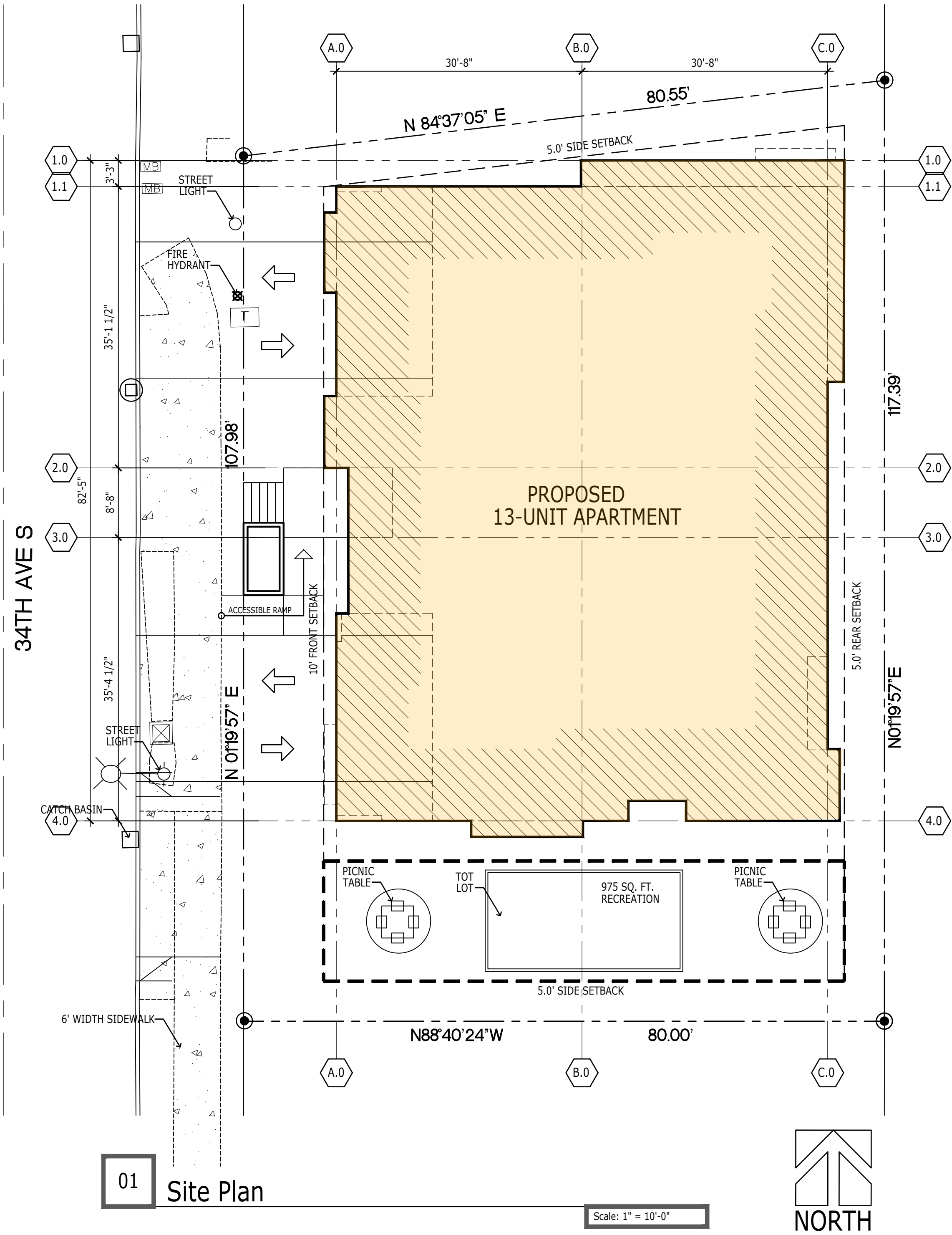


PHOTOS



SITE ADDRESS

16016 34th AVE. SOUTH
SEATAC, WA 98188

OWNER

Contact: KAMALJIT SINGH & KALWANT KAUR
SIDCUSTOMHOMES@GMAIL.COM
(206) 900-5000

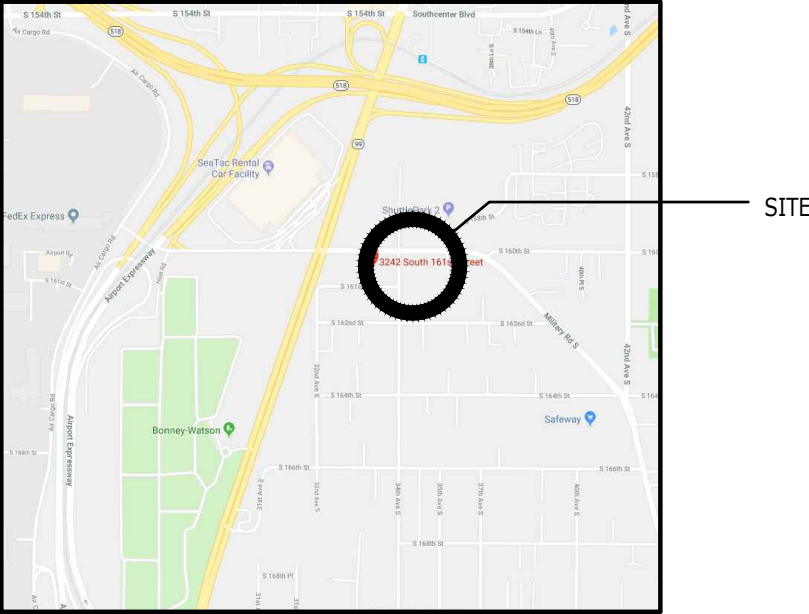
TAX ASSESSOR'S NO.

537980-1002

LEGAL DESCRIPTION

SEE SURVEY

VICINITY MAP



CONSULTANTS

rene/ARCHITECTURE
615 SW 153RD STR.
BURLEN, WA. 98166
Contact: JEREMY RENE
(206) 721-1424
jeremyr@renearchitecture.com

BUILDING CODE

CODE & BUILDING REQUIREMENTS:
INTERNATIONAL BUILDING CODE, 2018 ed.
W/ CITY OF SEATAC AMENDMENTS

CHAPTER 3, USE AND OCCUPANCY
R-2: APARTMENTS

CHAPTER 5, BUILDING HEIGHTS AND AREAS

TABLE 503 R-2: TYPE V, A
3 STORIES ABOVE GRADE & 12,000 SQ. FT./FLOOR

SECT. 504.2 AUTOMATIC SPRINKLER SYSTEM INCREASE
ONE-STORY INCREASE FOR GROUP R BUILDINGS
4 STORIES PERMITTED

SECT. 506.3 AUTOMATIC SPRINKLER SYSTEM INCREASE
THE AREA LIMITATION IS PERMITTED TO INCREASE BY 200%
FOR MULTI-STORY BUILDINGS.
24,000 SQ. FT./ FLOOR

AUTOMATIC SPRINKLER SYSTEM (NFPA 13-R)

CHAPTER 6, TYPES OF CONSTRUCTION

TABLE 601

TYPE V, A:
STRUCTURAL FRAME; 1 HOUR
BEARING WALLS; 1 HOUR
NON-BEARING WALLS; NON-RATED
FLOOR CONSTRUCTION; 1 HOUR
ROOF CONSTRUCTION; 1 HOUR

CHAPTER 7, FIRE-RESISTANCE RATED CONSTRUCTION

SECT. 708.1 THE FOLLOWING WALL ASSEMBLIES SHALL COMPLY WITH THIS SECTION
2. WALLS SEPARATING DWELLING UNITS IN THE SAME BUILDING

SECT. 708.3 THE FIRE-RESISTANCE RATING OF THE WALLS SHALL BE AT LEAST 1 HOUR.

SECT. 711.3 FLOOR ASSEMBLIES SEPARATING DWELLING UNITS IN THE SAME BUILDING
OR SLEEPING UNITS IN OCCUPANCIES IN GROUP ... R-2 SHALL BE A MINIMUM
OF 1-HOUR FIRE-RESISTANCE RATED CONSTRUCTION.

CHAPTER 10, MEANS OF EGRESS

SECT. 1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
2 EXITS PER STORY REQUIRED

SECT. 1007 EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

EXCEPTIONS
2. WHERE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM
IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 THE SEPARATION DISTANCE
SHALL NOT BE LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL
DIAGONAL DIMENSION OF THE AREA SERVED.

