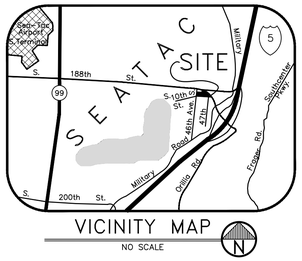
# TRU HOTEL A HILTON HOTEL

18820 46TH AVENUE S.
SEATAC, WA
(FOR PRELIMINARY SITE PLAN REVIEW)


OWNER:
**SAXTON SEATAC ENTERPRISES, LLC**
5895 JEAN ROAD #100
LAKE OSWEGO, OR 97035
PHONE: 503-783-5222
FAX: 503-783-5223

CONTACT:
**TOM SISUL**
SISUL ENGINEERING
375 PORTLAND AVENUE
GLADSTONE, OR 97027
PHONE: 503-657-0188
FAX: 503-657-5779
EMAIL: tomsisul@sisulengineering.com

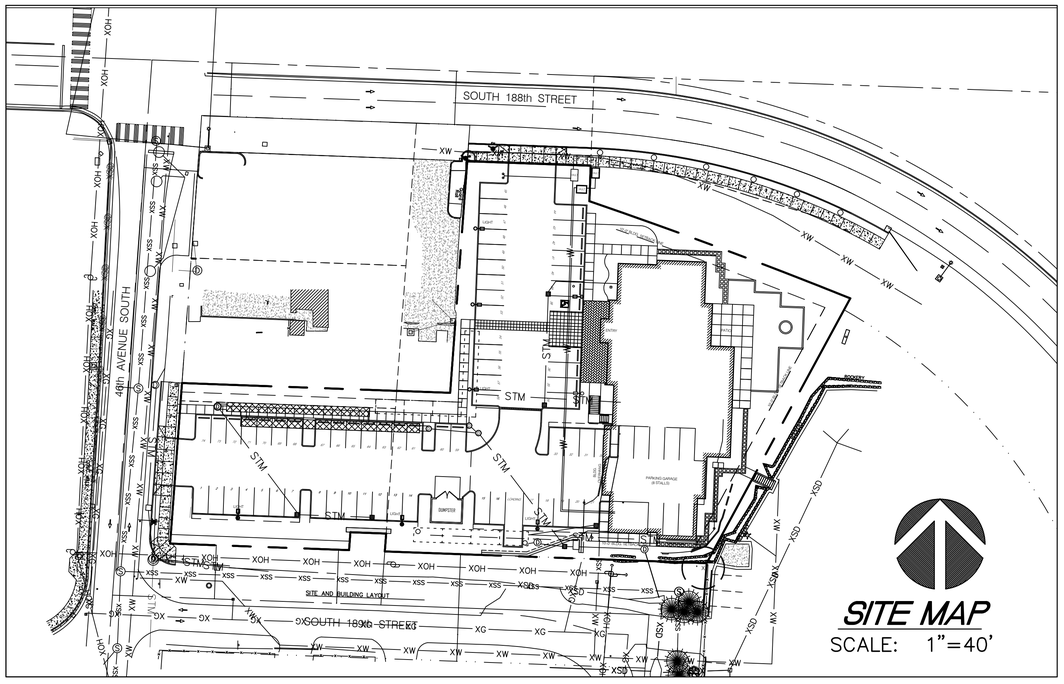




**VICINITY MAP**
SCALE: N.T.S.

tru by Hilton™
Sea Tac, WA

JUNE. 2024

| SHEET | DESCRIPTION |
|---|---|
| A1.01 | ARCHITECTURAL SITE PLAN |
| A2.01 | GARAGE PARKING PLAN |
| A2.02 | FLOOR PLANS |
| A5.01 | ELEVATION VIEWS |
| C2 | SITE UTILITY PLAN |
| C4 | STORM DRAIN PLAN |
| C8 | GRADING PLAN |
| LI.0 | LANDSCAPE CODE PLAN |
| L2.0 | LANDSCAPE PLAN |



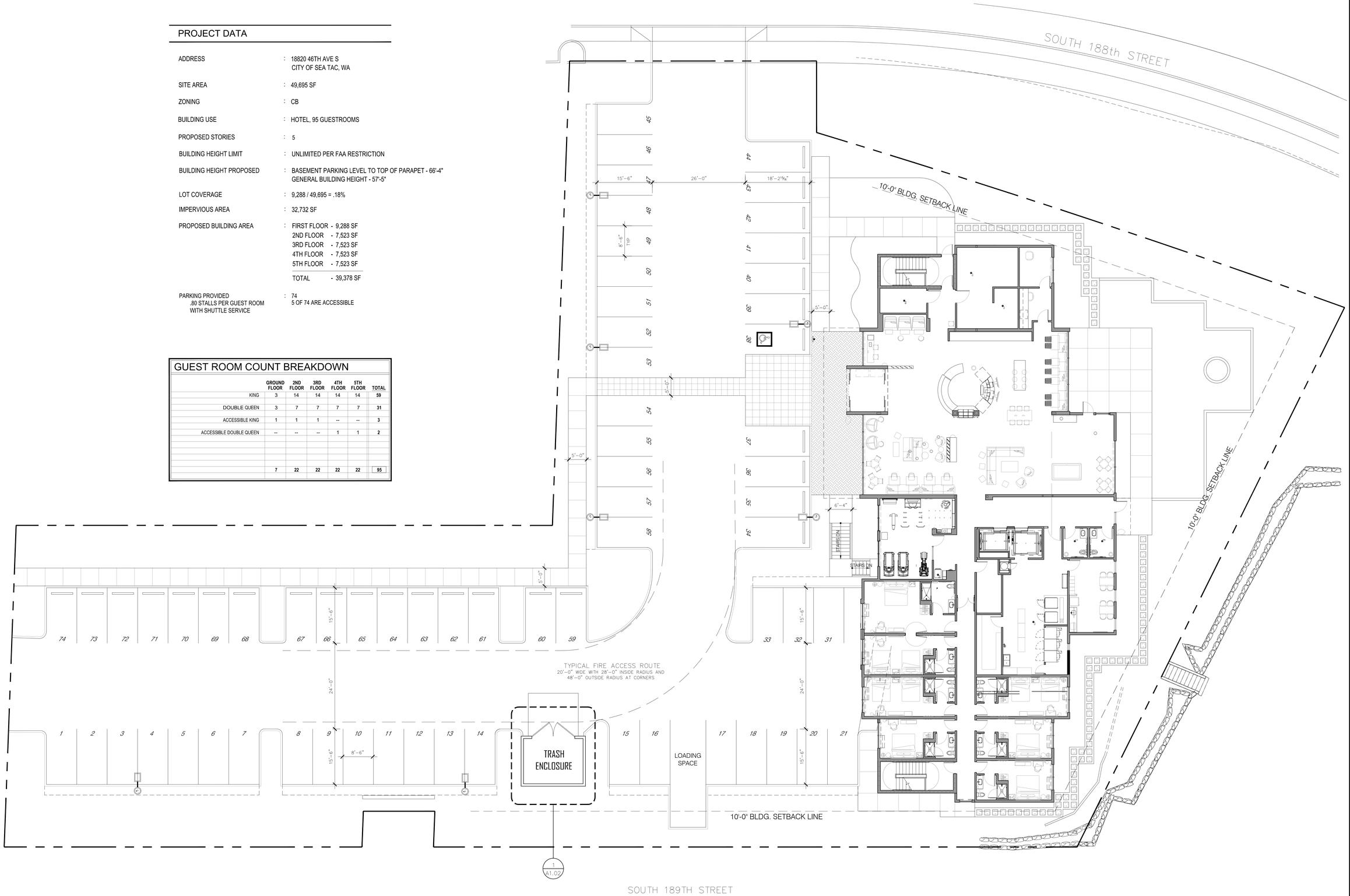

**SITE MAP**
SCALE: 1"=40'

## PROJECT DATA

| | | |
|---|---|---|
| ADDRESS | : | 18820 46TH AVE S<br>CITY OF SEA TAC, WA |
| SITE AREA | : | 49,695 SF |
| ZONING | : | CB |
| BUILDING USE | : | HOTEL, 95 GUESTROOMS |
| PROPOSED STORIES | : | 5 |
| BUILDING HEIGHT LIMIT | : | UNLIMITED PER FAA RESTRICTION |
| BUILDING HEIGHT PROPOSED | : | BASEMENT PARKING LEVEL TO TOP OF PARAPET - 66'-4"<br>GENERAL BUILDING HEIGHT - 57'-5" |
| LOT COVERAGE | : | 9,288 / 49,695 = .18% |
| IMPERVIOUS AREA | : | 32,732 SF |
| PROPOSED BUILDING AREA | : | FIRST FLOOR - 9,288 SF<br>2ND FLOOR - 7,523 SF<br>3RD FLOOR - 7,523 SF<br>4TH FLOOR - 7,523 SF<br>5TH FLOOR - 7,523 SF<br>TOTAL - 39,378 SF |
| PARKING PROVIDED<br>.80 STALLS PER GUEST ROOM<br>WITH SHUTTLE SERVICE | : | 74<br>5 OF 74 ARE ACCESSIBLE |

