

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2020-0014**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** McDonald's Restaurant and Play Place

**APPLICANT:** Jason Green  
Navix Engineering  
11325 SE 6<sup>th</sup> Street, Suite 150  
Seattle, Washington 98119

**LOCATION:** The project is located at 16320 164<sup>th</sup> Street SE Street, Mill Creek, Washington.

**PROPOSAL:** Proposed building elevations and landscaping

**ZONING:** CB – Community Business

**PART II – DESIGN REVIEW BOARD AUTHORITY**

**Building Elevations, Materials, Colors, and Landscaping Requirements:**

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review building elevations, materials, colors, and landscaping for commercial and industrial developments. Design guidelines for commercial, business park/industrial buildings are set forth in MCMC Section 17.34.040.B and the design guidelines for landscaping are contained in MCMC Section 17.34.040.H.

**Wall Signs:**

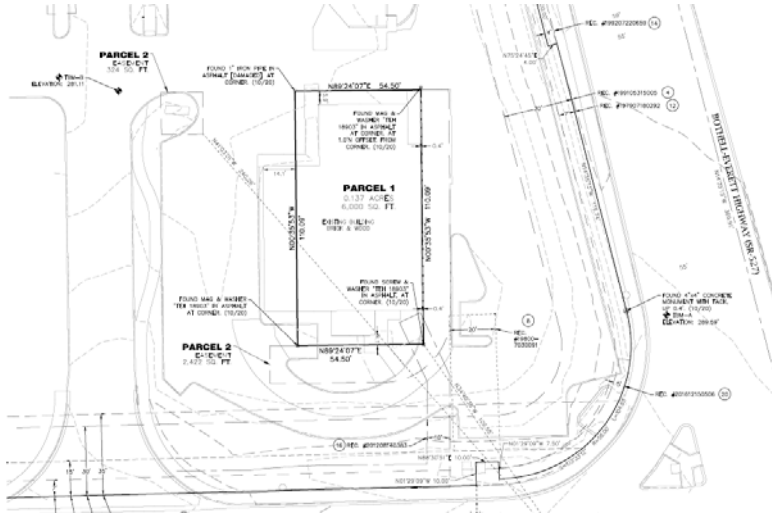
The wall signs shown on the proposed building are conceptual and will ultimately be reviewed by staff administratively pursuant to MCMC Section 17.26.010.

**PART III – BACKGROUND AND PROJECT DESCRIPTION**

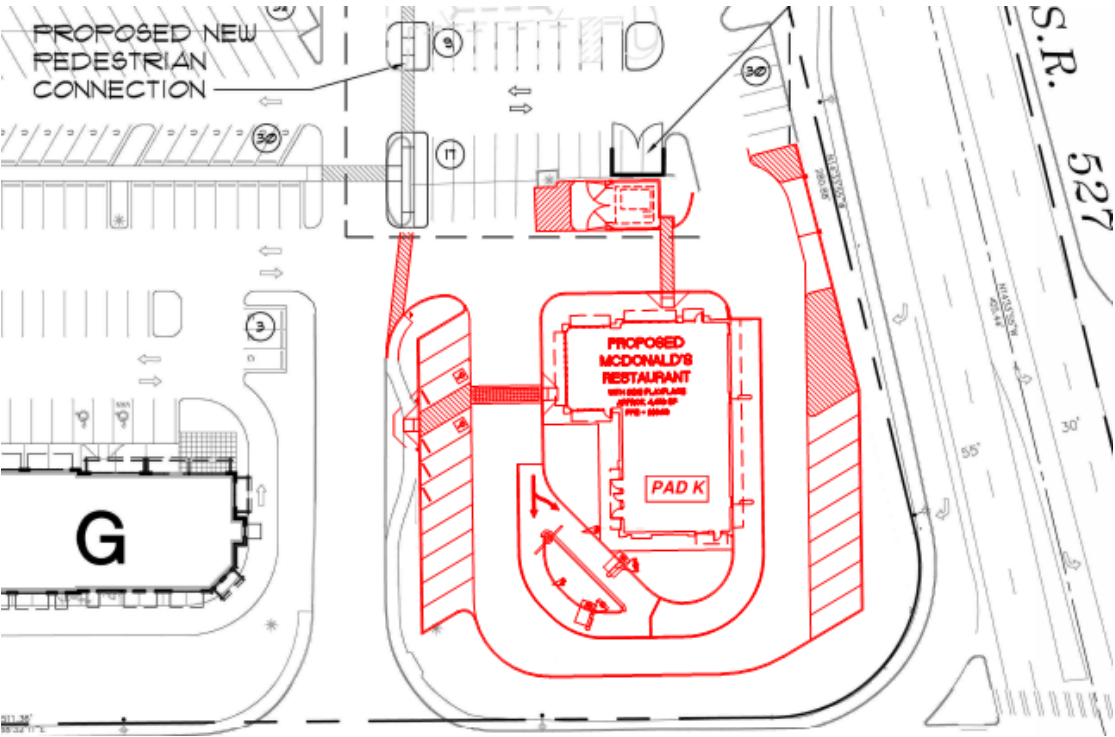
The applicant submitted a request for a Minor Modification to the Mill Creek Plaza Binding Site Plan, which was approved by the City on December 10, 2020. The applicant is proposing the demolition of the existing 5,549 square foot McDonalds Restaurant and Play Place, 50-stall paved parking lot, associated utilities and single-lane drive-thru, which was built in 1981. The construction of a new approximately 4,450 square foot McDonalds Restaurant and Play Place, 27-stall asphalt paved parking lot, dual-lane drive-thru, and associated underground utilities will occur on the 0.8 acre site. As part of the proposal, the applicant will be removing 851 square feet of roadway buffer and replacing with 1,246 square feet of roadway buffer.

See excerpts below from **Attachment 1 – Full Site Plan Set** and **Attachment 2 - Existing Site Photo's** showing the existing site layout and the proposed new site layout.

Existing Site Layout



Proposed Site Layout



## PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City’s Design Guidelines:

### Building Elevation Criteria

The Code requires that buildings incorporate modulation to reduce the overall bulk and mass of buildings and to avoid blank walls. In addition, building design shall incorporate traditional building materials such as masonry, stone, stucco, heavy timbers, brick, and other natural appearing materials. Building colors should accent, blend with, or complement surroundings. Bright or brilliant colors should be reserved for trim and accents. The City’s building design objectives call for a consistent visual identity to be applied to all sides of buildings visible to the general public and for all building sides to have an equivalent level of quality of materials, detailing, and window placement.

In addition, the Code requires outdoor mechanical equipment to be screened from view, including ground level and rooftop mechanical and communication equipment. The method of screening shall be architecturally integrated with the building with respect to materials, color, shape, and size.

### Proposal – Building Elevations, Materials and Colors and Outdoor Mechanical Equipment

The proposed building elevations and exterior materials and colors add a variety of materials, textures, and colors to the new building. The concept is to modernize the restaurant to current corporate standards. Colors proposed are grey, black, brown, and yellow as an accent color with white canopies in material types comprised of concrete, metal and wood, which will meet the City’s design criteria. See **Attachment 1 – Full Site Plan, Sheet** for a depiction of the proposed exteriors. Materials proposed include:





Proposed materials will be arranged in horizontal bands of varying width and vertical patterns to help break up the building bulk and create prominent entry points. Windows and doors will be covered with white canopies to prevent roof run off dripping onto customers/employees, see **Attachment 1 – Full Plat Set (Sheets A2.0-A2.2)** for a full view of the elevations and details. The canopies are proposed to be lighted with LED lights to reduce glare and improve visibility for customers and provide safe access to pedestrians. The rooftop mechanical equipment is screened as shown in the elevations above to meet code.

As proposed staff believes that the building elevations and materials are in compliance with the design guidelines contained in the MCMC Chapter 17.34.

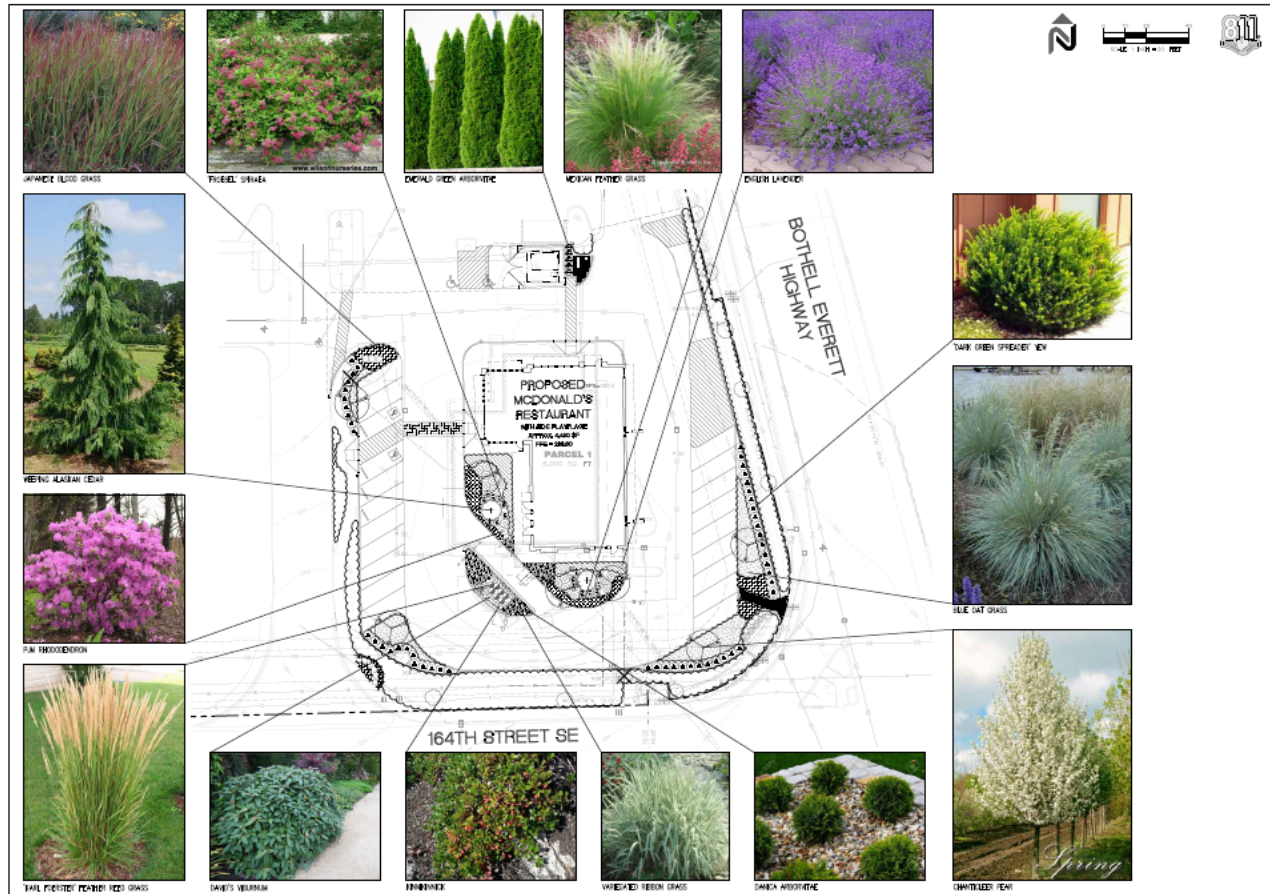
**LANDSCAPING OBJECTIVES:**

City Code, MCMC 17.34.040.H requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant and irrigation is required. Use of native plants and the retention of existing vegetation are strongly encouraged. In addition, required perimeter setback areas are to be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

**Proposed Landscape Plan:**






The applicant is proposing to modify the existing landscaping and enhance the existing plant palette by adding a vegetative barrier in the roadway buffer that is now primarily grass and at the entry into the site. Staff has included existing site photos below for your reference. The applicant has depicted on the landscape plan which existing landscaping is to be removed and what will be retained. See excerpts below and **Attachment 1 – Sheets C-1.1, L-1.0 and L-1.1. Landscape Plans and Plant Photos** along







with **Attachment 2 – Existing Site Photo's** to see the existing landscaping is to be retained and areas to be enhanced; (see excerpts below).



