

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

PATTERSON ST NW

EXISTING
BLDG TO
REMAIN

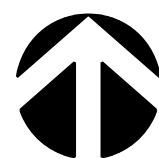
ADDITION

EXISTING
WAREHOUSE TO
BE REMODELED

EXISTING
WAREHOUSE
TO REMAIN

BASSETT ST NW (VACATED)

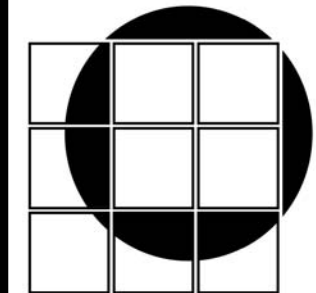
MURLARK AVE NW



SITE PLAN

1" = 30'-0"

CARLSON
VEIT
JUNGE
ARCHITECTS PC



ARCHITECTURE • INTERIOR DESIGN
3095 RIVER RD N. SALEM, OREGON 97303
WWW.CARLSONVEIT.COM • 503-990-0281

PRELIMINARY

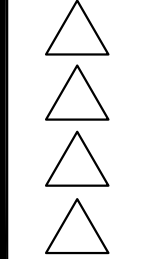
NOT FOR CONSTRUCTION

PRELIMINARY DATE:

07-18-22

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

revisions:



date:

project: 05721

dwg file: A-FP-05721

drawn by: AMF

checked by: AMF

copyright © 2021
Carlson Veit Architects P.C.

SITE PLAN

sheet:

A-101

of: