



## INTERNATION BLVD - RETAIL BUILDING A CONCEPT

Presented by:

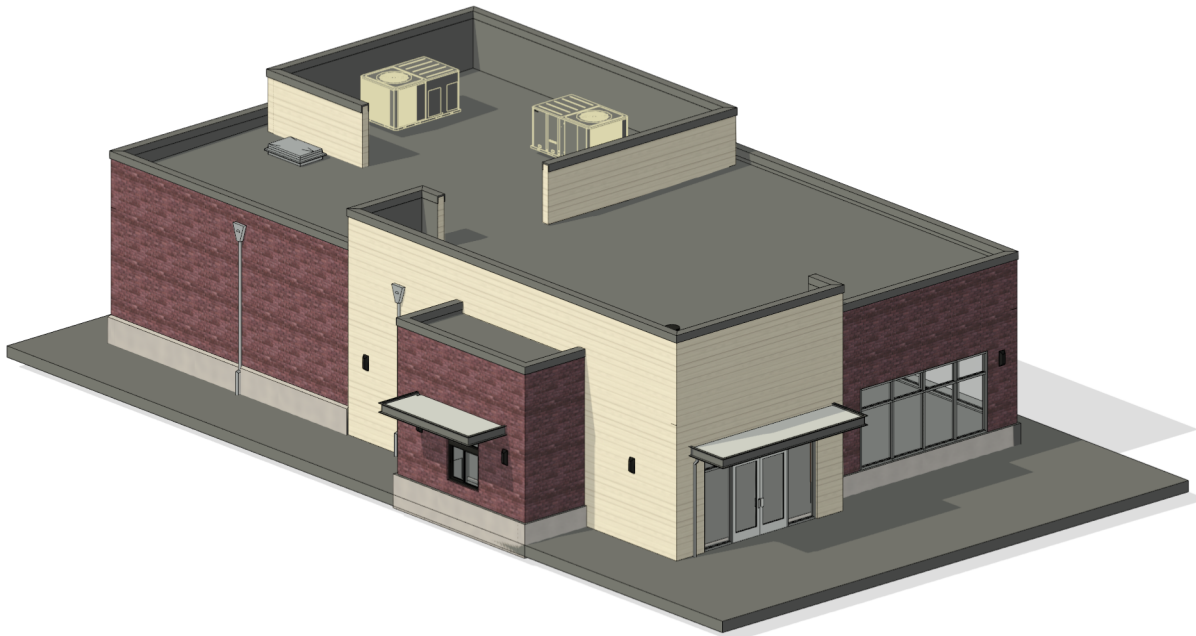
BCRA  
2106 Pacific Ave. Suite 300  
Tacoma WA 98402  
253.627.4367  
[www.bcradesign.com](http://www.bcradesign.com)

**SEPTEMBER 22, 2022**

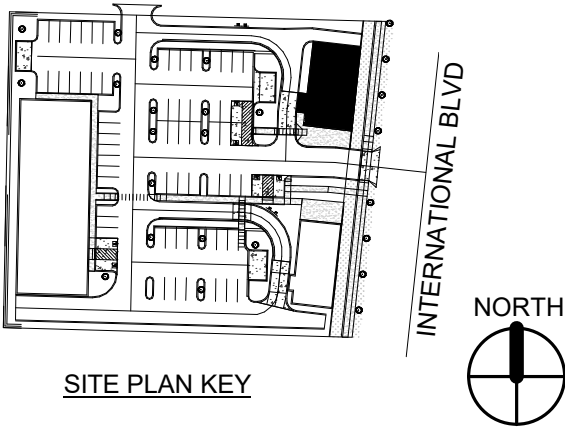
# EXECUTIVE SUMMARY



Project Location:	20841 International Blvd, SeaTac, WA 98198
Parcels:	Parcel #0922049351, #0922049041, #0922049352 (combined)
Parcel Areas:	TOTAL: 78,511 SF
Jurisdiction:	City of SeaTac
Development intent:	A quick service restaurant with drive-through
Zoning Designation:	Community Business in Urban Center (CB-C)

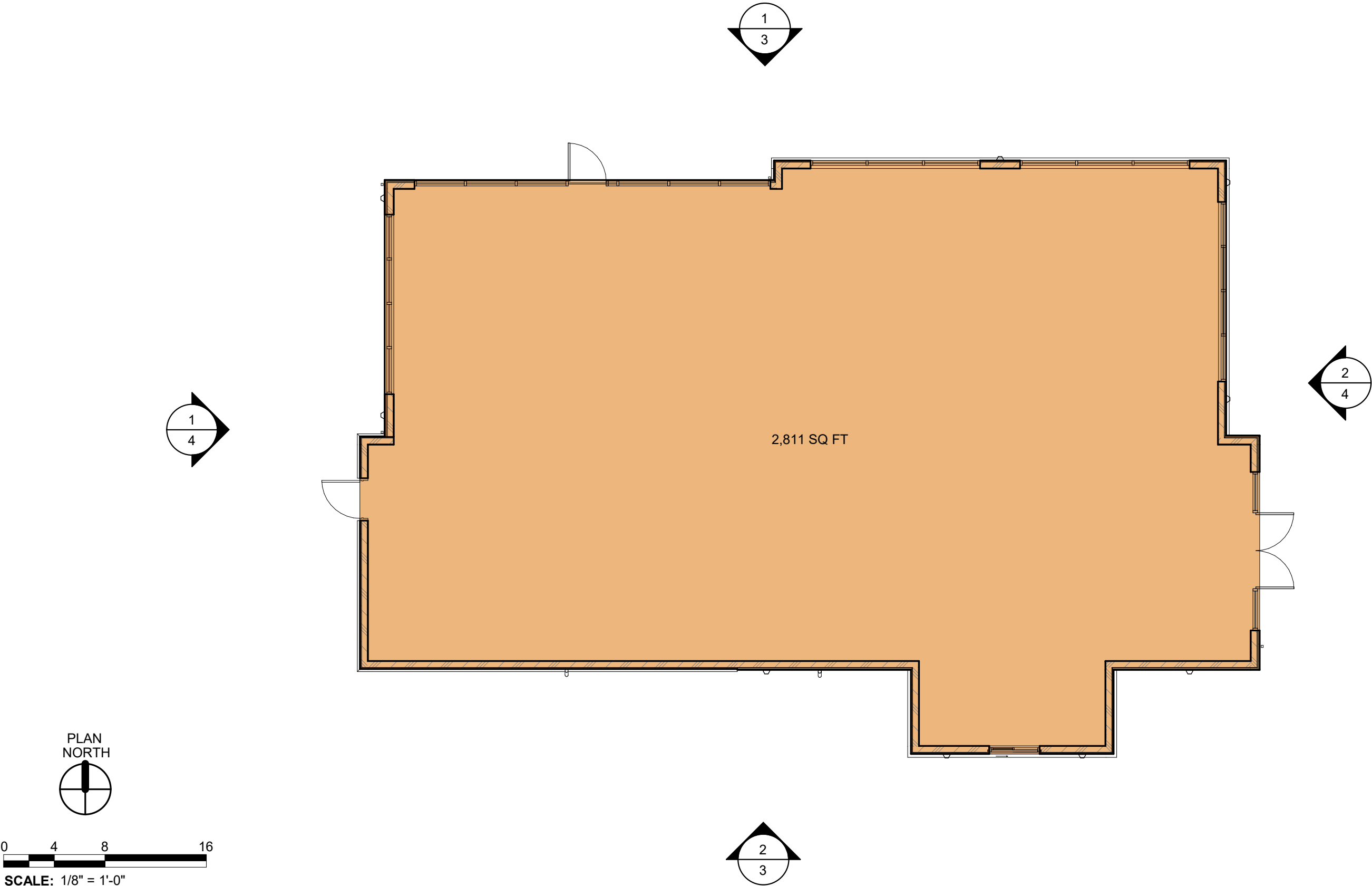


3D VIEW LOOKING NORTH



Site Zoning:	Community Business in Urban Center (CB-C)
Site Area:	78,511 SF
Building Height:	Limited by FAA and Fire Department regulations
Proposed Use:	Office/Retail Flex Space
Permitted Uses:	<p>This list contains some of the permitted uses. To see the complete list, please see chart 15.205.040 in the SeaTac Municipal Code.</p> <p>Equipment Rental Storage Professional Office Court Public Agency Office or Yard College/University Vocational/Technical