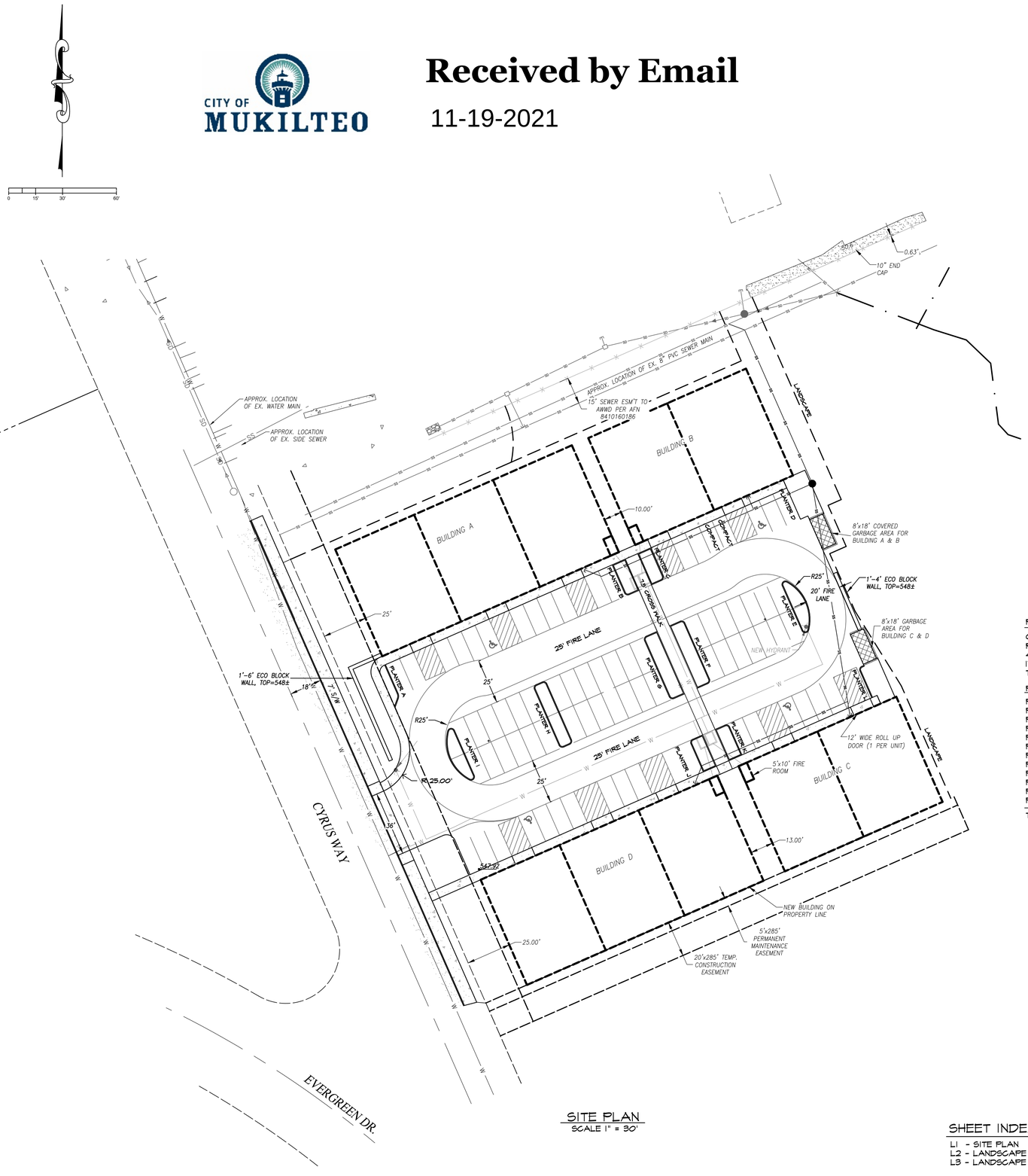
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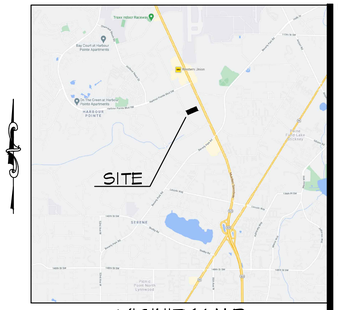
CITY OF MUKILTEO

Received by Email

11-19-2021



SITE PLAN
SCALE 1" = 30'



VICINITY MAP
NO SCALE

OWNER

ESTFIN, LLC
12303 CYRUS WAY, MUKILTEO, WA 98275
425.387.3873
ANDREW@PROGRANITE.COM

LANDSCAPE ARCHITECT

JOHN RUBENKONIG, ASLA
RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW, EDMONDS, WA 98026
206.491.9621
RUBENKONIGPLA@MSN.COM

ENGINEER

TIM SARKELA, P.E.
WESTERN ENGINEERS, INC.
9740 EVERGREEN WAY, EVERETT, WA 98204
425.356.2700

SITE DATA

124XX CYRUS WAY, MUKILTEO, WA 98275
TAX ID #00441300003900 & #00441300004000

LEGAL DESCRIPTION

LOT 39 AND 40, PLAT OF EVERGREEN MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 64, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS. SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARKING SUMMARY

COMPACT STALLS (8'x16'): 2
REGULAR STALLS (8.5'x19'): 75
4 ADA STALLS PROVIDED & INCLUDED ABOVE
TOTAL PARKING: 77 SPACES

PLANTER AREA SUMMARY

PLANTER A:	85 SF
PLANTER B:	125 SF
PLANTER C:	125 SF
PLANTER D:	338 SF
PLANTER E:	177 SF
PLANTER F:	276 SF
PLANTER G:	276 SF
PLANTER H:	241 SF
PLANTER I:	179 SF
PLANTER J:	125 SF
PLANTER K:	125 SF
PLANTER L:	258 SF
TOTAL:	2,330 SF

LANDSACPE CALCULATION:

10% OF PARKING AREA TO BE INCLUDED AS LANDSCAPING.

TOTAL PARKING AREA: 32,512 SF.
MIN. LANDSCAPE REQUIRED: 3,251 SF.
TOTAL LANDSCAPING DESIGNED: 2,330 SF. IN INTERNAL ISLANDS + 11,117 SF. IN PERIMETER LANDSCAPING

NOTE: NO LANDSCAPING AREA SHALL BE LESS THAN 50 SF.

PARKING CALCULATION:

1.5 PARKING STALLS REQUIRED PER EVERY 1,000 SFR. OF BUILDING AREA OR 1 PER EMPLOYEE

TOTAL PARKING REQUIRED BASED ON BUILDING AREA:
30,960 SF. / 1,000 SF. x 1.5 = 46.44

TOTAL PARKING PROVIDED:

75 PARKING STALLS INCLUDING 73 STANDARD SPACES AND 2 COMPACT SPACES. TOTAL PARKING: 77 SPACES.

ADA PARKING: 1 STALL FOR EVERY 25 PARKING SPACES FOR A MINIMUM OF 4 SPACES.

A MINIMUM OF 4 ADA PARKING SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE) TO BE PROVIDED ADJACENT TO 12' WIDE UNIT LOADING DOOR LANES.

BUILDING HEIGHT CALCULATION:

MAX BUILDING HEIGHT ALLOWED = 65'

BUILDING DESIGN HEIGHT = 2 STORY, <30'

SHEET INDEX

L1 - SITE PLAN
L2 - LANDSCAPE PLANTING PLAN
L3 - LANDSCAPE NOTES & DETAILS

PREAPP-2020-002
JULY 6, 2021

NO	DATE	REVISION	BY	CK

DESIGN GROUP
JOHN E. RUBENKONIG, ASLA — PROJECT MANAGER
JOHN E. RUBENKONIG, ASLA — DESIGNED
SBK — CADD
JOHN E. RUBENKONIG, ASLA — CHECKED
7/6/2021 — DATE
BRAVAINDUSTRIALSITEPLAN.DWG — FILE NAME