## GUEST ROOM COUNT BREAKDOWN

| | GROUND FLOOR | 2ND FLOOR | 3RD FLOOR | 4TH FLOOR | 5TH FLOOR | TOTAL |
|---|---|---|---|---|---|---|
| KING | 3 | 14 | 14 | 14 | 14 | 59 |
| DOUBLE QUEEN | 3 | 7 | 7 | 7 | 7 | 31 |
| ACCESSIBLE KING | 1 | 1 | 1 | -- | -- | 3 |
| ACCESSIBLE DOUBLE QUEEN | -- | -- | -- | 1 | 1 | 2 |
| | 7 | 22 | 22 | 22 | 22 | 95 |




SITE AND BUILDING LAYOUT
1" : 10'-0"

PLAN NORTH NORTH


JRA
ARCHITECTURE & PLANNING
Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111


project title:

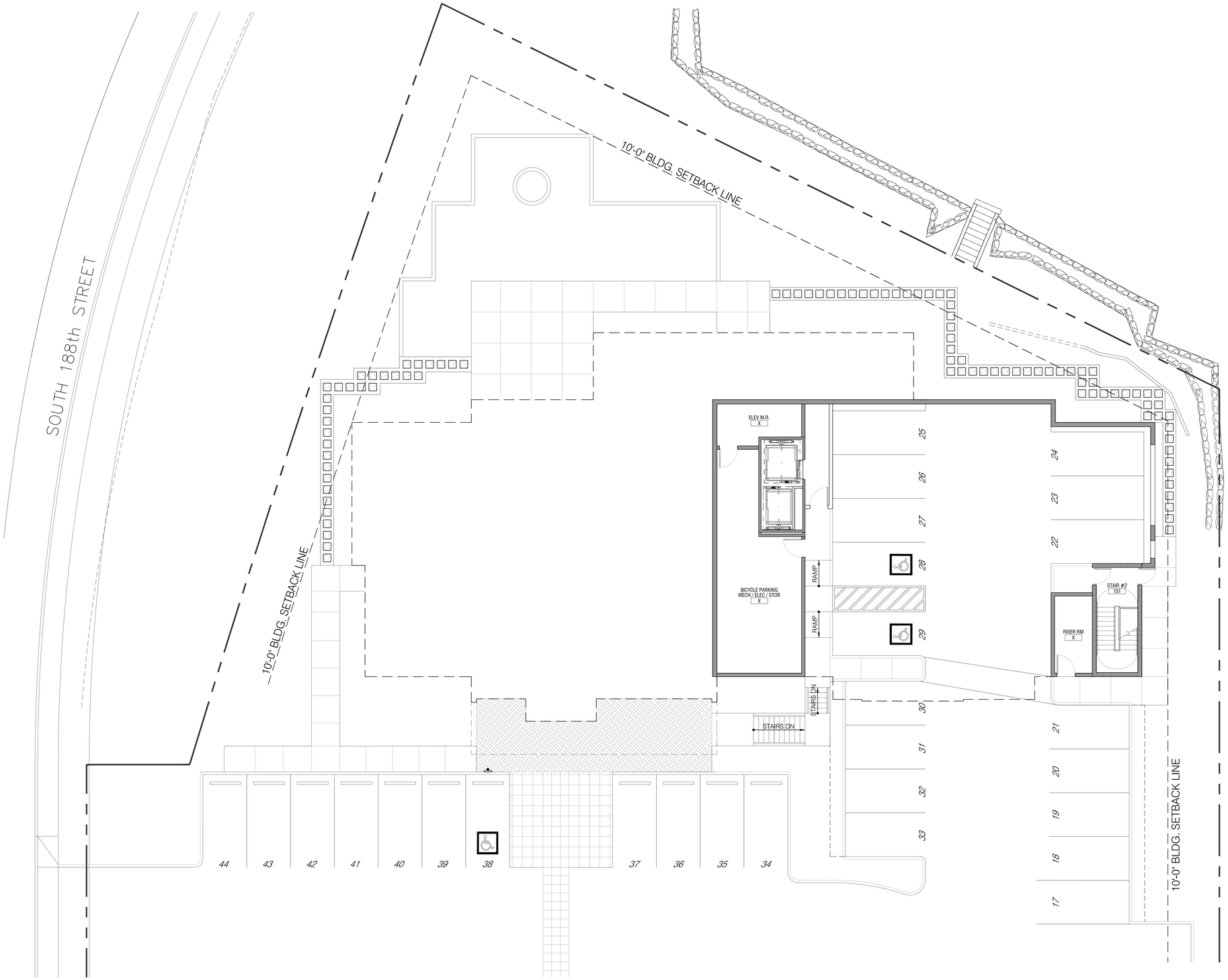
tru by Hilton™
Sea Tac, WA

sheet title:

| no: | revisions: | date: |
|---|---|---|

project no:
drawn: DH
checked: DJ
date: JUNE 14, 2024
sheet no: A1.01

D:\1 Projects - Architecture\1 Seatac Tru\A_1.01-Model.dwg Plotted: Monday 6-17-24 at 15:11:59 Copyrighted by JRA ARCHITECTURE & PLANNING. THE ABOVE DRAWINGS, SPECIFICATIONS, AND DESIGNS ARE THE SOLE INTELLECTUAL PROPERTY OF JRA ARCHITECTURE & PLANNING. NO PART THEREOF SHALL BE PUBLISHED, COPIED OR REPRODUCED BY ANY METHOD, IN WHOLE OR IN PART, OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT ON THE ORIGINAL SITE FOR WHICH THEY HAVE BEEN DEVELOPED, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF JRA ARCHITECTURE & PLANNING.




## GARAGE LEVEL

1/8" = 1'-0"

1
A2.01

KEY NOTES:

1. REFER TO ENLARGED GUESTROOM PLANS FOR INFORMATION
2. OVERALL BUILDING DIMENSIONS BASED ON WOOD FRAME CONSTRUCTION - OVERALL DIMENSION WILL VARY BASED ON FINAL BUILDING CONSTRUCTION
3. EGRESS STAIR IN CONCRETE MASONRY STAIR ENCLOSURE
4. LOCATION OF ROOF ACCESS HATCH - VERIFY REQUIREMENTS WITH LOCAL JURISDICTIONS
5. LINE OF ROOF/ CANOPY
6. FIRE SEPARATION DOORS (IF REQUIRED) TO BE ON AUTOMATIC CLOSURES ACTIVATED BY FIRE ALARM SYSTEM - VERIFY REQUIREMENTS WITH LOCAL JURISDICTIONS
7. POTENTIAL LOCATION FOR MECHANICAL/ELECTRICAL/PLUMBING CHASE
8. CANOPY ROOF DRAIN BELOW
9. ELEVATOR LOBBY DOORS REQUIRED IF BUILDING IS 4 STORIES OR MORE IN HEIGHT - INSTALL SO DOORS ARE ON AUTOMATIC CLOSURES ACTIVATED BY FIRE ALARM SYSTEM - VERIFY REQUIREMENTS WITH LOCAL JURISDICTIONS
10. SHEER ROLLER SHADE AT GUEST CORRIDOR AND ELEVATOR LOBBY
11. PROVIDE ADEQUATE STORAGE SOLUTIONS FOR LINEN STORAGE, LINEN CART STORAGE AND HOUSEKEEPING APPLIANCE STORAGE PER TRU BY HILTON BRAND STANDARDS
12. THIS ELEVATOR CAR SHALL PROVIDE EMERGENCY ACCESS TO ALL FLOORS AND BE LARGE ENOUGH TO ACCOMMODATE AN AMBULANCE STRETCHER
13. LINEN CHUTE - FIRE SEPARATION PER LOCAL JURISDICTIONS - REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL INFORMATION
14. KEYCARD READER ENTRANCE HARDWARE; MOUNTED SO THAT TOP OF READER IS A MAXIMUM OF 48" ABOVE GRADE OR FINISH FLOOR

### GUESTROOM INFORMATION:

| ROOM TYPE: | REFER TO SHEET: |
|---|---|
| KING | A4.01 |
| DOUBLE QUEEN | A4.02 |
| ACCESSIBLE KING | A4.03 + A4.04 |
| ACCESSIBLE DOUBLE QUEEN | A4.05 + A4.06 |

OWNER SUPPLIED ITEMS:

REFER TO TRU BY HILTON ARCHITECTURAL FINISH & FIXTURE SPECIFICATIONS, THE PROCUREMENT GUIDE AND/OR TRU BY HILTON FOOD SERVICE DOCUMENTS FOR SOURCING INFORMATION.

| | |
|---|---|
| OS-202 | HALF ROUND TRASH RECEPTACLE @ LOBBY AND ELEVATOR LOBBIES |
| OS-204 | SMALL TRASH RECEPTACLE @ FITNESS, WATER/ICE |
| OS-303 | ICE MACHINE @ WATER/ICE |
| OS-402 | WALK OFF MAT @ SECONDARY ENTRANCE |

FURNISHINGS LEGEND:

| | |
|---|---|
| PA-402 | SHEER ROLLER SHADE @ GUEST CORRIDORS AND ELEVATOR LOBBIES |

SYMBOL KEY:

- ACCESSIBLE ROOM
- C.F. ROOM - REFER TO ENLARGED GUESTROOM PLANS FOR POWER AND SIGNAL
- M.D.O. MAGNETIC DOOR HOLD OPENER TIED TO BUILDING ALARM SYSTEM -- REFER TO DOOR SCHEDULE FOR ADDITIONAL INFORMATION
- # DOOR TAG - REFER TO ENLARGED GUESTROOM PLANS FOR GUESTROOM DOOR TYPES
- F.D. FLOOR DRAIN - SLOPE FLOOR AS REQ.

