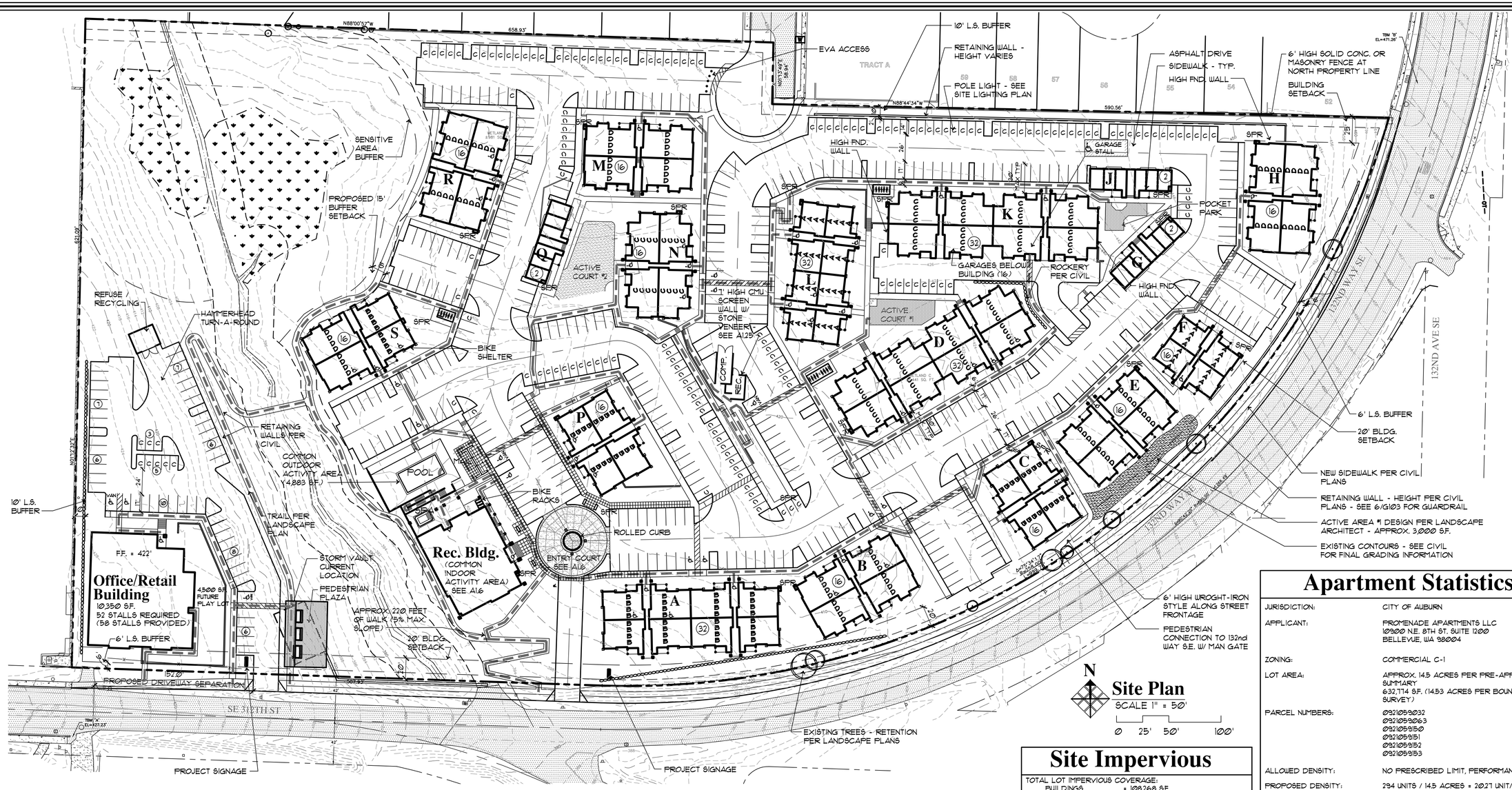


N

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:

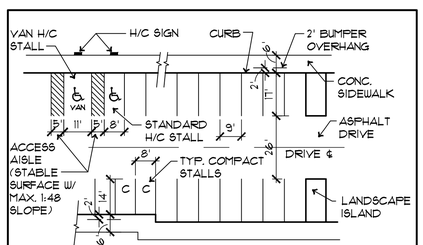
PER 2012 IBC, SECTION 1107.7.1.1, BASED ON SLOPE ANALYSIS ON (A1.4), 60.5% MINIMUM OF ALL THE UNIT STACKS MUST HAVE AT LEAST ONE UNIT WITH AN ACCESSIBLE ENTRANCE.

