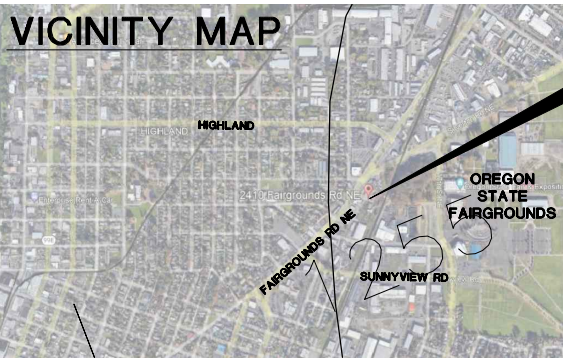
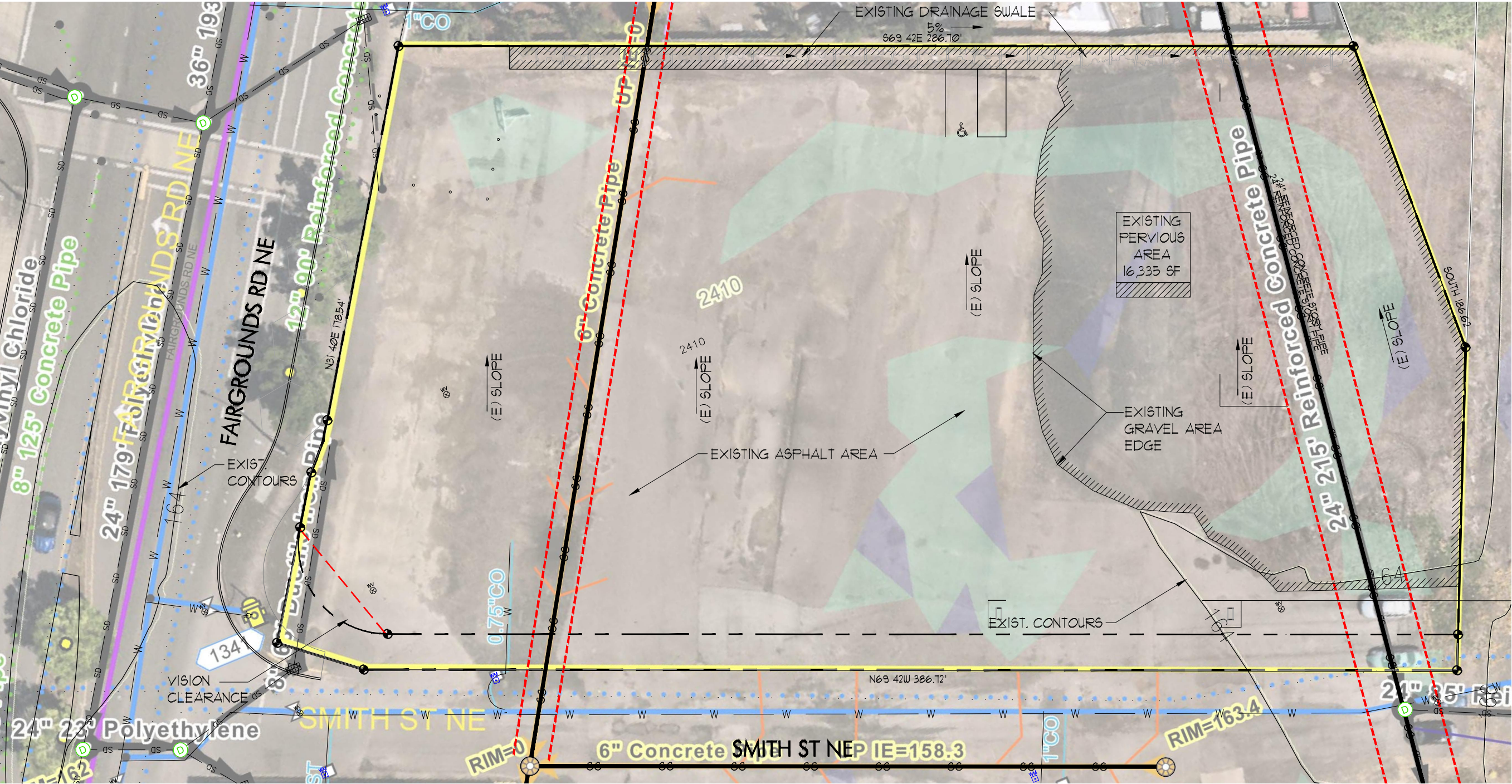




PROJECT  
LOCATION

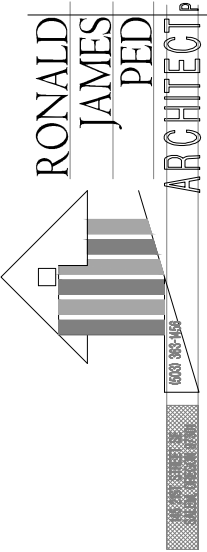
DRAWING INDEX

|       |                                |        |                      |
|-------|--------------------------------|--------|----------------------|
| SPR 1 | EXISTING SITE PLAN             | SPR 9  | ENLARGED OFFICE PLAN |
| SPR 2 | PROPOSED SITE PLAN             | SPR 10 | NOT USED             |
| SPR 3 | GRADING PLAN                   | SPR 11 | FIRE ACCESS PLAN     |
| SPR 4 | UTILITY PLAN                   | A3.1   | BUILDING ELEVATIONS  |
| SPR 5 | DETAILS                        | A3.2   | BUILDING ELEVATIONS  |
| SPR 6 | PHASE 1 & PHASE 2 LANDSCAPING  | A3.3   | NOT USED             |
| SPR 7 | COMPLETE LANDSCAPING & DETAILS | A3.4   | NOT USED             |
| SPR 8 | SITE ENHANCEMENTS PLAN         | A3.5   | NOT USED             |



EXISTING SITE PLAN

SCALE : 1" = 30'-0"



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2410 Fairground Rd NE

DATE: 8.23.22  
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SPR 1

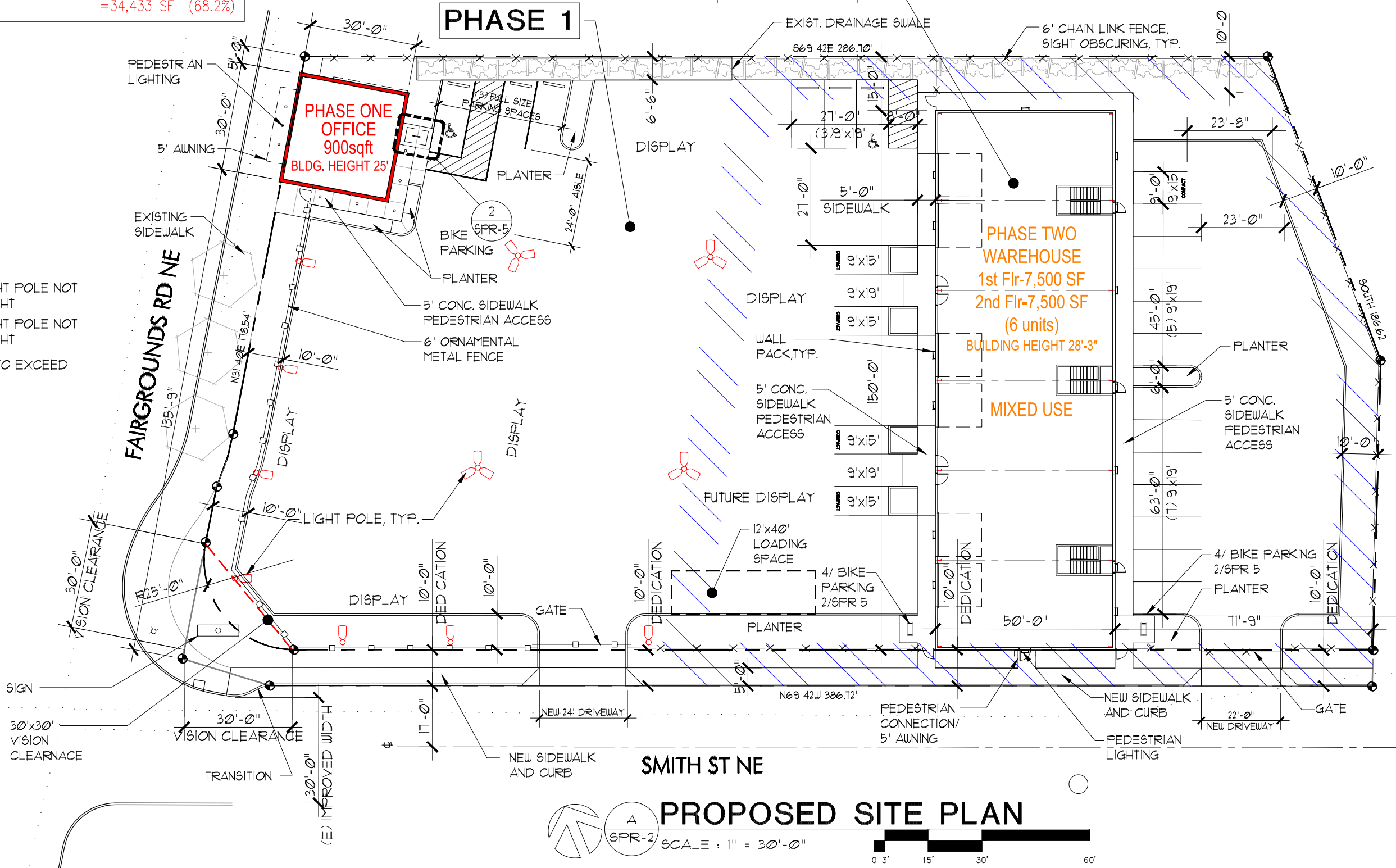


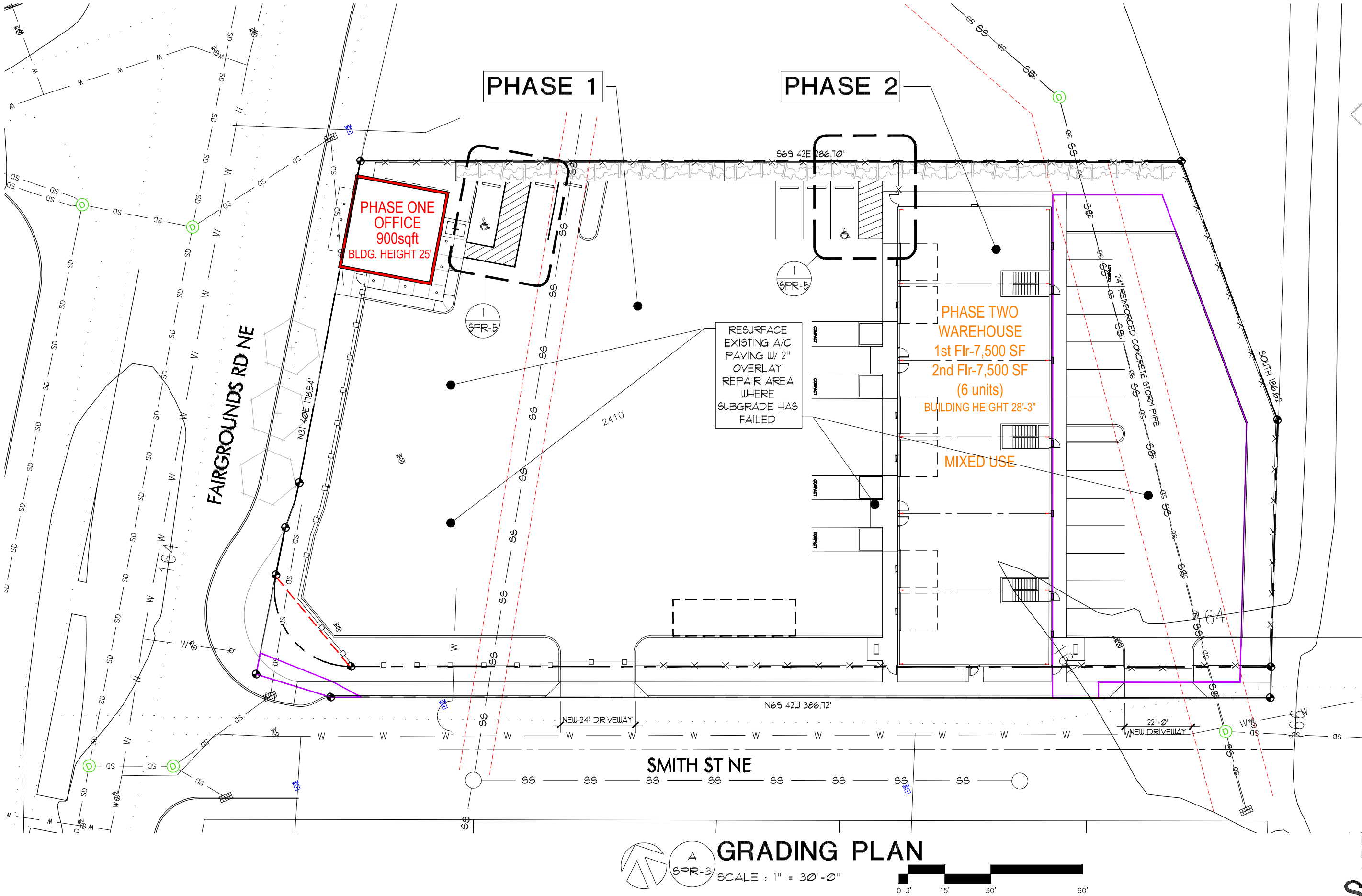
| COMPLETE SITE SUMMARY               |            |          |
|-------------------------------------|------------|----------|
| PROPERTY SIZE                       | =50,429 SF | (1.15AC) |
| EXISTING IMPERVIOUS AREA (A)        | =34,094 SF | (67%)    |
| EXISTING PERVIOUS AREA              | =16,335 SF | (32%)    |
| NEW TOTAL IMPERVIOUS AREA (B)=(C+D) | =42,833 SF | (85%)    |
| NEW ADDED IMPERVIOUS AREA (B)-(A)   | =8,739 SF  | (17.3%)  |
|                                     |            |          |
| REQUIRED LANDSCAPE                  | =7,564 SF  | (15%)    |
| EXISTING LANDSCAPE AREA             | =0 SF      | (0)      |
| NEW LANDSCAPE AREA                  | =7,596 SF  | (15%)    |
| BUILDING FOOTPRINT (C)              | =8,400 SF  | (16.7%)  |
| HARDSCAPE AREA (D)                  | =34,433 SF | (68.2%)  |

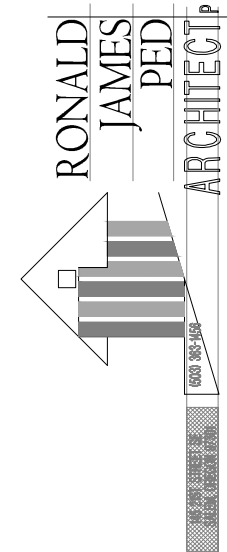
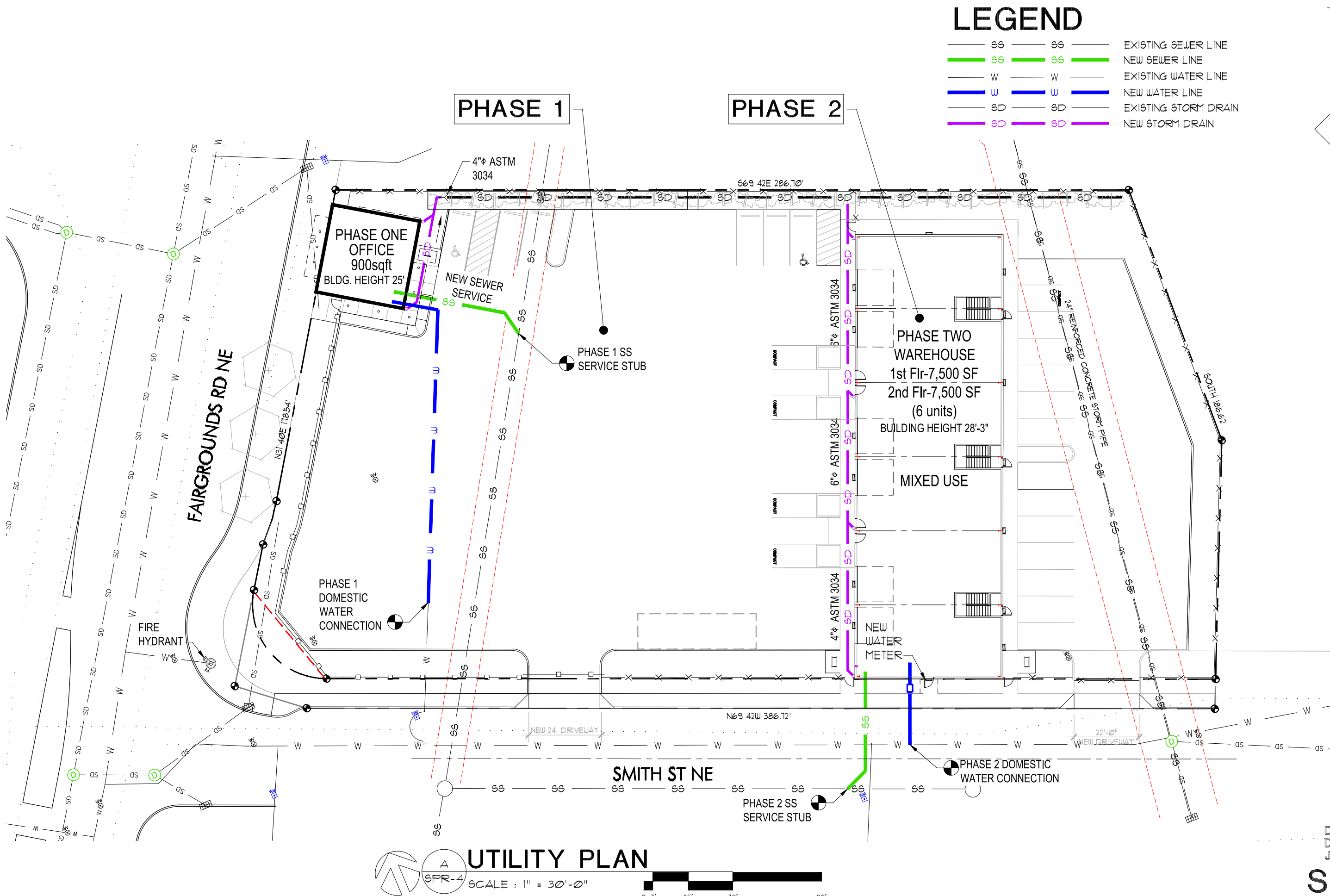
| PARKING SPACES | 1 PER 900 sf (MOTOR VEHICLE SALES)                                                                                                                                                   |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PHASE 1        | 1 SPACE REQ'D (900 sf / 900 = 1)<br><b>3 SPACES PROVIDED</b>                                                                                                                         |
| PHASE 2        | <b>WAREHOUSE</b><br>9 SPACE REQ'D (7,500 sf / 900 = 8.3)<br><b>9 SPACES PROVIDED</b><br><b>2ND FLOOR MULTI-FAMILY</b><br>6 UNITS x 2 SPACES = 12 SPACES<br><b>13 SPACES PROVIDED</b> |

