ELEMENT BY WESTIN

Attachment A

TUKWILA, WA

177 ROOM 5-STORY HOTEL

VIEW LOOKING SOUTHEAST FROM THE NORTHWEST CORNER OF INDUSTRY DRIVE AND ANDOVER PARK EAST

PROJECT RENDERING

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C7	PRELIMINARY CONSTRUCTION NOTES AND DETAILS	06/22/18
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C12	PRELIMINARY CONSTRUCTION NOTES AND DETAILS	06/22/18
3 LANDSCAPE		
L1.0	PLANTING PLAN	06/22/18
L2.0	PLANTING SCHEDULE	06/22/18
7 ELECTRICAL		
E100	SITE LIGHTING PHOTOMETRICS	03/01/18

Grand total: 29

PROJECT TEAM

APPLICANT:
TUKWILA HOTEL GROUP, LLC
1735 S 19TH AVENUE, SUITE B
BOZEMAN, MT 59718

CONTRACTOR:
KEY CONSTRUCTION
741 W. 2ND ST. N.
WICHITA, KS 67203
CONTACT: KAMERON CASSELMAN
TEL: 316-263-9515

ARCHITECT
JOHNSON BRAUND, INC.
15200 52ND AVE S.,
SEATTLE, WA 98188
CONTACT: SETH TERRY, RA NCARB
TEL: 206-766-8300
FAX: 206-766-8080

INTERIOR DESIGN &
PARADIGM DESIGN GROUP
9720 CYPRESSWOOD DRIVE, SUITE 300
HOUSTON, TX 77070
CONTACT:
TEL: 281-256-1689

STRUCTURAL ENGINEER:
HICKS ENGINEERING
676 FERGUSON AVE, SUITE 5
BOZEMAN, MT 59718
CONTACT: JASON HICKS, PE
TEL: 406-586-4365

KITCHEN/BAR DESIGNER:
BARGREEN-ELLINGSON, INC.
6626 TACOMA MALL BLVD, SUITE B
TACOMA, WA 98409
CONTACT:
TEL: 206-682-1472

CIVIL ENGINEER/ SURVEYER:
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVE S
KENT, WA 98032
CONTACT - DAN BALMELLI
TEL: 425-251-6222
FAX: 425-251-8782

SMOKE CONTROL ENGINEER
ROBISON ENGINEERING, INC.
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
CONTACT: JON ROBISON, PE
TEL: 206-364-3343

GEO TECHNICAL/ SOIL MITIGATION:
EARTH SOLUTIONS NW, LLC
108-136TH PLACE NE, #201
BELLEVUE, WA 98005
CONTACT: KYLE CAMPBELL, P.E.
TEL: 425-449-4704

SURVEYOR:
BARGHAUSEN CONSULTING ENGINEERS, INC
18215 72ND AVE S
KENT, WA 98032
CONTACT - DAN BALMELLI
TEL: 425-251-6222
FAX: 425-251-8782

LANDSCAPE ARCHITECT:
JGM LANDSCAPE ARCHITECTS INCORPORATED PS
12610 NE 104TH STREET
KIRKLAND, WA 98033
CONTACT: CRAIG D LEWIS, RLA
TEL: 425-454-5723

M/E/P ENGINEER
ROBISON ENGINEERING, INC.
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
CONTACT: JON ROBISON, PE
TEL: 206-364-3343

PROJECT AGENCIES

BUILDING: **CITY OF TUKWILA**
COMMUNITY DEVELOPMENT DEPARTMENT
PUBLIC WORKS DEPARTMENT
PERMIT CENTER
6300 SOUTCHENTER BLVD. SUITE 100
TUKWILA WA, 98188

FIRE: **CITY OF TUKWILA**
FIRE MARSHAL'S OFFICE
SMOKE CONTROL: 6300 SOUTCHENTER BLVD. SUITE 209
TUKWILA WA, 98188
206-575-4407

PLANNING: **CITY OF TUKWILA**
COMMUNITY DEVELOPMENT DEPARTMENT
PUBLIC WORKS DEPARTMENT
PERMIT CENTER
6300 SOUTCHENTER BLVD. SUITE 100
TUKWILA WA, 98188

DESIGN REVIEW:
CITY OF TUKWILA
COMMUNITY DEVELOPMENT DEPARTMENT
BOARD OF ARCHITECTURAL REVIEW
PERMIT CENTER
6300 SOUTCHENTER BLVD. SUITE 100
TUKWILA WA, 98188

PROJECT SITE DATA

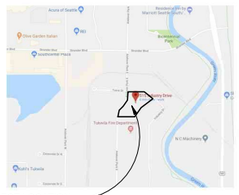
ADDRESS:
515 INDUSTRY DRIVE
TUKWILA, WA 98188

LEGAL DESCRIPTION:
ANDOVER INDUSTRIAL PARK #5 LESS S 170 FT IN WIDTH LESS UP RR OPER R/W

PARCEL NUMBER:
022340-0070

ZONING: TUC-TOD: TUKWILA URBAN CENTER, TRANSIT ORIENTED DISTRICT

VICINITY MAP



PROJECT LOCATION

SEE A001 FOR BOUNDARIES

PROJECT DESCRIPTION

THE PROPOSED PROJECT WILL BE AN ELEMENT BY WESTIN HOTEL IN A SINGLE-PHASE DEVELOPMENT CONSISTING OF 177 GUEST ROOMS IN A 5-STORY, WOOD FRAMED, ELEVATORED STRUCTURE SUPPORTED ON CONCRETE FOUNDATIONS AS RECOMMENDED BY THE PROJECT GEOTECHNICAL ENGINEER. THE BUILDING WILL BE AN "L" SHAPED CONFIGURATION. INCLUDED AMENITIES ARE AN OUTDOOR PATIO AREA WITH BBQS AND FIRE TABLE, INDOOR POOL AND SPA, FITNESS CENTER, LOBBY AREA WITH LOUNGE AND BREAKFAST SEATING, 10-SEAT BAR, GUEST-USE LAUNDRY, AND ASSOCIATED MEETING SPACES. PARKING WILL BE PROVIDED ON SITE FOR APPROXIMATELY 179 VEHICLES, INCLUDING ALL REQUIRED ACCESSIBLE STALLS. SEPARATE BICYCLE PARKING FACILITIES WILL BE PROVIDED. ALSO INCLUDED WILL BE AN ENLCOSED TRASH AND RECYCLE COLLECTION ENCLOSURE AND AN ON-SITE GENERATOR.

ASSOCIATED APPLICATIONS

SEPA: E18-0002
DESIGN REVIEW: L18-0022

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine,
Jeffrey A. Williams,

STAMP

SET		
NO.	DATE	DESCRIPTION

Rev.	Date	Description

ELEMENT BY WESTIN
SITE ADDRESS: 515 INDUSTRY DR.
TUKWILA, WA 98188
OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1735 S 19TH AVENUE, SUITE B
BOZEMAN, MT 59718

THESE DRAWINGS WERE PREPARED FOR THE PROJECT IN TUKWILA, WA. ELEMENT BY WESTIN © JOHNSON BRAUND INC. THEY ARE NOT INTENDED FOR USE ON ANY OTHER PROJECT.

PROJECT #:	1806
DRAWN BY:	AT
CHECKED BY:	ST

COVERSHEET

A000

BAR RESUBMITTAL 7/5/18

8/14/2018 2:54:58 PM
C:\Users\seth\Documents\1806_Element_Tukwila 180420_seth@johnsonbraund.com.rvt
FILE NAME:

8/14/2018 2:55:00 PM

PARKING
REQUIRED PER TMC TABLE 18-5 TOD NEIGHBORHOOD PARKING REQUIREMENTS
HOTELS:
AUTOMOBILE PARKING - 1 PER GUESTROOM
BICYCLE PARKING (PER FIGURE 18-7) - 1 PER 50 PARKING STALLS, MINIMUM 2 STALLS

TOTAL GUESTROOMS: 177
REQUIRED GUEST PARKING 177 STALLS
TOTAL REQUIRED STALLS: 177 STALLS

TOTAL REQUIRED BICYCLE STALLS: 177 / 50 = 3.54. 4 BICYCLE STALLS REQUIRED.

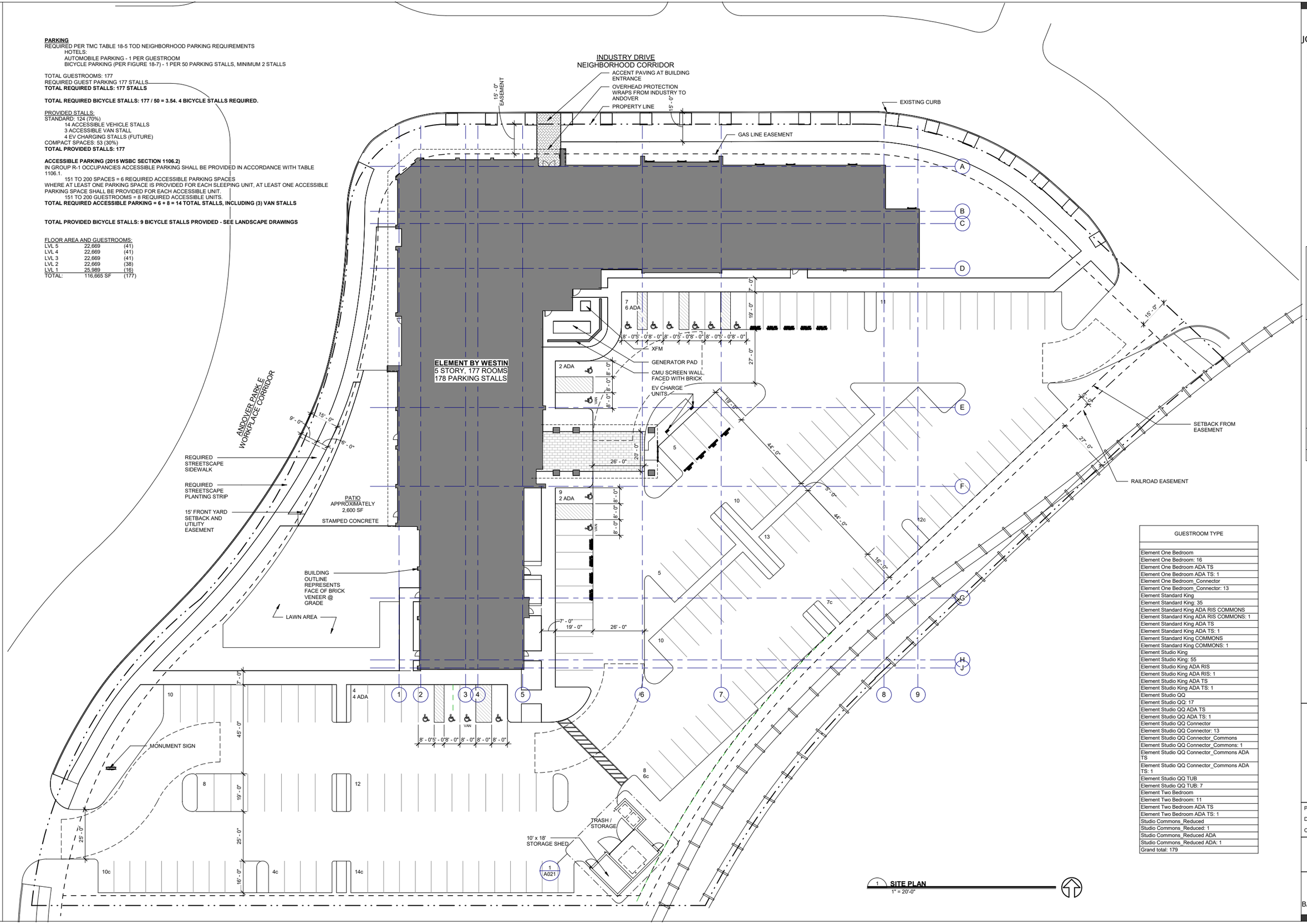
PROVIDED STALLS:
STANDARD: 124 (70%)
14 ACCESSIBLE VEHICLE STALLS
3 ACCESSIBLE VAN STALL
4 EV CHARGING STALLS (FUTURE)
COMPACT SPACES: 53 (30%)
TOTAL PROVIDED STALLS: 177