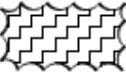







The proposed plant palette consists of a variety of ornamental grasses, evergreen shrubs, flowering and evergreen trees and perennials in the required planting size and spacing requirements per code, see enlarged Planting Schedule below. In addition, the applicant is proposing steel edging along the landscape beds to separate between grass and graveled areas as necessary to provide for easier maintenance.

# PLANT SCHEDULE

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS	MATURE HT.
<b><u>TREES</u></b>			
	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEeping ALASKAN CEDAR	6'-7' HT., SPECIMEN QUALITY	12-15;
	PYRUS CALLERYANA 'CHANTICLEER' / 'CHANTICLEER' PEAR	2" CAL., SPECIMEN QUALITY, BRANCHED @ 5'	40'
	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	5-6' MIN. HT., B&B, FULL & BUSHY	12'
	EXISTING LONDON PLANE TREE TO REMAIN	PRESERVE & PROTECT	35-45'
	EXISTING LONDON PLANE TREE TO BE REMOVED	REMOVE	VARIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS	MATURE HT.
<b><u>SHRUBS</u></b>			
	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' / 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. CONT., PLANT @ 30" O.C.	3 1/2' - 4'
	RHOODODENDRON 'PJM' / 'PJM' RHODODENDRON	18-21" HT., B&B, SPECIMEN QUALITY	4'
	SPIRAEA x BUMALDA 'FROEBEL' / 'FROEBEL' SPIRAEA	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY	3 1/2' - 4'
	TAXUS x MEDIA 'DARK GREEN SPREADER' / 'DARK GREEN SPREADER' YEW	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY	3 1/2' - 4'
	VIBURNUM DAVIDII / 'DAVID'S' VIBURNUM	5 GAL. CONT., FULL & BUSHY	3'
	EXISTING SHRUB	PRESERVE & PROTECT	3-5'

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
	<b>GROUNDCOVER</b>	
	ARCTOSTAPHYLOS UVA-URSA / KINKINNICK	1 GAL. CONT., PLANT @ 18" O.C.
	HELICTICHON SEMPERVRENS / BLUE OAT GRASS	2 GAL. CONT., FULL & BUSHY, 18" MIN. HT.
	IMPERATA CYLINDRICA / JAPANESE BLOOD GRASS	1 GAL. CONT., FULL & BUSHY, PLANT @ 24" O.C.
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GAL. CONT., PLANT @ 24" O.C.
	NASSELLA TENNISIMA / MEXICAN FEATHER GRASS	1 GAL. CONT., PLANT @ 24" O.C.
	COBBLESTONE RIVER ROCK PLANTINGS: 1. (1/2) THUJA OCCIDENTALIS 'DANICA' / DANICA ARBORVITAE 2. (3/5) PHALARIS ARUNDINACEA 'PICTA' / VARIEGATED RIBBON GRASS	3"-6" ROUND ROCK, 9" MIN. DEPTH 1. 1 GAL. CONT., PLANT @ 36" O.C. 2. 1 GAL. CONT., PLANT @ 24" O.C.
↓	50% OF COBBLESTONE AREA TO BE PLANTED IN DRIVE THRU AREA	PLANT IN LIKE GROUPINGS WITH SMALLER HEIGHT MATERIAL NEAR THE EDGE OF THE PLANTING BED
	EXISTING VEGETATION TO REMAIN	PRESERVE & PROTECT; REPLACE ANY DAMAGED VEGETATION
	5/8" CRUSHED ROCK	4" DEPTH, BORDERED WITH CONCRETE CURBING

The Code requires landscaped areas to be irrigated, per MCMC Section 17.34.040.H.1.d and maintained by the property owner. The existing landscaping is irrigated and will be retained and maintained to water the enhanced (new) landscaping. Staff finds the proposed landscaping plan meets code and will enhance the overall appearance of the site and intersection.

### **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

Having viewed the property and reviewed the application, City staff finds that the proposed building elevations will be consistent with the design guidelines set forth in MCMC Section 17.34.040 and is recommending approval subject to the following conditions.

1. The building elevations, materials, colors, and design shall be as portrayed in the application. The building materials and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. A landscape performance bond in the amount of 125% of the proposed cost of materials and installation shall be provided to the City prior to issuance of the building permit, pursuant to MCMC Section 16.16.040.

3. The applicant is required to submit a building permit for all wall signage for review and approval prior to installation.
4. Directional signage must comply with the City sign regulations contained in MCMC 17.26.

ATTACHMENTS:

**Attachment 1 – Full Site Plan**

**Attachment 2 – Existing Site Photo's**



# McDonald's RESTAURANT REDEVELOPMENT

## MINOR MODIFICATION AND DESIGN REVIEW BOARD

### 16320 BOTHELL EVERETT HIGHWAY **Attachment 1**

#### MILL CREEK, WA 98012



11235 s.e. 8th street | suite 150  
bellevue, wa 98004  
t: 425.453.9501 | f: 425-453-8208  
www.navixeng.com

CLIENT/OWNER

MCDONALD'S USA,  
LLC

PROJECT NAME

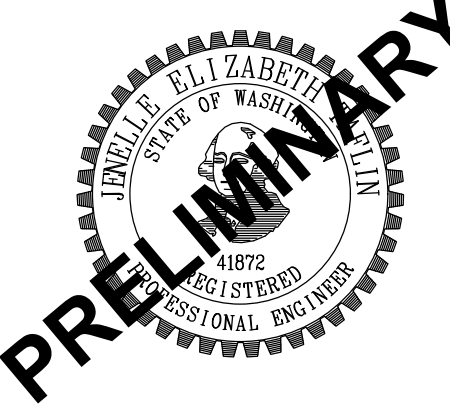
**McDonald's  
RESTAURANT  
REDEVELOPMENT**

NAVIX PROJECT NUMBER: 50-127-062

PROJECT ADDRESS

**16320 BOTHELL  
EVERETT HIGHWAY  
MILL CREEK, WA 98012**

STAMP



REVISIONS

REV	ISSUED FOR:	DATE
1	MINOR MOD. AND DRB	11.25.20

SECTION, TOWNSHIP, RANGE:

**SE 1/4 OF SW 1/4 SECTION 6,  
TOWNSHIP 27 NORTH, RANGE 05  
EAST, W.M.**

PROJECT TEAM

REVIEWED BY: J.TAFLIN  
DESIGNED BY: J.GREEN

SHEET NAME

**COVER SHEET**

SHEET NUMBER

**CVR-1**



VICINITY MAP  
NTS

### CONSULTANTS

CIVIL:  
NAVIX ENGINEERING, INC.  
11235 SE 6TH STREET  
SUITE 150  
BELLEVUE, WA 98004  
(425) 458-7934  
CONTACT: JASON GREEN, PROJECT MANAGER

ARCHITECT:  
CORE STATES GROUP  
700 COMMERCE DRIVE  
SUITE 500  
OAK BROOK, IL 60523  
(224) 585-4582  
CONTACT: KELLY TESKA

LANDSCAPE ARCHITECT:  
LANDPLAN PS  
3151 RUSSETT ROAD  
BRIER, WA 98036  
(425) 275-9808  
CONTACT: SHAWN PARSONS, L.A.

SURVEYOR:  
AXIS SURVEYING AND MAPPING, INC.  
15241 NE 90TH STREET  
REDMOND, WA 98052  
(425) 823-5700  
CONTACT: ZANE NALL, PLS

### DEVELOPER

MCDONALD'S USA, LLC  
NORTHWEST REGIONAL OFFICE  
9805 NE 116TH STREET  
SUITE A302  
KIRKLAND, WA 98034  
(425) 305-0266  
CONTACT: CURT HOBBS

### TESC SUPERVISOR

MCDONALD'S USA, LLC  
NORTHWEST REGIONAL OFFICE  
9805 NE 116TH STREET  
SUITE A302  
KIRKLAND, WA 98034  
(425) 305-0266  
CONTACT: CURT HOBBS

(TESC SUPERVISOR MAY  
CHANGE UPON SELECTION OF  
CONTRACTOR)

### EXISTING LEGEND

	POWER JUNCTION BOX		IRRIGATION CONTROL VALVE		FOUND IRON PIPE		12"D DECIDUOUS
	HVAC		WATER METER		FOUND MONUMENT IN CASE		12"MA MADRONA
	POWER VAULT		WATER VALVE		FOUND TACK IN LEAD		12"FI FIR
	STREET LIGHT		GAS METER		FOUND REBAR AND CAP AS NOTED		12"PI PINE
	YARD LIGHT		MAIL BOX		SANITARY SEWER LINE		
	TELECOMMUNICATIONS RISER		SOIL LOG/TEST PIT		STORM DRAIN LINE		
	UTILITY POLE		SIGN		OVERHEAD POWER LINE		
	CATCH BASIN		POST		POWER LINE		
	UNKNOWN CLEAN OUT		BOLLARD		TELECOMMUNICATIONS LINE		
	STORM DRAIN MANHOLE		EXISTING RETAINING WALL		CABLE LINE		
	FIRE DEPARTMENT CONNECTOR		ROCKERY		WATER LINE		
	FIRE HYDRANT		SET BENCHMARK		GAS LINE		
					CHAIN LINK FENCE LINE (CLFNC)		
							CONCRETE PAVING
							BUILDINGS
							BRICK PAVING

