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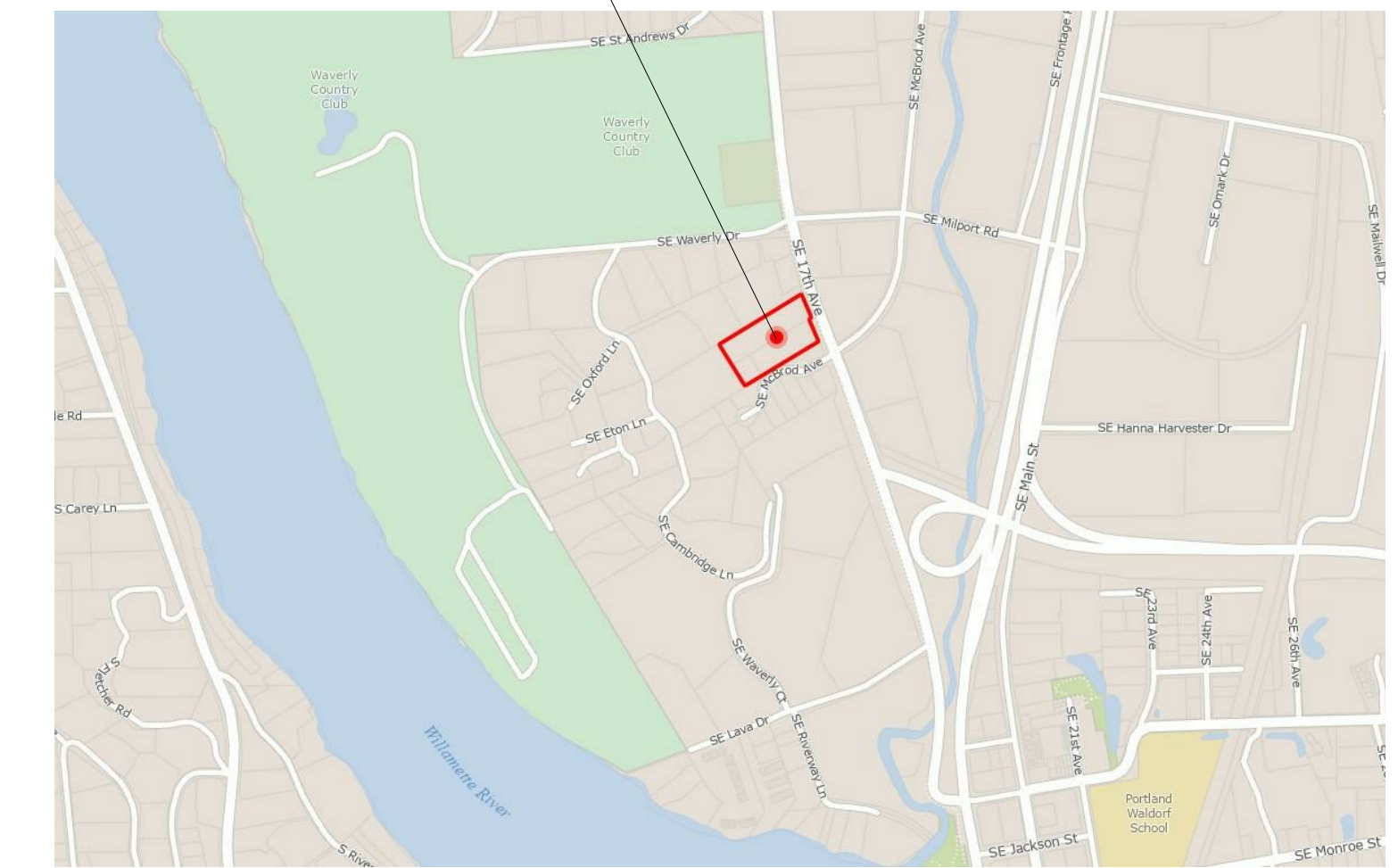
Milwaukie Cottages

9815 & 9833 SE 17th Ave.
Milwaukie, OR 97222



VICINITY MAP

9815 & 9833 SE 17th Ave.
Milwaukie, OR 97222



PROJECT DESCRIPTION:

A TYPE II LAND-USE REVIEW FOR A PROPOSED COTTAGE-CLUSTER HOUSING DEVELOPMENT THAT WOULD PRODUCE 41 NEW HOMES. RESIDENCE TYPES INCLUDE 2 AND 3-BEDROOM UNITS. AUTOMOBILE PARKING IN EXCESS OF CODE REQUIREMENTS WOULD BE PROVIDED ON SITE. THE PROJECT IS REQUESTING A PARKING MODIFICATION THROUGH A TYPE II PROCESS FOR PARKING BEYOND CODE MAXIMUM.

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		C200	UTILITY PLAN
		C201	UTILITY SCHEDULES
ARCHITECTURAL		LANDSCAPE	
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A101	PROPOSED SITE PLAN	L1	TREE PRESERVATION PLAN
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PROJECT TEAM

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client
logo here

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DATE: 09/08/2023
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JOB NO: 22-042
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EXISTING SITE SURVEY

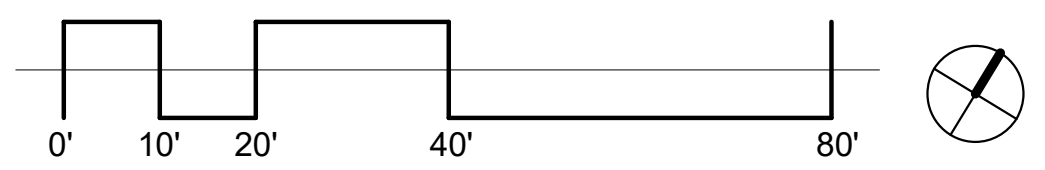
A100

Land-Use App

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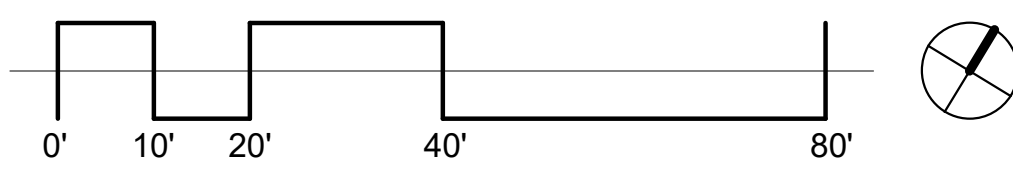
1 / EXISTING SITE SURVEY
scale: 1" = 20'-0"



SITE INFO		LEGEND	
ADDRESS	9815 & 9833 SE 17TH AVE MILWAUKIE, OR 97222	TREE ##	SEE AROBORIST'S REPORT FOR COMPLETE TREE INVENTORY.
PROPERTY ID	11E26DB01000 11E26DB01200 11E26DB01201		
TOTAL SITE AREA	2.51 ACRES		
COUNTY	CLACKAMAS		
JURISDICTION	CITY OF MILWAUKIE		



1 // PROPOSED SITE PLAN
scale: 1" = 20'-0"



ZONING INFO		PARKING INFO		LEGEND	
PER TABLE 19.505.4.C.1		PER TABLE 19.505.4.C.1		TREE ##	SEE AROBORIST'S REPORT FOR COMPLETE TREE INVENTORY.
ZONE	R-MD MODERATE DENSITY RESIDENTIAL	ZONE	R-MD		TREE TO BE REMOVED. SEE TREE PRESERVATION PLAN SHEET L1
SETBACKS		41 ATTACHED COTTAGES			UNIT ENTRY
FRONT	10' MIN, 20' MAX	AUTOMOBILE PARKING			
SIDE	5'	REQ'D	0.5 CARS/HOME 41 x 0.5 = 21 CARS		
REAR	5'	PROVIDED	61 CARS 1.5 CARS/HOME		
BUILDING HEIGHT		BICYCLE PARKING			
MAX	25' OR 2 STORIES	REQ'D LONG TERM	1.5 BIKES/HOME 41 x 1.5 = 62 BIKES		
BETWEEN 5' & 10' OF REAR LOT LINE	15' MAX	PROVIDED	40 IN-UNIT BIKES 24 IN BIKE SHED 64 TOTAL BIKES		
IMPERVIOUS AREA		REQ'D GUEST	0.5 BIKES/HOME 42 x 0.5 = 21 BIKES		
MAX ALLOWED	60%	PROVIDED	22 BIKES		
PROPOSED	53%				
VEGETATION					
MINIMUM	35%				
PROPOSED	47%				

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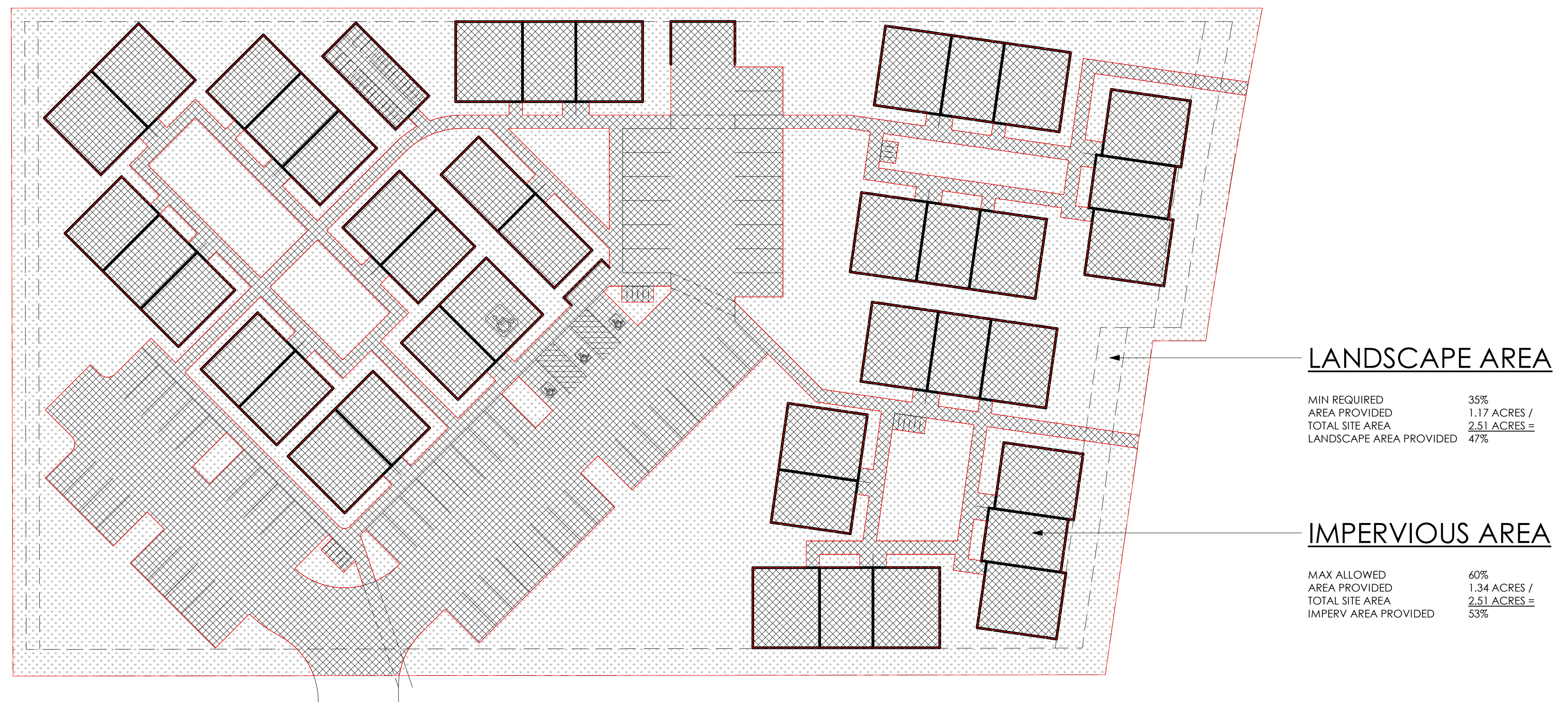
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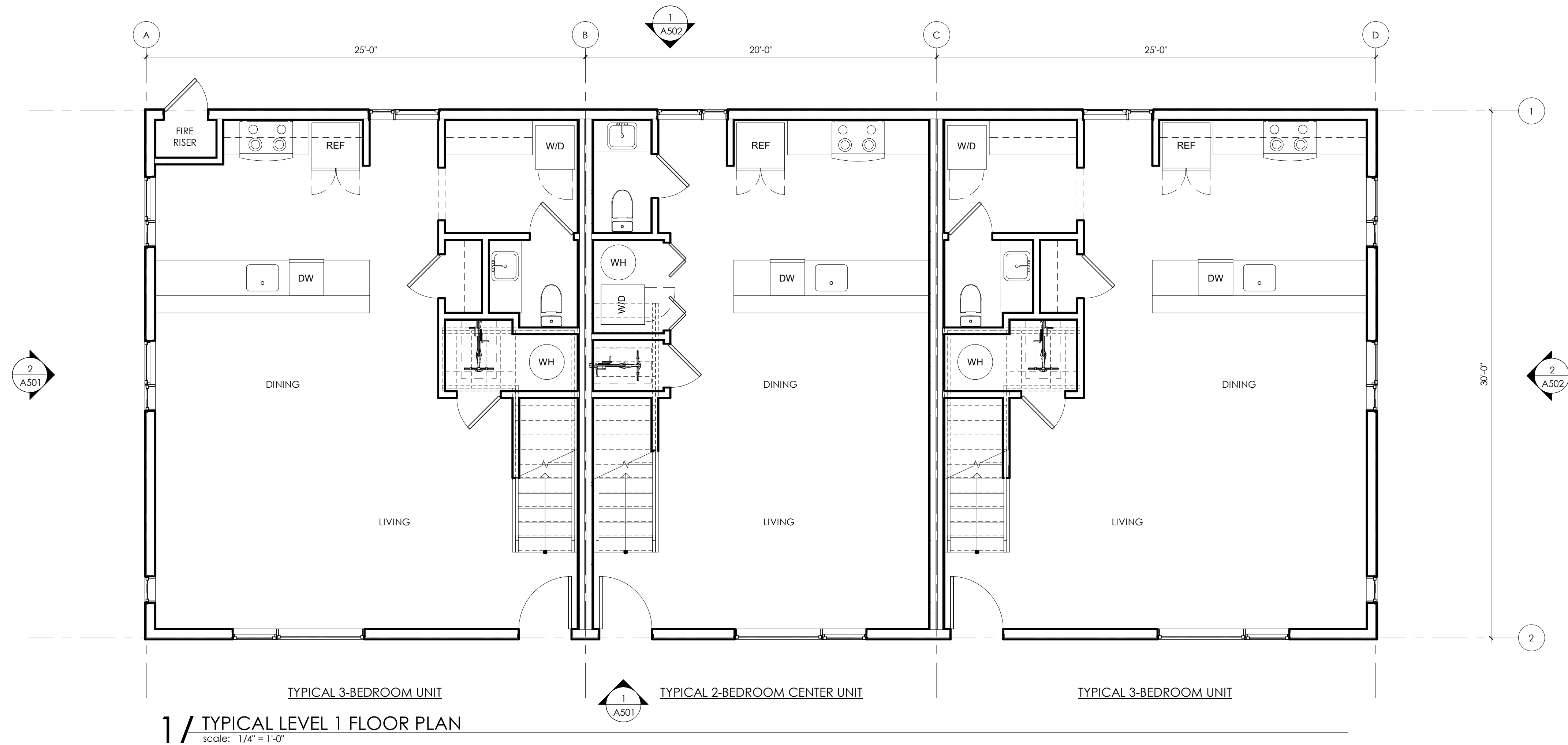
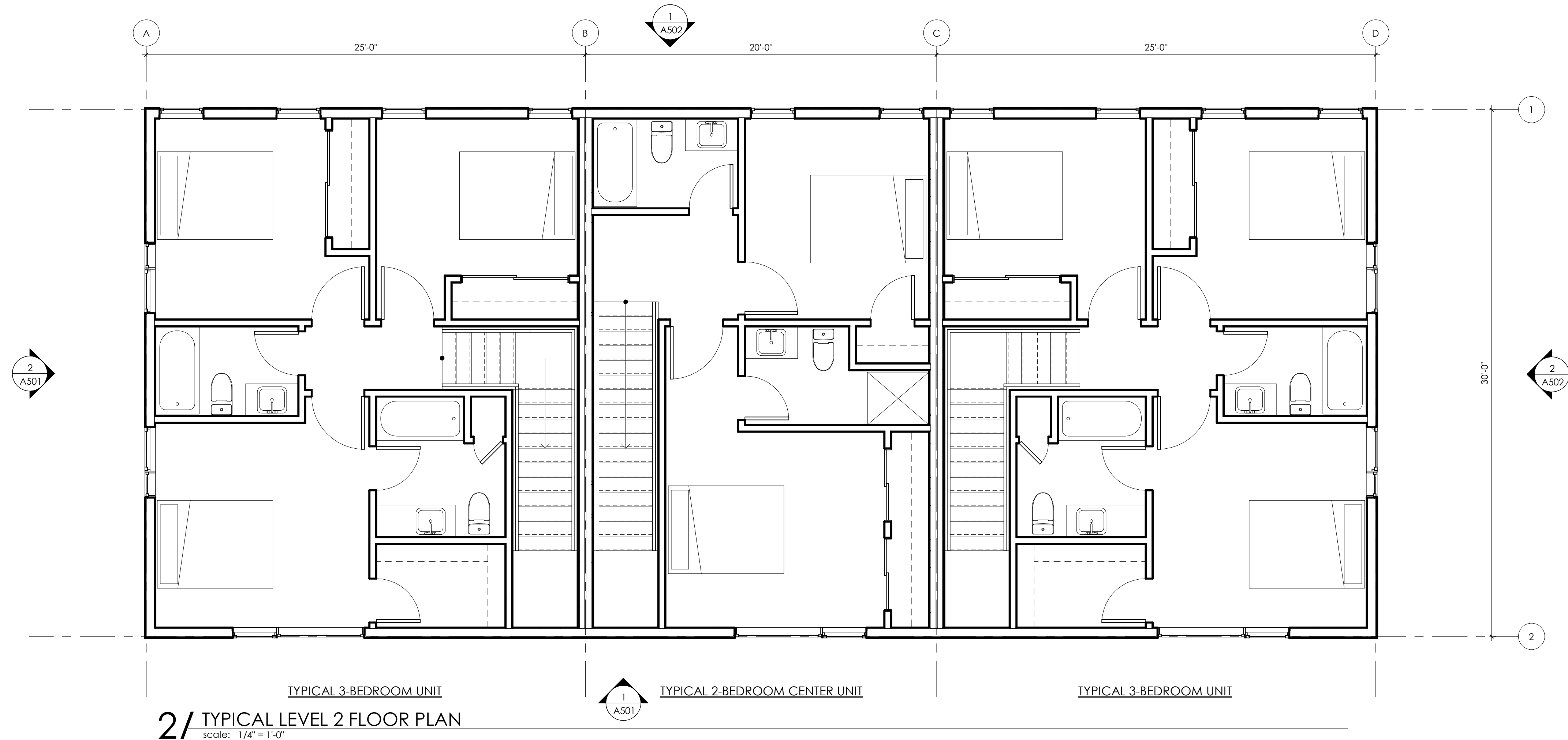
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PROPOSED SITE PLAN