TABLE 1017.2 (EXIT TRAVEL DISTANCE)

OCCUPANCY EXIT TRAVEL DISTANCE
W/ SPRINKLERS
R 250'
S-2 400'

TABLE 1020.1 (CORRIDOR FIRE-RESISTANCE RATING)

OCCUPANCY OCCUPANCE LOAD SERVED BY CORRIDOR REQUIRED FIRE-RESISTANCE RATING
W/ SPRINKLER
R ALL 1-HOUR

CHAPTER 11, ACCESSIBILITY

TABLE 1106.1 (ACCESSIBLE PARKING SPACES)
1-25 PARKING STALLS 1 ACCESSIBLE STALL

ZONING REQUIREMENTS

SITE AREA:

9015 SQ. FT.

ZONING DESIGNATION:

URBAN HIGH DENSITY 900 (UH-900)

15,400,100 RESIDENTIAL STANDARDS CHART

STANDARD REQUIREMENT

BASE DENSITY: 1 UNIT/900 SQ. FT. OF LOT AREA
9015 SQ. FT./900 = 10.0
(13 UNITS PROPOSED PER 15,510.800 INCENTIVES B.)

MIN. LOT AREA: 7,200 SQ. FT.

MIN. STREET (FRONT) SETBACK: 10 FEET

MIN. REAR SETBACK: 5 FEET

MIN. SIDE SETBACK: 5 FEET

MAX. BUILDING LOT COVERAGE 75%

MAX. IMPERVIOUS SURFACE N/A

MAX. STRUCTURE HEIGHT: 55 FEET

15,455,120 PARKING CHART

OFF-STREET PARKING REQUIREMENTS (SMC 15.455.110):

STUDIO; 1.0 PARKING STALL
1 BEDROOM; 1.5 PARKING STALLS
2-3 BEDROOM; 2.0 PARKING STALLS

6 (1 BEDROOM) X 1.5 PARKING STALLS = 9 PARKING STALLS

7 (2 BEDROOM) X 2.0 PARKING STALLS = 14 PARKING STALLS

TOTAL (REQUIRED) 23 PARKING STALLS

15,455,120 PARKING REDUCTION

TRANSIT AVAILABILITY; A LINE, INTERNATIONAL BLVD. & S 160TH STR.
(10% REDUCTION, 2 STALLS)

TOTAL (PROVIDED) 20 PARKING STALLS

15,510,410 RECREATION SPACE

STUDIO; 120 SQ. FT.

1 BEDROOM; 160 SQ. FT.

2 BEDROOM OR LARGER; 200 SQ. FT.

6 (1 BEDROOM) X 160 SQ. FT. = 960 SQ. FT.

7 (2 BEDROOM) X 200 SQ. FT. = 1400 SQ. FT.

TOTAL (REQUIRED) 2360 SQ. FT. RECREATION

PARTY/BANQUET RM. 336 SQ. FT.
EXERCISE RM. 668 SQ. FT.
ROOF DECK 811 SQ. FT.
AT-GRADE 975 SQ. FT.
TOTAL (PROVIDED) 2790 SQ. FT. RECREATION

SQUARE FOOTAGE SUMMARY

370 SQ. FT. (CIRCULATION)
97 SQ. FT. (UTILITY)
4284 SQ. FT. (PARKING)
BASEMENT (LOWER) 4751 SQ. FT. TOTAL

885 SQ. FT. (CIRCULATION)
3868 SQ. FT. (PARKING)
BASEMENT (UPPER) 4753 SQ. FT. TOTAL

1057 SQ. FT. (CIRCULATION)
80 SQ. FT. (STORAGE)
668 SQ. FT. (EXERCISE)
3201 SQ. FT. (RESIDENTIAL)
FIRST FLOOR 5006 SQ. FT. TOTAL

1057 SQ. FT. (CIRCULATION)
80 SQ. FT. (STORAGE)
3869 SQ. FT. (RESIDENTIAL)
SECOND & THIRD FLOOR 5006 SQ. FT. TOTAL

1018 SQ. FT. (CIRCULATION)
80 SQ. FT. (STORAGE)
336 SQ. FT. (PARTY/BANQUET)
1796 SQ. FT. (RESIDENTIAL)
FOURTH FLOOR 3230 SQ. FT. TOTAL

UNIT SUMMARY

UNIT A (ONE BEDROOM W/ STUDY) 888 SQ. FT. X 3 UNITS = 2664 SQ. FT.
UNIT B (TWO BEDROOM W/ STUDY) 1185 SQ. FT. X 3 UNITS = 3555 SQ. FT.
UNIT C (TWO BEDROOM W/ STUDY) 1128 SQ. FT. X 4 UNITS = 4512 SQ. FT.
UNIT C (ONE BEDROOM) 668 SQ. FT. X 3 UNITS = 2004 SQ. FT.
TOTAL 13 UNITS = 12,735 SQ. FT.

