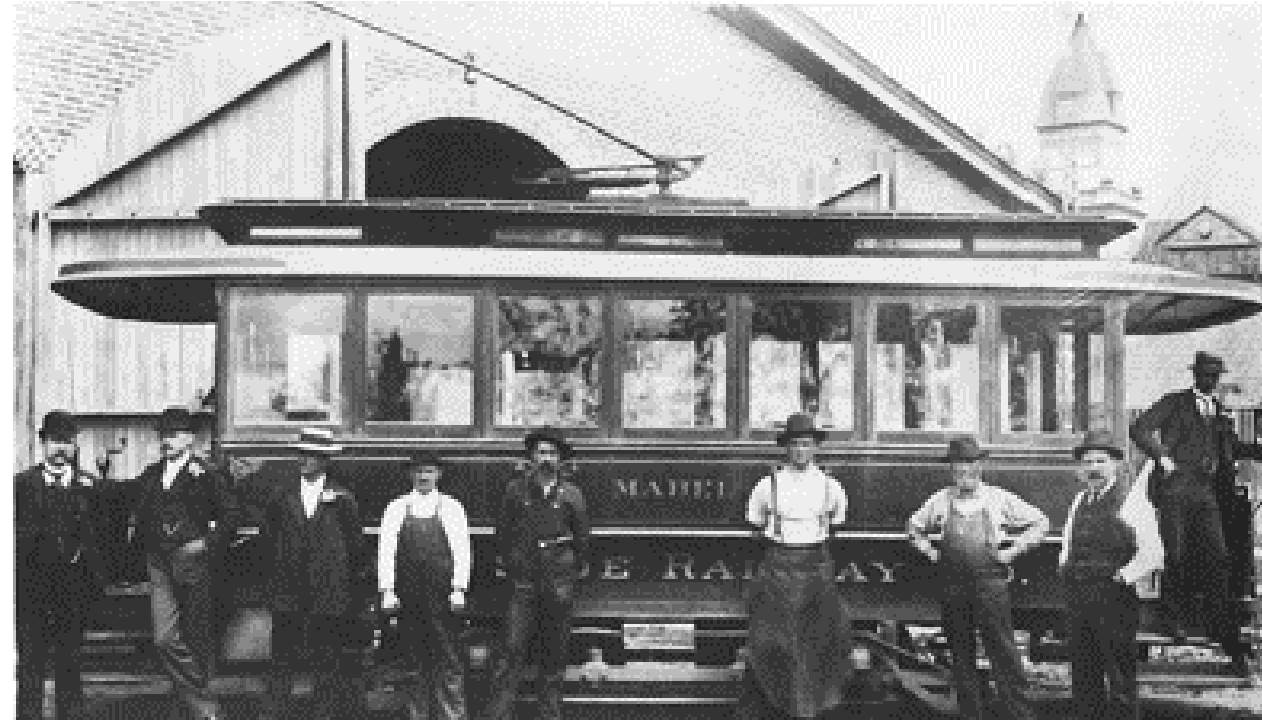


# SITE PLAN REVIEW

MCFARLAND SITE - MONROE APARTMENTS 22X34



Sheet Number	Sheet Name	100% SD Set (00.00.2016)	100% DD Set (00.00.2016)	100% CD Set (00.00.2016)
<b>ARCHITECTURAL</b>				
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			
<b>CIVIL</b>				
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			
<b>LANDSCAPE</b>				
L1	OVERALL LANDSCAPE PLAN			
L2	PARTIAL LANDSCAPE PLAN			
L3	PARTIAL LANDSCAPE PLAN			
L4	PARTIAL LANDSCAPE PLAN			
<b>ELECTRICAL</b>				
P-01	SITE PHOTOMETRIC			

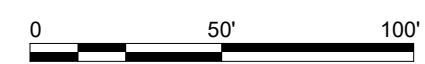
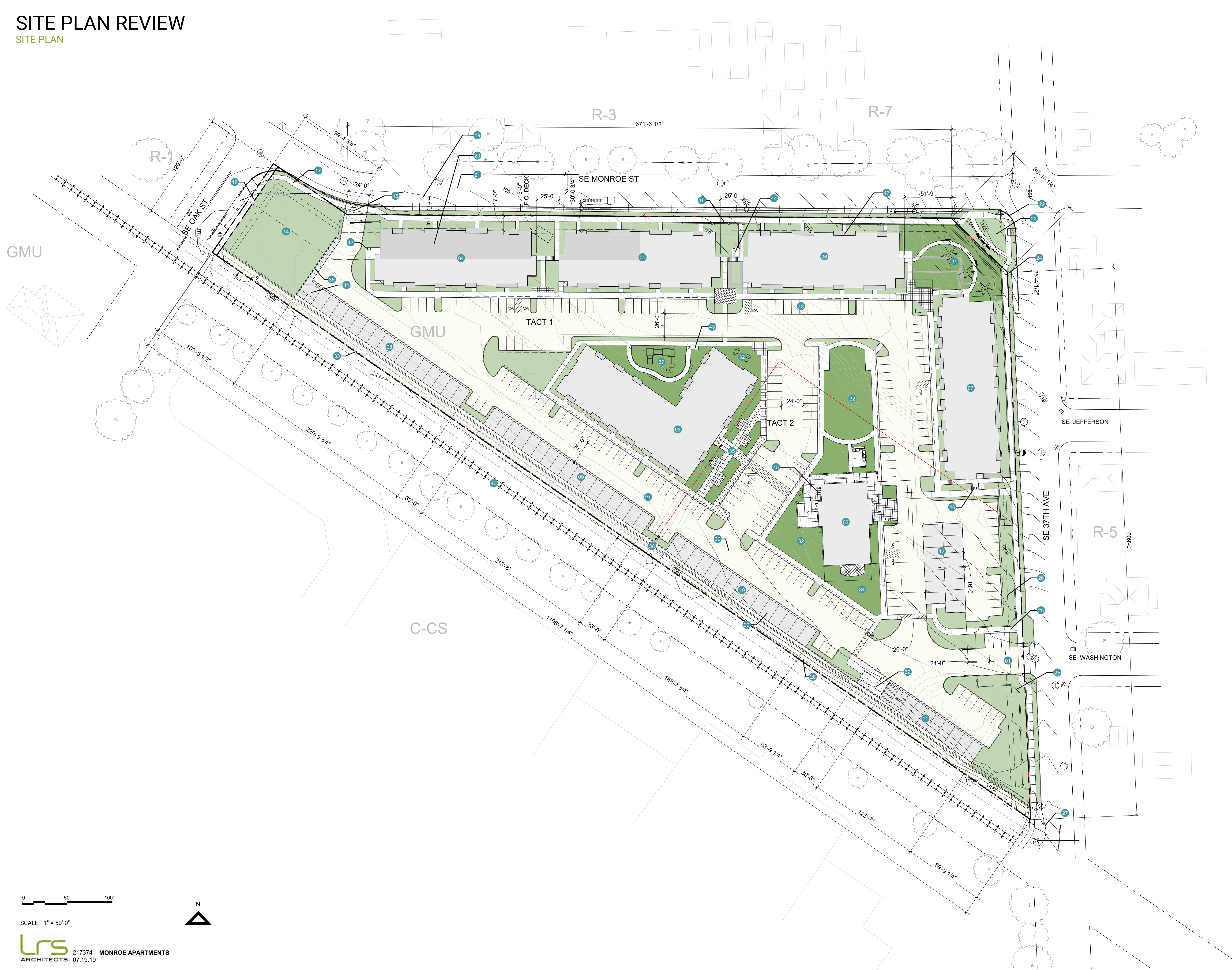
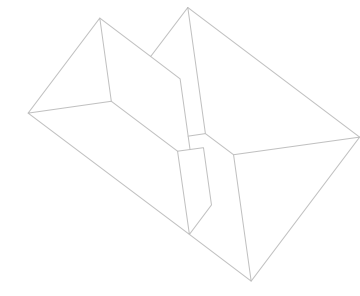
# SITE PLAN REVIEW

SITE PLAN

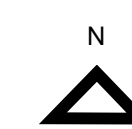
## KEYNOTES

- 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), 20 PARKS, 5,188 SF
- 09 GARAGE 2 (G2), 17 PARKS, 4,701 SF
- 10 GARAGE 3 (G3), 15 PARKS, 4,150 SF
- 11 GARAGE 4 (G4), 10 PARKS, 2,763 SF
- 12 GARAGE 5 W/ ADA STALL (G5), 15 PARKS, 4,109 SF
- 13 CARPORT, 12 PARKS, 1,872 SF
- 14 BIOSWALE
- 15 GATED FIRE ACCESS ONLY
- 16 42" CONTINUOUS GATED FENCE
- 17 PUBLIC SIDEWALK EASEMENT
- 18 6' ROW DEDICATION FOR FUTURE SIDEWALK
- 19 6' BIKE LANE
- 20 LIVE WORK UNIT, TYPICAL
- 21 AERIAL APPARATUS
- 22 EXISTING ADA RAMP
- 23 ENHANCED PUBLIC POCKET PARK
- 24 NEW 5' PUBLIC SIDEWALK, CURB, AND GUTTER
- 25 MONUMENT SIGN
- 26 15' MINIMUM SETBACK 20' MAXIMUM
- 27 GUARDRAIL
- 28 10' PEDESTRIAN PATH / 15' EASEMENT
- 29 PRIVATE GARAGES, TYPICAL
- 30 FIRE TRUCK AERIAL ACCESS LOOP
- 31 DOG WALK
- 32 OUTDOOR AREA
- 33 ODOT REQUIRED 8' FENCE
- 34 GARDEN
- 35 PLAZA
- 36 PERSONAL STORAGE, 10 UNITS
- 37 PLAYGROUND
- 38 BIKE PATH
- 39 TRASH AREA
- 40 RAIL LINE
- 41 BIKE STORAGE WITH DOUBLE DOCKER RACKS - 24 PARKING
- 42 BIKE RACKS - 3 PARKING
- 43 BIKE RACKS - 3 PARKING
- 44 BIKE RACKS - 4 PARKING
- 45 BIKE RACKS - 6 PARKING
- 46 BIKE RACKS - 3 PARKING
- 47 5' DEEP PATIO, TYP.

GMU

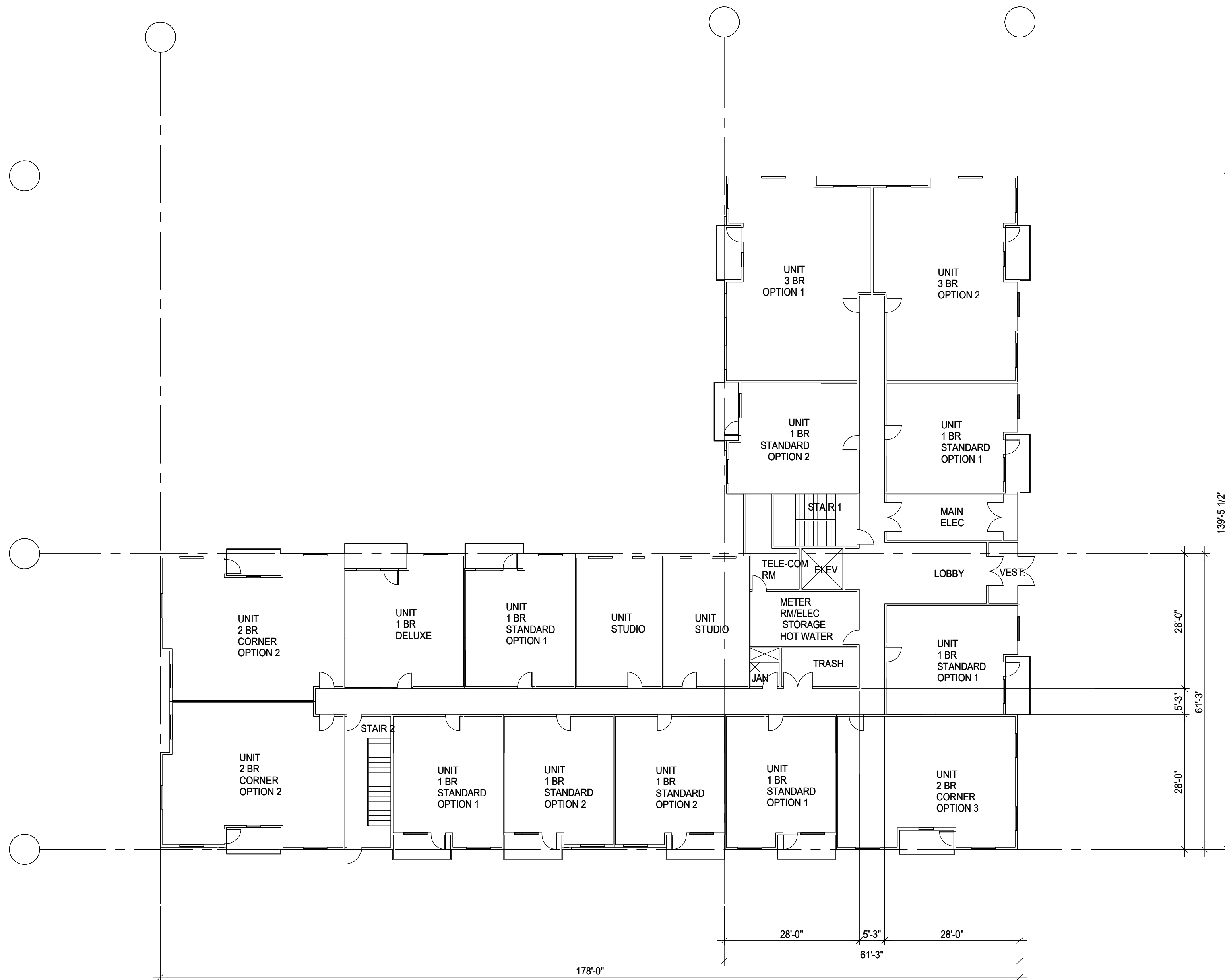


SCALE: 1" = 50'-0"

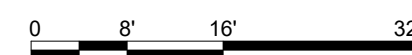


# SITE PLAN REVIEW

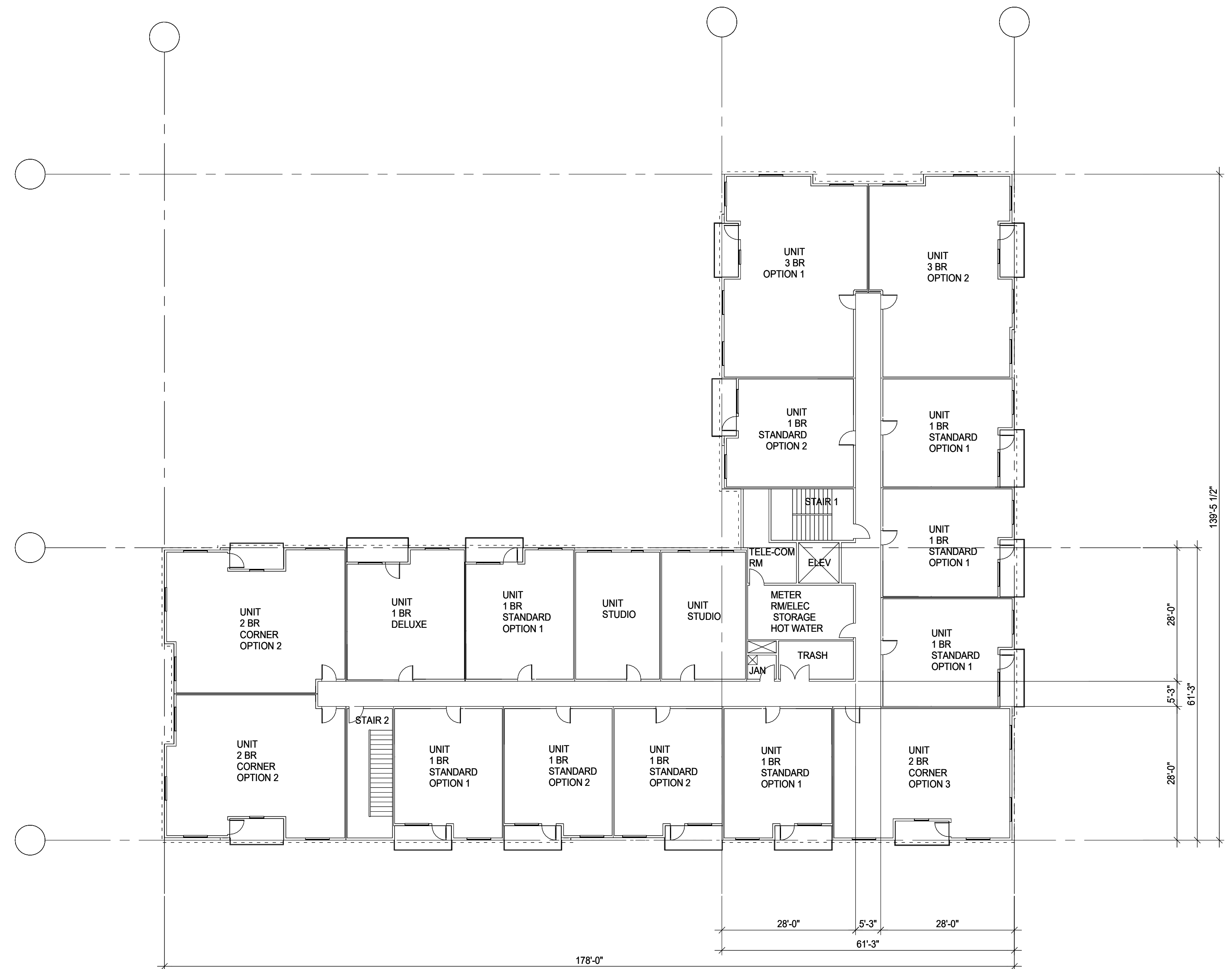
FLOOR PLAN - BUILDING 1



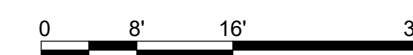
**FLOOR PLAN - LEVEL 1**



16 UNITS



**FLOOR PLAN - LEVEL 2-5**



17 UNITS PER LEVEL

**BUILDING 1 AREA**  
(BALCONIES ARE NOT INCLUDED)

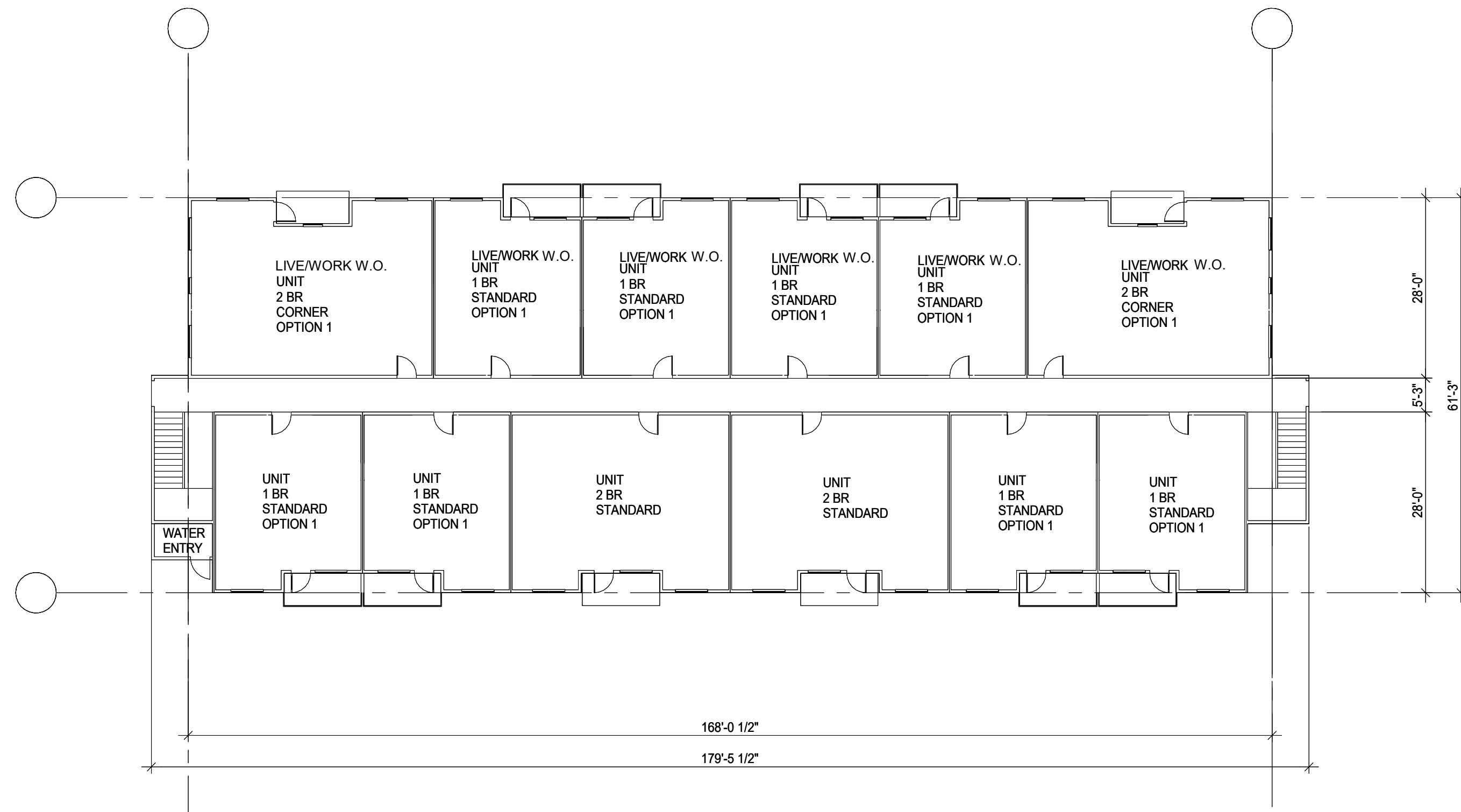
LEVEL 1 = 14,951 SF  
LEVELS 2-5 = 14,920 SF

