

TUKWILA VILLAGE

B.A.R. SUBMITTAL

PHASE 2: BUILDING B / MIXED-USE SENIOR LIVING

TUKWILA, WA

JOHNSON BRAUNDC
15200 52nd Ave. South
Suite 300
Seattle, WA 98188
Phone 206.766.8300
www.johnsonbraund.com
ARCHITECTURE
INTERIOR DESIGN
Greg L. Allaine, AIA
Jeffrey A. Williams, AIA



THE VISION:

Tukwila Village will be a welcoming place where all residents can gather and connect with each other. This mixed-use development will draw upon Tukwila's strengths and include a library, a neighborhood police resource center, retail, restaurants, public meeting space, and an outdoor plaza. The Village may also include office, live/work, and residential space. This active, vibrant place will set high standards for quality and foster additional neighborhood revitalization and civic pride.

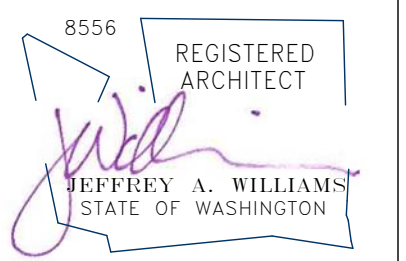
Approved by Tukwila City Council 9/17/07



PROJECT RENDERING
RESIDENTIAL ENTRY VIEW - LOOKING EAST

DRAWING INDEX

#	SHEET TITLE	DATE	REV. #
01-B.A.R.			
CS	COVERSHEET	10/19/2017	1
P1.0	OVERALL SITE PLAN	10/19/2017	1
P1.1	PHASED DEVELOPMENT PLAN	10/19/2017	1
P1.2	SENSITIVE AREAS PLAN	10/19/2017	1
P1.3	SIGNAGE PLAN	10/19/2017	1
P2.0 BUILDING B SITE PLAN			
P2.1	LEVEL 1 FLOOR PLAN	10/19/2017	1
P2.2	LEVEL 2 FLOOR PLAN	10/19/2017	1
P2.3	LEVEL 3 FLOOR PLAN	10/19/2017	1
P2.4	LEVEL 4 FLOOR PLAN	10/19/2017	1
P2.5	LEVEL 5 FLOOR PLAN	10/19/2017	1
P2.6	ROOF PLAN	10/19/2017	1
P2.7	EXTERIOR ELEVATIONS	08/08/2017	1
P2.8	EXTERIOR SECTIONS	08/08/2017	1
P2.9	BUILDING SECTIONS	08/08/2017	1
P2.10 DETAILS			
P2.10a	DETAILS	10/19/2017	1
P2.11	3D VIEWS	10/19/2017	1
P2.12	3D VIEWS	10/19/2017	1
P2.13	3D VIEWS	10/19/2017	1
P2.14	3D VIEWS	08/08/2017	1
P2.15	3D VIEWS	10/19/2017	1
P2.16	CONTEXT VIEWS	08/08/2017	1
P2.17	CONTEXT VIEWS	08/08/2017	1
P2.20	LANDSCAPE PLAN LEVEL 1	10/19/2017	1
P2.21	LANDSCAPE PLAN - LEVEL 2	10/19/2017	1
P2.30	SITE DETAILS	10/19/2017	1
P2.31	SITE DETAILS	10/19/2017	1
P2.40	LANDSCAPE SCHEDULE, NOTES & DETAILS	10/19/2017	1
P3.0	LIGHTING PLAN	10/19/2017	1
02-SURVEY			
1	ALTA / ACSM LAND TITLE SURVEY (NEW)	06/30/2017	
2	ALTA / ACSM LAND TITLE SURVEY (NEW)	06/30/2017	
1	ALTA / ACSM LAND TITLE SURVEY	09/01/2011	
2	ALTA / ACSM LAND TITLE SURVEY	09/01/2011	
3	ALTA / ACSM LAND TITLE SURVEY	09/01/2011	
03-CIVIL			
C1	COVERSHEET	08/08/2017	
C2	HORIZONTAL CONTROL PLAN	08/08/2017	
C3	T.E.S.C. PLAN	08/08/2017	
C4	DEMOLITION PLAN	08/08/2017	
C5	GRADING PLAN	08/08/2017	
C6	STORM DRAINAGE PLAN	08/08/2017	
C7	STORM DRAINAGE PROFILES	08/08/2017	
C8	S. 144TH ST. ROADWAY IMPROVEMENTS PLAN & PROFILE	08/08/2017	
C9	STORM DRAINAGE NOTES AND DETAILS	08/08/2017	
C10	STORM DRAINAGE NOTES AND DETAILS	08/08/2017	
C11	STORM DRAINAGE NOTES AND DETAILS	08/08/2017	
C12	STORM DRAINAGE NOTES AND DETAILS	08/08/2017	
C13	T.E.S.C. NOTES AND DETAILS	08/08/2017	
C14	CONSTRUCTION NOTES AND DETAILS	08/08/2017	
Grand total: 49			



SET ISSUANCE	NO.	DATE	DESCRIPTION
1	06/30/2017	1	ALTA / ACSM LAND TITLE SURVEY (NEW)
2	06/30/2017	2	ALTA / ACSM LAND TITLE SURVEY (NEW)
3	09/01/2011	3	ALTA / ACSM LAND TITLE SURVEY

