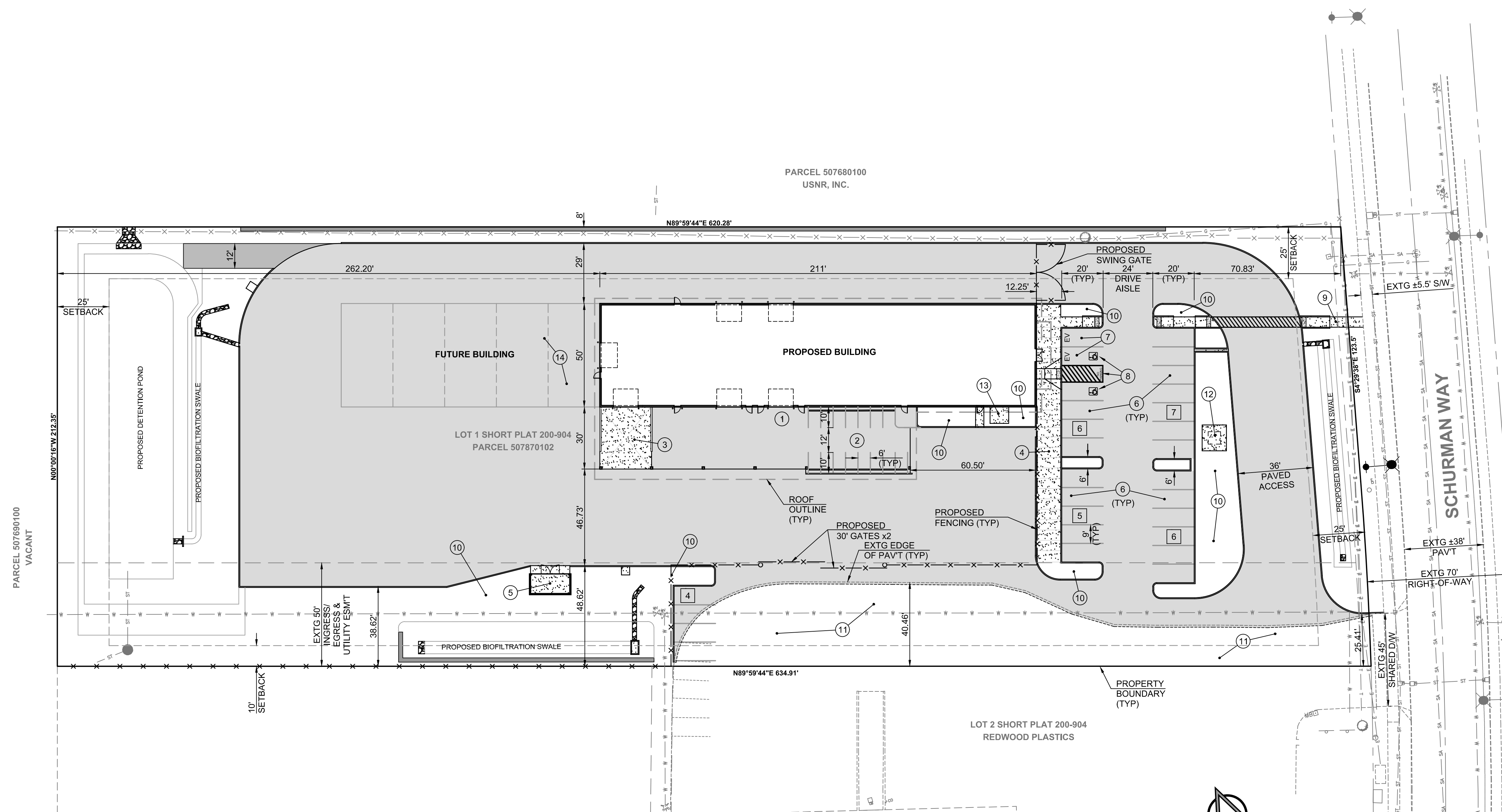


Dawkins Warehouse

Located in the NW 1/4 of Section 13 T5N, R1W, W.M.
City of Woodland, Washington



VICINITY MAP
NOT TO SCALE



KEY NOTES:

- ① LOADING BAY
- ② EV GOLF CART CHARGING STATION AREA
- ③ WASHING AREA
- ④ CONCRETE PAVING
- ⑤ TRASH ENCLOSURE
- ⑥ STANDARD PARKING
- ⑦ EV STANDARD PARKING
- ⑧ ADA PARKING W/ SIGN
- ⑨ 5' WIDE PEDESTRIAN WALKWAY
- ⑩ LANDSCAPE AREA
- ⑪ SHARED DRIVEWAY
- ⑫ TRANSFORMER PAD - SEE ELECTRICAL PLANS
- ⑬ MECH EQUIP PAD - SEE MECHANICAL PLANS
- ⑭ LOADING AREA
- # PARKING COUNT

GENERAL INFORMATION:

Applicant:
Wilson Architects PLLC
Attn: Ryan Wilson
404 E 15th St. #7
Vancouver, WA 98663
Phone: (360) 696-4722
Fax: (360) 696-0392
Email: Ryan@WilsonArchitects.us

Civil Engineer:
PLS Engineering
Andrew Gunther
604 W Evergreen Blvd.
Vancouver, WA 98660
Ph. (360) 944-6519
Fax (360) 944-6539
e-mail: Andrew@PLSengineering.com

Owner/Developer:
DT Realty LLC
610 NW 161st Circle
Ridgefield, WA 98642

Site Address/Parcel Number:
1951 Schurman Way
Woodland, WA 98674
Parcel #507870102
Property ID 3050492