ACCESSIBLE PARKING (2015 WSBC SECTION 1106.2)
IN GROUP R-1 OCCUPANCIES ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1106.1.
151 TO 200 SPACES = 6 REQUIRED ACCESSIBLE PARKING SPACES
WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH SLEEPING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSIBLE UNIT.
151 TO 200 GUESTROOMS = 8 REQUIRED ACCESSIBLE UNITS.
TOTAL REQUIRED ACCESSIBLE PARKING = 6 + 8 = 14 TOTAL STALLS, INCLUDING (3) VAN STALLS

TOTAL PROVIDED BICYCLE STALLS: 9 BICYCLE STALLS PROVIDED - SEE LANDSCAPE DRAWINGS

FLOOR AREA AND GUESTROOMS:

LVL 5	22,669	(41)
LVL 4	22,669	(41)
LVL 3	22,669	(41)
LVL 2	22,669	(38)
LVL 1	25,989	(16)
TOTAL:	116,665 SF	(177)



1 **SITE PLAN**
1" = 20'-0"

GUESTROOM TYPE
Element One Bedroom
Element One Bedroom: 16
Element One Bedroom ADA TS
Element One Bedroom ADA TS: 1
Element One Bedroom_Connector
Element One Bedroom_Connector: 13
Element Standard King
Element Standard King: 35
Element Standard King ADA RIS COMMONS
Element Standard King ADA RIS COMMONS: 1
Element Standard King ADA TS
Element Standard King ADA TS: 1
Element Standard King COMMONS
Element Standard King COMMONS: 1
Element Studio King
Element Studio King: 55
Element Studio King ADA RIS
Element Studio King ADA RIS: 1
Element Studio King ADA TS
Element Studio King ADA TS: 1
Element Studio QQ
Element Studio QQ: 17
Element Studio QQ ADA TS
Element Studio QQ ADA TS: 1
Element Studio QQ Connector
Element Studio QQ Connector: 13
Element Studio QQ Connector_Commons
Element Studio QQ Connector_Commons: 1
Element Studio QQ Connector_Commons ADA TS
Element Studio QQ Connector_Commons ADA TS: 1
Element Studio QQ TUB
Element Studio QQ TUB: 7
Element Two Bedroom
Element Two Bedroom: 11
Element Two Bedroom ADA TS
Element Two Bedroom ADA TS: 1
Studio Commons_Reduced
Studio Commons_Reduced: 1
Studio Commons_Reduced ADA
Studio Commons_Reduced ADA: 1
Grand total: 179

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ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine,
Jeffrey A. Williams,

STAMP

SET		
NO	DATE	DESCRIPTION

Rev	Date	Description

ELEMENT BY WESTIN
SITE ADDRESS : 515 INDUSTRY DR.
TUKWILA, WA 98188
OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
17235 SOUTH 165TH AVENUE, SUITE B
BOZEMAN, MT 59718

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PROJECT #:	1806
DRAWN BY:	GWE
CHECKED BY:	ST

SITE PLAN

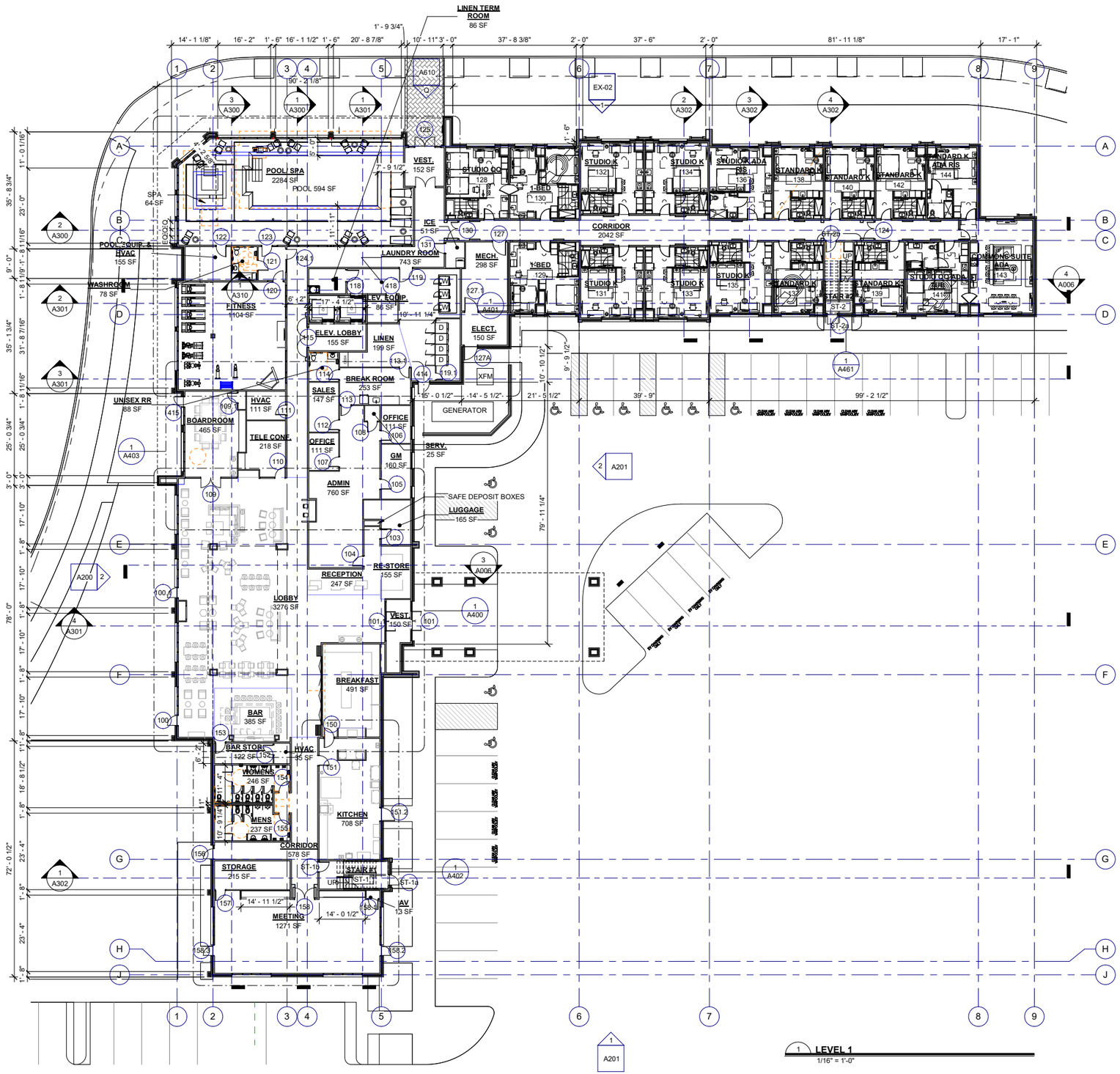
A001

BAR RESUBMITTAL 7/5/18
FEBRUARY 8, 2018

FILE NAME: C:\Users\seht\Documents\1806_Element_Tukwila 180420_seht@johnsonbraund.com.rvt

8/14/2018 3:08:50 PM

GUESTROOM TYPE LEVEL 1	
Element One Bedroom	LEVEL 1
Element One Bedroom: 1	
Element One Bedroom_Connector	LEVEL 1
Element One Bedroom_Connector: 1	
Element Standard King	LEVEL 1
Element Standard King: 5	
Element Standard King ADA RIS COMMONS	LEVEL 1
Element Standard King ADA RIS COMMONS: 1	
Element Studio King	LEVEL 1
Element Studio King: 5	
Element Studio King ADA RIS	LEVEL 1
Element Studio King ADA RIS: 1	
Element Studio QQ Connector	LEVEL 1
Element Studio QQ Connector: 1	
Element Studio QQ Connector_Commons ADA TS	LEVEL 1
Element Studio QQ Connector_Commons ADA TS: 1	
Studio Commons_Reduced ADA	LEVEL 1
Studio Commons_Reduced ADA: 1	
Grand total: 17	



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

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INTERIOR DESIGN
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Jeffrey A. Williams,

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Rev.	Date	Description	SET NO.	DATE	DESCRIPTION

ELEMENT BY WESTIN

SITE ADDRESS: 515 INDUSTRY DR.
TUKWILA, WA 98188

OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1176 S. STEVENS AVE, SUITE B
BOZEMAN, MT 59718

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PROJECT #:	1806
DRAWN BY:	GWE
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LEVEL 1 PLAN

A101

BAR RESUBMITTAL 7/5/18

FILE NAME: C:\Users\seth\Documents\1806_Element_Tukwila 180420_seht@johnsonbraund.com.rvt