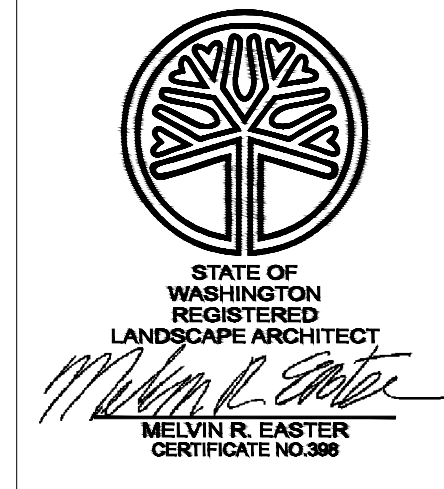
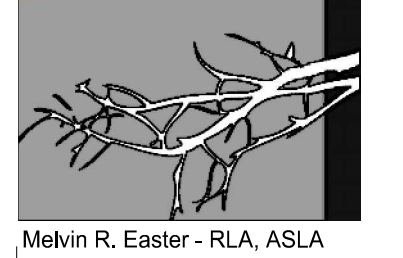
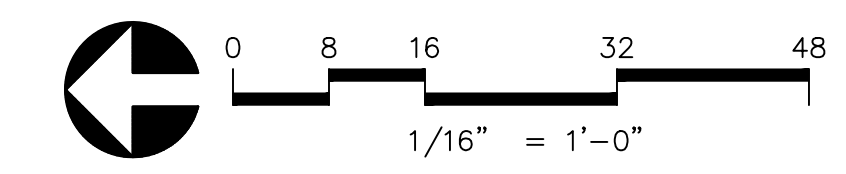
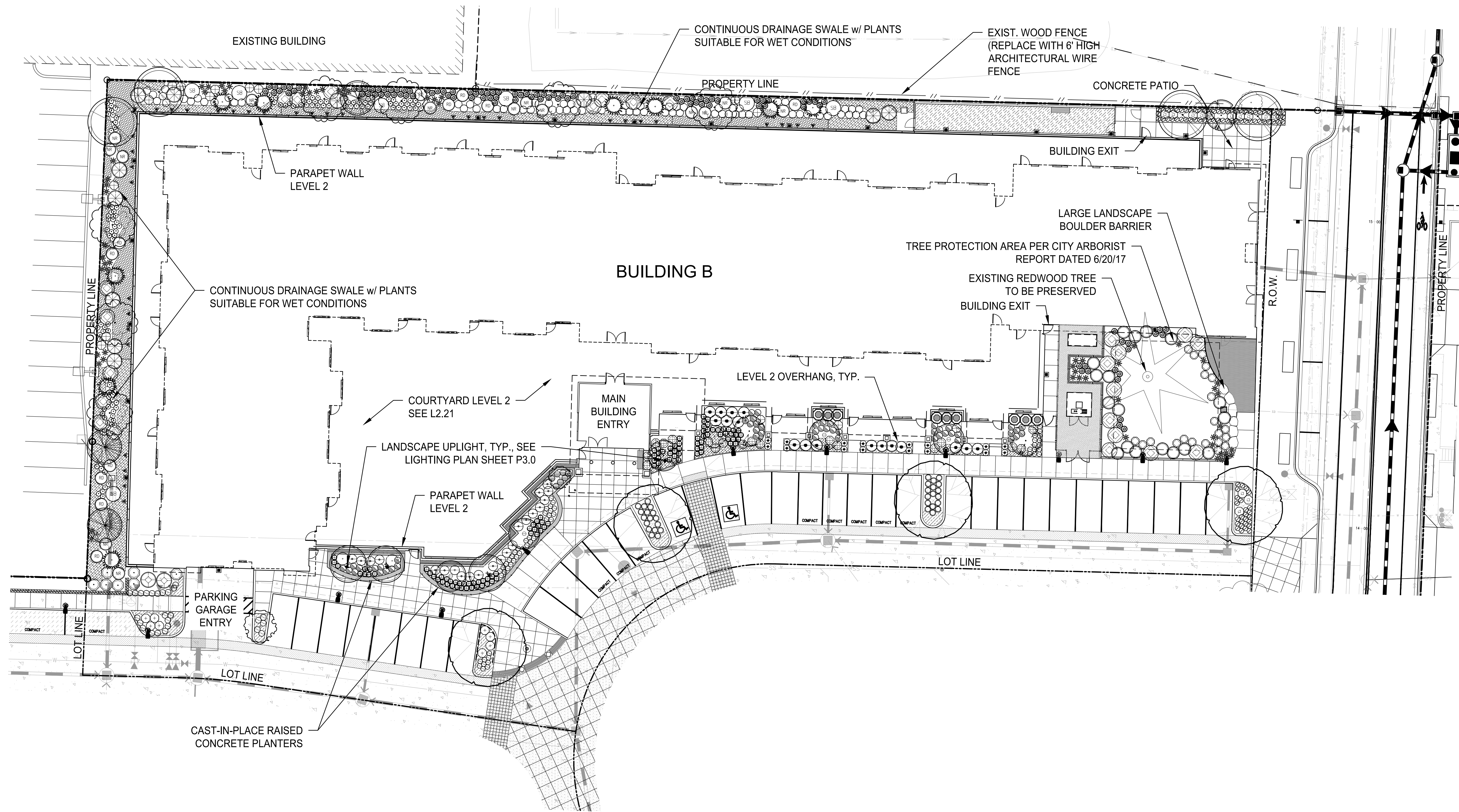
PROJECT TEAM	PROJECT DESCRIPTION	PROJECT STATISTICS																																																																																																																																																																																																																																				
<p>OWNER: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC. 201 - 27TH AVENUE SE, BUILDING A, SUITE 300 PUYALLUP, WA 98374 TEL: (253) 231-5001 CONTACT: BRYAN PARK EMAIL: BRYANP@HSHOUSING4SENIORS.COM</p> <p>ARCHITECT: JOHNSON BRAUNDC, INC. 15200 52ND AVENUE S SEATTLE, WA 98188 TEL: (206) 766-8300 CONTACT: DIANA KEYS EMAIL: DIANA@JOHNSONBRAUNDC.COM</p> <p>CONTRACTOR: INTER-CITY CONTRACTORS, INC. 17425 88TH AVENUE NE KENMORE, WA 98029 TEL: (425) 806-8560 CONTACT: GREG HERRING EMAIL: GREG@INTERCITYCONTRACTORS.COM</p> <p>CIVIL ENGINEER: BARGHAUSEN ENGINEERS 18215 72ND AVENUE S KENT, WA 98032 TEL: (425) 251-6222 CONTACT: COSTA PHILIPPEDES EMAIL: CPHILIPPEDES@BARGHAUSEN.COM</p> <p>LANDSCAPE ARCHITECT: THE LA STUDIO, LLC 911 FIFTH AVENUE, SUITE 100 SEATTLE, WA 98103 TEL: (206) 204-0507 CONTACT: MEL EASTER EMAIL: MEL@THELASTUDIO.NET</p> <p>STRUCTURAL ENGINEER: DAVIDO CONSULTING GROUP, INC. 15029 BOTHELL WAY NE LAKE FOREST PARK, WA 98155 TEL: (206) 523-0024 CONTACT: MATT SCHMITTER EMAIL: MATT@DCGNSR.COM</p> <p>GEOTECHNICAL ENGINEER: ASSOCIATED EARTH SCIENCES, INC. 811 FIFTH AVENUE, SUITE 100 KIRKLAND, WA 98033 TEL: (425) 827-7701 CONTACT: KURT MERRIMAN, PE EMAIL: KMERRIMAN@AESGEO.COM</p> <p>SURVEYOR: BARGHAUSEN ENGINEERS 18215 72ND AVENUE S KENT, WA 98032 TEL: (425) 251-6222 CONTACT: COSTA PHILIPPEDES EMAIL: CPHILIPPEDES@BARGHAUSEN.COM</p> <p>TRAFFIC ENGINEER: PARAMETRIX 411 100TH AVENUE NE, SUITE 1800 BELLEVUE, WA 98004 TEL: (425) 458-6200 CONTACT: CARTER DANNE EMAIL: CDANNE@PARAMETRIX.COM</p>	<p>BUILDING B IS THE LAST BUILDING FOR TUKWILA VILLAGE AND IS INCLUDED IN PHASE TWO OF TWO PHASE DEVELOPMENT OF A MIXED-USE NEIGHBORHOOD CENTER DESIGNED TO PROVIDE MIXED INCOME RESIDENCES FOR SENIORS AS WELL AS COMMERCIAL SPACE. THE PROJECT CONTAINS 125 RESIDENTIAL UNITS AND APPROX. 1,800 SF OF COMMERCIAL LEASE SPACE. PARKING FOR (86) STALLS IN STRUCTURE AND (34) ON SURFACE.</p> <p>PROJECT TO FULFILL THE VISION FOR TUKWILA VILLAGE AND TERMS OF THE DISPOSITION AND DEVELOPMENT AGREEMENT.</p> <p>PROJECT DATA</p> <p>ADDRESS: 4410 SOUTH 144TH STREET, TUKWILA, WA ASSESSORS PARCEL NUMBER: 1523049322</p> <p>LEGAL DESCRIPTION: PORTION OF SE QTR SW QTR STR 15-23-04 DAF; COMMENCING AT SE CORNER OF SAID SW QTR TH N87-35-31W 586.32 FT ALONG S LINE OF SAID SW QTR TH AT RIGHT ANGLE N02-24-29E 44.25 FT TO N MARGIN OF S 144TH ST AS CONVEYED TO CITY OF TUKWILA BY RECORDING NO 20150319001426 TH N02-06-52E 155.94 FT TH N19-27-24E 33.78 FT TO POINT ON NON-TANGENT CURVE RADIUS OF WHICH BEARS N03-55-17W TH NELY ALONG ARC OF CURVE CONCAVE TO NW HAVING RADIUS OF 40.00 FT THRU CENTRAL ANGLE OF 31-11-17 ARC LENGTH OF 25.96 FT TO POINT OF REVERSE CURVATURE TH ELY ALONG ARC OF CURVE TO RIGHT HAVING RADIUS OF 64.00 FT THRU CENTRAL ANGLE OF 49-31-35 ARC LENGTH OF 55.32 FT TO TPOB TH N08-25-02E 106.72 FT TO POINT OF TANGENCY TH NELY ALONG ARC OF CURVE TO LEFT HAVING RADIUS OF 200.00 FT THRU CENTRAL ANGLE OF 06-57-36 ARC LENGTH OF 24.30 FT TH N01-27-24E 31.97 FT TO N LINE OF PLAT OF CHERRY LANE TH S87-35-31E 194.14 FT ALONG SAID N LINE TO NE CORNER OF SAID PLAT TH S01-27-24W 379.50 FT ALONG E LINE OF SAID PLAT TO SAID N MARGIN TH N87-35-31W 152.18 FT ALONG SAID N MARGIN TH N01-27-33E 155.52 FT TO POINT ON NON-TANGENT CURVE RADIUS OF WHICH BEARS N88-32-36W TH NWLY ALONG ARC OF CURVE CONCAVE TO SW HAVING RADIUS OF 84.00 FT THRU CENTRAL ANGLE OF 83-02-43 ARC LENGTH OF 92.78 FT TO TPOB (AKA PARCEL "B" DESCRIBED & DELINEATED IN CITY OF TUKWILA LOT CONSOLIDATION NO L13-021 RECORDING NO 2015042890001)</p> <p>SITE AREA: NEW PARCEL B= 66,178 SF</p> <p>ZONING: URO - URBAN RENOVATION OVERLAY DISTRICT NCC - NEIGHBORHOOD COMMERCIAL CENTER</p> <p>VICINITY MAP</p>	<p>NOTE PROJECT PHASING HAS BEEN REVISED FROM PREVIOUS (2) B.A.R. SUBMITTALS. PROJECT NOW CONTAINS TWO PHASES INSTEAD OF THREE AS FOLLOWS: PHASE 1 = BUILDINGS C & PLAZA, D & E. PHASE 2 = BUILDINGS A & B.</p> <table border="1"> <thead> <tr> <th colspan="4">TUKWILA VILLAGE SUMMARY BY PHASE</th> </tr> <tr> <th>PHASE ONE (Previously Approved)</th> <th>(NOW INCLUDED IN PHASE TWO)</th> <th>PHASE TWO (Previously Approved)</th> <th>(NOW PHASE ONE: INCLUDES C, D & E)</th> </tr> </thead> <tbody> <tr> <td>OVERALL SITE PLAN CONCEPT</td> <td></td> <td>BUILDING D</td> <td></td> </tr> <tr> <td>BUILDING A</td> <td></td> <td>BUILDING E</td> <td></td> </tr> <tr> <td>BUILDING C (INDOOR COMMUNITY COMMONS)</td> <td>NOW PH. 2</td> <td></td> <td></td> </tr> <tr> <td>OUTDOOR PLAZA</td> <td>21,595 *SF</td> <td></td> <td></td> </tr> <tr> <td>LIBRARY PARCEL (BY OTHERS)</td> <td>* 20,000 MIN SF PER SEC. 2.8.8 OF THE DDA</td> <td></td> <td></td> </tr> <tr> <td>BUILDING A:</td> <td></td> <td>BUILDING D:</td> <td></td> </tr> <tr> <td>MARKET RATE, NON-AGE RESTRICTED APARTMENTS / MIXED USE</td> <td></td> <td>AFFORDABLE SENIOR APARTMENTS / MIXED USE OFFICE</td> <td></td> </tr> <tr> <td>CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM</td> <td></td> <td>CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM</td> <td></td> </tr> <tr> <td>NUMBER OF STORIES: 5 STORIES OVER 1 STORY + BASEMENT</td> <td></td> <td>NUMBER OF STORIES: 5 STORIES OVER 1 STORY + MEZZANINE + BASEMENT</td> <td></td> </tr> <tr> <td>SITE AREA: NEW PARCEL A (BLA) 63,989 SF/ 1.47 ACRES</td> <td></td> <td>SITE AREA: NEW PARCEL E (BLA) 84,310 SF/ 1.94 ACRES*</td> <td></td> </tr> <tr> <td>* SITE FOR BOTH BLDGS. 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LEVEL ONE COMMERCIAL USES	2,855	0	0																																																																																																																																																																																																																																			
CORNER RESTAURANT*	1,228																																																																																																																																																																																																																																					
CAFÉ	4,052																																																																																																																																																																																																																																					
GENERAL RETAIL	8,165																																																																																																																																																																																																																																					
WORK PORTION OF LIVE/WORK UNIT	1,860																																																																																																																																																																																																																																					
* IN CONFORMANCE WITH SECTION 2.11 (RESTAURANT RETAIL SPACE COVENANT) OF THE DDA																																																																																																																																																																																																																																						
PARKING PROVIDED																																																																																																																																																																																																																																						
GARAGE STALLS		85																																																																																																																																																																																																																																				
SURFACE STALLS		53																																																																																																																																																																																																																																				
		138																																																																																																																																																																																																																																				
BUILDING E:																																																																																																																																																																																																																																						
AFFORDABLE SENIOR APARTMENTS / MIXED USE (POLICE)																																																																																																																																																																																																																																						
CONSTRUCTION TYPE: TYPE 5A OVER TYPE 1A PODIUM																																																																																																																																																																																																																																						
NUMBER OF STORIES: 4 STORIES OVER 1 STORY + MEZZANINE																																																																																																																																																																																																																																						
SITE AREA: NEW PARCEL E (BLA) 84,310 SF/ 1.94 ACRES*																																																																																																																																																																																																																																						
* SITE FOR BOTH BLDGS. D & E																																																																																																																																																																																																																																						
BUILDING SUMMARY BY FLOOR																																																																																																																																																																																																																																						
LEVEL USES	AREA	PARKING	# UNITS																																																																																																																																																																																																																																			
1 COMMUNITY ROOM	1,711	16	0																																																																																																																																																																																																																																			
1 CAFÉ *	1,298	0	0																																																																																																																																																																																																																																			
1 RECEPTION	215	0	0																																																																																																																																																																																																																																			
3 RESTROOMS	360	0	0																																																																																																																																																																																																																																			
4 STORAGE	200	0	0																																																																																																																																																																																																																																			
5 CATERING KITCHEN	368	0	0																																																																																																																																																																																																																																			
6 MECHANICAL	95	0	0																																																																																																																																																																																																																																			
LEVEL ONE COMMERCIAL USES	4,250	16	0																																																																																																																																																																																																																																			
NEIGHBORHOOD POLICE RESOURCE CENTER*	2,000																																																																																																																																																																																																																																					
GENERAL RETAIL/OFFICE	1,200																																																																																																																																																																																																																																					
	3,200																																																																																																																																																																																																																																					
* IN CONFORMANCE WITH SECTION 2.11 (RESTAURANT RETAIL SPACE COVENANT) OF THE DDA																																																																																																																																																																																																																																						
PARKING PROVIDED																																																																																																																																																																																																																																						
GARAGE STALLS		0																																																																																																																																																																																																																																				
SURFACE STALLS		11 + 5*																																																																																																																																																																																																																																				
		16																																																																																																																																																																																																																																				
* SHARED PARKING ON PARCEL B/PHASE 3																																																																																																																																																																																																																																						

