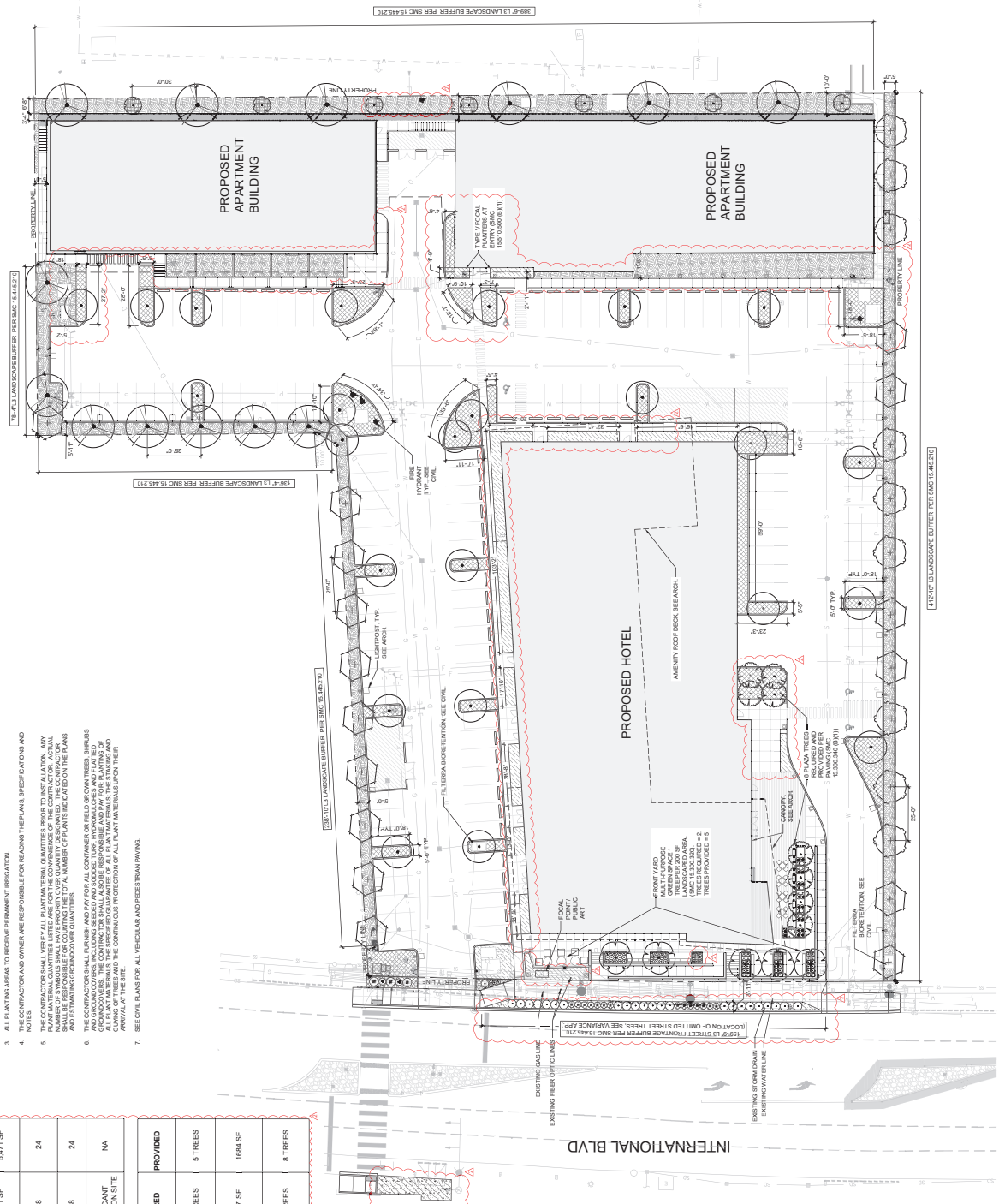


## CODE CALCULATIONS

[illegible]

## GENERAL LANDSCAPE NOTES

- [illegible]











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**PROFESSIONAL SEAL**SEATAC HOTEL  
& APARTMENTS

7300 / 17224 INTERNATIONAL BLVD  
SEATAC, WA 98188

**SHEET ISSUE**

	SITE PLAN REVIEW
01/26/2021	1ST COMMENT LETTER RESPONSES
11/19/2021	1
03/04/2022	2ND COMMENT LETTER RESPONSES
03/04/2022	2