SITE PLAN

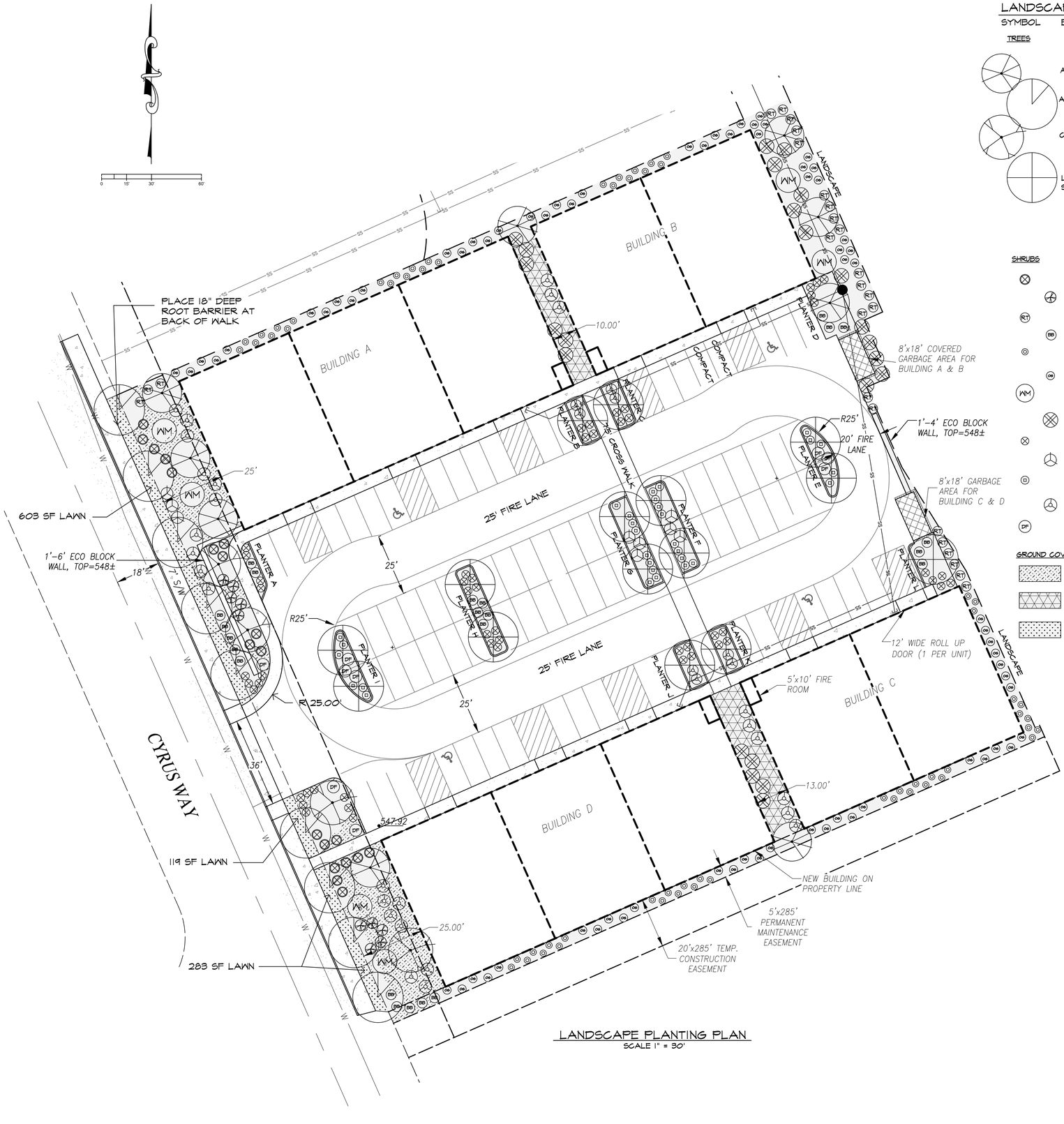
BRAVA LIGHT INDUSTRIAL
124XX CYRUS WAY
MUKILTEO, WA
SNOHOMISH COUNTY
WASHINGTON

RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
8218 210TH PLACE SW
EDMONDS, WA 98026
PH: (206) 491-9621

JULY 6, 2021
STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER BRAVA
SHEET NUMBER L1 OF 3

NE 1/4, SW 1/4, SEC 27, T 28 N, R 4 E, W.M.



