

LANDAU ASSOCIATES INC. | G:\PROJECTS\147055\010\PERMIT PLAN SET\P-SITEVICINITY.DWG | 3/17/2022 | JVALLUZZI

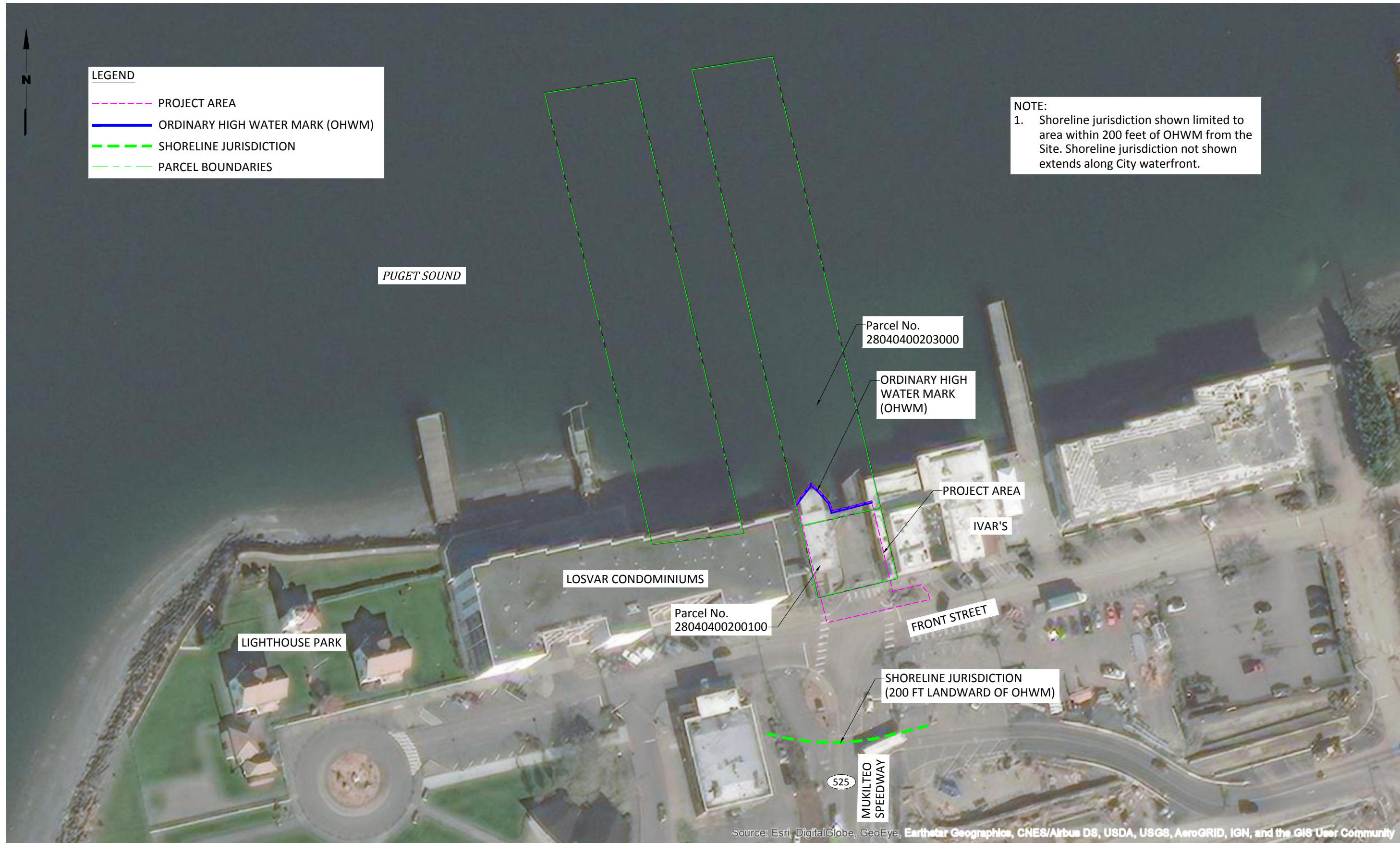


						DRAFTED BY: E. ZICK	ESZ	3/16/2022
						DESIGNED BY: D. JOSEPH	DMJ	3/16/2022
						REVIEWED BY: S. QUARTERMAN	SJQ	3/16/2022
						APPROVED BY:		
NO.	DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE

**LANDAU**  
ASSOCIATES  
155 NE 100TH STREET  
SEATTLE, WASHINGTON 98125  
(206) 631-8680

MUKILTEO PARKLET  
700 FRONT STREET  
MUKILTEO, WASHINGTON  
  
**SITE VICINITY**

PROJECT NO.	147055.010
DATE	MARCH, 2022
SHEET	1 OF 4
DRAWING NO.	C-1



**PERMIT SUBMITTAL - NOT FOR CONSTRUCTION**



Point	Finish HMA or Top of Sidewalk**	Top of Wall**
A	15.15	15.25
B	15.25	15.35
C	15.35	15.45
D	15.15	15.25
E	15.10	15.20
F	15.10	15.20
G	15.22	15.22
H	15.30	
I	14.10	
J	14.02	
K	13.65	

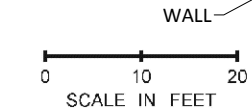
\*\* Elevations in MLLW. Conversion from MLLW to NAVD88 is MLLW minus 2.03 feet. Conversion from MLLW to MSL is MLLW minus 6.48 feet.

National Flood Hazard Layer FIRMette



LEGEND	
	New WSDOT Retaining Wall
	Existing Handrail
	Reclaimed Handrail
	5.1' x 3.1' Planter Box
	Water Meter Box

LOSVAR'S PARKING AREA



Parcel No. 28040400203000

Parcel No. 28040400200100

OLD TERMINAL AREA

IVAR'S BUILDING

PROJECT AREA - BENCHES, PICNIC TABLES, TABLES, AND CHAIRS TO BE PROVIDED

IVAR'S PLANTER

ELECTRICAL POWER BROUGHT IN FROM FRONT STREET



SITE PHOTO

NOTES:

1. THE PROPOSED PROJECT WILL NOT CHANGE EXISTING GROUND ELEVATIONS/CONTOURS.
2. NO EXCAVATION OR FILL WILL OCCUR IN AREAS OF EXISTING ASPHALT.
3. THE SITE CURRENTLY COVERED IN ASPHALT; SEE PHOTO PROVIDED ON THIS SHEET.
4. SOURCE: WSDOT.

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



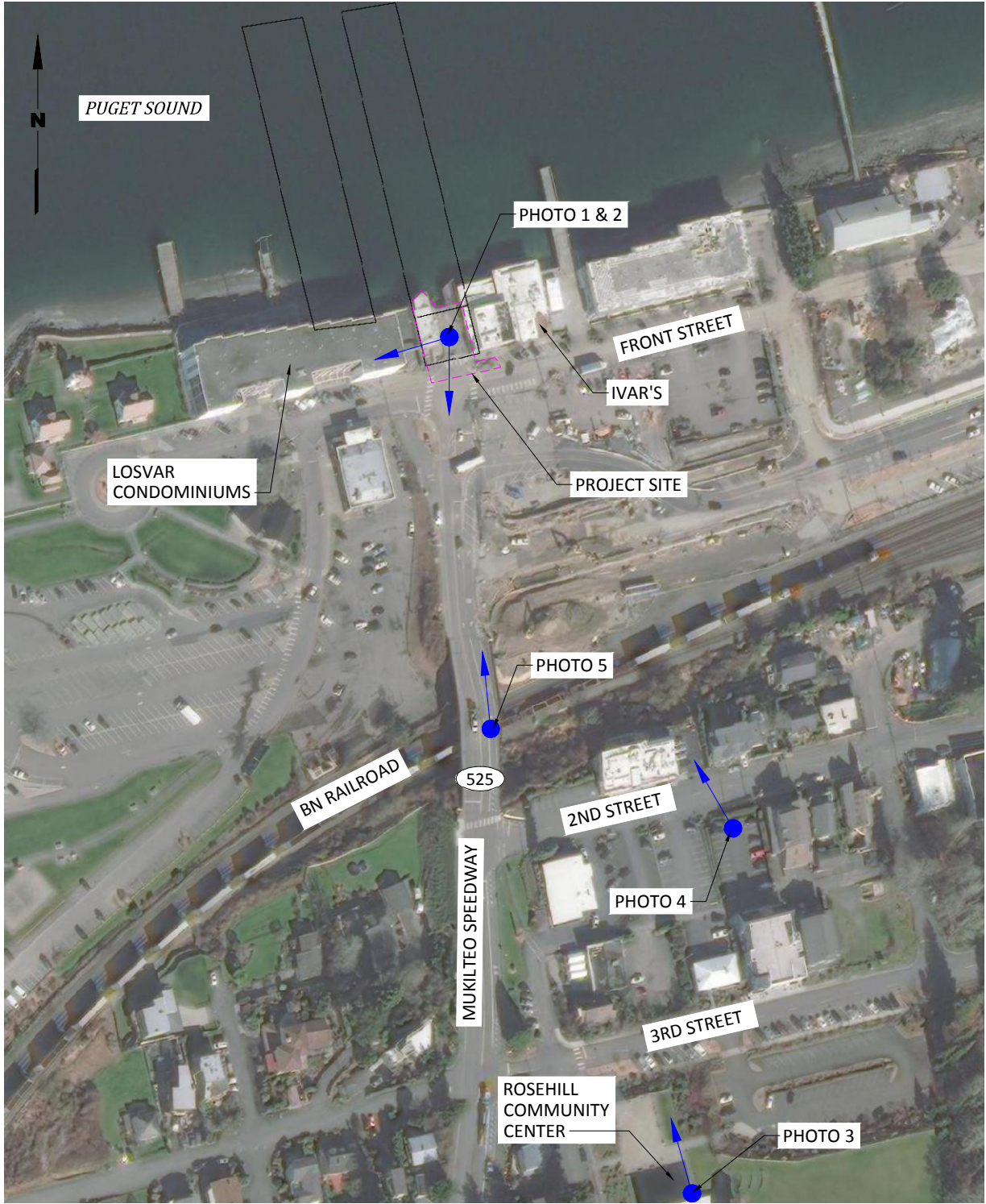
						DRAFTED BY: E. ZICK	ESZ	3/16/2022
						DESIGNED BY: D. JOSEPH	DMJ	3/16/2022
						REVIEWED BY: S. QUARTERMAN	SJQ	3/16/2022
						APPROVED BY:		
NO.	DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE

**LANDAU ASSOCIATES**  
155 NE 100TH STREET  
SEATTLE, WASHINGTON 98125  
(206) 631-8680

MUKILTEO PARKLET  
700 FRONT STREET  
MUKILTEO, WASHINGTON  
**EXISTING SITE CONDITIONS AND  
FLOOD HAZARD ASSESSMENT**

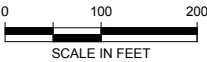
PROJECT NO.	147055.010
DATE	MARCH, 2022
SHEET	2 OF 4
DRAWING NO.	C-2





Notes:

- 1. Project site is an existing asphalt lot. The proposed project will provide landscaping and aesthetic improvements that will improve views from adjacent properties.
- 2. Residential land use in the vicinity of the project includes Losvar Condominiums adjacent to the site and residents on 2nd Street and 3rd Street. Public areas with views of the Site include sidewalk on SR 525 and Rosehill Community Center.
- 3. The project site is located at elevation approximately 35 feet or more below areas south of 2nd Street. The project will not impede existing views of Puget Sound.



LEGEND

1 Photo Title

PHOTO NUMBER IN PLAN VIEW, THIS SHEET



1 Facing south from the Site



2 Losvar Condominiums - facing west from the Site



3 View from Rosehill Community Center. Site is obscured by existing vegetation



4 View of Site from 2nd Street



5 View of Site from SR 525

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



							DRAFTED BY: E. ZICK	ESZ	3/16/2022
							DESIGNED BY: D. JOSEPH	DMJ	3/16/2022
							REVIEWED BY: S. QUARTERMAN	SJQ	3/16/2022
							APPROVED BY:		
NO.	DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE	