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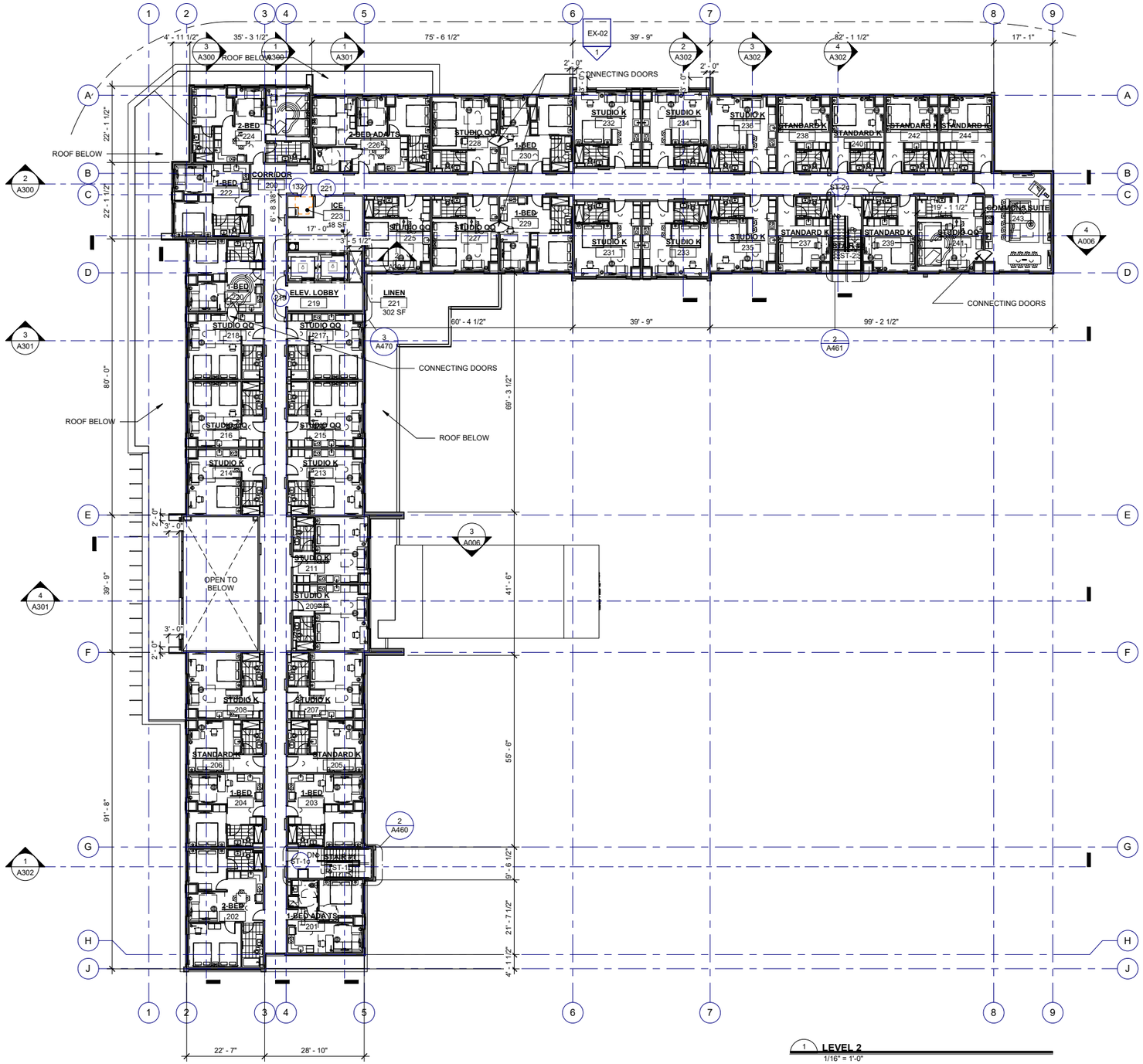
GUESTROOM TYPE LEVEL 2	
Element One Bedroom	LEVEL 2
Element One Bedroom: 3	
Element One Bedroom ADA TS	LEVEL 2
Element One Bedroom ADA TS: 1	
Element One Bedroom_Connector	LEVEL 2
Element One Bedroom_Connector: 3	
Element Standard King	LEVEL 2
Element Standard King: 7	
Element Standard King COMMONS	LEVEL 2
Element Standard King COMMONS: 1	
Element Studio King	LEVEL 2
Element Studio King: 12	
Element Studio QQ	LEVEL 2
Element Studio QQ: 2	
Element Studio QQ Connector	LEVEL 2
Element Studio QQ Connector: 3	
Element Studio QQ Connector_Commons	LEVEL 2
Element Studio QQ Connector_Commons: 1	
Element Studio QQ TUB	LEVEL 2
Element Studio QQ TUB: 2	
Element Two Bedroom	LEVEL 2
Element Two Bedroom: 2	
Element Two Bedroom ADA TS	LEVEL 2
Element Two Bedroom ADA TS: 1	
Studio Commons_Reduced	LEVEL 2
Studio Commons_Reduced: 1	
Grand total: 39	



1 LEVEL 2
1/16" = 1'-0"

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Jeffrey A. Williams,

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Rev.	Date	Description	SET	NO.	DATE	DESCRIPTION

ELEMENT BY WESTIN

SITE ADDRESS : 515 INDUSTRY DR.
TUKWILA, WA 98188

OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1775 S. STRATA WAY, SUITE B
BOZEMAN, MT 59716

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PROJECT #:	1806
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LEVEL 2 PLAN

A102

BAR RESUBMITTAL 7/5/18

FILE NAME: C:\Users\seiht\Documents\1806_Element_Tukwila 180420_seiht@johnsonbraund.com.rvt

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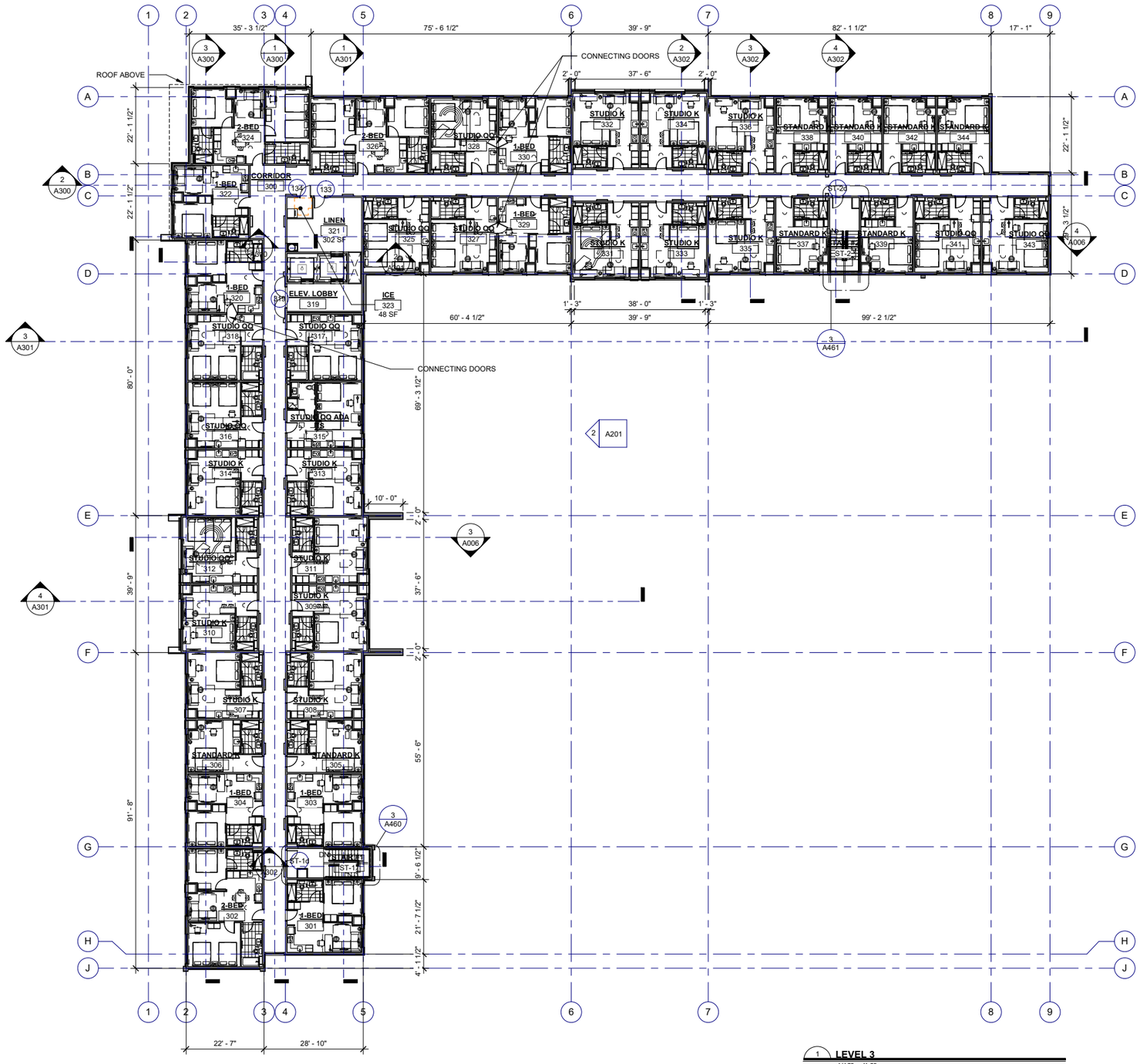
GUESTROOM TYPE LEVEL 3	
Element One Bedroom	LEVEL 3
Element One Bedroom: 4	
Element One Bedroom_Connector	LEVEL 3
Element One Bedroom_Connector: 3	
Element Standard King	LEVEL 3
Element Standard King: 8	
Element Studio King	LEVEL 3
Element Studio King: 13	
Element Studio QQ	LEVEL 3
Element Studio QQ: 5	
Element Studio QQ ADA TS	LEVEL 3
Element Studio QQ ADA TS: 1	
Element Studio QQ Connector	LEVEL 3
Element Studio QQ Connector: 3	
Element Studio QQ TUB	LEVEL 3
Element Studio QQ TUB: 1	
Element Two Bedroom	LEVEL 3
Element Two Bedroom: 3	
Grand total: 41	



1 LEVEL 3
1/16" = 1'-0"

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INTERIOR DESIGN
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Jeffrey A. Williams,

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Rev.	Date	Description

ELEMENT BY WESTIN

SITE ADDRESS : 515 INDUSTRY DR.
TUKWILA, WA 98188

OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1775 S. 3RD AVENUE, SUITE B
BOZEMAN, MT 59718

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DRAWN BY:	Author
CHECKED BY:	Checker

