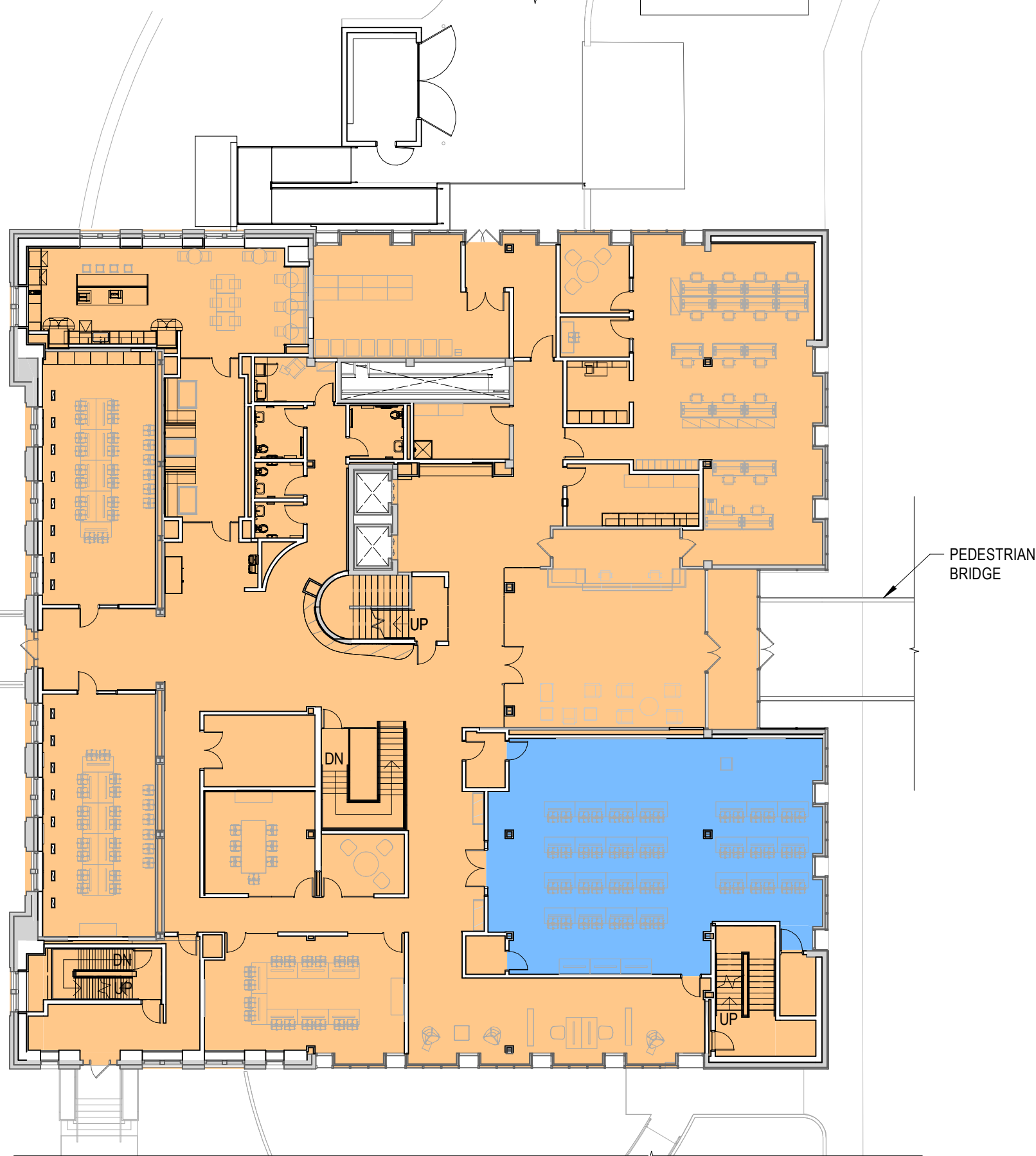


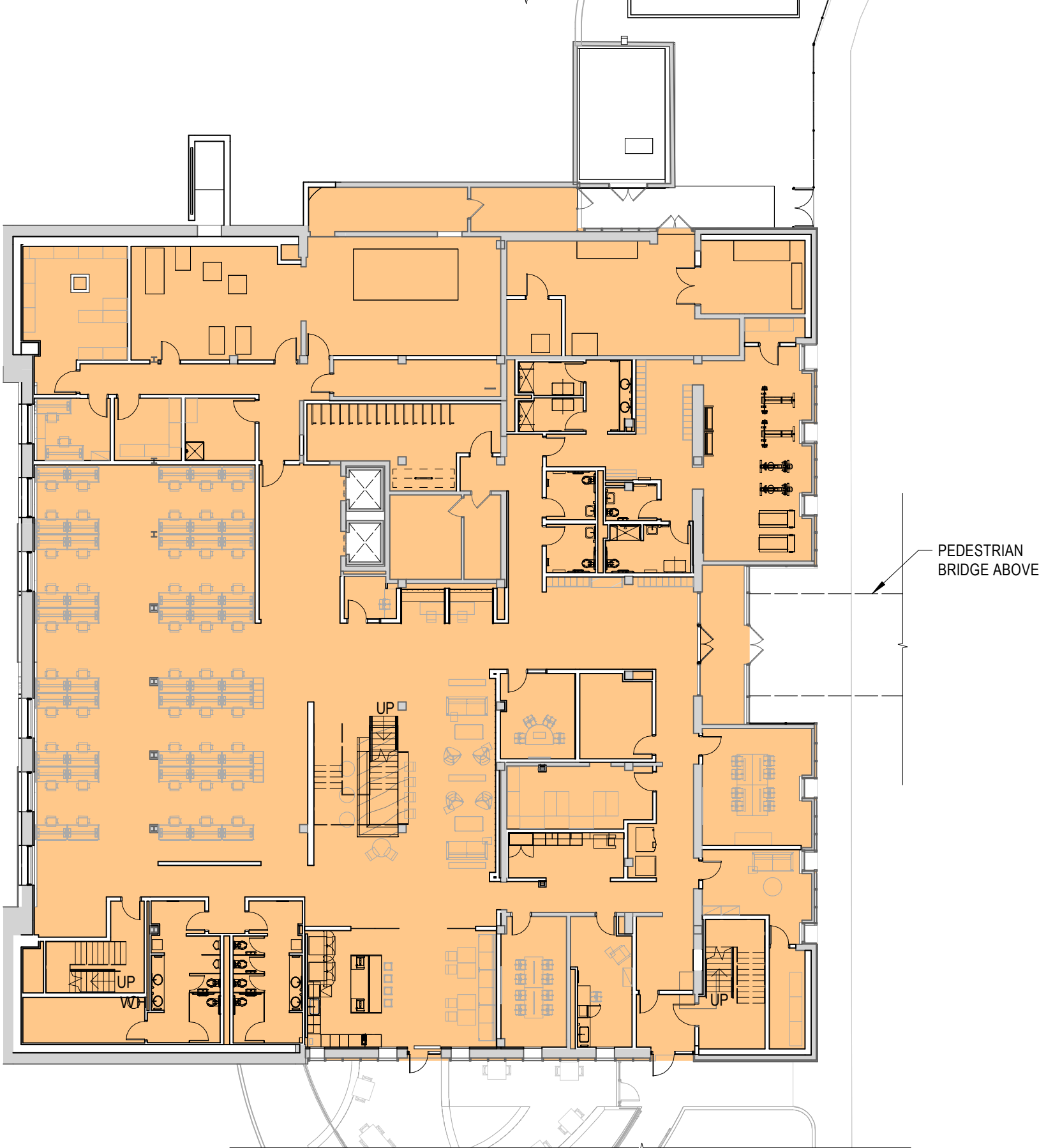
