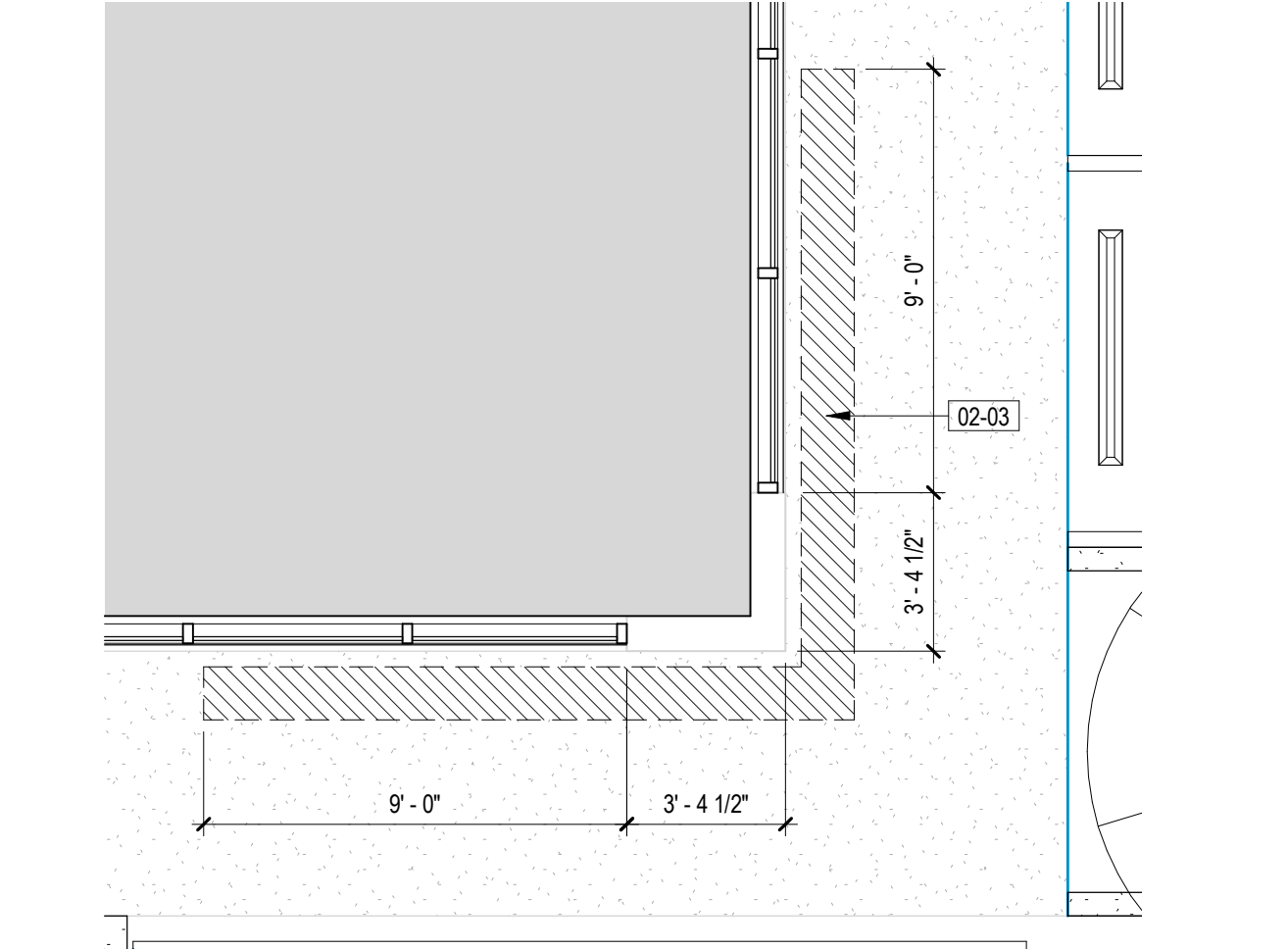
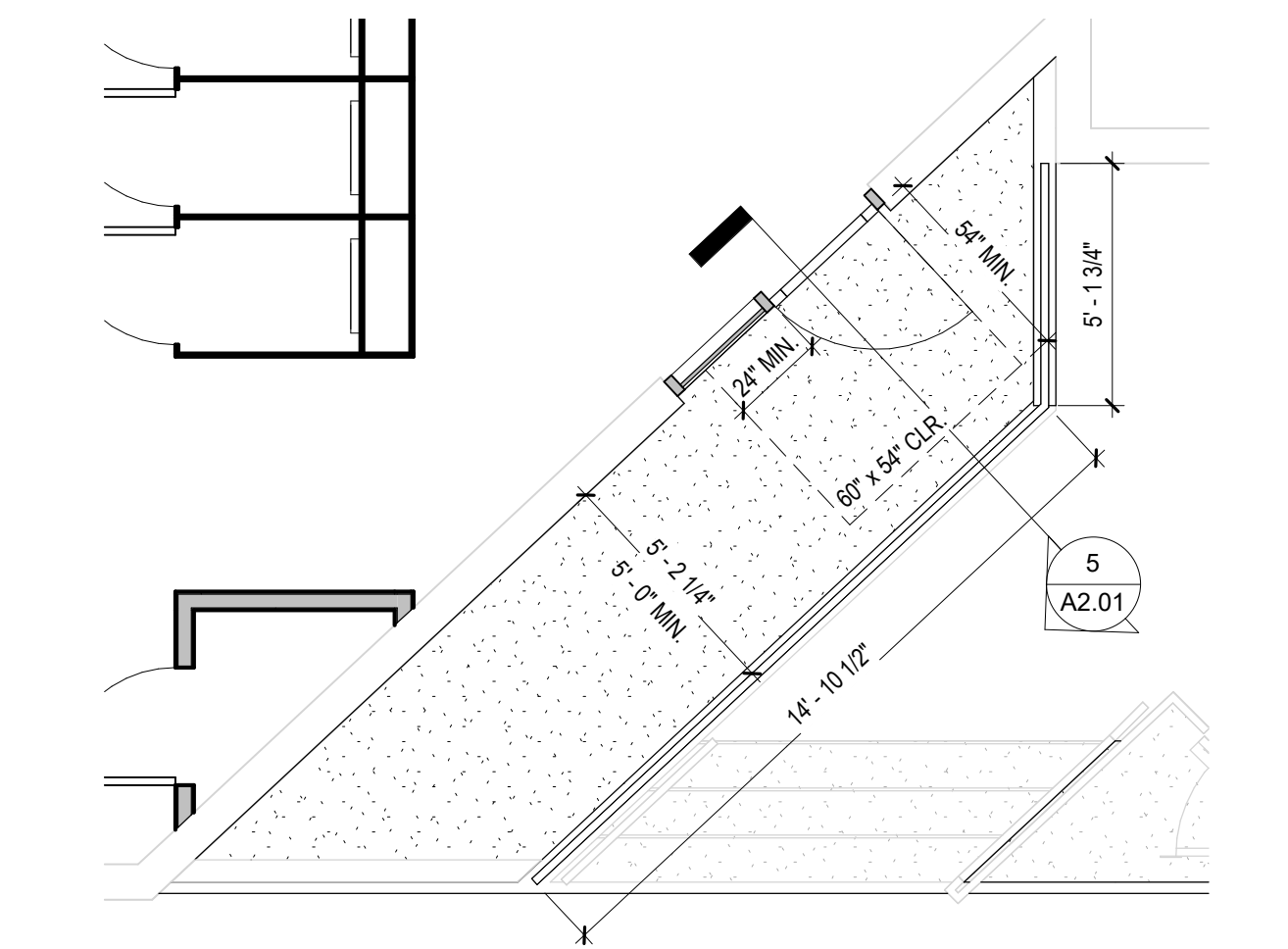