TABLE	DATE	DESCRIPTION
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**SHEET TITLE**  
**SITE PLAN**

PROJECT NO.	20201113
DATE ISSUED	01/28/2021

**SHEET NUMBER**



ADJACENT ZONE: CB-C

ADJACENT  
ZONE: UH-900

ADJACENT ZONE: CB-C



SITE DATA	ADDRESS: 17000 INTERNATIONAL BLVD PARCEL NO. 609420000 LOT SIZE 124.14 SQ LEGAL DESC: UNIT 14A, S. 8888-AS CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 30 OF PLATS, PAGE 32 AND RECORDED JULY 1, 2019 AS RECORDED NO. 2018-240094R. RECORDS OF NING COUNTY, OKLAHOMA. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 24, 2018 AS RECORDED NO. 2018-240093R.
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1. MECHANICAL UTILITY EQUIPMENT LOCATED INSIDE/ON OR IN/ON TOP OF, REFER TO PLANS FOR PROPOSED LOCATIONS
2. MECHANICAL UTILITY EQUIPMENT REMAINING TO BE REQUIRED OPEN SPACE RECREATION SPACE, AND LANDSCAPING
3. ALL EXISTING FASWIMERS TO BE REMOVED FROM SITE
4. REFER TO CIVIL FOR EXISTING AND PROPOSED DRIVEWAYS
5. REFER TO CIVIL FOR EXISTING AND PROPOSED STORMWATER PLANS
6. REFER TO CIVIL FOR LOCATION OF EXISTING AND PROPOSED UTILITIES
7. REFER TO CIVIL FOR LOCATION OF EXISTING AND PROPOSED FIRE HYDRANTS
8. REFER TO CIVIL FOR EXISTING AND PROPOSED SIDEWALKS
9. REFER TO LIGHTING PLANS FOR LUMINAIRE SCHEDULE
10. ALL EXTERIOR ACCESSIBLE ROUTES SHALL BE A MINIMUM WIDTH OF 44" PER ADA SECTION 4.01

PAVING LEGEND	
	ASPHALT
	CONCRETE
	DECORATIVE PAVING (1)
	DECORATIVE PAVING (2)
	LANDSCAPE AREA
	GRAVEL PATH

**PROJECT AREA**

MAC IS 405-350, AMANDA BUILDING LOT COVERAGE

LOT SIZE: 1214.46 SF

BUILDING COVERAGE:

- OFFICE: 1010 SF
- HOTEL: 24.04 SF
- TOTAL: 46.68 SF

BUILDING LOT COVERAGE: 46.68 SF / 1214.46 SF = 3.75%  
3.75% x 100 = 3.75% < 7.5% MAX.

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**PARKING CALCULATIONS**

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**PARKING REQUIRED:**

HOTEL USE:  
100 ROOMS (25 STALLS PER ROOM)  
HOTEL SWIMMING POOL (70 STALLS PER 150 GSF)  
RETAIL (COFFEE SHOP) 900 SF (1 STALLS PER 1,000 GSF)  
RESTAURANT 420 SF (1 STALLS PER 150 GSF)  
SUBTOTAL 162 STALLS  
PARKING REDUCTIONS:  
FREE SEATING ZONING CODE (15.4% REDUCTION)  
MAX 35% REDUCTION FOR ACCESS TO REGIONAL MASS TRANSIT (METRO & LINK)  
TOTAL HOTEL STALLS REQUIRED 142 STALLS

APARTMENT BUILDING REQUIRED:		TOTAL APARTMENT STALLS REQUIRED:	
2,300 UNITS	2 STALLS PER UNIT	27 UNITS	54 STALLS
1,000 UNITS	1 STALL PER UNIT	77 UNITS	77 STALLS
STUDIO	OSTALLS PER UNIT	78 UNITS	0 STALLS
		130 STALLS	

PARKING STALLS PROVIDED:		TOTAL STALLS
STRUCTURE PARKING (HOTEL):	34 STALLS PROVIDED	
SURFACE PARKING (HOTEL):	72 STALLS PROVIDED	
TOTAL PARKING STALLS PROVIDED (HOTEL):		106 STALLS
STRUCTURED PARKING (APARTMENT):		
	LEVEL 1: 58 STALLS PROVIDED	
	LEVEL 2: 23 STALLS PROVIDED	
	TOTAL: 81 STALLS PROVIDED	

SURFACE PARKING (APARTMENT):		#1 TALLS SURFACE STALLS PROVIDED
TOTAL STALLS PROVIDED (APARTMENT):		133 STALLS
<b>ACCESSIBLE REQUIRED:</b>		
HOTEL PARKING STRUCTURE (PER IRC TABLE 1106.1):		
26 TO 30 STALLS PROVIDED = 2 REQUIRED (2 PROVIDED) (1 VAN, 1 STANDARD)		
SURFACE PARKING (PER IRC TABLE 1106.1):		
51 TO 75 STALLS PROVIDED = 3 REQUIRED (3 PROVIDED) (1 VAN, 2 STANDARD)		

	APARTMENT PARKING	TOTAL ACCESSIBLE STALLS PROVIDED (APARTMENT)	3 STALLS
APARTMENT PARKING STRUCTURED (PER IBC § 106.2):			
84 STALLS PROVIDED X (.02) = 1.68 REQUIRED + PROVIDED (1 VAN, 1 STANDARD)			
APARTMENT PARKING SURFACE (PER IBC § 106.2):			
49 STALLS PROVIDED X (.02) = .98 REQUIRED - 1 STALL PROVIDED			
TOTAL ACCESSIBLE STALLS PROVIDED (APARTMENT)			3 STALLS

5% OF PARKING SPACE SHALL BE PROVIDED WITH ELECTRIC VEHICLE CHARGING INFRASTRUCTURE.

HOTEL CALCULATION: 108 TOTAL STALLS PROVIDED X (.09) = 9.72 STALLS REQUIRED  
TOTAL EV STALLS PROVIDED: HOTEL: 4 EV STALLS IN STRUCTURED PARKING

APARTMENT CALCULATION: 131 TOTAL PARKING STALLS PROVIDED X (.09) = 11.79 EV STALLS REQUIRED  
TOTAL EV STALLS PROVIDED: APARTMENT: 7 EV STALLS IN STRUCTURED PARKING

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