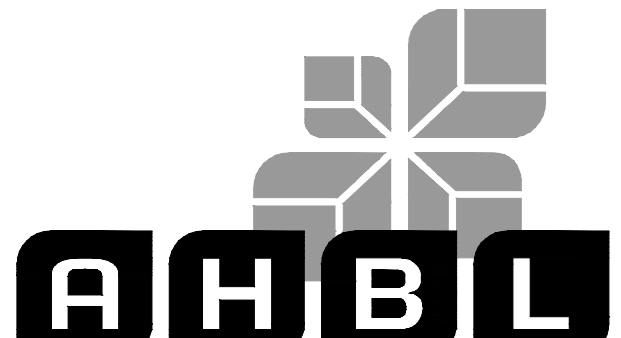


ROCK CREEK INDUSTRIAL

A PORTION OF THE NE 1/4 AND THE NW 1/4 OF THE NW 1/4 OF SEC. 33, TWN. 02 S., RGE. 01 W., W.M.,
CITY OF SHERWOOD, WASHINGTON COUNTY, OREGON.



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
ROCK CREEK INDUSTRIAL

Client:
PANATTONI DEVELOPMENT COMPANY, LLC

1821 DOCK STREET, SUITE 100
TACOMA, WA 98402
MR BRENDA FODGE

Project No.: 2230336.10

Issue Set & Date:

SITE PLAN REVIEW

10/17/2023

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Revisions:

Sheet Title:

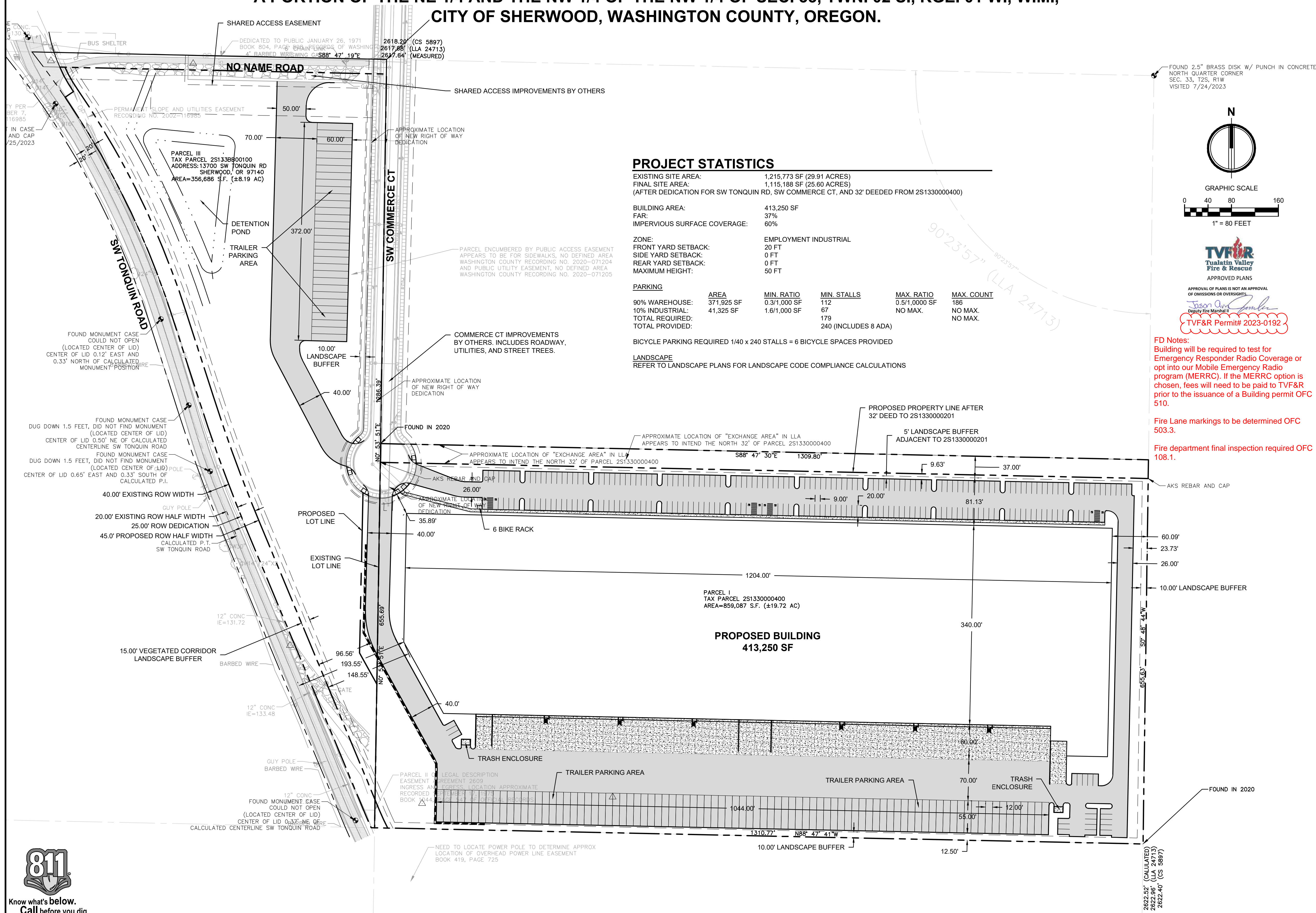
PRELIMINARY SITE PLAN

Designed by: BB **Drawn by:** TS **Checked by:** BB

Sheet No.:

FS-1

1 of 7 Sheets



PROJECT STATISTICS

EXISTING SITE AREA: 1,215,773 SF (28.91 ACRES)
FINAL SITE AREA: 1,115,188 SF (25.60 ACRES)
(AFTER DEDICATION FOR SW TONQUIN RD, SW COMMERCE CT, AND 32' DEEDED FROM 2S1330000400)

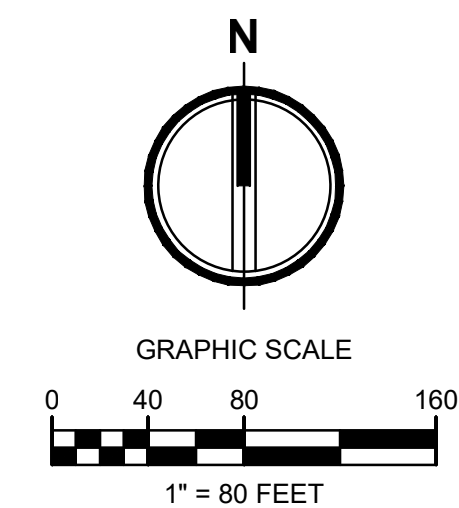
BUILDING AREA: 413,250 SF
FAR: 37%
IMPERVIOUS SURFACE COVERAGE: 60%

ZONE: EMPLOYMENT INDUSTRIAL
FRONT YARD SETBACK: 20 FT
SIDE YARD SETBACK: 0 FT
REAR YARD SETBACK: 0 FT
MAXIMUM HEIGHT: 50 FT

PARKING	AREA	MIN. RATIO	MIN. STALLS	MAX. RATIO	MAX. COUNT
90% WAREHOUSE:	371,925 SF	0.3/1,000 SF	112	0.5/1,000 SF	186
10% INDUSTRIAL:	41,325 SF	1.6/1,000 SF	67	NO MAX.	NO MAX.
TOTAL REQUIRED:			179		NO MAX.
TOTAL PROVIDED:			240 (INCLUDES 8 ADA)		

BICYCLE PARKING REQUIRED 1/40 x 240 STALLS = 6 BICYCLE SPACES PROVIDED

LANDSCAPE
REFER TO LANDSCAPE PLANS FOR LANDSCAPE CODE COMPLIANCE CALCULATIONS



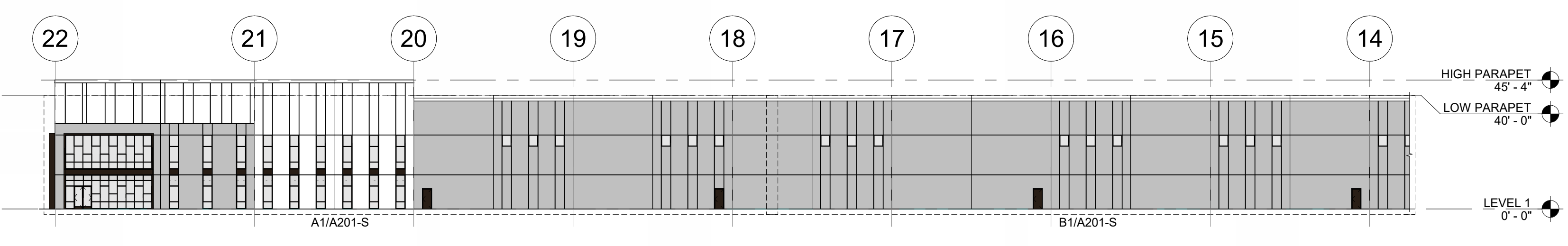
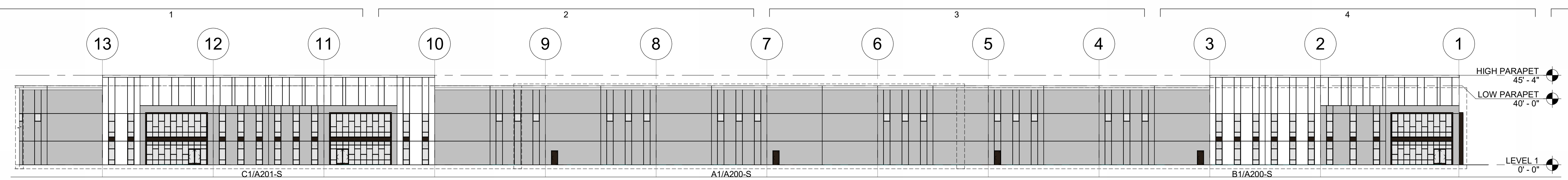
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
Jason A. Smith
Deputy Fire Marshal
TVFR Permit# 2023-0192

FD Notes:
Building will be required to test for Emergency Responder Radio Coverage or opt into our Mobile Emergency Radio program (MERRC). If the MERRC option is chosen, fees will need to be paid to TVFR prior to the issuance of a Building permit OFC 510.

Fire Lane markings to be determined OFC 503.3.

Fire department final inspection required OFC 108.1.





