

SITE PLAN REVIEW

MCFARLAND SITE - MONROE APARTMENTS 11X17

FOR THE CITY OF MILWAUKIE

RECEIVED by the City of Milwaukie on October 18, 2019



SITE PLAN REVIEW

INSPIRATIONAL NARRATIVE



Connecting to the Local Context:

The site has historically been a mill site. Similar to a village layout the larger apartment building is the center of the community surrounded by residential scaled buildings and a community clubhouse.

The Building Massing:

The building massing is characterized by the mill inspiration by the repetition of simple vertical geometric façade elements. The base of the building is emphasized to provide a human scale and ground the building.

Materials include:

Panel or Lap fiber cement siding, wood toned lap siding is used to enhance the building recesses and break down the massing. Shingle Composition Roofing.

SITE PLAN REVIEW

SITE AERIAL



SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

DETAILED STATEMENT - DEVELOPMENT STANDARDS - TYPE II SITE DEVELOPMENT AND TYPE II VARIANCE REVIEW

PROPERTY INFORMATION

Site Address	SE Monroe Street and SE 37th Street (SE Oak)	
	Milwaukie Oregon	
Jurisdiction	City of Milwaukie	Oregon
County	Clackamas County	
Proposed Development	234 Multi-Family Dwelling Units (R-1 Occupancy) and a Clubhouse (B/A Occupancy)	
State Tax ID	Tract 1 -11E36AB03003 and Tract 2 11E36AA19203	
Parcel ID	Tract 1 - 00023174 Tract 2 00022825	
Tax Map	Tract 1 - 11E36AB Tract 2 11E36AA	
Property Use	Both tract 1 and 2 are Vacant	
Applicability & Review Process	Type II application	This application demonstrates that the project meets the Multi Family Design Guidelines (Discretionary Process) through the Type II development review process.
Pre Application	Type II Variance	for ODOT Required 8' all Fence
Other Land Use	# 19-001 PA VR-2019-003	

	Site Acres	Site Area
Tract 1	4.716	205,429 SF
Tract 2	2.515	109,553 SF
Gross Lot Area	7.231	314,982 SF
ROW dedication	0.01652	720 SF
Net Lot Area	7.21448	314,263 SF

Building Size		Approx. Gross SF Building Area (no decks)	Number of Units	Proposed Number of Stories
Apartment Building 1	15,820 SF	74,641 SF	84	5
Apartment Building 2	11,500 SF	30,300 SF	36	3
Apartment Building 3	11,500 SF	30,300 SF	36	3
Apartment Building 4	11,500 SF	30,300 SF	36	3
Apartment Building 5	12,960 SF	34,200 SF	42	3
Clubhouse	7,220 SF	5,784 SF		2
Sub-Total	70,500 SF	205,525 SF	234	

Accessory Building Size	Approx. Building Lot Coverage Area	Approx. Gross SF Building Area	Number of Parking	Proposed Stories
Garage 1/ Bike Room and personal storage units.	4,963 SF	4,963 SF	18	1
Garage 3	4,704 SF	4,704 SF	17	1
Garage 5	3,795 SF	3,795 SF	13	1
Carport 1	3,628 SF	3,628 SF	26	1
Carport 2	1,824 SF	1,824 SF	11	1
Carport 3	1,872 SF	1,872 SF	12	1
Covered BBQ Area	400 SF	400 SF		1
Sub-Total	20,786 SF	20,786 SF	97	
TOTALS	91,286 SF	226,311 SF		



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ZONING COMPLIANCE STATEMENT

Property Owner **McFarland**

Adjacent Public Ways

SE Monroe Street Front (60') **60' ROW** 1/4 street Improvement Proposed - Street Frontage Length = 751'
 SE 37th Front Street (60') **60' ROW** 1/4 street Improvement Proposed - Street Frontage Length = 609'
 Oak Street Frontage **60' ROW/66' ROW** 6' ROW dedication Required - Street Frontage Length =

ZONING OVERVIEW

Zone	Zoning Map	GMU, General Mixed Use	The General Mixed Use Zone is intended to recognize the importance of central Milwaukie as a primary commercial center and promote a mix of uses that will support a lively and economically robust district. It is also intended to ensure high-quality urban development that is pedestrian-friendly and complementary to the surrounding area.
Metro Growth Boundary	County Maps	Metro UGB	
Comprehensive Plan			
Plan District	TC	Town Center	
Adjacent Zones	zoning Map	GMU, R-5, BL	
Proposed Use	19.303.2	Multifamily / Private Community Center	
Fire District		City Of Milwaukie Fire	

ZONING SUMMARY STATEMENT

	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
Commercial Mixed Use Zones	Chapter 19.303.1.A	General Mixed Use- Purpose			The General Mixed Use Zone is intended to recognize the importance of central Milwaukie as a primary commercial center and promote a mix of uses that will support a lively and economically robust district. The proposed development will add desired and needed dwelling units that will add to the vibrancy of the neighborhood and near by businesses. It is also intended to ensure high quality urban development that is pedestrian friendly and complementary to the surrounding area. The site development proposes enhancement to pedestrian and bike circulation around the entire perimeter of the site.
Development Standards Allowed Uses	Uses 19.303.2	Row houses, Multifamily, cottage cluster, mixed uses, live work, senior, general office, eating establishments, retail, daycare, lodging and other commercial/ industrial uses			Permitted Use -The development is proposing 5 multi family buildings with a variety of dwelling units types and a community center clubhouse that will have a variety of uses for the management of the development as well as a community space for gathers, and fitness areas.
Development Standards Minimum Lot size	A. Lot Standards 19.303.3.A1	1500 sf Minimum			Site exceeds Minimum lot area,
Minimum Street frontage	19.303.3.A2	25 feet Minimum			Site exceed Minimum street frontage
Development Standards Minimum floor area ratio	B. Development Standards 19.303.3.B1	0.5:1	19.303.4	0.65	Proposed Project exceeds Min FAR required. Calculation excludes parking.
Building height (ft.)	19.303.3.B2	45' base maximum 69' Max with height bonus	19.303.4B building height, 19.911.7 building height variance in the GMU zone		The perimeter apartments are proposed to be 3- story and 45' max. and will comply with the base zoning standards. The 5 story building in the center of the site intends to use the bonus heights ad has been approved for up to 69' through the type III variance process. The 5-story building incorporates residential for one additional story and will apply for an approved green certification programs to allow an additional story for 5 total stories.
Street setbacks (ft.)	19.303.3.B3	Front Setbacks- 15 feet minimum- 20' maximum	19.303.4.C street setbacks		The Buildings will comply with all setbacks. This does create some challenges for the building along the perimeter of this site because of the sloping site.
Minimum Frontage occupancy	19.303.3.B4	0' side and rear 50% Building Frontage	19.501.2 yard exceptions 19.303.4.D, Figure 19.303.4.D		Non applicable
Lot Coverage	19.303.5.B5	Includes all buildings and their roof covered areas and decks - 85%			

Building Length	% of Street Frontage	
540'	67.00%	SE Monroe Street
192'	31.50%	SE 37th Street - NA since Monroe Street complies per D.2.b

91,286 SF Lot Coverage Area



SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

Minimum Vegetation	19.303.3.B6 19.504.7	15% Max. Mulch area < 20%	Required Area 47,139 SF 9,428 SF	29.05% Provided 129,000 SF	% of Net Lot area See landscape plans No more than 20% of the required vegetation area shall be covered in mulch or bark dust. Mulch or bark dust under the canopy of trees or shrubs is excluded from this limit. The attached landscape plans do not have any mulch or bark dust that is not covered by trees or shrubs.
Primary entrances	19.303.3.B7 19.303.3 B7 - 19.303.4 E	Yes	19.303.4 E		Main access to the development is proposed off of SE 37th Ave per city guidance. Street facing Live work units all have entrances connecting to the public way per city guidance. The public way affronting apartment Buildings have entrances to the internal corridor that are oriented to plazas. Mostly this is to accommodate the moderate sloping site and to provide accessible routes.
Off-street Parking required	19.303.3.B8	Yes	19.600, 19.606		
	Minimum Req. Minimum Req.	2a. 1 per Dwelling Units 800 Sf or less 2b 1.25 Dwelling Units > than 800 sf	Parking Spaces Req. 161 74.25 235.25 468	Parking Spaces Provided 202 97 299	Standard Surface 9'x18' - Proposing 2' overhang of with a wider sidewalk or planting areas. Garages/ Carport (2 ADA) Total Proposed
	Maximum Allowed 19.609	2 spaces Per Dwelling Unit Bike Parking - 1 Per Dwelling Unit			This will be a min. provided.
	19.606.2 Landscaping	50% covered Landscaping	117	215	Refer to Section 19.503..D for a location summary
	19.606.3 Additional design Standards	Paving/ wheel stops Site access and drive aisle Site and Exterior Building Lighting	19.606.2.C-E. 19.606.3A/B 19.606.3 C 19.606.3 F		See site plan A combination of curbs set back 2' to allow cars to overhang ground cover and or wider sidewalk will be provided. Wheel stops will be provided where this cannot occur. See site plan See site plan and civil drawings for dimensions See site lighting plan
Transit Street	19.303.3.B9		19.505.8		See site plan
Transition measures	19.303.3.B10	Yes	19.504.6		Where commercial, mixed-use, or industrial development is proposed abutting or adjacent to properties zoned for lower-density residential uses, the following transition measures shall be required. These additional requirements are intended to minimize impacts on lower-density residential uses.
Development Standards	C. Other Standards		Required	Provided	
Residential density Req. (dwelling units per acre)	19.303.3 C1 and 19.303.4 F	Residential Min. 25 Units per Acre- Residential Max. 50 Units per Acre-	180.78 361.55	234.00	
Signs	19.303.3.C2	Yes	14.16.040		Development signage is proposed along SE 37th at Main driveway access. Final Design to be submitted by Owner prior to Occupancy.
Detailed Development Standards		Sections not covered above.			
Standards for Residential Street Edges	19.303.5				
	A. A minimum setback of 15 ft. shall apply.				A min of 15' setback has been applied to SE Monroe and SE 37th Ave.
	B. Residential edges - Buildings within 50' of SE Monroe and SE 37th Ave.	shall provided a step back of at least 15' for any portion of the building above 35'			Refer to Elevation for compliance.
	C. An additional minimum 8-ft-wide densely planted buffer	is required along property lines where flex space development abuts a residential zone.			non Applicable.

SITE PLAN REVIEW

ZONING COMPLIANCE STATEMENT

COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
Building Design Standards	19.505.3 Multifamily Housing	Purpose			The proposed development meets the building standards by providing an attractive, functional design on a former brownfield. The site provides visual and physical access with numerous amenities. The proposed site amenities and site layout provide visual and physical access to the community which will promote livability and safety.
Purpose	19.505.3.A	1. Livability			Development will contribute to a livable neighborhood. First by, transforming a current vacant brownfield site into a visually pleasing landscaped site with a variety of housing and outdoor amenities. The proposed provides on-site parking for residents which is visually shielding by the new buildings which minimizes the impact of vehicles on surrounding land uses. The project provides pedestrian and bicycle connection between the site amenities (the club house and the pocket park) and the public ways. The project will also install a multi-use path along the railroad side of the site. The project provides numerous outdoor commons areas and an enhanced pocket public park.
		2. Compatibility			The site is surrounded on two of its three sides by 1 and 2-story single family residential homes (across Monroe Street and SE 37th). The project places 3-story structures adjacent to these streets to ensure compatibility with the existing homes. The third side contains railroad tracks and a shopping center. The project's 5-story building is located on the middle of the site, approximately 150 feet from Monroe Street and 180-feet from 37th. The 5 story apartment building is located internally in the site towards the retail center to minimize the impact of the taller structure to the existing residential neighbors. Its height and intensity are buffered from the single family homes by the 3-story buildings, the site's topography (which slopes downward away from the single family homes), and by existing and new trees.
		3. Safety and Functionality			The project's buildings provide window coverage on all floors and balconies on upper floors, facing pedestrian walkways and the project amenity spaces. This design provides both eyes on the ground of the development and visibility into the development. The public pedestrian path along the railroad tracks is separated from the project by a row of garages and a sound wall. Glazed panels within the sound wall allow a visual connection to the project from the trail. Landscaping is minimized along the path to enhance visibility and safety. Accessible concrete walkways are provided throughout the site, and travel from parking to each building will be lit by site lighting. Bicycle parking is located around heavy pedestrian traffic areas to ensure security and visibility from theft. The project will be well-lit for pedestrian and bicycle use at nighttime.
		4. Sustain-ability			As required to qualify for the approved height variance on Building 1 (VR 2019-003), the project will obtain green building certification consistent with Code Section 19.510. To meet the sustainability requirement, Earth Advantage has been selected. The project will retain existing on-site trees (which also serve to buffer the development from existing single family homes) and provides safe circulation for alternative transportation modes (such as biking and walking) on-site. It also provides a pedestrian and bike connection along the multi-use path., including walking and biking. The project is near public transportation located 2 blocks North on SE 37th ave and SE Harrison Street.
Design Guidelines and Standards	Table 19.505.3D				The Type II application is chosen to provide more flexibility for some of the discretionary requirements which cannot be fully met.
1. Private Open Space	Table 19.505.3.D.1	The development should provide private open space for each dwelling unit. Private open space should have direct access from the dwelling unit and should be visually and/or physically separate from common areas.			Private open space is provided for most of the living units with patios on the ground floor and decks above. The only exception is the studio units in the 5- story building. Each Patio and deck measures approximately 55 square feet, and is a minimum of 5'-0" deep except at the 5 story building where the decks are 4' deep. . All patios and decks are located directly off of the living rooms, and have direct access into the units. The 3 story buildings have patios that are physically separated from the common areas with landscaping, while the 5 story building has a low decorative fence around the perimeter of each patio. Both the landscaping and the fence provide privacy and separation from the common spaces for each resident.
		The development may provide common open space in lieu of private opens space if the common open space is well designed, adequately sized, and functionally similar to private open space.			
2. Public Open Space	Table 19.505.3.D.2	The development should provide sufficient open space for the purpose of outdoor recreation, scenic amenity, or shared outdoor space for people to gather.			There are multiple opportunities for outdoor recreation both within our site and at the corner of 37th avenue and Monroe streets. Adjacent to our clubhouse, there are multiple outdoor open spaces; Outdoor Fitness, Outdoor Gathering area, BBQ area and Play area. These centrally located open spaces allow the residences to engage with the clubhouse, and creates a focal point to our community.
					A large fenced playground is also located in on the North side of building 1. This playground is located in the most visible location for 4 of the 5 buildings, 92 units have eyes on the playground which is 40% of the total units.
					A generous dog park will be provided in the NW corner of the site. A pedestrian path is provided along the rail line, to maintain the security and privacy of our residents, direct connection is not provided within our site to this path. Visual connections are provided and discussed later in this narrative. On the corner of SE 37th and SE Monroe Street, the existing public park will be restored with permanent seating, walkways and landscaping.
					The Public Open Space areas provided are itemized below:

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COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
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		10% of gross site area or 750 sf whichever is greater		<table border="1"> <thead> <tr> <th>Required</th> <th>Provided</th> </tr> </thead> <tbody> <tr> <td>31,498 SF</td> <td>4,300 SF</td> </tr> <tr> <td></td> <td>5,025 SF</td> </tr> <tr> <td></td> <td>1,700 SF</td> </tr> <tr> <td></td> <td>4,930 SF</td> </tr> <tr> <td></td> <td>3,900 SF</td> </tr> <tr> <td></td> <td>2,480 SF</td> </tr> <tr> <td></td> <td>5,640 SF</td> </tr> <tr> <td></td> <td>5,480 SF</td> </tr> <tr> <td></td> <td>15,420 SF</td> </tr> <tr> <td></td> <td>4,700 SF</td> </tr> <tr> <td></td> <td>53,575 SF</td> </tr> </tbody> </table>	Required	Provided	31,498 SF	4,300 SF		5,025 SF		1,700 SF		4,930 SF		3,900 SF		2,480 SF		5,640 SF		5,480 SF		15,420 SF		4,700 SF		53,575 SF		
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		20' minimum dimension Choose 4 of the following:																												
		1. Recreation area 2. Play field 3. Children's play area 4. Sport court 5. Gardens 6. picnic tables 7. Swimming Pools 8. Walking trails 9. Pedestrian amenities																												
3. Pedestrian Circulation	Table 19.505.3.D.3	Site design should promote safe, direct, and usable pedestrian facilities and connections throughout the development. Ground-floor units should provide a clear transition from the public realm to the private dwellings.	19.606.3 D&E	<table border="1"> <tbody> <tr> <td>a.,b.,c.</td> <td>A continuous pedestrian walkway connects all the apartment buildings on the site, as well as connections to the public open spaces, clubhouse, bike parking and trash enclosure. 5' sidewalks allow for wheelchairs to pass side by side allowing easy accessible access throughout the site. The majority of the surface parking spaces are also accessible via sidewalks. Where a sidewalk abuts a parking space a 7' walkways has been provided. No wheel curbs are proposed.</td> </tr> <tr> <td>b.</td> <td>Live work units in Building 2 and half of building 3 will have direct connections to Monroe street. Pedestrian connections to the public way have been provided for each apartment building and the clubhouse. Due to the topography, the remainder of the buildings abutting Monroe and 37th will have porches facing the streets, but no direct access.</td> </tr> <tr> <td>e.</td> <td>It is the intent that the major pedestrian path ways will have lighting. Refer to site lighting plan.</td> </tr> </tbody> </table>	a.,b.,c.	A continuous pedestrian walkway connects all the apartment buildings on the site, as well as connections to the public open spaces, clubhouse, bike parking and trash enclosure. 5' sidewalks allow for wheelchairs to pass side by side allowing easy accessible access throughout the site. The majority of the surface parking spaces are also accessible via sidewalks. Where a sidewalk abuts a parking space a 7' walkways has been provided. No wheel curbs are proposed.	b.	Live work units in Building 2 and half of building 3 will have direct connections to Monroe street. Pedestrian connections to the public way have been provided for each apartment building and the clubhouse. Due to the topography, the remainder of the buildings abutting Monroe and 37th will have porches facing the streets, but no direct access.	e.	It is the intent that the major pedestrian path ways will have lighting. Refer to site lighting plan.																				
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4. Vehicle and Bicycle Parking	Table 19.505.3.D.3	Vehicle parking should be integrated into the site in a manner that does not detract from the design of the building, the street frontage, or the site. Bicycle parking should be secure, sheltered, and conveniently located.		<table border="1"> <thead> <tr> <th colspan="2">BIKE PARK LOCATIONS SUMMARY</th> </tr> </thead> <tbody> <tr> <td>19</td> <td>Bike racks located near building entries and amenities.- Uncovered.</td> </tr> <tr> <td>24</td> <td>Bike Room and the end of Garage 1- permanent two tier bike racks to be provided.</td> </tr> <tr> <td>96</td> <td>Garage walls racks - two per garage</td> </tr> <tr> <td>40</td> <td>two storage room in Building one - 20 bikes each</td> </tr> <tr> <td>10</td> <td>Individual storage units</td> </tr> <tr> <td>45</td> <td>Bike racks provided in Units - lower level of 3 story apartment buildings.</td> </tr> <tr> <td>215</td> <td>TOTAL COVERED BIKE PARKS</td> </tr> <tr> <td>234</td> <td>TOTAL BIKES PARKS</td> </tr> </tbody> </table>	BIKE PARK LOCATIONS SUMMARY		19	Bike racks located near building entries and amenities.- Uncovered.	24	Bike Room and the end of Garage 1- permanent two tier bike racks to be provided.	96	Garage walls racks - two per garage	40	two storage room in Building one - 20 bikes each	10	Individual storage units	45	Bike racks provided in Units - lower level of 3 story apartment buildings.	215	TOTAL COVERED BIKE PARKS	234	TOTAL BIKES PARKS								
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				d.	It is the intent to provide 88% covered bike parks as detailed above.																									

ZONING COMPLIANCE STATEMENT

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COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
8. Landscaping	Table 19.505.3.D.8	Landscaping of multifamily developments should be used to provide a canopy for open spaces and courtyards, and to buffer the development from adjacent properties. Existing, healthy trees should be preserved whenever possible. Landscape strategies that conserve water shall be included. Hardscapes shall be shaded where possible, as a means of reducing energy costs (heat island effect) and improving storm water management			See Landscape plans.
9. Screening	Table 19.505.3.D.9	Mechanical equipment, garbage collection areas, and other site equipment and utilities should be screened so they are not visible from the street and public or private open spaces. Screening should be visually compatible with other architectural elements in the development.			Through wall air conditioning units will be located underneath the windows of the apartment units. These exterior grills will be designed to match the color of the window trim so that they blend in with the windows. These grills will also sit tight to the exterior wall to reduce the impact on the building facade. A roof well is designed on the 5-story building to house any rooftop mechanical units. The overall roof pitch obscures these mechanical units. The trash/recycle area will have sight obscuring gates on the front for visual screening.
10. Recycling Areas	Table 19.505.3.D.10	Recycling areas should be appropriately sized to accommodate the amount of recyclable materials generated by residents. Areas should be located such that they provide convenient access for residents and for waste and recycling haulers. Recycling areas located outdoors should be appropriately screened or located so that they are not prominent features viewed from the street.			The trash and recycling area is located in adjacent to garage 4 on the South side of the site. This location allows the waste haulers easy and direct access to the trash containers, while visually isolating it from the residences. The trash containers will have waterproof lids. An accessible route to the trash/recycling area is provided for convenient access for the residents. Screening is provided by the trash enclosure walls and landscaping. The trash/recycle area will have sight obscuring gates on the front for visual screening. Tucked on the side of the garage and angled away from 37th avenue, the trash/recycling area will not be a prominent feature along the street.
11. Sustain-ability	Table 19.505.3.D.11	Multifamily development should optimize energy efficiency by designing for building orientation for passive heat gain, shading, day-lighting, and natural ventilation. Sustainable materials, particularly those with recycled content, should be used whenever possible. Sustainable architectural elements shall be incorporated to increase occupant health and maximize a building's positive impact on the environment. When appropriate to the context, buildings should be placed on the site giving consideration to optimum solar orientation. Methods for providing summer shading for south-facing walls, and the implementation of photovoltaic systems on the south-facing area of the roof, are to be			The project will incorporate the Earth Advantage sustainability program.
12 Privacy Considerations	Table 19.505.3.D.12	Multifamily development should consider the privacy of, and sight lines to, adjacent residential properties, and be oriented and/or screened to maximize the privacy of surrounding residences.			Monroe street and 37th separate our buildings from the neighbors, furthermore existing trees provide screening from our property. We have limited our street frontage buildings to 3 stories and will provide landscaping and trees along the front of these buildings.
13. Safety	Table 19.505.3.D.13	Multifamily development should be designed to maximize visual surveillance, create defensible spaces, and define access to and from the site. Lighting should be provided that is adequate for safety and surveillance, while not imposing lighting impacts to nearby properties. The site should be generally consistent with the principles of Crime Prevention Through Environmental Design: Natural Surveillance: Areas where people and their activities can be readily observed. Natural Access Control: Guide how people come to and from a space through careful placement of entrances, landscaping, fences, and lighting. Territorial Reinforcement: Increased definition of space improves proprietary concern and reinforces social control.			Windows are provided from each side of the buildings to provide visual surveillance. Pedestrian paths and site lighting is provided between each building and throughout the site. Open spaces and amenities are designed to have windows looking into these areas as well. Vehicle access gates will be provided on 37th avenue. The public pedestrian path along the railroad tracks is separated from our property with garages and a sound wall. Glazed panels are provided in the sound wall for visual connection to our site. To reduce the potential hiding spaces along the pathway, landscaping is kept to a minimum. See attached landscape and site lighting plans.
Accessory Structures	Section 19.502				Project is proposing a number of accessory buildings. 5 garage buildings, Trash enclosure, storage for resident personal use and bikes. Covered BBQ area and Playground structure.

ZONING COMPLIANCE STATEMENT

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COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
	Section 502.1	<p>General Provisions</p> <p>Maximum accessory structure footprint allowance is subject to lot coverage and minimum vegetation standards of the base zone. Multiple accessory structures are allowed on a lot, subject to lot coverage and minimum vegetation standards of the base zone.</p> <p>Maximum accessory structure footprint allowance is subject to lot coverage and minimum vegetation standards of the base zone. Multiple accessory structures are allowed on a lot, subject to lot coverage and minimum vegetation standards of the base zone.</p>			<p>All accessory buildings are located within the required set backs.</p> <p>The project complies with all required landscape vegetation area and lot coverage. The location of the accessory structures and connecting walls are located to provide noise reduction buffer from the train tracks.</p> <p>All accessory buildings are located within the required set backs.</p>
	A. 2 Design Standards a. Siding				Siding will replicate the siding on the primary apartment buildings or has the appearance of siding that is commonly used for residential structures. Composition roofing and Fiber cement siding system is proposed.
		b. Visibility			Structures located near the front, side, or street side yard that are visible from the right-of-way at a pedestrian level are using exterior siding and roofing materials that are commonly used on residential structures.
	A. 3. Roof Pitch				A 4/12 Roof Pitch is proposed since the structure exceeds 10' in height.
	A. 4. Large Lots Exceptions	<p>Lots larger than 1 acre in size are allowed an exception to the Type C accessory structure height limitation and footprint size limitation of 75% of the primary structure.</p> <p>The allowed exceptions are: (1) The structure is allowed the base zone height limit or 25 ft., whichever is greater.</p>			<p>The lot coverage Area of the accessory building is 33% of the primary structure.</p> <p>The height of largest accessory building is 14' measured to the center of gable roof.</p>
	B. Fences, walls, and plantings	a. Residential Zones and Residential Uses in All Zones			Proposed fencing will comply with the following. Maximum height is 6 ft. for rear, street side, and side yards; 42 in for front yards. The ODOT has mandated that a 8' high wire fence be provided the entire length of the property along the trail line.
Live Work Unit	Section 19.505.6	<p>A. Purpose This section establishes regulations and standards for creating and operating live/work units as a primary use. The purposes of these provisions are as follows</p> <p>D. Development Standards The nonresidential portion of the unit shall occupy at least 25% of the gross floor area.</p>			<p>Allow for the creation of cost-efficient alternative work space that will provide an incentive for entrepreneurs, business owners, artists, artisans, and other individuals to work in Milwaukie and contribute to the city's economy. Currently the Live work Units are located along Monroe Street and will occupy 50% of the street frontage.</p> <p>Refer to Unit plans for % of ground floor proposed to allowed to be used as Live work Spaces.</p>
Type II Variance	MMC section 19.911.4				for ODOT Required 8' all Fence
	Criteria 1	The proposed variance, or cumulative effect of multiple variances, will not be detrimental to surrounding properties, natural resource areas, or public health, safety, or welfare.			The ODOT required fence is located against the railroad on the South side of our site. This will function as both a sound wall and a safety barrier to keep people away from the tracks. There are no developable properties contiguous to this wall, and natural resources are not identified along the rail line. The required ODOT fence will alternate between a solid concrete wall and a wire fence. The use of the wire fence will allow for views to the pedestrian path, and relieve the visual canyon effect for people using the pedestrian path. Near the crossings at Oak and the crossing at 37th street, the wire fence will provide vision clearance for the train operators

ZONING COMPLIANCE STATEMENT

ZONING COMPLIANCE STATEMENT

COMMUNITY DESIGN STANDARDS	Source	Zoning Requirement	Reference Sections	Calculations	Compliance Statement
	Criteria 2	The proposed variance will not interfere with planned future improvements to any public transportation facility or utility identified in an officially adopted plan such as the Transportation System Plan or Water Master Plan.			The ODOT required fence will be located at the property line. The city of Milwaukie transportation plan identifies a pedestrian path along the Union Pacific rail road. Our proposal shows this path adjacent to the ODOT required fence. There re no other facilities identified on an official adopted plan that would be impacted by the Fence.
	Criteria 3	Where site improvements already exist, the proposed variance will sustain the integrity of, or enhance, an existing building or site design.			There are no current site improvements on this property which is currently a brownfield.
	Criteria 4	Impacts from the proposed variance will be mitigated to the extent practicable.			In general, the Fence provides benefits to the site and the development, but blocking noise from the proposed residences and providing a safety barrier between a pedestrian path and the railroad tracks. However, one impact of the Fence structure is that it has a potential to create a visual canyon along the pedestrian path, cutting down on visibility for both pedestrian and ODOT rail operators. To mitigate this potential impact, the ODOT required fence will alternate between a solid concrete wall and a wire fence. This will not only break up the long wall, but will help with the visibility along the pedestrian path for both the users and the trains. The proposed wire fence follows the design suggested by ODOT (see fence elevations). Since the fence will double as a sound wall, at the locations along this elevation where the proposal does not include garage we are providing a solid concrete wall. The other locations will be a wire fence.

