

TRUE NORTH  
  
**SITE PLAN**  
 1 SD1.1  
 SCALE: 1/8" = 1'-0"

**SITE PLAN LEGEND**  
 - - - - - PROPERTY LINE  
 - - - - - NEW FENCE. SEE DETAIL 1/SD2.1

NOTE: NO EXISTING TREES OR EXISTING NATURAL FEATURES ON SITE. NO TREE PROTECTION OR TREE REMOVAL REQUIRED.

**PROPERTY INFORMATION**

ADDRESS: 9391 SE 32ND AVE. MILWAUKIE, OR 97222  
 PROJECT: RETAIL AND PARKING ON FIRST FLOOR, WITH 20 APARTMENT UNITS LESS THAN 800 SF, 1 APARTMENT OVER 800 SF.  
 LEGAL DESCRIPTION  
 LEGAL DESCRIPTIONS: ARDENWALD, BLOCK 5, LOT 21 AND 22  
 TAX LOT ID: 11E25BD07700  
 PARCEL NUMBER: 00008547

**ZONING CODE INFORMATION**  
 BASE ZONE: NMU (NEIGHBORHOOD MIXED USE)  
 SITE AREA: 0.24 ACRES (10,800 SF)

**PROPOSED SITE INFORMATION:**  
 PLOT: 9,720 SF  
 BUILDING FOOTPRINT: 8,140 SF (84%)  
 EXTERIOR CONCRETE PAVING: 80 SF (0.5%)  
 PROPOSED LANDSCAPING: 1,500 SF (15.5%)  
 MINIMUM FAR ALLOWED: 0.5:1

**BUILDING HEIGHT:**  
 MAXIMUM ALLOWABLE HEIGHT (TABLE 19.303.3): 45'-0"  
 ACTUAL HEIGHT: 51'-1"  
 (VARIANCE REQUESTED)

**MAX SETBACKS ALLOWED:**  
 MAXIMUM STREET SETBACK: 10'-0"  
 ACTUAL STREET SETBACK: 1'-0"  
**AUTOMOBILE PARKING REQUIREMENTS (TABLE 19.605.1):**  
 PROVIDED STANDARD PARKING SPACES: 17  
 REQUIRED STANDARD PARKING SPACES: 24.25  
 (QUANTITY MODIFICATION REQUESTED)

**BICYCLE PARKING REQUIREMENTS (TABLE 266-6):**  
 BIKE PARKING MIN. OF 22 REQUIRED, 22 TO BE PROVIDED.  
 STANDARD BIKE PARKING (MIN OF 1 SPACE REQUIRED)  
 ENCLOSED BIKE PARKING (1 PER UNIT, 50% MINIMUM OF REQUIRED)

SEE SECTION: 19.609.2  
**FLOOR AND BUILDING COVERAGE AREA:**  
 FIRST FLOOR COVERED PARKING AREA/RETAIL: 8,066 SF  
 SECOND FLOOR BUILDING AREA: 8,682 SF  
 THIRD FLOOR BUILDING AREA: 8,682 SF  
 FOURTH FLOOR PENTHOUSE BUILDING AREA: 8,332 SF  
 TOTAL AREA (INCLUDING COVERED PARKING): 33,762 SF

**SITE PLAN GENERAL NOTES**

EXISTING INFORMATION IS BASED ON DRAWINGS PROVIDED BY AKS.  
 DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING, PROPERTY LINE, OR CENTER OF PAINT STRIPING UNLESS NOTED OTHERWISE.  
 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE FIGHTING PURPOSES A "KNOXBOX" KEY BOX SHALL BE INSTALLED IN AN APPROVED LOCATION.

**PLANT KEY**

SYMBOL	LANDSCAPING TYPE	SIZE	COUNT
<b>TREES</b>			
	MEDIUM SIZED DECIDUOUS TREE PER OWNER AND MARKET AVAILABILITY	2" CAL 4' ABOVE GRADE	3
*NOTE: MUST PROVIDE 3'X3' MIN PLANTING AREA			
<b>SHRUBS</b>			
	LANDSCAPE SHRUBS PER OWNER AND MARKET AVAILABILITY	1 GAL. 3" O.C.	10
<b>GROUND COVER</b>			
	MULCH PER OWNER	24" O.C. 1 GAL.	
	GRASS PER OWNER		

**SITE PLAN KEYNOTES**

- EXISTING CONCRETE CURB TO REMAIN.
- EXISTING CURB TO BE REMOVED.
- TRASH AND RECYCLING ROOM. PROVIDE DRAIN THAT CONNECTS TO A SANITARY SEWER WASTE LINE. SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW 6' HIGH CHAIN LINK FENCE WITH PRIVACY SLATS. PAINTED BLACK PER OWNER.
- NEW CONCRETE OR ASPHALT DRIVEWAY WITH NEW CURB EDGE. SEE CIVIL DRAWINGS.
- NEW CONCRETE PAVING. SEE STRUCTURAL DRAWINGS
- NEW DEDICATION AND FRONTAGE IMPROVEMENTS. SEE CIVIL DRAWINGS.
- FACE OF BUILDING ABOVE
- LONG TERM BICYCLE STORAGE 2'X6' EACH; 16 TOTAL. SEE DETAIL 10/SD2.1
- 20' WIDE CONTROLLED ACCESS ENTRY GATE. SEE ELECTRICAL. PROVIDE KEYBOX FOR EMERGENCY ACCESS.
- SHORT TERM BICYCLE PARKING AREA 2x6' EACH, FOUR TOTAL. SEE DETAIL 10/SD2.1.
- CONCRETE POST. SEE STRUCTURAL.
- DOWNSPOUT. SEE ROOF PLANS A1.5 & A1.6.

**RECEIVED**  
 By KOLIASV at 8:31 am, May 27, 2020

**REVISED**

**BAMA**  
 Architecture and Design  
 7350 SE Milwaukie Ave.  
 Portland, Oregon 97202  
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**9391 SE 32nd Ave.**  
**Mixed-Use**