TUKWILA VILLAGE - BUILDING B
SITE ADDRESS: 4410 SOUTH 144TH STREET, TUKWILA, WASHINGTON
OWNER/APPLICANT: TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC 201 - 27TH AVENUE SE, BUILDING A, SUITE 300 PUYALLUP, WA
PROJECT BY: JOHNSON BRAUNDC, INC. 15200 52ND AVENUE S SEATTLE, WA 98188
DATE: 10/19/2017

PROJECT #: 1026.02
DRAWN BY: CLT
CHECKED BY: DWK

COVERSHEET
CS
B.A.R. SUBMITTAL

Attachment A



Issue Dates		
Rev.	Date	Desc.
10/19/17		BAR SUBMITTAL

TUKWILA VILLAGE - BUILDING B

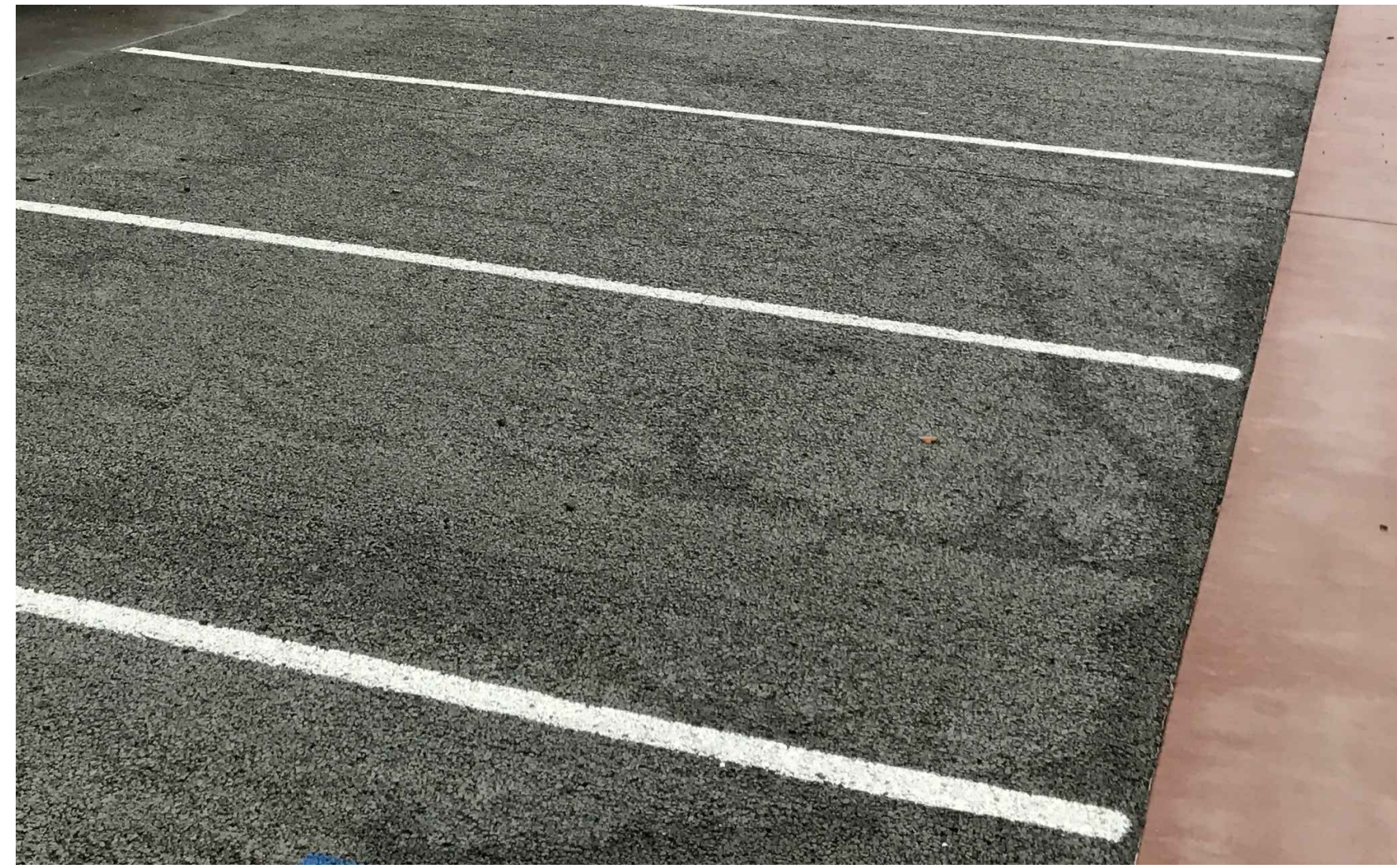
14300 TUKWILA INTERNATIONAL BOULEVARD
 TUKWILA, WASHINGTON
 OWNER APPLICANT:
 TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
 201 - 27TH AVENUE SE, BUILDING A, SUITE 300
 TUCUMCUM, WA 98148
 TEL: 206.231-4501 FAX: 206.231-5010
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PROJECT #: LA-1113
 FILE NAME: LA1113 - P2.20
 DRAWN BY: CP/MB