School Hospital Medical Office/Outpatient Clinic Winery/Brewery/Distillery Auto Service Center Community Center Museum Religious Use Facility Assisted Living Facility Retail, General Restaurant Hostel/Hotel Utility Substation</p>
Parking:	<p>Professional Office: 1 per 300 SF Medical/Dental Lab: 1 per 300 SF Retail: 1 per 250 SF Restaurant: 1 per 150 SF Espresso Stand: 1 per 150 SF plus 3 stacking spaces with drive-through</p>
Stall Requirements:	<p>90 Degree Stall angle: Stall Width 8'-6" Stall Depth 18'-0" Two-Way Driveway 24'-0"</p>
Required Setbacks:	<p>Front: 0' min, 10' max Rear: N/A Side: N/A</p>
Maximum Lot Coverage:	75%

# BUILDING A - CONCEPTUAL FLOOR PLAN



# EXTERIOR ELVATIONS



SOUTH ELEVATION



NORTH ELEVATION



# EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION



## INTERNATION BLVD - RETAIL BUILDING B CONCEPT

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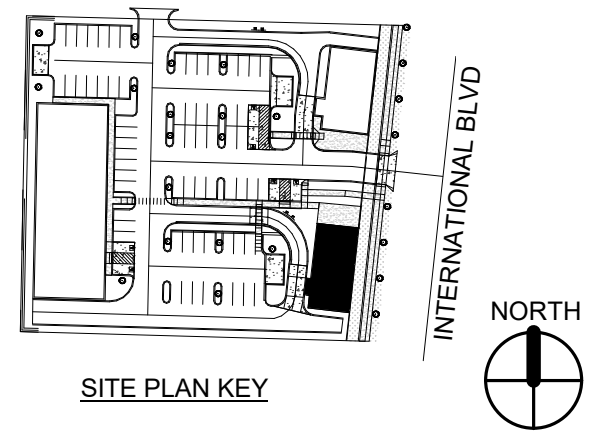
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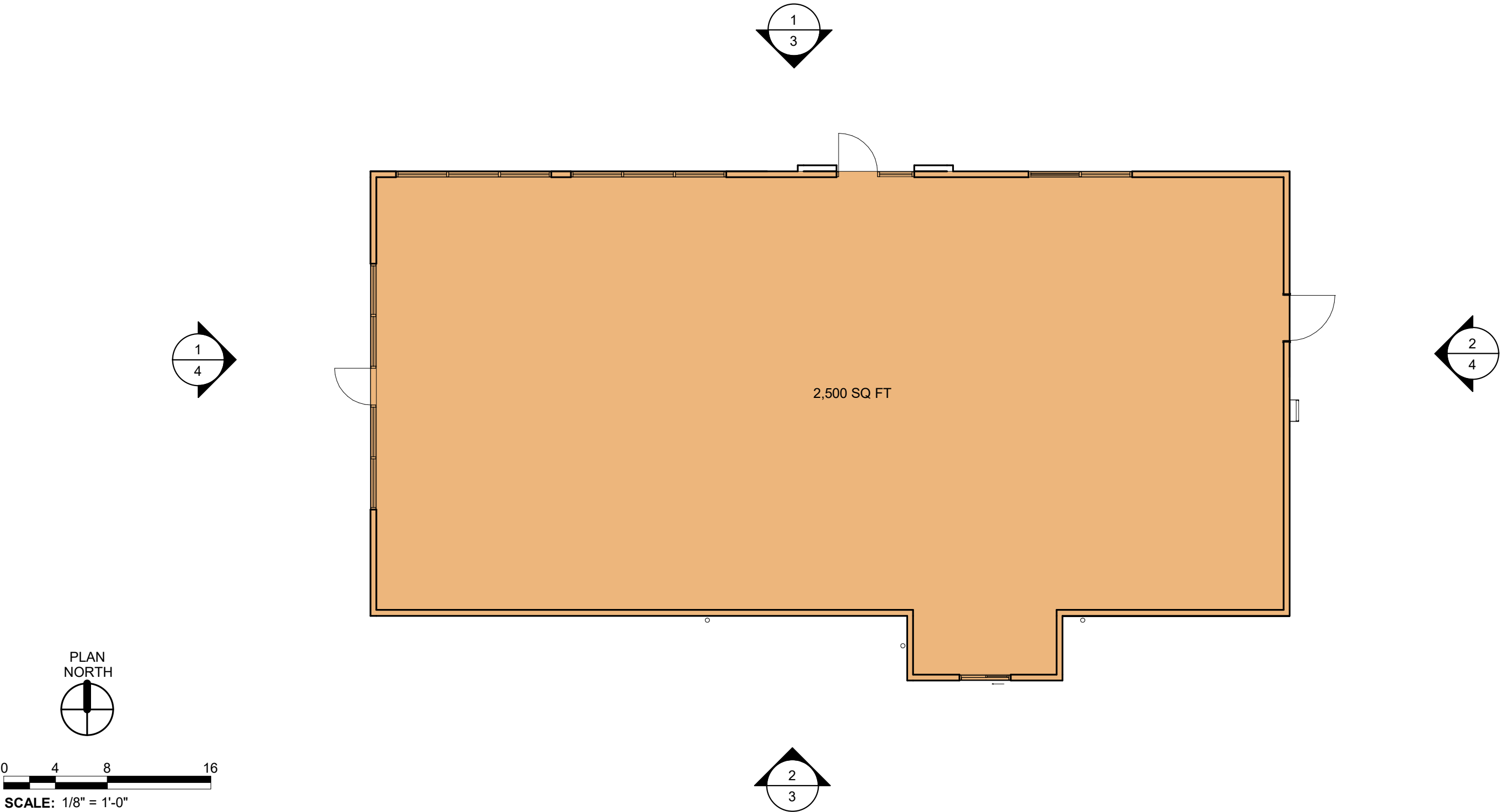


