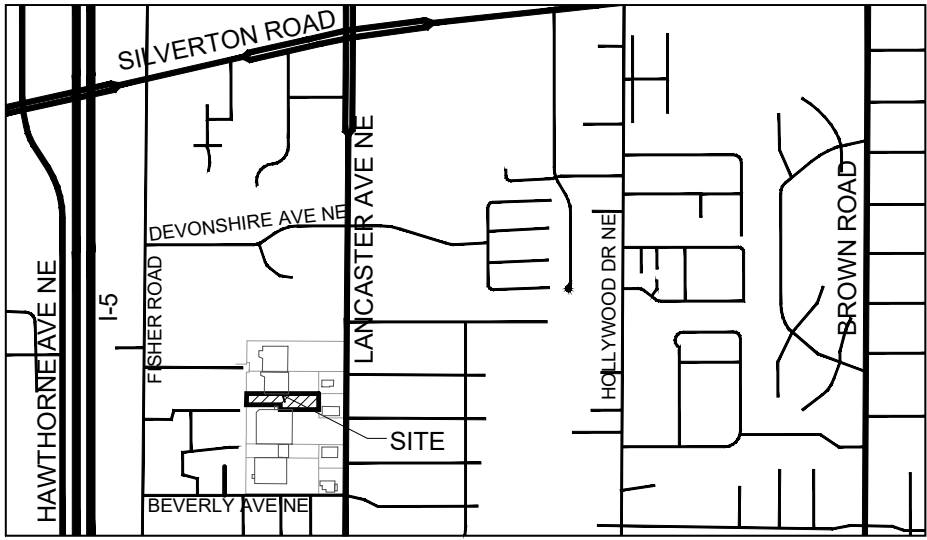
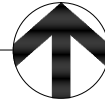


CASTILLA
ORTHODONTICS



VICINITY MAP
NOT TO SCALE



PROJECT DATA	
OVERALL SHOPPING CENTER SITE DATA:	PROPOSED
SHOPPING CENTER AREA: 13.49 ACRES +/- 587,438 SQ. FT.	
OVERALL EXISTING SITE AREA BREAKDOWN:	
BUILDING FOOTPRINTS:	164,974 SQ. FT. (28.1%)
HARDSCAPE / SIDEWALK:	30,762 SQ. FT. (5.2%)
DRIVES / PARKING:	319,799 SQ. FT. (54.4%)
OPEN SPACE / LANDSCAPE:	71,903 SQ. FT. (12.3%)
TOTAL	587,438 SQ. FT. (100%)
IMPERVIOUS AREA:	515,535 SQ. FT. (87.7%)
PERVIOUS AREA:	71,903 SQ. FT. (12.3%)

PROPOSED CLINIC BLDG. SITE DATA:	
PROPERTY AREA:	.89 ACRES +/- 38,755 SQ. FT.
BUILDING FOOTPRINT:	6,314 SQ. FT. (16.3%)
HARDSCAPE / SIDEWALK:	2,669 SQ. FT. (6.9%)
DRIVES / PARKING:	23,750 SQ. FT. (61.3%)
OPEN SPACE / LANDSCAPE:	6,022 SQ. FT. (15.5%)
TOTAL	38,755 SQ. FT. (100%)
IMPERVIOUS AREA:	32,733 SQ. FT.
PERVIOUS AREA:	6,022 SQ. FT.

OVERALL SITE POST DEVELOPMENT AREA BREAKDOWN:	
BUILDING FOOTPRINTS:	171,288 SQ. FT. (29.2%)
HARDSCAPE / SIDEWALK:	32,801 SQ. FT. (5.5%)
DRIVES / PARKING:	316,545 SQ. FT. (53.8%)
OPEN SPACE / LANDSCAPE:	67,304 SQ. FT. (11.5%)
TOTAL	587,438 SQ. FT. (100%)
IMPERVIOUS AREA:	520,134 SQ. FT.
PERVIOUS AREA:	67,304 SQ. FT.

EXISTING SHOPPING CENTER PARKING BREAKDOWN:	
STANDARD SPACES	516
COMPACT SPACES	94
ACCESSIBLE SPACES	24
TOTAL SPACES	634
BIKE SPACES	37

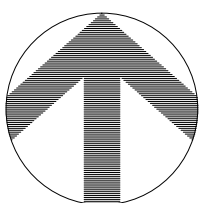
PROPOSED PARKING BREAKDOWN:	
REMOVED SPACES	0
NEW STANDARD SPACES	11
NEW COMPACT SPACES	12
NEW ACCESSIBLE SPACES	1
TOTAL NEW SPACES	24
NEW BIKE SPACES	0
NOTE: 9 EXISTING STANDARD STALLS ARE CONVERTED TO COMPACT STALLS TO ACCOMMODATE THE REQUIRED NEW PEDESTRIAN CONNECTION.	

TOTAL PROPOSED PARKING:	
STANDARD SPACES	518
COMPACT SPACES	115
ACCESSIBLE SPACES	25
TOTAL VEHICLE SPACES	658
TOTAL BIKE SPACES	37

EXISTING LANDSCAPED AREA

OVERALL DEVELOPMENT EXISTING SITE PLAN

DATE: 10/28/2021



50' = 1'-0"



A1.0

OWNER APPROVAL SIGNATURE:

CLIENT NAME DATE



CASTILLA ORTHODONTICS

SALEM, OR