

# Turner Road Salem, Oregon

14 JUNE 2022

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

## LEGEND

ARCHITECTURAL  
A-1 COVER SHEET  
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A-3 FLOOR PLAN  
A-4 EXTERIOR ELEVATIONS  
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C2.0 GRADING PLAN  
C3.0 UTILITY PLAN

LANDSCAPE  
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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:	193,758 sf
OFFICE:	9,000 sf
WAREHOUSE:	184,758 sf
SITE COVERAGE (FROM NET):	44.44%
DOCK DOOR RATIO:	1 / 6,459 sf
PARKING REQUIRED:	39 spaces
OFFICE (1 / 350 sf)	26 spaces
WAREHOUSE (1 / 15,000 sf)	13 spaces
MAXIMUM PARKING:	69 spaces
PARKING PROVIDED:	69 spaces

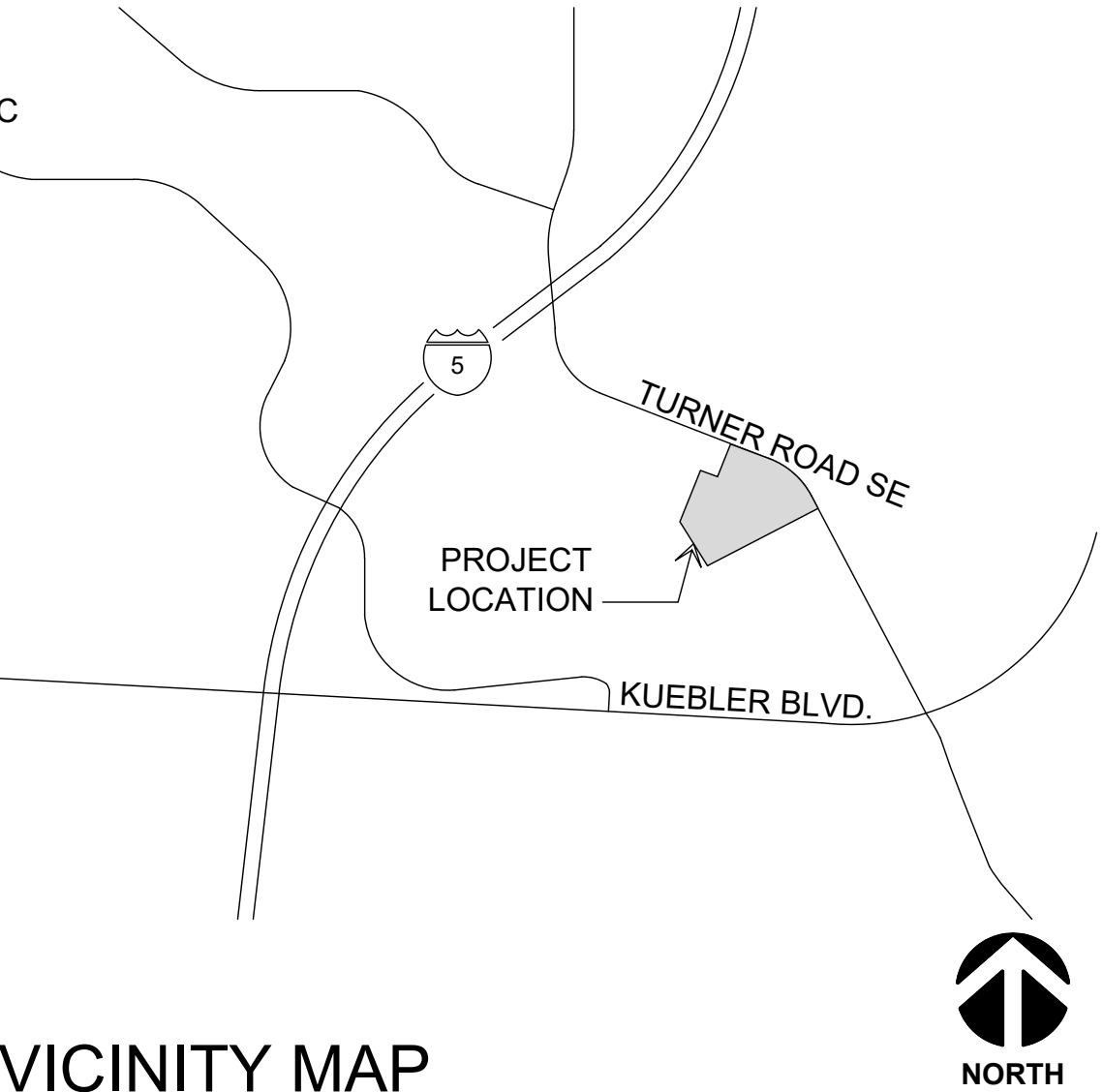
OWNER / DEVELOPER  
PHELAN DEVELOPMENT COMPANY  
450 NEWPORT CENTER DRIVE, SUITE 405  
NEWPORT BEACH, CA 92660  
(949) 720-8050

