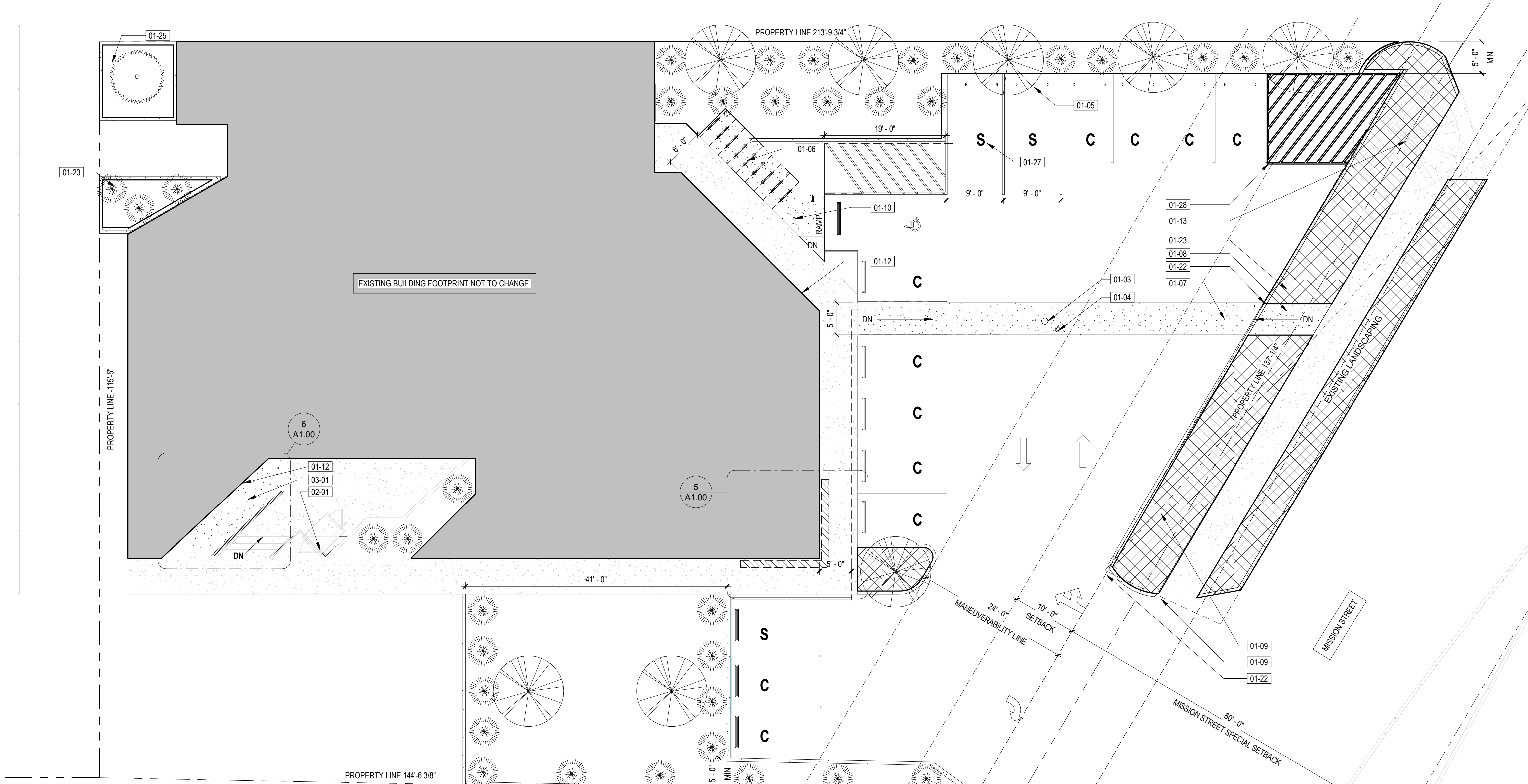
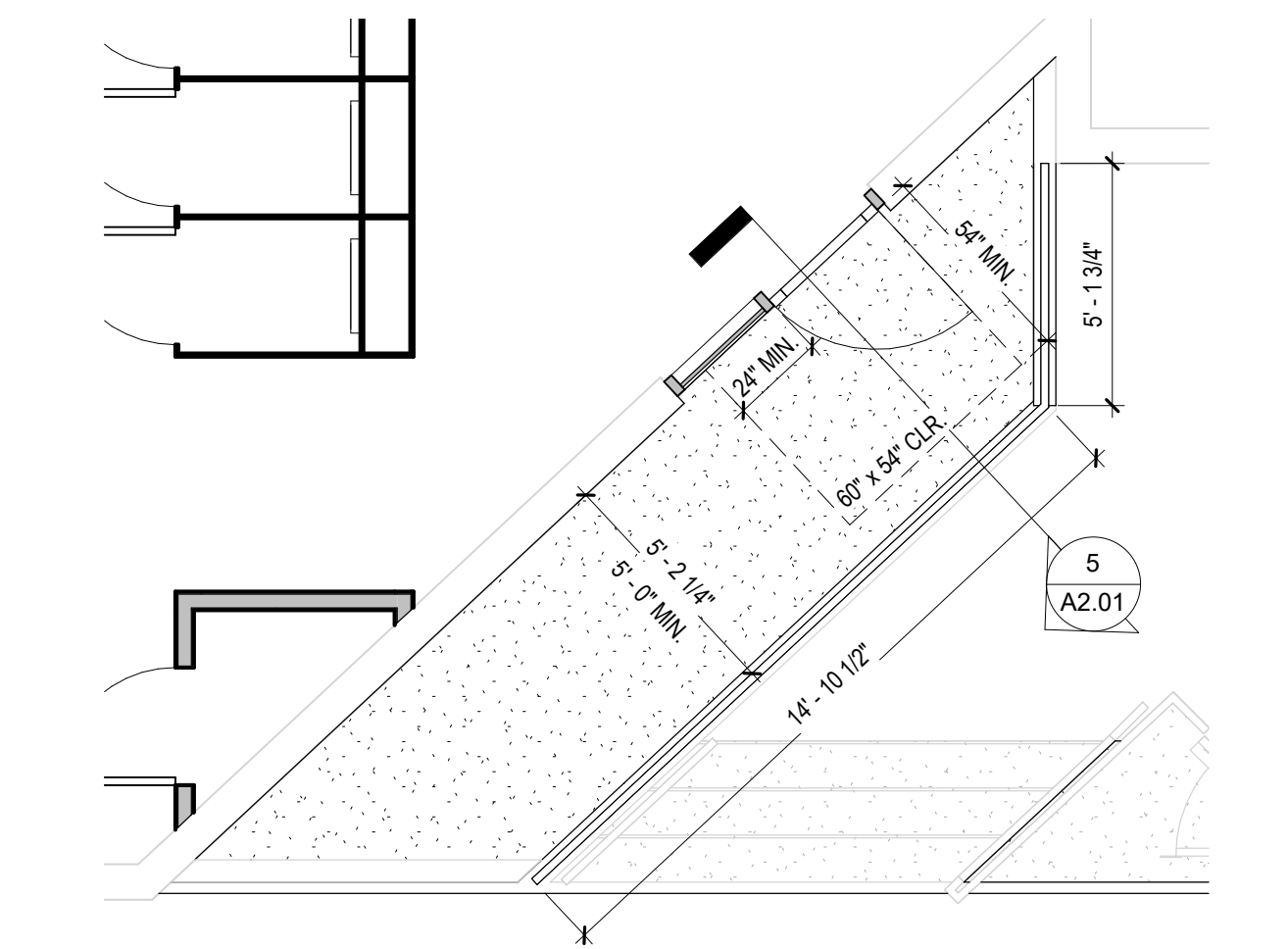
