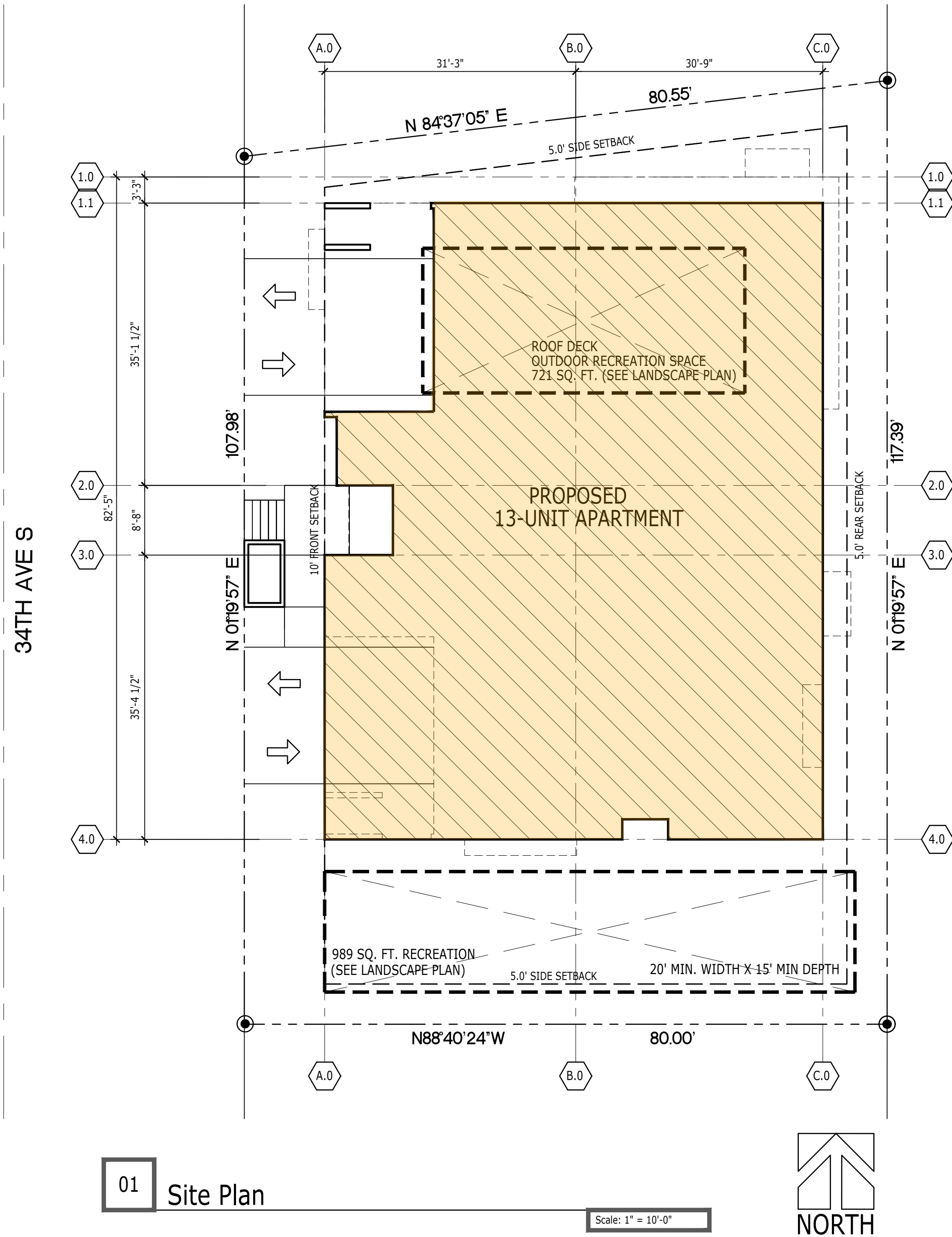


PHOTOS



SITE ADDRESS

16016 34th AVE. SOUTH  
SEATAC, WA 98188

OWNER

Contact: KAMALJIT SINGH & KALWANT KAUR  
SIDHUCUSTOMHOMES@GMAIL.COM  
(206) 423-8800

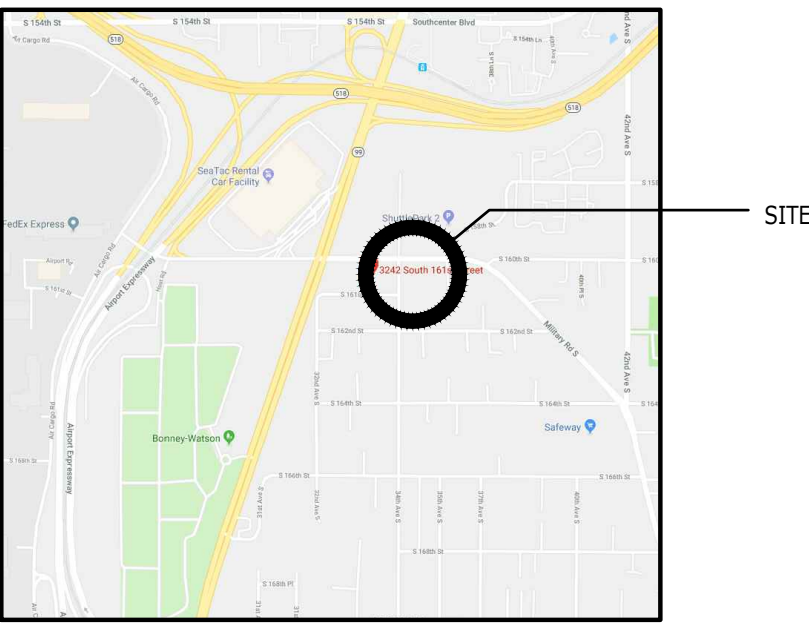
TAX ASSESSOR'S NO.

537980-1002

LEGAL DESCRIPTION

SEE SURVEY

VICINITY MAP



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

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DRAWING INDEX

A1.0 SITE PLAN, BUILDING & ZONING CODE, GENERAL INFO,  
LANDSCAPE (ADMIN. VARIANCE), UNIT & SQUARE FOOTAGE SUMMARY  
A1.1  
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

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
	7,200 SQ. FT.
MIN. LOT AREA:	10 FEET
MIN. STREET (FRONT) SETBACK:	5 FEET
MIN. REAR SETBACK:	5 FEET
MIN. SIDE SETBACK:	75%
MAX. BUILDING LOT COVERAGE	N/A
MAX. IMPERVIOUS SURFACE	55 FEET
MAX. STRUCTURE HEIGHT:	

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
3 (STUDIO) X 1.0 PARKING STALLS =	3.0 PARKING STALLS
3 (1 BEDROOM) X 1.5 PARKING STALLS =	4.5 PARKING STALLS
7 (2 BEDROOM) X 2.0 PARKING STALLS =	14.0 PARKING STALLS
TOTAL (REQUIRED)	21.5 PARKING STALLS

15,455,120 PARKING REDUCTION  
TRANSIT AVAILABILITY; A LINE, INTERNATIONAL BLVD. & S 160TH STR.  
(10% REDUCTION, 2 STALLS)

TOTAL (REQUIRED)	20 PARKING 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.
3 (STUDIO) X 120 SQ. FT. =	360 SQ. FT.
3 (1 BEDROOM) X 160 SQ. FT. =	480 SQ. FT.
7 (2 BEDROOM) X 200 SQ. FT. =	1400 SQ. FT.
TOTAL (REQUIRED)	2240 SQ. FT. RECREATION

