

# CANDLEWOOD SUITES

MAJOR CONDITIONAL USE PERMIT  
APRIL 21, 2022



OWNER	ARCHITECT
DAMAC LLC 26220 116TH AVE SE KENT, WA 98030	IHB ARCHITECTS CONTACT: IMAD BAHBAH 21620 84TH AVE. S. STE. 200 KENT, WA 98032  (253) 468-7696

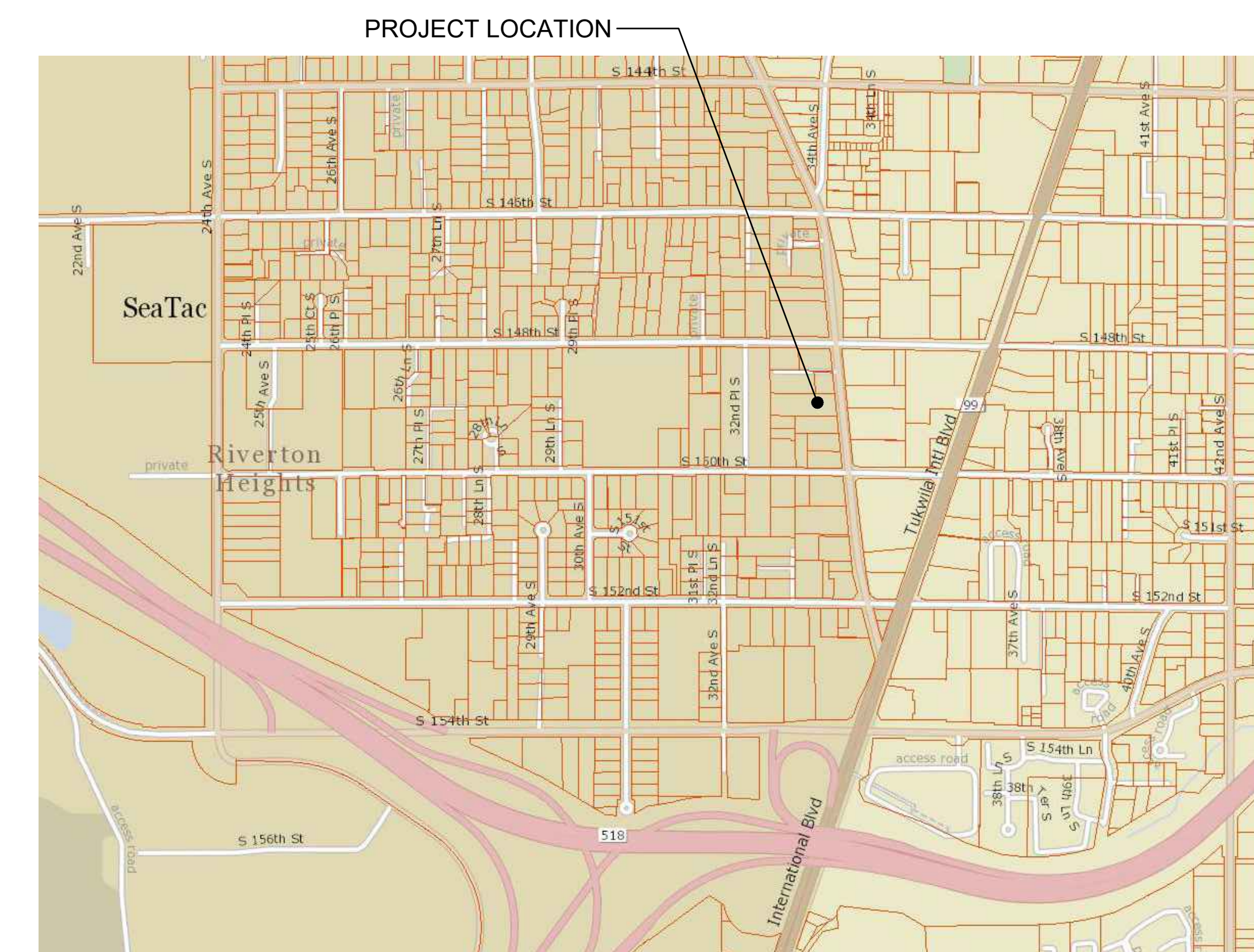
PROJECT INFORMATION	
COUNTY:	KING COUNTY
JURISDICTION:	SEATAC
ZONE:	UH-900
PARCEL #:	004100-0030
SITE AREA:	39,140 SF
TOTAL ACRES:	0.898

**PROJECT DESCRIPTION**

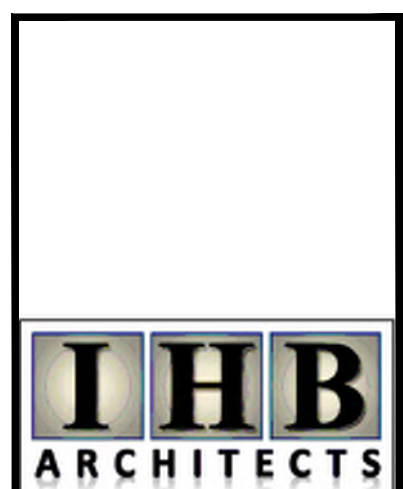
THE EXISTING SITE CONSISTS OF A SINGLE FAMILY RESIDENCE WITH A DETACHED SHED ON A ROLLING HILLSIDE WITH SCATTERED TREES AND LOW BRUSH POPULATING THE WEST HALF OF THE PROPERTY. THE SITE HAS NO CRITICAL AREAS.

THE PROJECT SCOPE WILL INCLUDE DEMOLITION OF THE EXISTING STRUCTURES, REGRADING THE HILLSIDE, STRUCTURAL RETAINING WALLS, AND CONSTRUCTION OF A NEW 5 STORY HOTEL BUILDING, INCLUDING SITE LANDSCAPING & ROADWAY IMPROVEMENTS. THE HOTEL BUILDING WILL CONSIST OF 2 STORIES OF CONCRETE STRUCTURE WITH 3 STORIES OF WOOD FRAMING ABOVE. A SEPARATE 2 STORY (BELOW GRADE) CONCRETE PARKING STRUCTURE WILL PROVIDE 51 OF THE 71 TOTAL ON-SITE PARKING STALLS. ADDITIONAL STALLS WILL BE PROVIDED AT THE LOWEST LEVEL OF THE HOTEL STRUCTURE. ADDITIONALLY SHUTTLE SERVICE WILL BE INCLUDED FOR THIS PROJECT TO SERVE ALL GUESTS. PERIMETER LANDSCAPING WILL PROVIDE PRIVACY AND A VISUAL BUFFER FROM THE ADJACENT MULTI-FAMILY PROPERTIES, AND A LARGE OPEN SPACE IS PROVIDED IMMEDIATELY WEST OF THE PARKING STRUCTURE.

DESIGN CONCEPT STATS			
<b>GROSS SQUARE FOOTAGE:</b>			
<b>PARKING STRUCTURE (S-2)</b>		<b>HOTEL STRUCTURE (R-2)</b>	
LOWER LEVEL (PARKING - P1)	= 9,560	LOBBY LEVEL - L1	= 7,200
UPPER PARKING STRUCT. - L1	= 9,160	SECOND LEVEL - L2	= 8,600
UPPER PARKING STRUCT. - L2	= 6,720	THIRD LEVEL - L3	= 8,600
UPPER PARKING STRUCT. - L3	= 11,205	FOURTH LEVEL - L4	= 8,600
		FIFTH LEVEL - L5	= 8,600
<b>TOTAL</b>	<b>= 36,645</b>	<b>TOTAL</b>	<b>= 41,600</b>
<b>GUEST UNIT COUNT:</b>			
STUDIO	<b>88</b>		
<b>REQUIRED PARKING:</b>			
PER TABLE 15.455.120: BASIC GUEST AND EMPLOYEE (WITH SHUTTLE SERVICE); 0.75 PER BEDROOM			
1:UNIT	88 STALLS		
88 UNITS (0.75)	<b>66 STALLS</b>		
<b>PARKING PROVIDED:</b>			
ACCESSIBLE	5 STALL		
STANDARD	63 STALLS		
<b>TOTAL</b>	<b>68 STALLS</b>		



VICINITY MAP



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PARCEL NO. 004100-0030

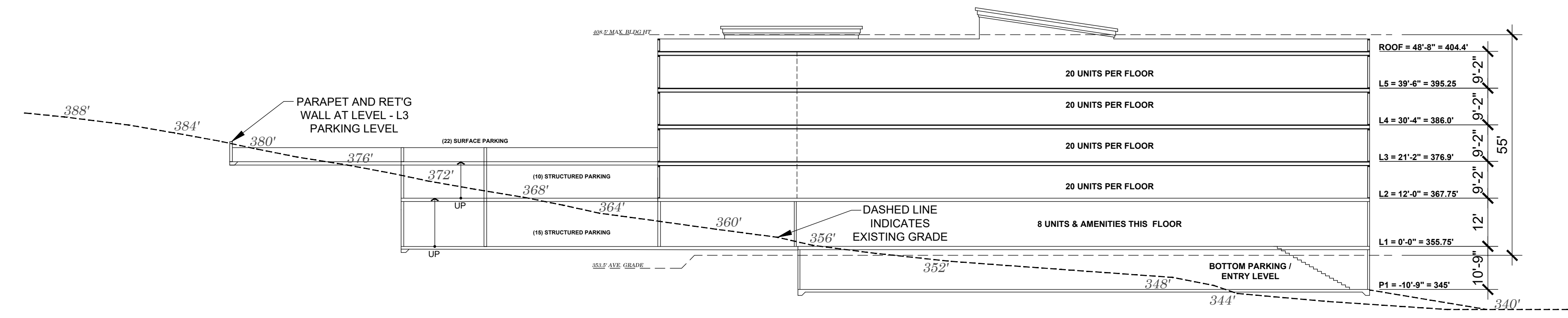
CANDLEWOOD SUITES  
14831 MILITARY RD S  
SEATAC, WA 98168

A0.0 COVER SHEET -  
CUP

REVISIONS:

DATE: April 21, 2022  
DRAWN BY: DW  
REVIEWED BY: IHB

A0.0



**LEGEND:**

- LANDSCAPING - SEE LANDSCAPE PLAN
- PARKING STRIPING
- CONCRETE WALKWAYS

**AVERAGE GRADE CALCULATION:**

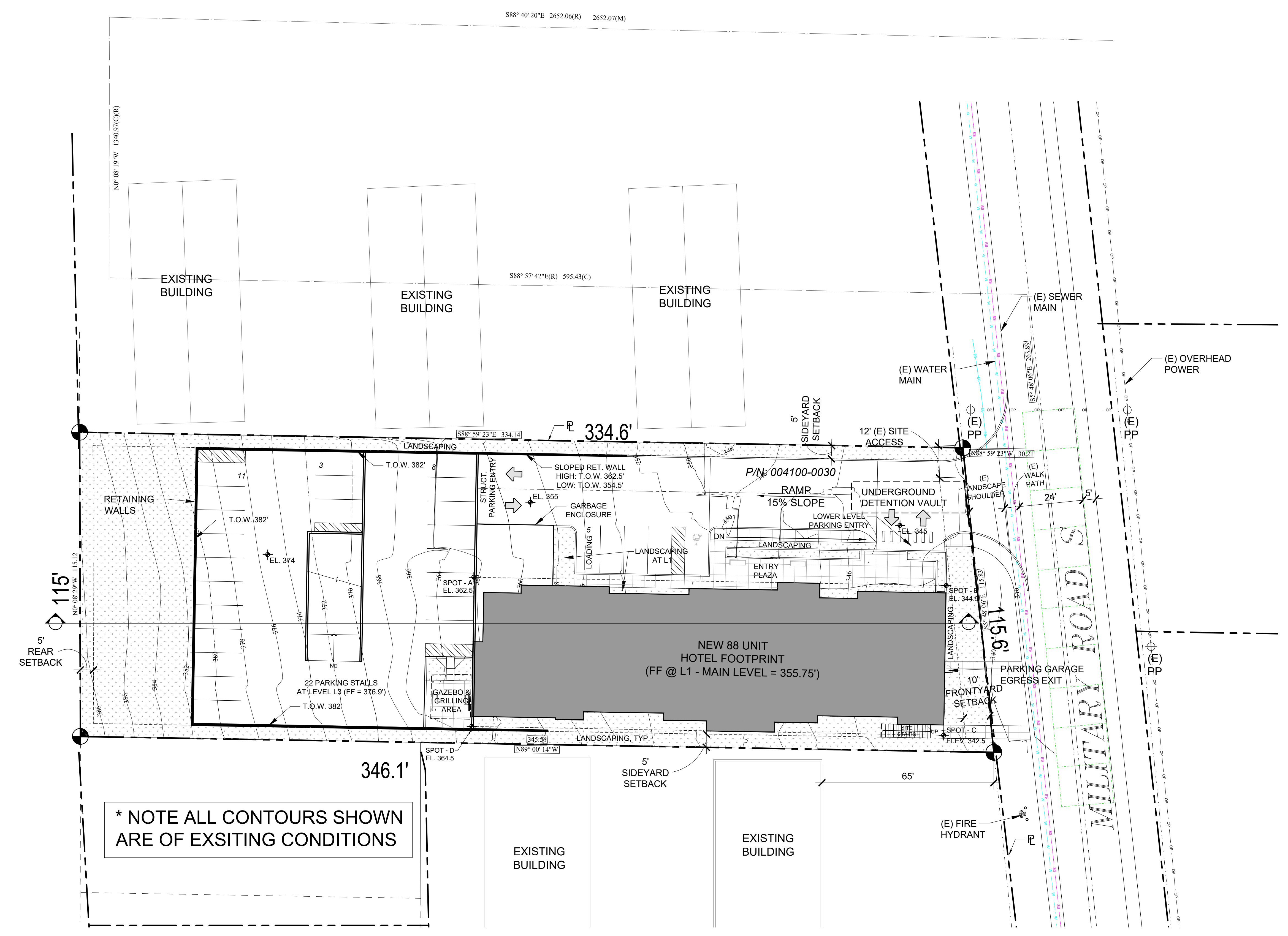
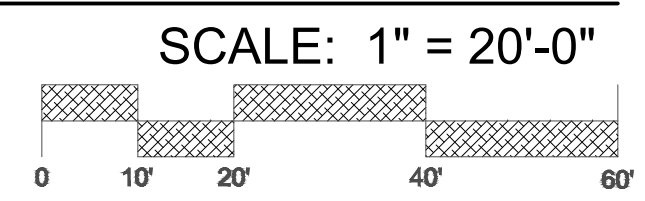
SUMMATION OF THE FOUR FINISHED GRADE ELEVATIONS AT THE CORNERS OF THE SMALLEST RECTANGLE ENCOMPASSING ENTIRE BUILDING FOOTPRINT

**ELEVATIONS:**

A - 362.5'  
 B - 344.5'  
 C - 342.5'  
 D - 364.5'

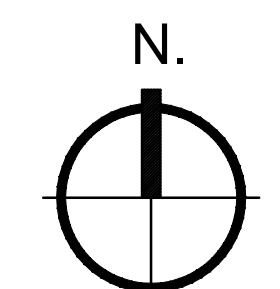
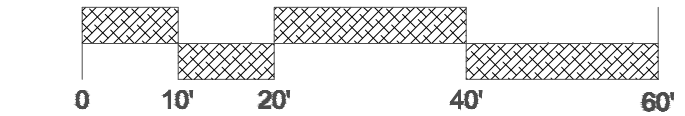
(A+B+C+D) / 4 = AVERAGE GRADE PLAN  
 (362.5' + 344.5' + 342.5' + 364.5') / 4 = 353.5'

**CONCEPTUAL BUILDING SECTION**



**SITE PLAN**

SCALE: 1" = 20'-0"



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**A1.0 SITE PLAN**

REVISIONS:

NO.	DATE	DESCRIPTION

DATE: April 21, 2022  
 DRAWN BY: DW  
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**A1.0**

