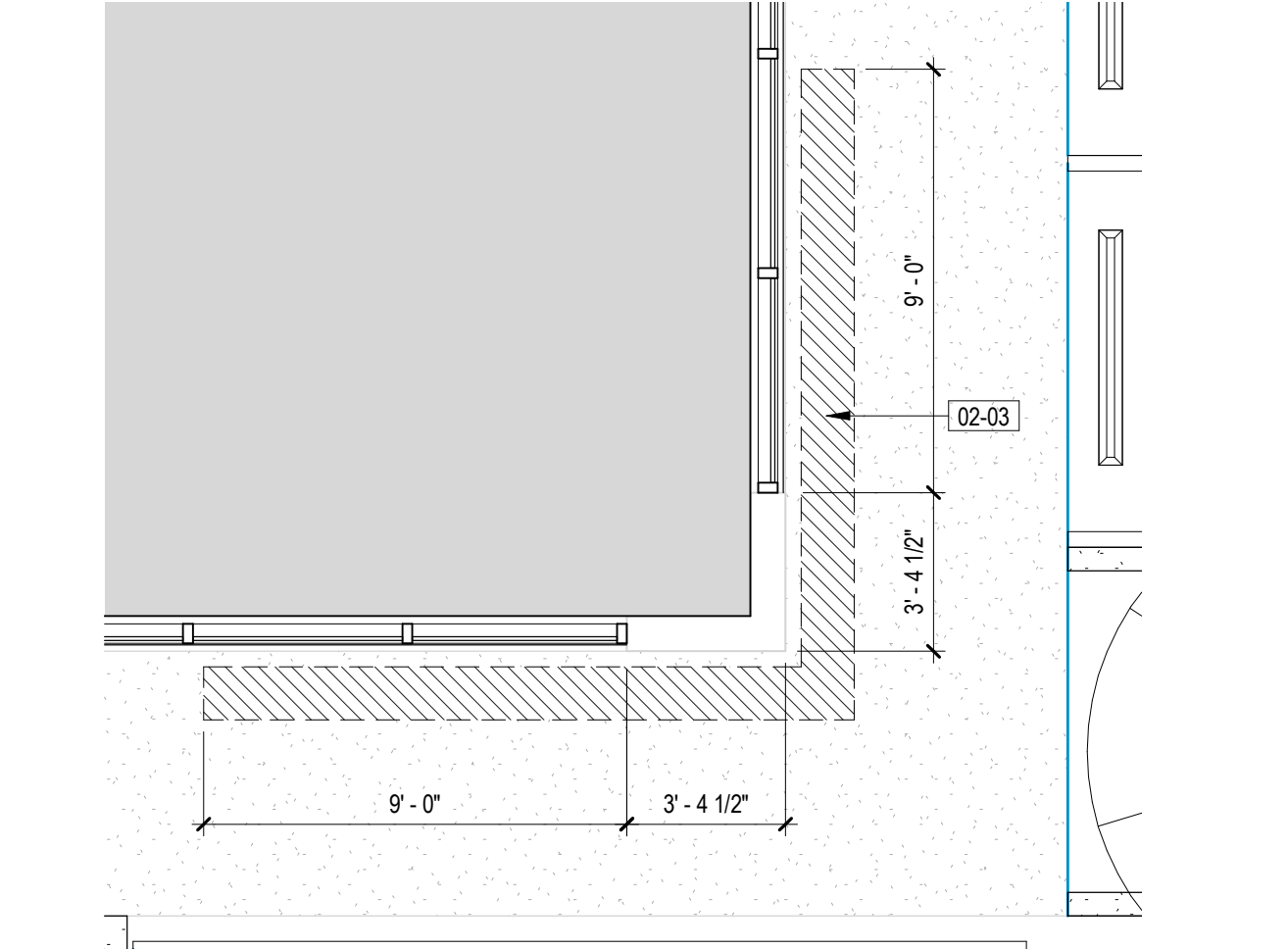
