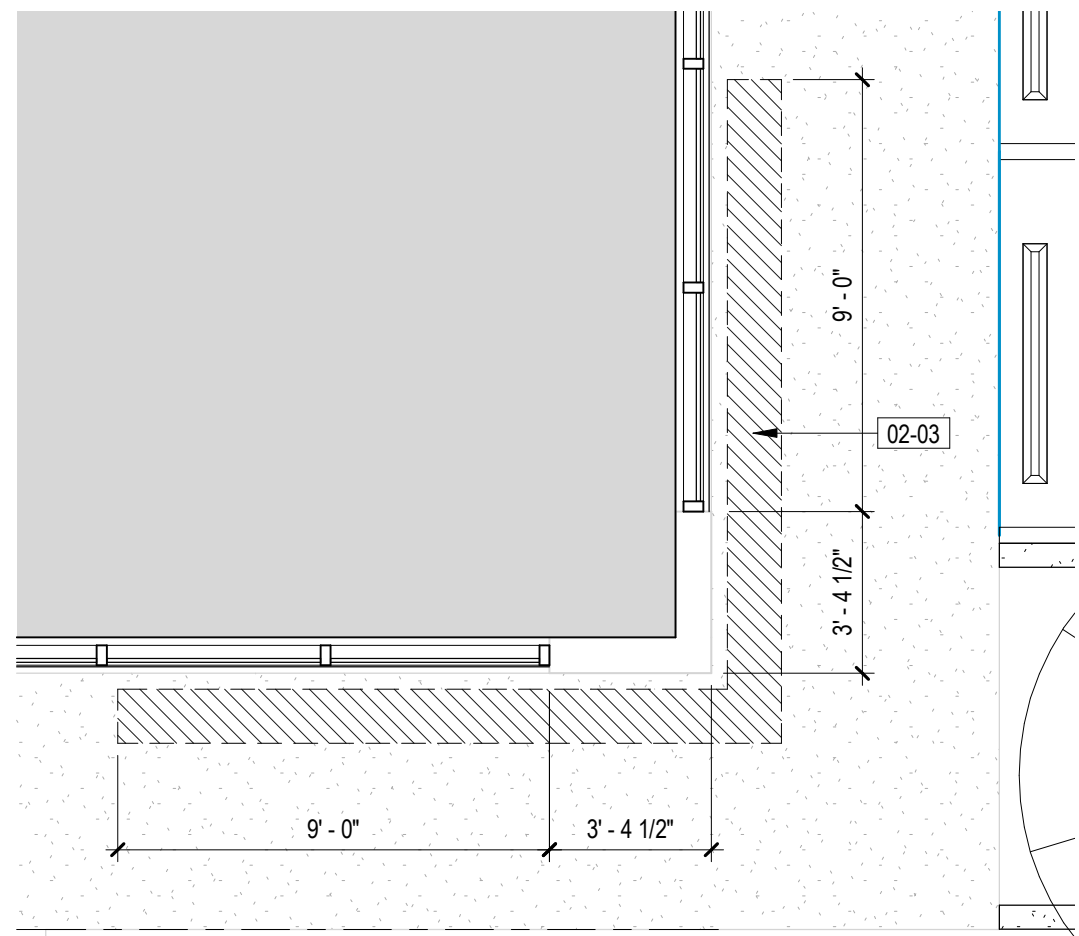
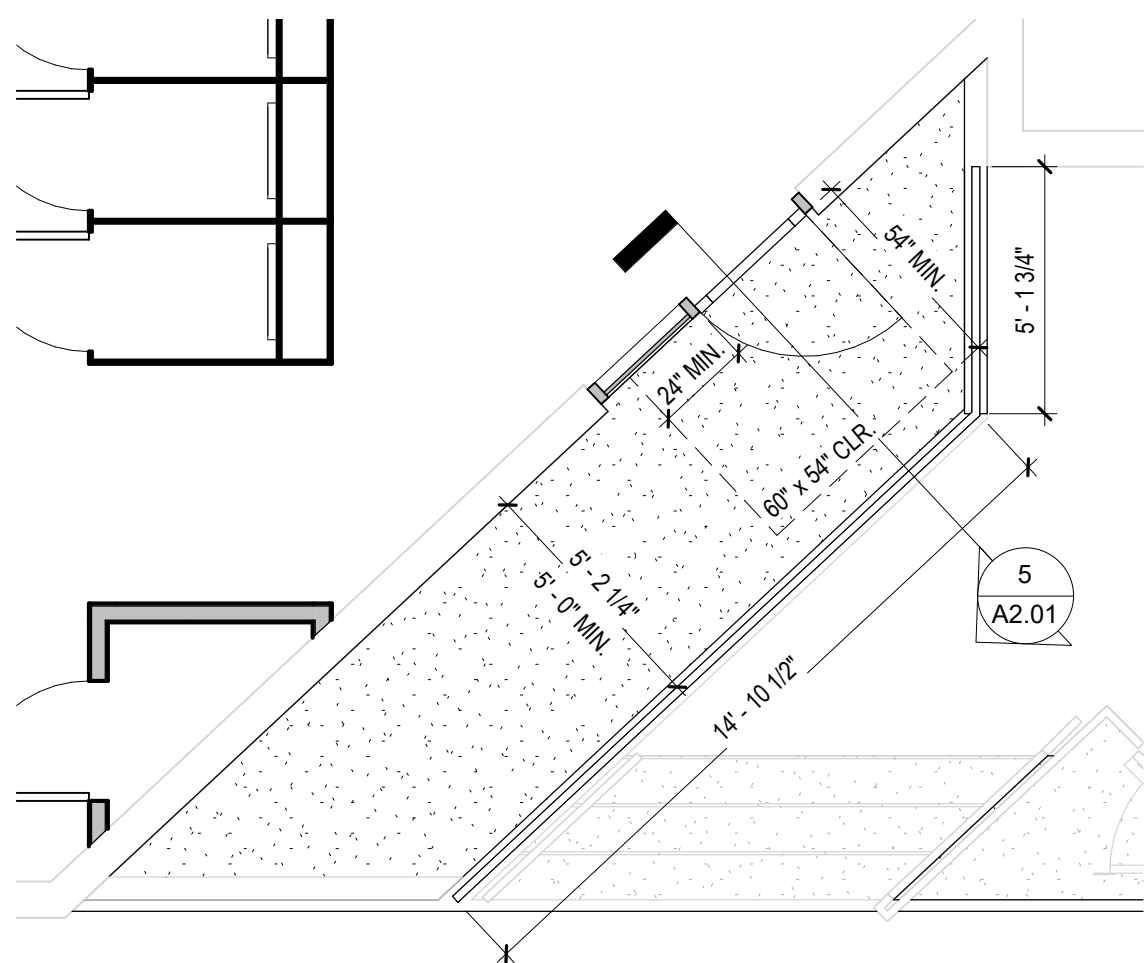


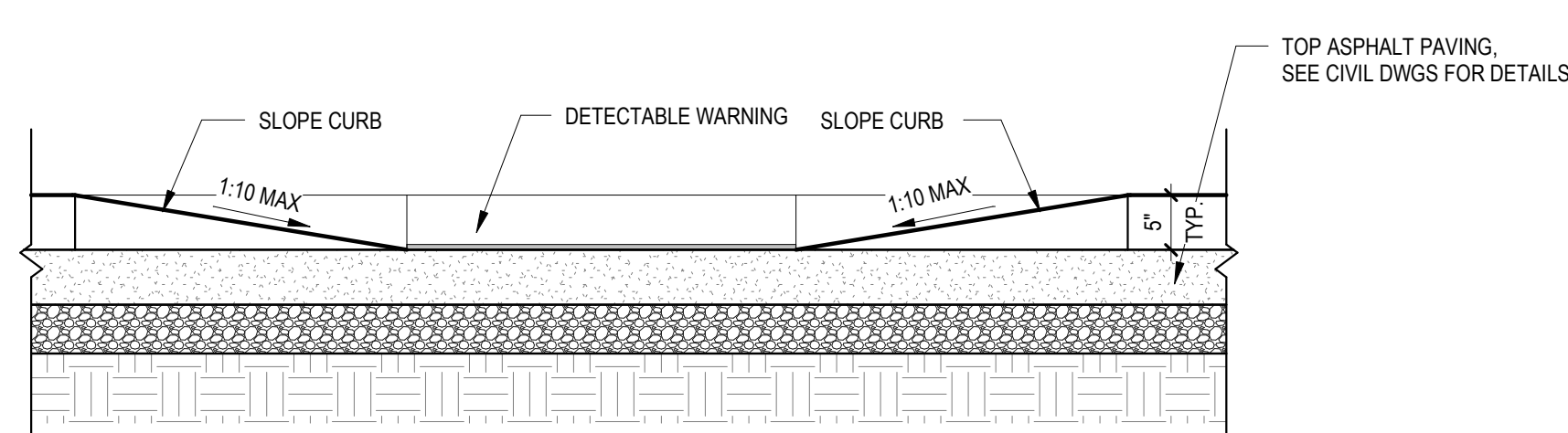
4 SITE - ENLARGED PAVING PLAN
1/4" = 1'-0" Ref. From /



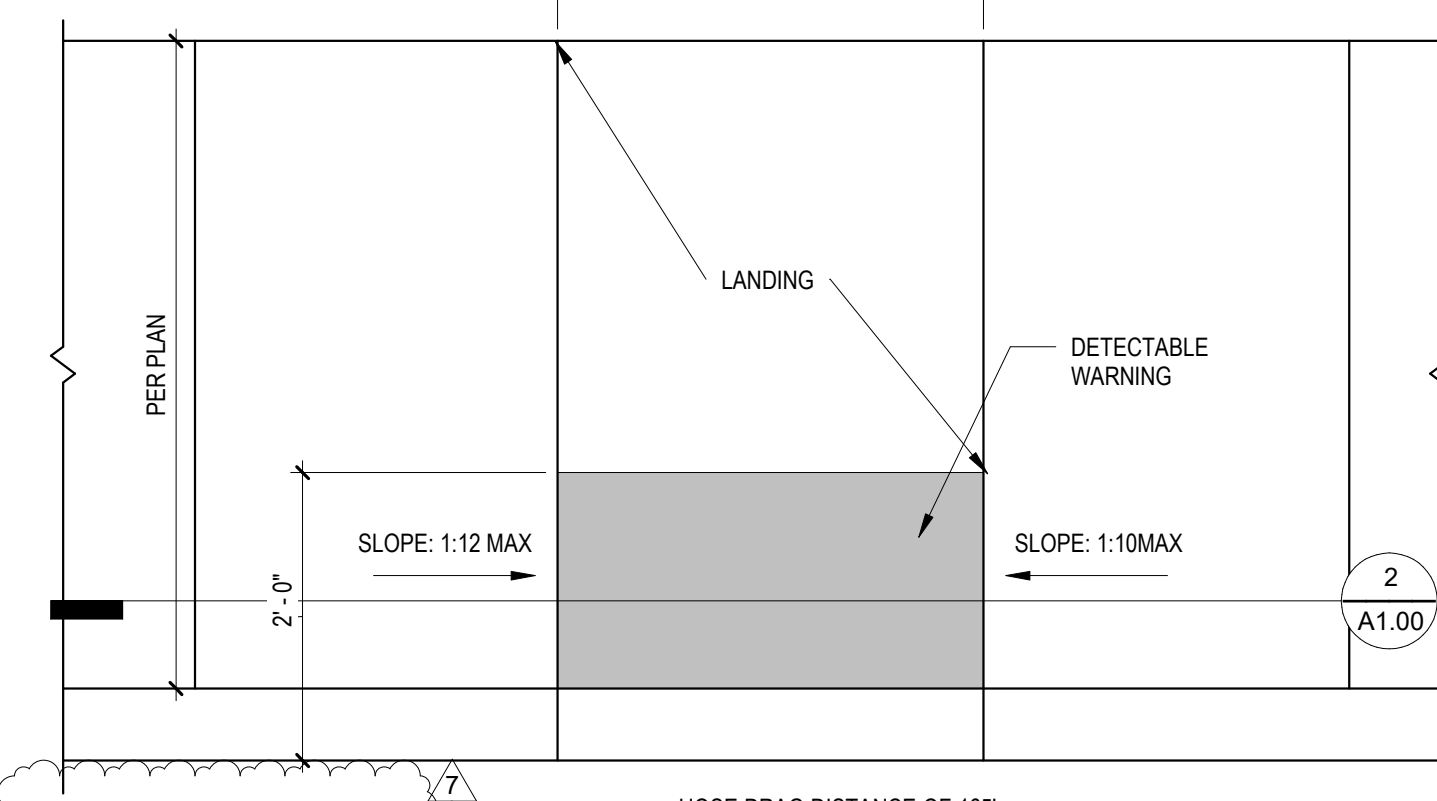
5 NEW FOOTING LOCATION @ SOUTHEAST LOCATION
1/4" = 1'-0" Ref. From 1/A1.00



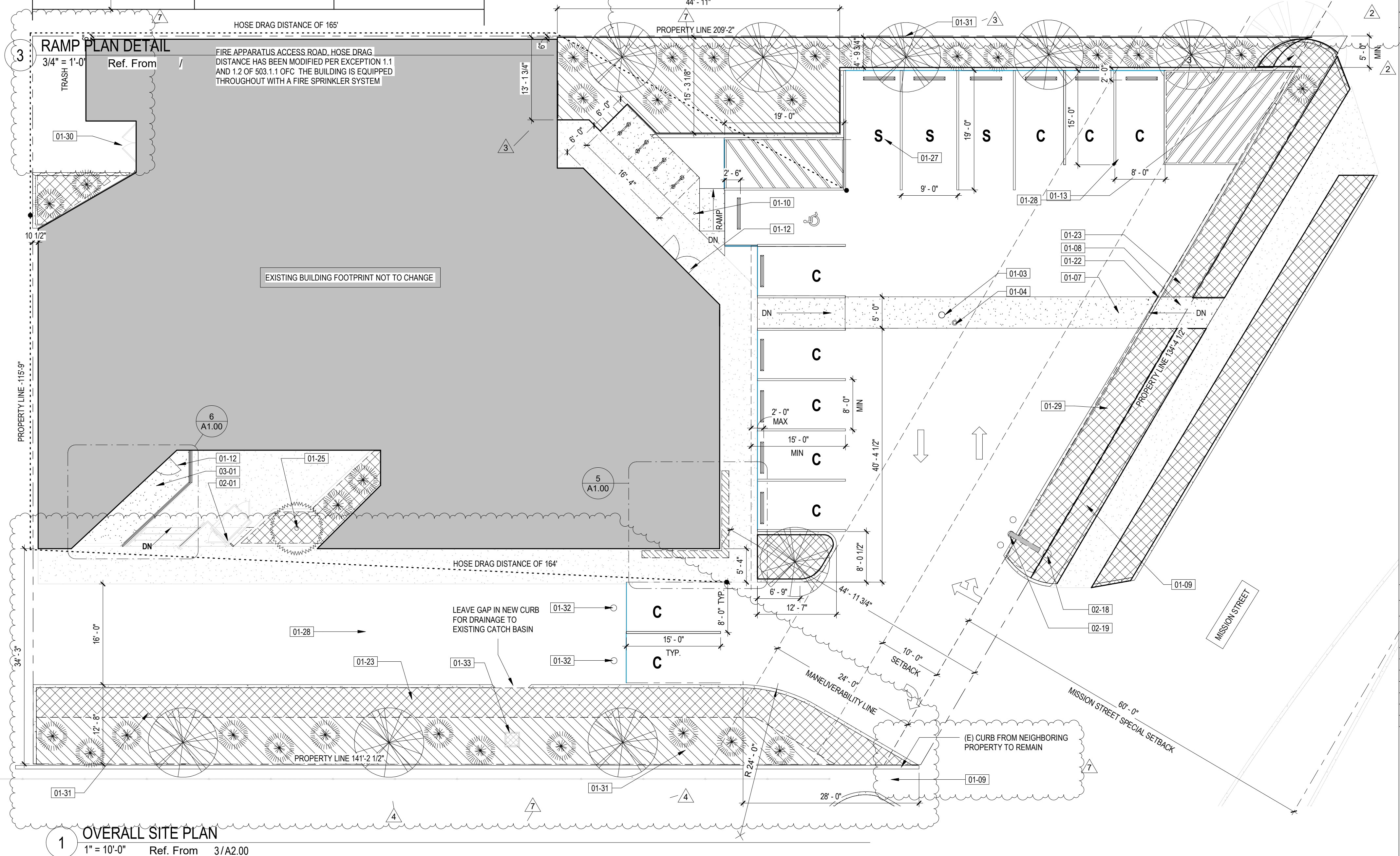
6 FLOOR PLAN
1/4" = 1'-0" Ref. From 1/A1.00