GENERAL NOTES:

1. REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR PASSENGER ELEVATORS, ELEVATOR LOBBIES & CORRIDORS
2. REFER TO TRU BY HILTON BRAND STANDARDS FOR ADDITIONAL REQUIREMENTS FOR BACK OF HOUSE AREAS
3. FIRE EXTINGUISHERS, SMOKE DETECTORS & OTHER EMERGENCY DEVICES TO BE LOCATED PER LOCAL CODE - FIRE EXTINGUISHER LOCATIONS WITH THE PUBLIC SPACE SHALL BE CONTAINED WITHIN FULLY RECESSED CABINETS
4. REFER TO HAD& FOR ADDITIONAL REQUIREMENTS FOR PUBLIC SPACES & EQUIPMENT
5. LIFE SAFETY AND FIRE ALARM SYSTEM DRAWINGS ARE TO BE COORDINATE BY ARCHITECT OF RECORD TO BE COMPLIANT WITH ALL LOCAL CODES/JURISDICTIONS


JRA
ARCHITECTURE & PLANNING

Coeur d' Alene Office
2200 West Rosebud Lane
Coeur d' Alene, ID 83814
Phone : 208-667-5570
Fax : 208-730-1111


project title:

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Sea Tac, WA

sheet title:

| no: | revisions: | date: |
|---|---|---|

| project no: | sheet no: |
|---|---|
| drawn: DH | A2.01 |
| checked: DJ | |
| date: JUNE 14, 2024 | |


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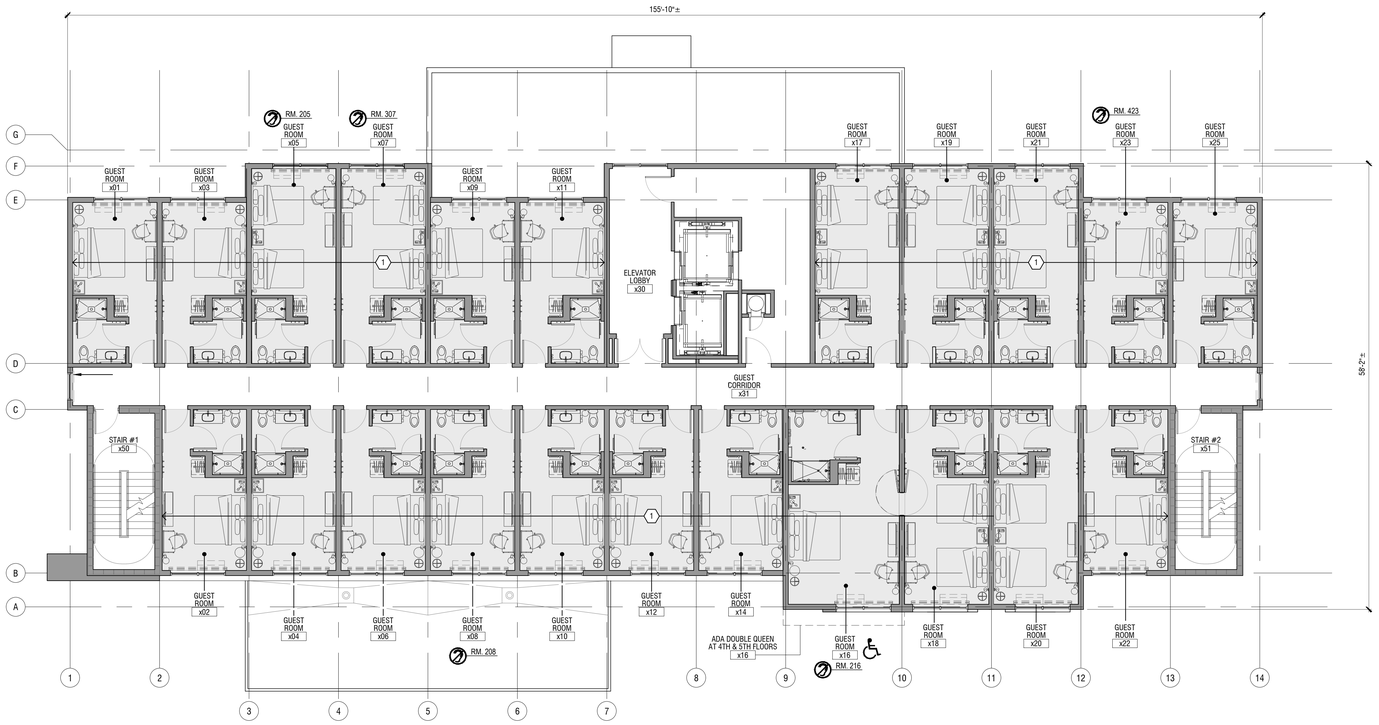


## OVERALL TYPICAL UPPER FLOOR PLAN

1/8" = 1'-0"

2
A2.02

## OVERALL GROUND FLOOR PLAN

1/8" = 1'-0"

1
A2.02

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ARCHITECTURE & PLANNING

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| no: | revisions: | date: |
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checked: DJ

date: JUNE 14, 2024

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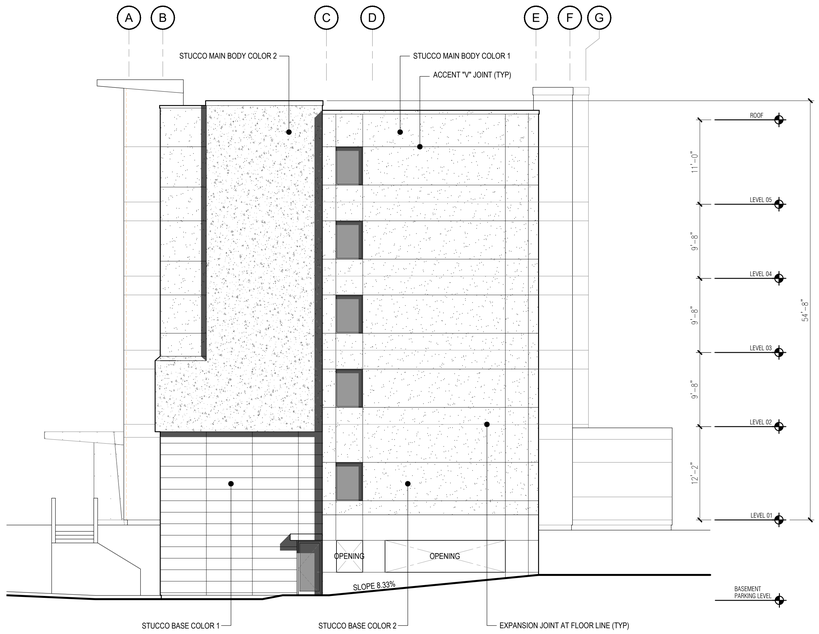



## SOUTH ELEVATION

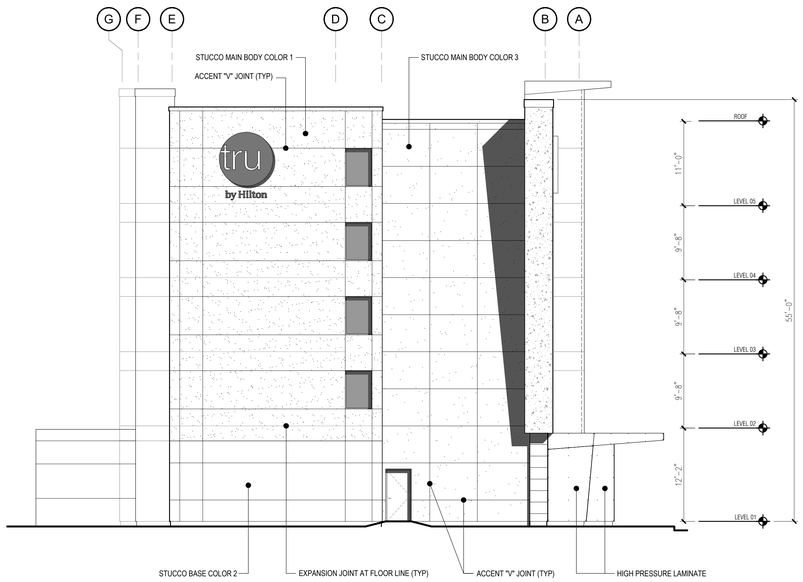
1/8" = 1'-0"