LEVEL 3 PLAN

A103

BAR RESUBMITTAL 7/5/18

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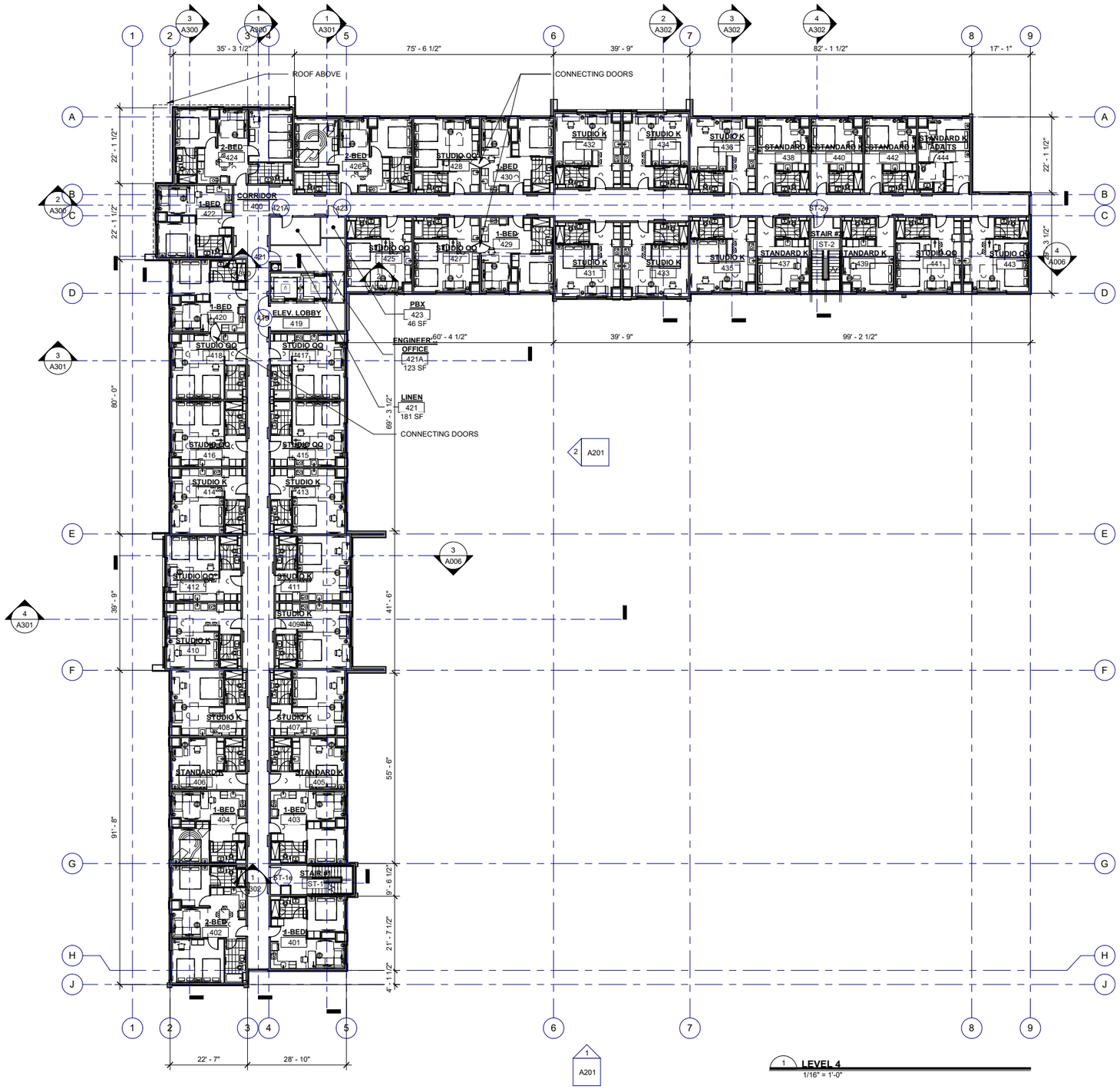
GUESTROOM TYPE LEVEL 4	
Element One Bedroom	LEVEL 4
Element One Bedroom: 4	
Element One Bedroom_Connector	LEVEL 4
Element One Bedroom_Connector: 3	
Element Standard King	LEVEL 4
Element Standard King: 7	
Element Standard King ADA TS	LEVEL 4
Element Standard King ADA TS: 1	
Element Studio King	LEVEL 4
Element Studio King: 13	
Element Studio QQ	LEVEL 4
Element Studio QQ: 5	
Element Studio QQ Connector	LEVEL 4
Element Studio QQ Connector: 3	
Element Studio QQ TUB	LEVEL 4
Element Studio QQ TUB: 2	
Element Two Bedroom	LEVEL 4
Element Two Bedroom: 3	
Grand total: 41	



FILE NAME: C:\Users\seht\Documents\1806_Element_Tukwila 180420_seht@johnsonbraund.com.rvt

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INTERIOR DESIGN
Greg L. Allwine,
Jeffrey A. Williams,

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SET		
NO.	DATE	DESCRIPTION

Rev.	Date	Description

ELEMENT BY WESTIN

SITE ADDRESS : 515 INDUSTRY DR.
TUKWILA, WA 98188

OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1176 S. 27TH AVENUE, SUITE B
BOZEMAN, MT 59718

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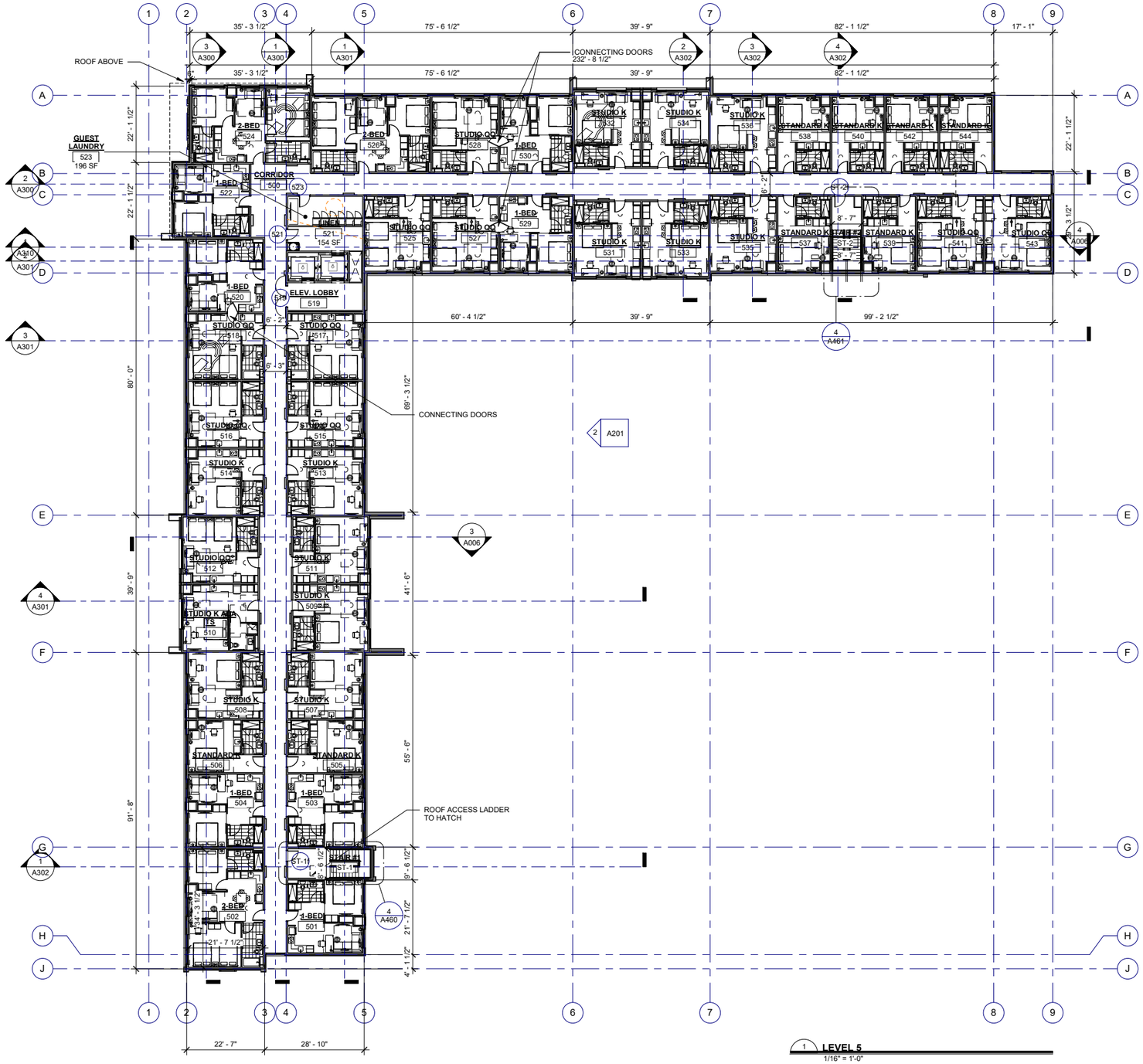
PROJECT #:	1806
DRAWN BY:	GWE
CHECKED BY:	ST

LEVEL 4 PLAN

A104

BAR RESUBMITTAL 7/5/18

GUESTROOM TYPE LEVEL 5	
Element One Bedroom	LEVEL 5
Element One Bedroom: 4	
Element One Bedroom_Connector	LEVEL 5
Element One Bedroom_Connector: 3	
Element Standard King	LEVEL 5
Element Standard King: 8	
Element Studio King	LEVEL 5
Element Studio King: 12	
Element Studio King ADA TS	LEVEL 5
Element Studio King ADA TS: 1	
Element Studio QQ	LEVEL 5
Element Studio QQ: 5	
Element Studio QQ Connector	LEVEL 5
Element Studio QQ Connector: 3	
Element Studio QQ TUB	LEVEL 5
Element Studio QQ TUB: 2	
Element Two Bedroom	LEVEL 5
Element Two Bedroom: 3	
Grand total: 41	



1 LEVEL 5
1/16" = 1'-0"

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Greg L. Allwine,
Jeffrey A. Williams,

STAMP

SET		
NO.	DATE	DESCRIPTION

Rev.	Date	Description

ELEMENT BY WESTIN

SITE ADDRESS : 515 INDUSTRY DR.
TUKWILA, WA 98188

OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1775 S. 3RD AVENUE, SUITE B
BOZEMAN, MT 59718

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PROJECT #:	1806
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LEVEL 5 PLAN

