

# SEATAC HOME 2 SUITES BY HILTON

19340 28th Avenue S.  
SeaTac, WA 98188

DEVELOPER:

**BHGAH 28th STA, LLC**

5895 JEAN ROAD, SUITE 100  
LAKE OSWEGO, OREGON 97035

ARCHITECT:

**JRA ARCHITECTS**

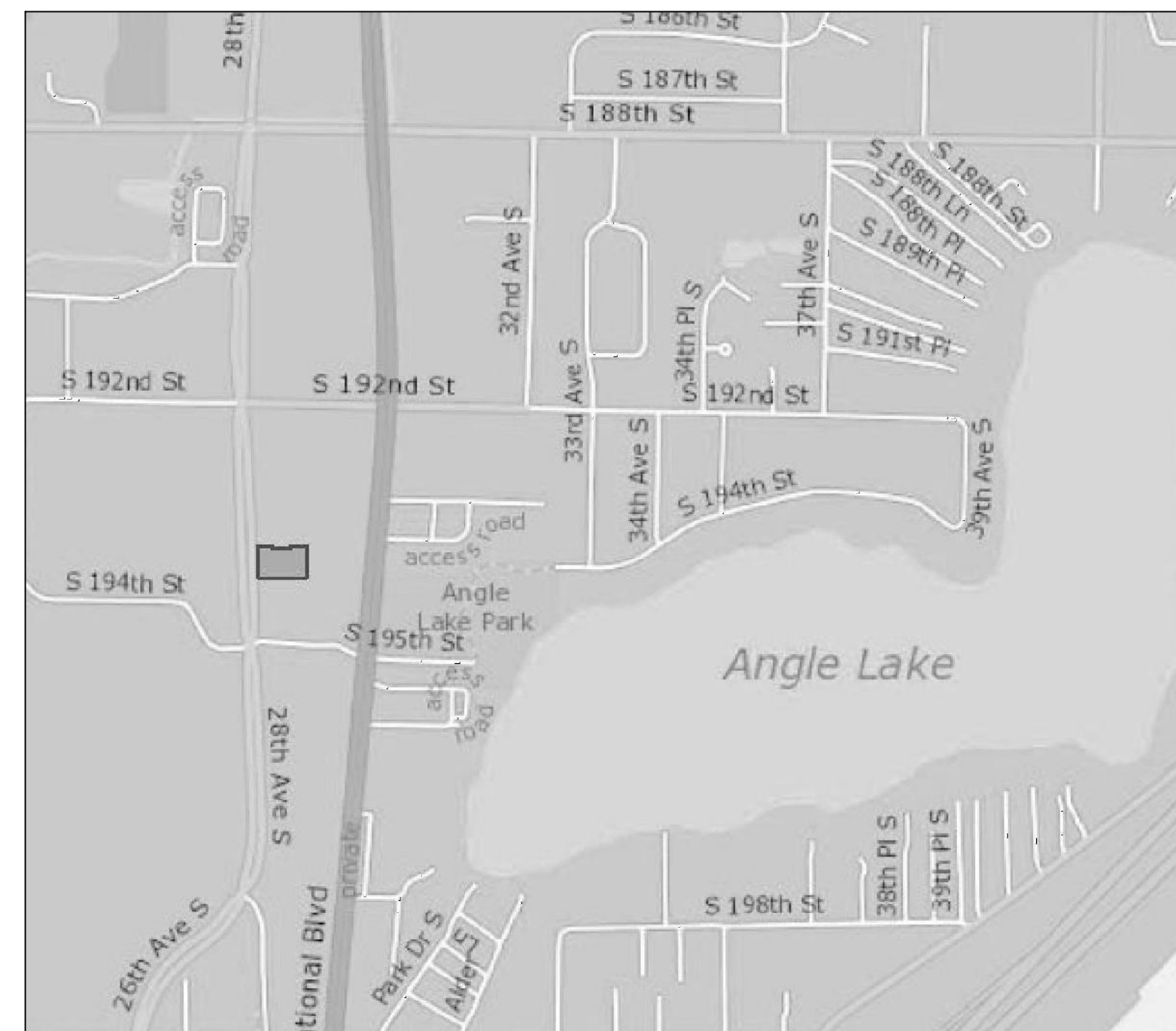
Contact: DALE JOHNSON  
2200 W. ROSEBUD LANE  
COUER D'ALENE, ID 83814  
PHONE: (208) 667-5570

CONTACT:

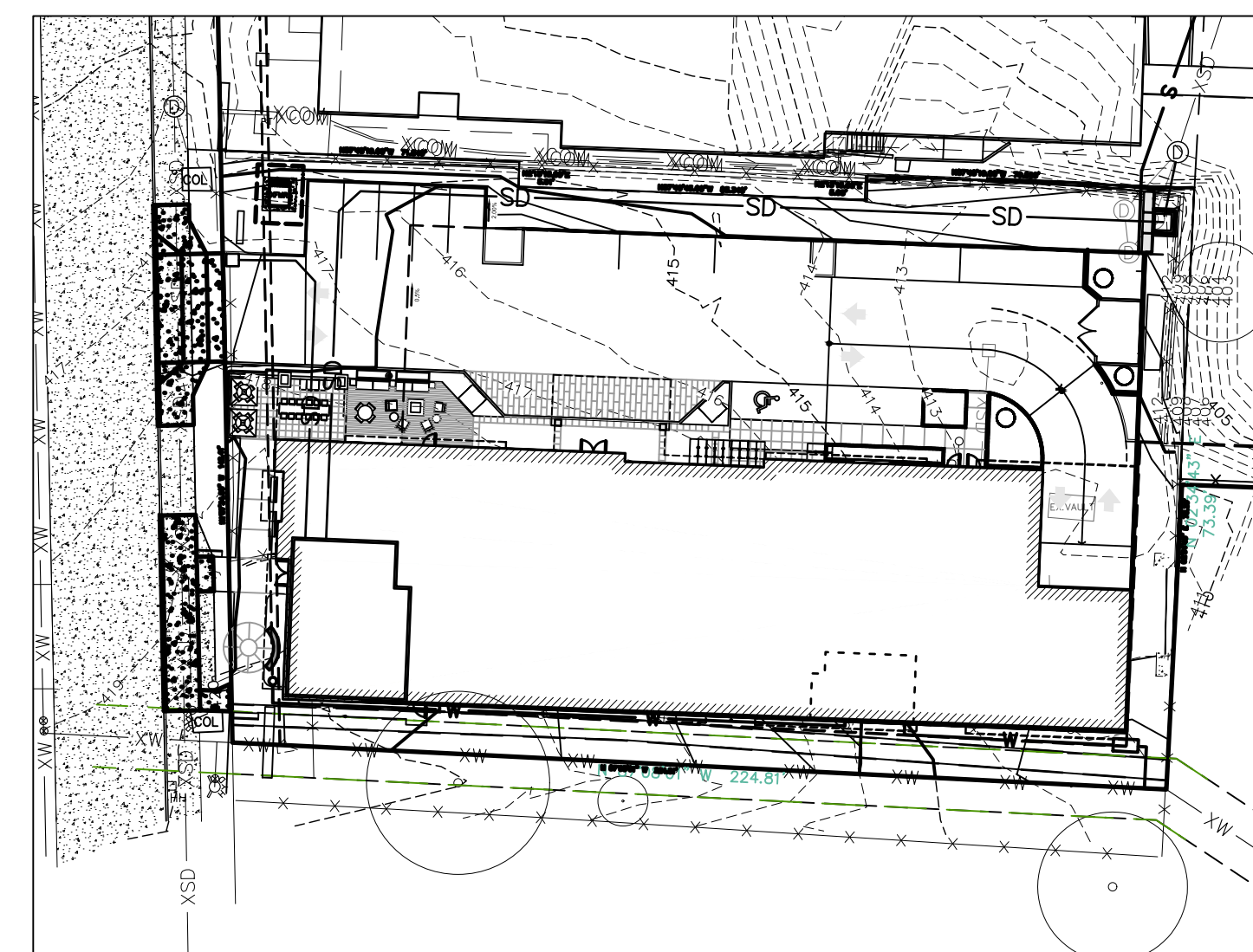
**SISUL ENGINEERING**

Contact: TOM SISUL  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
PHONE: (503) 657-0188  
EMAIL: tomsisul@sisulengineering.com

AUGUST 2021



VICINITY MAP  
N.T.S.



SITE MAP  
N.T.S.

## INDEX

SHEET DESCRIPTION

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- E002 SITE POWER AND LIGHTING PLAN
- E003 SITE PHOTOMETRIC PLAN

MOST RECENT REVISION TO  
THIS SET OF PLANS:

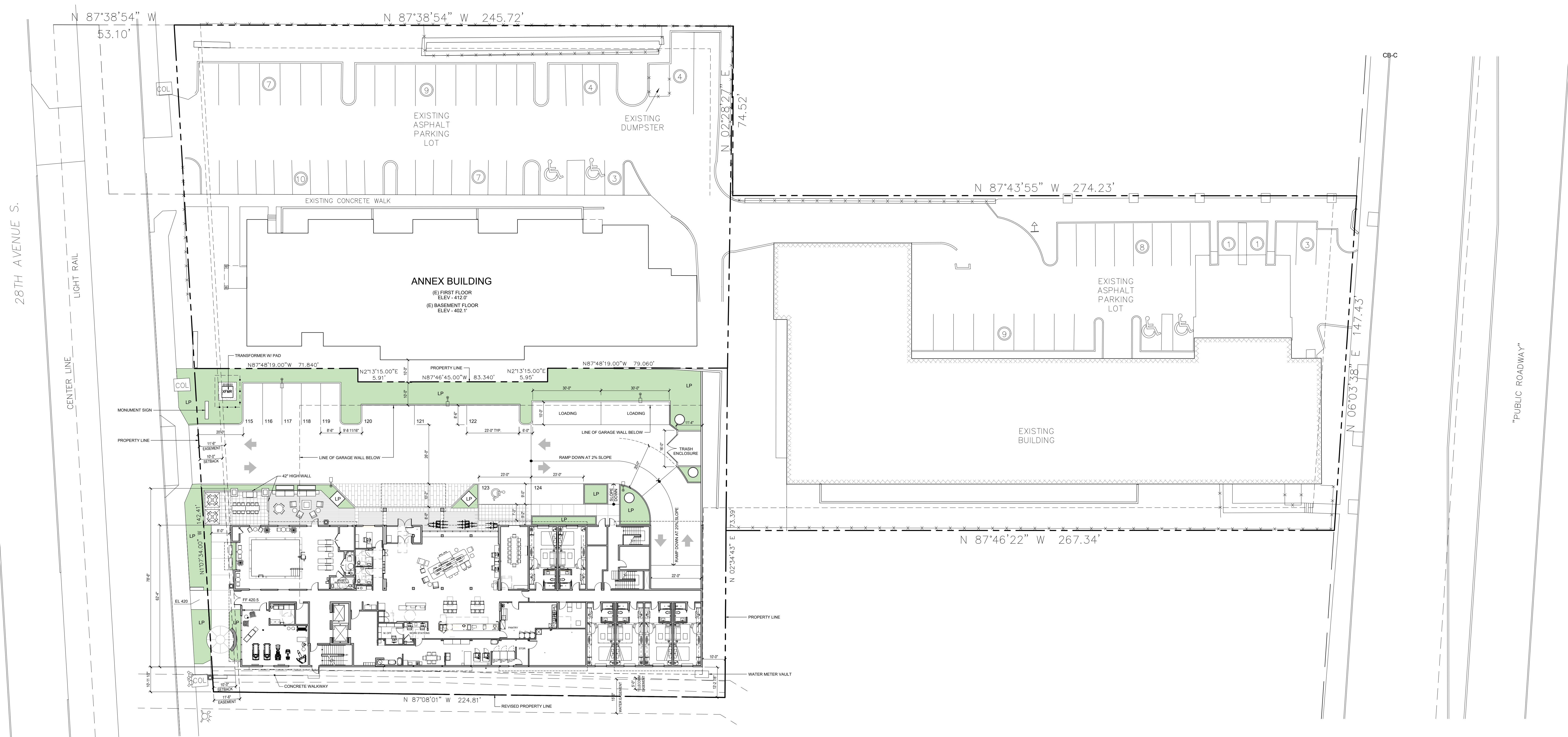
REVISIONS	BY

SeaTac Home2  
Suites by Hilton  
BHGAH 28TH STA, LLC

Cover

**SISUL ENGINEERING**  
375 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: 221-XX-BASE.dwg

DATE	AUG. 2021
SCALE	AS NOTED
DRAWN	JDM
JOB	SVA17-012
SHEET	<b>CO</b>
OF 4 SHEETS	



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



GUEST ROOM COUNT BREAKDOWN						
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
KING STUDIO:	1	15	16	16	18	66
QUEEN STUDIO:	5	4	5	5	5	24
KING STUDIO - CONNECTING:	--	4	2	2	--	8
KING STUDIO - ACCESSIBLE:	--	--	2	2	2	6
QUEEN STUDIO - ACCESSIBLE CONNECTING:	--	1	--	--	--	1
KING ONE BEDROOM - CONNECTING:	--	1	--	--	--	1
DOUBLE QUEEN	--	1	3	3	3	10
DOUBLE QUEEN - CONNECTING	--	2	--	--	--	2
	6	28	28	28	28	118

INDEX OF DRAWINGS			Issue Date
DRAWING NO.	DRAWING DESCRIPTION		
ARCHITECTURAL			
A 1.1	SITE PLAN		
A 2.1	P2 LEVEL PARKING		
A 2.2	P1 LEVEL PARKING		
A 2.3	FIRST FLOOR PLAN		
A 2.4	TYPICAL FLOOR PLAN		
A 5.1	BUILDING ELEVATIONS		
A 5.2	BUILDING ELEVATIONS		

ACCESSIBLE ROOM MATRIX			
ROOM TYPE	REQ'D COUNT	PROVIDED COUNT	REMARKS
KING STUDIO - ACCESSIBLE W/ ROLL-IN SHOWER	2	2	ROOMS 424, 524
KING STUDIO - ACCESSIBLE W/ ACCESSIBLE TUB	5	5	ROOMS 201, 301, 324, 401, 501
<b>TOTAL</b>		7	

PROJECT DATA	
ADDRESS	19260 28TH AVE S
PARCEL	0422049240
5-STORY HOME 2 SUITES HOTEL	118 TOTAL GUESTROOMS
TOTAL BUILDING SQUARE FEET	65,024 SQUARE FEET
BUILDING FOOTPRINT	12,037 SQUARE FEET
ZONE:	CB-C
BUILDING HEIGHT ALLOWED	HI-RISE, UNLIMITED PER FAA & FIRE DEPT. REGULATIONS
BUILDING HEIGHT PROPOSED	52'-4" TOP OF PARAPET, 61'-4" TOP OF ORNAMENTAL CAP
PARKING REQUIRED	106 STALLS (118 X .9)
PARKING PROPOSED	124 STALLS
AREA CALCULATIONS	
FIRST FLOOR	12,035 SQ. FT.
SECOND FLOOR	13,388 SQ. FT.
THIRD FLOOR	13,388 SQ. FT.
FOURTH FLOOR	13,388 SQ. FT.
FIFTH FLOOR	13,388 SQ. FT.
TOTAL	65,587 SQ. FT.

ZONING SUMMARY	
FRONT BLDG SETBACK REQUIRED/PROVIDED	11.5' LIGHT RAIL EASEMENT
SIDE AND REAR BLDG SETBACK REQUIRED	0'
LANDSCAPE BUFFER @ SIDE/REAR YARD REQUIRED / PROVIDED	10'
LANDSCAPE PARKING BUFFER @ STREET REQUIRED / PROVIDED	20'
PARKING REQUIRED	106 STALLS
118 GUESTROOMS @ .9 STALLS / GUESTROOM	
MAX PARKING ALLOWED	117 STALLS
106 STALLS X 10% INCREASE	
HOTEL PROJECT PARKING PROPOSED	115 STALLS
9 ON-SITE PARKING STALLS REQUIRED PER RECORDED EASEMENT WITH ADJACENT LOT A	
TOTAL PARKING ON-SITE, 115 + 9 = 124 STALLS	
BICYCLE PARKING REQUIRED / PROVIDED	11 STALLS
106 X 10%	
MIN BUILDING FRONTAGE @ 28TH REQUIRED	61.2'
142.4' - 20' LANDSCAPE BUFFER / BLDG SETBACK, X .5	
BUILDING FRONTAGE PROVIDED	65'
TRANSPARENCY REQUIRED @ 1ST FLOOR	47.1'
60% OF FACADE LENGTH	
TRANSPARENCY PROVIDED @ 1ST FLOOR	49'-8"
BOTTOM OF STOREFRONT AT FINISH FLOOR	
MINIMUM 1ST FLOOR HEIGHT	R-1 OCCUPANCY, NA
WEATHER PROTECTION 1ST FLOOR	PROVIDED, SEE ELEVATION
MIN. HEIGHT 8.5', MIN. EXTENT 5', MIN. FRONTAGE 60%	
DISTINCTIVE ENTRY	PROVIDED, SEE ELEVATION
TREATMENT OF BLANK WALLS	CONFORMS, SEE ELEVATION
ROOFLINES AND EQUIPMENT	CONFORMS, SEE ELEVATION

project title:



Sea Tac, WA

project phase:

sheet title:

SITE PLAN  
ZONING SUMMARY  
PROJECT DATA

revisions:

project no: sheet no:

drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

A1.1

project title:



Sea Tac, WA

project phase:

sheet title:

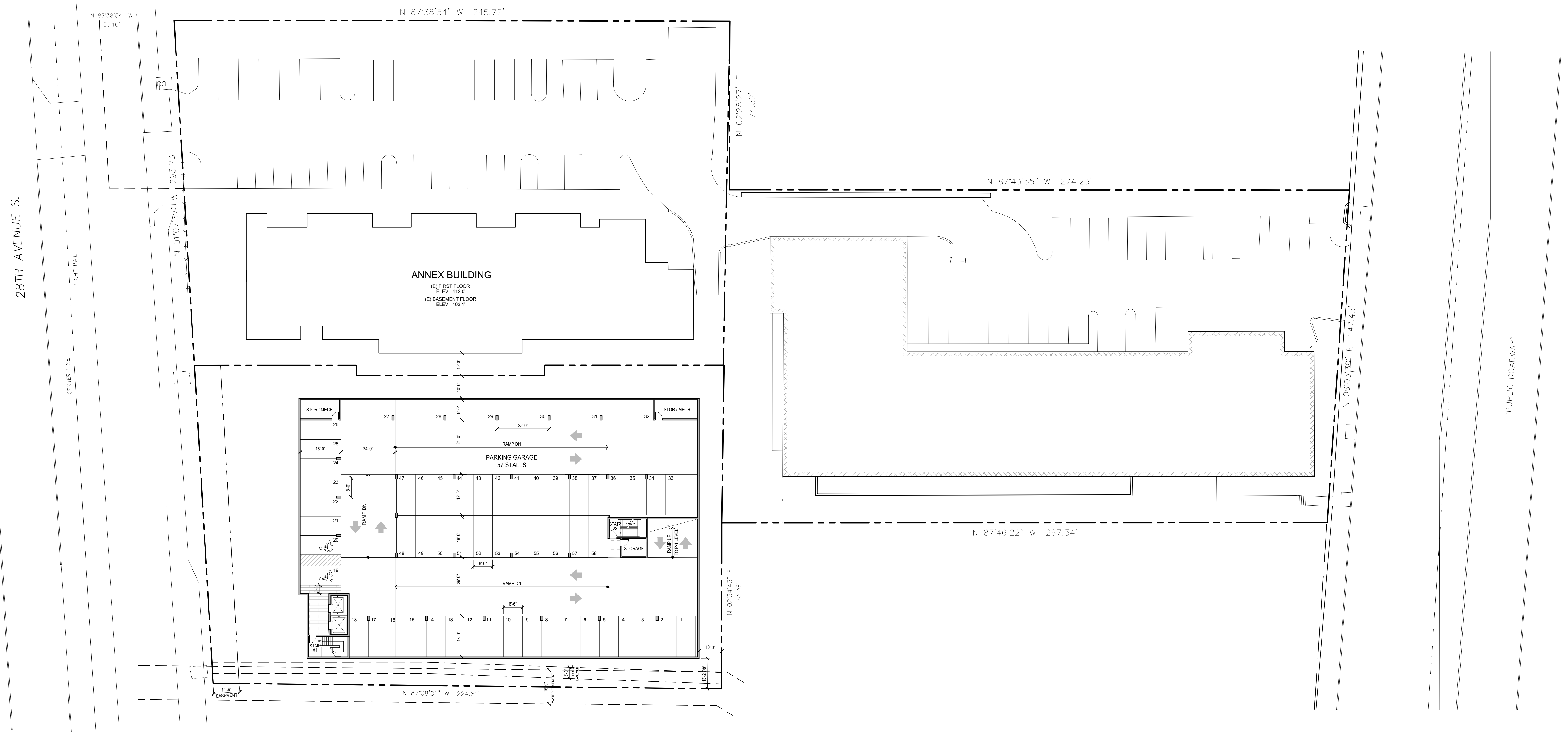
P2 PARKING LEVEL PLAN

revisions:

project no: sheet no:

drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

A2.1



**P2 PARKING LEVEL PLAN**

1" = 20'-0"



project title:



Sea Tac, WA

project phase:

sheet title:

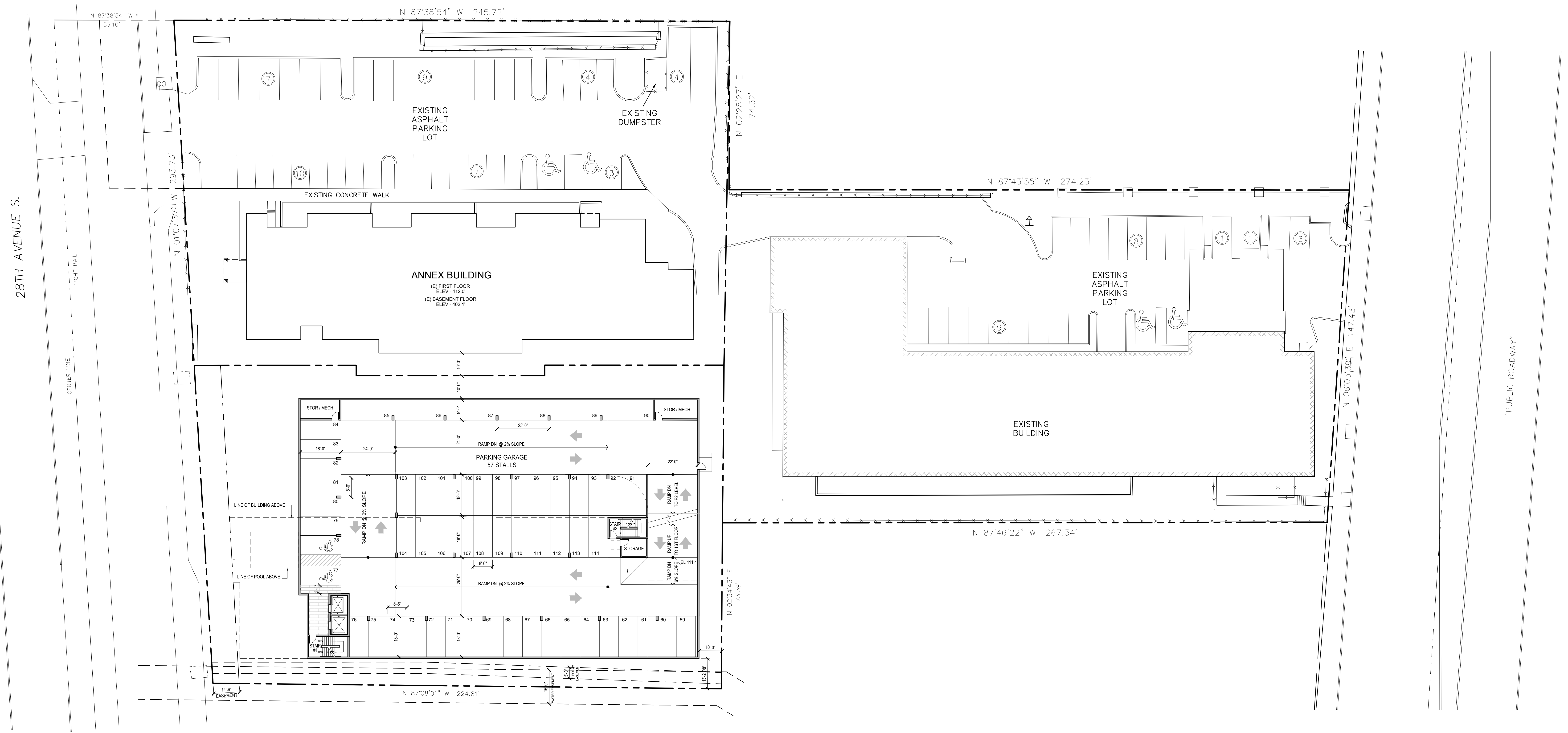
P1 PARKING LEVEL PLAN

revisions:

project no: sheet no:

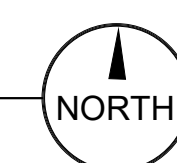
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DH  
checked:  
DJ  
date:  
June 22, 2021

A2.2



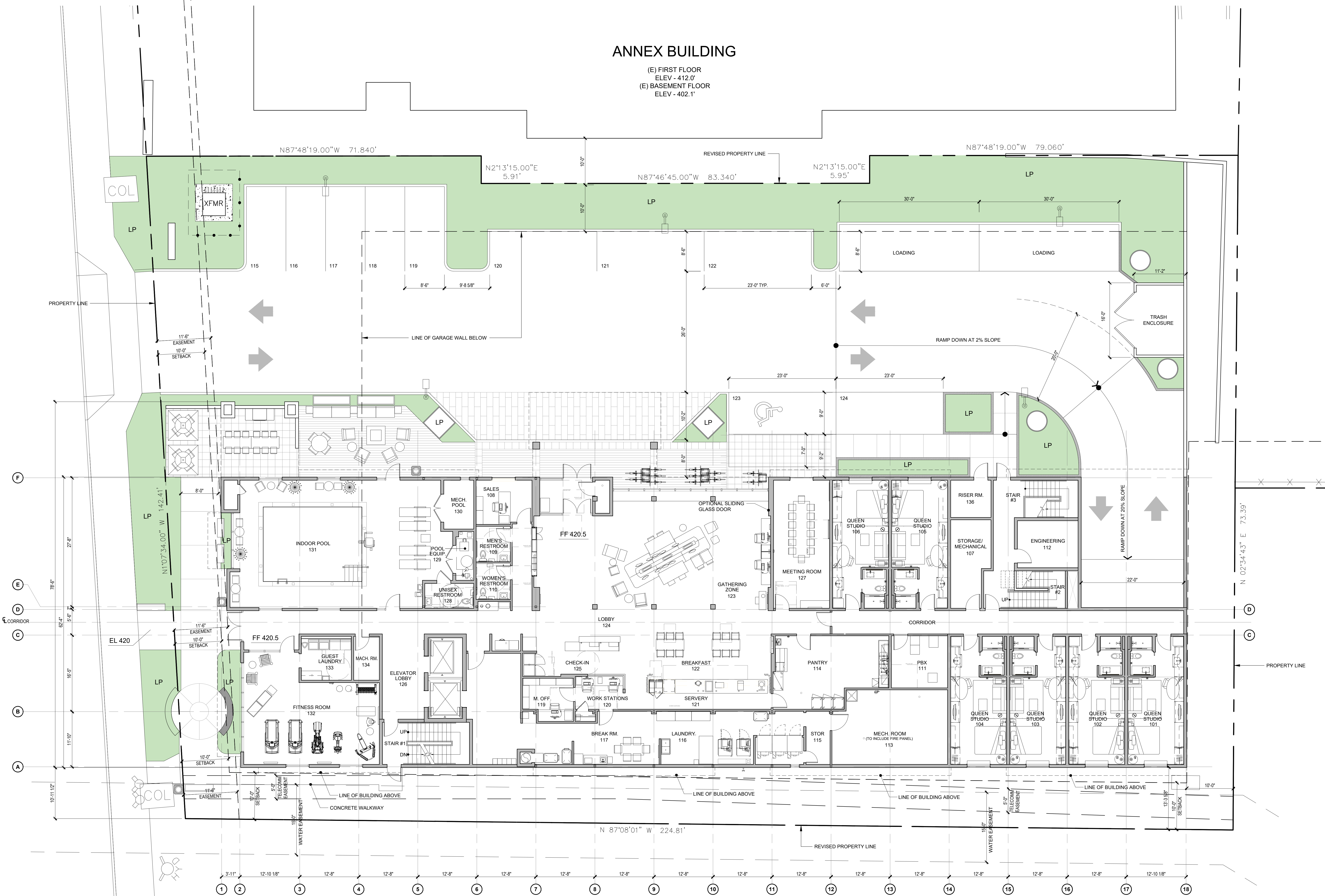
**P1 PARKING LEVEL PLAN**

1" = 20'-0"



**ANNEX BUILDING**

(E) FIRST FLOOR  
ELEV - 412.0'  
(E) BASEMENT FLOOR  
ELEV - 402.1'



project title:

**HOME 2**  
SUITES BY HILTON

Sea Tac, WA

project phase:

sheet title:

FIRST FLOOR PLAN

revisions:

**FIRST FLOOR PLAN**

1/8" = 1'-0"



project no: sheet no:

drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

**A2.3**

project title:



Sea Tac, WA

project phase:

sheet title:

TYPICAL FLOOR PLAN

revisions:

project no: sheet no:

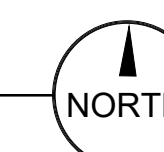
drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

A2.4



TYPICAL FLOOR PLAN

1/8" = 1'-0"



GUEST ROOM COUNT BREAKDOWN						
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	5TH FLOOR	TOTAL
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QUEEN STUDIO:	5	4	5	5	5	24
KING STUDIO - CONNECTING:	--	4	2	2	--	8
KING STUDIO - ACCESSIBLE:	--	--	2	2	2	6
KING STUDIO - ACCESSIBLE CONNECTING:	--	1	--	--	--	1
KING ONE BEDROOM - CONNECTING:	--	1	--	--	--	1
DOUBLE QUEEN	--	1	3	3	3	10
DOUBLE QUEEN - CONNECTING	--	2	--	--	--	2
	6	28	28	28	28	118

AREA CALCULATIONS	
FIRST FLOOR	12,035 SQ. FT.
SECOND FLOOR	13,388 SQ. FT.
THIRD FLOOR	13,388 SQ. FT.
FOURTH FLOOR	13,388 SQ. FT.
FIFTH FLOOR	13,388 SQ. FT.
TOTAL	65,587 SQ. FT.



**NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"

project title:

**HOME 2**  
SUITES BY HILTON

Sea Tac, WA

project phase:

sheet title:

BUILDING ELEVATIONS  
NORTH & SOUTH

revisions:

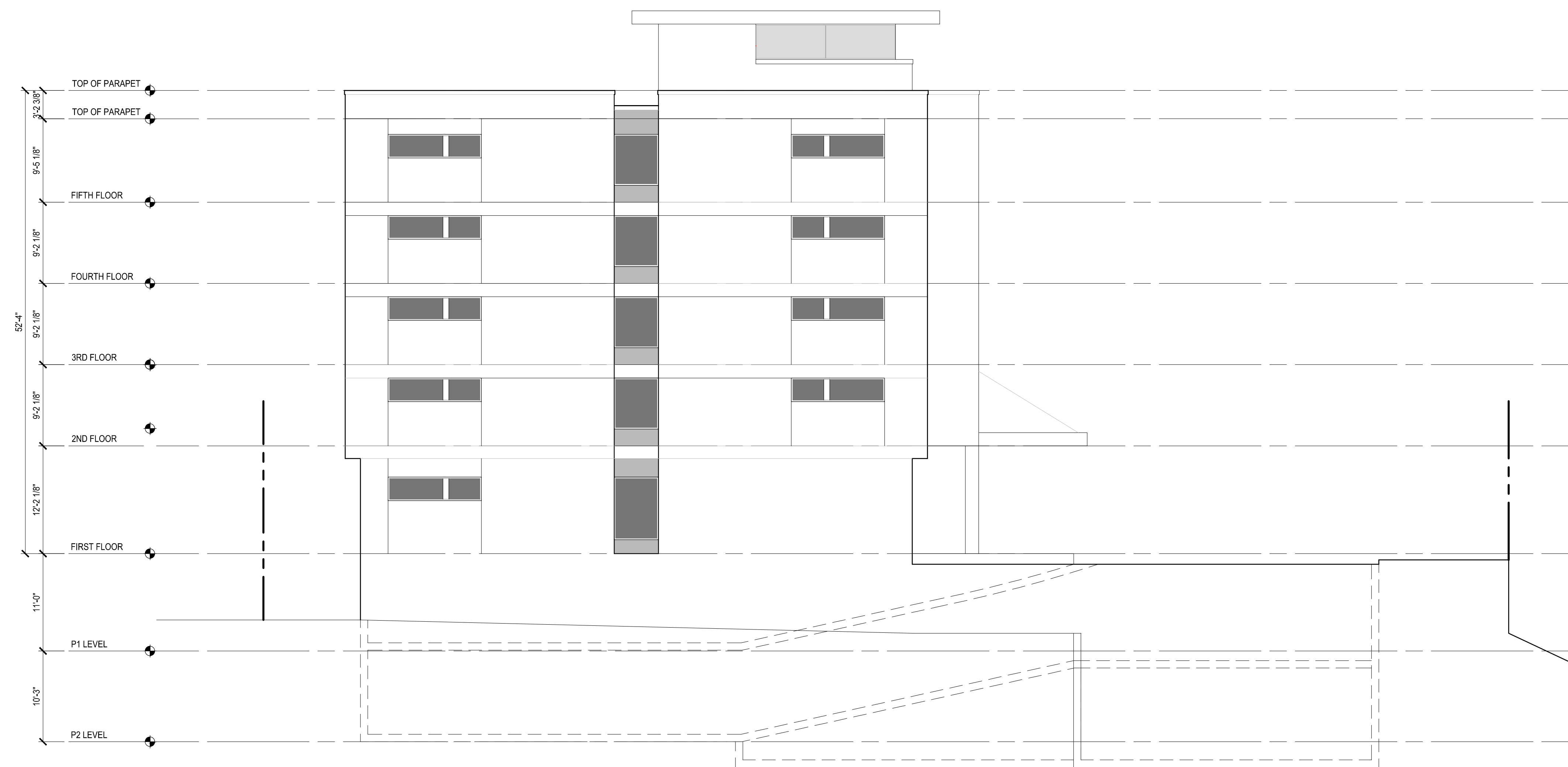
project no: sheet no:

drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

**A5.1**



WEST (28TH AVE STREET) ELEVATION  
SCALE : 1/8" = 1'-0"



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

project title:



Sea Tac, WA

project phase:

sheet title:

BUILDING ELEVATIONS  
WEST & EAST

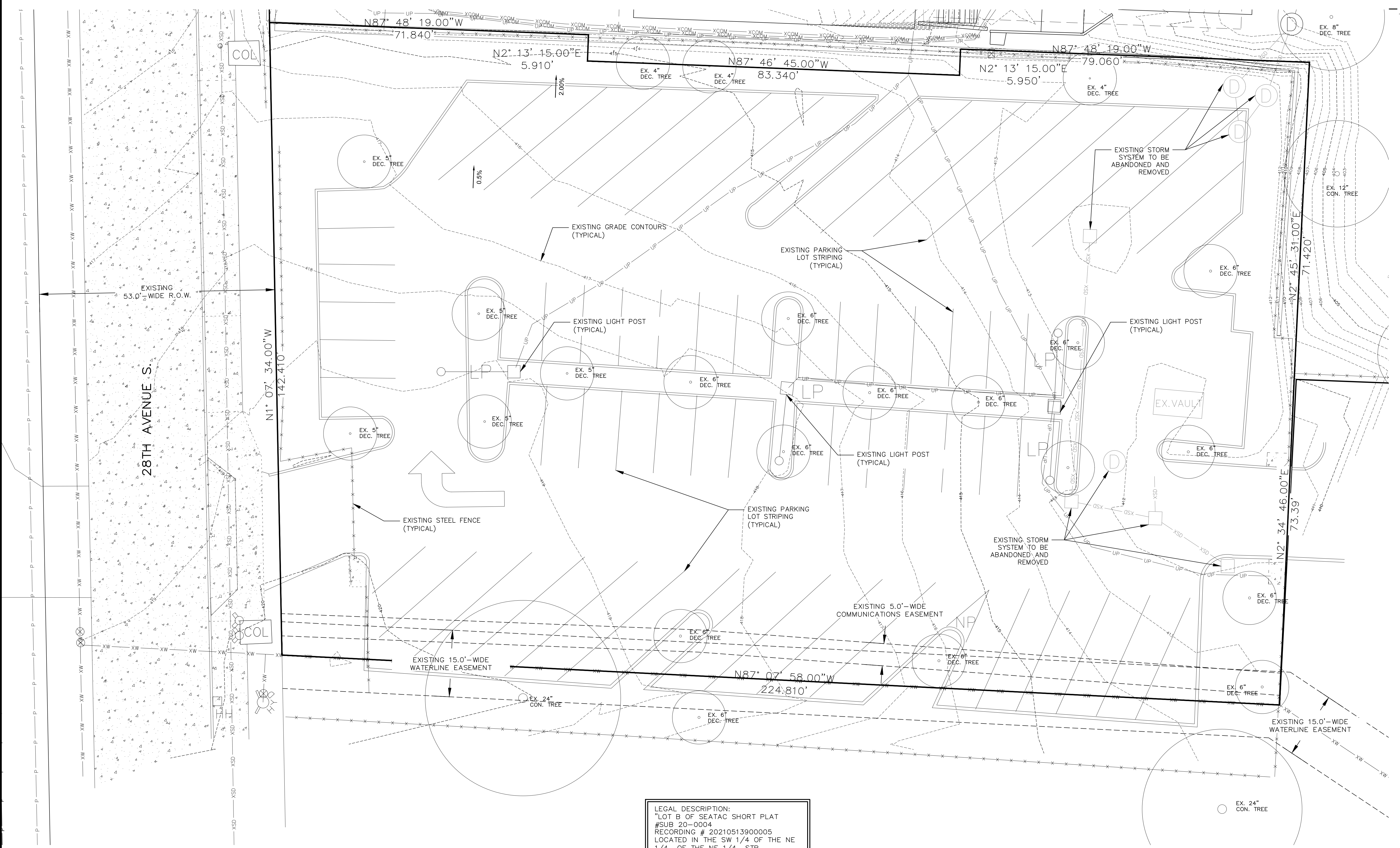
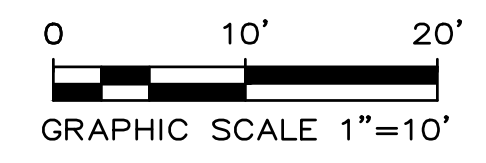
revisions:

project no: sheet no:

drawn:  
DH  
checked:  
DJ  
date:  
June 22, 2021

A5.2





LEGAL DESCRIPTION:  
 "LOT B OF SEATAC SHORT PLAT  
 #SUB 20-0004  
 RECORDING # 20210513900005  
 LOCATED IN THE SW 1/4 OF THE NE  
 1/4 OF THE NE 1/4 STR  
 04-22-04"

REVISIONS	BY

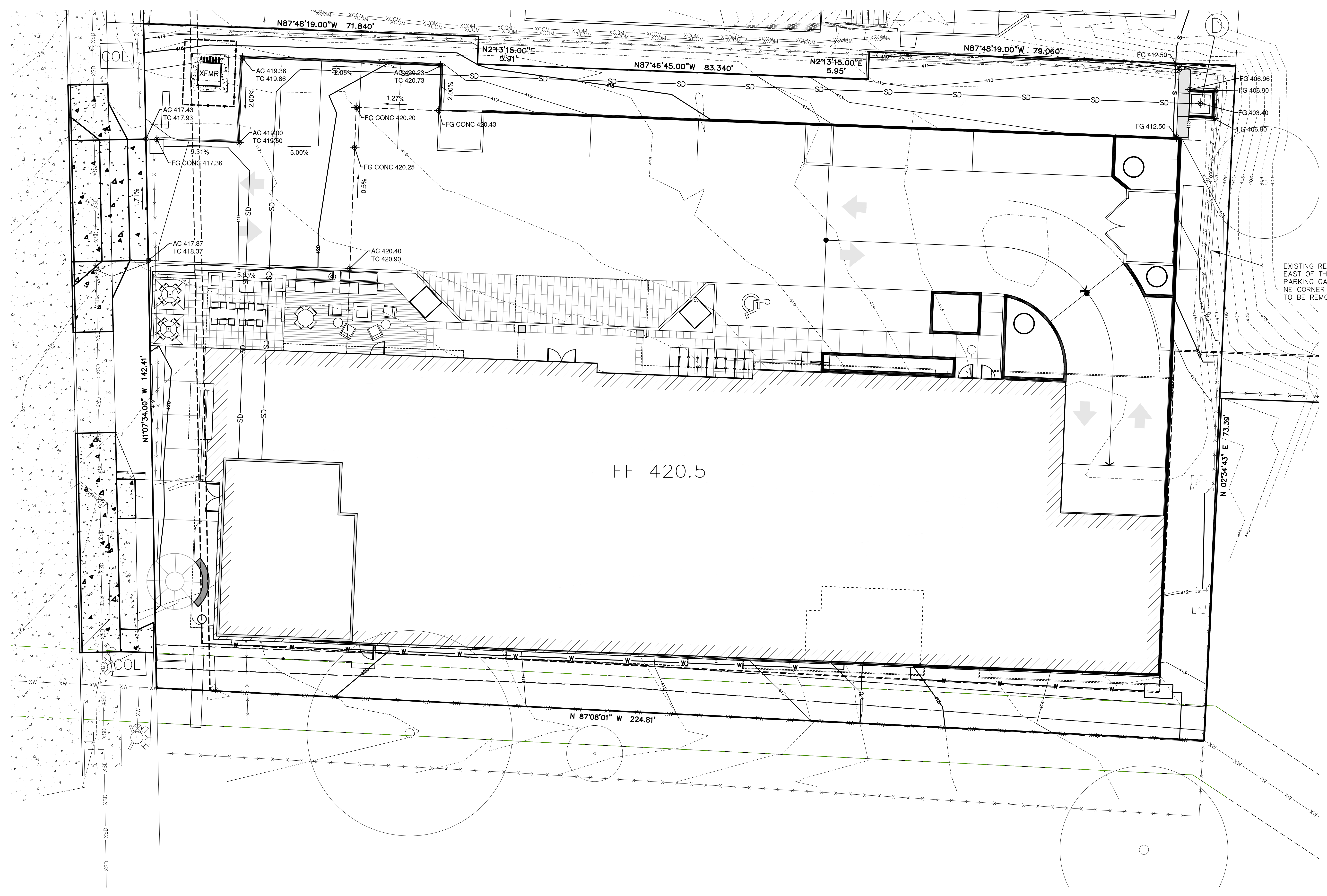
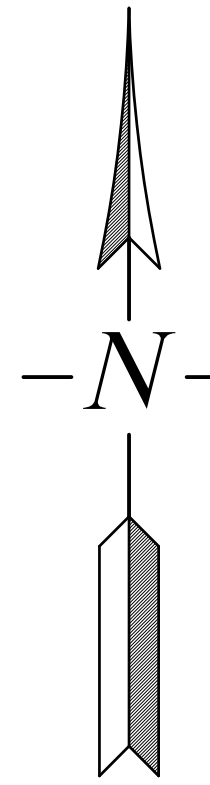
SeaTac Home2  
 Suites by Hilton  
 BHGAH 28TH STA, LLC

