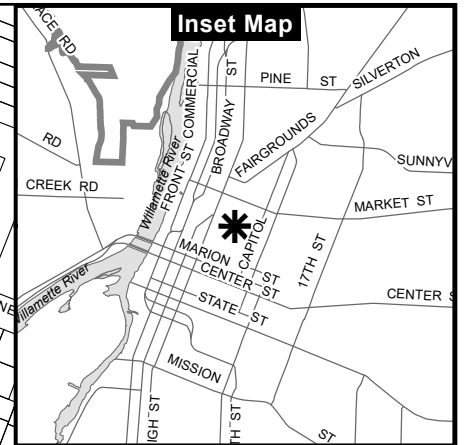
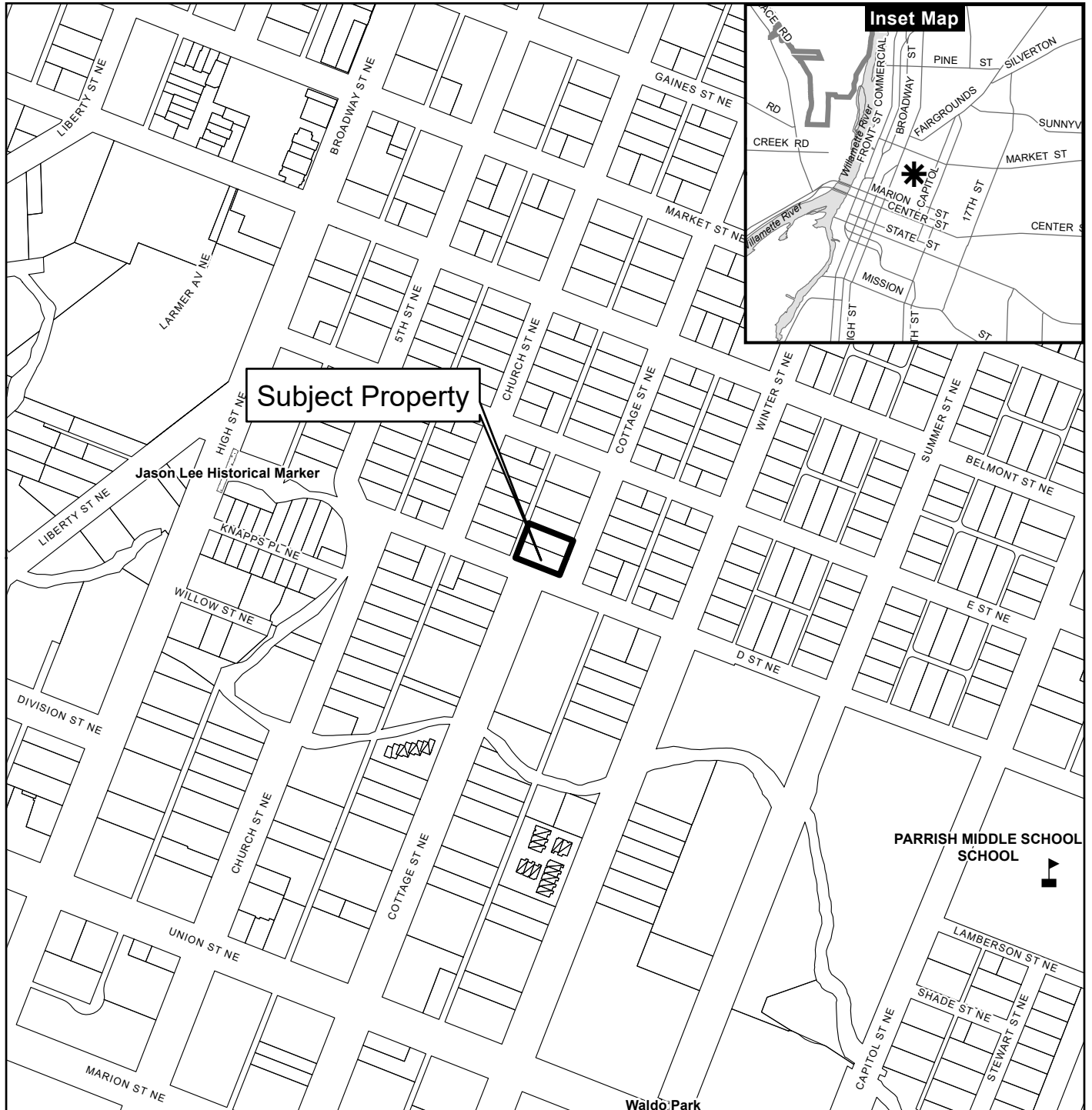









Vicinity Map 905 and 925 Cottage Street NE



Legend

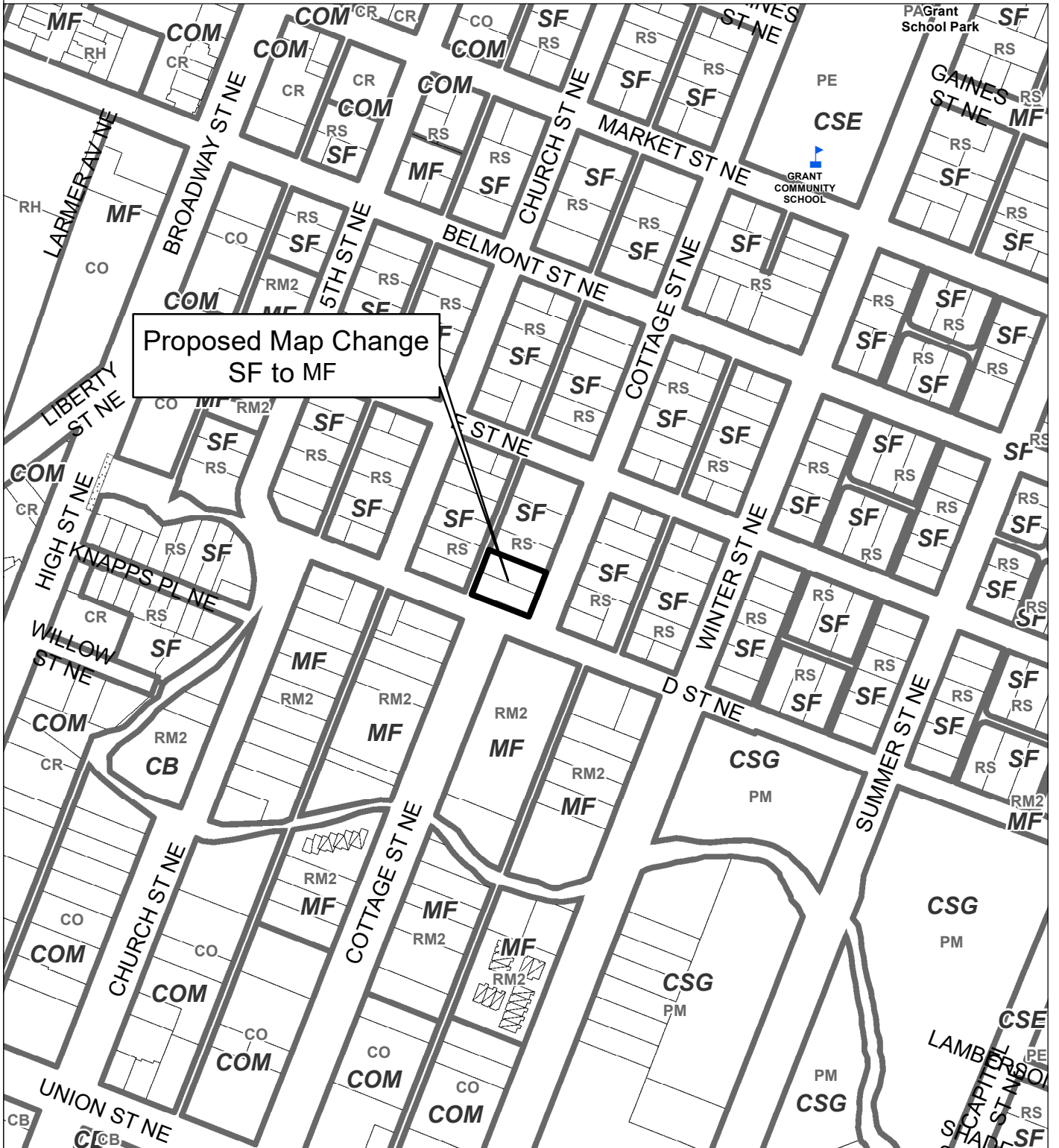
-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks



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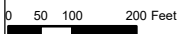
Comprehensive Plan Map - 925 Cottage Street NE