USE TYPE

- A - ASSEMBLY
- B-BUSINESS

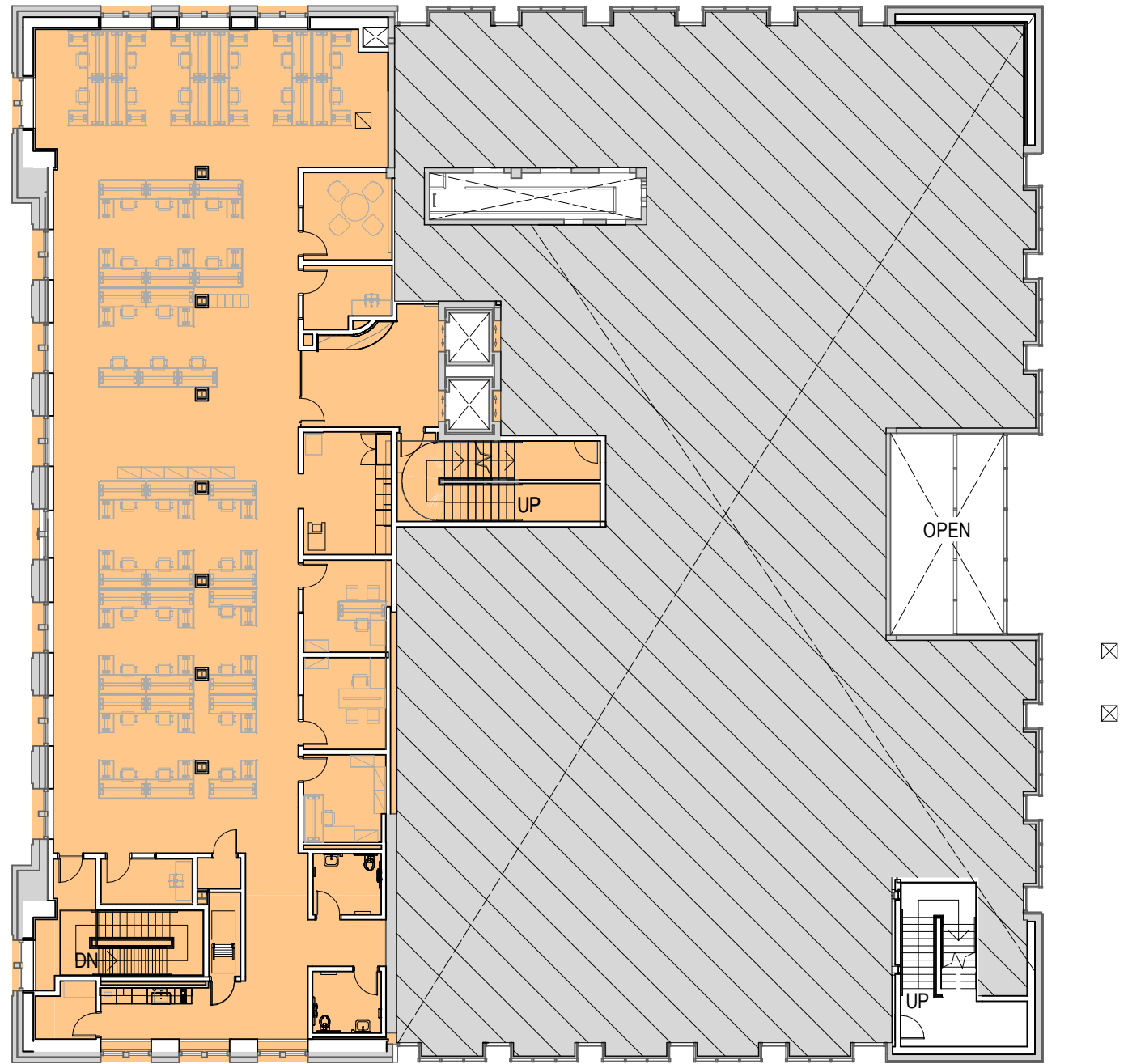
2 GROSS FLOOR AREA PLAN - LEVEL 02
1" = 20'-0"