### UTILITIES

STORMWATER:  
CITY OF MILL CREEK  
15728 MAIN STREET  
MILL CREEK, WA 98012  
(425) 921-5745  
CONTACT: MATT FEELEY

SANITARY SEWER:  
ALDERWOOD WATER & WASTEWATER DISTRICT  
3626 156TH STREET  
LYNWOOD, WA 98087  
(425) 741-7977  
CONTACT: JOHN MCCLELLAN

WATER:  
ALDERWOOD WATER & WASTEWATER DISTRICT  
3626 156TH STREET  
LYNWOOD, WA 98087  
(425) 741-7977  
CONTACT: JOHN MCCLELLAN

FIRE DEPARTMENT:  
SNOHOMISH REGIONAL FIRE & RESCUE  
1020 153RD STREET SE (STATION 76)  
MILL CREEK, WA 98012  
(360) 282-3976  
CONTACT: KEVIN O'BRIEN

ELECTRICAL:  
SNOHOMISH COUNTY PUD  
2320 CALIFORNIA STREET  
EVERETT, WA 98206  
(360) 563-2218

NATURAL GAS:  
PUGET SOUND ENERGY  
10885 NE 4TH STREET  
BELLEVUE, WA 98004  
(888) 225-5773

TELECOMMUNICATION:  
CENTURYLINK  
1600 BELL PLAZA  
SEATTLE, WA 98191  
(206) 345-2211

### BUILDING

CITY OF MILL CREEK  
15728 MAIN STREET  
MILL CREEK, WA 98012  
(425) 921-5721  
CONTACT: TOM ROGERS

### PLANNING

CITY OF MILL CREEK  
15728 MAIN STREET  
MILL CREEK, WA 98012  
(425) 921-5738  
CONTACT: CHRISTI SCHMIDT

### NOTES

SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE PROJECT SPECIFICATIONS, CITY OF OAK HARBOR STANDARD SPECIFICATIONS, AND THE A.P.W.A. STANDARDS WHICH ARE HEREBY REFERENCED AS PART OF THESE PLANS.

THE DESIGN SHOWN IS BASED UPON THE ENGINEER'S UNDERSTANDING OF THE EXISTING CONDITIONS. THE PLAN DOES NOT REPRESENT A DETAILED FIELD SURVEY. THE EXISTING CONDITIONS SHOWN ON THIS PLAN SHEET ARE BASED UPON THE SURVEY PREPARED BY AXIS SURVEY AND MAPPING, INC., DATED 11/16/20. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FIELD CONDITIONS PRIOR TO BIDDING THE PROPOSED SITework IMPROVEMENTS. IF CONFLICTS ARE DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE OWNER PRIOR TO INSTALLATION OF ANY PORTION OF THE SITework WHICH WOULD BE AFFECTED. IF CONTRACTOR DOES NOT ACCEPT EXISTING SURVEY, INCLUDING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS OWN EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

#### CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

### SITE DATA

AREA OF DISTURBANCE = ±34,800 SF (±0.80 ACRES)  
PARCEL NUMBER = TPN# 0068910000101  
EXISTING USE = COMMERCIAL / RESTAURANT  
PROPOSED USE = COMMERCIAL / RESTAURANT  
ZONING DESIGNATION = CB (COMMUNITY BUSINESS)

### BASIS OF BEARING AND ELEVATIONS:

BASIS OF BEARINGS:  
WASHINGTON STATE PLANE COORDINATE SYSTEM, - NORTH ZONE NAD83 - HELD NORTH 88°30'51" EAST BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 9, TWP. 29 N., RGE. 5 E., W.M. PER CITY OF EVERETT.

#### DATUM:

VERTICAL DATUM: NAVD '88 PER SNOHOMISH COUNTY

#### ORIGINATING BENCHMARK:

WSDOT BRASS DISC IN TOP OF CONCRETE MONUMENT. LOCATED ON THE EAST SIDE OF SR 527, APPROXIMATELY 1100' SOUTH OF INTERSECTION OF SR 527 WITH 164TH ST SE.  
VERTICAL DATUM: NAVD '88  
ELEVATION: 303.726'

#### TEMPORARY BENCHMARKS:

⊕ TBM-A HELD FOUND 4"x4" CONCRETE MONUMENT WITH TACK, UP 0.4' FROM GROUND, LOCATED.  
ELEVATION: 303.726'

### LEGAL DESCRIPTION BY SURVEYOR:

PARCEL 1 (FEE AND LEASEHOLD):

THAT PORTION OF LOT 1, MILL CREEK PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE(S) 59 THROUGH 63, INCLUSIVE, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS NORTH 34°39'18" WEST 109.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST W.M., AS SHOWN ON SAID PLAT OF MILL CREEK PLAZA;  
THENCE FROM SAID POINT OF BEGINNING SOUTH 89°25'27" WEST 54.50 FEET;  
THENCE NORTH 0°34'33" WEST 110.09 FEET;  
THENCE NORTH 89°25'27" EAST 54.50 FEET;  
THENCE SOUTH 0°34'33" EAST 110.09 FEET TO THE POINT OF BEGINNING.

PARCEL 2 (EASEMENTS):

TOGETHER WITH AN EASEMENT FOR A DRIVE THROUGH LANE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PAD II, WHICH CORNER BEARS NORTH 34°39'18" WEST 109.55 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 6, TOWNSHIP 27 NORTH, RANGE 5 EAST OF THE WILLAMETTE MERIDIAN;  
THENCE FROM SAID POINT OF BEGINNING, NORTH 0°34'33" WEST 110.09 FEET;  
THENCE NORTH 89°25'27" EAST 12.00 FEET;  
THENCE SOUTH 0°34'33" EAST 96.57 FEET;  
THENCE TANGENT TO THE PRECEDING COURSE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 47.12 FEET;  
THENCE TANGENT TO THE PRECEDING CURVE SOUTH 89°25'27" WEST 48.50 FEET;  
THENCE NORTH 0°34'33" WEST 16.48 FEET;  
THENCE NORTH 89°25'27" EAST 66.50 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT;

TOGETHER WITH AN EASEMENT FOR A TRASH CORRAL, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS NORTH 41°01 '41" WEST 240.26 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 6;  
THENCE FROM SAID POINT OF BEGINNING SOUTH 89°25'27" WEST 18.00 FEET;  
THENCE NORTH 0°34'33" WEST 18.00 FEET;  
THENCE NORTH 89°25'27" EAST 18.00 FEET;  
THENCE SOUTH 0°34'33" EAST 18.00 FEET TO THE POINT OF BEGINNING OF THIS EASEMENT.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER THE DRIVEWAYS AND PARKING AREAS ESTABLISHED WITHIN THE SHOPPING CENTER LOCATED ON LOT 1, MILL CREEK PLAZA, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 40 OF PLATS, PAGE(S) 59 THROUGH 63, INCLUSIVE, WHICH EASEMENT IS MORE PARTICULARLY DEFINED IN EXHIBIT B OF THE INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 8106010026.

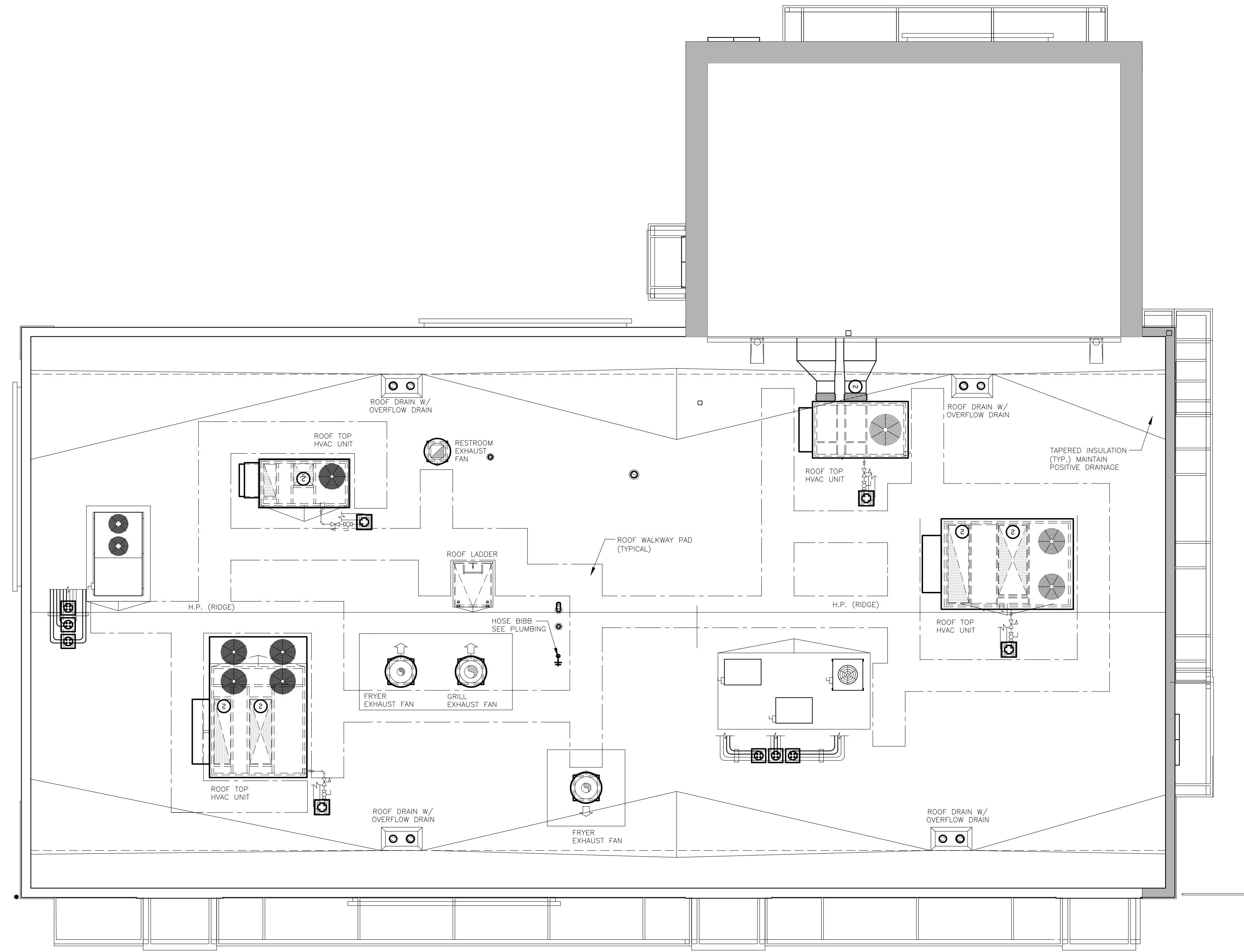
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### SURVEYOR NOTES

THE SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREIN. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY AXIS SURVEYING AND MAPPING AND THE PROFESSIONAL SURVEYOR WHOSE STAMP IS SHOWN ON THIS SURVEY.

