

# Turner Road Salem, Oregon

18 February 2022

## LEGEND

ARCHITECTURAL  
A-1 COVER SHEET  
A-2 PRELIMINARY SITE PLAN  
A-3 FLOOR PLAN  
A-4 EXTERIOR ELEVATIONS

<u>CIVIL</u>	
C0.2	EXISTING CONDITIONS
C0.3	DEMOLITION PLAN
C1.0	SITE PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN

LANDSCAPE	
L1.0	TREE REMOVAL & PROTECTION PLAN
L1.1	OVERALL LANDSCAPE & TREE PLAN
L1.2	ENLARGED LANDSCAPE PLAN
L1.3	ENLARGED LANDSCAPE PLAN
L1.4	ENLARGED LANDSCAPE PLAN
L1.5	ENLARGED LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
L2.1	IRRIGATION DETAILS
L3.0	LANDSCAPE & IR DETAILS

----- PROPERTY LINE  
----- LINE OF SOFFIT OR  
ELEMENT ABOVE  
----- CENTER LINE  
----- COLUMN GRID LINE

ALL CONSTRUCTION SHALL CONFORM WITH ALL APPLICABLE  
LOCAL STATE AND FEDERAL CODES REGULATION AND LAWS,  
INCLUDING, BUT NOT LIMITED TO:

BUILDING	2019 OREGON STRUCTURAL SPECIALTY CODE
MECHANICAL	2019 OREGON MECHANICAL SPECIALTY CODE
PLUMBING	2017 OREGON PLUMBING SPECIALTY CODE
ELECTRICAL	2017 OREGON ELECTRICAL SPECIALTY CODE
FIRE	2014 OREGON FIRE CODE
ACCESSIBILITY	2009 ICC / ANSI A117.1 ACCESSIBILITY CODE
ENERGY	2019 OREGON ZERO ENERGY READY COMMERCIAL CODE

CURRENT ZONING USE: IG - GENERAL INDUSTRIAL  
PROPOSED ZONING USE: IG - GENERAL INDUSTRIAL

OCCUPANCY GROUP: S-1 / B

CONSTRUCTION TYPE: V-B

ASSESSOR'S PARCEL NUMBER: 082W07C00200

GROSS LOT AREA: ± 440,696  
10.12 acres

NET LOT AREA: ± 436,039  
10.01 acres

BUILDING AREA:	206,975 sf
SITE COVERAGE:	47.47%
DOCK DOOR RATIO:	1 / 7,392 sf
PARKING REQUIRED:	40 spaces
OFFICE (1 / 350 sf)	26 spaces
WAREHOUSE (1 / 15,000 sf)	14 spaces
MAXIMUM PARKING:	70 spaces
PARKING PROVIDED:	70 spaces

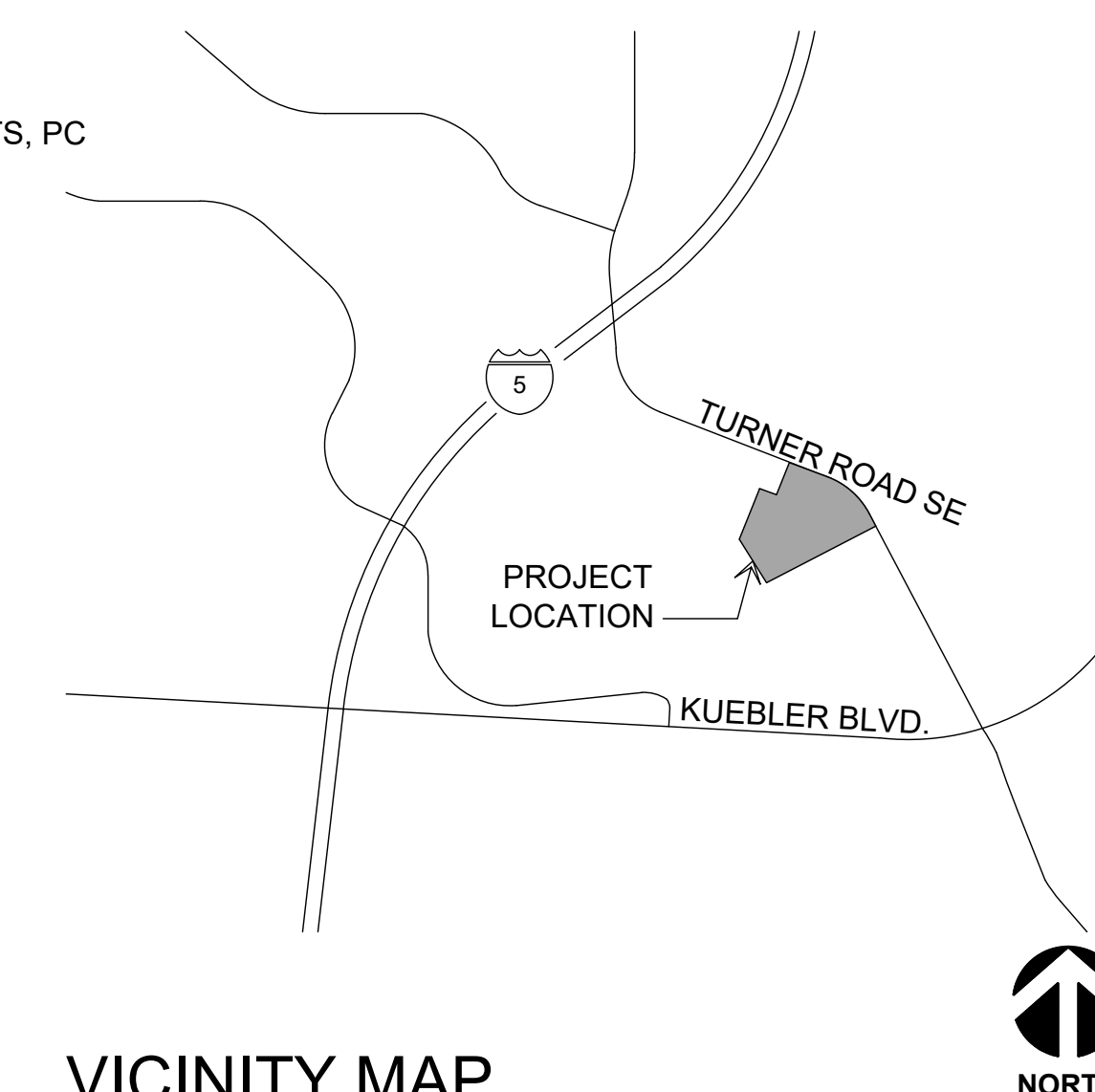
OWNER / DEVELOPER                      PHELAN DEVELOPMENT COMPANY  
450 NEWPORT CENTER DRIVE, SUITE 405  
NEWPORT BEACH, CA 92660  
(949) 720-8050

APPLICANT MICHAEL DEARMEY  
PHELAN DEVELOPMENT COMPANY  
450 NEWPORT CENTER DRIVE, SUITE 405  
NEWPORT BEACH, CA 92660  
(949) 720-8050

ARCHITECT CALVIN J. COATSWORTH ARCHITECTS, PC  
1574 GULF ROAD  
PMB 212  
POINT ROBERTS, WA 98281  
PHONE: (949) 833-1930

CIVIL ENGINEER CRAIG HARRIS  
AAI ENGINEERING  
4875 SW GRIFFITH DRIVE, SUITE 300  
BEAVERTON, OR 97005  
PHONE: (503) 352-3030

LANDSCAPE TERESA LONG, PLA  
AAI ENGINEERING  
4875 SW GRIFFITH DRIVE, SUITE 100  
BEAVERTON, OR 97005  
PHONE: (503) 352-3030



## SHEET INDEX

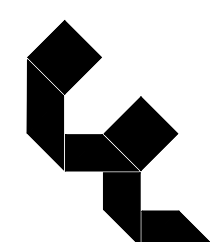
## APPLICABLE CODES

## PROJECT SUMMARY

## PROJECT TEAM

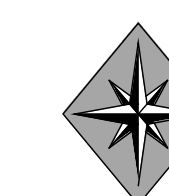
## VICINITY MAP

SCALE: NOT TO SCALE



**Calvin J. Coatsworth Architects, PC**  
1574 Gulf Road PMB 212 - Point Roberts, WA, 98281 - Phone: (949) 833-1930

Turner Road  
Salem, Oregon



**PHELAN**  
DEVELOPMENT  
450 Newport Center Drive, Suite 405  
Newport Beach, CA 92660