



PROPERTY INFORMATION

ADDRESS: 9391 SE 32ND AVE. MILWAUKIE, OR 97222
 PROJECT: RETAIL AND PARKING ON FIRST FLOOR, WITH 18 APARTMENT UNITS LESS THAN 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 BEFORE DEDICATION: 0.25 ACRES (10,805)

SIT AREA AFTER DEDICATION: 0.22 ACRES (9,665 SF)

PROPOSED SITE INFORMATION:

PLOT: 9,665 SF (AFTER DEDICATION)

BUILDING FOOTPRINT: 7,911 SF (81.9%)

EXTERIOR CONCRETE PAVING: 214 SF (2.2%)

PROPOSED LANDSCAPING: 1,535 SF (15.9%)

MINIMUM FAR ALLOWED: 0.5:1

BUILDING HEIGHT:

MAXIMUM ALLOWABLE HEIGHT (TABLE 19.303.3): 45'-0"

ACTUAL HEIGHT: 38'-0"

MAX SETBACKS ALLOWED:

MAXIMUM STREET SETBACK: 10'-0"

ACTUAL STREET SETBACK: 1'-0"

AUTOMOBILE PARKING REQUIREMENTS (TABLE 19.605.1):

MULTI-FAMILY HOUSING (1:UNIT): 18

COMMERCIAL (2:1000 SF): 3

SUBTOTAL: 21

PROXIMITY TO MASS TRANSIT (20% REDUCTION): -4

TOTAL REQUIRED: 17

BICYCLE PARKING REQUIREMENTS (TABLE 266-6):

BIKE PARKING MIN. OF 19 REQUIRED, 19 TO BE PROVIDED. LOCATED IN UNITS. SEE FLOOR PLANS. 1 IN EACH UNIT, 1 IN PARKING FOR RETAIL.

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: 7,942 SF

SECOND FLOOR BUILDING AREA: 8,558 SF

THIRD FLOOR BUILDING AREA: 8,558 SF

TOTAL AREA (INCLUDING COVERED PARKING): 25,058 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
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TREES

	MEDIUM SIZED DECIDUOUS TREE PER OWNER AND MARKET AVAILABILITY	2" CAL 4' ABOVE GRADE	3
*NOTE: MUST PROVIDE 3'X3' MIN PLANTING AREA			

SHRUBS

	LANDSCAPE SHRUBS PER OWNER AND MARKET AVAILABILITY	1 GAL. 3" O.C.	10
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GROUND COVER

	MULCH PER OWNER (MAX 20% OR 307 SF)		
	GRASS PER OWNER (MIN 80% OR 1,228 SF)		

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. SEE 1/SD2.1
- NEW CONCRETE OR ASPHALT DRIVEWAY WITH NEW CURB EDGE. SEE CIVIL DRAWINGS.
- NEW CONCRETE PAVING. SEE STRUCTURAL DRAWINGS
- NEW 9.5' DEDICATION AND FRONTAGE IMPROVEMENTS. SEE CIVIL DRAWINGS.
- FACE OF BUILDING ABOVE
- ELECTRICAL GEAR. SEE DRAWINGS BY ELECTRICAL AND COORDINATE WITH PGE. PROVIDE CONCRETE PAD
- 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.

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

SITE PLAN LEGEND

- PROPERTY LINE
- NEW FENCE. SEE DETAIL 1/SD2.1

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

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9391 SE 32nd Ave.
Mixed-Use

9391 SE 32ND AVE,
 MILWAUKIE, OR 97222

Proj # 201931

- REVISIONS:**
- OWNER REVISION: 04/28/20
 - OWNER REVISION: 05/25/20
 - OWNER REVISION: 08/21/20
 - DEVELOPMENT REVIEW: 09/21/20

BUILDING PERMIT:
 DATE: April 16, 2020
 SHEET NO.
SD1.1
 SITE PLAN