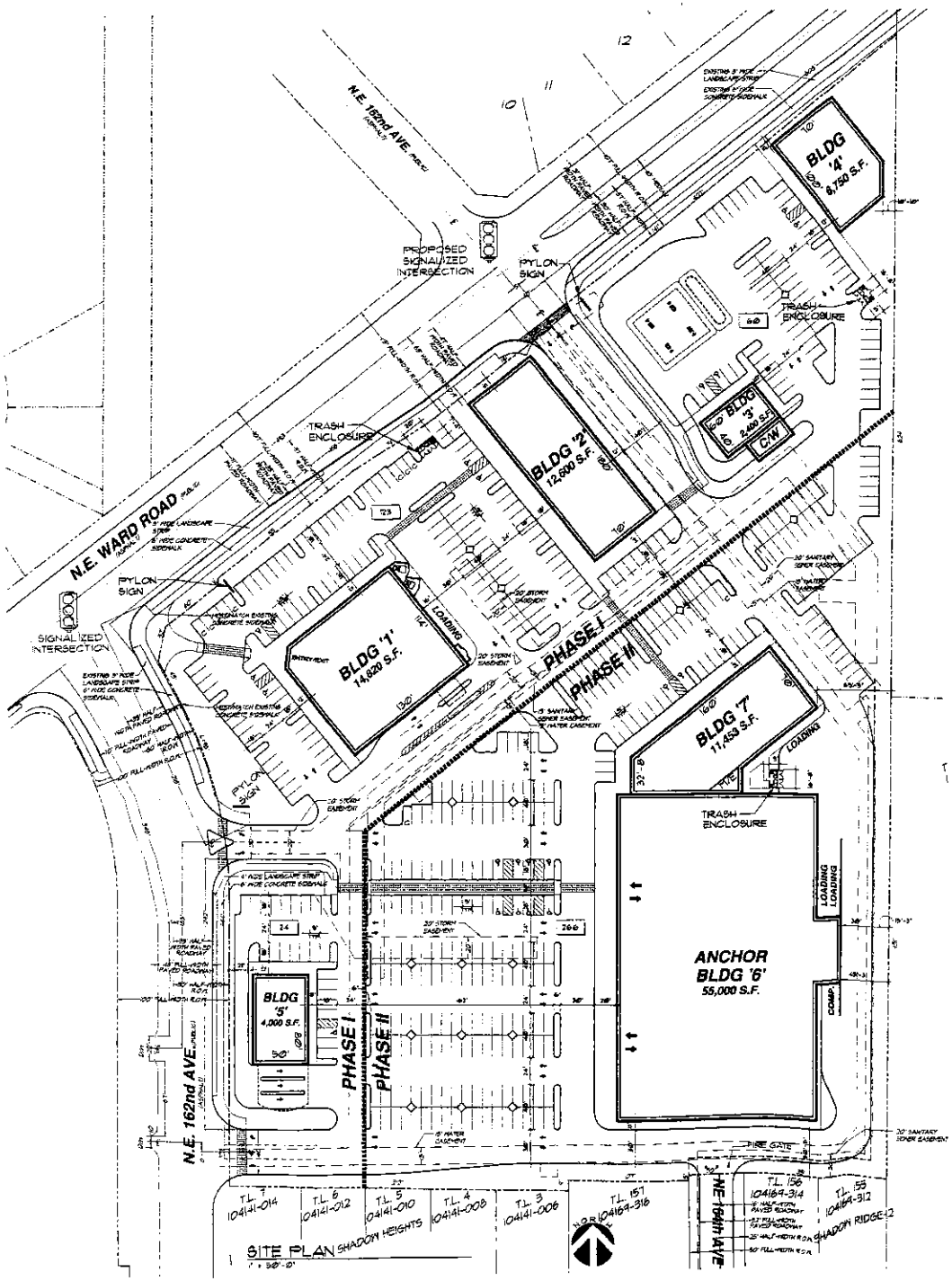


PROJECT CODE SUMMARY

A. PROJECT: 162nd & WARD RETAIL
NE 162nd AVE. and NE WARD ROAD
Vancouver, Washington

B. SITE AREA: SEE SITE DATA - PHASE I AND II

C. LOCAL JURISDICTION: CLARK COUNTY

D. ZONE CLASSIFICATION: C-3 (COMMUNITY COMMERCIAL)

E. APPLICABLE CODE (ZONING): TITLE 40 - UNIFIED DEVELOPMENT CODE
CLARK COUNTY

F. APPLICABLE CODE (BLDG): 2003 IBC (INTERNATIONAL BUILDING CODE)
2004 WAC (WASHINGTON STATE BUILDING CODE)

G. OCCUPANCY GROUP: M (MERCANTILE) OR M-2 (HIGH HAZARD)

H. CONSTRUCTION TYPE: V-N NON-RATED (FULLY SPRINKLERED)

I. SEISMIC ZONE: 3 - 1997 IBC CHAPTER 16,

J. NUMBER OF STORIES: TABLE 503 (IBC)
ALLOWABLE: ONE STORY
PROPOSED: ONE STORY

K. MAX. HEIGHT OF BLDGS:
TABLE 503 (2003 IBC) - CLARK COUNTY TITLE 40 SECTION 40.230.010
ALLOWABLE: 40 FEET MAX.
UNLIMITED
PROPOSED: 40 FEET

L. BUILDING SETBACK LANDSCAPE BUFFERS:
CLARK COUNTY TITLE 40 SECTION 40.230.010

LOCATION	BLDG SETBACK REQUIRED/PROPOSED	MIN LANDSCAPE BUFFER REQ'D	LANDSCAPE PROPOSED
