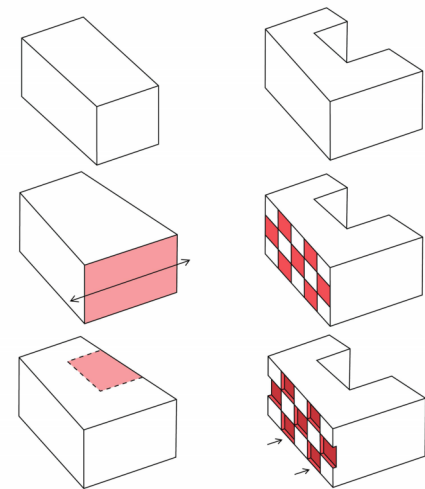


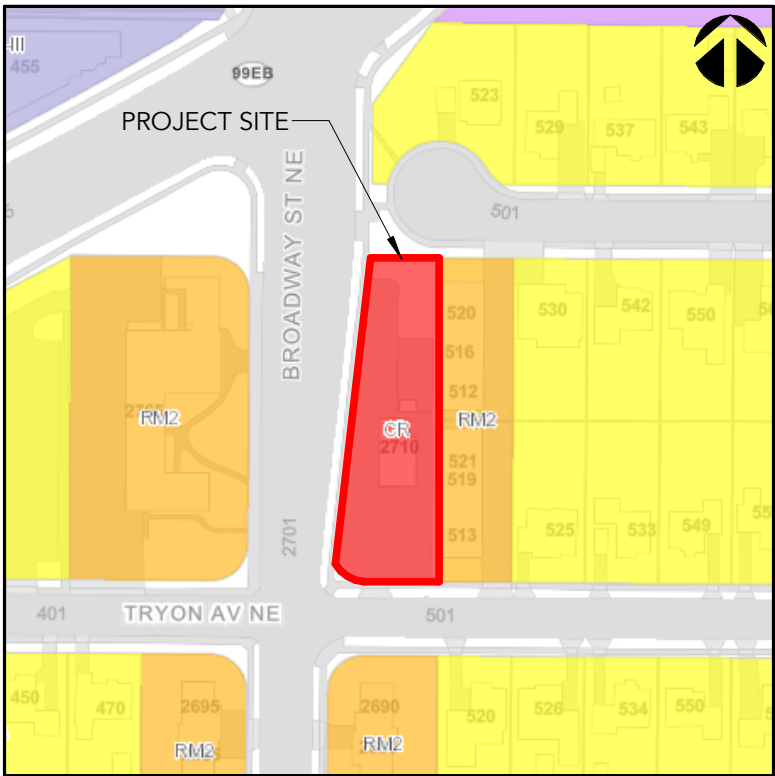


PROJECT INFORMATION

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.



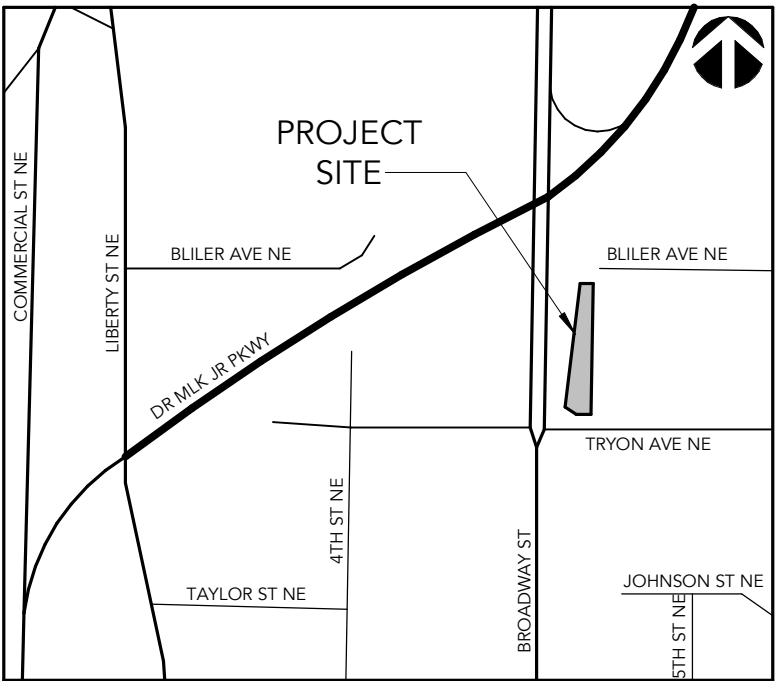
ZONING MAP



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

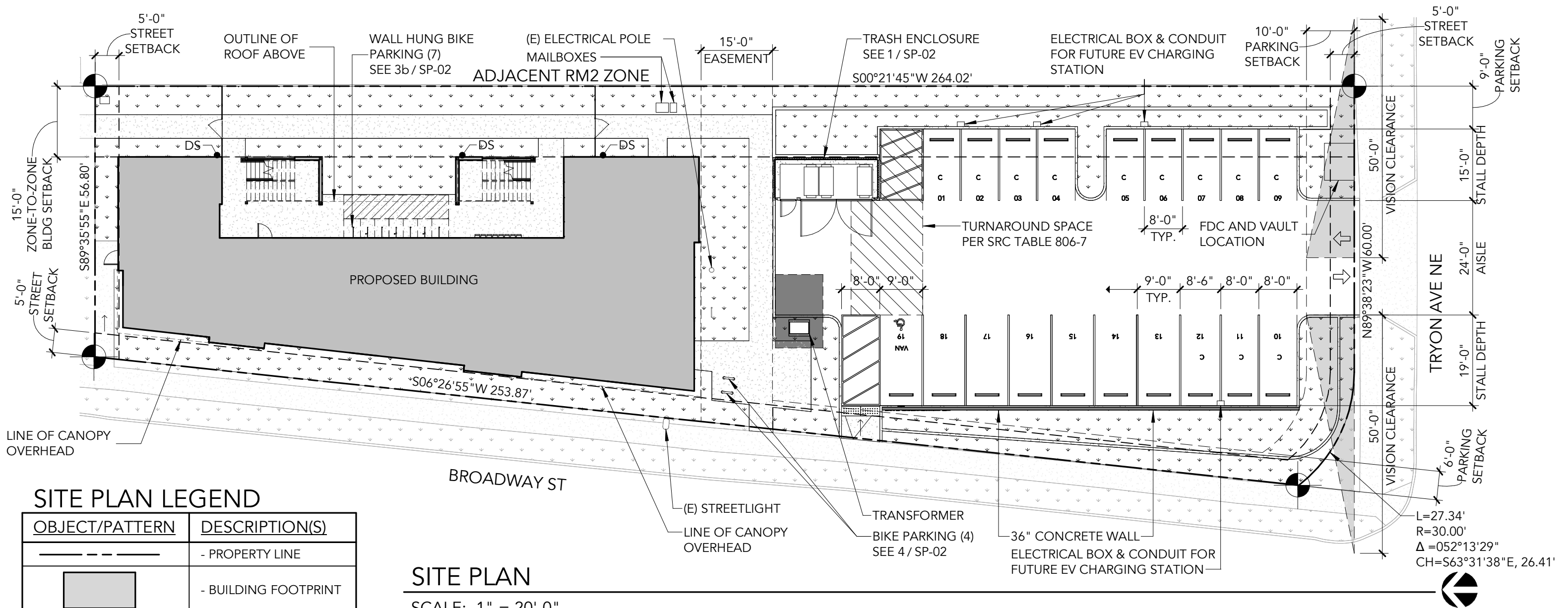
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



COVER SHEET

SP-00

DATE: 09/19/2023 REVISION: 01



SITE PLAN LEGEND

OBJECT/PATTERN	DESCRIPTION(S)
	- PROPERTY LINE
	- BUILDING FOOTPRINT
	- SIDEWALK
	- PAVING AREA
	- LANDSCAPING
	- PROPERTY DATUM POINT
	- DOWNSPOUT
	- SETBACK LINES
	- OVERHEAD ELEMENTS

SITE PLAN

SCALE: 1" = 20'-0"

SITE INFORMATION

LOT AREA	18,624 SF
ZONE	CR RETAIL COMMERCIAL
USES	MULTIPLE FAMILY RETAIL SALES
# UNITS	22
LOT DEPTH	VARIES ±56'-9" to ± 83'-8"
LOT WIDTH	±264'-0"

SITE LAYOUT COVERAGE

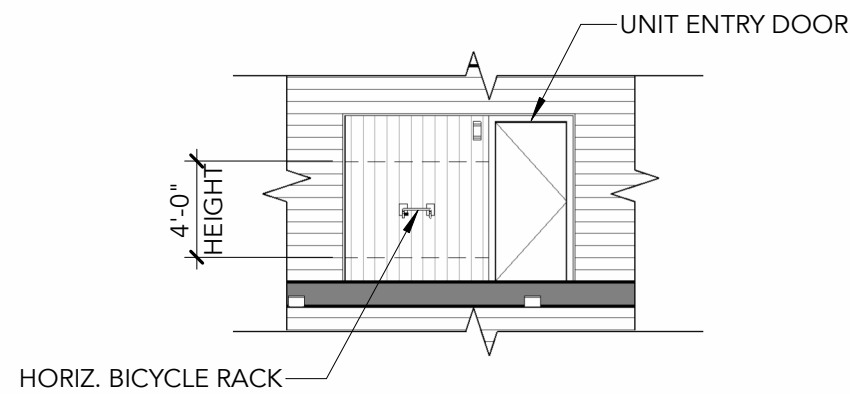
TYPE	AREA	%
BUILDING FOOTPRINT	3,930 SF	21.1%
LANDSCAPING (SEE SP-3)	6,060 SF	32.5%
PAVING AREA	6,184 SF	33.2%
SIDEWALK	2,450 SF	13.2%
TOTAL SITE AREA	18,624 SF	100%
NO MAXIMUM LOT COVERAGE PER CR ZONE		

