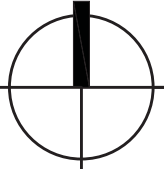
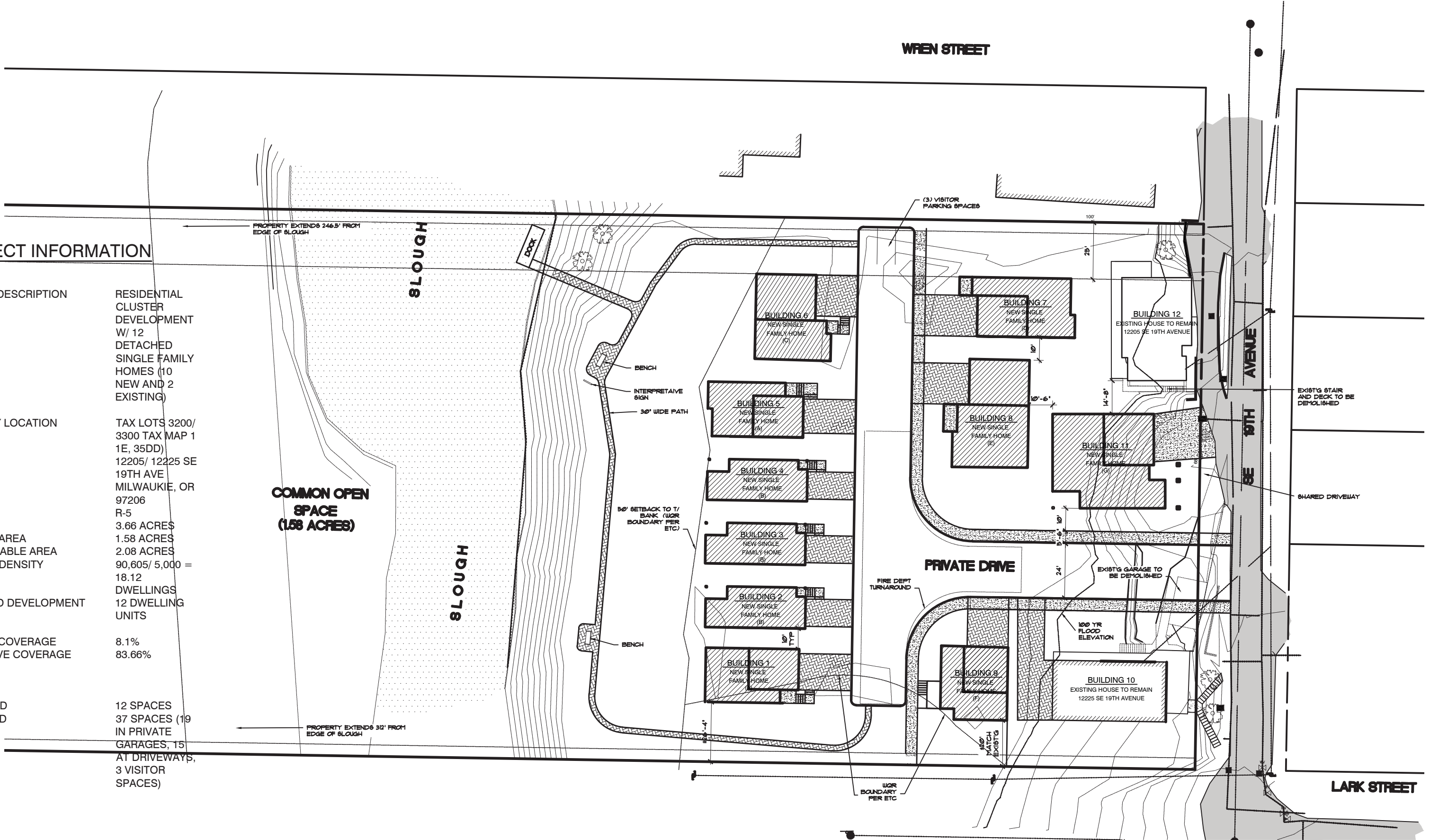


PROJECT INFORMATION

PROJECT DESCRIPTION	RESIDENTIAL CLUSTER DEVELOPMENT W/ 12 DETACHED SINGLE FAMILY HOMES (10 NEW AND 2 EXISTING)
PROPERTY LOCATION	TAX LOTS 3200/ 3300 TAX MAP 1 1E, 35DD)
ADDRESS	12205/ 12225 SE 19TH AVE MILWAUKIE, OR 97206
ZONE	R-5
SITE AREA	3.66 ACRES
COMMON AREA	1.58 ACRES
NET BUILDABLE AREA	2.08 ACRES
MAXIMUM DENSITY	90,605/ 5,000 = 18.12
PROPOSED DEVELOPMENT	DWELLINGS 12 DWELLING UNITS
BUILDING COVERAGE	8.1%
VEGETATIVE COVERAGE	83.66%
PARKING REQUIRED	12 SPACES
PROVIDED	37 SPACES (19 IN PRIVATE GARAGES, 15 AT DRIVEWAYS, 3 VISITOR SPACES)

COMMON OPEN SPACE (1.58 ACRES)



PRELIMINARY SITE PLAN

1" = 40'0"

Elk Rock Estates
1738 - Site Plan

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1" = 40'-0"
11/21/2018

A0



STREET ELEVATION

LOOKING WEST

1/16" = 1'-0"



STREET ELEVATION

LOOKING EAST

1/16" = 1'-0"

Elk Rock Estates

1738 - Elevations

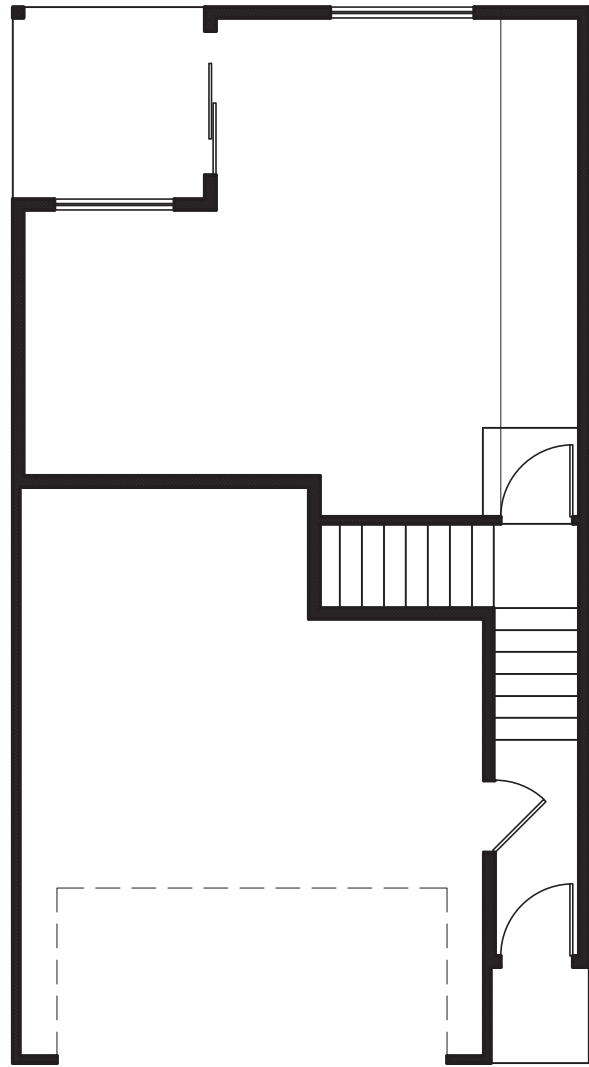
ISELIN
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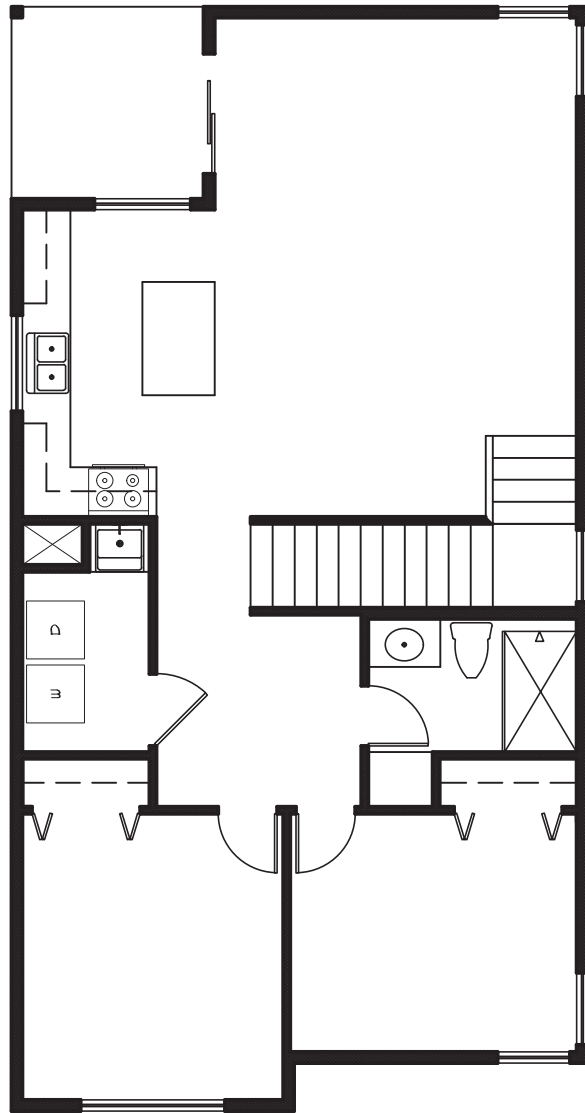
503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/16" = 1'-0"
11/21/2018

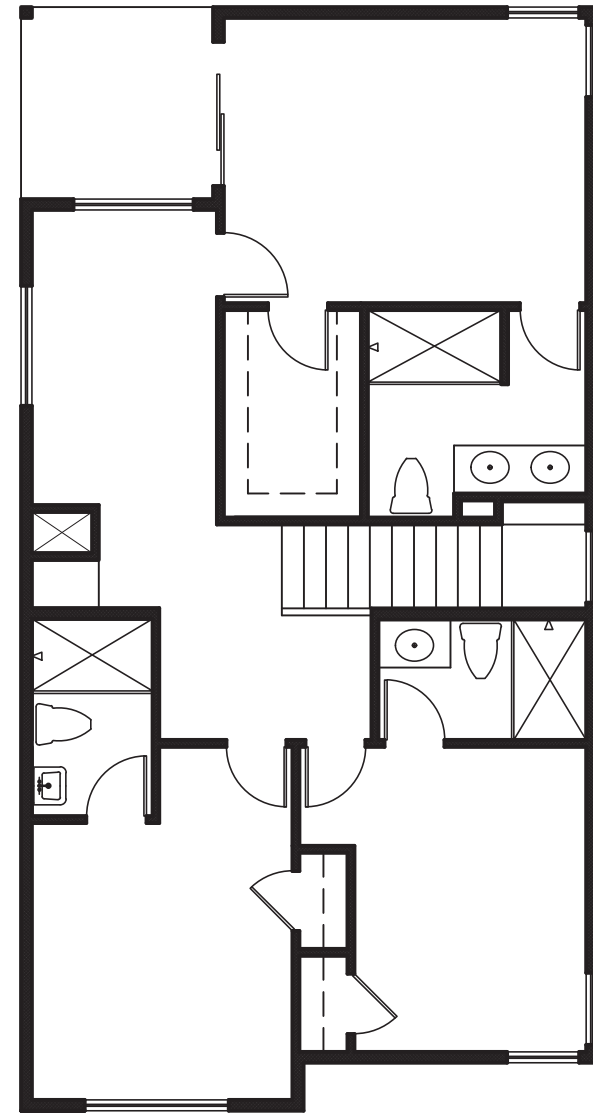
A1



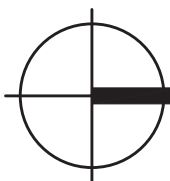
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BUILDINGS 1 & 5 - TYPE 'A'

1/8" = 1'-0"