Proposed Map Change
SF to MF

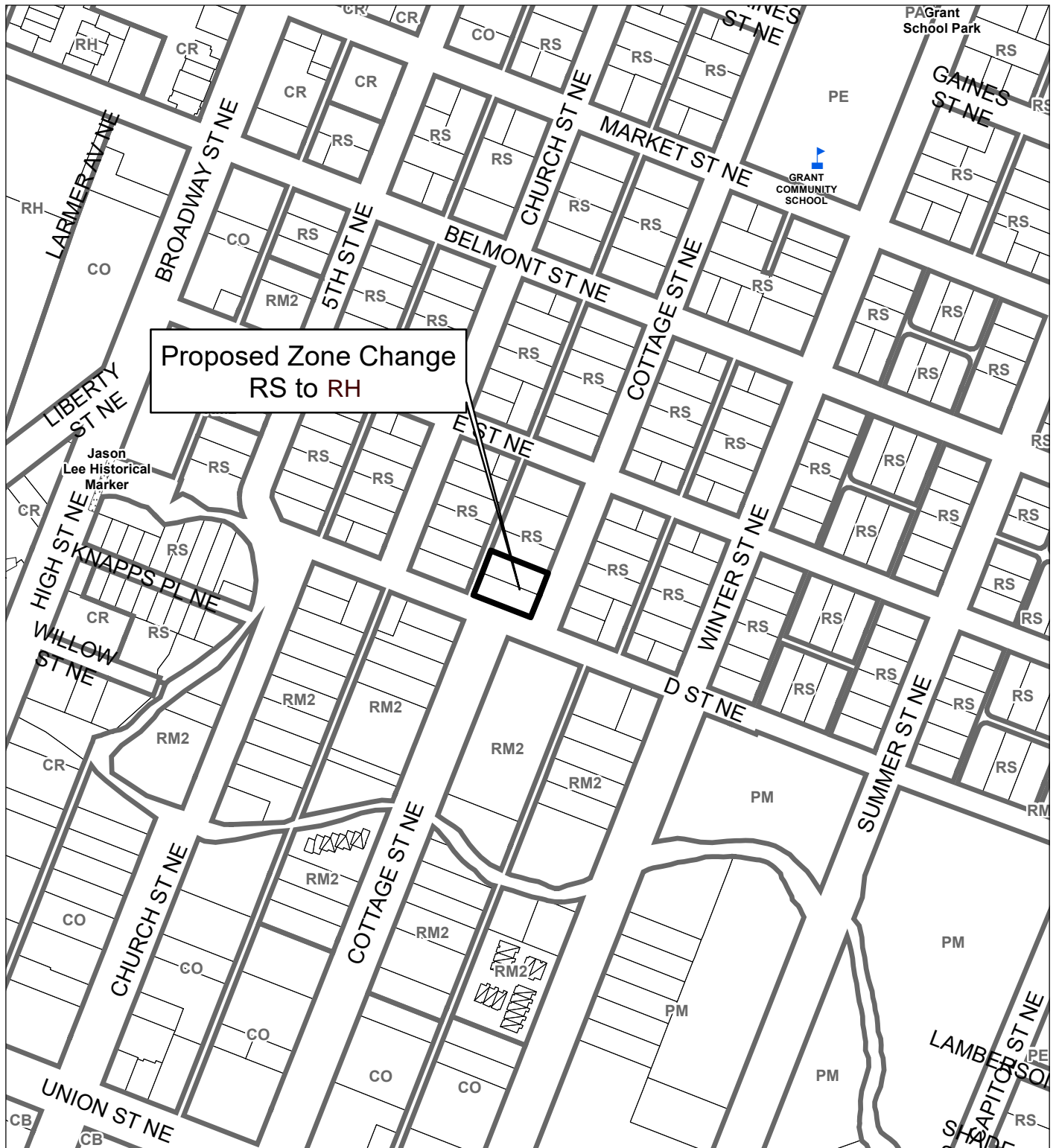
Legend

- SF Comprehensive Plan
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- Schools



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Vicinity Zoning - 925 Cottage Street NE



Proposed Zone Change
RS to RH

Legend

- RS Base Zoning
- Urban Growth Boundary
- Outside Salem City Limits
- Taxlots
- Parks
- 🏫 Schools

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0 50 100 200 Feet



CITY OF *Salem*
AT YOUR SERVICE
Community Development Dept.

