



PROJECT DESCRIPTION

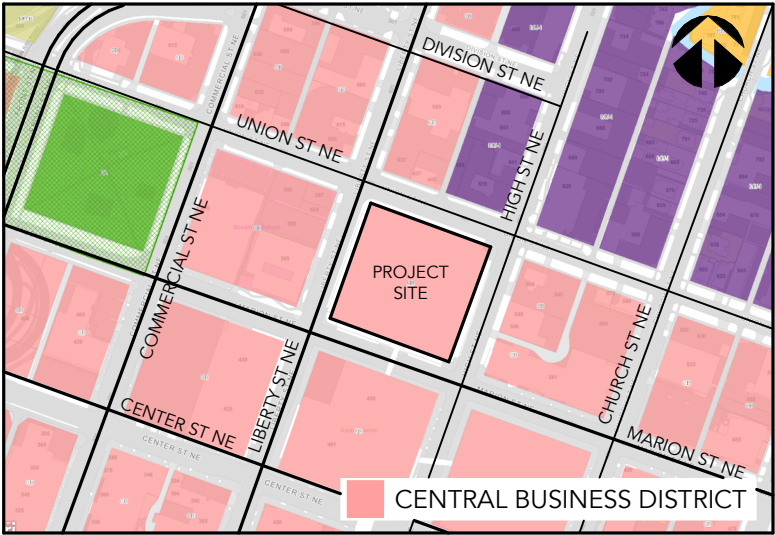
THIS PROJECT WILL ADDRESS SECURITY AND SAFETY ISSUES WITH THE EXISTING PARKING STRUCTURE. STAIR TOWERS ON THE FOUR CORNERS WILL BE DEMOLISHED AND REPLACED WITH OPEN STAIRS FEATURING NEW SIGNAGE. CANOPIES WILL BE ADDED TO THE THIRD FLOOR PERIMETER PARKING STALLS ON THE WEST, SOUTH, AND EAST SIDES. ON THE EXTERIOR COLUMNS, VERTICAL FINS 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"

ZONING/LOCATION MAP



SP DRAWING INDEX

Sheet Number	Sheet Name
GENERAL	
SP-00	COVER SHEET
CIVIL	
C0.0	COVER SHEET, VICINITY & LOCATION MAPS, DRAWING INDEX
C0.1	TOPOGRAPHIC SURVEY
C1.0	EXISTING CONDITIONS & EROSION CONTROL PLAN
C1.1	POST-DEVELOPED EROSION CONTROL PLAN
C1.2	EPSC (EROSION CONTROL & SEDIMENT PROTECTION) NOTES
C1.3	EPSC NOTES
C1.4	EPSC DETAILS
C2.0	GRADING PLAN
C3.0	SURFACING PLAN
C5.0	CIVIL NOTES
ARCHITECTURAL	
SP-01	FIRST FLOOR AND SITE PLAN
SP-02	SECOND FLOOR PLAN
SP-03	THIRD FLOOR AND ROOF PLAN
SP-04	NORTH EXTERIOR ELEVATION
SP-05	EAST EXTERIOR ELEVATION
SP-06	SOUTH EXTERIOR ELEVATION
SP-07	WEST EXTERIOR ELEVATION
SP-08	ENLARGED ELEVATIONS
SP-09	ELEVATION DETAILS
SP-10	RENDERINGS

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ARCHITECTS LLC

CITY OF *Salem*

PROJECT/LOCATION:

MARION PARKADE
445 MARION ST NE, SALEM OR 97301

TITLE: COVER SHEET

SP-00

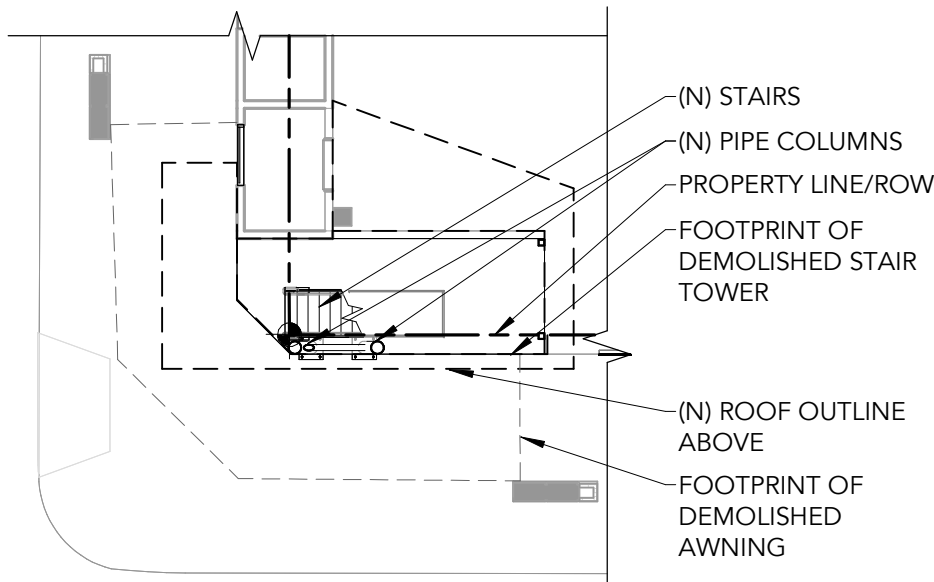
DATE: 3/11/2025

SITE COVERAGE:

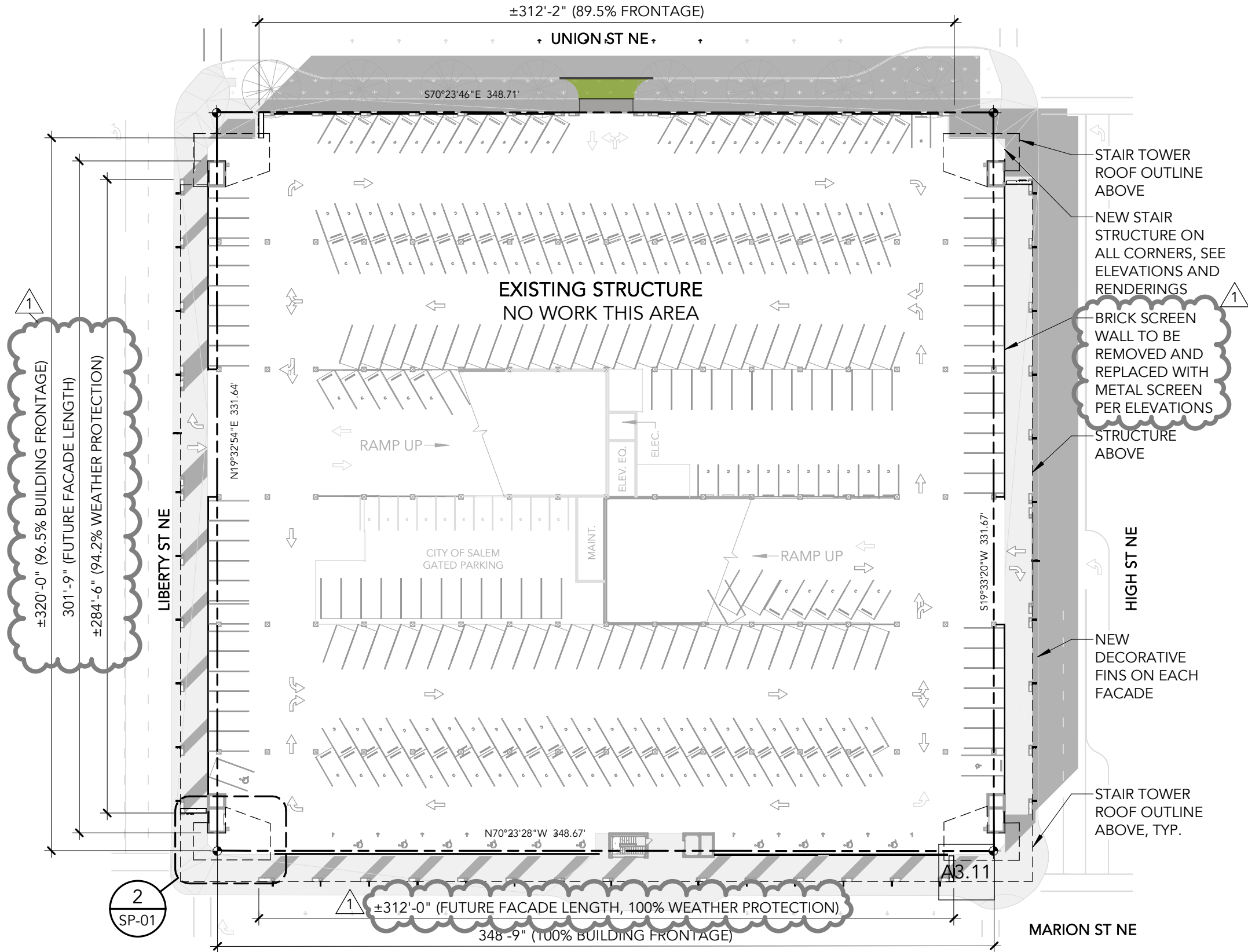
TYPE	AREA	%
EXISTING BUILDING	124,862 SF	95 %
RENOVATED STAIR TOWER	2,956 SF	2 %
EXISTING HARDSCAPE	3,434 SF	3 %
TOTAL SITE AREA	131,261 SF	100 %
NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT		

FIRST FLOOR AREA:

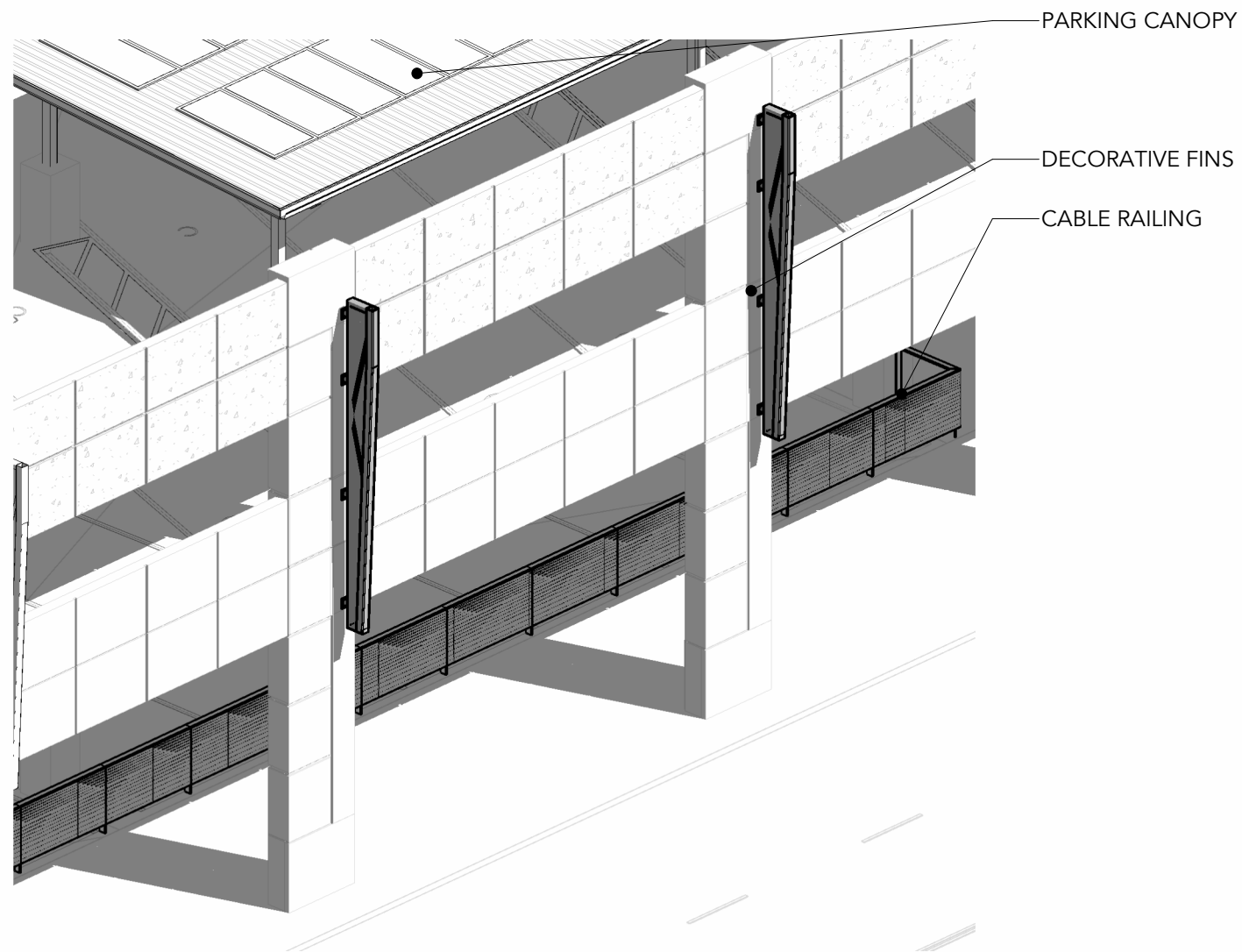
TYPE	AREA	%
PARKING	124,862 SF	95%
VERTICAL CIRCULATION STAIRS, ELEVATORS, SHAFTS, ETC	2,956 SF	3%
TOTAL SITE AREA	131,261 SF	
NO MAXIMUM LOT COVERAGE PER CENTRAL BUSINESS DISTRICT		