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

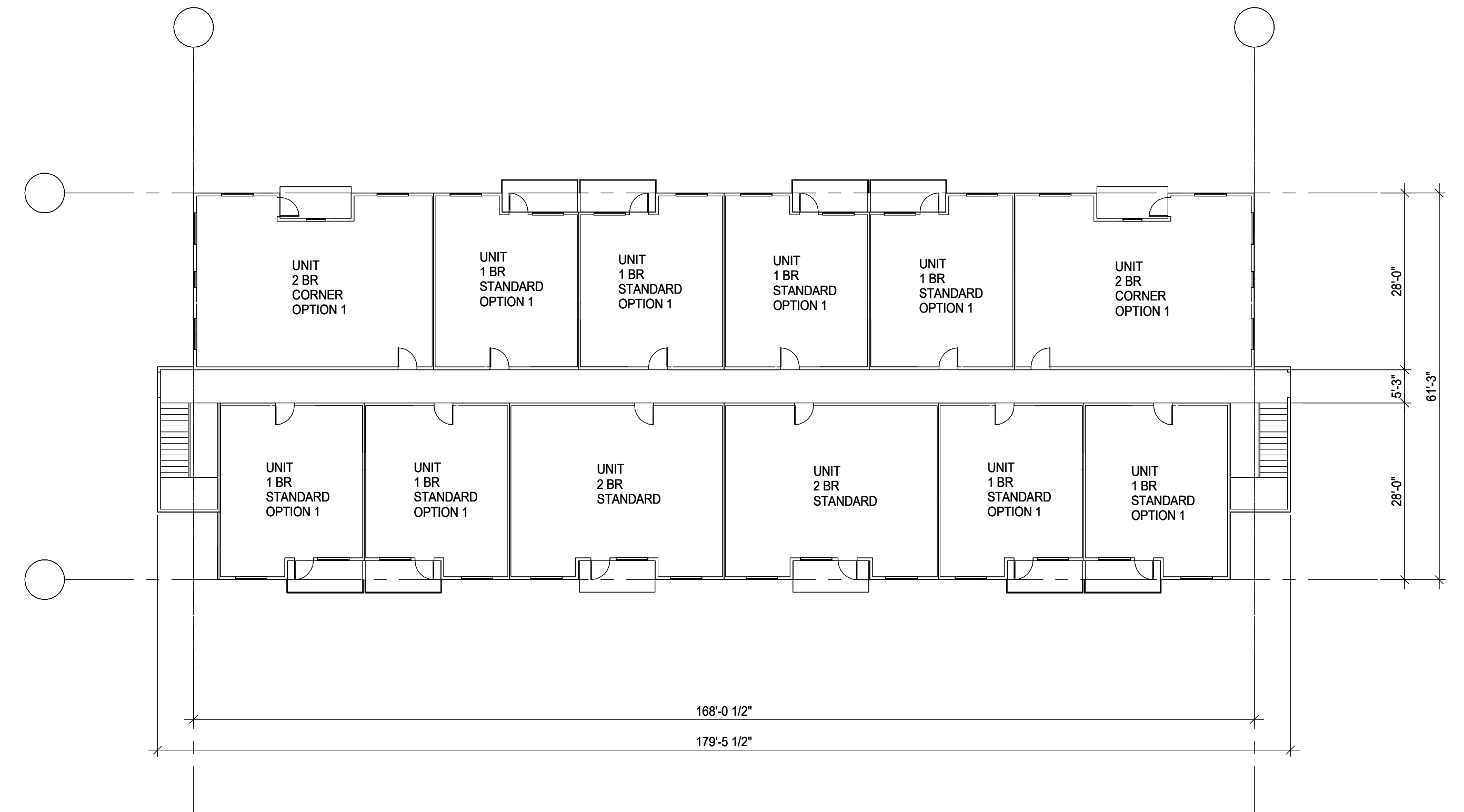
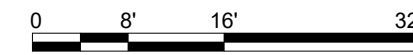
SCALE: 1/16" = 1'-0"

# SITE PLAN REVIEW

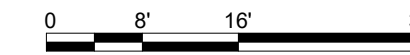
FLOOR PLAN - BUILDINGS 2-4



FLOOR PLAN - LEVEL 1



FLOOR PLAN - LEVEL 2-3

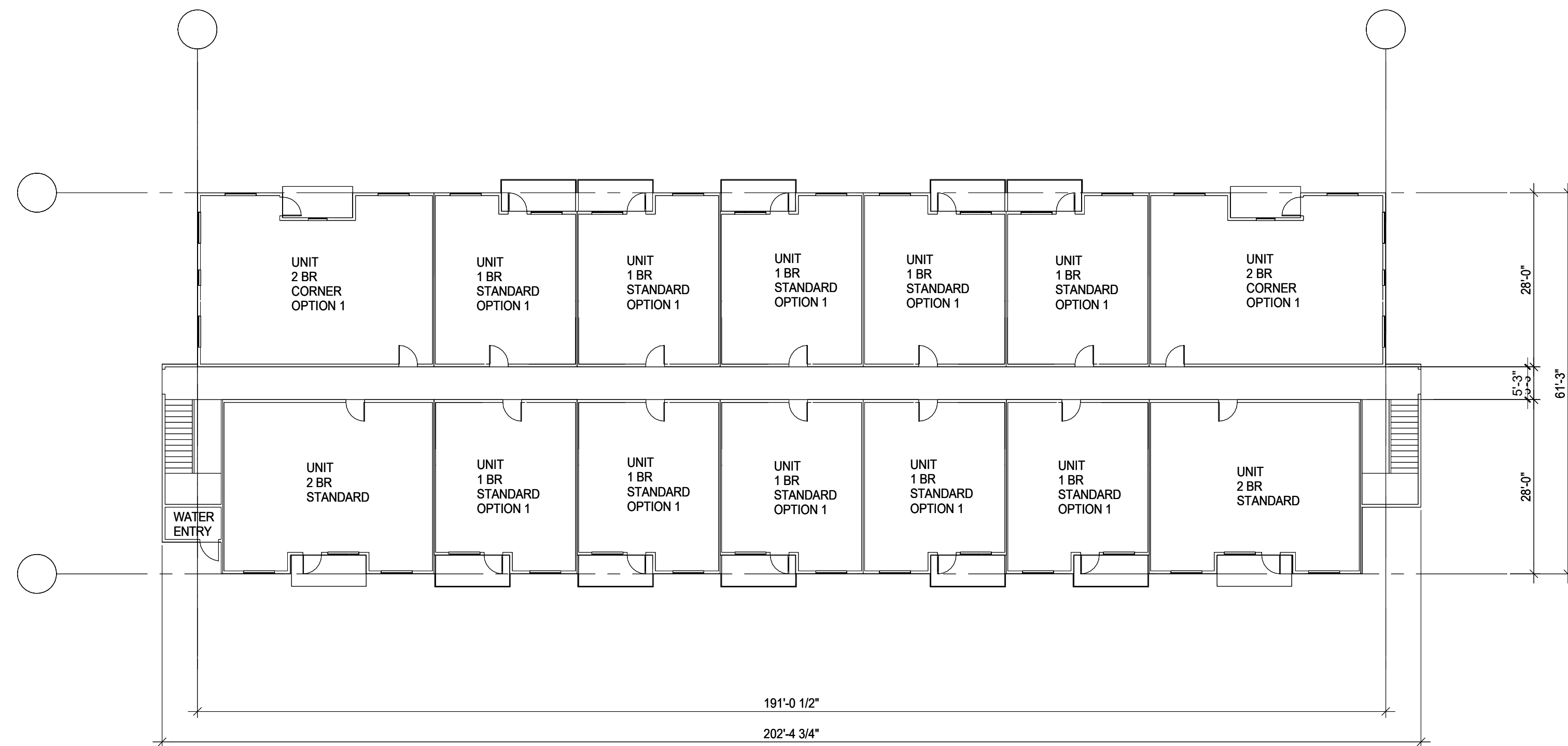


**BUILDING 2 AREA**  
 (BALCONIES ARE NOT INCLUDED)  
 LEVEL 1 = 10,073 SF  
 LEVELS 2-3 = 10,020 SF  
 10,073 + (10,020)2 = **30,113 GROSS SF**

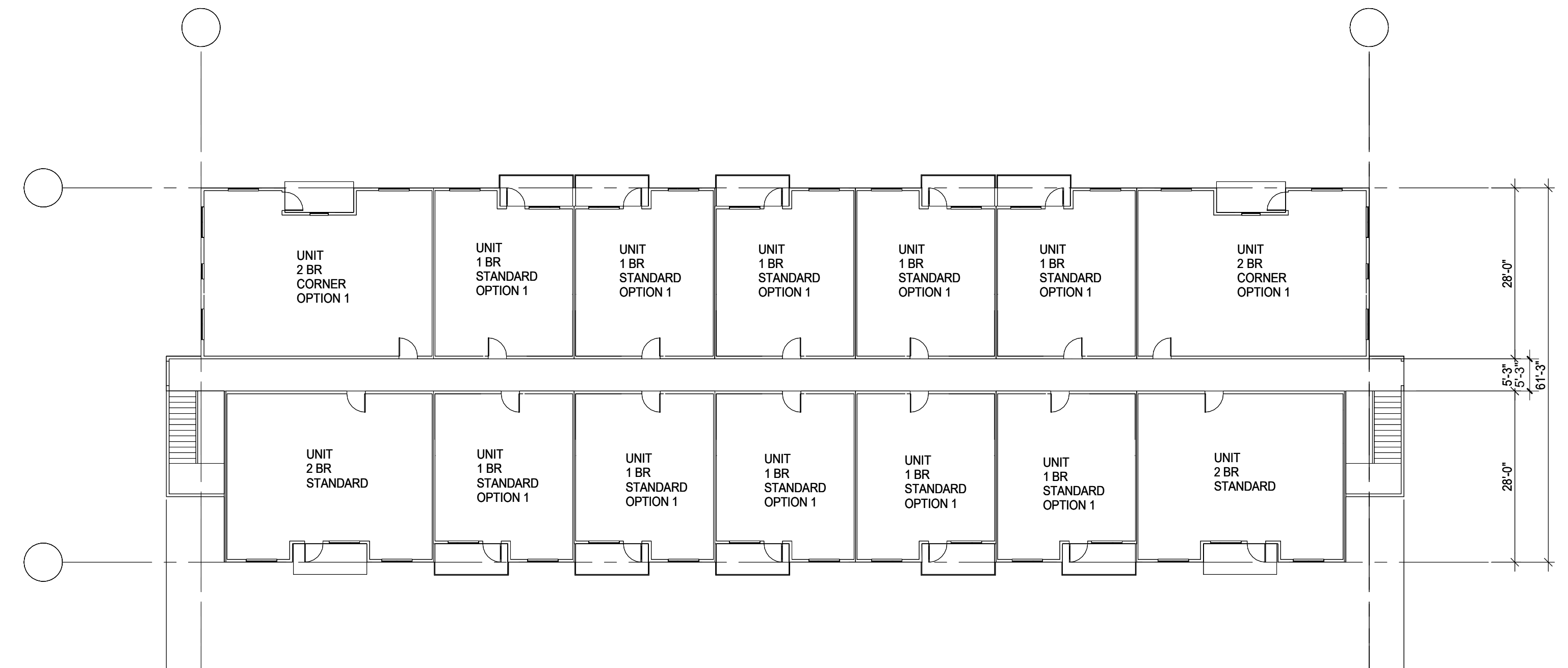
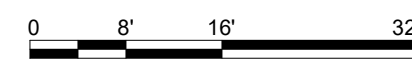
SCALE: 1/16" = 1'-0"

# SITE PLAN REVIEW

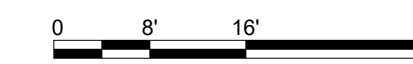
FLOOR PLAN - BUILDING 5



FLOOR PLAN - LEVEL 1



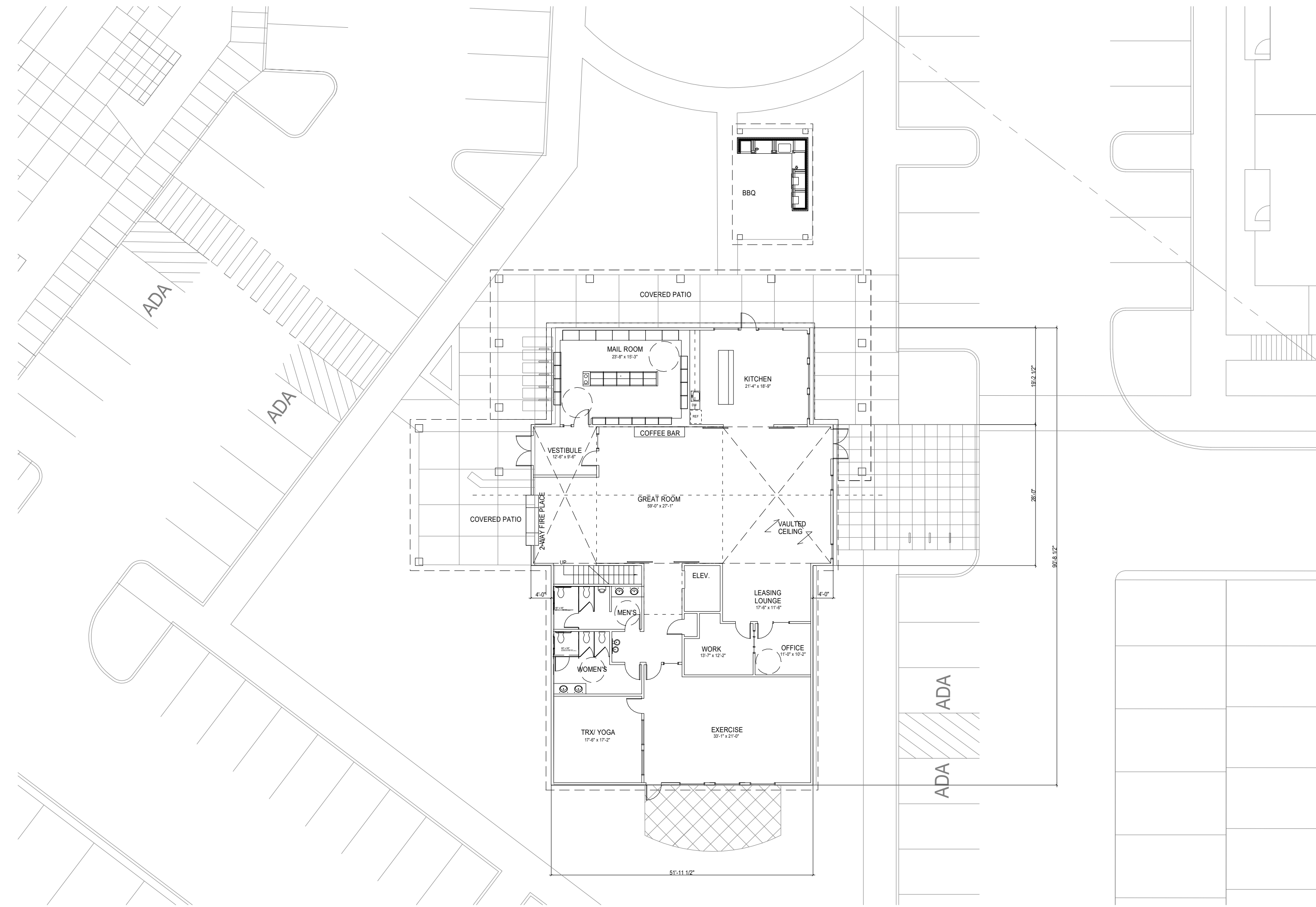
FLOOR PLAN - LEVEL 2-3



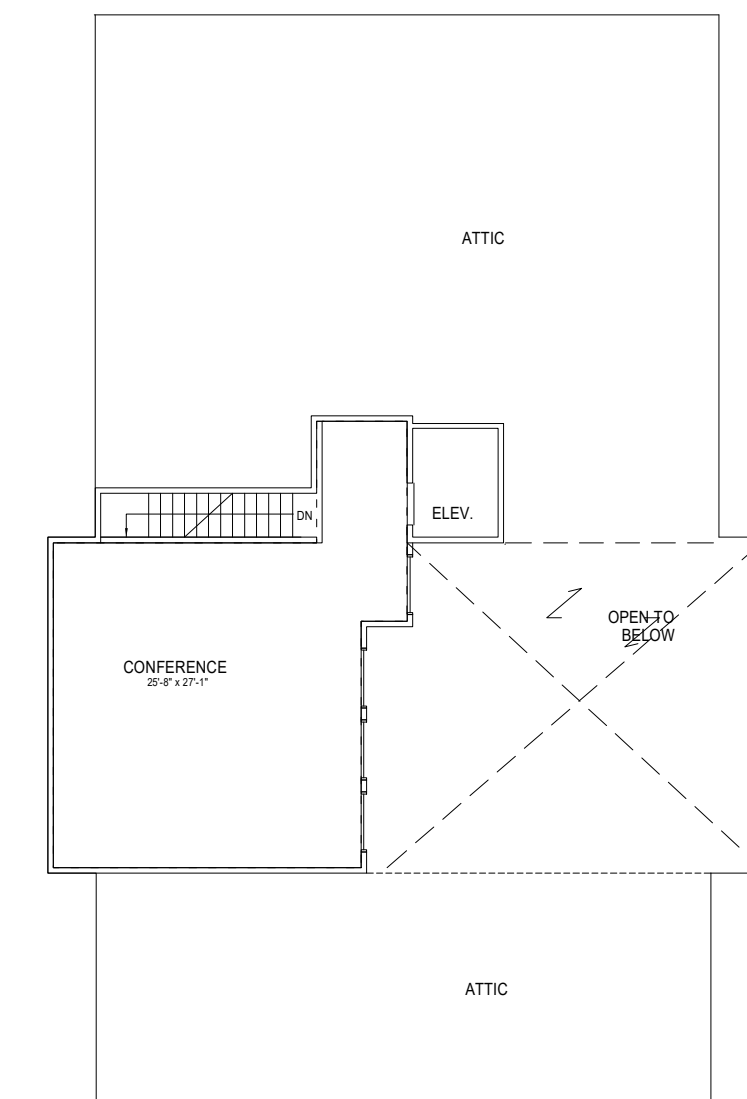
**BUILDING 5 AREA**  
(BALCONIES ARE NOT INCLUDED)  
LEVEL 1 = 11,411 SF  
LEVELS 2-3 = 11,030 SF  
11,411 + (11,030)2 = **33,471 GROSS SF**

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

**SITE PLAN REVIEW**  
FLOOR PLAN - CLUBHOUSE



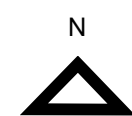
**LEVEL 1 CLUBHOUSE FLOOR PLAN** 0 8' 16' 32'



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

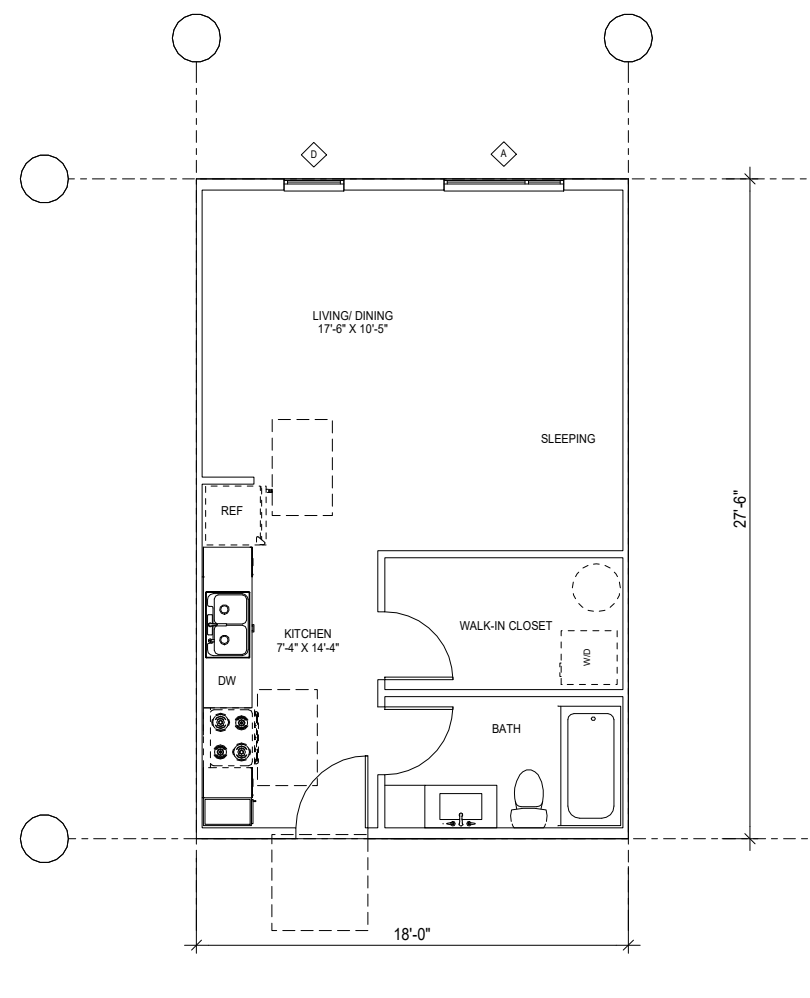
**CLUBHOUSE AREA**  
LEVEL 1 = 5,034 SF  
LEVEL 2 = 750 SF  
5,034 + 750 = **5,784 GROSS SF**

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

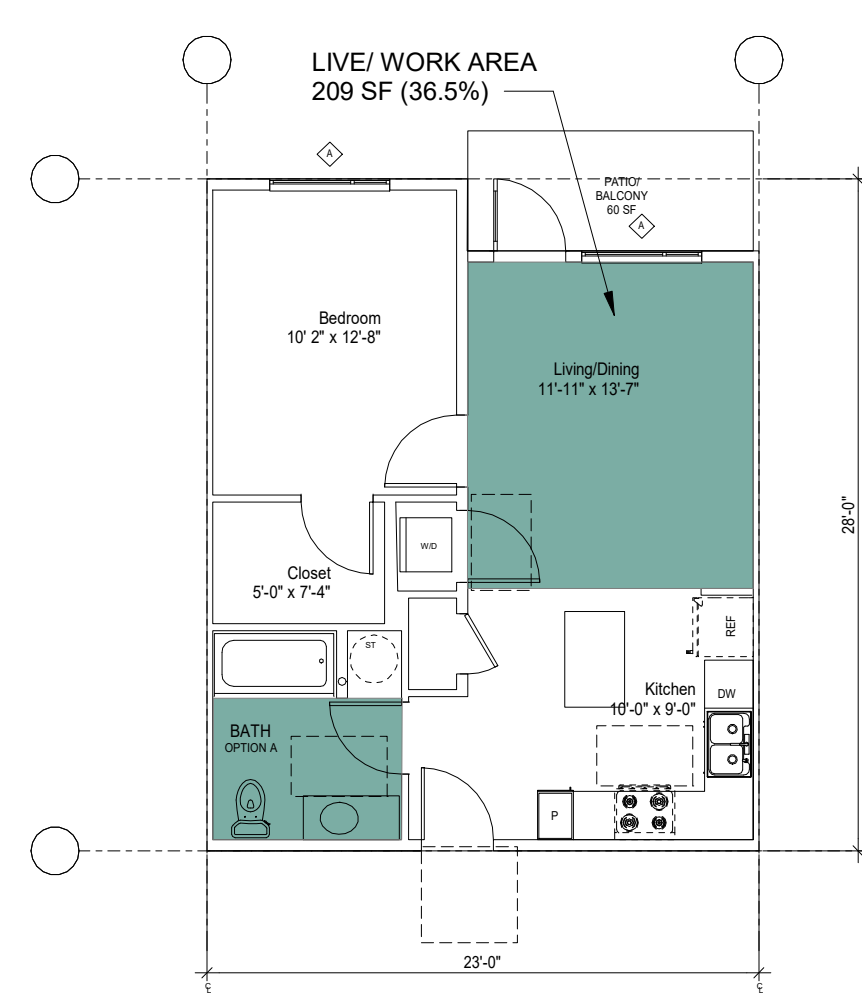


# SITE PLAN REVIEW

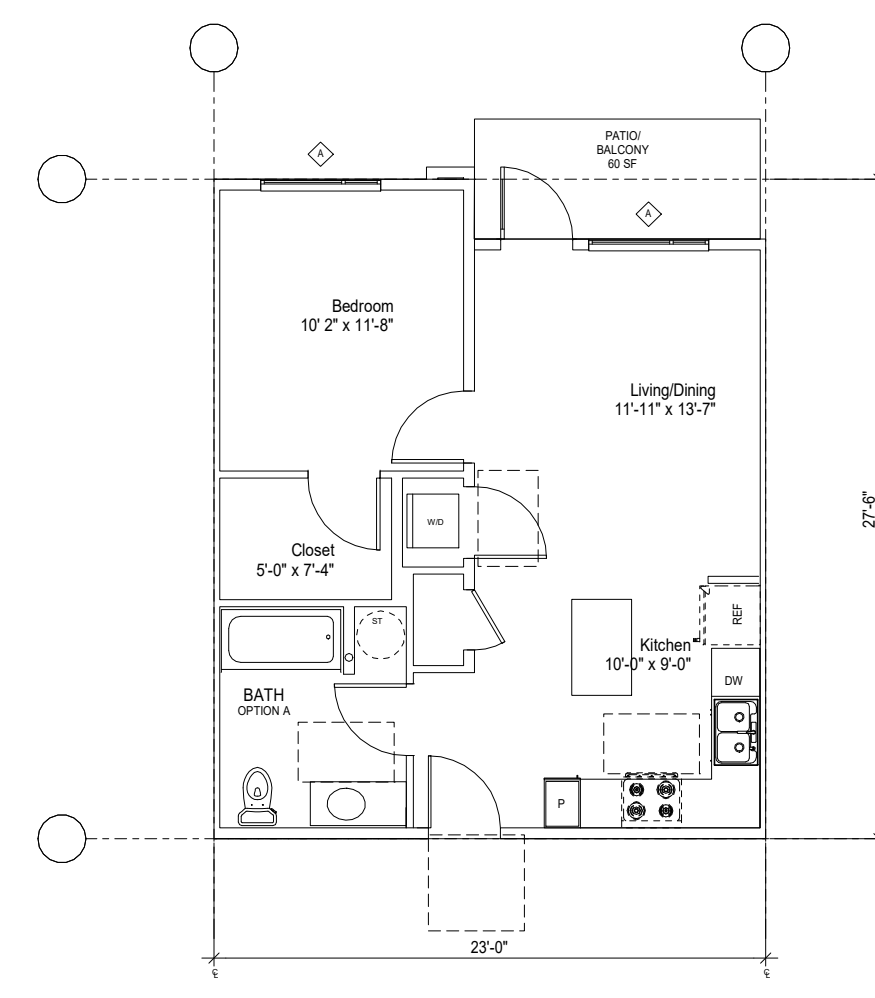
## FLOOR PLAN - UNIT PLANS



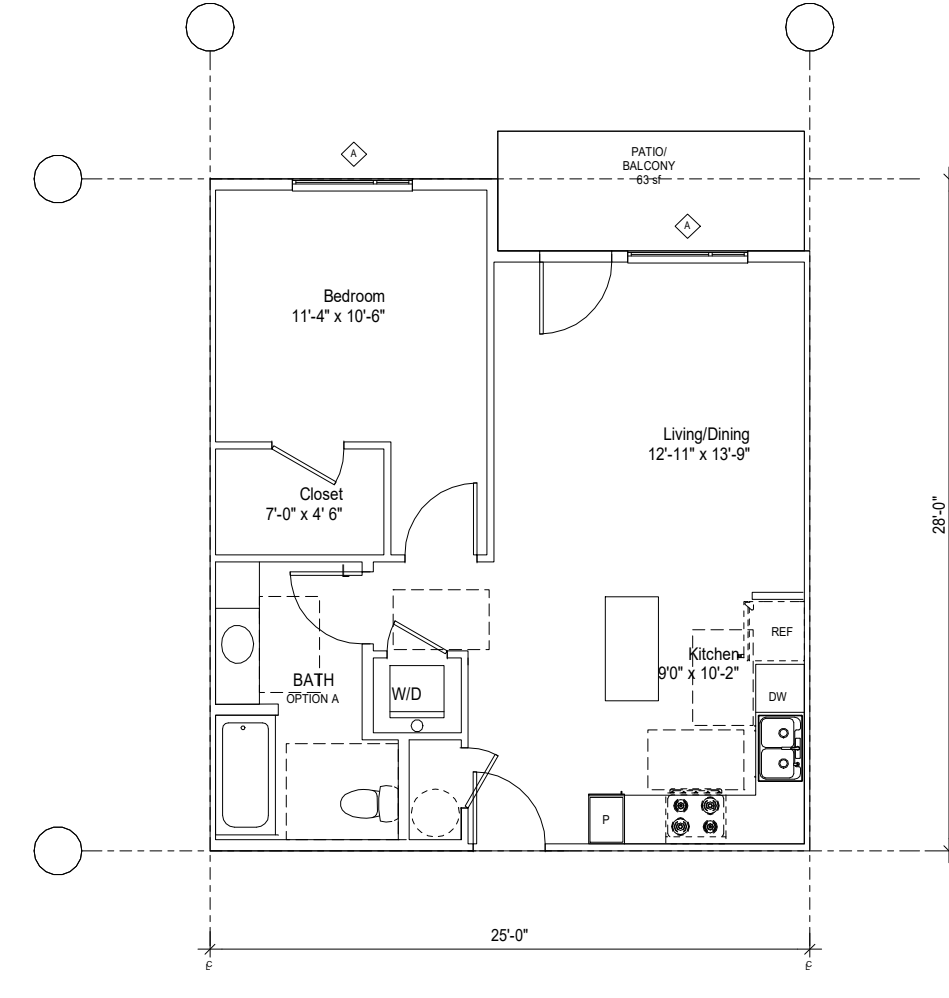
**FLOOR PLAN - STUDIO**  
RENTABLE: 495 SF



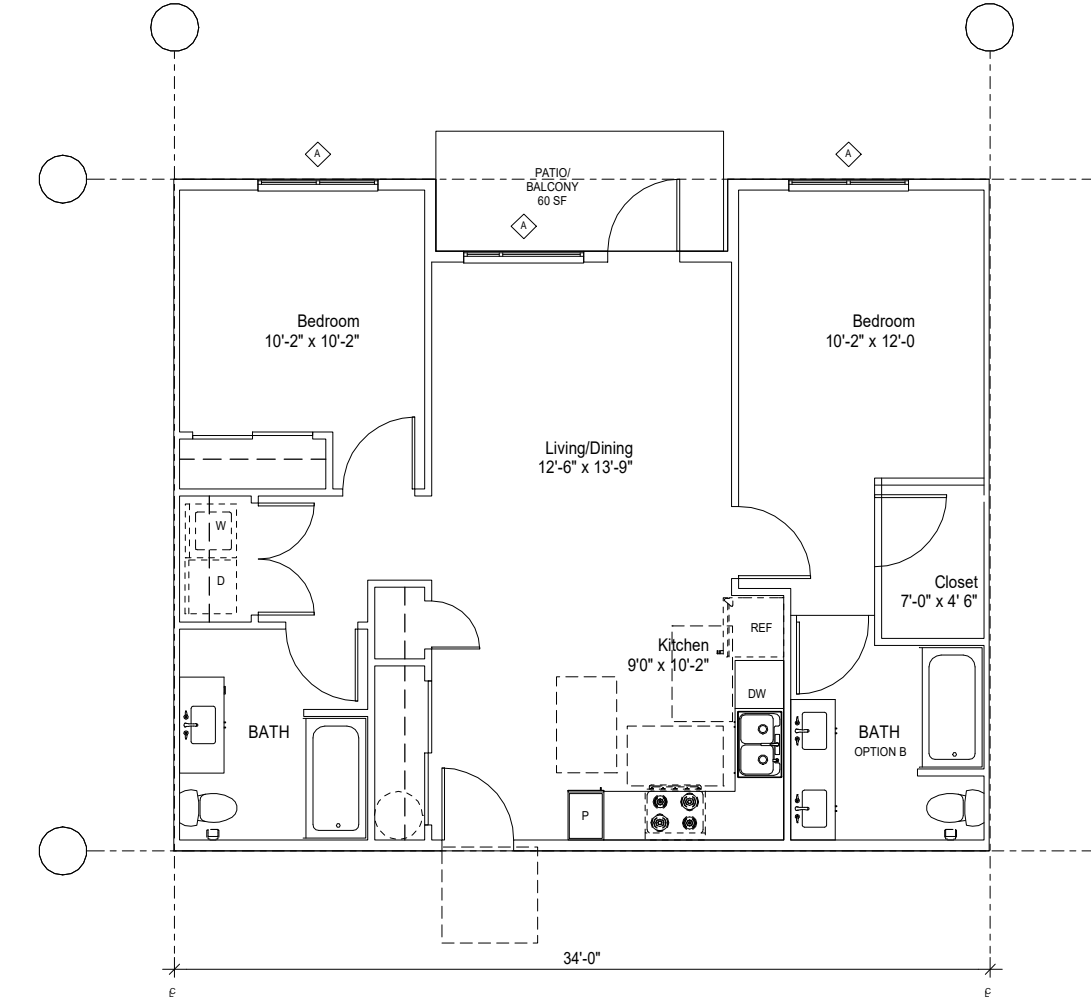
**FLOOR PLAN - 1 BR**  
RENTABLE: 608 SF, LIVE WORK UNIT  
NET AREA: 573 SF



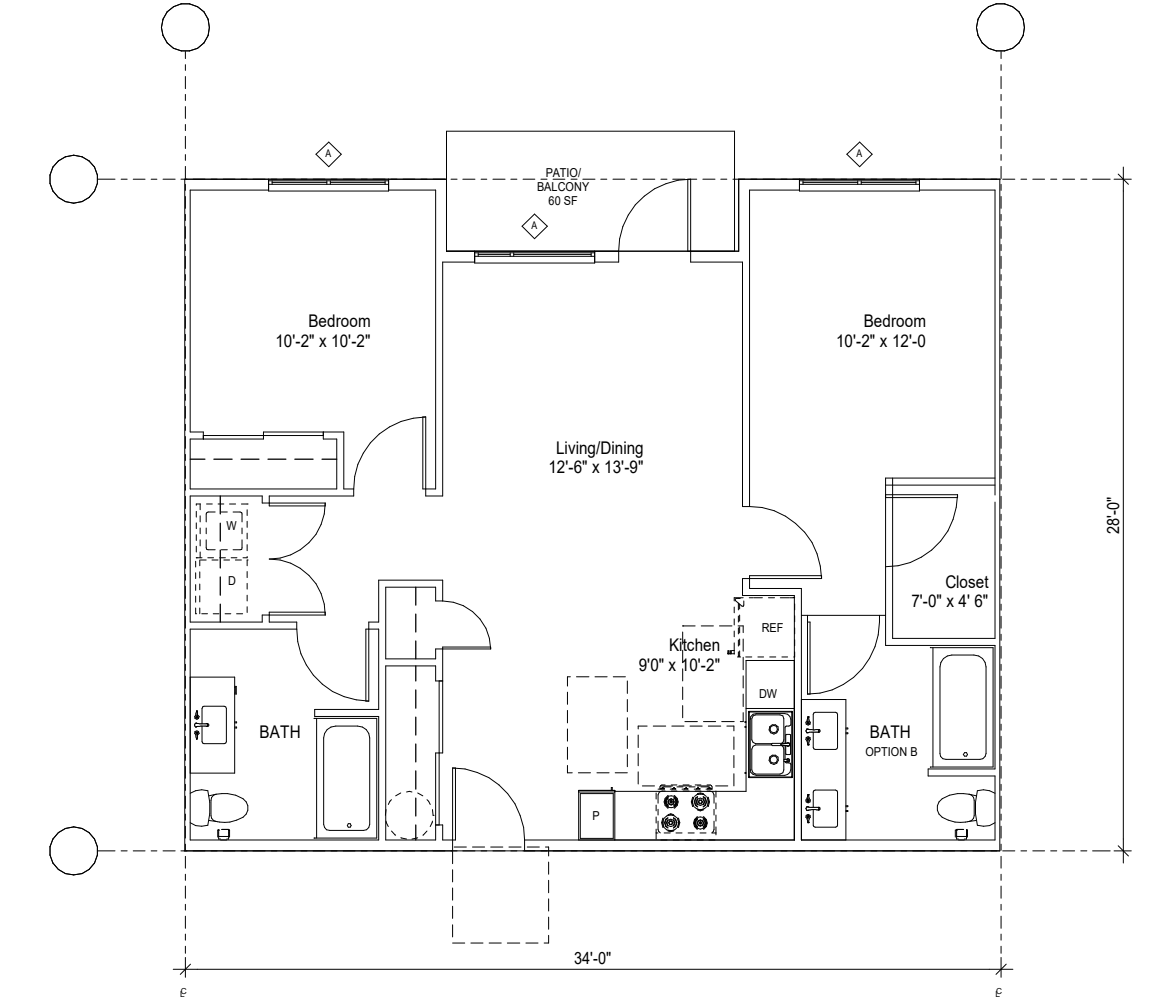
**FLOOR PLAN - 1 BR - OPT 2**  
RENTABLE: 602 SF (5 STORY)



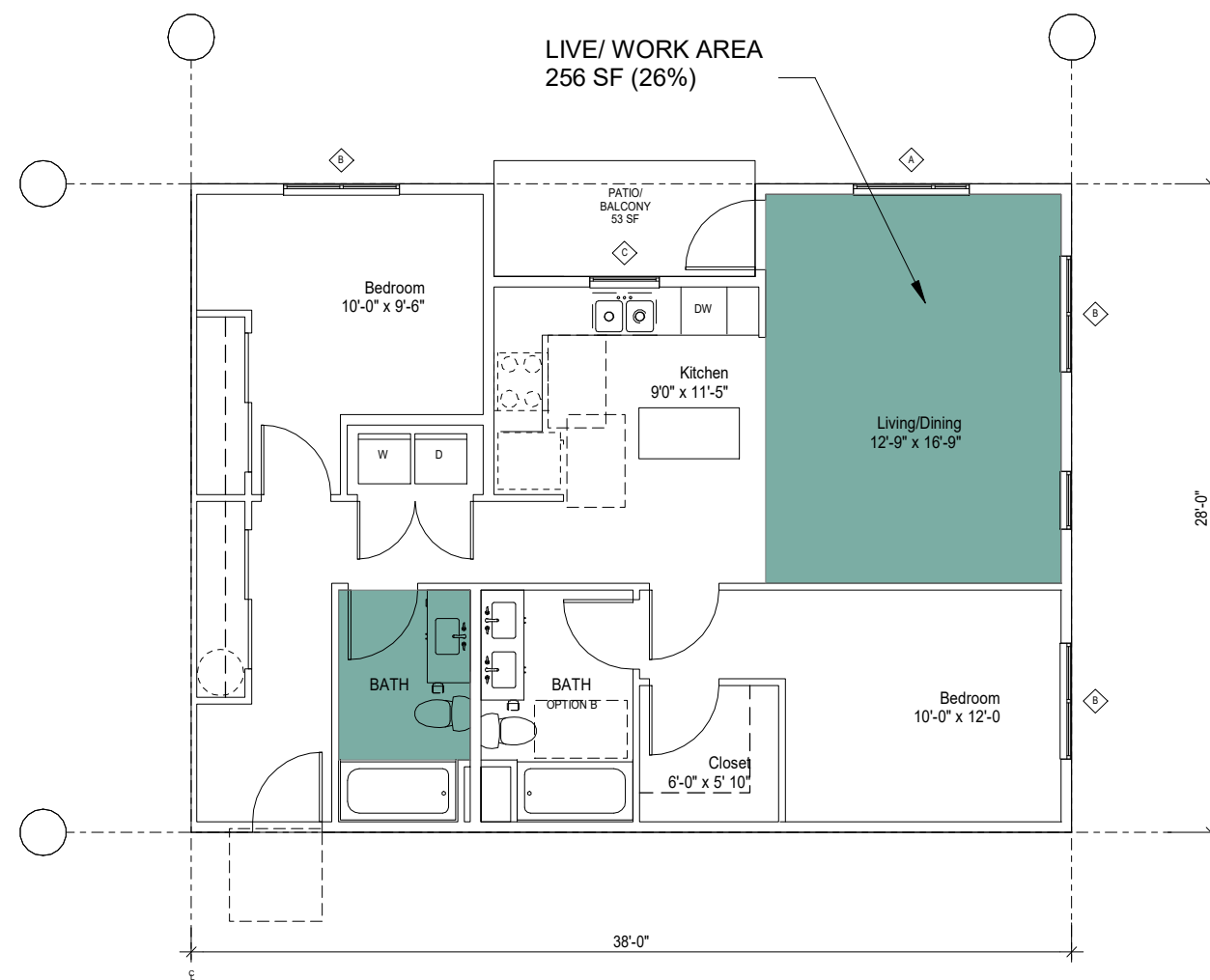
**FLOOR PLAN - 1 BR DLX - OPT 2**  
RENTABLE: 661 SF



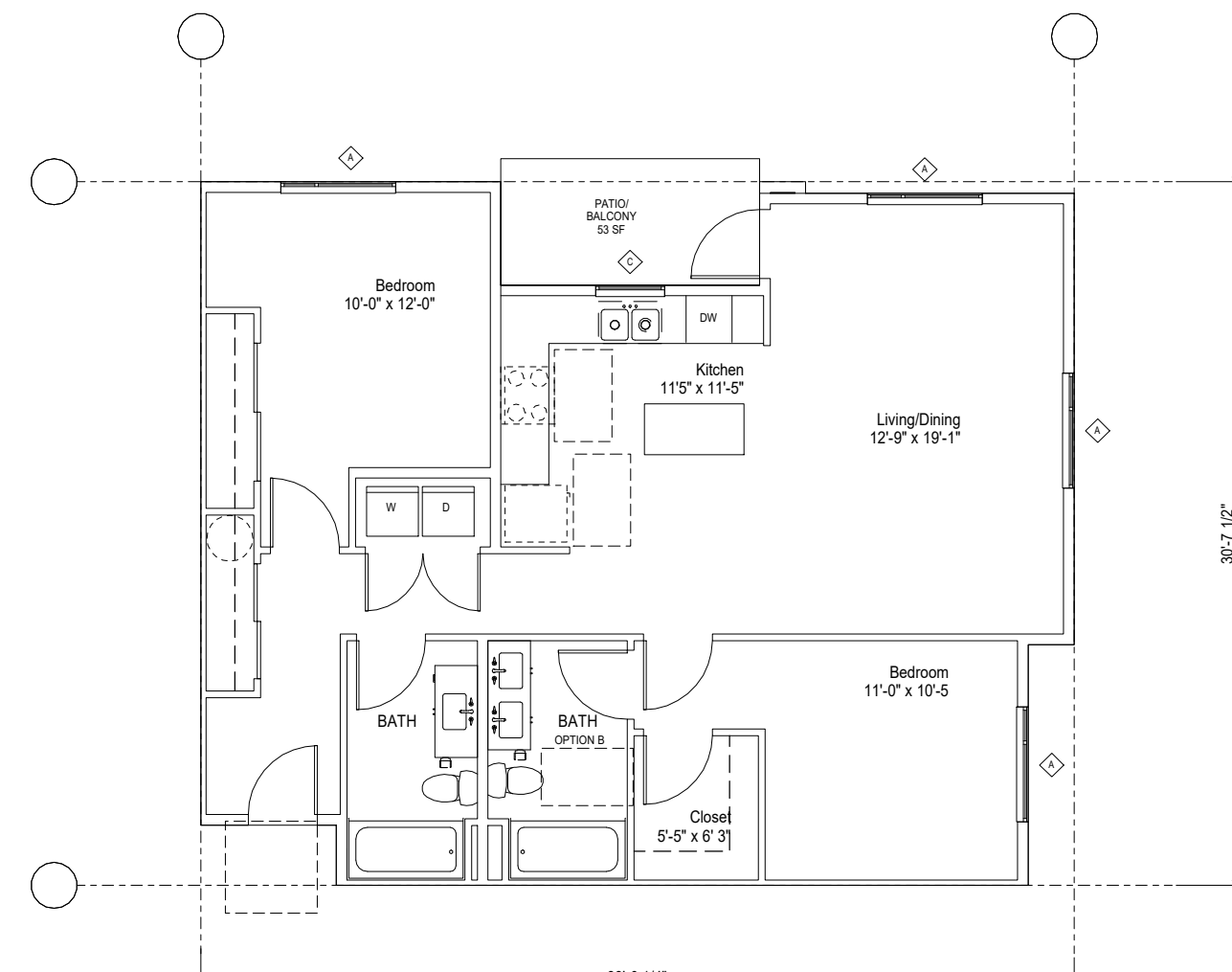
**FLOOR PLAN - 2 BR**  
RENTABLE: 915 SF (3 STORY)



