



October 19, 2023

Steve Benjamin  
(425) 333-5050  
[steve@benjaminasphalt.com](mailto:steve@benjaminasphalt.com)

RE: Request for Revisions  
Site Plan Review SPR 23-0001  
31563 W Entwistle St  
Assessor's Parcel Nos.: 1801000125

Dear Steve Benjamin,

We received your Site Plan Review application for the proposed 3,300 square foot storage building on the existing Benjamin Asphalt property. We have reviewed your application and as of this time we need some additional information and revisions to your submittal items.

Please provide the following:

1. Site plans demonstrating conformance with the LI/M zoning district setback requirements of CMC 15.48.048 - Non-residential Zone and Dimensional Standards Table I.
  - a. The site plans submitted indicate a proposed rear setback of 7-ft while the municipal code requires a 25-ft minimum rear yard setback. Please revise drawings or submit a variance application that is compliant with CMC 15.20.030.
  - b. Per CMC 15.08.010 – Definitions of Basic Terms, "Setback" means the minimum required distance between a structure and a specified line such as a lot, easement or buffer line that is required to remain free of structures.
2. Additional materials and revised site plans addressing the building official (SafeBuilt) comments (see attached).
3. Please review engineering comments (see attached). These do not need to be addressed at this time, but you should be aware of these requirements moving forward.

Please submit Elevation Certificate application to [permits@carnationwa.gov](mailto:permits@carnationwa.gov). All other documents can be emailed to [planning@carnationwa.gov](mailto:planning@carnationwa.gov). Once these materials have been submitted, the City of Carnation can continue reviewing your application and make a determination.

If you have questions, please email: [planning@carnationwa.gov](mailto:planning@carnationwa.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Josh Kubitza".

Josh Kubitza, AICP  
City of Carnation Planning Consultant



# Permit Review Letter of Transmittal

City of Carnation  
4621 Tolt Ave / PO Box 1238  
Carnation, WA 98014  
TEL: (425) 333-4192  
FAX: (425) 333-4336  
WEB: www.carnationwa.gov

To: **Jorge Garcia, Mark Lawrence,  
David Spencer**

Tel:

From: **Tim Woolett**

Date: **September 6, 2023**

File #: **SPR23-0001**

Subject: **Application review and  
comment**

Urgent     For review     Please comment     Please reply     For your file

### Administration Notes:

The site development review permit is to allow construction of a new 3,300 square foot storage building at 31563 W Entwistle Street. The new building will provide interior storage for paving equipment that is currently stored outside. Site work will include building construction over existing impervious surface. A building permit will be required for the new structure.

A Bluebeam session will be created for the building permit application once submitted.

The application and site plans are attached hereto, and additional application materials can be accessed at the City's website.

Please prepare comments in written form so they can be incorporated into the city's staff report.

**This comment period closes on September 15, 2023, after which a decision can be issued. Please review and comment no later than September 15, 2023.**

### ***TO BE COMPLETED BY REVIEWING AGENCY ONLY BELOW***

Received  
by:

**SAFEbuilt**

Date  
Received:

**9/6/23**

Reviewer:

**Lou Tyler**

Date  
Completed:

**9/15/23**

Approval:

**n/a**

Date  
Returned:

**9/18/23**

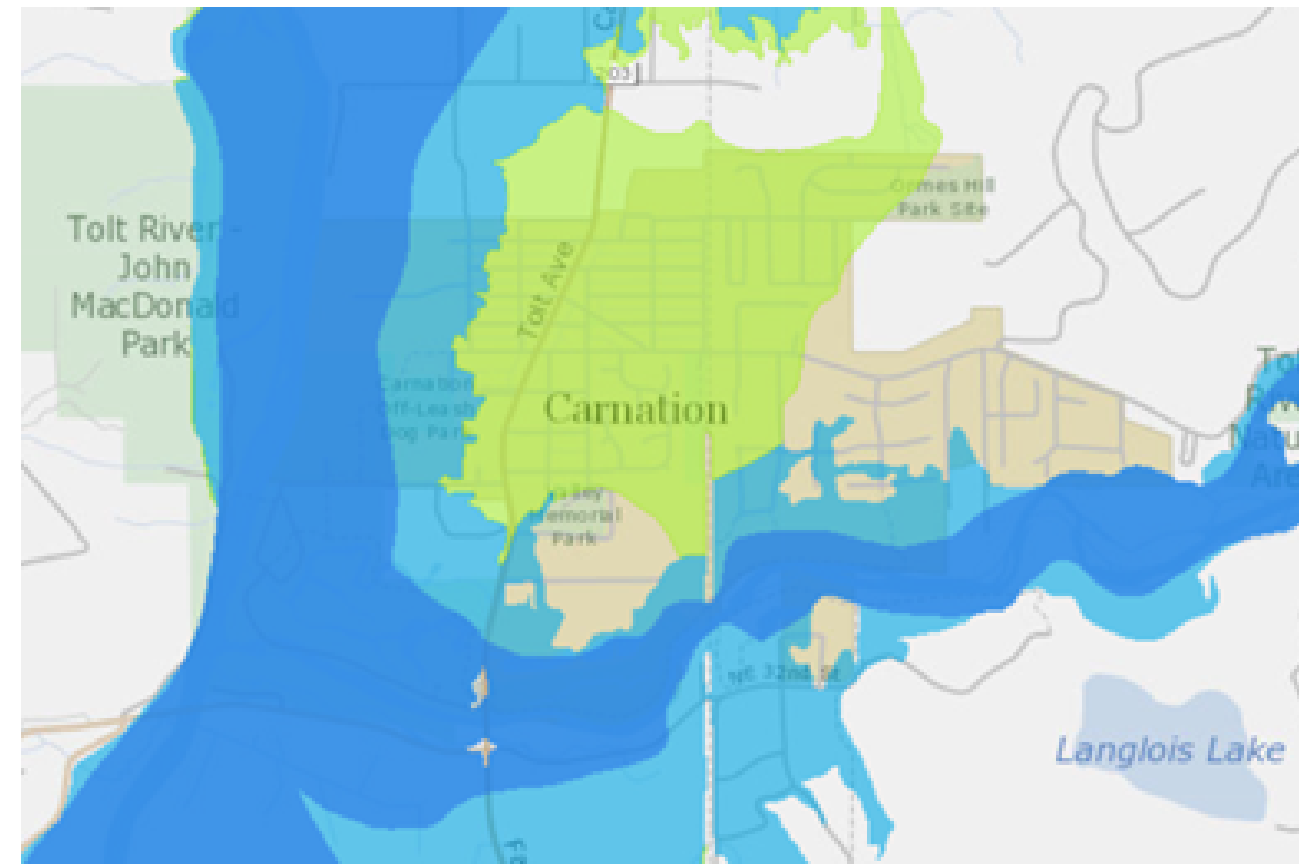
### Reviewer Notes:

**Please see attached documents for comment letter and plans with "note" functions on the plan for issues that need to be addressed.**