ZONING REGULATIONS

Site Zoning: I-1
(Light Industrial District)
Max. Building Height: 45 ft
Max. Building Height to Eave: 55 ft
Building Setbacks
Front: 10 ft
Side Yard: 25 ft
Rear: 25 ft

SITE CALCULATIONS

Total Site Area: 113,294 sq ft (3.06 Acres)
Total Proposed Building Roof: 15,050 sq ft
Total Trash Enclosure: 200 sq ft
Total Landscape Area: 37,852 sq ft (28%)

BUILDING SUMMARY

Office Use: 3,675 sq ft
Warehouse/Work Area: 3,125 sq ft
Warehouse/EV Station: 3,750 sq ft
Roof Shed Area: 4,500 sq ft
Total Building Roof Area: 15,050 sq ft
Mezzanine Floor: 1,250 sq ft
Gross Building Area: 16,300 sq ft

NOTE: THE PROPOSED ONE STORY STRUCTURE IS SLAB ON GRADE WITH WOOD STRUCTURAL WALL AND ROOF FRAMING SYSTEM. CONSTRUCTION TYPE V-B.

TYPE OF CONST. (IBC 602.1)
OFFICE WOOD FRAME: V-B SPRINKLED
OCCUPANCY: B, S1
STORIES: 1
HEIGHT: 25'-3"

TOXIC HAZARDS

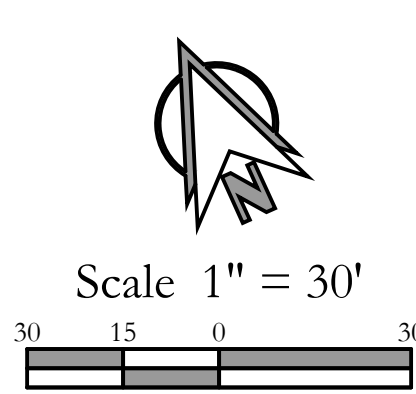
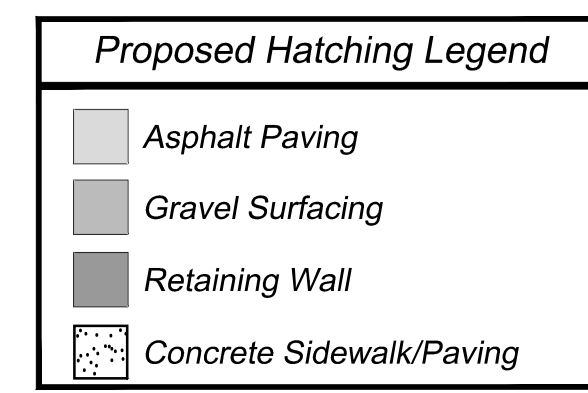
IF ASBESTOS CONTAINING EXTERIOR CAULK IS TO BE REMOVED OR OTHERWISE DISTURBED, WORK MUST BE PERFORMED BY QUALIFIED AND TRAINED PROFESSIONALS IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL REGULATIONS. SCOPE AND CONTRACT FOR ANY ASBESTOS-RELATED WORK SHALL BE SUBMITTED TO CITY OF WOODLAND PRIOR TO THE WORK BEING PERFORMED.

STORMWATER

ONSITE STORM FACILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE OWNER. A COVENANT RUNNING WITH THE LAND IS GRANTED TO THE CITY OF WOODLAND FOR ACCESS AND INSPECTION OF THE PRIVATE STORM FACILITIES.

INADVERTENT DISCOVERY

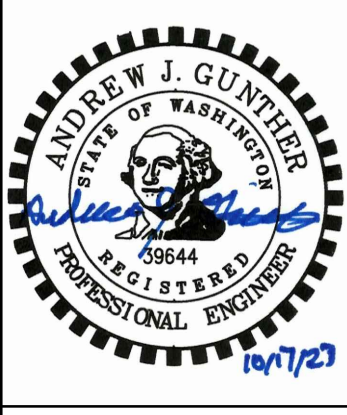
IN THE EVENT OF AN INADVERTENT DISCOVERY OF POTENTIALLY SIGNIFICANT ARCHAEOLOGICAL MATERIALS (BONES, SHELL, STONE TOOLS, HEARTHS, ETC) AND/OR HUMAN REMAINS DURING PROJECT ACTIVITIES, ALL WORK IN THE IMMEDIATE VICINITY SHOULD STOP. THE AREA MUST BE SECURED, AND THE DISCOVERY MUST BE REPORTED TO THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (DAHP) (360-586-3065) AND ALL RELEVANT NATIVE AMERICAN TRIBES. IN THE EVENT HUMAN REMAINS ARE IDENTIFIED, LOCAL LAW ENFORCEMENT, THE COUNTY MEDICAL EXAMINER, STATE PHYSICAL ANTHROPOLOGIST AT DAHP (360-586-3534), THE COWLITZ COUNTY PLANNING OFFICE, AND THE AFFECTED TRIBES SHOULD BE CONTACTED IMMEDIATELY. COMPLIANCE WITH ALL APPLICABLE LAWS PERTAINING TO ARCHAEOLOGICAL RESOURCES (RCW 27.53, 27.44, AND WAC 25-48) AND HUMAN REMAINS (RCW 68.50) IS REQUIRED.



Site Plan For:
Dawkins Warehouse
A Site Located in the City of Woodland, Washington
Engineering - Surveying - Planning - 604 W. Evergreen Blvd., Vancouver, WA 98660 PH: (360) 944-6519 Fax: (360) 944-6539

Revisions

1	
2	
3	
4	
5	
6	



Project No. 3405
SCALE: H: 1" = 30'
V: N/A
DESIGNED BY: TJL
DRAFTED BY: TJL
REVIEWED BY: AJG

01
01

PLS ENGINEERING