

DOLLAR TREE
NEW LOADING DOCK
706 MADRONA AVE SE, SALEM, OR

VICINITY MAP



CODE SUMMARY

CODE: 2022 068C
OCCUPANCY: M (EXISTING)
CONST. TYPE: V-B (SPRINKLED)
ZONING: MU-III (MIXED USE)
BUILDING HEIGHT: 26'-10" (EXISTING)
SITE AREA: 86,917* (2 ACRES)
EXIST. AREA: 36,142* (RETAIL)
(NO CHANGE) (TOTAL BUILDING)
SITE COVERAGE: 12,396* (IMPERVIOUS)
(NO CHANGE) 14,521* (LANDSCAPING)
PARKING: 98 TOTAL SPACES
(2 COMPACT)
(6 ACCESSIBLE)
ALLOWABLE AREA: 90,000* (1 STORY)
(INCREASE PER 506.2)

AREA INCREASE

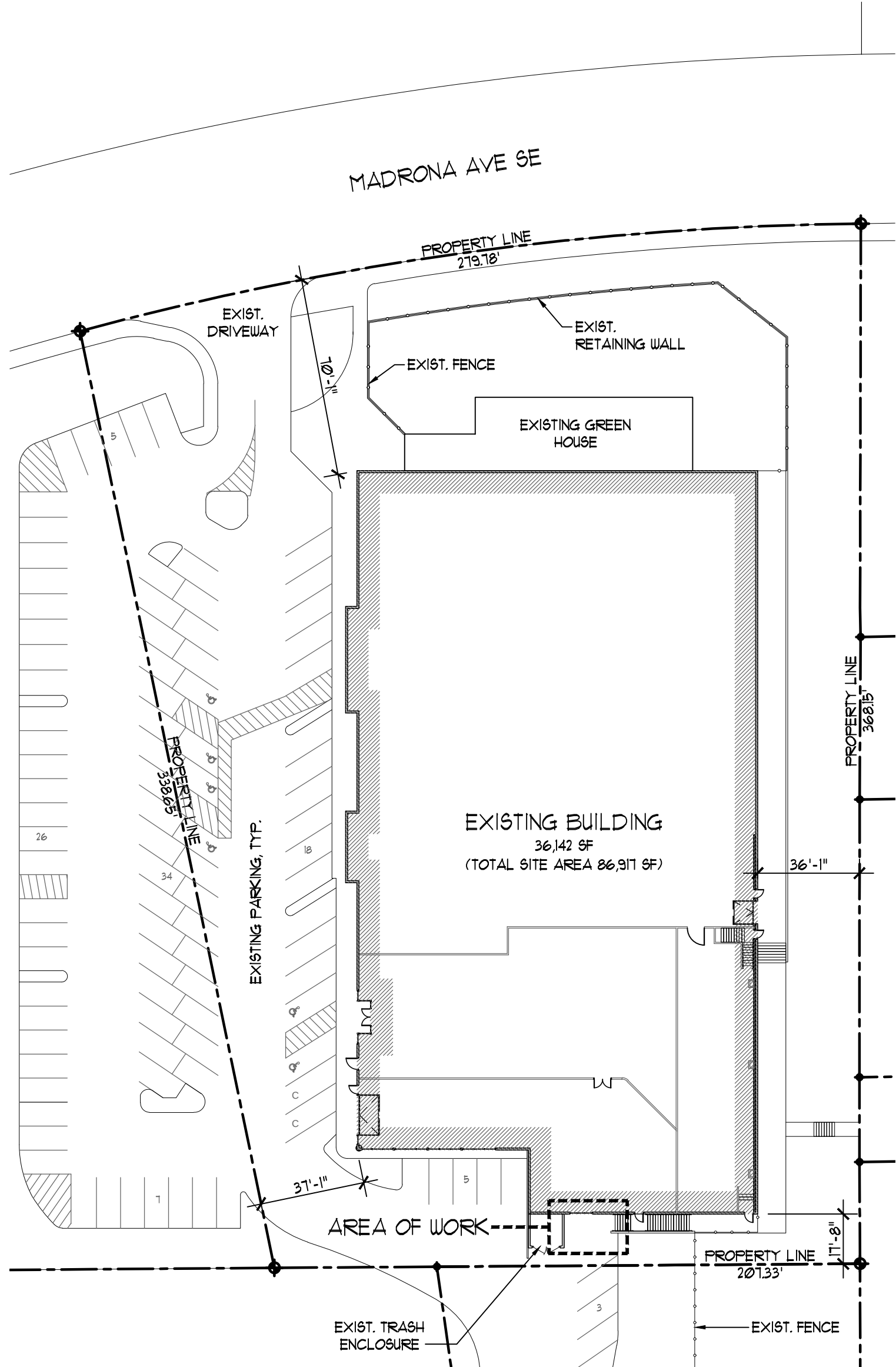
$I_f = [F/P - 0.25]W/30$ (Equation 5-5)
 $I_f = [814/814 - 0.25]40/30 = 1$
 $I_f = 1$
where:
 I_f = Area factor increase due to frontage.
 F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet
 P = Perimeter of entire building (feet)
 W = Width of public way or open space (feet) in accordance with Section 506.3.2.