DRAWING INDEX

A1.0 SITE PLAN, BUILDING & ZONING CODE, GENERAL INFO,

A2.0 BASEMENT (LOWER) & BASEMENT (UPPER) FLOOR PLANS
A2.1 FIRST, SECOND, THIRD & ROOF FLOOR PLANS
A2.2 FOURTH FLOOR PLAN

A3.0 UNIT PLANS

A5.0 EXTERIOR ELEVATIONS

rene/ARCHITECTURE

6927 REGISTERED ARCHITECT
JEREMY RENE
State of Washington

Proposed Multi-Family Development

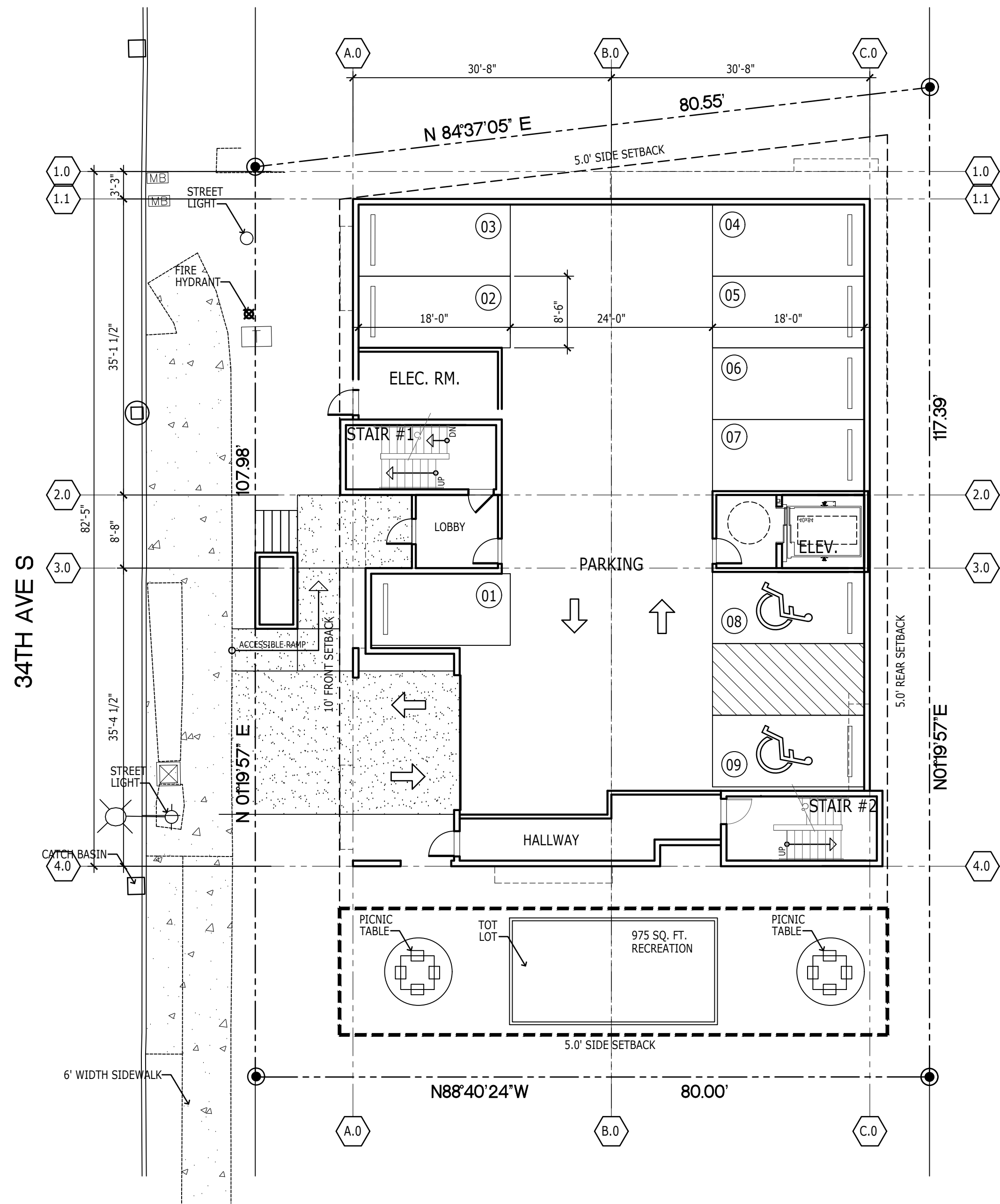
16016 34th Ave South
Seatac, WA. 98188

REVISIONS

DATE: OCT. 2, 2023
PHASE: PRELIMINARY DRAWINGS

DESCRIPTION:
PROJECT DATA &
SITE PLAN

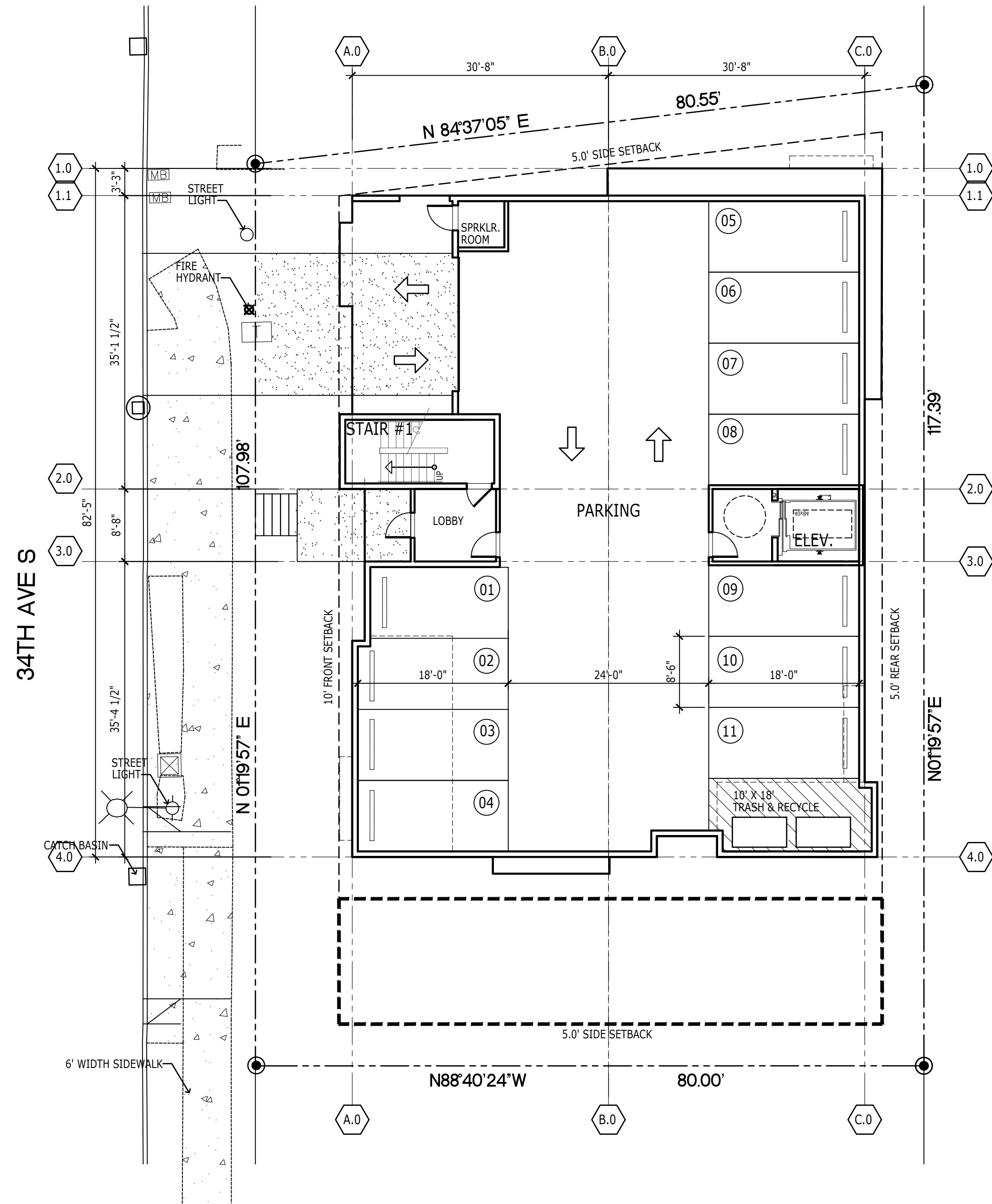
A1.0



02

Basement (Upper) Floor Plan

Scale: 3/32" = 1'-0"

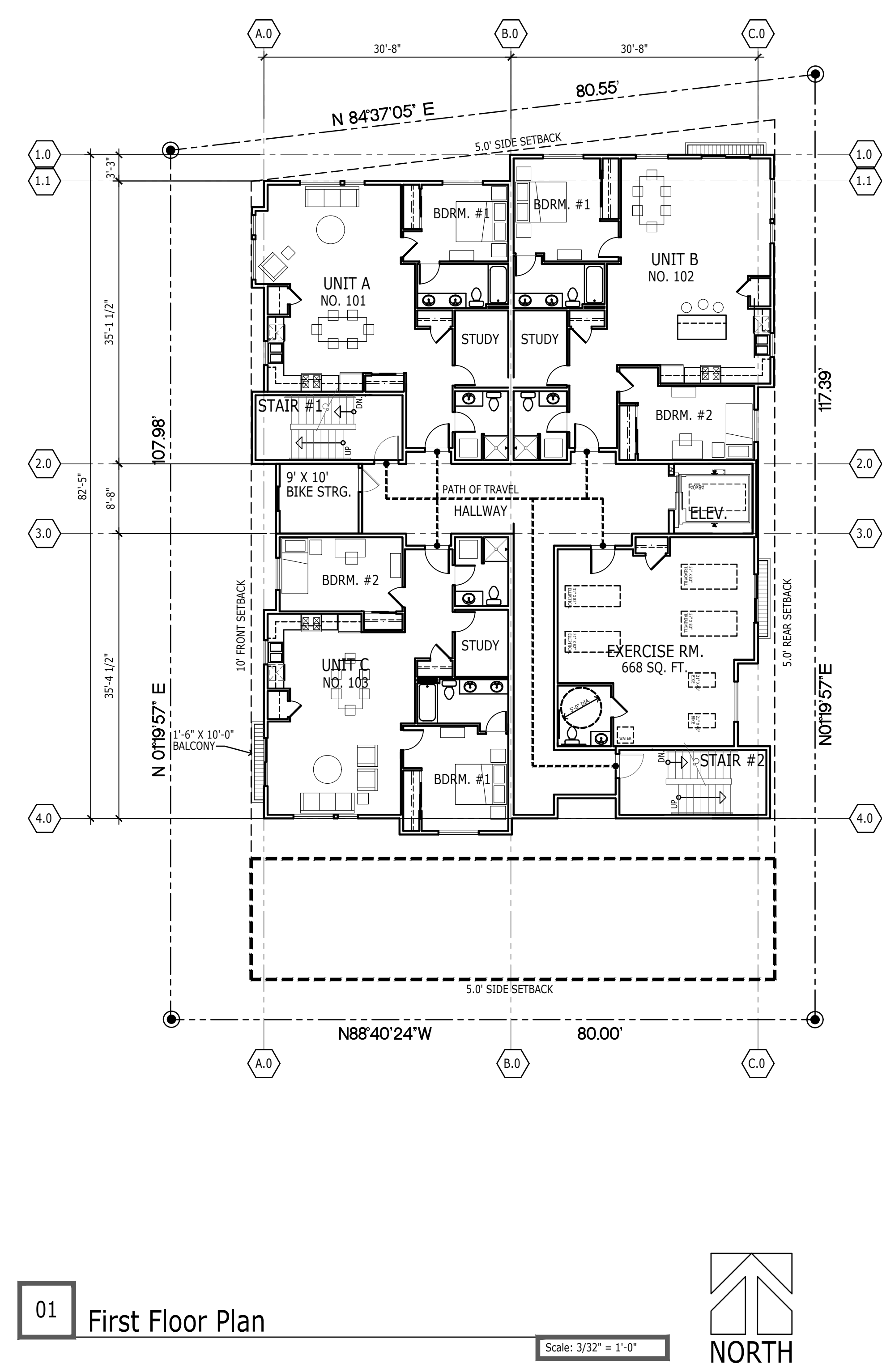
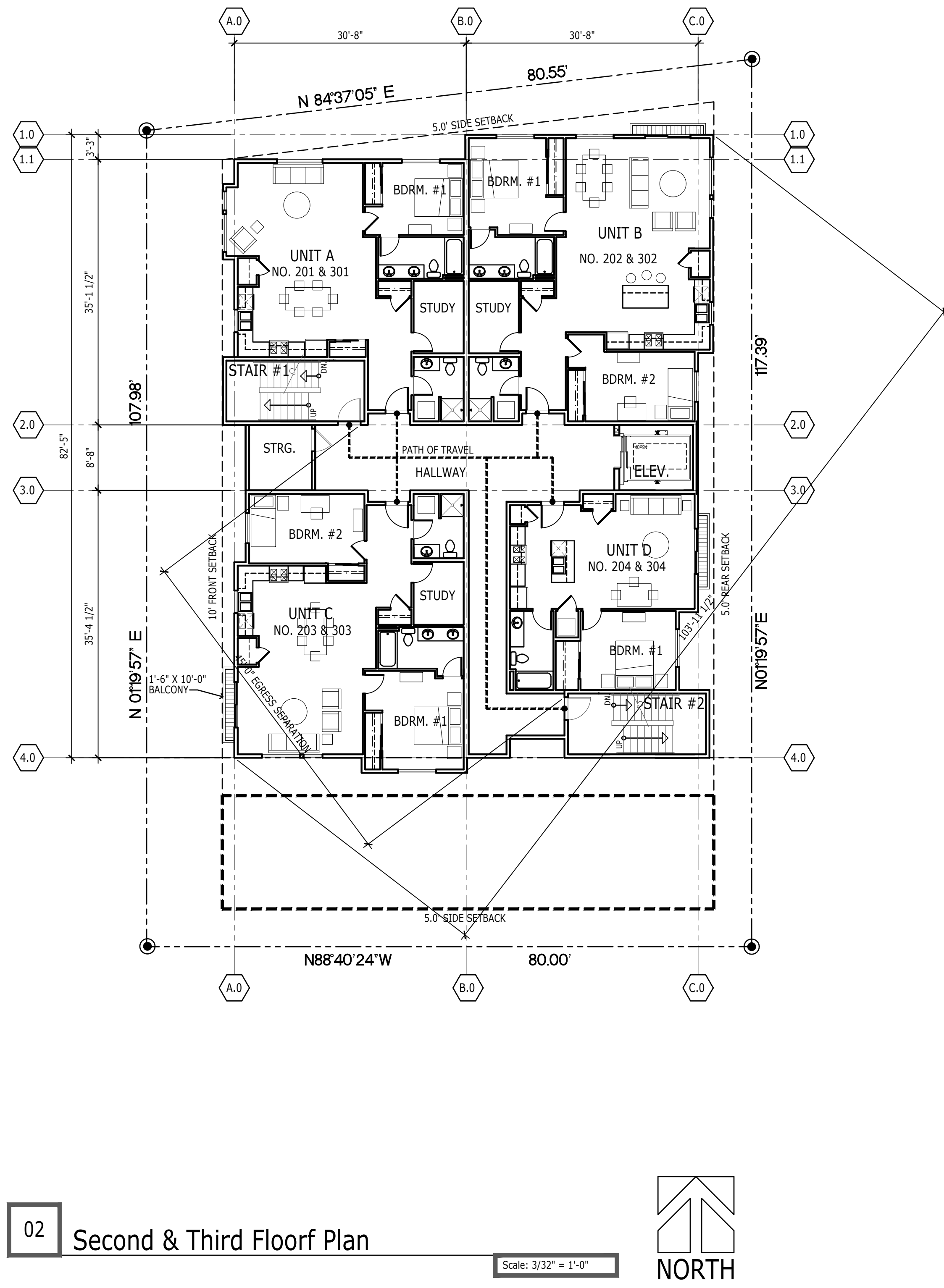