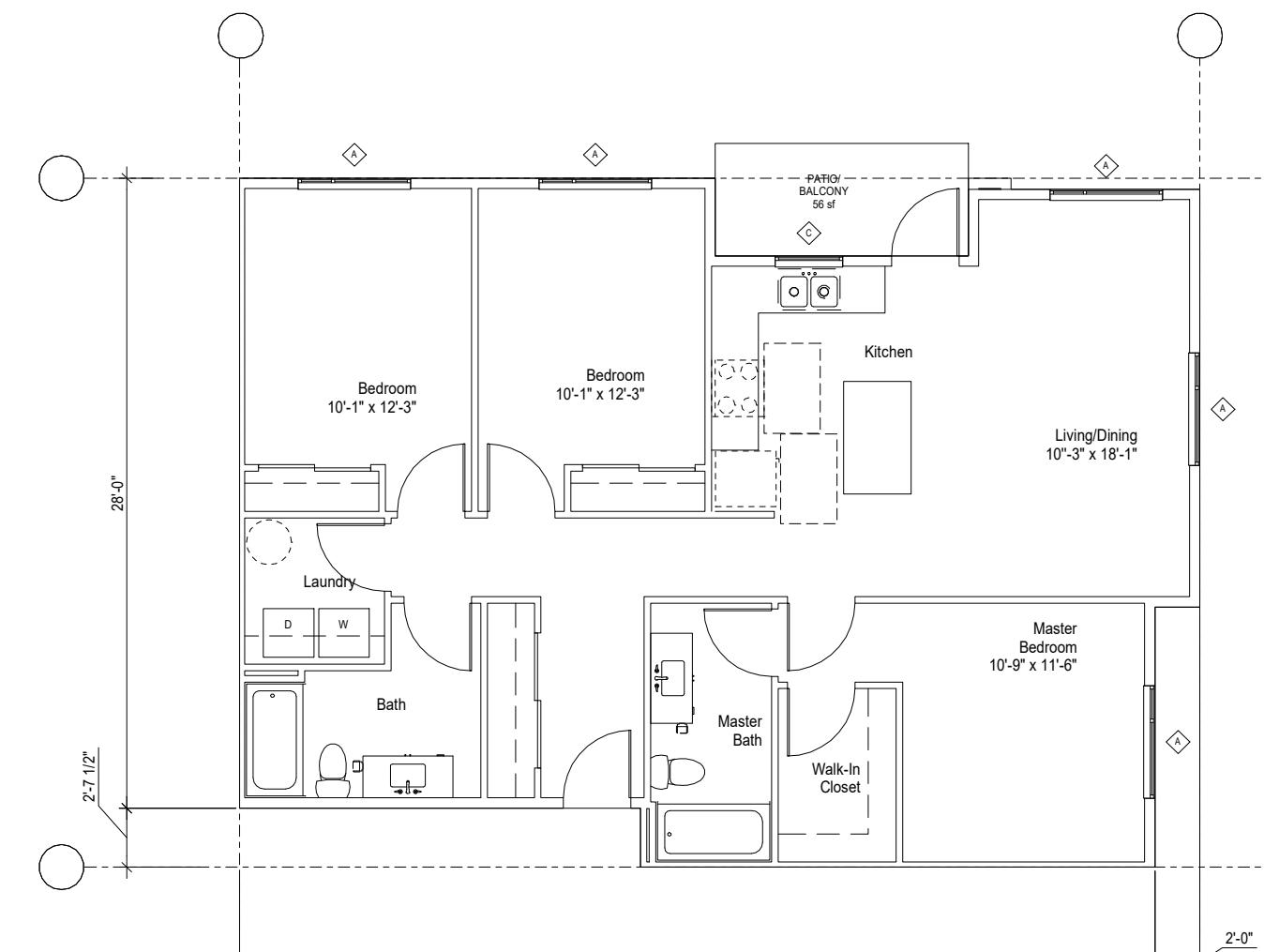
**FLOOR PLAN - 2 BR - OPT 1**  
RENTABLE: 1019 SF (3 STORY)



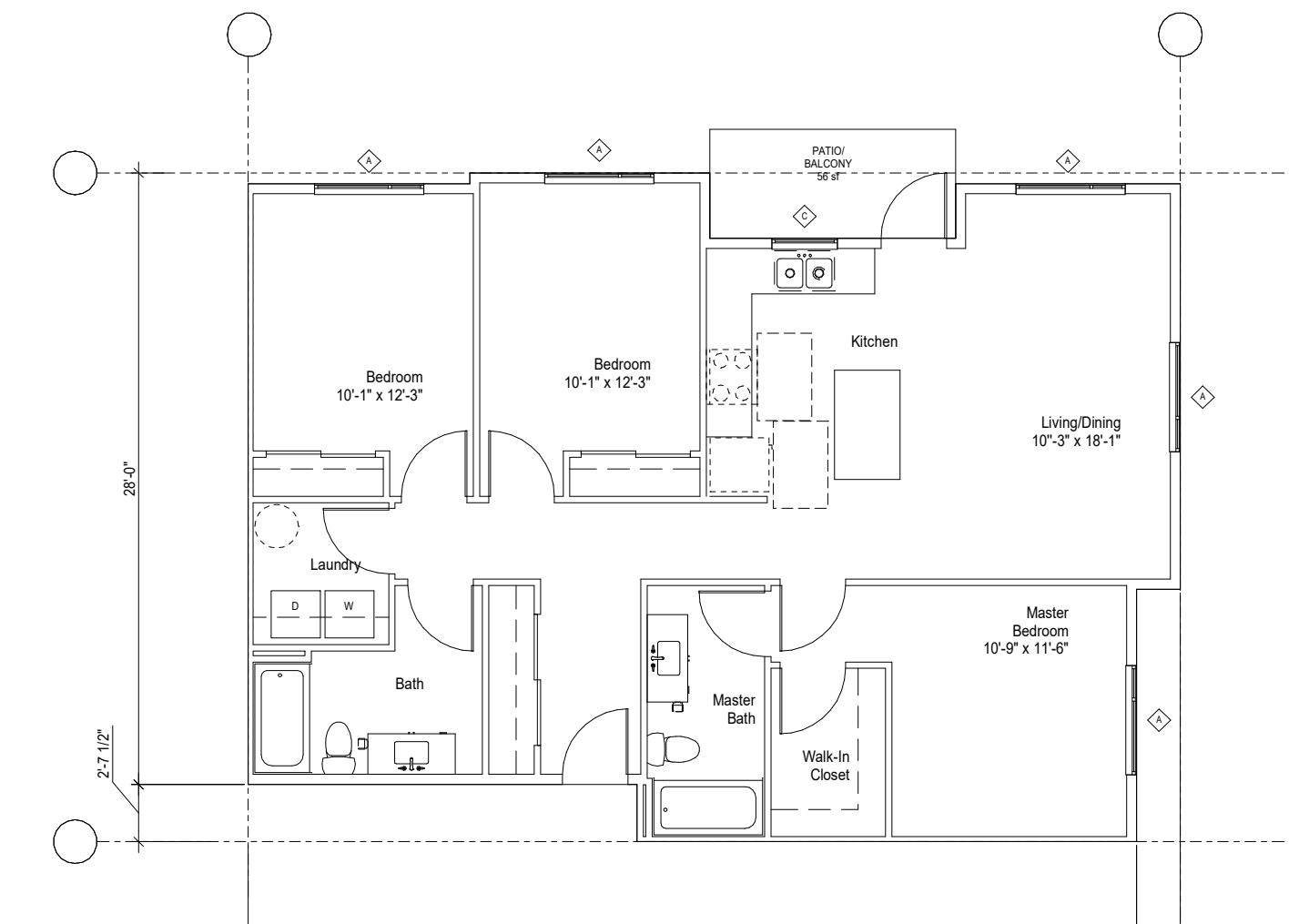
**FLOOR PLAN - 2 BR - OPT 2**  
RENTABLE: 1,019 SF (5 STORY), LIVE WORK UNIT  
NET AREA: 962 SF