$W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$ (Equation 5-4)
 $W = [(265' \times 36.5') + (79' \times 60') + (21.5' \times 60') + (63' \times 40.5') + (243.5' \times 60')] / 814' = 40.37$

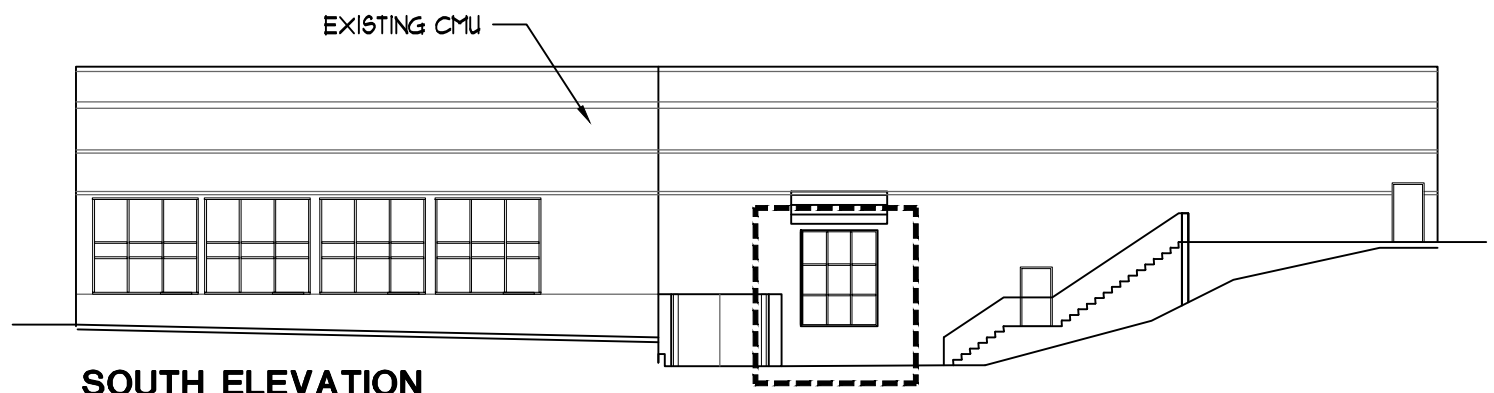
where:
 W (Width: weighted average) = Calculated width of public way or open space (feet).
 L_n = Length of a portion of the exterior perimeter wall.
 w_n = Width (? 20 feet) of a public way or open space associated with that portion of the exterior perimeter wall.
 F = Building perimeter that fronts on a public way or open space having a width of 20 feet (6096 mm) or more.

$A_a = [A_t + (NS \times I_f)] \times S_a$ (Equation 5-2)
 $A_a = [36,000 + (9,000 \times 1)] \times 2 = 90,000$