PARKING SCHEDULE

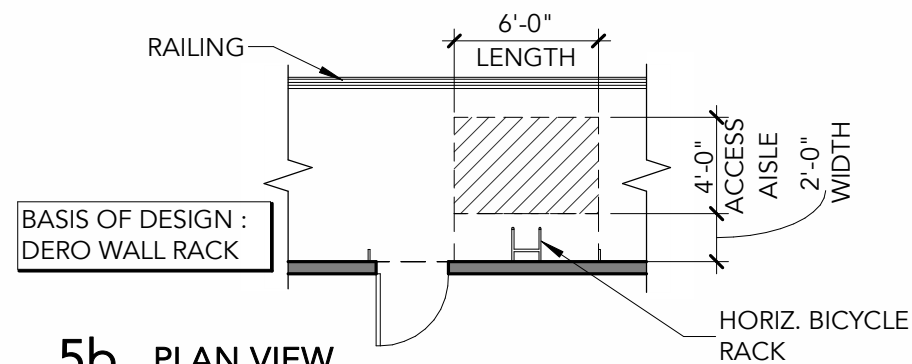
TYPE	COUNT
FULL SIZE STALLS	6
COMPACT STALLS	12
ACCESSIBLE STALL	1 (VAN)
TOTAL PARKING	19

BIKE PARKING SCHEDULE

RESIDENTIAL BIKE PARKING:	22
COMMERCIAL BICYCLE PARKING:	4



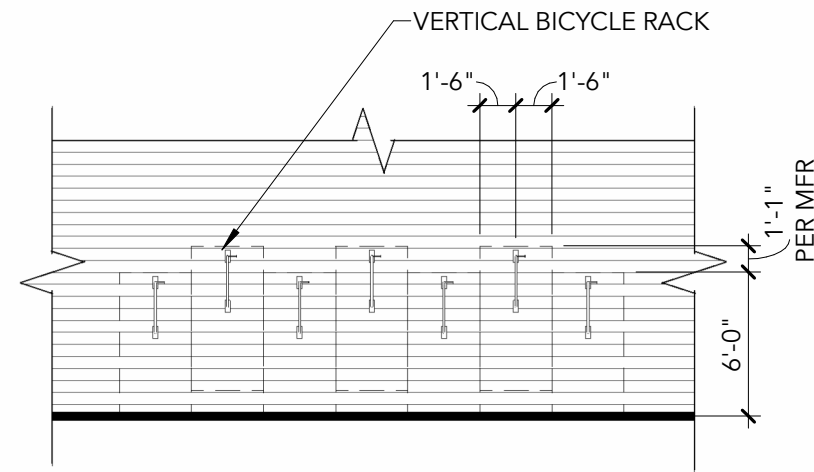
5a FRONT ELEVATION



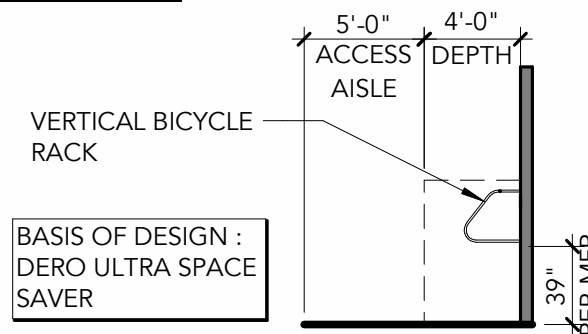
5b PLAN VIEW

5 HORIZ. WALL BICYCLE SPACE

SCALE: 3" = 1'-0"



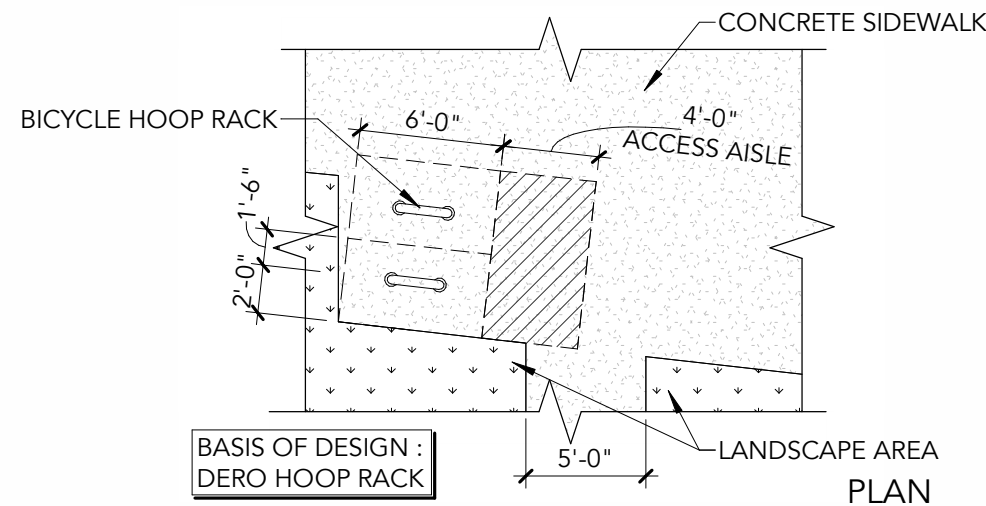
3a FRONT ELEVATION



3b SIDE ELEVATION

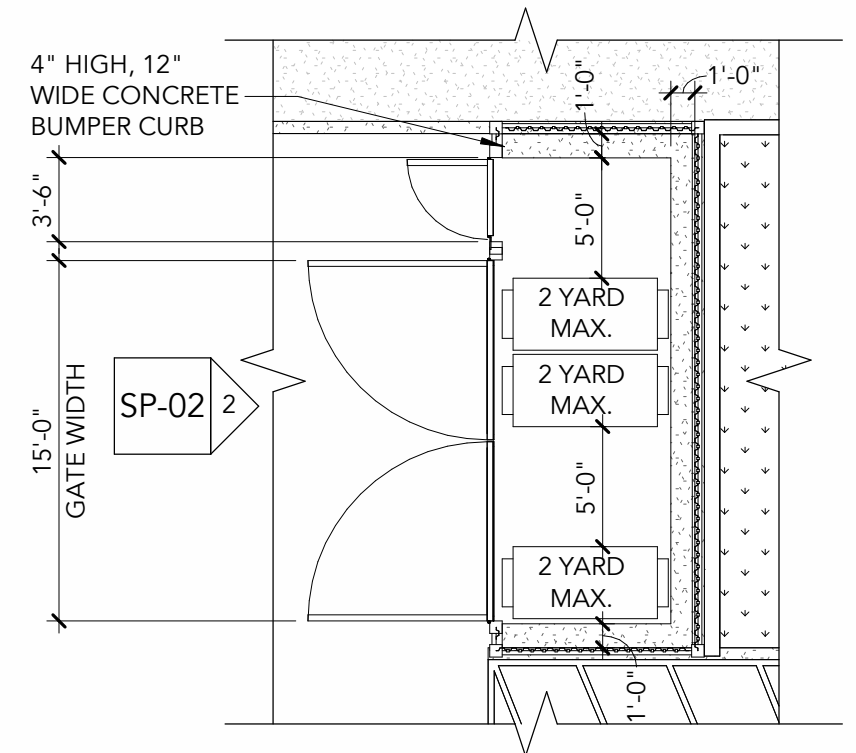
3 VERTICAL BICYCLE SPACE

SCALE: 3" = 1'-0"



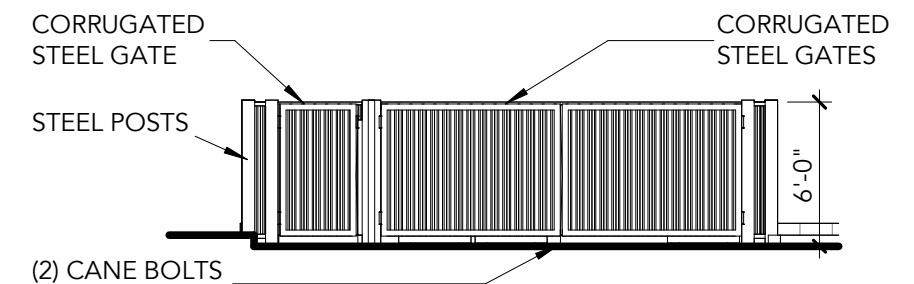
4 HORIZONTAL BICYCLE SPACE

SCALE: 1/8" = 1'-0"



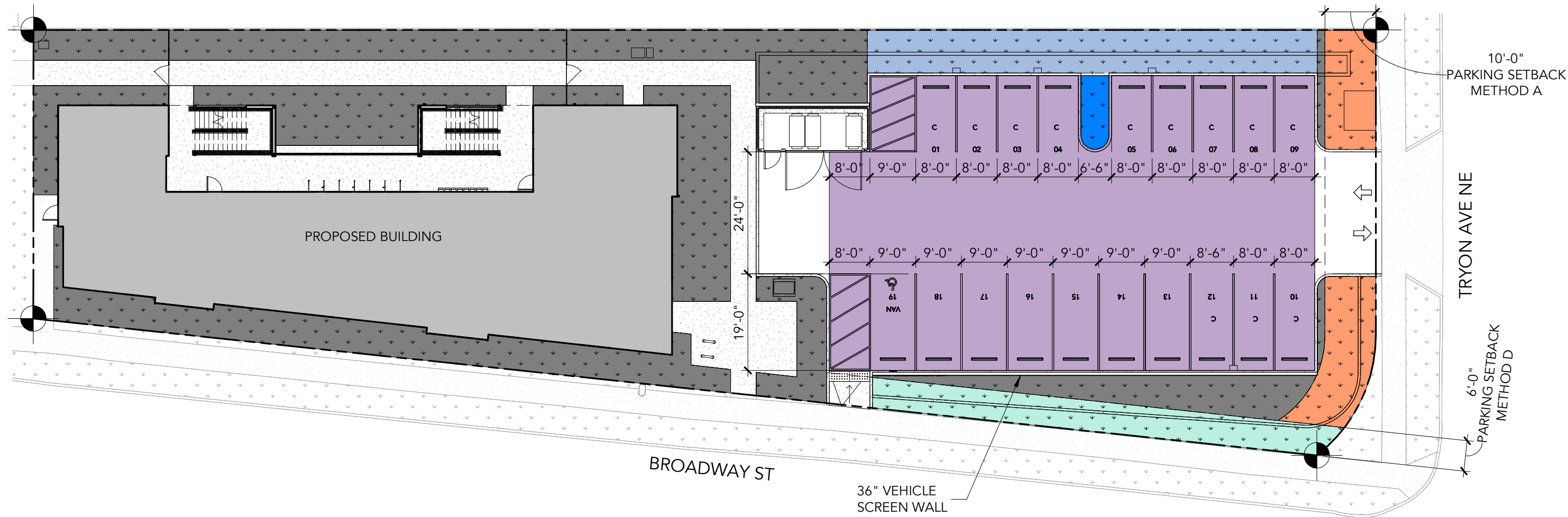
1 TRASH ENCLOSURE

SCALE: 1/8" = 1'-0"