Existing Conditions Plan

**SISUL ENGINEERING**  
 376 PORTLAND AVENUE #97027  
 GLADSTONE, OREGON (503) 657-0188  
 DRAWING: 221-XXX-BASE.dwg

DATE	AUG. 2021
SCALE	AS NOTED
DRAWN	JDM
JOB	SVA17-012
SHEET	1
OF 4 SHEETS	

0 10' 20'  
GRAPHIC SCALE 1"=10'



EXISTING RETAINING WALL EAST OF THE PROPOSED PARKING GARAGE IN THE NE CORNER OF THE SITE TO BE REMOVED

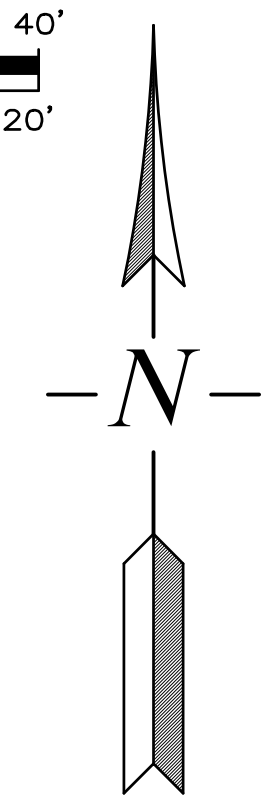
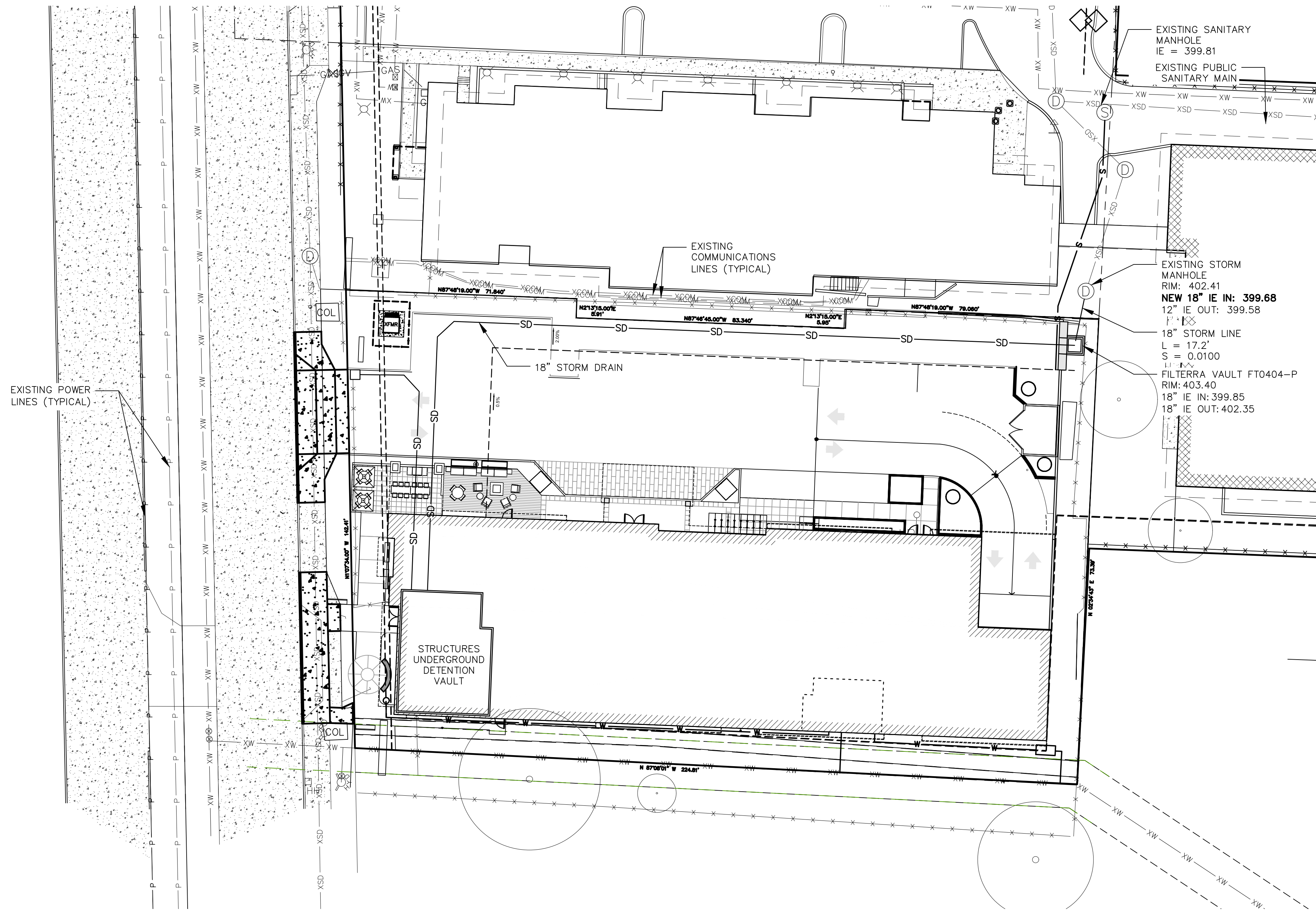
REVISIONS	BY

