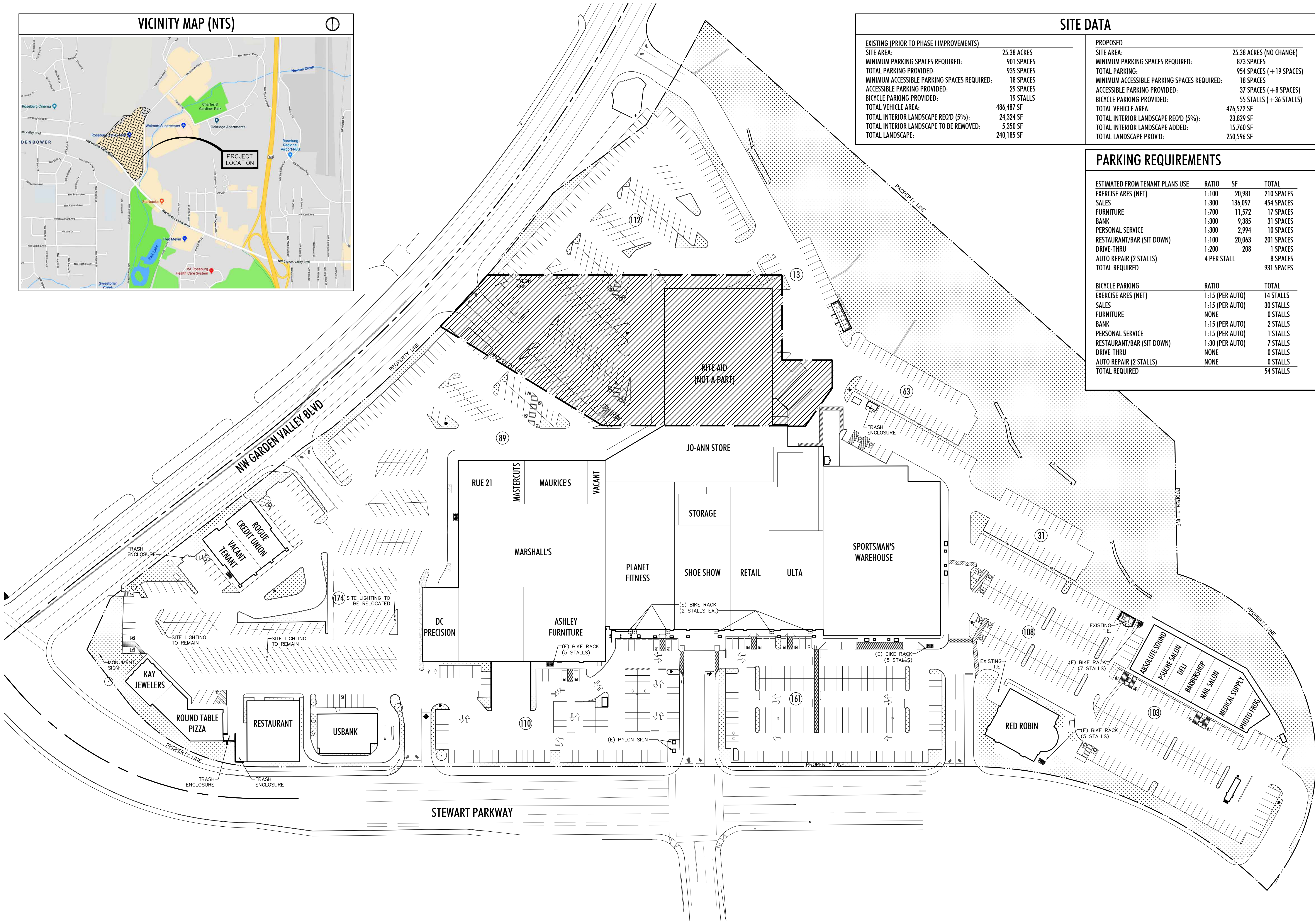


EXISTING (PRIOR TO PHASE I IMPROVEMENTS)		PROPOSED	
SITE AREA:	25.38 ACRES	SITE AREA:	25.38 ACRES (NO CHANGE)
MINIMUM PARKING SPACES REQUIRED:	901 SPACES	MINIMUM PARKING SPACES REQUIRED:	873 SPACES
TOTAL PARKING PROVIDED:	935 SPACES	TOTAL PARKING:	954 SPACES (+19 SPACES)
MINIMUM ACCESSIBLE PARKING SPACES REQUIRED:	18 SPACES	MINIMUM ACCESSIBLE PARKING SPACES REQUIRED:	18 SPACES
ACCESSIBLE PARKING PROVIDED:	29 SPACES	ACCESSIBLE PARKING PROVIDED:	37 SPACES (+8 SPACES)
BICYCLE PARKING PROVIDED:	19 STALLS	BICYCLE PARKING PROVIDED:	55 STALLS (+36 STALLS)
TOTAL VEHICLE AREA:	486,487 SF	TOTAL VEHICLE AREA:	476,572 SF
TOTAL INTERIOR LANDSCAPE REQ'D (5%):	24,324 SF	TOTAL INTERIOR LANDSCAPE REQ'D (5%):	23,829 SF
TOTAL INTERIOR LANDSCAPE TO BE REMOVED:	5,350 SF	TOTAL INTERIOR LANDSCAPE ADDED:	15,760 SF
TOTAL LANDSCAPE:	240,185 SF	TOTAL LANDSCAPE PROVIDED:	250,596 SF

PARKING REQUIREMENTS			
ESTIMATED FROM TENANT PLANS USE	RATIO	SF	TOTAL
EXERCISE AREAS (NET)	1:100	20,981	210 SPACES
SALES	1:300	136,097	454 SPACES
FURNITURE	1:700	11,572	17 SPACES
BANK	1:300	9,385	31 SPACES
PERSONAL SERVICE	1:300	2,994	10 SPACES
RESTAURANT/BAR (SIT DOWN)	1:100	20,063	201 SPACES
DRIVE-THRU	1:200	208	1 SPACES
AUTO REPAIR (2 STALLS)	4 PER STALL		8 SPACES
TOTAL REQUIRED			931 SPACES
BICYCLE PARKING	RATIO	TOTAL	
EXERCISE AREAS (NET)	1:15 (PER AUTO)	14 STALLS	
SALES	1:15 (PER AUTO)	30 STALLS	
FURNITURE	NONE	0 STALLS	
BANK	1:15 (PER AUTO)	2 STALLS	
PERSONAL SERVICE	1:15 (PER AUTO)	1 STALLS	
RESTAURANT/BAR (SIT DOWN)	1:30 (PER AUTO)	7 STALLS	
DRIVE-THRU	NONE	0 STALLS	
AUTO REPAIR (2 STALLS)	NONE	0 STALLS	
TOTAL REQUIRED		54 STALLS	