01

Basement (Lower) Floor Plan

Scale: 3/32" = 1'-0"





Proposed Multi-Family Development

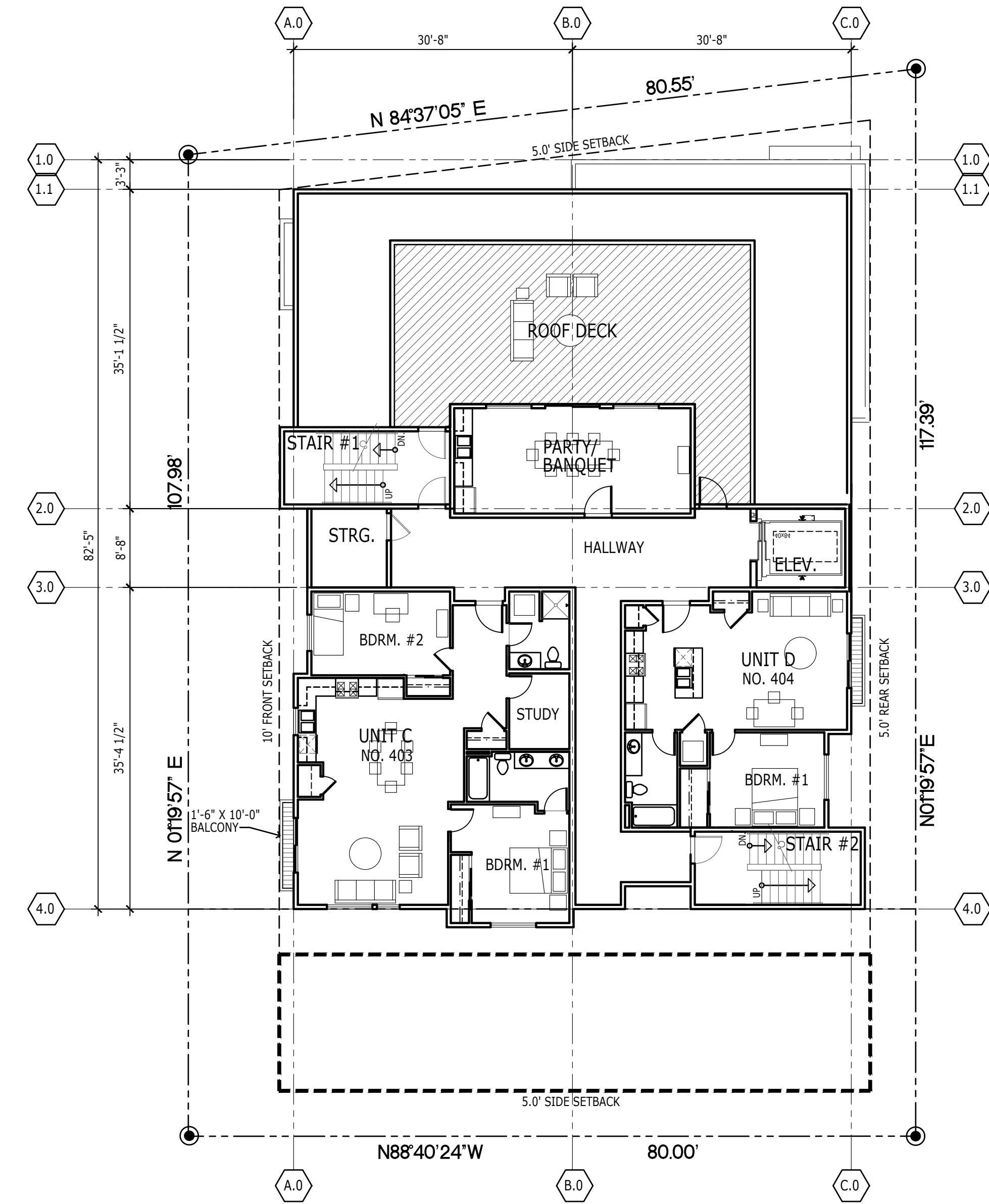
16016 34th Ave South
Seatac, WA. 98188

Urban High-Density 900

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DATE : OCT. 2, 2023
PHASE : PRELIMINARY DRAWINGS