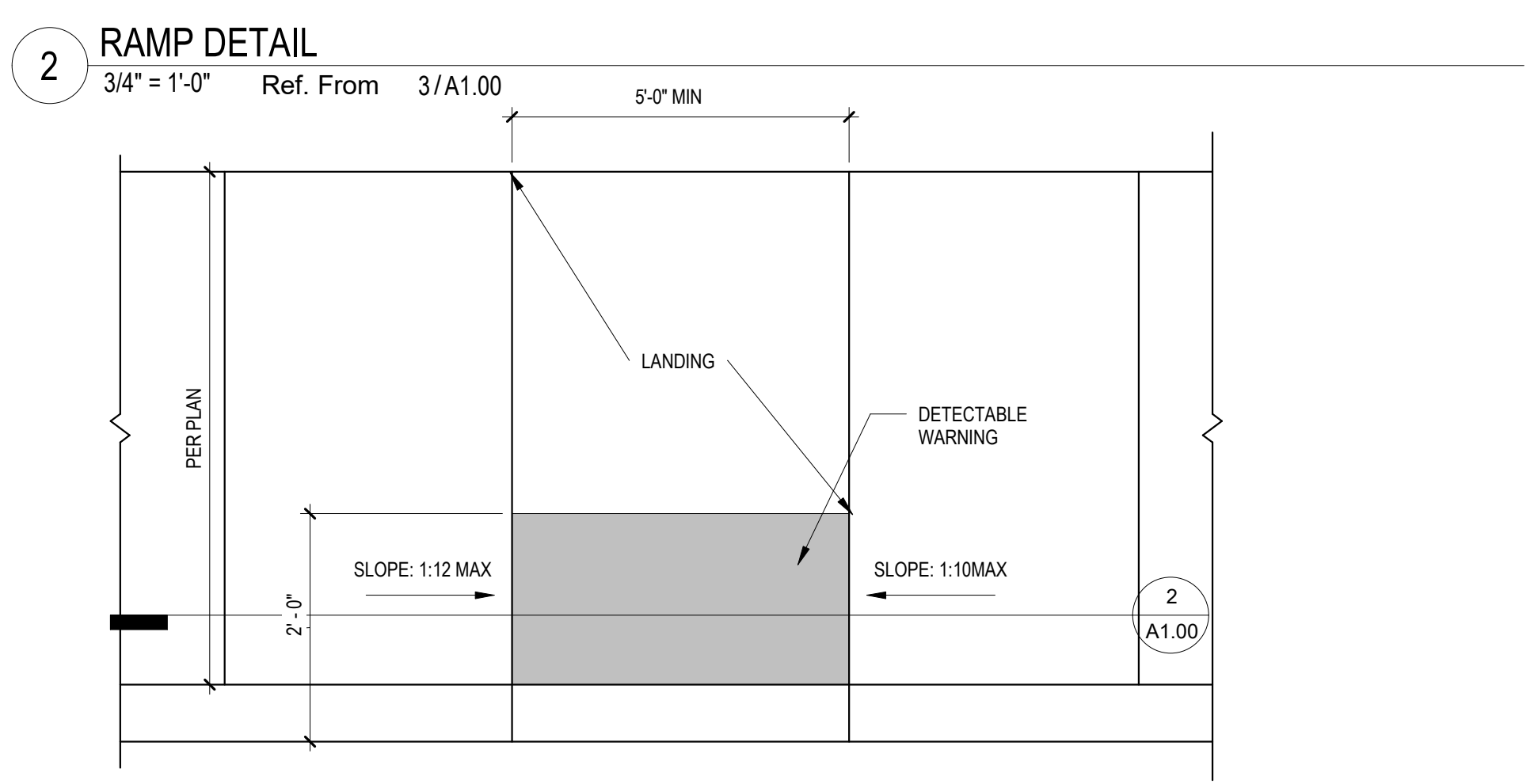
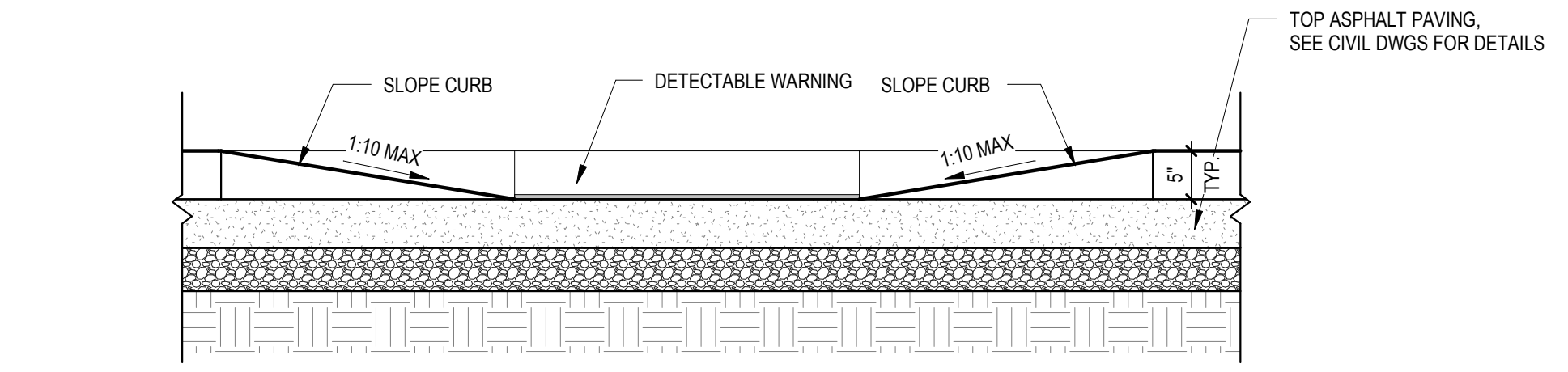
4 SITE - ENLARGED PAVING PLAN
1/4" = 1'-0" Ref. From /