PARCEL NO. 004100-0030



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PARCEL NO. 00410100-030

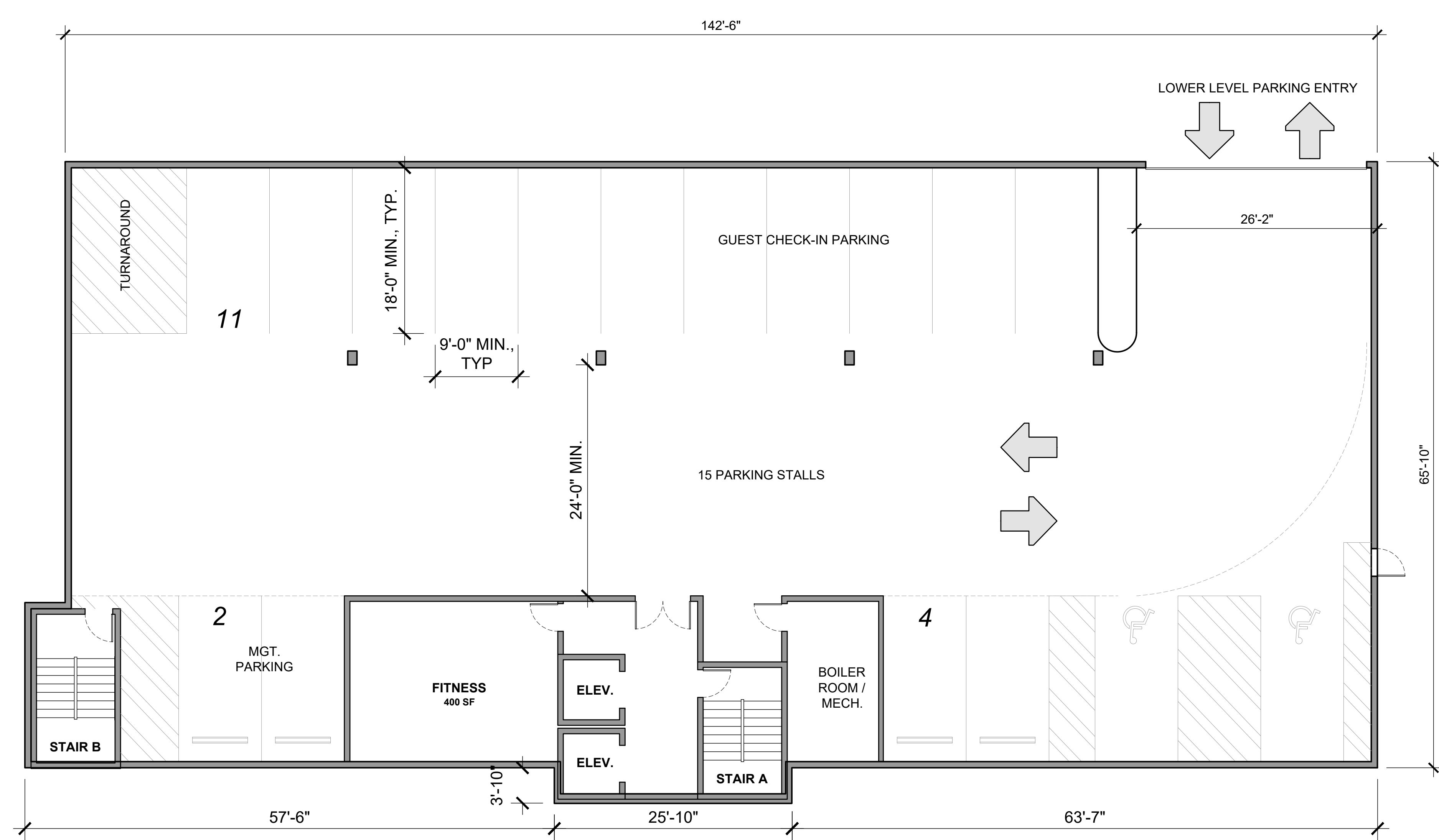
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**A2.0 LOWER LEVEL - P1**

REVISIONS:	