1 EXISTING SITE PLAN
 SCALE: 1"=60'-0"
 ID: A-SP



SITE DATA

EXISTING (PRIOR TO PHASE I IMPROVEMENTS)		PROPOSED	
SITE AREA:	25.38 ACRES	SITE AREA:	25.38 ACRES (NO CHANGE)
MINIMUM PARKING SPACES REQUIRED:	901 SPACES	MINIMUM PARKING SPACES REQUIRED:	873 SPACES
TOTAL PARKING PROVIDED:	935 SPACES	TOTAL PARKING:	954 SPACES (+19 SPACES)
MINIMUM ACCESSIBLE PARKING REQUIRED:	18 SPACES	MINIMUM ACCESSIBLE PARKING SPACES REQUIRED:	18 SPACES
ACCESSIBLE PARKING PROVIDED:	29 SPACES	ACCESSIBLE PARKING PROVIDED:	37 SPACES (+8 SPACES)
BICYCLE PARKING PROVIDED:	19 STALLS	BICYCLE PARKING PROVIDED:	55 STALLS (+36 STALLS)
TOTAL VEHICLE AREA:	486,487 SF	TOTAL VEHICLE AREA:	476,572 SF
TOTAL INTERIOR LANDSCAPE REQ'D (5%):	24,324 SF	TOTAL INTERIOR LANDSCAPE REQ'D (5%):	23,829 SF
TOTAL INTERIOR LANDSCAPE TO BE REMOVED:	5,350 SF	TOTAL INTERIOR LANDSCAPE ADDED:	15,760 SF
TOTAL LANDSCAPE:	240,185 SF	TOTAL LANDSCAPE PROVIDED:	250,596 SF

LEGEND

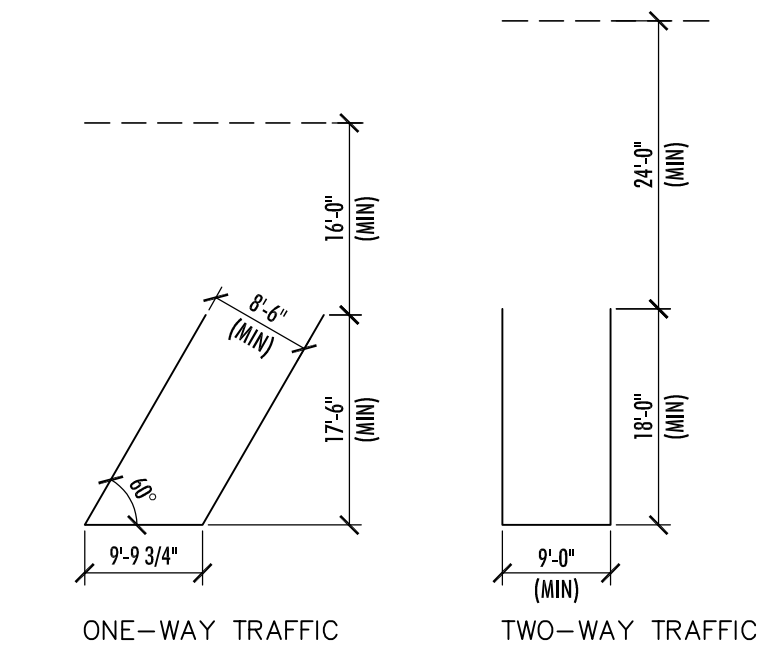
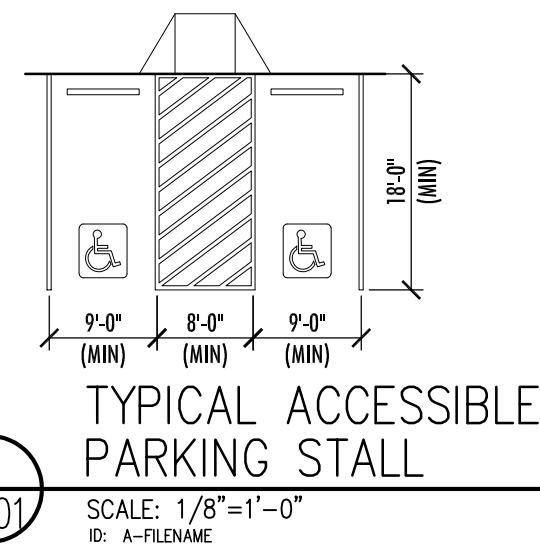
NEW ADDED PEDESTRIAN WALK WAYS

NEW ADDED LANDSCAPING

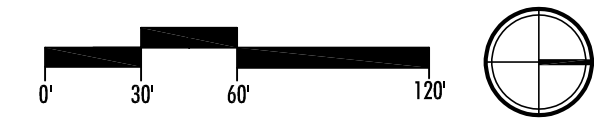
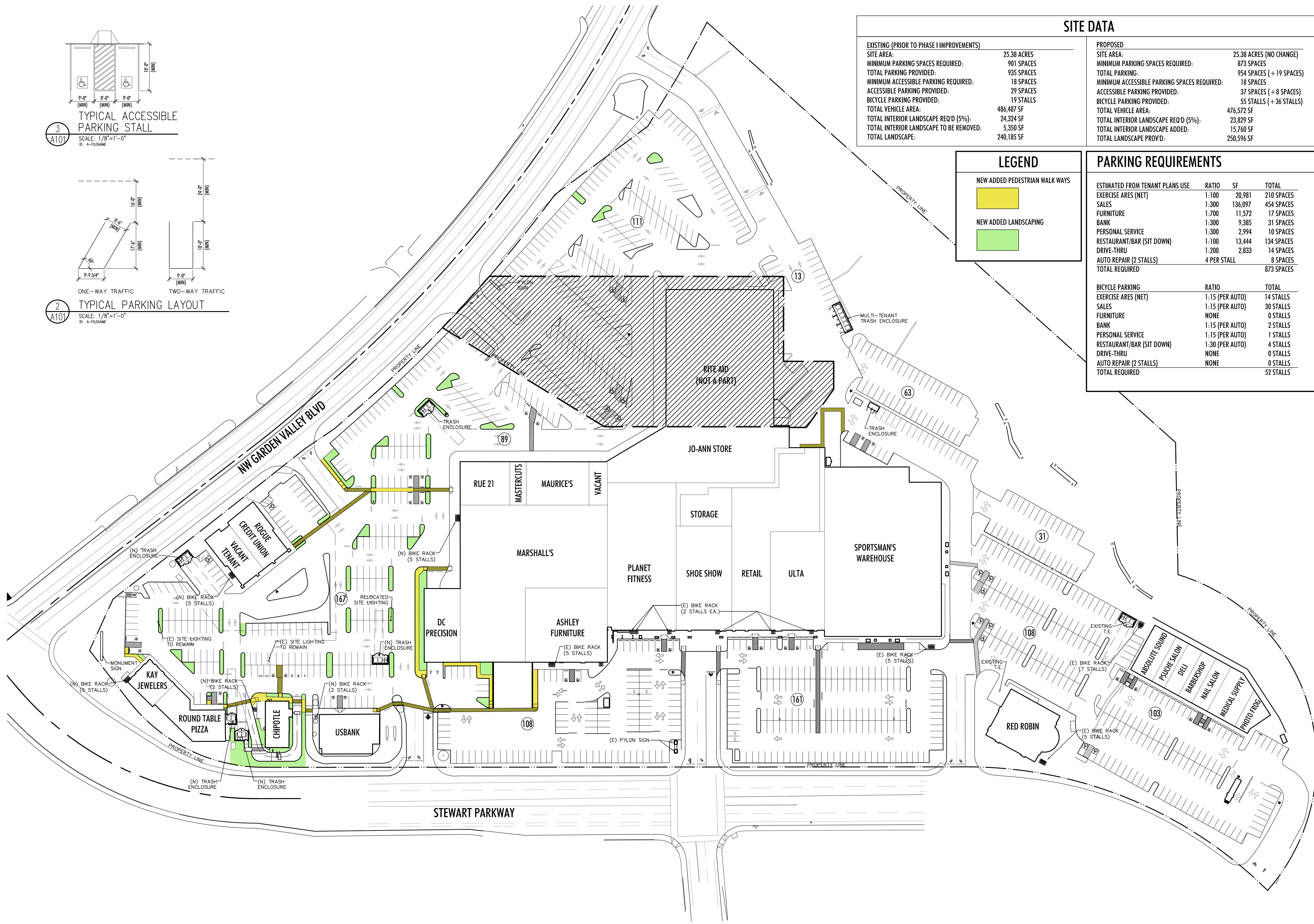
PARKING REQUIREMENTS

