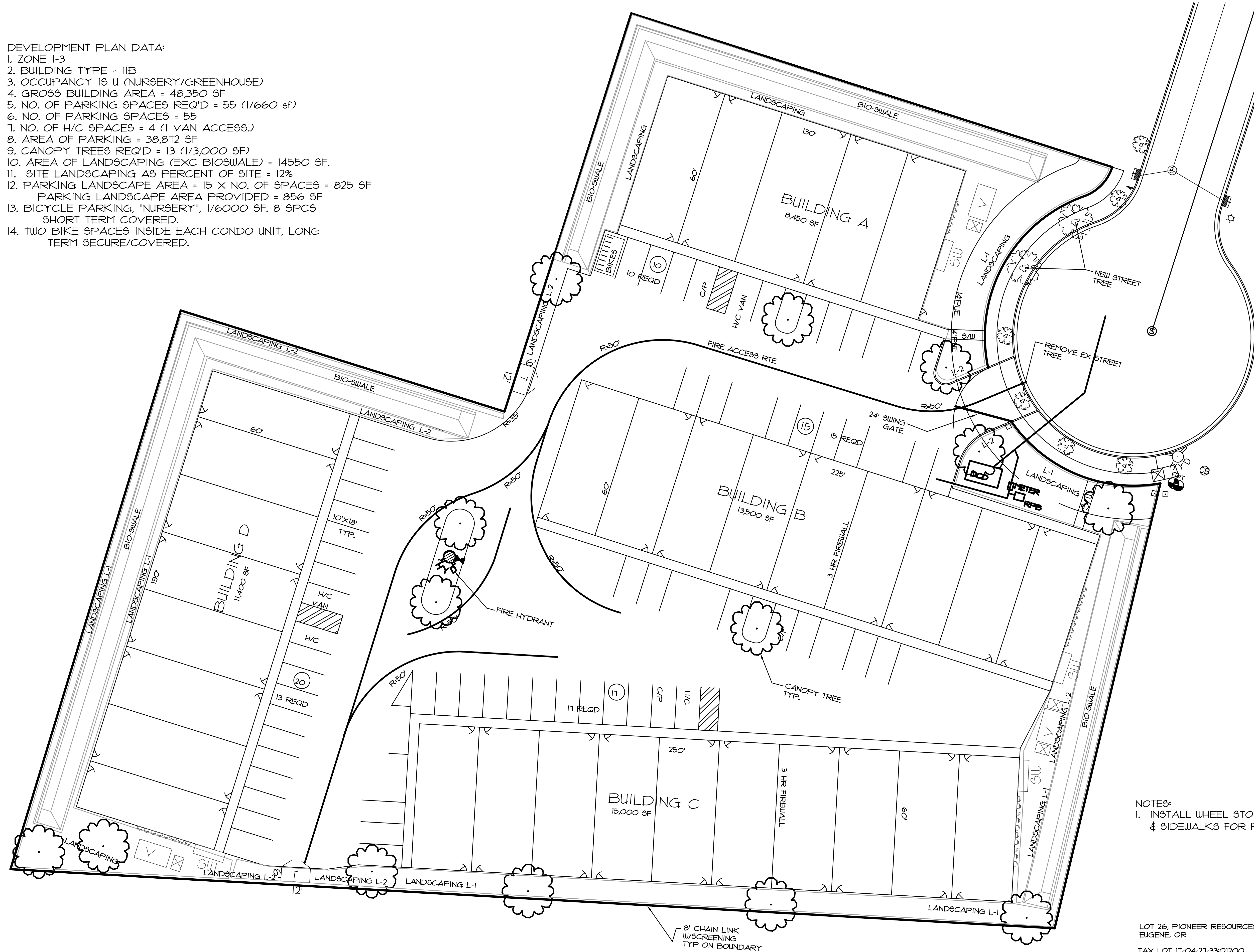


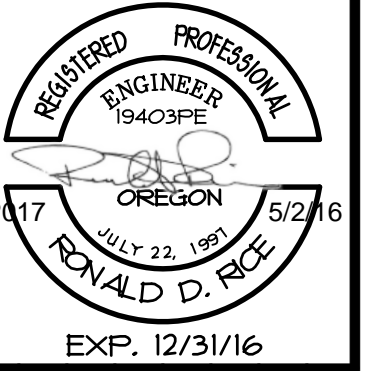
DEVELOPMENT PLAN DATA:

1. ZONE I-3
2. BUILDING TYPE - IIB
3. OCCUPANCY IS U (NURSERY/GREENHOUSE)
4. GROSS BUILDING AREA = 48,350 SF
5. NO. OF PARKING SPACES REQ'D = 55 (1/660 sf)
6. NO. OF PARKING SPACES = 55
7. NO. OF H/C SPACES = 4 (1 VAN ACCESS.)
8. AREA OF PARKING = 38,812 SF
9. CANOPY TREES REQ'D = 13 (1/3,000 SF)
10. AREA OF LANDSCAPING (EXC BIOSWALE) = 14550 SF.
11. SITE LANDSCAPING AS PERCENT OF SITE = 12%
12. PARKING LANDSCAPE AREA = 15 X NO. OF SPACES = 825 SF  
 PARKING LANDSCAPE AREA PROVIDED = 856 SF
13. BICYCLE PARKING, "NURSERY", 1/6000 SF. 8 SPACES SHORT TERM COVERED.
14. TWO BIKE SPACES INSIDE EACH CONDO UNIT, LONG TERM SECURE/COVERED.



NOTES:  
 1. INSTALL WHEEL STOPS AT EDGE OF PAVING & SIDEWALKS FOR PARKING

LOT 26, PIONEER RESOURCES BUSINESS PARK  
 EUGENE, OR  
 TAX LOT 11-04-21-33-01200



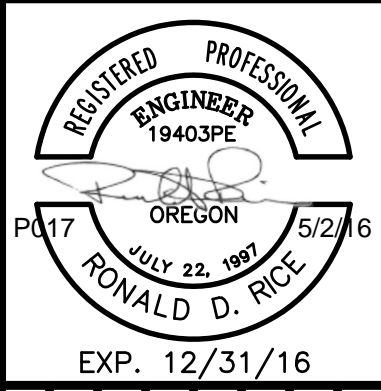
NO.	DESCRIPTION	DATE

**Geomax** INC.  
 ENGINEERING, LAND SURVEYING, BUILDING DESIGN  
 80% N. WINTH STREET COTTAGE GROVE OREGON 97124  
 TELEPHONE: (541) 942-0726 FAX: (541) 942-1995

PROJECT TITLE:  
**PIONEER RESOURCES BUSINESS PARK  
 EUGENE, OREGON**

SHEET TITLE:  
**GROW CONDOS - LOT 26  
 SITE DEVELOPMENT PLAN**

DATE	4/29/16
DESIGNER	rdt
CHECKED BY	R.D.R.
FILE NO.	PO17-base2.dwg
PROJECT NO.	P017
SHEET NO.	SR-1

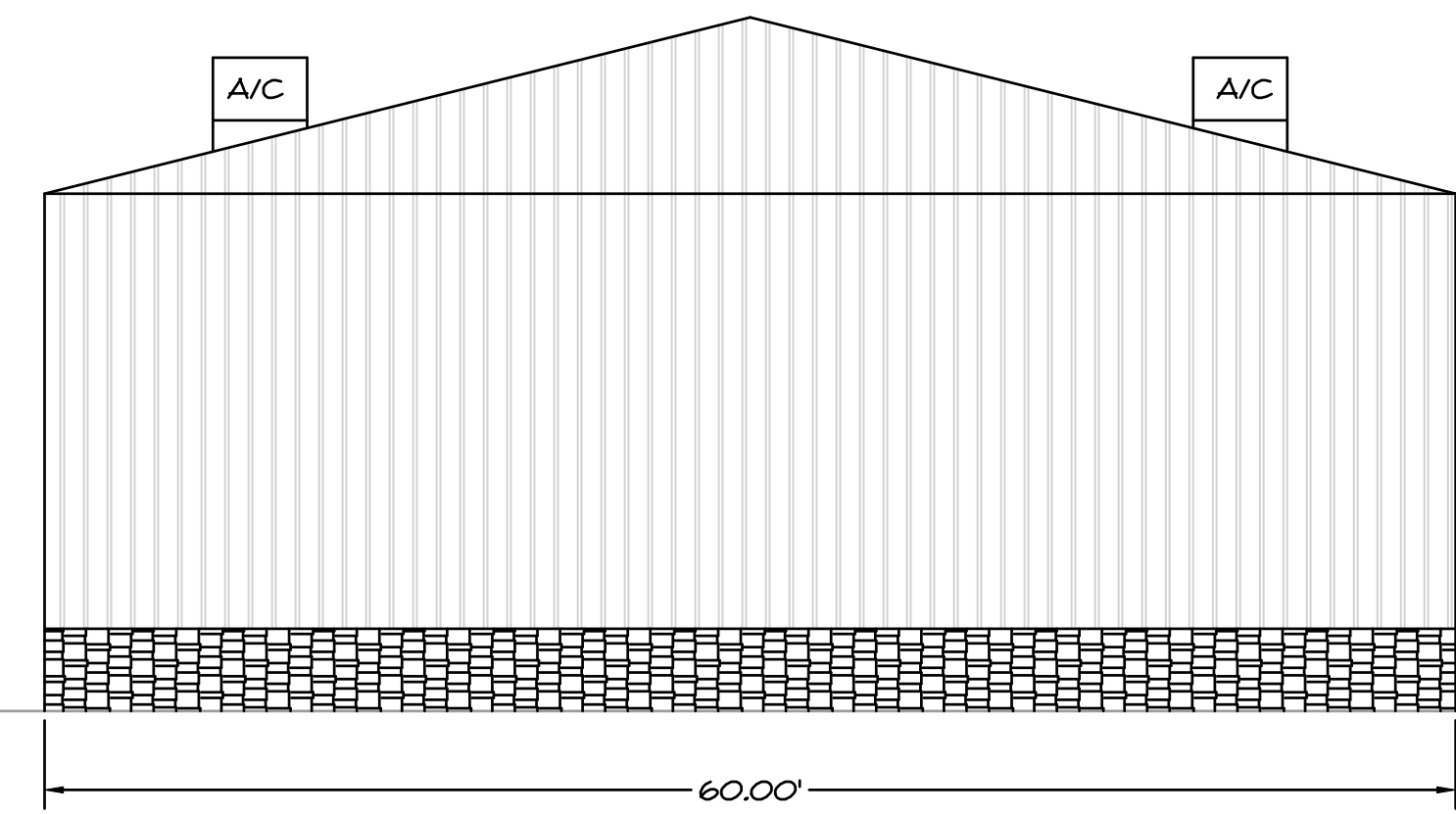


REVISIONS:

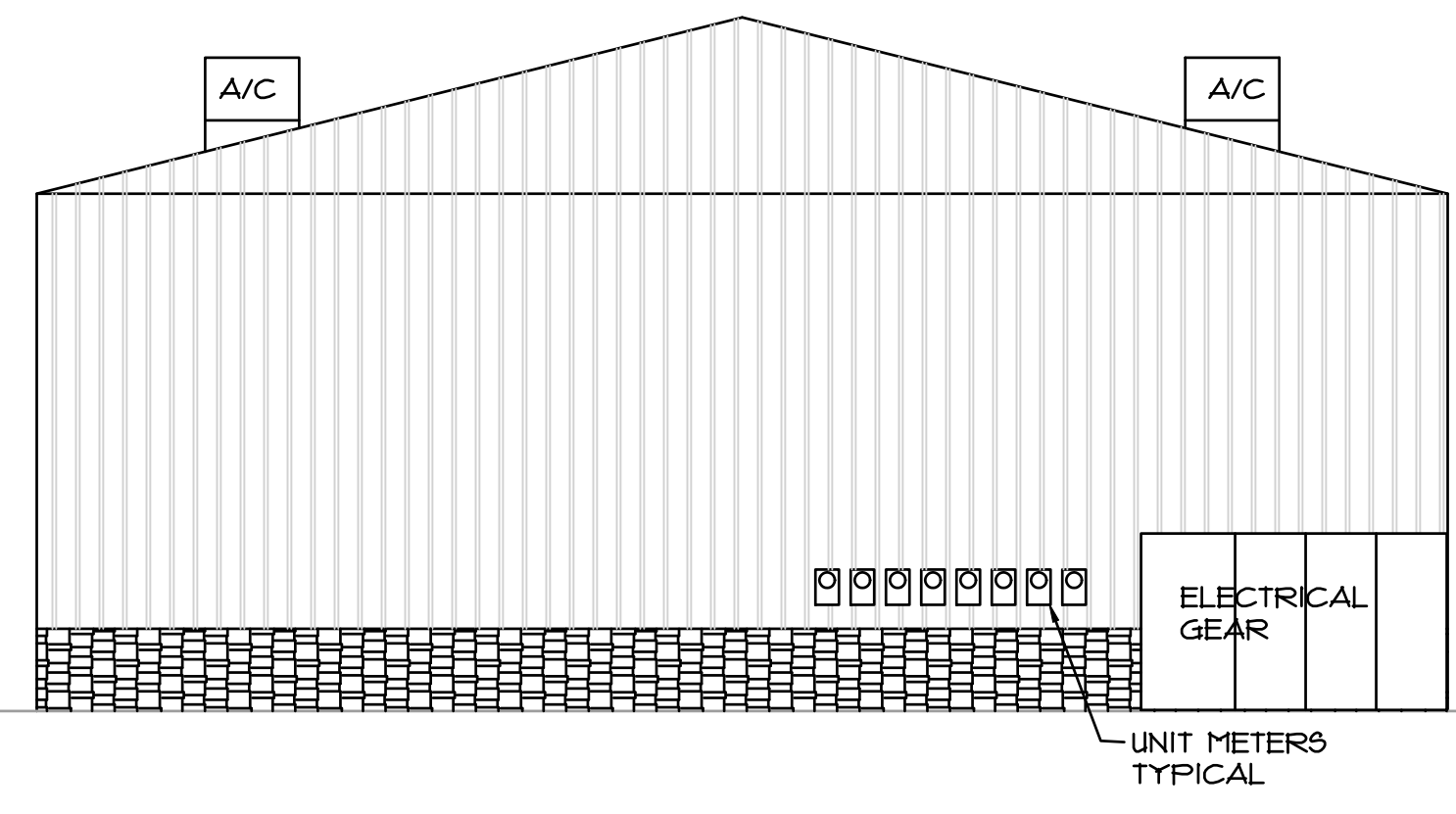

**Geomax** INC.  
 ENGINEERING, LAND SURVEYING, BUILDING DESIGN  
 808 N. NINTH STREET, COTTAGE GROVE, OREGON 97224  
 TELEPHONE: (541) 942-0126 FAX: (541) 942-7835

PROJECT TITLE: **PIONEER RESOURCES BUSINESS PARK  
 EUGENE, OREGON**  
 SHEET TITLE: **GROW CONDOS - LOT 26  
 BUILDING D ELEVATIONS**