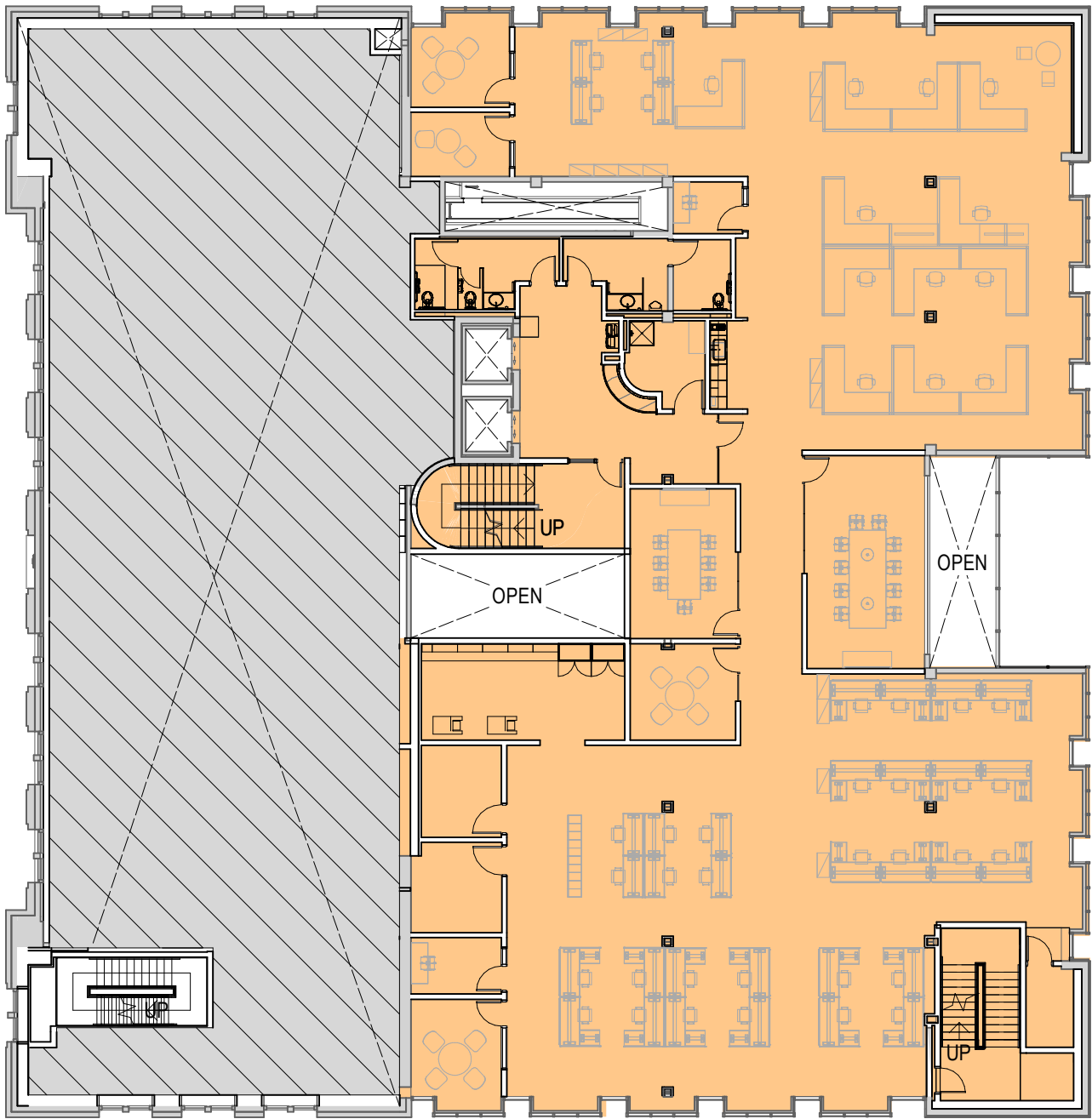
1 GROSS FLOOR AREA PLAN - LEVEL 01
1" = 20'-0"



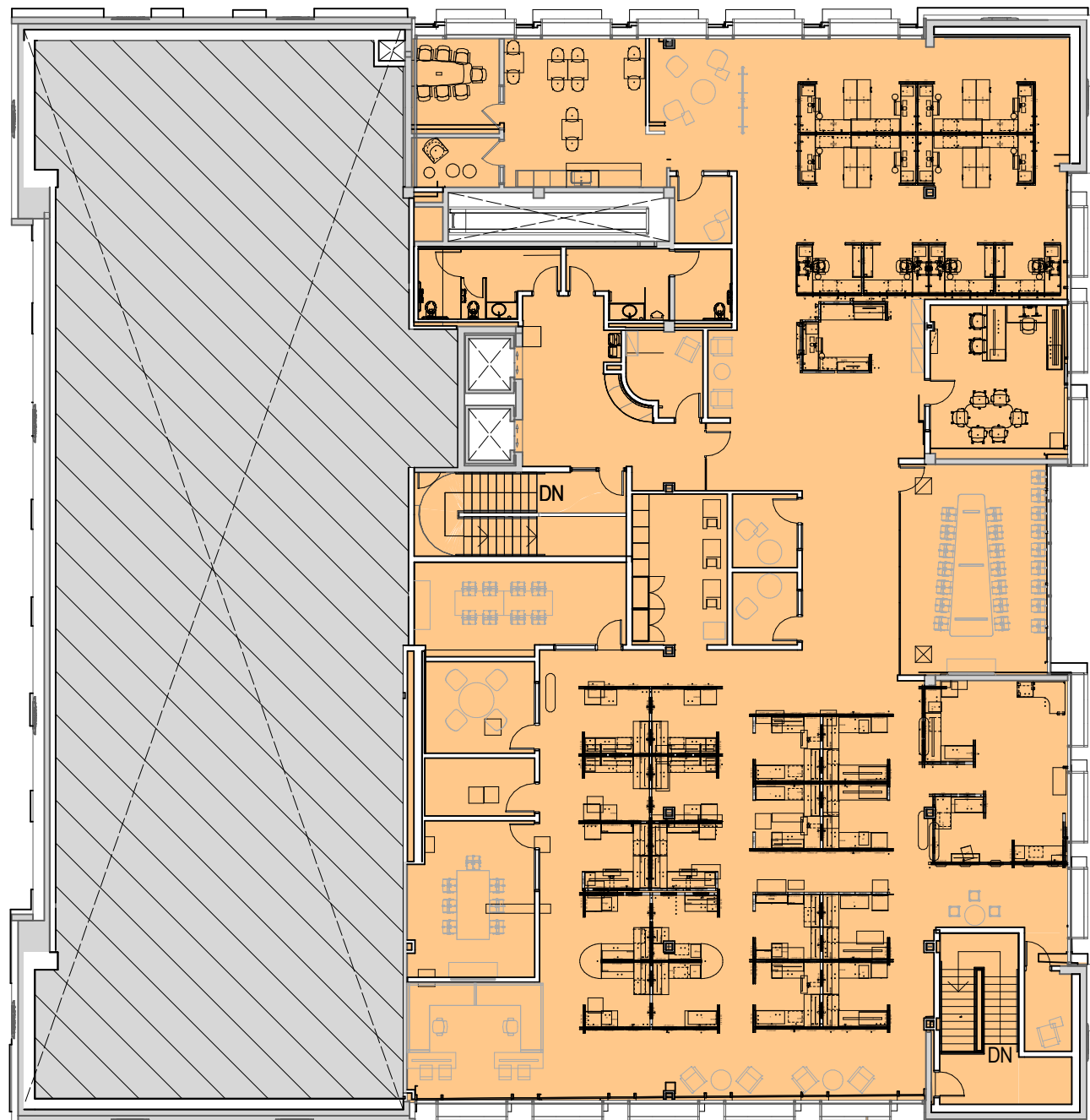
4 GROSS FLOOR AREA PLAN - LEVEL 04
1" = 20'-0"