12E
A5.01

## EAST ELEVATION

1/8" = 1'-0"

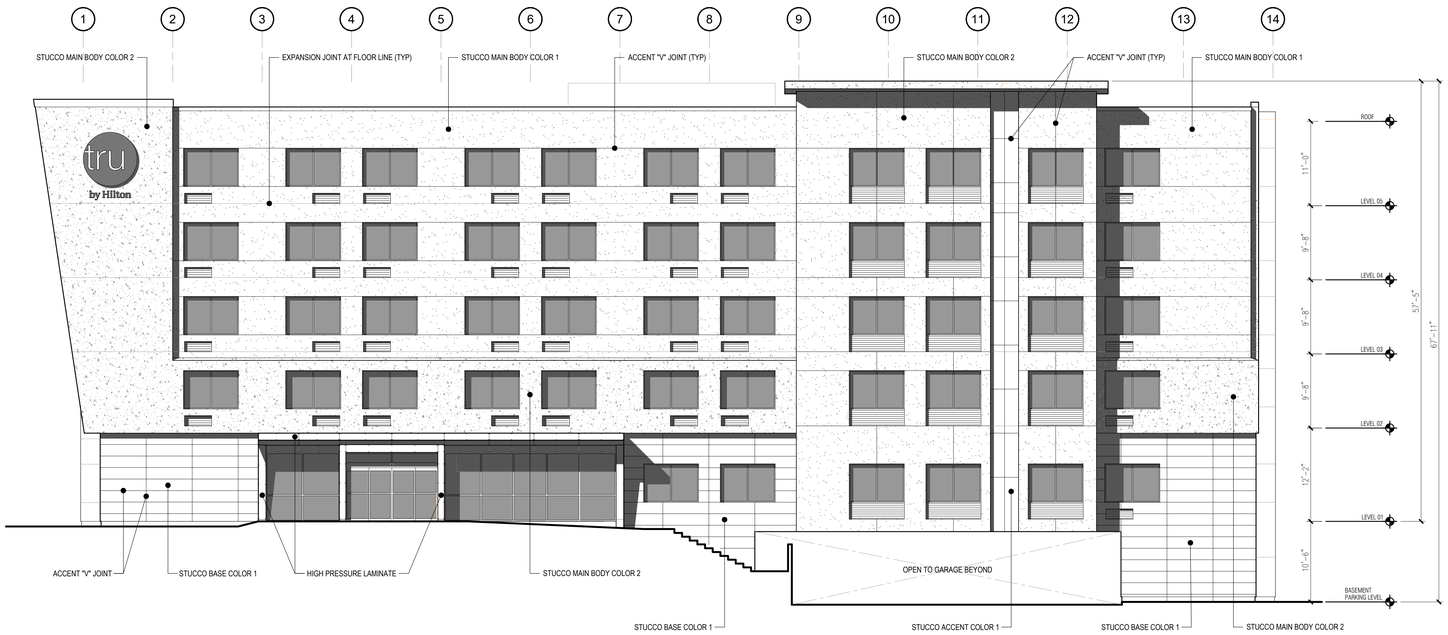
16K
A5.01




## NORTH ELEVATION

1/8" = 1'-0"

6E
A5.01

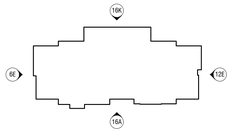



## WEST (FRONT) ELEVATION

1/8" = 1'-0"

16A
A5.01

KEY PLAN:





**JRA**

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Phone : 208-667-5570
Fax : 208-730-1111


project title:

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Sea Tac, WA

sheet title:

ELEVATIONS
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-

| no: | revisions: | date: |
|---|---|---|
| | | |

project no:

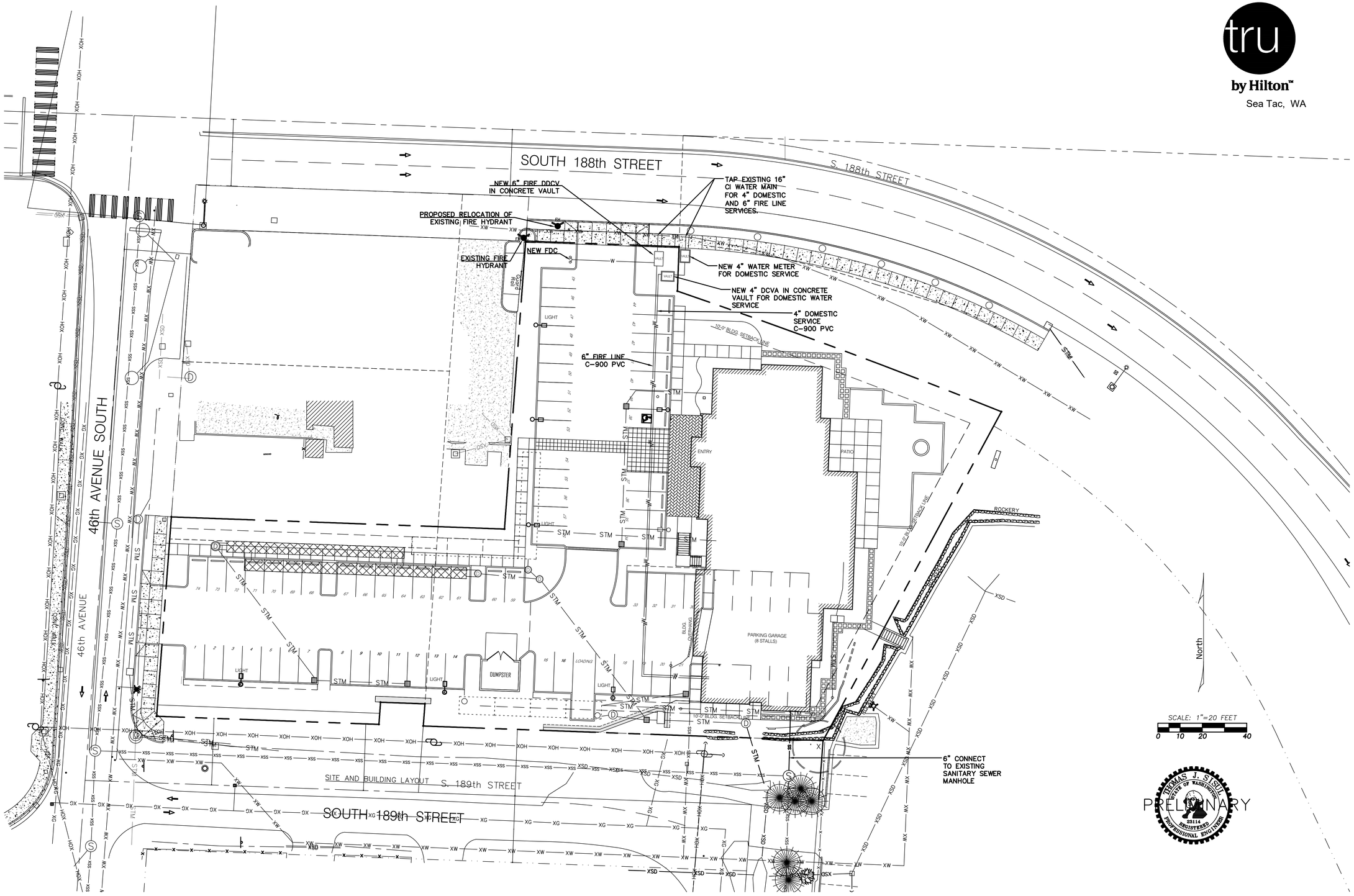
drawn: DH

checked: DJ

date: JUNE 14, 2024

sheet no: A5.01

D:\1 Projects – Architecture\1 Seatac Tru\SEATAC TRU – ELEVATIONS-30x42.dwg Plotted: Saturday 6-15-24 at 0:17:14 Copyrighted by JRA ARCHITECTURE & PLANNING. THE ABOVE DRAWINGS, SPECIFICATIONS, AND DESIGNS ARE THE SOLE INTELLECTUAL PROPERTY OF JRA ARCHITECTURE & PLANNING. NO PART THEREOF SHALL BE PUBLISHED, COPIED OR REPRODUCED BY ANY METHOD, IN WHOLE OR IN PART, OR USED WITH ANY OTHER WORK OTHER THAN THE SPECIFIC PROJECT ON THE ORIGINAL SITE FOR WHICH THEY HAVE BEEN DEVELOPED, NOR SHALL THEY BE ASSIGNED TO ANY THIRD PARTY WITHOUT THE WRITTEN CONSENT OF JRA ARCHITECTURE & PLANNING.

