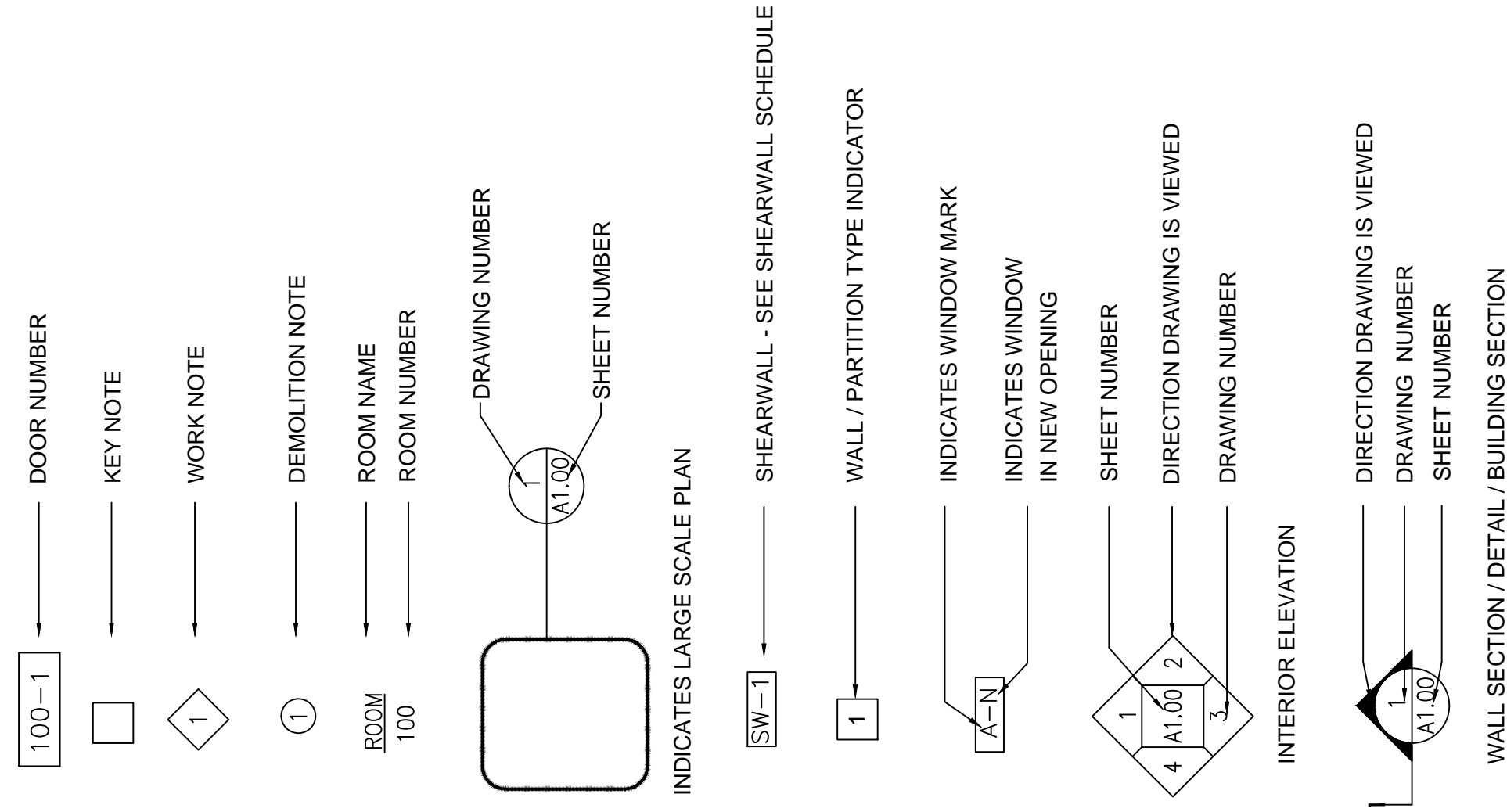


WASHINGTON PLACE TUKWILA, WA

ISSUE	Δ	Date	Description
		03/07/2014	DESIGN REVIEW SUBMITTAL
		03/20/2014	DESIGN REVIEW SUBMITTAL
		04/28/2014	DESIGN REVIEW SUBMITTAL
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SYMBOLS LEGEND



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A 1.00	MODEL VIEW
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A 2.03	2ND FLOOR PLAN
A 2.04	3RD FLOOR PLAN
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A 2.41	40TH FLOOR PLAN
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A 2.47	46TH FLOOR PLAN
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A 2.83	82ND FLOOR PLAN
A 2.84	83RD FLOOR PLAN
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A 2.97	96TH FLOOR PLAN
A 2.98	97TH FLOOR PLAN
A 2.99	98TH FLOOR PLAN
A 3.00	99TH FLOOR PLAN
A 3.01	100TH FLOOR PLAN
A 3.02	101ST FLOOR PLAN
A 3.03	102ND FLOOR PLAN

CODE INFORMATION

BUILDING CODES	City of Tukwila - Title 18
Zoning Code:	City of Tukwila - Title 18
Signage & Visual Communication Code:	City of Tukwila - Title 19
Building Code:	2012 International Building Code as adopted by the City of Tukwila
Mechanical Code:	2012 International Building Code as adopted by the City of Tukwila
Plumbing Code:	2012 Uniform Plumbing Code as adopted by the City of Tukwila
Electrical Code:	National Electrical Code as adopted by the City of Tukwila
Fire Code:	2012 International Fire Code as adopted by the City of Tukwila
Energy Code:	2012 State of Washington Energy Code as adopted by the City of Tukwila

ZONING CODE REQUIREMENTS

Governing Code:	City of Tukwila Zoning Code - Title 18
Signage & Visual Communication Code:	City of Tukwila - Title 19
Development Agreement:	City of Tukwila - Ordinance 233
Proposed Use:	Residential - 370 units Hotel - 189 Guest Rooms All other uses are complementary
Zoning:	Tukwila Urban Center (TUC)
Permitted Use:	Multi-Family Residential & Hotel in accordance with the Development Agreement
Design Review:	Board of Architectural Review
Setbacks:	Front Required: 15 feet Proposed: 87 feet to closest face of building Side Setback Required: 10 feet Proposed: 40 feet min. Rear Setback Required: 10 feet Proposed: 180 feet min. Allowable: 190 feet - per Development Agreement
Building Height:	Proposed: 15 feet 20 feet (5 feet of landscaping & 15 foot sidewalk)
Landscaping:	Side Required: None Proposed: None Rear Required: None Proposed: None