REVISIONS

03 AUG 2020

LAND USE REVIEW

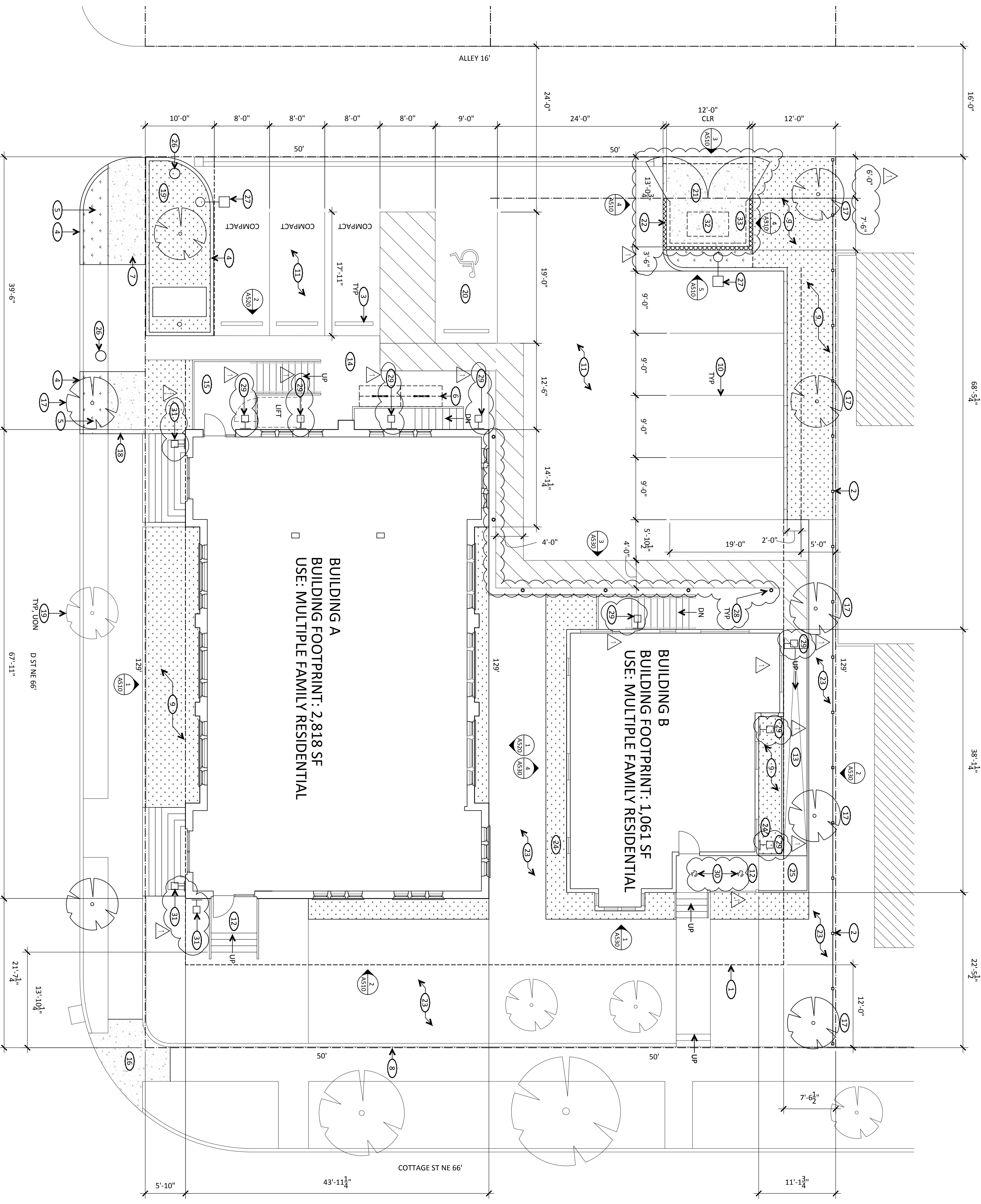
DEVNW
905 AND 925 COTTAGE ST NE SALEM, OR 97301
BUILDING RENOVATION

JOB NO. 20222
ISSUE DATE: 24 JULY 2020
SITE PLAN

A210

PROPOSED SITE PLAN KEYNOTES

- 1 SETBACK
- 2 (N) 8'-0" HIGH WOOD FENCE
- 3 (N) PARKING BUMPER
- 4 (N) CONCRETE CURB TO MATCH CITY OF SALEM STANDARD
- 5 PATCH LAWN AS REQ'D FOR CONTINUOUS LAWN MOW STRIP
- 6 (N) BIKE PARKING
- 7 (N) SIDEWALK AND ADA RAMP TO MEET CITY OF SALEM STANDARD
- 8 PROPERTY LINE
- 9 LANDSCAPE AREA, SEE LANDSCAPE PLAN
- 10 (N) PAVEMENT MARKING
- 11 (N) AC PAVING OVER COMPACT ROCK FILL SUBGRADE
- 12 (N) STAIR, SEE FLOOR PLAN
- 13 (N) RAMP W/ HANDRAIL
- 14 (N) CONCRETE WALKWAY
- 15 (N) LANDING, STAIRS W/ RAILING, LIFT
- 16 (N) TWO WAY ADA CURB RAMP AT SIDEWALK TO MEET CITY OF SALEM STANDARDS
- 17 (N) TREE PLANTING TO MATCH THE CITY OF SALEM STANDARDS
- 18 (N) SIDEWALK AND RAMP TO MEET CITY OF SALEM STANDARD
- 19 (E) TREE
- 20 ACCESSIBLE PARKING SPACE W/ SIGNAGE, ACCESS AISLE
- 21 (N) 4" CONCRETE PAD
- 22 (N) MASONRY TRASH ENCLOSURE W/ ROOF, SWINGING GATES (MIN 120 DEGREE SWING), & FIXED INTERIOR BUMPER RAIL, SEE ELEVATIONS
- 23 EXISTING LAWN AREA, PATCH AS REQ'D BY (N) WORK
- 24 (N) WINDOW WELL W/ CONC RETAINING WALL, SEE ELEV
- 25 (N) LANDING 30" MAX ABOVE SURROUNDING GRADE
- 26 (E) POWER POLE
- 27 APPROX LOCATION / (N) 16'-0" TALL LIGHT POLE ON CONCRETE BASE W/ SINGLE HEAD FIXTURE, FULL CUT OFF FIXTURE DESIGN
- 28 (N) 36" TALL BOLLARD W/ DOWN-FACING PATHWAY LIGHTING
- 29 (N) WALL-MOUNT LIGHT FIXTURE, SEE ALSO EXTERIOR ELEVATIONS
- 30 (E) CEILING MOUNT LIGHT FIXTURE TO REMAIN
- 31 (N) WALL-MOUNT LIGHT FIXTURE @ (E) LOCATION, SEE ALSO EXTERIOR ELEVATIONS
- 32 (N) 6'X3.5' TRASH RECEPTACLE W/ 1.5 MIN CLR BTWN WALL & RECEPTACLE
- 33 (N) FIXED BUMPER RAIL ABOVE