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

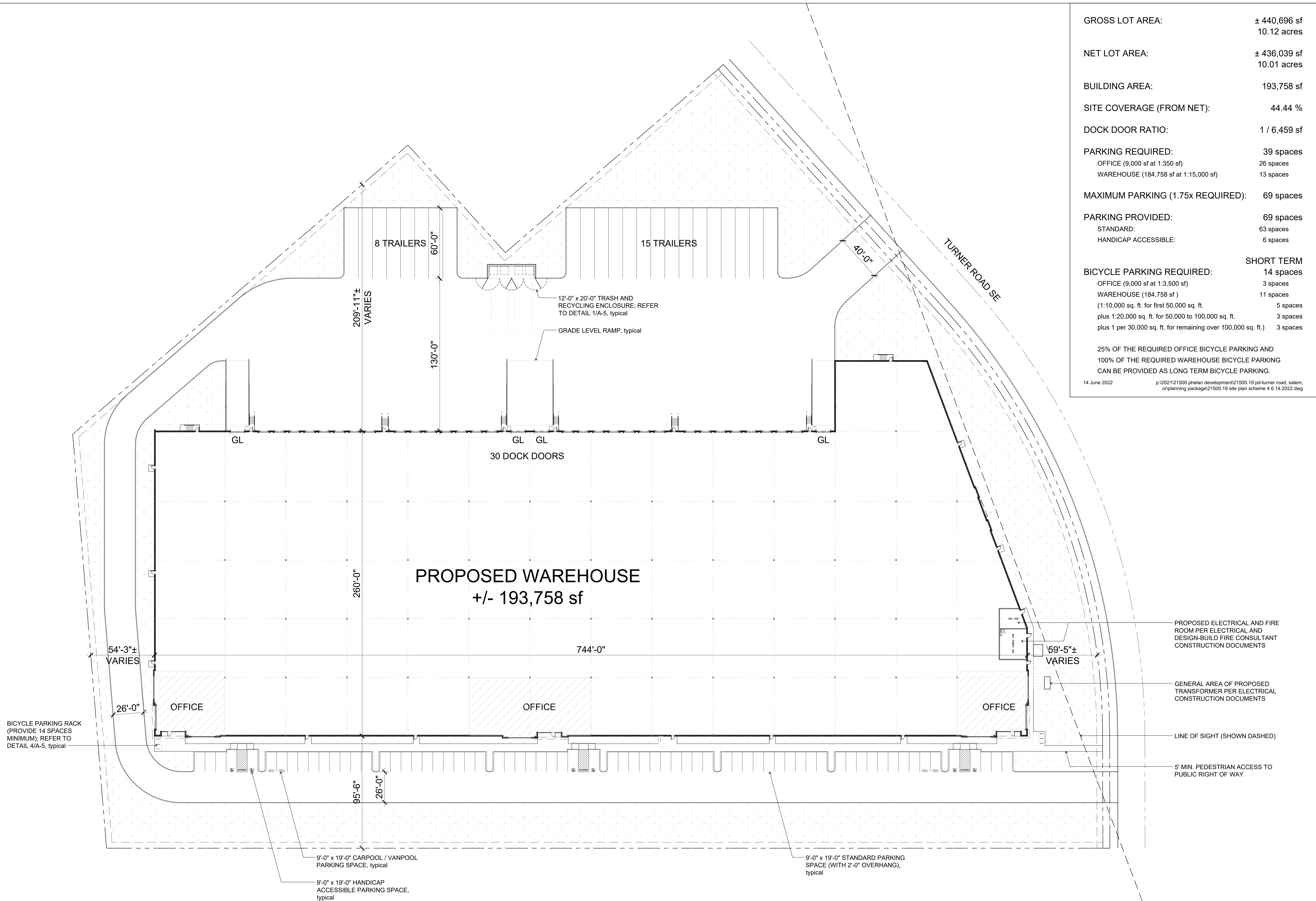
## PROJECT SUMMARY

## PROJECT TEAM

## VICINITY MAP

SCALE: NOT TO SCALE

GROSS LOT AREA:	± 440,696 sf	10.12 acres
NET LOT AREA:	± 436,039 sf	10.01 acres
BUILDING AREA:	193,758 sf	
SITE COVERAGE (FROM NET):	44.44 %	
DOCK DOOR RATIO:	1 / 6,459 sf	
PARKING REQUIRED:	39 spaces	
OFFICE (9,000 sf at 1:350 sf)	26 spaces	
WAREHOUSE (184,758 sf at 1:15,000 sf)	13 spaces	
MAXIMUM PARKING (1.75x REQUIRED):	69 spaces	
PARKING PROVIDED:	69 spaces	
STANDARD:	63 spaces	
HANDICAP ACCESSIBLE:	6 spaces	
BICYCLE PARKING REQUIRED:	14 spaces	
OFFICE (9,000 sf at 1:3,500 sf)	3 spaces	
WAREHOUSE (184,758 sf )	11 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.)	3 spaces	
25% OF THE REQUIRED OFFICE BICYCLE PARKING AND 100% OF THE REQUIRED WAREHOUSE BICYCLE PARKING CAN BE PROVIDED AS LONG TERM BICYCLE PARKING.		
14 June 2022	p:\2021\21500 phelan development\21500.19 pd-turner road, salem, or\planning package\21500.19 site plan scheme 4 6.14.2022.dwg	

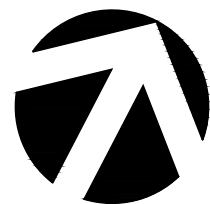


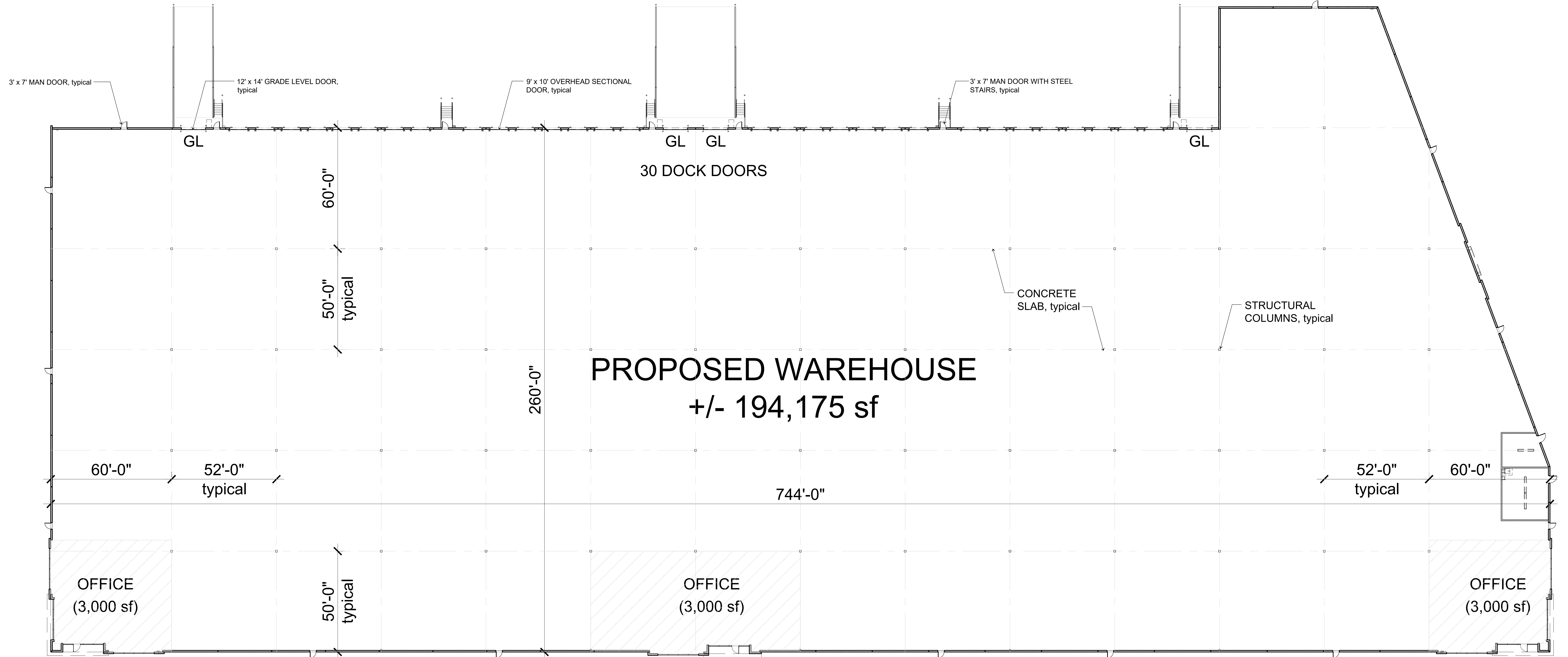
PRELIMINARY SITE PLAN

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Turner Road  
Salem, Oregon

0' 10' 30' 60'  
SCALE: 1" = 30'

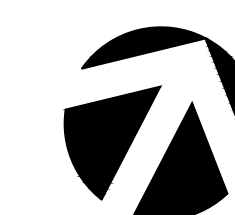
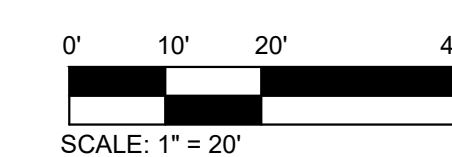




FLOOR PLAN

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Turner Road  
Salem, Oregon

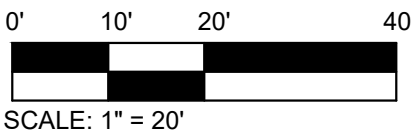




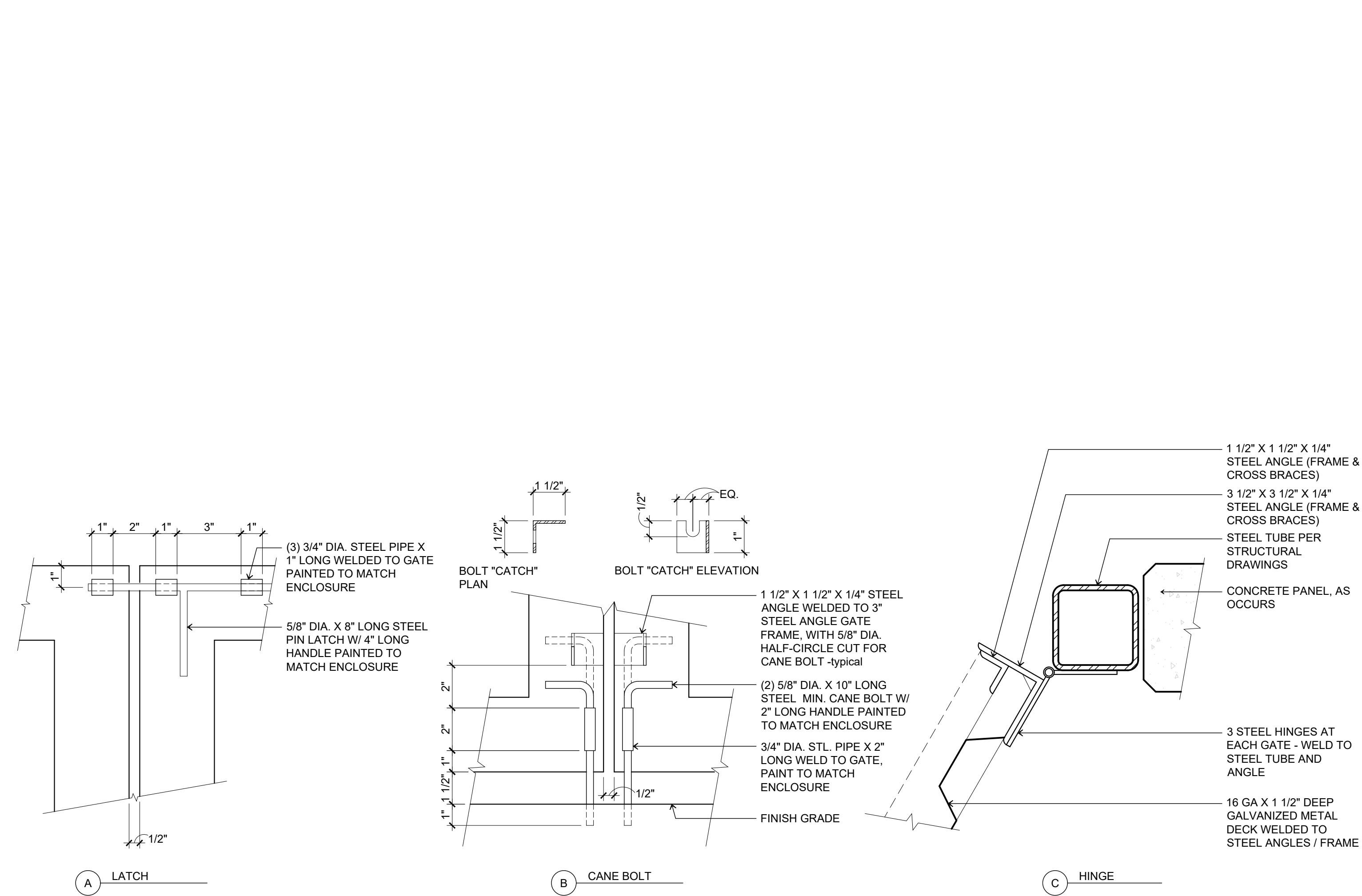
EXTERIOR ELEVATIONS

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Turner Road  
Salem, Oregon

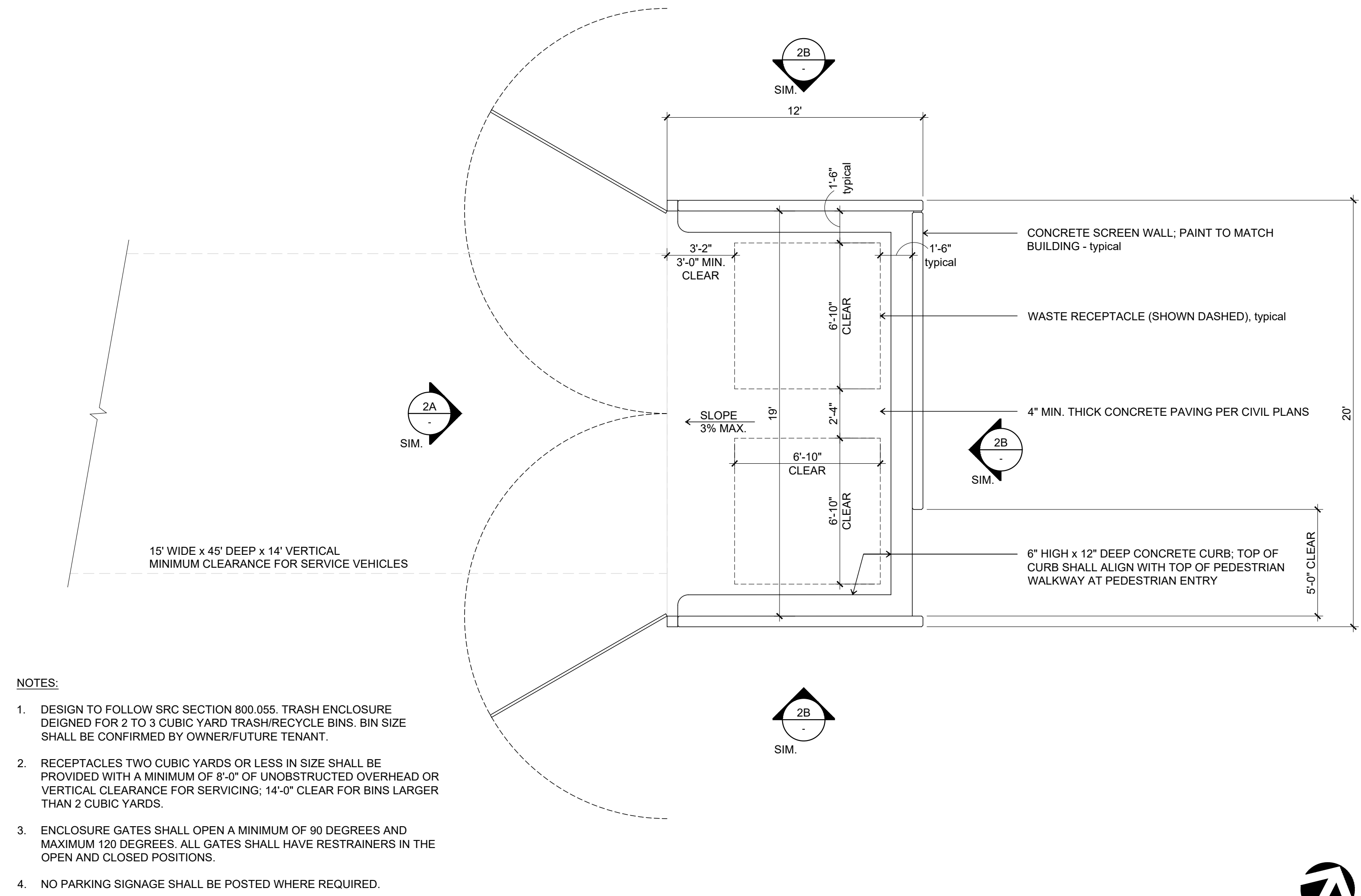






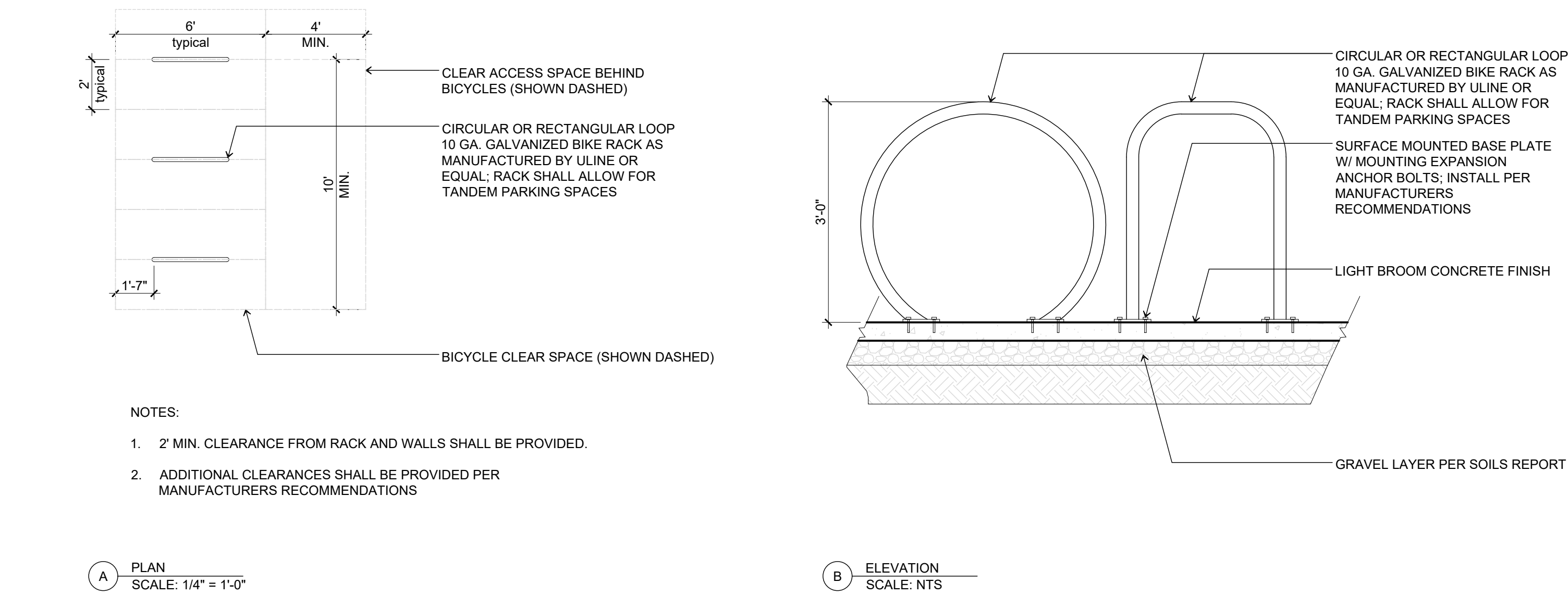
**TRASH ENCLOSURE DETAILS**

SCALE: 3" = 1'-0"



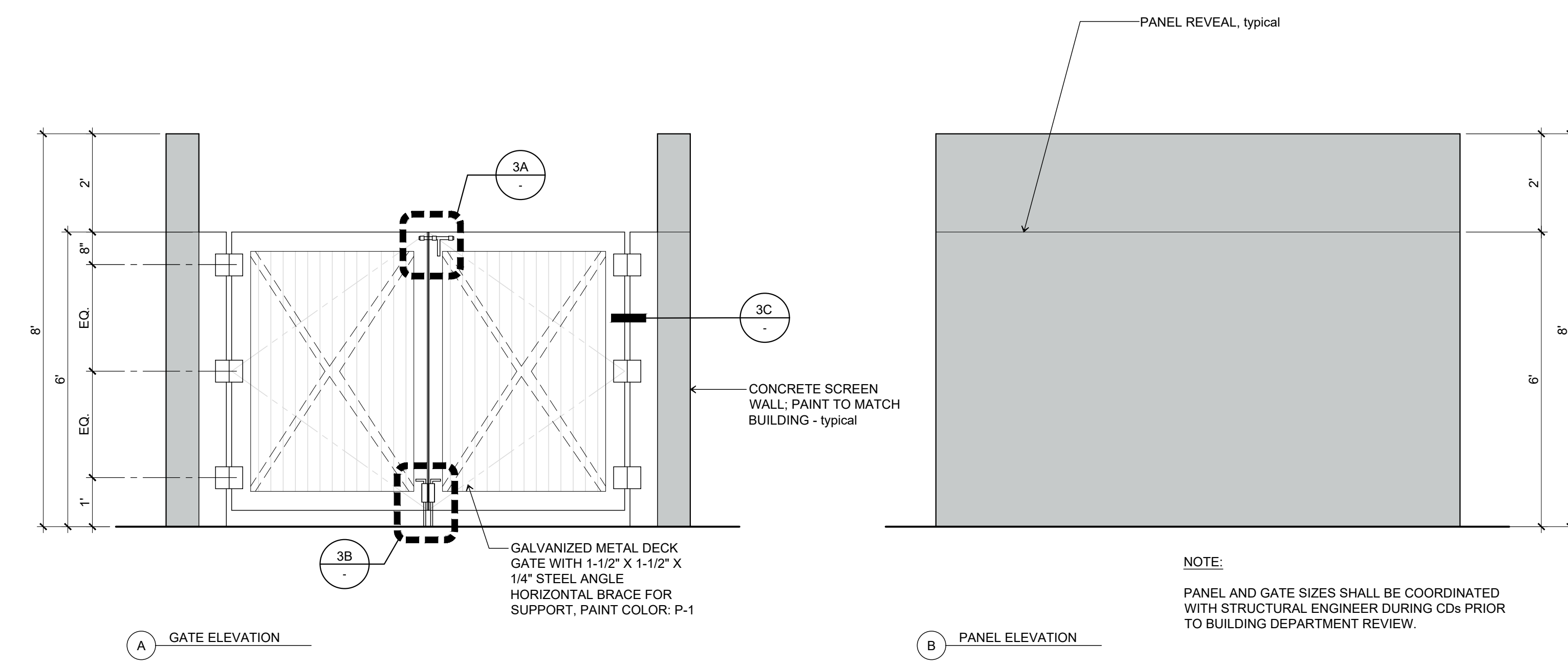
**3 TYPICAL TRASH ENCLOSURE PLAN**

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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