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:

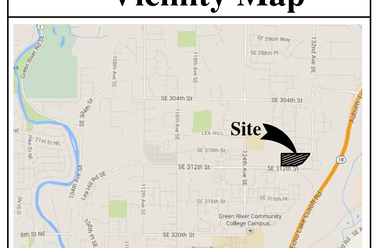
1. WHERE THE SLOPES OF THE UNDISTURBED SITE MEASURED BETWEEN THE PLANNED ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN ARRIVAL POINTS WITHIN 50 FEET OF THE PLANNED ENTRANCE ARE 10 PERCENT OR LESS, AND
2. WHERE THE SLOPES OF THE PLANNED FINISHED GRADE MEASURED BETWEEN THE ENTRANCE AND ALL VEHICULAR OR PEDESTRIAN 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:

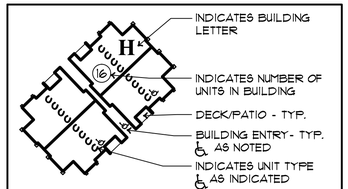
BUILDINGS	= 108,268 S.F.
DRIVES/PARKING	= 191,814 S.F.
SIDEWALKS	= 31,669 S.F.
TOTAL	= 331,751 S.F.

331,751 S.F. / 632,774 S.F. (LOT AREA) = 52.4% LOT COVERAGE

NET IMPERVIOUS COVERAGE (MINUS WETLANDS & BUFFER):

BUILDINGS	= 108,268 S.F.
DRIVES/PARKING	= 191,814 S.F.
SIDEWALKS	= 31,669 S.F.
TOTAL	= 331,751 S.F.

331,751 S.F. / 533,486 S.F. (LOT AREA) = 62.1% 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 632,774 S.F. (14.53 ACRES PER BOUNDARY SURVEY)
PARCEL NUMBERS:	0321059032 0321059063 0321059150 0321059151 0321059152 0321059153
ALLOWED DENSITY:	NO PRESCRIBED LIMIT, PERFORMANCE BASED
PROPOSED DENSITY:	294 UNITS / 14.5 ACRES = 20.27 UNIT/ACRE

PROPOSED UNIT MIX:

A	1 BED/1 BATH	48	16.3%	(4) TYPE A
B	2 BED/2 BATH	72	24.5%	(4) TYPE A
C	3 BED/2 BATH	80	27.2%	(4) TYPE A
D	4 BED/2 BATH	88	30%	(4) TYPE A
CAR	5 BED/3 BATH	6	2%	
TOTAL		294	100.0%	15 TYPE A ACCESSIBLE UNITS

MINIMUM PARKING REQUIRED (PER ZONING CODE):

1 & 2 BED UNITS 120 UNITS x 1.5 STALL/UNIT	= 180 STALLS
3 OR MORE BED UNITS 174 UNITS x 2 STALLS/UNIT	= 348 STALLS
MINIMUM PARKING REQUIRED:	528 STALLS

PARKING PROVIDED:

GARAGES:	34 STALLS
OPEN (STANDARD)	343 STALLS
OPEN (COMPACT 30% ALLOWED)	151 STALLS (28.5%)
TOTAL PROVIDED	528 STALLS (1.79 PER UNIT)

MINIMUM OF 2% OF TOTAL PARKING REQUIRED TO BE ACCESSIBLE (H/C)
528 (.02) = 10.56 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. K GARAGE
(1) VAN STALL ADJACENT TO REC. BLDG. AND (1) ADJACENT TO COMPACTOR

REGISTERED ARCHITECT 4594 PAUL J. CASEY STATE OF WASHINGTON

PAUL J. CASEY
DAVID L. DeCHANT JR.

REVISIONS THIS SHEET

1 4-2-15 DRAFT REVISION
2 5-12-15 DESIGN RESUBMITTAL
3 7-13-15 REVISED UNIT AND PARKING COUNT
4

Promenade Apartments
Auburn, Washington

PROJECT NO. : 14-012
DRAWN BY : DLD/SWG
ISSUE DATE : 4-1-15
LATEST REV. / THIS SET : 3 7-13-15

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

Casey + DeChant Architects, LLC Architecture And Planning

A1.3

PLOT DATE: Jul 13, 2015 - 1:41pm
FILE NAME: N:\Acadjobs-14\14-012 Promenade, Auburn\Arch\ 0101-New Parking Layout.dwg