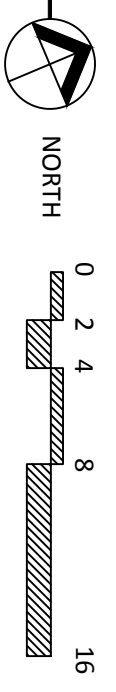


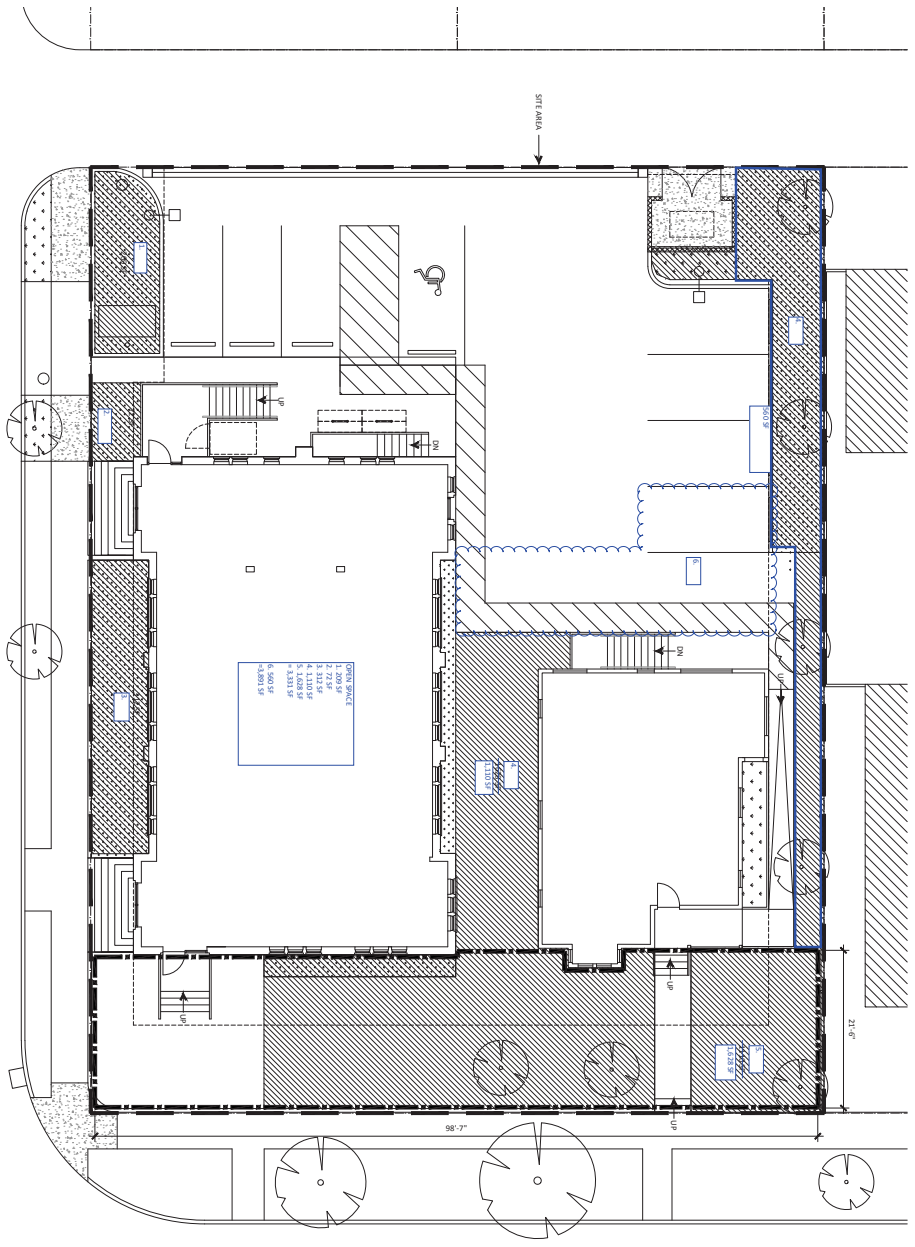
BUILDING A
BUILDING FOOTPRINT: 2,818 SF
USE: MULTIPLE FAMILY RESIDENTIAL

BUILDING B
BUILDING FOOTPRINT: 1,061 SF
USE: MULTIPLE FAMILY RESIDENTIAL

1 PROPOSED SITE PLAN
1/8" = 1'-0"

MAP NUMBER: 07 3W 23CB
LOT 14300 & LOT 14301 TOTAL COMBINED SITE AREA: 12,900 SF



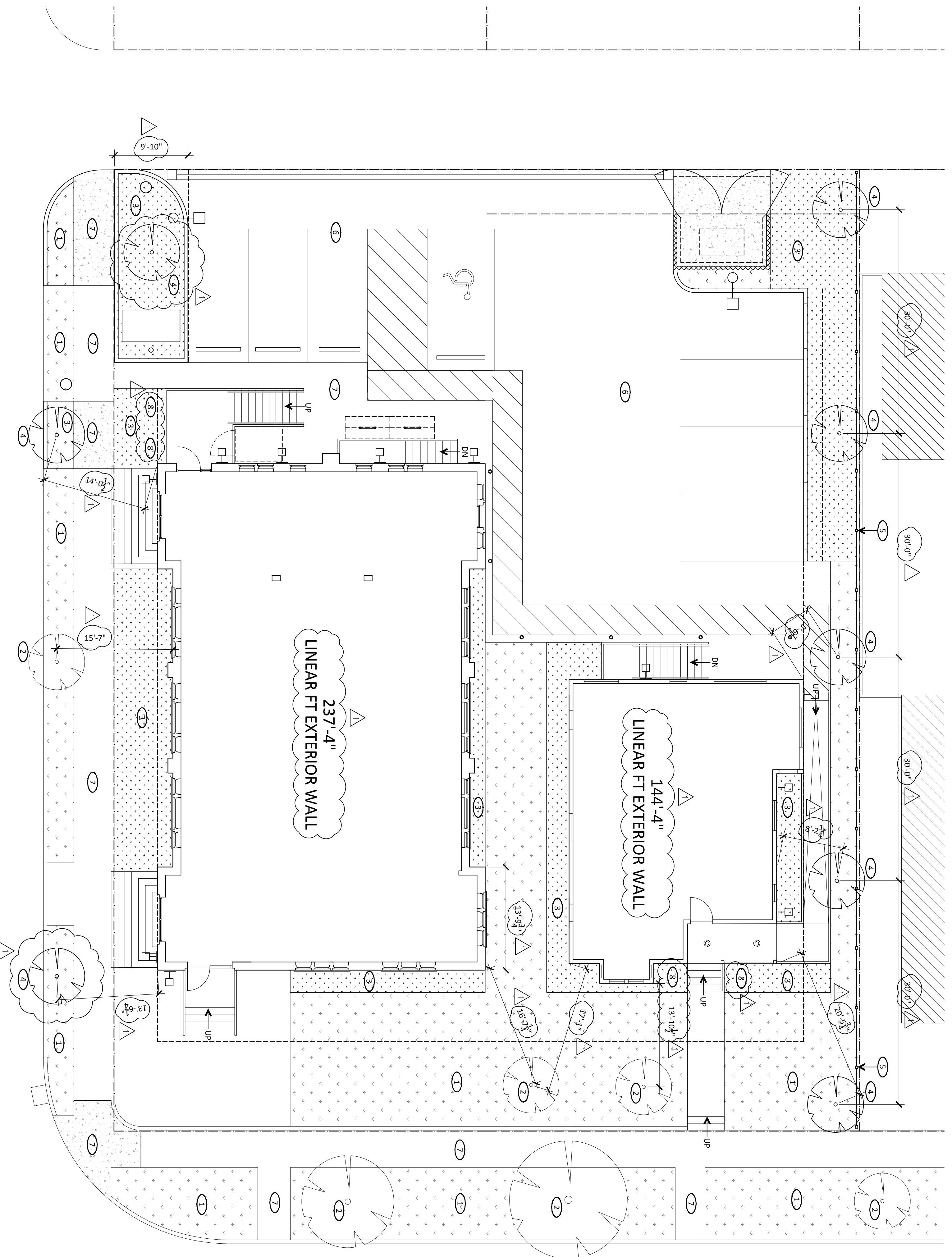


1 PROPOSED OPEN SPACE PLAN

TOTAL SITE AREA: 12,900 SF
 VEGETATED OPEN SPACE: 3,331 SF
 COMMON OPEN SPACE: 1-770 SF 1,240 SF
 OPEN SPACE: 2,272 SF
 OPEN SPACE: 4,110 SF
 OPEN SPACE: 1,428 SF
 OPEN SPACE: 1,000 SF
 OPEN SPACE: 1,000 SF

GRANT DESIGN AREA COVERED VARIATION OF THE PROPOSED OPEN SPACE PER CITY OF SALEM STANDARDS SET 2020.2021 IN OPEN SPACE REQUIREMENT OF 30% MAY BE REDUCED TO 15% OF SITE AREA
 % SITE DEDICATED TO OPEN SPACE (1-15%): 25.8%
 NOTE: ENTIRE SITE IS WITHIN THE 300-YEAR FLOODPLAIN MODERATE FLOOD RISK AREA





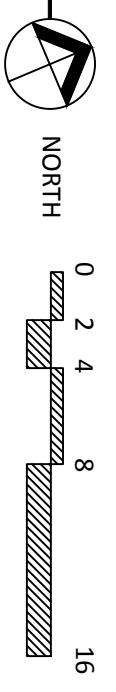
1 PROPOSED LANDSCAPE PLAN

702.020(b) LANDSCAPING STANDARDS
TOTAL SITE AREA : 12,900 SF

- (1) REQUIRED: 12,900/ 2,000 = 6.45 TREES ON SITE. PROVIDED ON SITE: 2 PRESERVED, 5 NEW
- (2) (A) REQUIRED: ONE TREE FOR EVERY 30'-0" LINEAR FEET OF ABUTTING PROPERTY (RS) ZONE. (E) 129' WIDTH PROVIDED: 5 TREES
- (B) REQUIRED: DECORATIVE FENCE ABUTTING (RS) ZONE PROVIDED: 8'-0" HIGH WOOD FENCE. SEE ALSO SITE PLAN ENTRIES
- (3) DECORATIVE PLANTINGS PROVIDED AT COMMON DWELLING UNIT ENTRIES
- (4) REQUIRED: 237'-4" / 60 = 4 X 10 = 40 PLANT UNITS PROVIDED: 4 TREES 40 PLANT UNITS & 5 TREES 50 PLANT UNITS RESPECTIVELY, WITHIN 25'-0" OF BUILDING PERIMETER
- (5) SHRUBS PROVIDED AROUND BUILDING PERIMETER IN DESIGNATED BUILDING WALL
- (6) NO GROUND LEVEL PRIVATE OPEN SPACE PROVIDED
- (7) (A) CANOPY TREES PROVIDED ALONG EVERY 50 FEET OF PERIMETER OF PARKING AREAS AND AT PLANTER BAYS
- (B) LANDSCAPE PLANTERS (MIN. 15" X 15" X 9" FEET IN WIDTH) MULTIPLE FAMILY DEVELOPMENT EXEMPT FROM LANDSCAPING REQUIREMENTS IN SRC CHAPTER 806

PROPOSED LANDSCAPE PLAN KEYNOTES

- 1 LAWN W/ AUTOMATIC IRRIGATION SYSTEM
- 2 (E) TREE TO REMAIN
- 3 GROUND COVER & LOW SHRUB PLANTING AREA W/ AUTOMATIC IRRIGATION SYSTEM/ MIN DENSITY OF 1 SHRUB PER 15 LINEAR FT OF EXTERIOR BUILDING WALL
- 4 (N) TREE, NATIVE SPECIES, MIN 2" IN CALIPER
- 5 (N) FENCE, SEE PROPOSED SITE PLAN
- 6 PAVED PARKING AREA
- 7 PAVED WALKWAY
- 8 DECORATIVE SHRUB AT DWELLING UNIT ENTRY



REVISIONS

03 AUG 2020

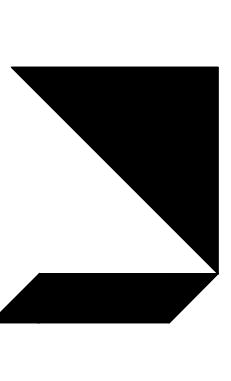
LAND USE REVIEW

DEVNW

905 AND 925 COTTAGE ST NE SALEM, OR 97301
BUILDING RENOVATION

JOB NO: 20222
ISSUE DATE: 24 JULY 2020
PROPOSED LANDSCAPE PLAN

A320



GMA ARCHITECTS
 860 West Park Street / Ste 300
 Eugene / Oregon / 97401
 p 541.344.9157
 gma-arch.com