THIS PROPERTY HAS LEGAL ACCESS TO 164TH STREET SE & BOTHELL-EVERETT HIGHWAY (AKA STATE ROUTE 527) FOR VEHICLE ACCESS SHOWN HEREON AS PUBLIC RIGHT-OF-WAY.

THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK



1 FLOOR PLAN  
A1.4 3/16" = 1'-0"

## 4597-WW PLAYPLACE PLAN 4,713 GROSS SQ. FT. / 4,482 NET SQ. FT.

THIS DRAWING IS  
FOR REFERENCE ONLY  
NOT FOR CONSTRUCTION  
SEATING LAYOUT IS SCHEMATIC, THE FINAL  
SEATING LAYOUT TO BE PROVIDED BY OTHERS.

SHEET NO.	TITLE	DRAWN BY	DATE	REV.	DATE	DESCRIPTION
A1.4	2019 STANDARD BUILDING 4587-PP-WOOD/WOOD	B. ARDALLA	2020_11			
	DESCRIPTION: WOOD BEARING WALLS W/STONE WANSKOT WOOD ROOF TRUSS FRAMING EPS/BATTEN/HARDIE BOARD EXTERIOR FINISH	REVIEWED BY M. PELINI	DATE ISSUED 11/20/20			
	SHEET ID 046-0131	SITE ADDRESS 16320 BOTHELL EVERETT HWY				
		MILL CREEK, WA				
		C.S.G. PROJECT # MCD.XXXXX				



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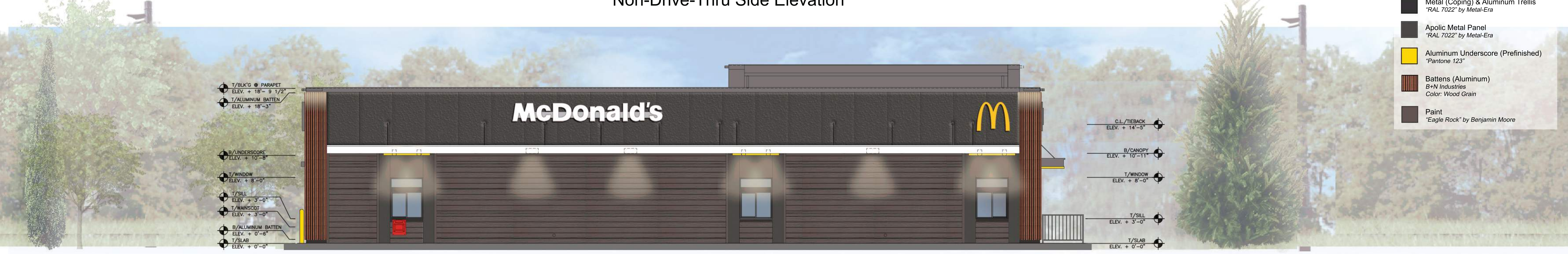


Front Elevation

Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation

**Materials Legend**

- Fiber Cement (Main Building)  
"Rich Espresso" by Hardie Plank
- E.I.F.S. (Wall Accent)  
"Iron Ore" by Sherwin Williams
- Aluminum Canopy (Prefinished Metal)  
White
- Glazing (Windows & Storefront)  
1" Insulated Clear Glass
- Metal (Coping) & Aluminum Trellis  
"RAL 7022" by Metal-Era
- Apollic Metal Panel  
"RAL 7022" by Metal-Era
- Aluminum Underscore (Prefinished)  
"Pantone 123"
- Battens (Aluminum)  
B+N Industries  
Color: Wood Grain
- Paint  
"Eagle Rock" by Benjamin Moore



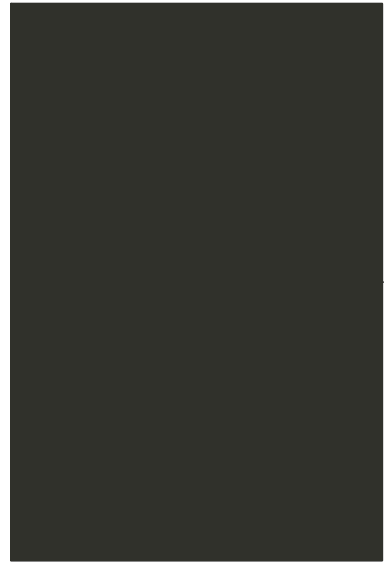
Rear Elevation



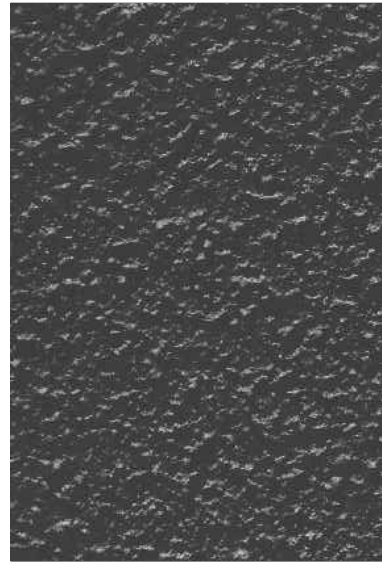
Drive-Thru Side Elevation

### Materials Legend

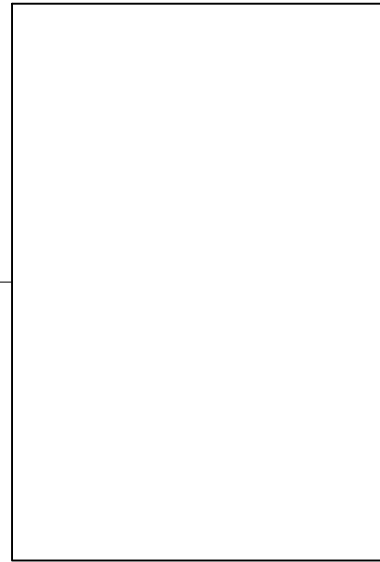
-  Fiber Cement (Main Building)  
"Rich Espresso" by Hardie Plank
-  E.I.F.S. (Wall Accent)  
"Iron Ore" by Sherwin Williams
-  Aluminum Canopy (Prefinished Metal)  
White
-  Glazing (Windows & Storefront)  
1" Insulated Clear Glass
-  Metal (Coping) & Aluminum Trellis  
"RAL 7022" by Metal-Era
-  Apolic Metal Panel  
"RAL 7022" by Metal-Era
-  Aluminum Underscore (Prefinished)  
"Pantone 123"
-  Battens (Aluminum)  
B+N Industries  
Color: Wood Grain
-  Paint  
"Eagle Rock" by Benjamin Moore



COPING & ALLUMINUM TRELLIS  
METAL ERA  
"RAL 7022"



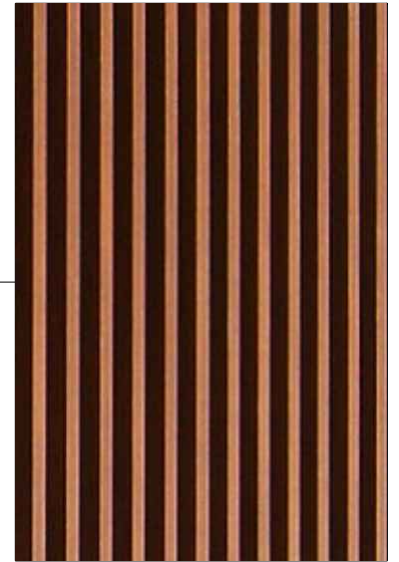
EIFS ACCENT  
SHERWIN WILLIAMS  
"IRON ORE"



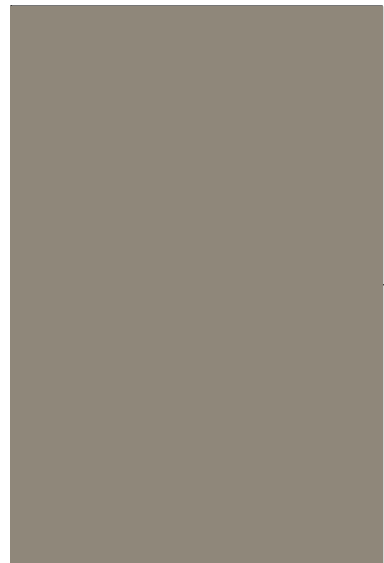
ALUMINUM CANOPY  
(PRE-FINISHED METAL)  
WHITE



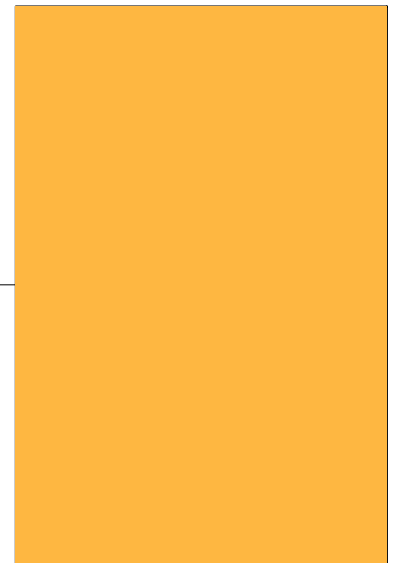
FIBER CEMENT  
HARDIE PLANK  
"RICH ESPRESSO"



