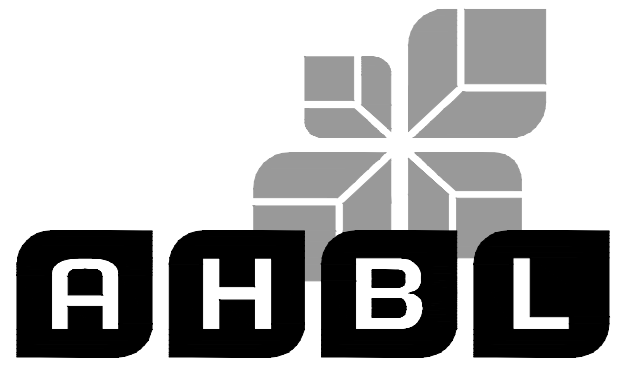


CAMAS BUSINESS CENTER

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

Exhibit 24
LI/BP21-01



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

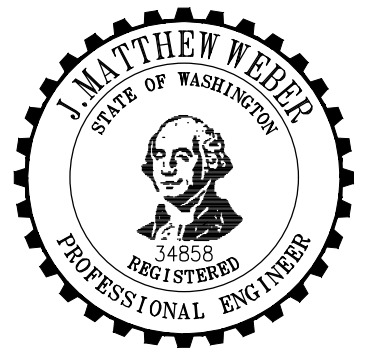
Project Title:
CAMAS BUSINESS CENTER

Client:
PANATTONI DEVELOPMENT COMPANY, LLC
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

Project No.
2200867.10

Issue Set & Date:
SEPA AND SITE PLAN REVIEW

4/8/2022



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND CERTIFICATE OF REGISTRATION OF THIS DOCUMENT DOES NOT DEROGATE FROM ASSIGNED ENGINEER RIGHTS IN IT. THE DOCUMENT IS FOR THE ONLY FOR THE PROJECT DESCRIBED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER, REVISION, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

LEGEND

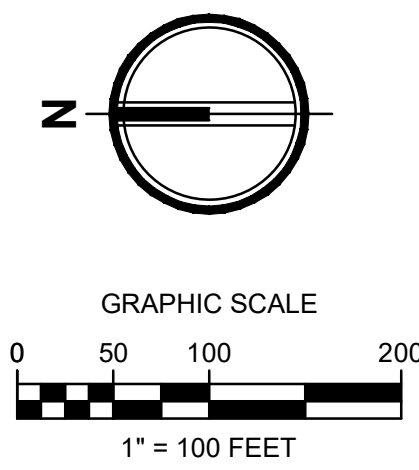
- BUFFER REDUCTION AREA
TOTAL = 2,080 SF
- BUFFER ADDITION AREA
TOTAL = 9,770 SF
- REFER TO WETLAND MITIGATION STUDY

VERTICAL DATUM

ELEVATIONS AND CONTOURS ARE BASED ON CLARK COUNTY BENCHMARK ID NUMBER 265. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 29, BEING A BRASS DISK IN CONCRETE WITHIN A MONUMENT CASE. THE BENCHMARK IS LOCATED IN THE CENTERLINE OF NW LAKE ROAD NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. IT HAS AN ELEVATION OF 316.85 FEET BASED ON THE NGVD 1929(47) VERTICAL DATUM.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS BOOK 58, PAGE 46, CLARK COUNTY SURVEY RECORDS.



PROJECT INFORMATION

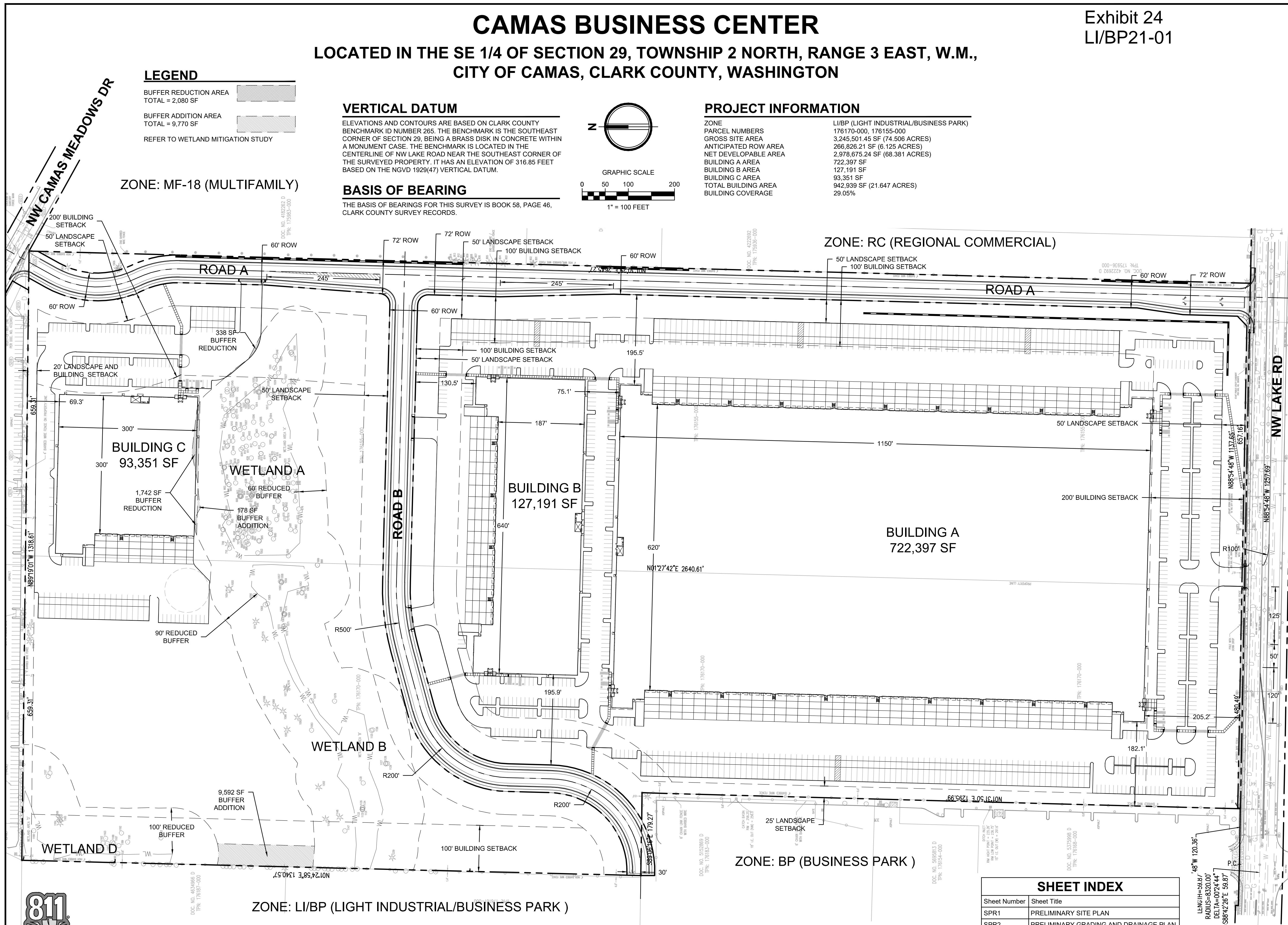
ZONE LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)	176170-000, 176155-000
PARCEL NUMBERS	3,245,501.45 SF (74.506 ACRES)
GROSS SITE AREA	266,826.21 SF (6.125 ACRES)
ANTICIPATED ROW AREA	2,978,675.24 SF (68.381 ACRES)
NET DEVELOPABLE AREA	722,397 SF
BUILDING A AREA	127,191 SF
BUILDING B AREA	93,351 SF
BUILDING C AREA	942,939 SF (21.647 ACRES)
TOTAL BUILDING AREA	29.05%
BUILDING COVERAGE	

ZONE: MF-18 (MULTIFAMILY)

ZONE: RC (REGIONAL COMMERCIAL)

ZONE: BP (BUSINESS PARK)

ZONE: LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)



SHEET INDEX	
Sheet Number	Sheet Title
SPR1	PRELIMINARY SITE PLAN
SPR2	PRELIMINARY GRADING AND DRAINAGE PLAN
SPR3	PRELIMINARY ROAD SECTIONS
SPR4	PRELIMINARY WATER AND SEWER PLAN

- Revisions:

Sheet Title:
PRELIMINARY SITE PLAN

Designed by: TDW/MW/GG
Drawn by: TDS
Checked by: BEB

Sheet No.