ESTIMATED FROM TENANT PLANS USE	RATIO	SF	TOTAL
EXERCISE AREAS (NET)	1:100	20,981	210 SPACES
SALES	1:300	136,097	454 SPACES
FURNITURE	1:700	11,572	17 SPACES
BANK	1:300	9,385	31 SPACES
PERSONAL SERVICE	1:300	2,994	10 SPACES
RESTAURANT/BAR (SIT DOWN)	1:100	13,444	134 SPACES
DRIVE-THRU	1:200	2,833	14 SPACES
AUTO REPAIR (2 STALLS)	4 PER STALL		8 SPACES
TOTAL REQUIRED			873 SPACES

BICYCLE PARKING	RATIO	TOTAL
EXERCISE AREAS (NET)	1:15 (PER AUTO)	14 STALLS
SALES	1:15 (PER AUTO)	30 STALLS
FURNITURE	NONE	0 STALLS
BANK	1:15 (PER AUTO)	2 STALLS
PERSONAL SERVICE	1:15 (PER AUTO)	1 STALLS
RESTAURANT/BAR (SIT DOWN)	1:30 (PER AUTO)	4 STALLS
DRIVE-THRU	NONE	0 STALLS
AUTO REPAIR (2 STALLS)	NONE	0 STALLS
TOTAL REQUIRED		52 STALLS



1 SITE PLAN
 SCALE: 1"=60'-0"
 ID: A-SP



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 ROSEBURG**

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**SITE PLAN
 PHASING
 DIAGRAM**

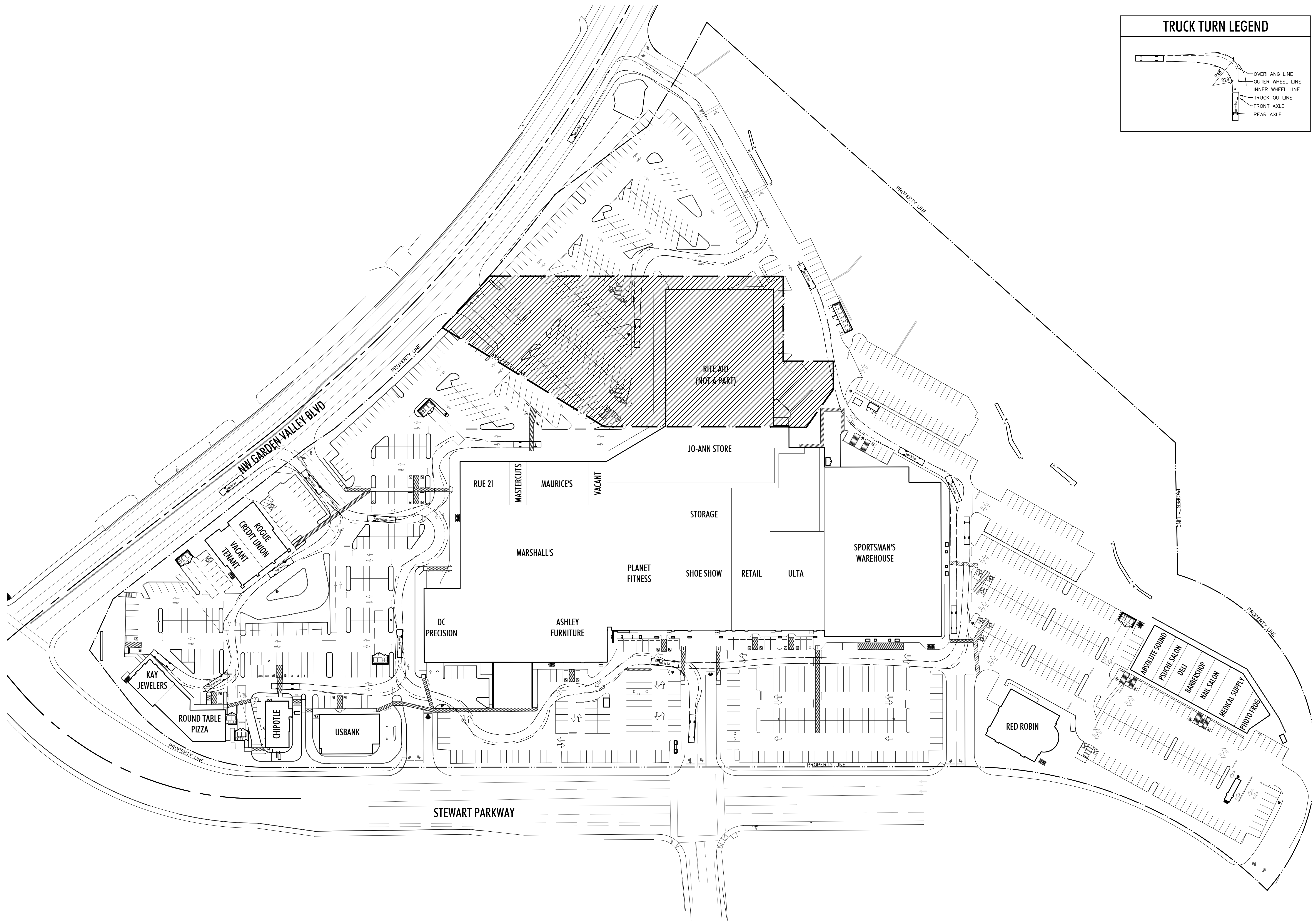
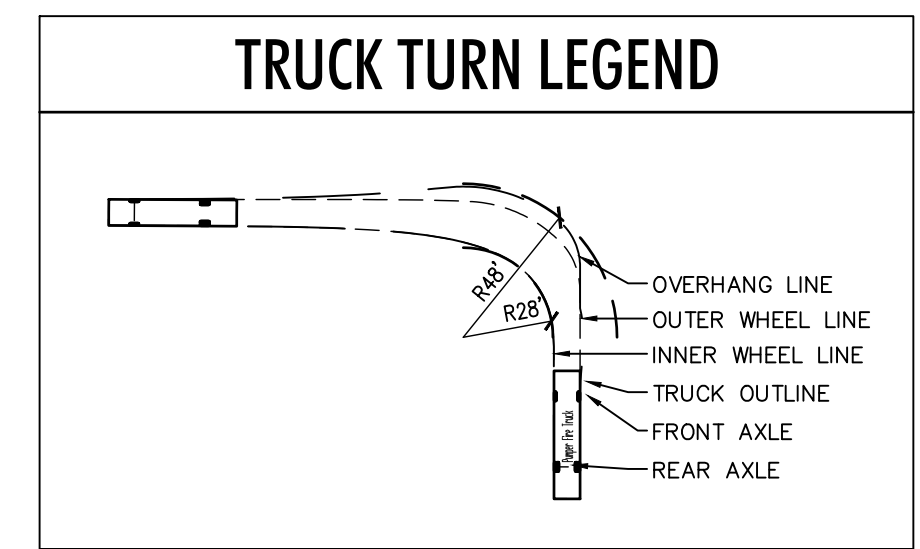
EX 03