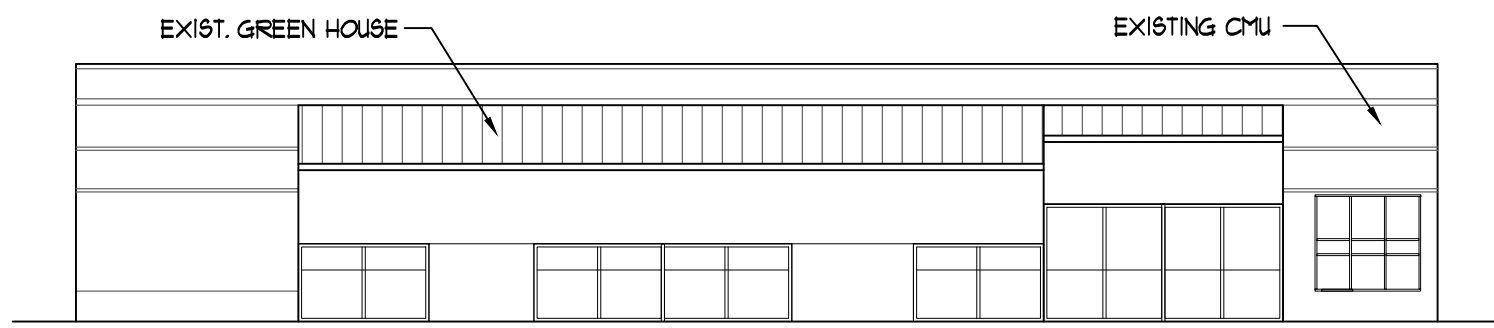
where:
 A_a = Allowable area (square feet).
 A_t = Tabular allowable area factor (NS, S13R, S13D or SM value, as applicable) in accordance with Table 506.2.
 NS = Tabular allowable area factor in accordance with Table 506.2 for a nonsprinklered building (regardless of whether the building is sprinklered).
 I_f = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
 S_a = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.



EXISTING SITE PLAN
SCALE: 1" = 40'-0"