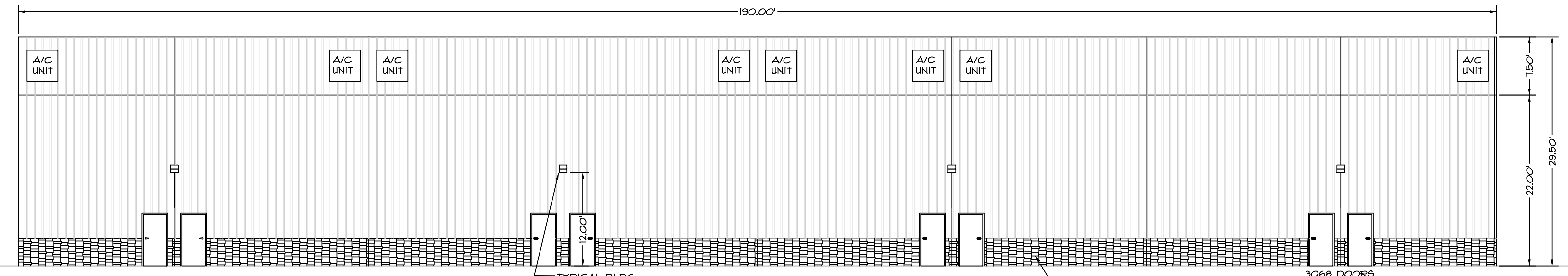
DATE	5/1/16
DESIGNER	rd
CHECKED BY	R.D.R.
FILE NO.	P017-ELEV.DWG
PROJECT NO.	P017
SHEET NO.	A-1



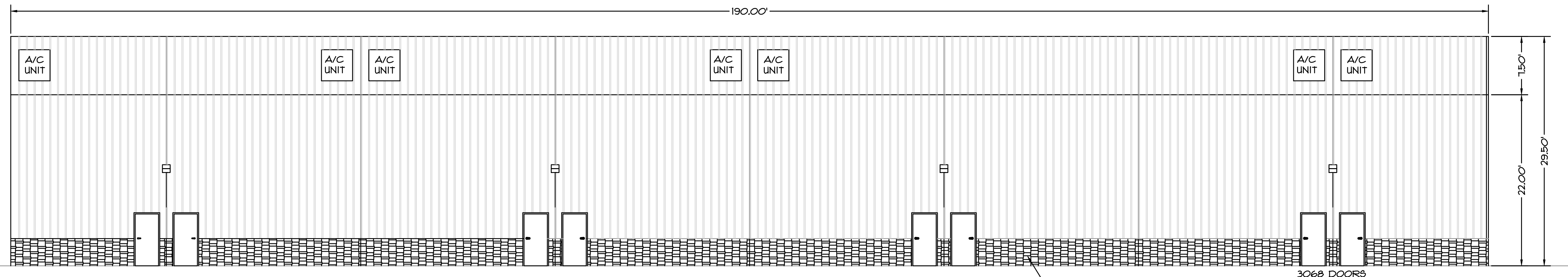
NORTH ELEVATION  
 SCALE: 1/8"=1'-0"



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



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



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

- NOTES:
- BUILDING "D" SHOWN, BLDGS, "A", "B" & "C" IDENTICAL EXCEPT LENGTH.
  - STRUCTURES ARE RIGID FRAME PRE-ENGINEERED STEEL STRUCTURES
  - POLYURETHANE FAUX STONE SIDING ATTACHES TO COLD FORMED STEEL STUDS.
  - MAXIMUM FIRE AREA IS 12,000 SF., FIREWALLS ARE 3 HOUR (OCC. "U").
  - NO SPRINKLER SYSTEM IS PLANNED.

TYPICAL BLDG LIGHT, DARK SKY LENS  
 POLYURETHANE VENEER STONE PATTERN  
 3068 DOORS W/HC HARDWARE TYP.

15'0"  
 22'0"  
 29'5'0"

190.00'

60.00'

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

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

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

