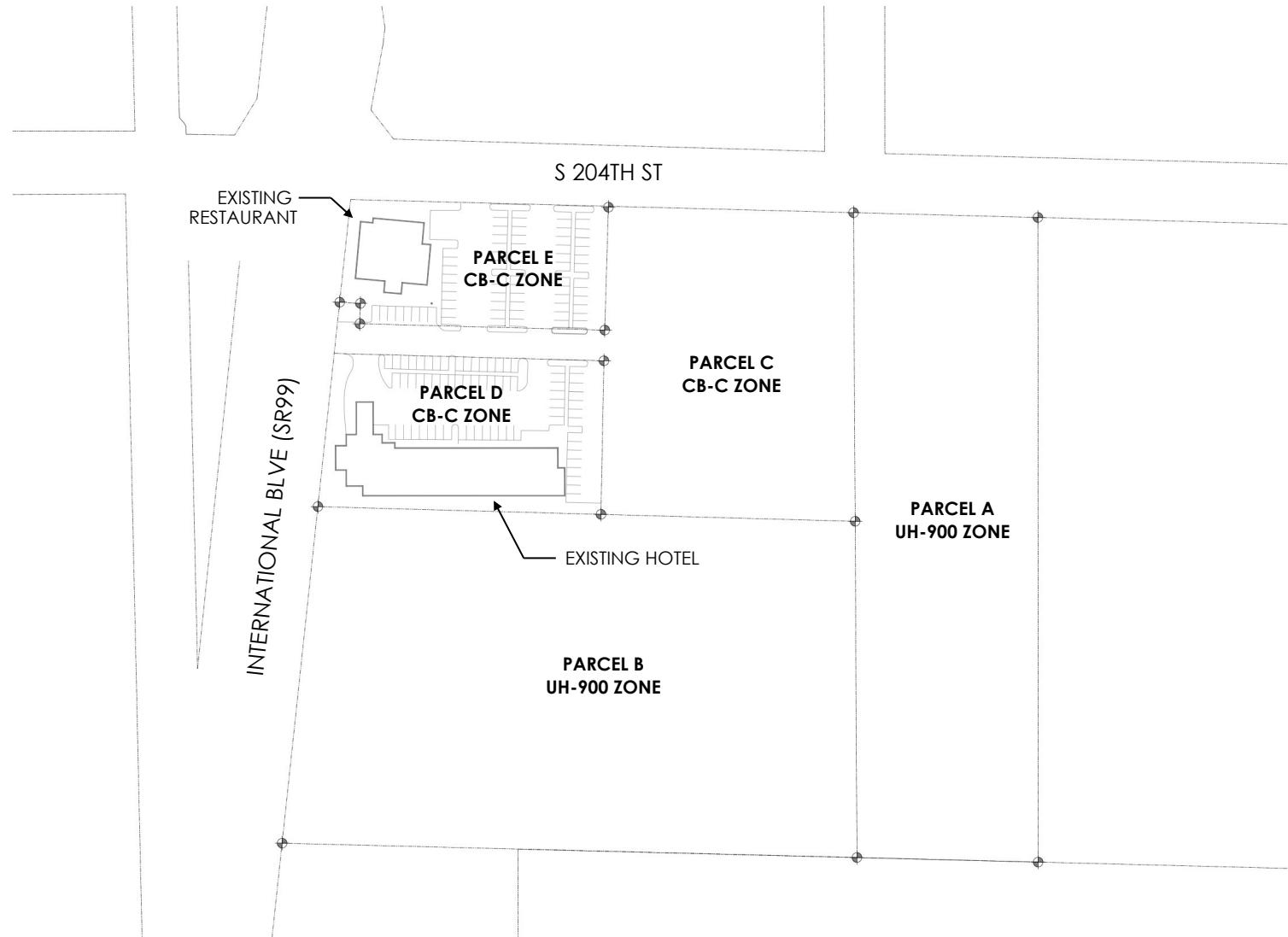
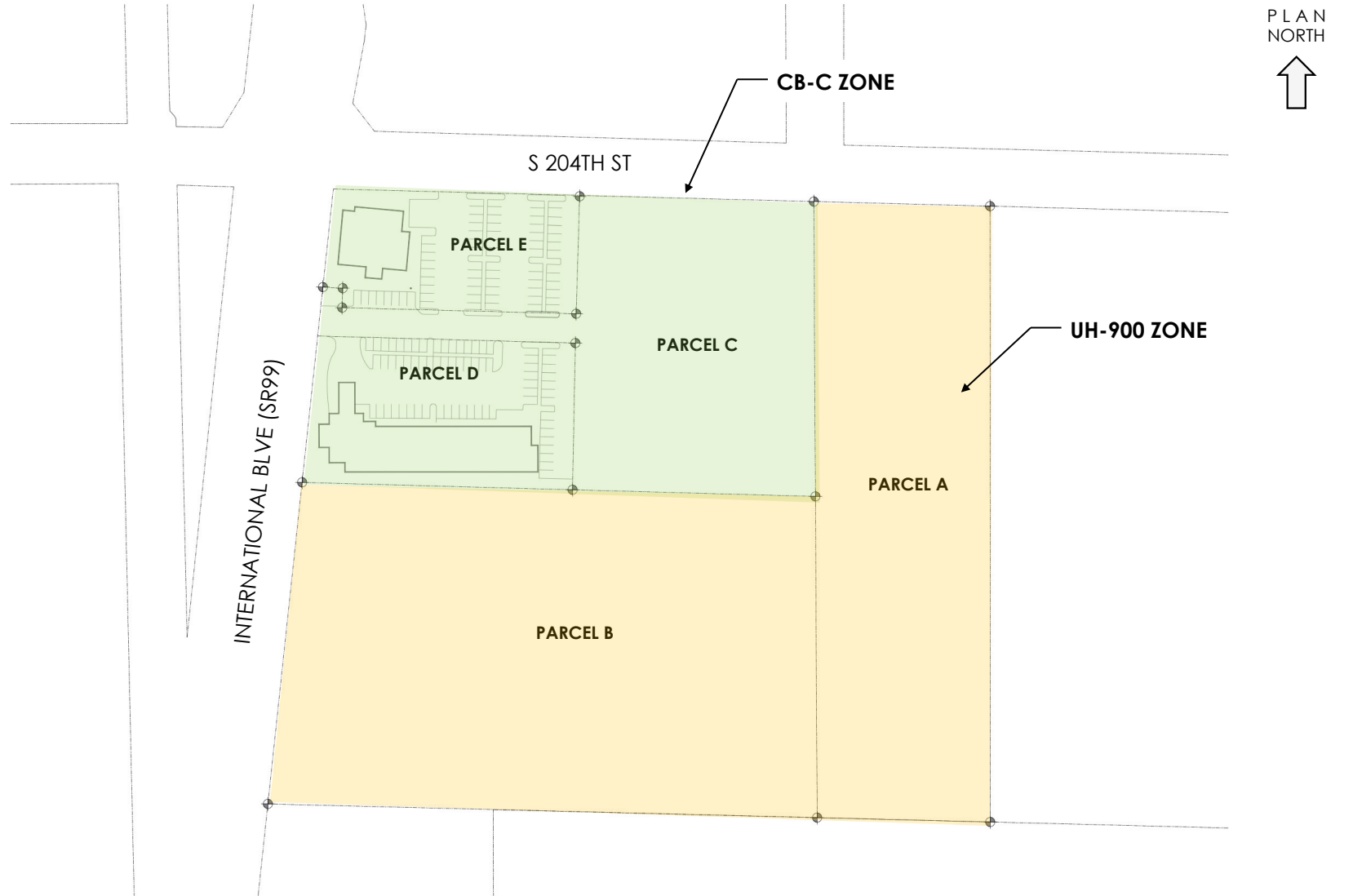