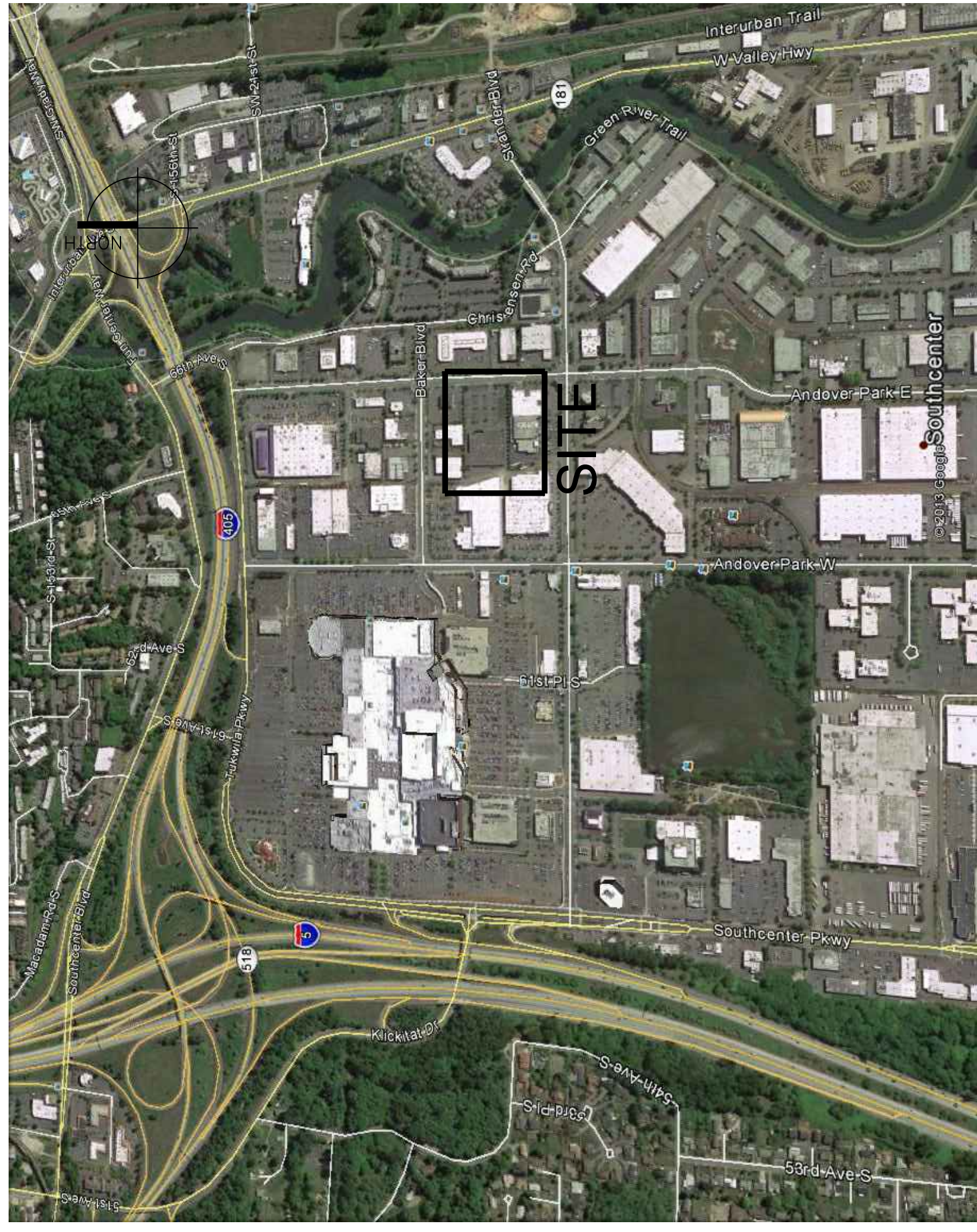
CONTACTS

Owner:	Washington Tower, LP	Landscape Architect:	Barghausen Consulting Engineers, Ir
	18230 East Valley Highway Suite 108 Kent, WA 98032 Contact: Omar Lee Phone: 425-251-1600		Contact: Dan Balmelli 18215 72nd Avenue South Kent, WA 98032 Phone: (425)251-6222 Fax:(425) 251-8782 Email: dbalmelli@barghausen.com
Architect:	Group West Companies PLLC	Civil / Survey:	Barghausen Consulting Engineers, Ir
	Group West Companies PLLC Contact: Eric Gulon 3801 Fremont Ave. N., Suite 314 Seattle, WA 98103 Phone: (206) 826-4651 Fax:(206) 826-4447 Email: egulon@groupwestcompanies.com		Contact: Dan Balmelli 18215 72nd Avenue South Kent, WA 98032 Phone: (425)251-6222 Fax:(425) 251-8782 Email: dbalmelli@barghausen.com
Structural:	PCS Structural Solutions	Geotech:	GeoEngineers, Inc.
	Contact: Paul Blienen 811 First Avenue, Suite 620 Seattle, WA 98104 Phone: (206) 292-5076 Email: pblienen@pcs-structural.com		Contact: King Chin 8410 154th Avenue NE Redmond, WA 98052 Phone: (425) 861-6098 Fax: (425) 861-6050 Email: kchin@geoengineers.com
Traffic Consultant:	Transpo Group	Contractor:	Absher
	Contact: Kevin Jones 11730 118th Avenue NE, Suite 600 Kirkland, WA 98034 Phone: 425-896-5236 Email: Kevin.Jones@transpogroup.com		Doug Orth 1001 Shaw Road Puyallup, WA 98034 Phone:(253) 446-3322 Cell: (253) 405-3628 Fax: (253)841-0925 Email: doug.orth@absherco.com

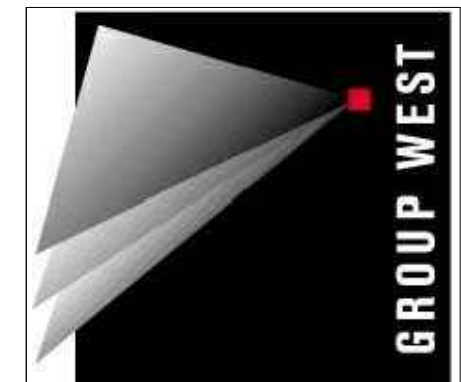
PROJECT INFORMATION

DESCRIPTION:	MULTI FAMILY RESIDENTIAL / HOTEL
CONSTRUCTION:	TYPE 1 A
OCCUPANCY:	R-1, R-2, B, A-2, A-3, S2
PROJECT LOCATION:	223 Andover Park E. Tukwila, WA

VICINITY MAP



ATTACHMENT A



GROUP WEST ARCHITECTS, INC., P.S.
3801 FREMONT AVE. N
SUITE 314
SEATTLE, WA 98103
PHONE: (206) 626-4447
FAX: (206) 626-4446
WWW.GROUPWESTCOMPANIES.COM

SHEET TITLE AND NUMBER

A1.00

PLATE:

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		04/28/2014	
		05/07/2014	DESIGN REVIEW SUBMITTAL

KEYPLAN

PHASE

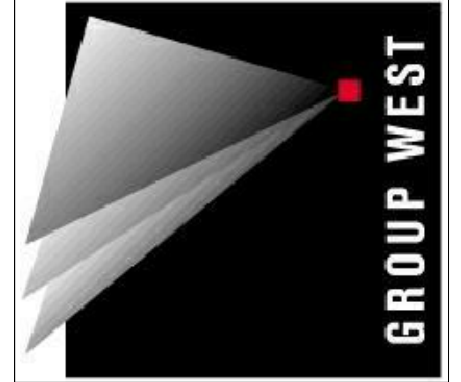
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GWA NO.

PROJECT
**WASHINGTON PLACE
HOTEL / APARTMENT**
223 ANDOVER PARK E
TUKWILA, WA

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GROUP WEST
ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N
SUITE 314
SEATTLE, WA 98103
PHONE: (206) 826-4447
FAX: (206) 826-4446
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EXTERIOR
RENDERING

A1.00

PLOTTED:



EXTERIOR RENDERING

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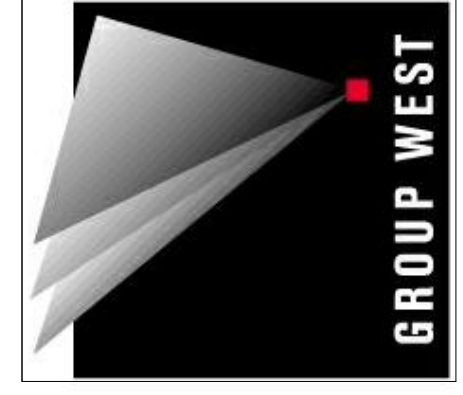
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GWA NO. Project Number
PROJECT

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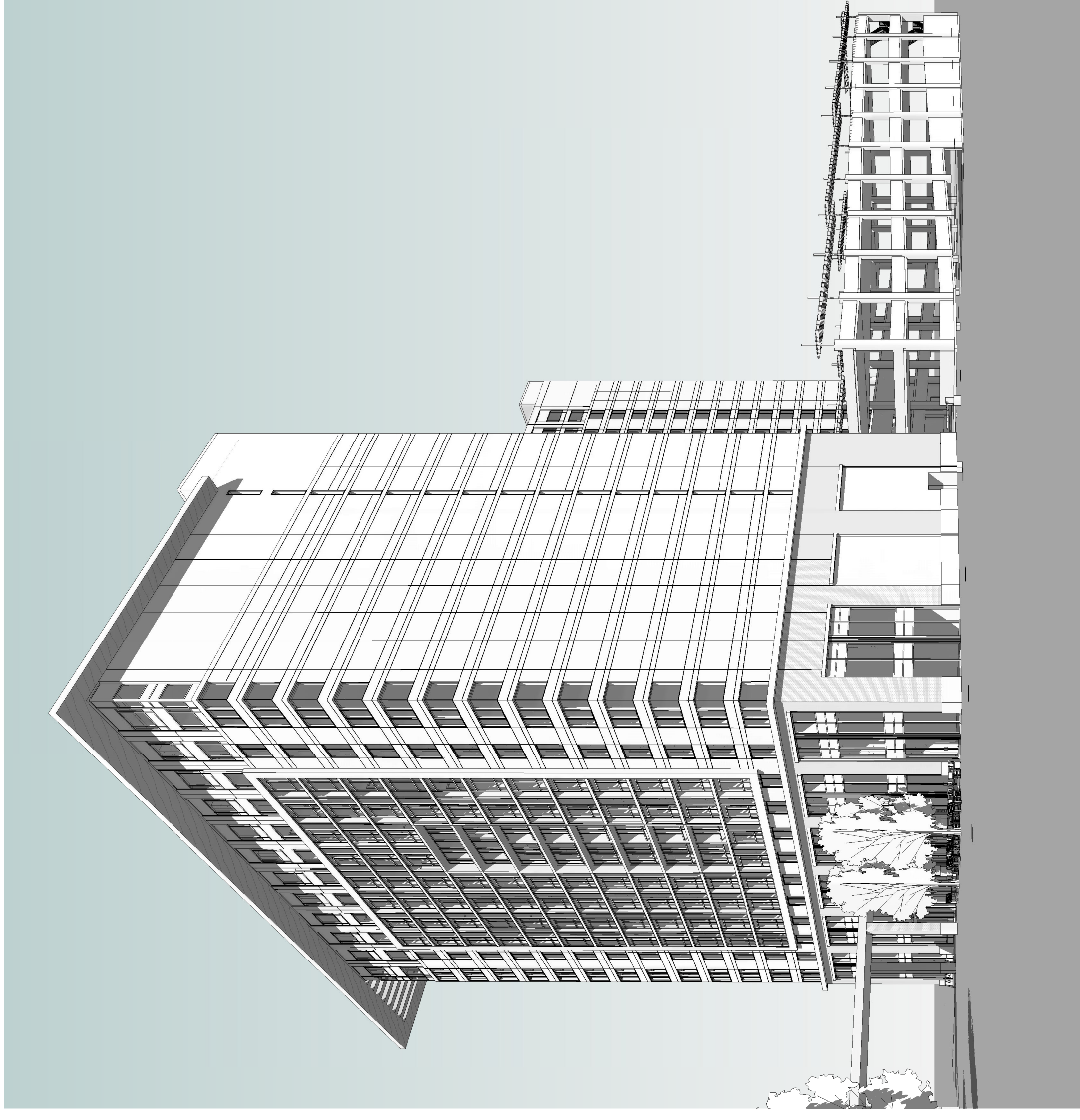
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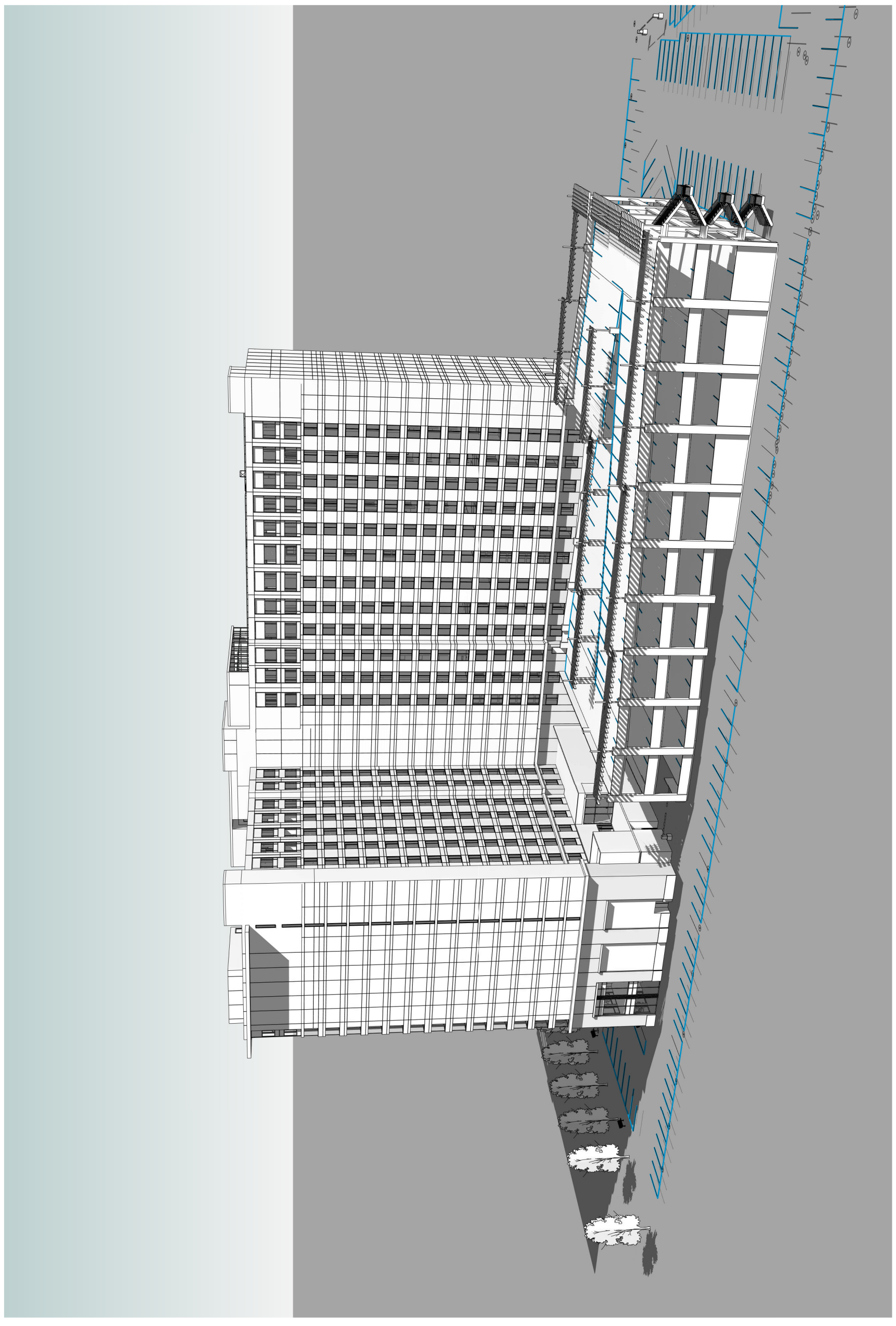
GROUP WEST ARCHITECTS, INC., P.S.
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SEATTLE, WA 98103
PHONE: (206) 838-1662
FAX: (206) 826-4446

