





△	DATE	ISSUES & REVISIONS
1	02/28/23	PRELIMINARY SITE PLAN REVIEW

SCALE	AS SHOWN
PROJECT NUMBER	22029

DESCRIPTION

BUILDING 1 - CODE ANALYSIS

SHEET NUMBER

A0.05

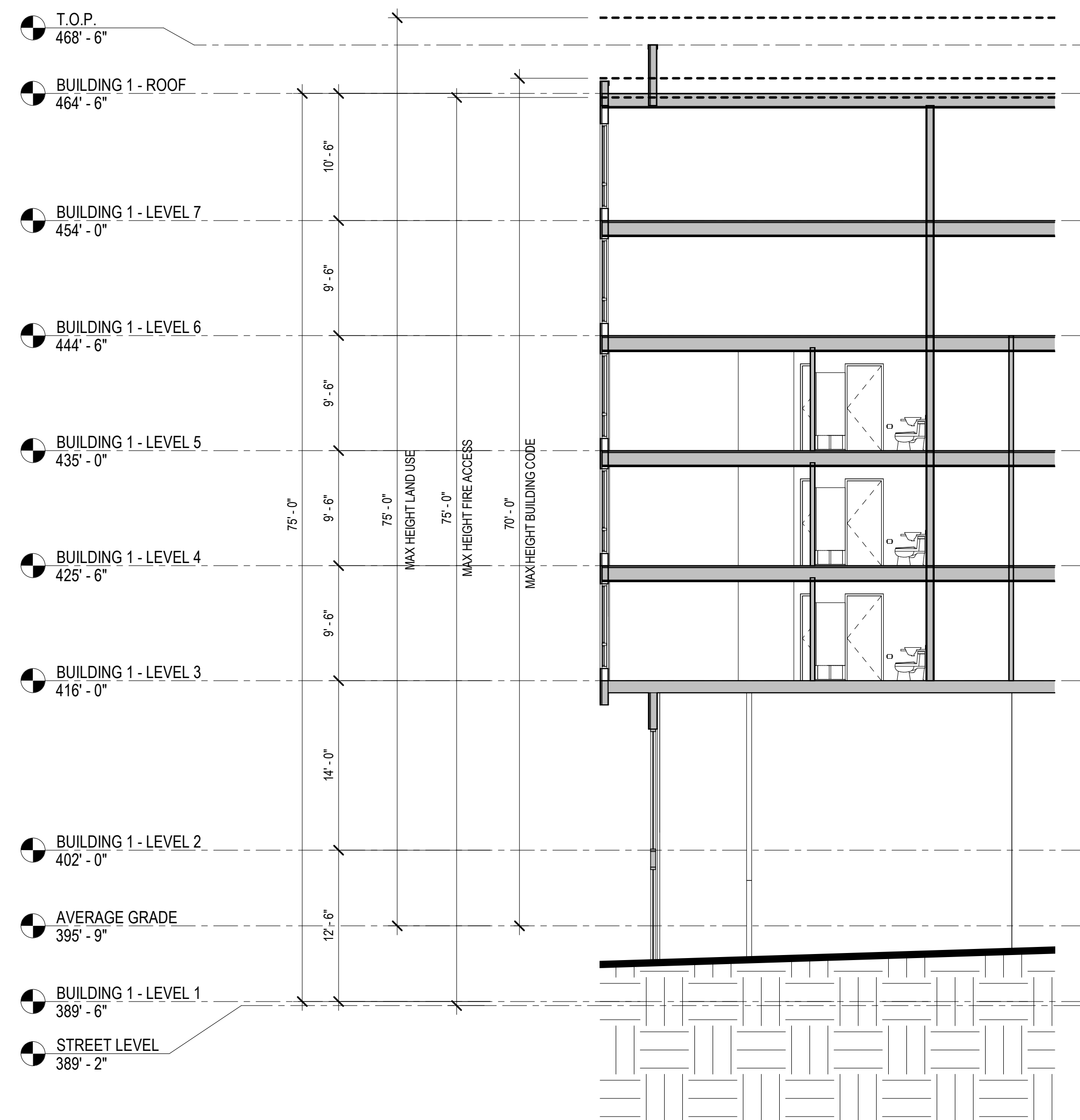
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1

SITE PLAN DIAGRAM

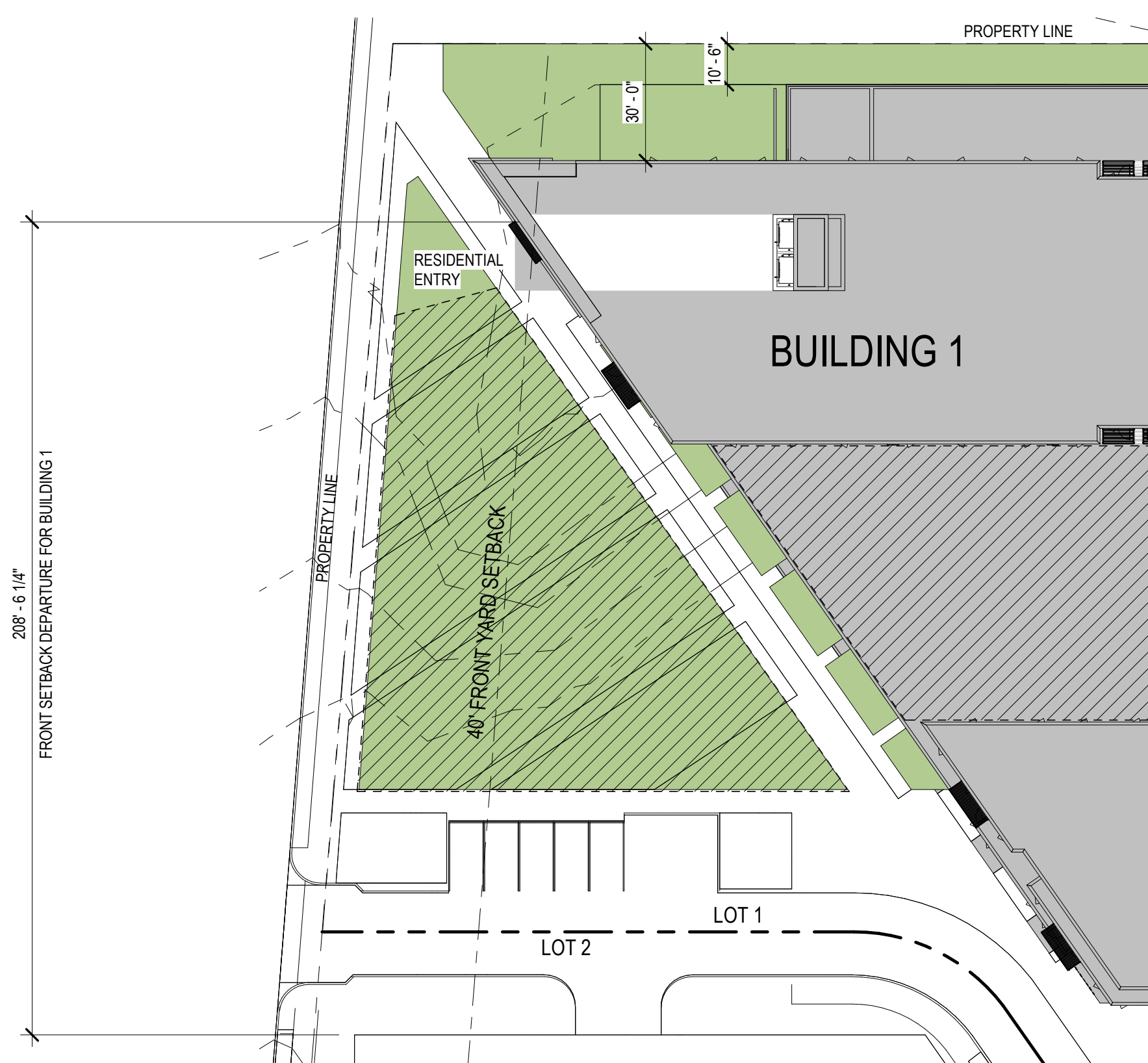
SCALE: 1/32" = 1'-0"