FRONT (NORTH)	PURSUANT	L2 - 10'-0"	10'-0"
REAR (SOUTH)	TO	L5 - 10'-0"	10'-0"
LEFT SIDE (WEST)	CHAPTER	L2 - 10'-0"	5'-0"
RIGHT SIDE (EAST)	40.320	L5 - 10'-0"	10'-0"

M. MAX. ALLOWABLE AREAS:
TABLE 503 (2003 IBC)

BUILDING 1 (GROSS) 14,820 S.F.
CONSTRUCTION TYPE V-N
BASIC ALLOWABLE 9,000 S.F.
FIRE PROTECTION (x3)
TOTAL 27,000 S.F.
(14,820 S.F. IS LESS THAN 27,000 S.F.)

BUILDING 2 (GROSS) 12,600 S.F.
CONSTRUCTION TYPE V-N
BASIC ALLOWABLE 9,000 S.F.
FIRE PROTECTION (x3)
TOTAL 27,000 S.F.
(12,600 S.F. IS LESS THAN 27,000 S.F.)

BUILDING 3 (GROSS) 2,400 S.F.
CONSTRUCTION TYPE V-N
BASIC ALLOWABLE 9,000 S.F.
(2,400 S.F. IS LESS THAN 9,000 S.F.)

BUILDING 4 (GROSS) 6,750 S.F.
CONSTRUCTION TYPE V-N
BASIC ALLOWABLE 9,000 S.F.
FIRE PROTECTION (x3)
TOTAL 27,000 S.F.
(6,750 S.F. IS LESS THAN 27,000 S.F.)

BUILDING 5 (GROSS) 4,000 S.F.
CONSTRUCTION TYPE V-N
BASIC ALLOWABLE 9,000 S.F.
FIRE PROTECTION (x3)
TOTAL 27,000 S.F.
(4,000 S.F. IS LESS THAN 27,000 S.F.)