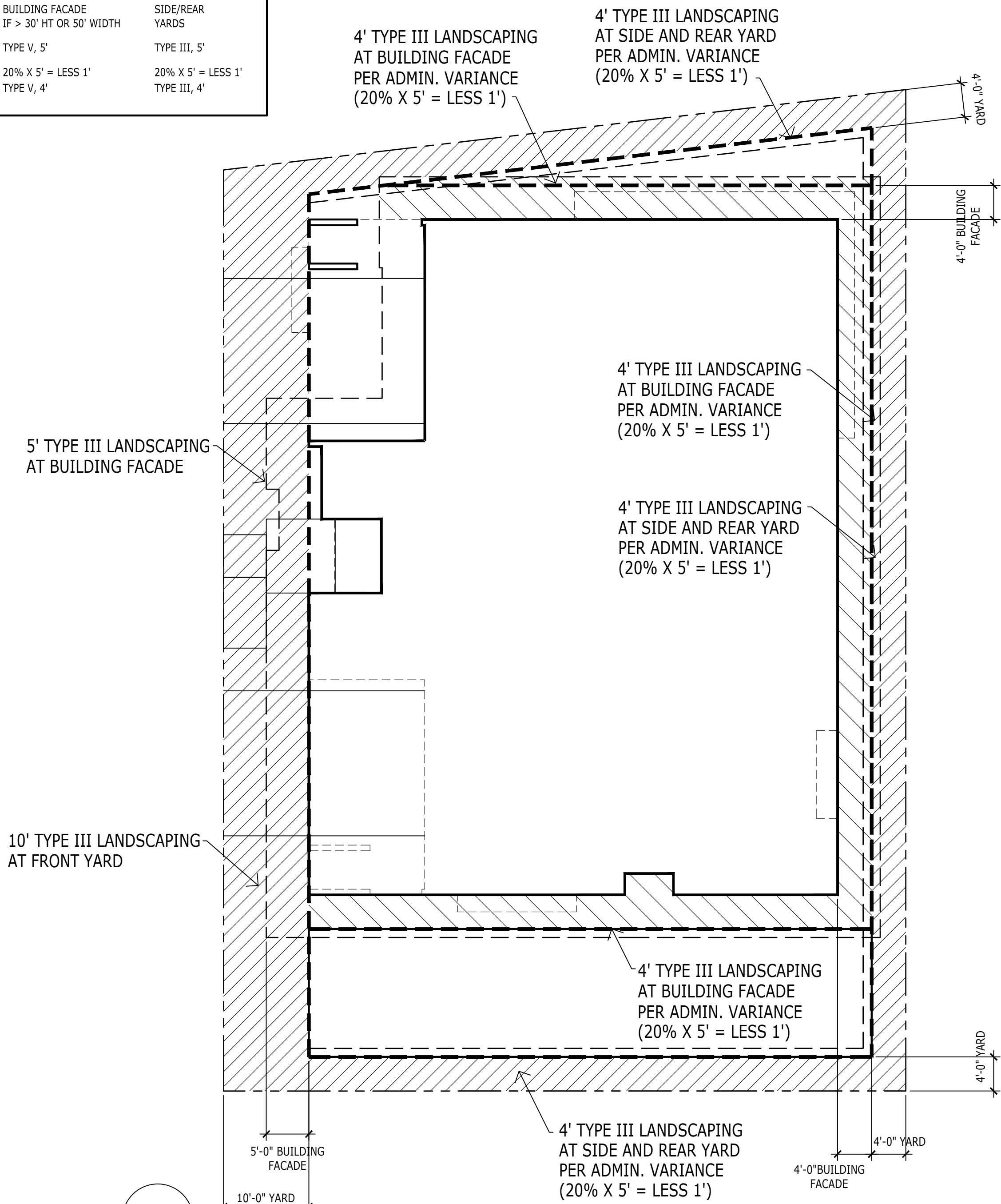
2240 SQ. FT. X 50% = 1120 SQ. FT. OUTDOOR RECREATION

PARTY/BANQUET RM.	336 SQ. FT.
EXERCISE RM.	668 SQ. FT.
ROOF DECK	721 SQ. FT.
AT-GRADE	975 SQ. FT.
TOTAL (PROVIDED)	2700 SQ. FT. RECREATION

(ZONING REQUIREMENTS CONTINUES ON PAGE A1.1)



ADMINISTRATIVE VARIANCE			
15.455.210 LANDSCAPING CHART			
MULTI-FAMILY	BUILDING FACADE IF > 30' HT OR 50' WIDTH		SIDE/REAR YARDS
	TYPE V, 5'		TYPE III, 5'
	20% X 5' = LESS 1'		20% X 5' = LESS 1'
	TYPE V, 4'		TYPE III, 4'



01 LANDSCAPING (20% YARD & BUILDING FACADE REDUCTION)  
Scale: 1" = 10'-0"

## ZONING REQUIREMENTS (CONT.)

15.510.800 INCENTIVES  
MIXTURE OF UNIT SIZES  
A TEN (10%) PERCENT INCREASE IN THE ALLOWED NUMBER OF UNITS... WITH AT LEAST 35% OF UNITS BEING TWO BEDROOMS OR LARGER  
13 TOTAL UNITS W/ 7 TWO BEDROOMS = 54%

OUTDOOR RECREATION SPACE  
A TEN (10%) PERCENT INCREASE IN THE ALLOWED NUMBER OF UNITS... WITH AT LEAST 15% ADDITIONAL OUTDOOR RECREATION SPACE OVER WHAT IS REQUIRED IN MULTI-FAMILY DEVELOPMENT

2240 SQ. FT. X 50%	1120 SQ. FT. OUTDOOR RECREATION
1120 SQ. FT. X 15%	168 SQ. FT.
TOTAL (REQUIRED)	1288 SQ. FT.
AT-GRADE	989 SQ. FT.
ROOF DECK	721 SQ. FT. B.1 ...UPPER LEVEL COMMON DECKS OR TERRACES
TOTAL (PROVIDED)	1710 SQ. FT. OUTDOOR RECREATION

ARCHITECTURAL DESIGN  
A TEN (10%) PERCENT INCREASE IN THE ALLOWED NUMBER OF UNITS... WHEN ADDITIONAL BUILDING DESIGN IS PROVIDED WITHIN A MULTI-FAMILY DEVELOPMENT

THE ENHANCED DESIGN ELEMENTS SHALL CONSIST OF THE FOLLOWING;

1. INCORPORATE ALL METHODS OF FACADE VARIATIONS IDENTIFIED IN SMC 15.510.620 (B)

SMC 15.510.620 (B) VERTICAL AND HORIZONTAL VARIATION METHODS

- VERTICAL MODULATION; PROJECTING/RECESSING FACADE ELEMENT  
SEE SHEETS A2.0, A2.1, A2.2 & A5.0 FOR 2' INDENTATIONS, PROJECTS AND BAYS ON ALL FOUR SIDES OF THE PROPOSED DEVELOPMENT.
- WINDOW/ENTRYPORCH ELEMENTS  
SEE SHEETS A2.0 & A5.0 FOR CLEARLY DEFINED, RECESSED, AND CENTRALLY LOCATED BUILDING ENTRY.
- LIGHT FIXTURE/LANDSCAPING ELEMENTS  
SEE SHEETS A2.0, A2.1, A2.2 & A5.0 FOR PROVISIONS FOR LIGHTING AND LANDSCAPE PLAN FOR PROMINENT ORNAMENTAL TRESS ALIGNED WITH VERTICAL VARIATION INTERVAL ALONG WITH BUILDING SIGNAGE.
- MATERIAL VARIATIONS  
SEE SHEET A5.0 FOR THE VARIOUS SIDING MATERIALS INCLUDING WIDE CEDAR PLANKS, BEVEL SIDING, HARDIE PANELS AND CONCRETE ALONG WITH WATER JET CUT CORTEN PANEL WITH CUSTOM DESIGN AT PARKING LEVELS.
- HORIZONTAL FACADE ELEMENTS  
SEE SHEETS A2.0, A2.1, A2.2 & A5.0 FOR DESIGN TECHNIQUES THAT DIFFERENTIATE THE GROUND FLOOR FROM THE UPPER FLOOR. THESE INCLUDE BUT ARE NOT LIMITED TO SIDING MATERIALS, BAYS, BALCONIES AND BUILDING MODULATION.

2. INCORPORATE 3 OR MORE ROOF LINE VARIATIONS IDENTIFIED IN SMC 15.510.620 (F)  
SMC 15.510.620 (F) ROOFLINES

2. ROOFLINE WITH ARCHITECTURAL FOCAL POINT  
SEE SHEET A5.0 FOR THE STAIR TOWER ELEMENT ACTING AS THE FOCAL POINT CLEARLY DISTINGUISHING THE STEPPING OF THE BUILDING ON EACH SIDE TO MATCH THE GRADE.

3. ROOFLINE VARIATION

- PROJECTING CORNICE  
SEE SHEET A5.0 FOR PROJECTING CORNICES OVER THE BALCONIES FOR WEATHER PROTECTION
- ARTICULATED PARAPET  
SEE SHEET A5.0 FOR STEPPED HEIGHTS OF THE PARAPET

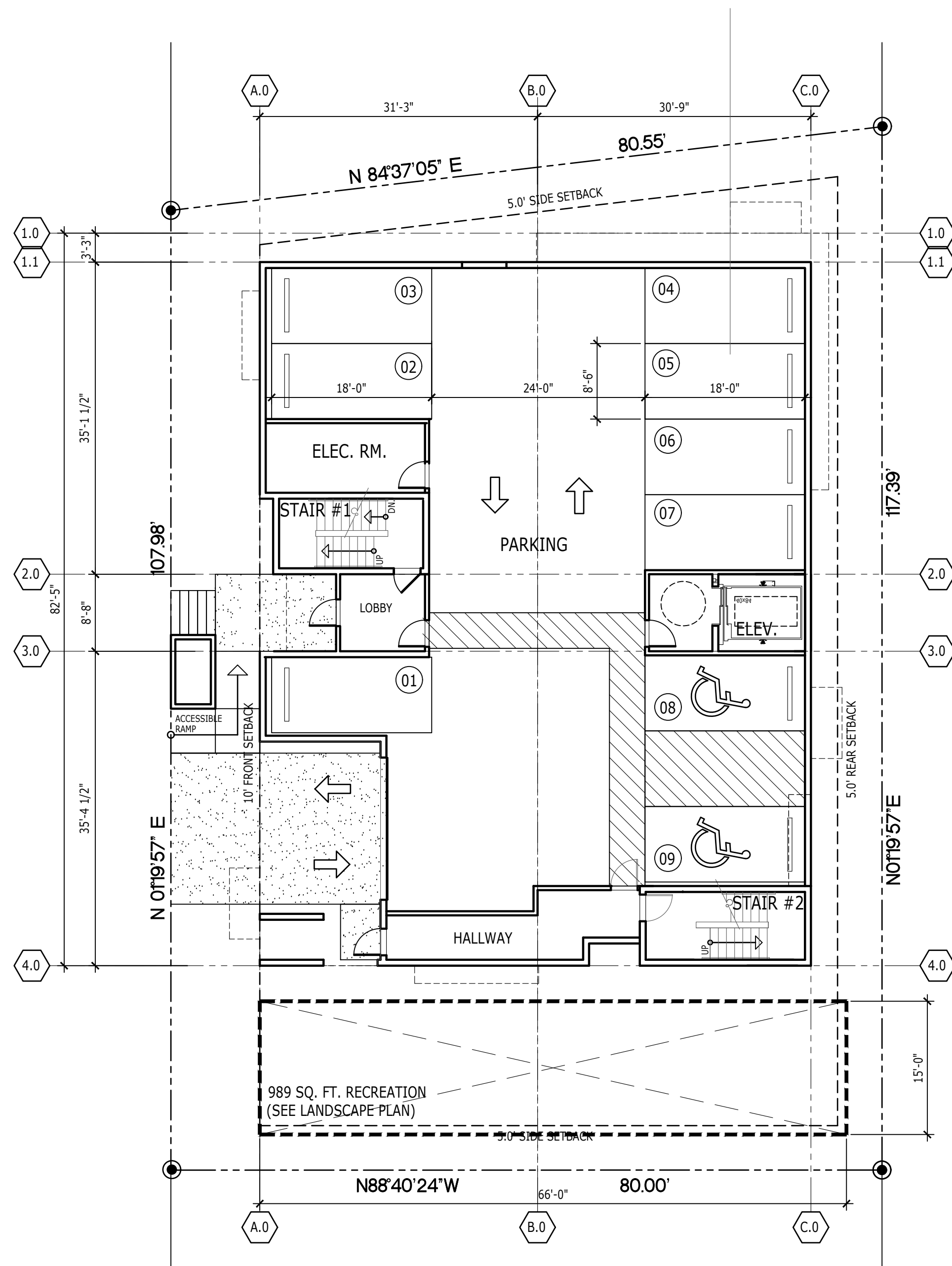
5. TERRACED ROOF  
SEE SHEET A2.2 & A5.0 FOR TERRACED ROOF AS THE PROPOSED BUILDING STEPS DOWN THE HILLSIDE AND THE ROOF PATIO

## 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

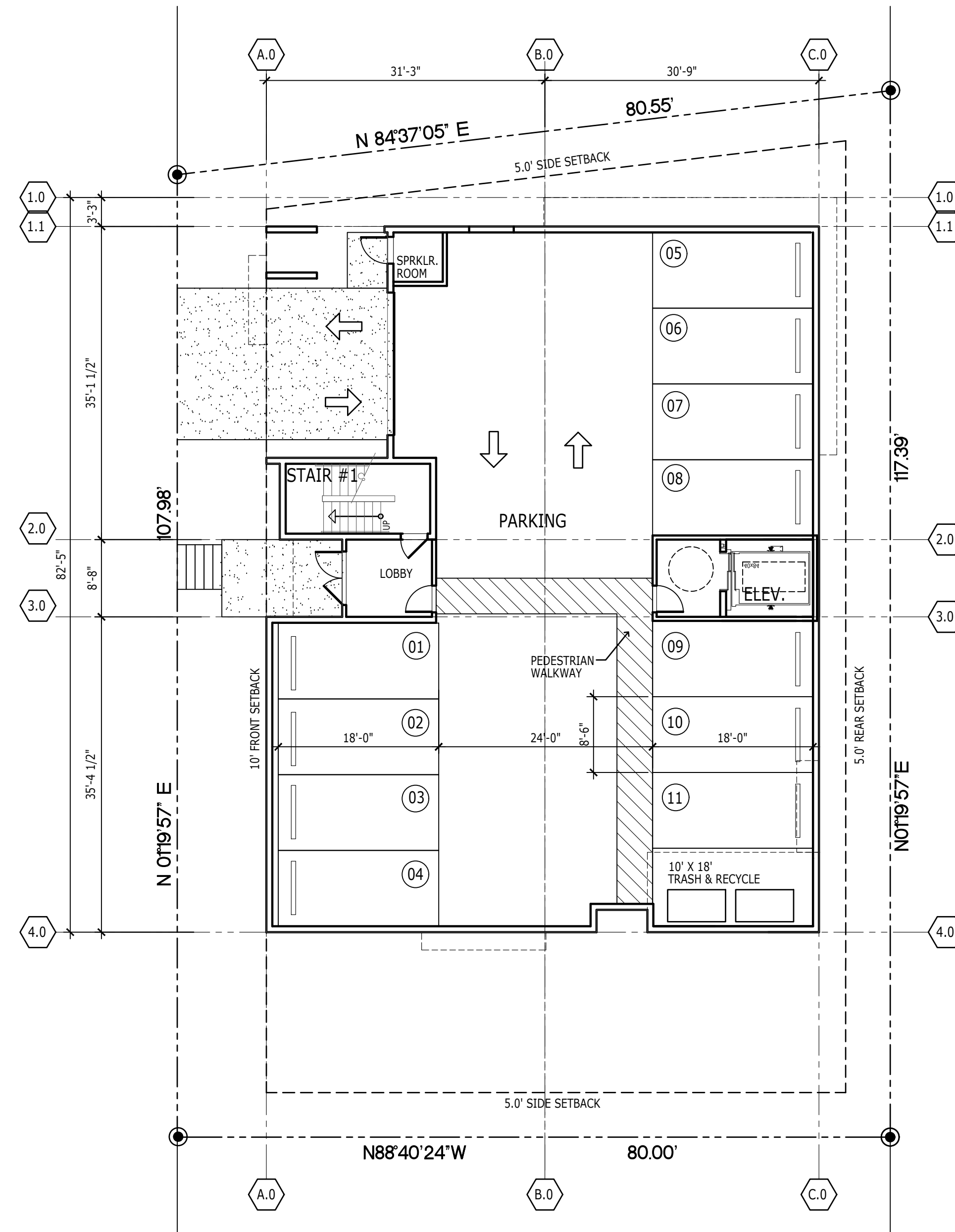
## UNIT SUMMARY

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 D (STUDIO)	668 SQ. FT. X 3 UNITS = 2004 SQ. FT.
TOTAL	13 UNITS = 12,735 SQ. FT.



02 First (Parking) Floor Plan

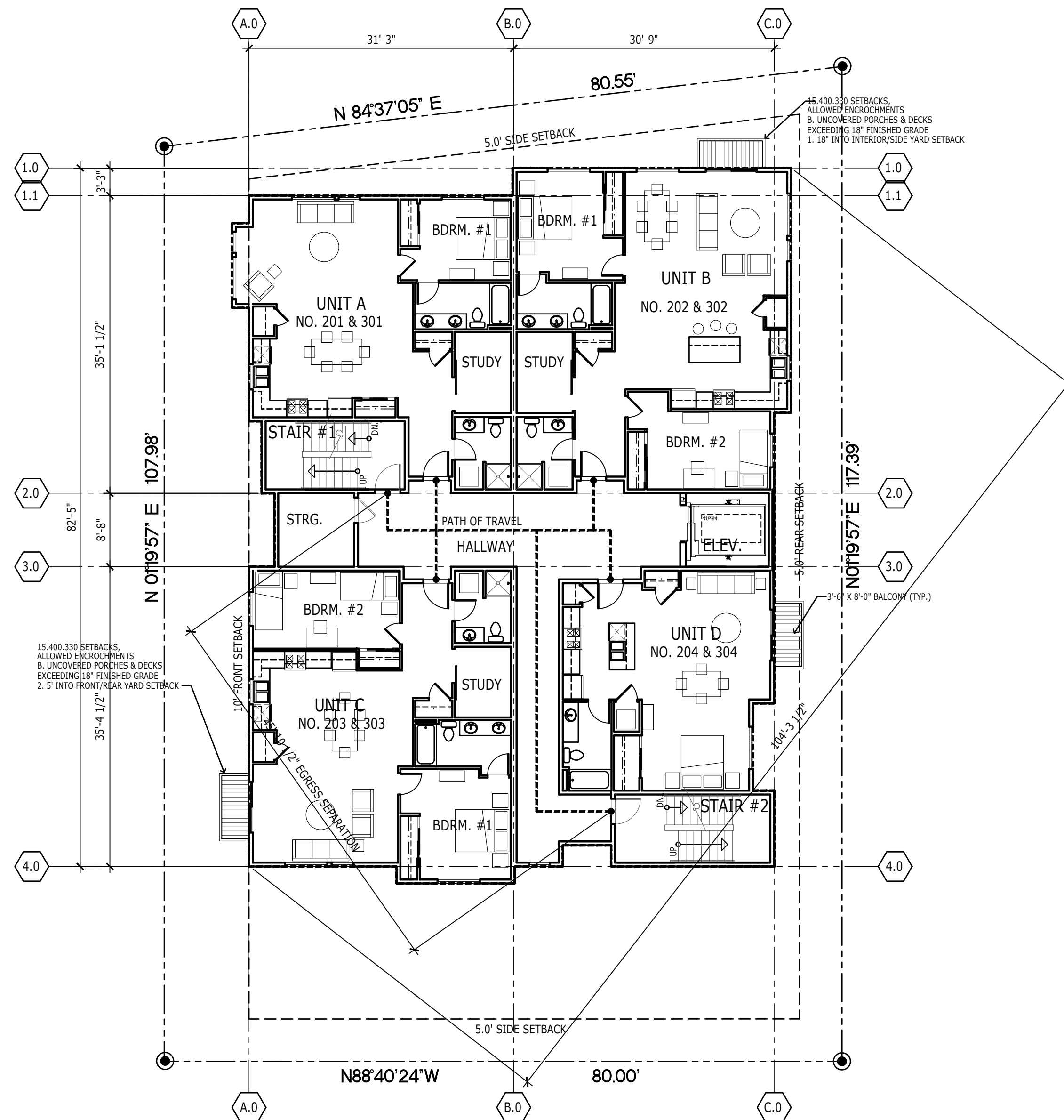
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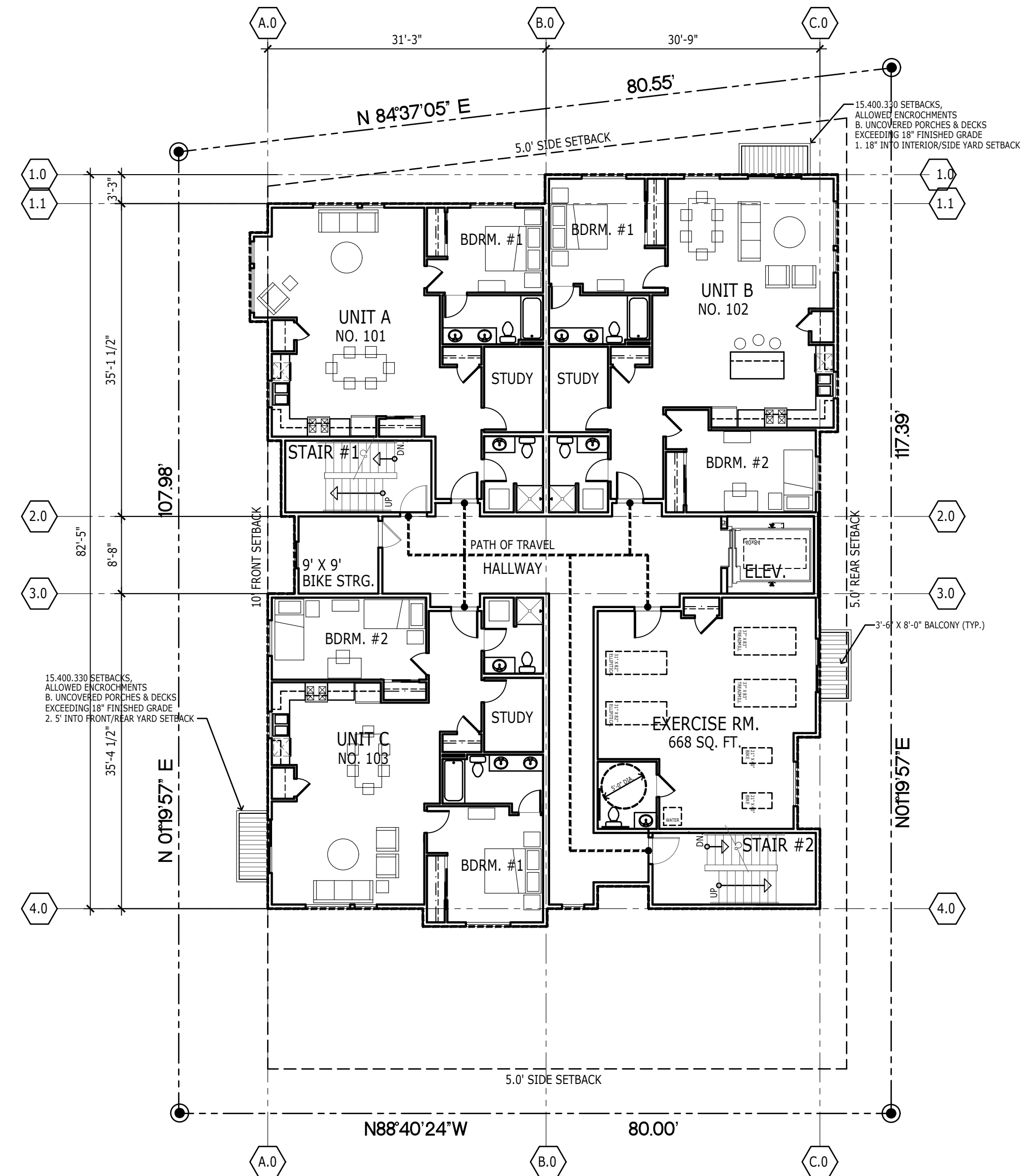
01 Basement (Parking) Floor Plan

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





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



Scale:  $\frac{3}{32}'' = 1'-0''$



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7 REGISTERED  
ARCHITECT

JEREMY RENE  
State of Washington

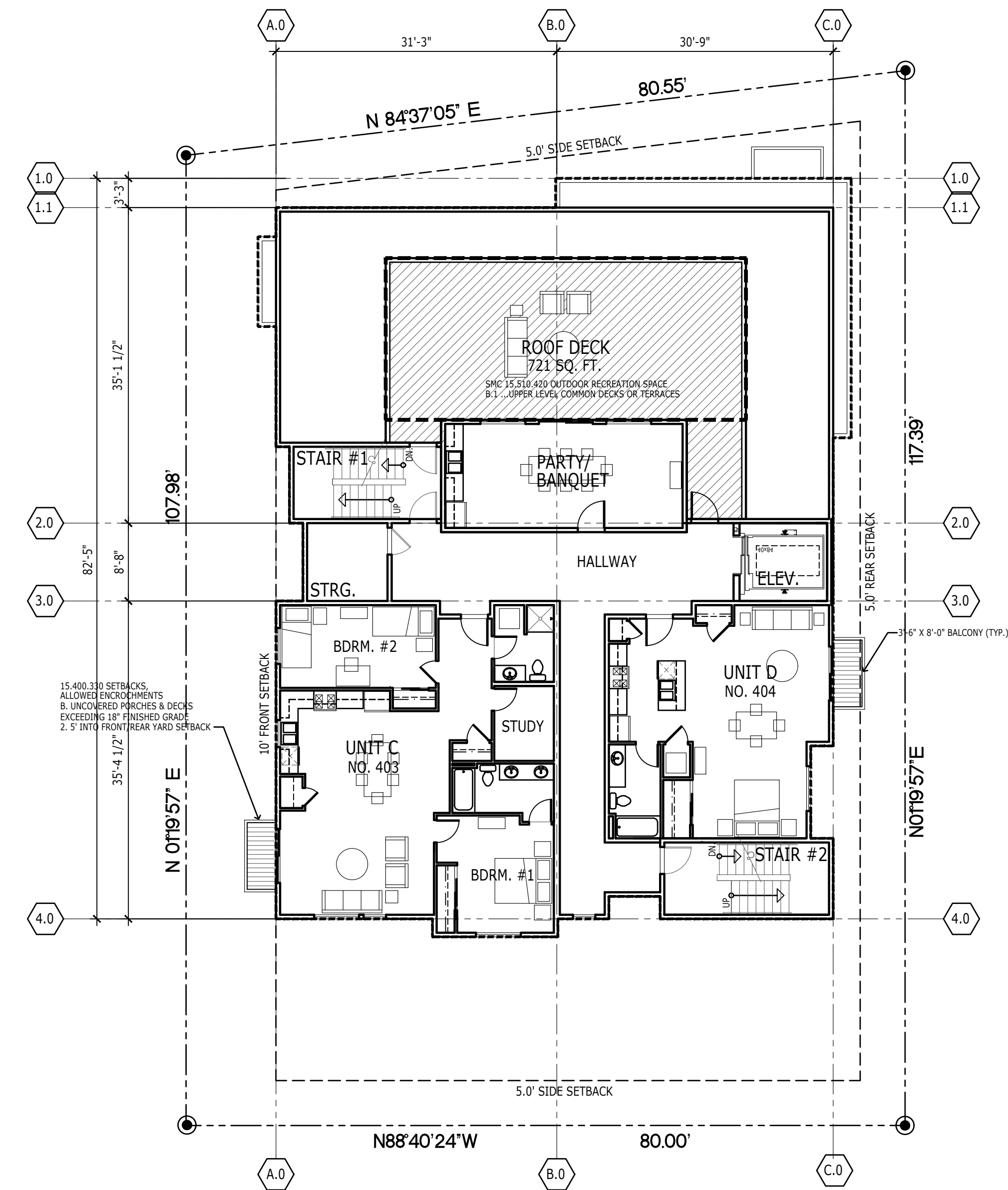
***Proposed Multi-Family Development***  
16016 34th Ave South  
Seatac, WA. 98188