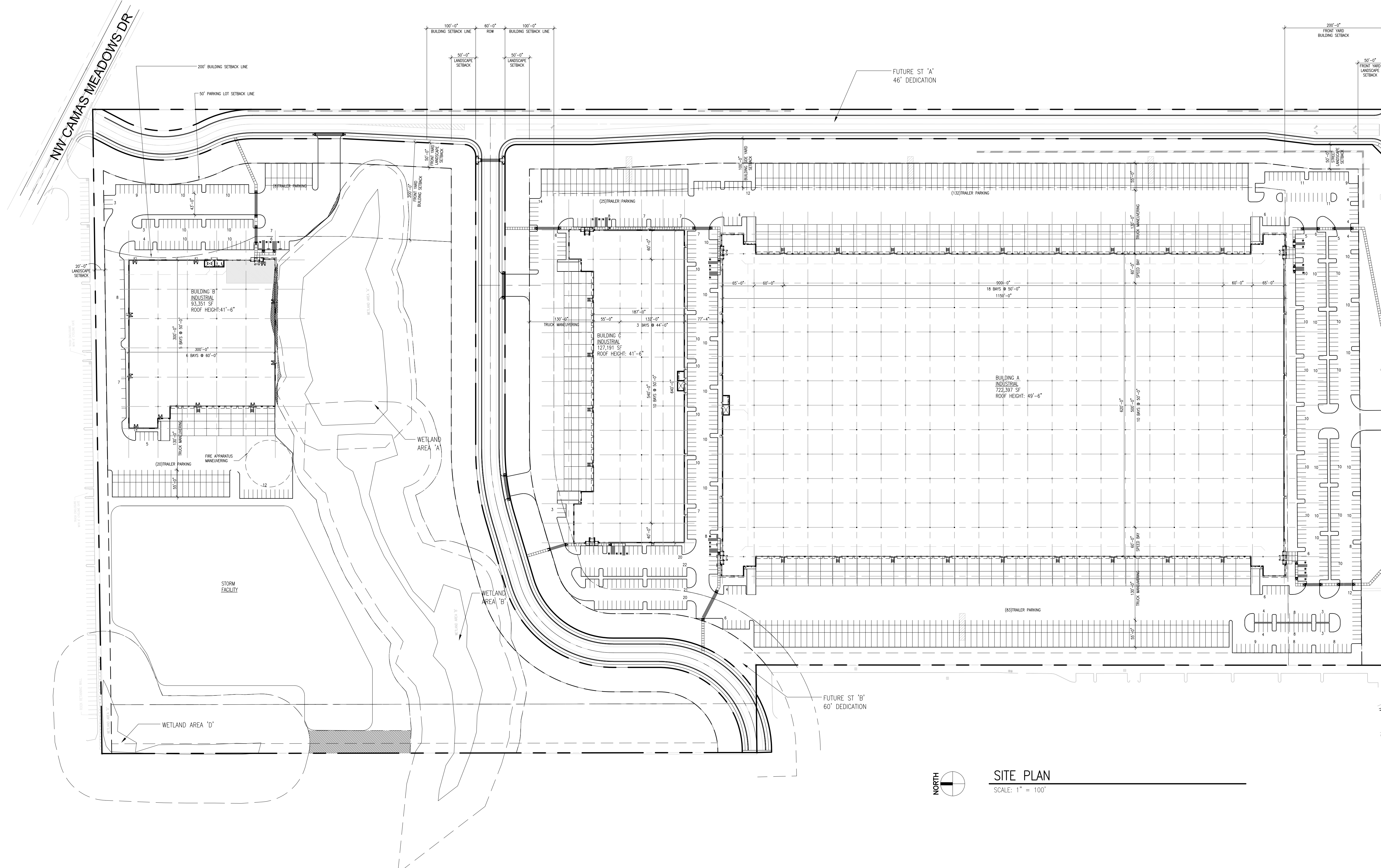
SPR1

1 of 4 Sheets



Know what's below.
Call before you dig.

NW Lake Rd
ZONE: L1/BP



REVISIONS

ISSUE NO.	DATE	ITEM
3	04 07 2022	DESIGN REVIEW
2	02 02 2022	SEPA RESUBMITTAL
1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP

Digitally signed
by Randy
Brown
Date:
2022.04.08
13:10:35 -07'00'

PROJECT INFORMATION

**CAMAS BUSINESS
CENTER**
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

RELEASE FOR: PROGRESS PRINTING
TITLE: MASTER SITE PLAN
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021
PROJECT NO: 200902.24.139
SHEET NO: A1.0

PROJECT DATA – BUILDING B

BUILDING AREA	93,351 SF
PARKING PROVIDED	123
TRAILER PARKING	28

SITE AREA TOTAL	3,029,134 SF
TOTAL BUILDING AREA (A, B & C)	942,939 SF
COVERAGE	31.1%

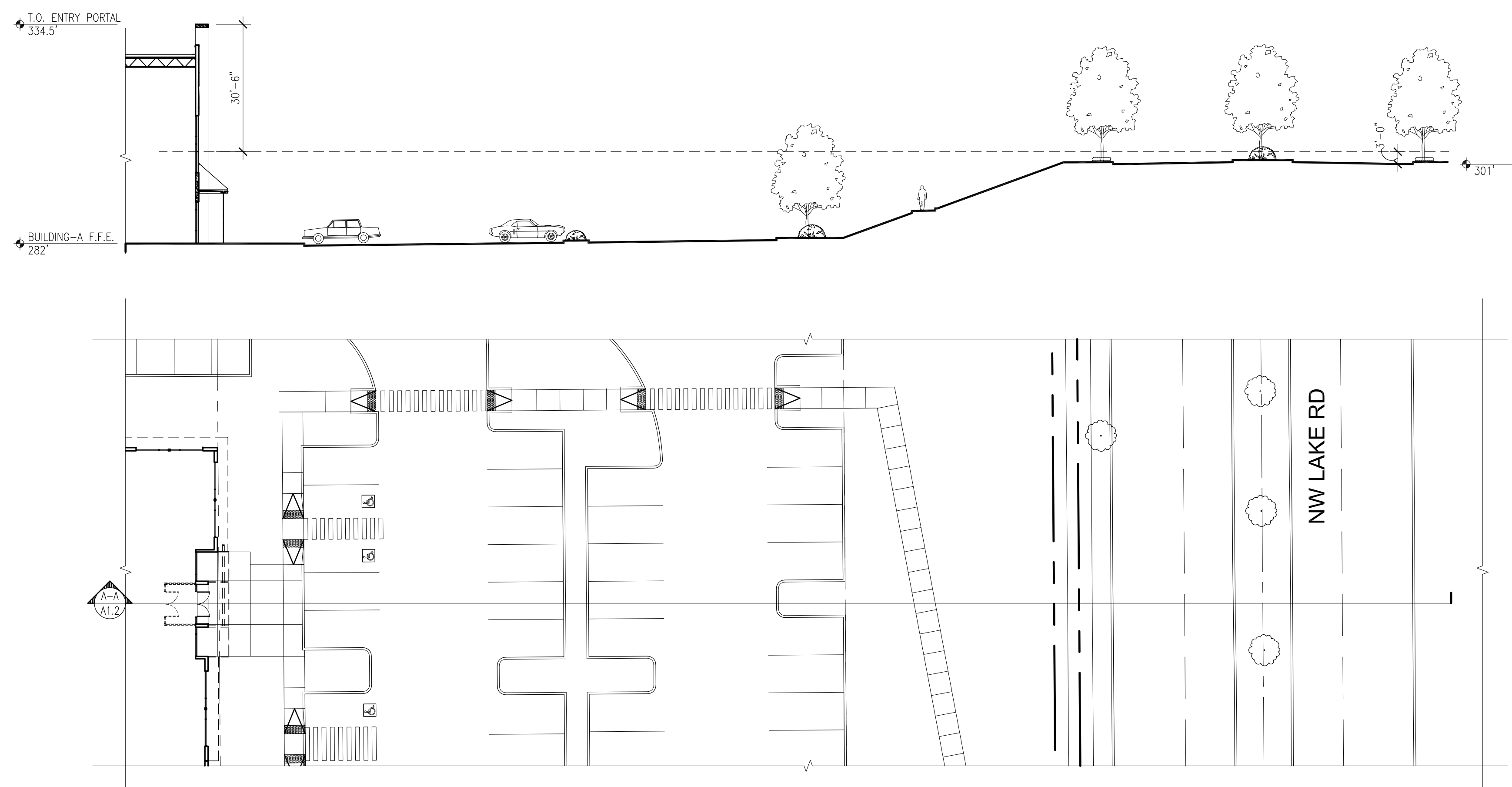
PROJECT DATA – BUILDING C

BUILDING AREA	127,191 SF
PARKING PROVIDED	192 STALLS
TRAILER PARKING	65

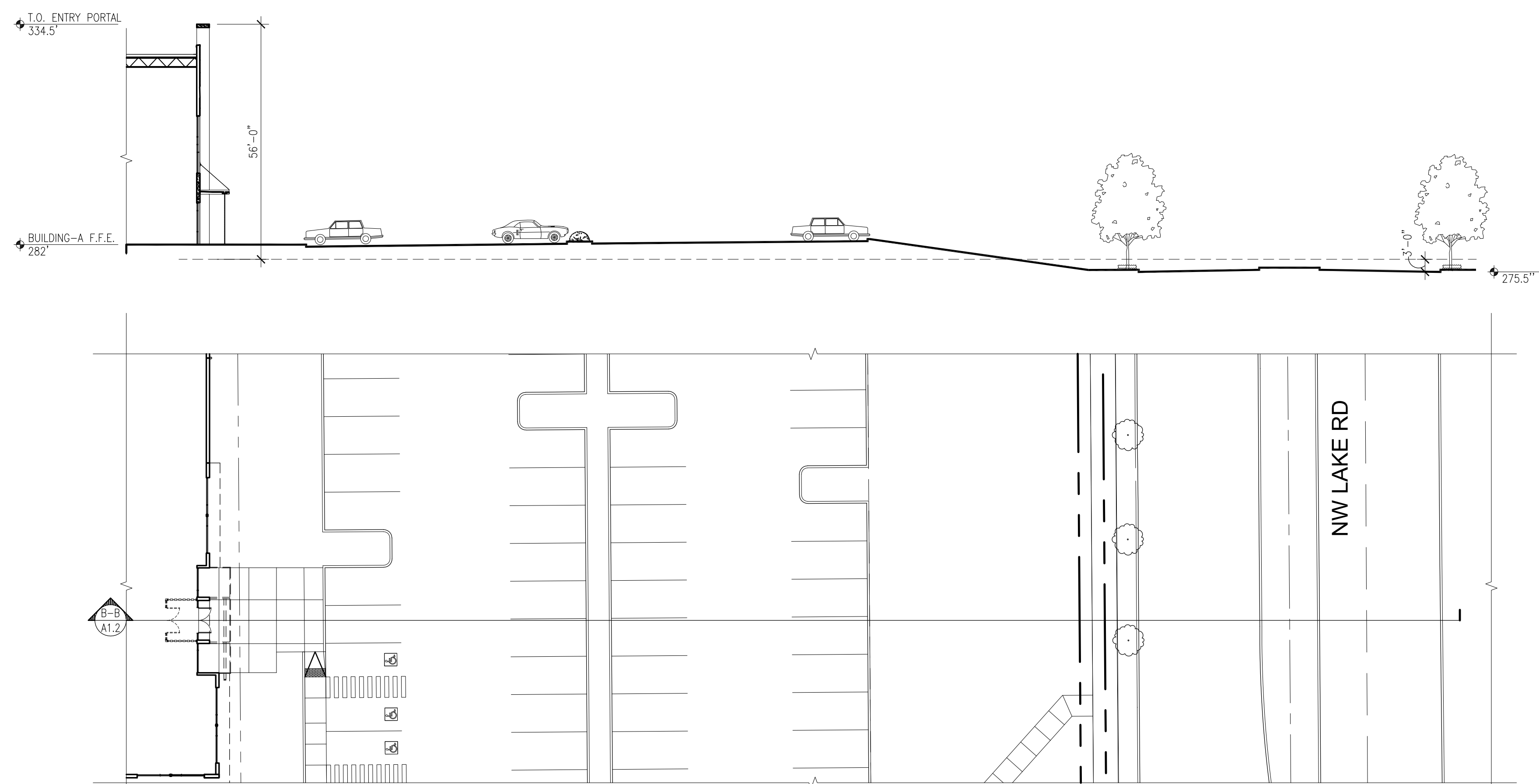
PROJECT DATA – BUILDING A

BUILDING AREA	722,397 SF
PARKING PROVIDED	460 STALLS
TRAILER PARKING	215

SITE PLAN
SCALE: 1" = 100'