Elk Rock Estates
1738.A - Floor Plans

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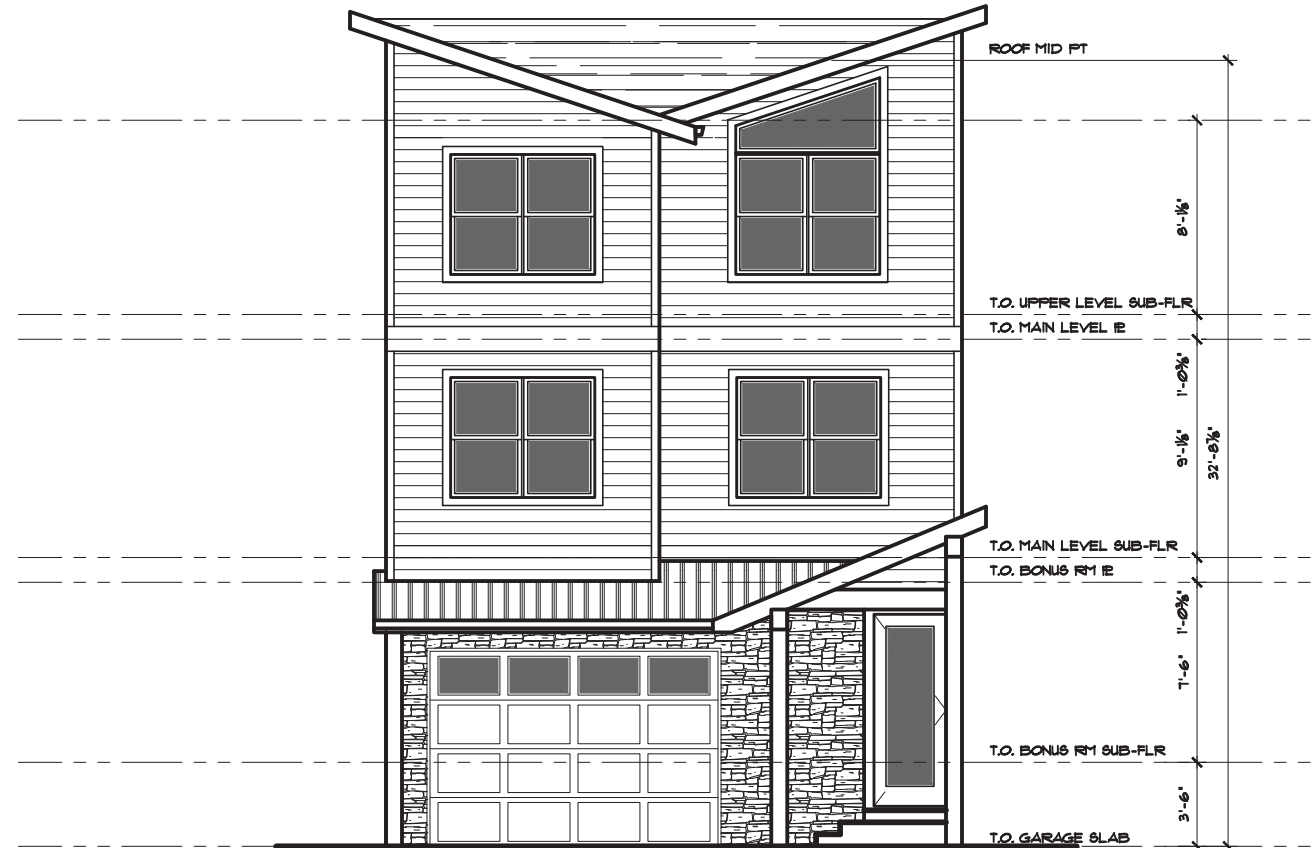
1/8" = 1'-0"
11/21/2018

A2

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- f. ROOF LINE OFFSETS OF AT LEAST 2 Ft. FROM TOP OF SURFACE TO TOP OF OTHER SURFACE.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDINGS 1 & 5 - TYPE 'A'

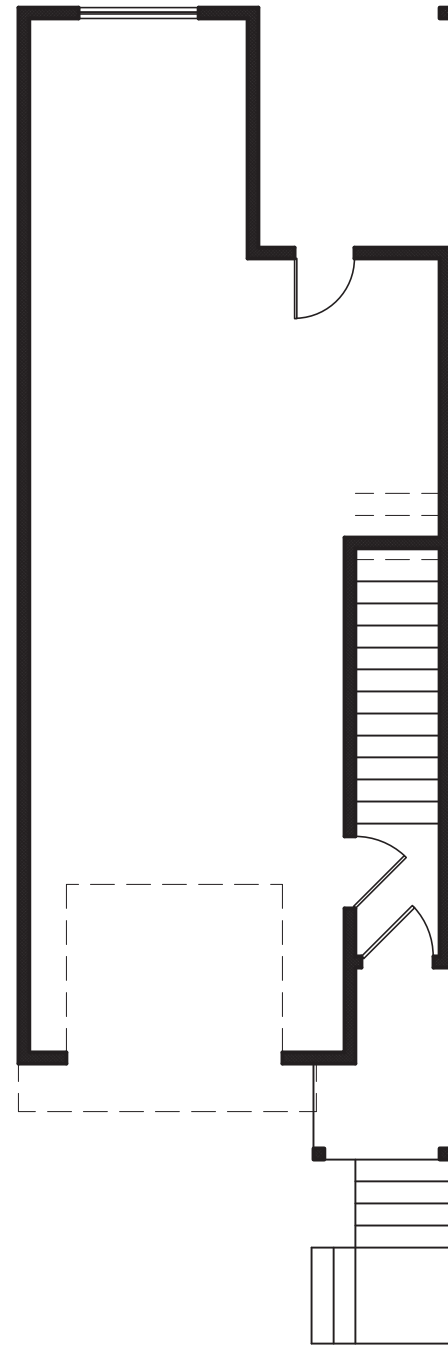
1/8" = 1'-0"

Elk Rock Estates
1738.A - Elevations

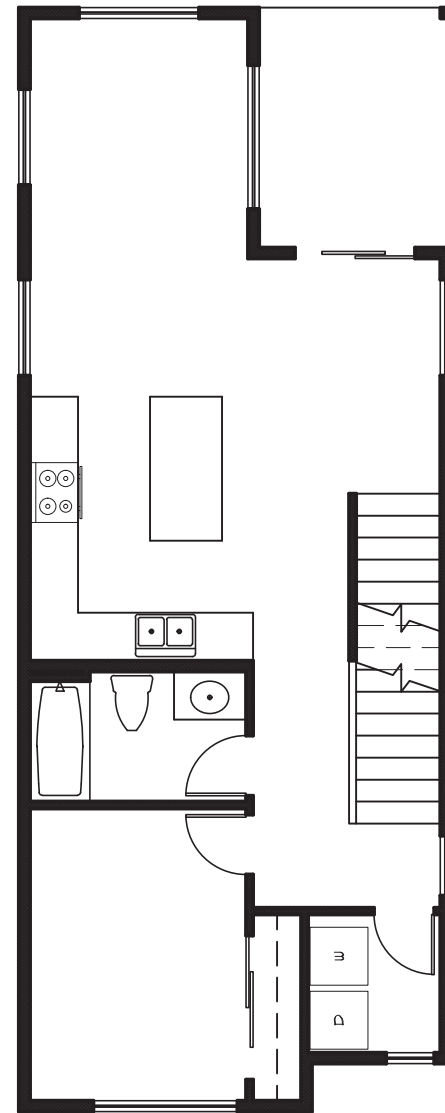
ISELIN
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1/8" = 1'-0"
11/21/2018

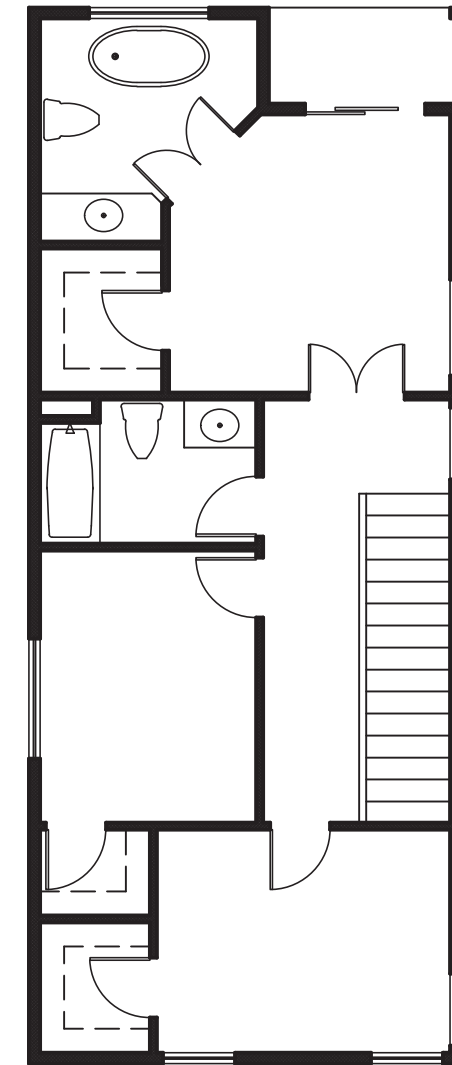
A3



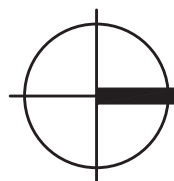
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BUILDINGS 2, 3, & 4 - TYPE 'B'

1/8" = 1'-0"

Elk Rock Estates
1738.B - Floor Plans

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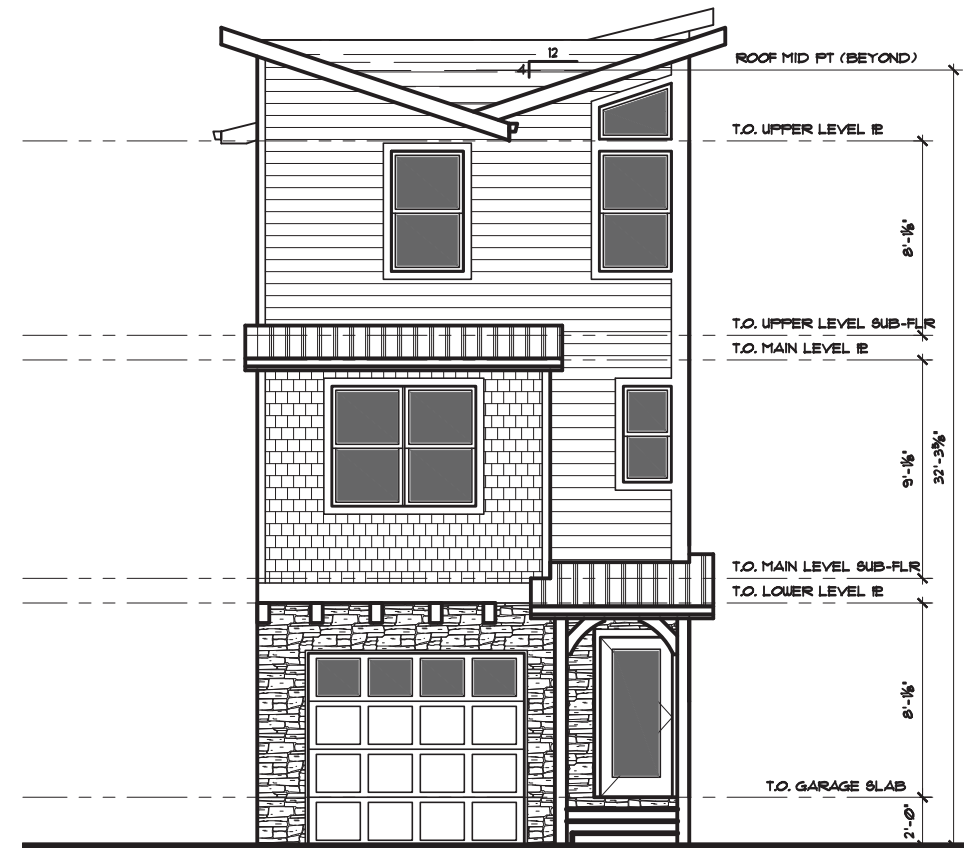
1/8" = 1'-0"
11/21/2018

A4

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDINGS 2, 3, & 4 - TYPE 'B'

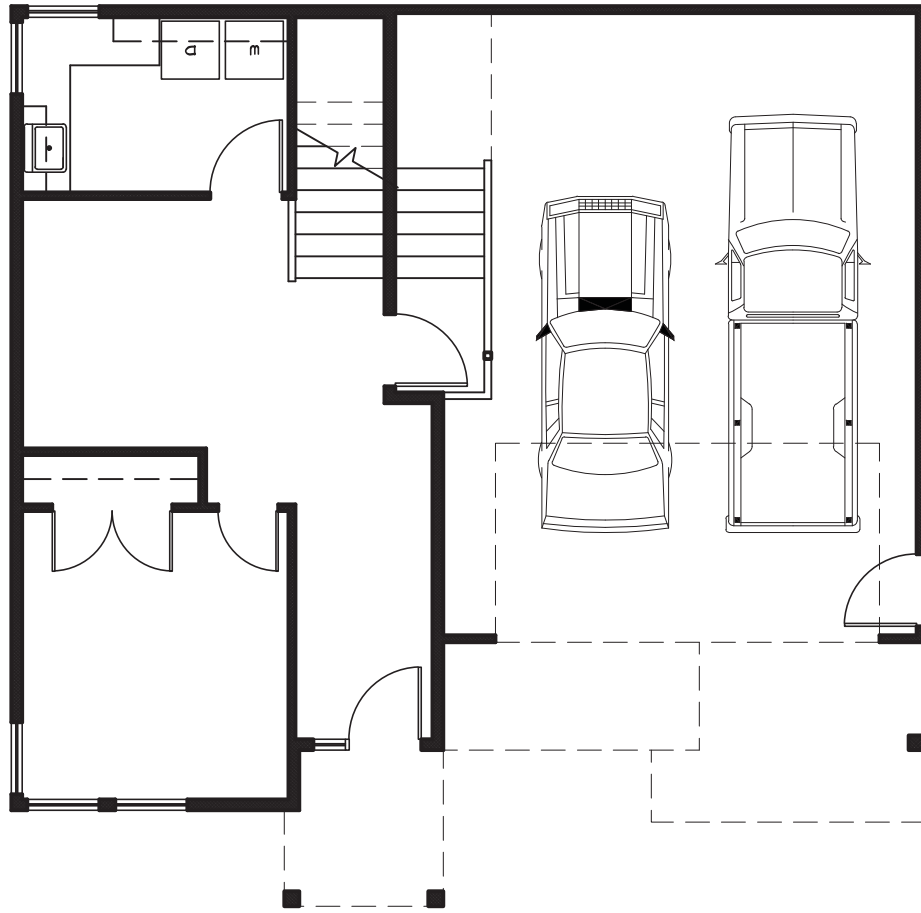
1/8" = 1'-0"

Elk Rock Estates
1738.B - Elevations

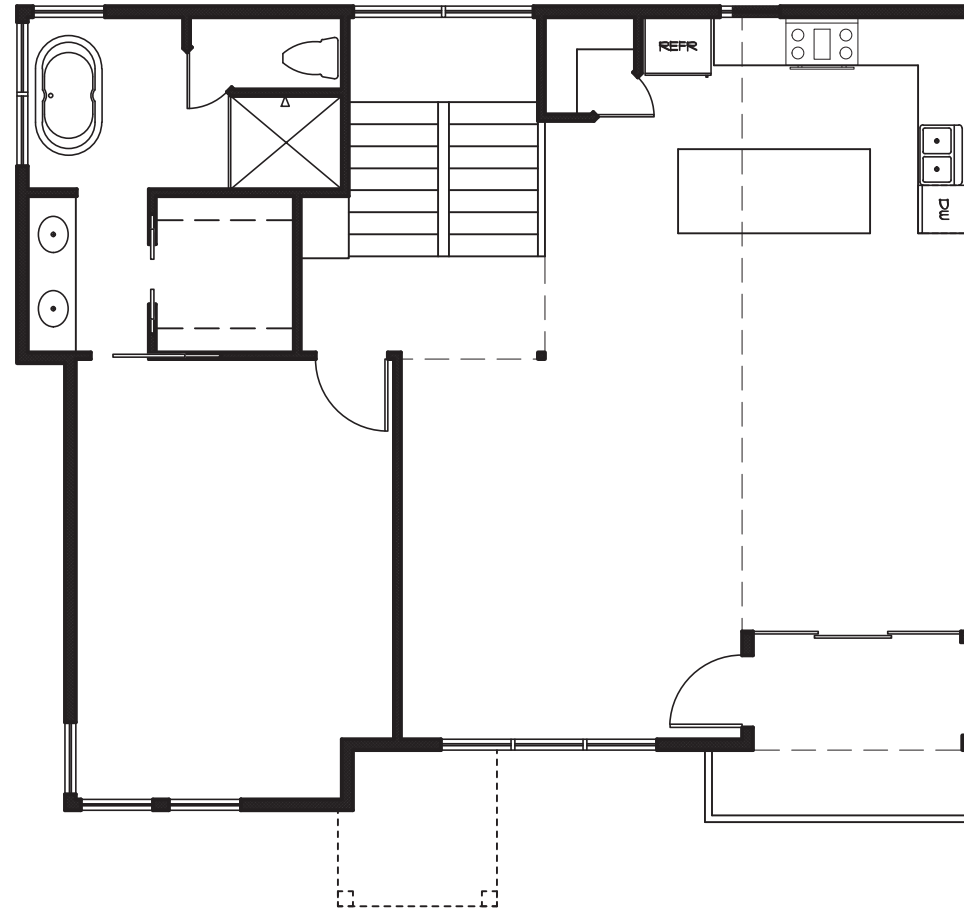
ISELIN
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503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/8" = 1'-0"
11/21/2018

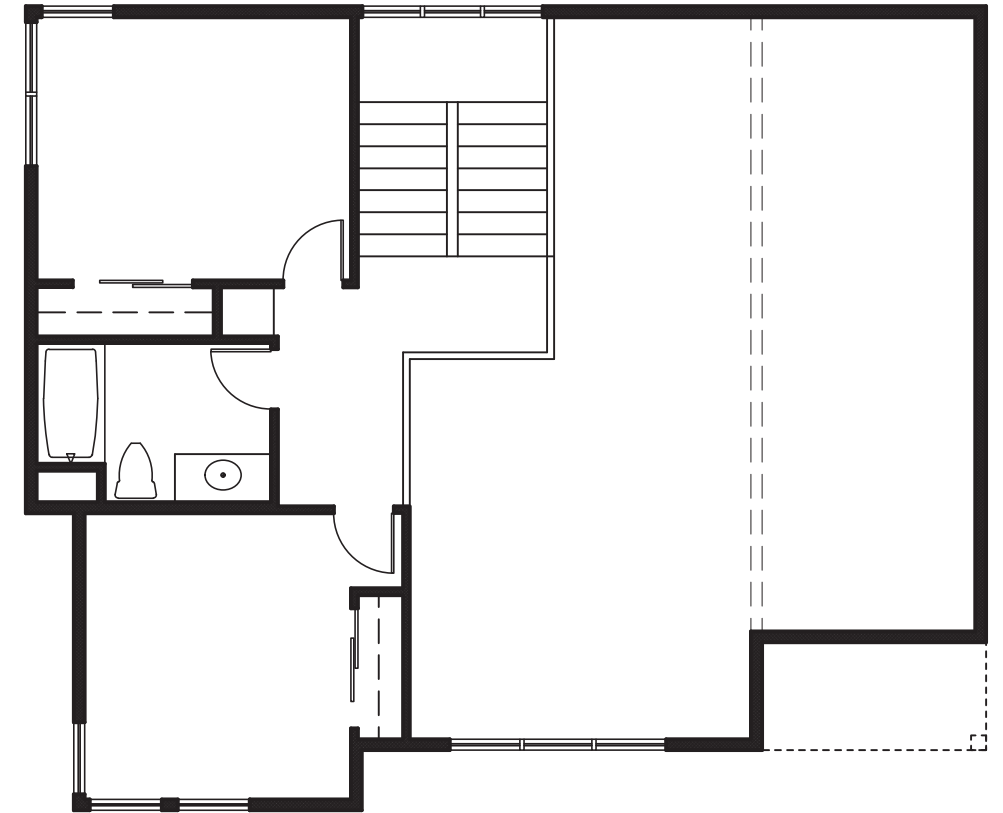
A5



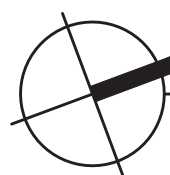
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BUILDING 6 - TYPE 'C'

1/8" = 1'-0"

Elk Rock Estates
1738.C - Floor Plans

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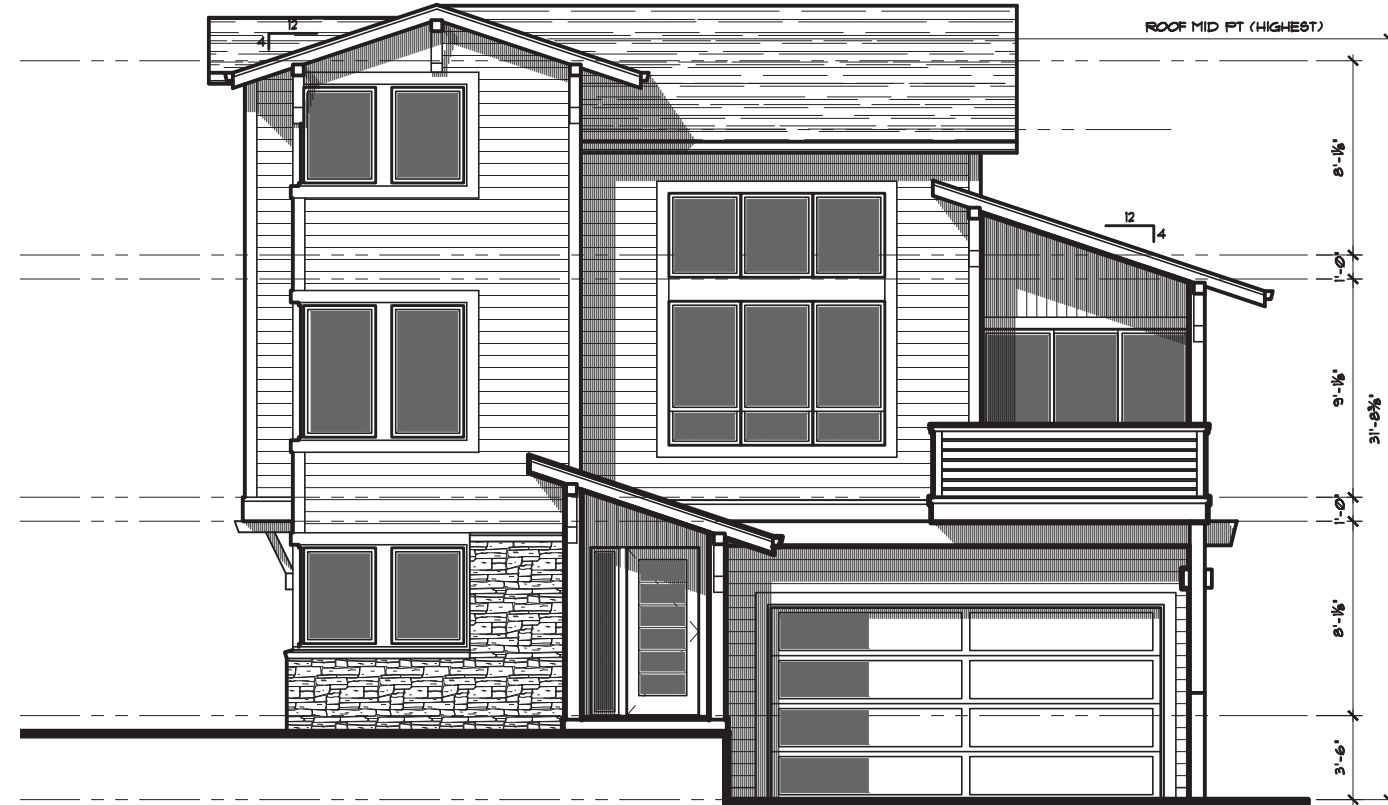
1/8" = 1'-0"
11/21/2018

A6

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- f. ROOF LINE OFFSETS OF AT LEAST 2 Ft. FROM TOP OF SURFACE TO TOP OF OTHER SURFACE.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDING 6 - TYPE 'C'

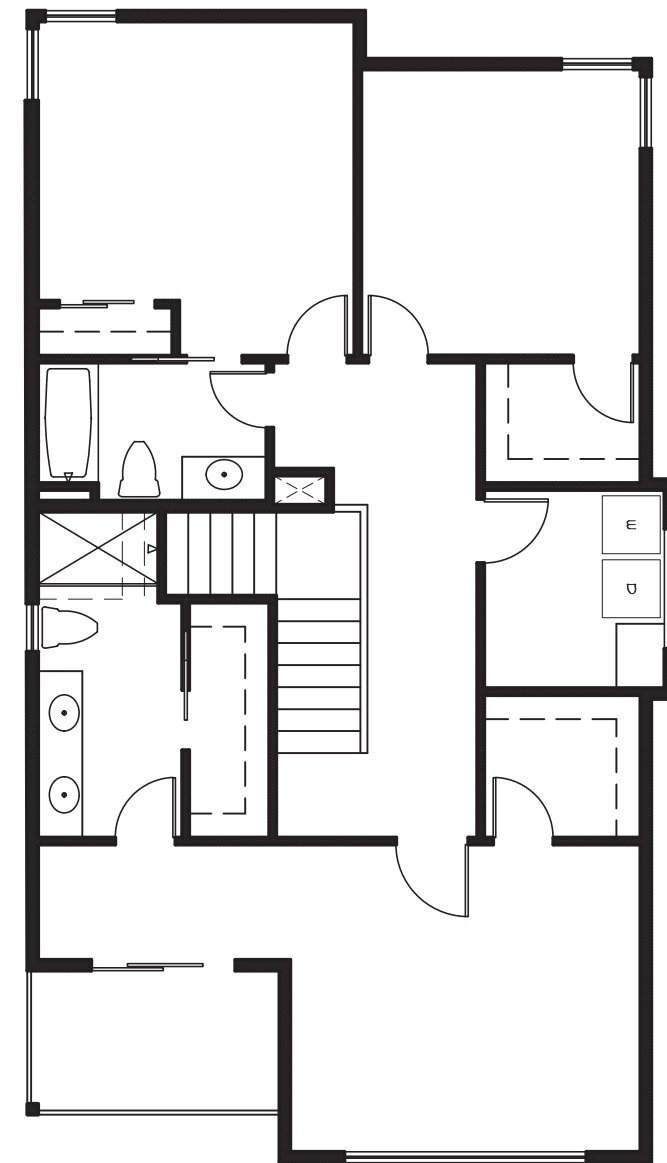
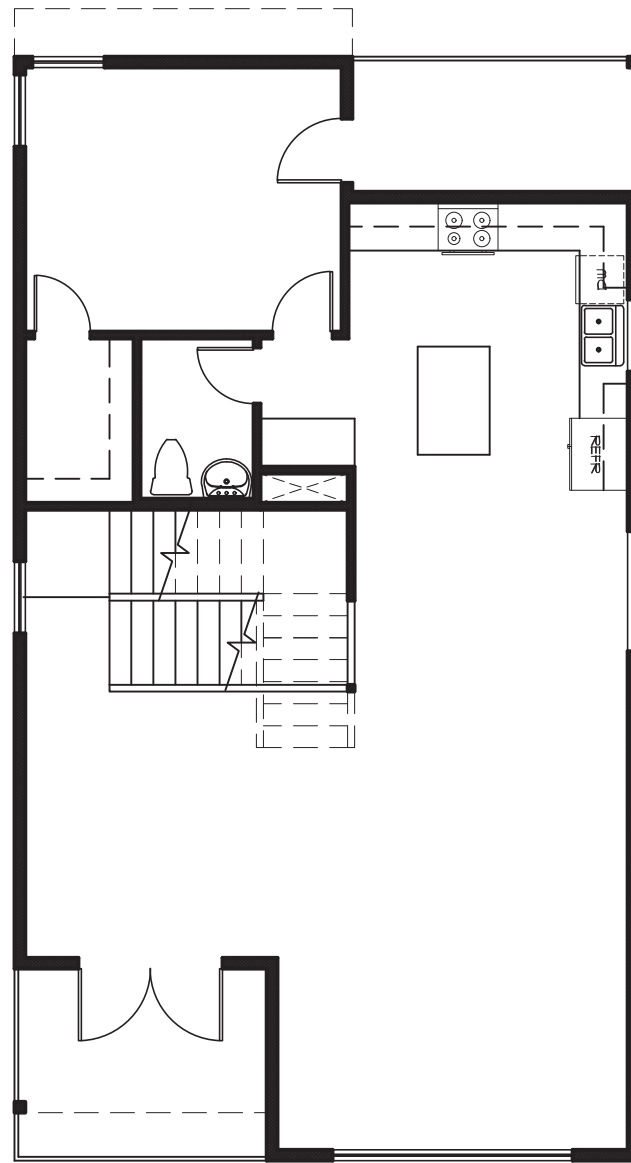
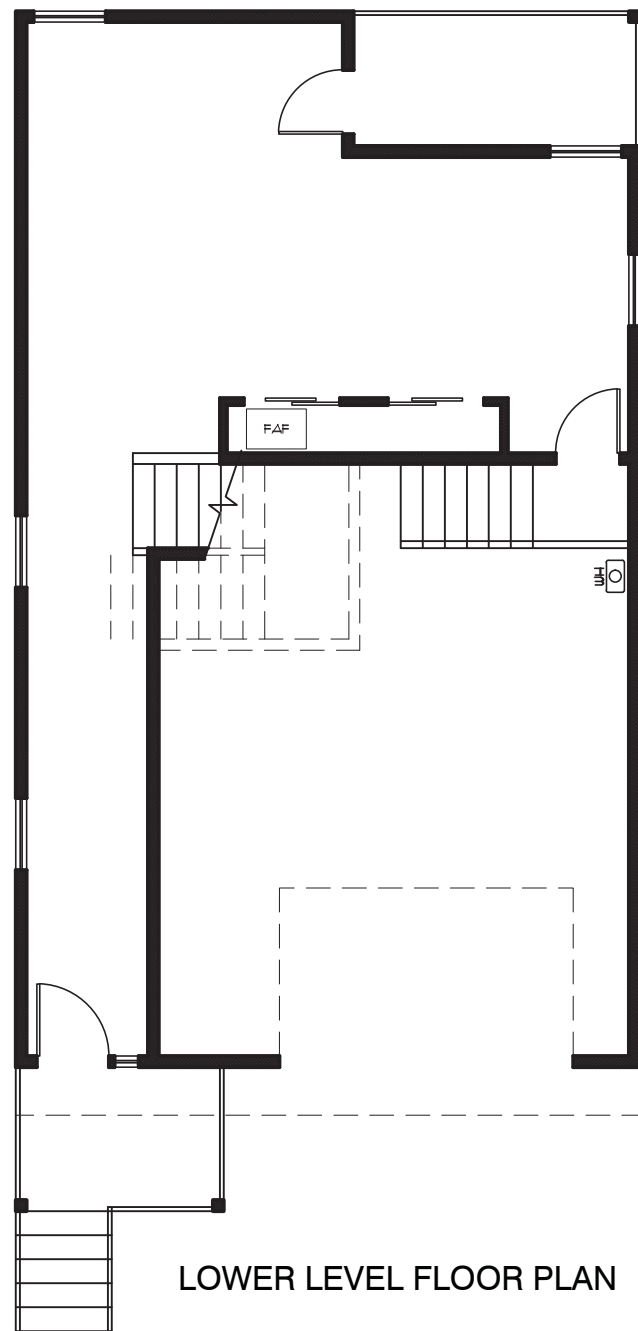
1/8" = 1'-0"

Elk Rock Estates
1738.C - Elevations

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1/8" = 1'-0"
11/21/2018

A7



BUILDING 7 - TYPE 'D'

1/8" = 1'-0"

Elk Rock Estates
1738.D - Floor Plans

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1/8" = 1'-0"
11/21/2018

A8

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- f. ROOF LINE OFFSETS OF AT LEAST 2 Ft. FROM TOP OF SURFACE TO TOP OF OTHER SURFACE.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDING 7 - TYPE 'D'

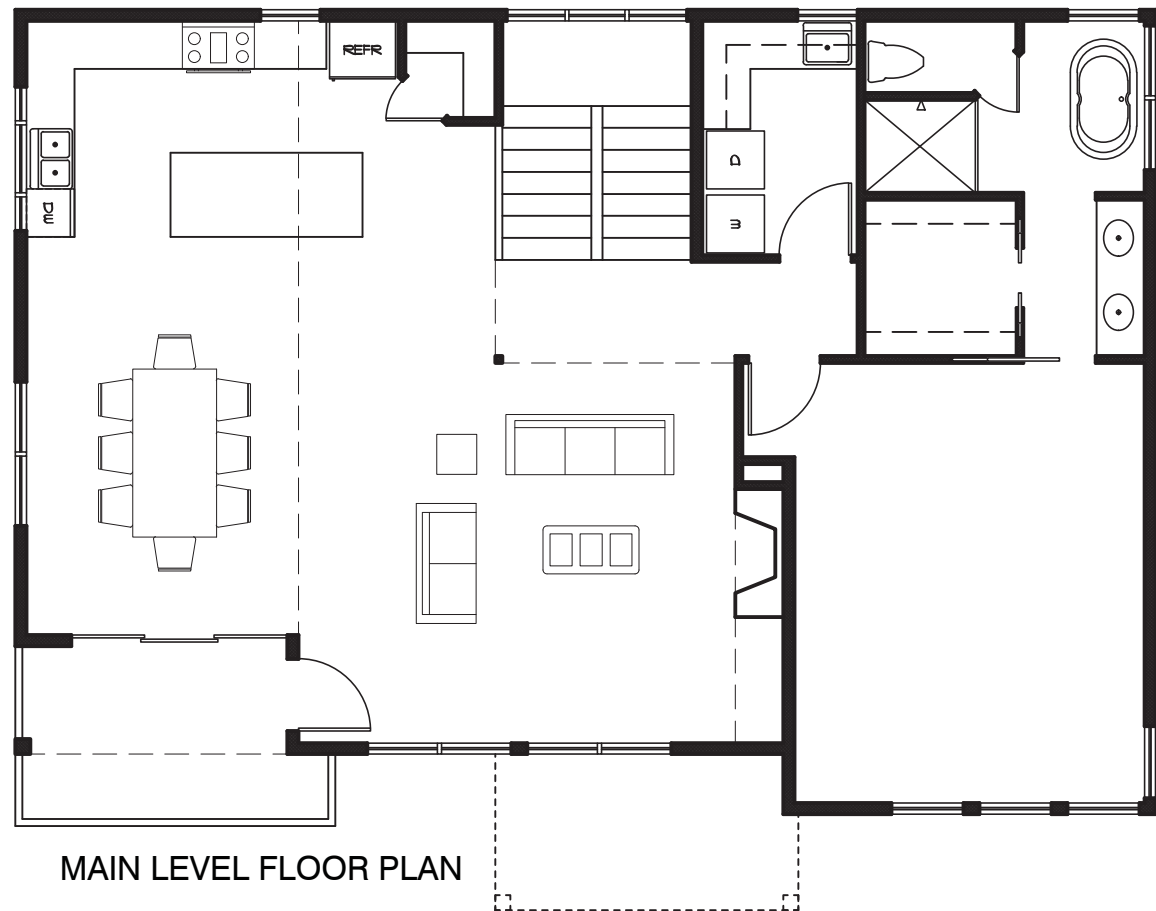
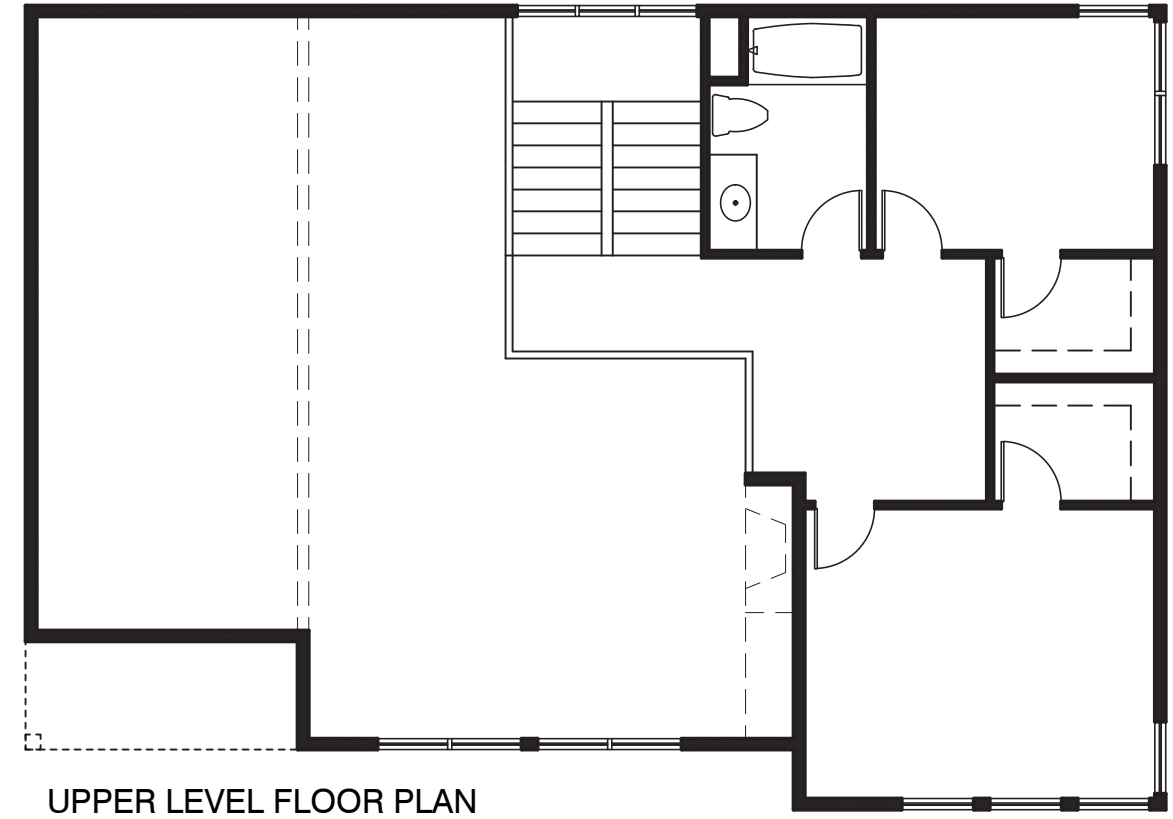
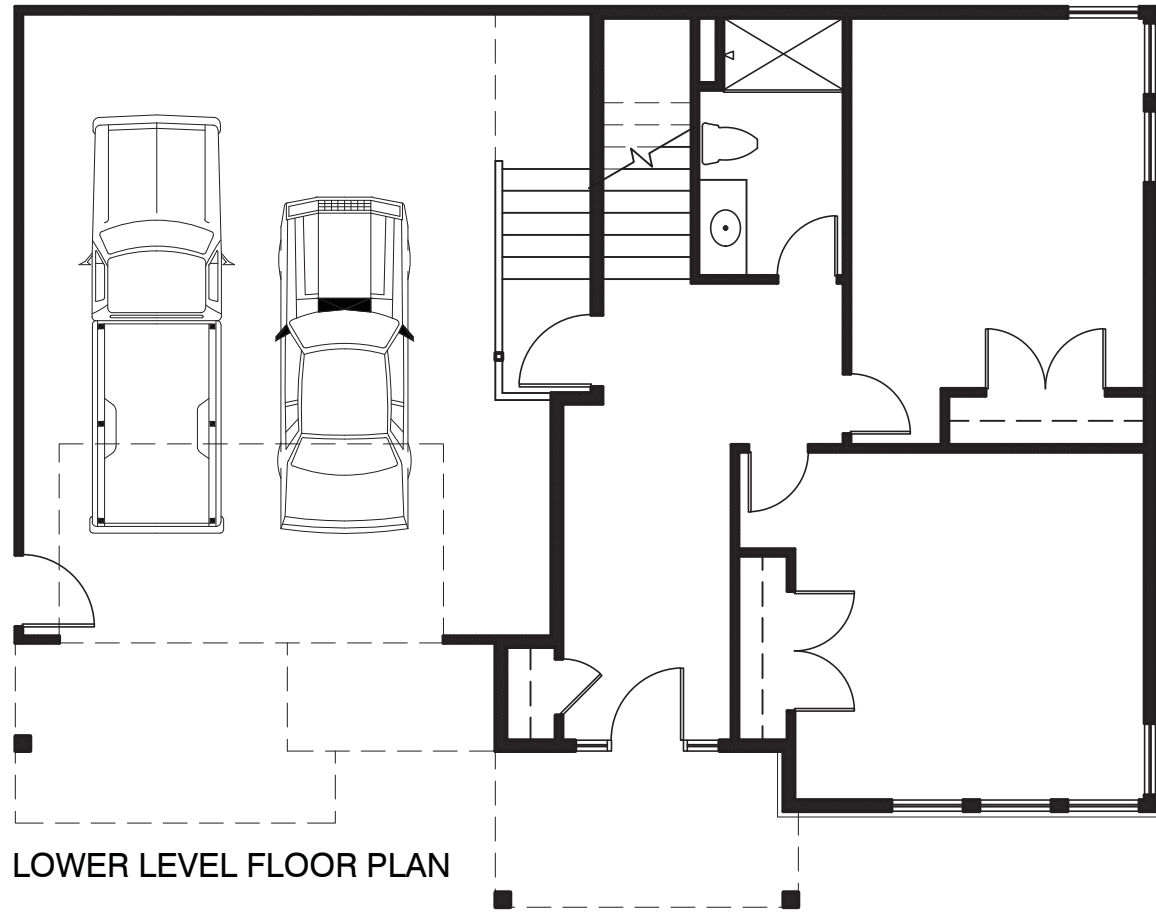
1/8" = 1'-0"

Elk Rock Estates
1738.D - Elevations

ISELIN
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1/8" = 1'-0"
11/21/2018

A9



 BUILDING 8 - TYPE 'E'

1/8" = 1'-0"

Elk Rock Estates
1738.E - Floor Plans

ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
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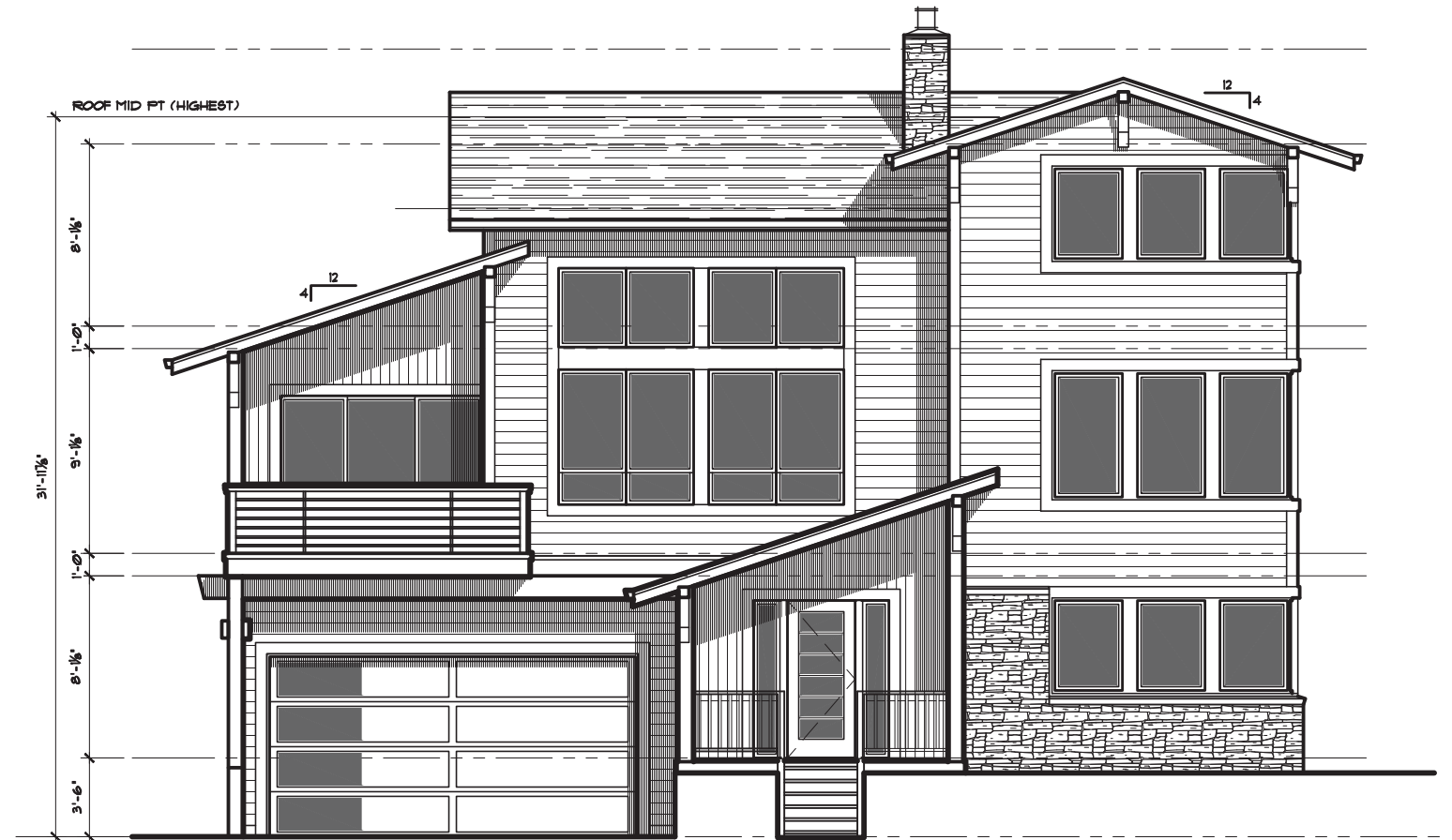
1/8" = 1'-0"
11/21/2018

A10

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- f. ROOF LINE OFFSETS OF AT LEAST 2 Ft. FROM TOP OF SURFACE TO TOP OF OTHER SURFACE.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDING 8 - TYPE 'E'

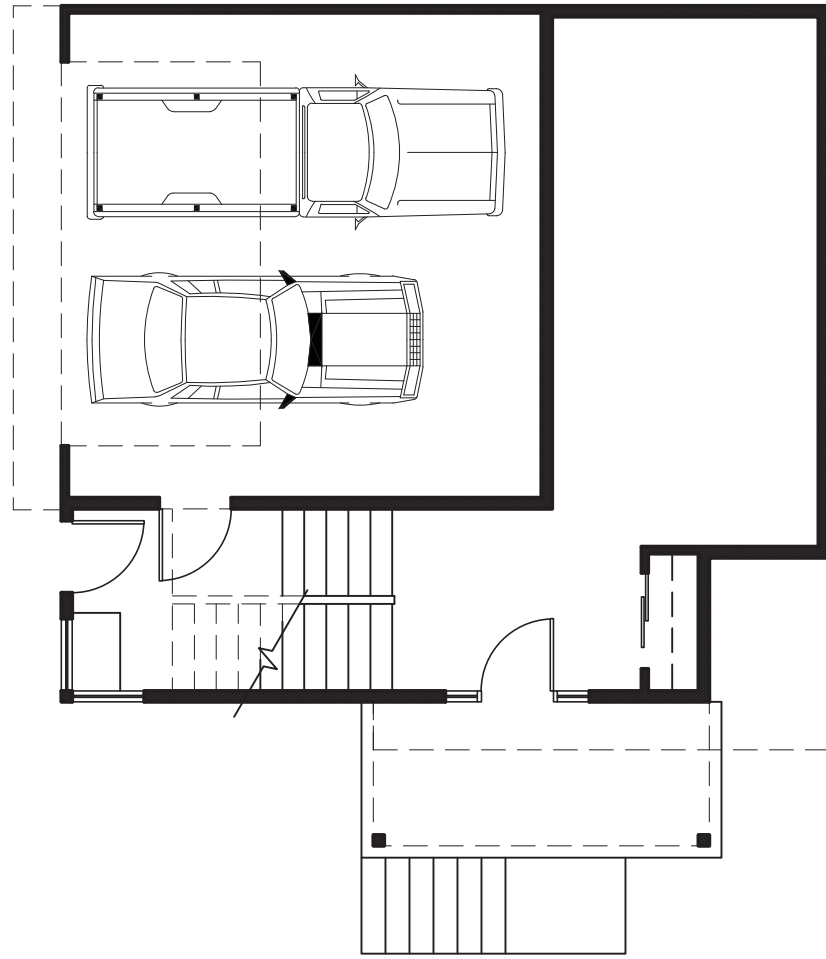
1/8" = 1'-0"

Elk Rock Estates
1738.E - Elevations

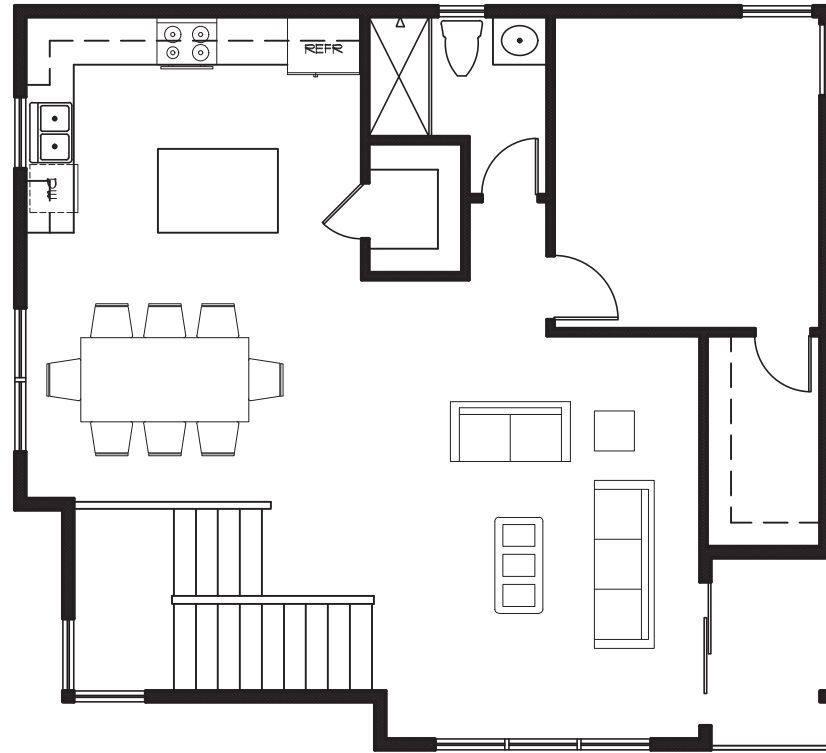
ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/8" = 1'-0"
11/21/2018

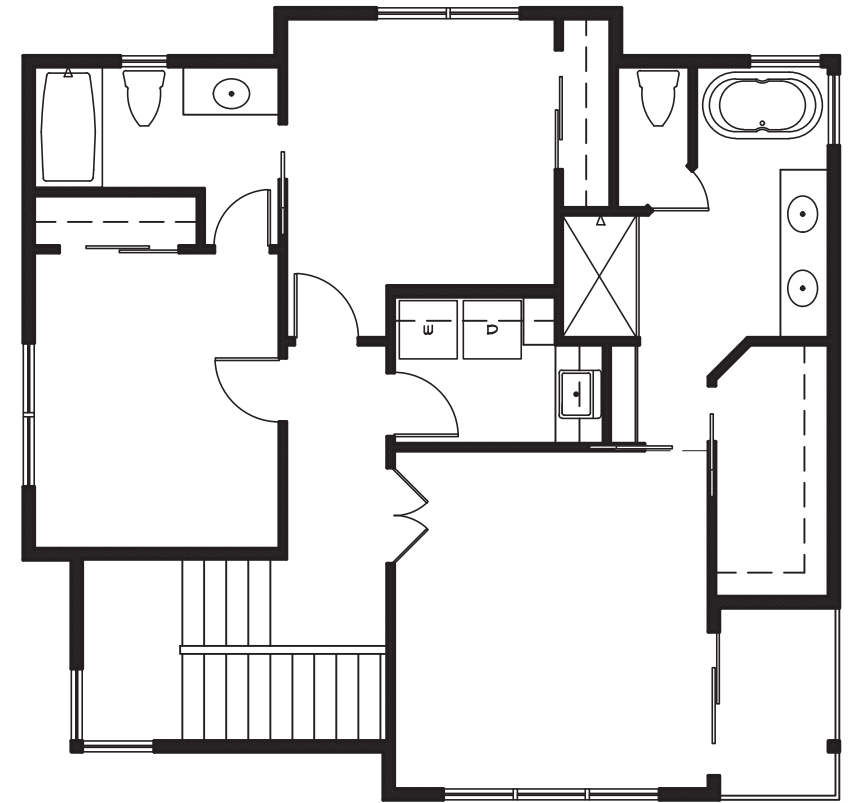
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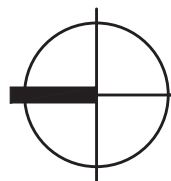
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BUILDING 9 - TYPE 'F'

1/8" = 1'-0"

Elk Rock Estates
1738.F - Floor Plans

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ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

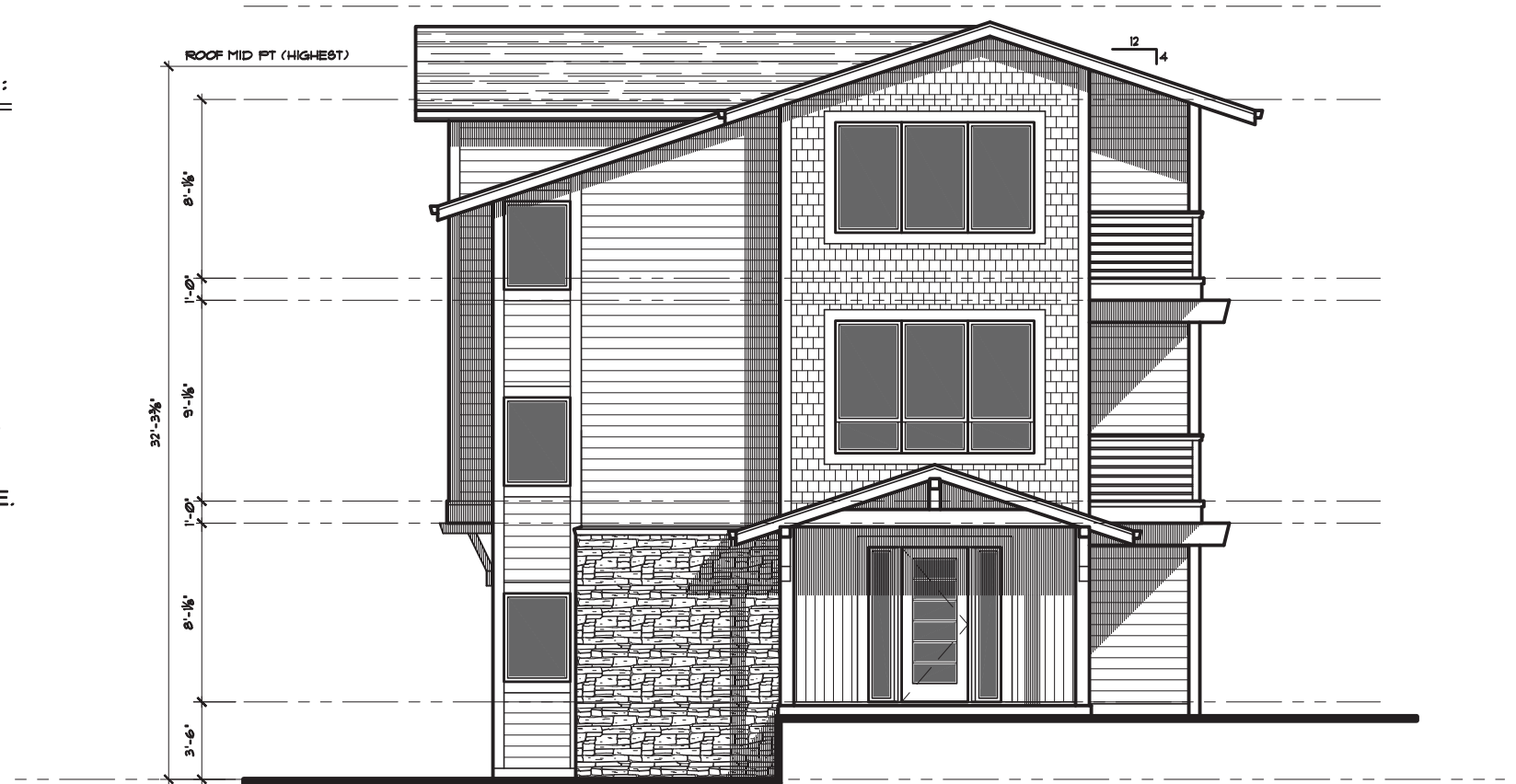
1/8" = 1'-0"
11/21/2018

A12

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- f. ROOF LINE OFFSETS OF AT LEAST 2 Ft. FROM TOP OF SURFACE TO TOP OF OTHER SURFACE.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDING 9 - TYPE 'F'

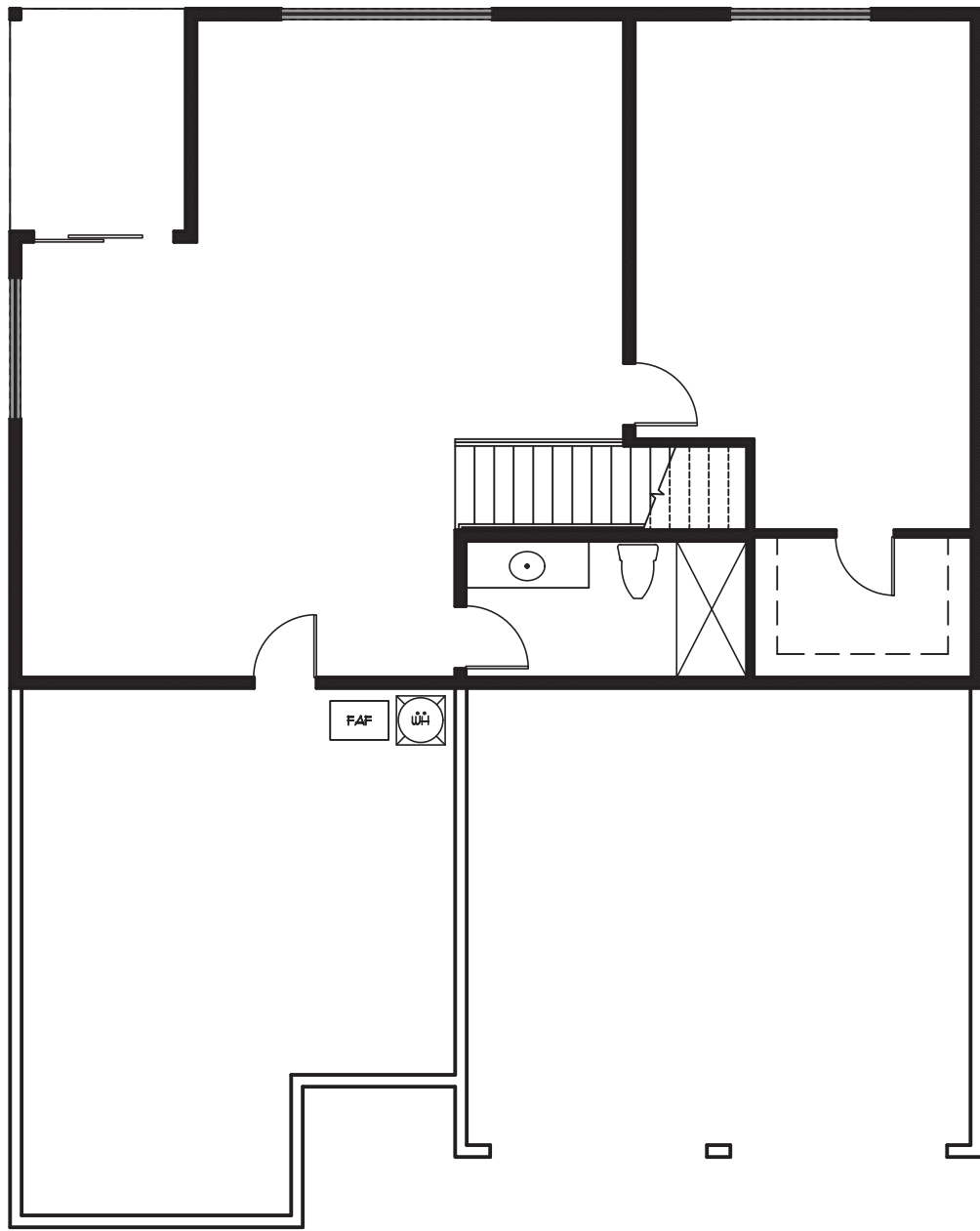
1/8" = 1'-0"

Elk Rock Estates
1738.F - Elevations

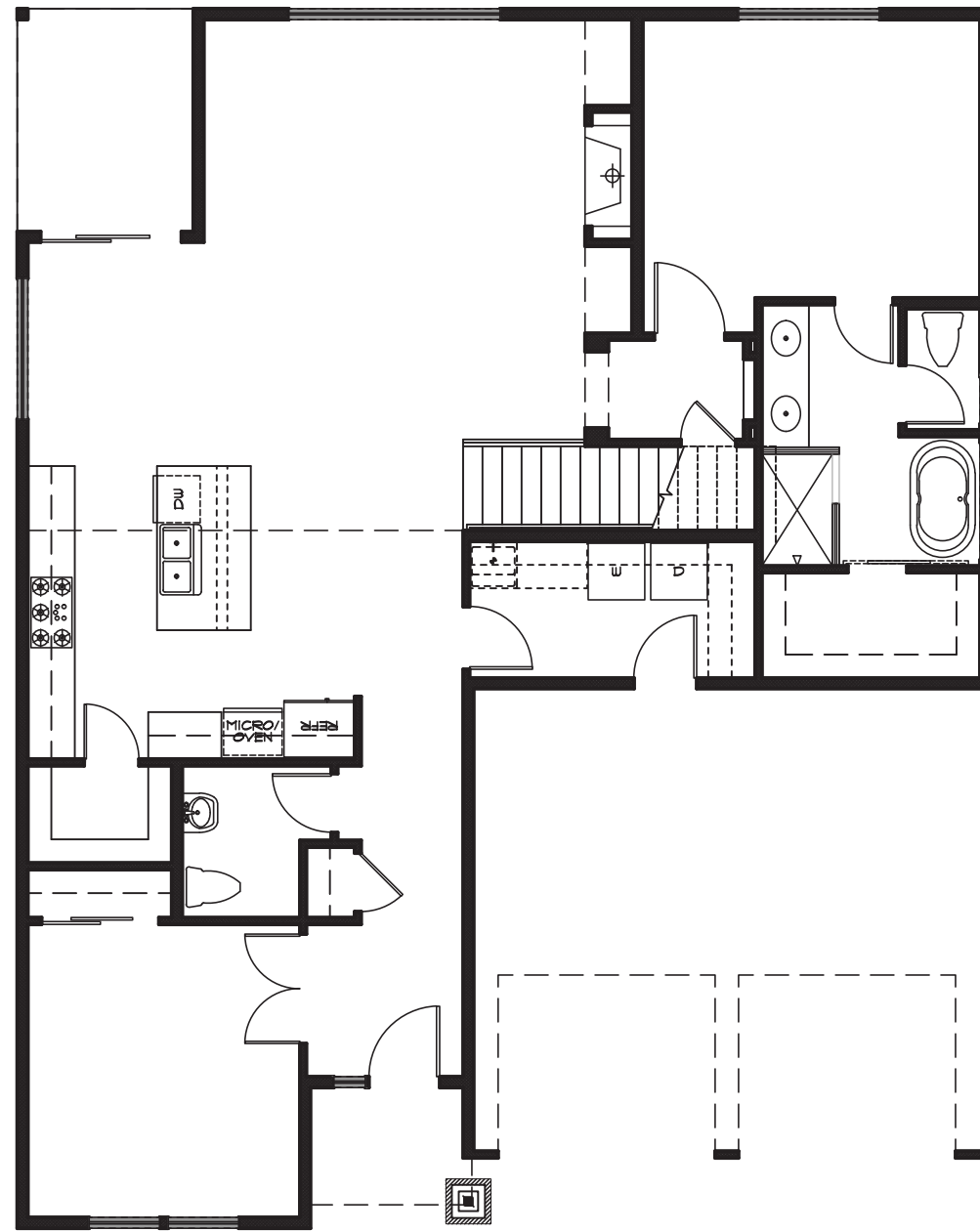
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ARCHITECTS, P.C.
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503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/8" = 1'-0"
11/21/2018

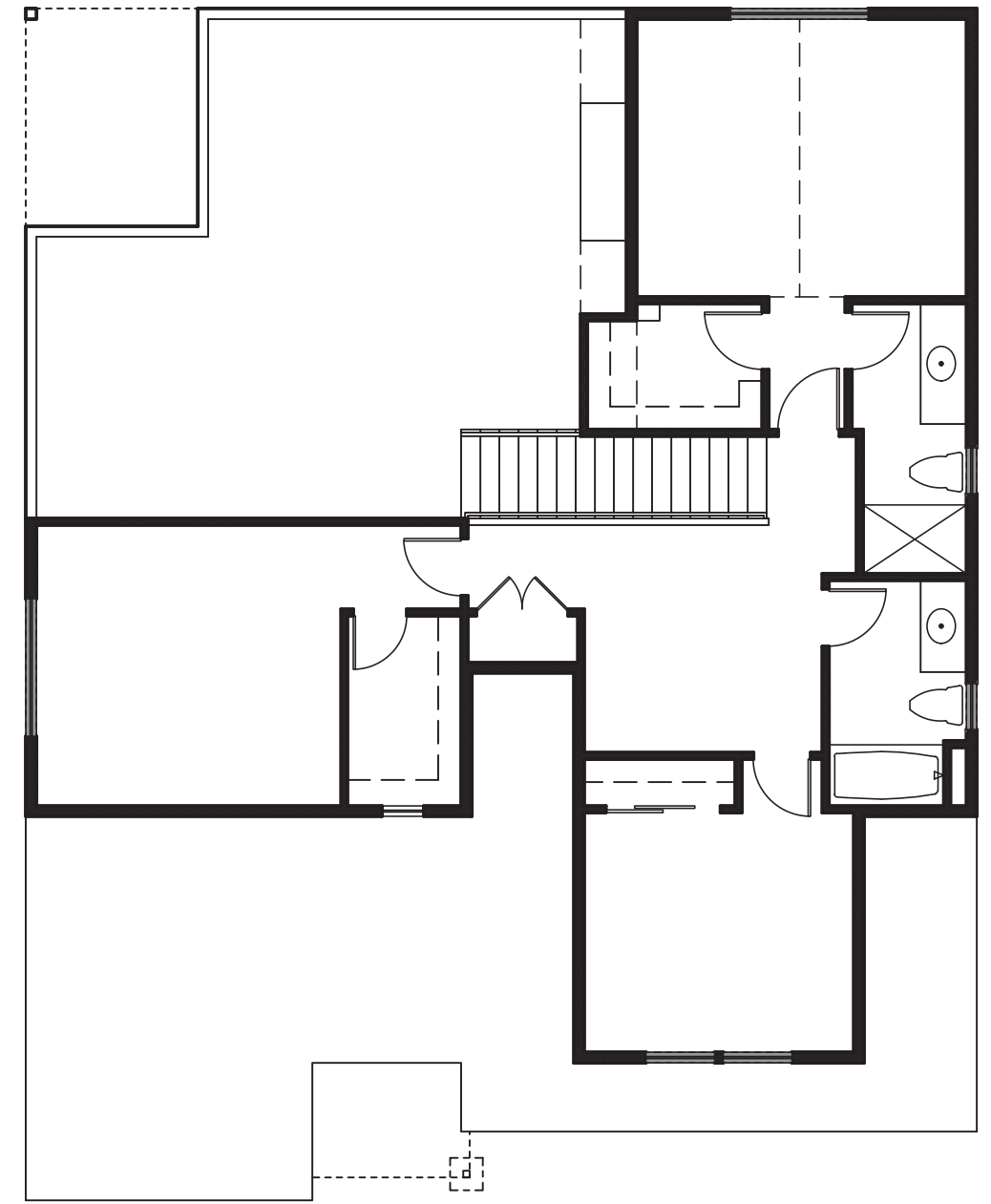
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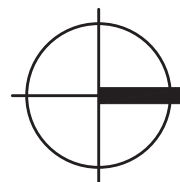
LOWER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN



UPPER LEVEL FLOOR PLAN



BUILDING 11 - TYPE 'G'

1/8" = 1'-0"

Elk Rock Estates

1738.G - Floor Plans

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ARCHITECTS, P.C.

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503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

1/8" = 1'-0"
11/21/2018

A14

DETAILED DESIGN FEATURES PROPOSED:

(Minimum of 5 features required)

- a. COVERED PORCH AT LEAST 5 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- b. RECESSED ENTRY AREA AT LEAST 2 Ft. DEEP AND AT LEAST 5 Ft. WIDE.
- c. OFFSET ON THE BUILDING FACE AT LEAST 16 In. FROM ONE EXTERIOR WALL SURFACE TO OTHER.
- e. ROOF EAVES WITH MIN. PROJECTION OF 12 Inches.
- h. HORIZONTAL LAP SIDING BETWEEN 3 TO 7 In. WIDE. WOOD OR FIBER-CEMENT MATERIAL.
- k. WINDOW TRIM AROUND ALL WINDOWS AT LEAST 3 In. WIDE AND 5/8 In. DEEP.



BUILDING 11 - TYPE 'G'

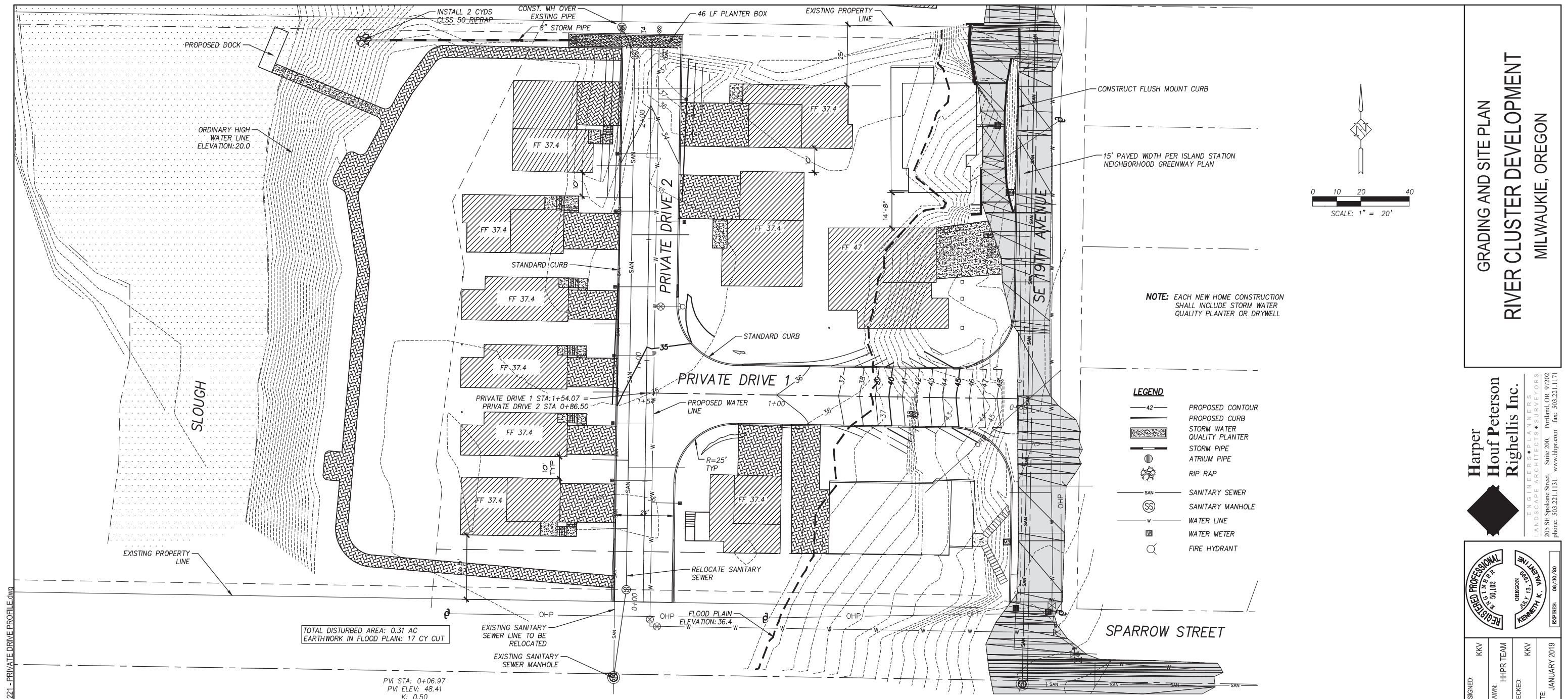
1/8" = 1'-0"

Elk Rock Estates
1738.G - Elevations

ISELIN
ARCHITECTS, P.C.
1307 7th Street - Oregon City, Oregon 97045
503.656.1942 - f. 503.656.0658 - www.iselinarchitects.com

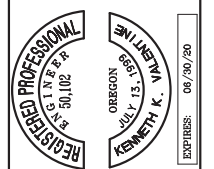
1/8" = 1'-0"
11/21/2018

A15



GRADING AND SITE PLAN
RIVER CLUSTER DEVELOPMENT
MILWAUKIE, OREGON

Harper Houf Peterson
Righelalis Inc.
 ENGINEERS • PLANNERS
 LANDSCAPE ARCHITECTS • SURVEYORS
 205 SE Spokane Street, Suite 200, Portland, OR 97202
 phone: 503.221.1131 www.hhp.com fax: 503.221.1171

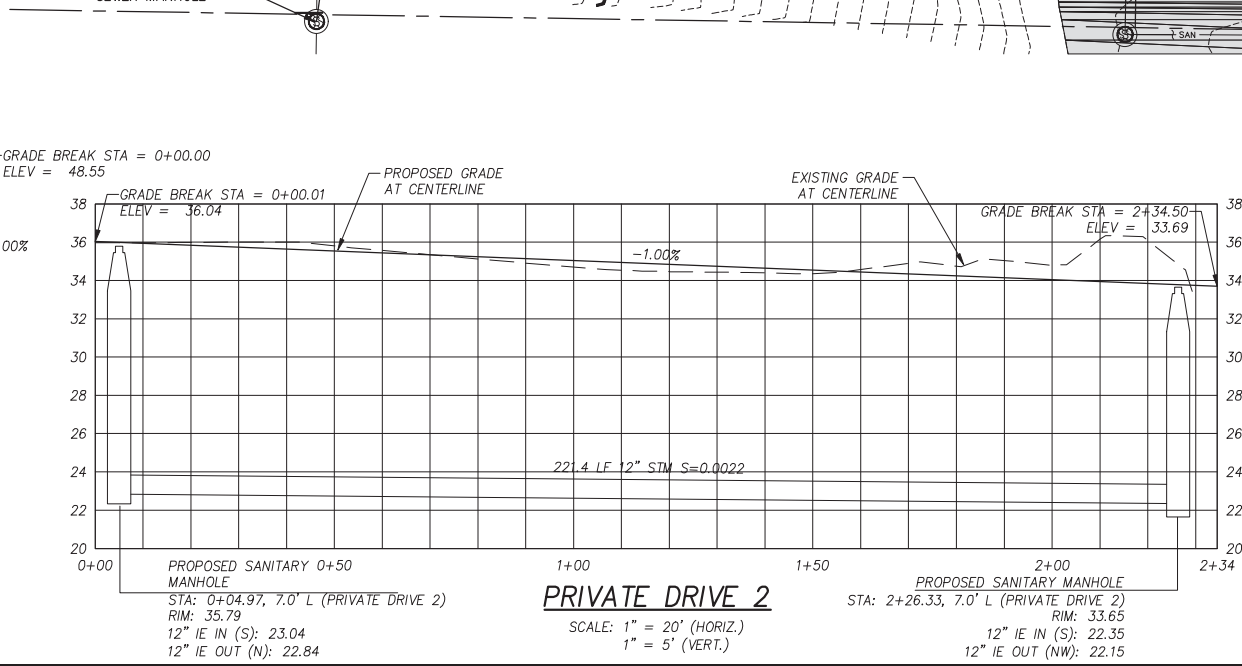
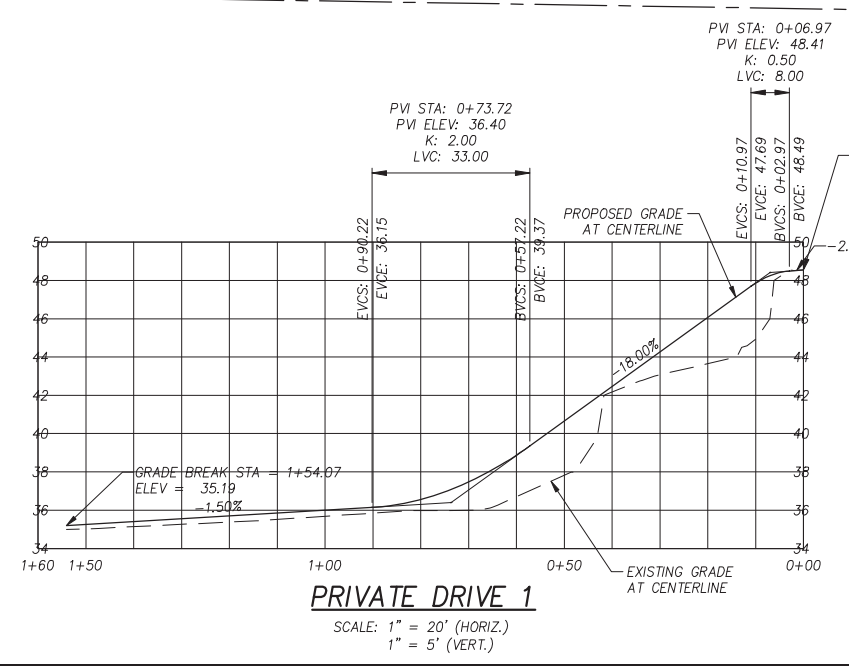


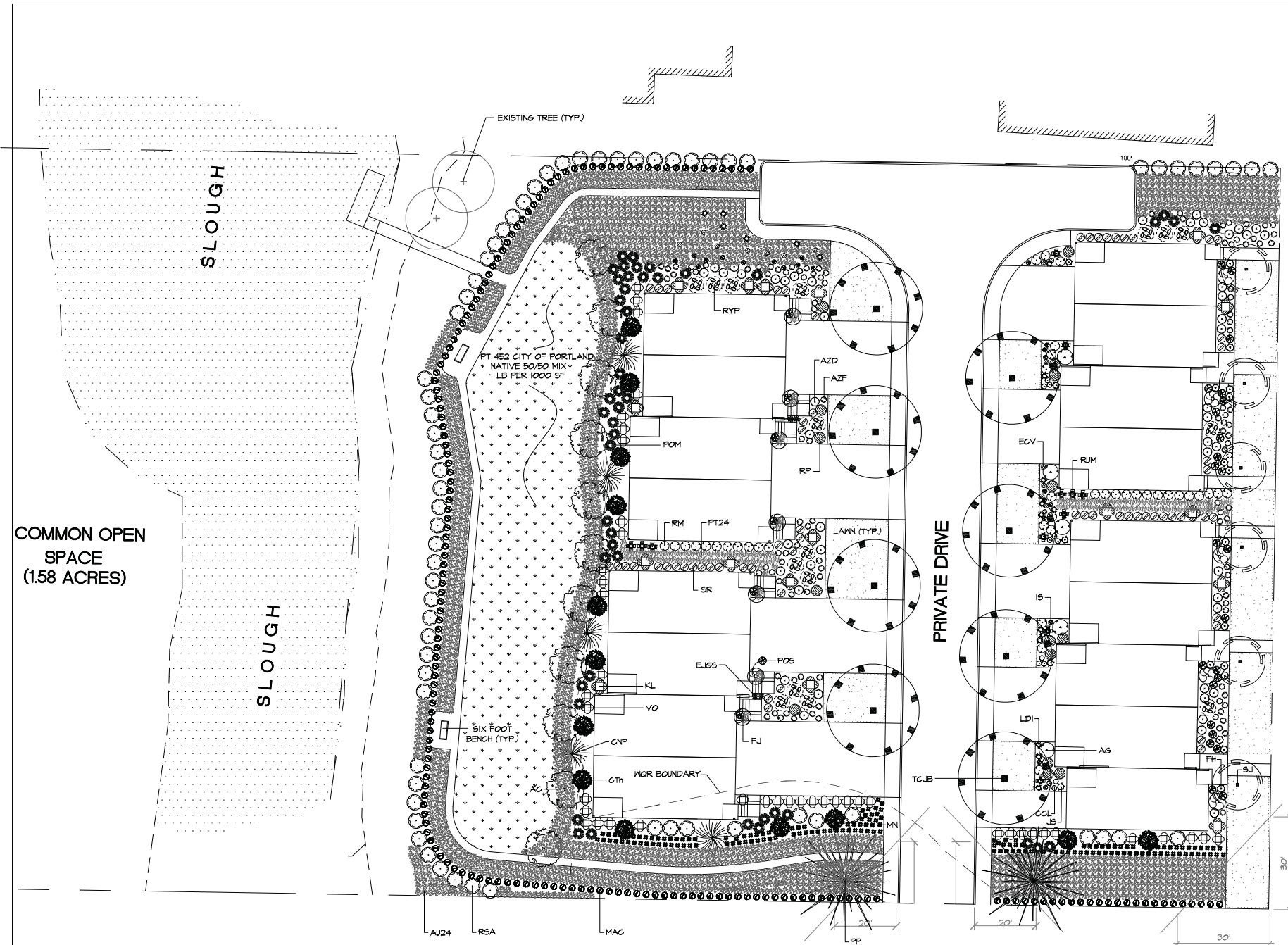
DESIGNED:	KKV
DRAWN:	HHR TEAM
CHECKED:	KKV
DATE:	JANUARY 2019

DATE	NO.	DESCRIPTION
R	E	V
I	S	I
O	N	S

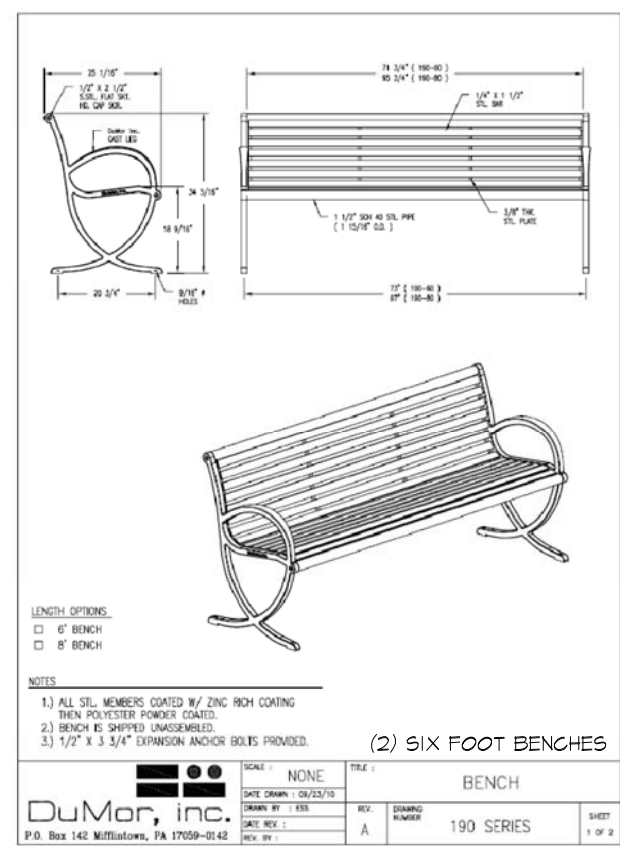
SHEET NO. **1**
 JOB NO. MSC-221

P:\MSC (Gillis Properties)\MSC-221 (Riverside Cluster Development)\MSC221-DWGSEXHIBITS\MSC221-PRIVATE DRIVE PROFILE.dwg





SE 19TH AVENUE



LENGTH OPTIONS:
 6' BENCH
 8' BENCH

NOTES:

- 1.) ALL STL. MEMBERS COATED W/ ZINC RICH COATING THEN POLYESTER POWDER COATED.
- 2.) BENCH IS SHIPPED UNASSEMBLED.
- 3.) 1/2" x 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

(2) SIX FOOT BENCHES

SCALE: NONE	TITLE: BENCH
DATE DRAWN: 06/23/19	REV: A
DRAWN BY: DM	DESIGNED BY: DM
SHEET NO.: 1	190 SERIES
REV. BY:	SHEET 1 OF 2

DuMor, inc.
 P.O. Box 142 Millstown, PA 17059-0142

PLANT LEGEND "VERIFY ALL QUANTITIES"

SYM.	#	BOTANICAL	COMMON	SIZE	TYPE
AC	11	ACER CIRCINATUM	NATIVE VINE MAPLE	1-1/2 IN CAL	NATIVE PLANTS
AG	5	ABELIA GRANDIFLORA	GLOSSY ABELIA	5 GAL	NATIVE PLANTS
AU24	20/B	ARCTOSTAPHYLOS UVAURSI-24IN-O.C.	NATIVE KINNIKINNICK	4 IN 24" O.C.	NATIVE PLANTS
AZD	48	AZALEA "DELAWARE VALLEY WHITE"	DELAWARE VALLEY WHITE AZALEA	2 GAL	NATIVE PLANTS
AZF	102	AZALEA "FLAME CREEPER"	FLAME CREEPER AZALEA	2 GAL	NATIVE PLANTS
CCL	12	CROCOSMIA CURTONIS "LUCIFER"	CROCOSMIA	1 GAL	NATIVE PLANTS
CNP	5	CHAMAECYPARIS N. "PENDULA"	KEEPING ALASKAN CEDAR	6 FT - 8 FT	NATIVE PLANTS
CTh	19	CEANOTHUS THYSIFLORUS Blue Jeans	Blue Jeans CEANOTHUS	5 GAL	NATIVE PLANTS
ECV	15	ERIGA CARNEA "VIVELLI"	SPRING HEATHER	1 GAL	NATIVE PLANTS
EJ65	4	EUONYMUS JAPONICUS GREEN SPIRE	GREEN SPIRE EUONYMUS	5 GAL	NATIVE PLANTS
FH	15	FUSCHIA H. "SANTA CLAUS"	EVERGREEN FUSCHIA	2 GAL	NATIVE PLANTS
FJ	12	FATSIA JAPONICA	JAPANESE ARALIA	5 GAL	NATIVE PLANTS
IS	22	IBERIS SEMPERVIVONS	CANDYTUFF	1 GAL	NATIVE PLANTS
J5	5	JUNIPERUS C. "SKYROCKET"	SKYROCKET JUNIPER	5FT - 6FT	NATIVE PLANTS
KL	17	KALMIA LATIFOLIA "Heart of Fire"	Heart of Fire MOUNTAIN LAUREL	5 GAL	NATIVE PLANTS
LDI	18	LITHODORA DIFFUSA	LITHODORA	1 GAL	NATIVE PLANTS
MAC	17B	MAHONIA AQUIFOLIUM "COMPACTA"	COMPACT OREGON GRAPE	1 GAL	NATIVE PLANTS
MN	15I	MAHONIA NERVOSA	NATIVE CASCADE MAHONIA	1 GAL	NATIVE PLANTS
POM	48	POLYSTICHUM MUNITUM	SWORD FERN	2 GAL	NATIVE PLANTS
FOS	31	POLYSTICHUM SETIFERUM	ALASKA LACE FERN	1 GAL	NATIVE PLANTS
PP	2	PINUS PONDEROSA	PONDEROSA PINE	6 FT - 8 FT	NATIVE PLANTS
PT24	126	PACHYSANDRA TERMINALIS	PACHYSANDRA	4 IN 24" O.C.	NATIVE PLANTS
RM	38	ROSA MEIDLAND "SCARLET"	SCARLET MEIDLAND ROSE	2 GAL	NATIVE PLANTS
RP	19	RHODODENDRON "P.J.M."	P.J.M. RHODY	2 GAL	NATIVE PLANTS
RSA	68	RIEBS SANSUNIMUM	NATIVE CURRANT	5 GAL	NATIVE PLANTS
RUM	12	RHAPHIOLEPIS U. MINOR "GULF GREEN"	DWARF YEDDO HANTHORN	2 GAL	NATIVE PLANTS
RYP	16	RHODODENDRON YAKU PRINCESS	YAKU PRINCESS RHODY	5 GAL	NATIVE PLANTS
SJ	6	STYRAX JAPONICA	JAPANESE SNOWBELL	1-1/2 IN CAL	NATIVE PLANTS
SR	61	SARCOGOGGA RUSCIFOLIA	TALL SARCOGOGGA	2 GAL	NATIVE PLANTS
T.C.B	8	TILIA CORDATA "LUNE BRIDE"	LITTLE LEAF LINDEN	1-1/2 IN CAL	NATIVE PLANTS
VO	43	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL	NATIVE PLANTS

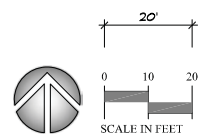
ALL THE PLANTS WITHIN THE MGR BOUNDARY ARE NATIVE.

REMOVE ALL NOXIOUS VEGETATION IDENTIFIED BY ETC IN THEIR HCA DETERMINATION REPORT DATED JUNE 6, 2018.

COMMON OPEN SPACE (1.58 ACRES)

SPARROW STREET

LI PLANTING PLAN
 AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED.



ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center. (Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

MULCH
 DARRELL MULCH
 LANDSCAPE ARCHITECTURE
 1907 N.E. 66TH AVENUE #168
 PORTLAND, OREGON 97213
 (503) 222-7416 TEL.

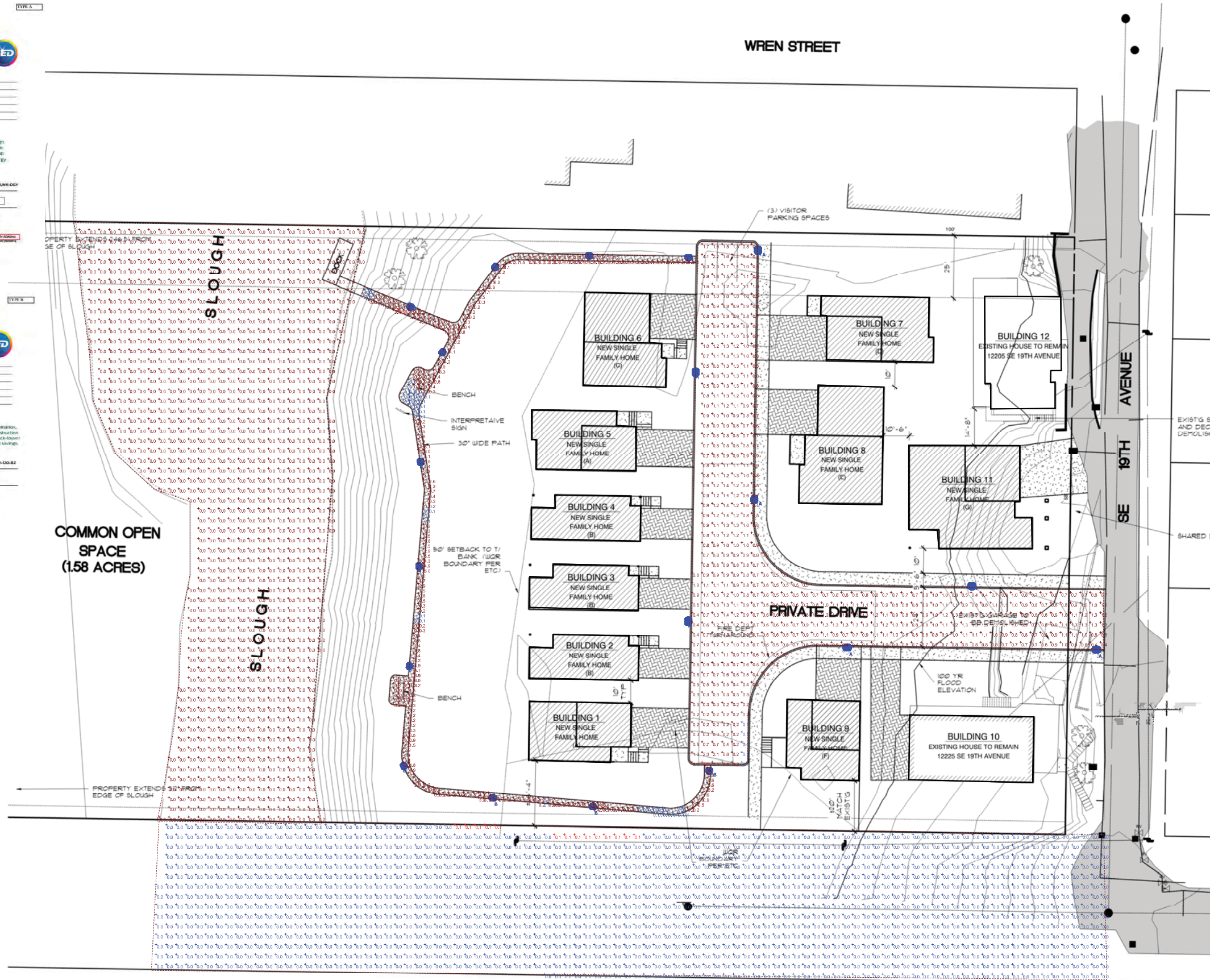
REGISTERED 315
 Darrell Mulch
 Darrell Mulch
 OREGON
 10-18-93
 LANDSCAPE ARCHITECT

GILLIS PROPERTIES
ELK ROCK ESTATES
 12225/ 12205 SE 19TH
 Milwaukie, OR

DATE:	2-16-19
PROJECT NO:	X
DESIGNED:	DM
DRAWN:	DM
CHECKED:	DM
REVISIONS:	

SHEET
L1
 1

WREN STREET


 Plan View
Scale = 1" = 20'

PHILIPS GARDCO
LED
Site & Area
PureForm
LED post top
with comfort optics

Philips Gardco PureForm LED post top features a sleek, low profile design. Comfort optics are designed to enhance visual comfort by reducing glare. Type 1, 2, 3, and 5 optical distributions are available with lumen output up to 9000 lumens. A full range of control options provides additional energy savings. Optional integral emergency battery backup is available for path-of-egress illumination.

Project:
Location:
Call No:
Date:
Notes:

Ordering guide

Profile	Mounting	Height	LED Color	LED Generation	Optic	Control	Emergency	Notes
PPT	140L	450	3000K	2	5	Off	None	
PPT	140L	450	4000K	2	5	Off	None	
PPT	140L	450	5000K	2	5	Off	None	

PHILIPS GARDCO
LED
Bollards
Dome/bevel top/louver

Philips Gardco LED dome and bevel top/louver bollards provide uniform illumination, superior spacing and solid vertical resistance. Rugged extruded and cast construction with rubber bands and gaskets ensure years of durability. Our advanced stack-boost LED technology and medium response provide maximum light output energy savings.

Project:
Location:
Call No:
Date:
Notes:

Ordering guide

Profile	Height	Number of LEDs	LED Color	LED Generation	Notes
BRM32	30"	12	3000K	2	
BRM32	30"	12	4000K	2	
BRM32	30"	12	5000K	2	

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROAD	+	0.9	7.3	0.1	73.0:1	9.0:1
SLOUGH	+	0.0	0.0	0.0	N/A	N/A
SOUTH TRESPASS	+	0.0	0.1	0.0	N/A	N/A
WALK	+	1.7	6.9	0.1	69.0:1	17.0:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	A	7	SIGNIFY GARDCO	PPT-140L-450-NW-G2-3-UNV	PureForm PEDESTRIAN Source (PPT), 140 LEDs, 4000K CCT, TYPE 3, OPTIC.	(1) Circular Light Guide Plate DRIVEN AT 450mA	1	PPT-140L-450-NW-G2-3-UNV.ies	2421	0.95	22.30582
○	B	12	SIGNIFY SIGNIFY	BRM32X-18L-NW-G2	Louwer Bollard LED BRM32x	54 WHITE LEDs DRIVEN AT 116mA	1	BRM32X-18L-NW-G2.ies	1226	0.95	38.6



19th Street Milwaukie

Iselln Architects, PC



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IseIn Architects, PC



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