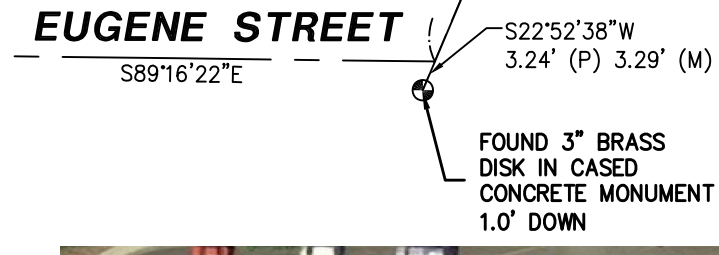
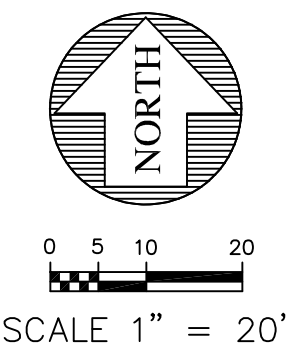
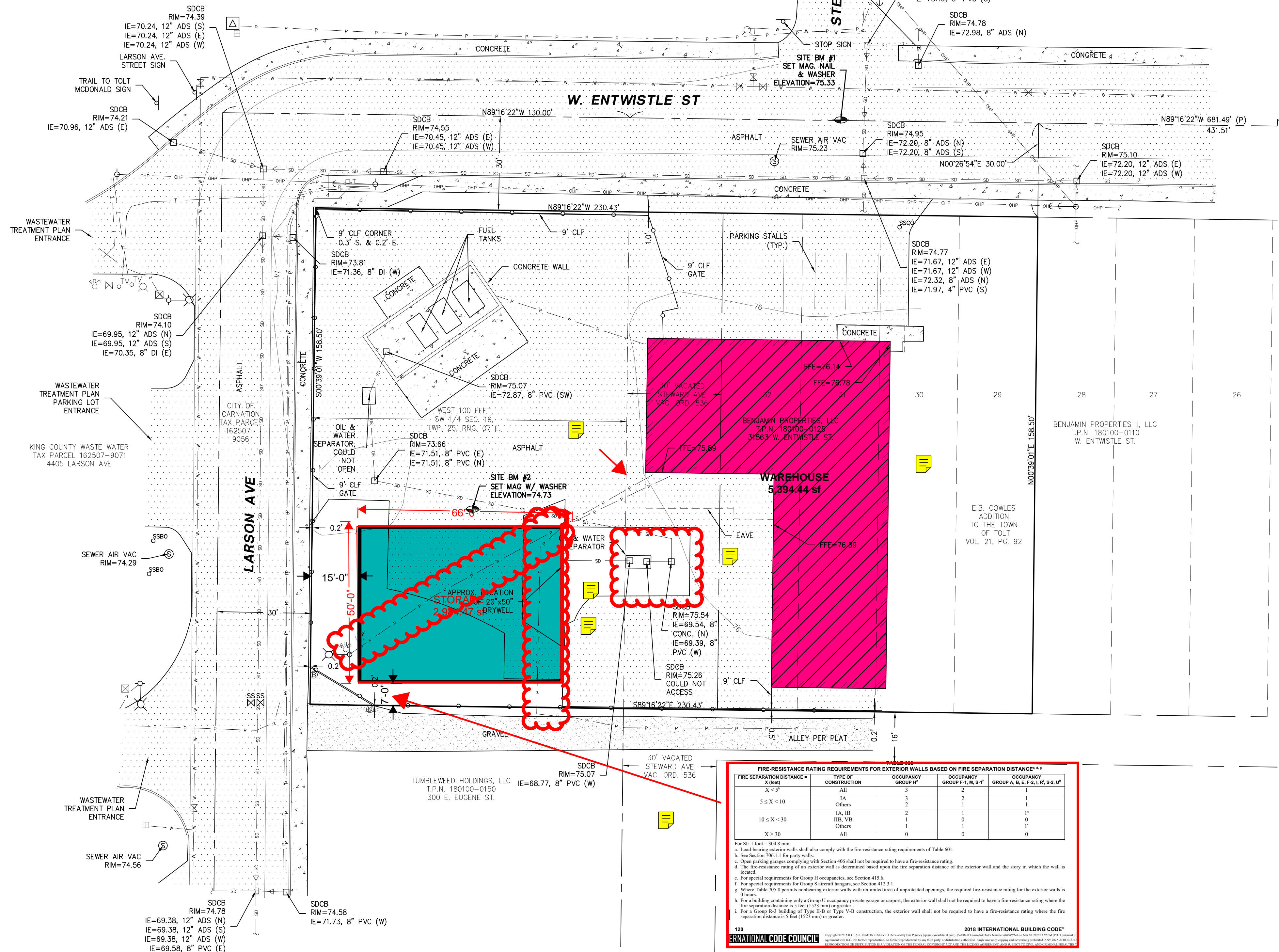
# PAUL GERACI

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 16, TWP. 25 N., RNG. 7 E., W.M.  
KING COUNTY, STATE OF WASHINGTON



## LEGEND

- FOUND MONUMENT IN CASE
- BENCHMARK
- E.B. COWLES ADDITION TO TOWN OF TOLT VOL. 21, PG. 92
- ROS VOL. 436, PG. 228
- MEASURED
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- FIRE DEPARTMENT CONNECTION
- WATER HOSE BIB
- SEWER MANHOLE
- SEWER CLEANOUT
- SEWER BLOW OFF VALVE
- SEWER VALVE
- CATCH BASIN
- BOLLARD
- POWER TRANSFORMER
- LIGHT POLE
- TELEPHONE RISER
- CABLE TV RISER
- SIGN POST
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- UNDERGROUND COMMUNICATION LINE
- WATER LINE
- STORM LINE
- CHAIN LINK FENCE (CLF)
- CONCRETE
- ASPHALT
- GRAVEL



**FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE\*\***

FIRE SEPARATION DISTANCE (X) (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP #1	OCCUPANCY GROUP #2	OCCUPANCY GROUP #3	OCCUPANCY GROUP #4	OCCUPANCY GROUP #5	OCCUPANCY GROUP #6	OCCUPANCY GROUP #7	OCCUPANCY GROUP #8	OCCUPANCY GROUP #9	OCCUPANCY GROUP #10
X < 5'	All	1	2	3	4	5	6	7	8	9	10
5 ≤ X < 10	IA	2	1	1	1	1	1	1	1	1	1
	Others	2	1	1	1	1	1	1	1	1	1
10 ≤ X < 30	IA, IB	1	0	0	0	0	0	0	0	0	0
	Others	1	1	1	1	1	1	1	1	1	1
X ≥ 30	All	0	0	0	0	0	0	0	0	0	0

\*\* For SI: 1 foot = 304.8 mm.  
a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.  
b. See Section 706.1.1 for party walls.  
c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.  
d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.  
e. For special requirements for Group II occupancies, see Section 415.4.  
f. For special requirements for Group S occupancies, see Section 412.3.1.  
g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.  
h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1524 mm) or greater.  
i. For a Group B-3 building of Type I-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1524 mm) or greater.

**TAX PARCEL**  
180100-0125

**VERTICAL DATUM**  
NAVD 88

**BENCHMARK**  
SITE BM #1 - SET MAG. NAIL & WASHER SET IN ASPHALT IN CENTERLINE OF WEST ENTWISTLE STREET NEAR THE INTERSECTION WITH THE CENTERLINE OF STEWART AVENUE (SEE MAP FOR LOCATION) ELEVATION=75.33

**HORIZONTAL DATUM**  
NAD 83/2011 - ESTABLISHED PER OBSERVATION TO THE WASHINGTON STATE REFERENCE NETWORK

**BASIS OF BEARINGS**  
A BEARING OF S23°35'16"W BETWEEN FOUND MONUMENT AT THE CENTERLINE INTERSECTION OF TOLT AVENUE, WEST ENTWISTLE AND THE FOUND MONUMENT AT THE CENTERLINE INTERSECTION OF TOLT AVENUE AND EUGENE STREET.

**INSTRUMENTATION**  
INSTRUMENT USED: 5 SECOND TOTAL STATION.  
FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

**LEGAL DESCRIPTION**  
E.B. COWLES ADDITION TO TOLT, LOTS 29 THRU 32, E.B. COWLES ADDITION TO TOWN OF TOLT TOGETHER WITH A PORTION VACATE STEWART AVE ADJACENT, AS VACATED BY ORD NO 56 & TOGETHER WITH A PORTION OF W 100 FT OF SW QTR STR 16-25-07, LYING NORTH OF WESTERLY PROJECTION OF N MGN OF 16 FT ALLEY OF ADJACENT LOTS 14 THRU 32 SD PLAT, LESS N 30 FT OF SD W 100 FT, AS DEEDED TO CITY OF CARNATION UNDER RECORDING NO. 9605312309, AS RECORDED IN VOLUME 21, PAGE 92, RECORDS OF KING COUNTY, WASHINGTON.

**UTILITY NOTE**  
UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES, PAINTED LOCATIONS BY APPLIED PROFESSIONAL SERVICES INC. (APS INC.), AND RECORDS OF THE APPLICABLE UTILITIES AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

**REVISIONS**  
E.B. COWLES ADDITION TO TOWN OF TOLT - VOL. 21, PG. 92  
RECORD OF SURVEY - VOL. 436, PG. 228

REVISIONS	DESCRIPTION	BY	DATE

TOPOGRAPHY SURVEY FOR PAUL GERACI

**Encompass**  
ENGINEERING & SURVEYING

Western Washington Division  
165 NE Juniper Street, Suite 200  
Everett, WA 98201 • Phone: (425) 392-0230  
407 Southwater Blvd. • Clk. Elm, WA 98922 • Phone: (509) 674-7433

JOB NO.	23575
DATE	7/18/2023
SCALE	1"=20'
DESIGNED	N/A
DRAWN	LGK
CHECKED	JLS
APPROVED	SOM
SHEET	1 OF 1





Date : 9/15/23

**APPLICATION:** SPR23-0001  
**BLUEBEAM SESSION:** NOT PROVIDED – EMAIL FILES RECEIVED

**PROJECT:** **BENJAMIN ASPHALT INC**  
EQUIPMENT STORAGE 50 X 66 X 22 STEEL BLDG  
31563 ENTWISTLE ST, CARNATION WA

**CC:** **Tim Woolett**  
City of Carnation  
4621 Tolt Avenue | PO Box 1238 | Carnation, WA 98014-1238  
(425) 333-4192 main

**FROM:** **Lou Tyler**  
Sr. Plans Examiner  
Phone: 206-503-5948  
1621 114<sup>th</sup> Ave SE, Ste 219  
Bellevue WA 98004  
[lyler@safebuilt.com](mailto:lyler@safebuilt.com)

Dear Tim,

This is a letter of recommendations for this review under the adoption of the 2018 IBC for code compliance. Please see the “redlined” comments on plans and comment letter attached to Permit Review Letter of Transmittal. I

Please feel free to reach out to us with any questions you may have.

Sincerely,

Lou

*Lou Tyler*

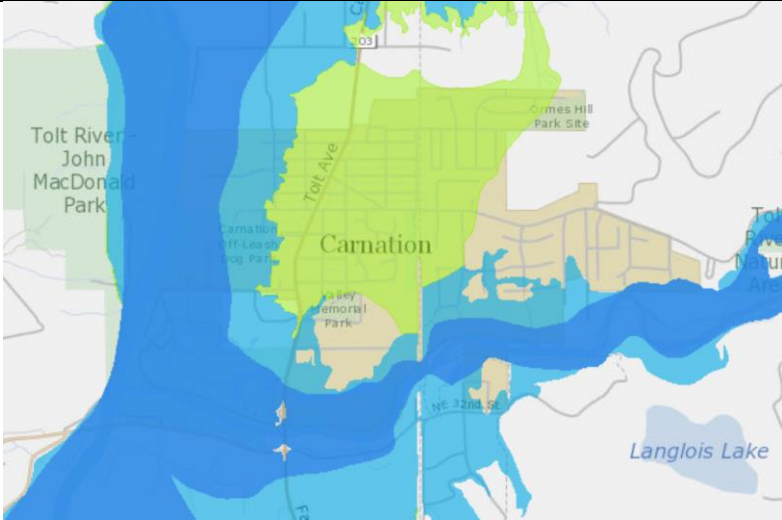
Sr. Plans Examiner  
Phone: 206-503-5948

1621 114<sup>th</sup> Ave SE, Ste 219 Bellevue WA 98004  
[tyler@safebuilt.com](mailto:tyler@safebuilt.com)





		<b>COMMENTS</b>
<b>1.</b>	<b>SITE PLAN</b>	<p><b>EXISTING BUILDING</b></p> <ul style="list-style-type: none"> <li>• Provide confirmation that the use of the existing building is warehouse?</li> <li>• Provide accurate square footage of this single structure.</li> </ul>
<b>2.</b>	<b>SITE PLAN</b>	<p><b>ELEVATION CERTIFICATE-</b></p> <p>Please confirm the location of the flood plain as no certificate was uploaded but looks to be crossing into the 100 year flood plain according to the King County critical areas designation for 100-year flood plain.</p> <ul style="list-style-type: none"> <li>• Please provide Elevation Certificate showing compliance with FEMA. (See map below.)</li> </ul>

3.	<b>SITE PLAN</b>	<p><b>BASE FLOOD ELEVATION FROM CERTIFICATE</b></p> <p>Please show on the plans the Base Flood Elevations that are to be met from the Elevation Certificate. The plans need to reflect the same information as shown in the FEMA documents.</p>
4.	<b>MAP OF FLOOD ZONE</b>	
5.	<b>MISSING FEMA FORM</b>	<p><b>FEMA FORM 086-0-34 (6/15) FLOODPROOFING CERTIFICATE FOR NON-RESIDENTIAL STRUCTURES.</b></p> <p><u>Instructions for Completing the Floodproofing Certificate for Non-Residential Structures:</u></p> <p>To receive credit for floodproofing, a completed Floodproofing Certificate for Non-Residential Structures is required for non-residential and business buildings in the Regular Program communities, located in zones A1–A30, AE, AR, AR Dual, AO, AH, and A with BFE.</p> <p>In order to ensure compliance and provide reasonable assurance that due diligence had been applied in designing and constructing floodproofing measures, the following information must be provided with the completed Floodproofing Certificate:</p> <ul style="list-style-type: none"> <li>• Photographs of shields, gates, barriers, or components designed to provide floodproofing protection to the structure</li> <li>• Written certification that all portions of the structure below the BFE that will render it watertight or substantially impermeable to the passage of water and must perform in accordance with Title 44 Code of Federal Regulations (44 CFR 60.3 (c)(3))</li> <li>• A comprehensive Maintenance Plan for the entire structure to include but not limited to: <ul style="list-style-type: none"> <li>• Exterior envelope of the structure</li> </ul> </li> </ul>



		<ul style="list-style-type: none"> <li>• All penetrations to the exterior of the structure</li> <li>• All shields, gates, barriers, or components designed to provide floodproofing protection to the structure</li> </ul>																																					
6.	SITE PLAN	<p><b>FIRE WALL RATING DUE TO LOCATION ON PROPERTY LINE.</b></p> <ul style="list-style-type: none"> <li>• Please show compliance with 2018 IBC section 706 for Fire Walls and rating per Table 706.4. that requires a minimum of 1-hr construction to include parapet per the exception footnote a. when setbacks are less than 10 ft from property line.</li> <li>• Show both horizontal and vertical structural continuity on future plan set per Section 706.5 and 706.6.</li> </ul> <div style="text-align: center;"> <p><b>TABLE 602</b> FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE<sup>a, b, c</sup></p> <table border="1"> <thead> <tr> <th>FIRE SEPARATION DISTANCE = X (feet)</th> <th>TYPE OF CONSTRUCTION</th> <th>OCCUPANCY GROUP H<sup>d</sup></th> <th>OCCUPANCY GROUP F-1, M, S-1<sup>e</sup></th> <th>OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U<sup>f</sup></th> </tr> </thead> <tbody> <tr> <td>X &lt; 5<sup>g</sup></td> <td>All</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td rowspan="2">5 ≤ X &lt; 10</td> <td>IA</td> <td>3</td> <td>2</td> <td>1</td> </tr> <tr> <td>Others</td> <td>2</td> <td>1</td> <td>1</td> </tr> <tr> <td rowspan="3">10 ≤ X &lt; 30</td> <td>IA, IB</td> <td>2</td> <td>1</td> <td>1<sup>h</sup></td> </tr> <tr> <td>IB, VB</td> <td>1</td> <td>0</td> <td>0</td> </tr> <tr> <td>Others</td> <td>1</td> <td>1</td> <td>1<sup>h</sup></td> </tr> <tr> <td>X ≥ 30</td> <td>All</td> <td>0</td> <td>0</td> <td>0</td> </tr> </tbody> </table> <p>For SI: 1 foot = 304.8 mm.</p> <p>a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.</p> <p>b. See Section 706.1.1 for party walls.</p> <p>c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.</p> <p>d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.</p> <p>e. For special requirements for Group H occupancies, see Section 415.6.</p> <p>f. For special requirements for Group S aircraft hangars, see Section 412.3.1.</p> <p>g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.</p> <p>h. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.</p> <p>i. For a Group R-3 building of Type II-B or Type V-B construction, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.</p> <p>120 <b>INTERNATIONAL CODE COUNCIL</b> 2018 INTERNATIONAL BUILDING CODE®</p> <p><small>Copyright © 2017 ICC. ALL RIGHTS RESERVED. Accessed by Eric Pfeiffer (epfeiffer@rednet.com), State of Colorado Under Number 410087541 on Mar 29, 2018 11:57 PM (PDT) pursuant to license agreement with ICC. No further reproduction or further reproduction by any third party or distribution authorized. Single user only, copying and retransmission prohibited. ANY UNAUTHORIZED REPRODUCTION OR DISTRIBUTION IS A VIOLATION OF THE FEDERAL COPYRIGHT ACT AND THE LICENSE AGREEMENT, AND SUBJECT TO CIVIL AND CRIMINAL PENALTIES THEREUNDER.</small></p> </div>	FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H <sup>d</sup>	OCCUPANCY GROUP F-1, M, S-1 <sup>e</sup>	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U <sup>f</sup>	X < 5 <sup>g</sup>	All	3	2	1	5 ≤ X < 10	IA	3	2	1	Others	2	1	1	10 ≤ X < 30	IA, IB	2	1	1 <sup>h</sup>	IB, VB	1	0	0	Others	1	1	1 <sup>h</sup>	X ≥ 30	All	0	0	0
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7.	ADA PARKING  SITE PLAN	<p><b>WAC 51-50-101 (SHOW EXISTING)</b></p> <ul style="list-style-type: none"> <li>• <b>Show Section 1101.2.7 (ICC A117.1 Section 502.2) Vehicle space size on plans.</b> Car and van parking spaces shall be 96 inches (2440 mm) minimum in width.</li> <li>• <b>Show section 1101.2.8 (ICC A117.1 Section 502.4.2) Access aisle width on plans.</b> Access aisles serving car parking spaces shall be 60 inches (1525 mm) minimum in width. Access aisles serving van parking spaces shall be 96 inches (2440 mm) minimum in width.</li> <li>• <b>Show Section 1101.2.1 (ICC A117.1 Section 403.5) Clear width of accessible route on plans from parking to door entry.</b> Clear width of an accessible route shall comply with ICC A117.1 Section 403.5. For exterior routes of travel, the minimum clear width shall be 44 inches (1118 mm).</li> <li>• <b>Show Section 1101.2.9 (ICC A117.1 Section 502.7) Identification on plans.</b> Accessible parking spaces shall be indicated by a vertical sign. The signs shall include the International Symbol of Accessibility complying with section 703.6.3.1. Such symbol shall be white on a blue background.</li> </ul>																																					



