

PROJECT TEAM

PROJECT: 18-5009-01A
DATE: APRIL 2ND, 2018

OWNER / DEVELOPER
MUCKLESHOOT INDIAN TRIBE
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OPERATOR
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PROJECT DATA

LEGAL OWNER :
MUCKLESHOOT INDIAN TRIBE

BUILDING ADDRESS:
6501 RAILROAD AVE, SNOQUALMIE, WA 98065

LEGAL DESCRIPTION :

PARCEL # 302408-9065

POR GL 9 BEG AT N 1/4 COR OF SEC TH S 00-22-10 W 1009.43 FT TO SLY MGN ST RD #2 TH NWLY ALG SD RD 524.51 FT TH N 48-38-50 E 166.66 FT TO PT DESIGNATED AS PT "A" TH N 35-23-40 W 635 FT TO N LN OF SEC TH E 595.86 FT TO BEG LESS ST RD LESS CO RD LESS POR DAF-BEG AT SD PT "A" TH N 35-23-40 W 543.97 FT TO PT ON CRV RAD 80 FT RADIAL BEARING OF N 04-10-19 E TH ELY ALG SD CRV THROUGH C/A OF 16-55-07 DIST 23.62 FT TH S 68-54-34 E 83.20 FT TH S 61-18-46 E 15.73 FT TO TAN CRV TO RGT RAD 75 FT TH SELY ALG SD CRV THROUGH C/A OF 41-01-46 ARC DIST 53.71 FT TO REVERSE CRV RAD 427.56 FT TH SELY ALG SD CRV THROUGH C/A 24-46-08 ARC DIST 184.83 FT TH S 45-03-08 E 283.94 FT TH S 52-40-55 E 35.81 FT TO TAN CRV TO RGT RAD 35.50 FT TH SELY SLY & SWLY ALG SD CRV THROUGH C/A OF 134-35-36 ARC DIST 83.39 FT TO PT ON N R/W LN OF TOKUL RD SD PT LY ON CRV RAD 317.25 FT RADIAL BEARING OF S 09-56-13 W TH NWLY ALG SD CRV THROUGH C/A OF 17-32-14 ARC DIST 97.10 FT TH N 62-31-33 W DIST 76.90 FT TO PT LY S 48-38-50 W FROM PT OF BEG (PT "A") TH N 48-38-50 E 19.01 FT TO POB LESS POR OF SD GL 9 CONVEYED TO CITY OF SNOQUALMIE UNDER REC NO 20050630001949

PARCEL # 192408-9041

POR OF FOLG DESC PROP LY EAST OF EAST MGN OF ROW OF STATE RD NO 2 (AKA SR 202) LY IN GOVT LOTS 2 - 3 & 4 STR 19-24-08 DAF - BEG AT SOUTH 1/4 OF SD SEC 19 TH ALG THE EAST LN OF GOVT LOT 3 N 00-29-50 E A DIST OF 1322.18 FT TO NE COR OF SD LOT 3 TH ALG THE NORTH LN OF SD LOTS 3 AND 2 N 89-02-00 W A DIST OF 2290.00 FT M/L TO LEFT BANK OF SNOQ RIVER TH NLY ALG SD LEFT BANK OF RIVER TO WEST LN OF SD SEC 19 TH ALG THE WEST LN OF SD SEC 19 S 01-21-20 W A DIST OF 1660.00 FT M/L TO SW COR OF SD SEC 19 TH ALG THE SOUTH LN S 88-50-20 E A DIST OF 377.16 FT TH N 05-49-20 W A DIST OF 44.19 FT TH N 15-12-20 E A DIST OF 56.04 FT TH N 08-06-10 W A DIST OF 198.73 FT TH N 60-13-00 W DIST OF 120.23 FT TH N 11-48-20 E DIS TOF 208.86 FT TH N 00-53-00 E DIST OF 213.90 FT TH N 21-33-20 W DIST OF 45.59 FT TH S 78-52-20 E DIST OF 489.80 FT TH S 21-27-00 W DIST OF 184.22 FT TH S 31-28-10 DIST OF 89.19 FT TH N 55-33-50 E DIST OF 630.43 FT TH S 35-23-40 E A DIST OF 1054.95 FT TAP ON SOUTH LN OF SEC SEC TH ALG SD SOUTH LN S 88-50-20 E A DIST OF 595.86 FT TO POB

PARCEL # 192408-9035

POR OF SW 1/4 OF SE 1/4 LY NWLY OF WLY MGN OF ADOLPH WELLER ROAD

PARCEL# 302408-9082

GL 8 IN SEC 30-24-08 LY NLY & WLY OF CO RDS

SITE AREA:

1,990,450 SF

VICINITY MAP



ZONING SUMMARY

USE CODE

PARCEL # 302408-9065: BUSINESS RETAIL 2
PARCEL # 192408-9041: PLANNED RESIDENTIAL
PARCEL # 192408-9035: PLANNED RESIDENTIAL
PARCEL # 302408-9082: PLANNED COM/INDUSTRIAL

OCCUPANCY

R-1 RESIDENTIAL GROUP
A-3 CONFERENCE
B SPA

TYPE OF CONSTRUCTION

TYPE V-A, 1-HR FULLY SPRINKLERED

BUILDING HT. PER ZONE: 75'-0"

BUILDING HT. PER IBC, TABLE 504.3: 70'-0"

STORIES ABOVE GRADE PER IBC TABLE 504.4: (4) STORIES

BUILDING AREA: IBC 506.2

HOTEL: IBC 506.2.3

$A_A = [NS \times I] \times S_A$ EQUATION 5-2

$[36,000 + (12,000 \times .75) \times 4] = 180,000$ sf MAX

PROPOSED:

BASEMENT:	32,990 SF
FIRST FLOOR:	45,830 SF
SECOND FLOOR:	39,630 SF
THIRD FLOOR:	39,630 SF
FOURTH FLOOR:	39,630 SF
TOTAL:	197,710 SF

CONFERENCE/EVENT: IBC 506.2.1

BASE ALLOWANCE: 46,000 SF

PROPOSED: 25,700 SF

SPA & LOUNGE: IBC 506.2.3

BASE ALLOWANCE: 54,000 SF

PROPOSED: 16,800 SF

OCCUPANCY SEPARATION

CONFERENCE/EVENT (A-3) TO HOTEL (R-1): 1-HR

HOTEL (R-1) TO SPA & LOUNGE (B): 1-HR

FIRE SEPARATION 1-HR

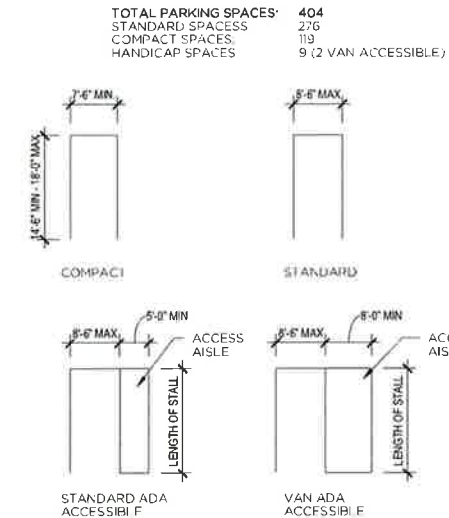
WALLS BETWEEN SLEEPING UNITS WILL BE CONSTRUCTED AS FIRE PARTITIONS PER IBC 708 AND 420.2

CORRIDOR WALLS WILL BE 30 MIN RATED PER IBC 1020.1

HORIZONTAL SEPARATIONS 1-HR

FLOOR ASSEMBLIES SHALL BE CONSTRUCTED IN ACCORDANCE OF IBC 711 AND 420.3

HOTEL PARKING SUMMARY



HOTEL UNIT BREAKDOWN

PHASE I

FIRST FLOOR

DELUXE	9
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	18

SECOND FLOOR

DELUXE	17
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	26

THIRD FLOOR

DELUXE	17
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	26

FOURTH FLOOR

DELUXE	17
PREMIER	4
ONE BEDROOM	1
PRESIDENTIAL SUITE	1
TOTAL	23

TOTAL

DELUXE	60
PREMIER	26
ONE BEDROOM	4
PRESIDENTIAL SUITE	1
TOTAL	93 KEYS

PHASE III

FIRST FLOOR

DELUXE	14
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	23

SECOND FLOOR

DELUXE	14
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	23

THIRD FLOOR

DELUXE	14
PREMIER	8
ONE BEDROOM	1
PRESIDENTIAL SUITE	0
TOTAL	23

FOURTH FLOOR

DELUXE	14
PREMIER	4
ONE BEDROOM	1
PRESIDENTIAL SUITE	1
TOTAL	20

TOTAL

DELUXE	56
PREMIER	26
ONE BEDROOM	4
PRESIDENTIAL SUITE	1
TOTAL	89 KEYS



PROJECT DATA

APPENDIX A
THE SALISH LODGE AND SPA EXPANSION

PR/PCI MASTER PLAN · APRIL 2, 2018