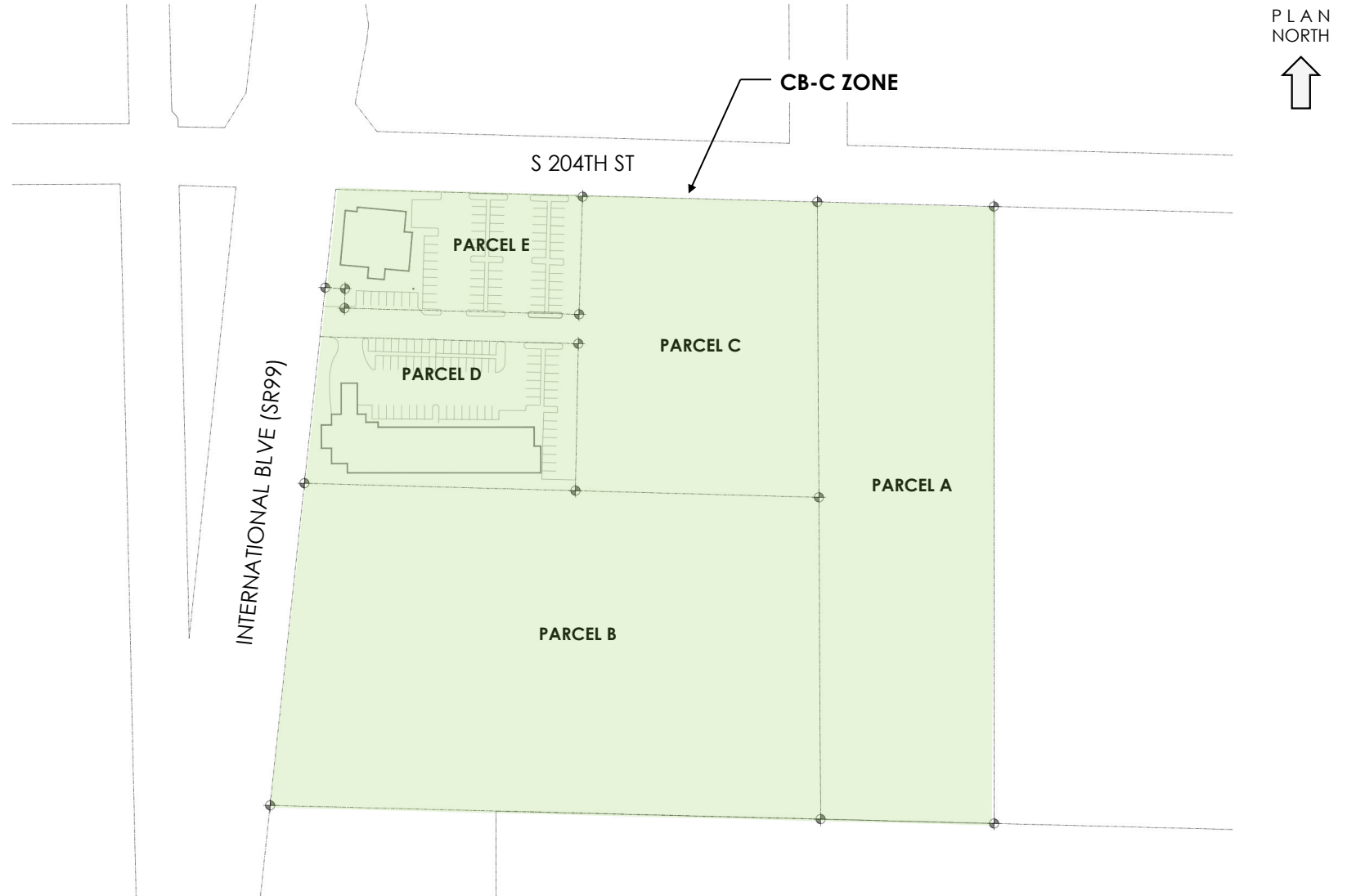
PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL



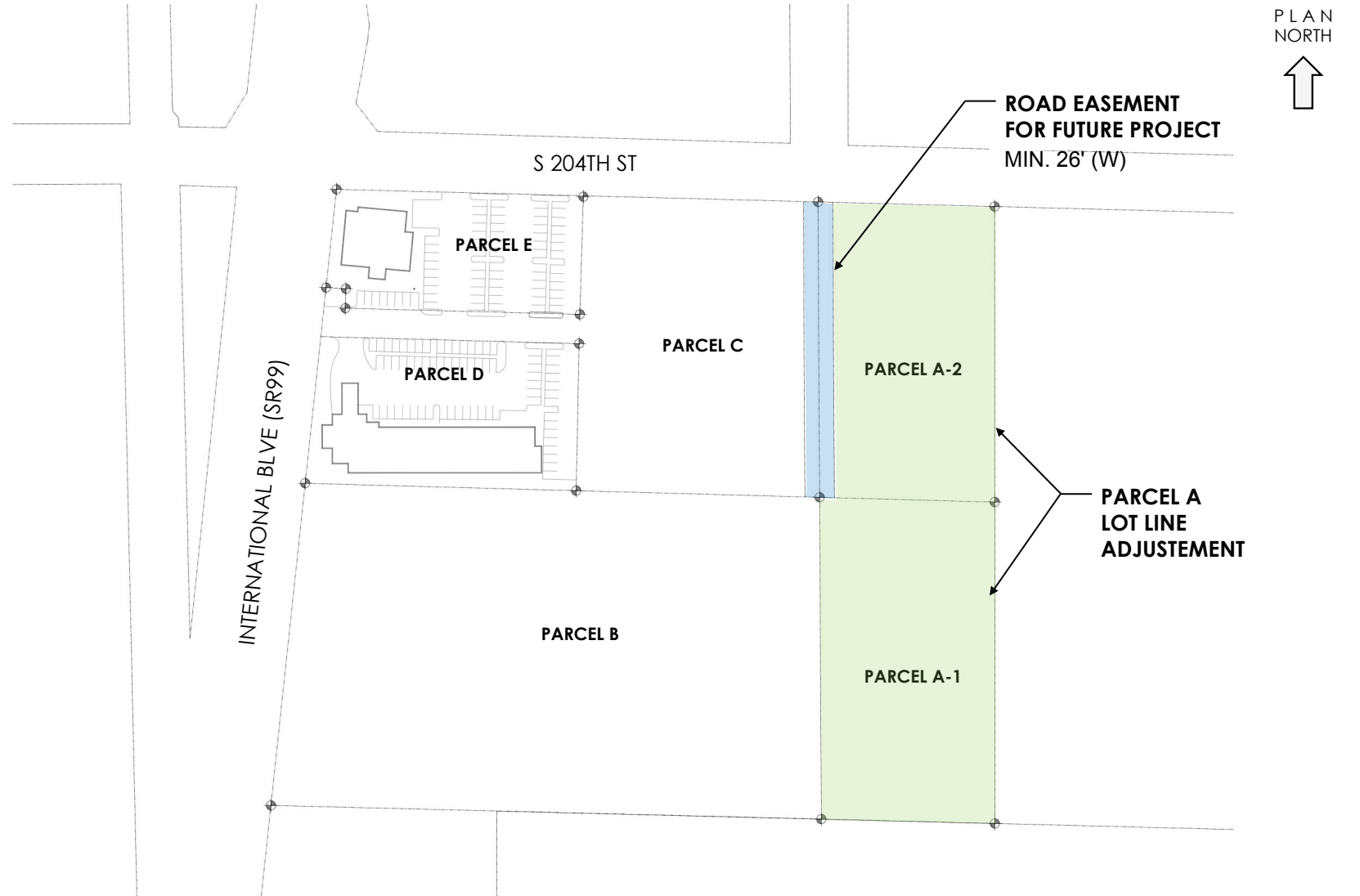
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ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-C