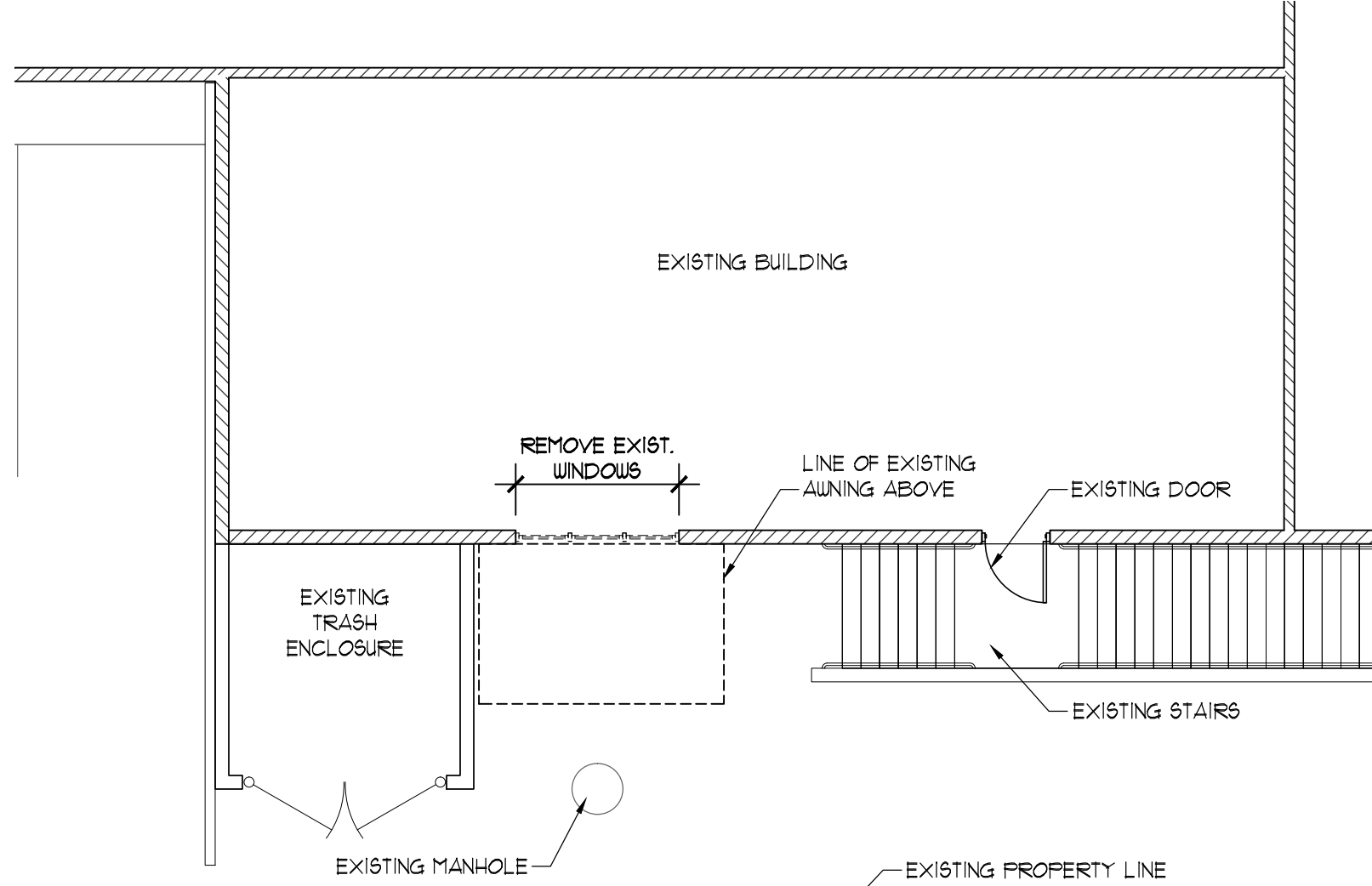


SOUTH ELEVATION

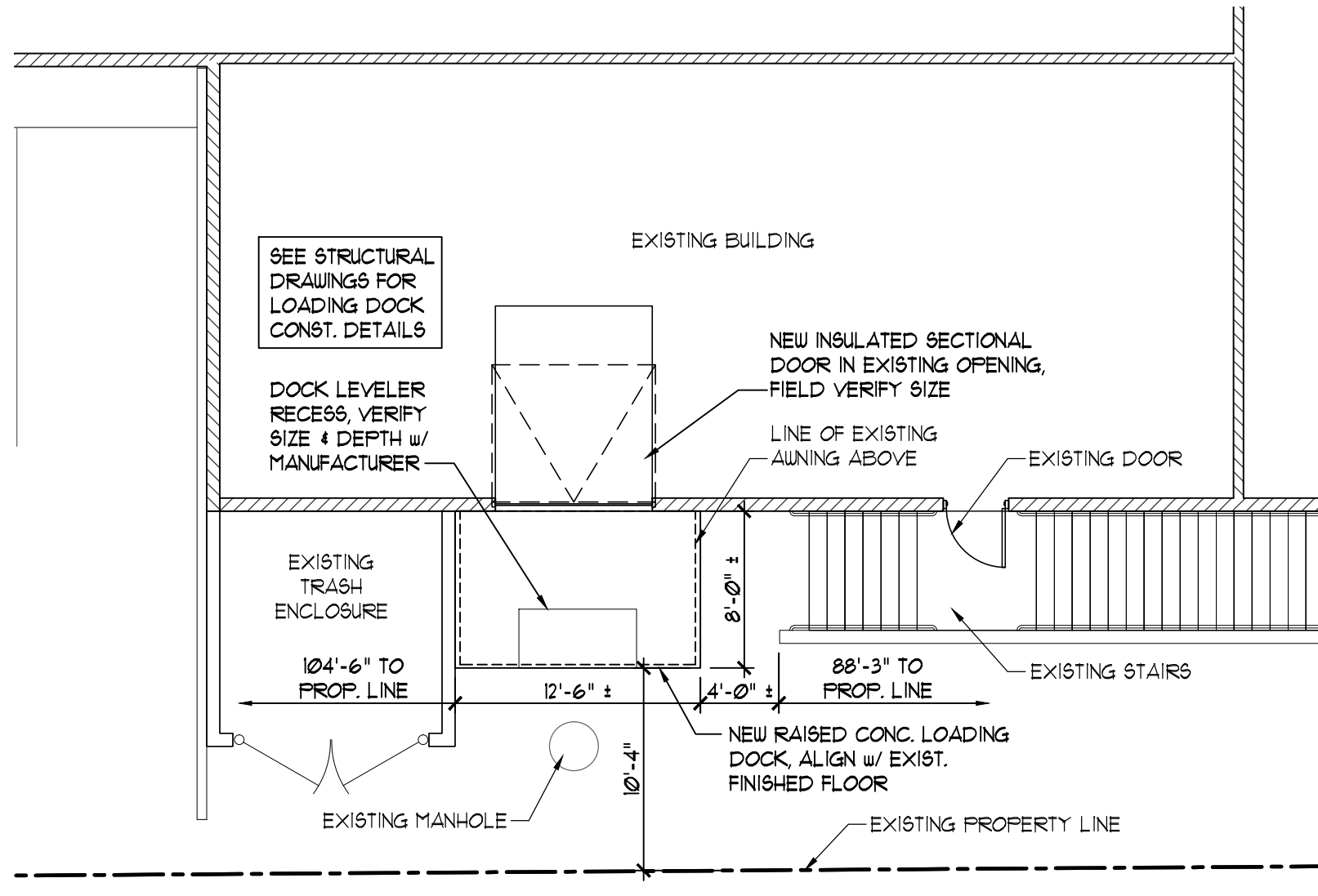