| BICYCLE SPACES | 1 PER 9,000 sf (MOTOR VEHICLE SALES)                                                     |
|----------------|------------------------------------------------------------------------------------------|
| PHASE 1        | 1 SPACE REQ'D (900 sf / 9,000 = .1)<br>1 SPACES PROVIDED                                 |
| PHASE 2        | 1ST FLR WAREHOUSE 4 SPACES PROVIDED<br>6 UNITS<br>2ND FLR MULTI-FAMILY 4 SPACES PROVIDED |

- SITE LIGHTING KEY**
- SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT
  - SINGLE HEAD LED LIGHT POLE NOT TO EXCEED 25' IN HEIGHT
  - LED WALL PACK, NOT TO EXCEED 16' IN HEIGHT







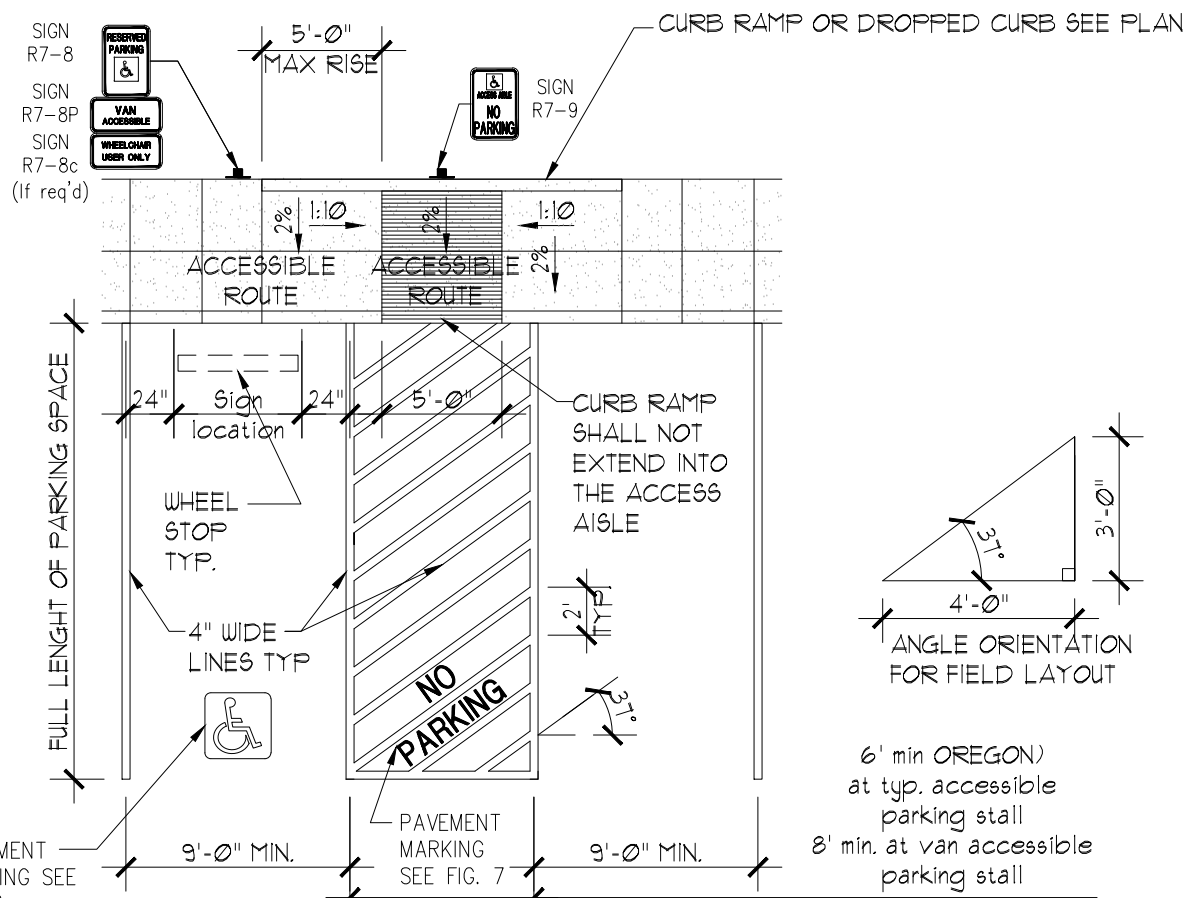


P:\2261 Creative Credit and Auto Sales 2410 Fairground Road NE\site plan review\SPR CLASS 3 10.14.2022.dwg, SPR 5 DETAILS, 10/20/2022 9:30:20 AM, Andy, 1:1

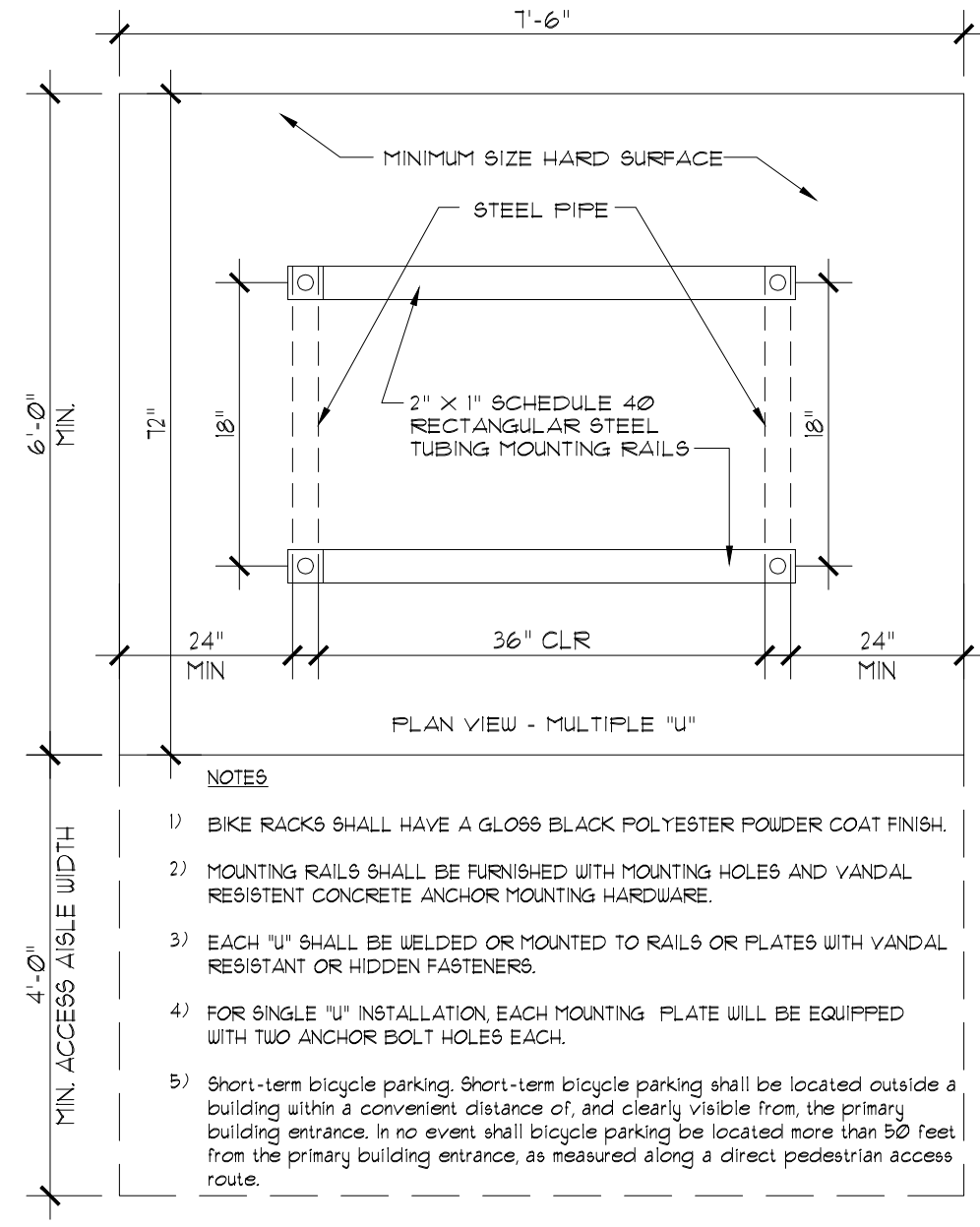
ALL DETAILS ARE TO COMPLY WITH THE ACCESSIBLE STANDARDS PUBLISHED BY OREGON DEPT OF TRANSPORTATION (2018)  
<[https://www.oregon.gov/ODOT/Engineering/DOCS\\_ADA/ADA\\_Standards-Accessible-Parking.pdf](https://www.oregon.gov/ODOT/Engineering/DOCS_ADA/ADA_Standards-Accessible-Parking.pdf)>

