Exhibit B

BUILDING HEIGHTS

ALL BUILDINGS LOCATED ON THIS SITE WILL BE SINGLE STORY WITH A MAXIMUM BUILDING HEIGHT OF 35 FEET.

PARKING CALCULATIONS

- V.A.C. OFFICES & RELATED BUSINESS USE: 18,318 SF @ 1/300 = 61 SPACES
- TEMPORARY SHELTER AND RELATED SUPPORT SPACES USE: 120 MAX OCC.S @ 1/4 = 30 SPACES
- BUSINESS USE TENANT SPACES: 10,000 SF @ 1/300 = 34 SPACES

MINIMUM REQ. PARKING = 125 SPACES
PARKING SPACES PROVIDED = 128 SPACES

THE NUMBER OF PARKING SPACES PROVIDED IS EQUAL TO OR GREATER THAN THE MINIMUM NUMBER OF PARKING SPACES REQUIRED.

CONCEPTUAL PROGRAMMATIC USES LEGEND

V.A.C. OFFICE BUILDING (23,610 SF TOTAL)

- V.A.C. OFFICES & RELATED BUSINESS USE (13,610 SF SUBTOTAL)
- BUSINESS USE TENANT SPACES (10,000 SF SUBTOTAL)

CLIENT SERVICES BUILDING (26,287 SF TOTAL)

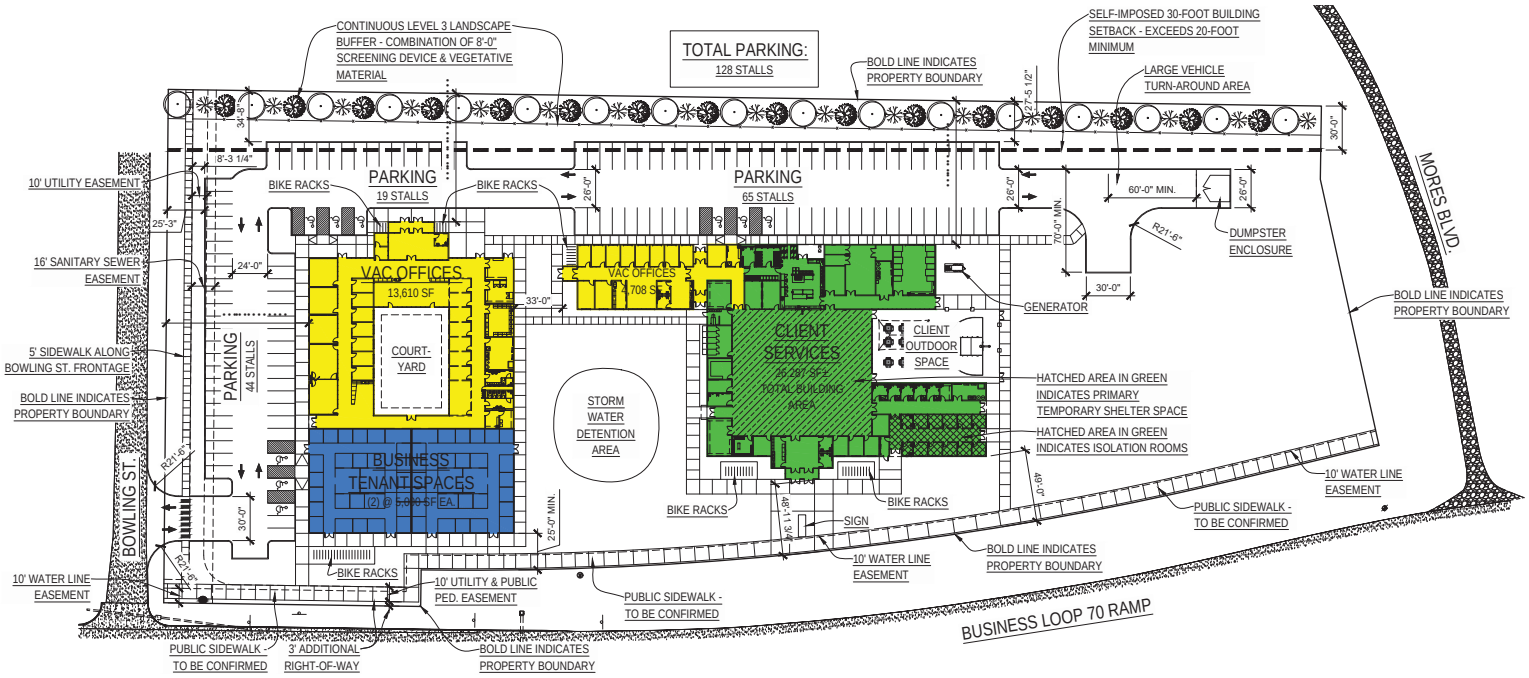
- V.A.C. OFFICES & RELATED BUSINESS USE (4,708 SF SUBTOTAL)
- TEMPORARY SHELTER, SHELTER SERVICES, AND RELATED SUPPORT SPACES USE (21,579 SF SUBTOTAL)
  - COMMUNAL OVERNIGHT SLEEPING AREA (8,200 SF, INCLUDED IN SUBTOTAL ABOVE)
  - INDIVIDUAL OVERNIGHT SLEEPING ROOMS FOR ISOLATION (1,850 SF, INCLUDED IN SUBTOTAL ABOVE)

CONCEPTUAL USE NARRATIVE

VAC RESOURCE CENTER (BUSINESS USE)
VAC ANTICIPATES TO PROVIDE A NEW ON-SITE RESOURCE CENTER FOR THEIR BUSINESS OPERATIONS AND TO PROVIDE CONSULTATIONS AND OTHER SERVICES FOR THEIR CLIENTELE. THIS IS ANTICIPATED TO CONSIST OF A MIXTURE OF BUSINESS OFFICES (INCLUDING INDIVDUAL OFFICES, OPEN OFFICE SPACE, BREAK AREA(S), LOBBY, ETC.), STORAGE, MECHANICAL SPACE, RESTROOMS, AND OTHER COMMON BUSINESS-RELATED USES.
THIS BUILDING IS ANTICIPATED TO BE OCCUPIED DURING NORMAL BUSINESS HOURS ONLY (APPROX. 8:00 AM - 5:00 PM), AND NO CLIENTS WILL BE ALLOWED TO REMAIN IN THIS FACILITY OVERNIGHT. ONLY A MINIMAL STAFF PRESENCE IS ANTICIPATED FOR AFTER-HOURS USE. VAC'S BUSINESS OPERATIONS WILL BE SPLIT BETWEEN THE VAC RESOURCE CENTER BUILDING AND THE CLIENT SERVICES BUILDING IN ORDER TO BETTER SERVE VAC'S CLIENTELE.

TENANT SPACES (BUSINESS USE)
VAC ANTICIPATES TO PROVIDE TWO "WHITE BOX" TENANT SPACES RENTABLE TO BUSINESSES. POSSIBLE USES WILL NOT BE KNOWN OR PERMITTED UNTIL SUCH TIME AS THE TENANTS ARE IDENTIFIED, BUT ARE ANTICIPATED TO BE BUSINESS-TYPE USES. VAC'S CURRENT INTENT IS TO PROVIDE TWO 5,000 SQUARE FEET "WHITE BOX" SPACES FOR FUTURE BUILD-OUT BY THE FUTURE TENANT(S).

CLIENT SERVICES CENTER (SHELTER & OTHER SUPPORT USES)
VAC ANTICIPATES TO PROVIDE A TEMPORARY SHELTER FOR THEIR CLIENTELE AND RELATED SUPPORT SPACES. THESE USES ARE ANTICIPATED TO BE OPERATED IN CONJUNCTION WITH VAC'S PARTNERS DURING BOTH DAY AND NIGHT HOURS. THE PRIMARY COMPONENT IS THE TEMPORARY SHELTER, WHICH IS ANTICIPATED TO BE APPROXIMATELY 8,000 SF (SIZED TO ACCOMMODATE ROUGHLY 100 CLIENTS FOR SLEEPING PURPOSES). NUMEROUS SUPPORT SPACES ARE ANTICIPATED TO BE PROVIDED TO SUPPORT BOTH DAY AND NIGHT USES AND TO CREATE AN INTERDEPENDENT AND MULTI-FUNCTIONING SERIES OF USES BASED ON THE ANTICIPATED NEEDS OF THE CLIENTELE. THE SUPPORT SPACES ARE ANTICIPATED TO INCLUDE A CLIENT COMPUTER LAB, CLIENT PET KENNELS & EXAM SPACE, CLIENT STORAGE ACCOMMODATIONS, MEETING ROOMS FOR CLIENT USE, RESTROOMS & SHOWERS, ISOLATION ROOMS FOR CLIENTS WHO MAY BE ILL, MECHANICAL SPACES, LAUNDRY PROCESSING, AND OTHER STORAGE AND SUPPORT FUNCTIONS.
DAILY EVENING MEALS ARE ANTICIPATED TO BE PROVIDED IN CONJUNCTION WITH VAC'S PARTNERS. A KITCHEN & FOOD STORAGE COMPONENT IS ANTICIPATED TO BE PROVIDED TO SUPPORT THIS USE. IT IS CURRENTLY ANTICIPATED BETWEEN 100 - 200(+/-) MEALS MAY BE SERVED AT THE EVENING MEAL SERVICE. MEALS WILL ONLY BE SERVED ONCE PER DAY IN THE EVENINGS.
VAC IS ANTICIPATING TO MAINTAIN A PORTION OF THEIR BUSINESS OPERATIONS IN THE CLIENT SERVICES FACILITY TO BETTER SERVE THEIR CLIENTELE. THESE SPACES ARE ANTICIPATED TO BE TYPICAL OFFICE / BUSINESS TYPE USES ONLY.



CONCEPTUAL SITE PLAN
SCALE: 1" = 40'

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VOLUNTARY ACTION CENTER
OPPORTUNITY CAMPUS
COLUMBIA, MO

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