1 SE SITE SECTION A-A
SCALE: 1" = 20'

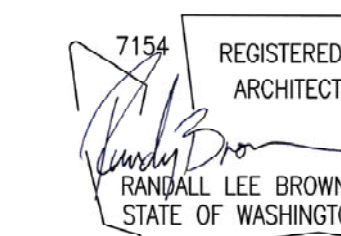


2 SW SITE SECTION B-B
SCALE: 1" = 20'

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 07 2022	DESIGN REVIEW
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1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP



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Brown
Date:
2022.04.08
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PROJECT INFORMATION

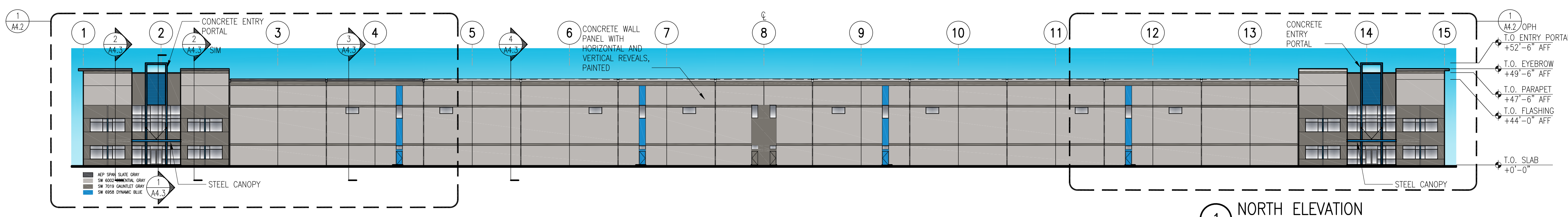
**CAMAS BUSINESS
CENTER**
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

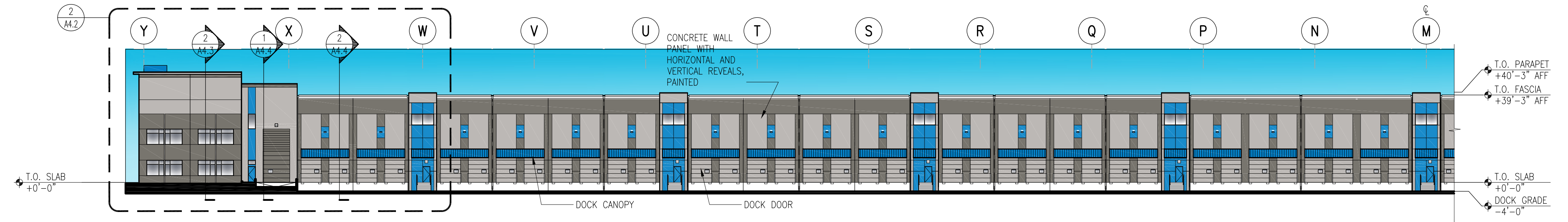
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TITLE: SITE SECTIONS

DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021
SHEET NO:
PROJECT NO: 200902.24.139

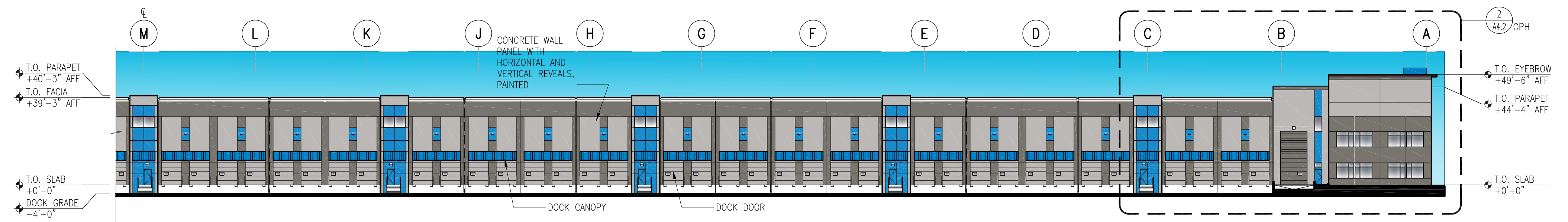
A1.2



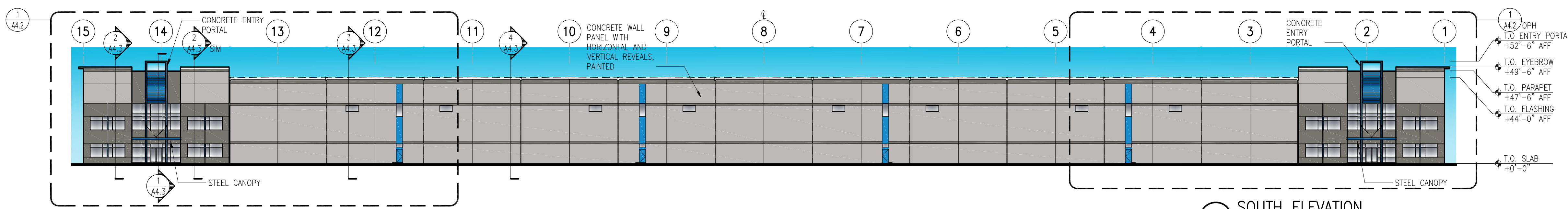
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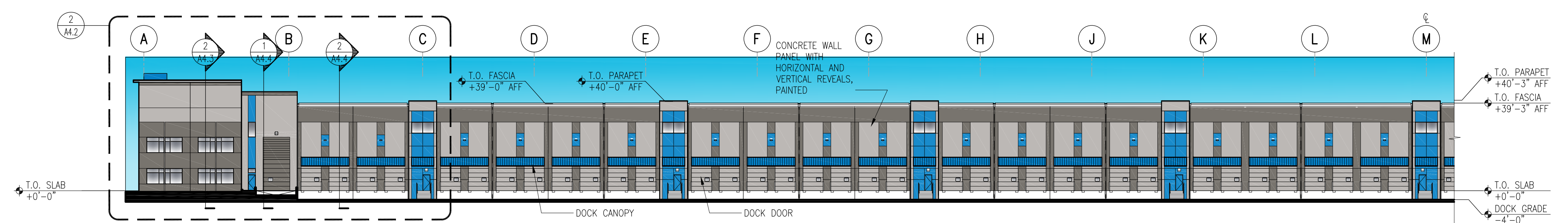
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 SCALE: 1/32" = 1'-0"



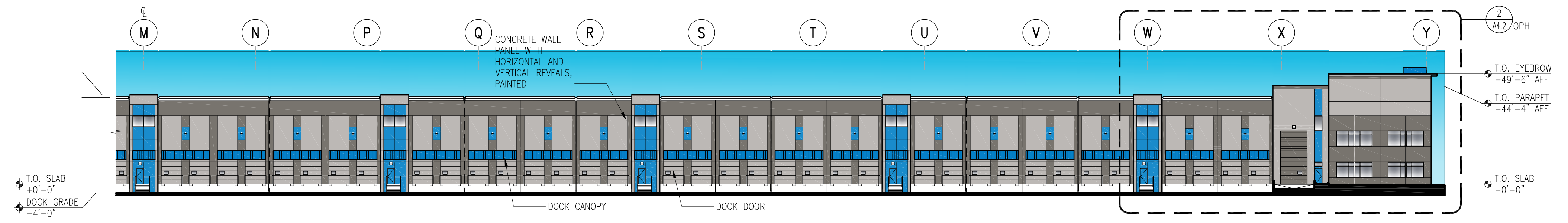
3 EAST ELEVATION
 SCALE: 1/32" = 1'-0"



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



5 WEST ELEVATION
 SCALE: 1/32" = 1'-0"



6 WEST ELEVATION
 SCALE: 1/32" = 1'-0"

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 08 2022	DESIGN REVIEW
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1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP

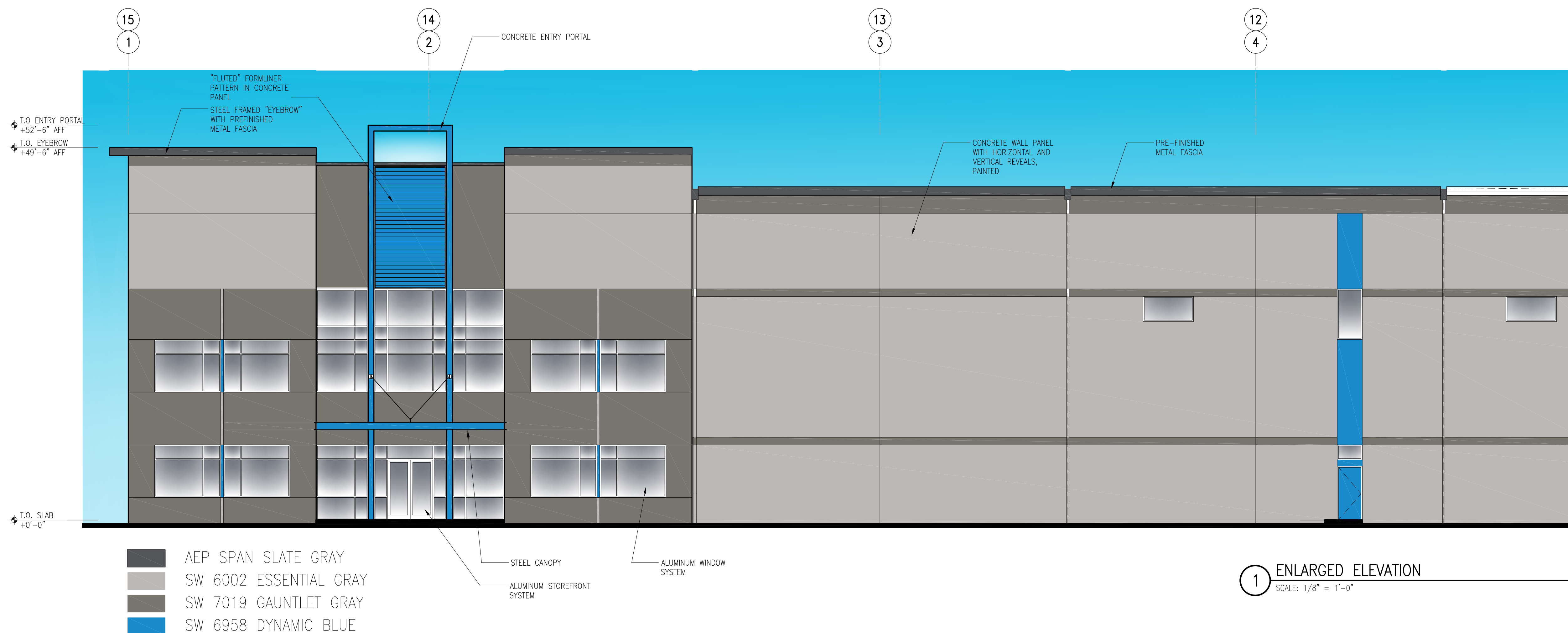
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 by Randy
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 Date:
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PROJECT INFORMATION