A105

BAR RESUBMITTAL 7/5/18

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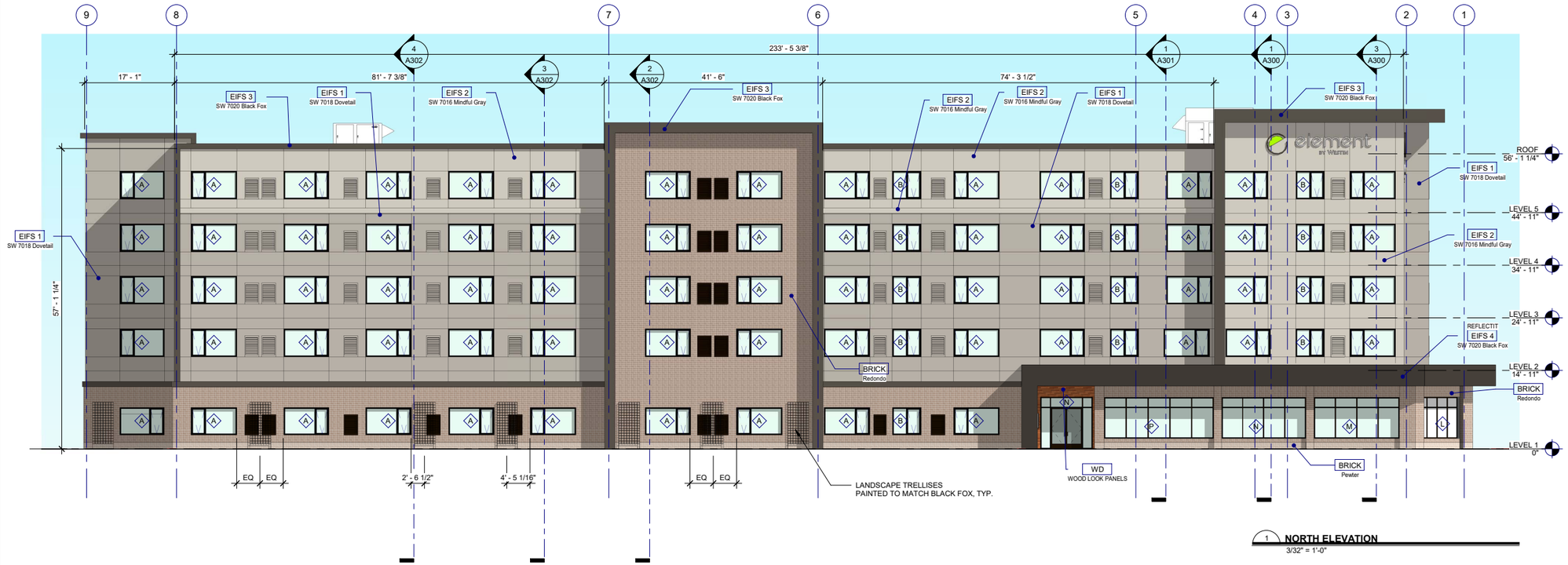
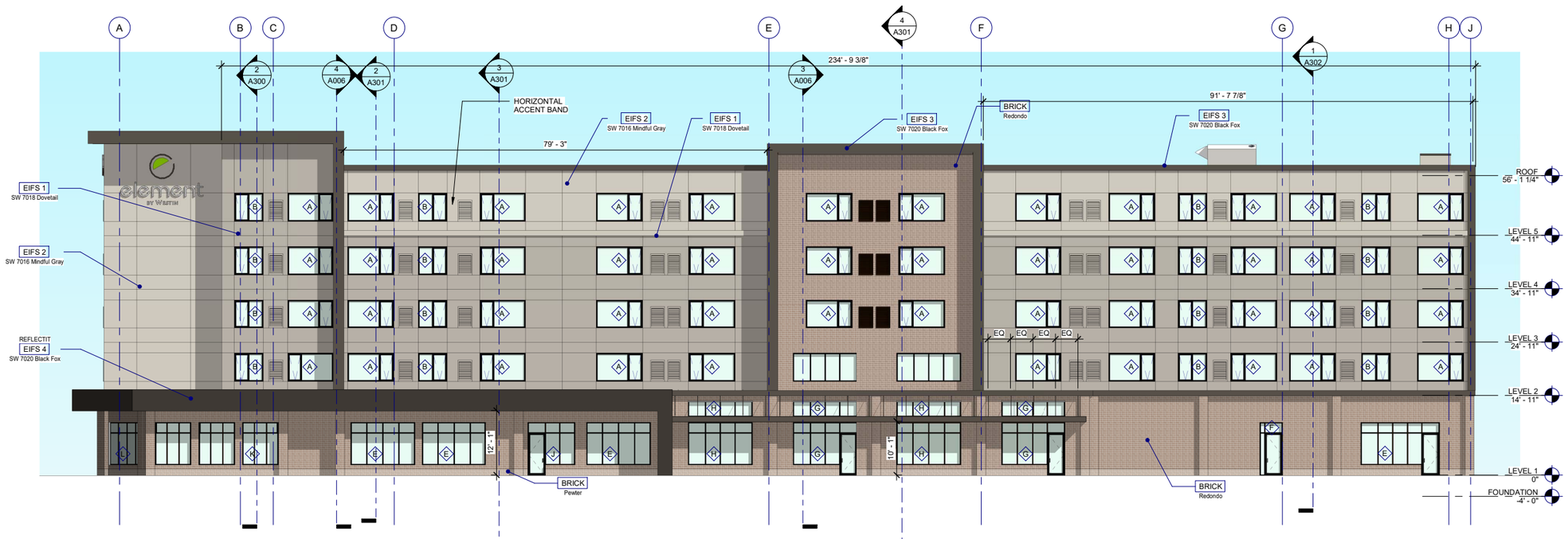


1 NORTH ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES

EIFS 1	EIFS - SW 7018 DOVETAIL
EIFS 2	EIFS - SW 7016 MINDFUL GRAY
EIFS 3	EIFS - SW 7020 BLACKFOX
EIFS 4	EIFS - SW 7020 BLACK FOX W/ REFLECTIT
WD	WOOD LOOK PANELS
BRICK	BRICK - REDONDO
BRICK	BRICK - PEWTER
	WINDOW FRAMES - DARK BRONZE
	VTAC LOUVERS - MATCH ADJACENT FINISH
	LANDSCAPE TRELLISES - PAINT TO MATCH SW 7020 BLACK FOX

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Phone 206.766.8300
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ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine,
Jeffrey A. Williams,

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Rev	Date	Description
SET		
NO	DATE	DESCRIPTION

ELEMENT BY WESTIN

SITE ADDRESS: 515 INDUSTRY DR.
TUKWILA, WA 98188
OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1775 SOUTH 14TH AVE, SUITE B
BOZEMAN, MT 59718

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PROJECT #:	1806
DRAWN BY:	Author
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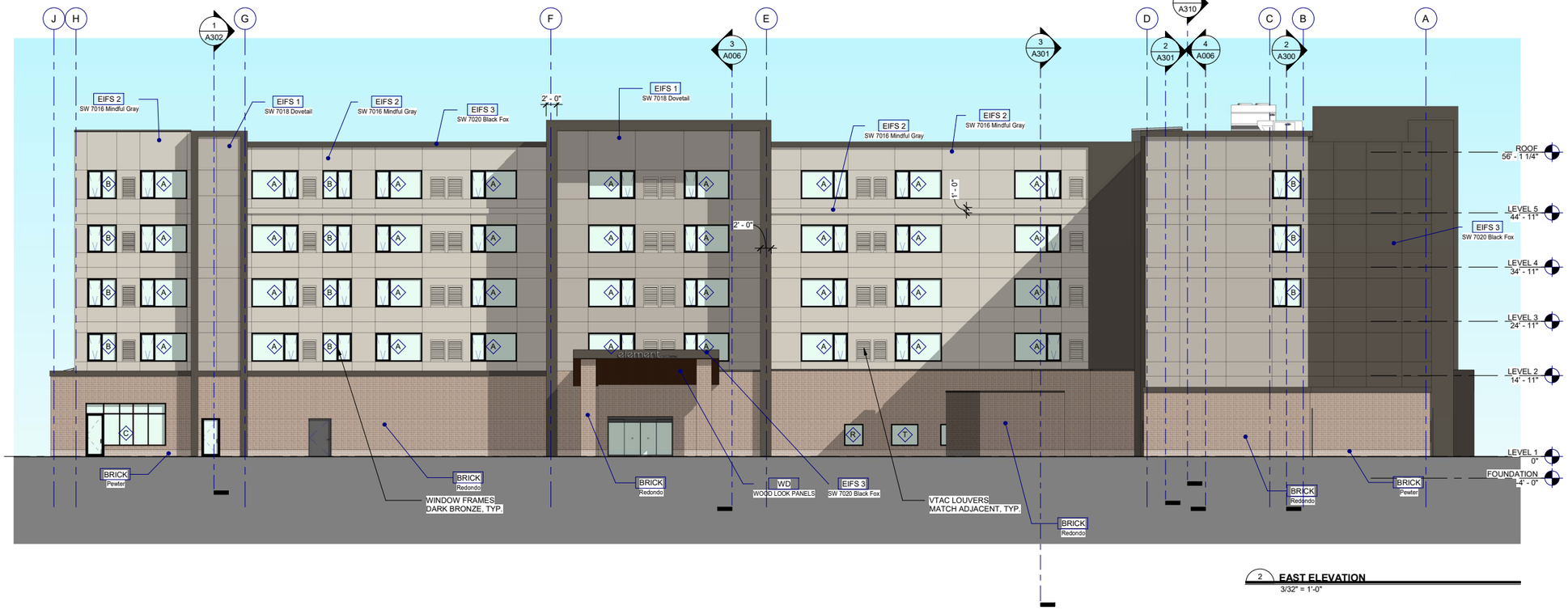
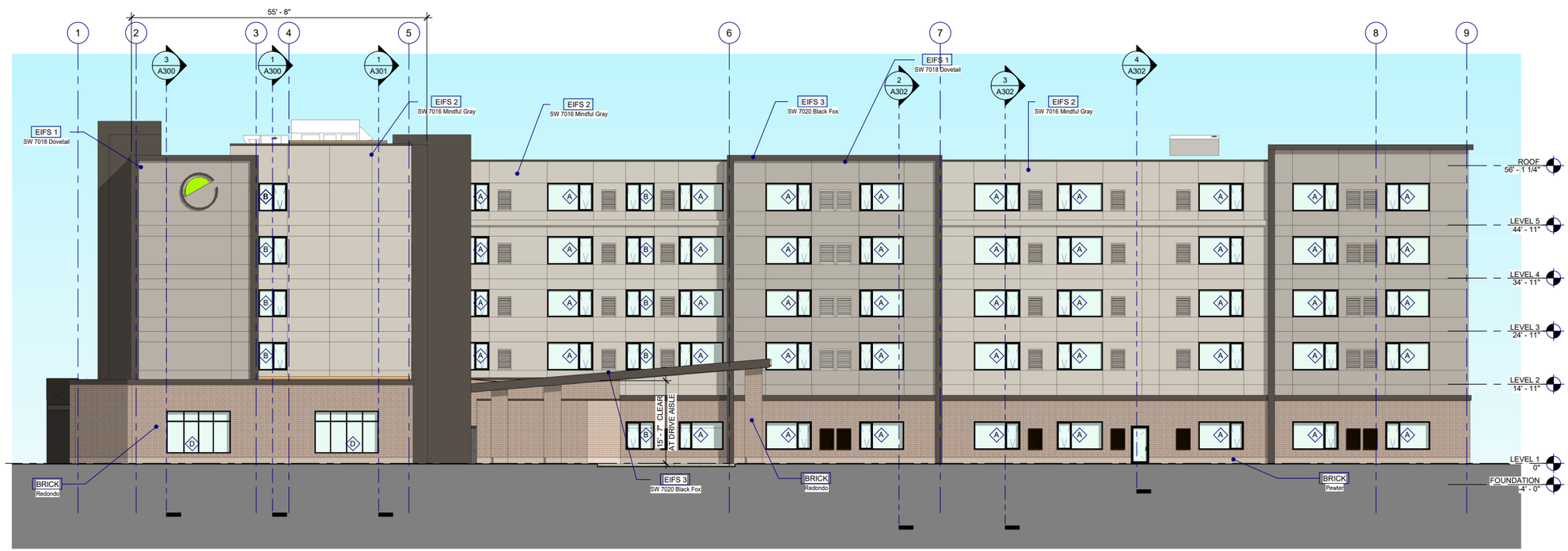
ELEVATIONS