KEY

	PHASE 1 - (COMPLETED)
	PHASE 2 - (COMPLETED)
	PHASE 3
	PHASE 4



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**FIRE TRUCK
 MANUVERING
 AT NW GARDEN
 VALLEY BLVD**

EX 04



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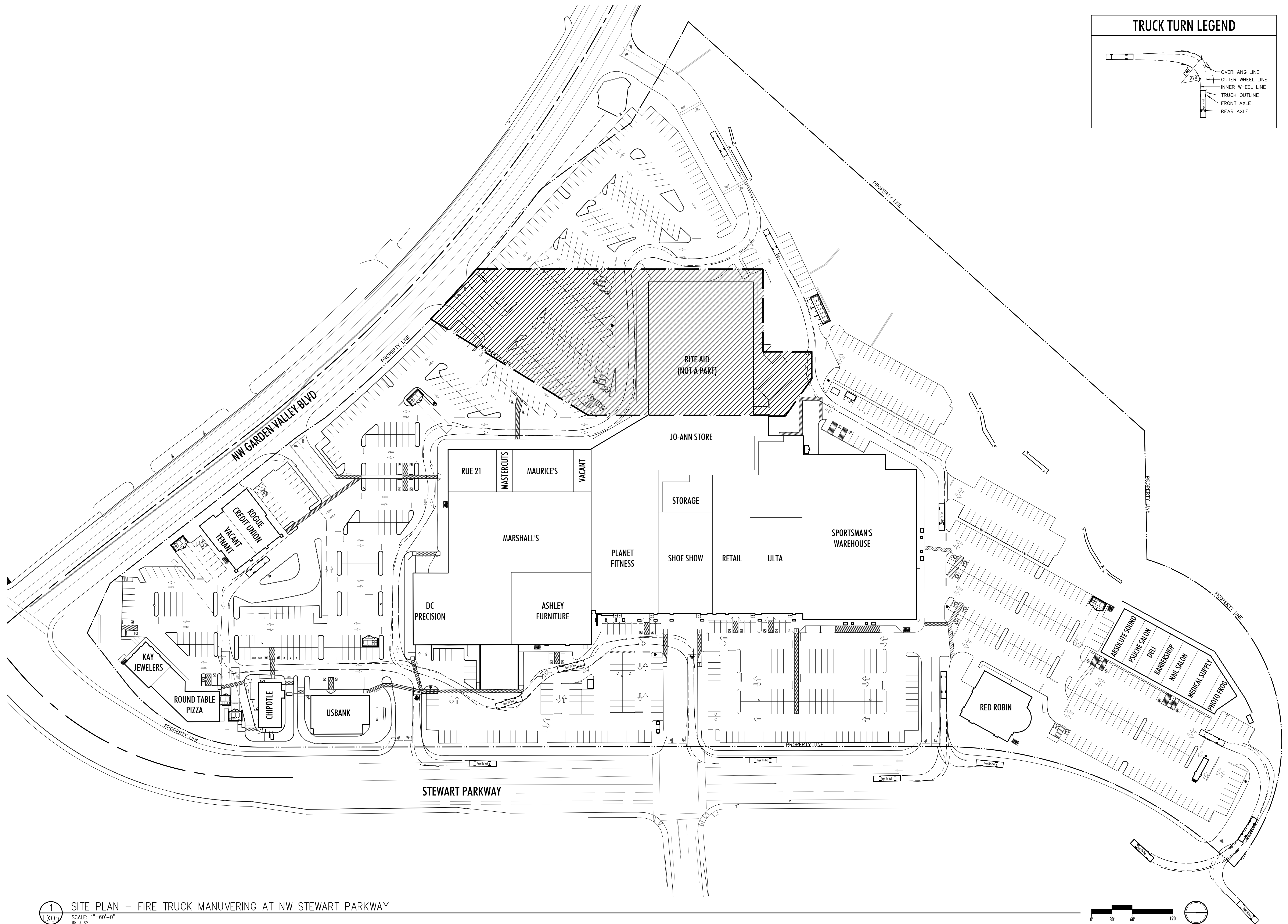
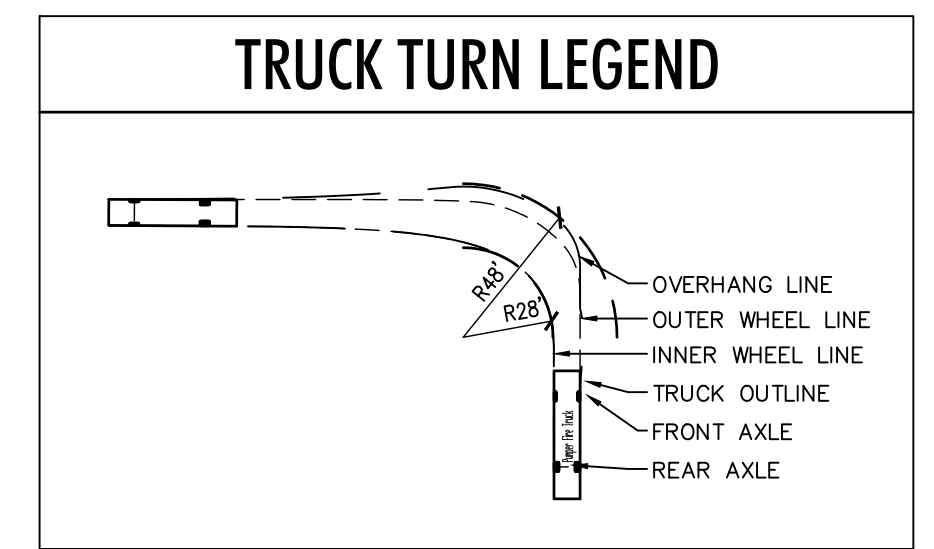
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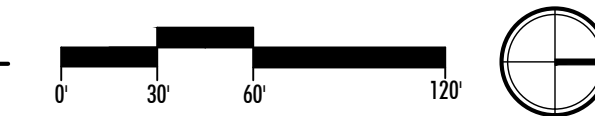
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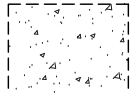