2 TRASH ENCLOSURE ELEV.

SCALE: 1/8" = 1'-0"



SITE PLAN

SCALE: 1" = 20'-0"

LANDSCAPING LEGEND:

OBJECT / PATTERN	DESCRIPTION(S)
	CONCRETE FLATWORK
	GENERAL SITE LANDSCAPING
	BUILDING FOOTPRINT
	ZONE TO ZONE SETBACK RESIDENTIAL ZONE TYPE C LANDSCAPING

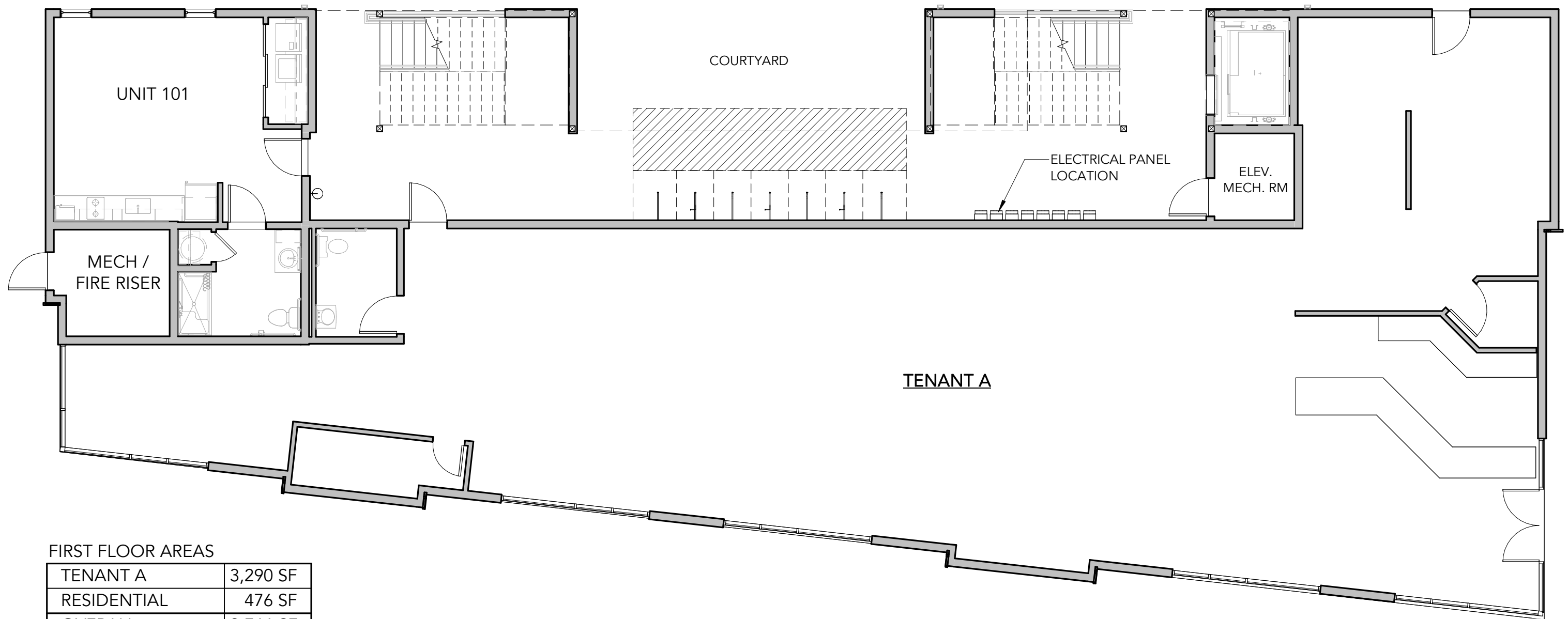
OBJECT / PATTERN	DESCRIPTION(S)
	OFF-STREET PARKING AREA
	INTERIOR PARKING AREA LANDSCAPING
	OFF STREET PARKING AREA PERIMETER LANDSCAPING METHOD D
	OFF STREET PARKING AREA PERIMETER LANDSCAPING METHOD A

INTERIOR PARKING AREA LANDSCAPING:

5% INTERIOR LANDSCAPING REQUIRED WHEN INTERIOR OFF-STREET PARKING AREA IS GREATER THAN 5,000 SF (SRC TABLE 806-5)

TYPE	AREA
OFF-STREET PARKING AREA	5,419 SF
INTERIOR PARKING AREA LANDSCAPING REQUIRED	5,419 x 5% = 270 SF
INTERIOR PARKING AREA LANDSCAPING PROVIDED	201 SF*

*INTERIOR PARKING AREA LANDSCAPING IS 69 SF LESS THAN REQUIRED PER SRC TABLE 806-4. PROPOSED INTERIOR PARKING AREA INCLUDES ADDITIONAL VEHICLE SCREENING AND ADDITIONAL TREES (SEE L1.1) ALONG THE WEST SIDE OF THE PARKING AREA. A VARIANCE IS BEING REQUESTED.



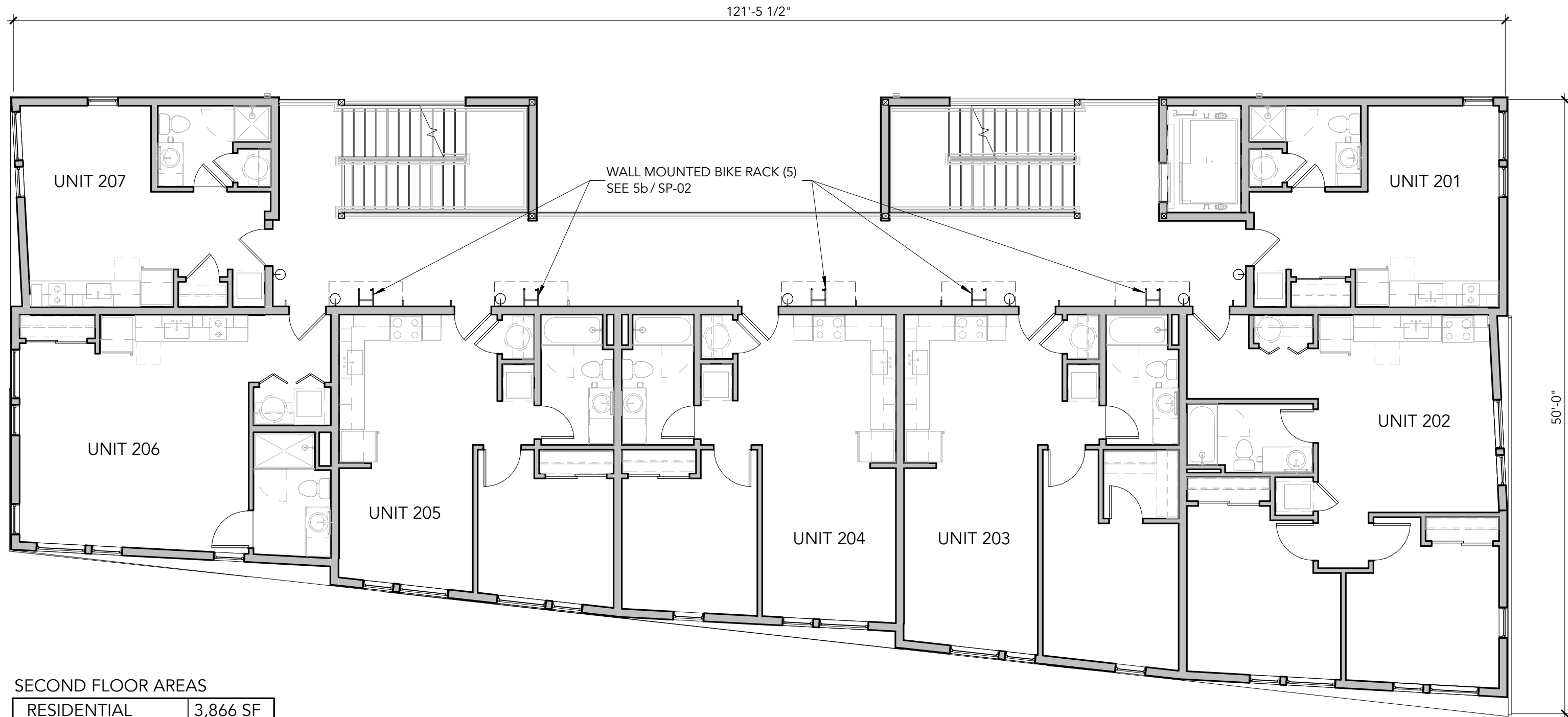
FIRST FLOOR AREAS

TENANT A	3,290 SF
RESIDENTIAL	476 SF
OVERALL	3,766 SF

GROUND LEVEL

SCALE: 1/8" = 1'-0"





LEVEL 2 PLAN

SCALE: 1/8" = 1'-0"