SHEET TITLE AND NUMBER
MODEL VIEW

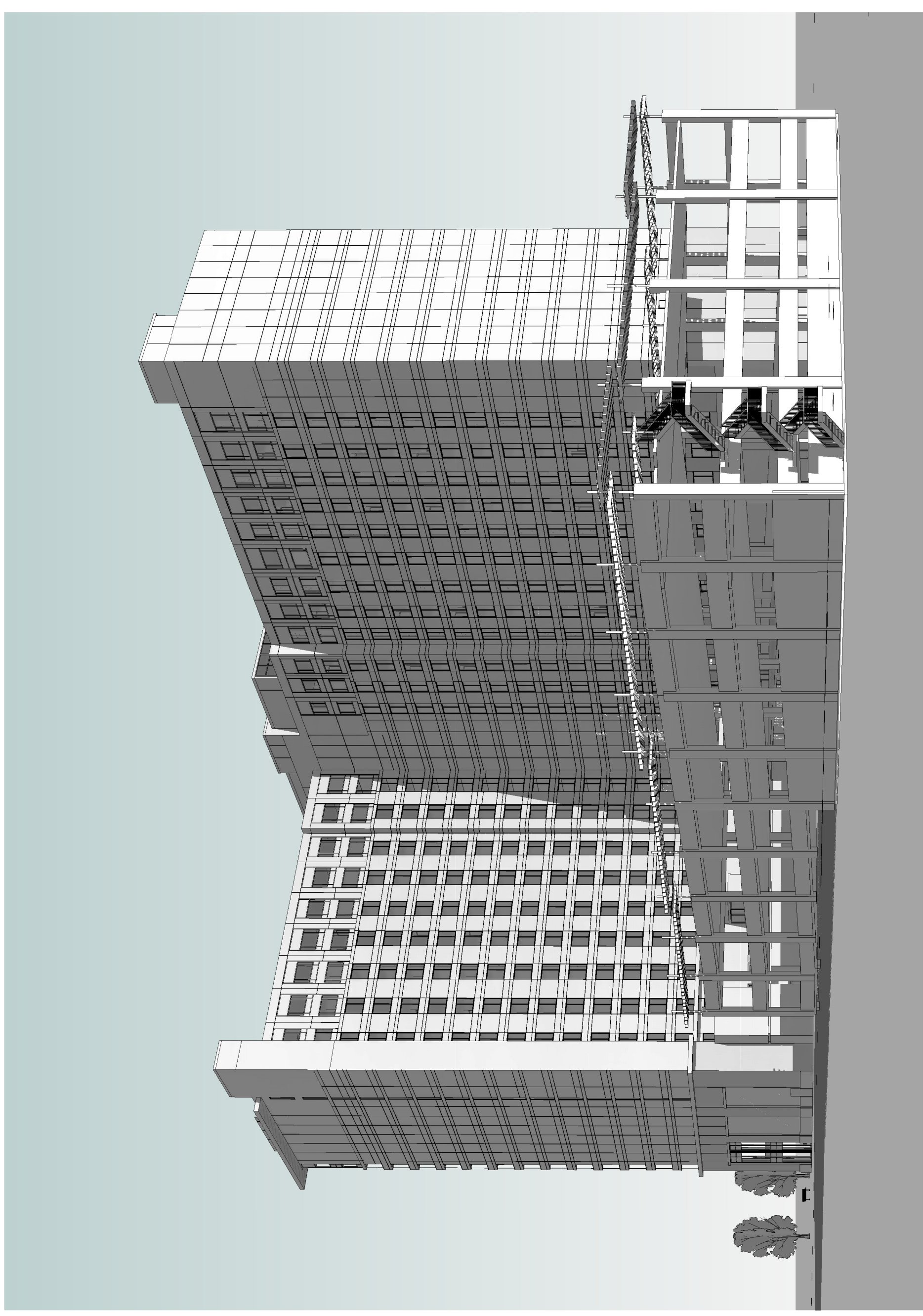
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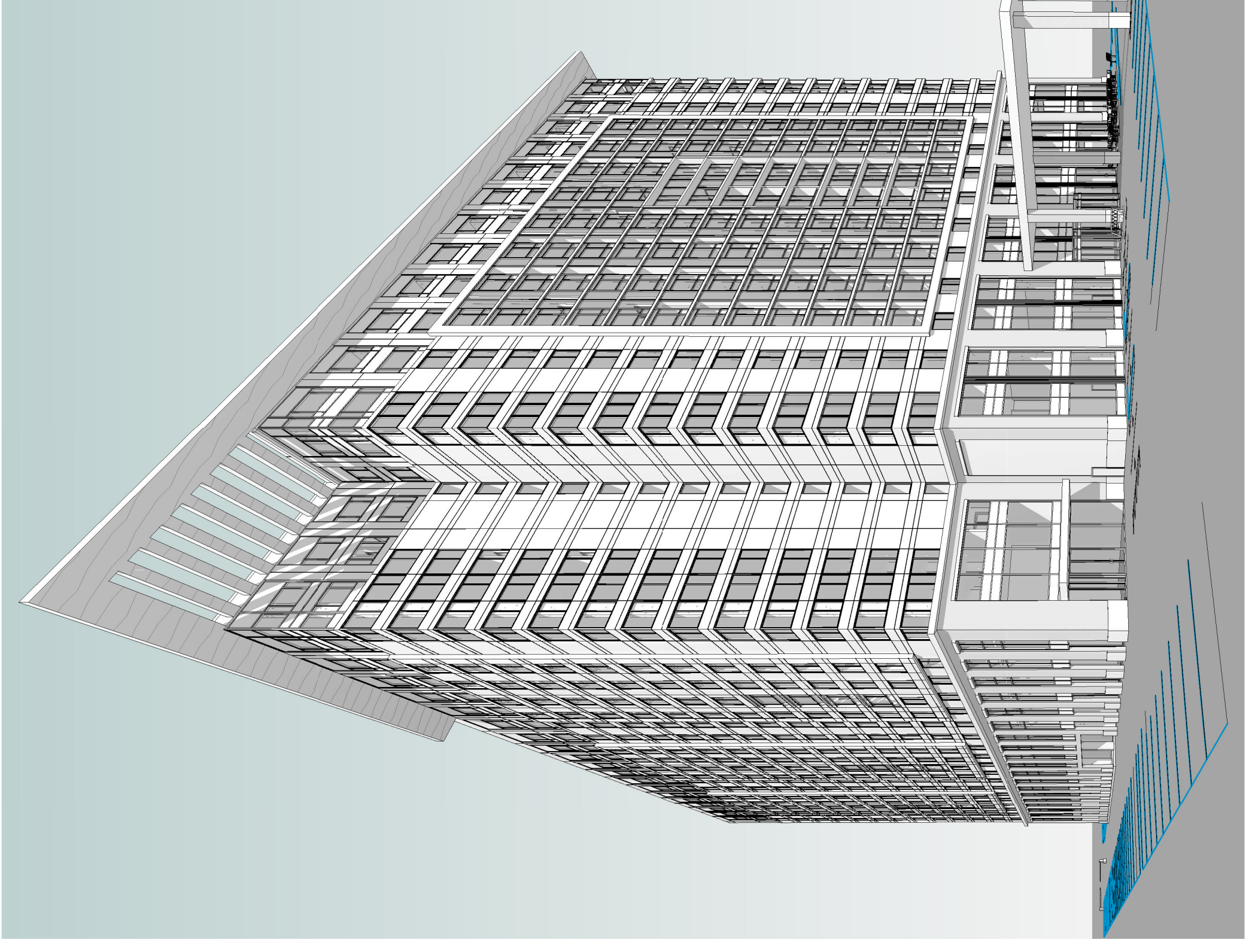
② 3D View 2



