



SCALE:
AS NOTED

PROJECT MANAGER:
GEOFF E. TAMBLE, PE

PROJECT ENGINEER:
GEOFF E. TAMBLE, PE

DESIGNER:
DOMINIQUE GABALDON

ISSUE DATE:
1/19/2011

NO	DATE	BY	1/2/11	CT	CITY REQUIRED REVISIONS

PRELIMINARY UTILITY PLAN

TUKWILA TAGO TIME
RESTAURANT BUILDING

NMWC 152ND & TUKWILA INTERNATIONAL BLVD
CITY OF TUKWILA
WASHINGTON

01/19/2011

JOB NUMBER:
10-080

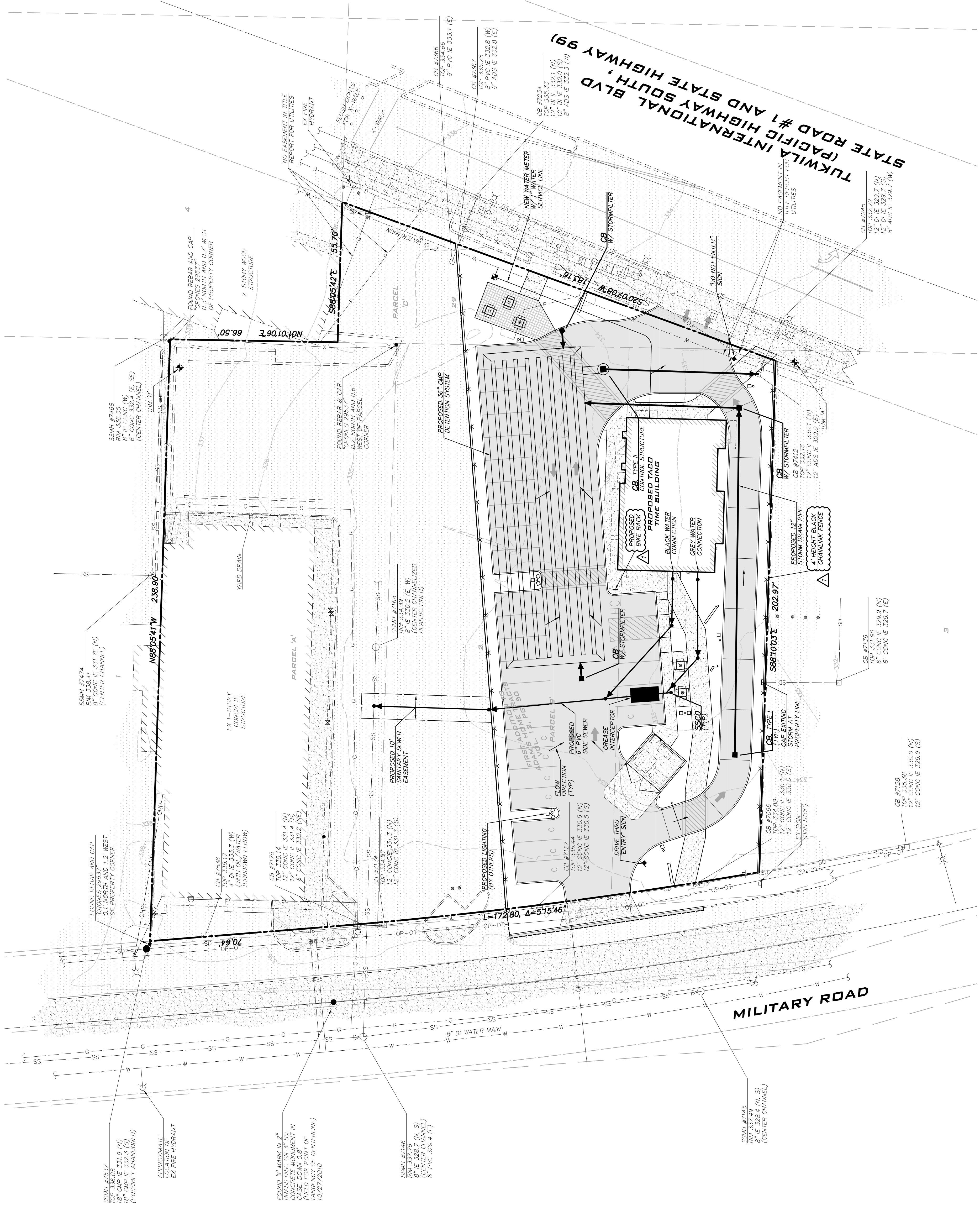
SHEET NAME:
PU-01

SHT **3** OF **3**

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES. TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL, THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 1-800-424-5655 AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

SW 1/4, NW 1/4, SEC 22, TWP 23N, RGE 4E, W.M.