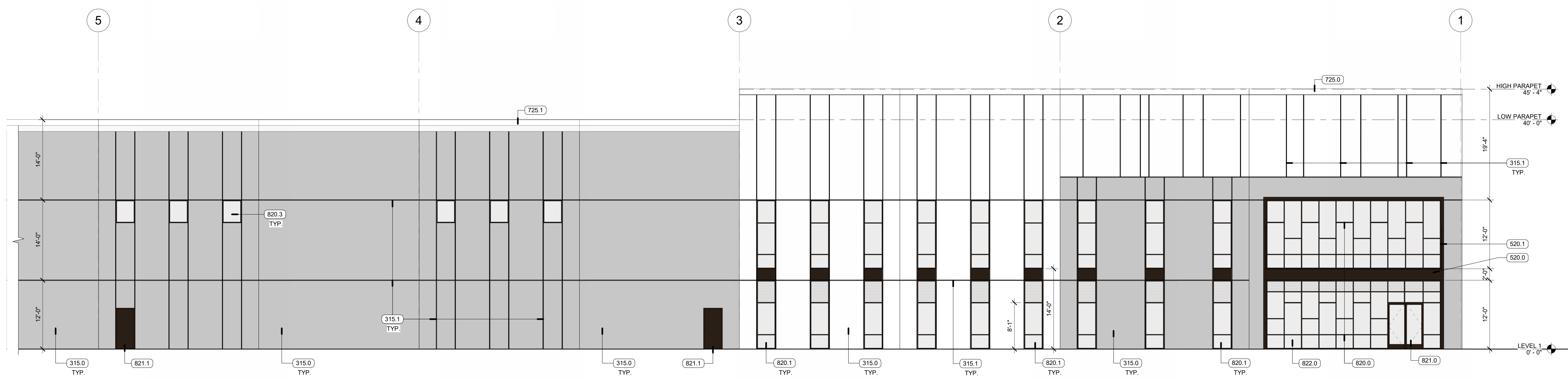
E1 NORTH ELEVATION - OVERALL -
SCALE: 1/32" = 1'-0"

PAINT LEGEND

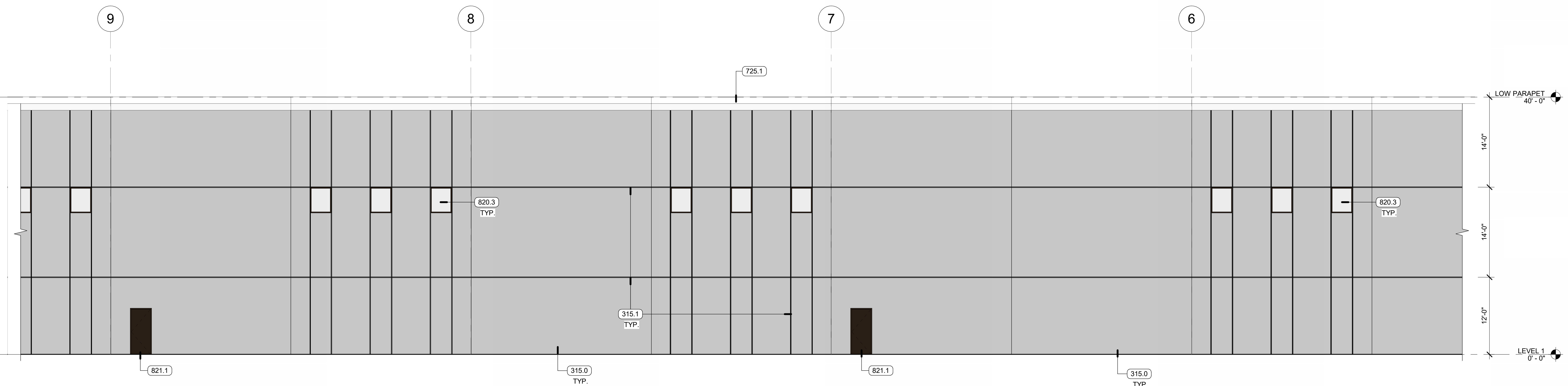
[White Box]	PAINT - WHITE
[Grey Box]	PAINT - GREY
[Dark Bronze Box]	PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
[Black Box]	STOREFRONT MULLION - DARK BRONZE OR BLACK

KEYNOTES

315.0	CONCRETE TILT-UP PANEL
315.1	3/4" WIDE "V" PROFILE REVEAL
520.0	METAL CANOPY WITH STEEL C-CHANNEL FRAME & WOOD PLANK SOFFIT
520.1	METAL CANOPY TIE-BACK ROD AND BRACKETS
725.0	PREFINISHED METAL PARAPET COPING - WHITE FINISH
725.1	PREFINISHED DUAL CLEAT METAL COPING OVER METAL STUD BUILT-UP PARAPET - WHITE FINISH
820.0	STOREFRONT - 24x 12' (2) - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
820.1	STOREFRONT - 3x 12' (2) - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
820.3	STOREFRONT - 3x 4' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
821.0	PAIR 3x 8' STOREFRONT ENTRY DOOR
821.1	HOLLOW METAL DOOR & FRAME - 3x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
822.0	1" INSULATED GLAZING - CLEAR



B1 NORTH ELEVATION - 1
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION - 2
SCALE: 1/8" = 1'-0"

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13700 SW TONQUIN RD.,
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ISSUED FOR SITE PLAN REVIEW 10/16/23

REV	DATE	REMARKS

PANATTONI
1821 DOCK STREET, STE 100
TACOMA, WA 98402

BUILDING ELEVATIONS

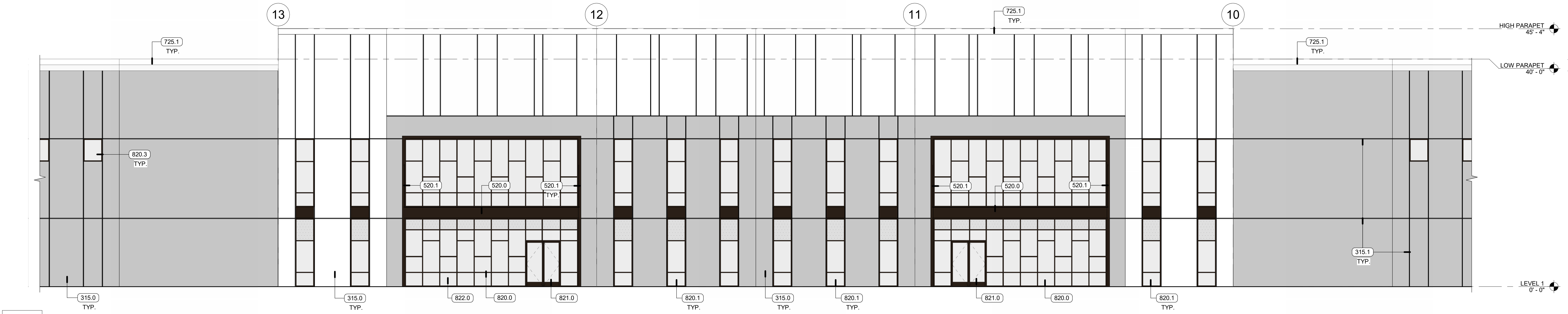
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JOB NO.: 23-136