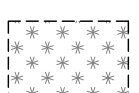
**FIRE TRUCK
 MANUEVERING
 AT NW STEWART
 PARKWAY**

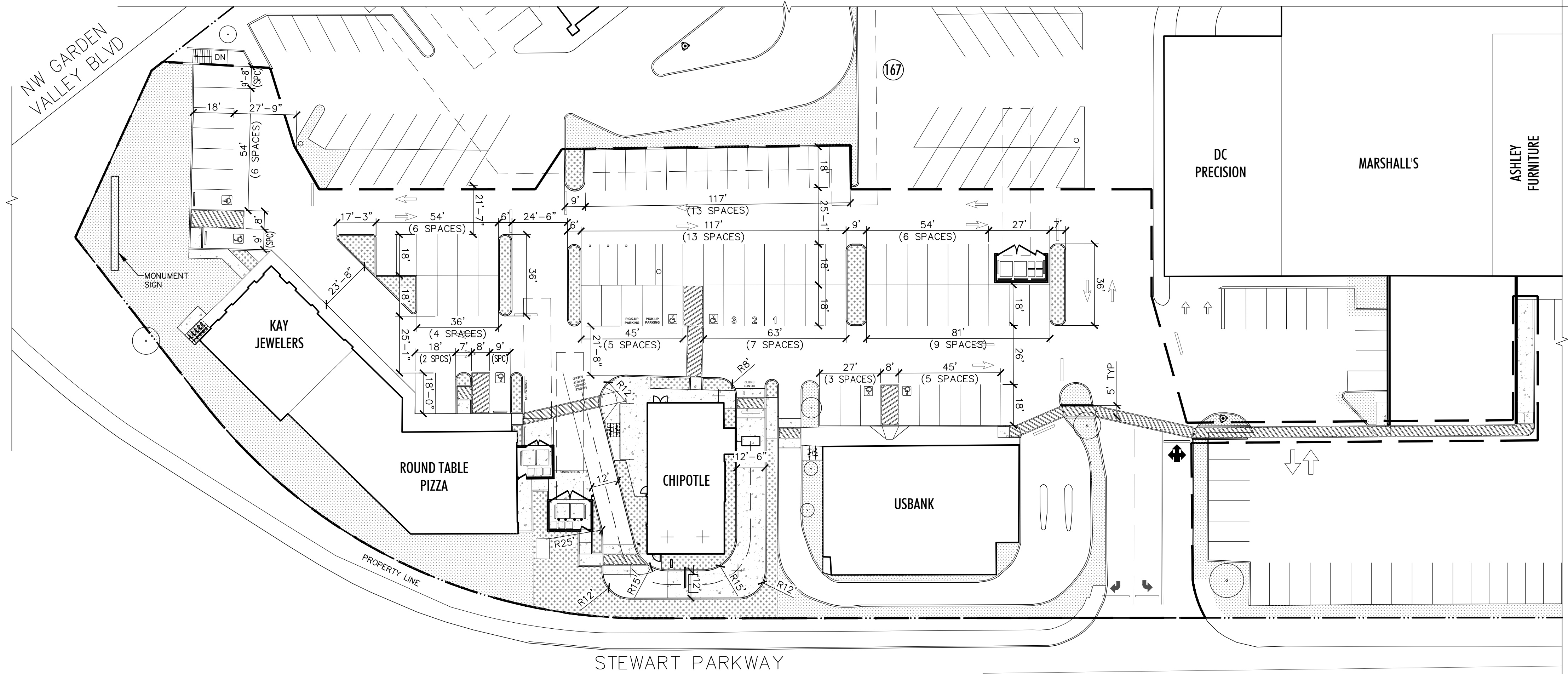
EX 05



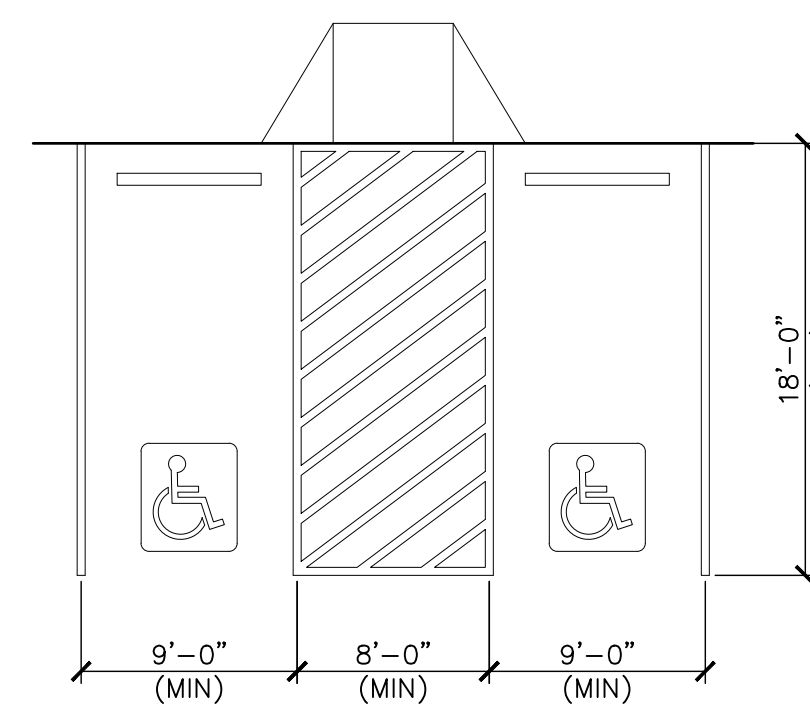
1 SITE PLAN – FIRE TRUCK MANUEVERING AT NW STEWART PARKWAY
 EX05 SCALE: 1"=60'-0"
 ID: A-SP



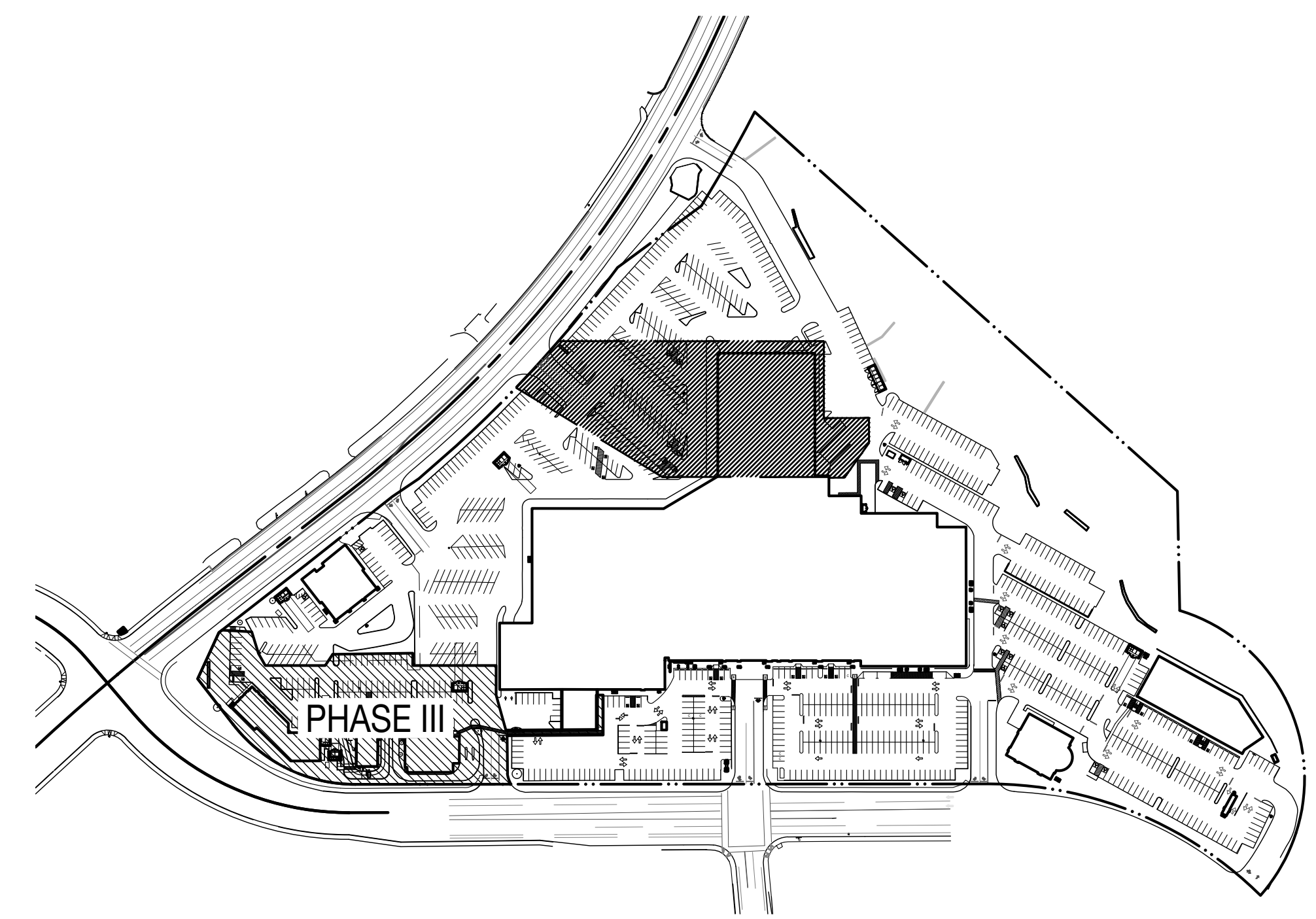
HATCH LEGEND	
	EXISTING CONCRETE
	EXISTING LANDSCAPING
	PROPOSED CONCRETE
	PROPOSED LANDSCAPING