REVISIONS	
MAY 29, 2024	1
ADDITIONAL COMMENTS	
JULY 18, 2024	2
ADDITIONAL COMMENTS	

DATE : JAN. 29, 2024  
PHASE : SITE PLAN  
SUBMITTAL

DESCRIPTION:  
FLOOR  
PLANS

## A2.1



01 Fifth Floor Plan

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

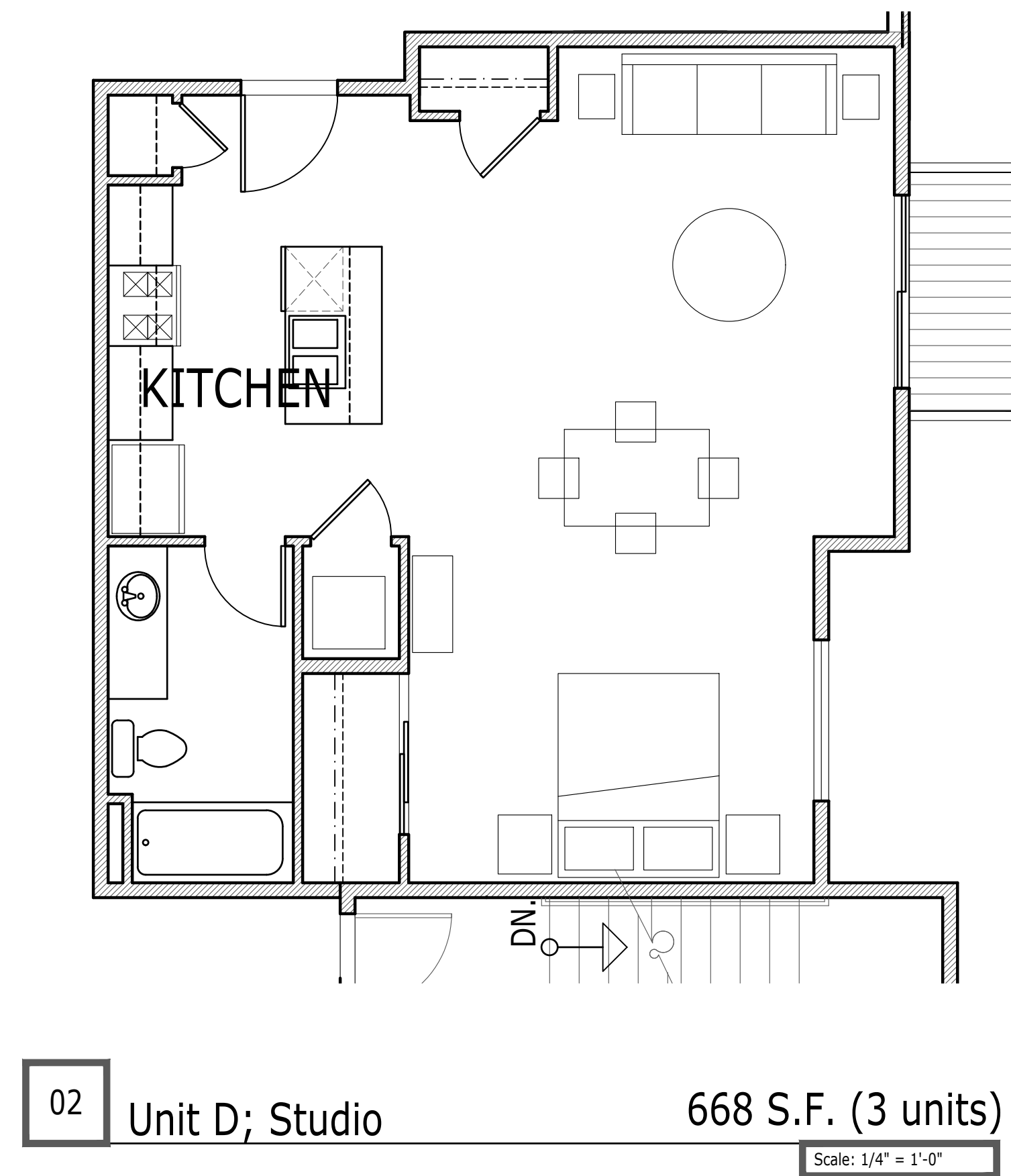
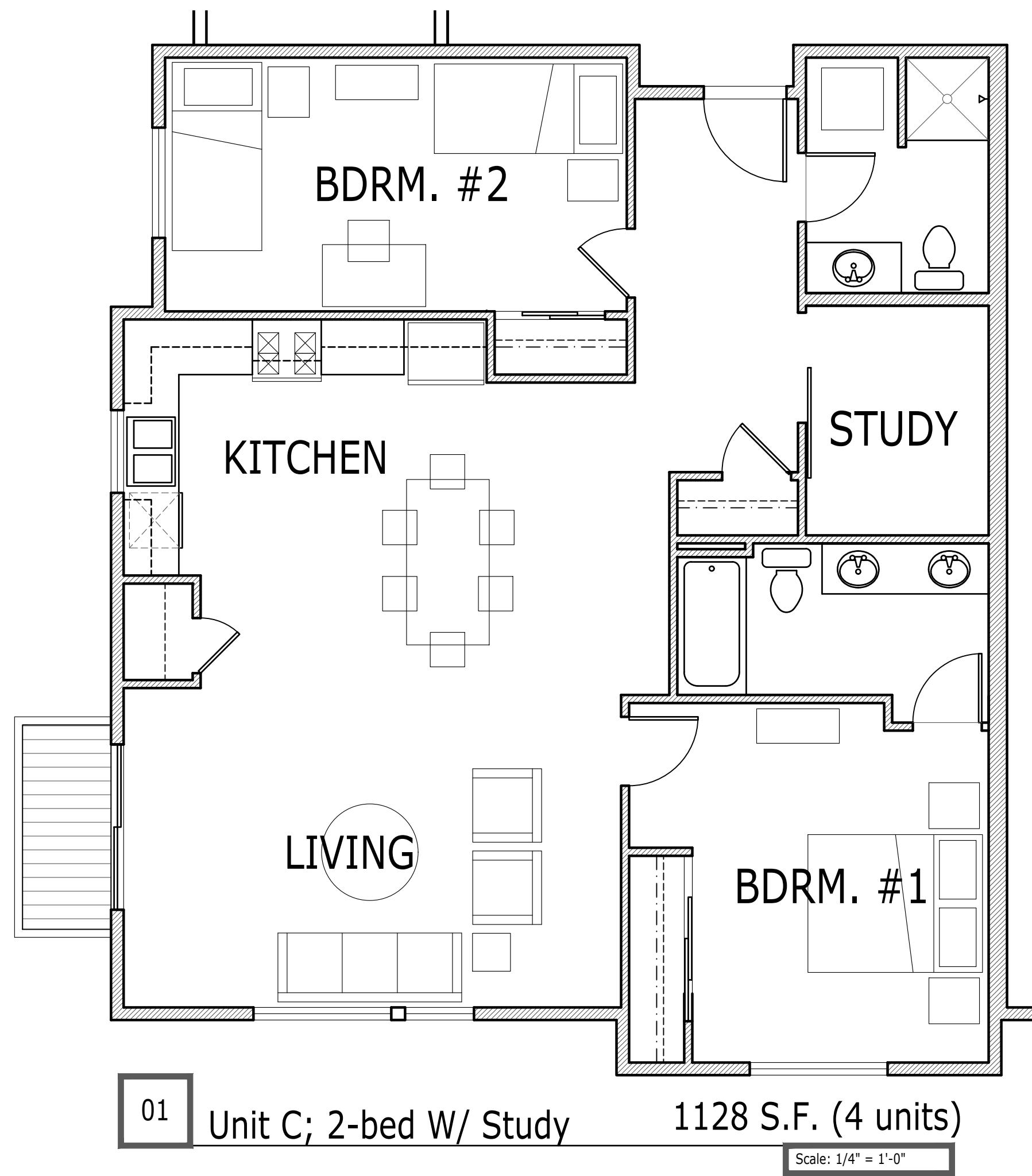
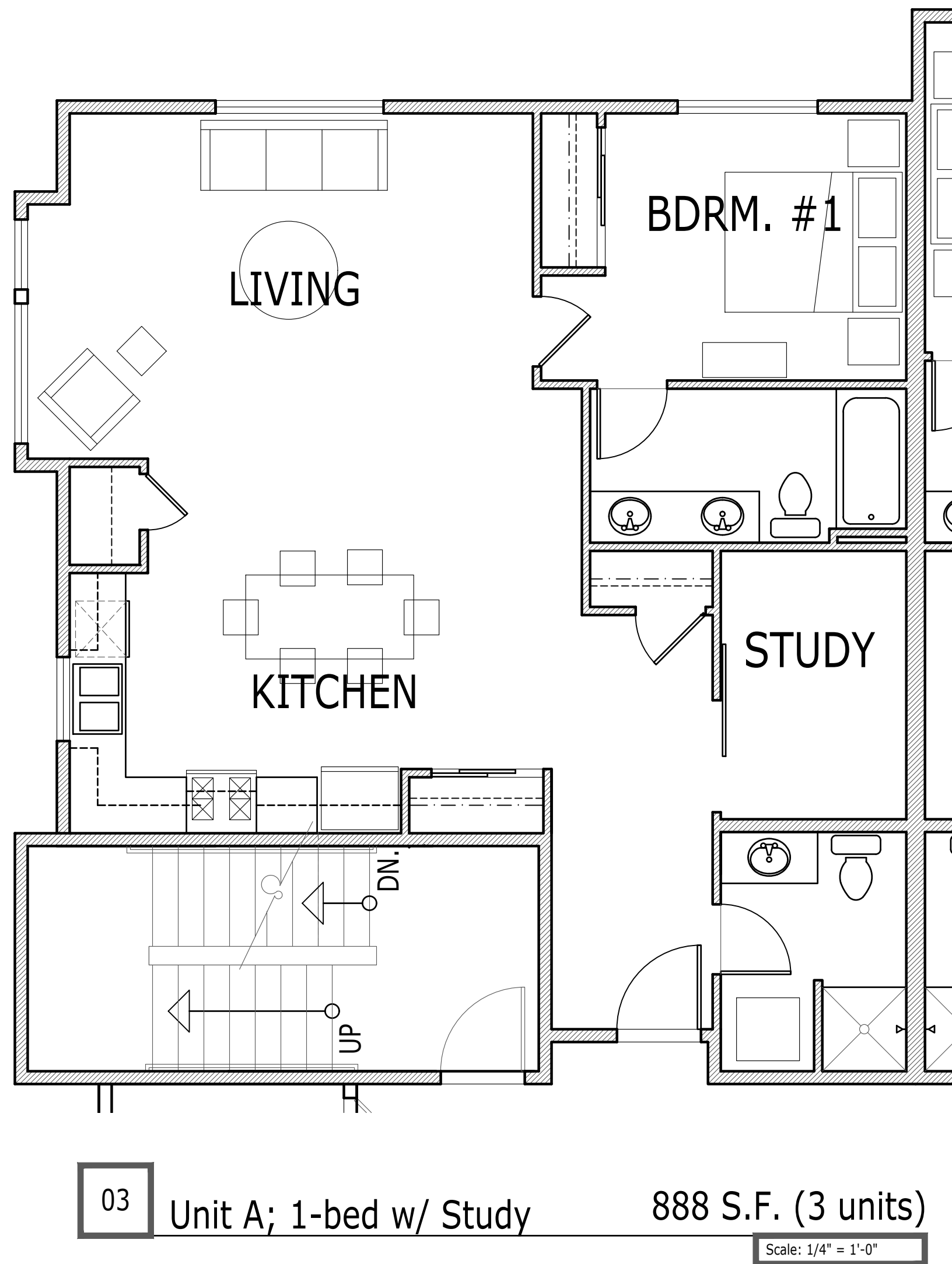
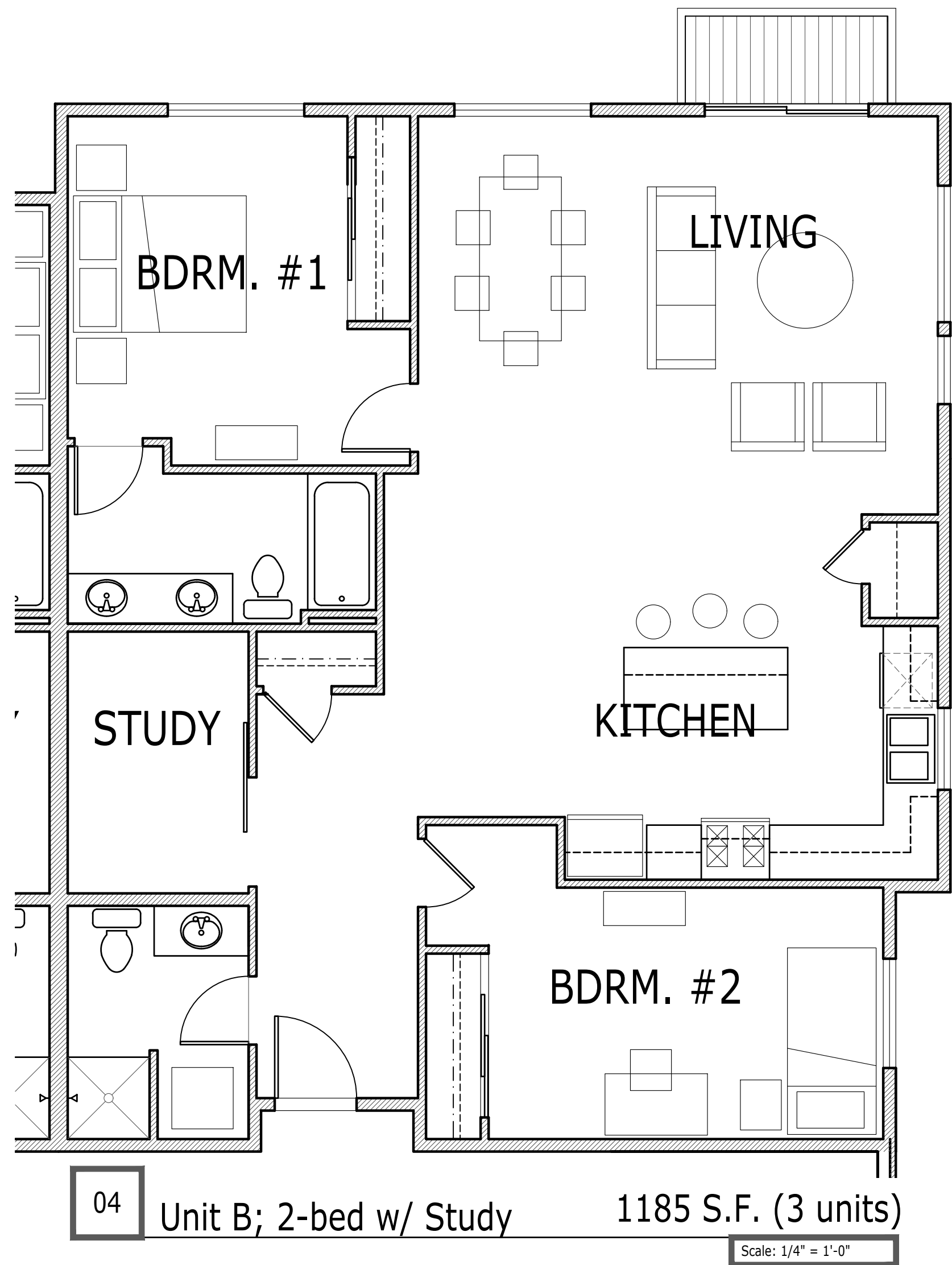