BATTENS (ALUMINUM)  
B&N INDUSTRIES  
WOOD GRAIN



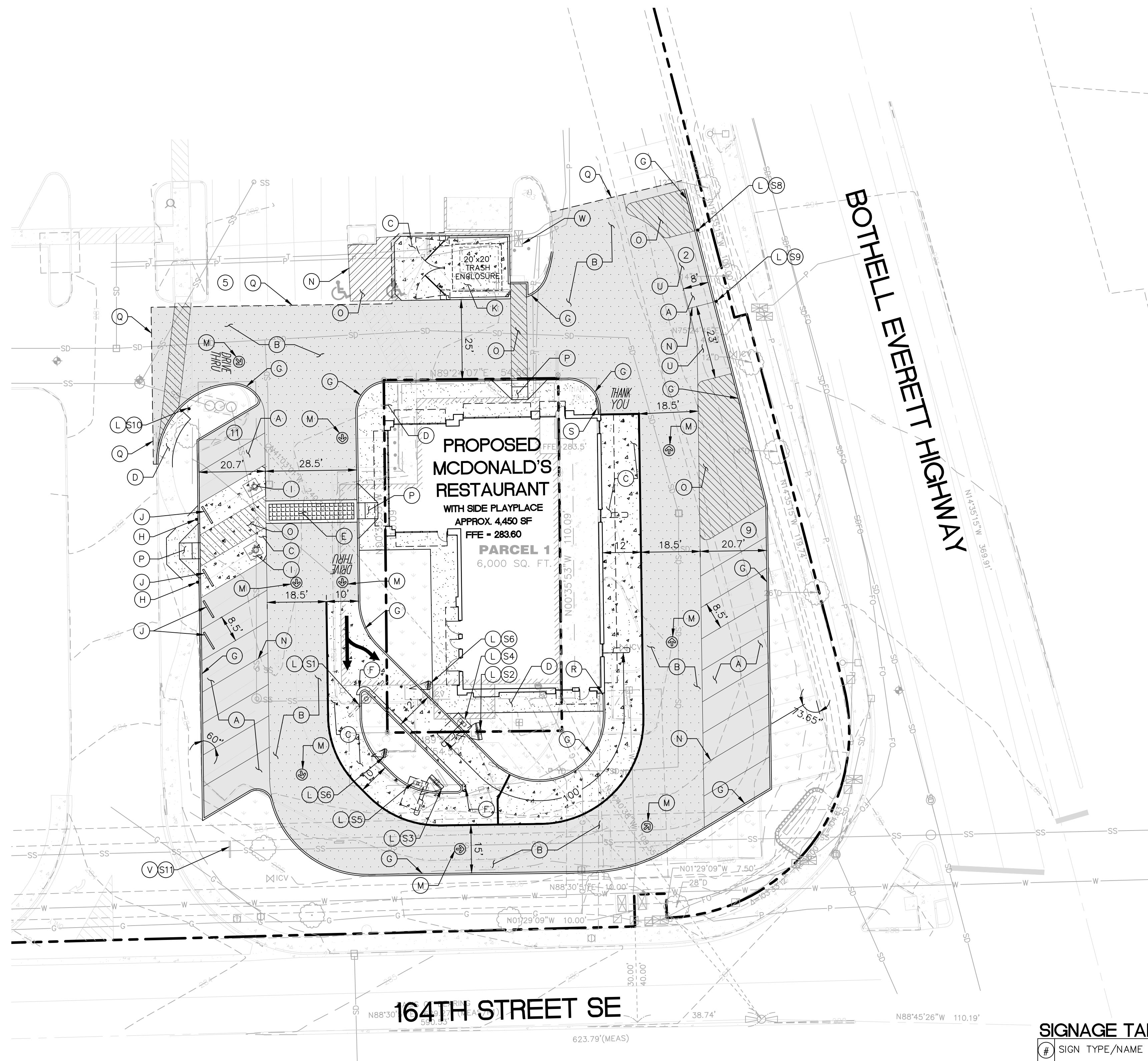
PAINT  
BENJAMIN MOORE  
"EAGLE ROCK"



ALUMINUM TRELLIS  
PRE-FINISHED METAL  
"GOLD PANTONE 123"



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**SITE KEY:**

- (A) STANDARD DUTY ASPHALT PAVEMENT
- (B) HEAVY DUTY ASPHALT PAVEMENT
- (C) CONCRETE PAVEMENT
- (D) CONCRETE SIDEWALK PER CITY OF MILL CREEK STANDARD SPECS.
- (E) AT-GRADE COLORED CONCRETE PEDESTRIAN CROSSWALK
- (F) CONCRETE CURB AND GUTTER
- (G) CONCRETE TRAFFIC BARRIER CURB
- (H) POST MOUNTED ADA SIGN
- (I) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN"-INDICATES VAN ACCESSIBLE SPACE)
- (J) CONCRETE WHEEL STOP (TYP)
- (K) TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (L) SUGGESTED MCDONALD'S "ENTER", "EXIT", DRIVE-THRU MENU BOARDS, AND DRIVE-THRU WAITING SIGNAGE LOCATION. SIGNAGE TYPE AND LOCATION TO BE CONFIRMED BY THE SIGNAGE CONTRACTOR PRIOR TO INSTALLATION. SEE SIGNAGE TABLE, THIS SHEET, FOR SIGNAGE SIZES.
- (M) PAINTED DIRECTIONAL ARROWS (TYP)
- (N) 4" WIDE SOLID WHITE STRIPE, (TYP.)
- (O) 4" WIDE SOLID WHITE STRIPE AT 45" x 18" SPACING, O.C. (TYP.)
- (P) TYPE A PERPENDICULAR ADA RAMP WITH DETECTABLE WARNING SURFACE PER ADA REQUIREMENTS AND WSDOT STANDARD PLANS F-40.15-03 AND F-45.10.02.
- (Q) SAWCUT, MATCH AND SEAL JOINT BETWEEN NEW AND EXISTING PAVING WITH AR-4000 OR APPROVED EQUAL.
- (R) 6" CONCRETE FILLED PIPE BOLLARD, PAINTED TRAFFIC YELLOW.
- (S) 6' LONG SAFETY RAILING. SEE ARCHITECTURAL PLANS FOR DETAILS.
- (T) PARKING LOT LIGHTING. LOCATION TO BE DETERMINED AT A LATER DATE.
- (U) TWO (2) DRIVE-THRU WAITING STALLS
- (V) EXISTING MCDONALD'S FREESTANDING SIGN TO REMAIN.
- (W) LOCATION OF EXISTING TRANSFORMER FOR MCDONALD'S TO BE VERIFIED AND REUSED IF EX. TRANSFORMER IS SIZED TO ADEQUATELY SERVE THE NEW BUILDING.

**LEGEND:**

- PROPERTY LINE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED BUILDING
- PROPOSED FIRE LANE STRIPING
- NUMBER OF PARKING STALLS
- NOTES ADA STALLS
- ADA/ENTRY SIGNAGE
- PROPOSED STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LANDSCAPE AREA

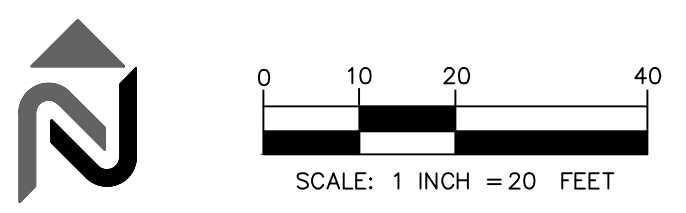
**SITE DATA:**

- AREA OF DISTURBANCE: ±34,800 SF (±0.80 ACRES)
- PROPOSED MCDONALD'S RESTAURANT AREA: ±4,450 SF
- SITE AREAS:**
  - TOTAL BUILDING AREA: 4,450 SF (12.8% OF 34,800 SF)
  - LANDSCAPE AREA: 3,790 SF (10.9% OF 34,800 SF)
  - OTHER IMPERVIOUS AREA: 26,560 SF (76.3% OF 34,800 SF)
- EXISTING PARKING TO BE REMOVED:**
  - STANDARD STALLS: 36 STALLS
  - COMPACT STALLS: 8 STALLS
  - DRIVE-THRU WAITING STALLS: 2 STALLS
  - ADA STALLS: 1 STALLS
  - TOTAL PARKING STALLS: 46 STALLS
- REQUIRED PARKING:**
  - STANDARD STALLS: 20 STALLS PLUS ONE ADDITIONAL STALL PER 100 SQUARE FEET IN EXCESS OF 4,000 SQUARE FEET. 4,450 SF = 25 REQUIRED STALLS
- PARKING PROVIDED:**
  - EXISTING STALLS TO REMAIN: 5 STALLS
  - STANDARD STALLS: 18 STALLS
  - PARALLEL WAITING STALLS: 2 STALLS
  - ADA STALLS: 2 STALLS
  - TOTAL PARKING STALLS: 27 STALLS
  - TOTAL PARKING RATIO: 6.07 STALLS PER 1,000 GFA (BASED ON 4,450 SF)
- TYPICAL DIMENSIONS:**
  - STANDARDS STALLS: 8.5' x 20.7'
  - ADA STALLS: 8.5' x 20.7'
  - PARALLEL STALLS: 8.0' x 23.0'
  - PARKING ANGLE: 60° AND 0°
- ZONING DESIGNATION:** CB (COMMUNITY BUSINESS)
- BUILDING HEIGHT:** 40' MAXIMUM
- RIGHT-OF-WAY DEDICATION:** NONE REQUIRED

**SIGNAGE TABLE:**

#	SIGN TYPE/NAME	APPROX. HEIGHT X WIDTH	APPROX SF PER FACE	SINGLE OR DOUBLE SIDED
S1	DRIVE-THRU CLEARANCE BAR	1.17' X 4.92'	5.75 SF	SINGLE SIDED
S2	DIGITAL MENU BOARD	5.05' X 4.90'	24.75 SF	SINGLE SIDED
S3	DIGITAL MENU BOARD	5.05' X 4.90'	24.75 SF	SINGLE SIDED
S4	"ORDER HERE" CANOPY	N/A	N/A	SINGLE SIDED
S5	"ORDER HERE" CANOPY	N/A	N/A	SINGLE SIDED
S6	DIGITAL PRE-BROWSE BOARD	5.05' X 2.58'	13.00 SF	SINGLE SIDED
S7	DIGITAL PRE-BROWSE BOARD	5.05' X 2.58'	13.00 SF	SINGLE SIDED
S8	"DRIVE-THRU WAITING STALL" SIGN	2.00' X 1.50'	3.00 SF	SINGLE SIDED
S9	"DRIVE-THRU WAITING STALL" SIGN	2.00' X 1.50'	3.00 SF	SINGLE SIDED
S10	"WELCOME" DIRECTIONAL SIGN	3.0' X 1.92'	5.76 SF	SINGLE SIDED
S11	EX. MONUMENT SIGN TO REMAIN	UNKNOWN	UNKNOWN	DOUBLE SIDED

ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.