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

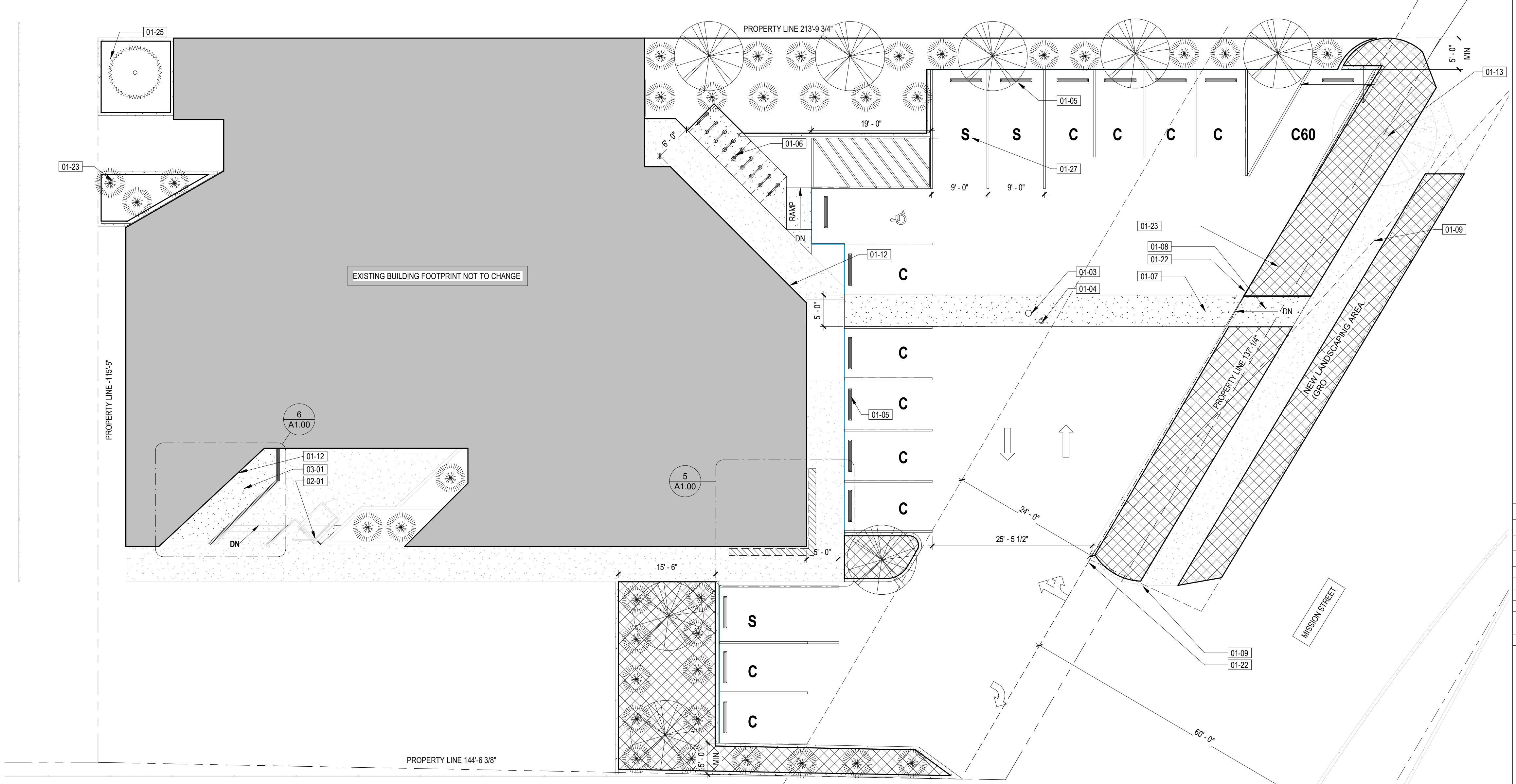


3 RAMP PLAN DETAIL
3/4" = 1'-0" Ref. From /

DEVELOPED SITE CONDITIONS- SUMMARY TABLE

SITE		PARKING REQUIRED	SITE LANDSCAPING LEGEND	
TAXLOT: 073W5AA0930 (OWNED PROPERTY) ZONE - INDUSTRIAL COMMERCIAL FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAN 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 26 PARKING SPACES REQUIRED. 75% OR 15 MAY BE COMPACT SPACES 16 TOTAL PARKING SPACES PROVIDED 3 STANDARD PARKING SPACES PROVIDED 1 ADA PARKING SPACE 12 COMPACT SPOTS PROVIDED OR 75%	EXISTING SITE 20,962 SF LANDSCAPING 3,209 SF (15%) TOTAL 1,200 SF @ MISSION STREET 1,220 SF @ WEST SIDE OF LOT 115 SF @ PATIO 674 SF @ PARKING 157 Pu REQUIRED 1 Mature tree (E) to remain 8 Shade Trees 1 Evergreen 33 Medium shrubs 1224 sq ft of ground cover Total PU 157	
