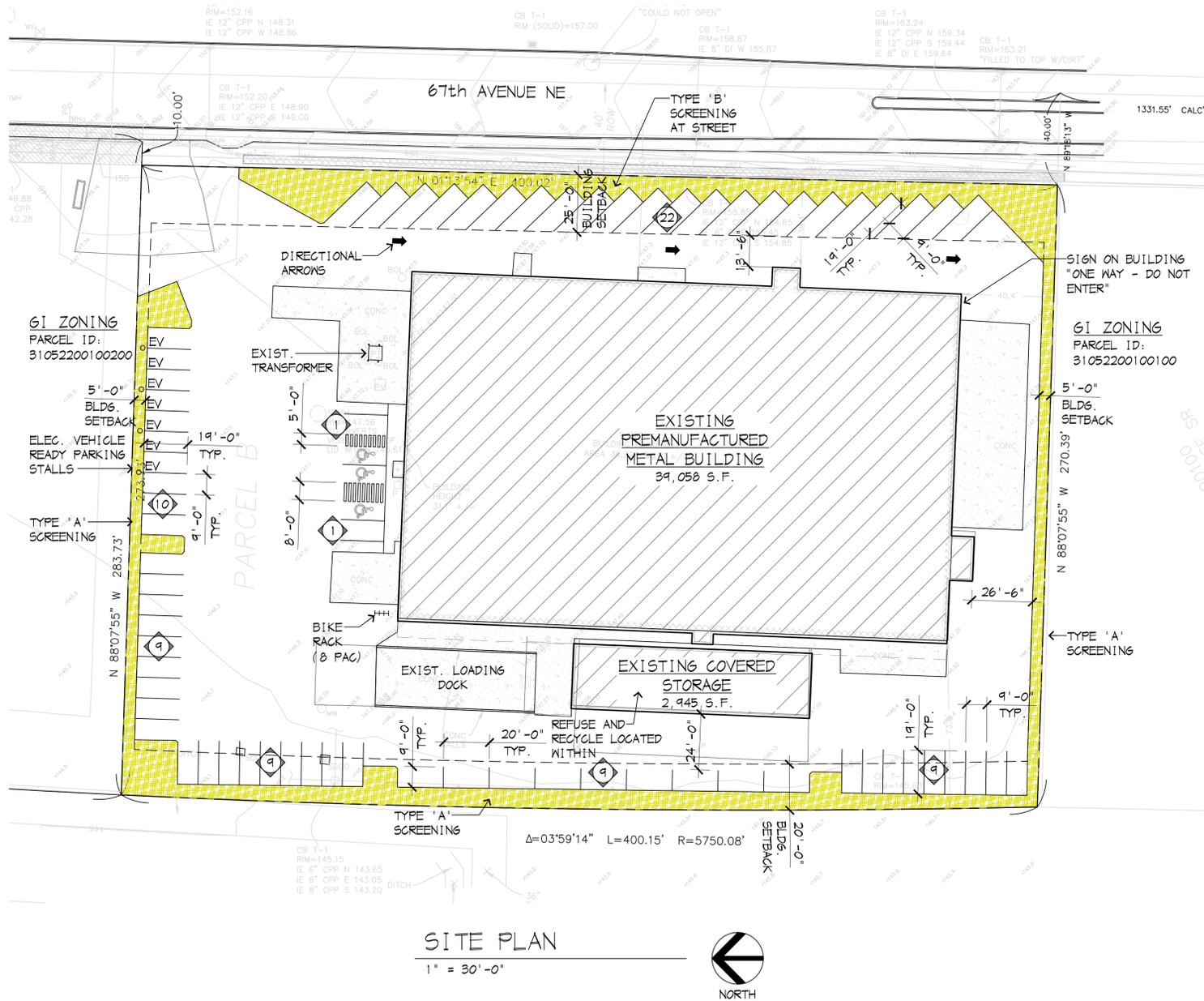


CITY OF ARLINGTON
SECTION 22, TOWNSHIP 31, NORTH, RANGE 5 EAST, W.M.
SEATTLE GALVANIZING SMALL PARTS - Permit No.: PLN #1145



PROJECT CRITERIA

SCOPE OF WORK
MODIFICATION OF EXISTING BUILDING AND SITE AS NECESSARY TO BRING THE BUILDING AND SITE UP TO CURRENT CITY REQUIREMENTS. A NEW SMALL PARTS GALVANIZING OPERATION IS INTENDED TO BE LOCATED WITHIN THE INTERIOR OF THE EXISTING BUILDING. UPGRADES TO FIRE SPRINKLER AND STRUCTURAL SYSTEMS WILL BE ADDRESSED TO ACCOMMODATE THE NEW OPERATION.

PARCEL ID: 31052200100200
LEGAL DESCRIPTION
SEC 22 TWP 31 RGE 05 RT-1G) S 400 FT OF NE 1/4 NE 1/4 LY E OF NP R/W EXC CO RDS ALSO LESS R/W TO CITY OF ARL PER SMD REC AFN 200201100343 AND CORR AFN 200202080006

CODES
2018 INTERNATIONAL BUILDING CODE (IBC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 UNIFORM PLUMBING CODE (UPC)

BUILDING CRITERIA

ZONING:	GI (GENERAL INDUSTRIAL)
MAX. HEIGHT:	50' (ZONING)
OCCUPANCY:	H-4
CONSTRUCTION TYPE:	IIB
FIRE SPRINKLERS:	YES
FIRE ALARM:	YES
AIRPORT PROTECTION DIST.:	SUBDISTRICT C
MIN. LOT SIZE:	10,000 S.F.
MIN. LOT WIDTH:	70'
STREET BLDG. SETBACK:	25' MIN.
LOT LINE BLDG. SETBACK:	5' MIN.
MAX. ALLOWED BLDG. HEIGHT:	50'
EXIST. BLDG. HEIGHT:	31'-2"
GROSS SITE AREA:	+/-109,336 SF (2.51 ACRES)
ALLOWABLE LOT COVERAGE:	100%
TOTAL LOT COVERAGE:	APPROX. 91%

ALLOWABLE BUILDING AREA:
62,000 S.F. (IBC TABLE 506.2)

TOTAL BUILDING AREA:

MAIN BUILDING	36,824 S.F.
FIRST FLOOR	2,234 S.F.
SECOND FLOOR	2,234 S.F.
TOTAL AREA	39,058 S.F.

COVERED STORAGE
TOTAL AREA 2,945 S.F.

PARKING CALCULATIONS
VEHICLE PARKING:
INDUSTRIAL
1 STALL PER 600 S.F. OF BLDG. AREA
42,003 S.F./600 = 70 STALLS

TOTAL REQUIRED: 70 STALLS
VEHICLE PARKING PROVIDED: 70 STALLS
BICYCLE PARKING PROVIDED: 8 STALLS

LANDSCAPING CALCULATIONS
REQUIRED LANDSCAPING: SEE LANDSCAPE PLAN

INDEX OF DRAWINGS

- A1.1 SITE PLAN
- L1.1 LANDSCAPE PLAN
- P1 CONCEPTUAL SITE CIVIL
- A2.1 PRELIMINARY FLOOR PLAN



VICINITY MAP
NORTH

OWNER/APPLICANT
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Kirkland, WA 98033
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ARCHITECT
2812 Architecture
Adam Clark
2812 Colby Avenue
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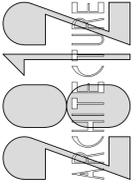
CIVIL ENGINEER
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SURVEY
Terrane
Edwin J. Green Jr.
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Bellevue, WA 98004
(425) 458-4488

Date:	17 OCT 2023	For:	SPECIAL USE PERMIT SUBMITTAL
	15 MAY 2023		SPECIAL USE PERMIT RESUBMITTAL



2812 Colby Avenue
Everett WA 98201
(425) 252-2153 P
www.2812architecture.com



Tenant Improvements for:
SEATTLE GALVANIZING SMALL PARTS
18520 67th Avenue NE
Arlington, Washington
Contractor:
SITE PLAN

Drawing:	A1.1
Job Number:	23c-4509