

Per SRC 800.055(f)(1)(A) & (B), because the vehicle operation area serving the trash enclosure will not be located perpendicular to the front opening of the enclosure, the trash receptacles used are required to be two cubic yards or less in size.

| | |
|-------------------------|-------------------------|
| PROPERTY SIZE | = 17,141 S.F. (40.1 AC) |
| REQ'D LANDSCAPE AREA | = 2662 S.F. (15%) |
| EXISTING LANDSCAPE AREA | = 0# S.F. (0%) |
| NEW LANDSCAPE AREA | = 8723 S.F. (49.1%) |
| COMMON LANDSCAPE AREA | = 4470 S.F. (25.1%) |
| BUILDING FOOTPRINT AREA | = 4234 S.F. (23.9%) |
| HARD SCAPING AREA | = 4779 S.F. (26.9%) |
| | (100%) |

PED CONNECTIONS ARE 5 FEET WIDE UP TO THE BUILDING. ACCESS BY THE STAIRWAYS IS 3'-6", THIS IS COMMON PRACTICE STANDARD USED IN THE MAJORITY OF SALEM MULTI-FAMILY BUILDINGS

In order to verify conformance with setback requirements, the details of the design of this private open space is needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback?

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**SEE INCLUDED BLDG "A" FLOOR PLANS A2.1-A2.3
ALONG WITH EXTERIOR ELEVATIONS A3.4, A3.5**

In order to verify conformance with setback requirements and the multi-family design standards of SRC 702, the details of the design of this front porch are needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback? SRC 702.020(e)(5)&(6) require a porch or architecturally defined entry to be provided for dwelling units within 25 feet of a street.

SEE INCLUDED DETAIL 10/A8.1 ALONG
WITH BUILDING "A" EXTERIOR ELEVATIONS A3.4, A3.5

Per CO Zone (SRC 521.010(b), Table 521-3), off-street parking areas are required to be setback a minimum of 10 ft. from interior side and rear yards. A **Class 2 Adjustment** is needed to reduce the minimum required parking setback abutting the alley.

- SRC 702.020(d)(4) requires pedestrian connections to be a minimum of 5 feet in width.

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— SRC 702.020(d)(4) requires pedestrian connections to be a minimum of 5 feet in width. The width of the pedestrian connection next to the stairs here narrows to approx. 3.5 ft.

In order to verify conformance with setback requirements and the multi-family design standards of SRC 702, the details of the design of this front porch are needed. Is it partially enclosed, is there a roof over it that projects into the required 10-foot setback? SRC 702.020(e)(5)&(6) require a porch or architecturally defined entry to be provided for dwelling units within 25 feet of a street.

SEE INCLUDED DETAIL 10/A8.1 ALONG
WITH BUILDING "B"
EXTERIOR ELEVATIONS A3.4, A3.5

Confirmation is needed whether this proposed office will serve the multiple family development. YES

Confirmation of what these dashed lines represent is needed in order to verify conformance with required setbacks abutting the street. Are these eaves, the edge of the second floor above, or part of the building.

DASHED LINE REPRESENTS THE REQUIRED
SETBACK. OFFICE BUILDING HAS NO OVERHANG.
SEE SPR-2 FOR ADJUSTED PLACEMENT.

RONALD
JAMES
PED
ARCHITECT P.C.

Site Plan Review Class 3
Fahman Glaze Apartments
1341 Waller St., Salem, Or

Site Plan Review Class 3

DATE: 9 JAN 2023
DRAWN: glm
JOB NO.: 2207

SPR 2