3D View 1

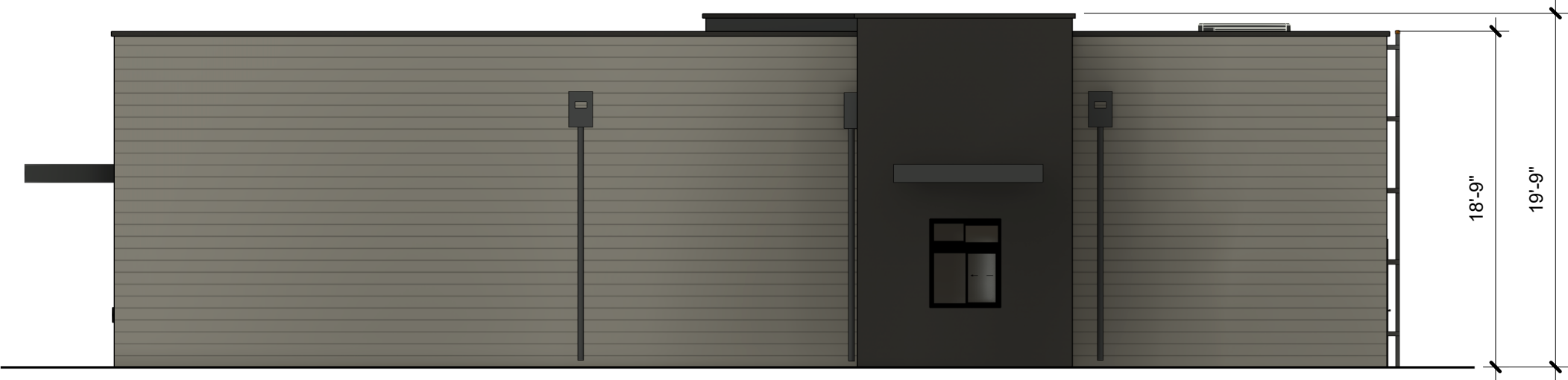


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Maximum Lot Coverage:	75%

# BUILDING B - CONCEPTUAL FLOOR PLAN



EXTERIOR ELVATIONS



NORTH ELEVATION



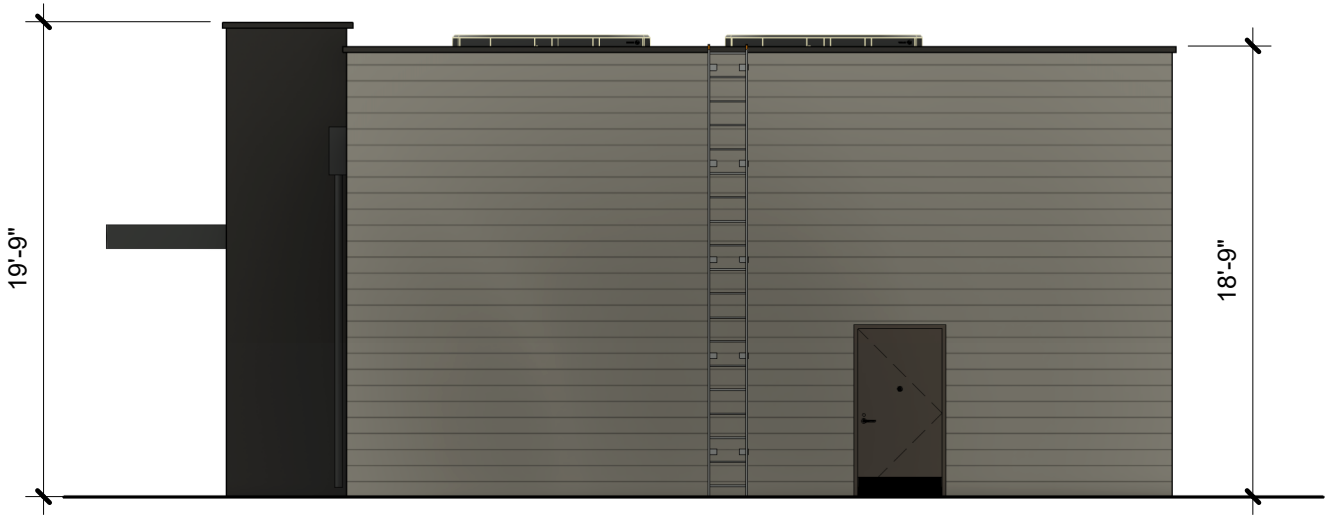
SOUTH ELEVATION



EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION



## INTERNATION BLVD - RETAIL BUILDING C CONCEPT

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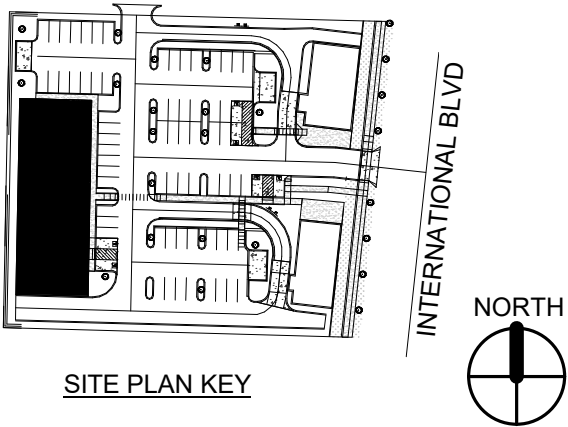
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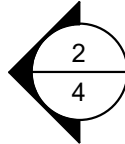
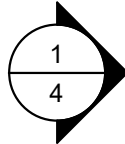
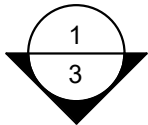


3D VIEW LOOKING NORTH

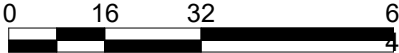
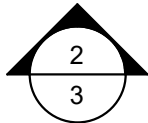