LANDSCAPE
 PLAN - LEVEL 1

P2.20

BAR REVIEW



1 PERVIOUS CONCRETE PAVING
NOT TO SCALE



2 COLORED CONCRETE CROSSWALK
NOT TO SCALE



3 PULTRUDED FIBERGLASS DECK SEATING AREA
NOT TO SCALE



4 DOG RUN WITH ENGINEERED WOOD FIBER SURFACE
NOT TO SCALE



5 ARCHITECTURAL WIRE FENCE
NOT TO SCALE



6 METAL LOUVER FENCE AND GATE
NOT TO SCALE



7 RAISED CONCRETE PLANTER SEAT WALL
NOT TO SCALE



8 RAISED CONCRETE BLOCK PLANTER SEAT WALL
NOT TO SCALE



9 PEDESTAL PAVERS
NOT TO SCALE



10 BIKE RACK
NOT TO SCALE



11 BENCH
NOT TO SCALE



SQUARE PLANTER POT - SIZE VARIES, COLOR TBD.
12 PLANTER POTS
NOT TO SCALE



13 BOLLARD LIGHT
NOT TO SCALE



14 WOOD PRIVACY SCREEN
NOT TO SCALE

Issue Dates		
Rev.	Date	Desc.
10/19/17		BAR SUBMITTAL

PLANTING SCHEDULE

QTY. BOTANICAL NAME COMMON NAME SIZE COMMENTS SPACING

CONIFEROUS TREES

9	CHAMAECYPARIS PISIFERA 'DOW WHITING'	SOFT SERVE FALSE CYPRESS	5' HT.	B&B OR CONT.	PER PLAN
3	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	8' HT.	B&B OR CONT.	PER PLAN

DECIDUOUS TREES

13	ACER CIRCINATUM	VINE MAPLE	3 STEM MIN.	6' HT./B&B	PER PLAN
2	ACER CIRCINATUM 'PACIFIC FIRE'	PACIFIC FIRE JAPANESE MAPLE	5' HT. MIN.	#7 CONT. (6 GAL)	PER PLAN
7	ACER PALMATUM 'ATROLINEARE'	RIBBON LEAF JAPANESE MAPLE	5' HT. MIN.	#7 CONT. (6 GAL)	PER PLAN
4	ACER PALMATUM 'BENI OTAKE'	BENI OTAKE JAPANESE MAPLE	5' HT. MIN.	#7 CONT. (6 GAL)	PER PLAN
3	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE APPLE SERVICEBERRY	1-1/2" CAL.	B&B OR CONT.	PER PLAN
4	CERCIDIPHYLLUM JAPONICUM	KATSURA TREE	2" CAL.	B&B OR CONT.	PER PLAN
7	FRAXINUS LATIFOLIA	OREGON ASH	1-1/2" CAL.	B&B OR CONT.	PER PLAN
7	HAMMAMELIS x INTERMEDIA 'JELENA'	JELENA WITCH HAZEL	6' HT.	B&B OR CONT.	PER PLAN
2	PRUNUS SERRULATA 'AMANOGAWA'	AMANOGAWA FLOWERING CHERRY	1-1/2" CAL.	B&B OR CONT.	PER PLAN
4	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2" CAL.	B&B OR CONT.	PER PLAN

DECID & EVERGREEN SHRUBS

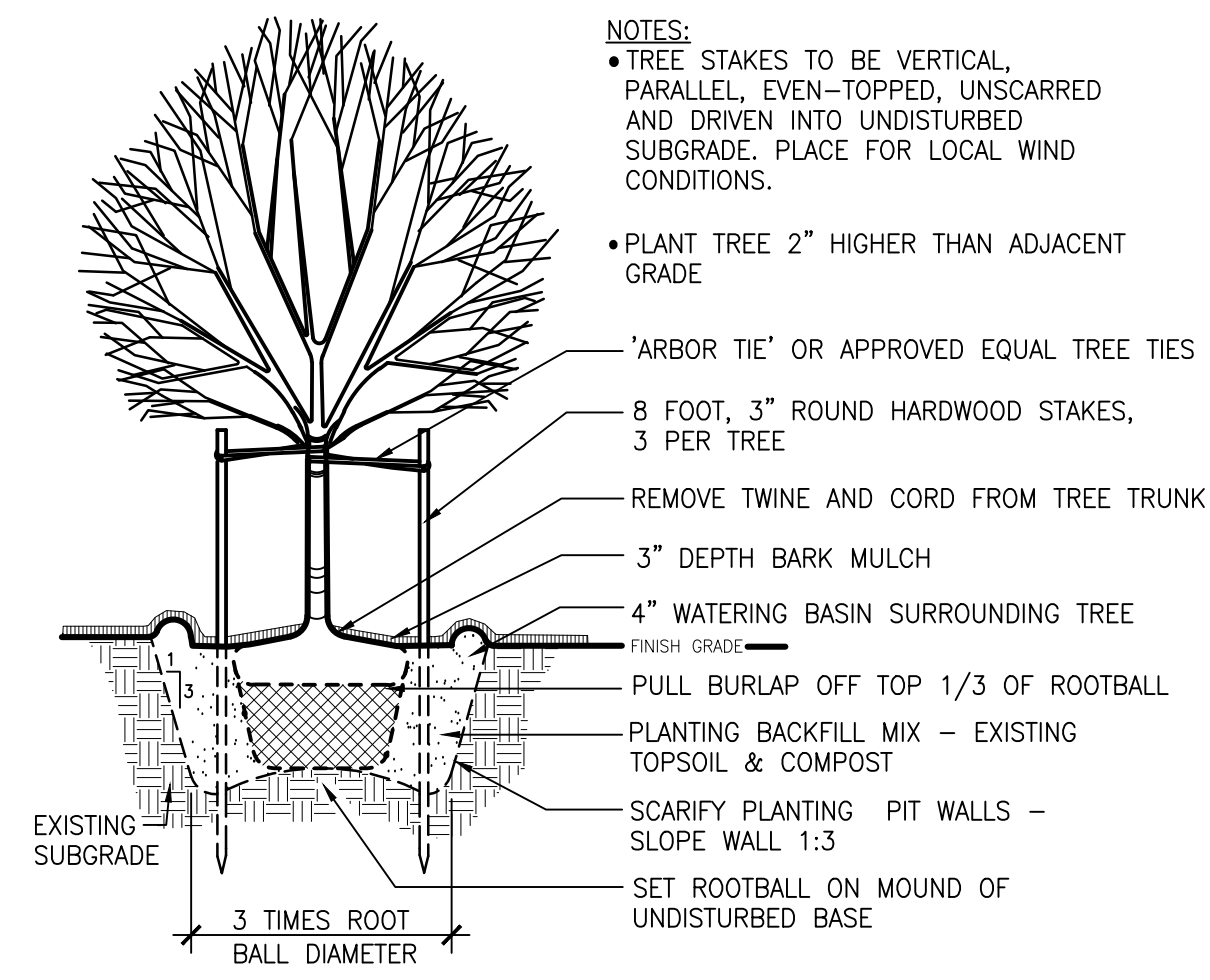
7	ARBITUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY TREE	24" HT.	CONT.	AS SHOWN
5	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	24" HT.	CONT.	3" O.C.
11	CORNUS ALBA 'ELEGANTISSIMA'	VAREGATED RED TWIG DOGWOOD	24" HT.	CONT.	5" O.C.
11	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	24" HT.	CONT.	AS SHOWN
17	EUONYMUS FORTUNEI 'GOLD PRINCE'	GOLD PRINCE WINTERCREEPER	24" HT.	CONT.	4" O.C.
102	GAULTHERIA SHALLON	SALAL	1 GAL.	CONT.	30" O.C. MIN.
22	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEETSPICE	18" HT.	CONT.	30" O.C.
8	KALMIA LATIFOLIA 'MINUET'	MINUET MOUNTAIN LAUREL	1 GAL.	CONT.	AS SHOWN
69	LAVANDULA ANGUSTIFOLIA 'HIDCOTE SUPERIOR'	HIDCOTE SUPERIOR ENGLISH LAVENDER	1 GAL.	CONT.	24" O.C.
21	MAHONIA REPENS	LOW OREGON GRAPE	1 GAL.	CONT.	AS SHOWN
2	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	30" HT.	CONT.	AS SHOWN
16	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	5 GAL.	CONT.	2" O.C.
8	PHORIUM 'RAINBOW SUNRISE'	RAINBOW SUNRISE NEW ZEALAND FLAX	18" HT.	CONT.	4" O.C.
8	PIERIS JAPONICA 'SARABANDE'	SARABANDE JAPANESE PIERIS	18" HT.	CONT.	3" O.C.
7	PIERIS JAPONICA 'VALLEY VALENTINE'	VALLEY VALENTINE JAPANESE PIERIS	24" HT.	CONT.	4" O.C.
92	POLYSTICHUM MUNITUM	SWORD FERN	18" HT.	CONT.	2" O.C.
18	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YERBA HAWTHORN	24" HT.	CONT.	4" O.C.
24	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	CONT.	AS SHOWN
14	ROSA NUTKANA	NOOTKA ROSE	24" HT.	CONT.	AS SHOWN
21	SARCOCOCCA CONFUSA	SWEETBOX	24" HT.	CONT.	4" O.C.
9	SORBARIA SORBIFOLIA 'SEM'	SEM FALSE SPIREA	18" HT.	CONT.	3" O.C.
40	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	24" HT.	CONT.	24" O.C.
18	SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL.	CONT.	AS SHOWN
15	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN CRANBERRY BUSH	18" HT.	CONT.	2" O.C.