SeaTac Home2 Suites by Hilton  
BHGAH 28TH STA, LLC

Site and Grading Plan

**SISUL ENGINEERING**  
376 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: 221-XXX-BASE.dwg

DATE AUG. 2021  
SCALE AS NOTED  
DRAWN JDM  
JOB SVA17-012  
SHEET  
**Q2**  
OF 4 SHEETS



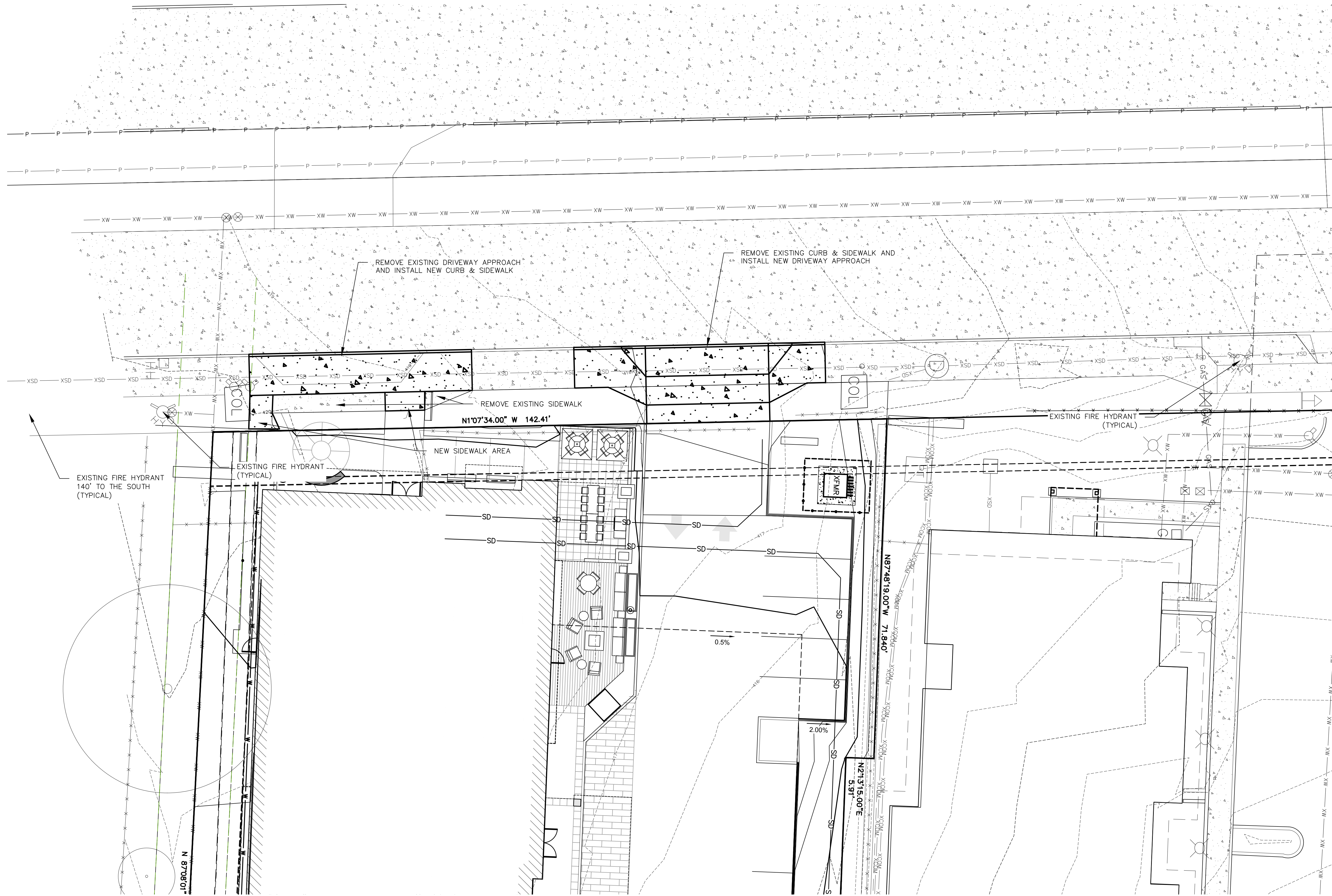
REVISIONS	BY

SeaTac Home2  
Suites by Hilton  
BHGAH 28TH STA, LLC

Utility Plan

**SISUL ENGINEERING**  
376 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: 221-XXX-BASE.dwg

DATE	AUG. 2021
SCALE	AS NOTED
DRAWN	JDM
JOB	SVA17-012
SHEET	<b>03</b>



REVISIONS	BY

SeaTac Home2 Suites by Hilton  
BHGAH 28TH STA, LLC

### Frontage Improvement Plan

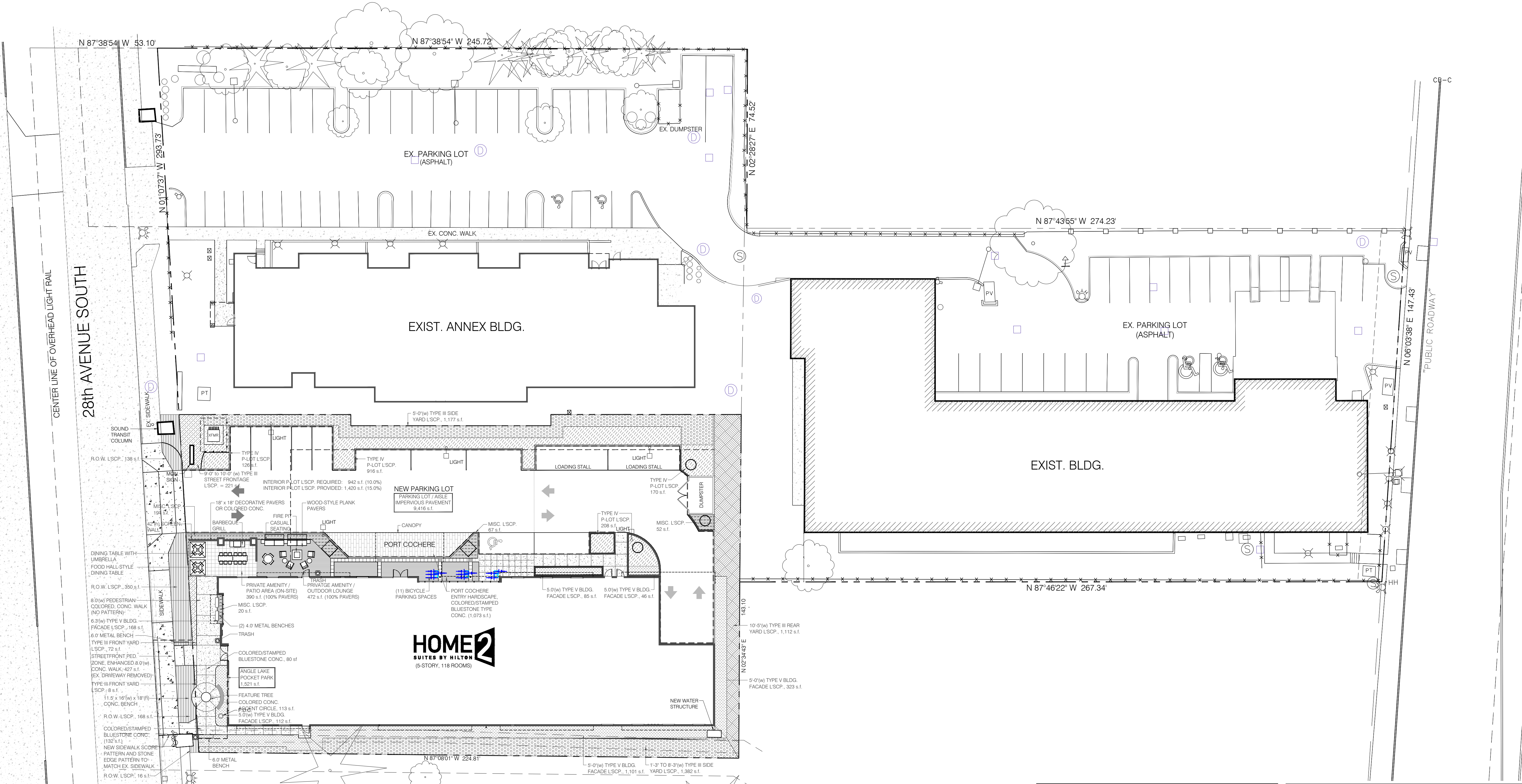
**SISUL ENGINEERING**  
376 PORTLAND AVENUE  
GLADSTONE, OREGON 97027  
(503) 657-0188  
DRAWING: 221-XXX-BASE.dwg

DATE AUG. 2021  
SCALE AS NOTED  
DRAWN JDM  
JOB SVA17-012

SHEET  
**C4**  
OF 4 SHEETS

# HOME 2 SUITES BY HILTON

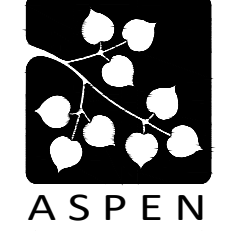
## PORTION OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, KING COUNTY, W.M.



### PROJECT LANDSCAPE CODE DATA


PROJECT ADDRESS:	19,260 28th AVENUE SOUTH SEA-TAC, WA 98158
TAX PARCEL NO.:	042204-9069, 9241, 9235, 9077, 9233, 9151
PROJECT SITE AREA:	COMPOSITE SITE: 109,081 s.f. (2.5 AC +/-) NEW HOTEL PARCEL: 32,549 s.f.
ZONING:	CB-C
EXISTING USE:	HOTEL
SURFACE PARKING STALLS:	10 STALLS AT NEW HOTEL SITE EXTERIOR, 124 TOTAL
BICYCLE PARKING - REQUIRED:	11 STALLS (BASED ON 106 REQ'D. VEHICULAR STALLS)
BICYCLE PARKING - PROVIDED:	11 STALLS
NEW HOTEL PARCEL:	
TYPE III FRONT YARD L.S.C.P.:	80 s.f.
TYPE III REAR YARD L.S.C.P.:	1,112 s.f.
TYPE III SIDE YARD L.S.C.P.:	2,559 s.f.
TYPE IV INTERIOR P-LOT L.S.C.P.:	1,420 s.f.
TYPE V BLDG. FACADE L.S.C.P.:	1,667 s.f.
MISC. L.S.C.P. AREAS:	333 s.f.
TYPE III ST. FRONTAGE L.S.C.P.:	221 s.f.
DECORATIVE CONC.:	390 s.f. (PATIO)
DECORATIVE CONC.:	472 s.f. (LOUNGE)
DECORATIVE CONC.:	1,073 s.f. (PORT COCHERE)
TOTAL ON-SITE LANDSCAPE:	9,327 s.f. (28.65% OF NEW HOTEL PARCEL)
OFF-SITE L.S.C.P. IN R.O.W.:	672 s.f.
ANGLE LAKE AMENITY / OPEN SPACE	
OPEN SPACE REQUIRED:	1,629 s.f. (5.00% OF NET SITE AREA)
OPEN SPACE PROVIDED:	1,521 s.f. (4.67% OF NET SITE AREA)

### DESIGN CONSULTANT




**ASPEN**  
ARCHITECTURE  
SITE PLANNING

ASPEN DESIGN GROUP  
P.O. BOX 2394  
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**

SCALE: 1" = 20.0'



GRAPHIC SCALE  
(IN FEET)

REV. BY	DATE	COMMENTS
1	P.D. 05-16-18	OWNER REVIEW
2	P.D. 07-15-19	CITY REVISIONS
3	P.D. 09-02-21	REV. BLDG. & PARKING
4		
5		

**DEVELOPER / OWNER**  
BHG&H Sea-Tac, LLC  
P.O. BOX 1670  
WILSONVILLE, OR, 97070  
JATIN PATEL  
REGIONAL MANAGER

**PROJECT ADDRESS**  
**HOME 2 SUITES**  
19260 28th AVENUE SOUTH  
SEA-TAC, WA 98158

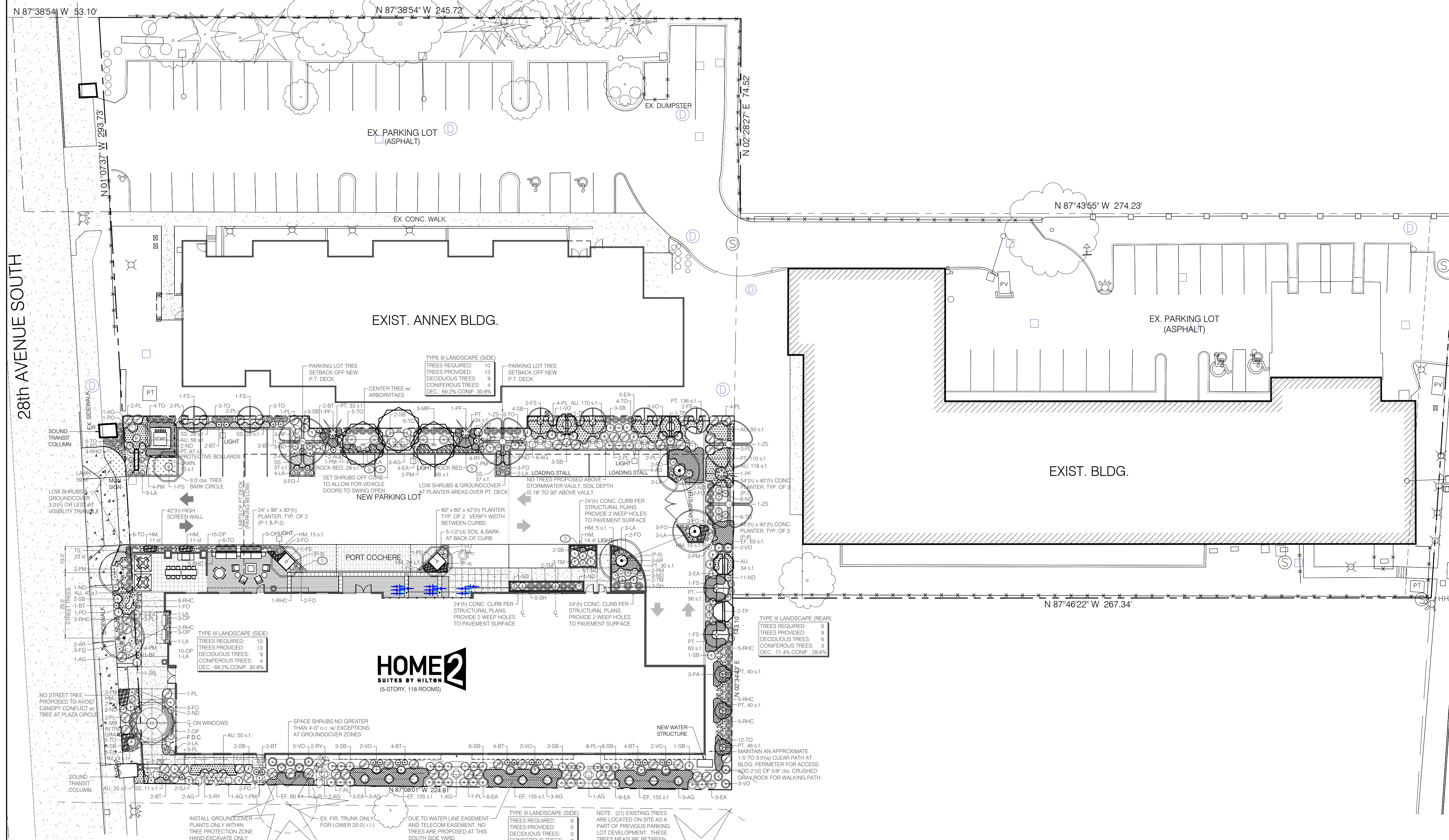
**HOME2 SUITES**  
SEA-TAC, WASHINGTON

**LANDSCAPE CODE PLAN**  
Permit Submittal

PROJECT NO. 22-WA-17  
PREPARED: P.J.D.  
DATE: 03-30-18  
SHEET:  
**L1.0**  
SHEET: 2 OF 5

# HOME 2 SUITES BY HILTON

## PORTION OF SECTION 4, TOWNSHIP 22 NORTH, RANGE 4 EAST, KING COUNTY, W.M.



### PROJECT DATA

PROJECT ADDRESS:	19,260 28th AVENUE SOUTH SEA-TAC, WA 98158
TAX PARCEL NO.	042204-9069, 9241, 9235, 9077, 9233, 9151
PROJECT SITE AREA:	109,081 S.F. (2.5 ACRES +/-)
ZONING:	CB-C
EXISTING USE:	HOTEL
TOTAL PARKING STALLS:	10 STALLS (EXTERIOR SURFACE)

### PLANTER POT SCHEDULE

SMALL "A":	#PCL2432 - "PONTO", 24" dia. x 32" (h), DARK WINE/SAND
(1) 2 GAL.	OPHIPOGON PLANISCAPUS 'NIGRESCENS' (CENTER)
(3) 4" POT	IPOMOEA MARGUERITE (PERIMETER, SET TO TRAIL)
MEDIUM "B":	#PCL3036 - "PONTO", 30" dia. x 36" (h), DARK WINE/SAND
(1) 5 GAL.	BERBERIS THUNBERGIANA 'ORANGE ROCKET' (CENTER)
(3) 1 GAL.	HEUCHERA MICROCARPA 'PISTACHE' (PERIMETER)
LARGE "C":	#PCL3039 - "PONTO", 39" dia. x 39" (h), DARK WINE/SAND
(1) 5 GAL.	CUPRESSUS MACROCARPA 'WILMA GOLDCREST' (CENTER)
(5) 1 GAL.	HEUCHERA MICROCARPA 'CREME BRULEE' (PERIMETER)

PLANTERS TO HAVE AN INTERNAL RESERVOIR & CAPPED SIPHON TUBE.

