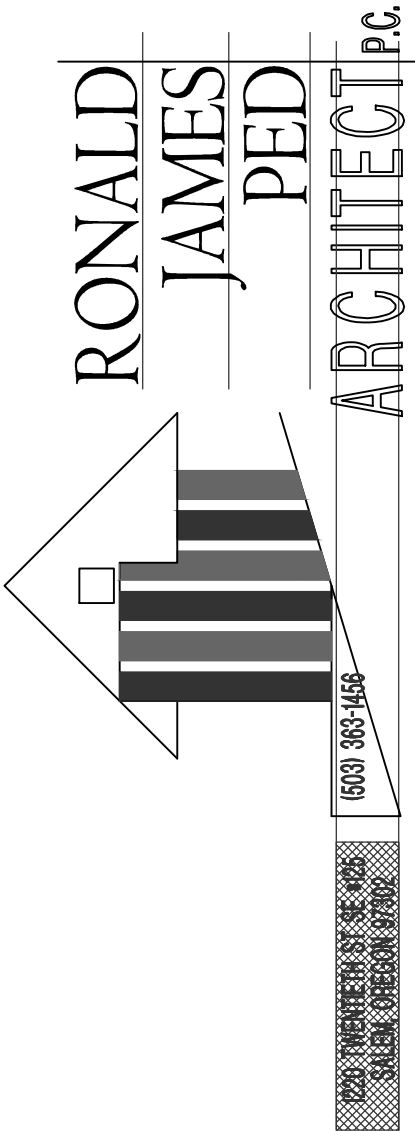


# PROPOSED COFFEE KIOSK AND CAR WASH FOR BIG RED CARWASH

2390 Commercial St SE, Salem OR 97302



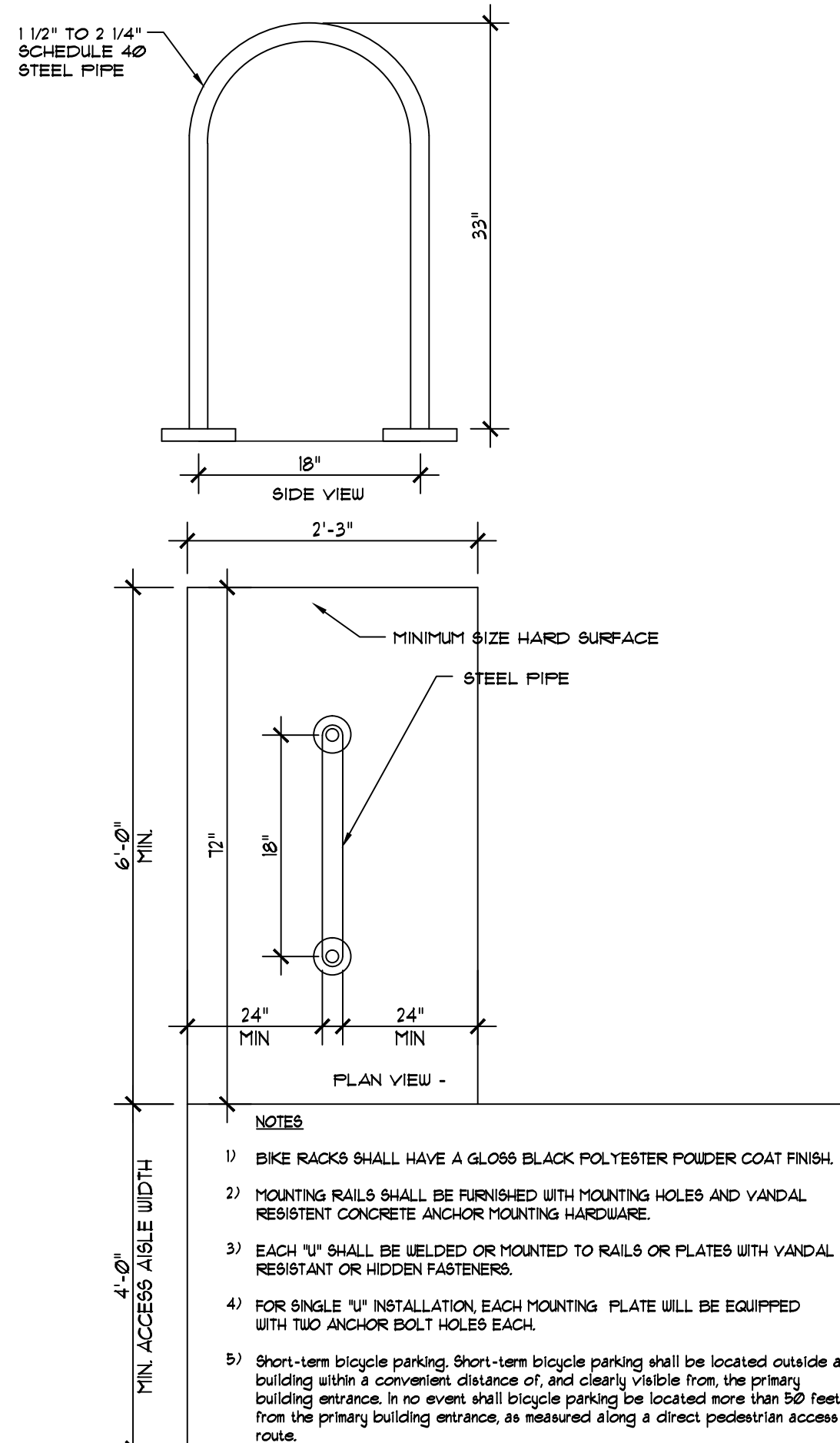
SITE SUMMARY	
2390 COMMERCIAL ST SE, SALEM OREGON 97302	
TAX ACCOUNT: 565624	
TAX LOT NUMBER: 013UB34CA03900	
ZONING: MU-III - MIXED USE III	
NEW BUILDING HEIGHT: 22'	
ACRES: 10.121 SF (42 AC)	
<b>PROPOSED LANDSCAPING: 3260 SF</b>	- 100%
EXISTING BUILDING FOOTPRINT (1 BLDG): 1300 SF	- 21% > 5% OK
NEW BUILDING FOOTPRINTS (2 Bldgs): 916 SF	
TOTAL BUILDING FOOTPRINTS: 2216 SF	- 122%
HARD SURFACE: 12,053 SF	- 66.5%

## DRAWING INDEX

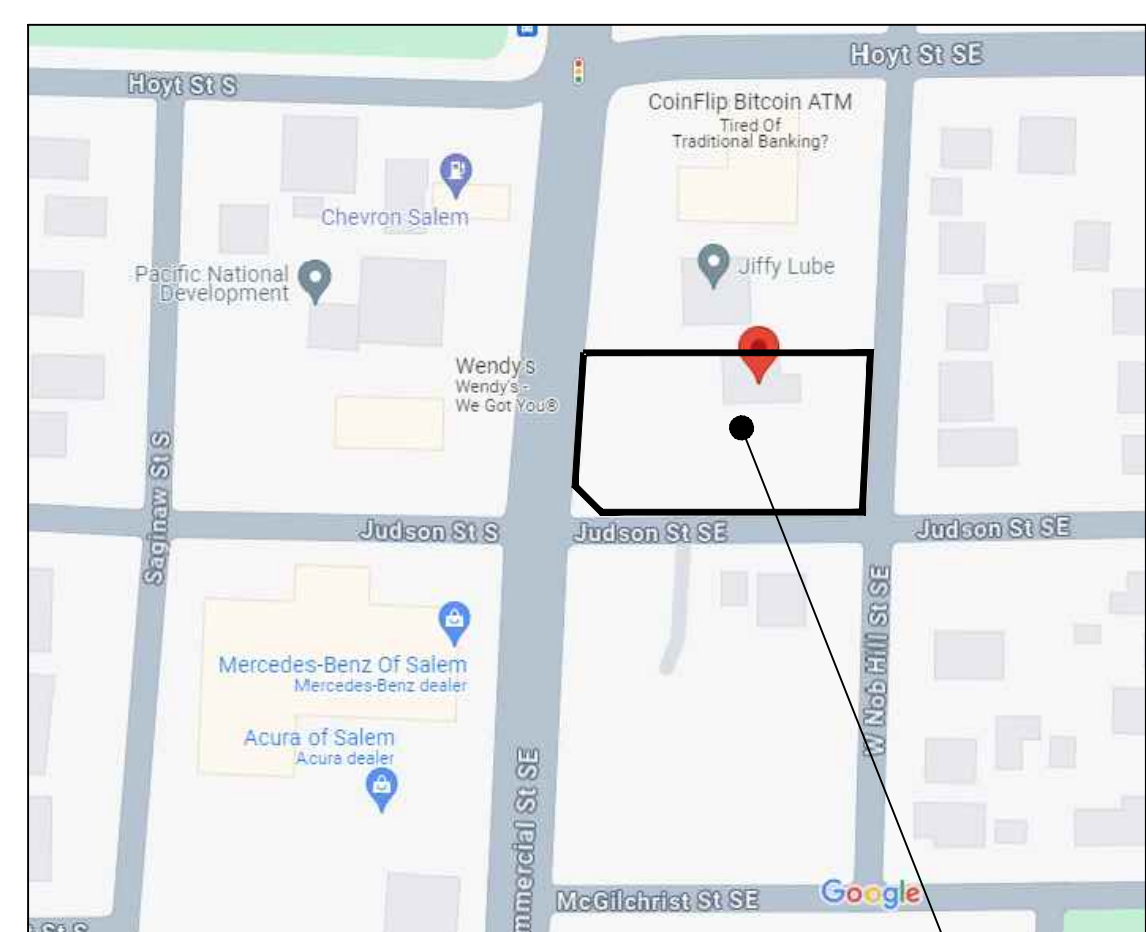
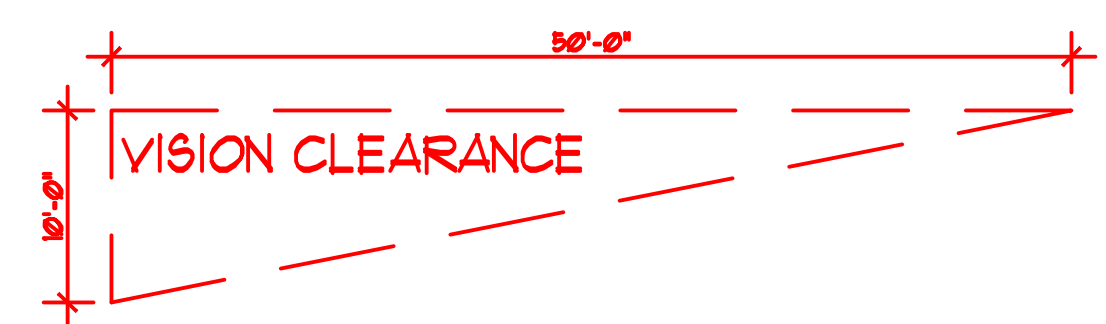
- SPR1 PROPOSED SITE PLAN
- SPR2 EXISTING CONDITIONS PLAN
- SPR3 UTILITY PLAN
- SPR4 PROPOSED LANDSCAPE PLAN
- SPR5 BUILDING ELEVATIONS
- SPR6 **SITE CIRCULATION PLAN**