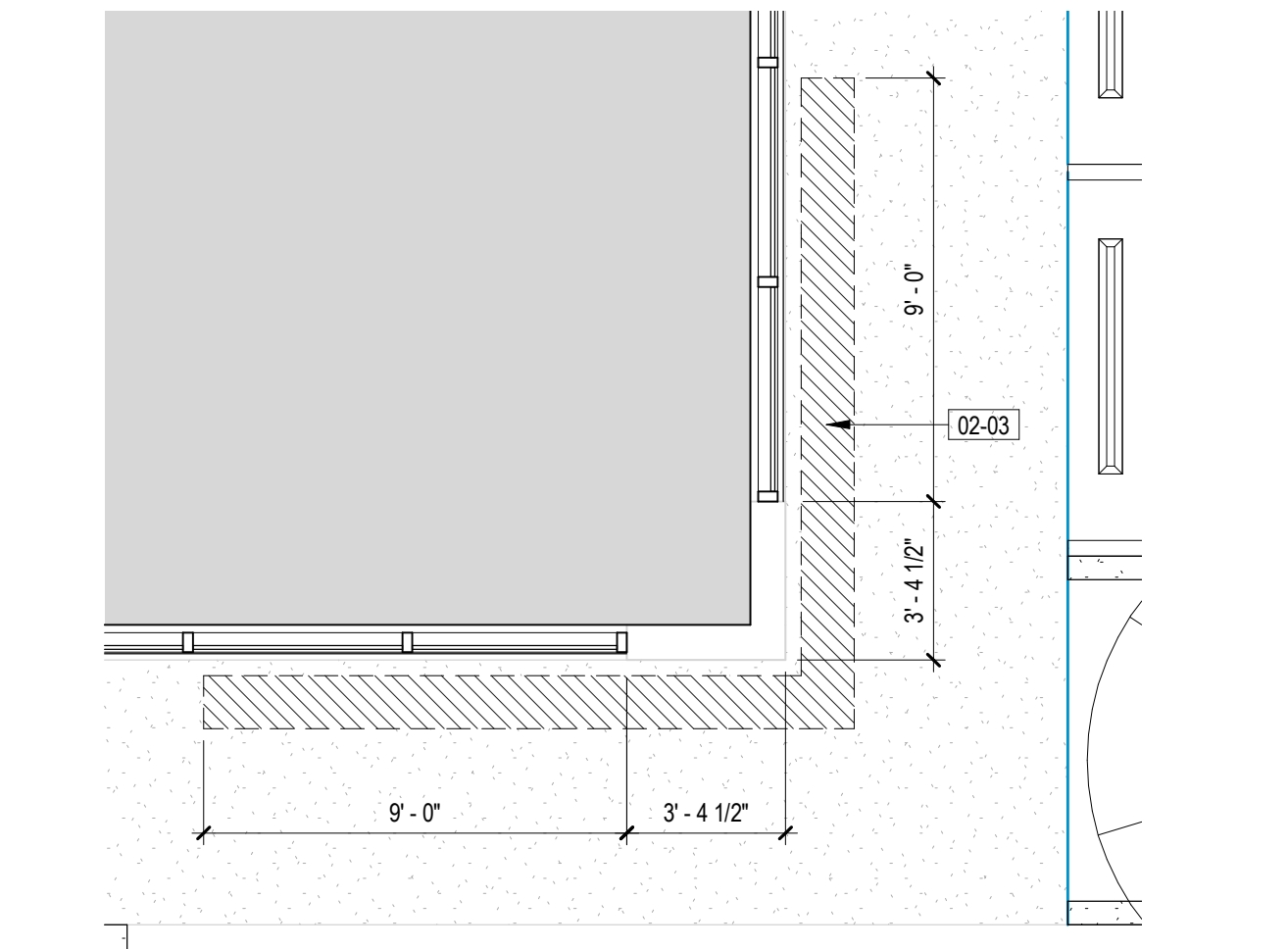


