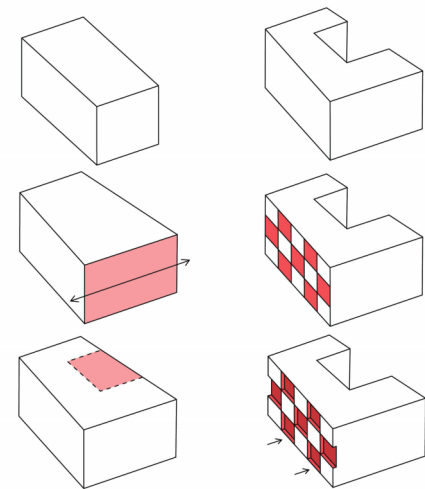


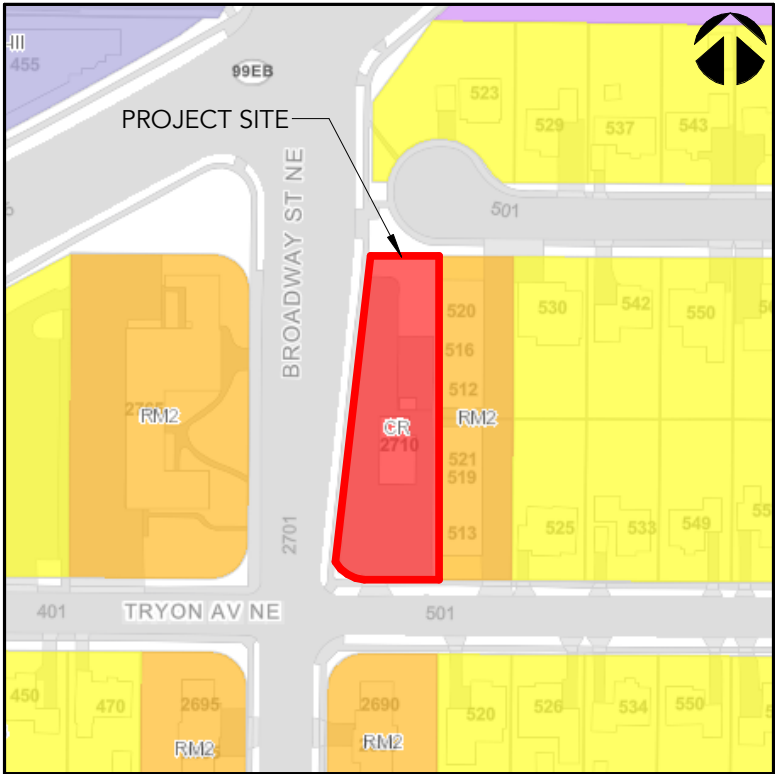


PROJECT INFORMATION

NEW MIXED-USE DEVELOPMENT PROPOSAL FOR A SMALL INFILL SITE OF .44 ACRES ZONED RETAIL COMMERCIAL, THE PROPOSAL ANTICIPATES A 4-STORY MIXED USE BUILDING THAT WILL INCLUDE APPROXIMATELY 3,290 SF GROUND FLOOR COMMERCIAL RETAIL AND A RESIDENTIAL UNIT. THE SECOND, THIRD, AND FOURTH RESIDENTIAL FLOORS HAVE 21 NEW MULTI-FAMILY UNITS FOR A TOTAL OF 22 UNITS WITHIN THE MIXED-USE BUILDING. A 19-SPACE SURFACE PARKING AREA IS ACCESSED FROM TYRON AVENUE NE.



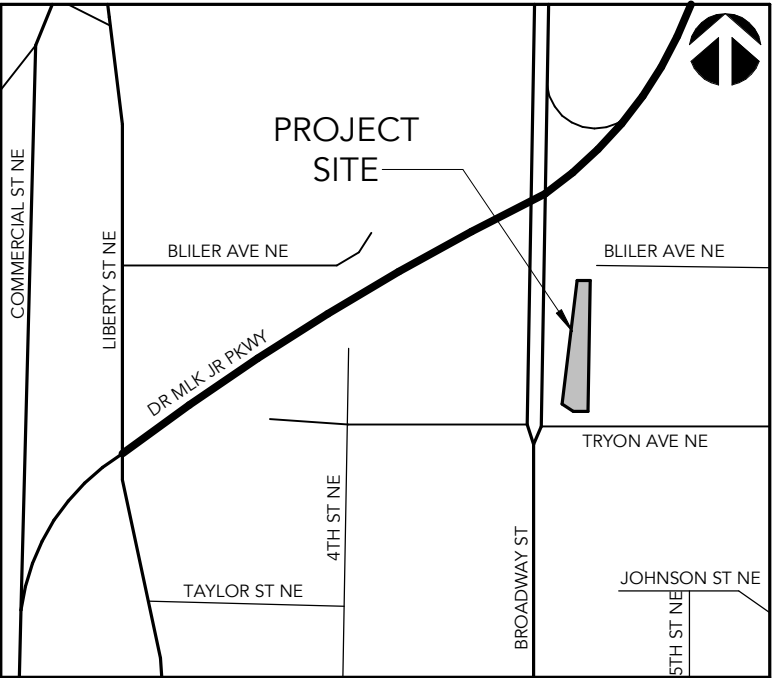
ZONING MAP



LAND USE DRAWING INDEX

SHEET #	SHEET NAME
ARCHITECTURAL	
SP-00	COVER SHEET
SP-01	SITE PLAN
SP-02	SITE DETAILS
SP-03	LANDSCAPE AREA
SP-04	FLOOR PLAN - LEVEL 1
SP-05	FLOOR PLAN - LEVEL 2
SP-06	FLOOR PLAN - LEVEL 3
SP-08	ROOF PLAN
SP-09	BUILDING ELEVATIONS
SP-10	BUILDING ELEVATIONS
SP-11	SIGN DETAILS
SP-12	RENDERINGS
CIVIL	
C1.0	EXISTING CONDITIONS, EROSION CONTROL, AND DEMOLITION PLAN
C2.0	GRADING AND DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
LANDSCAPE	
L1.1	PLANTING PLAN

LOCATION MAP



CBTWO
ARCHITECTS LLC

common-
ground

DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



COVER SHEET

SP-00

DATE: 09/19/2023 REVISION: 01