KEYNOTES

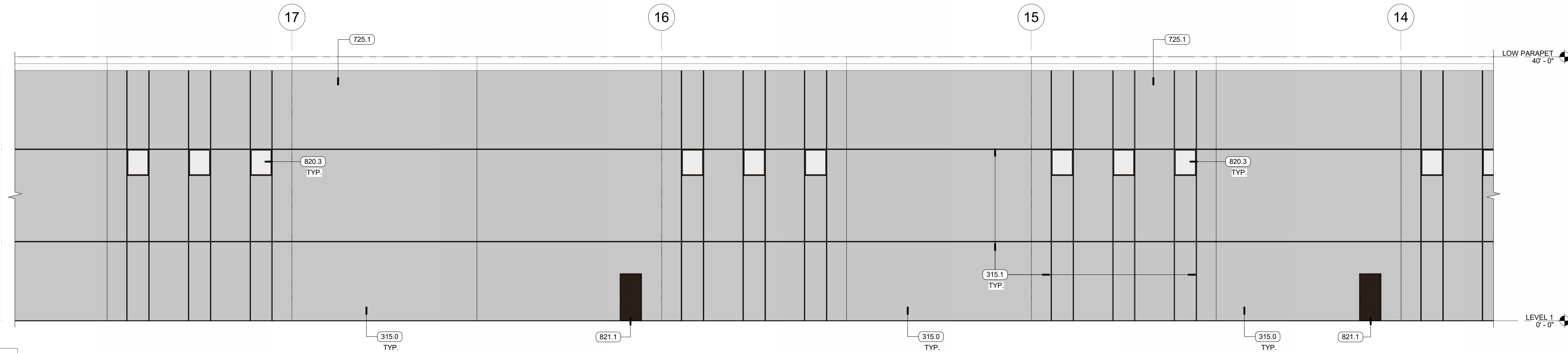
- 315.0 CONCRETE TILT-UP PANEL
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- 520.0 METAL CANOPY WITH STEEL C-CHANNEL FRAME & WOOD PLANK SOFFIT
- 520.1 METAL CANOPY TIE-BACK ROD AND BRACKETS
- 725.1 PREFINISHED DUAL CLEAT METAL COPING OVER METAL STUD BUILT-UP PARAPET - WHITE FINISH
- 820.0 STOREFRONT - 24' x 12' (2) - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 820.1 STOREFRONT - 3' x 12'(2) - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 820.3 STOREFRONT - 3' x 4' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 821.0 PAIR 3' x 8' STOREFRONT ENTRY DOOR
- 821.1 HOLLOW METAL DOOR & FRAME - 3' x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
- 822.0 1" INSULATED GLAZING - CLEAR

PAINT LEGEND

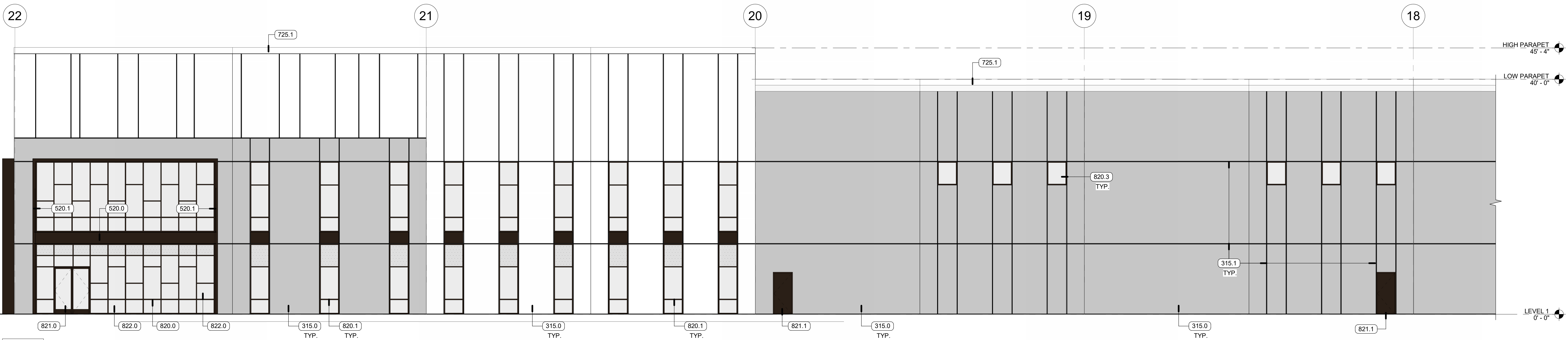
- PAINT - WHITE
- PAINT - GREY
- PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
- STOREFRONT MULLION - DARK BRONZE OR BLACK



C1 NORTH ELEVATION - 3
SCALE: 1/8" = 1'-0"