BUILDING USE: RETAIL - 5,989 MANUFACTURING - 3,184 SQFT BUILDING TOTAL 9,173 SQFT 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		

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



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



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ADULT SHOP STORE 9
EXTERIOR RENOVATION
2410 MISSION STREET SE, SALEM OR, 97302

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

SITE PLAN

A1.00

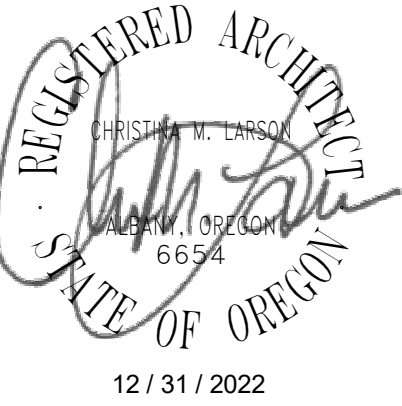
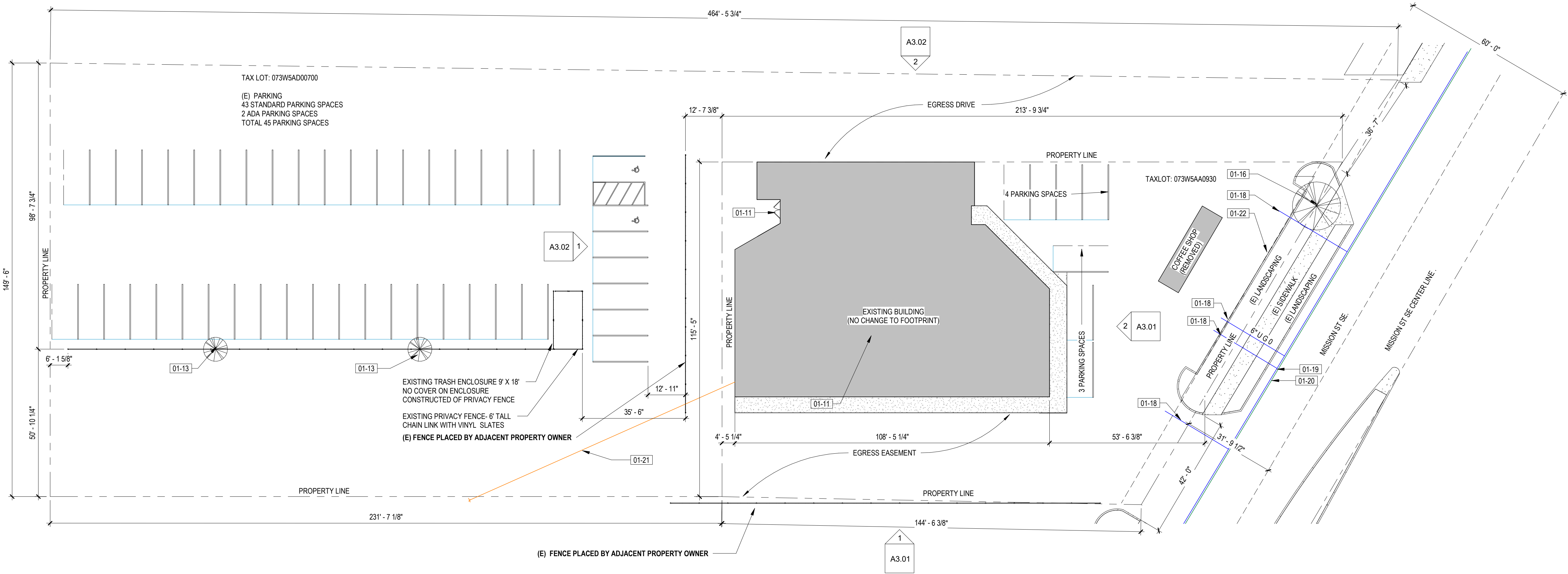
KEYNOTE LEGEND	
#	Keynote Description
01-11	(E) PRIMARY ENTRANCE
01-13	(E) TREE
01-16	(E) EXISTING TREE THAT NEEDS PROTECTION DURING NEW LANDSCAPING PLACEMENT
01-18	(E) WATER CONNECTIONS
01-19	WATER MAIN
01-20	RAIN WATER MAIN
01-21	BUILDING CONNECTION TO CITY SEWER. MAIN CITY SEWER IS LOCATED OFF SITE TO THE SOUTH OF THE BUILDING
01-22	MISSION STREET 60'-0" SETBACK LINE