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common-
ground

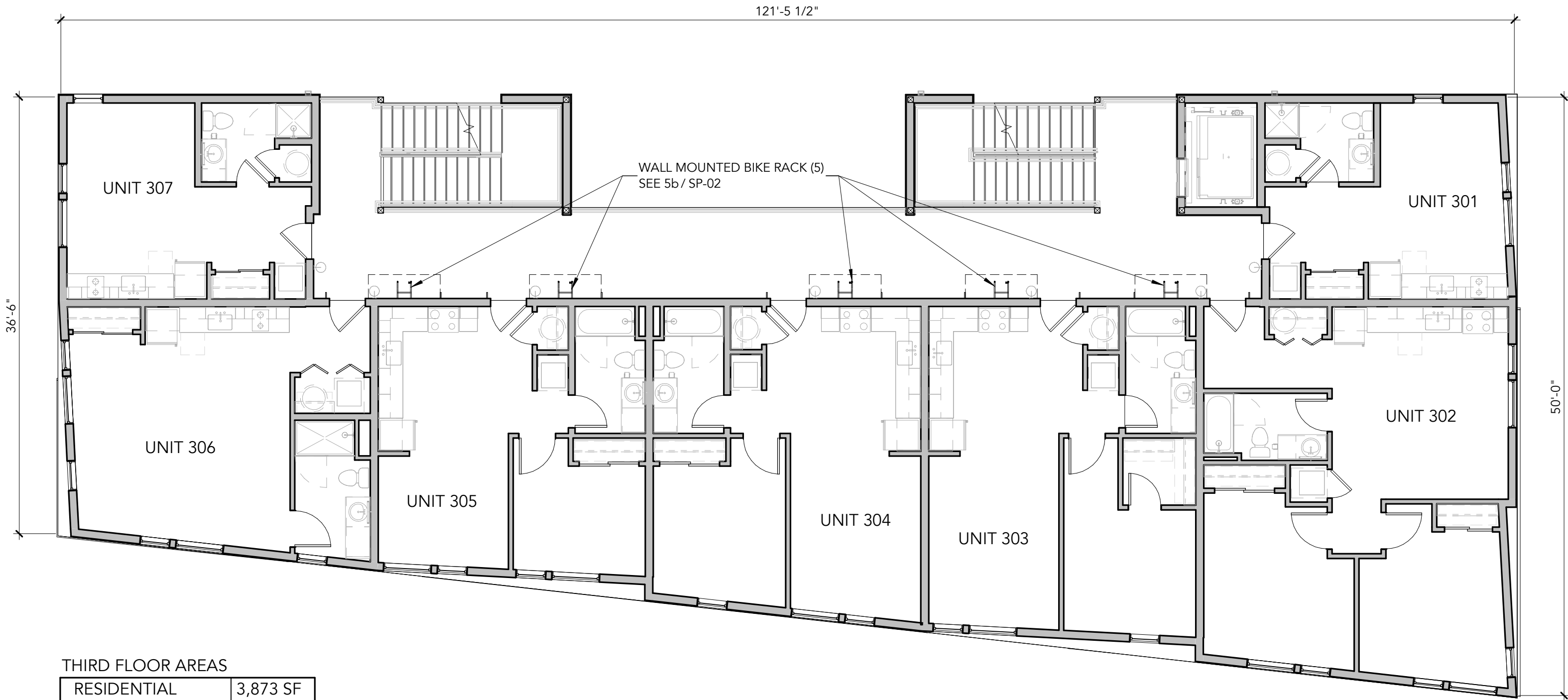
DISTRICT 10
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FLOOR PLAN - LEVEL 2

SP-05

DATE: 09/19/2023 REVISION: 01



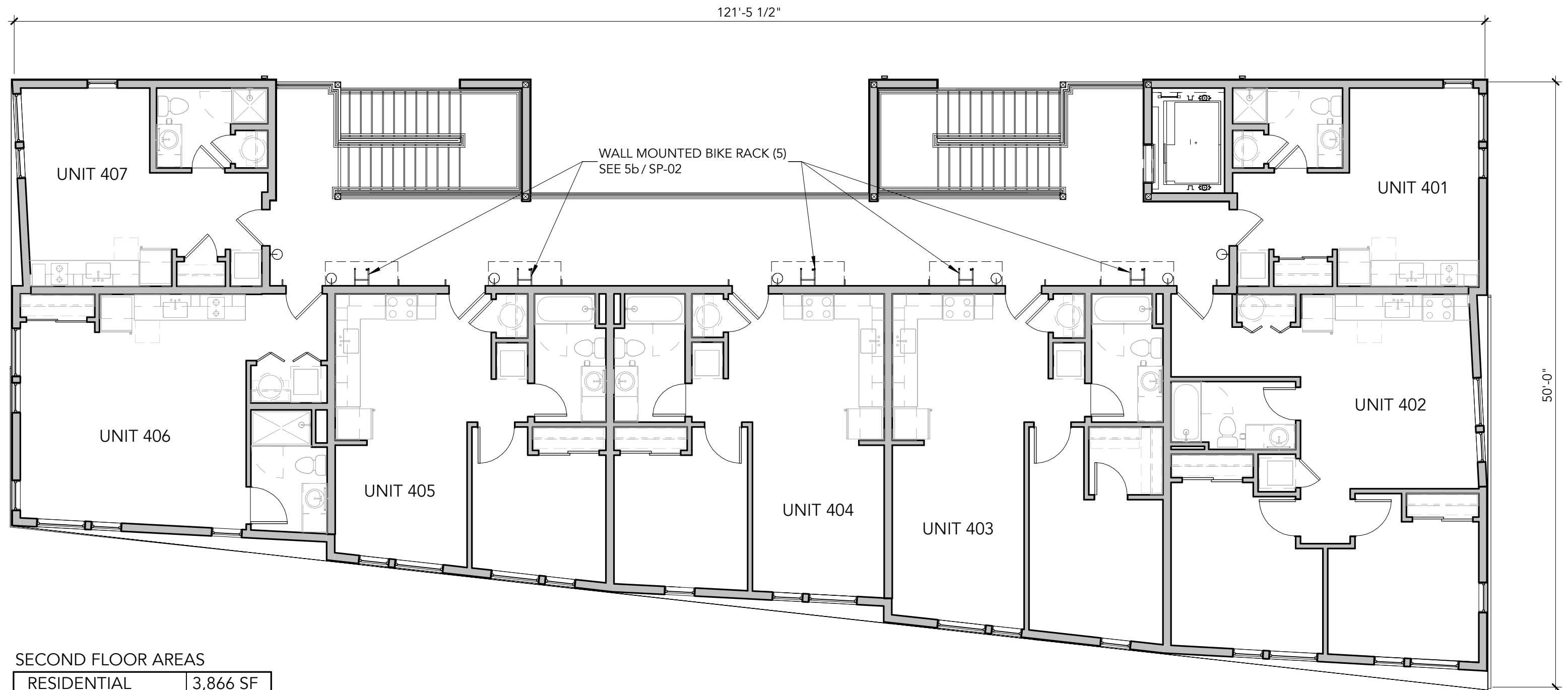
THIRD FLOOR AREAS

RESIDENTIAL	3,873 SF
OVERALL	3,873 SF

LEVEL 3 PLAN

SCALE: 1/8" = 1'-0"





SECOND FLOOR AREAS

RESIDENTIAL	3,866 SF
OVERALL	3,866 SF

FOURTH LEVEL FLOOR PLAN

SCALE: 1/8" = 1'-0"



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common-
ground

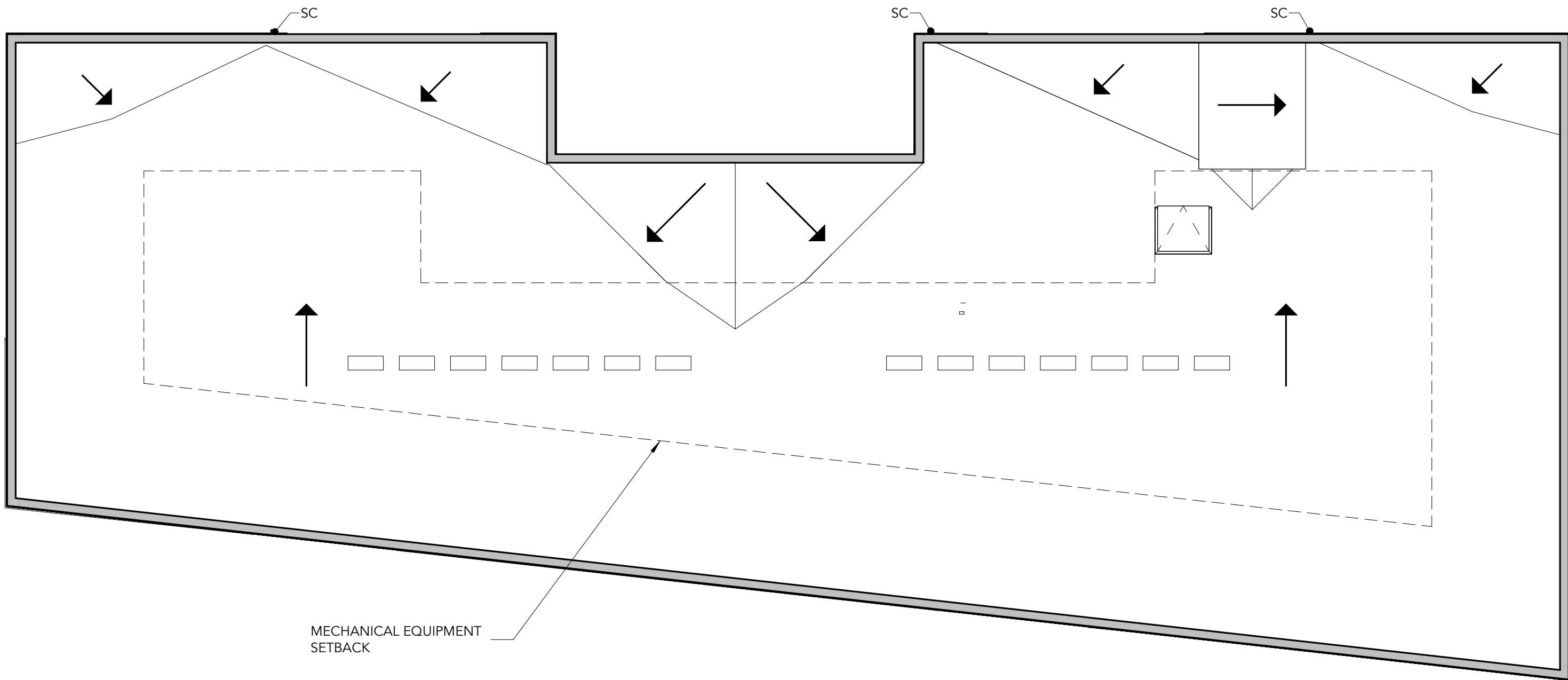
DISTRICT 10
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FLOOR PLAN - LEVEL 4

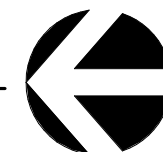
SP-07

DATE: 09/19/23 REVISION: 01



ROOF PLAN

SCALE: 1/8" = 1'-0"



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ARCHITECTS LLC

common-
ground

DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301



ROOF PLAN

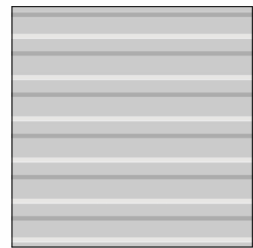
SP-08

DATE: 09/19/2023 REVISION: 01



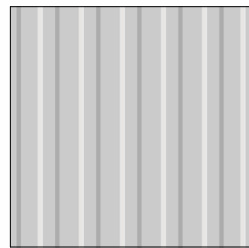
1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



A
MATERIAL:
HORIZ. METAL SIDING

COLOR:
GLACIER WHITE



B
MATERIAL:
VERT. METAL SIDING

COLOR:
GLACIER WHITE



C
MATERIAL:
VERT. METAL SIDING

COLOR:
WOOD TONE HONEY
MESQUITE



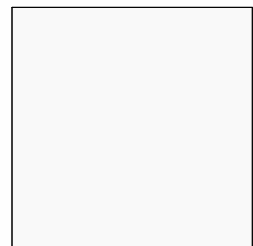
D
MATERIAL:
CONCRETE VENEER

COLOR:
BOARD FORM STANDARD
GREY



E
MATERIAL:
RAILING

COLOR:
BLACK



F
MATERIAL:
METAL TRIM &
DOWNSPOUTS

COLOR:
PAINT TO MATCH SIDING



G
MATERIAL:
STOREFRONT FRAME

COLOR:
BLACK

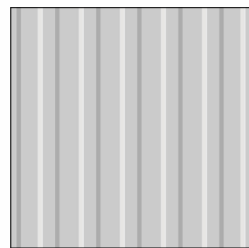


1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



A
MATERIAL:
HORIZ. METAL SIDING

COLOR:
GLACIER WHITE



B
MATERIAL:
VERT. METAL SIDING

COLOR:
GLACIER WHITE



C
MATERIAL:
VERT. METAL SIDING

COLOR:
WOOD TONE HONEY
MESQUITE



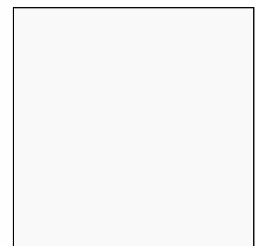
D
MATERIAL:
CONCRETE VENEER

COLOR:
BOARD FORM STANDARD
GREY



E
MATERIAL:
RAILING

COLOR:
BLACK



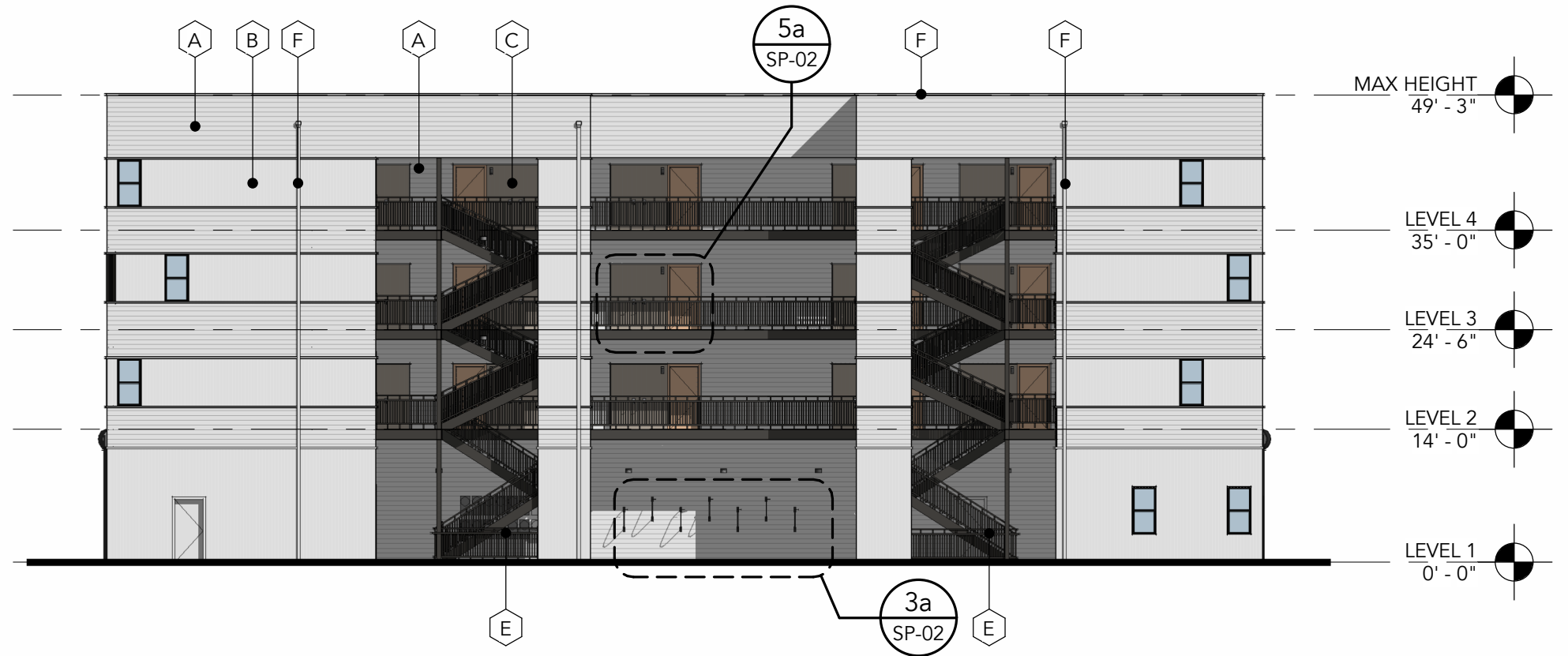
F
MATERIAL:
METAL TRIM &
DOWNSPOUTS

COLOR:
PAINT TO MATCH SIDING

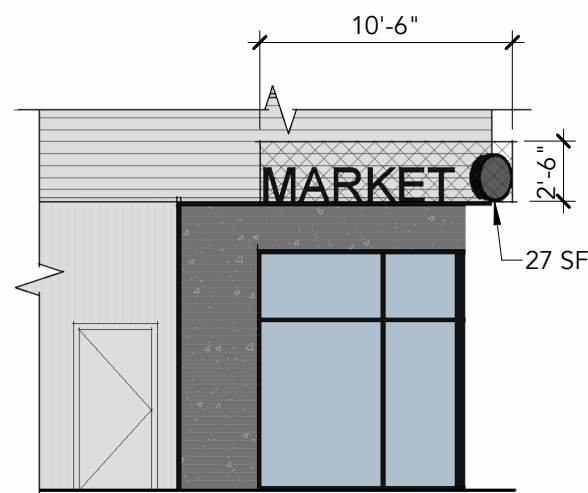


G
MATERIAL:
STOREFRONT FRAME

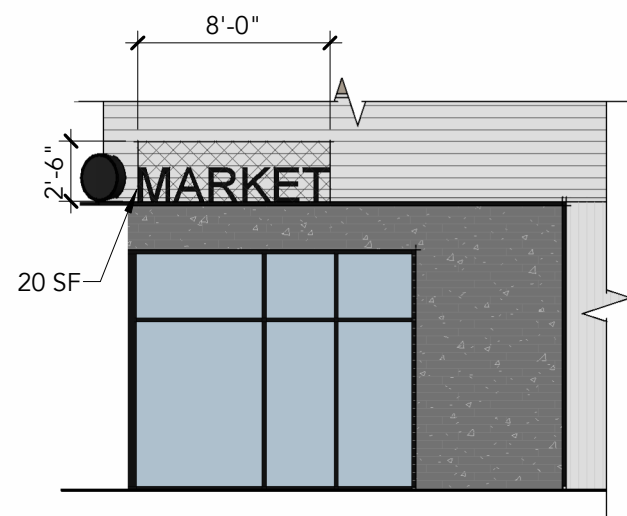
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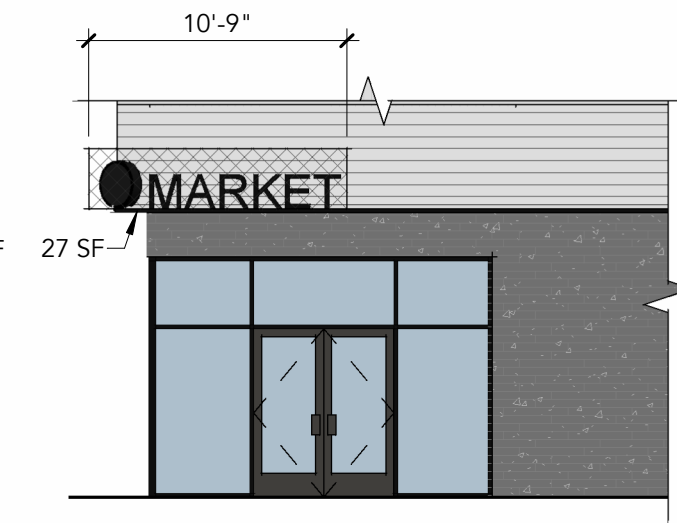
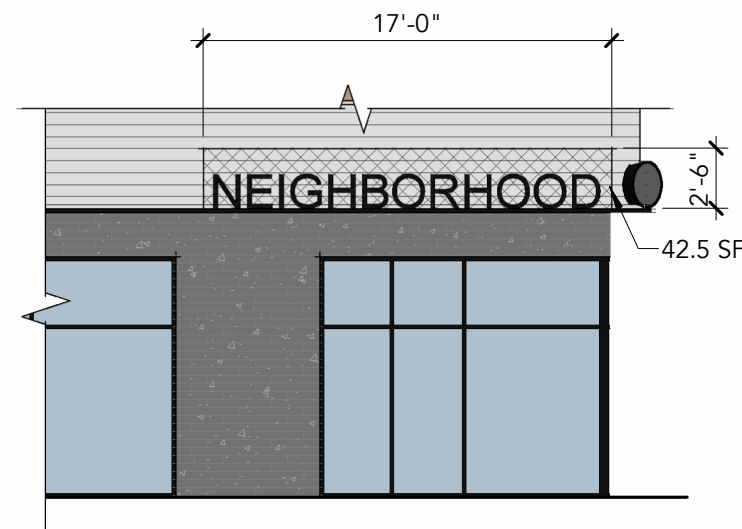
2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