ORNAMENTAL GRASSES

53	CAREX MORROWII 'ICE DANCE'	ICE DANCE JAPANESE SEDGE	1 GAL.	CONT.	24" O.C.
128	CAREX OSHIMENSIS 'EVERDI'	EVERDI SEDGE	1 GAL.	CONT.	18" O.C.
70	ELYMUS VIRGINICUS	VIRGINIA WILDRIE	1 GAL.	CONT.	30" O.C.
19	HAKONECHLOA MACRA 'ALL GOLD'	ALL GOLD JAPANESE FOREST GRASS	1 GAL.	CONT.	24" O.C.
119	MOLINIA CAERULEA	PURPLE MOOR GRASS	1 GAL.	CONT.	20" O.C.
13	PANICUM VIRGATUM 'ROHSTRALHBUSCH'	RED SWITCH GRASS	2 GAL.	CONT.	30" O.C.
85	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY FOUNTAIN GRASS	1 GAL.	CONT.	18" O.C.
33	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FOUNTAIN GRASS	2 GAL.	CONT.	30" O.C.
5	PENNISETUM ALOPECUROIDES 'PIGLET'	PIGLET FOUNTAIN GRASS	1 GAL.	CONT.	12" O.C.
31	SCHIZACHYRIUM SCOPARIUM 'PRAIRIE MUNCHKIN'	PRAIRIE MUNCHKIN LITTLE BLUESTEM	2 GAL.	CONT.	24" O.C.

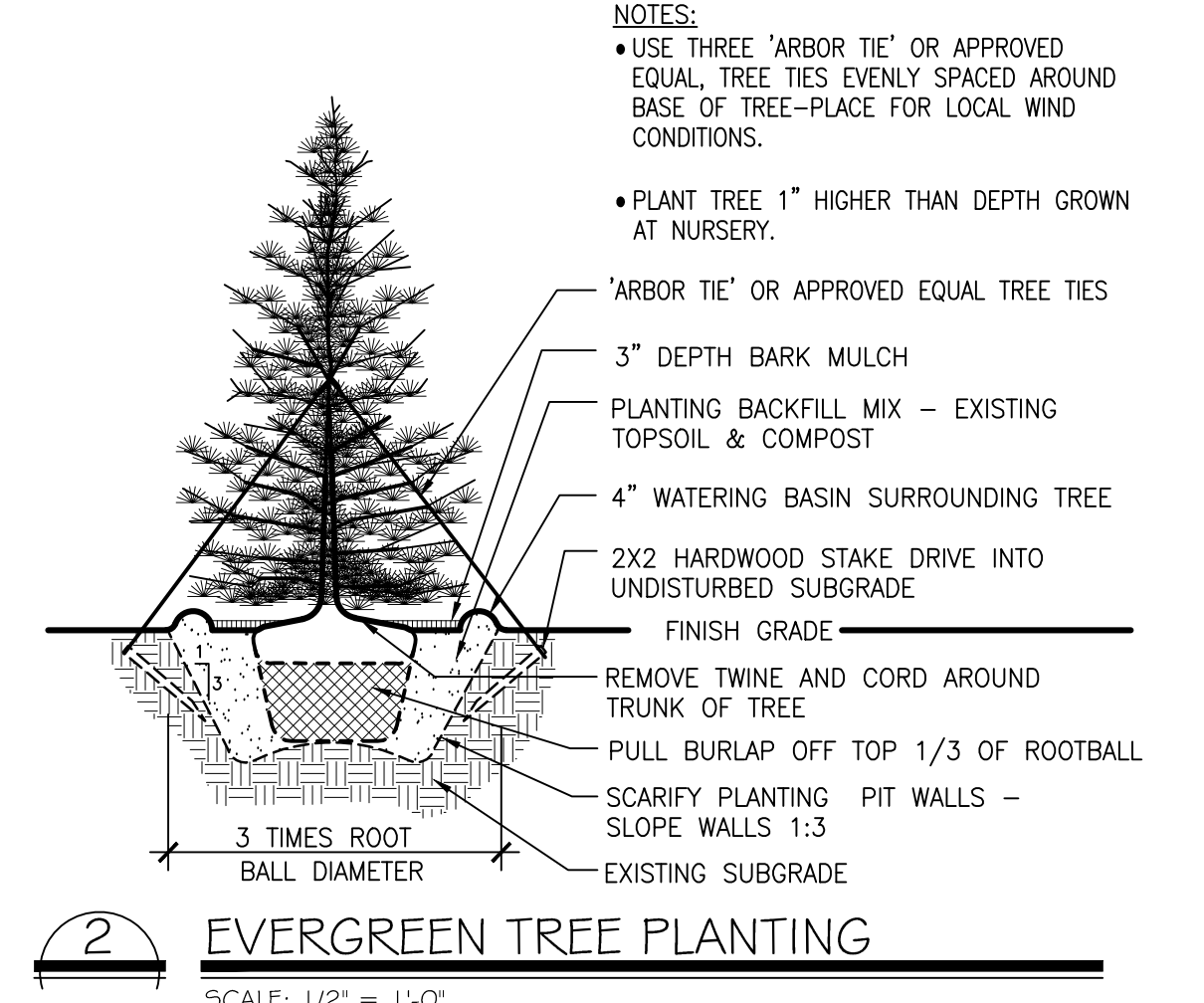
GROUNDCOVERS, PERENNIALS, & VINES

320 SF	AJUGA 'BLUEBERRY MUFFIN' P.P.A.F.	BLUEBERRY MUFFIN CARPET BUGLE	4" POT	CONT.	12" O.C.
1060 SF	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	4" POT	CONT.	18" O.C.
47	HEMEROCALLIS var.	DWARF DAYLILY	1 GAL.	CONT.	12" O.C.
20 SF	HEMEROCALLIS 'APRICOT SPARKLES'	'APRICOT SPARKLES' DAYLILY	1 GAL.	CONT.	8" O.C.
19	HEUCHERA 'PISTACHE'	PISTACHE CORAL BELLS	1 GAL.	CONT.	12" O.C.
105	LIRIOPE SPICATA 'SILVER DRAGON'	SILVER DRAGON LILYTURF	1 GAL.	CONT.	12" O.C.
44	LIRIOPE SPICATA 'SILVER SUNPROOF'	SILVER SUNPROOF LILYTURF	1 GAL.	CONT.	12" O.C.
60 SF	LUZULA SYLVATICA 'MARGINATA'	VAREGATED WOOD RUSH	1 GAL.	CONT.	12" O.C.
41	PARTHENOISSUS TRICUSPIDATA 'VEITCHII'	VEITCHII BOSTON IVY	1 GAL.	CONT.	5" O.C.
750 SF	RUBUS PENTALOBUS	CREeping TAIWAN BRAMBLE	4" POT	CONT.	18" O.C.
18	SALVIA GREGGII 'FURMAN'S RED'	FURMAN'S RED AUTUMN SAGE	1 GAL.	CONT.	24" O.C.
74	VINCA MINOR	COMMON PERIWINKLE	1 GAL.	CONT.	24" O.C.



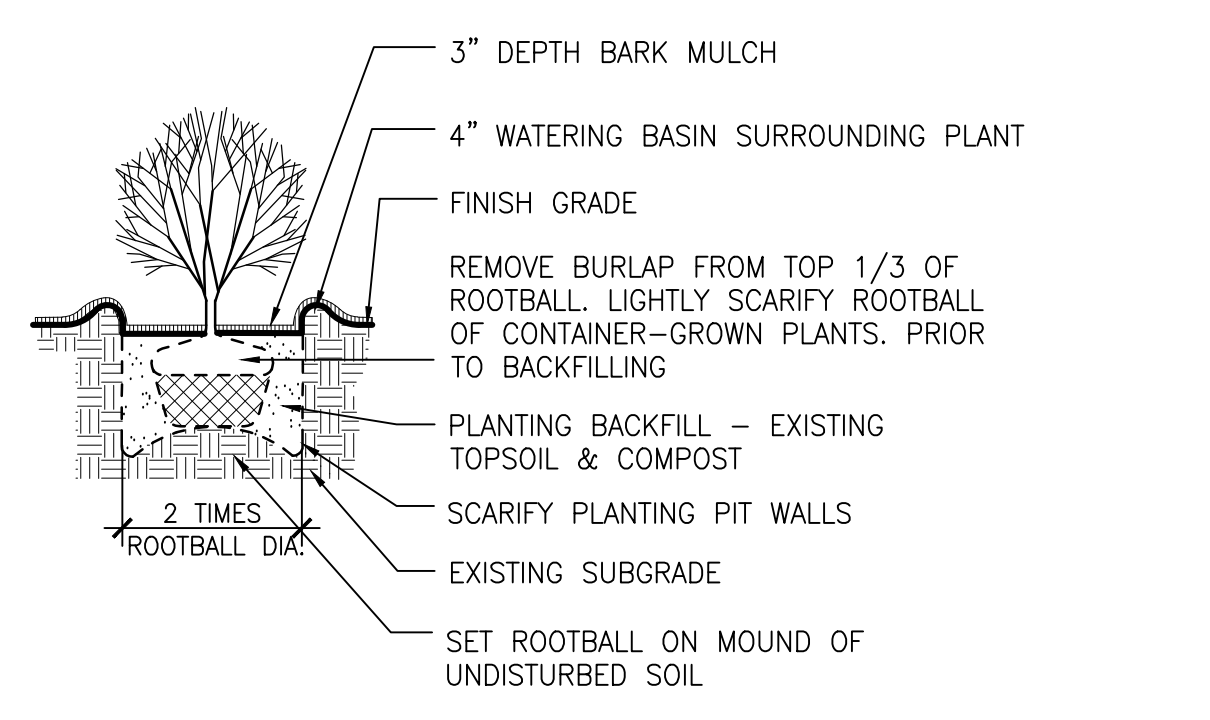
DECIDUOUS TREE PLANTING

SCALE: 1/2" = 1'-0"



