

PLAN KEYNOTES	
1	BENCH PER OWNER
2	BICYCLE 2 STALLS
3	DECORATIVE CONCRETE WITH NO STRIPING
4	ENCLOSURE TYPE 1
5	ENCLOSURE TYPE 2
6	CONCRETE PAD FOR ELECTRICAL EQUIPMENT

NOTES:

- WHERE ILLUMINATED SIGNS AND ILLUMINATED AREAS ARE PERMITTED, SUCH ILLUMINATING DEVICES SHALL BE SHADED AND/OR DIRECTED SO AS NOT TO VISIBLY CREATE A NUISANCE TO ANY PROPERTY IN A RESIDENTIAL ZONE CLASSIFICATION. RESIDENTIAL ZONING IS LOCATED TO THE EAST OF THE PROPOSED DEVELOPMENT.
- MECHANICAL EQUIPMENT LOCATED ON THE ROOF, FACADE OR EXTERNAL PORTIONS OF A BUILDING SHALL BE ARCHITECTURALLY SCREENED SO AS NOT TO BE VISIBLE FROM ADJACENT PROPERTIES AT STREET LEVEL OR THE PUBLIC STREET.
- EQUIPMENT OR VENTS WHICH GENERATE NOISE OR AIR EMISSIONS SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE BUILDING FROM ADJOINING RESIDENTIALLY DESIGNATED PROPERTIES.
- INDUSTRIAL AND EXTERIOR LIGHTING SHALL NOT BE USED IN SUCH A MANNER THAT IT PRODUCES GLARE ON PUBLIC HIGHWAYS, ARCS WELDING, ACETYLENE-TORCH CUTTING, OR SIMILAR PROCESSES SHALL BE PERFORMED SO AS NOT TO BE SEEN FROM ANY POINT BEYOND THE OUTSIDE OF THE PROPERTY.
- THE STORAGE AND HANDLING OF INFLAMMABLE LIQUIDS, LIQUEFIED PETROLEUM GASES, AND EXPLOSIVES SHALL COMPLY WITH RULES AND REGULATIONS FALLING UNDER THE JURISDICTION OF THE CITY'S FIRE CHIEF, AND THE LAWS OF THE STATE OF WASHINGTON. BULK STORAGE OF INFLAMMABLE LIQUIDS BELOW GROUND SHALL BE PERMITTED, AND THE TANKS SHALL BE LOCATED NOT CLOSER TO THE PROPERTY LINE THAN THE GREATEST DIMENSION (DIAMETER, LENGTH OR HEIGHT) OF THE TANK.
- PROVISIONS SHALL BE MADE FOR NECESSARY SHIELDING OR OTHER PREVENTIVE MEASURES AGAINST INTERFERENCE AS OCCASIONED BY MECHANICAL, ELECTRICAL AND NUCLEAR EQUIPMENT, AND USES OR PROCESSES WITH ELECTRICAL APPARATUS IN NEARBY BUILDINGS OR LAND USES.
- LIQUID AND SOLID WASTES AND STORAGE OF ANIMAL OR VEGETABLE WASTE WHICH ATTRACT INSECTS OR RODENTS OR OTHERWISE CREATE A HEALTH HAZARD SHALL BE PROHIBITED. NO WASTE PRODUCTS SHALL BE EXPOSED TO VIEW FROM EYE LEVEL FROM ANY PROPERTY LINE IN AN INDUSTRIAL DISTRICT.

SITE PLAN STATISTICS

SITE	
ZONING	LI - LIGHT INDUSTRIAL
SITE AREA	442, 418 S.F.
SITE DEDICATION	1, 020 S.F.
NET SITE AREA	441, 398 S.F.
MAX IMPERVIOUS AREA	315,188 S.F. (85%)
IMPERVIOUS AREA SHOWN	312, 260 S.F. (84.34%)
BUILDING	
CONSTRUCTION TYPE	III-B, SPRINKLERED
OCUPANCY	
WAREHOUSE	S-1
ALLOWABLE BUILDING AREA:	
$I_1 = [161 / 161 - 0.25] \times 0.66$ $A_0 = [10,000 + (17,500 \times 0.66)]$ A₀ = 81,550 S.F. MAX ALLOWABLE AREA 23,013 S.F. MAX PROPOSED AREA	
$I_1 = [1230 / 1230 - 0.25] \times 0.15$ $A_0 = [10,000 + (17,500 \times 0.15)]$ A₀ = 83,125 S.F. MAX ALLOWABLE AREA 51,527 S.F. MAX PROPOSED AREA	
$I_1 = [1230 / 1230 - 0.25] \times 0.15$ $A_0 = [10,000 + (17,500 \times 0.15)]$ A₀ = 83,125 S.F. MAX ALLOWABLE AREA 51,527 S.F. MAX PROPOSED AREA	
PER IBC 507.2.1 THIS BUILDING IS PERMITTED AS UNLIMITED	
BUILDING AREA	
BUILDING A	23, 013 S.F.
BUILDING B	51, 527 S.F.
BUILDING C	106, 930 S.F.
TOTAL BUILDINGS AREA	181, 543 S.F.
PARKING CALCULATION	
REQUIRED PARKING PER (22C.130.030)	
WAREHOUSE / STORAGE	1 PER 2,000 S.F. GROSS FLOOR AREA PLUS OFFICE SPACE REQUIREMENTS
TOTAL REQUIRED PARKING	91 STALLS
BUILDING A	
WAREHOUSE / STORAGE	23, 013 / 2, 000 = 12 STALLS
CARPOOL PARKING REQUIRED	12 REQUIRED STALLS - 41 PROVIDED
BICYCLE PARKING REQUIRED	41 x .05 = 3 STALLS PER 22C.130.030 (3) (a)
	12 x .05 = 1 REQUIRED PER 22C.130.060 (2 PROVIDED)
BUILDING B	
WAREHOUSE / STORAGE	51, 527 / 2, 000 = 26 STALLS
CARPOOL PARKING REQUIRED	26 REQUIRED STALLS - 106 PROVIDED
BICYCLE PARKING REQUIRED	106 x .05 = 6 STALLS PER 22C.130.030 (3) (a)
	26 x .05 = 2 REQUIRED PER 22C.130.060 (4 PROVIDED)
BUILDING C	
WAREHOUSE / STORAGE	106, 930 / 2, 000 = 55 STALLS
CARPOOL PARKING REQUIRED	55 REQUIRED STALLS - 104 PROVIDED
BICYCLE PARKING REQUIRED	104 x .05 = 6 STALLS PER 22C.130.030 (3) (a)
	55 x .05 = 3 REQUIRED PER 22C.130.060 (4 PROVIDED)
PROPOSED PARKING	
STANDARD STALLS	211 STALLS
EV STALLS	24 STALLS
ADA-EV STALLS	4 STALLS
ADA STALLS	12 STALLS
TOTAL PROPOSED PARKING	251 STALLS (81, 213 S.F.)
LANDSCAPING FOR PARKING PER 22C.120.130(5)	
PARKING AREA	37, 213 S.F.
LANDSCAPE REQUIRED (10%)	3, 721 S.F.
LANDSCAPE PROVIDED	5, 214 S.F.

