



**PLANNING DEPARTMENT**  
 6101 SE Johnson Creek Blvd  
 Milwaukie OR 97206

PHONE: 503-786-7630  
 FAX: 503-774-8236  
 E-MAIL: [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov)

# Application for Land Use Action

Master File #: \_\_\_\_\_

Review type\*:  I  II  III  IV  V

## CHOOSE APPLICATION TYPE(S):

Type I Review: Modification to Existing Community Service Use

Type III Review: Exterior Alterations to Existing Historic Building

...

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...

### Use separate application forms for:

- Annexation and/or Boundary Change
- Compensation for Reduction in Property Value (Measure 37)
- Daily Display Sign
- Appeal

## RESPONSIBLE PARTIES:

**APPLICANT** (owner or other eligible applicant—see reverse): Tracy Orvis, Di Loreto Architecture

Mailing address: 200 NE 20th Ave, Ste 200; Portland, OR Zip: 97232

Phone(s): 503-736-9979 E-mail: [torvis@diloretoarchitecture.com](mailto:torvis@diloretoarchitecture.com)

**APPLICANT'S REPRESENTATIVE** (if different than above):

Mailing address: Zip:

Phone(s): E-mail:

## SITE INFORMATION:

Address: 10722 SE Main Street Map & Tax Lot(s): 11E36BB02500

Comprehensive Plan Designation: ... Zoning: DMU Size of property: 0.96 Acres

## PROPOSAL (describe briefly):

Type I: Proposed project relocates existing council chambers from 2nd floor of City Hall to 1st floor, via conversion of existing garage bay. No new use being added to building; only relocation of existing uses within the building footprint.

Type III: Add new ADA exit with concrete landing and ramp in NE corner of existing building using existing window location. Replace existing garage bay doors with new doors that meet current energy code requirements and resemble the original garage doors. Provide new exterior lighting for both the existing garage bay entry door and the new proposed exit door. Existing entry door to be replaced with new door that meets energy code and includes partial glazing to match rest of building's exterior doors.

## SIGNATURE:

**ATTEST:** I am the property owner or I am eligible to initiate this application per Milwaukie Municipal Code (MMC) Subsection 19.1001.6.A. If required, I have attached written authorization to submit this application. To the best of my knowledge, the information provided within this application package is complete and accurate.

Submitted by: Tracy Orvis

Digitally signed by Tracy Orvis  
 Date: 2018.08.29 10:56:12 -07'00'

Date: September 5, 2018

# IMPORTANT INFORMATION ON REVERSE SIDE

**RESET**

\*For multiple applications, this is based on the highest required review type. See MMC Subsection 19.1001.6.B.1.

**WHO IS ELIGIBLE TO SUBMIT A LAND USE APPLICATION** (excerpted from MMC Subsection 19.1001.6.A):

**Type I, II, III, and IV** applications may be initiated by the property owner or contract purchaser of the subject property, any person authorized in writing to represent the property owner or contract purchaser, and any agency that has statutory rights of eminent domain for projects they have the authority to construct.

**Type V** applications may be initiated by any individual.

**PREAPPLICATION CONFERENCE:**

A preapplication conference may be required or desirable prior to submitting this application. Please discuss with Planning staff.

**REVIEW TYPES:**

This application will be processed per the assigned review type, as described in the following sections of the Milwaukie Municipal Code:

- Type I: Section 19.1004
- Type II: Section 19.1005
- Type III: Section 19.1006
- Type IV: Section 19.1007
- Type V: Section 19.1008

**THIS SECTION FOR OFFICE USE ONLY:**

FILE TYPE	FILE NUMBER	FEE AMOUNT*	PERCENT DISCOUNT	DISCOUNT TYPE	DEPOSIT AMOUNT	DATE STAMP
Master file		\$			\$	
Concurrent application files		\$			\$	
		\$			\$	
		\$			\$	
		\$			\$	
<b>SUBTOTALS</b>		\$			\$	

**TOTAL AMOUNT RECEIVED: \$**      **RECEIPT #:**      **RCD BY:**

**Associated application file #s** (appeals, modifications, previous approvals, etc.):

**Neighborhood District Association(s):**

**Notes:**

\*After discount (if any)



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For all Land Use Applications  
(except Annexations and Development Review)

# Submittal Requirements

All land use applications must be accompanied by a signed copy of this form (see reverse for signature block) and the information listed below. The information submitted must be sufficiently detailed and specific to the proposal to allow for adequate review. Failure to submit this information may result in the application being deemed incomplete per the Milwaukie Municipal Code (MMC) and Oregon Revised Statutes.

Contact Milwaukie Planning staff at 503-786-7630 or [planning@milwaukieoregon.gov](mailto:planning@milwaukieoregon.gov) for assistance with Milwaukie's land use application requirements.

1. **All required land use application forms and fees**, including any deposits.  
*Applications without the required application forms and fees will not be accepted.*
2. **Proof of ownership or eligibility to initiate application** per MMC Subsection 19.1001.6.A.  
*Where written authorization is required, applications without written authorization will not be accepted.*
3. **Detailed and comprehensive description** of all existing and proposed uses and structures, including a summary of all information contained in any site plans.  
*Depending upon the development being proposed, the description may need to include both a written and graphic component such as elevation drawings, 3-D models, photo simulations, etc. Where subjective aspects of the height and mass of the proposed development will be evaluated at a public hearing, temporary on-site "story pole" installations, and photographic representations thereof, may be required at the time of application submittal or prior to the public hearing.*
4. **Detailed statement** that demonstrates how the proposal meets the following:
  - A. All applicable development standards (listed below):
    1. **Base zone standards** in Chapter 19.300.
    2. **Overlay zone standards** in Chapter 19.400.
    3. **Supplementary development regulations** in Chapter 19.500.
    4. **Off-street parking and loading standards and requirements** in Chapter 19.600.
    5. **Public facility standards and requirements**, including any required street improvements, in Chapter 19.700.
  - B. All applicable application-specific approval criteria (check with staff).  
*These standards can be found in the MMC, here: [www.qcode.us/codes/milwaukie/](http://www.qcode.us/codes/milwaukie/)*
5. **Site plan(s), preliminary plat, or final plat** as appropriate.  
*See Site Plan, Preliminary Plat, and Final Plat Requirements for guidance.*
6. **Copy of valid preapplication conference report**, when a conference was required.

**APPLICATION PREPARATION REQUIREMENTS:**

- Five hard copies of all application materials are required at the time of submittal (unless submitted electronically). Staff will determine how many additional hard copies are required, if any, once the application has been reviewed for completeness.
- All hard copy application materials larger than 8½ x 11 in. must be folded and be able to fit into a 10- x 13-in. or 12- x 16-in. mailing envelope.
- All hard copy application materials must be collated, including large format plans or graphics.

**ADDITIONAL INFORMATION:**

- Neighborhood District Associations (NDAs) and their associated Land Use Committees (LUCs) are important parts of Milwaukie's land use process. The City will provide a review copy of your application to the LUC for the subject property. They may contact you or you may wish to contact them. Applicants are strongly encouraged to present their proposal to all applicable NDAs prior to the submittal of a land use application and, where presented, to submit minutes from all such meetings. NDA information: [www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association](http://www.milwaukieoregon.gov/citymanager/what-neighborhood-district-association).
- Submittal of a full or partial electronic copy of all application materials is strongly encouraged.