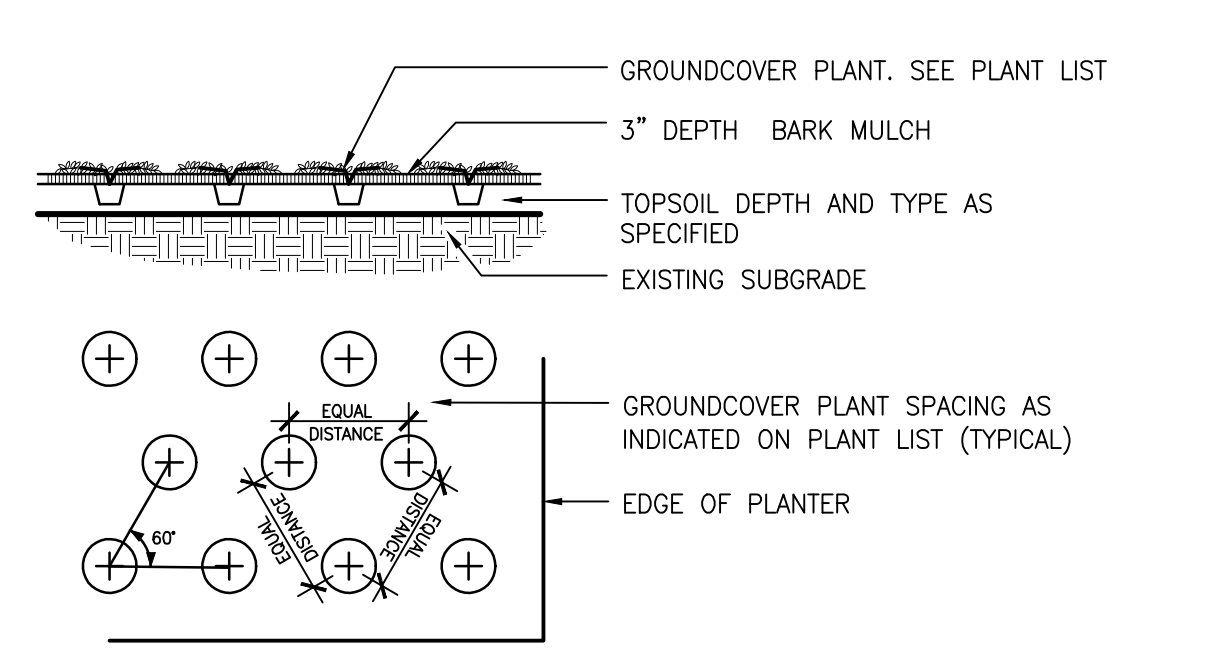
EVERGREEN TREE PLANTING

SCALE: 1/2" = 1'-0"



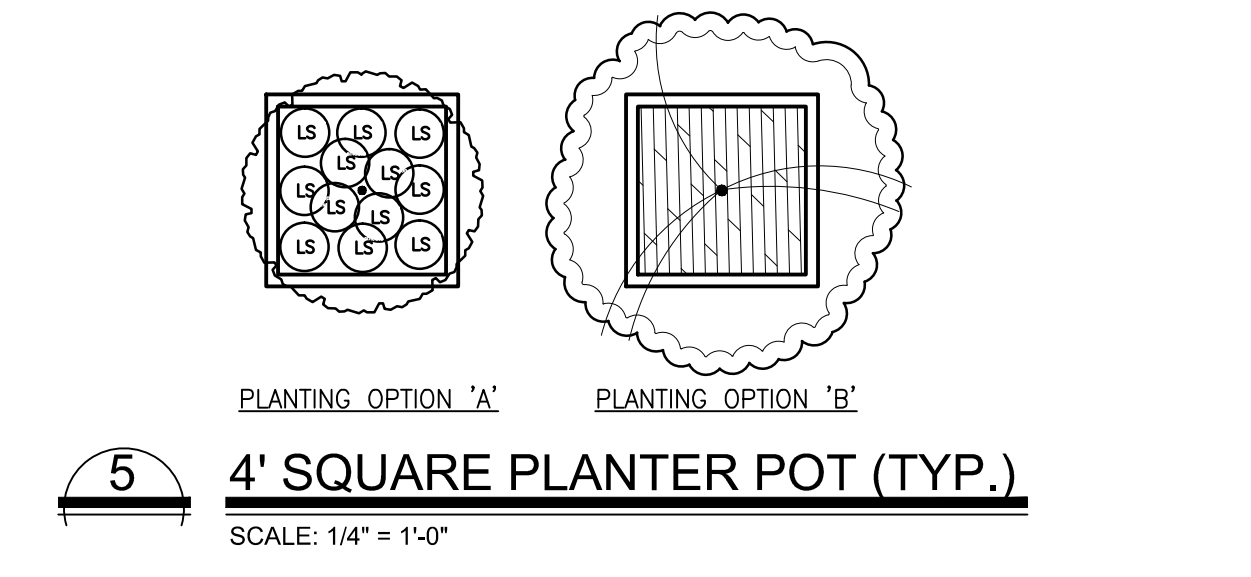
SHRUB PLANTING

SCALE: 1/2" = 1'-0"



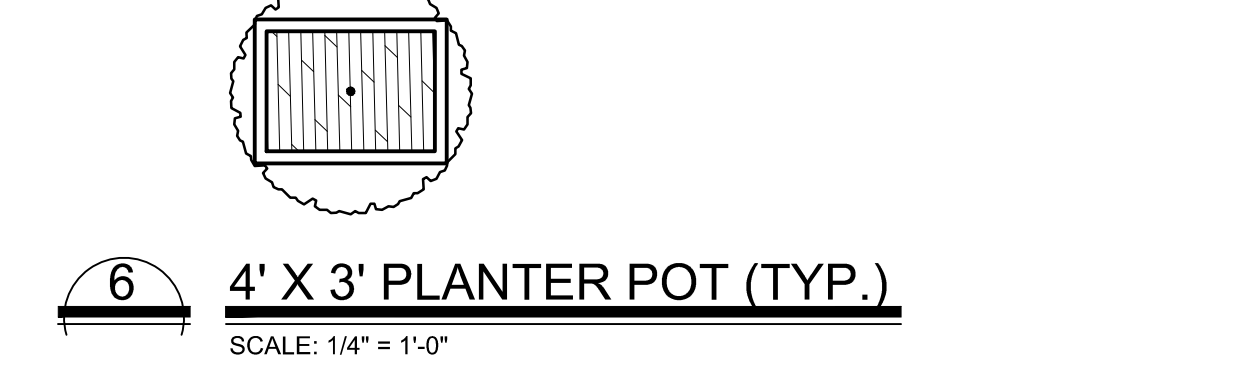
GROUNDCOVER PLANTING

SCALE: 1/2" = 1'-0"



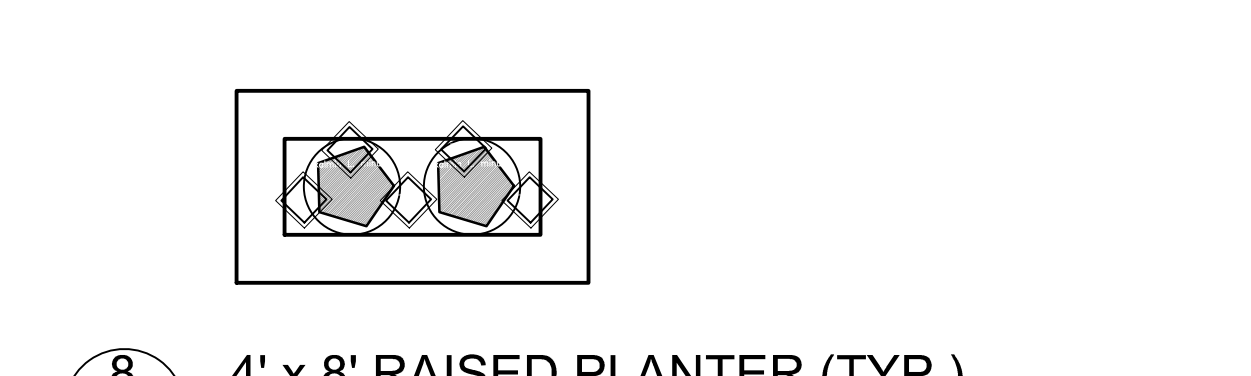
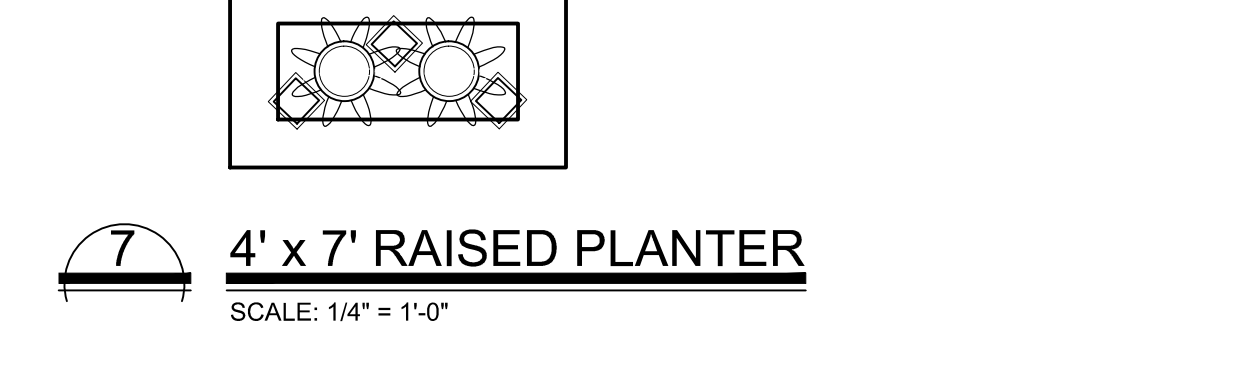
4' X 3' PLANTER POT (TYP.)

