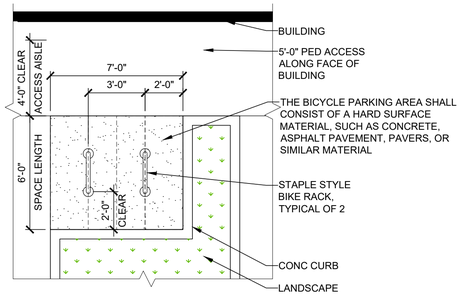
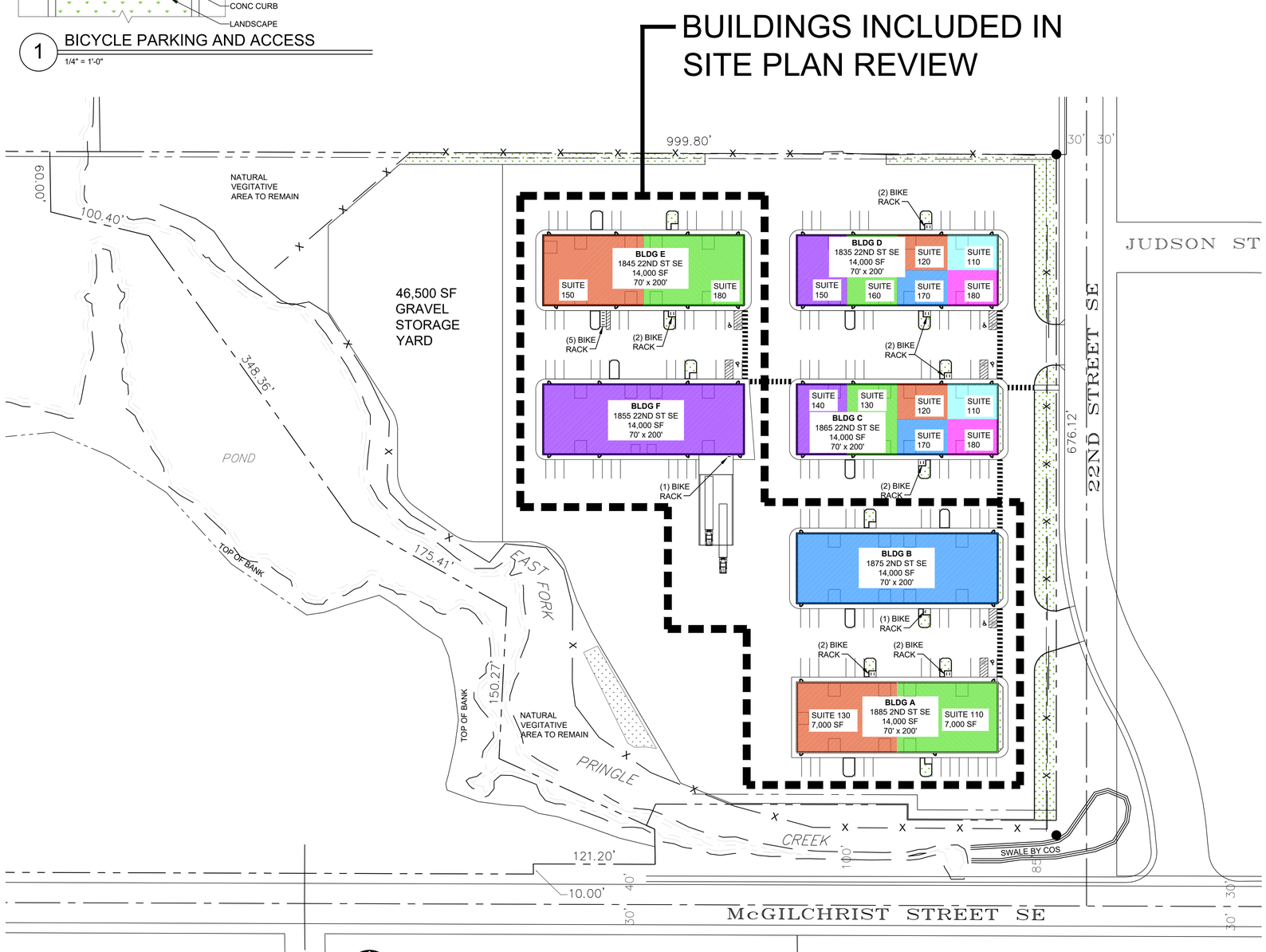


1 BICYCLE PARKING AND ACCESS

1/4" = 1'-0"



SITE PLAN

1" = 60'-0"

ZONING CODE SUMMARY

PURPOSE OF THIS SITE PLAN REVIEW IS TO ESTABLISH INITIAL OCCUPANCY FOR TENANTS IN 1845, 1855, 1875 & 1885 22ND ST SE. NO EXTERIOR IMPROVEMENTS ARE IN THE SCOPE OF WORK EXCEPT ADDITIONAL BIKE RACKS. EACH BUILDING IS 14,000 SF.

SITE ZONING DESIGNATION IG

PROPOSED USES

1845 22ND ST SE BUILDING:
SUITE 150 = 7,000 SF INDOOR COMM RECREATION (BOXING TRAINING)
SUITE 130 = 7,000 SF WAREHOUSE/DISTRIBUTION

1855 22ND ST SE BUILDING:
WHOLE BUILDING = 14,000 SF GENERAL WHOLESALING

1855 22ND ST SE BUILDING:
WHOLE BUILDING = 14,000 SF GENERAL WHOLESALING

1885 22ND ST SE BUILDING:
SUITE 110 = 7,000 SF WAREHOUSING/DISTRIBUTION
SUITE 130 = 7,000 SF VOCATIONAL TRADE SCHOOL

NO CHANGES TO EXISTING PARKING.

BICYCLE PARKING

1845 22ND ST SE BUILDING:
SUITE 150 = 7,000 SF INDOOR COMM RECREATION (1:500SF) 14 SPACES
SUITE 130 = 7,000 SF GENERAL WHOLESALING (1:15,000SF) 0 SPACES

1855 22ND ST SE BUILDING:
WHOLE BUILDING = 14,000 SF GENERAL WHOLESALING (1:15,000SF) 1 SPACE

1855 22ND ST SE BUILDING:
WHOLE BUILDING = 14,000 SF GENERAL WHOLESALING (1:15,000SF) 1 SPACE

1885 22ND ST SE BUILDING:
SUITE 110 = 7,000 SF WAREHOUSING/DISTRIBUTION (1:10,000SF OR 4) 4 SPACES
SUITE 130 = 7,000 SF VOCATIONAL TRADE SCHOOL (1:3,500SF OR 4) 4 SPACES

FACET ARCHITECTS
Formerly Carlson Veit Junge Architects
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REGISTERED ARCHITECT
MICHAEL VEIT JUNGE
SALEM, OREGON
STATE OF OREGON

SITE PLAN REVIEW

project:
NATHAN LEVIN PROPERTIES
22ND & MCGILCHRIST DEVELOPMENT
1885 22ND ST SE (AKA BUILDING 'A')
SALEM, OREGON 97306
consultants:

revisions:

date: 02-25-2025
project: 03720
dwg file: A-101-03720-A-SPR
drawn by: MJ
checked by: MJ
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SITE PLAN

sheet: A-101
of: 1