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



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

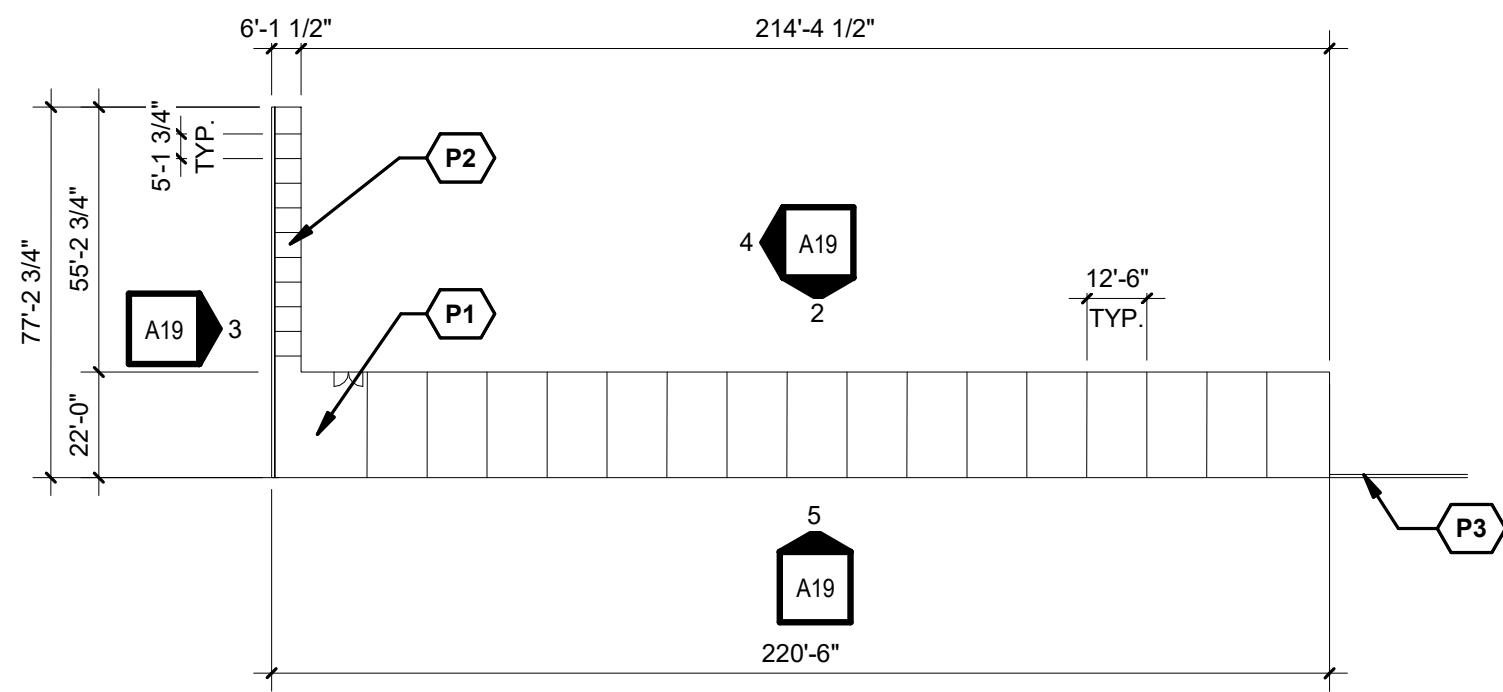


**FLOOR PLAN - 3 BR - OPT 2**  
RENTABLE: 1193 SF (5 STORY)

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

# SITE PLAN REVIEW

## FLOOR PLANS AND ELEVATIONS - GARAGES

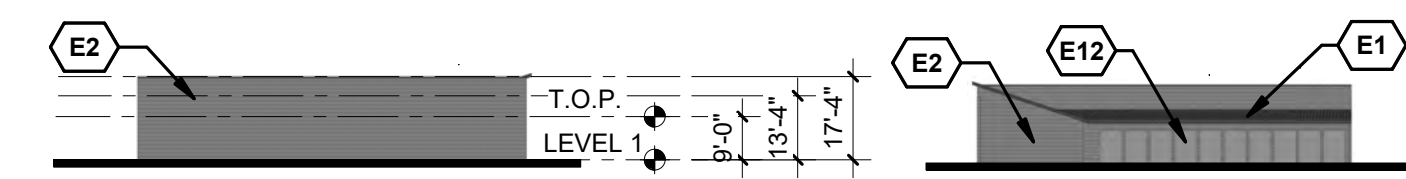


**1. GARAGE 1 - FLOOR PLAN**

AREA= 5,188 SF



**2. GARAGE 1 - FRONT ELEVATION**

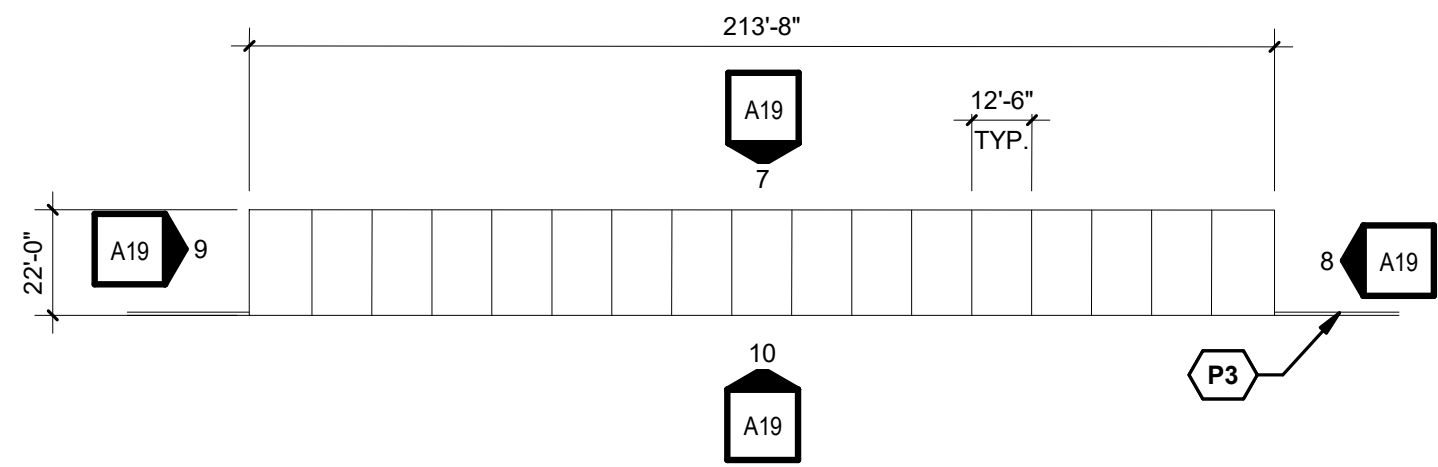


**3. GARAGE 1 - SIDE ELEVATION**

**4. GARAGE 1 - SIDE ELEVATION**



**5. GARAGE 1 - BACK ELEVATION**

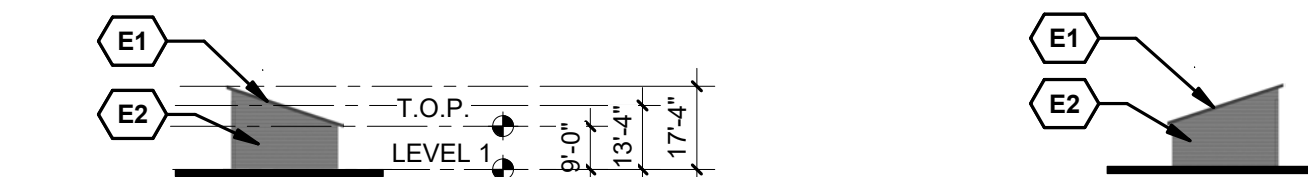


**6. FLOOR PLAN - GARAGE 2**

AREA= 4,701 SF



**7. GARAGE 2 - FRONT ELEVATION**

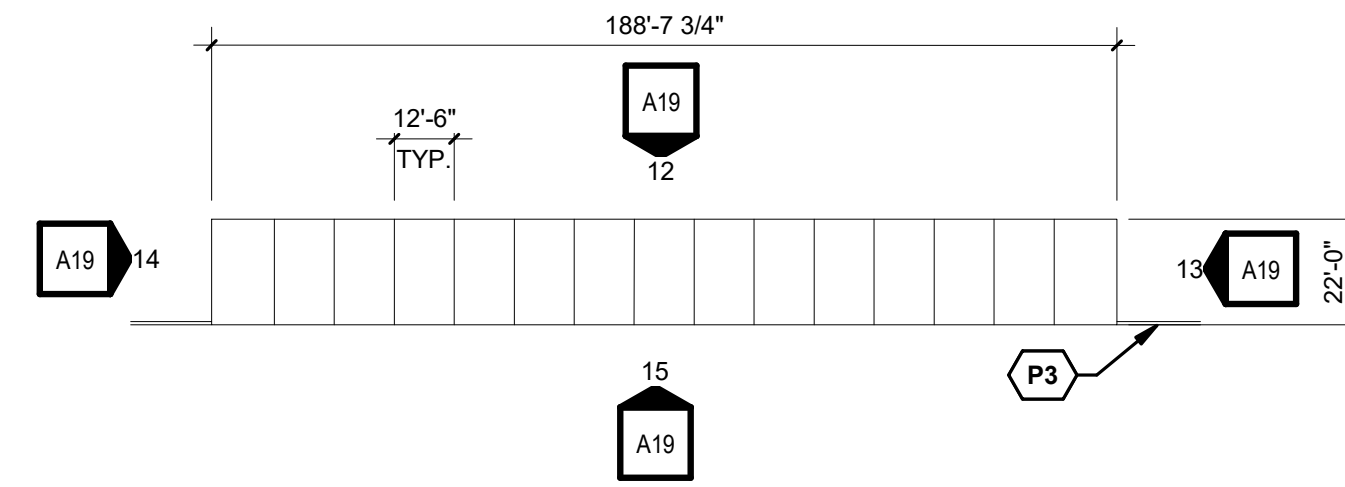


**8. GARAGE 2 - SIDE ELEVATION**

**9. GARAGE 2 - SIDE ELEVATION**



**10. GARAGE 2 - BACK ELEVATION**

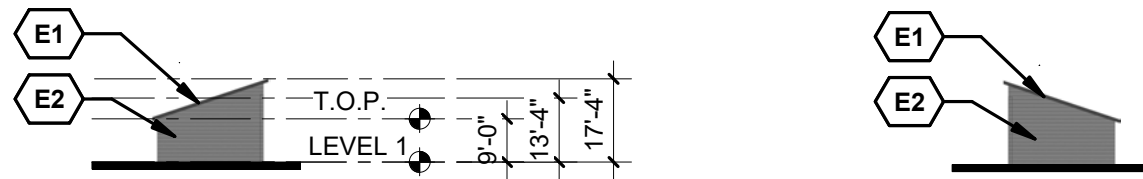


**11. FLOOR PLAN AND ELEVATION - GARAGE 3**

AREA= 4,150 SF



**12. GARAGE 3 - FRONT ELEVATION**

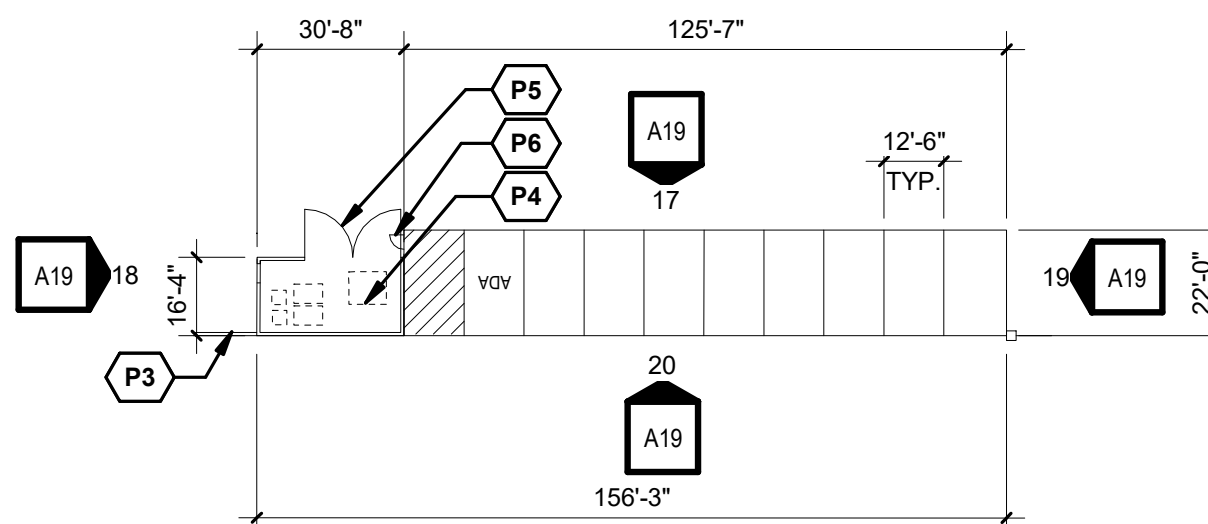


**13. GARAGE 3 - SIDE ELEVATION**

**14. GARAGE 3 - SIDE ELEVATION**

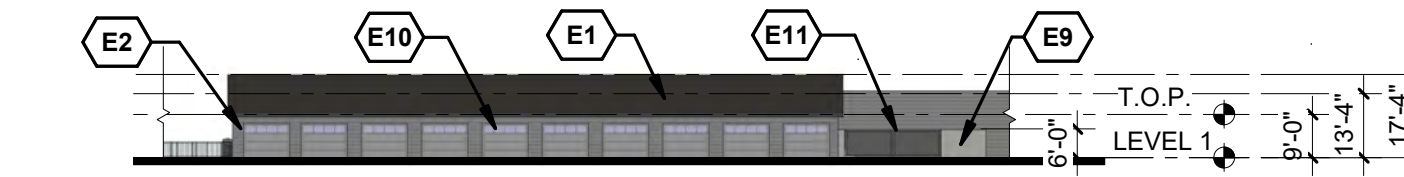


**15. GARAGE 3 - BACK ELEVATION**

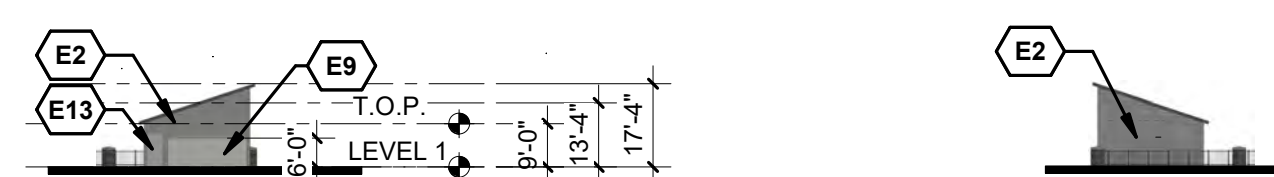


**16. FLOOR PLAN AND ELEVATION - GARAGE 4**

AREA= 2,763 SF



**17. GARAGE 4 - FRONT ELEVATION**

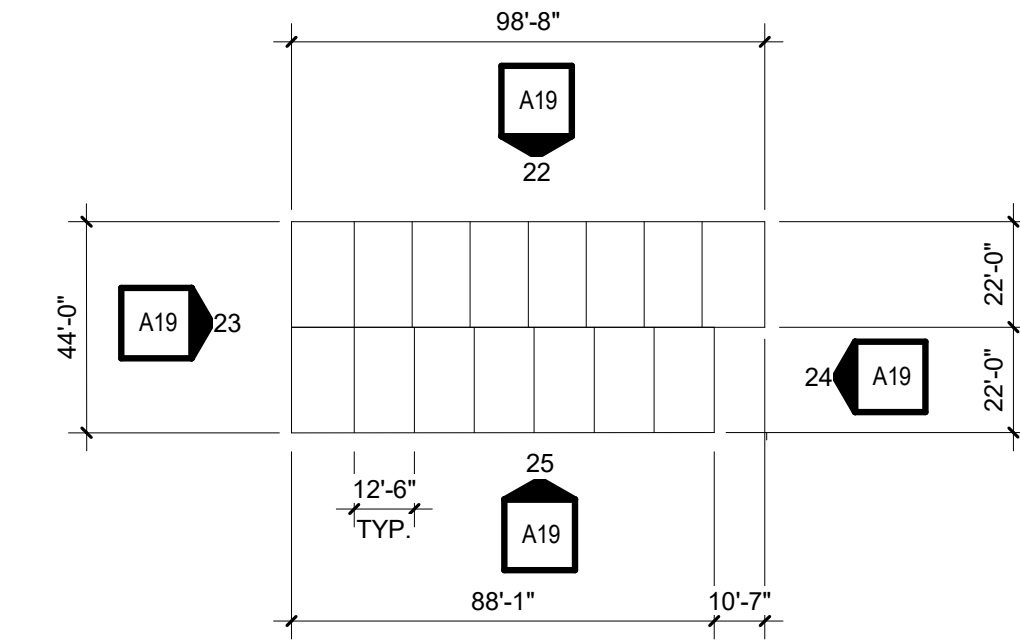


**18. GARAGE 4 - SIDE ELEVATION**

**19. GARAGE 4 - SIDE ELEVATION**



**20. GARAGE 4 - BACK ELEVATION**

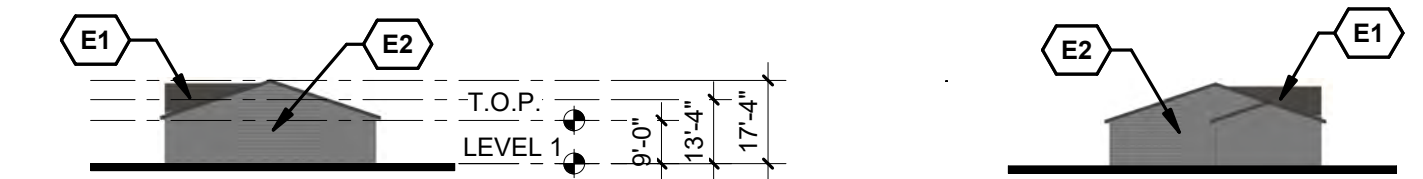


**21. FLOOR PLAN AND ELEVATION - GARAGE 5**

AREA= 4,109 SF

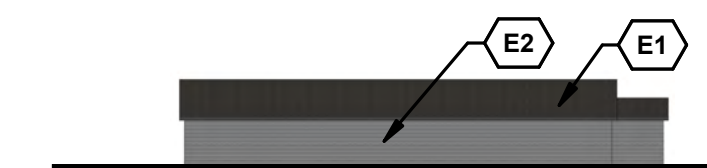


**22. GARAGE 5 - FRONT ELEVATION**



**23. GARAGE 5 - SIDE ELEVATION**

**24. GARAGE 5 - SIDE ELEVATION**



**25. GARAGE 5 - BACK ELEVATION**

### KEYNOTES

- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E9 CMU WALL
- E10 GARAGE DOOR WITH WINDOWS
- E11 TRASH ROOM STEEL GATE
- E12 STORAGE DOOR
- E13 MAN DOOR
- P1 BIKE STORAGE
- P2 PERSONAL STORAGE UNITS
- P3 14' HIGH WOOD WALL BETWEEN GARAGES
- P4 UNCOVERED TRASH ROOM
- P5 STEEL GATE
- P6 MAN DOOR

SCALE: 1" = 40'-0"



**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'

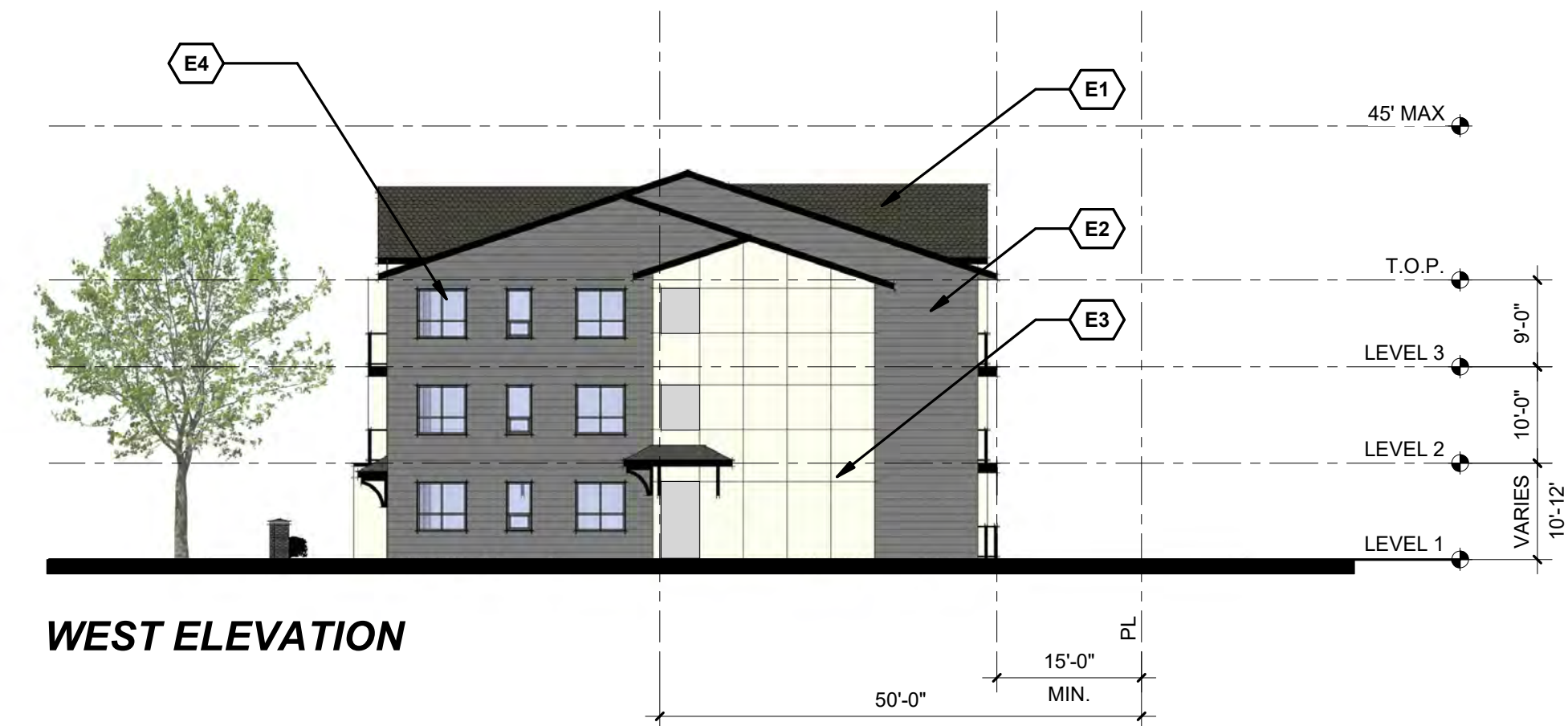
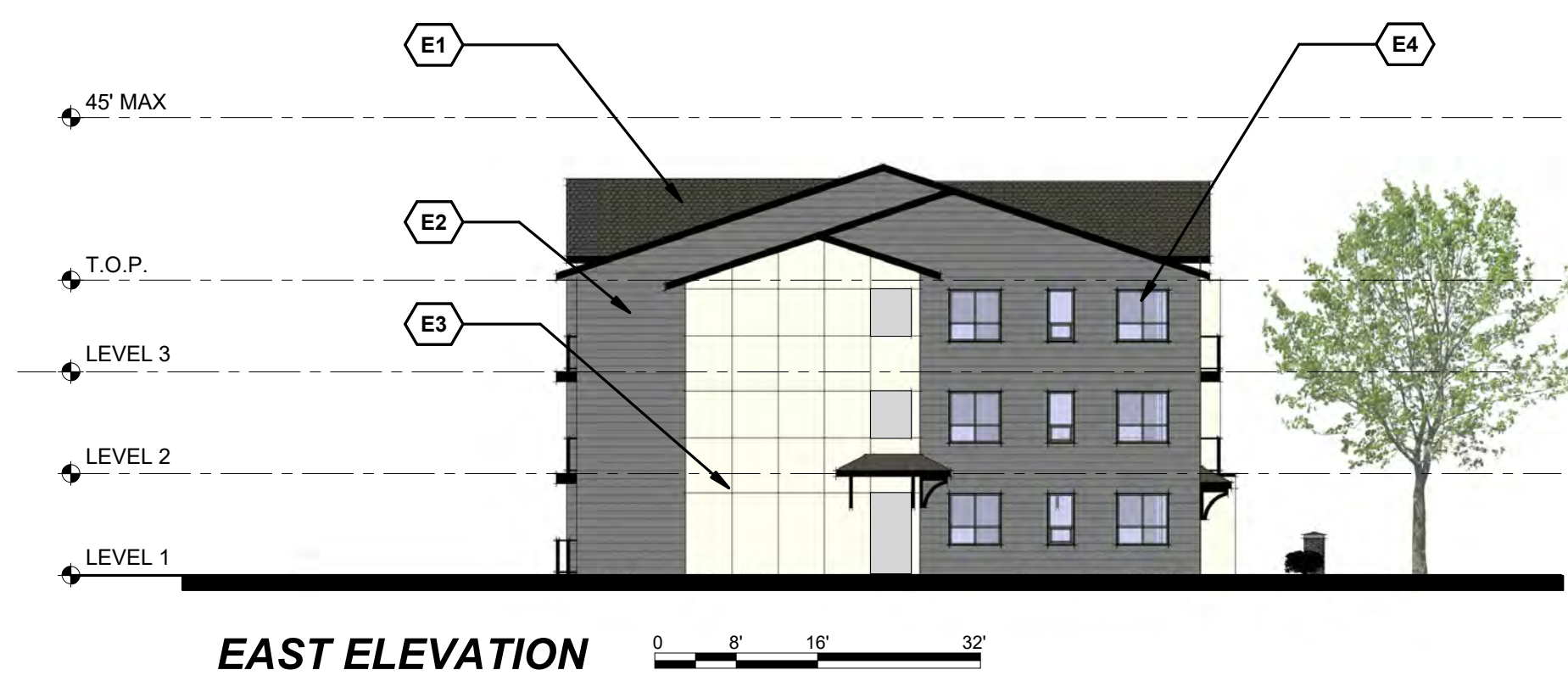
**KEYNOTES**

- 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**

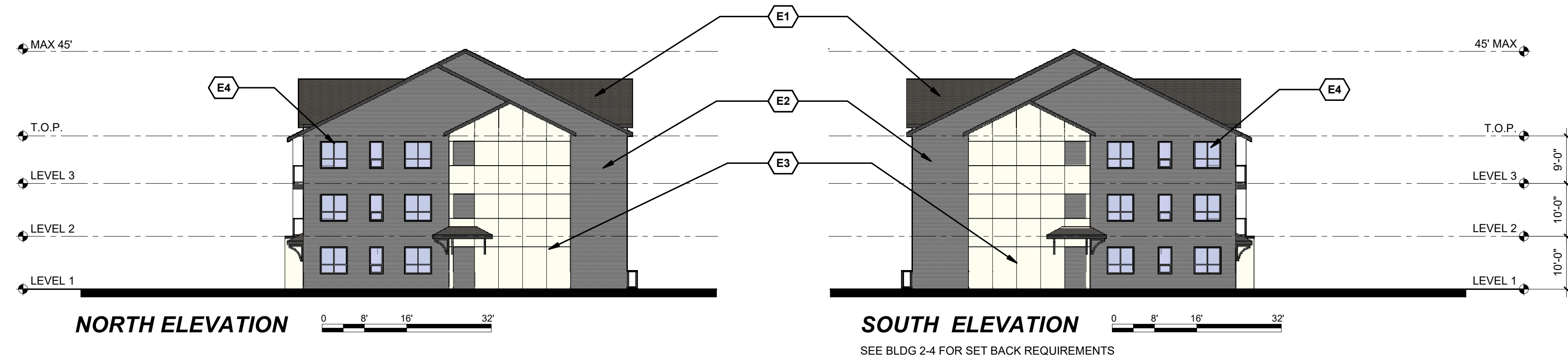
- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E5 FIBERGLASS PATIO DOOR, TYP.
- E6 METAL RAILING, TYP.
- E7 PTAC UNIT, TYP.



**SITE PLAN REVIEW**  
ELEVATIONS - BUILDING 5

**KEYNOTES**

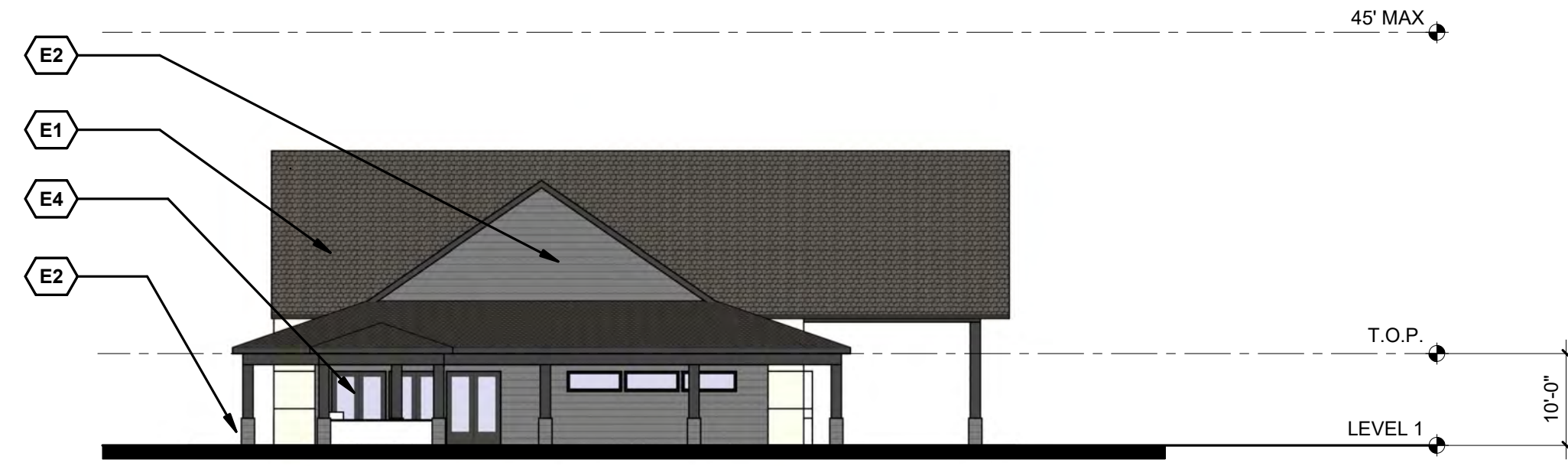
- E1 ASPHALT ROOFING
- E2 FIBER CEMENT LAP SIDING
- E3 FIBER CEMENT PANEL SIDING
- E4 VINYL WINDOW, TYP.
- E5 FIBERGLASS PATIO DOOR, TYP.
- E6 METAL RAILING, TYP.
- E7 PTAC UNIT, TYP.



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

**KEYNOTES**

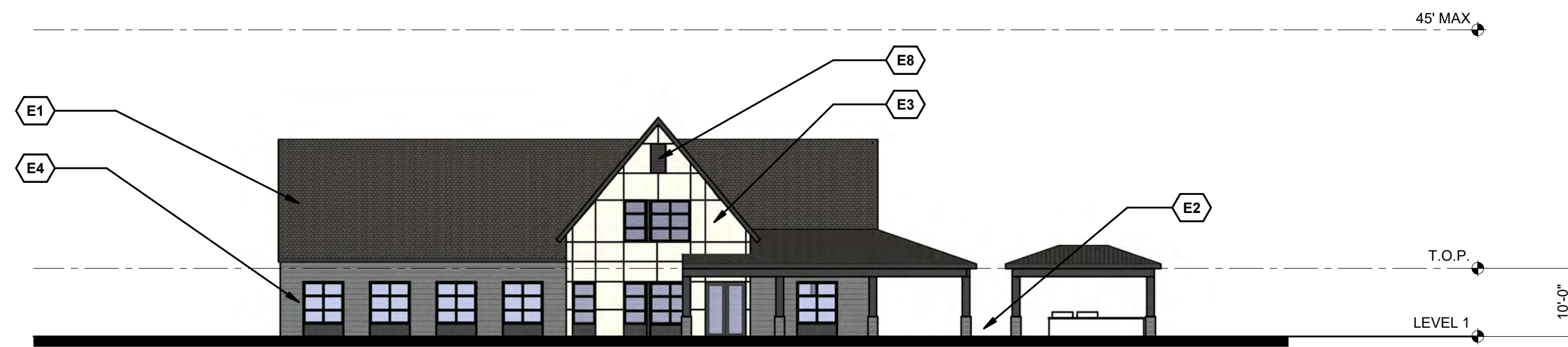
E1	ASPHALT ROOFING
E2	FIBER CEMENT LAP SIDING
E3	FIBER CEMENT PANEL SIDING
E4	VINYL WINDOW, TYP.
E8	METAL LOUVER, TYP.