A101

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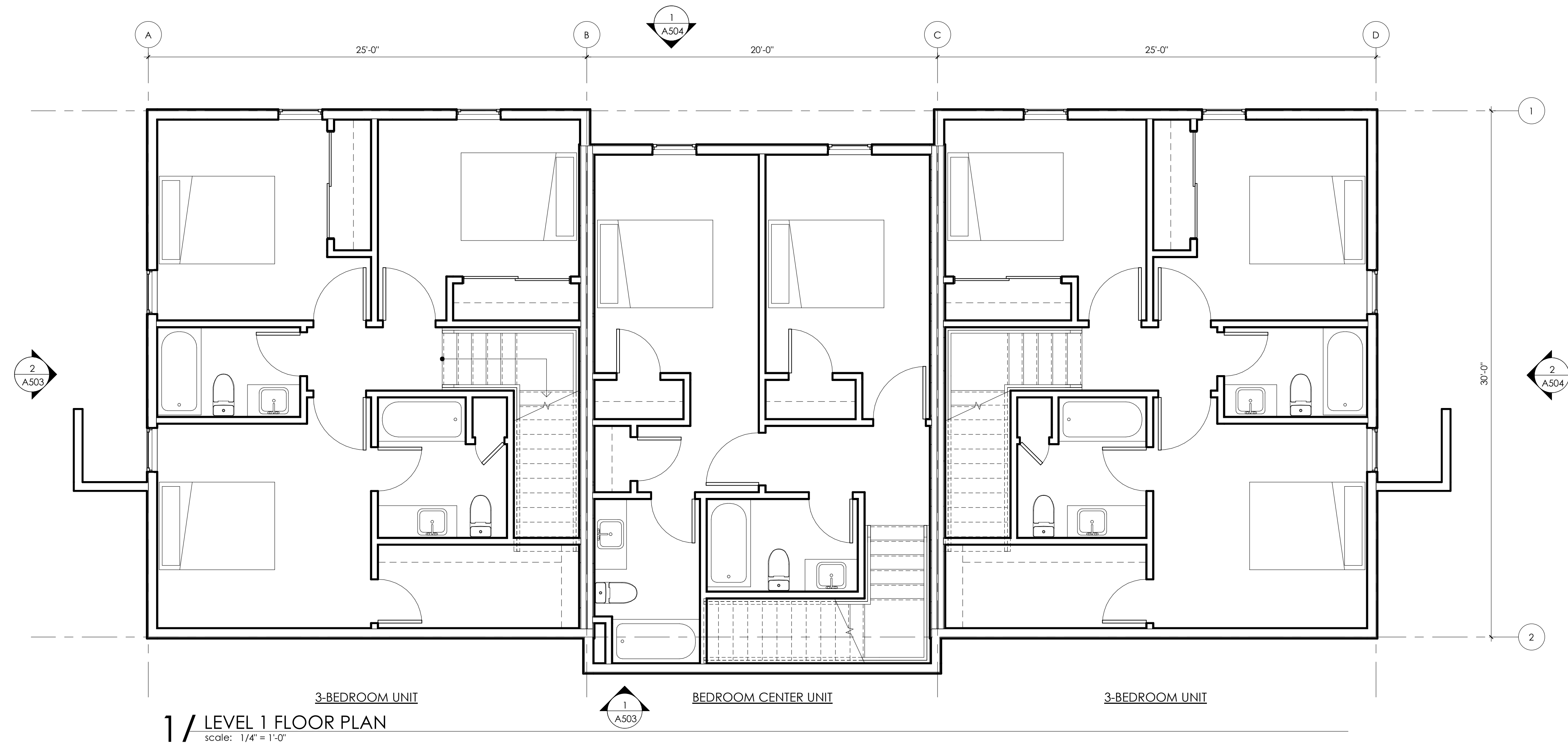
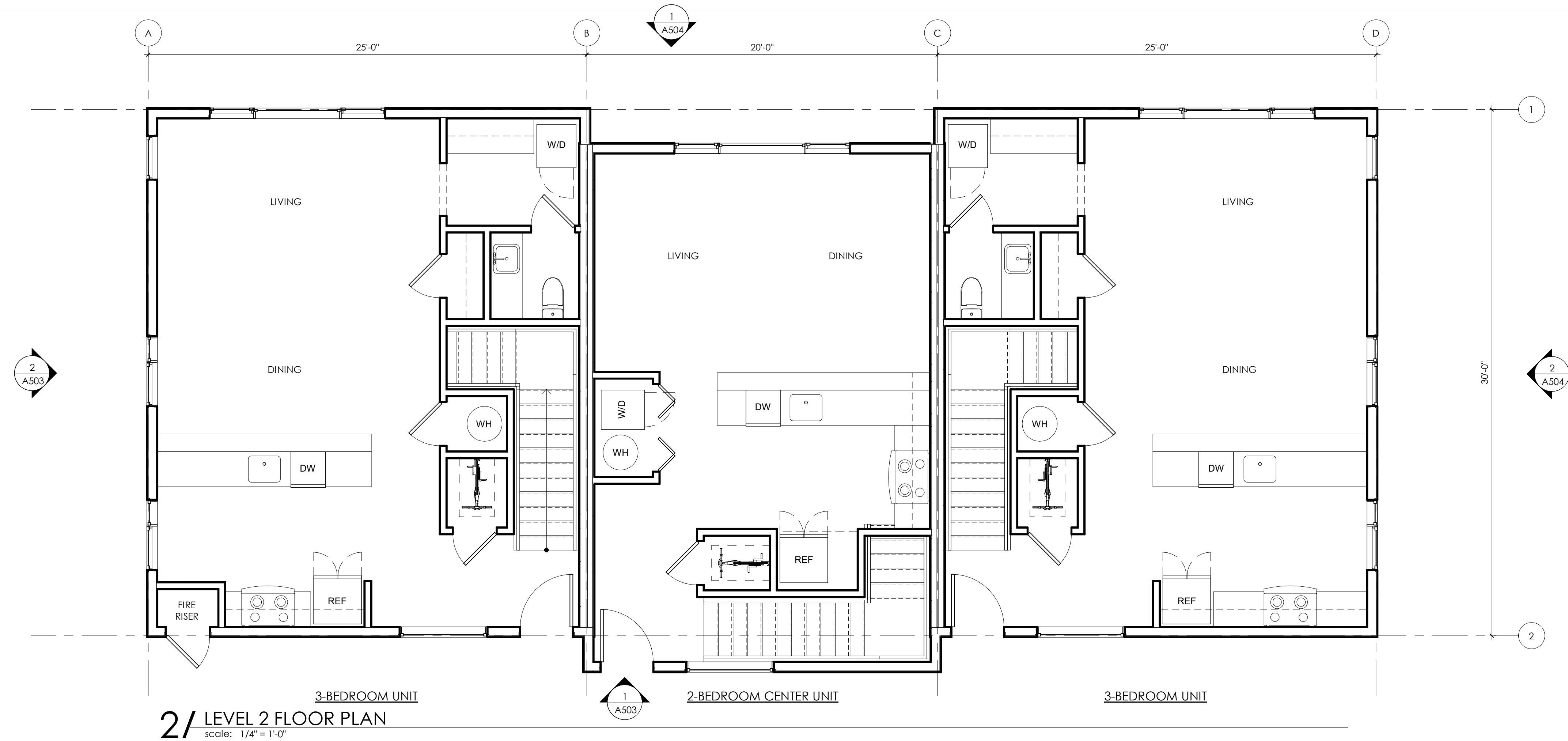


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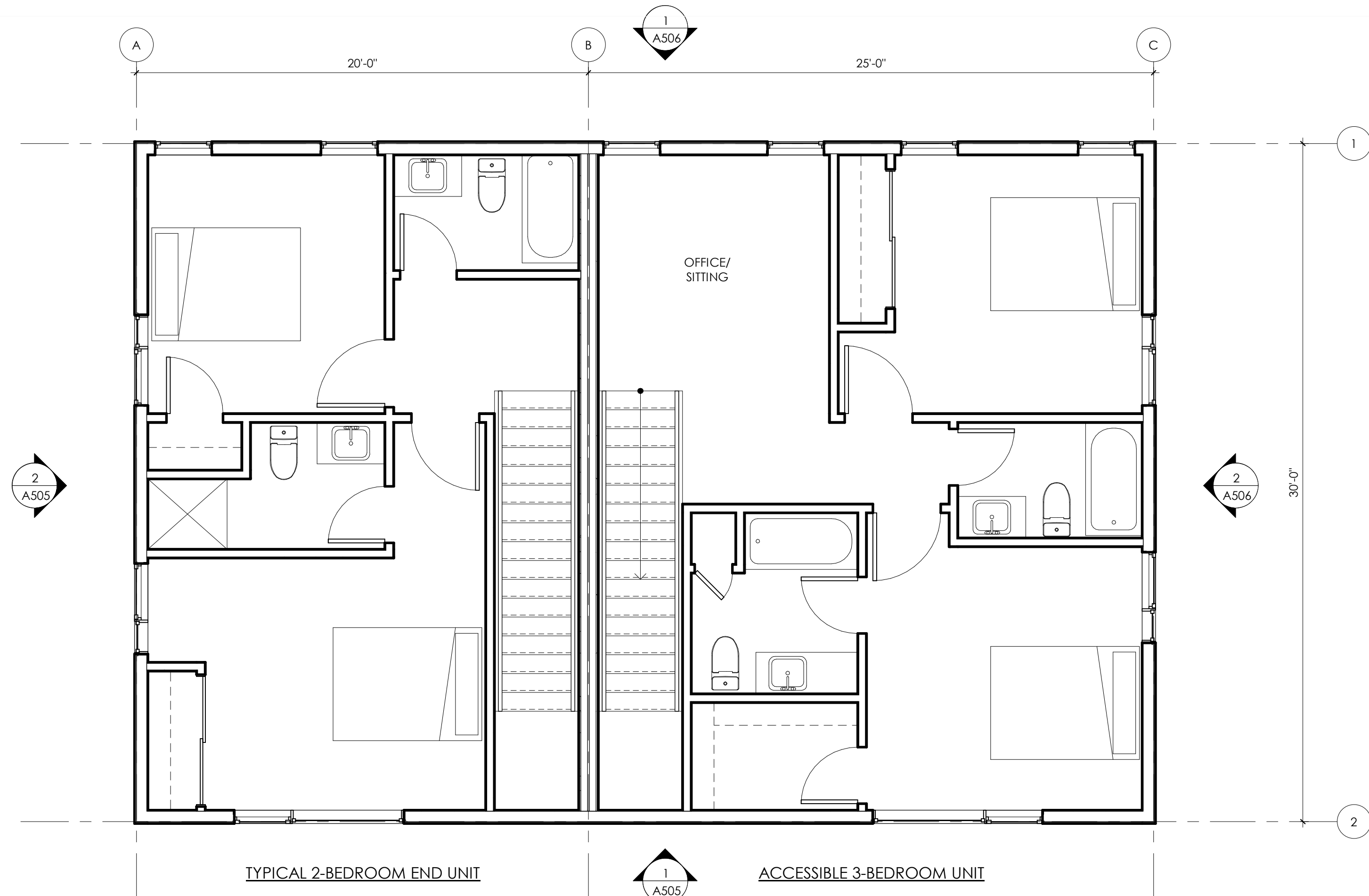
DATE: 09/08/2023
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JOB NO: 22-042
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TYPICAL ATTACHED
3-UNIT PLANS

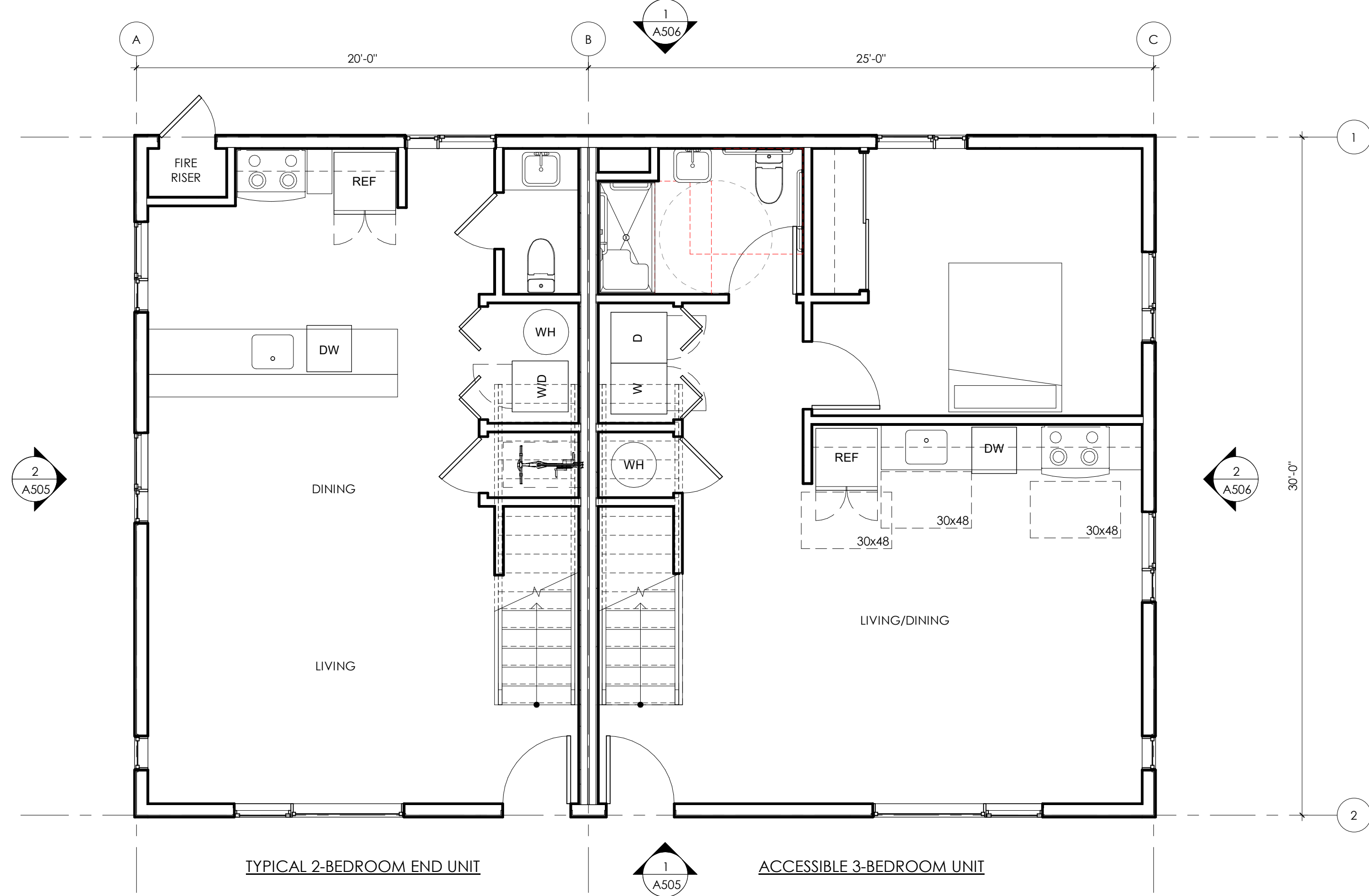
A201



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2 / LEVEL 2 FLOOR PLAN
 scale: 1/4" = 1'-0"



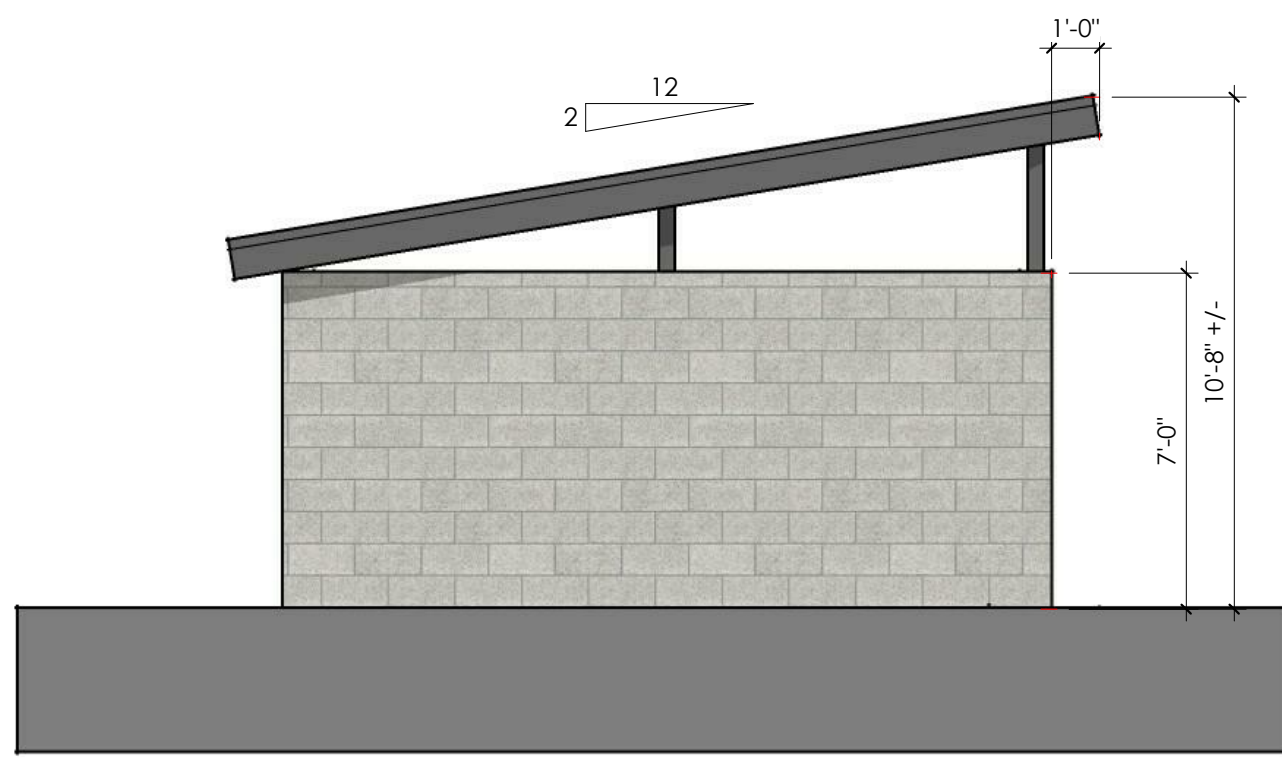
1 / LEVEL 1 FLOOR PLAN
 scale: 1/4" = 1'-0"

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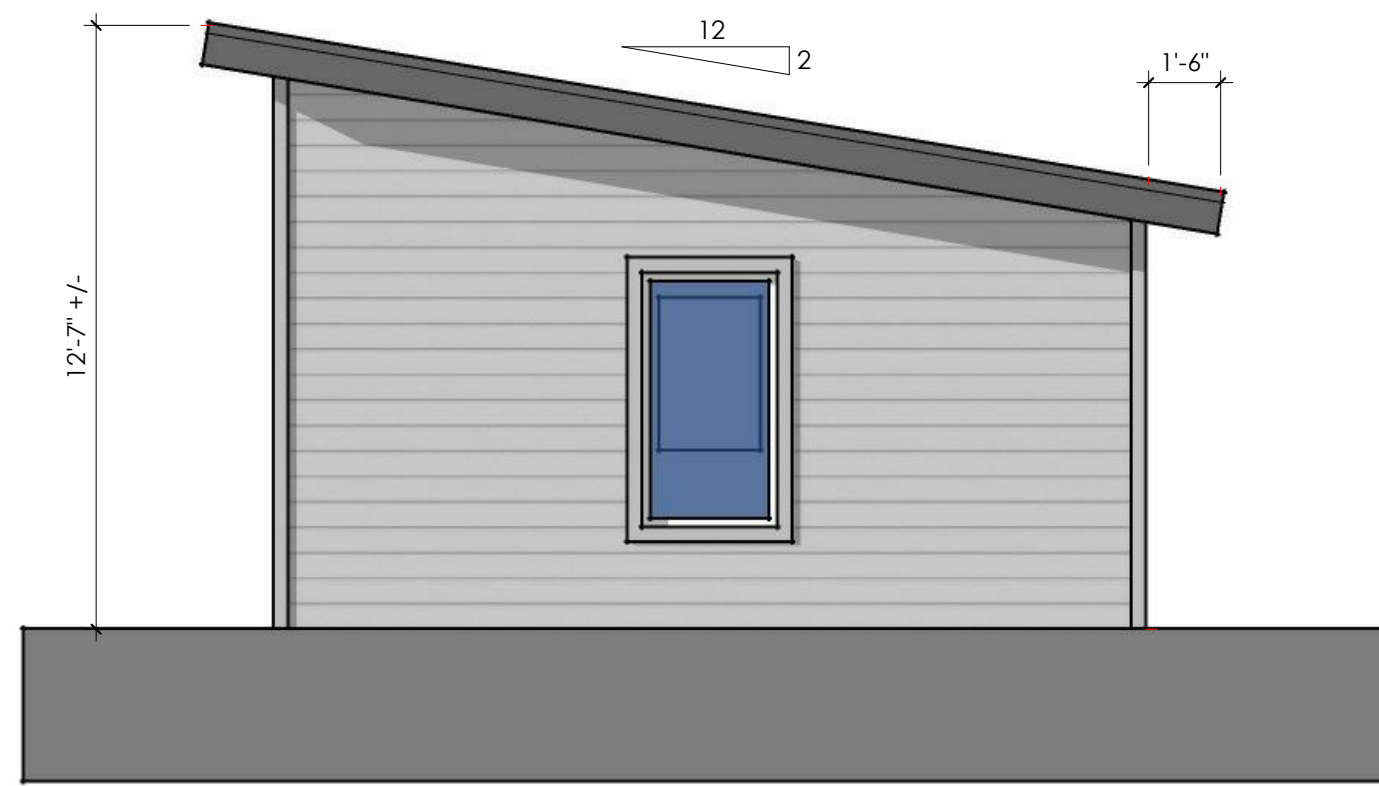
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**ACCESSIBLE UNIT
 PLAN**

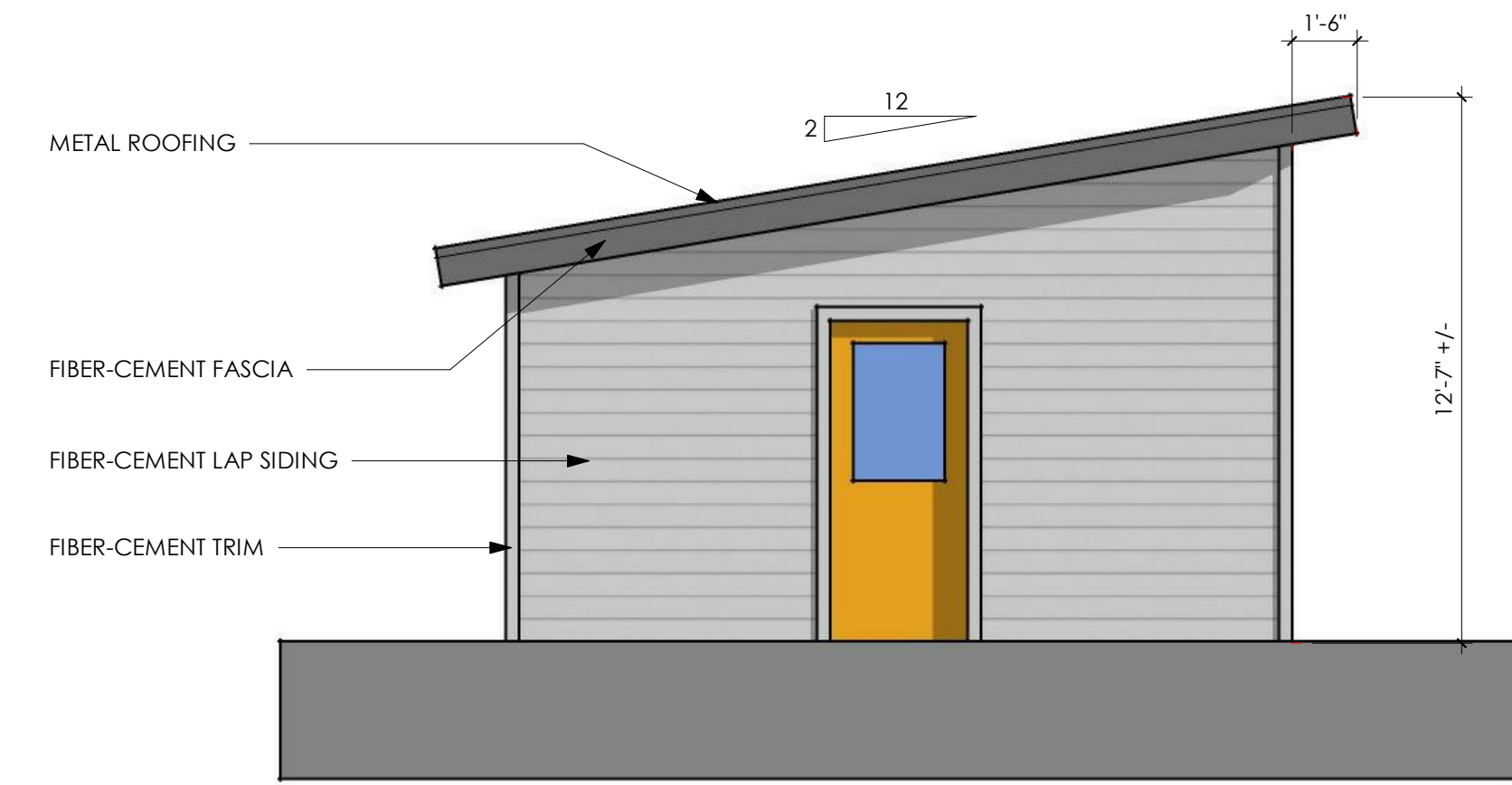
A203



7/ WEST ELEVATION - TRASH ENCLOSURE
scale: 1/4" = 1'-0"



4/ WEST ELEVATION - BIKE SHED
scale: 1/4" = 1'-0"



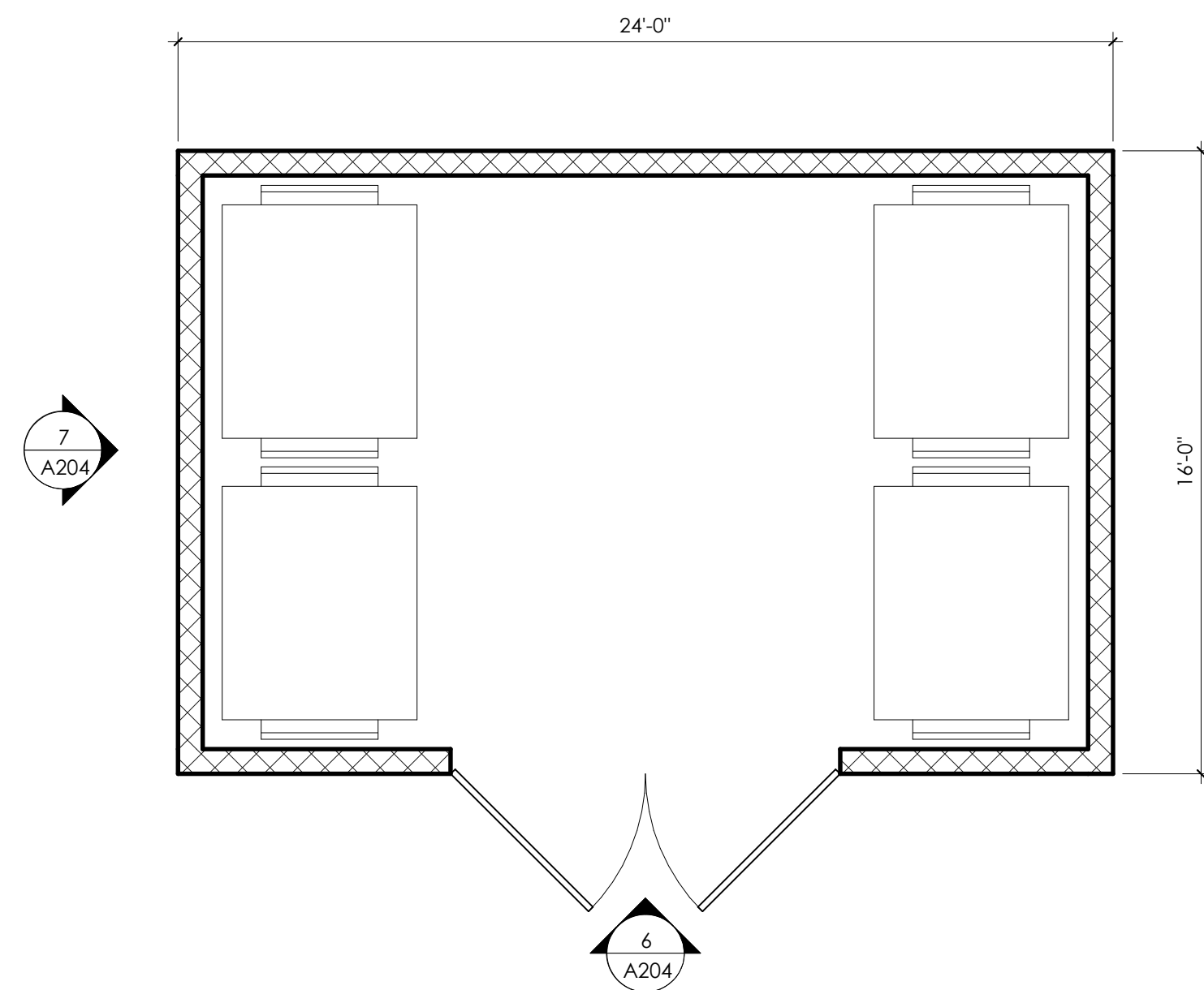
3/ EAST ELEVATION - BIKE SHED
scale: 1/4" = 1'-0"



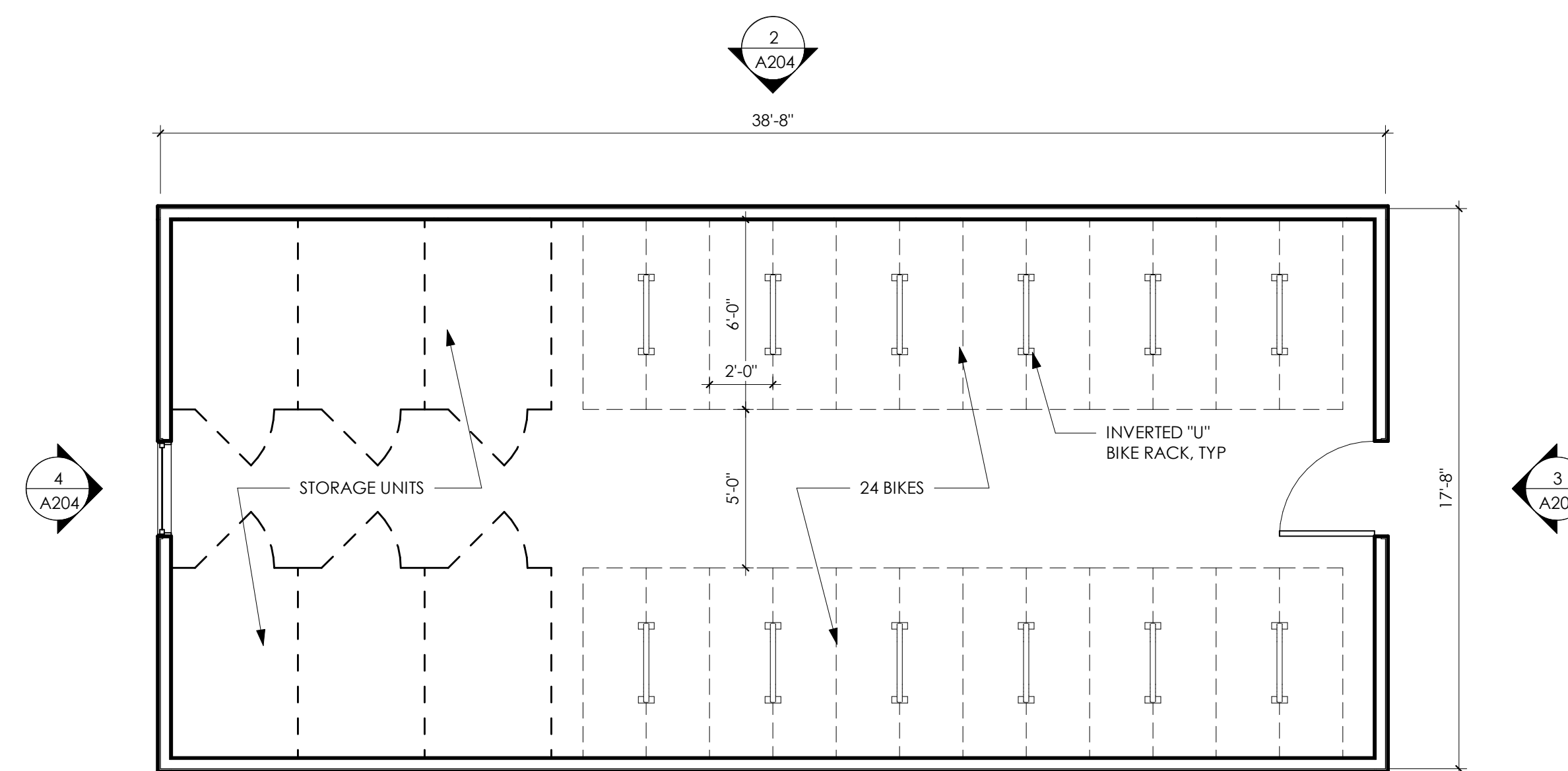
6/ SOUTH ELEVATION - TRASH ENCLOSURE
scale: 1/4" = 1'-0"



2/ NORTH ELEVATION - BIKE SHED
scale: 1/4" = 1'-0"



5/ TRASH ENCLOSURE PLAN
scale: 1/4" = 1'-0"

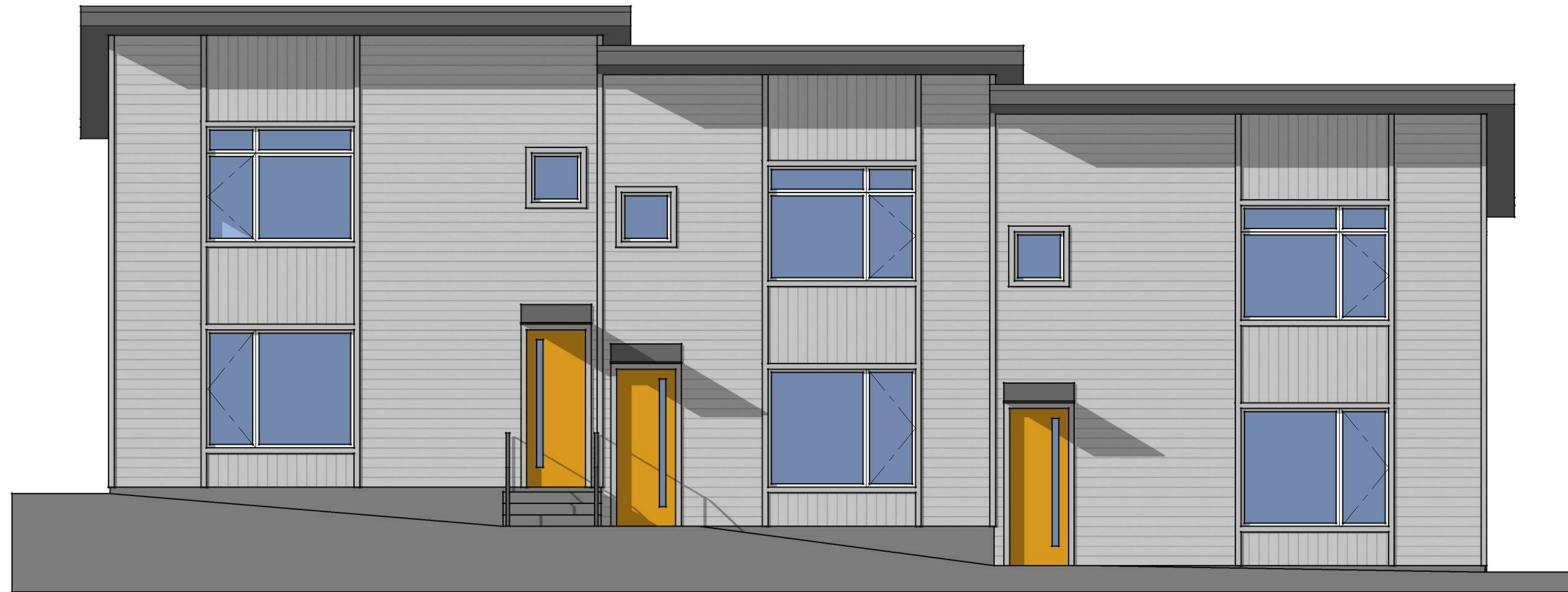
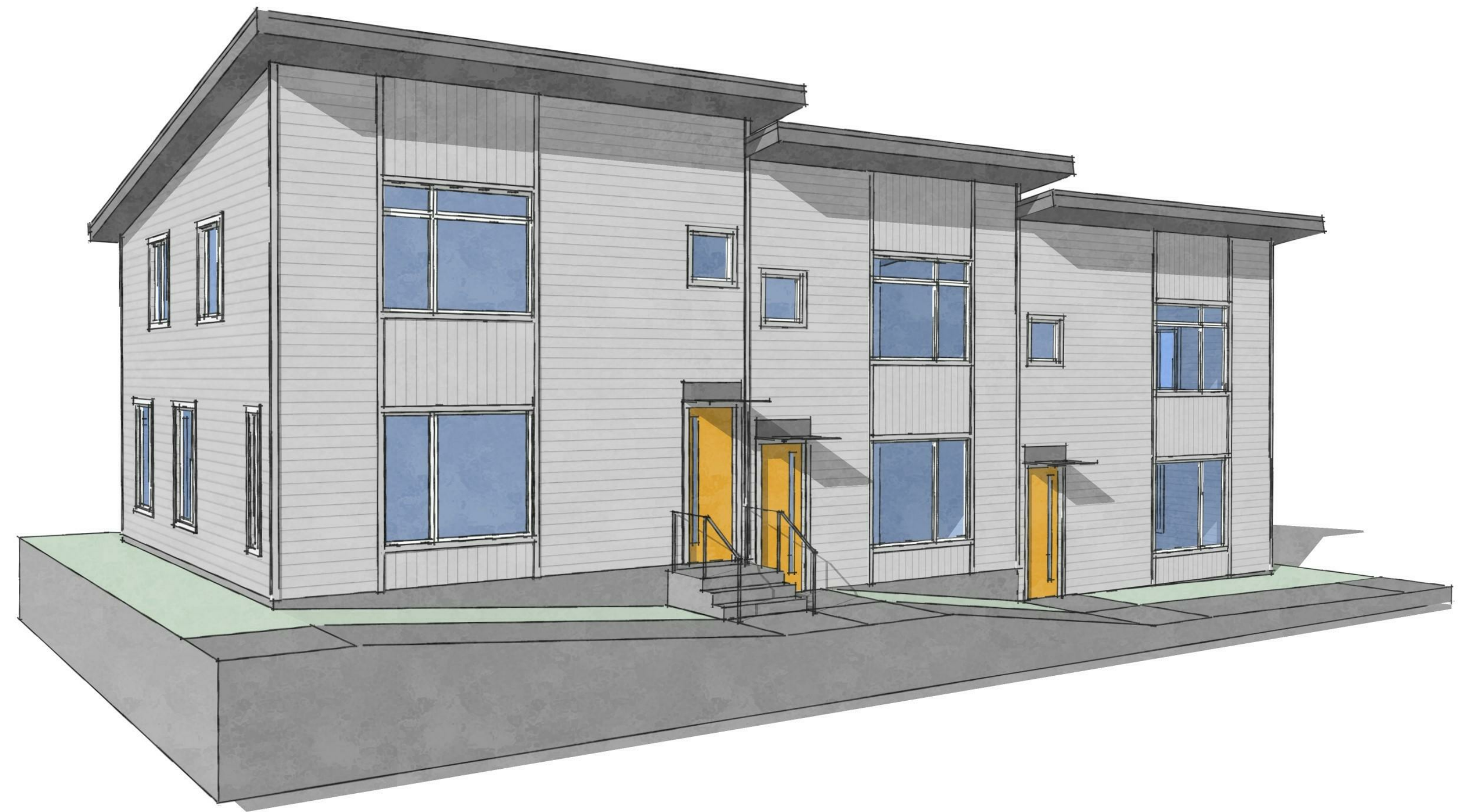


