

ZONING SUMMARY GOVERNING BUILDING CODE: OSSC 2019 (IBC 2018)

THIS PROJECT COMPRISES AN INTERIOR REMODEL OF OFFICES/LAB SPACE AND ADDING 1200 INTERIOR SF TO THE EXISTING SECOND FLOOR.

PLANNING ZONE IG - GENERAL INDUSTRIAL
WEST SALEM GENERAL INDUSTRIAL OVERLAY ZONE

USE GENERAL MANUFACTURING, WAREHOUSING & DISTRIBUTION

MAP #7.3.21 DA, LOT #1200, 6.56 AC

BUILDING AREA - EXISTING WAREHOUSE TO REMAIN
EXISTING 53,270 SF

BUILDING AREA - EXISTING WAREHOUSE/MANUFACTURING REMODEL
EXISTING 82,038 SF
NEW-ADDITION 2,621 SF
NEW-TOTAL 84,659 SF

LOT COVERAGE NO MAX
BUILDING HEIGHT - ALLOWED 70'-0"
BUILDING HEIGHT - EXISTING ± 45'-0"
BUILDING HEIGHT - ADDITION 19'-4"

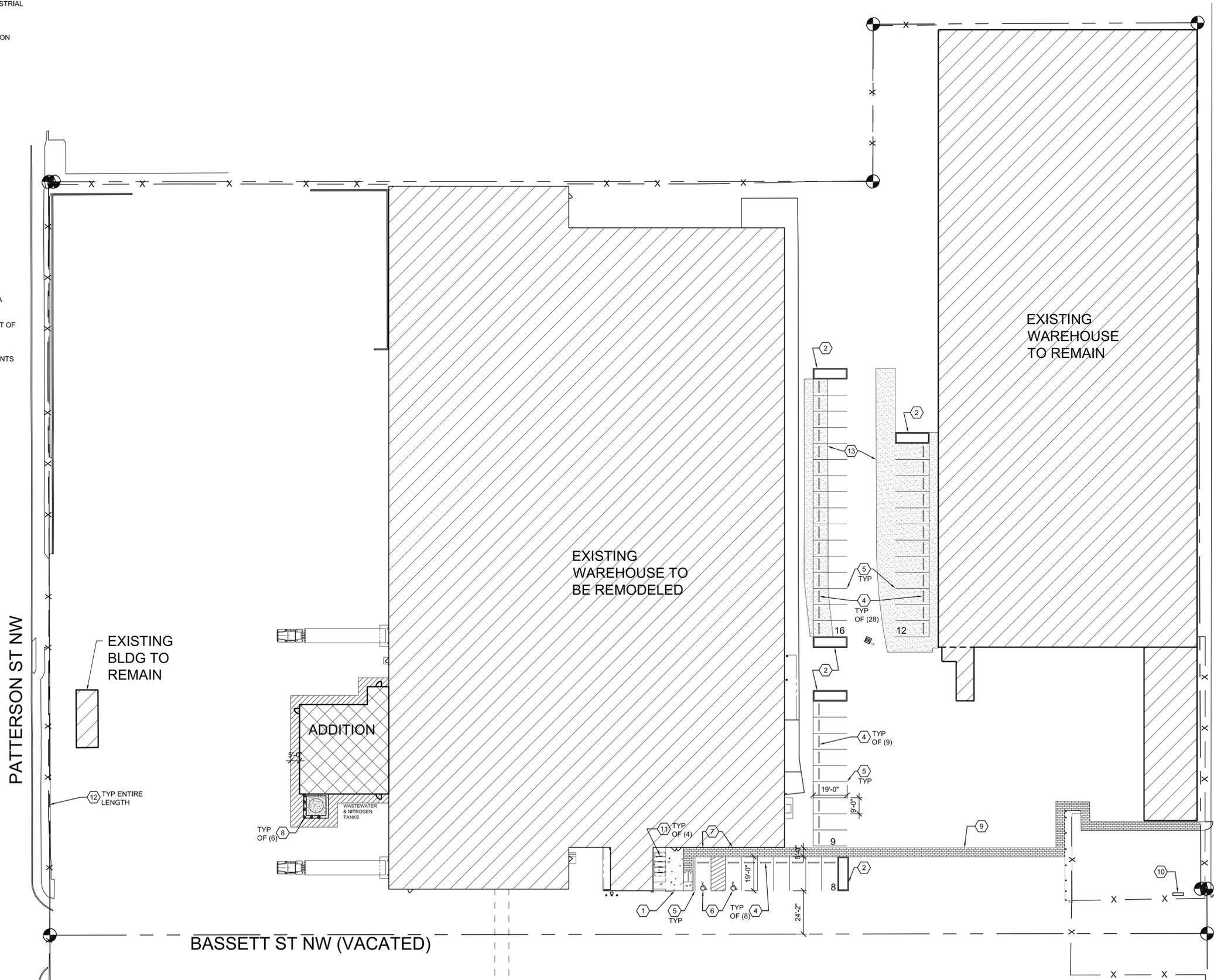
LANDSCAPING SETBACKS
VEHICLE USE AREAS
PLANTER BAYS MIN 50 SF

PARKING
TOTAL REQUIRED: (0.75 PER 60 EMPLOYEES) 45 SPACES
TOTAL PROVIDED: 45 SPACES
ACCESSIBLE REQUIRED: 2
ACCESSIBLE PROVIDED: 2
BICYCLE REQUIRED: 7
BICYCLE PROVIDED: 8

- WEST SALEM GENERAL INDUSTRIAL OVERLAY ZONE - PROJECT ENHANCEMENTS
1. FREESTANDING SIGN NOT MORE THAN FIVE FEET IN HEIGHT AND PLACED UPON A FOUNDATION
 2. PEDESTRIAN CONNECTION CONSTRUCTION WITH STAMPED ASPHALT
 3. REPLACEMENT OF EXISTING SURFACE PARKING AREAS WITH NEW DEVELOPMENT OF BUILDINGS
 4. CONSTRUCTION OF PLANTER BAYS, EACH A MINIMUM OF 50 SF IN SIZE, TO MEET MINIMUM INTERIOR PARKING AREA LANDSCAPING REQUIREMENTS
 5. USE OF NATIVE PLANT MATERIALS TO MEET MINIMUM LANDSCAPING REQUIREMENTS

CONSTRUCTION NOTES

- 1 REMOVE & REPLACE PORTION OF CONCRETE WALK & CURB, PROVIDE CONG ADA RAMP
- 2 CONCRETE PLANTER BAY, PROVIDE NATIVE PLANT MATERIAL
- 3 ASPHALT PAVING INLAY & OVERLAY AT PARKING AND DRIVE AISLES
- 4 WHEEL STOP
- 5 4" WIDE PAINTED STRIPE
- 6 PAINTED SYMBOL
- 7 ADA PARKING SIGN, MOUNT ON BUILDING
- 8 6" Ø STL BOLLARD, PAINT SAFETY YELLOW
- 9 NEW 5' WIDE STAMPED ASPHALT PEDESTRIAN CONNECTION
- 10 NEW 4' H MONUMENT SIGN
- 11 NEW LOOP STYLE BIKE RACK
- 12 EXIST 6' HIGH CHAIN LINK FENCING W/ PRIVACY SCREENING
- 13 REPAIR EXISTING ASPHALT AREA



SITE PLAN
1" = 30'-0"

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PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY DATE:
07-18-22

project:
**BAXTER'S NORTH AMERICA
BASSETT STREET WAREHOUSE REMODEL**
845 BASSETT STREET NW
SALEM, OREGON 97304

revisions:
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SITE PLAN

sheet:
A-101
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