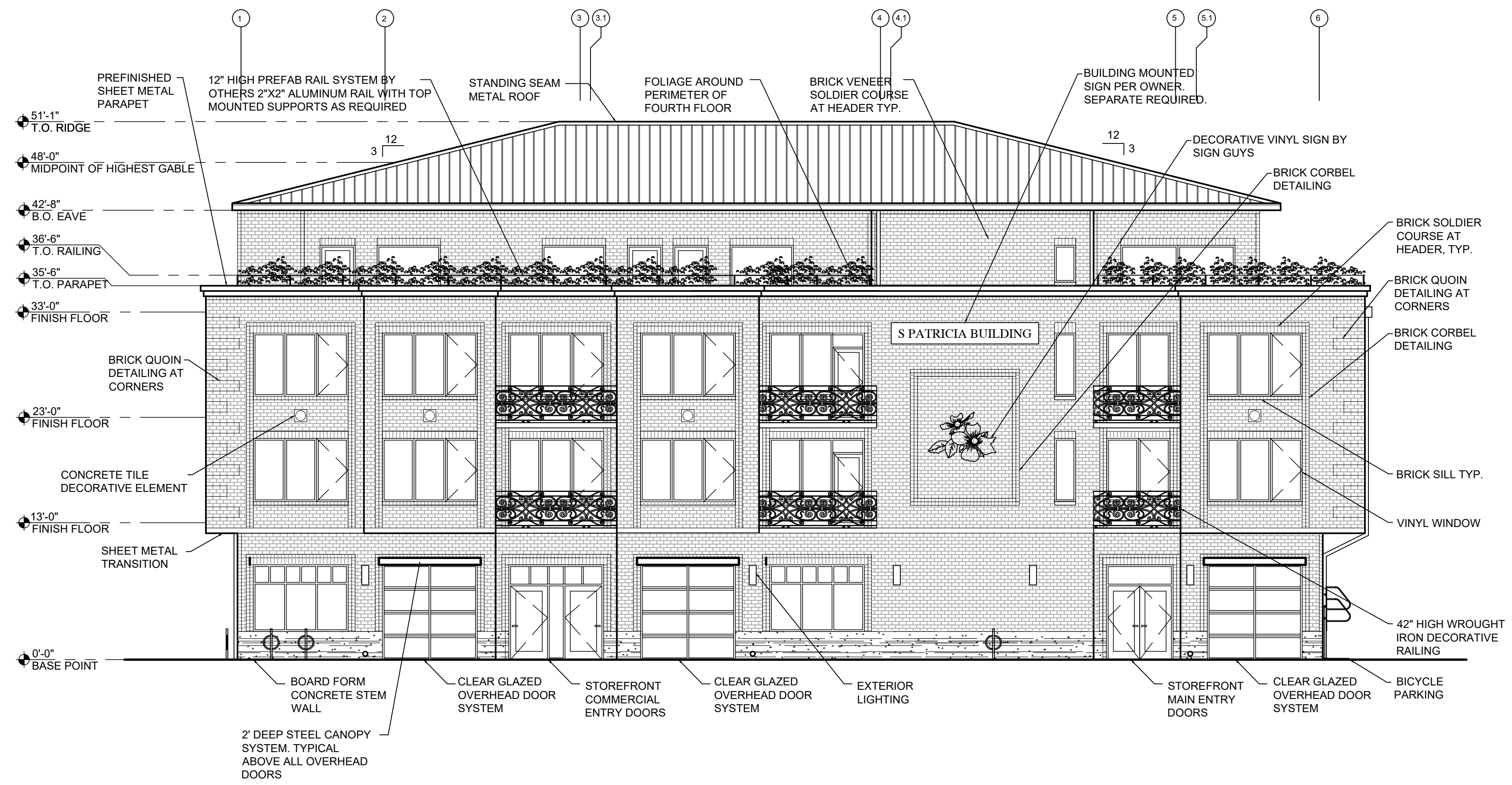
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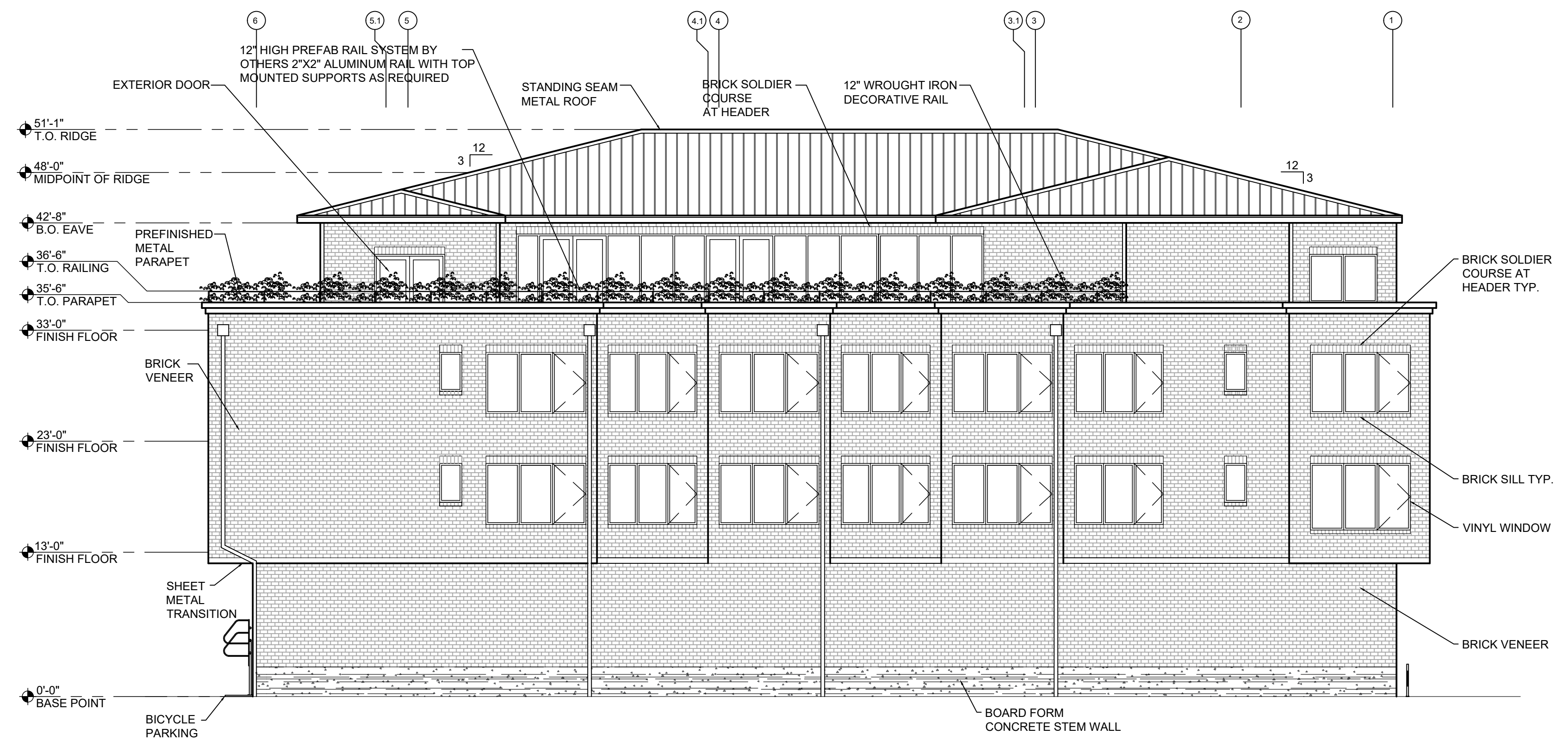
REVISIONS:  
 1 OWNER REVISION 04/28/20  
 2 OWNER REVISION 05/25/20

BUILDING PERMIT:  
 DATE: 4-16-20  
 SHEET NO.  
**SD1.1**  
 SITE PLAN





**1 EAST EXTERIOR ELEVATION**  
 A2.1 SCALE: 1/8" = 1'-0"



**2 WEST EXTERIOR ELEVATION**  
 A2.1 SCALE: 1/8" = 1'-0"

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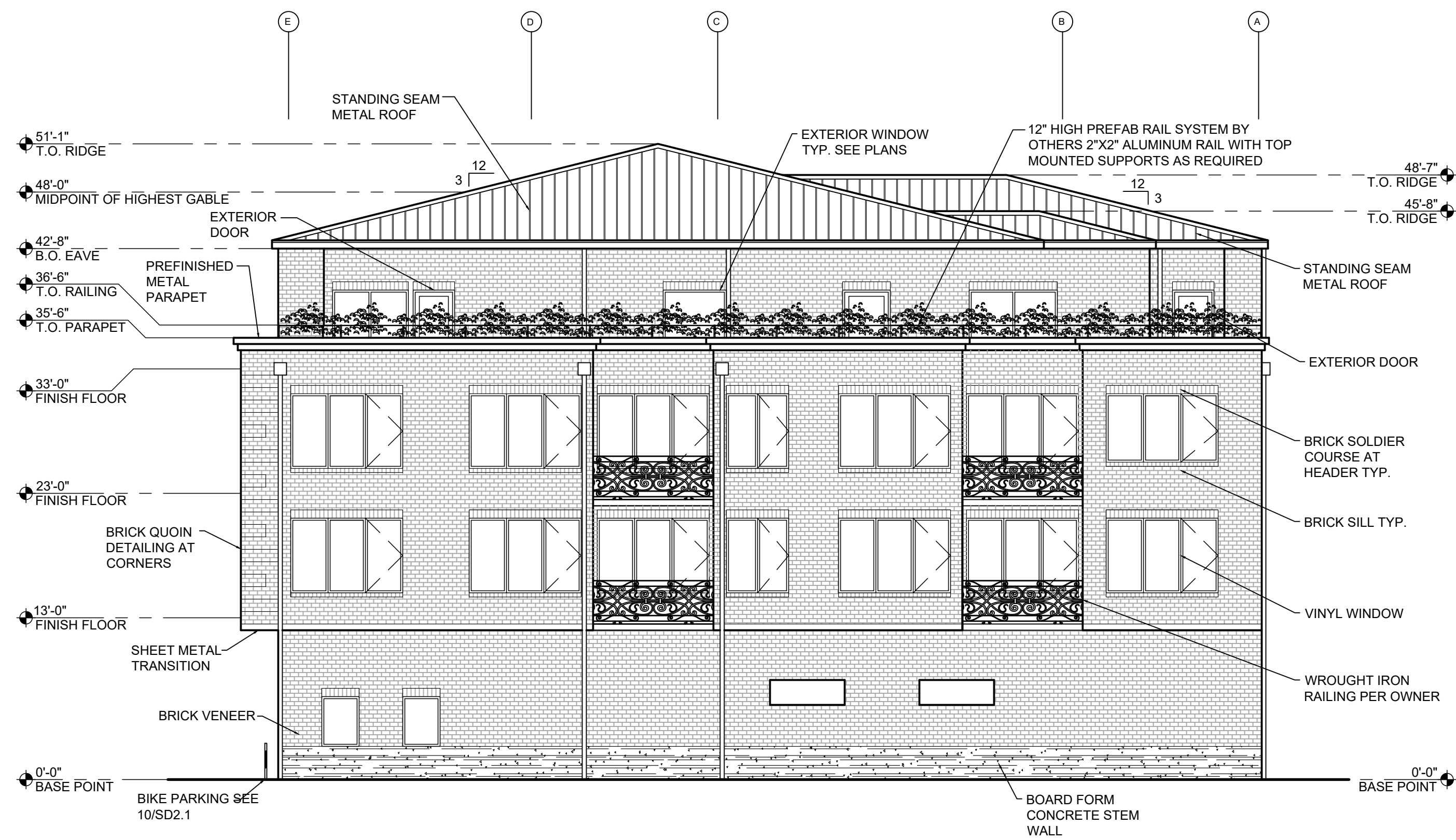
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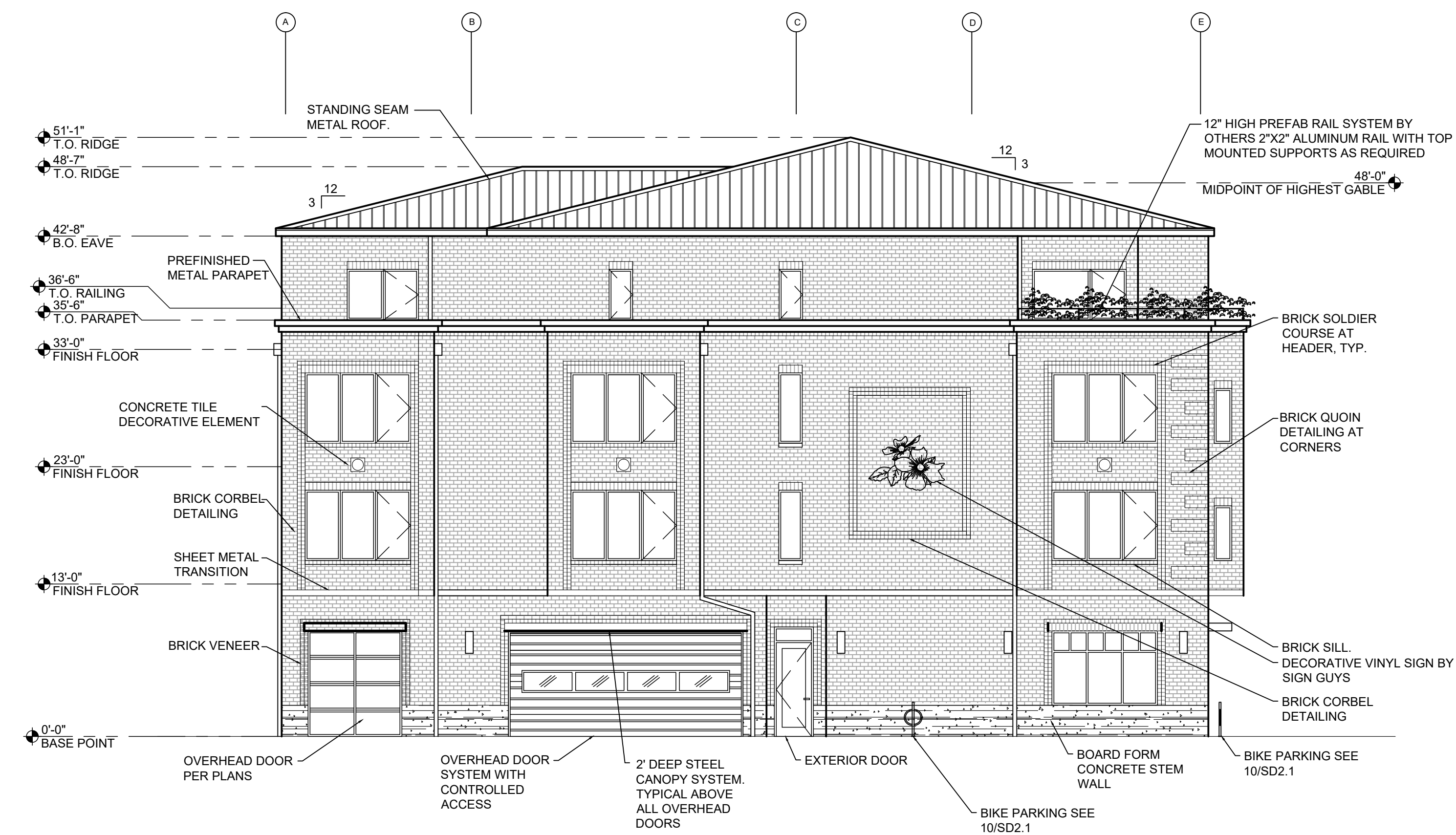
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BUILDING PERMIT:  
 DATE: 4-16-20  
 SHEET NO.  
**A2.1**  
 EAST & WEST ELEVATIONS



**1** NORTH EXTERIOR ELEVATION  
 A2.2 SCALE: 1/8" = 1'-0"



**2** SOUTH EXTERIOR ELEVATION  
 A2.2 SCALE: 1/8" = 1'-0"



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- REVISIONS:
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BUILDING PERMIT:  
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**A2.2**  
 ELEVATIONS