EXISTING SITE CONDITIONS
TAXLOT: 073WSAA0930 (OWNED PROPERTY)

SITE
ZONE - INDUSTRIAL COMMERCIAL
FLOOD RISK: ZONE AE FULLY IN 100 YEAR PLAIN
ALL ADJACENT PROPERTIES - IC
46 ACRES
EXISTING SITE 20,962 SQFT
5.3% LANDSCAPED
908 SF OF LANDSCAPING ALONG MISSION STREET,
212 SF LANDSCAPING IN PATIO AREA
EXISTING PAVING 94.7%
NO CHANGE TO EXISTING UTILITIES CONNECTIONS

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

PARKING
7 STANDARD SPACES



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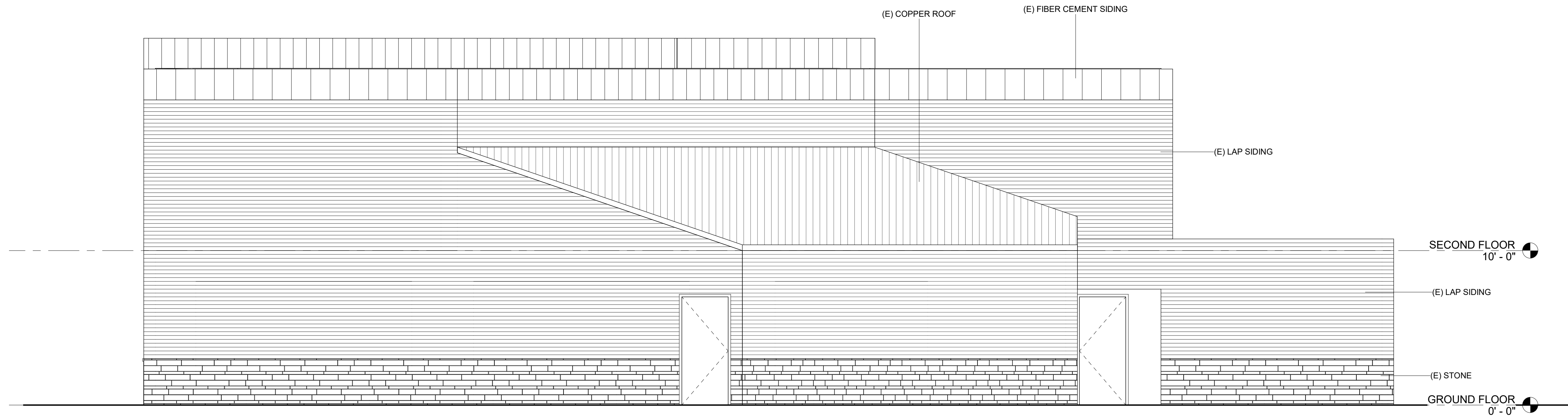
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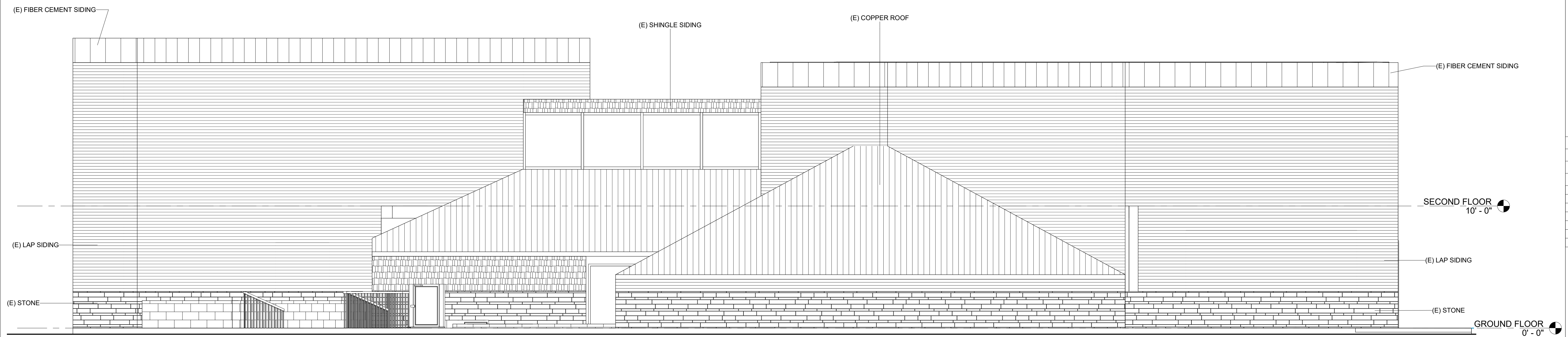
EXISTING
SITE AND
UTILITY PLAN