3 GROSS FLOOR AREA PLAN - LEVEL 03
1" = 20'-0"



5 GROSS FLOOR AREA PLAN - LEVEL 05
1" = 20'-0"



GROSS FLOOR AREAS BY USE		
OCC TYPE	FLOOR	AREA
B-BUSINESS	LEVEL 01	18143.29 SF
B-BUSINESS	LEVEL 02	15189.92 SF
A - ASSEMBLY	LEVEL 02	1996.44 SF
B-BUSINESS	LEVEL 03	10114.86 SF
B-BUSINESS	LEVEL 04	8950.70 SF
B-BUSINESS	LEVEL 05	10896.21 SF
TOTAL		63267.42 SF

GENERAL INFORMATION

PERMIT APPLICANT: NICOLE HOLT 503.445.7384
SERA ARCHITECTS INC. 503.445.7372
ON BEHALF OF DEPARTMENT OF ADMINISTRATIVE SERVICES
PROJECT ADDRESS: 155 COTTAGE ST NE, SALEM, OREGON 97301

LEGAL DESCRIPTION:
PARCEL I: 586276
SALEM BLOCK 70, IN THE CITY OF SALEM, COUNTY OF MARION AND STATE OF OREGON.
TAX ID #: 073W27A02300
ZONING: PS
CONTAINING 115,433 SF (2.65 ACRES)

SEISMIC ZONE:
DESIGN CATEGORY D1

RISK CATEGORY: II

LAND USE SUMMARY

ZONE: PUBLIC SERVICE ZONE, GENERAL RETAIL/OFFICE OVERLAY
ALLOWABLE BUILDING HEIGHT: 70'0" MAX
BUILDING HEIGHT: 57'-0 7/8", EXISTING BUILDING TO REMAIN

REQUIRED BICYCLE PARKING				
USE	AREA	RATIO	REQ'D SHORT TERM SPACES	PROVIDED
GOVERNMENTAL SERVICES	63,267 SF	1 : 5,000 SF	12.7	
TOTAL			13**	12 SHORT-TERM** 13 LONG-TERM

** MAXIMUM OF 3 SPACES OR 25% OF TOTAL BICYCLE PARKING MAY BE DEVELOPED AS LONG-TERM, SECURED SPACES PER SRC 806.055 (b).

13 LONG-TERM SPACES ARE PROVIDED INSIDE THE BUILDING NEAR THE EAST ENTRY. 12 SHORT-TERM SPACES ARE PROVIDED OUTSIDE NEAR THE EAST ENTRY.

OFF-STREET PARKING SUMMARY				
USE	AREA	RATIO	REQ'D STALLS	PROVIDED
GOVERNMENTAL SERVICES	63,267 SF	1 : 500 SF	126.5	
TOTAL			127**	175

** MAXIMUM OF 223 SPACES OR 1.75 TIMES MINIMUM NUMBER OF SPACES REQUIRED ARE ALLOWED PER SRC TABLE 806-2A.

OFF-STREET VEHICLE PARKING COUNTS					
TYPE	EXISTING		TOTAL	REQUIRED	PROPOSED
	LVL 1	LVL 2			
STANDARD	88	61	149	-	149
COMPACT	2	18	20	-	20*
ADA	1	4	5	5	5
(LOADING)**	0	1	1	2	2
SUBTOTAL	91	84	-	-	-
TOTAL		175		127	175

* MAXIMUM OF 95 COMPACT SPACES ARE ALLOWED, OR 75% OF MINIMUM REQUIRED OFF-STREET PARKING SPACES PER SRC 806.015(b).

** LOADING SPACES NOT INCLUDED IN PARKING TOTALS.



ARCHITECTURE
URBAN DESIGN + PLANNING
INTERIOR DESIGN

PORTLAND | OAKLAND
SERADESIGN.COM

PRELIMINARY
NOT FOR CONSTRUCTION

EXECUTIVE BUILDING RENOVATION

DEPARTMENT OF ADMINISTRATIVE SERVICES
155 Cottage St, NE
Salem, Oregon 97301

REVISIONS

CHECKED BY: NH
ISSUE DATE: 09/30/2022
PROJECT NO: 2101032

GENERAL
INFORMATION
LU-G10