REVISIONS

03 AUG 2020

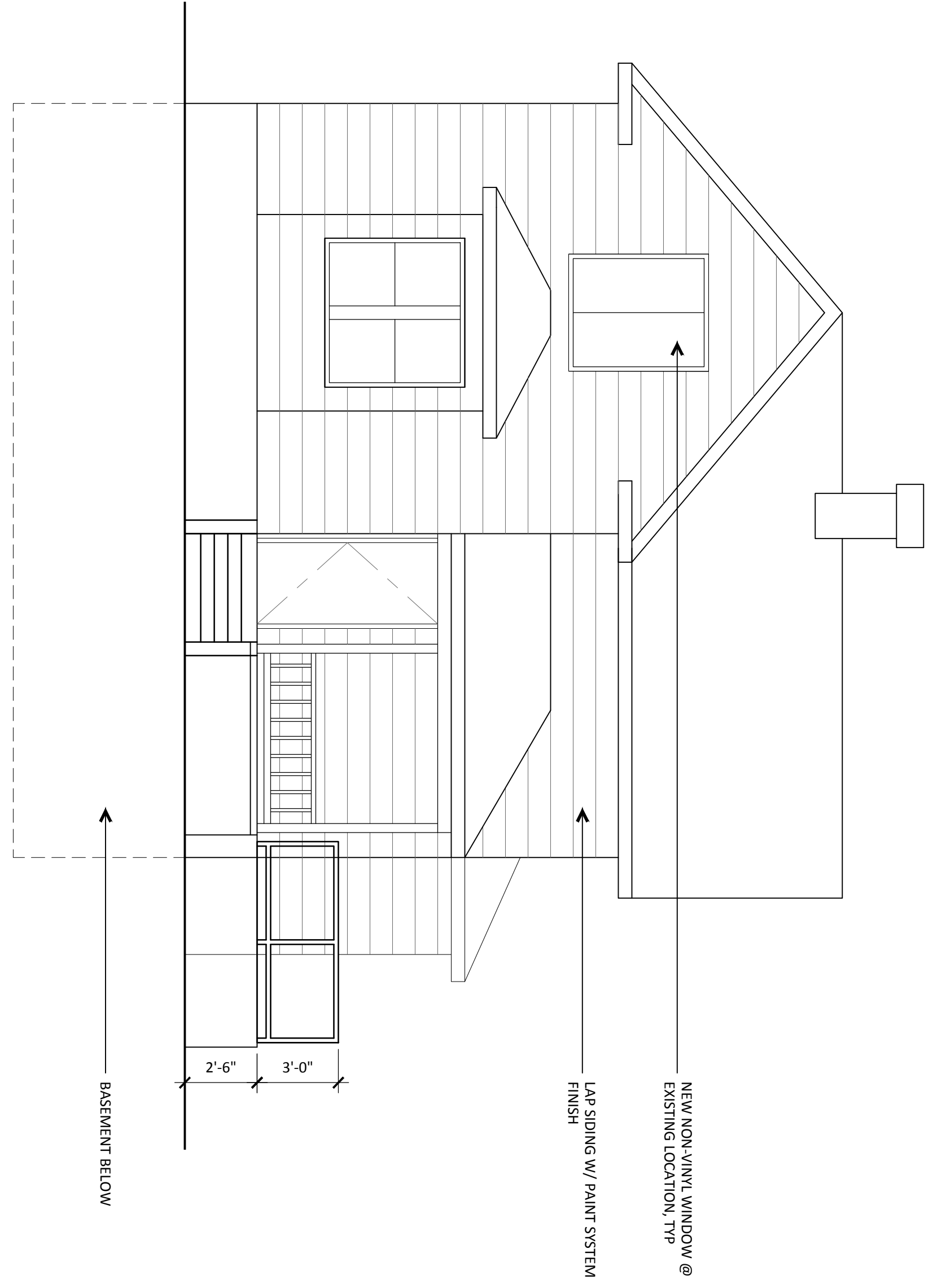
LAND USE APP - DESIGN REVIEW - CLASS 1

DEVNW
 905 AND 925 COTTAGE ST NE SALEM, OR 97301
 BUILDING RENOVATION

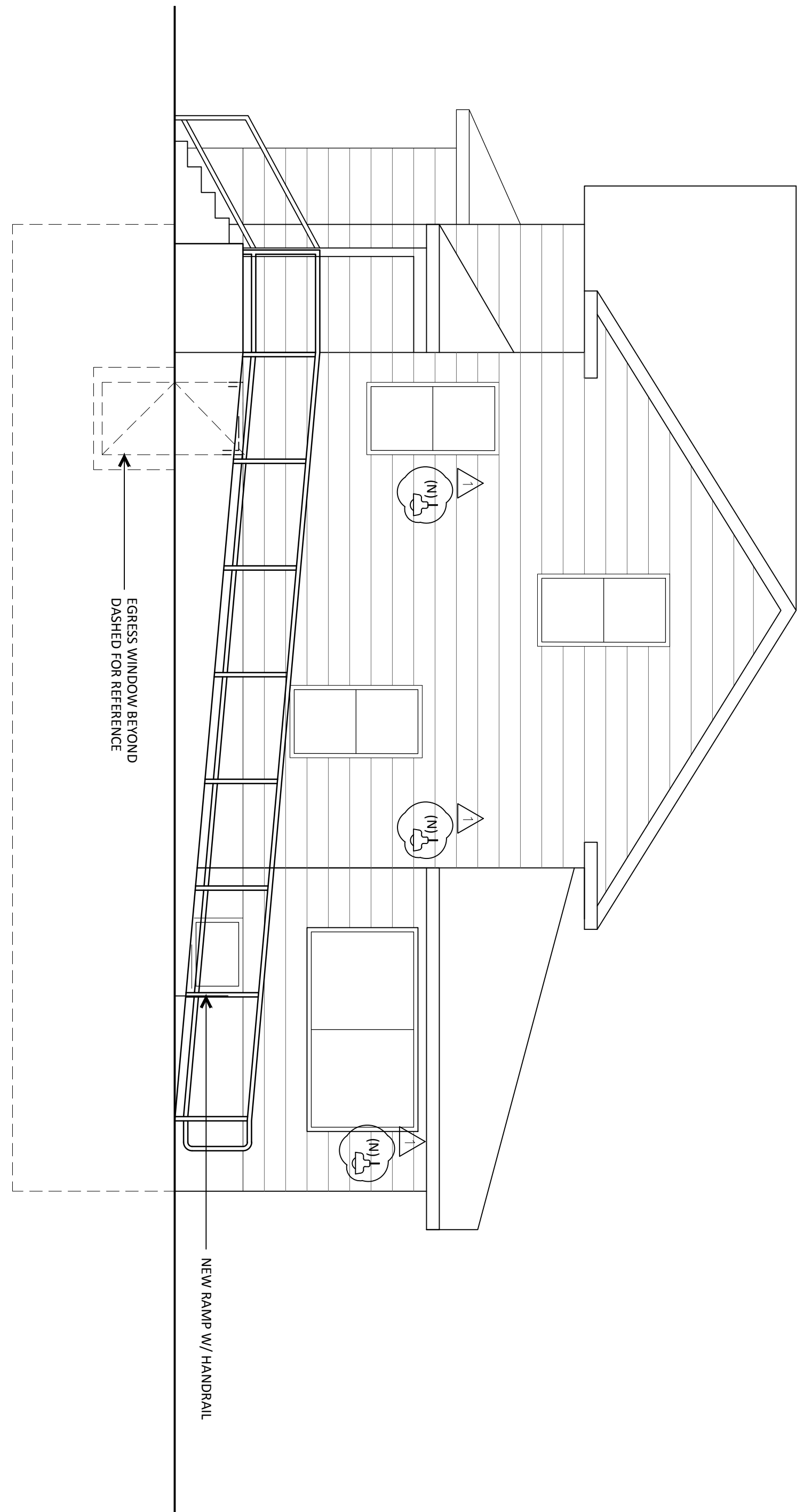
JOB NO. 20222
 ISSUE DATE: 24 JULY 2020
 BUILDING "B"
 EXTERIOR
 ELEVATIONS

A610

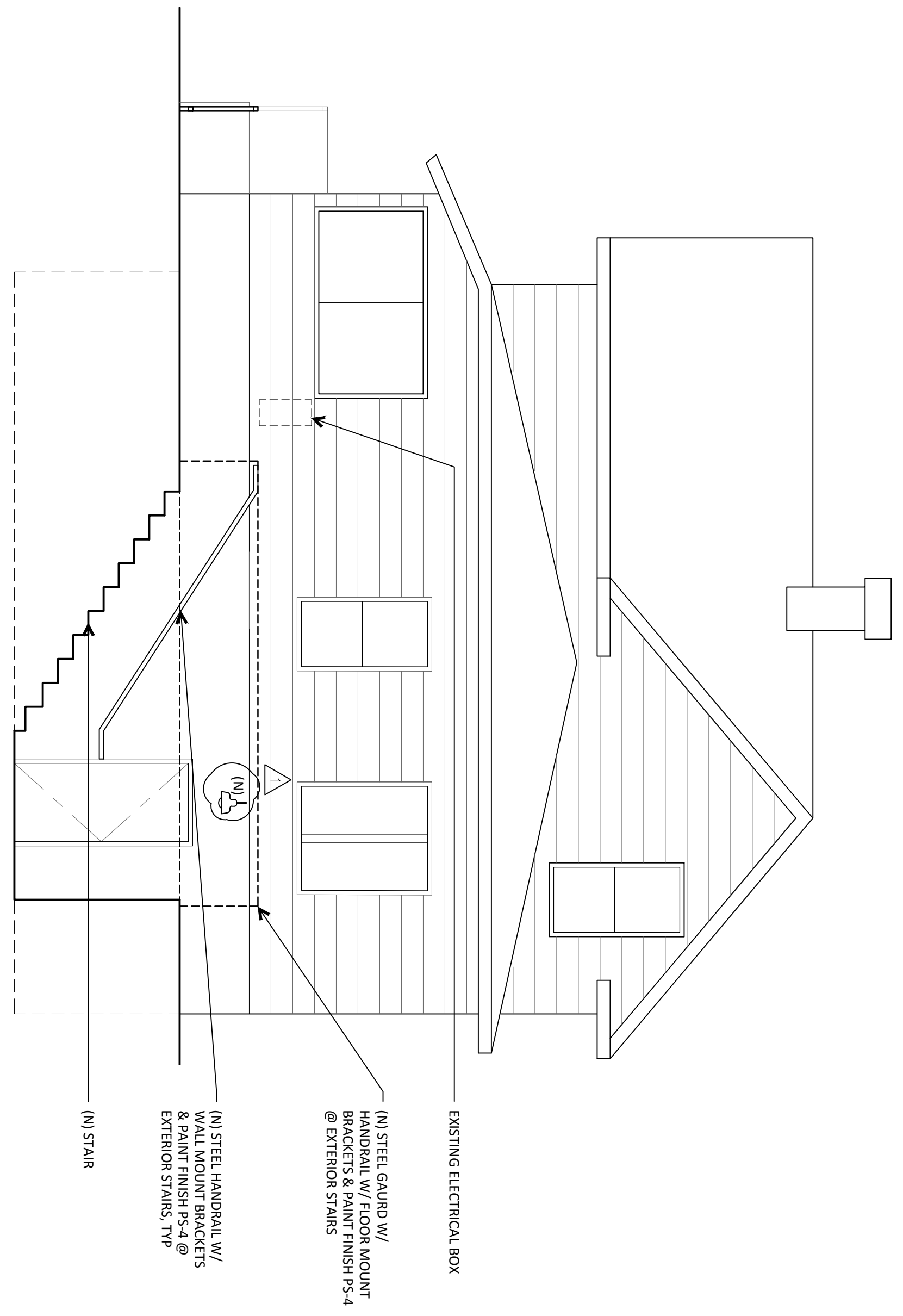