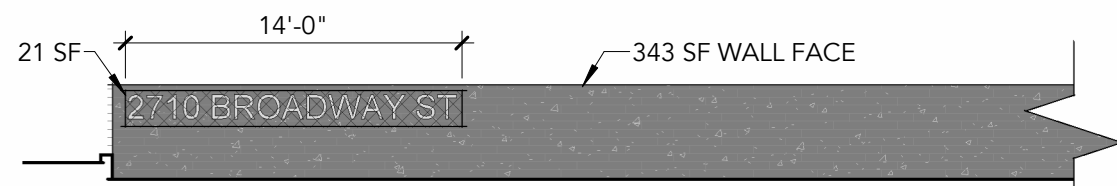
BUILDING MARQUEE ROOF SIGNAGE

WALL SIGNAGE:

FACE AREA OF WALL	ALLOWABLE AREA OF SIGNAGE ¹	ACTUAL AREA OF SIGNAGE	OK?
343 SF	50 SF	21 SF	OK

¹DISPLAY SURFACE LIMITED TO GREATER OF 50 SF OR 15% OF GROSS FACE AREA PER SRC TABLE 900-10.

- PER SRC SECTION 900.200 (b)(2) - ANY NUMBER OF ADDITIONAL WALL SIGNS ON EACH BUILDING, PROVIDED THE TOTAL DISPLAY SURFACE OF ALL WALL SIGNS ALLOWED UNDER THIS SUBSECTION DOES NOT EXCEED THE MAXIMUM DISPLAY SURFACE SET FORTH IN TABLE 900-10.



SITE WALL SIGNAGE

SCALE: 1/8" = 1'-0"

ROOF SIGNAGE:

WALL ELEVATION	WALL LENGTH	LENGTH OF SIGN ALLOWED ¹	LENGTH OF SIGN ACTUAL	OK?
NORTH ELEVATION	36'-7"	18'-3 1/2"	10'-6"	OK
WEST ELEVATION	122'-3"	25'-0"	25'-0"	OK
SOUTH ELEVATION	53'-1"	13'-3"	10'-9"	OK

¹SEE EXCERPT FROM SRC SECTION 900.145 (a) REGARDING ALLOWABLE LENGTH OF SIGNAGE.

- PER SRC SECTION 900.145 (a) - ON BUILDINGS THAT ARE LESS THAN 50 FEET WIDE, THE WIDTH OF A ROOF SIGN SHALL BE NO GREATER THAN 50 PERCENT OF THE WIDTH OF BUILDING. ON BUILDINGS THAT ARE 50 FEET WIDE OR GREATER, THE WIDTH OF A ROOF SIGN SHALL BE NO GREATER THAN 25 FEET OR 25 PERCENT OF THE WIDTH OF THE BUILDING, WHICHEVER IS LESS.
- PER SRC SECTION 900.145 (b)(3) - ROOF SIGNS LOCATED ON A MARQUEE OR CANOPY SHALL NOT EXCEED THE HEIGHT OF FOUR FEET ABOVE THE ROOF OF THE MARQUEE OR CANOPY.



WEST ELEVATION

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ground

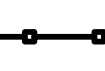
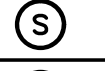
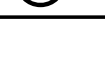
DISTRICT 10
2710 BROADWAY ST NE, SALEM, OR 97301

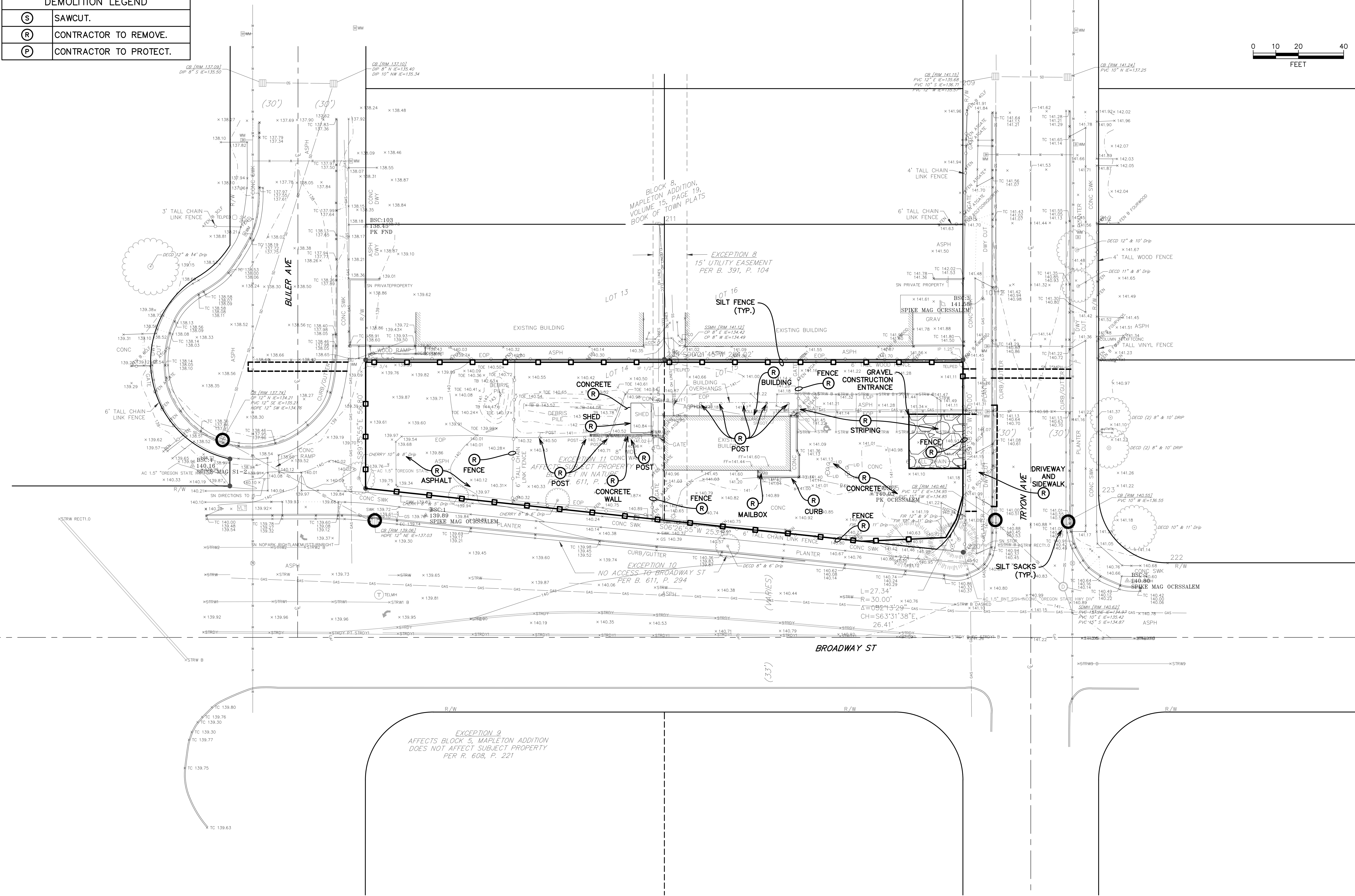
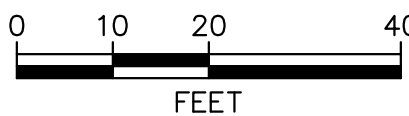
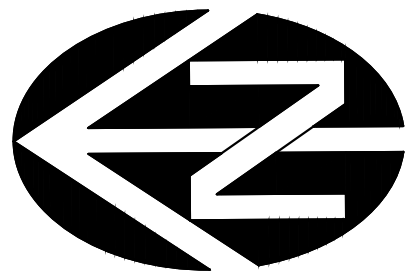


RENDERINGS

SP-12

DATE: 09/19/2023 REVISION: 01

EROSION CONTROL LEGEND	
	SILT SACK.
	BIO BAGS.
	SILT FENCE.
DEMOLITION LEGEND	
	SAWCUT.
	CONTRACTOR TO REMOVE.
	CONTRACTOR TO PROTECT.



CBTWO

ARCHITECTS

3444.0000.0

GEOTECHNICAL
GEOPACIFIC ENGINEERING, INC.
PH: 503.598.8445

CIVIL
WESTECH ENGINEERING
PH: 503.991.1615

STRUCTURAL
MSC ENGINEERS, INC.
PH: 503.399.1399

MECH., ELEC. & PLUMBING
HAINES ENGINEERING
CONSULTANTS, LLC
PH:

KITCHEN
JBK CONSULTING AND DESIGN,
INC.
PH: 503.686.8958

JURISDICTION
CITY OF SALEM
PH: 503.588.6256

DISTRICT 10

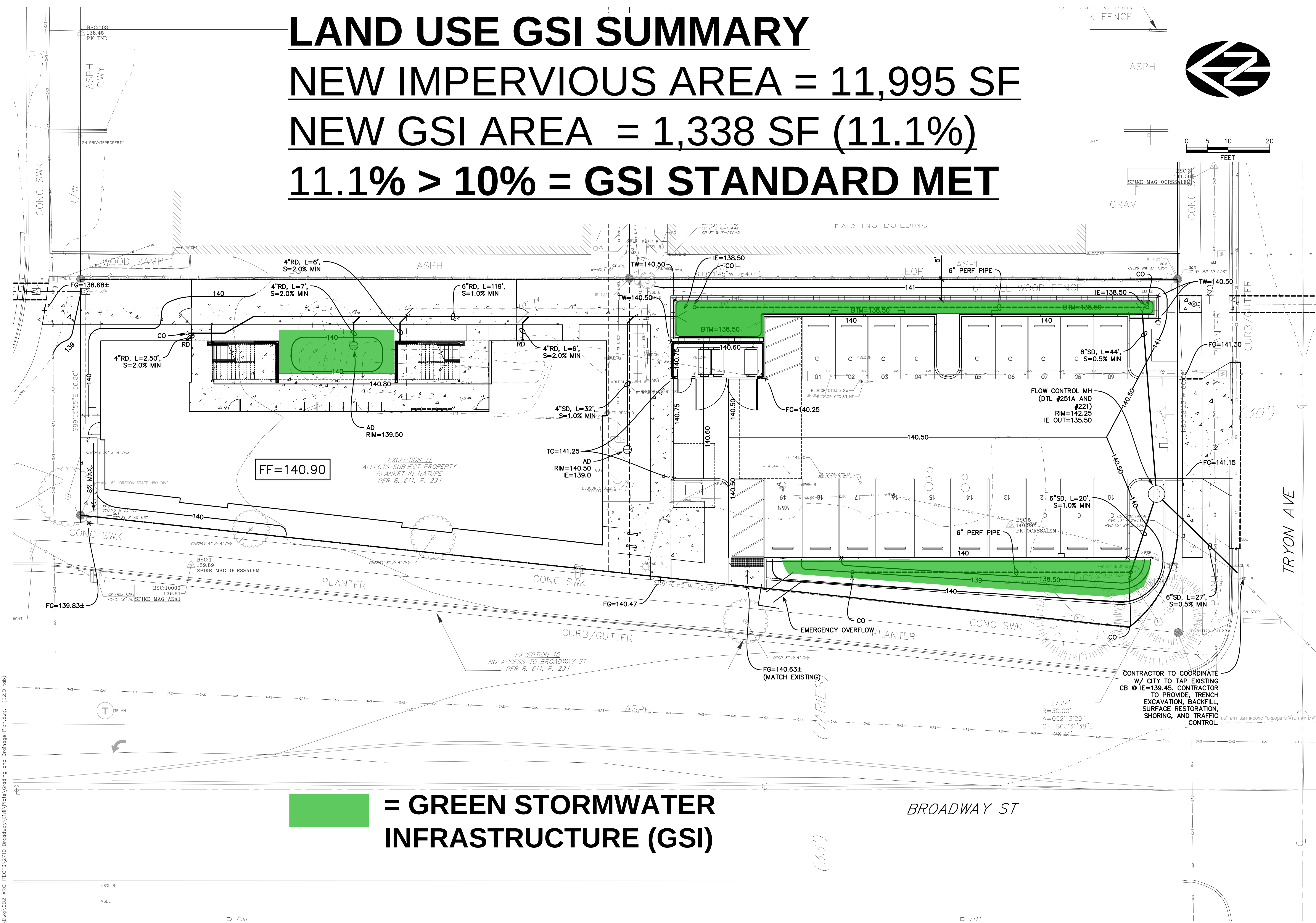
2710 BROADWAY ST NE, SALEM, OR 97301

DISTRICT 10		
Issue:	LAND USE	
Date:	09.19.2023	
Rev:	Description:	Date:

EXISTING
CONDITIONS,
EROSION
CONTROL, AND
DEMOLITION
PLAN

C1.0

LAND USE GSI SUMMARY
NEW IMPERVIOUS AREA = 11,995 SF
NEW GSI AREA = 1,338 SF (11.1%)
11.1% > 10% = GSI STANDARD MET



CBTWO ARCHITECTS
3444.0000.0
500 Liberty Street SE, Suite 100 / Salem, Oregon 97301
PH: 503.480.8700 / Fx: 503.480.8701

- GEOTECHNICAL
GEOPACIFIC ENGINEERING, INC.
PH: 503.598.8445
- CIVIL
WESTECH ENGINEERING
PH: 503.991.1615
- STRUCTURAL
MSC ENGINEERS, INC.
PH: 503.399.1399
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PH: 503.686.8958
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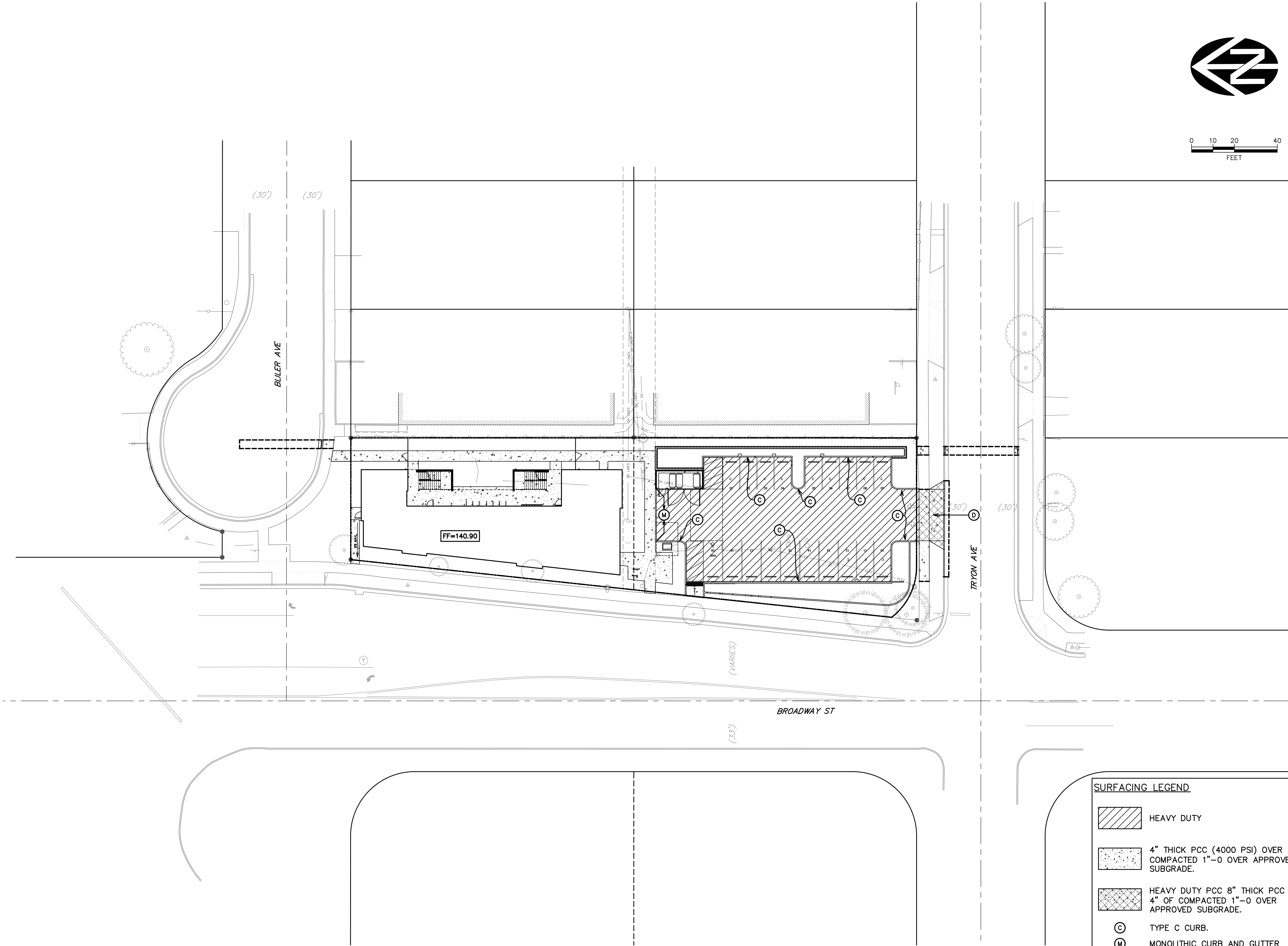


Issue:		LAND USE	
Date:		09.19.2023	
Rev:	Description:	Date:	

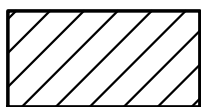
GRADING AND DRAINAGE PLAN

C2.0

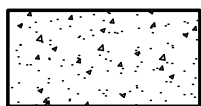
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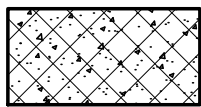
SURFACING LEGEND



HEAVY DUTY



4" THICK PCC (4000 PSI) OVER 2" OF
COMPACTED 1"-0 OVER APPROVED
SUBGRADE.



HEAVY DUTY PCC 8" THICK PCC OVER
4" OF COMPACTED 1"-0 OVER
APPROVED SUBGRADE.

(C)

TYPE C CURB.