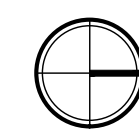
1 SITE PLAN – ENLARGED PHASE III
 EX06 SCALE: 1"=30'-0"
 ID: A-SP



3 TYPICAL ACCESSIBLE
 PARKING STALL
 EX06 SCALE: 1/8"=1'-0"
 ID: A-FLDNAME



0 KEY PLAN
 EX06 SCALE: N.T.S.
 ID: A-SP



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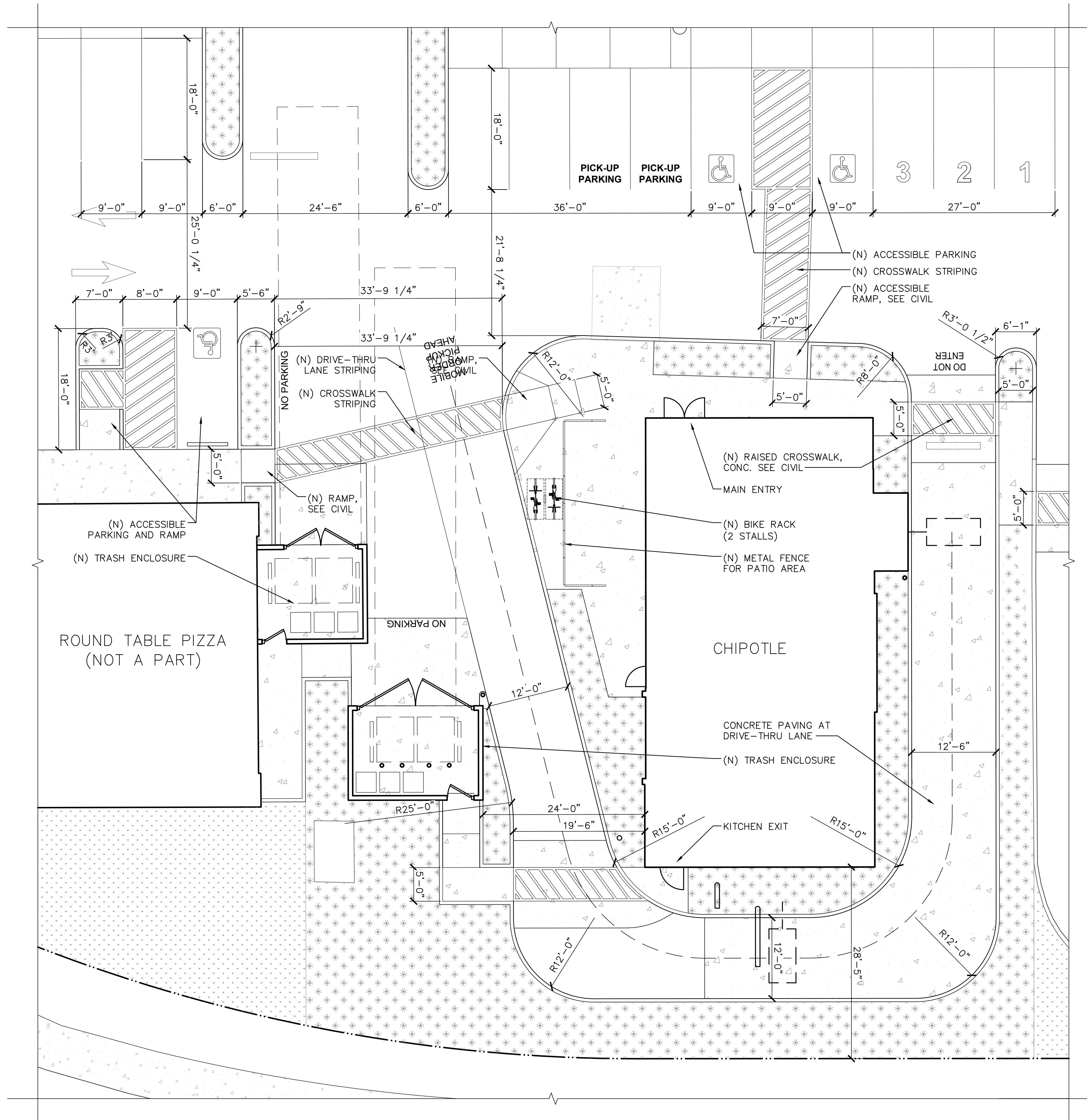
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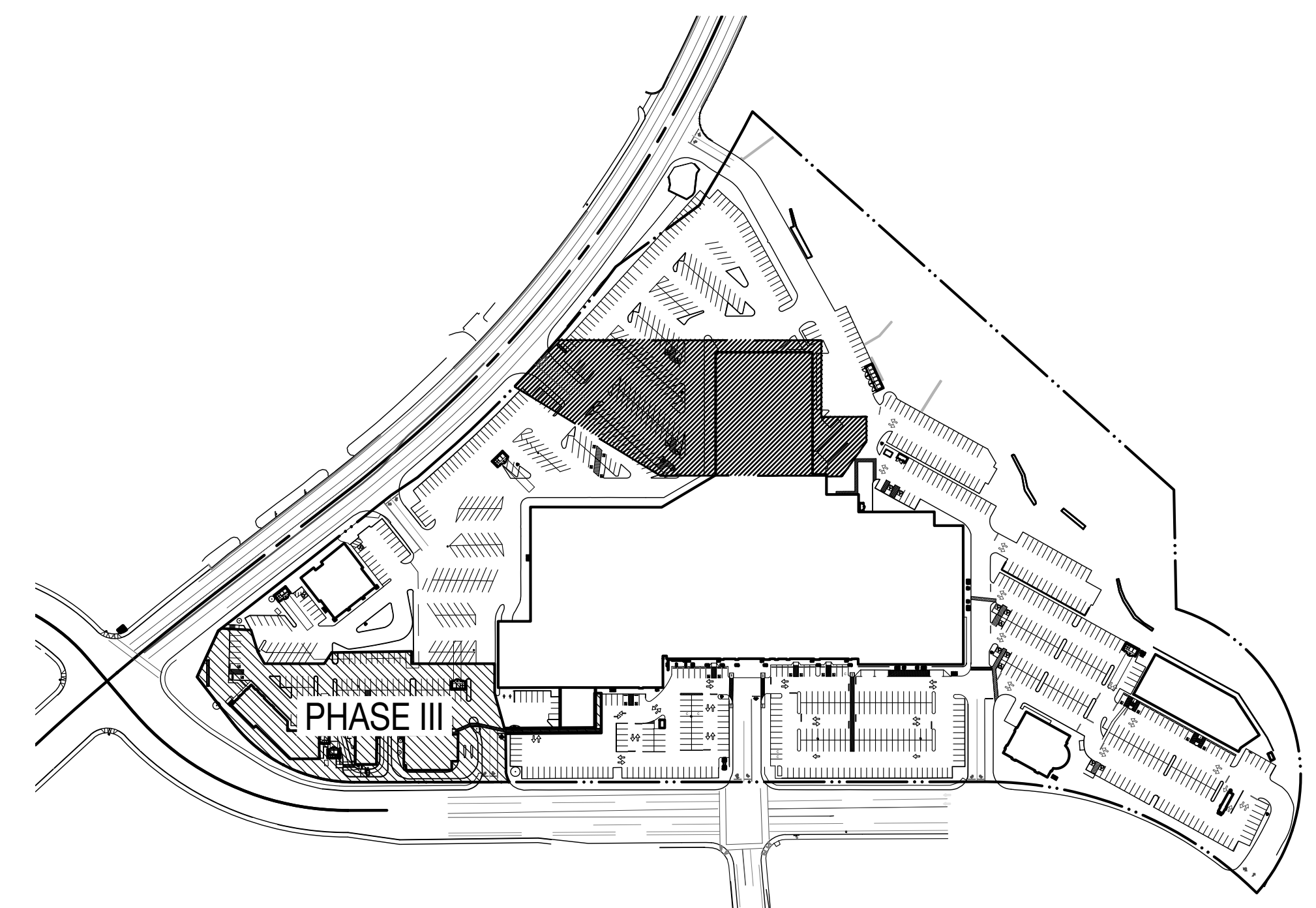
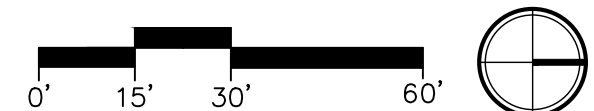
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**ENLARGED
 SITE PLAN
 AT BUILDING**