FILL PLANTERS w/ BLACK GALL ALL-PURPOSE POTTING SOIL - w/2"(d) LAYER OF "PRO-TOAST" HARDWOOD CHIPS PROVIDED BY "WOODCO USA" (www.Pro-Toast.com)

PLANTERS SHALL BE PER "OLD TOWN FIBERGLASS, INC." CONTACT CHERI RATAY AT (cd\_design14@comcast.net) or www.oldtownfiberglass.com

### 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 L1.1
- BARK MULCH  
FINE TO MEDIUM BARK, HEMLOCK / FIR, PLACED TO A MINIMUM OF 3".
- DECORATIVE ROCK BEDS (169 S.F.)  
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.
- UTILITARIAN ROCK BEDS  
5/8" dia. GRAY CRUSHED ROCK w/ FINES, LIGHTLY COMPACTED FOR A SUITABLE WALKING SURFACE. 2" DEPTH. COLOR SHALL BE BEIGE WHERE INDICATED.

### BOULDER SCHEDULE

1. MEDIUM	4. MEDIUM
2. MEDIUM	5. MEDIUM
3. 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

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

DECIDUOUS TREES						DECIDUOUS SHRUBS					
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#
AR		ACER RUBRUM 'KARPIC'	KARPIC RED MAPLE	2.00" cal.	5	BT		BERBERIS THUNBERGIANA 'BAGATELLE'	BAGATELLE RED BARBERRY	2 Gal.	26
FS		FAGUS SYLVATICA 'DAWKY'S PURPLE'	DAWKY'S PURPLE BEECH	1.75" cal.	8	EA		EUONYMUS ALTA 'COMPACTA'	DWARF BURNING BUSH	5 Gal.	37
MR		MALLUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE	1.75" cal.	4	LA		LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	MUNSTEAD LAVENDER	1 Gal.	29
PS		PRUNUS SARGENTII 'COLUMNARIS'	COLUMNAR SARGENT CHERRY	1.75" cal.	3	ND		NANDINA DOMESTICA 'GULFSTREAM'	GULFSTREAM NANDINA	5 Gal.	38
PS		PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA CHERRY	1.75" cal.	3	RHC		RHODODENDRON 'HINO-CRIMSON'	HINO-CRIMSON AZALEA	2 Gal.	38
ZS		ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2.00" cal.	4	SJ		SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIRAEA	3 Gal.	47
						VO		VIORNUM OPULUS 'NANUM'	DWARF CRANBERRY BUSH	5 Gal.	20

EVERGREEN TREES						EVERGREEN SHRUBS					
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#
PF		PINUS FLEXILIS 'VANDERWOLF'	VANDERWOLF PINE	6'(h) Min.	2	AG		ABELIA GRANDIFLORA 'ED GOUCHER'	ED GOUCHER ABELIA	5 Gal.	34
PO		PICEA OMORIKA 'RIVERSIDE'	RIVERSIDE SERBIAN SPRUCE	6'(h) Min.	2	PL		PRUNUS LAURO 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	5 Gal.	48
TP		THUJA PLICATA 'VIRESCENS'	VIRESCENS RED CEDAR	6'(h) Min.	4	PM		PINUS MUGO 'SHERWOOD COMPACT'	SHERWOOD COMPACT PINE	3 Gal.	26
						RY		RHODODENDRON Y. 'KEN JANECK'	KEN JANECK RHODODENDRON	1.5'(w)	14
						SH		SARCOCCOA H. 'PURPLE STEM'	PURPLE STEM SWEETBOX	3 Gal.	8
						TM		TAXUS MEDIA 'HICKS'	HICKS UPRIGHT YEW	6.0'(h)	7
						TO		THUJA OCCIDENTALIS 'SMARGD'	EMERALD GREEN ARBORVITAE	8.0'(h)	67

GROUNDCOVER PLANTS						ORNAMENTAL GRASS / FERNS / VINES					
KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#	KEY	ABR.	BOTANICAL NAME	COMMON NAME	SIZE	#
AU		ARCTOSTAPHYLOS UVA-URSI	KINKININICK	1 Gal.	506 s.f.	AU		ARCTOSTAPHYLOS UVA-URSI	KINKININICK	1 Gal.	506
EF		EUONYMUS FORTUNEI 'COLORATA'	WINTERCREEPER	1 Gal.	588 s.f.	HM		HEUCHERA M. 'LIME MARMALADE'	LIME MARMALADE CORAL BELLS	1 Gal.	116 s.f.
HM		HEUCHERA M. 'LIME MARMALADE'	LIME MARMALADE CORAL BELLS	1 Gal.	116 s.f.	PT		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 Gal.	576 s.f.
PT		PACHYSANDRA TERMINALIS	JAPANESE SPURGE	1 Gal.	576 s.f.	SS		SEDUM SPATHIFOLIUM 'CAPE BLANCO'	CAPE BLANCO SEDUM	1 Gal.	141 s.f.
SS		SEDUM SPATHIFOLIUM 'CAPE BLANCO'	CAPE BLANCO SEDUM	1 Gal.	141 s.f.	TS		THYMUS SERPYLLUM 'PINK CHINTZ'	PINK CHINTZ THYME	1 Gal.	23 s.f.
TS		THYMUS SERPYLLUM 'PINK CHINTZ'	PINK CHINTZ THYME	1 Gal.	23 s.f.						

### DESIGN CONSULTANT

LANDSCAPE ARCHITECTURE SITE PLANNING

ASPEN DESIGN GROUP  
P.O. BOX 2394  
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

NORTH

SCALE: 1" = 20.0'

GRAPHIC SCALE (IN FEET)

PROJECT NO. 22-WA-17  
PREPARED: P.J.D.  
DATE: 08-31-21  
SHEET:

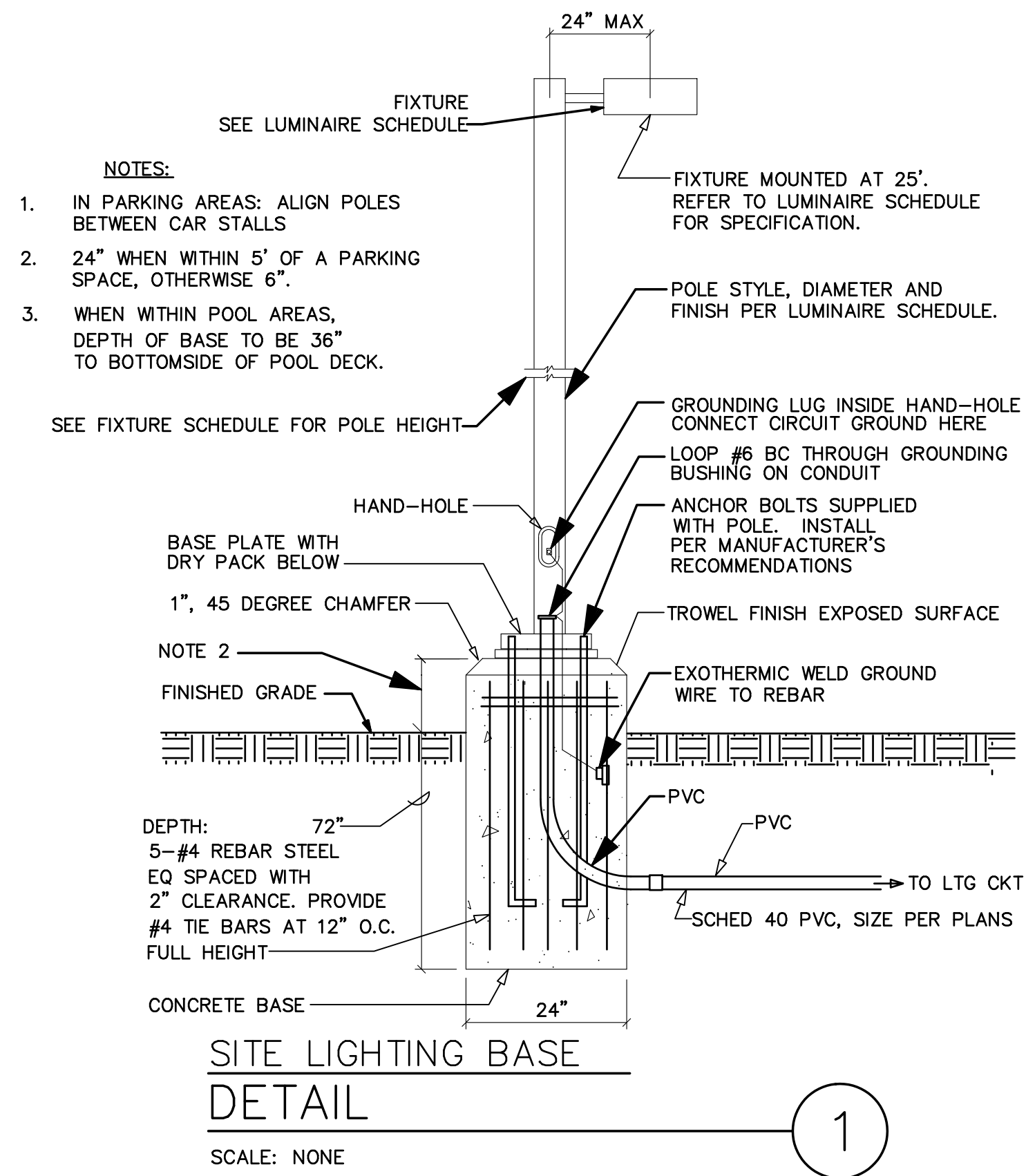
REV. BY	DATE	COMMENTS	
1	P.D. 05-16-18	OWNER REVIEW	
2	P.D. 07-15-19	CITY REVISIONS	
3	P.D. 09-02-21	CITY REVISIONS	
4			
5			