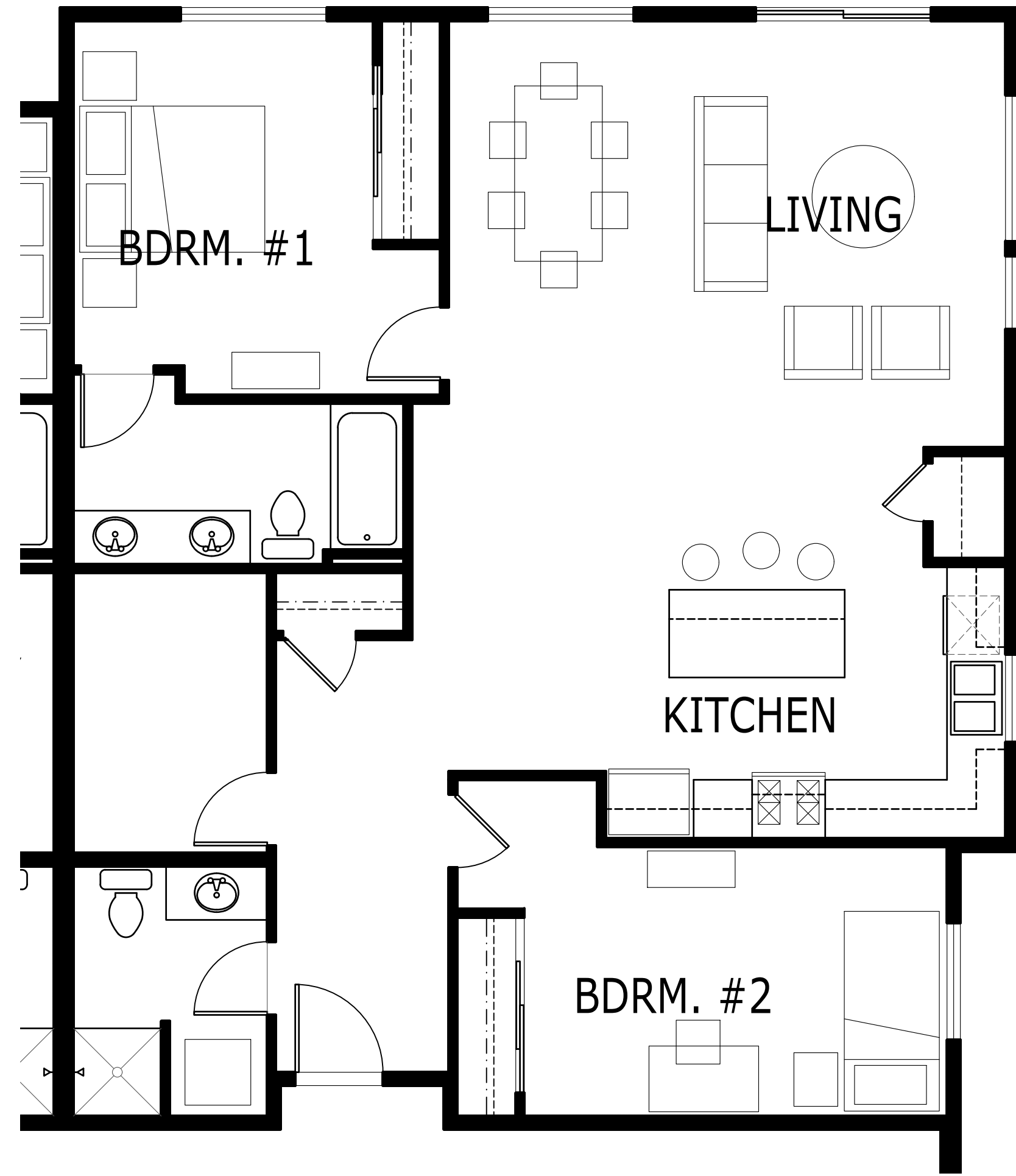
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FLOOR PLANS



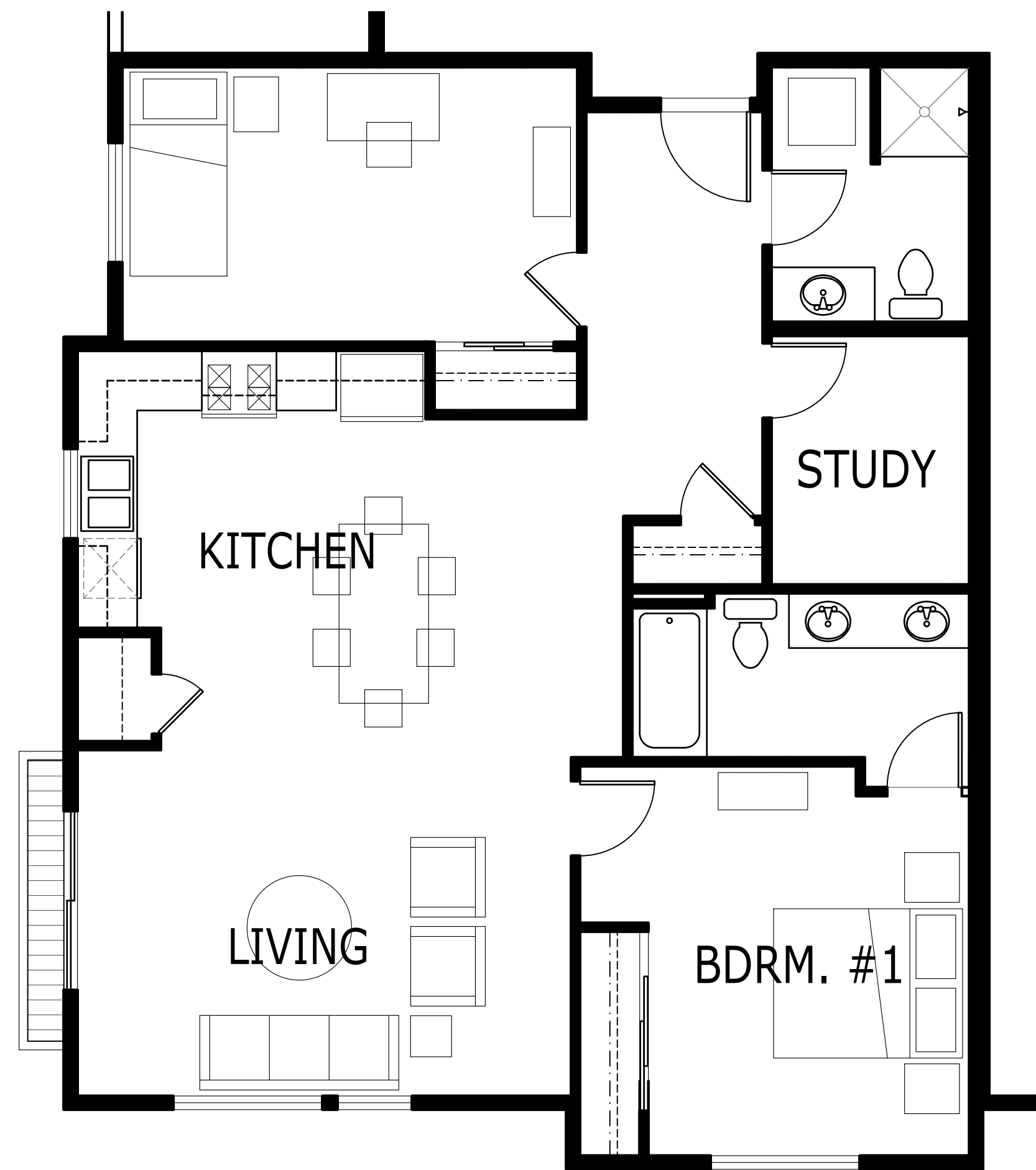
01 Fourth Floor Plan

Scale: 3/32" = 1'-0"

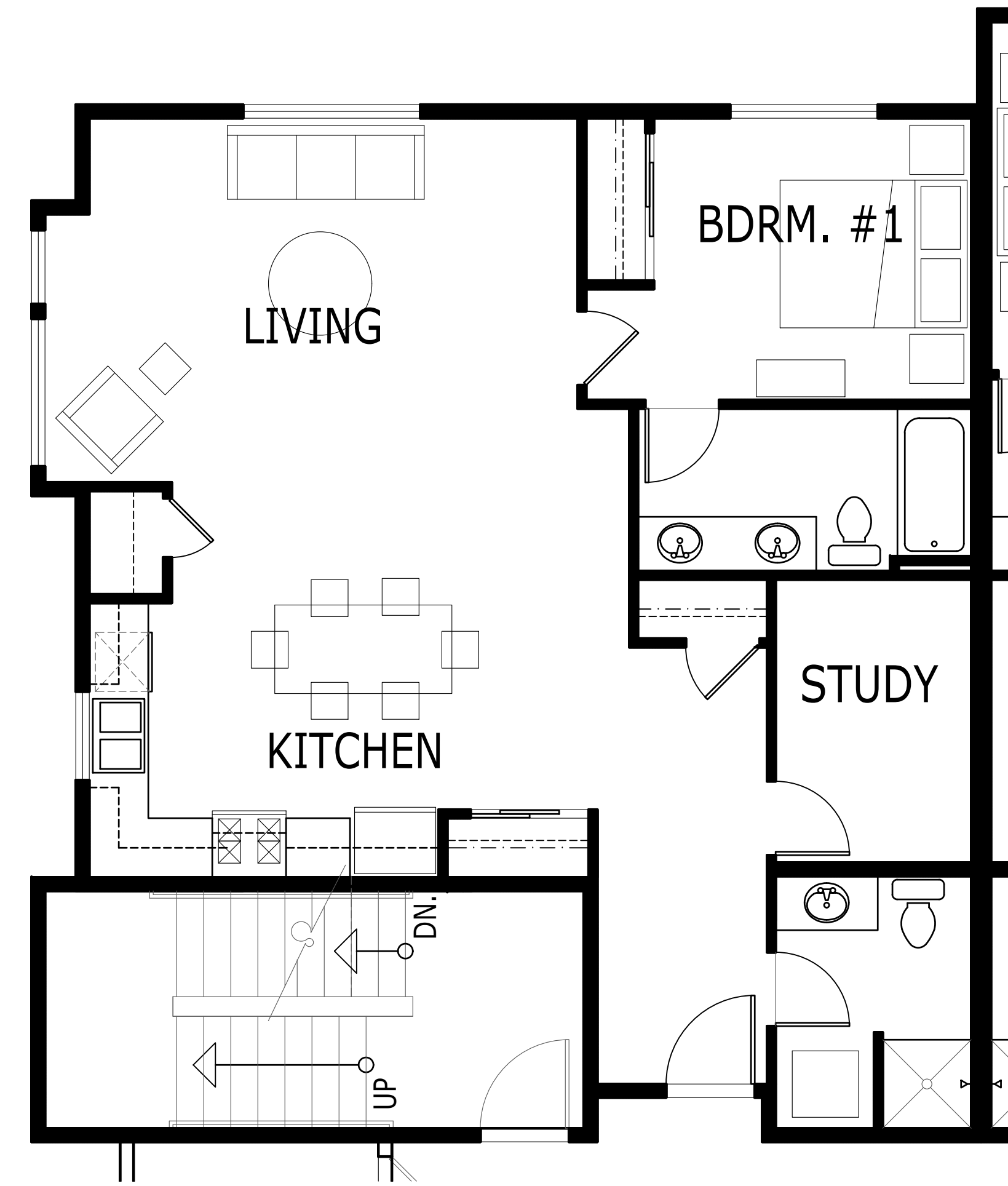




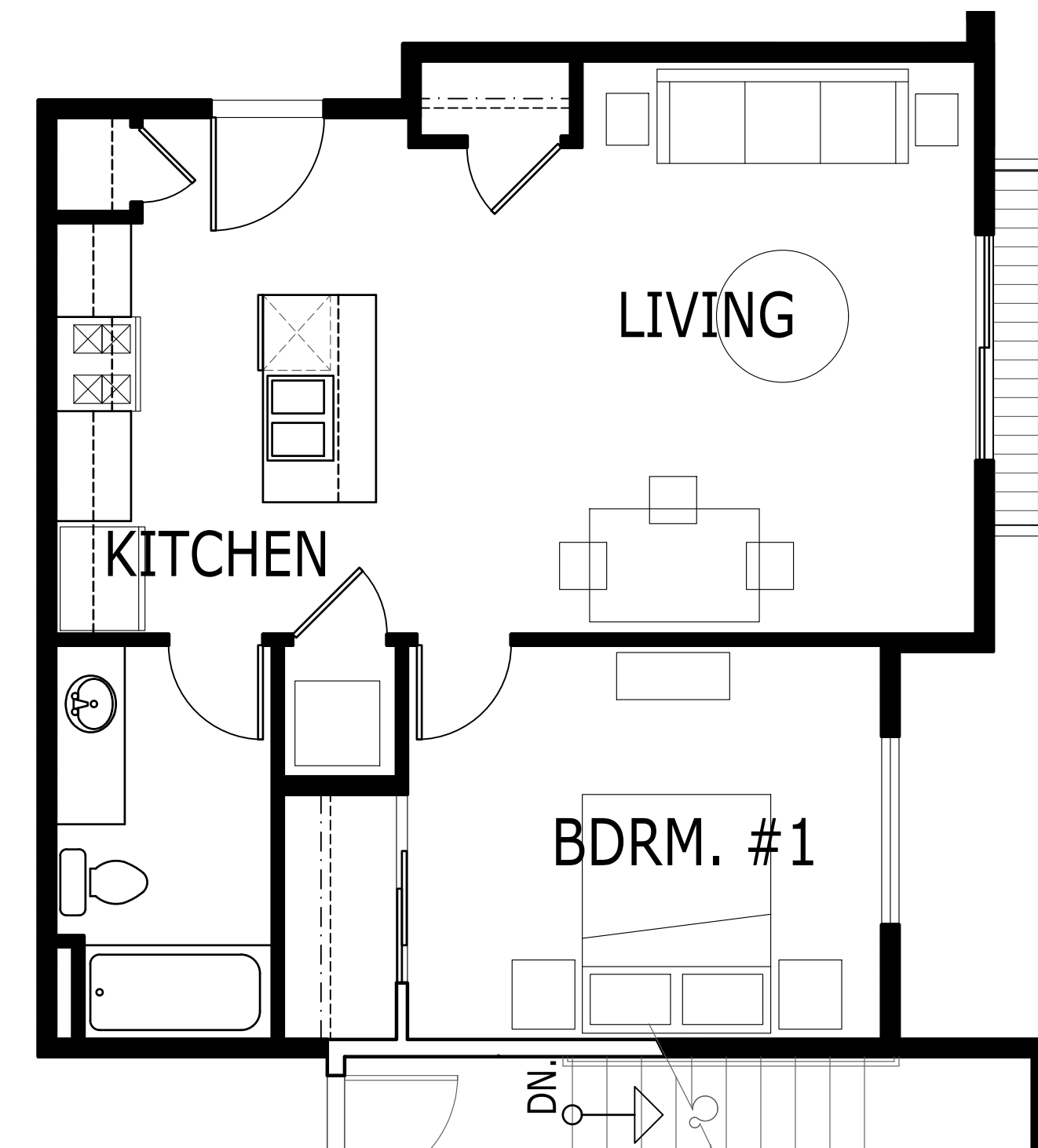
02 Unit B; 2-bed w/ Study 1185 S.F.
Scale: 1/4" = 1'-0"



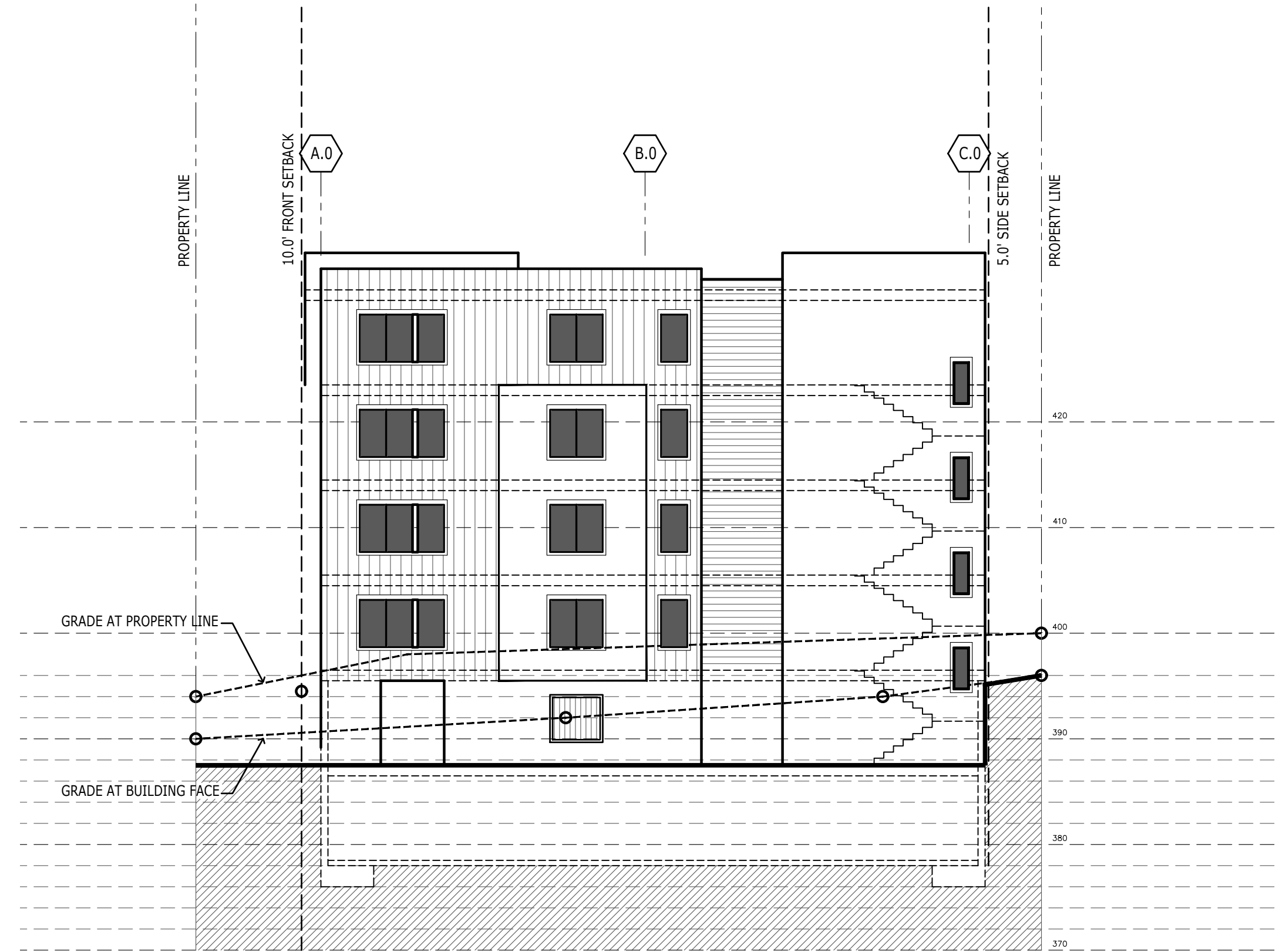
03 Unit C; 2-bed W/ Study 1128 S.F.
Scale: 1/4" = 1'-0"