1/ STORAGE & BIKE SHED PLANS
scale: 1/4" = 1'-0"



2 / LEFT ELEVATION
scale: 1/4" = 1'-0"

EYES ON THE STREET:
93 SF WINDOWS / 615 SF WALL = 15.1%



1 / FRONT ELEVATION
scale: 1/4" = 1'-0"

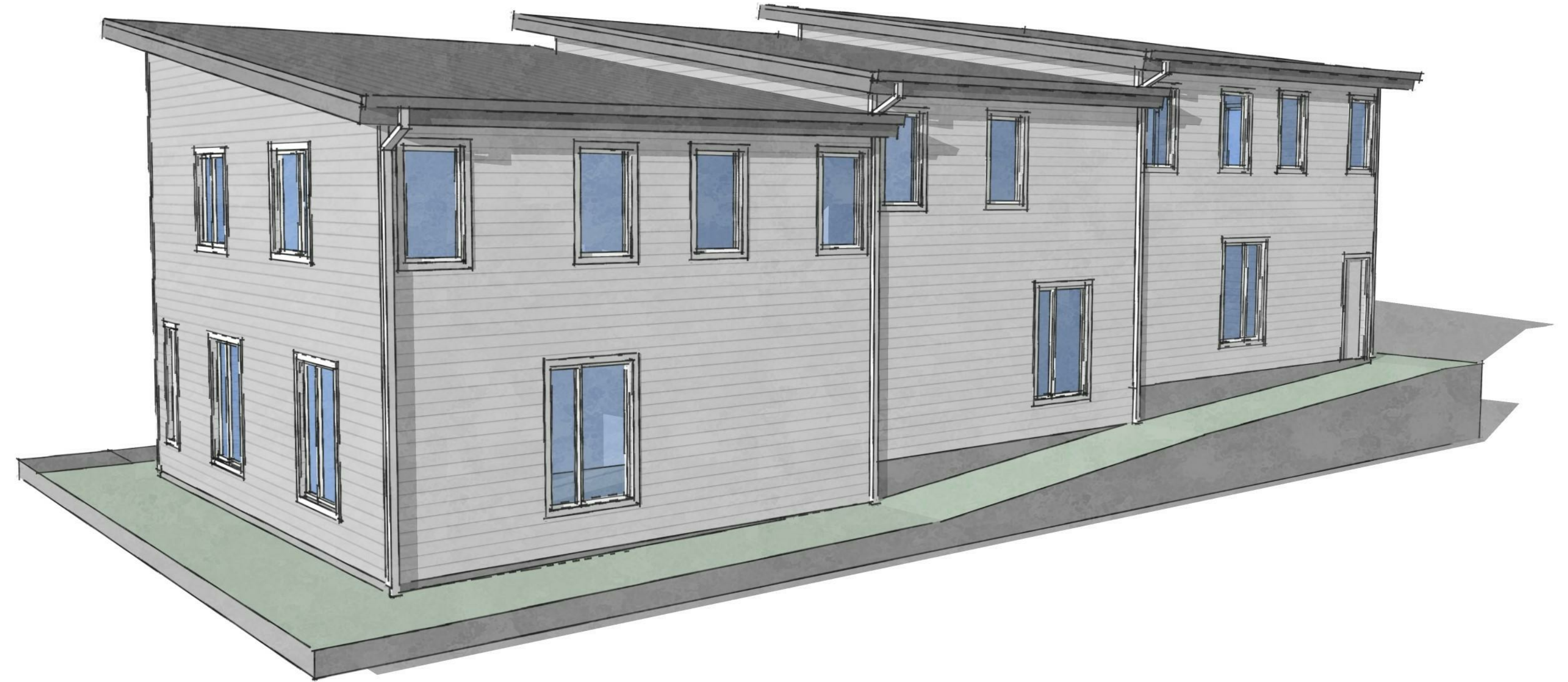
EYES ON THE STREET:
357 SF WINDOWS & ENTRY DOORS / 1,610 SF WALL = 22.2%

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EYES ON THE STREET:
93 SF WINDOWS / 615 SF WALL = 15.1%

2 / RIGHT ELEVATION
scale: 1/4" = 1'-0"



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EYES ON THE STREET:
186 SF WINDOWS / 1,242 SF WALL = 15%

1 / REAR ELEVATION
scale: 1/4" = 1'-0"

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TYPICAL ATTACHED
3-UNIT ELEVATIONS

A502

Land-Use App

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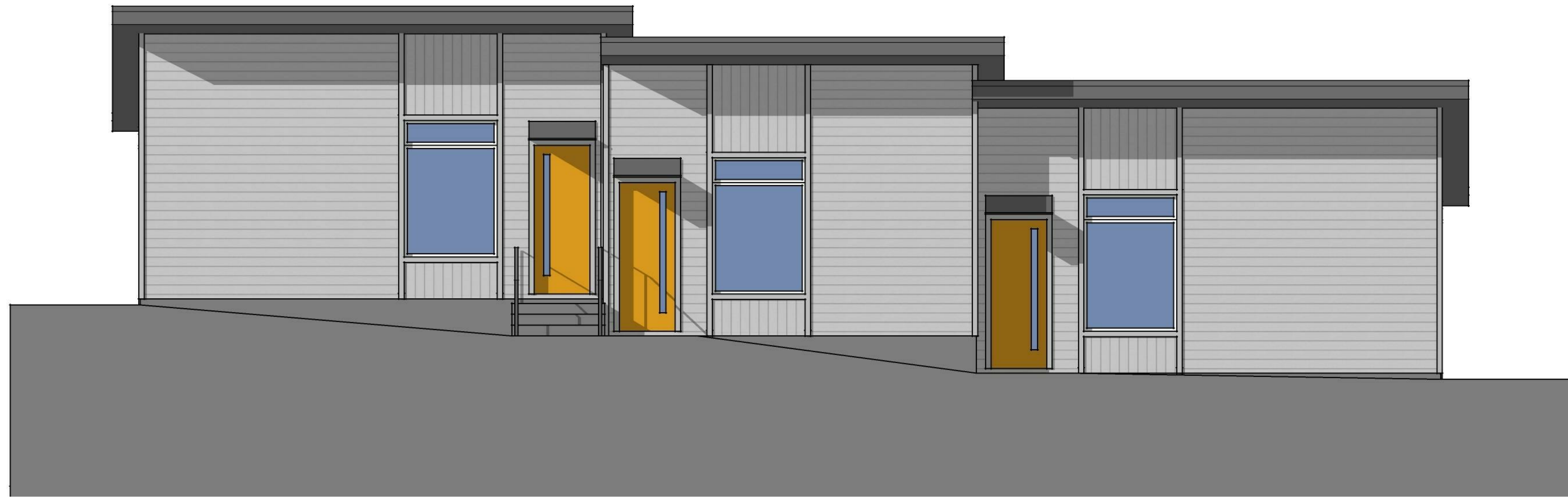
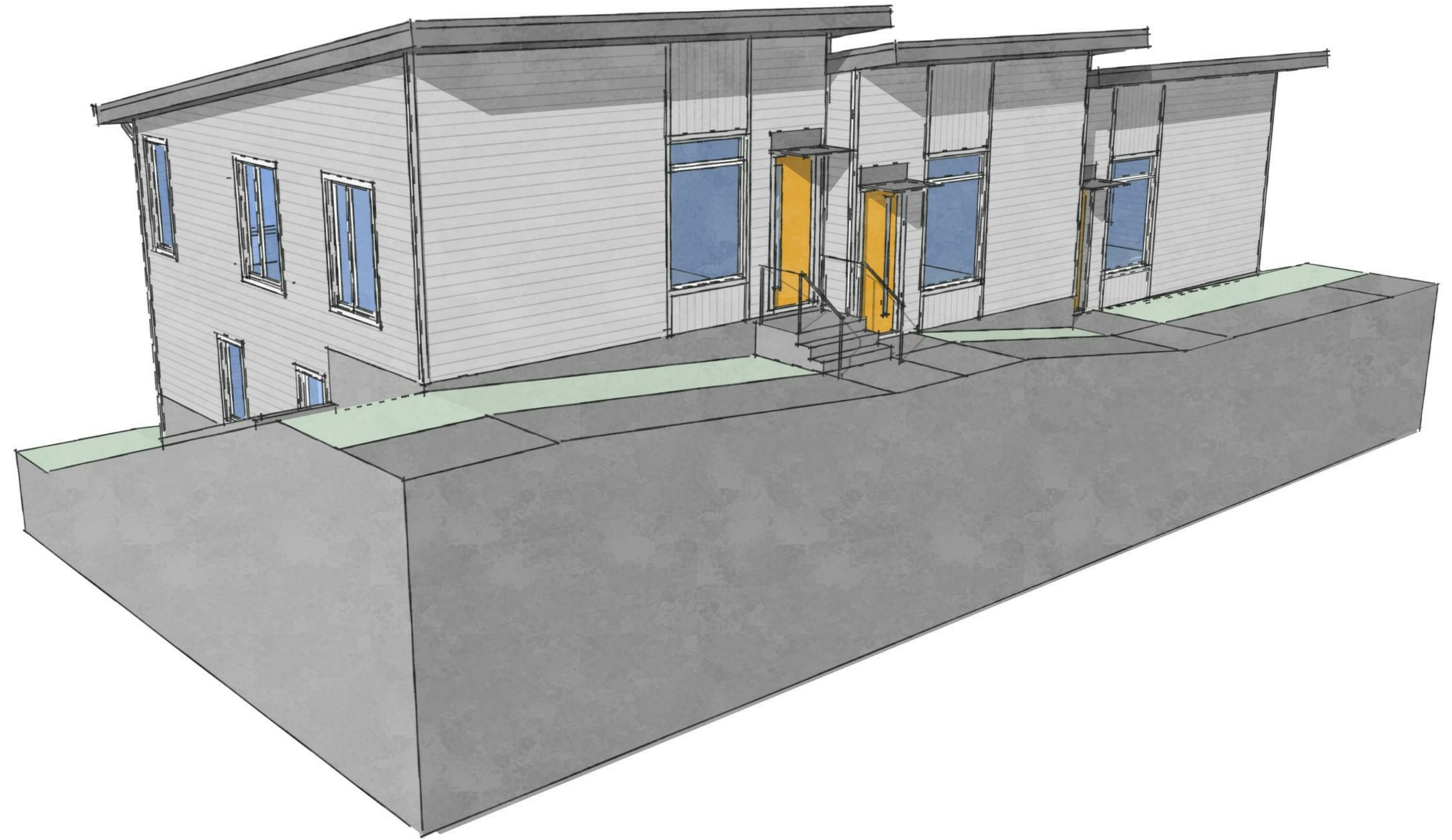
/kōblə/CREATIVE

Koble Creative Architecture LLC
Portland, Oregon / koblecreative.com



2 / NORTH ELEVATION
scale: 1/4" = 1'-0"

EYES ON THE STREET:
79 SF WINDOWS / 507 SF WALL = 15.6%



1 / WEST (COURTYARD) ELEVATION
scale: 1/4" = 1'-0"

EYES ON THE STREET:
182 SF WINDOWS & ENTRY DOORS / 988 SF WALL = 18.4%

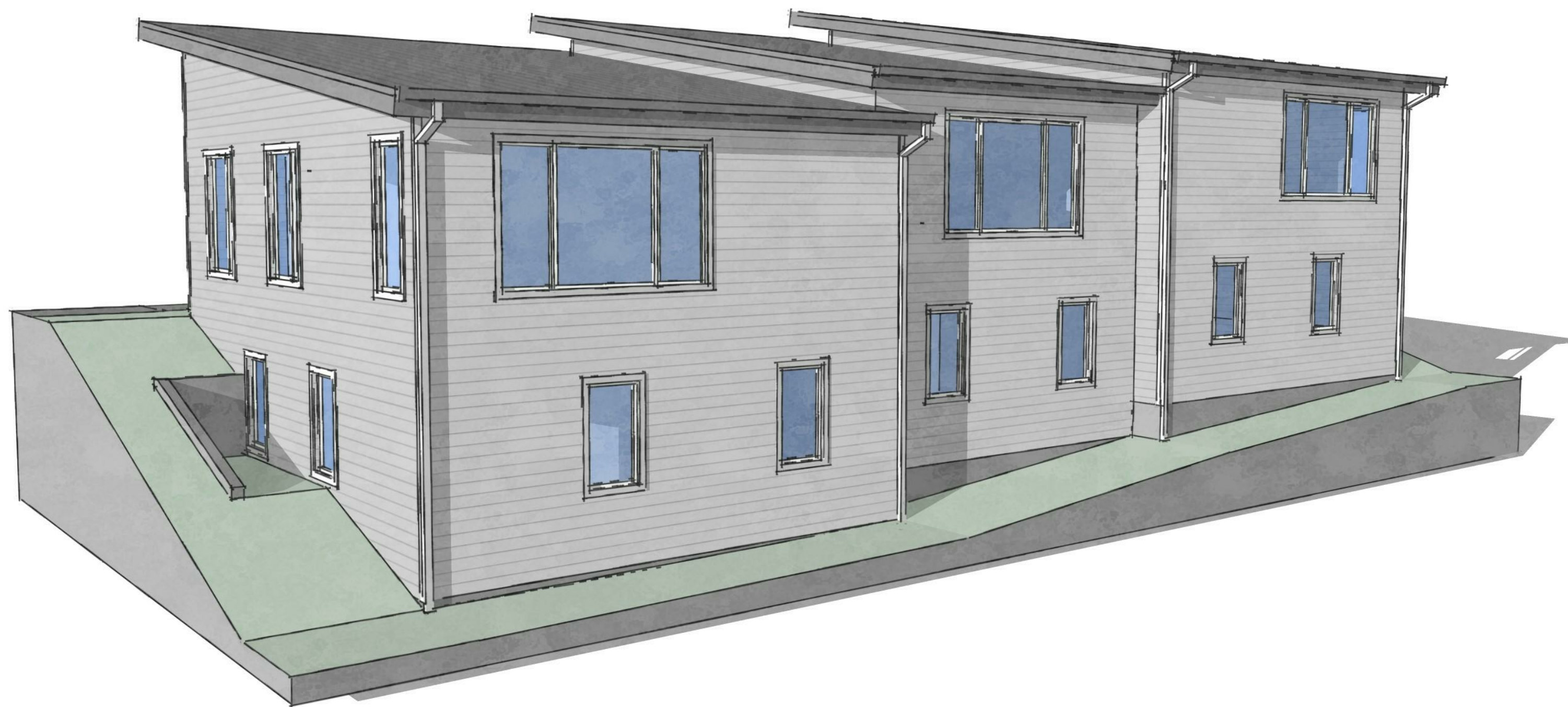
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EYES ON THE STREET:
79 SF WINDOWS / 507 SF WALL = 15.6%

2 / SOUTH ELEVATION
scale: 1/4" = 1'-0"



EYES ON THE STREET:
248 SF WINDOWS / 1,313 SF WALL = 18.9%

1 / EAST (SE 17TH AVE) ELEVATION
scale: 1/4" = 1'-0"

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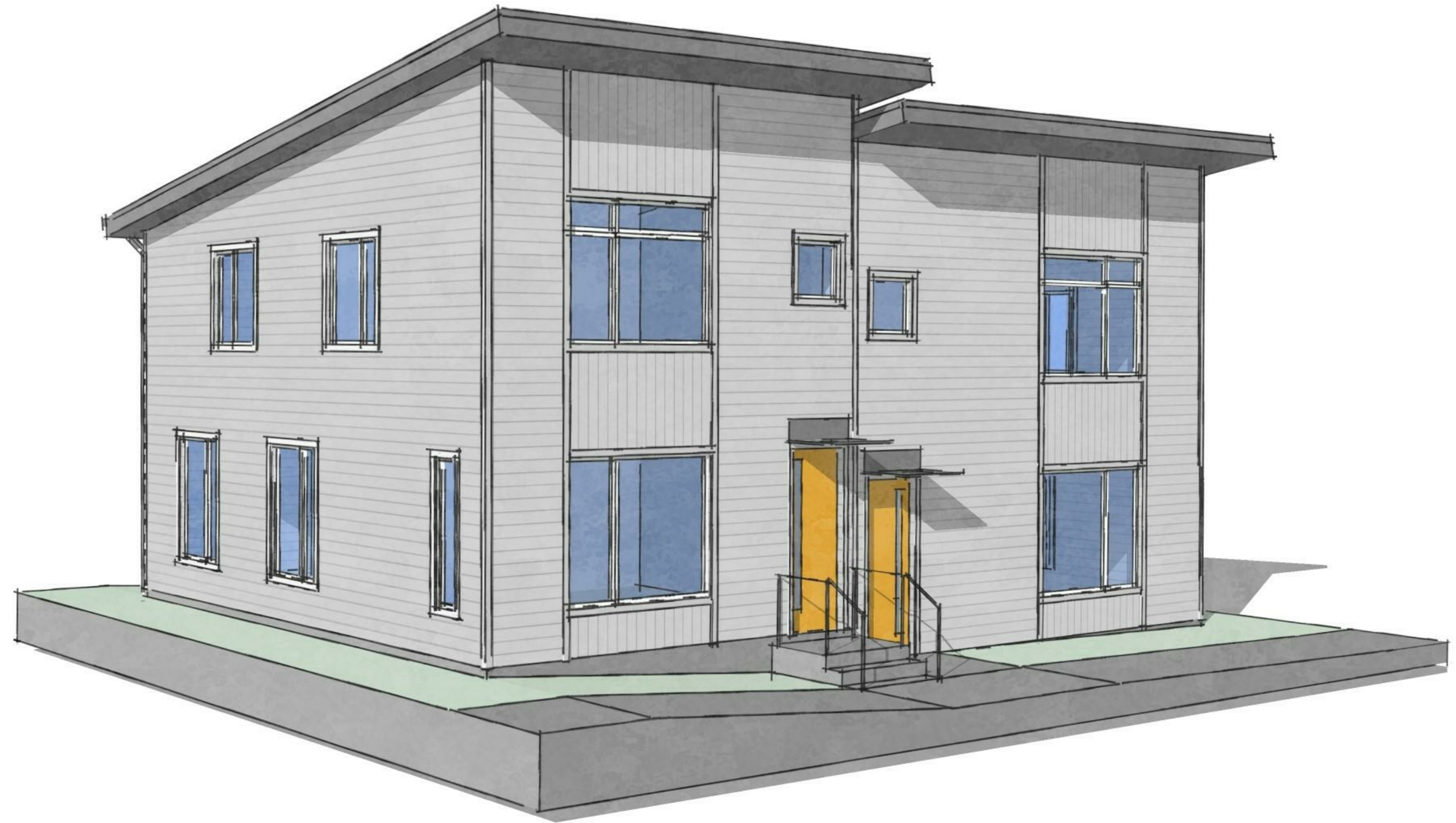
STREET-FACING UNIT
ELEVATIONS