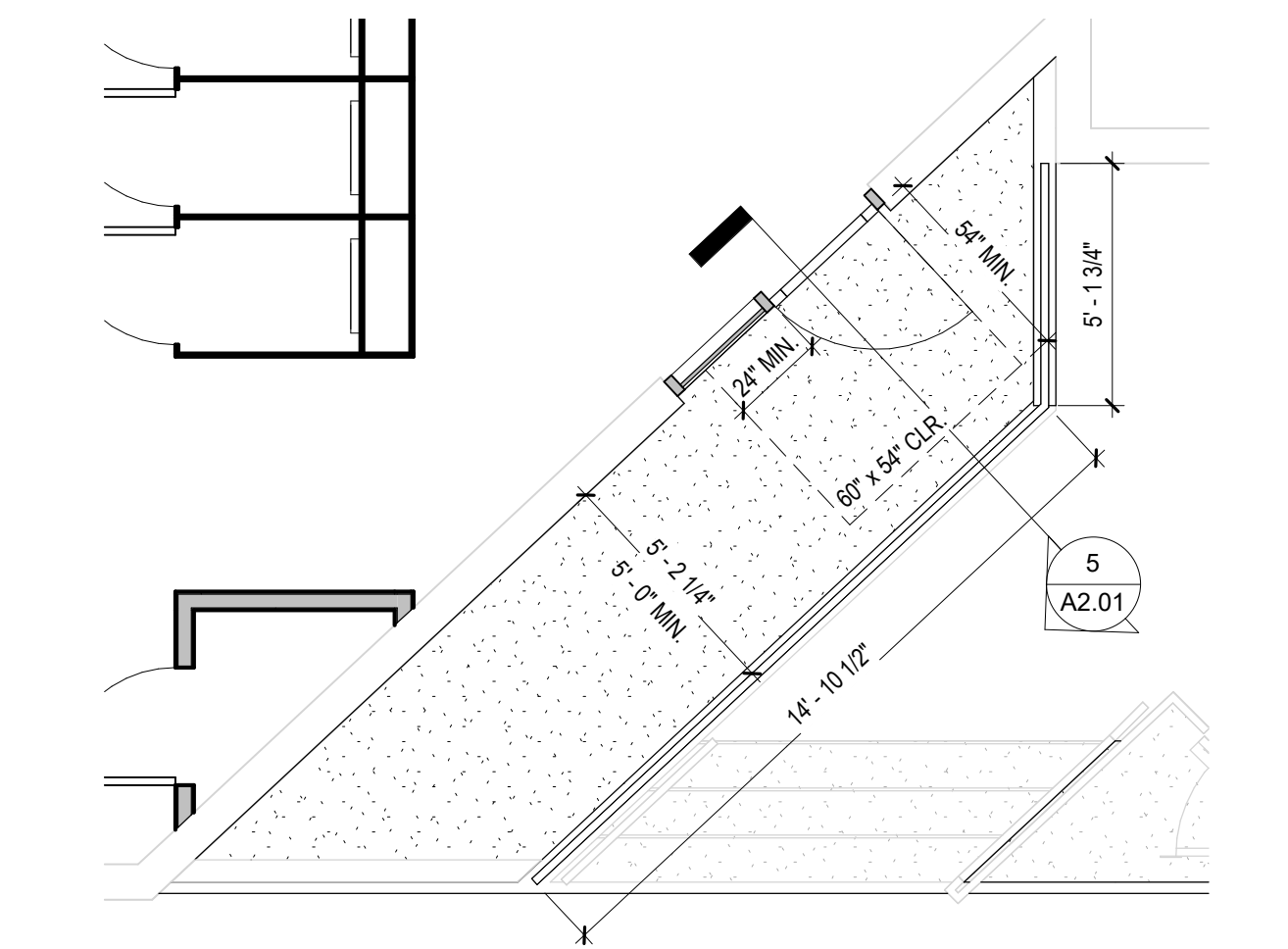


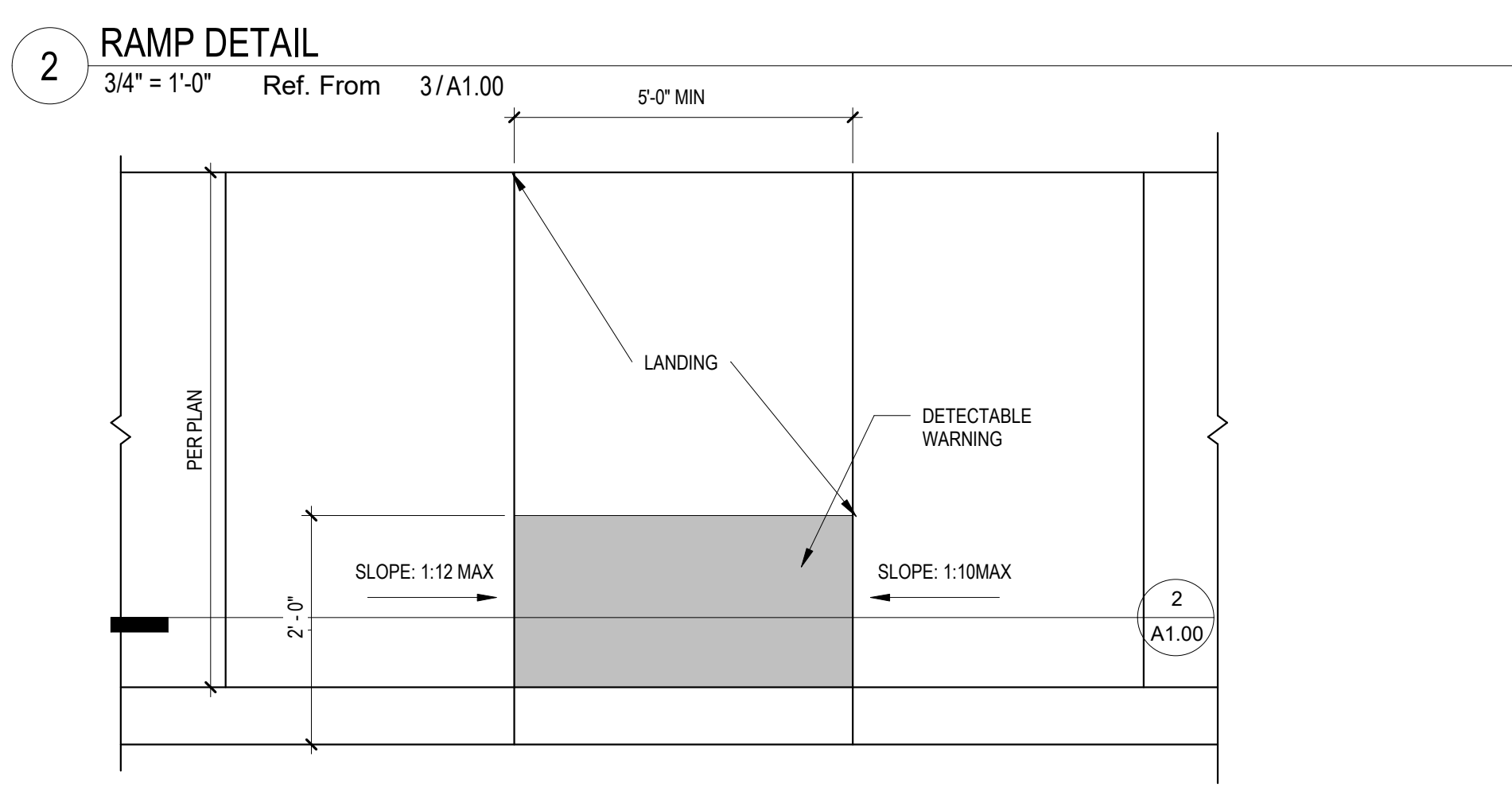
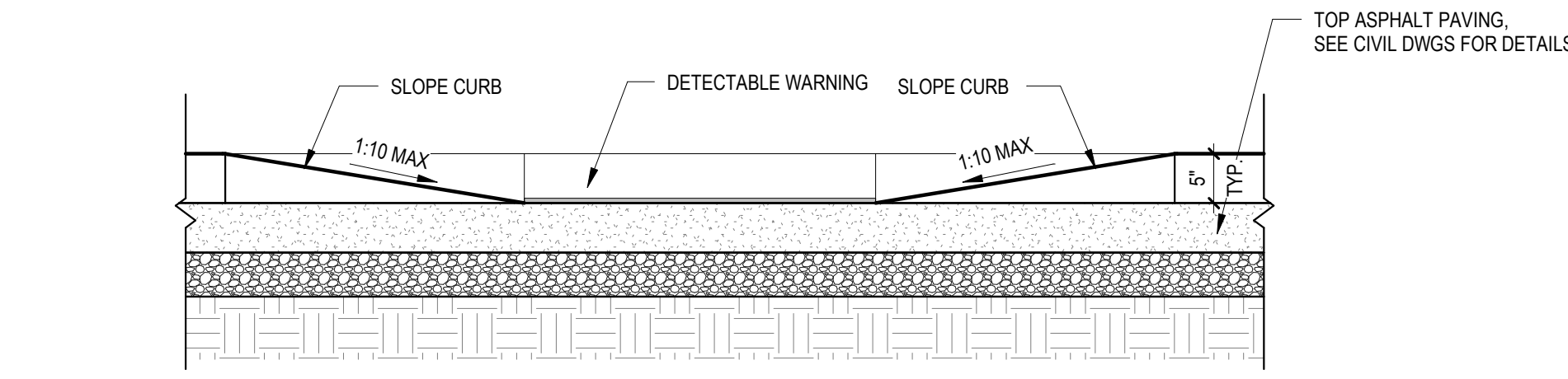
4 SITE - ENLARGED PAVING PLAN
1/4" = 1'-0" Ref. From /