N. LOADING REQUIREMENTS:
CLARK COUNTY TITLE 40 SECTION 40.340

ADJUSTED GROSS FLOOR AREA	REQ'D	PROVIDED
25,000 S.F. - 50,000 S.F.	2	4
// 50,000 S.F. THERE AFTER	2	

O. PARKING REQUIREMENTS:
CLARK COUNTY TITLE 40 SECTION 40.340

ADJUSTED GROSS FLOOR AREA	BLDG S.F.	MIN REQ'D	MIN RATIO	PROPOSED
F1 COMMERCIAL RETAIL	45,623 S.F.	156	1/350 S.F.	286
F2 SERVICE (AUTO)	2,400 S.F.	3	1/750 S.F.	10
F3 BULKY	55,000 S.F.	92	1/600 S.F.	MIN ADA 114
F4 BANKS	4,000 S.F.	10	1/400 S.F.	REQ'D 24
TOTAL S.F.	106,713 S.F.	256		9 475

1. STANDARD STALL SIZE 9'x20'x24' WIDE DRIVE (TWO WAY)
2. COMPACT STALL SIZE 8'x16'x24' WIDE DRIVE (TWO WAY)
3. PARKING STALL MAY BE REDUCED 1'-0" IF IMPROVED LANDSCAPING OR PLAZA AREA FOR OVERHANG.

P. LANDSCAPING REQUIREMENTS:
CLARK COUNTY TITLE 40 SECTION 40.310

SITE AREA	REQ'D	PROVIDED
SEE SECTION 'S'	15% MINIMUM	13.78 S.F.

Q. STORAGE/SOLID WASTE AREAS:
CLARK COUNTY TITLE 40 SECTION 40.230.210

BUILDING AREA	REQ'D	PROVIDED
PHASE I = 40,518 S.F.	@ 5S/1000 GFA	432 S.F.

REQUIRED: 40,518 S.F. / 1000 S.F. = 40.51 x 10 S.F. = 405.18 (15.03 C.Y.)
NOTE: BUILDING 1 SHALL PROVIDE COMPACTORS FOR WASTE DISPOSAL.
PROVIDED: (2) TRASH CONTAINERS EACH 216 S.F. (8 C.Y.)
(VANCOUVER DISTRICT 360-693-9594)

R. EXITS:
ALL TENANT EXITS SHALL COMPLY WITH ALL APPLICABLE CODES.
(TO BE SUBMITTED IN CONSTRUCTION DOCUMENTS PHASE)

S. PEDESTRIAN CONNECTIONS:
(4) CONNECTIONS TO NE WARD ROAD
(1) CONNECTION TO NE 162nd AVE.

T. BICYCLE PARKING:
BICYCLE RACKS WILL BE PROVIDED UNDER THE BUILDING CANOPIES ADJACENT TO THE ENTRANCES OF ALL PROPOSED BUILDINGS.
SEE SITE PLAN FOR LOCATIONS.

GENERAL NOTES

THERE ARE NO WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS PROPOSED.

THERE ARE NO PLANNED ENHANCEMENT AREAS PROPOSED.

THERE ARE NO PARK, OPEN SPACE OR DRAINAGE TRACTS PROPOSED.

THERE ARE NO EXISTING BUILDINGS TO REMAIN ON THE SITE.

PROPOSED USES FOR ALL BUILDINGS ARE RETAIL/COMMERCIAL USES. ALL BUILDINGS ARE PROPOSED TO BE ONE-STORY, BRICK AND STUCCO CONSTRUCTION.

THERE ARE NO PEDESTRIAN OR TRANSIT FACILITIES PROPOSED.

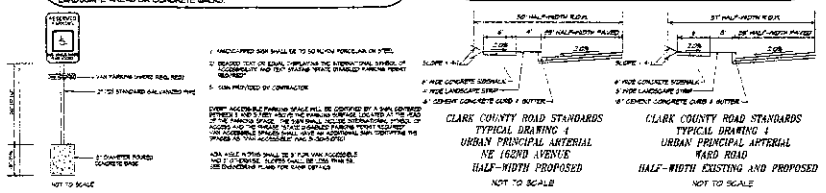
THERE ARE NO PEDESTRIAN OR BICYCLE IMPROVEMENTS PROPOSED EXCEPT, AS SHOWN ON THE PLAN. PEDESTRIAN PLAZAS HAVE BEEN PROVIDED IN FRONT EACH PROPOSED BUILDING. BICYCLE PARKING IS PROVIDED AT EACH BUILDING.

