

Turner Road Salem, Oregon

06 APRIL 2022

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

LEGEND

ARCHITECTURAL
A-1 COVER SHEET
A-2 PRELIMINARY SITE PLAN
A-3 FLOOR PLAN
A-4 EXTERIOR ELEVATIONS
A-5 SITE DETAILS

CIVIL
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
L1.6 PLANTING LEGEND

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
OFFICE:	9,000 sf
WAREHOUSE:	197,975 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

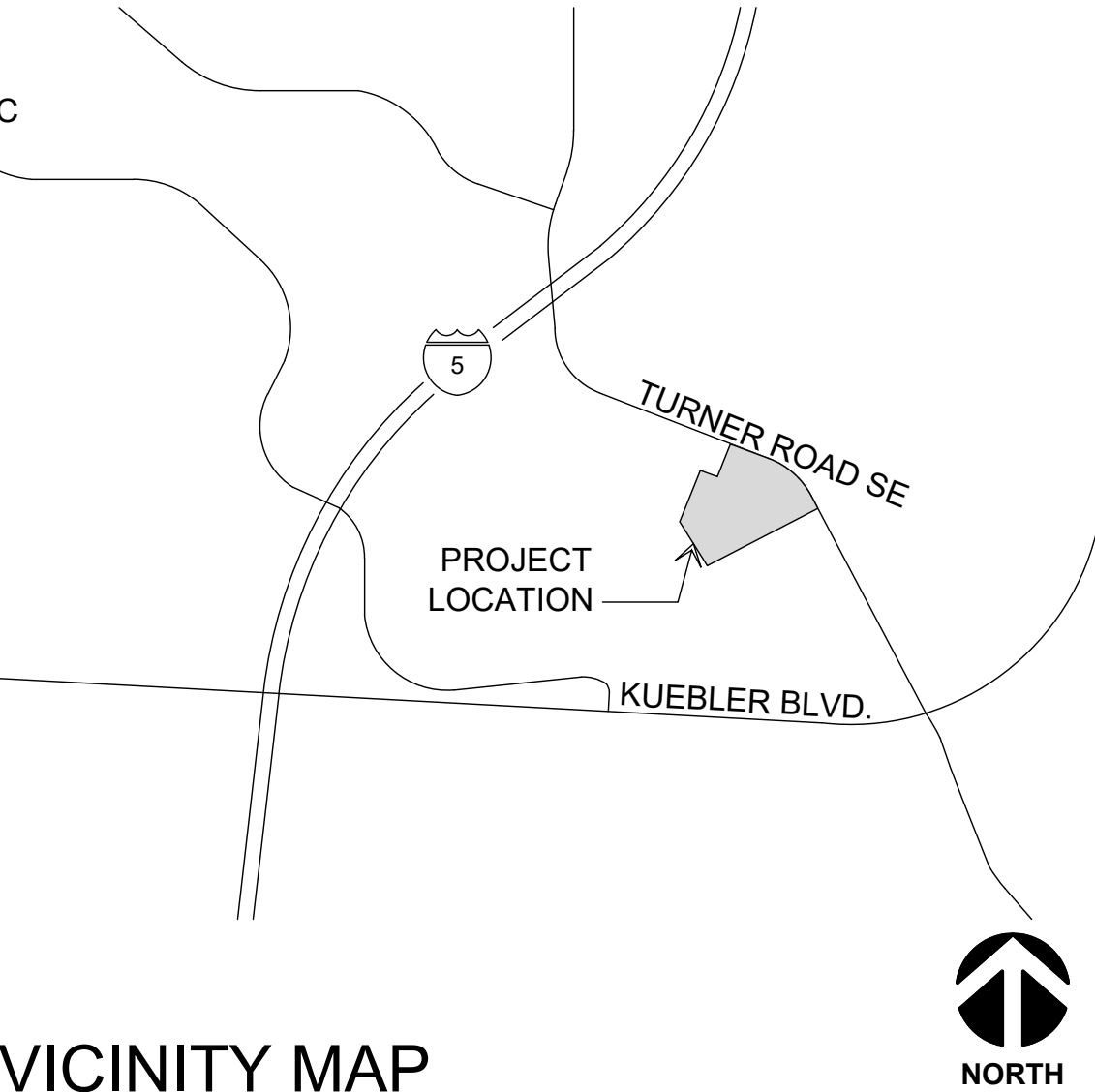
OWNER / DEVELOPER
PHELAN DEVELOPMENT COMPANY
450 NEWPORT CENTER DRIVE, SUITE 405
NEWPORT BEACH, CA 92660
(949) 720-8050

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

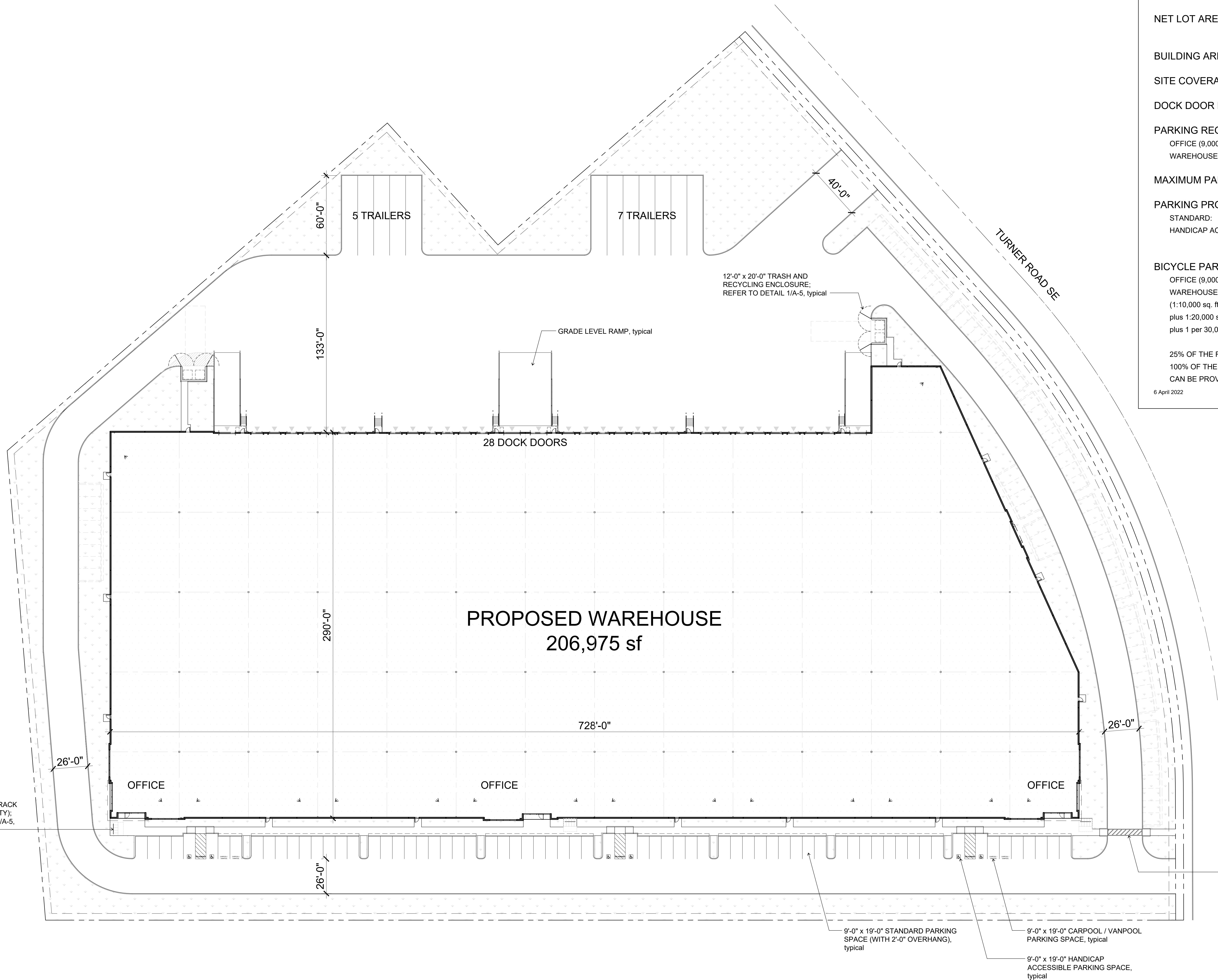
APPLICABLE CODES

PROJECT SUMMARY

PROJECT TEAM

VICINITY MAP

SCALE: NOT TO SCALE

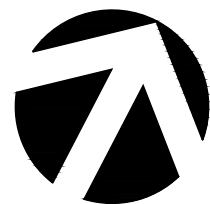
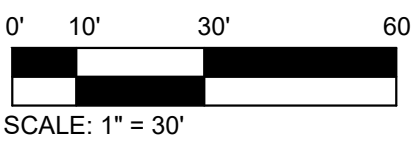