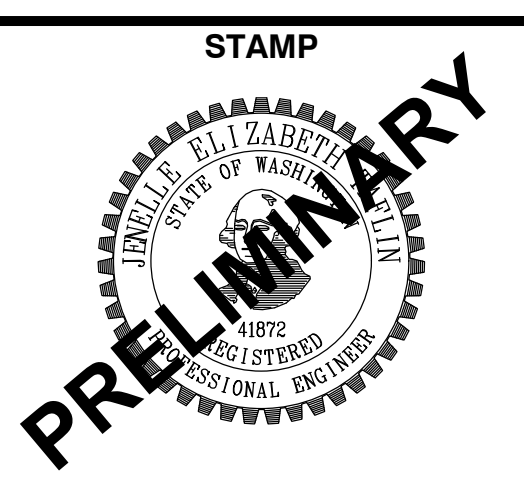
11235 s.e. 8th street | suite 150  
 bellevue, wa 98004  
 t: 425.453.9501 | f: 425-453-8208  
 www.navixeng.com

**CLIENT/OWNER**  
**MCDONALD'S USA, LLC**

**PROJECT NAME**  
**McDonald's RESTAURANT REDEVELOPMENT**

NAVIX PROJECT NUMBER: 50-127-062  
**PROJECT ADDRESS**

**16320 BOTHELL EVERETT HIGHWAY MILL CREEK, WA 98012**



**REVISIONS**

REV	ISSUED FOR:	DATE
1	MINOR MOD. AND DRB	11.25.20

**SECTION, TOWNSHIP, RANGE:**  
 SE 1/4 OF SW 1/4 SECTION 6,  
 TOWNSHIP 27 NORTH, RANGE 05  
 EAST, W.M.

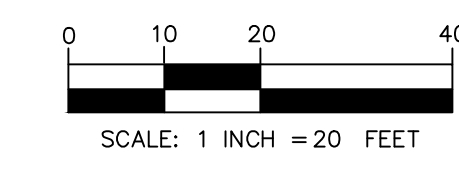
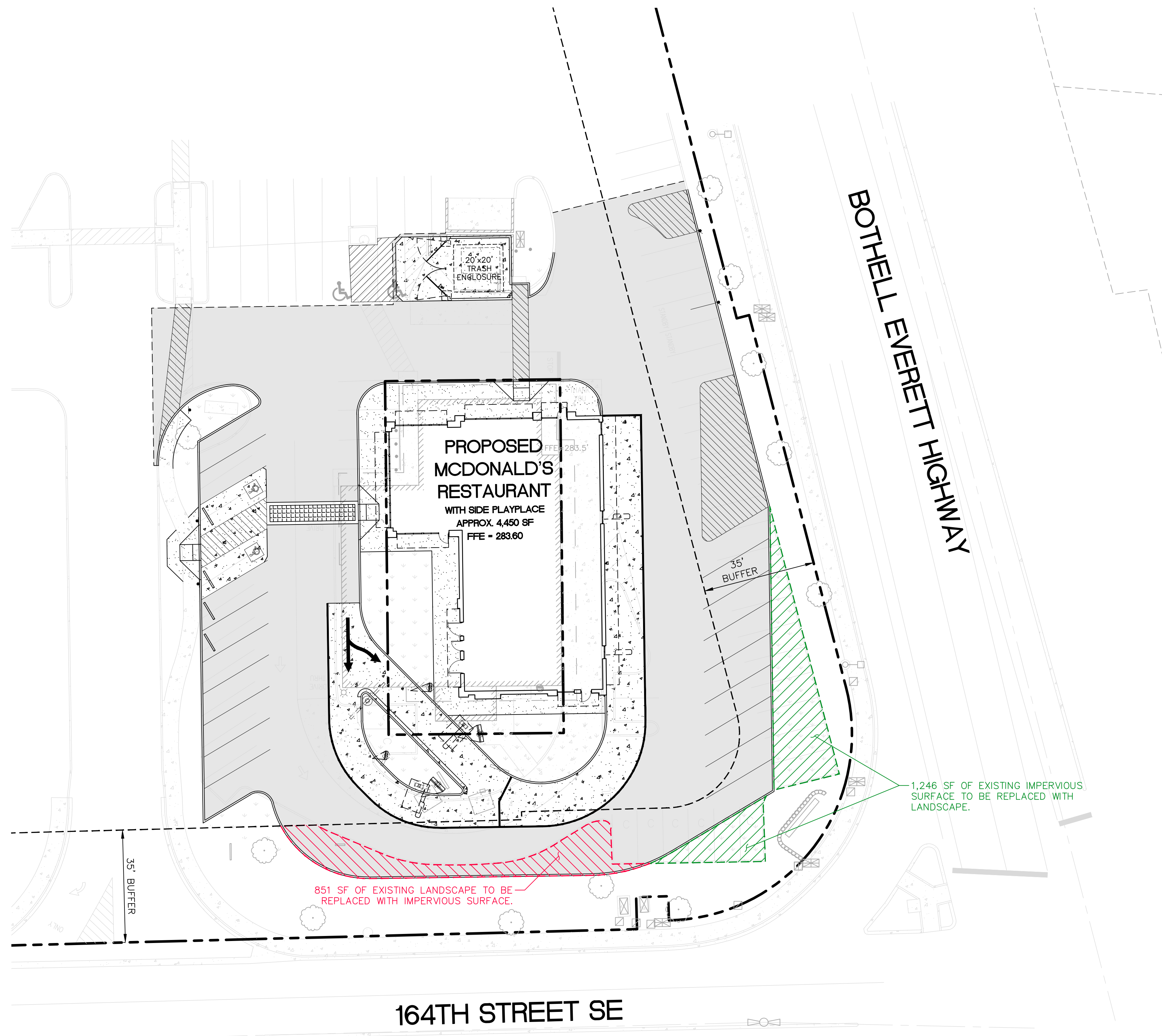
**PROJECT TEAM**  
 REVIEWED BY: J.TAFLIN  
 DESIGNED BY: J.GREEN

**SHEET NAME**

**SITE IMPROVEMENT PLAN**

**SHEET NUMBER**  
**C-1.0**

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**LEGEND:**

- PROPERTY LINE
- EXISTING BUFFER LANDSCAPE REPLACED WITH NEW IMPERVIOUS
- EXISTING BUFFER IMPERVIOUS REPLACED WITH NEW LANDSCAPE

**AREA OF BUFFER DISTURBANCE:**

- EX. LANDSCAPE REPLACED WITH IMPERVIOUS: 851 SF
- EX. IMPERVIOUS REPLACED WITH LANDSCAPE: 1,246 SF
- NET CHANGE: 395 SF ADDITIONAL LANDSCAPE BUFFER IN THE REDEVELOPED CONDITIONS.



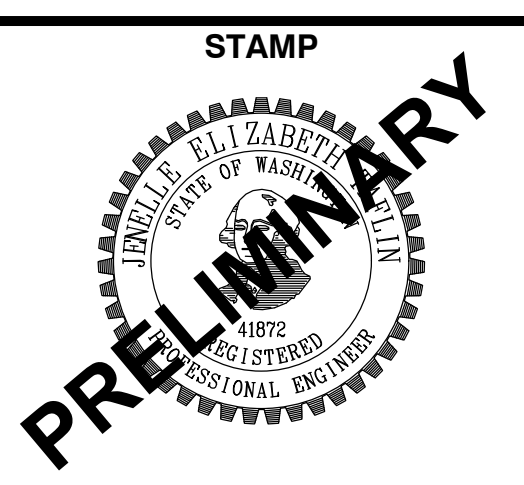
11235 s.e. 8th street | suite 150  
bellevue, wa 98004  
t: 425.453.9501 | f: 425-453-8208  
www.navixeng.com

**CLIENT/OWNER**  
**MCDONALD'S USA, LLC**

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NAVIX PROJECT NUMBER: 50-127-062  
**PROJECT ADDRESS**

**16320 BOTHELL EVERETT HIGHWAY  
MILL CREEK, WA 98012**



**REVISIONS**

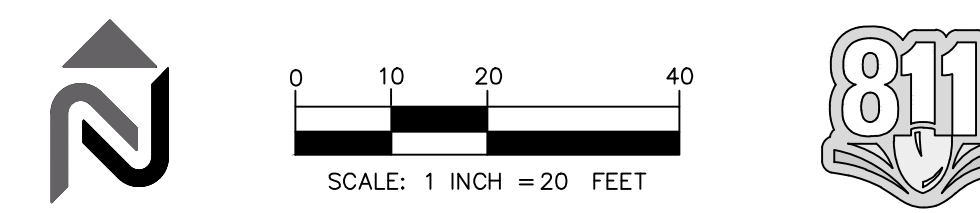
REV	ISSUED FOR:	DATE
1	MINOR MOD. AND DRB	11.25.20

**SECTION, TOWNSHIP, RANGE:**  
SE 1/4 OF SW 1/4 SECTION 6,  
TOWNSHIP 27 NORTH, RANGE 05  
EAST, W.M.

**PROJECT TEAM**  
REVIEWED BY: J.TAFLIN  
DESIGNED BY: J.GREEN

**SHEET NAME**  
**MINOR MODIFICATION SITE PLAN**

**SHEET NUMBER**  
**C-1.1**



REVISIONS		
REV	ISSUED FOR:	DATE
1	MINOR MOD. AND DRB	11.25.20

SECTION, TOWNSHIP, RANGE:  
SE 1/4 OF SW 1/4 SECTION 6,  
TOWNSHIP 27 NORTH, RANGE 05  
EAST, W.M.