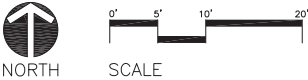
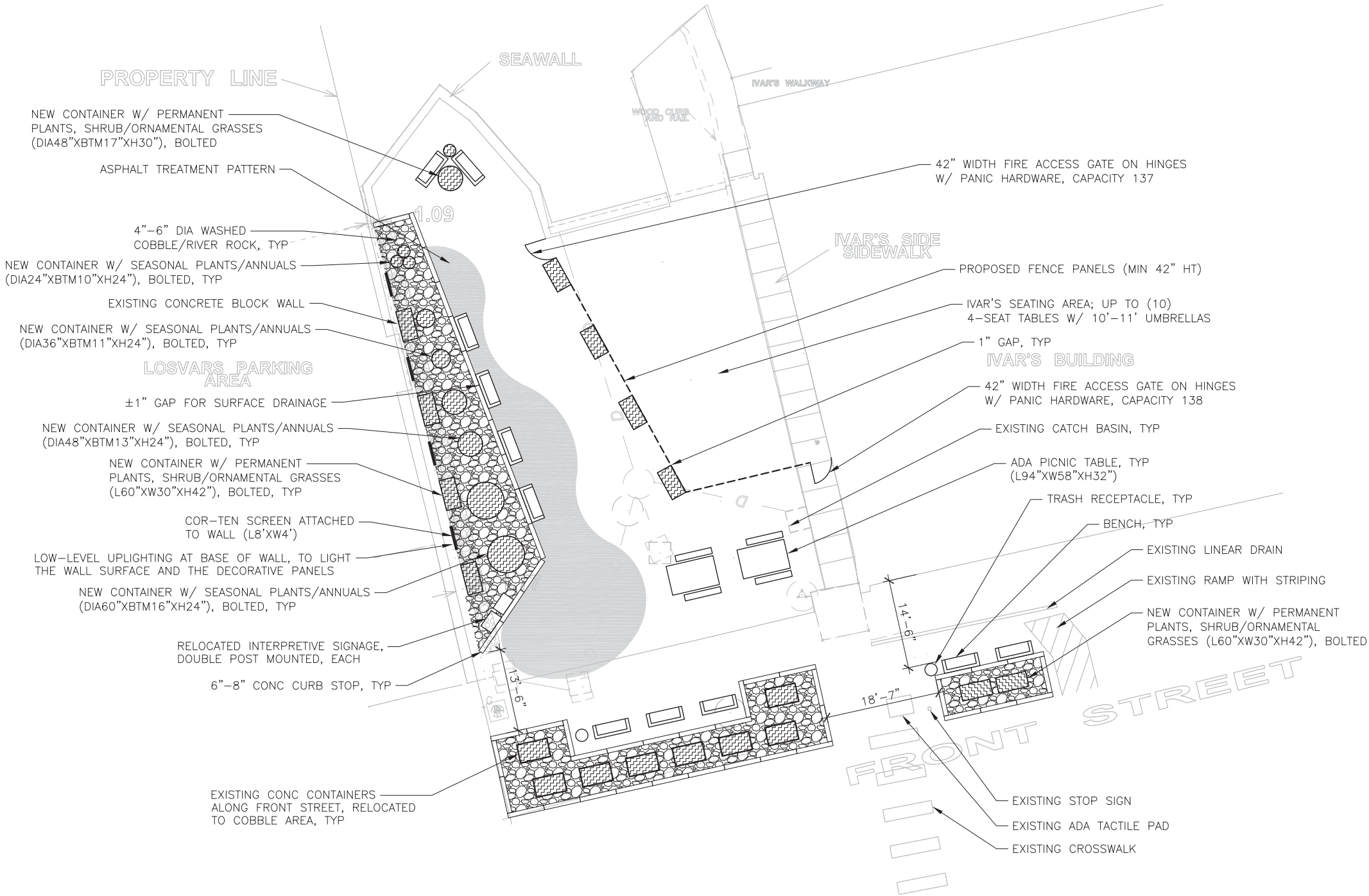


MUKILTEO PARKLET 700 FRONT STREET MUKILTEO, WASHINGTON
REPRESENTATIVE VIEWS FROM RESIDENTIAL AND PUBLIC AREAS



PROJECT NO. 147055.010
DATE MARCH, 2022
SHEET 3 OF 4
DRAWING NO. C-3



FIRE CODE REQUIREMENTS:		
1.	RESTAURANT OCCUPANCY.....	235
2.	OUTDOOR DINING OCCUPANCY.....	40
3.	TOTAL OCCUPANCY.....	275



PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

						DRAFTED BY: J. ALDERMAN	JWA	3/17/22	  155 NE 100TH STREET SEATTLE, WASHINGTON 98125 (206) 631-8680		PROJECT NO.	2021-35A
						DESIGNED BY: D. KOONTS	DWK	3/17/22			DATE	MARCH, 2022
						REVIEWED BY: D. KOONTS	DWK	3/17/22			SHEET	4 OF 4
						APPROVED BY:					DRAWING NO.	L-1
NO.	DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE		SITE PLAN		

LANDAU ASSOCIATES INC. | P:\2021 PROJECTS\2021-35A MUKILTEO PARKLET REVISED CONCEPT\GRAPHICS\AUTOCAD\PLT\DWG | 3/17/2022 | J. ALDERMAN