REVISIONS	
MAY 29, 2024	1
CITY COMMENTS	
JULY 18, 2024	2
CITY COMMENTS	

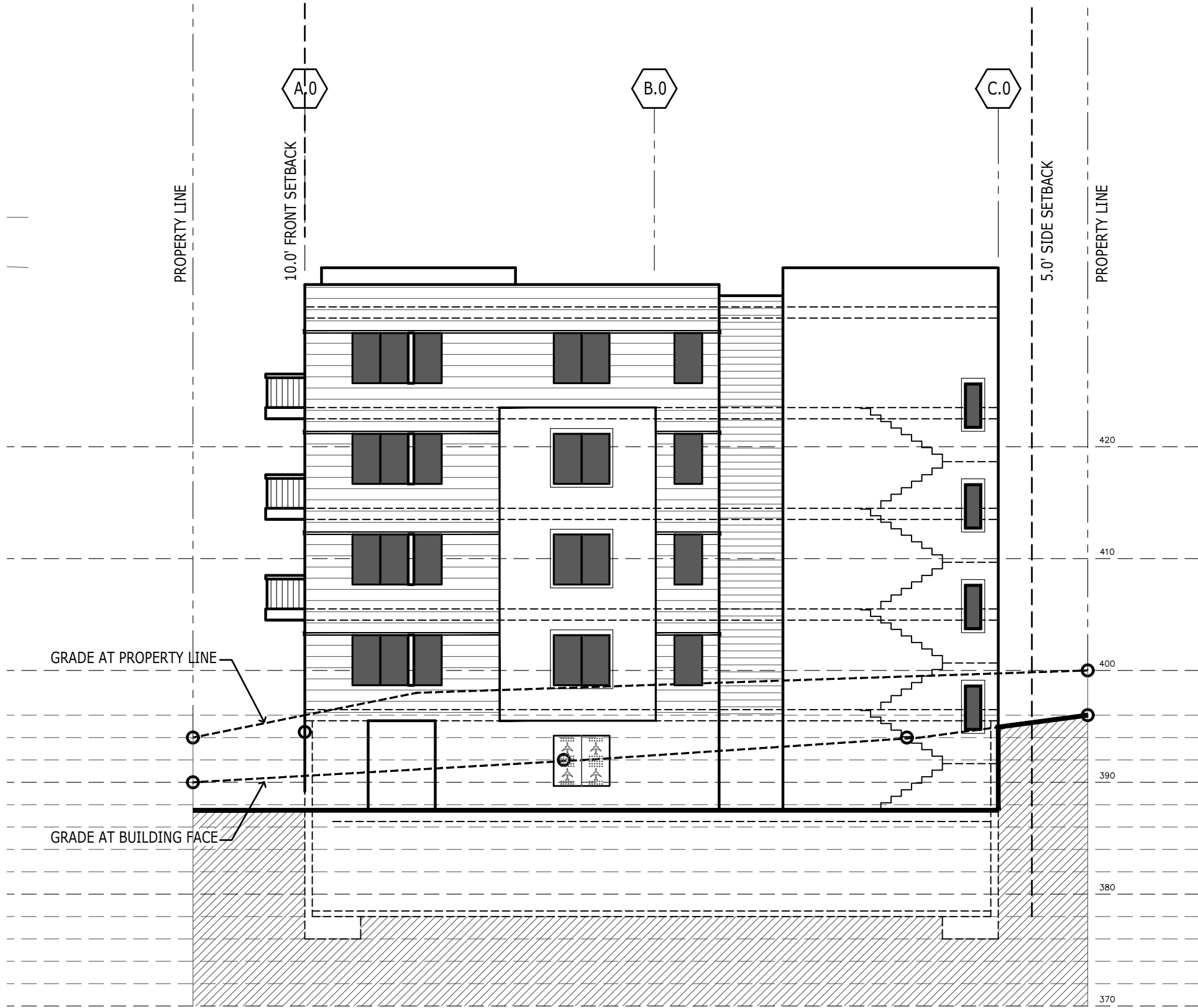
DATE : JAN. 29, 2024  
PHASE : SITE PLAN  
SUBMITTAL

DESCRIPTION:  
FLOOR  
PLANS

A2.2

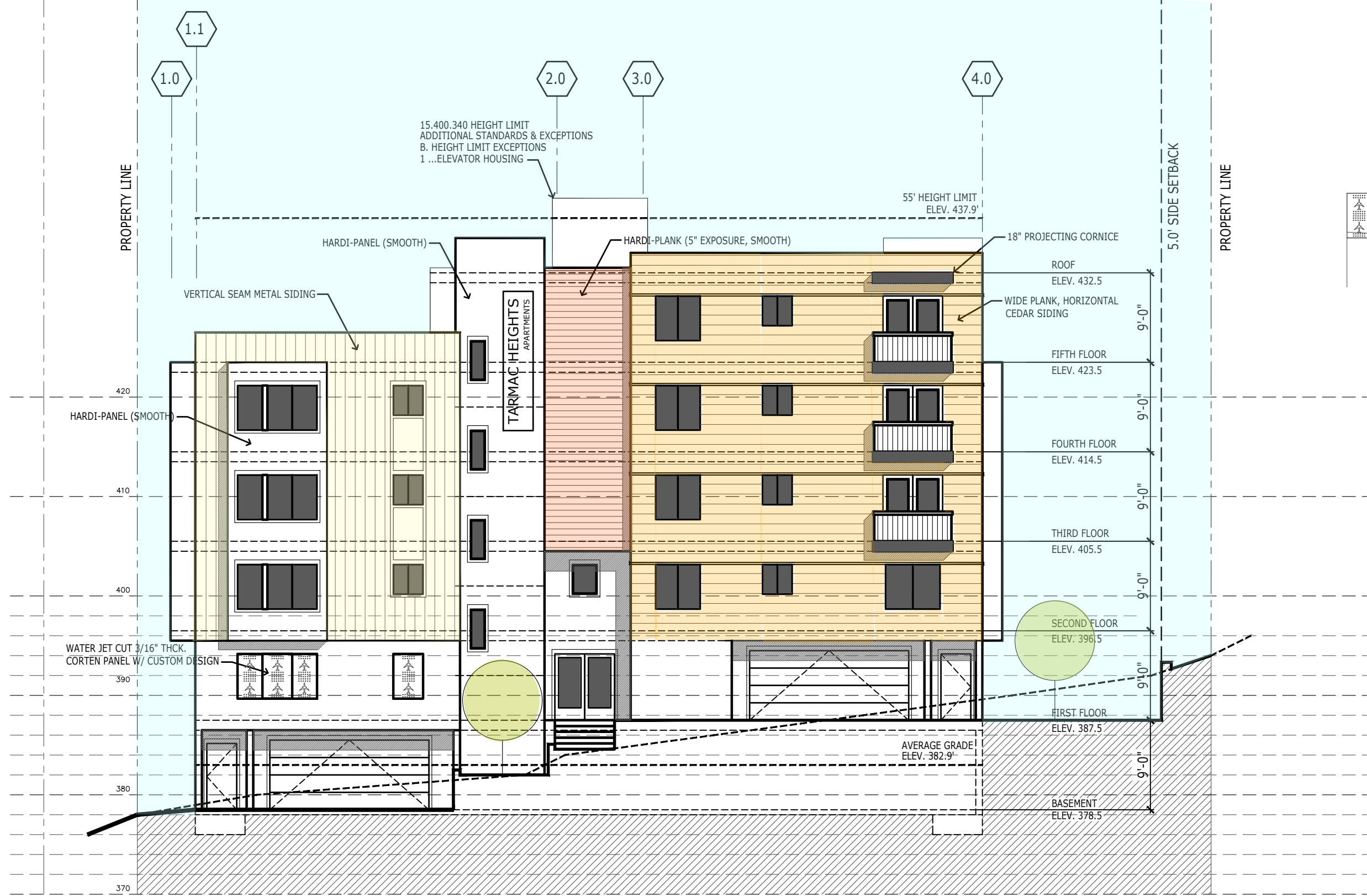






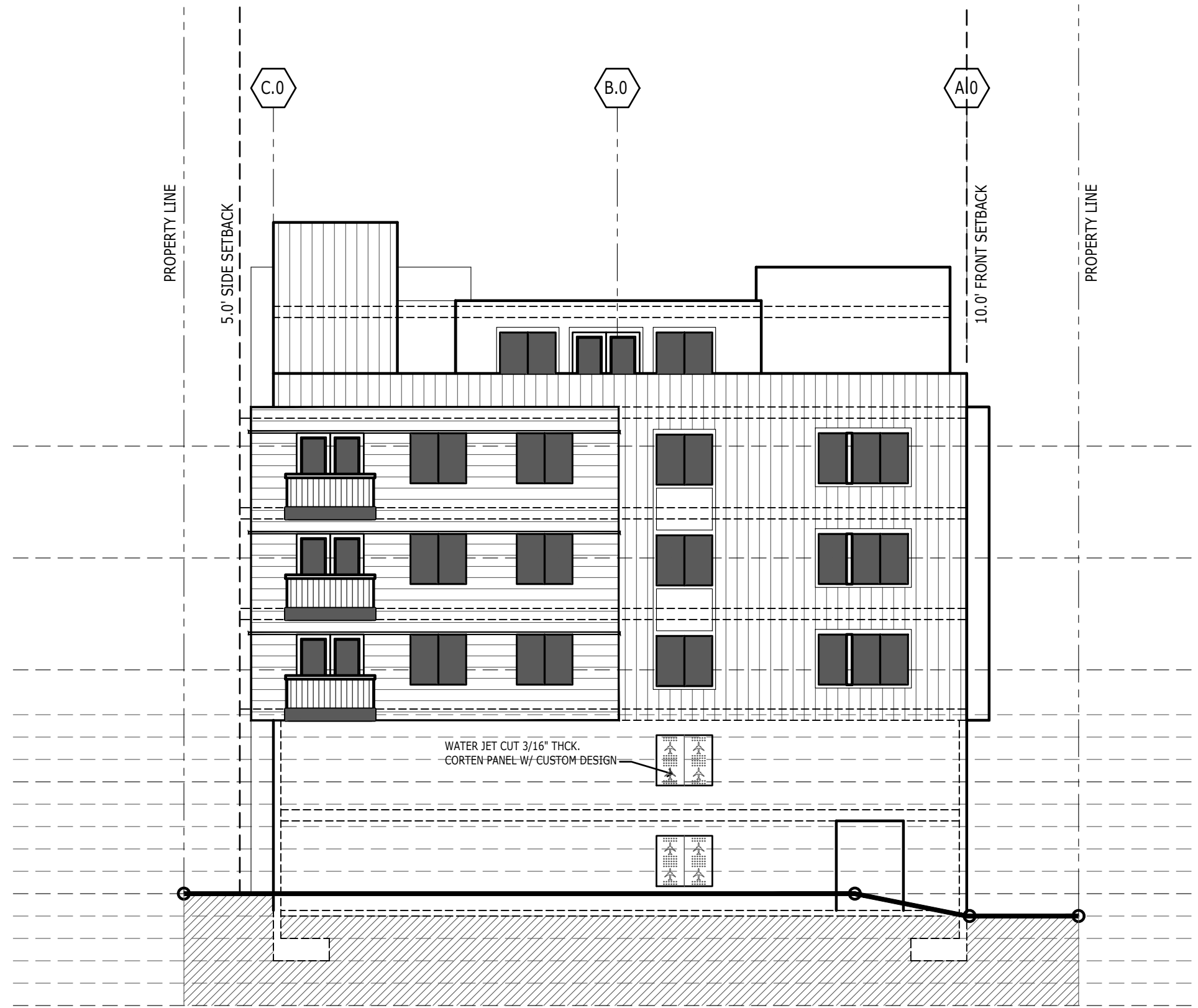
02 South Elevation

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