SITE PLAN REVIEW

SITE PLAN

GMU

C-CS

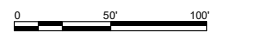
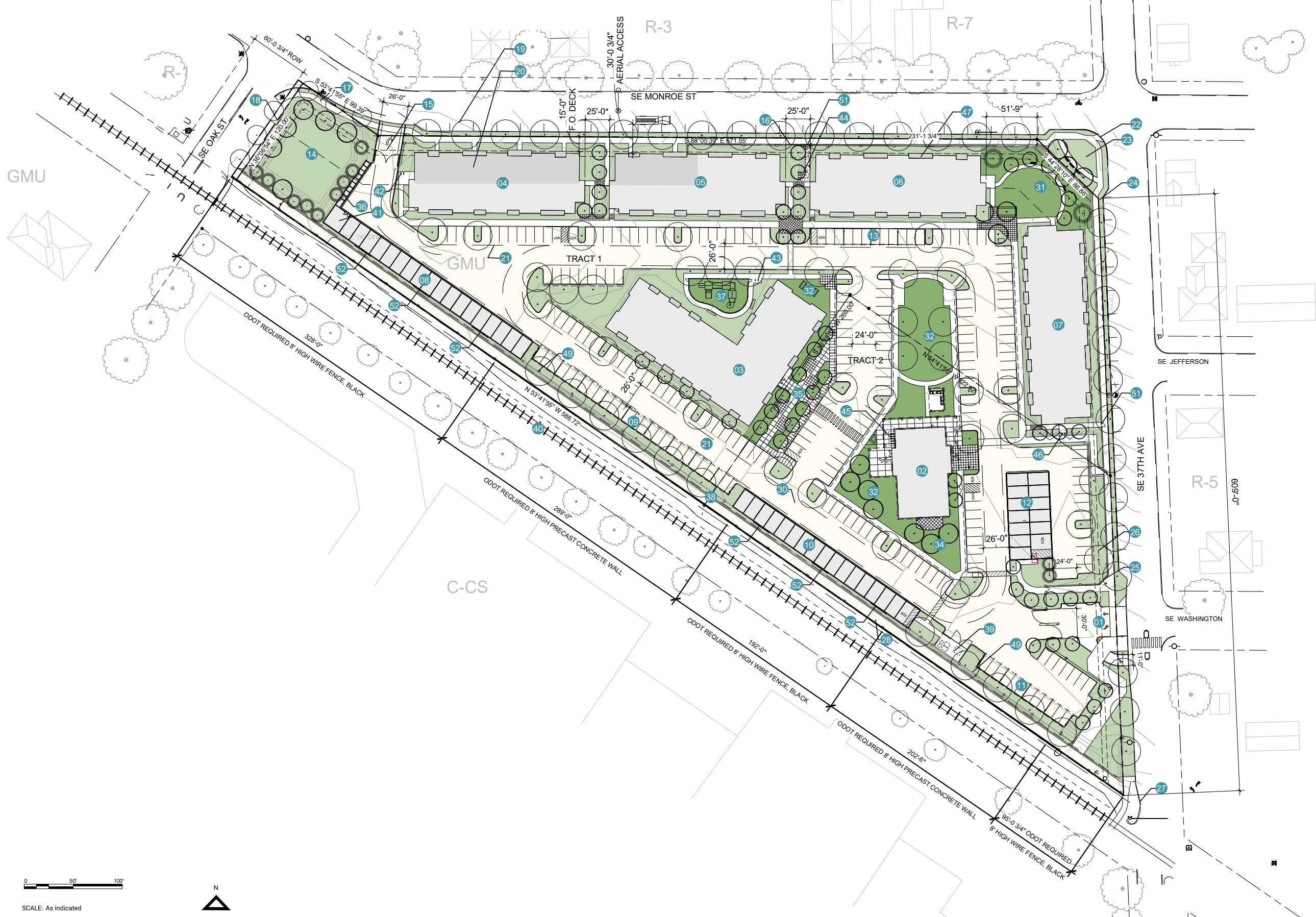
R-3

R-7

R-5

KEYNOTES- XX

- 01 ENTRY / EXIT DRIVEWAY
- 02 CLUBHOUSE, 2 STORY, 5,784 SF
- 03 BUILDING 1, 5 STORIES, 84 UNITS, TYPE III, 74,641 SF
- 04 BUILDING 2, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 05 BUILDING 3, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 06 BUILDING 4, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
- 07 BUILDING 5, 3 STORIES, 42 UNITS, TYPE V, 34,200 SF
- 08 GARAGE 1 (G1), 18 PARKS, 4,963 SF
- 09 CARPORT 1 26 PARKS, 3,628 SF
- 10 GARAGE 3 (G3), 17 PARKS, 4,704 SF
- 11 CARPORT 2 11 PARKS, 1,824 SF
- 12 GARAGE 5 W/ ADA STALL (G5), 13 PARKS, 3,795 SF
- 13 CARPORT 3 12 PARKS, 1,872 SF
- 14 BIOSWALE
- 15 GATED FIRE ACCESS & RIGHT OUT ONLY
- 16 42" CONTINUOUS GATED FENCE
- 17 PUBLIC SIDEWALK EASEMENT AND ROW
- 18 6' ROW DEDICATION FOR FUTURE SIDEWALK
- 19 6' BIKE LANE (EXISTING)
- 20 LIVE WORK UNIT, TYPICAL
- 21 AERIAL APPARATUS, 26' WIDE
- 22 EXISTING ADA RAMP
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- 24 NEW 5' PUBLIC SIDEWALK, CURB, AND GUTTER
- 25 MONUMENT SIGN ON WALL
- 26 15' MINIMUM SETBACK 20' MAXIMUM
- 27 GUARDRAIL - EXISTING
- 28 10' PEDESTRIAN PATH / 15' EASEMENT
- 29 FIRE TRUCK AERIAL ACCESS LOOP
- 30 DOG WALK
- 31 OUTDOOR AREA
- 32 GARDEN
- 33 PLAZA
- 34 PERSONAL STORAGE, 10 UNITS
- 35 PLAYGROUND
- 36 BIKE PATH
- 37 TRASH AREA
- 38 RAIL LINE
- 39 BIKE STORAGE WITH DOUBLE DOCKER RACKS - 24 PARKING
- 40 BIKE RACKS - 3 PARKING
- 41 BIKE RACKS - 3 PARKING
- 42 BIKE RACKS - 4 PARKING
- 43 BIKE RACKS - 6 PARKING
- 44 BIKE RACKS - 3 PARKING
- 45 5' DEEP PATIO, TYP.
- 46 6' HIGH WIRE FENCE, BLACK
- 47 ACCESS GATE
- 48 TRELIS



SCALE: As indicated

REVISED submittal received on 10/18/19

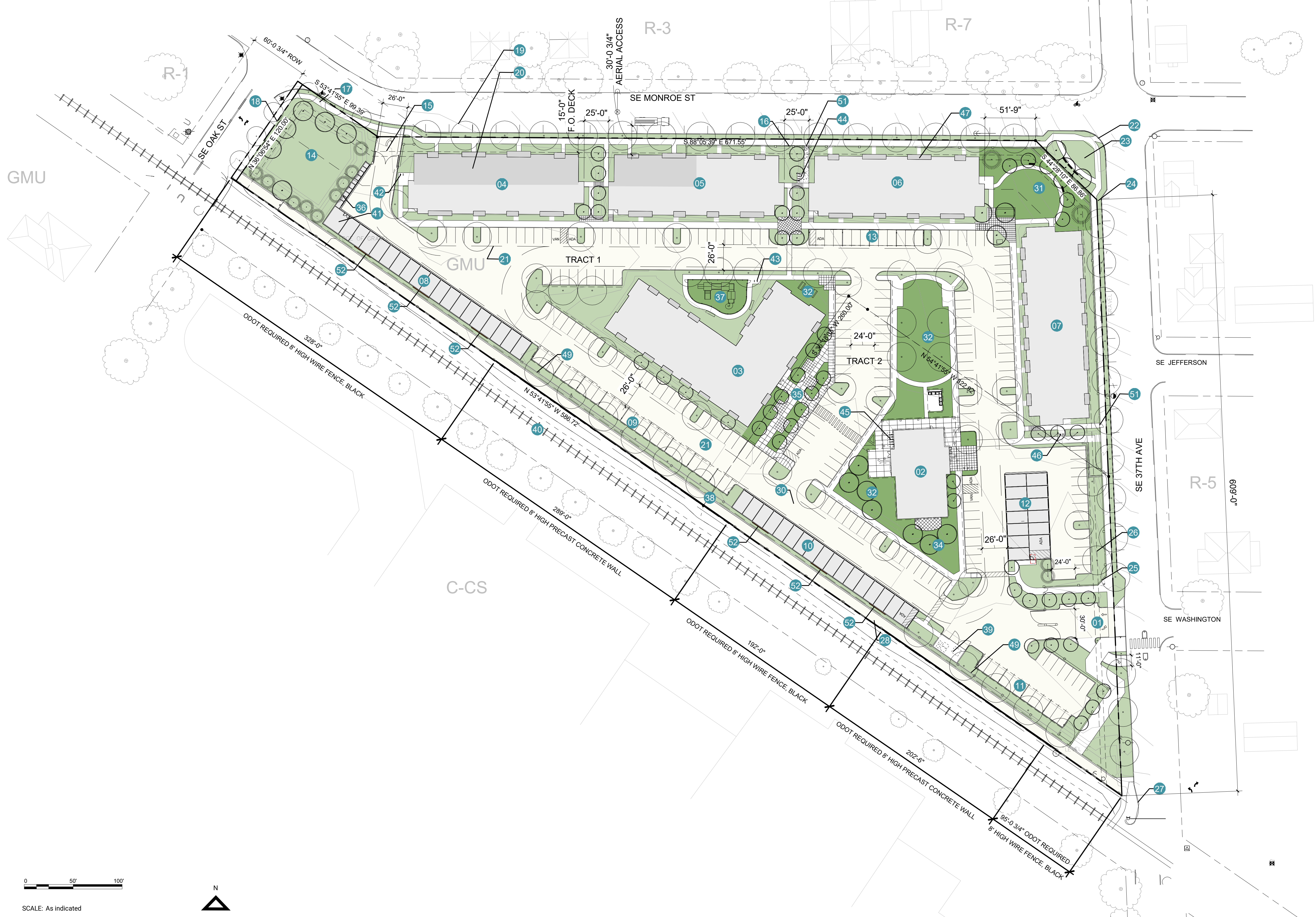
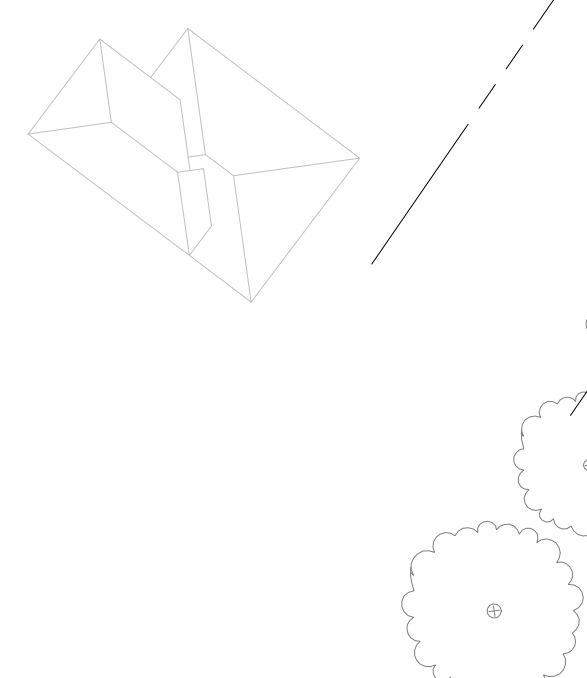


Sheet Number	Sheet Name
ARCHITECTURAL	
A-01	MCFARLAND SITE - MONROE APARTMENTS 22X34
A-02	SITE PLAN
A-03	FLOOR PLAN - BUILDING 1
A-04	FLOOR PLAN - BUILDINGS 2-4
A-05	FLOOR PLAN - BUILDING 5
A-06	FLOOR PLAN - CLUBHOUSE
A-07	FLOOR PLAN - UNIT PLANS
A-08	FLOOR PLANS AND ELEVATIONS - GARAGES
A-09	ELEVATIONS - BUILDING 1
A-10	ELEVATIONS - BUILDINGS 2-4
A-11	ELEVATIONS - BUILDING 5
A-12	ELEVATIONS - COMMUNITY BUILDING
A-13	SOUND WALL ELEVATIONS
CIVIL	
C1.0	EXISTING CONDITION PLAN
C2.0	STREET SECTIONS
C3.0	PERLIMINARY GRADING EROSION CONTROL PLAN
C4.0	COMPOSITE UTILITY PLAN
C5.0	FIRE TRUCK ACCESS PLAN
C6.1	FIGURE 1 OF 2
C6.2	FIGURE 2 OF 2
LANDSCAPE	
L1	OVERALL LANDSCAPE PLAN
L2	PARTIAL LANDSCAPE PLAN
L3	PARTIAL LANDSCAPE PLAN
L4	PARTIAL LANDSCAPE PLAN
ELECTRICAL	
P-01	SITE PHOTOMETRIC

SITE PLAN REVIEW

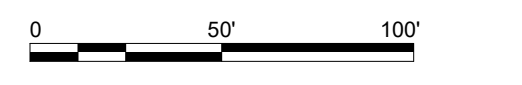
SITE PLAN

GMU

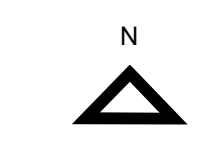


KEYNOTES-

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- 04 BUILDING 2, 3 STORIES, 36 UNITS, TYPE V, 30,000 SF
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- 47 5' DEEP PATIO, TYP.
- 49 6' HIGH WIRE FENCE, BLACK
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- 52 TRELLIS

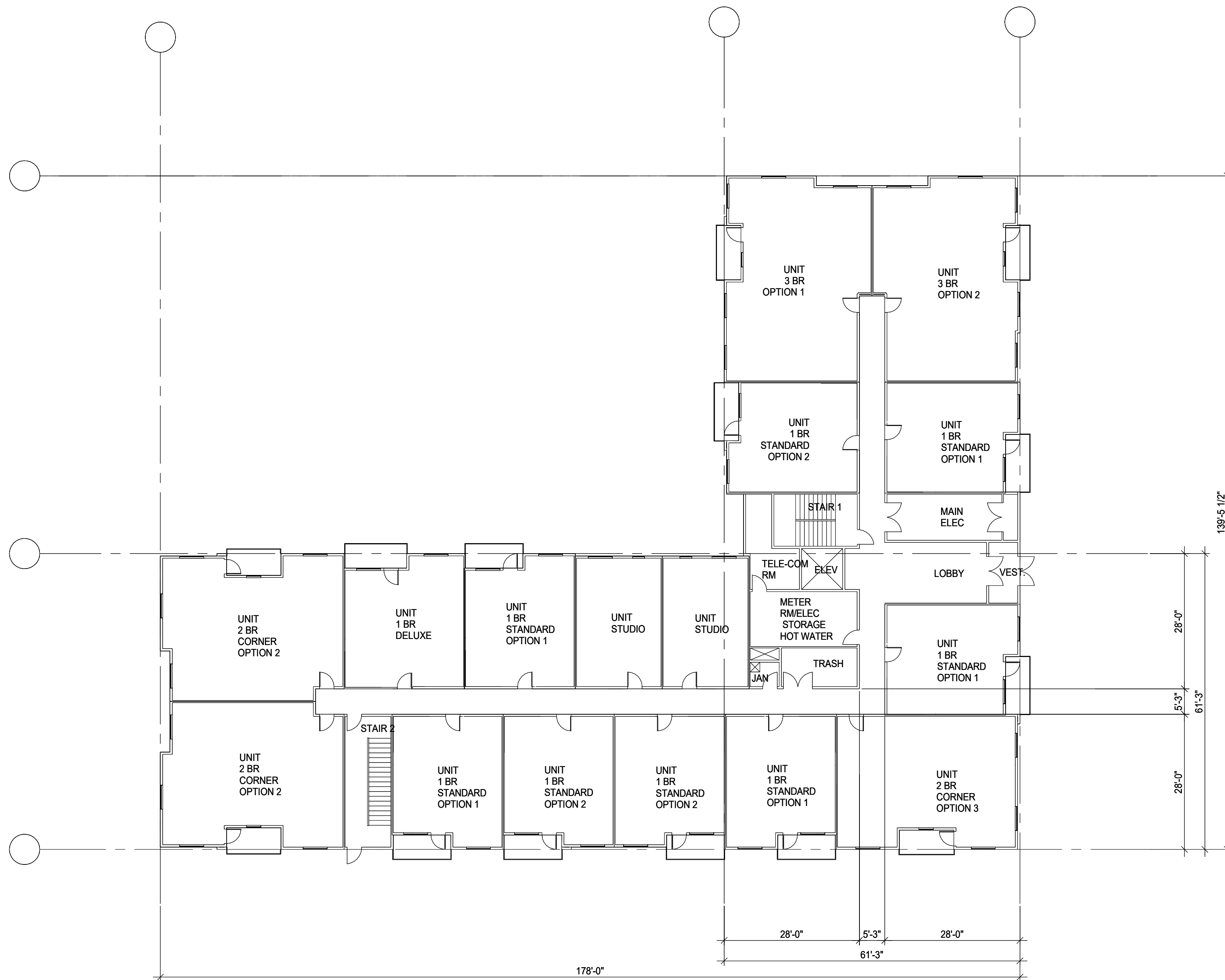


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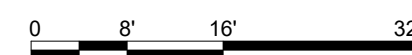


SITE PLAN REVIEW

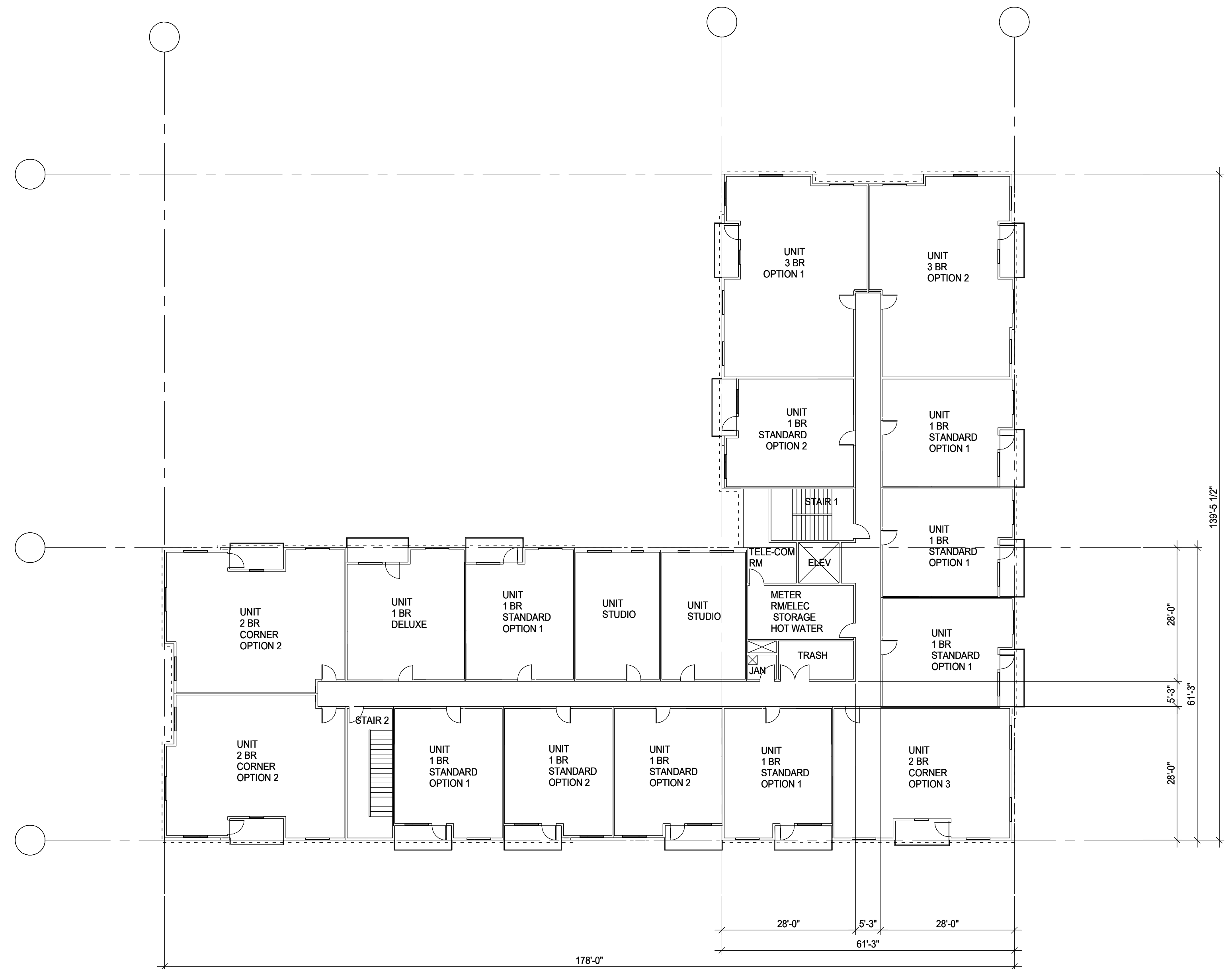
FLOOR PLAN - BUILDING 1



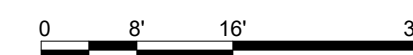
FLOOR PLAN - LEVEL 1



16 UNITS



FLOOR PLAN - LEVEL 2-5



17 UNITS PER LEVEL

BUILDING 1 AREA
(BALCONIES ARE NOT INCLUDED)

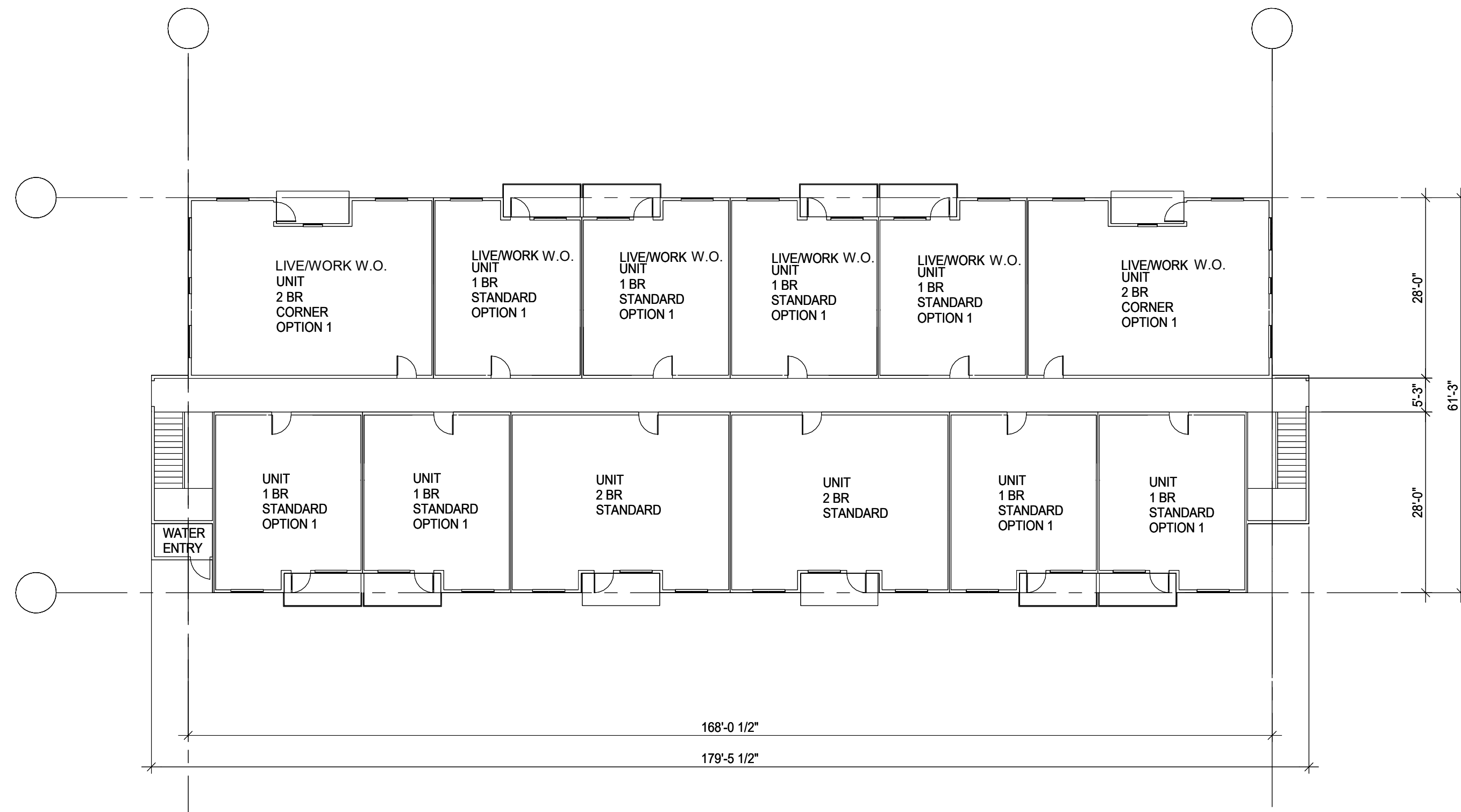
LEVEL 1 = 14,951 SF
LEVELS 2-5 = 14,920 SF

14,951 + (14,920)4 = **74,631 GROSS SF**

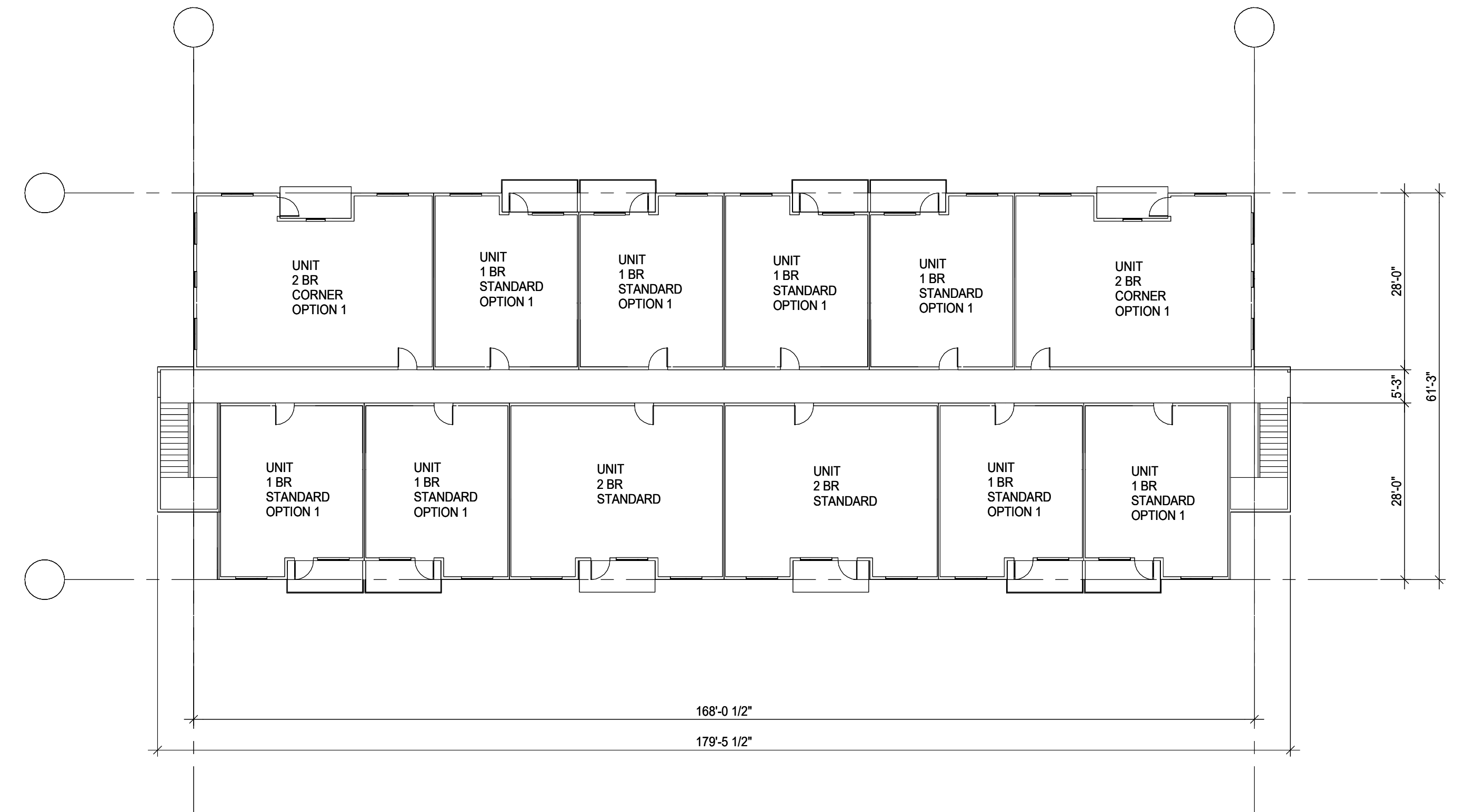
SCALE: 1/16" = 1'-0"

SITE PLAN REVIEW

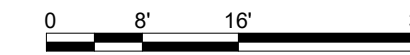
FLOOR PLAN - BUILDINGS 2-4



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2-3

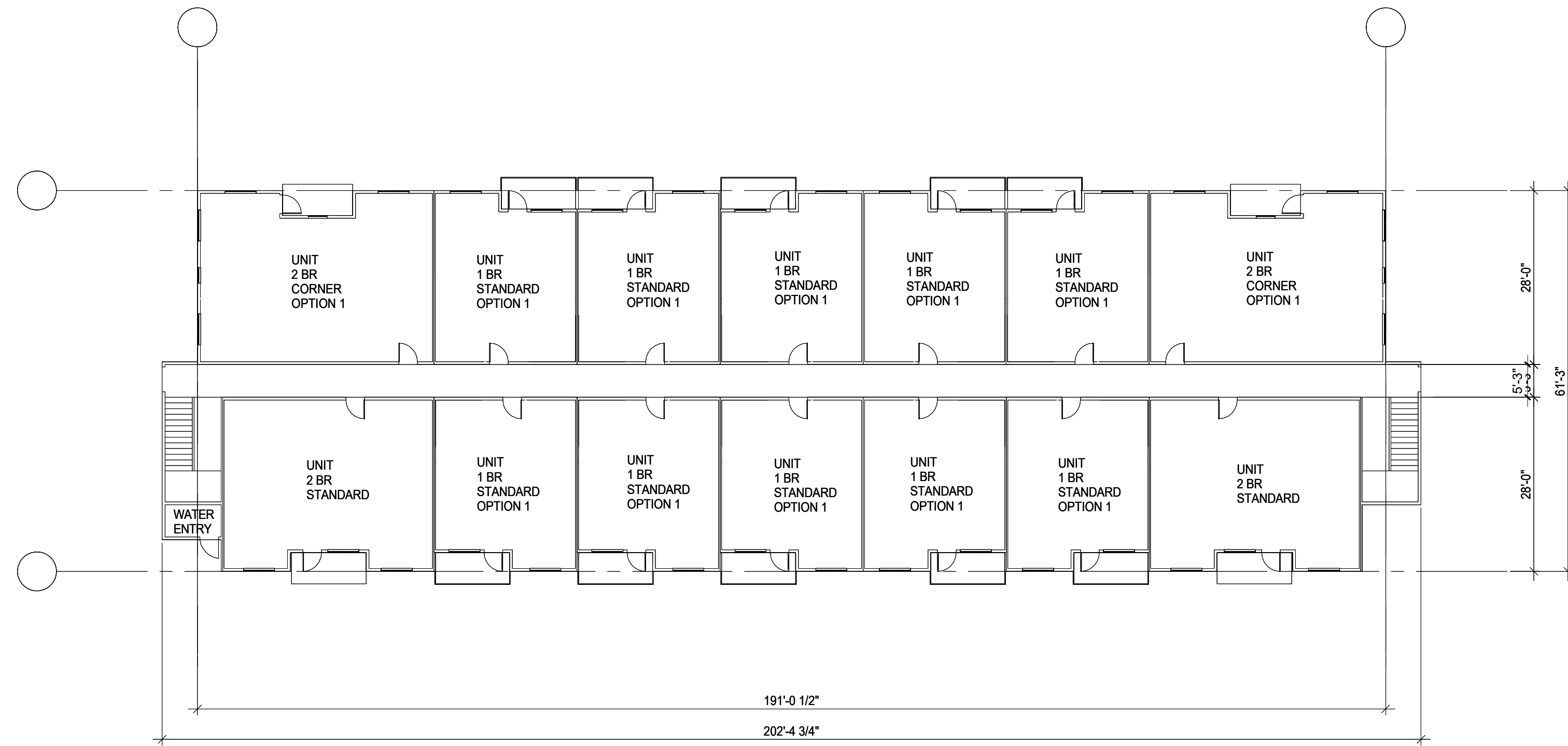


BUILDING 2 AREA
 (BALCONIES ARE NOT INCLUDED)
 LEVEL 1 = 10,073 SF
 LEVELS 2-3 = 10,020 SF
 10,073 + (10,020)2 = **30,113 GROSS SF**

