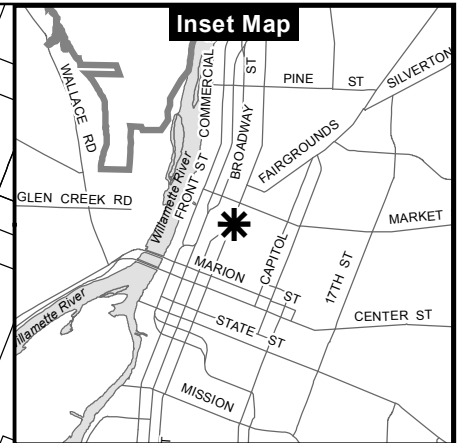
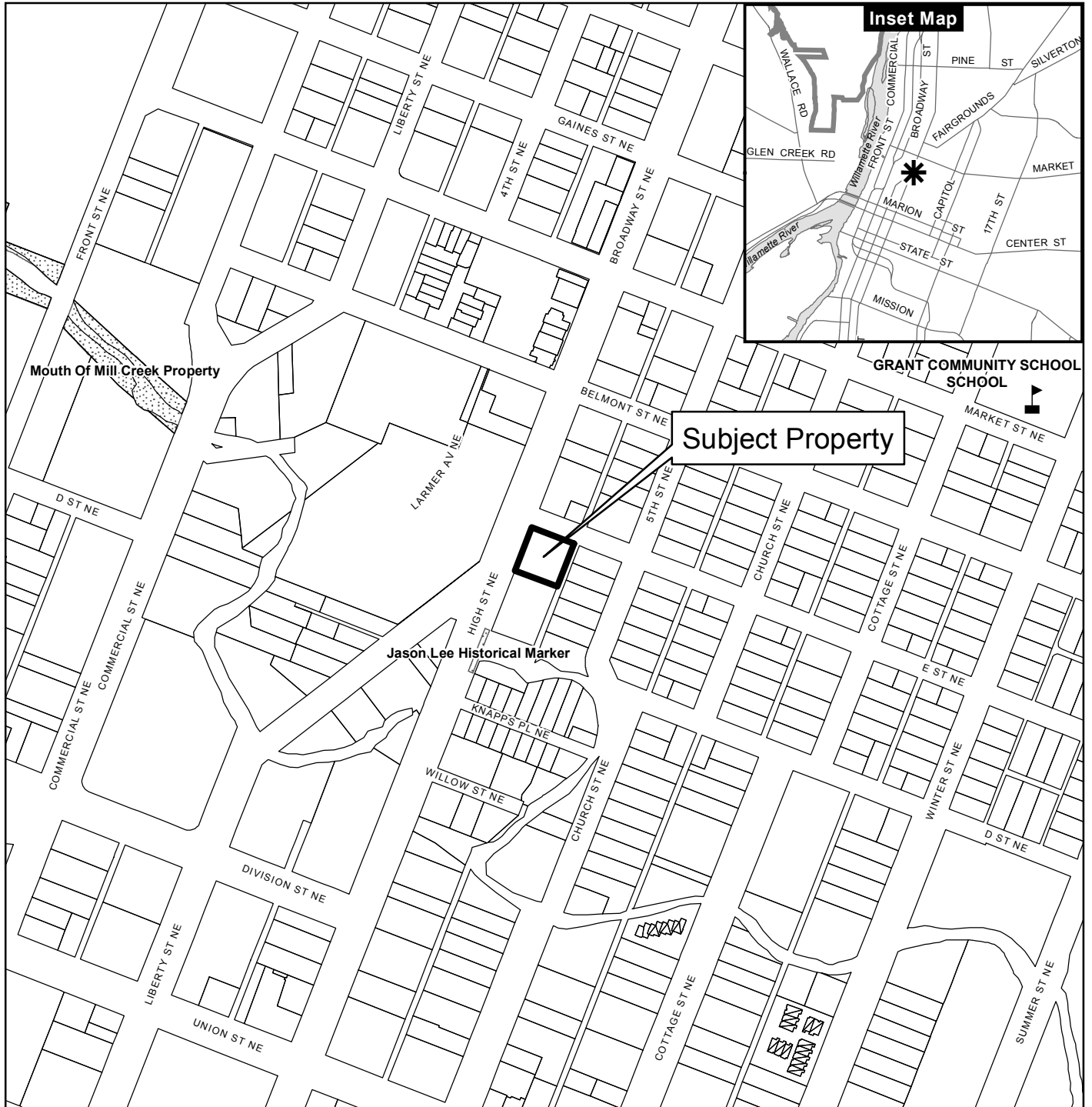