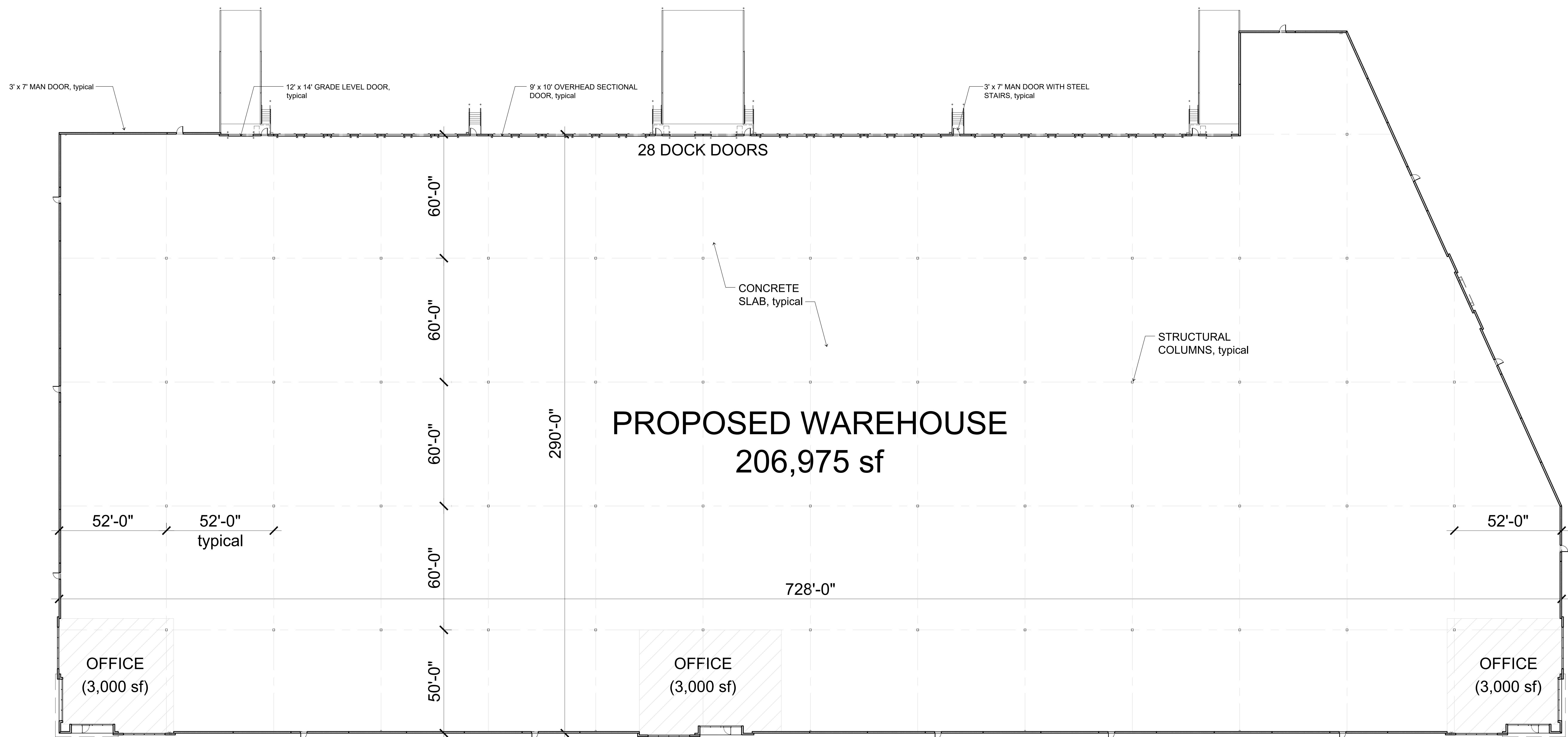
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NET LOT AREA:	± 436,039 sf 10.01 acres
BUILDING AREA:	206,975 sf
SITE COVERAGE:	47.47 %
DOCK DOOR RATIO:	1 / 7,392 sf
PARKING REQUIRED:	40 spaces OFFICE (9,000 sf at 1:350 sf) 26 spaces WAREHOUSE (197,975 sf at 1:15,000 sf) 14 spaces
MAXIMUM PARKING (1.75x REQUIRED):	70 spaces
PARKING PROVIDED:	70 spaces STANDARD: 64 spaces HANDICAP ACCESSIBLE: 6 spaces
BICYCLE PARKING REQUIRED:	SHORT TERM 15 spaces OFFICE (9,000 sf at 1:3,500 sf) 3 spaces WAREHOUSE (197,975 sf) 12 spaces (1:10,000 sq. ft. for first 50,000 sq. ft. 5 spaces plus 1:20,000 sq. ft. for 50,000 to 100,000 sq. ft. 3 spaces plus 1 per 30,000 sq. ft. for remaining over 100,000 sq. ft.) 4 spaces
25% OF THE REQUIRED OFFICE BICYCLE PARKING AND 100% OF THE REQUIRED WAREHOUSE BICYCLE PARKING CAN BE PROVIDED AS LONG TERM BICYCLE PARKING.	
6 April 2022 p:\2021\21500 phelan development\21500.19 pd-turner road, salem, or\planning package\21500.19 site plan scheme 2r2 04.06.2022.dwg	

