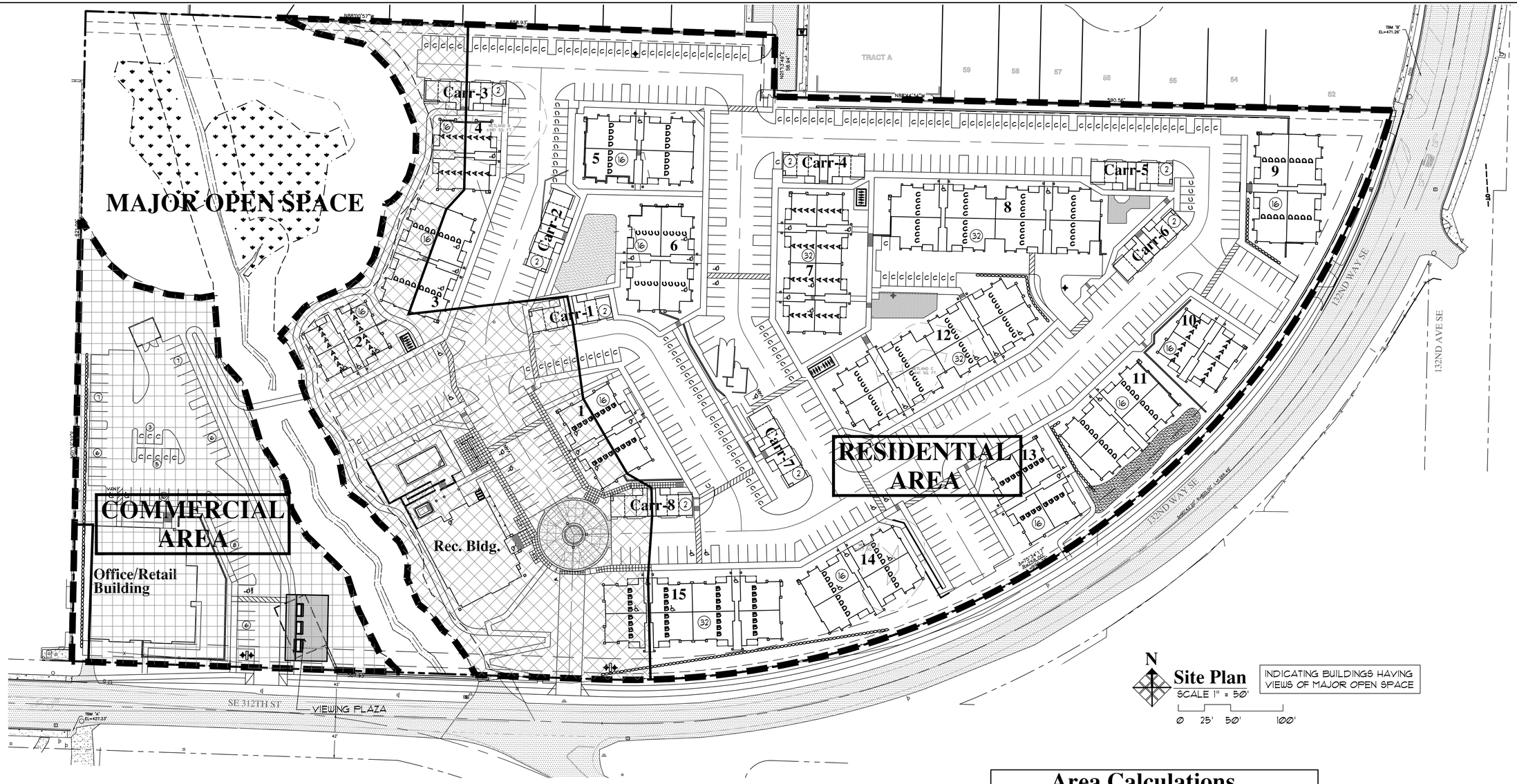
CDA **Casey + DeChant Architects, LLC** Architecture And Planning

A1.3



Site Plan

SCALE 1" = 50'

0 25' 50' 100'

INDICATING BUILDINGS HAVING VIEWS OF MAJOR OPEN SPACE

Area Calculations

RESIDENTIAL DEVELOPMENT AREA:	459,112 S.F.
RESIDENTIAL AREA WITH VIEW OF MAJOR OPEN SPACE:	106,823 S.F. (23.2%)
COMMERCIAL DEVELOPMENT AREA:	74,327 S.F.
RESIDENTIAL AREA WITH VIEW OF MAJOR OPEN SPACE:	72,361 S.F. (97.3%)

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Promenade Apartments

Auburn, Washington

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ISSUE DATE : 4-1-15

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PLOT DATE: May 11, 2015 – 10:38am

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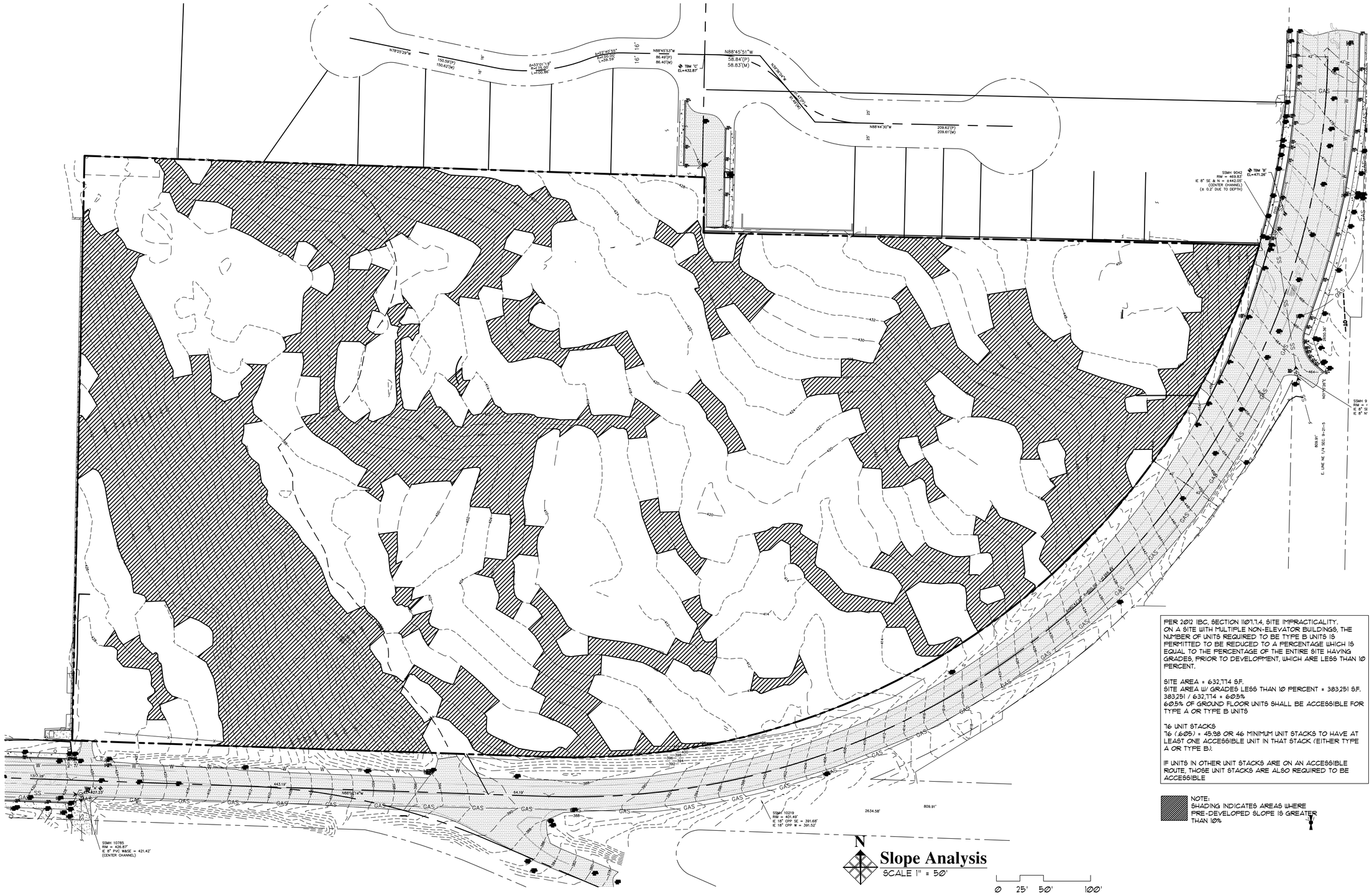
A1.3a

PLOT DATE: Apr 27, 2015 – 3:52pm



PER 2012 IBC, SECTION 1107.7.4, SITE IMPRACTICALITY.
ON A SITE WITH MULTIPLE NON-ELEVATOR BUILDINGS, THE NUMBER OF UNITS REQUIRED TO BE TYPE B UNITS IS PERMITTED TO BE REDUCED TO A PERCENTAGE WHICH IS EQUAL TO THE PERCENTAGE OF THE ENTIRE SITE HAVING GRADES, PRIOR TO DEVELOPMENT, WHICH ARE LESS THAN 10 PERCENT.

SITE AREA = 632,774 S.F.
SITE AREA W/ GRADES LESS THAN 10 PERCENT = 383,251 S.F.
383,251 / 632,774 = 60.5%
60.5% OF GROUND FLOOR UNITS SHALL BE ACCESSIBLE FOR TYPE A OR TYPE B UNITS

76 UNIT STACKS
76 (60.5) = 45.98 OR 46 MINIMUM UNIT STACKS TO HAVE AT LEAST ONE ACCESSIBLE UNIT IN THAT STACK (EITHER TYPE A OR TYPE B).

IF UNITS IN OTHER UNIT STACKS ARE ON AN ACCESSIBLE ROUTE, THOSE UNIT STACKS ARE ALSO REQUIRED TO BE ACCESSIBLE

NOTE:
SHADING INDICATES AREAS WHERE PRE-DEVELOPED SLOPE IS GREATER THAN 10%

N

Slope Analysis

SCALE 1" = 50'

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STATE OF WASHINGTON
4594

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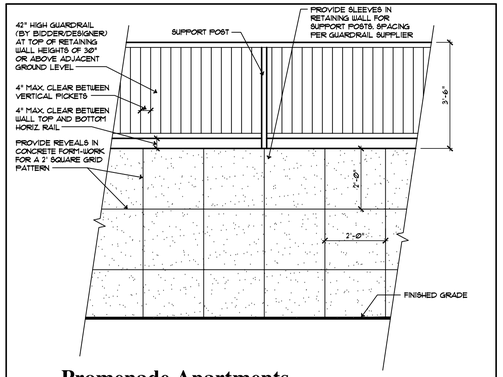
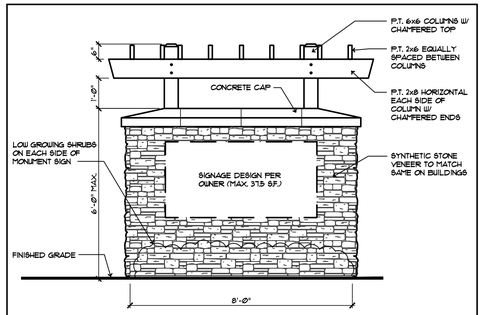
A1.4

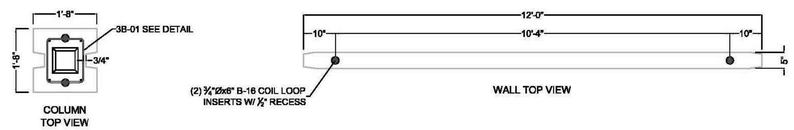
PLOT DATE: Apr 29, 2015 – 3:21pm

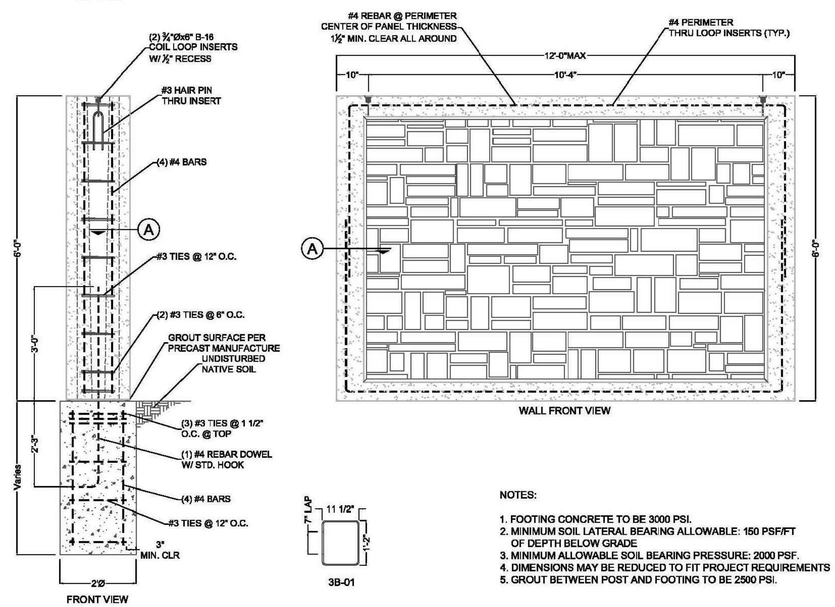


2 Promenade Apartments
Typical On-Site Retaining Wall Elevation



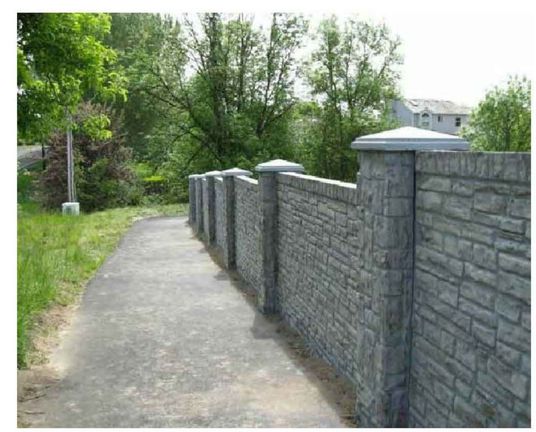
1 Promenade Apartments
Typical Monument Sign (Sign Face Both Sides)





NOTES:

1. FOOTING CONCRETE TO BE 3000 PSI.
2. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT OF DEPTH BELOW GRADE
3. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
4. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS
5. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.



VERTI-CRETE NW LEDGESTONE PANEL WITH ASHLAR POST

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PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments
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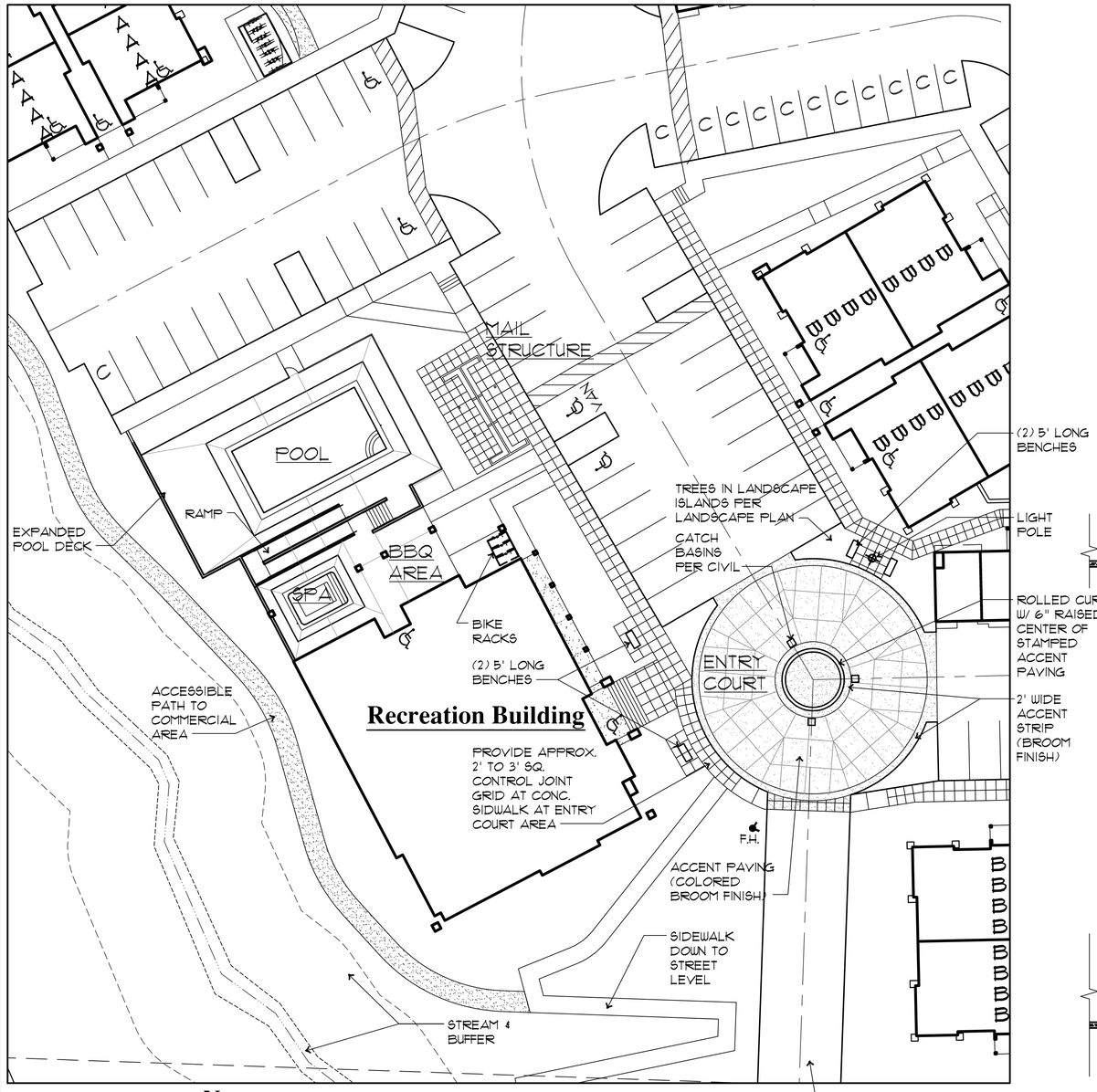
A1.5

PLOT DATE: Apr 30, 2015 – 8:04am



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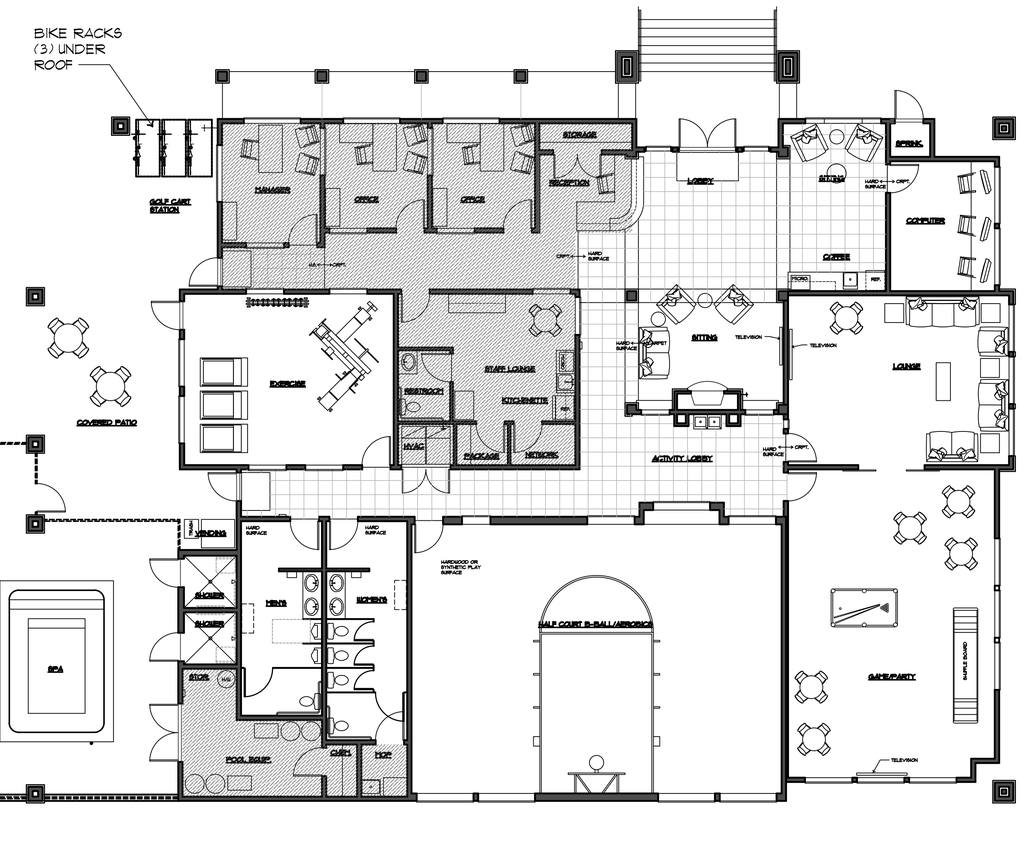
Partial Site Plan @ Recreation Building

SCALE: 1" = 20'-0"

0 10' 20' 40'



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Recreation Building Floor Plan

SCALE: 1/8 = 1'-0"

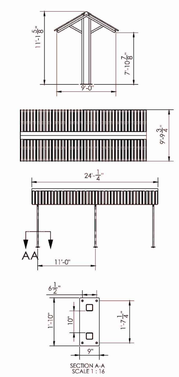
HEATED AREA:	5,987 S.F.
COVERED OUTDOOR AREA:	1,841 S.F.
	7,828 S.F.

RESIDENTIAL USE AREA:	6,559 S.F. (83.8%)
ADMINISTRATIVE/SERVICE AREA:	1,269 S.F. (16.2%)
TOTAL:	7,828 S.F.

PROPOSED BIKE SHELTER (BY BIDDER/DESIGNER)

ParkABike pro series

Pinnacle Bike Shelter
P0924 Specs



MATERIALS
Roof: Translucent polycarbonate PCSS- clear opal or bronze
Structure: ASTM36 schedule 40 steel framing

FINISH
Powder Coat
Long-lasting, durable red or black powder coated finish.
Galvanized
Zinc oxide coating protects from elements that can lead to oxidation, corrosion and rust that can cause the eventual weakening of the steel

MOUNTING
Surface Mount
Mount its concrete foundation only with concrete anchors.

SIZES
The Pinnacle shelter is available in sizes:
9'x12'
9'x18'
9'x24'

parkabike.com | P: 800 630-7225 | info@parkabike.com

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STATE OF WASHINGTON

PAUL J. CASEY
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4-2-15 DRAFT REVISION

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Auburn, Washington

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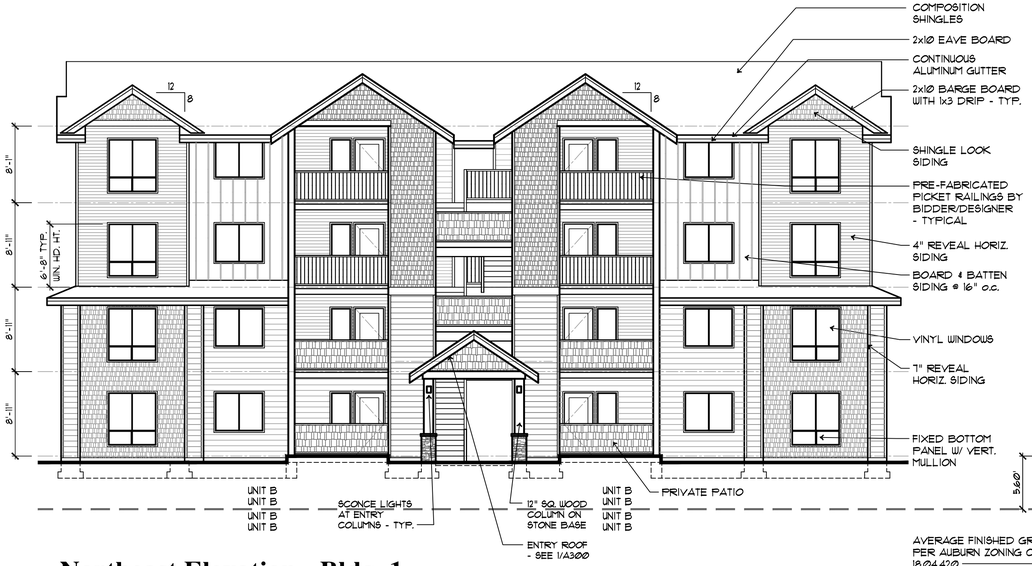
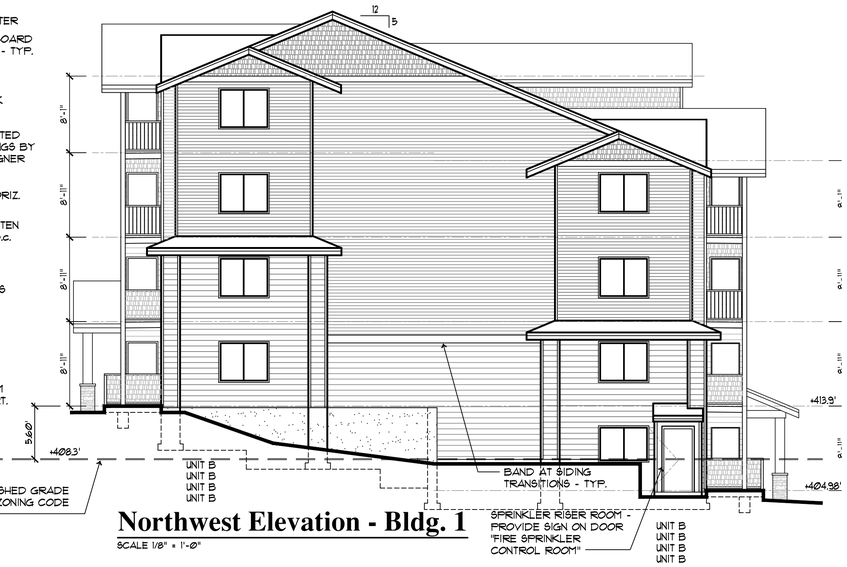
A1.6

PLOT DATE: Apr 27, 2015 – 4:03pm



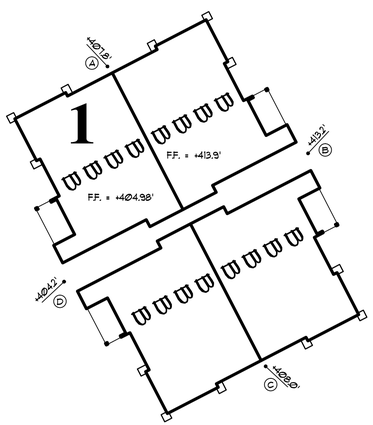
Northeast Elevation - Bldg. 1

SCALE 1/8" = 1'-0"



Northwest Elevation - Bldg. 1

SCALE 1/8" = 1'-0"

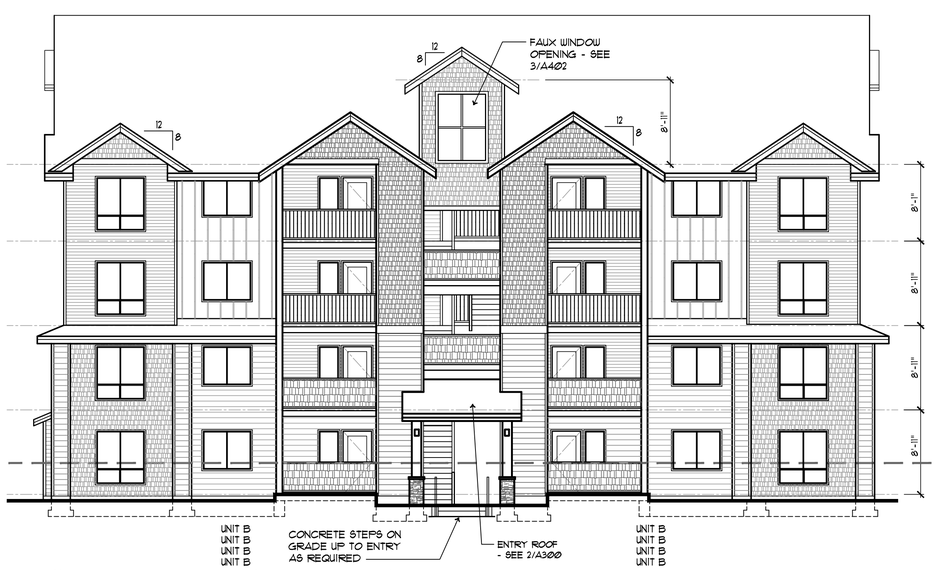


AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

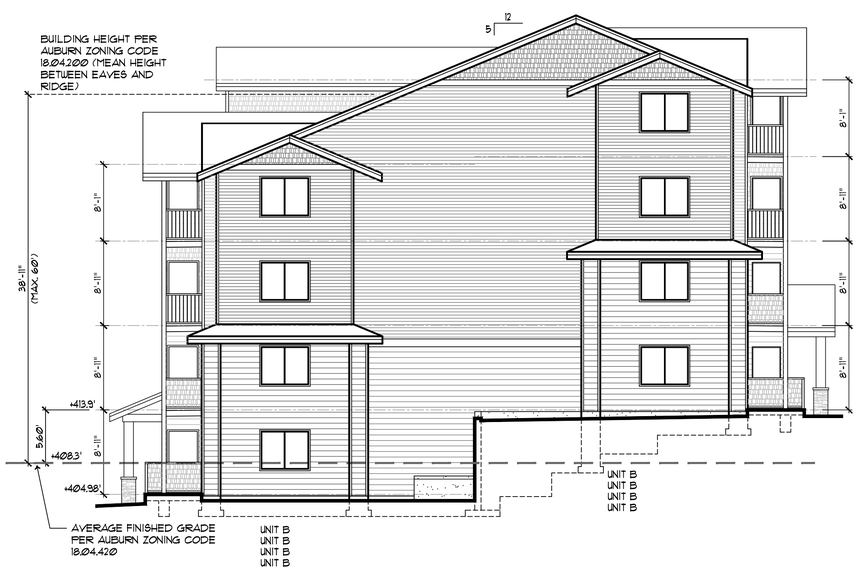
(408.8' + 412.8' + 412.8' + 403.9')/4 = **+409.57'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.1' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)