A200

BAR RESUBMITTAL 7/5/18



2 EAST ELEVATION
3/32" = 1'-0"



1 SOUTH ELEVATION
3/32" = 1'-0"

EXTERIOR FINISHES

EIFS 1	EIFS - SW 7018 DOVETAIL
EIFS 2	EIFS - SW 7016 MINDFUL GRAY
EIFS 3	EIFS - SW 7020 BLACKFOX
EIFS 4	EIFS - SW 7020 BLACK FOX W/ REFLECTIT
WD	WOOD LOOK PANELS
BRICK	BRICK - REDONDO
BRICK	BRICK - PEWTER
	WINDOW FRAMES - DARK BRONZE
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Rev.	Date	Description

ELEMENT BY WESTIN

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ELEVATIONS

A201
BAR RESUBMITTAL 7/5/18

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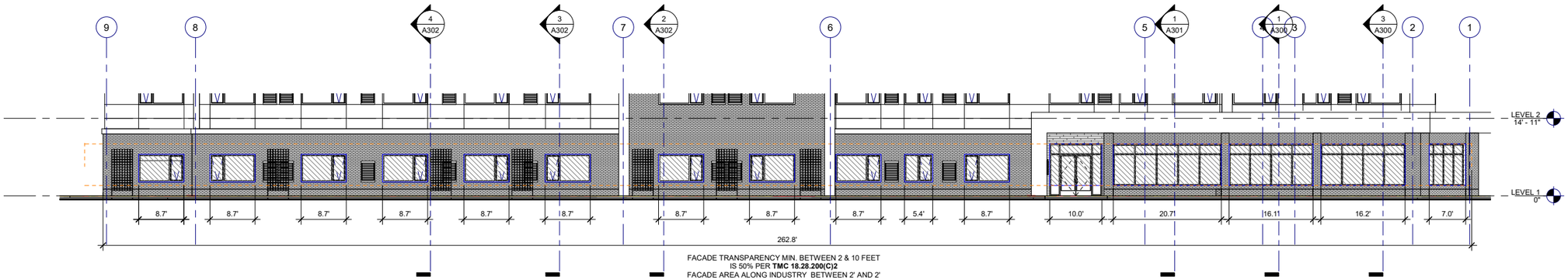
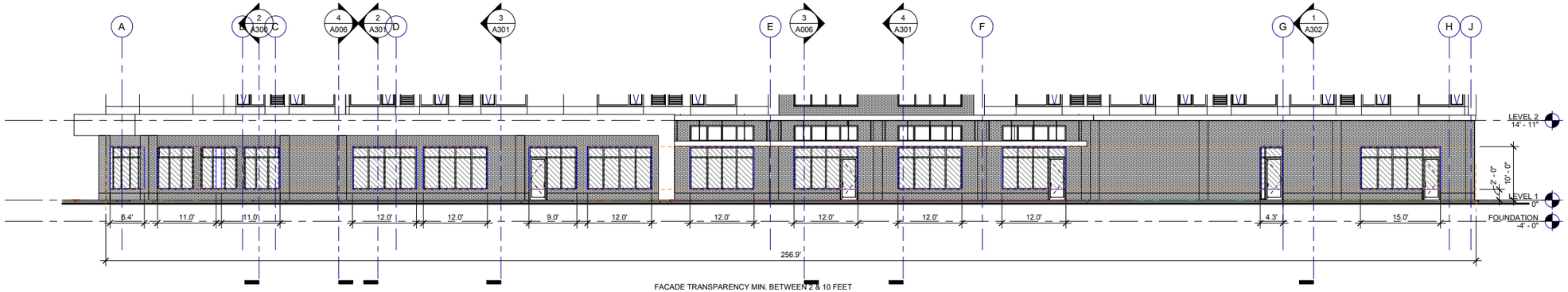


FACADE TRANSPARENCY MIN. BETWEEN 2 & 10 FEET
IS 50% PER **TMC 18.28.200(C)2**
FACADE AREA ALONG INDUSTRY BETWEEN 2' AND 2'
262.8' x 8' = 2102.4 SF
REQUIRED TRANSPARENCY AREA 1051.2 SF MIN.

PROPOSED FACADE TRANSPARENCY
70' X 8' = 92.4 X 5.3
1051.8 SF / 2102.4 SF = 50.0%

2 **INDUSTRY TRANSPARENCY**
3/32" = 1'-0"



FACADE TRANSPARENCY MIN. BETWEEN 2 & 10 FEET
IS 50% PER **TMC 18.28.200(C)2**
FACADE AREA ALONG ANDOVER BETWEEN 2' AND 2'
256.9' x 8' = 2055.2 SF
REQUIRED TRANSPARENCY AREA 1027.6 SF MIN.

PROPOSED FACADE TRANSPARENCY= 140.7' X 8' =
1125.6 SF / 2055.2 SF = 54.8%

1 **ANDOVER TRANSPARENCY**
3/32" = 1'-0"

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ELEMENT BY WESTIN

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STREET TRANSPARENCY DIAGRAMS

A210

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FILE NAME: C:\Users\seht\Documents\1806_Element_Tukwila 180420_seht@johnsonbraund.com.rvt

8/14/2018 2:56:45 PM

3 3D View - INDUSTRY TRELLISES

1 3D View - NW CORNER - ANDOVER & INDUSTRY

2 3D View - FROM SE - RAILROAD TRACKS

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PERSPECTIVE VIEWS

A220

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FILE NAME: C:\Users\seht\Documents\1806_Element_Tukwila 180420_seht@johnsonbraund.com.rvt

8/14/2018 2:57:20 PM

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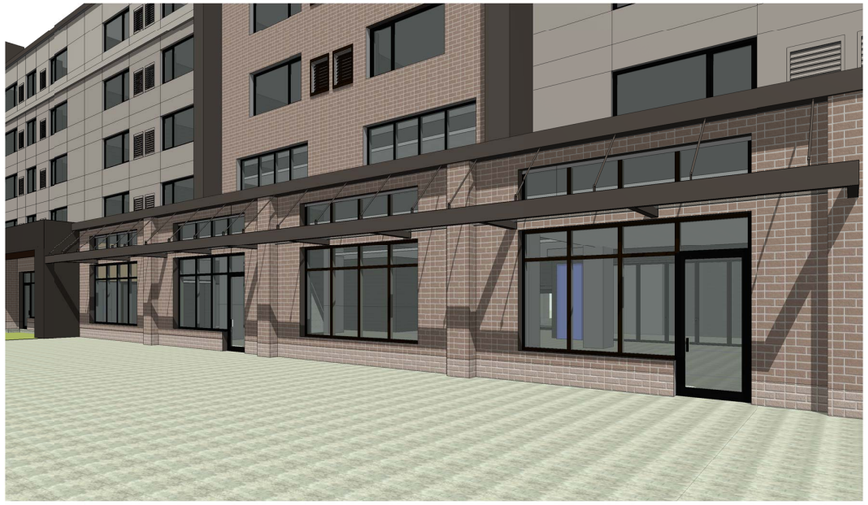

3 3D View - PATIO TOWARD NORTHEAST

1 3D View - ANDOVER SITE ENTRANCE

4 3D View - AERIAL FROM NORTHWEST

2 3D View - AERIAL FROM NORTHEAST

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PERSPECTIVE VIEWS

A221

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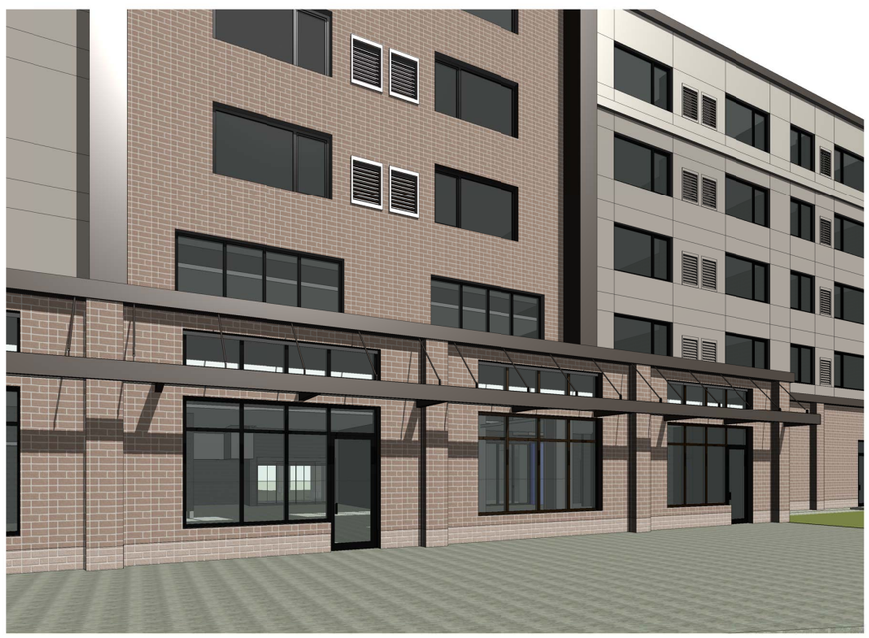
2 3D View - INDUSTRY ENTRANCE