Vicinity Map

990 Broadway Street NE



Legend

- Taxlots
- Urban Growth Boundary
- City Limits
- Outside Salem City Limits
- Historic District
- Schools
- Parks

0 100 200 400 Feet



CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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990 BROADWAY ST NE

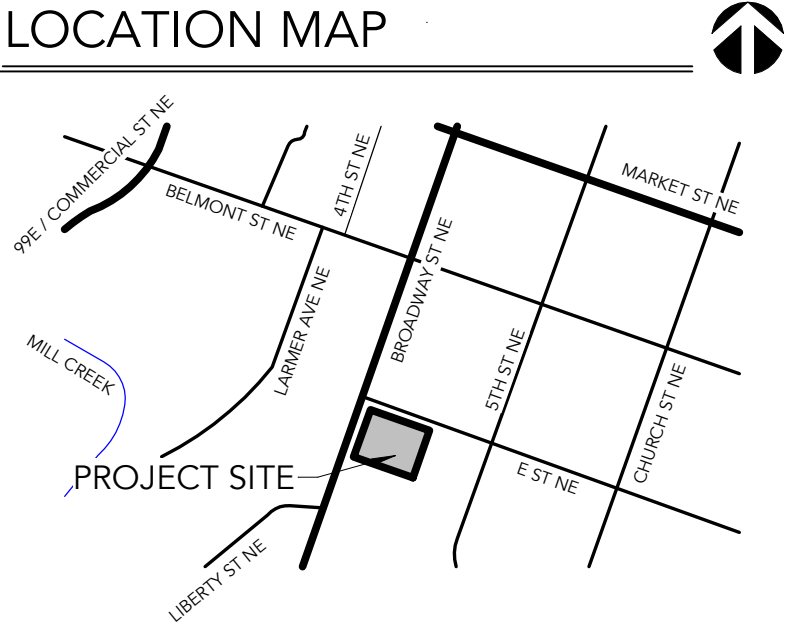
MIXED-USE DEVELOPMENT

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF 23 RESIDENTIAL APARTMENTS ON THREE FLOORS ABOVE GRADE, WITH A RETAIL SPACE FACING BROADWAY STREET ON THE GROUND FLOOR. THE APARTMENTS ARE ALL ACCESSED VIA A PRIVATE COURTYARD. THE 17,300 SF BUILDING IS TYPE V-B CONSTRUCTION.

ZONING: CO, COMMERCIAL OFFICE
OVERLAY: BROADWAY/HIGH STREET HOUSING OVERLAY (614)
TAX MAP: 073W22AD08600
TAX LOT: N 1/2 LOT 10, 11-12, S 1/2 LOT 11 BLK 5

#	SHEET NAME
SP-0	COVER SHEET
SP-1	EXISTING SITE SURVEY
SP-2	ARCHITECTURAL SITE PLAN
SP-2.1	SITE DETAILS
SP-3	GRADING & UTILITY PLAN
SP-4	LANDSCAPE PLAN
SP-5	SECOND FLOOR PLAN
SP-6	THIRD FLOOR & MEZZANINE PLAN
SP-7	ELEVATIONS
SP-8	ELEVATIONS
SP-9	COURTYARD ELEVATIONS
SP-10	RENDERINGS



CBTwoARCHITECTS

A LIMITED LIABILITY COMPANY

500 Liberty Street SE, Suite 100
Salem, Oregon 97301
Ph: 503.480.8700 / Fx: 503.480.8701

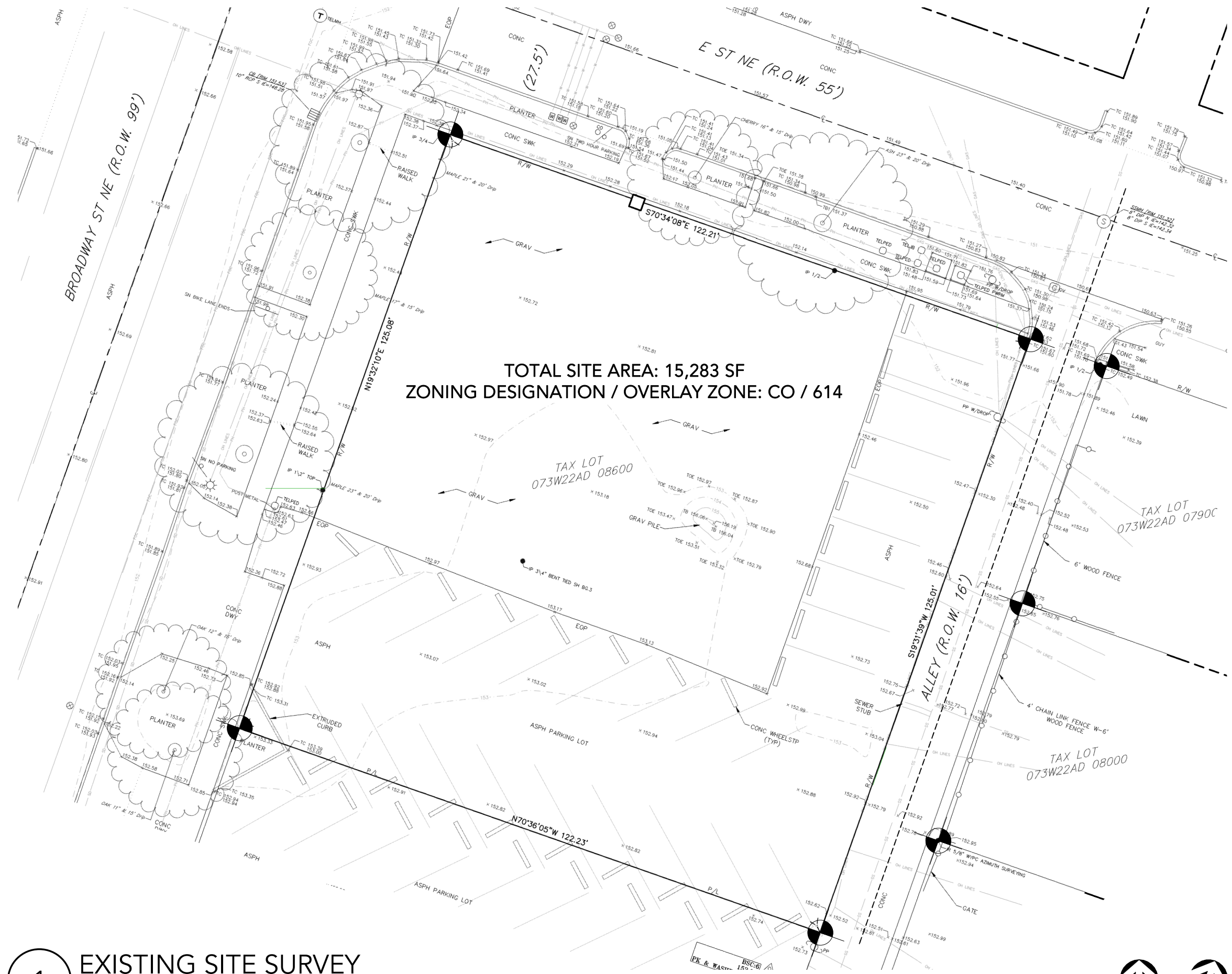
990 BROADWAY

990 BROADWAY STREET NE
SALEM OREGON 97301

PLAN REVIEW
Date: 06.12.2019
Rev: Date:

COVER SHEET

SP-0



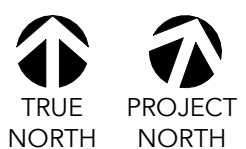
TOTAL SITE AREA: 15,283 SF
ZONING DESIGNATION / OVERLAY ZONE: CO / 614

TAX LOT
073W22AD 08600

TAX LOT
073W22AD 07900

TAX LOT
073W22AD 08000

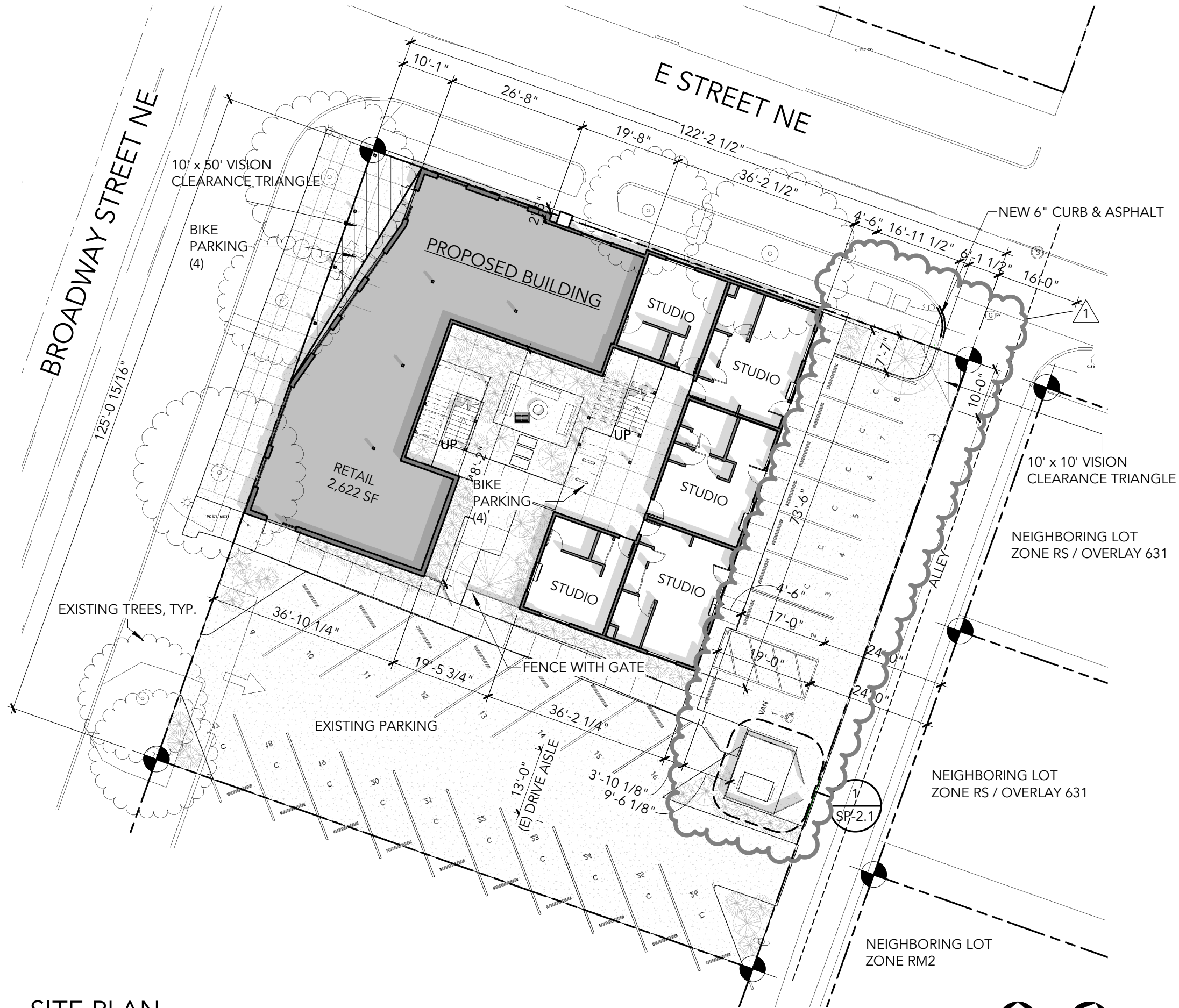
1 EXISTING SITE SURVEY
SCALE: 1" = 20'-0"



PLAN REVIEW	
Date:	06.12.2019
Rev:	Date:

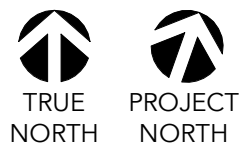
EXISTING SITE SURVEY

SP-1



SITE PLAN

SCALE: 1" = 20'-0"



SITE INFORMATION	
LOT AREA	15,283 SF
ZONE	CO - COMMERCIAL OFFICE BDWY/HIGH ST HOUSING OVERLAY ZONE
USES	MULTIPLE FAMILY RETAIL SALES AND SERVICES
# UNITS	23
LOT WIDTH	125'-1"
LOT DEPTH	122'-2"

BUILDING COVERAGE		
TYPE	AREA	%
BUILDING FOOTPRINT	4,717 SF	31%
LANDSCAPING	1,774 SF	11%
(E) PAVING AREA (NO WORK)	6,229 SF	41%
SIDEWALK	2,563 SF	17%
TOTAL SITE AREA	15,283 SF	100%

BUILDING FOOTPRINT / TOTAL SITE AREA =
4,717 / 15,283 = 31%
MAX LOT COVERAGE PER TABLE 521-5 = 60%
28% < 60%; **OK**

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS	13
ADA VAN STALL	1
COMPACT STALLS	12
TOTAL EXISTING PARKING	26

MINIMUM PARKING REQUIRED (SRC TABLE 806-1)
MULTIPLE FAMILY = 1.5 PER DWELLING UNIT
NO. OF UNITS = 23 x 1.5 = 35 SPACES REQUIRED
EATING & DRINKING EST. = 1 PER 250 SF
RETAIL SF = 2622; 2622 / 250 = 11 SPACES REQUIRED
BASE PARKING REQUIRED = 46 SPACES

