

ARCHITECTURAL KEY NOTES	
A1	ASPHALT PAVEMENT
A2	STAMPED CONCRETE DRIVE
A3	PAVERS
A4	CONC. WALK
A5	FIRE PIT
A6	GAS BBQ.
A7	DUMPSTER ENCLOSURE - CMU WALLS - EXT. FINISH TO MATCH BUILDING - PROVIDE HOSE BIBB
A8	HIGH STRENGTH CONC.
A9	BENCH
A10	LIGHT BOLLARD - SEE NOTE E1
A11	PARKING LOT LIGHT STANDARD
A12	MONUMENT SIGN
A13	STANDARD PARKING SPACE 9' X 18'
A14	COMPACT PARKING SPACE 8' X 15'
A15	ACCESSIBLE PARKING SPACE 9' X 18'
A16	ACCESSIBLE PARKING LOAD AREA 5' WIDE
A17	ACCESSIBLE VAN PARKING LOAD AREA 8' WIDE
A18	2' PARKING OVERHANG OVER LOW LANDSCAPING
A19	6" CONC. CURB
A20	ACCESSIBLE RAMP
A21	ELECTRIC CHARGING STATION LOCATION
A22	BUILDING FOOTPRINT - GROUND LEVEL.
A23	EDGE OF PORTE COCHERE CANOPY ABOVE
A24	LANDSCAPING
A25	RAISED PLANTER
A26	MECHANICAL UNIT - CONDENSER
A27	ELECTRICAL VAULT
A28	CONC. WHEEL STOP
A29	ACCESSIBLE PARKING SIGN
A30	DETECTIBLE WARNING - TRUNCATED DOME TILE

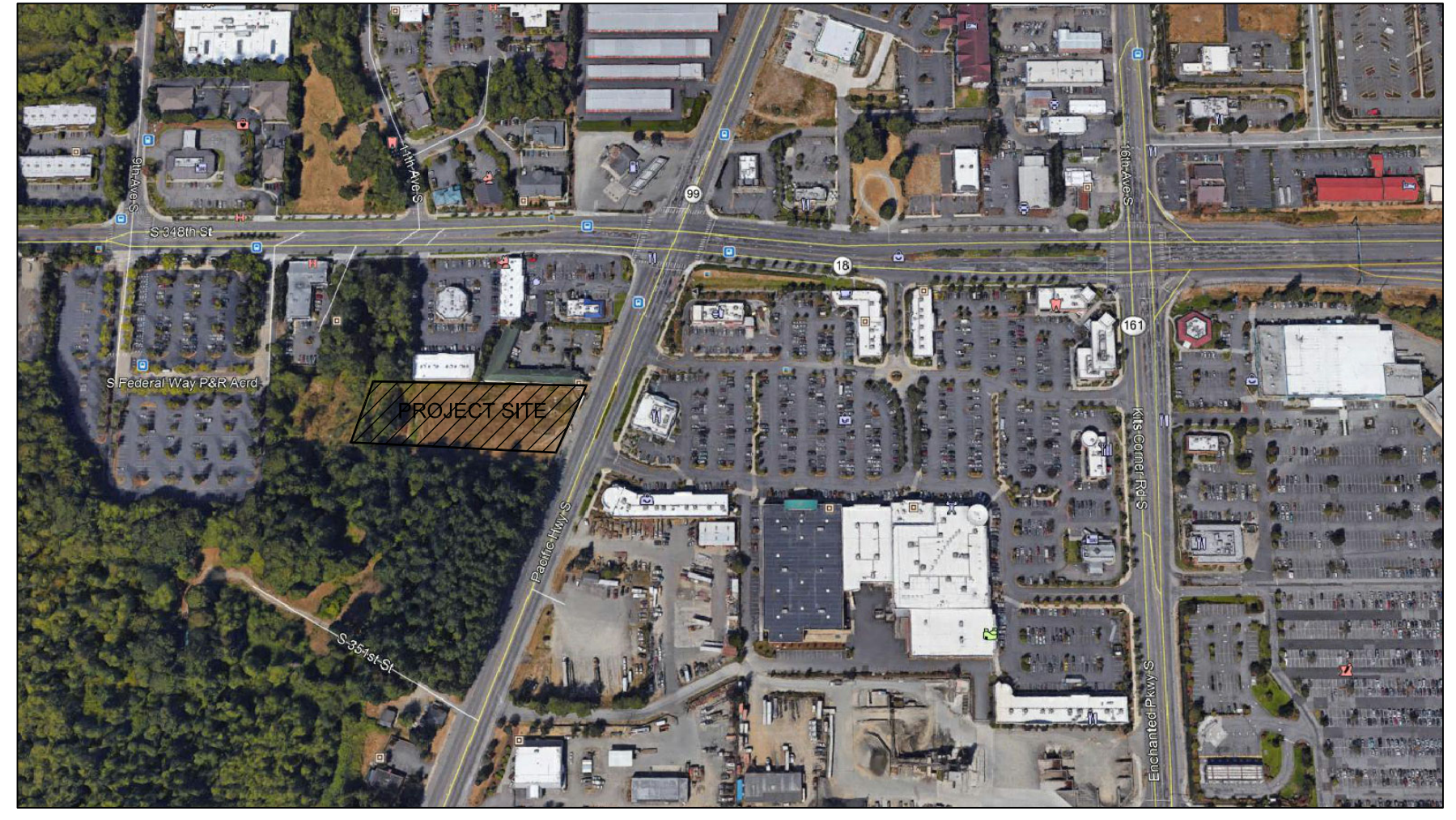
SITE LEGEND	
---	PROPERTY LINE
---	CRITICAL AREAS LINE
---	CONTOUR LINE
---	PARKING OVERHANG LINE
---	RIGHT-OF-WAY CENTER LINE
[Hatched Box]	BUILDING FOOTPRINT
[Symbol]	PARKING LOT POLE LIGHT
[Symbol]	KEY NOTE
[Symbol]	CAMERA LOCATION - SEE SITE PHOTOS
[Symbol]	SPOT ELEVATION

SITE AREAS	
SITE AREA	121,678.60 SQ. FT. 2.79 ACRES
BUILDING FOOTPRINT	14,249 SQ. FT.
BUILDING LOT COVERAGE	11.7 %
CRITICAL AREAS	40,846 SQ. FT.
RIGHT-OF-WAY	0 SQ. FT.
PUBLIC PURPOSE	0 SQ. FT.
NET LAND AREA	80,832.60 SQ. FT. 1.86 ACRES

BUILDING AREAS	
FLOOR LEVEL	AREA
1ST FLOOR	14,227 SQ. FT.
2ND FLOOR	13,770 SQ. FT.
3RD FLOOR	13,770 SQ. FT.
4TH FLOOR	13,770 SQ. FT.
<b>TOTAL</b>	<b>55,537 SQ. FT.</b>

PARKING COUNT	
PARKING STALL TYPE	QUANTITY
STANDARD	64
COMPACT	22
ADA (1 VAN)	4
<b>TOTAL</b>	<b>90</b>

GUEST ROOM COUNT					
ROOM TYPE	FLOOR LEVEL				
	1	2	3	4	T
STUDIO KING	3	8	8	8	27
STUDIO KING END	0	1	1	0	2
ACCESSIBLE KING STUDIO	1	0	0	0	1
STUDIO Q/Q	5	10	10	10	35
STUDIO Q/Q END	2	2	2	2	8
STUDIO Q/Q X	0	1	1	1	3
ACCESSIBLE STUDIO QQ	0	1	1	0	2
ONE BEDROOM QUEEN	1	3	3	3	10
ACC. ONE BEDROOM QUEEN	1	0	0	0	1
<b>TOTAL</b>	<b>12</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>90</b>