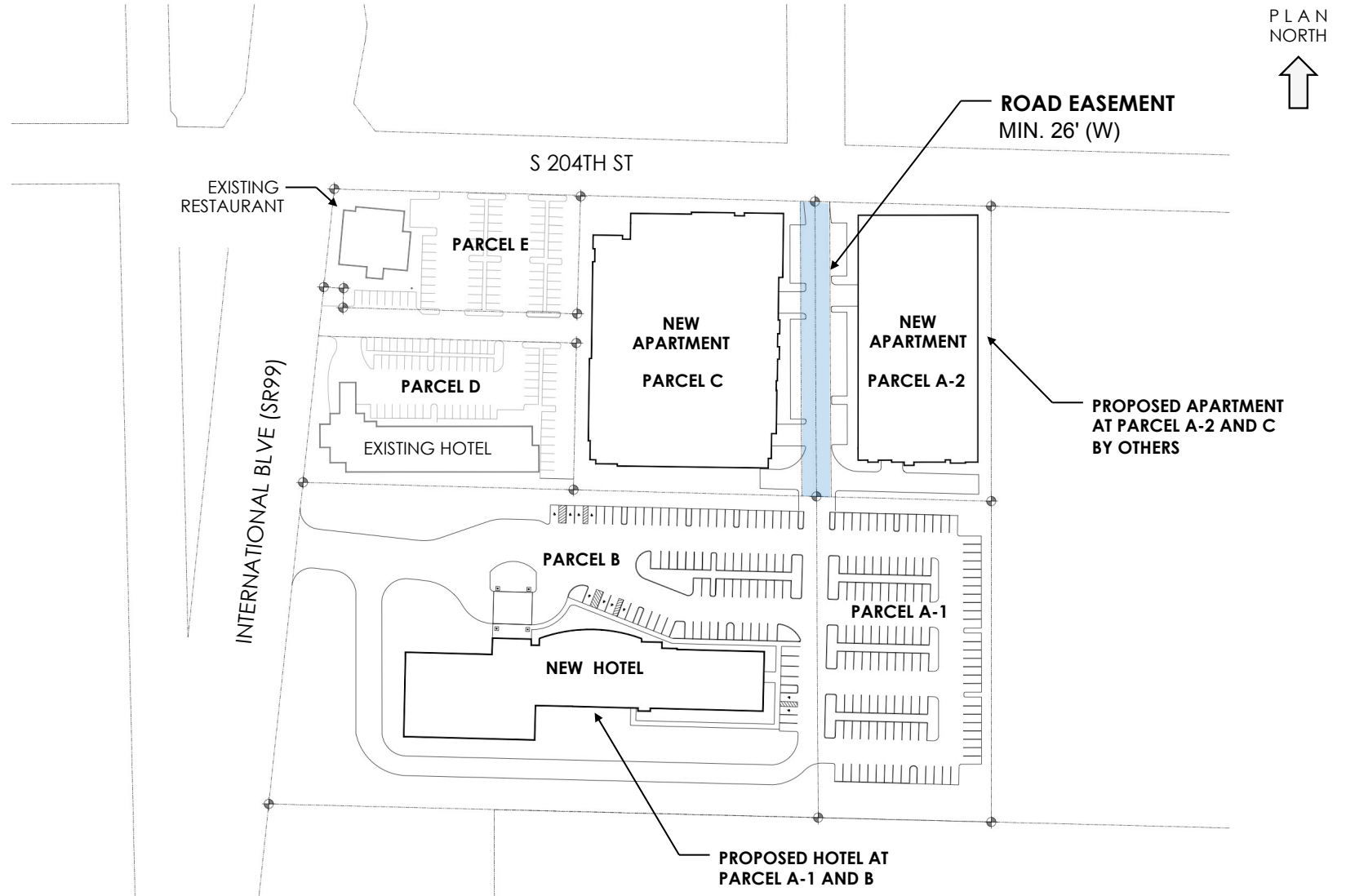
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ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-C

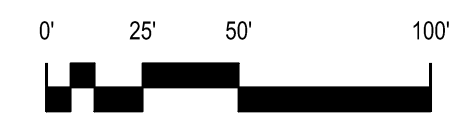
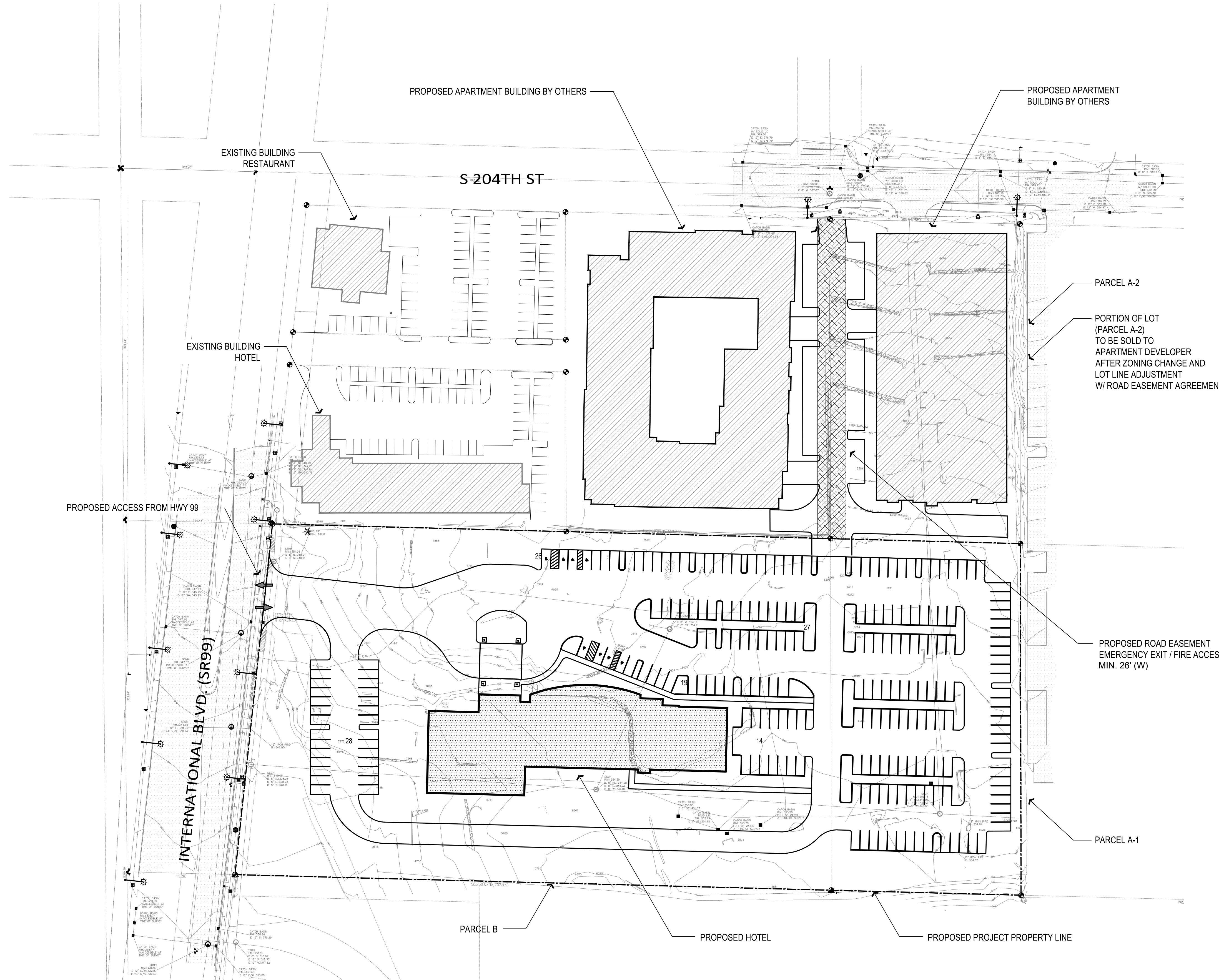


PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-c
PHASE II	Lot line adjustment at parcel A Road easement at Parcel A-2 & B

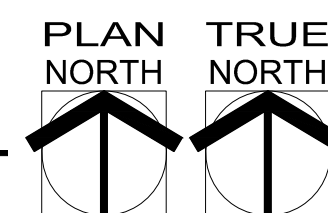


PROJECT PARCEL	PARCEL A 3445000127 PARCEL B 3445000126
ZONING	CURRENT UH-900 PROPOSED CB-C
PROJECT PARCEL'S CURRENT USE	VACANT
PROPOSED USE	HOTEL
PHASE I (This Project)	Zoning change From UH-900 To CB-c
PHASE II	Lot line adjustment at parcel A Road easement at Parcel A-2 & B