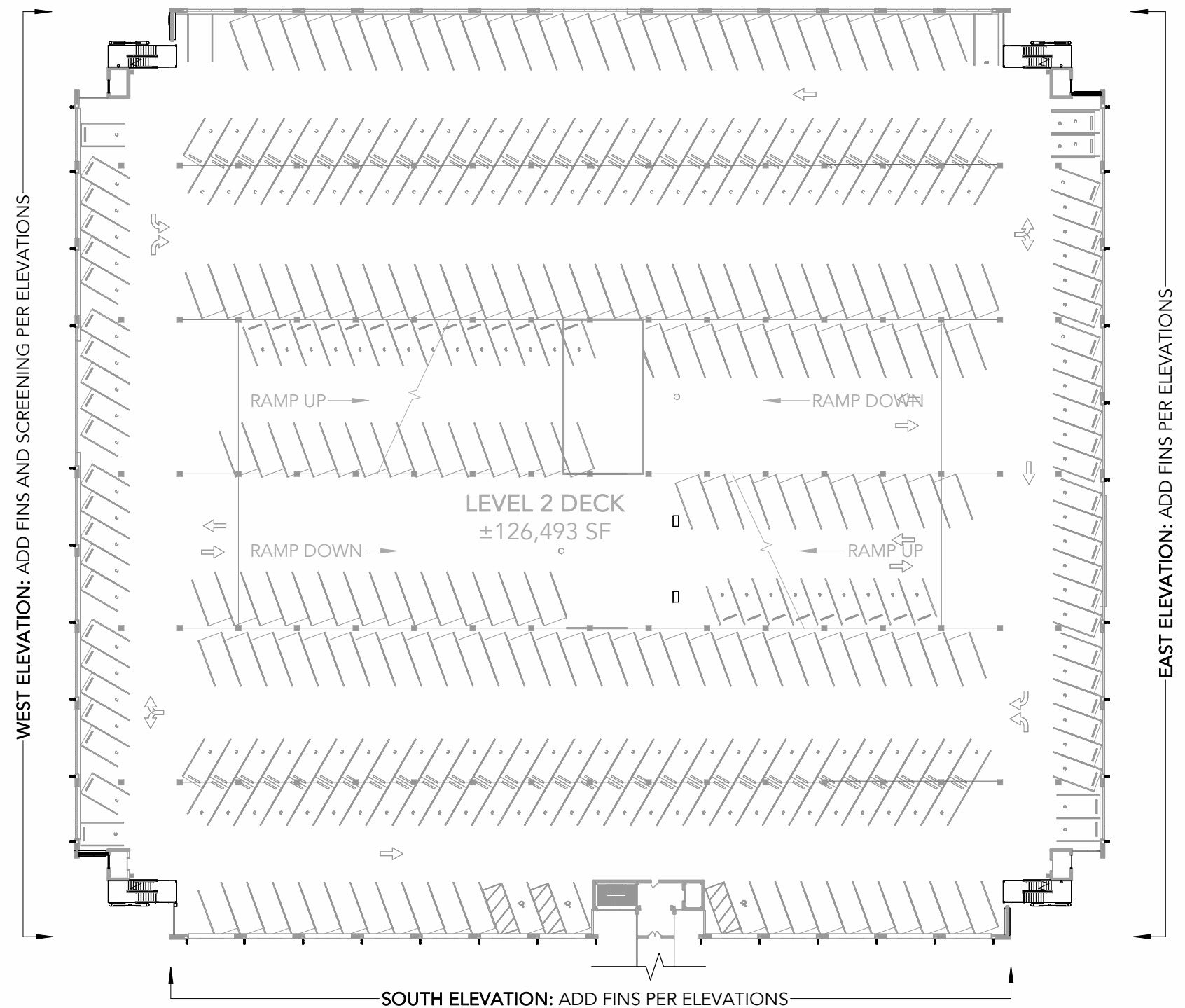
2 R.O.W. ENCROACHMENT PLAN
SCALE: 1/16" = 1'-0"



1 SITE AND FIRST FLOOR PLAN
SCALE: 1" = 50'-0"



FINS AND PERFORATED SCREENS



SECOND FLOOR PLAN

SCALE: 1" = 50'-0"



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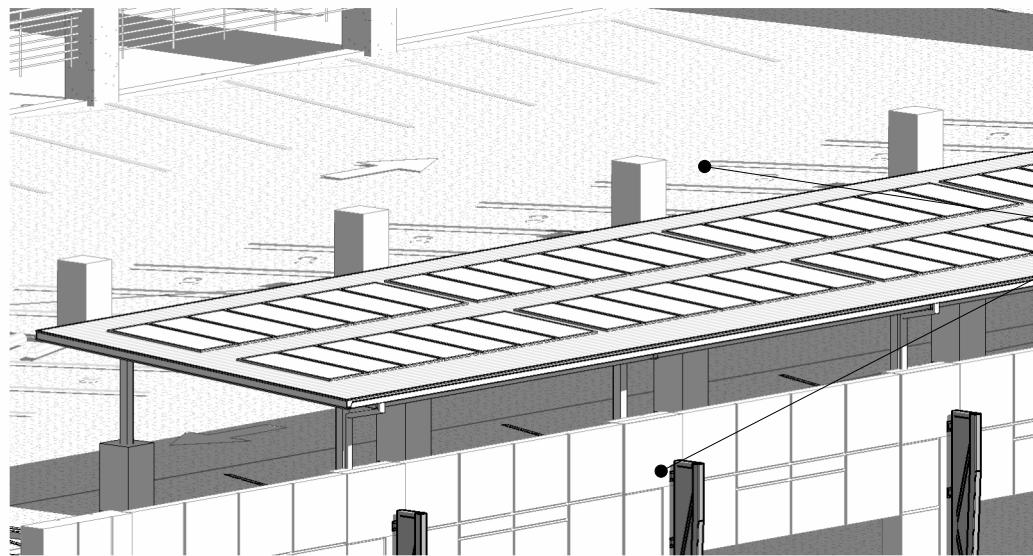
PROJECT/LOCATION:

MARION PARKADE
445 MARION ST NE, SALEM OR 97301

TITLE: SECOND FLOOR PLAN

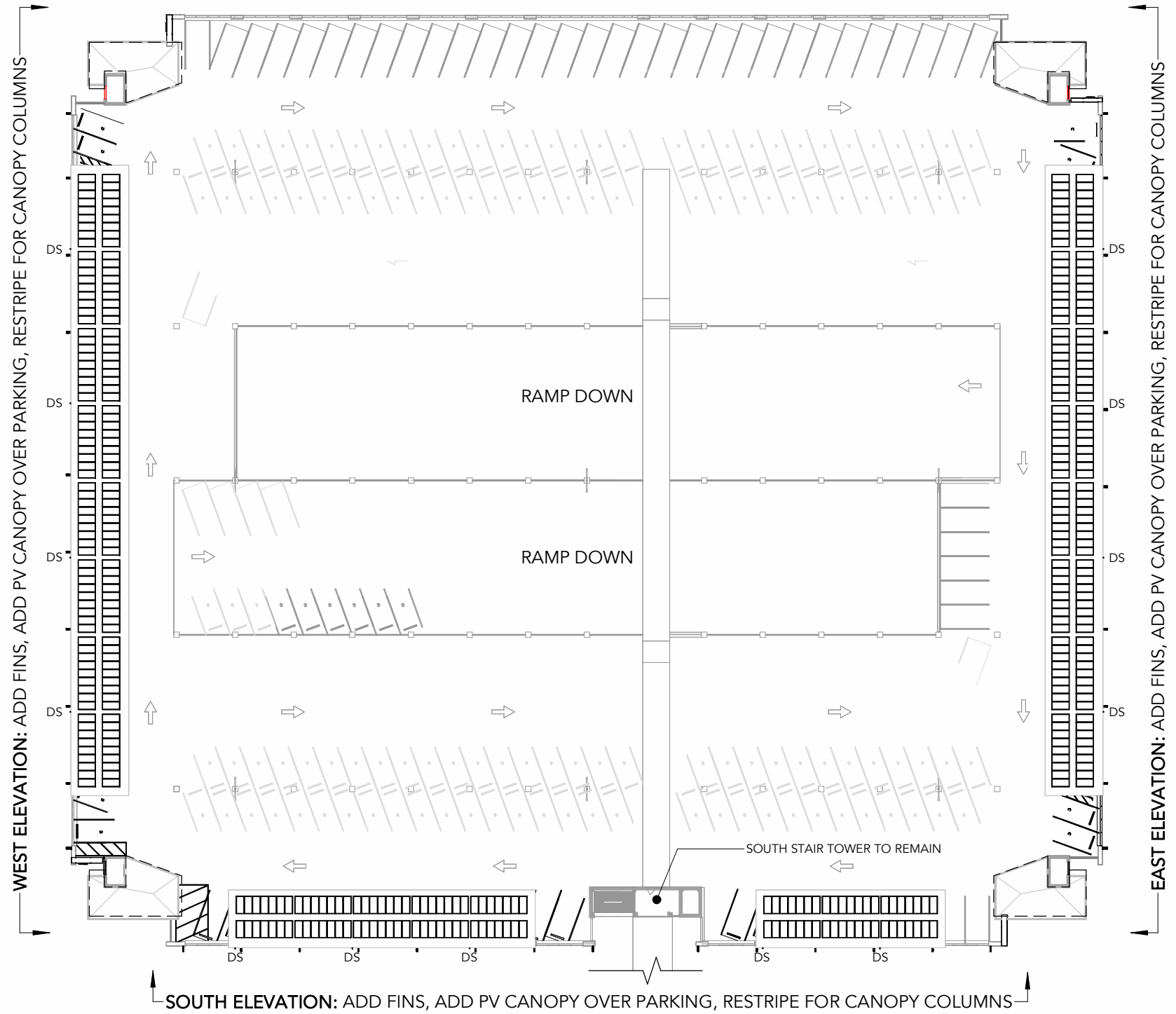
SP-02

DATE: 3/11/2025



PARKING CANOPY
DECORATIVE FINS

ROOF DECK CANOPY



THIRD FLOOR AND ROOF PLAN

SCALE: 1" = 50'-0"



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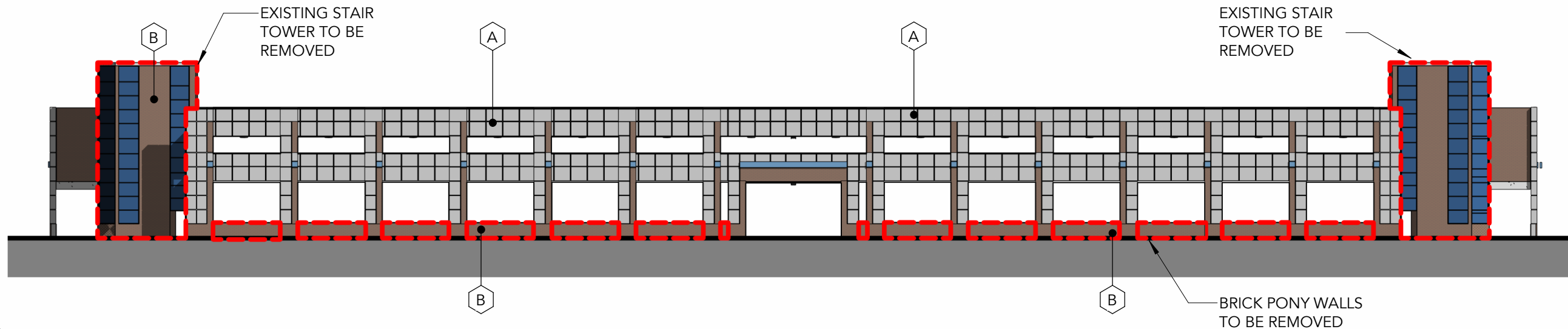
PROJECT/LOCATION:

MARION PARKADE
445 MARION ST NE, SALEM OR 97301

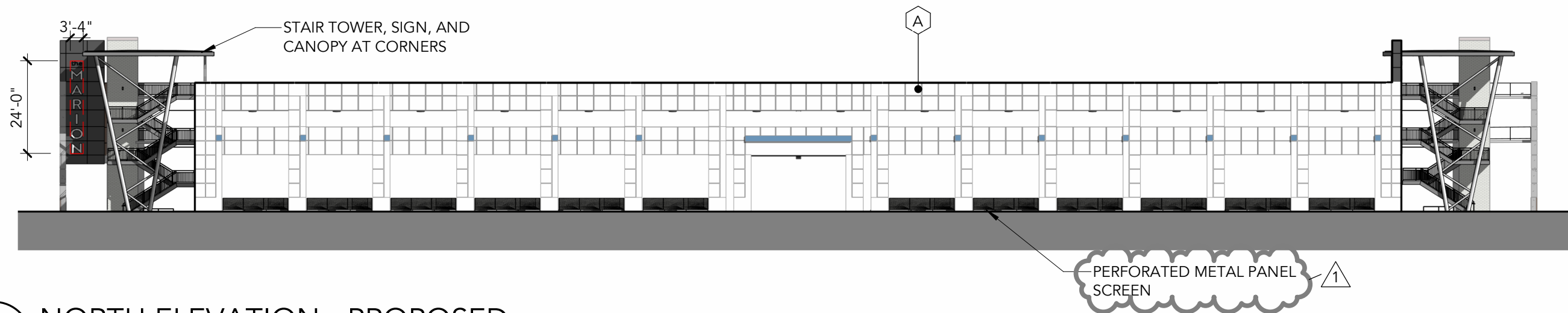
TITLE: THIRD FLOOR AND ROOF PLAN

SP-03

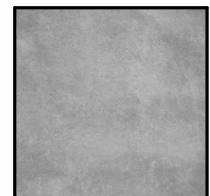
DATE: 3/11/2025



1 NORTH ELEVATION - EXISTING
SCALE: 1" = 30'-0"

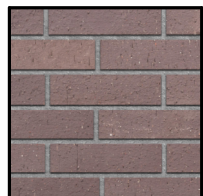


2 NORTH ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



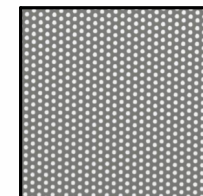
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



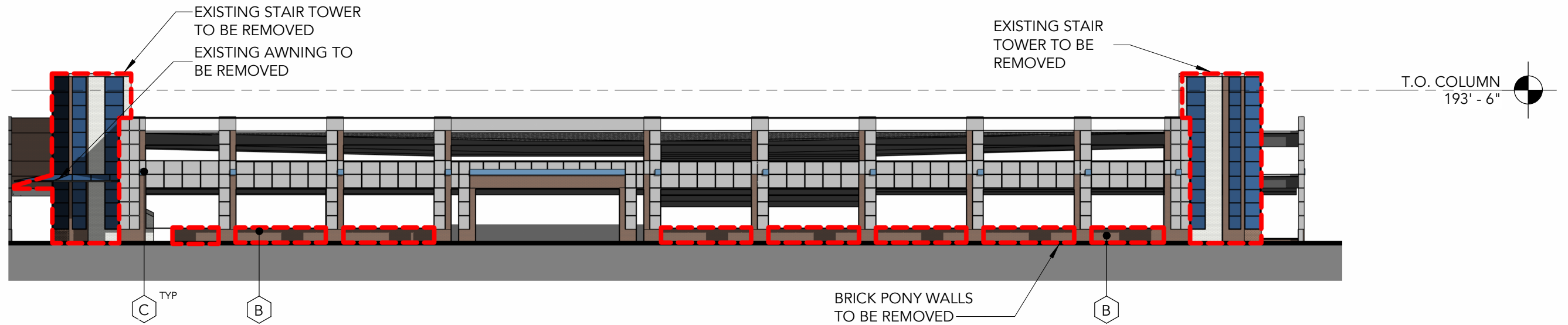
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

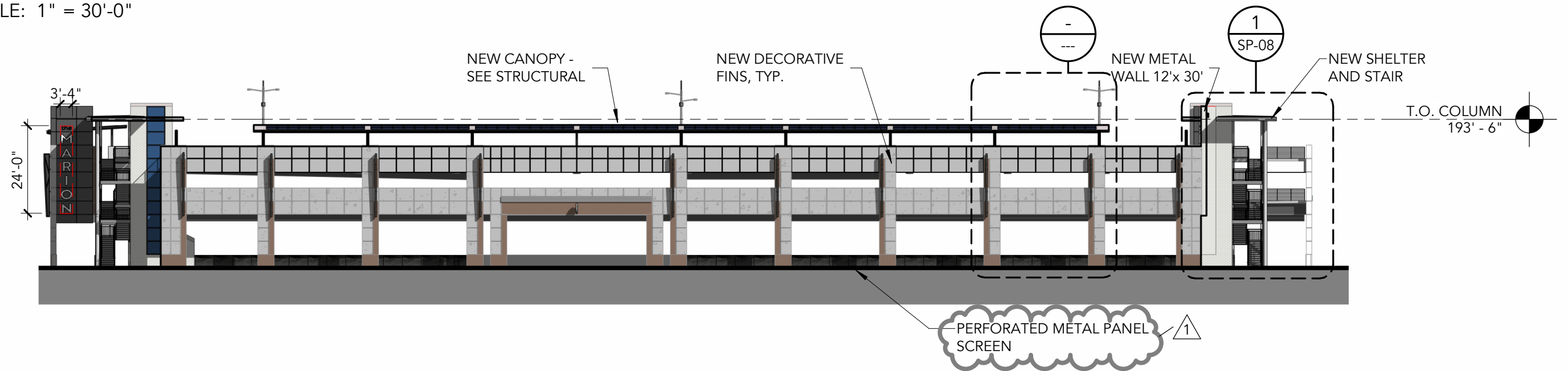


E
MATERIAL:
DECORATIVE
FINS & SCREENS

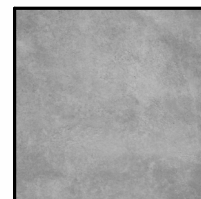
COLOR:
SW "7066" GRAY
MATTERS



1 EAST ELEVATION - EXISTING
SCALE: 1" = 30'-0"

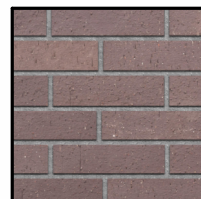


2 EAST ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



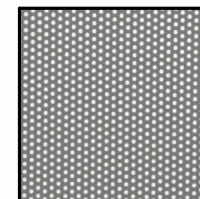
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



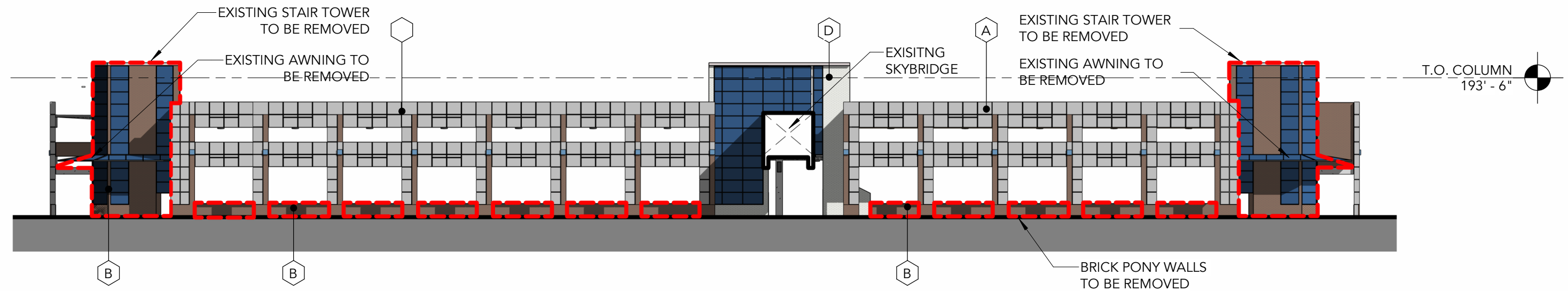
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL

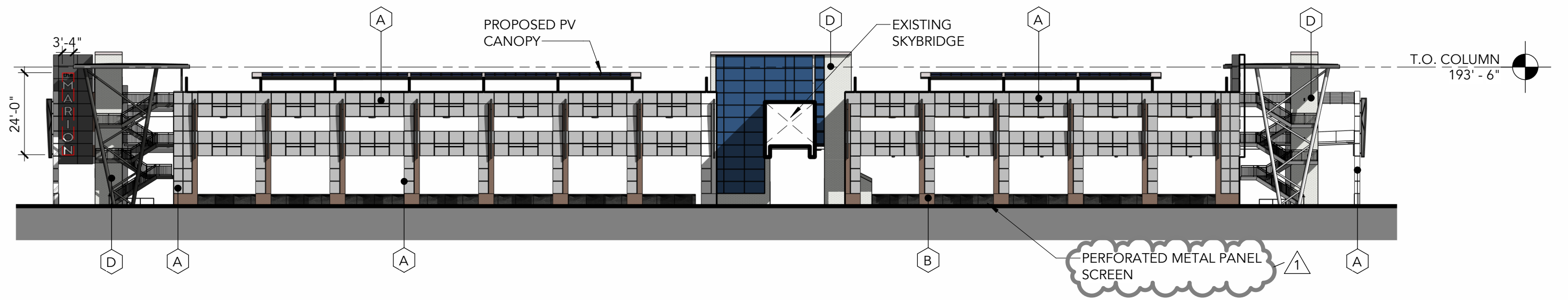


E
MATERIAL:
DECORATIVE
FINS & SCREENS

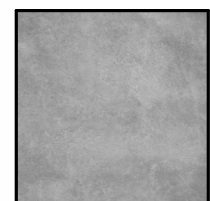
COLOR:
SW "7066" GRAY
MATTERS



1 SOUTH ELEVATION - EXISTING
SCALE: 1" = 30'-0"



2 SOUTH ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



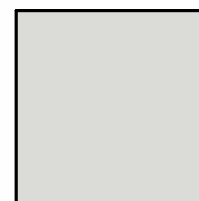
B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



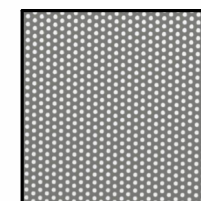
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



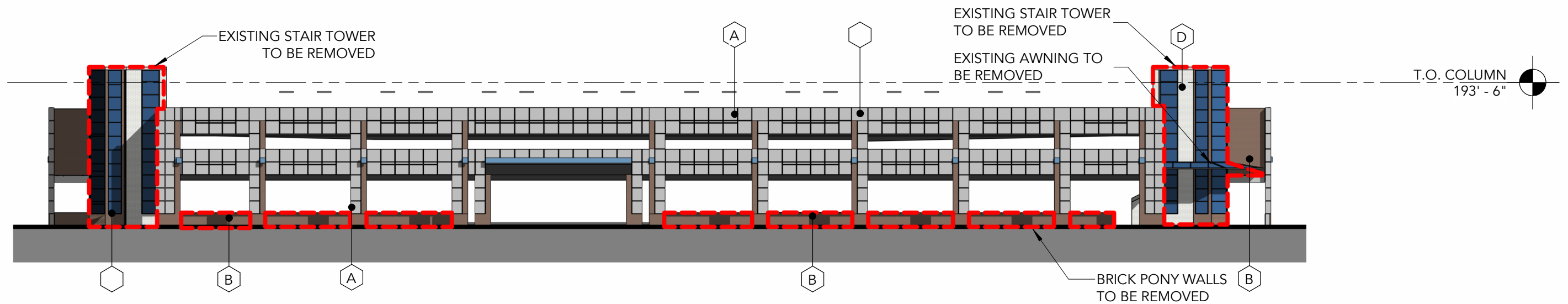
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL



E
MATERIAL:
DECORATIVE
FINS & SCREENS

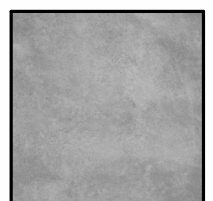
COLOR:
SW "7066" GRAY
MATTERS



1 WEST ELEVATION - EXISTING
SCALE: 1" = 30'-0"

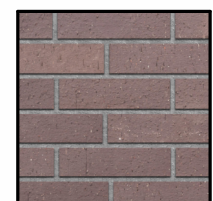


2 WEST ELEVATION - PROPOSED
SCALE: 1" = 30'-0"



A
MATERIAL:
CONCRETE

COLOR:
MATCH EXISTING



B
MATERIAL:
EXISTING BRICK

COLOR:
MATCH EXISTING



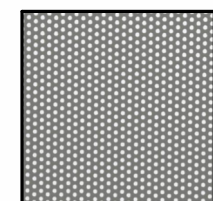
C
MATERIAL:
METAL ELEMENTS

COLOR:
SW "7069" IRON
ORE



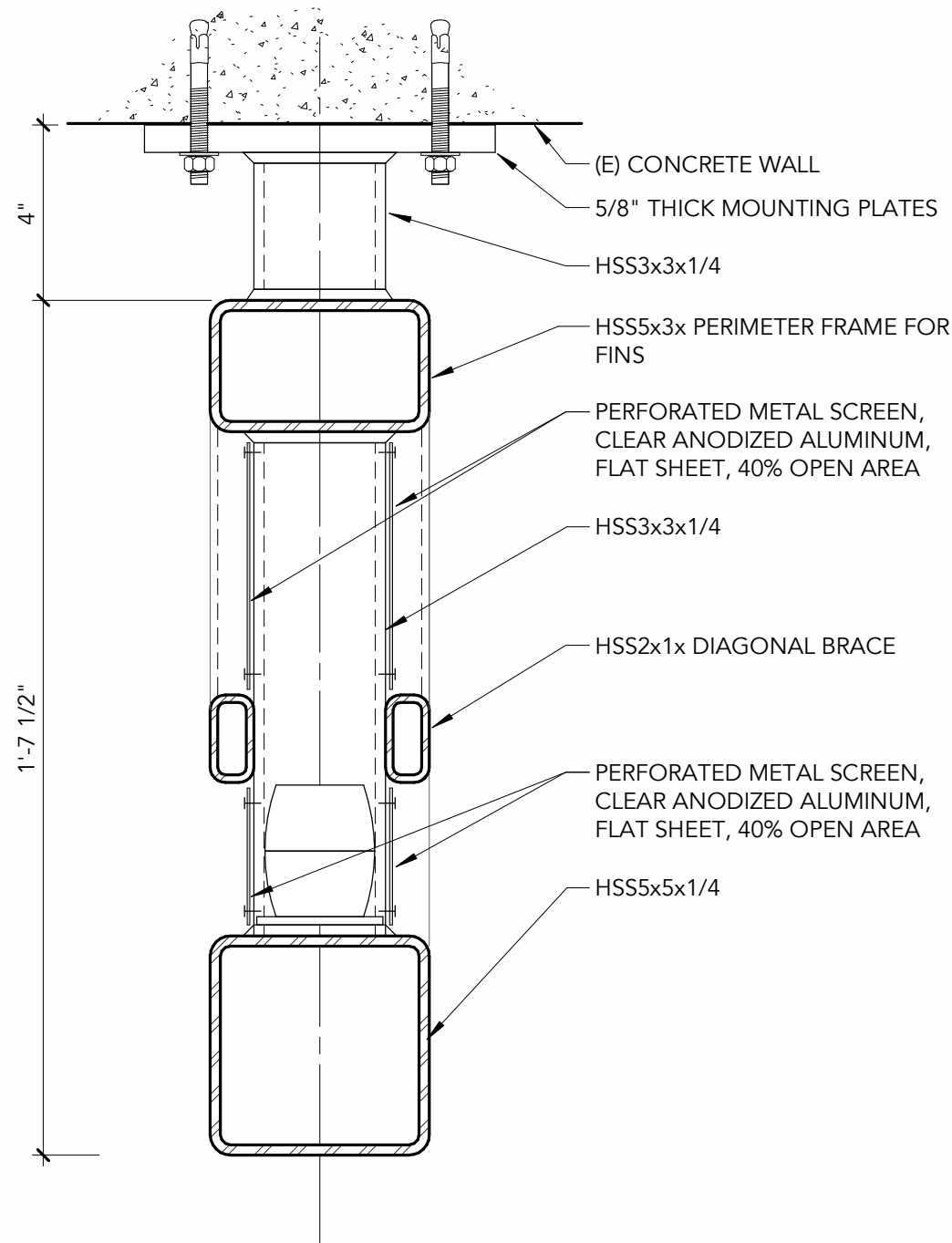
D
MATERIAL:
PAINT EXISTING
BRICK

COLOR:
SW "7666"
FLEUR DE SEL



E
MATERIAL:
DECORATIVE
FINS & SCREENS

COLOR:
SW "7066" GRAY
MATTERS

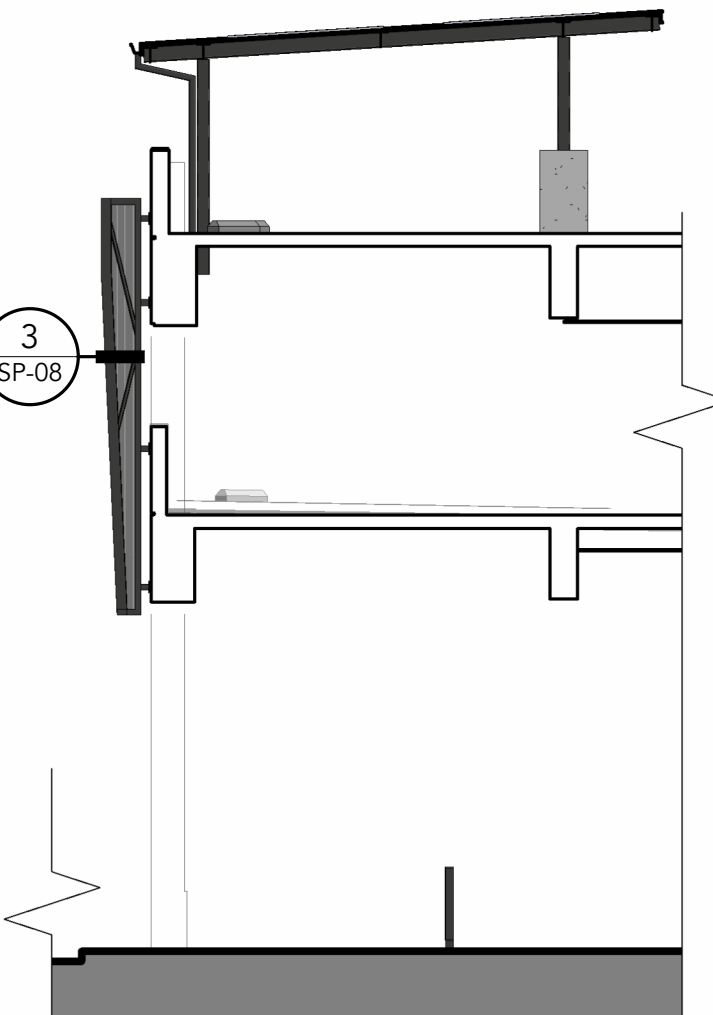


3

FIN LIGHTING DETAIL

SCALE: 3" = 1'-0"

