

## PROJECT SHEET: PRESSURE CHEMICAL EXPANSION



Address	Parcel ID	Zoning	Existing Conditions	Area (sq ft)
3419 Smallman St	48-S-72	RIV-IMU	Pressure Chemical Building	9,888
115 34th St	48-S-20	RIV-MU	Former Construction Staging Area	9,382

### Context:

Business	Pressure Chemical		
Architect	CWWA		
Timeline	June 2022	Purchased 115 34th Street from Landau Construction	
	October 2022	Demolished building on site	
	May 31, 2023	Met with LC and LU	
	July 6, 2023	Presented to LC's Community Development Committee	
	July 27, 2023	Presented at LC and LU's Community Development Activities Meeting	

### Development Overview: Pressure Chemical Warehouse expansion

- Purchased former construction staging site to expand warehouse
- Will relocate shipping and receiving to new site in order to mitigate traffic issues on Smallman
- Internal Design Traits:
  - Building will have 9,382 ft<sup>2</sup> (includes mezzanine ft<sup>2</sup>) - includes one dock, a staging area, a primary storage room, 4 compartmentalized storage rooms, a sampling room and a shipping office.

- Pallet and tote storage will be on racks with in-rack foam suppression and pre-emptive detection.
- Building construction has 4-hour fire rating.
- External Design Traits:
  - 11 staff parking spots
  - Roof height at the peak of the building, slightly below 30'
  - Spill containment and stormwater management systems in dock and lot