B1 NORTH ELEVATION - 4
SCALE: 1/8" = 1'-0"



A1 NORTH ELEVATION - 5
SCALE: 1/8" = 1'-0"

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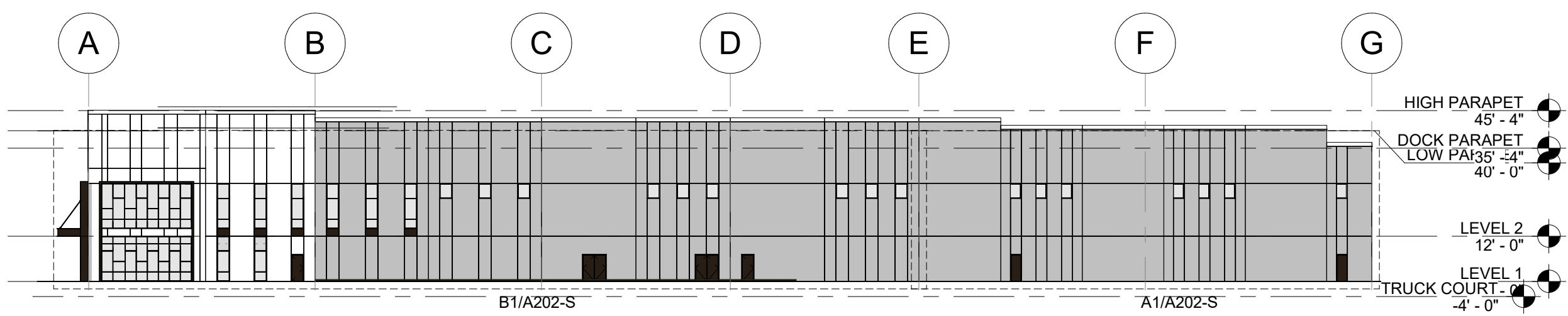
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BUILDING ELEVATIONS

DATE: 10/25/23
JOB NO.: 23-136

FS-3

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E1 WEST ELEVATION - OVERALL

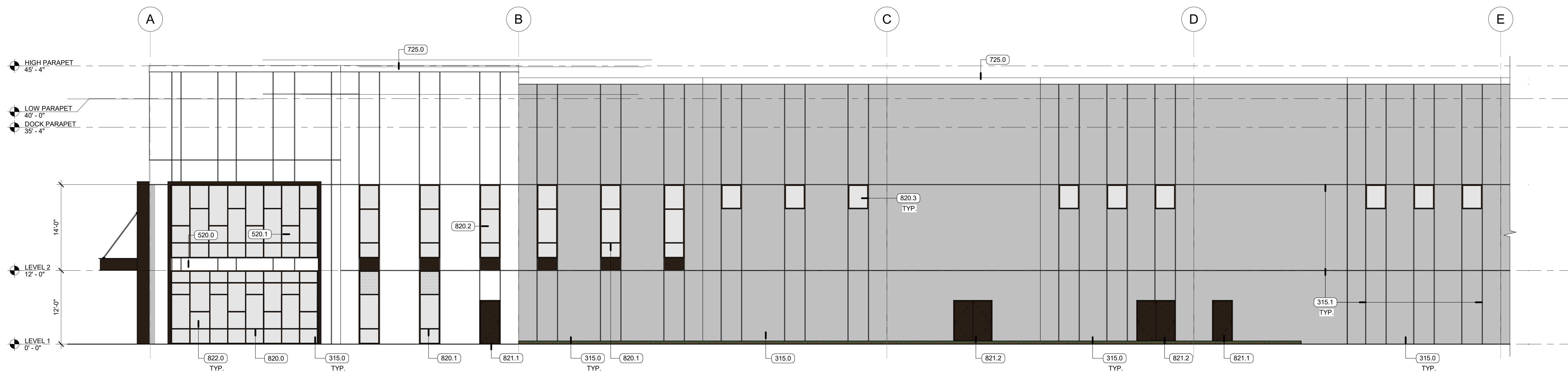
SCALE: 1/32" = 1'-0"

PAINT LEGEND

	PAINT - WHITE
	PAINT - GREY
	PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
	STOREFRONT MULLION - DARK BRONZE OR BLACK