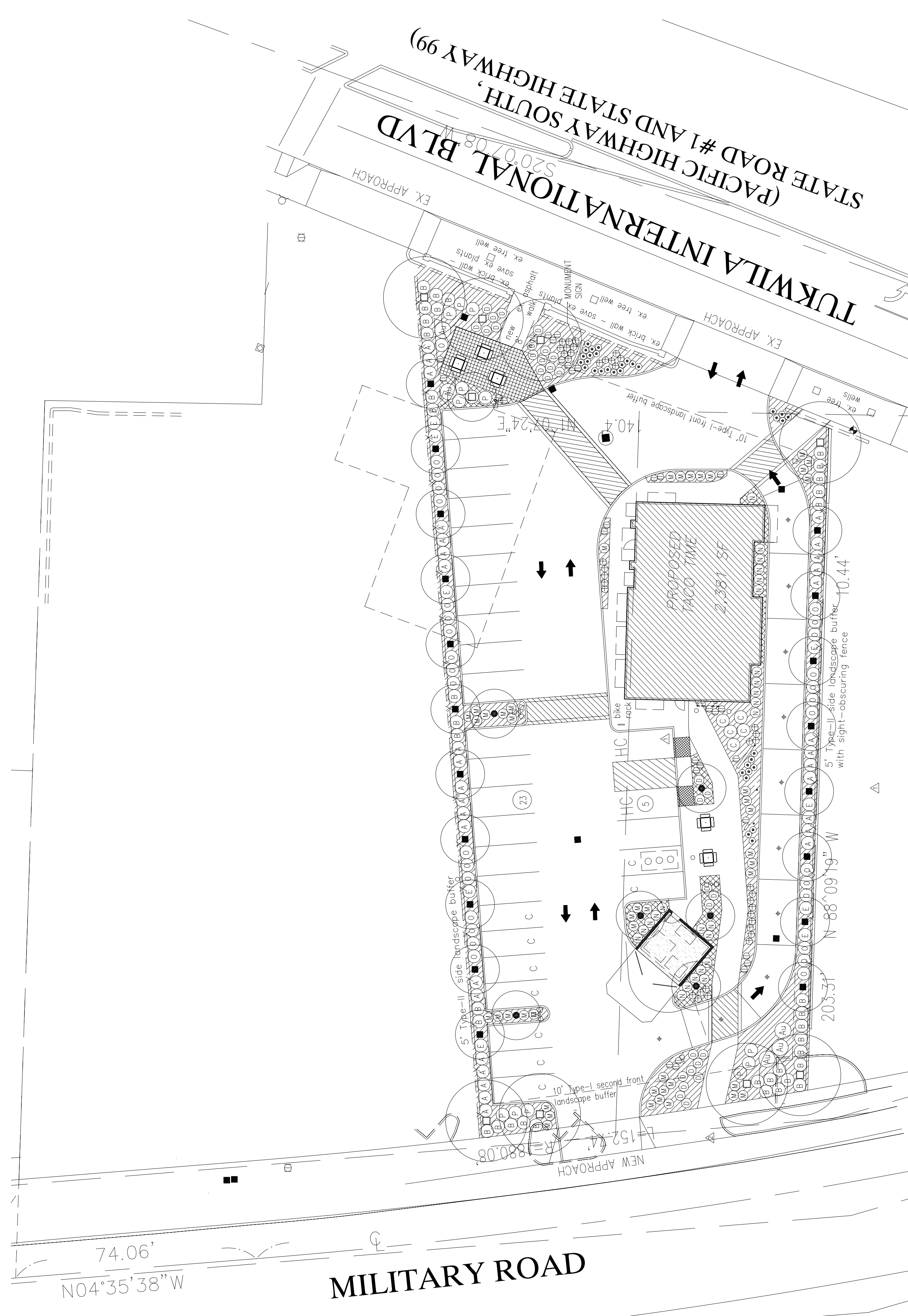
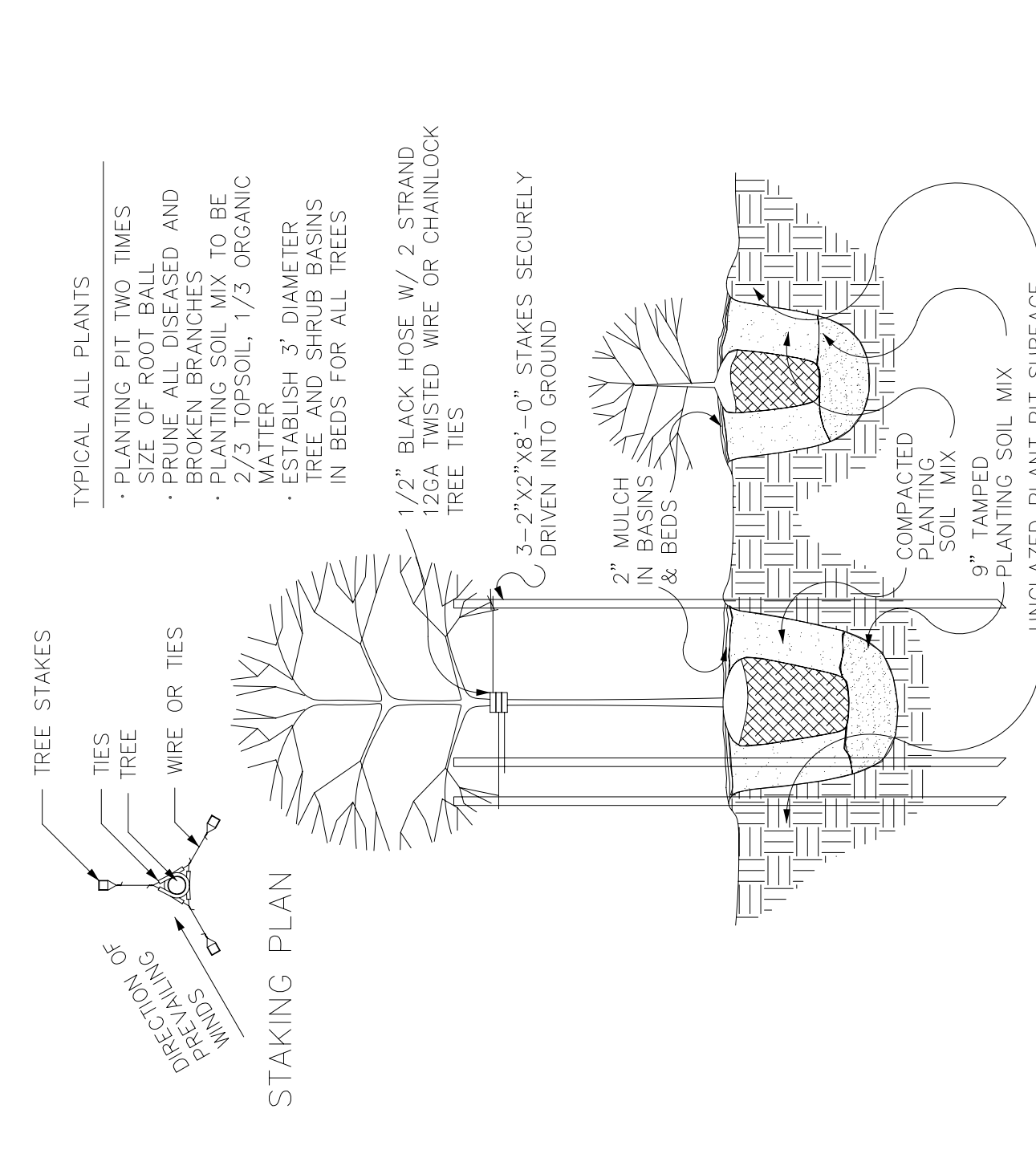
PLANT LIST