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Maximum Lot Coverage:	75%

# BUILDING C - CONCEPTUAL FLOOR PLAN



9,550 SQ FT



SCALE: 1/32" = 1'-0"

# EXTERIOR ELVATIONS



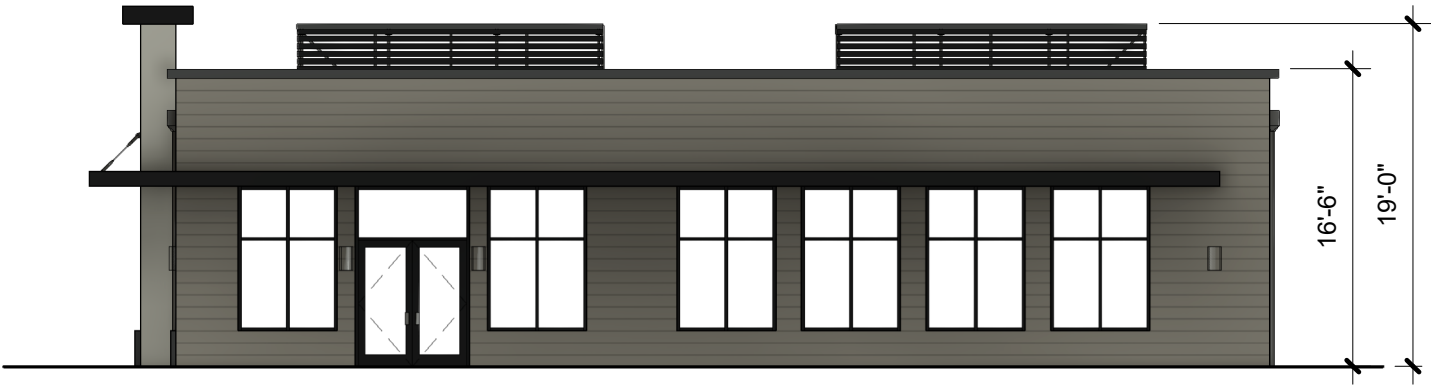
NORTH ELEVATION



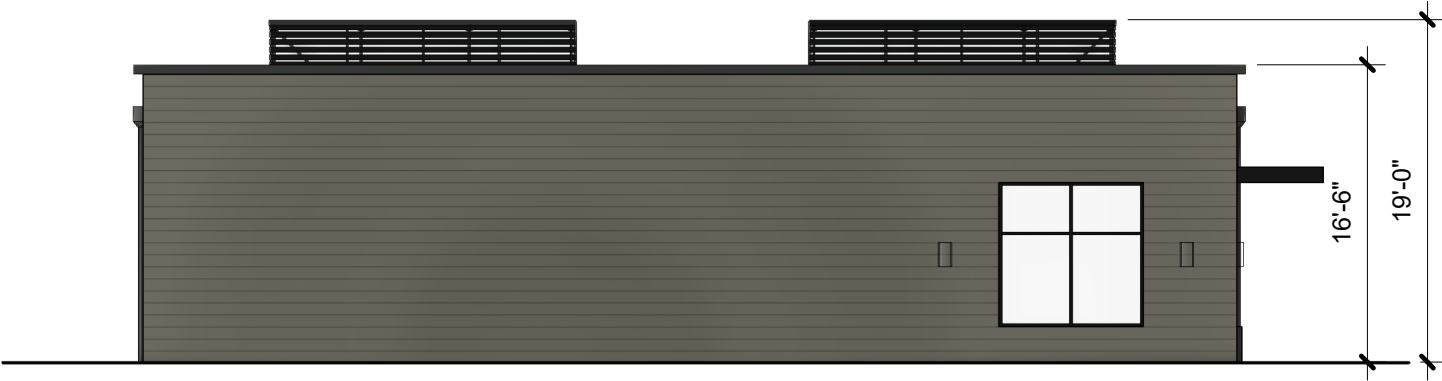
SOUTH ELEVATION



# EXTERIOR ELEVATIONS



WEST ELEVATION



EAST ELEVATION