④ 3D View 4



③ 3D View 3



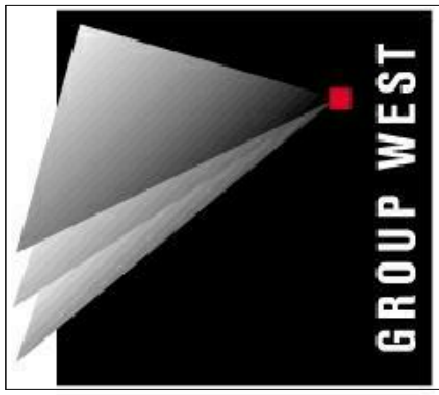
① 3D View 1

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PROJECT

WASHINGTON PLACE HOTEL / APARTMENT
 223 ANDOVER PARK E
 TUKWILA, WA

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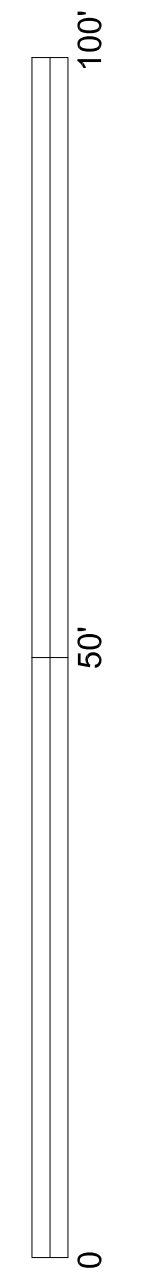
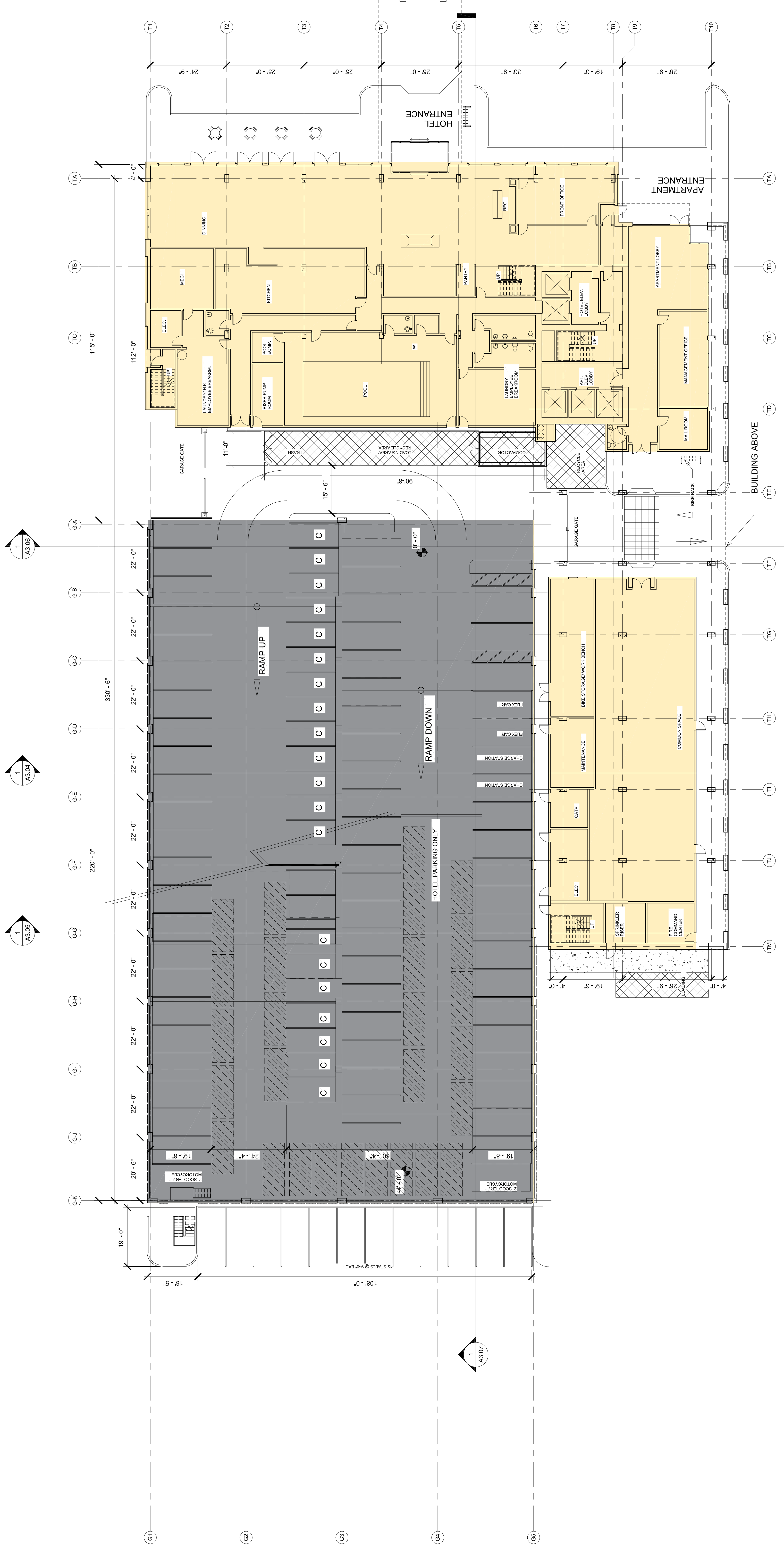


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SHEET TITLE AND NUMBER
 1ST LEVEL

A2.02

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Level 1st
 1/16" = 1'-0"

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223 ANDOVER PARK E
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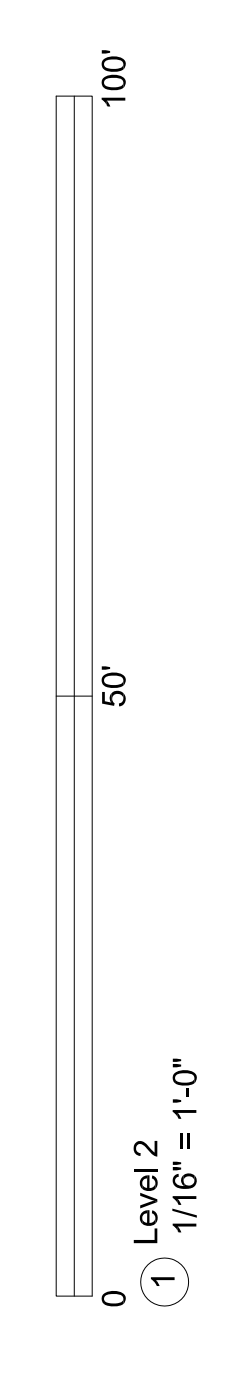
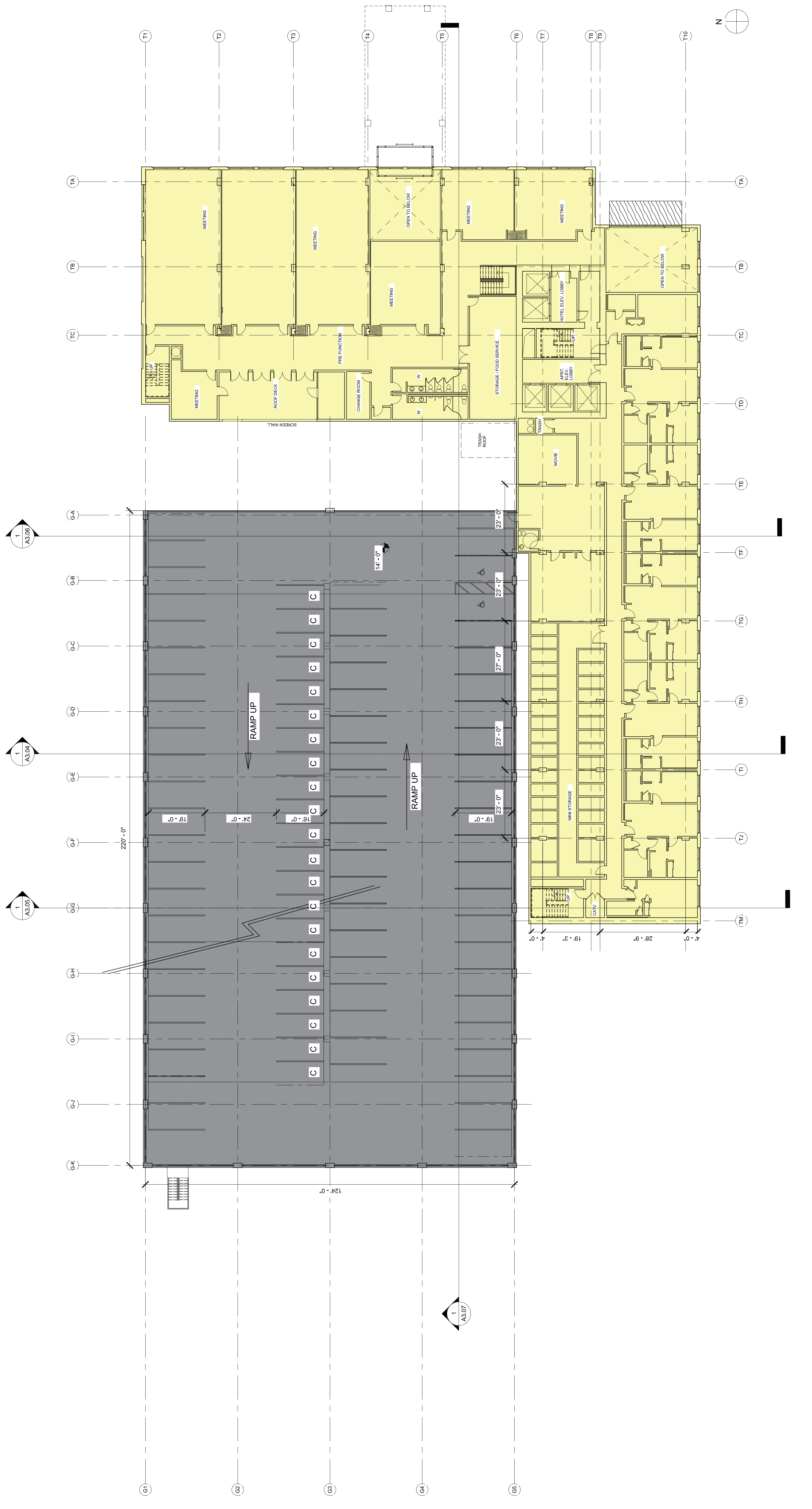
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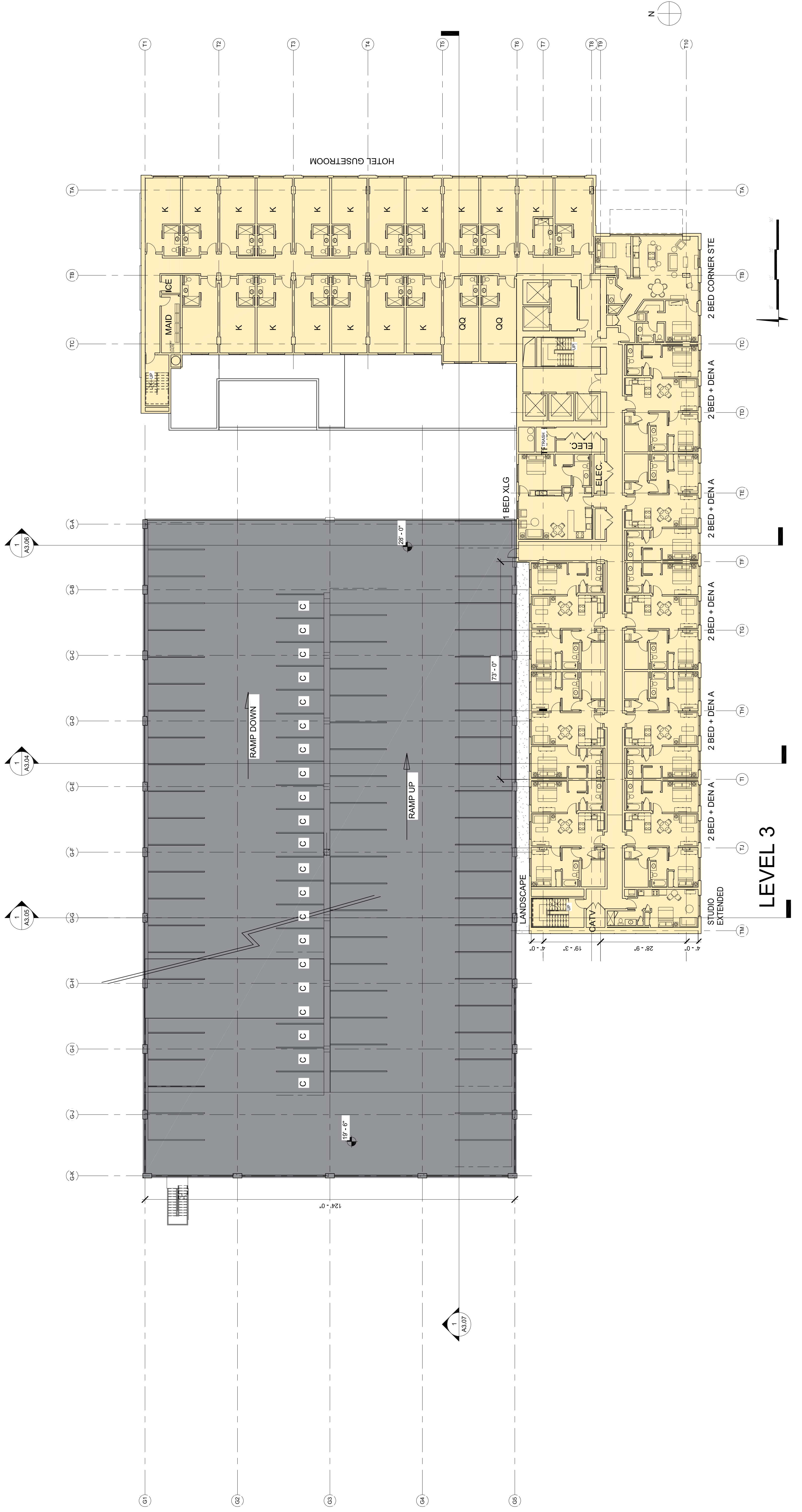