**CAMAS BUSINESS
 CENTER-BUILDING A**
 4707 NW Lake Rd
 Camas, WA

SHEET INFORMATION

RELEASE FOR: PROGRESS PRINTING
 TITLE: ELEVATIONS
 DESIGNED BY: DRAWN BY:
 REVIEWED BY: APPROVED BY:
 DATE: 09-16-2021
 SHEET NO: A4.1
 PROJECT NO: 200902.24.139



- AEP SPAN SLATE GRAY
- SW 6002 ESSENTIAL GRAY
- SW 7019 GAUNTLET GRAY
- SW 6958 DYNAMIC BLUE

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

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 08 2022	DESIGN REVIEW
2	02 02 2022	SEPA RESUBMITTAL
1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP

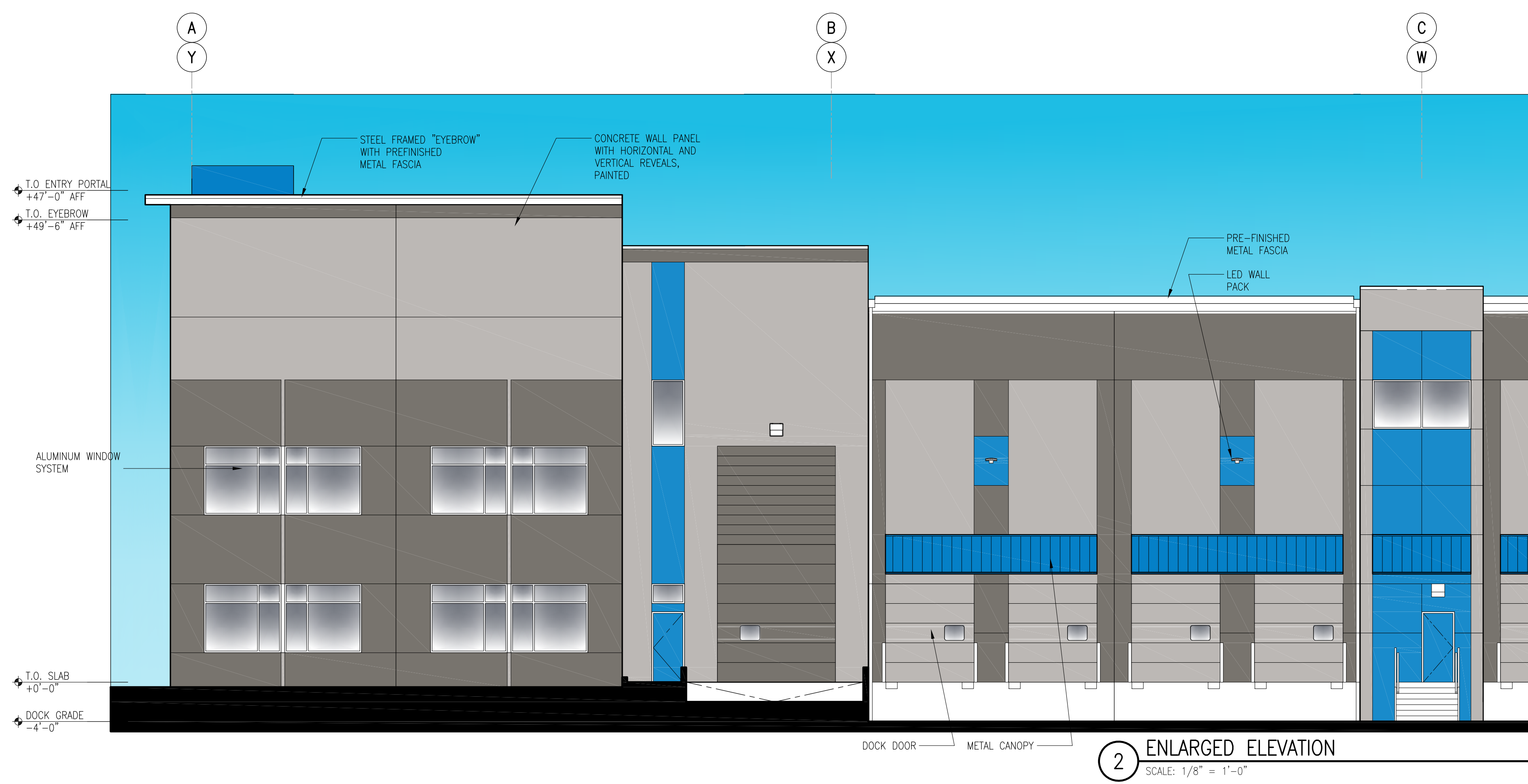
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by Randy
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Date:
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PROJECT INFORMATION

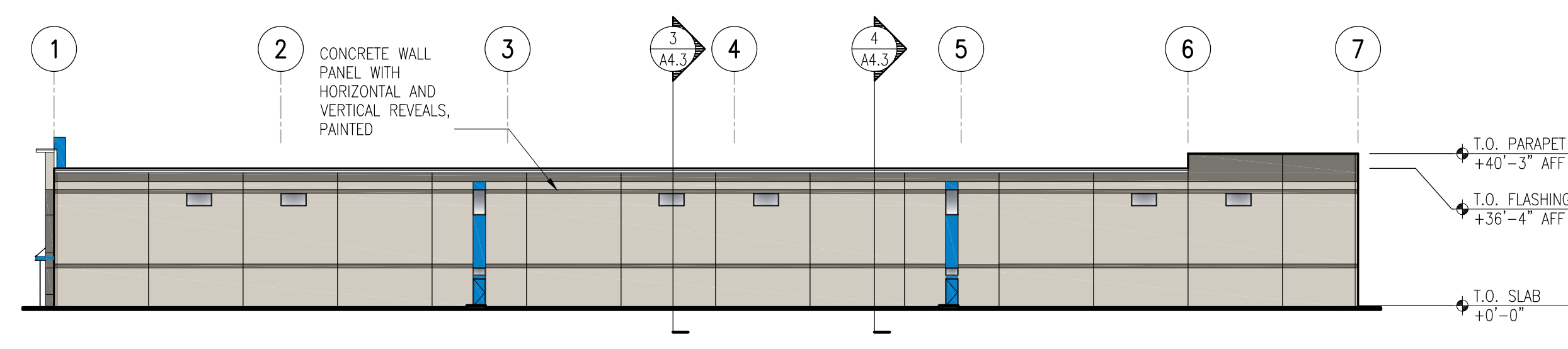
**CAMAS BUSINESS
CENTER-BUILDING A**
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

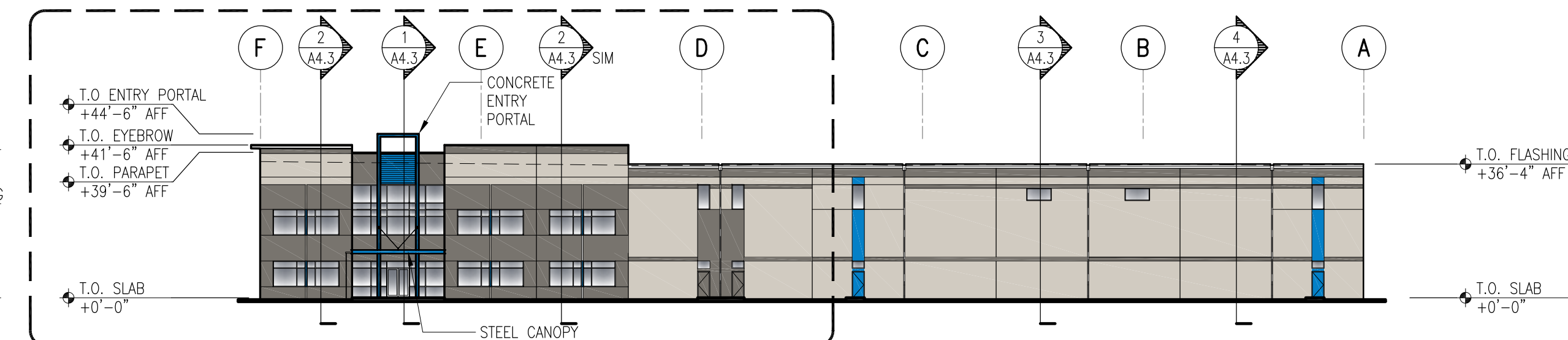
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TITLE: ENLARGED ELEVATIONS
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021
PROJECT NO: 200902.24.139
SHEET NO: A4.2



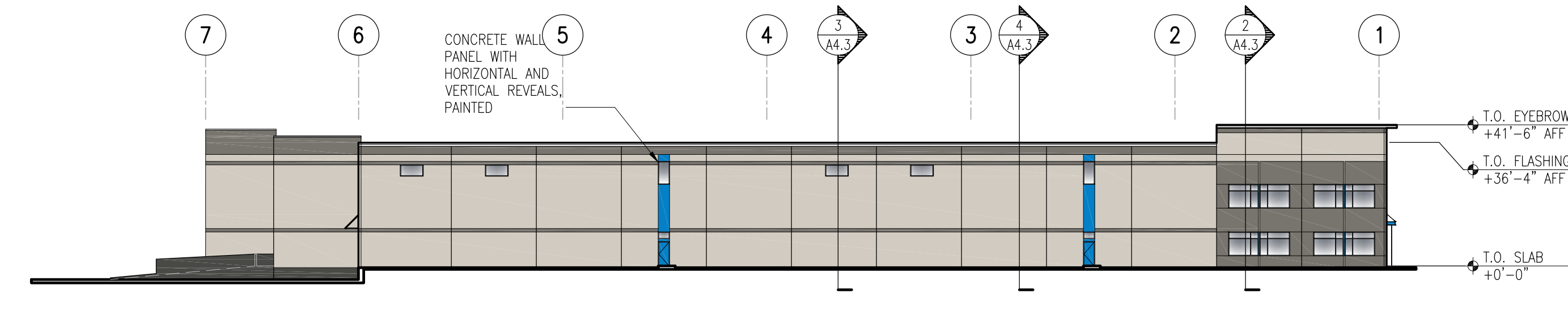
2 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



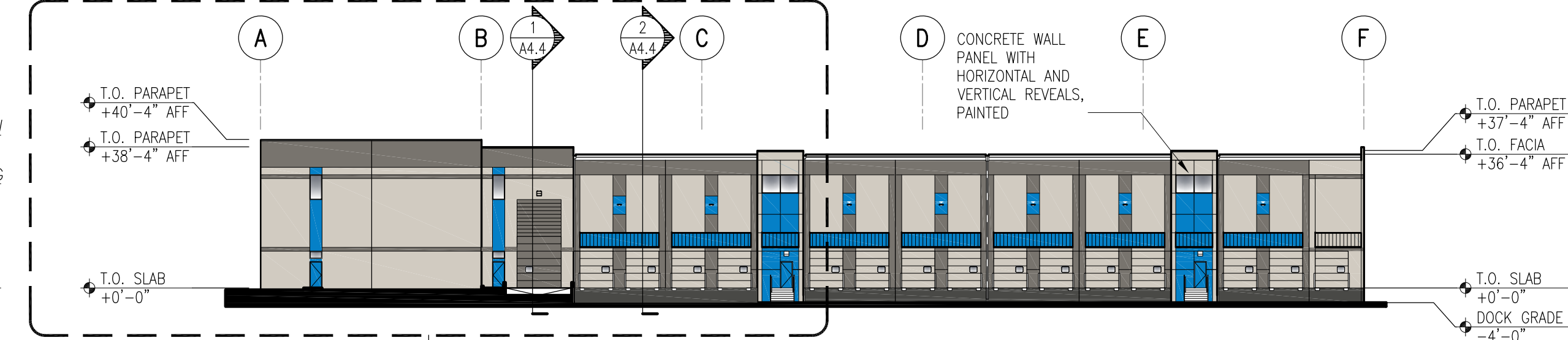
1 NORTH ELEVATION
 SCALE: 1/32" = 1'-0"



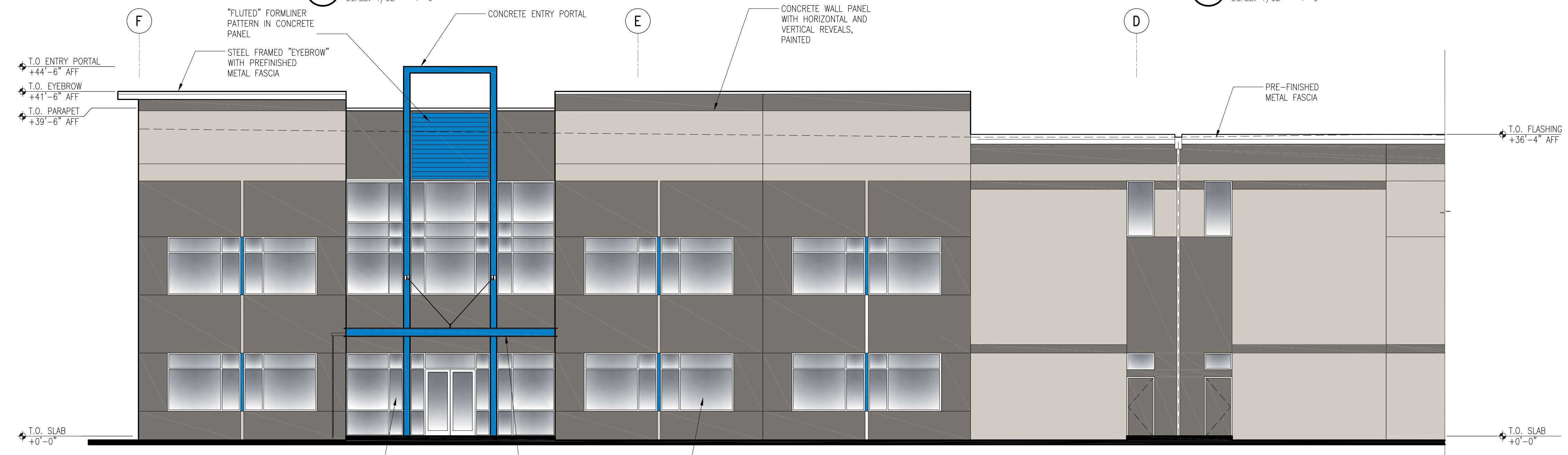
2 EAST ELEVATION
 SCALE: 1/32" = 1'-0"



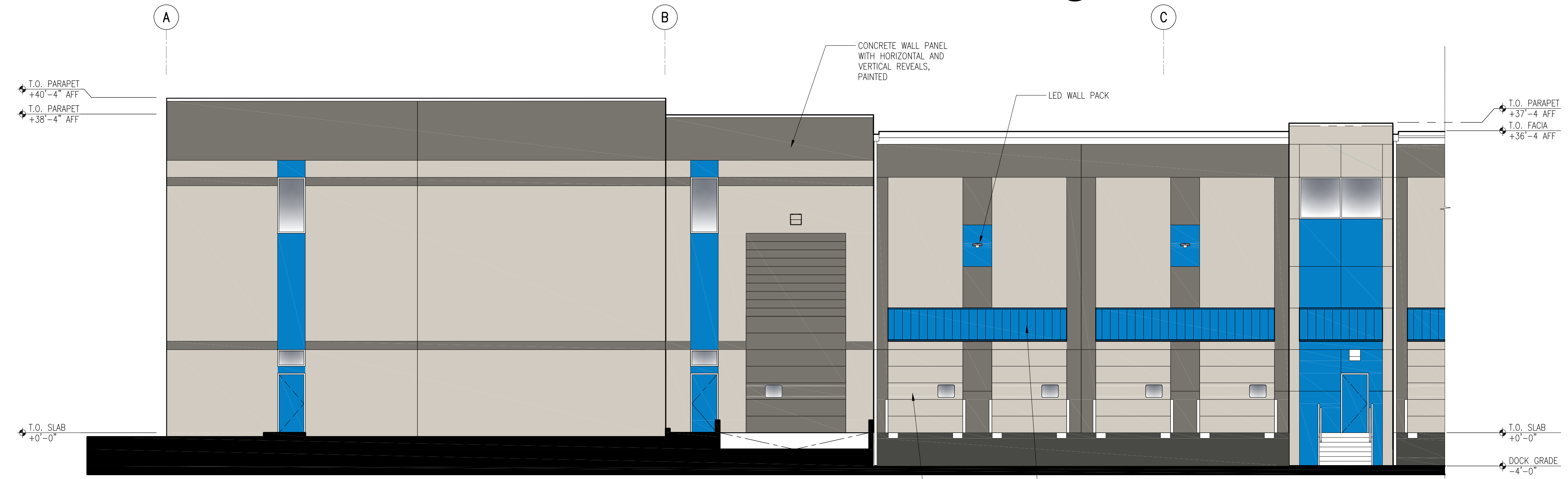
3 SOUTH ELEVATION
 SCALE: 1/32" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/32" = 1'-0"



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



6 ENLARGED ELEVATION
 SCALE: 1/8" = 1'-0"

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 08 22	DESIGN REVIEW
2	02 02 22	SEPA RESUBMITTAL
1	10 01 21	SEPA

PROFESSIONAL STAMP

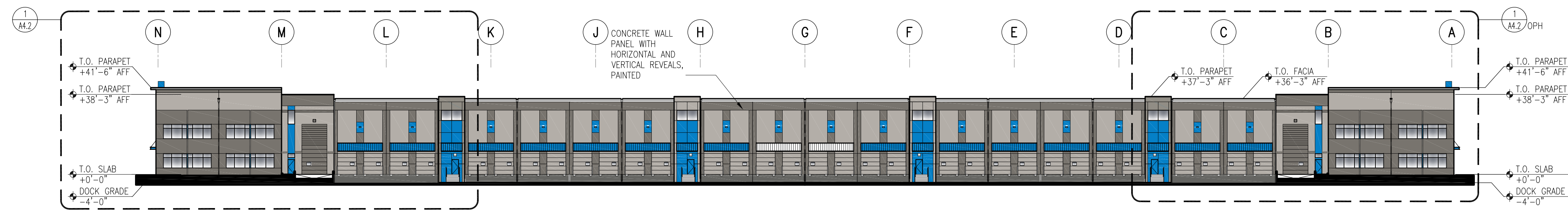
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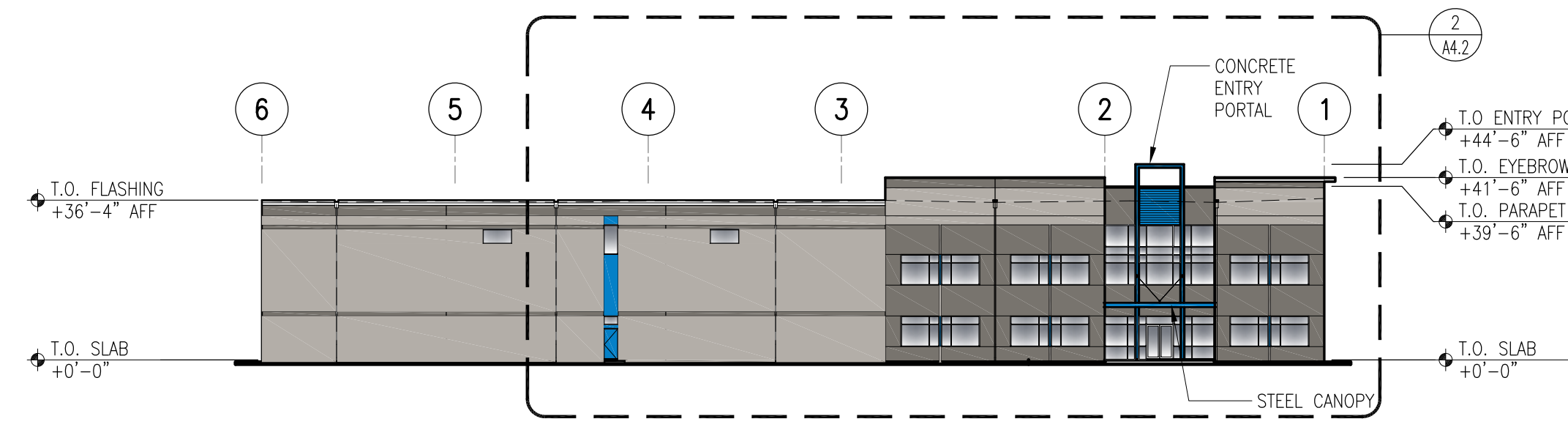
CAMAS BUSINESS CENTER-BUILDING B
 4707 NW Lake Rd
 Camas, WA 98607