LANDSCAPE PLANTING PLAN
SCALE 1" = 30'

LANDSCAPE PLANTING SCHEDULE

SYMBOL	BOTANICAL and COMMON NAME		SIZE	QUANTITY	SPACING	EVER / DECID / NATIVE
TREES						
	ACER CIRCINATUM	VINE MAPLE	5 STEM MIN SUM OF STEMS TO EQUAL 8" MINIMUM	9	AS SHOWN	DECIDUOUS / NATIVE
	ACER RUBRUM	RED MAPLE (STREET TREES)	2" MIN. AT DBH	9	AS SHOWN	DECIDUOUS
	CORNUS KOUSA	KOUSA DOGWOOD	2" MIN. AT DBH	4	AS SHOWN	DECIDUOUS
	LIQUIDAMBER STYRACIFLUA	AMERICAN SWEETGUM (PARKING LOT)	2" MIN. AT DBH	15	AS SHOWN	DECIDUOUS
SHRUBS						
	ABELIA GRANDIFLORA	ABELIA	3 GAL	20	AS SHOWN	EVERGREEN
	CHOISYA TERNATA	MEXICAN ORANGE	3 GAL	10	AS SHOWN	EVERGREEN
RT	CORNUS SERICEA	RED TWIG DOGWOOD	3 GAL.	25	AS SHOWN	DECIDUOUS / NATIVE
BB	EUONYMUS ALATUS	BURNING BUSH	3 GAL	23	AS SHOWN	DECIDUOUS
	GALTHERIA SHALLON	SALAL	2 GAL	60	AS SHOWN	EVERGREEN / NATIVE
OA	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	3 GAL	71	AS SHOWN	EVERGREEN / NATIVE
MM	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 GAL	6	AS SHOWN	EVERGREEN / NATIVE
	PHILADELPHUS LEWISII	WILD MOCK ORANGE	3 GAL	23	AS SHOWN	DECIDUOUS / NATIVE
	PRUNUSLAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	3 GAL	53	AS SHOWN	EVERGREEN
	RIBES SANGUINEUM	RED FLOWERING CURRANT	MIN. 18"	9	AS SHOWN	DECIDUOUS / NATIVE
	VACCINEUM OVATUM	EVERGREEN HUCKLEBERRY	3 GAL	30	AS SHOWN	EVERGREEN / NATIVE
	VIBURNUM TINUS	'SPRING BOUQUET' VIBURNUM	3 GAL	35	AS SHOWN	EVERGREEN
DF	VIBURNUM TOMENTOSUM	DOUBLE FILE VIBURNUM	3 GAL	9	AS SHOWN	DECIDUOUS
GROUND COVER						
	ARCTOSTAPHYLLOS UVA-URSI	KINNIKINNICK	4" POT	3,050	18" O.C.	
	PLANT IN BEDS ALONG CYRUS WAY AND IN LETTERED PLANTERS ONLY, ABOUT 7,000 SF					
	MAHONIA NERVOSA	DWARF OREGON GRAPE	4" POT	920	18" O.C.	
	PLANT IN THE TWO OPEN AREAS BETWEEN BUILDINGS, ABOUT 1,500 SF.					
	GRASS LAWN		ABOUT 1,005 SQUARE FEET			
	INSTALL SOD LAWN IN AREAS SHOWN.					

NOTE

INSTALL 18" DEEP ROOT BARRIER BEHIND SIDEWALK ALONG CYRUS WAY.
SEE DETAIL SHEET L3.

PREAPP-2020-002
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NO	DATE	REVISION	BY	CK

DESIGN GROUP
JOHN E. RUBENKONIG, ASLA
PROJECT MANAGER
JOHN E. RUBENKONIG, ASLA
DESIGNED
SBK
CADD
JOHN E. RUBENKONIG, ASLA
CHECKED
7/6/2021
DATE
BRAVAINDUSTRIALSITEPLAN.DWG
FILE NAME

LANDSCAPE PLANTING PLAN

BRAVA LIGHT INDUSTRIAL
124XX CYRUS WAY
MUKILTEO, WA

WASHINGTON
SNOHOMISH COUNTY

RUBENKONIG PLANNING AND LANDSCAPE ARCHITECTURE, PLLC
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JULY 6, 2021

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
JOHN E. RUBENKONIG
CERTIFICATE NO. 574