As the authorized applicant I, (print name) Tracy Orvis, attest that all required application materials have been submitted in accordance with City of Milwaukie requirements. I understand that any omission of required items or lack of sufficient detail may constitute grounds for a determination that the application is incomplete per MMC Subsection 19.1003.3 and Oregon Revised Statutes 227.178. I understand that review of the application may be delayed if it is deemed incomplete.

Furthermore, I understand that, if the application triggers the City's sign-posting requirements, I will be required to post signs on the site for a specified period of time. I also understand that I will be required to provide the City with an affidavit of posting prior to issuance of any decision on this application.

Applicant Signature: \_\_\_\_\_

Date: 09.05.18

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**Official Use Only**

Date Received (date stamp below):



# CITY OF MILWAUKIE

City of Milwaukie City Hall Garage Bay Design Project. 9.1.18

Tracy Orvis, of Di Loreto Architecture, is authorized by the City of Milwaukie to apply for Design Review regarding City Hall Garage Bay Project.

Damien Farwell

Fleet and Facilities Supervisor



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# Preapplication Conference Waiver

I/We, Tracy Orvis (print), as applicant(s) property owner(s) of 10722 SE Main Street (address of property), request to waive the requirement for a preapplication conference for the submission of a **Type II / III / IV / V** (circle one) land use application per MMC Subsection 19.1002.2 Applicability.

**Please provide an explanation for the waiver request:**

*MMC Section 19.1002 Preapplication Conference is provided on the reverse*

19.1002.2 (B) (Exception 1):

After an initial review meeting with Vera Koliass, Associate Planner, and Denny Egner, Planning Director, on 8/17/18, it was agreed that the meeting provided enough information and direction moving forward that a pre-application conference was not necessary.

Signed: Tracy Orvis  
Digitally signed by Tracy Orvis  
Date: 2018.08.29 10:47:07  
-07'00'  
Applicant/Property Owner

Approved:   
Planning Director

## Land Use Review: Historic Resource Review

September 5, 2018

### GENERAL INFORMATION:

**Case Type:** Land Use Review – Historic Design Review

**Procedure:** Type I: Modification to Existing Community Service Use  
Type III: Historic Review for Exterior Alterations to Existing  
Historic Building

**Applicant/Architect:** **di loreto**ARCHITECTURE, llc  
200 NE 20<sup>th</sup> Avenue, Suite 200  
Portland, Oregon 97232  
phone: 503-736-9979  
[www.diloretoarchitecture.com](http://www.diloretoarchitecture.com)

Contact: Tracy Orvis  
[torvis@diloretoarchitecture.com](mailto:torvis@diloretoarchitecture.com)

**Owner:** City of Milwaukie  
6101 SE Johnson Creek Blvd.  
Milwaukie, OR 97206  
Phone: 503-786-7621  
Contact: Damien Farwell

**Project address:** Milwaukie City Hall  
10722 SE Main Street  
Milwaukie, OR 97222

**Map & Tax Lots:** 11E36BB02500

**NDA:** Historic Milwaukie

## Project Description

The current council chambers in Milwaukie City Hall are proposed to be moved into the existing garage bay in the same building. The space will be updated to accommodate the necessary functional requirements of a civic space, including upgrades to meet current energy code as well as acoustical and security needs.

The scope of work includes replacing the existing wood windows in the garage bay with new energy efficient wood windows, replacing the existing garage doors with new energy efficient garage doors, replacing the existing swing door on the south façade with a new door more befitting of an entry door, creating a new second accessible exit from the garage bay (to be located in the NE corner of the garage bay, exiting out into the existing parking lot), and providing new exterior lighting above both swing doors.

## Approval Criteria

### **GUIDELINES FOR TYPE I REVIEW FOR MINOR MODIFICATION (19.904.5(C)):**

**Guideline 1:** Does not increase the intensity of any use.

**Response:** The existing Council Chambers is located on the 2<sup>nd</sup> floor of City Hall. Current office staff are crowded into existing rooms that were not originally intended for that number of people. The existing garage bay on the 1<sup>st</sup> floor of City Hall is currently underutilized, serving as overflow storage for events. The proposed project relocates Council Chambers to the garage bay, thus freeing up space on the 2<sup>nd</sup> floor for much needed office use. No new uses are proposed. This project is a shifting of existing uses to other parts of the building.

**Guideline 2:** Meets all requirements of the underlying zone relating to building size and location and off-street parking and the standards of Title 19

**Response:** This guideline is not applicable. Uses within the building are not changing; existing uses are being relocated into other parts of the existing building.

**Guideline 3:** Does not result in deterioration or loss of any protected natural feature or open space, and does not negatively affect nearby properties.

**Response:** The proposed project does not affect protected natural features or open spaces and does not negatively affect nearby properties.

**Requirement 4:** Does not alter or contravene any conditions specifically placed on the development by the Planning Commission or City Council.

**Response:** The proposed project does not, to the knowledge of the applicant, alter or contravene any conditions specifically placed on the development by the Planning Commission or City Council



**Requirement 5:** Does not cause any public facility, including transportation, water, sewer and storm drainage, to fail to meet any applicable standards relating to the adequacy of the public facility.

**Response:** The proposed project does not cause any public facility to fail to meet applicable standards relating to the adequacy of the public facility.

## **GUIDELINES FOR ALTERATION AND DEVELOPMENT IN THE HISTORIC PRESERVATION OVERLAY ZONE (19.403.5(E)):**

**Guideline 1: Retention of Original Construction.** Distinguishing original qualities defining a resource's character shall not be destroyed. Removal or alteration of historic materials or distinctive architectural features should be avoided when possible.

**Response:** The proposal minimizes alterations to the exterior façade while striving to meet current building and energy code requirements. For example, to provide a code-required accessible second exit, a new door will be placed within the width of an existing window opening and will be custom sized to work with existing window proportions (see 1/DR4). This alteration is located at an interior corner at the rear of the building, away from primary street-facing facades.

In addition to serving Council and Court functions, the repurposed garage bay will retain both roll up garage doors, allowing City Hall to continue hosting events that engage the public and create indoor-outdoor connections. When closed, the garage doors need to serve functionally as a wall, providing quiet, security, and protection from weather.

The garage doors were replaced in 2013 but do not meet energy code, acoustical, and security requirements for the proposed use. The proposal includes replacing the doors with new insulated doors that reference the proportions of the existing doors, but to meet the abovementioned requirements, we are proposing a glazing pattern more reminiscent of the doors previously installed in the 1970's (see 2/DR5 to see existing conditions and proposed conditions, as well as attached photos referencing the 1940's doors and the 1970's doors).

**Guideline 2: Building Height.** Existing building heights should be maintained. Alteration of roof pitches shall be avoided. Raising or lowering a building's permanent elevation when constructing a foundation shall be avoided, except as required by building code or floodplain development permit.

**Response:** The existing building height will be maintained. This guideline is not applicable.

**Guideline 3: Horizontal Additions.** The scale and proportion of building additions, including the relationship of windows to walls, shall be visually compatible with the traditional architectural character of the historic building. Contemporary design for alterations and additions is acceptable if the design respects the building's original design and is compatible with the original scale, materials, and window and door-opening proportions of the building.

**Response:** No new horizontal additions are proposed. This guideline is not applicable.

**Guideline 4: Windows.** Window replacements shall match the visual qualities of original windows as closely as possible. Wood window frames are preferred in meeting this standard. However, if non-wood replacements exhibit similar visual qualities as their wooden counterparts, they may be acceptable. The original number of window panes shall be maintained or restored when replacements are required.

**Response:** This proposal includes replacing the existing wood windows affected by the scope of work (5 total, not including the 2 roll up garage doors) with new wood windows that match the existing windows and meet current energy code. See attached product information for proposed window system (Renewal by Andersen).

**Guideline 5: Restoration Possible.** Except where building code precludes it, new additions or alteration to buildings shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original building could be restored.

**Response:** If desired in the future, the proposed second exit door and its associated landing and ramp could be removed. The window and portion of wall affected by the proposed second exit could be replaced. If future stakeholders decide that fully glazed garage doors are more desirable, the doors can be replaced with minimal building disturbance.

**Guideline 6: Signs and Lighting.** Signs, lighting and other appurtenances (such as walls, fences, awnings, and landscaping) shall be visually compatible with the original character of the building.

**Response:** This proposal includes new exterior lighting above both exterior swing doors. The existing door on the south elevation (see 1/DR5) has a vertical rectangular security fixture above it. We are proposing to replace it with a small cylindrical downlight in a dark bronze finish to match other exterior fixtures. The same fixture is proposed above the new exit door (see 1/DR4). The thought with this fixture is that it is small and subtle, thus putting more focus on the building itself and on the existing historic fixtures at the main entrance. See attached product information for proposed light fixture (Progress Lighting 3IN Wall Mount Up/Down Cylinder).

There is new signage proposed that will direct visitors to the accessible entrance to Council Chambers, which is the door located on the south façade of the building. There is one sign proposed to the right of the garage doors (see 2/DR5) as well as one adjacent to the accessible entrance (see 1/DR5). The signage will match existing signage present on the building to the greatest extent possible.

**Guideline 7: Time Period Consistency.** Buildings shall be recognized as products of their own time. Alterations that have no historical basis or which seek to create an earlier appearance shall be avoided.

**Response:** We are proposing to match existing materials and finishes currently present on and around the building exterior. The proposed new garage doors reference both the current and previous garage door iterations and seek to blend them and create doors that are relevant to the building's history while meeting both code and functional needs of the space within.

**Guideline 8: Visual Integrity / Style.** Distinctive stylistic features, such as a line of columns, piers, spandrels, or other primary structural elements, or examples of skilled craftsmanship which characterize a building, shall be maintained or restored as far as is practicable.

**Response:** No distinctive stylistic features, primary structural elements, or examples of skilled craftsmanship are affected by the proposed design. Modifications made to the existing window to create a second accessible exit (see 1/DR4) have been proposed with the existing window proportions in mind, and all materials selected correspond to existing building materials. All attempts are being made to be respectful of the existing building while still meeting current code requirements.

**Guideline 9: Replacement or Additional Materials.** Whenever possible, deteriorated architectural features shall be repaired rather than replaced. In the event replacement of an existing feature is necessary, or an addition is proposed, new materials should match those of the original building, to the extent possible, in composition, design, color, texture, and other visual qualities.

**Response:** No features are in need of repair at this time. In order to meet current energy code, the existing wood windows are proposed to be replaced with new energy efficient wood windows with as close to the same appearance as possible. The garage doors are proposed to be replaced with new doors that reference the panel proportions and materials of the currently installed doors but provide glazing similar to the garage doors previously in place from the 1970's to 2013. The new ADA exit door, landing and sloped walkway are treated with similar materials and style as adjacent exits.

**Guideline 10: Buffering.** An appropriate buffer or screen, as provided under Subsection 19.504.6, may be required when a new commercial or industrial improvement or use is proposed on or adjacent to a designated resource, or within or adjacent to an historic district.

**Response:** No new use is proposed. This is a shifting of existing uses within the existing building footprint. This guideline is not applicable.

#### **GUIDELINES FOR DOWNTOWN DESIGN STANDARDS FOR ROOFTOP EQUIPMENT (19.508.4.F.3):**

**Guideline:** The following rooftop equipment does not require screening:  
(2) Equipment under 2 ft high, if set back a minimum from the outer edge of the roof.

**Response:** Exact mechanical equipment is not known at this time. Any new equipment proposed will meet the above guideline requirement and will be set well back from the edge of the roof.

# Picture

## WINDOWS

Transform your home with picture windows that can stand alone beautifully or can be combined with other window styles for added curb appeal.

### ADAPTABLE

Match or change your home's appearance by combining picture windows with other windows.

### STRONG

Using strong Fibrex® material frames, our picture windows easily support the weight of the heavy glass commonly needed for large picture windows.

### VERSATILE

Like all of our windows, picture window glass is available tempered, tinted, or in a wide variety of decorative patterns.



Picture Window



Fixed Picture Window



Combination Window

EXPRESS YOUR STYLE



Picture Windows / Pine Interior



Picture and Specialty Windows / Terratone Exterior



Picture Window / White Interior






“The new windows are gorgeous and receive rave reviews from our visitors.”

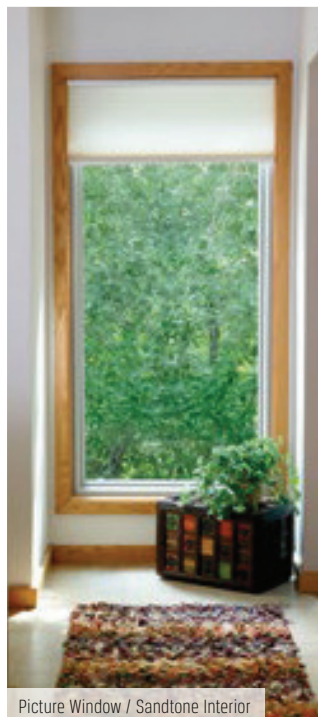
ROBERT R.

## Schedule Your FREE In-Home Consultation

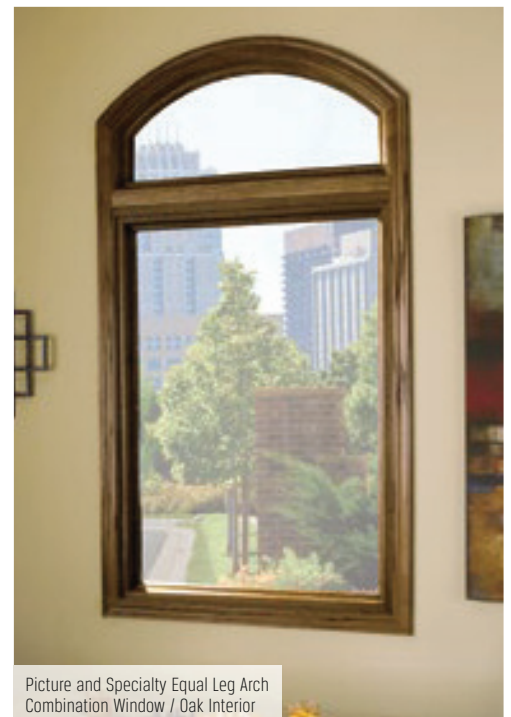
 Call your local Renewal by Andersen representative

 Click over to  
[RENEWALBYANDERSEN.COM](http://RENEWALBYANDERSEN.COM)

 Visit your local Renewal by Andersen showroom



Picture Window / Sandtone Interior



Picture and Specialty Equal Leg Arch  
Combination Window / Oak Interior



# Grille OPTIONS

## Customize Your Windows

Renewal by Andersen offers a wide range of creative grille patterns to enhance the look of your home.