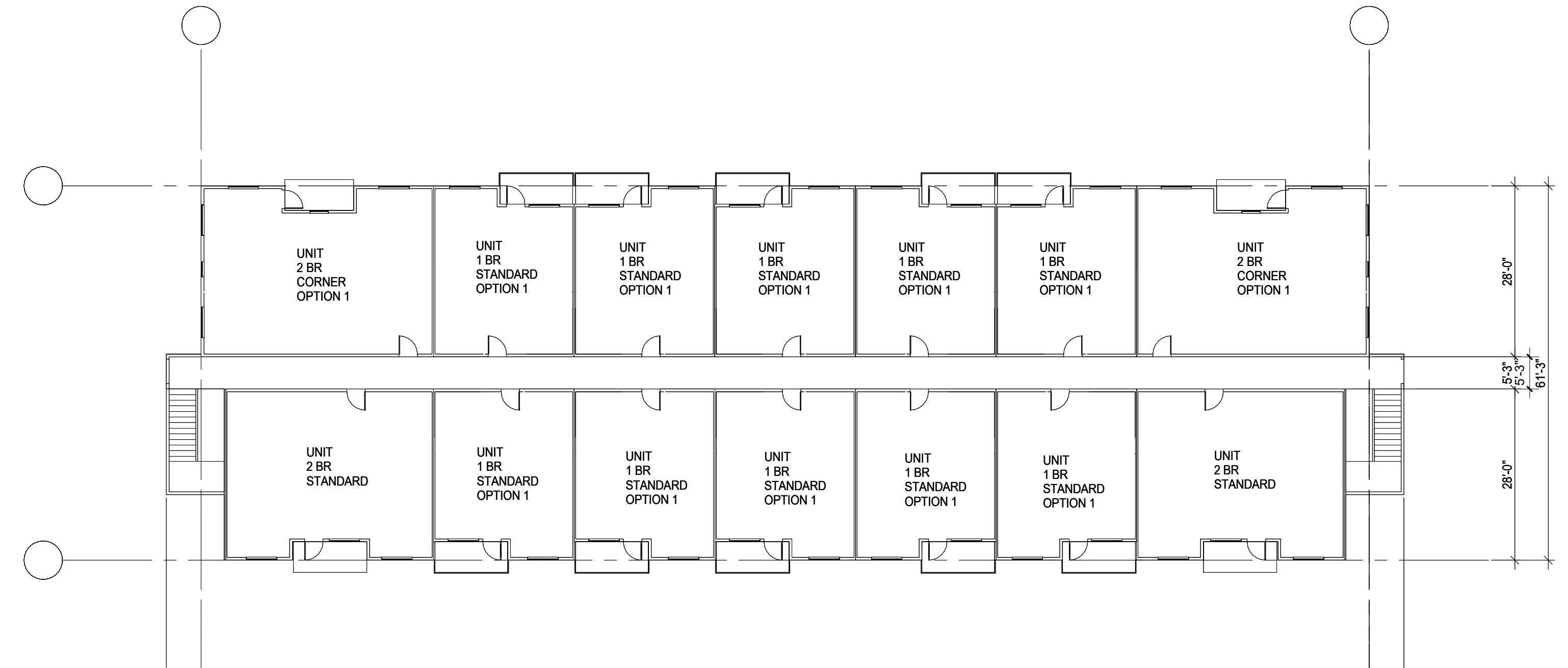
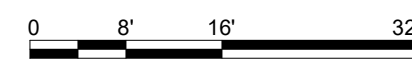
SCALE: 1/16" = 1'-0"

SITE PLAN REVIEW

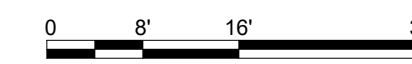
FLOOR PLAN - BUILDING 5



FLOOR PLAN - LEVEL 1



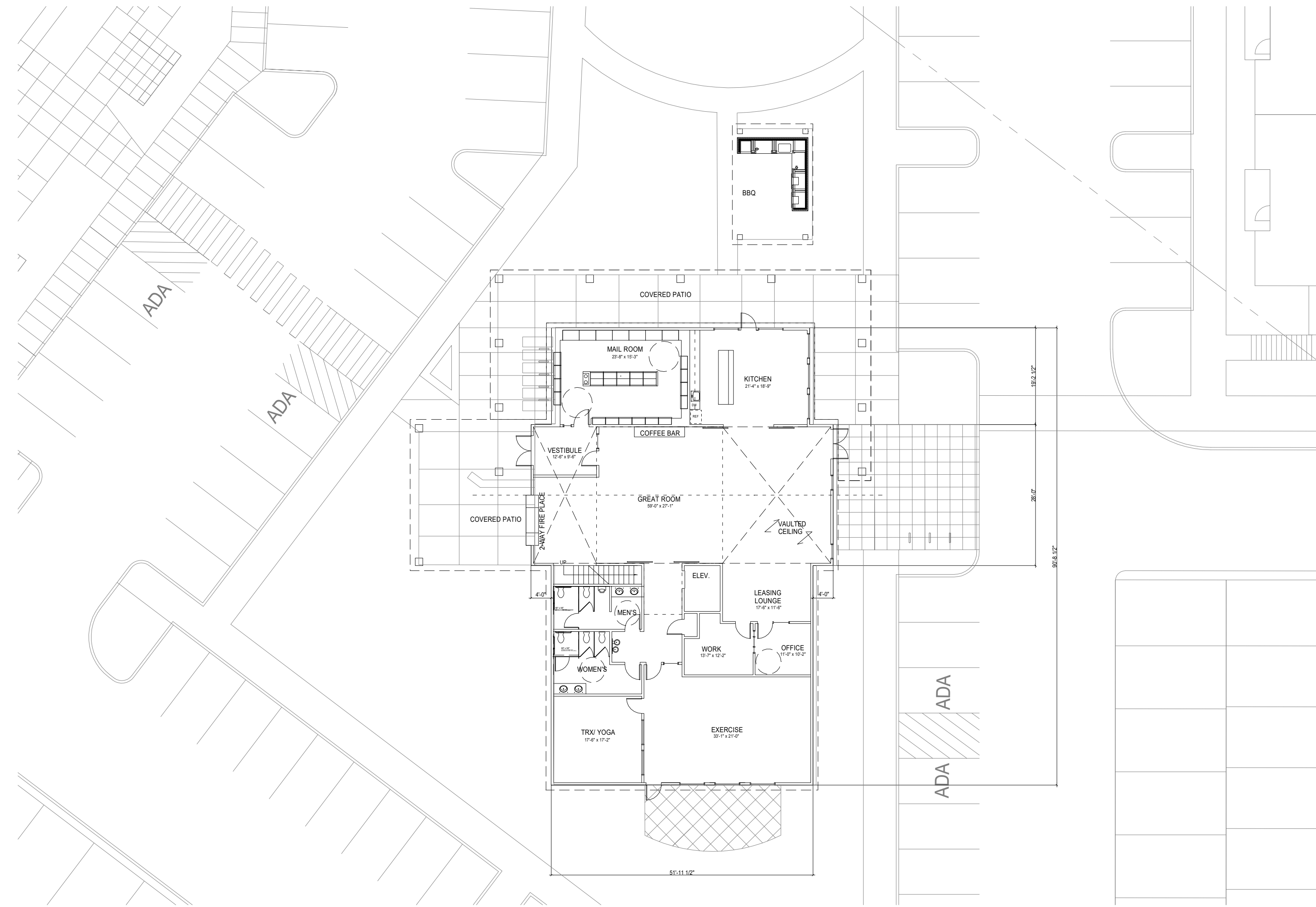
FLOOR PLAN - LEVEL 2-3



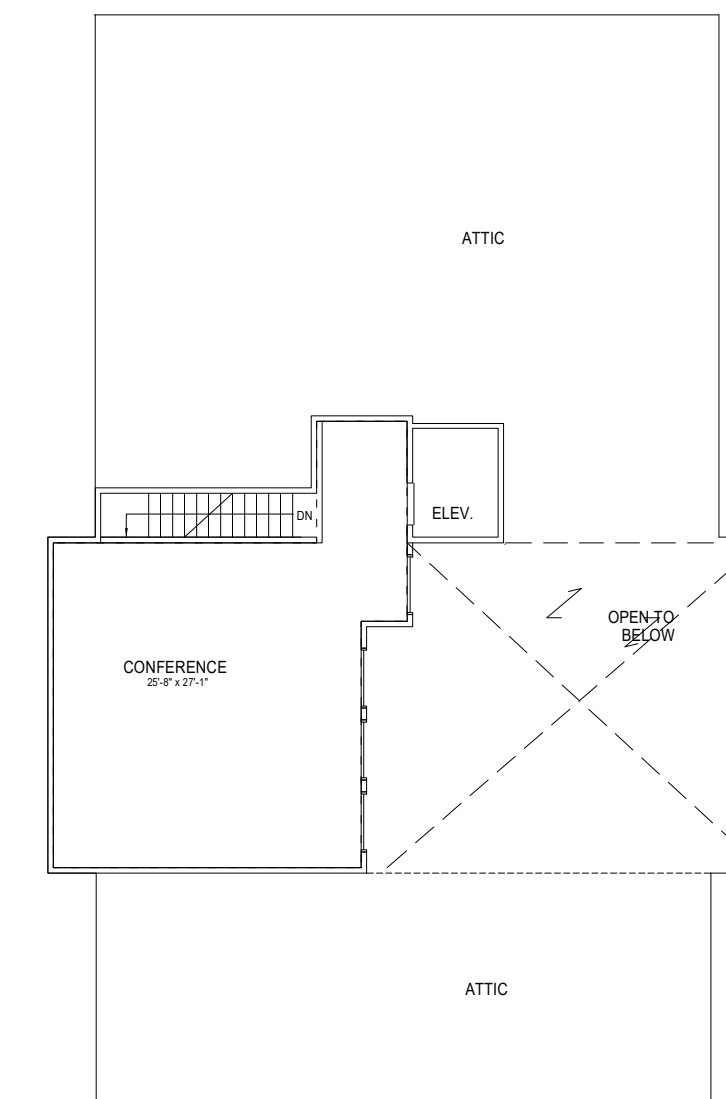
BUILDING 5 AREA
(BALCONIES ARE NOT INCLUDED)
LEVEL 1 = 11,411 SF
LEVELS 2-3 = 11,030 SF
11,411 + (11,030)2 = **33,471 GROSS SF**

SCALE: 1/16" = 1'-0"

SITE PLAN REVIEW
 FLOOR PLAN - CLUBHOUSE



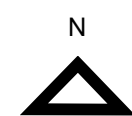
LEVEL 1 CLUBHOUSE FLOOR PLAN 0 8' 16' 32'



LEVEL 2 CLUBHOUSE FLOOR PLAN 0 8' 16' 32'

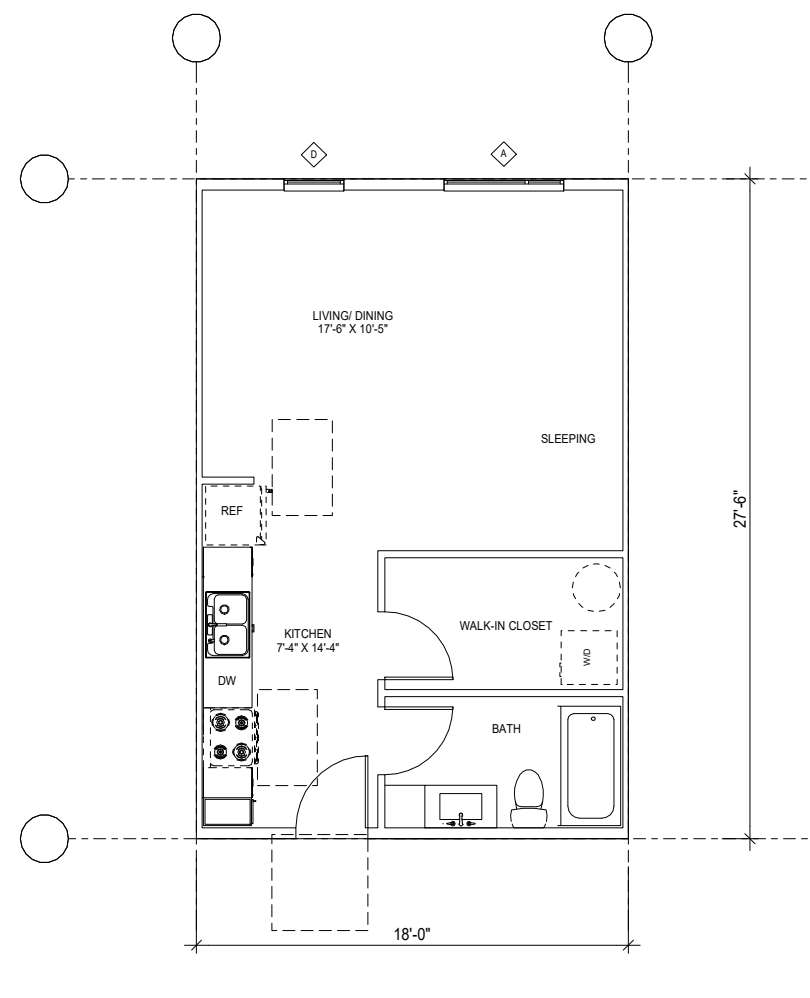
CLUBHOUSE AREA
 LEVEL 1 = 5,034 SF
 LEVEL 2 = 750 SF
 5,034 + 750 = **5,784 GROSS SF**

SCALE: 1/16" = 1'-0"

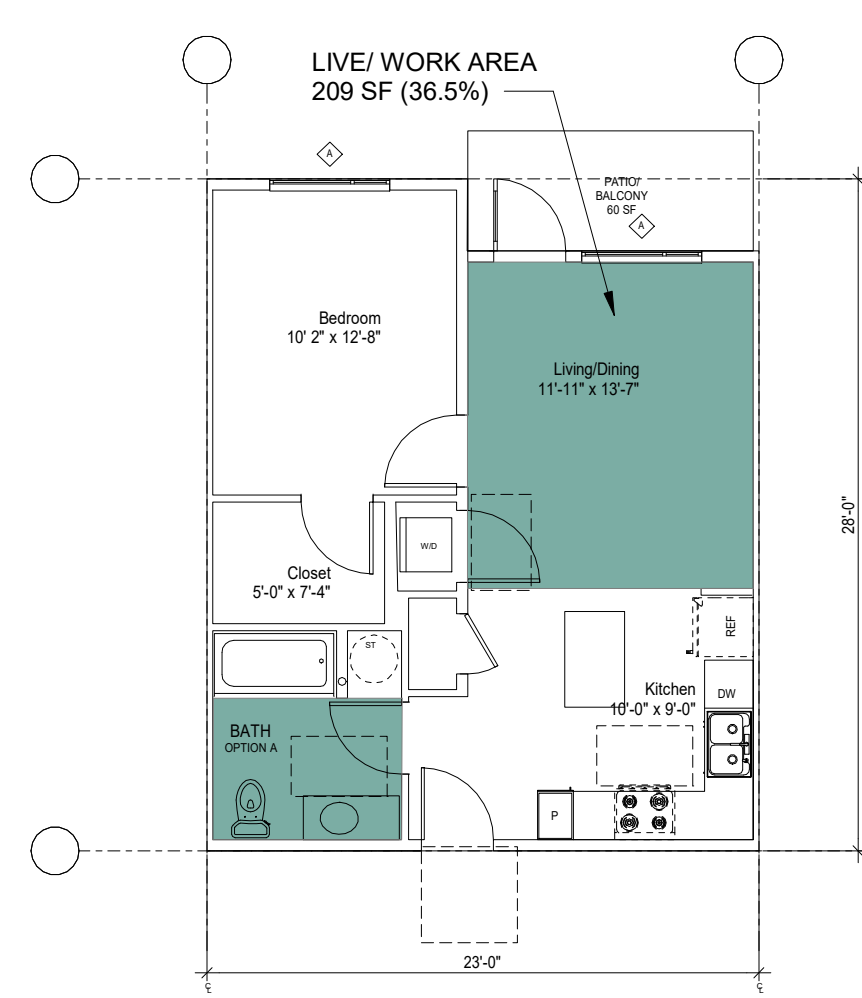


SITE PLAN REVIEW

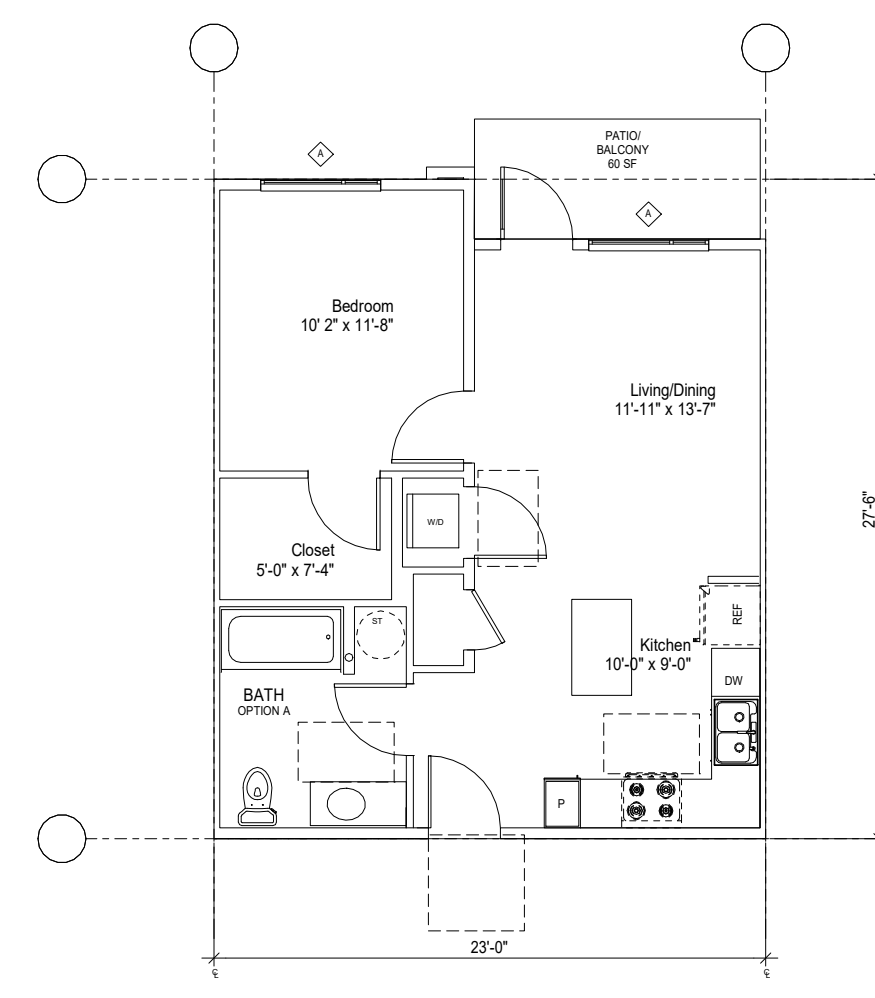
FLOOR PLAN - UNIT PLANS



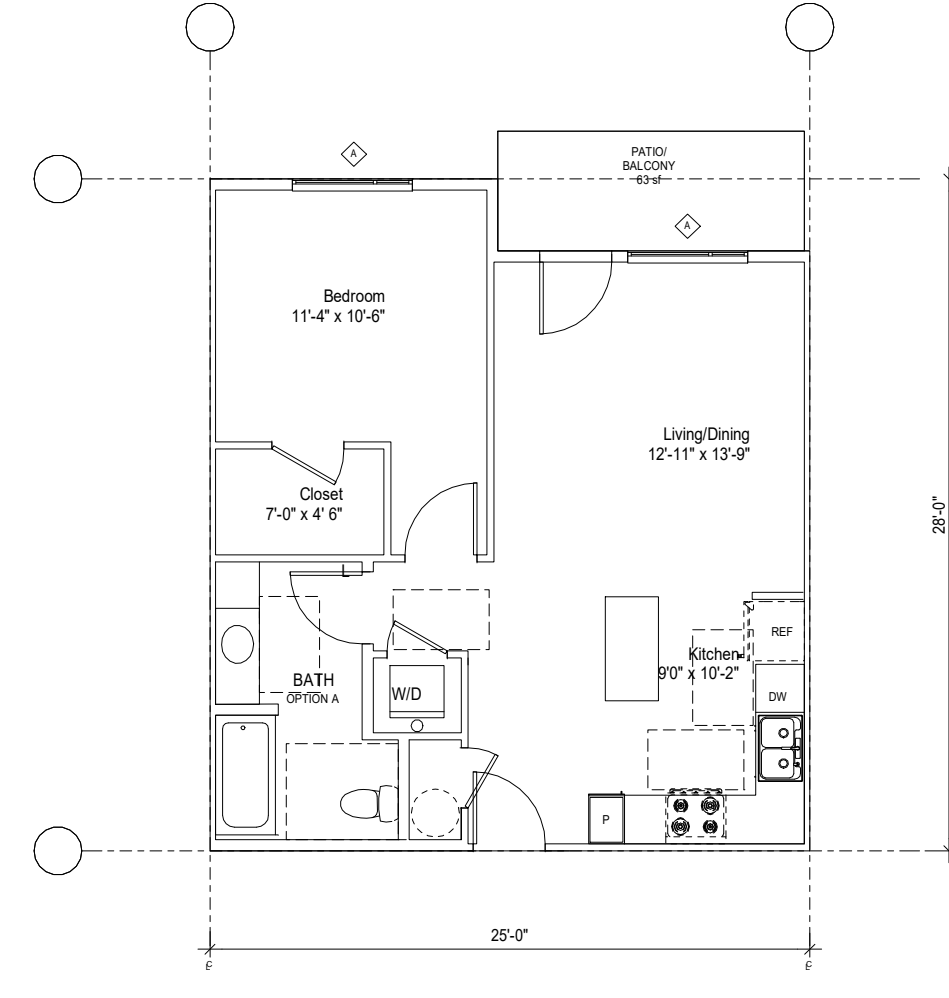
FLOOR PLAN - STUDIO
RENTABLE: 495 SF



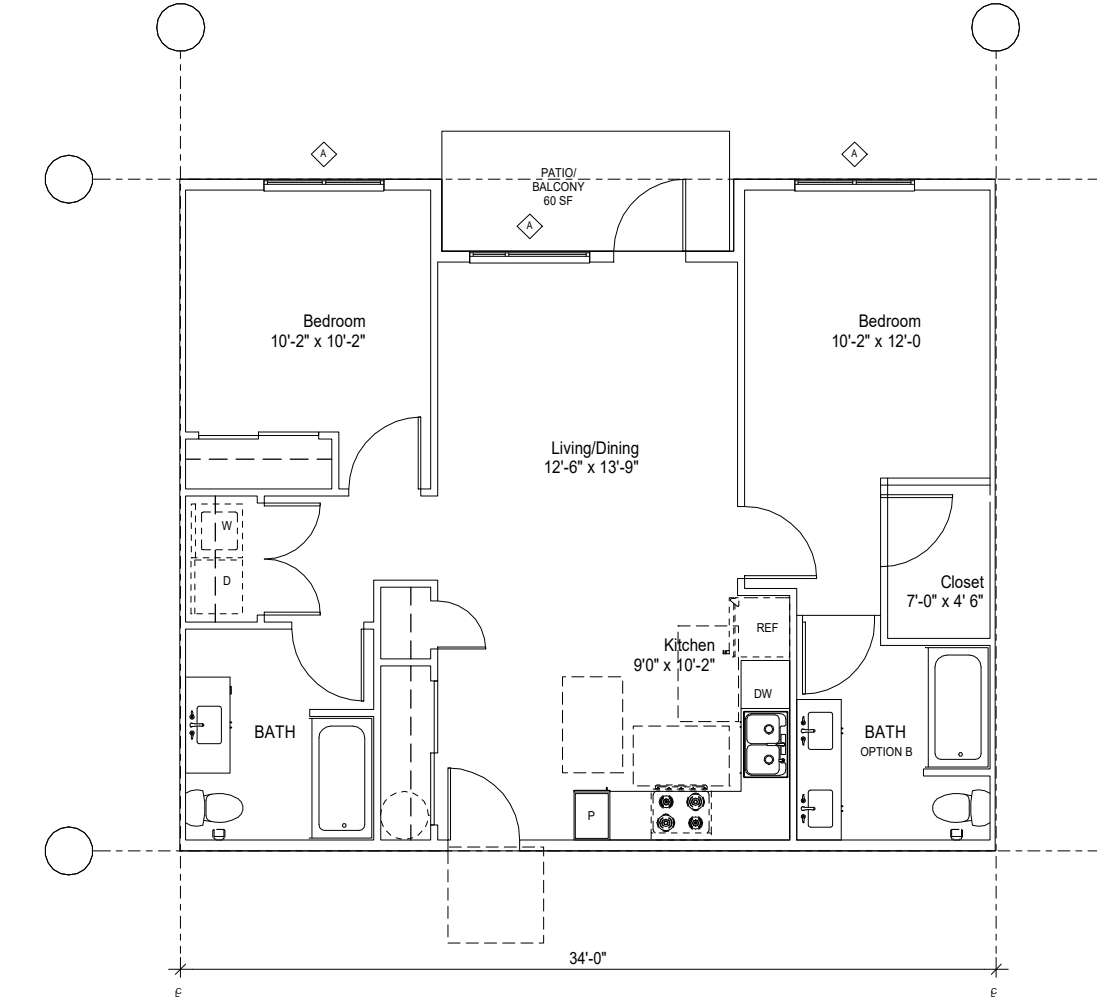
FLOOR PLAN - 1 BR
RENTABLE: 608 SF, LIVE WORK UNIT
NET AREA: 573 SF



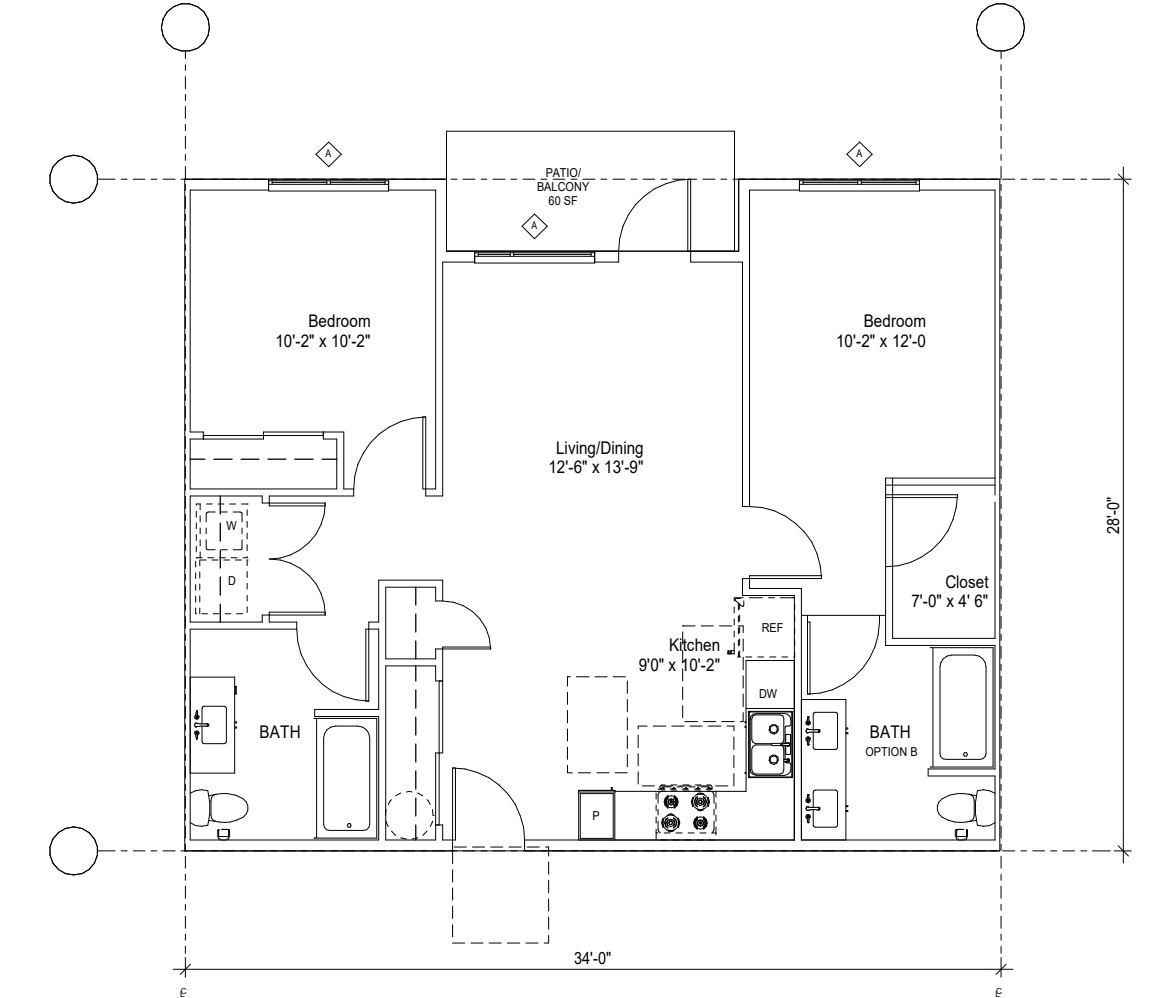
FLOOR PLAN - 1 BR - OPT 2
RENTABLE: 602 SF (5 STORY)



