

**Appendix C**  
Design Drawings



# MILWAUKIE BAY PARK

## 100% DESIGN DEVELOPMENT

June 03, 2022

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



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**MILWAUKIE BAY PARK**  
100% Design Development  
Project address  
DATE: 06/03/2022  
SCALE: AS NOTED  
DRAWN BY: JWUB

REVISIONS		
DATE	DESCRIPTION	BY

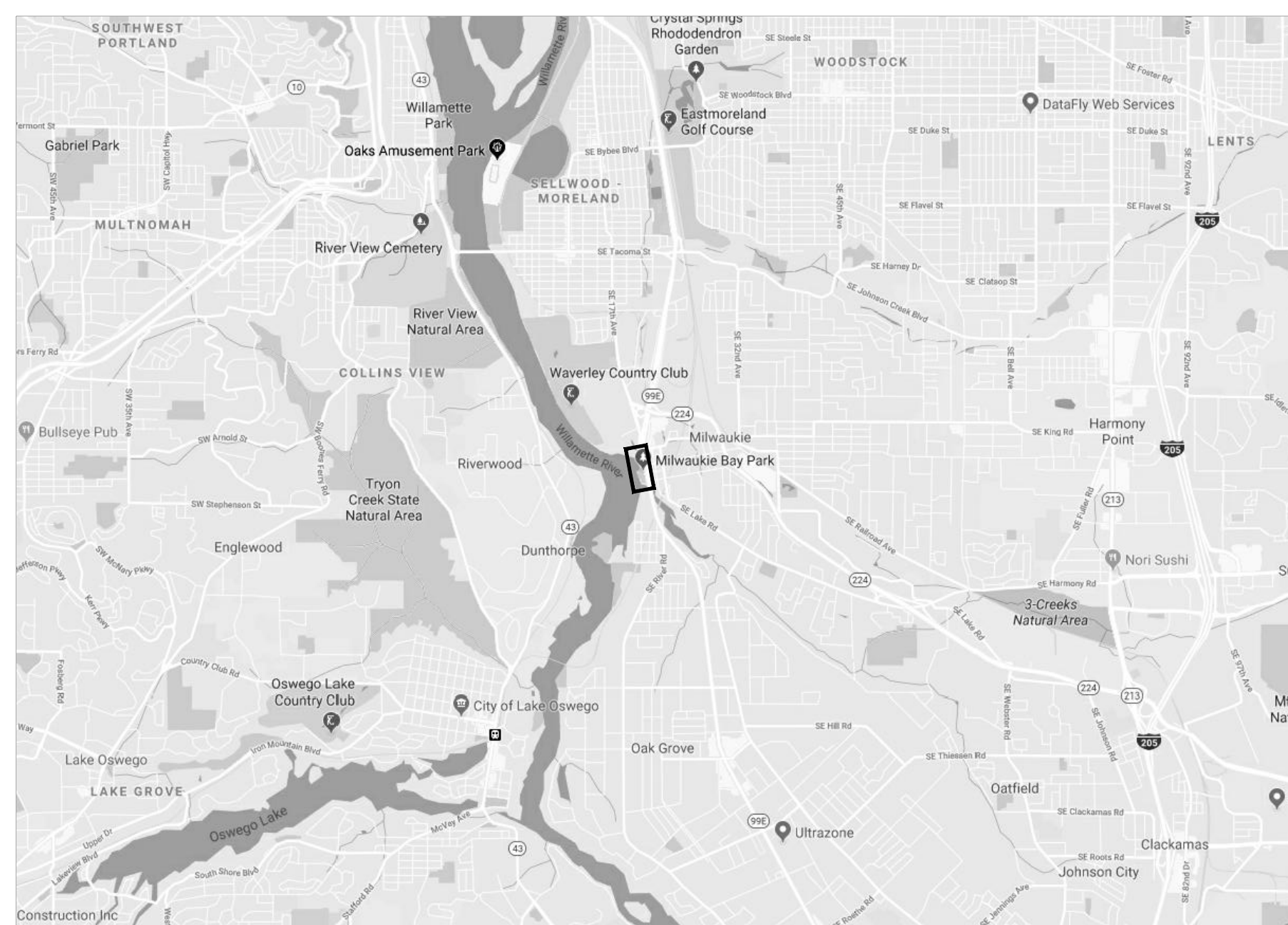
COVER SHEET

G0.00

NOT FOR CONSTRUCTION

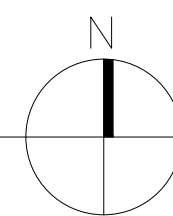
ONE INCH = 10 FEET. DIMENSIONS SET SCALE. IF THIS BAR DOES NOT MEASURE 1 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.





**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

**ARBORIST**

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

**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 Nemarium  
 haregu.nemariam@gmail.com

**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

**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**

ALTERNATE #1:  
 TRELLIS: WORK INCLUDES FOOTINGS, STRUCTURAL MEMBERS, AND FINISHES. WORK ALSO INCLUDES LIGHTING AND ELECTRICAL CONNECTIONS TO STRUCTURE.

ALTERNATE #2:  
 PERMEABLE CONCRETE IN LIEU OF STANDARD CONCRETE. WORK INCLUDES CHANGING IMPERVIOUS CONCRETE TO PERVIOUS. VEHICULAR RATED PERVIOUS CONCRETE WILL BE 8-INCHES THICK WITH 12-INCHES OF PERMEABLE BASE COURSE (2- TO 3/4-INCH OR NO. 57 ROCK) AND WILL OMIT REINFORCEMENT. PEDESTRIAN RATED PERVIOUS CONCRETE WILL HAVE PERMEABLE BASE COURSE (2- TO 3/4-INCH OR NO. 57 ROCK).

**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	SCHEDULE
EJ	EXPANSION JOINT	SCHED	SECTION
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.)

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POTENTIAL UNDERGROUND FACILITY OWNERS

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

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EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS  
 M-F 7am-6pm 503-226-4211 Ext.4313  
 AFTER HOURS 503-226-4211

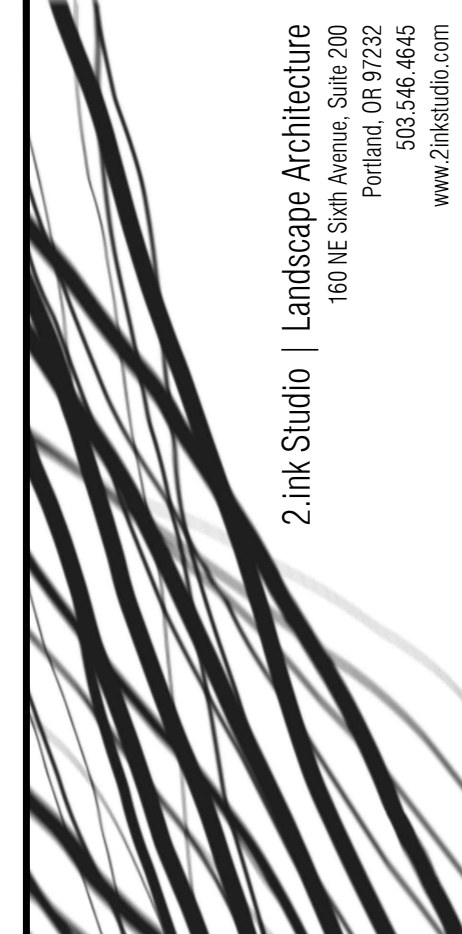
PGE 503-464-7777

OWEST 1-800-573-1311

CITY BUREAU OF MAINTENANCE 503-823-1700

CITY WATER 503-823-4874

VERIZON 1-800-483-1000



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 1516 NE Sun Avenue, Suite 200  
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 503.248.4845  
 www.2inkstudio.com

**MILWAUKIE BAY PARK**  
 100% Design Development  
 project address  
 DATE: 08/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JMWJB

REVISIONS		
DATE	DESCRIPTION	BY

SITE INFORMATION

NOT FOR CONSTRUCTION

G0.10

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

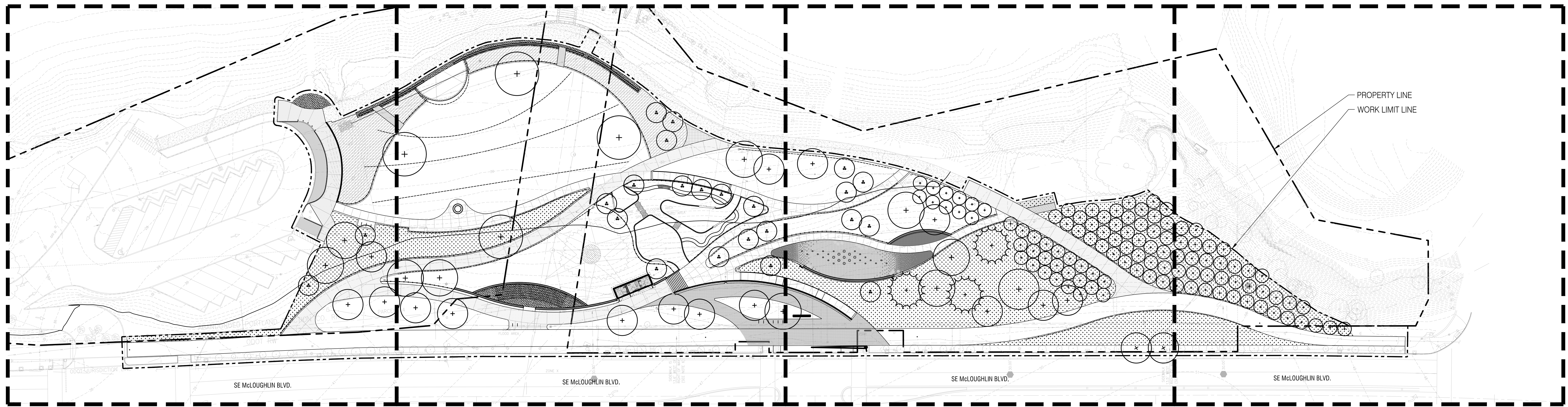


AREA 1

AREA 2

AREA 3

AREA 4



PROPERTY LINE  
 WORK LIMIT LINE

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**  
 100% Design Development

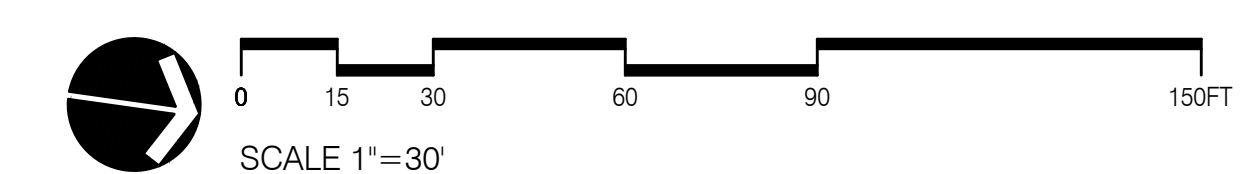
project address  
 DATE: 08/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JMW/JB

REVISIONS		
DATE	DESCRIPTION	BY

KEY PLAN

G0.20

NOT FOR CONSTRUCTION



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.

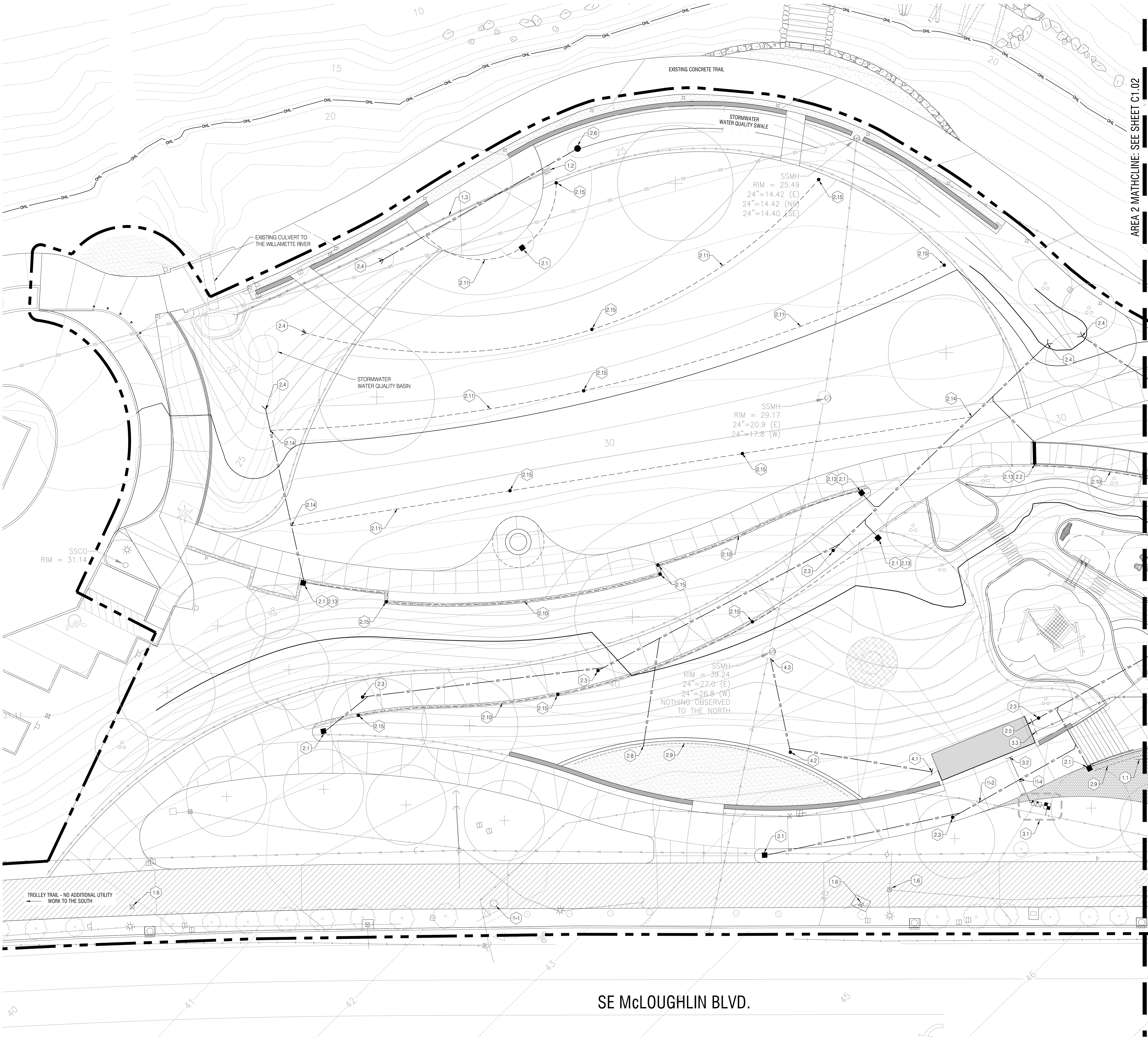












**UTILITY LEGEND**

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

**1.0 UTILITY DEMOLITION/RELOCATION 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
- 1.6 ADJUST EXISTING UTILITY BOX TO GRADE, AS NECESSARY
- 1.7 EXISTING LIGHT FIXTURE TO BE REMOVED AND/OR RELOCATED.

**2.0 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

**3.0 WATER SERVICE KEY NOTES**

- 3.1 NEW 3-INCH METER AND WATER SERVICE CONNECTION TO EXISTING 10-INCH MAIN. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE LOCATED WITHIN THE UTILITY CLOSET IN THE RESTROOM STRUCTURE. REFER TO LANDSCAPE DRAWINGS FOR CONNECTION TO IRRIGATION AND CONNECTION SCHEMATIC FROM NEW SERVICE.
- 3.2 BUILDING SERVICE AND WATER FEATURE CONTROL ROOM CONNECTION
- 3.3 2-INCH WATER SERVICE CONNECTION TO WATER FEATURE. REFER TO WATER FEATURE AND BUILDING PLANS FOR EXACT CONNECTION POINTS.

