



MILWAUKIE PLANNING
 6101 SE Johnson Creek Blvd
 Milwaukie OR 97206
 503.786.7600
 planning@milwaukieoregon.gov

Preapplication Request Form

File #: PA-2022-001

Meeting Date: 4 / 28 / 2022 Time: 10 AM Location: 6101 SE Johnson Creek Blvd Today's Date: 4 / 6 / 22

Applicants and representatives are expected to present a detailed explanation of their proposal at the conference.

The purpose of the preapplication conference is to acquaint the applicant or applicant's representative with the requirements of the municipal code in preparation for submission of a land use application, including relevant approval criteria, development standards, and procedures. The preapplication conference is not an exhaustive review of all potential issues or requirements. Furthermore, the information provided by the City is not binding, and it does not preclude the City from raising new issues or identifying additional requirements during the land use review process. (MMC 19.1002 Preapplication Conference)

Although the primary purpose is as stated above, preapplication conferences may also be used as part of a due diligence process to obtain a higher degree of certainty about a property development. An applicant is not required to be the property owner to request a preapplication conference.

SITE INFORMATION:

Site Address: 11211 SE McLoughlin Blvd 97222 Map & Tax Lot(s): various Zone: OS

PROPOSAL (brief description):

Development of Milwaukie Bay Park including new restroom, interactive water feature, playground, picnicking areas, gathering space, Trolley Trail path, secondary pathways, and planting.

APPLICANT:

Project Contact Name: Jonathan Beaver Company: 2.ink Studio

Mailing Address: 160 NE Sixth Avenue, Ste 200 Zip: 97232

Phone(s): 503.546.4645 Email: jbeaver@2inkstudio.com

of Expected Attendees: 5
 Owner Architect Contractor
 Representative Engineer Other: _____

REQUESTED MEETING TYPE:

- Preapplication Meeting—1st meeting free; 2nd meeting \$50; Subsequent meetings \$100/mtg.**
 - Optional meeting with 2 City staff. No meeting notes are provided by staff.
 - Staff will coordinate meeting date and time once Submittal Information (listed on reverse) is received.
- Preapplication Conference—\$200**
 - Optional or required meeting with 3 or more staff. Meeting notes are provided by staff 2 weeks after the conference.
 - City staff from the Planning, Building, Engineering, and Public Works departments usually attend. Other public agencies (such as the Fire District) may attend as necessary.
 - Appointment times are Thursdays from 10:00 a.m.–11:00 a.m.
 - Appointments are scheduled on a first-come, first-served basis. Preapplication Requests must be submitted during counter hours, and by 12:30 p.m. every Thursday for the first appointment available.
 - Appointments must be made no less than **three weeks** before the desired meeting date for **Major projects** (e.g. commercial, industrial, multi-family, subdivisions) and no less than **two weeks** in advance of the desired meeting date for **Minor projects*** (e.g. single family, ADUs, partitions).
- Transportation Impact Study Review—\$100**
 - Mandatory second meeting if the project requires a Transportation Impact Study (TIS).
 - To be scheduled after completion of a TIS by the applicant's engineer.

IMPORTANT INFORMATION ON REVERSE SIDE

PREAPPLICATION REQUEST CHECKLIST:

Once submitted, application materials and applicant information become public record as well as constitute permission for staff to access the site in preparation for the meeting/conference.

Preapplication Meeting: Please submit 3 hard copies of the required information.

Minimum Requirements:

- Completed Request Form and accompanying fee (if any)
- Preliminary site plan and building plans, showing existing and proposed features. (Plans do not need to be professionally prepared, just accurate and reliable.)
- A detailed narrative description of the proposal that clearly identifies the location, existing and proposed uses, and any proposed construction.
- A list of all questions or issues the applicant would like the City to address.

Preapplication Conference: Please submit 8 hard copies and 1 electronic copy of the required information. Please refer to the [Development Project Checklist](#) for a list of items that may be applicable to your project.

Minimum Requirements

- Completed Request Form and accompanying fee.
- Narrative: A detailed description of your proposal and any specific questions you have. Include a brief description of the physical context of the site, including a map showing the site and surrounding properties.
- A list of all questions or issues the applicant would like the City to address.
- Proposed elevations
- Site/Plot Plan (8½ x 11 or 11 x 17) that includes (if applicable)
 - Parcel and building setback dimensions
 - Existing and proposed structures
 - Location and dimension of existing and proposed easements, access, and driveways
 - Location of existing and proposed utilities: storm, sanitary sewers, and water (including size of service and street location)
 - Width of adjacent right-of-way
 - Existing streets abutting the property
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building)
 - Slope map (if slope is 25% or more)
 - Significant tree locations (all trees with a caliper over 6 inches)
 - Proposed stormwater detention system with topographic contours
 - Location of onsite and adjacent natural resources
 - Circulation system for vehicles, pedestrians, and bicycles

For Office Use Only:

***Project Type:** Minor Developments (e.g. single family, ADUs, partitions): 2 weeks required for review
 Major Developments (e.g. commercial, industrial, multi-family, subdivisions): 3 weeks required for review

Routing: File Planning (2) Engineering (2) Building
 Development Manager Public Works Fire CD Director (development)

MEMORANDUM

TO:	Vera Kolia	FROM:	Jonathan Beaver
COMPANY:	City of Milwaukie Planning Dept.	DATE:	April 7, 2022
ADDRESS:	6101 SE Johnson Creek Blvd. Milwaukie, OR 97206	SENT VIA:	email
		PROJECT:	Milwaukie Bay Park
CC:	Heather Koch, NCPRD	SUBJECT:	Preapplication Conference Application

Attachments:

One full-size set of drawings (50% Design Development)

One half-size set of drawings (50% Design Development)

Electronic copies of the 50% Design Development Set.

Narrative:

Milwaukie Bay Park is a scenic park property near downtown Milwaukie along the Willamette River. It is located just off McLoughlin Boulevard between Kellogg Creek to the south and Johnson Creek to the north. Approximately 3.5 acres of the approximately 7-acre park is planned for redevelopment.

A plan for the park was adopted in 2010 by the City of Milwaukie, serving as the foundation for many agencies, community partners, and local citizens to participate in shaping improvements over the years. Many elements of that plan were completed by the city over the past decade, including the Klein Point Overlook, new boat launch and landing, auto and boat trailer parking, restroom facilities, temporary Trolley Trail connection, a riverside path, riverbank stabilization and plantings, an improved access bridge over Kellogg Creek, and a river bank repair project with new pedestrian access. The final phase of improvements builds on the previous work but updates elements that were not completed in previous phases including saving the large coastal redwood, making the water feature interactive, and integrating nature play into the play area to name a few.

The Milwaukie Bay Park Project – as a partnership between NCPRD and the city – conducted a robust public engagement process throughout the design phase including community events, workshops, surveys, project materials, and social media engagement. In 2019 we heard directly from over 1,300 community members on key park elements, including the children’s play area, water feature, art, and social gathering areas. Staff held smaller group discussions to engage the Latinx community and communities living with disabilities. Spanish-language materials and online surveys were also distributed.

The anticipated park improvements include a nature-themed children’s play area, gathering/event area with an open lawn, stage, and fire pit for special events, nature-themed interactive water feature, new pathways,

picnicking areas, restroom and shade structure, improvements to the existing Trolley Trail, public art, and geese mitigation.

Nature Play Area

The nature play area is a play space on three separate levels of the park that incorporates natural play features, including rocks and logs as well as traditional play elements. Surfaces are anticipated to be tile safety surfacing with subdrainage. The playground will be partially fenced with a 36" informal rope fence.

Event Area

The event area is an approximate 20,000 square foot open lawn space for community events such as concerts, movies, and plays. The space features a platform for use as a stage or small gathering spot and securable community fire pit for special events. The lawn features subdrainage lines to extend seasonal usability. Goose mitigation measures including barrier vegetation and low fencing, a swale, and footbridges.

Interactive Water Feature

The interactive water feature features a drain to waste splash pad with zero depth spray deck. Push-button activation will allow users to start the spray for a set duration and the feature will be programmed to be off during set hours and seasonally. The space will feature seating and natural stone elements and operates as a lower plaza when off. Water will drain to the sanitary sewer system when in operation but will be valved to drain to the lower drainage swale during regular rain events.

Pathways

A series of 6' to 10' wide pathways will connect to all park features including existing features such as Klein Point, the existing lower pathway, parking lot and crosswalks at SE McLoughlin Blvd. Walkways will be non-slip surfaces (concrete or pavers) and will be ADA accessible throughout the park. The 10' walkways will be vehicular rated to allow maintenance vehicles and event related access into the park.

Picnicking Areas

Picnicking areas are located near the Trolley Trail and the water feature. Picnicking areas feature a variety of seating types and trash receptacles.

Restroom and Shade Structure

A 2-stall unisex restroom will feature ADA accessible stalls with changing benches. A central utility chase will feature storage. Materials include board-formed concrete, consistent with site retaining walls. Wood may be used as an accent material. The restroom will include a drinking fountain and bottle filler on the exterior wall.

A trellis structure will provide shade cover over portions of the adjacent picnicking area. The structure is anticipated to be painted steel with wood accents to complement the restroom.

Trolley Trail

Improvements to the Trolley Trail include widening to 14' with separate bicycle lanes (8') and pedestrian lanes (6'). Anticipated materials are asphalt with striped lanes. Bike parking will be included near the trail.

Public Art

Public art will include a series of three heron sculptures ("First Fish Herons") that will be placed seasonally on permanent bases during the yearly salmon run. The artwork concept comes from the Confederated Tribes of the Grand Ronde and will be reproduced yearly by different sculptors. Sculptures will be approximately 8' tall. Work on the public art is subject to an intergovernmental agreement that is being developed among the city of Milwaukie, NCPRD and the Confederated Tribes of the Grand Ronde.

Vegetation

Vegetation will include establishing increased tree canopy on the site, while preserving important viewsheds and establishing primarily native vegetation throughout the park. The large coastal redwood on the site will be preserved as well as the street trees along SE McLoughlin Blvd, pending a final arborist report.

Questions:

1. Verify and discuss the current floodplain permitting requirements, specifically as it relates to the current floodway mapping.
2. Verify the pervious paving requirements as they apply in this context and what the process is for applying for an exception based on the ability to manage all stormwater on the site using other means.
3. Describe how downtown architectural guidelines would be applied to a park building such as the one proposed.
4. Are there any lighting requirements, specifically related to the Willamette Greenway overlay?
5. Are there any bicycle parking requirements?
6. How is the land use process impacted by ODOT recommendations or requirements regarding right-of-way improvements/impacts?

MILWAUKIE BAY PARK

50% DESIGN DEVELOPMENT

March 25, 2022

PROPERTY ADDRESS: 11211 SE McLoughlin Blvd, Milwaukie, OR 97222



NOT FOR CONSTRUCTION

SHEET INDEX

- G0.00 COVER SHEET
- G0.10 SITE INFORMATION
- G0.20 KEY PLAN
- V0.10 EXISTING CONDITIONS - SOUTH
- V0.20 EXISTING CONDITIONS - NORTH
- C1.01 UTILITY PLAN AREA 1
- C1.02 UTILITY PLAN AREA 2
- L1.01 DEMOLITION PLAN AREA 1
- L1.02 DEMOLITION PLAN AREA 2
- L1.03 DEMOLITION PLAN AREA 3
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- L2.01 MATERIALS PLAN AREA 1
- L2.02 MATERIALS PLAN AREA 2
- L2.03 MATERIALS PLAN AREA 3
- L2.04 MATERIALS PLAN AREA 4
- L2.10 PLAYGROUND AND FURNISHINGS SCHEDULE
- L3.01 LAYOUT PLAN AREA 1
- L3.02 LAYOUT PLAN AREA 2
- L3.03 LAYOUT PLAN AREA 3
- L3.04 LAYOUT PLAN AREA 4
- L4.01 GRADING PLAN AREA 1
- L4.02 GRADING PLAN AREA 2
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- L5.01 IRRIGATION PLAN AREA 1
- L5.02 IRRIGATION PLAN AREA 2
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- L5.04 IRRIGATION PLAN AREA 4
- L6.01 PLANTING PLAN AREA 1
- L6.02 PLANTING PLAN AREA 2
- L6.03 PLANTING PLAN AREA 3
- L6.04 PLANTING PLAN AREA 4
- L7.00 SITE SECTIONS
- L7.20 HARDSCAPE AND PAVING DETAILS
- L7.30 WALL, STAIR, AND RAILING DETAILS
- L7.31 WALL, STAIR, AND RAILING DETAILS
- L7.50 SITE FURNISHINGS DETAILS
- L7.51 BOULDER DETAILS
- L7.60 WATER FEATURE DETAILS
- L7.70 PLAYGROUND DETAILS
- L7.80 IRRIGATION DETAILS
- L7.90 PLANTING DETAILS
- A1.01 RESTROOM PAVILION FLOOR PLAN
- A1.02 TRELIS PLAN
- A3.01 RESTROOM PAVILION ELEVATIONS
- A3.02 TRELIS ELEVATIONS
- E0.1 LEGEND AND ABBREVIATIONS
- E1.1 ELECTRICAL SITE PLAN - LIGHTING
- E1.2 ELECTRICAL SITE PLAN - POWER
- E2.1 ELECTRICAL FLOOR PLAN - RESTROOM BUILDING
- E3.1 ELECTRICAL - ONE-LINE DIAGRAM
- M1.1 MECHANICAL FLOOR PLAN - RESTROOM BUILDING
- P1.1 PLUMBING FLOOR PLAN - RESTROOM BUILDING
- W0.00 SHEET INDEX AND GENERAL NOTES
- W0.01 GENERAL NOTES
- W0.02 OVERALL WATER FEATURE AREA PLAN
- W1.00 SPRAY DECK PIPING PLAN
- W2.00 EQUIPMENT ROOM LAYOUT PLAN
- W3.00 SPRAY DECK SYSTEM PROFILE

MILWAUKIE BAY PARK

50% Design Development

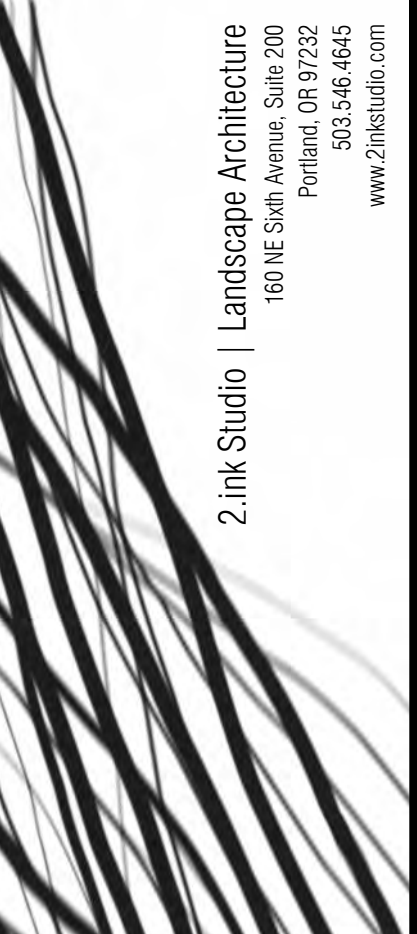
11211 SE McLoughlin Blvd, Milwaukie, OR 97222

DATE: 03/25/2022

REVISIONS		
DATE	DESCRIPTION	BY

COVER SHEET

G0.00

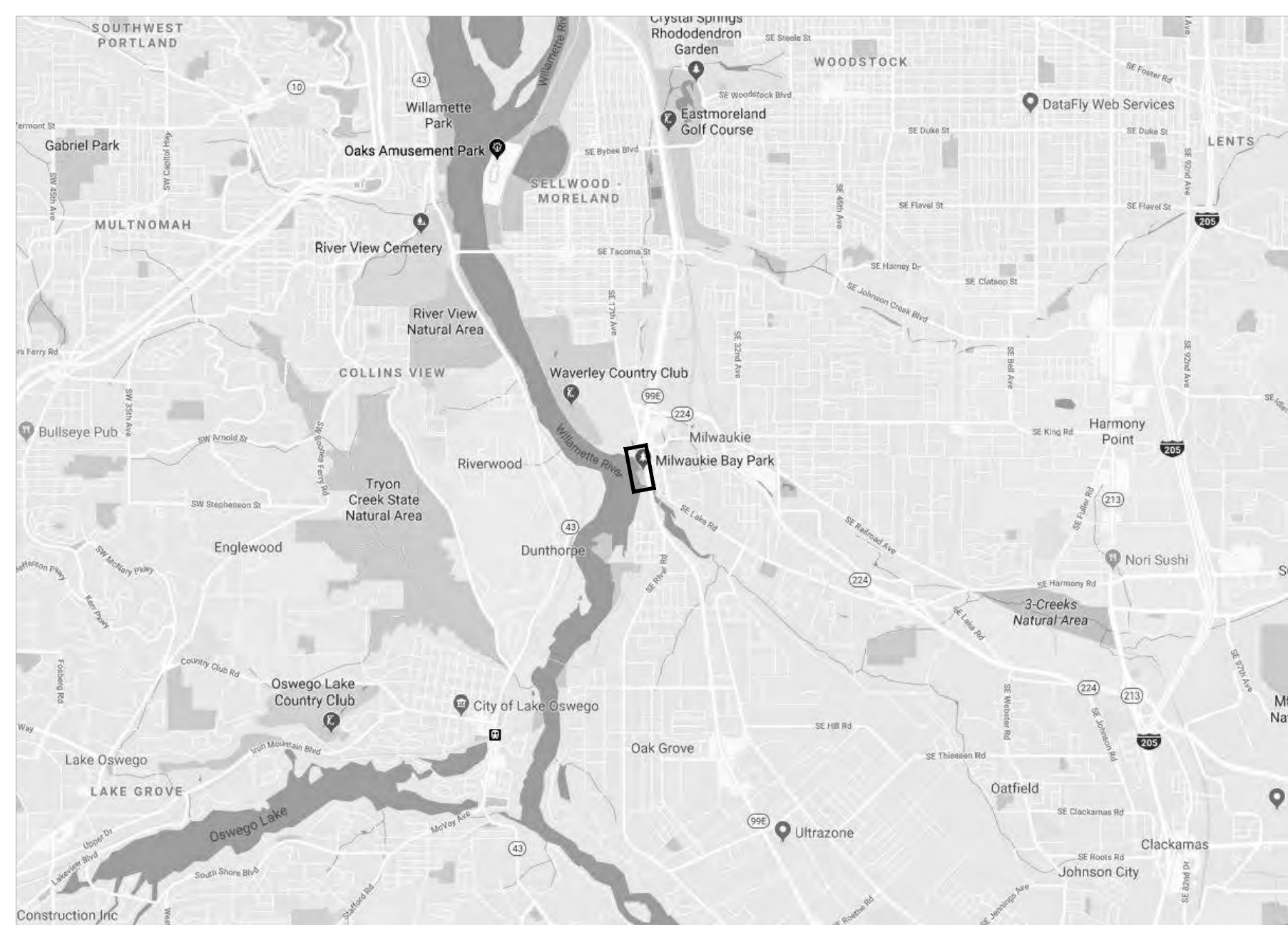


2 Ink Studio | Landscape Architecture
1916 SE Sun Avenue, Suite 200
Portland, Oregon 97214-4645
www.2inkstudio.com

DRAWN BY: JMWJB

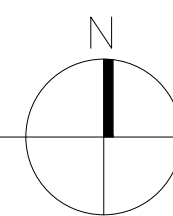
SCALE: AS NOTED

ONE INCH = FORTY EIGHT FEET
IF THE BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. REPEAT SCALE PRIOR TO USING DRAWINGS.



VICINITY PLAN

N.T.S.



PROPERTY OWNER

North Clackamas Parks & Recreation District
 150 Beaver Creek Road
 Oregon City, OR 97045
 503.742.4348
 Contact: Heather Koch
 hkoch@ncprd.com

LANDSCAPE ARCHITECT

2.ink Studio, P.C.
 160 NE Sixth Ave, STE 200
 Portland, OR 97232
 503.546.4645
 Contact: Jonathan Beaver
 jbeaver@2inkstudio.com
 Direct: 971.865.5333
 Contact: Christopher Olin
 colin@2inkstudio.com
 Direct: 971.865.5337

OWNER'S REPRESENTATIVE

Shiels Obletz Johnsen (SOJ)
 421 SW sixth avenue #750
 Portland, OR 97204
 503.242.0084
 Contact: Vanessa Robinson
 vrobinson@sojpdx.com

GENERAL CONTRACTOR

Lease Crutcher Lewis (Lewis)
 550 SW 12th Avenue
 Portland, OR 97205
 503.223.0500
 Contact: Andrew Dykeman
 andrew.dykeman@lewisbuilds.com

ARBORIST

The Pacific Resources Group
 13688 SW Jenna Court
 Portland, OR, 97223
 503.222.4320
 Contact: Stephen Goetz
 sgoetz@frontier.com

ARCHITECT

Material Architecture & Furniture
 2410 SE 50th Avenue
 Portland, OR 97206
 503.740.2954
 Contact: Timothy Fouch
 tim@material-architecture.com

CIVIL ENGINEER

Zucker Engineering, LLC
 4014 SE Ankeny Street
 Portland, OR, 97214
 503.956.3473
 Contact: Adam Zucker
 adam@zuckerengineering.com

GEOTECHNICAL

Hart Crowser
 6420 Macadam Avenue, STE 100
 Portland, OR, 97239
 503.620.7284
 Contact: Dan Trisler
 dan.trisler@hartcrowser.com

LAND USE CONSULTANT

ESA
 819 SE Morrison St., Ste. 310
 Portland, OR 97214
 503.274-2010
 Contact: John Vlastelicia
 jvlastelicia@esassoc.com

GENERAL PARK INFORMATION

ADDRESS: 11211 SE McLoughlin Blvd, Milwaukie, OR 97222

LEGAL DESCRIPTION: Tax Lot: XXXXX

ZONING: OS

BID ALTERNATE INFORMATION

BID ALTERNATE #1: TRELLIS

MEP ENGINEER

R&W Engineering, Inc.
 9615 SW Allen Blvd, STE 107
 Beaverton, OR 97005
 503.292.6000
 Contact: Sam Russum
 srussum@rweng.com

STRUCTURAL ENGINEER

Grummel Engineering
 920 SW Third Avenue #200
 Portland, OR 97204
 503.244.7014
 Contact: Eric Pfau
 eric@grummelengineering.com

SURVEYOR

Otak
 808 SW Third Avenue, STE 300
 Portland, OR, 97204
 503.287.6825
 Contact: Jon Yamashita
 jon.yamashita@otak.com

TRAFFIC SIGNAL ENGINEER

Nemariam Engineering and Associates
 10976 NW Ironwood lane
 Portland, OR 97229
 541.680.3411
 Contact: Haregu Nemariam
 haregu.nemariam@gmail.com
 Contact: Sina Kahrobaei
 sina@nemariam-engineers.com
 Direct: 214.205.7712

WATER FEATURE CONSULTANT

STO Design Group, Inc.
 2500 Redhill Avenue, STE 205
 Santa Ana, CA, 92705
 949.476.8777
 Contact: Ken McPhie
 ken@stodesign.com

GENERAL NOTES

1. INFORMATION REGARDING EXISTING CONDITIONS USED TO PREPARE THESE DRAWINGS HAS BEEN PROVIDED BY OTHERS. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. PROVIDE WRITTEN NOTIFICATION TO THE ARCHITECT OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS & THE DRAWINGS. THE ARCHITECT WILL ISSUE A WRITTEN DIRECTIVE IF FURTHER CLARIFICATION IS REQUIRED.

UTILITY LOCATE NOTES

PROCEDURE:

- A. CONTRACTOR IS TO NOTIFY THE OREGON ONE CALL CENTER AT 1-800-332-2344 FOR LOCATE(S).
- B. LOCATE REQUESTS MUST BE PHONED IN AT LEAST 72 BUSINESS HOURS PRIOR TO SCHEDULED WORK. PLEASE GATHER ALL OF THE INFORMATION REQUIRED TO PROCESS THE LOCATE REQUEST BEFORE CALLING OREGON ONE CALL CENTER. THE FOLLOWING INFORMATION IS NEEDED FOR THE LOCATE REQUEST:
 1. COMPANY NAME & PHONE #
 2. PARK NAME
 3. TYPE OF WORK (IE: IRRIGATION REPAIR, TRENCHING, INSTALLING BIKE RACK, ETC. JUST STATING THAT YOU NEED A LOCATE IS NOT ENOUGH INFORMATION)
 4. STREET NAME INCLUDING ITS PROPER SUFFIX (IE: AVE., ST., ETC.)
 5. NEAREST INTERSECTING STREET NAME & SUFFIX
 6. DISTANCE & DIRECTION FROM INTERSECTION TO THE LOCATE SITE(S)
 7. EMAIL ADDRESS FOR THE CONSTRUCTION COMPANY
 8. EMAIL ADDRESS OF PARKS CONSTRUCTION MANAGER
- C. ONCE CONTRACTOR HAS RECEIVED THE TICKET NUMBER FROM OREGON ONE CALL CENTER, CONTRACTOR WILL THEN CONTACT PARKS UTILITY LOCATE REQUEST COORDINATOR.
- D. CONTRACTOR WILL MARK OUT THE LOCATE SITE IN WHITE PAINT AND ALSO MARK THE INTERSECTION SPECIFIED IN THE LOCATE REQUEST WITH THE WORD LOCATE AND AN ARROW POINTING TOWARDS THE WORK SITE IN WHITE PAINT. PARKS IRRIGATION STAFF WILL THEN LOCATE ALL IRRIGATION LINES WITH WHITE PAINT. WITHIN THE WORK ZONE, CONTRACTOR SHALL NOT DIG UNTIL ALL LOCATES HAVE BEEN COMPLETED.

GENERAL ABBREVIATIONS

AD	AREA DRAIN	OC	ON CENTER
ALT	ALTERNATE	OPP	OPPOSITE
APPROX	APPROXIMATE	PERF	PERFORATED
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	PERIM	PERIMETER
BLDG	BUILDING	PERP	PERPENDICULAR
CB	CATCH BASIN	PL	PLATE
CJ	CONTROL JOINT	PNT	POINT
CL	CENTERLINE	PNT	PAINT
CLR	CLEAR	PREFAB	PREFABRICATED
CONC	CONCRETE	PREFIN	PREFINISHED
CONST	CONSTRUCTION	PROJ	PROJECT
COORD	COORDINATE	PSF	POUNDS PER SQUARE FOOT
CPSC	CONSUMER PRODUCT SAFETY COMMISSION	PSI	POUNDS PER SQUARE INCH
CTR	CENTER	PT	PRESSURE TREATED
AD	DIAGONAL	PVC	POLYVINYL CHLORIDE
DIAM.	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REQ'D	REQUIRED
E (EX)	EXISTING	S	SANITARY SEWER
EA	EA	SS	STORM SEWER
EJ	EXPANSION JOINT	SCHED	SCHEDULE
ELEC	ELECTRICAL	SECT	SECTION
EQ	EQUAL	SF	SQUARE FOOT
EQUIP	EQUIPMENT	SIM	SIMILAR
FF	FINISH FLOOR	SPEC	SPECIFICATION
FFE	FINISH FLOOR ELEVATION	SQ	SQUARE
FG	FINISH GRADE	SS	STAINLESS STEEL
FIN	FINISH	STD	STANDARD
FLR	FLOOR	STL	STEEL
FOB	FACE OF BUILDING	STRUCT	STRUCTURAL
FOC	FACE OF CURB	SYM	SYMBOL
FOW	FACE OF WALL	T&G	TONGUE AND GROOVE
FS	FINISH SURFACE	TEL	TELEPHONE
FT	FEET, FOOT	TEMP	TEMPORARY
FTG	FOOTING	TS	TUBE STEEL
GA	GALUGE	TOC	TOP OF CURB
GALV	GALVANIZED	TOW	TOP OF WALL
GC	GENERAL CONTRACTOR	TYP	TYPICAL
HB	HOSE BIB	UBC	UNIFORM BUILDING CODE
HT	HEIGHT	UL	UNDERWRITERS LABORATORY
HOR	HORIZONTAL	VERT	VERTICAL
IN	INCHES	W	WATER
JT	JOINT	W	WITH
MAX	MAXIMUM	WD	WOOD
MECH	MECHANICAL	WF	WIDE FLANGE
MFR	MANUFACTURER	W/O	WITHOUT
MIN	MINIMUM	WT	WEIGHT
MISC	MISCELLANEOUS		
NIC	NOT IN CONTRACT		
NO	NUMBER		
NTS	NOT TO SCALE		

NOTICE TO EXCAVATORS:
 ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.

(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987.)

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.
 Call the Oregon One-Call Center
DIAL 811 or 1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS
 M-F 7am-6pm 503-226-4211 Ext.4313
 AFTER HOURS 503-226-4211
 PGE 503-464-7777
 OWEST 1-800-573-1311
 CITY BUREAU OF MAINTENANCE 503-823-1700
 CITY WATER 503-823-8874
 VERIZON 1-800-483-1000



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 160 NE Sixth Avenue, Suite 200
 Portland, Oregon 97232
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MILWAUKIE BAY PARK

50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMWJB

REVISIONS		
DATE	DESCRIPTION	BY

SITE INFORMATION

G0.10

NOT FOR CONSTRUCTION

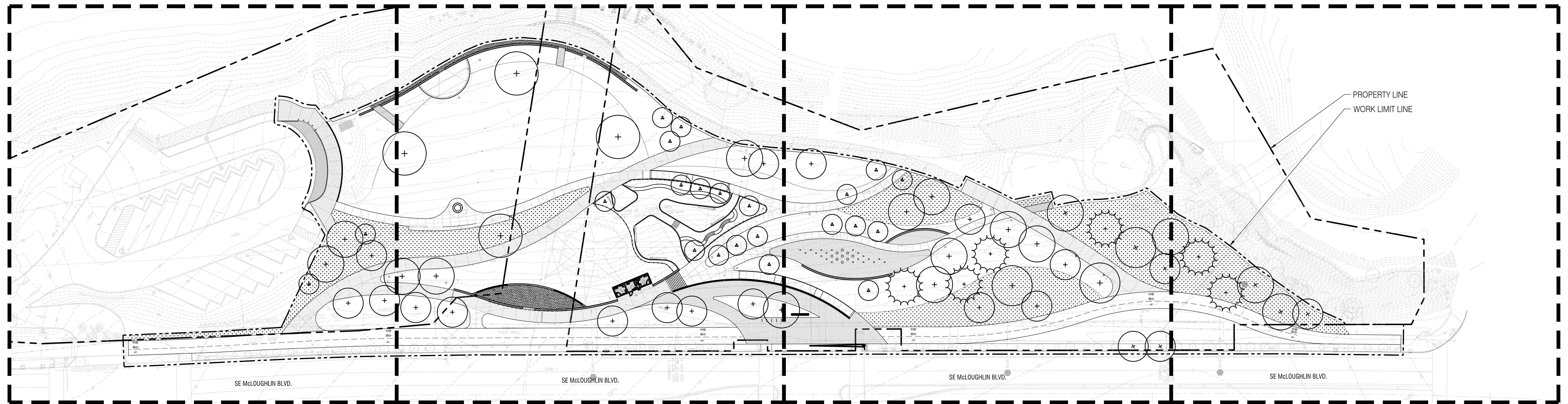
ONE INCH = 1 FOOT UNLESS NOTED OTHERWISE. SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

AREA 1

AREA 2

AREA 3

AREA 4



SEE SHEETS:

- L1.01
- L2.01
- L3.01
- L4.01
- L5.01
- L6.01

SEE SHEETS:

- L1.02
- L2.02
- L3.02
- L4.02
- L5.02
- L6.02

SEE SHEETS:

- L1.03
- L2.03
- L3.03
- L4.03
- L5.03
- L6.03

SEE SHEETS:

- L1.04
- L2.04
- L3.04
- L4.04
- L5.04
- L6.04

MILWAUKIE BAY PARK

50% Design Development

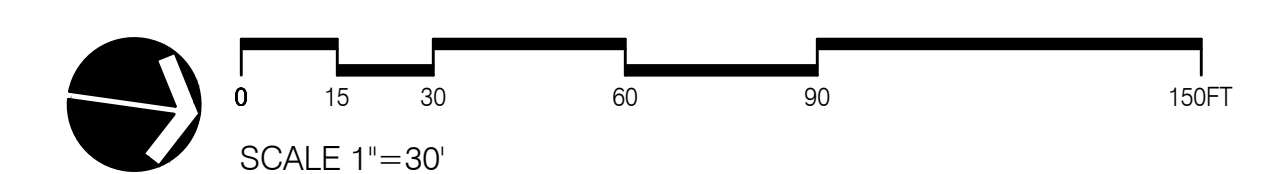
11211 SE McLoughlin Blvd, Milwaukie, OR 97222

DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW/JB

REVISIONS		
DATE	DESCRIPTION	BY

KEY PLAN

NOT FOR CONSTRUCTION



G0.20

ONE INCH = TWENTY FEET SCALE. IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

TABLE 'A' ITEMS

- 2. THE STREET ADDRESS OF THE PROPERTY: VARIOUS TAX LOTS (MILWAUKIE RIVERFRONT PARK LISTED AS 11211 SE McLOUGHLIN BOULEVARD)
3. ACCORDING TO FLOOD INSURANCE RATE MAP 4100500090, PANEL 00090 PREPARED BY FEMA WITH AN EFFECTIVE DATE OF JUNE 17, 2008 THIS SITE IS COVERED BY FOUR (4) FLOOD ZONE CLASSIFICATIONS AS DELINEATED IN THE MAP HEREIN:
'FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.'
'OTHER FLOOD AREAS, ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.'
'OTHER AREAS, ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN' ACCORDING TO FEMA MAP 4100500090 WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

EXCEPTIONS

- 1. EASEMENTS(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
DRAWN TO: PORTLAND GENERAL ELECTRIC COMPANY, AN OREGON CORPORATION
PURPOSE: ELECTRIC TRANSMISSION LINES
RECORDING DATE: APRIL 27, 1953
RECORDING NO.: BOOK 468, PAGE 478
AFFECTS: PARCEL 5
SURVEYOR'S NOTE: BLANKET OVER PARCEL 5
2. DEED RESTRICTIONS AS RESERVED IN DEED
FROM: PUBLISHERS PAPER CO., A DELAWARE CORPORATION
DATED: DECEMBER 31, 1973
RECORDED: JANUARY 9, 1974
RECORDING NO.: 74-000524
AFFECTS: PARCEL 15
SURVEYOR'S NOTE: NOT PLOTTABLE

DESCRIPTIONS

SEE SHEET 2 FOR PARCELS 1 THROUGH 13 DESCRIPTIONS
PARCEL 14: (11E35AD-01000)
A CERTAIN TRACT OF LAND BEING A PORTION OF THE LOT WITCOMB AND WIFE DONATION LAND CLAIM NO. 38, SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN, IN THE CITY OF MILWAUKIE, COUNTY OF CLACKAMAS AND STATE OF OREGON, BEING MORE PARTICULARLY AS FOLLOWS:
BEGINNING AT AN IRON ROD DRIVEN AT THE INTERSECTION OF THE WESTERN PRODUCTION OF THE CENTER LINE OF JEFFERSON STREET WITH THE WESTERN SIDE LINE OF FRONT STREET, IN THE TOWN OF MILWAUKIE, CLACKAMAS COUNTY, OREGON, ACCORDING TO THE RECORDED PLAT THEREOF, SAID POINT BEING SOUTH 80°47' WEST, 200 FEET DISTANT A STONE MONUMENT SET ON THE INTERSECTION OF THE CENTER LINE OF MAIN STREET AND JEFFERSON STREET IN SAID TOWN; RUNNING THENCE SOUTHWEST ALONG SAID CENTER LINE OF MAIN STREET AND THENCE THE WESTERLY SIDE LINE OF FRONT STREET ACCORDING TO THE RECORDED PLAT ABOVE MENTIONED, 595.0 FEET TO THE NORTHEAST CORNER OF THE JOSEPH KELLOGG TRACT AS DESCRIBED IN DEED RECORDED AT VOLUME B, PAGE 297, CLACKAMAS COUNTY DEED RECORDS, SAID POINT BEING ALSO THE INTERSECTION OF THE SOUTHERLY LINE OF ADAMS STREET WITH THE WESTERLY LINE OF FRONT STREET, SAID POINT BEING 320 FEET WEST OF THE CENTER LINE OF MAIN STREET; THENCE SOUTH 80°47' WEST ALONG SAID WESTERLY EXTENSION OF THE SOUTHERLY LINE OF ADAMS STREET IN SAID TOWN OF MILWAUKIE, A DISTANCE OF 41.28 FEET TO A POINT, SAID POINT BEING 361.18 FEET FROM THE CENTER LINE OF MAIN STREET, WHICH POINT IS ALSO 613.15 FEET NORTH AND 329.07 FEET WEST OF THE EAST QUARTER CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 1 EAST OF THE WILLAMETTE MERIDIAN; THENCE SOUTH 69°27' WEST A DISTANCE OF 235.51 FEET TO THE MEASURER LINE OF THE RIGHT BANK OF THE WILLAMETTE RIVER AT LOW WATER STAGE; THENCE WITH SAID MEASURER LINE NORTH 13°0' EAST A DISTANCE OF 58.58 FEET TO THE INTERSECTION OF THE WESTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID ADAMS STREET WITH THE MEASURER LINE OF THE RIGHT BANK OF SAID WILLAMETTE RIVER; THENCE WITH THE MEASURERS OF SAID RIVER AT LOW WATER STAGE DOWNSTREAM NORTH 13° EAST 209.12 FEET; THENCE WITH SAID MEASURER LINE NORTH 35° WEST 317.77 FEET; THENCE WITH THE SAID MEASURER LINE NORTH 20° WEST 111.20 FEET TO THE INTERSECTION OF THE WESTERLY PROJECTION OF THE CENTER LINE OF JEFFERSON STREET IN SAID TOWN OF MILWAUKIE, WITH THE MEASURER LINE OF THE RIGHT BANK OF SAID WILLAMETTE RIVER AT LOW WATER STAGE; THENCE WITH THE MEASURERS OF SAID RIVER AT LOW WATER STAGE DOWNSTREAM NORTH 13° EAST 209.12 FEET; THENCE WITH SAID MEASURER LINE NORTH 35° WEST 317.77 FEET; THENCE WITH THE SAID MEASURER LINE NORTH 20° WEST 111.20 FEET TO THE INTERSECTION OF THE WESTERLY PROJECTION OF THE CENTER LINE OF JEFFERSON STREET IN SAID TOWN OF MILWAUKIE, WITH THE MEASURER LINE OF THE RIGHT BANK OF SAID WILLAMETTE RIVER; THENCE WITH THE MEASURERS OF SAID RIVER AT LOW WATER STAGE DOWNSTREAM NORTH 13° EAST 209.12 FEET; THENCE SOUTH 61°52' EAST 154.48 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY RIGHT OF WAY BOUNDARY OF PORTLAND TRACTION COMPANY RAILWAY; THENCE SOUTH 94°20' EAST 146.00 FEET TO THE TRUE POINT OF BEGINNING.

LEGEND

- SS - SANITARY LINE
OHL - OVER HEAD UTILITY LINE
W - WATER LINE
P - POWER LINE
CAS - GAS LINE
TFC - TRAFFIC CONTROL LINE
E - EDGE OF WATER
RAIP - RAIP
C - CULVERT PIPE
E - EASEMENT LINE
B - BOUNDARY LINE
C - CENTER LINE
F - FEMA ZONE BOUNDARY
T - TREE DRIP LINE
W - WATER QUALITY
R - RESOURCE BOUNDARY
O - ORDINARY HIGH WATER LINE
W - WILLAMETTE GREENWAY BUFFER LINE
CONC - CONCRETE
COT - COTTONWOOD TREE
SS - SANITARY SEWER
SD - STORM SEWER
MH - MANHOLE
CB - CATCH BASIN
CO - CLEAN OUT
D.W.P. - DETECTABLE WARNING PAD

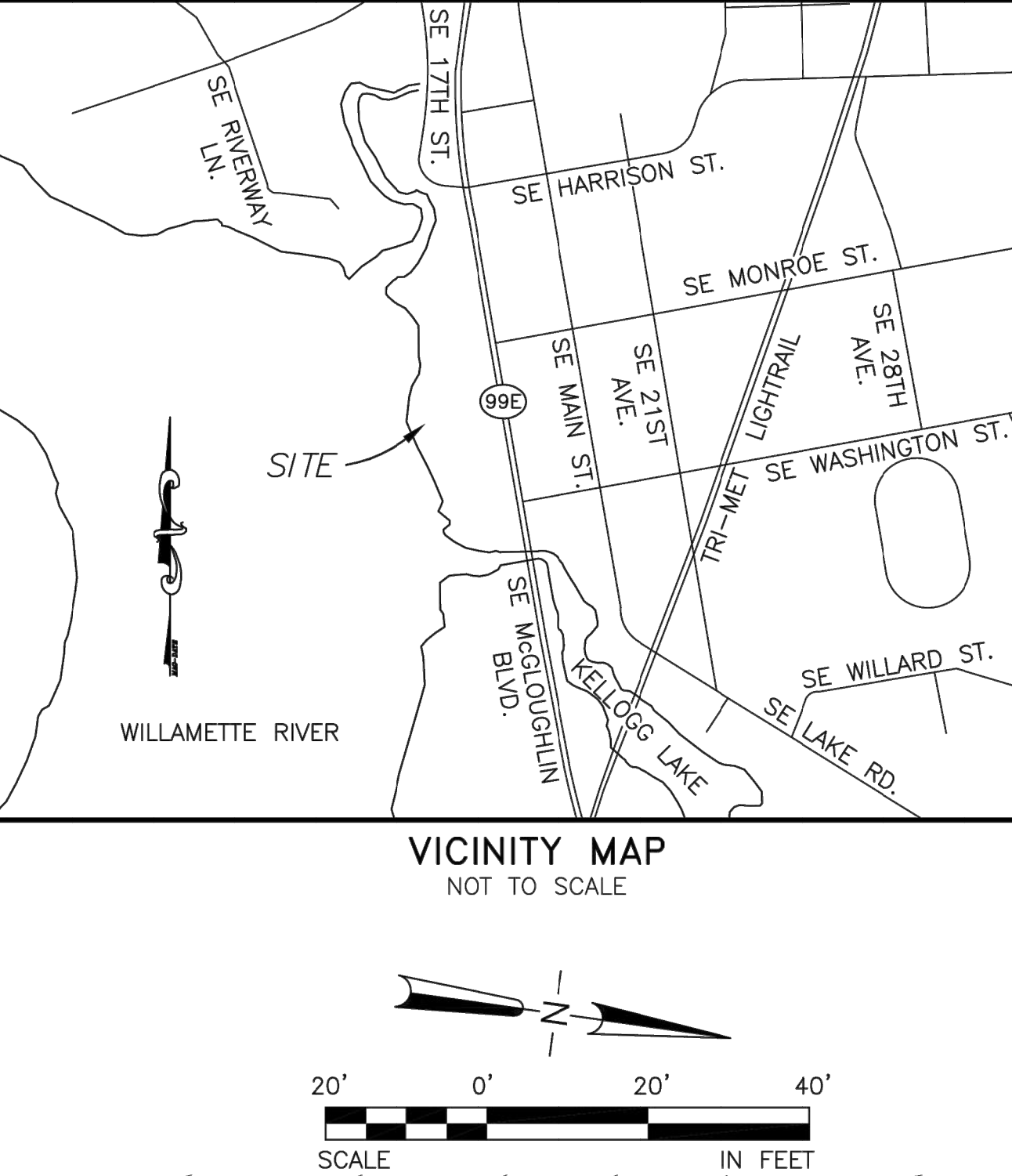
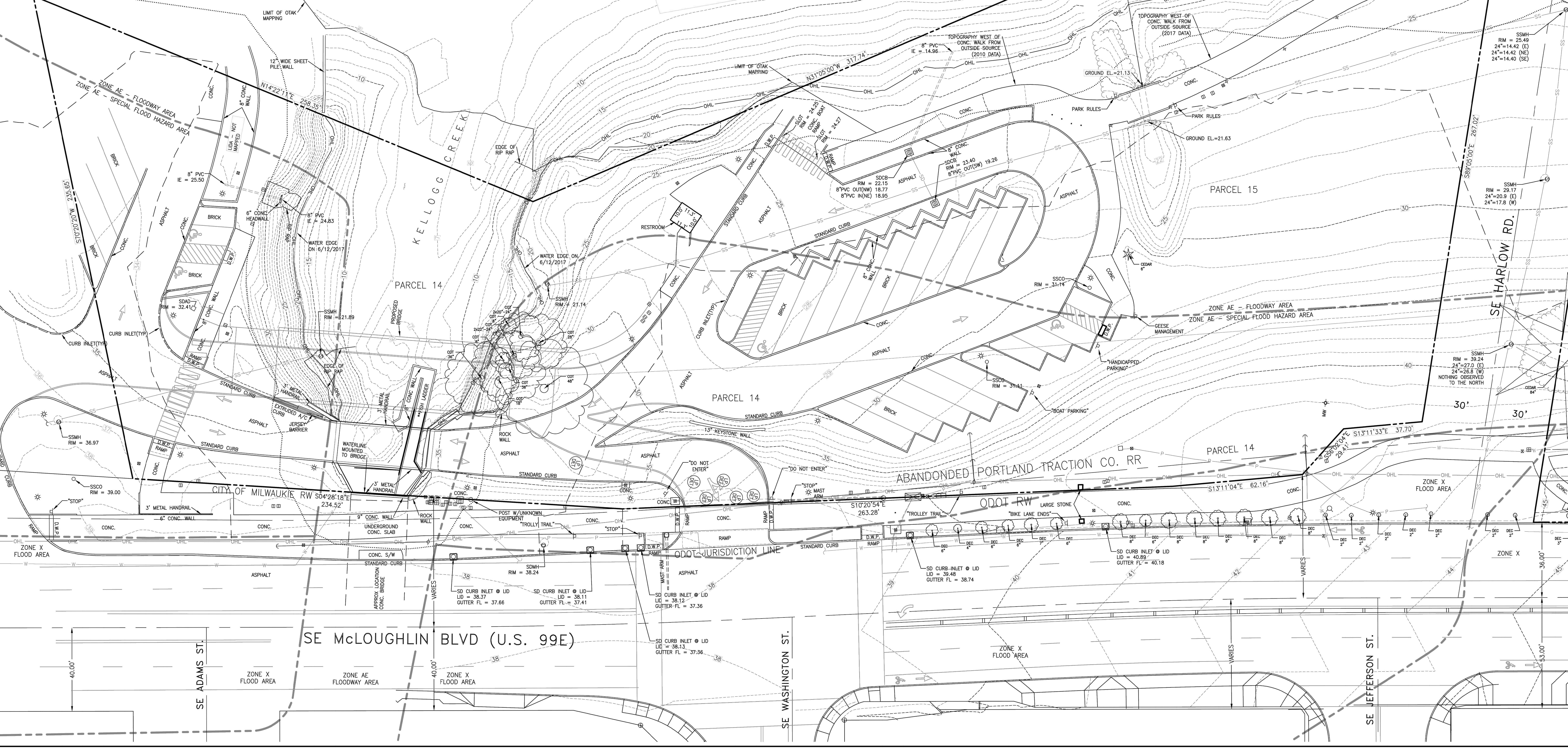


Table with 2 columns: Field, Date. Rows include CCW (06-01-2018), Field (07-16-2018), Calculated (07-16-2018), MDR (07-16-2018), Drawn (07-14-2018), Checked (07-14-2018).

SURVEYOR'S NOTES

- 1. THIS SURVEY IS BASED UPON THE DESCRIPTIONS IN THE OWNERSHIP AND ENCUMBRANCES REPORT WITH GENERAL INDEX LENS REPORT BY FIDELITY NATIONAL TITLE COMPANY OF OREGON, ORDER NO. 45141810076, WITH AN EFFECTIVE DATE OF JUNE 26, 2018 AT 8:00 A.M., REFERRED TO HEREIN AS 'TITLE REPORT'. ACCORDING TO SAID REPORT THE PROPERTY IS VESTED IN 'CITY OF MILWAUKIE, A MUNICIPAL CORPORATION'.
2. THE BASIS OF BEARINGS IS GRID PER OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE AND IS IN AGREEMENT WITH SURVEY NUMBER 2007-162, MULTNOMAH COUNTY SURVEY RECORDS.
3. ELEVATIONS ARE BASED ON NGS BENCHMARK R10487 AT THE INTERSECTION OF STATE HIGHWAYS 99A AND 224. ELEVATION: 43.40' NAVD83.
4. THE SITE HAS VEHICULAR ACCESS FROM SE McLOUGHLIN BOULEVARD AS SHOWN.
5. UTILITY LOCATIONS ARE SHOWN FROM SURVEYED LOCATIONS OF OBSERVED EVIDENCE AND MARKINGS MADE BY LOCATING SERVICES, TOGETHER WITH MAPS AND ASBUILT PLANS FROM GOVERNMENTAL AND SERVICE PROVIDING AGENCIES AS AVAILABLE.
6. PORTIONS OF SIDEWALK EXTEND UP TO 13.6' OUTSIDE OF RIGHT OF WAY, SEE SHEET 2.

SURVEYOR'S CERTIFICATE
TO NORTH CLACKAMAS PARKS & RECREATION DISTRICT, AND FIDELITY NATIONAL TITLE COMPANY OF OREGON:
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 8, 9, 11, 13, 14, 15, 17 AND 18 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 4, 2018.
DATED THIS 3RD DAY OF AUGUST, 2018
JON M. YAMASHITA, PLS, REGISTRATION NO. 53760
jonyamashita@birkirk.com



ALTA/NSPS LAND TITLE SURVEY
MILWAUKIE BAY PARK
IN THE EAST 1/2 OF SECTION 35
TOWNSHIP 1 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN
CITY OF MILWAUKIE, CLACKAMAS COUNTY, OREGON

Table with 2 columns: Project No. (18809), Drawing No. (S18809A140), Sheet No. (1 OF 2).

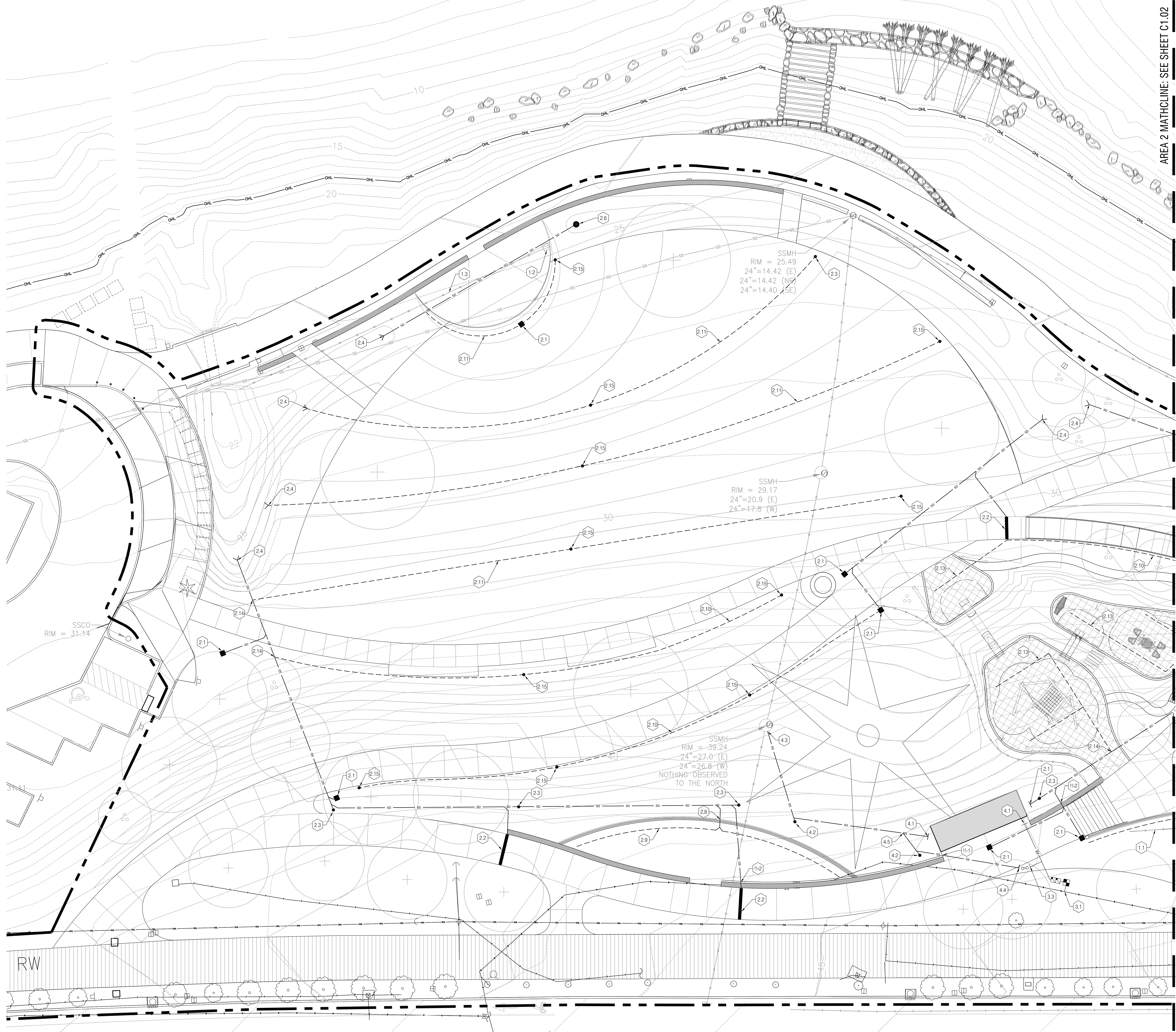
REVISIONS table with columns for DATE, DESCRIPTION, BY.

EXISTING CONDITIONS SOUTH

V1.0

NOT FOR CONSTRUCTION

AREA 2 MATHLINE - SEE SHEET C1.02



UTILITY LEGEND

SYM.	DESCRIPTION
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING GAS
---	EXISTING OVERHEAD LINE
---	EXISTING POWER
---	PROPOSED STORM DRAIN
---	PROPOSED PERFORATED UNDERDRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED CLEANOUT
---	PROPOSED AREA DRAIN
---	PROPOSED BEEHIVE OVERFLOW
---	PROPOSED STORM OUTFALL
---	PROPOSED TRENCH DRAIN
---	PROPOSED UTILITY CONNECTION

UTILITY DEMOLITION KEY NOTES

- 1.1 REMOVE ABANDONED GAS LINES
- 1.2 REMOVE EXISTING FIELD INLET
- 1.3 REMOVE EXISTING 12-INCH STORM PIPE
- 1.4 REMOVE EXISTING CATCH BASIN
- 1.5 ABANDON EXISTING STORM PIPE IN PLACE

STORM DRAINAGE KEY NOTES

- 2.1 AREA DRAIN
- 2.2 TRENCH DRAIN
- 2.3 STORM CLEANOUT
- 2.4 STORM OUTFALL
- 2.5 ROOF DRAIN CONNECTION
- 2.6 BEEHIVE OVERFLOW STRUCTURE
- 2.7 WATER FEATURE DRAINAGE CONNECTION
- 2.8 FOOTING DRAIN CONNECTION
- 2.9 FOOTING DRAIN, TYP.
- 2.10 FRENCH DRAIN, TYP.
- 2.11 SUBSURFACE DRAIN, TYP.
- 2.12 WET SEASON WATER FEATURE STORM CONNECTION
- 2.13 PLAYGROUND UNDERDRAIN, TYP.
- 2.14 SUBSURFACE DRAIN CONNECTION
- 2.15 BURIED CLEANOUT

WATER SERVICE KEY NOTES

- 3.1 NEW 2-INCH SERVICE CONNECTION TO EXISTING 10-INCH MAIN, METER, AND DOUBLE CHECK BACKFLOW VALVE
- 3.2 BUILDING SERVICE AND WATER FEATURE CONTROL ROOM CONNECTION
- 3.3 1/2" WATER SERVICE CONNECTION TO DRINKING FOUNTAIN

SANITARY SEWER KEY NOTES

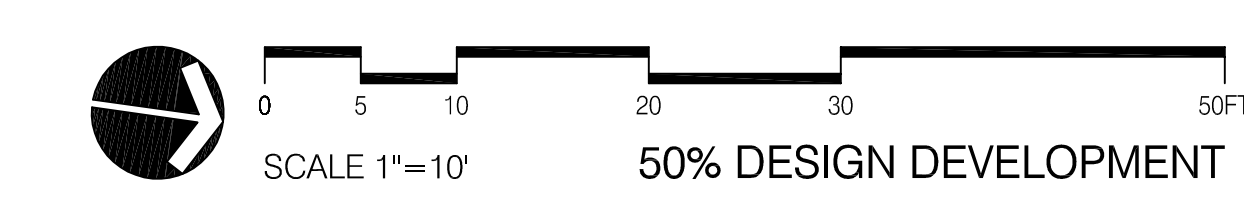
- 4.1 4-INCH SANITARY SEWER BUILDING CONNECTION
- 4.2 SANITARY CLEANOUT
- 4.3 SANITARY SEWER CONNECTION TO EXISTING MANHOLE
- 4.4 2-INCH SANITARY SEWER CONNECTION TO DRINKING FOUNTAIN
- 4.5 4" x 2" SANITARY WYE
- 4.6 WATER FEATURE DRAIN CONNECTION, WATER FEATURE PLANS FOR CONTINUATION.
- 4.7 WATER FEATURE DRAIN CONTROL VAULT, REFER TO WATER FEATURE PLANS FOR EQUIPMENT, PLUMBING AND ELECTRICAL CONNECTIONS

UTILITY COORDINATION / VERIFICATION

- 11-1 TIGHT SEWER ALIGNMENT BETWEEN BUILDING FOOTING AND SEAT WALL
- 11-2 UTILITY CROSSING BELOW / THROUGH WALL FOOTING
- 11-3 BLIND SEWER CONNECTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF STRUCTURE, IF ANY FOR NEW SEWER CONNECTION.

ONE INCH DRAWING SET SCALE. IF THIS DRAWING SET IS USED FOR CONSTRUCTION, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION

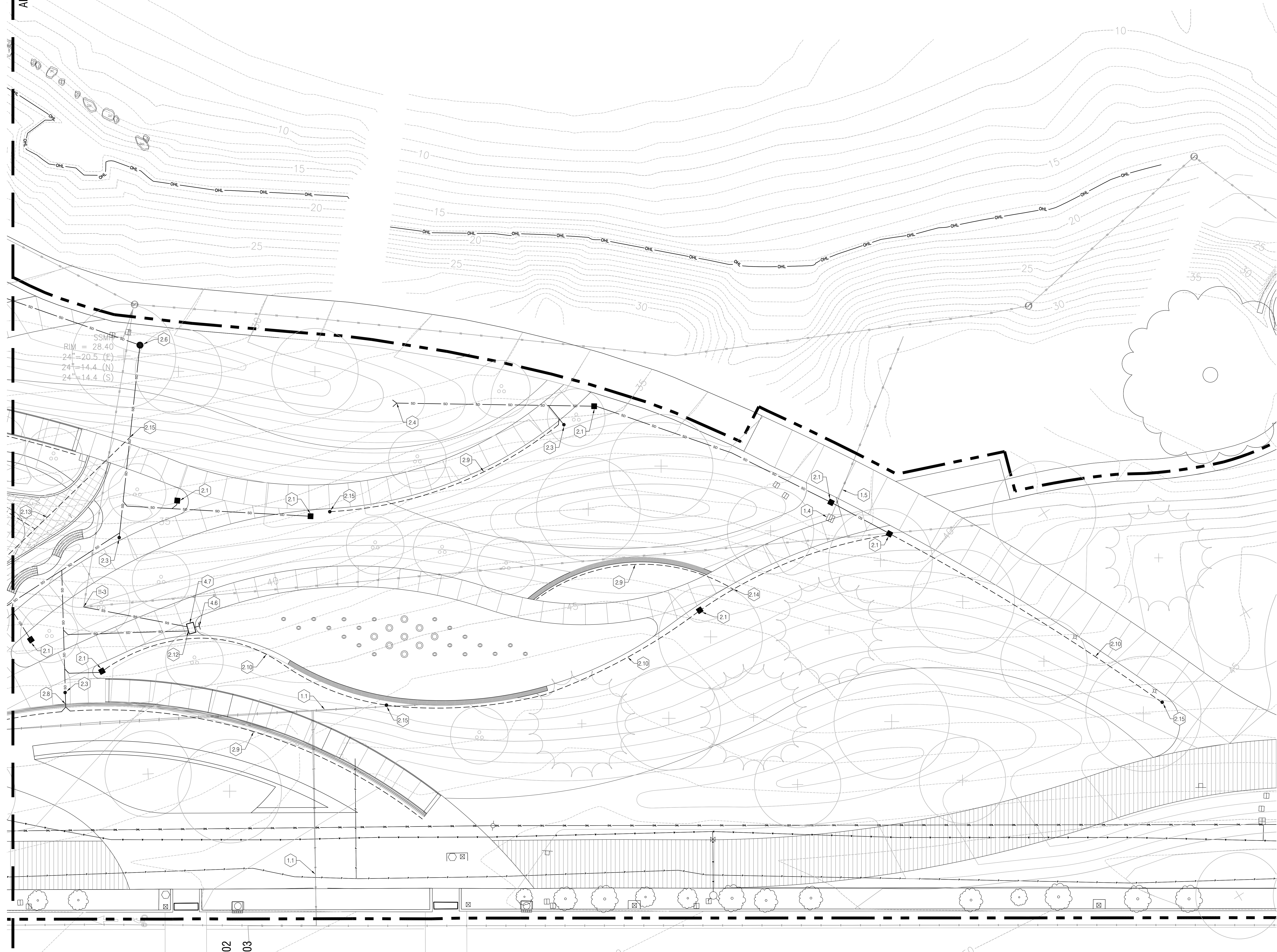


REVISIONS

DATE	DESCRIPTION	BY

UTILITY PLAN
 AREA 1

AREA 1 MATCHLINE: SEE SHEET C1.01



SSMIP
 R/W = 28.40
 24' = 20.5 (E)
 24' = 14.4 (N)
 24' = 14.4 (S)

02 03

UTILITY LEGEND

SYM.	DESCRIPTION
---	EXISTING STORM DRAIN
---	EXISTING SANITARY SEWER
---	EXISTING WATER MAIN
---	EXISTING GAS
---	EXISTING OVERHEAD LINE
---	EXISTING POWER
---	PROPOSED STORM DRAIN
---	PROPOSED PERFORATED UNDERDRAIN
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER
---	PROPOSED CLEANOUT
---	PROPOSED AREA DRAIN
---	PROPOSED BEEHIVE OVERFLOW
---	PROPOSED STORM OUTFALL
---	PROPOSED TRENCH DRAIN
---	PROPOSED UTILITY CONNECTION

UTILITY DEMOLITION KEY NOTES

- 1.1 REMOVE ABANDONED GAS LINES
- 1.2 REMOVE EXISTING FIELD INLET
- 1.3 REMOVE EXISTING 12-INCH STORM PIPE
- 1.4 REMOVE EXISTING CATCH BASIN
- 1.5 ABANDON EXISTING STORM PIPE IN PLACE

STORM DRAINAGE KEY NOTES

- 2.1 AREA DRAIN
- 2.2 TRENCH DRAIN
- 2.3 STORM CLEANOUT
- 2.4 STORM OUTFALL
- 2.5 ROOF DRAIN CONNECTION
- 2.6 BEEHIVE OVERFLOW STRUCTURE
- 2.7 WATER FEATURE DRAINAGE CONNECTION
- 2.8 FOOTING DRAIN CONNECTION
- 2.9 FOOTING DRAIN, TYP.
- 2.10 FRENCH DRAIN, TYP.
- 2.11 SUBSURFACE DRAIN, TYP.
- 2.12 WET SEASON WATER FEATURE STORM CONNECTION
- 2.13 PLAYGROUND UNDERDRAIN, TYP.
- 2.14 SUBSURFACE DRAIN CONNECTION
- 2.15 BURIED CLEANOUT

WATER SERVICE KEY NOTES

- 3.1 NEW 2-INCH SERVICE CONNECTION TO EXISTING 10-INCH MAIN, METER, AND DOUBLE CHECK BACKFLOW VALVE
- 3.2 BUILDING SERVICE AND WATER FEATURE CONTROL ROOM CONNECTION
- 3.3 1/2" WATER SERVICE CONNECTION TO DRINKING FOUNTAIN

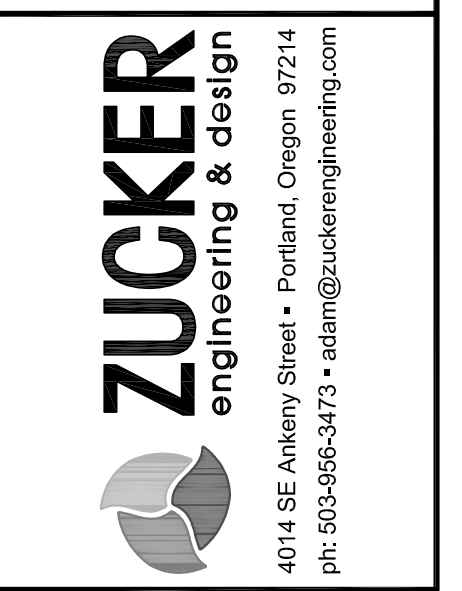
SANITARY SEWER KEY NOTES

- 4.1 4-INCH SANITARY SEWER BUILDING CONNECTION
- 4.2 SANITARY CLEANOUT
- 4.3 SANITARY SEWER CONNECTION TO EXISTING MANHOLE
- 4.4 2-INCH SANITARY SEWER CONNECTION TO DRINKING FOUNTAIN
- 4.5 4" x 2" SANITARY WYE
- 4.6 WATER FEATURE DRAIN CONNECTION, WATER FEATURE PLANS FOR CONTINUATION.
- 4.7 WATER FEATURE DRAIN CONTROL VAULT, REFER TO WATER FEATURE PLANS FOR EQUIPMENT, PLUMBING AND ELECTRICAL CONNECTIONS

UTILITY COORDINATION / VERIFICATION

- 11-1 TIGHT SEWER ALIGNMENT BETWEEN BUILDING FOOTING AND SEAT WALL
- 11-2 UTILITY CROSSING BELOW / THROUGH WALL FOOTING
- 11-3 BLIND SEWER CONNECTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF STRUCTURE, IF ANY FOR NEW SEWER CONNECTION.

2.1th Studio | Landscape Architecture
 4014 SE Ashby Street - Portland, Oregon 97214
 503.666.6652
 www.21thstudio.com



MILWAUKIE BAY PARK
 50% Design Development
 11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY:

REVISIONS

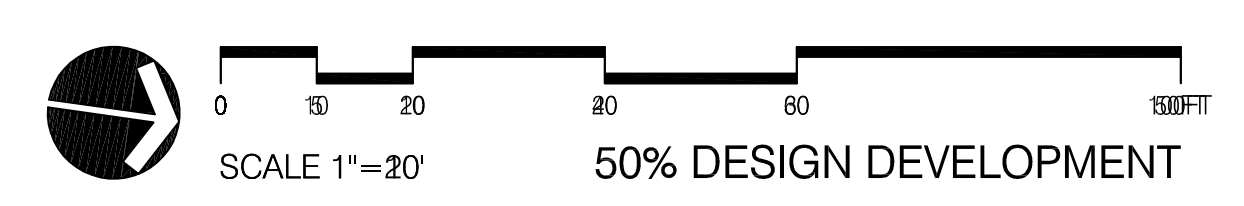
DATE	DESCRIPTION	BY

UTILITY PLAN AREA 2

C1.02

ONE INCH DRAWING SET SCALE NOT TO EXCEED 1/4" IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS. IF THIS SET DOES NOT MATCH THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION





LEGEND

- PROPERTY LINE OR R.O.W.
- TREE PROTECTION FENCING (ASSUME AT ALL EXISTING TREES TO REMAIN)
- SAWCUT LINE
- NOT USED
- EXISTING CURB, THICKENED EDGE OR WALL TO BE REMOVED
- EXISTING TREE TO REMAIN, PROTECT IN PLACE
- EXISTING TREE TO BE REMOVED
- CLEAR AND GRUB
- EXISTING AC TO BE REMOVED, FULL DEPTH, INCLUDE ALL BASE ROCK
- EXISTING CONCRETE PAVING TO REMAIN, PROTECT IN PLACE
- FULL-DEPTH REMOVAL OF EXISTING CONCRETE OR BRICK TO INCLUDE ALL BASE ROCK
- UNUSED

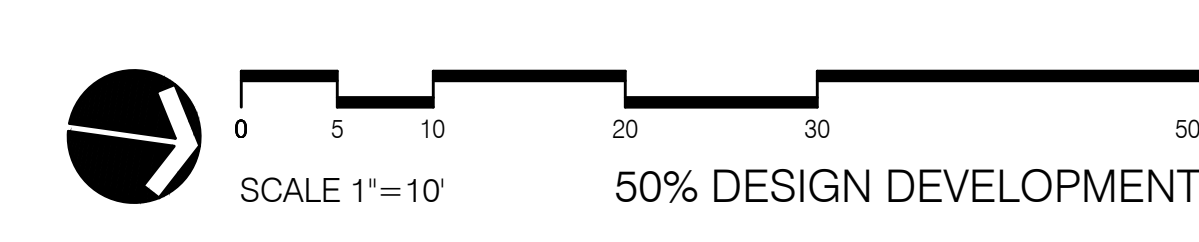
DEMOLITION NOTES

- SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ABOUT UTILITY PRESERVATION AND DEMOLITION.
- FOR TREE IDENTIFICATION, REFER TO ARBORIST'S TREE REPORT.
- SEE SPECIFICATIONS FOR TREE PROTECTION PROCEDURES. TREE PROTECTION FENCING SHOWN ON THIS PLAN IS THE APPROXIMATE QUANTITY REQUIRED FOR TREE PROTECTION. CONTRACTOR TO SUBMIT REVISED PLAN INDICATING FENCING LOCATIONS, AS WELL AS ACTUAL WORK LOCATIONS, TIMING, AND PROCEDURES FOR WORK AROUND TREES OR WHERE WORK TAKES PLACE WITHIN THE FENCED TREE PROTECTION ZONE OF SELECTED TREES. ALL DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNERS ARBORIST PRIOR TO IMPLEMENTATION.
- WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE TREE PROTECTION ZONE, FENCED OR UNFENCED, CONSULTATION WITH THE OWNERS ARBORIST IS REQUIRED. ALL TRENCHING OR EXCAVATING WITHIN TREE PROTECTION ZONES SHALL BE DONE BY HAND. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ANY ROOT CUTTING ALLOWED BY THE PROJECT ARBORIST 2-INCHES AND LARGER REQUIRES A PERMIT AND INSPECTION BY THE OWNERS ARBORIST.

- KEYNOTES**
- DEMOLITION NOTES**
- ① EXISTING TREE TO BE REMOVED
 - ② EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER
 - ③ EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER
 - ④ EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD)
 - ⑤ EXISTING SIGNAL POLE AND ASSOCIATED JUNCTION BOXES, TO BE REMOVED
 - ⑥ EXISTING STAIR AND HANDRAILS, TO BE REMOVED
 - ⑦ EXISTING HISTORIC LIGHT POLE, TO BE RELOCATED (LOCATION PENDING)
 - ⑧ EXISTING CONCRETE BENCH, TO BE REMOVED
 - ⑨ EXISTING BOLLARD LIGHT, TO BE RELOCATED (SEE ELECTRICAL)
 - ⑩ EXISTING CONCRETE SEATWALL, TO BE REMOVED, FULL DEPTH, INCLUDING BASEROCK
 - ⑪ EXISTING BOLLARD, TO BE REMOVED
 - ⑫ NOT USED
 - ⑬ NOT USED
 - ⑭ NOT USED
 - ⑮ NOT USED
 - ⑯ NOT USED
 - ⑰ NOT USED
 - ⑱ NOT USED
 - ⑲ NOT USED
 - ⑳ NOT USED
 - ㉑ NOT USED
 - ㉒ NOT USED
- PRESERVATION NOTES**
- (A) EXISTING LIGHT TO REMAIN, PROTECT IN PLACE
 - (B) EXISTING WALK TO REMAIN, PROTECT IN PLACE
 - (C) EXISTING STORMWATER SYSTEM, TO BE REVISED PER CIVIL DWGS
 - (D) EXISTING POWER POLE TO REMAIN, PROTECT IN PLACE
 - (E) EXISTING TREE TO REMAIN, PROTECT IN PLACE
 - (F) NOT USED
 - (G) NOT USED
 - (H) NOT USED

- EXISTING SIGNAGE**
- (A) EXISTING TROLLEY TRAIL DIRECTIONAL SIGN, TO BE RELOCATED
 - (B) EXISTING GEESE SIGN, TO BE RELOCATED
 - (C) EXISTING BLUE STAR HIGHWAY SIGN, (TBD)
 - (D) EXISTING TRAFFIC SIGN, PROTECT IN PLACE
 - (E) EXISTING PARK RULES SIGN, TO BE RELOCATED

NOT FOR CONSTRUCTION



1. DRAWING SET SCALE
 ONE INCH = FIFTY FEET
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

LEGEND

--- (Dashed line)	PROPERTY LINE OR R.O.W.
--- (Line with circles)	TREE PROTECTION FENCING (ASSUME AT ALL EXISTING TREES TO REMAIN)
--- (Line with dots)	SAWCUT LINE
---	NOT USED
--- (Line with vertical dashes)	EXISTING CURB, THICKENED EDGE OR WALL TO BE REMOVED
(Circle with dot)	EXISTING TREE TO REMAIN, PROTECT IN PLACE
(Circle with X)	EXISTING TREE TO BE REMOVED
(Diagonal hatching)	CLEAR AND GRUB
(Cross-hatching)	EXISTING AC TO BE REMOVED, FULL DEPTH, INCLUDE ALL BASE ROCK
(Horizontal hatching)	EXISTING CONCRETE PAVING TO REMAIN, PROTECT IN PLACE
(Vertical hatching)	FULL-DEPTH REMOVAL OF EXISTING CONCRETE OR BRICK TO INCLUDE ALL BASE ROCK
(No hatching)	UNUSED

DEMOLITION NOTES

- SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ABOUT UTILITY PRESERVATION AND DEMOLITION.
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- SEE SPECIFICATIONS FOR TREE PROTECTION PROCEDURES. TREE PROTECTION FENCING SHOWN ON THIS PLAN IS THE APPROXIMATE QUANTITY REQUIRED FOR TREE PROTECTION. CONTRACTOR TO SUBMIT REVISED PLAN INDICATING FENCING LOCATIONS, AS WELL AS ACTUAL WORK LOCATIONS, TIMING, AND PROCEDURES FOR WORK AROUND TREES OR WHERE WORK TAKES PLACE WITHIN THE FENCED TREE PROTECTION ZONE OF SELECTED TREES. ALL DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNERS ARBORIST PRIOR TO IMPLEMENTATION.
- WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE TREE PROTECTION ZONE, FENCED OR UNFENCED, CONSULTATION WITH THE OWNER'S ARBORIST IS REQUIRED. ALL TRENCHING OR EXCAVATING WITHIN TREE PROTECTION ZONES SHALL BE DONE BY HAND. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ANY ROOT CUTTING ALLOWED BY THE PROJECT ARBORIST 2-INCHES AND LARGER REQUIRES A PERMIT AND INSPECTION BY THE OWNER'S ARBORIST.

KEYNOTES

DEMOLITION NOTES

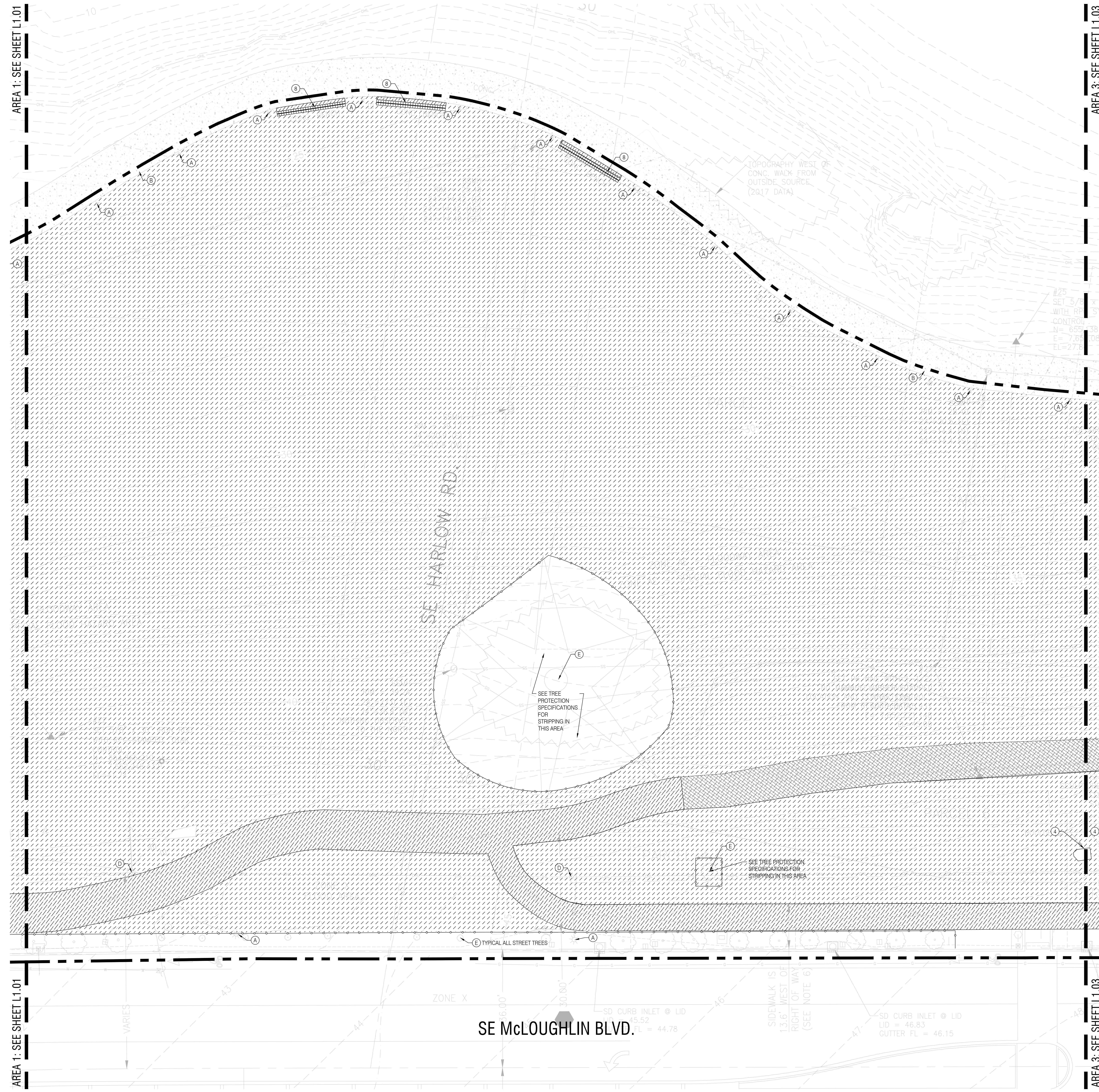
- 1 EXISTING TREE TO BE REMOVED
- 2 EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER
- 3 EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER
- 4 EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD)
- 5 EXISTING SIGNAL POLE AND ASSOCIATED JUNCTION BOXES, TO BE REMOVED
- 6 EXISTING STAIR AND HANDRAILS, TO BE REMOVED
- 7 EXISTING HISTORIC LIGHT POLE, TO BE RELOCATED (LOCATION PENDING)
- 8 EXISTING CONCRETE BENCH, TO BE REMOVED
- 9 EXISTING BOLLARD LIGHT, TO BE RELOCATED (SEE ELECTRICAL)
- 10 EXISTING CONCRETE SEATWALL, TO BE REMOVED, FULL DEPTH, INCLUDING BASEROCK
- 11 EXISTING BOLLARD, TO BE REMOVED
- 12 NOT USED
- 13 NOT USED
- 14 NOT USED
- 15 NOT USED
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 NOT USED
- 20 NOT USED
- 21 NOT USED
- 22 NOT USED

PRESERVATION NOTES

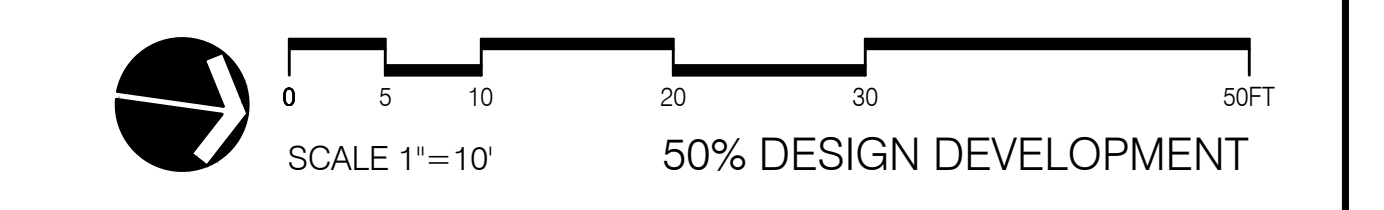
- A EXISTING LIGHT TO REMAIN, PROTECT IN PLACE
- B EXISTING WALK TO REMAIN, PROTECT IN PLACE
- C EXISTING STORMWATER SYSTEM, TO BE REVISED PER CIVIL DWGS
- D EXISTING POWER POLE TO REMAIN, PROTECT IN PLACE
- E EXISTING TREE TO REMAIN, PROTECT IN PLACE
- F NOT USED
- G NOT USED
- H NOT USED

EXISTING SIGNAGE

- A EXISTING TROLLEY TRAIL DIRECTIONAL SIGN, TO BE RELOCATED
- B EXISTING GEESE SIGN, TO BE RELOCATED
- C EXISTING BLUE STAR HIGHWAY SIGN, (TBD)
- D EXISTING TRAFFIC SIGN, PROTECT IN PLACE
- E EXISTING PARK RULES SIGN, TO BE RELOCATED



NOT FOR CONSTRUCTION



REVISIONS		
DATE	DESCRIPTION	BY

DEMOLITION PLAN
 AREA 3

L1.03

AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04

AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04

AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04

AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04

AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04

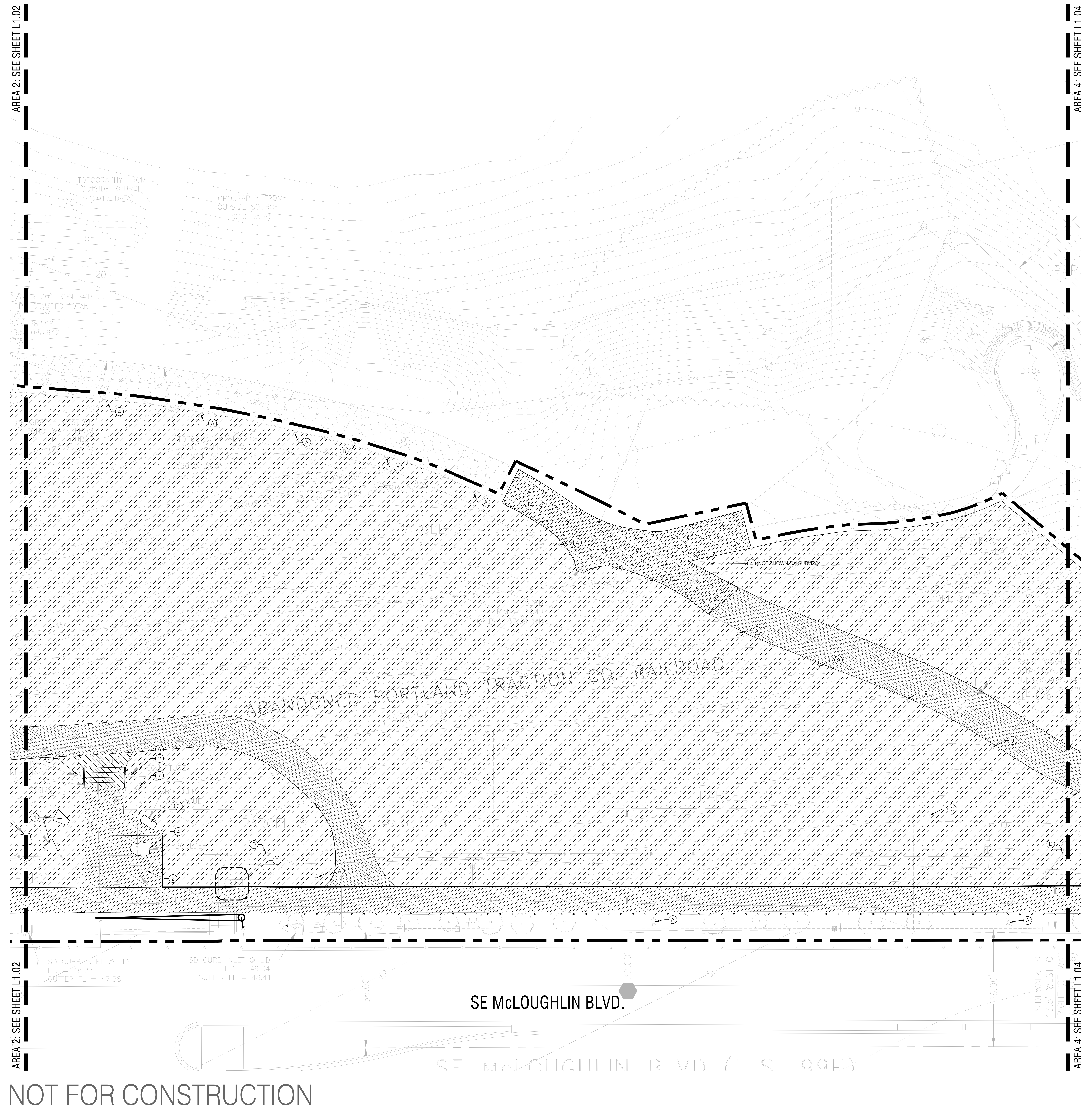
LEGEND

—	PROPERTY LINE OR R.O.W.
—○—○—	TREE PROTECTION FENCING (ASSUME AT ALL EXISTING TREES TO REMAIN)
— — — —	SAWCUT LINE
---	NOT USED
	EXISTING CURB, THICKENED EDGE OR WALL, TO BE REMOVED
○	EXISTING TREE TO REMAIN, PROTECT IN PLACE
⊗	EXISTING TREE TO BE REMOVED
▨	CLEAR AND GRUB
▩	EXISTING AD TO BE REMOVED, FULL DEPTH, INCLUDE ALL BASE ROCK
▧	EXISTING CONCRETE PAVING TO REMAIN, PROTECT IN PLACE
▨	FULL-DEPTH REMOVAL OF EXISTING CONCRETE OR BRICK TO INCLUDE ALL BASE ROCK
▩	UNUSED

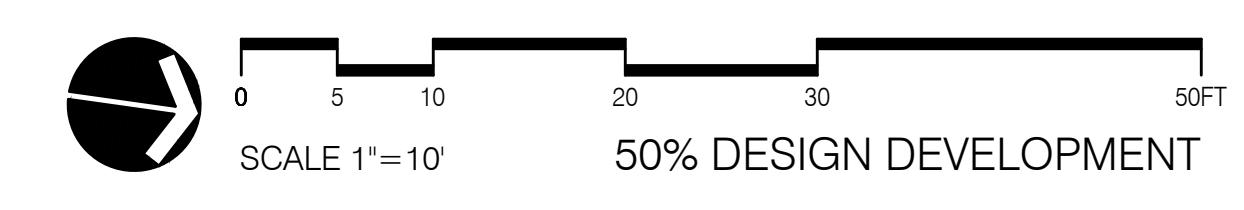
DEMOLITION NOTES

- SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ABOUT UTILITY PRESERVATION AND DEMOLITION.
- FOR TREE IDENTIFICATION, REFER TO ARBORIST'S TREE REPORT.
- SEE SPECIFICATIONS FOR TREE PROTECTION PROCEDURES. TREE PROTECTION FENCING SHOWN ON THIS PLAN IS THE APPROXIMATE QUANTITY REQUIRED FOR TREE PROTECTION. CONTRACTOR TO SUBMIT REVISED PLAN INDICATING FENCING LOCATIONS, AS WELL AS ACTUAL WORK LOCATIONS, TIMING, AND PROCEDURES FOR WORK AROUND TREES OR WHERE WORK TAKES PLACE WITHIN THE FENCED TREE PROTECTION ZONE OF SELECTED TREES. ALL DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNERS ARBORIST PRIOR TO IMPLEMENTATION.
- WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN THE TREE PROTECTION ZONE, FENCED OR UNFENCED, CONSULTATION WITH THE OWNER'S ARBORIST IS REQUIRED. ALL TRENCHING OR EXCAVATING WITHIN TREE PROTECTION ZONES SHALL BE DONE BY HAND. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION. ANY ROOT CUTTING ALLOWED BY THE PROJECT ARBORIST 2-INCHES AND LARGER REQUIRES A PERMIT AND INSPECTION BY THE OWNER'S ARBORIST.

- KEYNOTES**
- DEMOLITION NOTES**
- ① EXISTING TREE TO BE REMOVED
 - ② EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER
 - ③ EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER
 - ④ EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD)
 - ⑤ EXISTING SIGNAL POLE AND ASSOCIATED JUNCTION BOXES, TO BE REMOVED
 - ⑥ EXISTING STAIR AND HANDRAILS, TO BE REMOVED
 - ⑦ EXISTING HISTORIC LIGHT POLE, TO BE RELOCATED (LOCATION PENDING)
 - ⑧ EXISTING CONCRETE BENCH, TO BE REMOVED
 - ⑨ EXISTING BOLLARD LIGHT, TO BE RELOCATED (SEE ELECTRICAL)
 - ⑩ EXISTING CONCRETE SEATWALL, TO BE REMOVED, FULL DEPTH, INCLUDING BASEROCK
 - ⑪ EXISTING BOLLARD, TO BE REMOVED
 - ⑫ NOT USED
 - ⑬ NOT USED
 - ⑭ NOT USED
 - ⑮ NOT USED
 - ⑯ NOT USED
 - ⑰ NOT USED
 - ⑱ NOT USED
 - ⑲ NOT USED
 - ⑳ NOT USED
 - ㉑ NOT USED
 - ㉒ NOT USED
- PRESERVATION NOTES**
- Ⓐ EXISTING LIGHT TO REMAIN, PROTECT IN PLACE
 - Ⓑ EXISTING WALK TO REMAIN, PROTECT IN PLACE
 - Ⓒ EXISTING STORMWATER SYSTEM, TO BE REVISED PER CIVIL DWGS
 - Ⓓ EXISTING POWER POLE TO REMAIN, PROTECT IN PLACE
 - Ⓔ EXISTING TREE TO REMAIN, PROTECT IN PLACE
 - Ⓕ NOT USED
 - Ⓖ NOT USED
 - Ⓗ NOT USED
- EXISTING SIGNAGE**
- Ⓐ EXISTING TROLLEY TRAIL DIRECTIONAL SIGN, TO BE RELOCATED
 - Ⓑ EXISTING GEESE SIGN, TO BE RELOCATED
 - Ⓒ EXISTING BLUE STAR HIGHWAY SIGN, (TBD)
 - Ⓓ EXISTING TRAFFIC SIGN, PROTECT IN PLACE
 - Ⓔ EXISTING PARK RULES SIGN, TO BE RELOCATED



NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10'
 ONE SHEET: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1"=10" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

MILWAUKIE BAY PARK

50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JB/CO

REVISIONS		
DATE	DESCRIPTION	BY

DEMOLITION PLAN
 AREA 4

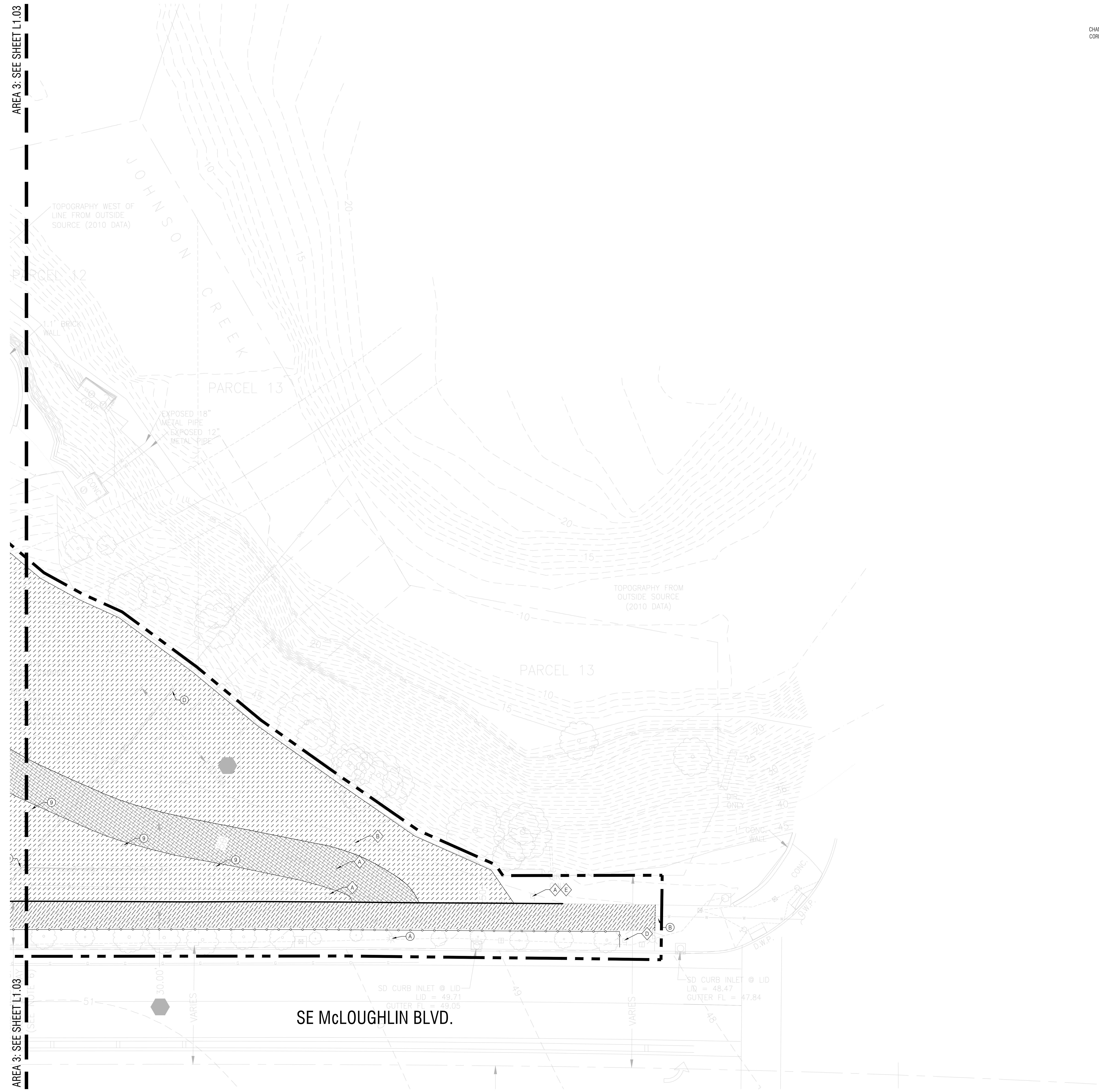
L1.04

LEGEND

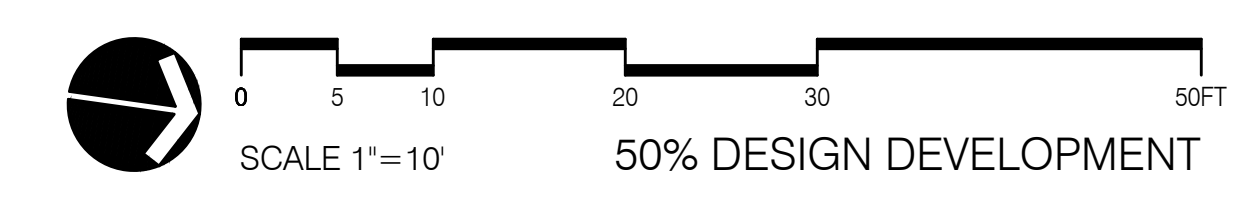
CHUNK CORRE	DASHED LINE	PROPERTY LINE OR R.O.W.
W/MS TO H DEMO	DOTTED LINE	TREE PROTECTION FENCING (ASSUME AT ALL EXISTING TREES TO REMAIN)
ATED IN SURVEY	SOLID LINE	SAWCUT LINE
	DASHED LINE	NOT USED
	DOTTED LINE	EXISTING CURB, THICKENED EDGE OR WALL TO BE REMOVED
USE TREE SYMBOL IN SURVEY	CIRCLE WITH DOT	EXISTING TREE TO REMAIN, PROTECT IN PLACE
USE TREE SYMBOL IN SURVEY	CIRCLE WITH X	EXISTING TREE TO BE REMOVED
	HATCHED PATTERN	CLEAR AND GRUB
	HATCHED PATTERN	EXISTING AC TO BE REMOVED, FULL DEPTH, INCLUDE ALL BASE ROCK
	HATCHED PATTERN	EXISTING CONCRETE PAVING TO REMAIN, PROTECT IN PLACE
	HATCHED PATTERN	FULL-DEPTH REMOVAL OF EXISTING CONCRETE OR BRICK TO INCLUDE ALL BASE ROCK
	HATCHED PATTERN	UNUSED

- ### DEMOLITION NOTES
- SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION ABOUT UTILITY PRESERVATION AND DEMOLITION.
 - FOR TREE IDENTIFICATION, REFER TO ARBORIST'S TREE REPORT.
 - SEE SPECIFICATIONS FOR TREE PROTECTION PROCEDURES. TREE PROTECTION FENCING SHOWN ON THIS PLAN IS THE APPROXIMATE QUANTITY REQUIRED FOR TREE PROTECTION. CONTRACTOR TO SUBMIT REVISED PLAN INDICATING FENCING LOCATIONS, AS WELL AS ACTUAL WORK LOCATIONS, TIMING, AND PROCEDURES FOR WORK AROUND TREES OR WHERE WORK TAKES PLACE WITHIN THE FENCED TREE PROTECTION ZONE OF SELECTED TREES. ALL DEVIATIONS FROM THIS PLAN MUST BE APPROVED BY THE PROJECT LANDSCAPE ARCHITECT AND OWNERS ARBORIST PRIOR TO IMPLEMENTATION.
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- ### KEYNOTES
- #### DEMOLITION NOTES
- EXISTING TREE TO BE REMOVED
 - EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER
 - EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER
 - EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD)
 - EXISTING SIGNAL POLE AND ASSOCIATED JUNCTION BOXES, TO BE REMOVED
 - EXISTING STAIR AND HANDRAILS, TO BE REMOVED
 - EXISTING HISTORIC LIGHT POLE, TO BE RELOCATED (LOCATION PENDING)
 - EXISTING CONCRETE BENCH, TO BE REMOVED
 - EXISTING BOLLARD LIGHT, TO BE RELOCATED (SEE ELECTRICAL)
 - EXISTING CONCRETE SEATWALL, TO BE REMOVED, FULL DEPTH, INCLUDING BASEROCK
 - EXISTING BOLLARD, TO BE REMOVED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
 - NOT USED
- #### PRESERVATION NOTES
- EXISTING LIGHT TO REMAIN, PROTECT IN PLACE
 - EXISTING WALK TO REMAIN, PROTECT IN PLACE
 - EXISTING STORMWATER SYSTEM, TO BE REVISED PER CIVIL DWGS
 - EXISTING POWER POLE TO REMAIN, PROTECT IN PLACE
 - EXISTING TREE TO REMAIN, PROTECT IN PLACE
 - NOT USED
 - NOT USED
 - NOT USED
- #### EXISTING SIGNAGE
- EXISTING TROLLEY TRAIL DIRECTIONAL SIGN, TO BE RELOCATED
 - EXISTING GEESE SIGN, TO BE RELOCATED
 - EXISTING BLUE STAR HIGHWAY SIGN, (TBD)
 - EXISTING TRAFFIC SIGN, PROTECT IN PLACE
 - EXISTING PARK RULES SIGN, TO BE RELOCATED



NOT FOR CONSTRUCTION

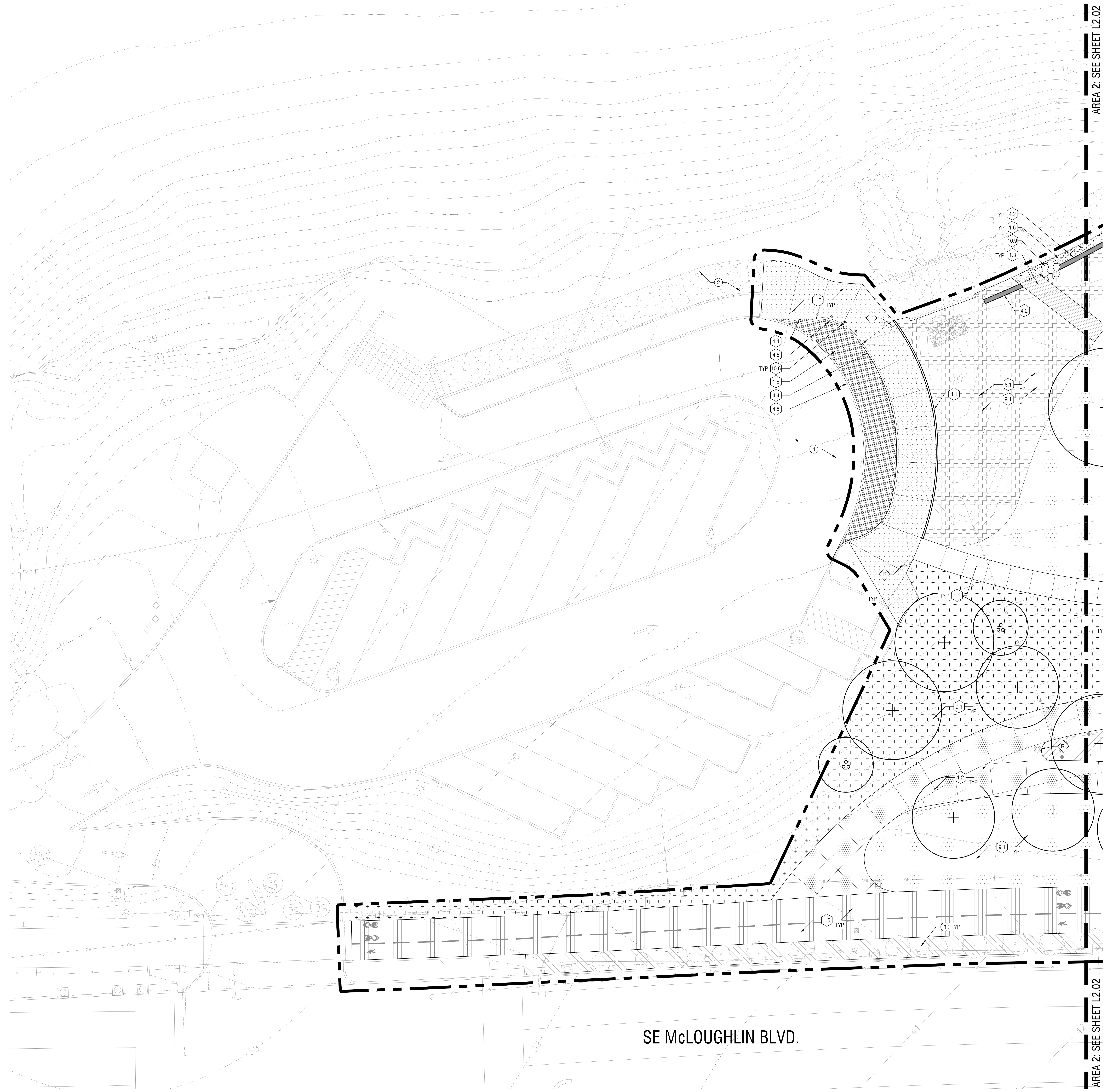


DRAWING SET SCALE: 1"=10' (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED). IF THE BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

REVISIONS		
DATE	DESCRIPTION	BY

MATERIALS PLAN
 AREA 1

L2.01



LEGEND

	WORK LIMIT LINE
	MATCHLINE
	PROPOSED SITE TREE
	PLANTING AREA

DETAIL KEYNOTES

#	DESCRIPTION	DETAIL / SHEET
1.0 PAVEMENT, RAMPS, CURBS		
1.1	PERMEABLE CONCRETE PAVING - PEDESTRIAN	01/L7.20
1.2	PERMEABLE CONCRETE PAVING - VEHICULAR	02/L7.20
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06/L7.20
1.4	CONCRETE UNIT PAVERS	03/L7.20
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04/L7.20
1.6	GRAVEL PAVING	05/L7.20
1.7	RUBBER TILE PLAY SURFACING	08/L7.20
1.8	PERMEABLE PAVERS - MATCH KLEIN POINT	03/L7.20
1.9	REINFORCED TURF PAVING	07/L7.20
1.10	CONCRETE STAGE	SEE NARRATIVE
2.0 JOINTING		
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE
3.0 STEPS		
3.1	CONCRETE STAIR	06/L7.30
3.2	STONE STEPS	SEE NARRATIVE
4.0 WALLS		
4.1	BOARD FORMED CONCRETE RETAINING WALL	10/L7.30
4.2	BOARD FORMED CONCRETE SEAT WALL	01/L7.30
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02/L7.30
4.4	6" WIDE RAISED CURB	04/L7.30
4.5	6" WIDE FLUSH CURB	05/L7.30
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03/L7.30
5.0 SITE FURNISHINGS		
5.1	SEE FURNISHINGS SCHEDULE	L2.10
6.0 RAILINGS, BARRIERS, FENCING		
6.1	GOOSE FENCING, LOCATION TBD	SEE NARRATIVE
6.2	HANDRAIL	07.08/L7.30
6.3	LANDSCAPE FENCING	01/L7.31
6.4	GUARDRAIL	09/L7.30
7.0 LANDSCAPE LIGHTING		
7.1	SEE ELECTRICAL NARRATIVE	SEE ELECTRICAL
8.0 DRAINAGE		
8.1	DRAINAGE SWALE	SEE NARRATIVE
9.0 PLANTING, SOILS, LANDSCAPE		
9.1	PLANTING AREA	SEE NARRATIVE
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01/L7.51
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE
10.0 MISCELLANEOUS SITE FEATURES		
10.1	INTERACTIVE WATER FEATURE	01/L7.60
10.2	RESTROOM BUILDING	SEE ARCH
10.3	OVERHEAD SHADE TRELLIS	SEE ARCH
10.4	FIRE PIT	SEE NARRATIVE
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10
10.6	REMOVABLE BOLLARD	05/L7.51
10.7	PARK ENTRY SIGN	SEE NARRATIVE
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE
10.9	SCULPTURE BASE (1 of 3)	SEE NARRATIVE

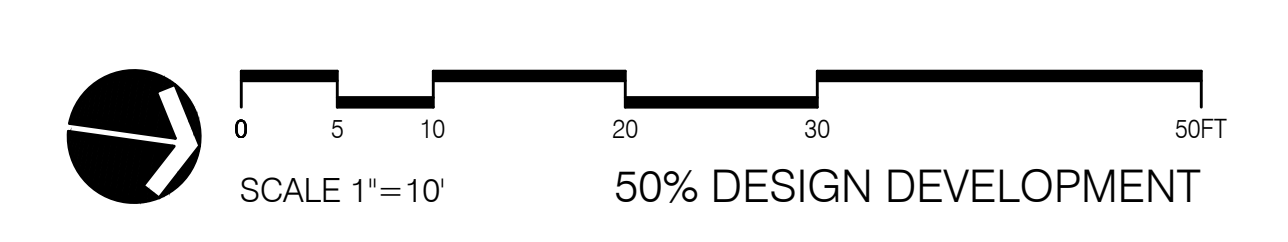
GENERAL NOTES

- ALL PLANTING AREAS SHALL BE FULLY IRRIGATED. SEE IRRIGATION PLANS AND NARRATIVE FOR MORE INFORMATION.

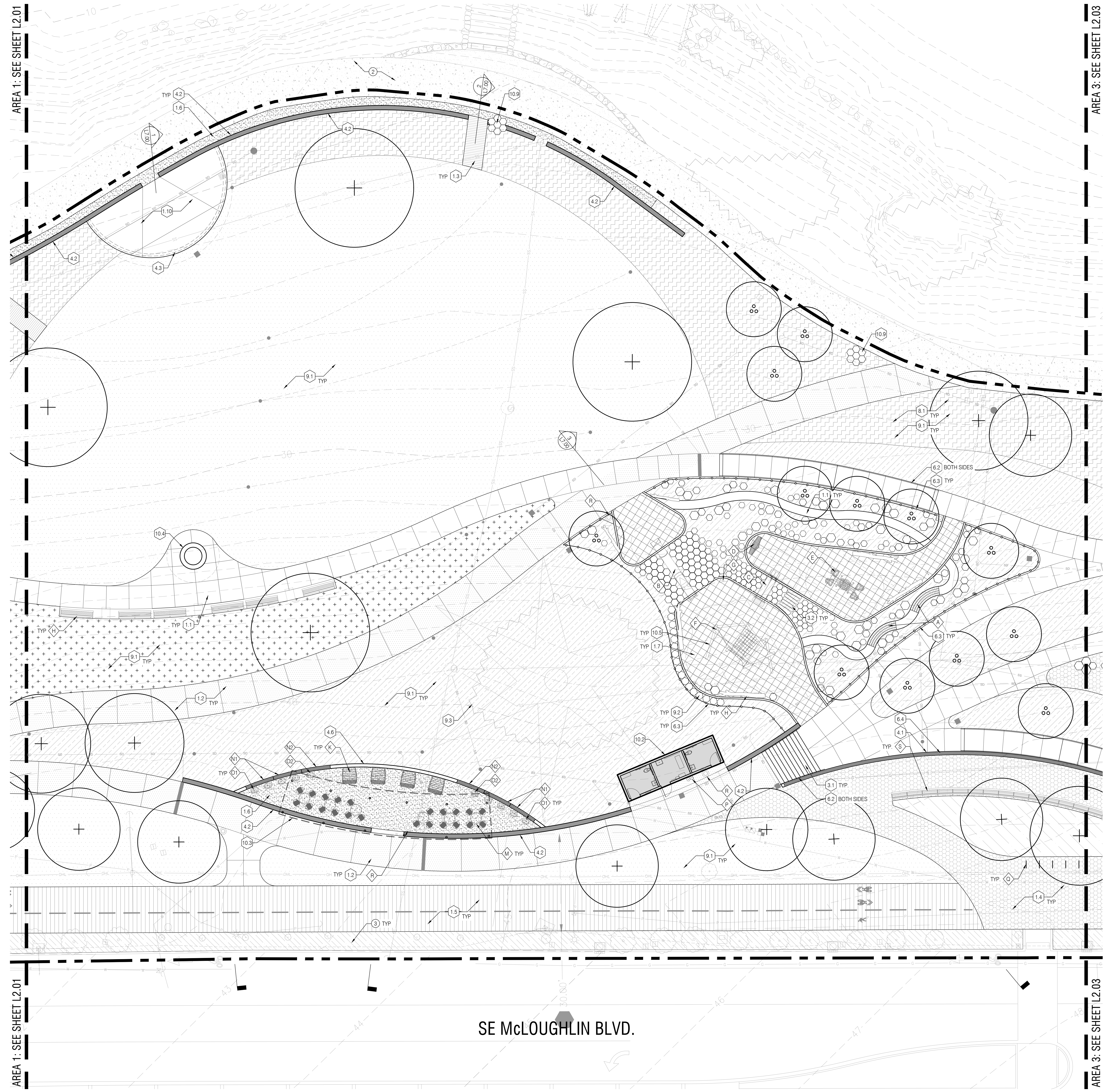
KEYNOTES

- JUNCTION LOCATION TBD.
- EXISTING CONCRETE PAVING TO REMAIN.
- EXISTING PLANTING AREA TO REMAIN.
- EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.

NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10' (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED). KEEP SCALE PRIOR TO USING DRAWINGS.
 ONE INCH = 10 FEET. THIS BAR DOES NOT MEASURE 1"=10' IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.



LEGEND

- WORK LIMIT LINE
- MATCHLINE
- PROPOSED SITE TREE
- PLANTING AREA

DETAIL KEYNOTES

#	DESCRIPTION	DETAIL / SHEET
1.0 PAVEMENT, RAMPS, CURBS		
1.1	PERMEABLE CONCRETE PAVING - PEDESTRIAN	01/L7.20
1.2	PERMEABLE CONCRETE PAVING - VEHICULAR	02/L7.20
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06/L7.20
1.4	CONCRETE UNIT PAVERS	03/L7.20
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04/L7.20
1.6	GRAVEL PAVING	05/L7.20
1.7	RUBBER TILE PLAY SURFACING	08/L7.20
1.8	PERMEABLE PAVERS - MATCH KLEIN POINT	03/L7.20
1.9	REINFORCED TURF PAVING	07/L7.20
1.10	CONCRETE STAGE	SEE NARRATIVE
2.0 JOINTING		
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE
3.0 STEPS		
3.1	CONCRETE STAIR	06/L7.30
3.2	STONE STEPS	SEE NARRATIVE
4.0 WALLS		
4.1	BOARD FORMED CONCRETE RETAINING WALL	10/L7.30
4.2	BOARD FORMED CONCRETE SEAT WALL	01/L7.30
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02/L7.30
4.4	6" WIDE RAISED CURB	04/L7.30
4.5	6" WIDE FLUSH CURB	05/L7.30
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03/L7.30
5.0 SITE FURNISHINGS		
5.1	SEE FURNISHINGS SCHEDULE	L2.10
6.0 RAILINGS, BARRIERS, FENCING		
6.1	WOOD FENCING, LOCATION TBD	SEE NARRATIVE
6.2	HANDRAIL	07/08/L7.30
6.3	LANDSCAPE FENCING	01/L7.31
6.4	GUARDRAIL	09/L7.30
7.0 LANDSCAPE LIGHTING		
7.1	SEE ELECTRICAL NARRATIVE	SEE ELECTRICAL
8.0 DRAINAGE		
8.1	DRAINAGE SWALE	SEE NARRATIVE
9.0 PLANTING, SOILS, LANDSCAPE		
9.1	PLANTING AREA	SEE NARRATIVE
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01/L7.51
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE
10.0 MISCELLANEOUS SITE FEATURES		
10.1	INTERACTIVE WATER FEATURE	01/L7.60
10.2	RESTROOM BUILDING	SEE ARCH
10.3	OVERHEAD SHADE TRELLIS	SEE ARCH
10.4	FIRE PIT	SEE NARRATIVE
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10
10.6	REMOVABLE BOLLARD	05/L7.51
10.7	PARK ENTRY SIGN	SEE NARRATIVE
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE
10.9	SCULPTURE BASE (1 of 3)	SEE NARRATIVE

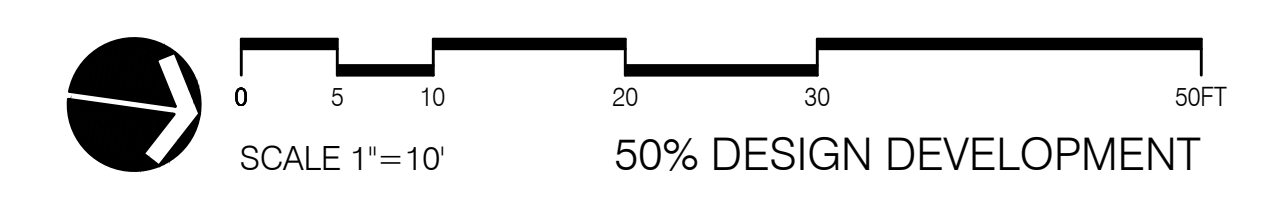
GENERAL NOTES

- ALL PLANTING AREAS SHALL BE FULLY IRRIGATED. SEE IRRIGATION PLANS AND NARRATIVE FOR MORE INFORMATION.

KEYNOTES

- JUNCTION LOCATION TBD.
- EXISTING CONCRETE PAVING TO REMAIN.
- EXISTING PLANTING AREA TO REMAIN.
- EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.

NOT FOR CONSTRUCTION



MILWAUKIE BAY PARK
 50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW

DATE	DESCRIPTION	BY

MATERIALS PLAN
 AREA 2

L2.02

REVISIONS		
DATE	DESCRIPTION	BY

MATERIALS PLAN
 AREA 3

L2.03

LEGEND

	WORK LIMIT LINE
	MATCHLINE
	PROPOSED SITE TREE
	PLANTING AREA

DETAIL KEYNOTES

#	DESCRIPTION	DETAIL / SHEET
1.0 PAVEMENT, RAMPS, CURBS		
1.1	PERMEABLE CONCRETE PAVING - PEDESTRIAN	01/L7.20
1.2	PERMEABLE CONCRETE PAVING - VEHICULAR	02/L7.20
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06/L7.20
1.4	CONCRETE UNIT PAVERS	03/L7.20
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04/L7.20
1.6	GRAVEL PAVING	05/L7.20
1.7	RUBBER TILE PLAY SURFACING	08/L7.20
1.8	PERMEABLE PAVERS - MATCH KLEIN POINT	03/L7.20
1.9	REINFORCED TURF PAVING	07/L7.20
1.10	CONCRETE STAGE	SEE NARRATIVE
2.0 JOINTING		
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE
3.0 STEPS		
3.1	CONCRETE STAIR	06/L7.30
3.2	STONE STEPS	SEE NARRATIVE
4.0 WALLS		
4.1	BOARD FORMED CONCRETE RETAINING WALL	10/L7.30
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5.0 SITE FURNISHINGS		
5.1	SEE FURNISHINGS SCHEDULE	L2.10
6.0 RAILINGS, BARRIERS, FENCING		
6.1	GOOSE FENCING, LOCATION TBD	SEE NARRATIVE
6.2	HANDRAIL	07/08/L7.30
6.3	LANDSCAPE FENCING	01/L7.31
6.4	GUARDRAIL	09/L7.30
7.0 LANDSCAPE LIGHTING		
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10.1	INTERACTIVE WATER FEATURE	01/L7.60
10.2	RESTROOM BUILDING	SEE ARCH
10.3	OVERHEAD SHADE TRELIS	SEE ARCH
10.4	FIRE PIT	SEE NARRATIVE
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10
10.6	REMOVABLE BOLLARD	05/L7.51
10.7	PARK ENTRY SIGN	SEE NARRATIVE
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE
10.9	SCULPTURE BASE (1 of 3)	SEE NARRATIVE

GENERAL NOTES

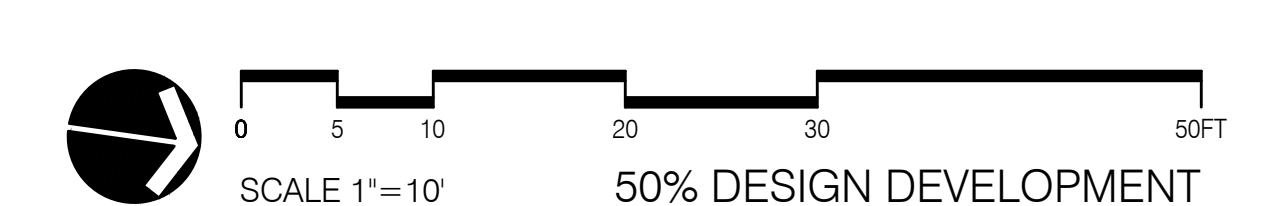
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KEYNOTES

- JUNCTION LOCATION TBD.
- EXISTING CONCRETE PAVING TO REMAIN.
- EXISTING PLANTING AREA TO REMAIN.
- EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.



NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10'
 DATE: 03/25/2022
 DRAWN BY: JMW
 CHECKED BY: JMW
 APPROVED BY: JMW
 1:1211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW

REVISIONS		
DATE	DESCRIPTION	BY

MATERIALS PLAN
 AREA 4

L2.04

LEGEND

	WORK LIMIT LINE
	MATCHLINE
	PROPOSED SITE TREE
	PLANTING AREA

DETAIL KEYNOTES

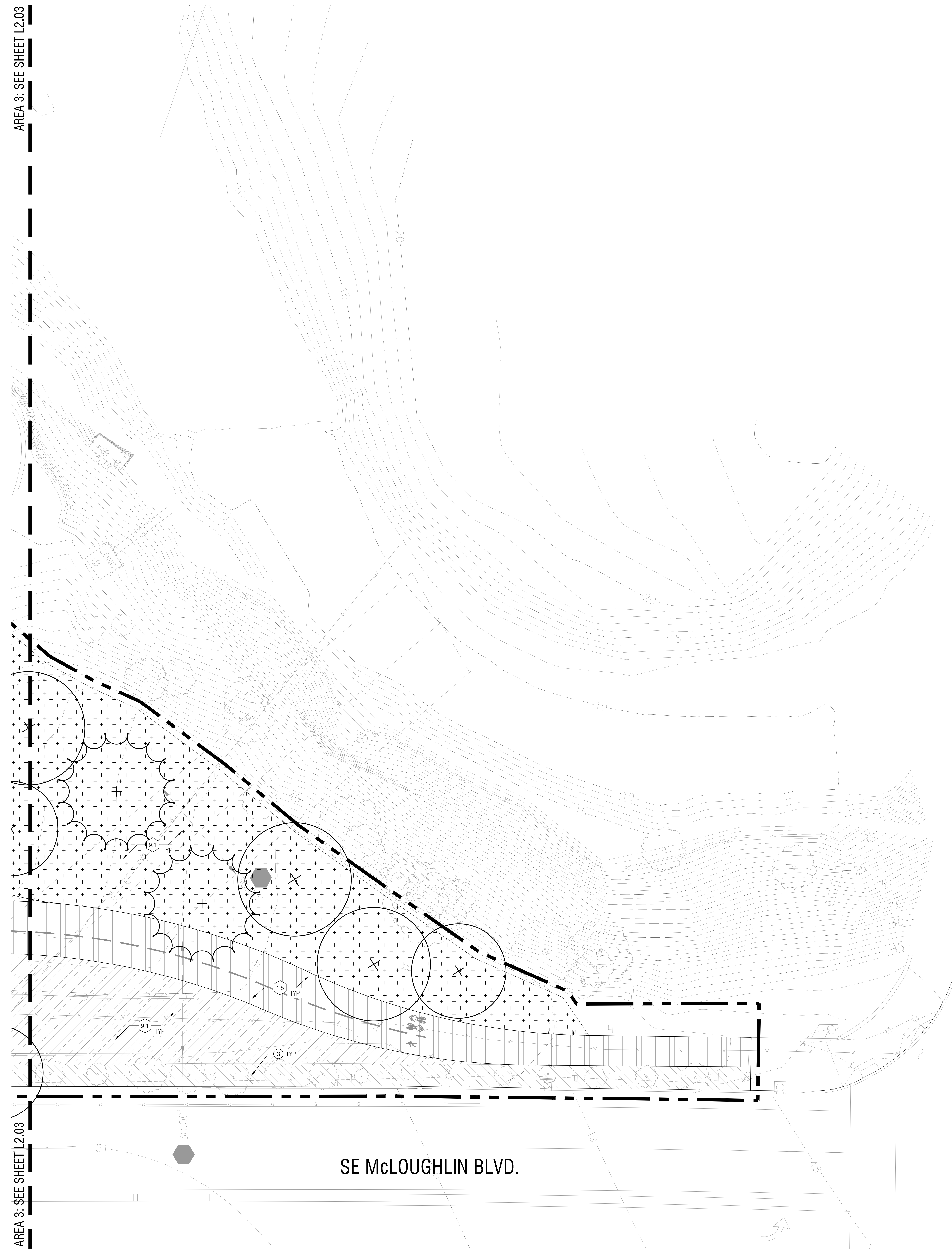
#	DESCRIPTION	DETAIL / SHEET
1.0 PAVEMENT, RAMPS, CURBS		
1.1	PERMEABLE CONCRETE PAVING - PEDESTRIAN	01/L7.20
1.2	PERMEABLE CONCRETE PAVING - VEHICULAR	02/L7.20
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06/L7.20
1.4	CONCRETE UNIT PAVERS	03/L7.20
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04/L7.20
1.6	GRAVEL PAVING	05/L7.20
1.7	RUBBER TILE PLAY SURFACING	08/L7.20
1.8	PERMEABLE PAVERS - MATCH KLEIN POINT	03/L7.20
1.9	REINFORCED TURF PAVING	07/L7.20
1.10	CONCRETE STAGE	SEE NARRATIVE
2.0 JOINTING		
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE
3.0 STEPS		
3.1	CONCRETE STAIR	06/L7.30
3.2	STONE STEPS	SEE NARRATIVE
4.0 WALLS		
4.1	BOARD FORMED CONCRETE RETAINING WALL	10/L7.30
4.2	BOARD FORMED CONCRETE SEAT WALL	01/L7.30
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02/L7.30
4.4	6" WIDE RAISED CURB	04/L7.30
4.5	6" WIDE FLUSH CURB	05/L7.30
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03/L7.30
5.0 SITE FURNISHINGS		
5.1	SEE FURNISHINGS SCHEDULE	L2.10
6.0 RAILINGS, BARRIERS, FENCING		
6.1	GOOSE FENCING, LOCATION TBD	SEE NARRATIVE
6.2	HANDRAIL	07.08/L7.30
6.3	LANDSCAPE FENCING	01/L7.31
6.4	GUARDRAIL	09/L7.30
7.0 LANDSCAPE LIGHTING		
7.1	SEE ELECTRICAL NARRATIVE	SEE ELECTRICAL
8.0 DRAINAGE		
8.1	DRAINAGE SWALE	SEE NARRATIVE
9.0 PLANTING, SOILS, LANDSCAPE		
9.1	PLANTING AREA	SEE NARRATIVE
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01/L7.51
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE
10.0 MISCELLANEOUS SITE FEATURES		
10.1	INTERACTIVE WATER FEATURE	01/L7.60
10.2	RESTROOM BUILDING	SEE ARCH
10.3	OVERHEAD SHADE TRELIS	SEE ARCH
10.4	FIRE PIT	SEE NARRATIVE
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10
10.6	REMOVABLE BOLLARD	05/L7.51
10.7	PARK ENTRY SIGN	SEE NARRATIVE
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE
10.9	SCULPTURE BASE (1 of 3)	SEE NARRATIVE

GENERAL NOTES

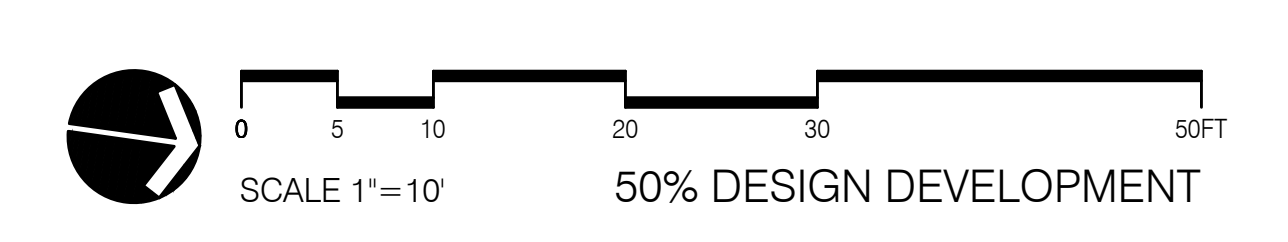
- ALL PLANTING AREAS SHALL BE FULLY IRRIGATED. SEE IRRIGATION PLANS AND NARRATIVE FOR MORE INFORMATION.

KEYNOTES

- JUNCTION LOCATION TBD.
- EXISTING CONCRETE PAVING TO REMAIN.
- EXISTING PLANTING AREA TO REMAIN.
- EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.



NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10' (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED). KEEP SCALE PRIOR TO USING DRAWINGS.
 ONE INCH = 10 FEET. THIS BAR DOES NOT MEASURE. IF THIS BAR DOES NOT MEASURE 1"=10' IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE.

AREA 3: SEE SHEET L2.03








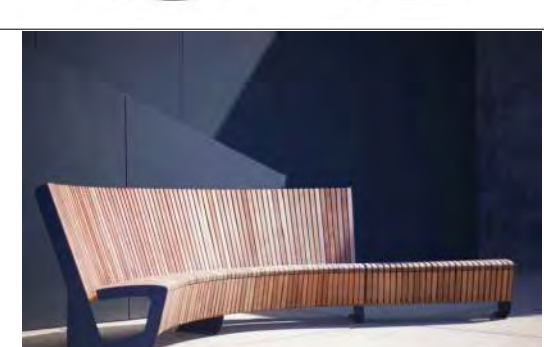
AREA 3: SEE SHEET L2.03

SE McLOUGHLIN BLVD.

PLAY EQUIPMENT SCHEDULE

#	DESCRIPTION	MANUFACTURER	(QUANT.)MODEL	FALL HEIGHT	DETAIL DRAWING	INSTALLATION / COMMENTS	IMAGE
A	WILLOW TUNNEL AGE: 2-9	CUSTOM	(2) CUSTOM TUNNELS	N/A	3/L,7.70	TBD	
B	SLIDE AGE: 5-12	NATURAL STRUCTURES, OR APPROVED EQUAL	(1) STAINLESS STEEL TUNNEL EMBANKMENT SLIDE 8' DROP IN ELEVATION PRODUCT #: SS-P109T	N/A	N/A	EMBED FOOTING PER MANUFACTURER	
C	SLIDE AGE: 5-12	NATURAL STRUCTURES, OR APPROVED EQUAL	(1) STAINLESS STEEL EMBANKMENT WIDE SLIDE WITH CENTER RAIL 4' DROP IN ELEVATION PRODUCT #: 1643-S2-EMB	N/A	N/A	EMBED FOOTING PER MANUFACTURER	
D	SOUND INSTRUMENT AGE: ALL	FREENOTES HARMONY PARK OR APPROVED EQUAL	(1) PAGASUS METALLPHONE POSTS INSTALLED AT 22"-32" HEIGHT PRODUCT #: PEG-SM-REC	N/A	N/A	EMBED FOOTING PER MANUFACTURER	
E	MISC AGE: 2-12	LANDSCAPE FORMS OR APPROVED EQUAL	(1) WE-SAW PRODUCT #: 186490	4'-6"	N/A	EMBED FOOTING PER MANUFACTURER	
F	CLIMBER AGE: 5-12	PLAYWORLD OR APPROVED EQUAL	(1) TIMBER STACKS 'SALEM' NATURAL LOG CLIMBING STRUCTURE. PRODUCT NUMBER: PRODUCT #: ZZX11324	8'-1"	N/A	EMBED FOOTING PER MANUFACTURER	
G	AUDITORY AGE: 2-5	LANDSCAPE STRUCTURES OR APPROVED EQUAL	(4) PLAYSHAPER TALK TUBE PRODUCT#: 115198	N/A	N/A	EMBED FOOTING PER MANUFACTURER	

SITE FURNISHINGS SCHEDULE

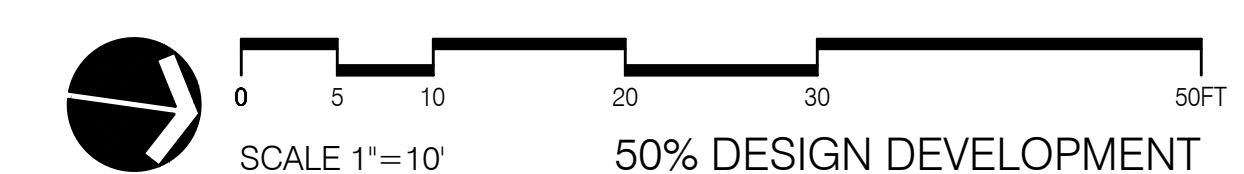
#	DESCRIPTION	MANUFACTURER	(QUANT.)MODEL	DETAIL DRAWING	INSTALLATION / COMMENTS	IMAGE
H	PARK BENCH	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 10 EA MODEL: NEOLUVIANO 118' BACKED BENCH MTRL,FINISH: POWDERCOATED ALUMINUM COLOR: TBD	N/A	SURFACE MOUNT	
I	PICNIC TABLE	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 3 EA MODEL: CHARLIE TABLE, 67" TABLE MTRL,FINISH: POWDERCOATED STEEL COLOR: TBD	N/A	SURFACE MOUNT	
J	LOG PLAYGROUND BENCH	CUSTOM	QUANTITY: 6 EA MODEL: N/A FINISH: APPLY CLEAR PROTECTIVE COATING COLOR: N/A	N/A	TBD	
K	LOUNGE SEAT	VESTRE	QUANTITY: 8 EA MODEL: 1566 BLOC BENCH WITH CUSTOM METAL SLATS MTRL,FINISH: POWDERCOATED STEEL COLOR: TBD	N/A	SURFACE MOUNT	
L	COLUMNAR BASALT SEAT	CUSTOM	QUANTITY: 12 EA MODEL: N/A MTRL,FINISH: CUT COLUMNAR BASALT WITH ANTI-SLIP FINISH COLOR: N/A	N/A	TBD	
M	CAFE TABLE	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 6 EA MODEL: CAROUSEL DINING TABLE, 90" X 33", CATENA TABLE TOP & HOOP SEATS (3 SEAT & 4 SEAT) MTRL,FINISH: POWDERCOATED STEEL COLOR: TBD	N/A	SURFACE MOUNT	
N	(N1)BAR RAIL HIGH (N2)BAR RAIL LOW	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 6 EA MODEL: RAILING SYSTEM WITH 12" WIDE BAR TOP, OPEN WITH CENTER EXPANSION UNITS. STANDARD 42" HIGH & ADA ACCESSIBLE HEIGHT MTRL,FINISH: ALUMINUM TOP, STEEL SUPPORTS COLOR: TBD	N/A	EMBEDDED	
O	(O1)BAR SEAT HIGH (O2)BAR SEAT LOW	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 10 EA MODEL: BERNIE STOOL, 41" BAR HEIGHT & 28" HEIGHT CHAIR WITH FOOTREST & RIGHT HANDED BACK MTRL,FINISH: POWDERCOATED ALUMINUM & STEEL COLOR: TBD	N/A	EMBEDDED	
P	DRINKING FOUNTAIN AND BOTTLE FILLER	MOST DEPENDABLE FOUNTAIN OR APPROVED EQUAL	QUANTITY: 1 EA MODEL: BOTTLE FILLING STATION, 10485 WMSS MTRL,FINISH: POWDERCOATED STEEL COLOR: TBD	N/A	MOUNT ON RESTROOM BUILDING	
Q	BIKE RACK	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 2 EA OPTION A: FLO BIKE RACK, CAPACITY OF 3 OPTION B: CUSTOM RACK WITH TROLLEY TRAIL LOGO MTRL,FINISH: POWDERCOATED STAINLESS STEEL COLOR: TBD	N/A	EMBEDDED	
R	TRASH RECEPTACLE	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 10 EA MODEL: AUSTIN TRASH RECEPTACLE, 94 GALLON, SIDE OPENING WITH LOCK MTRL,FINISH: POWDERCOATED STEEL AND ALUMINUM COLOR: TBD	N/A	SURFACE MOUNTED	
S	CUSTOM CURVED BENCH	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 1 EA MODEL: NEOLUVIANO, 97" LONG, 140" R, BACKED BENCH MTRL,FINISH: POWDERCOATED ALUMINUM COLOR: TBD	N/A	SURFACE MOUNTED	 SHOWN FOR DESIGN INTENT ONLY

DATE	DESCRIPTION	BY

PLAYGROUND AND FURNISHINGS SCHEDULE

L2.10

NOT FOR CONSTRUCTION



ONE INCH = 10 FEET. DIMENSIONS SET SCALE. IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

REVISIONS		
DATE	DESCRIPTION	BY

LAYOUT PLAN
 AREA 1

L3.01

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
A	ALIGN
CL	CENTERLINE
EO	EQUAL
FOW	FACE OF WALL
POB	POINT OF BEGINNING
TYP	TYPICAL

SYMBOLS

SYMBOL	DESCRIPTION
	ALIGN
	CENTERLINE

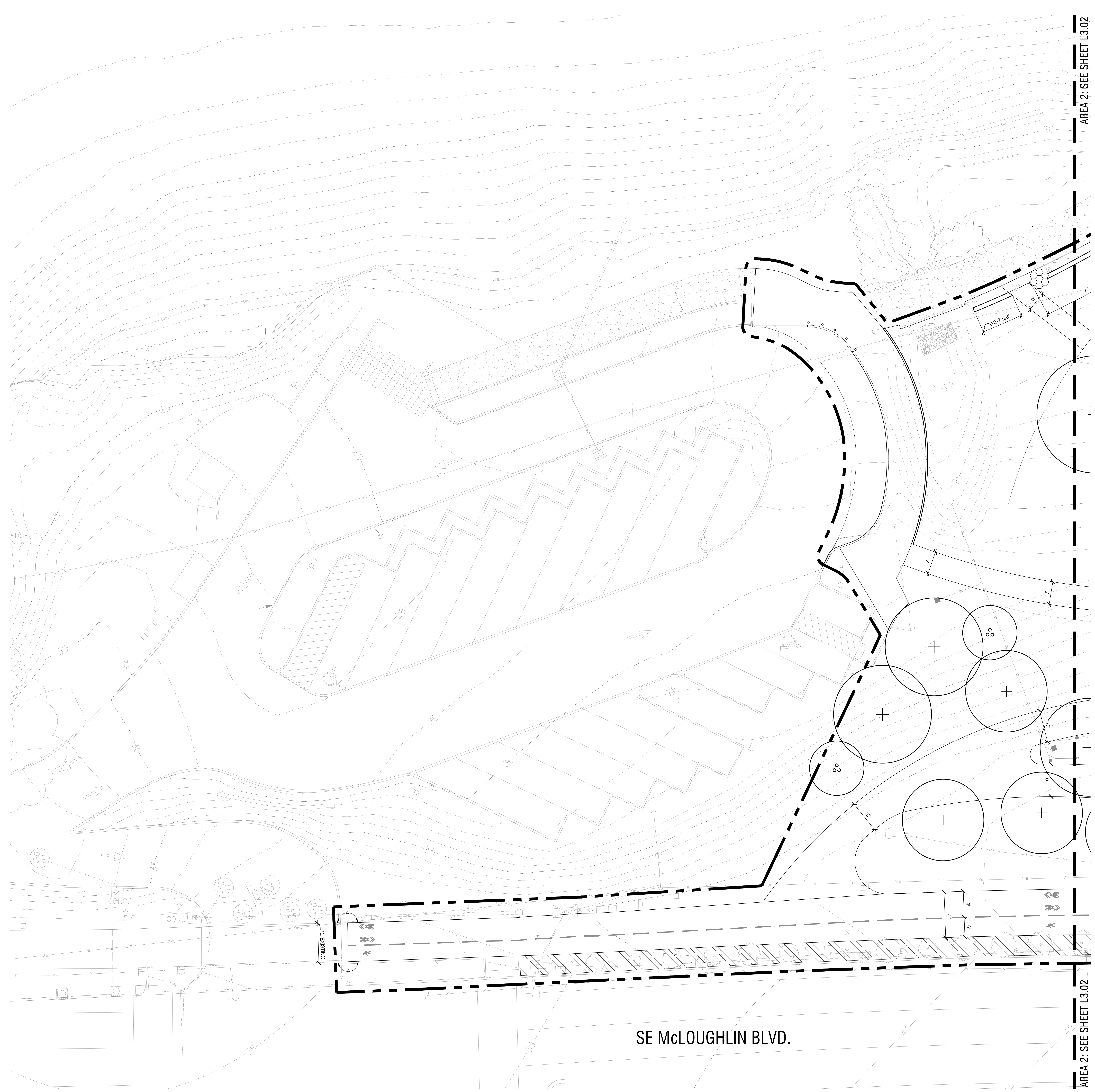
GENERAL NOTES

1. XXXXX

CAD FILE NOTE

AUTOCAD BASE FILE AVAILABLE UPON CONTRACTOR REQUEST FOR CONSTRUCTION LAYOUT.

- KEYNOTES**
- ① LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
 - ② LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
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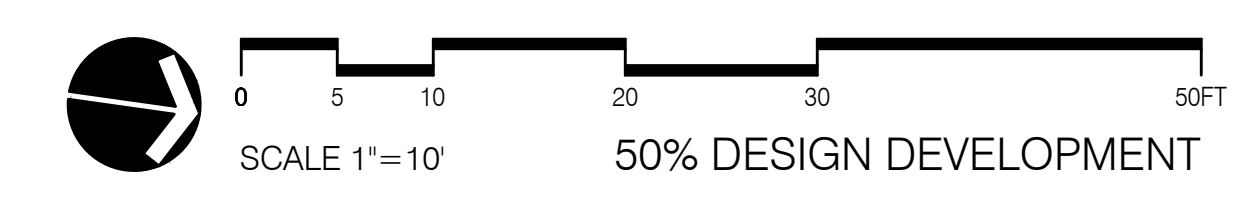


AREA 2: SEE SHEET L3.02

AREA 2: SEE SHEET L3.02

SE McLOUGHLIN BLVD.

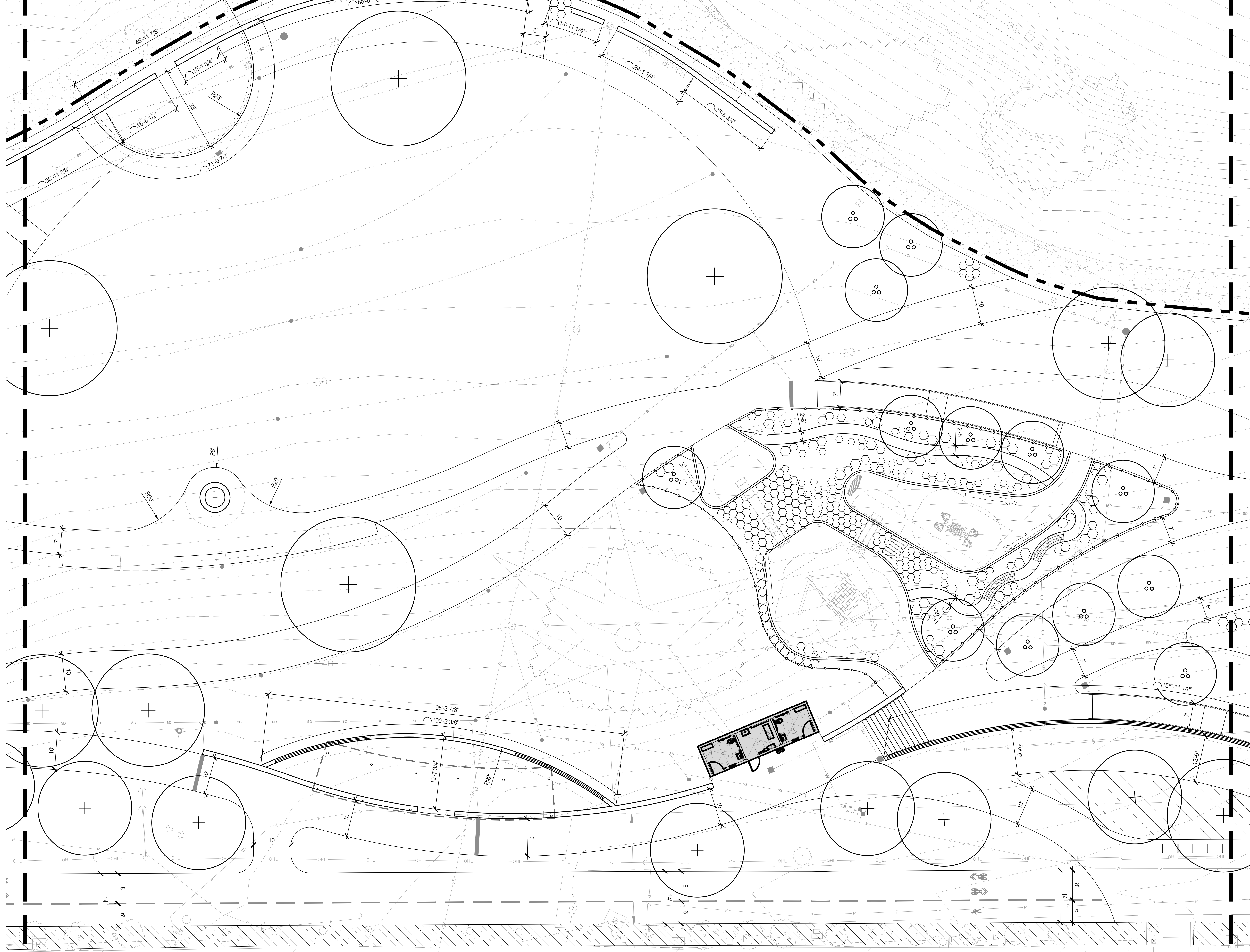
NOT FOR CONSTRUCTION



ONE INCH = FORTY EIGHT FEET SCALE
 IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

AREA 1: SEE SHEET L3.01

AREA 3: SEE SHEET L3.03



AREA 1: SEE SHEET L3.01

AREA 3: SEE SHEET L3.03

SE McLOUGHLIN BLVD.

NOT FOR CONSTRUCTION

ABBREVIATION	DESCRIPTION
A	ALIGN
CL	CENTERLINE
EO	EQUAL
FOW	FACE OF WALL
POB	POINT OF BEGINNING
TYP	TYPICAL

SYMBOL	DESCRIPTION
	ALIGN
	CENTERLINE

GENERAL NOTES

1. XXXXX

CAD FILE NOTE

AUTOCAD BASE FILE AVAILABLE UPON CONTRACTOR REQUEST FOR CONSTRUCTION LAYOUT.

KEYNOTES

- ① LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
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 Portland, OR 97232
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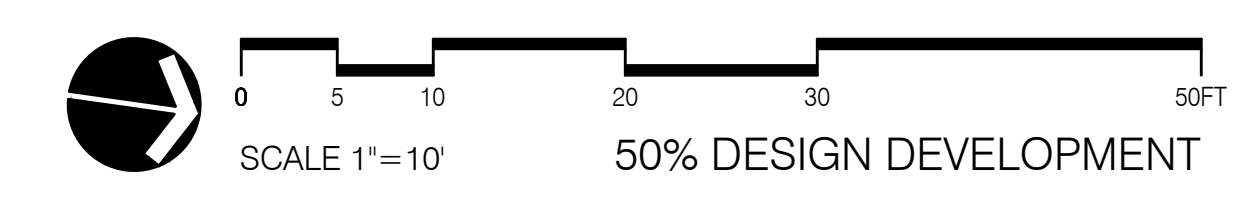
MILWAUKIE BAY PARK

50% Design Development

DATE	DESCRIPTION	BY

LAYOUT PLAN
 AREA 2

L3.02



DRAWING SET SCALE
 ONE INCH = 10 FEET
 IF THIS BAR DOES NOT MEASURE 10 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

REVISIONS		
DATE	DESCRIPTION	BY

LAYOUT PLAN
 AREA 3

L3.03

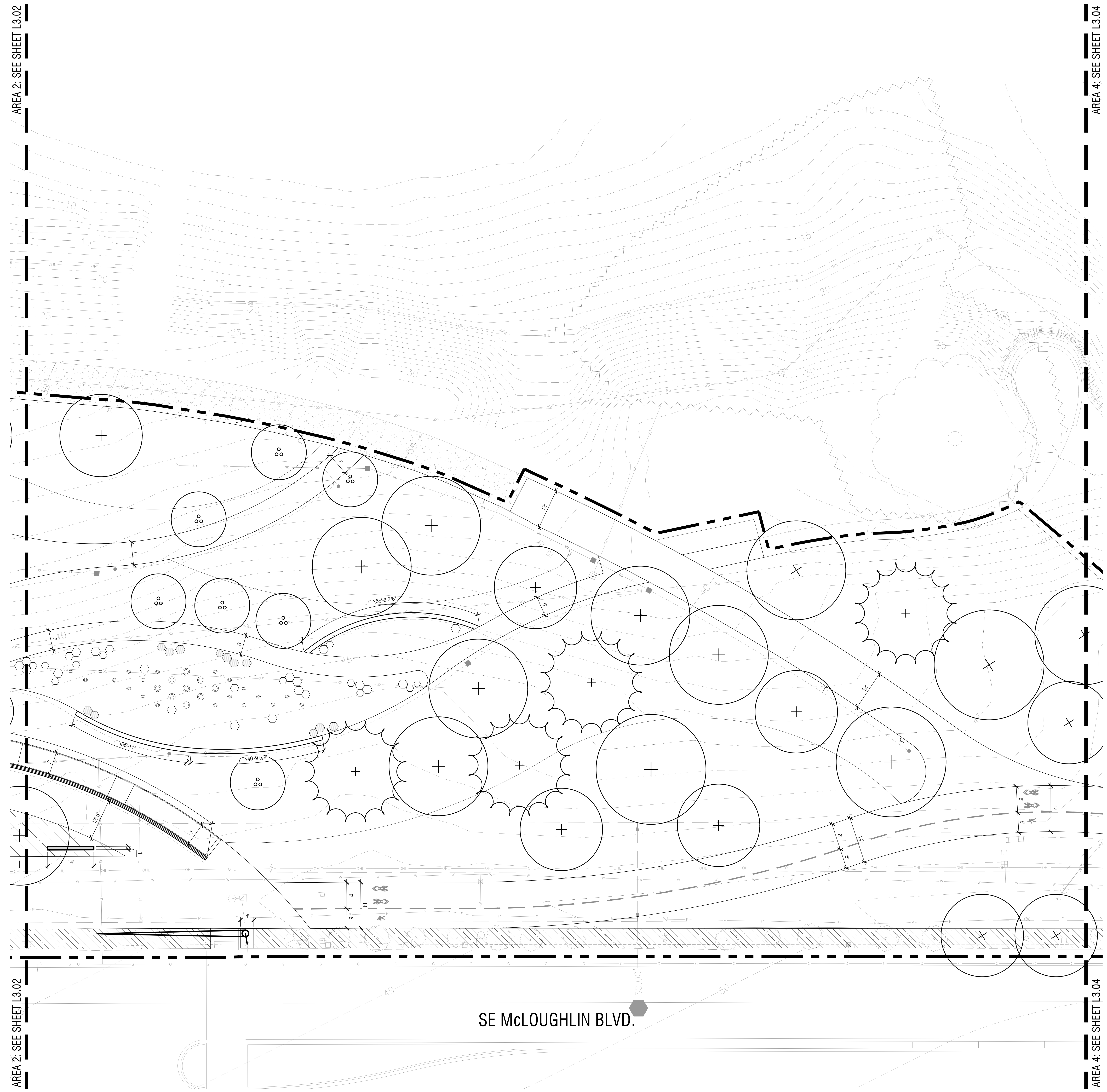
ABBREVIATION	DESCRIPTION
A	ALIGN
CL	CENTERLINE
EO	EQUAL
FW	FACE OF WALL
POB	POINT OF BEGINNING
TYP	TYPICAL

SYMBOL	DESCRIPTION
	ALIGN
	CENTERLINE

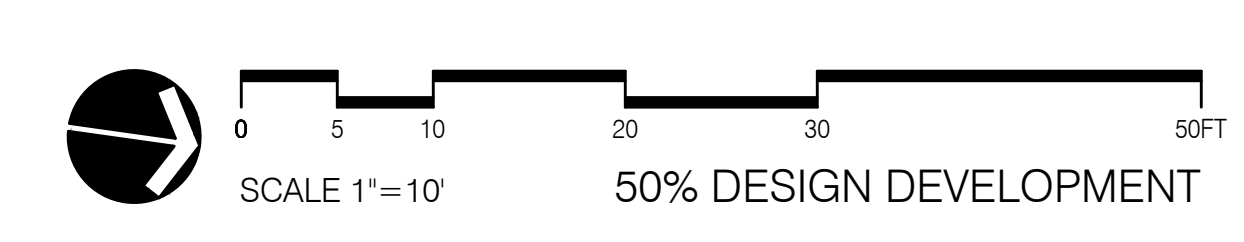
GENERAL NOTES
 1. XXXXX

CAD FILE NOTE
 AUTOCAD BASE FILE AVAILABLE UPON CONTRACTOR REQUEST FOR CONSTRUCTION LAYOUT.

KEYNOTES
 ① LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
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 ④ LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.



NOT FOR CONSTRUCTION

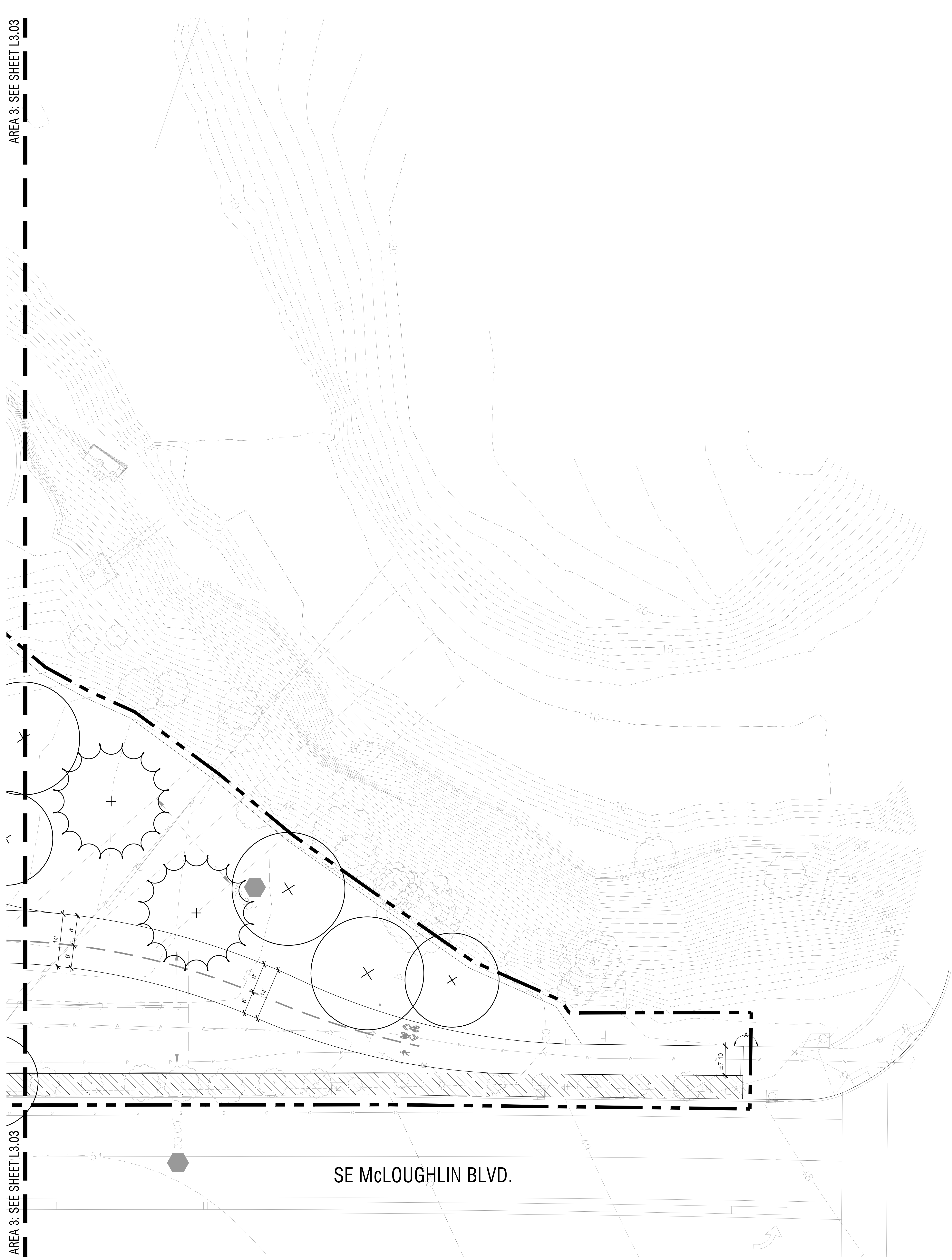


DRAWING SET SCALE: 1"=10'
 ONE INCH = 10 FEET
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

AREA 3: SEE SHEET L3.03

AREA 3: SEE SHEET L3.03

NOT FOR CONSTRUCTION



ABBREVIATIONS

ABBREV.	DESCRIPTION
A	ALIGN
CL	CENTERLINE
EO	EQUAL
FOW	FACE OF WALL
POB	POINT OF BEGINNING
TYP	TYPICAL

SYMBOLS

SYMBOL	DESCRIPTION
	ALIGN
	CENTERLINE

GENERAL NOTES

1. XXXXX

CAD FILE NOTE

AUTOCAD BASE FILE AVAILABLE UPON CONTRACTOR REQUEST FOR CONSTRUCTION LAYOUT.

KEYNOTES

- ① LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
- ② LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
- ③ LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.
- ④ LOREM IPSUM DOLOR SIT AMET, CONSECTETUR ADIPISCING ELIT, NULLA INTERDUM, ENIM SIT AMET COMMODO.

MILWAUKIE BAY PARK

50% Design Development

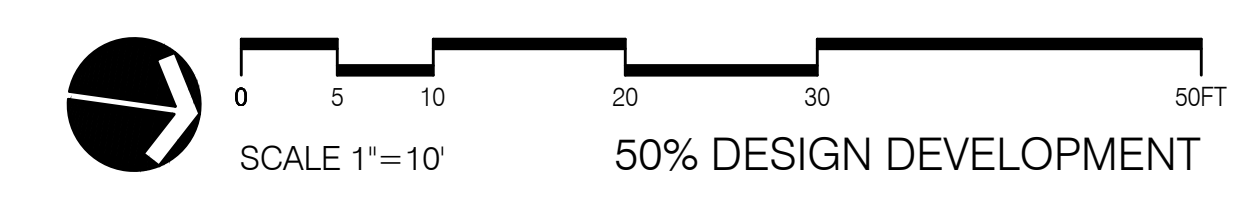
11211 SE McLoughlin Blvd, Milwaukie, OR 97222

DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: CO

REVISIONS		
DATE	DESCRIPTION	BY

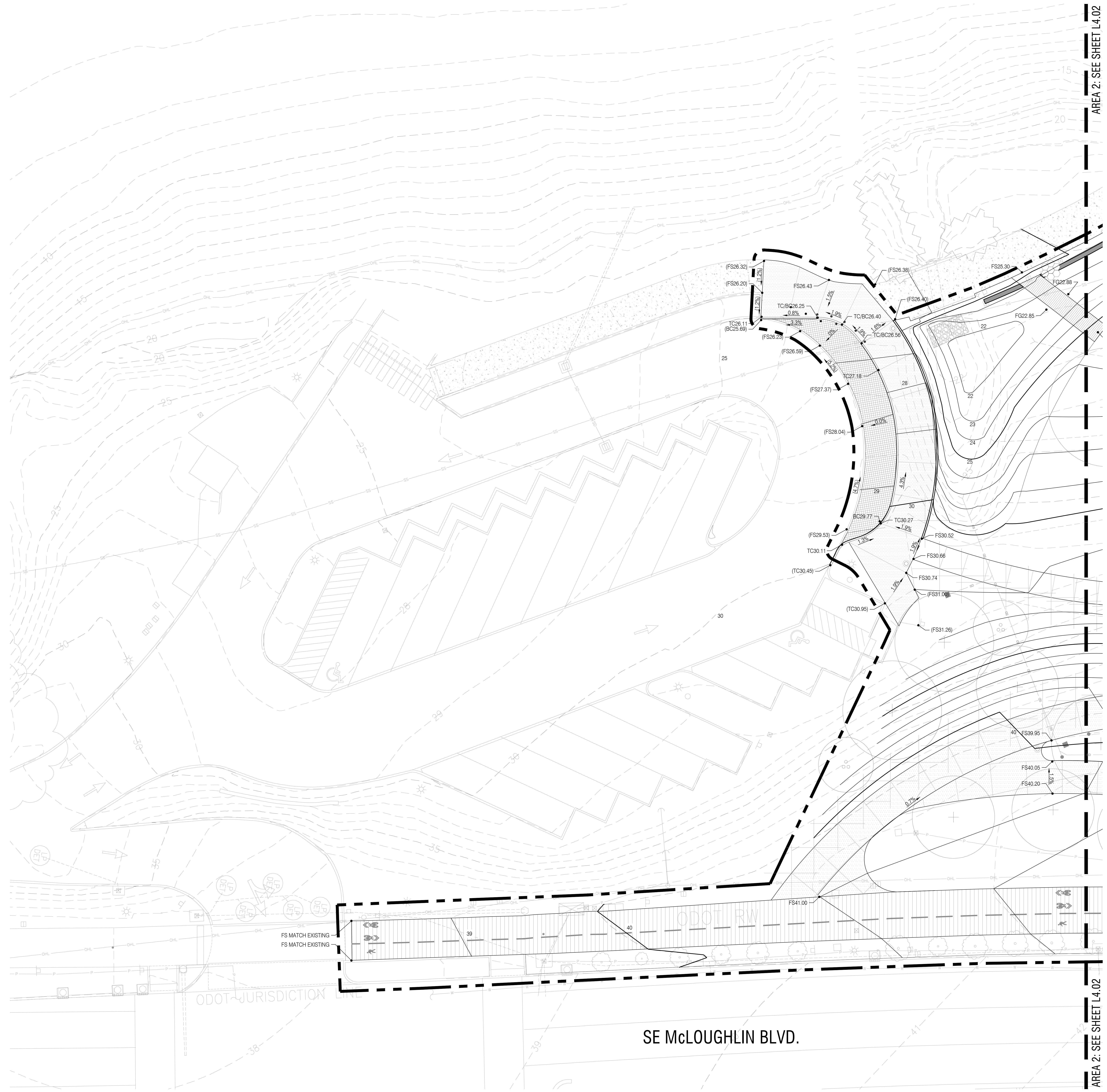
LAYOUT PLAN AREA 4

L3.04



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 1516 SE Sun Avenue, Suite 200
 Portland, Oregon 97214-4645
 www.2inkstudio.com

DATE PLOTTED: 03/25/2022 10:00 AM
 PLOT SCALE: 1"=10'
 PLOT AREA: 11.211 SE McLoughlin Blvd, Milwaukie, OR 97222
 PLOT SHEET: L3.04
 PLOT TITLE: MILWAUKIE BAY PARK 50% Design Development



- GENERAL NOTES**
1. VERIFY GRADIENTS AND SLOPES OF SLAB AND FINISH FLOOR ELEVATIONS PRIOR TO BEGINNING WORK.
 2. NO PAVING OR HARDSCAPE CROSS-SLOPES SHALL EXCEED 2.0%.
 3. IF CONFLICTS EXISTS BETWEEN CONTOUR LINES AND SPOT ELEVATION, SPOT ELEVATIONS TAKE PRECEDENCE.
 4. STAIR RISER MINIMUM = 4" / STAIR RISER MAXIMUM = 7"
 5. FOR WALL HEIGHTS EXCEEDING 4 FEET, REFER TO STRUCTURAL FOR WALL REINFORCING, FOOTING DIMENSIONS AND REINFORCING STEEL CONCRETE COVER REQUIREMENTS.

MILWAUKIE BAY PARK
 50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JB

REVISIONS

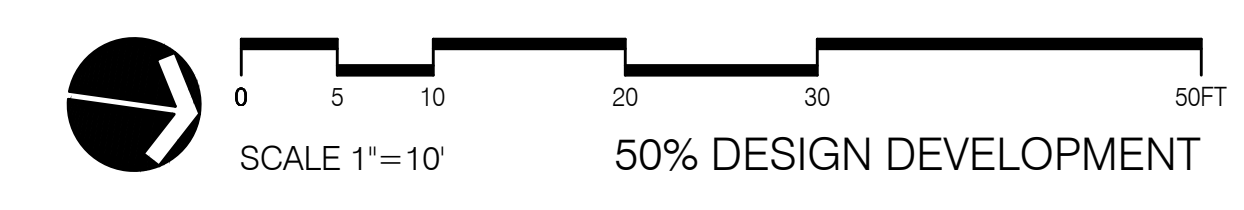
DATE	DESCRIPTION	BY

GRADING PLAN
 AREA 1

L4.01

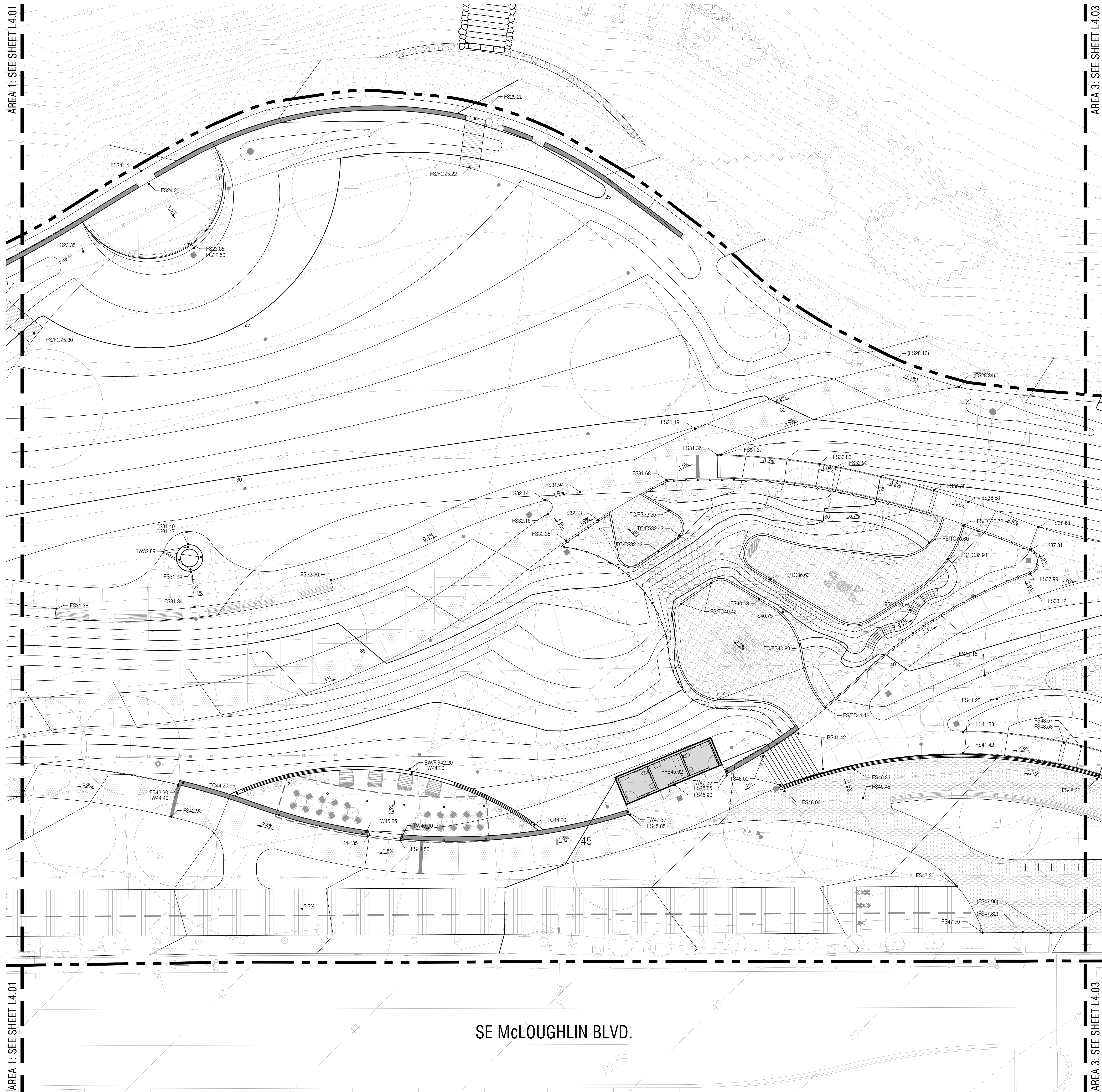
DRAWING SET SCALE: 1"=10'
 ONE SHEET: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION



AREA 1: SEE SHEET L4.01

AREA 3: SEE SHEET L4.03



GRADING LEGEND

SYM.	DESCRIPTION
45	EXISTING INTERMEDIATE CONTOUR (1' INTERVAL)
45	EXISTING INDEX CONTOUR (5' INTERVAL)
46	PROPOSED INTERMEDIATE CONTOUR (1' INTERVAL)
45	PROPOSED INDEX CONTOUR (5' INTERVAL)
(45.48)	REFERENCED EXISTING SPOT ELEVATION, SEE SURVEY
<45.48>	REFERENCED PROPOSED SPOT ELEVATION, SEE CIVIL
45.48	PROPOSED SPOT ELEVATION
1.4%	GRADIENT AND DIRECTION OF SLOPE (ARROW POINTS DOWN)
←	DOT INDICATES TOP OF RAMP / STAIR NOSING, ARROWHEAD INDICATES BOTTOM OF RAMP / STAIR NOSING
AD	TOP OF AREA DRAIN (RIM)
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL AT ADJACENT FINISH GRADE / FINISH SURFACE
CB	TOP OF CATCH BASIN (RIM)
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
IE	INVERT ELEVATION
TC	TOP OF CURB
TE	TOP OF EDGER
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL

- GENERAL NOTES**
1. VERIFY GRADIENTS AND SLOPES OF SLAB AND FINISH FLOOR ELEVATIONS PRIOR TO BEGINNING WORK.
 2. NO PAVING OR HARDSCAPE CROSS-SLOPES SHALL EXCEED 2.0%.
 3. IF CONFLICTS EXISTS BETWEEN CONTOUR LINES AND SPOT ELEVATION, SPOT ELEVATIONS TAKE PRECEDENCE.
 4. STAIR RISER MINIMUM = 4" / STAIR RISER MAXIMUM = 7"
 5. FOR WALL HEIGHTS EXCEEDING 3 FEET, REFER TO STRUCTURAL FOR WALL REINFORCING, FOOTING DIMENSIONS AND REINFORCING STEEL CONCRETE COVER REQUIREMENTS.



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MILWAUKIE BAY PARK
 50% Design Development

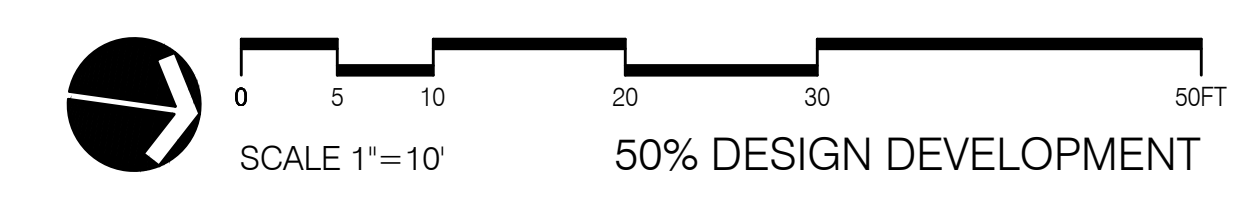
REVISIONS

DATE	DESCRIPTION	BY

GRADING PLAN
 AREA 2

L4.02

NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10'
 ONE INCH REPRESENTS 10 FEET IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.
 IF THIS BAR DOES NOT MEASURE 1"=10" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

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 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JB

AREA 2: SEE SHEET L4.02

AREA 4: SEE SHEET L4.04



SYM.	DESCRIPTION
45	EXISTING INTERMEDIATE CONTOUR (1' INTERVAL)
45	EXISTING INDEX CONTOUR (5' INTERVAL)
46	PROPOSED INTERMEDIATE CONTOUR (1' INTERVAL)
45	PROPOSED INDEX CONTOUR (5' INTERVAL)
(45.48)	REFERENCED EXISTING SPOT ELEVATION, SEE SURVEY
<45.48>	REFERENCED PROPOSED SPOT ELEVATION, SEE CIVIL
45.48	PROPOSED SPOT ELEVATION
1.4%	GRADIENT AND DIRECTION OF SLOPE (ARROW POINTS DOWN)
←	DOT INDICATES TOP OF RAMP / STAIR NOSING, ARROWHEAD INDICATES BOTTOM OF RAMP / STAIR NOSING
AD	TOP OF AREA DRAIN (RIM)
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL AT ADJACENT FINISH GRADE / FINISH SURFACE
CB	TOP OF CATCH BASIN (RIM)
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
IE	INVERT ELEVATION
TC	TOP OF CURB
TE	TOP OF EDGER
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL

- GENERAL NOTES**
1. VERIFY GRADIENTS AND SLOPES OF SLAB AND FINISH FLOOR ELEVATIONS PRIOR TO BEGINNING WORK.
 2. NO PAVING OR HARDSCAPE CROSS-SLOPES SHALL EXCEED 2.0%.
 3. IF CONFLICTS EXISTS BETWEEN CONTOUR LINES AND SPOT ELEVATION, SPOT ELEVATIONS TAKE PRECEDENCE.
 4. STAIR RISER MINIMUM = 4" / STAIR RISER MAXIMUM = 7"
 5. FOR WALL HEIGHTS EXCEEDING 4 FEET, REFER TO STRUCTURAL FOR WALL REINFORCING, FOOTING DIMENSIONS AND REINFORCING STEEL CONCRETE COVER REQUIREMENTS.

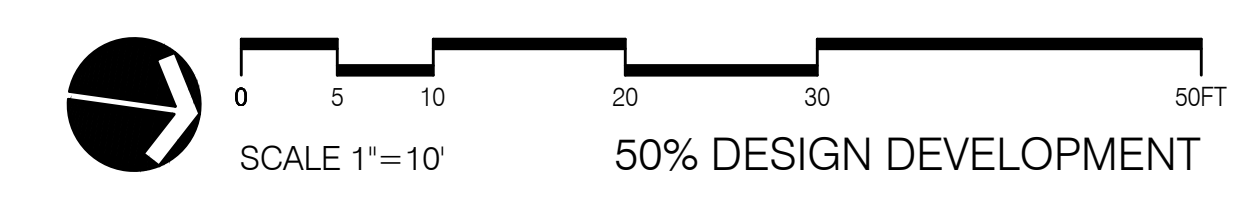
MILWAUKIE BAY PARK
 50% Design Development

DATE	DESCRIPTION	BY

GRADING PLAN
 AREA 3

L4.03

NOT FOR CONSTRUCTION



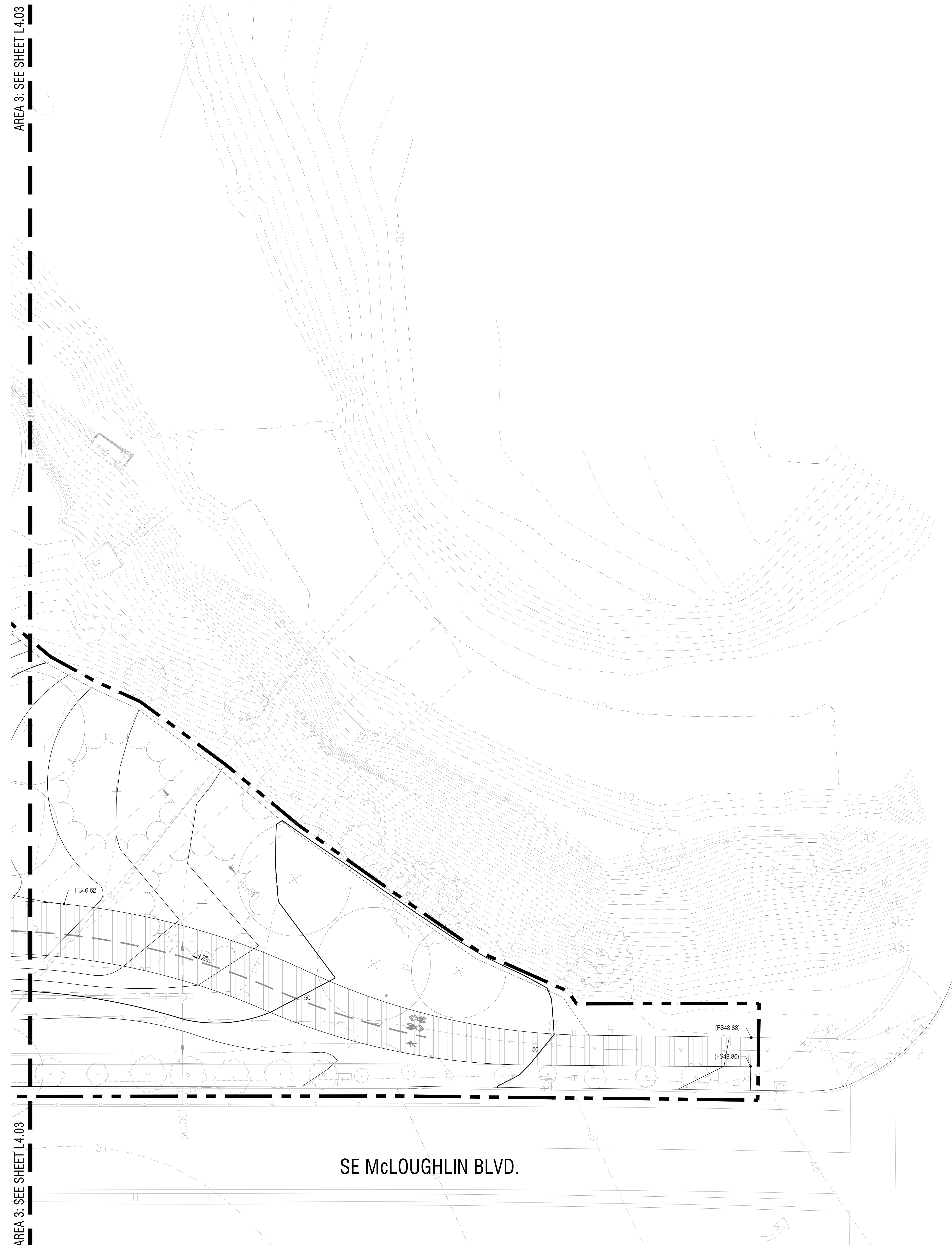
DRAWING SET SCALE: 1"=10' (FOR ALL DIMENSIONS UNLESS OTHERWISE NOTED)
 DATE: 03/25/2022
 DRAWN BY: JB

GRADING LEGEND

SYM.	DESCRIPTION
-46-	EXISTING INTERMEDIATE CONTOUR (1' INTERVAL)
-45-	EXISTING INDEX CONTOUR (5' INTERVAL)
-46-	PROPOSED INTERMEDIATE CONTOUR (1' INTERVAL)
-45-	PROPOSED INDEX CONTOUR (5' INTERVAL)
(45.48)	REFERENCED EXISTING SPOT ELEVATION, SEE SURVEY
<45.48>	REFERENCED PROPOSED SPOT ELEVATION, SEE CIVIL
45.48	PROPOSED SPOT ELEVATION
1.4%	GRADIENT AND DIRECTION OF SLOPE (ARROW POINTS DOWN)
•	DOT INDICATES TOP OF RAMP / STAIR NOSING, ARROWHEAD INDICATES BOTTOM OF RAMP / STAIR NOSING
AD	TOP OF AREA DRAIN (RIM)
BC	BOTTOM OF CURB
BS	BOTTOM OF STEP
BW	BOTTOM OF WALL AT ADJACENT FINISH GRADE / FINISH SURFACE
CB	TOP OF CATCH BASIN (RIM)
FFE	FINISH FLOOR ELEVATION
FG	FINISH GRADE
FS	FINISH SURFACE
IE	INVERT ELEVATION
TC	TOP OF CURB
TE	TOP OF EDGER
TS	TOP OF STEP
TW	TOP OF WALL
TYP	TYPICAL

GENERAL NOTES

1. VERIFY GRADIENTS AND SLOPES OF SLAB AND FINISH FLOOR ELEVATIONS PRIOR TO BEGINNING WORK.
2. NO PAVING OR HARDSCAPE CROSS-SLOPES SHALL EXCEED 2.0%.
3. IF CONFLICTS EXISTS BETWEEN CONTOUR LINES AND SPOT ELEVATION, SPOT ELEVATIONS TAKE PRECEDENCE.
4. STAIR RISER MINIMUM = 4" / STAIR RISER MAXIMUM = 7"
5. FOR WALL HEIGHTS EXCEEDING 4 FEET, REFER TO STRUCTURAL FOR WALL REINFORCING, FOOTING DIMENSIONS AND REINFORCING STEEL CONCRETE COVER REQUIREMENTS.



SE McLOUGHLIN BLVD.

AREA 3: SEE SHEET L4.03

AREA 3: SEE SHEET L4.03

NOT FOR CONSTRUCTION

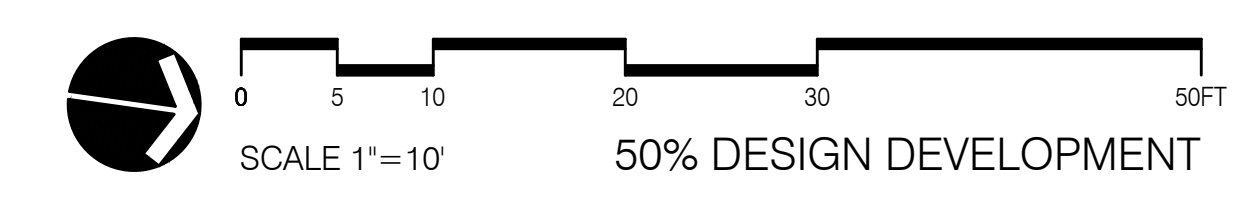
MILWAUKIE BAY PARK
 50% Design Development

DATE	DESCRIPTION	BY

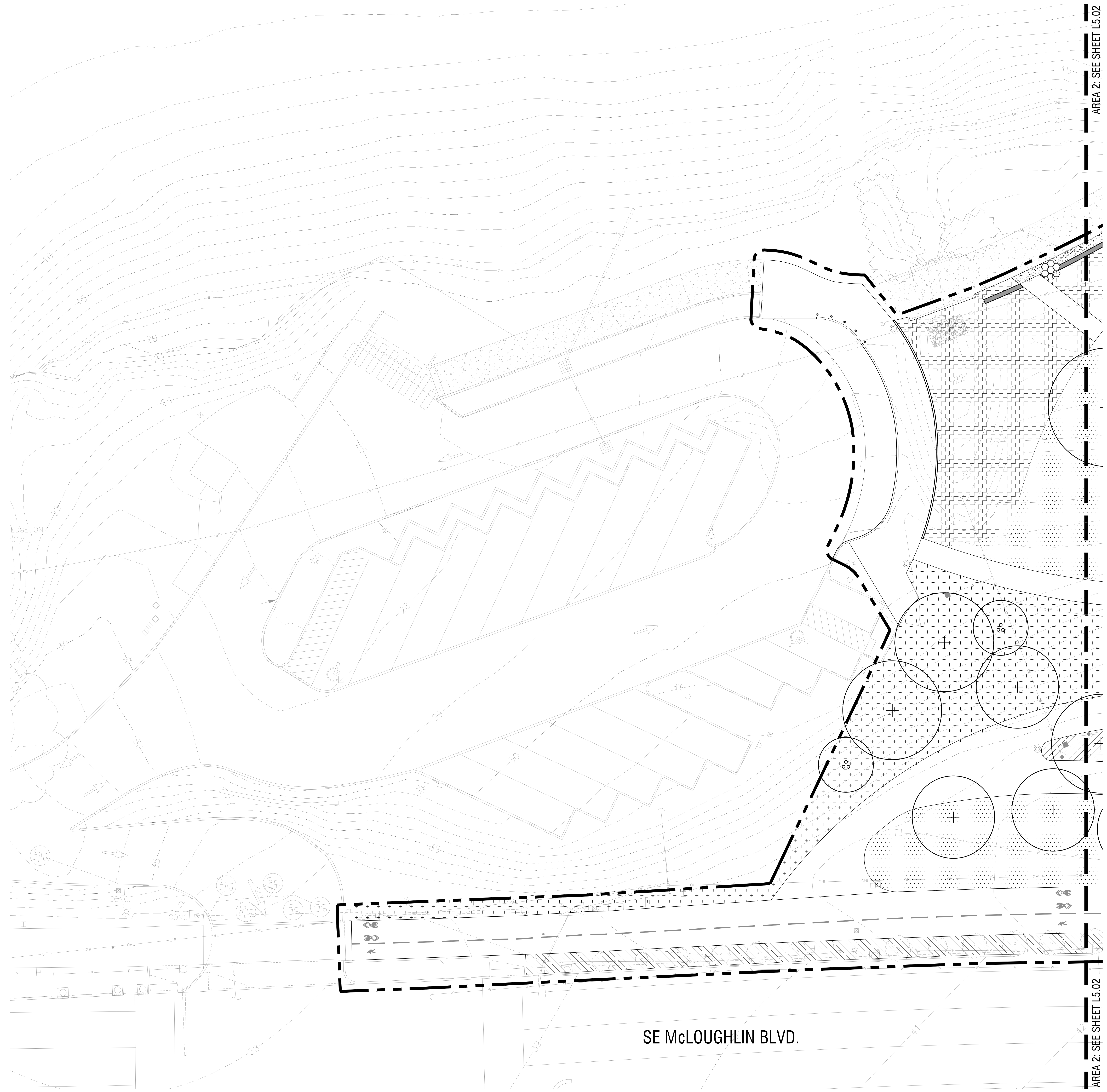
GRADING PLAN
 AREA 4

L4.04

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JB



FORMING SET SCALE
 ONE INCH = 10 FEET
 IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.



IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
SEEDED TURF IRRIGATION ROTOR HEADS		25,556
NATIVE SEED MIX IRRIGATION ROTOR HEADS		26,040
ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS		946
ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE		5,830 (TOTAL) 1,749 (30%)
UPLAND HABITAT PLANTING IRRIGATION SPRAY HEADS		28,640
LOWLAND/STORMWATER PLANTING IRRIGATION SPRAY HEADS		10,649

GENERAL NOTES

1. SEE PRICING NARRATIVE FOR MORE INFORMATION.



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MILWAUKIE BAY PARK
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11211 SE McLoughlin Blvd, Milwaukie, OR 97222
DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JB/CO

REVISIONS

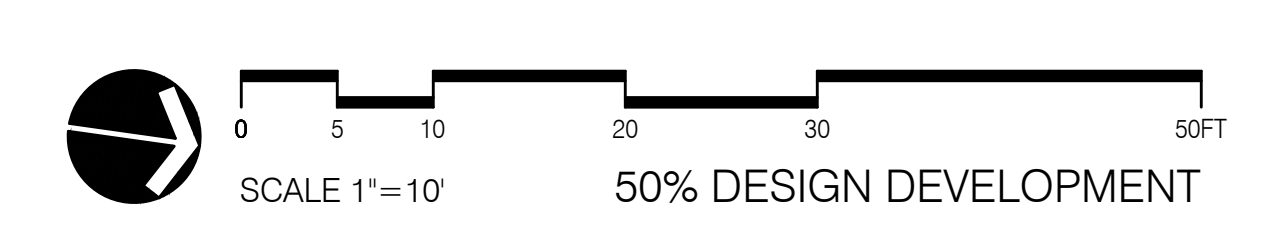
DATE	DESCRIPTION	BY

IRRIGATION PLAN
AREA 1

L5.01

DRAWING SET SCALE: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION



SE McLOUGHLIN BLVD.

AREA 2: SEE SHEET L5.02

AREA 2: SEE SHEET L5.02

AREA 1: SEE SHEET L5.01

AREA 3: SEE SHEET L5.03

AREA 1: SEE SHEET L5.01

AREA 3: SEE SHEET L5.03

NOT FOR CONSTRUCTION

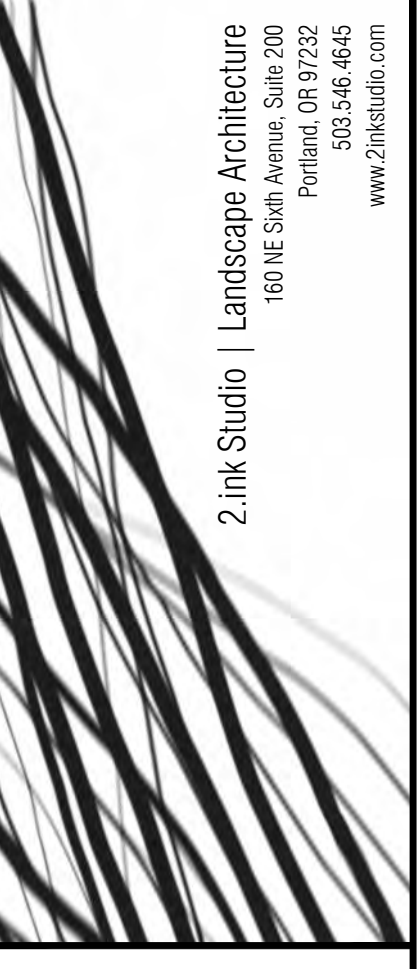
SE McLOUGHLIN BLVD.

IRRIGATION SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SQ. FT.
	SEEDED TURF IRRIGATION ROTOR HEADS	25,556
+++++	NATIVE SEED MIX IRRIGATION ROTOR HEADS	26,040
	ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS	946
	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE	5,830 (TOTAL) 1,749 (30%)
	UPLAND HABITAT PLANTING IRRIGATION SPRAY HEADS	28,640
	LOWLAND/STORMWATER PLANTING IRRIGATION SPRAY HEADS	10,649

GENERAL NOTES

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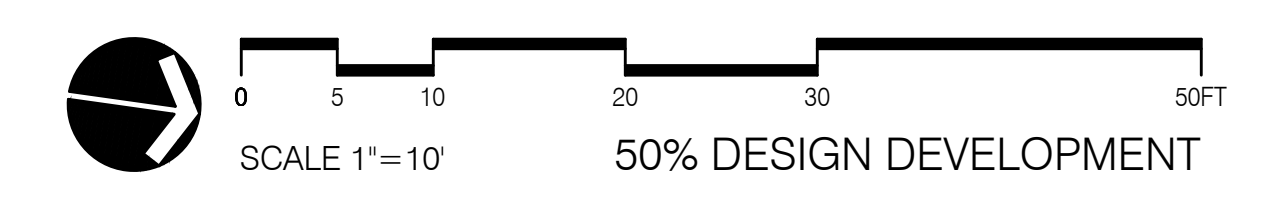
DATE: 03/25/2022

SCALE: AS NOTED

DRAWN BY: JB/CO

REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION PLAN
AREA 2



L5.02

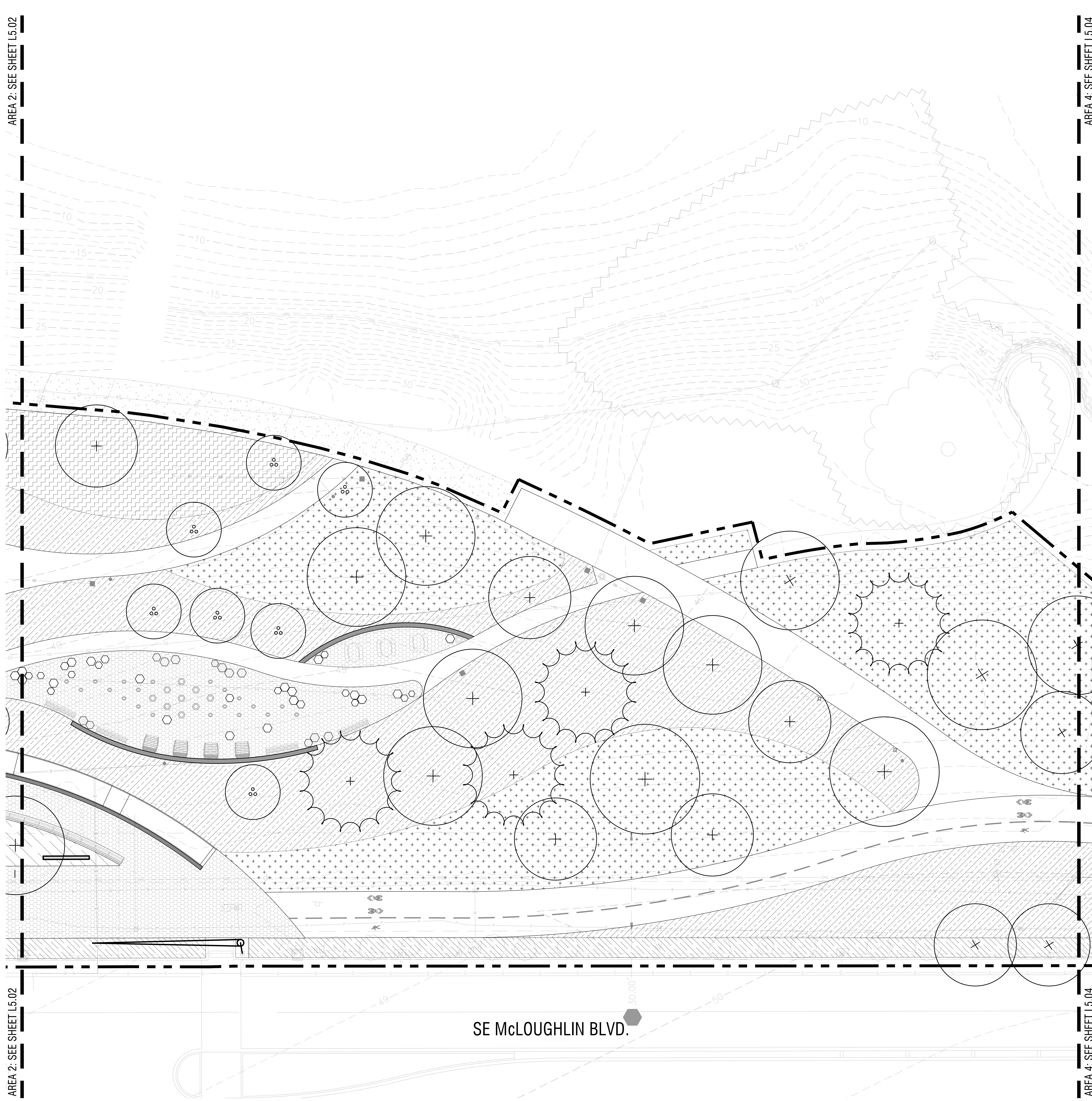
AREA 2: SEE SHEET L5.02

AREA 4: SEE SHEET L5.04

AREA 2: SEE SHEET L5.02

AREA 4: SEE SHEET L5.04

NOT FOR CONSTRUCTION



IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
SEEDED TURF IRRIGATION ROTOR HEADS		25,556
NATIVE SEED MIX IRRIGATION ROTOR HEADS		26,040
ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS		946
ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE		5,830 (TOTAL) 1,749 (30%)
UPLAND HABITAT PLANTING IRRIGATION SPRAY HEADS		28,640
LOWLAND/STORMWATER PLANTING IRRIGATION SPRAY HEADS		10,649

GENERAL NOTES

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MILWAUKIE BAY PARK

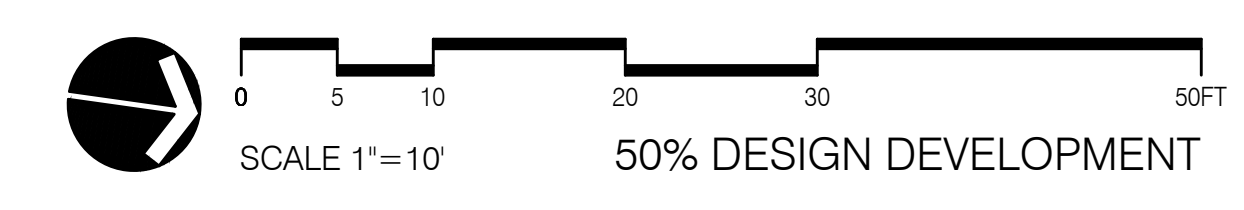
50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JBEO

REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION PLAN AREA 3

L5.03

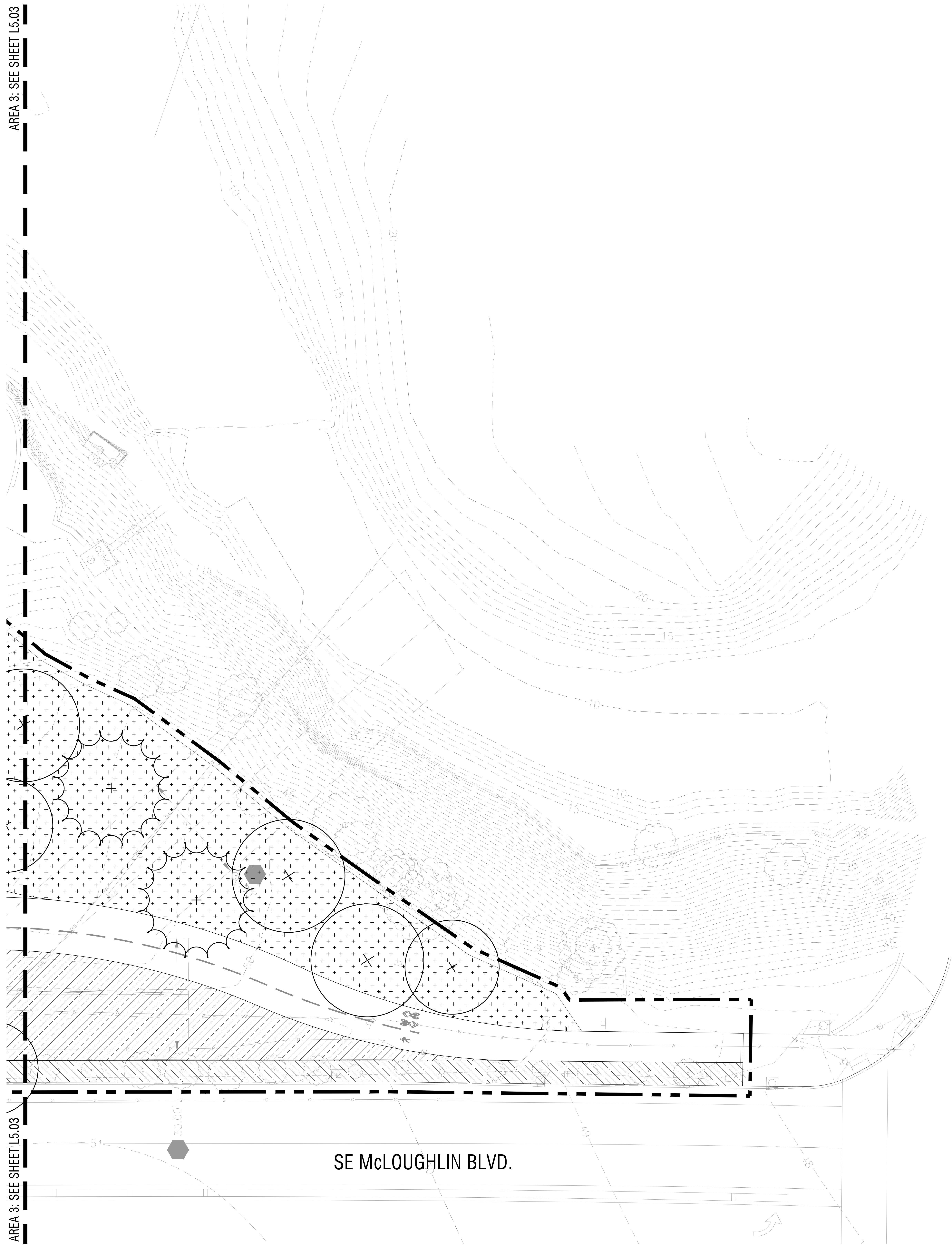


1. DRAWING SET SCALE: 1"=10'-0" (IF THIS BAR DOES NOT MEASURE 1"=10' IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.)

AREA 3: SEE SHEET L5.03

AREA 3: SEE SHEET L5.03

NOT FOR CONSTRUCTION



IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
[Symbol]	SEEDED TURF IRRIGATION ROTOR HEADS	25,556
[Symbol]	NATIVE SEED MIX IRRIGATION ROTOR HEADS	26,040
[Symbol]	ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS	946
[Symbol]	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE	5,830 (TOTAL) 1,749 (30%)
[Symbol]	UPLAND HABITAT PLANTING IRRIGATION SPRAY HEADS	28,640
[Symbol]	LOWLAND/STORMWATER PLANTING IRRIGATION SPRAY HEADS	10,649

GENERAL NOTES

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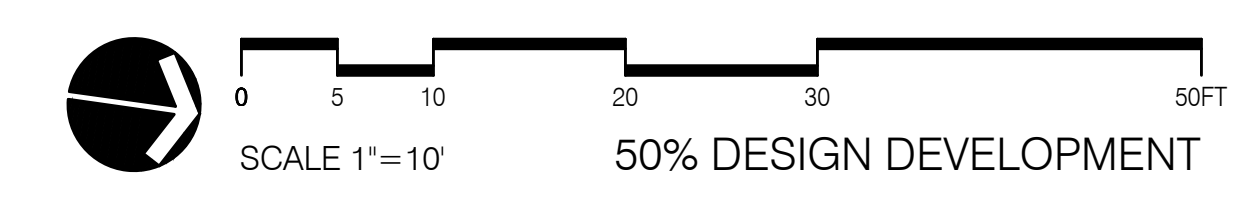
MILWAUKIE BAY PARK
50% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
DATE: 03/25/2022 SCALE: AS NOTED
DRAWN BY: JBCC

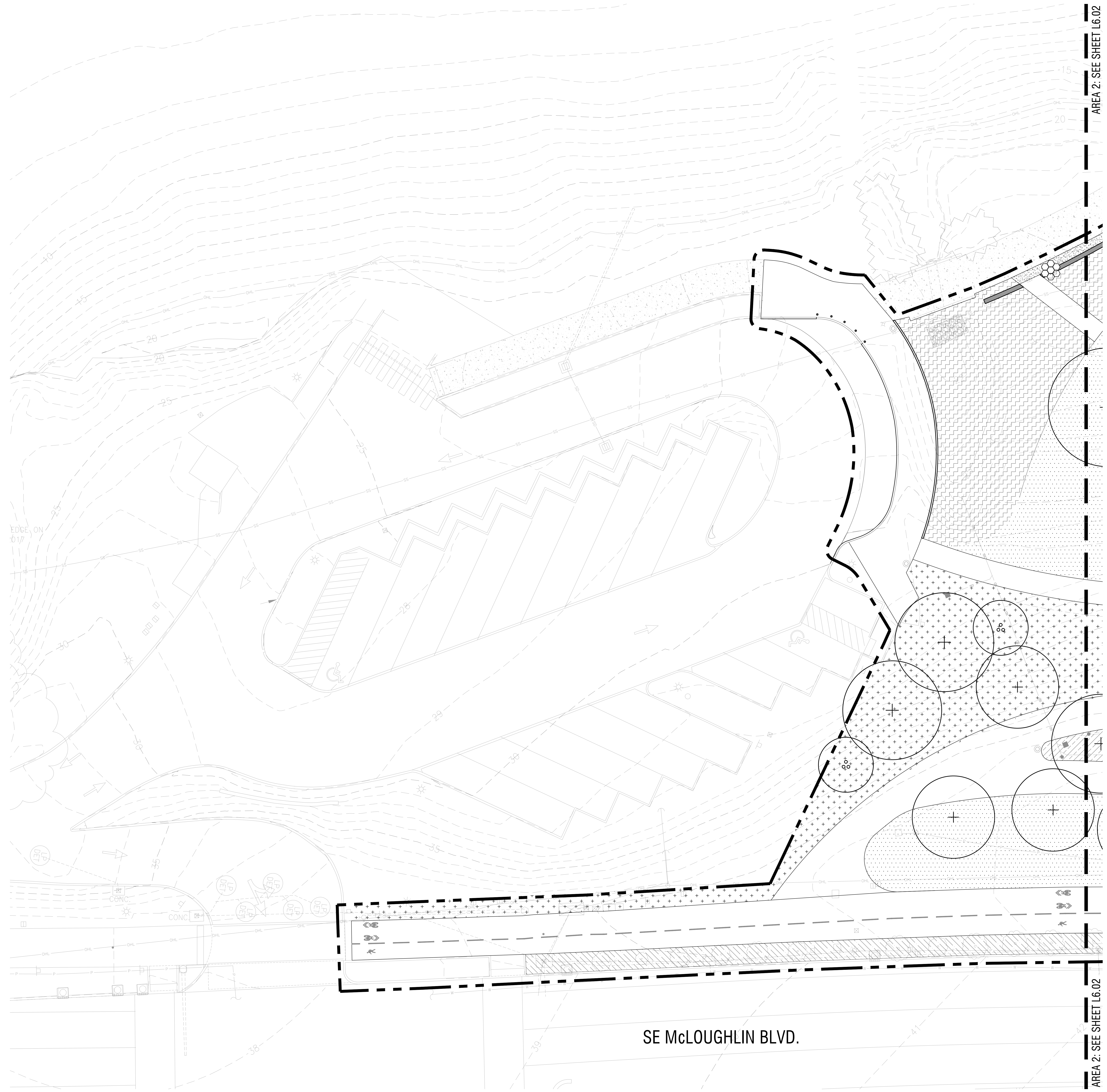
REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION PLAN
AREA 4

L5.04



DRAWING SET SCALE: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

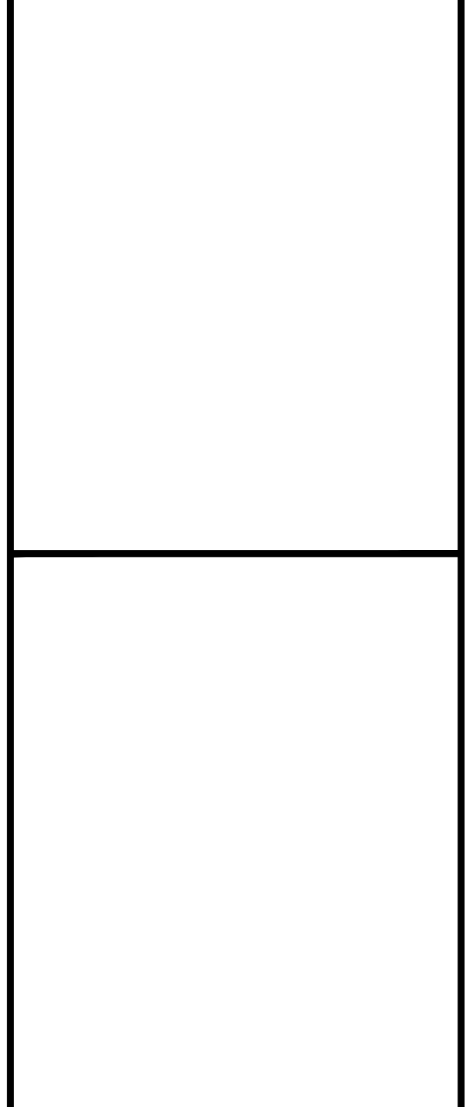


PLANTING SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SQ. FT.
[Symbol]	SEEDED TURF	25,556
[Symbol]	NATIVE SEED MIX	26,040
[Symbol]	ORNAMENTAL PLANTING	946
[Symbol]	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS	5,830 (TOTAL) 1,749 (30%)
[Symbol]	UPLAND HABITAT PLANTING	28,640
[Symbol]	LOWLAND/STORMWATER PLANTING	10,649

GENERAL NOTES

1. SEE PRICING NARRATIVE FOR MORE INFORMATION.



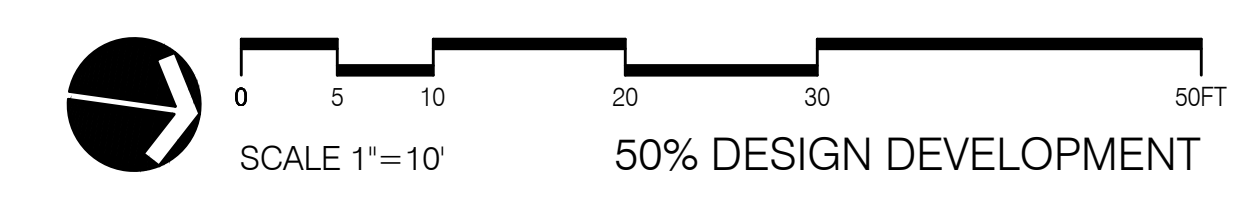
MILWAUKIE BAY PARK
 50% Design Development
 11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW/JB
 www.zinkstudio.com

REVISIONS		
DATE	DESCRIPTION	BY

PLANTING PLAN
AREA 1

DRAWING SET SCALE: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION



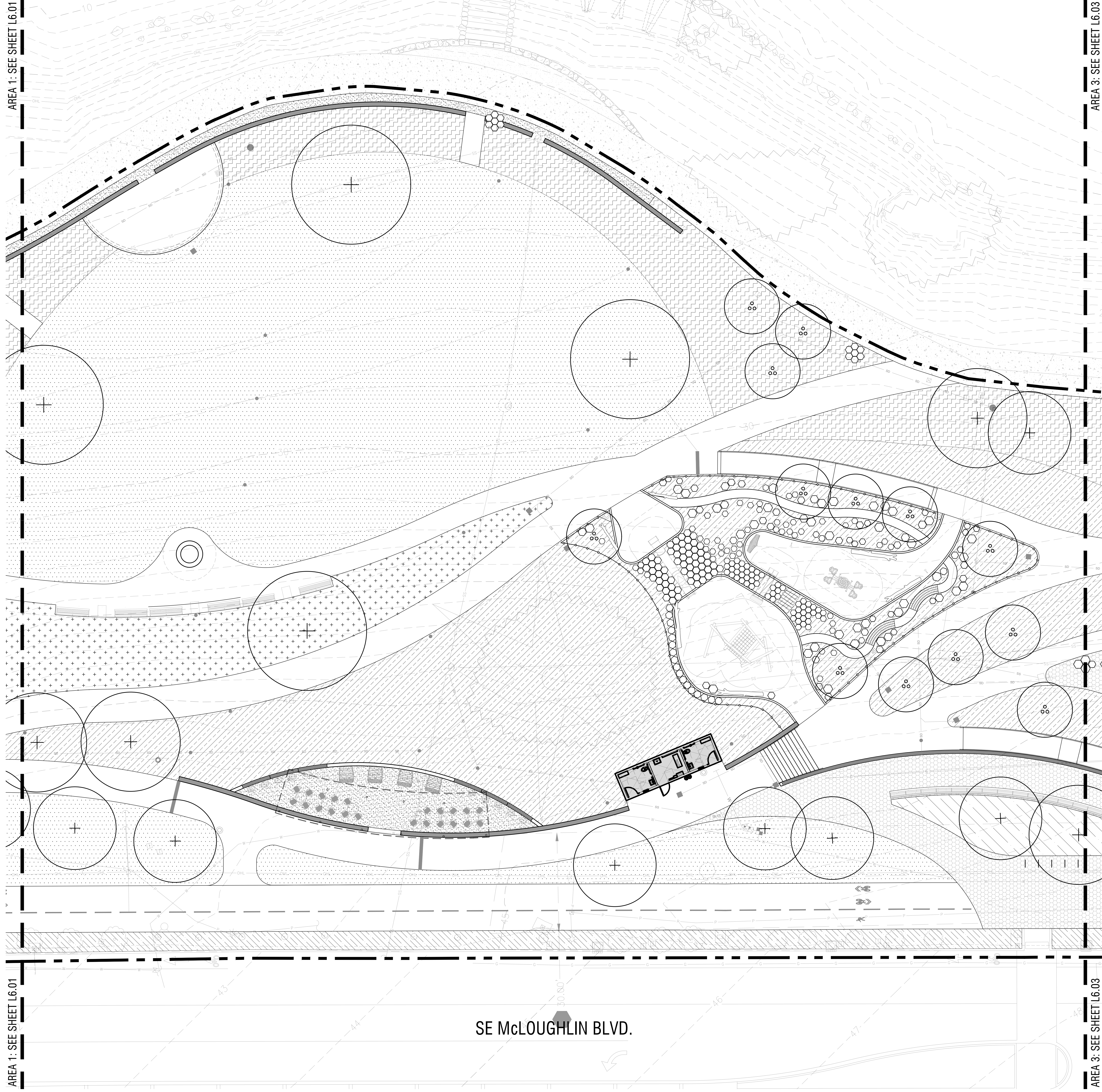
L6.01

AREA 1: SEE SHEET L6.01

AREA 3: SEE SHEET L6.03

AREA 1: SEE SHEET L6.01

AREA 3: SEE SHEET L6.03

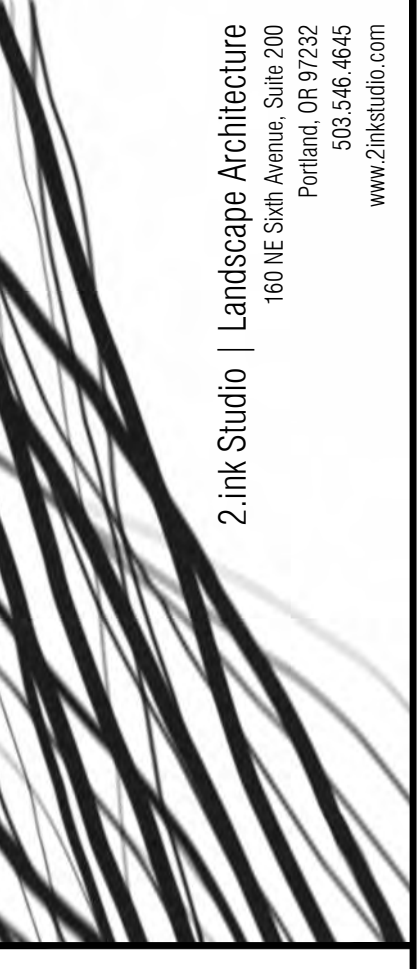


PLANTING SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SQ. FT.
[Dotted Pattern]	SEEDDED TURF	25,556
[Cross-hatched Pattern]	NATIVE SEED MIX	26,040
[Diagonal Line Pattern]	ORNAMENTAL PLANTING	946
[Diagonal Line Pattern]	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS	5,830 (TOTAL) 1,749 (30%)
[Horizontal Line Pattern]	UPLAND HABITAT PLANTING	28,640
[Horizontal Line Pattern]	LOWLAND/STORMWATER PLANTING	10,649

GENERAL NOTES

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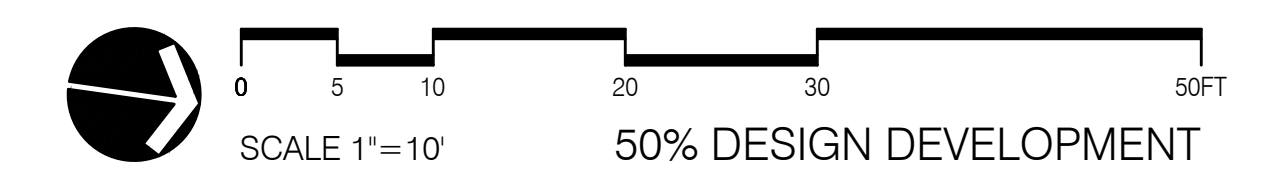
11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW/JB

REVISIONS		
DATE	DESCRIPTION	BY

PLANTING PLAN
 AREA 2

L6.02

NOT FOR CONSTRUCTION



DRAWING SET SCALE: 1"=10'
 IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

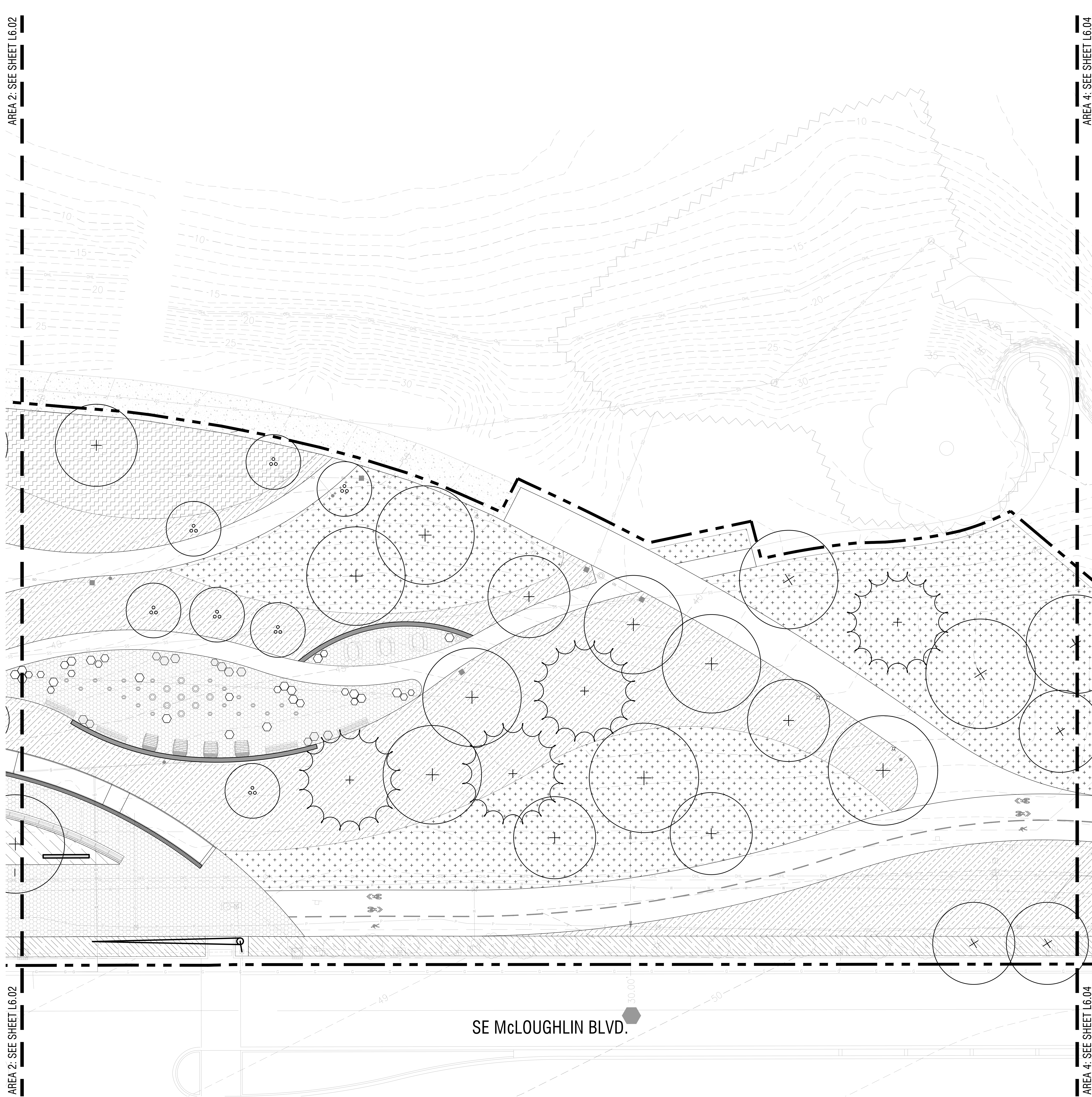
AREA 2: SEE SHEET L6.02

AREA 4: SEE SHEET L6.04

AREA 2: SEE SHEET L6.02

AREA 4: SEE SHEET L6.04

NOT FOR CONSTRUCTION

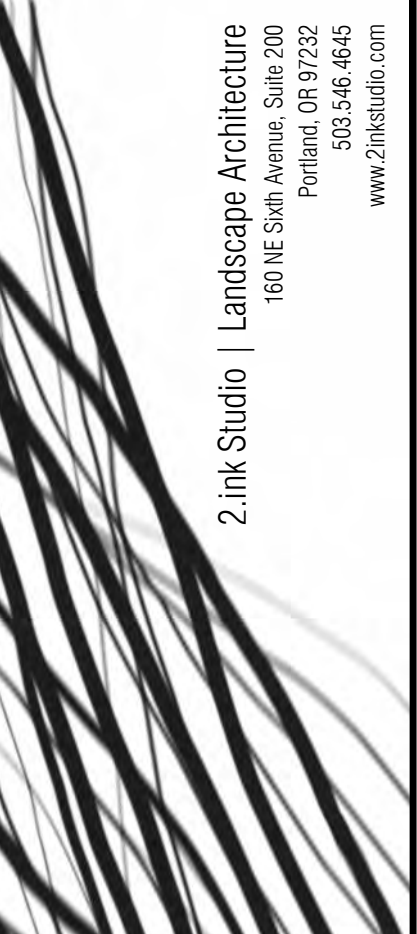


PLANTING SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SQ. FT.
[Symbol]	SEEDED TURF	25,556
[Symbol]	NATIVE SEED MIX	26,040
[Symbol]	ORNAMENTAL PLANTING	946
[Symbol]	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS	5,830 (TOTAL) 1,749 (30%)
[Symbol]	UPLAND HABITAT PLANTING	28,640
[Symbol]	LOWLAND/STORMWATER PLANTING	10,649

GENERAL NOTES

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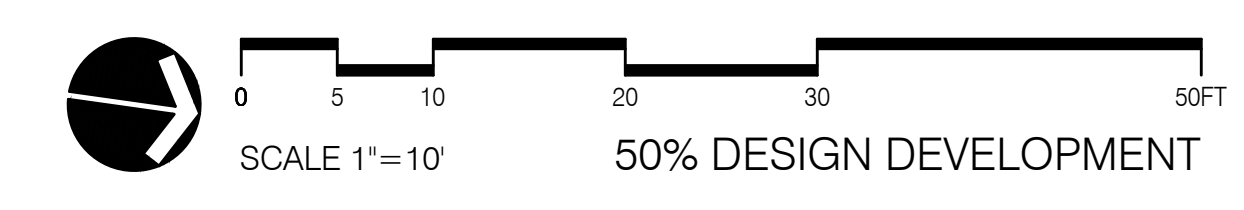
MILWAUKIE BAY PARK
50% Design Development

REVISIONS

DATE	DESCRIPTION	BY

PLANTING PLAN
AREA 3

L6.03



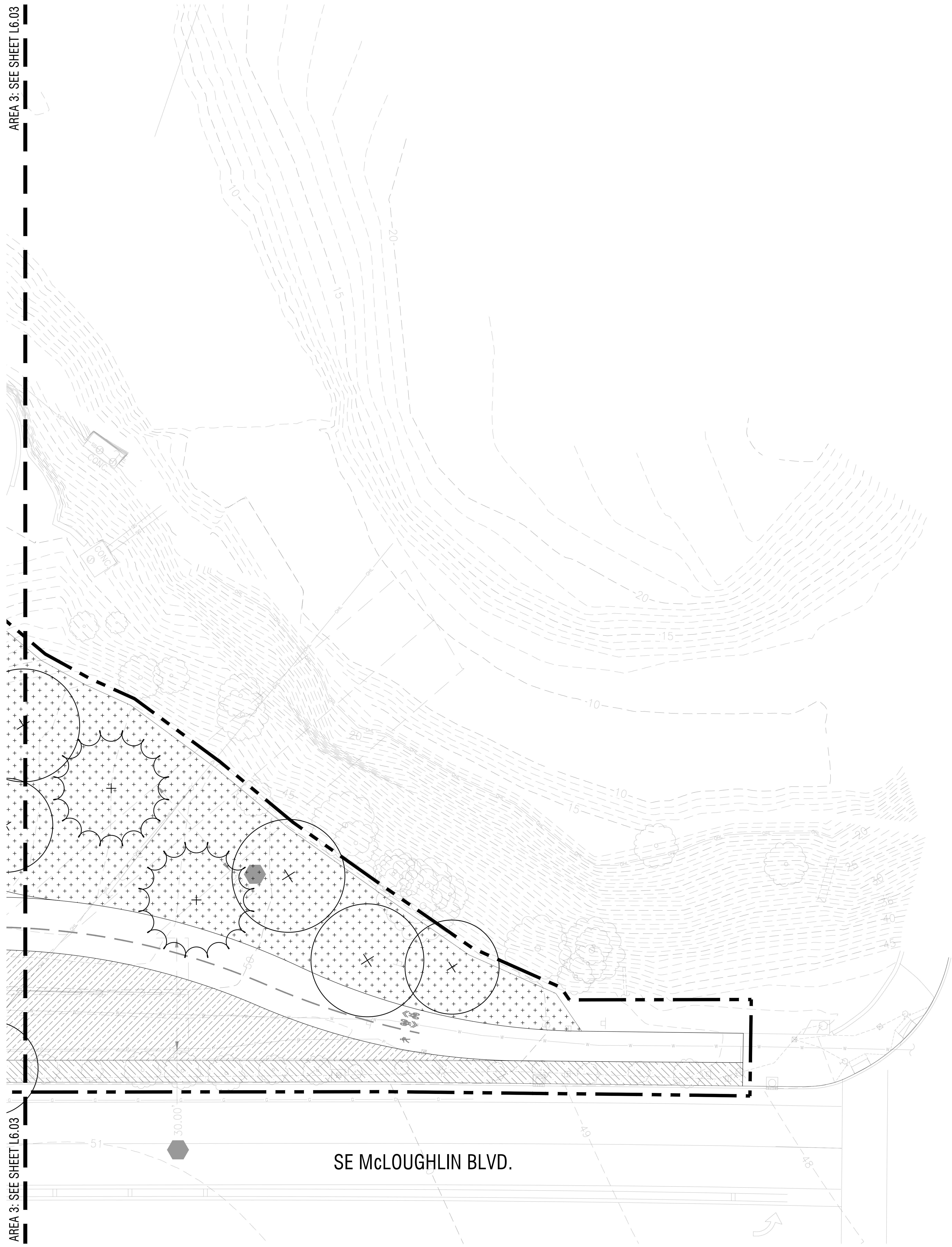
DRAWING SET SCALE: 1"=10'
 DATE: 03/25/2022
 IF THIS BAR DOES NOT MEASURE 1"=10" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW/JB

AREA 3: SEE SHEET L6.03

AREA 3: SEE SHEET L6.03

NOT FOR CONSTRUCTION

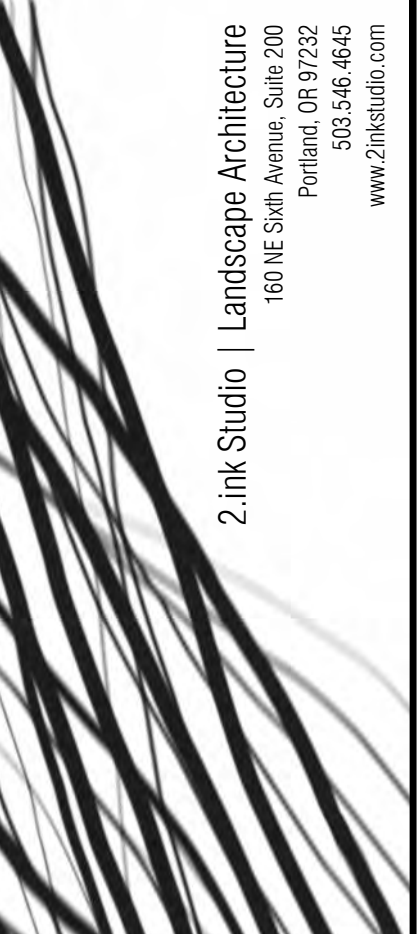


PLANTING SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SQ. FT.
[Grid Pattern]	SEEDED TURF	25,556
[Small Cross Pattern]	NATIVE SEED MIX	26,040
[Large Cross Pattern]	ORNAMENTAL PLANTING	946
[Diagonal Line Pattern]	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS	5,830 (TOTAL) 1,749 (30%)
[Horizontal Line Pattern]	UPLAND HABITAT PLANTING	28,640
[Vertical Line Pattern]	LOWLAND/STORMWATER PLANTING	10,649

GENERAL NOTES

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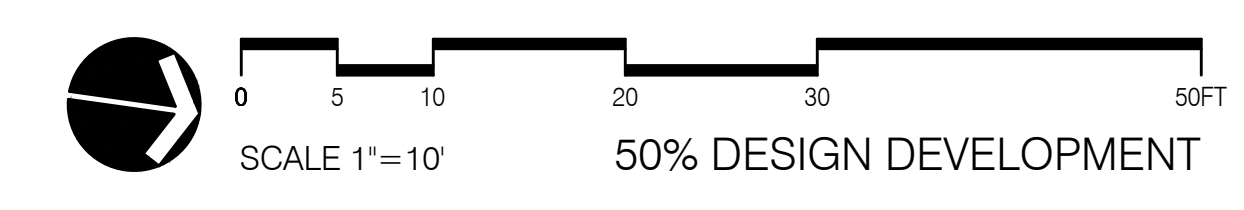
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REVISIONS

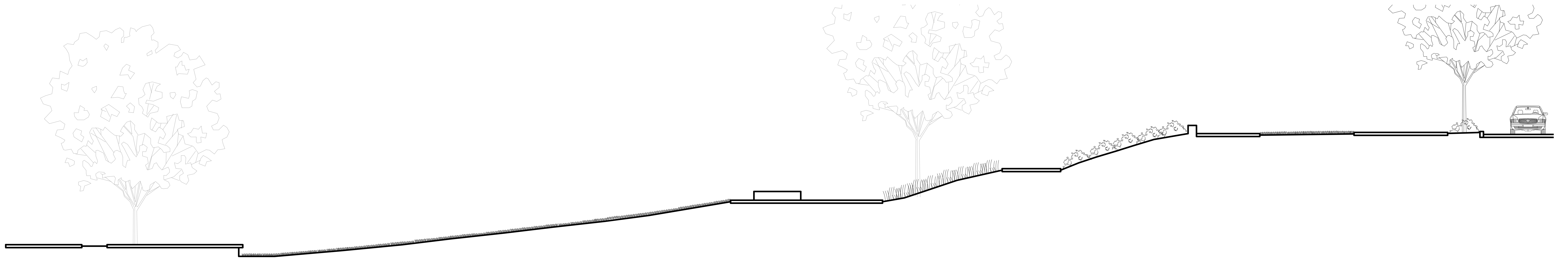
DATE	DESCRIPTION	BY

PLANTING PLAN
AREA 4

L6.04



11211 SE McLoughlin Blvd, Milwaukie, OR 97222
DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: JMW/JB



1/8" = 1'-0"

Section 'A'
section 01



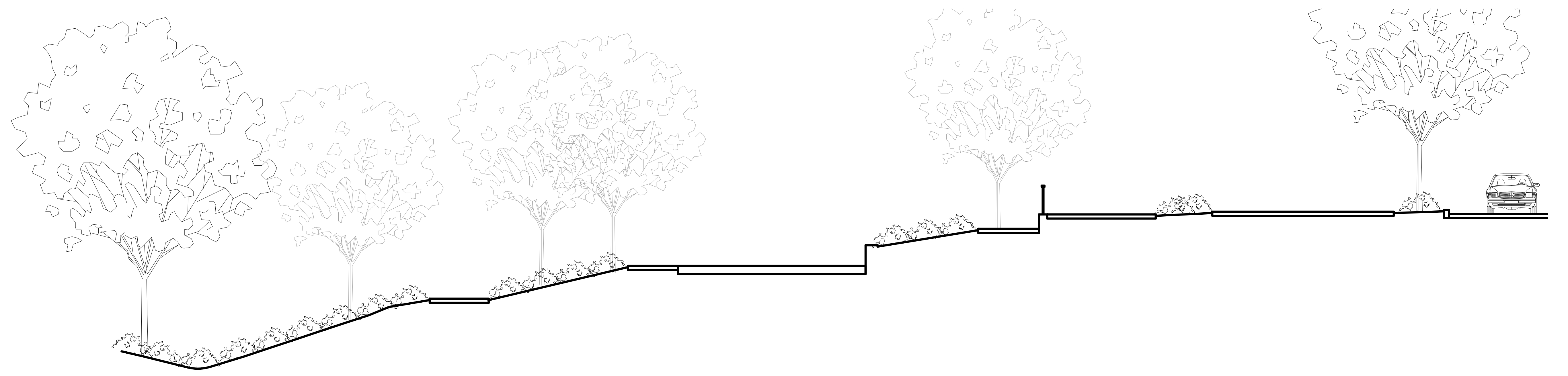
1/8" = 1'-0"

Section 'B'
section 02



1/8" = 1'-0"

Section 'C'
section 03



1/8" = 1'-0"

Section 'D'
section 04

NOT FOR CONSTRUCTION

MILWAUKIE BAY PARK

50% Design Development

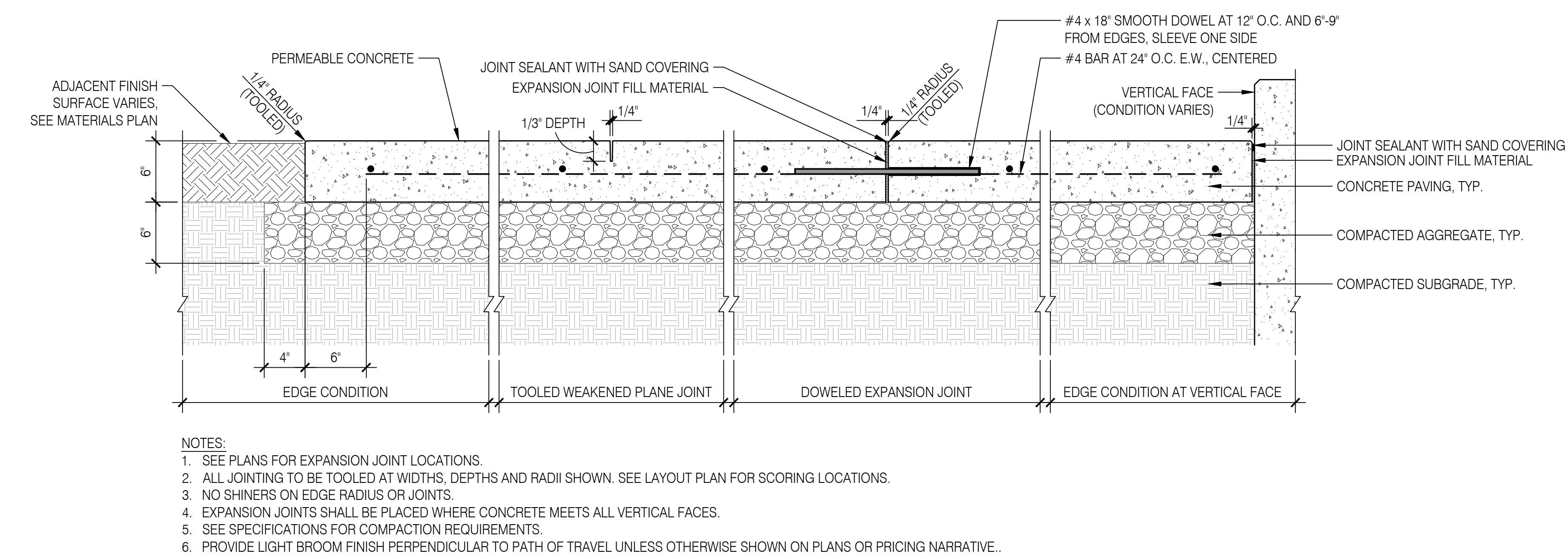
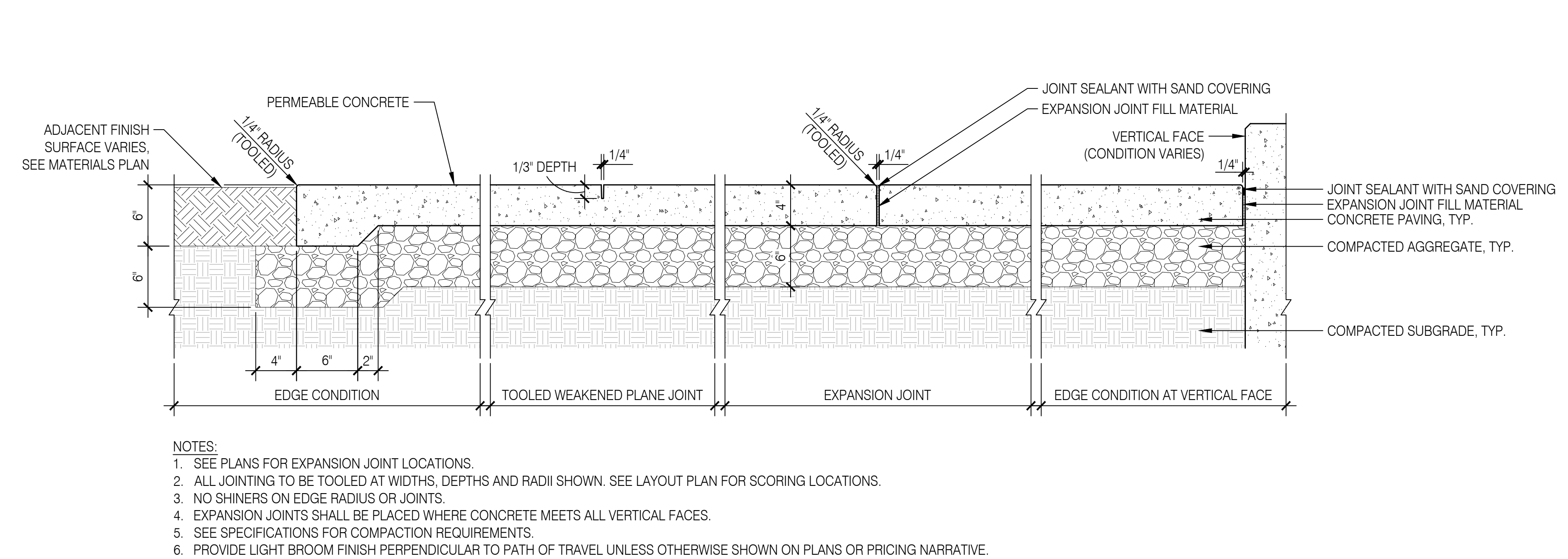
11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: COUWUB

REVISIONS		
DATE	DESCRIPTION	BY

SITE SECTIONS

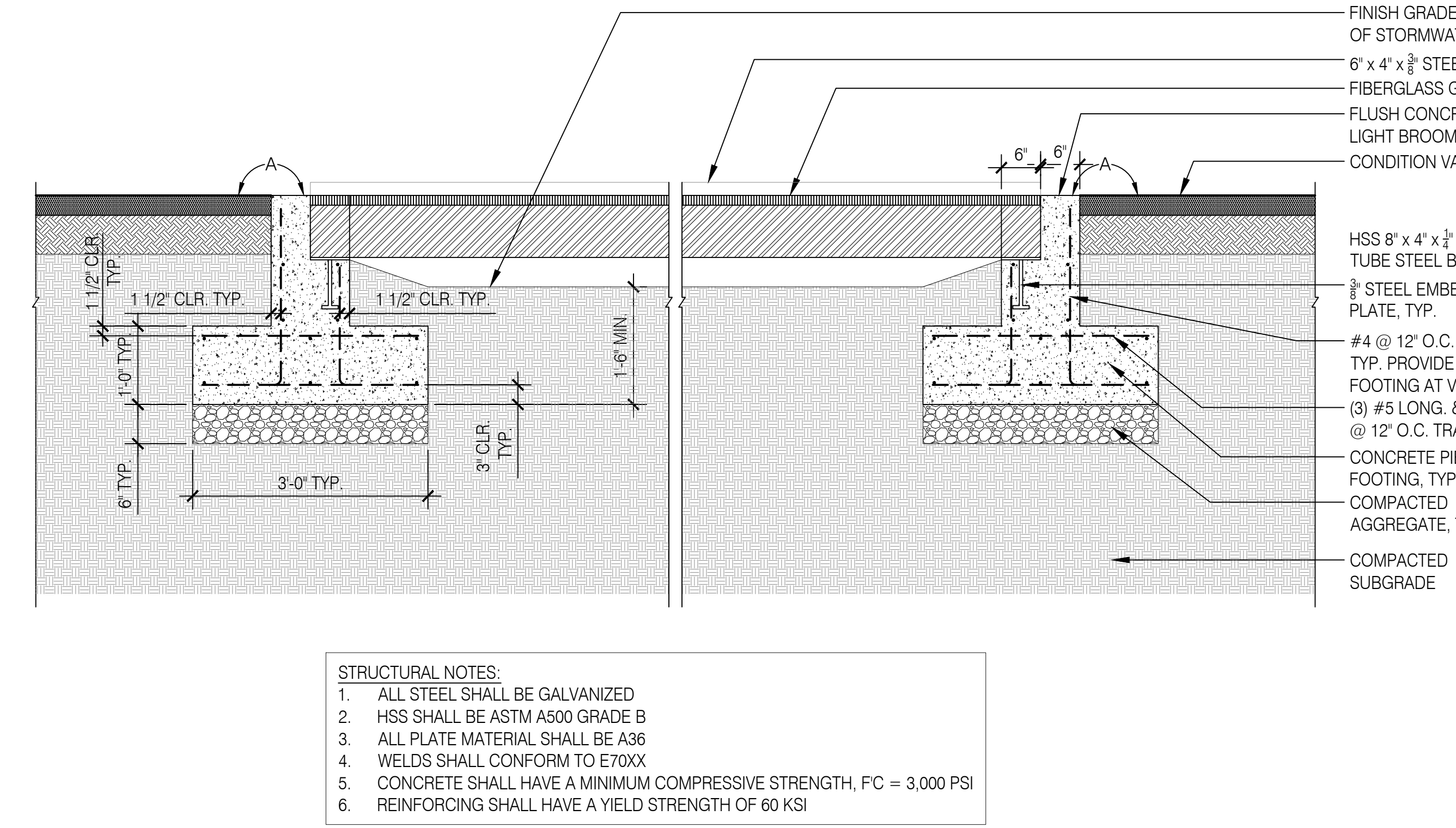
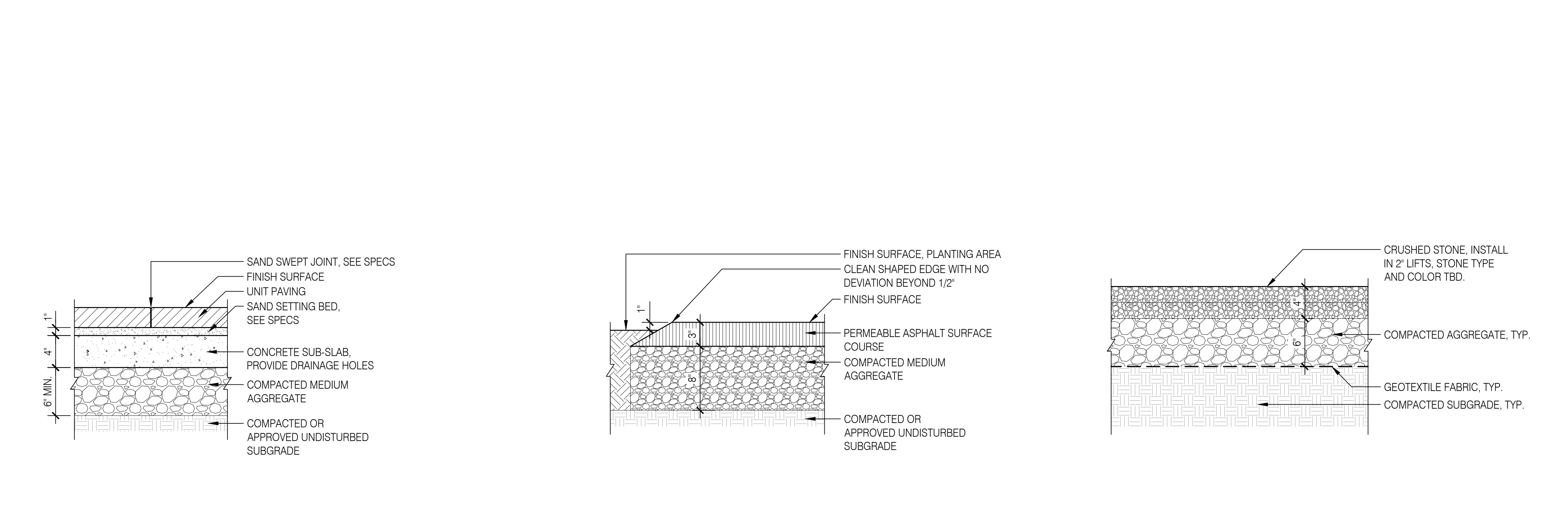
L7.00

DRAWING SET SCALE: 1/8" = 1'-0" IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.
 ONE SET: 1/8" = 1'-0" IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.



1-1/2"=1'-0" Concrete Paving - Pedestrian 01 section

1-1/2"=1'-0" Concrete Paving - Vehicular 02 section

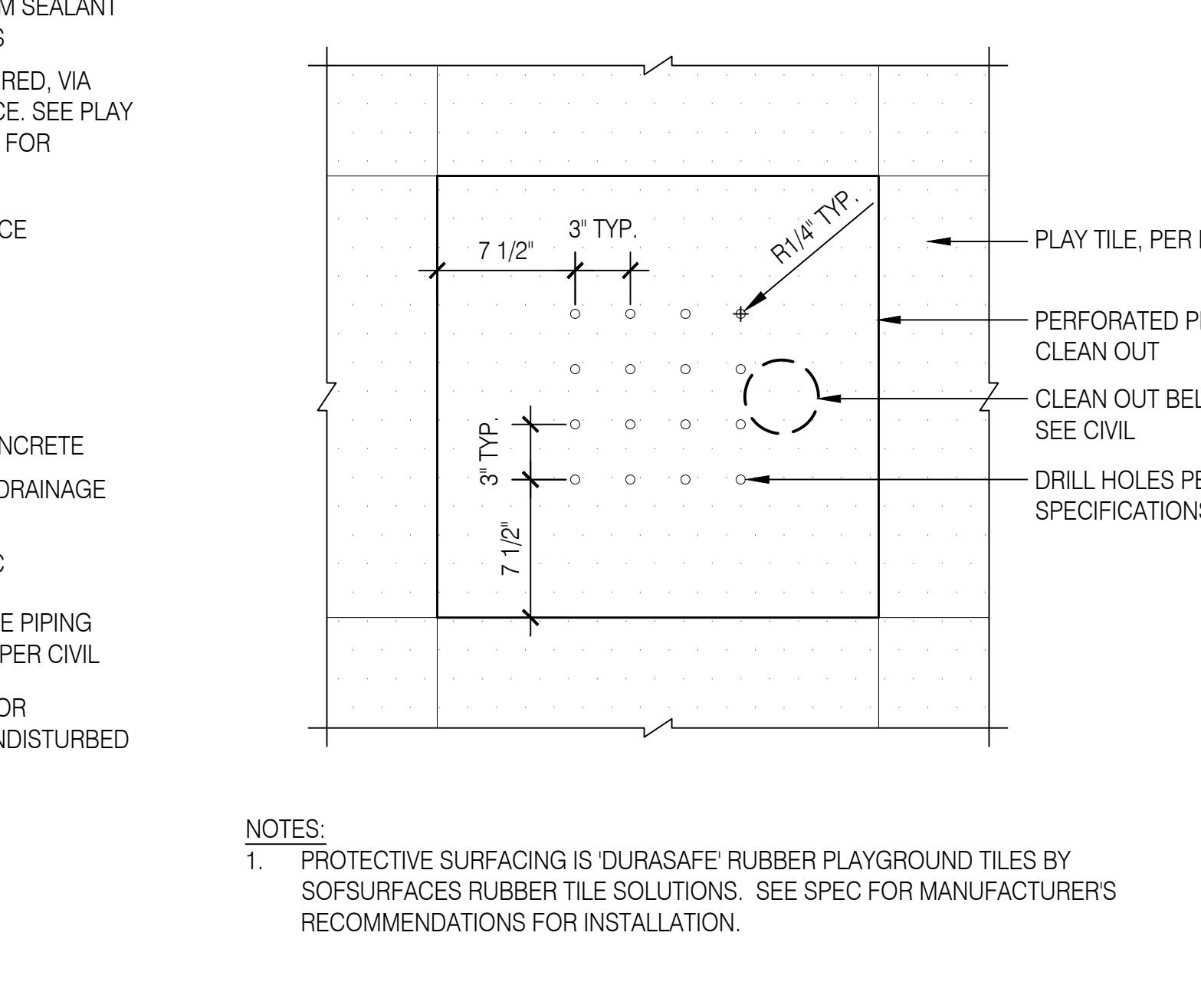
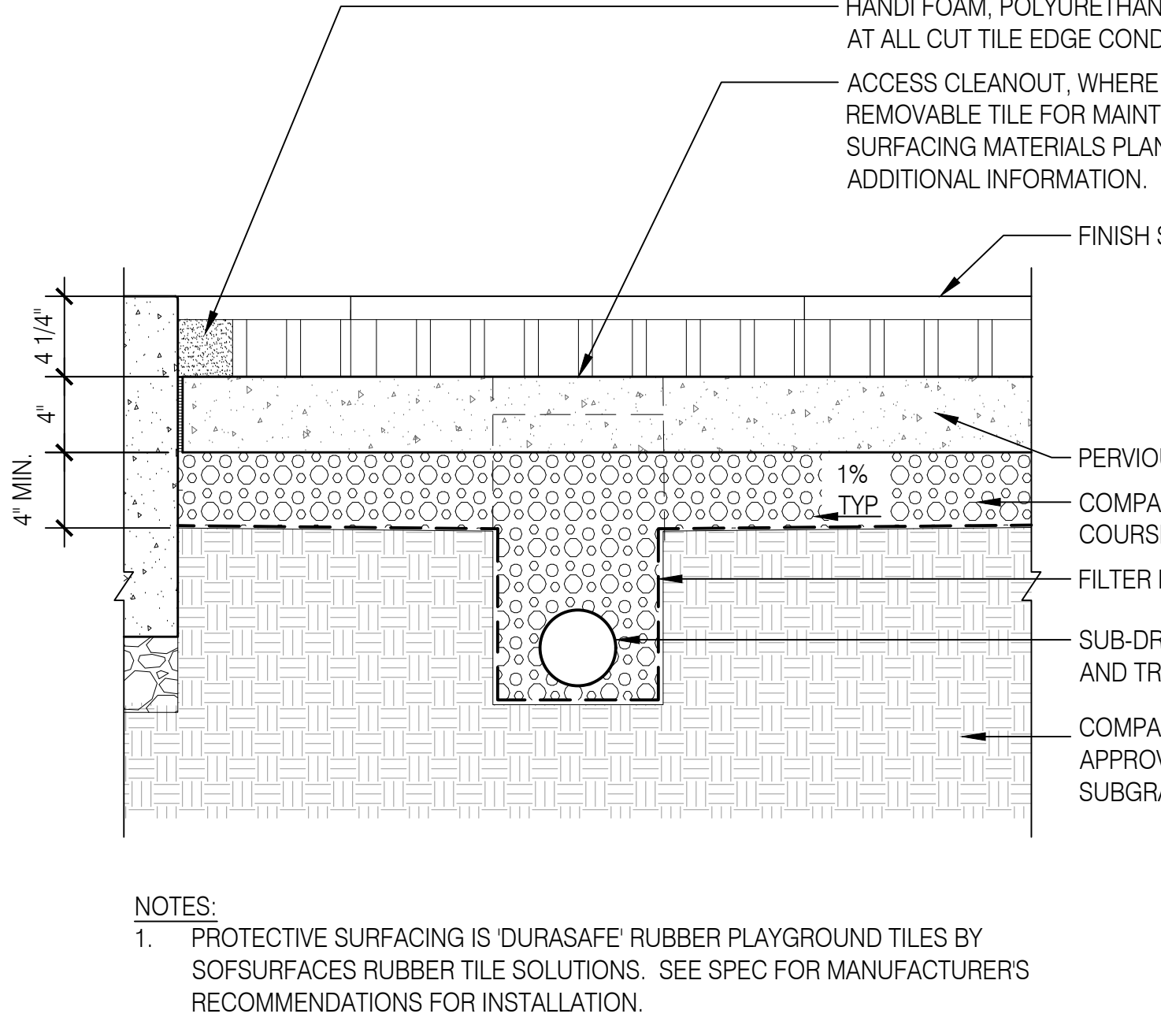
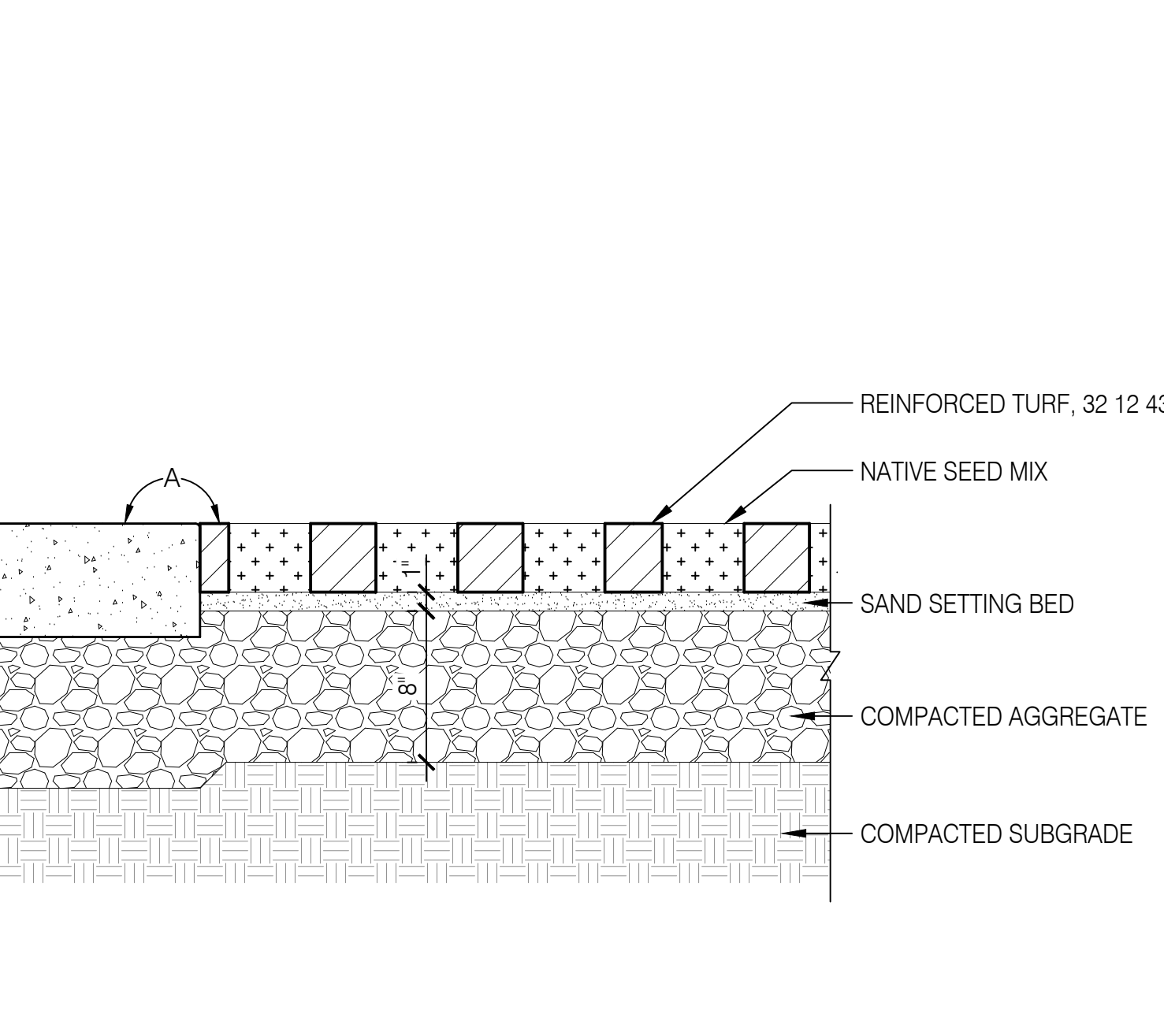


1-1/2"=1'-0" Concrete Unit Pavers 03 section

1-1/2"=1'-0" Asphaltic Concrete Paving 04 section

1-1/2"=1'-0" Gravel Paving 05 section

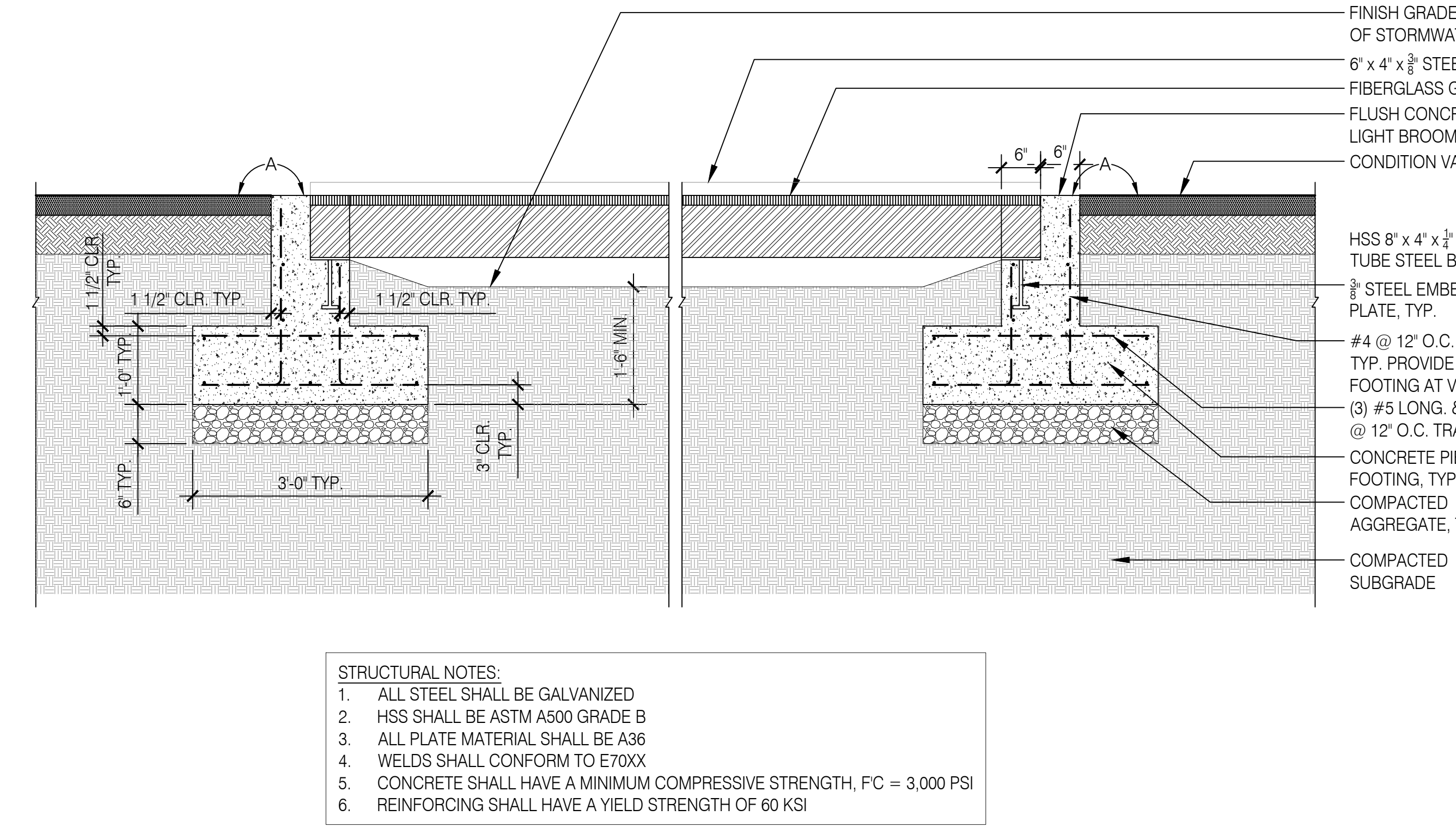
1-1/2"=1'-0" Pedestrian Bridge Over Bioswale 06 section



1-1/2"=1'-0" Reinforced Turf Paving 07 section

1-1/2"=1'-0" Play Surfacing - Tiles - 8' Fall Zone 08 section

1-1/2"=1'-0" Play Surfacing - Clean Out Access Tile 09 section



1-1/2"=1'-0" Pedestrian Bridge Over Bioswale 06 section

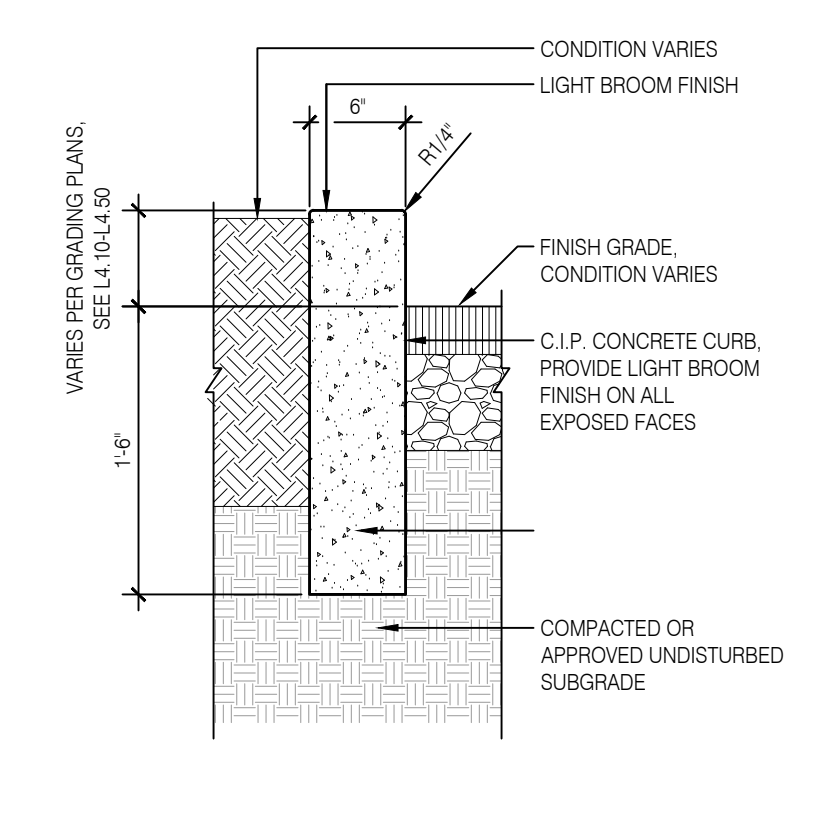
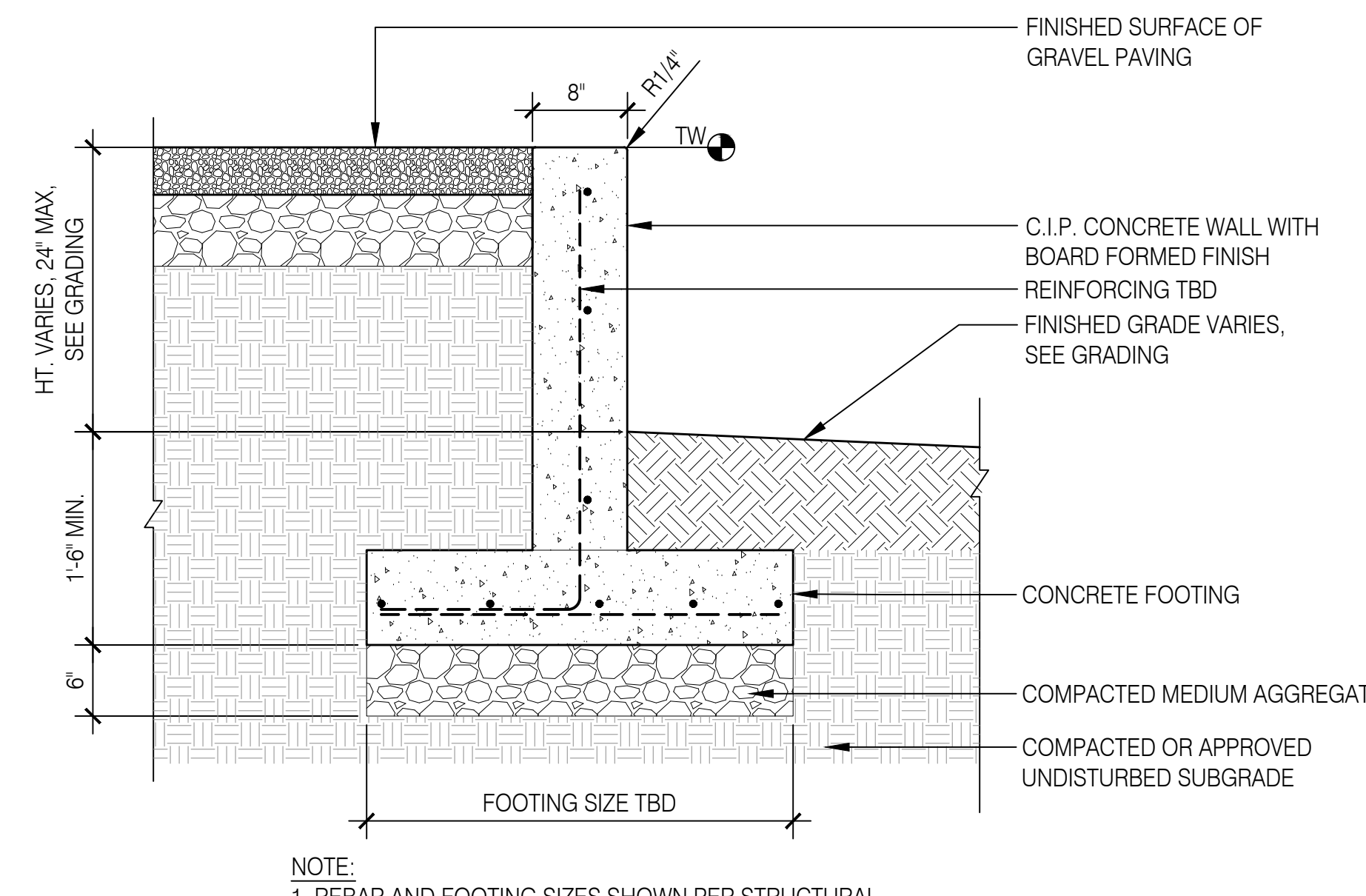
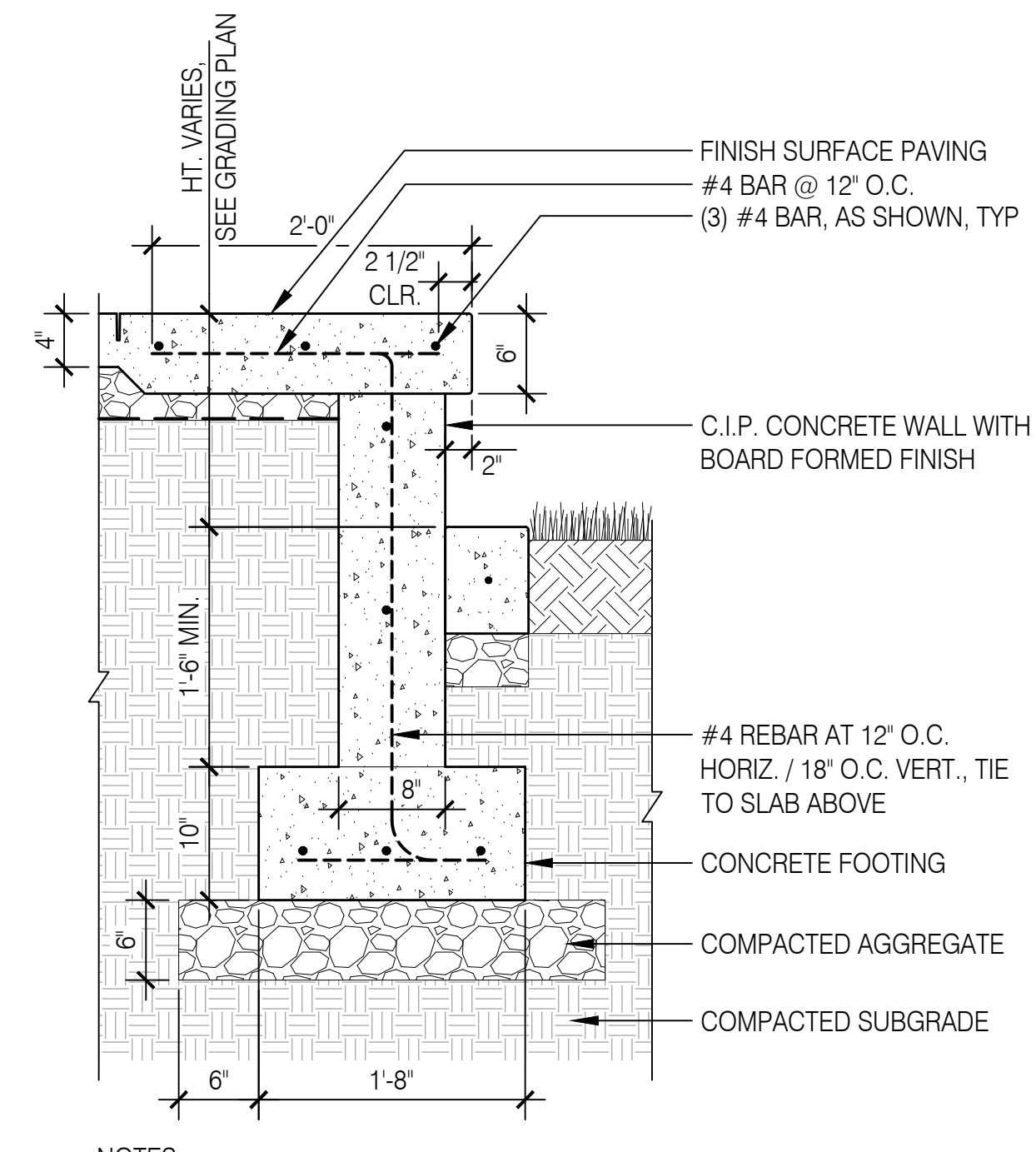
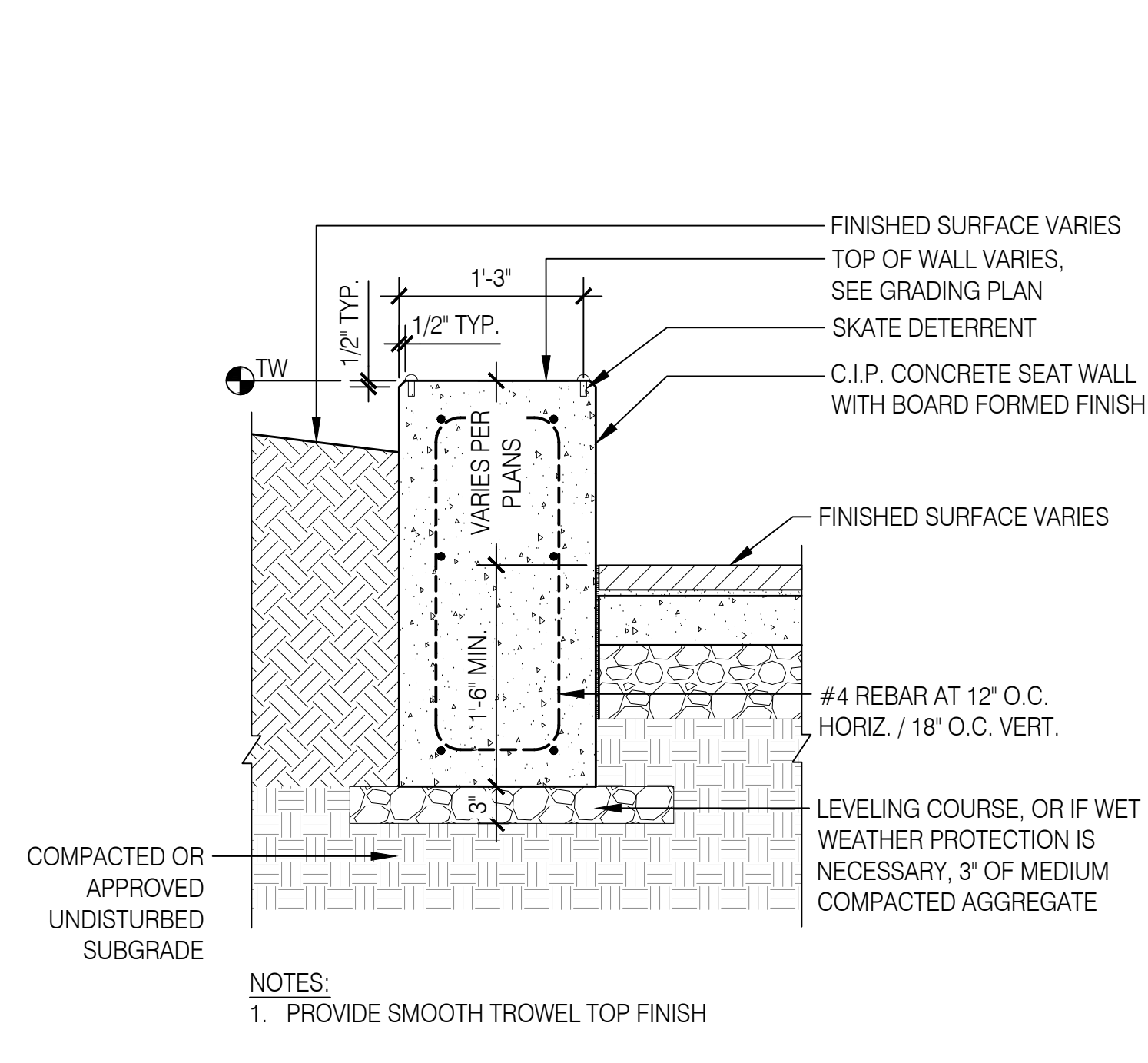
DATE	DESCRIPTION	BY

HARDSCAPE AND PAVING DETAILS

L7.20

ONE INCH = 12 FEET UNLESS OTHERWISE NOTED. SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION

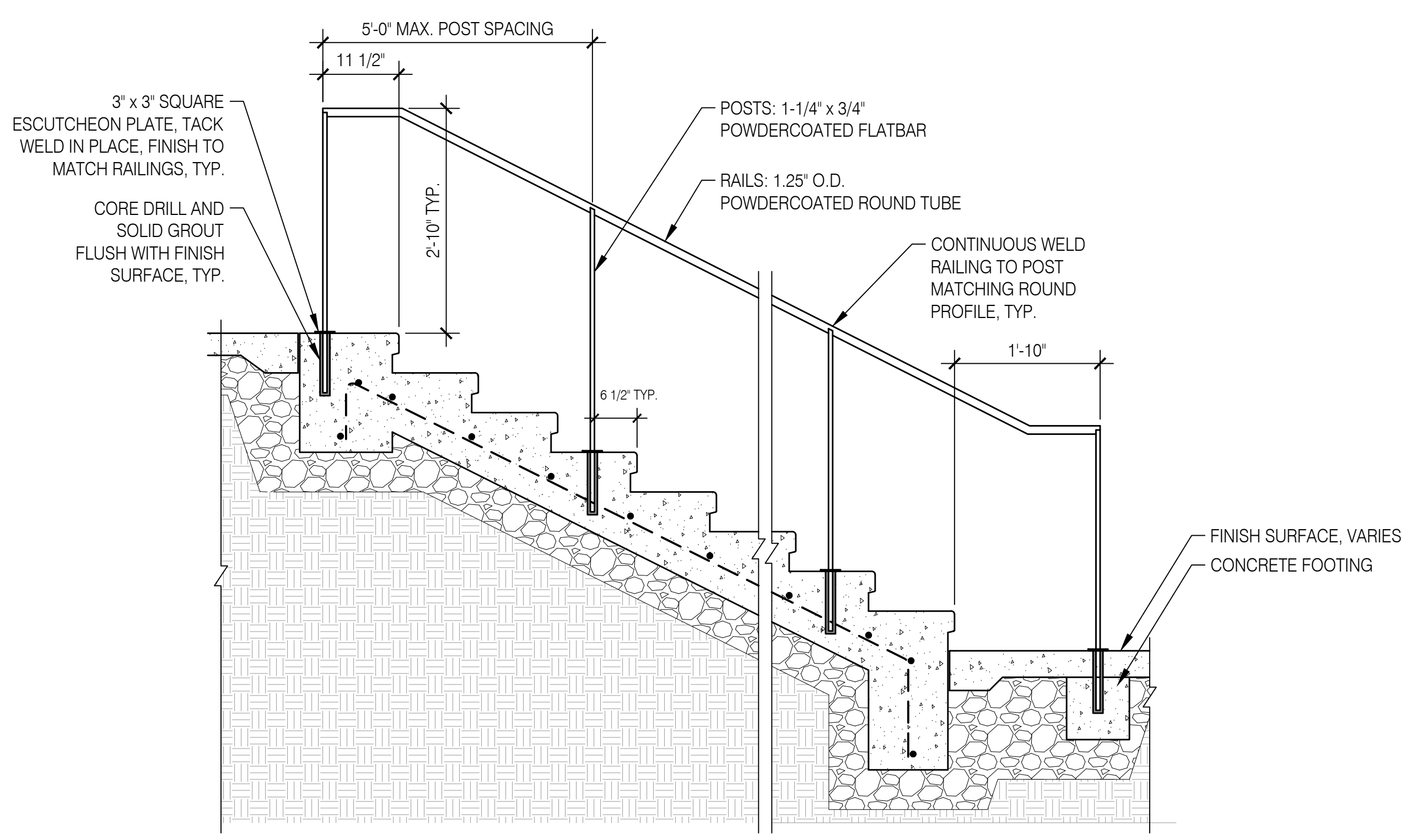
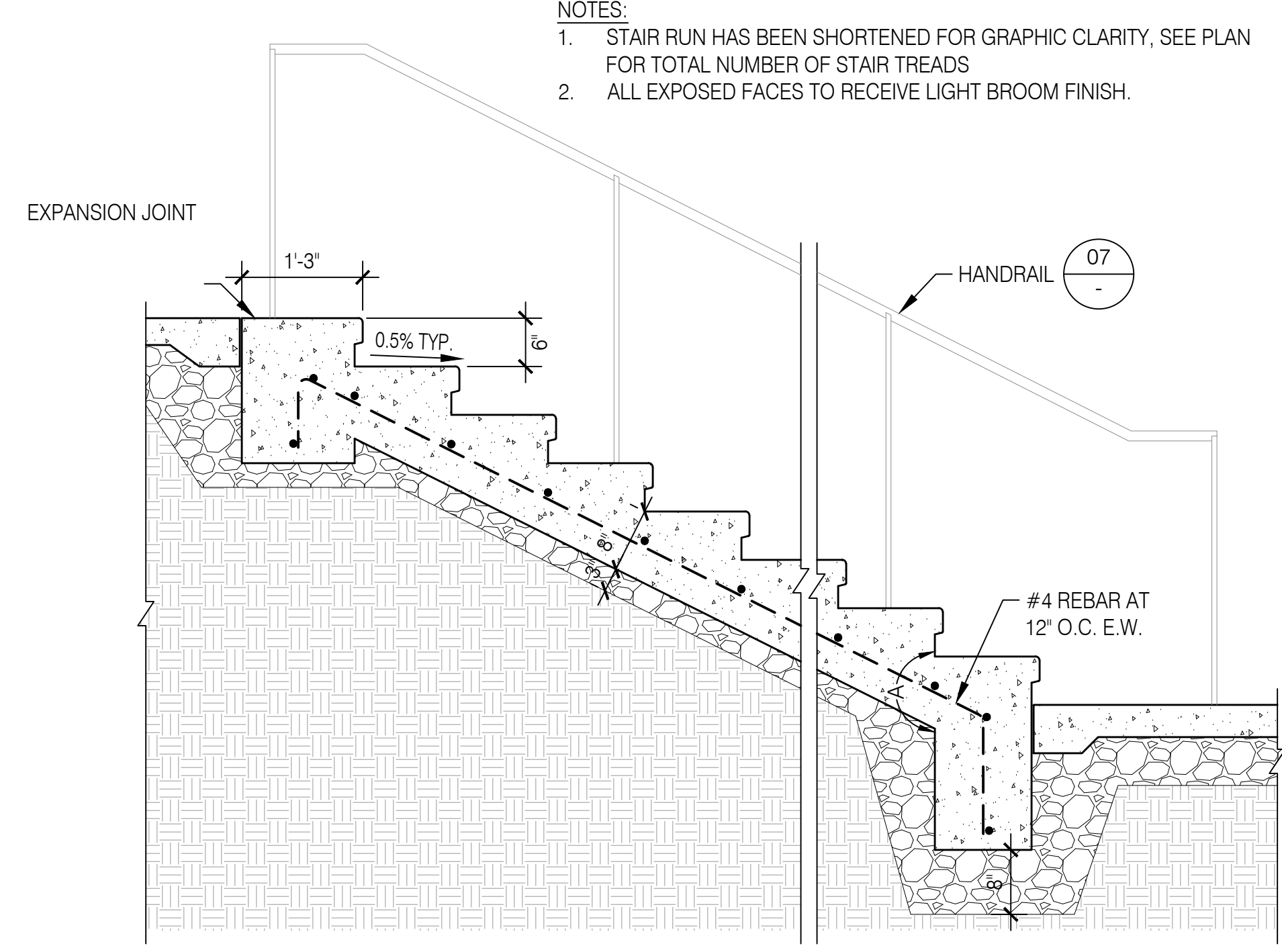
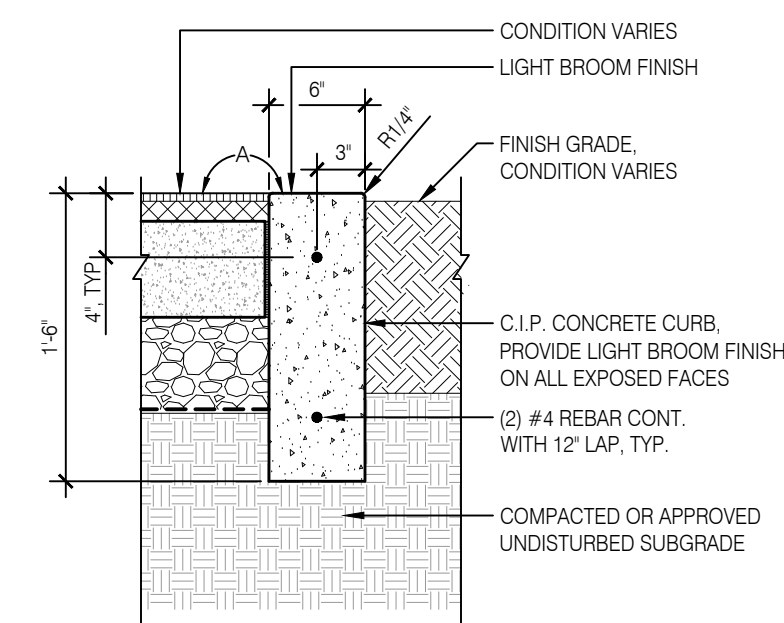


1"=1'-0" Concrete Seat Wall section 01

1"=1'-0" Concrete Knee Wall at Stage section 02

1"=1'-0" Low Knee Wall section 03

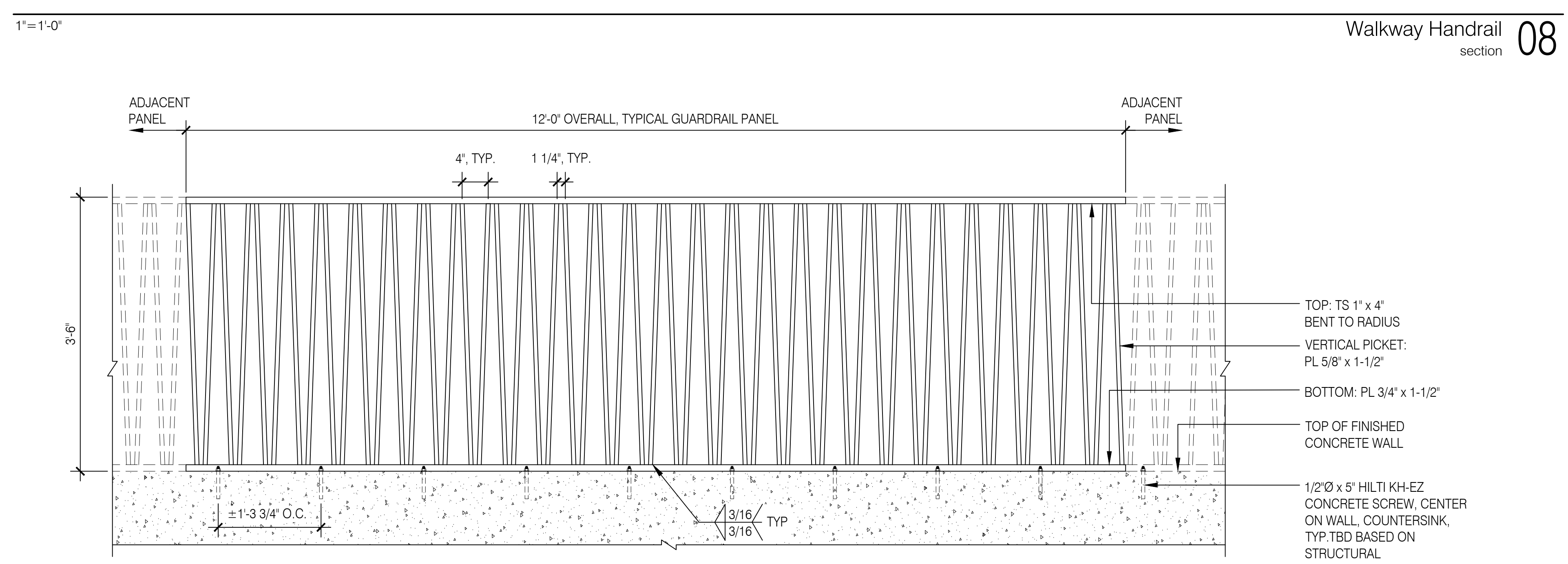
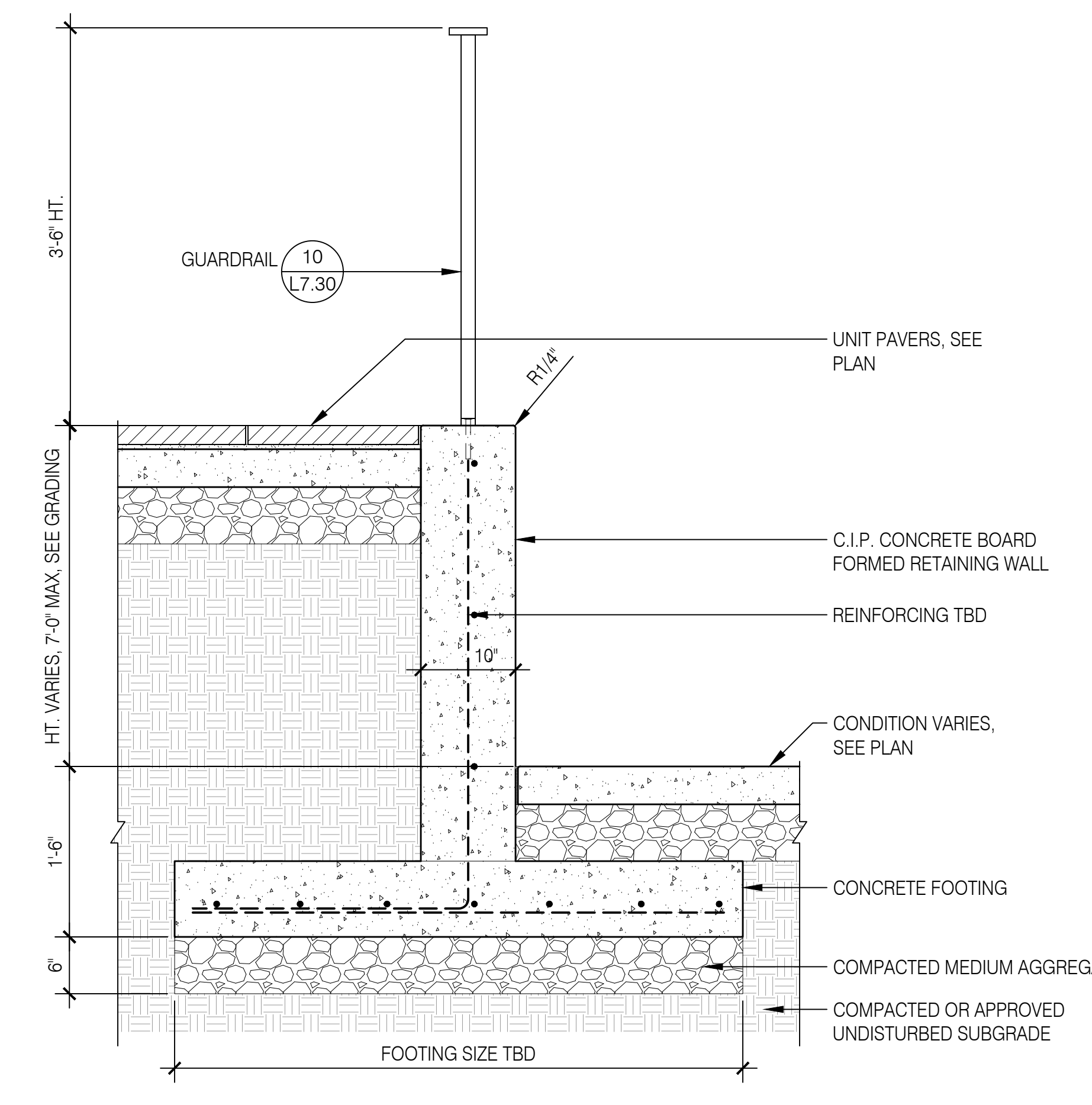
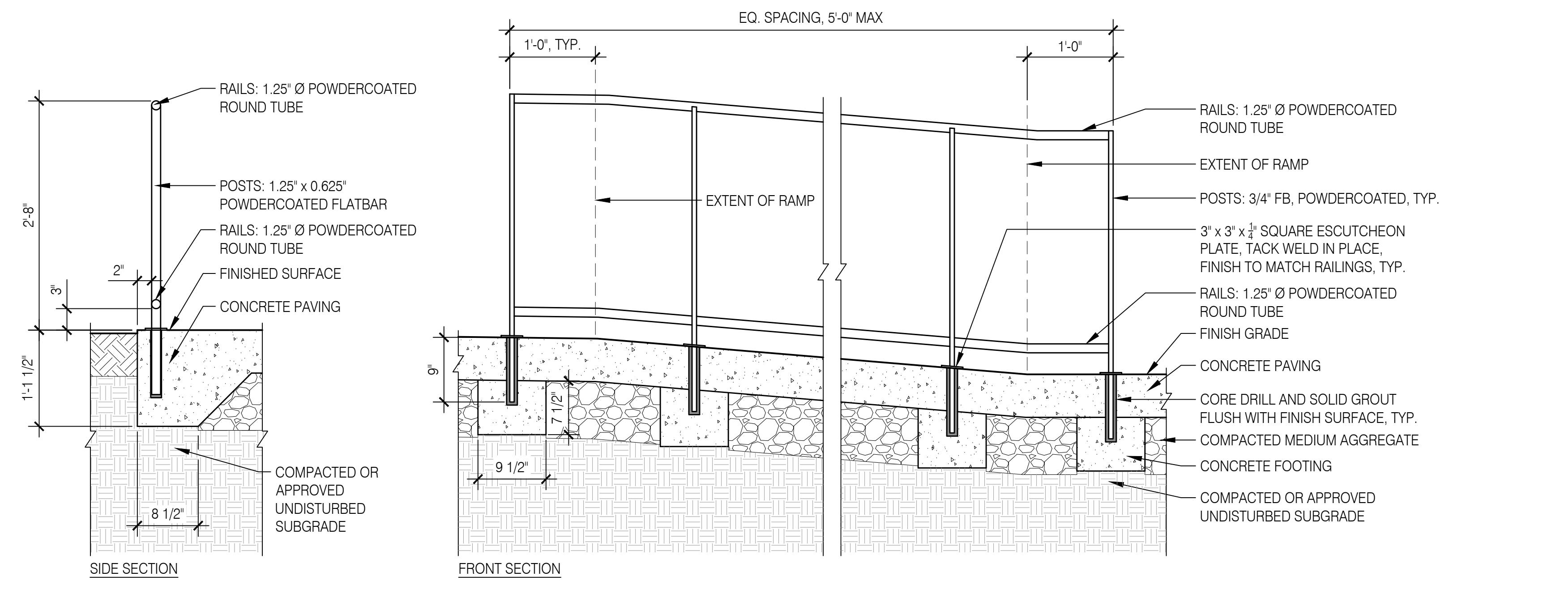
1-1/2"=1'-0" 6 inch Raised Curb section 04



1-1/2"=1'-0" 6 inch Flush Curb section 05

3/4"=1'-0" Concrete Stair section 06

3/4"=1'-0" Handrail section 07



1"=1'-0" Concrete Retaining Wall and Guardrail section 10

1"=1'-0" Guardrail section 09

NOTE:
 1. SHOP DRAWINGS REQUIRED FOR REVIEW PRIOR TO FABRICATION.
 2. ALL METALWORK TO BE POWDERCOATED STEEL, COLOR TBD.

NOTE:
 1. REBAR AND FOOTING SIZES SHOWN PER STRUCTURAL
 MARKUP. STRUCTURAL CALCULATIONS, REBAR, AND FOOTING
 SIZES TBD.

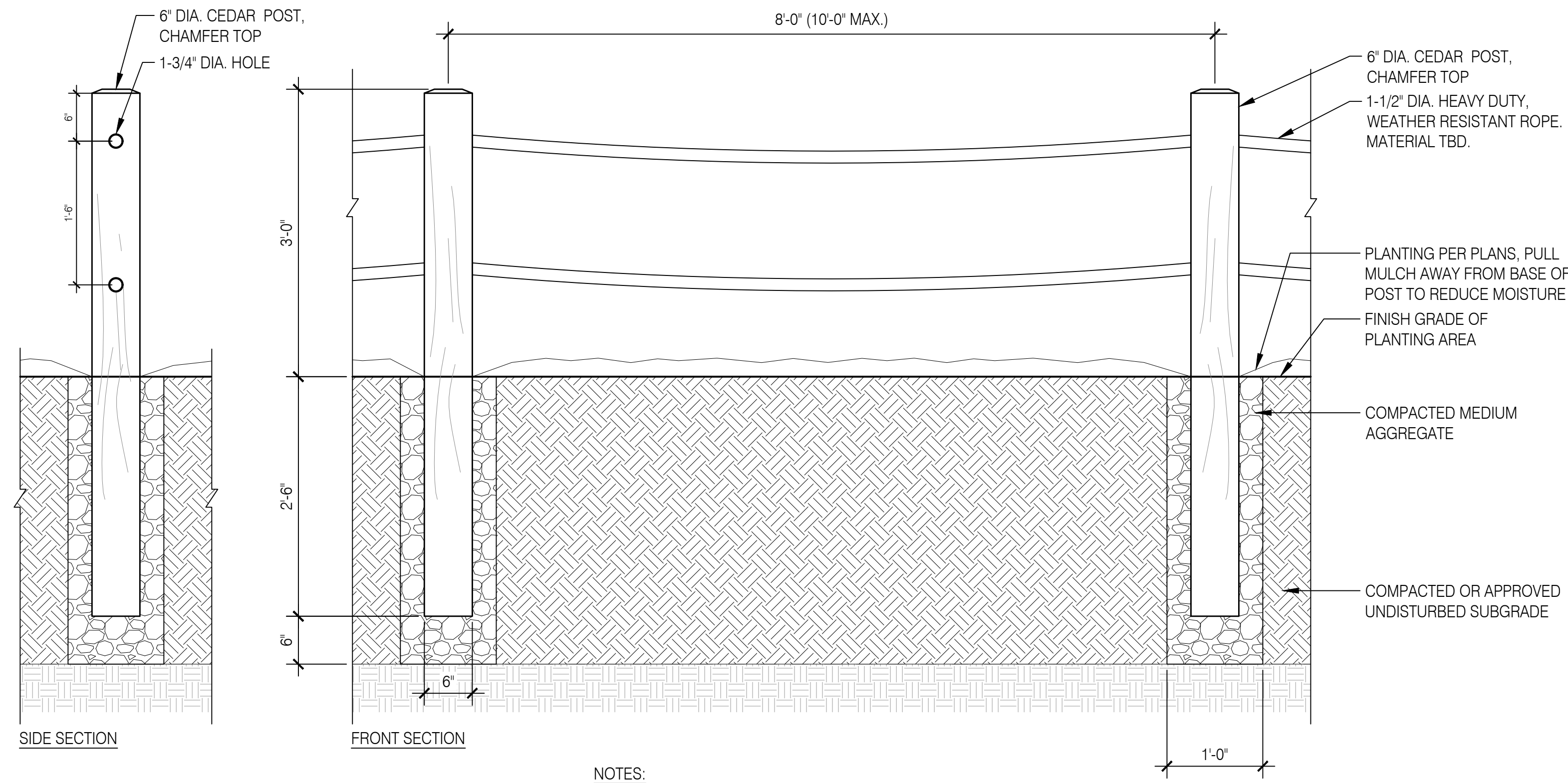
NOT FOR CONSTRUCTION

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 50% Design Development
 11211 SE McLoughlin Blvd, Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: COUWUB

DATE	DESCRIPTION	BY

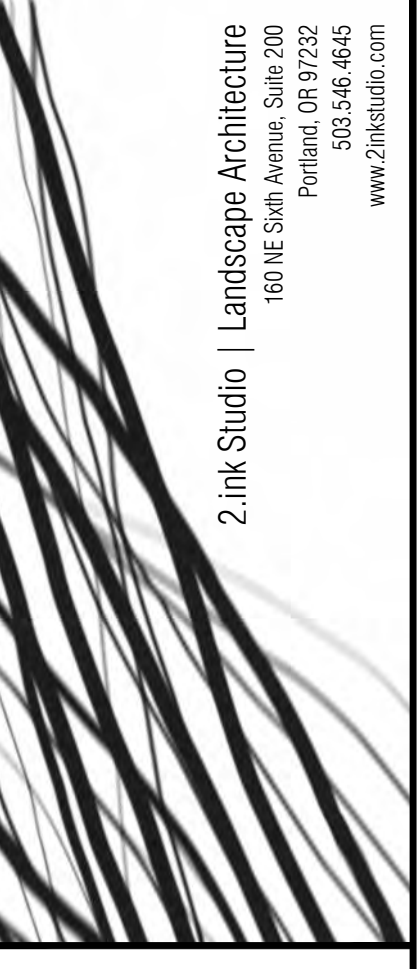
WALL, STAIR, AND RAILING DETAILS

L7.30



1" = 1'-0"

Landscape Fence
section/elevation 01



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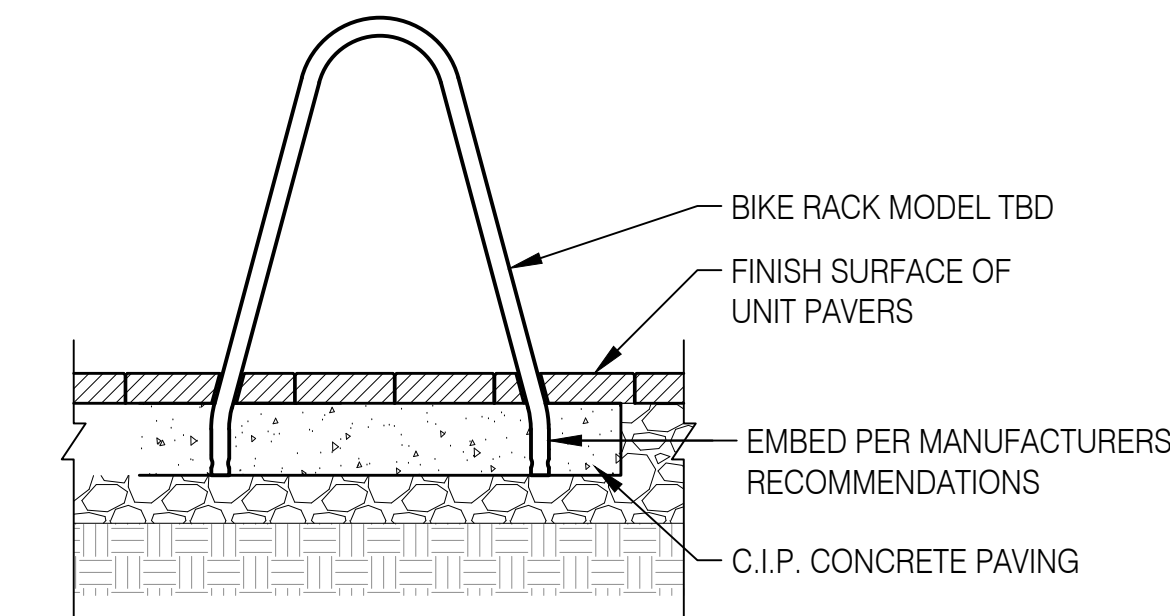
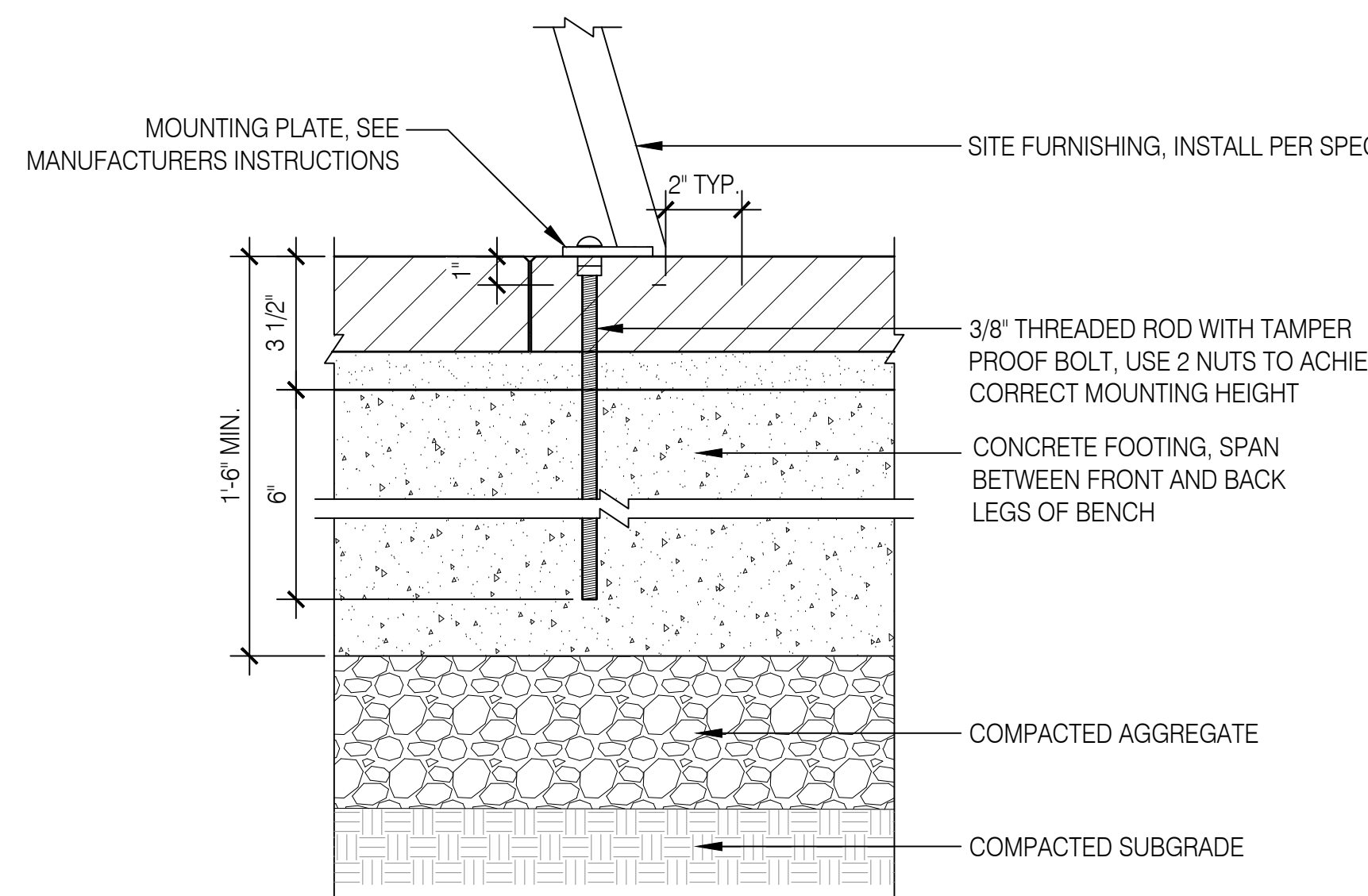
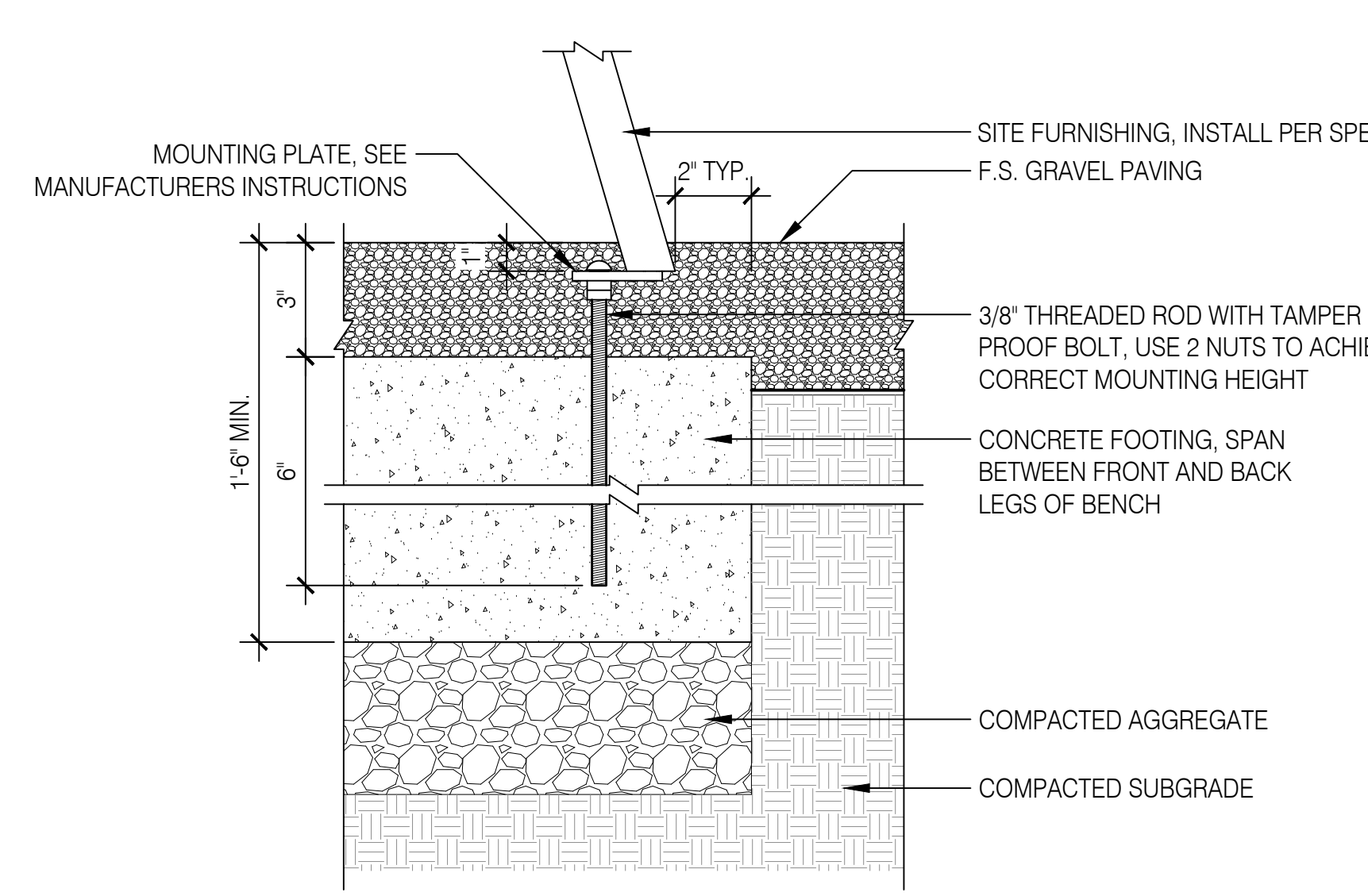
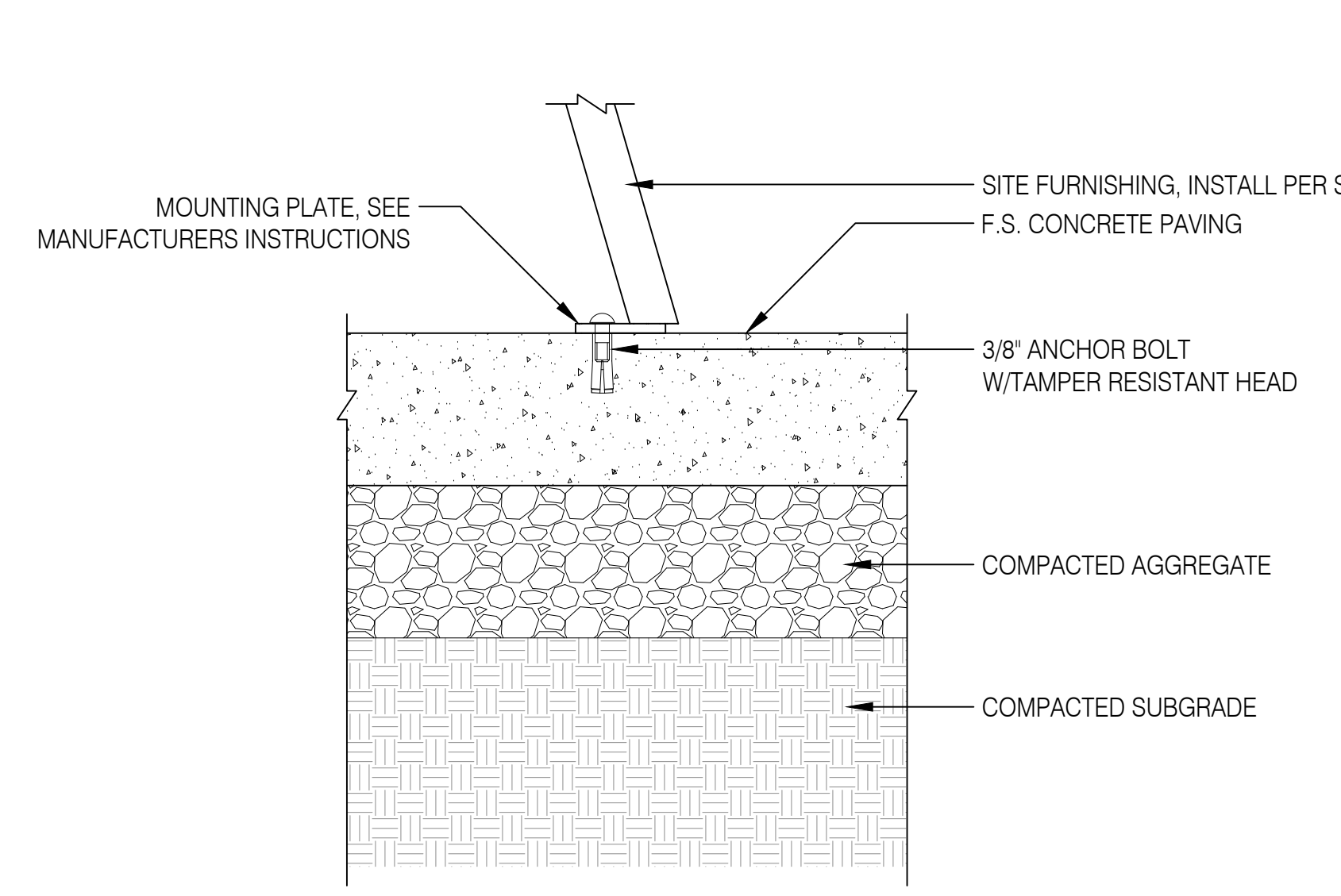
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WALL, STAIR, AND RAILING DETAILS

L7.31

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ONE SET: 1 DRAWING SET SCALE: 1"=1'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.
IF THIS BAR DOES NOT MEASURE 1"=1'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

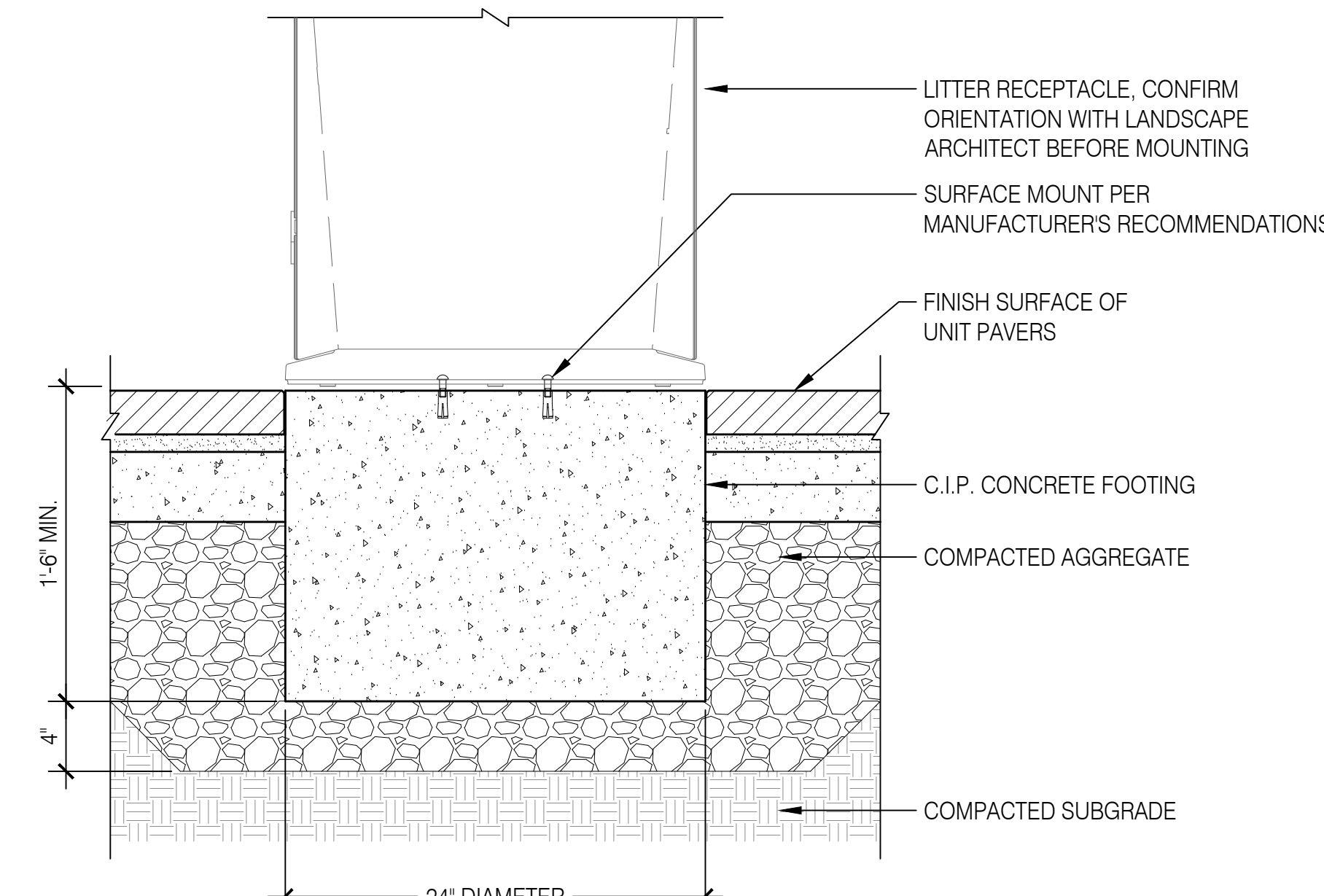
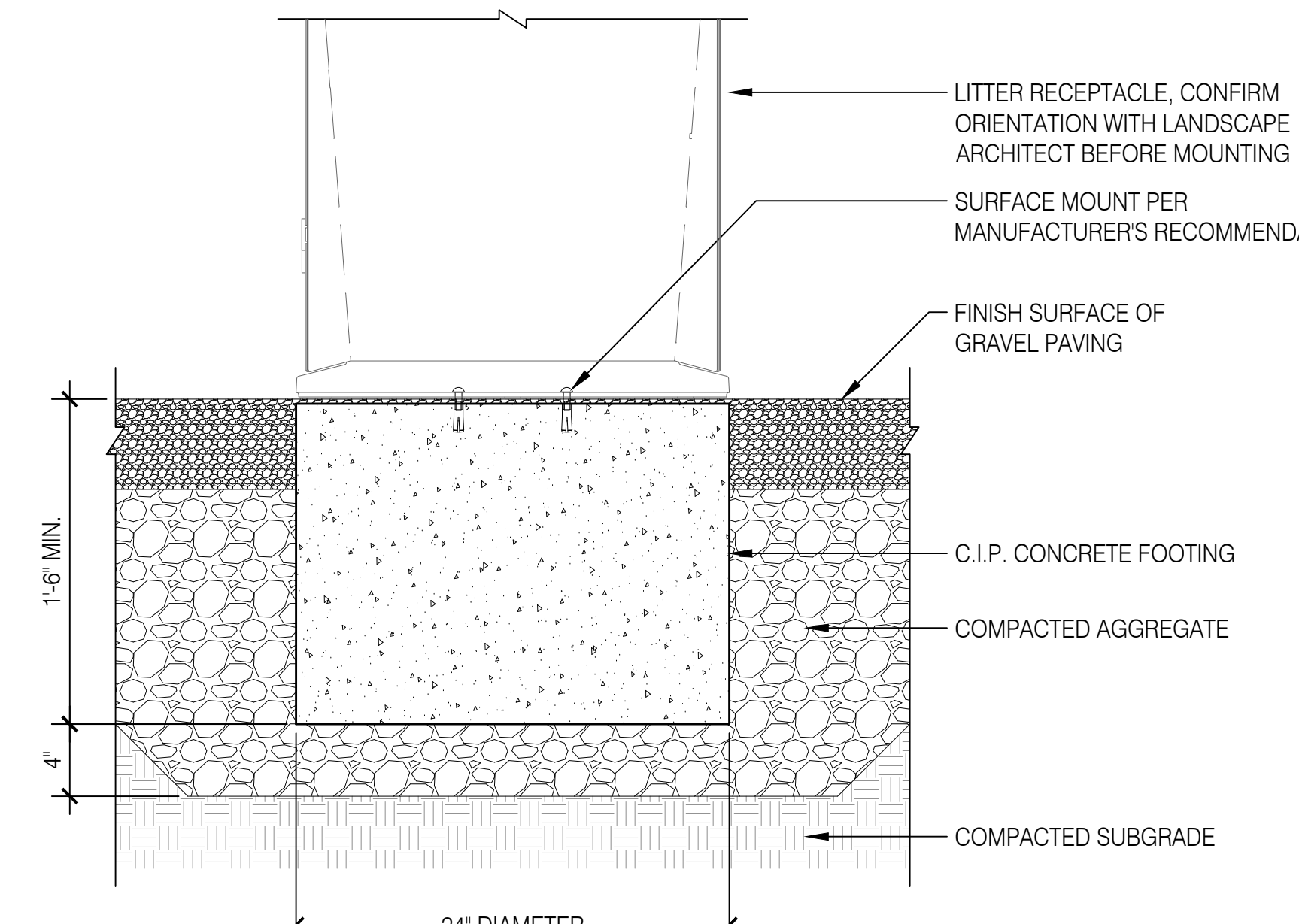
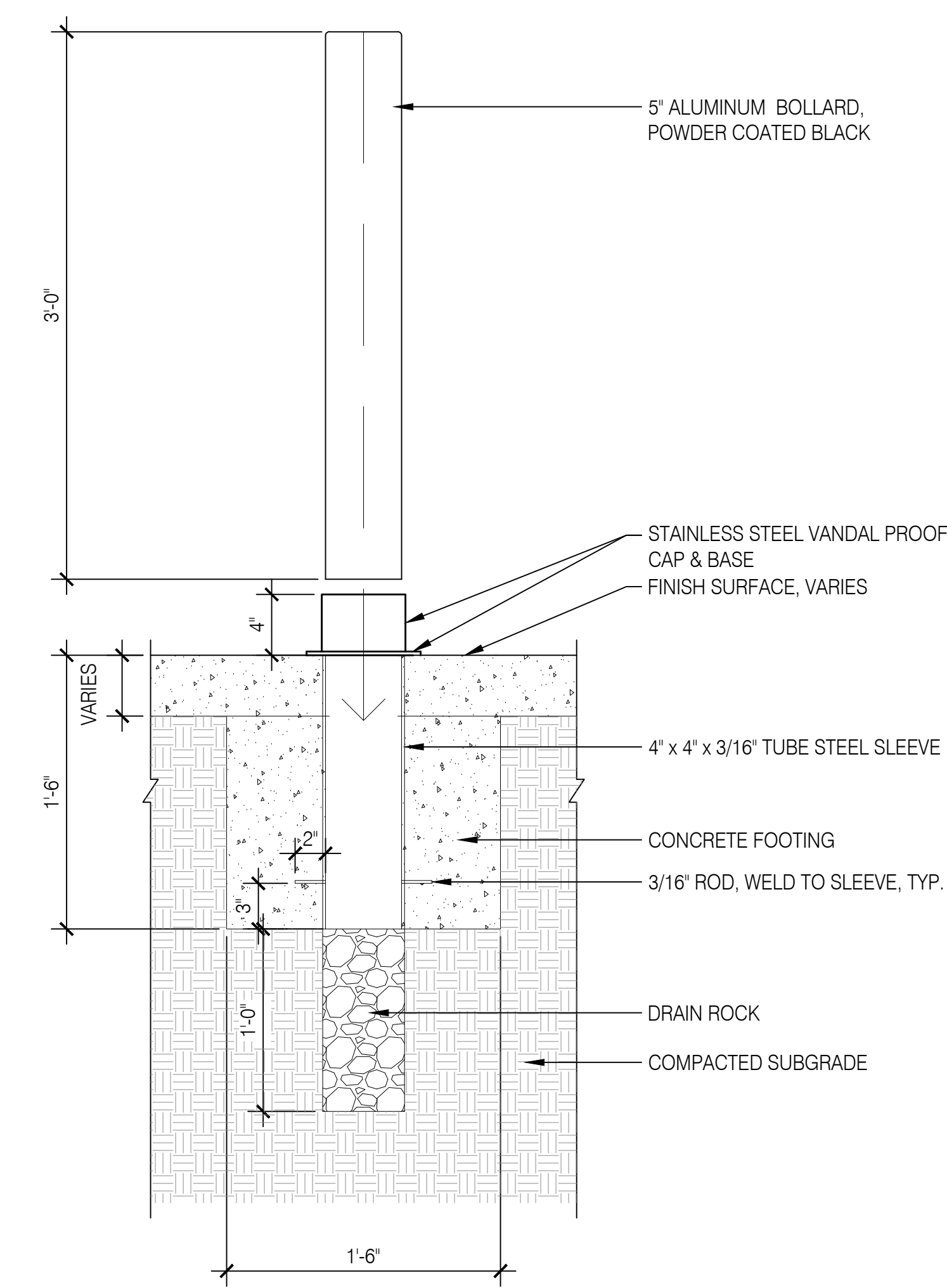


1"=1'-0" Surface Mount Furnishing at Concrete **01**
section

1"=1'-0" Surface Mount Furnishing at Gravel **02**
section

1"=1'-0" Surface Mount Furnishing at Unit Pavers **03**
section

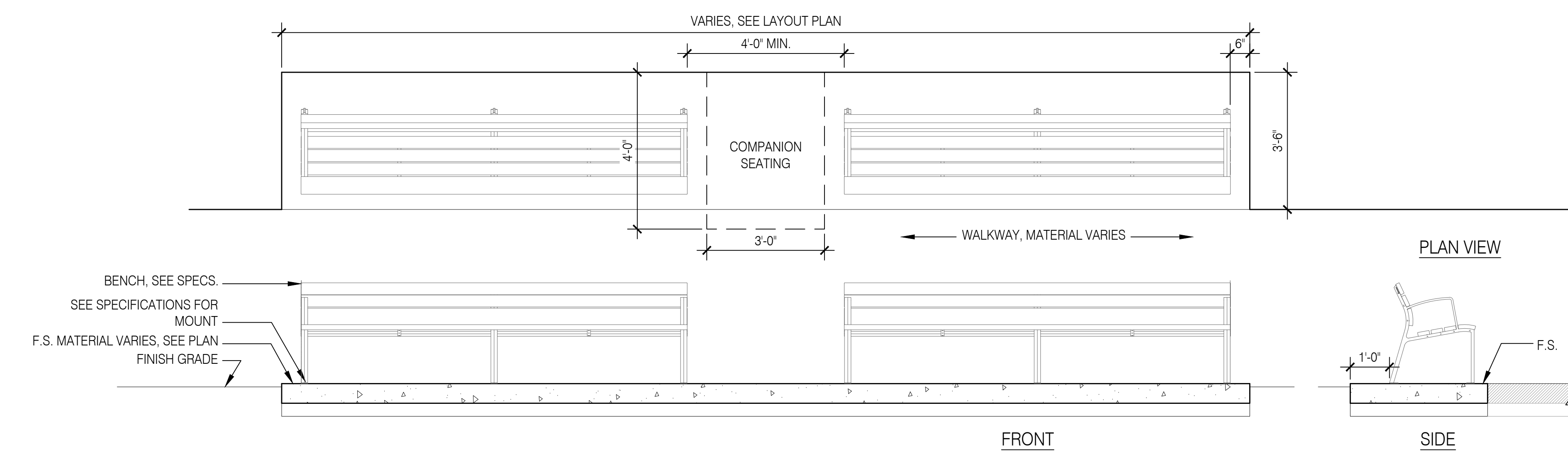
1"=1'-0" Bike Rack **04**
section



1-1/2"=1'-0" Removable Bollard **05**
section

1-1/2"=1'-0" Trash Receptacle at Gravel **06**
section

1-1/2"=1'-0" Trash Receptacle at Unit Pavers **07**
section



1"=1'-0" Bench Node **08**
section

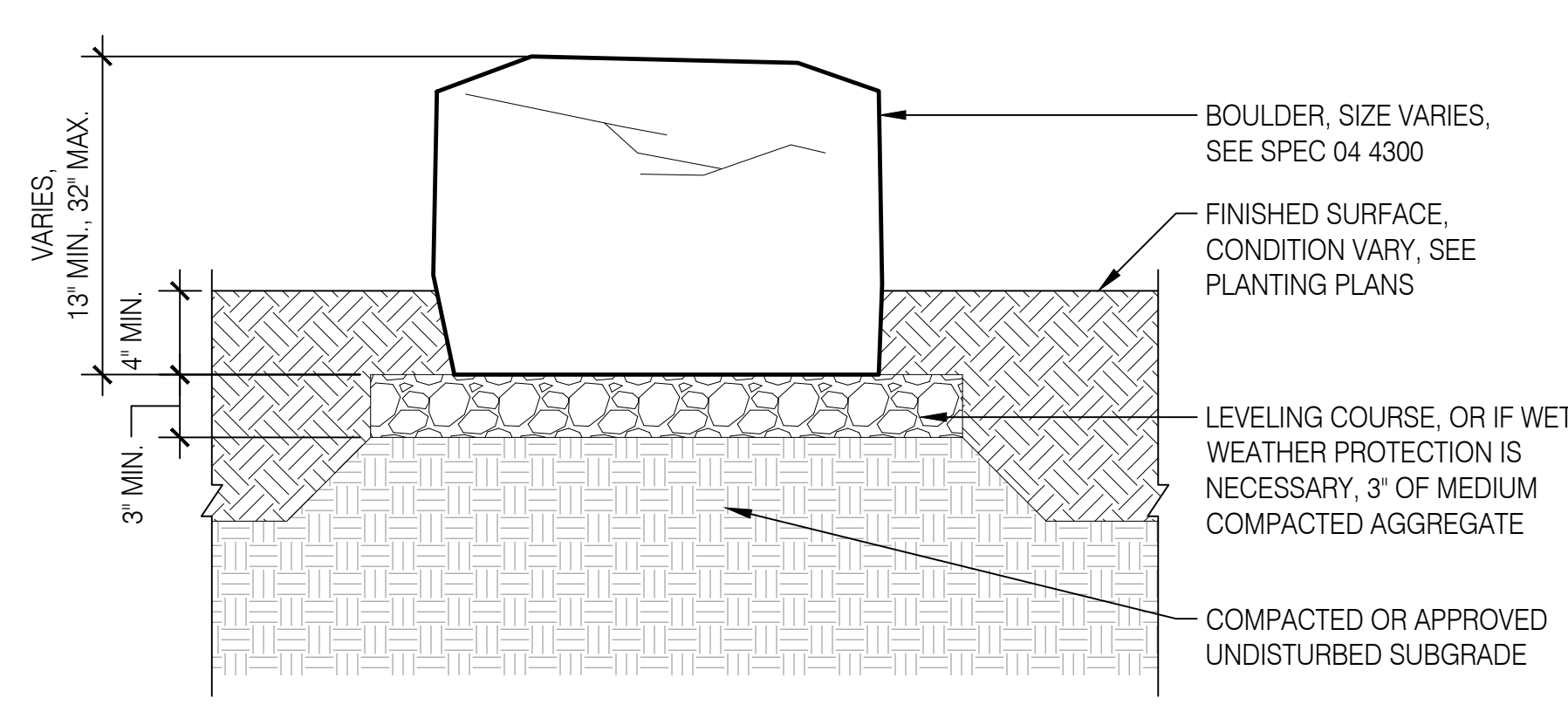
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SITE FURNISHINGS
DETAILS

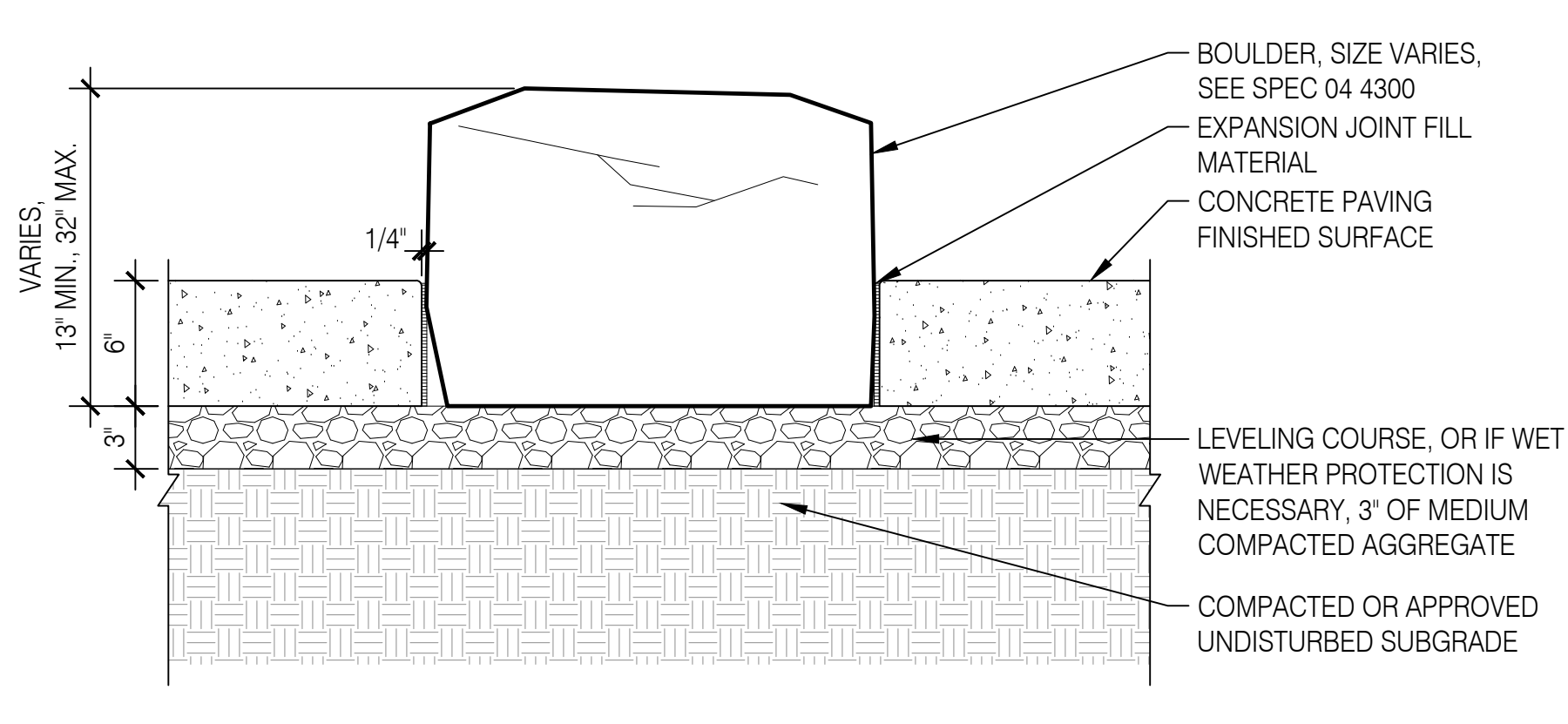
L7.50

NOT FOR CONSTRUCTION

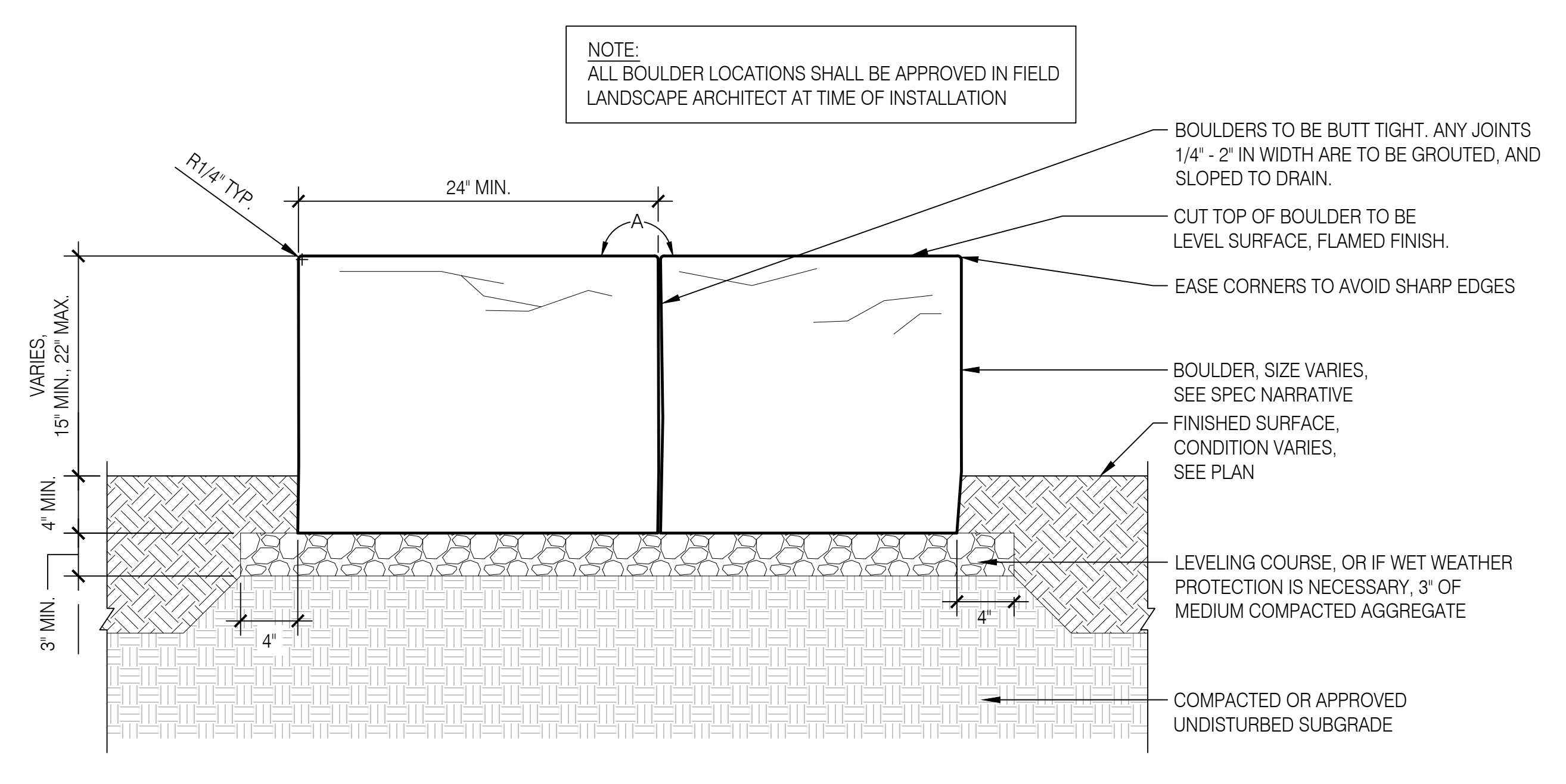
ONE SET: DRAWING SET SCALE: 1"=1'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.
ONE SET: DRAWING SET SCALE: 1"=1'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.



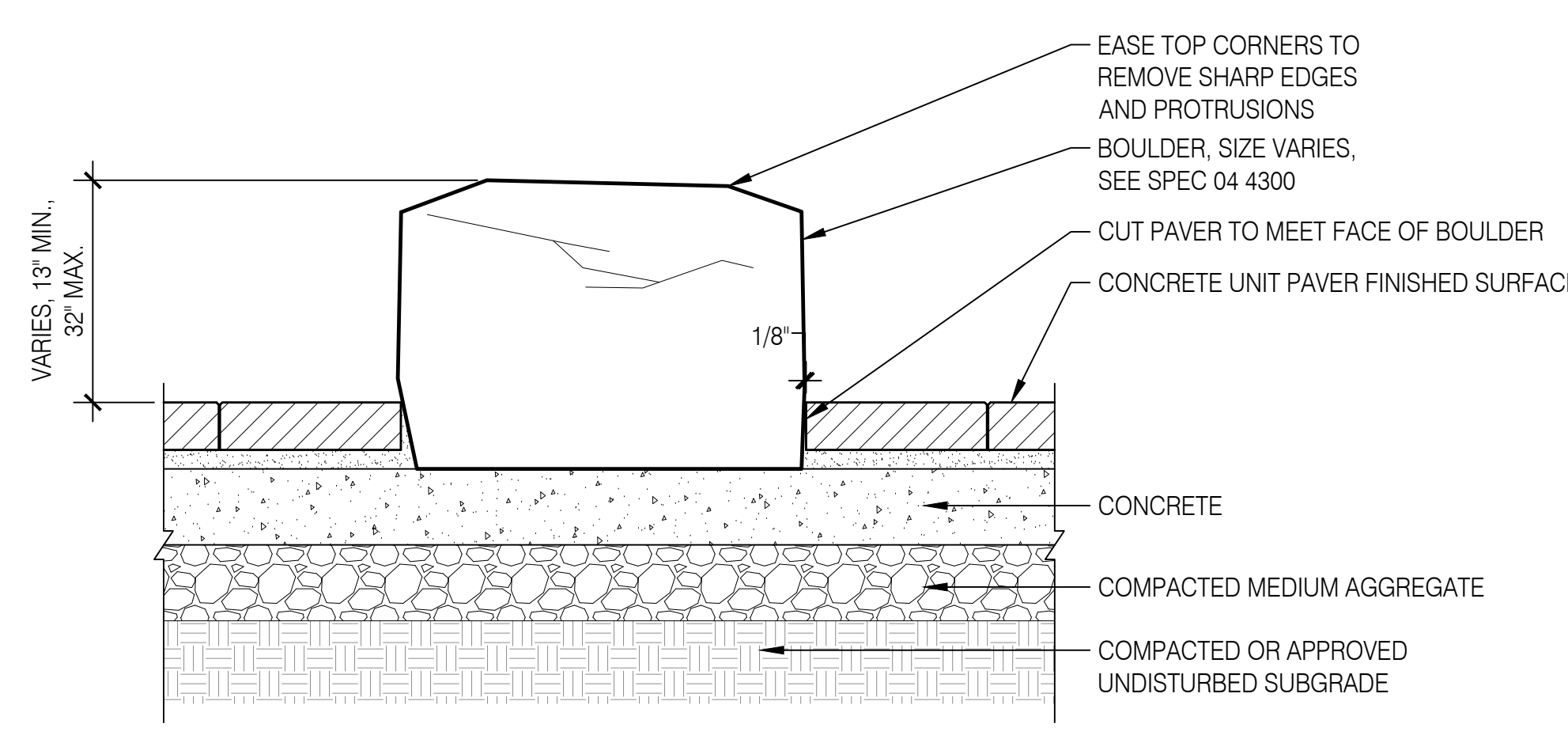
Basalt Boulder in Landscape section 01



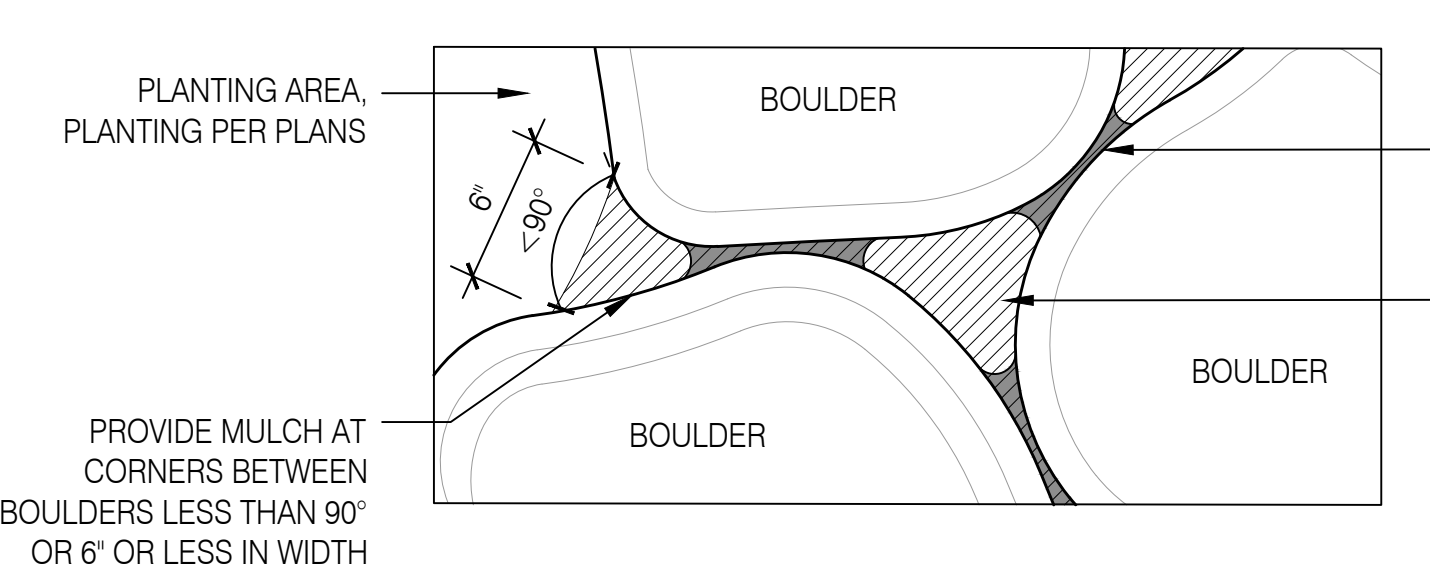
Basalt Boulder in Hardscape section 02



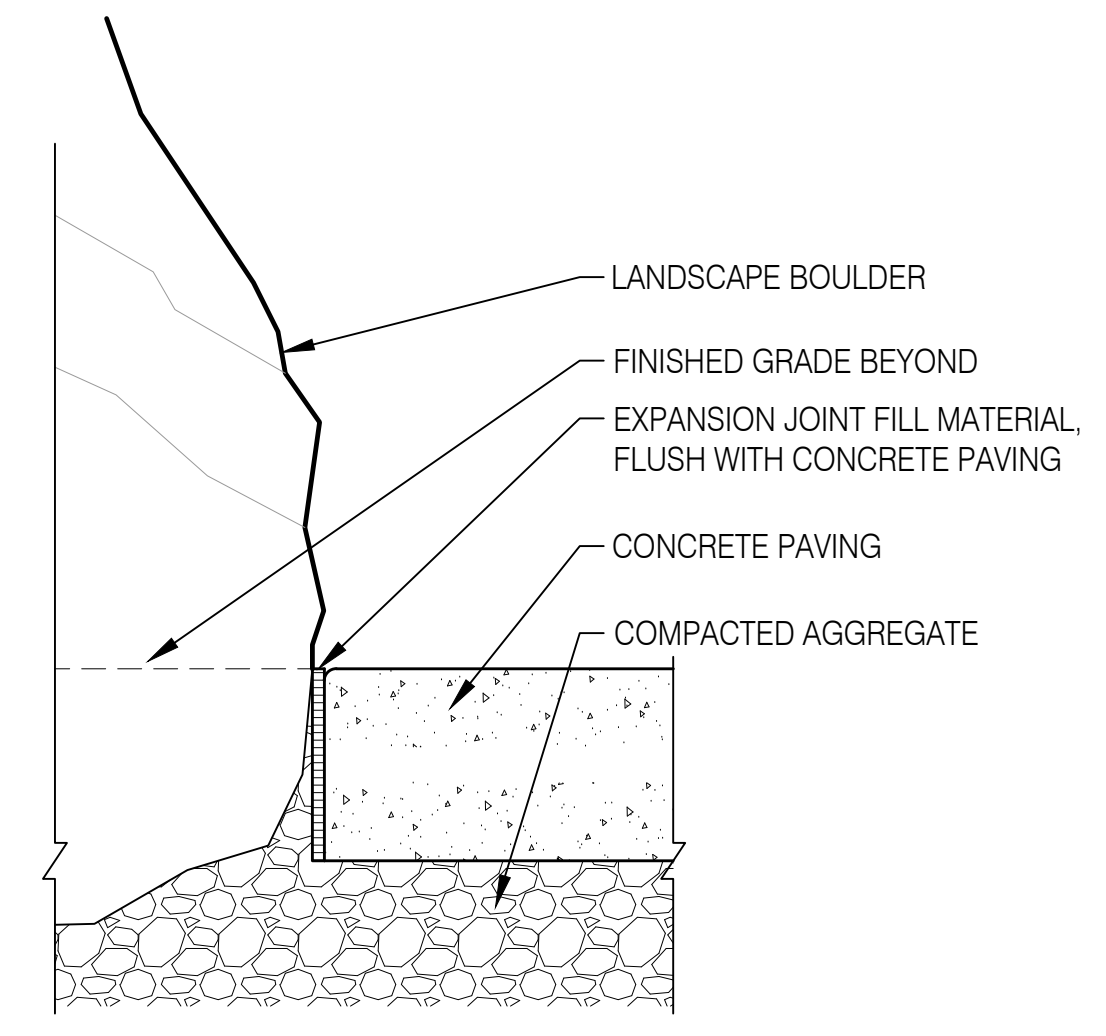
Basalt Boulder Seat section 03



Basalt Boulder Unit Pavers section 04



Basalt Boulder Edge Enlargement plan 05



Boulder Edge Condition section 06

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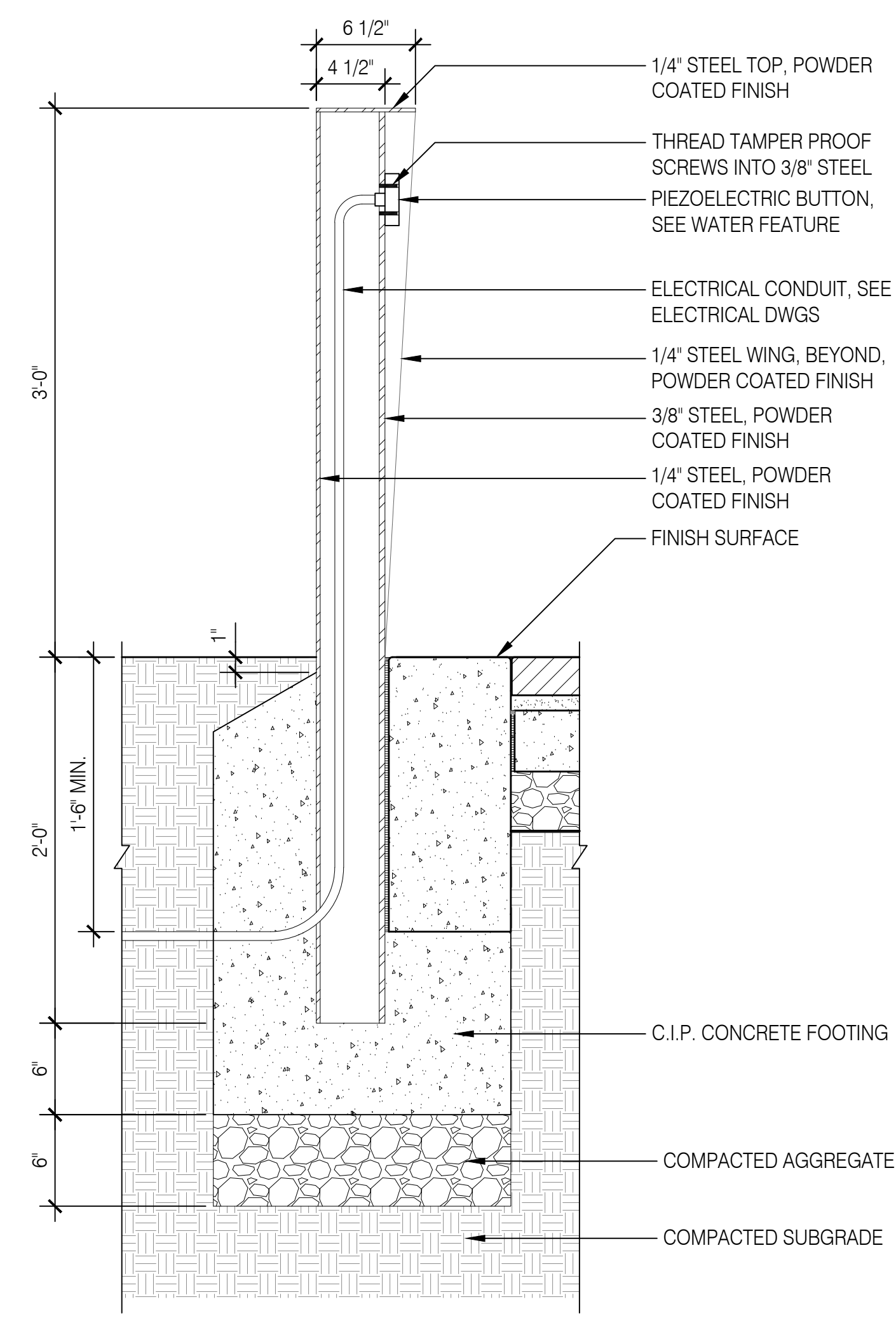
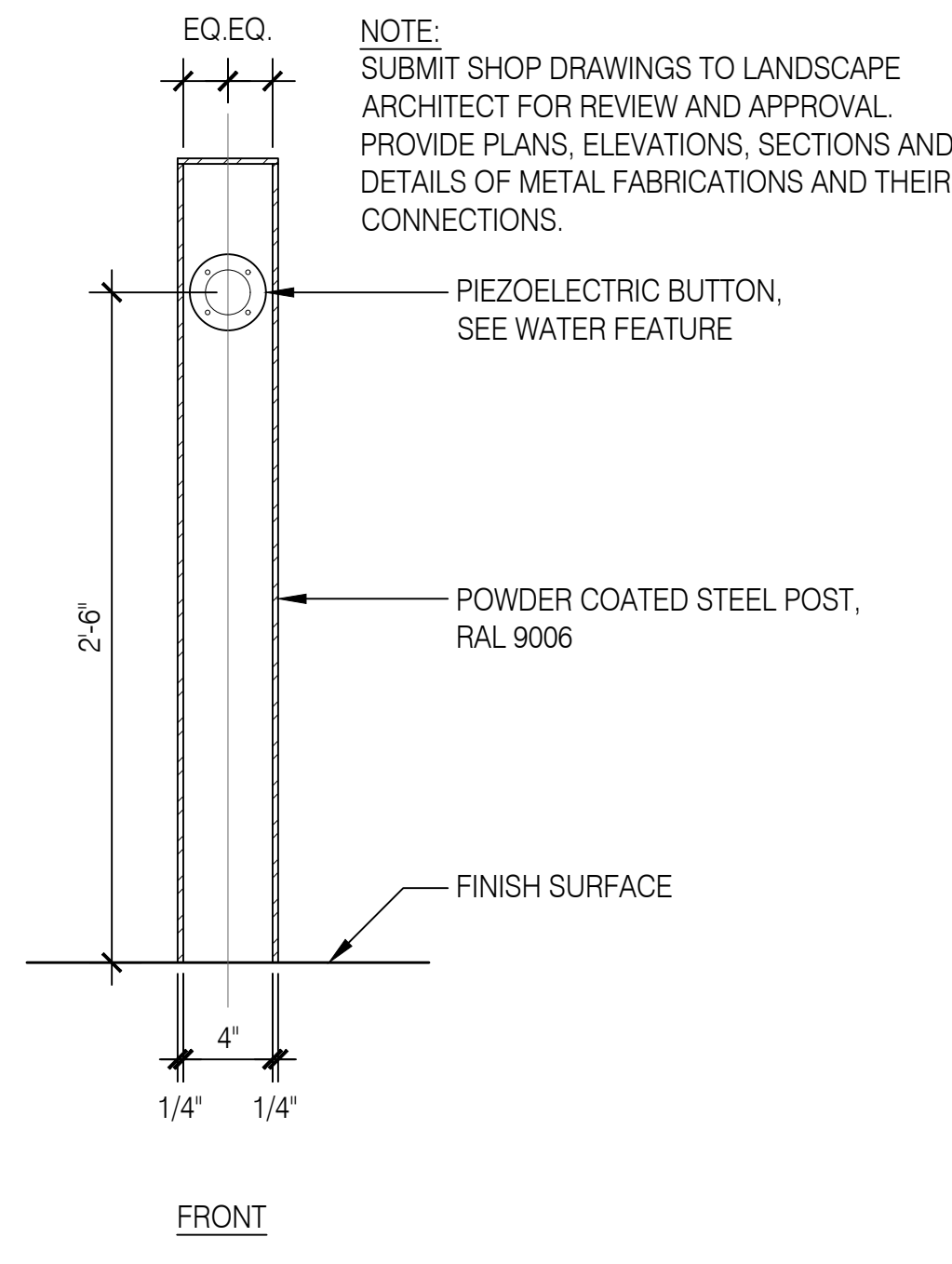
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BOULDER DETAILS

L7.51

NOT FOR CONSTRUCTION

ONE INCH = FORTY EIGHT FEET SCALE. IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

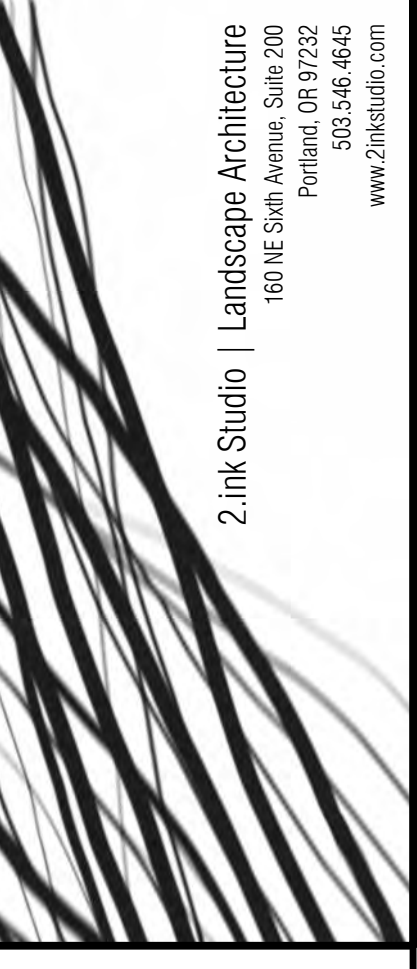


1" = 1'-0"

Water Feature Push Button
section 01

ONE INCH = FORTY EIGHT SCALE
IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

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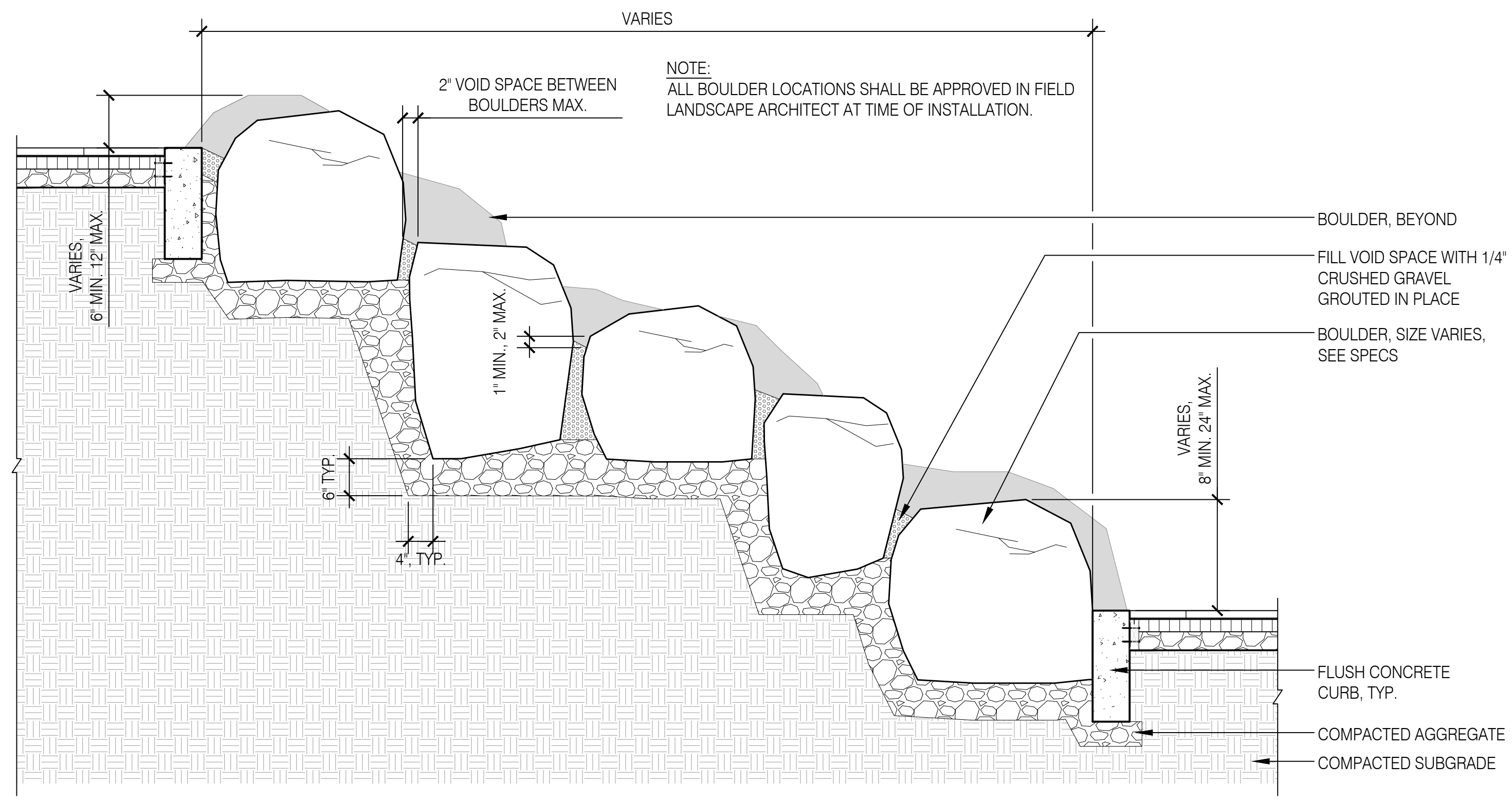
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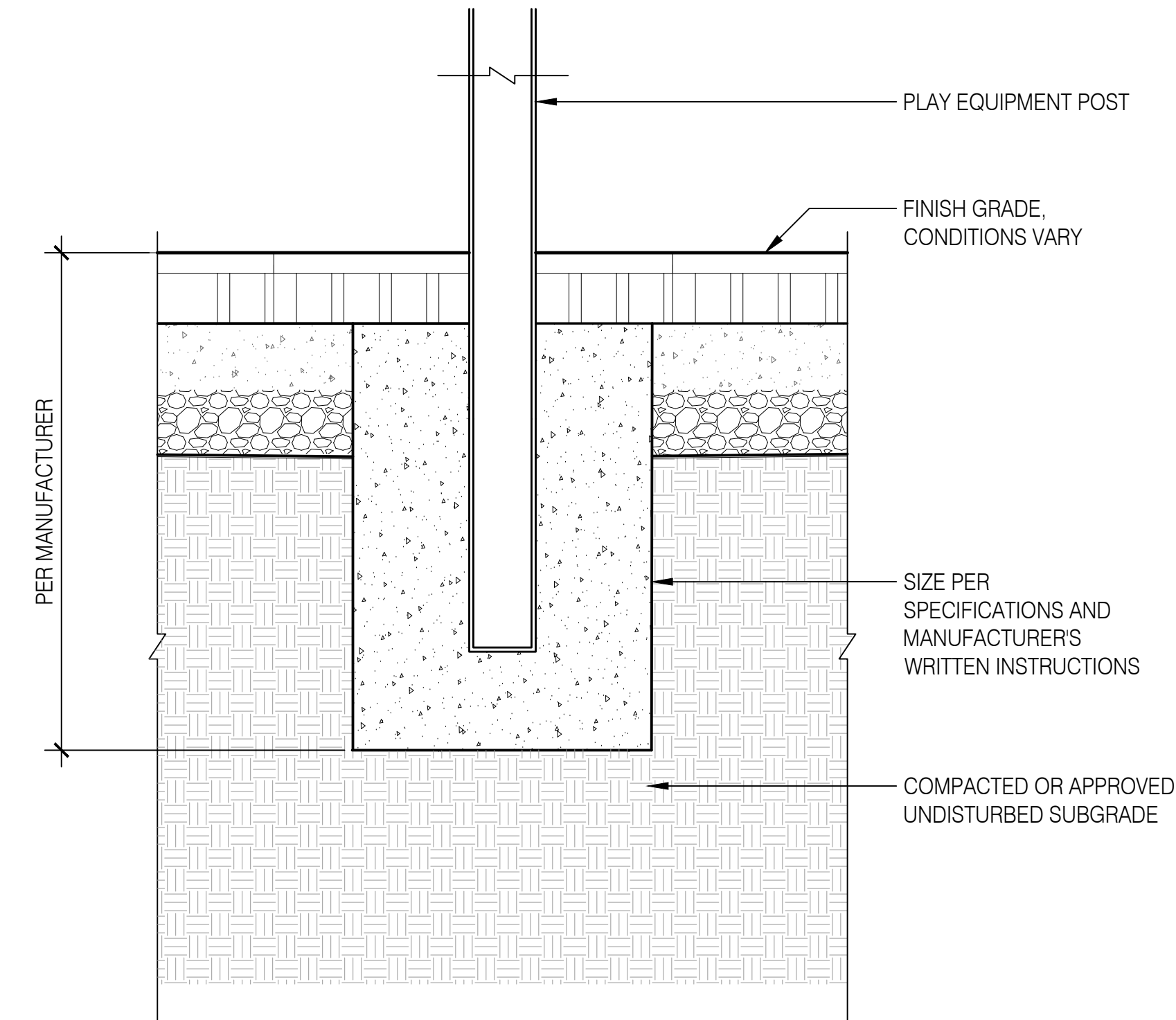
WATER FEATURE
DETAILS

L7.60



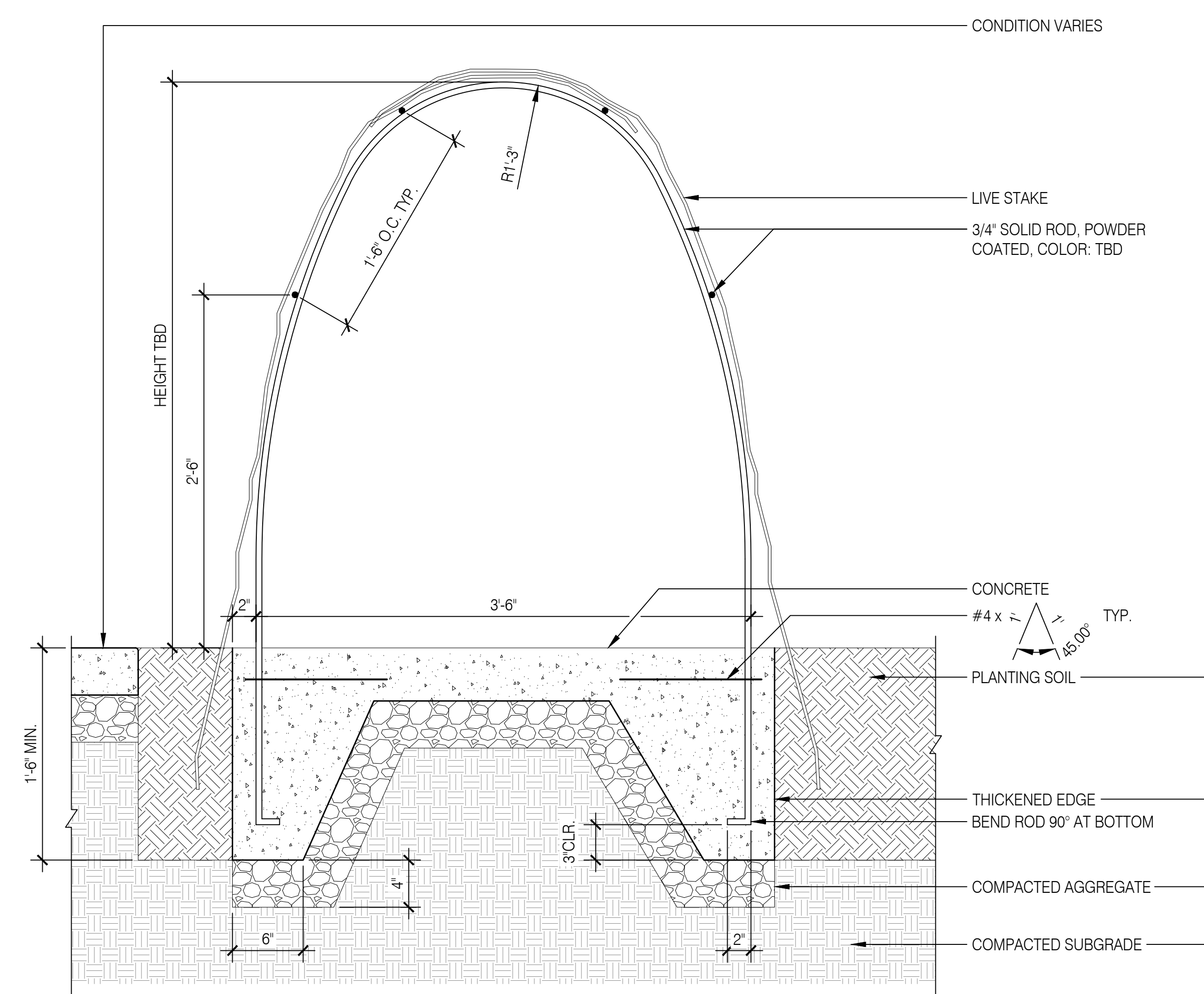
3/4" = 1'-0"

Boulder Transition 01
section



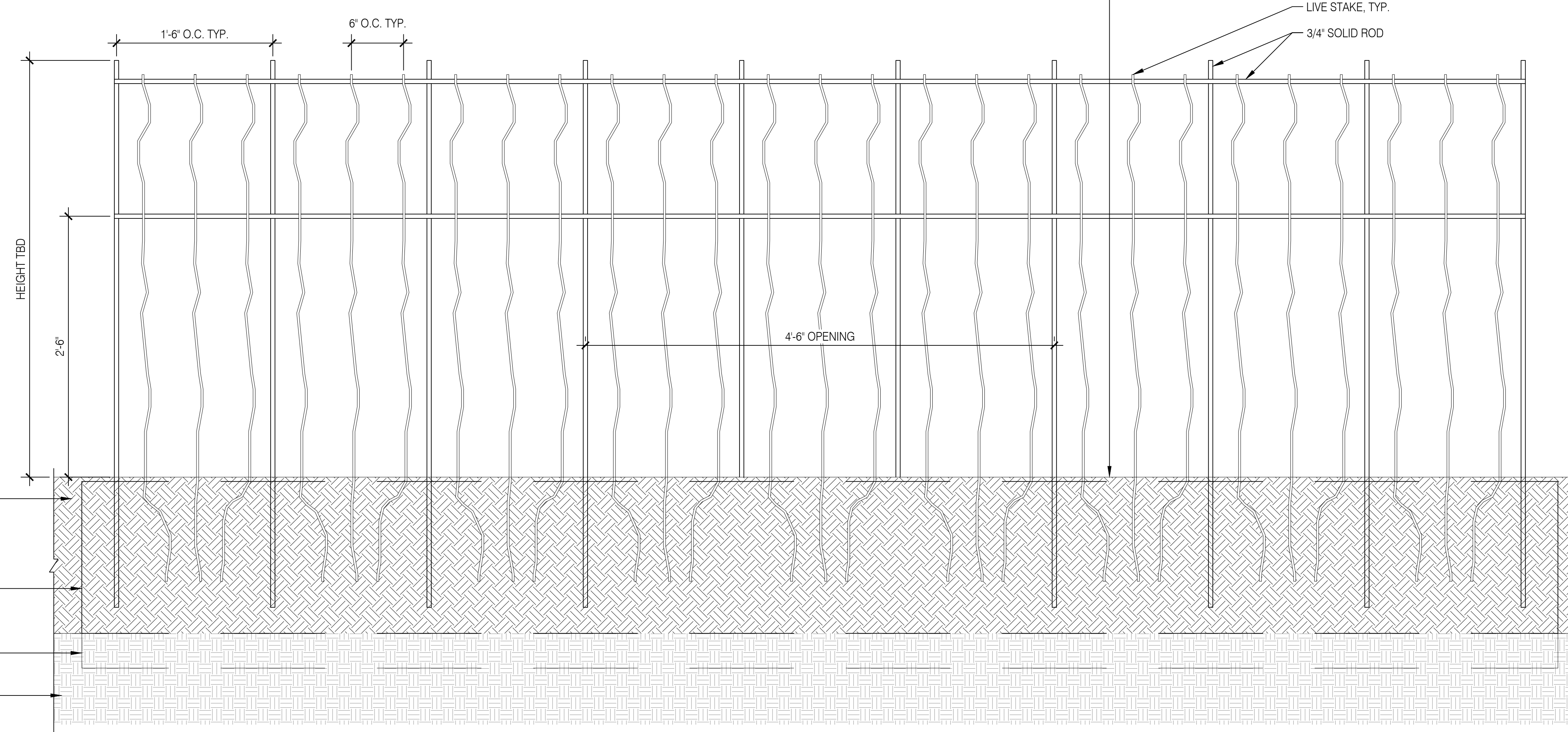
1-1/2" = 1'-0"

Play Equipment Footing 02
section



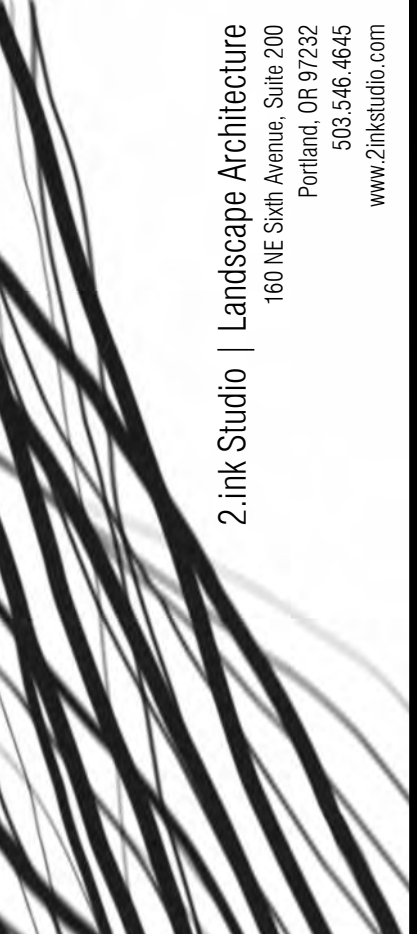
1-1/2" = 1'-0"

Live Stake Willow Tunnel 03
section



ELEVATION

NOTE:
1. GRIND ALL EXPOSED ENDS OF SOLID ROD TO ELIMINATE SHARP POINTS.
2. ELIMINATE AGGREGATE BASE EXTENSION SHOWN IN TYPICAL CONCRETE PAVING DETAIL TO ALLOW FOR MORE PLANTING SOIL WHERE LIVE STAKES ARE PLANTED.



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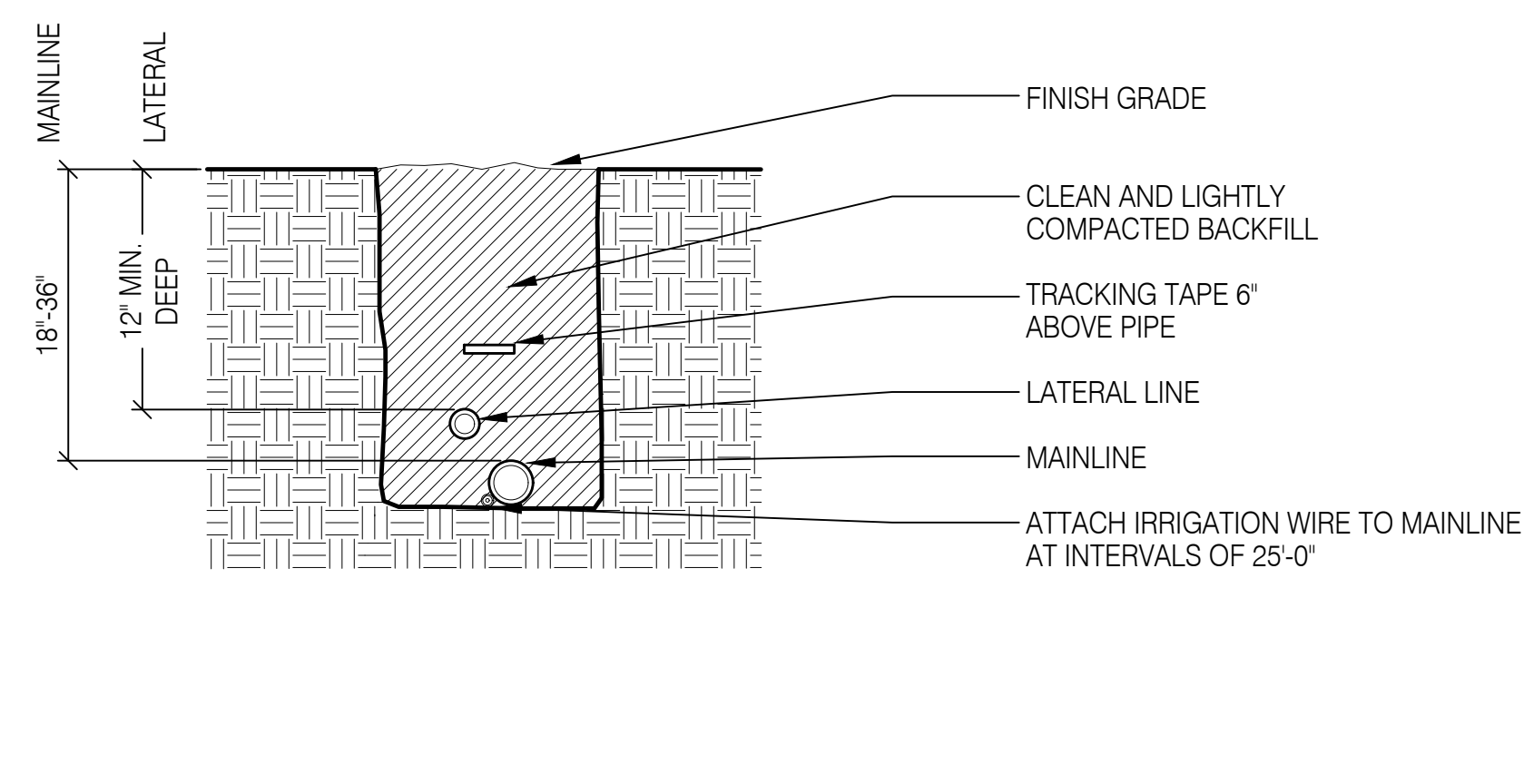
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PLAYGROUND
DETAILS

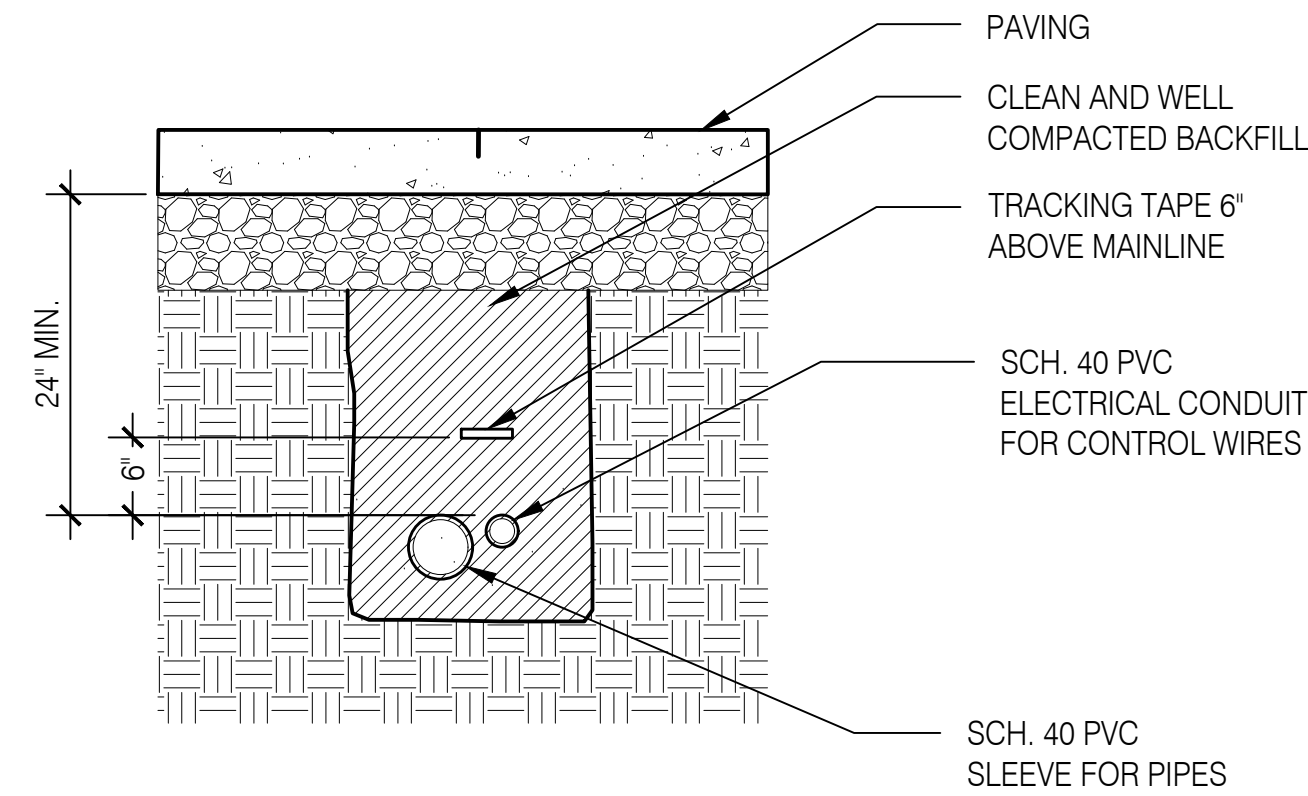
L7.70

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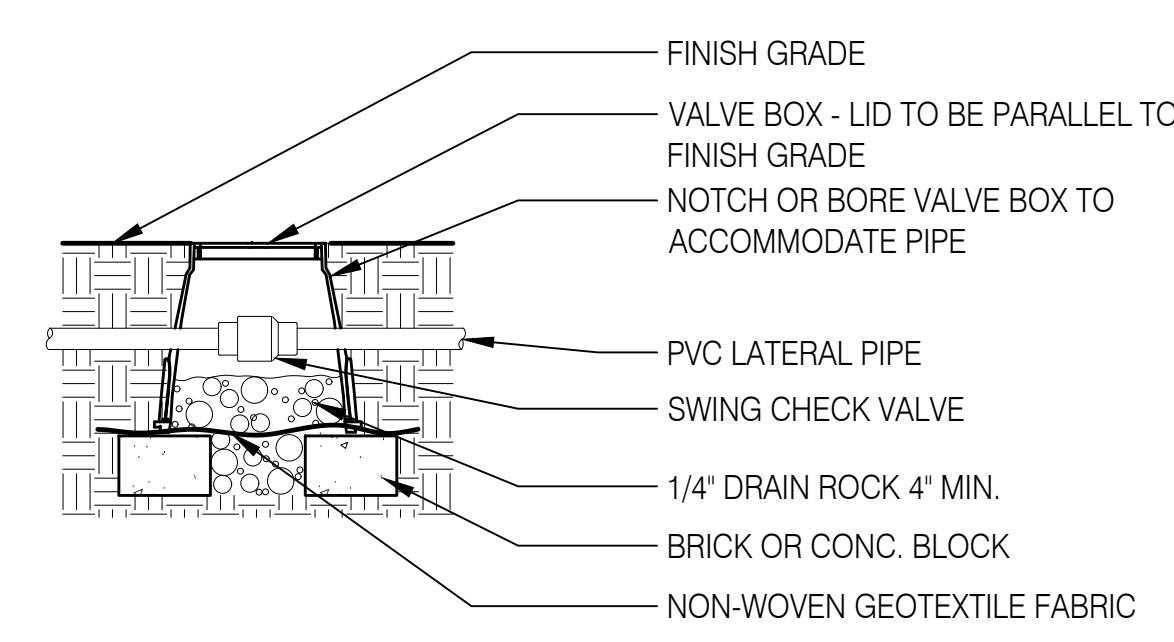
DRAWING SET SCALE: 1/8" = 1'-0" UNLESS OTHERWISE NOTED. IF THIS BAR DOES NOT MEASURE 1'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.



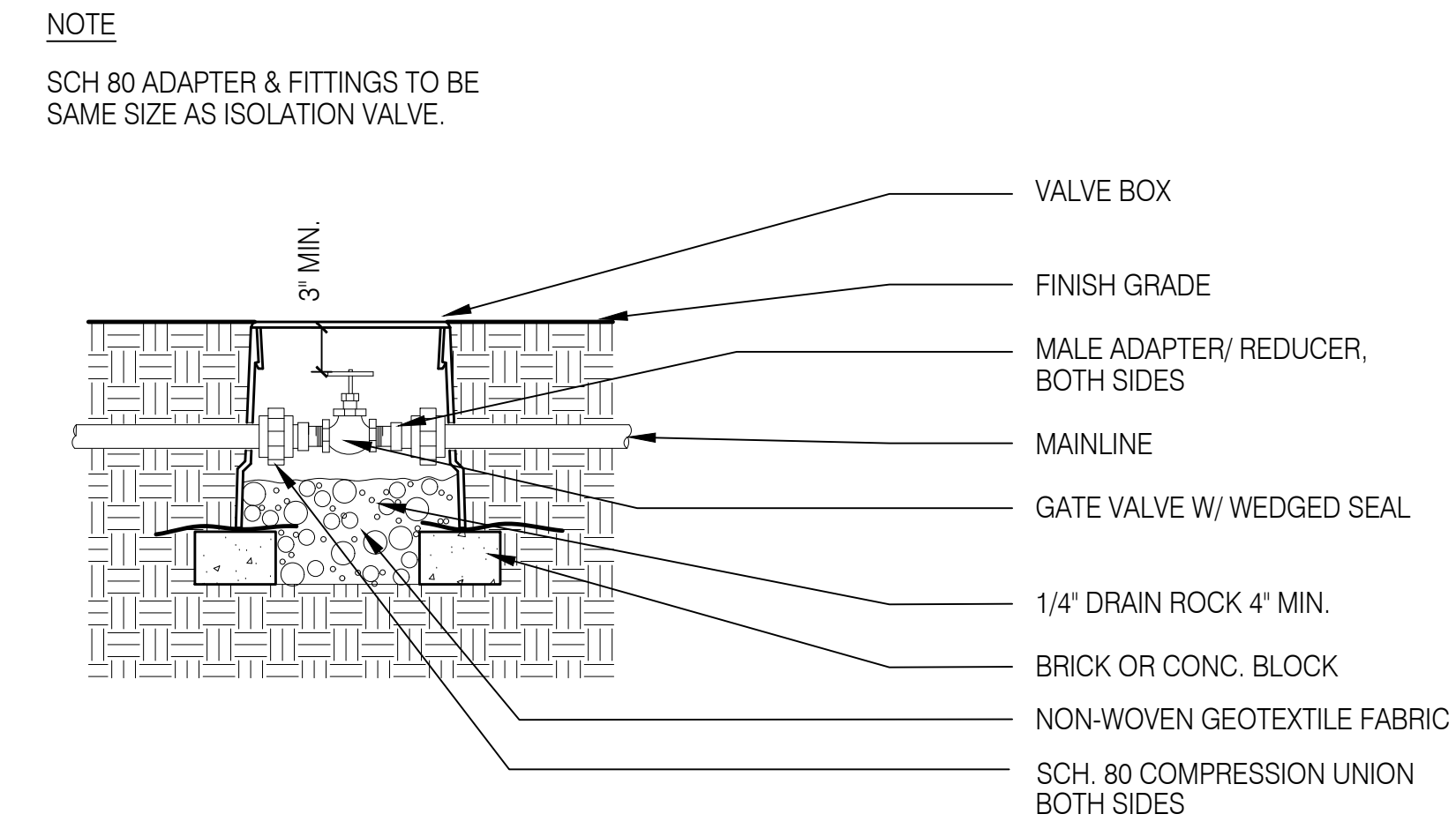
N.T.S. Irrigation Trench **01**
section



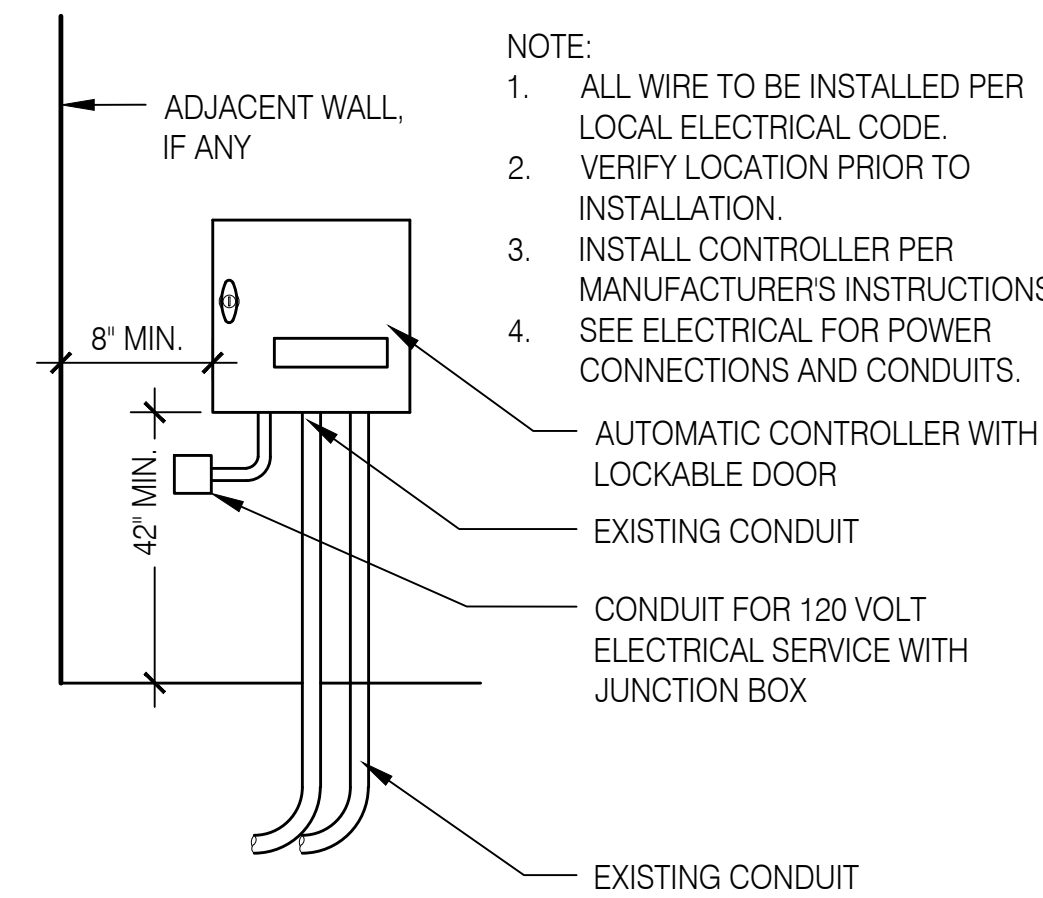
N.T.S. Irrigation Sleeve and Conduit **02**
section



N.T.S. Swing Check Valve **03**
section

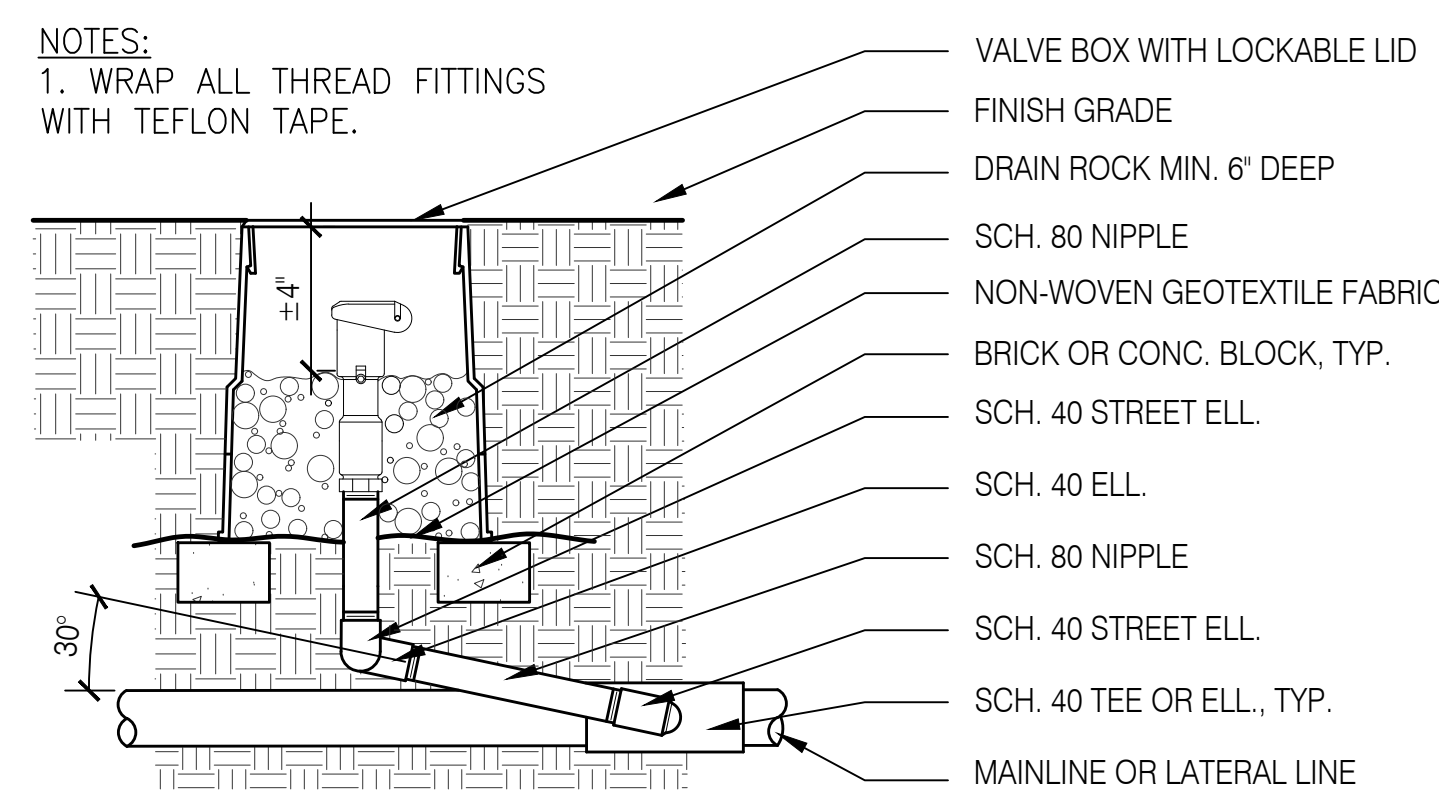


N.T.S. Isolation Valve **04**
section



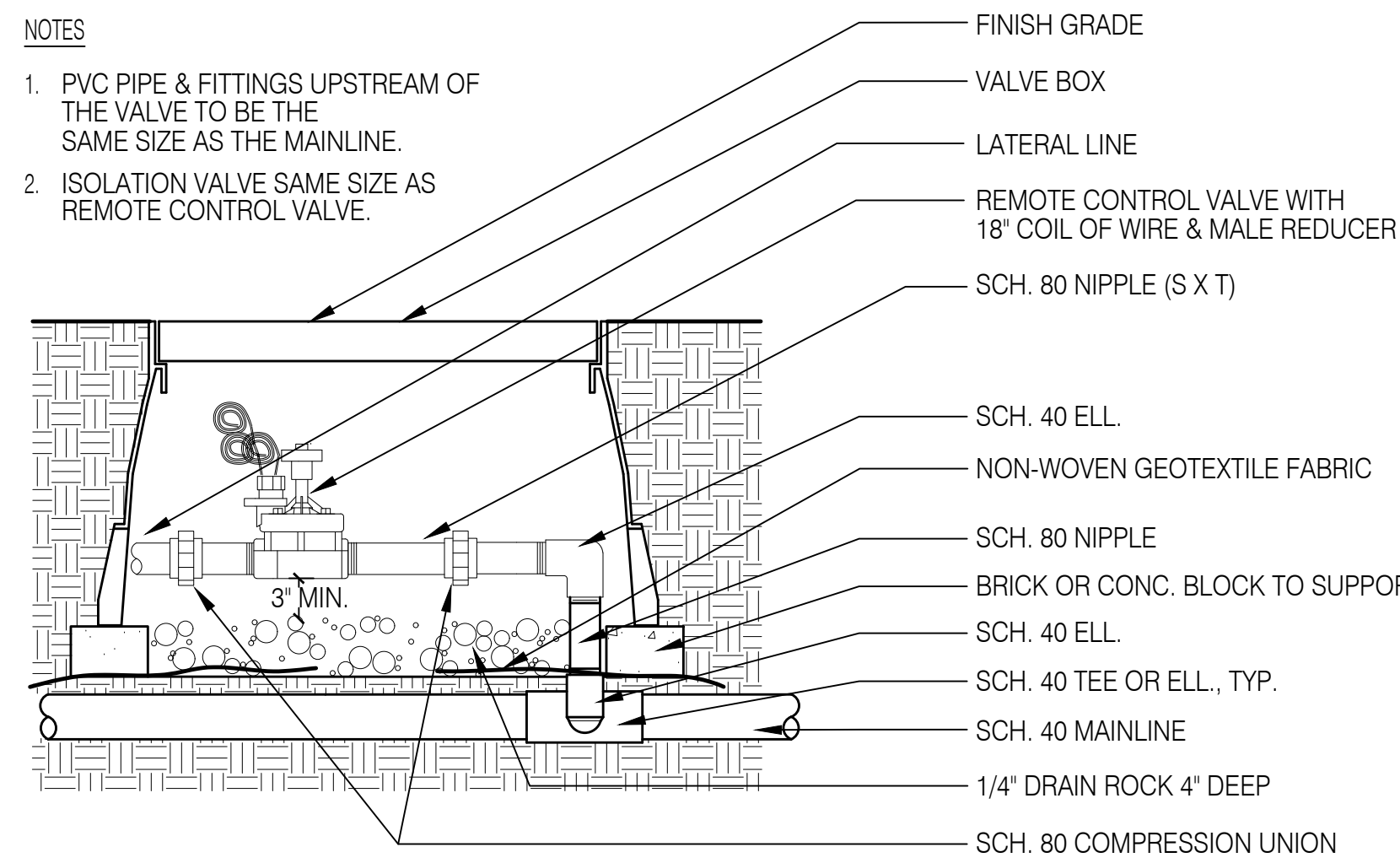
- NOTE:
1. ALL WIRE TO BE INSTALLED PER LOCAL ELECTRICAL CODE. VERIFY LOCATION PRIOR TO INSTALLATION.
 2. INSTALL CONTROLLER PER MANUFACTURER'S INSTRUCTIONS. SEE ELECTRICAL FOR POWER CONNECTIONS AND CONDUITS.
 3. AUTOMATIC CONTROLLER WITH LOCKABLE DOOR.
 4. CONDUIT FOR 120 VOLT ELECTRICAL SERVICE WITH JUNCTION BOX.

N.T.S. Controller **05**
elevation



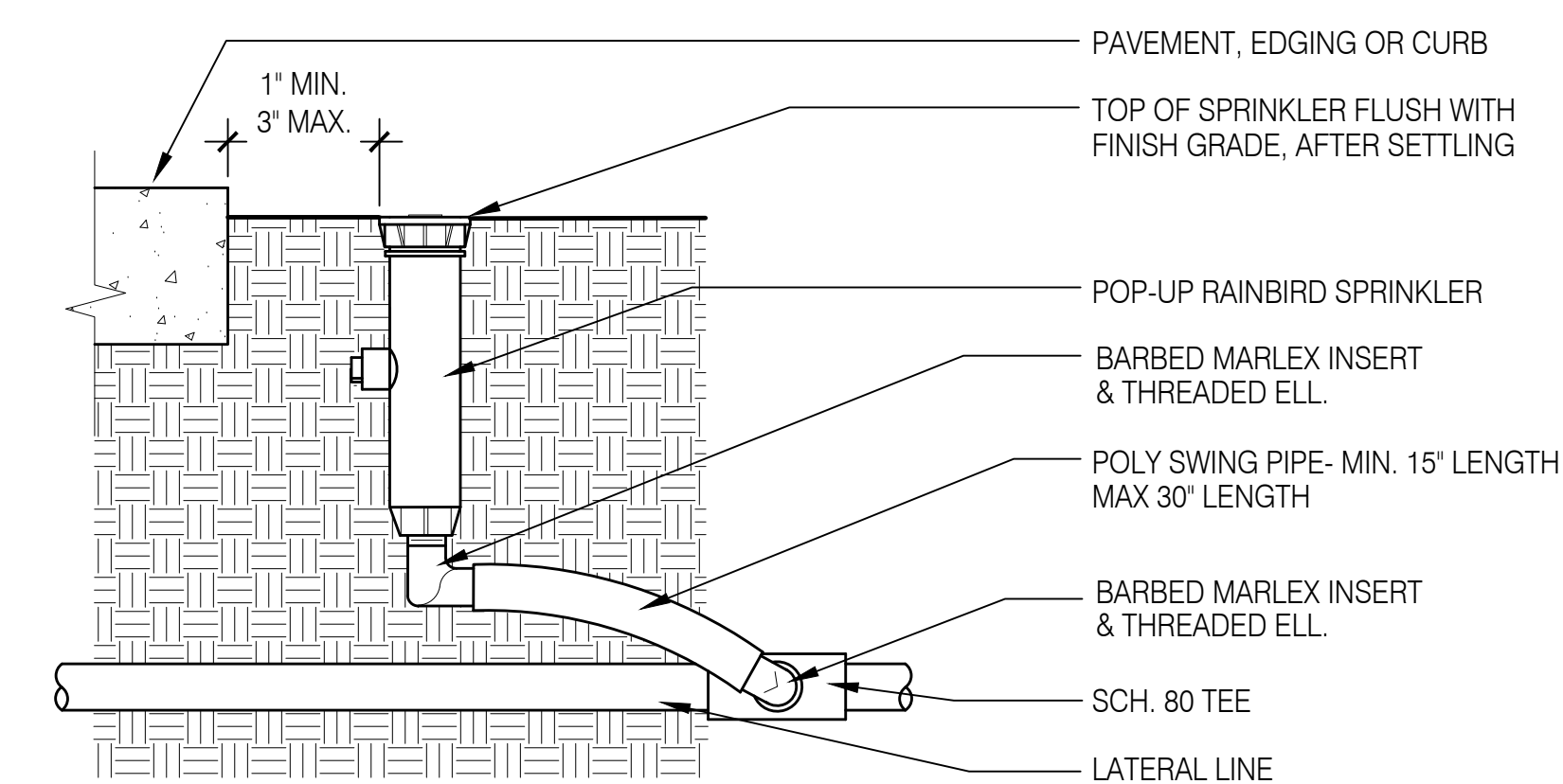
- NOTES:
1. WRAP ALL THREAD FITTINGS WITH TEFLON TAPE.

N.T.S. Quick Coupler **06**
section

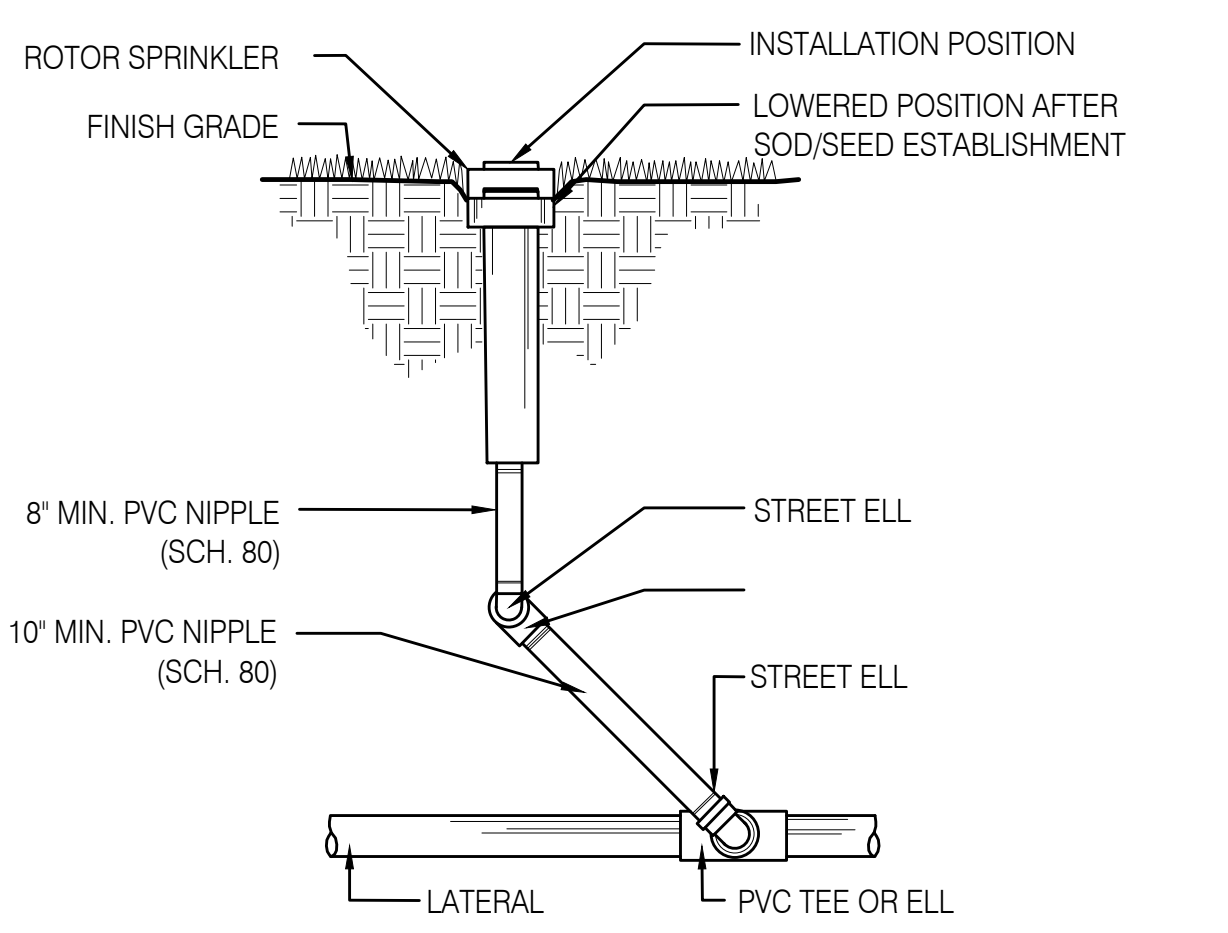


- NOTES:
1. PVC PIPE & FITTINGS UPSTREAM OF THE VALVE TO BE THE SAME SIZE AS THE MAINLINE.
 2. ISOLATION VALVE SAME SIZE AS REMOTE CONTROL VALVE.

N.T.S. Remote Control Valve **07**
section

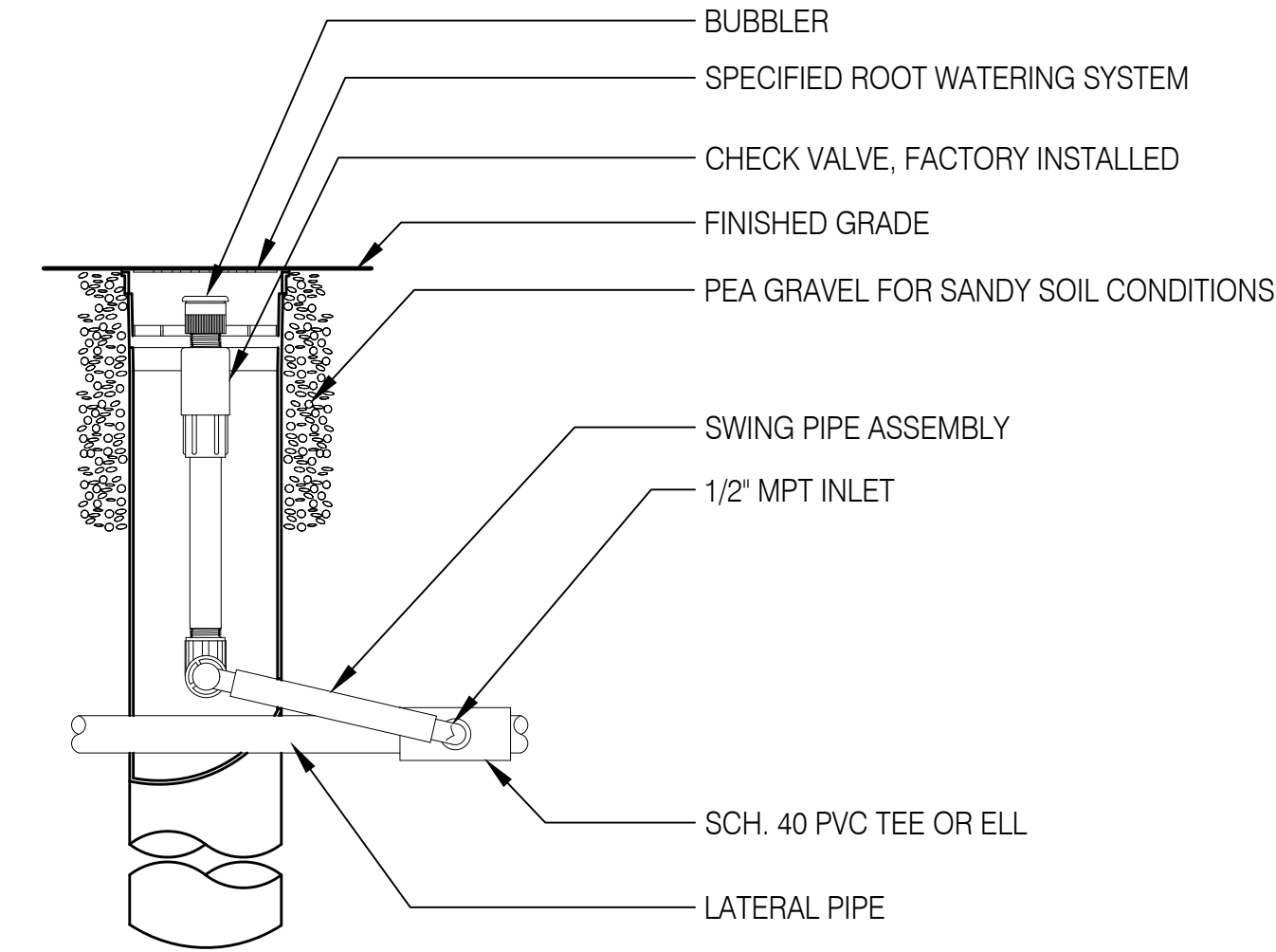


N.T.S. Pop-Up Spray Sprinkler **08**
section

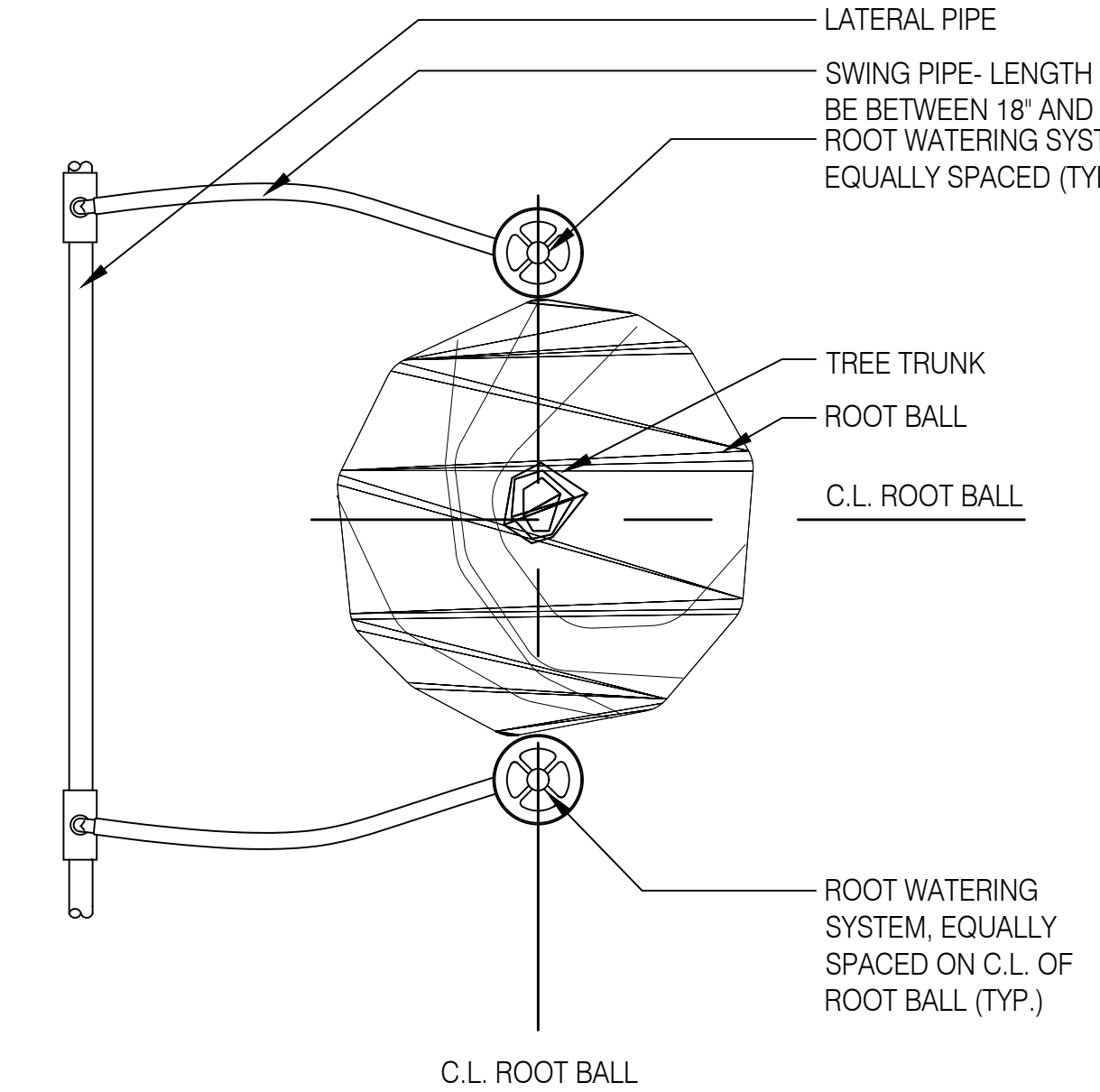


- NOTE:
- COMPACT BACKFILL TO DENSITY OF UNDISTURBED SOIL. IN SEEDING AREAS PROVIDE A 4x4 SQUARE OF EROSION NETTING AT EACH HEAD

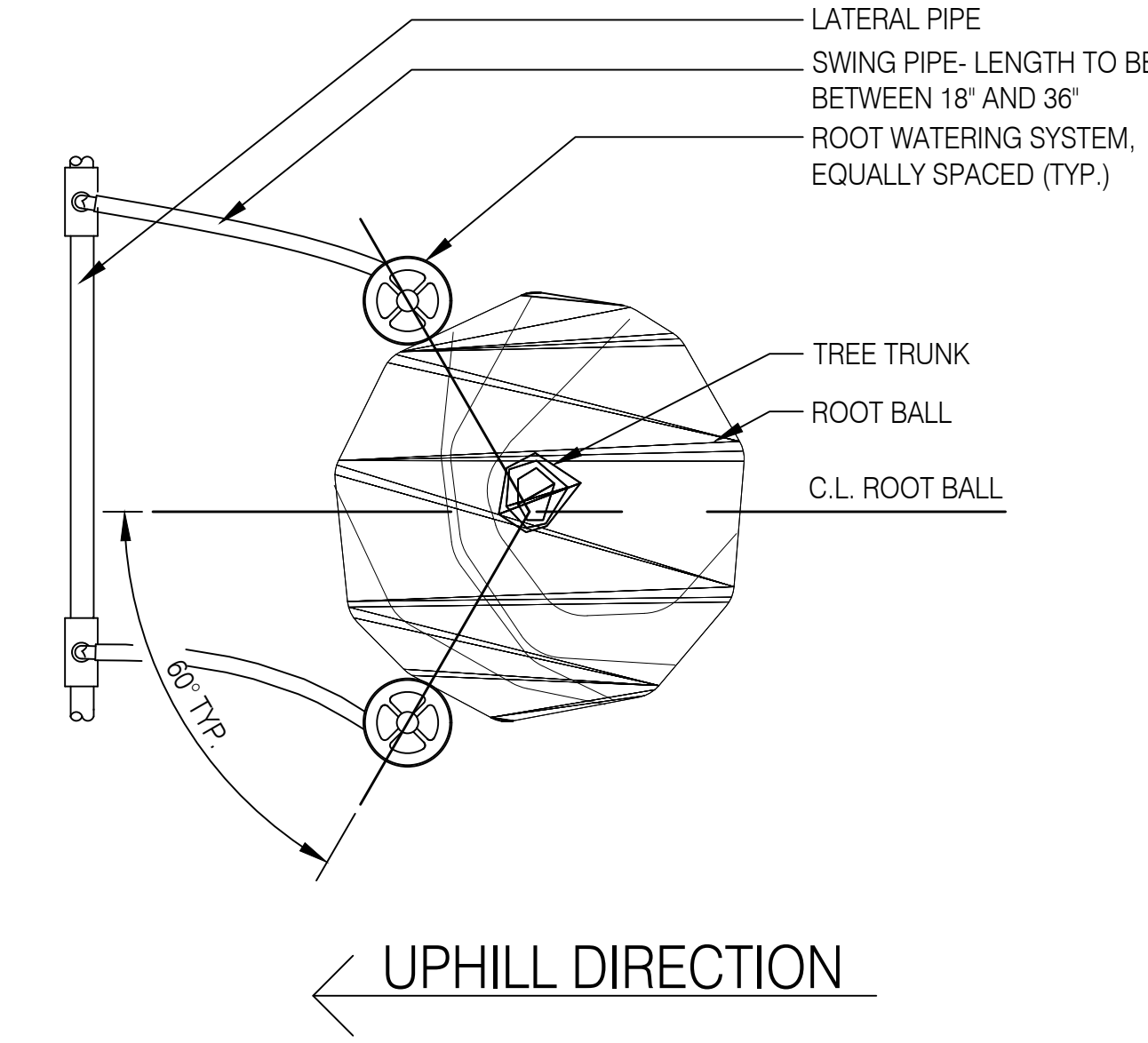
N.T.S. Rotary Nozzled Sprinkler **09**
section



N.T.S. Tree Root Watering System, Typ. **10**
section



N.T.S. Tree Root Watering System, Typ. **11**
plan



N.T.S. Tree Root Watering System on Slope **12**
plan

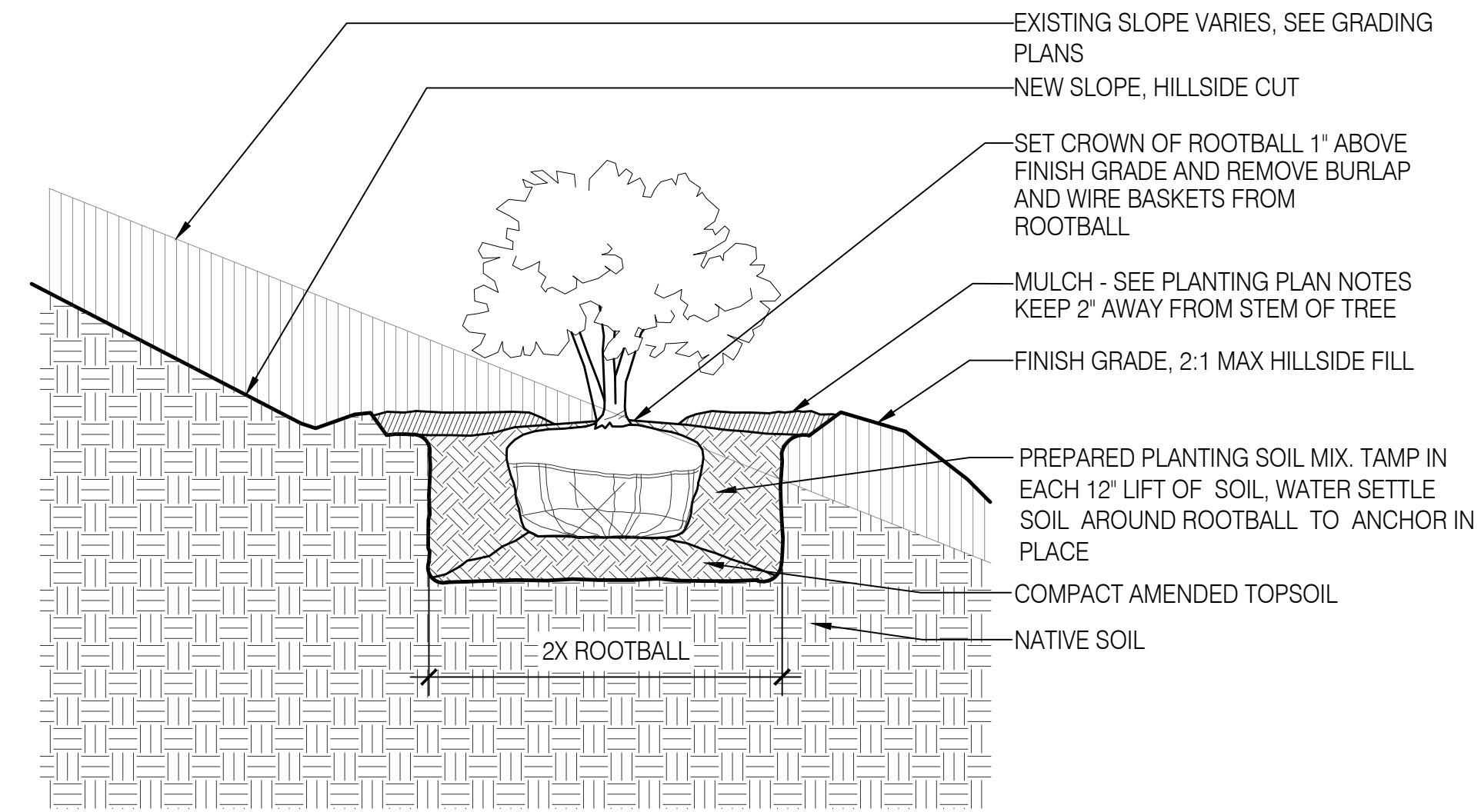
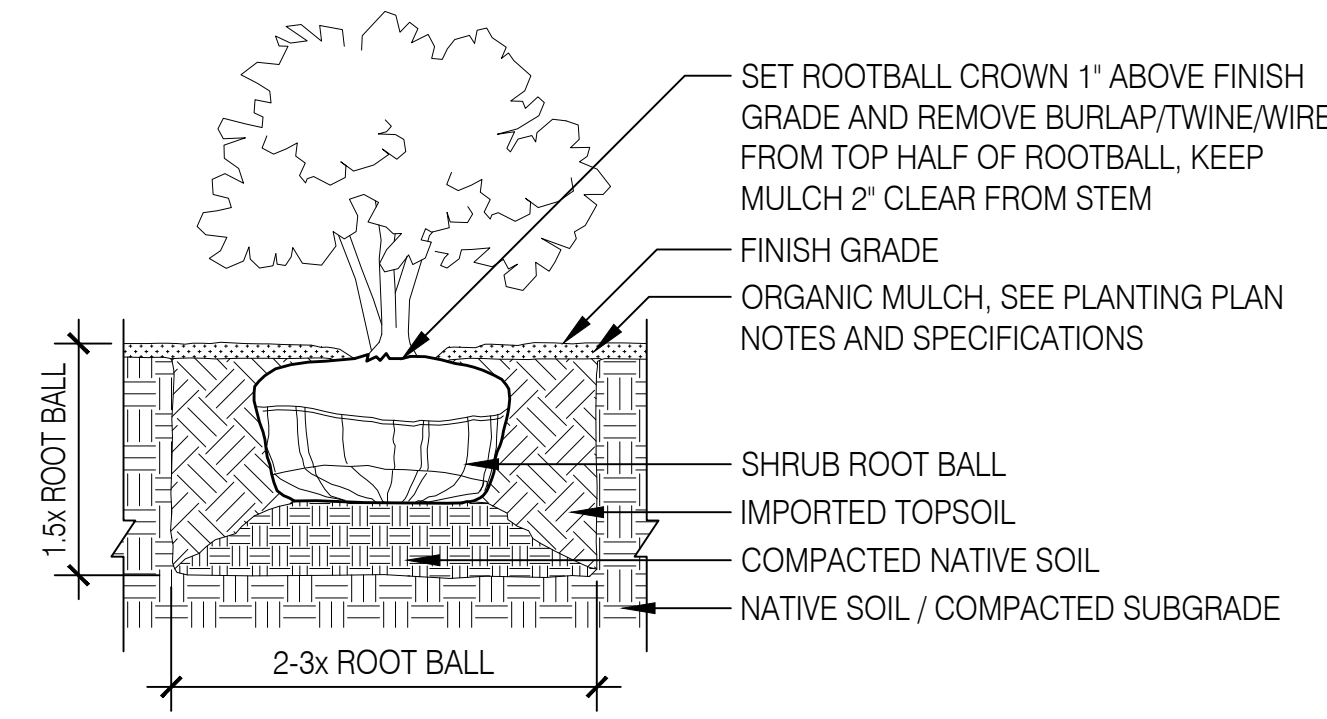
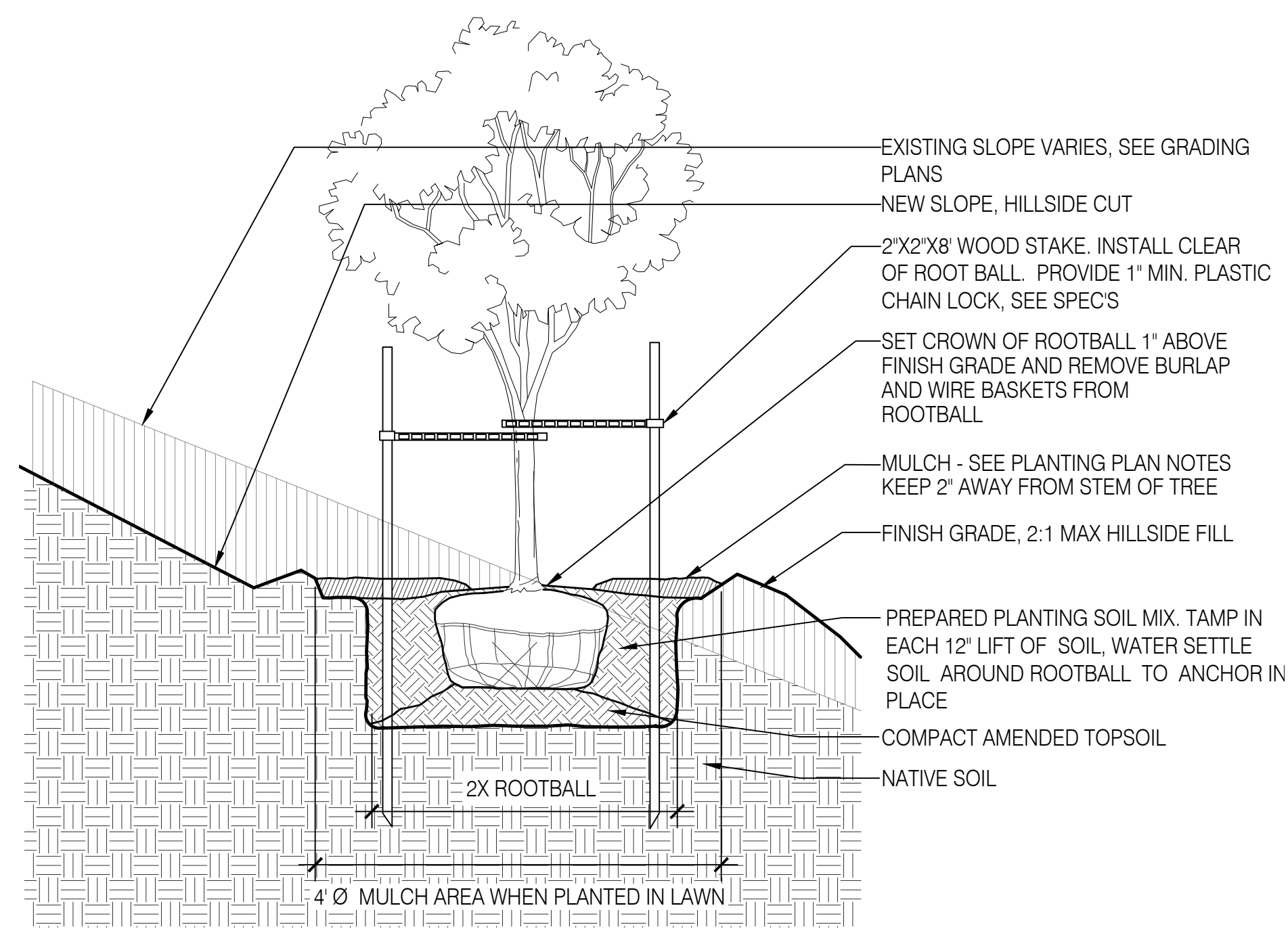
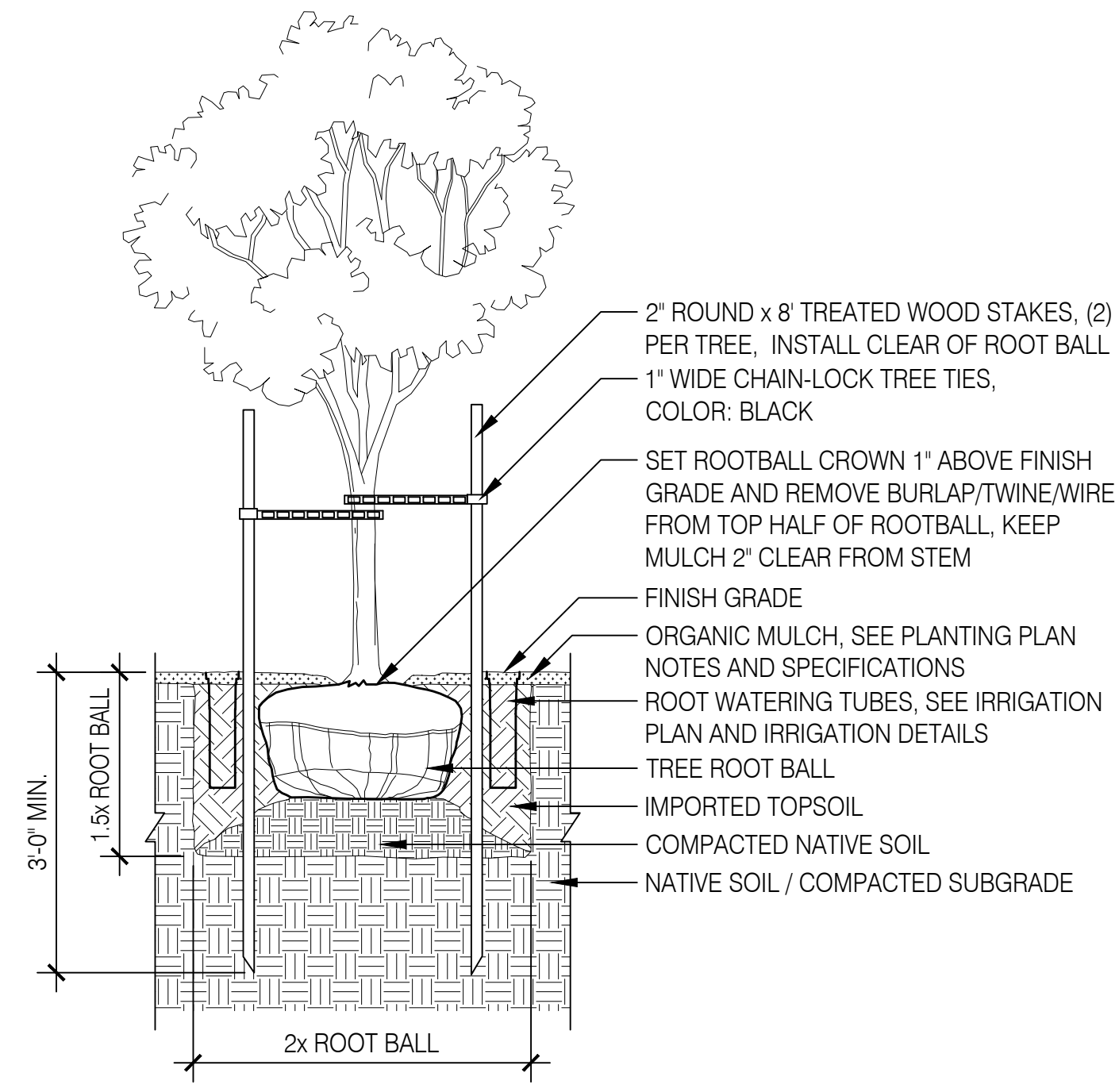
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IRRIGATION DETAILS

L7.80

NOT FOR CONSTRUCTION

ONE INCH = 1' DRAWING SET SCALE. IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

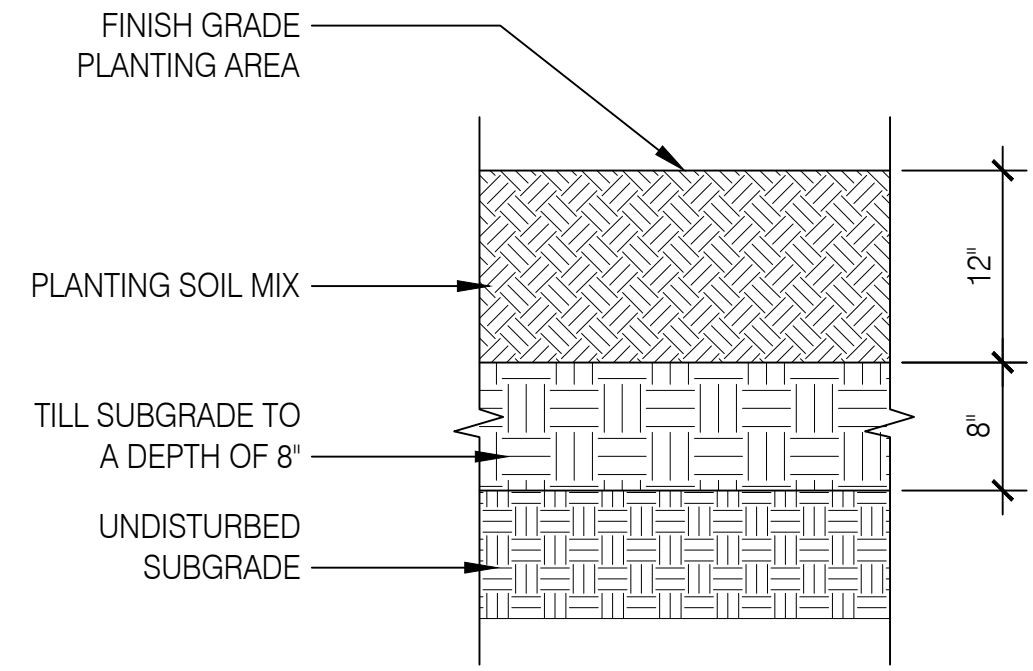


N.T.S. Tree Planting section 01

N.T.S. Tree Planting on Slope section 02

N.T.S. Shrub Planting section 03

N.T.S. Shrub Planting on Slope section 04



N.T.S. Planting Bed Soil Preparation section 05

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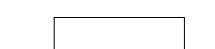

PLANTING DETAILS

L7.90

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ONE INCH = 1' DRAWING SCALE. IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

WALL KEY

-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
-  CMU-1: CONCRETE MASONRY UNITS

KEYNOTES

- 1 1 1/4" X 3" CEDAR SLATS 2 1/4" OC. PANELIZED ONTO 1" X 1/4" POWDER COATED STEEL STRAPS AT BACK FACE AT TOP, BOTTOM AND EVERY 36" VERTICALLY (SEE ELEVATION)
- 2 EDGE OF STONE WALL TO ALIGN WITH EDGE OF RESTROOM PAVILION
- 3 FLAT PANEL STEEL DOOR WITH AUTOLOCK SYSTEM, CLAD EXTERIOR FACE W/ CEDAR SLAT ASSEMBLY PANELS.
- 4 DRINKING FOUNTAIN
- 5 TOILET ROOMS ARE SIMILAR
- 6 ADA LAVATORY SINK AND FAUCET
- 7 ADA WALL MOUNTED TOILET
- 8 WALL MOUNTED CHANGING BENCH
- 9 FLOOR DRAIN, SLOPE CONCRETE FLOOR ACCORDINGLY
- 10 ROOM TO RECEIVE ADA GRAB BARS, TP HOLDER, HAND DRYING STATION AND REFUSE BIN
- 11 ELECTRICAL PANEL, LIGHTING CONTROL, AUTOLOCK SECURITY SYSTEM CONTROL, DATA/TELECOM PANELS PER MEP
- 12 MOP SINK EQUIPPED WITH HOSE BIB
- 13 FOUNTAIN CONTROL VALVES
- 14 HEAVY DUTY ROLLING STORAGE SHELVING



01 RESTROOM PAVILION FLOOR PLAN
1/4"=1'-0"

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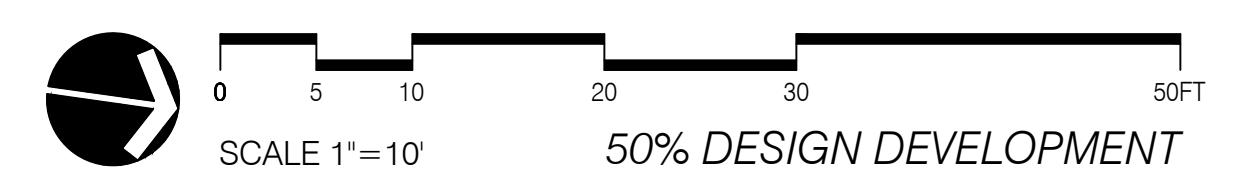
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RESTROOM PAVILION FLOOR PLAN

A1.01

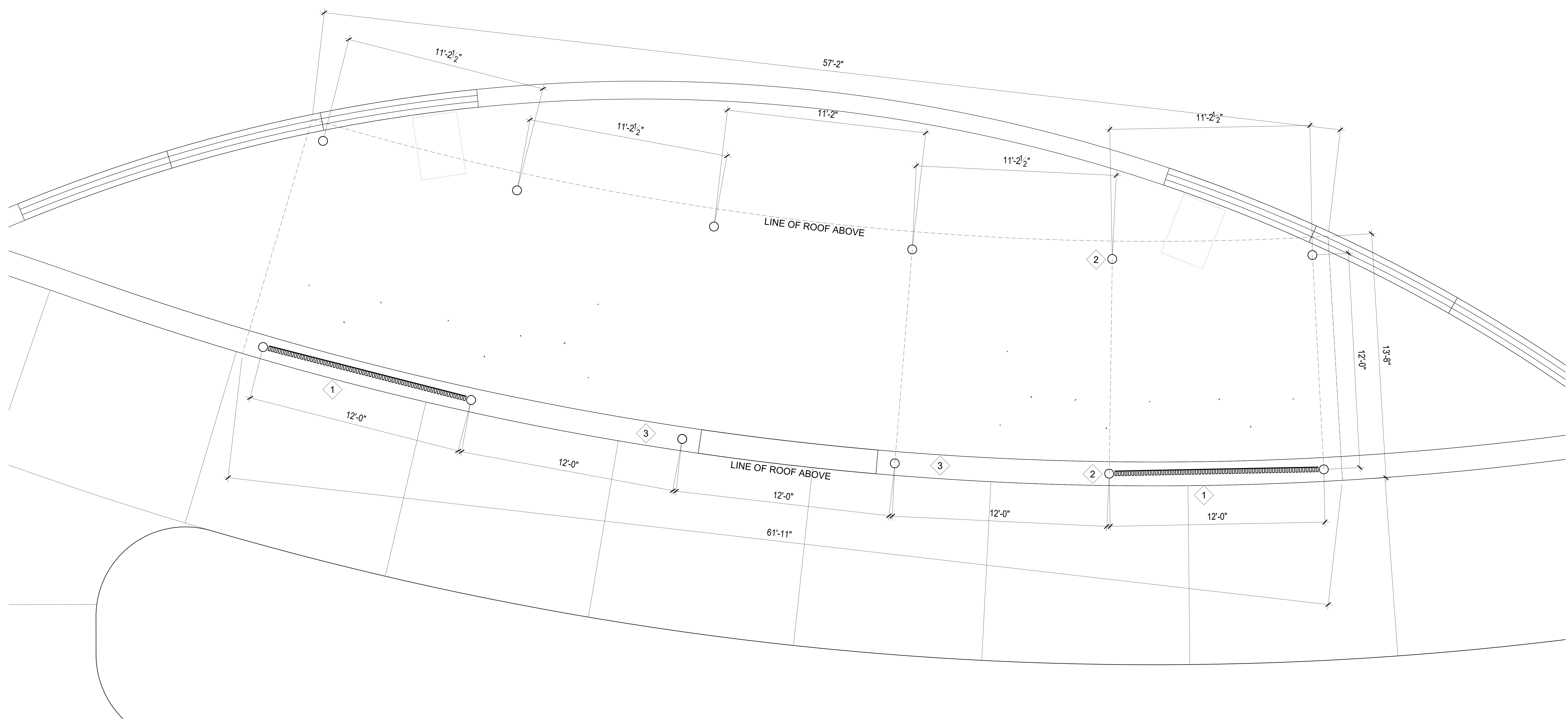
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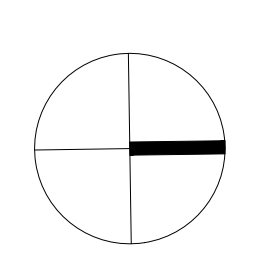


KEYNOTES

- 1 1 1/4" X 3" CEDAR SLATS 2 1/4" OC. PANELIZED ONTO 1" X 1/2" POWDER COATED STEEL STRAPS AT BACK FACE AT TOP, BOTTOM AND EVERY 36" VERTICALLY (SEE ELEVATION). ANCHOR TO SITE WALL AND ROOF WITH CONTINUOUS 1/2" X 3" STEEL STRAP ON STANDOFFS.
- 2 TYPICAL STEEL ROUND TUBE COLUMN BOLTED TO CONCEALED SLEEVES CAST INTO SITE WALL AND PATIO
- 3 CAST IN PLACE CONCRETE SITE WALL PER LANDSCAPE



01 TRELLIS FLOOR PLAN
 1/4"=1'-0"



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TRELLIS PLAN

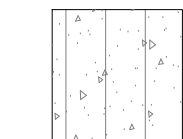
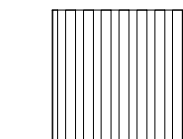
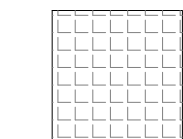
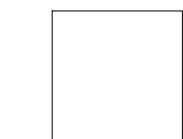
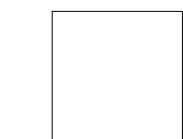
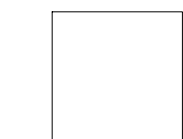
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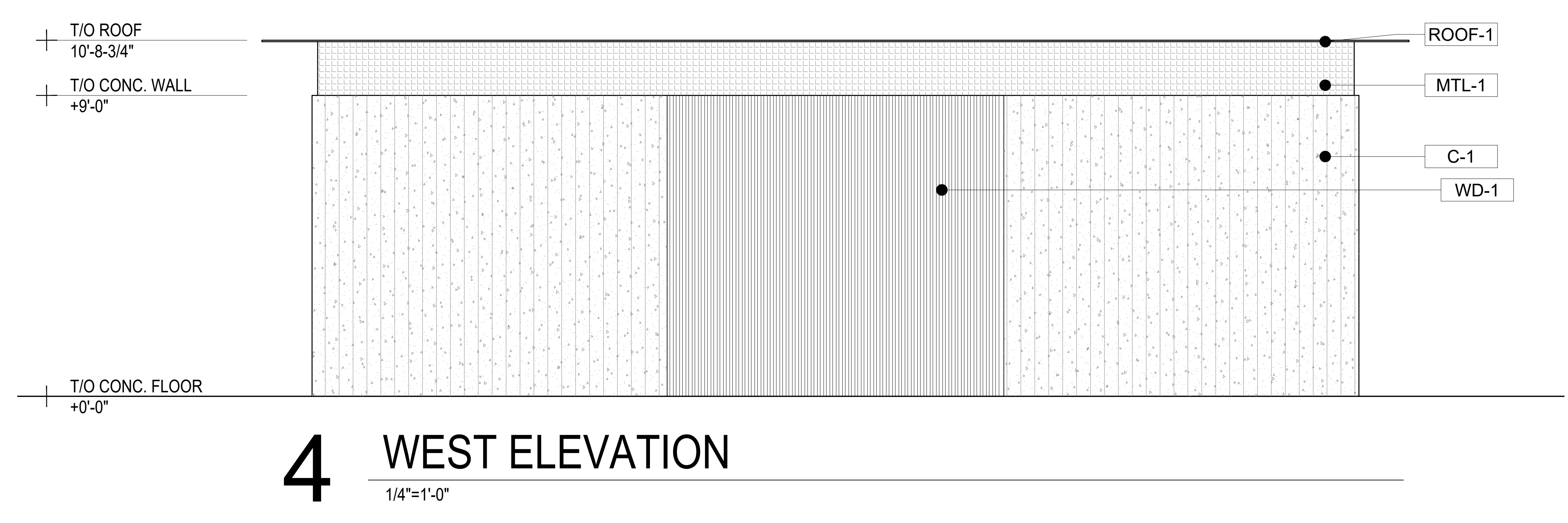
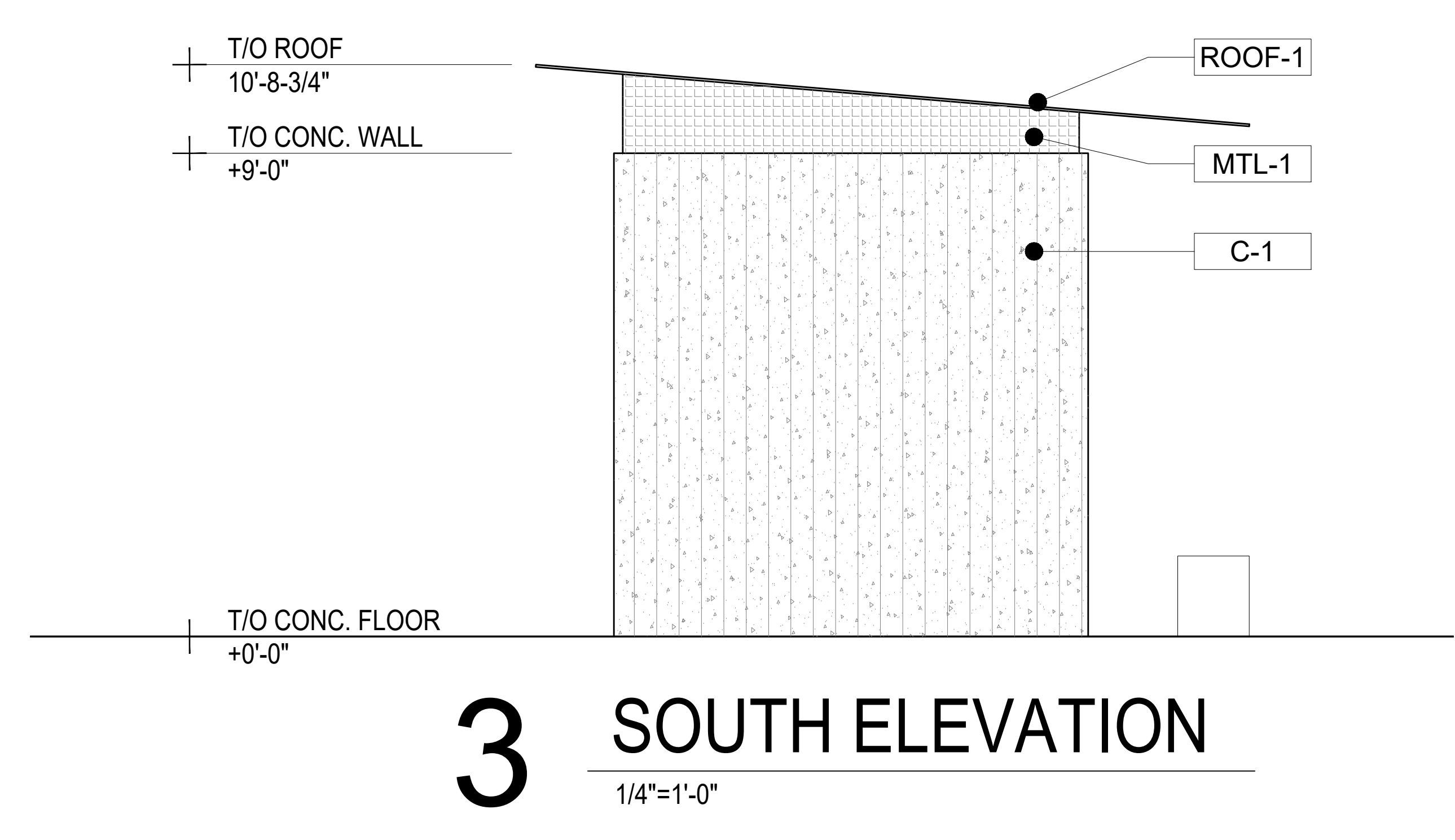
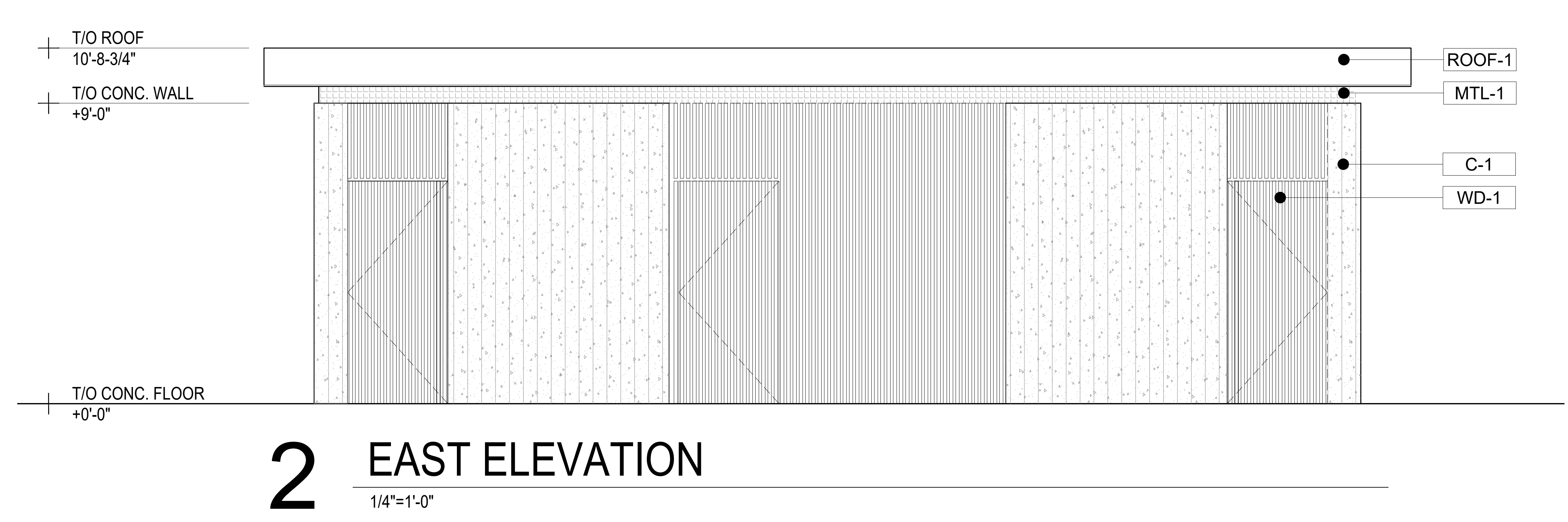
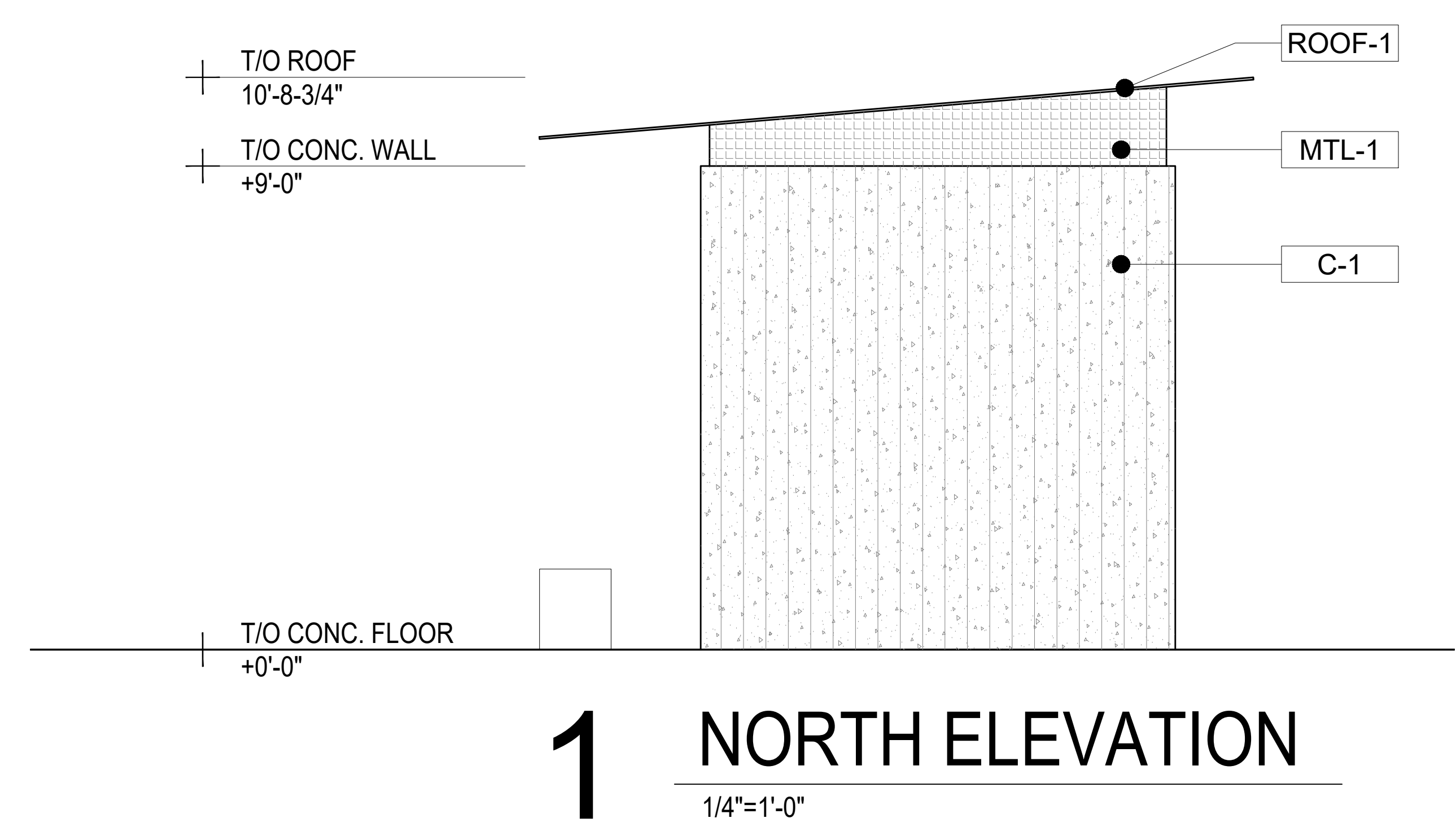
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SCALE 1"=10'
 50% DESIGN DEVELOPMENT

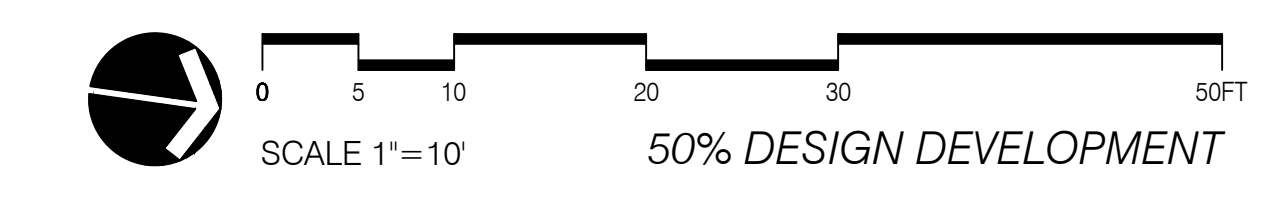
ELEVATION MATERIAL KEY

-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
-  WD-1: CEDAR 1-1/4" X 3" SLATS ON STEEL BATTENS ATTCHED TO CONC. WALL
-  MTL-1: POWDER COATED PERFORATED 1/8" THICK STEEL OR ALUMINUM
-  MTL-2: POWDER COATED STEEL OR ALUMINUM STRUCTURAL MEMBERS
-  ROOF-1: POWDER COATED 1/4" THICK STEEL OR ALUMINUM PLATE ON TUBE FRAME
-  ROOF-2: POWDER COATED STEEL OR ALUMINUM STRUCTURAL MEMBERS



DRAWING SET SCALE: THIS SET DOES NOT INCLUDE LAYOUTS. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION

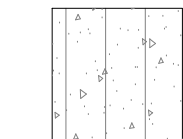
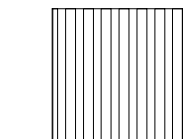
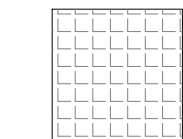

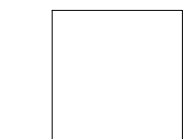
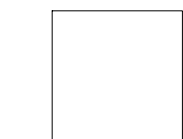


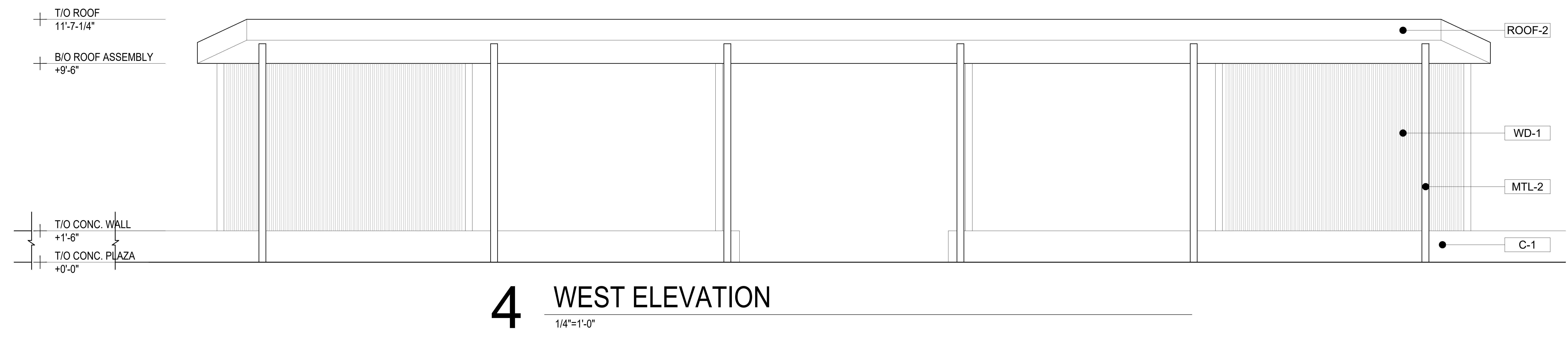
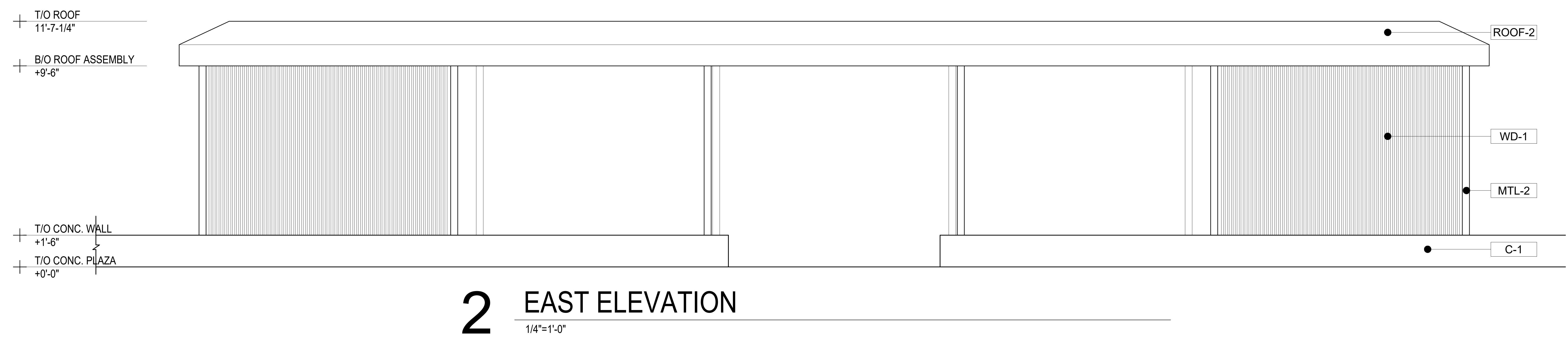
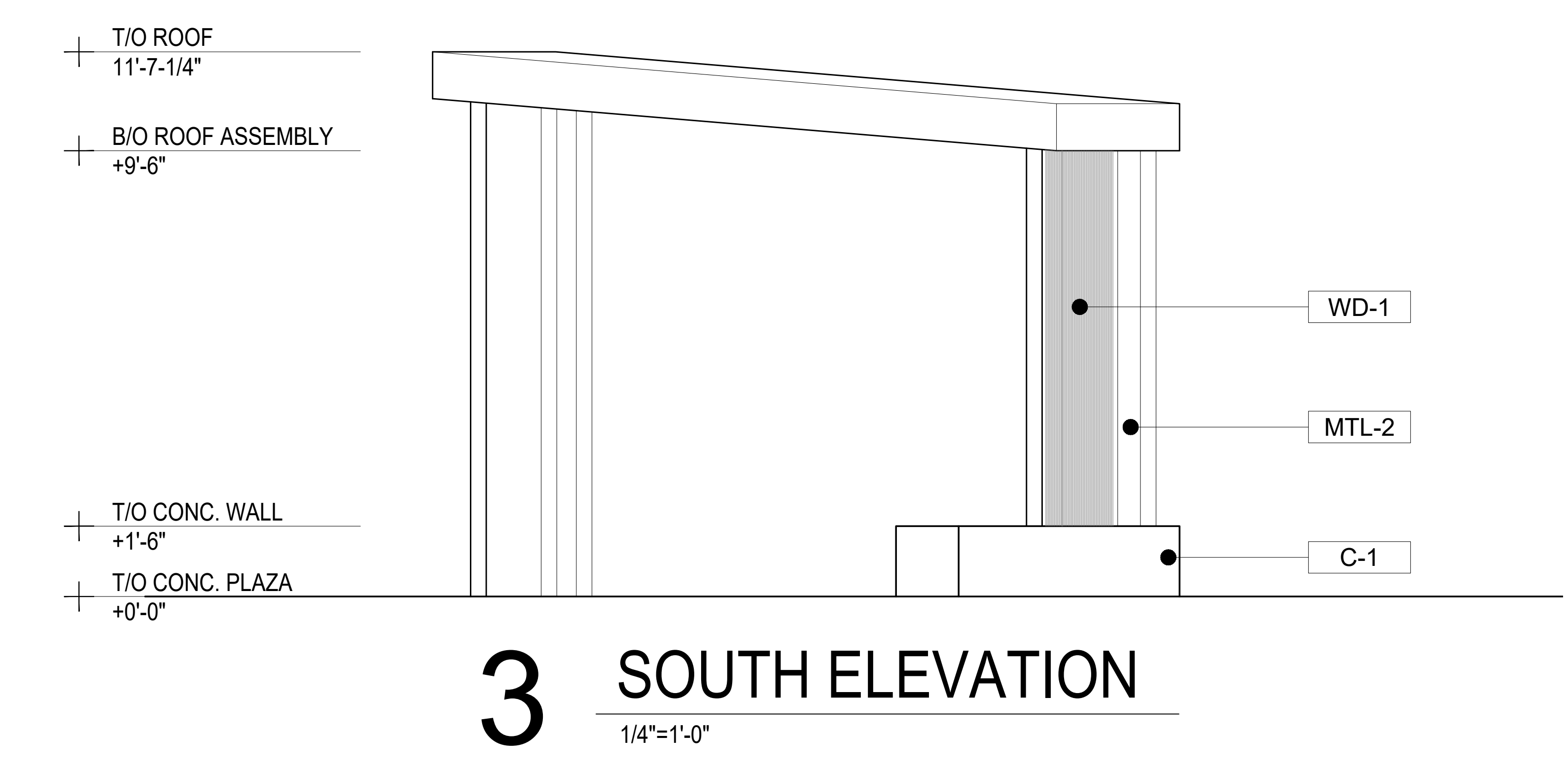
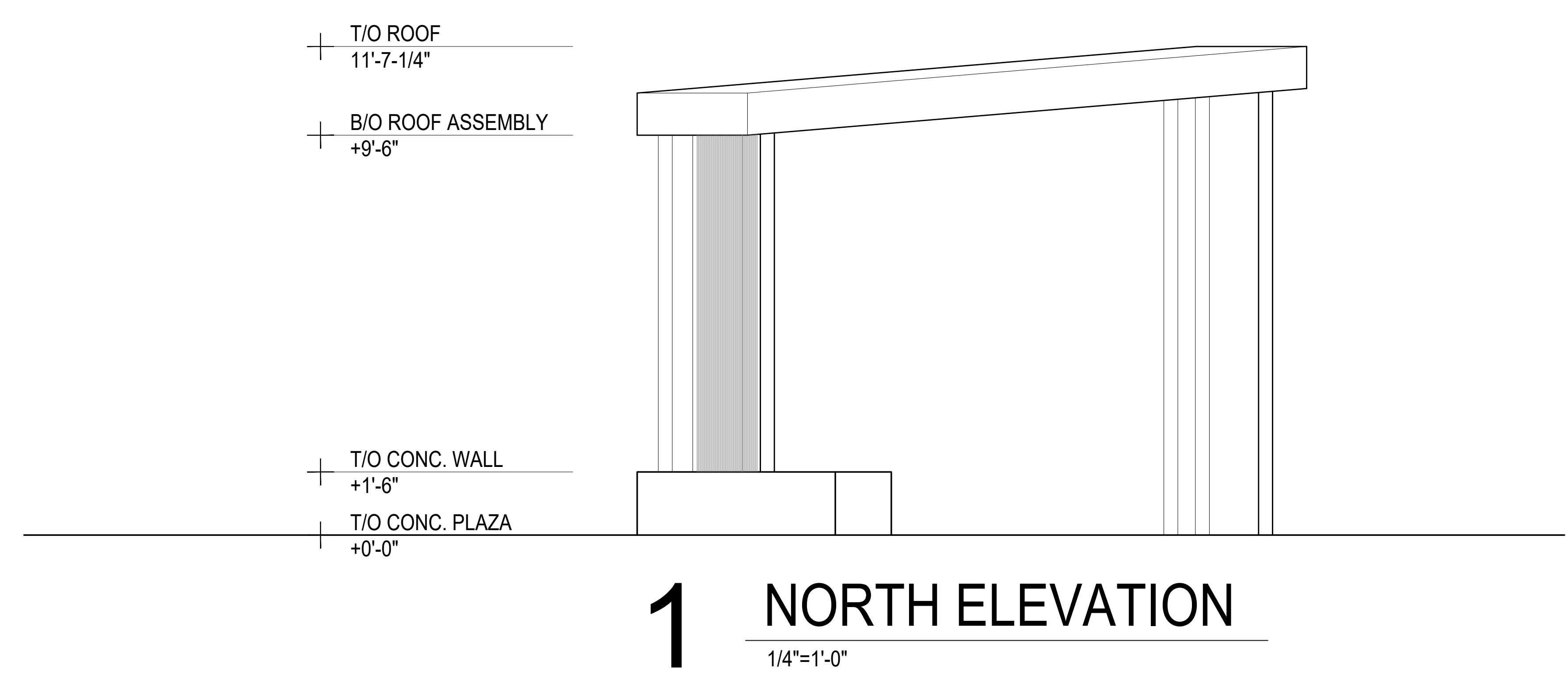
REVISIONS		
DATE	DESCRIPTION	BY

RESTROOM PAVILION ELEVATIONS

A3.01

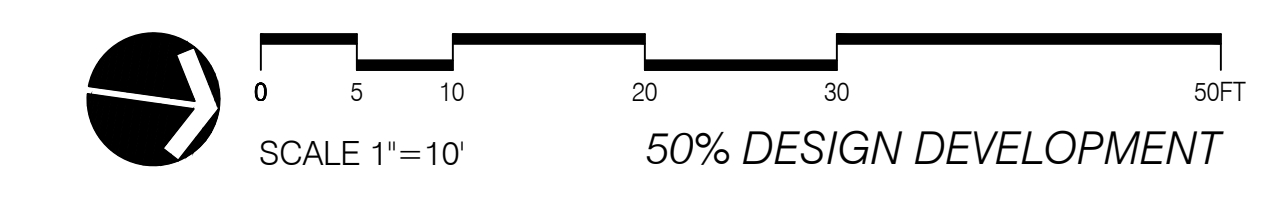
ELEVATION MATERIAL KEY

-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
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-  ROOF-2: POWDER COATED STEEL OR ALUMINUM STRUCTURAL MEMBERS



DRAWING SET SCALE: THIS DRAWING IS NOT MEASURED FROM THE SET TO ANY DIMENSION. VERIFY SCALE FROM TO USING DIMENSIONS.

NOT FOR CONSTRUCTION



REVISIONS		
DATE	DESCRIPTION	BY

TRELLIS ELEVATIONS

A3.02

ABBREVIATIONS

A AMPERE, AMP	DC DIRECT CURRENT	HH HANDHOLE	MCB MAIN CIRCUIT BREAKER	PNL PANEL(BOARD)	TEL TELEPHONE
AC ALTERNATING CURRENT	DED DEDICATED	HT, HGT HEIGHT	MDP MAIN DISTRIBUTION PANEL	PRI PRIMARY	TEMP TEMPORARY
AF AMP FRAME	DIV DIVISION	HV HIGH VOLTAGE	MFR MANUFACTURER	PSI PRESSURE, POUNDS PER SQUARE-INCH	TV TELEVISION
AFCI ARC-FAULT CIRCUIT INTERRUPTER	DN DOWN	HZ HERTZ (CYCLE) PER SECOND	MIN MINIMUM	PV PULL VAULT	TVSS TRANSIENT VOLTAGE SURGE SUPPRESSOR
AFF ABOVE FINISHED FLOOR	DWG DRAWING	IG ISOLATED GROUND	MISC MISCELLANEOUS	PVC POLYVINYL CHLORIDE CONDUIT	TYP TYPICAL
AIC AMPERE INTERRUPTING CAPACITY	DTL DETAIL	IMC INTERMEDIATE METAL CONDUIT	MLO MAIN LUGS ONLY	PWR POWER	UG UNDERGROUND
AL ALUMINUM	(E) EXISTING, EXISTING TO REMAIN	INC INTERMEDIATE NON-METALLIC CONDUIT	MTD MOUNTED	RCPT RECEPTACLE	UN UNLESS OTHERWISE NOTED
ALC AUTOMATIC LIGHTING CONTROL	E EMERGENCY, WIRED ON EMERGENCY CIRCUIT	INT INTERIOR	MTG MOUNTING	RGS RIGID GALVANIZED STEEL	UPS UNINTERRUPTIBLE POWER SUPPLY
ARCH ARCHITECT, ARCHITECTURAL	EA EACH	J, JB JUNCTION BOX	(N) NEW	RM ROOM	UTL UTILITY
AS AMP SWITCH	EF EXHAUST FAN	KAIC THOUSAND AMPERE INTERRUPTING CAPACITY	N, NEUT NEUTRAL	RMC RIGID METALLIC CONDUIT	V VOLT
AT AMP TRIP	EL ELEVATION, ELEVATOR	KCMIL THOUSAND CIRCULAR MILS	N/A NOT APPLICABLE	RNC RIGID NON-METALLIC CONDUIT	VA VOLT-AMPERE
ATS AUTOMATIC TRANSFER SWITCH	ELECT ELECTRIC(AL)	K/O KNOCK-OUT	NEC NATIONAL ELECTRICAL CODE	RSC RIGID STEEL CONDUIT	W WATT, WIRE
AUX AUXILIARY	EMT ELECTRIC METALLIC TUBING	KVA KILOVOLT AMPERE	NFPA NATIONAL FIRE PROTECTION ASSOCIATION	RSC RIGID STEEL CONDUIT	W/ WITH
A/V AUDIO/VISUAL	EQUIP EQUIPMENT	KVAR KILOVOLT AMPERE REACTIVE	NIC NOT IN CONTRACT	SCH SCHEDULE	WP WEATHERPROOF
AWG AMERICAN WIRE GAUGE	EXT EXTERIOR	KW KILOWATT	NMC NON-METALLIC SHEATHED CABLE	SEC SECONDARY	XFMR TRANSFORMER
BFF BELOW FINISHED FLOOR	(F) FUTURE	LCP LIGHTING CONTROL PANEL	NTS NOT TO SCALE	SIM SIMILAR	Y WYE
BFG BELOW FINISHED GRADE	F FUSE	LFMC LIQUIDTIGHT FLEX METAL CONDUIT	# NUMBER	SN, S/N SOLID NEUTRAL	+72 MOUNTING UNITS TO CENTERLINE 72-INCHES ABOVE FINISHED FLOOR OR GRADE
BLDG BUILDING	FBO FURNISHED BY OTHERS	LFNC LIQUIDTIGHT FLEX NONMETAL CONDUIT	OP OVERHEAD POWER	SP SPARE	SUSP SUSPENDED
C CONDUIT, CONTROL, CONTINUOUS	FDR FEEDER	LP LIGHTING PANEL(BOARD)	OT OVERHEAD TELCO	SWGR SWITCHGEAR	
CAT CATALOG	FLA FULL LOAD AMPS	LTG LIGHTING	P POLE		
CATV CABLE TELEVISION	FLEX FLEXIBLE	LV LOW VOLTAGE	PB PULL BOX, PUSHBUTTON		
CB CIRCUIT BREAKER	FLOOR FLOOR	MAU MAKE-UP AIR UNIT	PC PHOTOCELL, PLUMBING SYSTEM CONTRACTOR		
CKT CIRCUIT	FMC FLEXIBLE METALLIC CONDUIT	MAX MAXIMUM	PH, ϕ PHASE		
CO CONDUIT ONLY	FNC FLEXIBLE NON-METALLIC CONDUIT	MB METER BASE			
CT CURRENT TRANSFORMER	FURN FURNITURE	MC METAL CLAD CABLE			
CU COPPER	G, GND GROUND, GROUNDED				
D, DISC DISCONNECT	GC GENERAL CONTRACTOR				
DB DIRECT BURIED	GEN GENERATOR				
	GFCI GROUND FAULT CURRENT INTERRUPTER				
	GFI GROUND FAULT INTERRUPTER				
	GRC GALVANIZED RIGID CONDUIT				
	GRS GALVANIZED RIGID STEEL (CONDUIT)				

MISCELLANEOUS

- SPECIAL PURPOSE CONNECTION
- JUNCTION BOX - CEILING MOUNTED, UON
- JUNCTION BOX - WALL-MOUNTED
- JUNCTION BOX - IN GROUND
- SHEET NOTE DESIGNATION
- REVISION DELTA
- MECHANICAL EQUIPMENT TAG NUMBER, REFER TO MECHANICAL EQUIPMENT SCHEDULE
- EQUIPMENT TAG NUMBER, REFER TO MECHANICAL EQUIPMENT SCHEDULE
- "K" = KITCHEN
- "C" = COMPUTER
- *NOTE SYMBOL, REFER TO NOTE AS INDICATED
- GROUND BAR, LENGTH TO BE NOTED
- DETAIL HEADER**
- SECTION IDENTIFIER
- DETAIL IDENTIFIER
- TRANSFORMER
- PLYWOOD BACKBOARD
- PHOTOCELL
- METER - SINGLE
- GROUND-NEUTRAL BOND STRAP

SWITCHES

- SINGLE-POLE
- SWITCH CONTROL (LOWER CASE LETTER DENOTES LUMINAIRES TO BE CONTROLLED PER CORRESPONDING LETTER NEXT TO INDIVIDUAL LUMINAIRES)
- DIMMER
- LOW VOLTAGE
- MOTOR STARTER SWITCH

NOTE:
STANDARD SWITCH MOUNTING HEIGHT SHALL BE 48" AFF UON.

LUMINAIRES

- CEILING MOUNTED
- RECESSED
- BOLLARD TYPE SITE LIGHTING
- FLOOD LIGHT

RACEWAYS

- CONDUIT - CONCEALED IN CONSTRUCTION IN FINISHED AREAS, EXPOSED IN UNFINISHED AREAS
 - CONDUIT - CONCEALED IN, UNDER FLOOR SLAB OR BELOW GRADE
 - CONDUIT - FLEXIBLE
 - CIRCUIT TYPE AS INDICATED:
"P" = OVERHEAD POWER
"T" = OVERHEAD TELCO
"B" = BROADBAND
 - HOME RUN. HASH MARKS INDICATE (2) #12 WIRE UNLESS NOTED OTHERWISE.
 - CONDUCTORS IN CONDUIT, (2) #12 OR AS NOTED (QUANTITY AS INDICATED BY HASH MARKS)
 - GROUND WIRE
- NOTES:
1. RUNS MARKED WITH CROSS-HATCHES INDICATE QUANTITY OF #12 WIRE. LARGER GAUGES ARE SHOWN OR NOTED ELSEWHERE. LONG PERPENDICULAR CROSS-HATCH INDICATES NEUTRAL, REVERSE SLANT OR LONG CROSS-HATCH WITH DOT INDICATES GREEN GROUND WIRE.
2. FOR UNMARKED CONDUIT RUNS, CONTRACTOR SHALL INSTALL REQUIRED NUMBER OF WIRES FOR POWER AND/OR CONTROL OF ELEMENTS IN CIRCUIT(S) SHOWN. SIZE OF WIRES SHALL BE #12 UON OR REQUIRED BY CODE.
3. SIZE CONDUIT ACCORDING TO SPECIFICATIONS AND APPLICABLE CODE.
- GROUND CONNECTION PER NEC 250

RACEWAYS - INDICATORS

- CONDUIT - STUB. TERMINATE WITH BUSHING, OR PROVIDE CAP IF UNDERGROUND
- CONDUIT - STUB-UP

MOTOR CONTROL

- DISCONNECT SWITCH, UNFUSED
TYPE, SIZE AS INDICATED
"xxA" = RATED AMPERAGE
- DISCONNECT SWITCH, FUSED
TYPE, SIZE AS INDICATED
"xxA" = RATED AMPERAGE
- MOLDED CASE CIRCUIT BREAKER (THERMAL-MAGNETIC)
SIZE AS INDICATED
"xxAF" = FRAME SIZE
"xxAT" = TRIP SIZE
- FUSE, SIZE AS INDICATED
- MAGNETIC MOTOR STARTER
STARTER SIZE AS INDICATED
- COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT SWITCH, STARTER SIZE AND FUSE RATING AS INDICATED

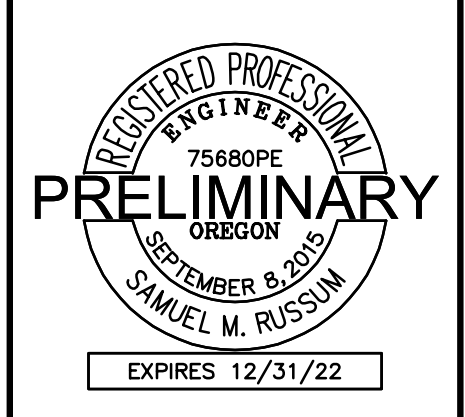
GENERAL NOTES

- A. NOT ALL ABBREVIATIONS ARE USED. ABBREVIATIONS LISTED APPLY TO ELECTRICAL DRAWINGS AND DETAILS.
- B. COMMON NON-ELECTRICAL ABBREVIATIONS SUCH AS COMPASS DIRECTIONS (N, S, E, W, ETC.) AND CHEMICAL COMPOUNDS (O2, CL2, ETC.) ARE NOT INCLUDED.



DATE	DESCRIPTION	BY

LEGEND & ABBREVIATIONS



MILWAUKIE BAY PARK
 50% Design Development
 11211 SE McLoughlin Blvd., Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED
 DRAWN BY: RAW

REVISIONS		
DATE	DESCRIPTION	BY

ELECTRICAL
 SITE PLAN - LIGHTING

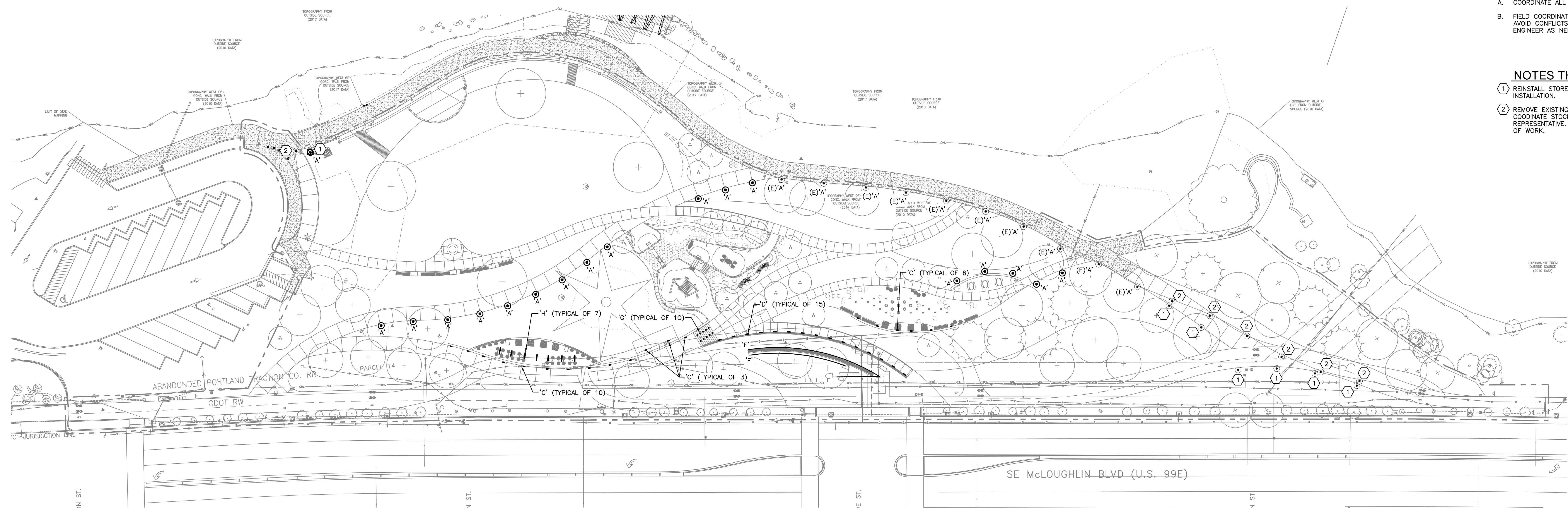
E1.1

GENERAL NOTES

- A. COORDINATE ALL ELECTRICAL WORK WITH OTHER DISCIPLINES.
- B. FIELD COORDINATE ALL EQUIPMENT LOCATIONS SHOWN ON PLANS TO AVOID CONFLICTS. COORDINATE WITH LANDSCAPE ARCHITECT AND ENGINEER AS NEEDED.

NOTES THIS SHEET

- 1 REINSTALL STORED TYPE 'A' LUMINAIRE. SEE DETAIL 4/E3.1 FOR INSTALLATION.
- 2 REMOVE EXISTING LUMINAIRE AND STORE FOR REINSTALLATION. COORDINATE STOCKYARD LOCATION WITH CITY OF MILWAUKIE REPRESENTATIVE. VERIFY THAT BOLLARD IS SERVICEABLE PRIOR TO START OF WORK.



1 ELECTRICAL SITE PLAN - LIGHTING
 SCALE: 1" = 30'-0"

NOT FOR CONSTRUCTION

50% DESIGN DEVELOPMENT

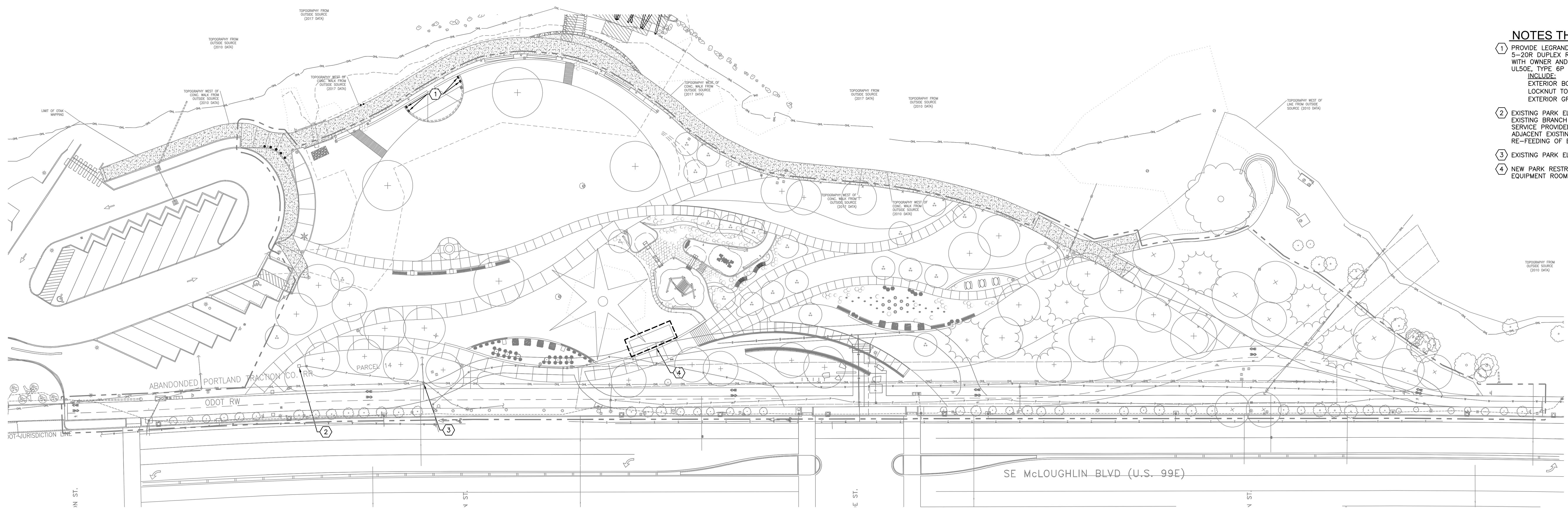
DATE PLOTTED: 03/25/2022 10:00 AM
 DRAWING SCALE: AS NOTED
 SHEET NO.: E1.1 OF 1
 PROJECT NO.: 1170310.01
 CLIENT: 2INK STUDIO
 DESIGNER: DENNIS HALL
 CHECKER: DENNIS HALL
 DATE: 03/25/2022

GENERAL NOTES

- A. COORDINATE ALL ELECTRICAL WORK WITH OTHER DISCIPLINES.
- B. FIELD COORDINATE ALL EQUIPMENT LOCATIONS SHOWN ON PLANS TO AVOID CONFLICTS. COORDINATE WITH LANDSCAPE ARCHITECT AND ENGINEER AS NEEDED.

NOTES THIS SHEET

- ① PROVIDE LEGRAND WIREMOLD OUTDOOR GROUND BOX WITH 2-GANG 5-20R DUPLEX RECEPTACLE BOX COVER ASSEMBLY. COORDINATE FINISH WITH OWNER AND LANDSCAPE ARCHITECT. ENTIRE ASSEMBLY SHALL BE UL50C, TYPE 6P AND IP68 RATES.
 INCLUDE:
 EXTERIOR BOX COVER ASSEMBLY 5-20R #XB814C520
 LOCKNUT TOOL #XLNT
 EXTERIOR GROUND BOX #XB814
- ② EXISTING PARK ELECTRICAL SERVICE PEDESTAL TO BE DEMOLISHED. EXISTING BRANCH CIRCUITS TO BE RE-FED FROM NEW ELECTRICAL SERVICE PROVIDED AT NEW RESTROOM. RE-USE EXISTING HAND HOLD ADJACENT EXISTING PEDESTAL FOR INTERCEPTION AND SPLICING, OR RE-FEEDING OF EXISTING PARK BRANCH CIRCUITS TO REMAIN.
- ③ EXISTING PARK ELECTRICAL SERVICE UTILITY POLE.
- ④ NEW PARK RESTROOMS AND PARK ELECTRICAL AND MECHANICAL EQUIPMENT ROOM. SEE SHEET E2.1 FOR MORE INFORMATION.



E1.2 ELECTRICAL SITE PLAN - POWER
 SCALE: 1" = 30'-0"

MILWAUKIE BAY PARK
 50% Design Development

11211 SE McLoughlin Blvd., Milwaukie, OR 97222
 DATE: 03/25/2022 SCALE: AS NOTED DRAWN BY: RAW

DATE	DESCRIPTION	BY

ELECTRICAL
 SITE PLAN - POWER

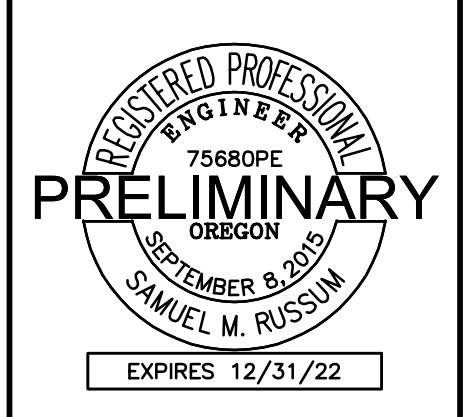
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50% DESIGN DEVELOPMENT

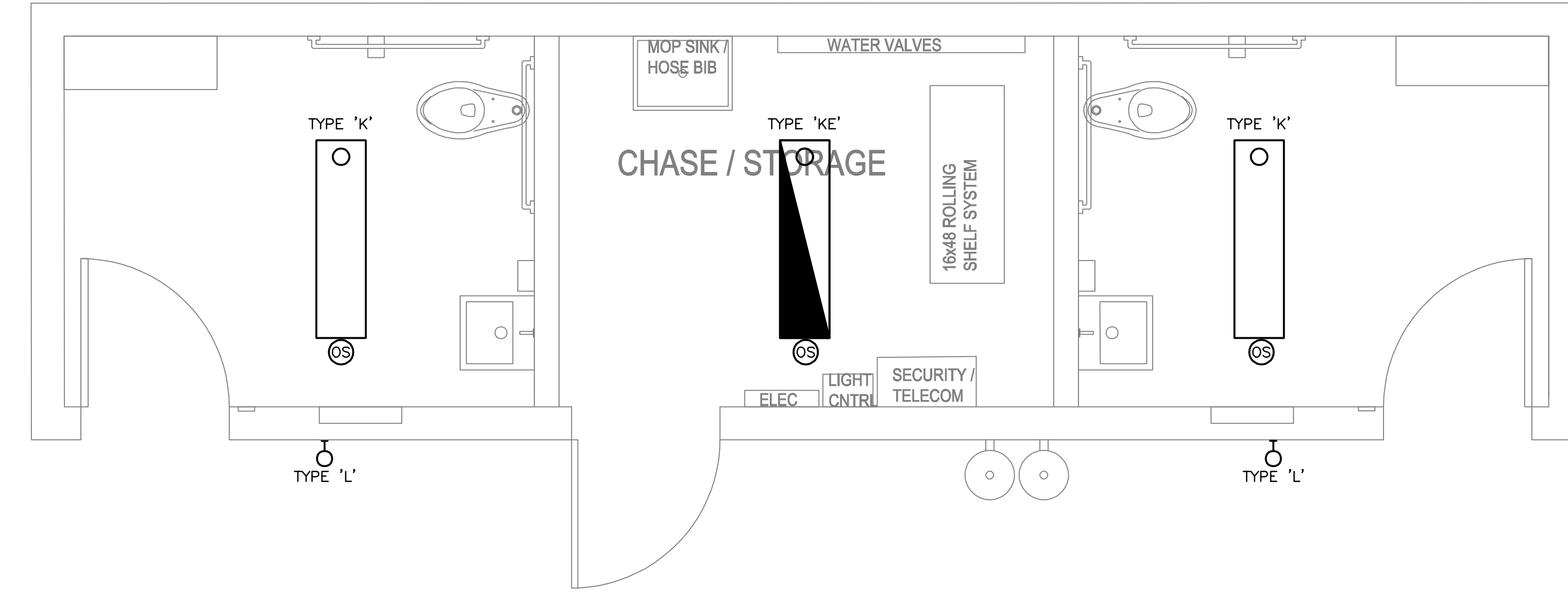
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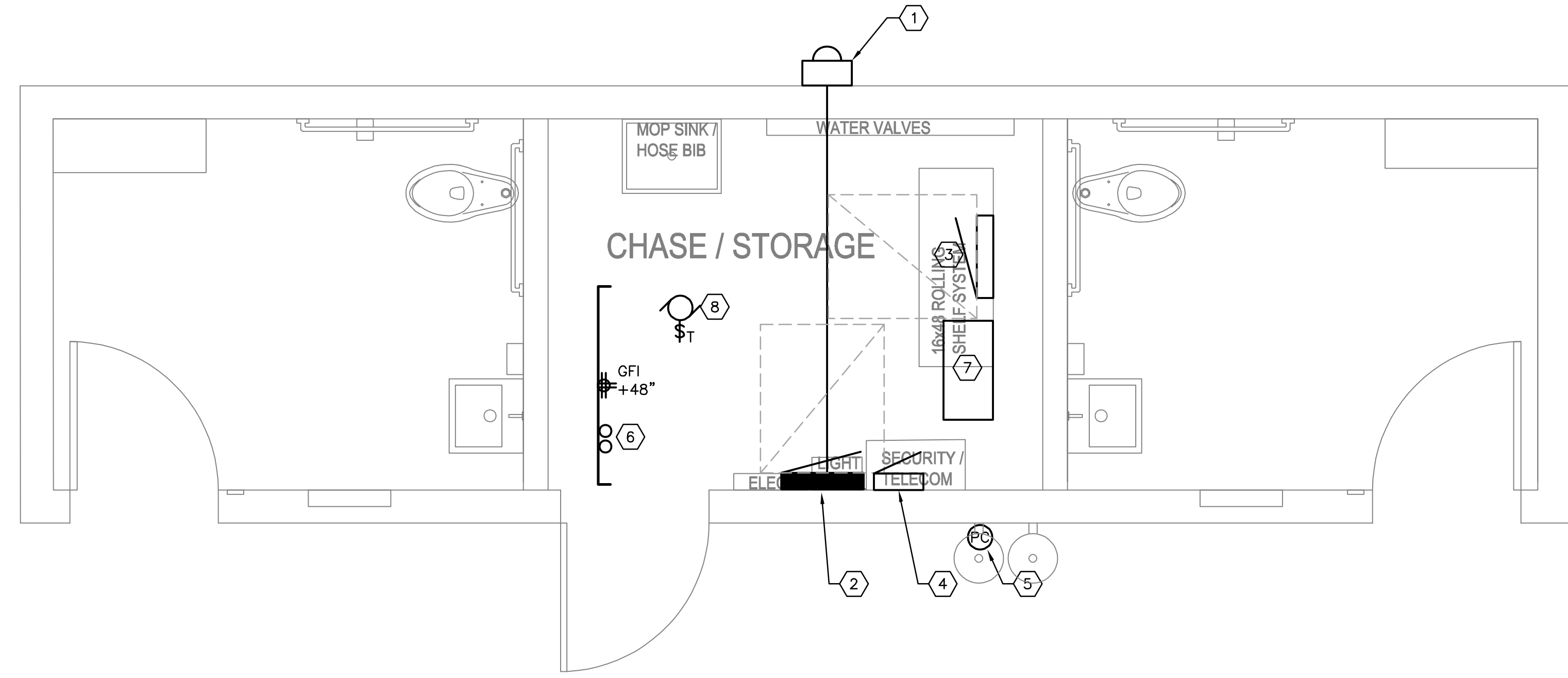
DRAWING SET SCALE: 1"=30'-0" (IF THIS BAR DOES NOT MEASURE 1"=30'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.)



- NOTES THIS SHEET**
- 1 NEW ELECTRICAL SERVICE METER BASE.
 - 2 NEW PARK ELECTRICAL PANELBOARD, PLP.
 - 3 WATER FEATURE CONTROL PANEL.
 - 4 LIGHTING CONTROL PANEL.
 - 5 LIGHTING PHOTOCELL.
 - 6 TELCO SERVICE N.I.D.
 - 7 AUTOMATIC DOOR LOCKS, PROGRAMMABLE.
 - 8 EXHAUST FAN. SEE MECHANICAL SHEET M1.1.



1 BUILDING PLAN - LIGHTING
 SCALE: 1/2" = 1'-0"



2 BUILDING PLAN - POWER
 SCALE: 1/2" = 1'-0"

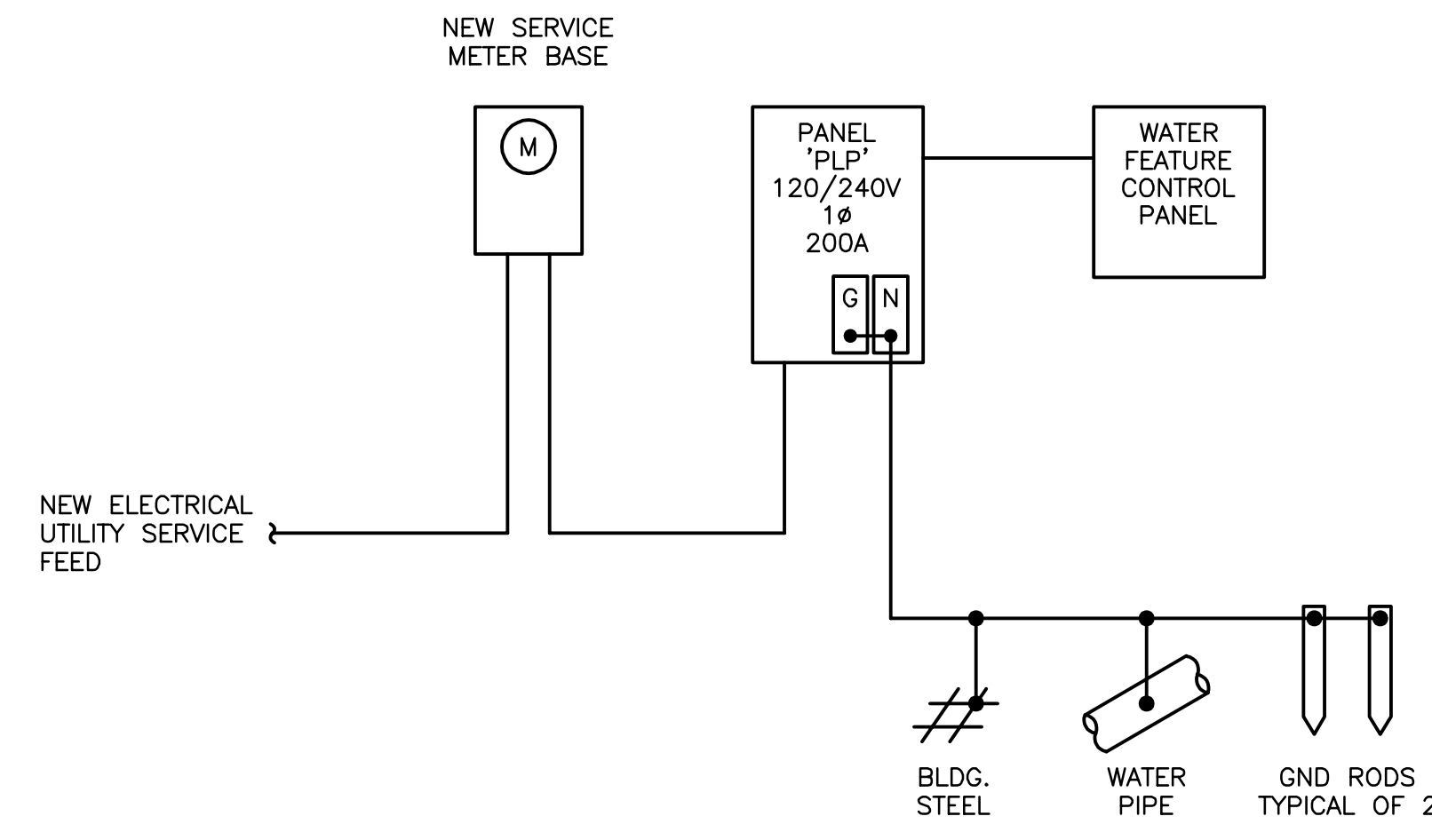
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DATE	DESCRIPTION	BY

ELECTRICAL FLOOR
 PLAN - RESTROOM
 BUILDING

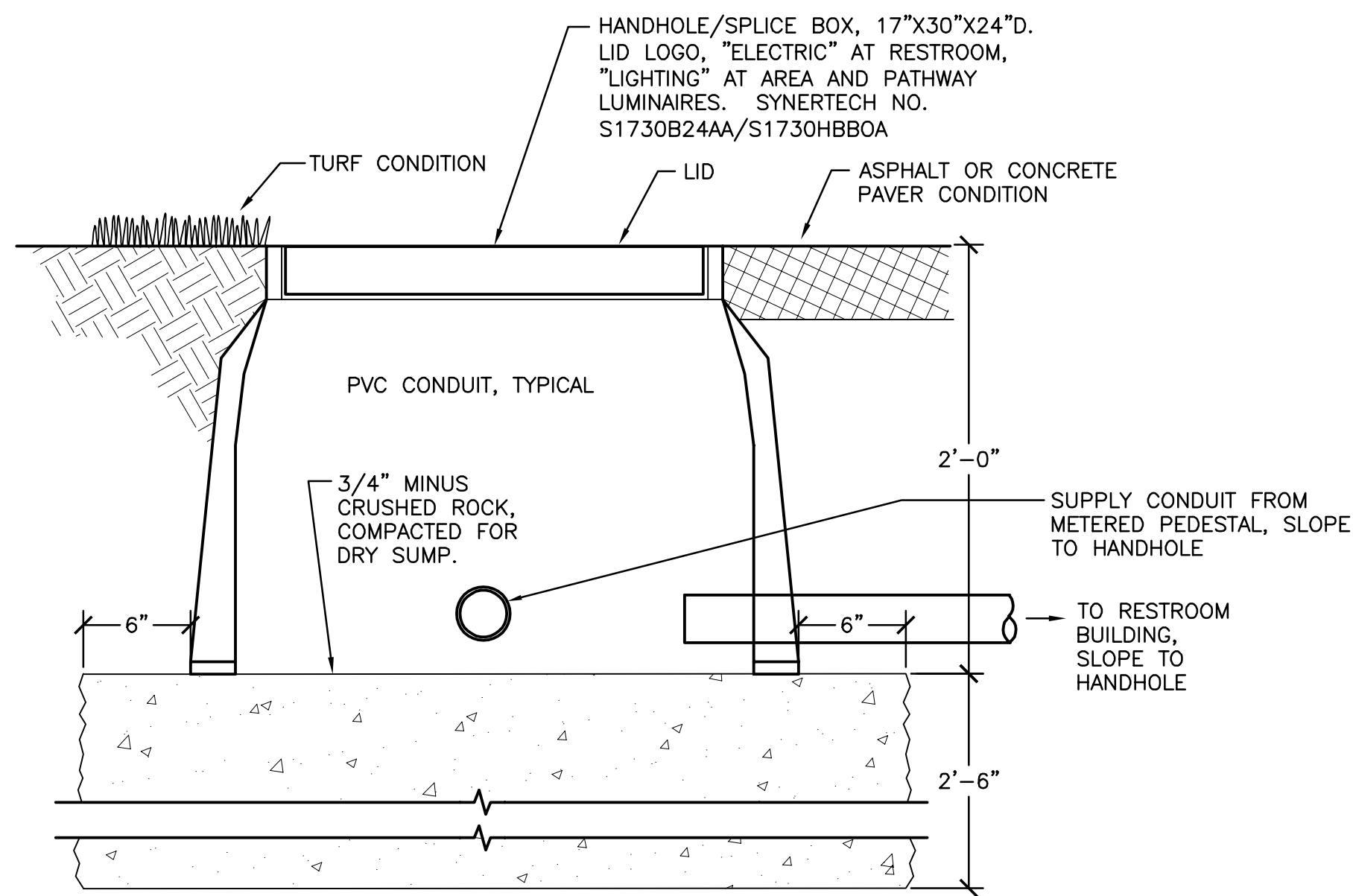
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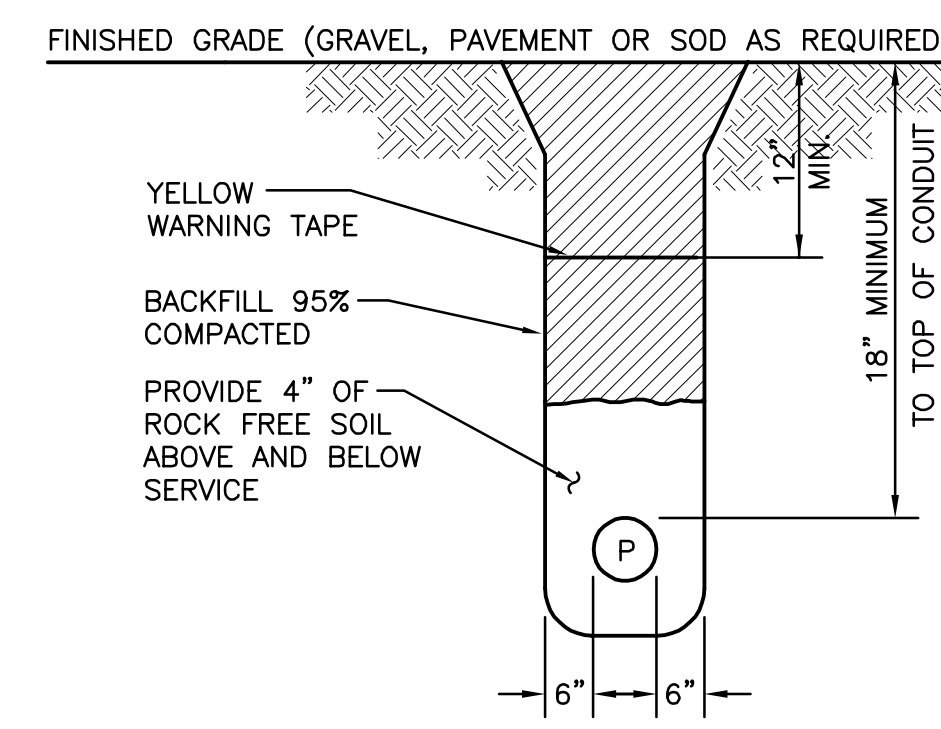
DRAWING SET SCALE: 1/4" = 1'-0" IN LENGTH, 1/8" = 1'-0" IN WIDTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.
 IF THIS BAR DOES NOT MEASURE 1-1/2" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.



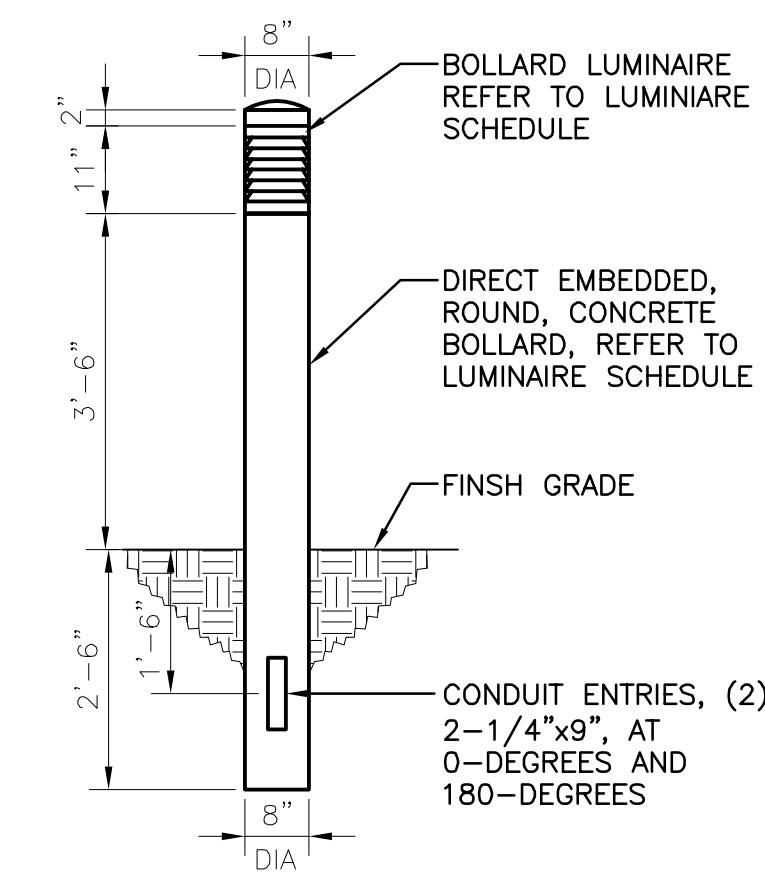
1 NEW RESTROOM BUILDING ONE-LINE DIAGRAM
E3.1 NOT TO SCALE



3 FLUSH HANDHOLE/SPLICE BOX DETAIL
E3.1 NOT TO SCALE



2 POWER CONDUIT TRENCH DETAIL
E3.1 NOT TO SCALE



4 BOLLARD LUMINAIRE DETAIL
SCALE: 1/2\"/>

LIGHTING SCHEDULE						
LUMINAIRE TYPE	DESCRIPTION	LAMP TYPE	INPUT WATTS	DRIVER/BALLAST	COLOR TEMP.	MANUFACTURER AND MODEL SERIES
'A'	BOLLARD STYLE PATHWAY LED LUMINAIRE. DIRECT EMBED SPUN-CAST CONCRETE, 8" DIAMETER EXPOSED AGGREGATE, LOUVERED LUMINAIRE WITH INTERNALLY FASTENED CAST CONCRETE DECORATIVE CAP. DIE-CAST ALUMINUM LUMINAIRE AND LOUVERS, 8" DIAMETER. LED LIGHT ENGINE, TYPE V DISTRIBUTION. CONCRETE BOLLARD, 72" OAL, 30" EMBED, 42" ABOVE GRADE. (2) 2-1/4"x9" CONDUIT ENTRIES AT 0-DEG AND 180-DEG, 18" BELOW GRADE. LUMINAIRE COLOR, SEMI-GLOSS BLACK. BOLLARD COLOR BLACK WITH GRAFFITI RESISTANT COATING.	LED	50W	ELECTRONIC DRIVER	4000K	AMERON LIGHTING: ROUND LOUVERED BOLLARD SERIES CONCRETE BOLLARD: BEROB42LC LUMINAIRE: L2ORCCOOLEPA ** GRAFFITI RESISTANT COATING. NOTE: CONCRETE BOLLARD TO MATCH EXISTING EXACT MANUFACTURE/MODEL WITH ASBULTS OF EXISTING PARK CONCRETE BOLLARD.
'C'	RECESSED LED LUMINAIRE, DIE-CAST ALUMINUM MARINE GRADE HOUSING WITH CLEAR GLASS LENS, WET LOCATION, 120V AND BLACK FINISH.	LED	1,183 LUMENS	STANDARD DRIVER	3000K	BEGA LIGHTING: 24061 SERIES, OR APPROVED.
'D'	24", INGROUND REGULAR OUTPUT LED FAÇADE LUMINAIRE, 120V, VARED LENGTH, ASSYMETRIC WALLWASH OPTIC, STAINLESS STEEL HARDWARE, AND ANTI-SLIP LENS. PROVIDE APPROPRIATE LENGTH OF JUMPER CABLE.	LED	2770 LUMENS	STANDARD DRIVER	3000K	LUMENPULSE: LUMENFAÇADE INGROUND SERIES, OR APPROVED.
'F'	RECESSED LED BENCHLIGHT, HIGH PERFORMANCE RUBBER COATED LED ADHESIVE TAPE, 120 DEGREES BEAM SPREAD, 1-15/16" CHANNEL WITH WHITE LENS AND 192W RATED 24V DC POWER SUPPLY.	LED	330 LUMENS PER FOOT APPROX. 200'	STANDARD DRIVER	3000K	KELVIX LIGHTING: PH300 OUTDOOR ADHESIVE, CH-217-N CHANNEL, ULV192 24V DC POWER SUPPLY, OR APPROVED.
'G'	RECESSED LED STEPLIGHT, BLACK FINISH, 120V, REMOTE MOUNTED 24V ELECTRONIC DRIVER, .210" THICK TEMPERED GLASS LENS, WATERPROOF.	LED	134 LUMENS	STANDARD DRIVER	3000K	BEGA LIGHTING: 33831 SERIES, OR APPROVED.
'H'	4' SURFACE MOUNTED LINEAR LED LUMINAIRE. CLEAR GLASS LENS WITH OPTIMIZED INLAY, SILVER FINISH, UNIVERSAL VOLTAGE AND TAMPER RESISTANT.	LED	513 LUMENS PER FOOT	STANDARD DRIVER	3000K	SELUX LIGHTING - M125 SERIES OR APPROVED.
'K'	4' SURFACE MOUNTED LED LINEAR LUMINAIRE. ONE CONSTANT CURRENT LED DRIVER, DUAL VOLTAGE, 20-GA CRS PAINTED HOUSING, TAMPER RESISTANT TOP, PEARLESCENT POLYCARBONATE, MOTION SENSOR AND WHITE FINISH.	LED	4,819 LUMENS	STANDARD DRIVER	3500K	KENALL LIGHTING: ESB SERIES OR APPROVED.
'KE'	SAME AS TYPE 'K' EXCEPT EQUIPPED WITH INTEGRAL BATTERY BACKUP AND TEST SWITCH.	LED	4,819 LUMENS	STANDARD DRIVER	3500K	KENALL LIGHTING: ESB SERIES OR APPROVED.
'L'	5"x18" ROUND WALL MOUNTED LED SCONCE. THREE BAR LENS FRAME MATTE PEARLESCENT HIGH IMPACT 100SE OR HYDRIC LENS, WARM SATIN ALUMINUM FINISH AND ADA COMPLIANT.	LED	1,183 LUMENS	STANDARD DRIVER	3500K	KENALL MILLENIUM FREESCALE - FS518 SERIES, OR APPROVED.

NOTES:
1. CONFIRM SELECTED FINISHES WITH ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
2.

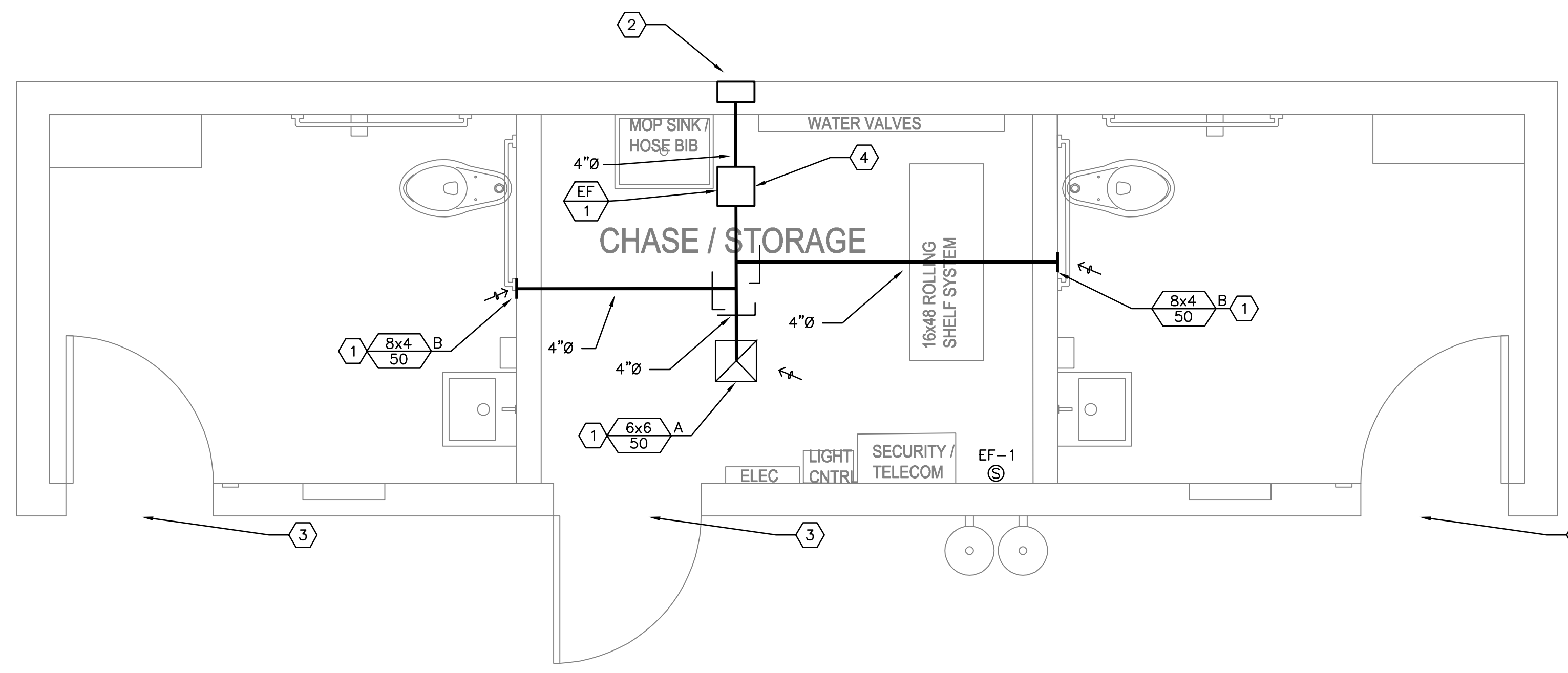
DATE	DESCRIPTION	BY

ELECTRICAL - ONE-LINE DIAGRAM

E3.1

GENERAL NOTES

- A. CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY DAMAGED ITEMS AND REPAIRING ANY BUILDING DAMAGE OCCURRING DURING CONSTRUCTION AT NO ADDITIONAL COST TO PROJECT. MATCH NEW ITEMS AND REPAIRS TO EXISTING CONDITIONS.
- B. ALL WORK SHALL CONFORM TO APPLICABLE CODES, REGULATORY AGENCIES, AND STANDARDS, INCLUDING BUT NOT NECESSARILY LIMITED TO IBC, IMC, IPC, UFC, NEC, OSHA, NFPA, ETC. INFORM CONSTRUCTION MANAGER OF CONFLICTS PRIOR TO BID. WHERE TWO CODES OR STANDARDS DIFFER, THE MORE STRICT OF THE TWO SHALL BE FOLLOWED.
- C. COORDINATE AND SCHEDULE ALL WORK WITH CONSTRUCTION MANAGER PRIOR TO START OF WORK. ALL EFFECTS OF WORK MUST BE COMMUNICATED, REVIEWED, APPROVED, AND SCHEDULED WITH CONSTRUCTION MANAGER. CONTRACTOR SHALL LIMIT NOISE, DUCT, FUMES, SHUT DOWNS, WORKING HOURS, ETC. AS REQUIRED BY CONSTRUCTION MANAGER.
- D. MAINTAIN CODE REQUIRED AND MANUFACTURER RECOMMENDED CLEARANCES AROUND ALL EQUIPMENT.
- E. HVAC EQUIPMENT INSIDE THE BUILDING ENVELOPE WILL NEED A MINIMUM OF R-5 INSULATION. THIS INCLUDES, BUT IS NOT LIMITED TO, EQUIPMENT, DUCTWORK, ETC.
- F. ALL DIMENSIONS ARE APPROXIMATE AND MUST BE FIELD VERIFIED PRIOR TO INSTALLATION.



1 BUILDING PLAN - MECHANICAL
SCALE: 1/2" = 1'-0"

NOTES THIS SHEET

- 1 PROVIDE INDEPENDENT BACKDRAFT DAMPER FOR EACH EXHAUST DUCT RUN
- 2 DOOR-MOUNTED 16x6 PRICE STG INTAKE LOUVER, OR EQUIVALENT.
- 3 12" W x 10" H WEATHERPROOF EXHAUST LOUVER. DESIGN BASED ON RUSKIN MODEL ELFJ15 OR APPROVED EQUAL. FIELD VERIFY LOCATION AND COORDINATE WITH EXISTING CONDITIONS AND EQUIPMENT. INSTALL PER MANUFACTURER'S DIRECTIONS.
- 4 EXHAUST FAN SUSPENDED FROM CEILING IN SPACE. INSTALL PER MANUFACTURER'S DIRECTIONS IN STANDARD INLINE ORIENTATION.

2019 OSMC Table 403.3.3.1.1												
Application	Cond. Area (SF)	Default Occ. Density # per 1000 SF	Occ. Load	Actual No. of Occ. or No. of Fixtures	CFM per Occ. or Fixture	People or Fixture Outdoor Airflow (CFM)	Area Outdoor Airflow (CFM/SF)	Area Outdoor Airflow (CFM)	Exhaust Airflow Rate (CFM/SF)	Exhaust Airflow Rate (CFM/Fx)	Req'd Exhaust (CFM)	Req'd OSA (CFM)
EF-1 Restroom, Public	75	-	-	2	-	-	-	-	-	50	100	-
TOTAL REQ'D OSA CFM											-	
TOTAL REQ'D OSA CFM IN BREATHING ZONE											-	
TOTAL REQ'D EXHAUST CFM											100	
TOTAL PROVIDED OSA CFM											-	
DCV MINIMUM OSA CFM											-	
TOTAL PROVIDED EXHAUST CFM											150	

MARK	DESCRIPTION	MFR/MODEL	OBD	NOTES
A	RETURN GRILLE	PRICE / 10		DUCT-MOUNTED
B	RETURN GRILLE - SIDEWALL	PRICE / 90		

MECHANICAL LEGEND

DUCTWORK SINGLE LINE

RETURN/EXHAUST AIR ELBOW UP

ABBREVIATIONS

AFF ABOVE FINISHED FLOOR
 BDD BACKDRAFT DAMPER
 BTU BRITISH THERMAL UNIT
 CFM CUBIC FEET PER MINUTE
 (E) EXISTING
 ESP EXTERNAL STATIC PRESSURE
 EXH EXHAUST AIR
 GPM GALLONS PER MINUTE
 HP HORSEPOWER
 MA MAKE-UP AIR
 MBH 1000 BTU PER HOUR
 MFR MANUFACTURER
 (N) NEW
 OSA OUTSIDE AIR
 PSI POUNDS PER SQUARE INCH
 RA RETURN AIR
 SA SUPPLY AIR

REFERENCE

CONNECT TO EXISTING AT THIS POINT. VERIFY LOCATION, SIZE, AND CONDITION. SHEET NOTE

EQUIPMENT MARK NUMBER SEE SCHEDULES

REVISION

DIFFUSER/REGISTER MARK NUMBER

NECK SIZE SCHEDULED TYPE

OPPOSED BLADE DAMPER

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS CONTAINED IN THIS LEGEND WILL APPEAR ON DRAWINGS.

EXHAUST FAN SCHEDULE

MARK NUMBER	DESCRIPTION
EF-1	RESTROOMS
SYSTEM	INLINE
TYPE	INLINE
AIRFLOW (CFM)	150
E.S.P. ("H2O)	0.25
MOTOR (A)	0.53
ELECTRICAL (V-PH)	120V, 1P
DESIGN WEIGHT (LBS)	19
MANUFACTURER/MODEL	COOK/ GN-322

- 1 PROVIDE FAN SPEED CONTROLLER.
- 2 FAN TO OPERATE CONTINUOUSLY DURING REGULAR PARK HOURS.

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 101 NE 5th Avenue, Suite 200
 Portland, OR 97232
 www.2inkstudio.com

REGISTERED PROFESSIONAL ENGINEER
PRELIMINARY
 EXPIRES 6/30/23
 MARY D. JONES

R&W ENGINEERING, INC.
 "Sustaining the Environment"
 9515 S.W. Allen Blvd., Suite 107
 Beaverton, Oregon 97008
 Phone: (503) 758-0313
 Fax: (503) 758-0326
 E-mail: rsw@rsweng.com
 Project No: 111010101
 Contact: GWYNETH JOHNSTON

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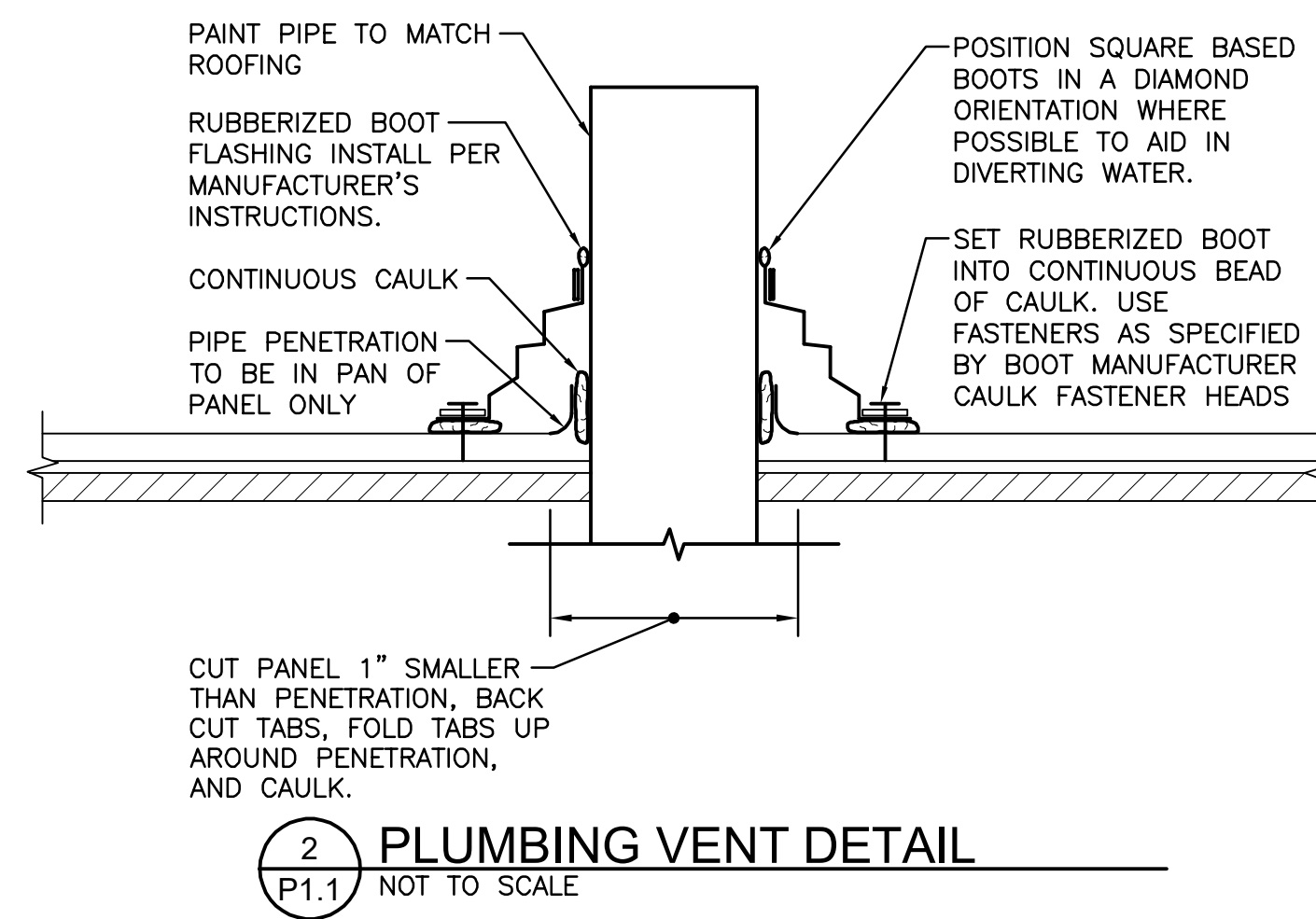
MECHANICAL FLOOR PLAN - RESTROOM BUILDING

M1.1

50% DESIGN DEVELOPMENT

NOT FOR CONSTRUCTION

ONE SET FOR ARCHITECT'S USE. ALL DIMENSIONS ARE IN INCHES. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.



COLD WATER ONLY SERVICE				
APPLIANCES, APPURTENANCES OR FIXTURES	QTY	FIXTURE UNITS	CW UNITS	
HOSE BIBB	1	2.5	2.5	
HOSE BIBB, EACH ADDITIONAL	1	1.0	1.0	
COLD AND HOT WATER SERVICE				
APPLIANCES, APPURTENANCES OR FIXTURES	QTY	FIXTURE UNITS	CW UNITS	HW UNITS
LAVATORY	2	1.0	2.0	1.5
SINK, SERVICE OR MOP BASIN	1	1.5	1.5	1.1
FLUSH VALVE SERVICE				
APPLIANCES, APPURTENANCES OR FIXTURES	QTY	CW UNITS		
URINAL, FLUSHMETER VALVE		0.0		
WATER CLOSET, FLUSHMETER VALVE	2	70.0		
TOTAL FLUSH TANK FIXTURE UNITS		70.0	2.6	
TOTAL FLUSH VALVE FIXTURE UNITS		70.0		
FLUSH TANK FLOW, gpm		6.0		
FLUSH VALVE FLOW, gpm		58.3		
TOTAL FLOW, gpm		64.3	2.6	

FLOW AND PRESSURE CALCULATIONS				
TOTAL FIXTURE FLOW	64.3 gpm			
IRRIGATION FLOW	0 gpm			
TOTAL FLOW REQUIRED	64.3 gpm			
STREET PRESSURE	80 psig			
MAXIMUM SERVICE PRESSURE AFTER PRV	70 psig			
TOTAL PIPE LENGTH	200 ft			
TOTAL EQUIVALENT PIPE LENGTH	250 ft			
SERVICE NOMINAL PIPE SIZE	1 1/2 in.			
a) CALCULATED FRICTION LOSS (1)	29.14 psi			
b) WATER METER PRESSURE LOSS	6 psi			
c) BACKFLOW PREVENTER LOSS	7 psi			
COMBINED PRESSURE LOSSES (a + b + c)	42.1 psi			
STATIC (GRAVITY) HEAD REQUIRED	10.0 ft 4.35 psi			
REQUIRED PRESSURE (1)	20 psig			
AVAILABLE PRESSURE (2)	24 psig			

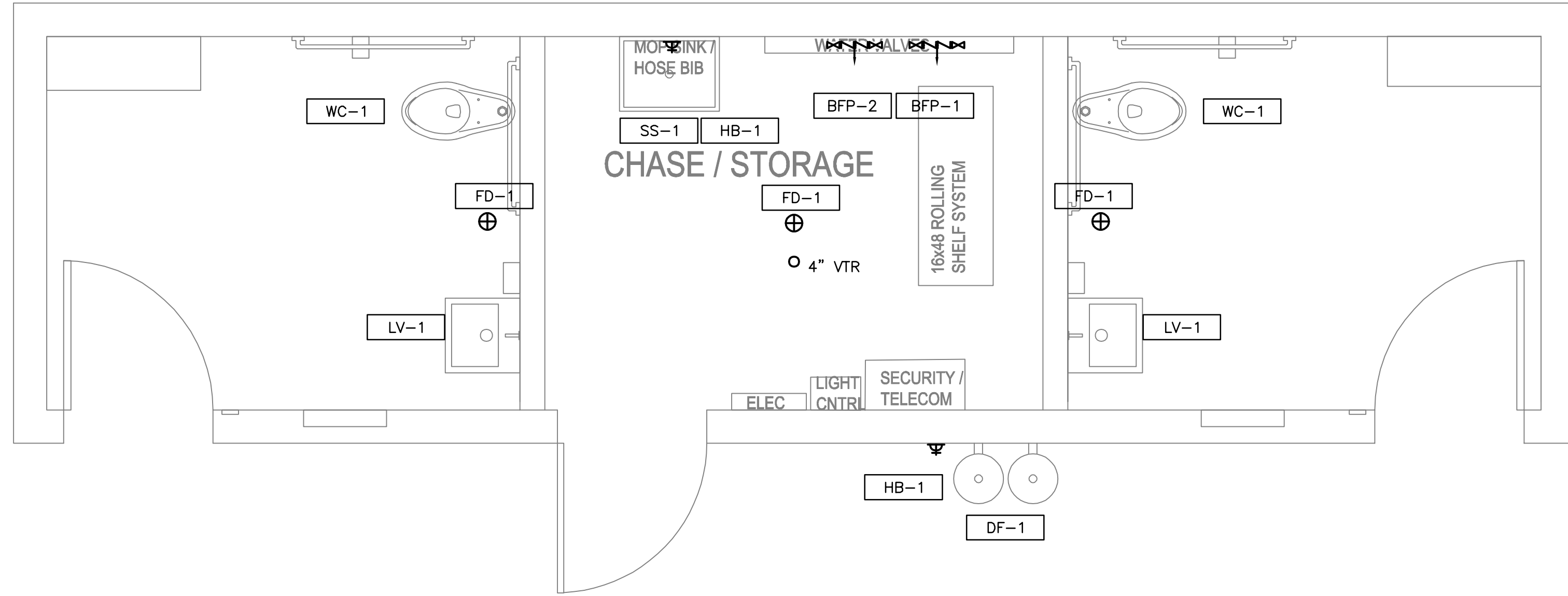
(1) TO MOST HYDRAULICALLY REMOTE FIXTURE.
(2) AT MOST HYDRAULICALLY REMOTE FIXTURE.

PLUMBING FIXTURE CONNECTION SCHEDULE						
MARK	FIXTURE	W	V	CW	MANUFACTURER	REMARKS
WC-1	WATER CLOSET HANDICAP	4	2	1	ACORN 1680-W-1-ULF1.6-FVBO-C01-HS-SW-TG SLOAN 952-1.6-MBFW	WALL MOUNTED, 1.6 GPF VALVE, ELONGATED, ADA HEIGHT, OPEN FRONT SEAT, PROVIDE CARRIER, HINGED PLASTIC SEAT
LV-1	LAVATORY PUBLIC	1-1/2	1-1/4	1/2	ACORN 1652-1-BPH-03M-LW1-OF-PBH-SW-TG	WALL HUNG, P-TRAP, SUPPLIES & STOPS
HB-1	HOSE BIBB			3/4	SMITH 56090T	NON-FREEZE, PROVIDE KEY TO OWNER
DF-1	DRINKING FOUNTAIN BOTTLE FILLER	1-1/2	1-1/4	1/2	MOST DEPENDABLE MODEL 10485 WMSS	
SS-1	MOP SINK	3	2	1/2	FIAT MSB-2424; CHICAGO 897 FAUCET	PROVIDE HOSE & BRKTR32-AA, MOP HANGER 889-CC, STAINLESS STEEL BUMPER E-85-AA AND WALL GUARD
FD-1	FLOOR DRAIN	3	2		SMITH 2005-A	PRIME
BFP-1	BACKFLOW PREVENTER			1-1/2	WATTS MODEL LFO09M2QT	SUPPORT WITH UNISTRUT FROM WALL
BFP-2	BACKFLOW PREVENTER			1	WATTS MODEL LFO09M2QT	SUPPORT WITH UNISTRUT FROM WALL, PROVIDE FOR FUTURE WATER FEATURE

PLUMBING LEGEND	
---	CW COLD WATER
---	CW COLD WATER BELOW GRADE
---	HW HOT WATER
---	V VENT
---	V VENT BELOW GRADE
---	W SANITARY WASTE (BELOW GRADE)
---	RD RAIN DRAIN (ABOVE GRADE)
---	RD RAIN DRAIN (BELOW GRADE)
B.G.	BELOW GRADE
DS	DOWN SPOUT
⊕	FLOOR DRAIN
(N)	NEW
(R)	REMOVE
VTR	VENT THRU ROOF
○	CO FLOOR CLEANOUT
○	COTG CLEANOUT TO GRADE
---	WCO WALL CLEANOUT
⊕	BALL VALVE
⊕	CHECK VALVE
⊕	HOSE BIBB
⊕	PLUMBING FIXTURE MARK NO. SEE PLUMBING FIXTURE CONNECTION SCHEDULE.
①	SHEET NOTE
⊕	CONNECT TO EXISTING AT THIS POINT. VERIFY EXACT LOCATION, SIZE AND CONDITION.

GENERAL NOTES

- ALL WATER AND WASTE PIPING TO BE INSULATED, INCLUDING ALL WASTE TRAPS AND FLUSH VALVES. SEE SPECIFICATIONS. PROVIDE HEAT TAPE, PENTAIR SELF-REGULATION BY (OR EQUAL), 5 WATTS/FT. WRAP AT 10 INCHES ON CENTER. PROVIDE ALL INTERCONNECTION DEVICES AND EQUIPMENT FOR A COMPLETE INSTALLATION. INSTALL HEAT TRACING ON PIPING UNDER INSULATION. ALL WASTE TRAPS AND WASTE PIPING ALONG WITH ALL DOMESTIC WATER PIPING, OUTSIDE OF HEATED STORAGE AND UTILITY CHASE.
- DRAWINGS ARE DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND, TEE, OR ELBOW WHICH MAY BE REQUIRED TO INSTALL WORK IN THE SPACE PROVIDED. DO NOT SCALE DRAWINGS FOR ROUGH-IN MEASUREMENTS, NOR USE AS SHOP DRAWINGS. MAKE FIELD MEASUREMENTS AND PREPARE SHOP DRAWINGS AS REQUIRED. COORDINATE WORK WITH SHOP DRAWINGS OF OTHER TRADES. PROVIDE ANY BENDS, OFFSETS AND ELBOWS WHERE REQUIRED BY LOCAL CONDITIONS FROM MEASUREMENTS TAKEN AT THE BUILDING (SUBJECT TO APPROVAL) AND WITHOUT ADDITIONAL COST TO THE PROJECT. THE RIGHT IS RESERVED TO MAKE ANY REASONABLE CHANGES IN OUTLET LOCATION PRIOR TO ROUGH-IN.
- CONTRACTOR IS TO FIRE CAULK ALL PIPING PENETRATIONS THRU FIRE RATED WALLS.
- PROVIDE A 1" CW BACKFLOW PREVENTER FOR FUTURE WATER FEATURE.



1 BUILDING PLAN - PLUMBING
P1.1 SCALE: 1/2" = 1'-0"

REVISIONS		
DATE	DESCRIPTION	BY

GENERAL NOTES:

8. EQUIPMENT:

- A. CONTRACTOR SHALL VERIFY ELECTRICAL FEED VOLTAGE AND PHASE PRIOR TO ORDERING ANY ELECTRICAL EQUIPMENT.
- B. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

9. ELECTRICAL:

- A. ALL ELECTRICAL EQUIPMENT WHERE APPLICABLE SHALL BEAR PROPER UL AND OTHER TESTING AGENCY LABELS.
- B. BONDING IS REQUIRED ON ALL INTERACTIVE WATER FEATURES TO ELIMINATE VOLTAGE GRADIENT IN THE WATER FEATURE AREA. BOND ALL COMPONENTS WITH #8 WIRE AND APPROVED CONNECTORS PER NEC.
- C. CONTRACTOR SHALL FIELD LOCATE ALL ELECTRICAL JUNCTION BOXES, GFCIs, LED POWER SUPPLIES, CONDUIT RUNS AND ALL ASSOCIATED PENETRATIONS. SUBMIT SHOP DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
- D. ELECTRICAL PANELS SHALL BE SIZED TO ACCOMMODATE AVAILABLE SPACE & ACCESS INSIDE EQUIPMENT ROOM.

10. MISCELLANEOUS

- A. ALL FINISH GRADES AND SURFACES SHALL BE INSTALLED PER GRADING PLAN.
- B. ALL WET DECK FINISHES INCLUDING STONES, COLOR, & TEXTURE PER LANDSCAPE ARCHITECT.
- C. WET DECK SURFACE SHALL BE SLIP RESISTANT WITH A MINIMUM DYNAMIC COEFFICIENT OF FRICTION OF 0.42
- D. COORDINATE SEWER LATERALS AND RECEPTACLES WITH ALL P TRAPS, VENTS, ETC. FROM SEWER MAIN TO POINT OF CONNECTION SUPPORTING WATER FEATURE WITH OTHER TRADES AS REQUIRED.
- E. COORDINATE PRESSURE REDUCED BACKFLOW PROTECTED WATER SUPPLY WITH OTHER TRADES.
- F. CONTRACTOR TO PROVIDE ONE (1) WEEK MINIMUM NOTIFICATION ITO ENGINEER FOR FIELD REVIEW.
- G. CONTRACTOR SHALL SUBMIT DIGITAL PHOTOS OF INSTALLED PIPES & COMPONENTS TO BE BURIED PRIOR TO BACKFILL.
- H. CONTRACTOR SHALL PROVIDE OPERATION & MAINTENANCE MANUAL COMPLETE "AS-BUILT" DRAWINGS, EQUIPMENT LIST, EQUIPMENT MODEL NUMBERS, EQUIPMENT UT SHEETS, MFR CONTACT INFO, FULL DESCRIPTION OF WATER FEATURE START-UP, SHUT DOWN, CLEANING, WINTERIZING, AND MAINTENANCE OF EQUIPMENT AND WATER FEATURE BASIN FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT AND WATER FEATURE ENGINEER PRIOR TO COMPLETION OF PROJECT.
- I. CONTRACTOR TO PROVIDE ALL NECESSARY PROVISIONS TO FACILITATE WINTERIZING FEATURE BASIN, PIPING, JET CANISTERS, ETC.

ONE INCH | DRAWING SET SCALE: IF THIS SET DOES NOT INCLUDE, CHECK IN OWNER, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

1 GENERAL NOTES
 SCALE: NONE

NOT FOR CONSTRUCTION

50% DESIGN DEVELOPMENT

MILWAUKIE BAY PARK

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GENERAL NOTES





W0.01

REVISIONS		
DATE	DESCRIPTION	BY

OVERALL WATER FEATURE AREA PLAN

W0.02

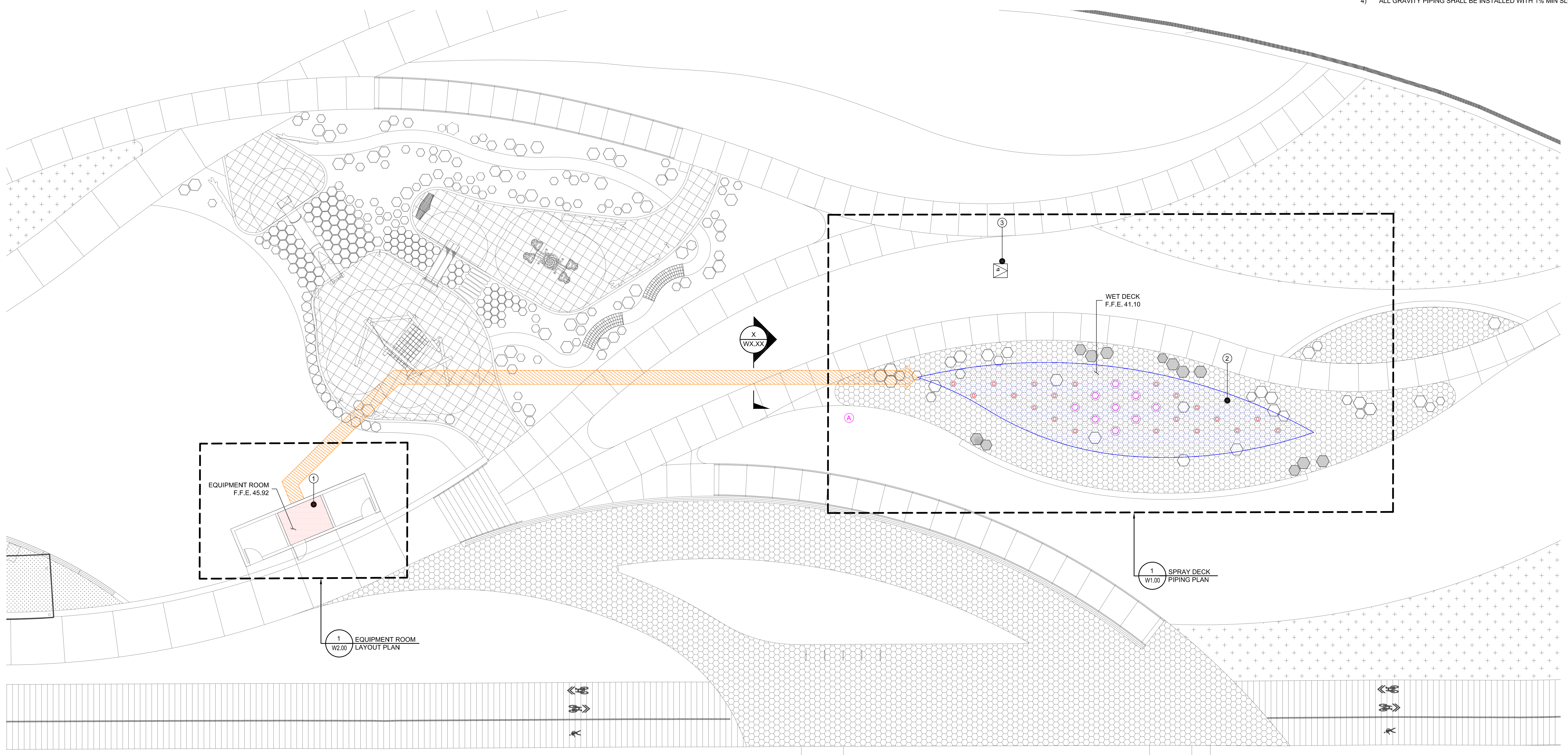
LEGEND

-  PIPE CORRIDOR
-  ACTIVATION BUTTON
-  MIST NOZZLE
-  POP NOZZLE

- 1 UTILITIES REQUIRED AT EQUIPMENT ROOM**
- 1) ELECTRICAL SUPPLY = 120V, 1PH, XX AMP
 - 2) WATER = XX GPM OF POTABLE WATER SUPPLY
- 3) MISCELLANEOUS**
- PROVIDE POSITIVE SLOPE TO DRAINS
 - PROVIDE FLOOR DRAINS
 - PROVIDE FLOOR SINK
 - PROVIDE ELECTRICAL CONVENIENCE RECEPTACLES (1 DUPLEX PER WALL MIN.)
 - PROVIDE ROOM LIGHTING
- 2 UTILITIES AT WET DECK**
- 1) PROVIDE HOSE BIB FOR WASHING WET DECK

NOTES

- 1) WET DECK SHALL SLOPE TO DRAINS
- 2) PIPE ROUTING SHALL AVOID UNDERGROUND UTILITIES, STRUCTURES, TREE ROOT BALLS, ETC. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES PRIOR TO INSTALLATION.
- 3) 3 WAY DIVERTER VALVE / VAULT
- 4) ALL GRAVITY PIPING SHALL BE INSTALLED WITH 1% MIN SLOPE



1 OVERALL WATER FEATURE AREA PLAN
 SCALE: 1/8"=1'-0"
NOT FOR CONSTRUCTION

ONE INCH DRAWING SET SCALE: IF THIS SET DOES NOT INCLUDE, CHECK IN OWNER, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

SPRAY DECK STATISTICS

WATER SURFACE AREA - 1047 SQ.FT.
 SPRAY DECK PERIMETER - 178 LF
 SPRAY DECK DEPTH (AVG.) - 0 FT.

SPRAY DECK NOTES

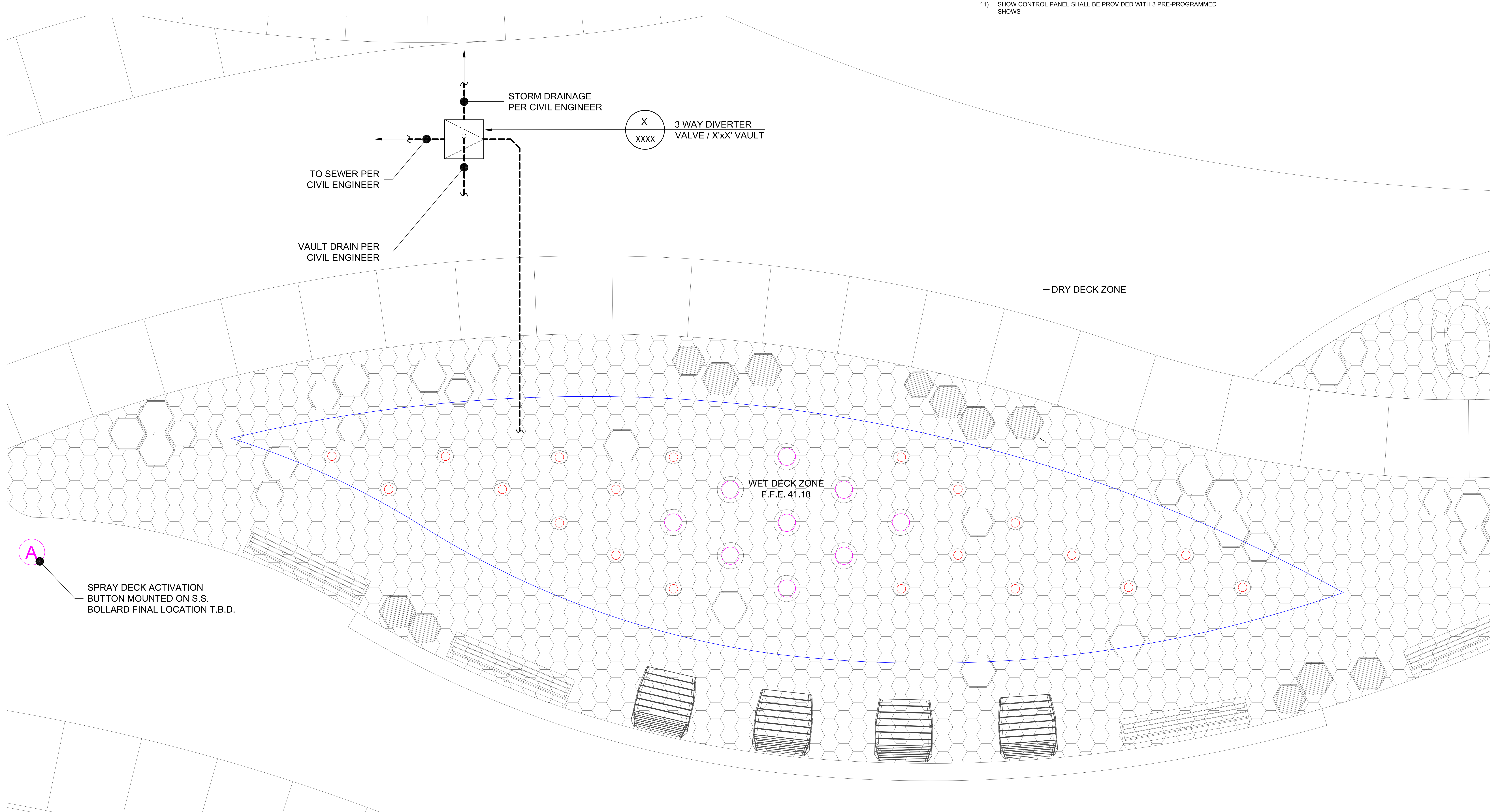
- 1) ALL SPRAY DECK AREA ELEVATIONS PER LANDSCAPE ARCHITECT
- 2) ALL SPRAY DECK FINISHES PER LANDSCAPE ARCHITECT
- 3) ALL DECK AREAS SURROUNDING SPRAY DECK PER LANDSCAPE ARCHITECT
- 4) SPRAY DECK CONCRETE SHELL AND FITTINGS SHALL BE BONDED PER NEC
- 5) REFER TO CIVIL ENGINEER FOR DRAIN CONNECTIONS
- 6) ALL DRAINAGE PIPING SHALL BE INSTALLED WITH POSITIVE SLOPE (1.5% MINIMUM)
- 7) WET DECK SHALL HAVE POSITIVE SLOPE TOWARD DRAINS TO PREVENT ANY PONDED WATER- REFER TO LANDSCAPE ARCHITECT'S PLAN
- 8) ALL JET PIPING SHALL BE SCH. 80 PVC
- 9) SPRAY DECK SHALL BE ACTIVATED BY ACTIVATOR SWITCH. ACTIVATION SHALL ALLOW SPRAY DECK TO RUN THROUGH PRE-PROGRAMMED SEQUENCES FOR 15 MINUTES THEN SHUT OFF
- 10) CONTRACTOR SHALL PROVIDE LAMINATED DIAGRAM TO IDENTIFY NOZZLE LOCATIONS REFERENCED TO THE SHOW CONTROL PLC INPUTS AND LOCATE NEAR SHOW CONTROL PANEL INSIDE UTILITY ROOM
- 11) SHOW CONTROL PANEL SHALL BE PROVIDED WITH 3 PRE-PROGRAMMED SHOWS

SPRAY DECK FITTINGS

- 1) NOZZLE 1
- 2) NOZZLE 2
- 3) ACTIVATION BUTTON
- 4) DRAIN

LEGEND

- (A) ACTIVATION BUTTON
- (○) MIST NOZZLE
- (○) POP NOZZLE



1 SPRAY DECK PIPING PLAN
 SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

21th Studio | Landscape Architecture
 1414 N. 1st St. | Portland, OR 97228
 503.666.6662
 www.21thstudio.com

STO DESIGN GROUP, INC.
 1414 N. 1st St. | Portland, OR 97228
 503.666.6662
 www.stodesign.com

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SPRAY DECK PIPING PLAN

W1.00

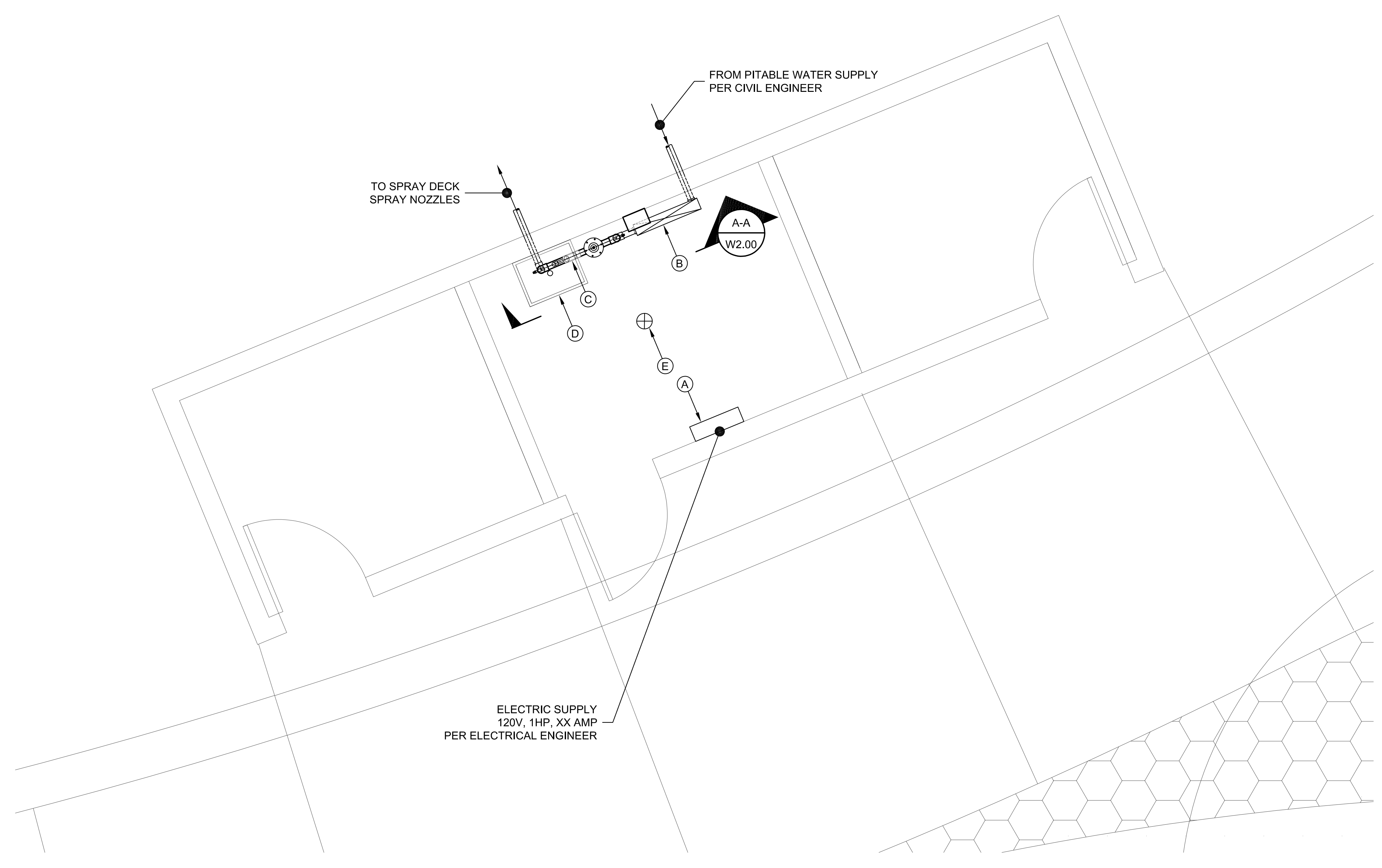
ONE INCH DRAWING SET SCALE: IF THIS SET DOES NOT INCLUDE THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

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EQUIPMENT ROOM LAYOUT PLAN

W2.00

ONE INCH DRAWING SET SCALE: NOT TO EXCEED 1/8" IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ASSURATIVE. VERIFY SCALE PRIOR TO USING DRAWINGS.
 IF THIS DRAWING IS NOT TO SCALE, CHECK IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ASSURATIVE. VERIFY SCALE PRIOR TO USING DRAWINGS.



MISCELLANEOUS EQUIPMENT LIST

- (A) CONTROL PANEL- (PER CONTRACTOR SHOP DRAWINGS)
- (B) APPROVED PRESSURE REDUCING BACKFLOW PREVENTER PER MEP
- (C) WATER SUPPLY SOLENOID CONTROL VALVE (TYP. 1 PLC.)
- (D) MOP SINK / HOSE BIB
- (E) FLOOR DRAINS PER MEP

ROOM / EQUIPMENT NOTES

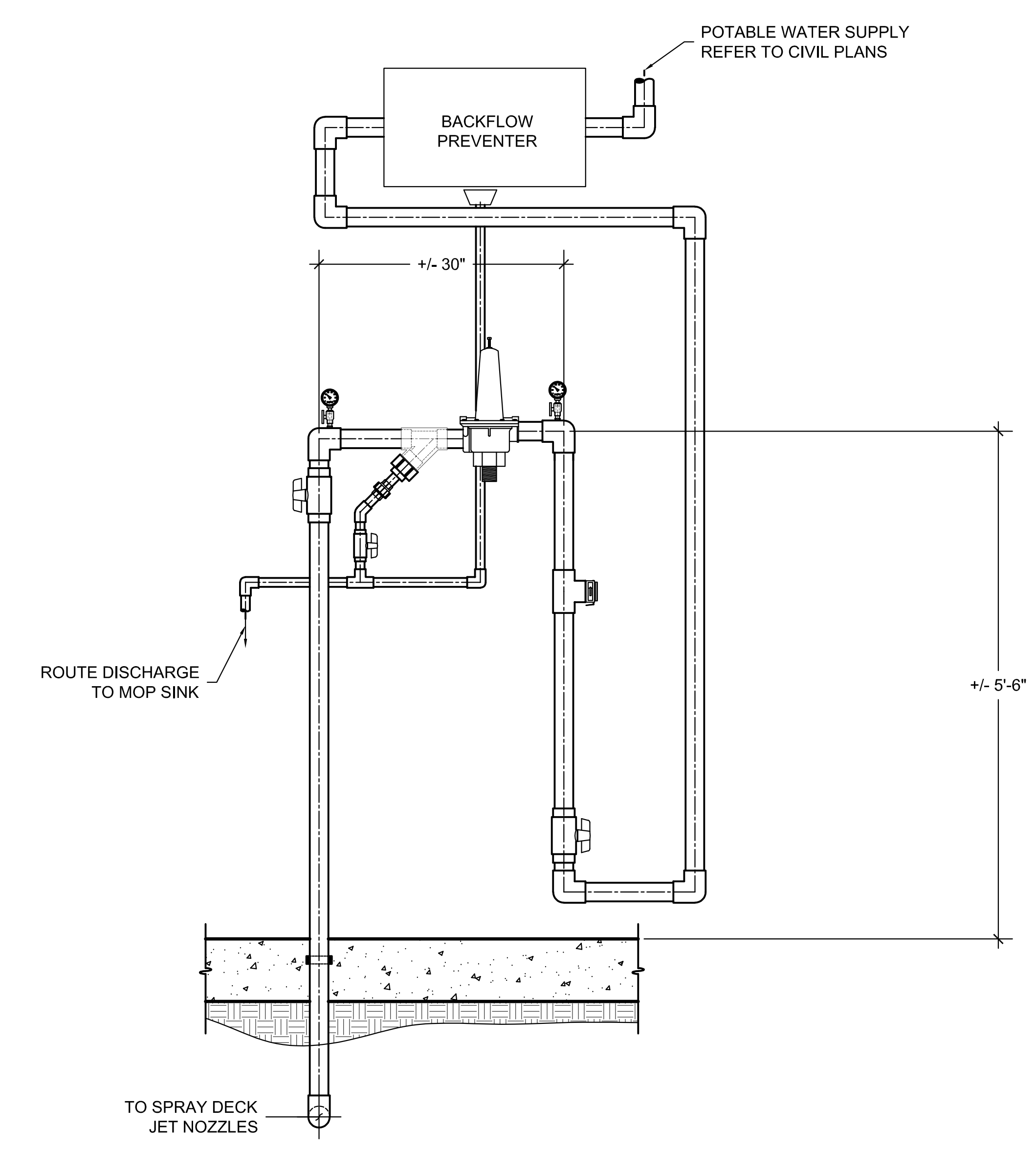
- 1) SUPPORT ALL PIPE TO ELIMINATE VISIBLE MOVEMENT DURING SYSTEM OPERATION.
- 2) VERIFY VOLTAGE AND PHASE PRIOR TO CONSTRUCTION, INSTALLATION AND PURCHASE OF EQUIPMENT.
- 3) REFER TO ELECTRICAL ENGINEER'S PLANS FOR EQUIPMENT ROOM LIGHTING.
- 4) DIELECTRIC SEPARATORS SHALL BE MADE TO MITIGATE CORROSION BETWEEN DISSIMILAR METALS.
- 5) INSTALL SYSTEM FLOW METERS IN A READILY VISIBLE LOCATION ON A RUN OF STRAIGHT PIPE IN EQUIPMENT ROOM (I.E. UNINTERRUPTED BY ANY FITTINGS), MINIMUM FIFTEEN (15) PIPE DIAMETERS, WITH 10 PIPE DIAMETERS CLEAR UPSTREAM AND 5 PIPE DIAMETERS DOWNSTREAM.
- 6) FLOW METER TO HAVE A 4-20 mA SIGNAL INTERFACED TO PLC
- 7) ALL PIPING WITHIN BUILDING STRUCTURE SHALL MEET ALL APPLICABLE CODES.
- 8) EQUIPMENT ROOM DESIGN BY OTHERS

EQUIPMENT ROOM DEMANDS

- 1) ELECTRICAL SUPPLY = 120V, 1HP, XX AMP
- 2) WATER = XX GPM OF POTABLE WATER SUPPLY
- 3) MISCELLANEOUS
 - PROVIDE POSITIVE SLOPE TO DRAINS
 - PROVIDE FLOOR DRAINS
 - PROVIDE FLOOR SINK
 - PROVIDE ELECTRICAL CONVENIENCE RECEPTACLES (1 DUPLEX PER WALL MIN.)
 - PROVIDE ROOM LIGHTING

SPRAY DECK WATER USE

WET DECK SURFACE AREA	- XXXX SQ.FT.
ANNUAL MEAN EVAPORATION	- XXXX CU.FT.
ANNUAL MEAN SEEPAGE/SPLASH	- XXXX CU.FT.
ANNUAL BACKWASH VOLUME	- XXXX CU.FT.
TOTAL ANNUAL WATER USE	- XXXX CU.FT. (XXXX GALLONS)

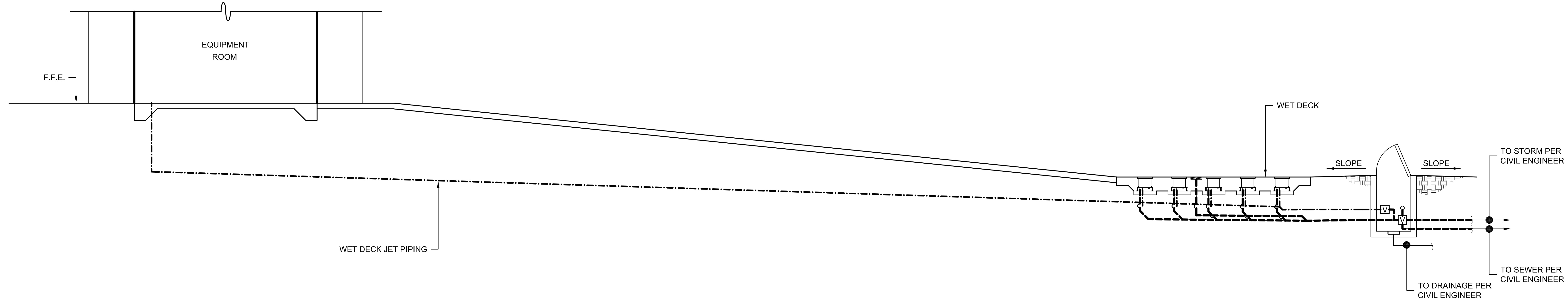


SECTION A-A

1 EQUIPMENT ROOM LAYOUT PLAN
 SCALE: 3/4"=1'-0"

NOT FOR CONSTRUCTION

ONE INCH DRAWING SET SCALE: IF THIS SET DOES NOT INCLUDE, CHECK IN OWNER, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.



1 SPRAY DECK SYSTEM PROFILE
SCALE: 1/4"=1'-0"

NOT FOR CONSTRUCTION

50% DESIGN DEVELOPMENT



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1001 N. 1st St. | Suite 200
Portland, OR 97228
503.666.6652
www.2inkstudio.com



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SPRAY DECK SYSTEM PROFILE

W3.00