SCALE: 1/4" = 1'-0"



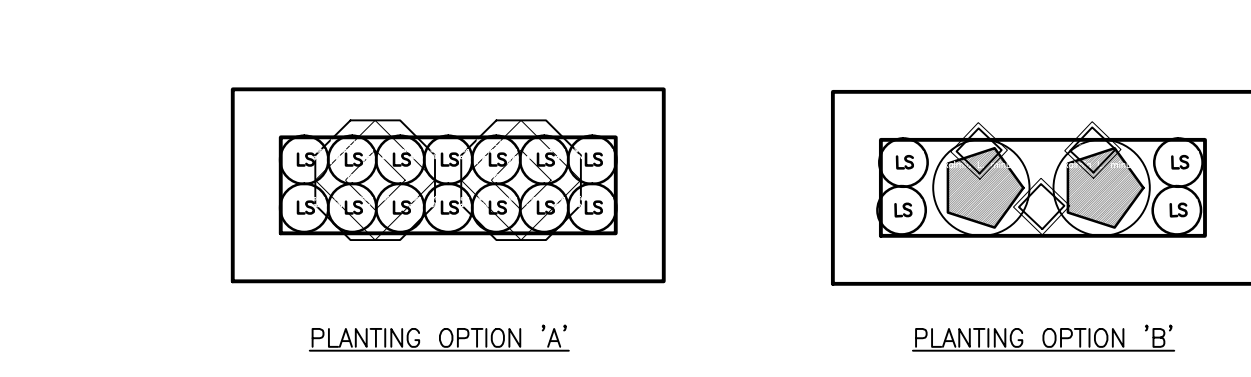
4' X 7' RAISED PLANTER

SCALE: 1/4" = 1'-0"



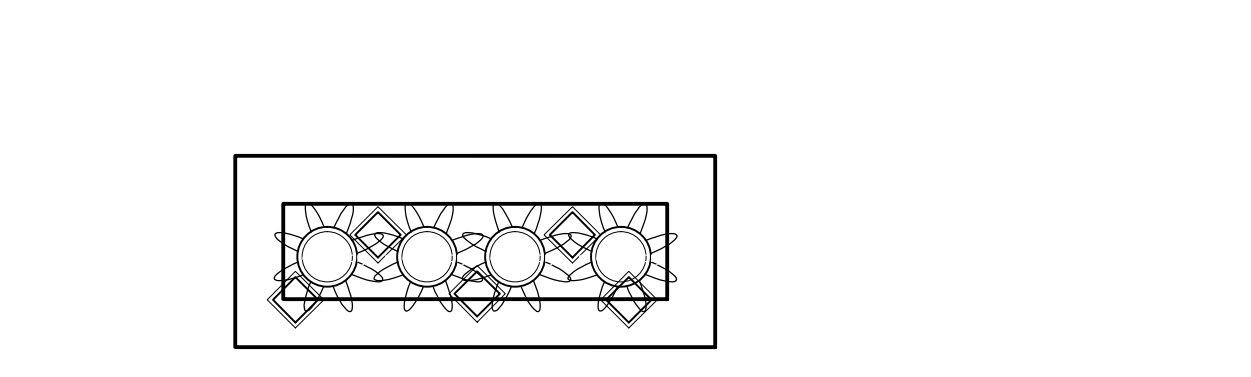
4' X 8' RAISED PLANTER (TYP.)

SCALE: 1/4" = 1'-0"



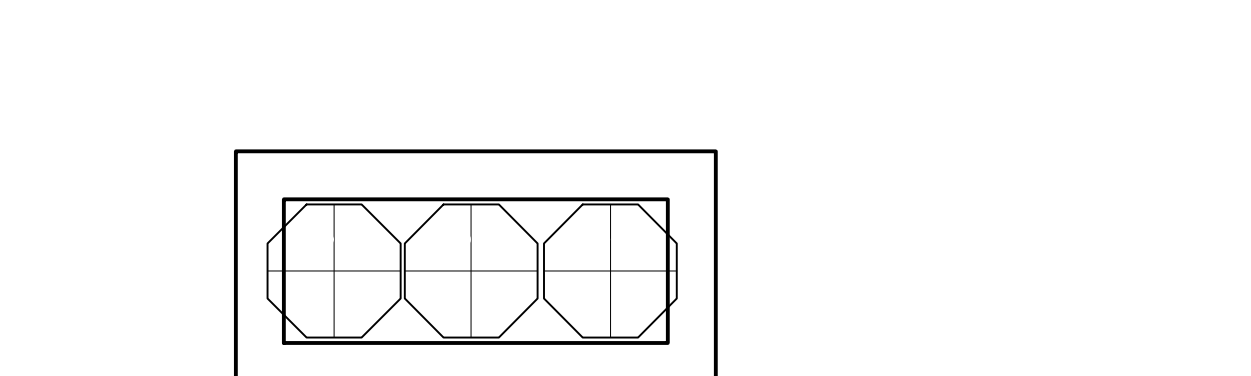
4' X 9' RAISED PLANTERS (TYP.)

SCALE: 1/4" = 1'-0"



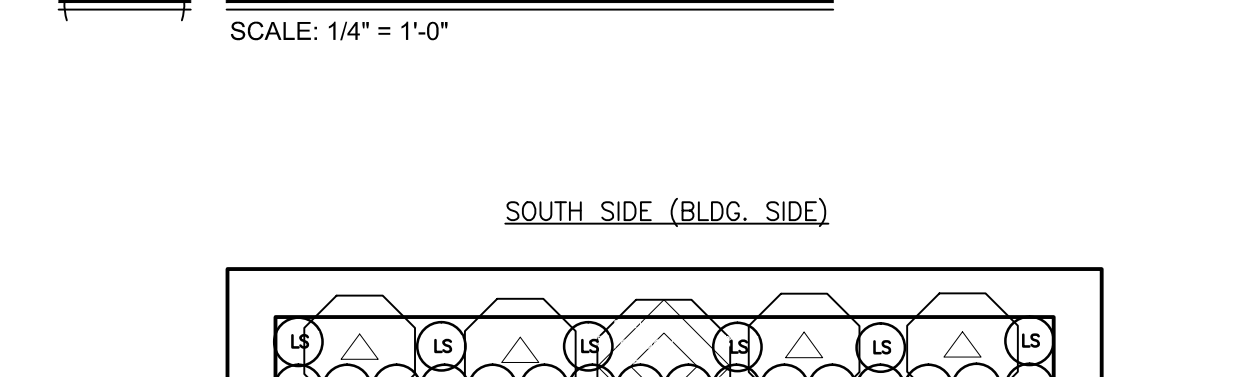
4' X 10' RAISED PLANTER

SCALE: 1/4" = 1'-0"



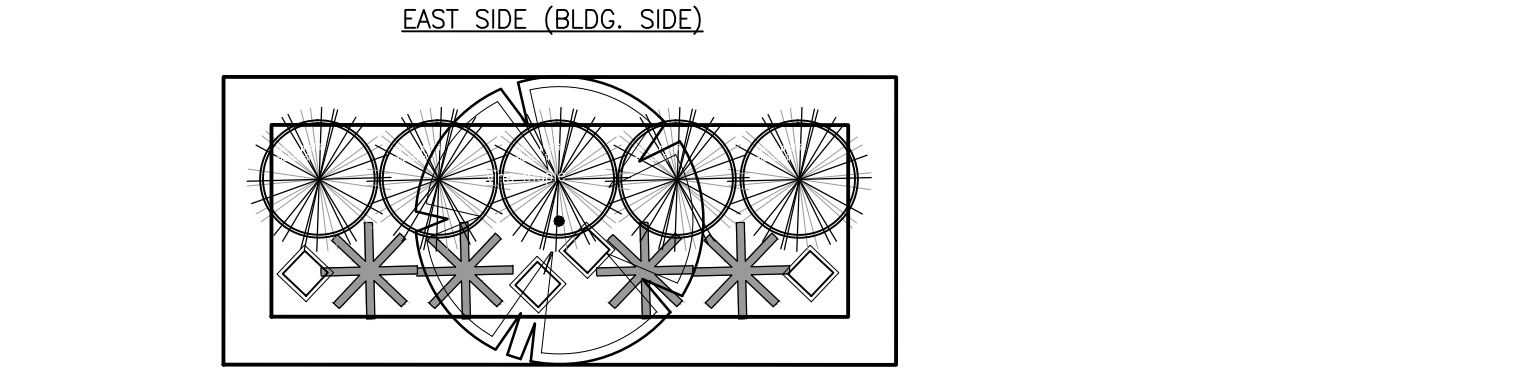
5' X 10' RAISED PLANTER

SCALE: 1/4" = 1'-0"