symbol botanical/common name quant. size/root/spacing/remarks

symbol	botanical/common name	quant.	size/root/spacing/remarks
TREES			
⊙	Acer palmatum 'Sango Kaku' / Coral-bark	1	1" cal. min., B&B, specimen form
⊙	Japanese Maple	19	2" cal. min., B&B, 20' o.c., clear trunk to 6' ht., full
⊙	Acer rubrum 'Bowall' / Bowhall Red Maple	7	2" cal. min., B&B, 30' o.c., clear trunk to 6' ht., full
⊙	Fraxinus pennsylvanica 'Cirmzam'	6	2" cal. min., B&B, space as shown, clear trunk to 6' ht., full
⊙	Cinnamom. Ash 'Glenn's Form'		
⊙	Pyrus calleryana 'Flowering Pear'		
SHRUBS			
A	Abelia grandiflora 'Edward Goucher' / Edward Goucher Abelia	52	18" ht. min., 4' o.c., full
Au	Arctostaphylos 'Compacta' / Compact Strawberry-tree	5	18" ht. min., 4' o.c., full
B	Berberis verrucosa / Marty Barberry	37	18" ht. min., 4' o.c., full
C	Chrysothamnus 'Newport Orange'	5	18" ht. min., 4' o.c., full
D	Escallonia 'Newport Dwarf' / C. Winged E.	31	18" ht. min., 4' o.c., full
E	Festuca glauca 'Elijah Blue/E.B. Fescue'	34	15" sp. min., 2' o.c., full
Δ	Hebe 'Autumn Glory' / Compact	30	15" sp. min., 2' o.c., full
M	Monarda aquilifolia 'Compacta' / Compact Oregon-grape	47	15" ht. min., 3' o.c., full
N	Nandina domestica 'Compacta' / Compact Heavenly-bamboo	25	15" ht. min., 3' o.c., full
Δ	Nassella tenuissima / Mexican Feather Grass	37	1 gal. can. min., 2' o.c., full
P	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laur	29	18" ht. min., 4' o.c., full
	GROUND COVER Plant in triangular pattern	12	15" sp. min., 3' o.c., full
	Arctostaphylos uva-ursi / Kinikinnick	1,500	1 gal. can., 24" o.c.
	Rubus roletii aka R. pentaloba / Creeping Rubus	360	4" pots, 18' o.c.

NOTES

1. Meet all the requirements of the City of Tukwila.
2. It is the landscape contractor's responsibility to determine quantities. If discrepancy occurs between the plant list and the plan, the greater number shall be used.
3. An automatic irrigation system shall be designed and installed with 100% coverage. Overwatering shall be avoided. Place the deduct water adjacent to the domestic water meter. The system shall include an automatic shut-off device.
4. In all planting areas, remove 18" of existing soil under the demolished asphalt and replace with topsoil or 3-way mix in 6 lifts and compacted to 85%. Soil or soil mix to contain mycorrhizae strains.



PRELIMINARY LANDSCAPE PLANTING PLAN

SCALE: 1" = 20'-0"

ALIGNED WITH SURVEY

NORTH

DATE	REVISIONS
11-19-11	delete Military Rd. sign
11-13-11	add plant list symbols, bike rack & south fence

Taco Time Restaurant
NNWC 152nd & Tukwila International Blvd.
Tukwila, WA

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 landscape architecture & site planning
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 Renton, WA 98058

DATE: 12-21-10
 JOB NO. 10-2042

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Hermina Ehlrich
 State of Washington
 Registered Landscape Architect
 License No. 395
 Expires 03/31/12

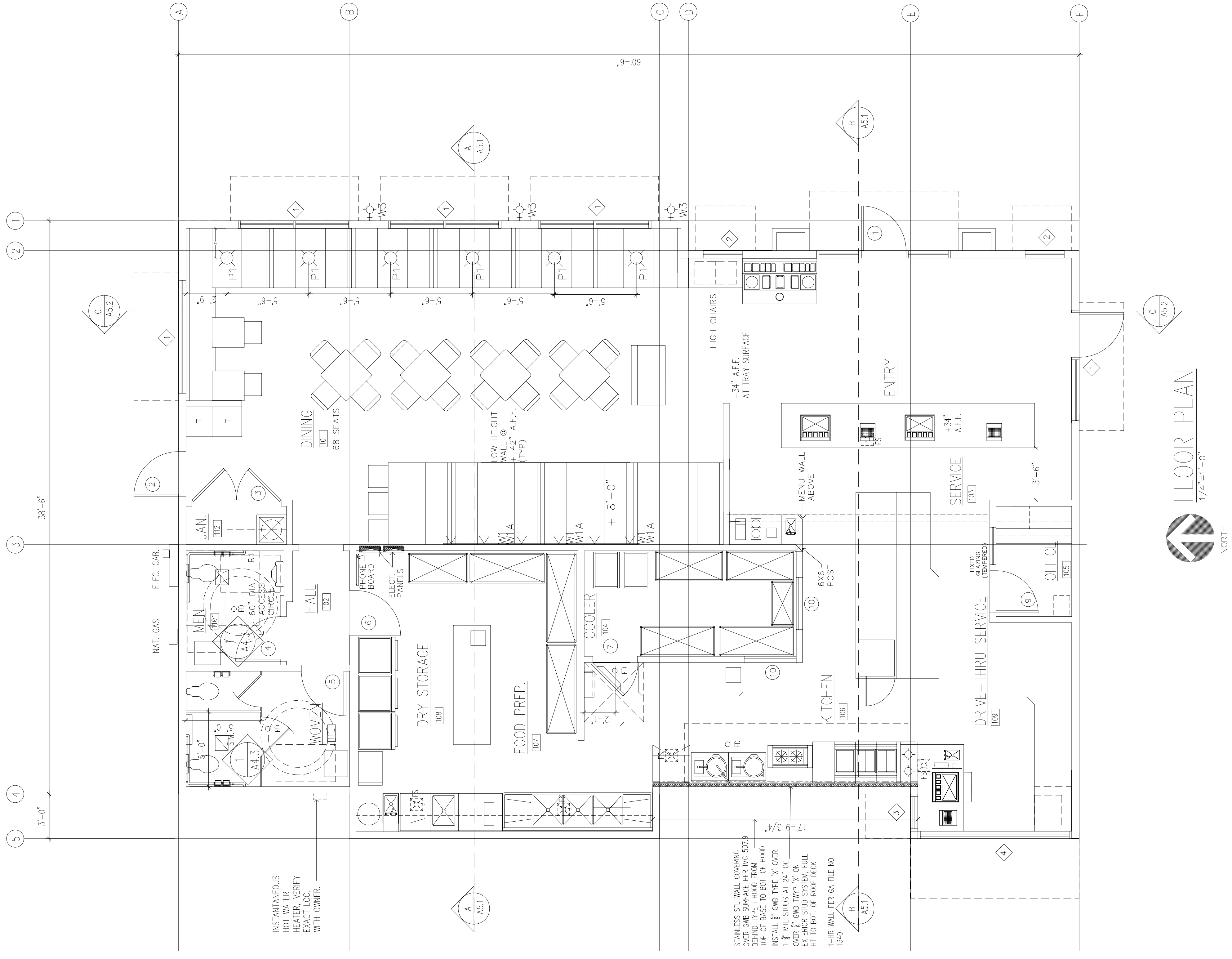
Hermina Ehlrich
 Certificate No. 395
 Expires 03/31/12