**SIGN MOUNTING**  
POST-MOUNTED SIGNS SHALL BE INSTALLED WITH A VERTICAL CLEARANCE OF 1' (+/-3") BETWEEN THE BOTTOM OF THE SIGN TO THE GROUND LINE. IF MORE THAN ONE SIGN IS REQUIRED FOR THE ACCESSIBLE PARKING SPACE, ALL SIGNS SHALL BE MOUNTED ON A SINGLE POST EXCEPT FOR THE "ACCESS AISLE NO PARKING" AND ARROW SIGNS. WHEN SIGNS ARE MOUNTED ON BUILDINGS OR PIERS, A VERTICAL CLEARANCE OF 5' MINIMUM SHALL BE MAINTAINED BETWEEN THE BOTTOM OF THE SIGN AND THE FLOOR OF THE PARKING SPACE.

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LOCATED ON A SURFACE WITH A SLOPE NOT TO EXCEED 1 UNIT VERTICAL IN 50 UNITS HORIZONTAL (2%) IN ALL DIRECTIONS.



**SINGLE-ACCESSIBLE PARKING SPACE**  
VAN-ACCESSIBLE DESIGNATION REQUIRED  
SCALE: 1/8" = 1'-0"  
M:\025ITEWK\580P\YMRK\02580 HC-SGL



**BICYCLE PARKING RACK DETAIL**  
PER TABLE 806-10  
SCALE: 1" = 1'-0"  
M:\025ITEWK\600P\FING\02600 BIKE RACK

SINGLE HOOP (2)  
BIKE SPACES  
PROVIDED FOR  
PHASE 1  
DOUBLE HOOP PER  
DETAIL 2/SPR5 (4)  
BICYCLE PARKING  
FOR PHASE 2

RONALD JAMES PED ARCHITECT PC  
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SPR 5

|                         |          |               |
|-------------------------|----------|---------------|
| PROPERTY SIZE           | = 20,531 | S.F. (.41 AC) |
| REQ'D LANDSCAPE AREA    | = 3,079  | S.F. (15%)    |
| EXISTING LANDSCAPE AREA | = 0#     | S.F. (0%)     |
| NEW LANDSCAPE AREA      | = 3,107  | S.F. (15.1%)  |
| BUILDING FOOTPRINT AREA | = 900    | S.F. (4.4%)   |
| HARDSCAPE AREA          | = 16,524 | S.F. (80.5%)  |
|                         |          | (100%)        |
| TOTAL IMPERVIOUS AREA   | = 17,424 | S.F. (84.9%)  |

## PHASE 1 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 3,107#/20 PU      PU REQ.: 155  
TREES: 62 PU \*  
\* 40% OF TOTAL PU TO BE TREES

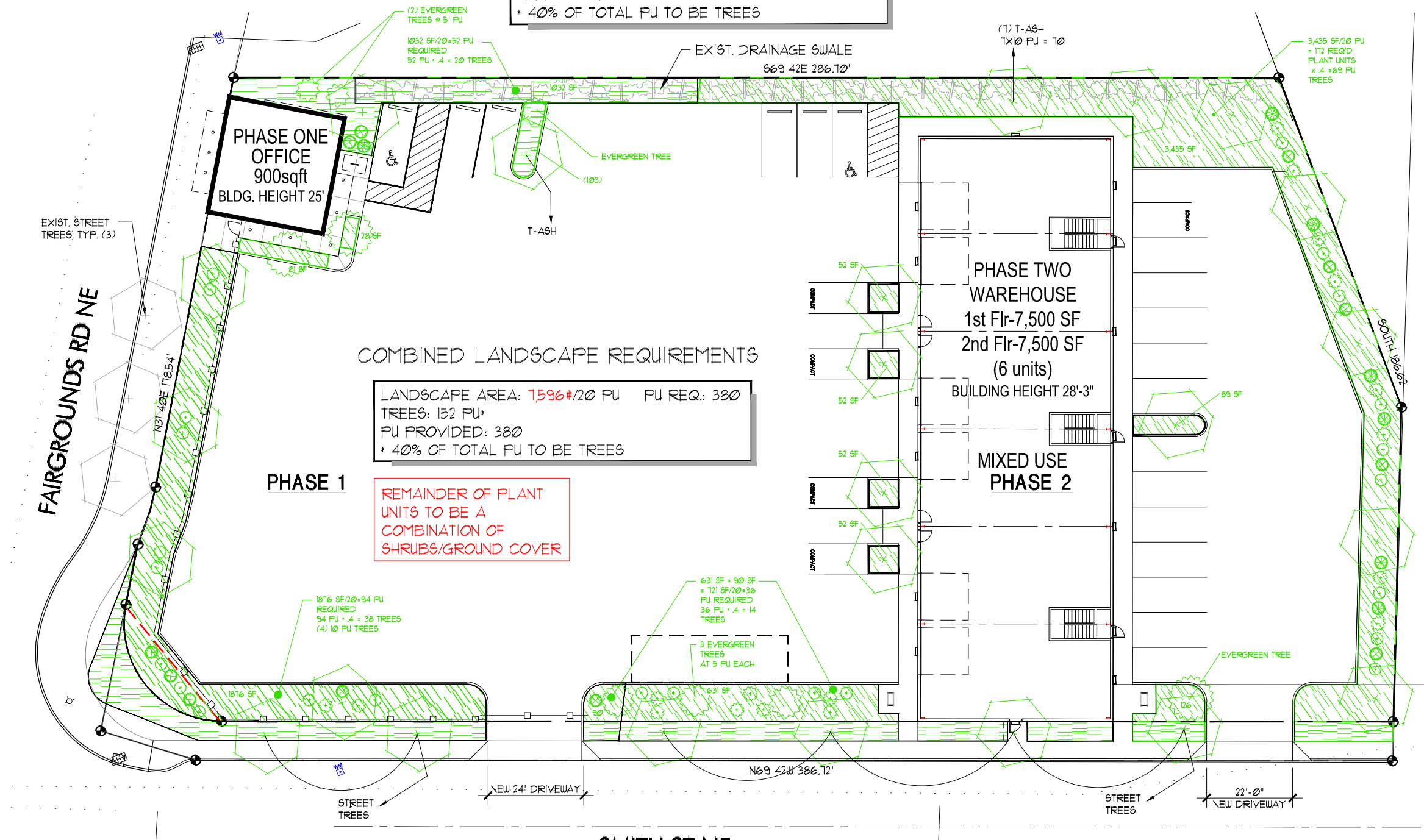
40% OF TOTAL REQ'D  
PU TO BE TREES, SEE  
COMBINED LANDSCAPE  
REQUIREMENTS BELOW

## Phase 2 Site Summary

|                         |                        |
|-------------------------|------------------------|
| PROPERTY SIZE           | = 29,898 S.F. (.68 AC) |
| REQ'D LANDSCAPE AREA    | = 4,485 S.F. (15%)     |
| EXISTING LANDSCAPE AREA | = 0 S.F. (0%)          |
| NEW LANDSCAPE AREA      | = 4,489 S.F. (15.1%)   |
| BUILDING FOOTPRINT AREA | = 7,500 S.F. (25.0%)   |
| HARDSCAPE AREA          | = 17,909 S.F. (59.9%)  |
|                         | (100%)                 |
| TOTAL IMPERVIOUS AREA   | = 25,409 S.F. (85%)    |

## PHASE 2 LANDSCAPE REQUIREMENTS

LANDSCAPE AREA: 4,489#/20 PU    PU REQ.: 224  
TREES: 90 PU \*  
\* 40% OF TOTAL PU TO BE TREES



# LANDSCAPING PLAN

6) SCALE : 1" = 30'-0"