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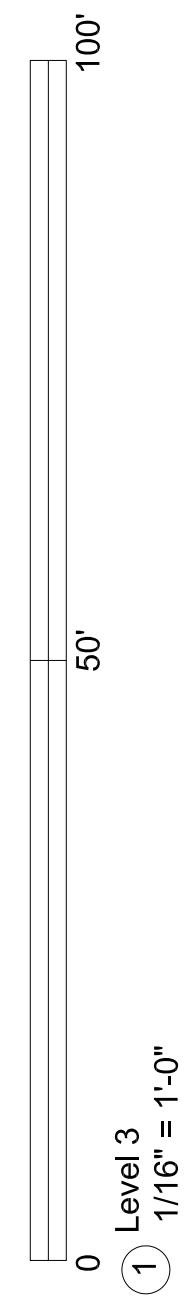
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2ND LEVEL

A2.03





LEVEL 3



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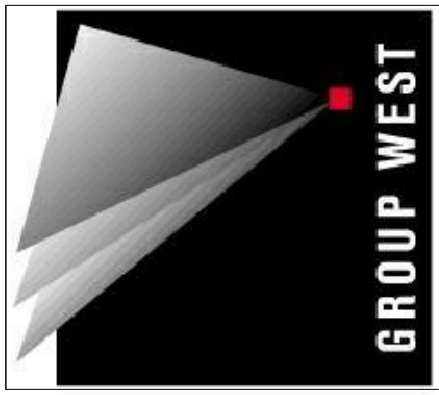
PROJECT

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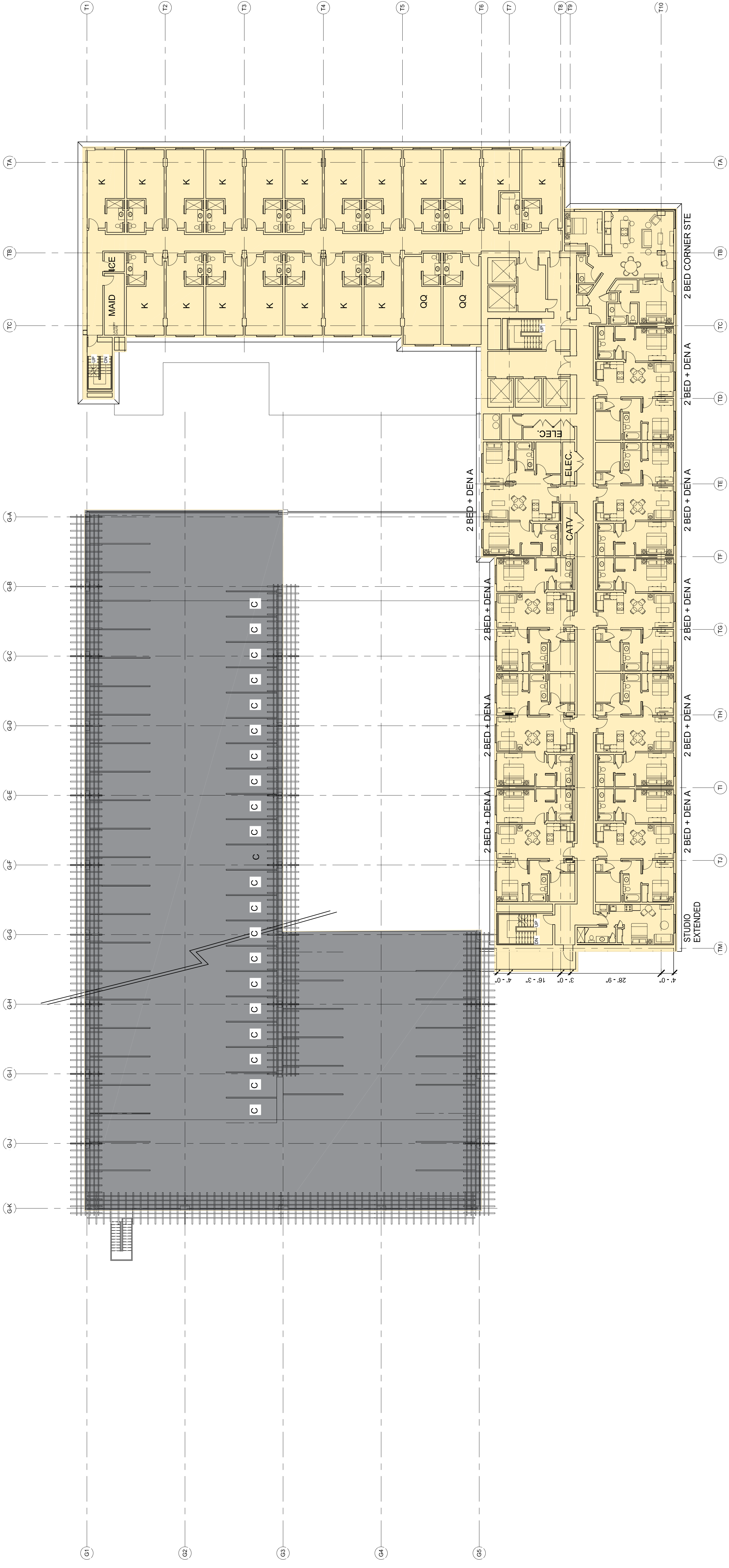
GROUP WEST
ARCHITECTS, INC., P.S.

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SHEET TITLE AND NUMBER
4TH LEVEL

A2.05

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LEVEL 4

① Level 4
1/16" = 1'-0"

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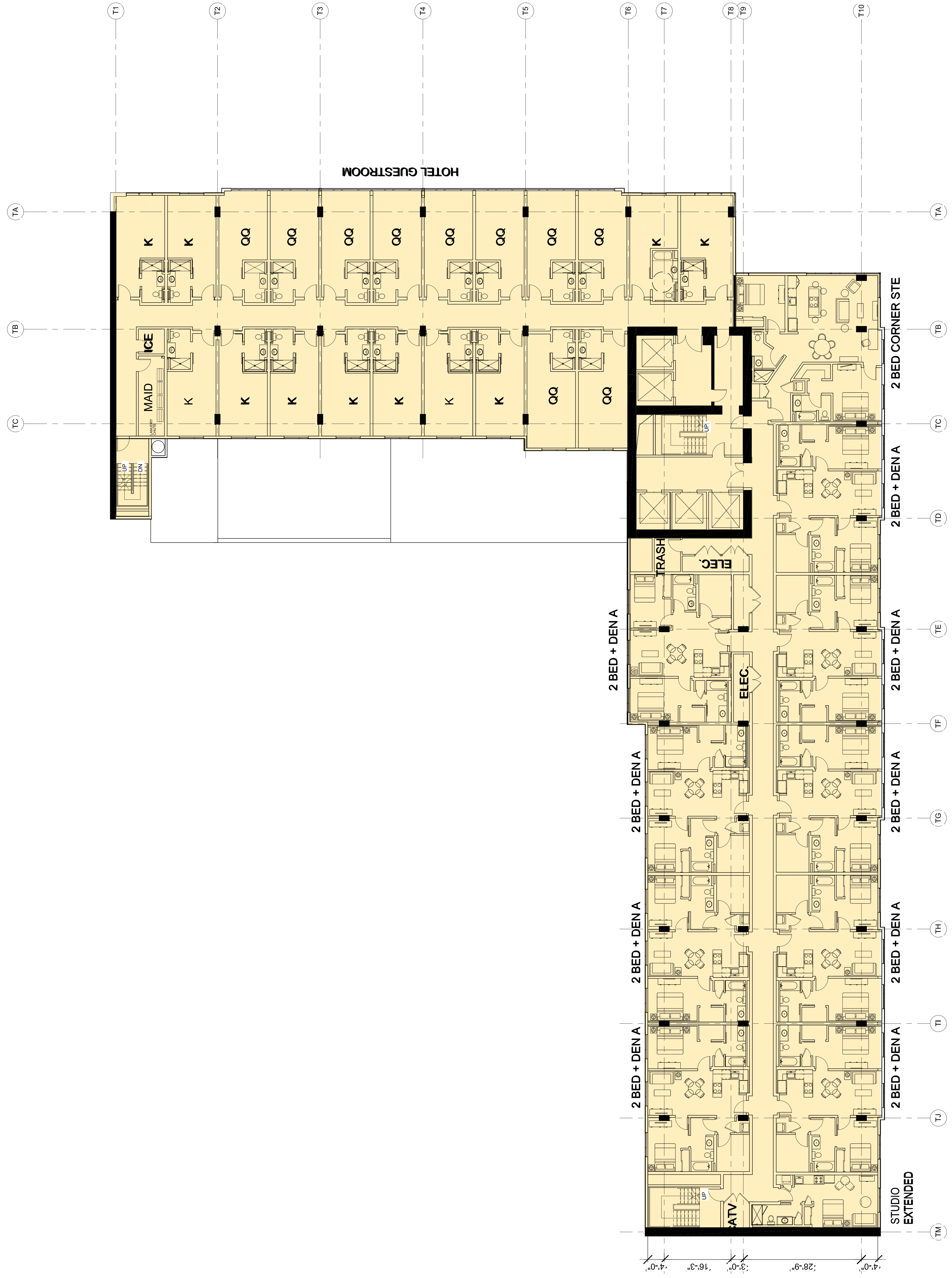
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3601 FREMONT AVE. N
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1 5TH LEVEL PLAN
3/32" = 1'-0"

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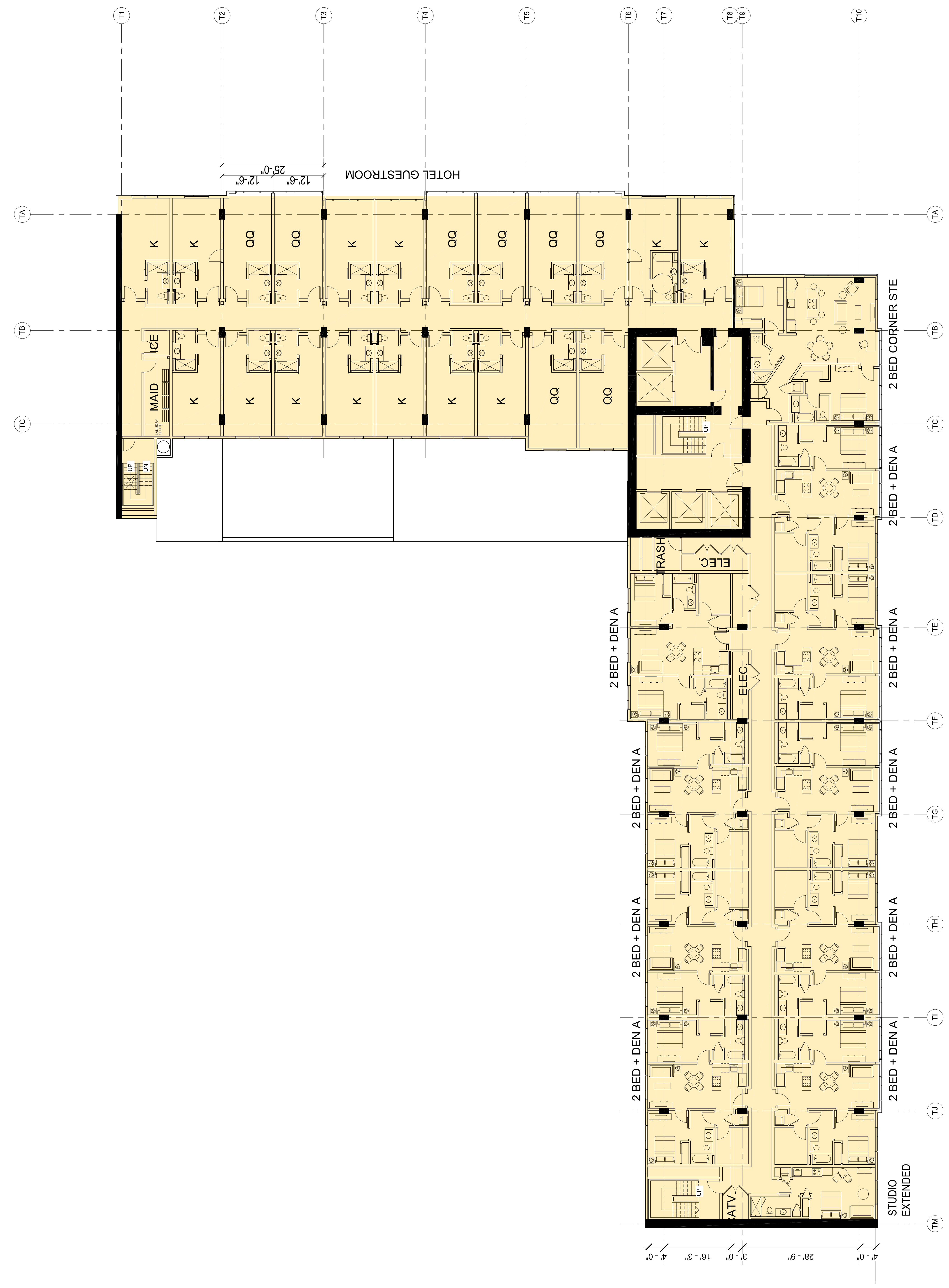
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ARCHITECTS, INC., P.S.
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SUITE 314
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A2.07



1 6TH LEVEL PLAN
3/32" = 1'-0"

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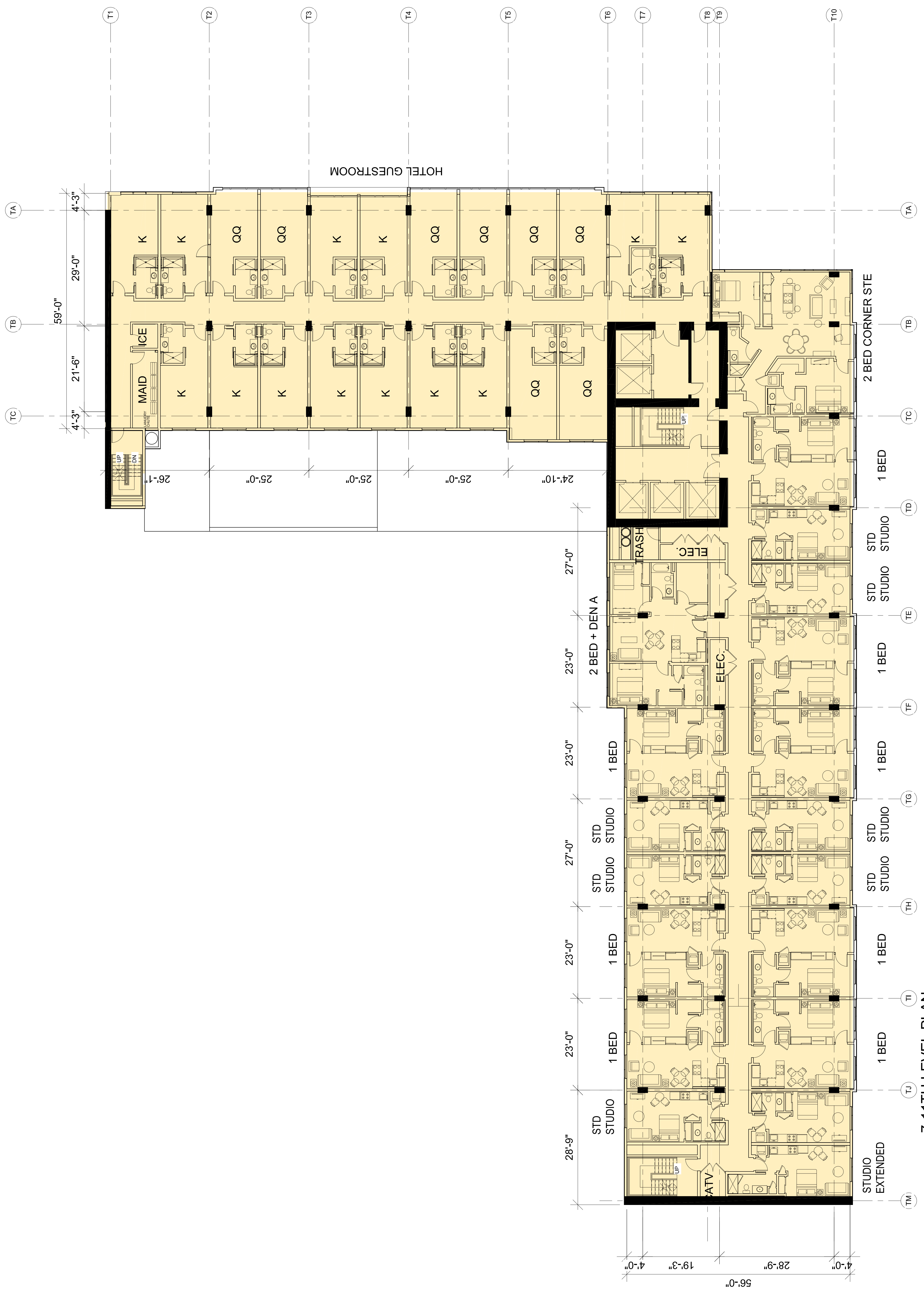


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ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N
SUITE 314
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SHEET TITLE AND NUMBER