SHEET INFORMATION

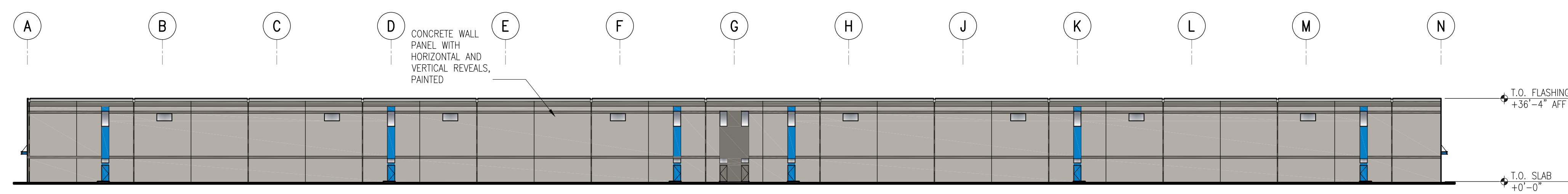
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 TITLE: ELEVATIONS & ENLARGED ELEVATIONS
 DESIGNED BY: DRAWN BY:
 REVIEWED BY: APPROVED BY:
 DATE: 09-16-2021
 PROJECT NO: 200902.24.139
 SHEET NO: A4.1



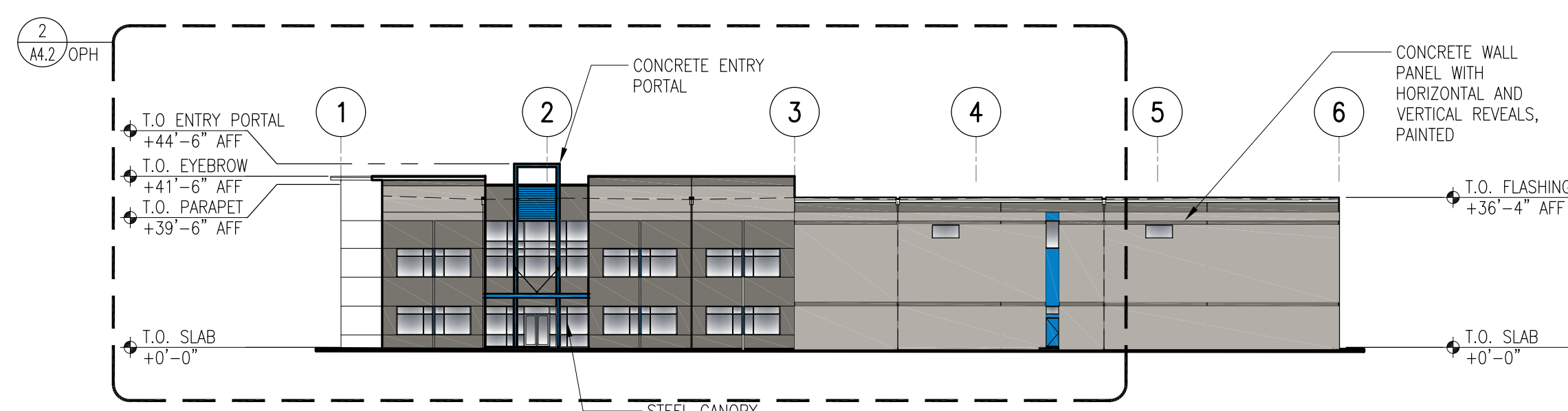
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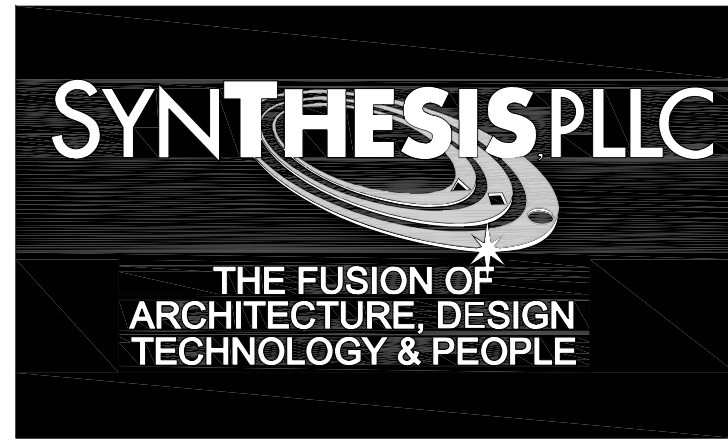
2 EAST ELEVATION
SCALE: 1/32" = 1'-0"



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



4 WEST ELEVATION
SCALE: 1/32" = 1'-0"



12503 NE Bel-Red Road, Suite 100
Bellevue, WA 98005
p 425 646 1818 f 425 646 4141



REVISIONS

ISSUE NO.	DATE	ITEM
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2	02 02 2022	SEPA RESUBMITTAL
1	10 01 2021	SEPA

PROFESSIONAL STAMP

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Date: 2022.04.08 13:10:35 -07'00'

PROJECT INFORMATION

EAST VANCOUVER E-COMMERCE CENTER-BUILDING C
4707 NW Lake Rd
Camas, WA 98607

SHEET INFORMATION

RELEASE FOR: PROGRESS PRINTING
TITLE: ELEVATIONS
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021 SHEET NO: A4.1
PROJECT NO: 200902.24.139



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

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 08 2022	DESIGN REVIEW
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1	10 01 2021	SEPA

PROFESSIONAL STAMP

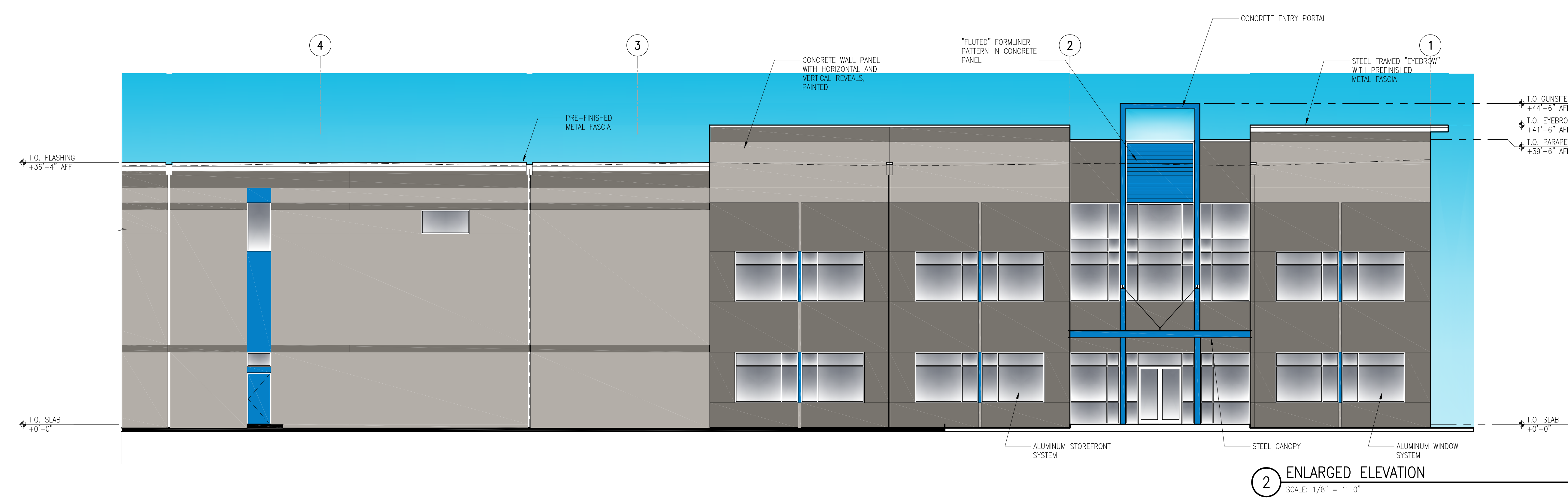
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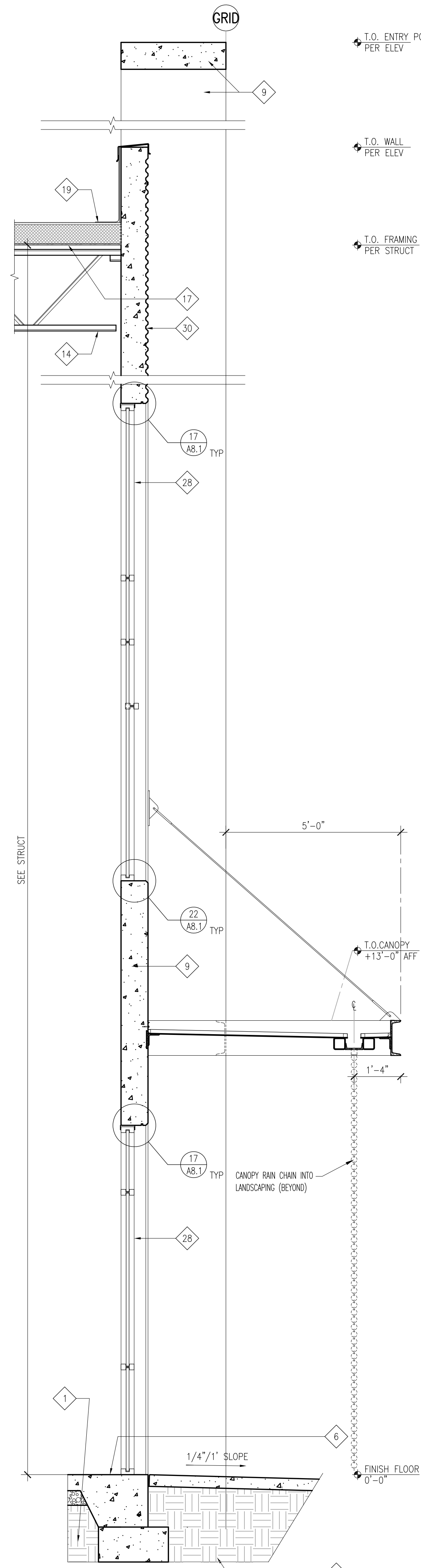
**EAST VANCOUVER E-COMMERCE
CENTER-BUILDING C**
4707 NW Lake Rd
Camas, WA 98607