## Site Plan Review Class 3

Creative Credit & Auto Sales  
2410 Fairground Rd NE



RONALD

JAMES

PED

ARCHITECT P

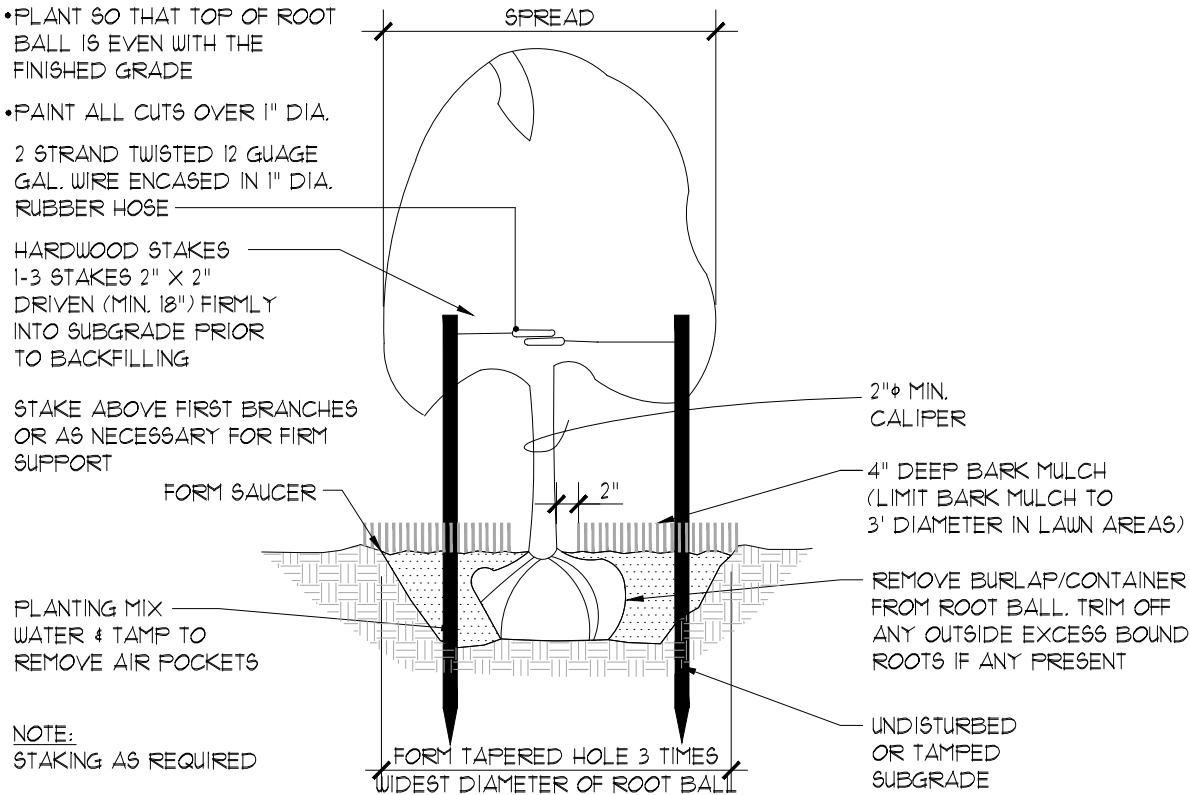
THE FINEST SERVICES IN

ARCHITECTURE AND DESIGN

603.983.1454

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JOB NO.: 2261

# SPR 6



## TREE PLANTING VERTICAL STAKES

SCALE: NTS

M:\025ITEWK\950LNDSC\029500 TREE PLANTING

### PLANT LIST

| STREET TREES                                                                        | COMMON NAME/BOTANICAL NAME                               | SIZE           | COMMENTS            | COUNT |
|-------------------------------------------------------------------------------------|----------------------------------------------------------|----------------|---------------------|-------|
|  | T-ASH<br>ASH, RAYWOOD<br>FRAXINUS OXYCARPA 'RAYWOOD'     | 1-8'<br>LARGE  | 2" CALIPER<br>10 PU |       |
|  | T-LIN<br>LINDEN<br>TILIA CORDATA 'HALA'                  | 1-8'<br>LARGE  | 2" CALIPER<br>10 PU |       |
|  | T-MAP ARM<br>ARMSTRONG MAPLE,<br>ACER RUBRUM 'ARMSTRONG' | 1-8'<br>MEDIUM | 2" CALIPER<br>10 PU |       |
|  | T-MAP RED<br>ACER rumbrum/RED MAPLE October Glory        | 1-8'<br>MEDIUM | 2" CALIPER<br>10 PU |       |
|  | T-DOUG FIR<br>DOUGLAS FIR / Pseudotsuga menziesii        | LARGE          | 2" CALIPER<br>10 PU |       |

| ORNAMENTAL TREES                                                                    | COMMON NAME/BOTANICAL NAME                                               | SIZE | COMMENTS               |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|------|------------------------|
|  | T-JAPO<br>CRYPTOMERIA JAPONICA 'ELEGANS'                                 | 1-8' | 2" MIN CALIPER<br>5 PU |
|  | T-TAMA<br>CRYPTOMERIA JAPONICA /TAISHO TAMA (TAISHO TAMA JAPANESE CEDAR) | 4-6' | 2" MIN CALIPER<br>5 PU |
|  | T-BLA<br>CRYPTOMERIA JAPONICA /BLACK DRAGON                              | 4-6' | 2" MIN CALIPER<br>5 PU |
|  | T-MAP VINE<br>VINE MAPLE/ACER circinatum                                 | 1-8' | 2" MIN CALIPER<br>2 PU |
|  | T-CRAB<br>CRABAPPLE/MALUS 'AMERICAN BEAUTY'                              | 1-8' | 2 MIN CALIPER<br>2 PU  |
|  | T-CRY<br>CRYPTOMERIA JAPONICA /SEKKEN-SUGI                               | 6'   | 2" MIN CALIPER<br>5 PU |
|  | T-CUP<br>CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS 'STRICTA'                | 6'   | 2" MIN CALIPER<br>5 PU |
|  | T-CHA<br>CHAMAECYPARIS OBTUSA HINOKI FALSE CYPRESS 'GRACILIS'            | 6'   | 2" MIN CALIPER<br>5 PU |

| SIZE                                                                                  | SHRUBS  | COMMON NAME/BOTANICAL NAME                                         | COMMENTS                |
|---------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------|-------------------------|
| 1 gal. 3 gal.                                                                         | S-HYB.  | HYBISCUS/Hybiscus Syriacus ROSE OF SHARON 'MINERVA' 'AZURRI SATIN' | 1 PU 1 gal / 2 PU 3 gal |
|  | S-STRA. | DEUTZIA x hybridia 'STRAWBERRY FIELDS'                             | 1 PU 1 gal / 2 PU 3 gal |
|  | S-ABE   | ABELIA grandiflora 'EDWARD GOUCHER' (EVERGREEN)                    | 1 PU 1 gal / 2 PU 3 gal |
|  | S-VIB.D | VIBURNUM Japonicum (EVERGREEN)                                     | 1 PU 1 gal / 2 PU 3 gal |
|  | S-PIE.  | PIERIS japonicum LILLY-OF-THE-VALLEY (EVERGREEN/SHADE)             | 1 PU 1 gal / 2 PU 3 gal |
|  | S-AUC   | AUCUBA JAPONICA JAPANESE AUCUBA (EVERGREEN/SHADE)                  | 1 PU 1 gal / 2 PU 3 gal |
|  | S-VIB.  | VIBURNUM ELLIPTICUM. COMMON VIBURNUM                               | 1 PU 1 gal / 2 PU 3 gal |
|  | S-CURR. | RED-FLOWERING CURRANT/Ribes sanguinem                              | 1 PU 1 gal / 2 PU 3 gal |

| GROUND COVER                                                                          | BOTANICAL NAME/COMMON NAME            | SIZE   | COMMENTS            |
|---------------------------------------------------------------------------------------|---------------------------------------|--------|---------------------|
|  | G-PHL<br>PHLOX SUBLATA CREEPING PHLOX | 1 gal. | 24" SPACING<br>1 PU |
|  | G-VIN<br>VINCA MAJOR PERIWINKLE       | 1 gal. | 24" SPACING<br>1 PU |