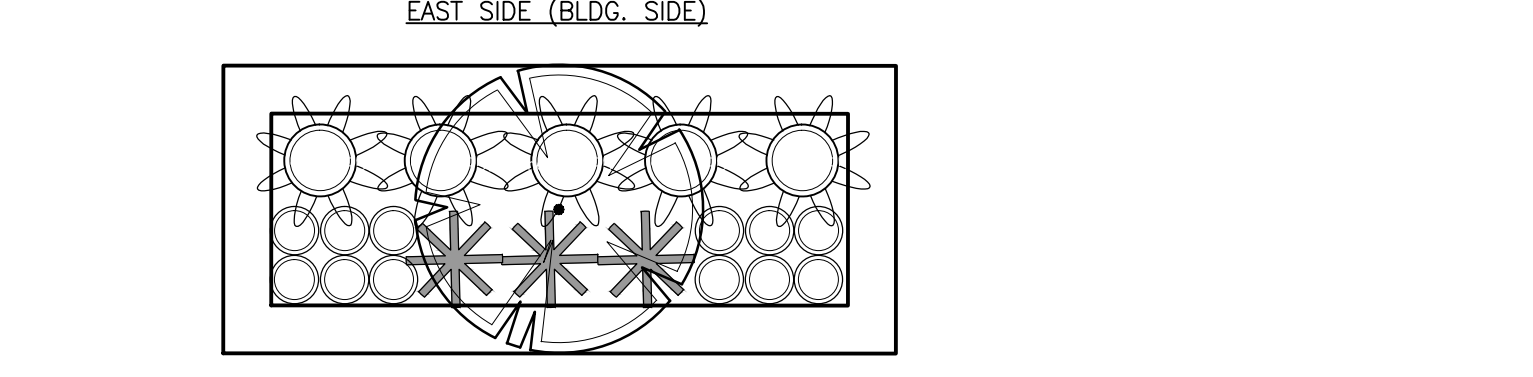
4' X 18' RAISED PLANTER - NORTH EXPOSURE

SCALE: 1/4" = 1'-0"



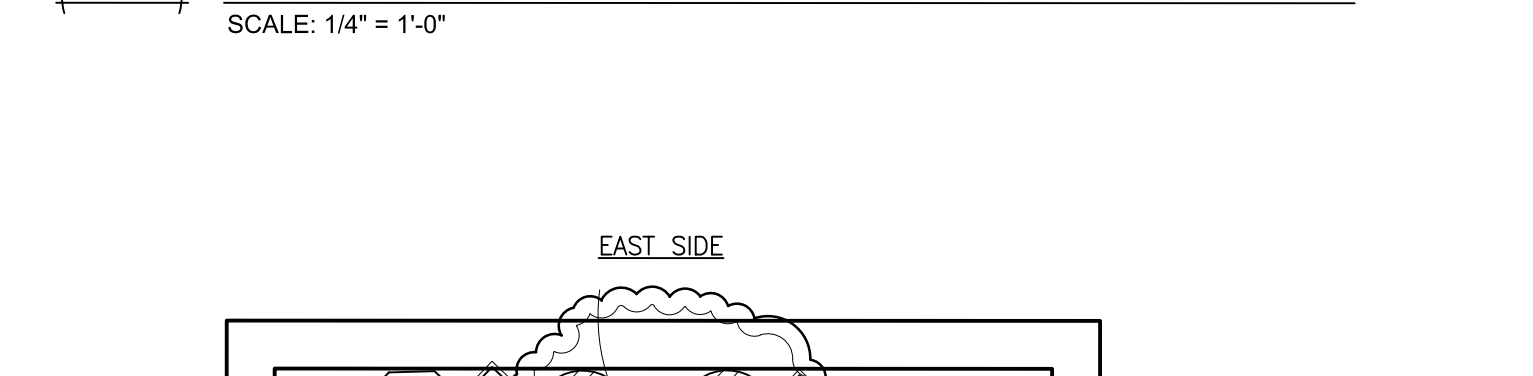
6' X 14' RAISED PLANTERS - WEST EXPOSURE

SCALE: 1/4" = 1'-0"



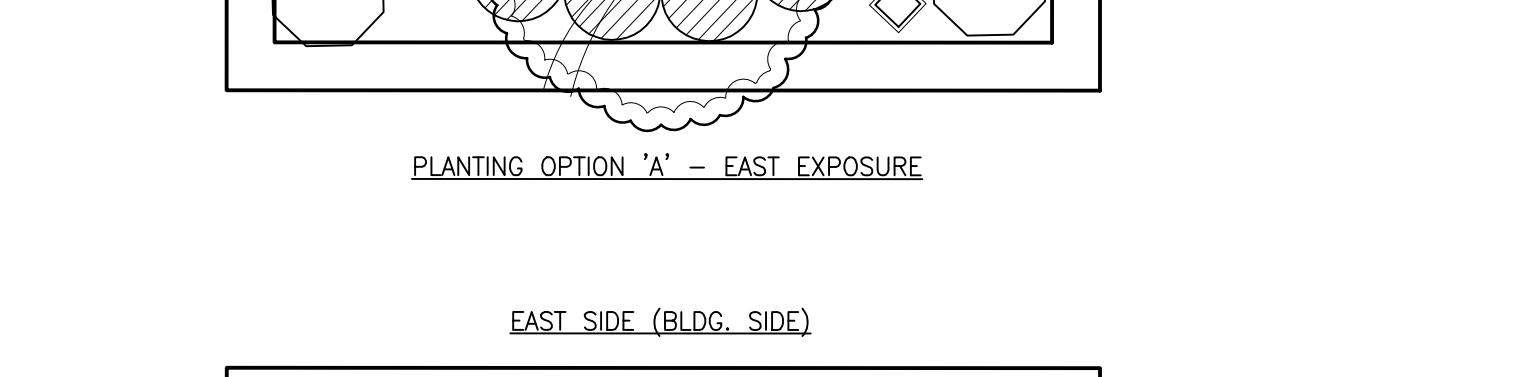
6' X 14' RAISED PLANTERS - WEST EXPOSURE

SCALE: 1/4" = 1'-0"



6' X 18' RAISED PLANTER - EAST & WEST EXPOSURE

SCALE: 1/4" = 1'-0"



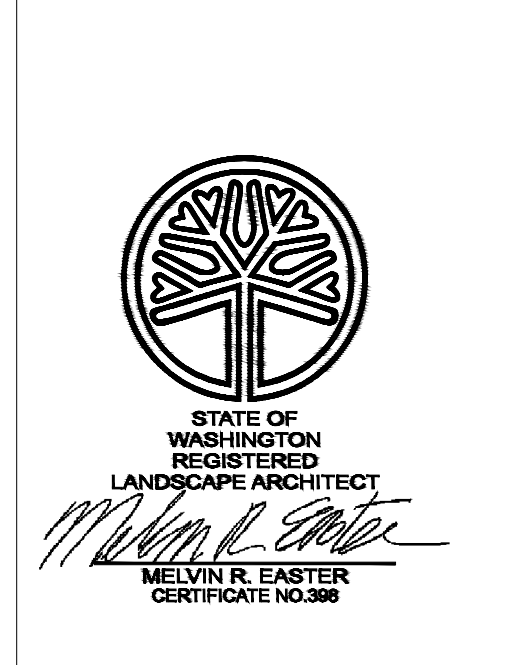
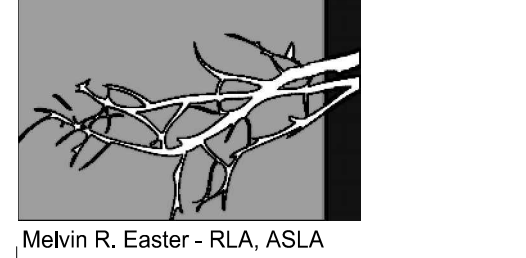
6' X 18' RAISED PLANTER - EAST & WEST EXPOSURE

SCALE: 1/4" = 1'-0"



L-SHAPE RAISED PLANTER

SCALE: 1/4" = 1'-0"



Issue Dates		
Rev.	Date	Desc.
10/19/17		BAR SUBMITTAL

TUKWILA VILLAGE - BUILDING B
14300 TUKWILA INTERNATIONAL BOULEVARD
TUKWILA, WASHINGTON
OWNER APPLICANT:
TUKWILA VILLAGE DEVELOPMENT ASSOCIATES, LLC
207 - 27TH AVENUE SE, BUILDING A, SUITE 300
TUCUMCUM, WA 98064 (206) 231-5010
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PROJECT #: LA-1113
FILE NAME: LA1113 - P3.50
DRAWN BY: C/RS/LP/MB

LANDSCAPE
SCHEDULE,
NOTES & DETAILS

P2.40