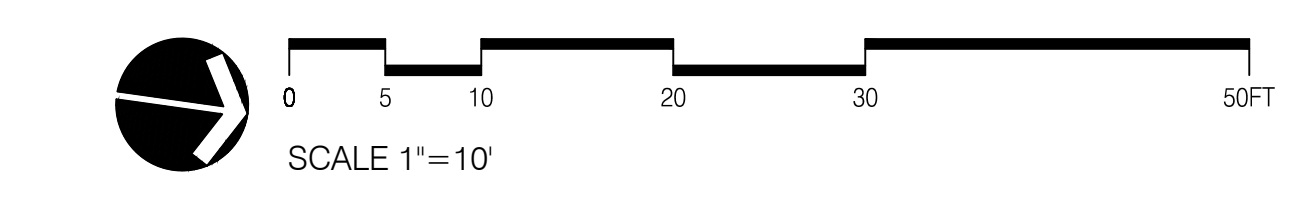
**4.0 SANITARY SEWER KEY NOTES**

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

**11 UTILITY COORDINATION / VERIFICATION**

- 11-1 RELOCATE EXISTING FIRE HYDRANT OUTSIDE OF THE NEW TROLLEY TRAIL ALIGNMENT. \*\*\*VERIFY LOCATION OF EXISTING HYDRANT\*\*\*
- 11-2 NEW 4-INCH STORM DRAIN CROSSING WITH EXISTING 10-INCH WATER MAIN. \*\*\*NEED TO VERIFY DEPTHS OF EXISTING WATER MAIN\*\*\*
- 11-3 BLIND SEWER CONNECTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF STRUCTURE, IF ANY FOR NEW SEWER CONNECTION.
- 11-4 NEW UTILITY CROSSING 2-INCH WATER ABOVE 4-INCH STORM DRAIN
- 11-5 RELOCATE EXISTING SIGNAL MAST. REFER TO ODOT/TRAFFIC SIGNAL PLANS.

NOT FOR CONSTRUCTION



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 Engineering & Design  
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 PH: 503.995.4417 • zucker@zuckerengineering.com

**MILWAUKIE BAY PARK**  
 100% Design Development

11211 SE McLoughlin Blvd, Milwaukie, OR 97222  
 DATE: 06/01/2022 SCALE: AS NOTED DRAWN BY:

**REVISIONS**

DATE	DESCRIPTION	BY

UTILITY PLAN  
 AREA 1

C1.01



NO.	DATE	DESCRIPTION	BY

UTILITY PLAN  
AREA 2

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

**1.0 UTILITY DEMOLITION/RELOCATION 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
- 1.6 ADJUST EXISTING UTILITY BOX TO GRADE, AS NECESSARY
- 1.7 EXISTING LIGHT FIXTURE TO BE REMOVED AND/OR RELOCATED.

**2.0 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

**3.0 WATER SERVICE KEY NOTES**

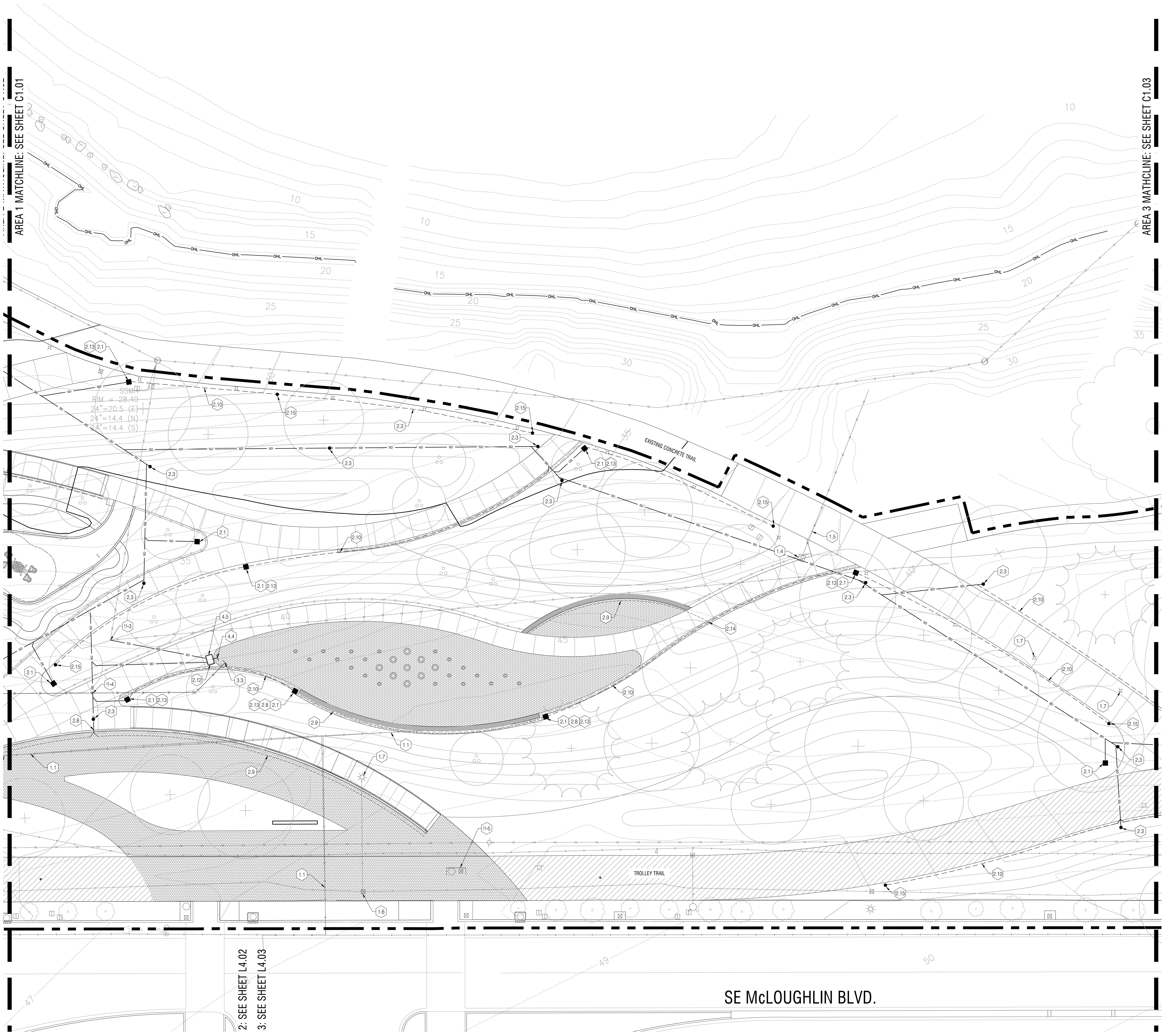
- 3.1 NEW 3-INCH METER AND WATER SERVICE CONNECTION TO EXISTING 10-INCH MAIN. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE LOCATED WITHIN THE UTILITY CLOSET IN THE RESTROOM STRUCTURE. REFER TO LANDSCAPE DRAWINGS FOR CONNECTION TO IRRIGATION AND CONNECTION SCHEMATIC FROM NEW SERVICE.
- 3.2 BUILDING SERVICE AND WATER FEATURE CONTROL ROOM CONNECTION
- 3.3 2-INCH WATER SERVICE CONNECTION TO WATER FEATURE. REFER TO WATER FEATURE AND BUILDING PLANS FOR EXACT CONNECTION POINTS.

**4.0 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 WATER FEATURE DRAIN CONNECTION. REFER TO WATER FEATURE PLANS FOR CONTINUATION.
- 4.5 WATER FEATURE DRAIN CONTROL VAULT. REFER TO WATER FEATURE PLANS FOR EQUIPMENT, PLUMBING AND ELECTRICAL CONNECTIONS

**11 UTILITY COORDINATION / VERIFICATION**

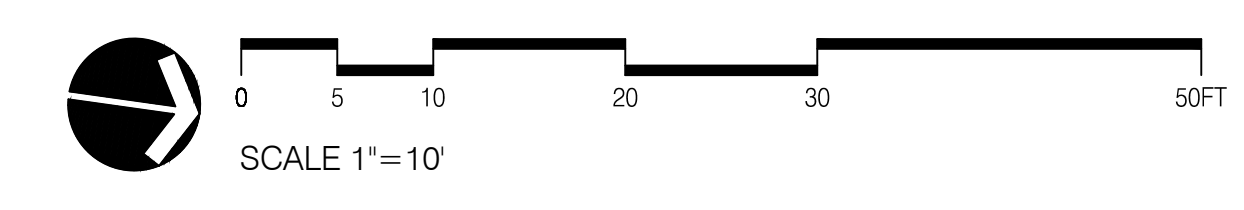
- 11-1 RELOCATE EXISTING FIRE HYDRANT OUTSIDE OF THE NEW TROLLEY TRAIL ALIGNMENT. \*\*\*VERIFY LOCATION OF EXISTING HYDRANT\*\*\*
- 11-2 NEW 4-INCH STORM DRAIN CROSSING WITH EXISTING 10-INCH WATER MAIN. \*\*\*NEED TO VERIFY DEPTHS OF EXISTING WATER MAIN\*\*\*
- 11-3 BLIND SEWER CONNECTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF STRUCTURE, IF ANY FOR NEW SEWER CONNECTION.
- 11-4 NEW UTILITY CROSSING 2-INCH WATER ABOVE 4-INCH STORM DRAIN
- 11-5 RELOCATE EXISTING SIGNAL MAST. REFER TO ODOT/TRAFFIC SIGNAL PLANS.



2: SEE SHEET L4.02  
3: SEE SHEET L4.03

SE McLOUGHLIN BLVD.

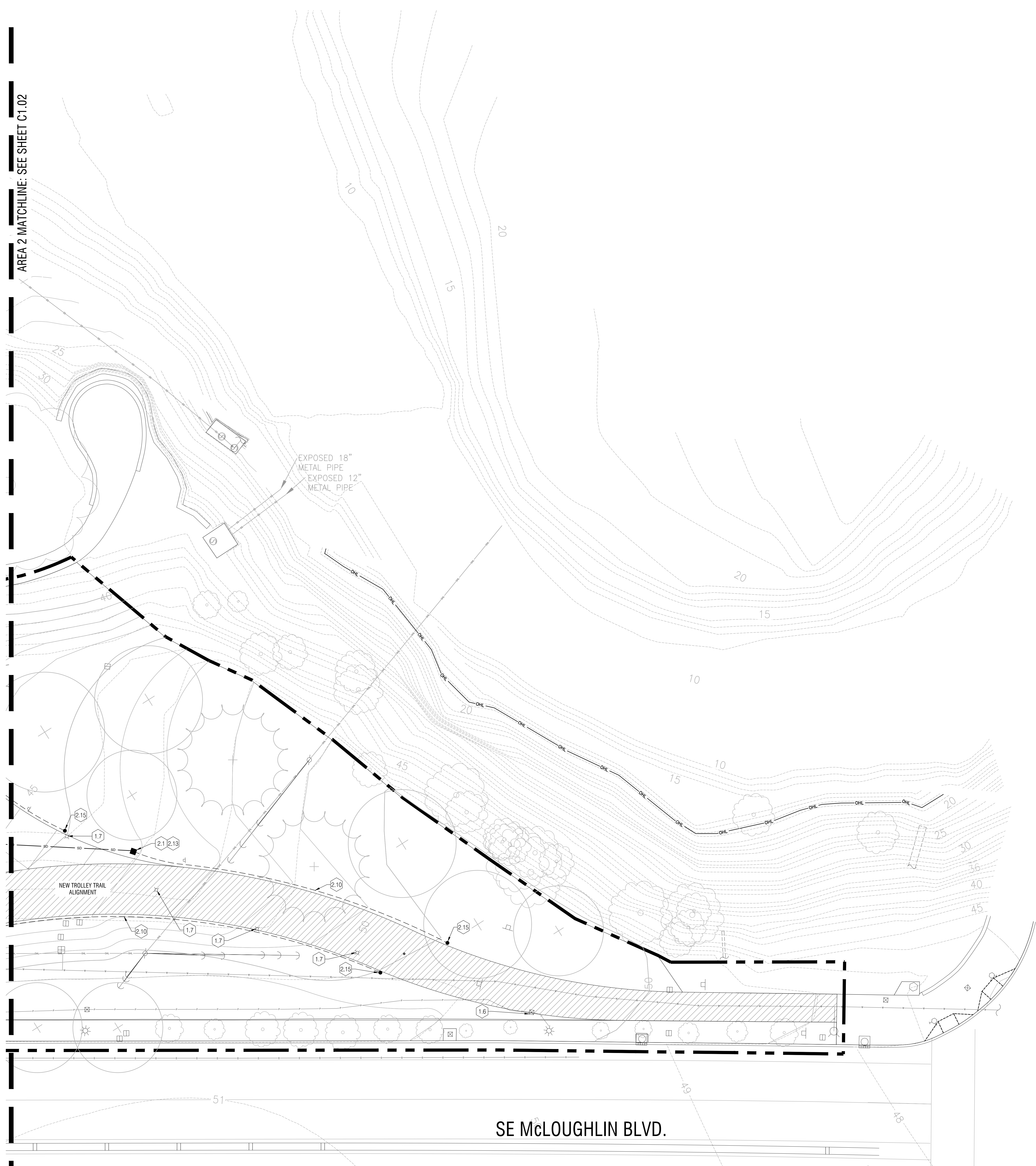
NOT FOR CONSTRUCTION



DRAWING SET SCALE: ONE INCH = FIVE 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.



AREA 2 MATCHLINE - SEE SHEET C1.02



SE McLOUGHLIN BLVD.

NOT FOR CONSTRUCTION

**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

**1.0 UTILITY DEMOLITION/RELOCATION 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
- 1.6 ADJUST EXISTING UTILITY BOX TO GRADE, AS NECESSARY
- 1.7 EXISTING LIGHT FIXTURE TO BE REMOVED AND/OR RELOCATED.

**2.0 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

**3.0 WATER SERVICE KEY NOTES**

- 3.1 NEW 3-INCH METER AND WATER SERVICE CONNECTION TO EXISTING 10-INCH MAIN. REDUCED PRESSURE BACKFLOW ASSEMBLY TO BE LOCATED WITHIN THE UTILITY CLOSET IN THE RESTROOM STRUCTURE. REFER TO LANDSCAPE DRAWINGS FOR CONNECTION TO IRRIGATION AND CONNECTION SCHEMATIC FROM NEW SERVICE.
- 3.2 BUILDING SERVICE AND WATER FEATURE CONTROL ROOM CONNECTION
- 3.3 2-INCH WATER SERVICE CONNECTION TO WATER FEATURE. REFER TO WATER FEATURE AND BUILDING PLANS FOR EXACT CONNECTION POINTS.

**4.0 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 WATER FEATURE DRAIN CONNECTION. REFER TO WATER FEATURE PLANS FOR CONTINUATION.
- 4.5 WATER FEATURE DRAIN CONTROL VAULT. REFER TO WATER FEATURE PLANS FOR EQUIPMENT, PLUMBING AND ELECTRICAL CONNECTIONS

**1.1 UTILITY COORDINATION / VERIFICATION**

- 1.1-1 RELOCATE EXISTING FIRE HYDRANT OUTSIDE OF THE NEW TROLLEY TRAIL ALIGNMENT. \*\*\*VERIFY LOCATION OF EXISTING HYDRANT\*\*\*
- 1.1-2 NEW 4-INCH STORM DRAIN CROSSING WITH EXISTING 10-INCH WATER MAIN. \*\*\*NEED TO VERIFY DEPTHS OF EXISTING WATER MAIN\*\*\*
- 1.1-3 BLIND SEWER CONNECTION. CONTRACTOR TO VERIFY DEPTH AND LOCATION OF STRUCTURE, IF ANY FOR NEW SEWER CONNECTION.
- 1.1-4 NEW UTILITY CROSSING 2-INCH WATER ABOVE 4-INCH STORM DRAIN
- 1.1-5 RELOCATE EXISTING SIGNAL MAST. REFER TO ODOT/TRAFFIC SIGNAL PLANS.



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503.848.4845  
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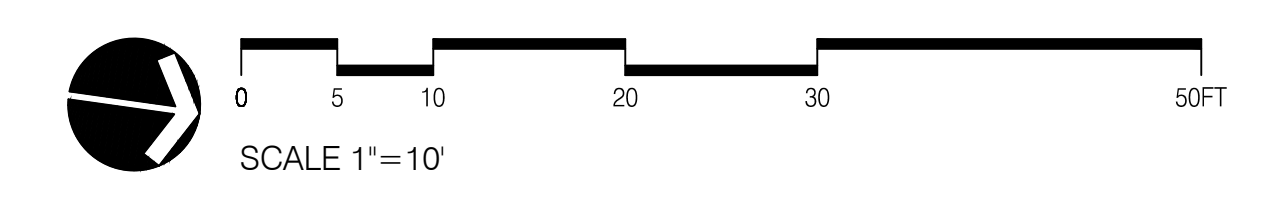
**MILWAUKIE BAY PARK**  
100% Design Development

DATE: 06/01/2022 SCALE: AS NOTED DRAWN BY:

DATE	DESCRIPTION	BY

UTILITY PLAN  
AREA 3

C1.03



DRAWING SET SCALE: ONE INCH = FORTY 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.



REVISIONS		
DATE	DESCRIPTION	BY

DEMOLITION PLAN  
AREA 1

L1.01

### 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 PAVERS 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
- EXISTING TREE TO BE REMOVED. SEE TREE REMOVAL SCHEDULE
  - EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER, NEW INSTALLATION LOCATION TBD
  - EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER, NEW INSTALLATION LOCATION TBD
  - EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD), NEW INSTALLATION LOCATION 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
  - EXISTING BOULDERS TO BE REMOVED AND SALVAGED
  - NOT USED
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- #### 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. SEE TREE PRESERVATION SCHEDULE.
  - NOT USED
  - NOT USED
  - NOT USED

- #### EXISTING SIGNAGE
- EXISTING TROLLEY TRAIL DIRECTIONAL SIGN, TO BE UPDATED PER CURRENT METRO STANDARDS & RELOCATED
  - EXISTING GEESE SIGN, TO BE RELOCATED, NCPRD TO DETERMINE RELOCATION
  - EXISTING BLUE STAR HIGHWAY SIGN AND BURIED TIME CAPSULE, NCPRD TO DETERMINE RELOCATION
  - EXISTING TRAFFIC SIGN, PROTECT IN PLACE
  - EXISTING PARK RULES SIGN, TO BE RELOCATED, NCPRD TO DETERMINE RELOCATION

### TREE PRESERVATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
P-1	SEQUOIA SEMPERVIRENS / COAST REDWOOD	75" DIAMETER	GOOD HEALTH & FAIR CONDITION	PRESERVE & PROTECT IN PLACE
P-2	TBD / MAPLE	16" DIAMETER	GOOD HEALTH & FAIR CONDITION	PRESERVE & PROTECT IN PLACE

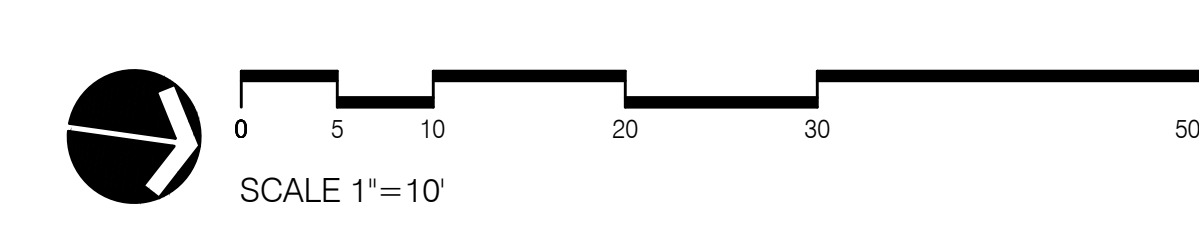
### TREE REMOVAL SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
R-1	SEQUOIA SEMPERVIRENS / COAST REDWOOD	10" DIAMETER	GOOD HEALTH & GOOD CONDITION	REMOVE & REPLANT

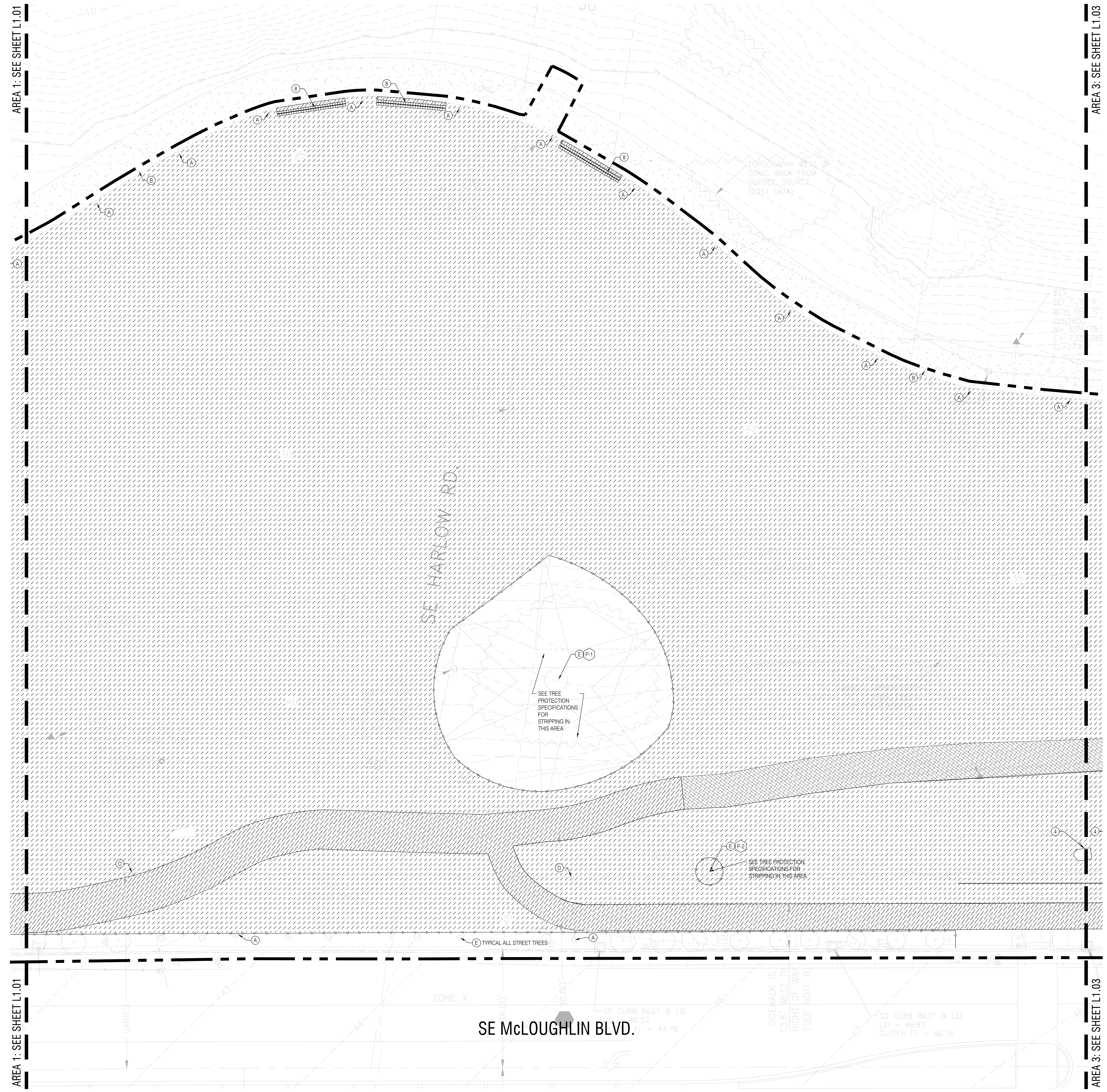
- THE INFORMATION ABOVE IS BASED ON AN ARBORIST REPORT COMPLETED BY STEVE GOETZ ON 05/21/2022. REMOVAL OF THE EXISTING TREE SHALL COMPLY WITH CITY OF MILWAUKIE URBAN FOREST STANDARDS. A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- SEE SHEET L1.05 FOR TREE PROTECTION DETAIL.



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 PAVERS TO INCLUDE ALL BASE ROCK
- UNUSED

- ### DEMOLITION NOTES
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- EXISTING TREE TO BE REMOVED, SEE TREE REMOVAL SCHEDULE
  - EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER, NEW INSTALLATION LOCATION TBD
  - EXISTING BOULDER WITH PLAQUE TO BE REMOVED, RETURN TO OWNER, NEW INSTALLATION LOCATION TBD
  - EXISTING BOULDER TO BE REMOVED (POSSIBLE SALVAGE FOR REUSE TBD), NEW INSTALLATION LOCATION TBD
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### TREE PRESERVATION SCHEDULE

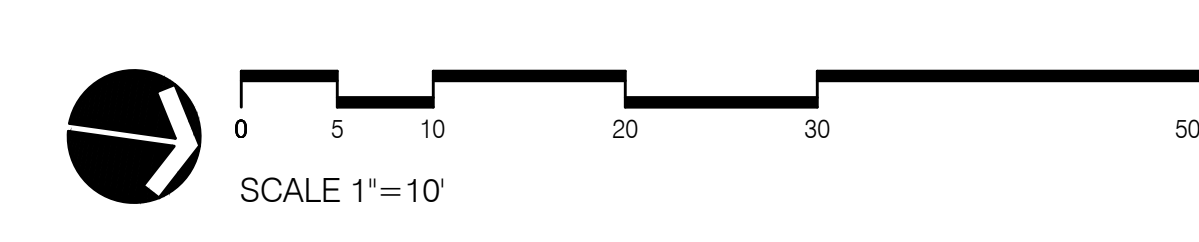
SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
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P-2	TBD / MAPLE	16" DIAMETER	GOOD HEALTH & FAIR CONDITION	PRESERVE & PROTECT IN PLACE

### TREE REMOVAL SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
R-1	SEQUOIA SEMPERVIRENS / COAST REDWOOD	10" DIAMETER	GOOD HEALTH & GOOD CONDITION	REMOVE & REPLANT

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NOT FOR CONSTRUCTION

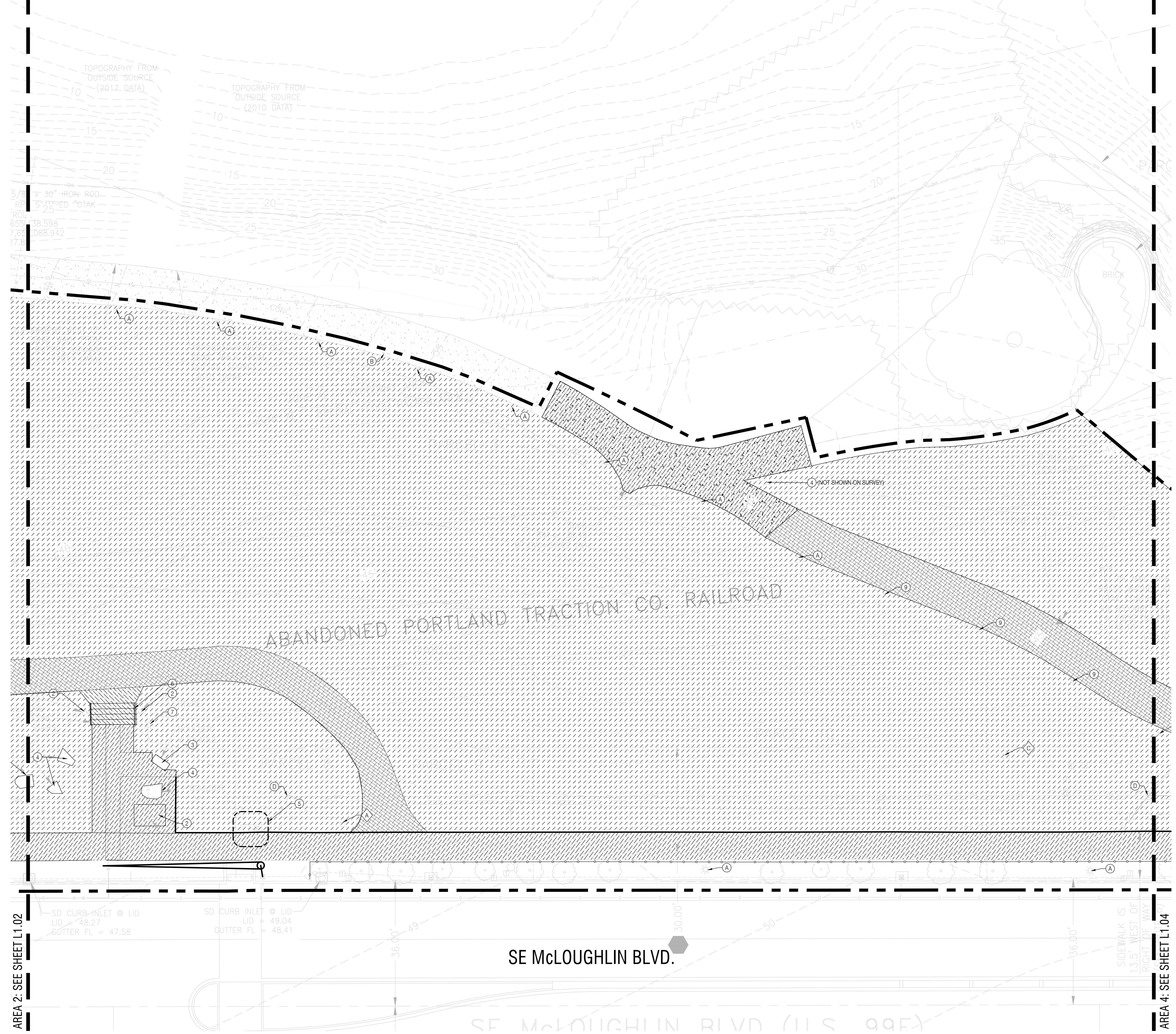


ONE INCH = FORTY FEET SCALE. IF THIS BAR DOES NOT MEASURE 1-INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.



AREA 2: SEE SHEET L1.02

AREA 4: SEE SHEET L1.04



**LEGEND**

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- DEMOLITION NOTES**
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- KEYNOTES**
- DEMOLITION NOTES**
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  - EXISTING SCULPTURE AND FOOTING TO BE REMOVED, RETURN TO OWNER, NEW INSTALLATION LOCATION TBD
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**TREE PRESERVATION SCHEDULE**

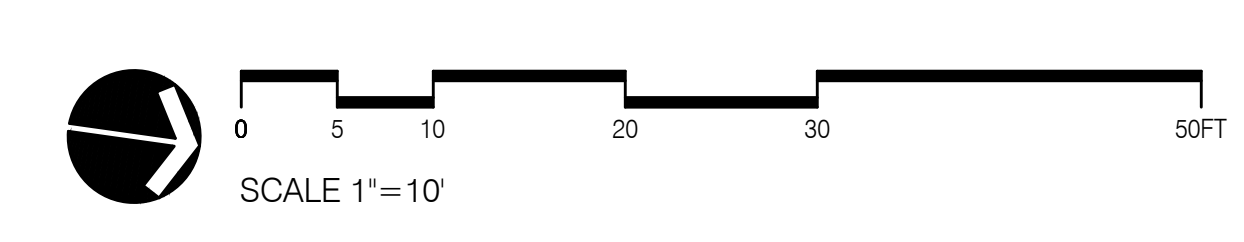
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**TREE REMOVAL SCHEDULE**

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
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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.



REVISIONS		
DATE	DESCRIPTION	BY

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- SAWCUT LINE
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- FULL-DEPTH REMOVAL OF EXISTING CONCRETE OR PAVERS TO INCLUDE ALL BASE ROCK
- UNUSED

- ### DEMOLITION NOTES
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  - EXISTING BLUE STAR HIGHWAY SIGN AND BURIED TIME CAPSULE, NCPRD TO DETERMINE RELOCATION
  - EXISTING TRAFFIC SIGN, PROTECT IN PLACE
  - EXISTING PARK RULES SIGN, TO BE RELOCATED, NCPRD TO DETERMINE RELOCATION

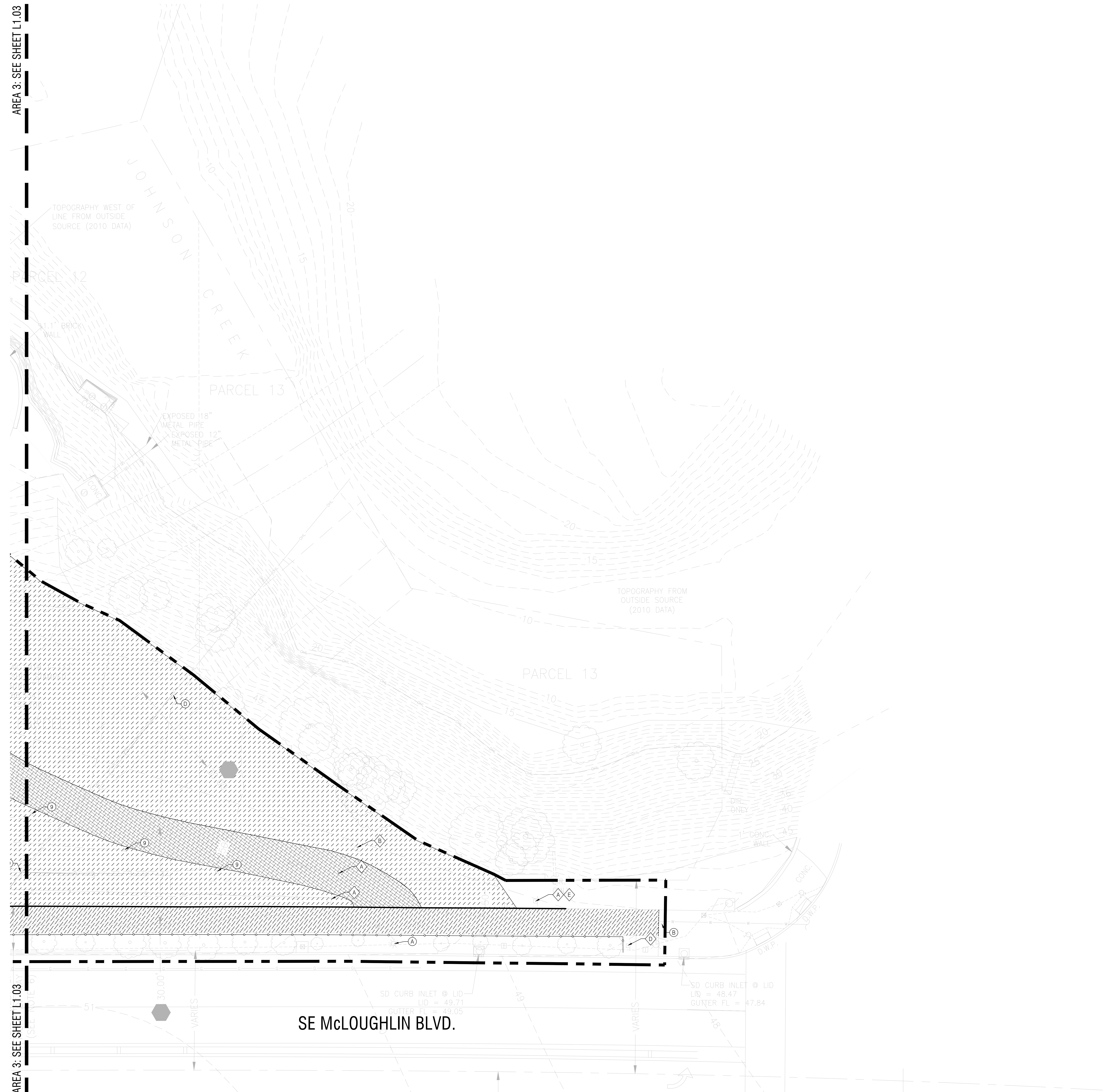
### TREE PRESERVATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
P-1	SEQUOIA SEMPERVIRENS / COAST REDWOOD	75" DIAMETER	GOOD HEALTH & FAIR CONDITION	PRESERVE & PROTECT IN PLACE
P-2	TBD / MAPLE	16" DIAMETER	GOOD HEALTH & FAIR CONDITION	PRESERVE & PROTECT IN PLACE

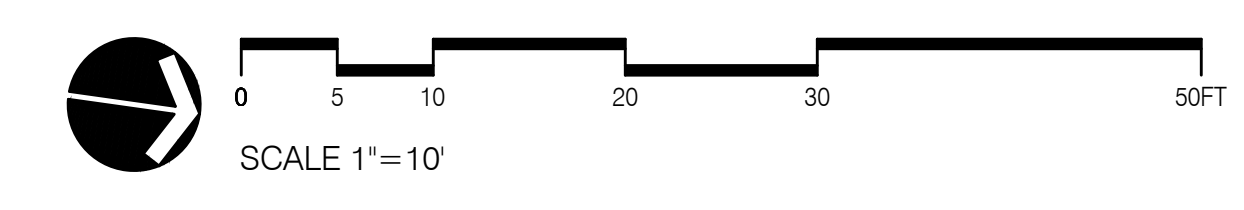
### TREE REMOVAL SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	DBH	CONDITION	ACTION
R-1	SEQUOIA SEMPERVIRENS / COAST REDWOOD	10" DIAMETER	GOOD HEALTH & GOOD CONDITION	REMOVE & REPLANT

- THE INFORMATION ABOVE IS BASED ON AN ARBORIST REPORT COMPLETED BY STEVE GOETZ ON 05/21/2022. REMOVAL OF THE EXISTING TREE SHALL COMPLY WITH CITY OF MILWAUKIE URBAN FOREST STANDARDS. A TREE REMOVAL PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
- SEE SHEET L1.05 FOR TREE PROTECTION DETAIL.

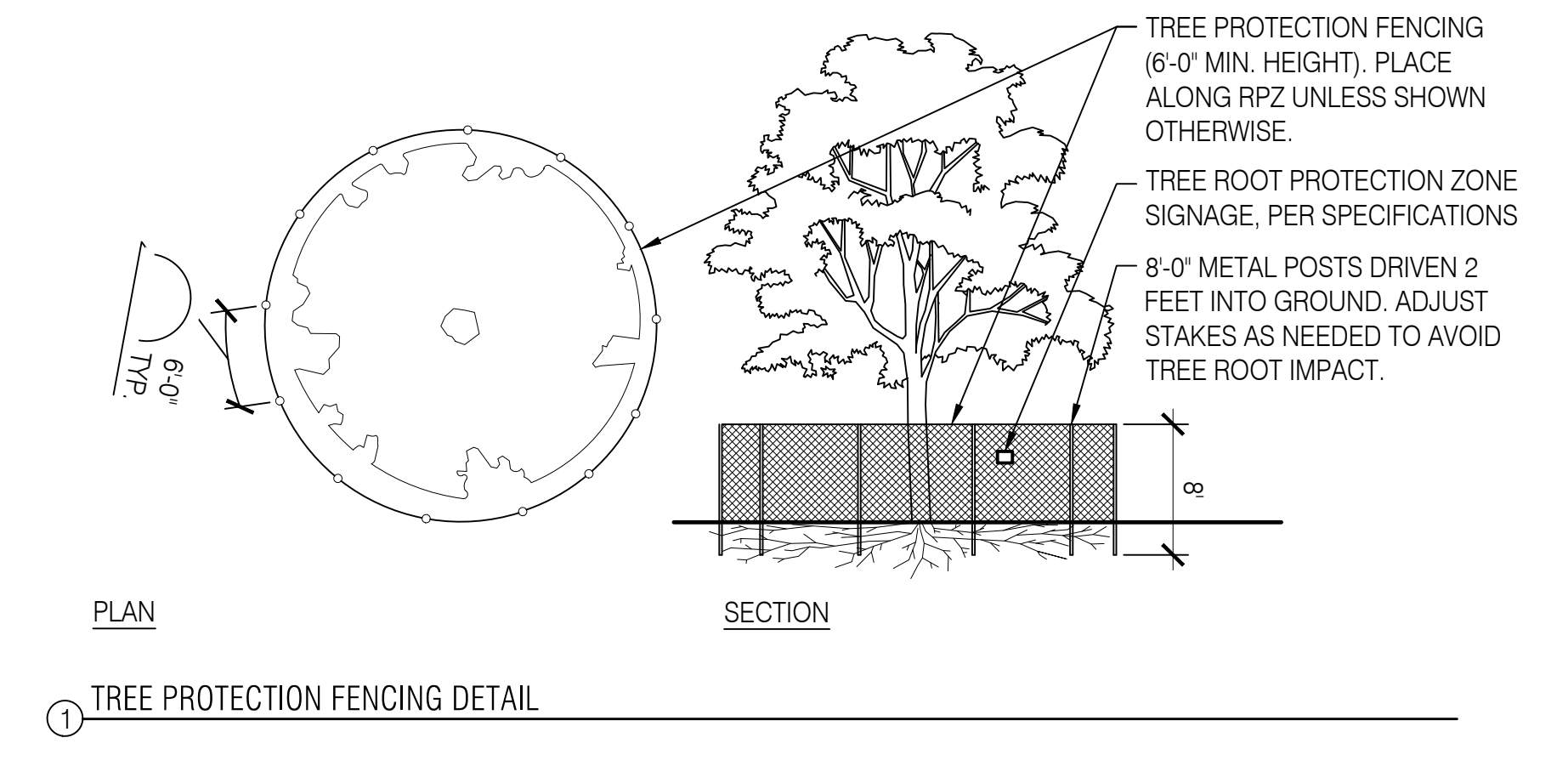


NOT FOR CONSTRUCTION



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





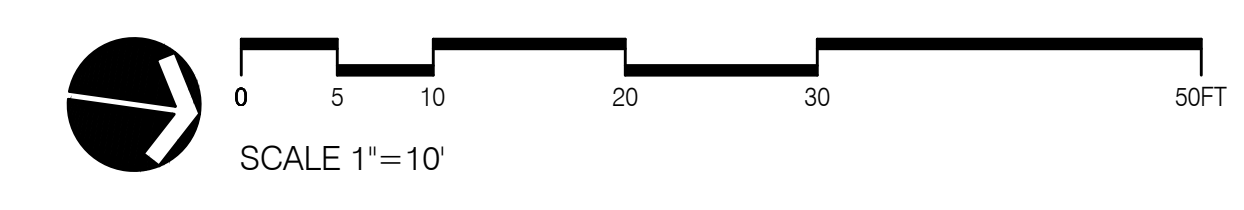
① TREE PROTECTION FENCING DETAIL

**MILWAUKIE BAY PARK**  
 100% Design Development

REVISIONS		
DATE	DESCRIPTION	BY

TREE  
 PRESERVATION  
 DETAIL AND NOTES

L1.05



NOT FOR CONSTRUCTION

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.

project: mlb100  
 DATE: 08/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JBECO

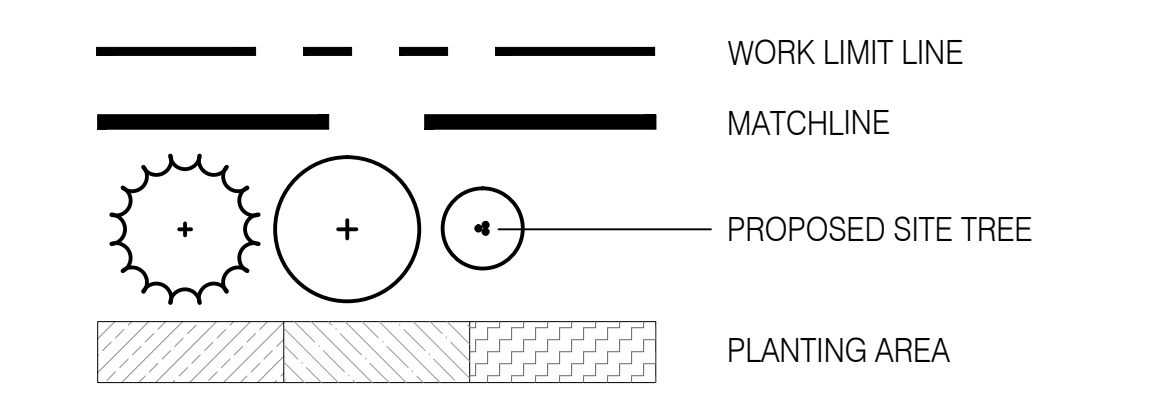


DATE	DESCRIPTION	BY

MATERIALS PLAN  
AREA 1

L2.01

**LEGEND**



**DETAIL KEYNOTES**

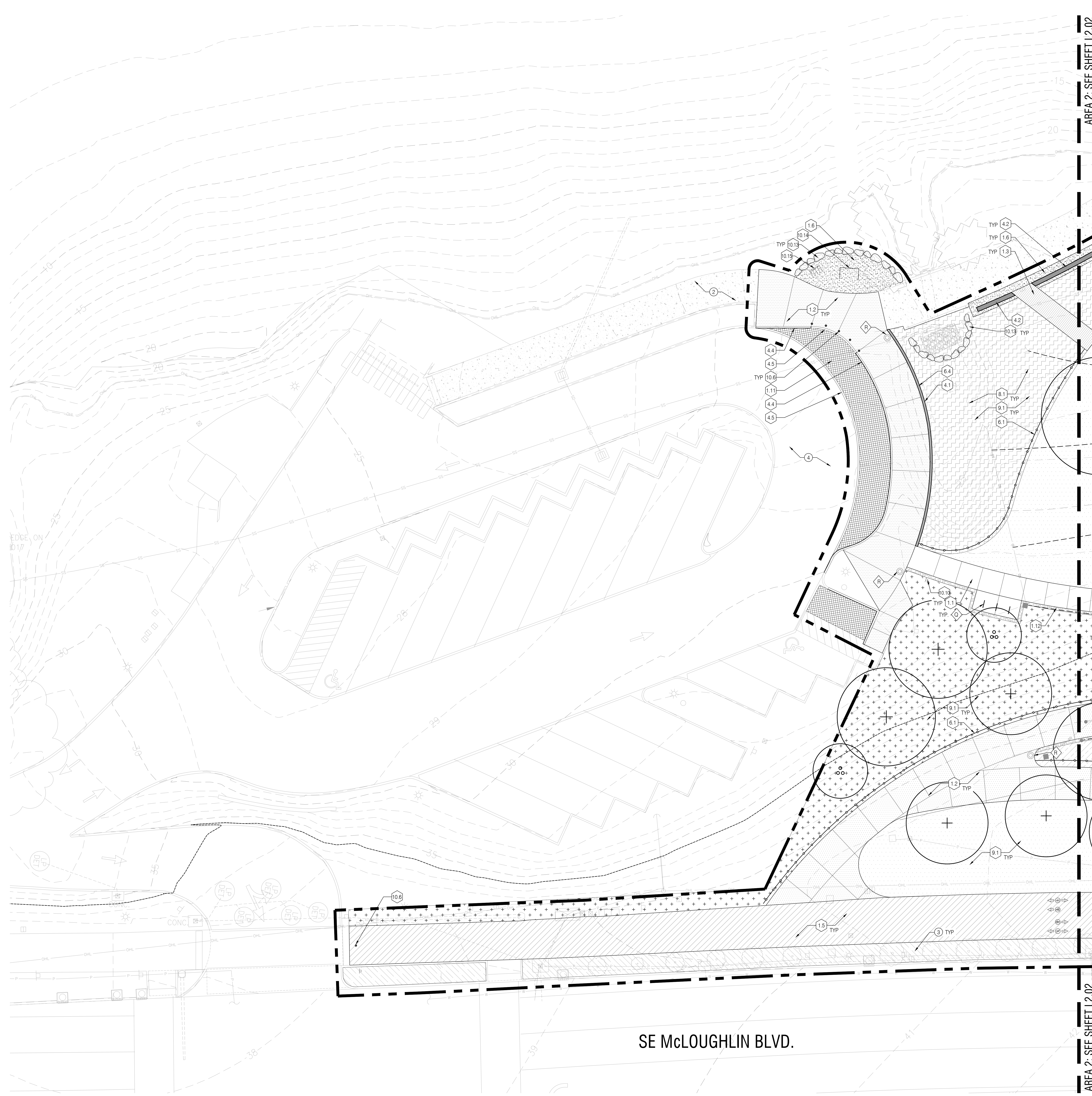
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
<b>PAVEMENT, RAMPS, CURBS</b>				
1.1	CONCRETE PAVING - PEDESTRIAN	01A.7.20	XLXX, XLXX	XLXX, XLXX
1.2	CONCRETE PAVING - VEHICULAR	02A.7.20	XLXX, XLXX	XLXX, XLXX
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06A.7.20	XLXX, XLXX	XLXX, XLXX
1.4	CONCRETE UNIT PAVERS	03A.7.20	XLXX, XLXX	XLXX, XLXX
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04A.7.20	XLXX, XLXX	XLXX, XLXX
1.6	GRAVEL PAVING	05A.7.20	XLXX, XLXX	XLXX, XLXX
1.7	RUBBER TILE PLAY SURFACING	08A.7.20	XLXX, XLXX	XLXX, XLXX
1.8	PAVERS - MATCH KLEIN POINT	03A.7.20	XLXX, XLXX	XLXX, XLXX
1.9	REINFORCED TURF PAVING	07A.7.20	XLXX, XLXX	XLXX, XLXX
1.10	CONCRETE STAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.11	MATCH EXISTING PARKING LOT PAVERS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.12	RIP RAP - 2'-4" RIVER ROCK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.13	BARK MULCH	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>JOINING</b>				
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>STEPS</b>				
3.1	CONCRETE STAIR	05A.7.30	XLXX, XLXX	XLXX, XLXX
3.2	STONE STEPS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>WALLS</b>				
4.1	BOARD FORMED CONCRETE RETAINING WALL	10I.7.30	XLXX, XLXX	XLXX, XLXX
4.2	BOARD FORMED CONCRETE SEAT WALL	01A.7.30	XLXX, XLXX	XLXX, XLXX
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02A.7.30	XLXX, XLXX	XLXX, XLXX
4.4	6" WIDE RAISED CURB	04A.7.30	XLXX, XLXX	XLXX, XLXX
4.5	6" WIDE FLUSH CURB	05A.7.30	XLXX, XLXX	XLXX, XLXX
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03A.7.30	XLXX, XLXX	XLXX, XLXX
<b>SITE FURNISHINGS</b>				
5.1	SEE FURNISHINGS SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX
<b>RAILINGS, BARRIERS, FENCING</b>				
6.1	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
6.1	GOOSE & LANDSCAPE FENCING	2A.7.31	XLXX, XLXX	XLXX, XLXX
6.2	HANDRAIL	07.08A.7.30	XLXX, XLXX	XLXX, XLXX
6.3	PLAYGROUND FENCING	01A.7.31	XLXX, XLXX	XLXX, XLXX
6.4	GUARDRAIL	09A.7.30	XLXX, XLXX	XLXX, XLXX
<b>LANDSCAPE LIGHTING</b>				
7.1	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
7.1	NOT SHOWN, SEE ELECTRICAL PLAN	SEE ELECTRICAL	XLXX, XLXX	XLXX, XLXX
<b>DRAINAGE</b>				
8.1	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
8.1	DRAINAGE SWALE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>PLANTING, SOILS, LANDSCAPE</b>				
9.1	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
9.1	PLANTING AREA	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01A.7.51	XLXX, XLXX	XLXX, XLXX
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>MISCELLANEOUS SITE FEATURES</b>				
10.1	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
10.1	INTERACTIVE WATER FEATURE	01A.7.60	XLXX, XLXX	XLXX, XLXX
10.2	RESTROOM BUILDING	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.3	OVERHEAD SHADE TRELIS	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.4	FIRE PIT	08A.7.31	XLXX, XLXX	XLXX, XLXX
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX
10.6	REMOVABLE BOLLARD	05A.7.50	XLXX, XLXX	XLXX, XLXX
10.7	PARK ENTRY SIGN	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.9	SCULPTURE BASE (1 of 3)	01A.7.40	XLXX, XLXX	XLXX, XLXX
10.10	TROLLEY TRAIL SIGNAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.11	THERMOPLASTIC PAVEMENT MARKINGS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.12	MISC. PARK SIGN, EXACT LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.13	SALVAGED LANDSCAPE BOULDER	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.14	KAYAK RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.15	LIFE JACKET RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.16	WATER FEATURE PUSH BUTTON	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**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.

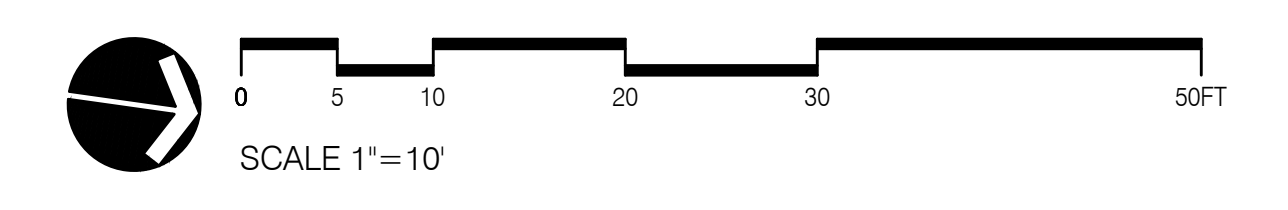


AREA 2: SEE SHEET L2.02

AREA 2: SEE SHEET L2.02

SE McLOUGHLIN BLVD.

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. REPEAT SCALE PRIOR TO USING DRAWINGS.

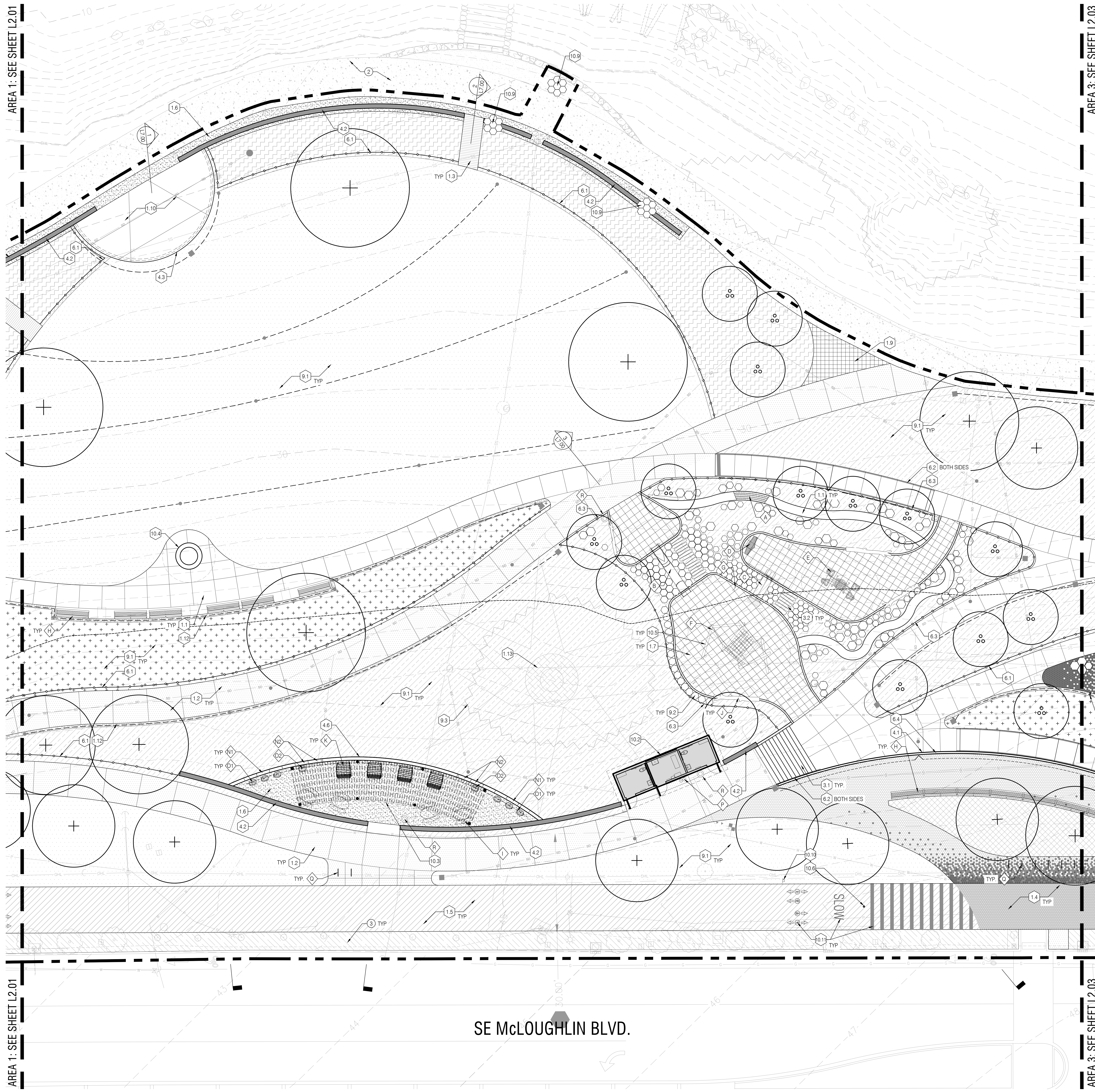


AREA 1: SEE SHEET L2.01

AREA 1: SEE SHEET L2.01

AREA 3: SEE SHEET L2.03

AREA 3: SEE SHEET L2.03



**LEGEND**

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

**DETAIL KEYNOTES**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
1.0	PAVEMENT, RAMPS, CURBS			
1.1	CONCRETE PAVING - PEDESTRIAN	01A.7.20	XLXX, XLXX	XLXX, XLXX
1.2	CONCRETE PAVING - VEHICULAR	02A.7.20	XLXX, XLXX	XLXX, XLXX
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06A.7.20	XLXX, XLXX	XLXX, XLXX
1.4	CONCRETE UNIT PAVERS	03A.7.20	XLXX, XLXX	XLXX, XLXX
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04A.7.20	XLXX, XLXX	XLXX, XLXX
1.6	GRAVEL PAVING	05A.7.20	XLXX, XLXX	XLXX, XLXX
1.7	RUBBER TILE PLAY SURFACING	08A.7.20	XLXX, XLXX	XLXX, XLXX
1.8	PAVERS - MATCH KLEIN POINT	03A.7.20	XLXX, XLXX	XLXX, XLXX
1.9	REINFORCED TURF PAVING	07A.7.20	XLXX, XLXX	XLXX, XLXX
1.10	CONCRETE STAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.11	MATCH EXISTING PARKING LOT PAVERS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.12	RIP RAP - 2" RIVER ROCK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.13	BARK MULCH	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**2.0 JOINTING**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**3.0 STEPS**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
3.1	CONCRETE STAIR	06A.7.30	XLXX, XLXX	XLXX, XLXX
3.2	STONE STEPS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**4.0 WALLS**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
4.1	BOARD FORMED CONCRETE RETAINING WALL	10A.7.30	XLXX, XLXX	XLXX, XLXX
4.2	BOARD FORMED CONCRETE SEAT WALL	01A.7.30	XLXX, XLXX	XLXX, XLXX
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02A.7.30	XLXX, XLXX	XLXX, XLXX
4.4	6" WIDE RAISED CURB	04A.7.30	XLXX, XLXX	XLXX, XLXX
4.5	6" WIDE FLUSH CURB	05A.7.30	XLXX, XLXX	XLXX, XLXX
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03A.7.30	XLXX, XLXX	XLXX, XLXX

**5.0 SITE FURNISHINGS**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
5.1	SEE FURNISHINGS SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX

**6.0 RAILINGS, BARRIERS, FENCING**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
6.1	GOOSE & LANDSCAPE FENCING	2A.7.31	XLXX, XLXX	XLXX, XLXX
6.2	HANDRAIL	07.08A.7.30	XLXX, XLXX	XLXX, XLXX
6.3	PLAYGROUND FENCING	01A.7.31	XLXX, XLXX	XLXX, XLXX
6.4	GUARDRAIL	09A.7.30	XLXX, XLXX	XLXX, XLXX

**7.0 LANDSCAPE LIGHTING**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
7.1	NOT SHOWN, SEE ELECTRICAL PLAN	SEE ELECTRICAL	XLXX, XLXX	XLXX, XLXX

**8.0 DRAINAGE**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
8.1	DRAINAGE SWALE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**9.0 PLANTING, SOILS, LANDSCAPE**

#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
9.1	PLANTING AREA	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01A.7.51	XLXX, XLXX	XLXX, XLXX
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**10.0 MISCELLANEOUS SITE FEATURES**

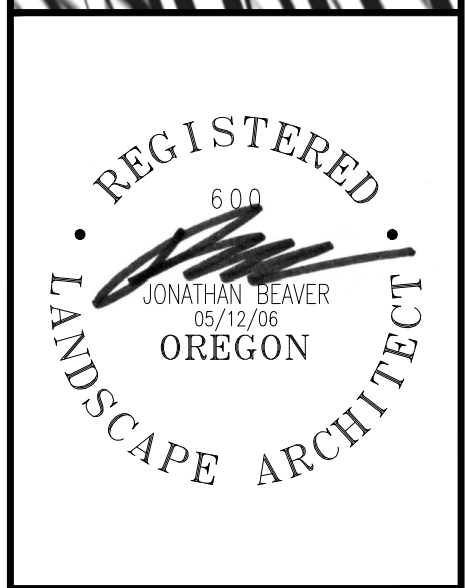
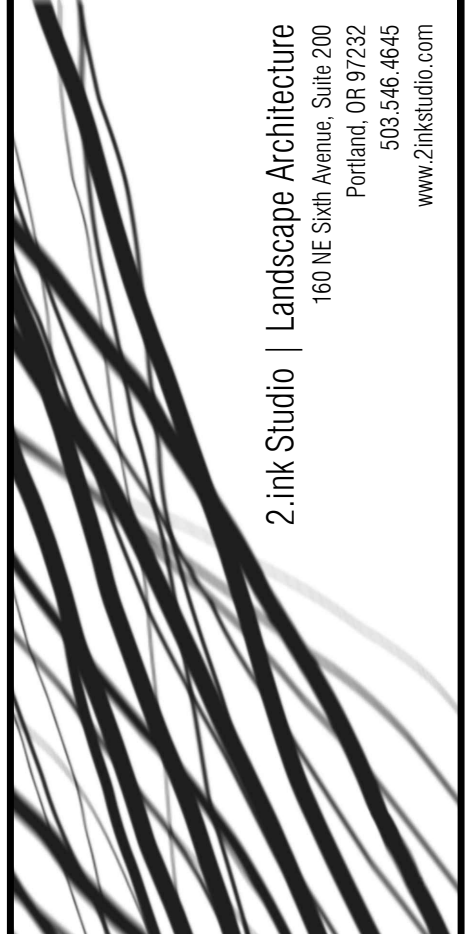
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
10.1	INTERACTIVE WATER FEATURE	01A.7.60	XLXX, XLXX	XLXX, XLXX
10.2	RESTROOM BUILDING	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.3	OVERHEAD SHADE TRELIS	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.4	FIRE PIT	08A.7.31	XLXX, XLXX	XLXX, XLXX
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX
10.6	REMOVABLE BOLLARD	05A.7.50	XLXX, XLXX	XLXX, XLXX
10.7	PARK ENTRY SIGN	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.9	SCULPTURE BASE (1 of 3)	01A.7.40	XLXX, XLXX	XLXX, XLXX
10.10	TROLLEY TRAIL SIGNAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.11	THERMOPLASTIC PAVEMENT MARKINGS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.12	MISC. PARK SIGN, EXACT LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.13	SALVAGED LANDSCAPE BOULDER	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.14	KAYAK RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.15	LIFE JACKET RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.16	WATER FEATURE PUSH BUTTON	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**GENERAL NOTES**

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

**KEYNOTES**

① JUNCTION LOCATION TBD.  
 ② EXISTING CONCRETE PAVING TO REMAIN.  
 ③ EXISTING PLANTING AREA TO REMAIN.  
 ④ EXISTING ASPHALTIC CONCRETE PAVING TO REMAIN.



**MILWAUKIE BAY PARK**  
 100% Design Development

DATE: 05/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JMW

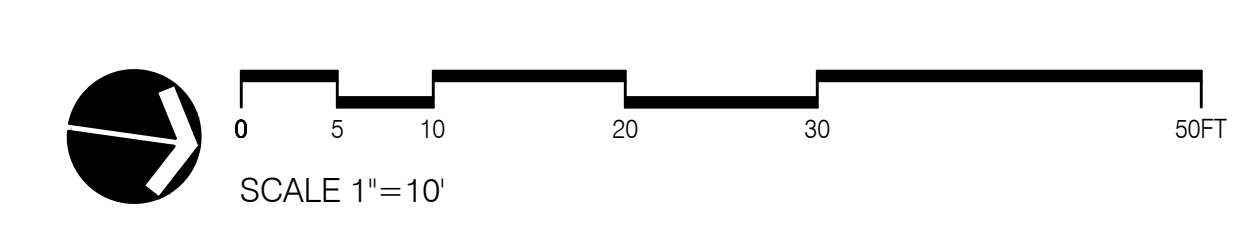
**REVISIONS**

DATE	DESCRIPTION	BY

MATERIALS PLAN  
 AREA 2

L2.02

NOT FOR CONSTRUCTION



ONE INCH = FORTY FEET SCALE. IF THIS BAR DOES NOT MEASURE 4 INCH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.





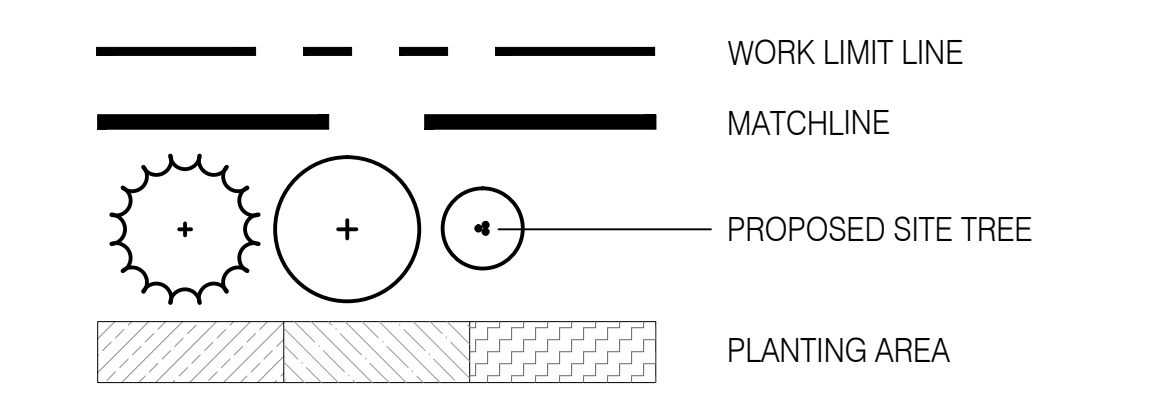


REVISIONS		
DATE	DESCRIPTION	BY

MATERIALS PLAN  
 AREA 4

L2.04

**LEGEND**



**DETAIL KEYNOTES**

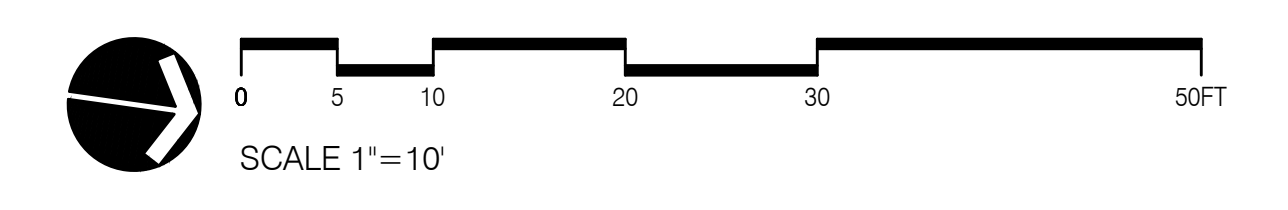
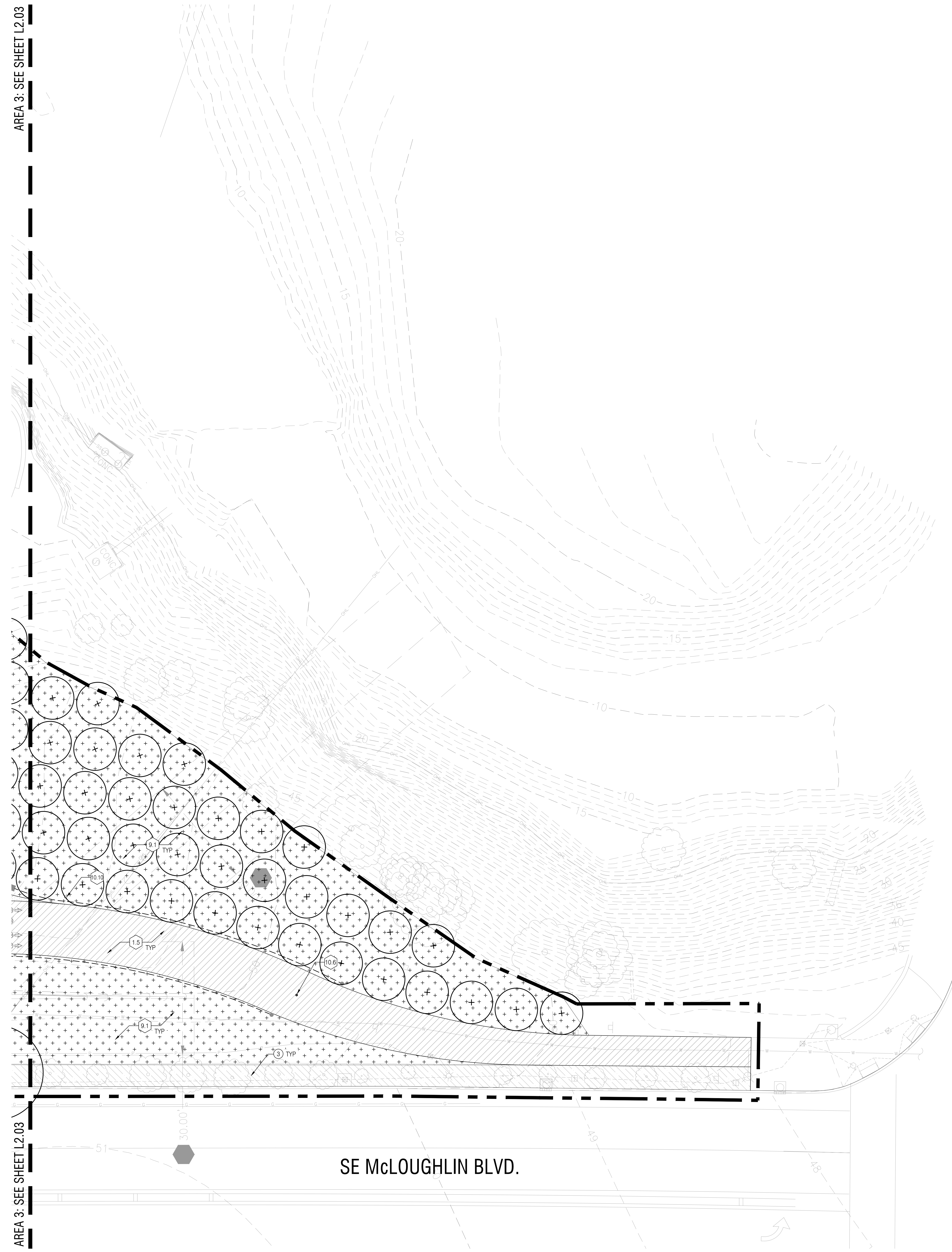
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
<b>1.0 PAVEMENT, RAMPS, CURBS</b>				
1.1	CONCRETE PAVING - PEDESTRIAN	01/L7.20	XLXX, XLXX	XLXX, XLXX
1.2	CONCRETE PAVING - VEHICULAR	02/L7.20	XLXX, XLXX	XLXX, XLXX
1.3	PEDESTRIAN BRIDGE OVER BIOSWALE	06/L7.20	XLXX, XLXX	XLXX, XLXX
1.4	CONCRETE UNIT PAVERS	03/L7.20	XLXX, XLXX	XLXX, XLXX
1.5	TROLLEY TRAIL PAVING - PERMEABLE ASPHALTIC CONCRETE	04/L7.20	XLXX, XLXX	XLXX, XLXX
1.6	GRAVEL PAVING	05/L7.20	XLXX, XLXX	XLXX, XLXX
1.7	RUBBER TILE PLAY SURFACING	08/L7.20	XLXX, XLXX	XLXX, XLXX
1.8	PAVERS - MATCH KLEIN POINT	03/L7.20	XLXX, XLXX	XLXX, XLXX
1.9	REINFORCED TURF PAVING	07/L7.20	XLXX, XLXX	XLXX, XLXX
1.10	CONCRETE STAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.11	MATCH EXISTING PARKING LOT PAVERS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.12	RIP RAP - 2'-4" RIVER ROCK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
1.13	BARK MULCH	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>2.0 JOINTING</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
2.1	SCORE JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.2	EXPANSION JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
2.3	DOWEL JOINT, LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>3.0 STEPS</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
3.1	CONCRETE STAIR	05/L7.30	XLXX, XLXX	XLXX, XLXX
3.2	STONE STEPS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>4.0 WALLS</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
4.1	BOARD FORMED CONCRETE RETAINING WALL	10/L7.30	XLXX, XLXX	XLXX, XLXX
4.2	BOARD FORMED CONCRETE SEAT WALL	01/L7.30	XLXX, XLXX	XLXX, XLXX
4.3	BOARD FORMED CONCRETE KNEE WALL AT STAGE	02/L7.30	XLXX, XLXX	XLXX, XLXX
4.4	6" WIDE RAISED CURB	04/L7.30	XLXX, XLXX	XLXX, XLXX
4.5	6" WIDE FLUSH CURB	05/L7.30	XLXX, XLXX	XLXX, XLXX
4.6	BOARD FORMED CONCRETE LOW KNEE WALL	03/L7.30	XLXX, XLXX	XLXX, XLXX
<b>5.0 SITE FURNISHINGS</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
5.1	SEE FURNISHINGS SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX
<b>6.0 RAILINGS, BARRIERS, FENCING</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
6.1	GOOSE & LANDSCAPE FENCING	2/L7.31	XLXX, XLXX	XLXX, XLXX
6.2	HANDRAIL	07.08/L7.30	XLXX, XLXX	XLXX, XLXX
6.3	PLAYGROUND FENCING	01/L7.31	XLXX, XLXX	XLXX, XLXX
6.4	GUARDRAIL	09/L7.30	XLXX, XLXX	XLXX, XLXX
<b>7.0 LANDSCAPE LIGHTING</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
7.1	NOT SHOWN, SEE ELECTRICAL PLAN	SEE ELECTRICAL	XLXX, XLXX	XLXX, XLXX
<b>8.0 DRAINAGE</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
8.1	DRAINAGE SWALE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>9.0 PLANTING, SOILS, LANDSCAPE</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
9.1	PLANTING AREA	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
9.2	COLUMNAR BASALT LANDSCAPE BOULDER	01/L7.51	XLXX, XLXX	XLXX, XLXX
9.3	EXISTING TREE(S) TO REMAIN (CANOPY LINE SHOWN)	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
<b>10.0 MISCELLANEOUS SITE FEATURES</b>				
#	DESCRIPTION	DETAIL / SHEET	RELATED DETAILS	SPEC SECTIONS
10.1	INTERACTIVE WATER FEATURE	01/L7.60	XLXX, XLXX	XLXX, XLXX
10.2	RESTROOM BUILDING	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.3	OVERHEAD SHADE TRELIS	SEE ARCH	XLXX, XLXX	XLXX, XLXX
10.4	FIRE PIT	08/L7.31	XLXX, XLXX	XLXX, XLXX
10.5	SEE PLAY EQUIPMENT SCHEDULE	L2.10	XLXX, XLXX	XLXX, XLXX
10.6	REMOVABLE BOLLARD	05/L7.50	XLXX, XLXX	XLXX, XLXX
10.7	PARK ENTRY SIGN	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.8	NEW TRAFFIC SIGNAL	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.9	SCULPTURE BASE (1 of 3)	01/L7.40	XLXX, XLXX	XLXX, XLXX
10.10	TROLLEY TRAIL SIGNAGE	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.11	THERMOPLASTIC PAVEMENT MARKINGS	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.12	MISC. PARK SIGN, EXACT LOCATION TBD	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.13	SALVAGED LANDSCAPE BOULDER	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.14	KAYAK RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.15	LIFE JACKET RACK	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX
10.16	WATER FEATURE PUSH BUTTON	SEE NARRATIVE	XLXX, XLXX	XLXX, XLXX

**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.



DRAWING SET SCALE: 1"=10' UNLESS OTHERWISE NOTED. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. 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.

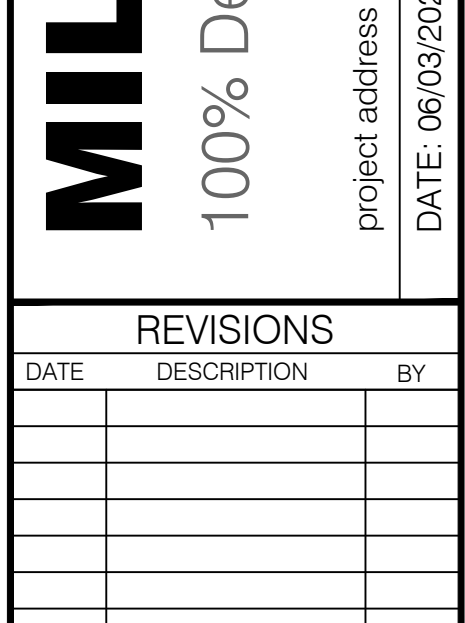
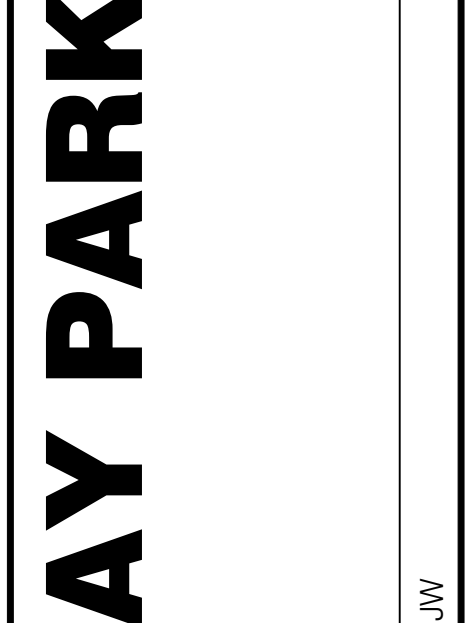
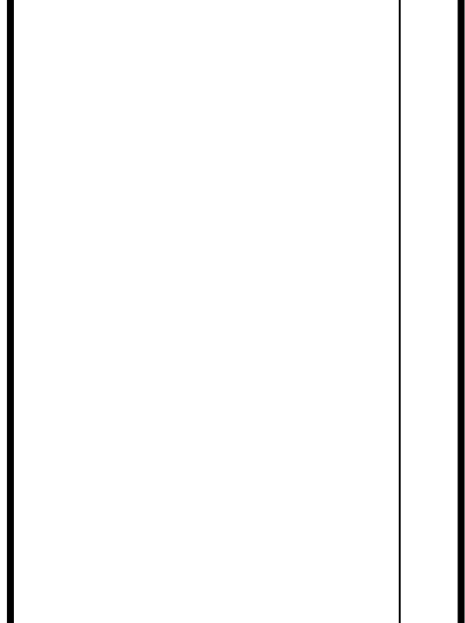
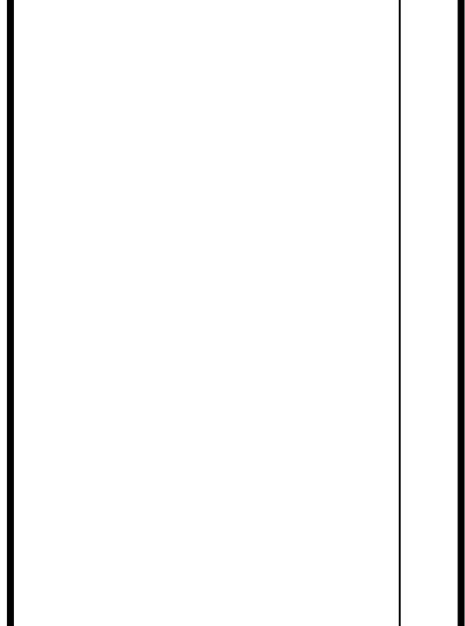
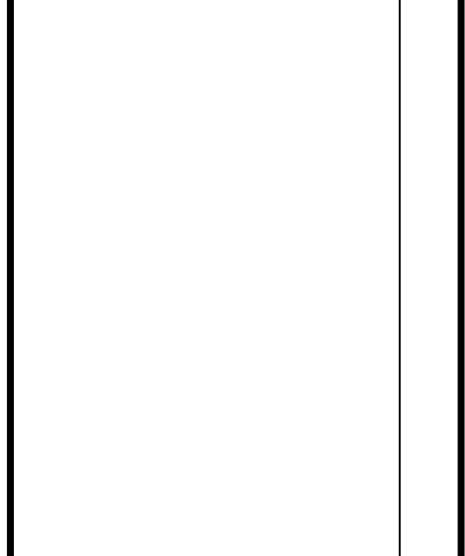
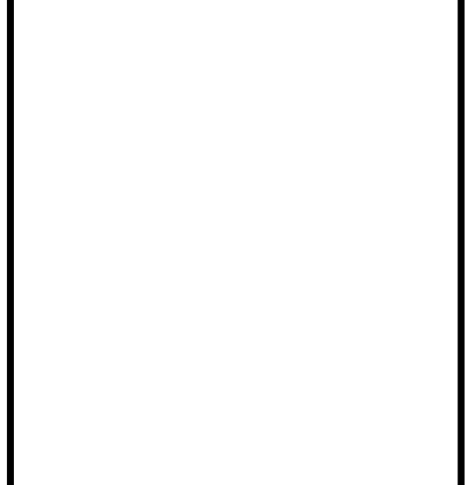


PLAY EQUIPMENT SCHEDULE

#	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 #: ZZXX1324	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: 19 EA MODEL: NEOCOMBO 118" BACKED BENCH WITH CENTER ARM MTRL./FINISH: POWDERCOATED ALUMINUM COLOR: TBD	N/A	SURFACE MOUNT	
I	PICNIC TABLE	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 7 EA MODEL: CHARLIE TABLE WITH UMBRELLA HOLE WHERE APPLICABLE. 67" TABLE MTRL./FINISH: POWDERCOATED STEEL COLOR: TBD	N/A	SURFACE MOUNT	
J	LOG PLAYGROUND BENCH	CUSTOM	QUANTITY: 5 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	
N	(N1)BAR RAIL HIGH (N2)BAR RAIL LOW	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 2 STANDARD 8' LONG RAILS WITH 10 EXTENSION UNITS 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	
M	NOT USED	-	-	-	-	-
O	(O1)BAR SEAT HIGH (O2)BAR SEAT LOW	LANDSCAPE FORMS OR APPROVED EQUAL	(O1) QUANTITY: 6 EA (O1) MODEL: BERNIE STOOL, 41" BAR HEIGHT, RIGHT HANDED BACK (O2) QUANTITY: 2 EA (O2) MODEL: OLLIE CHAIR, 30" HEIGHT CHAIR, 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: TBD OPTION A: FLO BIKE RACK, CAPACITY OF 3 OPTION B: CUSTOM RACK WITH TROLLY TRAIL LOGO MTRL./FINISH: POWDERCOATED STAINLESS STEEL COLOR: TBD	N/A	EMBEDDED	
R	TRASH RECEPTACLE	LANDSCAPE FORMS OR APPROVED EQUAL	QUANTITY: 9 EA MODEL: AUSTIN TRASH RECEPTACLE, 34 GALLON, SIDE OPENING WITH LOCK MTRL./FINISH: POWDERCOATED STEEL AND ALUMINUM COLOR: TBD	N/A	SURFACE MOUNTED	



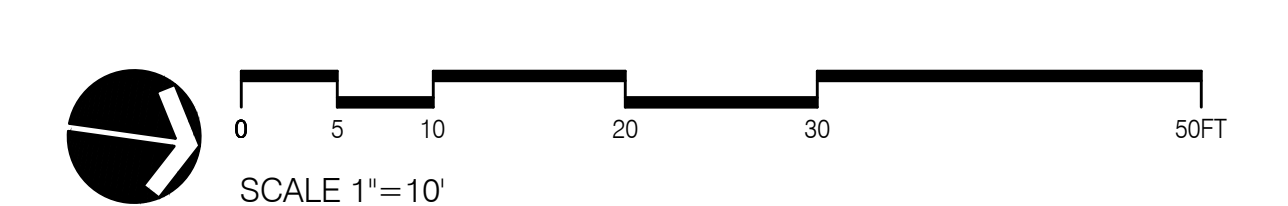
**MILWAUKIE BAY PARK**  
100% Design Development  
Project address: \_\_\_\_\_  
DATE: 08/03/2022  
SCALE: AS NOTED  
DRAWN BY: JW

DATE	DESCRIPTION	BY

PLAYGROUND AND FURNISHINGS SCHEDULE

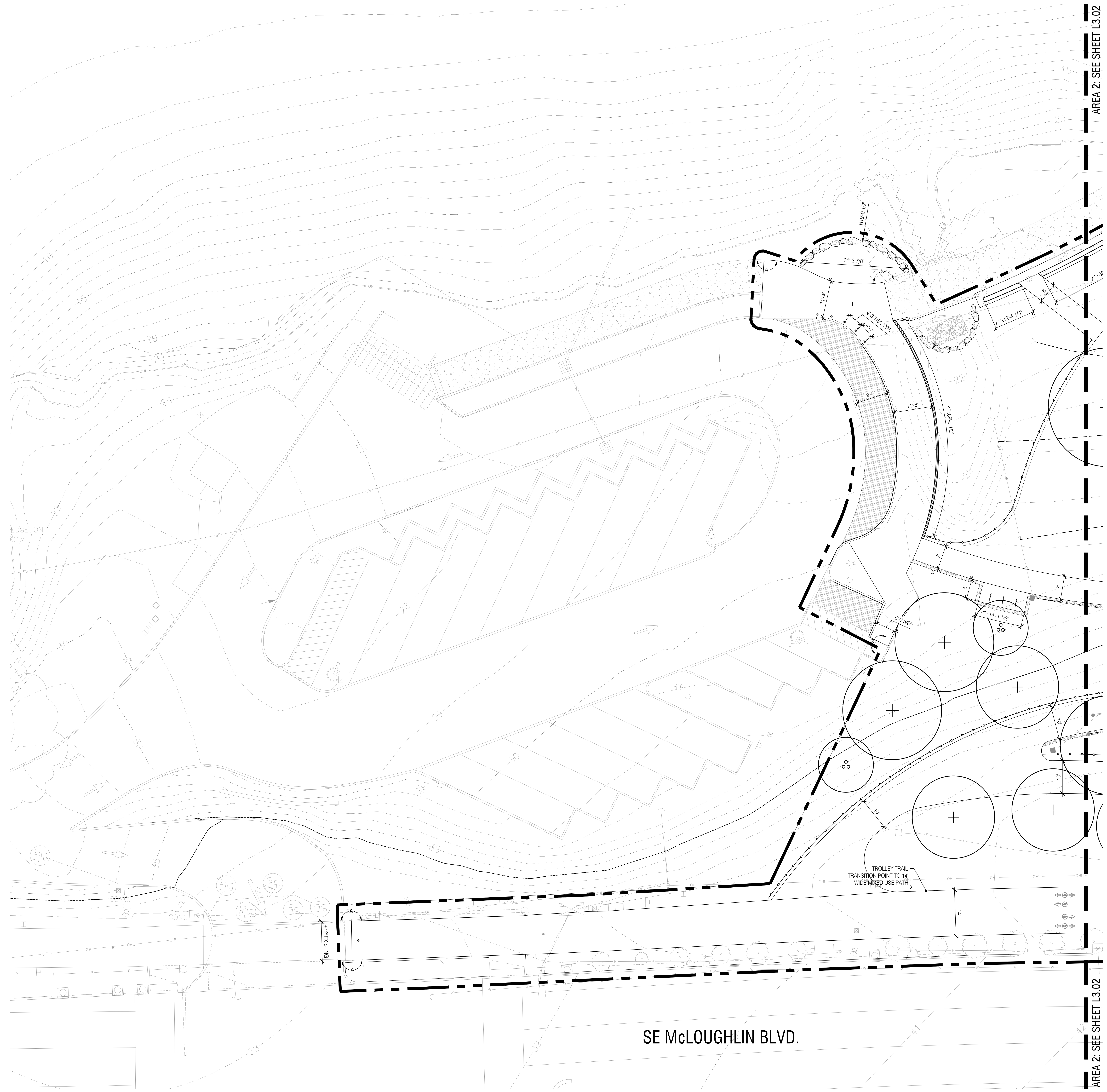
L2.10

NOT FOR CONSTRUCTION



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





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

2,ink Studio | Landscape Architecture  
 101 NE Sun Avenue, Suite 200  
 Portland, Oregon 97232-4645  
 www.2inkstudio.com

REGISTERED  
 LANDSCAPE ARCHITECT  
 OREGON

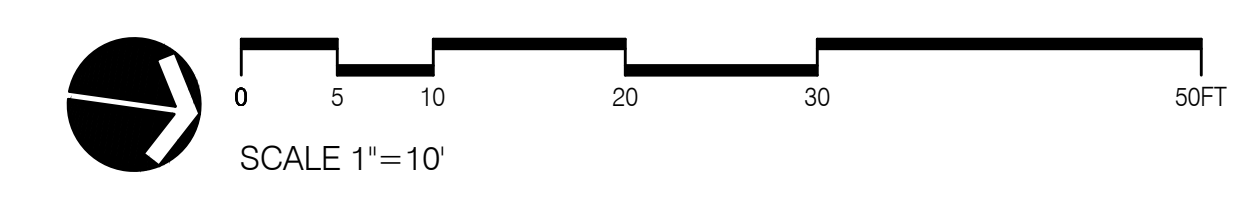
**MILWAUKIE BAY PARK**  
 100% Design Development

PROJECT ADDRESS: DATE: 08/03/2022 SCALE: AS NOTED DRAWN BY: CO

DATE	DESCRIPTION	BY

LAYOUT PLAN  
 AREA 1

NOT FOR CONSTRUCTION



L3.01

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







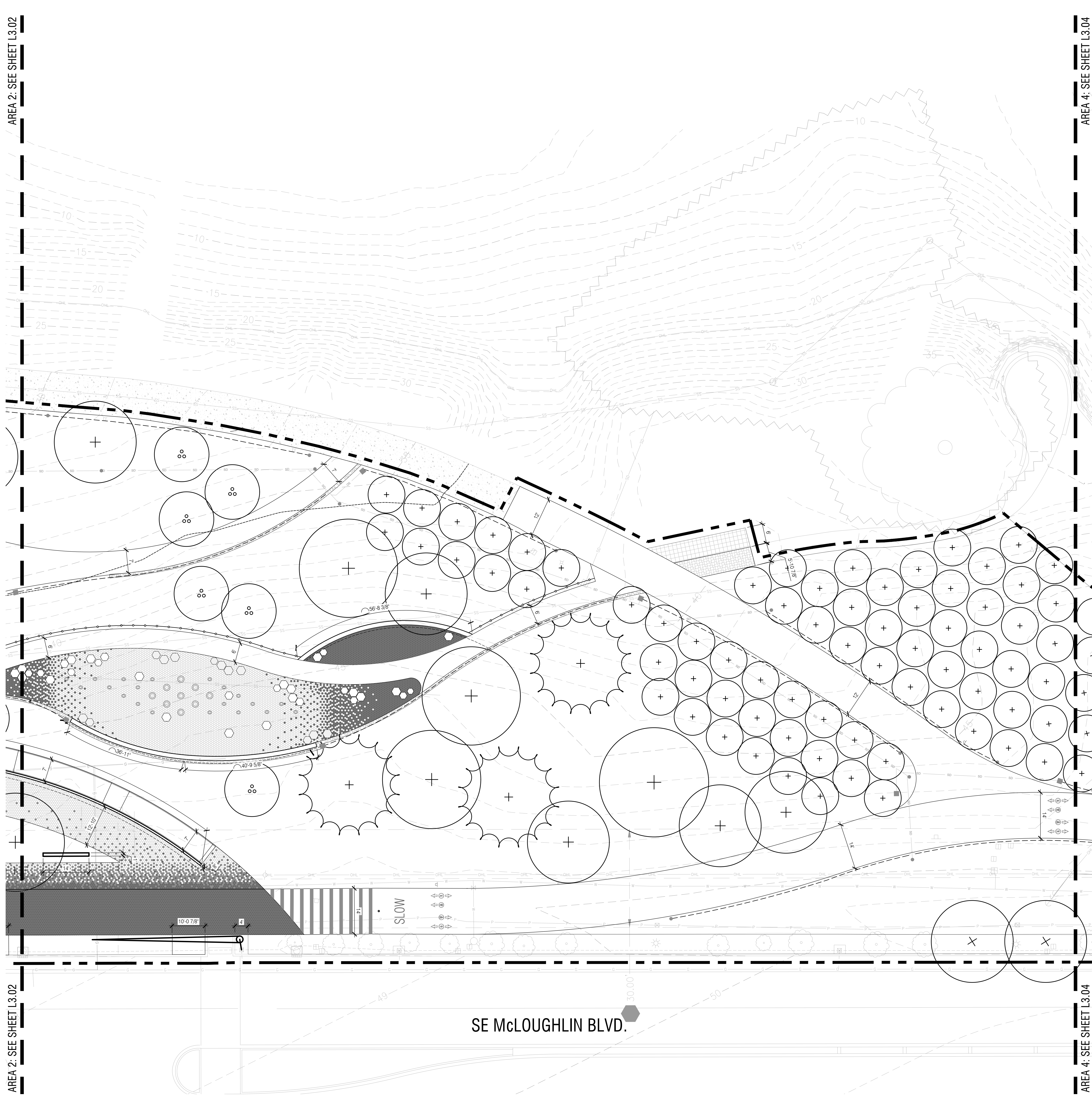
AREA 2: SEE SHEET L3.02

AREA 4: SEE SHEET L3.04

AREA 2: SEE SHEET L3.02

AREA 4: SEE SHEET L3.04

NOT FOR CONSTRUCTION



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.
- 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.
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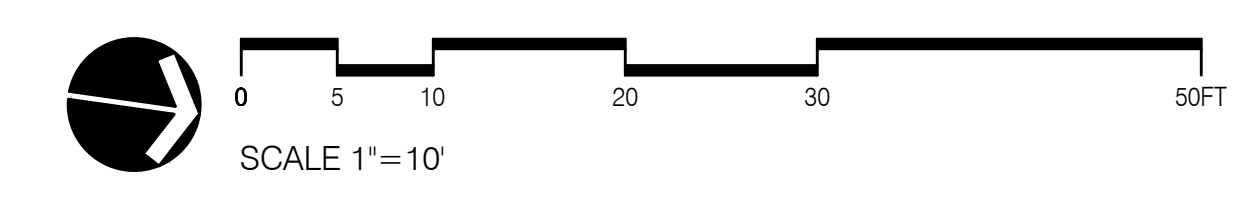
**MILWAUKIE BAY PARK**  
100% Design Development