EX 07



1 SITE PLAN - ENLARGED AT BUILDING
 EX07 SCALE: 1"=30'-0"
 ID: A-5P



0 KEY PLAN
 EX07 SCALE: N.T.S.
 ID: A-5P



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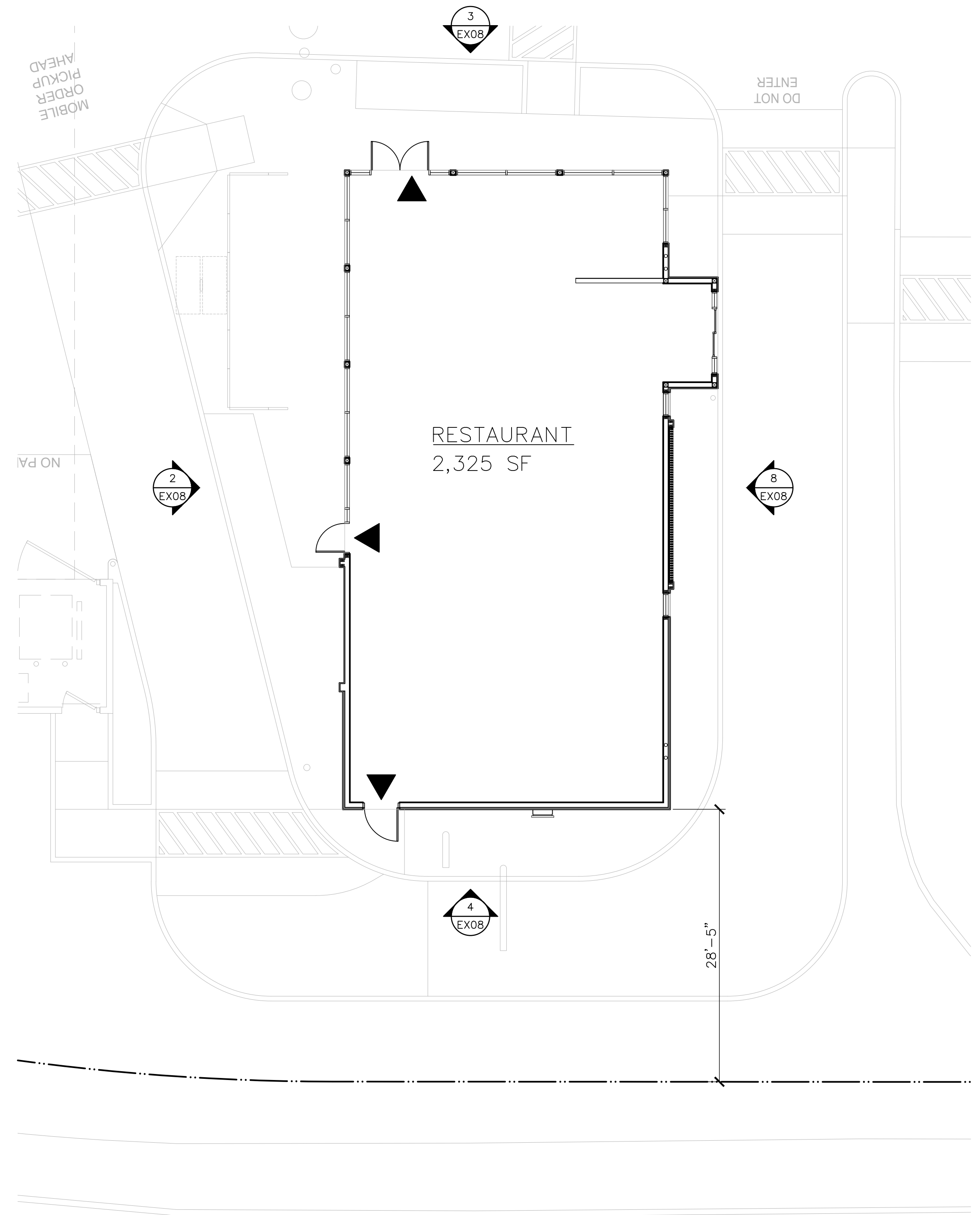
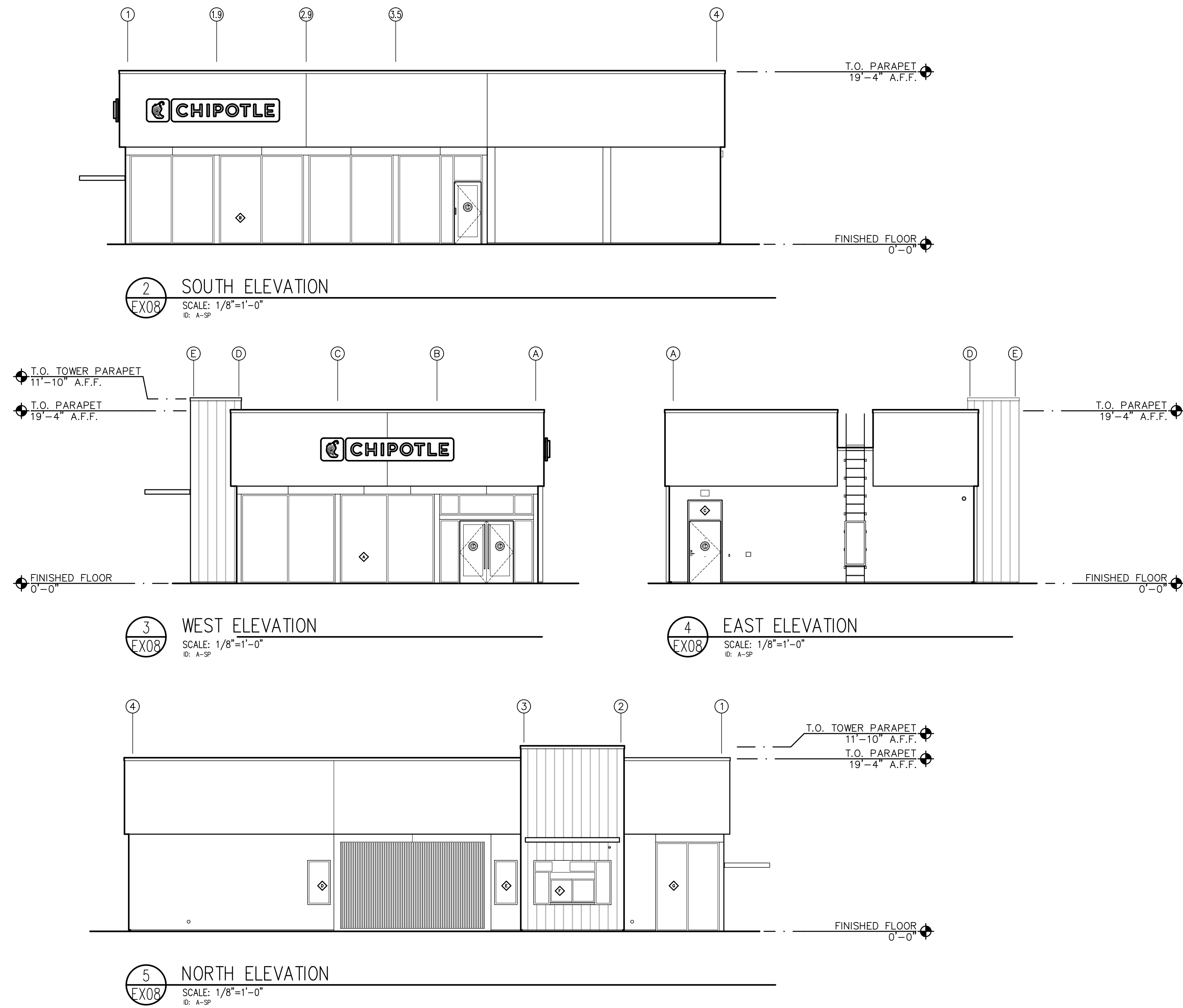
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**FLOOR PLAN &
 ELEVATIONS**

EX 08



1
 EX08 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 ID: A-SP