Southwest Elevation - Bldg. 1

SCALE 1/8" = 1'-0"



Southeast Elevation - Bldg. 1

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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1 2 3 4

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

ISSUE DATE : 4-1-15

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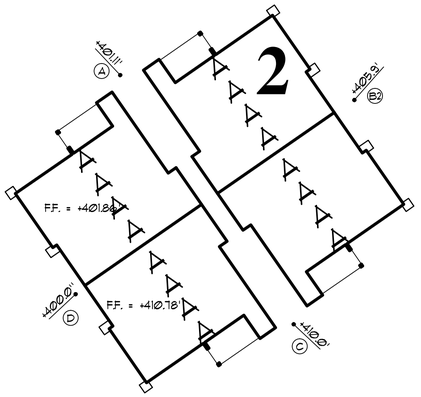
A1.7

PLOT DATE: Apr 27, 2015 – 4:20pm



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

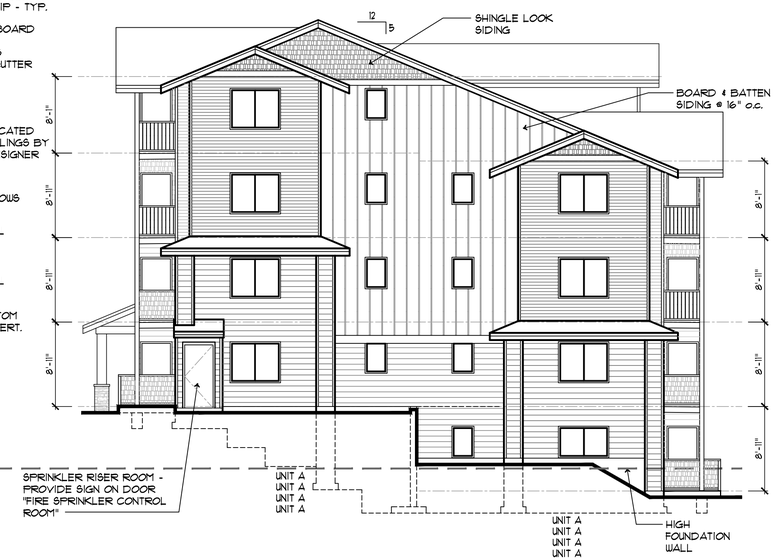
ELEVATION (A + B + C + D)/4 =

(400.4' + 408.0' + 409.3' + 399.0')/4 = +404.17'

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

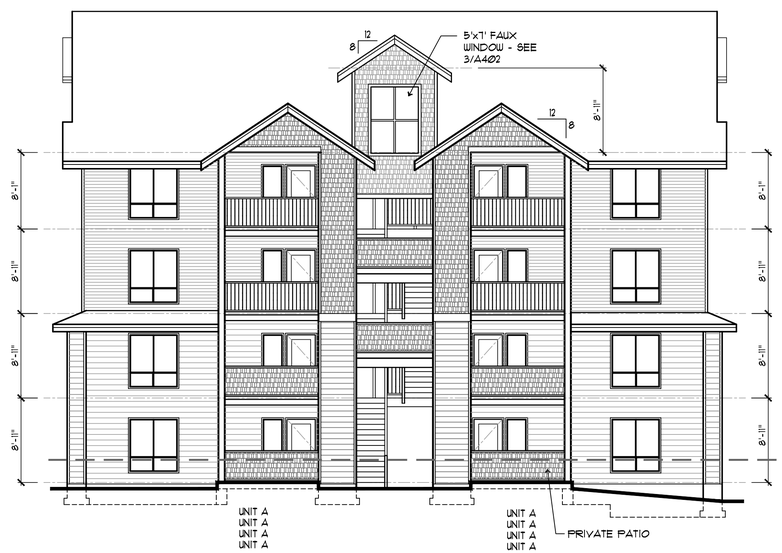
Southeast Elevation - Bldg. 2

SCALE 1/8" = 1'-0"



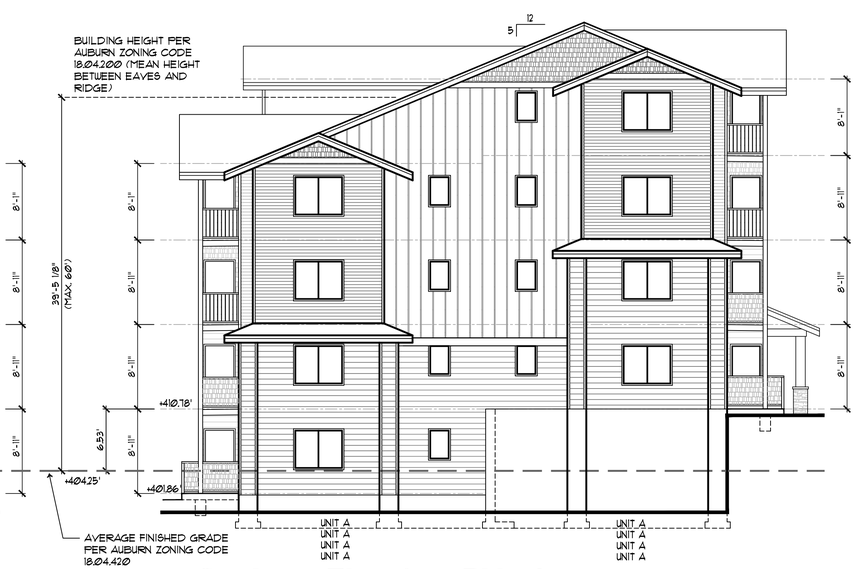
Northeast Elevation - Bldg. 2

SCALE 1/8" = 1'-0"



Northwest Elevation - Bldg. 2

SCALE 1/8" = 1'-0"



Southwest Elevation - Bldg. 2

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
DRAWN BY : DLD/SWG
ISSUE DATE : 4-1-15
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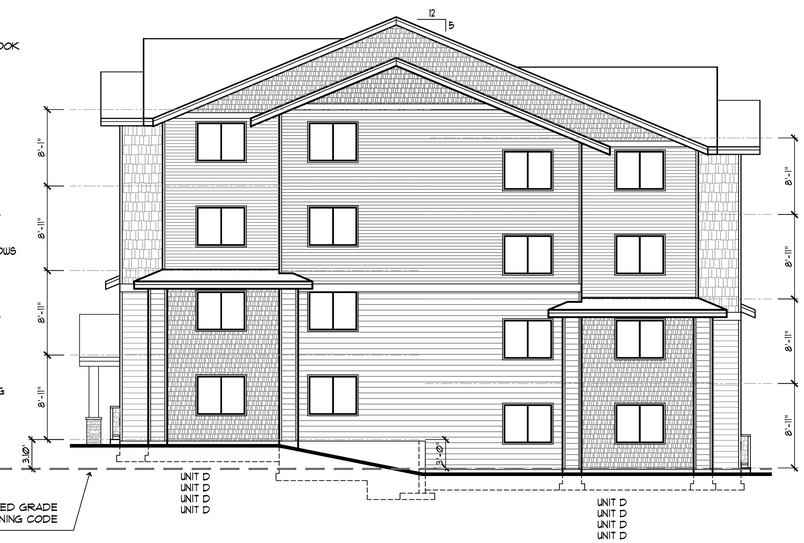
A1.8

PLOT DATE: Apr 27, 2015 – 4:07pm

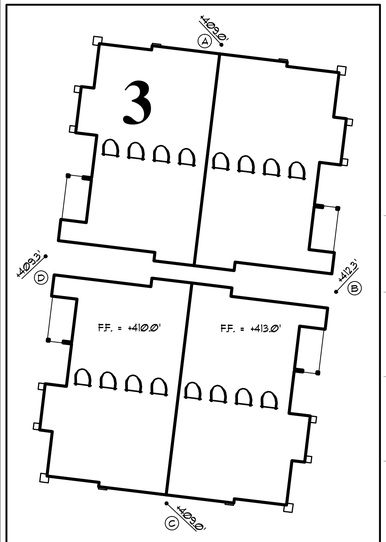
East Elevation - Bldg. 3

SCALE 1/8" = 1'-0"



North Elevation - Bldg. 3

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(410.0' + 411.3' + 410.0' + 408.3')/4 = **+409.9'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

West Elevation - Bldg. 3

SCALE 1/8" = 1'-0"

South Elevation - Bldg. 3

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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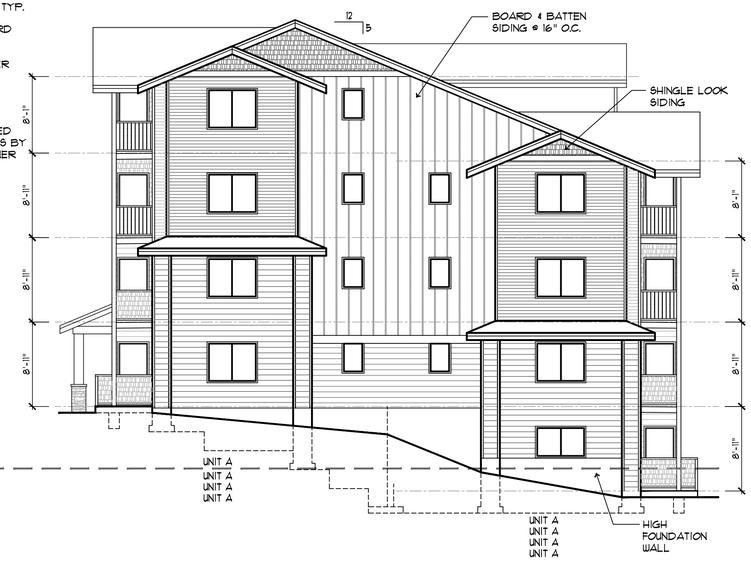
A1.9

PLOT DATE: Apr 27, 2015 – 4:20pm

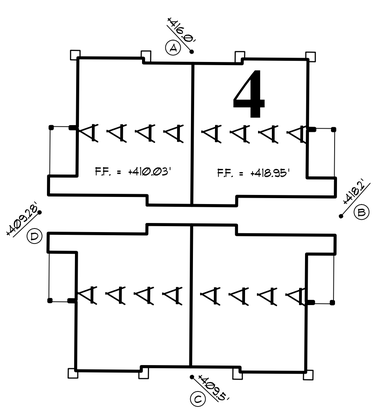
East Elevation - Bldg. 4

SCALE 1/8" = 1'-0"



North Elevation - Bldg. 4

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

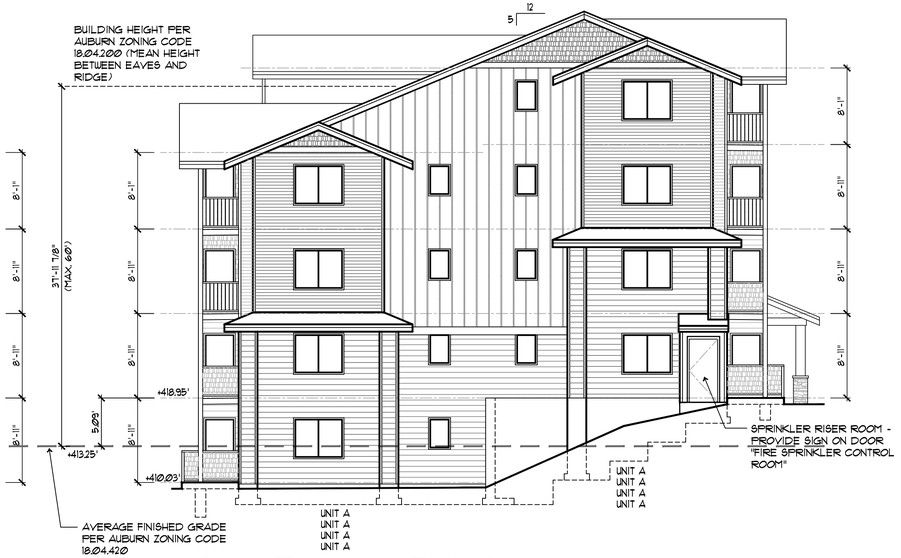
ELEVATION (A + B + C + D)/4 =

(417.0' + 417.3' + 412.5' + 408.4')/4 = +413.8'

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

West Elevation - Bldg. 4

SCALE 1/8" = 1'-0"