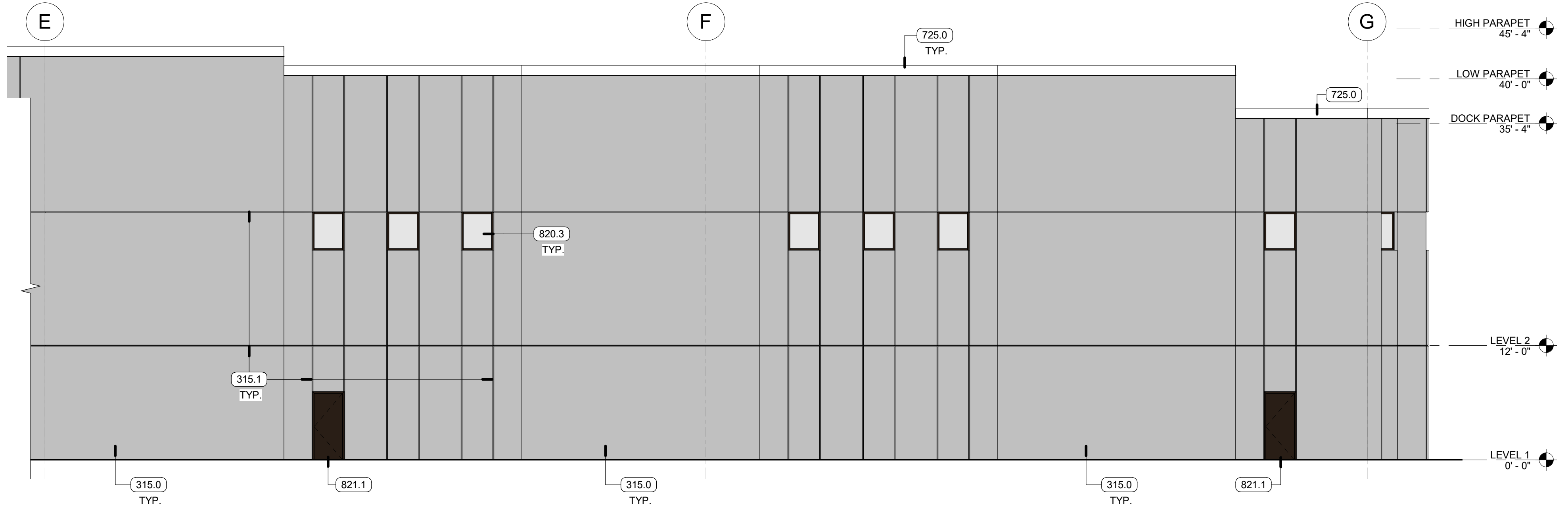
KEYNOTES

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820.1	STOREFRONT - 3x 12' (2) - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
820.2	STOREFRONT - 3x 12' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
820.3	STOREFRONT - 3x 4' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
821.1	HOLLOW METAL DOOR & FRAME - 3x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
821.2	PAIR HOLLOW METAL DOOR & FRAME - 3x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
822.0	1" INSULATED GLAZING - CLEAR



B1 WEST ELEVATION - 1

SCALE: 1/8" = 1'-0"



A1 WEST ELEVATION - 2 (ANGLED)

SCALE: 1/8" = 1'-0"

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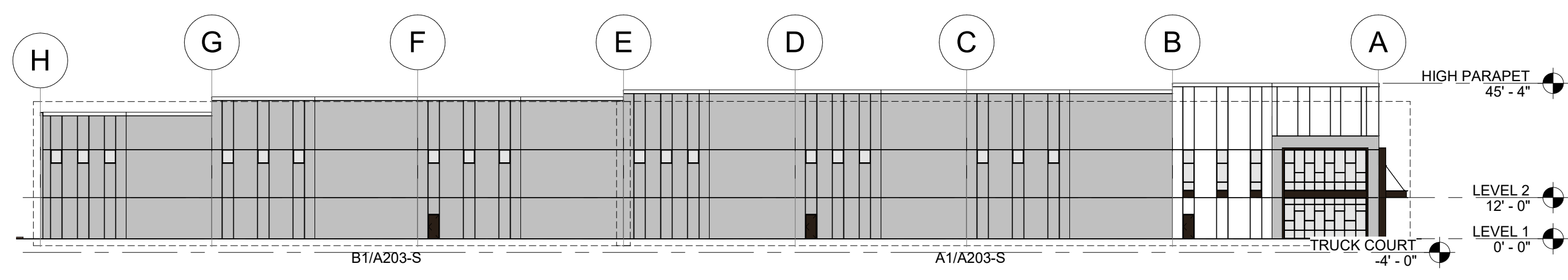
REV	DATE	REMARKS

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 TACOMA, WA 98402

BUILDING ELEVATIONS

DATE: 10/25/23
 JOB NO.: 23-136

FS-4



E1 EAST ELEVATION - OVERALL
SCALE: 1/32" = 1'-0"

PAINT LEGEND	
[White Box]	PAINT - WHITE
[Grey Box]	PAINT - GREY
[Dark Bronze Box]	PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
[Black Box]	STOREFRONT MULLION - DARK BRONZE OR BLACK

KEYNOTES	
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822.0	1" INSULATED GLAZING - CLEAR

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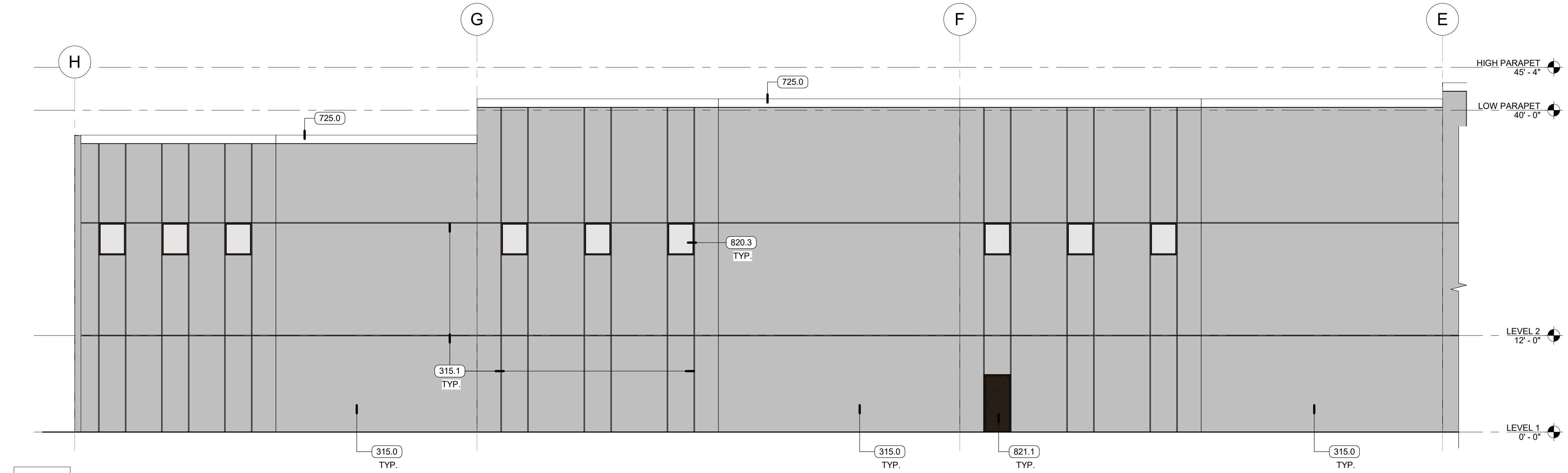
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REV	DATE	REMARKS