1 3D View - NE CORNER OF ANDOVER & INDUSTRY



4 3D View - PEDESTRIAN VIEW ACROSS PATIO

3 3D View - PEDESTRIAN VIEW ALONG ANDOVER

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PERSPECTIVE VIEWS

A222

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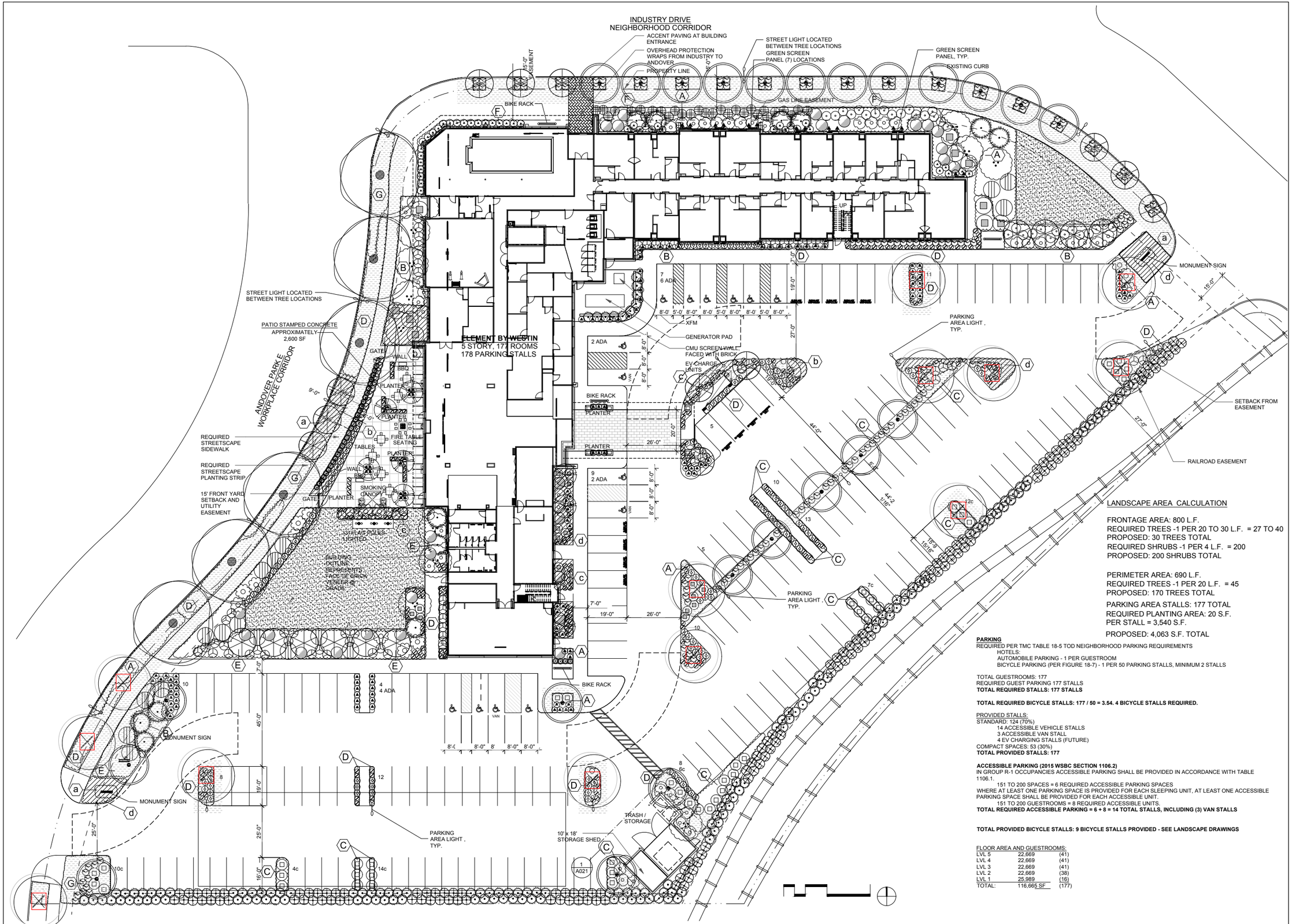

LANDSCAPE AREA CALCULATION

FRONTAGE AREA: 800 L.F.
REQUIRED TREES -1 PER 20 TO 30 L.F. = 27 TO 40
PROPOSED: 30 TREES TOTAL
REQUIRED SHRUBS -1 PER 4 L.F. = 200
PROPOSED: 200 SHRUBS TOTAL

PERIMETER AREA: 690 L.F.
REQUIRED TREES -1 PER 20 L.F. = 45
PROPOSED: 170 TREES TOTAL

PARKING AREA STALLS: 177 TOTAL
REQUIRED PLANTING AREA: 20 S.F.
PER STALL = 3,540 S.F.

PROPOSED: 4,063 S.F. TOTAL

PARKING
REQUIRED PER TMC TABLE 18-5 TOD NEIGHBORHOOD PARKING REQUIREMENTS
HOTELS:
AUTOMOBILE PARKING - 1 PER GUESTROOM
BICYCLE PARKING (PER FIGURE 18-7) - 1 PER 50 PARKING STALLS, MINIMUM 2 STALLS

TOTAL GUESTROOMS: 177
REQUIRED GUEST PARKING 177 STALLS
TOTAL REQUIRED STALLS: 177 STALLS

TOTAL REQUIRED BICYCLE STALLS: 177 / 50 = 3.54. 4 BICYCLE STALLS REQUIRED.

PROVIDED STALLS:
STANDARD: 124 (70%)
14 ACCESSIBLE VEHICLE STALLS
3 ACCESSIBLE VAN STALL
4 EV CHARGING STALLS (FUTURE)
COMPACT SPACES: 53 (30%)
TOTAL PROVIDED STALLS: 177

ACCESSIBLE PARKING (2015 WSBC SECTION 1106.2)
IN GROUP R-1 OCCUPANCIES ACCESSIBLE PARKING SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1106.1.
151 TO 200 SPACES = 6 REQUIRED ACCESSIBLE PARKING SPACES
WHERE AT LEAST ONE PARKING SPACE IS PROVIDED FOR EACH SLEEPING UNIT, AT LEAST ONE ACCESSIBLE PARKING SPACE SHALL BE PROVIDED FOR EACH ACCESSIBLE UNIT.
151 TO 200 GUESTROOMS = 8 REQUIRED ACCESSIBLE UNITS.
TOTAL REQUIRED ACCESSIBLE PARKING = 6 + 8 = 14 TOTAL STALLS, INCLUDING (3) VAN STALLS

TOTAL PROVIDED BICYCLE STALLS: 9 BICYCLE STALLS PROVIDED - SEE LANDSCAPE DRAWINGS

FLOOR AREA AND GUESTROOMS:

LVL 5	22,669	(41)
LVL 4	22,669	(41)
LVL 3	22,669	(41)
LVL 2	22,669	(38)
LVL 1	25,989	(16)
TOTAL:	116,665 SF	(177)

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INCORPORATED P.S.
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ELEMENT BY WESTIN
515 INDUSTRY DRIVE
TUKWILA, WA 98188

FOR:

REVISIONS/DRAWING ISSUES:
8-14-2018

Drawn by:
Checked by: CL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 442

DATE: 2-28-2018
LAST UPDATE:
CAD FILE:

DRAWING TITLE

PLANTING PLAN

SHEET NUMBER
L1.0

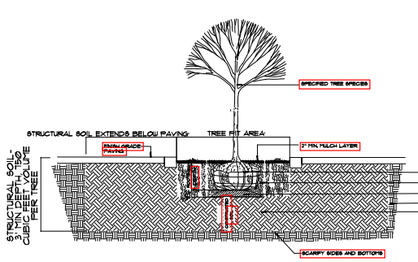
PLANTING LEGEND

SYMBOL	PLANT TYPE	SIZE AT PLANTING	SPACING	NATIVE / ADAPTIVE	QUANTITY
TREES					
	THUJA OCCIDENTALIS 'FASTIGIATA' / ARBORVITAE	14' HT., B&B	4'-0" O.C.		170
	ACER CAMPESTRE 'QUEEN ELIZABETH' / HEDGE MAPLE	2.5" CALIPER, 12' HT.	30'-0" O.C.		6
	ACER TRUNCATUM X PLATANOIDES 'WARRENS RED' / PACIFIC SUNSET MAPLE	2.5" CALIPER, 12' HT.	20'-0" O.C.		22
	ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN ZELKOVA	2.5" CALIPER, 12' HT.	AS SHOWN		15
	STEWARTIA PSEUDOCAMELLIA/ JAPANESE STEWARTIA	2.5" CALIPER, 10' HT.	AS SHOWN		19
	ACER CIRCINATUM 'PACIFIC FIRE'/ RED BARK VINE MAPLE	10' HT, MULTI-STEMMED	AS SHOWN	YES	10
	ACER PALMATUM / GREEN JAPANESE MAPLE	10' HT, MULTI-STEMMED	AS SHOWN		8
LARGE SHRUBS					
	RHODODENDRON 'ANAH KRUSCHKE'	36" HT., 5 GAL	3'-0" O.C.	YES	14
	RIBES SANGUINEUM / RED FLOWERING CURRENT	36" HT., 5 GAL	3'-0" O.C.	YES	14
	OSMANTHUS DELAVAYI' / DELAVAY OSMANTHUS	36" HT., 5 GAL	3'-0" O.C.		29
	OSMANTHUS X FORTUNEI 'SAN JOSE' / OSMANTHUS	48" HT., 5 GAL	3'-0" O.C.		126
	JUNIPEROUS CHINENSIS 'ROBUSTA GREEN' / COLUMNAR JUNIPER	48" HT., 5 GAL	3'-0" O.C.		30

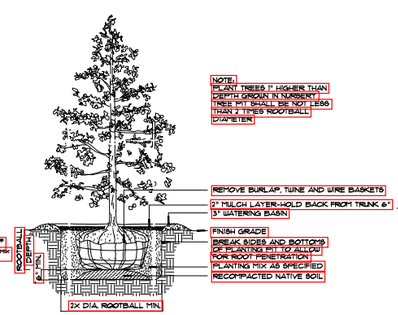
MEDIUM SHRUBS					
	VIBURNUM TINUS 'SPRING BOUQUET' / VIBURNUM	24" HT.	3'-0" O.C.		45
	RHODODENDRON 'BOW BELLS' / RHODODENDRON	24" HT., 3 GAL	3'-0" O.C.	YES	28
	ABELIA 'EDWARD GOUCHER'/ GLOSSY ABELIA	24" HT., 3 GAL	3'-0" O.C.		80
	POLYSTICHUM MUNITUM/ SWORD FERN	2 GAL	2'-0" O.C.	YES	43
	CALLUNA VULGARIS 'FIREFLY'/ HEATHER	2 GAL	2'-0" O.C.		230
	SARCOCOCCA RUSIFOLIA / SWEET BOX	24" HT., 3 GAL	3'-0" O.C.		37
	RHODODENDRON OCCIDENTALE / WESTERN AZALEA	36" HT., 5 GAL	3'-0" O.C.	YES	12
SMALL SHRUBS					
	BLECHNUM SPICANT/ DEER FERN	2 GAL	2'-0" O.C.	YES	31
	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'/ LAVENDER	2 GAL	2'-0" O.C.		158
	CORNUS STOLONIFERA 'KELSEYI'/ DWARF-FORM RED TWIG DOGWOOD	2 GAL	2'-0" O.C.	YES	143
	ERICA X DARLEYENSIS 'DARLEY DALE' / HEATH	2 GAL	2'-0" O.C.		183
	MAHONIA NERVOSA / LONG-LEAF MAHONIA	2 GAL	2'-0" O.C.	YES	31
	CLEMATIS MONTANA 'GRANDIFLORA'/ ANEMONE CLEMATIS	2 GAL	PLANT (2) AT EACH GREEN SCREEN PANEL.		14
GROUNDCOVERS					
A	AJUGA REPTANS / CARPET BUGLE	4" CONTAINER	1'-0" O.C.		
B	LIRIOPE SPICATA/ CREEPING LILYTURF	4" CONTAINER	1'-0" O.C.		
C	EUONYMUS FORTUNEI 'RADICANS' / WINTERGREEN	4" CONTAINER	1'-0" O.C.		
D	ERICA CARNEA 'RUBY GLOW' / HEATH	4" CONTAINER	1'-0" O.C.		
E	VINCA MINOR / PERIWINKLE	4" CONTAINER	1'-0" O.C.		
F	EPIMEDIUM GRANDIFLORUM 'ROSE QUEEN' / BISHOP'S HAT	4" CONTAINER	1'-0" O.C.		
G	PHLOX STOLONIFERA 'BLUE RIDGE' / CREEPING PHLOX	4" CONTAINER	1'-0" O.C.		
PERENNIALS					
H	CAMPANULA SPECIES/ BELLFLOWER	4" CONTAINER	1'-0" O.C.		
I	DIANTHUS PLUMARIUS 'ESSEX WITCH' / COTTAGE PINK	4" CONTAINER	1'-0" O.C.		
J	HEMEROCALLIS 'STELLA DE ORO'/ DAYLILY	4" CONTAINER	1'-0" O.C.		
K	IBERIUS SEMPERVIRENS / EVERGREEN CANDYTUFT	4" CONTAINER	1'-0" O.C.		
	SODDED LAWN - LOCAL SOURCE WITH PERENNIAL RYE BLEND				
	INDICATES CU STRUCTURAL SOIL AREA MINIMUM 3'-0" DEPTH	MINIMUM 750 CUBIC FEET OF VOLUME PER TREE			