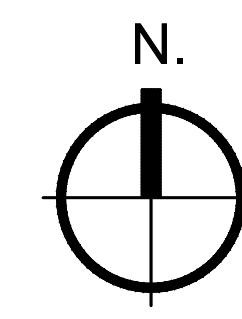
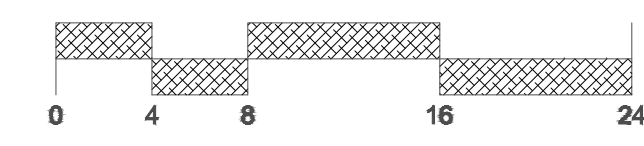
DATE: April 21, 2022  
DRAWN BY: DW  
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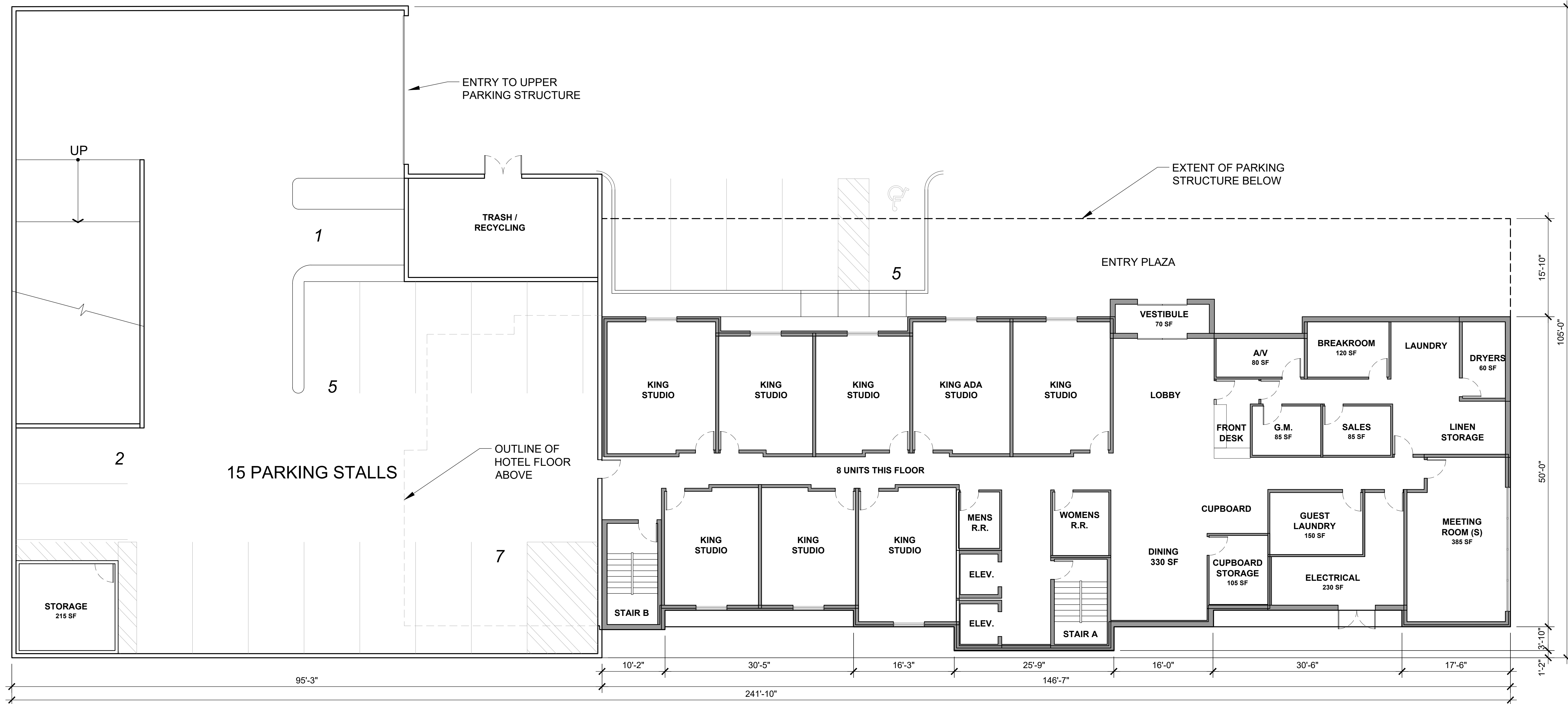
**A2.0**



**LOWER LEVEL - PARKING - P1**

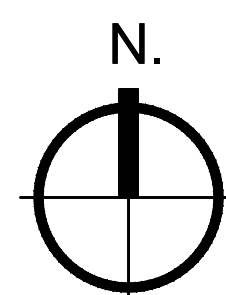
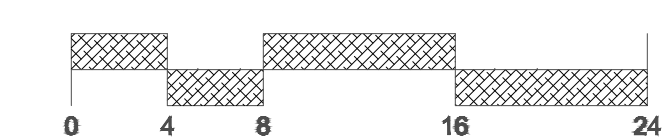
SCALE: 1/8" = 1'-0"





**LOBBY LEVEL - L1**

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



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PARCEL NO. 004100000

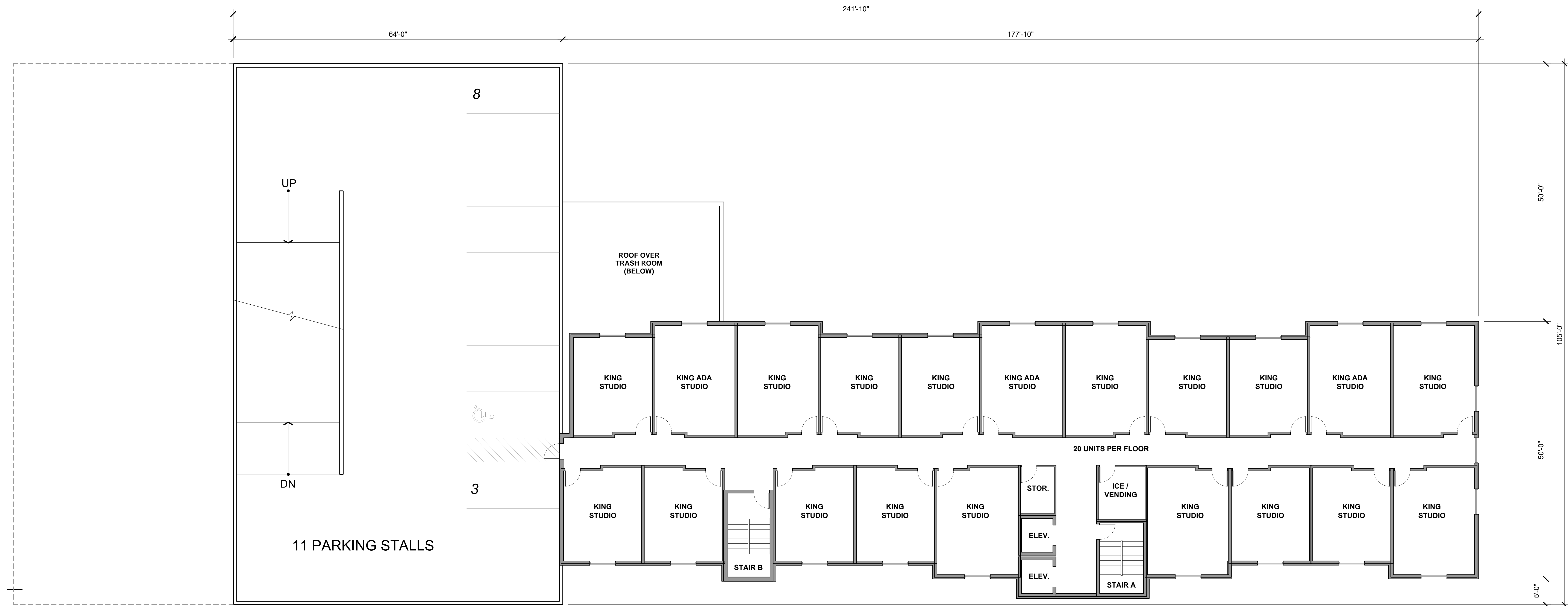
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**A2.1 LOBBY LEVEL - LVL 1**

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**A2.1**



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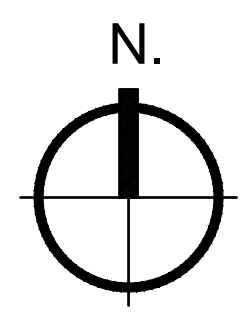
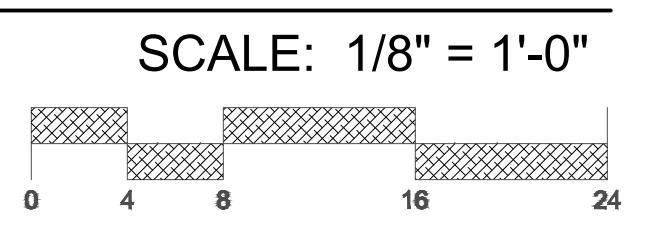
**A2.2 SECOND FLOOR PLAN**

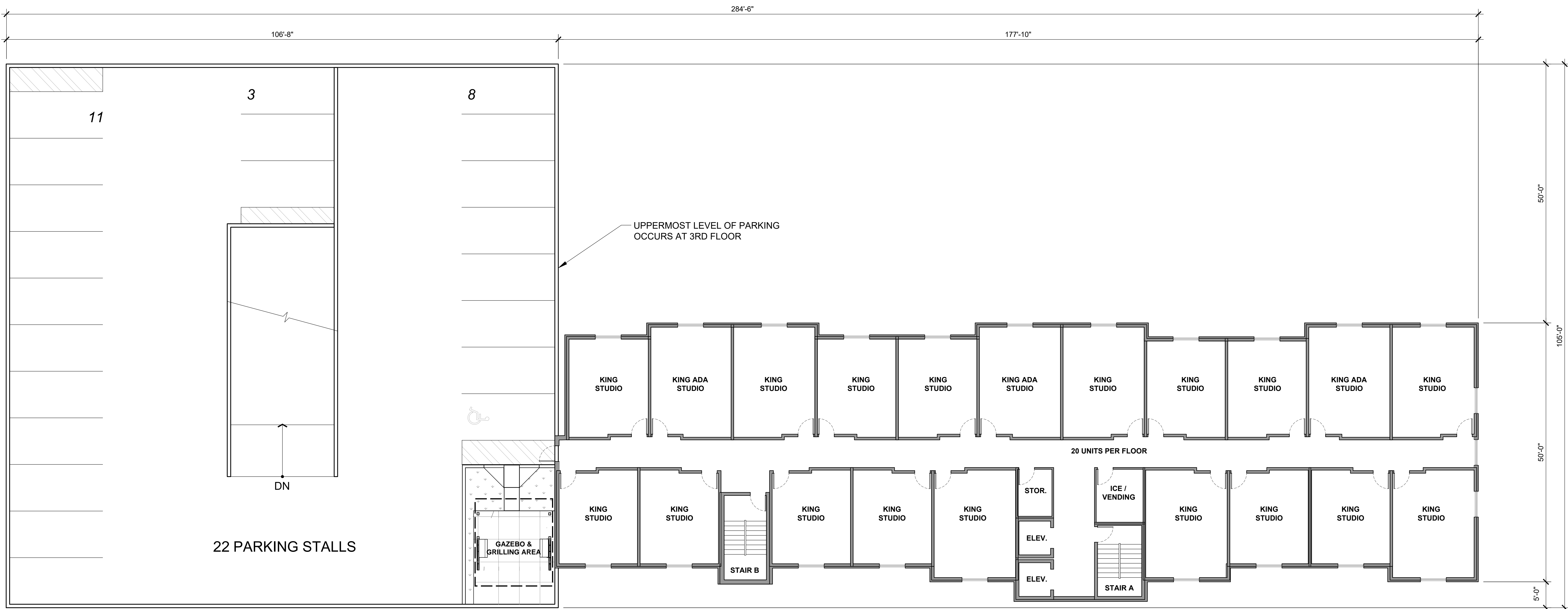
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DATE: April 21, 2022  
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**A2.2**