SHEET INFORMATION

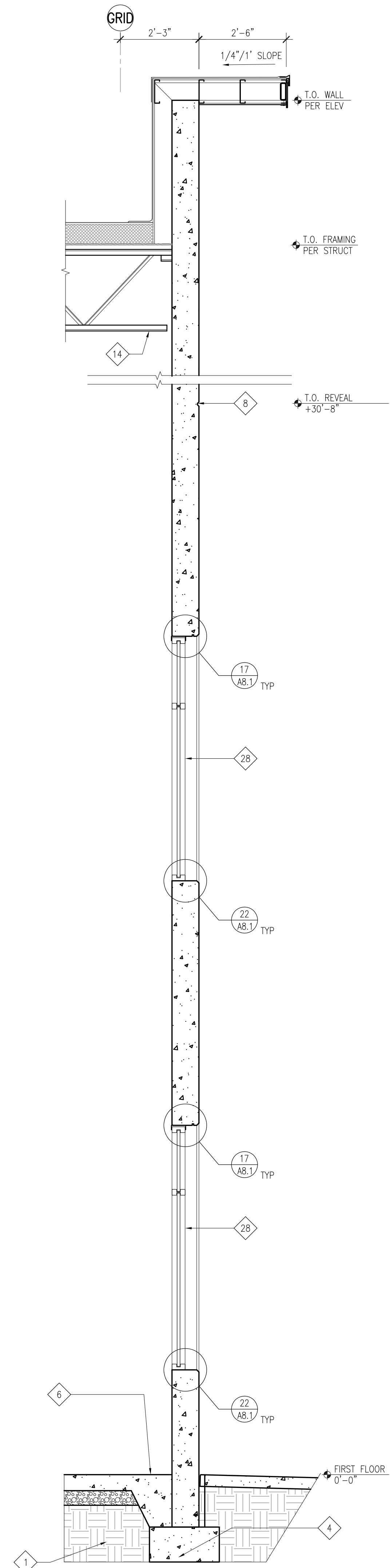
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TITLE: ENLARGED ELEVATIONS
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021
PROJECT NO: 200902.24.139
SHEET NO: A4.2



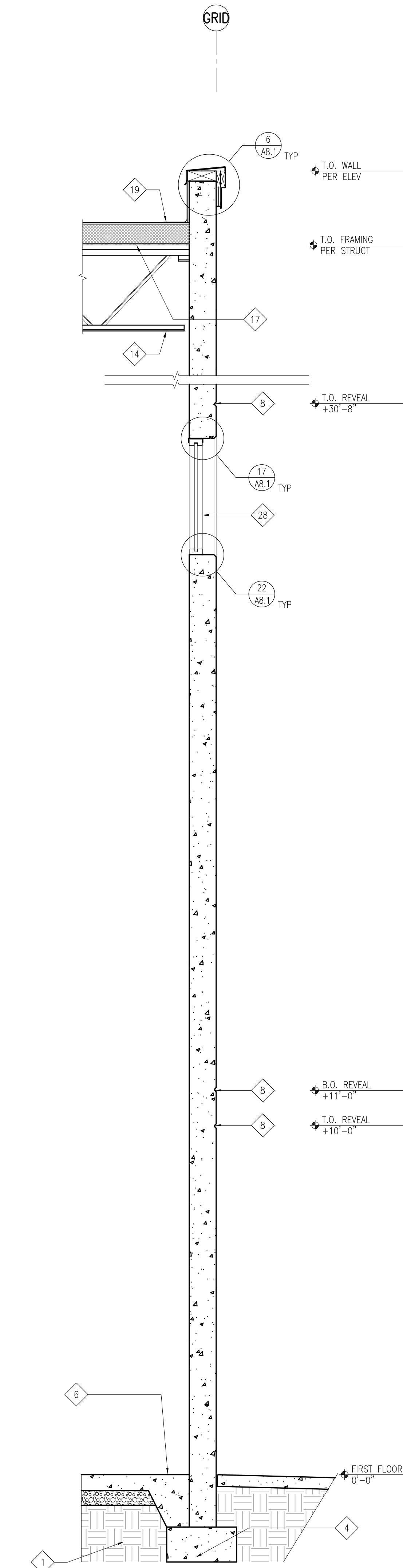
2 ENLARGED ELEVATION
SCALE: 1/8" = 1'-0"



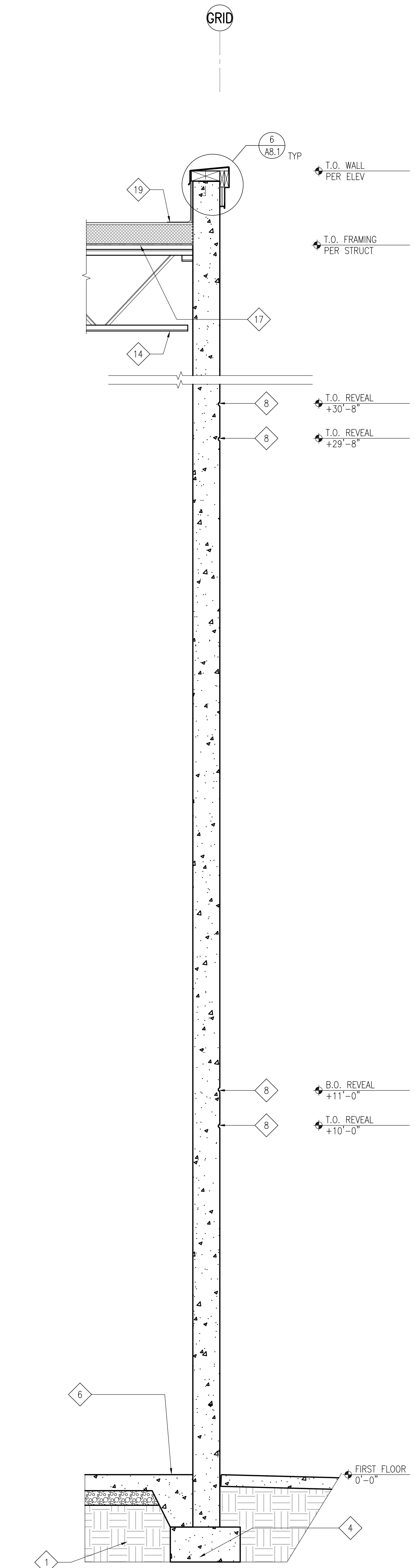
1 WALL SECTION AT ENTRY
SCALE: 1/2" = 1'-0"



2 WALL SECTION AT WINDOW SYSTEM
SCALE: 1/2" = 1'-0"



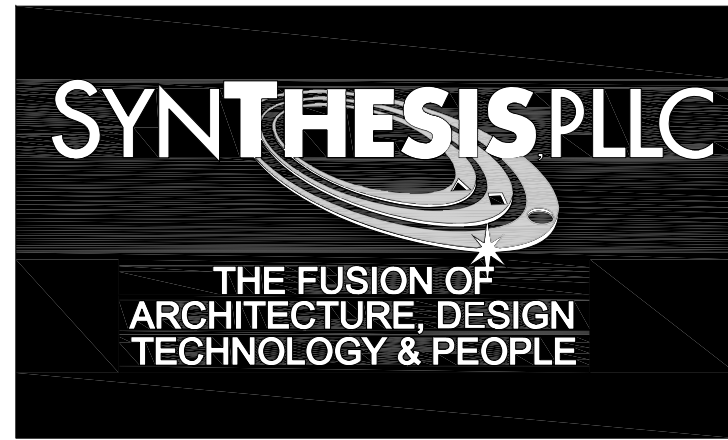
3 WALL SECTION AT WINDOW SYSTEM
SCALE: 1/2" = 1'-0"