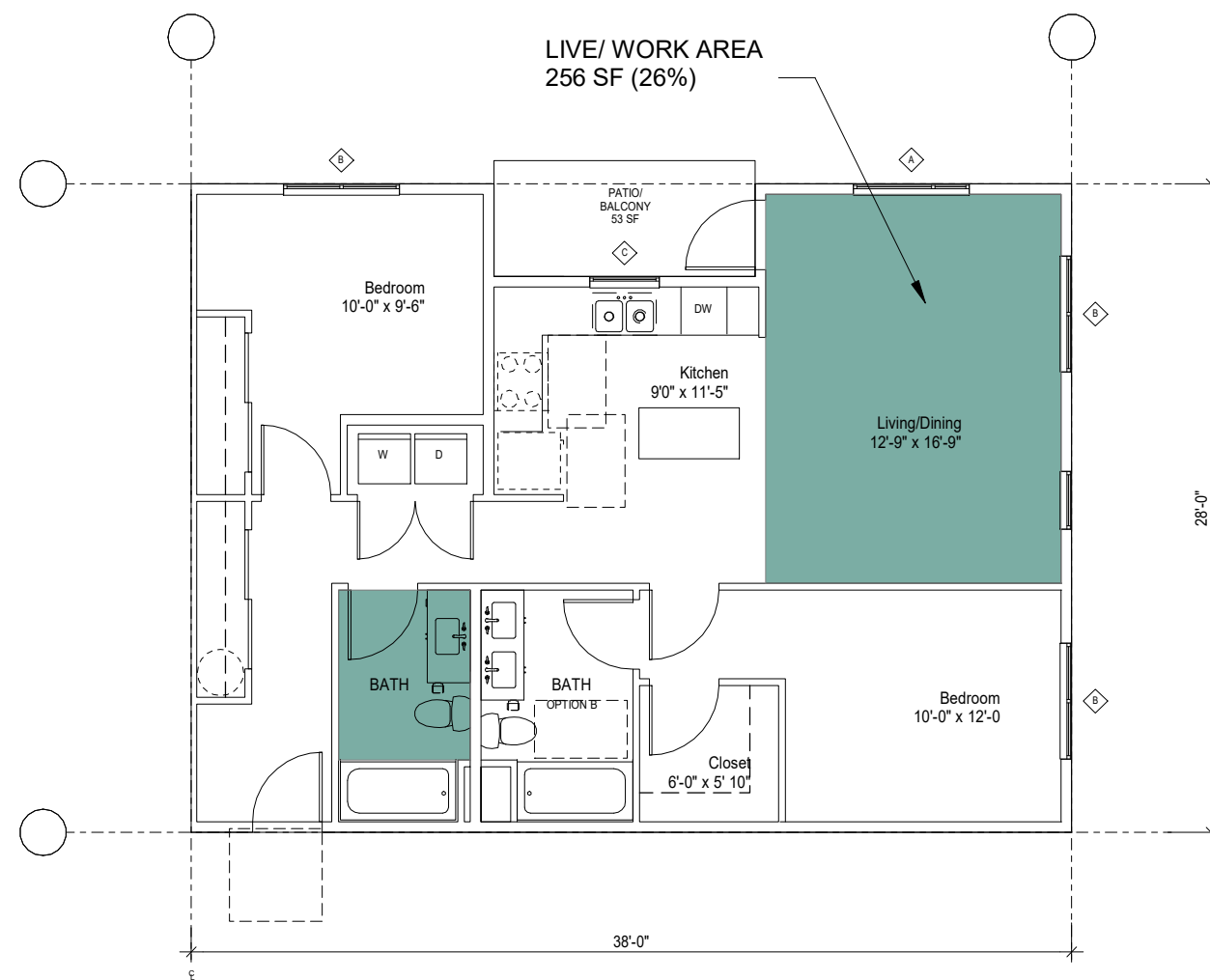
FLOOR PLAN - 1 BR DLX - OPT 2
RENTABLE: 661 SF



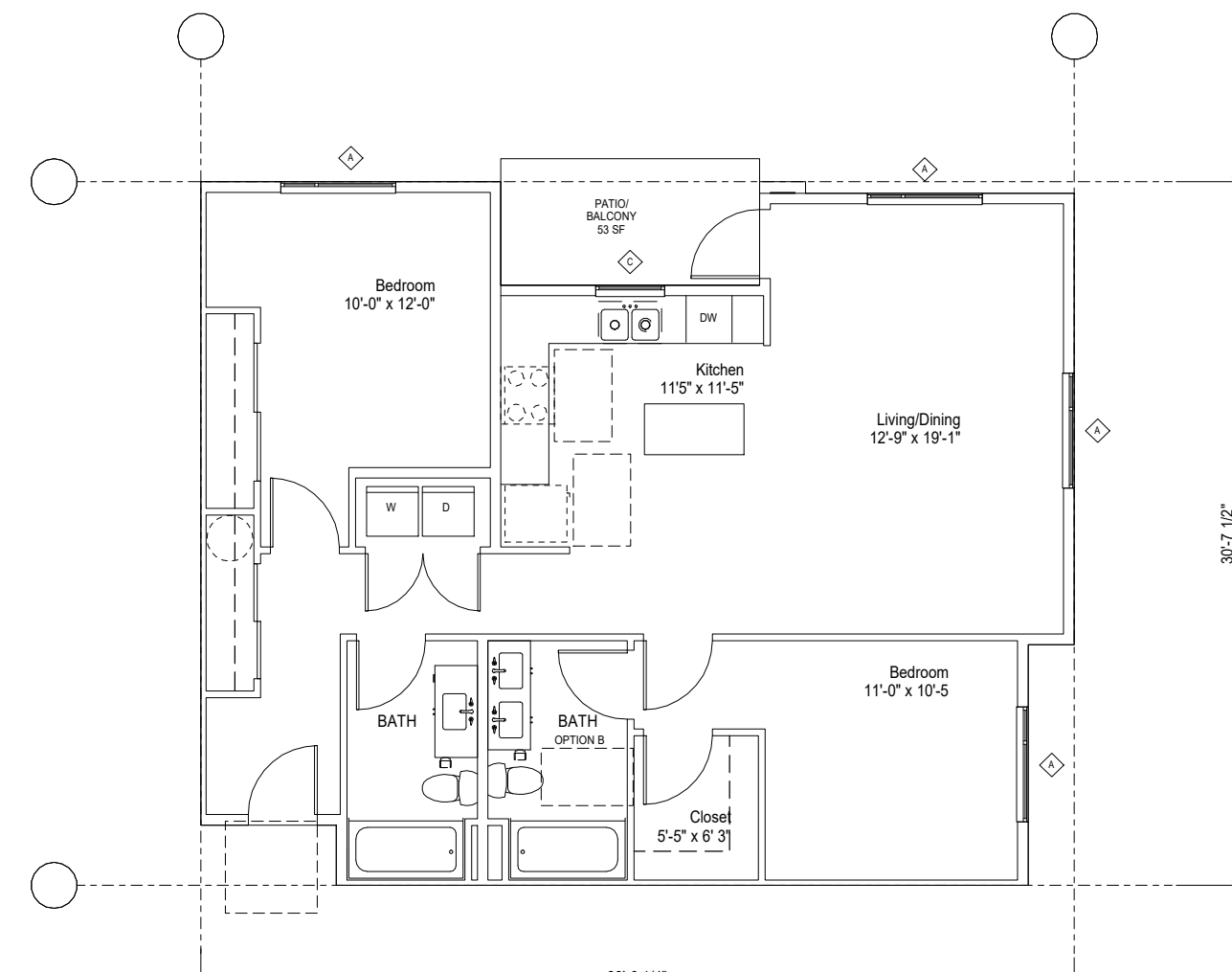
FLOOR PLAN - 2 BR
RENTABLE: 915 SF (3 STORY)



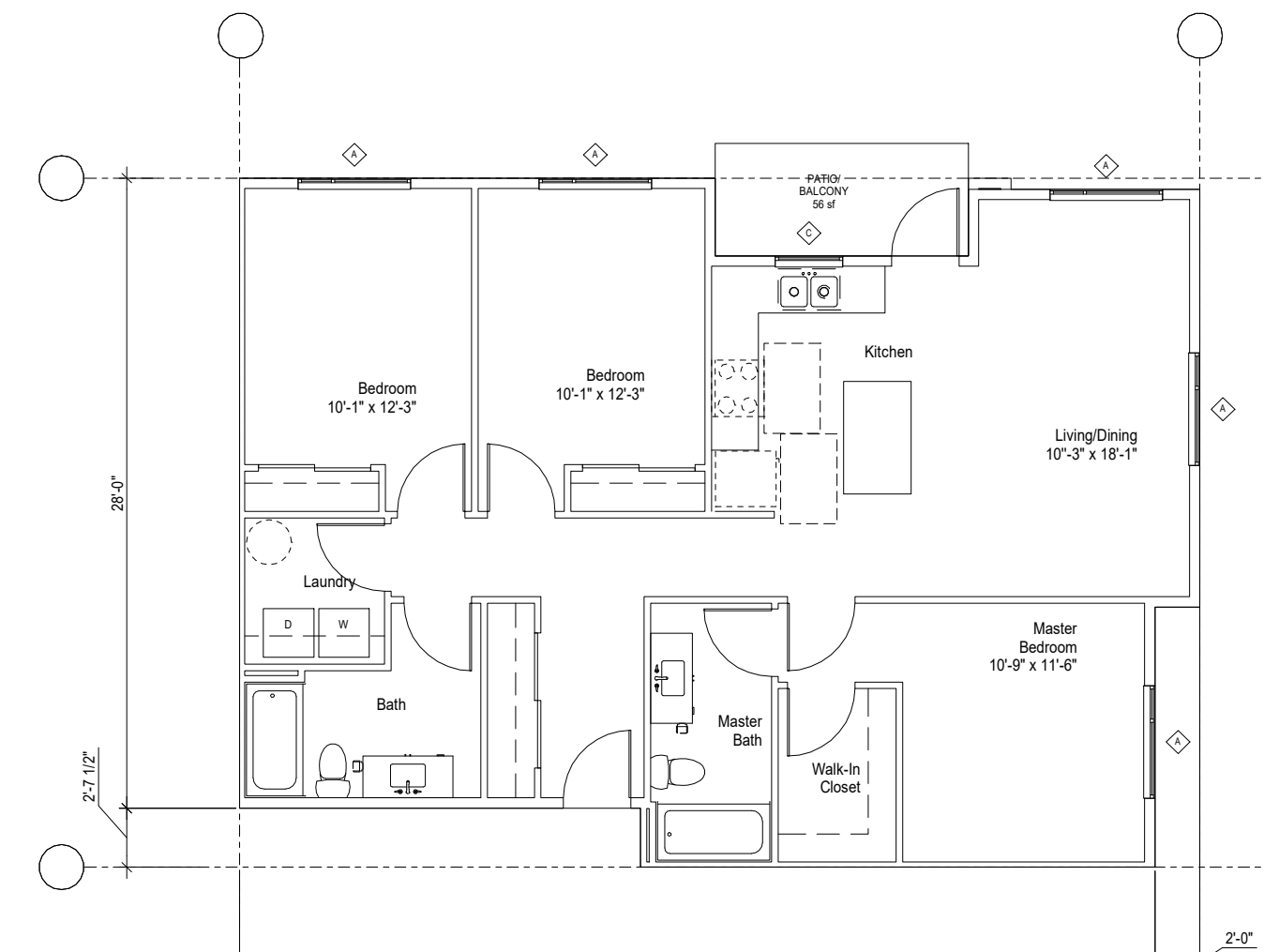
FLOOR PLAN - 2 BR - OPT 1
RENTABLE: 1019 SF (3 STORY)



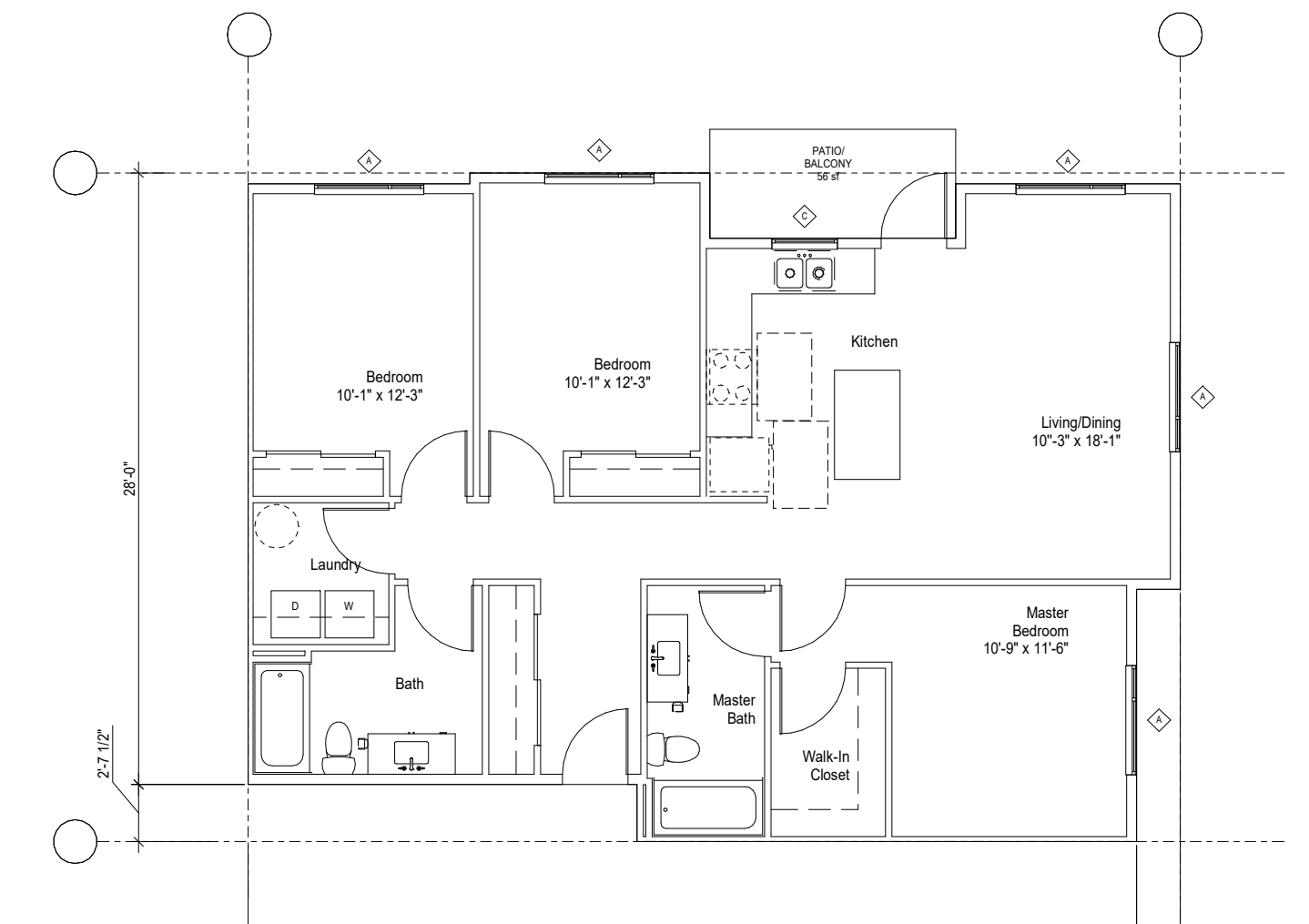
FLOOR PLAN - 2 BR - OPT 2
RENTABLE: 1,019 SF (5 STORY), LIVE WORK UNIT
NET AREA: 962 SF



FLOOR PLAN - 2 BR - OPT 3
RENTABLE: 1006 SF (5 STORY)



FLOOR PLAN - 3 BR - OPT 1
RENTABLE: 1193 SF (5 STORY)



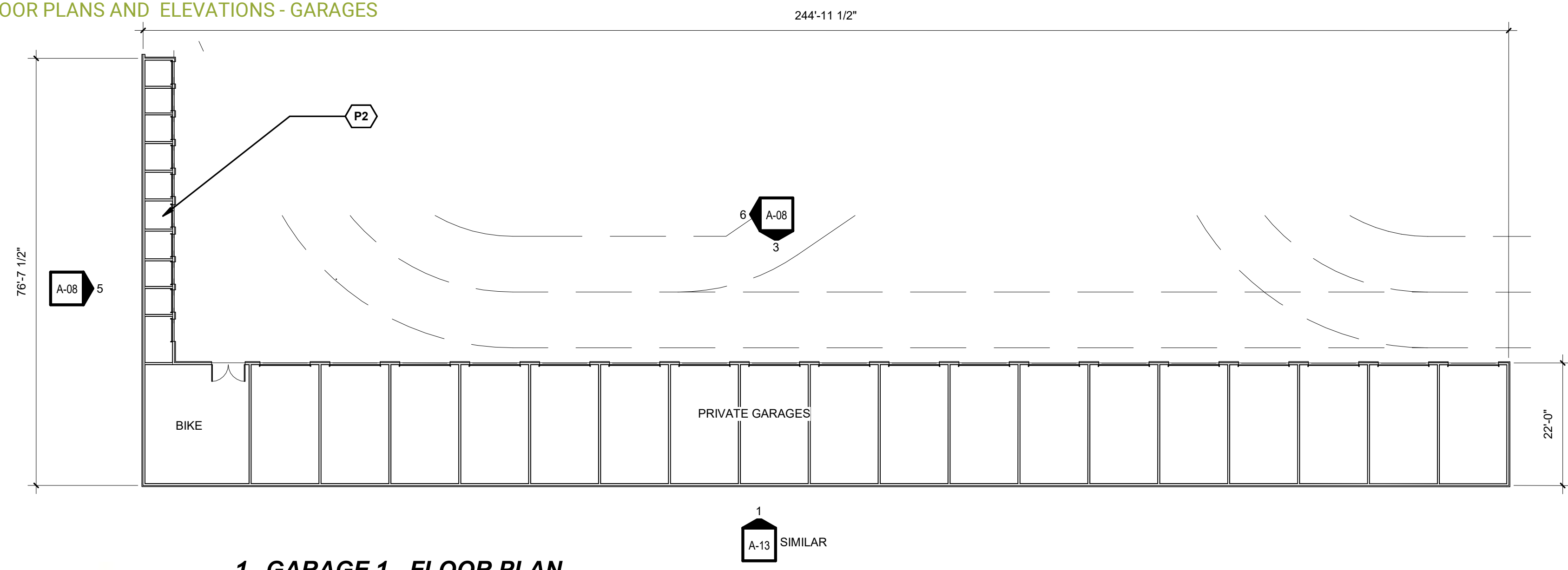
FLOOR PLAN - 3 BR - OPT 2
RENTABLE: 1193 SF (5 STORY)

SCALE: 1/8" = 1'-0"

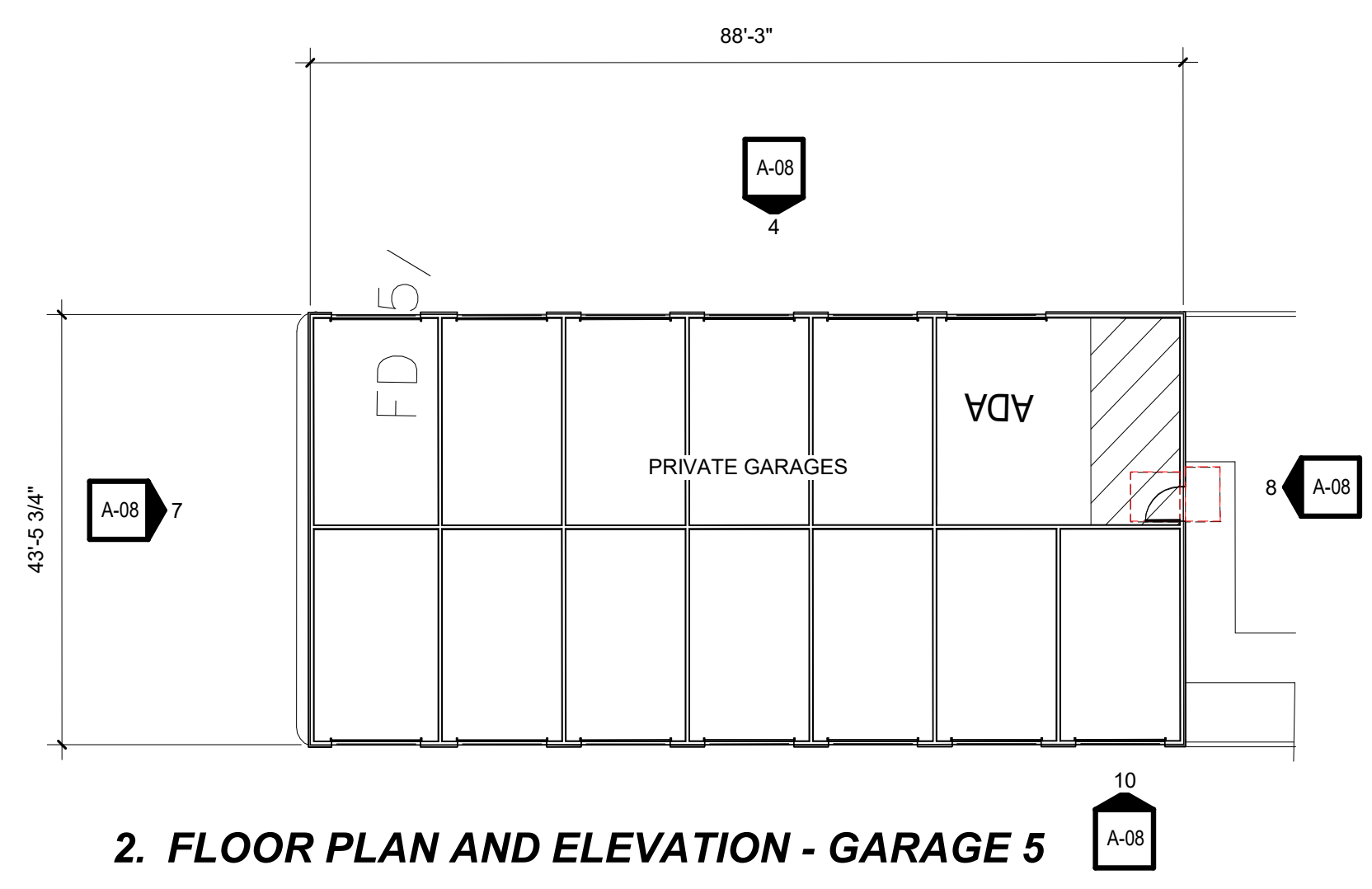
SITE PLAN REVIEW
 FLOOR PLANS AND ELEVATIONS - GARAGES

KEYNOTES

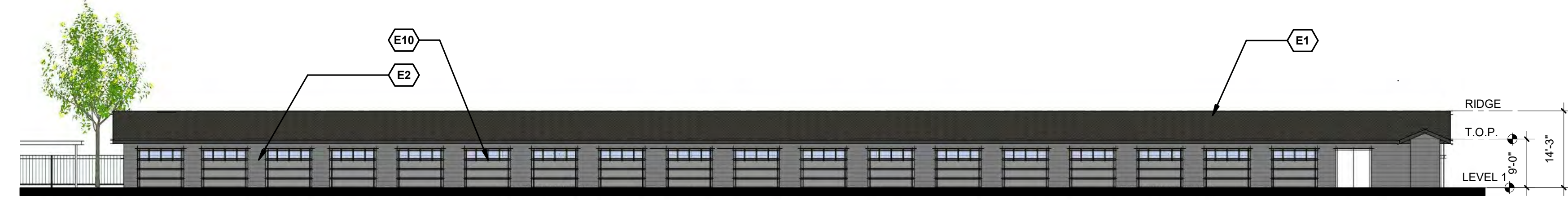
E1	ASPHALT SHINGLE ROOFING
E2	FIBER CEMENT LAP SIDING
E3	FIBER CEMENT PANEL SIDING
E10	GARAGE DOOR WITH WINDOWS
E12	STORAGE DOOR
E21	FIBER CEMENT TRIM
P2	PERSONAL STORAGE UNITS
P3	14' HIGH WOOD WALL BETWEEN GARAGES



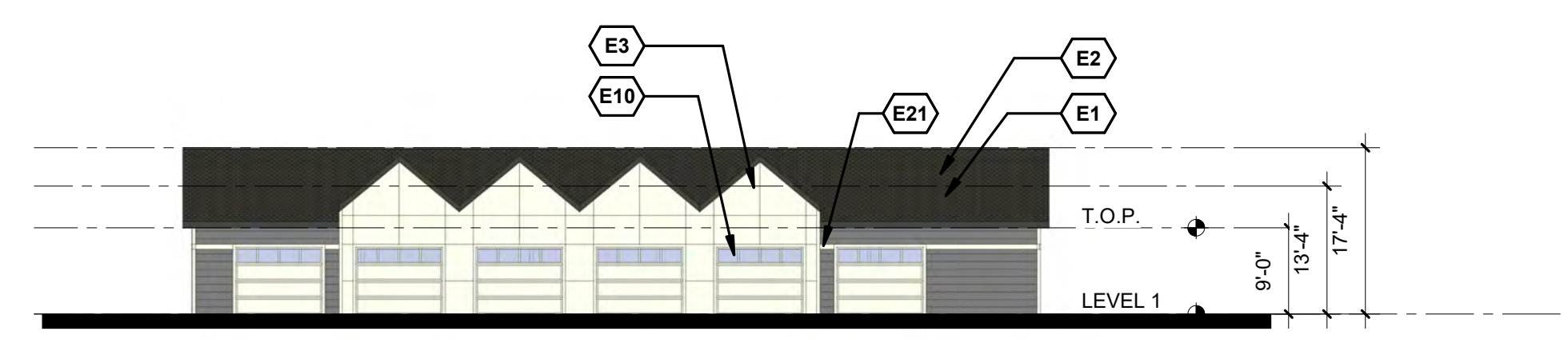
1. GARAGE 1 - FLOOR PLAN



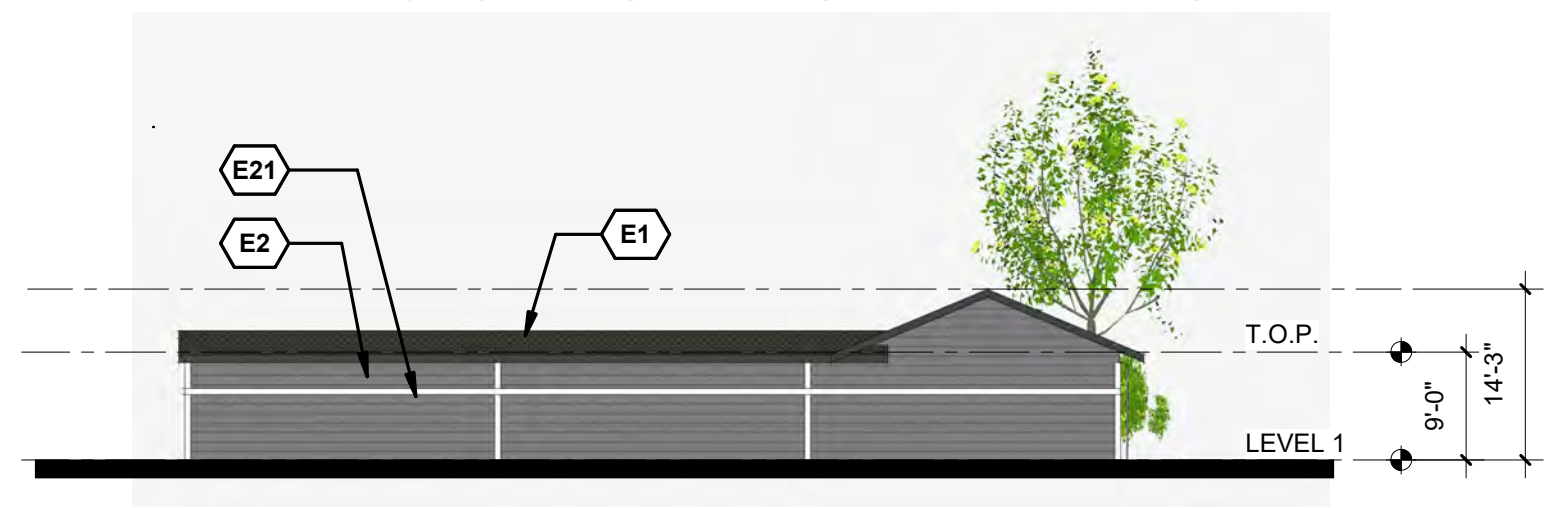
2. FLOOR PLAN AND ELEVATION - GARAGE 5



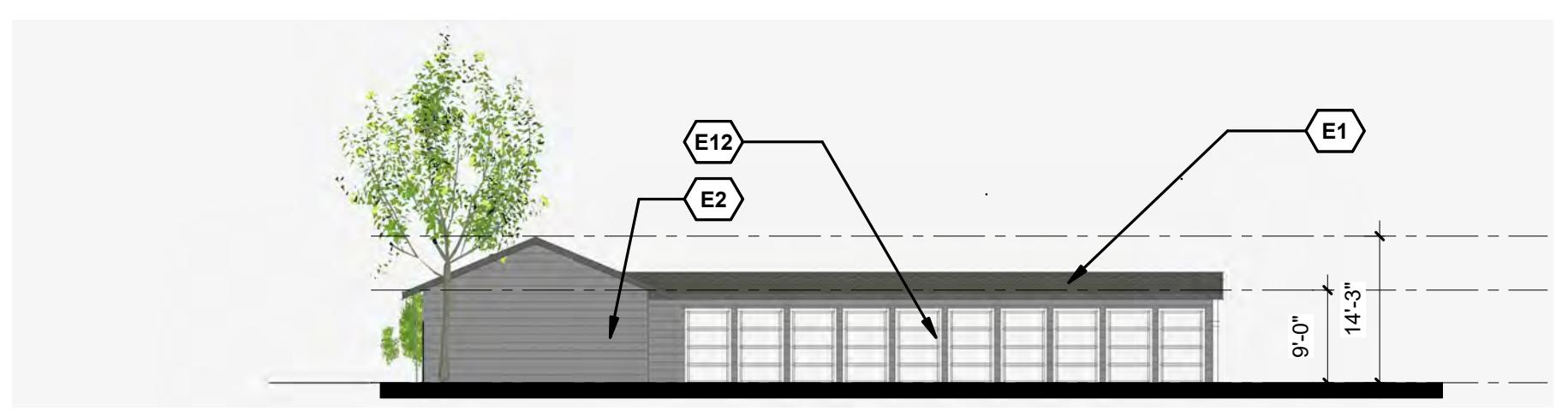
3. GARAGE 1 - NORTH ELEVATION



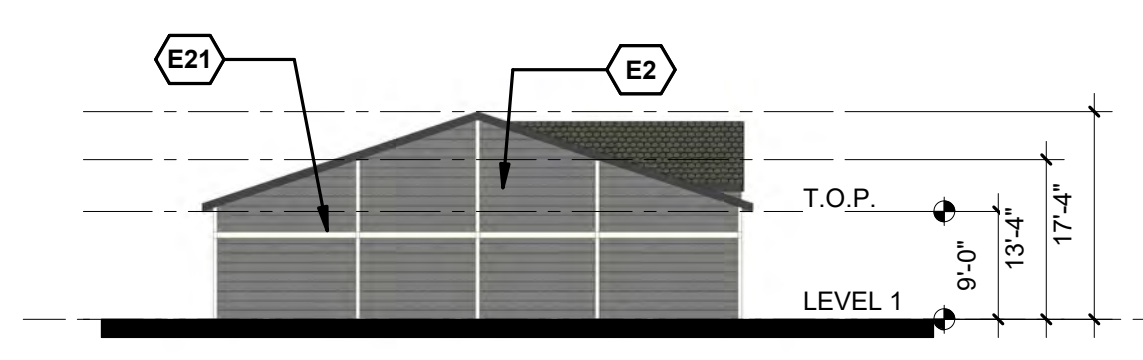
4. GARAGE 5 - NORTH ELEVATION (STREET FACING)