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Sea Tac, WA

| REVISIONS | BY |
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| | |

# TRU HOTEL A HILTON HOTEL SEATAC, WA

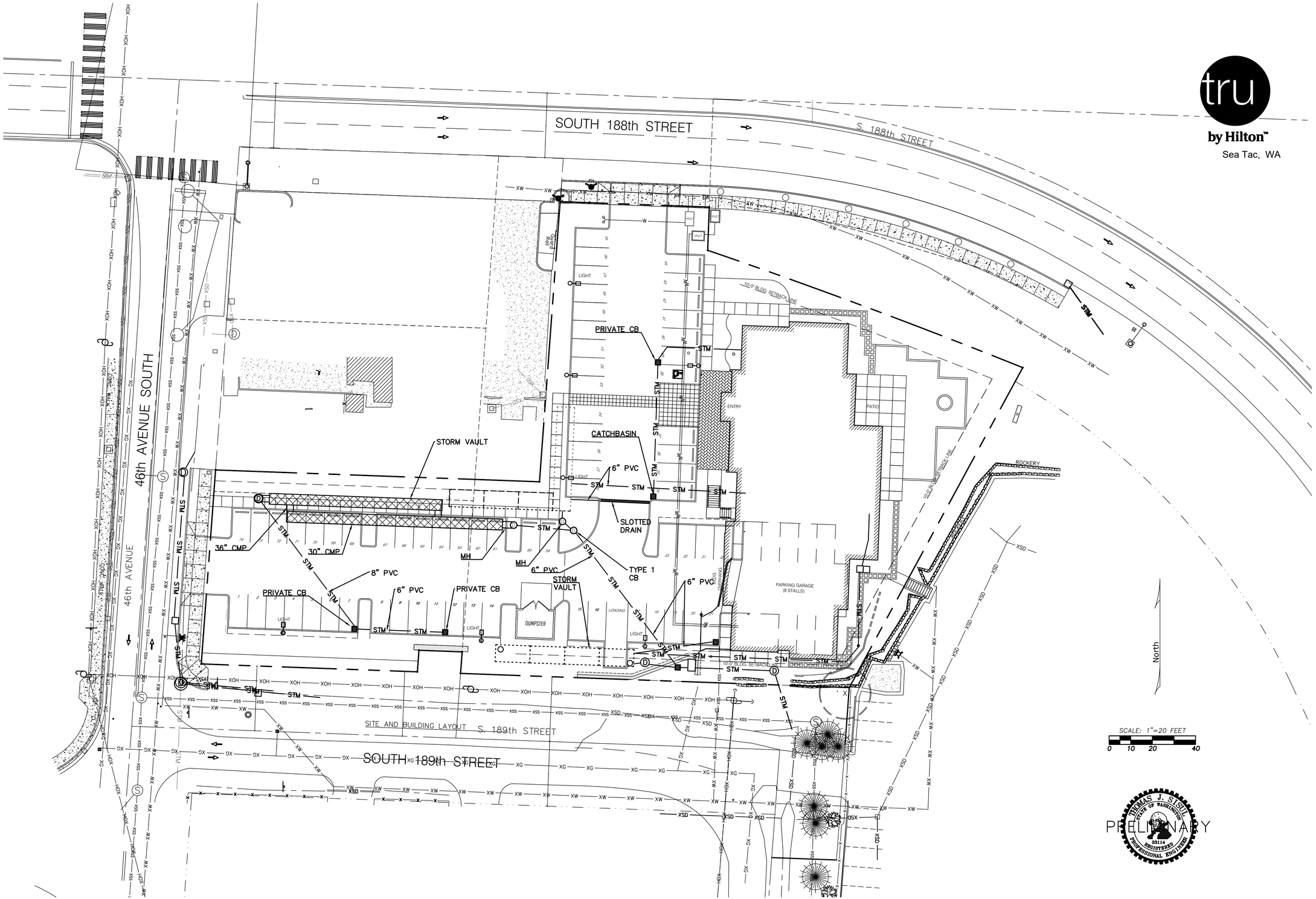
SAXTON SEATAC ENTERPRISES, LLC

## Site Utility Plan

(FIRE, DOMESTIC WATER, AND SANITARY SEWER)

SISUL ENGINEERING
PO BOX 821185
VANCOUVER, WA 98682
(360) 696-3664
DRAWING:18-013-SITE.dwg

| | |
|---|---|
| DATE | JUNE. 2024 |
| SCALE | 1"=20' |
| DRAWN | DMB |
| JOB | SVA18-013 |
| SHEET | C2 |
| OF | 17 SHEETS |

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Sea Tac, WA

PRELIMINARY

| REVISIONS | BY |
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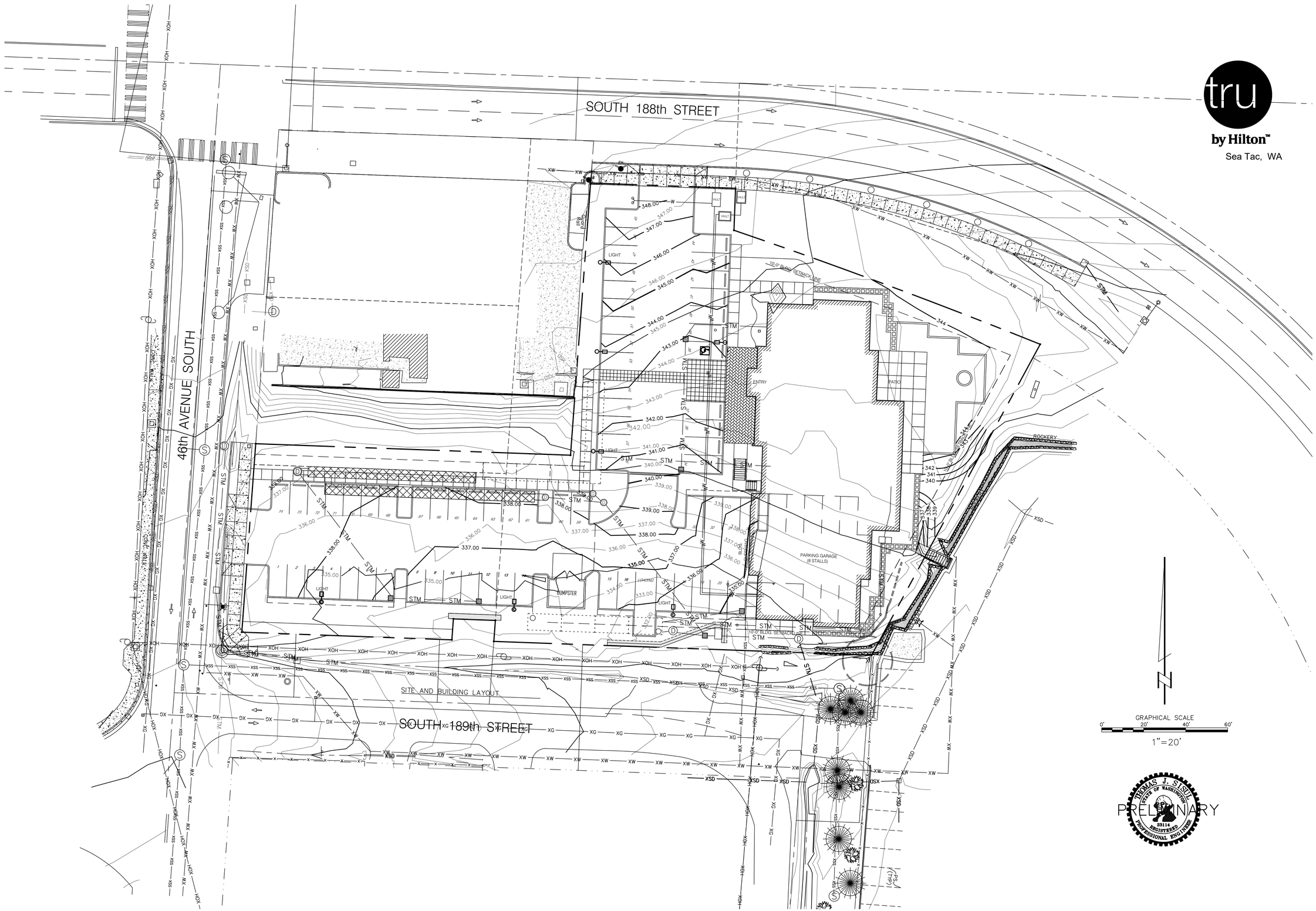
# TRU HOTEL A HILTON HOTEL
# SEATAC, WA
SAXTON SEATAC ENTERPRISES, LLC