A0.06





2 EXISTING NORTH ELEVATION
1/4" = 1'-0" Ref. From 1/A0.06



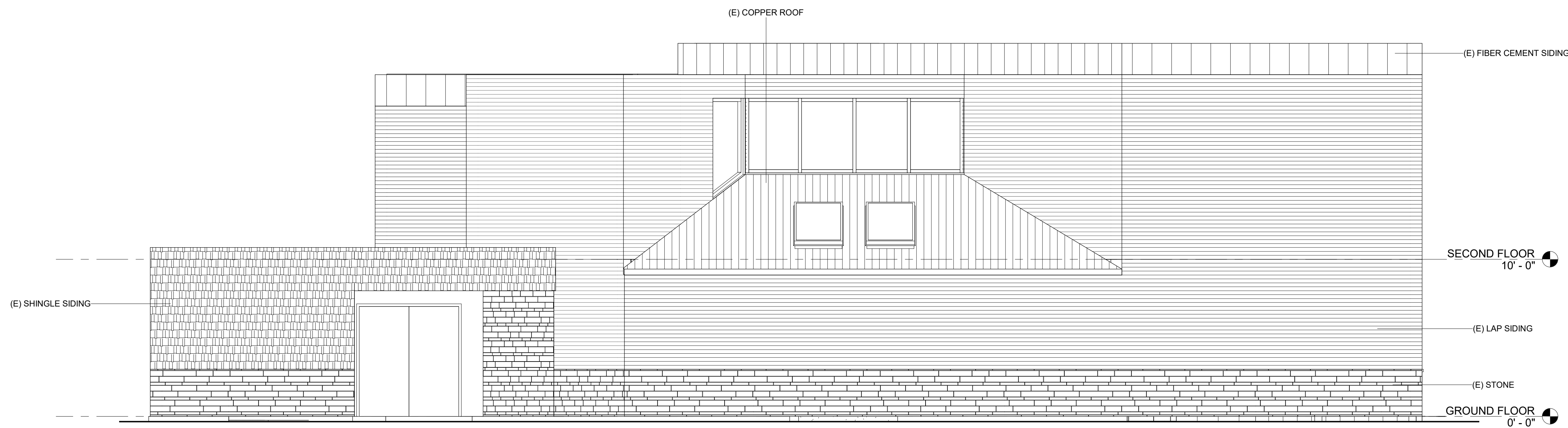
1 EXISTING EAST ELEVATION
1/4" = 1'-0" Ref. From 1/A0.06

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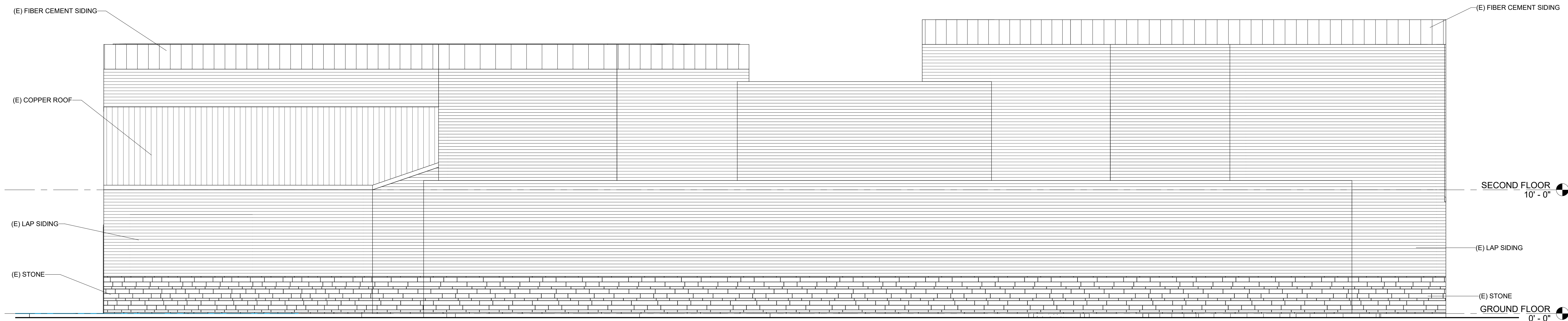
Issue: CD SET
Date: 04/29/2021

Revision: Date:

EXISTING
ELEVATIONS



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0" Ref. From 1/A0.06

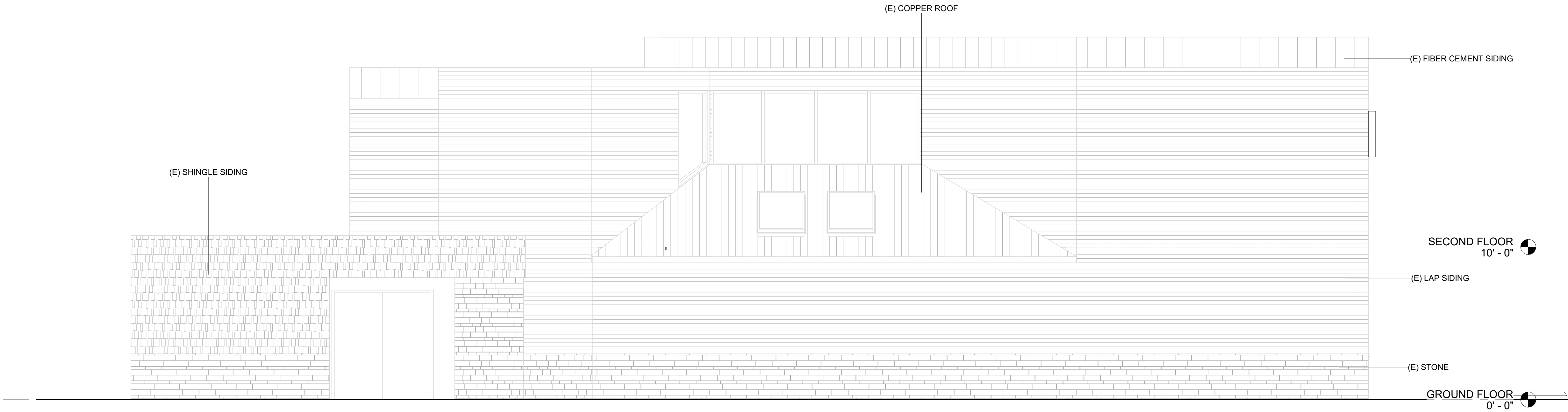


2 EXISTING WEST ELEVATION
1/4" = 1'-0" Ref. From 1/A0.06

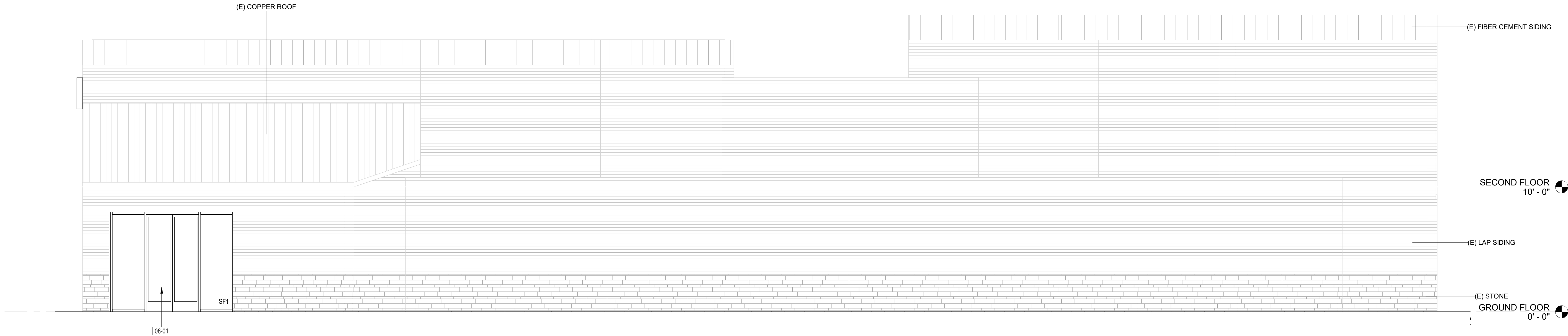
KEYNOTE LEGEND	
#	Keynote Description
08-01	NEW STOREFRONT ENTRY

GENERAL NOTES

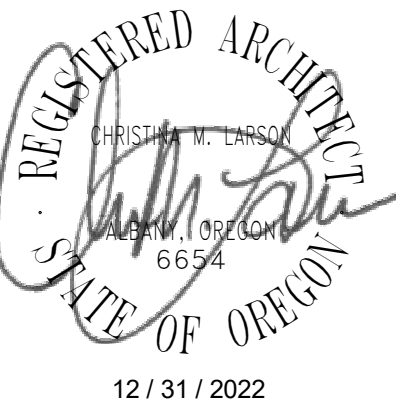
1. ALL EXTERIOR SIDING MATERIAL TO REMAIN.
2. PATCH ANY FINISHES DAMAGED DURING CONSTRUCTION.
3. INSTALL MATERIAL IS TO MATCH ADJACENT FINISHES
4. SEALANTS TO BE COLOR MATCHED TO ADJACENT WALL FINISHES



1 SOUTH ELEVATION
1/4" = 1'-0" Ref. From /



2 WEST ELEVATION
1/4" = 1'-0" Ref. From 1/A1.01



ADULT SHOP STORE 9
EXTERIOR RENOVATION
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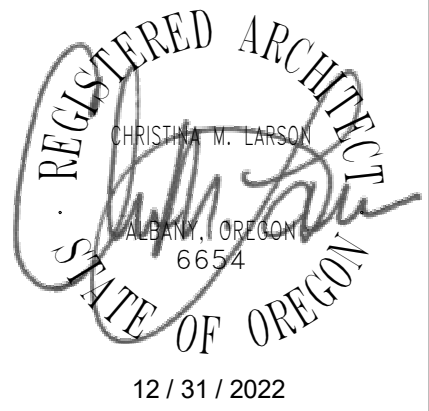
Revision: Date:

EXTERIOR
ELEVATIONS

KEYNOTE LEGEND	
#	Keynote Description
07-01	EXTERIOR INFILL WALL IS TO MATCH EXISTING FINISHES
08-01	NEW STOREFRONT ENTRY
08-02	NEW STOREFRONT

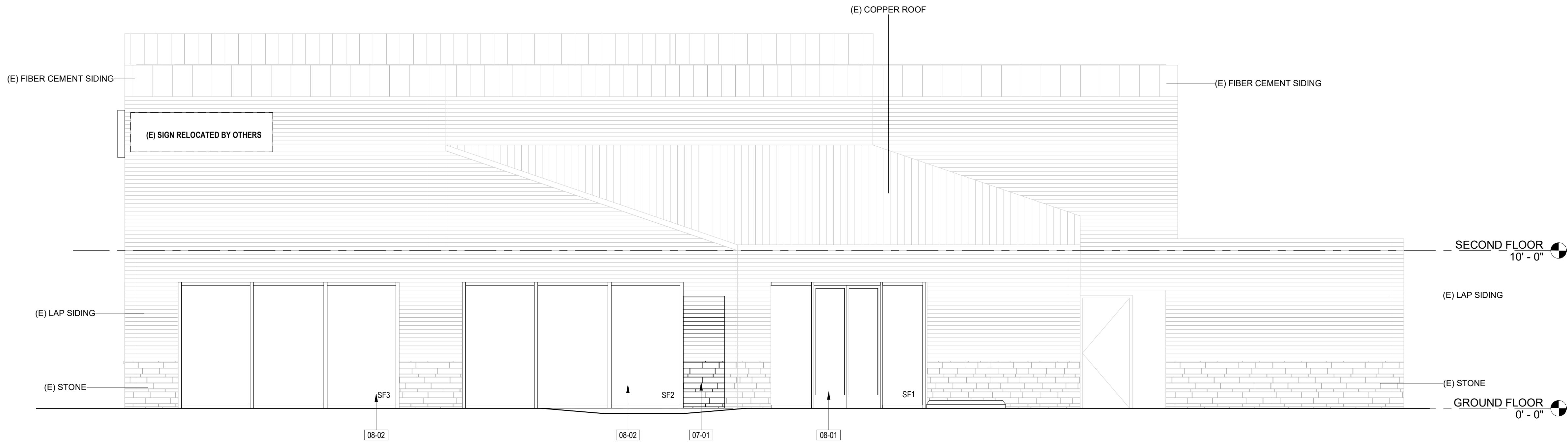
GENERAL NOTES

1. ALL EXTERIOR SIDING MATERIAL TO REMAIN.
2. PATCH ANY FINISHES DAMAGED DURING CONSTRUCTION.
3. INSTALL MATERIAL IS TO MATCH ADJACENT FINISHES
4. SEALANTS TO BE COLOR MATCHED TO ADJACENT WALL FINISHES

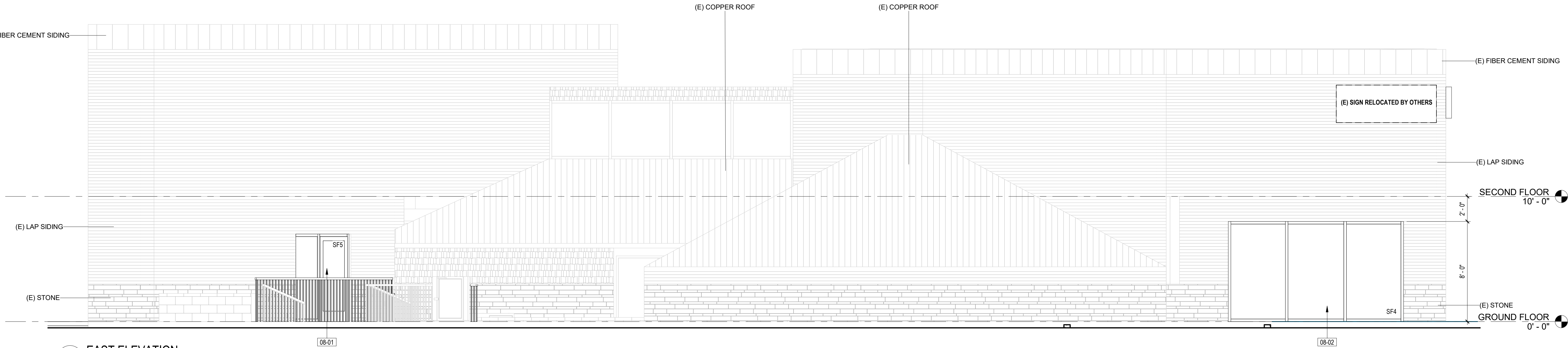


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2 NORTH ELEVATION
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1 EAST ELEVATION
1/4" = 1'-0" Ref. From 1/XA1.01

ADULT SHOP STORE 9

EXTERIOR RENOVATION

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EXTERIOR ELEVATIONS

A3.04