2

## PLANT LIST

SCALE: N/A

M:\025ITEWK\950PLNTS\029500 PLANTLIST



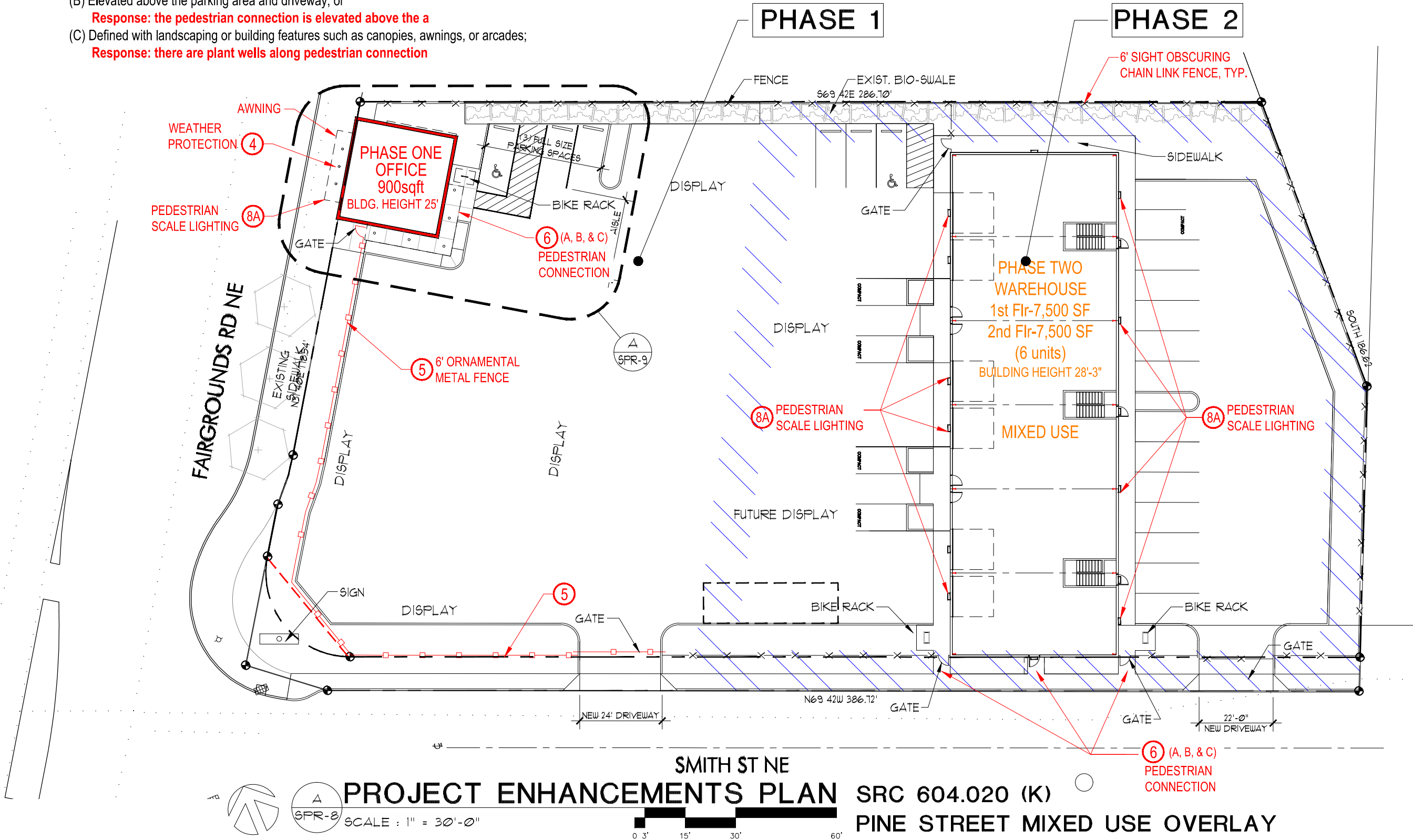
# PROJECT ENHANCEMENTS (SRC 604.020)

- (4) Weather protection, in the form of awnings or canopies, along more than 50 percent of the length of the ground floor building facade adjacent to sidewalks or pedestrian connections;  
**Response: 50 percent of the building façade has pedestrian covered connection**

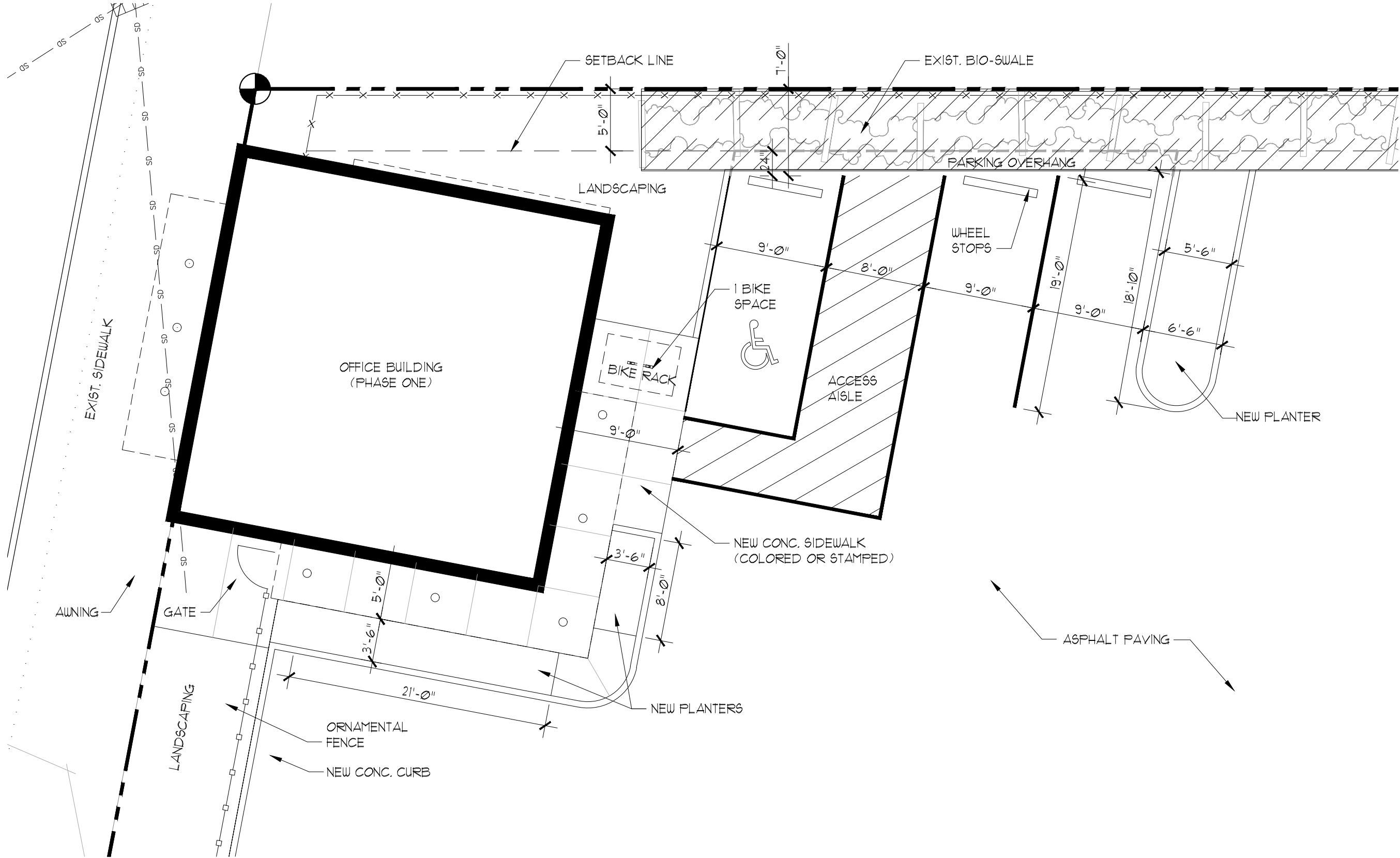
(5) Cast iron or wrought iron fencing adjacent to Portland/Fairgrounds Road;  
**Response: an ornamental fence is installed along Fairgrounds**

(6) Pedestrian connections that are:  
(A) Constructed with pavers, scored or colored cement, and/or stamped asphalt;  
**Response: the concrete has integral color.**  
(B) Elevated above the parking area and driveway; or  
**Response: the pedestrian connection is elevated above the a**  
(C) Defined with landscaping or building features such as canopies, awnings, or arcades;  
**Response: there are plant wells along pedestrian connection**
- (7) Development on surface parking lots existing on October 1, 2001;  
**Response: the parking lot/vehicular use are existing prior to 2001.**

(8) Provision of one or more of the following pedestrian-oriented design features on private property adjacent to Portland/Fairgrounds Road:  
(A) Pedestrian scale lighting not more than 16 feet in height; or  
**Response: Pedestrian lighting will be provide on the building**



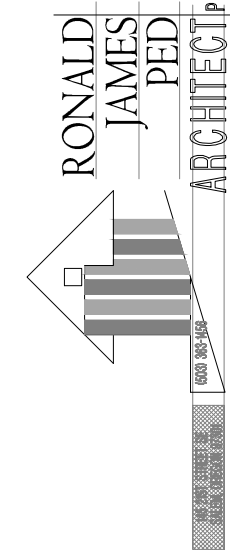




A  
SPR-8a

## ENLARGED OFFICE PLAN

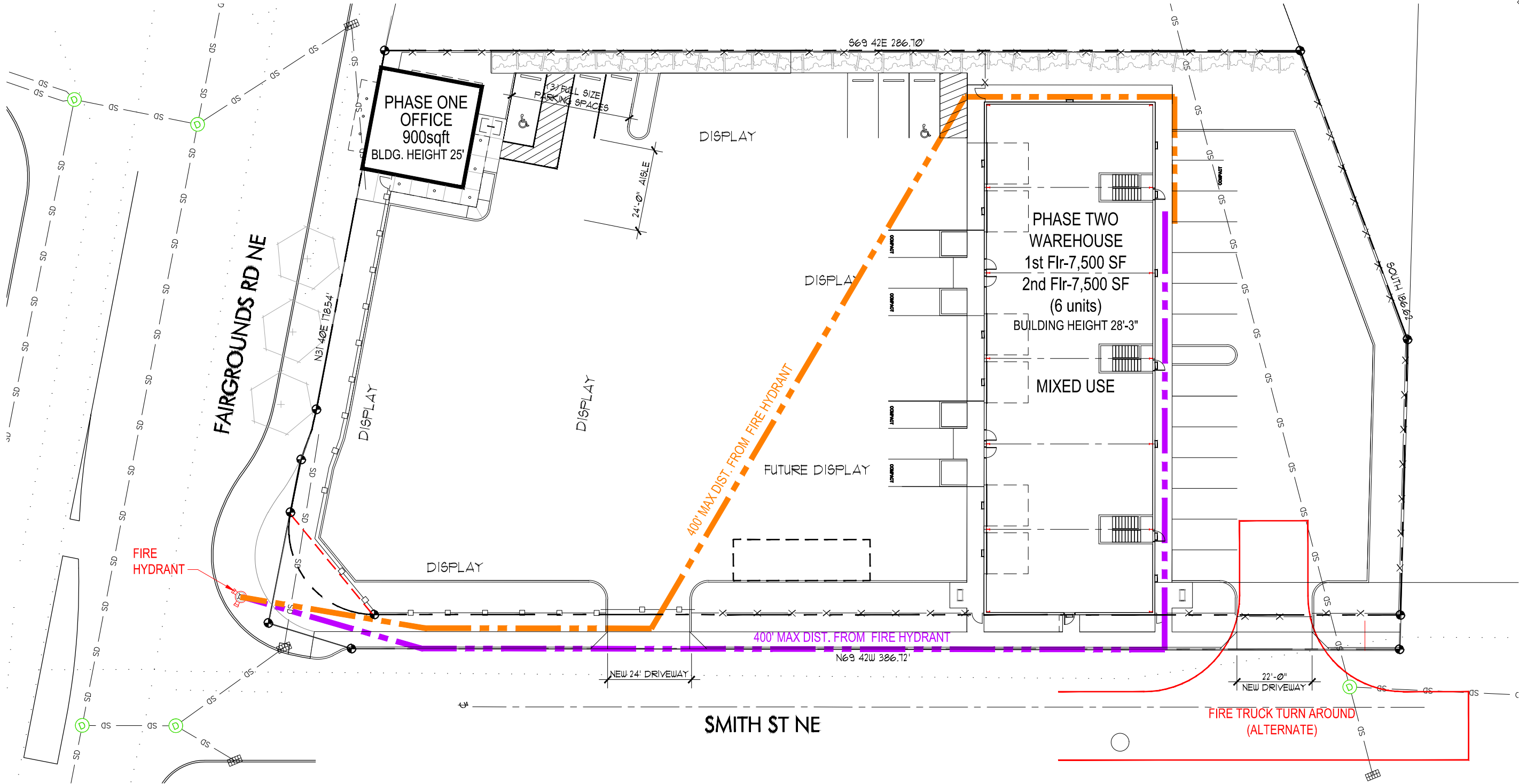
SCALE : 1/8" = 1'-0"



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2410 Fairground Rd NE

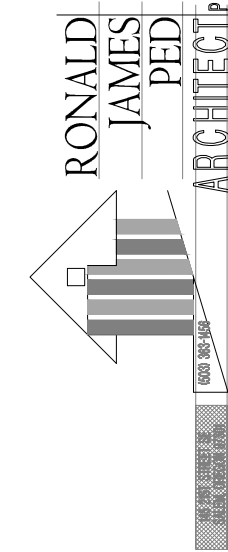
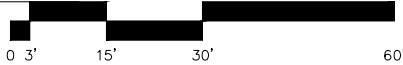
DATE: 8.23.22  
DRAWN: KDG  
JOB NO.: 2261

SPR 9



# FIRE ACCESS PLAN

SCALE : 1" = 30'-0"

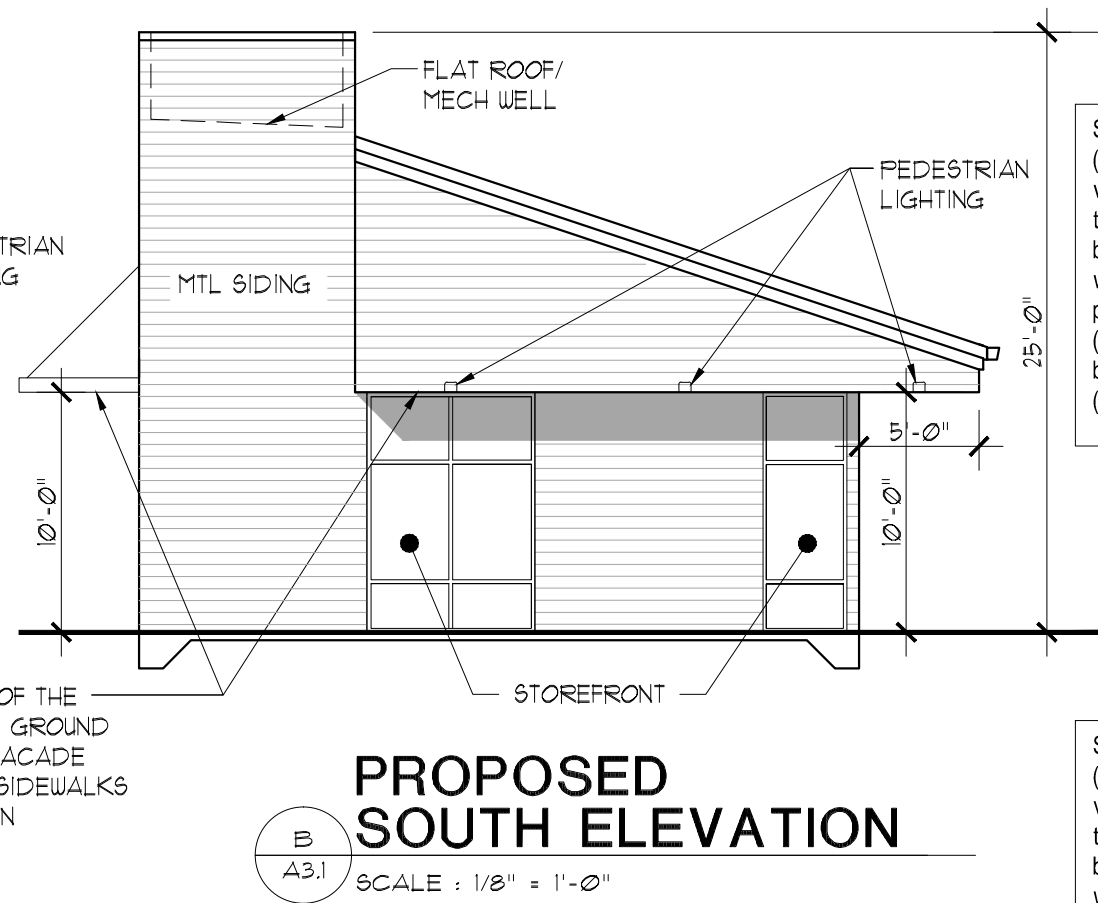
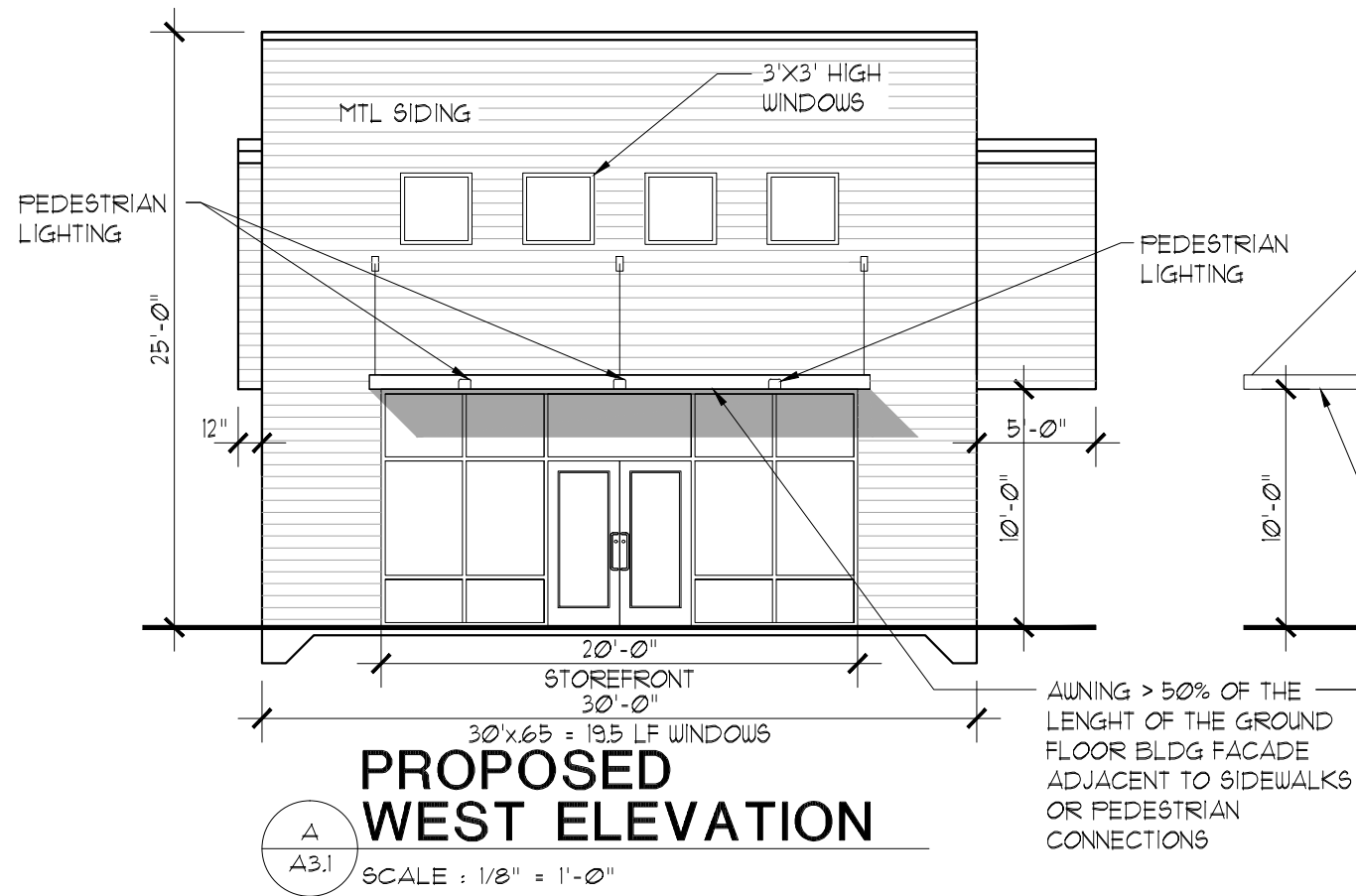