01 Unit A; 1-bed w/ Study 888 S.F.
Scale: 1/4" = 1'-0"

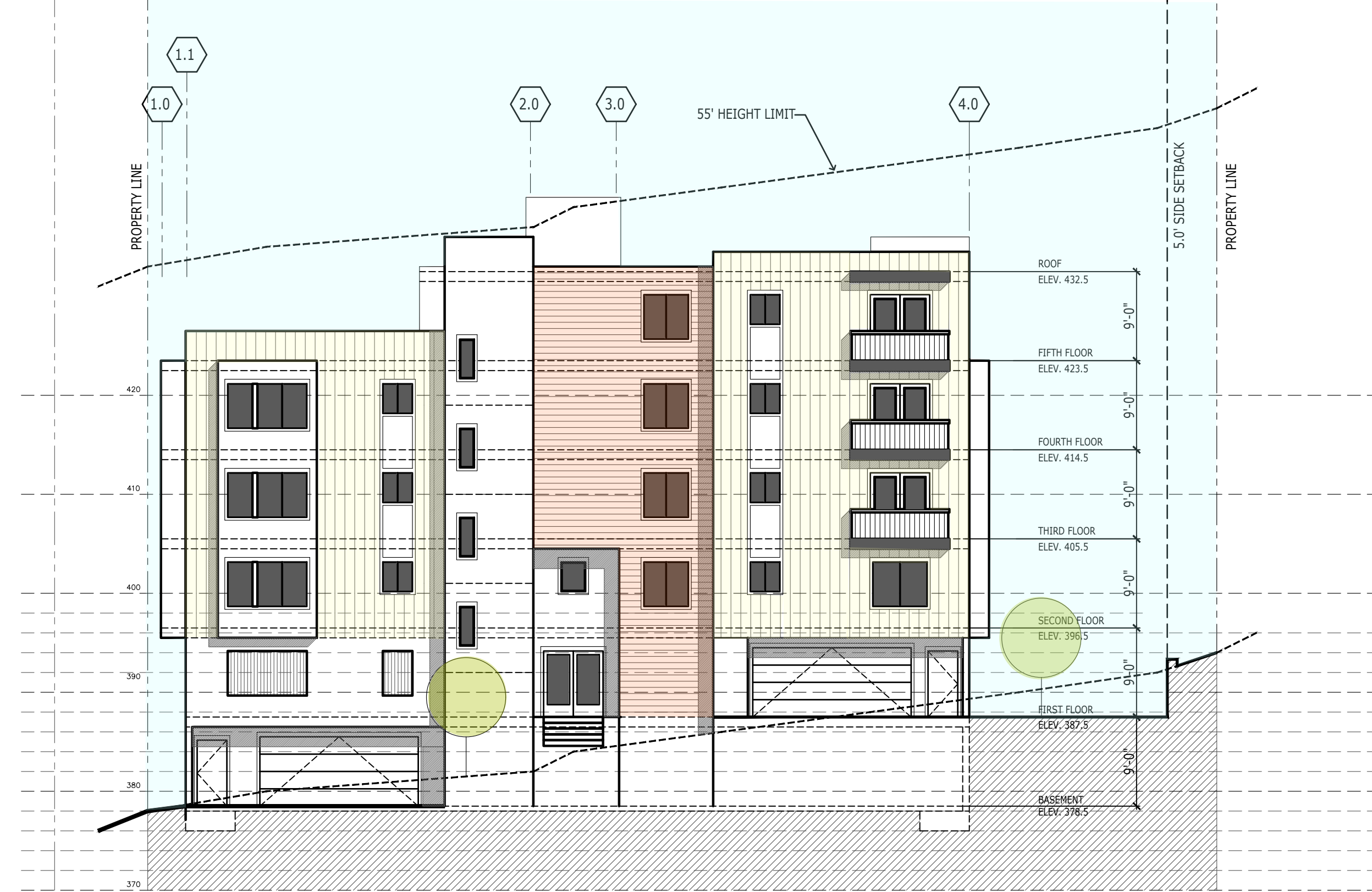


04 Unit D; 1-bed 668 S.F.
Scale: 1/4" = 1'-0"



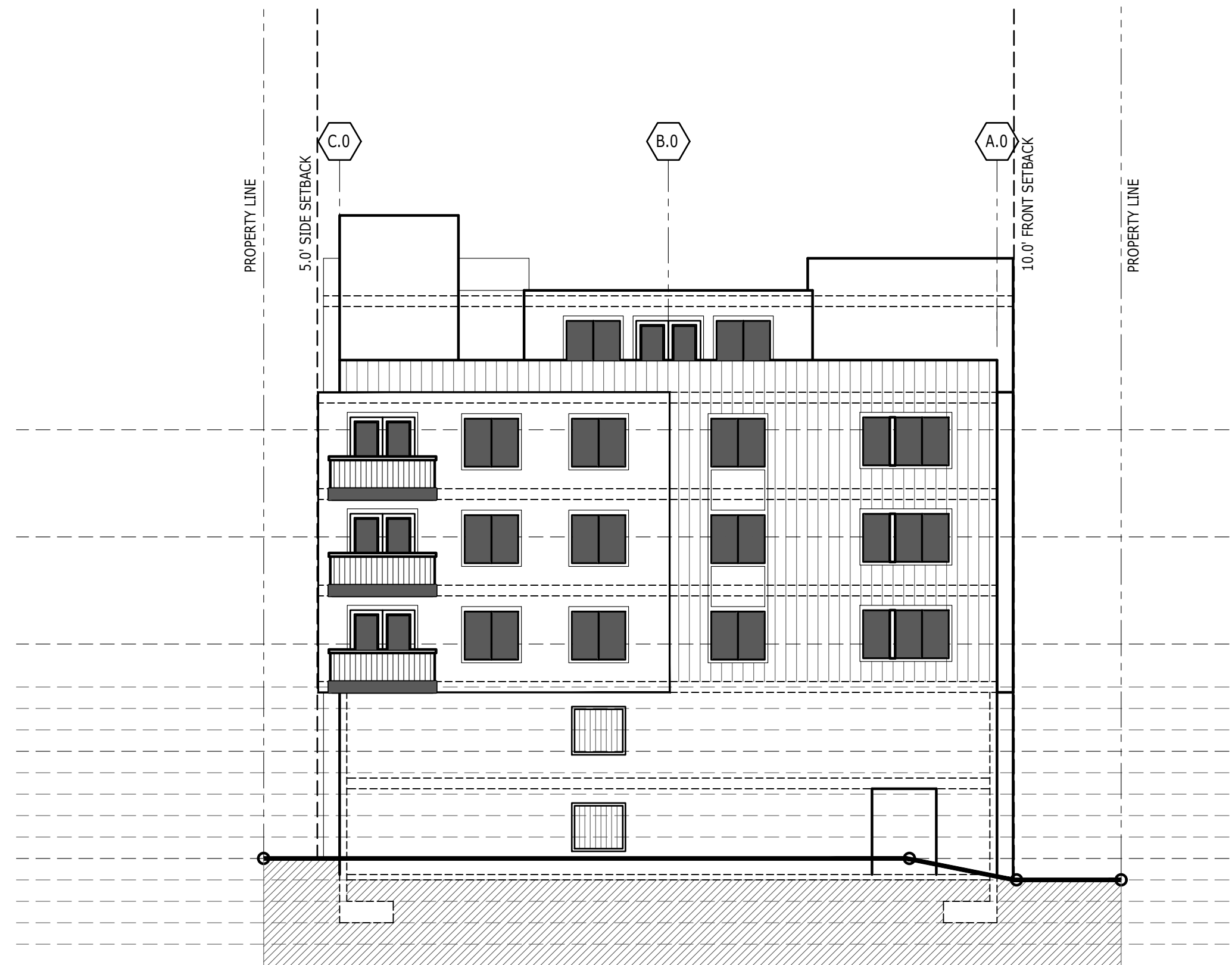
02 South Elevation

Scale: 3/32" = 1'-0"



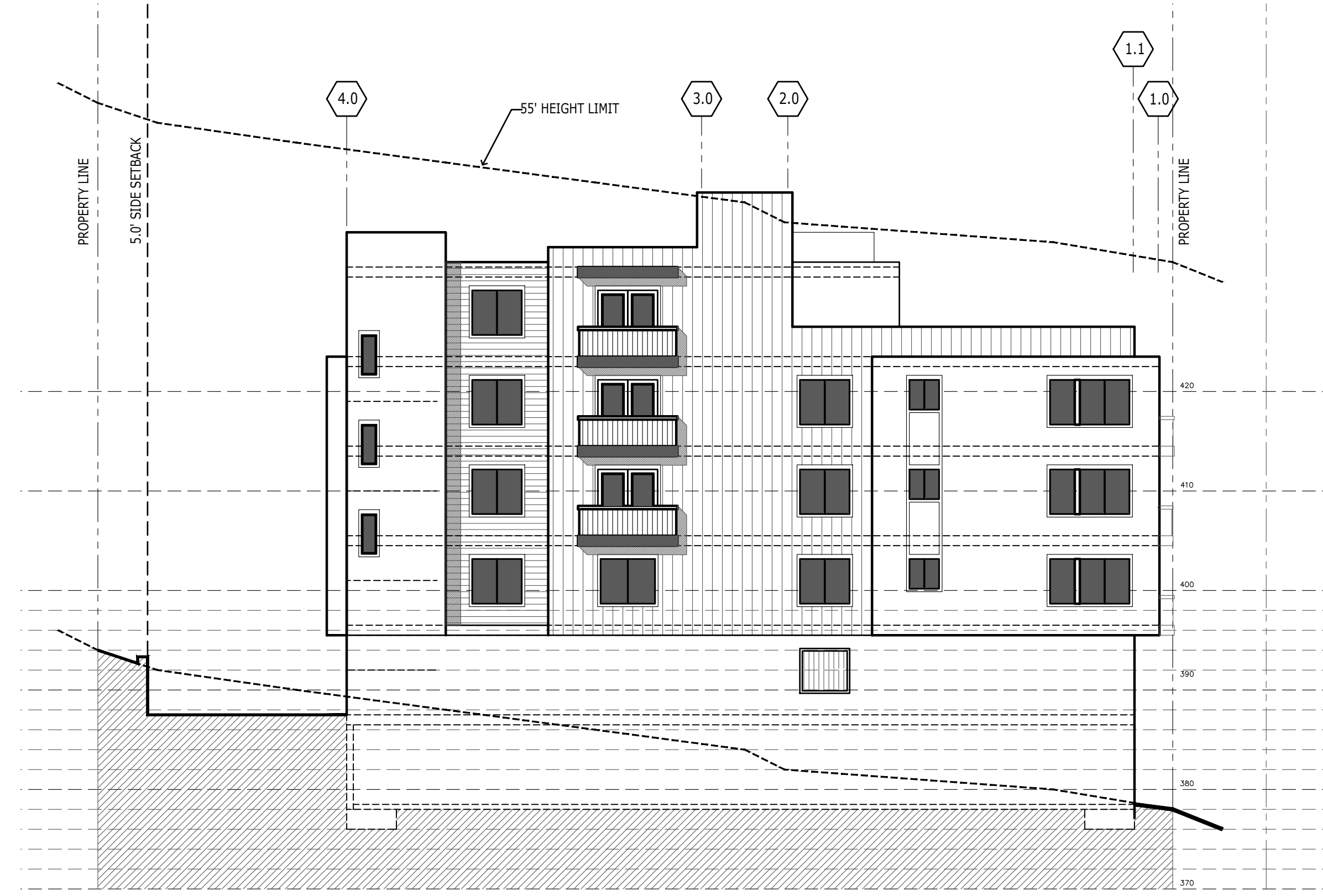
01 West Elevation

Scale: 3/32" = 1'-0"



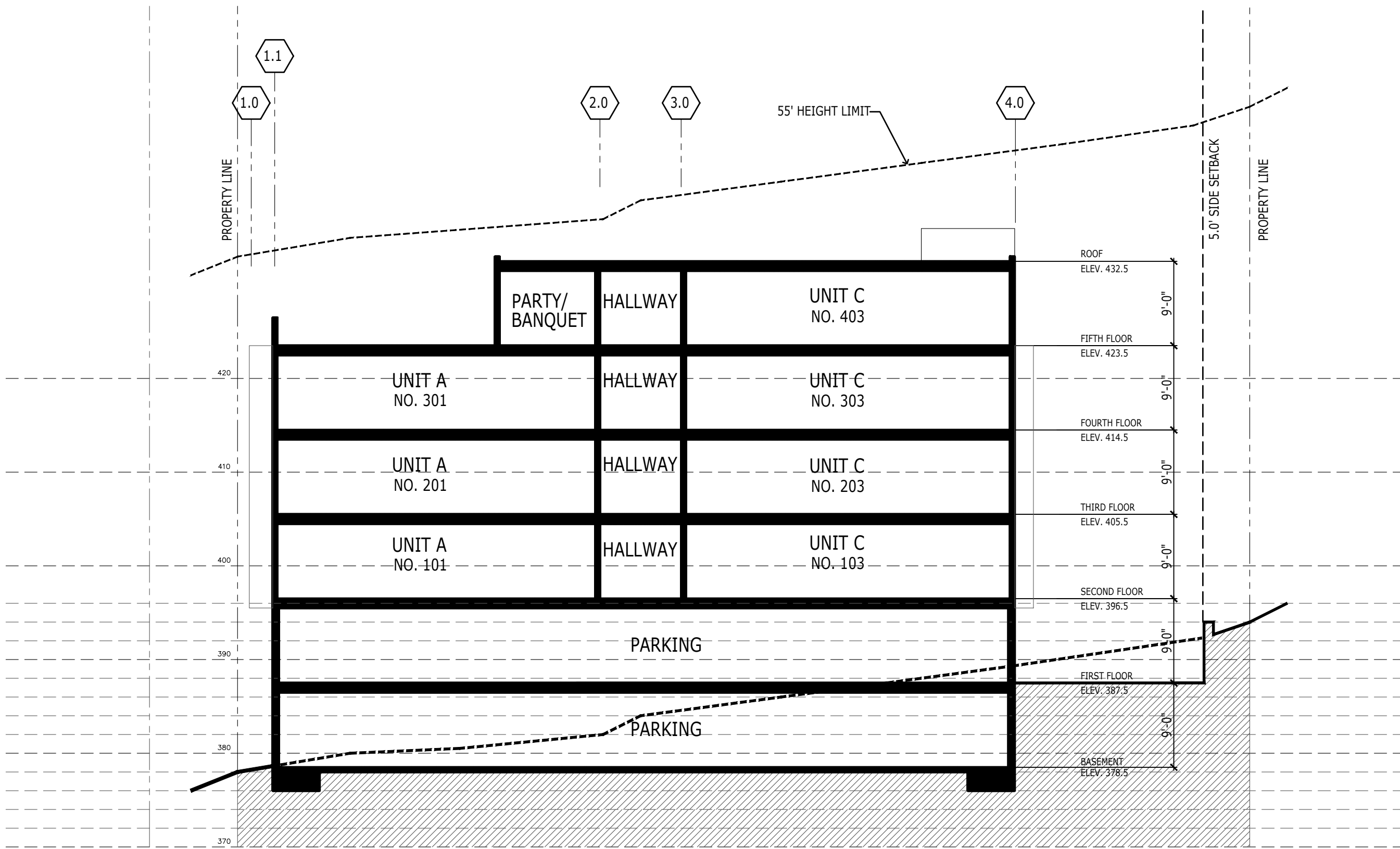
04 North Elevation

Scale: 3/32" = 1'-0"



03 East Elevation

Scale: 3/32" = 1'-0"



01 Longitudinal Section (North-South)

Scale: 3/32" = 1'-0"

REVISIONS

DATE : OCT. 2, 2023
PHASE : PRELIMINARY
DRAWINGS

DESCRIPTION:
BUILDING
SECTIONS