KEYNOTE LEGEND	
#	Keynote Description
01-03	CUT AND CAP EXISTING PLUMBING, REPAIR AND PATCH PAVING AS REQUIRED
01-04	REMOVE EXISTING BOLLARDS, PATCH PAVING AS REQUIRED
01-05	WHEEL STOPS TYP
01-06	NEW BICYCLE PARKING, 8 MIN REQUIRED, 8 PROVIDED
01-07	PEDESTRIAN PATH TO BE PAVED IN STAINED CONCRETE
01-08	SIDEWALK CONNECTION TO BUILDING PROVIDE RAP FORM SIDEWALK LEVEL TO PARKING PAVING LEVEL
01-09	AREA OF VISION CLEARANCE MAINTAINED
01-10	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
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

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 19 MAY BE COMPACT SPACES 15 TOTAL PARKING SPACES PROVIDED 2 STANDARD PARKING SPACES REQUIRED 1 ADA PARKING SPACE 12 COMPACT SPOTS PROVIDED OR 80%	EXISTING SITE 20,962 SF LANDSCAPING 3,200 SF (15.2%) TOTAL 540 SF @ MISSION STREET 1,188 SF @ WEST SIDE OF LOT 115 SF @ PATIO 1,357 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	PROPOSE PU'S 15 80 5 33 24 157



ADULT SHOP STORE 9 EXTERIOR RENOVATION

2410 MISSION STREET SE, SALEM OR, 97302

Issue: CD SET
Date: 05/25/2021

Revision: Date:

SITE PLAN

A1.00