A2.08

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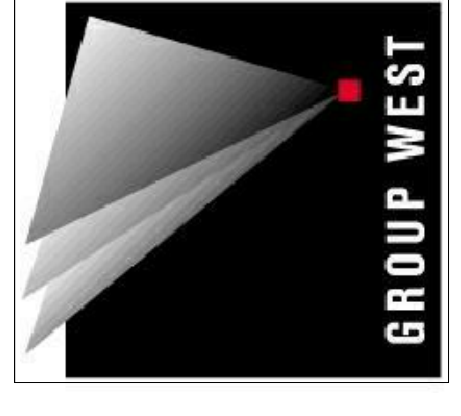
7-111TH LEVEL PLAN
1/16" = 1'-0"

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ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N
SUITE 314
SEATTLE, WA 98103
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12 TH LEVEL PLAN
1/32" = 1'-0"

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KEYPLAN

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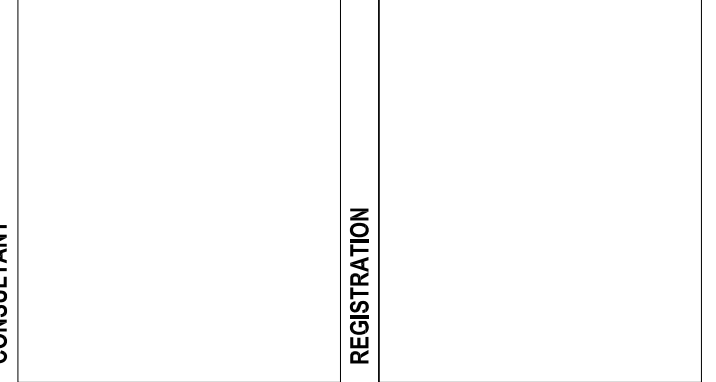
PROJECT

WASHINGTON PLACE HOTEL / APARTMENT

223 ANDOVER PARK E
TUKWILA, WA

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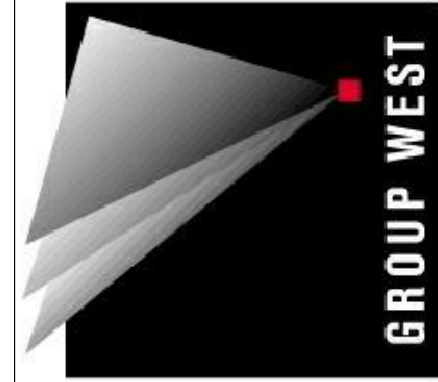
13TH LEVEL PLAN
1/32" = 1'-0"

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		04/28/2014	
		05/07/2014	DESIGN REVIEW SUBMITTAL

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GROUP WEST
ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N
SUITE 314
SEATTLE, WA 98103
PHONE: (206) 826-4447
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14 - 16TH LEVEL PLAN
1/32" = 1'-0"

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PROJECT

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TUKWILA, WA

**WASHINGTON PLACE
HOTEL / APARTMENT**

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REGISTRATION



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ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N
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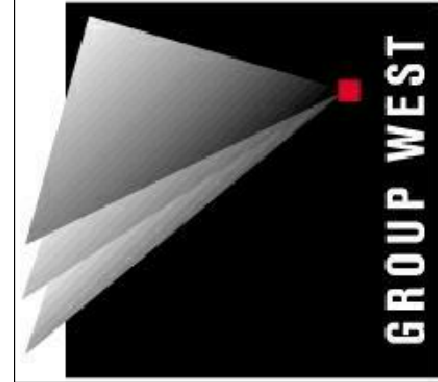
17TH LEVEL PLAN
1/32" = 1'-0"

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SEATTLE, WA 98103
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18 TH LEVEL PLAN
1/32" = 1'-0"

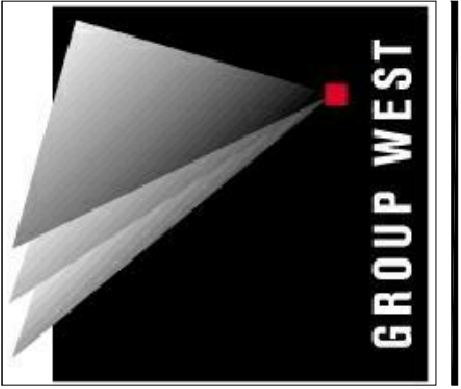
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CONSULTANT

REGISTRATION

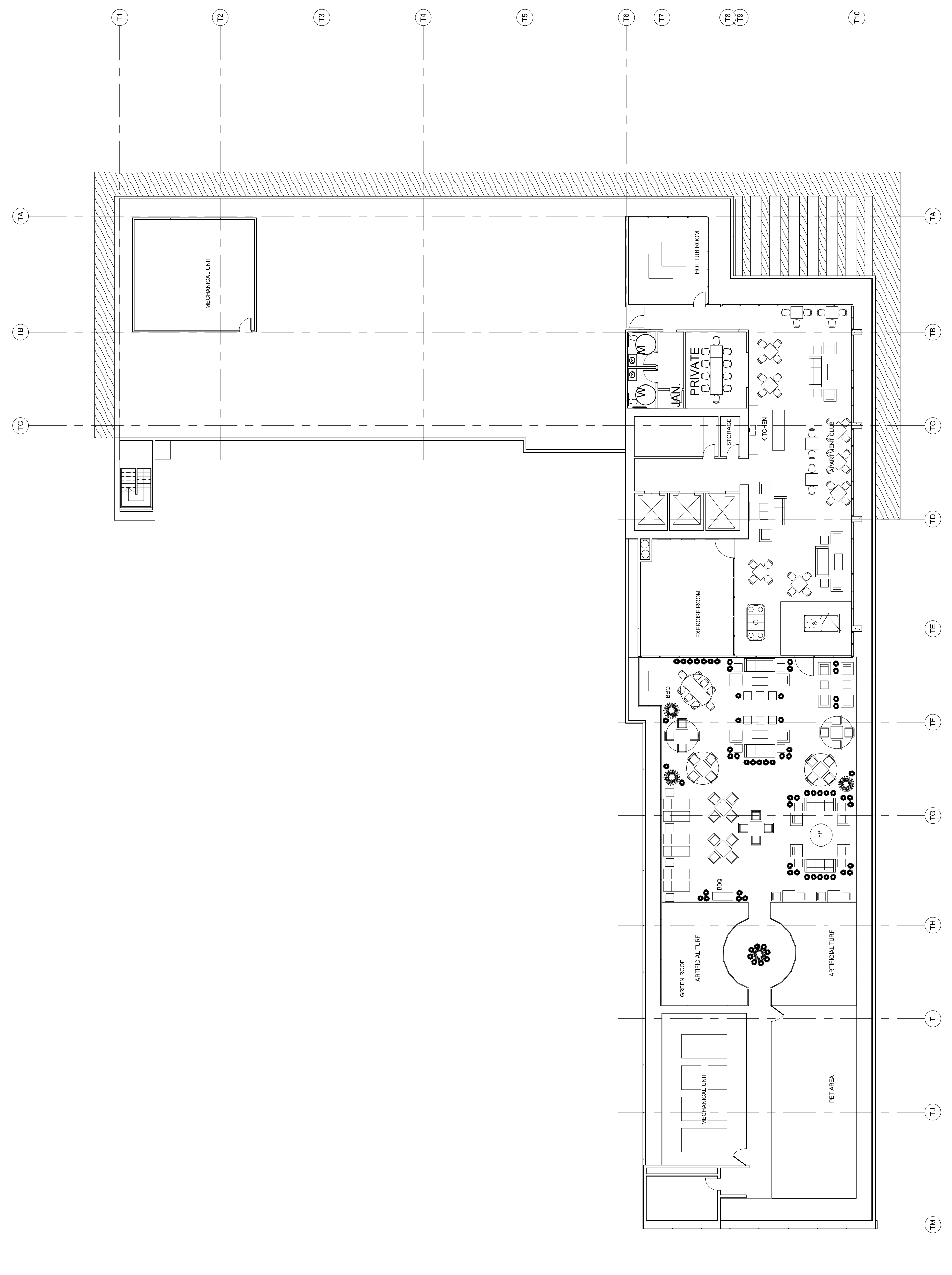


GROUP WEST
ARCHITECTS, INC., P.S.
3601 FREMONT AVE. N. SUITE 314
SEATTLE, WA 98103
PHONE: (206) 838-1662
FAX: (206) 836-4446

SHEET TITLE AND NUMBER
ROOF LEVEL

A2.14

PLOTTED: 5/20/14 11:56:13 AM



① ROOF LEVEL
1/16" = 1'-0"



METAL SCREEN PANEL

SIGNAGE SIZE 500 SF

METAL SCREEN PANEL

- MECH LEVEL - 191'-0"
- 190'-0"
- 189'-0"
- 188'-0"
- 187'-0"
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- 94'-0"
- 95'-0"
- 96'-0"
- 97'-0"
- 98'-0"
- 99'-0"
- 100'-0"

SIGNAGE SIZE 2' HIGH

SIGNAGE SIZE 3.5' HIGH

① EAST 1/16" = 1'-0"

② WEST 1/16" = 1'-0"