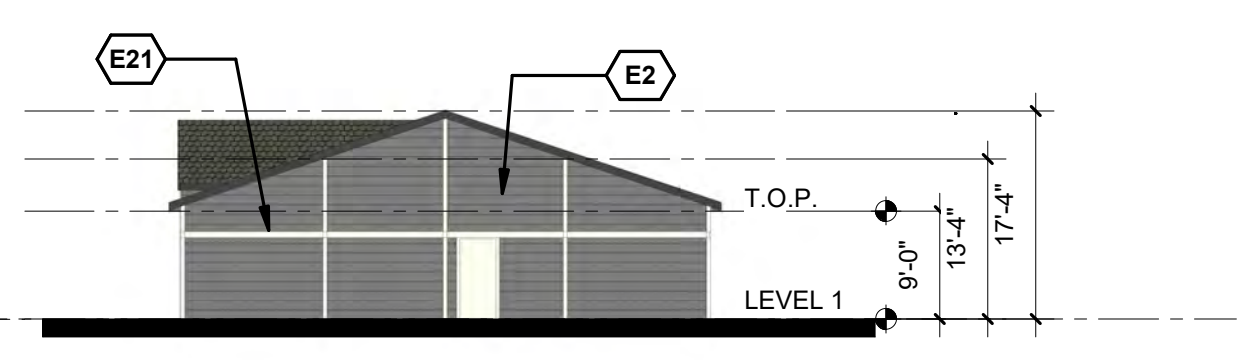
5. GARAGE 1 - WEST ELEVATION



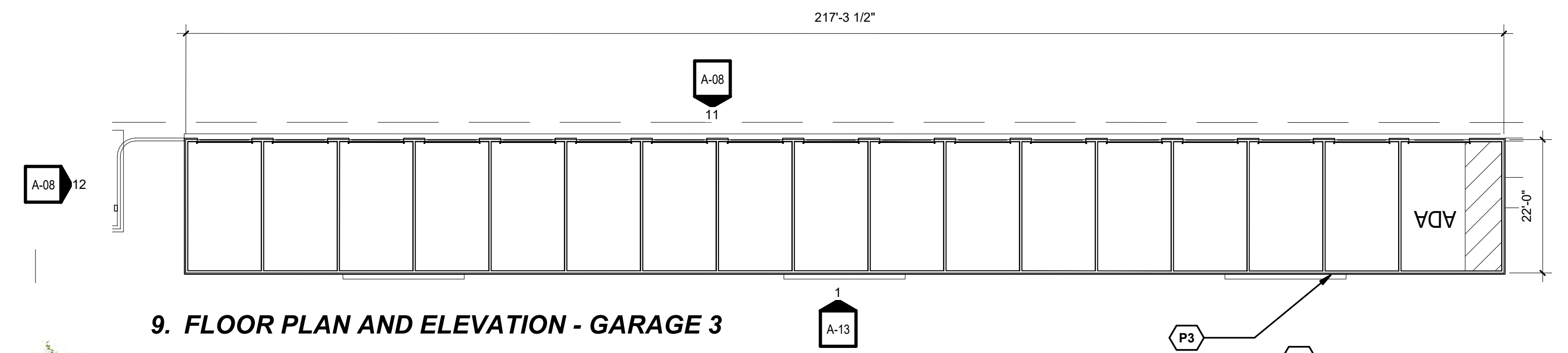
6. GARAGE 1 - EAST ELEVATION



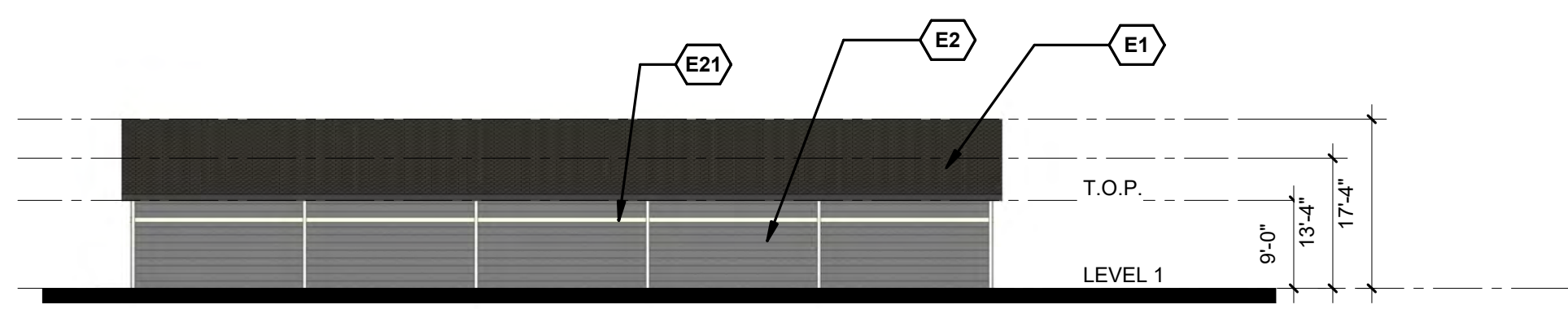
7. GARAGE 5 - NORTH ELEVATION



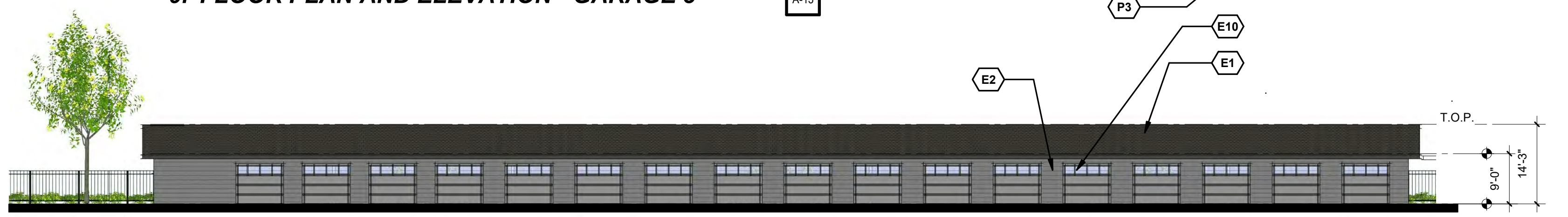
8. GARAGE 5 - SOUTH ELEVATION



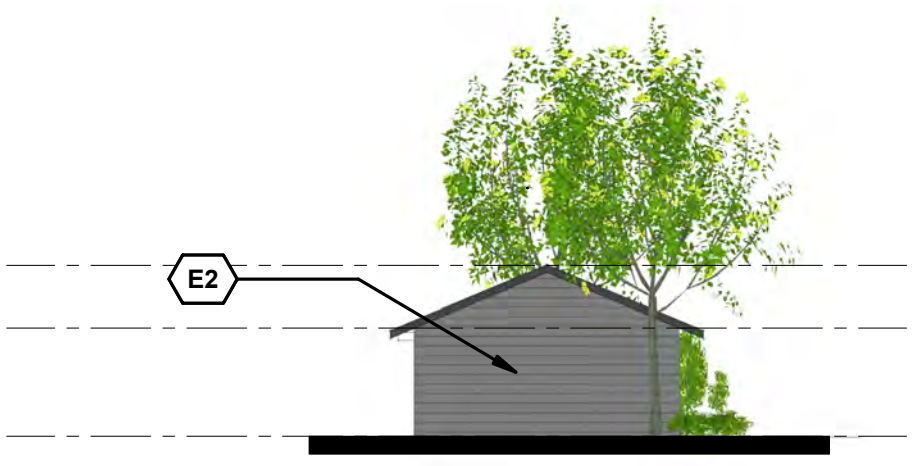
9. FLOOR PLAN AND ELEVATION - GARAGE 3



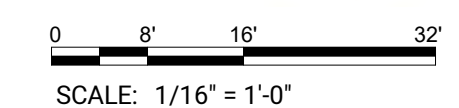
10. GARAGE 5 - WEST ELEVATION



11. GARAGE 3 - FRONT ELEVATION



12. GARAGE 3 - SIDE ELEVATION



SITE PLAN REVIEW
ELEVATIONS - BUILDING 1



NORTH ELEVATION 0 8' 16' 32'



SOUTH ELEVATION 0 8' 16' 32'



WEST ELEVATION 0 8' 16' 32'

EAST ELEVATION 0 8' 16' 32'

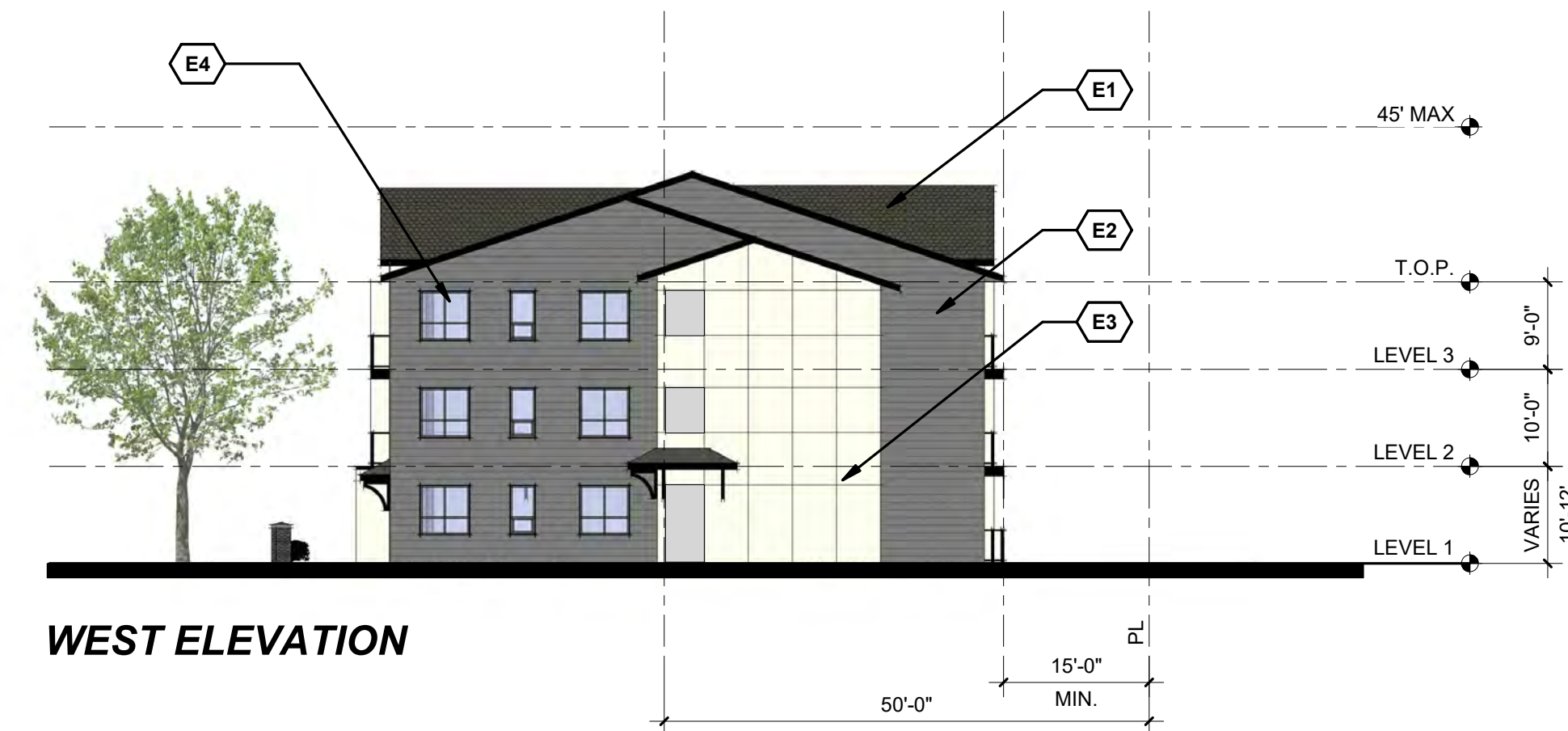
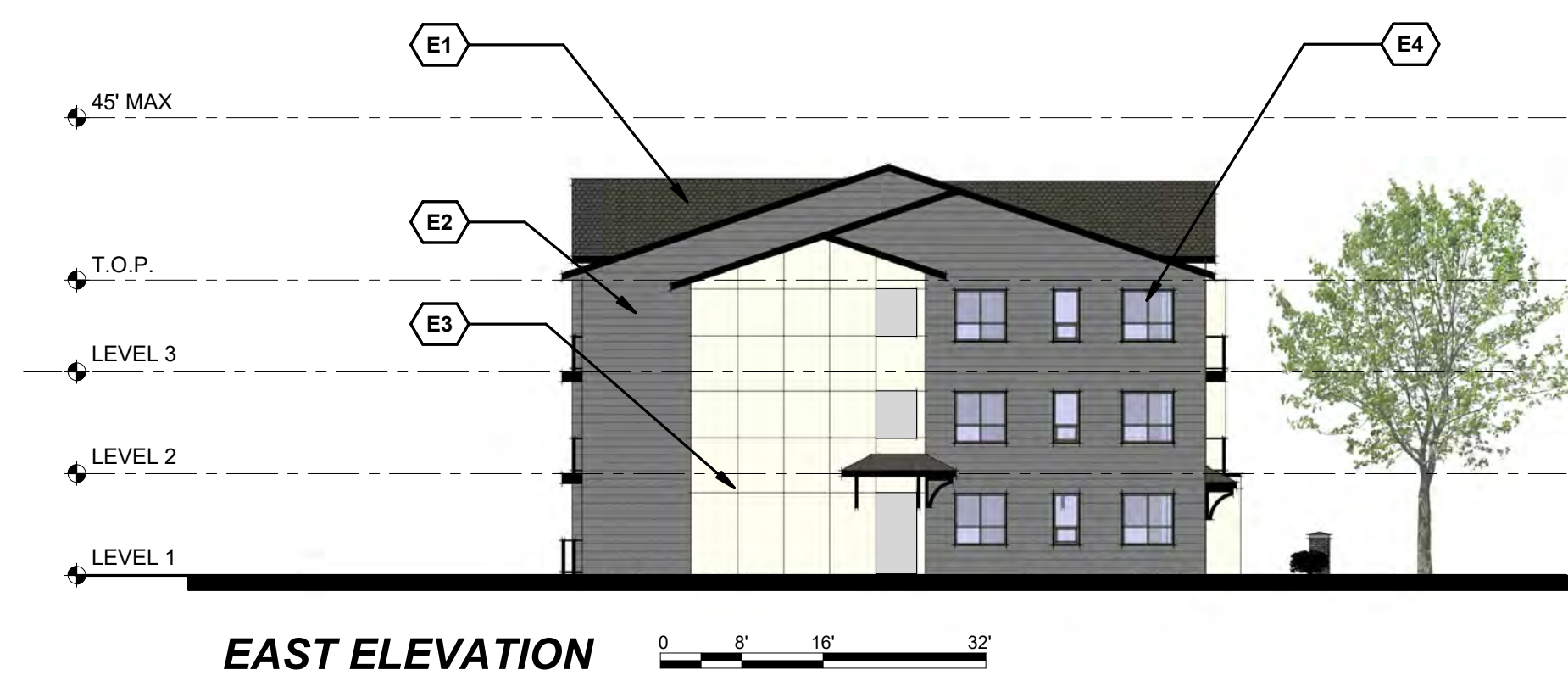
KEYNOTES

- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E5 FIBERGLASS PATIO DOOR, TYP.
- E6 METAL RAILING, TYP.
- E7 PTAC UNIT, TYP.
- E8 METAL LOUVER, TYP.

SCALE: 1/16" = 1'-0"

KEYNOTES

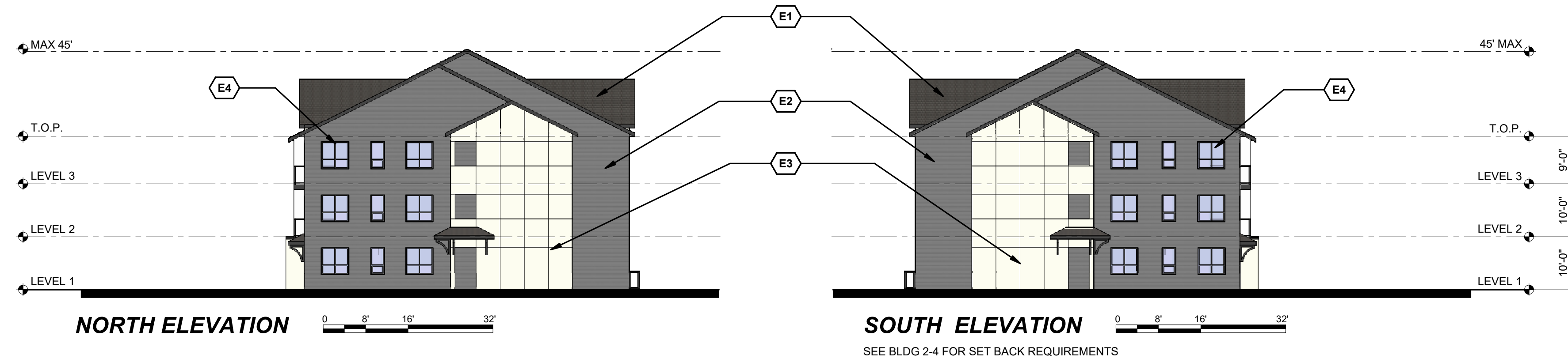
- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E5 FIBERGLASS PATIO DOOR, TYP.
- E6 METAL RAILING, TYP.
- E7 PTAC UNIT, TYP.



SITE PLAN REVIEW
ELEVATIONS - BUILDING 5

KEYNOTES

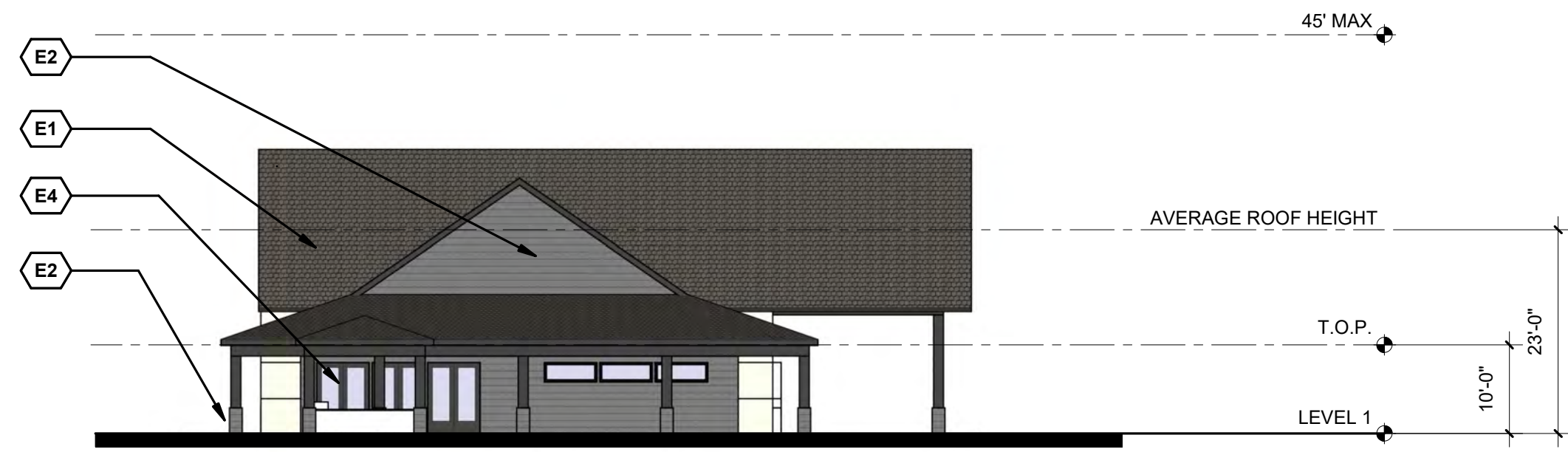
- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E5 FIBERGLASS PATIO DOOR, TYP.
- E6 METAL RAILING, TYP.
- E7 PTAC UNIT, TYP.



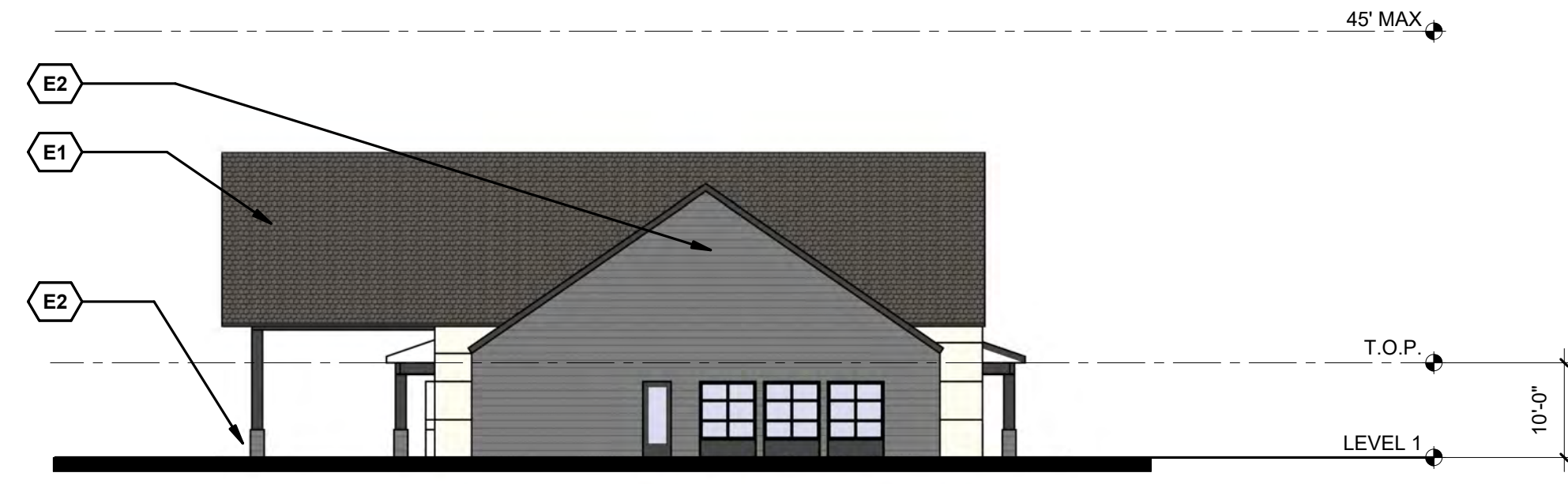
SCALE: 1/16" = 1'-0"

SITE PLAN REVIEW

ELEVATIONS - COMMUNITY BUILDING



NORTH ELEVATION



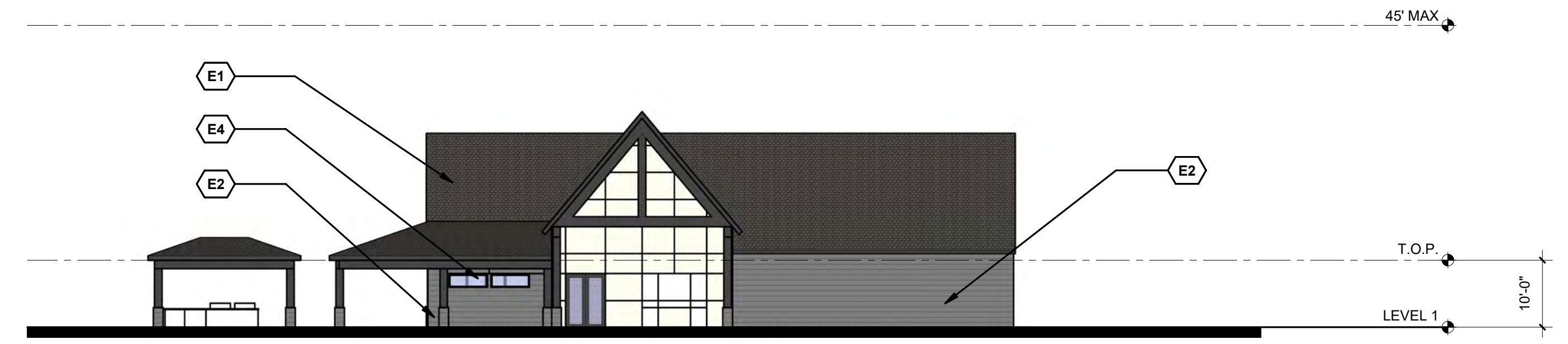
SOUTH ELEVATION

KEYNOTES

- E1 ASPHALT SHINGLE ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E8 METAL LOUVER, TYP.
- E16 WROUGHT IRON FENCE
- E17 2'X2' COLUMN WITH BRICK VENEER AND CONCRETE CAP



EAST ELEVATION



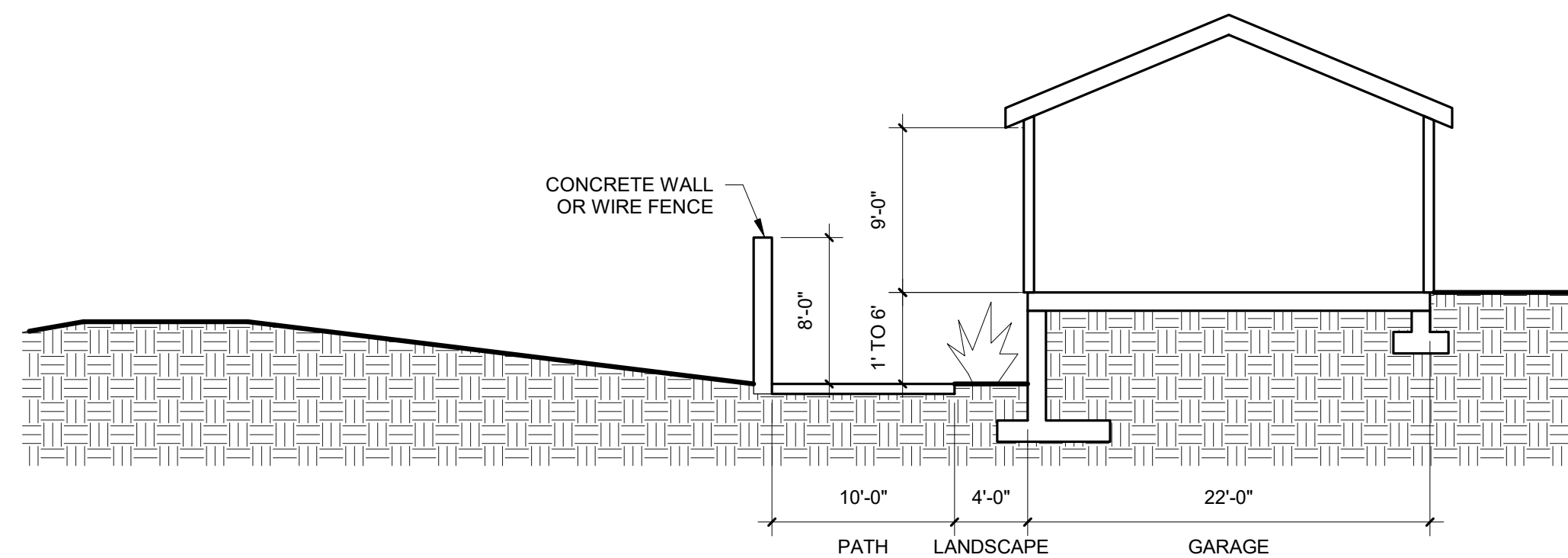
WEST ELEVATION



FENCE ELEVATION

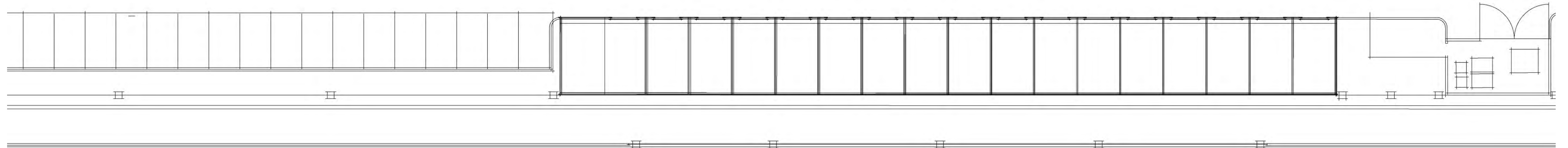


VIEW FROM PATHWAY



SECTION

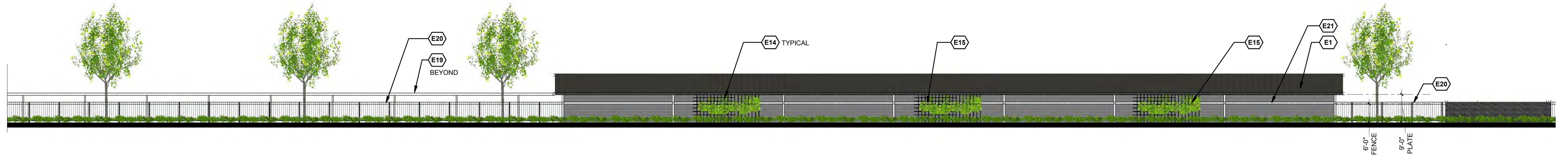
SCALE: As indicated



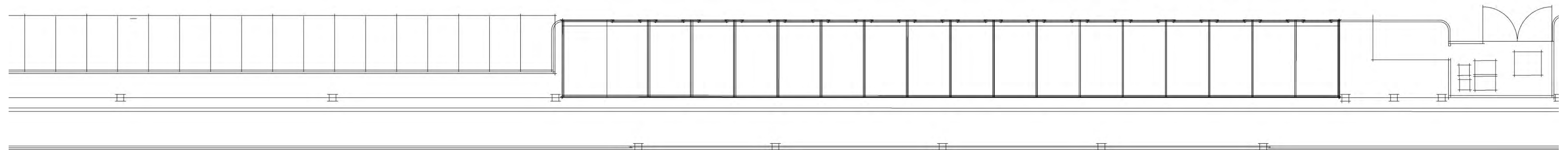
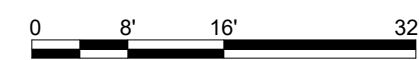
PLAN VIEW

KEYNOTES

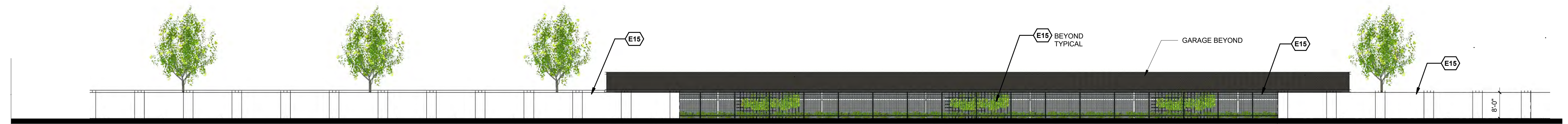
- E1 ASPHALT SHINGLE ROOFING
- E14 TRELLIS
- E15 8' HIGH ODOT REQUIRED PRECAST CONCRETE WALL
- E19 CARPORT
- E20 6' HIGH WIRE FENCE TO MATCH ODOT FENCE
- E21 FIBER CEMENT TRIM