**SECOND FLOOR PLAN - L2**





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**A2.3 THIRD FLOOR PLAN**

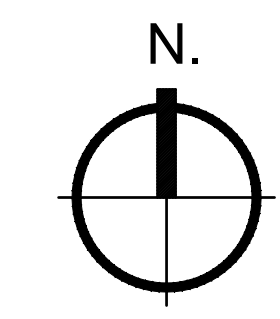
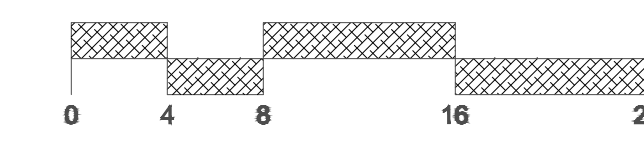
REVISIONS:	

DATE: April 21, 2022  
 DRAWN BY: DW  
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**A2.3**

**THIRD FLOOR PLAN - L3**

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



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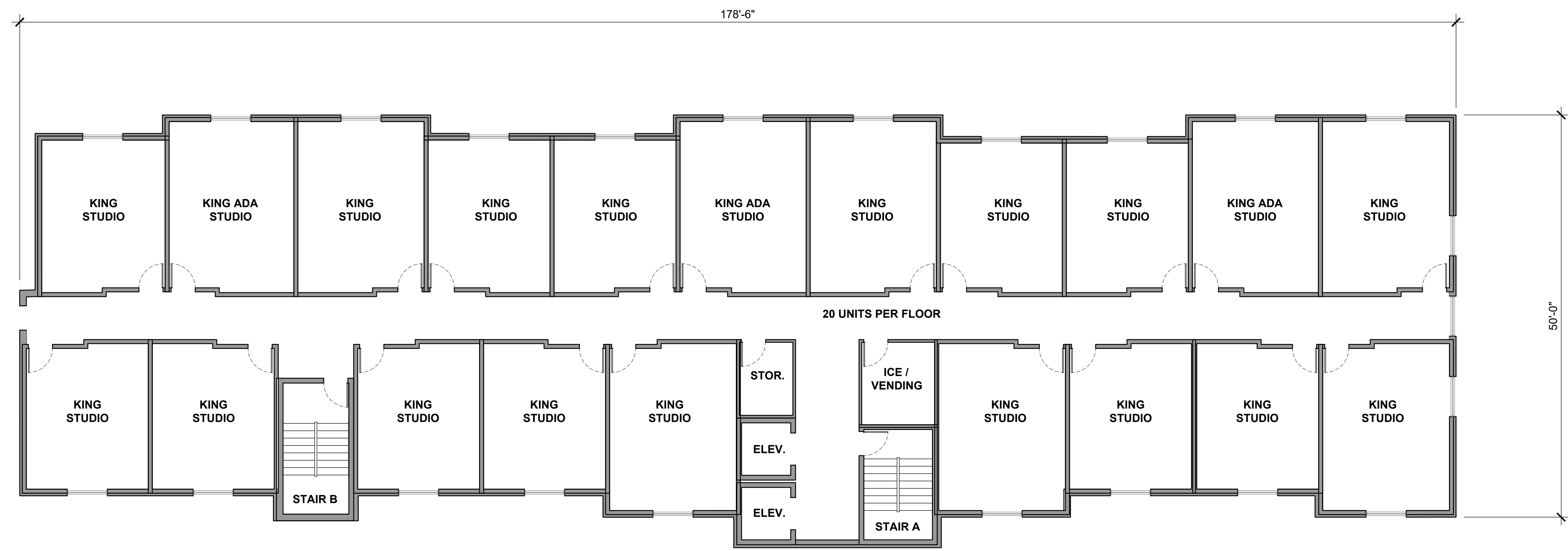
**A2.4 FOURTH-FIFTH FLOOR PLANS**

REVISIONS:

NO.	DESCRIPTION

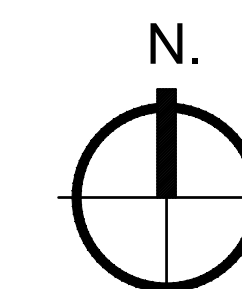
DATE: April 21, 2022  
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REVIEWED BY:

**A2.4**



**FOURTH & FIFTH FLOOR PLAN - L4-L5**

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



LEGEND - EXTERIOR MATERIALS

- A ACCENT MATERIAL - VERTICAL HARDIE PLANK
- B1 EIFS COLOR 1 - MAIN MASS
- B2 EIFS COLOR 2 - ACCENTS
- B3 EIFS COLOR 3 - ACCENTS
- B4 EIFS COLOR 4 - ENTRY VESTIBULE

NOTE: ALL MATERIAL SHOWING TEND TO B E FIBER CEMENT UNLESS OTHERWISE NOTED



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 PARCEL NO. 282205022

A3.0 EXTERIOR ELEVATIONS

revisions:

job No: --  
date: 4/21/2022  
drawn by: Author  
reviewed by: IHB

**A3.0**

4/21/2022 10:26:56 AM



**1 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0" DRAWING REF: A2.0



GAZEBO PHOTO - FROM IHG BRAND PACKAGE



**2 EAST ELEVATION (STREET VIEW)**  
SCALE: 1/8" = 1'-0" DRAWING REF: A2.0

LANDSCAPING ON ELEVATIONS NOT SHOWN FOR CLARITY



**LEGEND - EXTERIOR MATERIALS**

- A ACCENT MATERIAL - VERTICAL HARDIE PLANK
- B1 EIFS COLOR 1 - MAIN MASS
- B2 EIFS COLOR 2 - ACCENTS
- B3 EIFS COLOR 3 - ACCENTS
- B4 EIFS COLOR 4 - ENTRY VESTIBULE

NOTE: ALL MATERIAL SHOWING TEND TO BE FIBER CEMENT UNLESS OTHERWISE NOTED



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 PARCEL NO.: 282205022

**A3.1 EXTERIOR ELEVATIONS**

revisions:

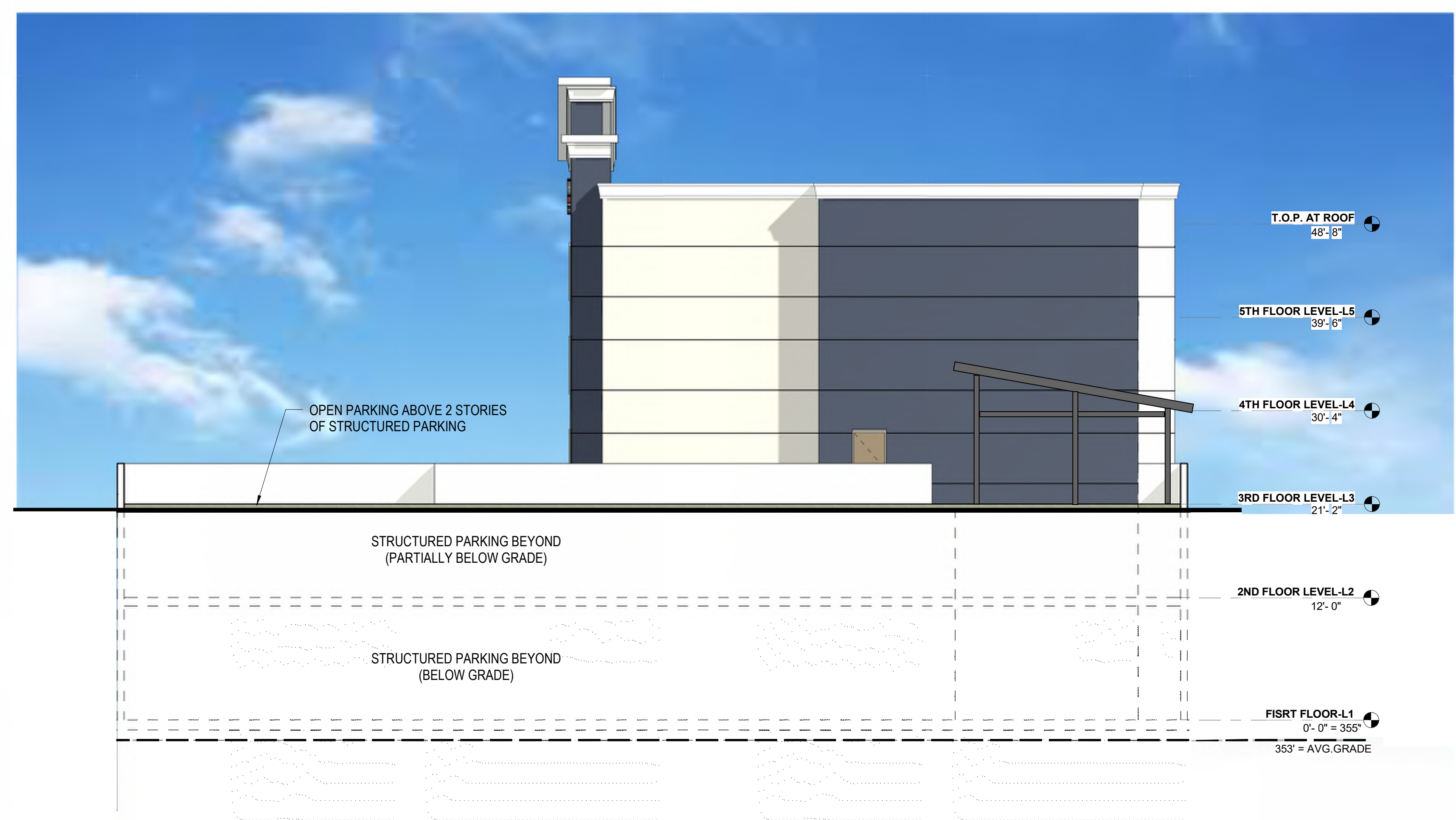
job No: --  
date: 4/21/2022  
drawn by: Author  
reviewed by: IHB

**A3.1**

4/21/2022 9:59:02 AM



**1 SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0" DRAWING REF: A2.0



**2 WEST ELEVATION**  
SCALE: 1/8" = 1'-0" DRAWING REF: A2.0

LANDSCAPING ON ELEVATIONS NOT SHOWN FOR CLARITY



NORTH WEST PRESPECTIVE (STREET VIEW)



NORTH EAST PRESPECTIVE



NORTHERN PRESPECTIVE



SOUTH EAST PRESPECTIVE



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PARCEL NO.: 282050922

**A3.2 PRESPECTIVES**

revisions:

job No: -  
date: 4/21/2022  
drawn by: DA / MA  
reviewed by: IHB

**A3.2**

4/21/2022 10:48:20 AM