## CODE SUMMARY

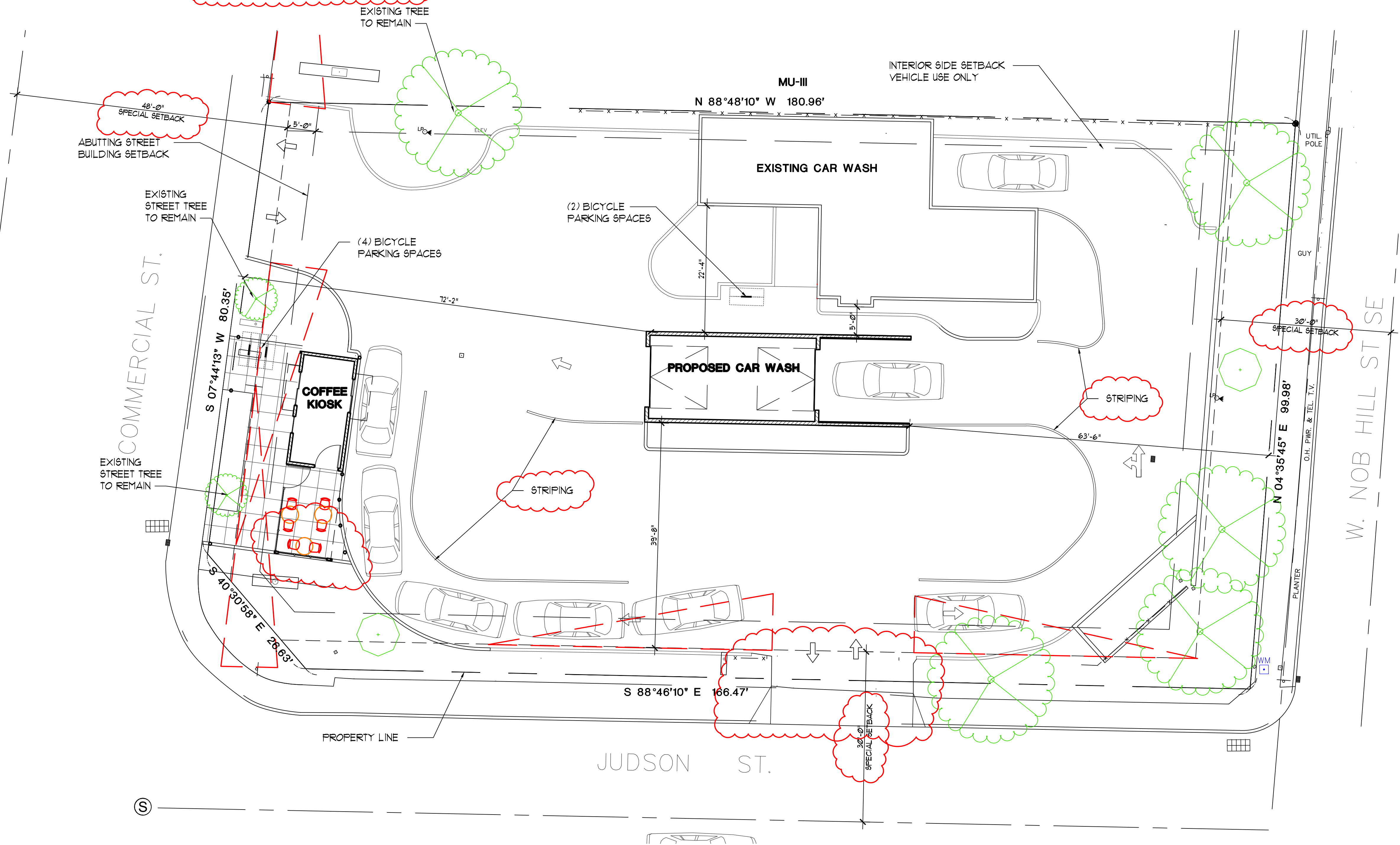
CODE: 2022 O65C  
 OCC: B  
 CONST: V-B  
 ALLOW AREA: 9,000# > 5,998# OK  
 SPRINKLERS: NO



**1 BICYCLE PARKING RACK DETAIL**  
 PER TABLE 806-10  
 SCALE: 1" = 1'-0"



**1 VICINITY MAP**  
 SCALE: NOT TO SCALE  
 PROJECT LOCATION  
 2390 Commercial St SE,  
 Salem OR 97302



**PROPOSED SITE PLAN**  
 SCALE: 1" = 10'  
 0 5 10 20



NEW COFFEE KIOSK AND CAR WASH  
**BIG RED CAR WASH**  
 2390 COMMERCIAL ST SE, SALEM, OR 97302  
 DATE: 23 APR 2024  
 DRAWN: TB  
 JOB NO.: 2357  
**SPR-1**