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



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

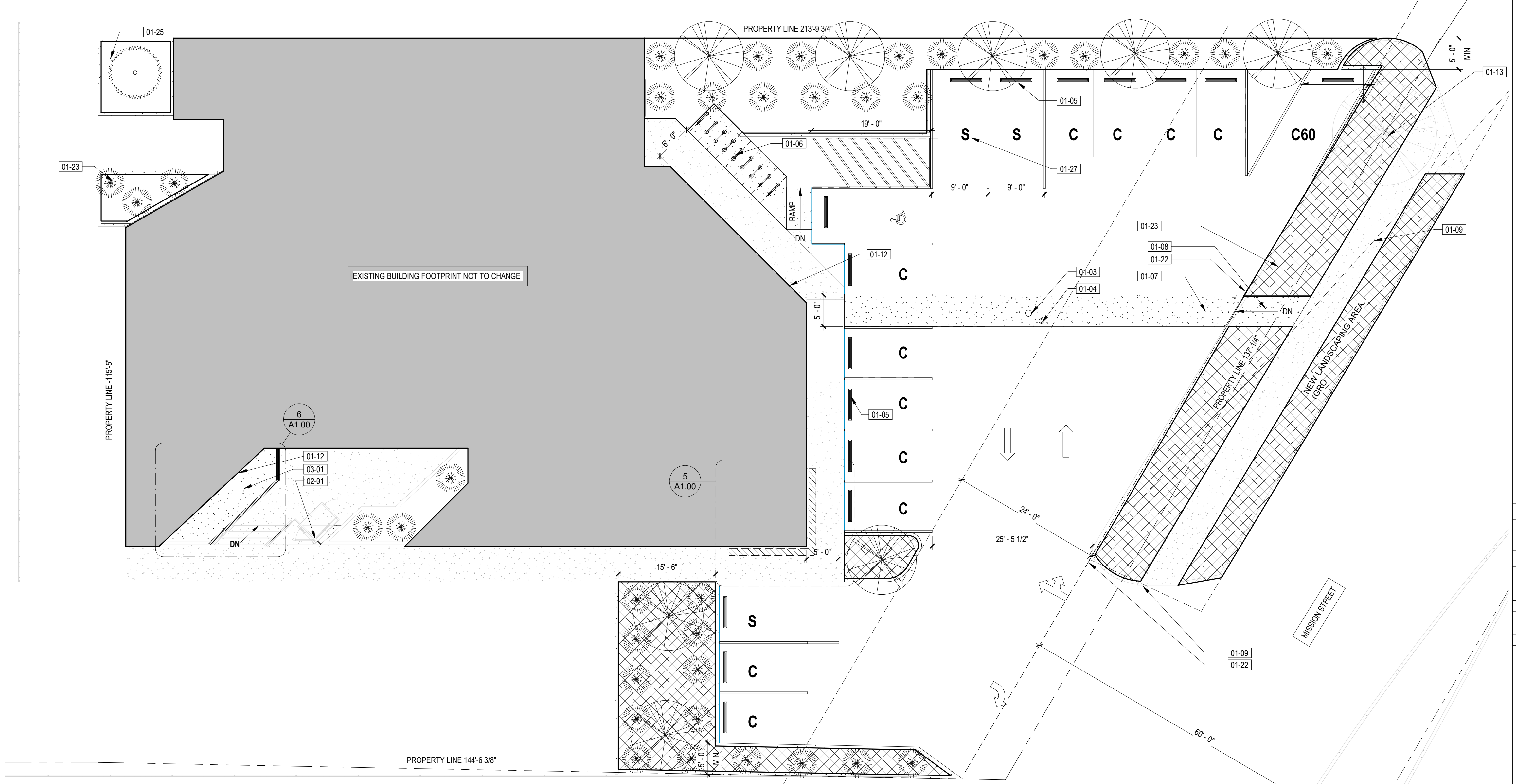
DEVELOPED SITE CONDITIONS- SUMMARY TABLE

KEYNOTE LEGEND	
#	Keynote Description
01-03	CUT AND CAP EXISTING PLUMBING - REPAIR AND PATCH PAVING AS REQUIRED
01-04	REMOVE EXISTING BOLLARDS. PATCH PAVEMENT AS REQUIRED
01-05	WHEEL STOPS TYP
01-06	NEW BICYCLE PARKING. 8 MIN REQUIRED. 8 PROVIDED
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
01-12	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
02-01	(E) ADA LIFT
02-03	SAW CUT (E) SIDEWALK FOR (N) REQUIRED FOOTING. SEE STRUCTURAL DRAWINGS FOR DETAILS.
03-01	NEW SIDEWALK TO CONNECT W/ EXISTING

SITE		PARKING REQUIRED	SITE LANDSCAPING LEGEND
TAXLOT: 073W5AA0930 (OWNED PROPERTY)		RETAIL SALES 1 PER 250 SF	EXISTING SITE 20,962 SF
ZONE - INDUSTRIAL COMMERCIAL		OCCUPIED BUILDING SQFT. 5,640 / 23 PARKING SPACES REQUIRED	LANDSCAPING 3,209 SF (15%) TOTAL
FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAN		MANUFACTURING SPACE, 3,610 SQFT / 2.25 REQUIRED	1,200 SF @ MISSION STREET
LANDSLIDE HAZARD: LOW		26 PARKING SPACES REQUIRED.	1,220 SF @ WEST SIDE OF LOT
ALL ADJACENT PROPERTIES - IC		75% OR 19 MAY BE COMPACT SPACES	115 SF @ PATIO