NORTH ELEVATION

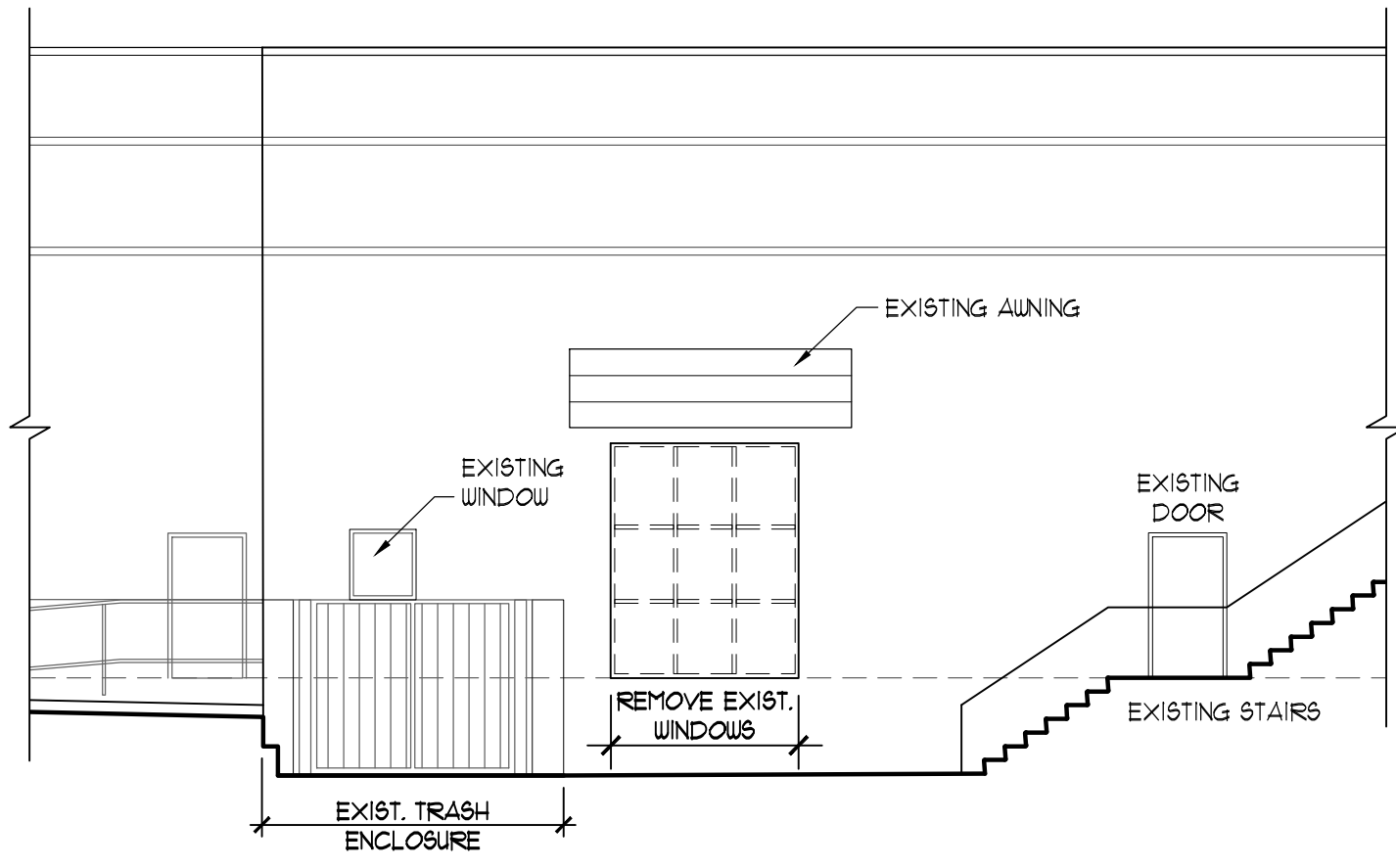
EXISTING ELEVATIONS
SCALE: 1" = 20'-0"