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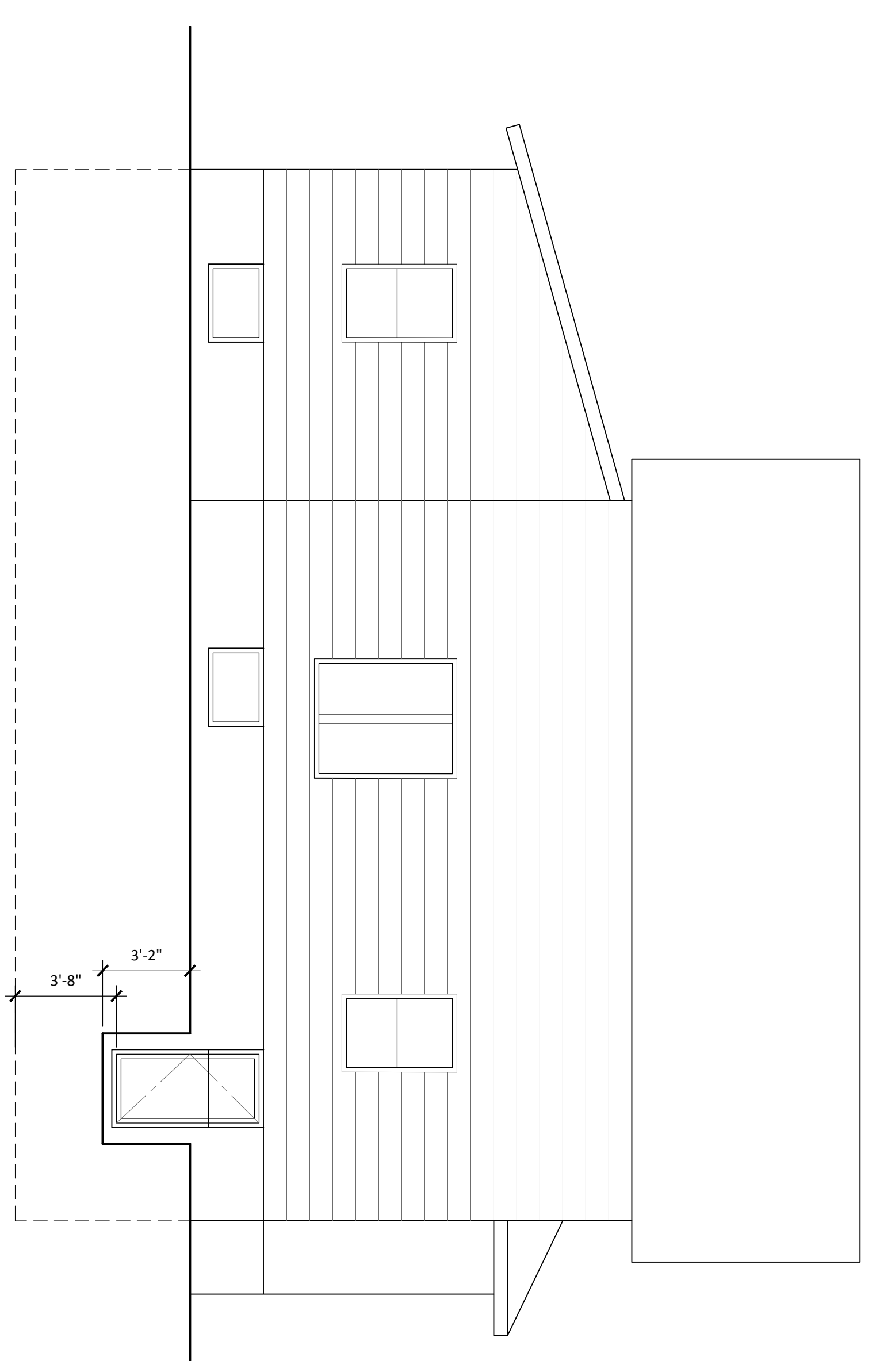
1 BUILDING "B" ELEVATION - EAST
1/16" = 1'-0"



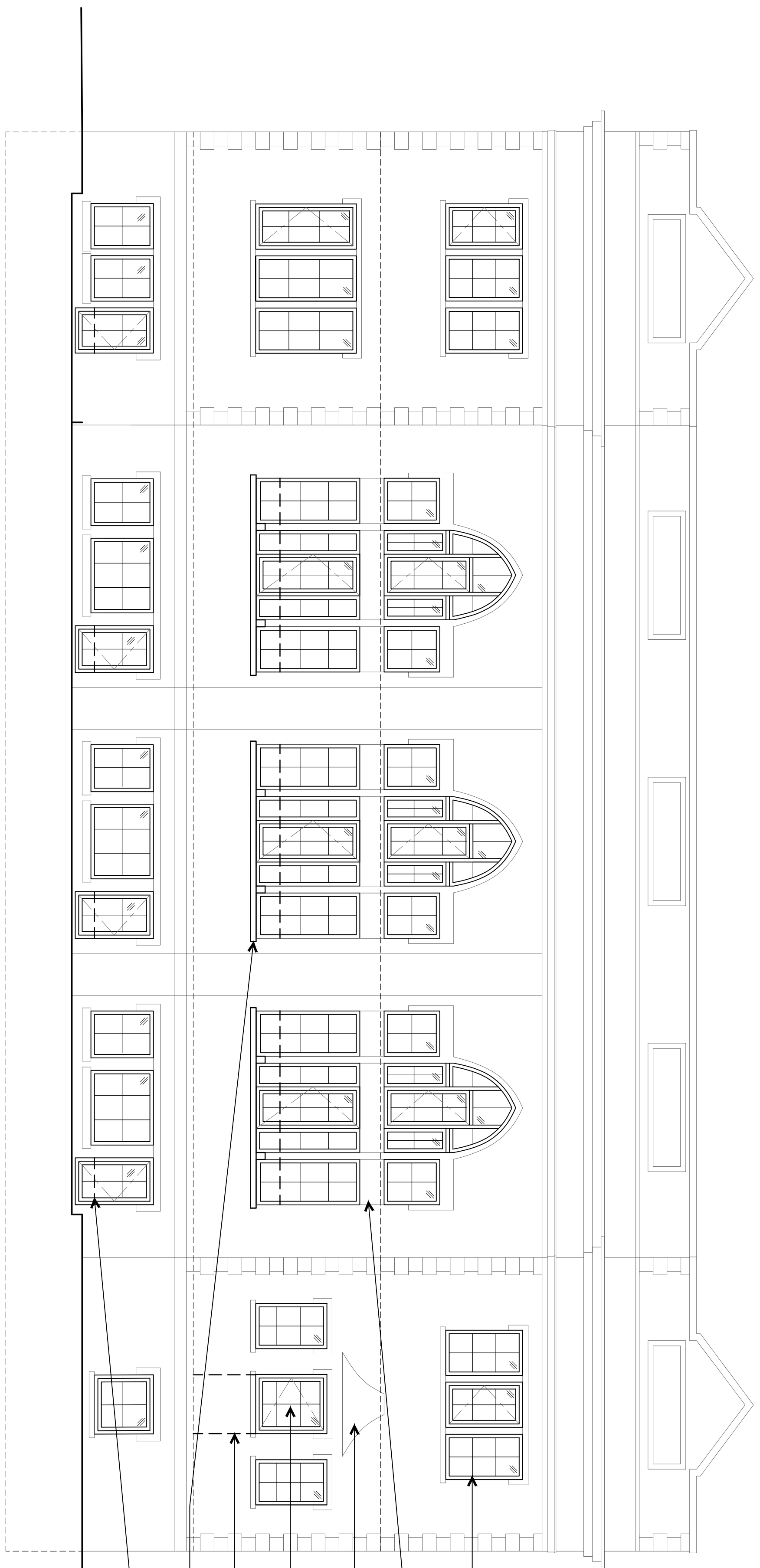
2 BUILDING "B" ELEVATION - NORTH
1/16" = 1'-0"



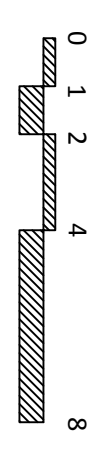
3 BUILDING "B" ELEVATION - WEST
1/16" = 1'-0"