ISSUE	Date	Description
Δ		
	03/07/2014	DESIGN REVIEW
		CONCEPTUAL DESIGN
	06/07/2014	DESIGN REVIEW
		SUBMITTAL

KEY PLAN

PHASE

Project Status

PROJECT NUMBER

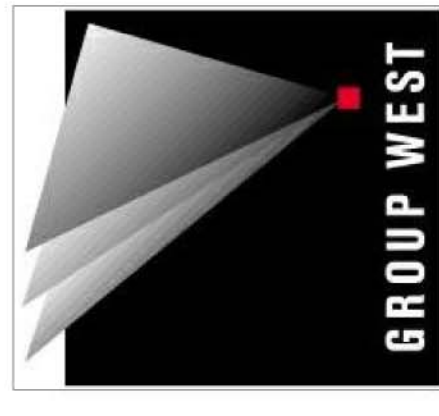
GWA NO. Project Number

PROJECT

WASHINGTON PLACE
HOTEL / APARTMENT
223 ANDOVER PARK E
TUKWILA, WA

CONSULTANT

REGISTRATION

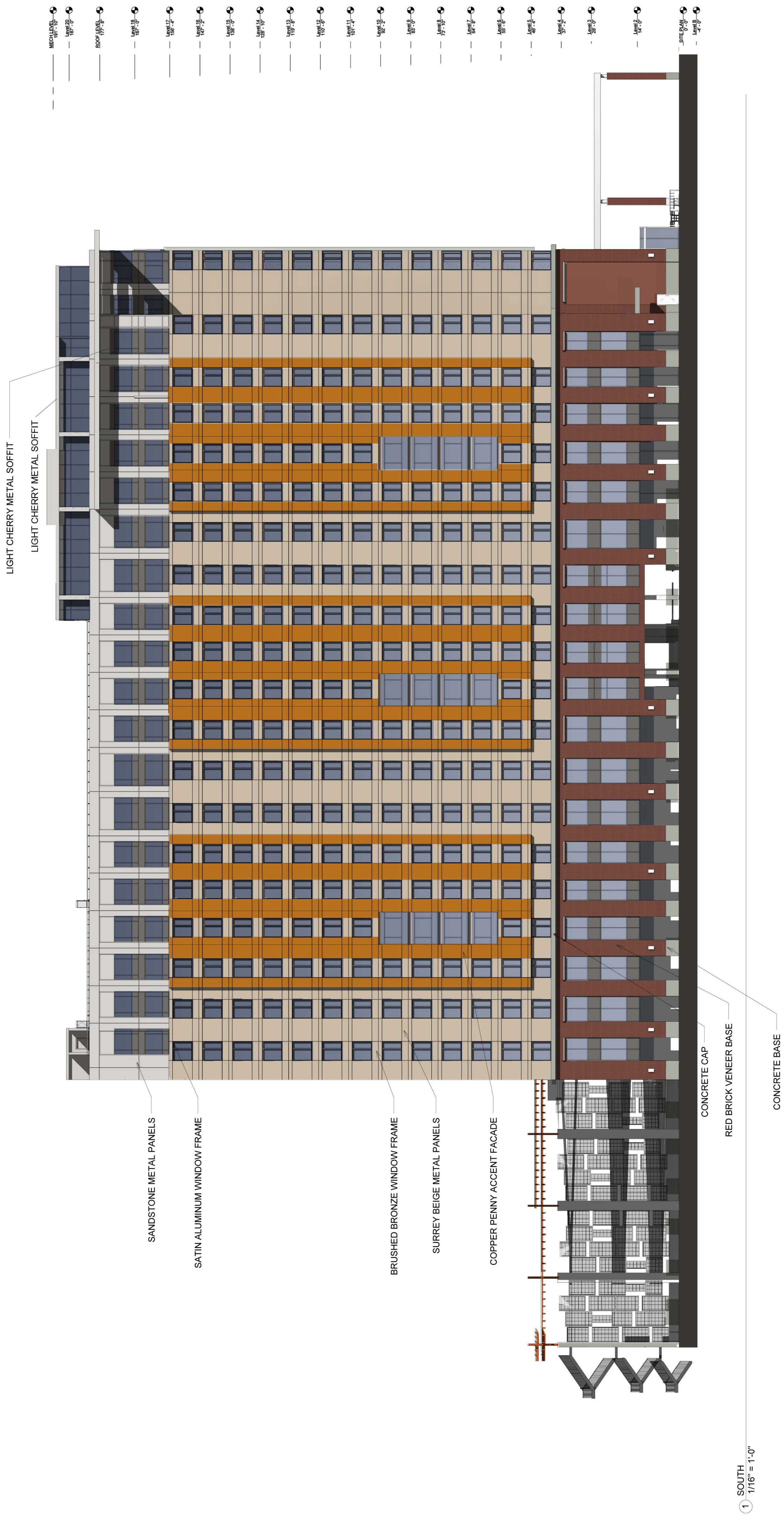


GROUP WEST
ARCHITECTS, INC., P.S.

3601 FREMONT AVE. N. SUITE 314
SEATTLE, WA 98103
PHONE: (206) 838-1682
FAX: (206) 826-4446

SHEET TITLE AND NUMBER
SOUTH ELEVATION

A3.02



LIGHT CHERRY METAL SOFFIT

LIGHT CHERRY METAL SOFFIT

SANDSTONE METAL PANELS

SATIN ALUMINUM WINDOW FRAME

BRUSHED BRONZE WINDOW FRAME

SURREY BEIGE METAL PANELS

COPPER PENNY ACCENT FACADE

CONCRETE CAP

RED BRICK VENEER BASE

CONCRETE BASE

1 SOUTH
1/16" = 1'-0"

- MECH LEVEL 18'-0"
- Level 20
- Level 21
- Level 22
- Level 23
- Level 24
- Level 25
- Level 26
- Level 27
- Level 28
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- Level 94
- Level 95
- Level 96
- Level 97
- Level 98
- Level 99
- Level 100

ISSUE	Date	Description
A	03/07/2014	DESIGN REVIEW SUBMITTAL
B	05/07/2014	DESIGN REVIEW SUBMITTAL

KEYPLAN

PHASE

Project Status

PROJECT NUMBER

OMA NO. Project Number

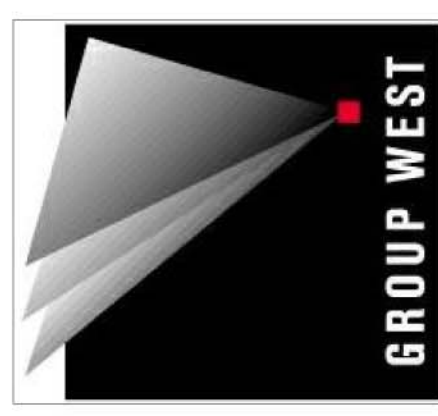
PROJECT

WASHINGTON PLACE
HOTEL / APARTMENT

223 ANDOVER PARK E
TUKWILA, WA

CONSULTANT

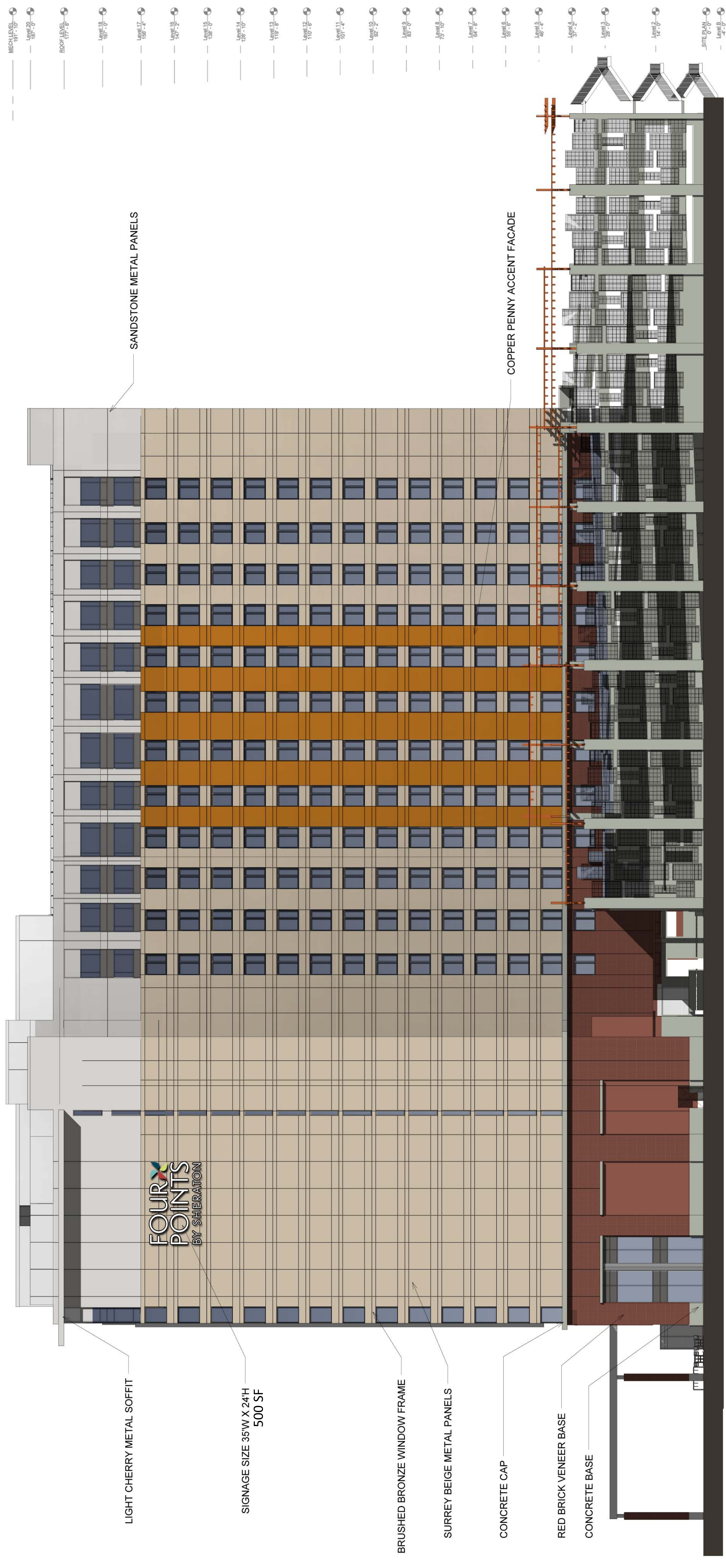
REGISTRATION



GROUP WEST ARCHITECTS, INC., P.S.
3801 FREMONT AVE. N. SUITE 314
SEATTLE, WA 98103
PHONE: (206) 838-1662
FAX: (206) 825-4446

SHEET TITLE AND NUMBER
NORTH ELEVATION

A3.03



TOTAL AREA OF NORTH WALL 43,900SF

1 NORTH
1/16" = 1'-0"

MECH LEVEL	ROOF LEVEL
19'-0"	19'-0"
18'-0"	17'-0"
17'-0"	16'-0"
16'-0"	15'-0"
15'-0"	14'-0"
14'-0"	13'-0"
13'-0"	12'-0"
12'-0"	11'-0"
11'-0"	10'-0"
10'-0"	9'-0"
9'-0"	8'-0"
8'-0"	7'-0"
7'-0"	6'-0"
6'-0"	5'-0"
5'-0"	4'-0"
4'-0"	3'-0"
3'-0"	2'-0"
2'-0"	1'-0"
1'-0"	0'-0"

SANDSTONE METAL PANELS

COPPER PENNY ACCENT FACADE

LIGHT CHERRY METAL SOFFIT

SIGNAGE SIZE 35'W X 24'H
500 SF

BRUSHED BRONZE WINDOW FRAME

SURREY BEIGE METAL PANELS

CONCRETE CAP

RED BRICK VENEER BASE

CONCRETE BASE