## Storm Drain Plan


SISUL ENGINEERING
PO BOX 821185
VANCOUVER, WA 98682
(360) 696-3664


DRAWING: I:\2-013-SITE.dwg

| | |
|---|---|
| DATE | JUNE. 2024 |
| SCALE | 1"=20' |
| DRAWN | DMB |
| JOB | SVA18-013 |
| SHEET | C4 |
| OF 17 | SHEETS |

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Sea Tac, WA

| REVISIONS | BY |
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# TRU HOTEL A HILTON HOTEL
## SEATAC, WA
*SAXTON SEATAC ENTERPRISES, LLC*

Grading Plan

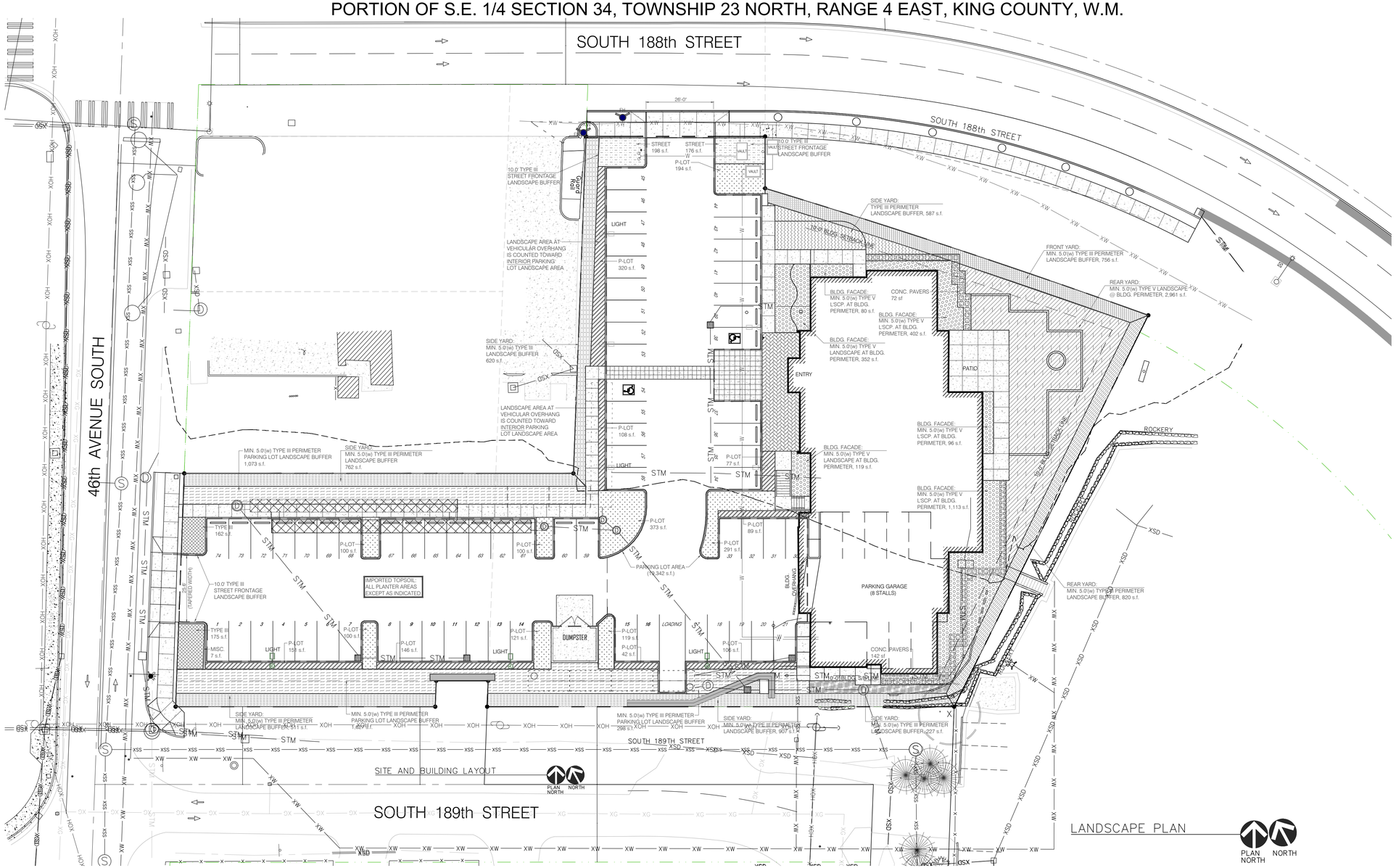

SISUL ENGINEERING
PO BOX 821195
VANCOUVER, WA 98682
(360) 696-3864


DRAWING: C8-TRU-SITE.dwg

| | |
|---|---|
| DATE | JUNE. 2024 |
| SCALE | 1"=20' |
| DRAWN | DMB |
| JOB | SVA18-013 |
| SHEET | C8 |
| OF 17 | SHEETS |

# TRU HOTEL by Hilton

## PORTION OF S.E. 1/4 SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, KING COUNTY, W.M.




## PROJECT DATA

| | |
|---|---|
| BUILDING USE: | AVID HOTEL BY IHG<br>5 STORY HOTEL, 98 GUESTROOMS |
| PROJECT ADDRESS: | 18820 46th AVENUE SOUTH<br>SEATAC, WA 98188 |
| PARCEL NO: | 342304-9254-03<br>342304-9199-01<br>207640-0012-03 |
| SITE AREA: | 49,727 s.f. |
| CURRENT ZONING: | CB |
| CONSTRUCTION TYPE: | VA |
| OCCUPANCY: | R-1 |
| BLDG. HEIGHT LIMIT: | GOVERNED BY FFA AND FIRE DEPT. |
| PARKING REQUIRED: | 74 STALLS (.75 STALLS x 98 GUESTROOMS) |
| PARKING PROVIDED: | 74 STALLS (74 STALLS +1 LOADING STALL) |
| SETBACKS / BUFFERS: | DRIVEWAY FRONTAGE: 10.0' TYPE III L/S BUFFER<br>PARKING LOT INTERIOR: 10% OF INTERIOR P-LOT<br>BUILDING SIDE YARD: 5.0' TYPE III L/S BUFFER +<br>BUILDING SIDE YARD: 5.0' TYPE V BLDG. FACADE<br>BUILDING REAR YARD: 5.0' TYPE III L/S BUFFER |

| | |
|---|---|
| AREA OF PARKING LOT: | 19,342 s.f. |
| REQUIRED PARKING LOT LANDSCAPE (10%): | 1,934 s.f. |
| LANDSCAPE AREAS BY TYPE | |
| TYPE III STREET FRONT BUFFER LANDSCAPE: | 711 s.f. |
| INTERIOR PARKING LOT LANDSCAPE PROVIDED: | 2,437 s.f. (12.6%) |
| TYPE III SIDE YARD LANDSCAPE AREA | 3,614 s.f. |
| TYPE III REAR YARD LANDSCAPE AREA | 3,781 s.f. |
| TYPE III FRONT YARD LANDSCAPE AREA | 756 s.f. |
| TYPE V BUILDING FACADE LANDSCAPE: | 2,162 s.f. |
| PARKING LOT PERIMETER BUFFER LANDSCAPE: | 2,998 s.f. |
| MISC. LANDSCAPE AREA: | 7 s.f. |
| TOTAL LANDSCAPE AREA: | 16,466 s.f. (33.11%) |

## IMPERVIOUS SURFACE AREA

| | |
|---|---|
| ASPHALT PAVEMENT | 19,342 s.f. |
| CONC. PAVEMENT / PAVERS | 4,334 s.f. |
| CONCRETE STEPPING PAVERS | 214 s.f. |
| | 23,890 s.f. |
| | (48.04%) |

## DESIGN CONSULTANT


ASPEN
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ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

STATE OF WASHINGTON REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620


## SHEET TITLE

LANDSCAPE CODE PLAN (PRELIMINARY)

SCALE: 1" = 20.0'

NORTH

GRAPHIC SCALE (IN FEET)

| REV. | BY | DATE | COMMENTS |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

