
# SP DRAWING INDEX

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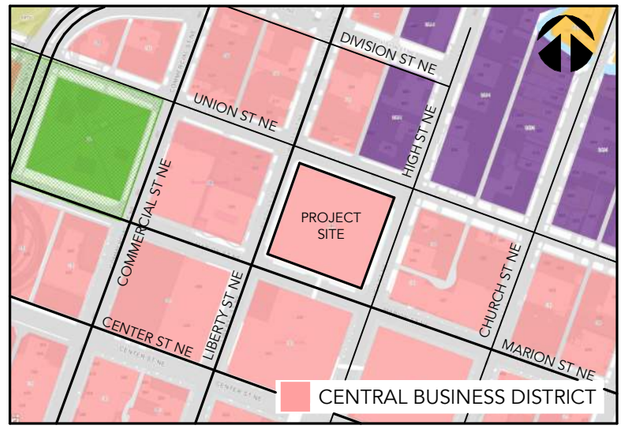
## ZONING/LOCATION MAP




## PROJECT DESCRIPTION

THIS PROJECT WILL ADDRESS SECURITY AND SAFETY ISSUES WITH THE EXISTING PARKING STRUCTURE. STAIR TOWERS ON THE FOUR CORNERS WILL BE DEMOLISHED AND REPLACED WITH OPEN STAIRS FEATURING NEW SIGNAGE. CANOPIES WILL BE ADDED TO THE THIRD FLOOR PERIMETER PARKING STALLS ON THE WEST, SOUTH, AND EAST SIDES. ON THE EXTERIOR COLUMNS, VERTICAL FINS AND PERFORATED METAL SCREENS WILL BE ADDED TO THE EXTERIOR CONCRETE FACES TO PROVIDE A REFRESHED LIGHTING ARRAY FOR THE PARKADE.

## SITE INFORMATION:

| | |
|---|---|
| LOT AREA | 131,261 SF |
| ZONE | CENTRAL BUSINESS DISTRICT |
| USES | PARKING |
| LOT WIDTH | 348'-8" |
| LOT DEPTH | 331'-8" |

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: COVER SHEET

**SP-00**

DATE: 10/09/24

DRAWINGS FOR:

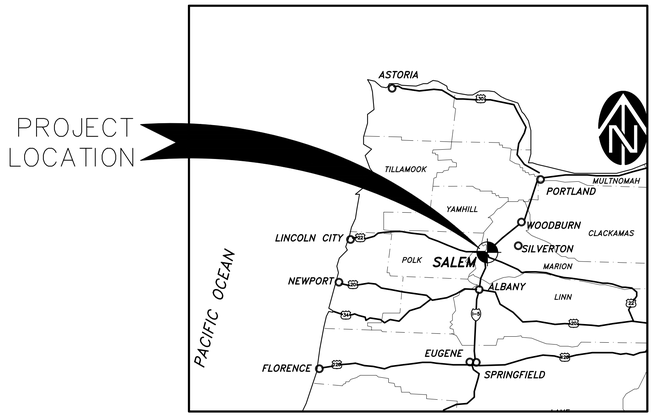
# MARION PARKADE IMPROVEMENTS
538 LIBERTY ST NE,
SALEM, OR 97303

FOR:

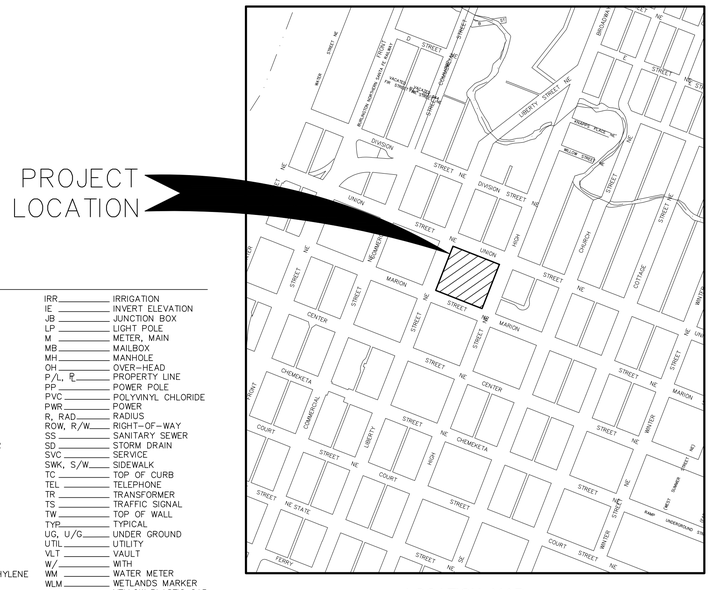
CB TWO ARCHITECTS
500 LIBERTY ST. SE SUITE 100
SALEM, OR 97301

## DRAWING INDEX






VICINITY MAP




LOCATION MAP

ABBREVIATIONS

| | | | |
|---|---|---|---|
| ASPH | ASPHALT | IRR | IRRIGATION |
| AD | AREA DRAIN | IE | INVERT ELEVATION |
| ASSY | ASSEMBLY | JB | JUNCTION BOX |
| BLDG, BLD | BUILDING | LP | LIGHT POLE |
| BW | BOTTOM OF WALL | M | METER, MAIN |
| CATV | CABLE TELEVISION | MB | MAILBOX |
| CB | CATCH BASIN | MH | MANHOLE |
| CO | CLEAN-OUT | OH | OVER-HEAD |
| CONC | CONCRETE | P/L, ℄ | PROPERTY LINE |
| CL, ℄ | CENTERLINE | PP | POWER POLE |
| DIP | DUCTILE IRON PIPE | PVC | POLYVINYL CHLORIDE |
| EG | EDGE OF GRAVEL | PWR | POWER |
| EOP, EP | EDGE OF PAVEMENT | R, RAD | RADIUS |
| ELEV | ELEVATION | ROW, R/W | RIGHT-OF-WAY |
| EX, EXIST | EXISTING | SS | SANITARY SEWER |
| FDC | FIRE DEPT. CONNECTOR | SD | STORM DRAIN |
| FT | FEET | SVC | SERVICE |
| FF | FINISH FLOOR | SWK, S/W | SIDEWALK |
| FG | FINISH GRADE | TC | TOP OF CURB |
| FH | FIRE HYDRANT | TEL | TELEPHONE |
| FI | FIELD INLET | TR | TRANSFORMER |
| FM | FORCE MAIN | TS | TRAFFIC SIGNAL |
| GRAV | GRAVEL | TW | TOP OF WALL |
| GM | GAS METER | TYP | TYPICAL |
| GP | GATE POST | UG, U/G | UNDER GROUND |
| GS | GROUND SHOT | UTIL | UTILITY |
| GV | GAS VALVE | VLT | VAULT |
| HC | HANDICAP | W/ | WITH |
| HDPE | HIGH-DENSITY POLYETHYLENE | WM | WATER METER |
| HYD | HYDRANT | WLM | WETLANDS MARKER |
| IR | IRON ROD | YPC | YELLOW PLASTIC CAP |
| IP | IRON PIPE | | |

SYMBOLS

| | | | |
|---|---|---|---|
| AD | AREA DRAIN | | SIGN POST |
| CB or | CATCH BASIN | PED | PEDESTAL |
| CO | CLEANOUT | | MAIL BOX |
| | FIRE HYDRANT | IV | IRRIGATION VALVE |
| GV | GAS VALVE | | LIGHT POLE |
| WV | WATER VALVE | | UTILITY/POWER POLES |
| GPW | GAS/POWER/WATER METER | TP | TEST PIT |
| DS | DOWN SPOUT | | MONUMENT FOUND |
| T | MANHOLE TELEPHONE | | |
| D | MANHOLE STORM DRAIN | | |
| S | MANHOLE SANITARY SEWER | | |

TREES – *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET)
NOTE: DIAMETER MEASURED AT BREAST HEIGHT

LINE TYPES

CATV LINE
COMMUNICATION LINE
EASEMENT LINE
FENCE LINE
FIBER OPTIC LINE
GAS LINE
EDGE OF GRAVEL LINE
OVERHEAD LINE
PHONE LINE
POWER LINE
SANITARY SEWER LINE
STORM DRAIN LINE
WATER LINE

811
Know what's **below.**
**Call** before you dig.

BENCHMARK UTILIZED:
C.O.S. #1021

ELEV: 150.93' NGVD 29

MARK IS A 3" BRASS DISK IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF MARION ST. NE AND COMMERCIAL ST NE.

CBTWO ARCHITECTS LLC
www.cbtwoarch.com

REGISTERED PROFESSIONAL ENGINEER OREGON NOV. 12, 2008 WILLIAM J. WELLS
REVIEW
RENEWS: 6/30/2026
NOT FOR CONSTRUCTION
WE JOB #3536.0000.0


WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
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CITY OF Salem

MARION PARKADE
538 LIBERTY ST NE, SALEM, OR 97303

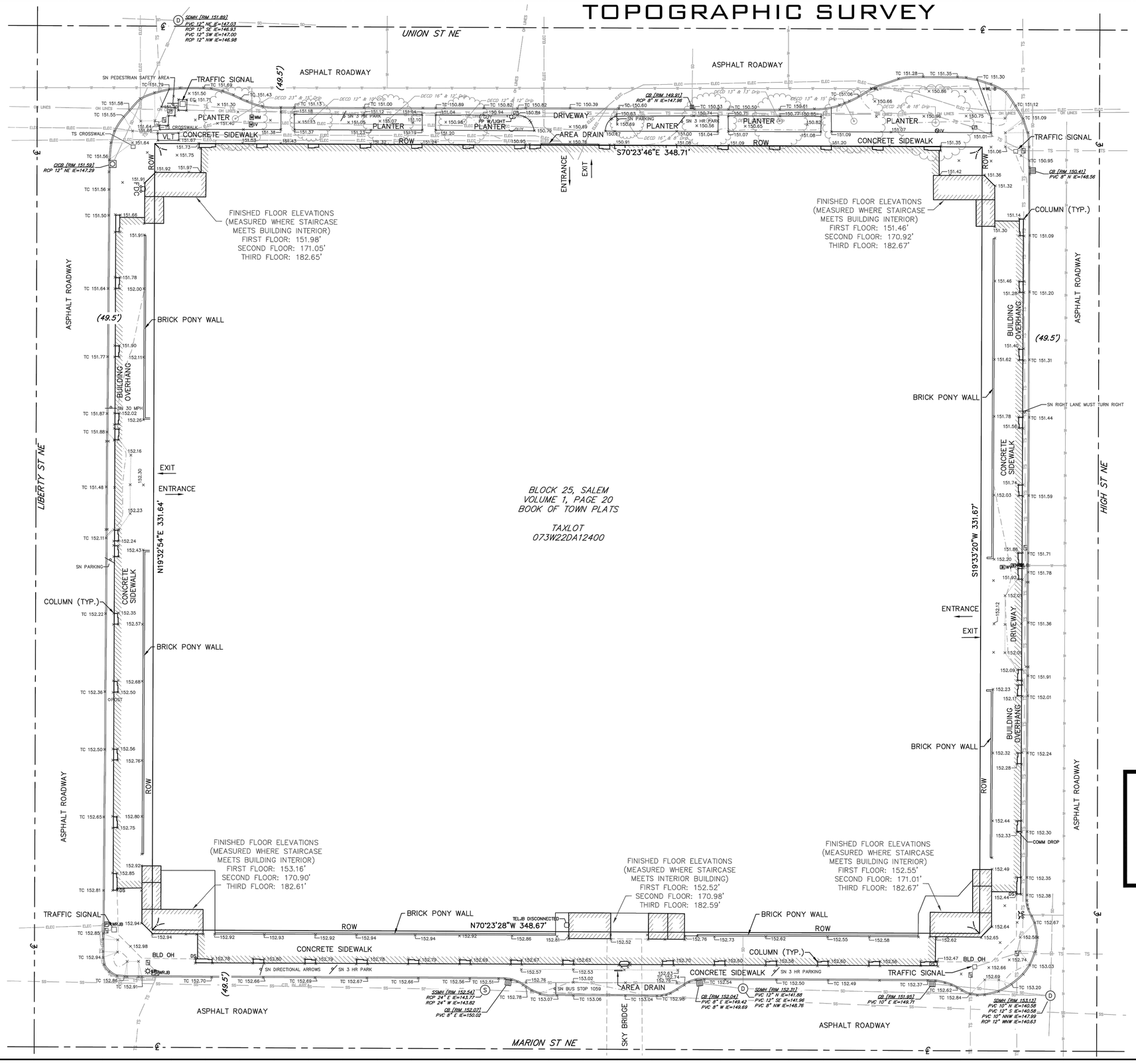
| Issue: | 75% CD'S |
|---|---|
| Date: | 10/1/2024 |

| Rev: | Description: | Date: |
|---|---|---|
| | | |

COVER SHEET, VICNITY & LOCATION MAPS, DRAWING INDEX

C0.0

# TOPOGRAPHIC SURVEY




GRAPHIC SCALE

20' 10' 0' 10' 20' 40'

( IN FEET )
1 inch = 20 ft.

## ABBREVIATIONS

| | |
|---|---|
| ASPH | ASPHALT |
| AD | AREA DRAIN |
| ASSY | ASSEMBLY |
| BLDG, BLD | BUILDING |
| BW | BOTTOM OF WALL |
| CATV | CABLE TELEVISION |
| CB | CATCH BASIN |
| CO | CLEAN-OUT |
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| UG, U/G | UNDER GROUND |
| UTIL | UTILITY |
| VLT | VAULT |
| W/ | WITH |
| WM | WATER METER |
| WLM | WETLANDS MARKER |
| YPC | YELLOW PLASTIC CAP |

## SYMBOLS

- AD — AREA DRAIN
- CB or ▥ — CATCH BASIN
- CO — CLEANOUT
- FIRE HYDRANT
- GV — GAS VALVE
- WV — WATER VALVE
- GPM — GAS/POWER/WATER METER
- DSO — DOWN SPOUT
- T — MANHOLE TELEPHONE
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- TP — TEST PIT
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- TREES – *TREENAME* DIAMETER (INCHES)/DRIP RADIUS (FEET) NOTE: DIAMETER MEASURED AT BREAST HEIGHT

## LINE TYPES

- CATV LINE
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- FENCE LINE
- FIBER OPTIC LINE
- GAS LINE
- EDGE OF GRAVEL LINE
- OVERHEAD LINE
- PHONE LINE
- POWER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- WATER LINE

BENCHMARK UTILIZED:
C.O.S. #1021

ELEV: 150.93' NGVD 29

MARK IS A 3" BRASS DISK IN CONCRETE SIDEWALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF MARION ST. NE AND COMMERCIAL ST NE.

DISCLAIMER: UTILITIES DEPICTED ARE BASED ON EVIDENCE FOUND IN THE FIELD, MUNICIPALITY AND/OR OTHER GOVERNMENT ENTITY AS-BUILT PLANS, CONTRACTOR PLANS AND OTHER DOCUMENTS OF RECORD. BARKER SURVEYING ASSUMES NO RESPONSIBILITY FOR UTILITIES THAT ARE NO LONGER IN USE, INSTALLED AFTER THE DATE OF ACTUAL SURVEY, NOT IDENTIFIED OR NOT LOCATED. THIS INCLUDES UTILITIES UPON PUBLIC OR PRIVATE PROPERTY.

SPECIFIC UTILITY POSITIONS INDICATED ON THE GROUND SURFACE PROVIDED BY LOCATION SERVICES MAY VARY DUE TO UNDERGROUND DETECTION CAPABILITIES.

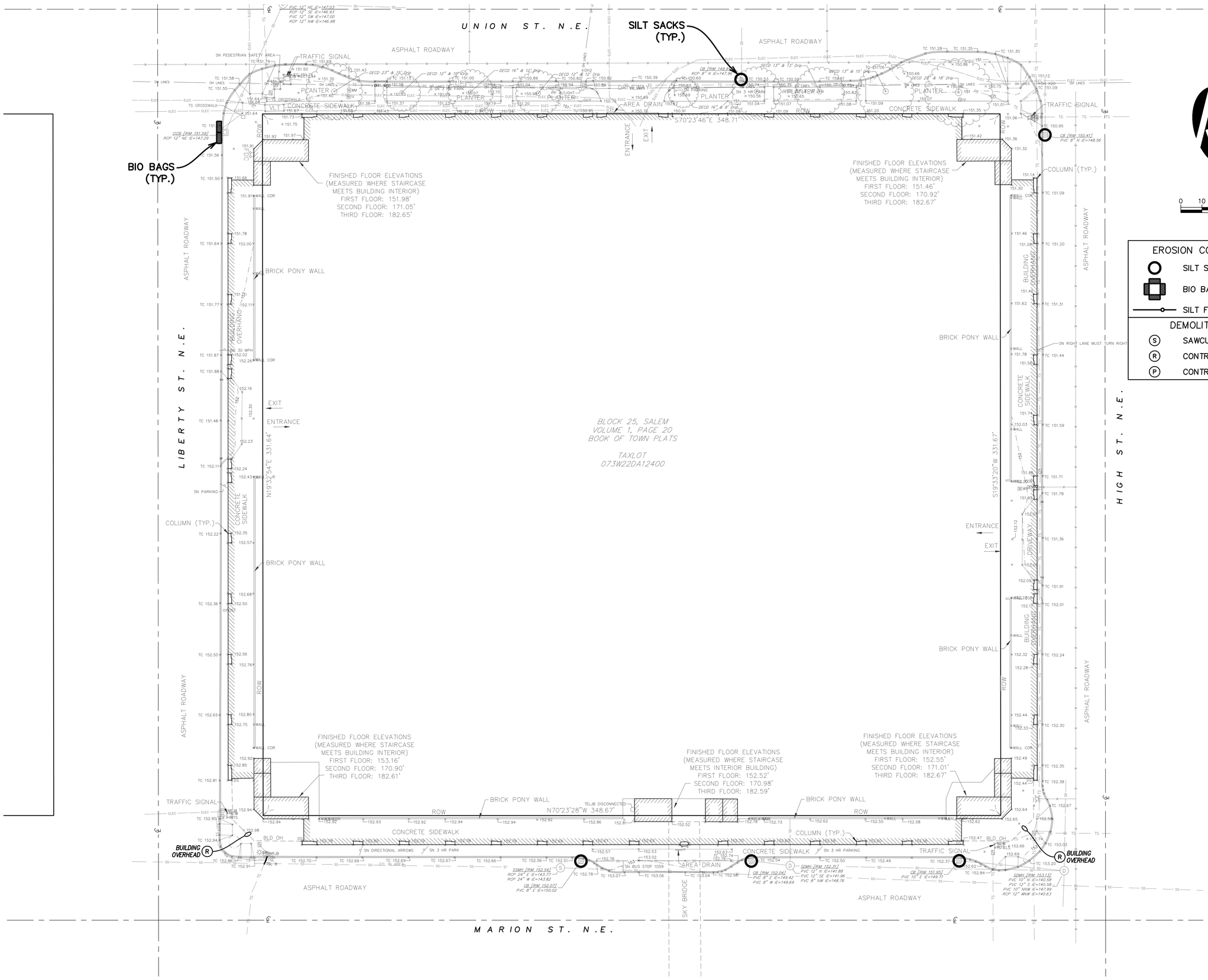
BARKER SURVEYING

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2667

EXPIRES: 6/30/2026

| | |
|---|---|
| SURVEY FOR | CB TWO ARCHITECTS |
| LOCATION: | MARION PARKADE – 538 LIBERTY ST NE |
| SE 1/4 SECTION 22 T7S, R3W, W.M. | CITY OF SALEM MARION COUNTY, OREGON |
| SCALE: 1"=20' | BARKER SURVEYING 3657 KASHMIR WAY SE SALEM, OREGON 97317 PHONE (503) 588-8800 FAX (503) 363-2469 EMAIL: GREG@BARKERWILSON.COM |
| DATE: 08/19/2024 | SHEET 1 OF 1 |
| DRAWN BY: S.C.P. | JOB NUMBER: 42700 |




0 10 20 40
(feet)

## EROSION CONTROL LEGEND

- SILT SACK.
- BIO BAGS.
- SILT FENCE.

## DEMOLITION LEGEND

- (S) SAWCUT.
- (R) CONTRACTOR TO REMOVE.
- (P) CONTRACTOR TO PROTECT


CBTWO ARCHITECTS LLC

www.cbtwoarch.com


REGISTERED PROFESSIONAL ENGINEER OREGON NOV. 12, 2008 WILLIAM J. WELLS

REVIEW

RENEWS: 6/30/2026

NOT FOR CONSTRUCTION

WE JOB #3536.0000.0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CITY OF Salem

# MARION PARKADE

538 LIBERTY ST NE, SALEM, OR 97303

| Issue: | | 75% CD'S |
|---|---|---|
| Date: | | 10/1/2024 |
| Rev: | Description: | Date: |
| | | |

# EXISTING CONDITION & EROSION CONTROL PLAN

# C1.0


10/9/2024 9:09:20 AM
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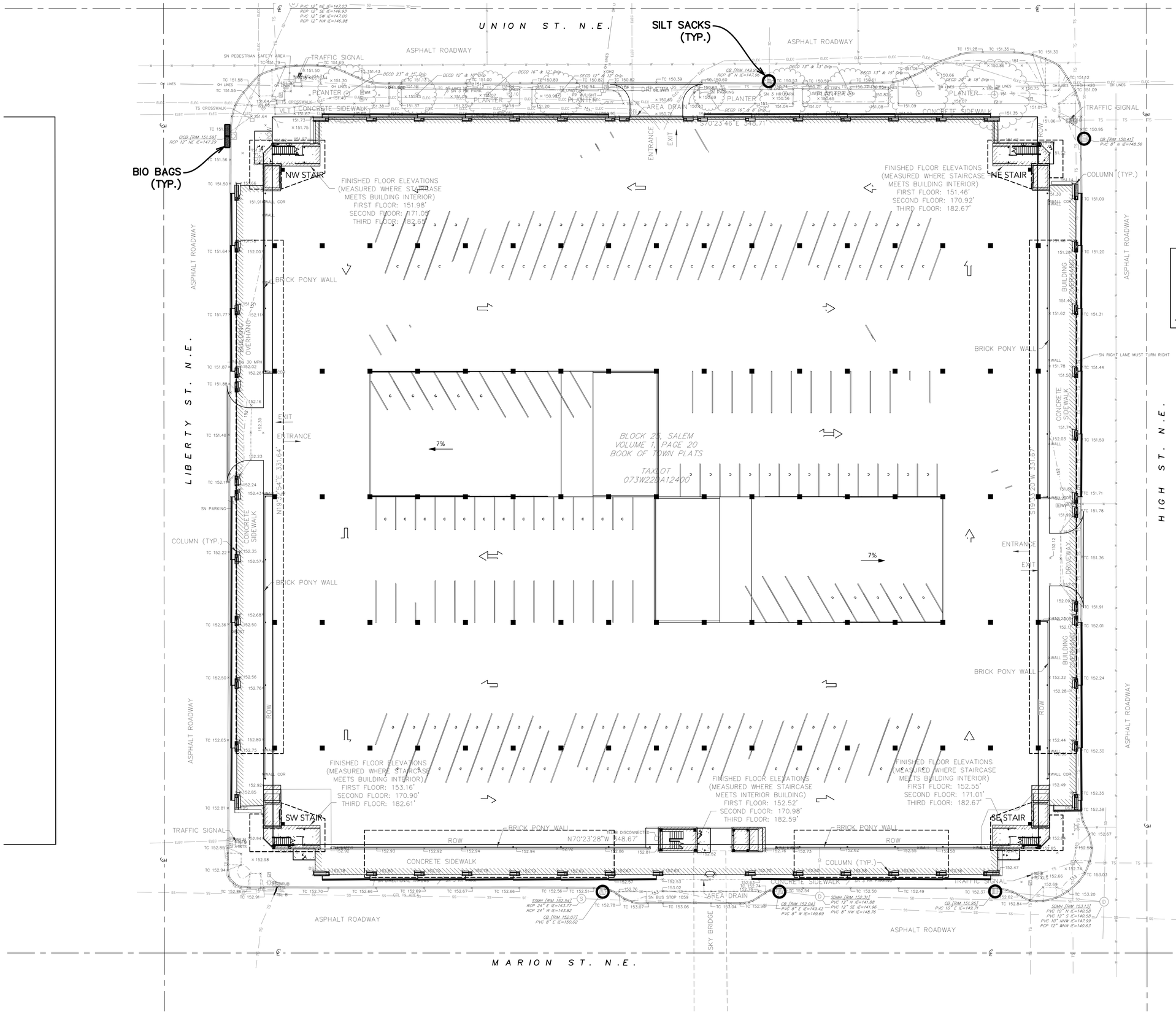


## EROSION CONTROL LEGEND

- SILT SACK.
- BIO BAGS.
- SILT FENCE.


CBTWO ARCHITECTS LLC

www.cbtwoarch.com


REGISTERED PROFESSIONAL ENGINEER OREGON NOV. 12, 2008 WILLIAM J. WELLS

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538 LIBERTY ST NE, SALEM, OR 97303

| Issue: | | 75% CD'S |
|---|---|---|
| Date: | | 10/1/2024 |
| Rev: | Description: | Date: |

POST-DEVELOPED EROSION CONTROL PLAN

C1.1


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DEQ EROSION CONTROL STANDARD NOTES:

1. Hold a pre–construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200–C permit requirements. (Schedule A.12.b and Schedule B.1)
3. Inspection logs must be kept in accordance with DEQ's 1200–C permit requirements. (Schedule B.1.c and B.2)
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, the above records must be retained by the permit registrant but do not need to be at the construction site. (Schedule B.2.c)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A 8.a)
6. The ESCP must be accurate and reflect site conditions. (Schedule A.12.c.i)
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent within 10 days. (Schedule A.12.c.iv. and v)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A.7.a.iii)
9. Identify, mark, and protect (by construction fencing or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) and (2))
10. Preserve existing vegetation when practical and re–vegetate open areas. Re–vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.a.v)
11. Maintain and delineate any existing natural buffer within the 50–feet of waters of the state. (Schedule A.7.b.i.and (2(a)(b))
12. Install perimeter sediment control, including storm drain inlet protection as well as all sediment basins, traps, and barriers prior to land disturbance. (Schedule A.8.c.i.(5))
13. Control both peak flow rates and total stormwater volume, to minimize erosion at outlets and downstream channels and streambanks. (Schedule A.7.c)
14. Control sediment as needed along the site perimeter and at all operational internal storm drain inlets at all times during construction, both internally and at the site boundary. (Schedule A.7.d.i)
15. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
16. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses. Temporary or permanent stabilizations measures are not required for areas that are intended to be left unvegetated, such as dirt access roads or utility pole pads.(Schedule A.8.c.ii.(3))
17. Establish material and waste storage areas, and other non–stormwater controls. (Schedule A.8.c.i.(7))
18. Prevent tracking of sediment onto public or private roads using BMPs such as: construction entrance, graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land–disturbing activities. (Schedule A 7.d.ii and A.8.c.i(4))
19. When trucking saturated soils from the site, either use water–tight trucks or drain loads on site. (Schedule A.7.d.ii.(5))
20. Control prohibited discharges from leaving the construction site, i.e., concrete wash–out, wastewater from cleanout of stucco, paint and curing compounds. (Schedule A.6)
21. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, fertilizer, pesticides and herbicides, paints, solvents, curing compounds and adhesives from construction operations. (Schedule A.7.e.i.(2))
22. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Schedule A. 7.e.iii.)
23. Use water, soil–binding agent or other dust control technique as needed to avoid wind–blown soil. (Schedule A 7.a.iv)
24. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time–release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
25. If an active treatment system (for example, electro–coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
26. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
27. As needed based on weather conditions, at the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.e.ii.(2))
28. Construction activities must avoid or minimize excavation and bare ground activities during wet weather. (Schedule A.7.a.i)
29. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
30. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height and before BMP removal. (Schedule A.9.c.i)
31. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii& iv)
32. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in–stream clean–up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
33. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
34. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.f.i)
35. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.f.ii)
36. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. Once construction is complete and the site is stabilized, all temporary erosion controls and retained soils must be removed and disposed of properly, unless doing so conflicts with local requirements. (Schedule A.8.c.iii(1) and D.3.c.ii and iii)

Rev. 12/15/15 By: Krista Ratliff

| YEAR: / MONTH: | '24 12 | '25 01 | '25 02 | '25 03 | '25 04 | '25 05 | '25 06 | '25 07 | '25 08 | '25 09 | '25 10 | '25 11 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| CLEARING | X | X | | | | | | | | | | |
| EXCAVATION | | | | | | | | | | | | |
| GRADING | X | X | X | X | X | | | | | | | |
| CONSTRUCTION | X | X | X | X | X | X | X | X | | | | |
| **SEDIMENT CONTROLS:** | | | | | | | | | | | | |
| Silt Fencing | X | X | X | X | X | X | X | X | | | | |
| Sediment Traps | X | X | X | X | X | X | X | X | | | | |
| Sediment Basins | | | | | | | | | | | | |
| Storm Inlet Protection | | | | | | | | | | | | |
| Drainage Swales | | | | | | | | | | | | |
| Check Dams | | | | | | | | | | | | |
| Contour Furrows | | | | | | | | | | | | |
| Terracing | | | | | | | | | | | | |
| Pipe Slope Drains | | | | | | | | | | | | |
| Rock Outlet Protection | | | | | | | | | | | | |
| Gravel Construction Entrance | X | X | X | X | X | X | X | X | | | | |
| Grass–lined Channel (Turf Reinforcement Mats) | | | | | | | | | | | | |
| Protection of trees with construction fences | | | | | | | | | | | | |
| Temporary Seeding and Planting | | | | | | | | | | | | |
| Permanent Seeding and Planting | | | | | | | | | | | | |
| Other: | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |
| | | | | | | | | | | | | |

| CONTROL MEASURE | PHASE 1 | PHASE 2 | PHASE 3 | PHASE 4 | PHASE 5 |
|---|---|---|---|---|---|
| Silt Fencing | X | X | X | X | |
| Construction Entrance | X | X | | | |
| Sediment Traps | | | X | X | |
| Storm Inlet Protection | | | X | X | |
| Concrete Washout | | | | | |
| Rock Outlet Protection | | | X | X | X |
| Permanent Seeding and Planting | | | | | X |

Phase 1: Prior to Ground Disturbance
Phase 2: After Completion of Rough Grading
Phase 3: After Installation of Storm Facilities
Phase 4: After Paving & Construction
Phase 5: After Project Completion and Cleanup

INSPECTION FREQUENCY FOR BMP

| Site Condition | Minimum Frequency |
|---|---|
| 1. Active period | Daily when stormwater runoff, including runoff from snowmelt, is occurring.<br><br>At least once every 14 days, regardless of whether stormwater runoff is occurring. |
| 2. Prior to the site becoming inactive or in anticipation of site inaccessibility. | Once to ensure that erosion and sediment control measures are in working order. Any necessary maintenance and repair must be made prior to leaving the site. |
| 3. Inactive periods greater than seven (14) consecutive calendar days | Once every month. |
| 4. Periods during which the site is inaccessible due to inclement weather | If practical, inspections must occur daily at a relevant and accessible discharge point or downstream location. |
| 5. Periods during which discharge is unlikely due to frozen conditions | Monthly. Resume monitoring immediately upon melt, or when weather conditions make discharge likely. |

BMP Rationale

A comprehensive list of available Best Management Practices (BMP) options based on DEQ's 1200–C Permit Application and ESCP Guidance Document has been reviewed to complete this Erosion and Sediment Control Plan. Some of the above listed BMPs were not chosen because they were determined to not effectively manage erosion prevention and sediment control for this project based on specific site conditions, including soil conditions, topographic constraints, accessibility to the site, and other related conditions. As the project progresses and there is a need to revise the ESCP, an Action Plan will be submitted.

SOIL TYPE(S): PER MARION CO. SOIL SURVEY THE SITE SOILS INCLUDE, "WOODBURN SILT LOAM, 0 TO 3 PERCENT SLOPE."

EROSION HAZARD: PER MARION CO. SOIL SURVEY EROSION HAZARD RANGE IS "SLIGHT"

SITE AREA: 2.66 Ac

DISTURBANCE AREA: 0.05 Ac

SUPPLEMENTAL WESTECH NOTES:

1. Erosion control measures shall be maintained in such a manner as to ensure that sediment and sediment–laden water does not enter the drainge system, roadways, or violate applicable water quality standards.
2. The erosion control construction, maintenance, replacement and upgrading of the erosion control facilities is the responsibility of the Contractor until all construction is completed and approved, and permanent erosion control (i.e. vegetation/landscaping) is established on all disturbed areas.
3. All recommended erosion control procedures are dependent on construction methods, staging, site conditions, weather and scheduling. During the construction period, erosion control facilities shall be upgraded as necessary due to unexpected storm events and to ensure that sediment and sediment laden water does not leave the site.
4. The Contractor is responsible for control of sediment transport within project limits. If an installed erosion control system does not adequately contain sediment on site, then the erosion control measures shall be adjusted or supplemented by the Contractor as necessary to ensure that sediment laden water does not leave the site. Additional measures shall be provided as required to ensure that all paved areas are kept clean for the duration of the project. Additional interim measures will include, at a minimum, installation of silt fences in accordance with the details shown on the drawings. These measures shall be installed along all exposed embankments and cut slopes to prevent sediment transport.
5. All existing and newly constructed storm inlets and drains shall be protected until pavement surfaces are completed and/or vegetation is established.
6. Erosion control facilities and sediment fences on active sites shall be inspected by the Contractor at least daily during any period with measurable precipitation. Any required repairs or maintenance shall be completed immediately. The erosion control facilities on inactive sites shall be inspected and maintained by the Contractor a minimum of once a month or within 24 hours following the start of a storm event.
7. All catch basins and conveyance lines shall be cleaned prior to paving. The cleaning operation shall not flush sediment–laden water into the downstream system. The Contractor shall remove all accumulated sediment from all impacted catch basins and storm pipes prior to acceptance by the Owner.
8. The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.
9. The Contractor shall provide site watering as necessary to prevent wind erosion of fine–grained soils.
10. Unless otherwise indicated on the drawings, all temporary erosion control facilities, including sediment fences, silt sacks, bio–bags, etc. shall be removed by the Contractor within 30 days after permanent landscaping/vegetation is established.
11. Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum 6–inch overlap, and both ends securely fastened to a post.
12. Sediment fence shall be installed per drawing details. Sediment fences shall have adequate support to contain all silt and sediment captured.
13. The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and 6 inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
14. Bio–filter bags shall be clean 100 percent wood product waste. Bags shall be 18–inch x 18–inch x 30–inch, weigh approximately 45 lbs., and be contained in a bag made of 1/2–inch plastic mesh.
15. Sediment barriers shall be maintained until the up–slope area has been permanently stabilized. At no time shall more than 10–inches of sediment be allowed to accumulate behind sediment fences. No more than 2 inches of sediment shall be allowed to accumulate behind bio–filter bags. Sediment shall be removed prior to reaching the above stated depths. New sediment barriers shall be installed uphill as required to control sediment transport.
16. Stabilized construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
17. The Contractor shall verify that all trucks are well sealed when transporting saturated soils from the site. Water drippage from trucks transporting saturated soils must be reduced to less than 1 gallon per hour prior to leaving the site.
18. The entrance shall be maintained in a condition that will prevent tracking or flow of mud onto the public right–of–way or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment.
19. All materials spilled, dropped, washed, or tracked from vehicles onto roadways or into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment laden water does not enter the storm drain system.
20. Temporary grass cover measures must be fully established by October 15th, or other cover measures (ie. erosion control blankets with anchors, 3–inches minimum of straw mulch, 6 mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30th. To establish an adequate grass stand for controlling erosion by October 15th, it is recommended that seeding and mulching occur by September 1st. Straw mulch, if used, shall not leave any bare ground visible through the straw.
21. Minimum wet weather slope protection. For slopes steeper than 3H:1V but less than 2H:1V, use Tensar/North American Green Type S150 erosion control blanket. For slopes 2H:1V or steeper, use Tensar/North American Green Type SC150 erosion control blanket. Use a minimum of 2–inches straw mulch or Tensar/North American Green Type S150 for slopes flatter than 3H:1V. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a 6–mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.
22. Permanent erosion control vegetation on all embankments and disturbed areas shall be re–established as soon as construction is completed.
23. Soil preparation. Topsoil should be prepared according to landscape plans, if available, or recommendations of grass seed supplier. It is recommended that slopes be textured before seeding by rack walking (ie. driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.
24. When used, hydromulch shall be applied with grass seed at a rate of 2000 lbs. per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than 10 percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology to be in accordance with seed supplier recommendations.
25. When used in lieu of hydromulch, dry, loose, weed free straw used as mulch shall be applied at a rate of 4000 lbs. per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.
26. When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.
27. Seeding. Recommended erosion control grass seed mix is as follows. Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 % by weight), creeping red fescue (20 % by weight). Application rate shall be 100 lbs. per acre minimum.
28. Grass seed shall be fertilized at a rate of 10 lbs. per 1000 S.F with 16– 16–16 slow release type fertilizer. Development areas within 50 feet of water bodies and wetlands must use a non–phosphorous fertilizer.
29. Prior to starting construction contractor shall acquire the services of a DEQ Certified Erosion and Sediment Control Inspector and shall submit an "Action Plan" to DEQ indentifying their names, contact information, training and experience as required in Schedule A.6.b.i–ii of the 1200–C Permit
30. Contractor shall submit "Notice of Termination" to DEQ to end the 1200–C permit coverage once all soil disturbance activities have been completed and final stabilization of exposed soils has occured.

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REGISTERED PROFESSIONAL ENGINEER OREGON NOV. 12, 2008 WILLIAM J. WELLS
REVIEW
RENEWS: 6/30/2026

NOT FOR CONSTRUCTION

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CITY OF Salem

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| Issue: | | 75% CD'S |
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| Date: | | 10/1/2024 |
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EPSC (EROSION CONTROL & SEDIMENT PROTECTION) NOTES

C1.2

CITY OF SALEM PUBLIC WORKS DESIGN STANDARDS:

Division 007 Appendix A—EPSC Plan Standard Notes

(a) PRE—CONSTRUCTION

(1). Prior to any land disturbing activities, the boundaries of the clearing and grading limits, vegetated buffers, and any sensitive areas shown on this plan shall be clearly delineated in the field. Unless otherwise approved, no disturbance is permitted beyond the clearing limits. The Contractor must maintain the delineation for the duration of the project. Note: vegetated corridors to be delineated with orange construction fence or approved equal.

(2). BMPs that must be installed prior to land disturbing activities are construction entrance, perimeter sediment control, and inlet protection.

(3). Hold a preconstruction conference to review the EPSCP and with the City's Project Manager and Inspector.

(b) CONSTRUCTION

(1). All sediment is required to stay on site. Sediment amounts greater than 1/2—cubic foot which leave the site must be cleaned up within 24 hours and placed back on the site and stabilized or properly disposed. Vacuuming or dry sweeping must be used to clean up released sediment and it must not be swept or washed into storm sewers, drainage ways, or water bodies. The cause of the sediment release must be found and prevented from causing a recurrence of the discharge within thesame 24 hours. Any in—stream clean up of sediment shall be performed according to the DSL required time frame.

(2). Construction, maintenance, replacement, and upgrading of erosion prevention and sediment control facilities is the sole responsibility of the Contractor until all construction is completed, approved, and permanent erosion control (i.e., vegetation/landscaping) is established on all disturbed areas.

(3). All recommended erosion prevention and sediment control procedures are dependent on construction methods, staging, site conditions, weather, and scheduling. During the construction period, erosion control facilities shall be revised, upgraded, replaced, or added, to comply with SRC and State and Federal regulatory requirements.

(4). The Contractor is solely responsible for protection of all adjacent property and downstream facilities from erosion and siltation during project construction. Any damage resulting from such erosion and siltation shall be corrected at the sole expense of the Contractor.

(5). When saturated soil is present, water—tight trucks must be used to transport saturated soils from the construction site. Soil may be drained on site at a designated location, using appropriate BMPs. Soil must be drained sufficiently to drip less than one gallon per hour prior to leaving the site.

(6). All materials spilled, dropped, or washed into storm drains must be removed immediately, and the Contractor shall provide protection of downstream inlets and catch basins to ensure sediment—laden water does not enter the storm drain system.

(7). All discharge of sediment—laden water must be treated with an appropriate BMP to remove sediment from discharge waters and to comply with SRC and State and Federal Regulatory Permits.

(8). In areas subject to wind erosion, appropriate BMPs must be used which may include the application of fine water spraying, plastic sheeting, mulching, or other approved measures.

(9). The EPSC measures and BMPs shown on this plan are the minimum requirements for anticipated site conditions. During the construction period, these measures shall be upgraded as needed to maintain compliance with all regulations.

(10). The contractor shall provide onsite water or other appropriate BMPs to prevent dust and wind erosion of fine grain soils.

(11). Disturbed areas must be stabilized after 14 days of inactivity, or immediately if rain is forecasted. See Subsection 7A.1(d)—Wet Weather Period.

(12). During the wet weather work period or when rain is forecasted, all active and inactive soil stock piles must be covered with appropriate plastic sheeting. Plastic sheeting must cover the entire stock pile and be sufficiently anchored.

(c) POLLUTANTS, SOLID WASTE AND HAZARDOUS MATERIALS MANAGEMENT

(1). Any use of toxic or other hazardous materials must include proper storage, application, and disposal.

(2). The contractor is solely responsible to properly manage pollutants, hazardous wastes, used oils, contaminated soils, concrete waste, sanitary waste, liquid waste, or other toxic substances discovered or generated during construction to prevent leakage, spills or release of pollutants to the environment and surface waters.

(3). Contractor shall develop a project specific written spill prevention and response procedures that includes employee training on spill prevention and proper disposal procedures; regular maintenance schedule for vehicles andmachinery; and material delivery and storage controls, signage, material use, and use of covered storage areas for waste and supplies. The plan shall comply with SRC and Federal and State requirements, and shall be available on site at all times.

(d) WET WEATHER PERIOD (OCTOBER 15 THROUGH APRIL 30)

(1). Construction activities must avoid or minimize the duration of disturbed areas.

(2). Temporary stabilization of the site including covering of bare soils with approved BMPs, must be installed at the end of the shift before a holiday or weekend, or at the end of each workday if rainfall is forecast in the next 24 hours.

(3). Temporary stabilization or covering of soil stockpiles and protection of stockpiles located away from construction activity must occur at the end of each workday.

(e) MAINTENANCE

(1). Erosion control measures shall be maintained in such a manner as to ensure that erosion is prevented and sediment—laden water does not enter a drainage system, roadway, or violate applicable water quality standards.

(2). Sediment shall not be washed or swept into storm sewers, drainage ways, or water bodies.

(3). Sediment must be removed from behind all sediment control measures when it has reached a height of 1/3 the barrier height, and prior to the control measures removal.

(4). Removal of trapped sediment in a sediment basin or sediment trap or catch basins must occur when the sediment retention capacity has been reduced by 50 percent; is not functioning properly and/or at the completion of project.

(5). Cleaning of all structures, inlet protection BMPs, and sump pumps must be completed regularly and as required to ensure structures and inlets function properly and flow freely.

(6). Construction site exits shall be maintained in a condition that will prevent tracking or flow of mud onto the ROW or approved access point. The entrance may require periodic top dressing as conditions demand, and repair and/or cleanout of any structures used to trap sediment. Wheel washing shall be required to prevent sediment and material tracking on road surfaces if passive BMPs are not effective.

(f) INSPECTION

(1). The EPSCP must be kept onsite at all times. All measures shown on the plan must be installed properly to ensure compliance with SRC and State and Regulatory permits, and that sediment does not enter a surface water system, roadway, or other properties.

(2). Written EPSC inspection logs shall be maintained onsite and available to City inspectors upon request.

(3). All BMPs shall be inspected at least every week. When a rainfall event exceeds 1/2—inch in a 24—hour period, daily inspection of the erosion controls, sediment controls, and discharge outfalls must be conducted and documented. Inspections shall be done by a representative of the permit registrant who is knowledgeable and experienced in the principles, practices, installation, and maintenance of erosion and sediment controls.

(g) INACTIVE CONSTRUCTION PERIODS AND POST—CONSTRUCTION

(1). Should work cease in any area for 14 days, the inactive area must be stabilized with appropriate soil stabilization BMPs. If all construction activity ceases the entire site must be temporarily stabilized using vegetation, heavy mulch layer, temporary seeding, or other method.

(2). All temporary erosion prevention and sediment control facilities shall be removed by the contractor within 30 days after permanent landscaping/vegetation is established and the threat of erosion and sediment transport has been mitigated.

(3). Temporary grass cover measures must be fully established by October 15 or other cover measures (i.e., erosion control blankets with anchors, one—inch of straw mulch, six mil HDPE plastic sheet, etc.) shall be in place over all disturbed soil areas until April 30. To establish an adequate grass stand for controlling erosion by October 15, it is recommended that seeding and mulching occur by September 1.

(4). Permanent erosion control vegetation on all embankments and disturbed areas shall be re—established as soon as construction is completed.

(h) SPECIFICATIONS

(1). Soil preparation. Topsoil should be prepared according to the landscape plans, if available, or recommendations of the grass seed supplier. Slopes shall be textured before seeding by rack walking (i.e., driving a crawling tractor up and down the slopes to leave a pattern of cleat imprints parallel to slope contours) or other method to provide stable areas for seeds to rest.

(2). Seeding. Erosion control grass seed mix shall be as follows: Dwarf grass mix (low height, low maintenance) consisting of dwarf perennial ryegrass (80 percent by weight), creeping red fescue (20 percent by weight). Application rate shall be 100 pounds per acre minimum.

(3). Grass seed shall be fertilized at a rate of ten pounds per 1,000 square feet with 16—16—16 slow release type fertilizer. Disturbed areas within 50 feet of water bodies and wetlands must use a non—phosphorous fertilizer.

(4). The application rate of fertilizers used to reestablish vegetation shall follow manufacturer's recommendations. Nutrient releases from fertilizers to surface waters shall be minimized. Time release fertilizers shall be used. Care shall be made in the application of fertilizers within any waterway riparian zone to prevent leaching into the waterway.

(5). When used, hydromulch shall be applied with grass seed at a rate of 2,000 pounds per acre between April 30 and June 10, or between September 1 and October 1. On slopes steeper than ten percent, hydroseed and mulch shall be applied with a bonding agent (tackifier). Application rate and methodology shall be in accordance with seed supplier recommendations.

(6). When used in lieu of hydromulch, dry, loose, weed—free straw used as mulch shall be applied at a rate of 4,000 pounds per acre (double the hydromulch application requirement). Anchor straw by working in by hand or with equipment (rollers, cleat trackers, etc.). Mulch shall be spread uniformly immediately following seeding.

(7). When conditions are not favorable to germination and establishment of the grass seed, the Contractor shall irrigate the seeded and mulched areas as required to establish the grass cover.

(8). Sediment fences shall be constructed of continuous filter fabric to avoid use of joints. When joints are necessary, filter cloth shall be spliced together only at a support post, with a minimum six—inch overlap, and both ends securely fastened to a post.

(9). The standard strength filter fabric shall be fastened securely to stitched loops installed on the upslope side of the posts, and six inches of the fabric shall be extended into the trench. The fabric shall not extend more than 30 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.

(10). Bio—filter bags shall be clean 100 percent wood product waste. Bags shall be 18—inch x 18—inch x 30—inch, weigh approximately 45 pounds, and be contained in a bag made of 1/2—inch plastic mesh.

(11). Minimum wet weather slope protection. For 3H:1V or steeper slopes use Bon Terra Type C2 or North American Green Type C125 erosion control blankets. Use a minimum of two inches straw mulch or North American Green Type S150 for slopes flatter than 3H:1V and greater than 6H:1V. Slopes flatter than 6H:1V use one inch straw mulch, hydroseed with hydromulch and tackifier. Slope protection shall be placed on all disturbed areas immediately after completion of each section of construction activity, until the erosion control seeding has been established. As an option during temporary or seasonal work stoppages, a six—mil HDPE plastic sheet may be placed on exposed slopes. The plastic sheet shall be provided with an anchor trench at the top and bottom of the slope, and shall be sandbagged on the slopes as required to prevent damage or displacement by wind.

CBTWO ARCHITECTS LLC
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REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 12, 2008
WILLIAM J. WELLS
REVIEW
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WE JOB #3536.0000.0

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CITY OF Salem

MARION PARKADE
538 LIBERTY ST NE, SALEM, OR 97303

| Issue: | 75% CD'S |
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| Date: | 10/1/2024 |

| Rev: | Description: | Date: |
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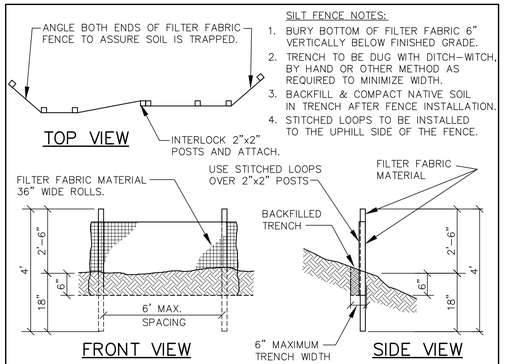
EPSC NOTES

C1.3




SILT FENCE NOTES:

1. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
2. TRENCH TO BE DUG WITH DITCH-WITCH, BY HAND OR OTHER METHOD AS REQUIRED TO MINIMIZE WIDTH.
3. BACKFILL & COMPACT NATIVE SOIL IN TRENCH AFTER FENCE INSTALLATION.
4. STITCHED LOOPS TO BE INSTALLED TO THE UPHILL SIDE OF THE FENCE.

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

| LAST REVISION DATE: | JO # |
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| APRIL 2014 | STANDARD |

**SEDIMENT BARRIERS**

(NTS)

| WESTECH ENG. | DETAIL NO. |
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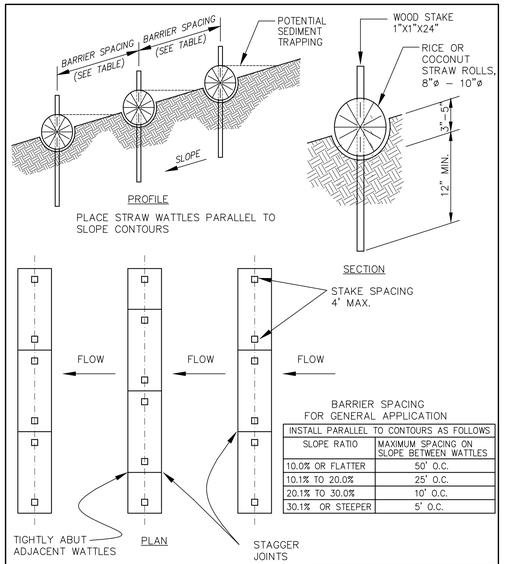
| | 6110 |




BARRIER SPACING FOR GENERAL APPLICATION

| INSTALL PARALLEL TO CONTOURS AS FOLLOWS | |
|---|---|
| SLOPE RATIO | MAXIMUM SPACING ON SLOPE BETWEEN WATTLES |
| 10.0% OR FLATTER | 50' O.C. |
| 10.1% TO 20.0% | 25' O.C. |
| 20.1% TO 30.0% | 10' O.C. |
| 30.1% OR STEEPER | 5' O.C. |

NOTES:

1. ALL MATERIAL SHALL CONFORM TO OSSC (ODOT/APWA) SPECIFICATIONS, CURRENT EDITION.
2. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
3. AT NO TIME SHALL SEDIMENT BE ALLOWED TO ACCUMULATE ABOVE THE TOP OF THE STRAW WATTLE.
4. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

| LAST REVISION DATE: | JO # |
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| JUNE 2015 | STANDARD |

**STRAW WATTLE SEDIMENT BARRIER**

(NTS)

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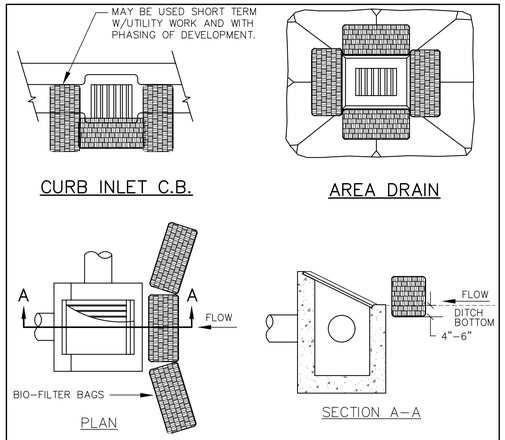


**DITCH INLET C.B.**

MAINTENANCE NOTES:

1. SEDIMENT BARRIERS SHALL BE MAINTAINED UNTIL UP-SLOPE AREA IS PERMANENTLY STABILIZED.
2. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE BEHIND SEDIMENT FENCES OR BIOFILTER BAGS.
3. NEW SEDIMENT BARRIERS SHALL BE INSTALLED UPHILL AS REQUIRED TO CONTROL SEDIMENT TRANSPORT.

| LAST REVISION DATE: | JO # |
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| APRIL 2014 | STANDARD |

**INLET SEDIMENT CONTROL**

(NTS)

| WESTECH ENG. | DETAIL NO. |
|---|---|
| | 6130 |


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EPSC DETAILS

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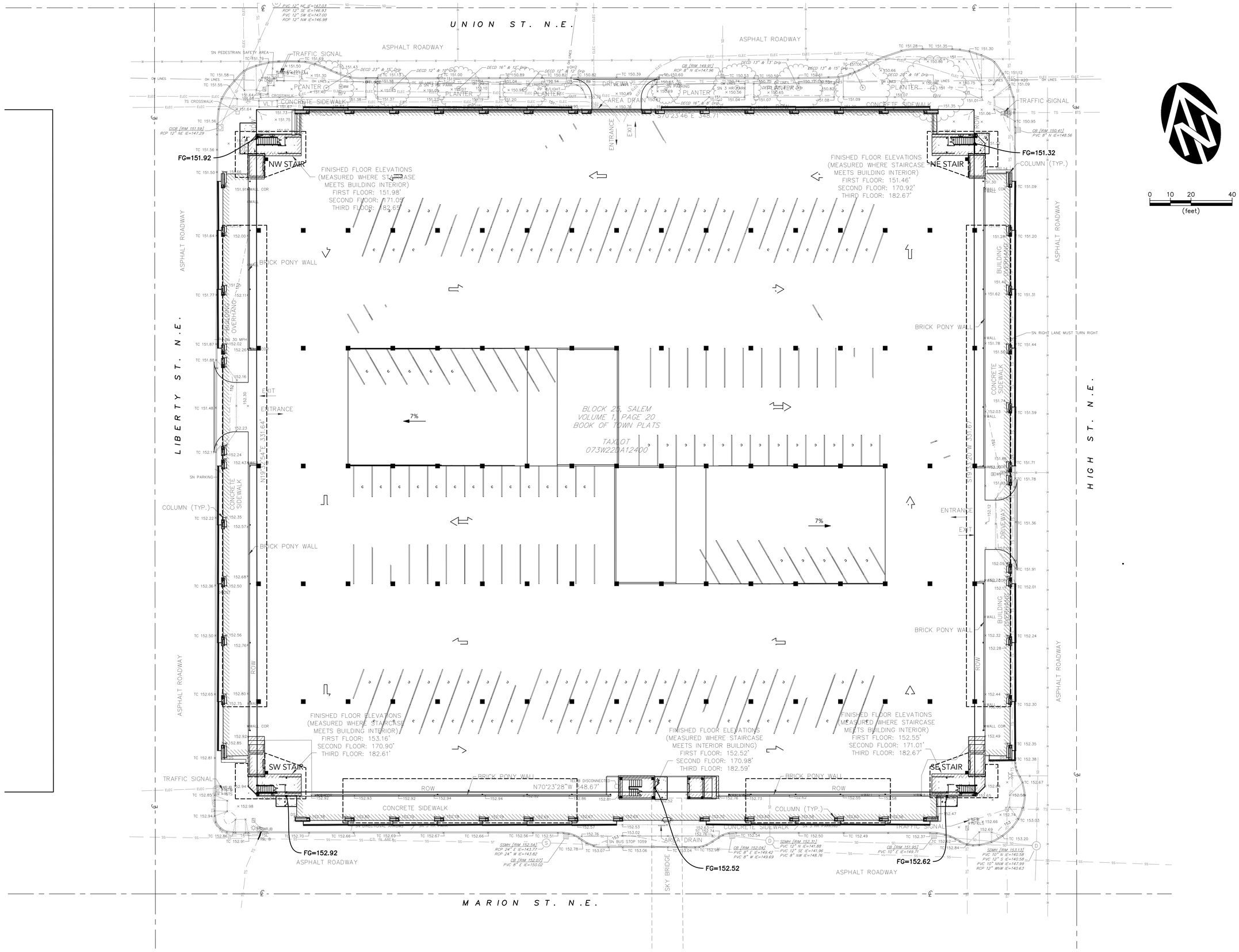


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| Rev: | Description: | Date: |
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GRADING PLAN

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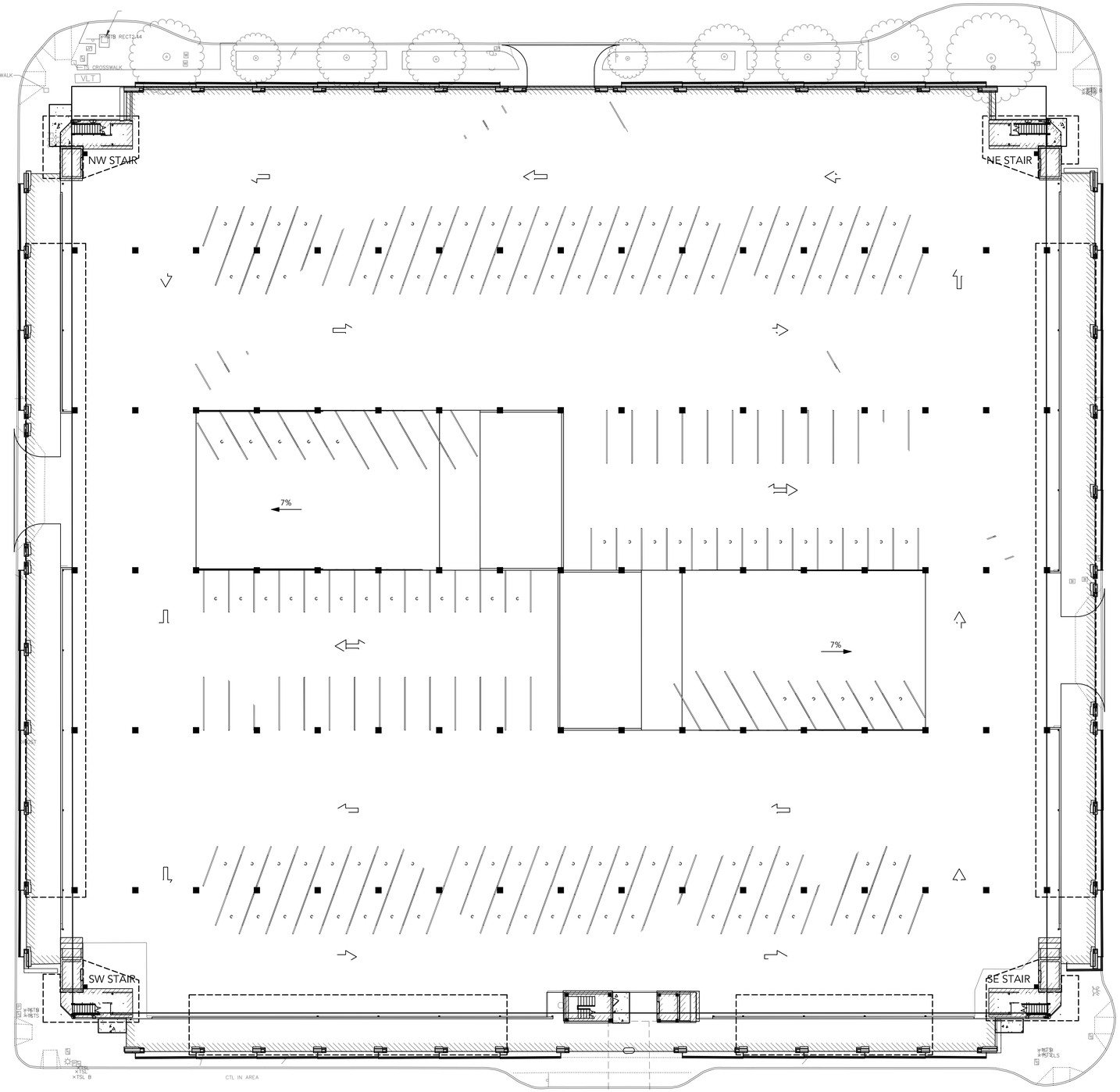
UNION ST. N.E.

LIBERTY ST. N.E.

HIGH ST. N.E.

MARION ST. N.E.




0 10 20 40
(feet)

## SURFACING LEGEND

4" THICK PCC (4000 PSI) OVER 2" OF COMPACTED 1"-0 OVER APPROVED SUBGRADE.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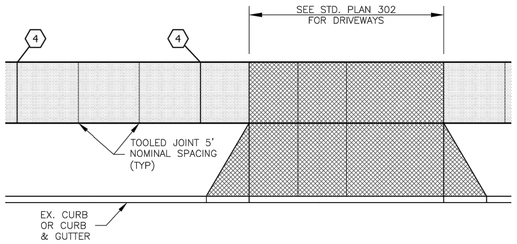
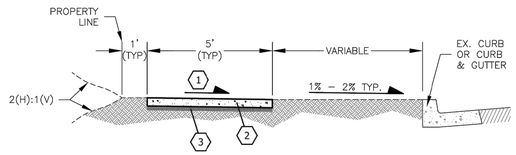
|---|---|---|
| Date: | | 10/1/2024 |
| Rev: | Description: | Date: |

SURFACING PLAN

C3.0




**TYPICAL PLAN VIEW - PROPERTY LINE SIDEWALK**




**TYPICAL SECTION VIEW - PROPERTY LINE SIDEWALK**

## KEYNOTES

1. SLOPE 1.5% TYPICAL (2.0% MAXIMUM)
2. 4" MIN. THICK P.C.C. COMMERCIAL GRADE CONCRETE.
3. 2" MIN. COMPACTED CRUSHED AGGREGATE.
4. CONSTRUCT CONTRACTION JOINTS AT 15' FT MAX SPACING.

## GENERAL NOTES

- SIDEWALK WIDTH SHALL BE 5' UNLESS OTHERWISE SHOWN ON PLANS.
- FINISH SIDEWALK WITH LIGHT TRAVERSE BROOMING. ALL EDGES SHALL BE TOOL ROUNDED AND SHINED (3") AFTER BROOMING.
- SET SIDEWALK 1FT FROM PROPERTY LINE UNLESS OTHERWISE SHOWN ON PLANS.

**CITY OF SALEM**
**DEPARTMENT OF PUBLIC WORKS**

STANDARD PLAN

**PROPERTY LINE SIDEWALK**

| CHANGES | ALL NEW DRAWING |
|---|---|

| APPROVED | CITY ENGINEER | 12/27/19 DATE | DRAWN BY JAK 10/2019 | CHECKED BY DEW 10/2019 | **NO.306B** |
|---|---|---|---|---|---|

CBTWO ARCHITECTS LLC
www.cbtwoarch.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 12, 2008
WILLIAM J. WELLS
REVIEW
RENEWS: 6/30/2026

NOT FOR CONSTRUCTION

WE JOB #3536.0000.0

WESTECH ENGINEERING, INC.
CONSULTING ENGINEERS AND PLANNERS
3841 Fairview Industrial Dr. S.E., Suite 100, Salem, OR 97302
Phone: (503) 585-2474 Fax: (503) 585-3986
E-mail: westech@westech-eng.com

CITY OF Salem

MARION PARKADE
538 LIBERTY ST NE, SALEM, OR 97303

| Issue: | 75% CD'S |
|---|---|
| Date: | 10/1/2024 |

| Rev: | Description: | Date: |
|---|---|---|
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CIVIL DETAILS

C5.0

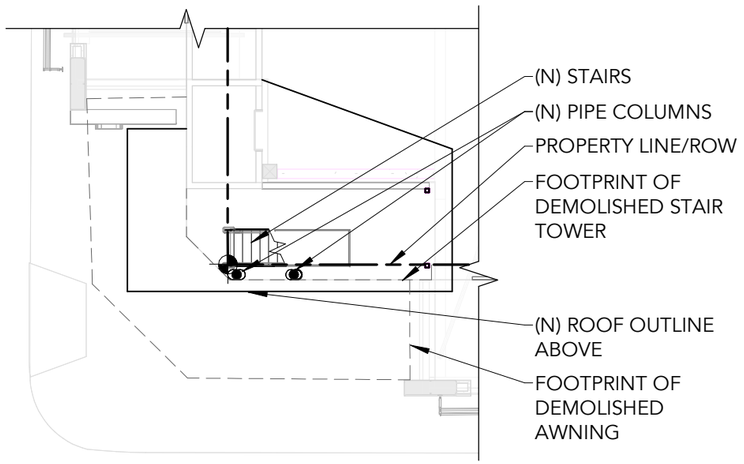
10/9/2024 9:10:02 AM
R:\Dwg\CB2 ARCHITECTS\Marion County Parkade\Civil\Plots\PD-CONSTRUCTION Notes & CIVIL Dtls.dwg, (C5.0 tab)

# SITE COVERAGE:

| TYPE | AREA | % |
|---|---|---|
| EXISTING BUILDING | 124,862 SF | 95 % |
| RENOVATED STAIR TOWER | 2,956 SF | 2 % |
| EXISTING HARDSCAPE | 3,434 SF | 3 % |
| **TOTAL SITE AREA** | **131,261 SF** | 100 % |
| NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT | | |

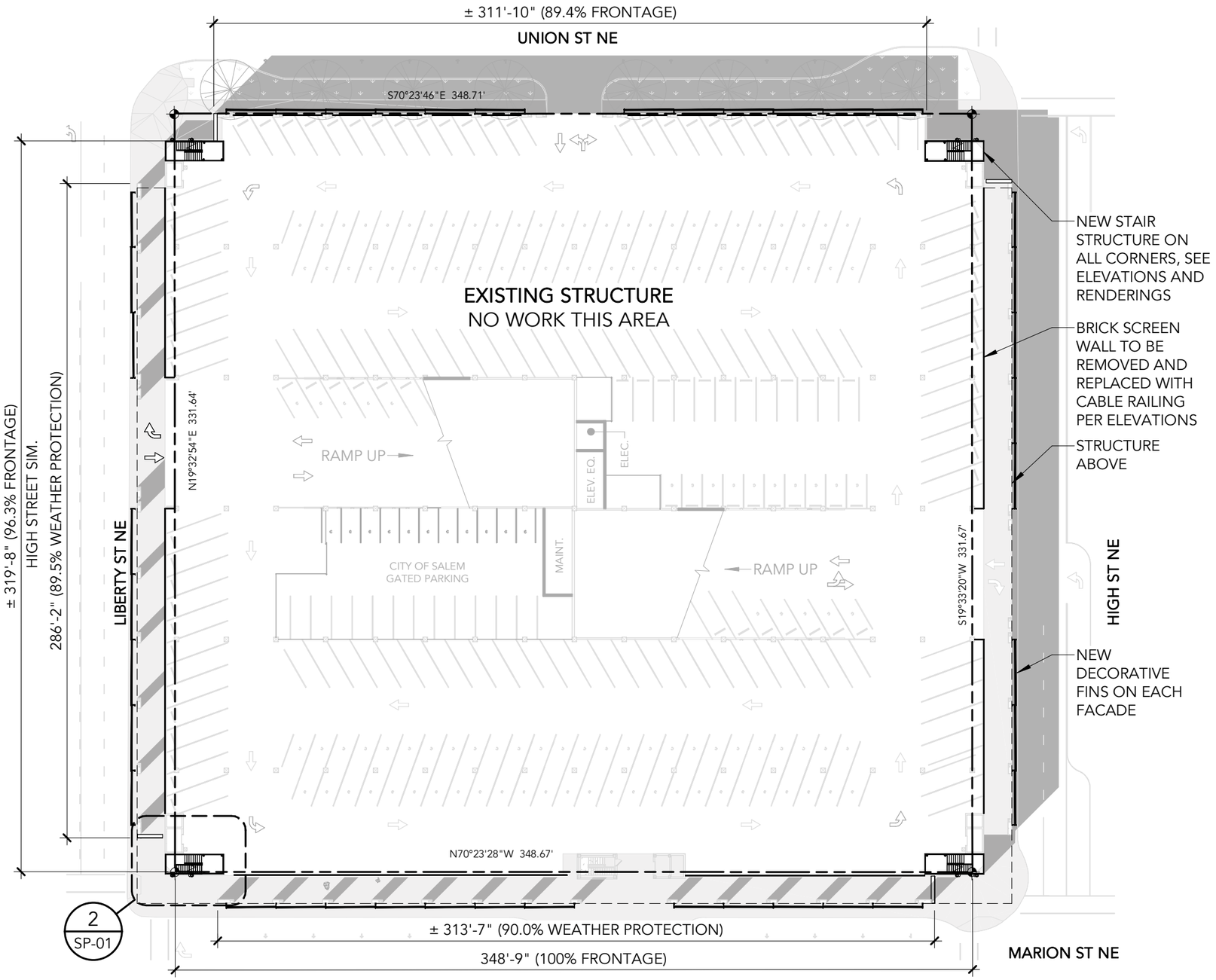
# FIRST FLOOR AREA:

| TYPE | AREA | % |
|---|---|---|
| PARKING | 124,862 SF | 95% |
| VERTICAL CIRCULATION STAIRS, ELEVATORS, SHAFTS, ETC | 2,956 SF | 3% |
| **TOTAL SITE AREA** | **131,261 SF** | |
| NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT | | |




2 R.O.W. ENCROACHMENT PLAN

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




1 SITE AND FIRST FLOOR PLAN

SCALE: 1" = 50'-0"

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

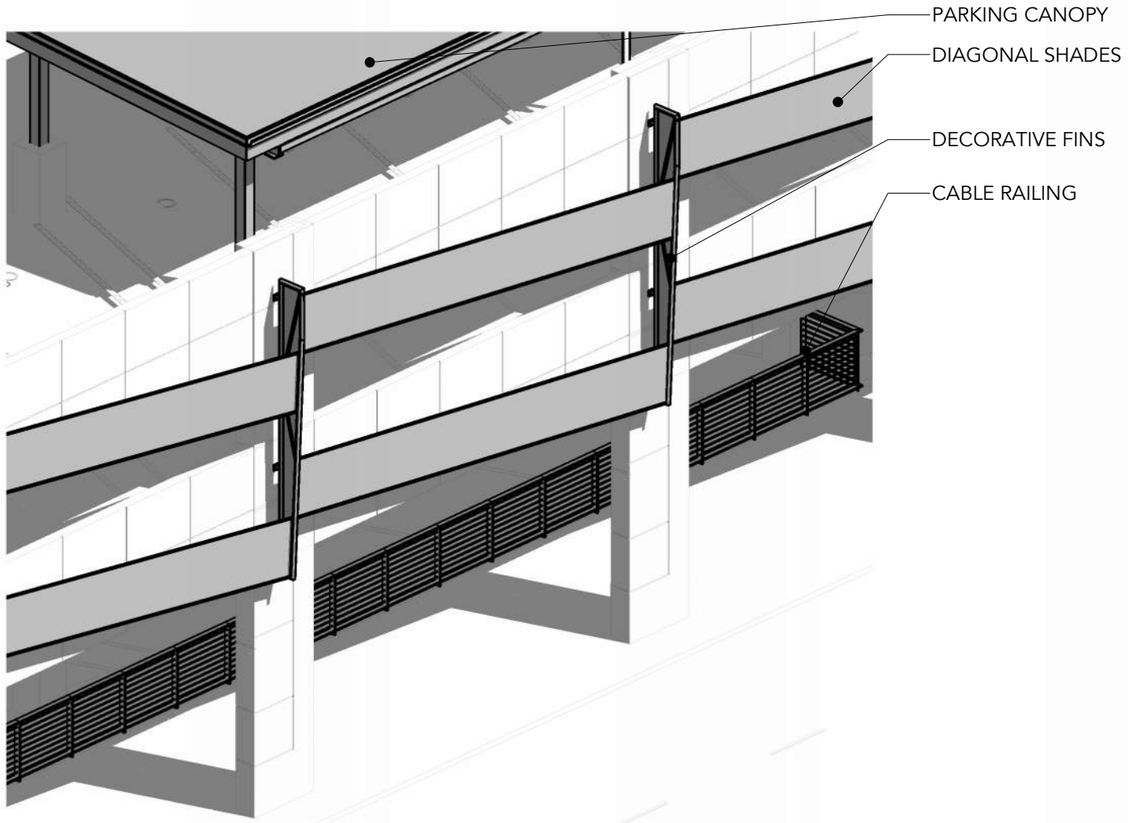
# MARION PARKADE

## 445 MARION ST NE, SALEM OR 97301

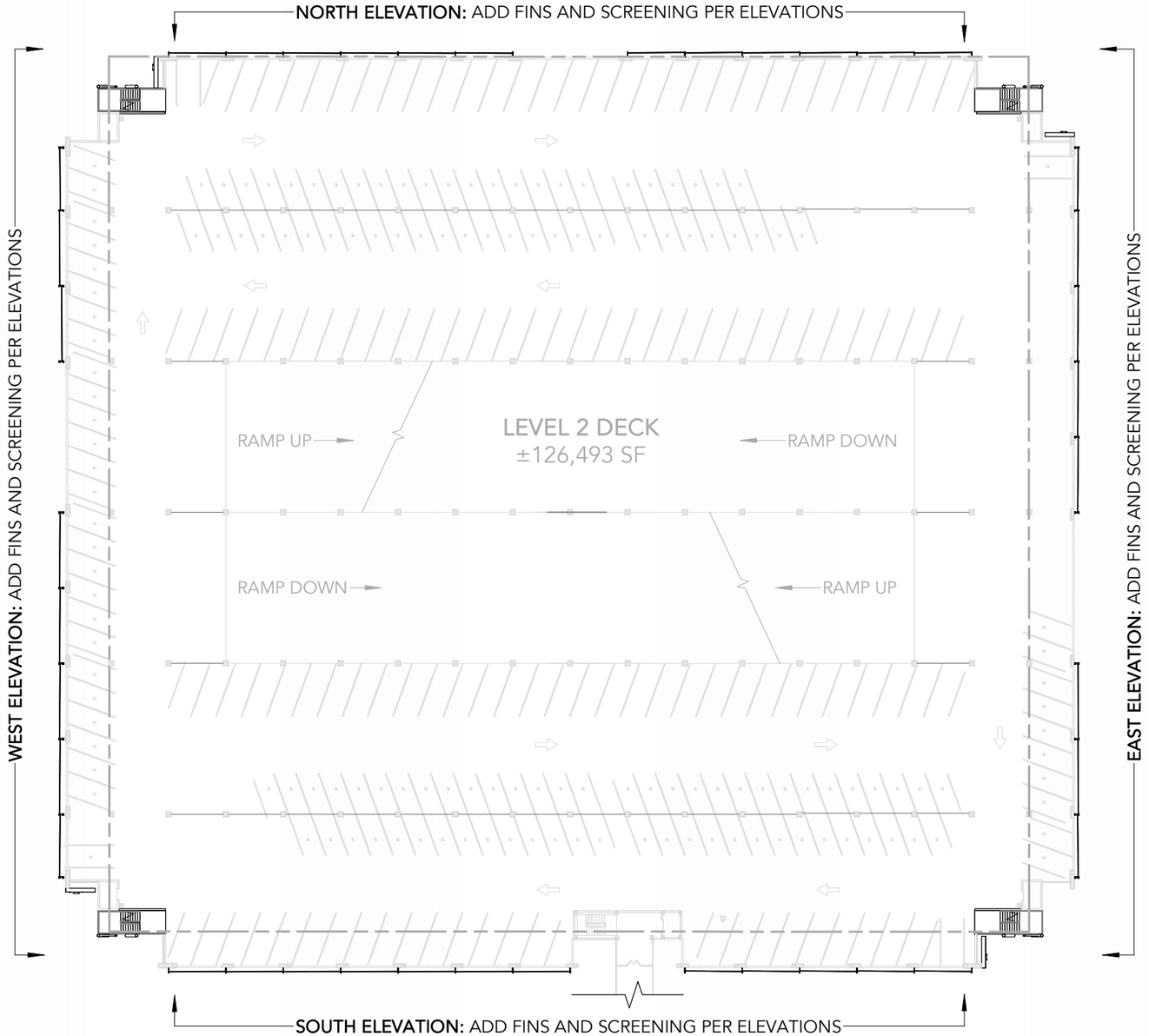
TITLE: FIRST FLOOR AND SITE PLAN

**SP-01**

DATE: 10/09/24




## FINS AND PERFORATED SCREENS




## SECOND FLOOR PLAN

SCALE: 1" = 50'-0"

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

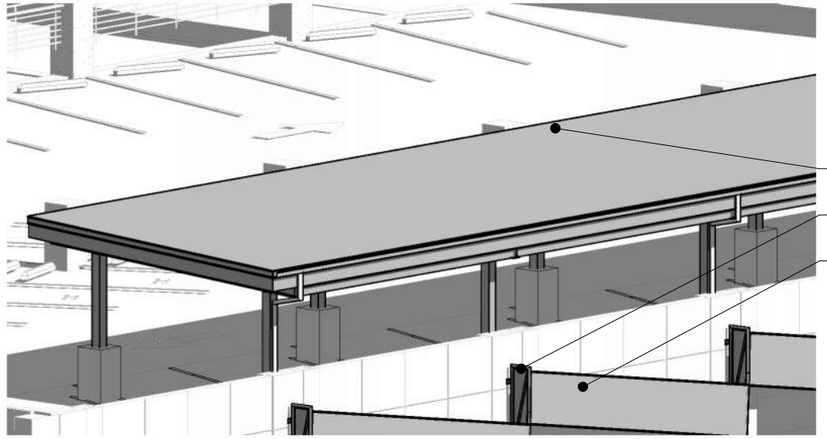
# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

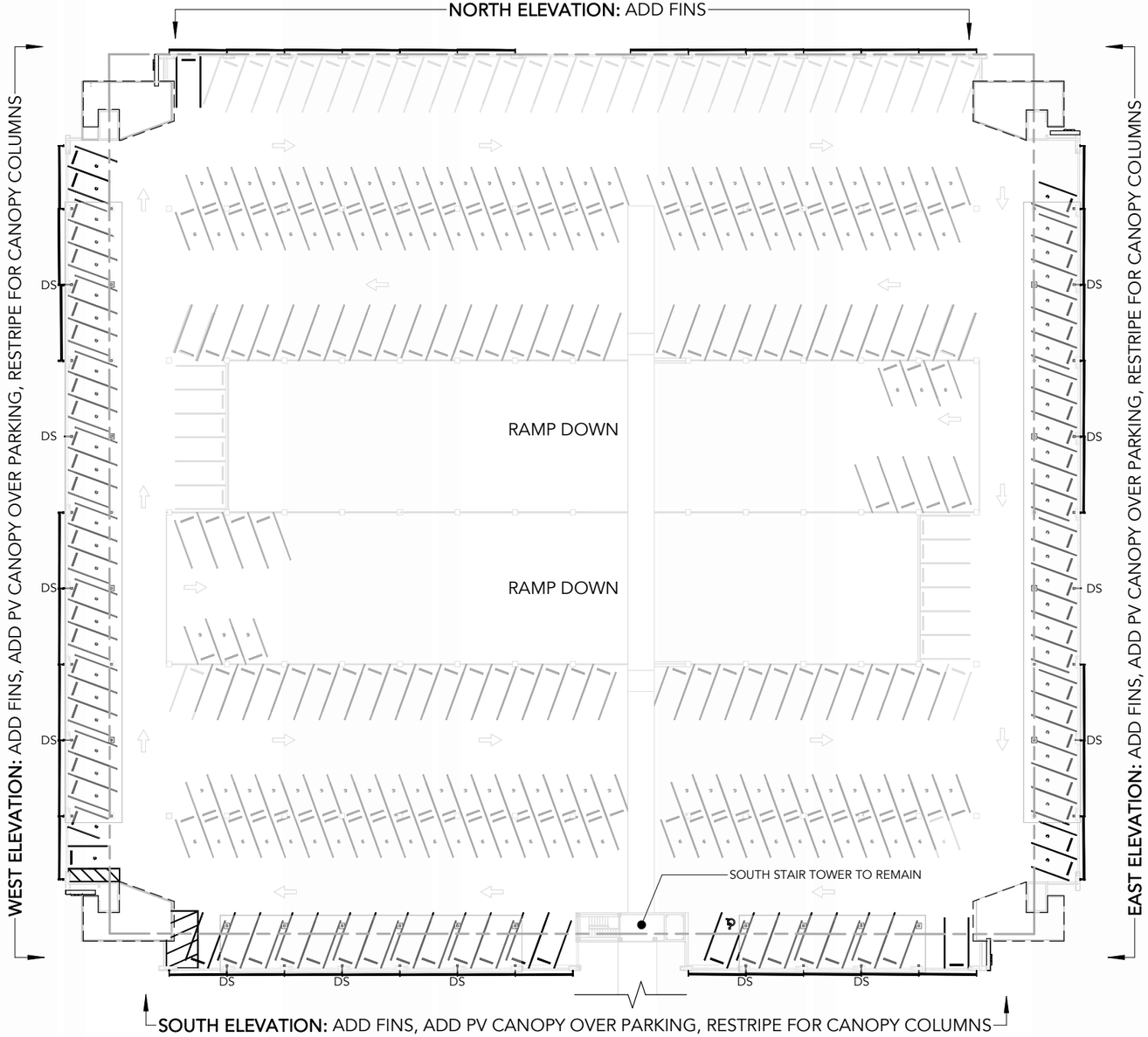
TITLE: SECOND FLOOR PLAN

**SP-02**

DATE: 10/09/24




## ROOF DECK CANOPY




## THIRD FLOOR AND ROOF PLAN

SCALE: 1" = 50'-0"

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

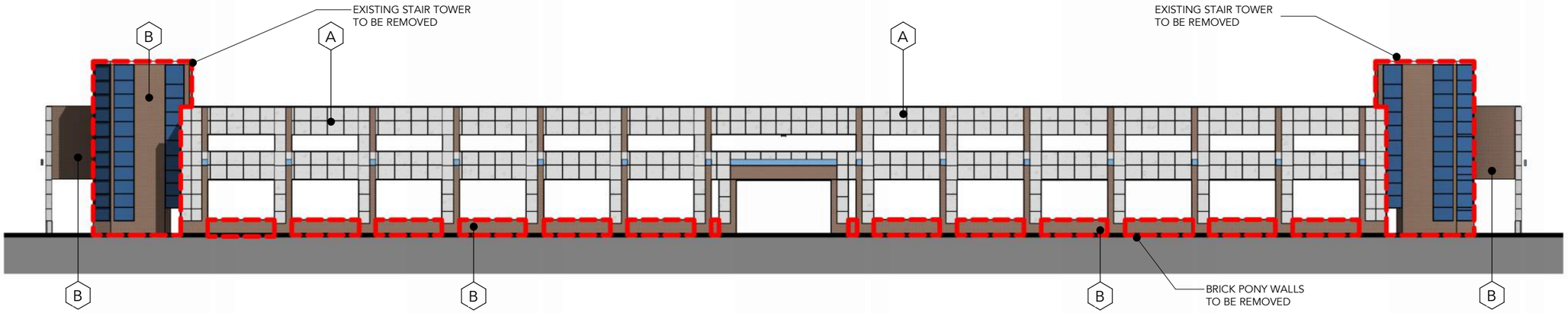
# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: THIRD FLOOR AND ROOF PLAN

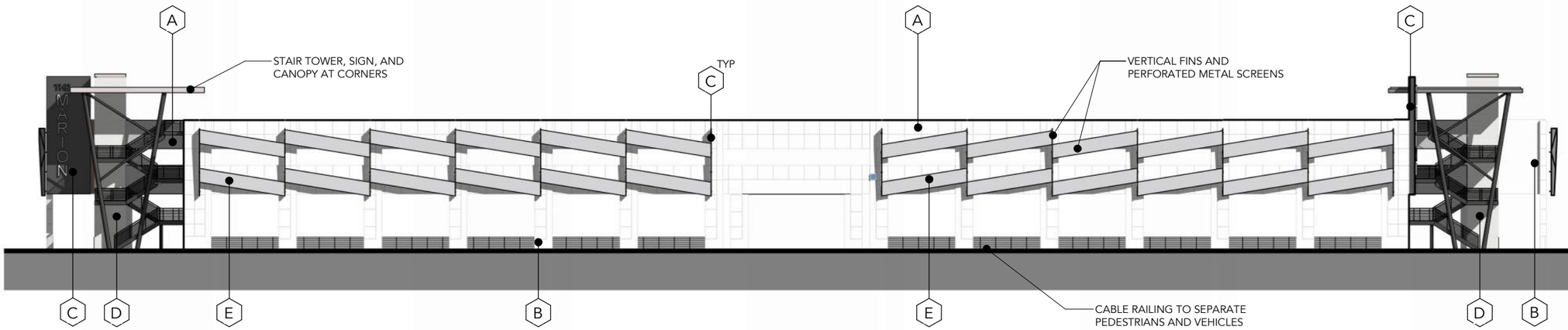
**SP-03**

DATE: 10/09/24




## 1 NORTH ELEVATION - EXISTING

SCALE: 1" = 30'-0"




## 2 NORTH ELEVATION - PROPOSED

SCALE: 1" = 30'-0"

A
MATERIAL:
CONCRETE

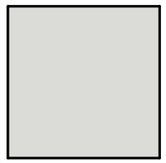
COLOR:
MATCH EXISTING

B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING

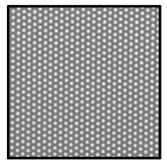
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON ORE



D
MATERIAL:
PAINT EXISTING BRICK

COLOR:
SW "7666" FLEUR DE SEL



E
MATERIAL:
DECORATIVE FINS & SCREENS

COLOR:
SW "7066" GRAY MATTERS

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

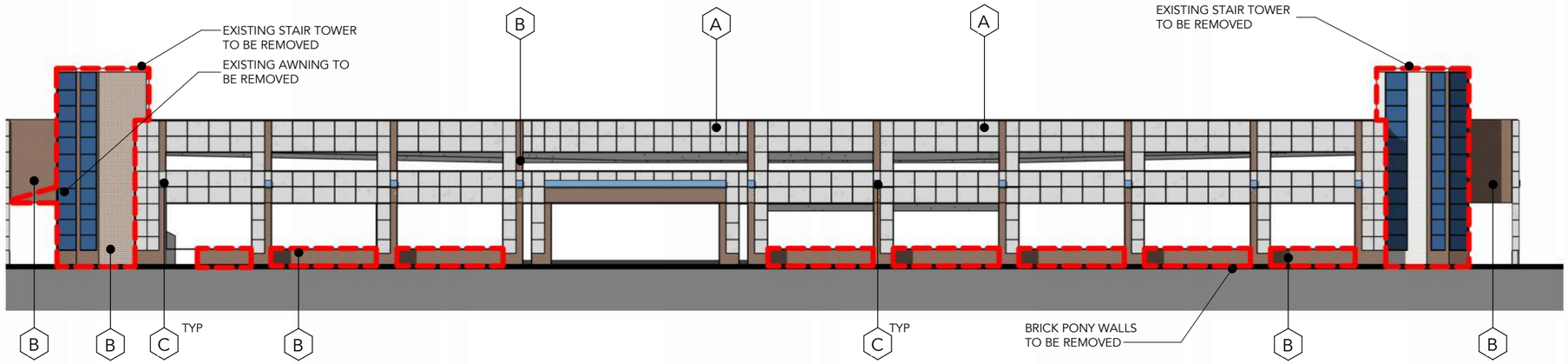
# MARION PARKADE

## 445 MARION ST NE, SALEM OR 97301

TITLE: NORTH EXTERIOR ELEVATION

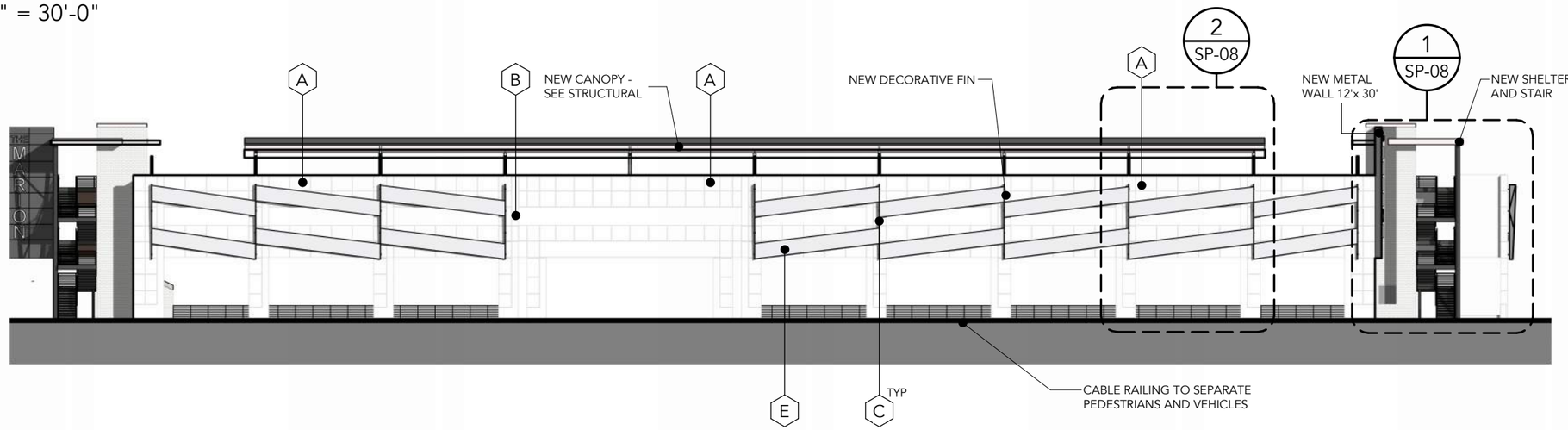
# SP-04

DATE: 10/09/24




## 1 EAST ELEVATION - EXISTING

SCALE: 1" = 30'-0"




## 2 EAST ELEVATION - PROPOSED

SCALE: 1" = 30'-0"

A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING

B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING

C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE

D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

E
MATERIAL:
DECORATIVE
FINS & SCREENS

COLOR:
SW "7066" GRAY
MATTERS

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

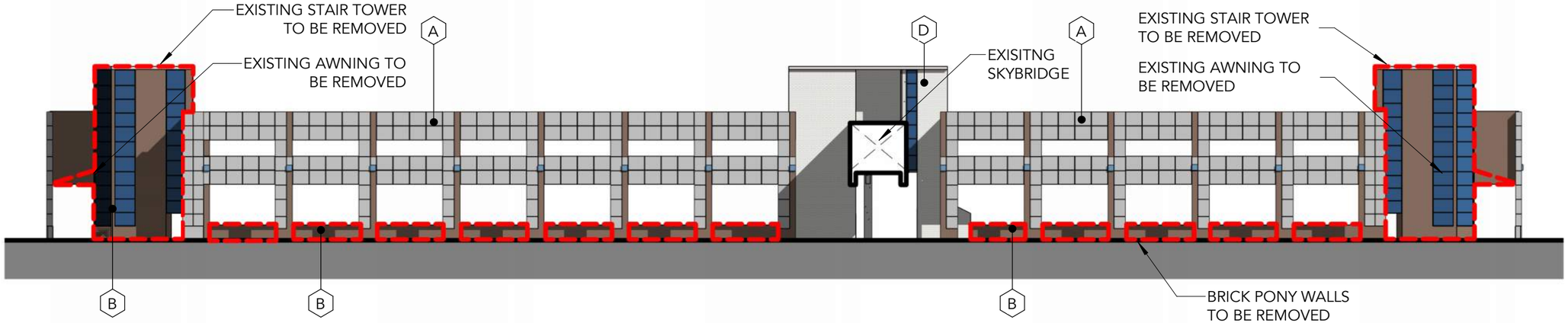
# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: EAST EXTERIOR ELEVATION

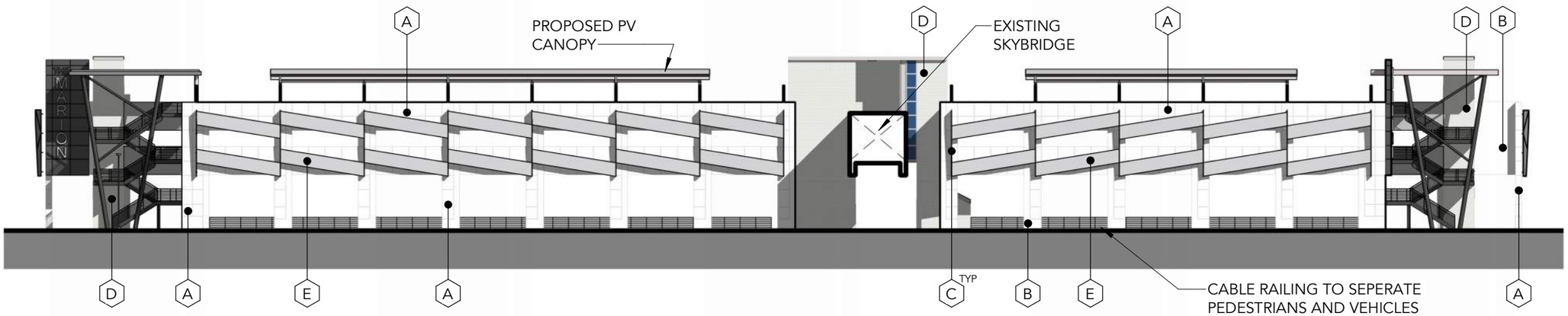
**SP-05**

DATE: 10/09/24




## 1 SOUTH ELEVATION - EXISTING

SCALE: 1" = 30'-0"




## 2 SOUTH ELEVATION - PROPOSED

SCALE: 1" = 30'-0"

A
MATERIAL:
CONCRETE

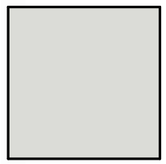
COLOR:
MATCH EXISTING

B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING

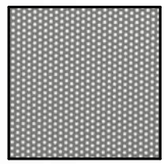
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL



E
MATERIAL:
DECORATIVE
FINS & SCREENS

COLOR:
SW "7066" GRAY
MATTERS

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

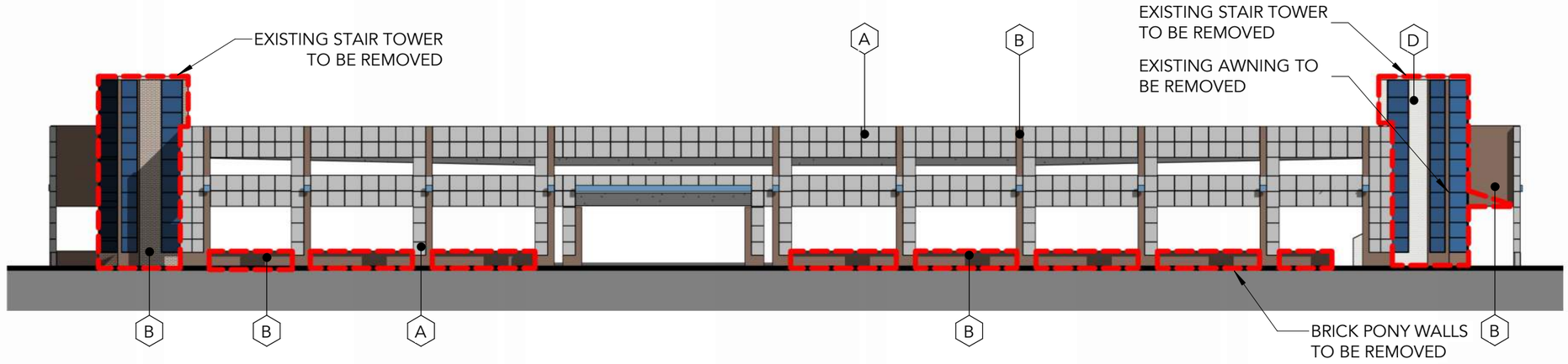
# MARION PARKADE

## 445 MARION ST NE, SALEM OR 97301

TITLE: SOUTH EXTERIOR ELEVATION

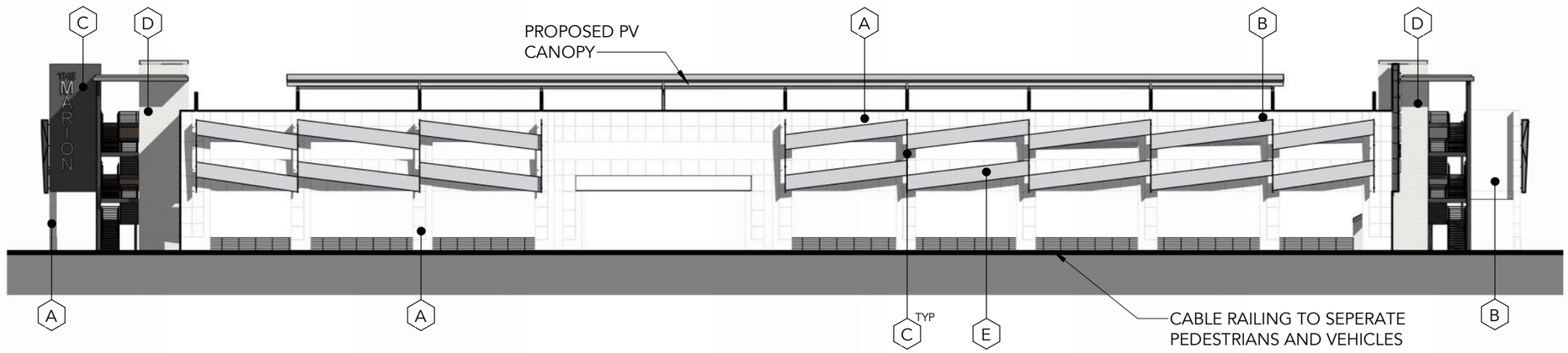
# SP-06

DATE: 10/09/24




## 1 WEST ELEVATION - EXISTING

SCALE: 1" = 30'-0"




## 2 WEST ELEVATION - PROPOSED

SCALE: 1" = 30'-0"

A
MATERIAL:
CONCRETE

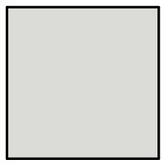
COLOR:
MATCH EXISTING

B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING

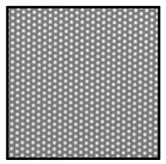
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL



E
MATERIAL:
DECORATIVE
FINS & SCREENS

COLOR:
SW "7066" GRAY
MATTERS

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

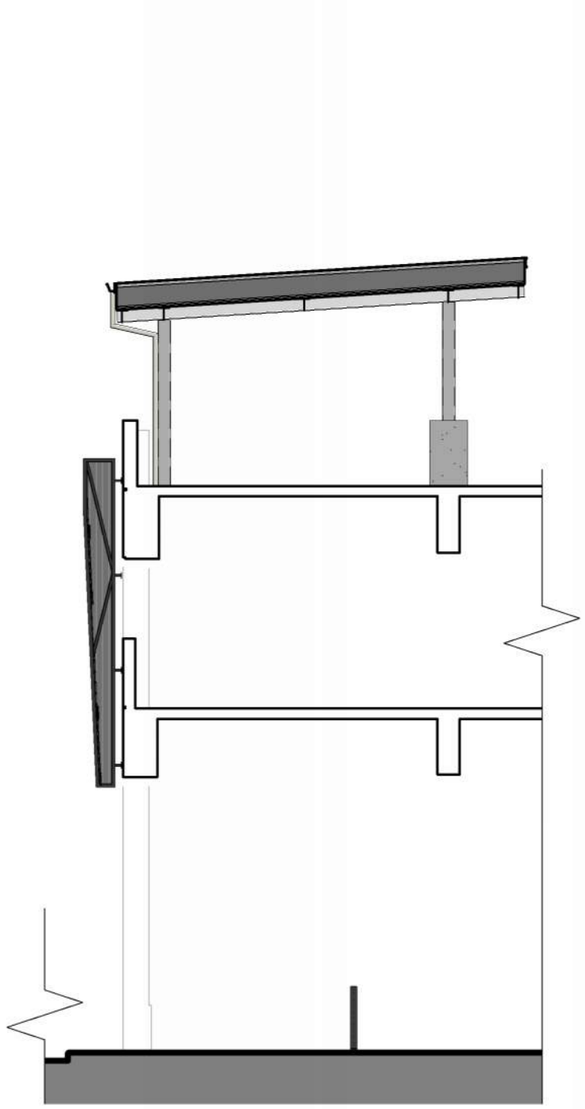
# MARION PARKADE

## 445 MARION ST NE, SALEM OR 97301

TITLE: WEST EXTERIOR ELEVATION

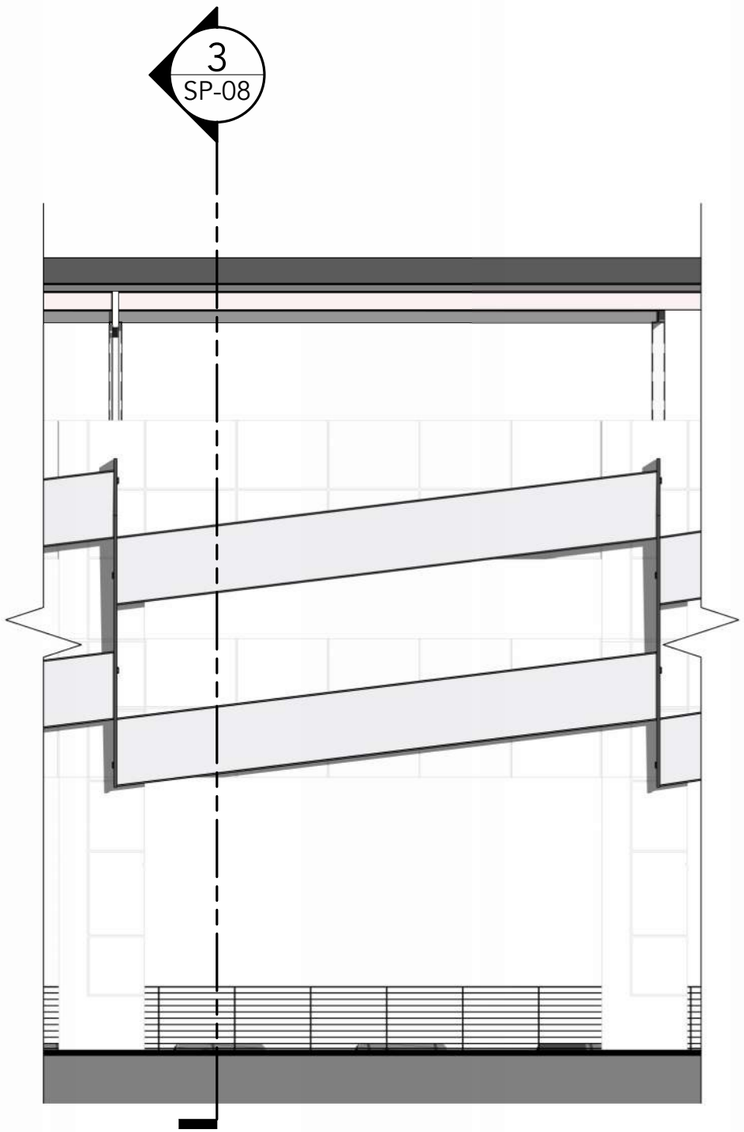
**SP-07**

DATE: 10/09/24



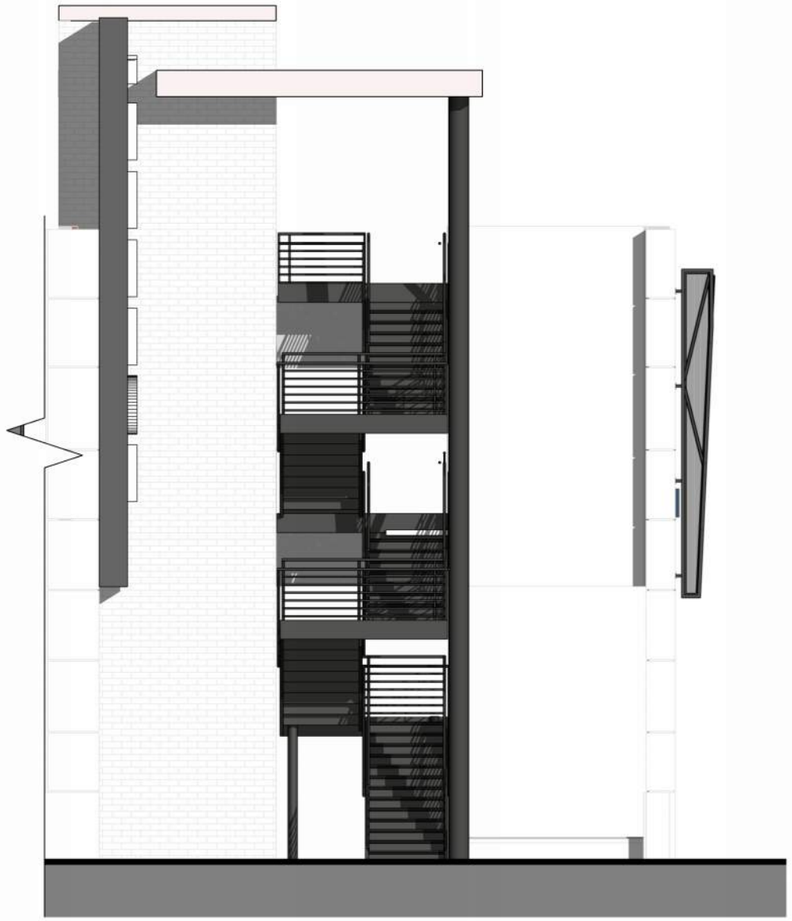
3 SECTION

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




2 ELEVATION - STRUCTURAL BAY

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



1 ELEVATION - STAIR

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

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

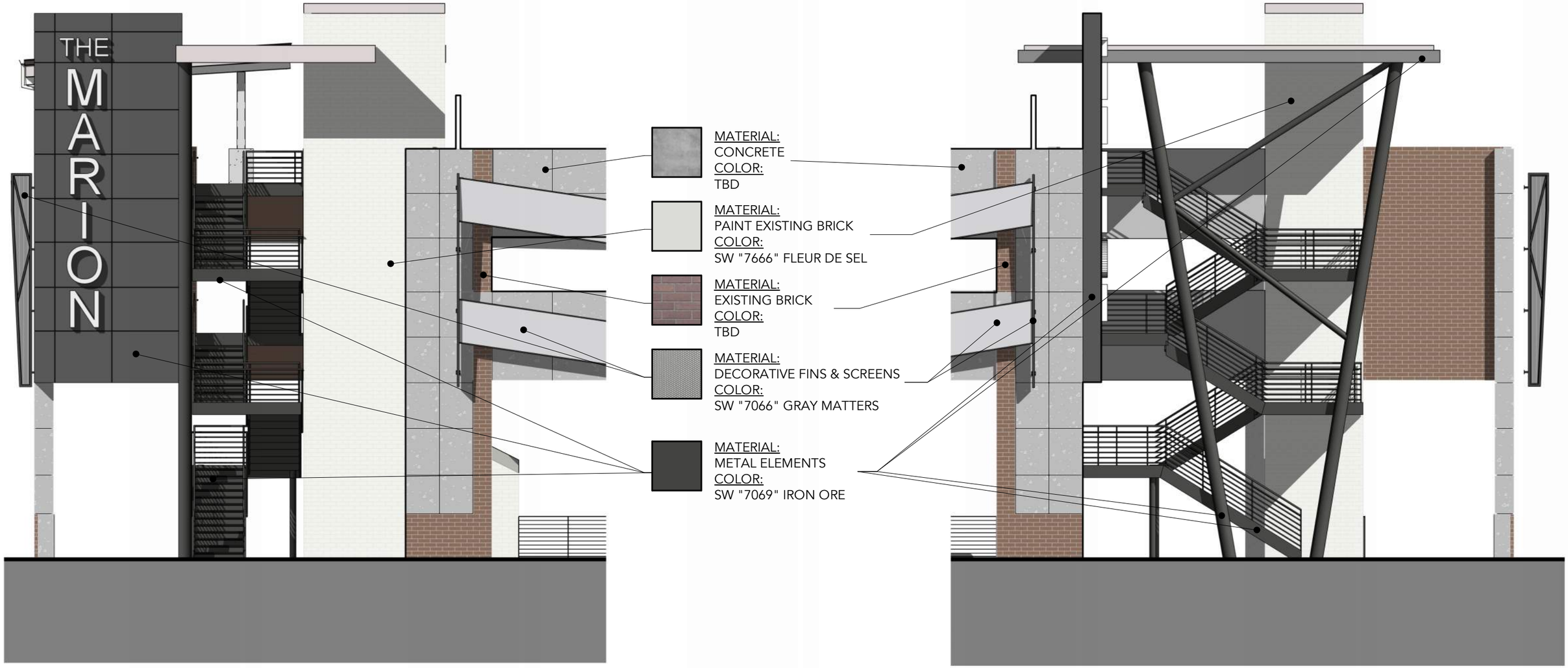
# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: ENLARGED ELEVATIONS

**SP-08**

DATE: 10/09/24




## SE CORNER - EAST ELEVATION

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

## SE CORNER - SOUTH ELEVATION

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

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: ELEVATION DETAILS

**SP-09**

DATE: 10/09/24

MARION ST FACADE AT NIGHT


SOUTHWEST STAIR TOWER AT MARION AND LIBERTY

CBTWO ARCHITECTS LLC

CITY OF Salem

PROJECT/LOCATION:

# MARION PARKADE

**445 MARION ST NE, SALEM OR 97301**

TITLE: RENDERINGS

**SP-10**

DATE: 10/09/24