South Elevation - Bldg. 4

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

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Promenade Apartments

Auburn, Washington

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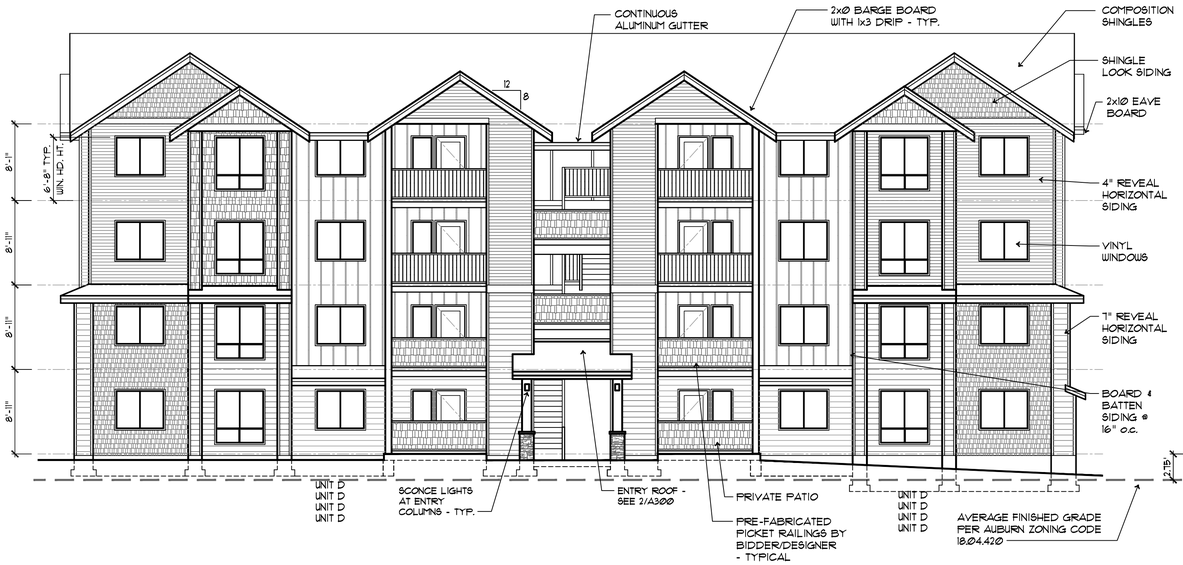
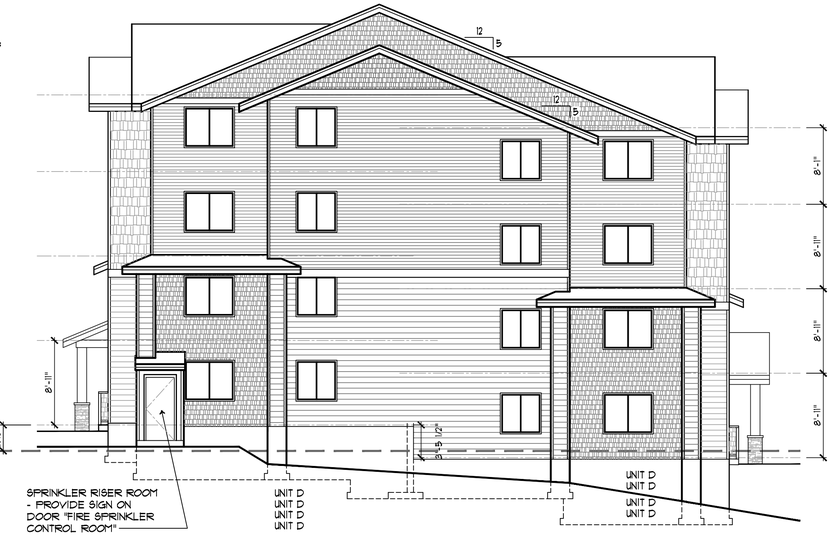
A1.10

PLOT DATE: Apr 27, 2015 – 4:28pm



North Elevation - Bldg. 5

SCALE 1/8" = 1'-0"

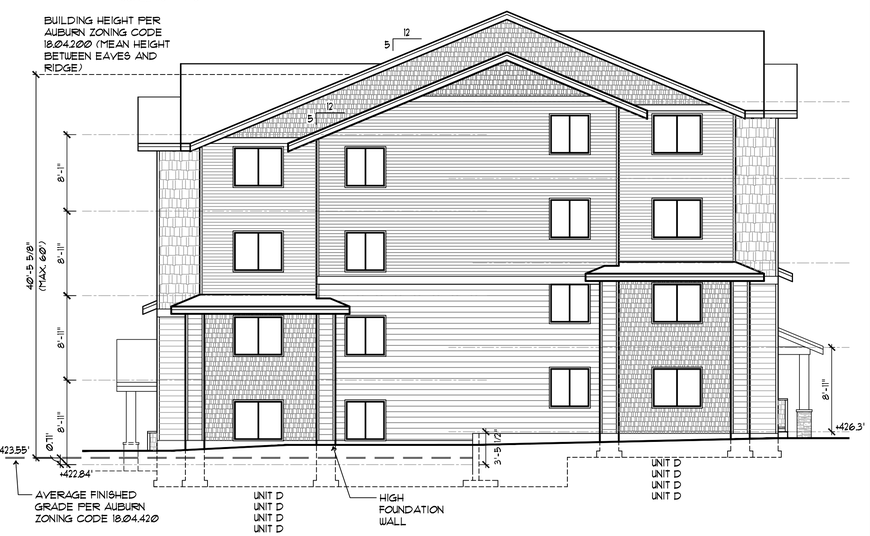


West Elevation - Bldg. 5

SCALE 1/8" = 1'-0"

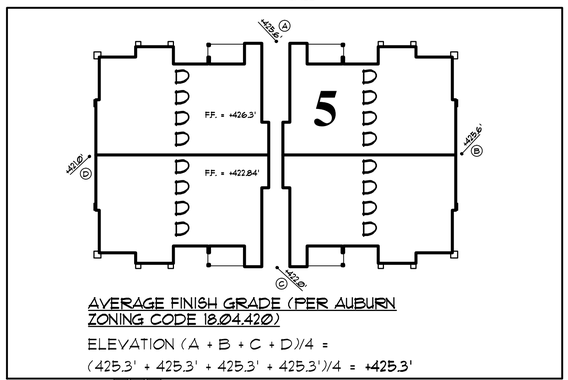
South Elevation - Bldg. 5

SCALE 1/8" = 1'-0"



East Elevation - Bldg. 5

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(425.3' + 425.3' + 425.3' + 425.3')/4 = +425.3'

REGISTERED ARCHITECT PAUL J. CASEY 4594 STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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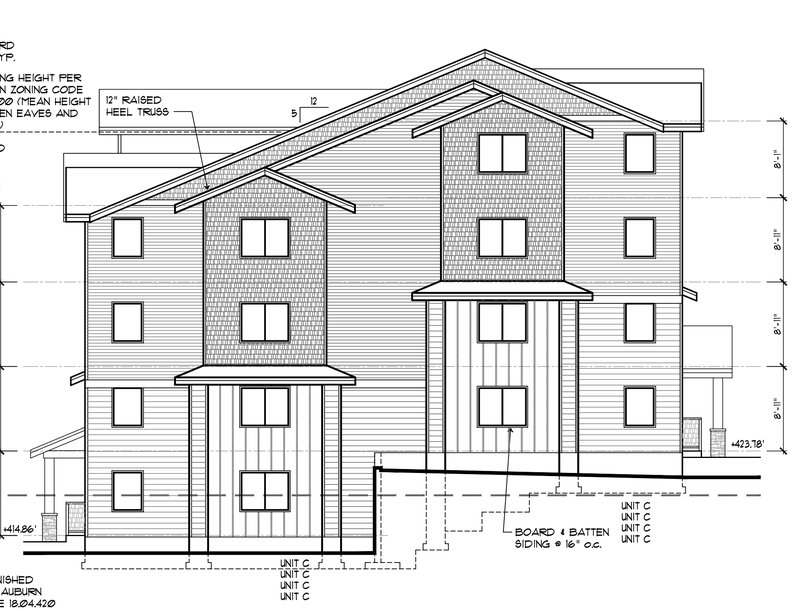
A1.11

PLOT DATE: Apr 27, 2015 – 4:31pm

West Elevation - Bldg. 6

SCALE 1/8" = 1'-0"

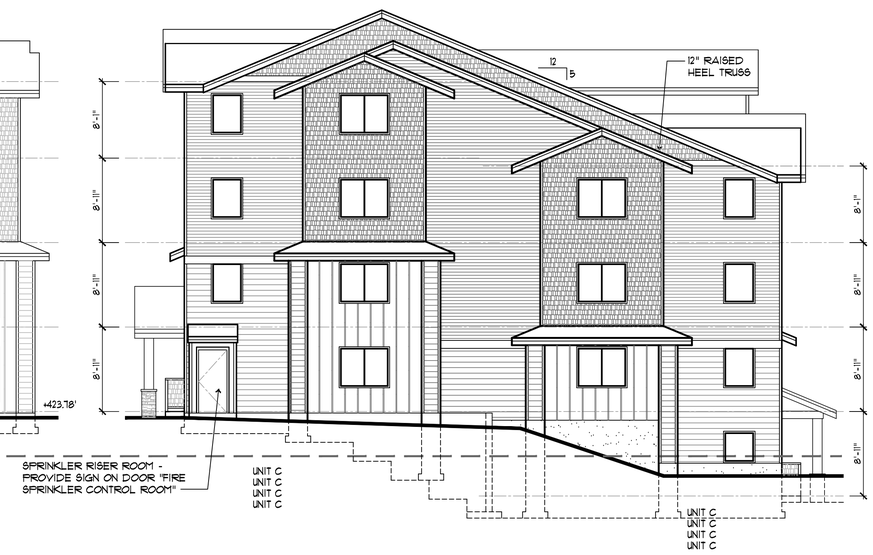


South Elevation - Bldg. 6

SCALE 1/8" = 1'-0"

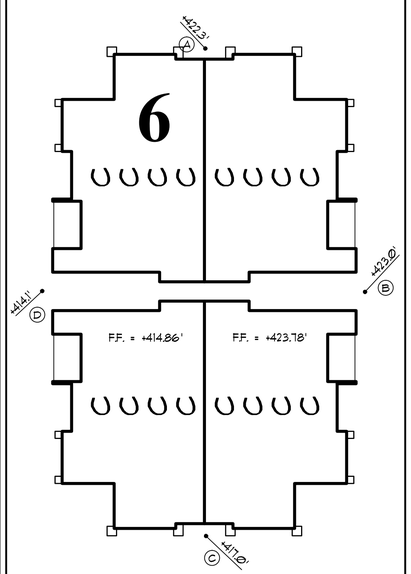
East Elevation - Bldg. 6

SCALE 1/8" = 1'-0"



North Elevation - Bldg. 6

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(421.8' + 421.8' + 421.8' + 412.9')/4 = **+419.57'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT PAUL J. CASEY STATE OF WASHINGTON 4594

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments

Auburn, Washington

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PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A304-A308.dwg

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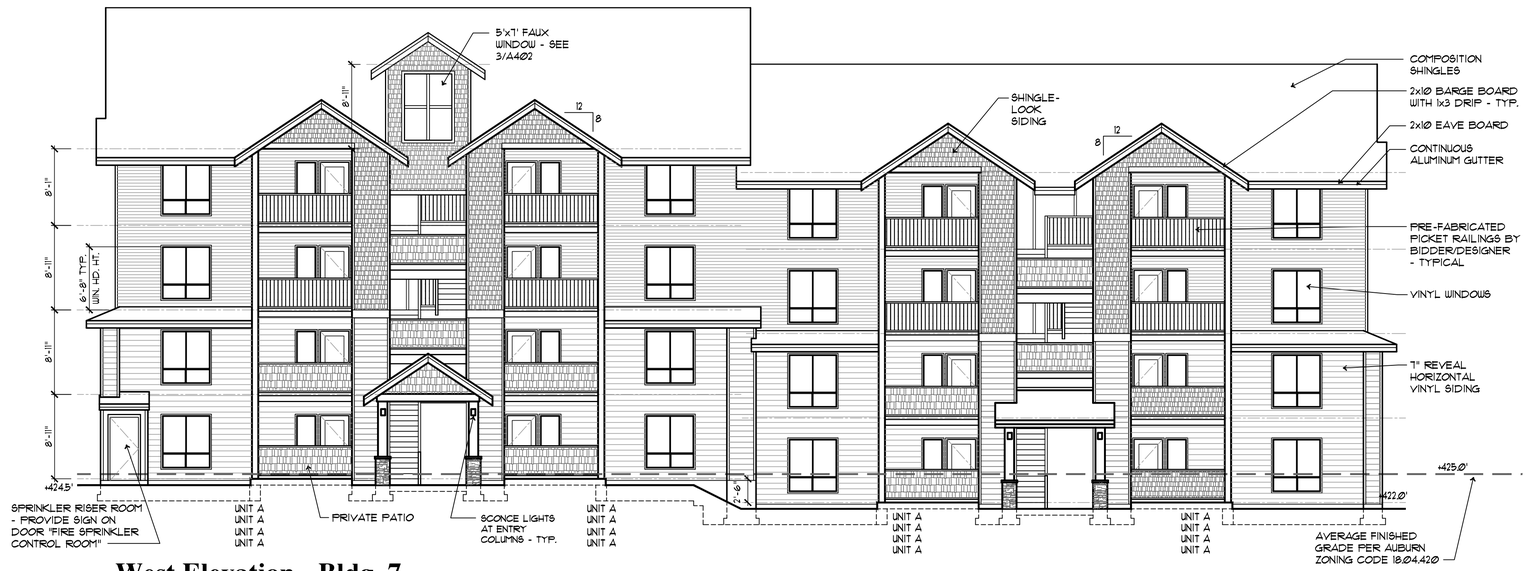
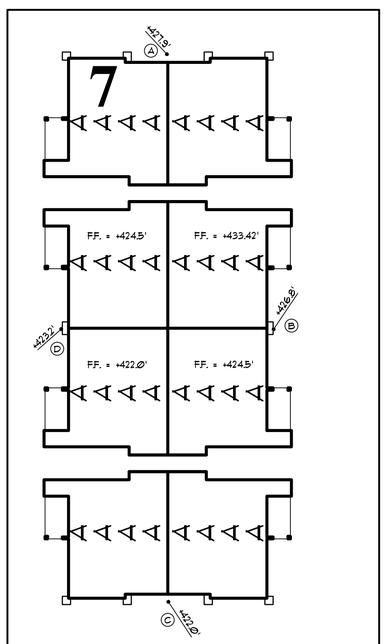
A1.12

PLOT DATE: Apr 27, 2015 – 4:33pm



West Elevation - Bldg. 7

SCALE 1/8" = 1'-0"

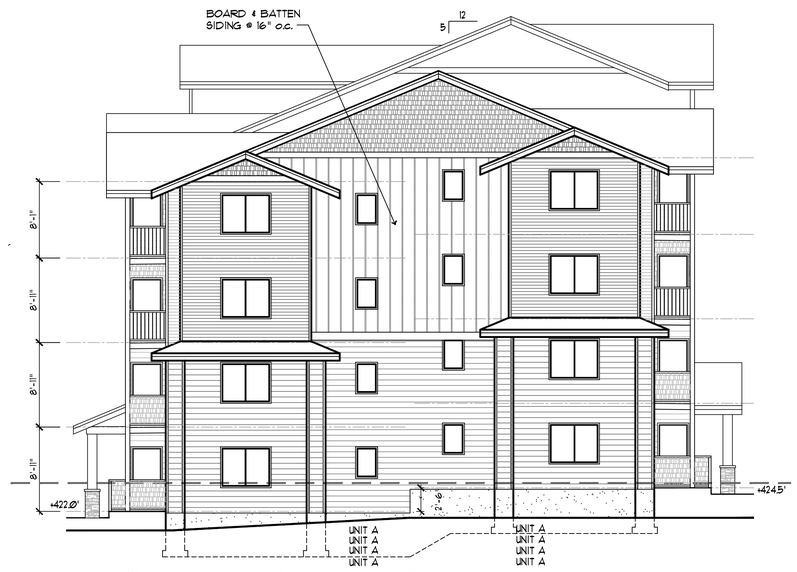


AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

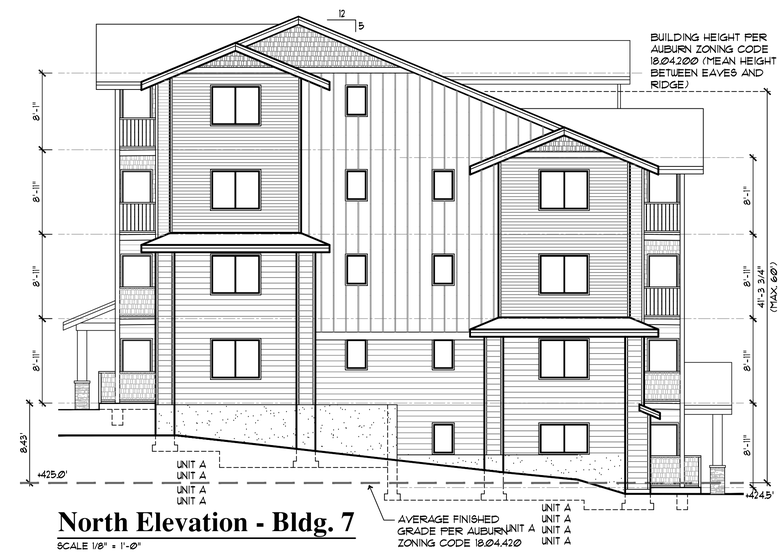
(428.0' + 427.0' + 422.0' + 423.0')/4 = **+425.0'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)



South Elevation - Bldg. 7

SCALE 1/8" = 1'-0"



North Elevation - Bldg. 7

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments

Auburn, Washington

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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East Elevation - Bldg. 7

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT
PAUL J. CASEY
STATE OF WASHINGTON
4594

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments
Auburn, Washington

PROJECT NO. : 14-012
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ISSUE DATE : 4-1-15
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PLOT DATE: Apr 27, 2015 – 4:33pm

FILE NAME: N:\Acad\jobs-14\14-012 Promenade, Auburn\Arch\ A304-A308.dwg

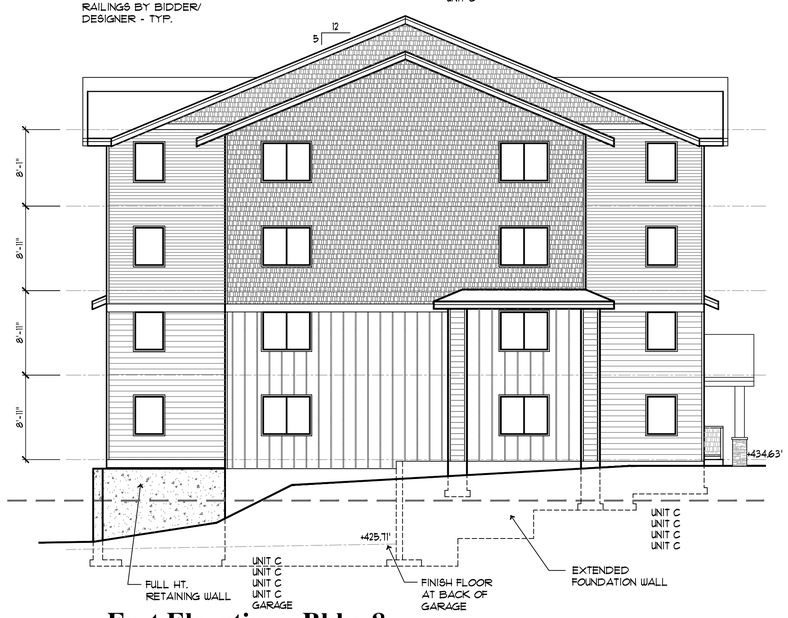
PLOT DATE: Apr 27, 2015 – 4:34pm

North Elevation - Bldg. 8

SCALE 1/8" = 1'-0"

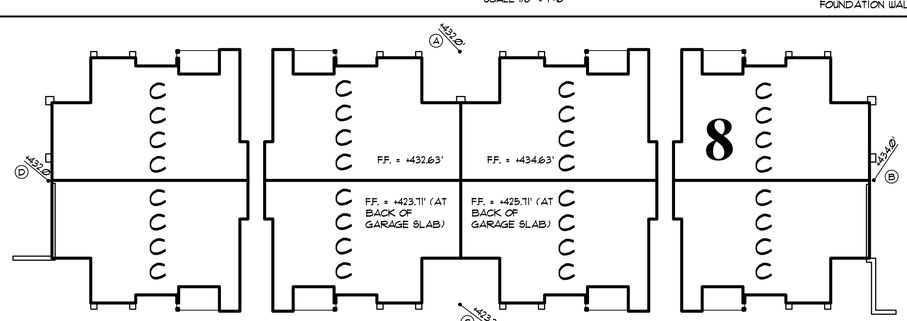
West Elevation - Bldg. 8

SCALE 1/8" = 1'-0"



East Elevation - Bldg. 8

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(431.3' + 433.3' + 424.1' + 431.3')/4 = **+430.0'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.1' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT PAUL J. CASEY 4594 STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
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A1.15

PLOT DATE: Apr 27, 2015 – 4:34pm

South Elevation - Bldg. 8

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

Promenade Apartments

Auburn, Washington

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

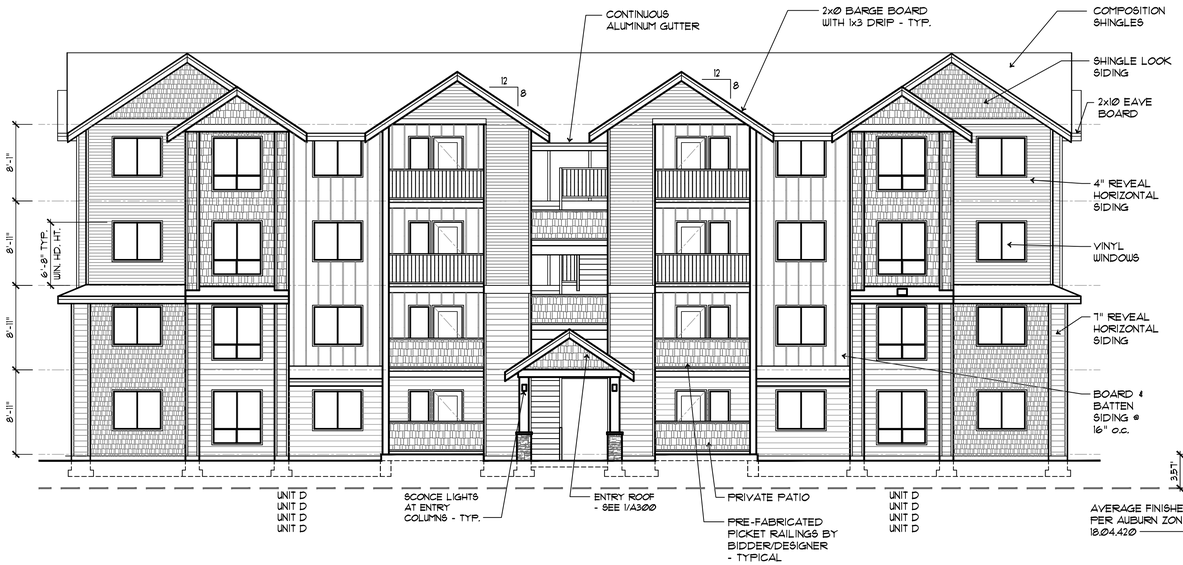
ISSUE DATE : 4-1-15

LATEST REV. THIS SET : 1 -

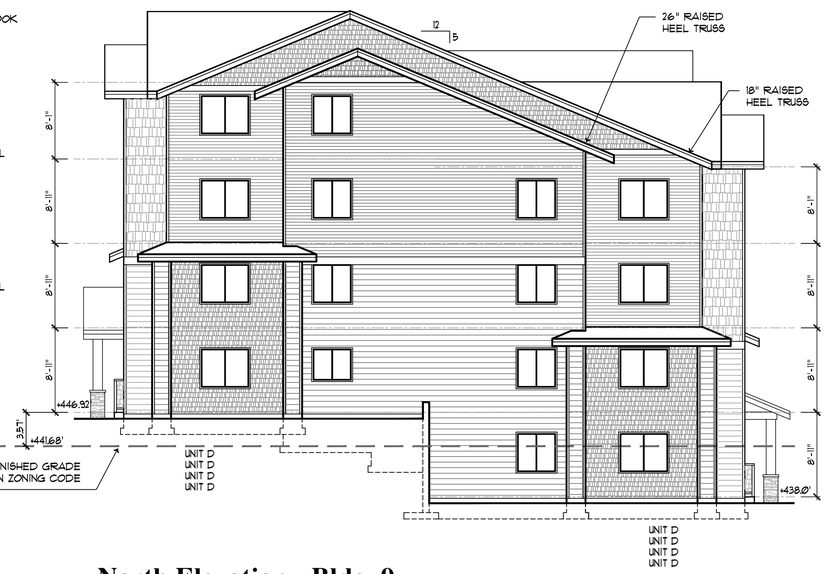
5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A304-A308.dwg

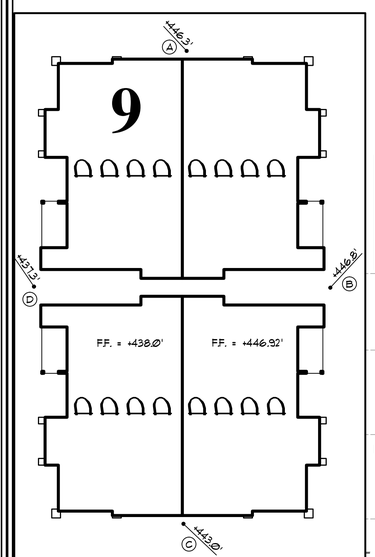
PLOT DATE: Apr 27, 2015 – 4:35pm



East Elevation - Bldg. 9



North Elevation - Bldg. 9

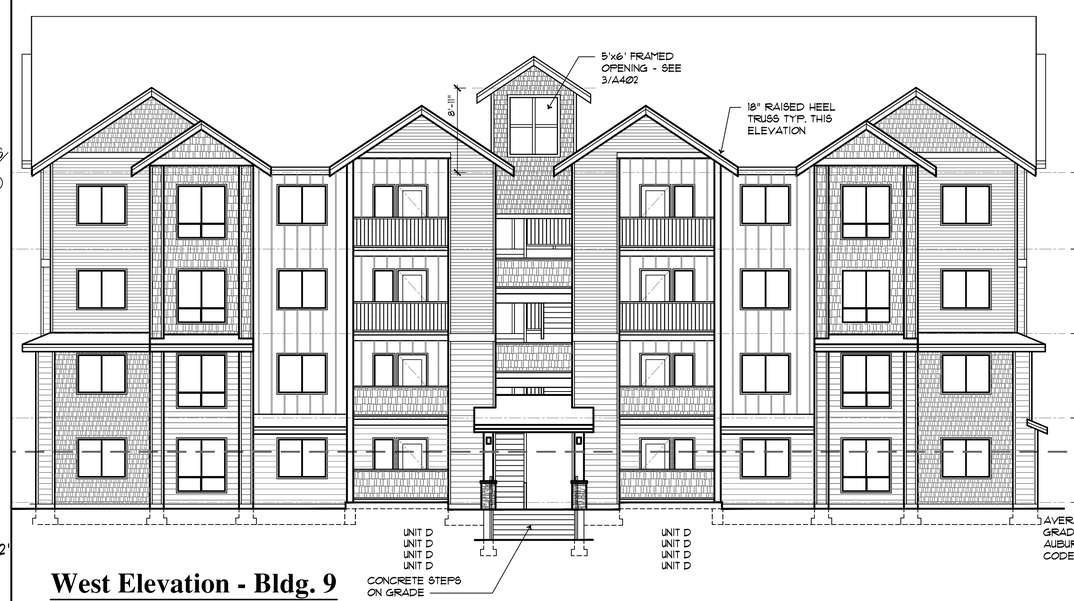


AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

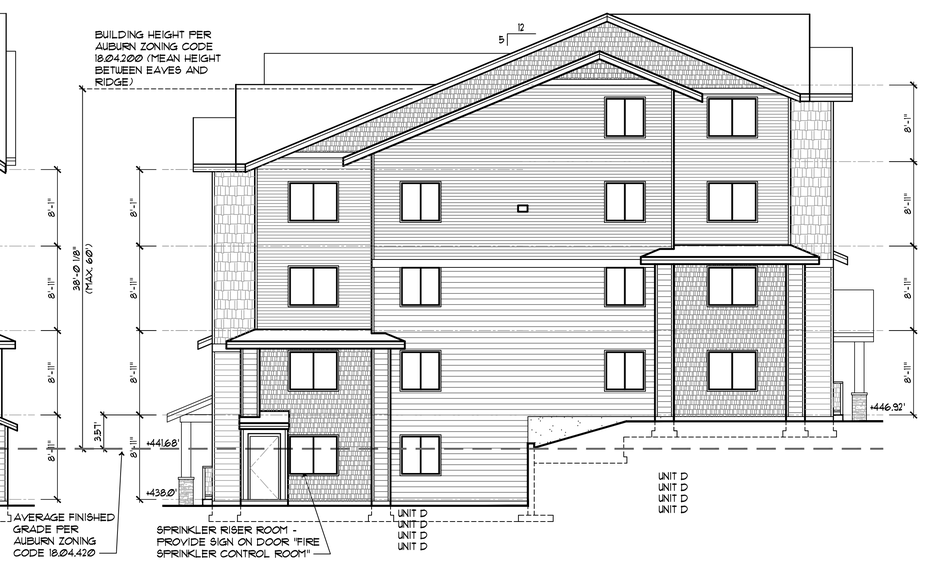
(446.2' + 446.2' + 444.0' + 437.3')/4 = +443.42'

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)



West Elevation - Bldg. 9

SCALE 1/8" = 1'-0"



South Elevation - Bldg. 9

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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1 2 3 4

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

ISSUE DATE : 4-1-15

LATEST REV. THIS SET : 1 -

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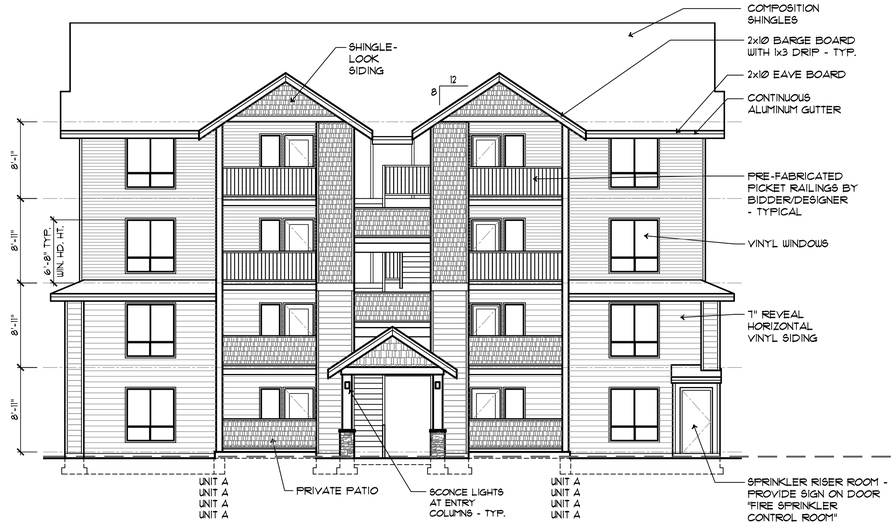
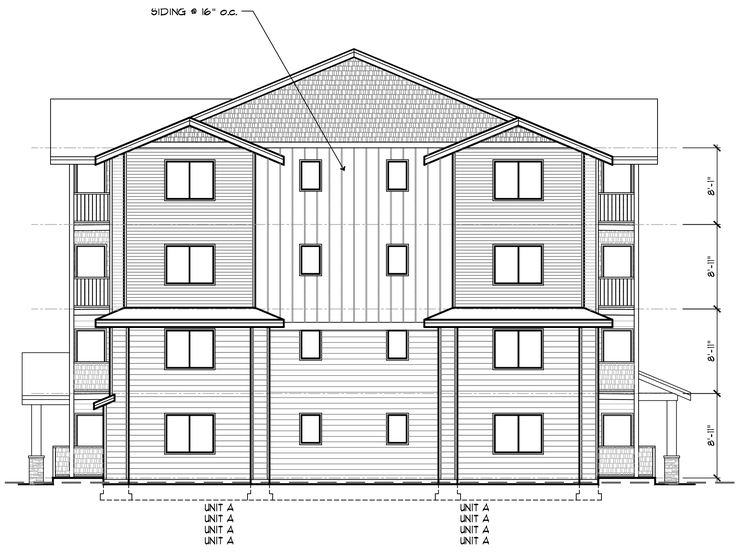
A1.17

PLOT DATE: Apr 27, 2015 – 4:36pm



Northeast Elevation - Bldg. 10

SCALE 1/8" = 1'-0"



Northwest Elevation - Bldg. 10

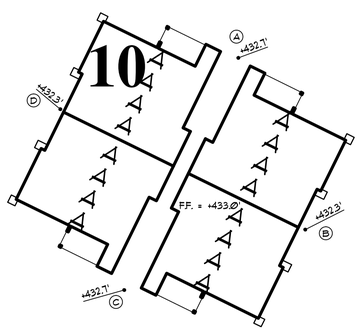
SCALE 1/8" = 1'-0"

Southwest Elevation - Bldg. 10

SCALE 1/8" = 1'-0"

Southeast Elevation - Bldg. 10

SCALE 1/8" = 1'-0"

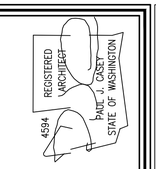


AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(432.3' + 432.3' + 432.3' + 432.3')/4 = **+432.3'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)



PAUL J. CASEY
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
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ISSUE DATE : 4-1-15
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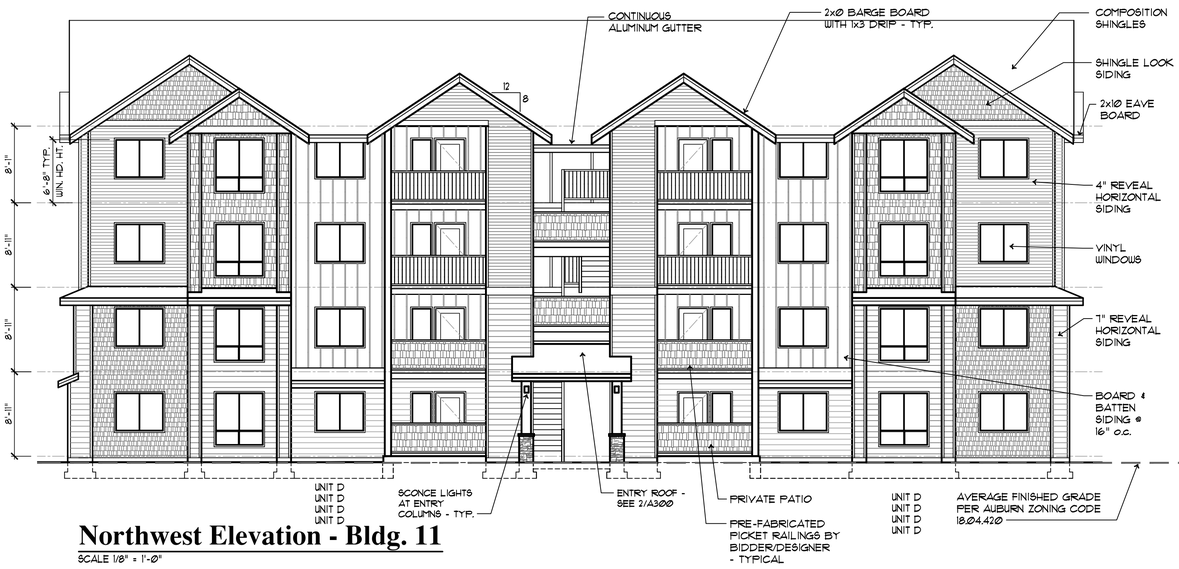
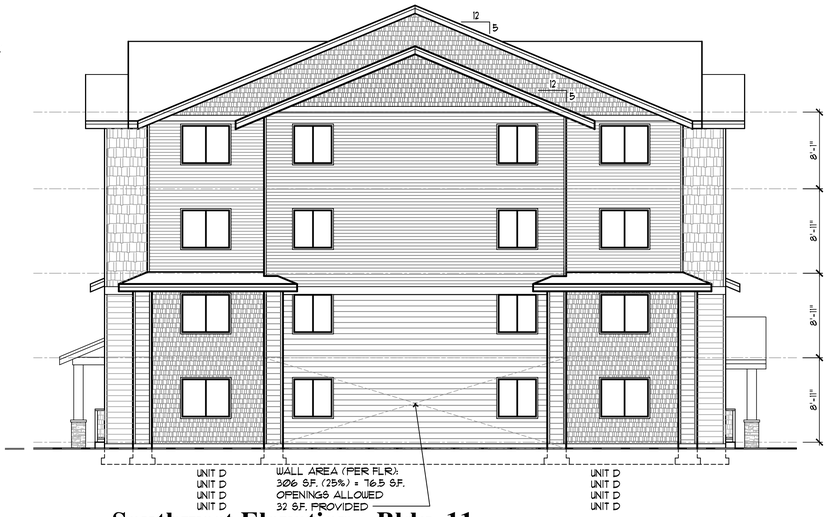
A1.18

PLOT DATE: Apr 27, 2015 – 4:37pm



Northwest Elevation - Bldg. 11

SCALE 1/8" = 1'-0"



Southwest Elevation - Bldg. 11

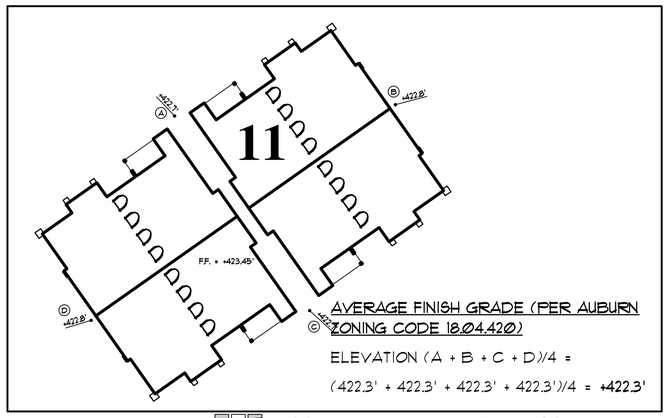
SCALE 1/8" = 1'-0"

Southest Elevation - Bldg. 11

SCALE 1/8" = 1'-0"

Northeast Elevation - Bldg. 11

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(422.3' + 422.3' + 422.3' + 422.3')/4 = +422.3'

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

ISSUE DATE : 4-1-15

LATEST REV. THIS SET : 1 -

FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A300-A303.dwg

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A1.19

PLOT DATE: Apr 27, 2015 – 4:41pm

Northwest Elevation - Bldg. 12

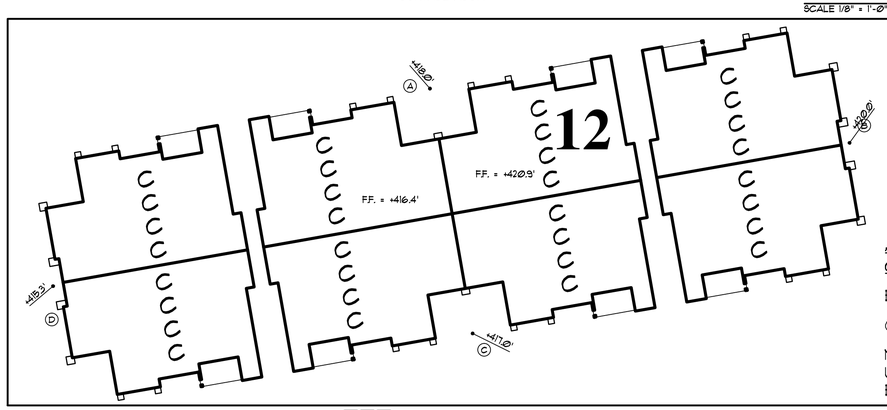
SCALE 1/8" = 1'-0"

Southwest Elevation - Bldg. 12

SCALE 1/8" = 1'-0"

Northeast Elevation - Bldg. 12

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(417.0' + 419.8' + 417.0' + 415.3')/4 = +417.2'T'

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.1' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT PAUL J. CASEY 4594 STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
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ISSUE DATE : 4-1-15
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FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

Casey + DeChant Architects, LLC Architecture And Planning

A1.20

Southeast Elevation - Bldg. 12

SCALE 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

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Promenade Apartments

Auburn, Washington

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PLOT DATE: Apr 27, 2015 – 4:41pm

FILE NAME: N:\Acad\jobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

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A1.21

PLOT DATE: Apr 27, 2015 – 4:41pm

Southwest Elevation - Bldg. 13

SCALE 1/8" = 1'-0"

Southeast Elevation - Bldg. 13

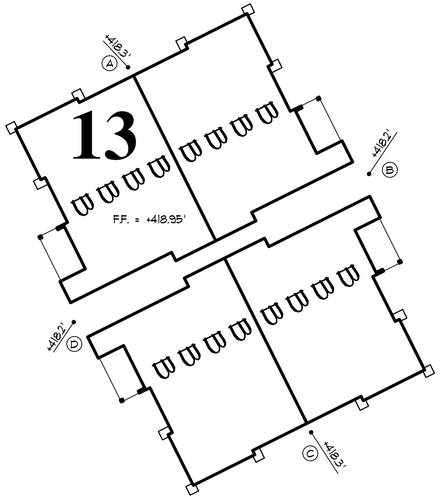
SCALE 1/8" = 1'-0"

Northeast Elevation - Bldg. 13

SCALE 1/8" = 1'-0"

Northwest Elevation - Bldg. 13

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(417.8' + 417.8' + 417.8' + 417.8')/4 = +417.8'

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.1' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments

Auburn, Washington

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PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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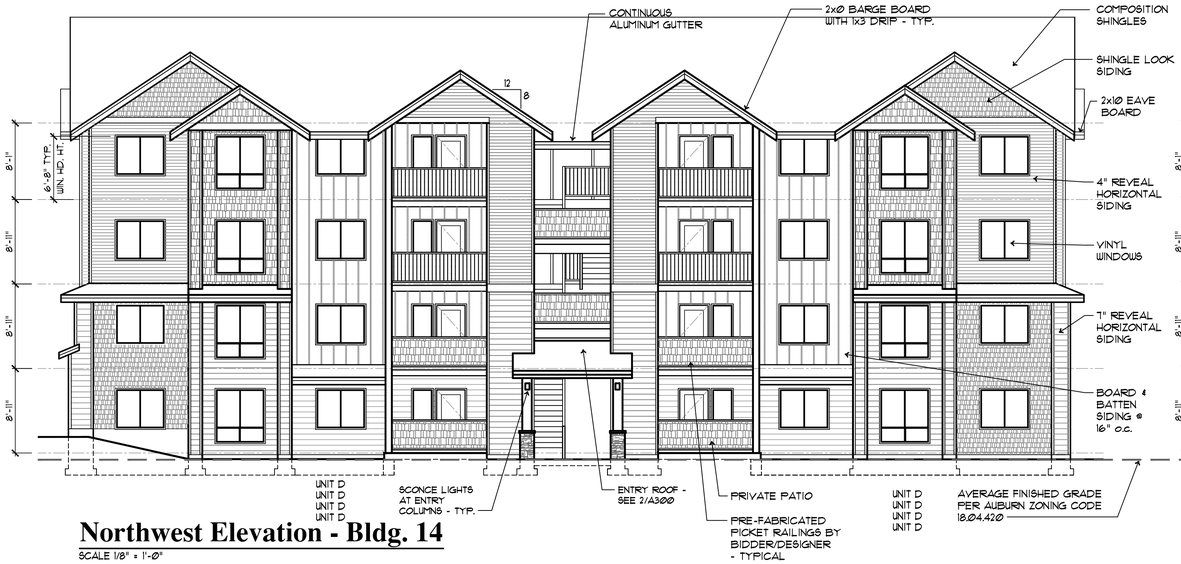
THIS SET : -

FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

PLOT DATE: Apr 27, 2015 – 4:42pm



Northwest Elevation - Bldg. 14

SCALE 1/8" = 1'-0"