		<p>Signs identifying van parking spaces shall contain the designation "van accessible." The sign may include additional language such as, but not limited to, an indication of the amount of the monetary penalty defined in RCW <a href="#">46.19.050</a> for parking in the space without a valid permit. A vertical "no parking" sign shall be erected at the head of each access aisle located adjacent to an accessible parking space. The sign may include additional language such as, but not limited to, an indication of any penalty for parking in an access aisle. Such signs shall be 60 inches (1525 mm) minimum above the floor of the parking space, measured to the bottom of the sign.</p>
8.	SITE PLAN	<p><b>SCALE OF BUILDING TO BE ACCURATE</b></p> <ul style="list-style-type: none"> <li>• Provide storage building to scale for a 50 x 66 metal building.</li> </ul> <p><b>NOTE: It looks like the building will be over a dry well. Please comment.</b></p>
9.	SITE PLAN	<p><b>POWER UTILITY UNDERGROUND</b></p> <ul style="list-style-type: none"> <li>• Please address the re-routing of the existing power supply that is located under this building.</li> </ul>
10	SITE PLAN	<p><b>OIL SEPARATOR</b></p> <p>Is the oil and water separator new? This will be looked at during structural review.</p>
11	SITE PLAN	<p><b>SEPARATION OF BUILDINGS</b></p> <ul style="list-style-type: none"> <li>• Make note to indicate if this is the assumed property line between two buildings on the same lot per the 2018 IBC Section 705.3.</li> </ul>
12	SITE PLAN	<p><b>CITY ZONING</b></p> <p>Please state the zoning information of this lot and the required city setbacks for this zone.</p>



# Permit Review Letter of Transmittal

City of Carnation  
4621 Tolt Ave / PO Box 1238  
Carnation, WA 98014  
TEL: (425) 333-4192  
FAX: (425) 333-4336  
WEB: www.carnationwa.gov

To: **Jorge Garcia, Mark Lawrence,  
David Spencer**

Tel:

From: **Tim Woolett**

Date: **September 6, 2023**

File #: **SPR23-0001**

Subject: **Application review and  
comment**

Urgent     For review     Please comment     Please reply     For your file

### Administration Notes:

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Please prepare comments in written form so they can be incorporated into the city's staff report.

**This comment period closes on September 15, 2023, after which a decision can be issued. Please review and comment no later than September 15, 2023.**

### ***TO BE COMPLETED BY REVIEWING AGENCY ONLY BELOW***

Received by: **Jorge Garcia**

Date Received: **9/6/2023**

Reviewer: **Jorge Garcia**

Date Completed: **9/11/2023**

Approval:

Date Returned: **9/11/2023**

### Reviewer Notes:

Existing Drywell to be relocated a minimum 10-ft from building foundation (DOE Manual)  
Electrical/Communication utilities to the shed shall be under-grounded. (CMC 15.60.350)  
The adjacent alley shall be paved a minimum of 12-ft wide. (CMC15.56.170)  
The project shall comply with following Department of Ecology Stormwater Minimum Requirements (CMC15.64.170):  
-Preparation of Stormwater Site Plans  
-Construction Stormwater Pollution Prevention Plan (SWPPP)  
-Source Control of Pollution  
-Preservation of Natural Drainage System  
-On-Site Stormwater Management through infiltration (CMC 15.64.190)