SITE PLAN
1" = 50'-0"



PROJECT INFORMATION

APPLICABLE CODE: NATIONAL CODES
 2018 INTERNATIONAL BUILDING CODE (IBC)
 2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 2018 INTERNATIONAL FIRE CODE (IFC)
 2009 ACCESSIBLE & USABLE BUILDINGS & FACILITIES (ICC/ANSI A117.1)
 2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH WA ST AMENDMENTS
 WASHINGTON STATE AMENDMENTS
 WAC 51-50 WASHINGTON STATE BUILDING CODE (IBC)
 WAC 51-64A WASHINGTON STATE FIRE CODE (IFC)
 WAC 51-11C & 51-11R STATE BUILDING CODE ADOPTION AND AMENDMENT OF THE 2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE, COMMERCIAL/RESIDENTIAL CITY ZONING CODE & CITY LANDUSE CODE

PARCEL #: PARCEL A 3445000127
 PARCEL B 3445000126

ZONING: CURRENT: UH-900
 PROPOSED: CB-C

SEATAC DEVELOPMENT CODE: SMC 15.400.200 COMMERCIAL, INDUSTRIAL, PARK STANDARDS CHART

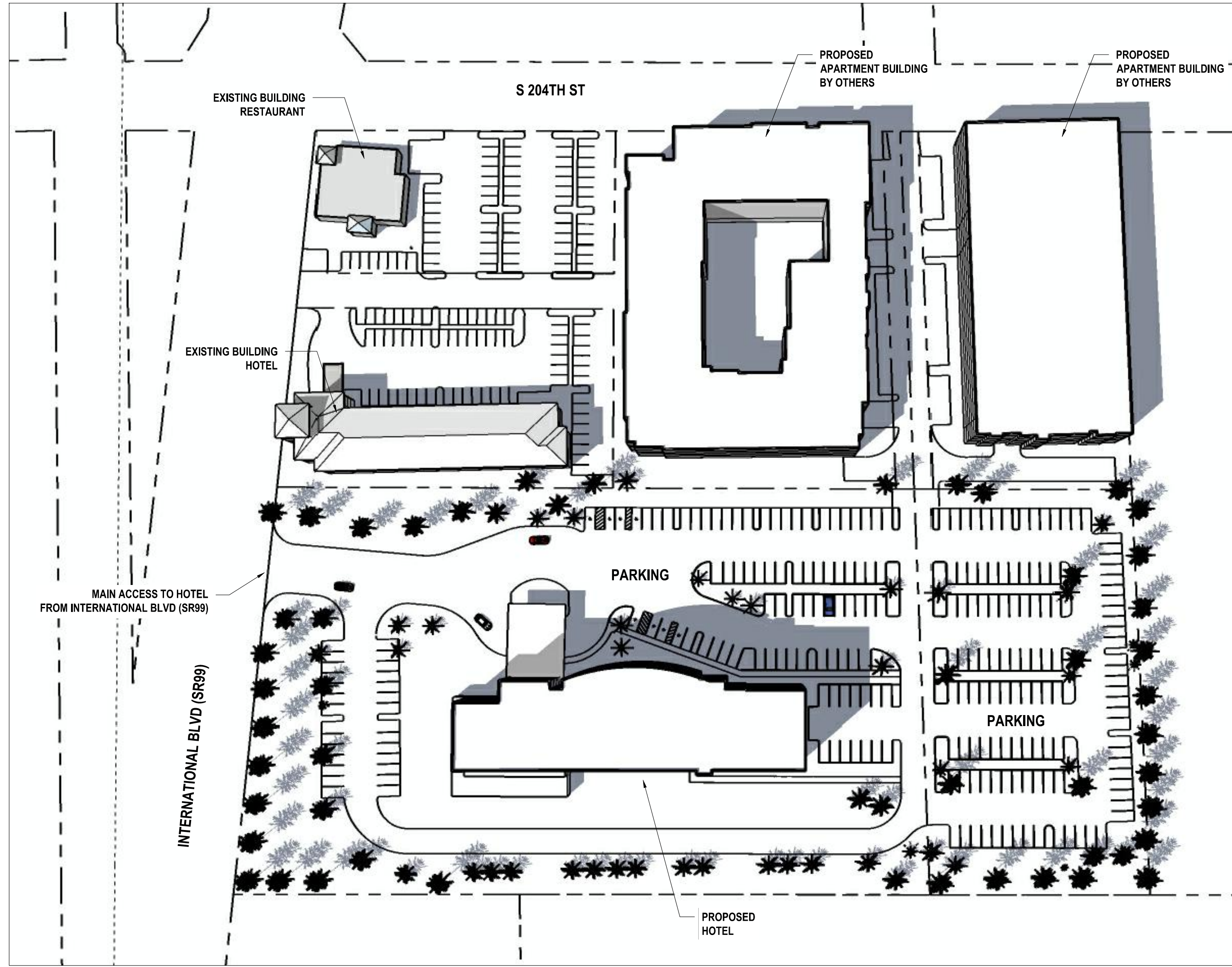
DEVELOPMENT STANDARDS	ZONES							ADDITIONAL REGULATIONS
	NB	O/C/M/U	O/C/M	RBX	CB	CB-C	I	
MINIMUM LOT AREA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	(1) See Chapter 15.515 SMC for additional development standards for the RBX, CB-C and O/C/M zones.
MINIMUM AREA - DEVELOPMENT SITE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM LOT WIDTH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MINIMUM FRONT YARD SETBACK	10'	0' (1)	0'	N/A	10'	0'	10'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Ten-foot setback if adjacent to a UL zone.
MAXIMUM FRONT YARD SETBACK	N/A	10' (1)	10' (1)	10' (1)	5'	10' (1)(2)	10' (3)(4)	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards. (1) Within the City Center Overlay District, maximum setback is 20 feet adjacent to International Blvd. Ten feet adjacent to all other streets. See SMC 15.300.210 for additional standards. (2) Within the S. 154th St. Station Area Overlay District, see SMC 15.305.210 for setback standards. (3) Within the Angle Lake Station Area Overlay District, see SMC 15.310.210 for setback standards. (4) Within the O/C/M and CB-C zones outside of the overlay districts, maximum setback is 20 feet for multi-family and residential mixed use projects. See SMC 15.515.200 for additional standards and maximum setback waiver requirements. (5) Maximum setback is 20 feet for multi-family and residential mixed use projects.
MINIMUM SIDE YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MINIMUM REAR YARD SETBACK	5'	5'	5'	N/A	N/A	N/A	5'	Setback dimensions may change subject to landscape requirements. See SMC 15.445.010(C) in the landscaping chapter for applicable standards.
MAXIMUM BUILDING LOT COVERAGE	65%	65%	75%	75%	75%	75%	85%	See Residential/Commercial Density Incentives (Chapter 15.420 SMC).
MAXIMUM IMPERVIOUS SURFACE	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
MAXIMUM STRUCTURE HEIGHT	35'	45'	45'	(1)	(1)	(1)	75'	(1) Limited by FAA and Fire Department regulations.