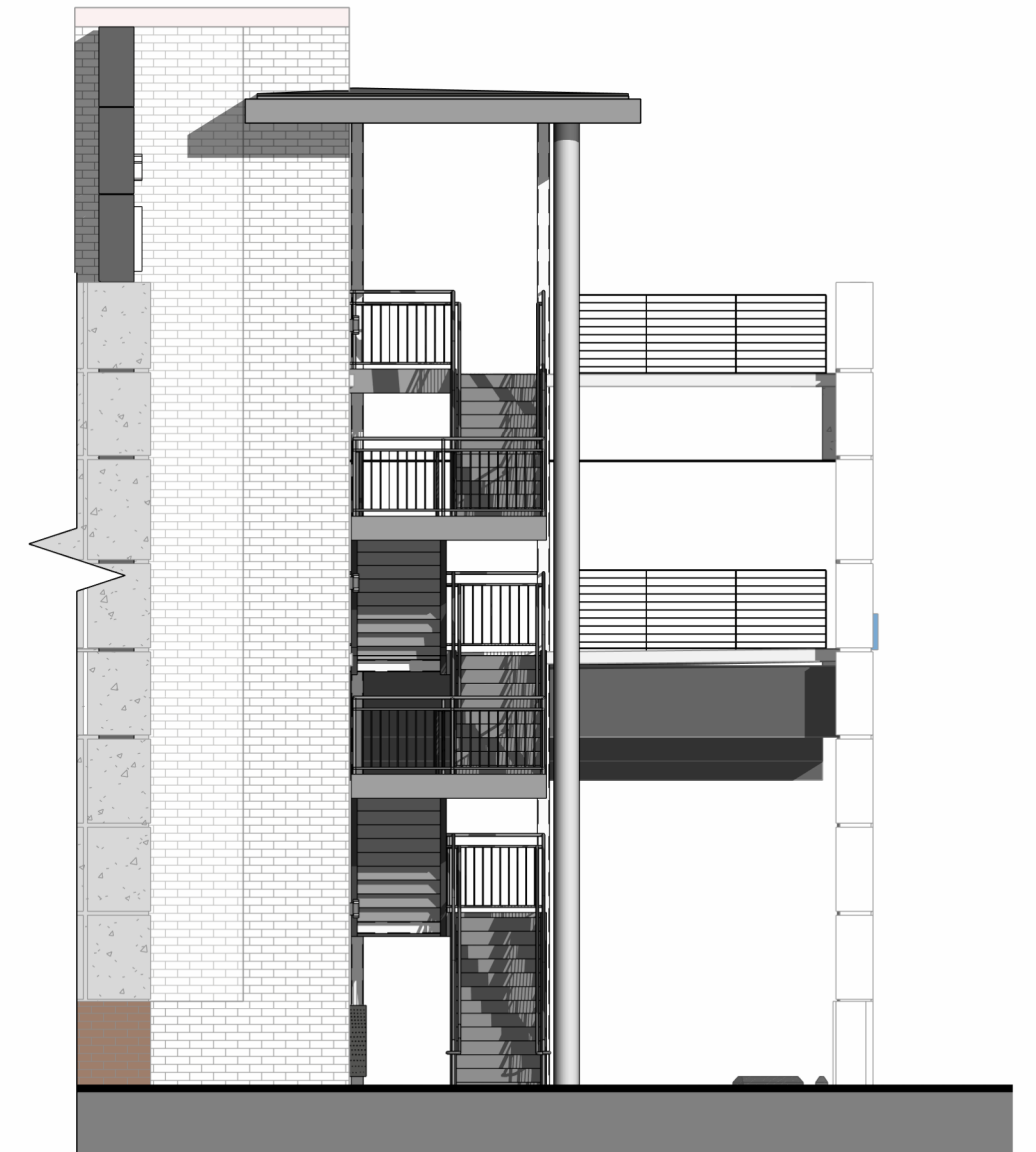
3
SP-08



2

SECTION

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



1

ELEVATION - STAIR

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

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ARCHITECTS LLC

CITY OF *Salem*

PROJECT/LOCATION:

MARION PARKADE
445 MARION ST NE, SALEM OR 97301

TITLE: ENLARGED ELEVATIONS

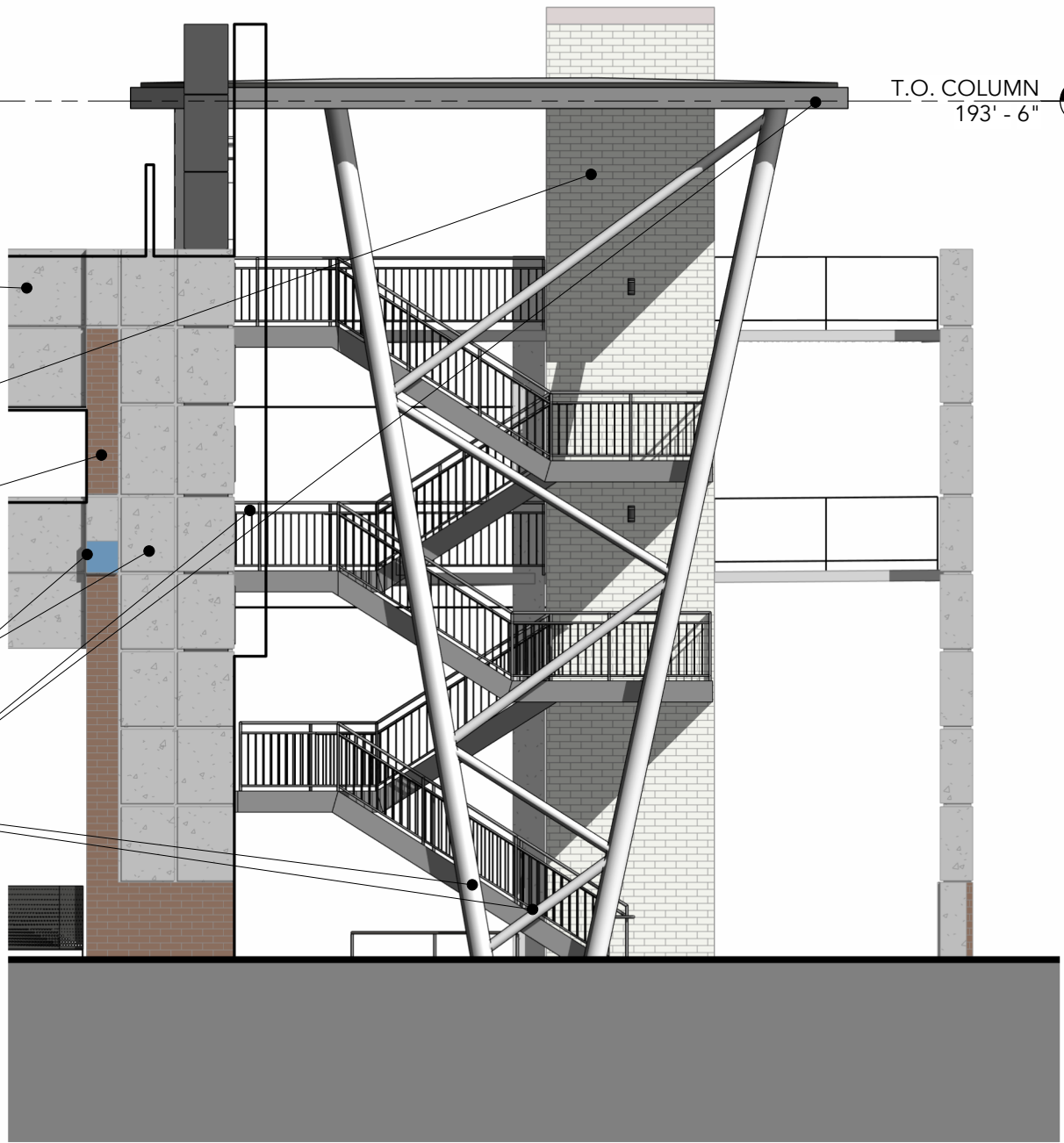
SP-08

DATE: 10/09/24



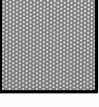
SE CORNER - EAST ELEVATION

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



SE CORNER - SOUTH ELEVATION

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

-  MATERIAL:
CONCRETE
COLOR:
TBD
-  MATERIAL:
PAINT EXISTING BRICK
COLOR:
SW "7666" FLEUR DE SEL
-  MATERIAL:
EXISTING BRICK
COLOR:
TBD
-  MATERIAL:
DECORATIVE FINS & SCREENS
COLOR:
SW "7066" GRAY MATTERS
-  MATERIAL:
METAL ELEMENTS
COLOR:
SW "7069" IRON ORE



VIEW FROM SW CORNER TOWARD SKYBRIDGE

CBTWO ARCHITECTS LLC	CITY OF <i>Salem</i>	PROJECT/LOCATION: MARION PARKADE 445 MARION ST NE, SALEM OR 97301	TITLE: RENDERINGS SP-10 DATE: 3/11/2025
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