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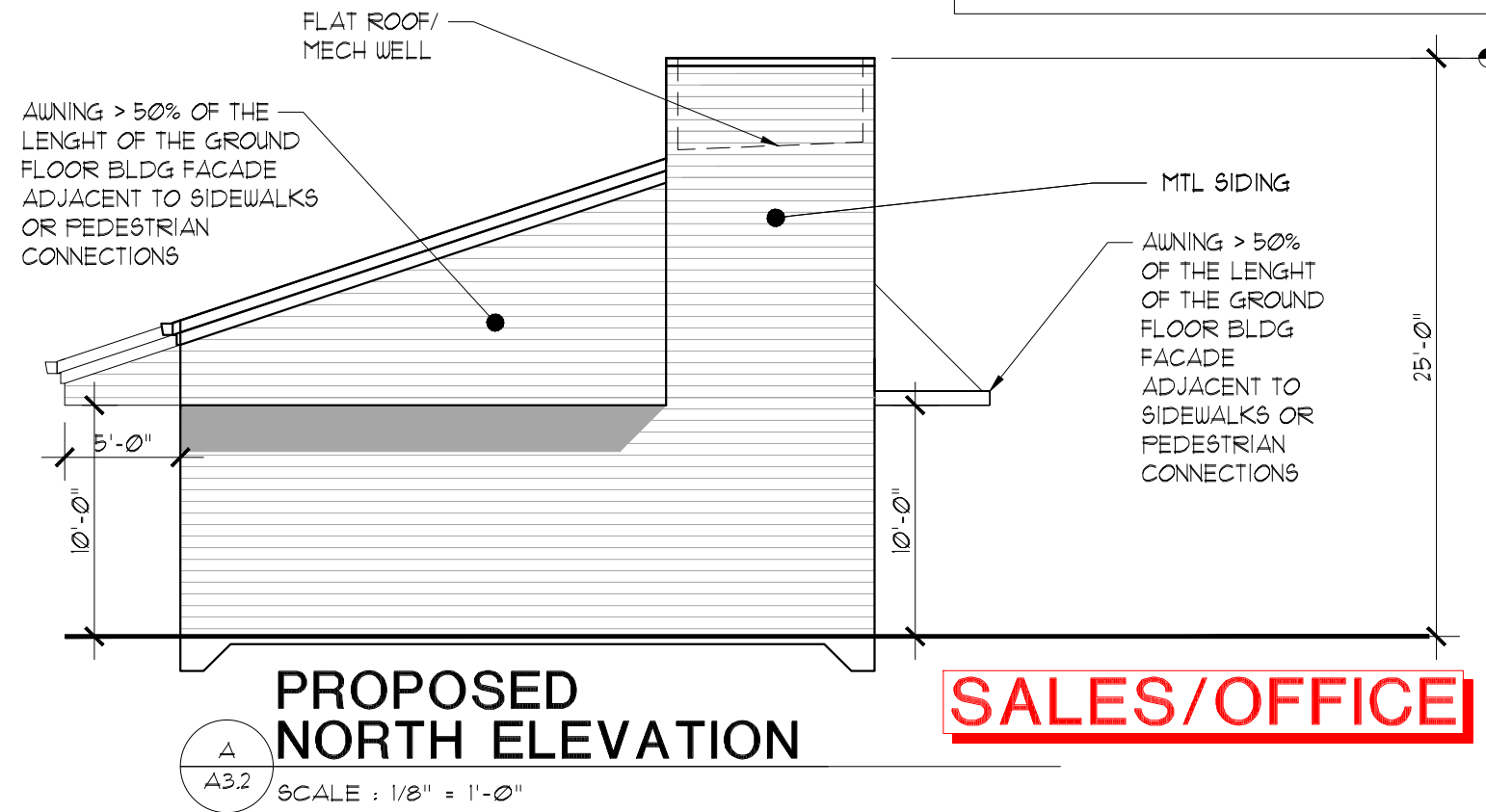
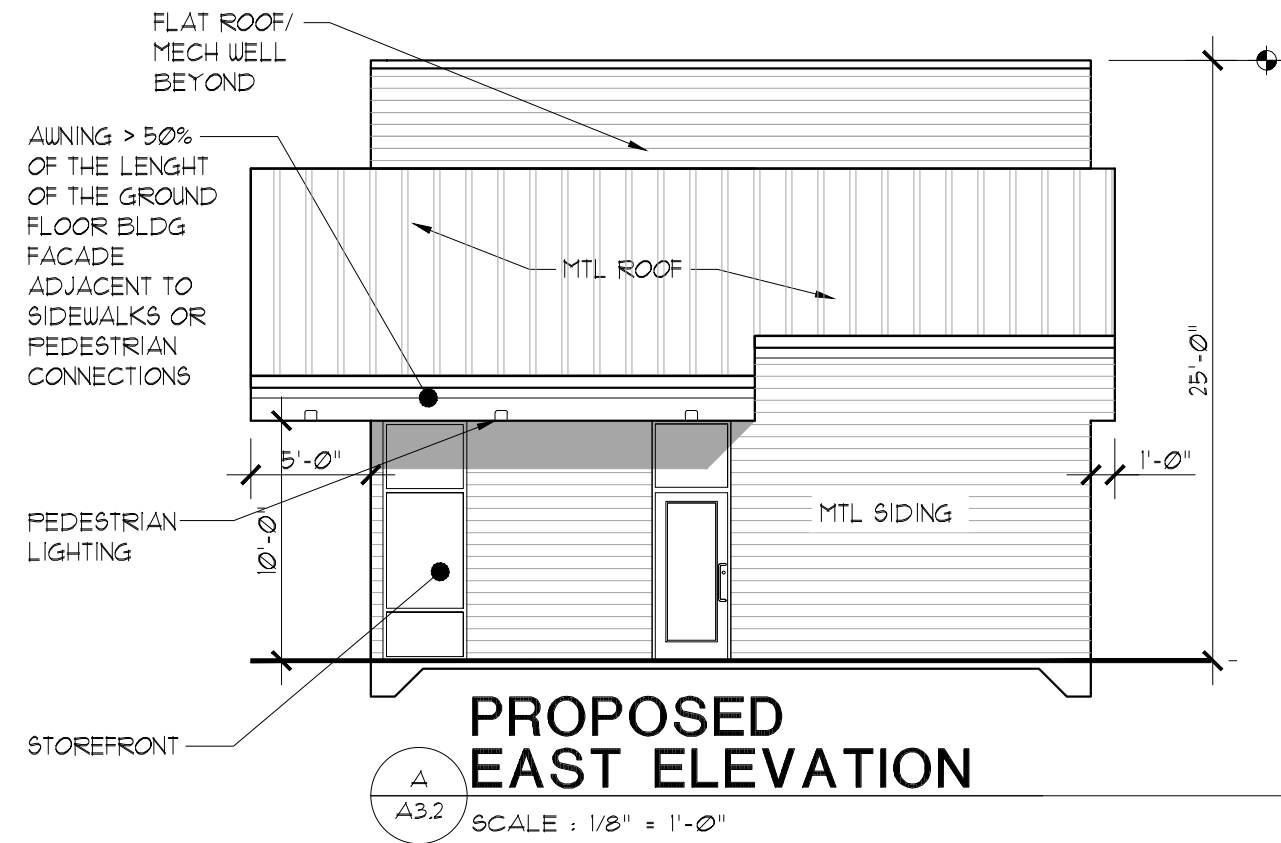
SPR 11





Sec. 112.035. - Height.  
(a)Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.  
(2)Top point. The top point for purposes of measuring building and structure height shall be:  
(A)The highest point of the coping of a flat roof

Sec. 112.035. - Height.  
(a)Calculation. Height is calculated by measuring the vertical distance between two points, a base point and a top point. Unless otherwise provided under the UDC, the base point is the lowest point on the grade abutting that which is being measured, and the top point is the highest point on that which is being measured.  
(2)Top point. The top point for purposes of measuring building and structure height shall be:  
(A)The highest point of the coping of a flat roof



**SALES/OFFICE**