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UNLESS SIGNED AND DATED

JOB NUMBER BRAVA

SHEET NUMBER L2 OF 3

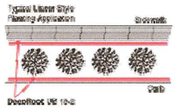
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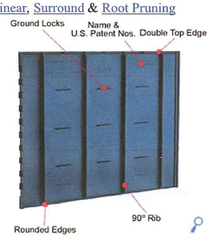
DeepRoot Urban Landscape Products

18" Universal Barrier - UB 18-2



Applications : Linear, Surround & Root Pruning

18" high x 24" wide panels for Linear Applications, Surround Applications and Root Pruning. Our UB 18-2 panels include our patented, integrated zipper joining mechanism for easy assembly. The 18" height is ideal for protection from invasive roots in sidewalk, driveway, patio and many other planting situations.



Features

- Instant assembly-Slide one panel into the next
- Universal Barrier - Use either in linear or surround application
- Sizing adjustable in 2' modules
- 1/2 inch raised 90º molded root deflecting ribs
- Patented ground lock tabs to prevent lifting by tree
- Patented double top edge for strength, safety, appearance and root overgrowth protection
- Manufactured in USA with 50% post-consumer recycled plastic
- DeepRoot products are patented under one or more of the following U.S. Patents : 5,070,642; 5,305,549 and 5,528,857.

Panel Dimensions

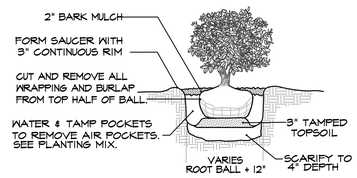
UB 18-2: 18"H x 24"W (46cm x 61 cm)

Material and Manufacturing Process :

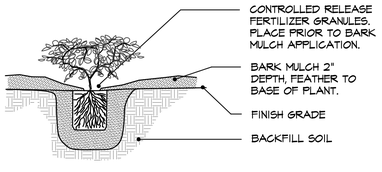
- Copolymer Polypropylene of 0.080" (2.032 mm) thickness
- 50% Post-consumer recycled plastic
- Injection molded
- ISO 9002 certified
- Made in USA

LANDSCAPE NOTES

1. ALL TECHNIQUES AND METHODS USED DURING CONSTRUCTION OF THE LANDSCAPE PORTION OF THIS PROJECT SHALL BE OF THE FIRST QUALITY AS COMPARED TO THE STANDARDS OF THE INDUSTRY. ALL ASPECTS OF THIS WORK WILL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LANDSCAPE ARCHITECT AND CITY OF MUKILTEO.
2. COORDINATE ALL WORK WITH OTHER CONTRACTORS ON SITE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ALL PERMITS NECESSARY FOR THAT PORTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS, RUBBISH AND AND EXCESS MATERIAL INCURRED BY THIS PROJECT.
4. DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING.
5. VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO PLAN INSTALLATION. NO TREES SHALL BE PLANTED CLOSER THAN 5 FEET TO UNDERGROUND UTILITIES IF AT ALL POSSIBLE.
6. VERIFY EXISTING GRADING IN FIELD PRIOR TO CONSTRUCTION. IF CONDITIONS ARE OTHER THAN EXPECTED, CONTACT THE ARCHITECT IMMEDIATELY.
7. EXISTING TOPSOIL SHOULD BE STRIPPED FROM CONSTRUCTION LOCATIONS, SAFELY STORED ON SITE, AND REUSED IN PLANTING BED PREPARATION. AUGMENT WHERE NECESSARY WITH "STEERCO", PACIFIC TOPSOILS WINTERMIX OR AN APPROVED EQUIVALENT. TILL THOROUGHLY INTO PLANTING BEDS AND LAWN AREAS FOR A MINIMUM DEPTH OF 6 INCHES. REMOVE ROCKS AND DEBRIS LARGER THAN 1 INCH.
8. COVER ALL TREE, SHRUB AND GROUNDCOVER PLANTING AREAS WITH A 3-INCH MINIMUM THICKNESS OF MULCH.
9. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPE PORTION OF THIS PROJECT DURING CONSTRUCTION AND FOR A MINIMUM OF 30 DAYS AFTER FINAL ACCEPTANCE. THIS WORK SHALL TAKE THE FORM OF WATERING WHERE NECESSARY, DEBRIS PICKUP, WEEDING AND ANY PRUNING NEEDED TO KEEP THE LANDSCAPE IN FIRST CLASS CONDITION.
10. ALL PLANT MATERIAL SHALL BE IN GOOD GROWING CONDITION AT THE TIME OF PLANTING AND SHALL BE GUARANTEED FOR ONE FULL YEAR OR UNTIL THE NEXT GROWING SEASON (WHICHEVER TIME PERIOD IS LONGER) AFTER FINAL ACCEPTANCE. ANY REPLACEMENT PLANT MATERIAL REQUIRED SHALL BE EXACTLY THE SAME AS ORIGINALLY SPECIFIED AS TO TYPE AND SIZE. THE CONTRACTOR SHALL RE-DO ANY TREE STAKING AS IS APPROPRIATE DURING THIS TIME PERIOD.
11. DIG, PACK, TRANSPORT AND HANDLE ALL PLANTS WITH CARE TO ENSURE PROTECTION FROM INJURY. STORE PLANTS IN THE MANNER NECESSARY TO ACCOMMODATE THEIR HORTICULTURAL REQUIREMENTS. HEEL-IN PLANTS AND IRRIGATE AS NEEDED TO KEEP FROM DRYING OUT.
12. INSTALL APPROPRIATE TRANSPLANTER FERTILIZER TO ALL PLANTING PITS AS SPECIFIED BY MANUFACTURER.
13. STAKE ALL TREES AS SHOWN IN DETAIL.
14. THE CONTRACTOR IS RESPONSIBLE FOR WATERING ALL PLANTS TO ENSURE THEIR SURVIVAL UNTIL FINAL ACCEPTANCE AND/OR IRRIGATION SYSTEM HAS BEEN INSTALLED AND IS OPERATIONAL.