DEVELOPER / OWNER
SAXON SEA-TAC ENTERPRISES
P.O. BOX 1670
WILSONVILLE, OR, 97070
JATIN PATEL
REGIONAL MANAGER

PROJECT ADDRESS
*avid HOTEL BY IHG*
18772 46th AVENUE SOUTH
SEA-TAC, WA 98158

tru by Hilton™ Sea Tac, WA

LANDSCAPE CODE PLAN

Preliminary Submittal

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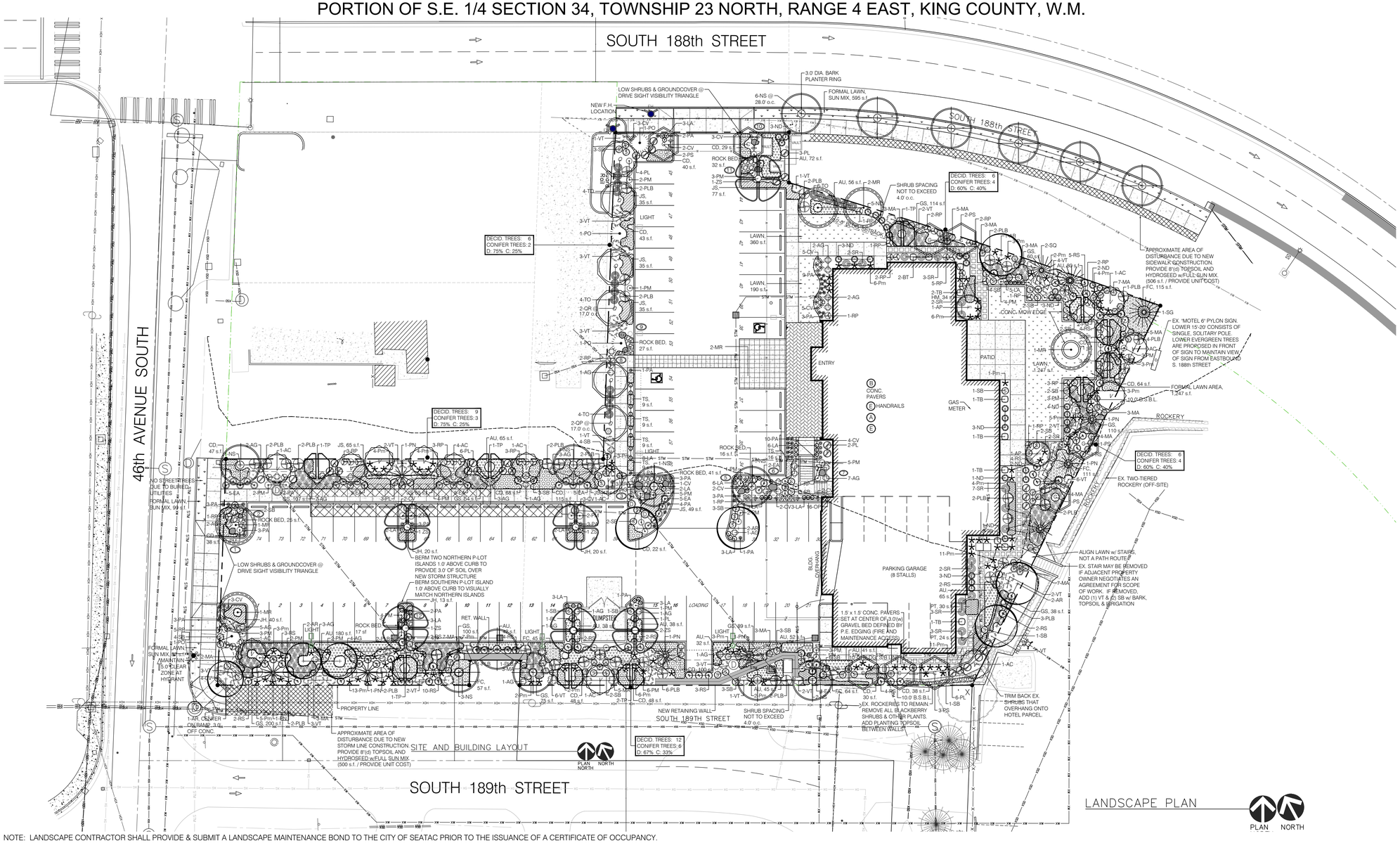
PROJECT NO. 22-WA-17
PREPARED: P.J.D.
DATE: 04-27-20
SHEET:
L1.0
SHEET: 1 OF 2

# TRU HOTEL by Hilton

## PORTION OF S.E. 1/4 SECTION 34, TOWNSHIP 23 NORTH, RANGE 4 EAST, KING COUNTY, W.M.




NOTE: LANDSCAPE CONTRACTOR SHALL PROVIDE & SUBMIT A LANDSCAPE MAINTENANCE BOND TO THE CITY OF SEATAC PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

## LANDSCAPE SCHEDULE (Plant quantities are for City Review and Contractor convenience, Contractor is bidding plan)

### DECIDUOUS TREES

* Cultivar of Native Plant

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | # | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| V | AC | ACER CIRCINATUM 'PACIFIC FIRE' | PACIFIC FIRE VINE MAPLE | 8.0'(h) | T.B.D. | YES * | AVERAGE | MULTI-TRUNK |
| • | AR | ACER RUBRUM 'KARPICK' | KARPICK RED MAPLE | 2.0" Cal. | T.B.D. | NO | AVERAGE | STRAIGHT TRUNK |
| • | MR | MALUS 'ROYAL RAINDROPS' | ROYAL RAINDROPS CRABAPPLE | 2.0" Cal. | T.B.D. | NO | GOOD | GOOD FORM |
| • | NS | NYSSA SYLVATICA 'WILDFIRE' | WILDFIRE TUPELO TREE | 2.0" Cal. | T.B.D. | NO | GOOD | MAY USE OTHER CULTIVARS |
| C | PS | PRUNUS SARGENTII 'COLUMNARIS' | COLUMNAR SARGENT CHERRY | 2.0" Cal. | T.B.D. | NO | AVERAGE | GOOD FORM |
| Q | QP | QUERCUS PALUSTRIS | PIN OAK | 2.0" Cal. | T.B.D. | NO | AVERAGE | GOOD FORM |
| • | ZS | ZELKOVA SERRATA 'GREEN VASE' | GREEN VASE ZELKOVA | 2.0" Cal. | T.B.D. | NO | AVERAGE | BRANCH HEIGHT FOR P-LOT |

### EVERGREEN TREES

* Cultivar of Native Plant

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | # | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| • | AF | ABIES FRASERI | FRASER FIR | 10'(h) | T.B.D. | NO | GOOD | GOOD CHRISTMAS TREE FORM |
| • | PN | PINUS NIGRA 'ARNOLD SENTINEL' | ARNOLD SENTINEL BLACK PINE | 8'(h) Min. | T.B.D. | NO | VERY GOOD | MAY SUB. w/VANDERWOLF |
| • | PO | PICEA OMORIKA 'RIVERSIDE' | RIVERSIDE SERBIAN SPRUCE | 8'(h) Min. | T.B.D. | NO | GOOD | GOOD FORM, FULL & BUSHY |
| • | SG | SEQUOIADENDRON G. 'BLUE POINT' | BLUE POINT SEQUOIA | 8'(h) Min. | T.B.D. | YES | AVERAGE | FULL, DENSE, NOT SHEARED |
| • | TP | THUJA PLICATA 'VIRESCENS' | VIRESCENS RED CEDAR | 8'(h) Min. | T.B.D. | YES * | AVERAGE | FULL, DENSE, NOT SHEARED |

### DECIDUOUS SHRUBS

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | # | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| e | AG | ABELIA GRANDIFLORA 'ED GOUCHER' | EDWARD GOUCHER ABELIA | 5 Gal. / 24"(h) | T.B.D. | NO | AVERAGE | FULL, DENSE, GOOD FORM |
| e | EA | EUONYMUS ALTA 'COMPACTA' | DWARF BURNING BUSH | 5 Gal. / 24"(h) | T.B.D. | NO | AVERAGE | SELECT GOOD RED COLOR |
| n | ND | NANDINA DOMESTICA 'GULFSTREAM' | GULFSTREAM BAMBOO | 3 Gal. / 24"(h) | T.B.D. | NO | GOOD | FULL, DENSE, GOOD FORM |
| • | PLB | PHILADELPHUS LEWISII 'BLIZZARD' | MOCK ORANGE | 3 Gal. / 24"(h) | T.B.D. | YES * | AVERAGE | FULL, DENSE, GOOD FORM |
| R | RS | RIBES SANGUINEUM 'KING EDWARD VII' | RED FLOWERING CURRANT | 2 Gal. / 24"(h) | T.B.D. | YES * | AVERAGE | FULL, DENSE, GOOD FORM |
| S | SB | SPIRAEA BUMALDA 'GOLD FLAME' | GOLD FLAME SPIRAEA | 5 Gal. / 24"(h) | T.B.D. | YES | AVERAGE | FULL, DENSE, GOOD FORM |