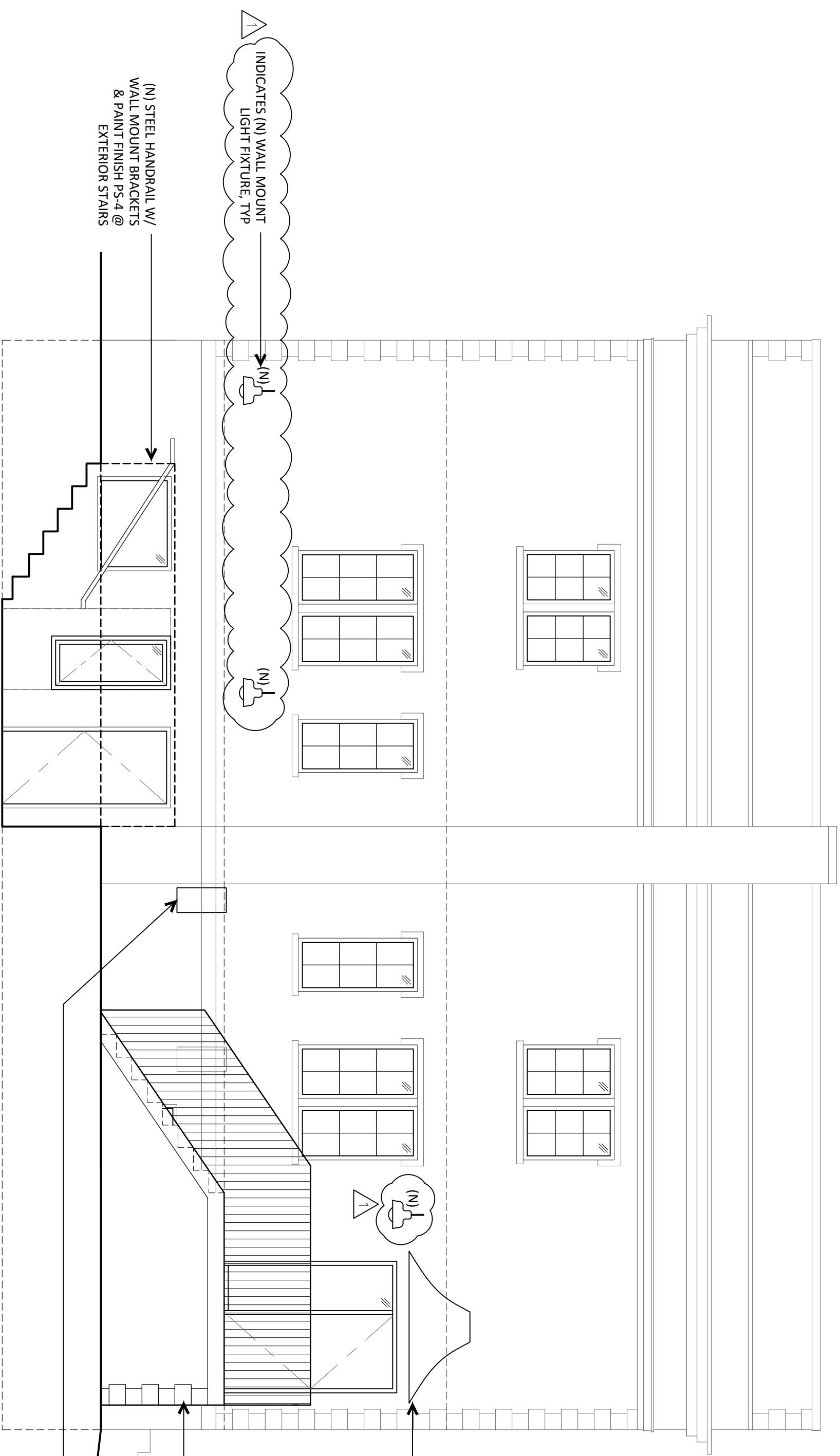
4 BUILDING "B" ELEVATION - SOUTH
1/16" = 1'-0"



1 BUILDING "A" ELEVATION - NORTH
1/8" = 1'-0"



- NEW WINDOW @ EXISTING LOCATION, TYP UON
- INFILL GLAZING PANEL @ FLOOR STRUCTURE
- EXISTING AWNING
- NEW OPERABLE WINDOW @ EXISTING DOOR OPENING, MATCH EXISTING OPENINGS
- INFILL WALL ASSY TO MATCH EXISTING
- (N) MASONRY SILL TO MATCH (E)
- DASH INDICATES ORIGINAL SILL HEIGHT - ENLARGE OPENING FROM 14" TO 16" IN EXISTING WINDOW REQ'S



2 BUILDING "A" ELEVATION - WEST
1/8" = 1'-0"

- (N) AWNING, MATCH EXISTING
- MASONRY VENER FINISH TO MATCH EXISTING
- APPROX LOCATION/ ELEC METER - SEE UTILITY PLAN

REVISIONS

03 AUG 2020

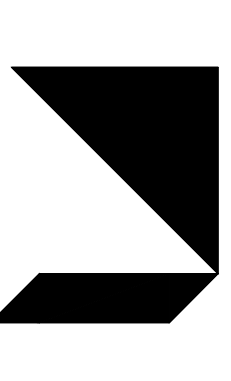
LAND USE REVIEW

DEVNW
905 AND 925 COTTAGE ST NE SALEM, OR 97301
BUILDING RENOVATION

JOB NO. 20222
ISSUE DATE: 24 JULY 2020

BUILDING "A"
EXTERIOR
ELEVATIONS

A520



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03 AUG 2020

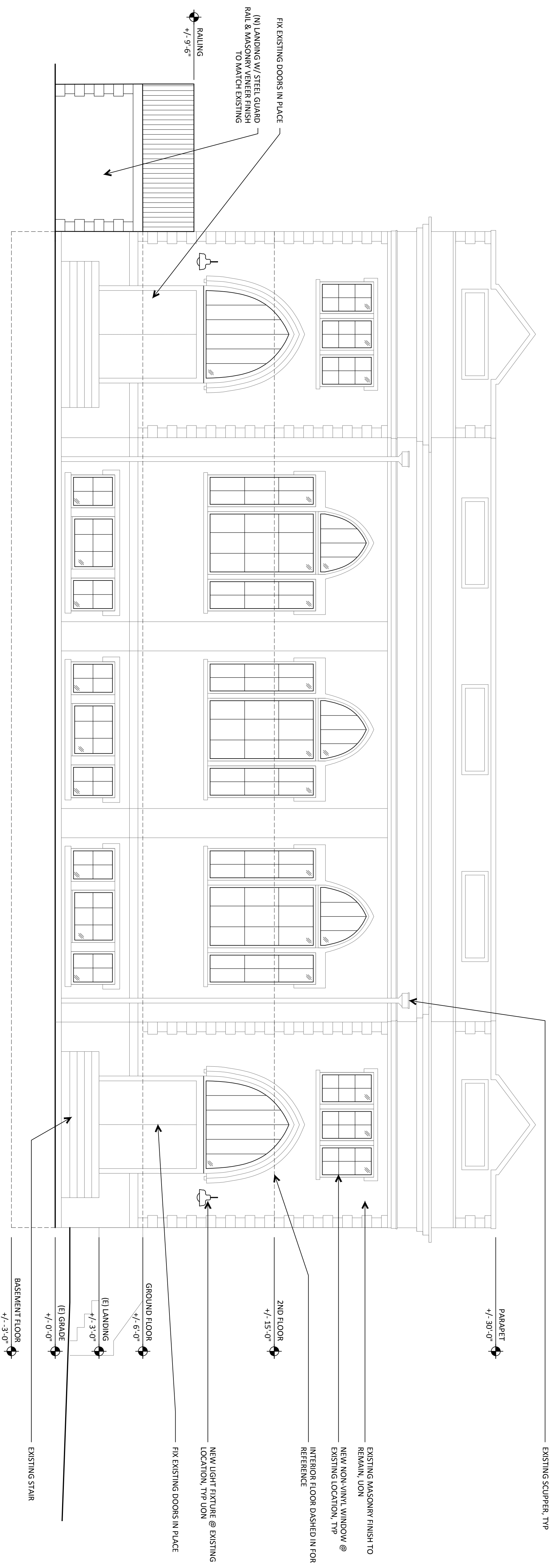
LAND USE REVIEW

DEVNW
 905 AND 925 COTTAGE ST NE SALEM, OR 97301
 BUILDING RENOVATION

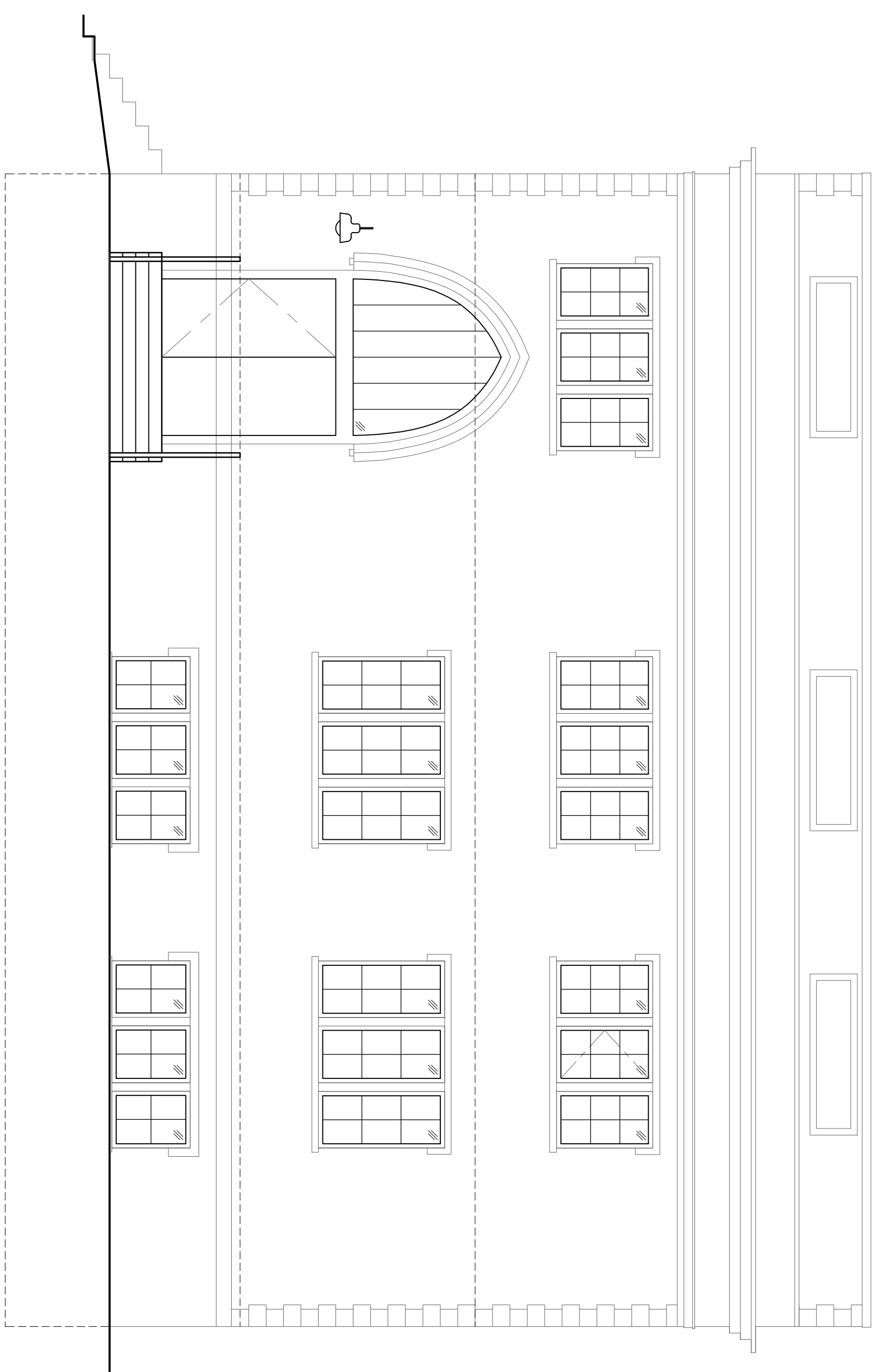
JOB NO. 20222
 ISSUE DATE: 24 JULY 2020
BUILDING "A"
 EXTERIOR
 ELEVATIONS

A510

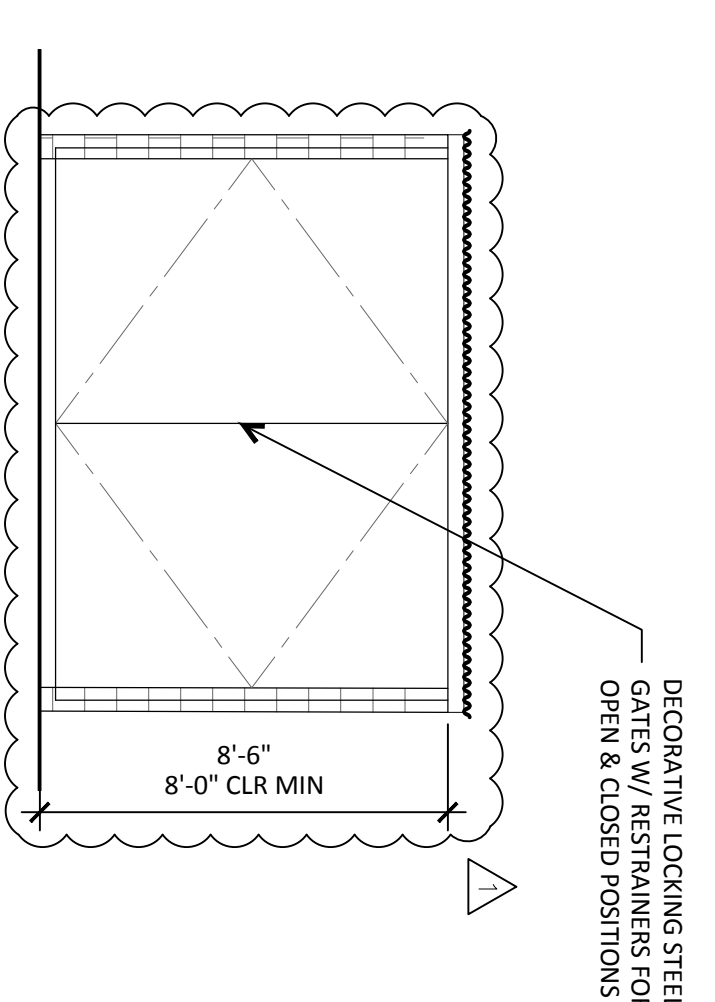
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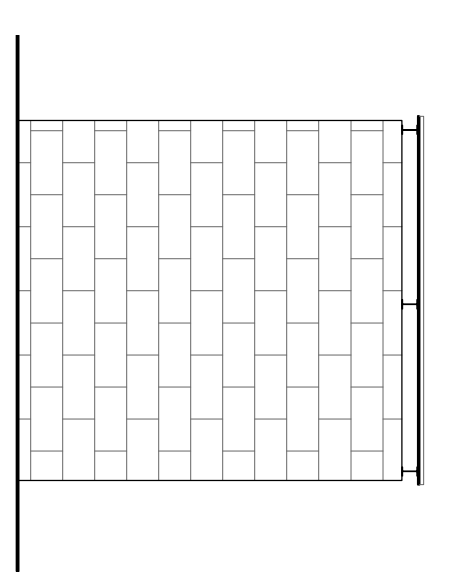
1 BUILDING "A" ELEVATION - SOUTH
 1/16" = 1'-0"



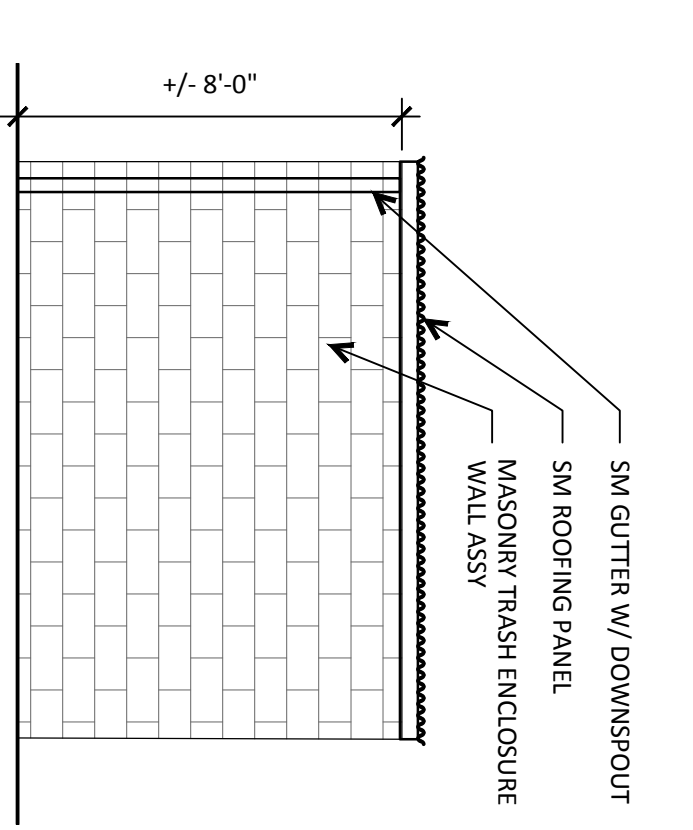
2 BUILDING "A" ELEVATION - EAST
 1/16" = 1'-0"



3 TRASH ENCLOSURE - WEST
 1/16" = 1'-0"



4 TRASH ENCLOSURE - NORTH
 1/16" = 1'-0"



5 TRASH ENCLOSURE - EAST
 1/16" = 1'-0"