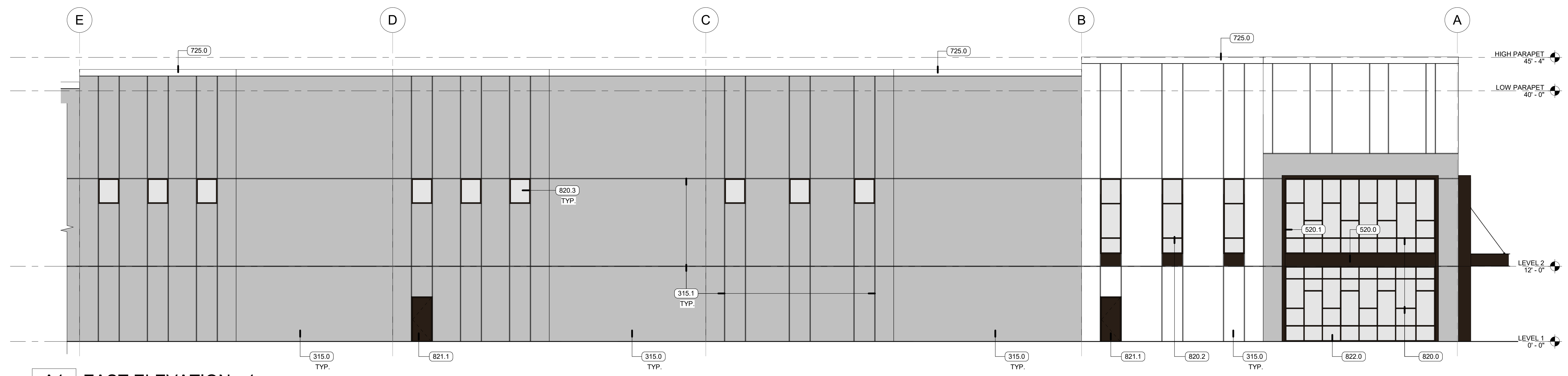
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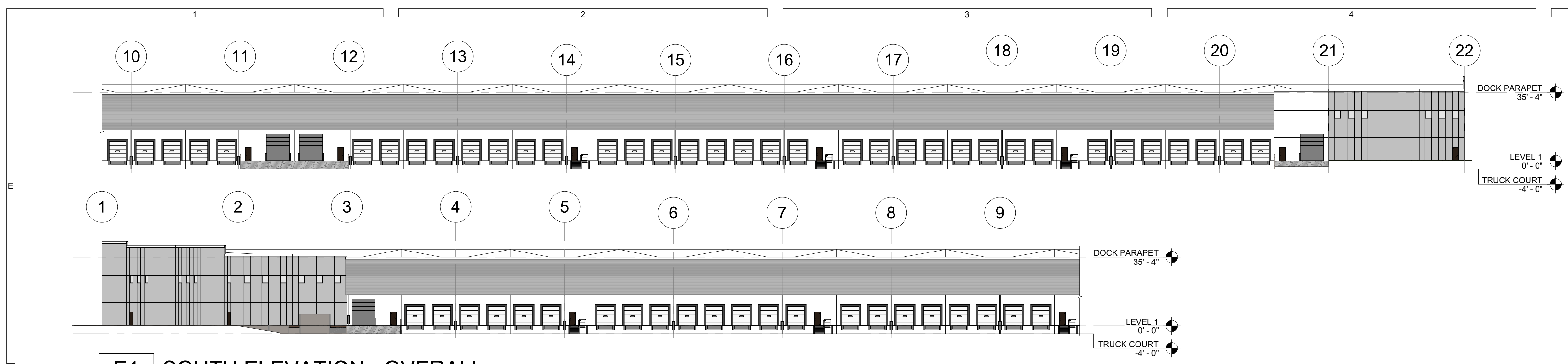
FS-5



B1 EAST ELEVATION - 2
SCALE: 1/8" = 1'-0"



A1 EAST ELEVATION - 1
SCALE: 1/8" = 1'-0"



E1 SOUTH ELEVATION - OVERALL -
SCALE: 1/32" = 1'-0"

