VICINITY MAP
NOT TO SCALE

LEGEND

- PROPOSED LEASE LINE
- EXISTING CURB, GUTTER OR SIDEWALK
- LIMITS OF CONSTRUCTION
- (6) PARKING ROW STALL COUNT

CONSTRUCTION NOTES

1. LIMITS OF CONSTRUCTION BY SITE CONTRACTOR
2. PROPOSED DRAIN INLET, SEE SHEET C6.1
3. PROPOSED GREASE INTERCEPTOR AS SPECIFIED ON PLUMBING PLANS, SEE SHEET C5.1
4. PROPOSED PEDESTRIAN RAMP, SEE SHEET C6.1
5. PROPOSED ELECTRIC TRANSFORMER, SEE SHEET C4.1
6. PROPOSED FIRE HYDRANT, SEE SHEET C4.1
7. PROPOSED DDCV/PIV ASSY., SEE SHEET C4.1
8. PROPOSED WATER METERS, SEE SHEET C5.1
9. PROPOSED FIRE DEPARTMENT CONNECTION, SEE SHEET C5.1
10. PROPOSED SIDEWALK
11. PROPOSED BARRIER CURB PER DETAIL 1/C7.1
12. PROPOSED FLUSH CURB PER DETAIL 2/C7.1
13. PROPOSED CURB & GUTTER PER DETAIL 3/C7.1
14. PROPOSED P.C. CONCRETE TRUCK APRON
15. PROPOSED TRASH ENCLOSURE
16. PROPOSED LANDSCAPE AREA, REFER TO LANDSCAPE & IRRIGATION AND PLANS
17. PROPOSED HC PARKING SIGNAGE TYPICAL 4 PLACES, PER DETAIL 10/C7.1
18. PROPOSED LOCKING FLOOR DRAIN, REFER TO PLUMBING PLANS
19. PROPOSED P.C. CONCRETE STEPS
20. PROPOSED SEWER MANHOLE, SEE SHEET C5.1
21. PROPOSED RELOCATED LIGHT POLE
22. PROPOSED STRIPED "ACCESS TO PUBLIC RIGHT OF WAY"
23. PROPOSED 2' PARKING OVERHANG
24. PROPOSED WATER LINE EXTENSION WITH 6" STUB (S), SEE SHEET C5.1
25. PROPOSED UTILITY IMPROVEMENTS BY OTHERS, SEE SHEET C5.1
26. PROPOSED 90 LF (TOTAL LENGTH) RAMPED SIDEWALK STRUCTURE WITH LANDINGS

PARKING CALCULATIONS

PARKING REQUIRED:

1 SPACES PER 100 SF	
9,054 SF/100 =	91 SPACES
HANDICAP SPACES REQUIRED =	2 SPACES

PARKING PROVIDED:

9' x 19' STANDARD STALLS =	46 SPACES
9' x 19' HANDICAP STALLS =	4 SPACES
TOTAL PARKING =	51 SPACES

SITE DATA

SITE (LEASE) AREA	= 16,495 SQ. FT. (0.3787 ACRES)
BUILDING AREA	= 9,054 SF
PERCENT COVERAGE	= 54.89%
LANDSCAPED AREA	= 3,152 SF
PERCENT COVERAGE	= 18.6%
IMPERVIOUS AREA	= 13,343 SF
PERCENT COVERAGE	= 81.4%

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Attachment E

LUCO Engineering
9089 Elk Grove Blvd., Suite 207
Elk Grove, CA 95624
Phone: 916-813-7440
Fax: 916-760-2707

Project No. 001013

LUIS H. CORNEJO
STATE OF WASHINGTON
44294
REGISTERED PROFESSIONAL ENGINEER
EXPIRES 03-15-2015

Seasons 52
FRESH | GRILL
FLORIDA SE INC.
1000 DARDEN CENTER DRIVE
ORLANDO, FL 32837

Issue Date: 07-24-2013

REVISION INFORMATION

Restaurant #:

Seasons 52
Fresh Grill
-
-
-

Tukwila, WA

Drawing Title:
DIMENSIONED SITE PLAN

C3.1