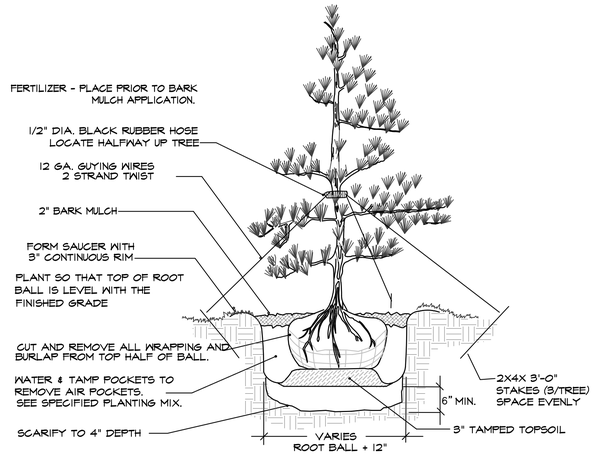


SHRUB PLANTING
NO SCALE

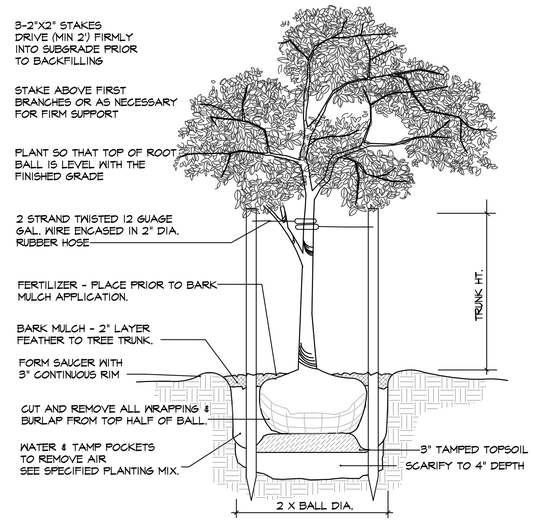


NOTE: SEE PLANTING PATTERN

GROUND COVER PLANTING
NO SCALE



CONIFEROUS TREE STAKING DETAIL
NO SCALE



DECIDUOUS TREE STAKING DETAIL
NO SCALE

PREAPP-2020-002
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NO	DATE	REVISION	BY	CK

DESIGN GROUP
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PROJECT MANAGER
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