(M)

MONOLITHIC CURB AND GUTTER

(D)

NEW DRIVEWAY

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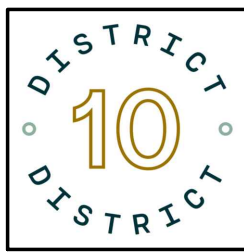
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DISTRICT 10

2710 BROADWAY ST NE, SALEM, OR 97301



Issue: LAND USE
Date: 09.19.2023
Rev: Description: Date:

**SURFACING
PLAN**

C4.0

7/25/2023 5:29:18 PM

Stormwater Facility Planting Requirements

FACILITY NUMBER	FACILITY SF	TREES	SMALL TREES/ LARGE SHRUBS	SMALL SHRUBS	GROUND COVERS
1	530 SF	0	TBD	TBD	TBD

Requirements per 100 SF
1 Tree -OR-
4 Large Shrubs -OR-
6 Small Shrubs
Grasses, Herbs and Ground Cover for complete coverage
2" Pea Gravel Zone 1

Site Information

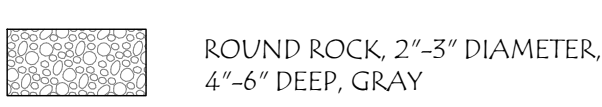
TOTAL SITE AREA (SF) = 18,624 (~2 ACRES)
TOTAL LANDSCAPE AREA = 6,060 SF

General Landscape Type A

REQUIRED PLANTS: 1 PLANT / 20 SF = 1 PLANT UNIT (PU) 1 MATURE TREE = 15 PU 1 SHADE TREE = 10 PU 1 EVERGREEN TREE = 5 PU 1 ORNAMENTAL TREE = 2 PU 1 LARGE SHRUB = 2 PU 1 SMALL/MEDIUM SHRUB = 1 PU LAWN/GROUND COVER = 1 PU PER 50 SF		
LANDSCAPE SQUARE FOOTAGE = 5,530 SF NUMBER OF REQUIRED PUs = 277 PU 40% PU REQUIRED AS TREES = 111 PU		
Plants	# of Plants	Plant Units
Shade Tree	8	80
Evergreen Tree	7	35
Large Shrubs	17	34
Small / Medium Shrubs	227	227
Lawn / Groundcover	855 SF	17
Total Plant Units		393

*Does Not Include Stormwater Facility

Legend:



General Notes:

- PLANS ARE PRELIMINARY, NOT FOR CONSTRUCTION OR BIDDING.
- SEE ARCHITECTURAL DRAWINGS FOR SITE PLAN.
- SEE CIVIL DRAWINGS FOR GRADING AND UTILITIES.
- STREET TREES SELECTED FROM CITY OF SALEM STREET TREE LIST.
- PRELIMINARY PLANT SCHEDULE SEE THIS SHEET.

Laurus
Designs, LLC



1012 Pine Street
Silverton, Oregon
Project #: 1528M

NOT FOR CONSTRUCTION

LU
LAND
USE

CBTWO
ARCHITECTS
500 Liberty Street SE, Suite 100 / Salem, Oregon 97302
Ph: 503.480.8700 / Fx: 503.480.8701

GEOTECHNICAL
GEOPACIFIC ENGINEERING, INC.
PH: 503.588.8445

CIVIL
WESTTECH ENGINEERING
PH: 503.991.1615

STRUCTURAL
MSC ENGINEERS, INC.
PH: 503.399.1399

MECH., ELEC. & PLUMBING
HAINES ENGINEERING
CONSULTANTS, LLC
PH:

KITCHEN
Company name
PH:

JURISDICTION
CITY OF SALEM
PH: 503.588.6256

DISTRICT 10

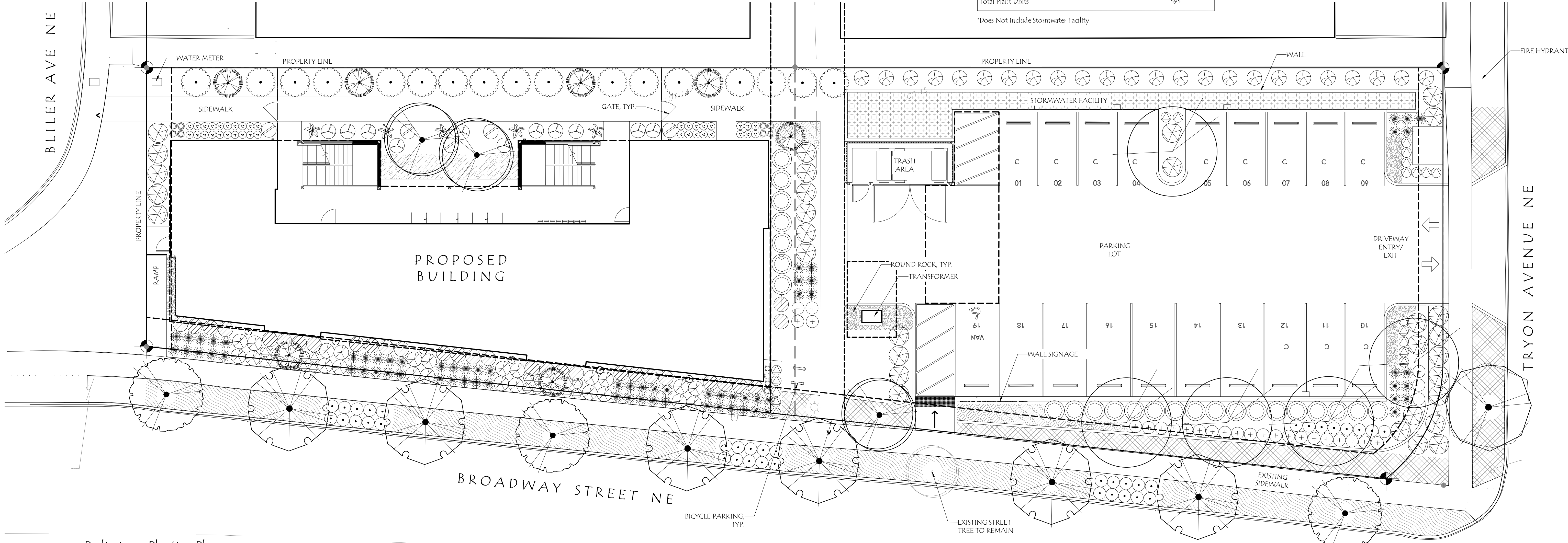
2710 BROADWAY ST NE, SALEM, OR 97301



Issue:	Issue name	
Date:	09.18.2023	
Rev:	Description:	Date:

PRELIMINARY
PLANTING
PLAN

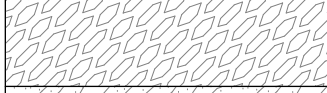
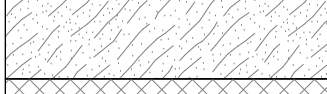
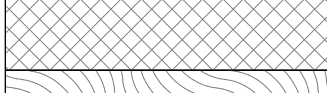
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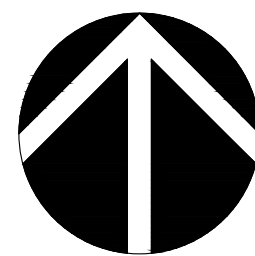


Preliminary Planting Plan

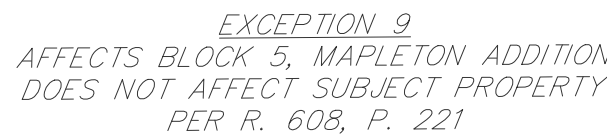
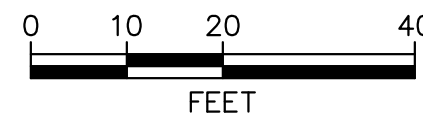
TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	3	Fagus sylvatica 'Dawycck Purple' / Dawycck Purple European Beech	11/2" Cal., B&B Street Tree
	1	Ginkgo biloba / Maidenhair Tree	11/2" Cal., B&B Street Tree
	5	Nyssa sylvatica 'Haymanred' / Red Rage' Tupelo	11/2" Cal., B&B
	6	Parrotia persica 'Vanessa' / Vanessa Persian Parrotia	11/2" Cal., B&B Street Tree
	7	Sciadopitys verticillata 'Joe Kozey' / Joe Kozey Umbrella Pine	6'-8" Ht., B&B
	3	Styrax japonicus / Japanese Snowbell	11/2" Cal., B&B

SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	38	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Abelia	2 Gal.
	27	Cornus sericea 'Kelsey' / Kelsey's Dwarf Red Twig Dogwood	2 Gal.
	24	Euonymus japonicus 'Silver King' / Silver King Japanese Euonymus	3 Gal.
	6	Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	24"-30" Ht.
	30	Ilex crenata 'Soft Touch' / Soft Touch Japanese Holly	2 Gal.
	12	Leucothoe fontanesiana 'Zebbia' / Scarlett' Drooping Leucothoe	2 Gal.
	19	Ligustrum japonicum 'Texanum' / Texas Japanese Privet	5 Gal.
	5	Lonicera pileata 'Little Lemon Zest' / Little Lemon Zest Honeysuckle	2 Gal.
	39	Nandina domestica 'Atropurpurea Nana' / Dwarf Heavenly Bamboo	2 Gal.
	31	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel	2 Gal.
	24	Rhaphiolepis umbellata 'Snow White' / Yedda Hawthorn	3 Gal.
	24	Rhaphiolepis x delacourii 'Georgia Petite' / Georgia Petite Indian Hawthorn	2 Gal.

GRASSES/PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE	
	13	Calamagrostis x acutiflora "Karl Foerster" / Feather Reed Grass	1 Gal.	
	36	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 Gal.	
	70	Pennisetum alopecuroides "Hameln" / Hameln Fountain Grass	1 Gal.	
	5	Polystichum munitum / Western Sword Fern	1 Gal.	
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	36	Iberis sempervirens 'Absolutely Amethyst' / Absolutely Amethyst Candytuft	1 Gal.	24" o.c.
	142	Pachysandra terminalis 'Green Carpet' / Green Carpet Japanese Pachysandra	4" Pot	12" o.c.
	54	Rubus calycinoides "Emerald Carpet" / Emerald Carpet Creeping Raspberry	1 Gal.	48" o.c.
	520	Waldsteinia fragarioides / Barren Strawberry	4" Pot	18" o.c.



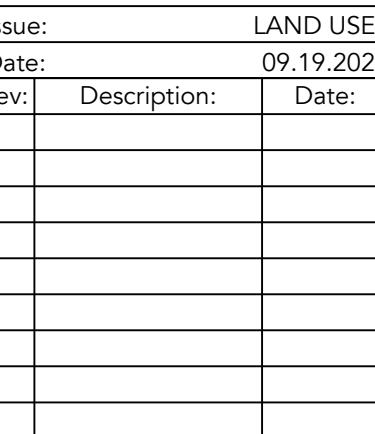
SCALE: 1" = 10' - 0"
0' 5' 10' 20'
SCALE



3444.0000.C

JURISDICTION
CITY OF SALEM
PH: 503.588.6256

2710 BROADWAY ST NE, SALEM, OR 97301



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