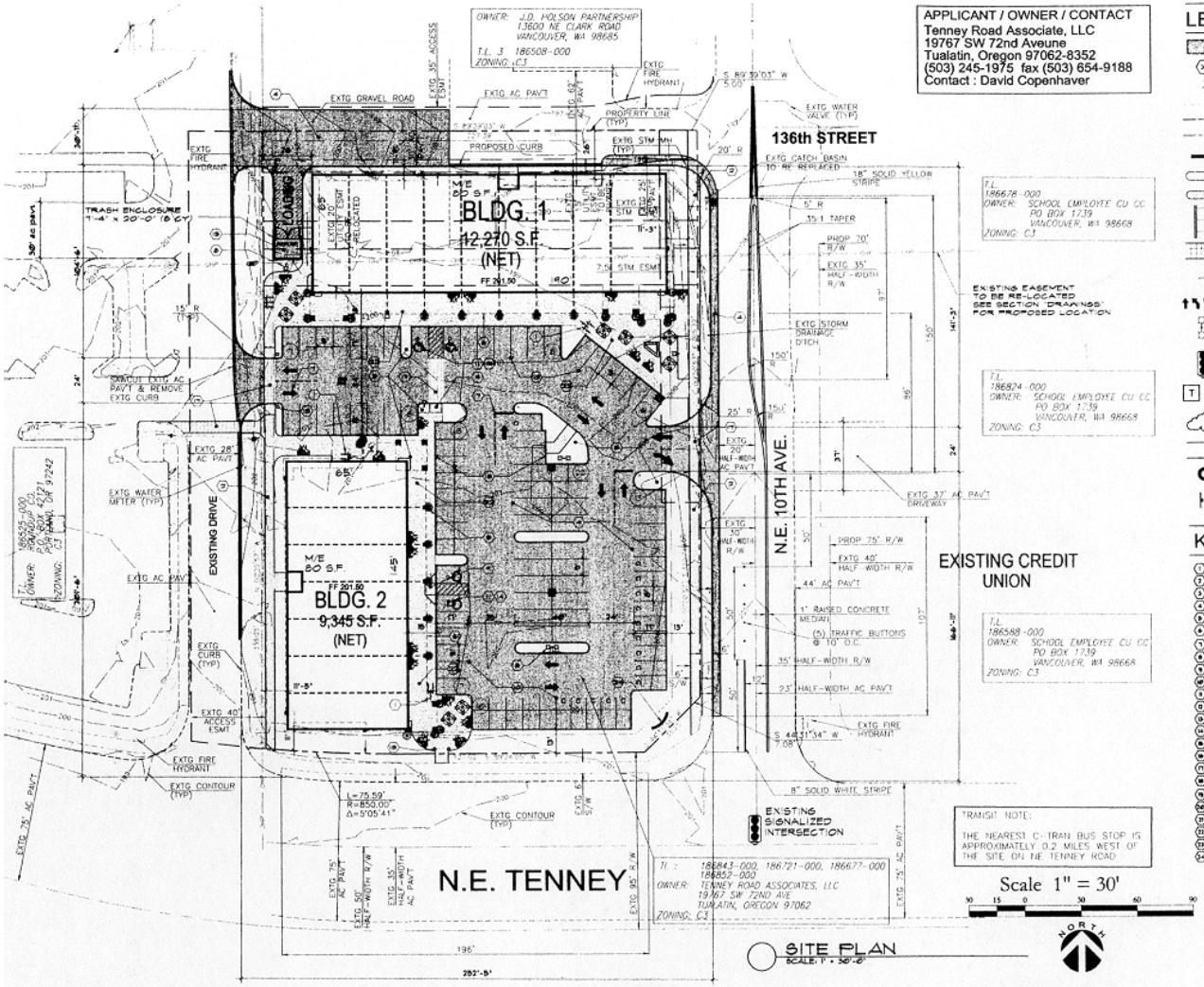


SITE PLAN
SCALE: 1" = 30'-0"

APPLICANT / OWNER / CONTACT
Tenney Road Associate, LLC
19767 SW 72nd Aveune
Tualatin, Oregon 97062-8352
(503) 245-1975 fax (503) 654-9188
Contact : David Copenhaver

TRANSIT NOTE:
THE NEAREST C-TRAN BUS STOP IS APPROXIMATELY 0.2 MILES WEST OF THE SITE ON NE TENNEY ROAD

Scale 1" = 30'