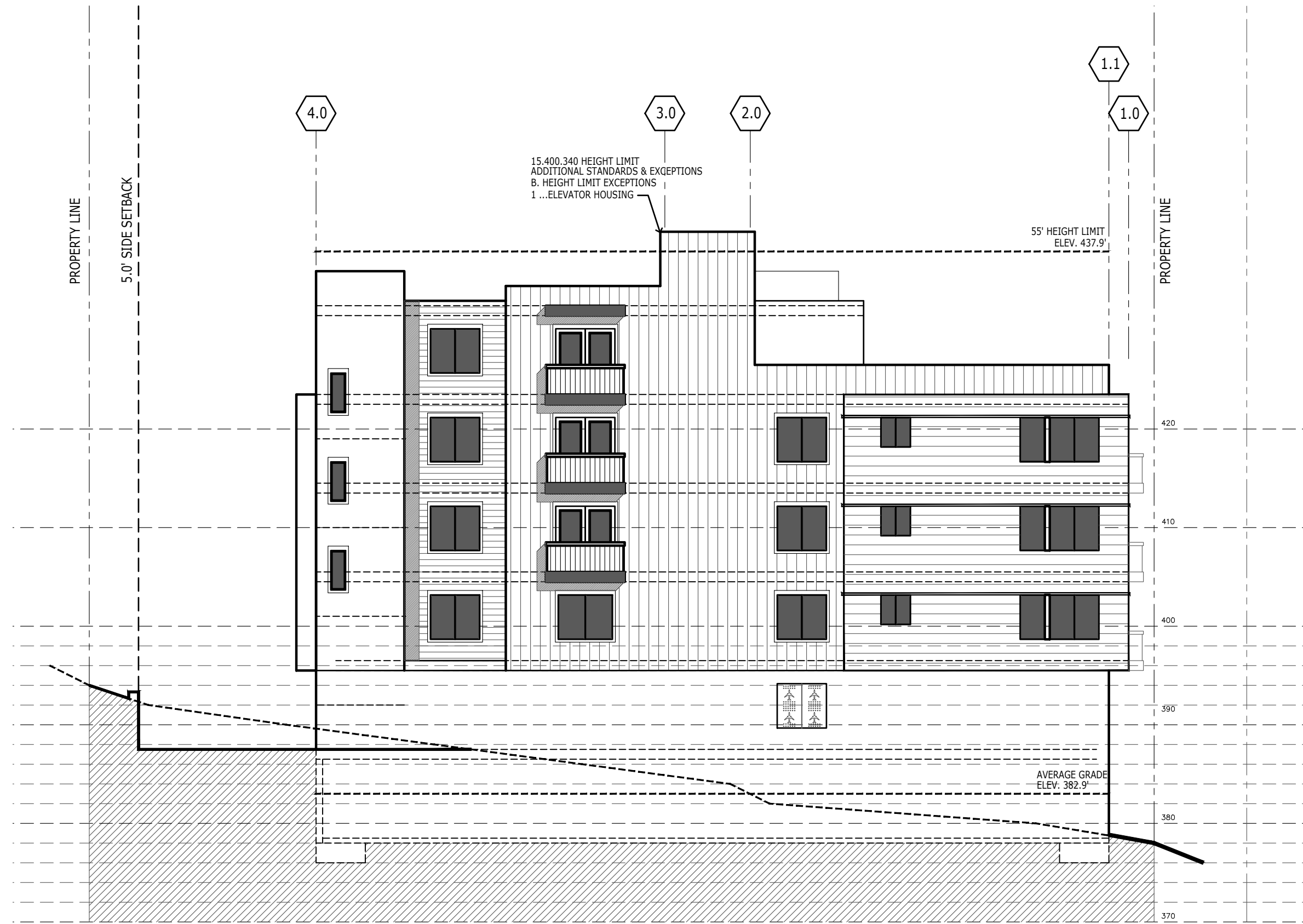
01 West Elevation

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



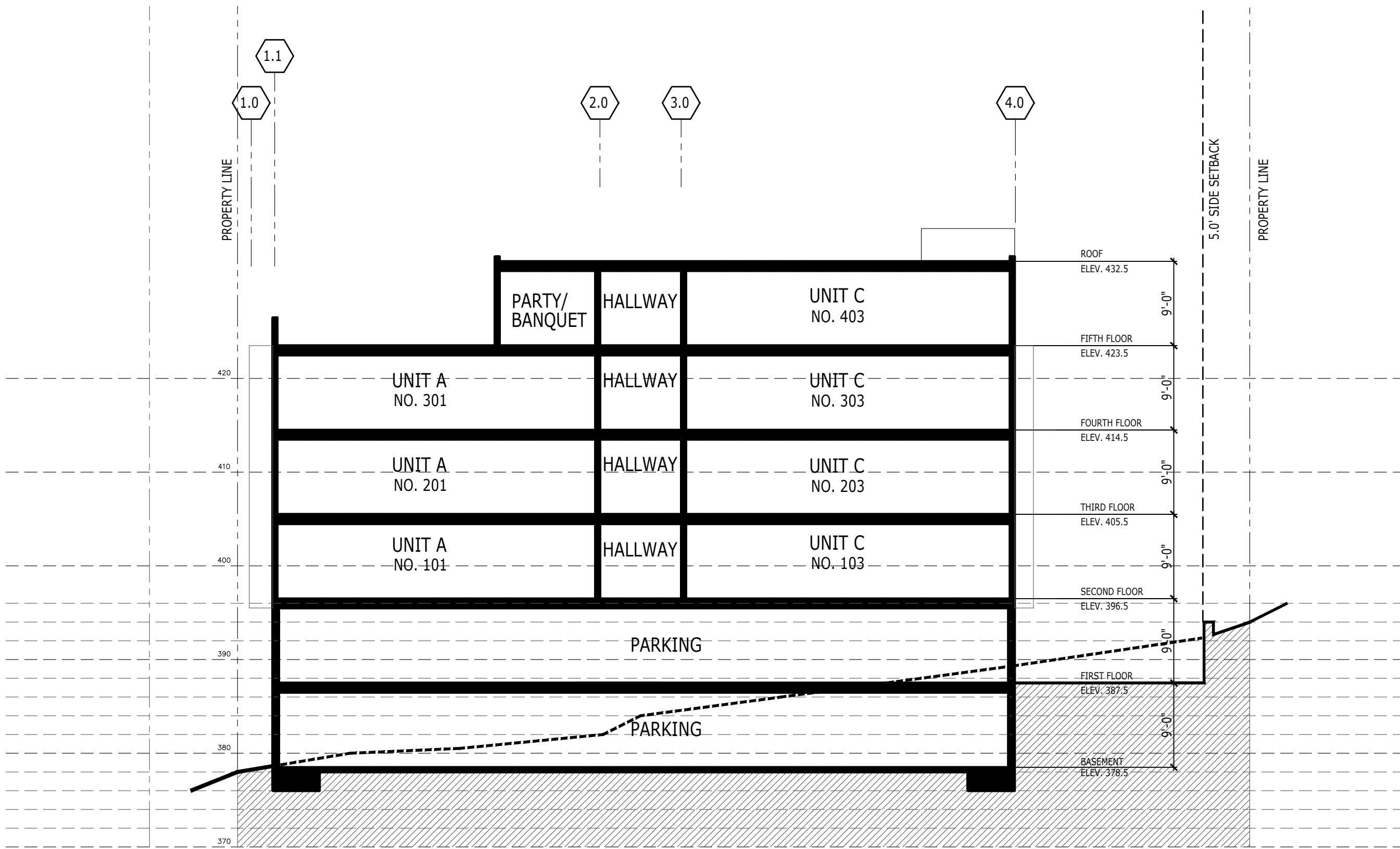
04 North Elevation

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



03 East Elevation

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



01 Longitudinal Section (North-South)

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