PROJECT TEAM  
REVIEWED BY: S.PARSONS  
DESIGNED BY: S.PARSONS

SHEET NAME

LANDSCAPE PLAN

SHEET NUMBER  
**L-1.0**

**PLANTING NOTES:**

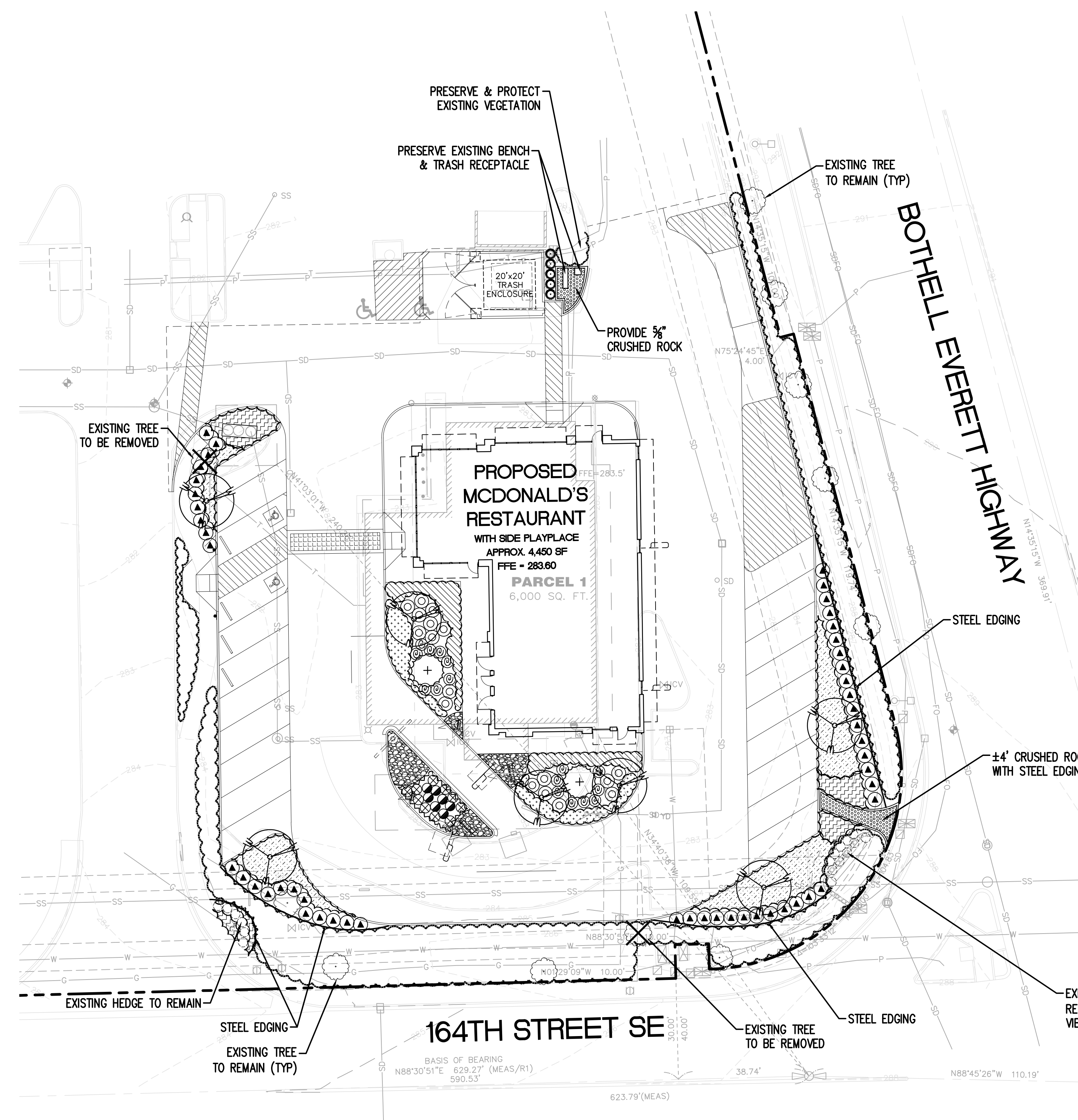
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO (1) VERIFY THE LOCATIONS OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA, (2) PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND (3) REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES OF PLANTS REPRESENTED BY SYMBOLS SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF 12 MONTHS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY OR AS LISTED ON PLANT SCHEDULE.
- ALL LAWN AREAS ARE TO RECEIVE 4" OF TOPSOIL. ALL LANDSCAPE BED AREAS ARE TO RECEIVE 6" OF TOPSOIL.
- ALL LANDSCAPED AREAS ARE TO BE WATERED VIA AUTOMATIC IRRIGATION SYSTEM (SEE IRRIGATION PLAN).
- INSTALL A WEED BARRIER IN ALL LANDSCAPE BED AREAS (SEE SPECIFICATIONS).
- STEEL EDGING (TYP.) (SEE LANDSCAPE & IRRIGATION DETAIL SHEET) SHALL BE INSTALLED BETWEEN ALL GRASSED AREAS (SOD OR HYDROSEED) AND LANDSCAPE PLANTING BEDS. ALSO, EDGING SHALL BE INSTALLED BETWEEN GRAVELED OR ROCKED AREAS AS SHOWN ON THE PLAN.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.

**PLANT SCHEDULE**

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS	MATURE HT.
<b>TREES</b>			
(+)	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEeping ALASKAN CEDAR	6'-7' HT., SPECIMEN QUALITY	12-15'
(○)	PYRUS CALLERYANA 'CHANTICLEER' / 'CHANTICLEER' PEAR	2" CAL., SPECIMEN QUALITY, BRANCHED @ 5'	40'
(●)	THUJA OCCIDENTALIS 'SMARAGO' / EMERALD GREEN ARBORVITAE	5-6' MIN. HT., B&B, FULL & BUSHY	12'
(X)	EXISTING LONDON PLANE TREE TO REMAIN	PRESERVE & PROTECT	35-45'
(X)	EXISTING LONDON PLANE TREE TO BE REMOVED	REMOVE	VARIES

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS	MATURE HT.
<b>SHRUBS</b>			
(●)	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' / 'KARL FOERSTER' FEATHER REED GRASS	5 GAL. CONT., PLANT @ 30" O.C.	3 1/2' - 4'
(○)	RHODODENDRON 'PJM' / 'PJM' RHODODENDRON	18-21" HT., B&B, SPECIMEN QUALITY	4'
(○)	SPIRAEA x BUMALDA 'FROEBEL' / 'FROEBEL' SPIRAEA	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY	3 1/2' - 4'
(▲)	TAXUS x MEDIA 'DARK GREEN SPREADER' / 'DARK GREEN SPREADER' YEW	5 GAL. CONT., 18" MIN. HT., FULL & BUSHY	3 1/2' - 4'
(X)	VIBURNUM DAVIDI / 'DAVID'S' VIBURNUM	5 GAL. CONT., FULL & BUSHY	3'
(○)	EXISTING SHRUB	PRESERVE & PROTECT	3-5'

SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
<b>GROUND COVER</b>		
(wavy)	ARCTOSTAPHYLOS UVA-URSA / KINKIKINICK	1 GAL. CONT., PLANT @ 18" O.C.
(dotted)	HELTRICHON SEMPERVIRENS / BLUE OAT GRASS	2 GAL. CONT., FULL & BUSHY, 18" MIN. HT.
(cross-hatch)	IMPERATA CYLINDRICA / JAPANESE BLOOD GRASS	1 GAL. CONT., FULL & BUSHY, PLANT @ 24" O.C.
(diagonal lines)	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	1 GAL. CONT., PLANT @ 24" O.C.
(dotted)	NASSELLA TENNISIMA / MEXICAN FEATHER GRASS	1 GAL. CONT., PLANT @ 24" O.C.
(stone)	COBBLESTONE RIVER ROCK PLANTINGS: 1. (1/2) THUJA OCCIDENTALIS 'DANICA' / DANICA ARBORVITAE 2. (3/4) PHALARIS ARUNDINACEA 'PICTA' / VARIEGATED RIBBON GRASS	3"-6" ROUND ROCK, 9" MIN. DEPTH 1. 1 GAL. CONT., PLANT @ 36" O.C. 2. 1 GAL. CONT., PLANT @ 24" O.C.
(arrow)	50% OF COBBLESTONE AREA TO BE PLANTED IN DRIVE THRU AREA	PLANT IN LIKE GROUPINGS WITH SMALLER HEIGHT MATERIAL NEAR THE EDGE OF THE PLANTING BED
(cloud)	EXISTING VEGETATION TO REMAIN	PRESERVE & PROTECT; REPLACE ANY DAMAGED VEGETATION
(dotted)	5/8" CRUSHED ROCK	4" DEPTH, BORDERED WITH CONCRETE CURBING







JAPANESE BLOOD GRASS



'FROEBEL' SPIRAEA



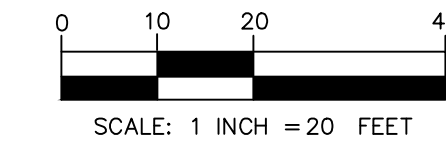
EMERALD GREEN ARBORVITAE



MEXICAN FEATHER GRASS



ENGLISH LAVENDER



CLIENT/OWNER

**MCDONALD'S USA,  
LLC**

PROJECT NAME

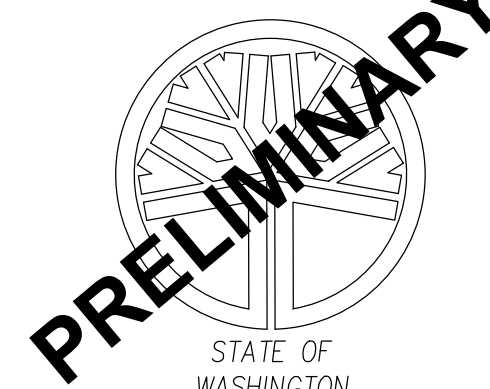
**McDonald's  
RESTAURANT  
REDEVELOPMENT**

NAVIX PROJECT NUMBER: 50-127-062

PROJECT ADDRESS

**16320 BOTHELL  
EVERETT HIGHWAY  
MILL CREEK, WA 98012**

STAMP



STATE OF  
WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

T. Shawn Parsons  
Certificate No. 307  
Expires on: 6/28/2021

REVISIONS

REV	ISSUED FOR:	DATE
1	MINOR MOD. AND DRB	11.25.20

SECTION, TOWNSHIP, RANGE:  
SE 1/4 OF SW 1/4 SECTION 6,  
TOWNSHIP 27 NORTH, RANGE 05  
EAST, W.M.