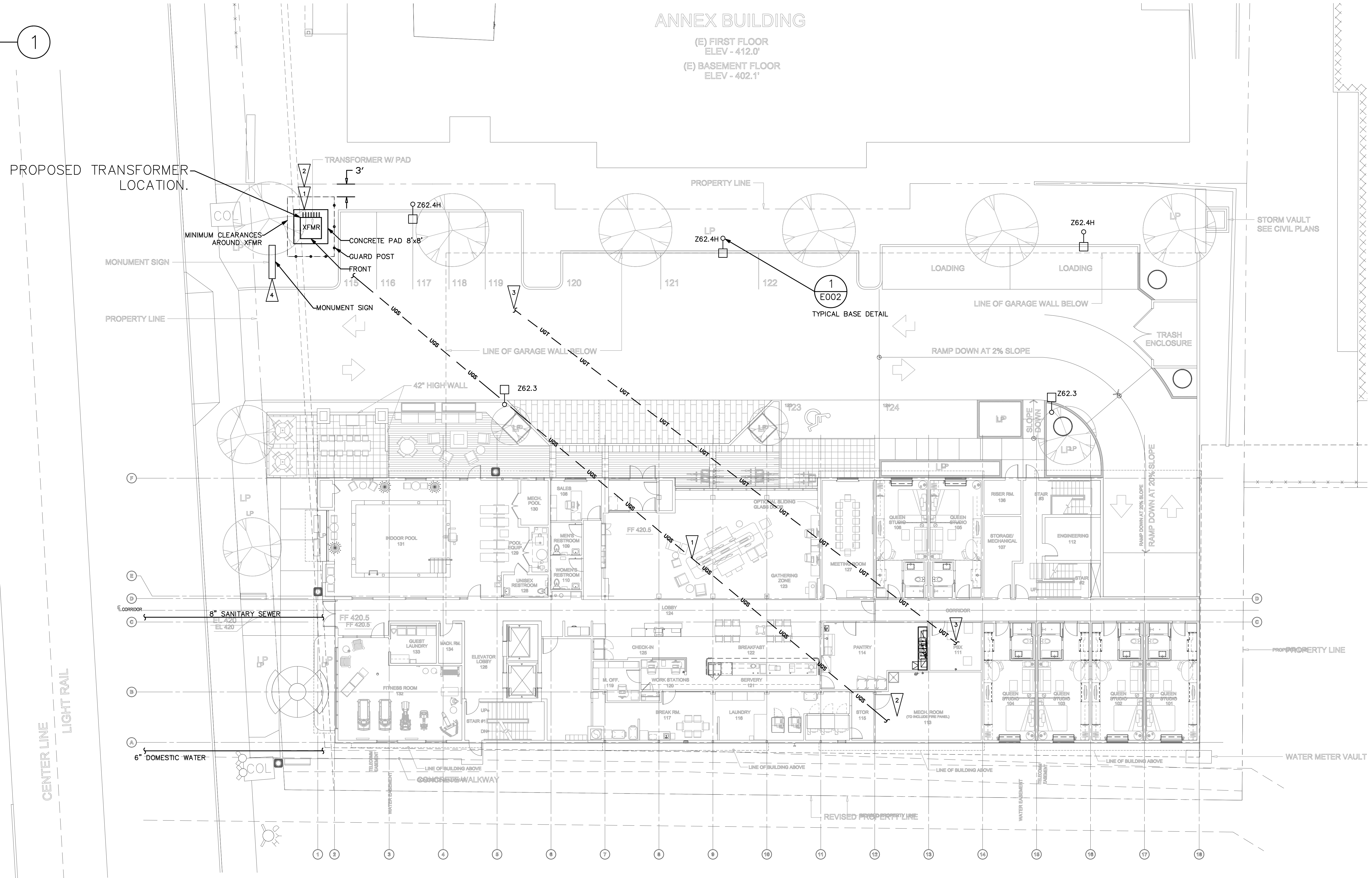
DEVELOPER / OWNER	BHGAF Sea-Tac, LLC
PROJECT ADDRESS	HOME 2 SUITES 19260 28th AVENUE SOUTH SEA-TAC, WA 98158
DEVELOPER / OWNER	JATIN PATEL REGIONAL MANAGER

PROJECT ADDRESS	HOME 2 SUITES 19260 28th AVENUE SOUTH SEA-TAC, WA 98158
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- FLAG NOTES:**
- ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT UNDERGROUND FROM THE TRANSFORMER PAD TO MAIN ELECTRICAL SWITCHGEAR LOCATED IN ELECTRICAL ROOM. SEE SINGLE LINE DIAGRAM. COORDINATE ROUTING WITH WATER AND SEWER PIPES. MAINTAIN MINIMUM CODE CLEARANCES AND ANY OTHER UTILITY REQUIREMENTS PRIOR TO WORK.
  - ELECTRIC METER LOCATION PER UTILITY STANDARDS. COORDINATE EXACT LOCATION WITH PLANNER.
  - ELECTRICAL CONTRACTOR TO INSTALL (2)-4" CONDUIT UNDERGROUND FROM THE TELEPHONE UTILITY VAULT TO MAIN TELCO BOARD AND STUB-UP CONDUITS ABOVE FLOOR FINISH. FIELD VERIFY EXACT POINT OF ENTRANCE LOCATION WITH PROVIDER.
  - ELECTRICAL CONTRACTOR TO COORDINATE EXACT LOCATION OF MONUMENT SIGN BEFORE ROUGH-IN WITH OWNER, PROJECT MANAGER AND VENDOR. REFER TO APPROVED SHOP DRAWINGS.



**SITE POWER & LIGHTING PLAN**  
SCALE: 3/32" = 1'-0"



REV #	DESCRIPTION	DATE
1	Site Development	9/1/21

Home2 Suites  
19260 28th Ave. S.  
Seattle, WA

PROJECT #:	879-008
DRAWN BY:	BO
CHECKED BY:	SE
DATE:	9/1/21
SHEET TITLE:	Site Utility Water, Sewer, Power and Lighting Plan

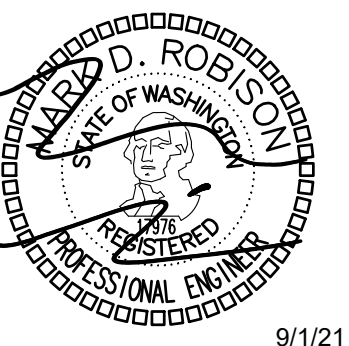
SHEET NO.  
**E002**

EXTERIOR LUMINAIRE SCHEDULE

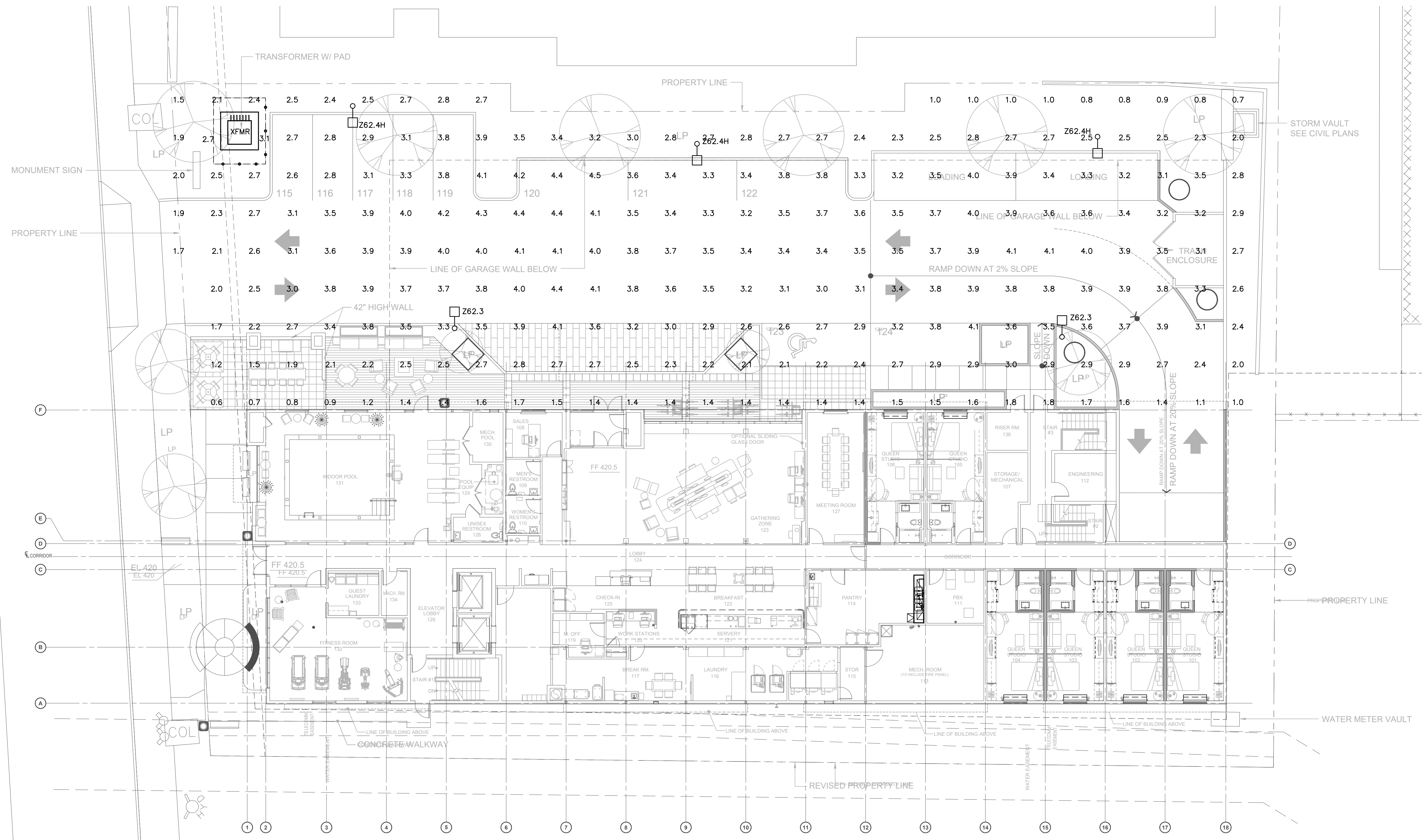
CALLOUT	SYMBOL	MOUNTING	DESCRIPTION	MODEL	VOLTS	TYPE	LAMPING	WATTAGE	NOTES
Z62.3		25' POLE	SITE POLE LIGHT - TYPE III	LUMARK - PRV A25 D UNV T3 SA BZ 7030 3000K MAXIMUM	208V 2P 2W	NON-DIMMING	(1) 87W LED	87	CONTRACTOR FURNISHED - CONTRACTOR INSTALLED
Z62.4H		25' POLE	SITE POLE LIGHT - TYPE IV - HOUSE SIDE SHIELD	LUMARK - PRV A40 D UNV T4 SA BZ HS 7030 3000K MAXIMUM	208V 2P 2W	NON-DIMMING	(1) 143W LED	143	CONTRACTOR FURNISHED - CONTRACTOR INSTALLED

General Photometric Schedule

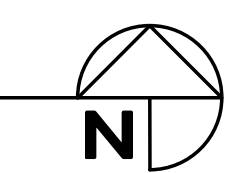
AVERAGE FOOT-CANDLES	2.88
MAXIMUM FOOT-CANDLES	4.5
MINIMUM FOOT-CANDLES	0.6
MINIMUM TO MAXIMUM FC RATIO	0.14
MAXIMUM TO MINIMUM FC RATIO	7.26
AVERAGE TO MINIMUM FC RATIO	4.69



REV # DESCRIPTION DATE  
Site Development 9/1/21



SITE PHOTOMETRICS PLAN  
SCALE: 3/32" = 1'-0"



Home2 Suites  
19260 28th Ave. S.  
Seattle, WA

PROJECT #: 879-008  
DRAWN BY: BO  
CHECKED BY: SE  
DATE: 9/1/21  
SHEET TITLE:

Site Photometrics Plan

SHEET NO.

E003

FILE NAME: