



COHO POINT

11103 SE MAIN ST MILWAUKIE, OR 97222

TYPE III DESIGN REVIEW
LANDUSE SUBMITTAL 3.1 AUGUST 25, 2021
DESIGN DRAWINGS

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NEIGHBORHOOD FEATURES

1. COHO POINT BUILDING SITE
2. DOGWOOD PARK
3. KELLOGG CREEK
4. MAIN ST MAX STATION
5. POST OFFICE
6. MILWAUKIE FARMERS MARKET
7. WUNDERLAND CINEMA
8. MILWAUKIE BAY PARK
9. MILWAUKIE HIGH SCHOOL
10. ST JOHN THE BAPTIST CHURCH
11. PORTLAND WALDORF SCHOOL
12. WAVERLEY COUNTRY CLUB
13. ISLAND STATION
14. ELK ROCK ISLAND

VICINITY MAP





- DRAWING KEY**
- New Greenway Connection
 - Pedestrian Path
 - Bicycle Path
 - Bus Stop
 - Max Station
 - Public Parks



COMMUNITY CONNECTIONS






DRAWING KEY

-  BOUNDARY OF EXISTING FLOODPLAIN (BASED ON 1996 FLOOD)
-  AREA OF EXISTING FLOODPLAIN

EXISTING FLOODPLAIN SITE DIAGRAM










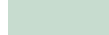
DRAWING KEY

-  BOUNDARY OF EXISTING FLOODPLAIN (BASED ON 1996 FLOOD)
-  PROPOSED BOUNDARY OF FLOODPLAIN
-  PROPOSED AREA OF FLOODPLAIN

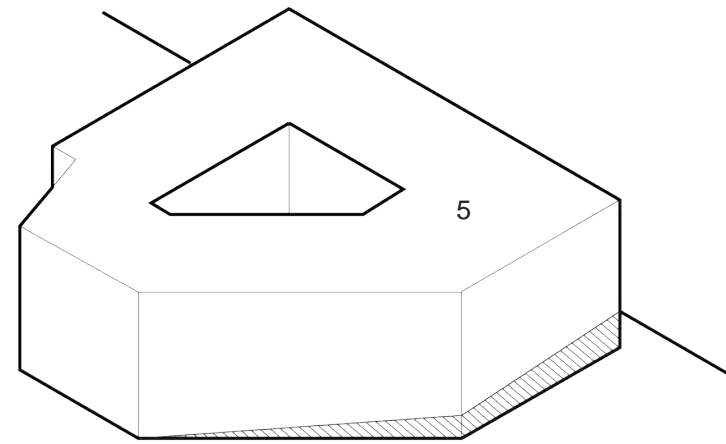
PROPOSED FLOODPLAIN SITE DIAGRAM



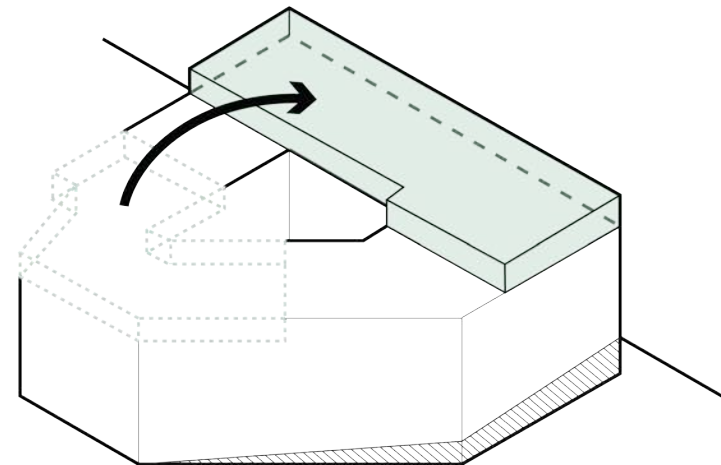
DRAWING KEY

-  **ORDINARYHIGHWATER**
-  **100-YEARFLOODLINE**
-  **CITY-MAPPEDHICALINE**
-  **FIELD-VERIFIEDHICALINE**
-  **VEGETATED CORRIDOR (39,933 SF / .92AC)**
-  **VEGETATED CORRIDOR IMPACT (9,966 SF / .23 SC)**
-  **HCA IMPACT (2,689 SF / .06 AC)**
-  **MITIGATION AREA (13,179 SF / .30AC)**

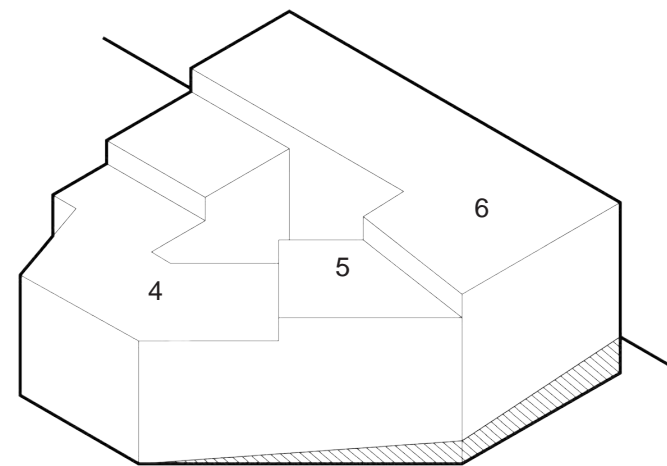
SITE MITIGATION DIAGRAM



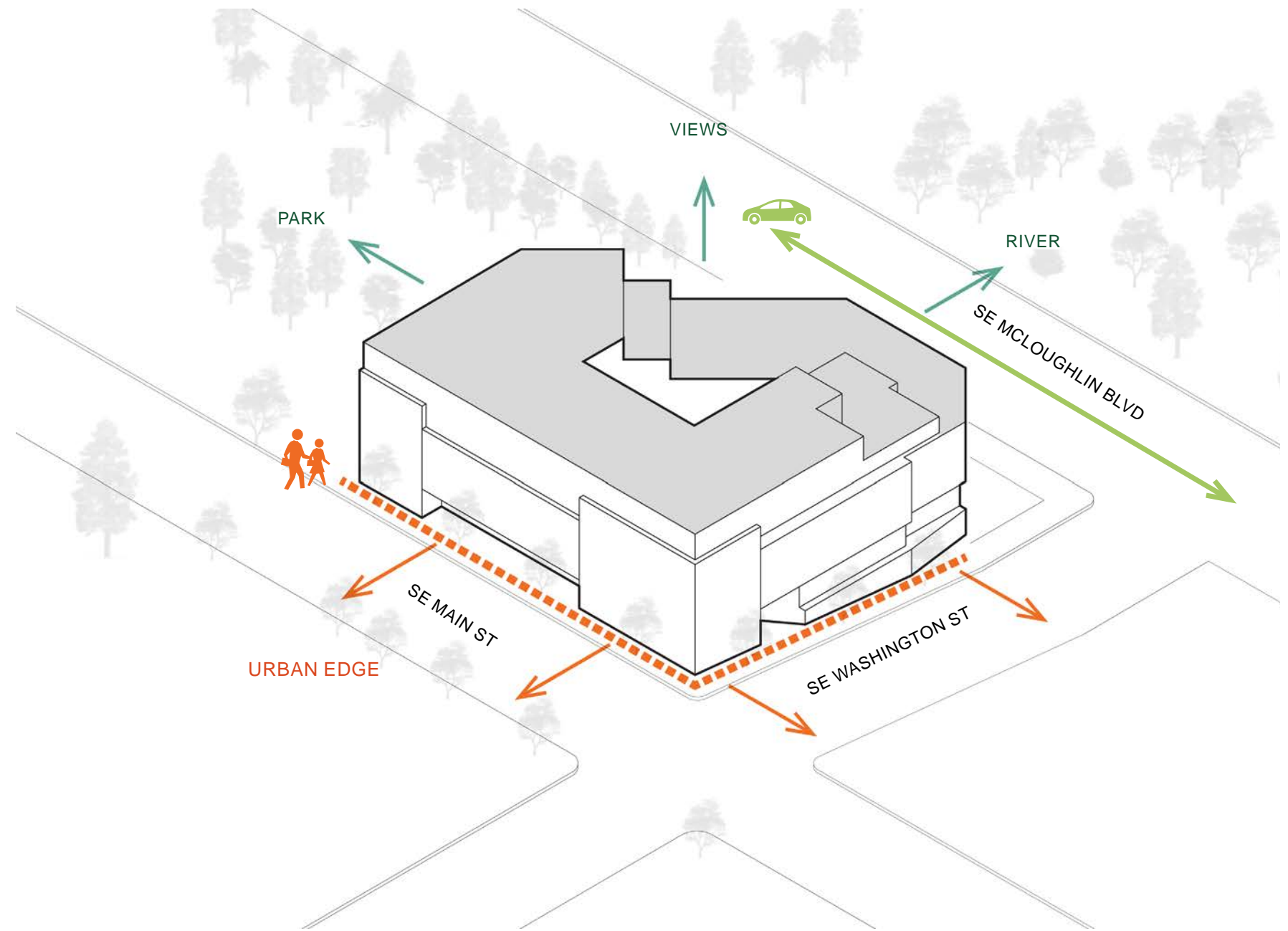
5 STORY BUILD OUT

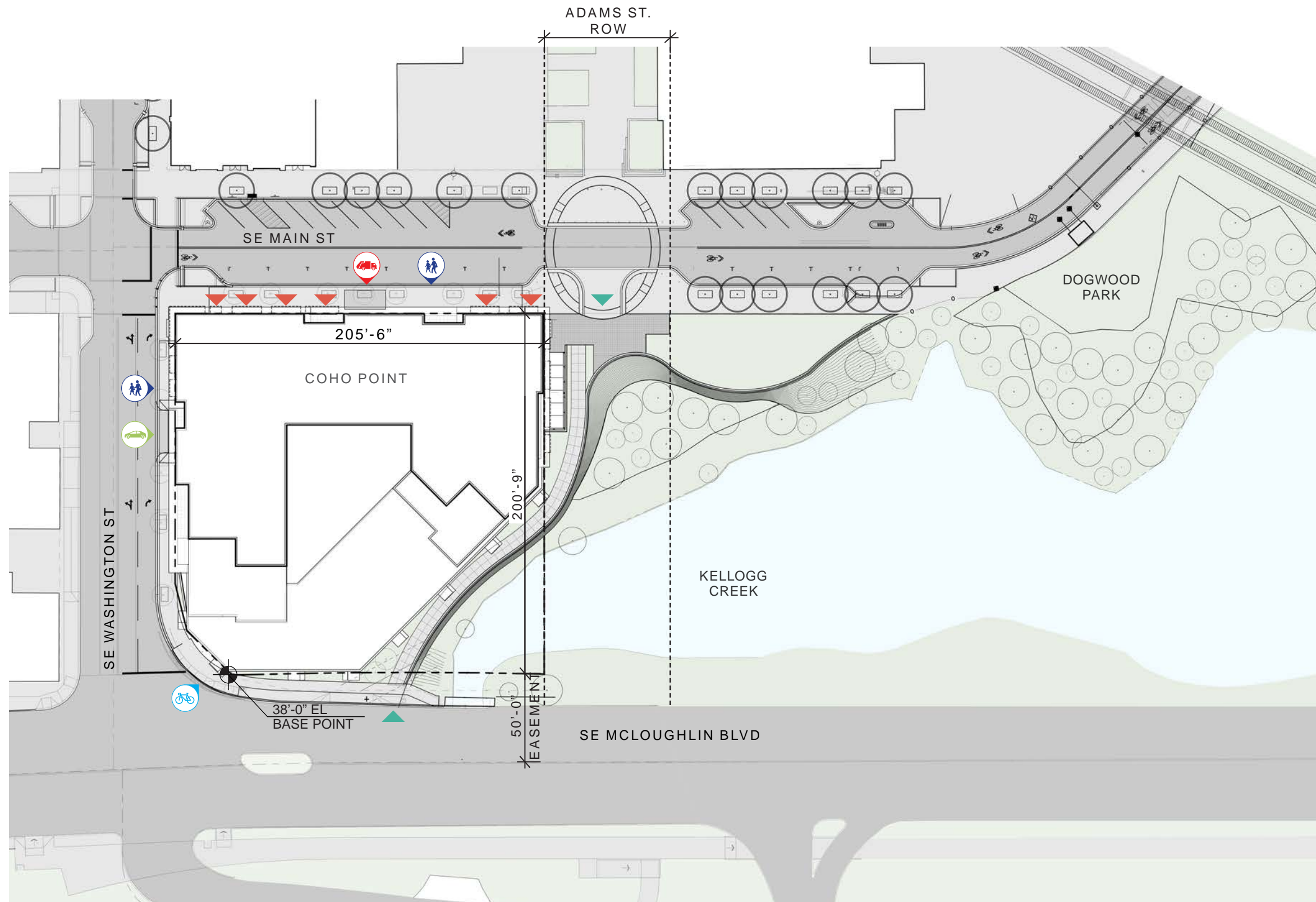


6TH STORY CUT & FILL









FINAL STEPPED SCHEME





DRAWING KEY

-  Building Entry
-  Garage Access
-  Bike Room Access
-  Garbage / Recycling
-  Retail Entry
-  Plaza/Pathway Entry

DEVELOPMENT SUMMARY

SITE AREA	42,541 SF
MAX FAR:	4 TO 1 + BONUS
MAX BUILDING AREA:	185,565 SF
PARKING REQ'D:	1 TO 1 - 30% ~ 136 STALLS
BICYCLE REQ'D:	1 TO 1 + RETAIL ~ 196 STALLS
ACTUAL FAR:	3.71 TO 1
ACTUAL FAR BUILDING AREA:	172,077 SF
% OF SITE BUILT AREA:	35,894 SF ~ 84%
% OF SITE OPEN SPACE:	34,057 SF ~ 80%
PARKING PROVIDED:	81 STALLS
BICYCLE PROVIDED:	237 STALLS

ARCHITECTURAL CONTEXT PLAN

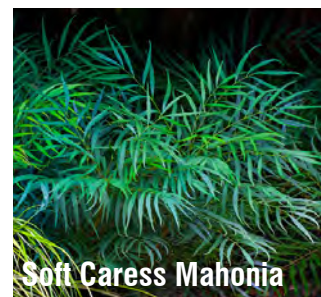


LANDSCAPE CONTEXT PLAN

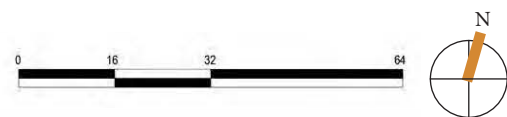
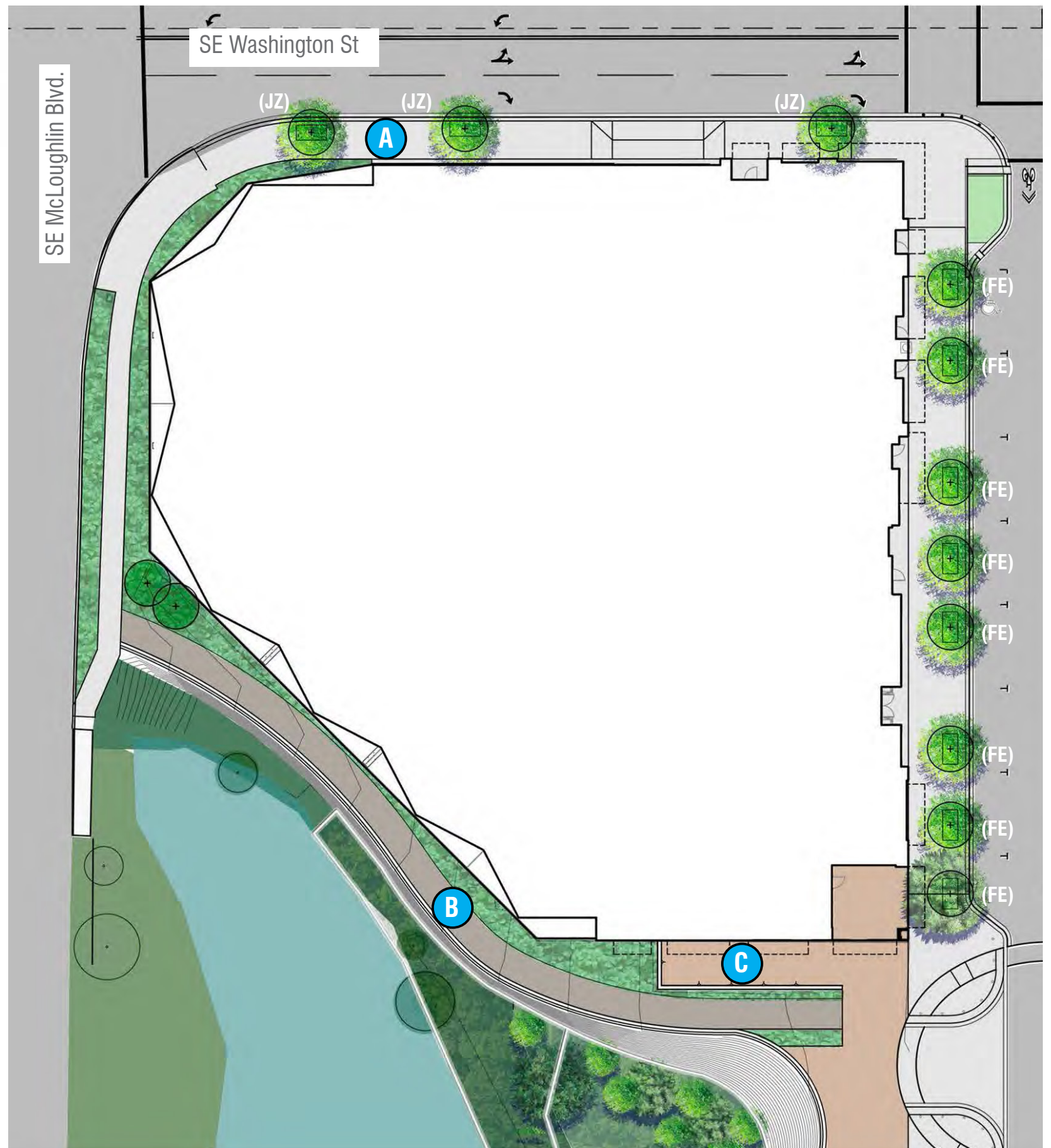
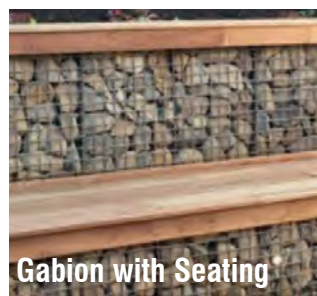
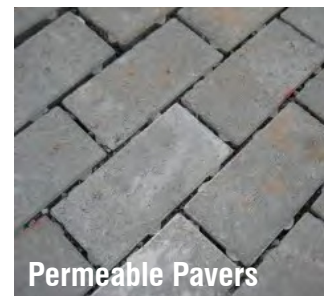
A STREETSCAPE



B PATHWAY

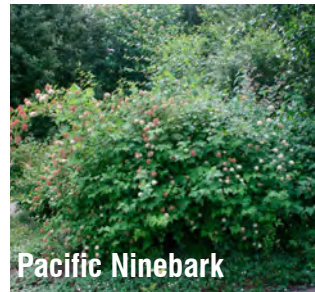
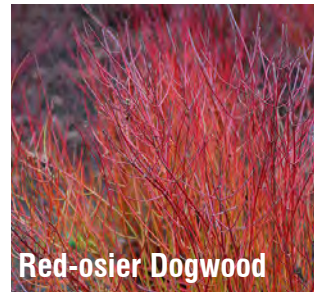


C OUTDOOR DINING

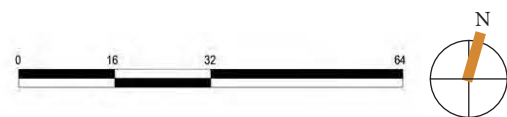
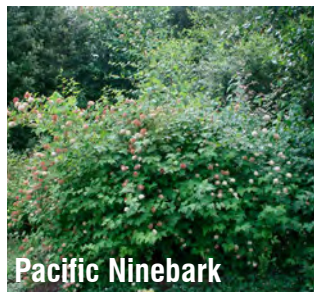
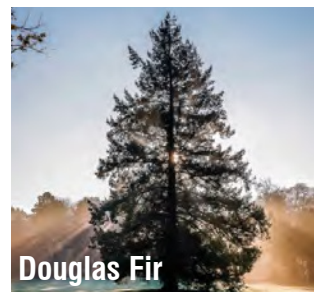


MATERIALS AND PLANTING

A (3,053 SF)



B (3,318 SF)

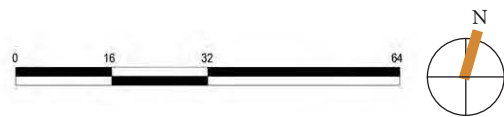
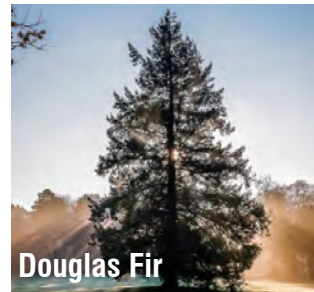


ENHANCEMENT PLANTING A+B

C (10,065 SF)



D (6,429 SF)



ENHANCEMENT PLANTING C+D

Additional Enhancement Area A (3,053 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Fraxinus latifolia</i>	Oregon ash	20	Container or field grown	½ in caliper
<i>Populus balsamifera</i>	Black cottonwood	20	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	55	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	55	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	55	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

Additional Enhancement Area C (~10,065 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Alnus rubra</i>	Red alder	35	Container or field grown	½ in caliper
<i>Fraxinus latifolia</i>	Oregon ash	35	Container or field grown	½ in caliper
<i>Populus balsamifera</i>	Black cottonwood	35	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	110	1 gal.	12 in
<i>Lonicera involucrate</i>	Twinberry Honeysuckle	110	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	110	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	110	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	110	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

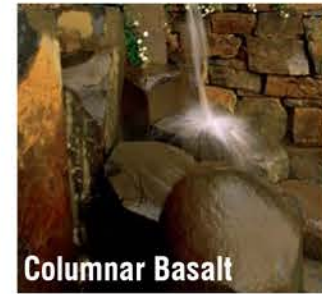
Additional Enhancement Area B (~3,318 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	12	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	12	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	12	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	35	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	35	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	35	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	35	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	35	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

Additional Enhancement Area D (~6,429 sf) Planting List

Species	Common Name	Quantity	Stock Type	Plant Size
Trees				
<i>Acer macrophyllum</i>	Bigleaf maple	25	Container or field grown	½ in caliper
<i>Quercus garyana</i>	Oregon Oak	25	Container or field grown	½ in caliper
<i>Pseudotsuga menzieszii</i>	Douglas Fir	25	Container or field-grown	½ in caliper
Shrubs				
<i>Cornus alba</i>	Red-osier dogwood	65	1 gal.	12 in
<i>Lonicera involucrata</i>	Twinberry Honeysuckle	65	1 gal.	12 in
<i>Physocarpus capitatus</i>	Pacific ninebark	65	1 gal.	12 in
<i>Sambucus racemosa</i>	Red elderberry	65	1 gal.	12 in
<i>Symphoricarpos alba</i>	Snowberry	65	1 gal.	12 in
Herbaceous seed mix				
<i>Agrostis exarata</i>	Spike bentgrass	2.0 lbs/ac	Seed	n/a
<i>Bromus carinatus</i>	California brome	2.0 lbs/ac	Seed	n/a
<i>Deschampsia cespitosa</i>	Tufted hairgrass	3.0 lbs/ac	Seed	n/a
<i>Elymus glaucus</i>	Blue wildrye	3.0 lbs/ac	Seed	n/a
<i>Hordeum brachyantherum</i>	Meadow barley	2.0 lbs/ac	Seed	n/a

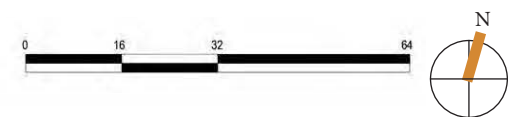
A INTERIOR COURTYARD



B AMENITY DECK



C BALLAST GARDEN

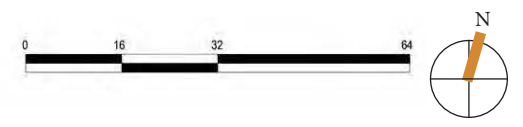
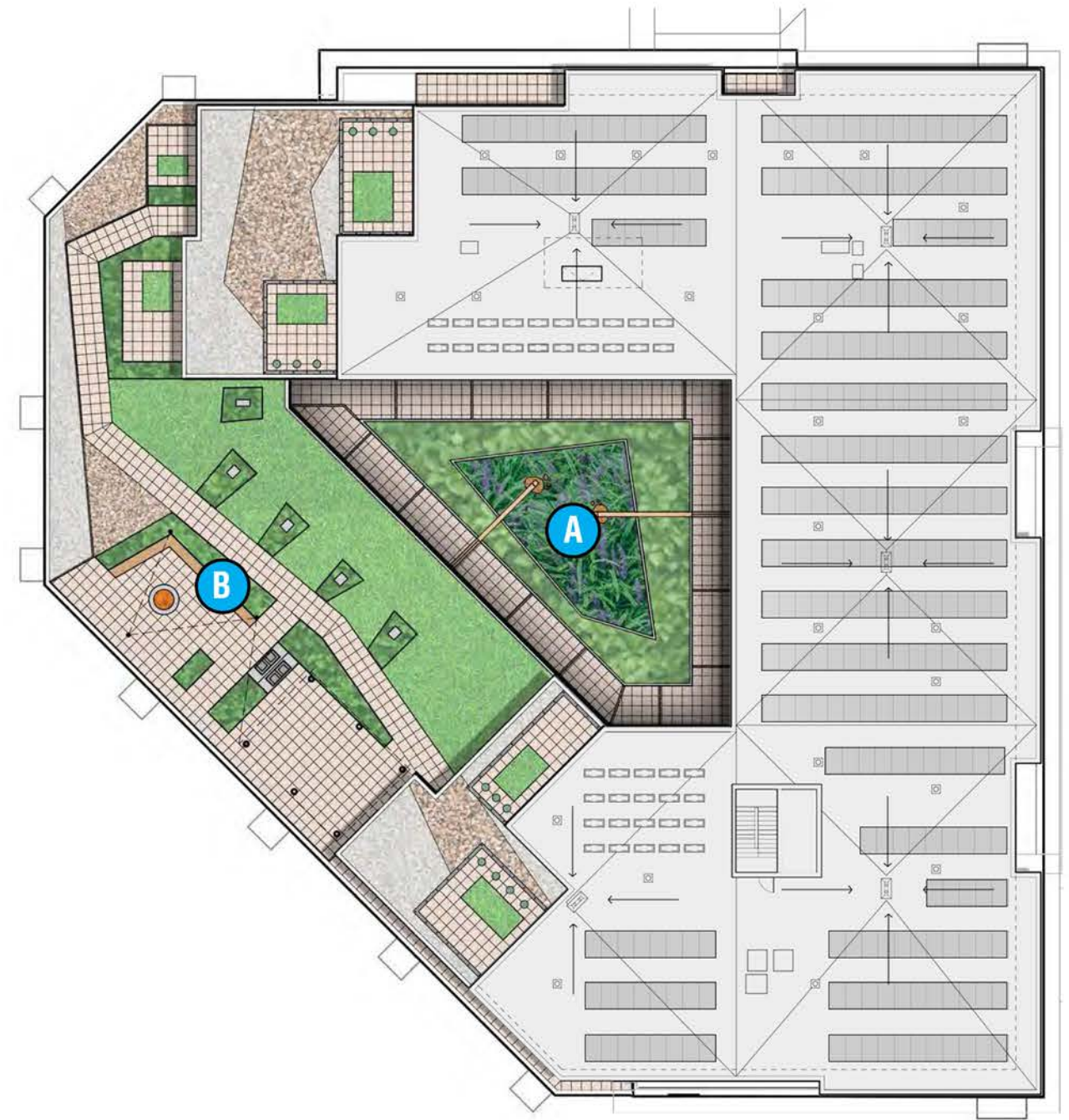
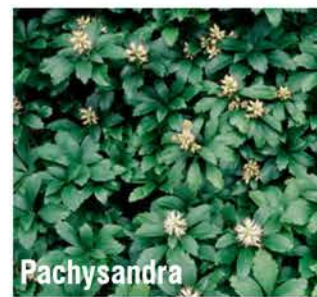


PLANTING PLAN - COURTYARD / ROOFTOP

A STORMWATER GARDEN



B AMENITY DECK



PLANTING PLAN - COURTYARD / ROOFTOP



DOGWOOD PARK RENDERING



PLAN AREA LEGEND

- COMMON AREAS AND CIRCULATION
- RESIDENTIAL PROGRAM
- UTILITY

AREA SUMMARY

34,703 GSF

- COMMON AREA/CIRC: 915 SF
- RESIDENTIAL PROGRAM: 2,987 SF
- PRIVATE GARAGE: 30,801 SF

PARKING SUMMARY

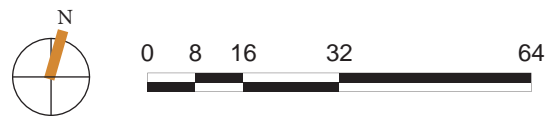
81 PARKING STALLS

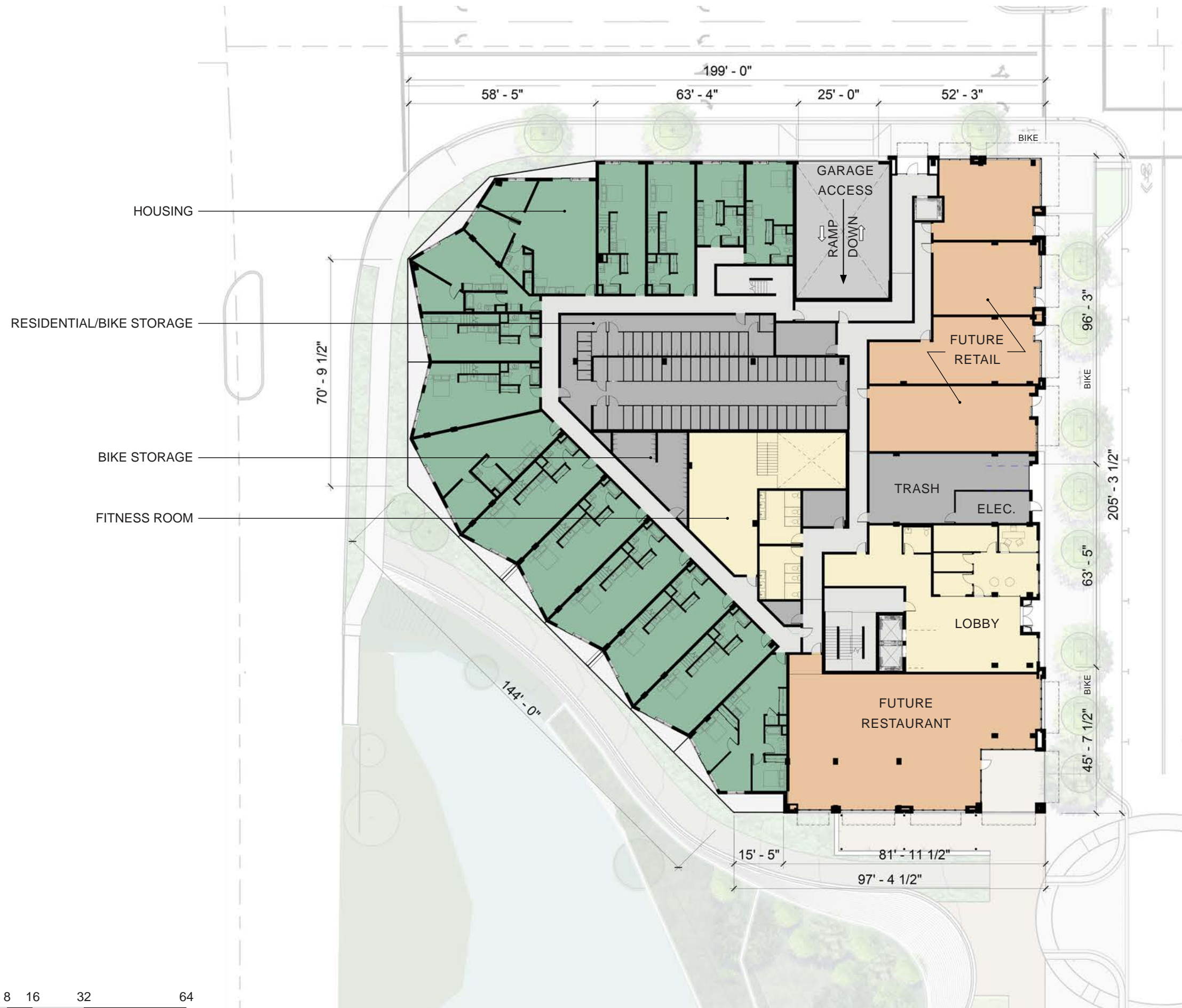
BICYCLE PARKING

98 SPACES

SHARED PARKING AGREEMENT

PUBLIC USE OF 40 PARKING SPACES FOR WEEKDAY DAYTIME PARKING





PLAN AREA LEGEND

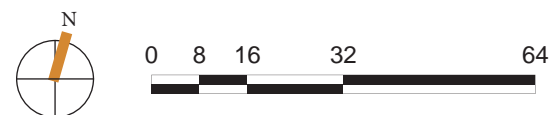
- RETAIL
- HOUSING
- COMMON AREAS AND CIRCULATION
- RESIDENTIAL PROGRAM
- UTILITY

AREA SUMMARY

- GROSS BUILDING AREA: 34,077 SF
- RETAIL: 6,833 SF
 - HOUSING: 16,334 SF
 - COMMON AREA: 2,235 SF
 - RESIDENTIAL PROGRAM: 4,191 SF
 - UTILITY: 4,484 SF

BICYCLE PARKING

- 46 SPACES
3 PUBLIC SPACES



GROUND STORY SITE PLAN



RESIDENTIAL/BIKE STORAGE

STORM WATER GARDEN

UNIT PATIOS

PLAN AREA LEGEND

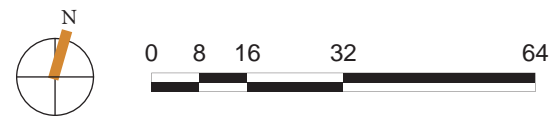
- HOUSING
- COMMON AREAS AND CIRCULATION
- UTILITY

AREA SUMMARY

- GROSS BUILDING AREA: 30,062 SF
- HOUSING: 26,593 SF
- COMMON AREA: 3,071 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES



SECOND STORY PLAN



PLAN AREA LEGEND

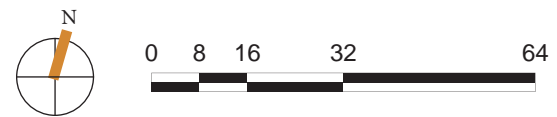
- HOUSING
- COMMON AREAS AND CIRCULATION
- UTILITY

AREA SUMMARY (X2)

- GROSS BUILDING AREA: 30,967 SF
- HOUSING: 26,593 SF
- COMMON AREA: 3,976 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES



THIRD & FOURTH STORY PLAN



PLAN AREA LEGEND

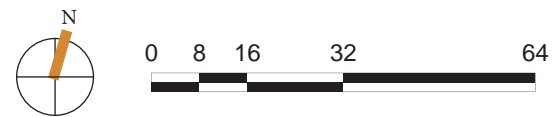
- HOUSING
- COMMON AREAS AND CIRCULATION
- RESIDENTIAL PROGRAM
- UTILITY

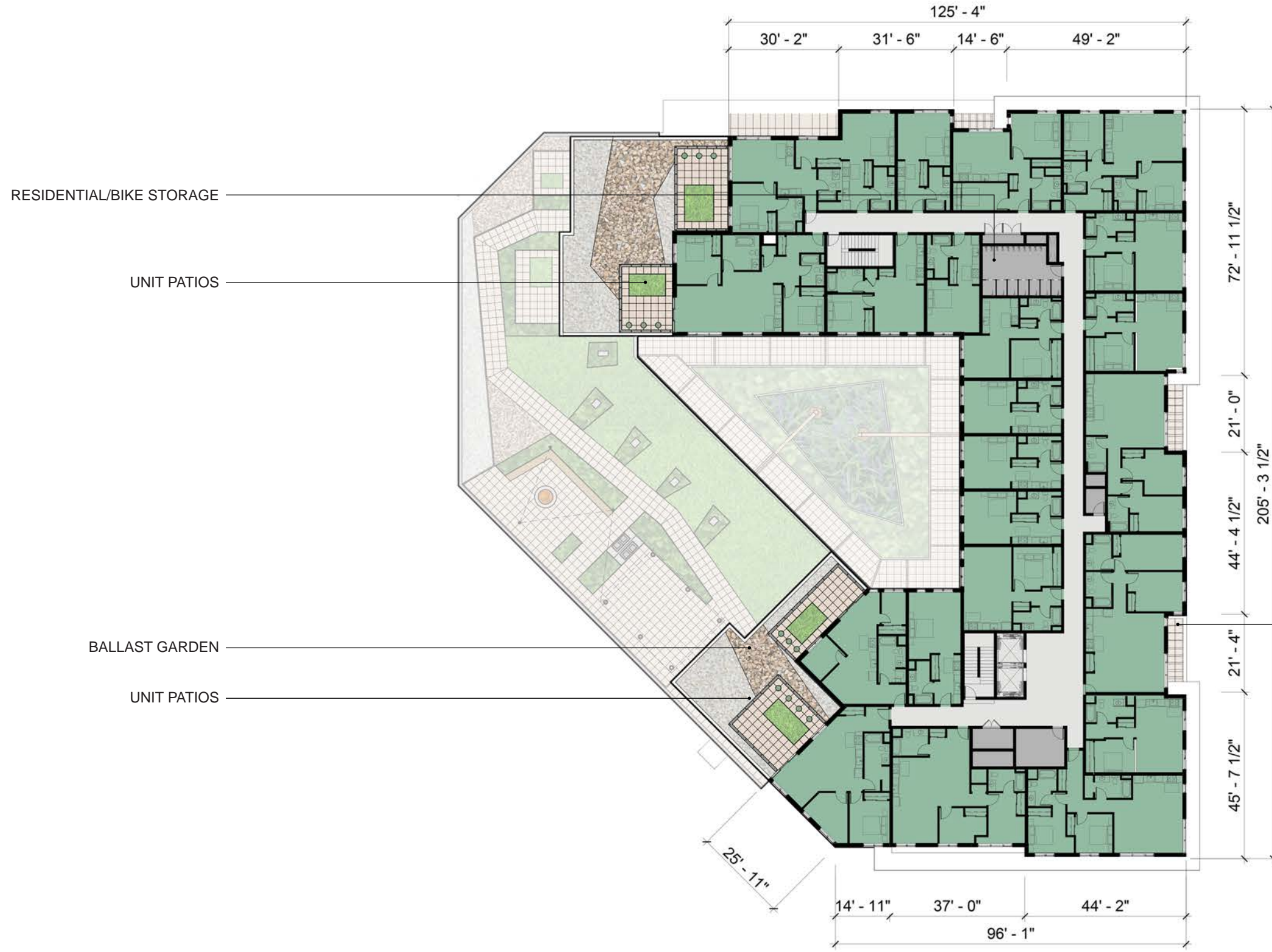
AREA SUMMARY

- GROSS BUILDING AREA: 22,812 SF
- HOUSING: 17,798 SF
 - COMMON AREA: 3,074 SF
 - RESIDENTIAL PROGRAM: 1,542 SF
 - UTILITY: 398 SF

BICYCLE PARKING

18 SPACES





RESIDENTIAL/BIKE STORAGE

UNIT PATIOS

BALLAST GARDEN

UNIT PATIOS

PLAN AREA LEGEND

- HOUSING
- COMMON AREAS AND CIRCULATION
- UTILITY

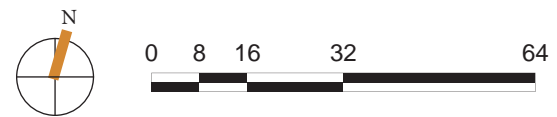
AREA SUMMARY

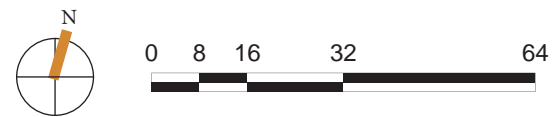
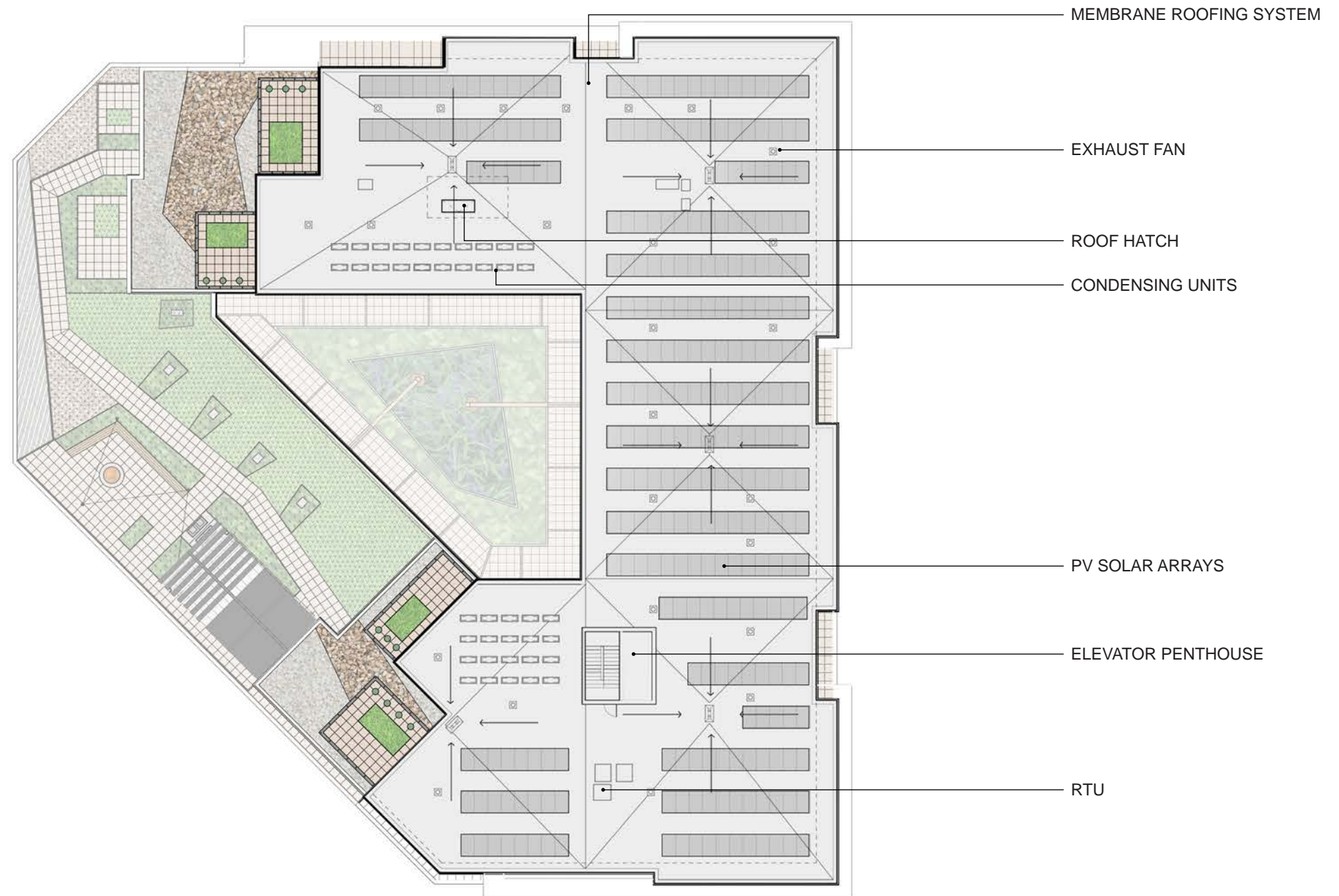
- GROSS BUILDING AREA: 19,290 SF
- HOUSING: 16,334 SF
- COMMON AREA: 2,558 SF
- UTILITY: 398 SF

BICYCLE PARKING

18 SPACES

UNIT PATIOS







1 WALL SCONCE
 FINISH: BLACK POWDER COAT
 TYPE: ASYMMETRIC LED DOWN
 MOUNT: WALL SURFACE



2 ENTRY CANOPIES
 FINISH: BLACK POWDER COAT
 TYPE: LINEAR LED DOWN LIGHT
 MOUNT: RECESSED CANOPY



3 GARAGE GENERAL LIGHTING
 FINISH: BLACK
 TYPE: 18" LED DOWN
 MOUNT: FLOOR/CEILING SURFACE



4 RESIDENTIAL LOBBY
 FINISH: BLACK POWDER COAT
 TYPE: LINEAR LED
 MOUNT: WALL SURFACE



5 RESIDENTIAL PATIO
 FINISH: BLACK POWDER COAT
 TYPE: ASYMMETRICAL LED DOWN
 MOUNT: WALL SURFACE

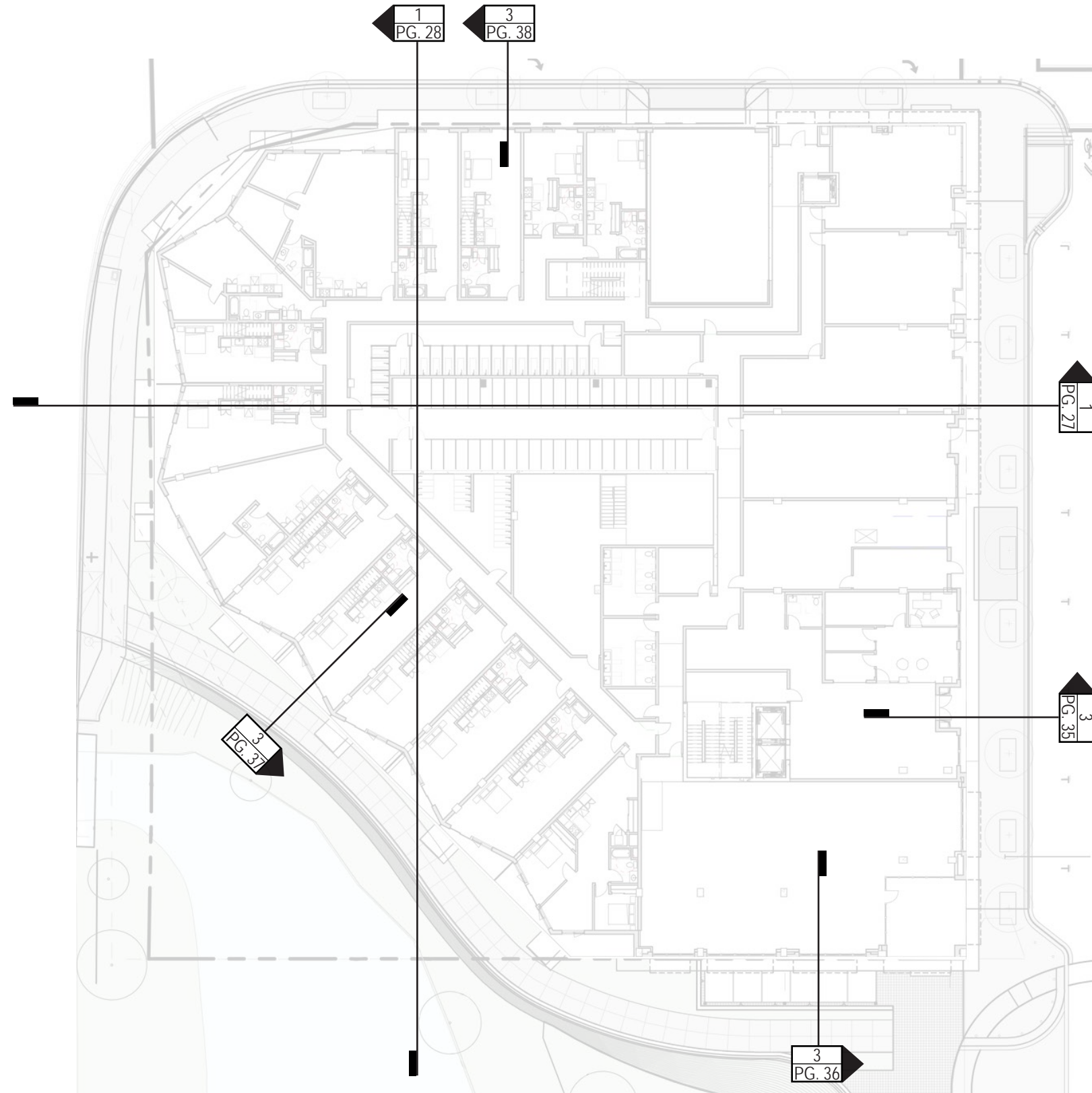


6 WALL SCONCE
 FINISH: BLACK
 TYPE: LINEAR LED 120°
 MOUNT: WALL



7 OUTDOOR BOLLARD
 FINISH: BLACK POWDER COAT
 TYPE: DOWN LIGHT
 MOUNT: BOLLARD SURFACE

EXTERIOR LIGHTING



WALL SECTION KEY PLAN



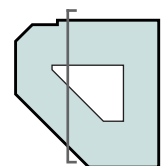
1. BUILDING SECTION
SCALE = 3/32"=1'-0"



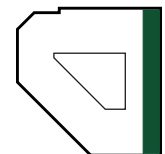
BUILDING SECTION - EAST/WEST

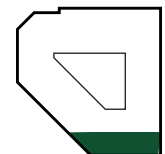


1. BUILDING SECTION
SCALE = 3/32"=1'-0"

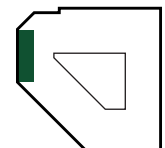


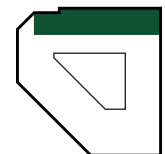
BUILDING SECTION - NORTH/SOUTH











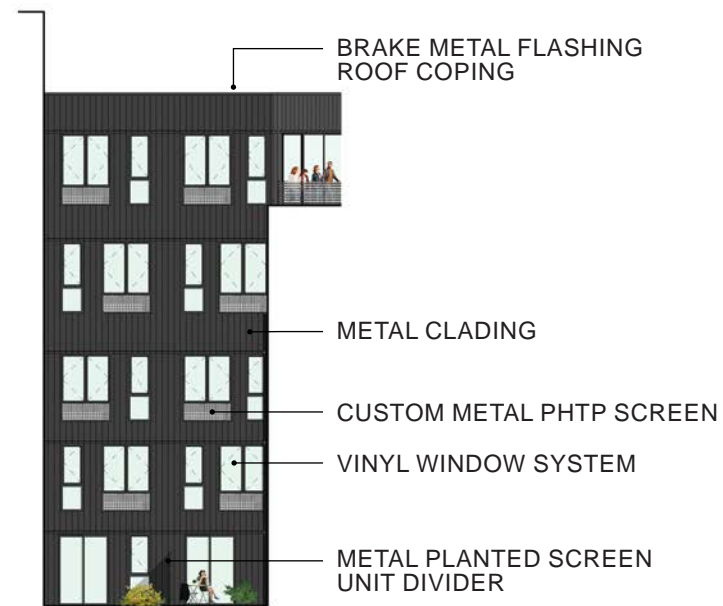
NORTH ELEVATION



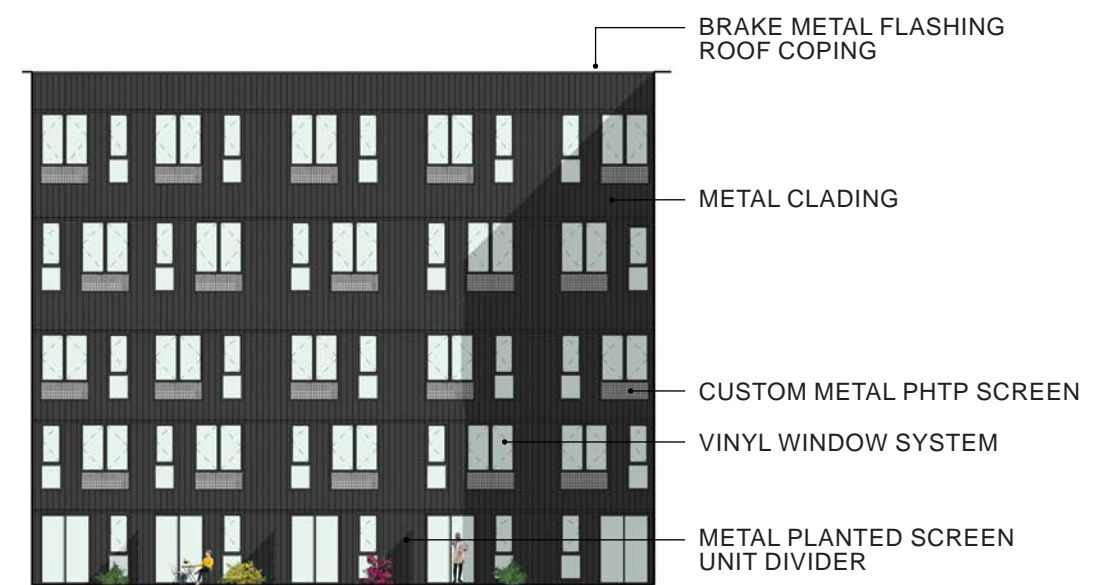
SOUTHWEST



NORTH



SOUTH



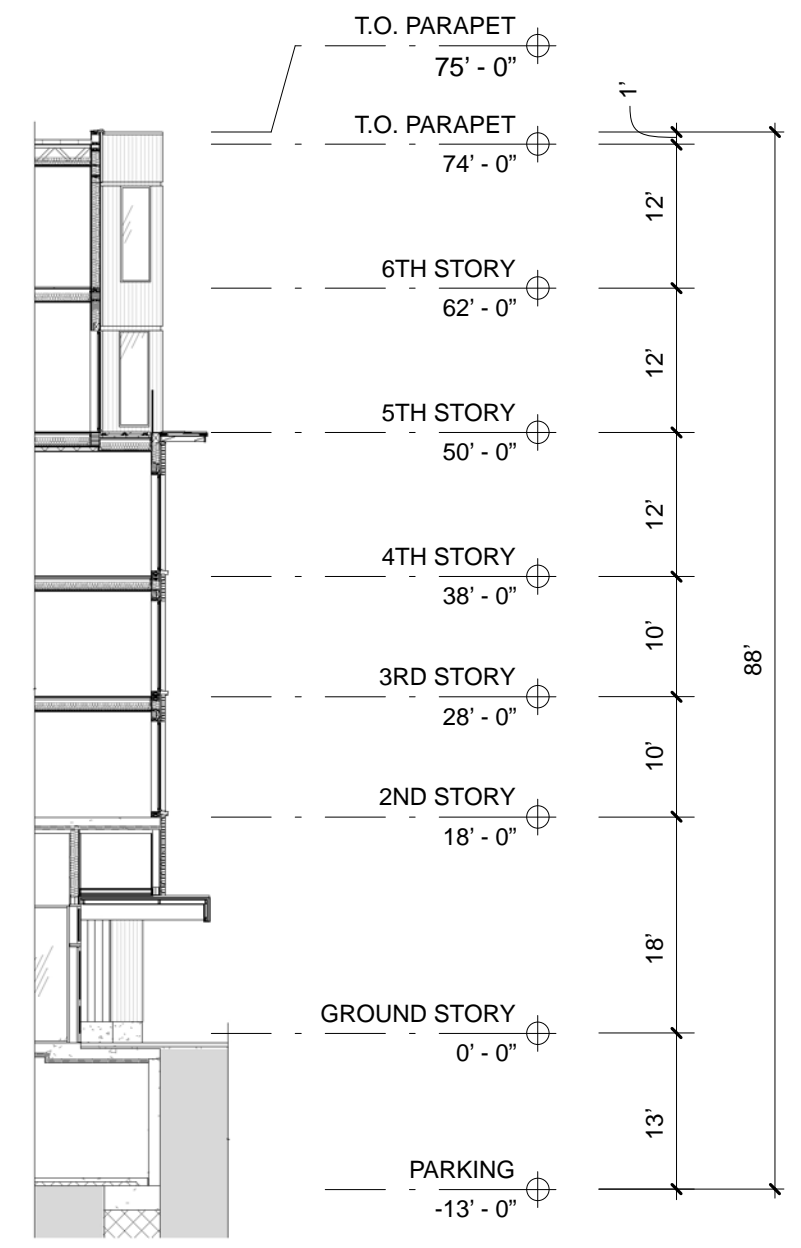
EAST



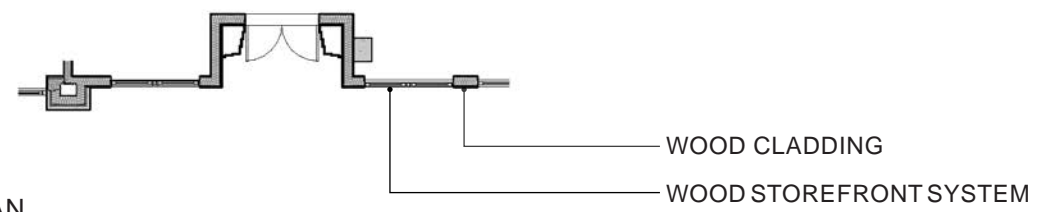
COURTYARD ELEVATION



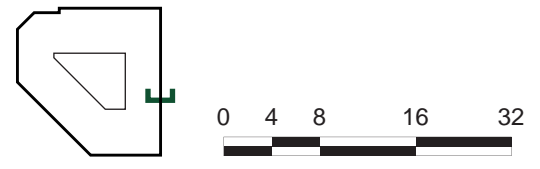
ENLARGED ELEVATION



ENLARGED SECTION



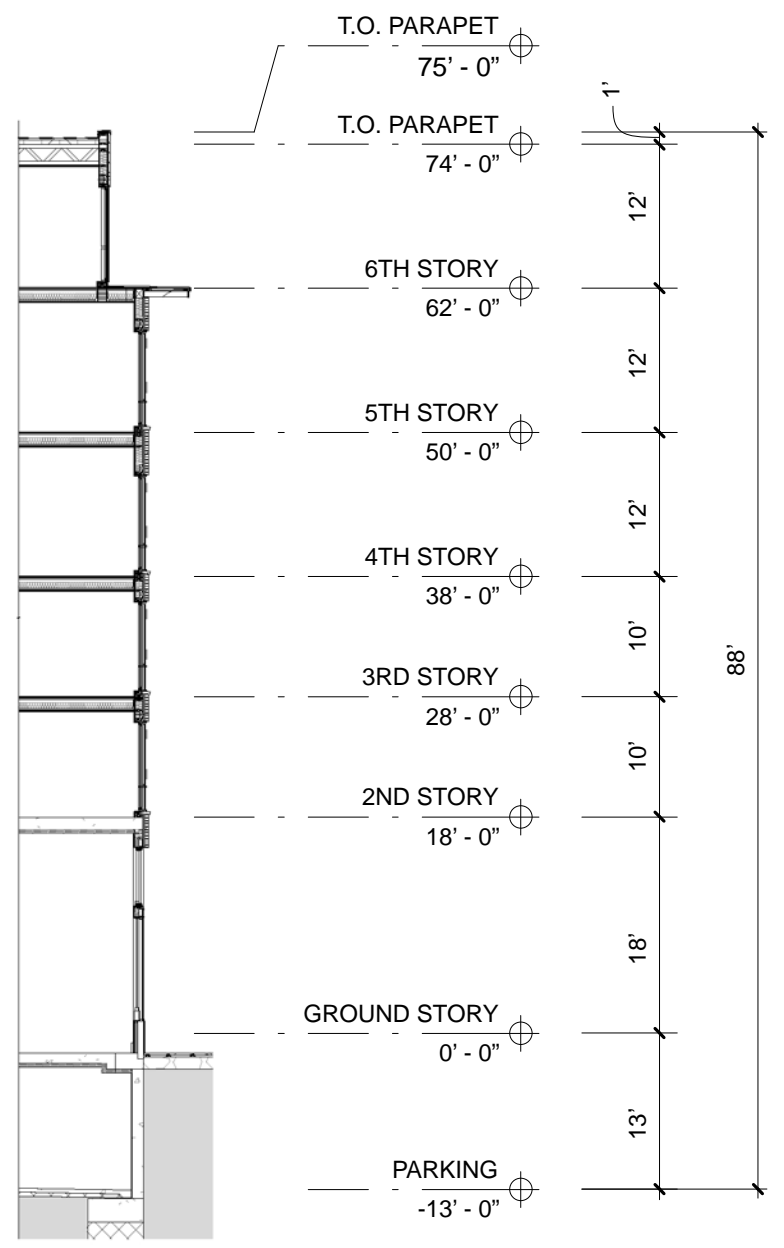
ENLARGED PLAN



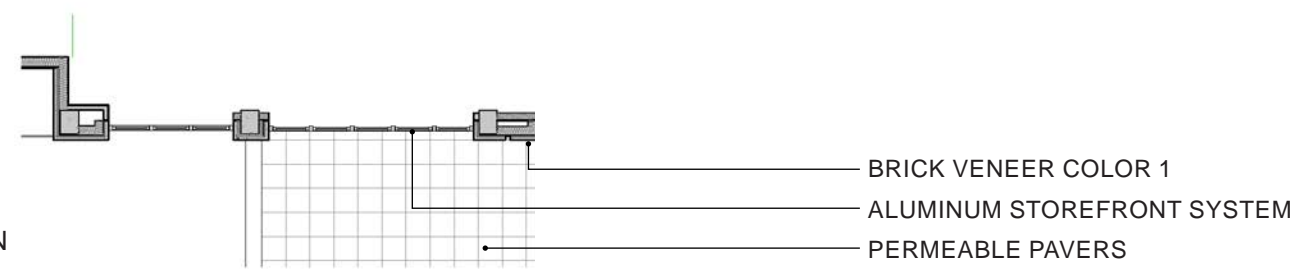
WALL SECTION - MAIN ST LOBBY



ENLARGED ELEVATION



ENLARGED SECTION



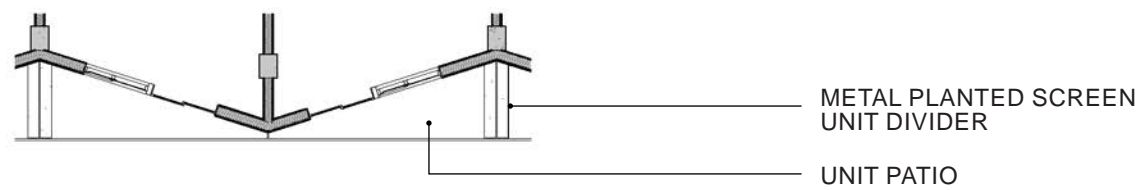
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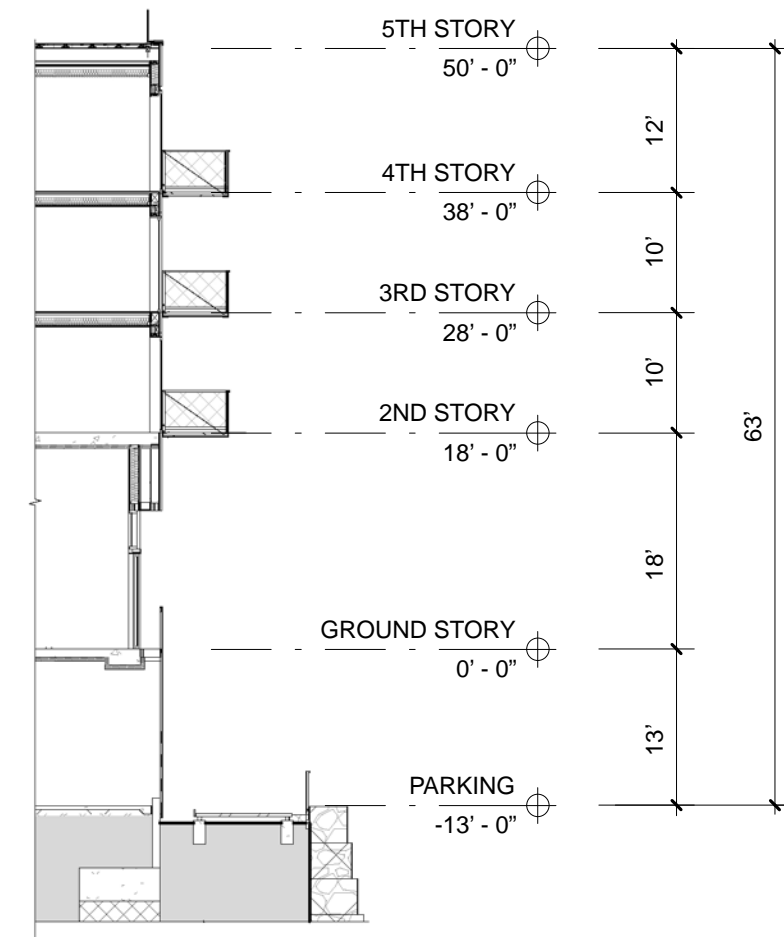
WALL SECTION - ADAMS ST R.O.W



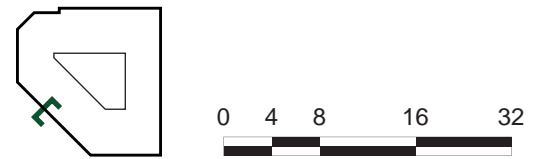
ENLARGED ELEVATION



ENLARGED PLAN



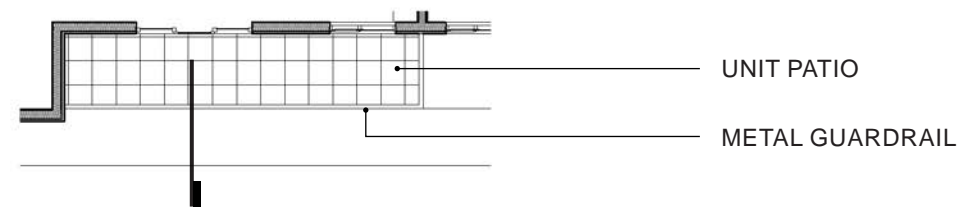
ENLARGED SECTION



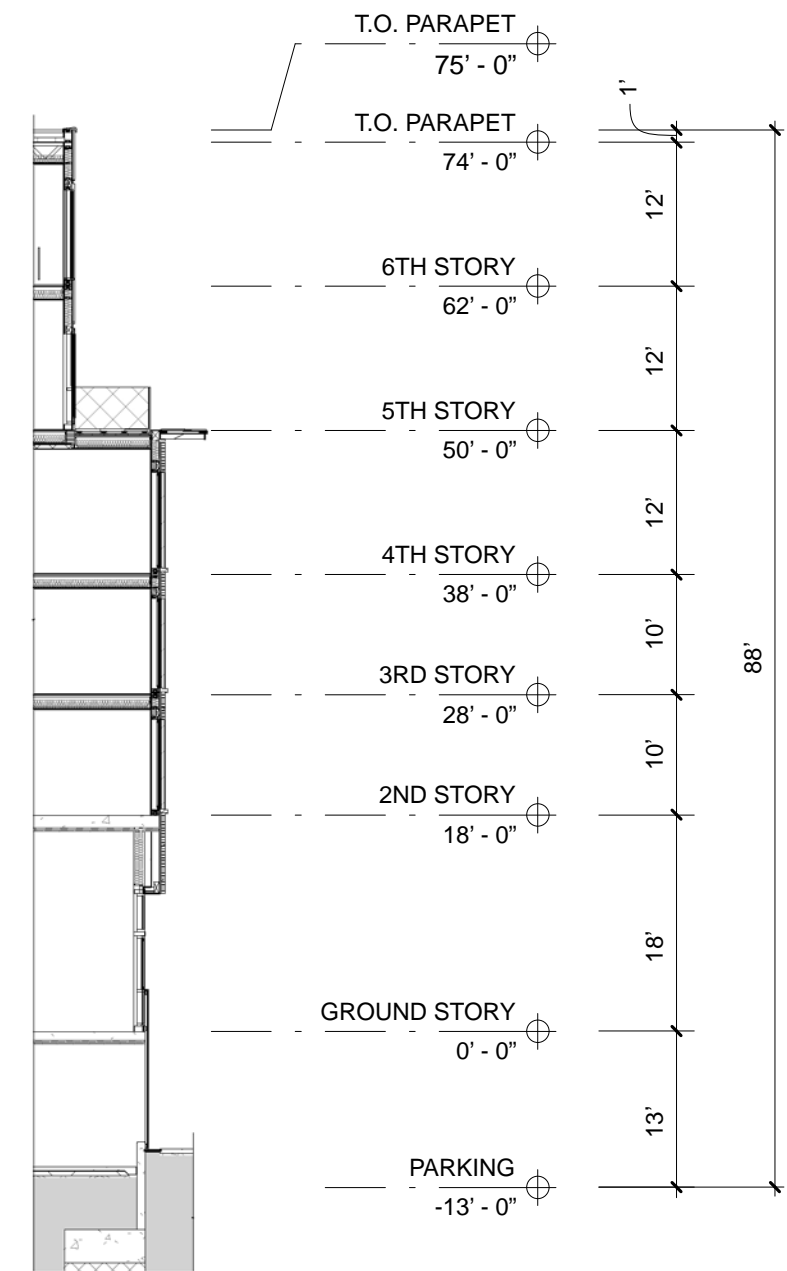
WALL SECTION - MCLOUGHLIN PEDESTRIAN PATH



ENLARGED ELEVATION



ENLARGED PLAN



ENLARGED SECTION



WALL SECTION - WASHINGTON ST



MAIN/WASHINGTON STREET PERSPECTIVE



MAIN STREET ELEVATION



WASHINGTON STREET ELEVATION



WASHINGTON/MCLOUGHLIN PERSPECTIVE



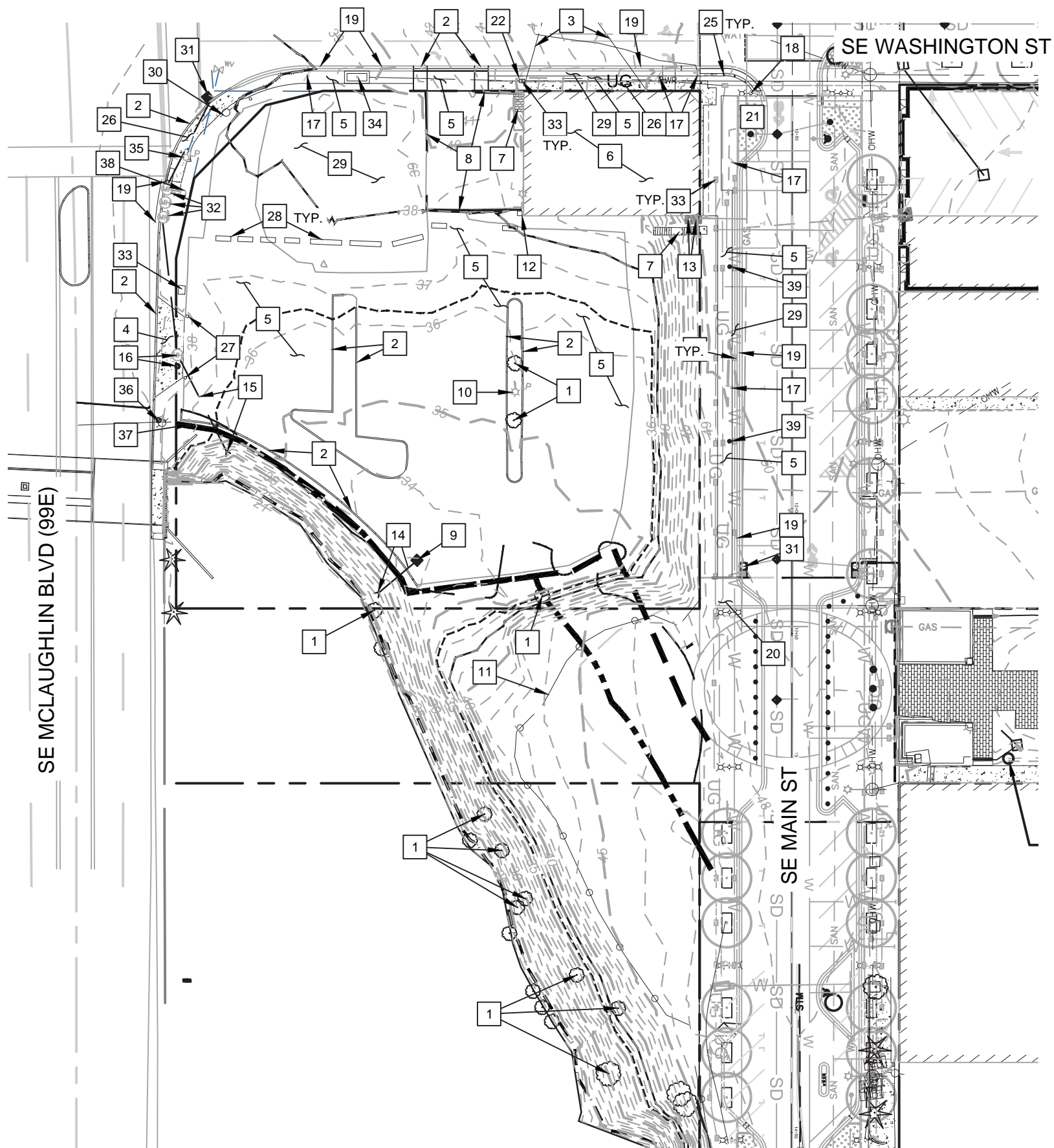
PARK PERSPECTIVE



MAIN STREET VIGNETTE

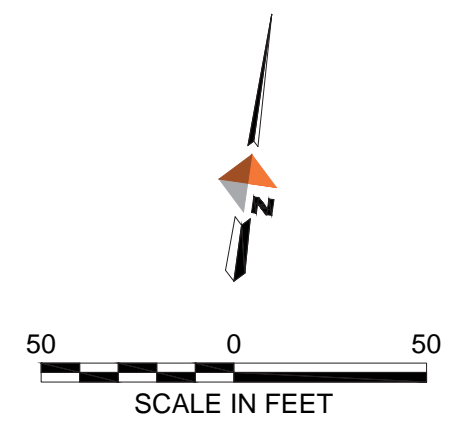


ADAMS ST ROW VIGNETTE



LEGEND

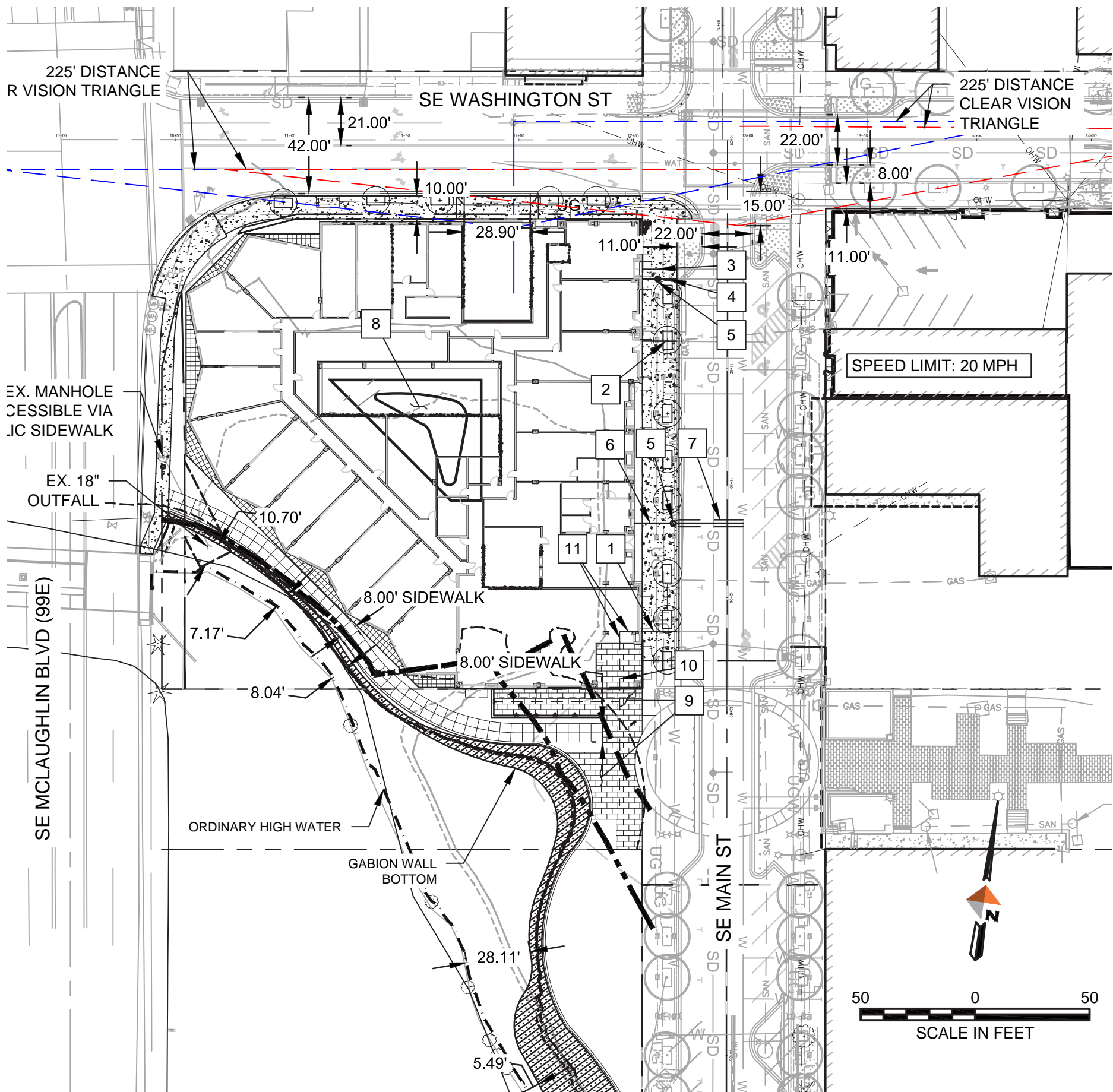
EXISTING RIGHT-OF-WAY LINE	
CENTERLINE	
FENCE LINE	
EDGE OF CONCRETE	
POWER LINE	
OVERHEAD WIRE	
COMMUNICATIONS LINE	
FIBER OPTIC LINE	
GAS LINE	
STORM SEWER LINE	
SANITARY SEWER LINE	
WATER LINE	
VEGETATED CORRIDOR	
FIELD VERIFIED HCA LINE	
ORDINARY HIGH WATER LINE (24.0')	
CITY MAPPED HCA LINE	
EXISTING 100-YR FLOODPLAIN (36.3')	
EXISTING 1996 FLOODPLAIN BOUNDARY (38.0')	
EXISTING DECIDUOUS TREE	
EXISTING TREE TO BE REMOVED	
EXISTING CONIFEROUS TREE	



DEMOLITION NOTES

- | | | | |
|----|---|----|---|
| 1 | EXISTING TREE TO BE REMOVED. | 20 | EXISTING CONCRETE SIDEWALK TO REMAIN. |
| 2 | EXISTING CURB TO BE REMOVED. | 21 | EXISTING STORMWATER PLANTER TO REMAIN. |
| 3 | EXISTING OVERHEAD POWER LINE TO BE REMOVED. | 22 | EXISTING SIGN TO BE RELOCATED. |
| 4 | EXISTING CONCRETE DRIVEWAY TO BE DEMOLISHED AND DISPOSED OF OFF-SITE. | 25 | EXISTING BOLLARDS TO REMAIN. |
| 5 | EXISTING ASPHALT SURFACE TO BE DEMOLISHED AND DISPOSED OF OFFSITE. | 26 | EXISTING CONCRETE SIDEWALK TO BE DEMOLISHED AND DISPOSED OF OFF-SITE. |
| 6 | EXISTING BUILDING TO BE DEMOLISHED. | 27 | EXISTING BOLLARD TO BE REMOVED. |
| 7 | EXISTING STAIRS AND HANDRAIL TO BE DEMOLISHED. | 28 | EXISTING CONCRETE JERSEY BARRIER TO BE REMOVED. |
| 8 | EXISTING 6" CONCRETE WALL TO BE DEMOLISHED. | 29 | EXISTING GRAVEL SURFACE TO BE REMOVED. |
| 9 | EXISTING CATCH BASIN TO BE REMOVED. | 30 | EXISTING UTILITY POLE TO BE REMOVED. |
| 10 | EXISTING LIGHT POLE TO BE REMOVED. | 31 | EXISTING CATCH BASIN TO BE PROTECTED. |
| 11 | EXISTING FENCING TO BE REMOVED. | 32 | EXISTING CURB INLET AND MANHOLE TO BE PROTECTED. |
| 12 | EXISTING ELECTRIC METER TO BE REMOVED. | 33 | EXISTING CARSON BOX TO BE PROTECTED. |
| 13 | EXISTING GAS METER TO BE REMOVED. | 34 | EXISTING VAULT TO BE PROTECTED. |
| 14 | EXISTING STORM LINE AND OUTFALL TO BE REMOVED. | 35 | EXISTING SIGNAL POLE TO BE PROTECTED. |
| 15 | EXISTING STORM LINE AND OUTFALL TO BE PROTECTED. | 36 | EXISTING UTILITY POLE TO BE PROTECTED. |
| 16 | EXISTING MANHOLE AND CLEANOUT TO BE PROTECTED. | 37 | EXISTING GUY WIRE TO BE RELOCATED. |
| 17 | EXISTING SIGN TO REMAIN. | 38 | EXISTING FIRE HYDRANT TO BE PROTECTED. |
| 18 | EXISTING LIGHT POLE TO BE PROTECTED. | 39 | EXISTING STREET LIGHT BASE TO BE PROTECTED. |
| 19 | EXISTING CURB AND GUTTER TO REMAIN. | | |

EXISTING CONDITIONS



LEGEND

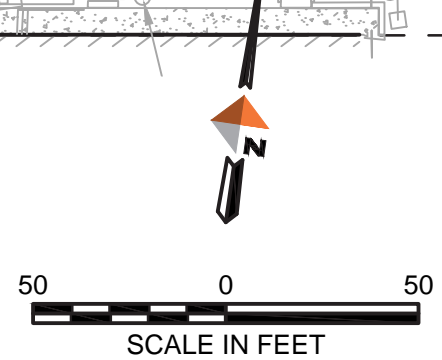
VEGETATED CORRIDOR	
FIELD VERIFIED HCA LINE	
ORDINARY HIGH WATER LINE (24.0')	
CITY MAPPED HCA LINE	
EXISTING 1996 FLOODPLAIN BOUNDARY (38.0')	
PROPOSED 38.0' FLOODPLAIN BOUNDARY	
EXISTING/ PROPOSED FEMA 100-YR FLOODPLAIN (36.3')	
PROPOSED WATER LINE	
PROPOSED STORM LINE	
PROPOSED SANITARY SEWER	
PROPOSED CONCRETE SIDEWALK	
PROPOSED GABION WALL	
PROPOSED PERVIOUS PLAZA	
PROPOSED PERVIOUS (GRATE) WALKWAY	
EXISTING RIGHT-OF-WAY LINE	
FEMA FLOODWAY BOUNDARY	

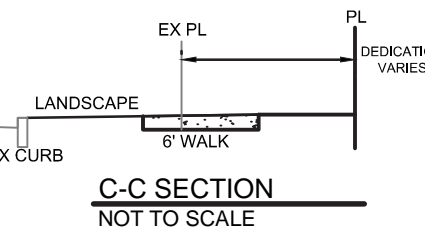
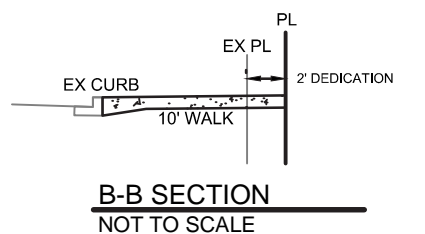
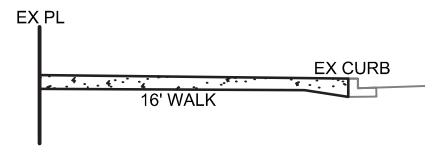
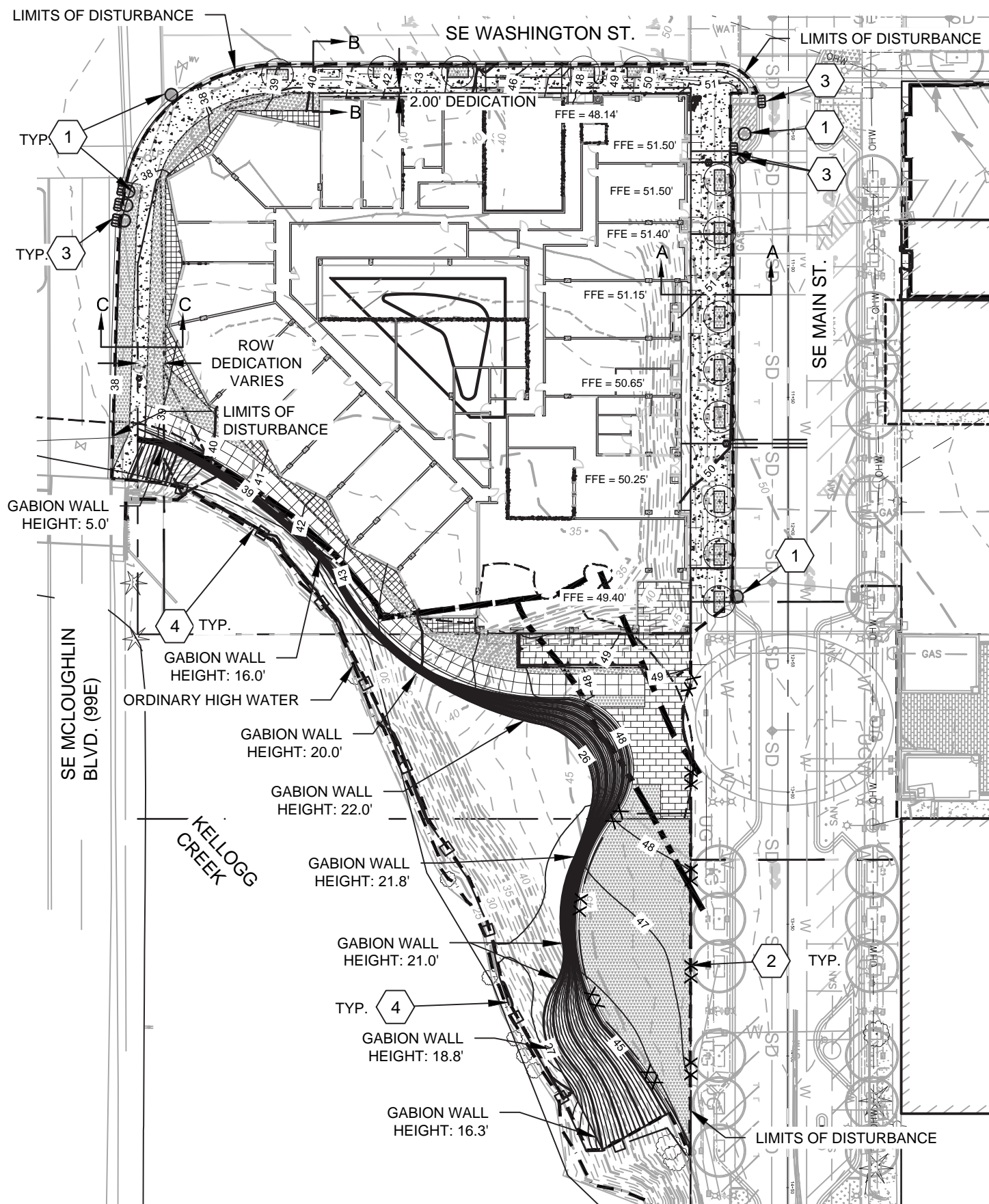
CONSTRUCTION NOTES

- 1 PROPOSED 15LF OF X" XXXX STORM LINE. CONNECT TO EXISTING STORM STUB AND STUB TO BUILDING.
- 2 PROPOSED 15LF OF 8" XXXX SANITARY SEWER LINE. CONNECT TO EXISTING SANITARY SEWER STUB AND STUB TO BUILDING.
- 3 PROPOSED 15LF OF 6" XXXX FIRE WATER LINE. CONNECT TO EXISTING WATER STUB AND STUB TO BUILDING. SEE MEP PLANS FOR DOUBLE CHECK DETECTOR ASSEMBLY.
- 4 PROPOSED 15LF OF 4" XXXX DOMESTIC WATER LINE. CONNECT TO EXISTING WATER STUB AND STUB TO BUILDING. SEE MEP PLANS FOR DOUBLE CHECK DETECTOR ASSEMBLY.
- 5 PROPOSED 4" DOMESTIC WATER METER.
- 6 PROPOSED 48LF OF 4" XXXX DOMESTIC WATER LINE. TIE INTO EXISTING XX" WATER MAIN.
- 7 PROPOSED SAWCUT LINE
- 8 STORMWATER PLANTER FACILITY ON ROOF. SEE LANDSCAPE AND ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION.
- 9 PROPOSED PERVIOUS PAVERS WITH 6" OF BASE ROCK AND IMPERMEABLE LINER.
- 10 PROPOSED 4" PERFORATED DRAIN PIPE
- 11 PROPOSED 13 LF OF X" XXXX STORM LINE RUNNING UNDER THE BUILDING TO CONNECT PROPOSED 4" PERFORATED DRAIN PIPE TO PROPOSED STORM STUB AT BUILDING

GENERAL NOTES:

- POWER AND COMMUNICATION CONDUIT WILL BE INSTALLED UNDERGROUND





LEGEND

- EXISTING MAJOR CONTOUR ——— 180 ———
- EXISTING MINOR CONTOUR ——— 181 ———
- PROPOSED MAJOR CONTOUR ——— 181 ———
- PROPOSED MINOR CONTOUR ——— 180 ———
- EXISTING RIGHT-OF-WAY LINE ——— ———
- VEGETATED CORRIDOR ██████████
- FIELD VERIFIED HCA LINE ██████████
- ORDINARY HIGH WATER LINE (24.0') ██████████
- CITY MAPPED HCA LINE ██████████
- PROPOSED CONCRETE SIDEWALK ██████████
- PROPOSED PERVIOUS PLAZA ██████████
- PROPOSED PERVIOUS (GRATE) WALKWAY ██████████
- EXISTING FEMA 100-YR FLOODPLAIN (36.3') - - - - -
- EXISTING 1996 FLOODPLAIN BOUNDARY (38.0') ——— ———
- FEMA FLOODWAY BOUNDARY ——— ———
- INLET PROTECTION ☉
- BIOBAG ☐
- SEDIMENT FENCE — XX — XX —
- SEDIMENT CURTAIN — □ — □ —

FLOODPLAIN CALCULATIONS

EX. 1996 FLOODPLAIN BOUNDARY ELEVATION PER NAVD88 DATUM: 38.00'

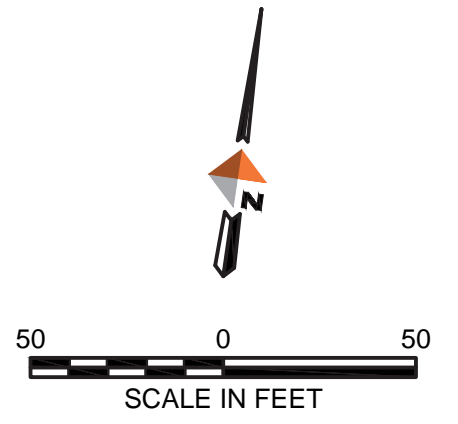
COHO AND ADAMS STREET/DOGWOOD PARK COMBINED:
 EXISTING FLOODPLAIN VOLUME: 3,417 CF
 PROPOSED FLOODPLAIN VOLUME: 3,576 CF (4.6% INCREASE)

COHO SITE
 EXISTING FLOODPLAIN VOLUME: 2,486 CF
 PROPOSED FLOODPLAIN VOLUME: 347 CF

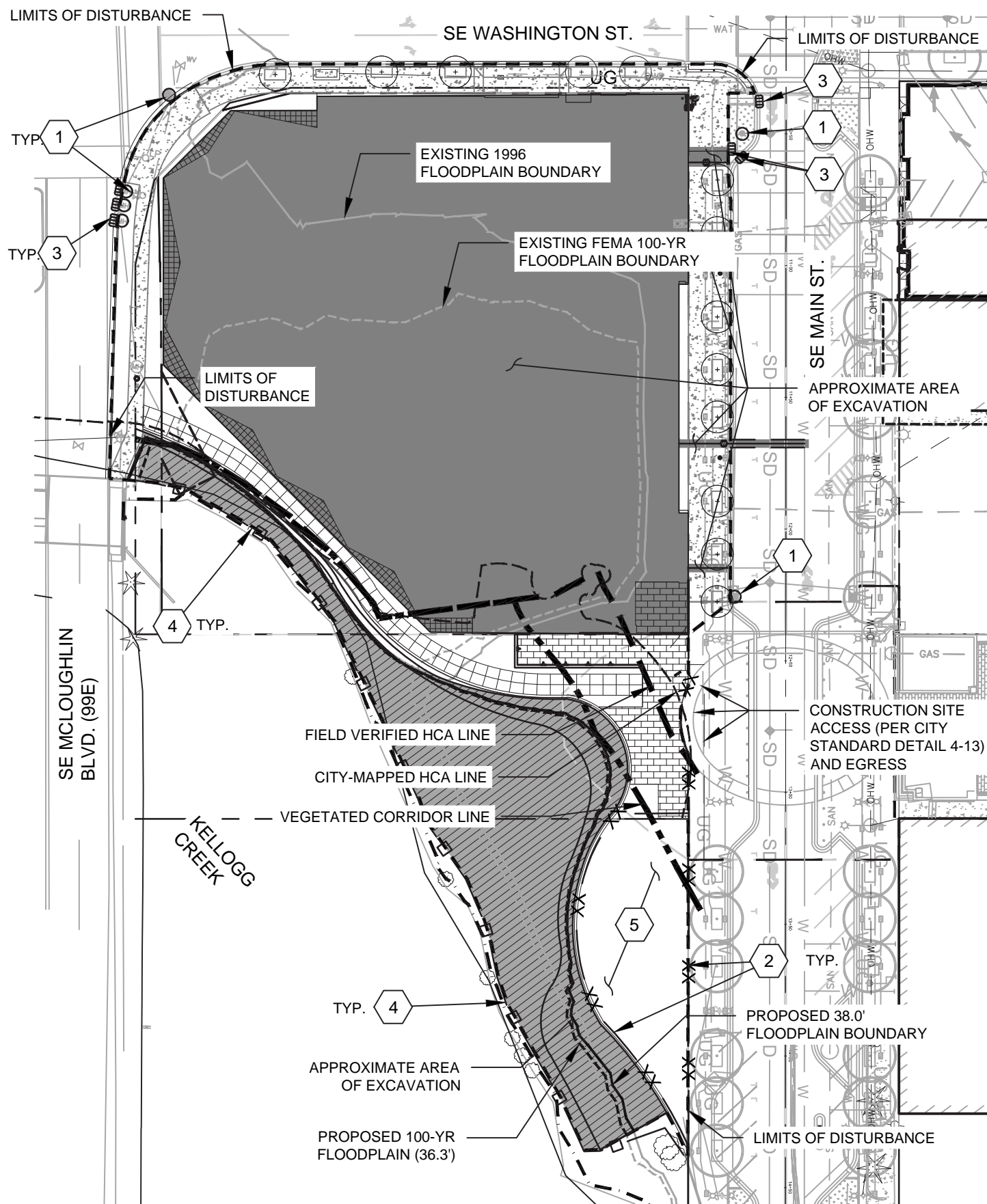
ADAMS STREET/DOGWOOD PARK:
 EXISTING FLOODPLAIN VOLUME: 931 CY
 PROPOSED FLOODPLAIN VOLUME: 3,229 CY

EROSION CONTROL NOTES

- ① PROPOSED INLET PROTECTION.
- ② PROPOSED SEDIMENT FENCE.
- ③ PROPOSED BIOBAG.
- ④ PROPOSED SEDIMENT CURTAIN.

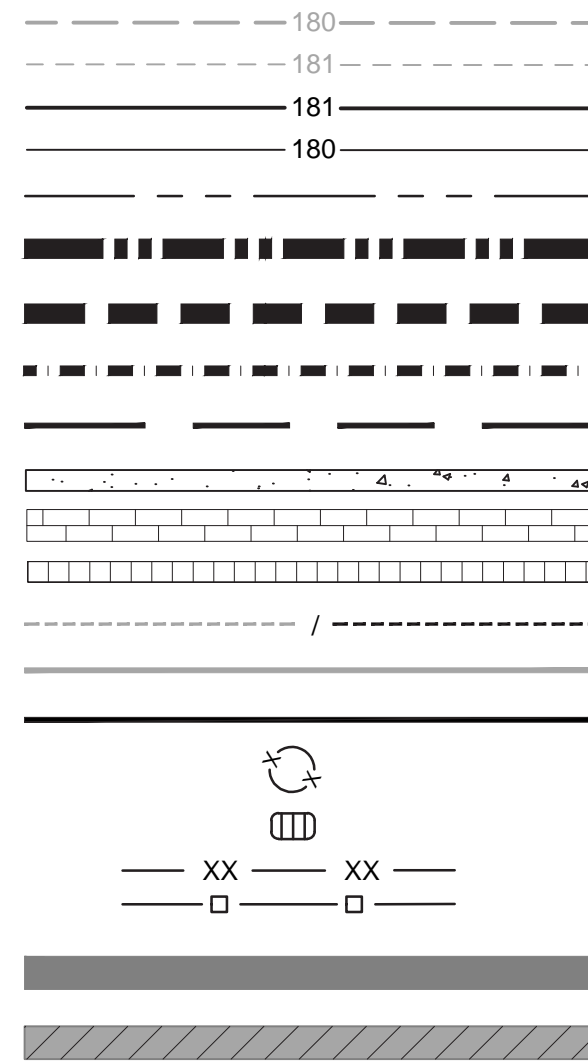


GRADING PLAN



LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING RIGHT-OF-WAY LINE
- VEGETATED CORRIDOR
- FIELD VERIFIED HCA LINE
- ORDINARY HIGH WATER LINE (24.0')
- CITY MAPPED HCA LINE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PERVIOUS PLAZA
- PROPOSED PERVIOUS (GRATE) WALKWAY
- EXISTING / PROPOSED FEMA 100-YR FLOODPLAIN (36.3')
- EXISTING 1996 FLOODPLAIN BOUNDARY (38.0')
- PROPOSED 38.0' FLOODPLAIN BOUNDARY
- INLET PROTECTION
- BIOBAG
- SEDIMENT FENCE
- SEDIMENT CURTAIN
- PROPOSED BUILDING & UTILITY EXCAVATION AREA
- PROPOSED GABION WALL EXCAVATION AREA

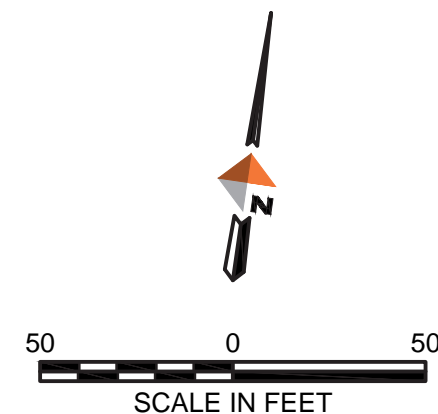


EROSION CONTROL NOTES

- 1 PROPOSED INLET PROTECTION.
- 2 PROPOSED SEDIMENT FENCE.
- 3 PROPOSED BIOBAG.
- 4 PROPOSED SEDIMENT CURTAIN.
- 5 PROPOSED STOCKPILE AREA

DESCRIPTION OF WORK

THE PROPOSED PROJECT IS A MULTI-USE BUILDING ALONG SE MCLOUGHLIN BLVD (99E), SE MAIN ST, AND SE WASHINGTON ST. SITE WORK TO INCLUDE A GABION WALL ALONG THE EDGE OF KELLOGG CREEK TO BALANCE THE FLOODPLAIN, AS WELL AS NEW SIDEWALK AND NEW STREET TREES ALONG THE SURROUNDING RIGHTS-OF-WAY. WORK TO ALSO INCLUDE CONCRETE PAVER PLAZA, WALKWAY BETWEEN SE MAIN ST AND SE MCLOUGHLIN BLVD, AND INSTALLATION OF NEW UTILITY LINES INCLUDING SANITARY, STORM, AND FIRE AND DOMESTIC WATER.



CONSTRUCTION MANAGEMENT PLAN



OPTION 1



OPTION 2

FUTURE BIKE PATH ALIGNMENT



UPPER LEVEL GLAZING
GROUND STORY GLAZING



MAIN ST ELEVATION

RESIDENTIAL GLAZING : MIN 30% REQ'D
 MORE THAN 60% VERTICAL WINDOWS
 ENVELOPE AREA : 12,365SF
 GLAZING/DOOR AREA : (126) OPENINGS = 3,863SF
 TOTAL GLAZING RATIO : 31%

COMMERCIAL GLAZING : MIN 50% REQ'D
 ENVELOPE AREA : 3,080SF
 GLAZING/DOOR AREA : (14) OPENINGS = 1,327SF
 TOTAL GLAZING RATIO : 43%



UPPER LEVEL GLAZING
GROUND STORY GLAZING



MCCLOUGHLIN ST ELEVATION

RESIDENTIAL GLAZING : MIN 30% REQ'D
 MORE THAN 60% VERTICAL WINDOWS
 ENVELOPE AREA : 11,797SF
 GLAZING/DOOR AREA : (74) OPENINGS = 3,657SF
 TOTAL GLAZING RATIO : 31%

GROUND STORY RESIDENTIAL GLAZING : MIN 30% REQ'D
 ENVELOPE AREA : 3,405SF
 GLAZING/DOOR AREA : (16) OPENINGS = 1,328SF
 TOTAL GLAZING RATIO : 39%

GLAZED AREA CALCULATIONS



ADAMS ST ELEVATION

RESIDENTIAL GLAZING : MIN 30% REQ'D
 MORE THAN 60% VERTICAL WINDOWS
 ENVELOPE AREA : 5,747SF
 GLAZING/DOOR AREA : (51) OPENINGS = 1,724SF
 TOTAL GLAZING RATIO : 30%

COMMERCIAL GLAZING : MIN 50% REQ'D
 ENVELOPE AREA : 1,449SF
 GLAZING/DOOR AREA : (5) OPENINGS = 536SF
 TOTAL GLAZING RATIO : 37%



WASHINGTON ST ELEVATION

RESIDENTIAL GLAZING : MIN 30% REQ'D
 MORE THAN 60% VERTICAL WINDOWS
 ENVELOPE AREA : 9,932SF
 GLAZING/DOOR AREA : (79) OPENINGS = 3,079SF
 TOTAL GLAZING RATIO : 31%

COMMERCIAL/RESIDENTIAL GLAZING : MIN 40% REQ'D
 ENVELOPE AREA : 2,576SF
 GLAZING/DOOR AREA : (9) OPENINGS = 953SF
 TOTAL GLAZING RATIO : 37%

GLAZED AREA CALCULATIONS