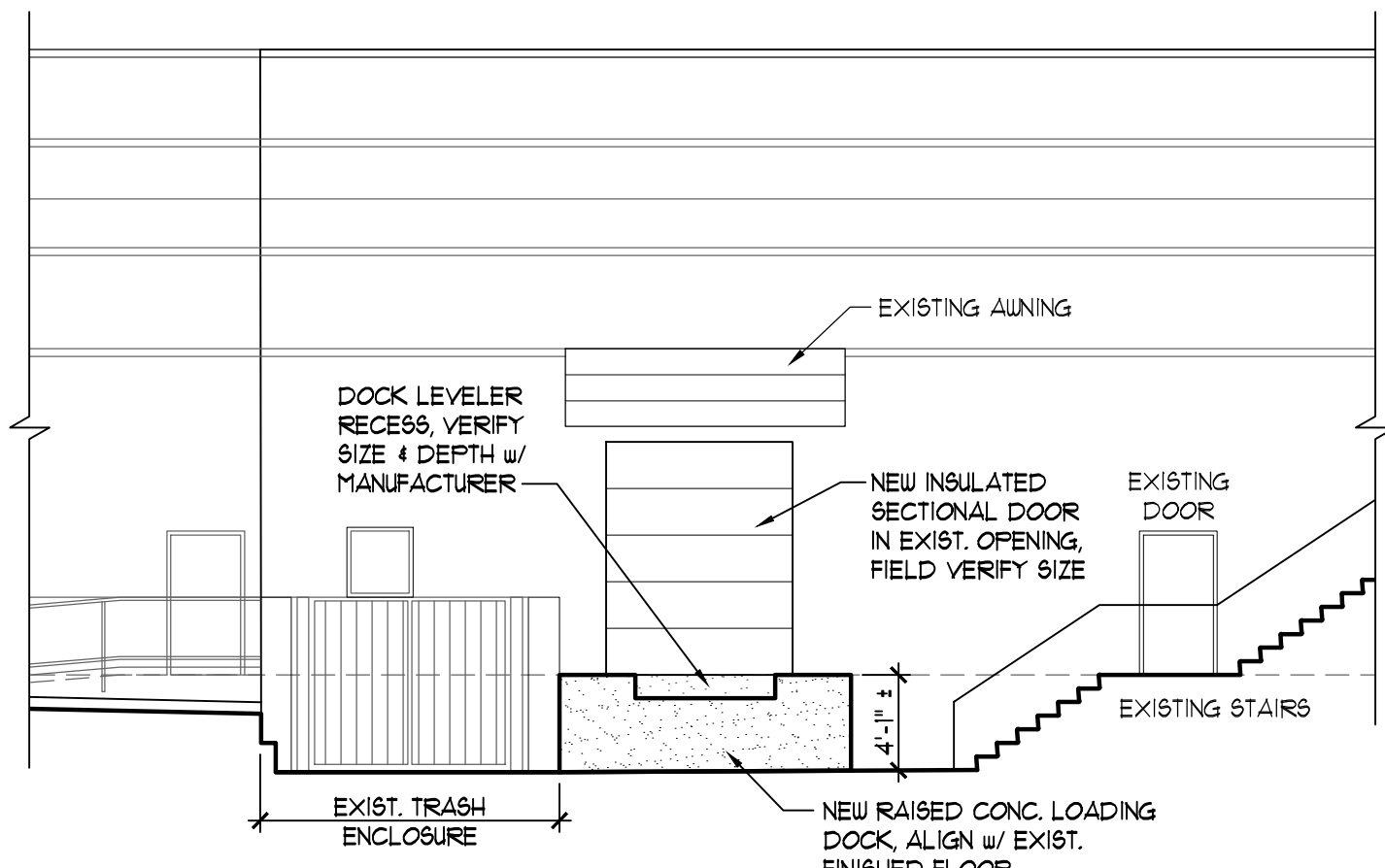
EXISTING PLAN
SCALE: 1/8" = 1'-0"



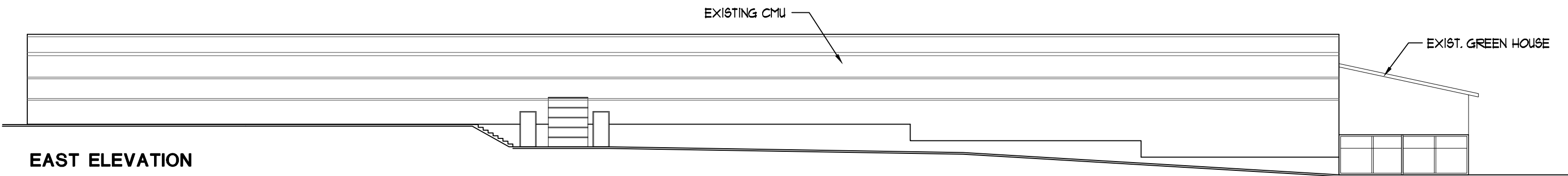
PROPOSED PLAN
SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION



WEST ELEVATION