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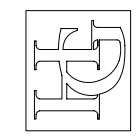




FLOOR PLAN
 1/4" = 1'-0"

NO.	DATE	REVISIONS
1	12-21-10	SUBMIT DESIGN REVIEW
2		

Taco Time Restaurant
15037 Tukwila International Blvd.
Tukwila, WA 98188



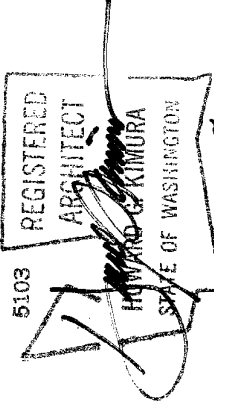
H.G. Kimura
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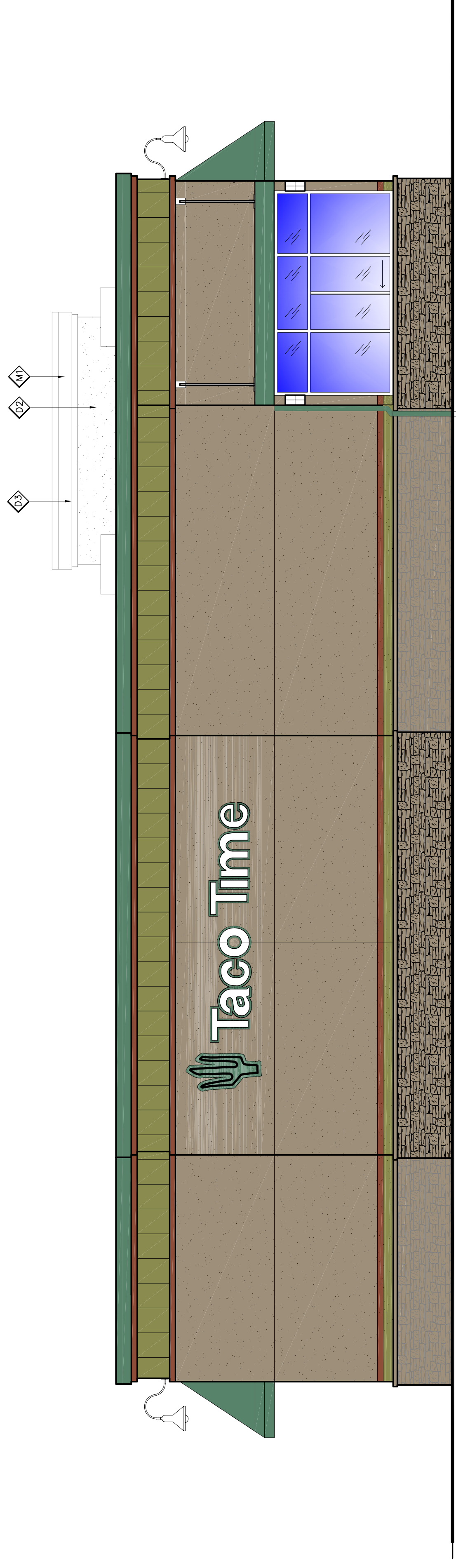
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Tel: 425.766.5000 Fax: 425.271.2383
18012 W. Lake Drive DR. SE Renton, WA 98058

DATE: 12-21-10

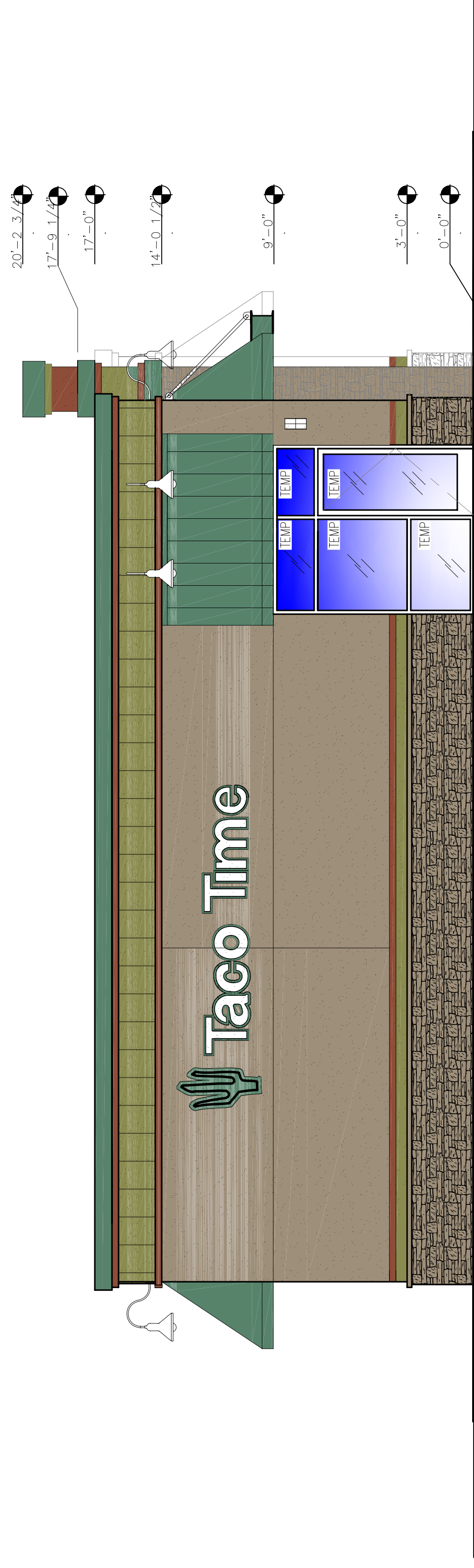
JOB NO. 10-2042

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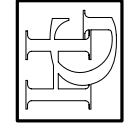


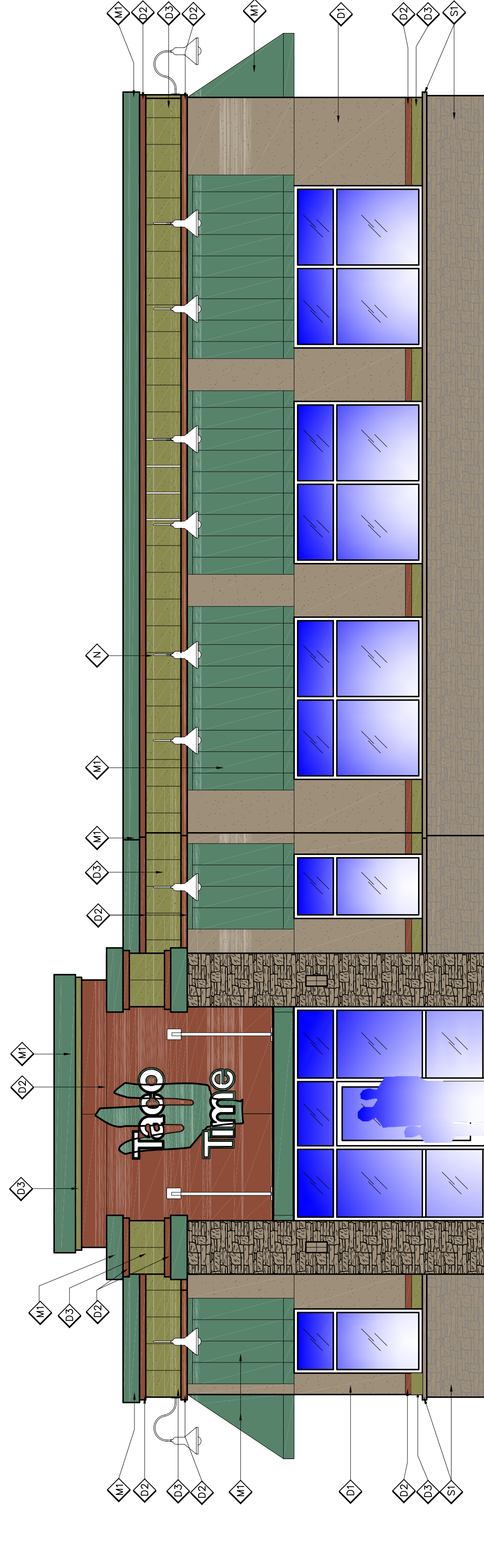


South Elevation
 $\frac{1}{4}'' = 1'-0''$

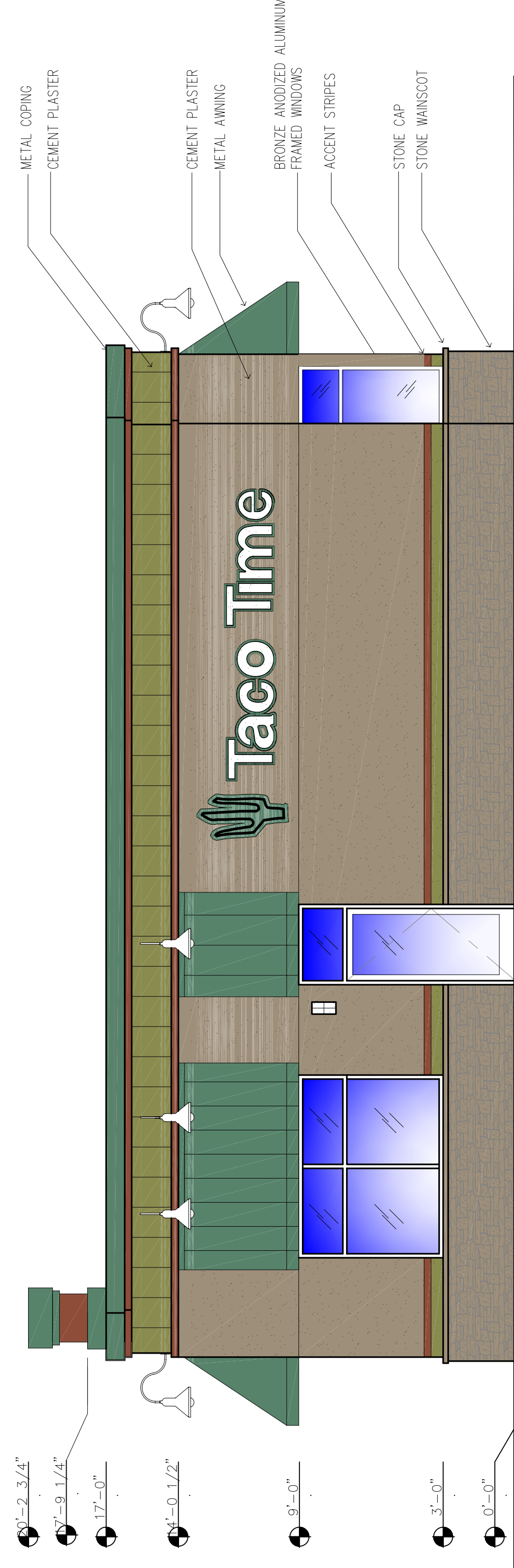


East Elevation
 $\frac{1}{4}'' = 1'-0''$

1-19-2011	REVISED PER AGENCY COMMENTS
12-20-2010	DESIGN REVIEW BOARD
DATE	REVISIONS
Taco Time Restaurant 15037 Tukwila International Blvd Tukwila, WA	
 H.G. Kimura Architect, PLLC <small>E-MAIL: hgkimura@comcast.net Tel: 425.786.6000 Fkx: 425.271.2383 18012 W. Lake Drive DR. SE Renton, WA 98058</small>	
DATE: 12-14-2010	
JOB NO. 07-2042	
A3.2	