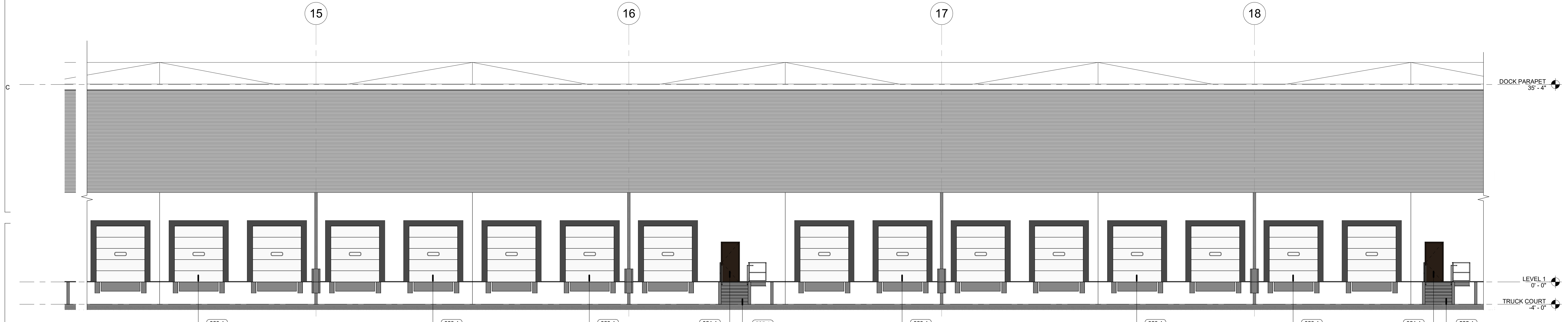
PAINT LEGEND

- PAINT - WHITE
- PAINT - GREY
- PAINT - DARK BRONZE OR BLACK TO MATCH MULLIONS
- STOREFRONT MULLION - DARK BRONZE OR BLACK

KEYNOTES

- 315.0 CONCRETE TILT-UP PANEL
- 315.1 3/4" WIDE "V" PROFILE REVEAL
- 525.1 STEEL STAIRS WITH STEEL GUARDRAIL AND HANDRAILS - PAINTED TO MATCH BUILDING COLOR
- 820.3 STOREFRONT - 3'x 4' - KAWNEER, TRIFAB 451 - DARK BRONZE OR BLACK FACTORY FINISH
- 821.1 HOLLOW METAL DOOR & FRAME - 3'x 8' - DARK BRONZE OR BLACK FACTORY FINISH TO MATCH STOREFRONT
- 823.1 OVERHEAD SECTIONAL DOCK HIGH DOOR
- 823.2 OVERHEAD SECTIONAL GRADE HIGH DOOR

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B1 SOUTH ELEVATION - 2
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION - 1
SCALE: 1/8" = 1'-0"

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BUILDING ELEVATIONS

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FS-6

KEYNOTES

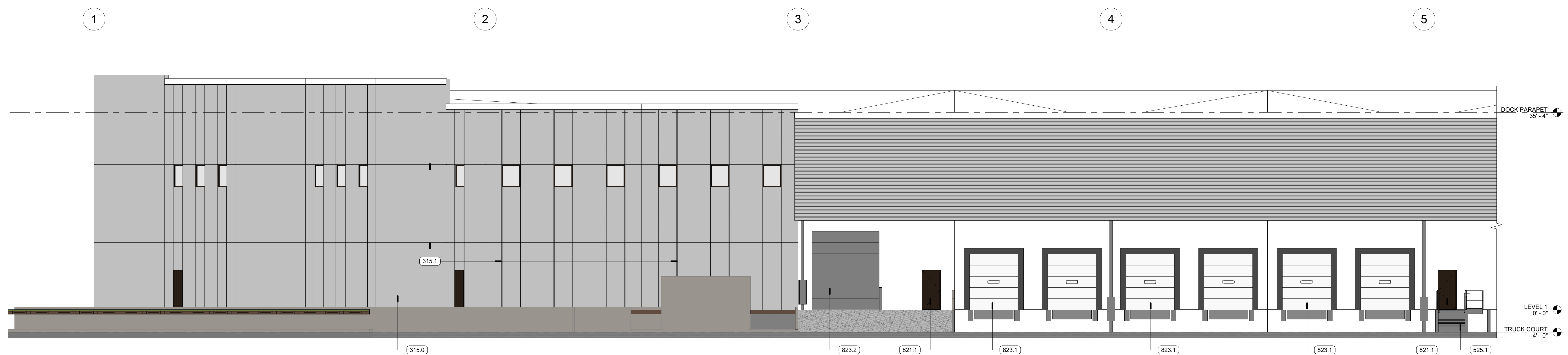
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PAINT LEGEND

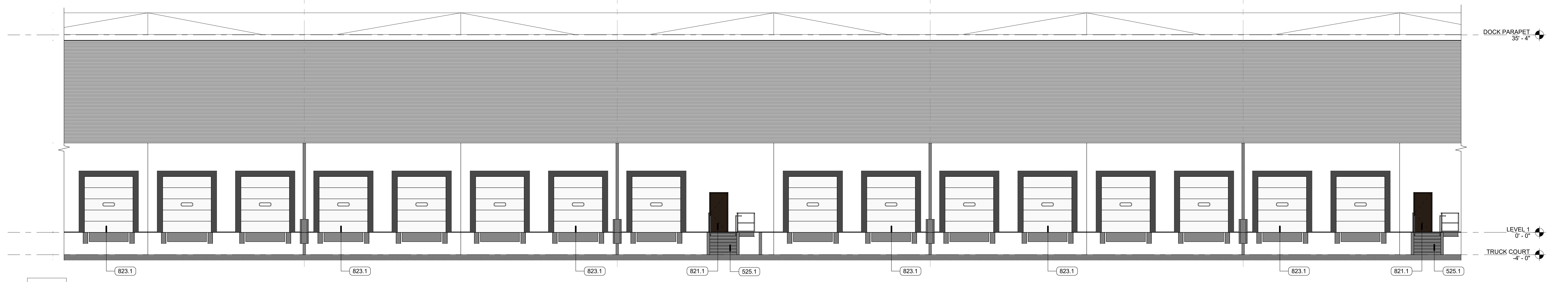
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C1 SOUTH ELEVATION - 5
SCALE: 1/8" = 1'-0"



B1 SOUTH ELEVATION - 4
SCALE: 1/8" = 1'-0"



A1 SOUTH ELEVATION - 3
SCALE: 1/8" = 1'-0"

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