2

BUILDING HEIGHT DIAGRAM

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

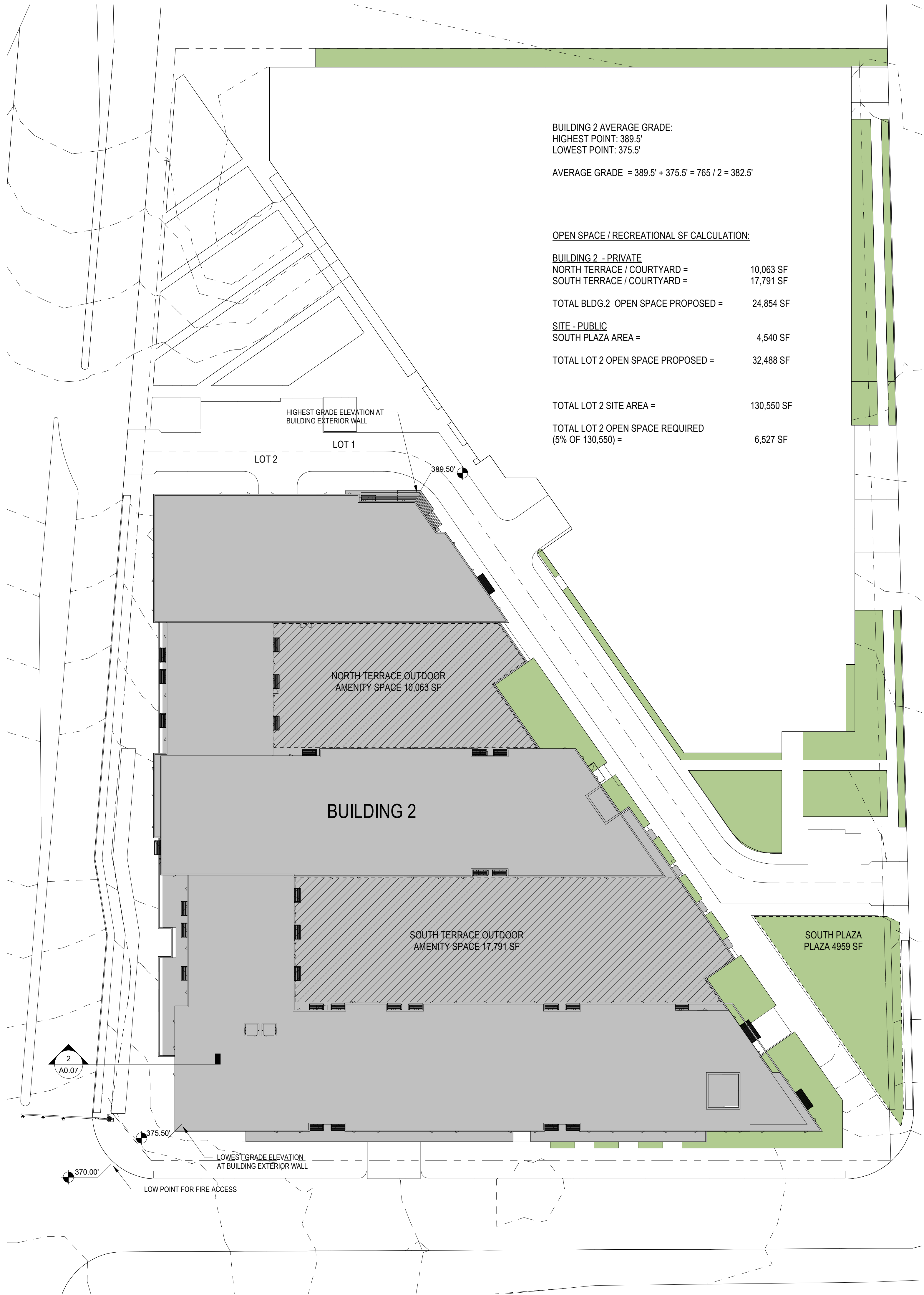


3

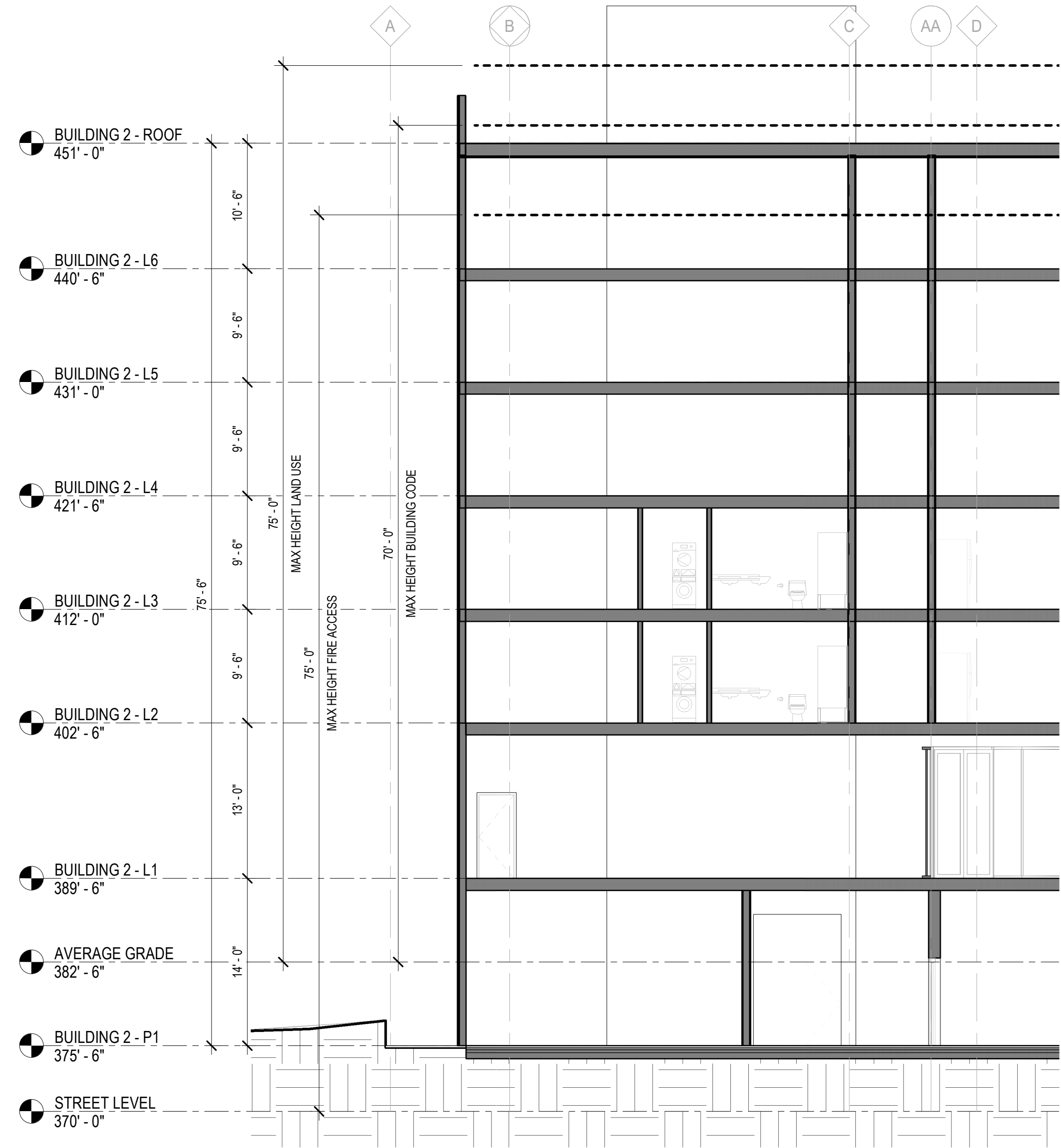
DEPARTURE DIAGRAM

SCALE: 1/32" = 1'-0"





1 SITE PLAN DIAGRAM  
SCALE: 1/32" = 1'-0"



2 CODE COMPLIANCE SECTION  
SCALE: 1/8" = 1'-0"

PROJECT NAME

SeaTac-Cymbaluk

20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.

△ DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE  
PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 2 - CODE  
ANALYSIS

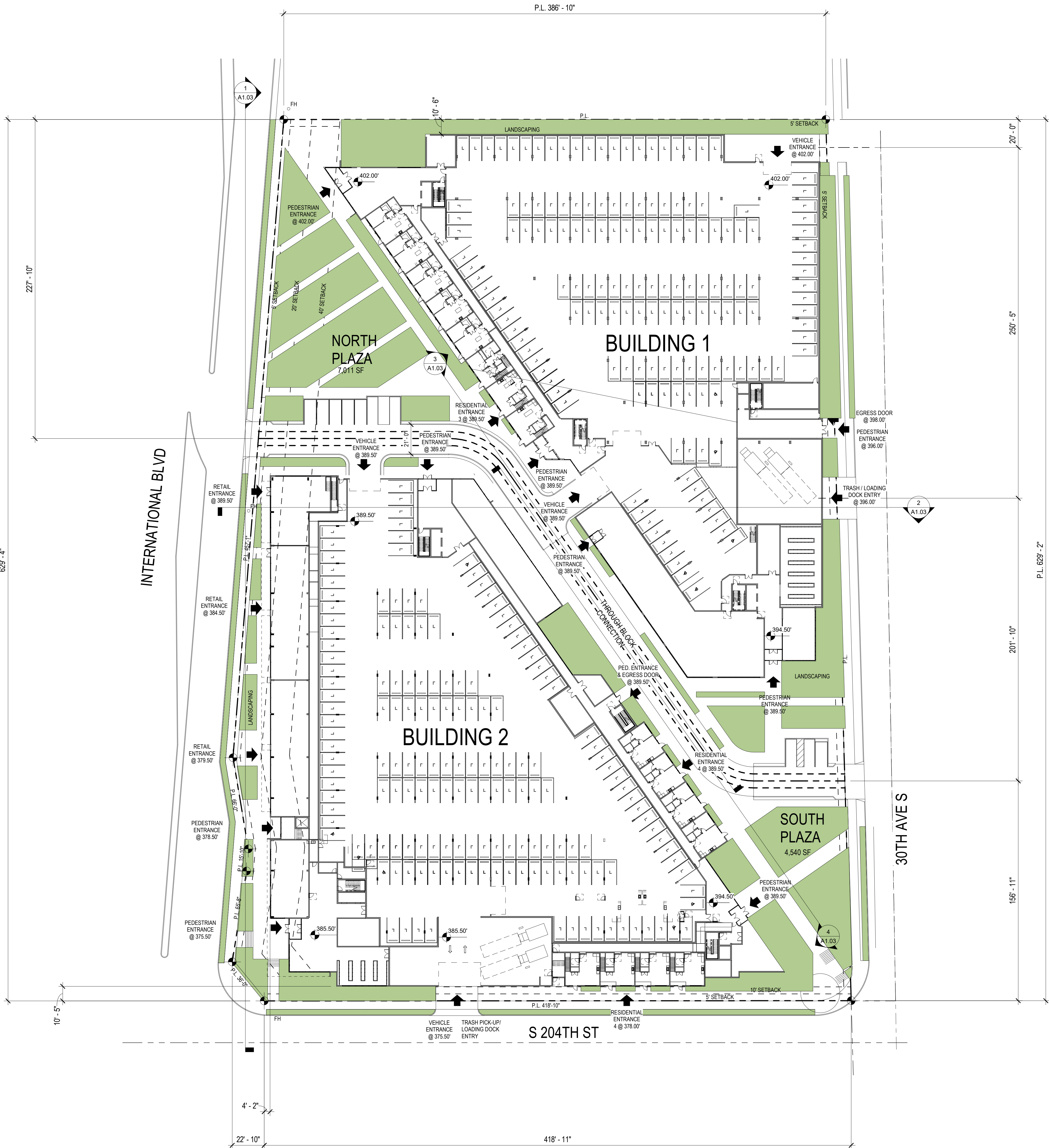
SHEET NUMBER

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1

SITE PLAN  
SCALE: 1/32" = 1'-0"

DEVELOPMENT SUMMARY

BUILDING SF CALCULATIONS / PARKING COUNT

BUILDING 1

LEVEL 1  
GROSS AREA: 85,797 SF  
PARKING: 57,366 SF; 169 STALLS (165 STANDARD, 4 ACCESSIBLE)  
BICYCLE PARKING: 1,037 SF; 76 STALLS  
RESIDENTIAL: 7,148 SF  
AMENITY: 6,373 SF  
LEASING OFFICE: 975 SF