THERE ARE NO ROAD SEGMENTS IN EXCESS OF 8% GRADE THAT ARE EITHER ON THE SITE OR WITHIN 500 FEET OF THE SITE.

THE FULL-WIDTH PAVED WIDTH OF NE 162ND AVENUE 500 FEET SOUTH OF THE SITE IS 56'.
THE FULL-WIDTH PAVED WIDTH OF NE WARD ROAD 500 FEET WEST OF THE SITE IS 48'.
THE FULL-WIDTH PAVED WIDTH OF NE WARD ROAD 500 FEET EAST OF THE SITE IS 48'.
THE FULL-WIDTH PAVED WIDTH OF NE 68TH STREET 500 FEET EAST OF THE SITE IS 24'.

SITE DISTANCE STANDARDS CAN BE MET AT ALL CORNERS AND DRIVEWAYS.

THERE IS A 3' LANDSCAPE/CONCRETE OVERHANG FOR ALL PARKING STALLS THAT ABUT LANDSCAPE AREAS OR CONCRETE WALKS.



APPLICANT/CONTACT

GRAMOR DEVELOPMENT, INC
DAVID COPENHAVER
1939 1 NE 33rd AVENUE
TUALATIN, OR 97062
503.349.9916 PHONE
503.691.1388 FAX
david@gramor.com

OWNERS

BARTH HANS AND SHARON
5715 NE WARD RD.
VANCOUVER, WASHINGTON 98662

GERMAIN CHILDRENS LTD. PTNSP
PO BOX 75 BATTLE GROUND, WA 98604

SITE DATA- PHASE I

SITE AREA:	5.402 Acres	235,303 S.F.
BLDG '1':		14,820 S.F.
BLDG '2':		12,600 S.F.
BLDG '3':		2,400 S.F.
BLDG '4':		6,750 S.F.
BLDG '5':		4,000 S.F.
TOTAL BUILDING AREA: (NET)		40,570 S.F.
PARKING PROVIDED:		207 SPACES
PARKING RATIO:		5.10/1000 S.F.
SITE COVERAGE:		17.24%

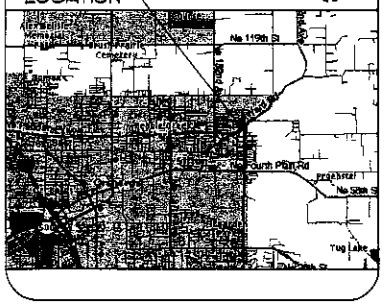
SITE DATA- PHASE II

SITE AREA:	5.677 Acres	239,906 S.F.
BLDG '6':		55,000 S.F.
BLDG '7':		11,453 S.F.
TOTAL BUILDING AREA: (NET)		66,453 S.F.
PARKING PROVIDED:		266 SPACES
PARKING RATIO:		4.00/1000 S.F.
SITE COVERAGE:		27.70%

SITE DATA- PHASE I & II

TOTAL SITE AREA:	11.079 Acres	475,209 S.F.
TOTAL BUILDING AREA: (NET)		107,023 S.F.
TOTAL PARKING PROVIDED:		473 SPACES
PARKING RATIO:		4.42/1000 S.F.
SITE COVERAGE:		22.52%

VICINITY MAP



TILAND / SCHMIDT
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FAX (503) 228-0816

162nd & WARD RETAIL

NE 162nd AVE. and NE WARD ROAD
VANCOUVER, WASHINGTON CLARK COUNTY
GRAMOR DEVELOPMENT, INC

PROJECT NO. 2114.0
DATE: September 05, 2004
DRAWN BY: JAR
CHECKED BY: MTG
REVISIONS

1/8"=1'-0" 24x36 sheet

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