REDUCTIONS (PER SRC614.020.e)	SPACES
10% BASE REDUCTION	4
TRANSIT STOP (EX.1) - 5% REDUCTION	2
COVERED BIKE PARKING - 5% RED.	2
TOTAL REDUCTIONS	8

BASE PARKING - REDUCTIONS = 46 - 8 = **38 SPACES**
TOTAL SPACES PROVIDED = 26*
*ADJUSTMENT REQUESTED

COMPACT STALLS (SRC 806.015.b):
MAXIMUM = 75% OF MINIMUM REQUIRED
26 x 75% = 20; 12 < 20; **OK**

BIKE PARKING REQUIRED (SRC TABLE 806-8):
EATING & DRINKING EST. = THE GREATER OF 4
SPACES OR 1 SPACE PER 1,000 SF
RETAIL SF = 2622; SPACES PROVIDED: 4
MULTIPLE FAMILY = GREATER OF 4 SPACES OR 0.1
SPACES PER DWELLING UNIT
SPACES PROVIDED: 4

CB Two ARCHITECTS

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990 BROADWAY

990 BROADWAY STREET NE
SALEM OREGON 97301

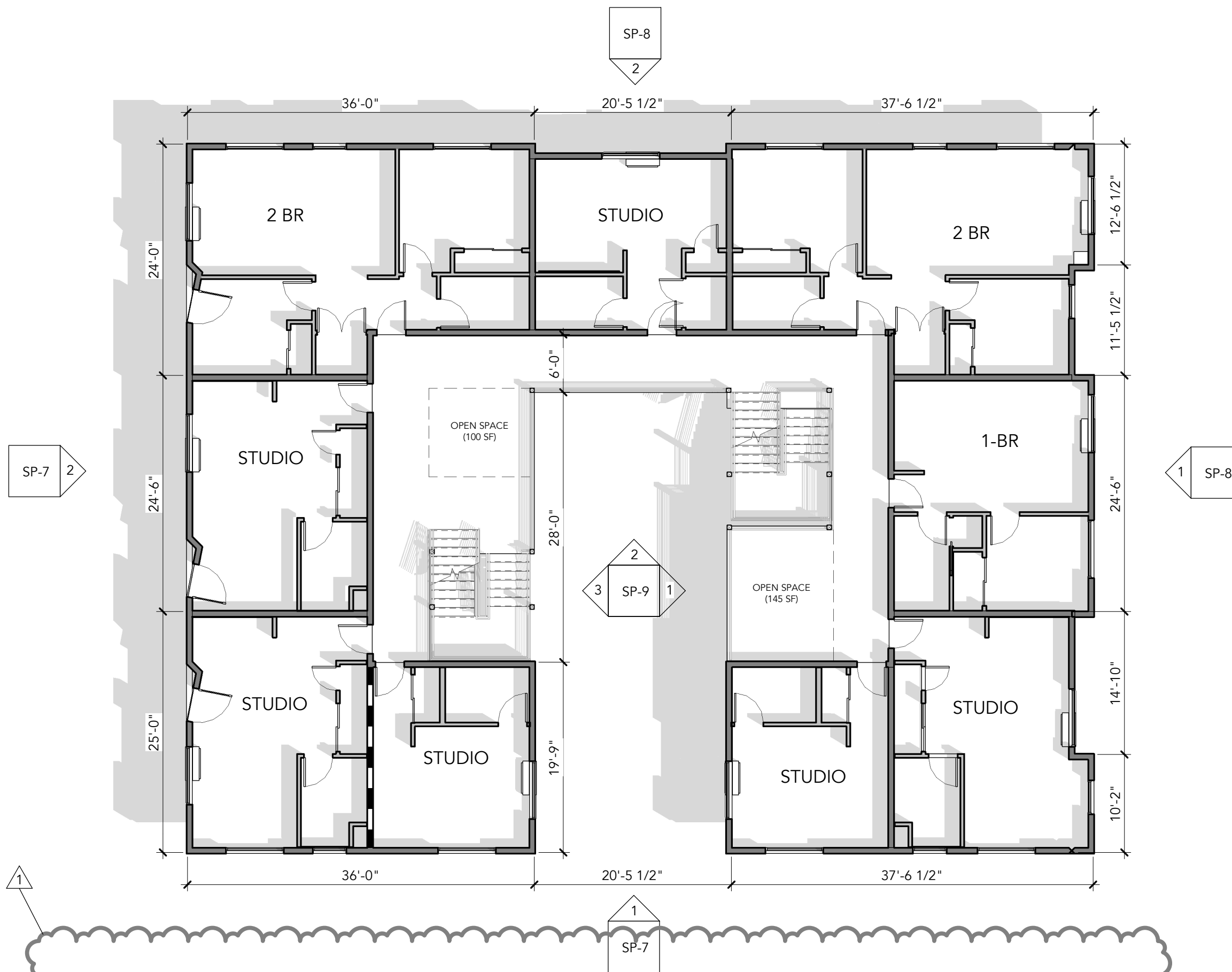
PLAN REVIEW

Date: 06.12.2019

Rev: 1 Date: 9.9.2019

ARCHITECTURAL
SITE PLAN

SP-2



SECOND LEVEL FLOOR PLAN

SCALE: 3/32" = 1'-0"



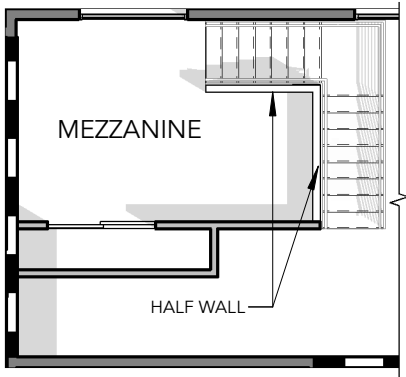
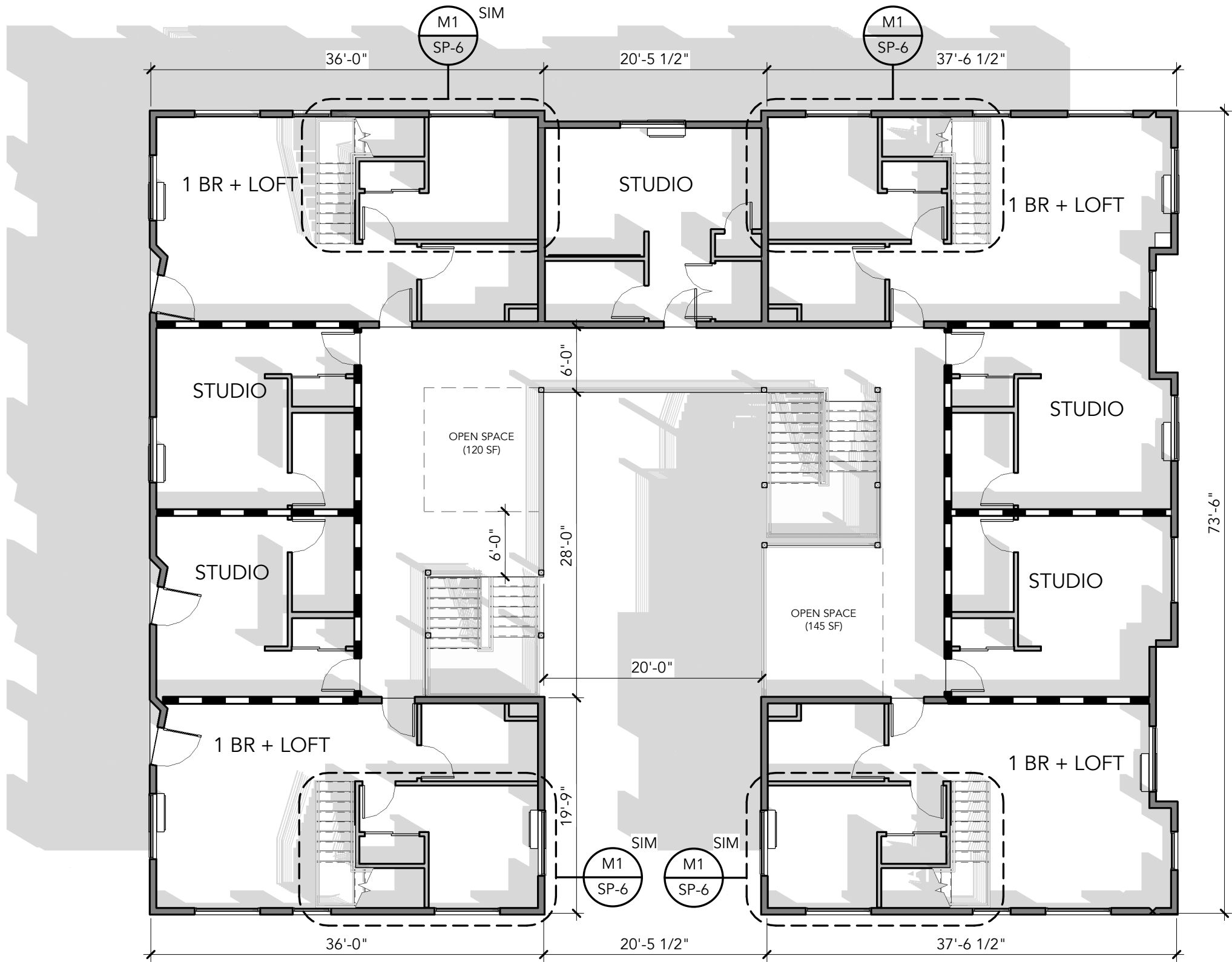
990 BROADWAY

990 BROADWAY STREET NE
SALEM OREGON 97301

PLAN REVIEW	
Date:	06.12.2019
Rev:	Date:
1	9.9.2019

SECOND
FLOOR PLAN

SP-5



CB Two ARCHITECTS
A LIMITED LIABILITY COMPANY
500 Liberty Street SE, Suite 100
Salem, Oregon 97301
Ph: 503.480.8700 / Fx: 503.480.8701

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990 BROADWAY STREET NE
SALEM OREGON 97301

PLAN REVIEW	
Rev:	Date:

THIRD FLOOR & MEZZANINE PLAN

SP-6



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

COLOR & FINISH LEGEND

- A** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY
- B** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: MATCH MATERIAL 'D'
- C** MATERIAL: CEDAR SIDING
MANUF: TBD
SERIES: TBD
FINISH: CLEAR
COLOR: TBD
- D** MATERIAL: MASONRY VENEER
MANUF: MUTUAL MATERIALS
SERIES: TBD
FINISH: SMOOTH
COLOR: ARCTIC WHITE
- E** MATERIAL: TRIM BOARD
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY



EAST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"

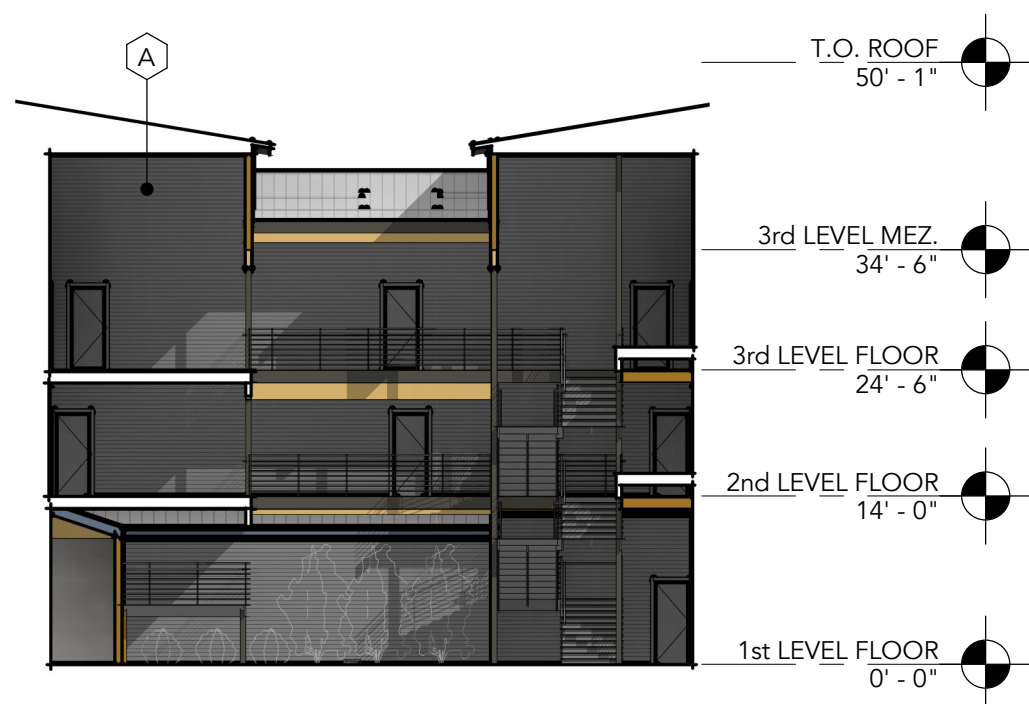
COLOR & FINISH LEGEND

- A** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY
- B** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: MATCH MATERIAL 'D'
- C** MATERIAL: CEDAR SIDING
MANUF: TBD
SERIES: TBD
FINISH: CLEAR
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MANUF: MUTUAL MATERIALS
SERIES: TBD
FINISH: SMOOTH
COLOR: ARCTIC WHITE
- E** MATERIAL: TRIM BOARD
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY



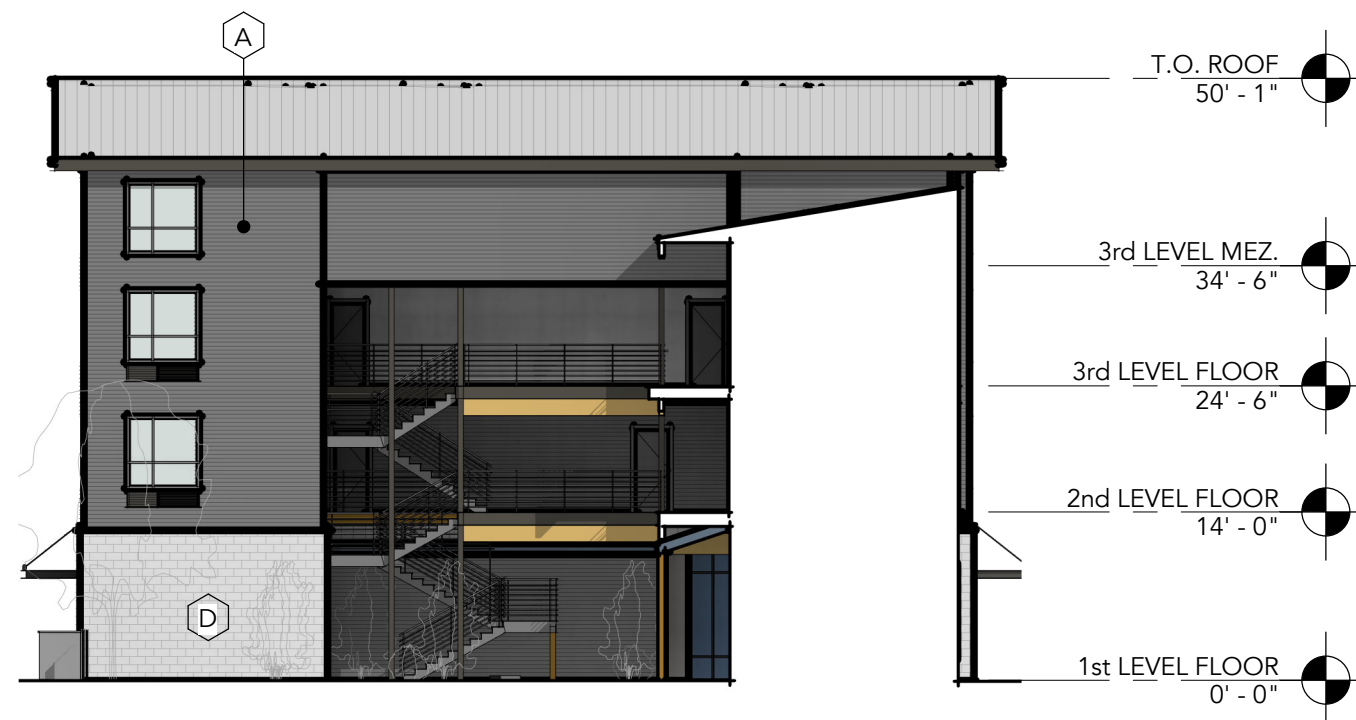
COURTYARD ELEVATION - EAST

SCALE: 1/16" = 1'-0"



COURTYARD ELEVATION - SOUTH

SCALE: 1/16" = 1'-0"



COURTYARD ELEVATION - WEST

SCALE: 1/16" = 1'-0"

COLOR & FINISH LEGEND

- A** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY
- B** MATERIAL: LAP SIDING
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: MATCH MATERIAL 'D'
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MANUF: MUTUAL MATERIALS
SERIES: TBD
FINISH: SMOOTH
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- E** MATERIAL: TRIM BOARD
MANUF: JAMES HARDIE OR SIM.
SERIES: TBD
FINISH: SMOOTH
COLOR: DARK GRAY



VIEW FROM BROADWAY LOOKING NORTHWEST



VIEW FROM BROADWAY LOOKING SOUTHWEST



INTERIOR COURTYARD ENTRY LOOKING SOUTH



CORNER AT BROADWAY & E STREET

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