Southwest Elevation - Bldg. 14

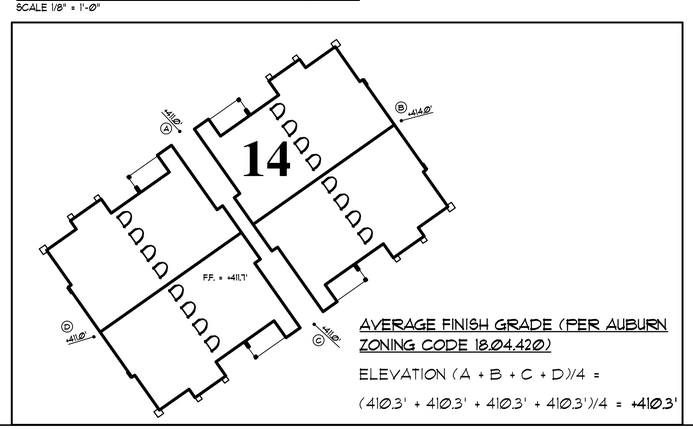
SCALE 1/8" = 1'-0"

Southest Elevation - Bldg. 14

SCALE 1/8" = 1'-0"

Northeast Elevation - Bldg. 14

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(410.3' + 410.3' + 410.3' + 410.3')/4 = +410.3'

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

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Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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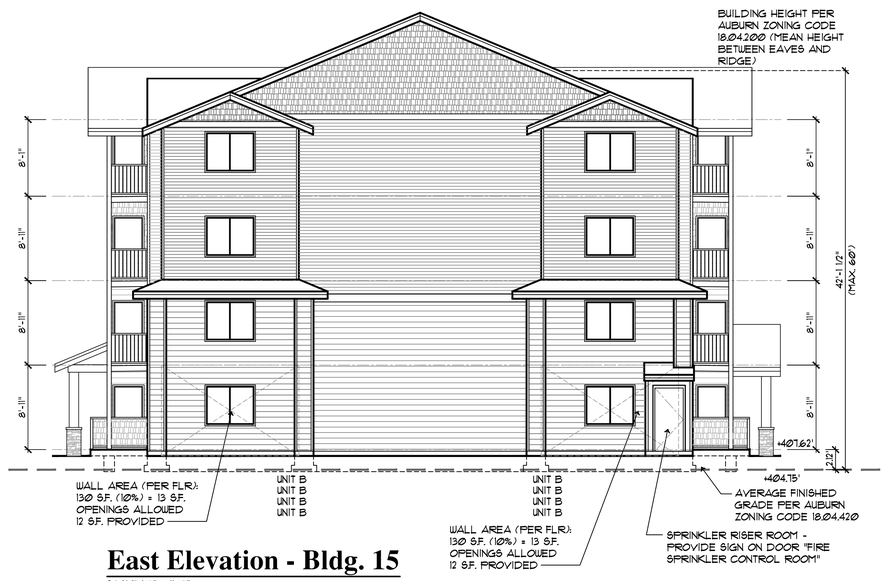
A1.23

PLOT DATE: Apr 27, 2015 – 4:43pm

North Elevation - Bldg. 15

SCALE 1/8" = 1'-0"

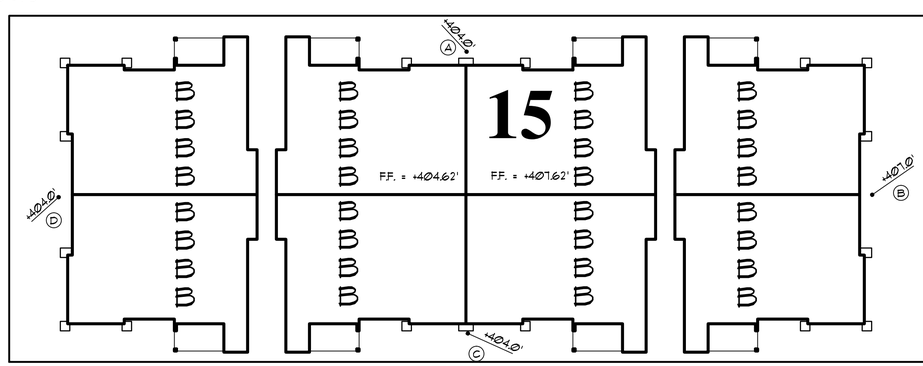


East Elevation - Bldg. 15

SCALE 1/8" = 1'-0"

West Elevation - Bldg. 15

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(405.0' + 406.8' + 405.0' + 403.3')/4 = **+405.02'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments
Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012
DRAWN BY : DLD/SWG
ISSUE DATE : 4-1-15
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FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

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A1.24

South Elevation - Bldg. 15

SCALE 1/8" = 1'-0"

PLOT DATE: Apr 27, 2015 – 4:43pm

FILE NAME: N:\Acad\Jobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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Promenade Apartments

Auburn, Washington

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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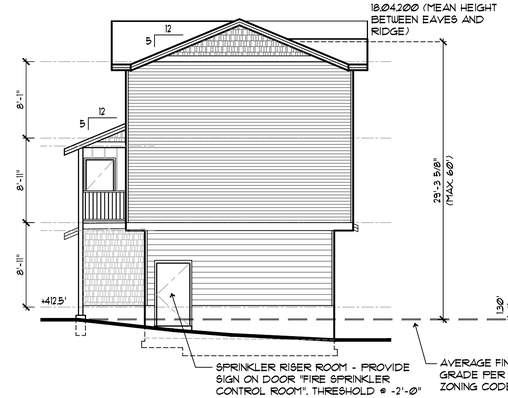
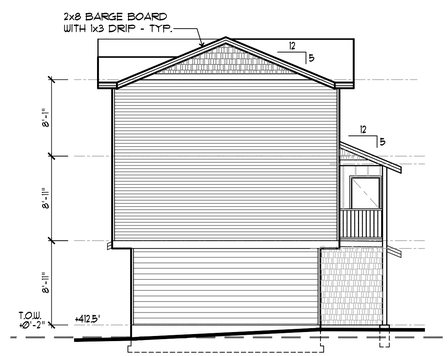
5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

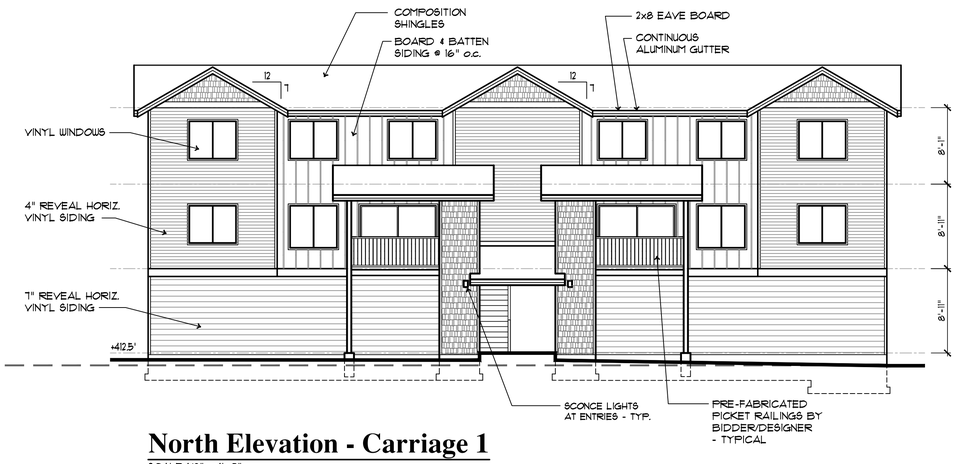
PLOT DATE: Apr 27, 2015 – 4:45pm





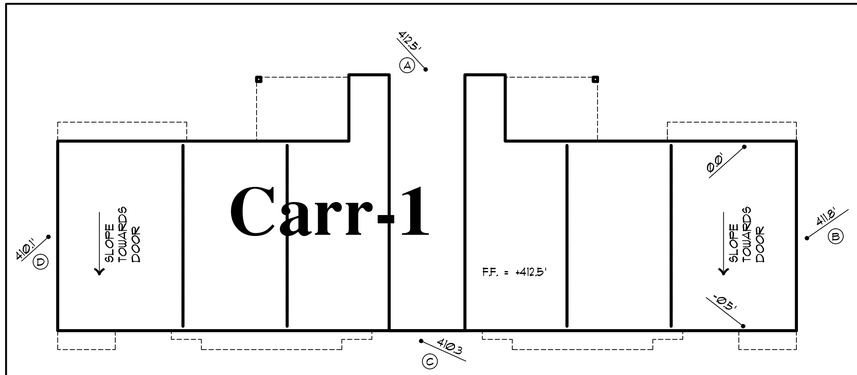
East Elevation

SCALE 1/8" = 1'-0"



North Elevation - Carriage 1

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(-0.7' + -0.7' + -0.7' + -0.7')/4 = **-0.7"**

NOTES:

1. TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.7' BELOW FINISHED FLOOR ELEVATION (UNLESS NOTED OTHERWISE)
2. THIS GRADE EXHIBIT IS PROTO-TYPICAL WITH THE BASE FINISHED FLOOR AT 0.0' AND NO STEPPED GARAGE SLAB ELEVATIONS

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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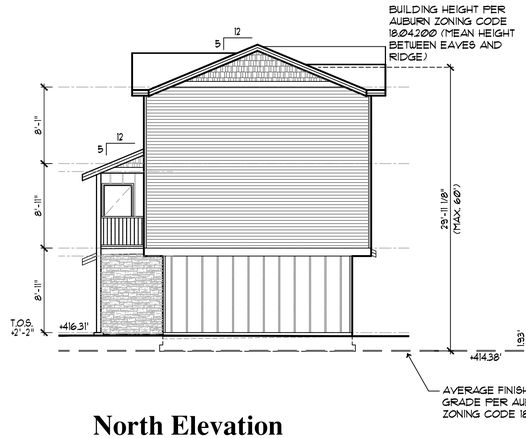
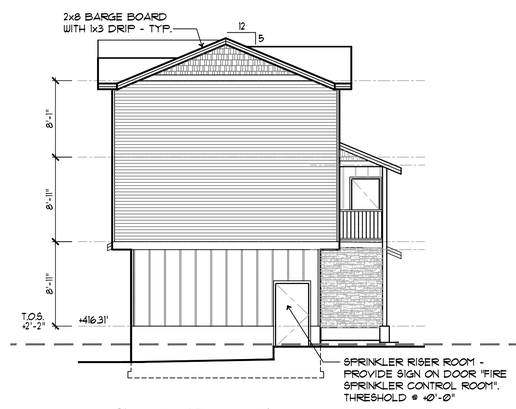


North Elevation

SCALE 1/8" = 1'-0"

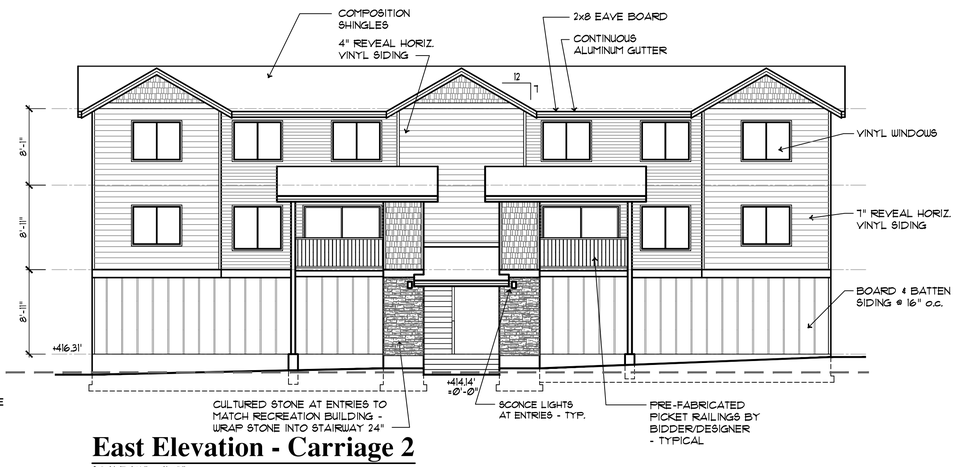
West Elevation - Carriage 2

SCALE 1/8" = 1'-0"



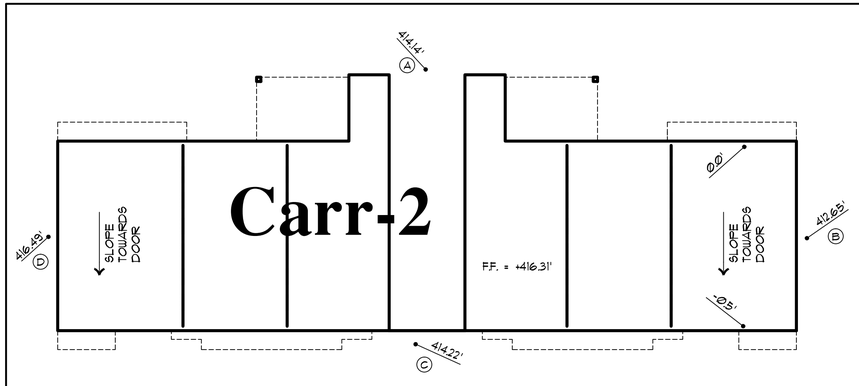
South Elevation

SCALE 1/8" = 1'-0"



East Elevation - Carriage 2

SCALE 1/8" = 1'-0"



AVERAGE FINISH GRADE (PER AUBURN ZONING CODE 18.04.420)

ELEVATION (A + B + C + D)/4 =

(414.14' + 412.65' + 414.22' + 416.49')/4 = **+414.38'**

NOTE: TYPICAL FINISH GRADE ELEVATION AT EXTERIOR WALL IS MEASURED AT 0.1' BELOW FINISHED FLOOR ELEVATION AT BUILDING CORNER (UNLESS NOTED OTHERWISE)

REGISTERED ARCHITECT PAUL J. CASEY STATE OF WASHINGTON 4594

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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ISSUE DATE : 4-1-15

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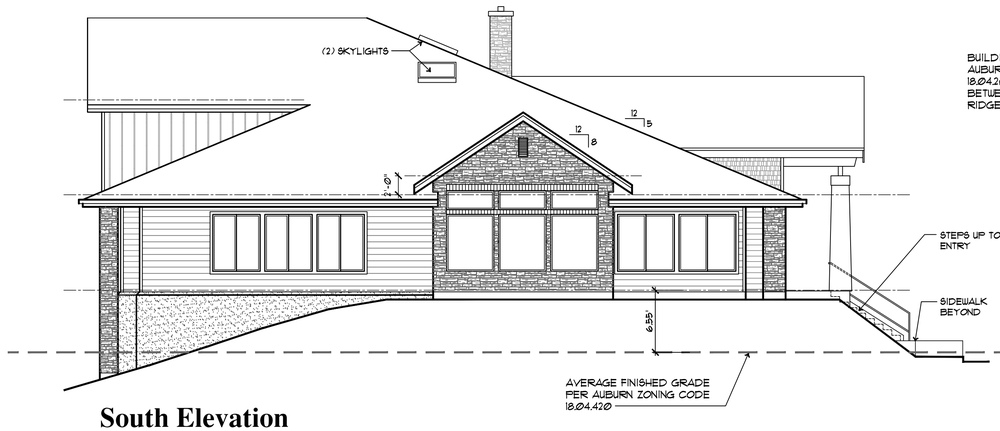
A1.27