North Elevation
 $\frac{1}{4}'' = 1' - 0''$



West Elevation
 $\frac{1}{4}'' = 1' - 0''$

EXTERIOR FINISH SCHEDULE						
mark	description	manufacturer	color	number	remarks	supplied by
01	DRYVT: SANDBLAST FINISH	BENJAMIN MOORE	MESA VERDE TAN	AC-33	SIDEWALLS	GC
02	DRYVT: SANDBLAST FINISH	BENJAMIN MOORE	TAWNY ROSE	2173-20	ENTRY SIDEWALL & BANDING	GC
03	DRYVT: SANDBLAST FINISH	BENJAMIN MOORE	TARRYTOWN GREEN	HCI34	ACCENT BANDING	GC
04	DRYVT: SANDBLAST FINISH	BENJAMIN MOORE	TERRAPIN GREEN	2145-20	ACCENT BANDING	GC
05	STONE FACADE	ELDORADOR STONE	NANTUCKET	STACKED STONE	COLUMNS & CAPS	GC
06	METAL ROOFING	NU-RAY METAL	HARTFORD GREEN	-	AWNINGS	GC
07	WALL MOUNTED LUMINAIRES	HARTFORD GREEN STEM STAINLESS STL HEAD	-	-	CAP & TRIM	GC

1-19-2011	REVISED PER AGENCY COMMENTS
12-20-2010	DESIGN REVIEW BOARD
DATE	REVISIONS

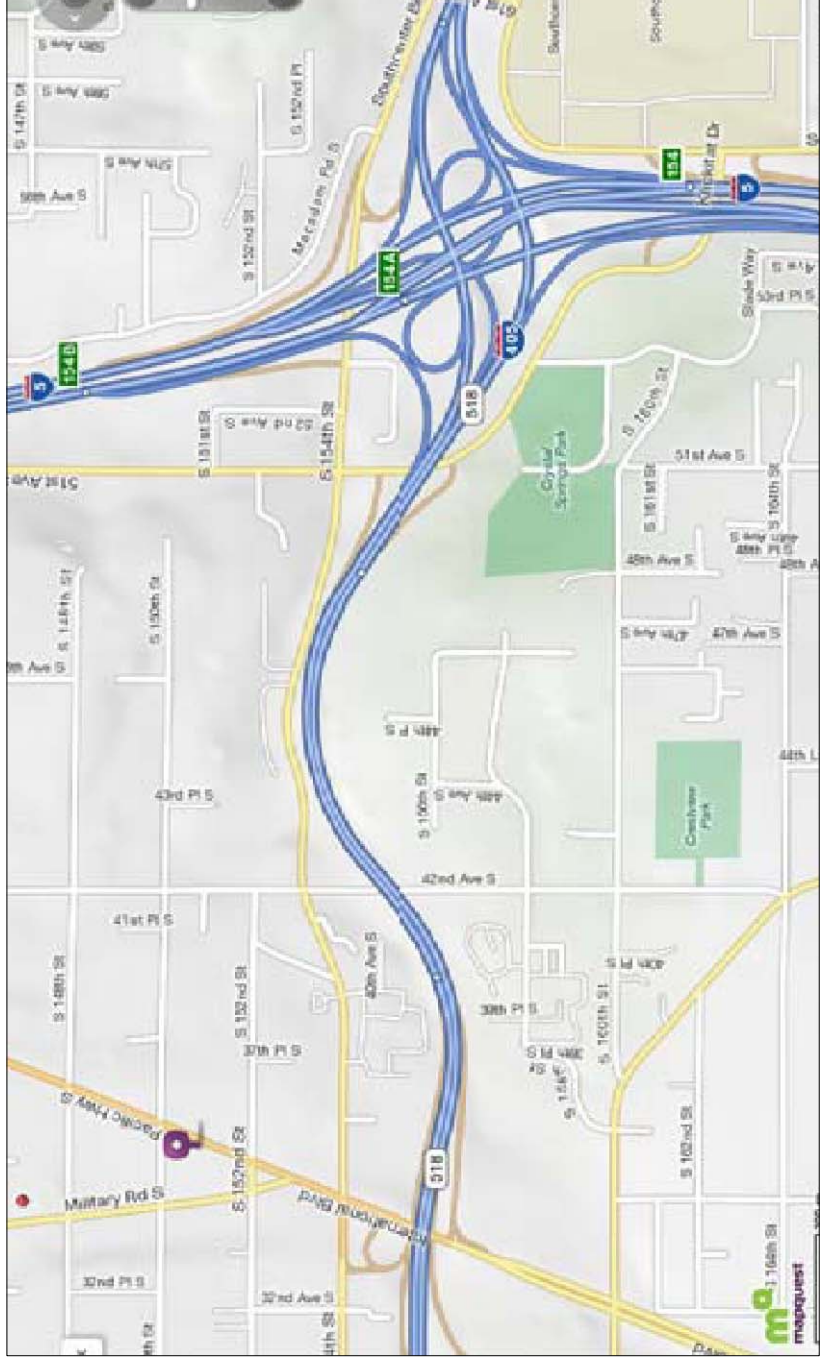
Taco Time Restaurant
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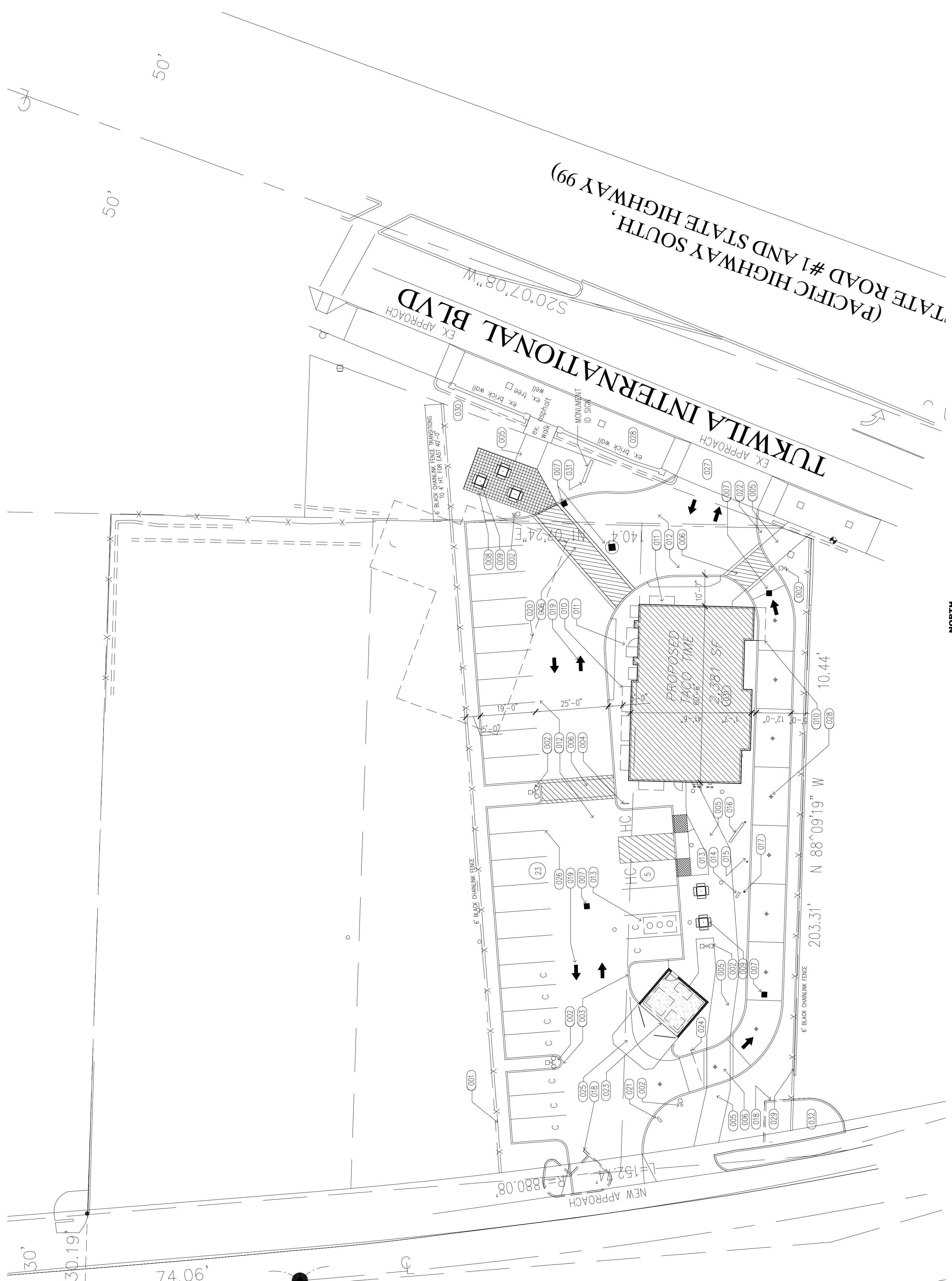
DATE: 12-14-2010
 JOB NO. 07-2042

