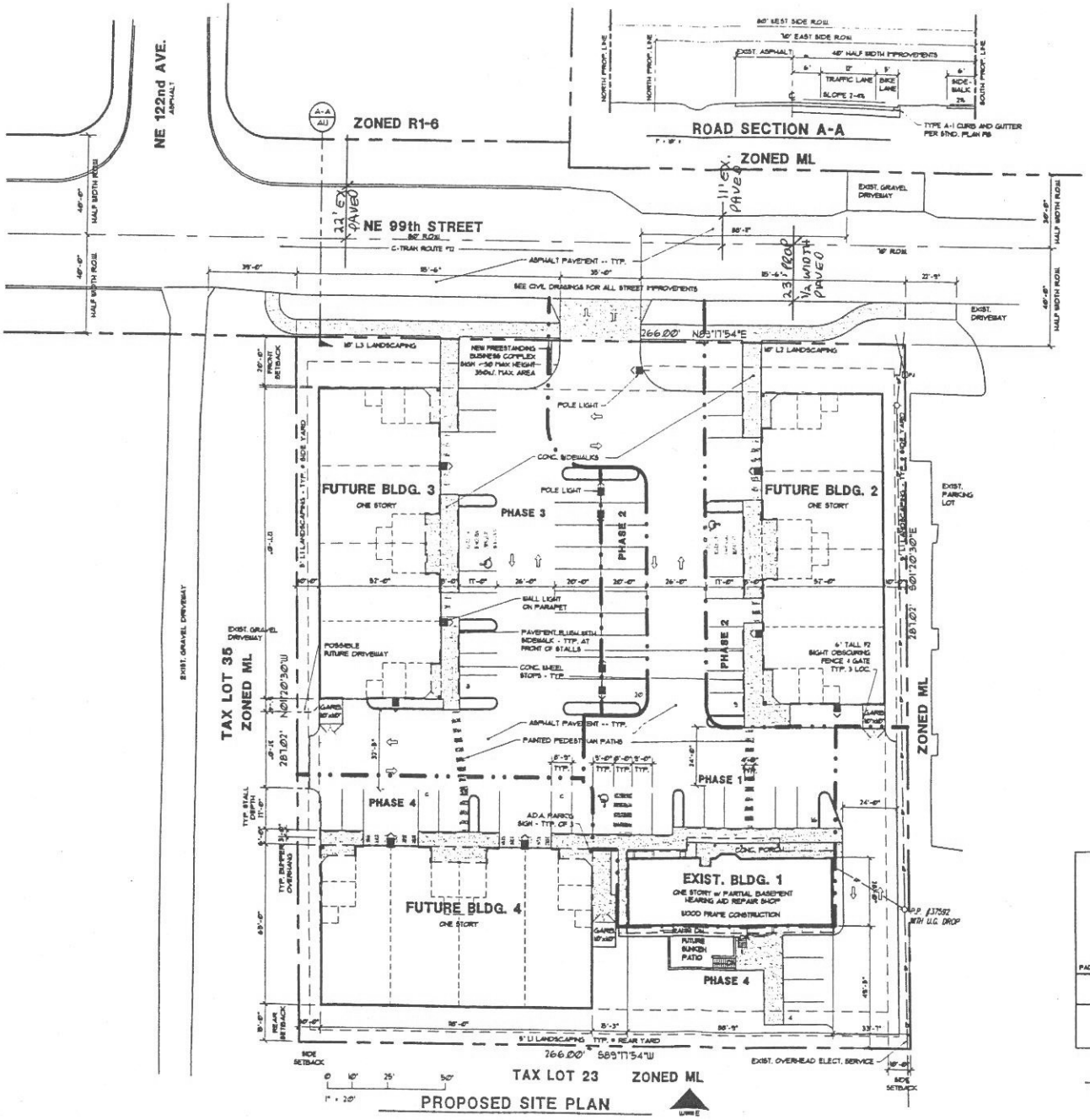

SITE DATA

APPLICABLE CODE:	TITLE 40; CLARK COUNTY UNIFIED DEVELOPMENT CODE
PARCEL NO.:	154692-000
LEGAL DESCRIPTION:	SECTION 3, T2N, R2E, W.M.
ZONE:	ML
COMP. PLAN ZONE:	ML

BUILDING AREAS:	FOOTPRINT	OCCUPIED AREAS
EXIST. BLD'G	2,535s.f.	UPPER FLOOR 2,335s.f. LOWER FLOOR 1,115s.f. SUB TOTAL 4,480s.f.
BUILDING 2	6,605s.f.	6,335s.f.
BUILDING 3	6,605s.f.	6,335s.f.
BUILDING 4	7,670s.f.	7,480s.f.
TOTALS	23,415s.f.	24,480s.f.

SITE AREAS

TOTAL BLDG. FOOTPRINT:		23,415s.f.	30.5%
PARKING & SIDEWALK:		38,269s.f.	50.3%
LANDSCAPE:		14,659s.f.	19.2%
SITE AREA:	1.76 AC	76,343s.f.	100.0%

MAX. COMMERCIAL AREA: 10% x 24,480 = 2,448s.f.

REQUIRED LANDSCAPE

NORTH	10'	L2 & L3
EAST	5'	L1
SOUTH	5'	L1
WEST	5'	L1

REQUIRED SETBACKS

FRONT	20 FT.
SIDE	10 FT.
REAR	15 FT.

PARKING	REQUIRED	PROPOSED
STANDARD	31 MIN.	52
ACCESSIBLE	3 MIN.	3
COMPACT	15 MAX.	2
TOTAL	49 MIN.	57

(24,480s.f. / 1 SPACE PER 500 s.f. = 49 SPACES)

LOADING	REQUIRED	PROPOSED
	1	12

EXISTING FIRE FLOW: 2,370 GPM @ 20 PSI
(EXISTING HYDRANT AT THE CORNER OF NE 99TH ST. AND 130 AVE. TESTED 5/8/2000)

GARB. & RECYL'G STOR.	MIN.	PROPOSED
10+(24.5x4)	108s.f.	300s.f.

VICINITY MAP

OWNER/APPLICANT
SCHEURER LLC
1313 NE 99th STREET
VANCOUVER, WASHINGTON 98662
(360) 891-6718

CONTACT
STEVE HORENSTEIN
MILLER NASH LLC
500 E BROADWAY
VANCOUVER, WASHINGTON 98660
(360) 699-4771

INDEX OF DRAWINGS

A1.1	SITE PLAN & CODE INFO
A1.2	LANDSCAPE PLAN
E1.1	SITE LIGHTING PLAN
A2.1	FLOOR PLAN & ELEVATIONS

WILSON ASSOCIATES
ARCHITECTS
& PLANNERS AIA
404 E 15th ST. #7
VANCOUVER WA
98663
(360) 696-4722

THE SCHEURER INDUSTRIAL COMPLEX
NEW INDUSTRIAL SPEC. BUILDINGS
12313 NE 99th STREET
VANCOUVER, WASHINGTON 98662
FOR RON AND NONA SCHEURER

DATE	SCALE
3/28/06	1" = 30'
JOB NO.	DRAWN BY
05-05	BR/WILSON

REVISIONS:

A1.1

PROPOSED SITE PLAN

X:\Scheurer Site Plan Review\1405 A11k.dwg, 2/28/2006 11:52:45 AM, 1:2.20782, WILL