LEGAL DESCRIPTION

PARCEL A:
 THAT PORTION OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 THE NORTH HALF OF THE FOLLOWING DESCRIBED TRACT:
 BEGINNING AT THE NORTHWEST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;
 THENCE SOUTH 48 FEET;
 THENCE EAST 430 FEET;
 THENCE NORTH 48 FEET;
 THENCE WEST 430 FEET TO THE POINT OF BEGINNING;
 EXCEPT 35TH AVENUE NORTHEAST.
 AND EXCLUDING ADDITIONAL WEST 20 FEET FOR ROAD RIGHT-OF-WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANT DEED RECORDED UNDER RECORDING NO. 200704250285.

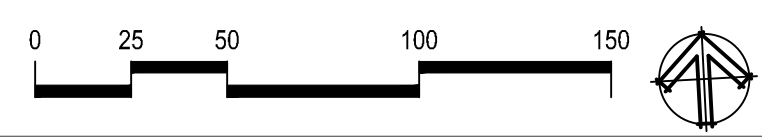
PARCEL B:
 THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY, WASHINGTON;
 EXCEPT THE EAST 311.5 FEET;
 AND EXCEPT THE STATE HIGHWAY RIGHT OF WAY ON THE WEST LINE OF SAID TRACT;
 AND EXCLUDING ADDITIONAL WEST 18 FEET FOR ROAD RIGHT-OF-WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANT DEED RECORDED UNDER RECORDING NO. 200704250285.

PARCEL C:
 BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY WASHINGTON.
 THENCE EAST ALONG THE NORTH LINE OF THE ABOVE SUBDIVISION FOR 660 FEET;
 THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER FOR 445 FEET TO THE POINT OF BEGINNING;
 THENCE CONTINUE IN THE SAME DIRECTION FOR 165 FEET;
 THENCE AT RIGHT ANGLE ALONG THE SOUTH LINE OF SUBDIVISION FOR 311.5 FEET;
 THENCE NORTH AT RIGHT ANGLE FOR 165 FEET;
 THENCE EAST 311.5 FEET TO THE POINT OF BEGINNING.

PARCEL D-1:
 THE SOUTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THE SOUTH HALF OF THE SOUTH HALF OF SAID SUBDIVISION.
 EXCEPT THAT PORTION THEREOF DEEDED FOR PRIMARY STATE HIGHWAY NO. 1.
 (ALSO KNOWN AS LOT 1 OF SHORT PLAT SP 84(5-13) RECORDED UNDER RECORDING NUMBER 2245163, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY, WASHINGTON.)
 AND EXCLUDING ADDITIONAL WEST 8 FEET FOR ROAD RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANT DEED RECORDED UNDER AUDITOR'S FILE NO. 200704250285.

PARCEL D-2:
 THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 31 NORTH, RANGE 5 EAST, N.M., IN SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THE SOUTH HALF OF THE SOUTH HALF THEREOF;
 EXCEPT THE SOUTH 160 FEET THEREOF;
 EXCEPT THE NORTH 165 FEET THEREOF;
 EXCEPT THAT PORTION THEREOF DEED FOR PRIMARY STATE HIGHWAY NO. 1;
 AND EXCEPT THE WEST 10 FEET THEREOF;
 AND EXCLUDING ADDITIONAL WEST 8 FEET FOR ROAD RIGHT OF WAY TO THE CITY OF MARYSVILLE PER STATUTORY WARRANT DEED RECORDED UNDER RECORDING NO. 200704180414.
 (ALSO KNOWN AS LOT 2 OD SHORT PLAT 84 (5-13) RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. 2245163.)
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

A SITE PLAN / PA 23010
 SCALE: 1" = 50'-0"



PROPOSED BUILDING FOR
IDEAL INDUSTRIAL PARK
 SMOKEY POINT BLVD., MARYSVILLE, WA

LANCE MUELLER & ASSOCIATES
 ARCHITECTS
 130 LAKESIDE • SUITE 250 • SEATTLE, WA 98122 • (206) 325-2553
 A R C H I T E C T S A I A

SHEET: **A1.0**

PERMIT

JOB NO.	22-043
DRAWN	OWEN K.
CHECKED	L.M.
DATE	08-24-23
DATE	08-24-23
NO	
REVISION	
DATE	