4 TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

KEYNOTES - WALL SECTIONS

- NOTE: NOT ALL KEYNOTES ARE USED
- 1 STRUCTURAL FILL
 - 2 CURTAIN BOARD BEYOND
 - 3 CONCRETE PAVING
 - 4 CONC FOOTING, SEE STRUCT DWGS FOR ELEVATION
 - 5 CONC WALK OR LANDING OVER COMPACTED FILL PER SOILS REPORT
 - 6 CONC SLAB-ON-GRADE ON GRAVEL CAPILLARY BREAK ON STRUCTURAL FILL PER SOILS REPORT
 - 7 SEALANT
 - 8 HORIZONTAL REVEAL, SEE DETAIL 13/AB.1, TYP UON
 - 9 SITE CAST CONC WALL PANEL, PAINT
 - 10 CANT
 - 11 STEEL ANGLE, SEE STRUCT DWGS.
 - 12 STEEL GIRDER, SEE STRUCTURAL FRAMING PLAN
 - 13 STEEL BEAM, PAINT. SEE STRUCTURAL FRAMING PLAN
 - 14 STEEL JOIST, SEE STRUCTURAL FRAMING PLAN
 - 15 TUBE STEEL COLUMN OR BEAM, SEE STRUCTURAL DRAWINGS
 - 16 FILTER FABRIC
 - 17 WOOD ROOF DECK, SEE STRUCTURAL DWGS
 - 18 WOOD NAILER AND BLOCKING
 - 19 RIGID INSULATION & PERIMETER WD BLKG AS REQD
 - 20 SINGLE-PLY MEMBRANE ROOF ASSEMBLY, CLASS B, OR HIGHER
 - 21 PREFINISHED METAL FASCIA
 - 22 DRIP FORMED IN CONC PANEL
 - 23 SURFACE REGLET
 - 24 CRUSHED ROCK
 - 25 DOCK BUMPER
 - 26 SECTIONAL OVERHEAD DOOR TRACK
 - 27 ALUMINUM WINDOW SYSTEM
 - 28 ALUMINUM STOREFRONT SYSTEM
 - 29 FOUNDATION DRAIN
 - 30 FORMLINER WITH "FLUTED RIB" PROFILE
 - 31 N/A
 - 32 STEEL CHANNELS, SEE STRUCTURAL DRAWINGS
 - 33 N/A
 - 34 WALL SCONCE LIGHT FIXTURE EA SIDE OF ENTRY DOOR.
 - 35 BELOW GRADE BITUMINOUS DAMP PROOFING



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REVISIONS

ISSUE NO.	DATE	ITEM
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1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP

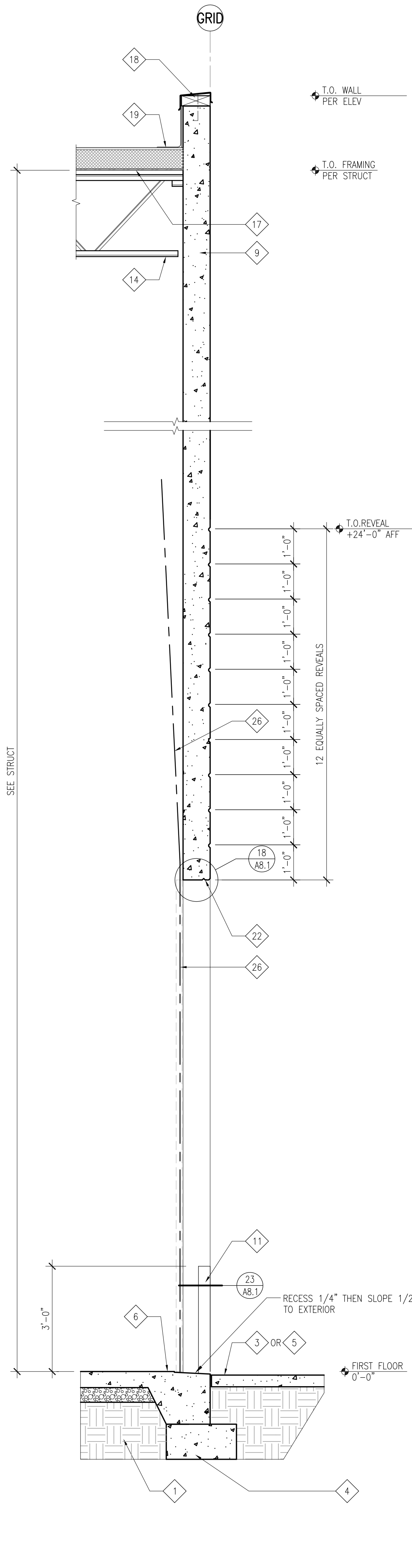
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PROJECT INFORMATION

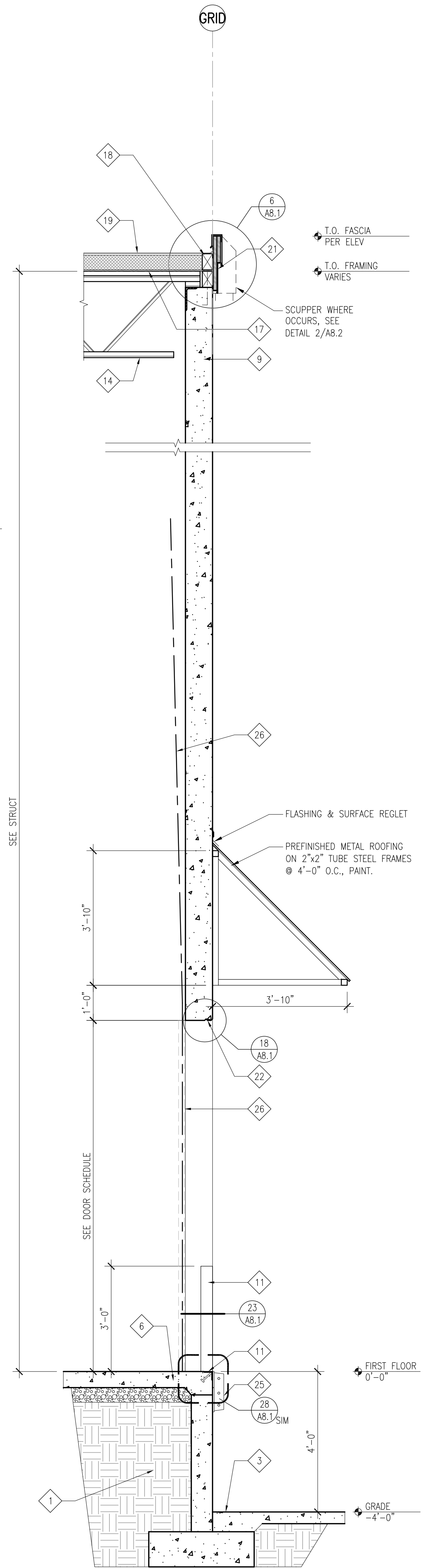
CAMAS BUSINESS CENTER-BUILDING A
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

RELEASE FOR: PROGRESS PRINTING
TITLE: WALL SECTIONS
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021
PROJECT NO: 200902.24.139
SHEET NO: A4.3



1 SECTION AT GRADE DOOR
SCALE: 1/2" = 1'-0"

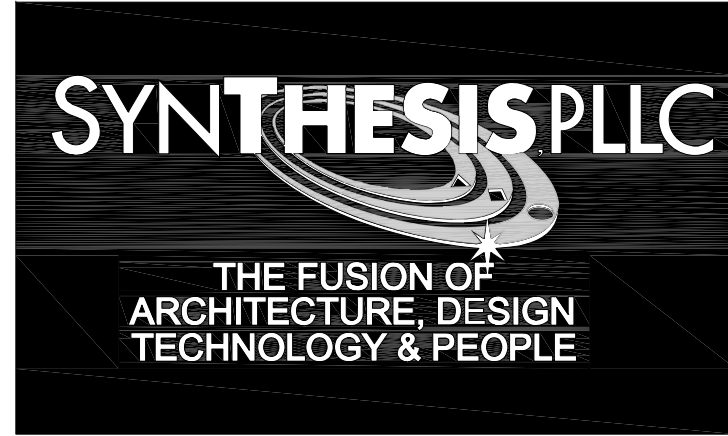


2 TYP SECTION AT DOCK DOOR
SCALE: 1/2" = 1'-0"

KEYNOTES - WALL SECTIONS

NOTE: NOT ALL KEYNOTES ARE USED

- 1 STRUCTURAL FILL
- 2 CURTAIN BOARD BEYOND
- 3 CONCRETE PAVING
- 4 CONC FOOTING, SEE STRUCT DWGS FOR ELEVATION
- 5 CONC WALK OR LANDING OVER COMPACTED FILL PER SOILS REPORT
- 6 CONC SLAB-ON-GRADE ON GRAVEL CAPILLARY BREAK ON STRUCTURAL FILL PER SOILS REPORT
- 7 SEALANT
- 8 HORIZONTAL REVEAL, SEE DETAIL 13/AB.1, TYP UON
- 9 SITE CAST CONC WALL PANEL, PAINT
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- 11 STEEL ANGLE, SEE STRUCT DWGS.
- 12 STEEL GIRDER, SEE STRUCTURAL FRAMING PLAN
- 13 STEEL BEAM, PAINT. SEE STRUCTURAL FRAMING PLAN
- 14 STEEL JOIST, SEE STRUCTURAL FRAMING PLAN
- 15 TUBE STEEL COLUMN OR BEAM, SEE STRUCTURAL DRAWINGS
- 16 FILTER FABRIC
- 17 WOOD ROOF DECK, SEE STRUCTURAL DWGS
- 18 WOOD NAILER AND BLOCKING
- 19 RIGID INSULATION & PERIMETER WD BLKG AS REQD
- 20 SINGLE-PLY MEMBRANE ROOF ASSEMBLY, CLASS B, OR HIGHER
- 21 PREFINISHED METAL FASCIA
- 22 DRIP FORMED IN CONC PANEL
- 23 SURFACE REGLET
- 24 CRUSHED ROCK
- 25 DOCK BUMPER
- 26 SECTIONAL OVERHEAD DOOR TRACK
- 27 ALUMINUM WINDOW SYSTEM
- 28 ALUMINUM STOREFRONT SYSTEM
- 29 FOUNDATION DRAIN
- 30 FORMLINER WITH "FLUTED RIB" PROFILE
- 31 N/A
- 32 STEEL CHANNELS, SEE STRUCTURAL DRAWINGS
- 33 N/A
- 34 WALL SCONCE LIGHT FIXTURE EA SIDE OF ENTRY DOOR.
- 35 BELOW GRADE BITUMINOUS DAMP PROOFING



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Bellevue, WA 98005
p 425 646 1818 f 425 646 4141



REVISIONS

ISSUE NO.	DATE	ITEM
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1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP

Digitally signed by Randy Brown
Date: 2022.04.08 13:10:35 -07'00'

PROJECT INFORMATION

CAMAS BUSINESS CENTER-BUILDING A
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

RELEASE FOR: PROGRESS PRINTING
TITLE: WALL SECTIONS
DESIGNED BY: DRAWN BY:
REVIEWED BY: APPROVED BY:
DATE: 09-16-2021 SHEET NO: A4.4
PROJECT NO: 200902.24.139