2 RAMP DETAIL
3/4" = 1'-0" Ref. From 3/A1.00



3 RAMP PLAN DETAIL
3/4" = 1'-0" Ref. From /



1 OVERALL SITE PLAN
1" = 10'-0" Ref. From 3/A2.00

DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE	PARKING REQUIRED
TAXLOT: 073WSAA0930 (OWNED PROPERTY) ZONE - INDUSTRIAL COMMERCIAL FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAIN LANDSLIDE HAZARD: LOW ALL ADJACENT PROPERTIES - IC SITE TOTAL SIZE 20,962 SQFT 15.6% LANDSCAPED 84.4% PAVED NO CHANGE TO EXISTING UTILITIES CONNECTIONS	RETAIL SALES 1 PER 250 SF OCCUPIED BUILDING SQFT. 5,640 / 23 PARKING SPACES REQUIRED MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED 25 PARKING SPACES REQUIRED. 75% OR 19 MAY BE COMPACT SPACES 14 TOTAL PARKING SPACES PROVIDED 3 STANDARD PARKING SPACES PROVIDED 1 ADA PARKING SPACE 10 COMPACT SPOTS PROVIDED OR 71%

BUILDING
USE: RETAIL - 5,989 MANUFACTURING - 3,184 SQFT BUILDING TOTAL 9,173 SQFT BUILDING HEIGHT 23'-9"

SITE LANDSCAPING LEGEND

EXISTING SITE 20,473 SF LANDSCAPING 3,277 SF (16.0%) TOTAL 480 SF @ MISSION STREET 963 SF @ WEST SIDE OF LOT 254 SF @ PATIO AREAS 1,560 SF @ PARKING 157 Pu REQUIRED 1 Mature tree (E) to remain 9 Shade Trees 1 Evergreen 32 Medium shrubs 832 sq ft of ground cover Total PU 158	PROPOSE PU'S 15 90 5 32 16 158
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NOTE:
SEE LANDSCAPING PLAN FOR UPDATED PLANTING AND IRRIGATION INFORMATION

KEYNOTE LEGEND

#	Keynote Description
01-03	CUT AND GAP EXISTING PLUMBING, REPAIR AND PATCH PAVING AS REQUIRED
01-04	REMOVE EXISTING BOLLARDS. PATCH PAVEMENT AS REQUIRED
01-07	PEDESTRIAN PATH TO BE PAVED IN STAINED CONCRETE
01-08	SIDEWALK CONNECTION TO BUILDING PROVIDE RAP FORM SIDEWALK LEVEL TO PARKING PAVING LEVEL
01-09	AREA OF VISION CLEARANCE MAINTAINED
01-10	PROVIDE ADA PARKING SIGNAGE ON POST
01-12	NEW BUILDING ENTRANCE / EXIT
01-13	(E) TREE
01-22	MISSION STREET 60'-0" SETBACK LINE
01-23	AREA OF GROUND COVER
01-25	EVERGREEN TREE
01-27	PARKING SPACE THAT MAY BE USED FOR LOADING
01-28	NO PARKING AREA
01-29	MINIMUM 750 SQ FT OF GROUND COVER
01-30	EXISTING ENTRANCE TO BE DECOMMISSIONED. ALL EXIT SIGNS AND LIGHTS ARE TO BE REMOVED. NEW EXIT LIGHTS AND DIRECTION SIGNS ARE TO BE PLACED TO DIRECT OCCUPANTS TO THE NEW EAST ENTRANCE / EXIT
01-31	AREA OF ASPHALT AND COMPACT FILL TO BE REMOVED. REPLACE WITH FERTILE SOIL AND PREP AREA FOR PLANTING
01-32	NEW REMOVEABLE BOLLARD WITH PARKING SIGN ATTACHED
01-33	(E) CATCH BASIN
02-01	(E) ADA LIFT
02-03	SAW CUT (E) SIDEWALK FOR (N) REQUIRED FOOTING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
02-18	(E) POWER POLE TO REMAIN
02-19	(E) SIGN AND BOLLARDS TO REMAIN
03-01	NEW SIDEWALK TO CONNECT W/ EXISTING

REGISTERED ARCHITECT
CHRISTOPHER M. LARSEN
6654
12 / 31 / 2024
VARITONE ARCHITECTURE
A LIMITED LIABILITY COMPANY
231 2nd Avenue SW
Albany, Oregon 97321
Ph: 541.497.2954

ADULT SHOP STORE 9 EXTERIOR RENOVATION

Issue:	CD SET
Date:	08/26/2024
Revision:	Date:
2	ASI #2 07-07-21
3	ASI #4 11-29-21
4	ASI #5 01-28-22
5	RFI #VARIES VARIES
7	Revision 7 UPDATED 10-15-24

SITE PLAN

A1.00