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VICINITY MAP

MILITARY ROAD



SITE PLAN

SCALE: 1" = 20'-0"

CODE INFORMATION:

EXISTING USE:	TRUDY'S TAVERN	PARKING REQUIRED:	1,919 SF USABLE AREA / 100 = 38 STALLS
ZONE:	REGIONAL COMMERCIAL (RC)	PARKING PROVIDED:	28 STALLS
TYPE OF CONSTRUCTION:	VB	BLOG #	BUILDING
OCCUPANCY GROUP:	A-2	1ST FLOOR	OCCUPANCY
ALLOWABLE AREA:	QUICK-SERVE RESTAURANT WITH DRIVE THRU WINDOW	FLOOR AREA	FLOOR AREA
ACTUAL BLDG. AREA:	6,000 SF (A-2, VB CONST.)	A2	2,381 SF
OVERALL SITE AREA	2,381 SF	TOTAL CONDITIONED AREA:	2,381 SF
BLDG SETBACKS:	+/- 26,458 SF	FRONT: 20'; 2ND FRONT: 10'; SIDE YARD: 10'	
FLOOR AREA RATIO:	2,381 SF / 26,458 SF = 9%		

SITE NOTES:

- 001 6" BLACK CHAINLINK FENCE
- 002 22' HT LIGHT POST WITH 250W METAL HALIDE LAMPS
- 003 6" HIGH CONCRETE CURBING
- 004 BRIC RACK
- 005 4" CONCRETE WALK
- 006 RAISED TEXTURED ASPHALT CONCRETE SURFACE
- 007 NEW CATCH BASIN, REFER TO GRADING/DRAINAGE PLAN
- 008 24" X 24" TEXTURED CONCRETE PLACA
- 009 CONCRETE TABLES WITH BUILT-IN BENCHES
- 010 METAL CANOPY OVERHANG
- 011 PRIMARY ENTRY
- 012 ASPHALT CONCRETE PAVEMENT
- 013 UNDERGROUND GREASE INTERCEPTOR
- 014 INTERNALLY ILLUMINATED PREVIEW MENU BOARD
- 015 SPEAKER BOX
- 016 MENU BOARD
- 017 4" STEEL BOLLARD WITH PAINT FINISH
- 018 REMOVE EXIST. CURBING
- 019 PAINTED DIRECTIONAL ARROWS
- 020 EXIST. TRUDY'S BAR TO BE DEMOLISHED
- 021 DRIVE THRU "ENTRY" SIGN
- 022 "DO NOT ENTER" SIGN
- 023 6" HT CONC. BLOCK TRASH ENCLOSURE WITH CMU WALLS AND STEEL DOORS, PAINTED TO MATCH BUILDING.
- 024 STEEL HEIGHT DETECTOR BAR
- 025 CONCRETE SLAB AT TRASH ENCLOSURE
- 026 4" WIDE PAINT LINE
- 027 EXIST. APPROACH TO REMAIN
- 028 DEMARK NUMBER OF STACKING IN DRIVE THRU LANE
- 029 EXIST. CONCRETE CURBING TO REMAIN OFFSITE
- 030 EXIST. CONCRETE CURBING TO REMAIN OFFSITE
- 031 EXIST. WATER METER TO BE RELOCATED
- 032 PROPOSED TACO TIME BUILDING
- 033 4" HT BLACK CHAINLINK FENCE