ZONE RECLASSIFICATION (REZONE) FOR
FIFE MOTEL SEATAC PROPERTIES
 KING COUNTY PARCEL 3445000127 + PARCEL 3445000126

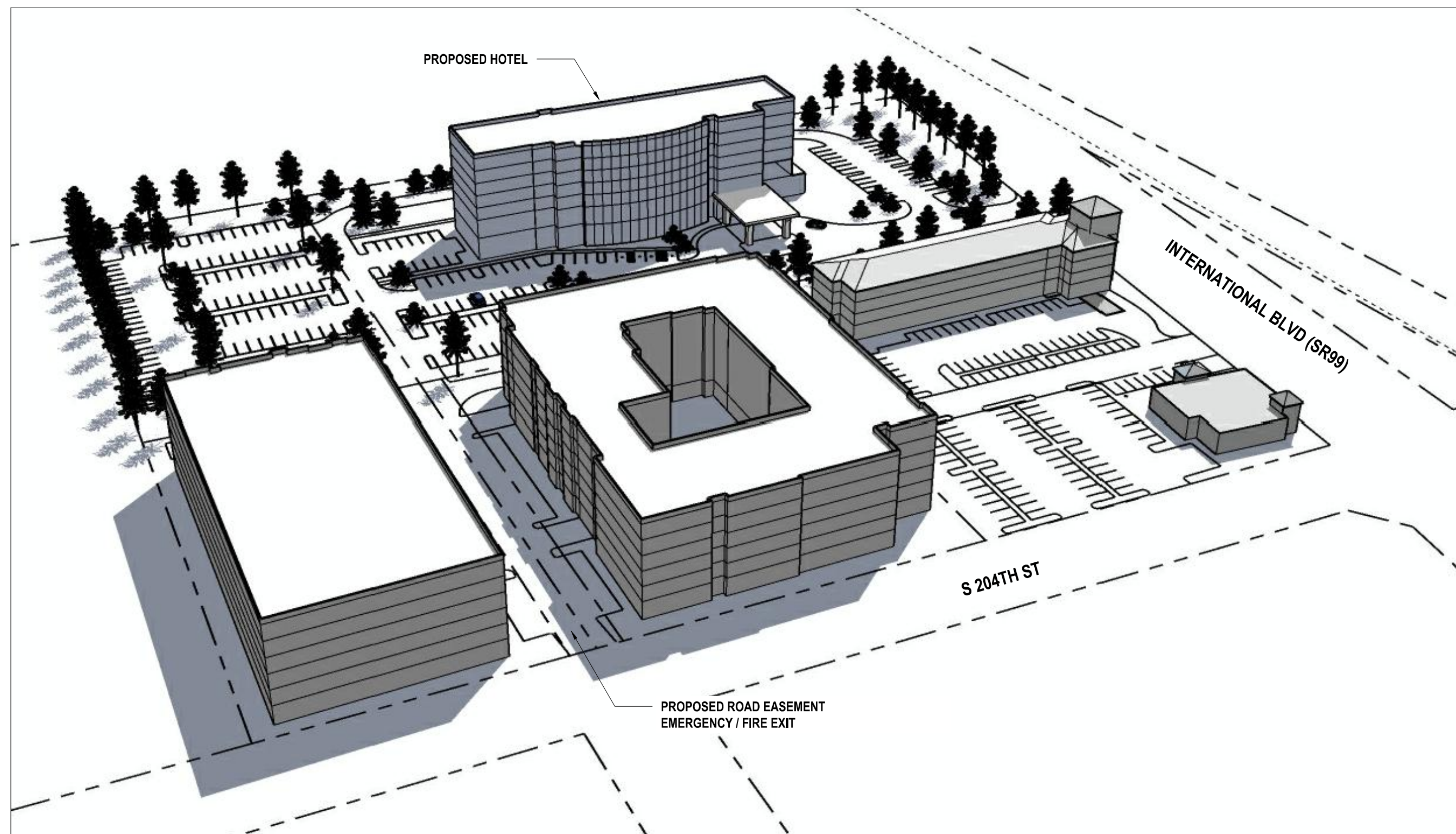
DRAWING TITLE
 AS SHOWN
 SCALE
 5 / 12 / 2023
 ISSUE DATE
 5 / 19 / 2023
 PLOT DATE

DRAWING REV.

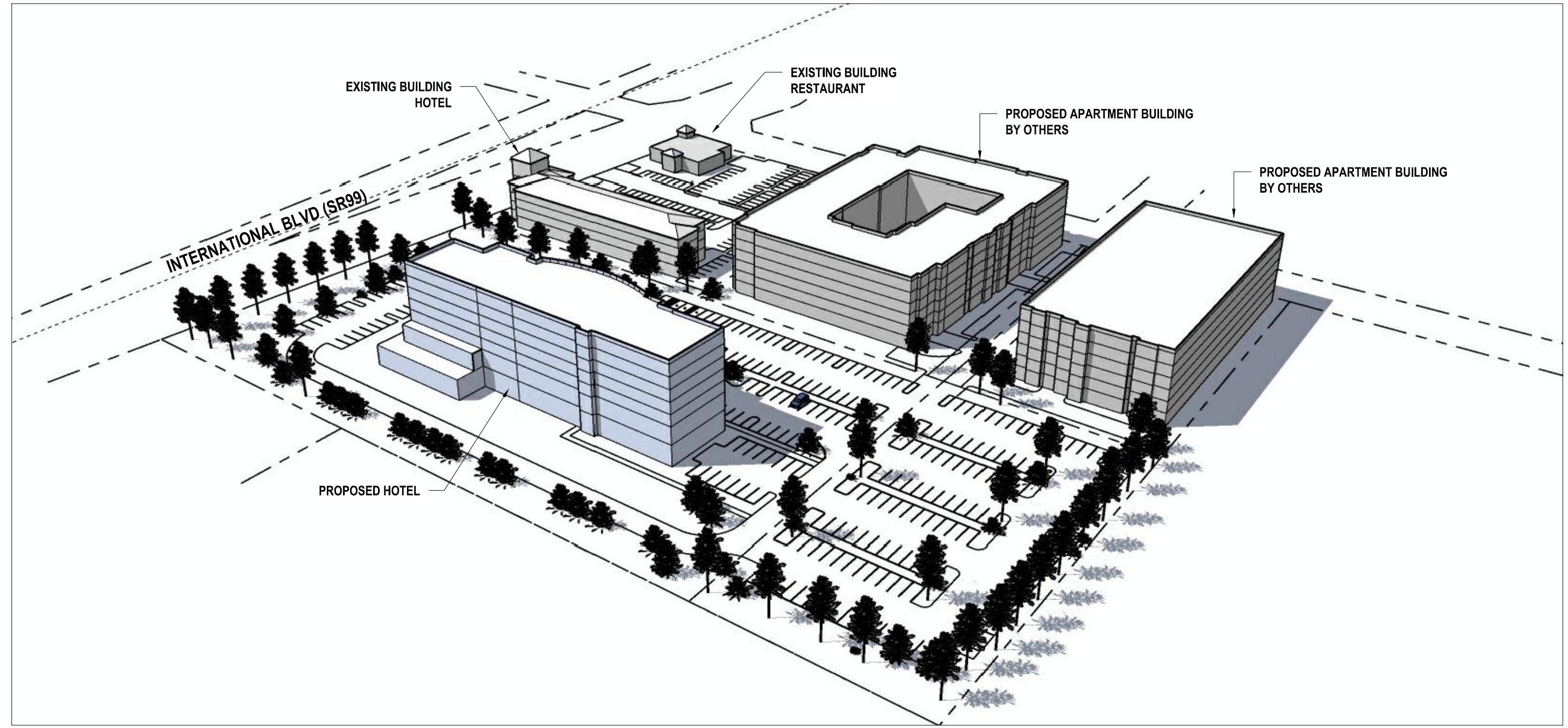
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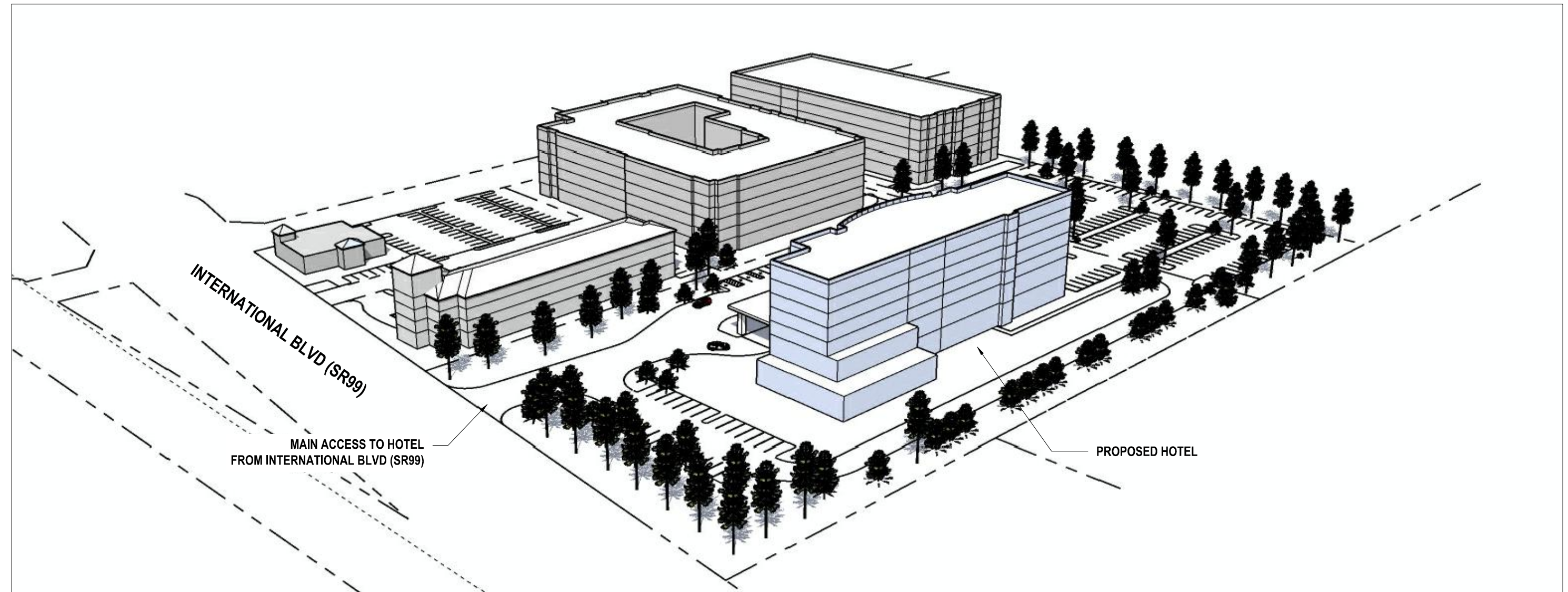
SITE PLAN
SCALE: NTS