PRELIMINARY SITE PLAN

06 APRIL 2022

Turner Road
Salem, Oregon

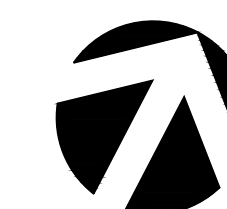


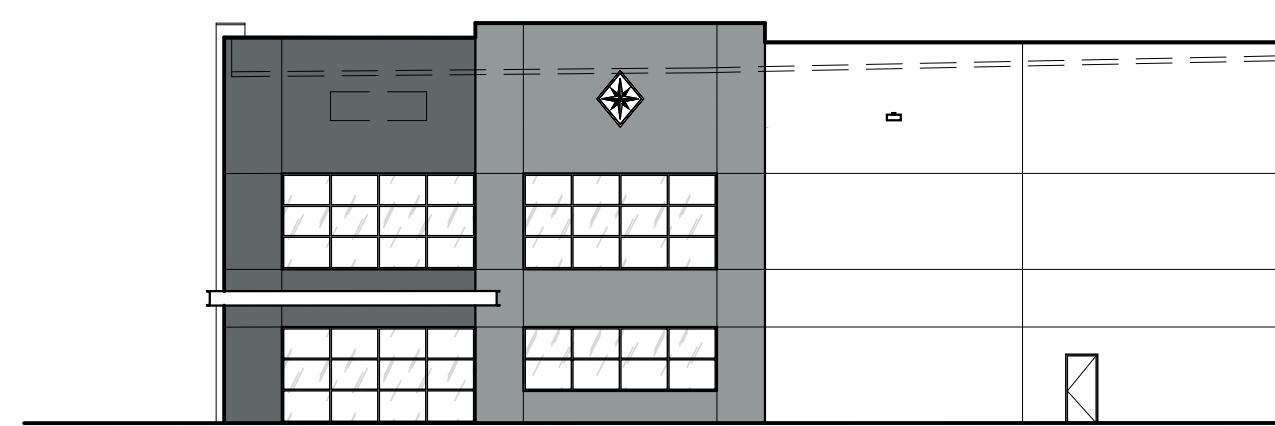


FLOOR PLAN

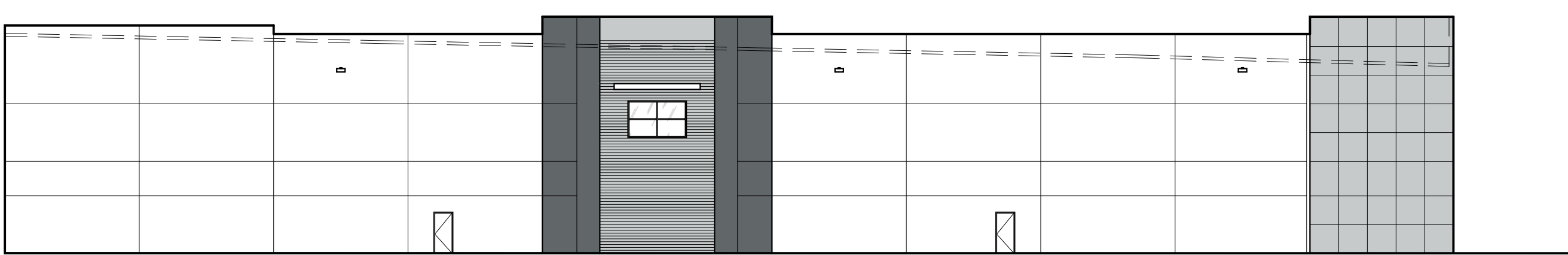
06 APRIL 2022

Turner Road
Salem, Oregon





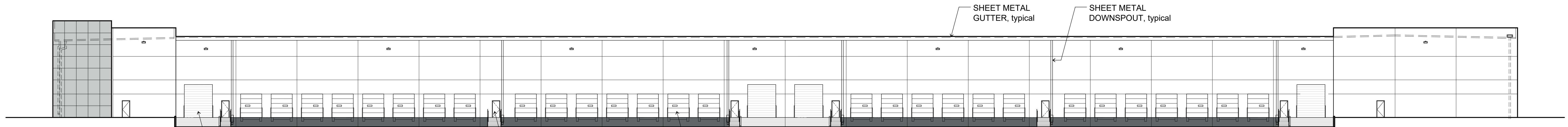
PARTIAL EAST ELEVATION



PARTIAL EAST ELEVATION

	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7757 - HIGH REFLECTIVE WHITE
	TILT-UP CONCRETE WALL PANEL WALL PANEL FIELD COLOR SHERWIN WILLIAMS - #7071 - GRAY SCREEN
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #9162 - AFRICAN GRAY
	TILT-UP CONCRETE WALL PANEL WALL PANEL ACCENT COLOR SHERWIN WILLIAMS - #7075 - WEB GRAY
	1" INSULATED DUAL PANE MEDIUM PERFORMANCE PPG VISTACOL PACIFICA GLAZING CLEAR ANODIZED ALUMINUM MULLIONS

LEGEND



NORTH ELEVATION

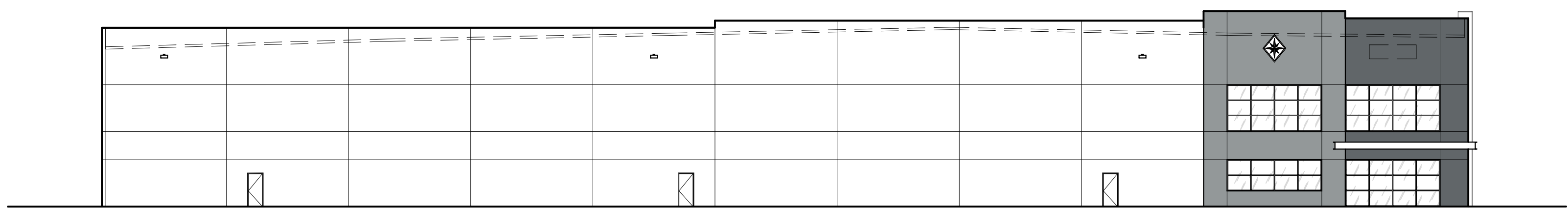
12'-0" x 14'-0" GRADE
LEVEL DOOR, typical

3'-0" x 7'-0" MAN DOOR WITH
METAL STAIRS, typical

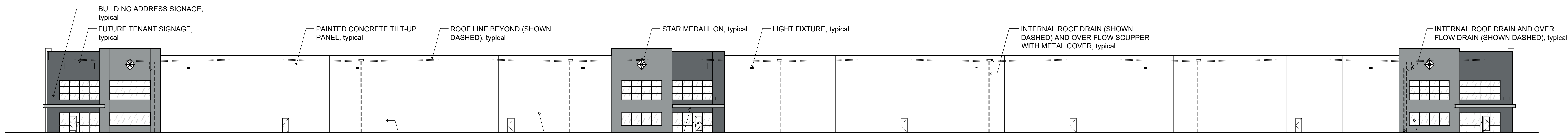
9'-0" x 10'-0" OVERHEAD
SECTIONAL DOOR, typical

SHEET METAL
GUTTER, typical

SHEET METAL
DOWNSPOUT, typical



WEST ELEVATION



SOUTH ELEVATION

BUILDING ADDRESS SIGNAGE,
typical
FUTURE TENANT SIGNAGE,
typical

PAINTED CONCRETE TILT-UP
PANEL, typical

ROOF LINE BEYOND (SHOWN
DASHED), typical

STAR MEDALLION, typical

LIGHT FIXTURE, typical

INTERNAL ROOF DRAIN (SHOWN
DASHED) AND OVER FLOW SCUPPER
WITH METAL COVER, typical

INTERNAL ROOF DRAIN AND OVER
FLOW DRAIN (SHOWN DASHED), typical

PANEL JOINT, typical

PANEL REVEAL, typical

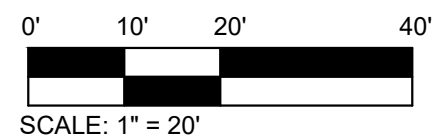
ENTRY, typical
C-CHANNEL CANOPY, typical

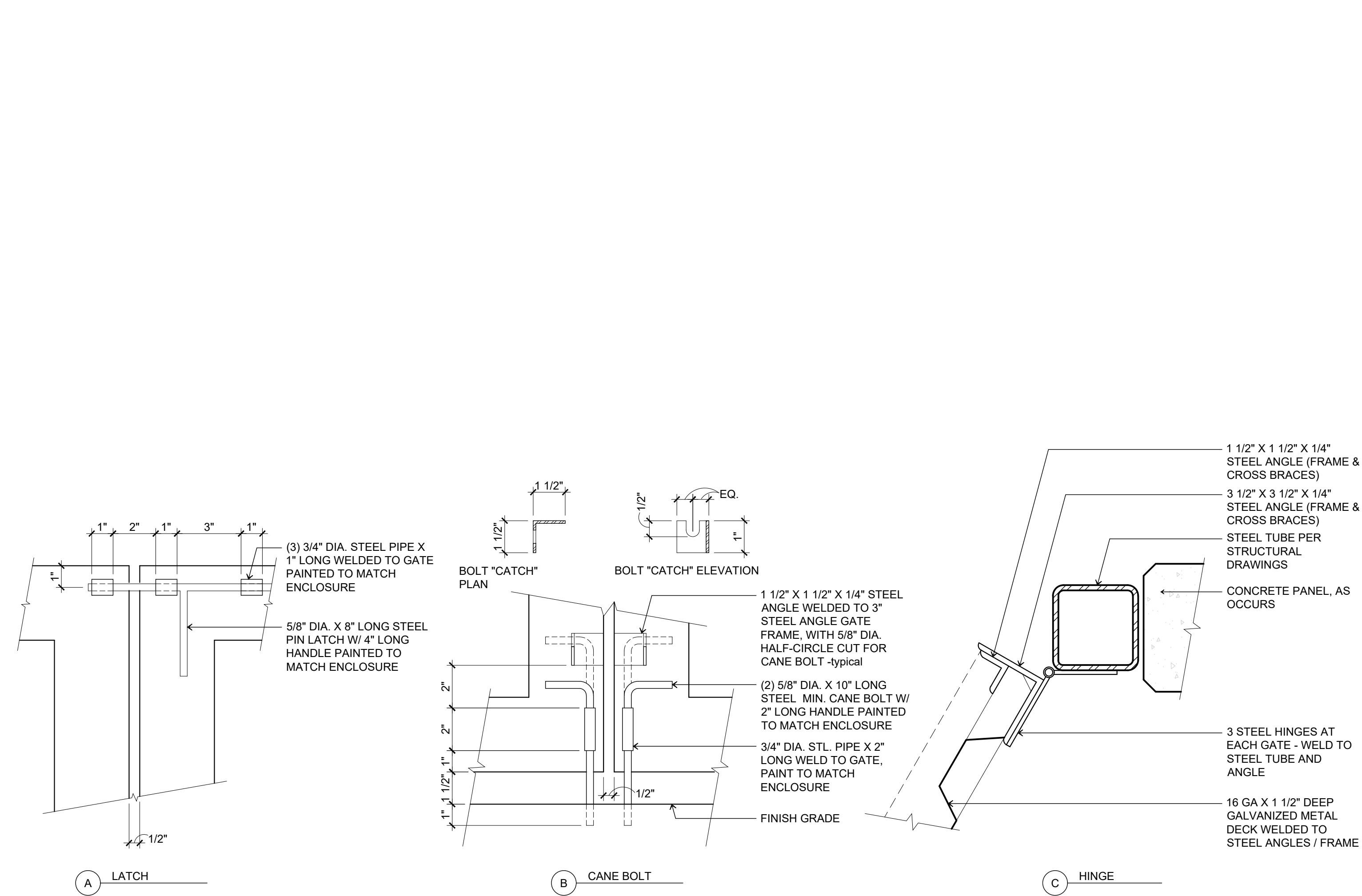
CLEAR ANODIZED
STOREFRONT SYSTEM, typical
INTERNAL ROOF OVER FLOW
DRAIN OUTLET, typical

EXTERIOR ELEVATIONS

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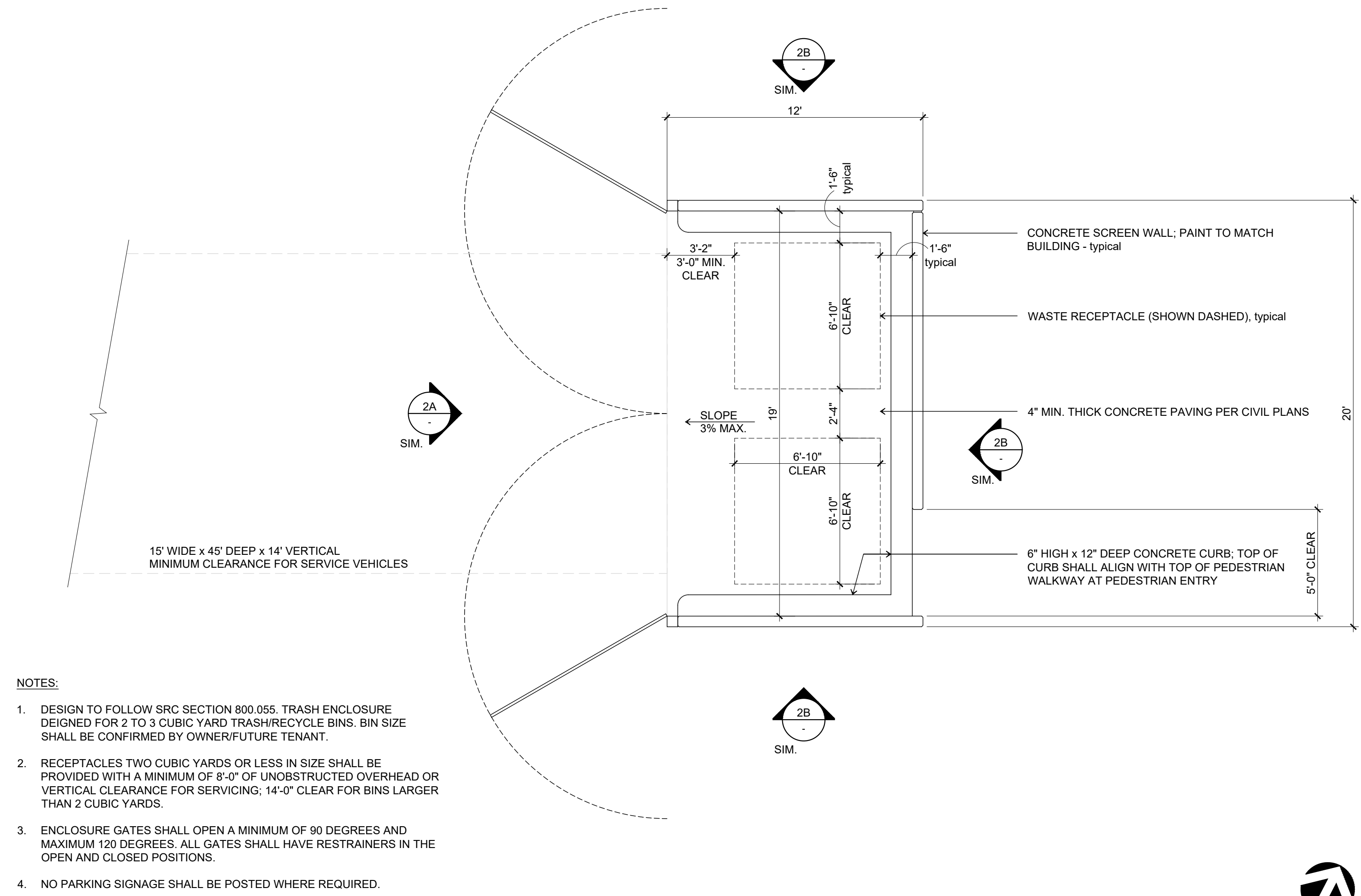
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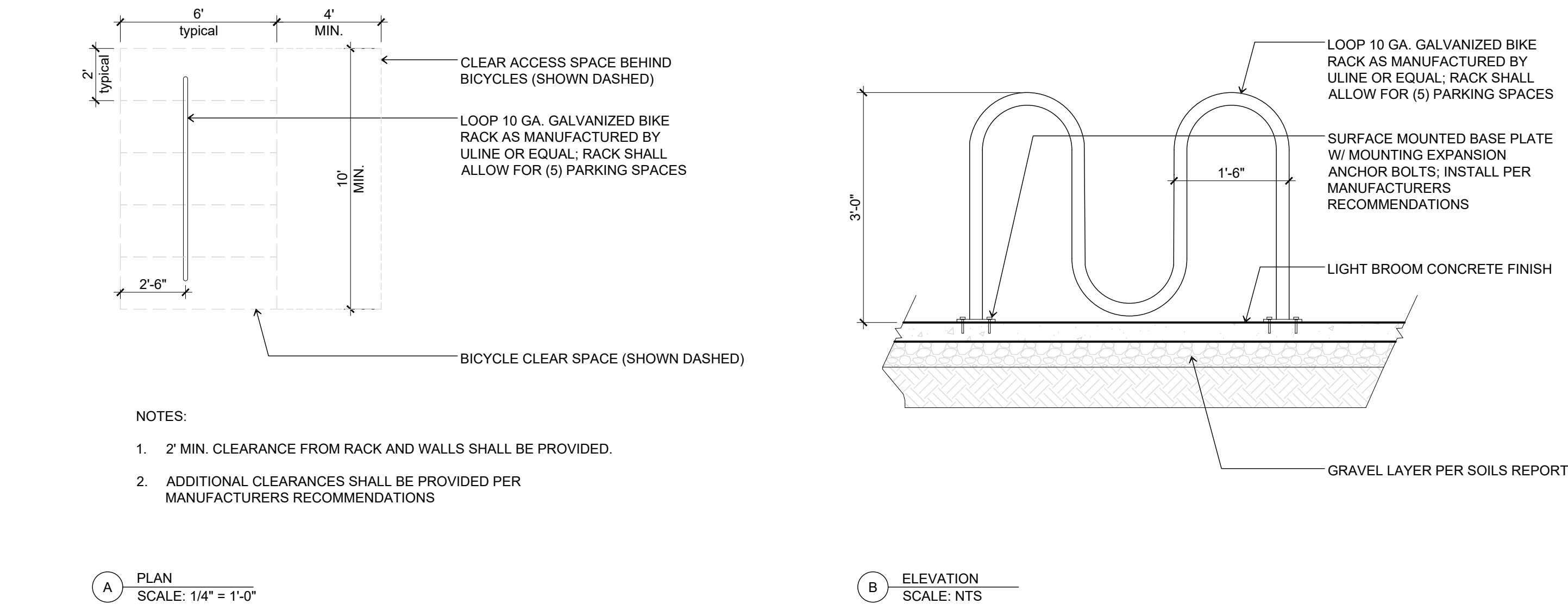
TRASH ENCLOSURE DETAILS

SCALE: 3" = 1'-0"



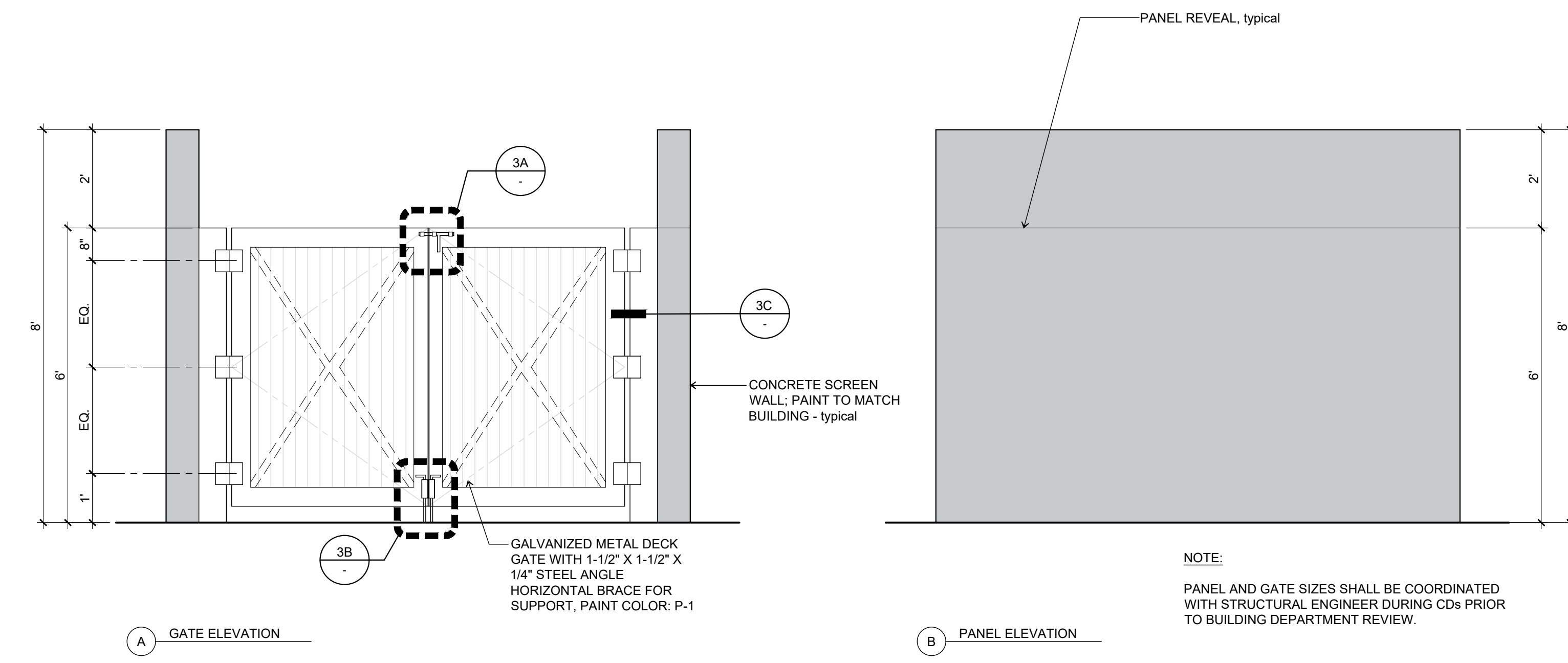
3 TYPICAL TRASH ENCLOSURE PLAN

SCALE: 1/4" = 1'-0"



BICYCLE RACK DETAILS

SCALE: VARIES



4 TYPICAL TRASH ENCLOSURE ELEVATION

SCALE: 1/2" = 1'-0"

SITE DETAILS

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 Salem, Oregon