NORTH

LEGEND - SITE PLAN

- PROPOSED NEW ASPHALT
- KEYNOTE (SEE PLAN)
- PARKING STALL TOTAL
- BUILDING / SITE LIMITS OF WORK
- PROPERTY LINE
- PARCEL LINES / EASEMENT LINES
- PYLON / MONUMENT SIGNS
- 'EXISTING' PARKING CURBS
- PAINTED ISLAND STRIPING
- CARVAN 'CARPOOL' PARKING SPACE
- 'COMPACT' PARKING SPACE
- STAMPED CONCRETE PEDESTRIAN WALKS
- BICYCLE RACK
- PAINTED DIRECTIONAL ARROWS
- LIGHT POLES
- SIGNALIZED STREET / INTERSECTION
- T V ELECT VAULTS (SEE ELECTRICAL)
- REVISION CLOUD (SEE DELTA #)
- PLAZA AREAS & NEW SIDEWALKS (HEAVY BROOM FIN.)
- LIGHT BOLLARDS
- 'STOP' / 'ONLY' POLE SIGNAGE

KEYNOTES - SITE PLAN

1. BIKE RACK (SEE DETAIL S-SPR-2)
2. NEW SIDEWALK
3. LANDSCAPE AREA (SEE LANDSCAPE)
4. ASPHALT PAVING (SEE CIVIL)
5. CONCRETE PAVING
6. PROPOSED BUILDING / CANOPY LINE
7. DIRECTIONAL ARROW / STOP BARS
8. LIGHT POLES (SEE SITE ELECTRICAL)
9. HANDICAP RAMP
10. PARKING STRIPING
11. HANDICAP PARKING SPACE
12. CONCRETE WHEEL STOPS
13. PEDI-X BOLLARD LIGHTING
14. HANDICAP SIGN
15. TRASH ENCLOSURE
16. TRANSFORMERS / VAULTS
17. CONCRETE/ PAINTED PEDI-X WALKS
18. CAST-IN-PLACE CONCRETE CURB
19. SCREEN WALL
20. TRASH COMPACTOR
21. BIO - FILTRATION SWALE
22. PLAZA AREA
23. CONCRETE LOADING RAMP
24. MONUMENT CENTER SIGNAGE

PROJECT CODE SUMMERY

A. PROJECT: Salmon Creek Square
Intersection of NE Tenney Road / NE 10th Street
Vancouver, Washington / Clark County

B. SITE ACREAGE: 1.78 Acres (76,035 s.f.)
C. LOCAL JURISDICTION: Clark County
D. ZONE CLASSIFICATION: C3 (Community Commercial District)
E. APPLICABLE CODE / ZONING: Title 9, Zoning Ordinance, Clark County
F. APPLICABLE CODE BLDG: 1997 UBC (Uniform Building Code)
G. OCCUPANCY GROUP: "M" (Mercantile)
H. CONSTRUCTION TYPE: 5-A Non Rated (fully sprinklered)
I. SEISMIC ZONE: 3 - 1997 UBC, Chap. 16, Fig. 16-2
J. NUMBER OF STORIES: Table 5 UBC - Uniform Building Code
Allowable: Two Stories
Proposed: One Story

K. MAX HEIGHT OF BLDGS.: Table 5 UBC - Uniform Building Code
- Clark County Zoning Ordinance Sec. 6.3.3.C.3.d
Allowable: 40 feet max
Allowable: 2½ story
Proposed: 40 feet

L. BUILDING SETBACKS / LANDSCAPE BUFFERS: Table 6.3.3.D.4 - Bldg Setbacks; Table 6.4.2.B.2.D.2 - Landscape Buffer

Location		Bldg Setback Required	Bldg Setback Provided	Hte Landscape Buffer Req'd	Landscape Buffer Provided
Front	South	10'-0"	11'-0"	10'-0"	11'-0"
Rear	North	0'-0"	24'-0"	10'-0"	11'-0"
R. Side	West	0'-0"	11'-0"	10'-0"	11'-0"
L. Side	East	0'-0"	11'-0"	10'-0"	11'-0"

M. MAXIMUM BUILDING COVERAGE: Table 6.3.3.D.4
Site Area: 1.78 Acres (76,035 S.F.)
Allowable: 40 % (30,414 S.F.)
Proposed: 28.63 % (22,165 S.F.)

N. TOTAL BLDG. AREAS: Bldgs 1 & 2
21,615 S.F. Net S.F.
160 S.F. M/E Corridor
21,775 S.F. Total Gross S.F.

O. MAX. ALLOWABLE AREA(S): Table 5.B - 1997 UBC

BLDG. 1 (Gross) 12,350 s.f.	BLDG. 2 (Gross) 9,425 s.f.
Construction Type: V-N	Construction Type: V-N
Bldg Area Allowable: 8,000	Bldg Area Allowable: 8,000
Fire Protection: 1-1	Fire Protection: 1-1
Total Allowable: 24,000 s.f.	Total Allowable: 24,000 s.f.
24,000 s.f. > (1,350 + 12,350) s.f.	24,000 s.f. > (1,350 + 9,425 s.f.)

P. LOADING BERTHS: Table 6.4.2.C.2 - Zoning Ordinance
Adjusted Gross Floor Area: 5,000 S.F. - 30,000 S.F. — Req'd: 1 — Provid: 1
(1) loading berth to be minimum 12' wide x 35' long x 14' high clearance

Q. PARKING REQUIREMENTS: Table 4.2b-2 (Zoning Ordinance)

Reqd. Bldg. Service	Bldg S.F.	Req'd	Provid
Bldgs 1 & 2 Retail	21,615 S.F.	90 (1,350 S.F.)	90 4.16 / 1,000 s.f.

1 Standard Stall = 9' x 18', 24' wide drive (two-way)
2 Compact Stall = 7.5' x 15', 24' wide drive (two-way)
parking stalls may be reduced 3' (2') if provided 3' (landscaping or plaza) area for car overhang

R. LANDSCAPING: Table 6.3.3.D.7.b - Zoning Ordinance
Site Acreage: 1.78 Acres (76,035 S.F.)
Reqd: 15 % (11,405 s.f.)
Provid: 15.15 % (11,521 s.f.)

S. STORAGE/ SOLID WASTE AREAS (SEC. 9.4.2.J.2.D.2):
Retail Bldgs 1 & 2: 21,615 S.F.
Reqd: 26.55 S.F. (1.5 CY)
Provid: 26.55 S.F. (1.5 CY)
21,615 s.f. / 1000 S.F. = 21.6 > 10 s.f. = 26.55 s.f. (1.5 CY)
*Min. Enclosure Dimensions (12' 8" x 12' 8" / 1.5 CY)
Vancouver Disposal 360-892-1894

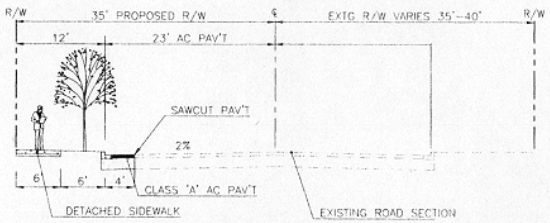
T. EXITS:
All tenant exits shall comply with all applicable codes
*To be submitted in Contract Document Phase

U. PEDESTRIAN CONNECTIONS:
(1) Connections from NE Tenney Road going north to Bldgs. 1 & 2 plaza
(1) North / South connections between building plazas
(1) Connection going East from NE 10th street to Building 1 plaza
(1) Connection SW-E West to the existing Shopping Center Pedi-X walk

V. BICYCLE PARKING:
Bicycle racks will be provided under building canopies adjacent to the entrances of all proposed buildings - See site plan for locations

NOTES:

1. SEE SECTION "DRAWINGS" FOR PROPOSED OVERHEAD POWER LINE EASEMENT ADJUSTMENTS OVER BUILDING #1
2. ADDITIONAL LANDSCAPING WILL BE PROVIDED IN THE PLAZA AREAS IN FRONT OF EACH BUILDING COLUMN (WHEN APPLICABLE)



TYPICAL 10TH AVE ROAD SECTION
SCALE: NTS

SITE DATA

SITE AREA :	1.78 Acres	76,035 S.F.
BLDG. '1' :		12,270 S.F.
BLDG '2' :		9,345 S.F.
TOTAL BUILDING AREA : (NET)		21,615 S.F.
M/E BUIDING AREA :		160 S.F.
TOTAL BUILDING AREA : (GROSS)		21,775 S.F.
STANDARD PARKING PROVIDED :		72 SPACES
COMPACTPARKING PROVIDED :		14 SPACES
HANDICAP PARKING PROVIDED :		4 SPACES
TOTAL PARKING PARKING PROVIDED :		90 SPACES
PARKING RATIO :		4.16 SPACES / 1,000 S.F.
MIN. PARKING REQUIRED (1:350 S.F.) :		62 SPACES
SITE COVERAGE :		28.63 %
LANDSCAPE COVERAGE :		15.15 %

SITE VICINITY MAP
SCALE: NTS

NORTH

TILAND / SCHMIDT
ARCHITECTS, P.C.
1420 SW BROADWAY
PORTLAND, OR 97201
(503) 226-8811
FAX (503) 226-8610
tilandschmidt.com

SALMON CREEK SQUARE
NE TENNEY ROAD / NE 10TH AVENUE
VANCOUVER, WASHINGTON - CLARK COUNTY
TENNEY ROAD ASSOCIATES, LLC

PROJECT NO
DATE : 11-22-2002
DRAWN BY : KMG
CHECKED BY : PMG
REVISIONS

SPR