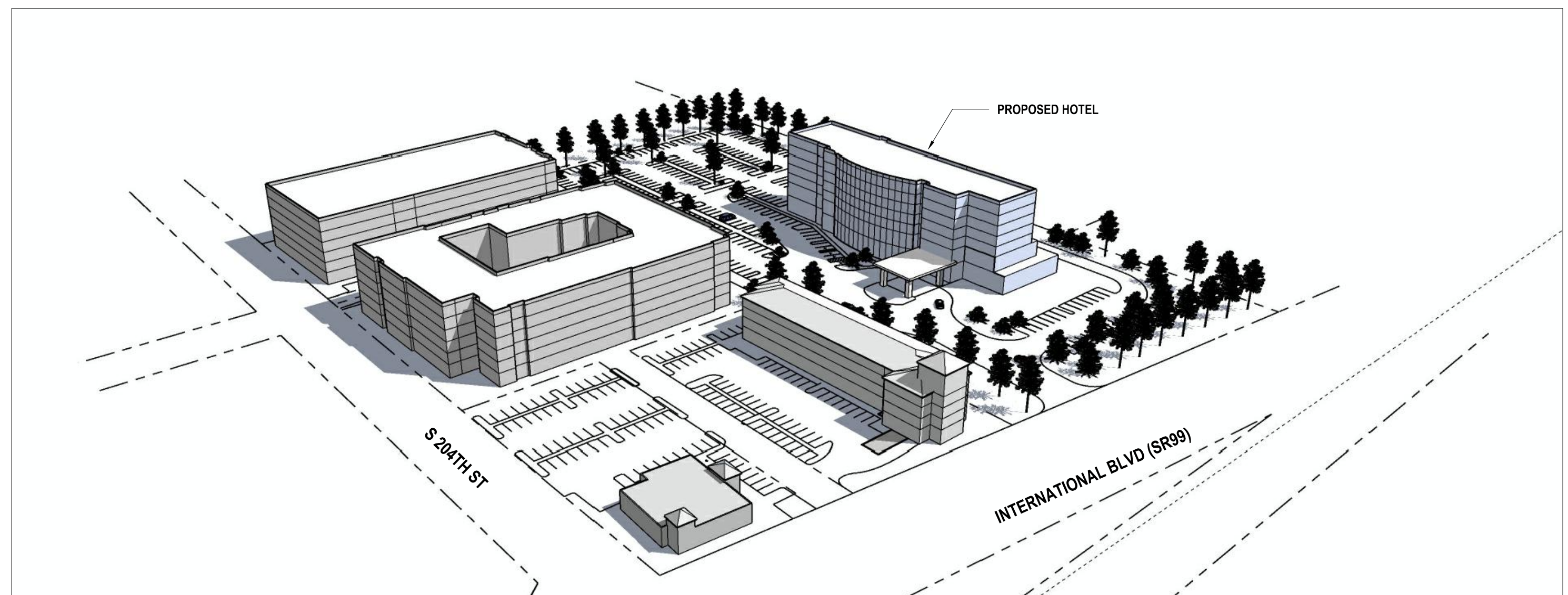
VIEW FROM N-E CORNER



VIEW FROM S-E CORNER



VIEW FROM S-W CORNER

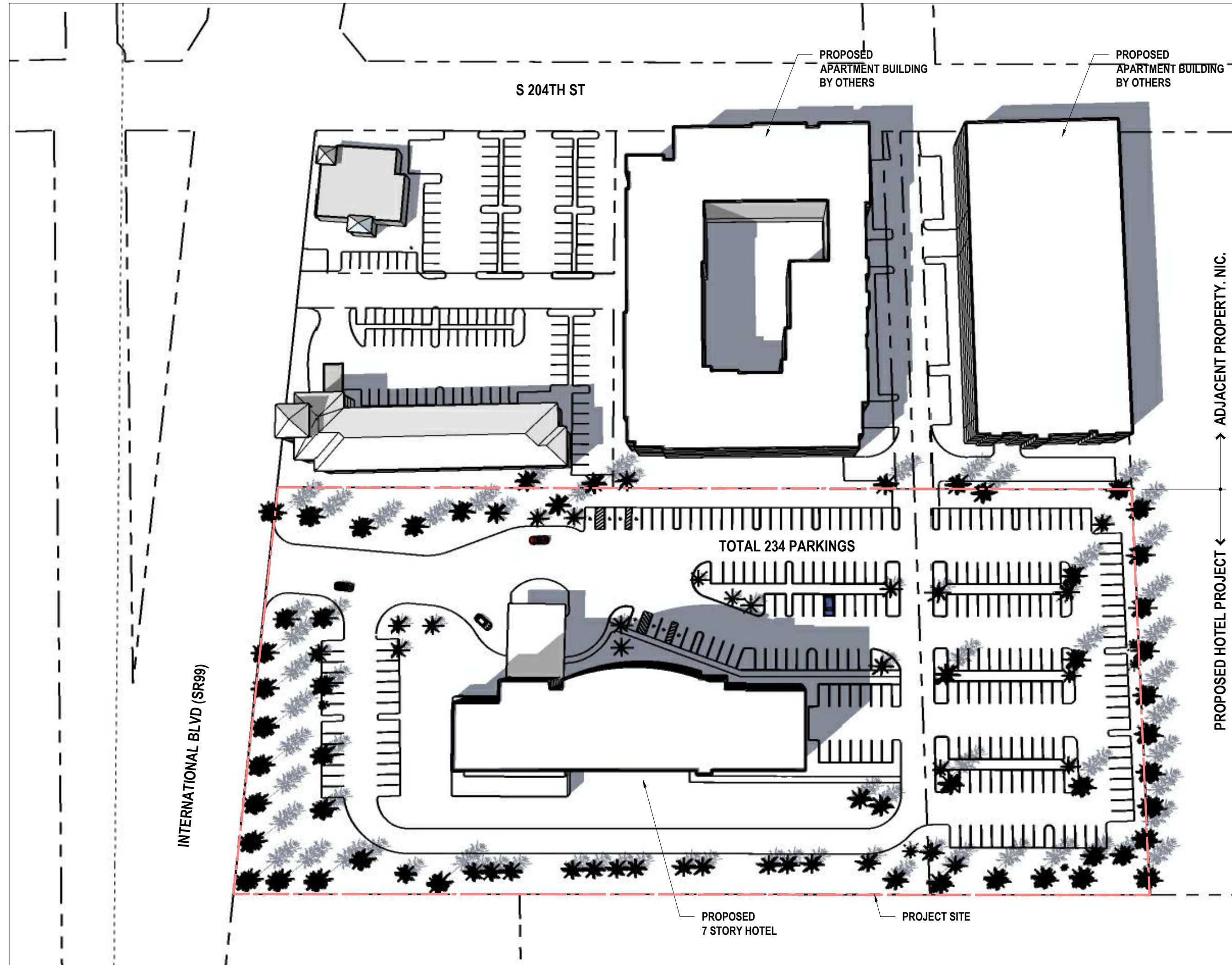


VIEW FROM N-W CORNER

DRAWING TITLE	AS SHOWN
SCALE	5 / 12 / 2023
ISSUE DATE	5 / 19 / 2023
PLOT DATE	

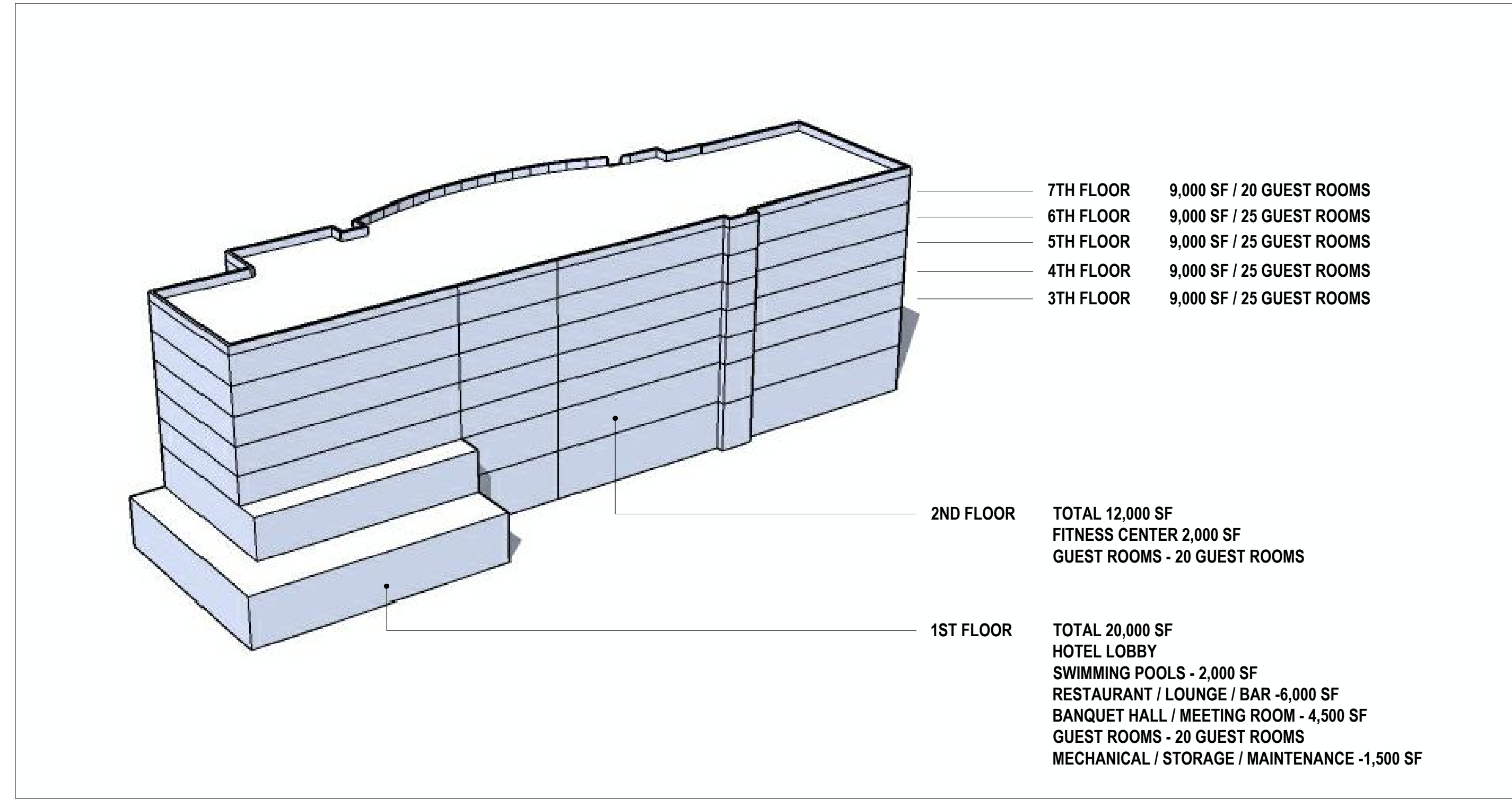
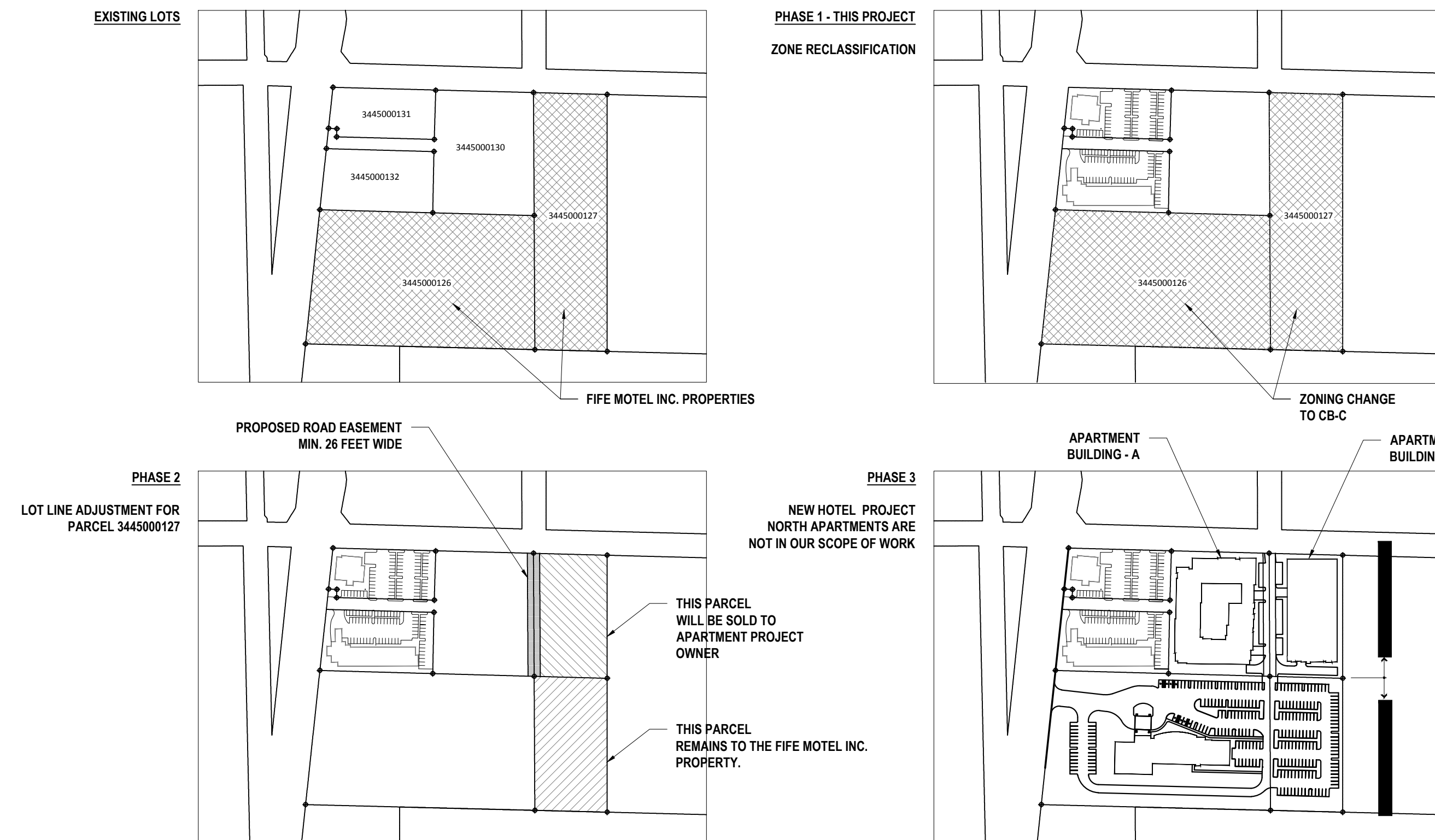
DRAWING REV.

DRAWING NO.



SITE PLAN
SCALE: NTS

DEVELOPMENT PROJECT BY PHASES



PROJECT DESCRIPTION : HOTEL

TOTAL BUILDING AREA 77,000 SF
 TOTAL BUILDING HEIGHT 7 STORY BUILDING - BUILDING HEIGHTS TO BE DETERMINED PER FAA AND FIRE REGULATIONS
 TOTAL GUEST ROOMS 160 GUEST ROOMS

PARKING CALCULATIONS SEATAC MUNICIPAL CODE
 15.455.120 PARKING CHART FOR REQUIRED OFF-STREET SPACES
 HOTEL/MOTEL AND ASSOCIATED USES

BASIC GUEST AND EMPLOYEE (NO SHUTTLE SERVICE): 0.9 PER BEDROOM
 BASIC GUEST AND EMPLOYEE (WITH SHUTTLE SERVICE): 0.75 PER BEDROOM
 WITH RESTAURANT/LOUNGE/BAR: 1 PER 150 GSF
 WITH BANQUET/MEETING ROOM: 1 PER 150 GSF
 RETAIL (15,000 GSF OR LESS): 1 PER 1,000 GSF
 RETAIL (GREATER THAN 15,000 GSF): 1.5 PER 1,000 GSF

TOTAL GUEST ROOMS : 175 X 0.9 = 158
 RESTAURANT, LOUNGE, BAR : 6,000 SF / 150 = 40
 BANQUET & MEETING ROOM : 4,500 SF / 150 = 30
 TOTAL 158+40+30 = 228 STALLS REQUIRED --- 234 STALLS INCLUDING 8 ACCESSIBLE STALLS PROVIDED

PROJECT DESCRIPTION - APARTMENT

BUILDING - A

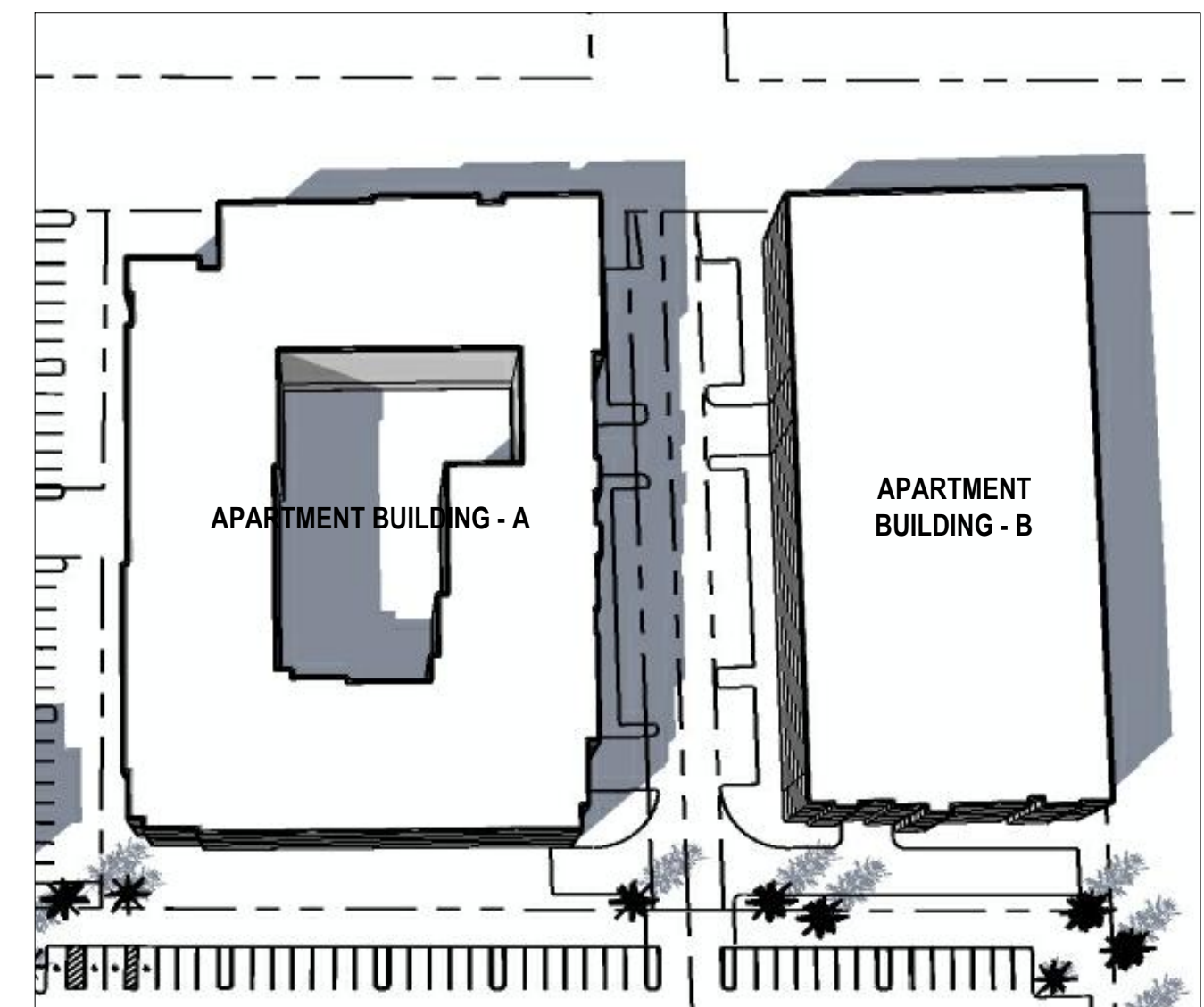
RESIDENTIAL 38,167 SF PER FLOOR
 5 FLOORS TOTAL 190,835 SF
 TOTAL 170 UNITS
 1 BEDROOM : 90 UNITS
 2 BEDROOM : 30 UNITS
 3 BEDROOM : 50 UNITS

PARKING GARAGE 48,083 SF PER FLOOR
 2 FLOOR TOTAL 96,166 SF
 TOTAL 248 PARKING STALLS

BUILDING - B

RESIDENTIAL 24,778 SF PER FLOOR
 5 FLOORS TOTAL 123,890 SF
 TOTAL 85 UNITS
 2 BEDROOM : 55 UNITS
 3 BEDROOM : 10 UNITS
 4 BEDROOM : 20 UNITS

PARKING GARAGE 30,639 SF PER FLOOR
 2 FLOOR TOTAL 61,278 SF
 TOTAL 157 PARKING STALLS



ZONE RECLASSIFICATION (REZONE) FOR
FIFE MOTEL SEATAC PROPERTIES
 KING COUNTY PARCEL 3445000127 + PARCEL 3445000126

DRAWING TITLE AS SHOWN
 SCALE AS SHOWN
 ISSUE DATE 5 / 12 / 2023
 PLOT DATE 8 / 8 / 2023

DRAWING REV.

DRAWING NO.
3