A504



EYES ON THE STREET:
93 SF WINDOWS / 615 SF WALL = 15.1%

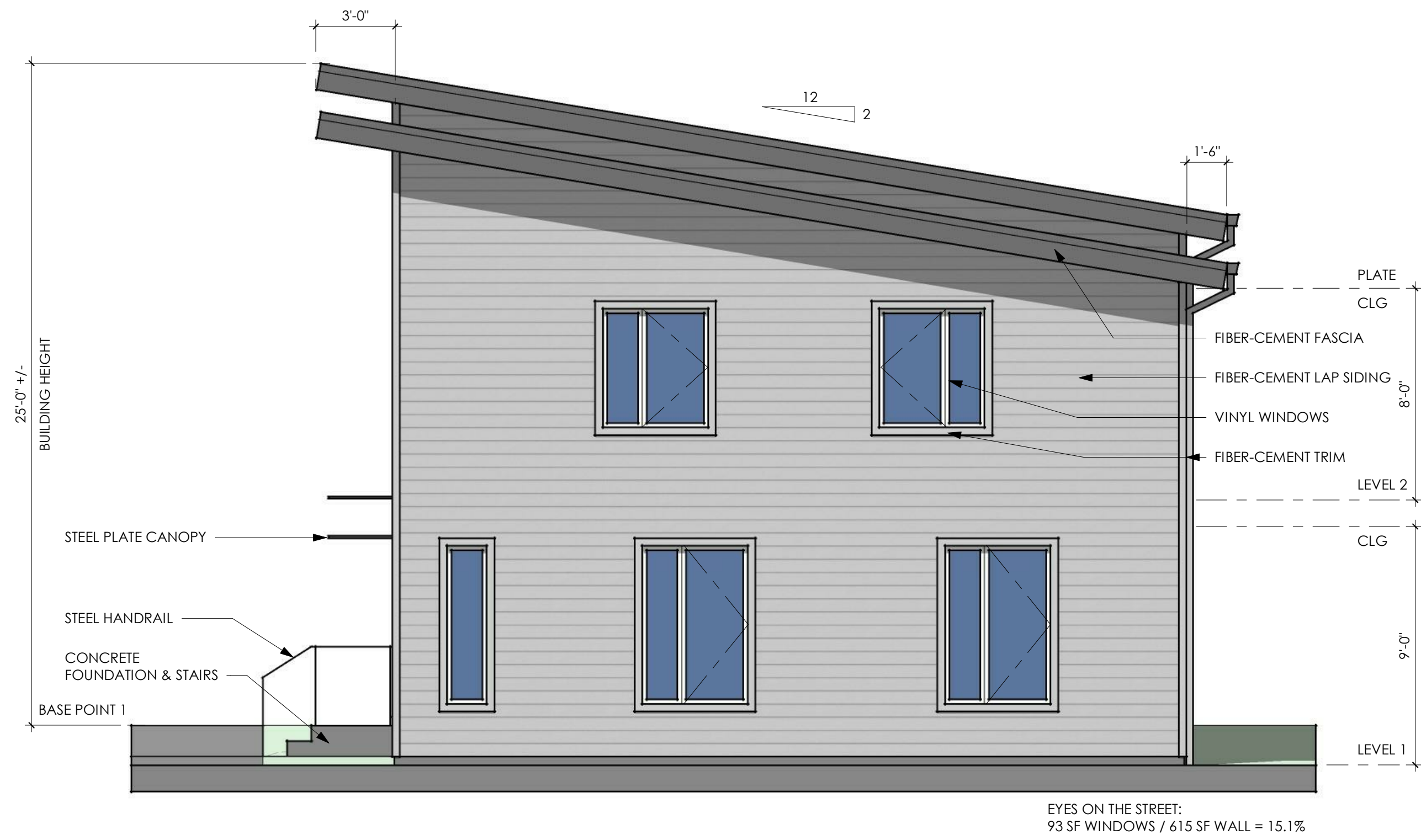
2 / LEFT ELEVATION
scale: 1/4" = 1'-0"



EYES ON THE STREET:
238 SF WINDOWS & ENTRY DOORS / 1,036 SF WALL = 23%

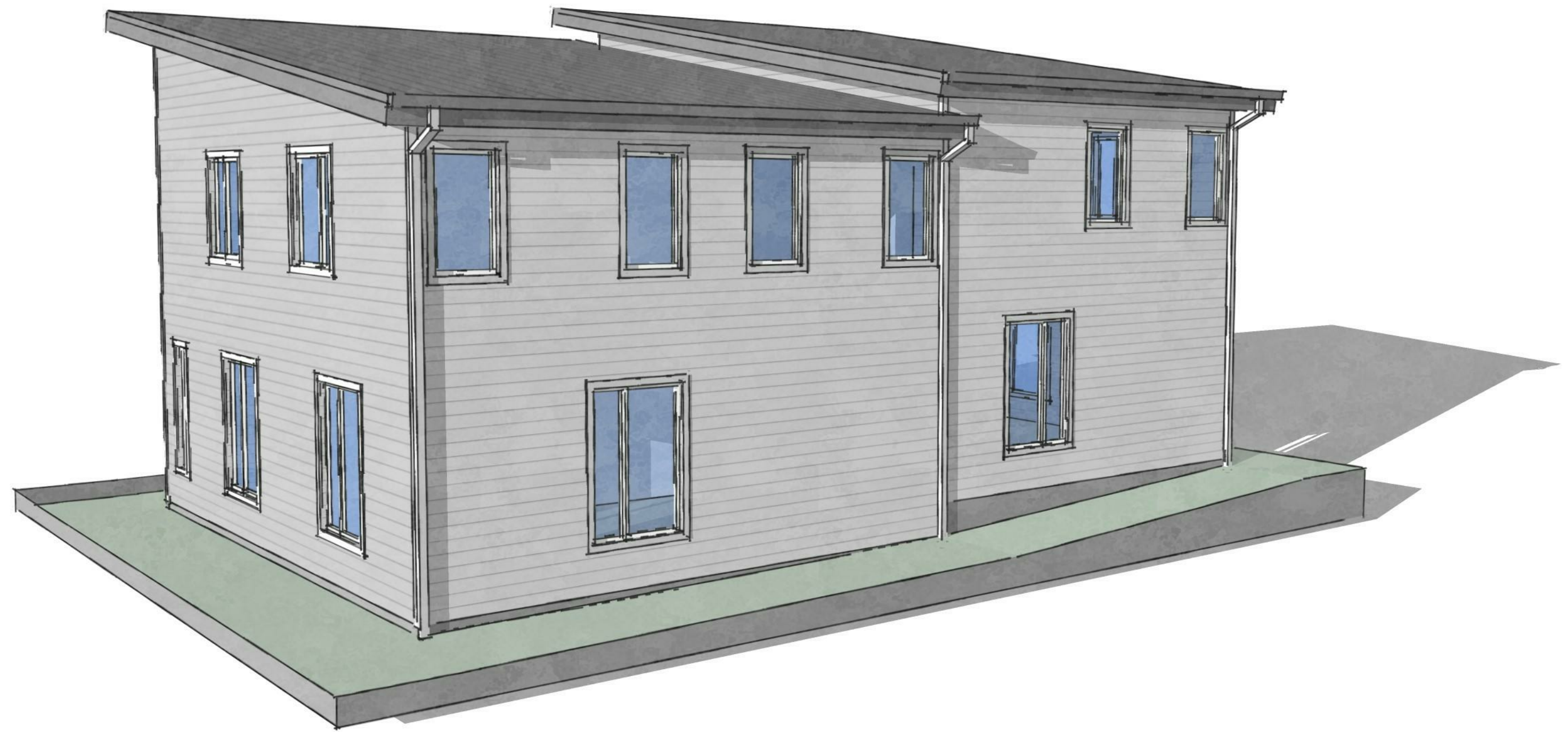
1 / FRONT ELEVATION
scale: 1/4" = 1'-0"

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2 / RIGHT ELEVATION
scale: 1/4" = 1'-0"

EYES ON THE STREET:
93 SF WINDOWS / 615 SF WALL = 15.1%



1 / REAR ELEVATION
scale: 1/4" = 1'-0"

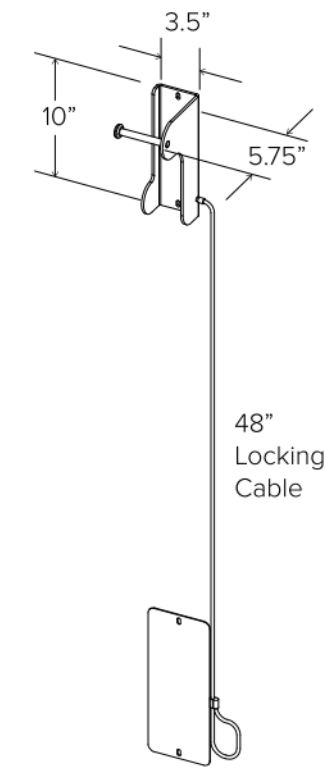
EYES ON THE STREET (COURTYARD):
41 SF WINDOWS / 266 SF WALL = 15.4%

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BIKE RACK @ COTTAGE UNIT INTERIORS



Submittal Sheet



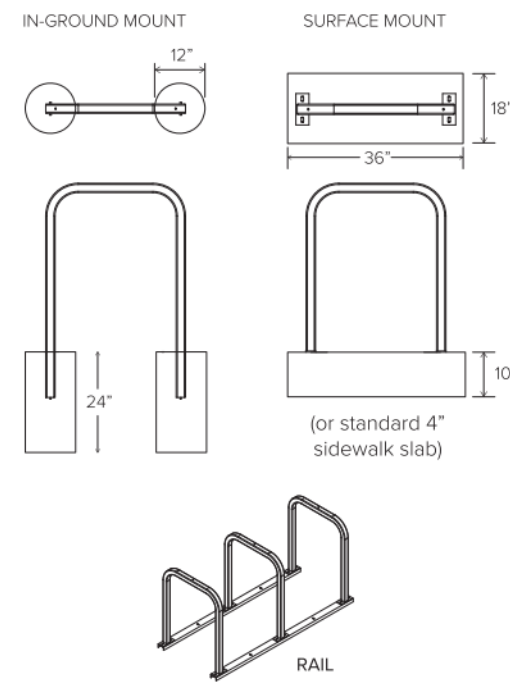
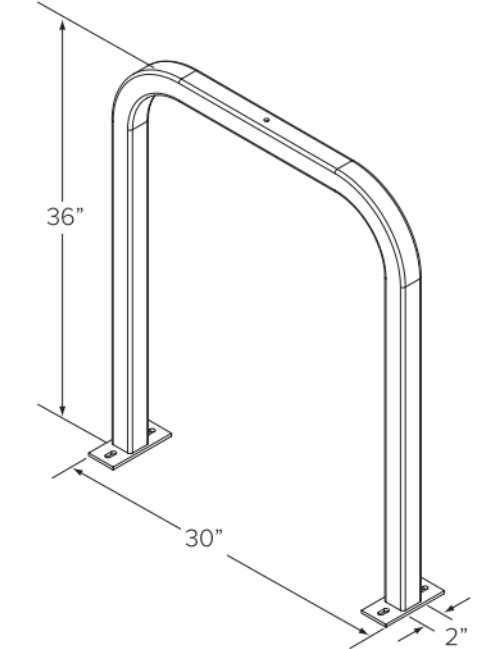
CAPACITY	1 Bike
MATERIALS	Main Body: 3/16" steel plate Security Cable: 3/16" vinyl coated cable Optional Wall Guard: 14g aluminum plate
FINISHES	<input type="checkbox"/> Powder Coat A black powder coat finish is our standard option. Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat <input type="checkbox"/> Galvanized An after fabrication hot dipped galvanized finish.
MOUNT OPTIONS	<input type="checkbox"/> Wall Only Concrete wall mounted use 3/8" drop-in anchors with tamperproof screws. Wood and drywall mounted use 1/4" lag screws. Concrete block uses drive-in anchors.

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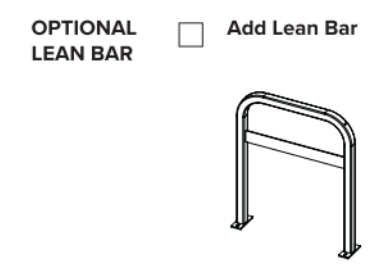
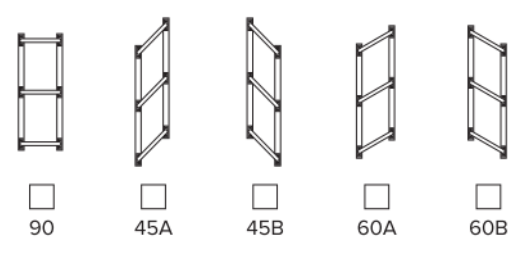
BIKE RACK @ STORAGE SHED & GUEST PARKING



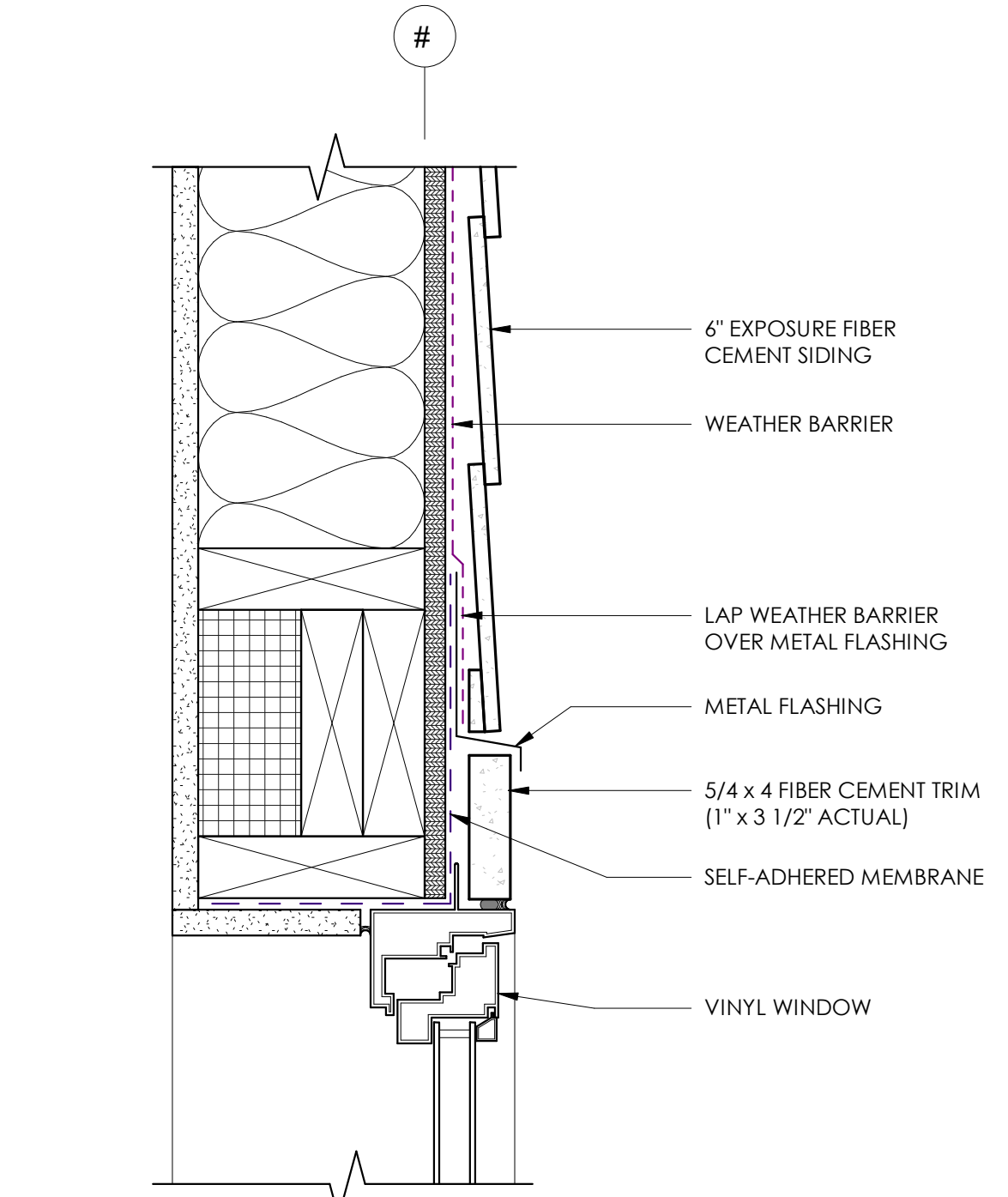
Submittal Sheet



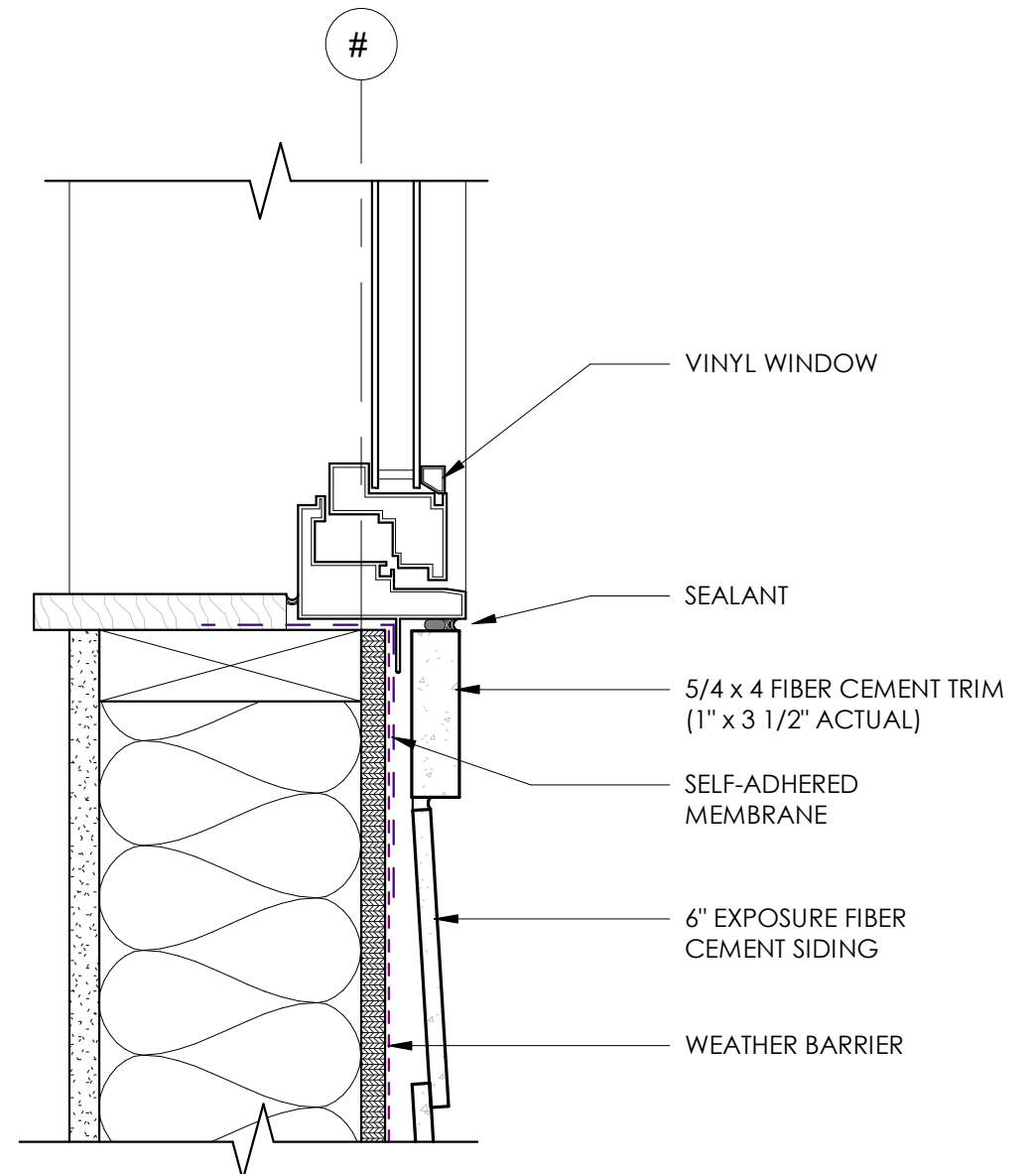
CAPACITY	2 Bikes
MATERIALS	2" x 2" x 188" square tube - mild steel 2" x 2" x 120" square tube - stainless steel
FINISHES	<input type="checkbox"/> Galvanized An after fabrication hot dipped galvanized finish is our standard option. <input type="checkbox"/> Powder Coat Our powder coat finish assures a high level of adhesion and durability by following these steps: 1. Sandblast 2. Epoxy primer electrostatically applied 3. Final thick TGIC polyester powder coat <input type="checkbox"/> PVC Dip Black PVC <input type="checkbox"/> Stainless Stainless Steel: 304 grade stainless steel material finished in either a high polished shine or a satin finish.
MOUNT OPTIONS	<input type="checkbox"/> Surface Foot Mount has two 2.5"x6"x.25" feet with two anchors per foot. Specify foot mount for this option. Tamper-resistant fasteners available upon request. <input type="checkbox"/> In-Ground In-ground mount is embedded into concrete base. Specify in-ground mount for this option. <input type="checkbox"/> Rail Rail Mounted Downtown Racks are bolted to two parallel rails which can be left freestanding or anchored to the ground. Rails are heavy duty 3" x 1.4" x 3/16" thick galvanized mounting rails. Specify rail mount for this option.



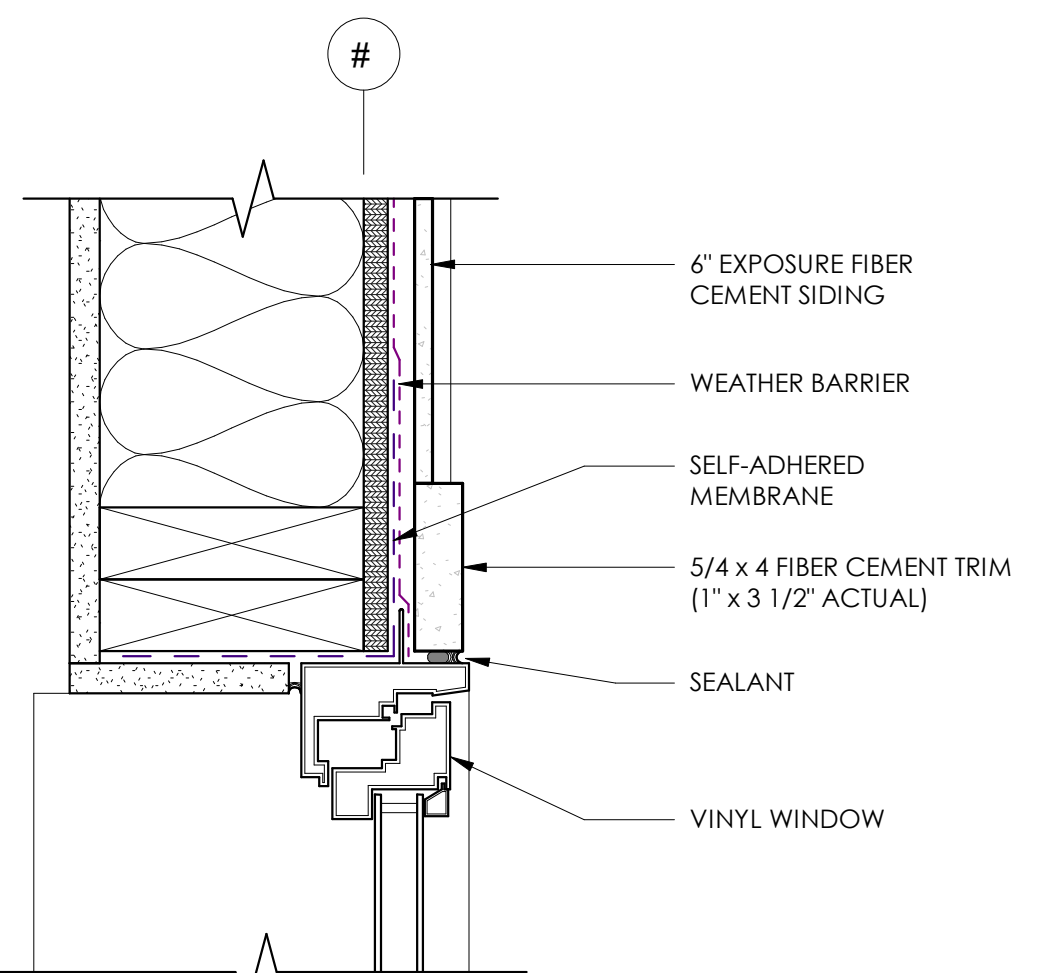
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1 / TYPICAL WINDOW HEAD
scale: 3" = 1'-0"

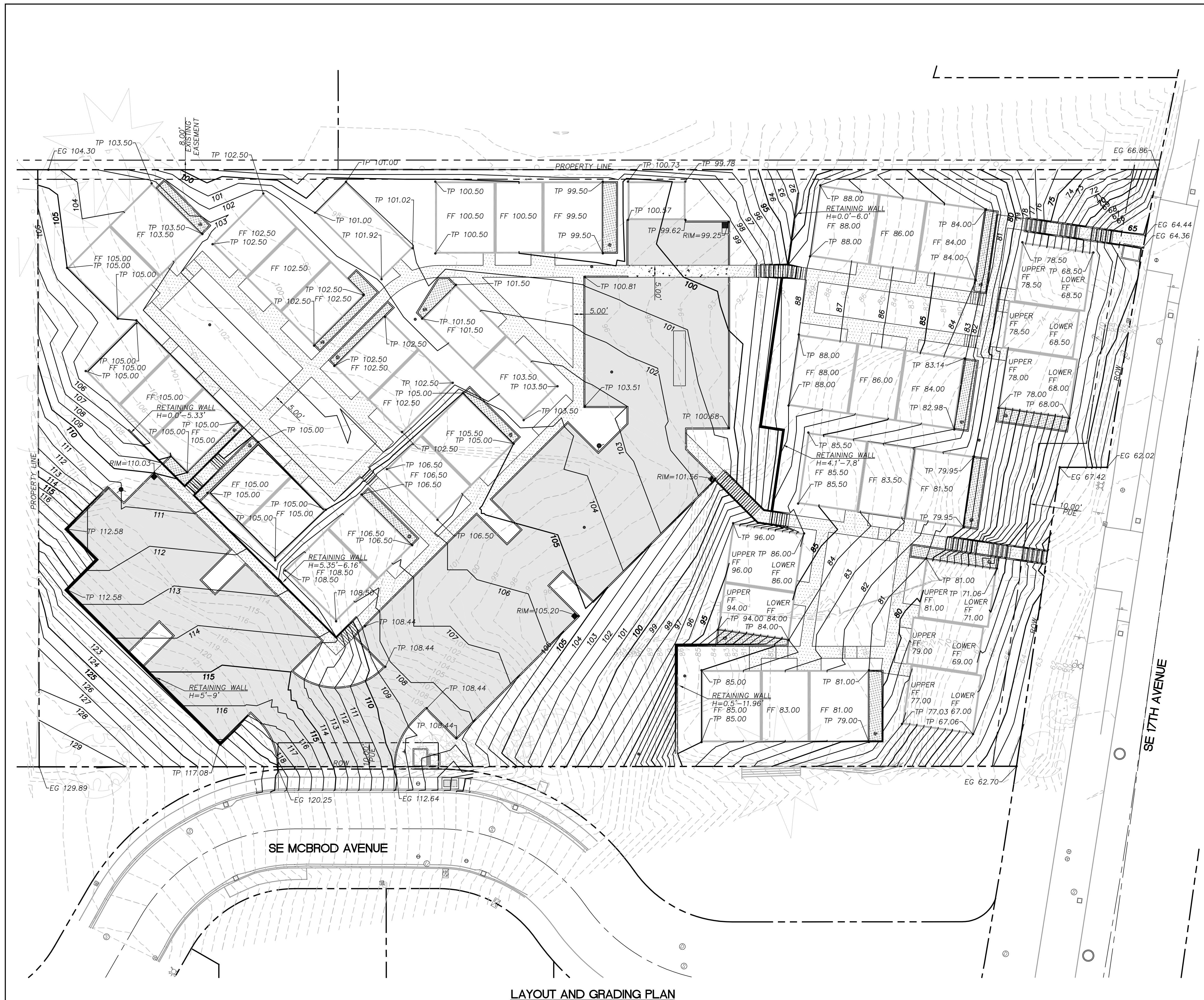


2 / TYPICAL WINDOW SILL
scale: 3" = 1'-0"



3 / TYPICAL WINDOW JAMB
scale: 3" = 1'-0"

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SHEET LEGEND		
ITEM	DESCRIPTION	DETAIL
---	EXISTING COUNTOUR	
---	PROPOSED COUNTOUR	
[Pattern]	CONCRETE SIDEWALK	
[Pattern]	ASPHALT PAVEMENT	
[Pattern]	CONCRETE PAVEMENT	
G XXX.XX	GRADE AT GUTTER	
TC XXX.XX	GRADE AT TOP OF CURB	
TP XXX.XX	GRADE AT TOP OF PAVEMENT	
TF XXX.XX	GRADE AT TOP OF FOOTING	
FF XX.XX	FINISH FLOOR ELEVATION	
FG XXX.XX	FINISHED GRADE	
TW XXX.XX	GRADE AT TOP OF WALL	
EG XXX.XX	EXISTING GRADE	
(E)	EXISTING	
X.X%	SLOPE ARROW	
GB	GRADE BREAK	

/Köble/CREATIVE

REGISTERED PROFESSIONAL ENGINEER
OREGON
87835PE

PRELIMINARY
SEPT. 12, 2017
KRYSTIAN ANN MCCORMICK

EXPIRES 12-31-2024

Humber Design Group, Inc.
Civil Engineering • 503.946.4690 • hdbg.com

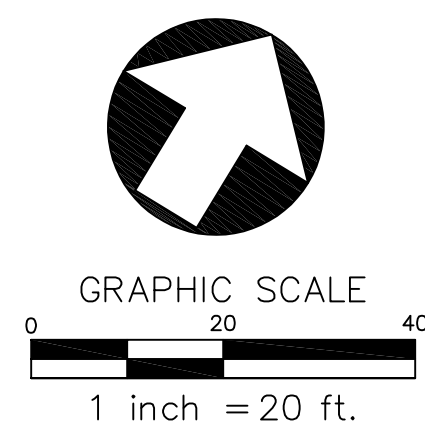
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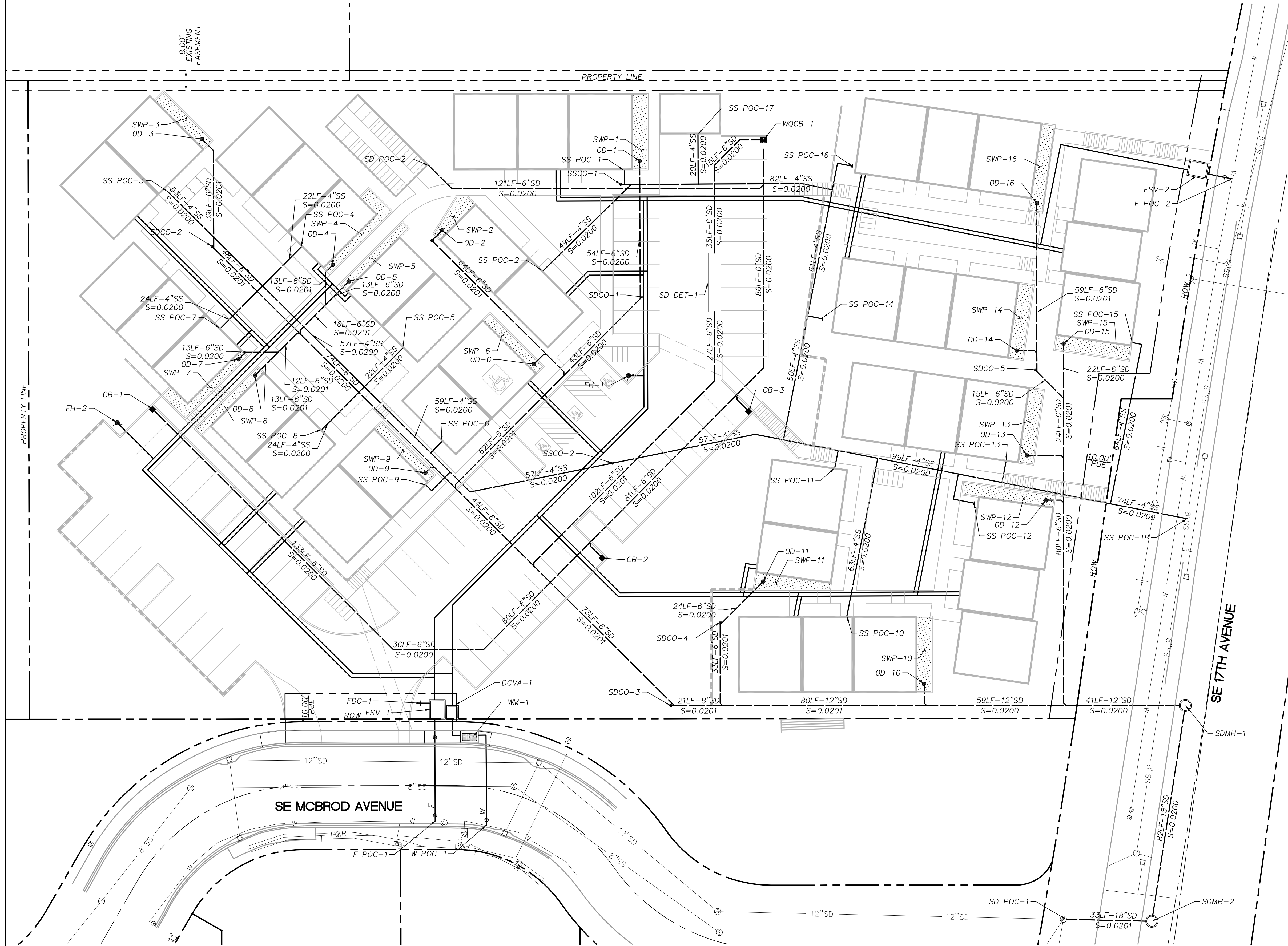
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LAYOUT AND GRADING PLAN

C100



LAYOUT AND GRADING PLAN
SCALE: 1"=20'



SHEET LEGEND		
ITEM	DESCRIPTION	DETAIL
SD	STORM	
SS	SANITARY	
W	WATER	
F	FIRE SERVICE	
---	PERFORATED PIPE	
■	CATCH BASIN	
•	CLENAOUT	
•	OVERFLOW DRAIN	
▨	STORMWATER PLANTER	

/Köbler/CREATIVE

REGISTERED PROFESSIONAL ENGINEER
OREGON
NO. 78735PE

PRELIMINARY
DATE: SEPT. 12, 2017
BY: KRISTIAN ANN MCCORMICK

EXPIRES 12-31-2024

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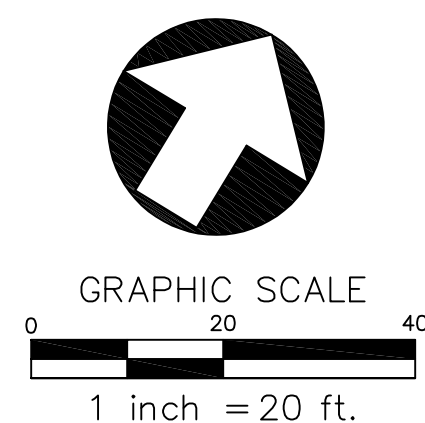
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UTILITY PLAN

C200

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UTILITY PLAN
SCALE: 1"=20'

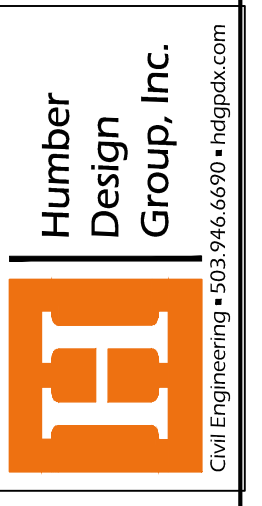
WATER SEWER SCHEDULE		
ITEM/SYMBOL	DESCRIPTION	REFERENCE
W POC-1	CONNECT TO EX. WATER MAIN	
F POC-1	CONNECT TO EX. WATER MAIN	
F POC-2	CONNECT TO EX. WATER MAIN	
WM-1	WATER METER XX WSFU	
FSV-1	FIRE SERVICE VAULT	
FSV-1	FIRE SERVICE VAULT	
DCVA-1	DOUBLE CHECK VALVE ASSEMBLY	
FH-1	FIRE HYDRANT XX PSI	
FH-2	FIRE HYDRANT XX PSI	

STORM SEWER SCHEDULE		
ITEM/SYMBOL	DESCRIPTION	REFERENCE
SWP-1	165 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-2	97 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-3	119 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-4	145 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-5	102 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-6	102 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-7	145 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-8	102 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-9	102 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-10	157 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-11	126 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-12	161 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-13	157 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-14	157 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-15	157 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SWP-16	161 SF FLOW-THROUGH STORMWATER PLANTER WATER QUALITY AND FLOW CONTROL	
SDMH-1	STORM DRAIN MANHOLE RIM=TBD IE(W)=TBD IE(S)=TBD	
SDMH-2	STORM DRAIN MANHOLE RIM=TBD IE(N)=TBD IE(W)=TBD	
SD POC-1	CONNECT TO EX. STORM DRAIN MANHOLE RIM=TBD IE(E)=TBD IE(W)=TBD IE(SW)=TBD IE(S)=49.00	
SD POC-2	CONNECT FROM PROPOSED BUILDING IE=TBD	

STORM SEWER SCHEDULE		
ITEM/SYMBOL	DESCRIPTION	REFERENCE
OD-1	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-2	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-3	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-4	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-5	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-6	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-7	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-8	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-9	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-10	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-11	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-12	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-13	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-14	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-15	OVERFLOW DRAIN RIM=TBD IE=TBD	
OD-16	OVERFLOW DRAIN RIM=TBD IE=TBD	
SDCO-1	STORM DRAIN CLEANOUT IE=TBD	
SDCO-2	STORM DRAIN CLEANOUT IE=TBD	
SDCO-3	STORM DRAIN CLEANOUT IE=TBD	
SDCO-4	STORM DRAIN CLEANOUT IE=TBD	
SDCO-5	STORM DRAIN CLEANOUT IE=TBD	
CB-1	CATCH BASIN RIM=TBD IE=TBD	
CB-2	CATCH BASIN RIM=TBD IE=TBD	
CB-3	CATCH BASIN RIM=TBD IE=TBD	
WQCB-1	WATER QUALITY CATCH BASIN BAYFILTER RIM=TBD IE IN=TBD IE OUT=TBD	
DETENTION TANK	23LF DETENTION TANK 60" DIA. RIM=TBD IE IN=TBD IE OUT=TBD	

SEWER SEWER SCHEDULE		
ITEM/SYMBOL	DESCRIPTION	REFERENCE
SS POC-1	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-2	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-3	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-4	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-5	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-6	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-7	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-8	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-9	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-10	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-11	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-12	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-13	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-14	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-15	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-16	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-17	4" SANITARY SEWER POINT OF CONNECTION, CONNECT TO BUILDING SEWER IE=TBD XX DFU	
SS POC-18	CONNECT TO EX. 8" SANITARY SEWER MAIN IE=TBD XX DFU	
SSCO-1	SANITARY CLEANOUT IE=TBD	
SSCO-2	SANITARY CLEANOUT IE=TBD	

/Köble/CREATIVE



Milwaukie Cottages

9815 & 9833 SE 17th Ave.
Milwaukie, OR 97222

DATE: 09/08/2023
DRAWN BY: NEG
JOB NO: 22-042
REV NO:

UTILITY SCHEDULES

C201

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Koble Creative Architecture LLC
Portland, Oregon / koblecreative.com

MILWAUKIE COTTAGES

9815 & 9833 SE 17TH AVE.

MILWAUKIE, OR 97222

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SOIL VOLUME NOTES

- TREES PLANTED MUST BE PROVIDED ACCESS TO AT LEAST 1,000 CUBIC FEET OF SOIL VOLUME.
- SOIL VOLUME AREAS MUST BE PROTECTED FROM CONSTRUCTION IMPACTS THROUGH ANY COMBINATION OF THE FOLLOWING METHODS: PROTECTION FENCING CONSISTING OF MINIMUM 4-FOOT HIGH METAL CHAIN LINK OR NO-CLIMB HORSE FENCE, SECURED WITH 6-FOOT METAL POSTS ESTABLISHED AT THE EDGE OF THE SOIL VOLUME AREA ON THE DEVELOPMENT SITE.
- EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVICE AS THE REQUIRED PROTECTIVE FENCING. WHEN A SOIL VOLUME AREA EXTENDS BEYOND THE DEVELOPMENT SITE, PROTECTION FENCING IS NOT REQUIRED TO EXTEND BEYOND THE DEVELOPMENT SITE. EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVE AS THE REQUIRED PROTECTIVE FENCING.
- SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS MUST BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- COMPACTION PREVENTION OPTIONS FOR ENCROACHMENT INTO SOIL VOLUME AREA MUST BE PLACED, SUCH AS STEEL PLATES PLACED OVER THE SOIL VOLUME AREA, A 12 INCH LAYER OF COARSE WOOD CHIPS OVER GEOTEXTILE FABRIC CONTINUOUSLY MAINTAINED OVER THE SOIL VOLUME AREA OR A 6-INCH LAYER OF CRUSHED GRAVEL OVER GEOTEXTILE FABRIC CONTINUOUSLY MAINTAINED OF THE SOIL VOLUME AREA. SOIL VOLUME METHODS AND SPECIFICATIONS MUST BE CONSISTENT WITH ISA BEST MANAGEMENT PRACTICES.
- A SOIL VOLUME AREA OF AT LEAST 333 SQUARE FEET MUST BE ACCESSIBLE TO EACH TREE WHEN THE ASSUMED SOIL VOLUME DEPTH IS 3 FT.

SHEET INDEX

DRAWINGS

L0	COVER SHEET
L1	TREE PLAN
L2	LANDSCAPE PLAN
L3	DETAILS & NOTES

GENERAL PROJECT NOTES

- THIS PLAN IS BASED ON SURVEY BASE FILE PROVIDED BY KOBLE CREATIVE. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO DRAWING DISCREPANCIES AND INFORMATION PRIOR TO INSTALLATION.
- PROTECT EXISTING TREES AND VEGETATION TO REMAIN
- EXISTING ON-SITE SOIL SHALL BE USED FOR PLANTING AND SHALL BE AMENDED ACCORDING TO THE RECOMMENDATIONS IN THE SOIL TEST REPORT.

PLANTING NOTES

- ALL PLANT MATERIAL TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- EXCAVATION WITHIN THE DRIP ZONE OF THE EXISTING TREES SHALL BE PERFORMED USING NON-MOTORIZED HANDHELD TOOLS TO ENSURE LONG TERM SURVIVAL OF TREES OR AS INDICATED BY ARBORIST.
- NO CONSTRUCTION SHALL OCCUR WITHIN TREE DRIP ZONE.
- CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING. FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- ALL PLANT QUANTITIES ARE FOR GUIDANCE ONLY AND SHALL BE CONFIRMED BY CONTRACTOR PRIOR TO PURCHASING.
- 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. PLANS FOR DEVELOPMENT SHALL INCLUDE LANDSCAPING PLANS WHICH SHALL BE REVIEWED FOR CONFORMANCE TO THIS STANDARD.
- ROOT BARRIER TO BE INSTALLED WHEN TREE IS PLANTED WITHIN 5 FT OF PAVEMENT OR AN UNDERGROUND UTILITY BOX.

TREE PROTECTION NOTES

- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
- CONSULT CITY FORESTER FOR PRESCRIBED PROTECTION REQUIREMENTS FOR EXISTING STREET TREES.
- INSTALL FENCING PER EXISTING TREE PROTECTION PLAN.
- EXCAVATION WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE. EXCAVATE THE MINIMUM AMOUNT NECESSARY TO ACCOMPLISH PURPOSE FOR EXCAVATION.
- THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.
- PROTECTIVE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING OR CONSTRUCTION STARTS AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
- SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- TREE PROTECTION ZONE SHALL REMAIN FREE OF ALL CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.
- TREE PROTECTION FENCING SHALL MEET ALL CODE AS REQUIRED BY RULING JURISDICTION.
- TREE PROTECTION FENCING SHALL CONSIST OF A MINIMUM 4-FOOT HIGH METAL CHAIN LINK OR NO-CLIMB HORSE FENCE, SECURED WITH 6-FOOT METAL POSTS MUST BE ESTABLISHED AT THE EDGE OF THE ROOT PROTECTION ZONE AND PERMISSIBLE ENCROACHMENT AREA ON THE DEVELOPMENT SITE. EXISTING STRUCTURES AND/OR EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVE AS THE REQUIRED PROTECTIVE FENCING.
- WHEN A ROOT PROTECTION ZONE EXTENDS BEYOND THE DEVELOPMENT SITE, PROTECTION FENCING IS NOT REQUIRED TO EXTEND BEYOND THE DEVELOPMENT SITE.
- EXISTING STRUCTURES AND/OR EXISTING SECURED FENCING AT LEAST 3.5 FEET TALL CAN SERVE AS THE REQUIRED PROTECTIVE FENCING.
- SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS MUST BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
- INSTALLATION OF LANDSCAPING IS NOT AN ENCROACHMENT. ANY IN-GROUND IRRIGATION SYSTEMS ARE CONSIDERED ENCROACHMENTS.
- THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE: GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREET OR DRIVEWAYS), STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES.
- TREE PROTECTION FENCING IS REQUIRED TO BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES OR CONSTRUCTION BEGINS, INCLUDING CLEARING AND GRADING AND WILL REMAIN IN PLACE UNTIL FINAL INSPECTION.

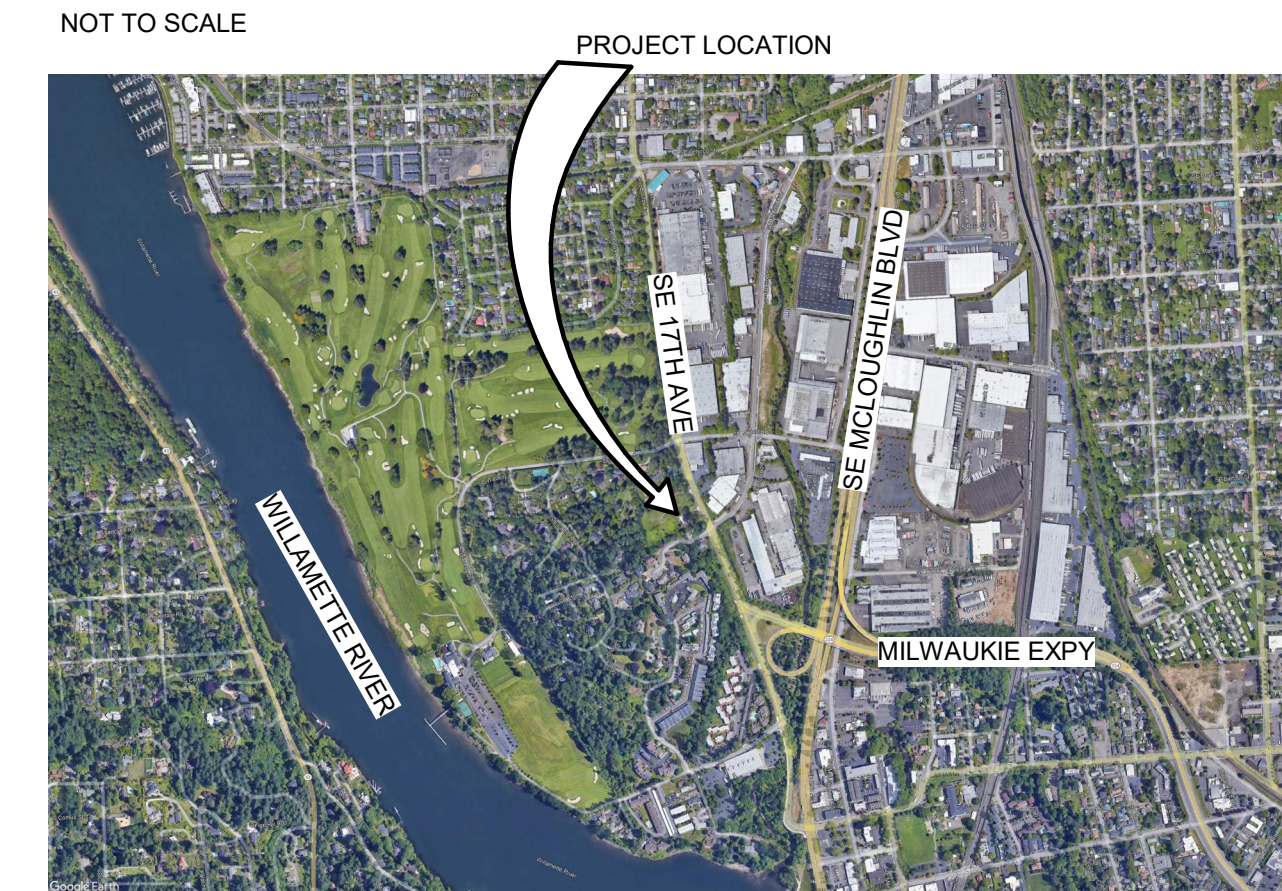
PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 42-UNIT COTTAGE CLUSTER HOUSING DEVELOPMENT IN MILWAUKIE, OREGON. THE SITE IS 2.6 ACRES IN SIZE AND LOCATED ON SE 17TH AVENUE. THE PROJECT REQUIRES A TYPE III LAND USE REVIEW SUBMITTAL. THE LANDSCAPE SCOPE OF WORK INCLUDES DOCUMENTATION OF A TREE PLAN, DEMONSTRATING CODE COMPLIANCE WITH CITY OF MILWAUKIE'S TREE CODE AND MITIGATION REQUIREMENTS. PROJECT ALSO INCLUDES A DIAGRAMMATIC LANDSCAPE SITE PLAN DEMONSTRATING GENERAL PLANTING AREAS ON THE SITE IN COMPLIANCE WITH MINIMUM LANDSCAPING STANDARDS.

SITE INFORMATION

ADDRESS:	9815 & 9833 SE 17TH AVENUE
JURISDICTION:	CITY OF MILWAUKIE
COUNTY:	CLACKAMAS
TAX LOT:	11E26DB01000 11E26DB0200 11E26DB01201
ESTIMATED ACRES:	2.6 ACRES
ZONE:	R-MD; MODERATE DENSITY RESIDENTIAL
OVERLAY:	N/A
SETBACKS:	
FRONT:	10' MIN, 20' MAX
SIDE:	5'
REAR:	5'
SEPARATION BETWEEN STRUCTURES:	6'
MINIMUM VEGETATION	35% MIN REQUIRED 45% PROVIDED

VICINITY MAP



PROFESSIONAL ENGINEER

ARCHITECT

LANDSCAPE ARCHITECT

---	TERRY AMUNDSON	KEALIN FREUND
---	KOBLE CREATIVE ARCHITECTURE LLC	HOME GROWN ARCHITECTURE LLC
---	2117 NE OREGON STREET SUITE 301	3605 SE 16TH AVE
---	PORTLAND, OR 97232	PORTLAND, OREGON 97202
---	503.539.4300	215.694.2658
---	TERRY@KOBLECREATIVE.COM	KEALIN@HOMEGROWNARCH.COM

COVER SHEET

L0

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Milwaukie Cottages

9815 & 9833 SE 17th Ave.
Milwaukie, OR 97222

DATE: 08/30/2023
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TREE PRESERVATION PLAN

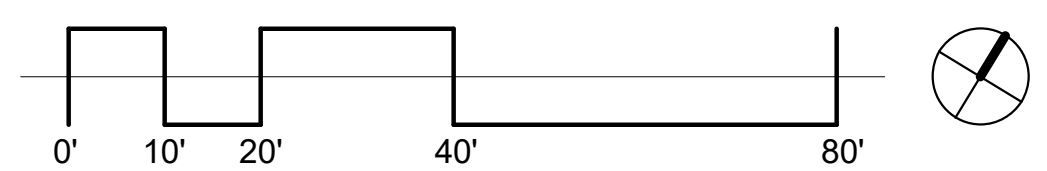
L1



TREE LEGEND

	EXISTING DECIDUOUS TREE, PRESERVE AND PROTECT
	EXISTING CONIFEROUS TREE, PRESERVE AND PROTECT
	EXISTING TREE TO BE REMOVED
	TREE CANOPY PER ARBORIST REPORT
	TREE PROTECTION FENCING COMPLIANT WITH CITY OF MILWAUKIE STANDARDS
TR 01	TREE NUMBERING CORRESPONDS WITH ARBORIST REPORT

2 TREE PRESERVATION PLAN
1" = 20'-0"



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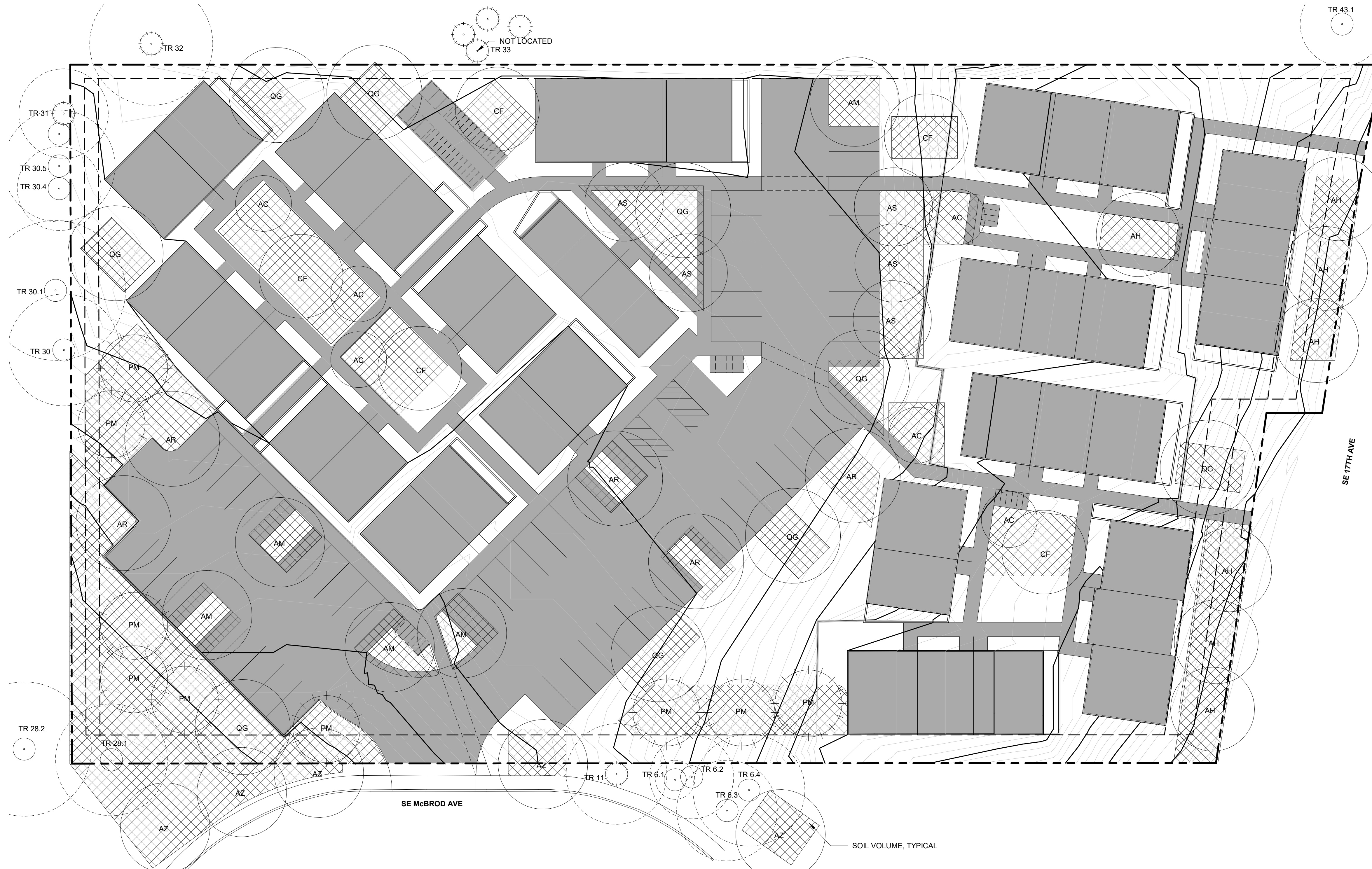
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TREE PLANTING PLAN

L2
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TREE SCHEDULE

AM	ACER MACROPHYLLUM BIGLEAF MAPLE 1.5" CALIPER, B&B QUANTITY: 5
AH	ALNUS RHOMBIFOLIA WHITE ALDER 1.5" CALIPER, B&B QUANTITY: 7
AR	ACER RUBRUM 'FRANKSRED' FRANKSRED MAPLE 1.5" CALIPER, B&B QUANTITY: 5
AS	ACER SACCHARUM 'GREEN MTN' GREEN MOUNTAIN MAPLE 1.5" CALIPER, B&B QUANTITY: 5
AZ	ARBUTUS MENZIESII PACIFIC MADDRONE 1.5" CALIPER, B&B QUANTITY: 5 LOCATED IN R.O.W. ALONG SE McBROD AVENUE
CF	CORNUS FLORIDA EASTERN FLOWERING DOGWOOD 1.5" CALIPER, B&B QUANTITY: 5
PM	PSEUDOTSUGA MENZIESII DOUGLAS-FIR 5 FOOT HEIGHT QUANTITY: 9
QG	QUERCUS GARRYANA OREGON WHITE OAK 1.5" CALIPER, B&B QUANTITY: 9

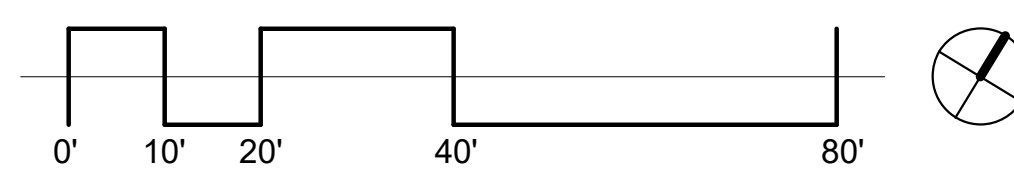


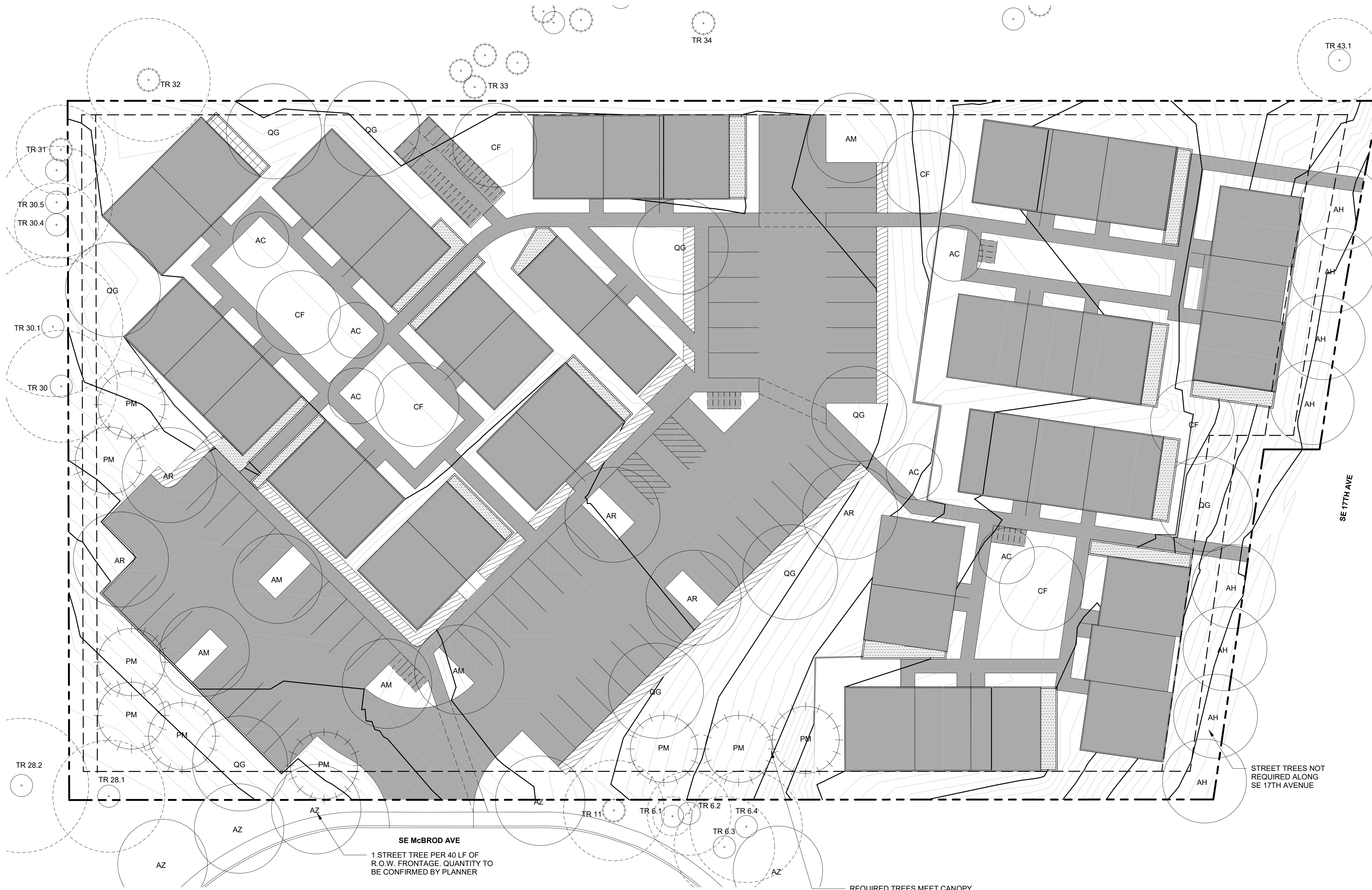
1 TREE PLANTING PLAN
1" = 20'-0"

SOIL VOLUME LEGEND

OPEN SOIL VOLUME, TYPICAL
1,000 CUBIC FT OR 333 SF AT 3 FT DEPTH MIN.
SEE DETAIL 1/L4 FOR SOIL UNDER PAVEMENT

SEE SHEET L4 FOR CANOPY COVERAGE CALCULATIONS.





