

COZY RESIDENTIAL
MIXED-USE DEVELOPMENT

PROJECT DESCRIPTION

THIS PROJECT IS A FIVE-STORY MIXED USE DEVELOPMENT, COMPOSED OF GROUND FLOOR LIVE/WORK UNITS WITH STUDIO, 1- AND 2-BEDROOM APARTMENT UNITS ON THE UPPER FLOORS. THE PROJECT IS 45 UNITS TOTAL, AND INCLUDES A GYM AMENITY FOR THE TENANTS AS WELL AS INDOOR BIKE PARKING. THE MAIN UNIT BUILDING IS APPROXIMATELY 28,600 SF, ON A 5,750 SF FOOTPRINT. THE PROJECT ALSO INCLUDES A 600 SF OFFICE/STORAGE BUILDING ON THE WESTERN LOT.

ZONING: MU-1 - MIXED USE I

TAX MAP: 9300

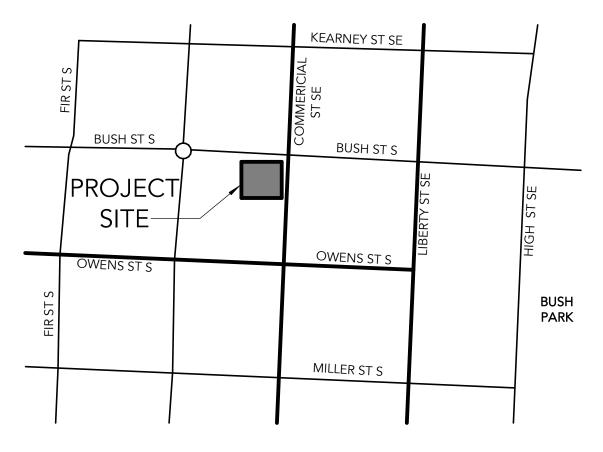
TAX LOT: 073W27CA09300

LAND USE DRAWING INDEX		
#	SHEET NAME	
SP-0	COVER SHEET	
SP-1	SITE PLAN & FIRST FLOOR PLAN	
SP-2	SITE DETAILS	
SP-3	LANDSCAPING PLAN	
SP-4	SECOND-FIFTH FLOOR PLAN	
SP-5	BUILDING ELEVATIONS	
SP-6	BUILDING ELEVATIONS	
SP-7	ROOF PLAN	
SP-8	RENDERINGS	

LAND USE DRAWING INDEX	
#	SHEET NAME
C0.0	COVER SHEET, VICINITY AND LOCATION
	MAPS, DRAWING INDEX
C1.0	EXISTING CONDITIONS, DEMOLTION &
	EROSION CONTROL PLAN
C1.1	EROSION CONTROL NOTES
C1.2	EROSION CONTROL DETAILS
C1.3	POST-DEVELOPMENT EROSION CONTROL
	PLAN
C2.0	GRADING & DRAINAGE PLAN
C3.0	UTILITY PLAN
C4.0	SURFACING PLAN
C5.0	CIVIL NOTES
C6.0	CONSTRUCTION DETAILS
C6.1	CITY DETAILS









PROJECT/LOCATION:

COZY RESIDENTIAL1035 COMMERCIAL ST SE SALEM, OR 97302

COVER SHEET

SP-0

DATE: 03.16.2023