**NORTH ELEVATION** 0 16' 32' 64'



**SOUTH ELEVATION** 0 16' 32' 64'



**EAST ELEVATION** 0 16' 32' 64'



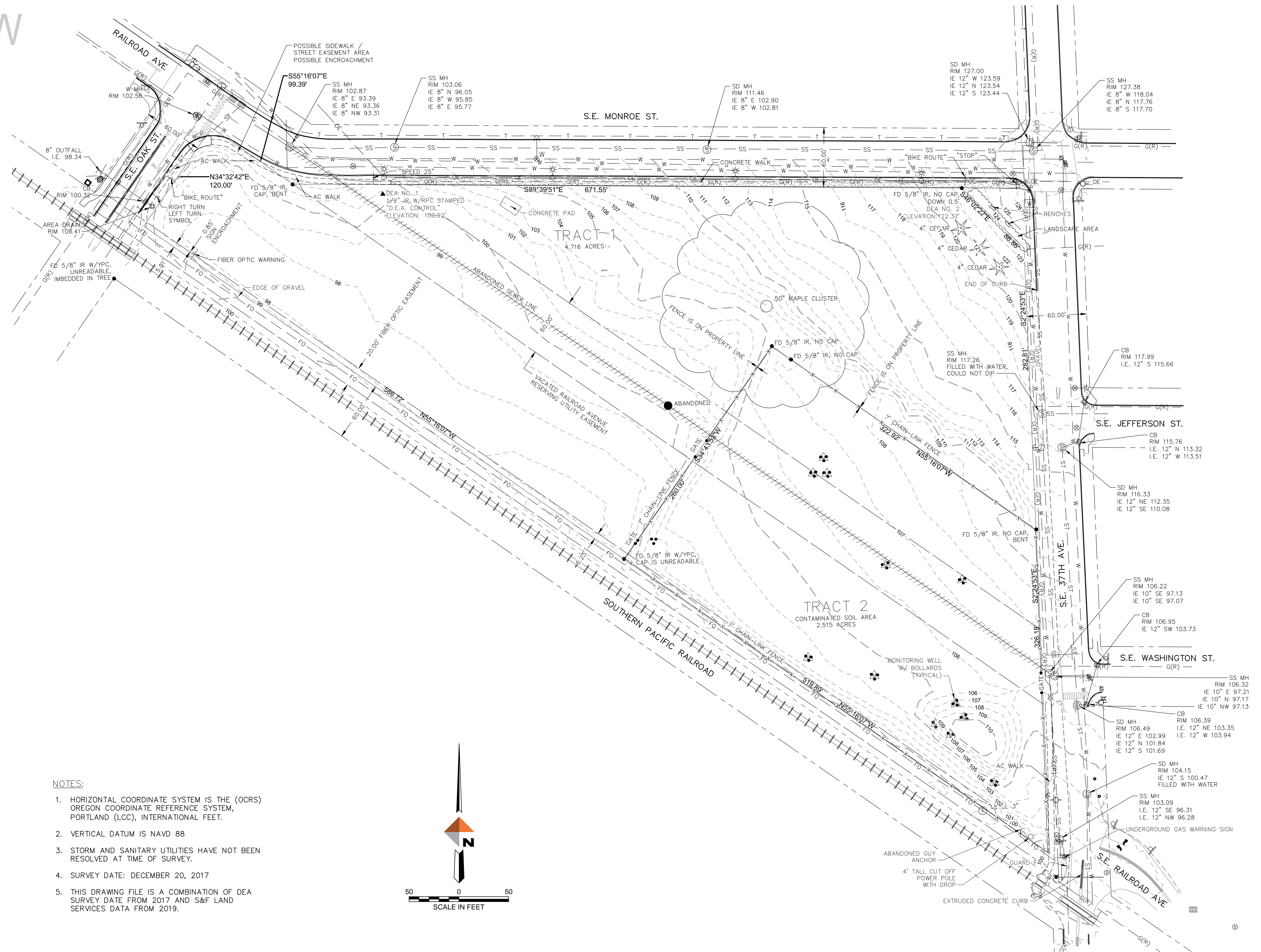
**WEST ELEVATION** 0 16' 32' 64'

# SITE PLAN REVIEW

## McFARLAND SITE - MONROE APARTMENTS

### FOR THE CITY OF MILWAUKIE

#### EXISTING CONDITIONS PLAN



**LEGEND:**

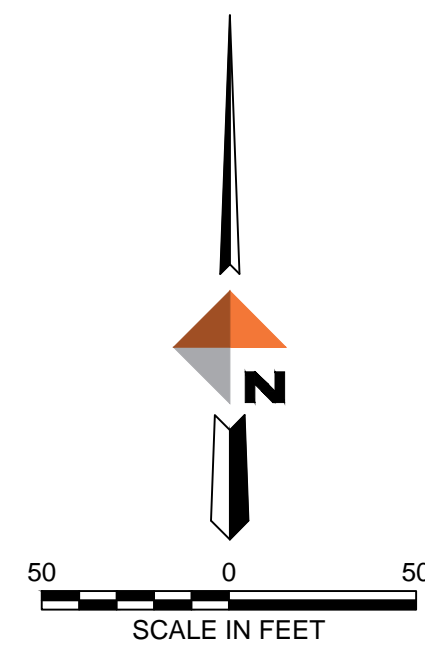
- FD FOUND
- FO FIBER OPTIC
- G GAS
- IR IRON ROD
- OE OVERHEAD ELECTRICAL
- SS SANITARY SEWER
- W WATER
- W/ WITH
- WCR WHEELCHAIR RAMP
- YPC YELLOW PLASTIC CAP

- 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

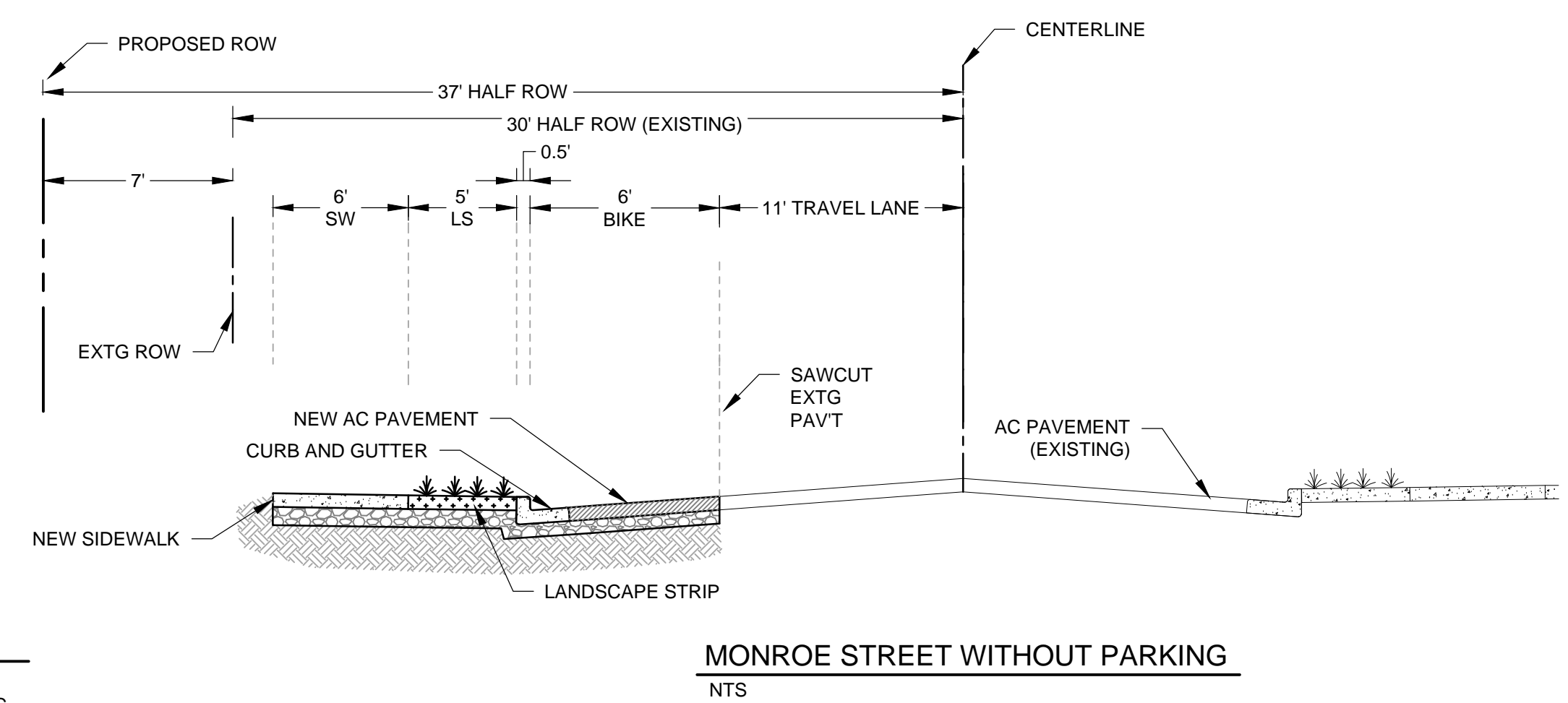
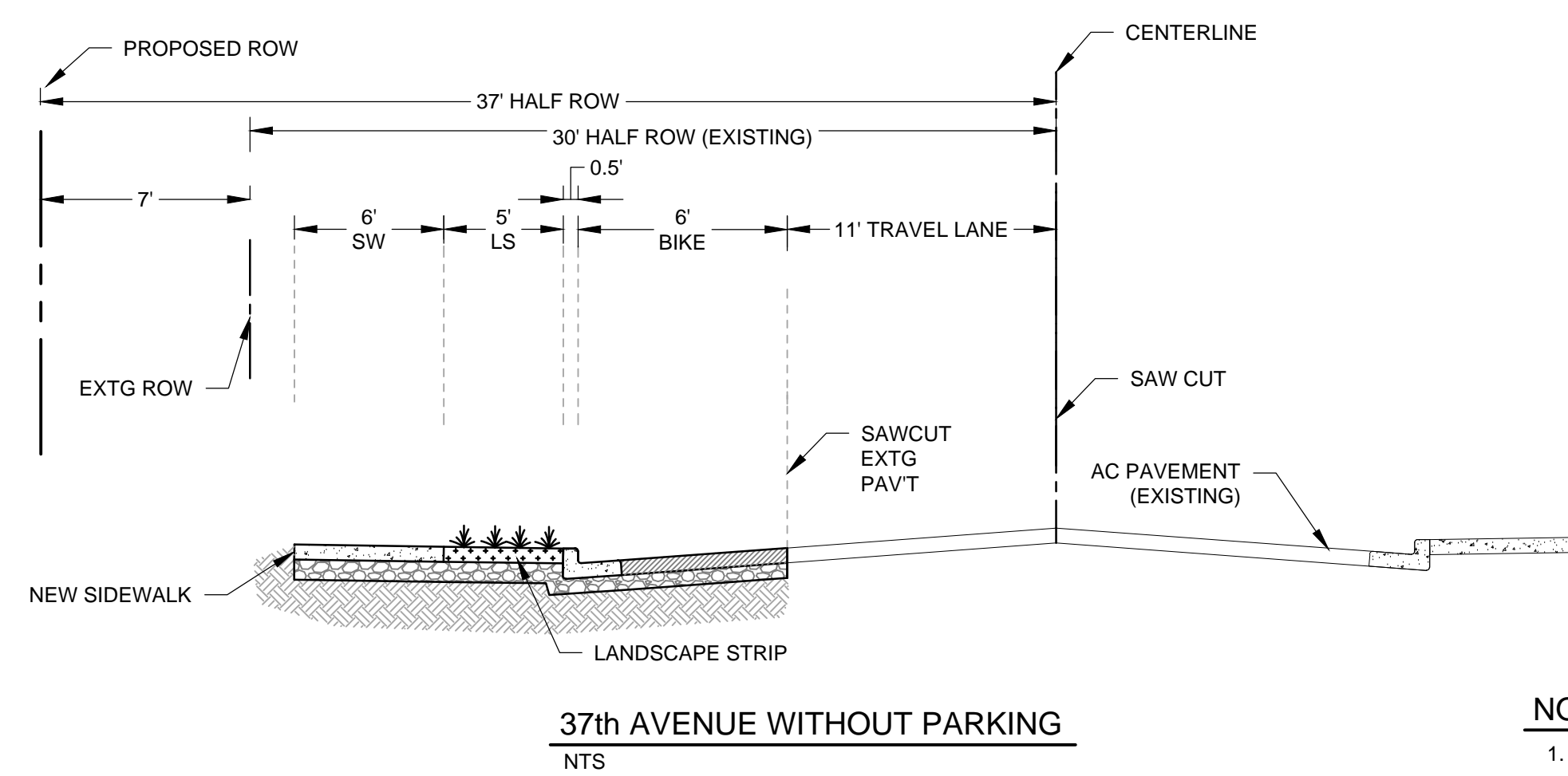
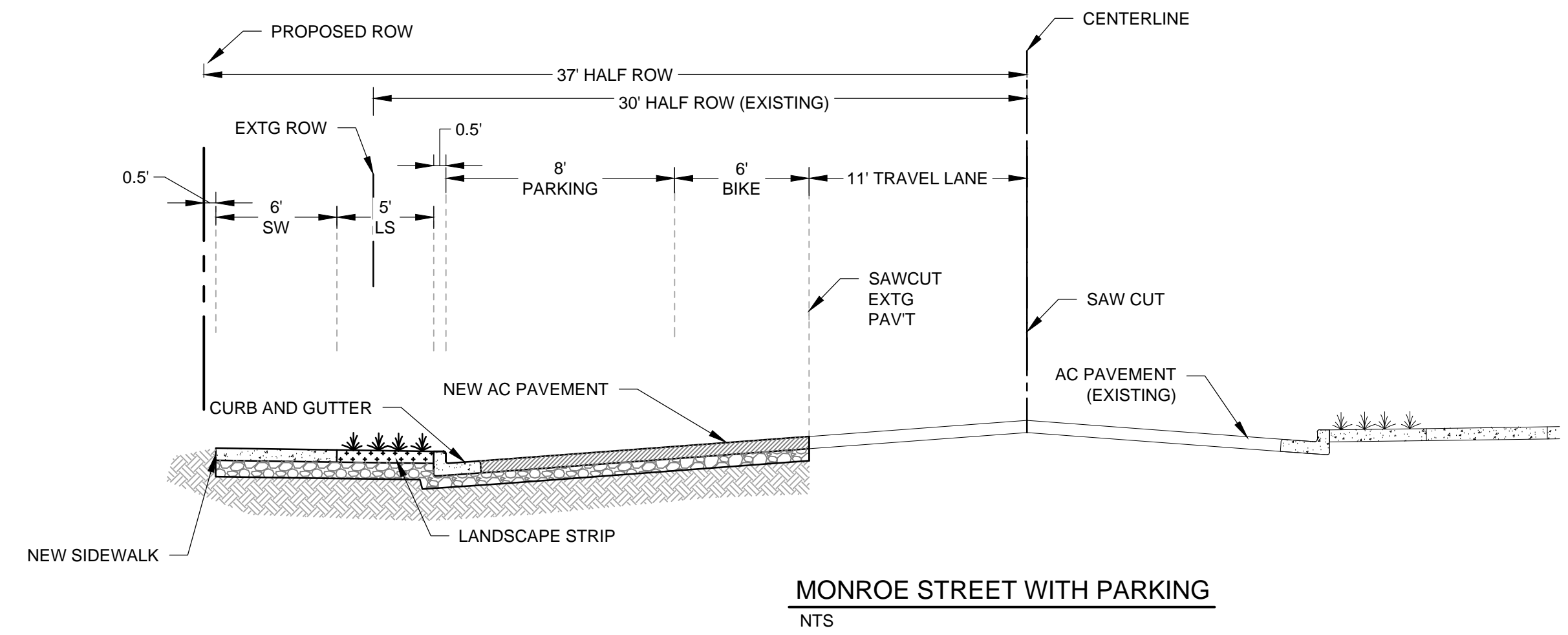
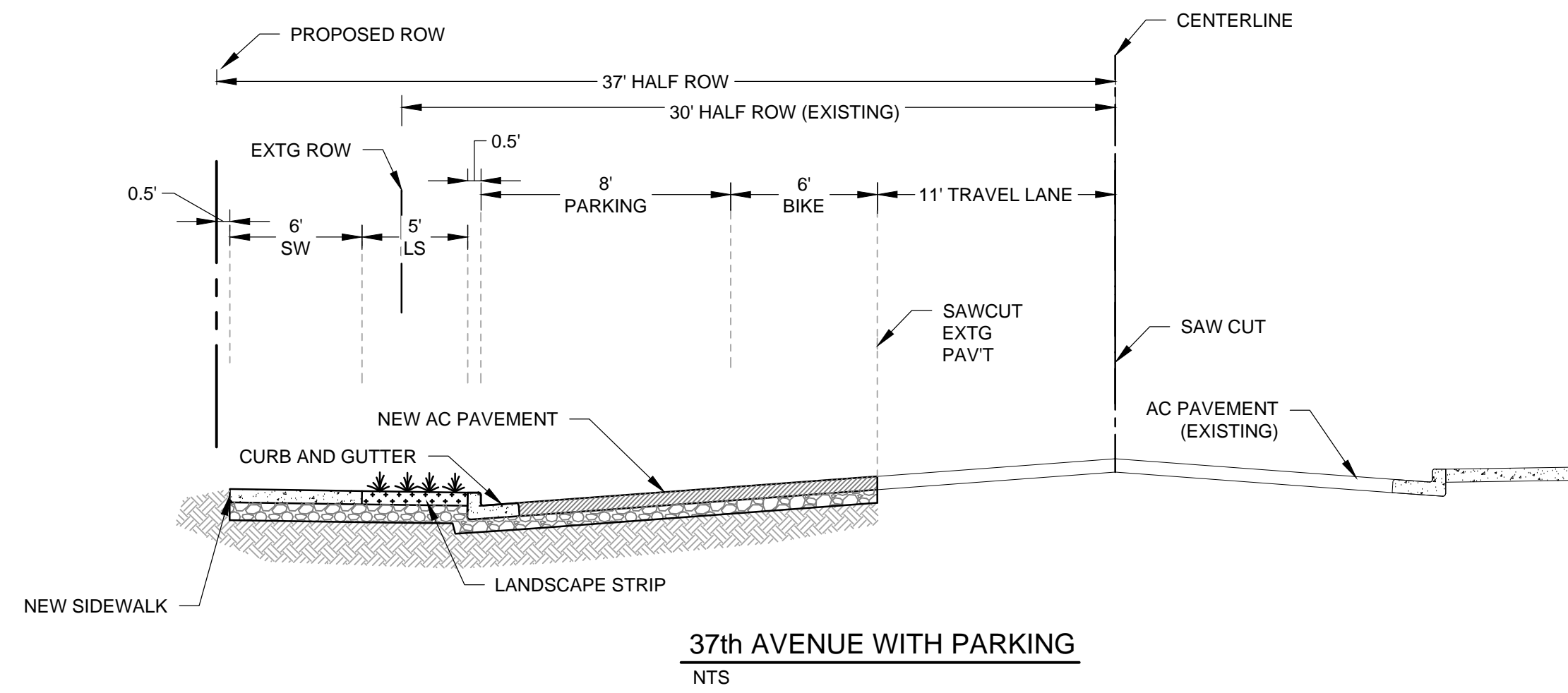
**NOTES:**

1. HORIZONTAL COORDINATE SYSTEM IS THE (OGRS) OREGON COORDINATE REFERENCE SYSTEM, PORTLAND (LCC), INTERNATIONAL FEET.
2. VERTICAL DATUM IS NAVD 88
3. STORM AND SANITARY UTILITIES HAVE NOT BEEN RESOLVED AT TIME OF SURVEY.
4. SURVEY DATE: DECEMBER 20, 2017
5. 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



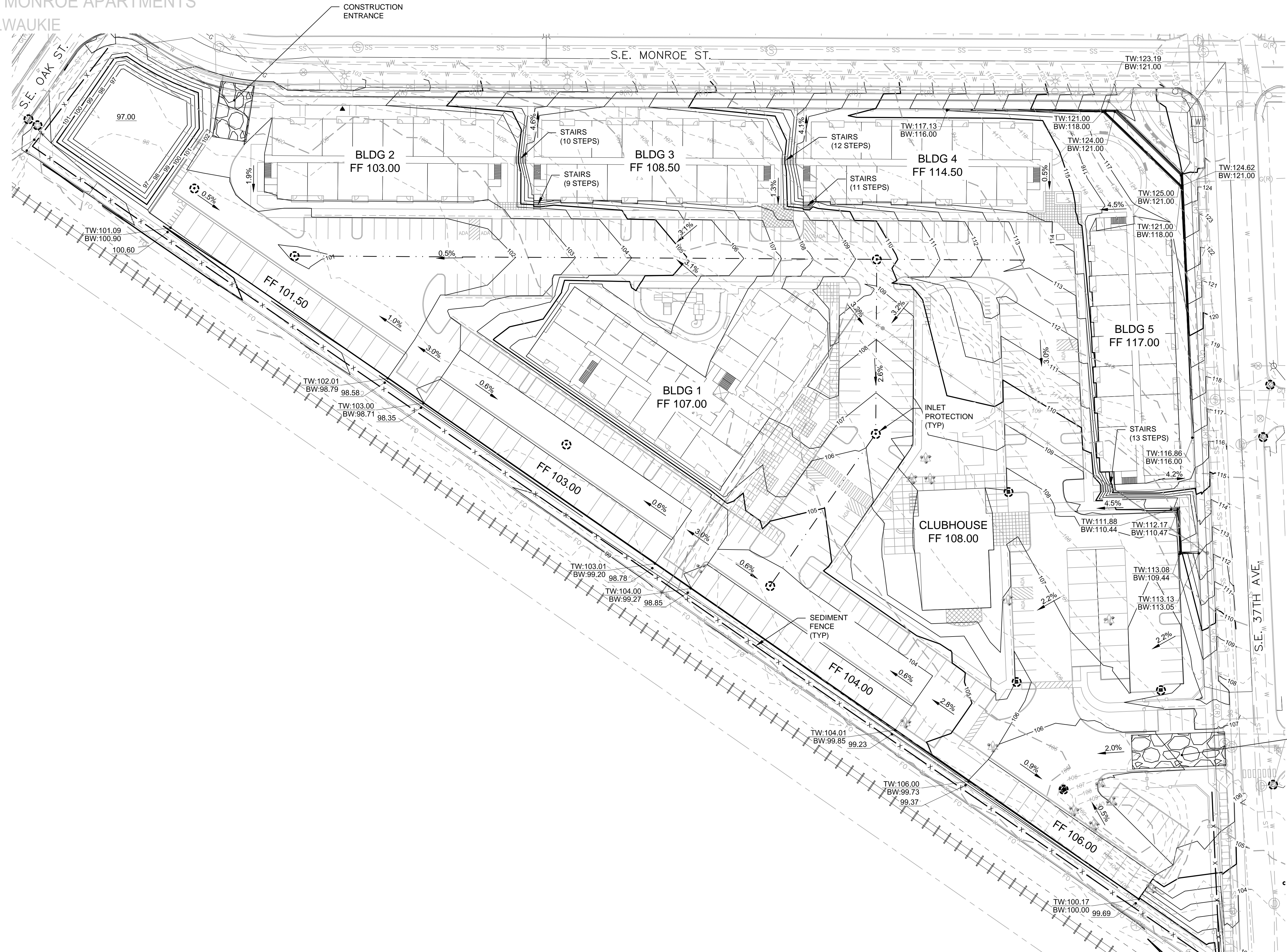
**NOTES:**

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

McFARLAND 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

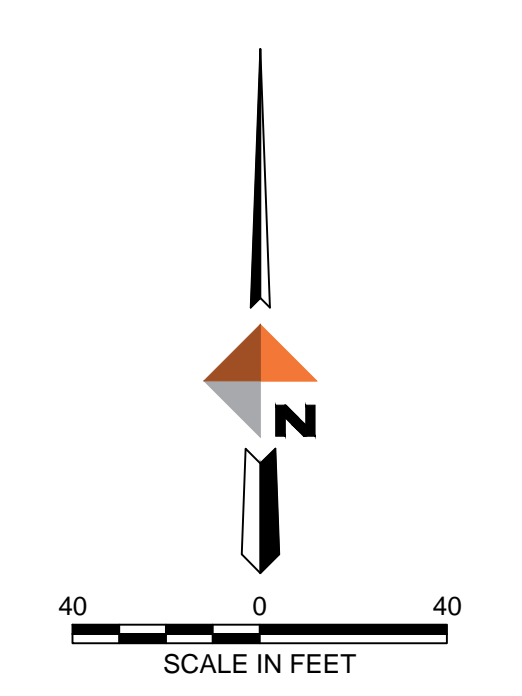
**GRADING ABBREVIATIONS**

- 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.

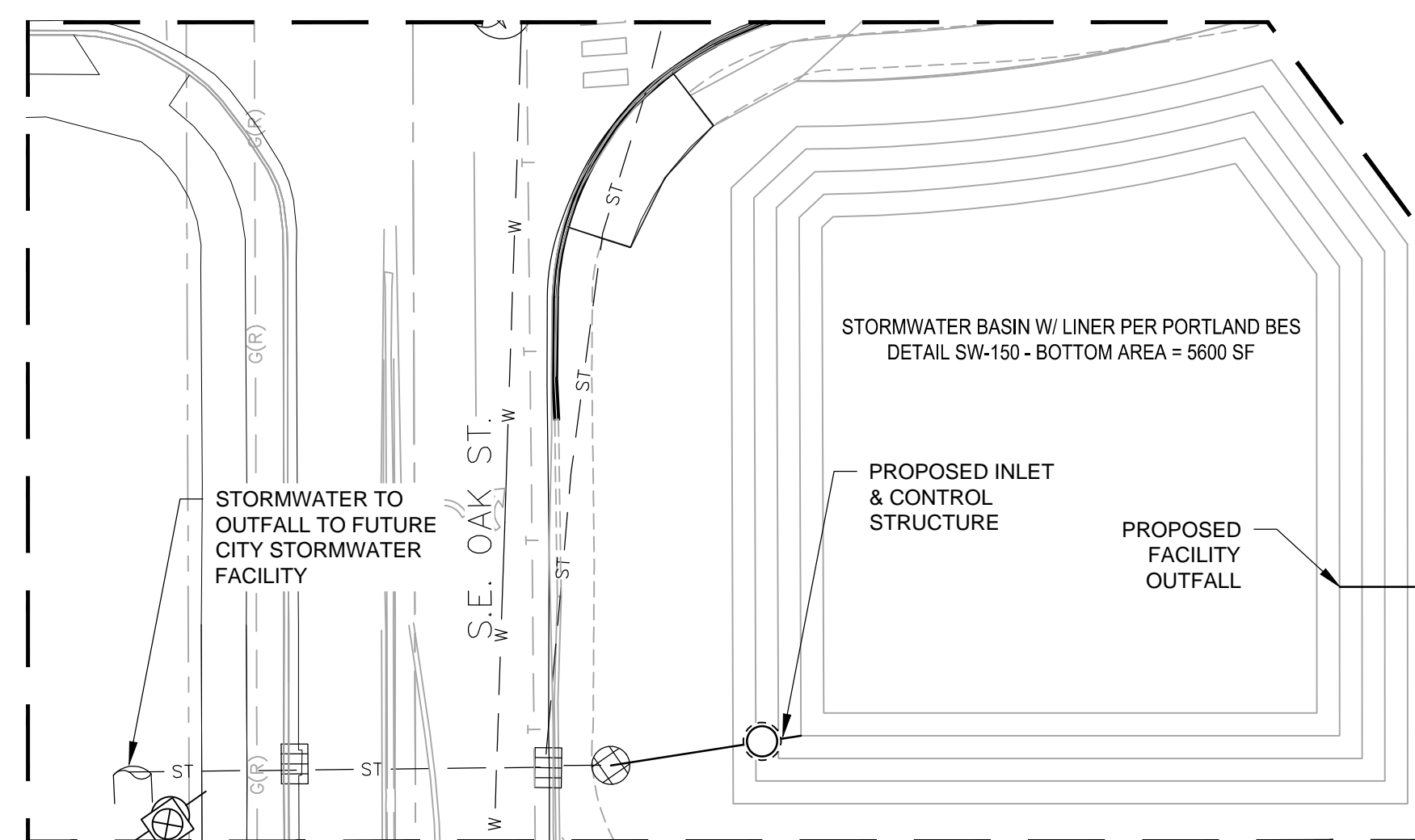
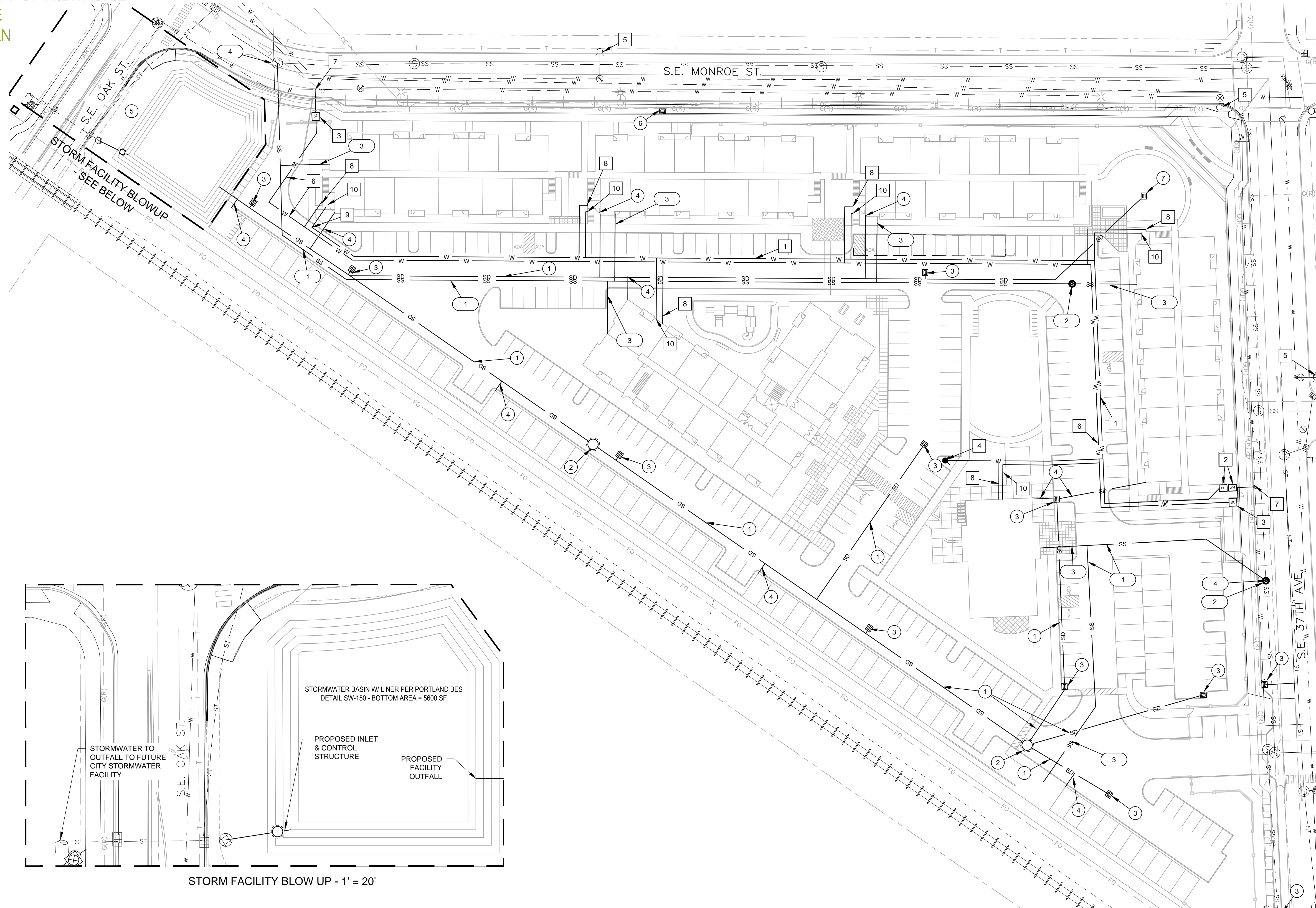
**UNADJUSTED EARTHWORK VOLUMES (PRELIMINARY)**

CUT	5,000 CY
FILL	18,000 CY



# SITE PLAN REVIEW

McFARLAND SITE - MONROE APARTMENTS  
FOR THE CITY OF MILWAUKIE  
COMPOSITE  
UTILITY PLAN



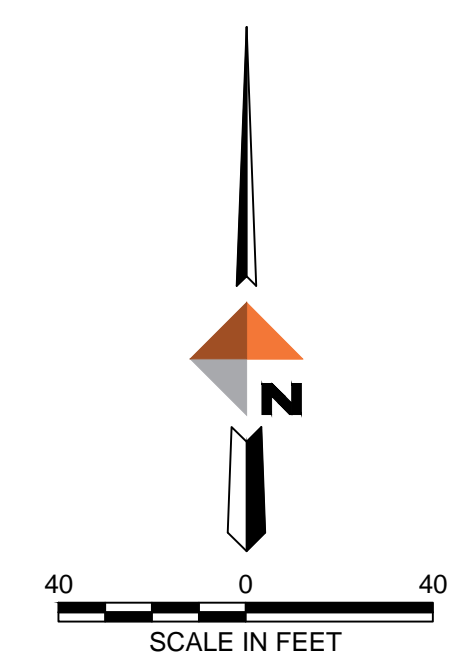
STORM FACILITY BLOW UP - 1' = 20'

LEGEND	
	EXISTING BOUNDARY
	PROPOSED WATER LINE
	PROPOSED SEWER LINE
	PROPOSED STORM LINE
	PROPOSED CATCH BASIN
	PROPOSED MANHOLE
	PROPOSED CLEANOUT
	PROPOSED FIRE HYDRANT
	PROPOSED DOUBLE CHECK ASSEMBLY
	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

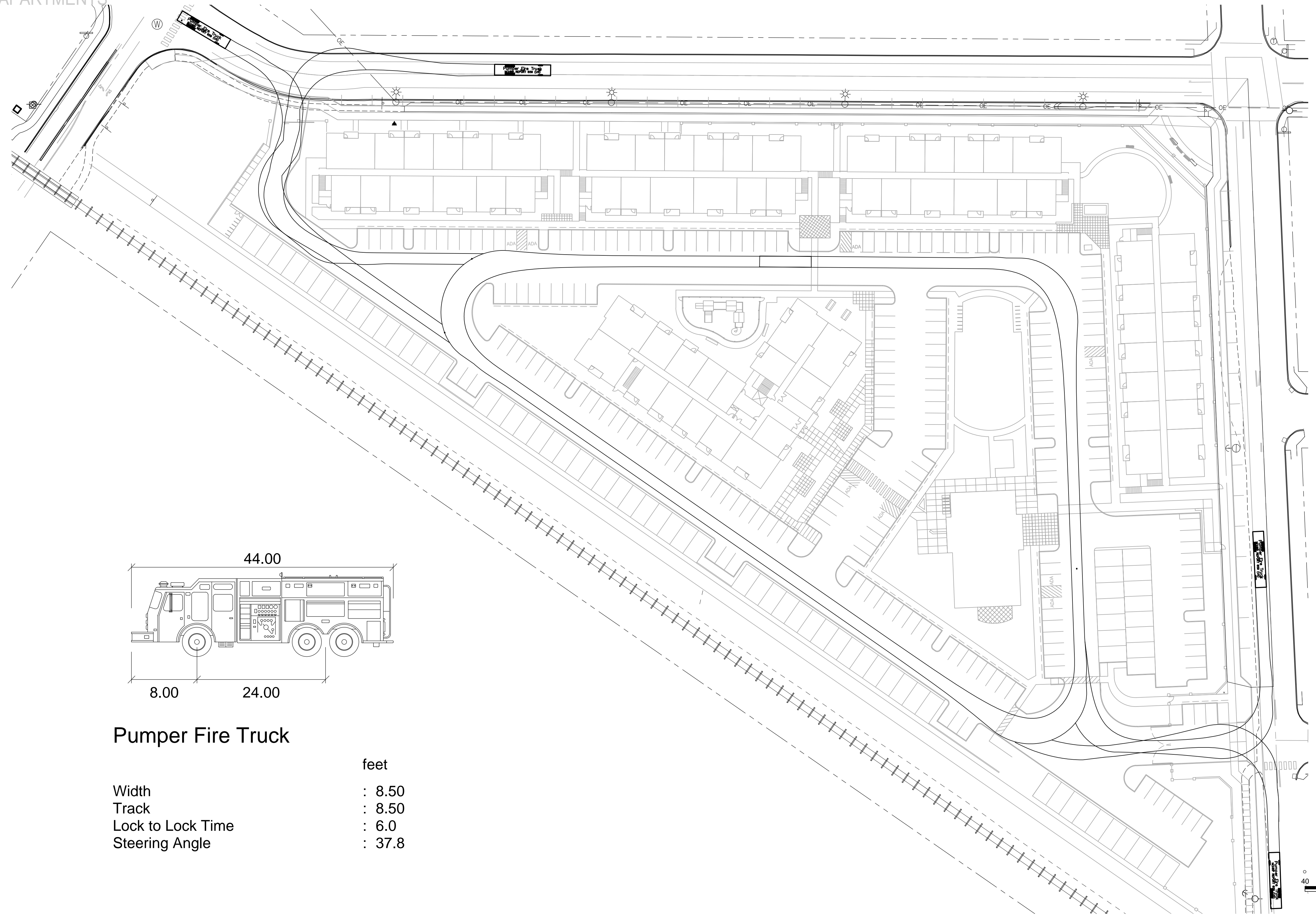
STORM NOTES	
1	PROPOSED STORM MAIN.
2	PROPOSED STORM MANHOLE
3	PROPOSED CATCH BASIN W/ LATERAL
4	PROPOSED ROOF LATERAL
5	SEE STORM FACILITY BLOWUP (BOTTOM LEFT OF SHEET)
6	PROPOSED CATCH BASIN TO CONNECT TO FUTURE CITY STORMWATER MAIN IN MONROE STREET
7	PROPOSED AREA DRAIN





# SITE PLAN REVIEW

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

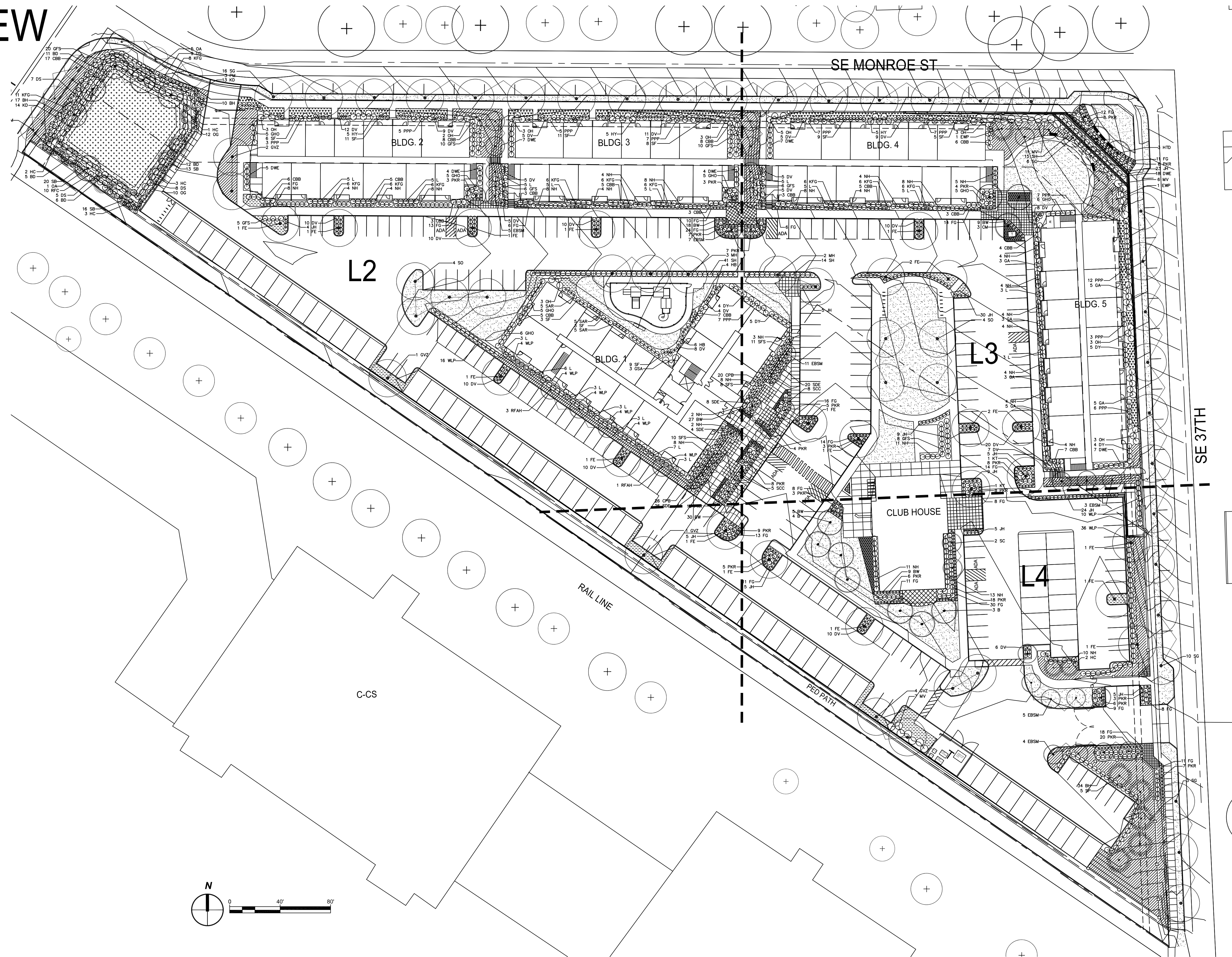


Pumper Fire Truck

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

# SITE PLAN REVIEW

OVERALL LANDSCAPE PLAN



# SITE PLAN REVIEW

## PARTIAL LANDSCAPE PLAN

### LANDSCAPE LEGEND

SYMBOL	COMMON NAME BOTANICAL NAME	SIZE/COND.	SPACING	COMMENTS
B	River Birch <i>Betula nigra</i>	10'-12' 7'-10'	20' o.c.	Clump
CM	Crape Myrtle <i>Lagerstroemia indica</i> 'Tuscarora'	2" Cal.	as shown	specimen
EBSM	Edith Bouge Southern Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	20' o.c.	
EWP	Eastern White Pine <i>Pinus strobus</i>	Full	as shown	non sheared
FE	Frontier Elm <i>Ulmus 'Frontier'</i>	2" Cal.	as shown	
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	30' o.c.	
HC	Hogan Cedar <i>Thuja plicata</i> 'Hogan'	8" Full	15' o.c.	
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	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 griseum</i>	2" Cal.	30' o.c.	
RFAH	Rising Fire American Hornbeam <i>Carpinus caroliniana</i> 'Uxbridge'	2" Cal.	as shown	
SC	Spire Cherry <i>Prunus x hillieri</i> 'Spire'	2" Cal.	20' o.c.	6' branching min.
SG	Saratoga Gingko <i>Ginkgo biloba</i> 'Saratoga'	2" Cal.	40' o.c.	
SO	Shumard Oak <i>Quercus shumardii</i>	2" Cal.	30' o.c.	
SP	Scotch Pine <i>Pinus sylvestris</i>	specimen 6"	20' o.c.	non sheared
<b>SHRUBS</b>				
BD	Bailey Dogwood <i>Cornus sericea</i> 'Baileyi'	3 Gal.	5' o.c.	
BH	Blue Holly <i>Ilex x meserveae</i> 'Blue Girl'	24"-30"	4' o.c.	
BW	Dwarf English Boxwood <i>Buxus sempervirens</i> 'suffruticosa'	18"-24"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	3 Gal.	4' o.c.	
CPB	Crimson Pymy Barberry <i>Berberis thunbergii</i> 'Crimson Pymy'	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</i> 'Compacta'	5 Gal.	4' o.c.	
DY	Dense Yew <i>Taxus x media</i> 'Densiformis'	24"-30"	4' o.c.	Full
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	5 Gal.	4' o.c.	
GFS	Goldflame Spirea <i>Spiraea bumalda</i> 'Goldflame'	3 Gal.	4' o.c.	
GHO	Goshiki Holly Osmanthus <i>Osmanthus heterophyllus</i> 'Goshiki'	5 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica</i> 'Mr. Goldstrike'	5 Gal.	5' o.c.	
HB	Heavenly Bamboo <i>Nandina domestica</i> 'Stenna Sunrise'	3 Gal.	3' o.c.	
HY	Blue Wave Lacecape Hydrangea <i>Hydrangea macrophylla</i> 'Blue Wave'	3 Gal.	5' o.c.	
JH	Japanese Holly <i>Ilex crenata</i> 'Compacta'	3 Gal.	3' o.c.	
KD	Kelsey Dogwood <i>Cornus sericea</i> 'Kelseyi'	3 Gal.	3' o.c.	
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	1 Gal.	3' o.c.	
L	Sizzling Pink Fringe Flower <i>Larocpetium chinensis</i> 'Sizzling Pink'	5 Gal.	4' o.c.	
MV	Mariesii Viburnum <i>Viburnum plicatum tomentosum</i> 'Mariesii'	5 Gal.	6' o.c.	
NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3.5' o.c.	
OC	Oregon Grape <i>Mahonia aquifolium</i>	3 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i> 'Snow Queen'	5 Gal.	5' o.c.	
PKR	Pink Knockout Rose <i>Rosa Rodian</i> 'PPAF'	2 Gal.	3.5' o.c.	
PPP	Passion Party Passion Pieris <i>Pieris japonica</i> 'Ratto'	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.	
SCC	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	3 Gal.	3.5' o.c.	
SDE	Sunny Delight Euonymus <i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff'	3 Gal.	3' o.c.	
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebid'	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</i> 'Shamrock'	24"-30"	4' o.c.	
WLP	Waxleaf Privet <i>Ligustrum japonicum</i> 'Texanum'	24"-30"	4' o.c.	

### GROUND COVER

[Pattern]	Lawn		
[Pattern]	Big Blue Lily Turf <i>Lilium muscari</i> 'Big Blue'	4" Pot	12" o.c.
[Pattern]	Kinnikinnick <i>Arctostaphylos uva-ursi</i> 'Massachusetts'	1 Gal.	18" o.c.
[Pattern]	Japanese Spurge <i>Pachysandra terminalis</i>	4" Pot	12" o.c.
[Pattern]	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.
[Pattern]	Annual Color To be approved by Owner	4" Pot	8" o.c.

### WATER QUALITY FACILITY

[Pattern]	Slough Sedge <i>Carex obnupta</i>	4" Pot	9" o.c.
[Pattern]	Pacific Rush <i>Juncus effusus</i> var. <i>gracillies</i>	4" Pot	9" o.c.
[Pattern]	Spreading Rush <i>Juncus patens</i>	4" Pot	9" o.c.

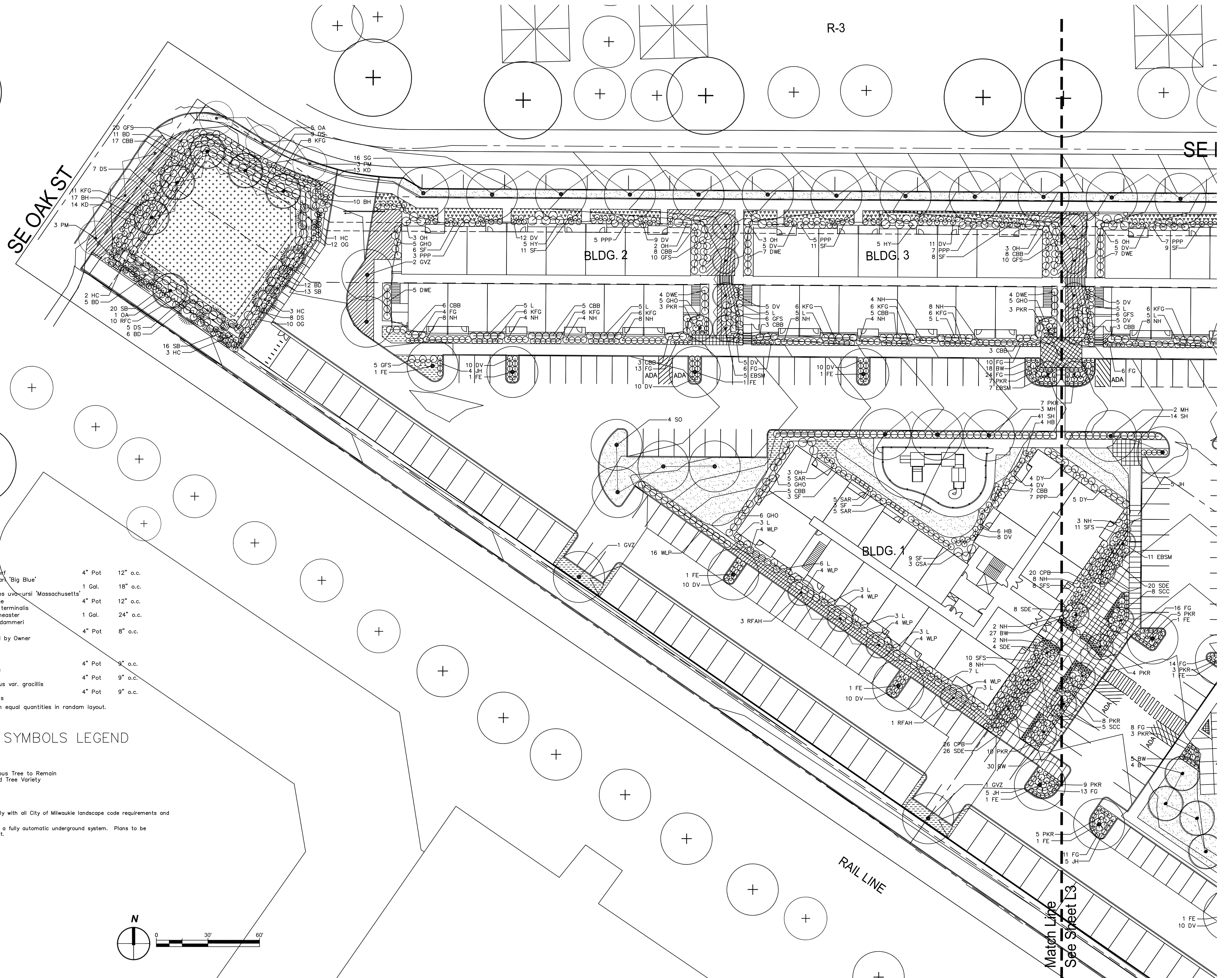
NOTE: Plant in equal quantities in random layout.

### LANDSCAPE SYMBOLS LEGEND

[Symbol]	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
----------	---

### NOTES

- Installation must fully comply with all City of Milwaukie landscape code requirements and any conditions of approval.
- 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
<b>TREES</b>				
B	River Birch <i>Betula nigra</i>	10'-12" 7'-10"	20' o.c.	Clump
CM	Crape Myrtle <i>Lagerstroemia indica</i> 'Tuscarora'	2" Cal.	as shown	specimen
EBSM	Edith Bouge Southern Magnolia <i>Magnolia grandiflora</i> 'Edith Bouge'	2" Cal.	20' o.c.	
EWP	Eastern White Pine <i>Pinus strobus</i>	8'	as shown	non sheared
FE	Frontier Elm <i>Ulmus</i> 'Frontier'	2" Cal.	as shown	
GVZ	Green Vase Zelkova <i>Zelkova serrata</i> 'Green Vase'	2" Cal.	30' o.c.	
HC	Hogan Cedar <i>Thuja plicata</i> 'Hogan'	8"-10"	15' o.c.	
HTD	Heart Throb Dogwood <i>Cornus kousa</i> 'Schmred'	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 griseum</i>	2" Cal.	30' o.c.	
RFAH	Rising Fire American Hornbeam <i>Carpinus caroliniana</i> 'Uxbridge'	2" Cal.	as shown	
SC	Spire Cherry <i>Prunus x hillieri</i> 'Spire'	2" Cal.	20' o.c.	6' branching min.
SG	Saratoga Gingko <i>Ginkgo biloba</i> 'Saratoga'	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
<b>SHRUBS</b>				
BD	Bailey Dogwood <i>Cornus sericea</i> 'Baileyi'	3 Gal.	5' o.c.	
BH	Blue Holly <i>Ilex x meserveae</i> 'Blue Girl'	24"-30"	4' o.c.	
BW	Dwarf English Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	18"-24"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	5 Gal.	4' o.c.	
CPB	Crimson Pymy Barberry <i>Berberis thunbergii</i> 'Crimson Pymy'	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</i> 'Compacta'	5 Gal.	4' o.c.	
DY	Dense Yew <i>Taxus x media</i> 'Densiformis'	24"-30"	4' o.c.	Full
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	5 Gal.	4' o.c.	
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L	Sizzling Pink Fringe Flower <i>Loropetalum chinensis</i> 'Sizzling Pink'	5 Gal.	4' o.c.	
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NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3.5' o.c.	
OG	Oregon Grape <i>Mahonia aquifolium</i>	3 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i> 'Snow Queen'	5 Gal.	5' o.c.	
PKR	Pink Knockout Rose <i>Rosa Radcan</i> 'PKR'	2 Gal.	3.5' o.c.	
PPP	Passion Party Passion Pieris <i>Pieris japonica</i> 'Raito'	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.	
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[Pattern]	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.	
[Pattern]	Annual Color To be approved by Owner	4" Pot	8" o.c.	

### WATER QUALITY FACILITY

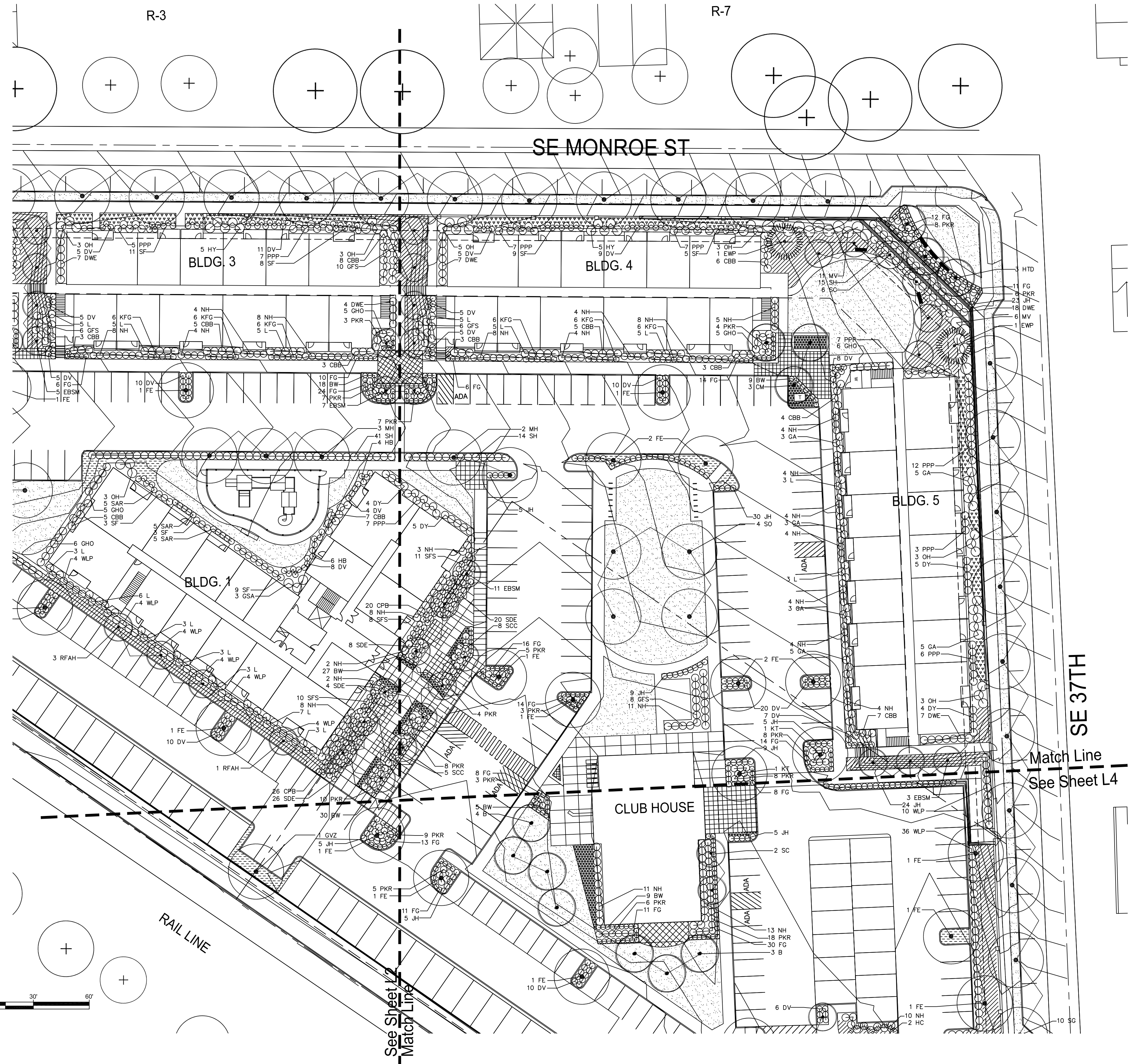
[Pattern]	Slough Sedge <i>Carex obnupta</i>	4" Pot	9" o.c.	
[Pattern]	Pacific Rush <i>Juncus effusus</i> var. <i>gracillius</i>	4" Pot	9" o.c.	
[Pattern]	Spreading Rush <i>Juncus patens</i>	4" Pot	9" o.c.	

NOTE: Plant in equal quantities in random layout.

### LANDSCAPE SYMBOLS LEGEND

[Symbol]	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
----------	---

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



# SITE PLAN REVIEW

## PARTIAL LANDSCAPE PLAN

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RFAH	Rising Fire American Hornbeam <i>Carpinus caroliniana</i> 'Uxbridge'	2" Cal.	as shown	
SC	Spiral Cherry <i>Prunus x hillieri</i> 'Spiral'	2" Cal.	20' o.c.	6' branching min.
SG	Saratoga Ginkgo <i>Ginkgo biloba</i> 'Saratoga'	2" Cal.	40' o.c.	
SO	Shumard Oak <i>Quercus shumardii</i>	2" Cal. specimen	30' o.c.	
SP	Scotch Pine <i>Pinus sylvestris</i>	6"	20' o.c.	non sheared
<b>SHRUBS</b>				
BD	Bolley Dogwood <i>Cornus sericea</i> 'Bolleyi'	3 Gal.	5' o.c.	
BH	Blue Holly <i>Ilex x meserveae</i> 'Blue Girl'	24"-30"	4' o.c.	
BW	Dwarf English Boxwood <i>Buxus sempervirens</i> 'Suffruticosa'	16"-24"	2.5' o.c.	
CBB	Cherry Bomb Barberry <i>Berberis thunbergii</i> 'Monomb'	5 Gal.	4' o.c.	
CPB	Crimson Pymy Barberry <i>Berberis thunbergii</i> 'Crimson Pymy'	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</i> 'Compacta'	5 Gal.	4' o.c.	
DY	Dense Yew <i>Taxus x media</i> 'Densiformis'	24"-30" BAB	4' o.c.	Full
FG	Fountain Grass <i>Pennisetum alopecuroides</i> 'Hamelin'	1 Gal.	2.5' o.c.	
GA	Glossy Abelia <i>Abelia grandiflora</i> 'Edward Goucher'	5 Gal.	4' o.c.	
GFS	Goldflame Spirea <i>Spiraea bumalda</i> 'Goldflame'	3 Gal.	4' o.c.	
GHO	Goshiki Holly Osmanthus <i>Osmanthus heterophyllus</i> 'Goshiki'	5 Gal.	4' o.c.	
GSA	Mr. Goldstrike Aucuba <i>Aucuba japonica</i> 'Mr. Goldstrike'	5 Gal.	5' o.c.	
HB	Heavenly Bombao <i>Nandina domestica</i> 'Sienna Sunrise'	3 Gal.	3' o.c.	
HY	Blue Wave Lacecape Hydrangea <i>Hydrangea macrophylla</i> 'Blue Wave'	3 Gal.	5' o.c.	
JH	Japanese Holly <i>Ilex crenata</i> 'Compacta'	24"-30"	3' o.c.	
KD	Kelsey Dogwood <i>Cornus sericea</i> 'Kelseyi'	3 Gal.	3' o.c.	
KFG	Karl Foerster Feather Reed Grass <i>Calamagrostis arundifolia</i> 'Karl Foerster'	1 Gal.	3' o.c.	
L	Sizzling Pink Fringe Flower <i>Loropetalum chinensis</i> 'Sizzling Pink'	5 Gal.	4' o.c.	
MV	Mariesii Viburnum <i>Viburnum plicatum tomentosum</i> 'Mariesii'	5 Gal.	6' o.c.	
NH	Nordic Holly <i>Ilex glabra</i> 'Chamzin'	24"-30"	3.5' o.c.	
OG	Oregon Grape <i>Mahonia aquifolium</i>	3 Gal.	3' o.c.	
OH	Oakleaf Hydrangea <i>Hydrangea quercifolia</i> 'Snow Queen'	5 Gal.	5' o.c.	
PKR	Pink Knockout Rose <i>Rosa Radcan</i> 'PP4'	2 Gal.	3.5' o.c.	
PPP	Passion Party Passion Pteris <i>Pteris japonica</i> 'Ratto'	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.	
SCC	Sixteen Candles Clethra <i>Clethra alnifolia</i> 'Sixteen Candles'	3 Gal.	3.5' o.c.	
SDE	Sunny Delight Euonymus <i>Euonymus japonicus</i> var. <i>microphyllus</i> 'Moncliff'	3 Gal.	3' o.c.	
SF	Scarletta Fetterbush <i>Leucothoe fontanesiana</i> 'Zebliid'	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</i> 'Shamrock'	24"-30"	4' o.c.	
WLP	Waxleaf Privet <i>Ligustrum japonicum</i> 'Texanum'	24"-30"	4' o.c.	

### GROUND COVER

[Pattern]	Lawn			
[Pattern]	Big Blue Lily Turf <i>Liriope muscari</i> 'Big Blue'	4" Pot	12" o.c.	
[Pattern]	Kinnikinnick <i>Arctostaphylos uva-ursi</i> 'Massachusetts'	1 Gal.	18" o.c.	
[Pattern]	Japanese Spurge <i>Pachysandra terminalis</i>	4" Pot	12" o.c.	
[Pattern]	Bearberry Cotoneaster <i>Cotoneaster dammeri</i>	1 Gal.	24" o.c.	
[Pattern]	Annual Color To be approved by Owner	4" Pot	8" o.c.	

### WATER QUALITY FACILITY

[Pattern]	Slough Sedge <i>Carex obnupta</i>	4" Pot	9" o.c.	
[Pattern]	Pacific Rush <i>Juncus effusus</i> var. <i>gracilliss</i>	4" Pot	9" o.c.	
[Pattern]	Spreading Rush <i>Juncus patens</i>	4" Pot	9" o.c.	

NOTE: Plant in equal quantities in random layout.

### LANDSCAPE SYMBOLS LEGEND

[Symbol]	Existing Deciduous Tree to Remain Caliper DBH and Tree Variety
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### NOTES

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



SE 37TH

See Sheet L3  
Match Line