### EVERGREEN SHRUBS

* Cultivar of Native Plant

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | # | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| O | MA | MAHONIA AQUIFOLIUM | TALL OREGON GRAPE | 5 Gal. / 24"(h) | T.B.D. | YES | AVERAGE | FULL, DENSE, GOOD FORM |
| • | PL | PRUNUS LAURO. 'OTTO LUYKEN' | OTTO LUYKEN LAUREL | 3 Gal. / 24"(h) | T.B.D. | NO | AVERAGE | FULL, DENSE, GOOD FORM |
| • | PM | PINUS MUGO 'SHERWOOD COMPACT' | SHERWOOD MUGO PINE | 2 Gal. / 15"(w) | T.B.D. | NO | VERY GOOD | FULL, DENSE, GOOD FORM |
| • | RP | RHODODENDRON 'PJM COMPACT' | COMPACT RHODODENDRON | 5 Gal. / 24"(w) | T.B.D. | NO | AVERAGE | MAY SUB. w/OTHER COLORS |
| • | SR | SARCOCOCCA RUSCIFOLIA | FRAGRANT SWEETBOX | 5 Gal. / 24"(h) | T.B.D. | NO | GOOD | FULL, DENSE, GOOD FORM |
| • | TM | TAXUS MEDIA 'HICKSII' | HICKS'S UPRIGHT YEW | 4.0'(h) | T.B.D. | NO | AVERAGE | MATCH HT. & FORM IN ROW |
| • | TO | THUJA OCCIDENTALIS 'SMARGD' | EMERALD GREEN ARBORVITAE | 6.0'(h) | T.B.D. | NO | AVERAGE | MATCH HT. & FORM IN ROW |
| V | VT | VIBURNUM TINUS 'SPRING BOUQUET' | SPRING BOUQUET VIBURNUM | 3 Gal. / 24"(h) | T.B.D. | YES | AVERAGE | FULL, DENSE, GOOD FORM |

### GROUNDCOVER PLANTS

* Cultivar of Native Plant

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | AREA | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| | AU | ARCTOSTAPHYLOS UVA-URSI | KINNIKINNICK | 1 Gal. | T.B.D. | YES * | GOOD | PLANT @ 24" o.c. △ SPACING |
| | CD | COTONEASTER D. 'CORAL BEAUTY' | CORAL BEAUTY BEARBERRY | 1 Gal. | T.B.D. | NO | GOOD | PLANT @ 24" o.c. △ SPACING |
| | FC | FRAGARIA CHILOENSIS | WILD STRAWBERRY | 1 Gal. | T.B.D. | YES * | GOOD | PLANT @ 30" o.c. △ SPACING |
| | GS | GAULTHERIA SHALLON | SALAL | 1 Gal. | T.B.D. | YES | GOOD | PLANT @ 24" o.c. △ SPACING |
| | HM | HEUCHERA M. 'FOREVER RED' | FOREVER RED CORAL BELLS | 1 Gal. | T.B.D. | NO | GOOD | PLANT @ 18" o.c. △ SPACING |
| | JS | JUNIPERUS SQUAMATA 'BLUE STAR' | BLUE STAR JUNIPER | 1 Gal. | T.B.D. | NO | GOOD | PLANT @ 24" o.c. △ SPACING |
| | PT | PACHYSANDRA TERMINALIS | JAPANESE SPURGE | 1 Gal. | T.B.D. | NO | AVERAGE | PLANT @ 24" o.c. △ SPACING |
| | TS | THYMUS SERPHYLLUM 'PINK CHINTZ' | PINK CHINTZ THYME | 1 Gal. | T.B.D. | NO | GOOD | PLANT @ 18" o.c. △ SPACING |

### ORNAMENTAL GRASS / FERNS / VINES / HERBS

* Cultivar of Native Plant

| KEY | ABR. | BOTANICAL NAME | COMMON NAME | SIZE | # | NATIVE | DROUGHT | COMMENTS |
|---|---|---|---|---|---|---|---|---|
| • | CA | CLEMATIS ARMANDII 'AVALANCHE' | AVALANCHE CLEMATIS | 1 Gal. | T.B.D. | NO | EXCELLENT | TRAIN TO CLIMB ON TRELLIS |
| • | CV | CALLUNA VULGARIS 'DARK BEAUTY' | DARK BEAUTY HEATHER | 1 Gal. | T.B.D. | NO | EXCELLENT | |
| L | LA | LAVANDULA ANGUSTIFOLIO 'MUNSTEAD' | MUNSTEAD LAVENDER | 1 Gal. | T.B.D. | NO | EXCELLENT | |
| * | PA | PENNISETUM ALOP. 'LIL' BUNNY' | LIL' BUNNY FOUNTAIN GRASS | 1 Gal. | T.B.D. | NO | EXCELLENT | FULL TUFT |
| * | Pm | POLYSTICHUM MUNITUM | WESTERN SWORD FERN | 1 Gal. | T.B.D. | YES | GOOD | FULL FROND / WELL SHAPED |
| • | OP | OPHIOPOGON PLANISCAPUS | BLACK MONDO GRASS | 1 Gal. | T.B.D. | NO | GOOD | FULL TUFT |

## SEED SCHEDULE

FORMAL LAWN (FULL SUN)
- 80% PERENNIAL RYE SEED
- 20% FINE FESCUE SEED

FORMAL LAWN (SHADE)
- 60% PERENNIAL RYE SEED
- 40% FINE FESCUE SEED

SEED PER "COUNTRY GREEN, INC." (www.COUNTRYGREEN.com). APPLY AT A SEED RATE OF 6 lbs./1,000 s.f. PREFERRED SEEDING TIME IS SPRING & FALL. ASSURE PROPER WATERING DURING ESTABLISHMENT. PROVIDE TEMPORARY FENCING FOR MIN. 3 MONTHS TO KEEP PEDESTRIANS OFF LAWN.

## SURFACE TREATMENT

- TOPSOIL
  TOPSOIL DEPTH MUST BE A MINIMUM OF 8" DEEP WITH AN ORGANIC MATTER OF BETWEEN 5%-10% AND A SUITABLE pH FOR PROPOSED PLANTS. SEE SHEET L1.0
- BARK MULCH
  FINE TO MEDIUM BARK, HEMLOCK / FIR, PLACED TO A MINIMUM OF 3".
- DECORATIVE ROCK BEDS
  4"-8" dia. MIX OF "FOOTHILLS RIVER ROCK" PER MARENAKOS, INC. OR APPROVED EQUAL FORM LOCAL SOURCE. DEPTH OF MATERIAL SHALL BE APPROXIMATELY 12" OVER 2" BED OF 3/4" MINUS CRUSHED ROCK w/ WEED BARRIER FABRIC AND HERBICIDE APPLICATION. COLOR SHALL MATCH BOULDERS.
- DECORATIVE ROCK AT BLDG. PERIMETER
  1/4" - 1/2" dia. "RAINBOW PEBBLES" PER MARENAKOS, INC. OR APPROVED EQUAL. PLACE TO A DEPTH OF 2" w/WEED BARRIER FABRIC BELOW.
- UTILITARIAN ROCK BEDS (FIRE OR MAINTENANCE ACCESS, BUT NOT A PATH)
  1" dia. RIVER ROCK, 2" DEPTH. COLOR SHALL MATCH FOOTHILLS RIVER ROCK

## BOULDER SCHEDULE

| | | | | |
|---|---|---|---|---|
| 1. MEDIUM | 5. MEDIUM | 9. SMALL | 13. MEDIUM | 17. SMALL |
| 2. SMALL | 6. SMALL | 10. LARGE | 14. MEDIUM | |
| 3. (DELETED) | 7. MEDIUM | 11. MEDIUM | 15. SMALL | |
| 4. (DELETED) | 8. SMALL | 12. MEDIUM | 16. SMALL | |

BOULDERS: HIGH CASCADE GRANITE BOULDERS, ROUNDISH IN FORM (NO FLAT, ANGLED ROCK). BOULDER COLOR TO MATCH "FOOTHILLS RIVER ROCK" / MARENAKOS, INC. OR EQUAL.
a) SMALL: 2-MAN ROCK: 24"-30" AVERAGE SIZE
b) MEDIUM: 3-MAN ROCK: 30"-42" AVERAGE SIZE
c) LARGE: 4-MAN ROCK: 42"-54" AVERAGE SIZE

## DESIGN CONSULTANT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ISSAQUAH, WA 98027
(425) 292-9845 (PHONE)
CONTACT: PAUL J. DIX

Paul J. Dix
STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
PAUL J. DIX
CERTIFICATE NO. 620


## SHEET TITLE

NORTH

LANDSCAPE PLAN (PRELIMINARY)

SCALE: 1" = 20.0'

15 5 20
20 10 0 40
GRAPHIC SCALE (IN FEET)

| REV. | BY | DATE | COMMENTS |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |


DEVELOPER / OWNER
SAXON SEA-TAC ENTERPRISES
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tru by Hilton™
Sea Tac, WA

LANDSCAPE PLAN

Preliminary Submittal

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PROJECT NO. 22-WA-17
PREPARED: P.J.D.
DATE: 04-27-20
SHEET:
L2.0
SHEET: 2 OF 2