SITE TOTAL SIZE 20,962 SQFT		16 TOTAL PARKING SPACES PROVIDED	674 SF @ PARKING
15.6% LANDSCAPED		3 STANDARD PARKING SPACES PROVIDED	157 Pu REQUIRED
84.4% PAVED		1 ADA PARKING SPACE	1 Mature tree (E) to remain 15
NO CHANGE TO EXISTING UTILITIES CONNECTIONS		12 COMPACT SPOTS PROVIDED OR 75%	8 Shade Trees 80
BUILDING			1 Evergreen 5
USE: RETAIL - 5,989			33 Medium shrubs 33
MANUFACTURING - 3,184 SQFT			1224 sq ft of ground cover 24
BUILDING TOTAL 9,173 SQFT			Total PU 157
BUILDING HEIGHT 23'-9"			

NOTE: ALL EXISTING COMPACT PARKING SPOTS ARE TO BE CLEARLY MARKED IN ACCORDANCE WITH CITY STANDARDS

S - STANDARD PARKING AT 90 DEGREE ANGLE
19'-0" LONG BY 9'-0" WIDE
C - COMPACT PARKING AT 90 DEGREE ANGLE
15'-0" LONG BY 8'-0" WIDE
C60 - COMPACT PARKING AT 60 DEGREE ANGLE
17'-0" LONG BY 8'-0" WIDE



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

KEYNOTE LEGEND	
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REGISTERED ARCHITECT
CHRISTOPHER M. LARSEN
STATE OF OREGON
6654
12 / 31 / 2022

VARITONE
ARCHITECTURE
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A LIMITED LIABILITY COMPANY

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EXTERIOR RENOVATION
2410 MISSION STREET SE SALEM OR 97302

Issue:	CD SET
Date:	04/29/2021
Revision:	Date:

SITE PLAN

A1.00