All of our grilles are designed to be long-lasting<sup>1</sup> with low-maintenance performance. With such a broad range of high-profile grille options, you can match your home's current architecture, change the look and style of your home or incorporate them into a renovation project for historical accuracy.

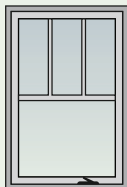
## Patterns



### Colonial

Specific number of squares per sash.

Double-hung window shown



### Farmhouse

Two vertical bars meet a wider horizontal rail or bar at the center of the window.

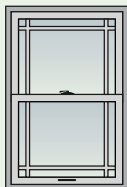
Casement window shown



### Prairie

Two vertical and two horizontal bars per sash to form 4 inch corner squares.

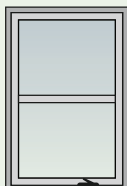
Double-hung window shown



### Modified Prairie

Two vertical bars and one horizontal bar per sash.

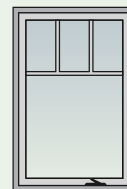
Double-hung window shown



### Simulated Double-Hung

Preserve the look of a traditional window.

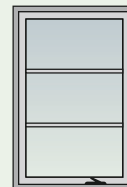
Casement window shown



### Fractional

Specific number of vertical bars and horizontal bar.

Casement window shown



### Equal Light

Specified number of horizontal bars, equal distance apart.

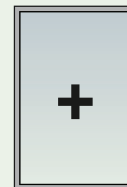
Casement window shown



### Custom

Create a new pattern or revive one from the past.

Casement window shown with short fractional diamond custom pattern



### More

Ask your replacement consultant for more grille options.

Picture window shown



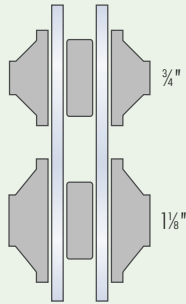
Picture Windows / Pine Interior / Colonial Grilles



Casement and Double-Hung Windows / White Exterior / Colonial Grilles

Whether it's for historical accuracy or creating an eye-catching new look, window grilles create instant curb appeal.

## Profiles

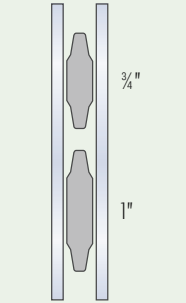


### Full Divided Light Grilles

Full divided light grilles provide a visual representation of true divided glass. The option consists of a permanently applied exterior Fibrex® material grille, an aluminum spacer between the glass, and a removable or permanently applied interior grille. Available in two widths and an array of colors.



PERMANENT

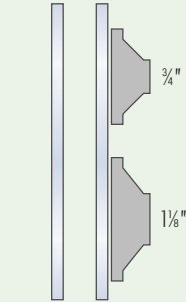


### Grilles Between-the-Glass

Aluminum grilles are permanently installed between the panes during manufacturing, providing the beauty of grilles with the quick cleaning of a smooth glass surface. Available in two widths and an array of colors.



REMOVABLE



### Interior Wood Grilles

Made of hardwood, these grilles snap into clips on the interior of the sash and can be easily removed to make glass cleaning a breeze. Available in two widths.

Home Exterior  
Between Glass  
Home Interior



Casement Window / White Interior / Prairie Grilles



Double-Hung Window  
Black Exterior / Custom Grilles

<sup>1</sup> See Renewal by Andersen® Products and Installation Transferable Limited Warranty for details.



## 3IN Wall Mount Up/ Down Cylinder

Wall mounted • Wet location listed



### Description:

Sleek, cylindrical forms in elegant finish selections. Die-cast aluminum wall brackets and heavy-duty aluminum framing. Fade and chip-resistant. CSA listed for wet locations. Can be used indoor or outdoor. Ideal for residential and commercial applications.

### Specifications:

- Graphite (-143) (Powder Coat)
- Aluminum construction
- Clear glass lens
- 3" LED wall mount up/downlight cylinder
- Ideal for indoor or outdoor applications
- Warm white, 3000K, color temperature, 90 CRI
- Dimmable to 10% brightness (See Dimming Notes)
- Backplate covers a standard 4" octagonal recessed outlet box
- Mounting strap for outlet box included
- 6" of wire supplied
- ENERGY STAR® qualified
- Meets California Title 24 JA8-2016

### Performance:

Number of Modules	2
Input Power	24w
Input Voltage	120 V
Input Frequency	60 Hz
Lumens/LPW	1766/73 (LM-79) per module
CCT	3000 K
CRI	90 CRI
Life (hours)	50,000 (L70/TM-21)
FCC	FCC Title 47, Part 15 Class B
Min. Start Temp	-10 °C
Max. Operating Temp	40 °C
Warranty	5 year warranty
Labels	CSA Wet location listed ENERGY STAR® qualified Meets California Title 24 JA8-2016

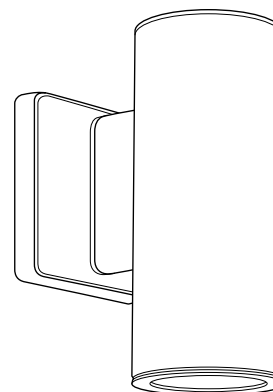
## P563001-143-30K

### Images:



### Dimensions:

Diameter: Width: 4-1/2"  
 Depth: 5-1/2"  
 Height: 8-1/4"  
 H/CTR: 5"



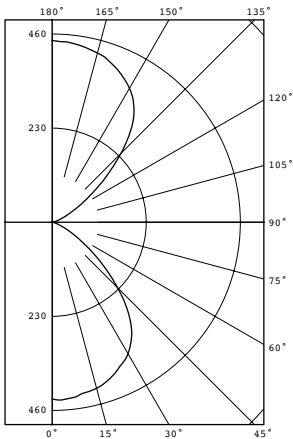
**Photometrics:**

## P563001-143-30K

<b>ELECTRICAL DATA</b>	<b>P563001-143-30K</b>
Input Voltage	120 V
Input Frequency	60 Hz
Input Current	0.202 A
Input Power	24
Power Factor	
THD	<20%
FCC	FCC Title 47, Part 15 Class B
Operating Temperature	-10 °C to 40 °C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	

**P563001-143-30K**

LED Light Engine: 3000 K 90 CRI CRI  
 System Wattage: 24  
 Fixture delivered lumens: 1766  
 Fixture Efficacy: 73  
 Spacing Criteria: 1.26



**CANDELA DISTRIBUTION**

DEG	CANDELA	LUMENS
0	432	
5	433	41
15	420	118
25	390	180
35	339	210
45	226	174
55	105	96
65	35	36
75	9	10
85	1	1
90	0	
95	1	1
105	10	12
115	38	40
125	112	102
135	238	182
145	348	216
155	399	184
165	428	121
175	442	42
180	444	

**ZONAL LUMEN SUMMARY**

ZONE	LUMENS	%FIXT
0-30	340	19.2
0-40	550	31.1
0-60	819	46.4
0-90	866	49.0
90-120	53	3.0
90-130	155	8.8
90-150	553	31.3
90-180	900	51.0
0-180	1766	100.0

## P563001-143-30K

### Dimming Notes:

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P563001 is designed to be compatible with many Triac/Forward Phase controls.

The following is a partial list of known compatible dimmer controls.

### Dimming Controls

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Lutron DVELV-300P

Lutron Caseta Wireless

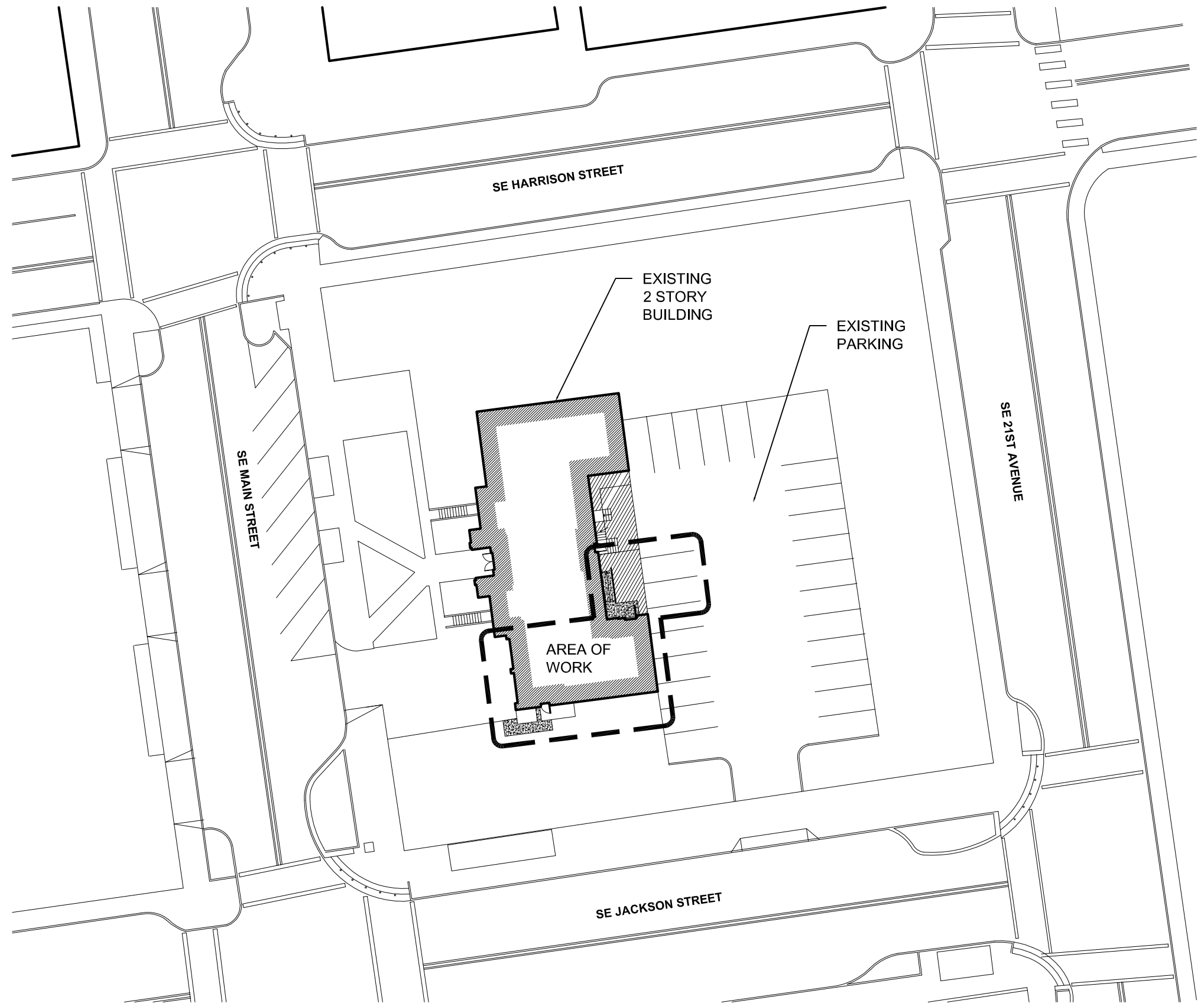
Leviton 6672

Lutron AYCL-153P

Lutron TGCL-153-PH-WH

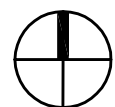
Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

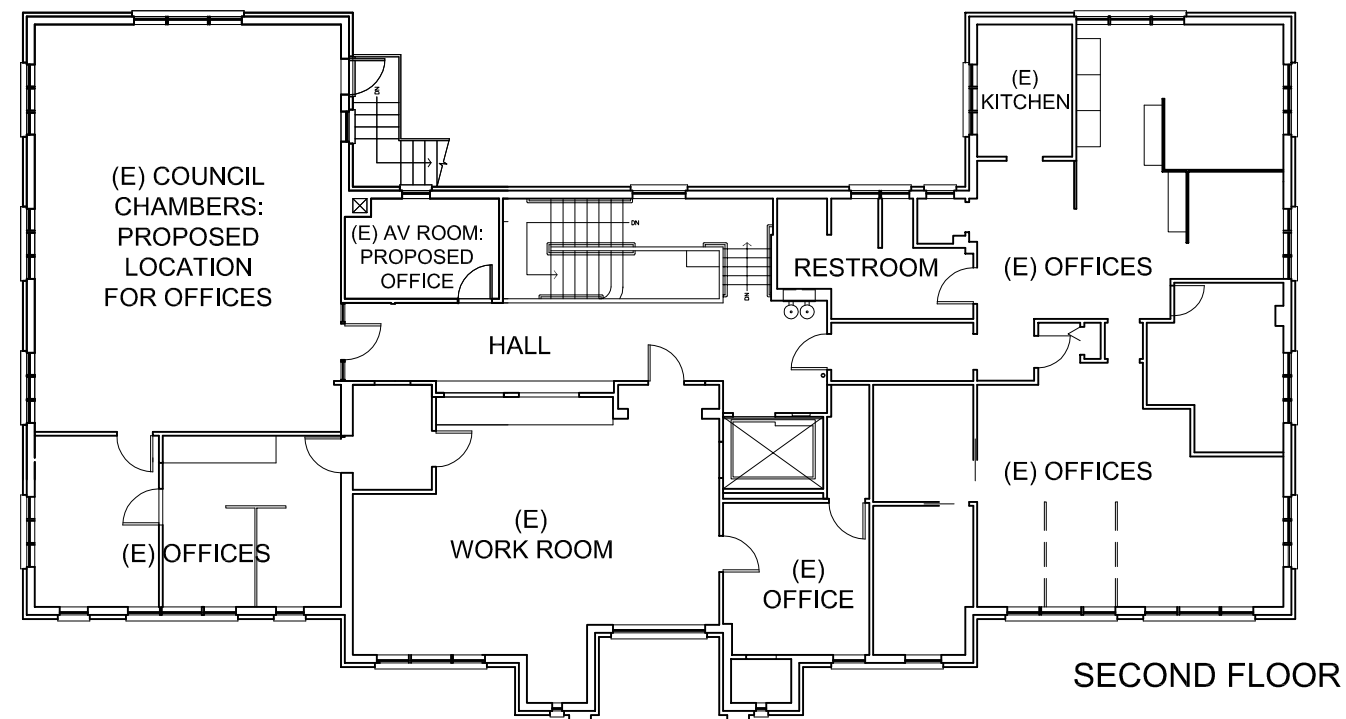
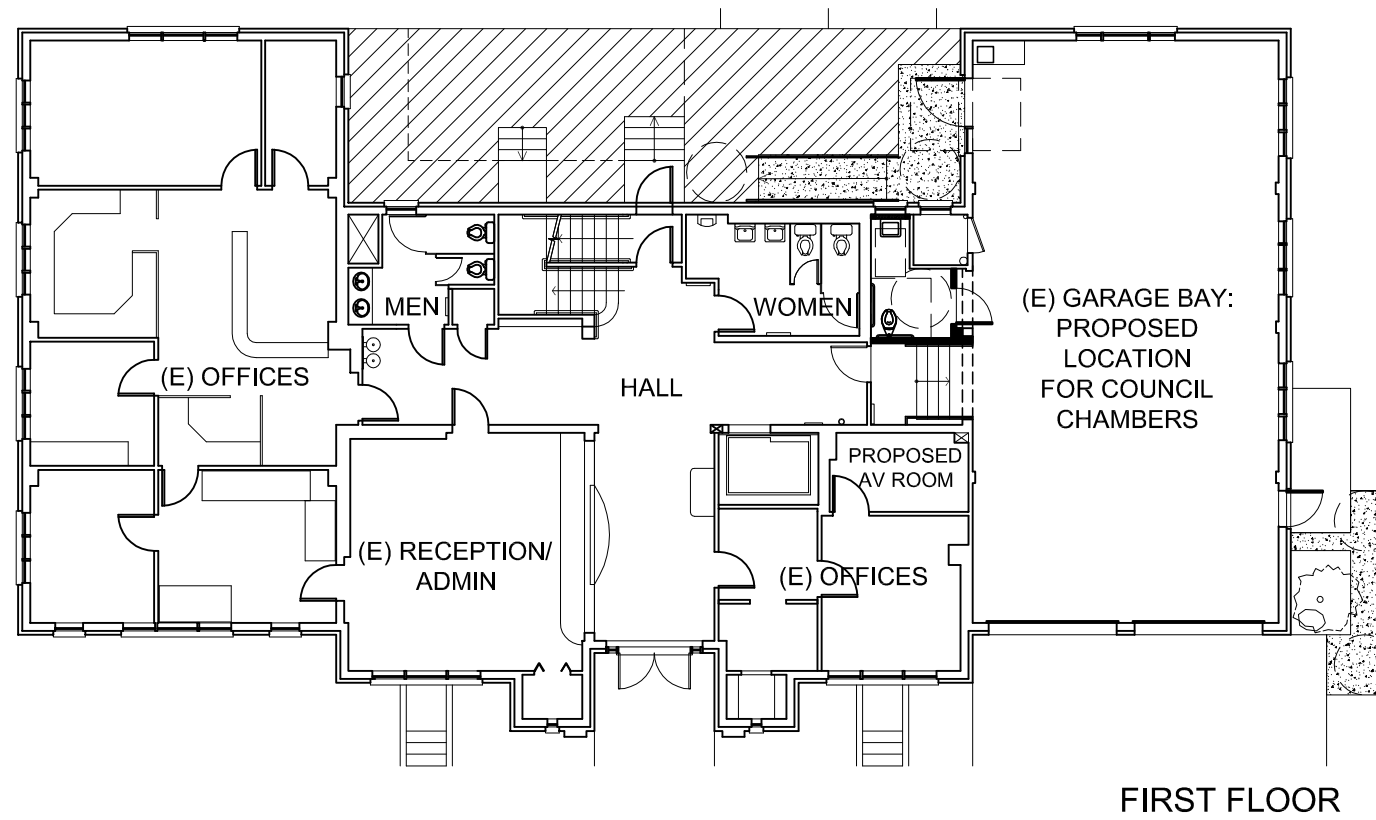


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 200 Northeast Twentieth Avenue, Suite 200  
 Portland, Oregon USA 97232-3021  
 www.diloretoarchitecture.com  
 Telephone: 503/736-9979  
 Fax: 503/736-9975

**MILWAUKIE CITY HALL**  
 ALTERATIONS FOR RELOCATED COUNCIL CHAMBERS  
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 MILWAUKIE, OREGON 97222

SCALE: 1" = 40'-0"  


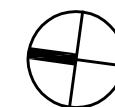
SITE PLAN  
**DR1**  
 18017 09.05.18



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 www.diloretoarchitecture.com  
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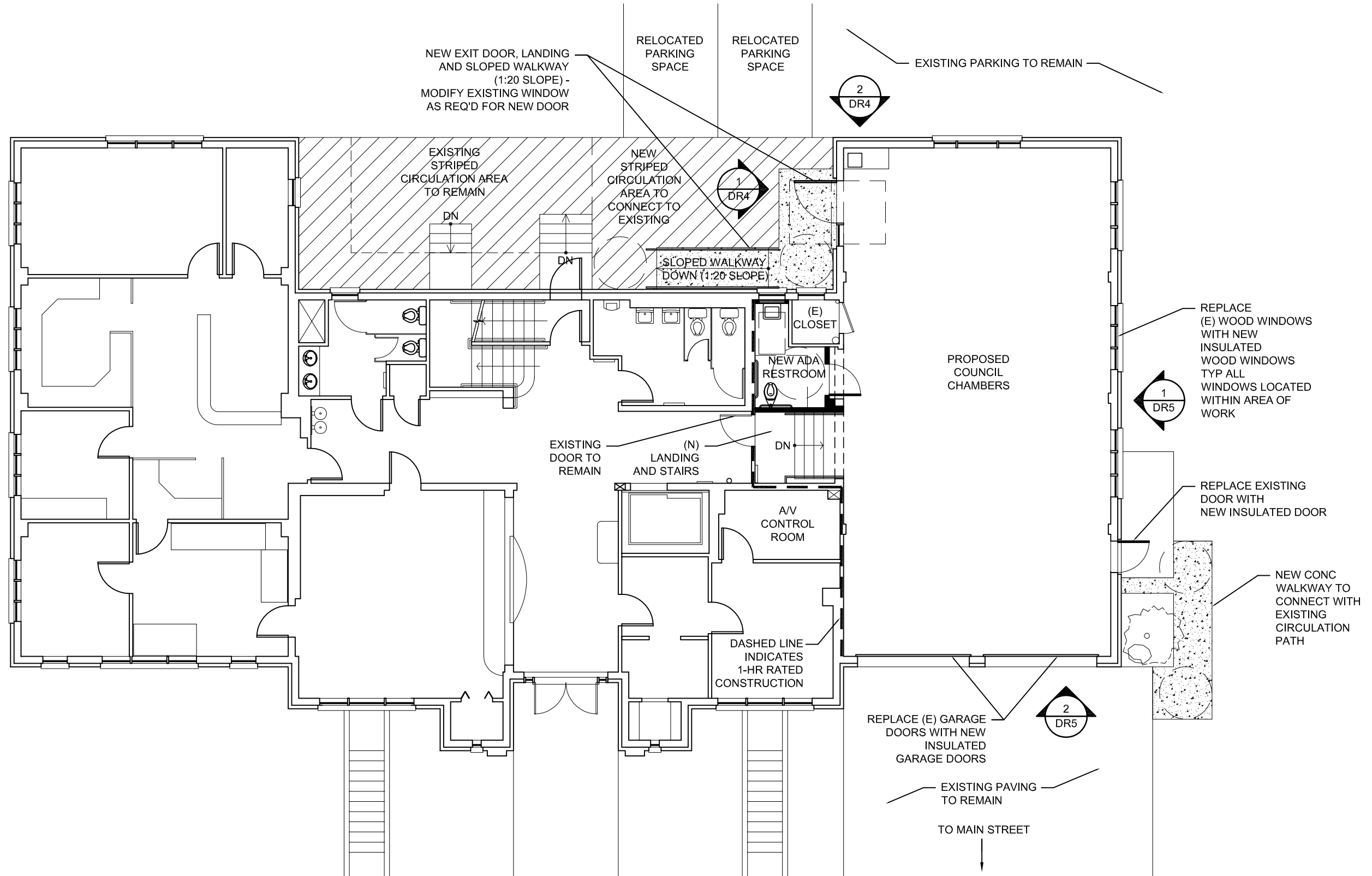


SCALE: 1/16" = 1'-0"

USE DIAGRAMS

**DR2**

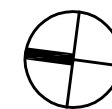
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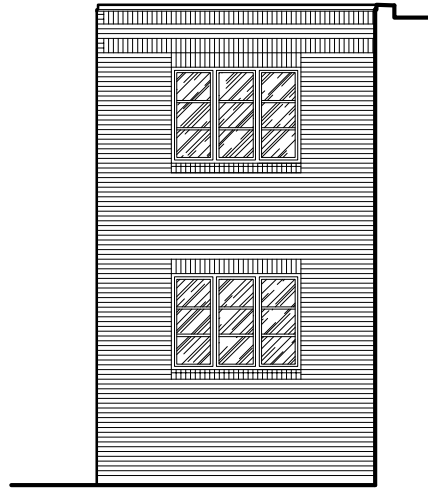


SCALE: 1" = 10'-0"

FLOOR PLAN

**DR3**

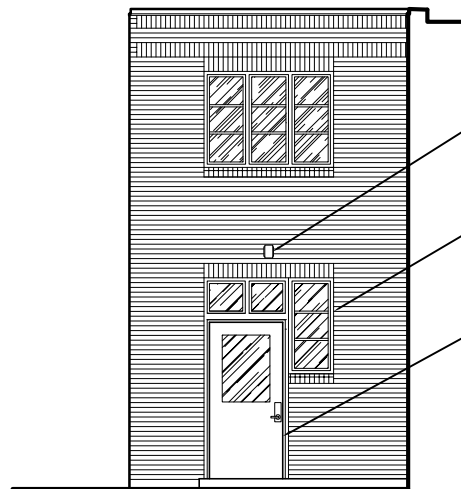
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1/DR4: NORTH ELEVATION - EXISTING



2/DR4: EAST ELEVATION - EXISTING

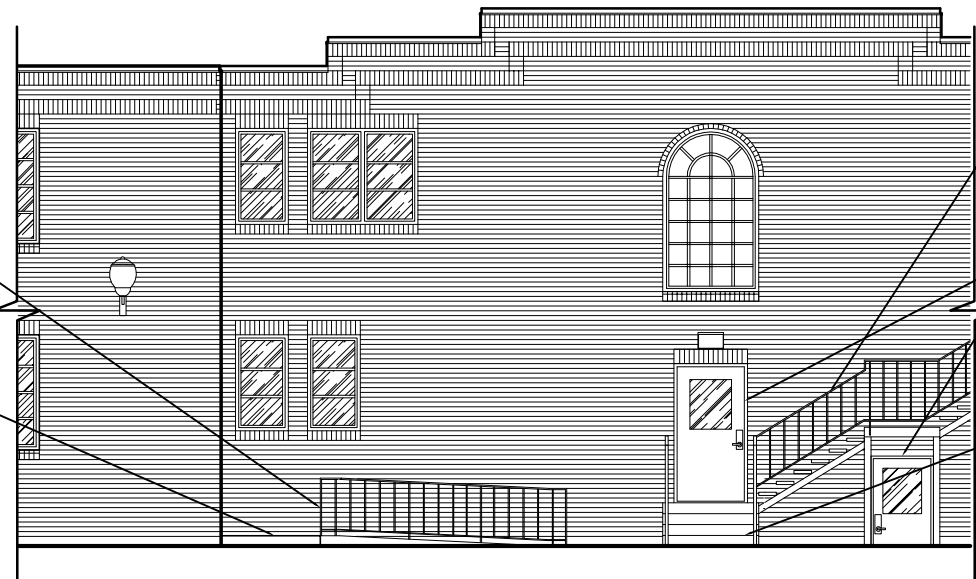


1/DR4: NORTH ELEVATION - PROPOSED

- (N) CYLINDRICAL DOWNLIGHT - FINISH: DARK BRONZE TO MATCH (E) FIXTURES
- (N) ENERGY EFFICIENT WOOD WINDOW TO REPLACE (E) WOOD WINDOW
- (N) INSULATED METAL DOOR W/ PARTIAL GLAZING MODIFY (E) WINDOW OPENING AND WALL BELOW TO ACCOMMODATE (N) DOOR

(N) CONCRETE LANDING

- (N) METAL HAND RAIL - MATCH (E) RAIL SIZE, MATERIAL, AND FINISH - MEET CURRENT ADA REQUIREMENTS
- (N) CONCRETE LANDING AND SLOPED WALKWAY



2/DR4: EAST ELEVATION - PROPOSED

- (E) PAINTED METAL RAILING TO REMAIN - NO CHANGES PROPOSED
- (E) METAL DOORS WITH PARTIAL GLAZING - NO CHANGES PROPOSED
- (E) CONCRETE STEPS TO REMAIN - NO CHANGES PROPOSED

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Fax: 503/736-9975

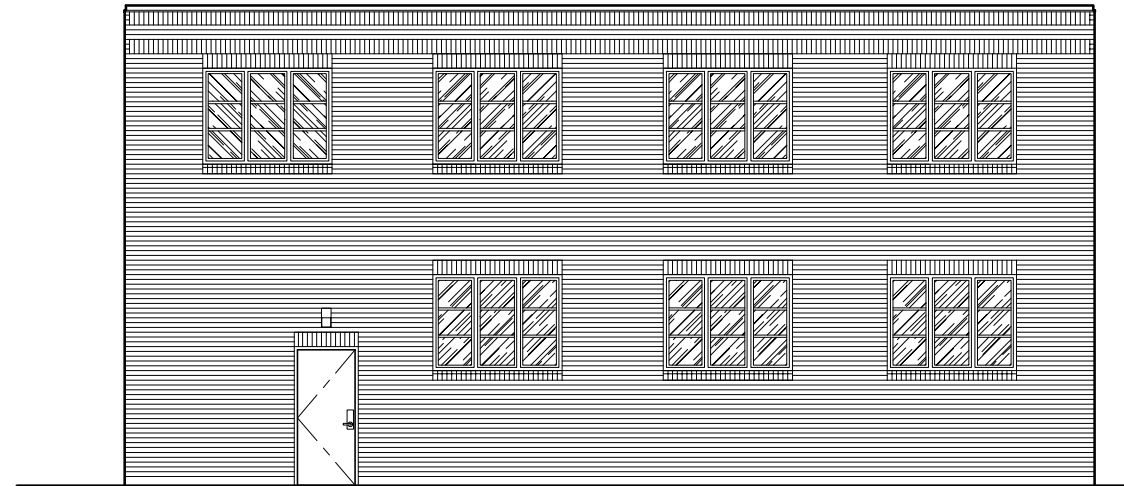
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SCALE: 1" = 10'-0"

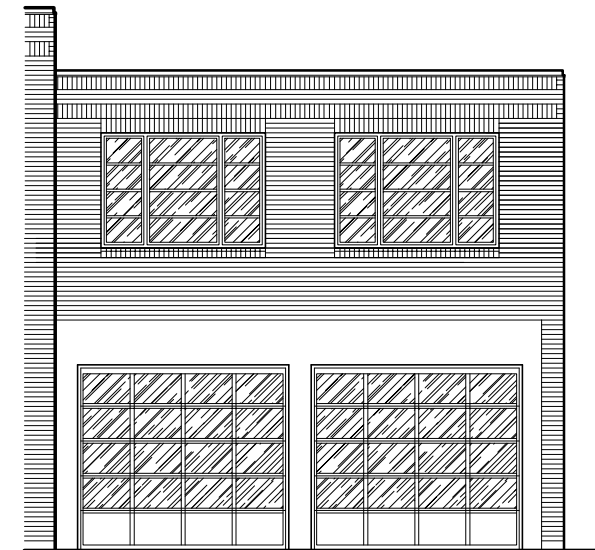
ELEVATIONS

**DR4**

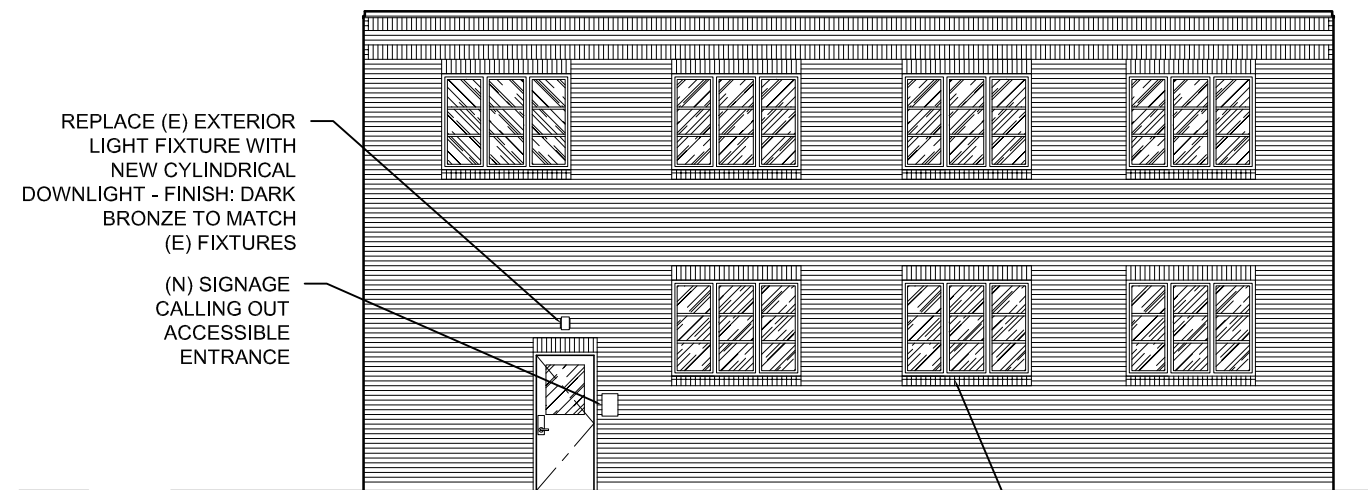
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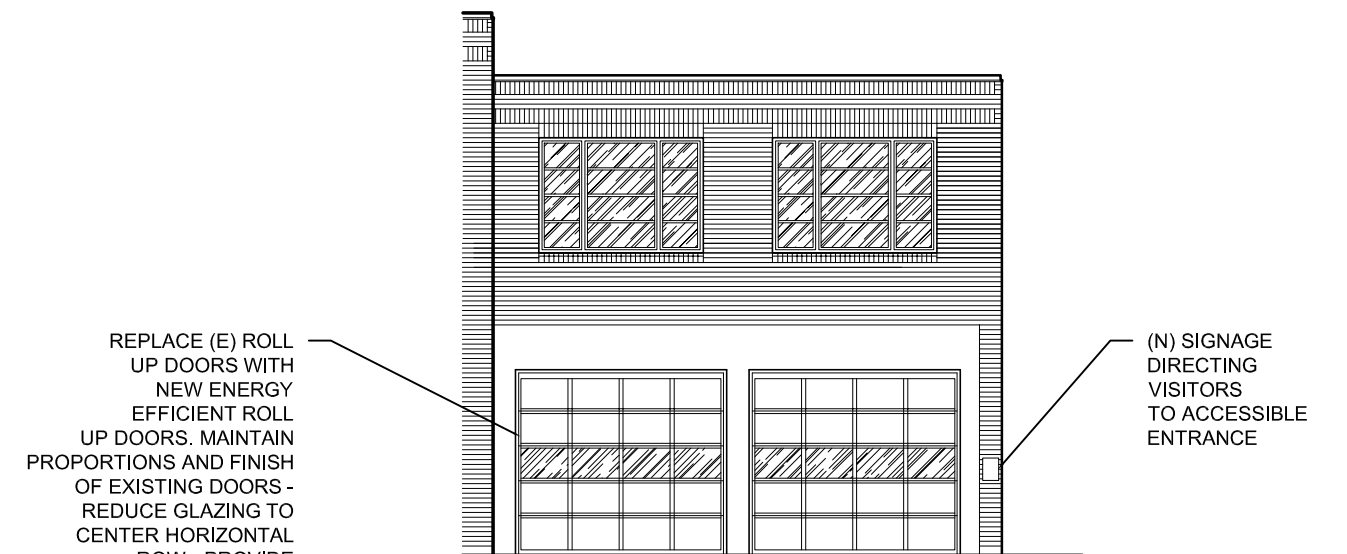
1/DR5: SOUTH ELEVATION - EXISTING



2/DR5: WEST ELEVATION - EXISTING



1/DR5: SOUTH ELEVATION - PROPOSED



2/DR5: WEST ELEVATION - PROPOSED

REPLACE (E) EXTERIOR LIGHT FIXTURE WITH NEW CYLINDRICAL DOWNLIGHT - FINISH: DARK BRONZE TO MATCH (E) FIXTURES  
(N) SIGNAGE CALLING OUT ACCESSIBLE ENTRANCE

REPLACE (E) DOOR WITH NEW INSULATED METAL DOOR W/ PARTIAL GLAZING (REVERSE DOOR SWING) - MATCH (E) DOOR PAINT COLOR

REPLACE (E) WOOD WINDOWS WITH NEW ENERGY EFFICIENT WOOD WINDOWS, TYP (3) THIS ELEVATION - MATCH (E) WINDOW PROPORTIONS, FUNCTION, AND FINISH

REPLACE (E) ROLL UP DOORS WITH NEW ENERGY EFFICIENT ROLL UP DOORS. MAINTAIN PROPORTIONS AND FINISH OF EXISTING DOORS - REDUCE GLAZING TO CENTER HORIZONTAL ROW - PROVIDE TRANSLUCENT GLAZING

(N) SIGNAGE DIRECTING VISITORS TO ACCESSIBLE ENTRANCE

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SCALE: 1" = 10'-0"

ELEVATIONS

**DR5**

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