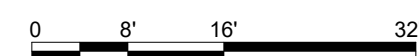
GARAGE WALL FROM PEDISTRIAN PATH PARTIAL ELEVATION



PLAN VIEW



PARTIAL SOUND WALL ELEVATION

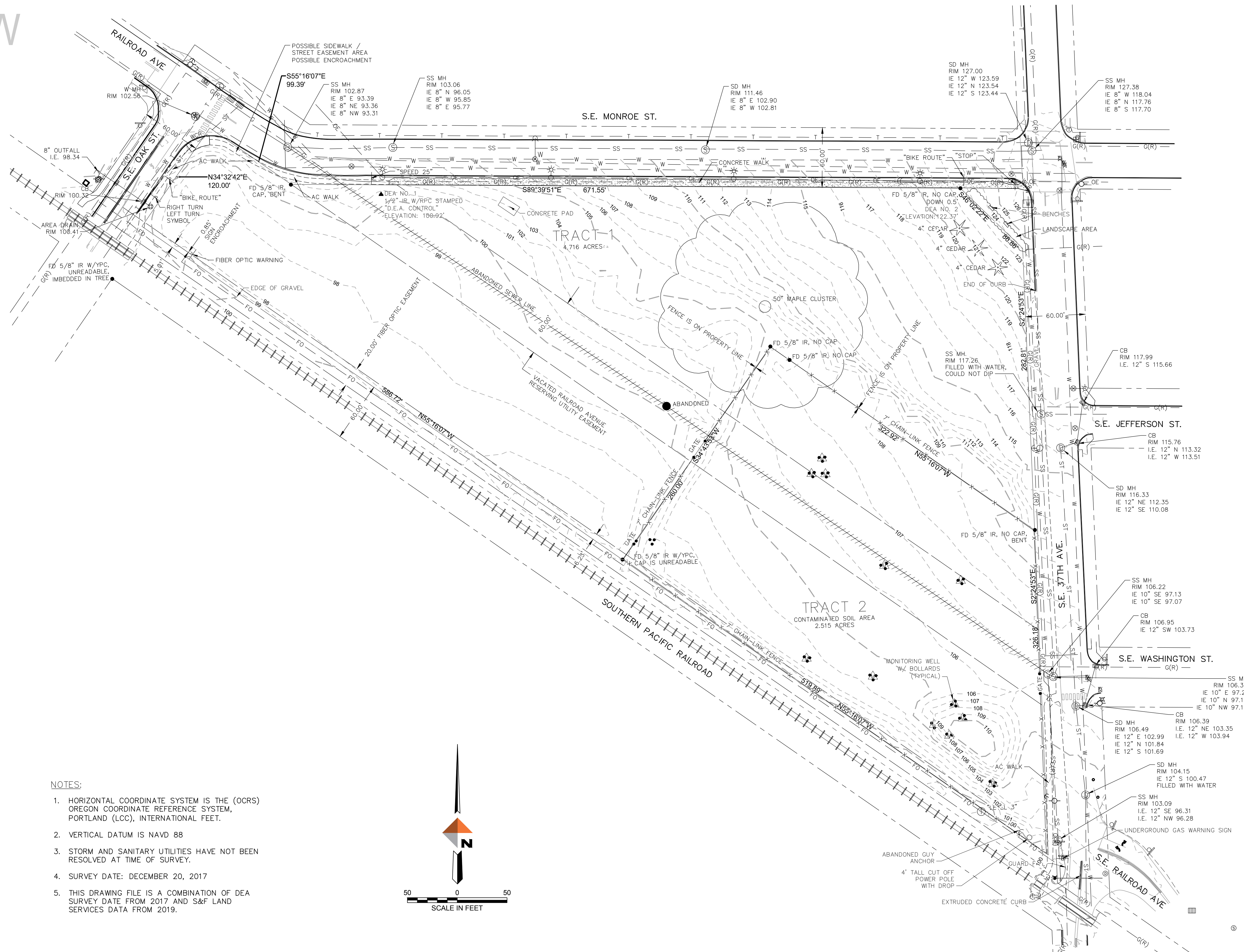


SITE PLAN REVIEW

McFARLAND SITE - MONROE APARTMENTS

FOR THE CITY OF MILWAUKIE

EXISTING CONDITIONS PLAN



LEGEND:

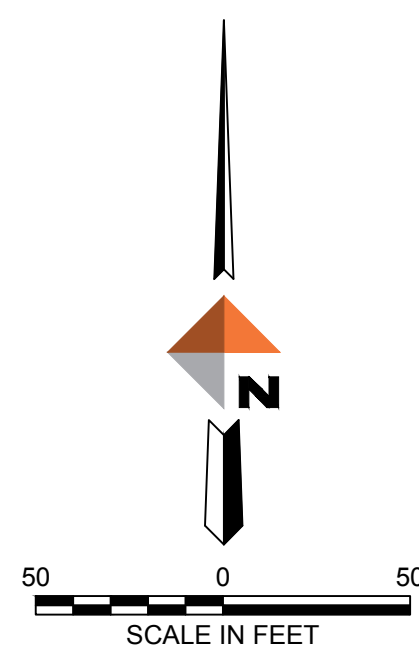
FD	FOUND
FO	FIBER OPTIC
G	GAS
IR	IRON ROD
OE	OVERHEAD ELECTRICAL
SS	SANITARY SEWER
W	WATER
W/	WITH
WCR	WHEELCHAIR RAMP
YPC	YELLOW PLASTIC CAP

●	AREA DRAIN
■	CATCH BASIN
○	DECIDUOUS TREE
✱	EVERGREEN TREE
⊙	FIRE HYDRANT
●	FOUND MONUMENT (AS NOTED)
○	GATE
⊙	GUY ANCHOR
●	GUY POLE
●	SANITARY MANHOLE
●	SIGN
●	STORM MANHOLE
●	TELEPHONE MANHOLE
●✱	UTILITY POLE WITH STREET LIGHT
●	UTILITY VALVE (AS NOTED)
●	WATER MANHOLE
■	WATER VAULT
●	BOLLARD
▲	MONITORING WELL
—▲—	RAIL ROAD GATE
⊙	GUY

—	BOUNDARY
- - -	EASEMENT
- - -	EDGE OF PAVEMENT
- - -	EDGE OF GRAVEL
- x - x - x -	FENCE
- FO -	FIBER OPTIC
- G -	GAS LINE
- OE -	OVERHEAD ELECTRICAL
- - -	RIGHT-OF-WAY
- SS -	SANITARY SEWER
- ST -	STORM SEWER
- W -	WATER LINE
- G(R) -	RECORD GAS LINE
- - -	GUARDRAIL

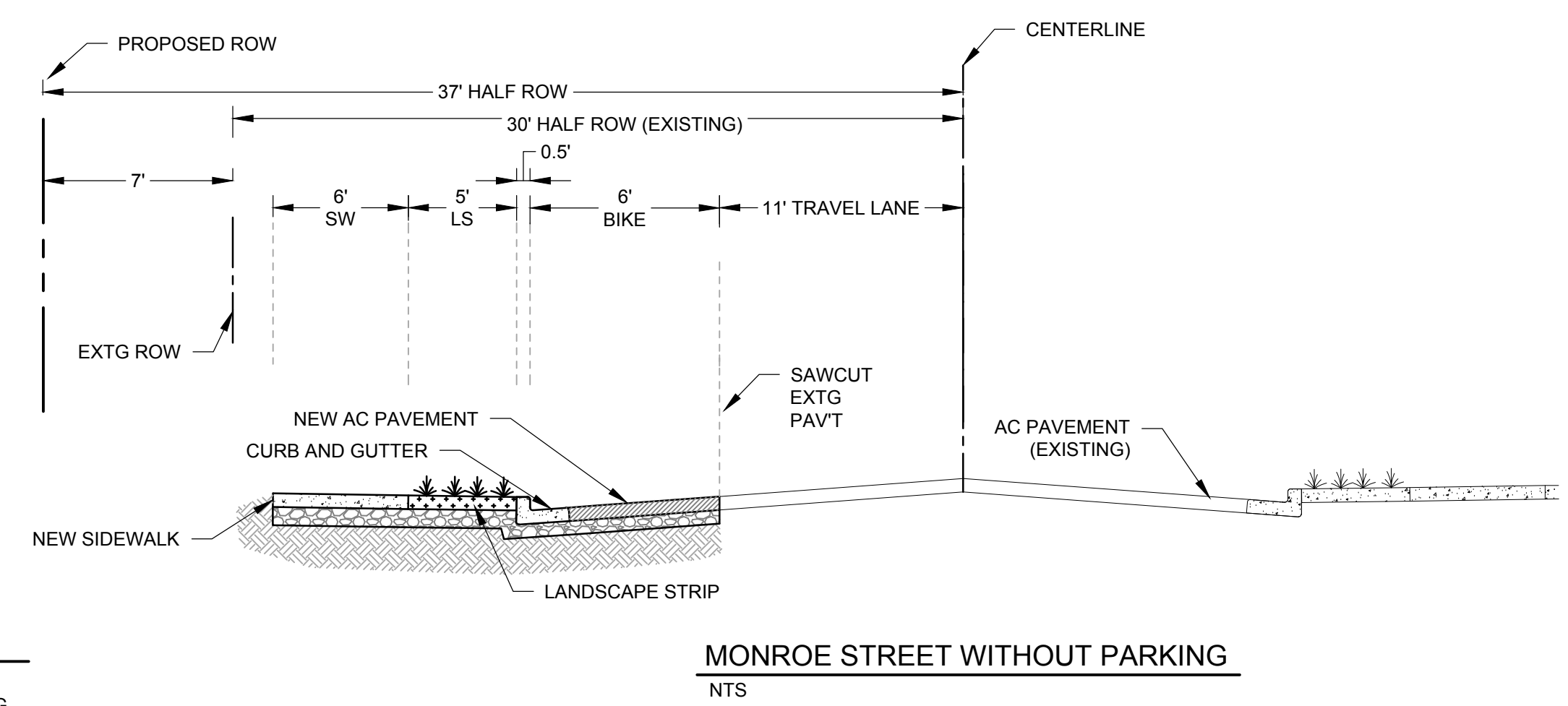
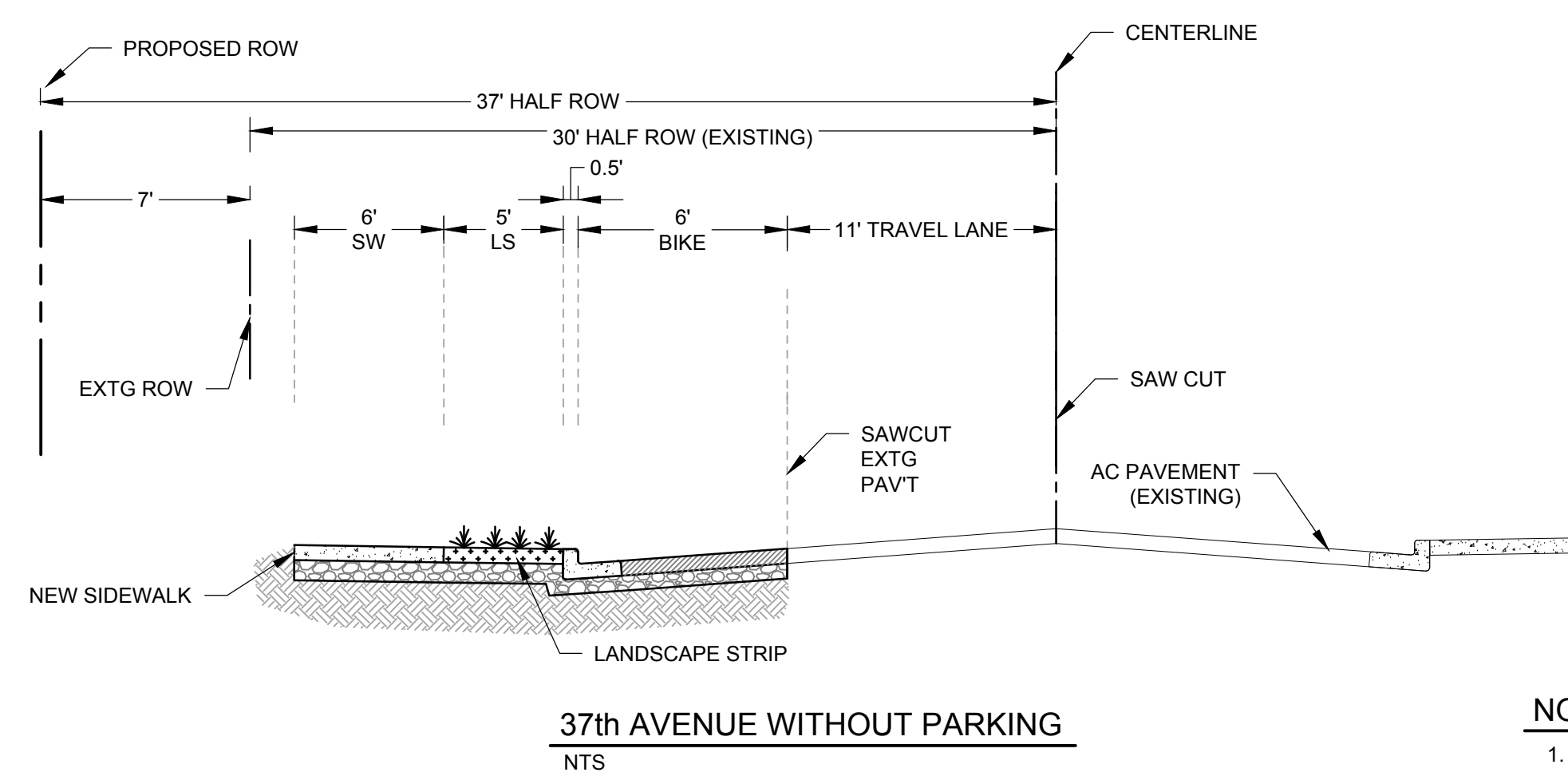
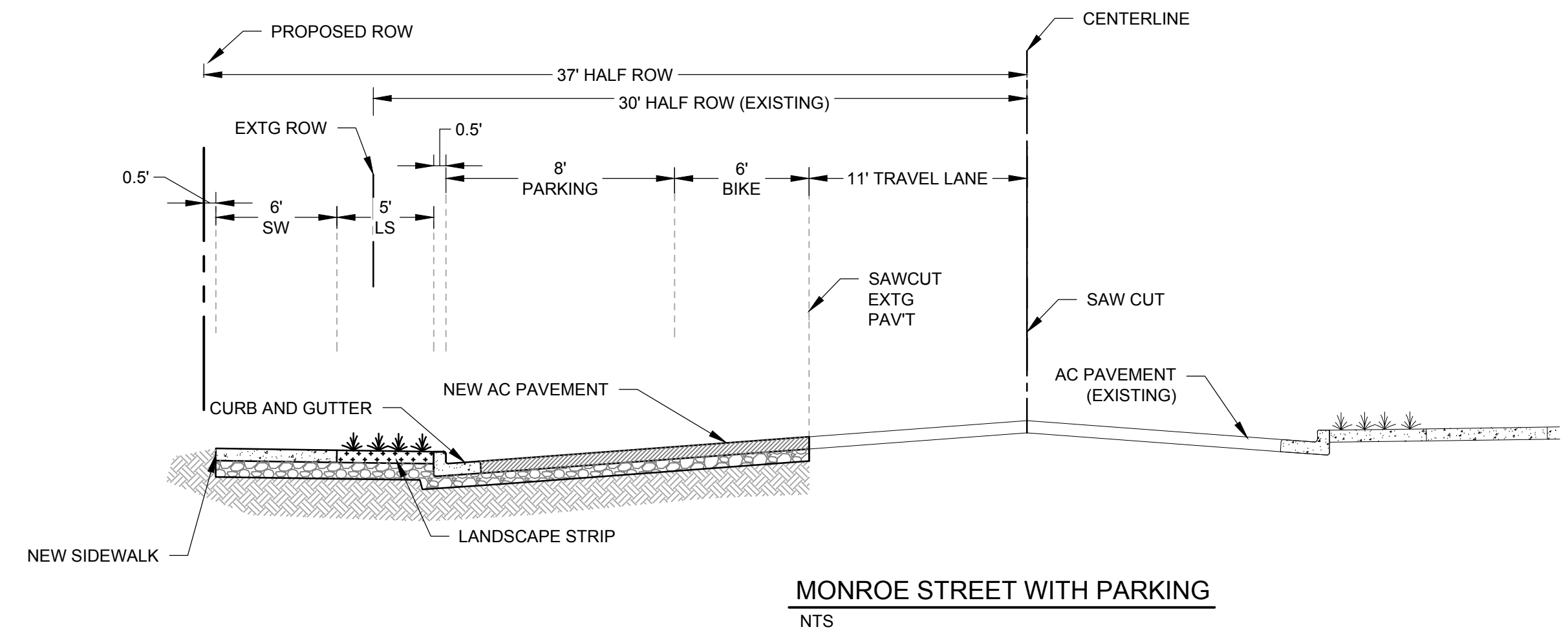
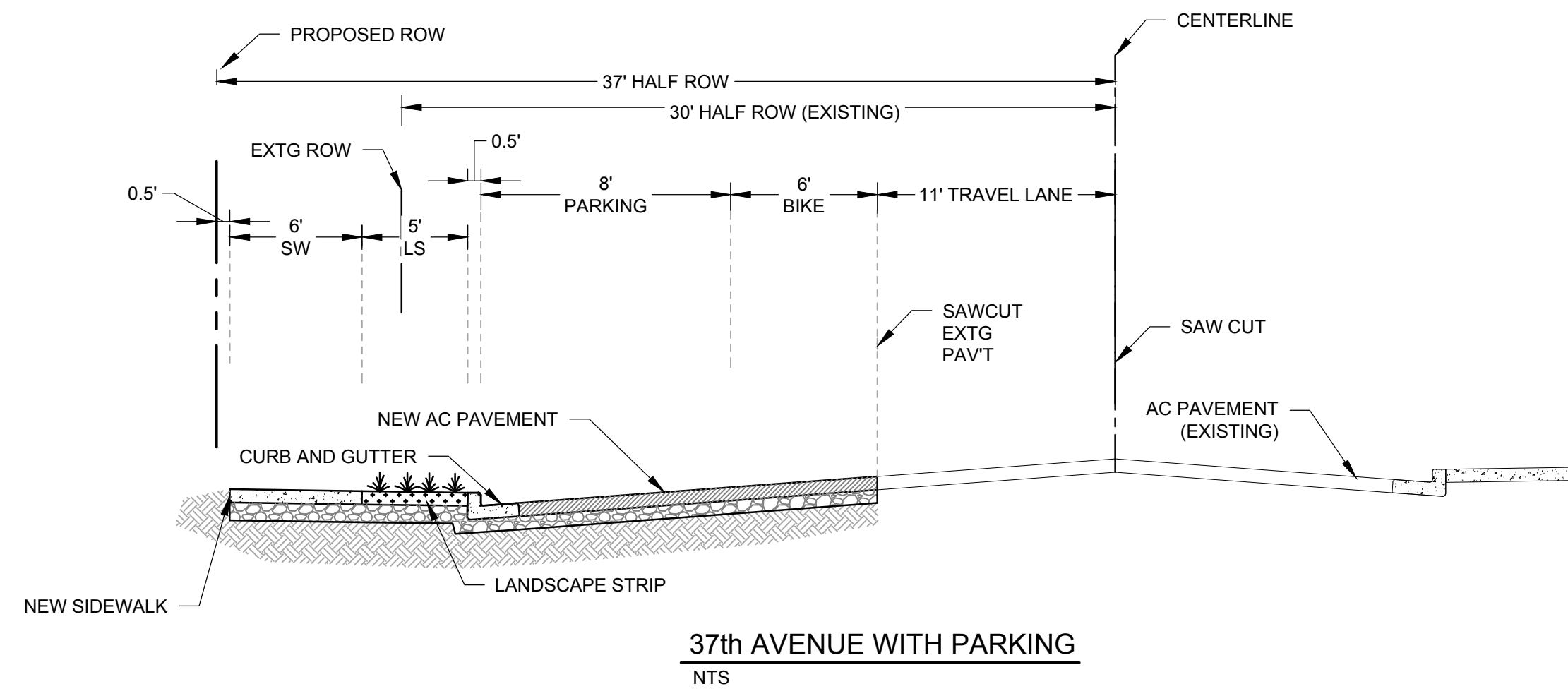
NOTES:

- HORIZONTAL COORDINATE SYSTEM IS THE (OGRS) OREGON COORDINATE REFERENCE SYSTEM, PORTLAND (LCC), INTERNATIONAL FEET.
- VERTICAL DATUM IS NAVD 88
- STORM AND SANITARY UTILITIES HAVE NOT BEEN RESOLVED AT TIME OF SURVEY.
- SURVEY DATE: DECEMBER 20, 2017
- THIS DRAWING FILE IS A COMBINATION OF DEA SURVEY DATE FROM 2017 AND S&F LAND SERVICES DATA FROM 2019.



SITE PLAN REVIEW

MCFARLAND SITE - MONROE APARTMENTS
FOR THE CITY OF MILWAUKIE
STREET SECTIONS



NOTES:

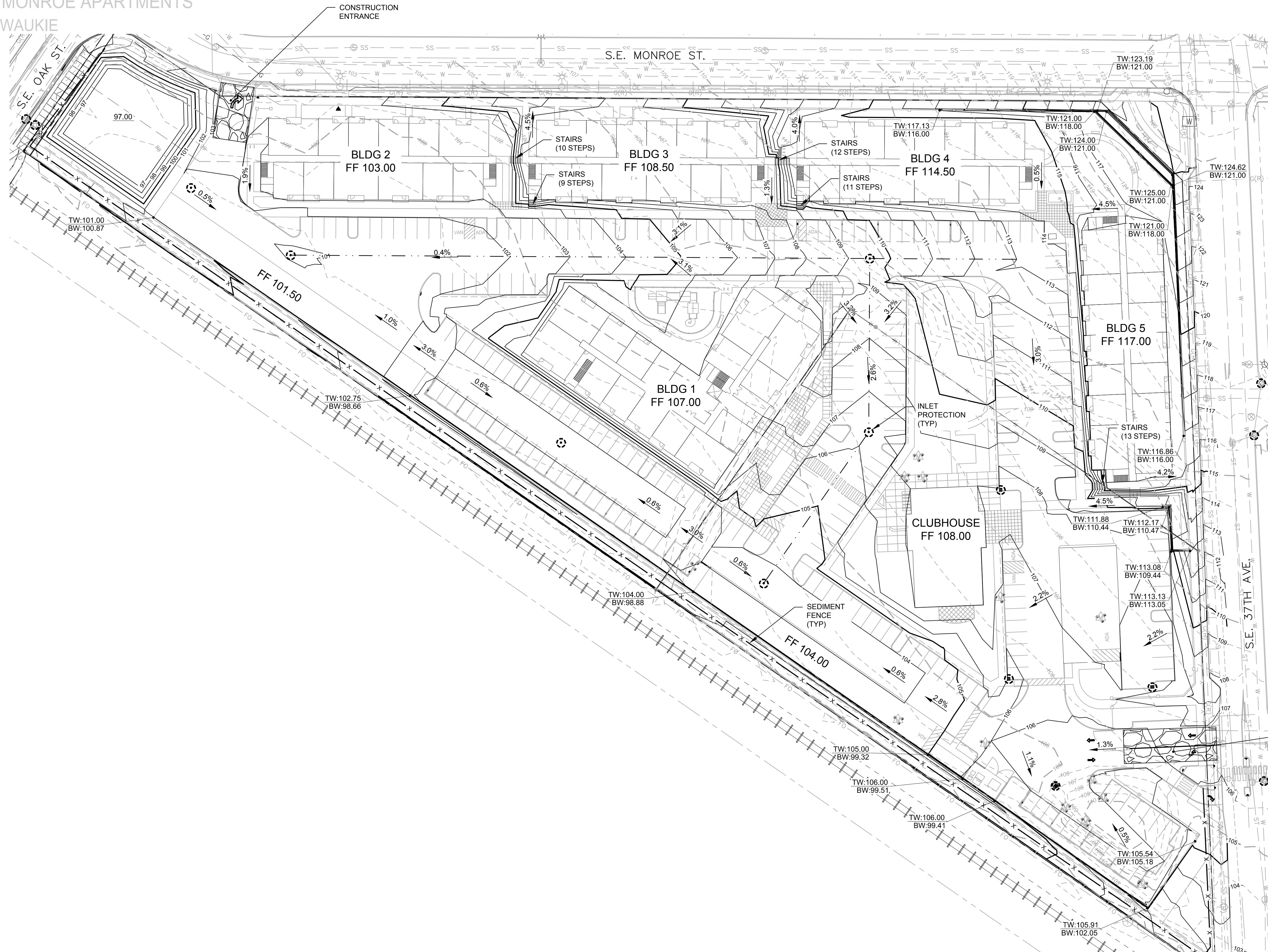
1. NO IMPROVEMENTS ARE PROPOSED ON OAK STREET. A 6 FT RIGHT OF WAY DEDICATION WILL BE REQUIRED TO BRING THE HALF-STREET TO CITY STANDARD

SITE PLAN REVIEW

MC FARLAND SITE - MONROE APARTMENTS

FOR THE CITY OF MILWAUKIE

PRELIMINARY
GRADING &
EROSION
CONTROL PLAN



LEGEND

- - - - -214 - - - - - EXISTING 1' CONTOUR
- - - - -215 - - - - - EXISTING 5' CONTOUR
- - - - -214 - - - - - PROPOSED 1' CONTOUR
- - - - -215 - - - - - PROPOSED 5' CONTOUR
- - - - - PROPOSED RIDGE LINE
- - - - - PROPOSED VALLEY LINE
- ⊙ ⊞ - PROPOSED CATCH BASIN
- x - x - - SEDIMENT FENCE
- ⊙ - INLET PROTECTION
- ⊞ - GRAVEL CONSTRUCTION ENTRANCE

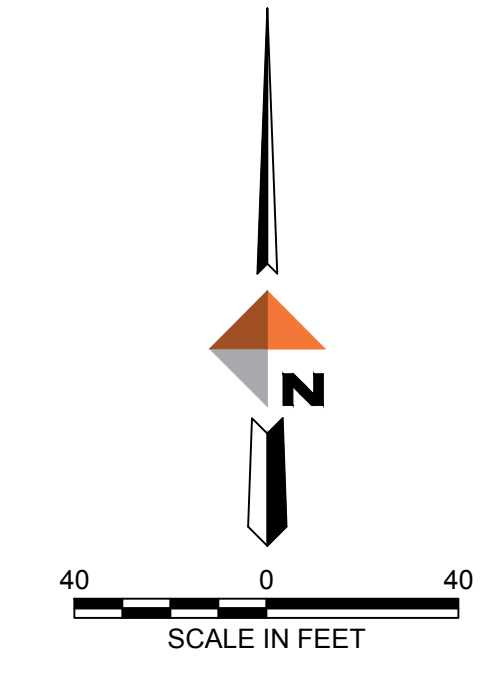
GRADING ABBREVIATIONS

- BC: BOTTOM OF CURB ELEVATION
- TC: TOP OF CURB ELEVATION
- FC: FLUSH CURB ELEVATION
- CC: CURB CUT ELEVATION
- BW: FINISH GRADE AT FACE OF WALL
- TW: TOP OF WALL ELEVATION
- R: RIM ELEVATION
- S: SPOT ELEVATION
- (XXX.XX): EXISTING GRADE ELEVATION
- TW*: FINISH GRADE AT TOP OF WALL. ACTUAL TOP OF WALL TO BE 6" HIGHER. SEE WALL GRADE DETAIL FOR ILLUSTRATION

- GENERAL GRADING NOTES**
1. ALL CURBS ARE 6" EXPOSURE UNLESS NOTED OTHERWISE
 2. ALL PAVING WITHIN ADA PARKING STALLS AND LANDINGS TO BE NO MORE THAN 2% IN ANY DIRECTION.

UNADJUSTED EARTHWORK VOLUMES (PRELIMINARY)

CUT	5,000 CY
FILL	18,000 CY

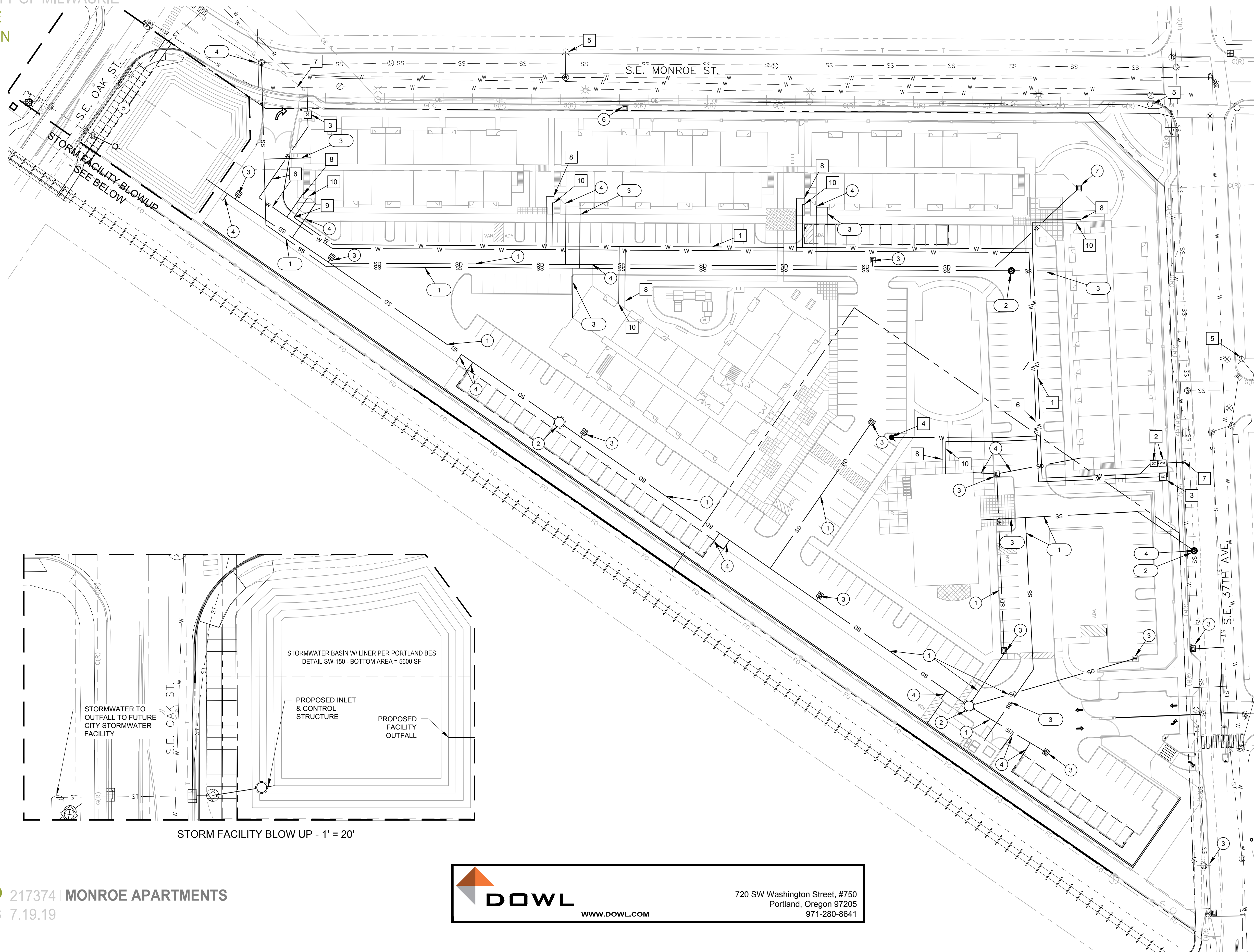


SITE PLAN REVIEW

MC FARLAND SITE - MONROE APARTMENTS

FOR THE CITY OF MILWAUKIE

COMPOSITE
UTILITY PLAN



LEGEND

---	EXISTING BOUNDARY
W	PROPOSED WATER LINE
SS	PROPOSED SEWER LINE
SD	PROPOSED STORM LINE
☐	PROPOSED CATCH BASIN
⊙	PROPOSED MANHOLE
○	PROPOSED CLEANOUT
⊙	PROPOSED FIRE HYDRANT
DC	PROPOSED DOUBLE CHECK ASSEMBLY
WM	PROPOSED WATER METER

WATER NOTES

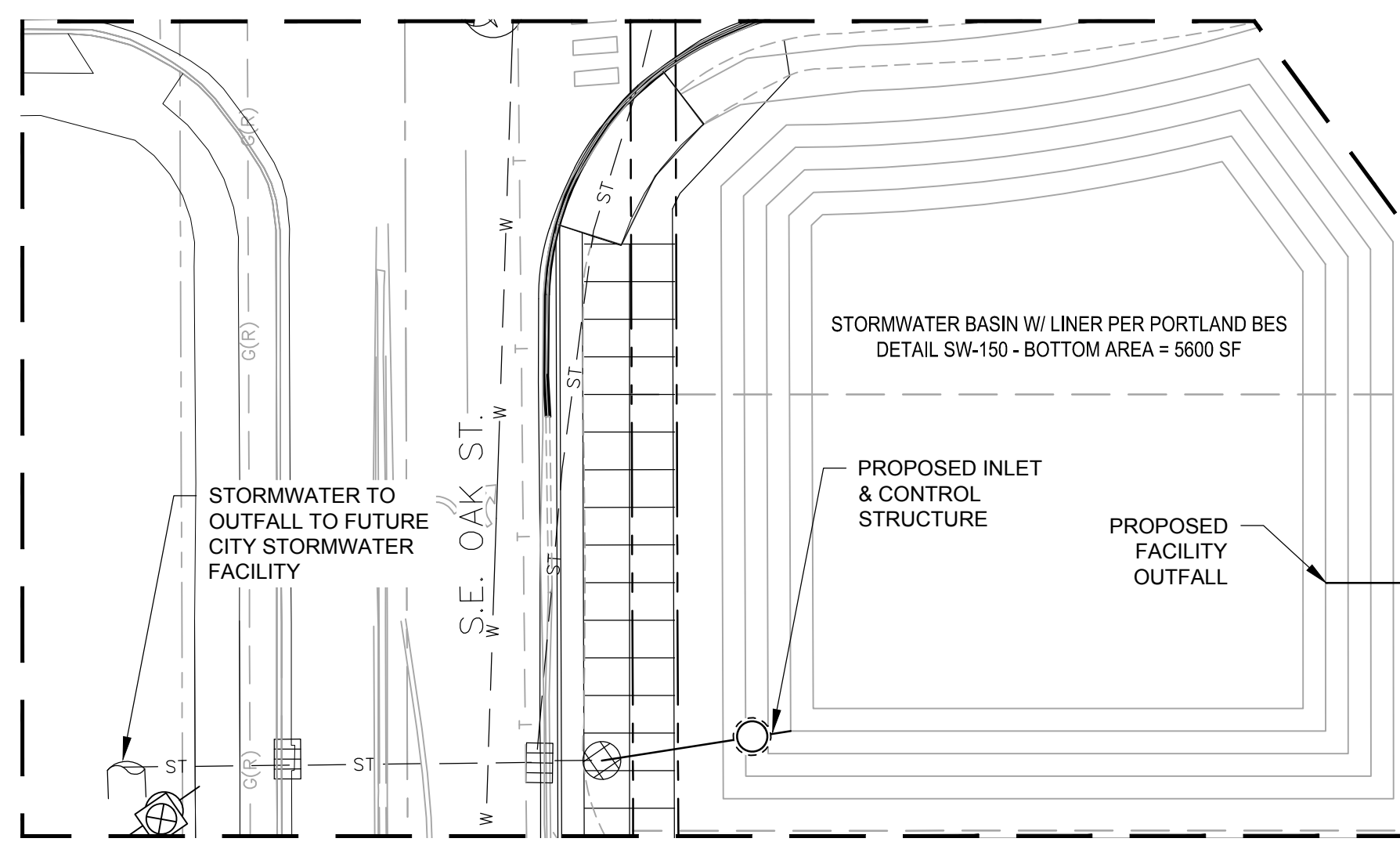
- 1 PROPOSED PRIVATE DOMESTIC WATER MAIN.
- 2 PROPOSED MASTER WATER METER AND DCVA.
- 3 PROPOSED FIRE DCDA
- 4 PROPOSED FIRE HYDRANT.
- 5 EXISTING FIRE HYDRANT.
- 6 PROPOSED PRIVATE FIRE WATER SERVICE LINE.
- 7 PROPOSED CONNECTION POINT TO EXISTING WATER MAIN.
- 8 PROPOSED FIRE WATER SERVICE LINE WITH BACKFLOW AND FDC AT EACH BUILDING.
- 9 PROPOSED DOMESTIC WATER LINE BLOW OFF.
- 10 PROPOSED PRIVATE DOMESTIC WATER SERVICE LINE.

SANITARY SEWER NOTES

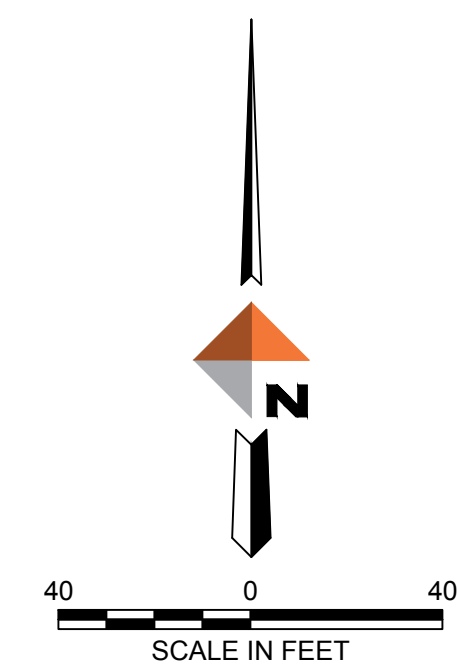
- 1 PROPOSED PRIVATE SANITARY SEWER MAIN W/ CLEANOUTS AT EVERY 100'
- 2 PROPOSED SANITARY SEWER MANHOLE.
- 3 PROPOSED SANITARY SERVICE LATERAL W/ CLEANOUTS AT EVERY 100'
- 4 PROPOSED CONNECTION TO EXISTING SANITARY SEWER

STORM NOTES

- 1 PROPOSED STORM MAIN.
- 2 PROPOSED STORM MANHOLE
- 3 PROPOSED CATCH BASIN W/ LATERAL
- 4 PROPOSED ROOF LATERAL
- 5 SEE STORM FACILITY BLOWUP (BOTTOM LEFT OF SHEET)
- 6 PROPOSED CATCH BASIN TO CONNECT TO FUTURE CITY STORMWATER MAIN IN MONROE STREET
- 7 PROPOSED AREA DRAIN

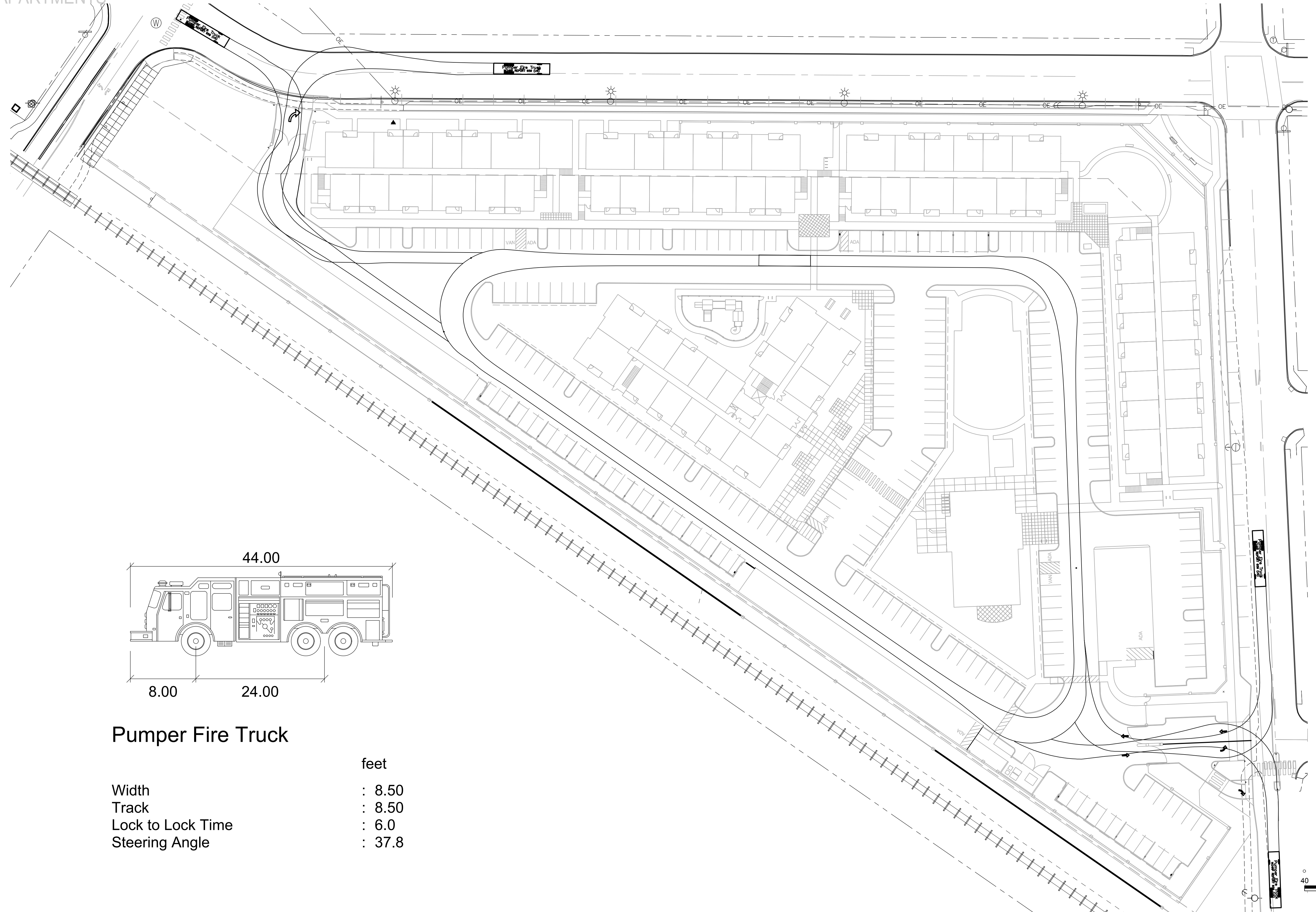


STORM FACILITY BLOW UP - 1' = 20'



SITE PLAN REVIEW

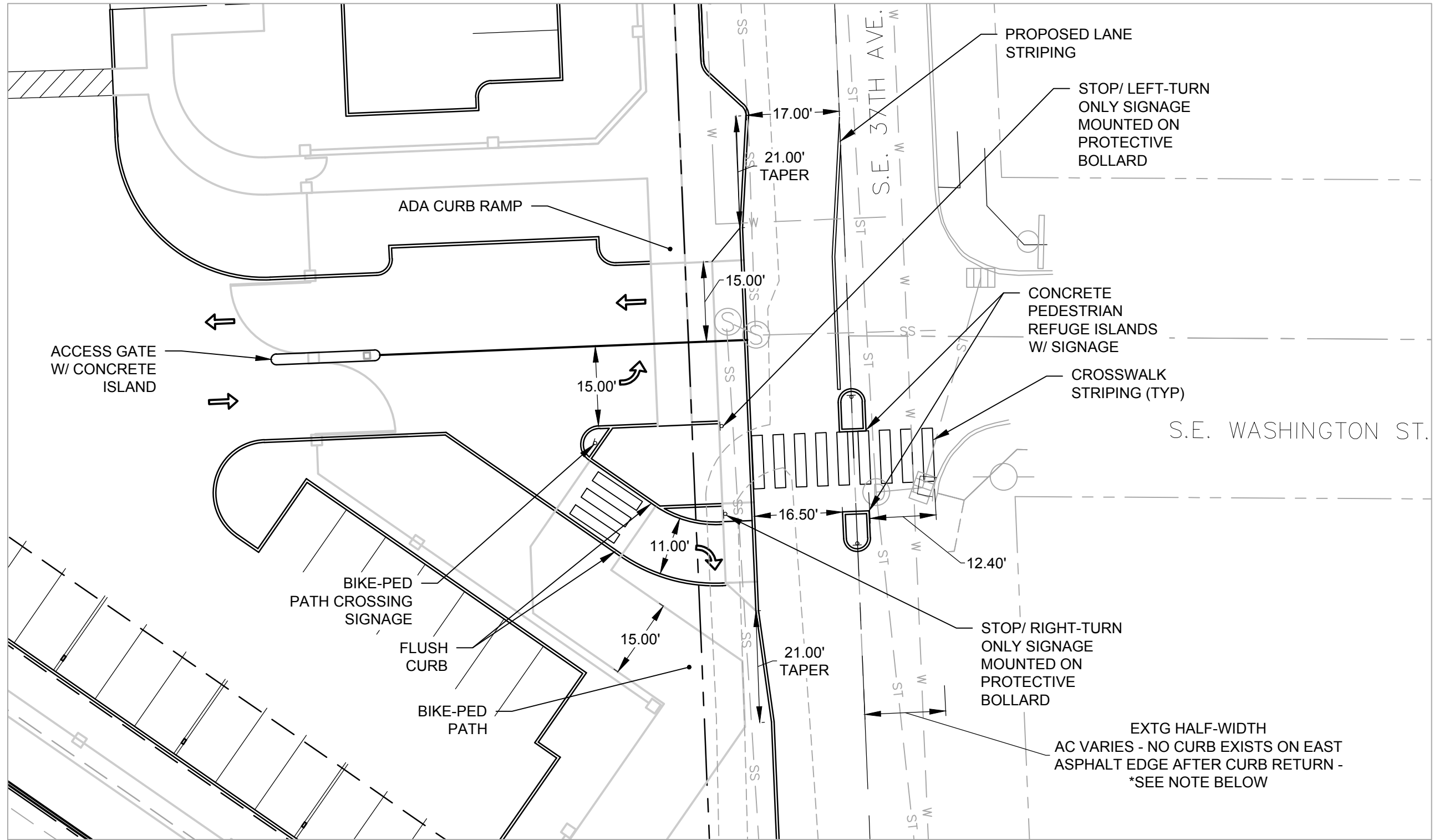
MC FARLAND SITE - MONROE APARTMENTS
FOR THE CITY OF MILWAUKIE
FIRE TRUCK ACCESS PLAN



Pumper Fire Truck

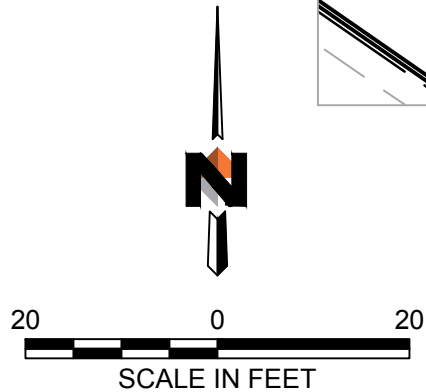
	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

\\BL-FSIBL-projects\2214525-0165CAD_DD\Exhibit\SE-DW\Exhibit.dwg PLOT DATE 2019-10-14 13:31 SAVED DATE 2019-10-14 13:25 USER: jilima



EXTG HALF-WIDTH
AC VARIES - NO CURB EXISTS ON EAST
ASPHALT EDGE AFTER CURB RETURN -
*SEE NOTE BELOW

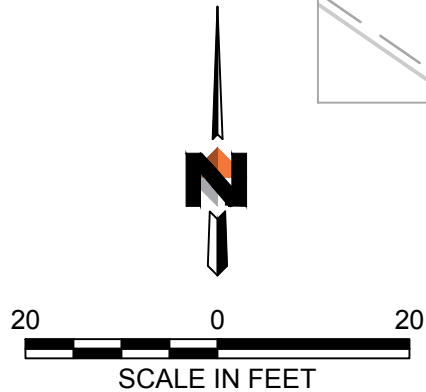
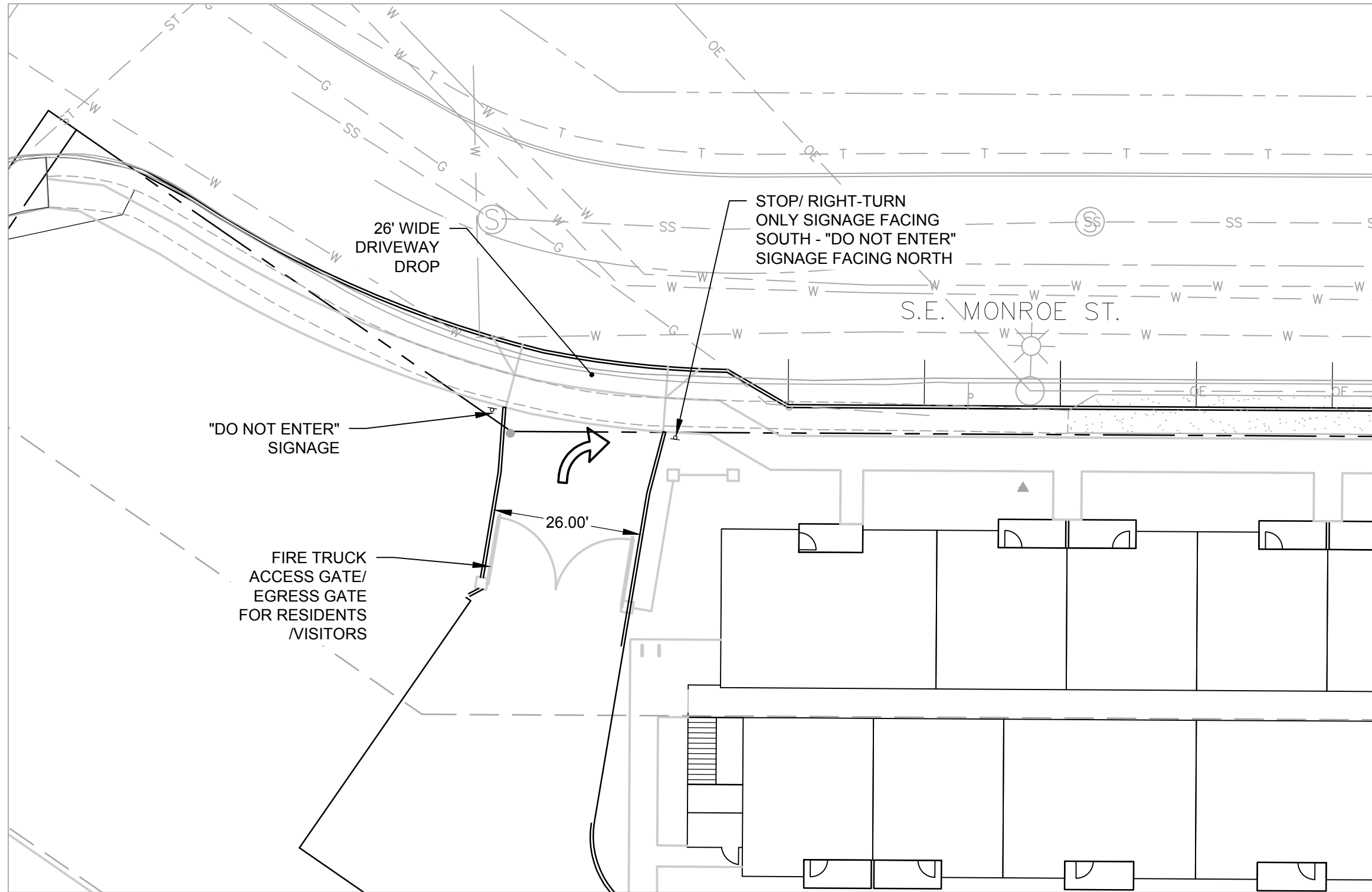
*CURB AND STRIPING IMPROVEMENTS ON THE EAST
SIDE OF SE 37TH AVENUE MAY BE REQUIRED TO MEET
CITY OF MILWAUKIE STANDARDS



SE MONROE STREET MULTIFAMILY DEVELOPMENT
SE DRIVEWAY EXHIBIT
MILWAUKIE, OR

PROJECT	14525-01
DATE	10/14/2019

\\BL-FSIBL-projects\2214525-0165CAD_DD\Exhibit\SE-DW-Exhibit.dwg PLOT DATE 2019-10-14 13:32 SAVED DATE 2019-10-14 13:25 USER: jlima



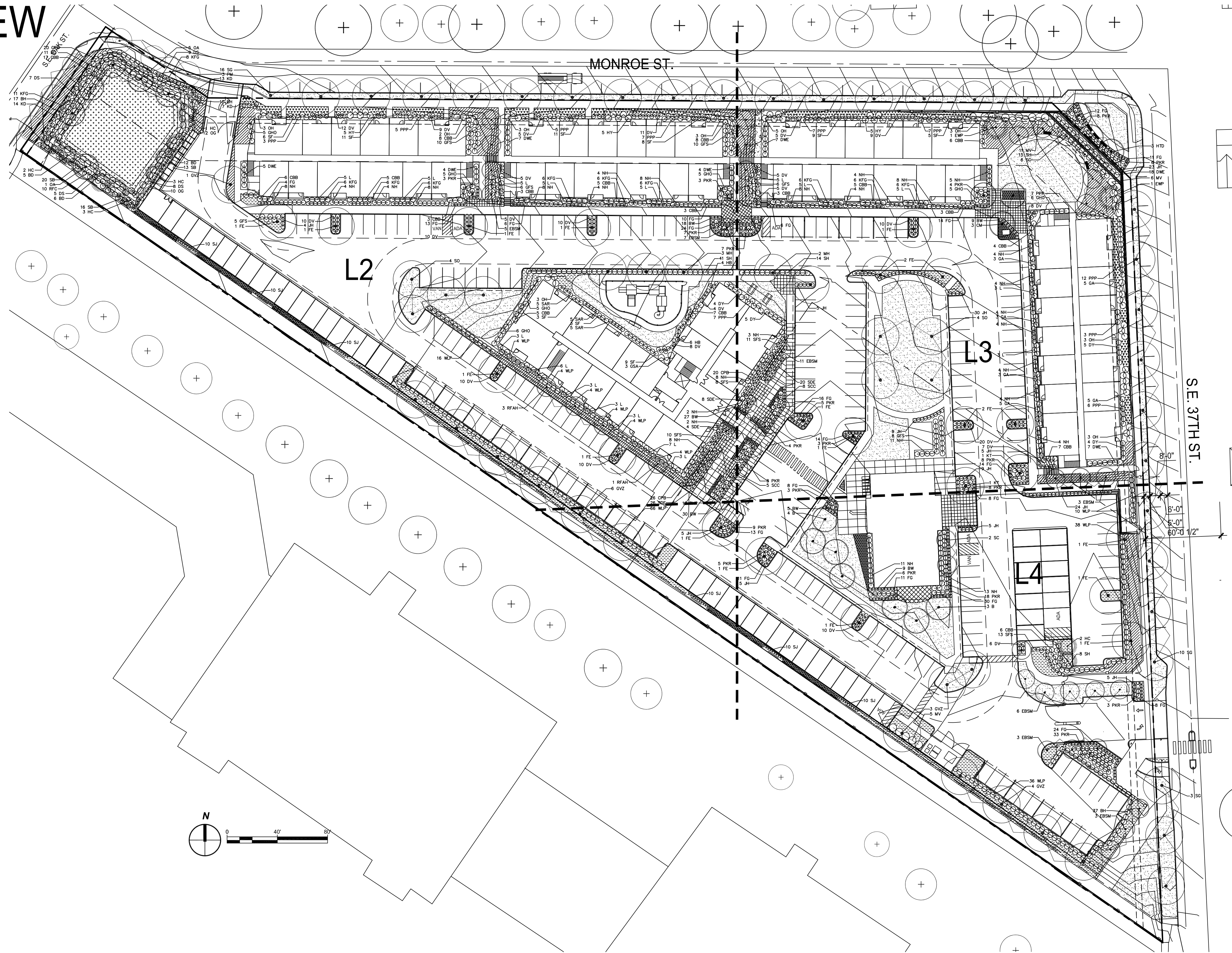
SE MONROE STREET MULTIFAMILY DEVELOPMENT
 NW DRIVEWAY EXHIBIT
 MILWAUKIE, OR

PROJECT	14525-01
DATE	10/14/2019

FIGURE 2 OF 2

SITE PLAN REVIEW

OVERALL LANDSCAPE PLAN



L1



217374 | Monroe Apartments
10.10.19

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT
3044 S.W. 36TH PLACE • PORTLAND, OREGON 97221 • 503/222-0881
(E-MAIL) CHRIS@FRESHLEYLANDSCAPEARCHITECT.COM

MONROE APARTMENTS



SITE PLAN REVIEW

PARTIAL LANDSCAPE PLAN

LANDSCAPE LEGEND

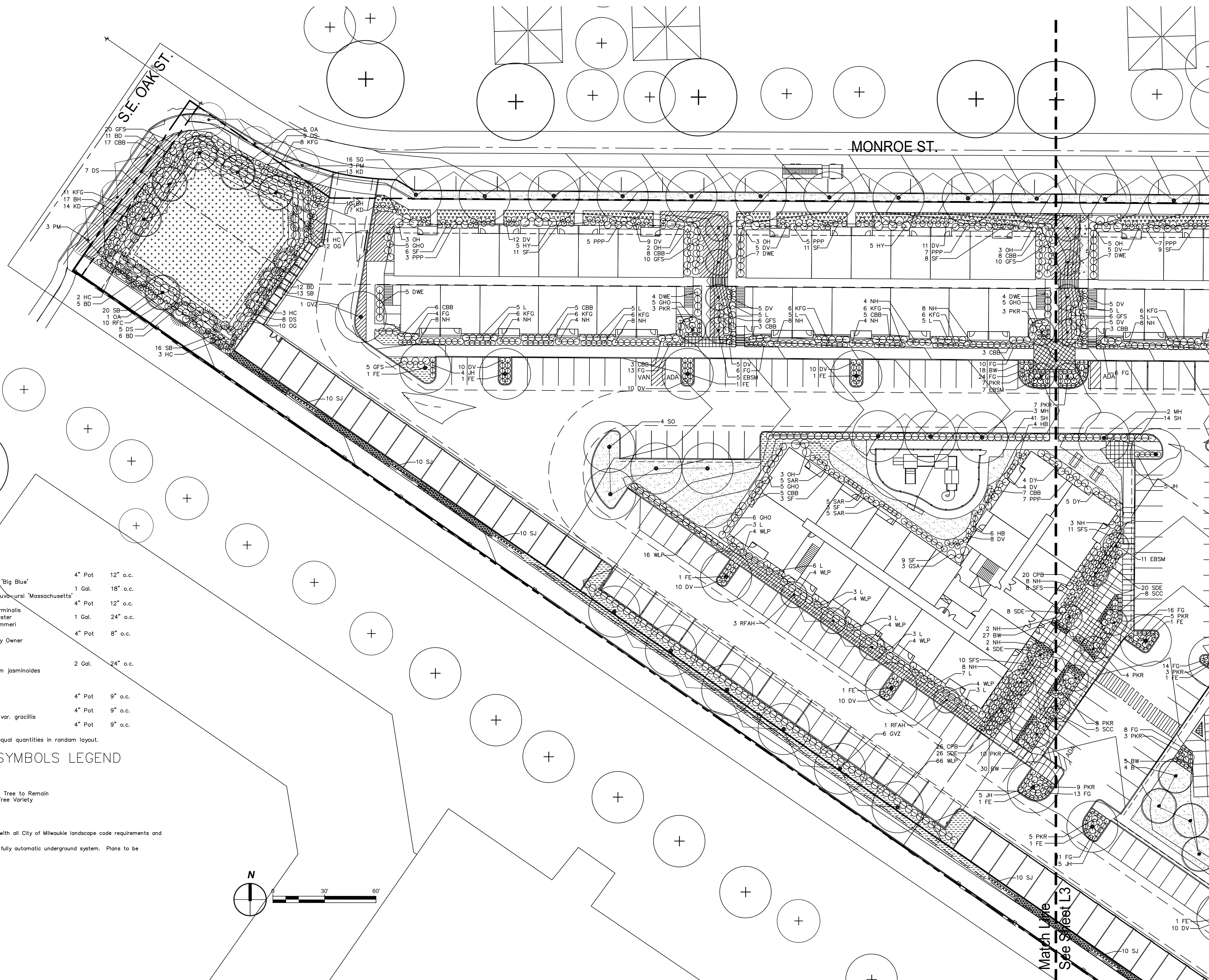
SYMBOL	COMMON NAME	SIZE/COND.	SPACING	COMMENTS
TREES				
B	River Birch	10'-12'	20' o.c.	Clump
	Betula nigra	7'-10'		
CM	Crape Myrtle	2" Cal.		as shown specimen
EBSM				
	Lagerstroemia indica 'Tuscarora'	2" Cal.		
	Edith Bouge Southern Magnolia	2" Cal.		
	Magnolia grandiflora 'Edith Bouge'	2" Cal.		
EWP				
	Eastern White Pine	8'		as shown non sheared
	Pinus strobus	Full		
FE				
	Frontier Elm	2" Cal.		as shown
	Ulmus 'Frontier'	2" Cal.		
GVZ				
	Green Vase Zelkova	2" Cal.		30' o.c.
	Zelkova serrata 'Green Vase'	Full		
HC				
	Hogan Cedar	8"-10"		15' o.c.
	Thuja plicata 'Hogan'	2" Cal.		
HTD				
	Heart Tree Dogwood	2" Cal.		20' o.c.
	Cornus kousa 'Schmred'	2" Cal.		
KT				
	Katsura Tree	2" Cal.		as shown
	Cercidiphyllum japonicum	2" Cal.		
MH				
	Magnifica Hackberry	2" Cal.		as shown
	Celtis magnifica	2" Cal.		
OA				
	Oregon Ash	2" Cal.		25' o.c.
	Fraxinus latifolia	2" Cal.		
PM				
	Paperbark Maple	2" Cal.		30' o.c.
	Acer griseum	2" Cal.		
RFAH				
	Rising Fire American Hornbeam	2" Cal.		as shown
	Cornus caroliniana 'Uxbridge'	2" Cal.		
SC				
	Spire Cherry	2" Cal.		6' branching min.
	Prunus x hillieri 'Spire'	2" Cal.		
SG				
	Saratoga Gingko	2" Cal.		40' o.c.
	Ginkgo biloba 'Saratoga'	2" Cal.		
SO				
	Shumard Oak	2" Cal.		30' o.c.
	Quercus shumardii	2" Cal.		
SP				
	Scotch Pine	6"		20' o.c. non sheared
	Pinus sylvestris	6"		
SHRUBS				
BD				
	Bailey Dogwood	3 Gal.		5' o.c.
	Cornus sericea 'Bailey'	3 Gal.		
BH				
	Blue Holly	24"-30"		4' o.c.
	Ilex x meserveae 'Blue Girl'	18"-24"		2.5' o.c.
BW				
	Dwarf English Boxwood	5 Gal.		4' o.c.
	Buxus sempervirens 'Suffruticosa'	5 Gal.		
CBB				
	Cherry Bomb Barberry	5 Gal.		4' o.c.
	Berberis thunbergii 'Monomb'	5 Gal.		
CPB				
	Crimson Pymy Barberry	3 Gal.		3' o.c.
	Berberis thunbergii 'Crimson Pymy'	3 Gal.		
DS				
	Douglas Spirea	3 Gal.		5' o.c.
	Spiraea douglasii	3 Gal.		
DV				
	David Viburnum	3 Gal.		3' o.c.
	Viburnum davidii	3 Gal.		
DWE				
	Dwarf Winged Euonymus	5 Gal.		4' o.c.
	Euonymus alata 'Compacta'	5 Gal.		
DY				
	Dense Yew	24"-30"		Full
	Taxus x media 'Densiformis'	B&B		
FG				
	Fountain Grass	1 Gal.		2.5' o.c.
	Pennisetum alopecuroides 'Hamelin'	1 Gal.		
GA				
	Glossy Abelia	5 Gal.		4' o.c.
	Abelia grandiflora 'Edward Goucher'	5 Gal.		
GFS				
	Goldflame Spirea	3 Gal.		4' o.c.
	Spiraea bumalda 'Goldflame'	3 Gal.		
GHO				
	Goshiki Holly Osmanthus	5 Gal.		4' o.c.
	Osmanthus heterophyllus 'Goshiki'	5 Gal.		
GSA				
	Mr. Goldstrike Aucuba	5 Gal.		5' o.c.
	Aucuba japonica 'Mr. Goldstrike'	5 Gal.		
HB				
	Heavenly Bamboo	3 Gal.		3' o.c.
	Nandina domestica 'Stenna Sunrise'	3 Gal.		
HY				
	Blue Wave Lacecape Hydrangea	3 Gal.		5' o.c.
	Hydrangea macrophylla 'Blue Wave'	3 Gal.		
JH				
	Japanese Holly	24"-30"		3' o.c.
	Ilex crinata 'Compacta'	3 Gal.		
KD				
	Kelsey Dogwood	3 Gal.		3' o.c.
	Cornus sericea 'Kelsey'	3 Gal.		
KFG				
	Kari Foerster Feather Reed Grass	1 Gal.		3' o.c.
	Calamagrostis arundifolia 'Kari Foerster'	5 Gal.		
L				
	Sizzling Pink Fringe Flower	5 Gal.		4' o.c.
	Loropetalum chinensis 'Sizzling Pink'	5 Gal.		
MV				
	Mariesii Viburnum	5 Gal.		6' o.c.
	Viburnum plicatum tomentosum 'Mariesii'	5 Gal.		
NH				
	Nordic Holly	24"-30"		3.5' o.c.
	Ilex glabra 'Chamzin'	3 Gal.		
OG				
	Oregon Grape	3 Gal.		3' o.c.
	Mahonia aquifolium	3 Gal.		
OH				
	Oakleaf Hydrangea	5 Gal.		5' o.c.
	Hydrangea quercifolia 'Snow Queen'	5 Gal.		
PKR				
	Pink Knockout Rose	2 Gal.		3.5' o.c.
	Rosa Radcan PPAF	2 Gal.		
PPP				
	Passion Party Passion Pieris	24"-30"		4' o.c.
	Pieris japonica 'Ratto'	3 Gal.		
RFC				
	Red Flowering Currant	3 Gal.		4' o.c.
	Ribes sanguineum	3 Gal.		
SAR				
	Fragrant Sweet Box	5 Gal.		3' o.c.
	Sarcococca rusifolia	5 Gal.		
SB				
	Snowberry	3 Gal.		3' o.c.
	Symphoricarpos albus	3 Gal.		
SCC				
	Sixteen Candles Clethra	3 Gal.		3.5' o.c.
	Clethra alnifolia 'Sixteen Candles'	3 Gal.		
SDE				
	Sunny Delight Euonymus	3 Gal.		3' o.c.
	Euonymus japonicus var. microphyllus 'Mondcliff'	3 Gal.		
SF				
	Scarletta Fetterbush	3 Gal.		3' o.c.
	Leucothoe fontanesiana 'Zebild'	3 Gal.		
SFS				
	Solar Fire Spirea	3 Gal.		3' o.c.
	Spiraea x 'Zelda'	3 Gal.		
SH				
	Shamrock Holly	24"-30"		4' o.c.
	Ilex glabra 'Shamrock'	24"-30"		
WLP				
	Waxleaf Privet	24"-30"		4' o.c.
	Ligustrum japonicum 'Texanum'	24"-30"		

SYMBOL	COMMON NAME	SIZE/COND.	SPACING	COMMENTS
GROUND COVER				
	Lawn			
	Big Blue Lily Turf	4" Pot	12" o.c.	
	Liriope muscari 'Big Blue'	4" Pot	12" o.c.	
	Kinnikinnick	1 Gal.	18" o.c.	
	Arctostaphylos uva-ursi 'Massachusetts'	1 Gal.	18" o.c.	
	Japanese Spurge	4" Pot	12" o.c.	
	Pachysandra terminalis	1 Gal.	24" o.c.	
	Bearberry Cotoneaster	4" Pot	8" o.c.	
	Cotoneaster dammeri	4" Pot	8" o.c.	
	Annual Color	4" Pot	8" o.c.	To be approved by Owner
VINES				
	Star Jasmine	2 Gal.	24" o.c.	
	Trachelospermum jasminoides	2 Gal.	24" o.c.	
WATER QUALITY FACILITY				
	Slough Sedge	4" Pot	9" o.c.	
	Carex obovata	4" Pot	9" o.c.	
	Pacific Rush	4" Pot	9" o.c.	
	Juncus effusus var. gracilliss	4" Pot	9" o.c.	
	Spreading Rush	4" Pot	9" o.c.	
	Juncus patens	4" Pot	9" o.c.	
NOTE: Plant in equal quantities in random layout.				

LANDSCAPE SYMBOLS LEGEND

(+)	Existing Deciduous Tree to Remain
(+)	Caliper DBH and Tree Variety

NOTES
 1. Installation must fully comply with all City of Milwaukee landscape code requirements and any conditions of approval.
 2. Irrigation to be provided by a fully automatic underground system. Plans to be submitted at Building Permit.



SITE PLAN REVIEW

PARTIAL LANDSCAPE PLAN

LANDSCAPE LEGEND

SYMBOL	COMMON NAME	SIZE/COND.	SPACING	COMMENTS
TREES				
B	River Birch <i>Betula nigra</i>	10'-12'	20' o.c.	Clump
CM	Crape Myrtle <i>Lagerstroemia indica 'Tuscarora'</i>	2" Cal.	as shown	specimen
EBSM	Edith Bouge Southern Magnolia <i>Magnolia grandiflora 'Edith Bouge'</i>	2" Cal. Full	20' o.c.	
EWP	Eastern White Pine <i>Pinus strobus</i>	8' Full	as shown	non sheared
FE	Frontier Elm <i>Ulmus 'Frontier'</i>	2" Cal.	as shown	
GVZ	Green Vase Zelkova <i>Zelkova serrata 'Green Vase'</i>	2" Cal.	30' o.c.	
HC	Hogan Cedar <i>Thuja plicata 'Hogan'</i>	8'-10'	15' o.c.	
HTD	Heart Throb Dogwood <i>Cornus kousa 'Schmied'</i>	2" Cal.	20' o.c.	
KT	Katsura Tree <i>Cercidiphyllum japonicum</i>	2" Cal.	as shown	
MH	Magnifica Hackberry <i>Celtis magnifica</i>	2" Cal.	as shown	
OA	Oregon Ash <i>Fraxinus latifolia</i>	2" Cal.	25' o.c.	
PM	Paperbark Maple <i>Acer glabrum</i>	2" Cal.	30' o.c.	
RFAH	Rising Fire American Hornbeam <i>Carpinus caroliniana 'Uxbridge'</i>	2" Cal.	as shown	
SC	Spiral Cherry <i>Prunus x hillieri 'Spiral'</i>	2" Cal.	20' o.c.	6' branching min.
SG	Saratoga Ginkgo <i>Ginkgo biloba 'Saratoga'</i>	2" Cal.	40' o.c.	
SO	Shumard Oak <i>Quercus shumardii</i>	2" Cal.	30' o.c.	specimen
SP	Scotch Pine <i>Pinus sylvestris</i>	6'	20' o.c.	non sheared
SHRUBS				
BD	Bailey Dogwood <i>Cornus sericea 'Bailey'</i>	3 Gal.	5' o.c.	
BH	Blue Holly <i>Ilex x meserveae 'Blue Girl'</i>	24"-30"	4' o.c.	
BW	Dwarf English Bowedwood <i>Buxus sempervirens 'Suffruticosa'</i>	18"-24"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii 'Monamb'</i>	5 Gal.	4' o.c.	
CPB	Crimson Pygmy Barberry <i>Berberis thunbergii 'Crimson Pygmy'</i>	3 Gal.	3' o.c.	
DS	Douglas Spirea <i>Spiraea douglasii</i>	3 Gal.	5' o.c.	
DV	David Viburnum <i>Viburnum davidii</i>	3 Gal.	3' o.c.	
DWE	Dwarf Winged Euonymus <i>Euonymus alata 'Compacta'</i>	5 Gal.	4' o.c.	
DY	Dense Yew <i>Taxus x media 'Densiformis'</i>	24"-30"	4' o.c.	Full
FG	Fountain Grass <i>Pennisetum alopecuroides 'Hamelin'</i>	1 Gal.	2.5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora 'Edward Goucher'</i>	5 Gal.	4' o.c.	
GFS	Goldflame Spirea <i>Spiraea bumalda 'Goldflame'</i>	3 Gal.	4' o.c.	
GHO	Goshiki Holly Osmanthus <i>Osmanthus heterophyllus 'Goshiki'</i>	5 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica 'Mr. Goldstrike'</i>	5 Gal.	5' o.c.	
HB	Heavenly Bamboo <i>Nandina domestica 'Sienna Sunrise'</i>	3 Gal.	3' o.c.	
HY	Blue Wave Loescope Hydrangea <i>Hydrangea macrophylla 'Blue Wave'</i>	3 Gal.	5' o.c.	
JH	Japanese Holly <i>Ilex crenata 'Compacta'</i>	24"-30"	3' o.c.	
KD	Kelsey Dogwood <i>Cornus sericea 'Kelsey'</i>	3 Gal.	3' o.c.	
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia 'Karl Foerster'</i>	1 Gal.	3' o.c.	
L	Sizzling Pink Fringe Flower <i>Loropetalum chinensis 'Sizzling Pink'</i>	5 Gal.	4' o.c.	
MV	Mariesii Viburnum <i>Viburnum plicatum tomentosum 'Mariesii'</i>	5 Gal.	6' o.c.	
NH	Nordic Holly <i>Ilex glabra 'Chamzini'</i>	24"-30"	3.5' o.c.	
OG	Oregon Grape <i>Mahonia aquifolium</i>	3 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia 'Snow Queen'</i>	5 Gal.	5' o.c.	
PKR	Pink Knockout Rose <i>Rosa Radcon PPAF</i>	2 Gal.	3.5' o.c.	
PPP	Passion Party Passion Piaris <i>Pieris japonica 'Ratto'</i>	24"-30"	4' o.c.	
RFC	Red Flowering Current <i>Ribes sanguineum</i>	3 Gal.	4' o.c.	
SAR	Fragrant Sweet Box <i>Sarcococca rusifolia</i>	5 Gal.	3' o.c.	
SB	Snowberry <i>Symphoricarpos albus</i>	3 Gal.	3' o.c.	
SOC	Sixteen Candles Clethra <i>Clethra alnifolia 'Sixteen Candles'</i>	3 Gal.	3.5' o.c.	
SDE	Sunny Delight Euonymus <i>Euonymus japonicus var. microphyllus 'Mancliff'</i>	3 Gal.	3' o.c.	
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana 'Zebild'</i>	3 Gal.	3' o.c.	
SFS	Solar Flare Spirea <i>Spiraea x 'Zelda'</i>	3 Gal.	3' o.c.	
SH	Shamrock Holly <i>Ilex glabra 'Shamrock'</i>	24"-30"	4' o.c.	
WLP	Waxleaf Privet <i>Ligustrum japonicum 'Texanum'</i>	24"-30"	4' o.c.	

GROUND COVER

Lawn	4" Pot	12" o.c.
Big Blue Lily Turf <i>Liriope muscari 'Big Blue'</i>	1 Gal.	18" o.c.
Kinkikinnick <i>Arctostaphylos uva-ursi 'Massachusetts'</i>	4" Pot	12" o.c.
Japanese Spurge <i>Pachysandra terminalis</i>	1 Gal.	24" o.c.
Coloneaster dammeri	4" Pot	8" o.c.

VINES

Star Jasmine <i>Trachelospermum jasminoides</i>	2 Gal.	24" o.c.
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WATER QUALITY FACILITY

Slough Sedge <i>Carex obtusata</i>	4" Pot	9" o.c.
Pacific Rush <i>Juncus effusus var. gracilis</i>	4" Pot	9" o.c.
Spreading Rush <i>Juncus patens</i>	4" Pot	9" o.c.

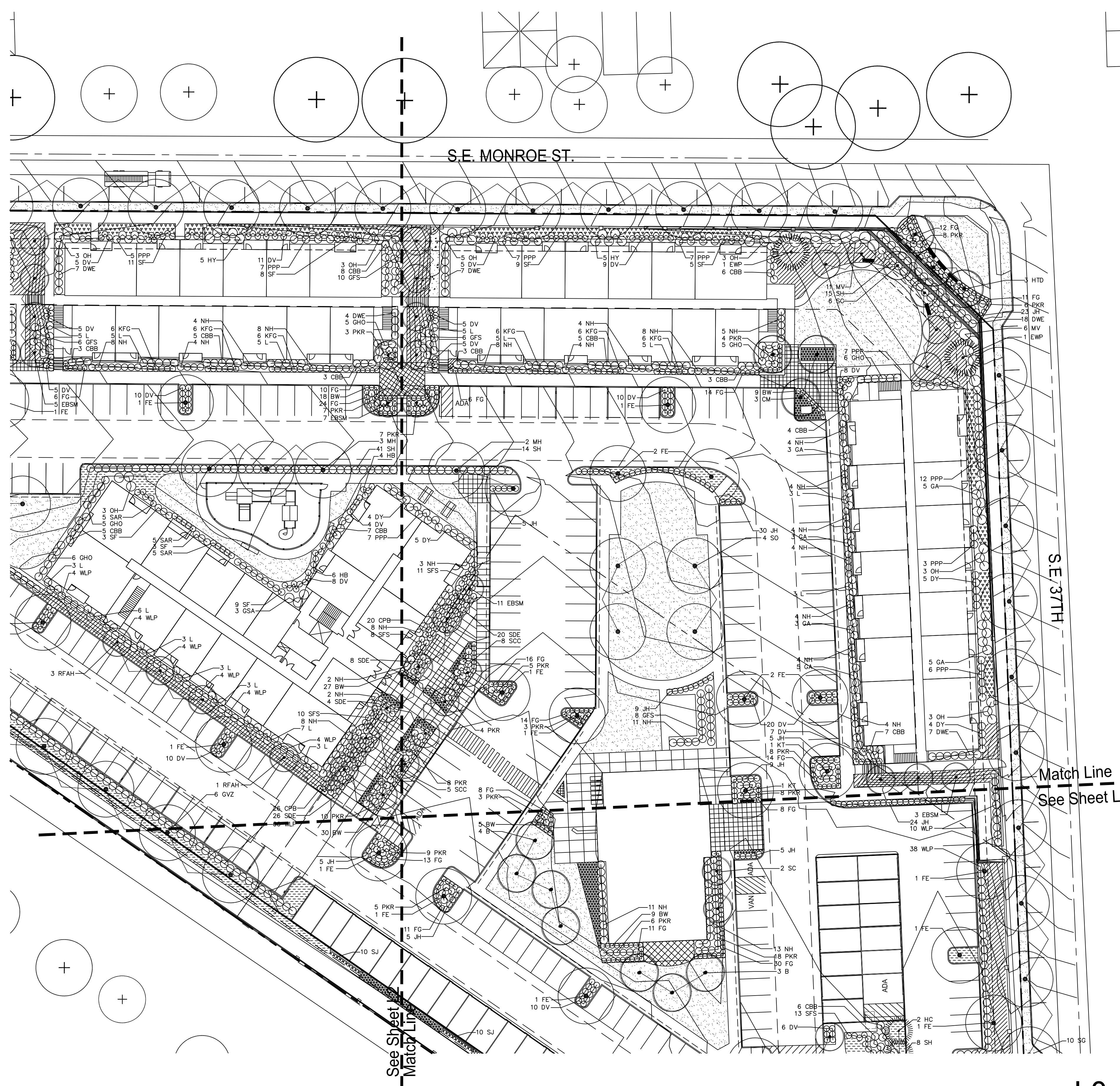
NOTE: Plant in equal quantities in random layout.

LANDSCAPE SYMBOLS LEGEND

(+)	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
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NOTES

1. Installation must fully comply with all City of Milwaukee landscape code requirements and any conditions of approval.
2. Irrigation to be provided by a fully automatic underground system. Plans to be submitted at Building Permit.



Luminaire Locations											
Location											Aim
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z	
1	AL3HS	-297.57	114.97	25.00	25.00	180.00	0.00	-297.57	113.97	0.00	
2	AL3HS	-162.62	114.31	25.00	25.00	180.00	0.00	-162.62	113.31	0.00	
3	AL3HS	213.37	-103.02	25.00	25.00	176.75	0.00	213.43	-104.02	0.00	
4	AL3HS	269.40	-149.03	25.00	25.00	207.57	0.00	268.40	-149.07	0.00	
5	AL3HS	271.81	-220.52	25.00	25.00	207.57	0.00	270.81	-220.57	0.00	
6	AL3HS	-546.30	137.68	25.00	25.00	29.36	0.00	-545.81	138.55	0.00	
1	AL3	-276.04	47.54	25.00	25.00	0.00	0.00	-276.04	48.54	0.00	
2	AL3	-76.40	-97.78	25.00	25.00	212.70	0.00	-76.94	-98.62	0.00	
3	AL3	13.30	-159.54	25.00	25.00	215.37	0.00	12.72	-160.37	0.00	
4	AL3	233.21	-317.96	25.00	25.00	216.38	0.00	232.62	-318.76	0.00	
5	AL3	204.89	-275.21	25.00	25.00	179.54	0.00	204.90	-276.21	0.00	
6	AL3	131.94	-158.92	25.00	25.00	87.75	0.00	132.94	-158.88	0.00	
7	AL3	147.07	-59.33	25.00	25.00	85.76	0.00	148.07	-59.26	0.00	
8	AL3	32.47	-127.60	25.00	25.00	304.33	0.00	31.64	-126.93	0.00	
9	AL3	173.49	88.92	25.00	25.00	240.02	0.00	172.62	88.42	0.00	
1	AL4	-110.45	-160.16	25.00	25.00	36.30	0.00	-109.86	-159.35	0.00	
2	AL4	-189.58	-105.02	25.00	25.00	36.30	0.00	-188.99	-104.22	0.00	
3	AL4	-282.67	-40.39	25.00	25.00	36.30	0.00	-282.08	-39.59	0.00	
4	AL4	264.09	-270.82	25.00	25.00	178.68	0.00	264.12	-271.82	0.00	
10	AL3	-30.63	62.20	25.00	25.00	0.00	0.00	-30.63	63.20	0.00	
11	AL3	-18.24	102.73	25.00	25.00	180.00	0.00	-18.24	101.73	0.00	
12	AL3	-200.75	62.27	25.00	25.00	0.00	0.00	-200.75	63.27	0.00	
15	AL3	-272.42	33.84	25.00	25.00	215.99	0.00	-273.01	33.03	0.00	
16	AL3	-412.85	104.95	25.00	25.00	214.62	0.00	-413.42	104.14	0.00	
17	AL3	-169.36	-32.61	25.00	25.00	213.46	0.00	-169.91	-33.45	0.00	
18	AL3	57.48	-190.42	25.00	25.00	215.37	0.00	56.91	-191.23	0.00	
19	AL3	109.34	-226.20	25.00	25.00	215.37	0.00	108.76	-227.02	0.00	
20	AL3	142.83	-102.60	25.00	25.00	85.76	0.00	143.83	-102.53	0.00	
21	AL3	202.46	-76.84	25.00	25.00	267.40	0.00	201.46	-76.89	0.00	
22	AL3	200.07	22.33	25.00	25.00	271.98	0.00	199.07	22.36	0.00	
23	AL3	-4.03	30.78	25.00	25.00	90.92	0.00	-3.03	30.76	0.00	
24	AL3	99.08	53.21	25.00	25.00	358.78	0.00	99.06	54.21	0.00	
25	AL3	196.95	-310.83	25.00	25.00	35.97	0.00	197.54	-310.83	0.00	
26	AL3	263.89	-381.86	25.00	25.00	310.90	0.00	263.13	-381.21	0.00	
27	AL3	-458.07	177.68	25.00	25.00	99.10	0.00	-457.09	177.52	0.00	
28	AL3	-345.31	132.08	25.00	25.00	275.79	0.00	-346.31	132.18	0.00	
29	AL3	39.42	112.82	25.00	25.00	180.00	0.00	39.42	111.82	0.00	
30	AL3	130.02	111.39	25.00	25.00	180.00	0.00	130.02	110.79	0.00	
31	AL3	144.24	-334.86	25.00	25.00	35.97	0.00	144.83	-334.05	0.00	
32	AL3	99.89	-304.15	25.00	25.00	35.97	0.00	100.48	-303.34	0.00	
33	AL3	134.67	-218.40	25.00	25.00	87.75	0.00	135.67	-218.36	0.00	
1	PTS	-144.12	38.00	14.00	14.00	121.03	0.00	-144.12	38.00	0.00	
2	PTS	-122.27	22.86	14.00	14.00	122.27	0.00	-122.27	22.86	0.00	
3	PTS	-90.62	13.33	14.00	14.00	0.00	0.00	-90.62	13.33	0.00	
4	PTS	-131.73	61.16	14.00	14.00	94.88	0.00	-131.73	61.16	0.00	
5	PTS	-108.80	60.95	14.00	14.00	0.00	0.00	-108.80	60.95	0.00	
7	PTS	111.72	-45.57	14.00	14.00	0.00	0.00	111.72	-45.57	0.00	
8	PTS	77.35	15.10	14.00	14.00	0.00	0.00	77.35	15.10	0.00	
9	PTS	77.13	-4.36	14.00	14.00	0.00	0.00	77.13	-4.36	0.00	
10	PTS	77.15	-24.26	14.00	14.00	0.00	0.00	77.15	-24.26	0.00	
11	PTS	89.82	-45.89	14.00	14.00	0.00	0.00	89.82	-45.89	0.00	
12	PTS	123.34	-24.97	14.00	14.00	0.00	0.00	123.34	-24.97	0.00	
13	PTS	122.81	-5.29	14.00	14.00	0.00	0.00	122.81	-5.29	0.00	
14	PTS	121.78	14.21	14.00	14.00	304.56	0.00	121.78	14.21	0.00	
16	PTS	177.05	159.90	14.00	14.00	0.00	0.00	177.05	159.90	0.00	
17	PTS	189.80	169.03	14.00	14.00	180.00	0.00	189.80	169.03	0.00	
18	PTS	207.04	173.07	14.00	14.00	0.00	0.00	207.04	173.07	0.00	
19	PTS	244.74	127.54	14.00	14.00	0.00	0.00	244.74	127.54	0.00	
20	PTS	232.73	162.14	14.00	14.00	133.68	0.00	232.73	162.14	0.00	
21	PTS	244.85	145.59	14.00	14.00	0.00	0.00	244.85	145.59	0.00	
22	PTS	238.82	113.06	14.00	14.00	0.00	0.00	238.82	113.06	0.00	
23	PTS	-380.49	199.85	14.00	14.00	0.00	0.00	-380.49	199.85	0.00	
24	PTS	-300.81	199.55	14.00	14.00	0.00	0.00	-300.81	199.55	0.00	
25	PTS	-219.71	199.08	14.00	14.00	0.00	0.00	-219.71	199.08	0.00	
26	PTS	-140.70	198.24	14.00	14.00	0.00	0.00	-140.70	198.24	0.00	
27	PTS	-60.37	197.87	14.00	14.00	0.00	0.00	-60.37	197.87	0.00	
28	PTS	18.85	197.88	14.00	14.00	0.00	0.00	18.85	197.88	0.00	
29	PTS	98.34	197.23	14.00	14.00	0.00	0.00	98.34	197.23	0.00	
30	PTS	178.24	196.76	14.00	14.00	0.00	0.00	178.24	196.76	0.00	
31	PTS	277.98	129.80	14.00	14.00	0.00	0.00	277.98	129.80	0.00	
32	PTS	279.55	103.36	14.00	14.00	0.00	0.00	279.55	103.36	0.00	
33	PTS	285.45	-36.45	14.00	14.00	0.00	0.00	285.45	-36.45	0.00	
34	PTS	289.45	-128.78	14.00	14.00	0.00	0.00	289.45	-128.78	0.00	
35	PTS	291.48	-176.71	14.00	14.00	0.00	0.00	291.48	-176.71	0.00	
36	PTS	-88.80	60.66	14.00	14.00	0.00	0.00	-88.80	60.66	0.00	
37	PTS	-335.62	199.46	14.00	14.00	0.00	0.00	-335.62	199.46	0.00	
38	PTS	-258.94	199.26	14.00	14.00	0.00	0.00	-258.94	199.26	0.00	
39	PTS	-235.16	158.79	14.00	14.00	0.00	0.00	-235.16	158.79	0.00	
40	PTS	-228.39	131.44	14.00	14.00	0.00	0.00	-228.39	131.44	0.00	
41	PTS	-180.96	198.86	14.00	14.00	0.00	0.00	-180.96	198.86	0.00	
42	PTS	-99.00	198.13	14.00	14.00	0.00	0.00	-99.00	198.13	0.00	
43	PTS	-19.64	197.87	14.00	14.00	0.00	0.00	-19.64	197.87	0.00	
44	PTS	-33.77	158.28	14.00	14.00	0.00	0.00	-33.77	158.28	0.00	
45	PTS	-25.38	125.11	14.00	14.00	0.00	0.00	-25.38	125.11	0.00	
46	PTS	60.03	197.66	14.00	14.00	0.00	0.00	60.03	197.66	0.00	
47	PTS	139.47	197.21	14.00	14.00	0.00	0.00	139.47	197.21	0.00	
48	PTS	281.59	57.22	14.00	14.00	0.00	0.00	281.59	57.22	0.00	
49	PTS	283.69	9.12	14.00	14.00	0.00	0.00	283.69	9.12	0.00	
50	PTS	287.22	-80.89	14.00	14.00	0.00	0.00	287.22	-80.89	0.00	
51	PTS	272.69	-426.89	14.00	14.00	0.00	0.00	272.69	-426.89	0.00	
1	WP	64.16	-286.11	9.00	9.00	214.24	0.00	64.16	-286.11	0.00	
2	WP	23.39	-258.05	9.00	9.00	214.24	0.00	23.39	-258.05	0.00	
3	WP	-17.41	-230.00	9.00	9.00	214.24	0.00	-17.41	-230.00	0.00	
4	WP	-58.47	-201.38	9.00	9.00	214.24	0.00	-58.47	-201.38	0.00	
5	WP	-326.98	-15.49	9.00	9.00	214.24	0.00	-326.98	-15.49	0.00	
6	WP	-367.75	12.57	9.00	9.00	214.24	0.00	-367.75	12.57	0.00	
7	WP	-408.55	40.62	9.00	9.00	214.24	0.00	-408.55	40.62	0.00	
8	WP	-449.61	69.24	9.00	9.00	214.24	0.00	-449.61	69.24	0.00	
9	WP	-493.22	99.74	9.00	9.00	214.24	0.00	-493.22	99.74	0.00	

RSX2 LED Area Luminaire



Specifications

EPA (F100): 0.69 ft² (0.66 m²)

Length: 29.31" (744 mm) (EPA measured)

Width: 13.47" (343 mm)

Height: 3.01" (76 mm) Main Body
7.2" (183 mm) Total

Weight (max): 23.0 lbs (10.5 kg)

Introduction

The new RSX2 LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX2 delivers 11,000 to 31,000 lumens allowing it to replace 200W to 1000W HID luminaires.


The RSX2 features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A dust arm adaptor and an adjustable integral slip-fitter are also available.

Ordering Information

EXAMPLE: RSX2 LED P6 40K R3 MVOLT SDBX2

Label	Part Number	Color Temperature	Beam Spread	Mounting	Notes
RSX2L	P6	4000K	30°	SLIP	SLIP - Slip Fitter
RSX2L	R3	3000K	30°	SLIP	R3 - 30° Beam Spread
RSX2L	MVOLT	3000K	30°	SLIP	MVOLT - MVOLT Mounting
RSX2L	SDBX2	3000K	30°	SLIP	SDBX2 - SDBX2 Mounting

MRP LED Area Luminaire



Specifications

EPA: 1.125 ft² (1.04 m²)

Luminaire Height: 6.3" (160 mm)

Overall Height: 32" (813 mm)

Diameter: 18" (457 mm)

Weight (max): 27.5 lbs (12.5 kg)

Capable Luminaire

This luminaire is an A+ Capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL controls marked by a **DTL**