1 LANDSCAPE CODE PLAN
1" = 20'-0"

COURTYARD REQUIREMENTS

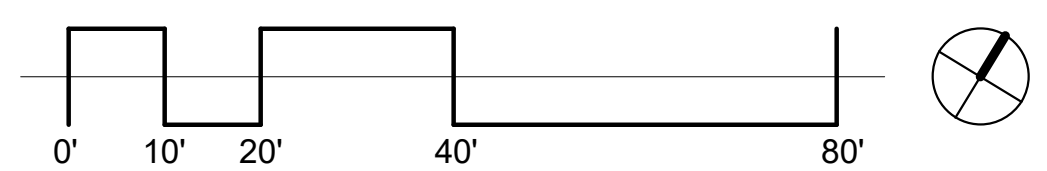
1. COMMON OPEN SPACE / COMMON COURTYARD MUST CONTAIN MINIMUM OF 150 SF PER COTTAGE WITHIN ASSOCIATED CLUSTER.
2. MINIMUM 15 FT WIDE AT NARROWEST DIMENSION
3. DEVELOPED WITH A MIX OF LANDSCAPING, LAWN AREA, PEDESTRIAN PATHS, AND/OR PAVED COURTYARD AREA, AND MAY ALSO INCLUDE RECREATIONAL AMENITIES.
4. IMPERVIOUS ELEMENTS OF THE COMMON COURTYARD MUST NOT EXCEED 75% OF TOTAL COMMON COURTYARD AREA
5. PEDESTRIAN PATHS MUST BE INCLUDED IN THE COURTYARD.
6. PATHS THAT ARE CONTIGUOUS MUST COUNT TOWARD MIN. DIMENSION AND AREA.
7. PARKING AREAS, REQUIRED SETBACKS BETWEEN COTTAGES AND DRIVEWAYS DO NOT COUNT

OFF STREET PARKING REQUIREMENTS

1. LANDSCAPING, FENCING, WALLS AT LEAST 3 FT TALL MUST SEPARATE CLUSTERED PARKING AREAS & PARKING STRUCTURES FROM COMMON COURTYARDS AND PUBLIC STREETS
2. PARKING CLUSTERS MUST BE SEPARATED FROM OTHER SPACES BY AT LEAST 4 FT WIDE OF LANDSCAPING

LANDSCAPE LEGEND

- 4 FT WIDE LANDSCAPING WITH 3 FT HT EVERGREEN SCREEN BETWEEN OFF STREET PARKING AND ANOTHER USE PER CODE
- STORMWATER PLANTER PER CWS STANDARDS 50 4" POT HERBACEOUS PLANTS PER 100 SF
- TREE CANOPY AND STREET TREES MEET CODE AS SHOWN. SEE L4 FOR CANOPY CALCULATIONS, TYPICAL



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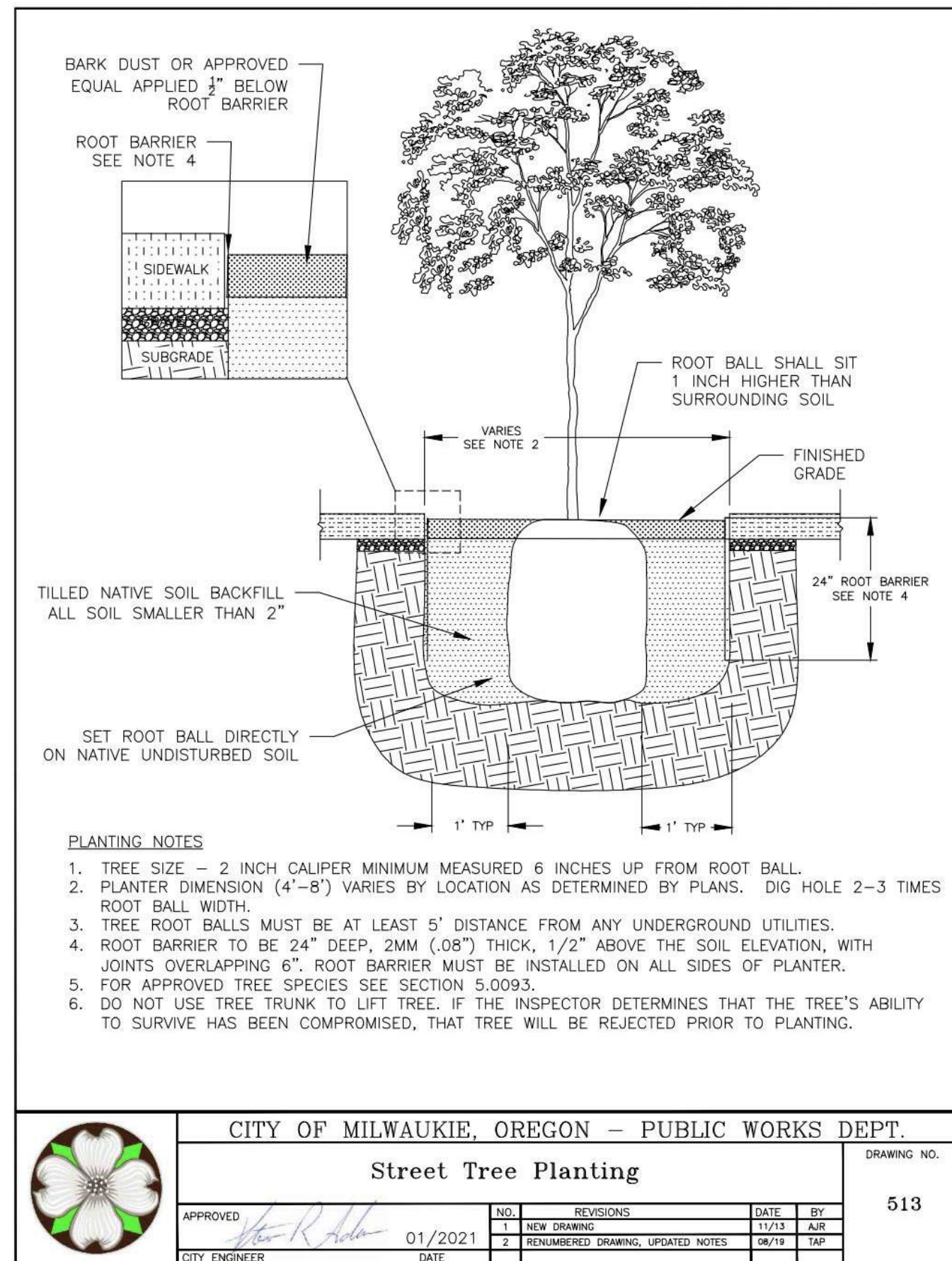
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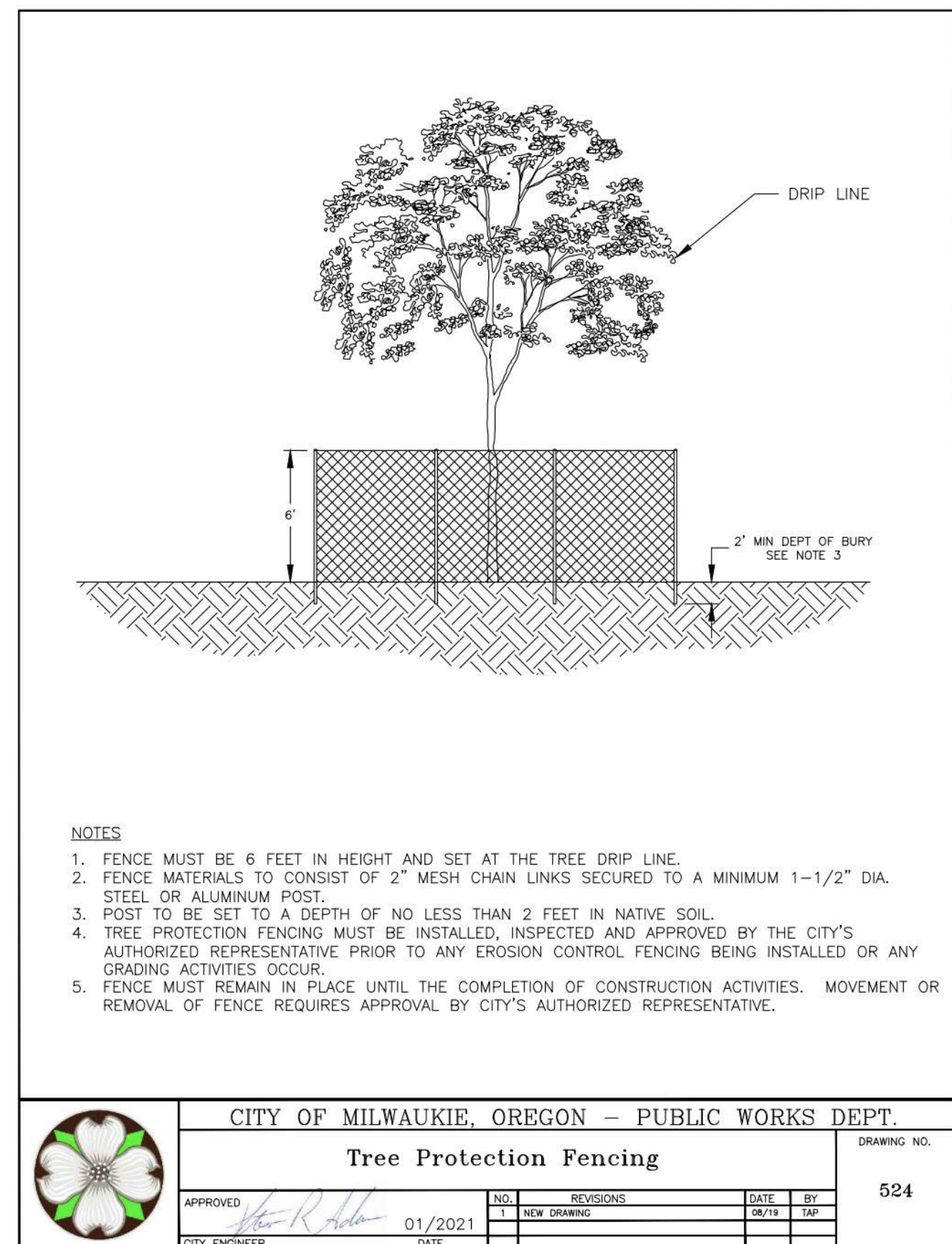
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LANDSCAPE CODE PLAN

L3



CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.	
Street Tree Planting		513	
APPROVED	NO.	REVISIONS	DATE
<i>[Signature]</i>	1	NEW DRAWING	11/13
CITY ENGINEER	DATE	REWORKED DRAWING, UPDATED NOTES	08/19
	01/2021		10'



CITY OF MILWAUKIE, OREGON - PUBLIC WORKS DEPT.		DRAWING NO.	
Tree Protection Fencing		524	
APPROVED	NO.	REVISIONS	DATE
<i>[Signature]</i>	1	NEW DRAWING	08/19
CITY ENGINEER	DATE		10'
	01/2021		

CANOPY CALCULATIONS

Trees on Property - 100% of crown area applies									
Tree No.	Common Name	Scientific Name	DBH	Existing Crown Area	Future Mature Crown Area	Crown Area used in calculation	Canopy Multiplier	Eligible Canopy	Notes
DOES NOT APPLY - NO ON SITE TREES PRESERVED									
Total Crown Area for on site trees:									0 SF

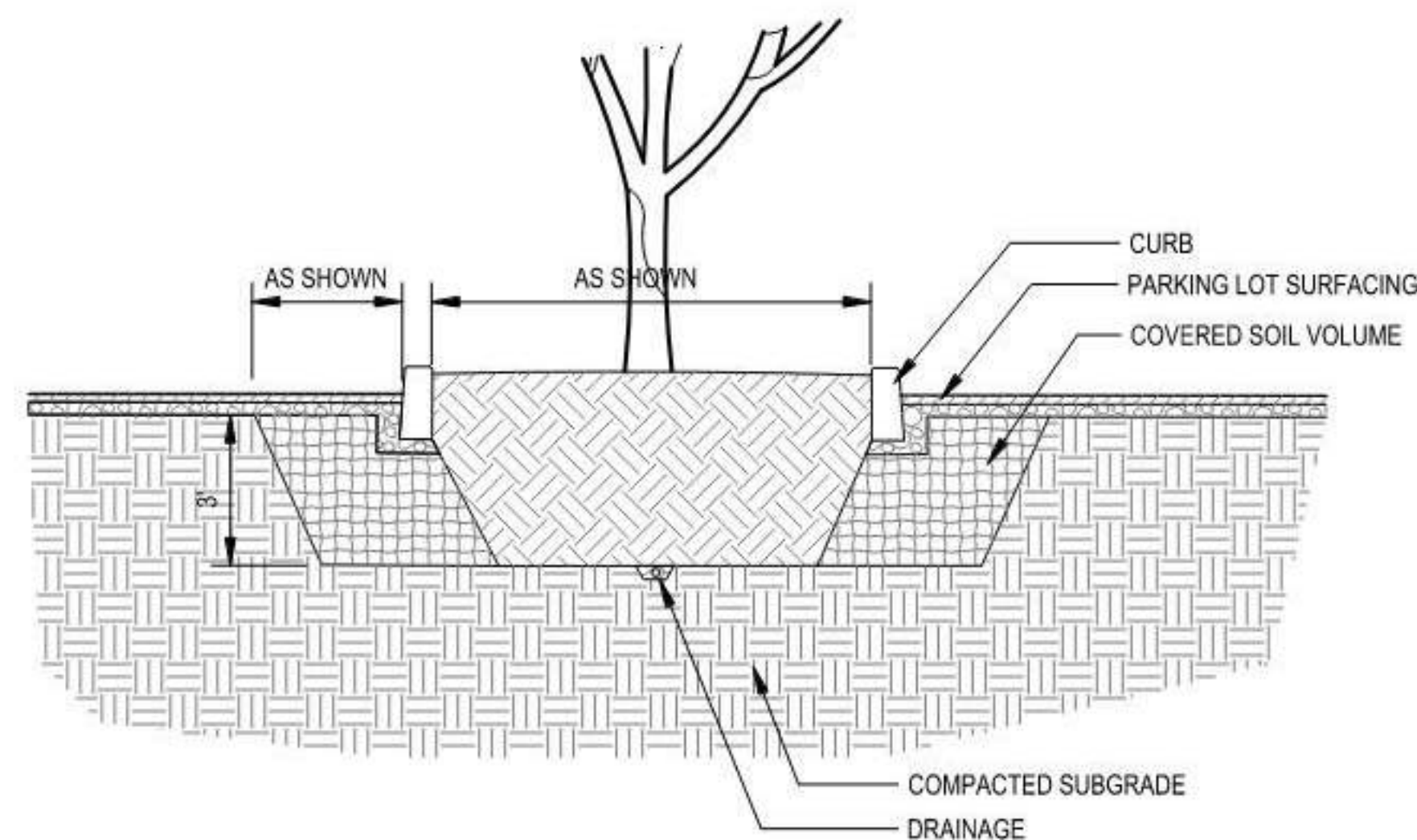
Trees in R.O.W. - 50% of crown area applies									
Tree No.	Common Name	Scientific Name	DBH	Existing Crown Area	Canopy Multiplier	Eligible Canopy	Notes		
DOES NOT APPLY - NO R.O.W. TREES PRESERVED									
Total Crown Area for R.O.W. trees:									0 SF
Total Crown Area for on site and R.O.W.:									0 SF

Required Canopy	
Property Size:	107,740 SF
40% Canopy Required:	43,096 SF
Existing Canopy:	0 SF
Additional Canopy to meet req.	43,096 SF

Canopy Multiplier	
R.O.W. Trees	0.5
DBH 12 - 20"	1
DBH 20 - 36"	1.25
DBH >36"	1.5

Trees Planted on Site					
Common Name	Scientific Name	75% Crown Area	Qty	Proposed Canopy	
Bigleaf Maple	Acer macrophyllum	530.25	5	2651.25	
Eastern Flowering Dogwood	Cornus florida	530.25	5	2651.25	
Franksred Maple	Acer rubrum 'Franksred'	721.5	5	3607.5	
Green Mtn Sugar Maple	Acer saccharum 'Green Mtn'	721.5	5	3607.5	
Douglas-fir	Pseudotsuga menziesii	530.25	9	4772.25	
Oregon White Oak	Quercus garryana	1192.5	9	10732.5	
Vine Maple	Acer circinnatum	235.5	6	1413	
White Alder	Alnus rhombifolia	1472.25	7	10305.75	
Proposed On Site Canopy:				39741 SF	

Trees Planted in R.O.W.						
Common Name	Scientific Name	50% Crown Area	Qty	Proposed Canopy	Street	Planting Strip Width
			0		0 SE 17th Ave	
Pacific Madrone	Arbutus menziesii	981.5	5	4907.5	Se McBroad Ave	4 - 5.9' planter width
Proposed R.O.W. Canopy:				4907.5 SF		
Proposed On Site + R.O.W. Canopy:				44648.5 SF		



① SOIL VOLUME IN PARKING LOT
1 1/2" = 1'-0"