VICINITY MAP

### SITE PLAN DATA

**JOB ADDRESS:**  
(TBD) PACIFIC HIGHWAY SOUTH  
FEDERAL WAY, WA 98003

**ARCHITECT:**  
DALE SWEENEY - ARCHITECT  
5715 143RD PLACE S.E.  
BELLEVUE, WA 98006  
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**ZONING:** CE

**PROJECT DESCRIPTION**  
PROPOSED DEVELOPMENT OF A 4-STORY, WOOD FRAMED, 90 UNIT HOTEL. LANDSCAPE AND SITE IMPROVEMENTS ARE INCLUDED. SEE SEPARATE LANDSCAPE AND CIVIL PERMIT FOR SITE RELATED PARKING, GRADING AND DRAINAGE, AND LANDSCAPE FEATURES.

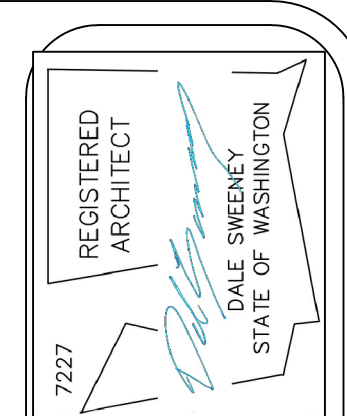
### AVERAGE GRADE CALCULATION

**HOTEL BUILDING AVERAGE EXISTING GRADE**  
SUM OF 11 EXISTING GRADES AT PERIMETER OF PROPOSED HOTEL (253.80, 255.98, 256.30, 256.50, 255.97, 255.40, 255.35, 255.15, 254.50, 253.85, 255.40) = 2,808.20 / 11 = 255.29'

SUM OF PROPOSED AVERAGE GRADES AT PERIMETER. 1ST FLOOR - ALL PROPOSED ELEVATIONS ALONG THE PERIMETER ARE AT 257.25. AVERAGE GRADE = 257.25  
DIFFERENCE BETWEEN EXISTING AND PROPOSED AVERAGE GRADES = -1.75'; THUS THE A.B.E. PER CODE WILL BE THE LOWEST GRADE, OR THE EXISTING AVERAGE ELEVATION OF 255.29'

HIGHEST POINT OF ROOF FROM AVERAGE EXISTING GRADE = (255.29' + 3'10.06') = 55.45'  
PER FW 19.240.090 HOTELS ZONING CHART, CE ZONING, 45' A.A.B.E. (ABOVE AVERAGE BUILDING GRADE) TO 55' A.A.B.E. AND 4 STORES IS ALLOWED 1 ADDED FT. SETBACK FOR EACH 1 FT. - 17' EXTRA SETBACK REQUIRED. AT HIGHEST ROOF = 62'-0" - MAX. 55'-0" ALLOWED --- AT NORTH SIDE - 6'-0" OVER 5'-0" SETBACK = 45'-0" + 6'-0" = 51'-0" - 50'-2 1/2" PROPOSED.  
PROPOSED MINIMUM SIDE YARD SETBACK = 14'-10" (APPROX.) AT HOTEL.

RECEIVED  
OCT 30 2019  
CITY OF FEDERAL WAY  
COMMUNITY DEVELOPMENT



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Bellevue, WA 98006

JOB NO:  
DATE:  
DRAWN BY: Author  
CHECKED BY: Checker  
RISD:

REVISIONS  
Revision Description  
PERMIT SUBMITTAL  
NO. DATE  
1 8/22/2017

**TOWNE PLACE SUITES**  
**HOTEL CONCEPTS**  
**FEDERAL WAY, WA**

PRELIMINARY DRAWINGS - NOT FOR CONSTRUCTION

**SITE PLAN**

PRINT DATE:  
10/24/2019 3:15:45 PM

**SHEET NO.**  
**A100**