LEVEL 2

GROSS AREA: 72,182 SF  
PARKING: 57,902 SF; 169 STALLS (165 STANDARD, 4 ACCESSIBLE)  
BICYCLE PARKING: 2,665 SF; 228 STALLS  
RESIDENTIAL: 10,468 SF

LEVEL 3

GROSS AREA: 54,603 SF  
RESIDENTIAL: 51,606 SF  
AMENITY: 1,999 SF

LEVELS 4 - 7: TYPICAL RESIDENTIAL FLOORS

GROSS AREA: 54,655 SF  
RESIDENTIAL: 52,785 SF

TOTAL NUMBER OF UNITS: 370  
TOTAL REQUIRED STALLS: 320 STALLS (WITH 35% REDUCTION)  
TOTAL PARKING: 338 STALLS (330 STANDARD, 6 ACCESSIBLE, 2 ACCESSIBLE VAN)

BUILDING 2

LEVEL P1

GROSS AREA: 95,527 SF  
PARKING: 17,195 SF; 228 STALLS (222 STANDARD, 4 ACCESSIBLE)  
RESIDENTIAL: 6,962 SF  
COMMERCIAL: 2,716 SF  
LEASING OFFICE: 1,564 SF  
AMENITY: 802 SF

LEVEL 1

GROSS AREA: 81,443 SF  
PARKING: 57,090 SF; 164 STALLS (160 STANDARD, 4 ACCESSIBLE)  
BICYCLE PARKING: 1,930 SF; 228 STALLS  
RESIDENTIAL: 10,572 SF  
COMMERCIAL: 4,465 SF  
AMENITY: 3,565 SF

LEVEL 2

GROSS AREA: 61,664 SF  
RESIDENTIAL: 57,124 SF  
AMENITY: 2,767 SF

LEVEL 3 - 6

GROSS AREA: 61,812 SF  
RESIDENTIAL: 59,281 SF

TOTAL NUMBER OF UNITS: 390  
TOTAL REQUIRED STALLS: 393 STALLS (WITH 35% REDUCTION)  
TOTAL PARKING: 387 STALLS (382 STANDARD, 6 ACCESSIBLE, 2 ACCESSIBLE VAN, 7 OUTDOOR SURFACE)

OPEN SPACE / RECREATIONAL SF CALCULATION:

BUILDING 1

BUILDING 1 LOT: 132,037 SF  
LEVEL 3 - NORTH TERRACE / COURTYARD = 14,728 SF  
LEVEL 3 - SOUTH TERRACE / COURTYARD = 6,243 SF  
AMENITY ROOMS = 6,372 SF  
TOTAL REC AREA PROPOSED = 29,343 SF  
TOTAL REC AREA REQUIRED = 370 X 60 = 22,200 SF

BUILDING 2

BUILDING 2 LOT: 130,550 SF  
LEVEL 2 - NORTH TERRACE / COURTYARD = 10,963 SF  
LEVEL 2 - SOUTH TERRACE / COURTYARD = 17,791 SF  
AMENITY ROOMS = 7,134 SF  
TOTAL REC AREA PROPOSED = 34,988 SF  
TOTAL REC AREA REQUIRED = 390 X 60 = 23,400 SF

NORTH PLAZA AREA = 7,011 SF  
SOUTH PLAZA AREA = 4,540 SF

GRAND TOTAL RECREATION AREA PROPOSED  
= 27,045 + 33,786 + 7,011 + 4,540 = 72,382 SF

THE MINIMUM AREA OF RECREATION SPACE REQUIRED  
= 22,140 + 23,040 = 45,180 SF

MEETS THE SMC REQUIREMENTS.



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PROJECT NAME

SEATAC-CYMBALUK

20220 INTERNATIONAL BLVD.  
SEATAC, WASHINGTON

OWNER NAME

Cymbaluk Properties, LLC.

DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE  
PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
SITE PLAN

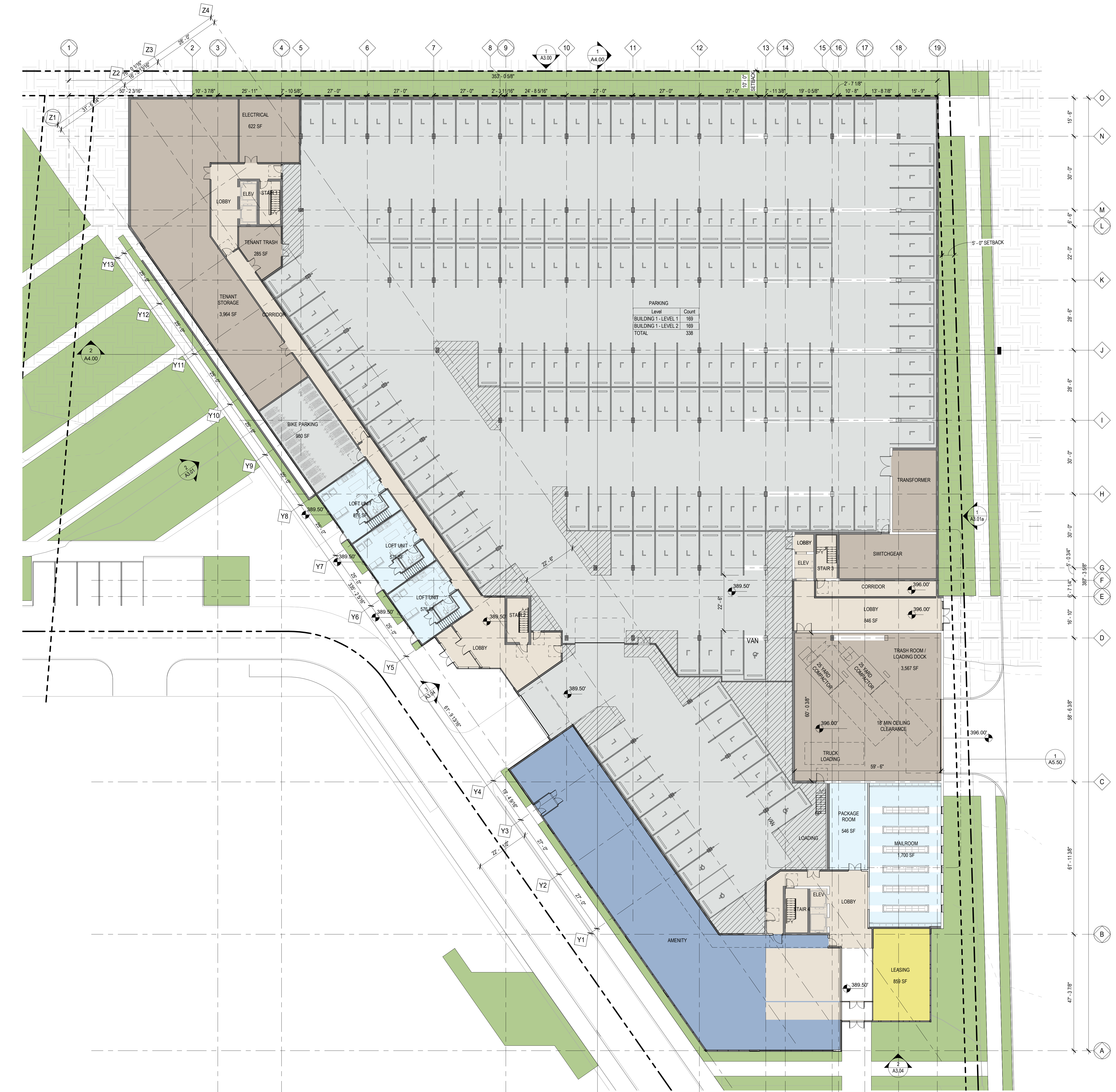
SHEET NUMBER

A1.00

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1 BUILDING 1 - LEVEL 1  
SCALE: 1/16" = 1'-0"

AXIS

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PROJECT NAME

SeaTac-Cymbaluk

20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.

DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION

BUILDING 1 - L1 FLOOR PLAN

SHEET NUMBER

A2.00

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PROJECT NAME

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OWNER NAME

Cymbaluk Properties, LLC.

DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE PLAN REVIEW

SCALE AS SHOWN

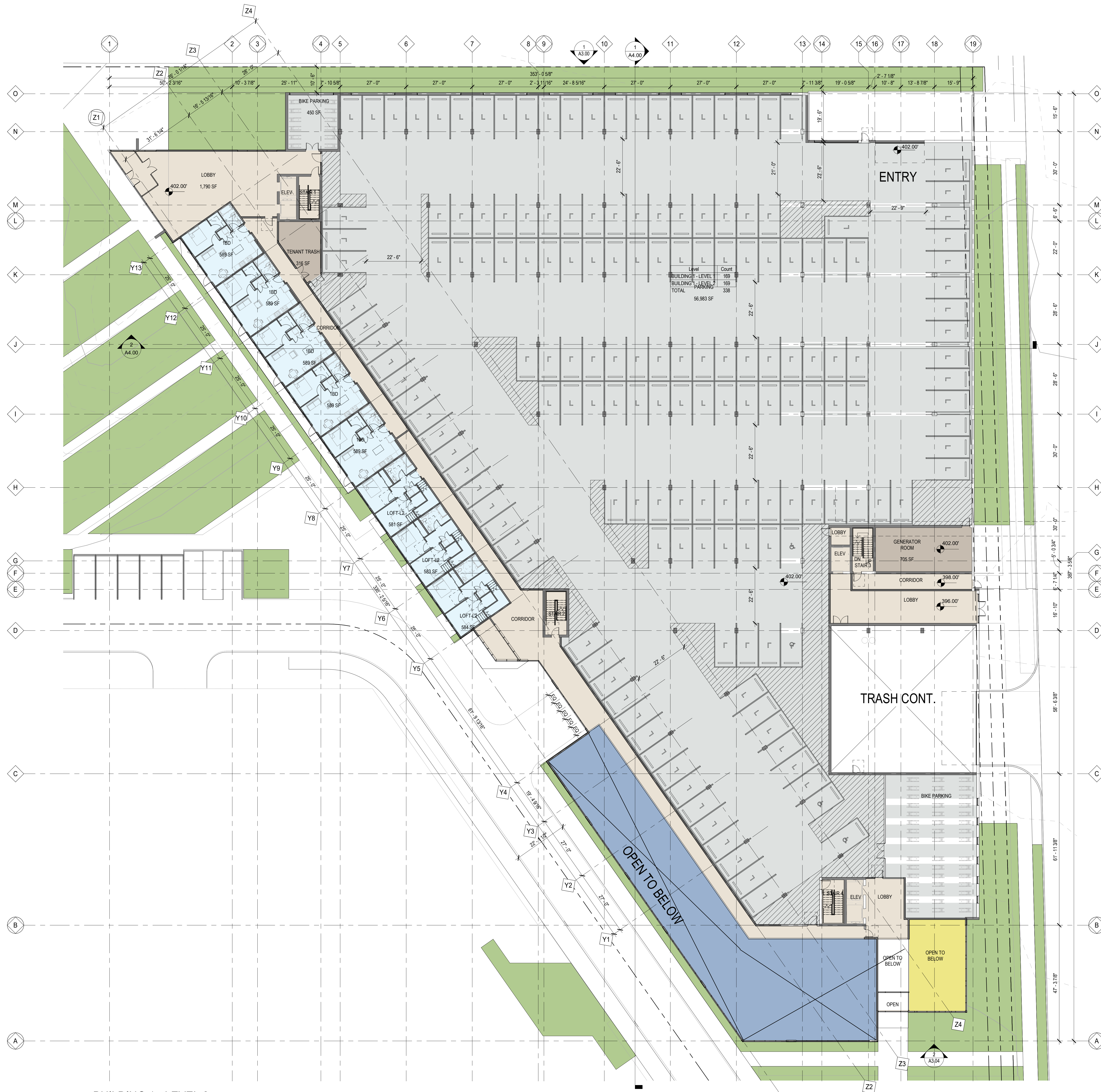
PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 1 - L2 FLOOR PLAN

SHEET NUMBER

A2.01

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1 BUILDING 1 - LEVEL 2  
SCALE: 1/16" = 1'-0"





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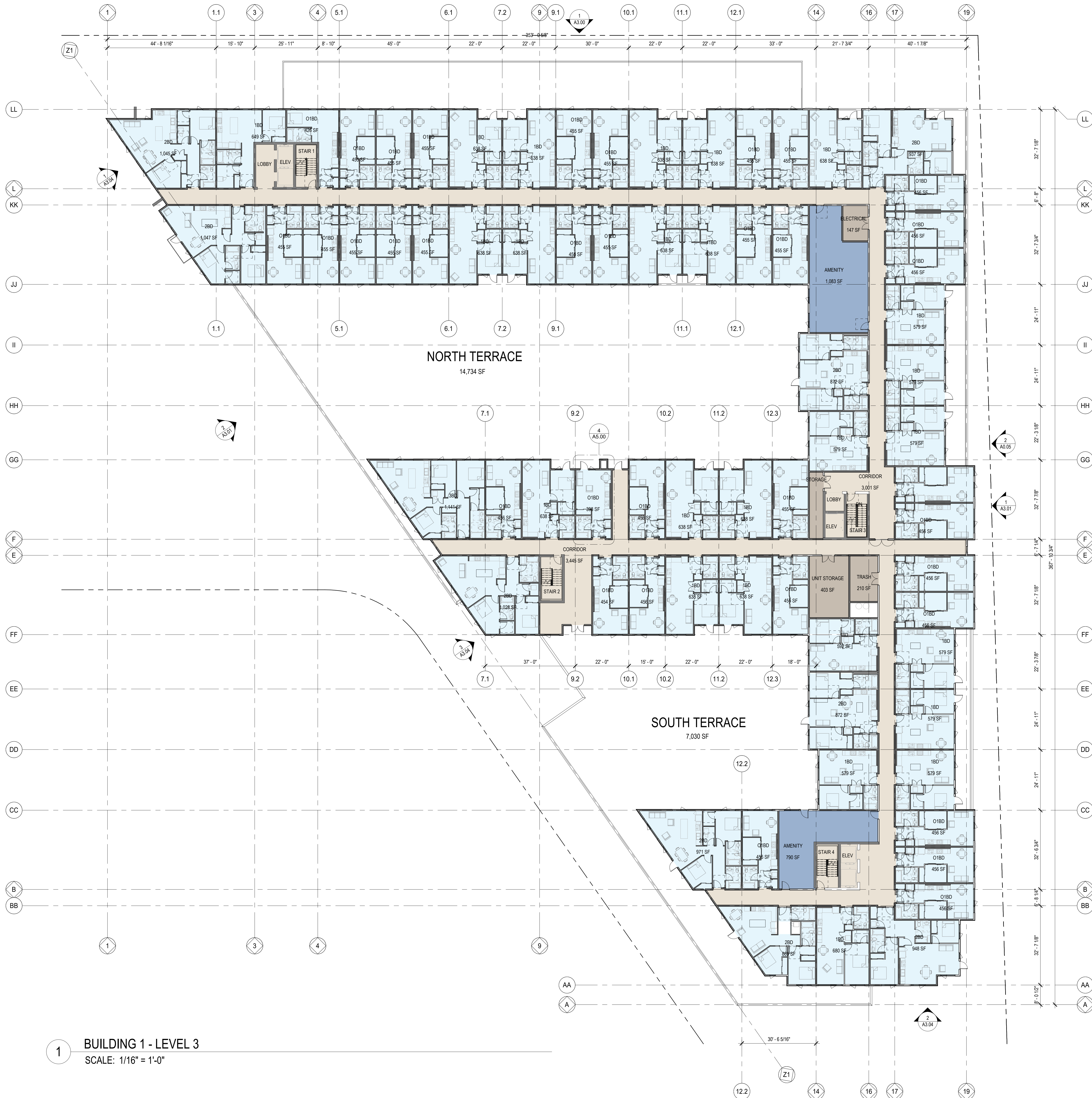
PROJECT NAME

SeaTac-Cymbaluk

20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.



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

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△	DATE	ISSUES & REVISIONS
1	02/28/23	PRELIMINARY SITE PLAN REVIEW

SCALE AS SHOWN  
PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 1 - L3 FLOOR PLAN

SHEET NUMBER

A2.02

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PROJECT NAME

SeaTac-Cymbaluk

20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.

DATE ISSUES & REVISIONS

1	02/28/23	PRELIMINARY SITE PLAN REVIEW
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SCALE AS SHOWN

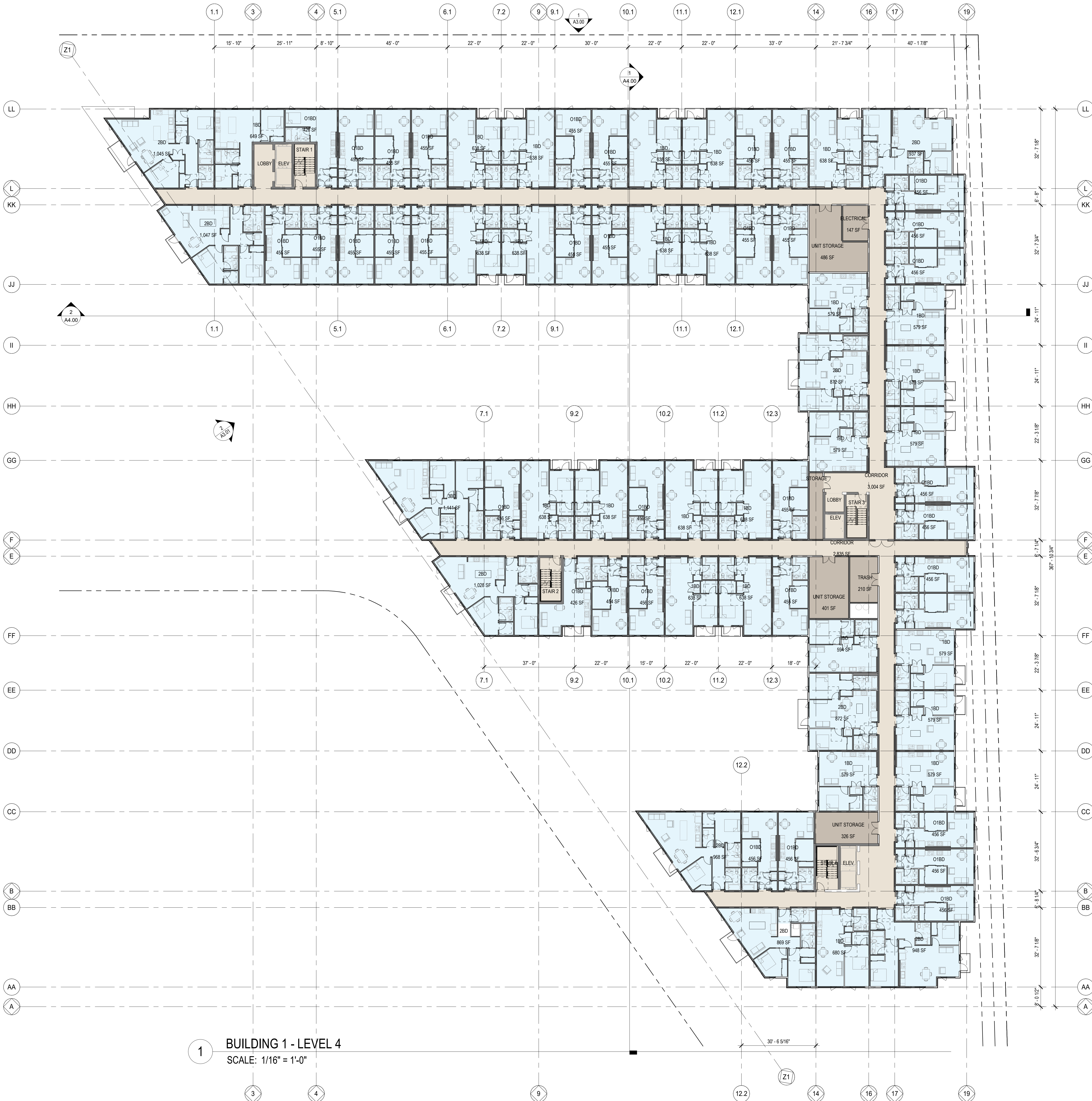
PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 1 - L4- L7 FLOOR PLAN

SHEET NUMBER

A2.03

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1 BUILDING 1 - LEVEL 4  
SCALE: 1/16" = 1'-0"



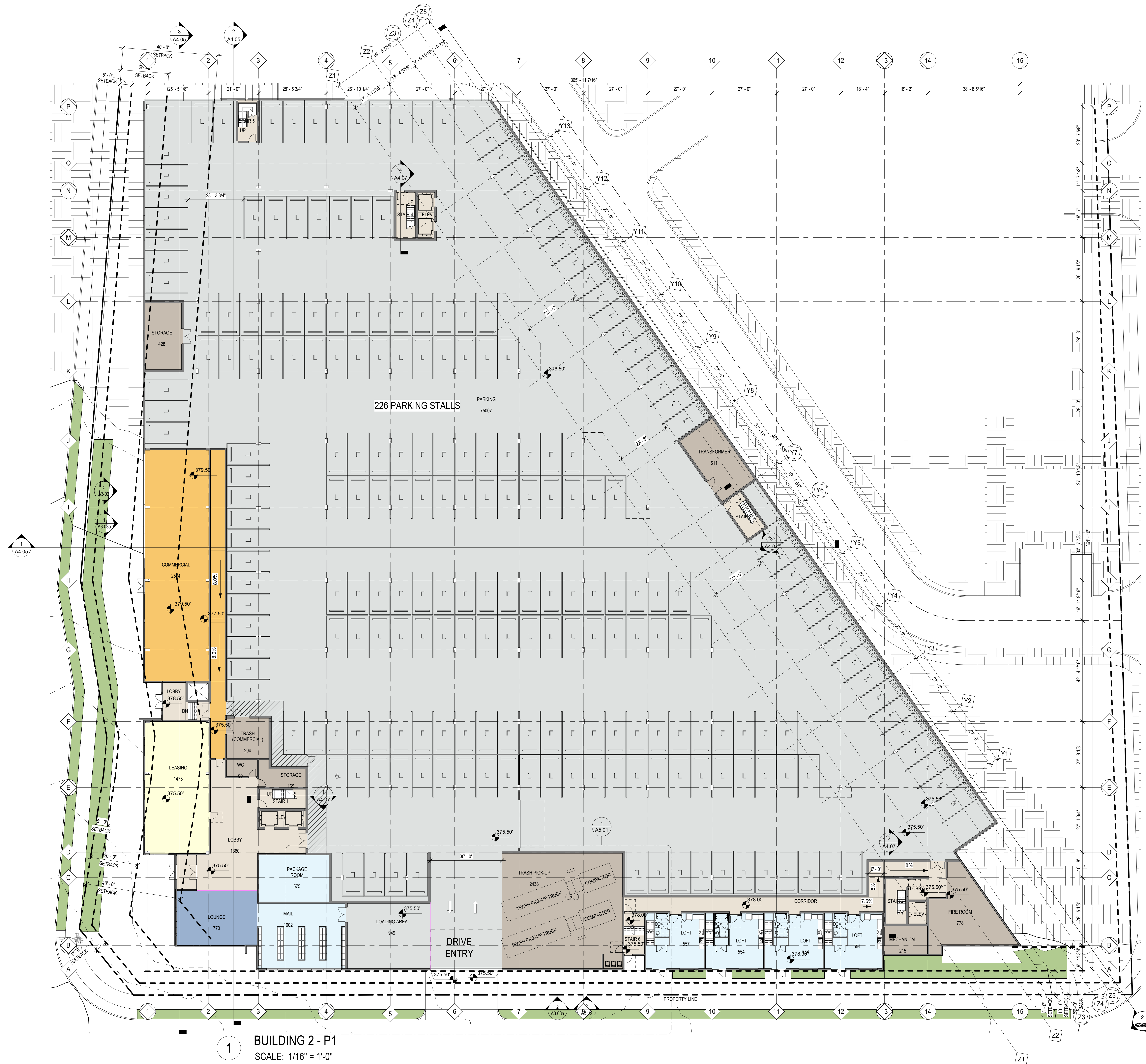
PROJECT NAME

**SeaTac-Cymbaluk**

20220 International Blvd. SeaTac

OWNER NAME

**Cymbaluk Properties, LLC.**



DATE	ISSUES & REVISIONS
1 02/28/23	PRELIMINARY SITE PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 2 - P1 FLOOR PLAN

SHEET NUMBER

**A2.10**

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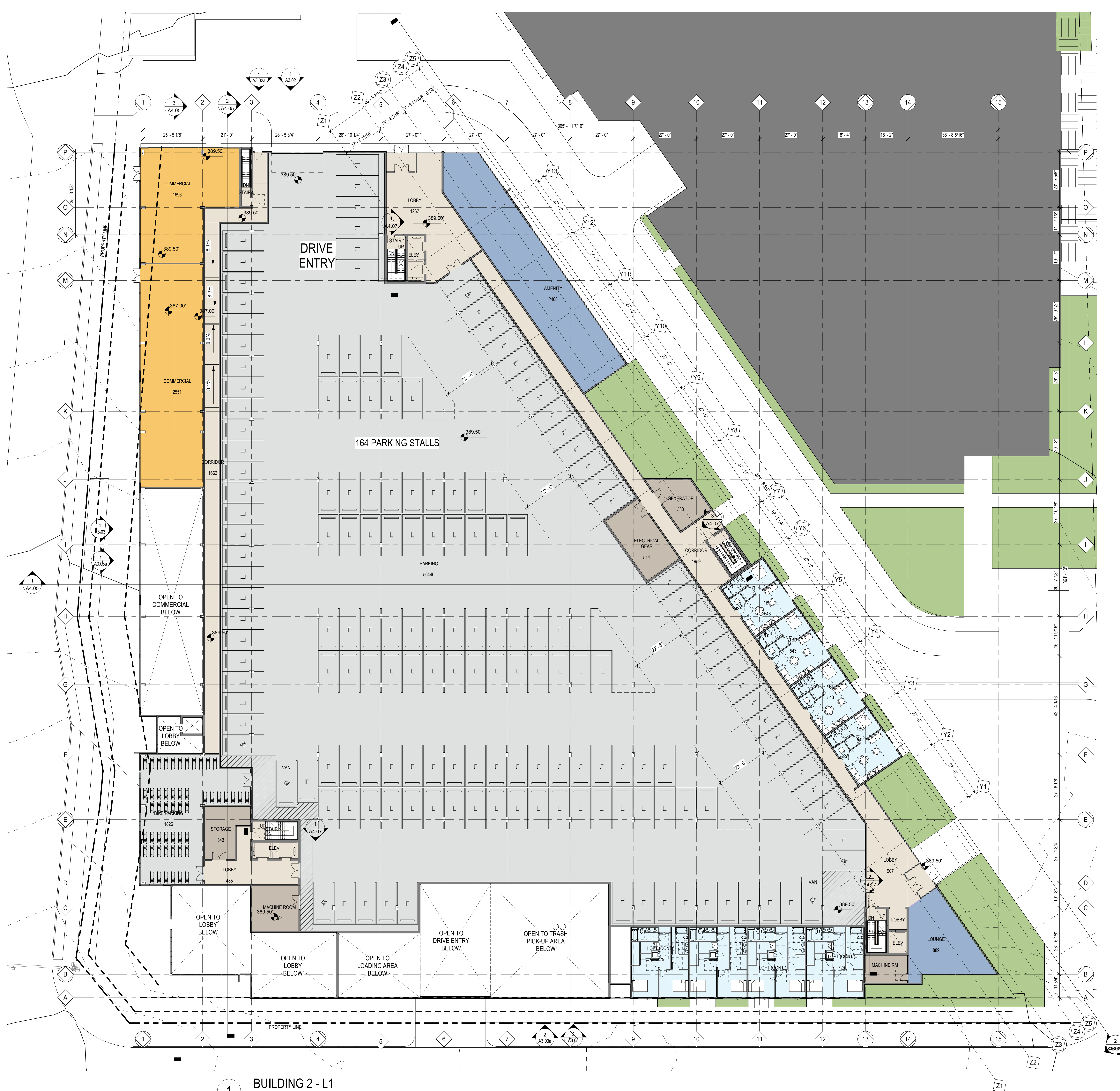
PROJECT NAME

**SeaTac-Cymbaluk**

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OWNER NAME

**Cymbaluk Properties, LLC.**



DATE	ISSUES & REVISIONS
1 02/28/23	PRELIMINARY SITE PLAN REVIEW

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DESCRIPTION  
BUILDING 2 - L1 FLOOR PLAN

SHEET NUMBER

**A2.11**

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PROJECT NAME

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OWNER NAME

**Cymbaluk Properties, LLC.**

DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE  
PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 2 - L2 FLOOR  
PLAN

SHEET NUMBER

**A2.12**

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**1 BUILDING 2 - L2**  
SCALE: 1/16" = 1'-0"



PROJECT NAME

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OWNER NAME

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DATE ISSUES & REVISIONS

1 02/28/23 PRELIMINARY SITE  
PLAN REVIEW

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 2 - L3-L6 FLOOR  
PLAN

SHEET NUMBER

A2.13

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
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DATE 2/27/2023 5:12:40 PM

FINISH LEGEND	
MARK	DESCRIPTION
BAL-1	ALUMINUM STOREFRONT, BLACK
CAN-1	SOLID CANOPY, BLACK FINISH
CON-1	CONCRETE, BOARD FORM
FCP-1	FIBER CEMENT PANEL, HARDIE 2.0, WHITE
FCP-2	FIBER CEMENT PANEL, HARDIE 2.0, MEDIUM GRAY
FCP-3	FIBER CEMENT PANEL, HARDIE 2.0, BLACK
FEN-1	VINYL WINDOW/DOOR, BLACK
FEN-2	ALUMINUM STOREFRONT, BLACK
HPL-1	HIGH PRESSURE LAMINATE, PRODEMA, MEDIUM BROWN
MAS-1	NORMAN BRICK, RUNNING BOND, LIMESTONE
MTL-1	METAL PANEL, AEP SPAN FLEX, DARK GRAY
PNT-1	PAINT, YELLOW

AXIS

CF

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SeaTac-Cymbaluk

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Cymbaluk Properties, LLC.



1 NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



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

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1	02/28/23	PRELIMINARY SITE PLAN REVIEW

SCALE	AS SHOWN
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DESCRIPTION  
BUILDING 1 - COLOR ELEVATIONS

SHEET NUMBER

A3.00

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PROJECT NAME

SeaTac-Cymbaluk

20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.

FINISH LEGEND	
MARK	DESCRIPTION
BAL-1	ALUMINUM STOREFRONT, BLACK
CAN-1	SOLID CANOPY, BLACK FINISH
CON-1	CONCRETE, BOARD FORM
FCP-1	FIBER CEMENT PANEL, HARDIE 2.0, WHITE
FCP-2	FIBER CEMENT PANEL, HARDIE 2.0, MEDIUM GRAY
FCP-3	FIBER CEMENT PANEL, HARDIE 2.0, BLACK
FEN-1	VINYL WINDOW/DOOR, BLACK
FEN-2	ALUMINUM STOREFRONT, BLACK
HPL-1	HIGH PRESSURE LAMINATE, PRODEMA, MEDIUM BROWN
MAS-1	NORMAN BRICK, RUNNING BOND, LIMESTONE
MTL-1	METAL PANEL, AEP SPAN FLEX, DARK GRAY
PNT-1	PAINT, YELLOW



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



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

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1	02/28/23	PRELIMINARY SITE PLAN REVIEW

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DESCRIPTION  
BUILDING 1 - COLOR ELEVATIONS

SHEET NUMBER

A3.01

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FINISH LEGEND	
MARK	DESCRIPTION
B-1	NORMAN BRICK, RUNNING BOND, LIMESTONE
FCP-1	FIBER CEMENT PANEL, HARDIE 2.0, WHITE
FCP-2	FIBER CEMENT PANEL, HARDIE 2.0, MEDIUM GRAY
HPL-1	HIGH PRESSURE LAMINATE, PRODEMA, MEDIUM BROWN
MP-1	METAL PANEL, AEP SPAN FLEX, DARK GRAY
P-1	PAINT, YELLOW
S-1	STOREFRONT, BLACK

AXIS

GF/

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20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.



2

BUILDING 2 ELEVATION - WOONERF EAST  
SCALE: 1/16" = 1'-0"



1

BUILDING 2 ELEVATION - WOONERF NORTH  
SCALE: 1/16" = 1'-0"

DATE ISSUES & REVISIONS

1	02/28/23	PRELIMINARY SITE PLAN REVIEW
---	----------	------------------------------

SCALE AS SHOWN

PROJECT NUMBER 22029

DESCRIPTION  
BUILDING 2 - COLOR ELEVATIONS

SHEET NUMBER

A3.02

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DATE: 02/27/2023 4:26:37 PM

FINISH LEGEND	
MARK	DESCRIPTION
B-1	NORMAN BRICK, RUNNING BOND, LIMESTONE
FCP-1	FIBER CEMENT PANEL, HARDIE 2.0, WHITE
FCP-2	FIBER CEMENT PANEL, HARDIE 2.0, MEDIUM GRAY
HPL-1	HIGH PRESSURE LAMINATE, PRODEMA, MEDIUM BROWN
MP-1	METAL PANEL, AEP SPAN FLEX, DARK GRAY
P-1	PAINT, YELLOW
S-1	STOREFRONT, BLACK

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PROJECT NAME

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20220 International Blvd. SeaTac

OWNER NAME

Cymbaluk Properties, LLC.



2 BUILDING 2 ELEVATION - S 204TH ST  
SCALE: 1/16" = 1'-0"



1 BUILDING 2 ELEVATION - INTERNATIONAL BLVD  
SCALE: 1/16" = 1'-0"

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DESCRIPTION  
BUILDING 2 - COLOR ELEVATIONS

SHEET NUMBER

A3.03

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