

SITE INFORMATION	
LOT AREA	25,200 SF
ZONE	MU-I MIXED-USE I
USES	MULTIPLE FAMILY LIVE-WORK UNITS
# UNITS	45
LOT WIDTH	120'-0"
LOT DEPTH	210'-0"

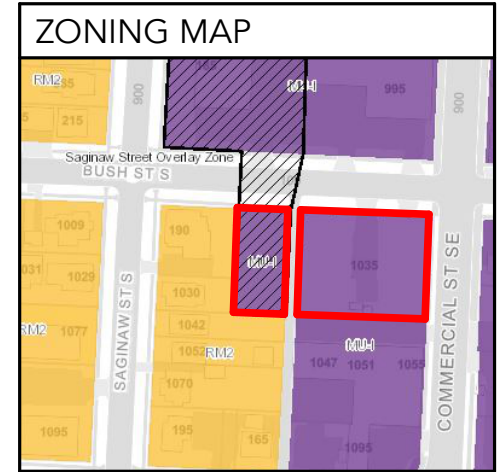
BUILDING COVERAGE		
TYPE	AREA	%
BUILDING FOOTPRINT	6,386 SF	25.3%
LANDSCAPING (SEE SP-3)	6,193 SF	24.5%
PAVING AREA	10,815 SF	42.9%
SIDEWALK	1,806 SF	7.3%
TOTAL SITE AREA	25,200 SF	100%
NO MAXIMUM LOT COVERAGE PER MU-I ZONE		

PARKING SCHEDULE	
TYPE	COUNT
FULL SIZE STALLS	8
ADA STALLS	2 (1 VAN)
COMPACT STALLS	27
TOTAL PARKING	37

MINIMUM PARKING REQUIRED:
NO SPACES REQUIRED PER SRC 806.005(d), SINCE PROPERTY IS WITHIN 1/4 MILE OF CORE NETWORK AND IS DEVELOPED WITH MULTIPLE FAMILY

COMPACT SPACES (SRC 806.015.b)
MAXIMUM = 75% OF MINIMUM REQUIRED
37 x 75% = 27 27 ≤ 27; **OK**

BICYCLE PARKING: 1 SPACE PER DWELLING UNIT
IF WITHIN 1/4 MILE OF THE CORE NETWORK
OFFICE COMPLEX: 4 SPACES
BIKE SPACES REQUIRED: **49**
OUTDOOR BIKE PARKING: 12
INDOOR COMMON BIKE STORAGE: 20
BIKE HOOKS IN UNITS: 17



SITE PLAN

SCALE: 1" = 20'-0"

CBTWO
ARCHITECTS LLC

PROJECT/LOCATION:

COZY RESIDENTIAL
1035 COMMERCIAL ST SE SALEM, OR 97302

SITE PLAN & FIRST FLOOR PLAN

SP-1

DATE:

03.16.2023