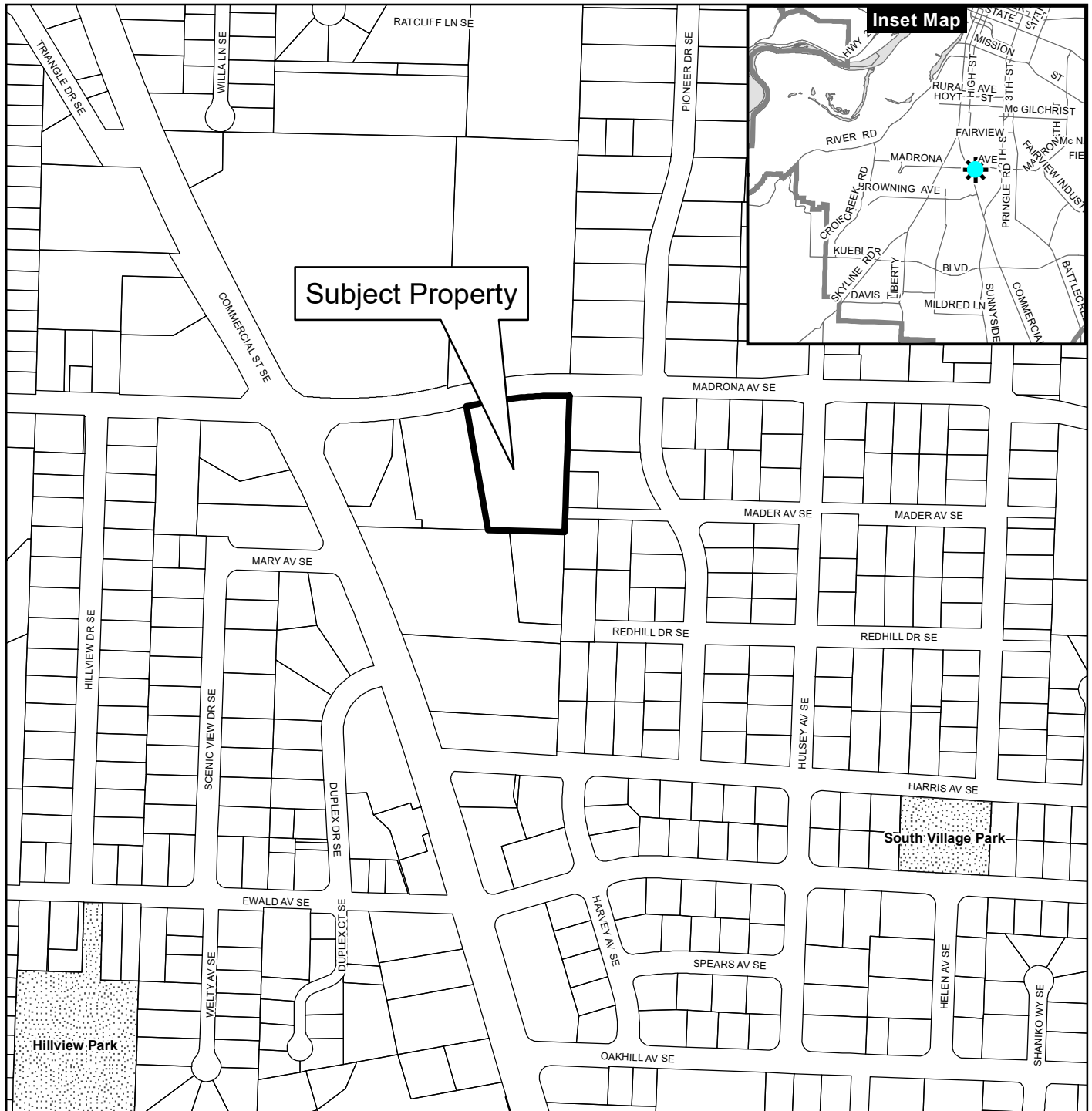


Vicinity Map

706 Madrona Avenue SE



Legend

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

 Parks

CITY OF Salem
AT YOUR SERVICE
Community Development Dept.

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0 100 200 400 Feet



 RONALD
JAMES
PED
ARCHITECT P.C.

100 UNIVERSITY ST. 10TH FLOOR
 NEWTON, MASSACHUSETTS 02459

(508) 552-1144

CODE: 2022 086C
OCCUPANCY: M (EXISTING)
CONST. TYPE: V-B (SPRINKLED)
ZONING: MU-III (MIXED USE)
BUILDING HEIGHT: 26'-10" (EXISTING)
SITE AREA: 86,917.2 (2 ACRES)
EXIST. AREA:
(NO CHANGE) 36,142* (RETAIL)
(TOTAL BUILDING)
SITE COVERAGE: 12,396* (IMPERVIOUS)
(NO CHANGE) 14,521* (LANDSCAPING)
PARKING: 98 TOTAL SPACES
(2 COMPACT)
(6 ACCESSIBLE)
ALLOWABLE AREA: 90,000* (1 STORY)
(INCREASE PER 506.2)

If = $[F/P - 0.25]W/30$ (Equation 5-5)
 If = $[814'/814' - .25] [40/30 = 1]$
 If = 1
 where:
 If = Area factor increase due to frontage.
 F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet
 P = Perimeter of entire building (feet)
 W = Width of public way or open space (feet) in accordance with Section 506.3.2.

where:

W (Width: weighted average) = Calculated width of public way or open space (feet).

Ln = Length of a portion of the exterior perimeter wall.

wn = Width (? 20 feet) of a public way or open space associated with that portion of the exterior perimeter wall.

F = Building perimeter that fronts on a public way or open space having a width of 20 feet (6096 mm) or more.

where:

Aa = Allowable area (square feet).

At = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.

NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).

If = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.

Sa = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