PLOT DATE: Apr 27, 2015 – 4:48pm

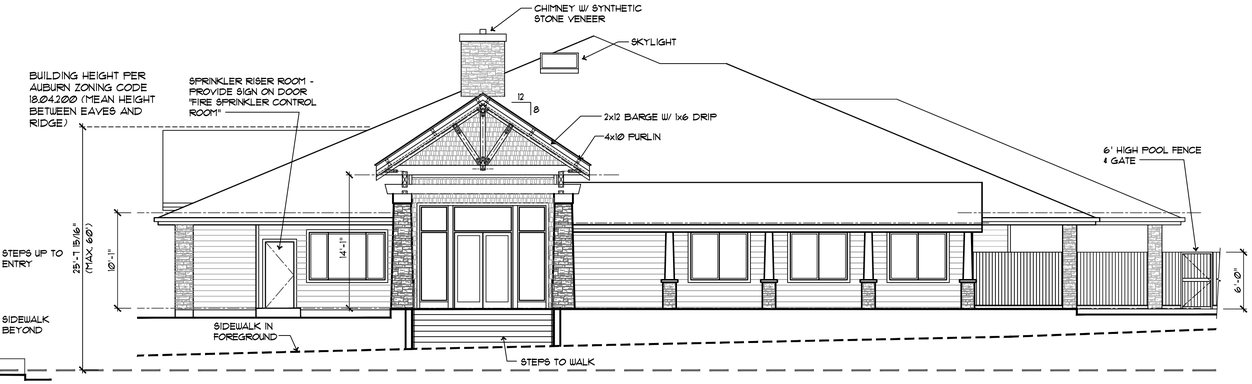
FILE NAME: N:\Acad\jobs-14\14-012 Promenade, Auburn\Arch\ A310-A318.dwg

PLOT DATE: Apr 27, 2015 – 4:49pm



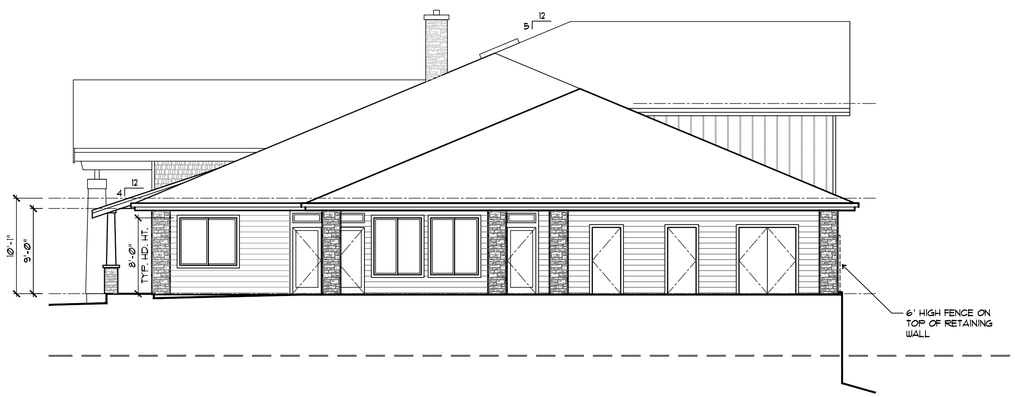
South Elevation

SCALE: 1/8"=1'-0"



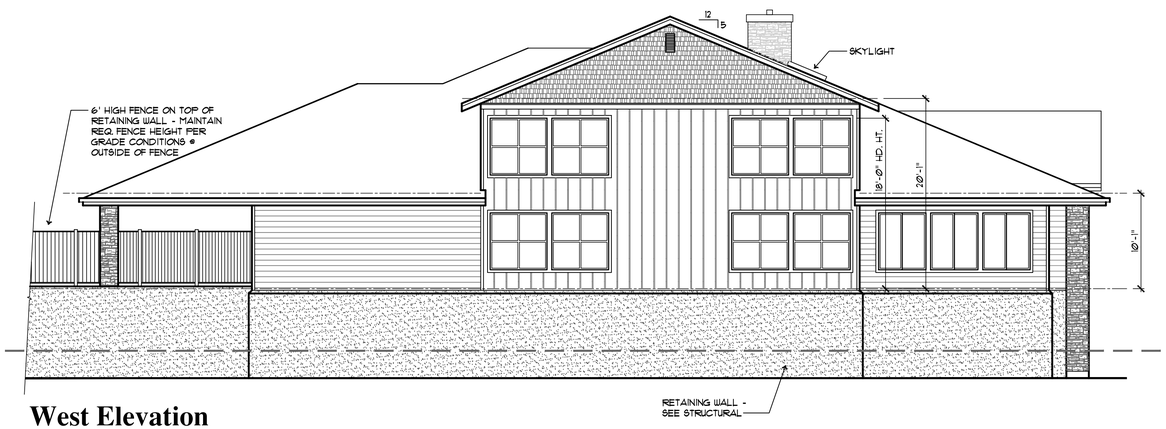
East Elevation

SCALE: 1/8"=1'-0"



North Elevation

SCALE: 1/8"=1'-0"



West Elevation

SCALE: 1/8"=1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

4-2-15 DRAFT REVISION

1 2 3 4

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

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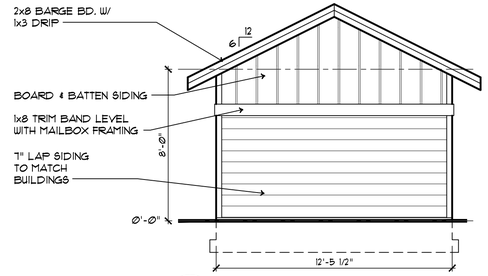
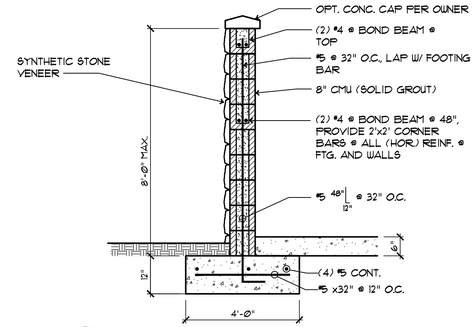
A1.28



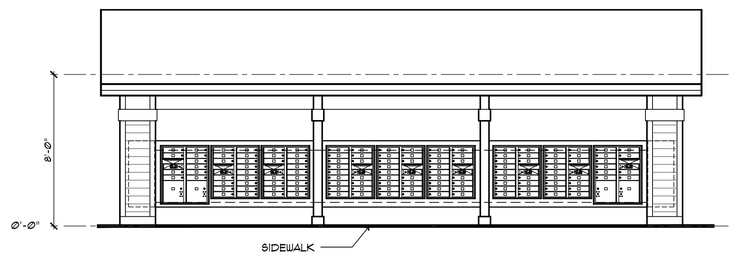
8 END ELEVATIONS

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



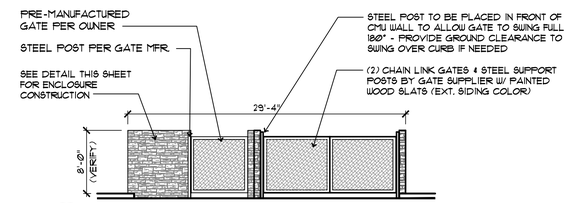
4 COMPACTOR ENCLOSURE

SCALE: 1/2" = 1'-0"



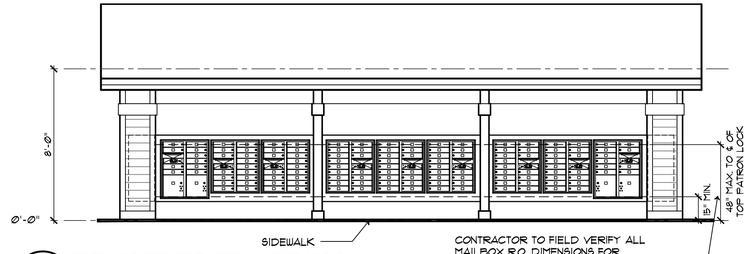
7 REAR ELEVATION

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



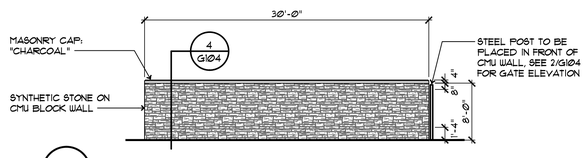
3 GATE ELEVATION

SCALE: 1/8" = 1'-0"



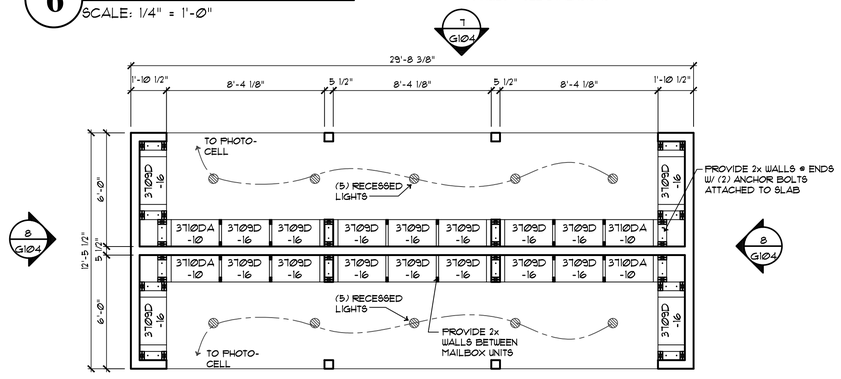
6 FRONT ELEVATION

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



2 COMPACTOR ELEVATION

SCALE: 1/8" = 1'-0"

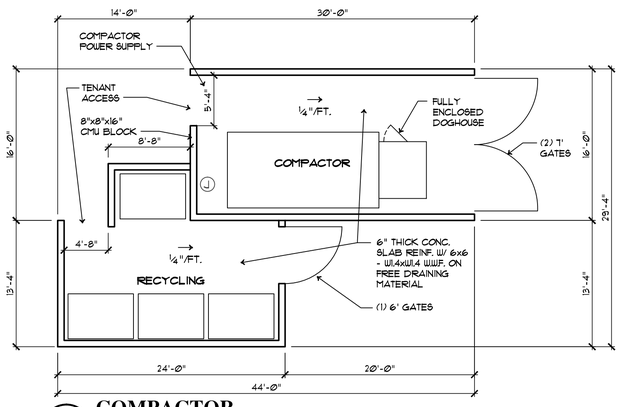


5 MAILBOX PLAN

6 G104

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

MODEL NOS. 3710DA-10 & 3709D-16 BY "SALSBURY INDUSTRIES" MAILBOXES OR APPROVED EQUAL (www.mailboxes.com)



1 COMPACTOR ENCLOSURE PLAN

SCALE: 1/8" = 1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 2 3 4

4-2-15 DRAFT REVISION

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

ISSUE DATE : 4-1-15

LATEST REV. THIS SET : 1 -

Casey + DeChant Architects, LLC Architecture And Planning

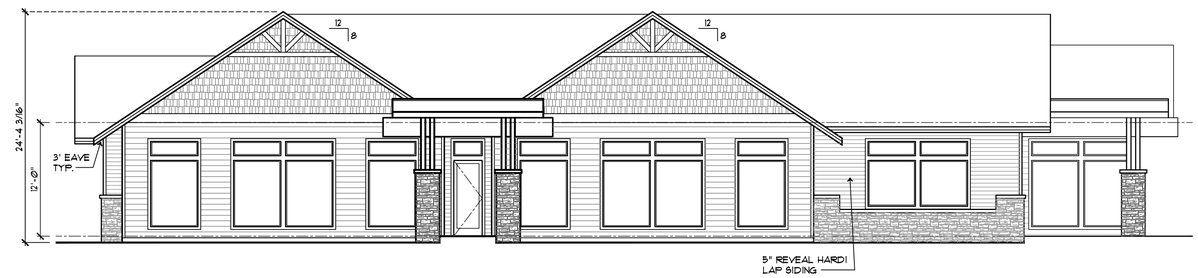
A1.29

PLOT DATE: Apr 27, 2015 – 4:57pm

FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ G104.dwg

Commercial Building South Elevation

SCALE: 1/8"=1'-0"

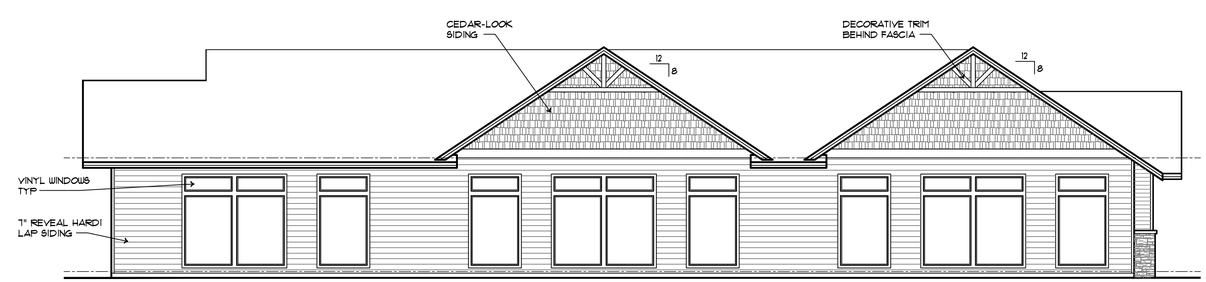


Commercial Building East Elevation

SCALE: 1/8"=1'-0"

Commercial Building North Elevation

SCALE: 1/8"=1'-0"



Commercial Building West Elevation

SCALE: 1/8"=1'-0"

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY

DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

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4-2-15 DRAFT REVISION

Promenade Apartments

Auburn, Washington

5521 100th Street SW, Suite A Lakewood, Washington 98499 (253) 584-5207

PROJECT NO. : 14-012

DRAWN BY : DLD/SWG

ISSUE DATE : 4-1-15

LATEST REV. THIS SET : 1 -

PLOT DATE: Apr 30, 2015 – 11:27am

FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Commercial Bldg Plans\ AC3.0.dwg

Casey + DeChant Architects, LLC Architecture And Planning

A1.30