PROJECT TEAM

REVIEWED BY: S.PARSONS  
DESIGNED BY: S.PARSONS

SHEET NAME

**LANDSCAPE  
PICTORIAL PLAN**

SHEET NUMBER

**L-1.1**



WEeping ALASKAN CEDAR



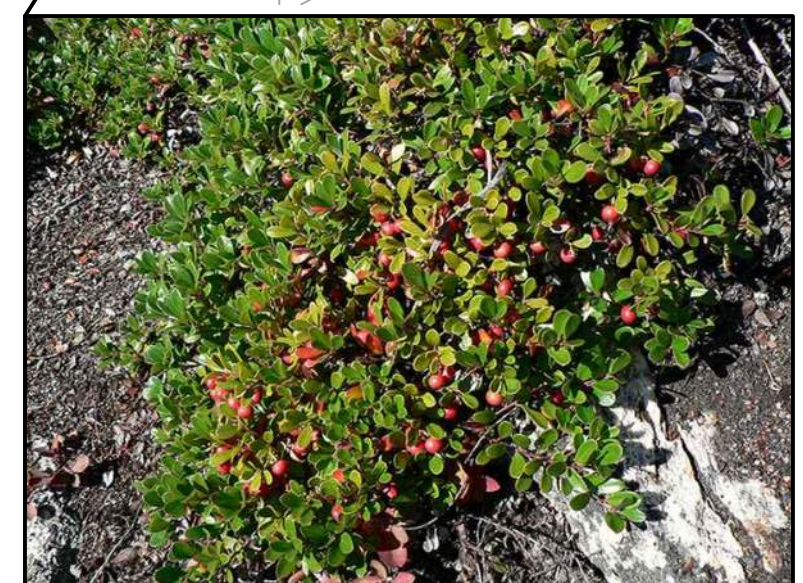
PJM RHODODENDRON



'KARL FOERSTER' FEATHER REED GRASS



DAVID'S VIBURNUM



KINNIKINNICK



VARIEGATED RIBBON GRASS



DANICA ARBORVITAE



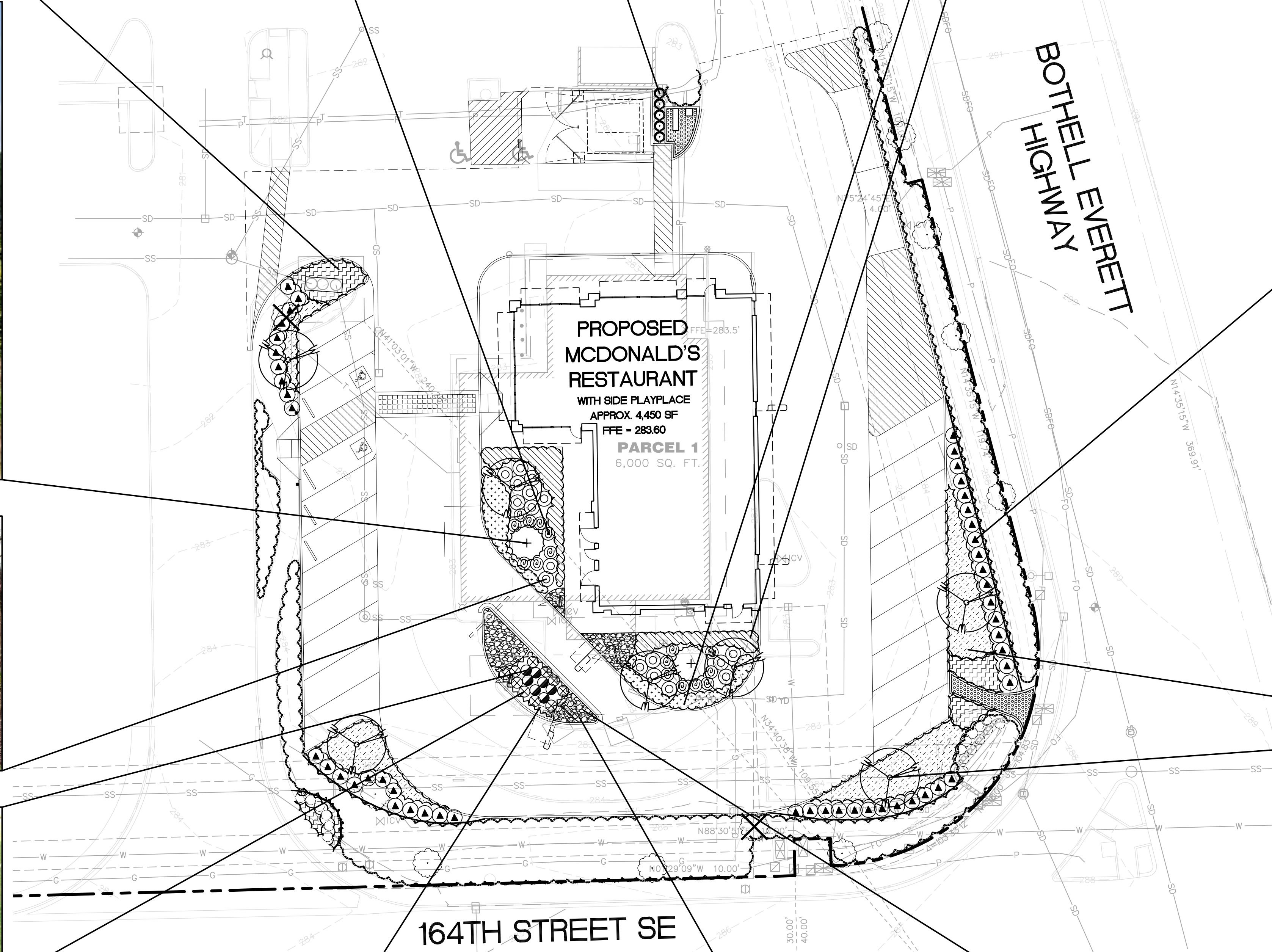
'DARK GREEN SPREADER' YEw



BLUE OAT GRASS



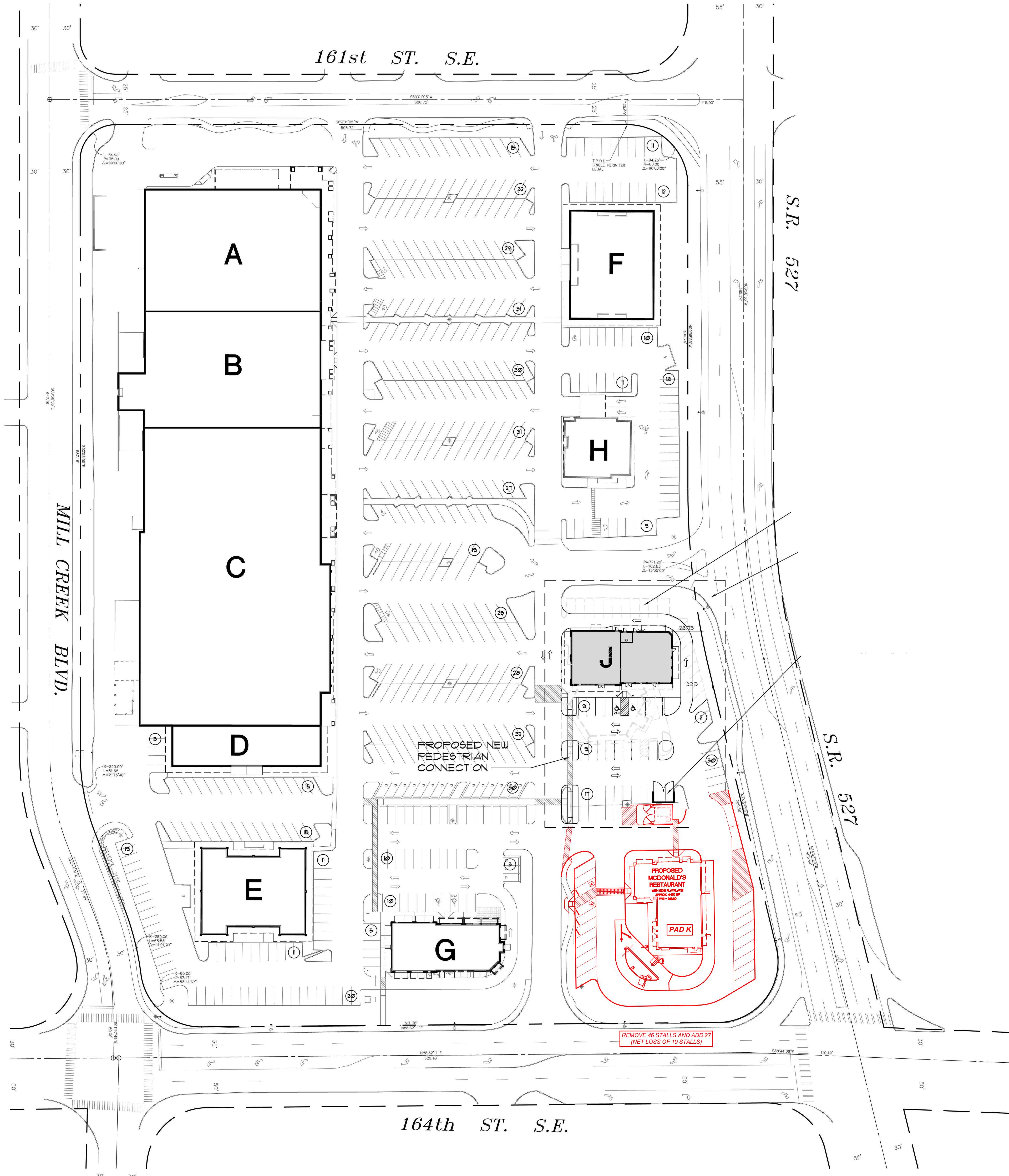
CHANTICLEER PEAR



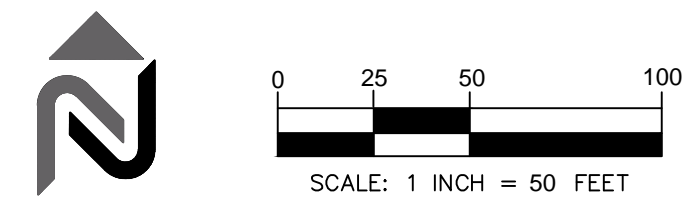
**BUILDING AREA DATA**

Label	Tenant	Rentable Square Footage	Use Code	Required Parking Ratio 1 Stall per Xsf	Stalls Required
A	Rite Aid	21,472	Retail Store	250	86
B	Staples	21,065	Retail Store	250	84
C	Alberton's + ATM	53,589	Retail Store	250	214
D- Shops A	Tobacco Town	872	Retail Store	250	3
	M/C Dentist	2,894	Health Care	200	14
	Nail Palace	1,000	Retail Store	250	4
	M/C Jewelers	987	Retail Store	250	4
	<b>Building Subtotal:</b>	<b>5,753</b>			
E- Shops B	Mark's Hallmark	4,894	Retail Store	250	19
	BECU	2,300	Bank	200	12
	Subway	1,118	Restaurant	200	4
<b>Building Subtotal:</b>	<b>8,112</b>				
F- Shops C	BMG Thai Restaurant	1,512	Restaurant	200	8
	Pony Mailbox	925	Retail Store	250	4
	M/C Chiropractic	1,183	Health Care	200	6
	Farmers Insurance	680	Office w/ Cust. Svc.	400	2
	Sushi A1	589	Restaurant	200	3
	Skinny Dip Yogurt	1,323	Restaurant	200	7
	Hair Masters	2,206	Retail Store	250	9
	<b>Building Subtotal:</b>	<b>5,753</b>			
G- Shops D	Starbucks	1,820	Restaurant	200	9
	Qudoba	2,228	Restaurant	200	11
	Proposed Retail	1,145	Retail Store	250	5
	<b>Building Subtotal:</b>	<b>5,193</b>			
H- Pad	Key Bank	3,200	Bank	200	16
J- Shops E	Proposed Wells Fargo	2,700	Bank	200	14
	Proposed Mod Pizza	2,542	Restaurant	200	13
	<b>Building Subtotal:</b>	<b>5,242</b>			
K- Pad	Proposed McDonald's	4,450	Restaurant over 4k	20 + 5	25
<b>TOTAL:</b>	<b>136,494</b>				<b>576 REQUIRED</b>

PARKING PROVIDED: **589 STALLS (1/232 SF)**  
 SITE AREA: **547,594 SF (12.57 ACRES)**



**MILL CREEK SHOPPING CENTER PARKING EXHIBIT**



# Attachment 2 - Existing Site Photo's