NOTES

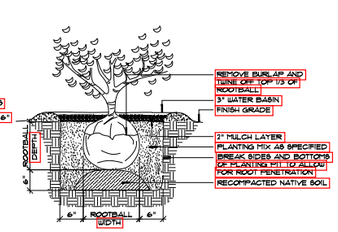
1. REFER TO TMC 18.28.240.B.3 FOR SOIL PREPARATION AND PLANTING OF ALL NEW PLANTED AREAS.
2. ALL NEW PLANTED AREAS SHALL HAVE PERMANENT AUTOMATIC IRRIGATION SYSTEM INSTALLED WITH RAIN GAUGE / SENSOR EQUIPMENT.
3. ALL PLANTING AREAS SHALL HAVE MINIMUM 2 INCH DEPTH OF MEDIUM BARK MULCH COVER INSTALLED.
4. ALL STREET AND PARKING ISLAND TREE PLANTINGS IN 6' WIDE AREAS SHALL BE INSTALLED WITH "CU" STRUCTURAL SOIL TO MINIMUM 36" DEPTH AND MINIMUM 750 CUBIC FOOT VOLUME PER TREE.



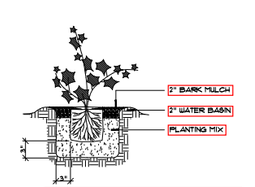
A TYPICAL DECIDUOUS TREE PLANTING
NOT TO SCALE
TREE-DECID1



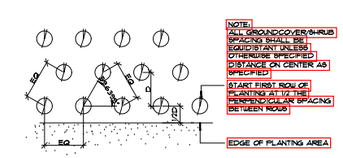
B TYPICAL CONIFEROUS TREE PLANTING
NOT TO SCALE
TREE-CON1



C TYPICAL SHRUB PLANTING DETAIL
NOT TO SCALE
SHRUB-1



D GROUNDCOVER PLANTING
NOT TO SCALE
GRNDCVR1



E TRIANGULAR PLANT SPACING
NOT TO SCALE
TRI-SPACE

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ELEMENT BY WESTIN
515 INDUSTRY DRIVE
TUKWILA, WA 98188

FOR:

REVISIONS/DRAWING ISSUES:
8-14-2018

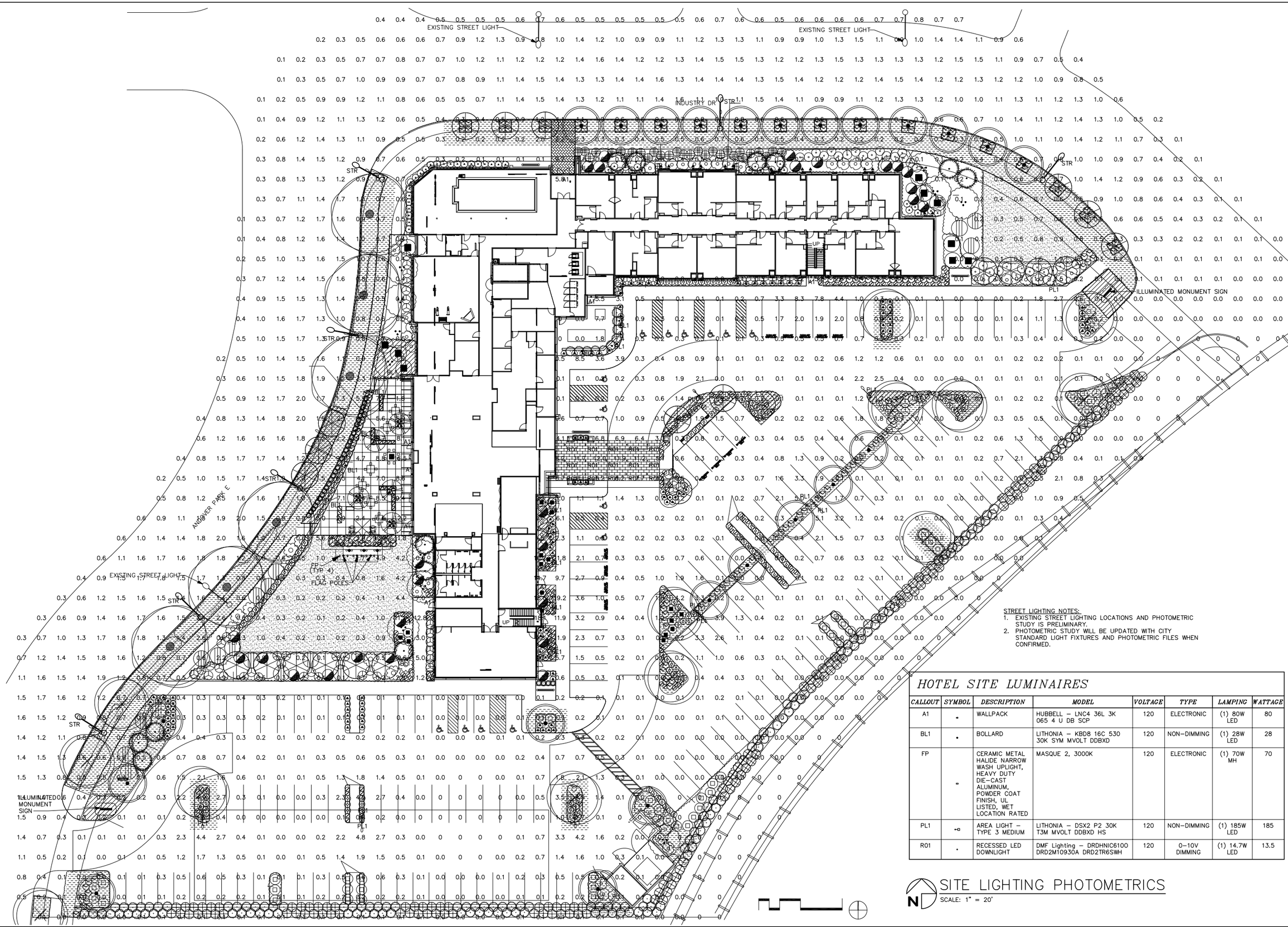
Drawn by:
Checked by: CL

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
CERTIFICATE NO. 440

DATE: 2-28-2018
LAST UPDATE:
CAD FILE:

DRAWING TITLE
PLANTING SCHEDULE

SHEET NUMBER
L2.0



STREET LIGHTING NOTES:

1. EXISTING STREET LIGHTING LOCATIONS AND PHOTOMETRIC STUDY IS PRELIMINARY.
2. PHOTOMETRIC STUDY WILL BE UPDATED WITH CITY STANDARD LIGHT FIXTURES AND PHOTOMETRIC FILES WHEN CONFIRMED.

HOTEL SITE LUMINAIRES

CALLOUT	SYMBOL	DESCRIPTION	MODEL	VOLTAGE	TYPE	LAMPING	WATTAGE
A1		WALLPACK	HUBBELL – LNC4 36L 3K 065 4 U DB SCP	120	ELECTRONIC	(1) 80W LED	80
BL1		BOLLARD	LITHONIA – KBD8 16C 530 30K SYM MVOLT DDBXD	120	NON–DIMMING	(1) 28W LED	28
FP		CERAMIC METAL HALIDE NARROW WASH UPLIGHT, HEAVY DUTY DIE–CAST ALUMINUM, POWDER COAT FINISH, UL LISTED, WET LOCATION RATED	MASQUE 2, 3000K	120	ELECTRONIC	(1) 70W MH	70
PL1		AREA LIGHT – TYPE 3 MEDIUM	LITHONIA – DSX2 P2 30K T3M MVOLT DDBXD HS	120	NON–DIMMING	(1) 185W LED	185
R01		RECESSED LED DOWNLIGHT	DMF Lighting – DRDHNIC6100 DRD2M10930A DRD2TR6SWH	120	0–10V DIMMING	(1) 14.7W LED	13.5

SITE LIGHTING PHOTOMETRICS

SCALE: 1" = 20'

JOHNSON BRAUND INC.
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE
INTERIOR DESIGN
Greg L. Allwine, AIA
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ROBISON ENGINEERING, INC
19401 40TH AVE W. SUITE 302
LYNNWOOD, WA 98036
206-364-3343 TEL

MARK S. ROBISON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER
03-01-18
STAMP

Rev.	Date	Description
SET ISSUANCE		
	DATE	DESCRIPTION

ELEMENT BY WESTIN

SITE ADDRESS: 515 INDUSTRY DR.
TUKWILA, WA 98188
OWNER/APPLICANT
TUKWILA HOTEL GROUP, LLC
1735 S 19TH AVENUE, SUITE B
BOZEMAN, MT 59718

THESE DRAWINGS WERE PREPARED FOR THE ELEMENT BY WESTIN PROJECT IN TUKWILA, WA. JOHNSON BRAUND INC. HAS NOT ENTERED INTO ANY OTHER PROJECT.

PROJECT #:	1806
DRAWN BY:	MAR
CHECKED BY:	PSR

SITE LIGHTING PHOTOMETRICS

E100

FILE NAME:

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