11-18-2011 REVISE PER AGENCY COMMENTS
12-21-10 SUBMIT DESIGN REVIEW

Taco Time Restaurant
15037 Tukwila International Blvd.
Tukwila, WA

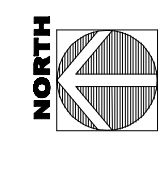
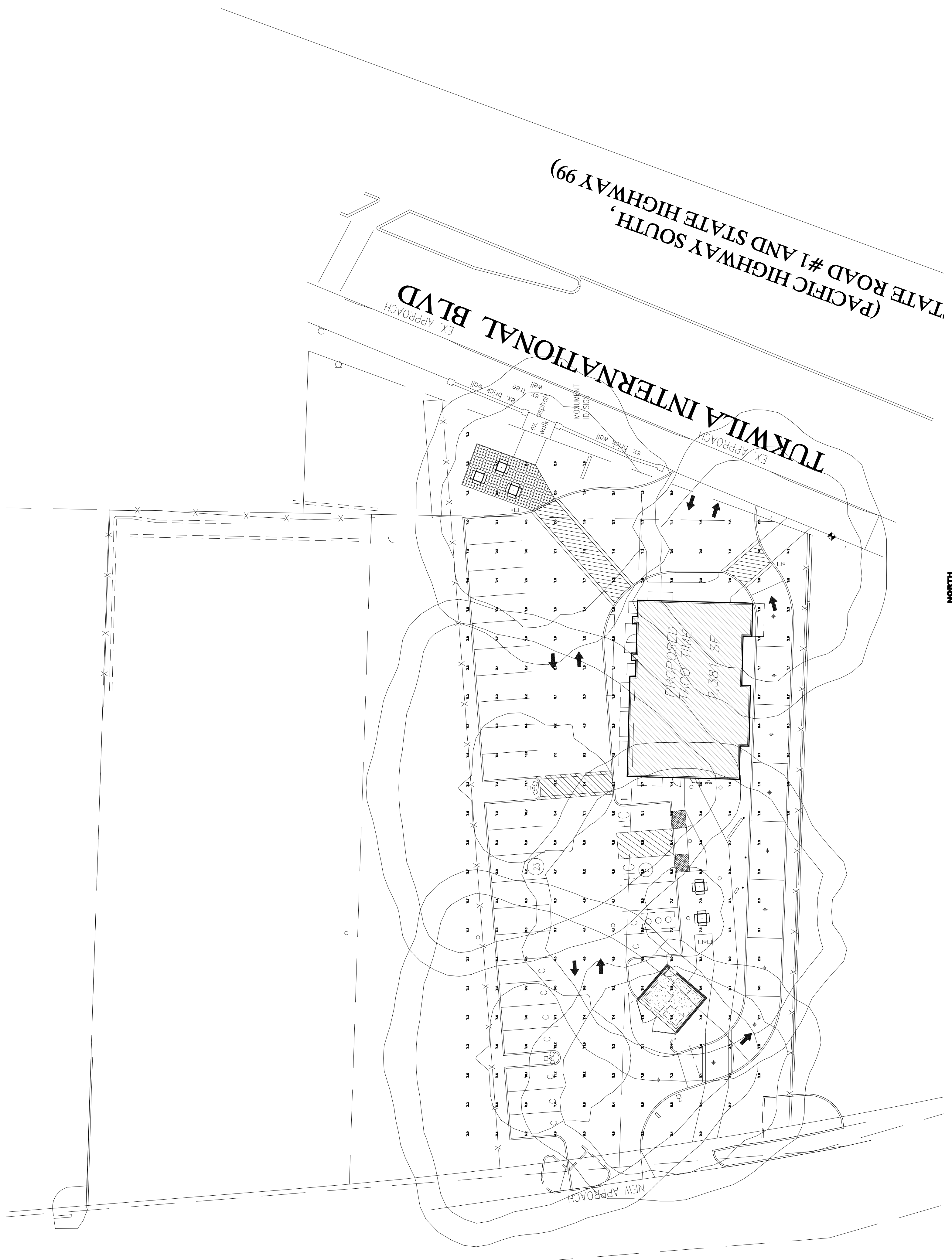
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DATE: 12-21-10
JOB NO. 10-2042
A1.1

MILITARY ROAD

TUKWILA INTERNATIONAL BLVD
(PACIFIC HIGHWAY SOUTH,
AND STATE HIGHWAY 99)



PHOTOMETRIC SITE PLAN

SCALE: 1" = 20'-0"



LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
□	P1	3	AVA-F-250MH	A/VOLUME	MS250W/H75/FPS	AVA\F25M.ies	22000	0.75	295
□	P2	1	AVA-F-250MH	A/VOLUME	MS250W/H75/FPS	AVA\F25M.ies	22000	0.75	590
□	P3	2	AVA-3-250PSMH	A/VOLUME	MS250W/H75/FPS	AVA\325M.ies	22000	0.75	885

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	4.2 fc	12.2 fc	0.4 fc	30.5:1	10.5:1

NOTES

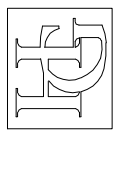
1. Light loss factors applied, initial values will be higher.
2. Luminaire mounting height is 25ft above grade.
3. Iso-footcandle curve values are 0.5fc, 1.0fc, & 5.0fc

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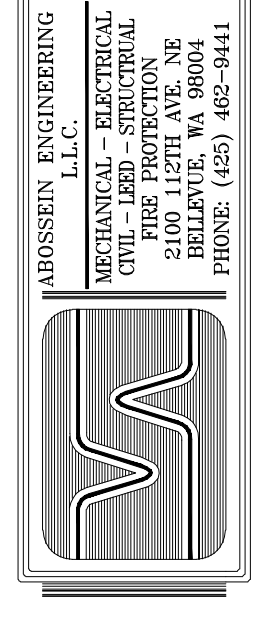
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