PROJECT ADDRESS: [REDACTED]  
DATE: 08/03/2022  
SCALE: AS NOTED  
DRAWN BY: CO

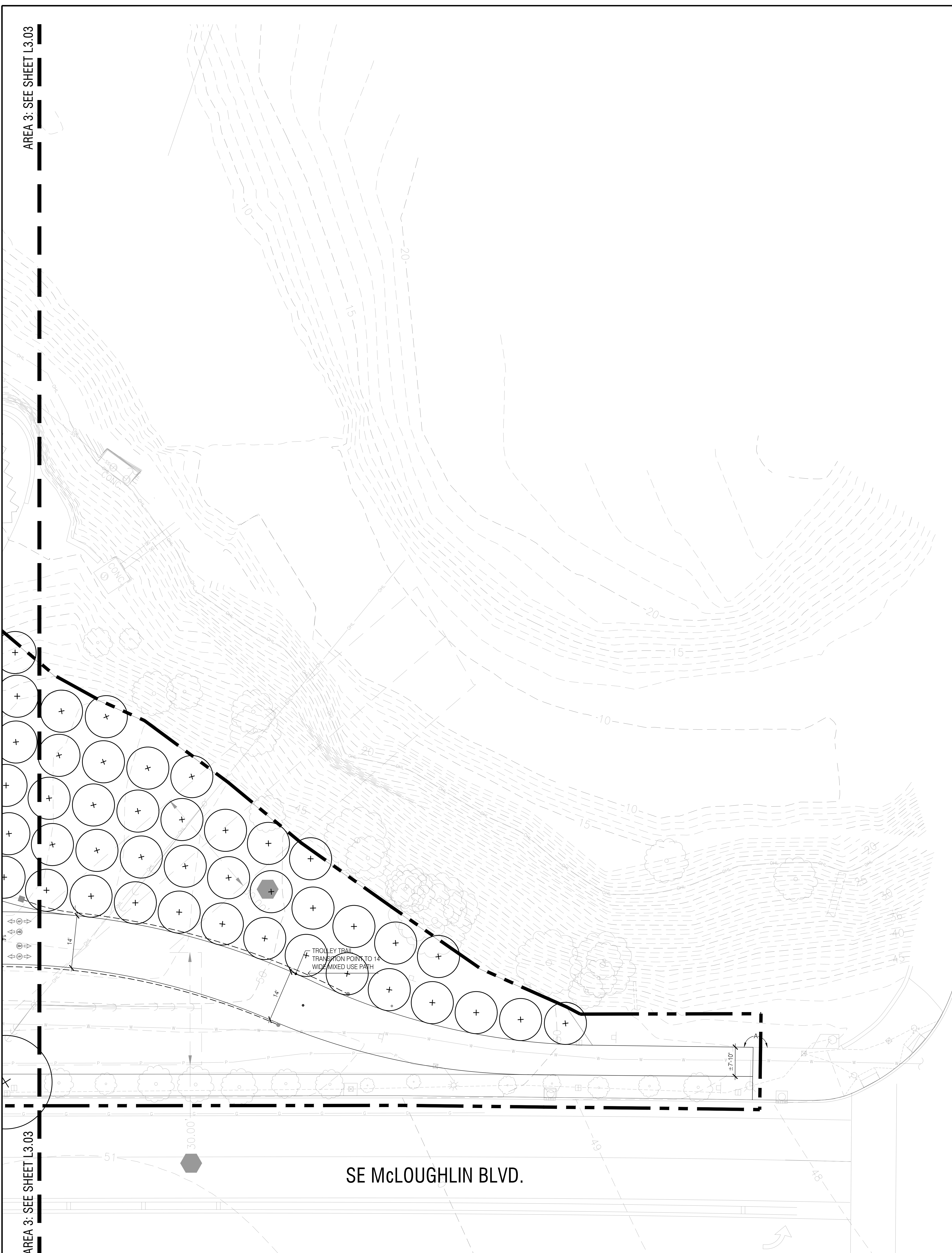
DATE	DESCRIPTION	BY

LAYOUT PLAN AREA 3

L3.03







**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**

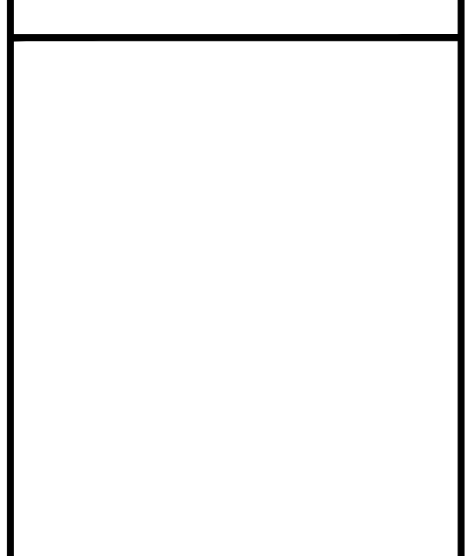
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**CAD FILE NOTE**

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**  
 100% Design Development  
 PROJECT ADDRESS  
 DATE: 08/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: CO

**REVISIONS**

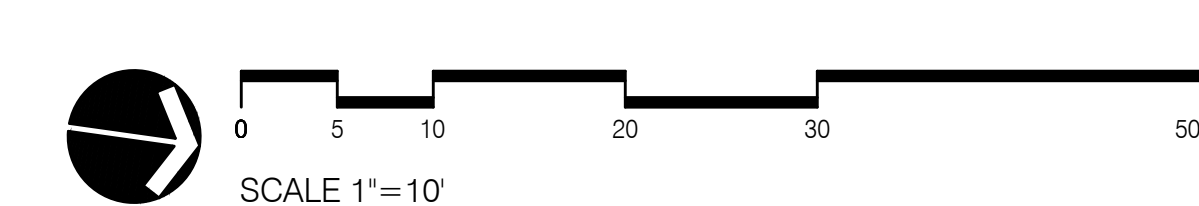
DATE	DESCRIPTION	BY

LAYOUT PLAN  
AREA 4

L3.04

DRAWING 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.

NOT FOR CONSTRUCTION



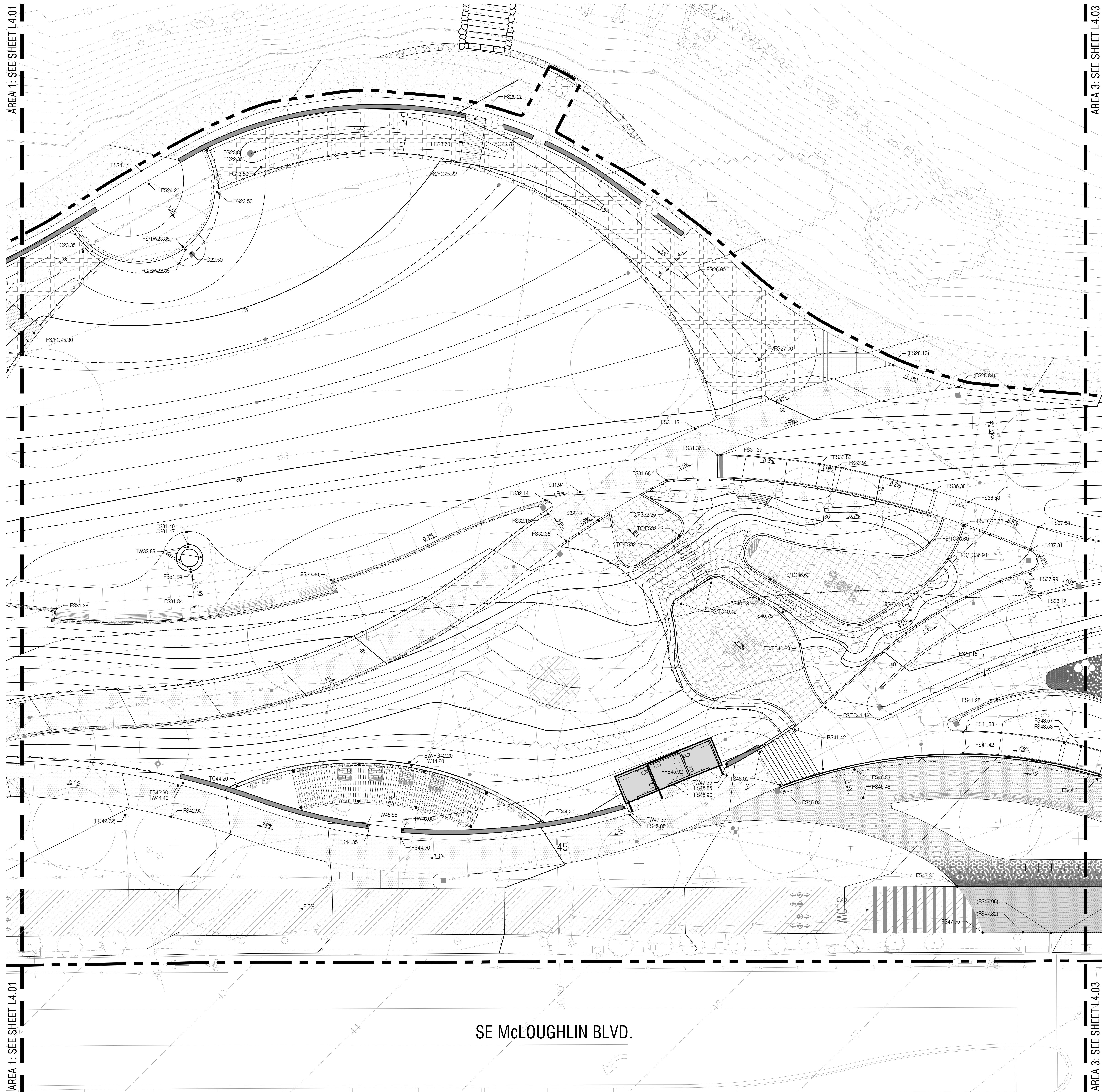






AREA 1: SEE SHEET L4.01

AREA 3: SEE SHEET L4.03



**GRADING LEGEND**

SYM.	DESCRIPTION
45	EXISTING INTERMEDIATE CONTOUR (1' INTERVAL)
45	EXISTING INDEX CONTOUR (5' INTERVAL)
45	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.



**MILWAUKIE BAY PARK**  
 100% Design Development  
 PROJECT ADDRESS: SE McLoughlin Blvd, Milwaukie, OR 97131  
 DATE: 05/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JB

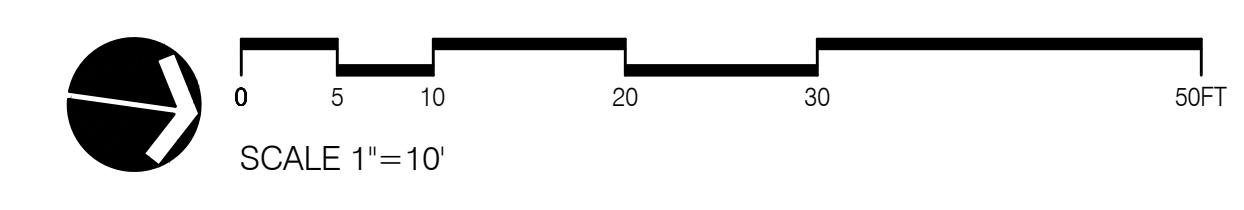
**REVISIONS**

DATE	DESCRIPTION	BY

GRADING PLAN  
 AREA 2

L4.02

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.



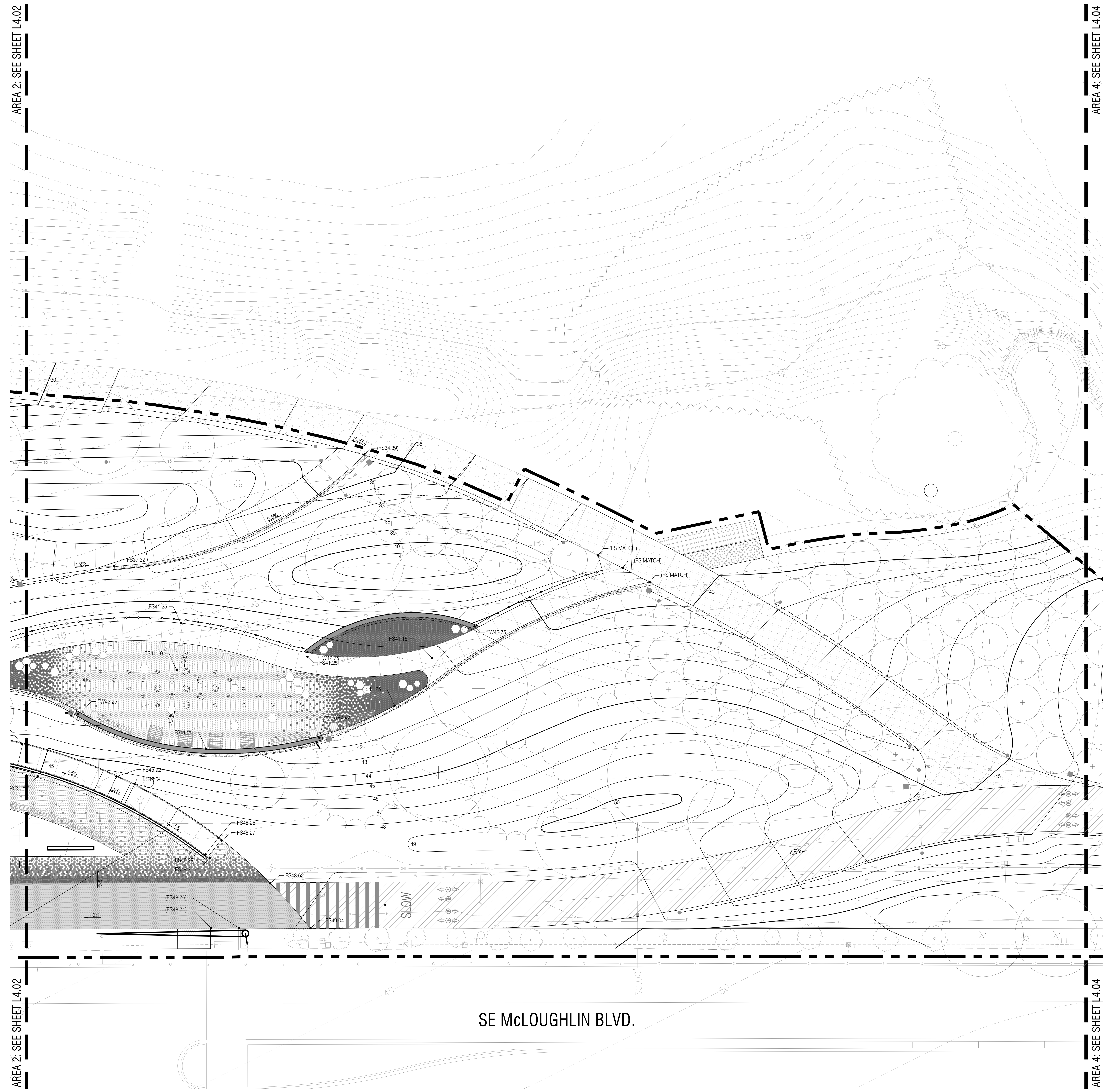
REVISIONS	
DATE	DESCRIPTION

GRADING PLAN  
 AREA 3

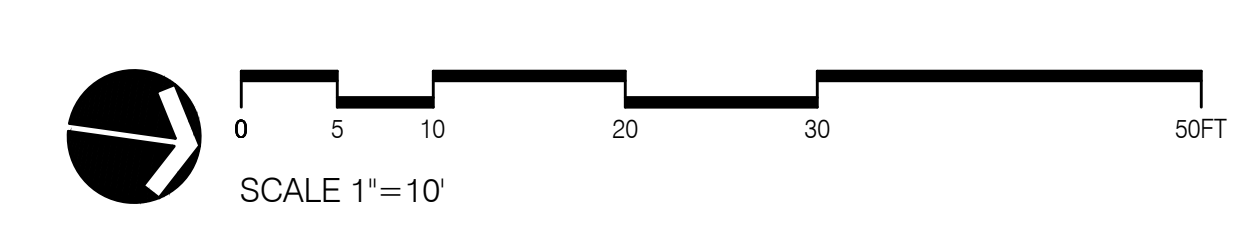
L4.03

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.



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.



REVISIONS		
DATE	DESCRIPTION	BY

GRADING PLAN  
 AREA 4

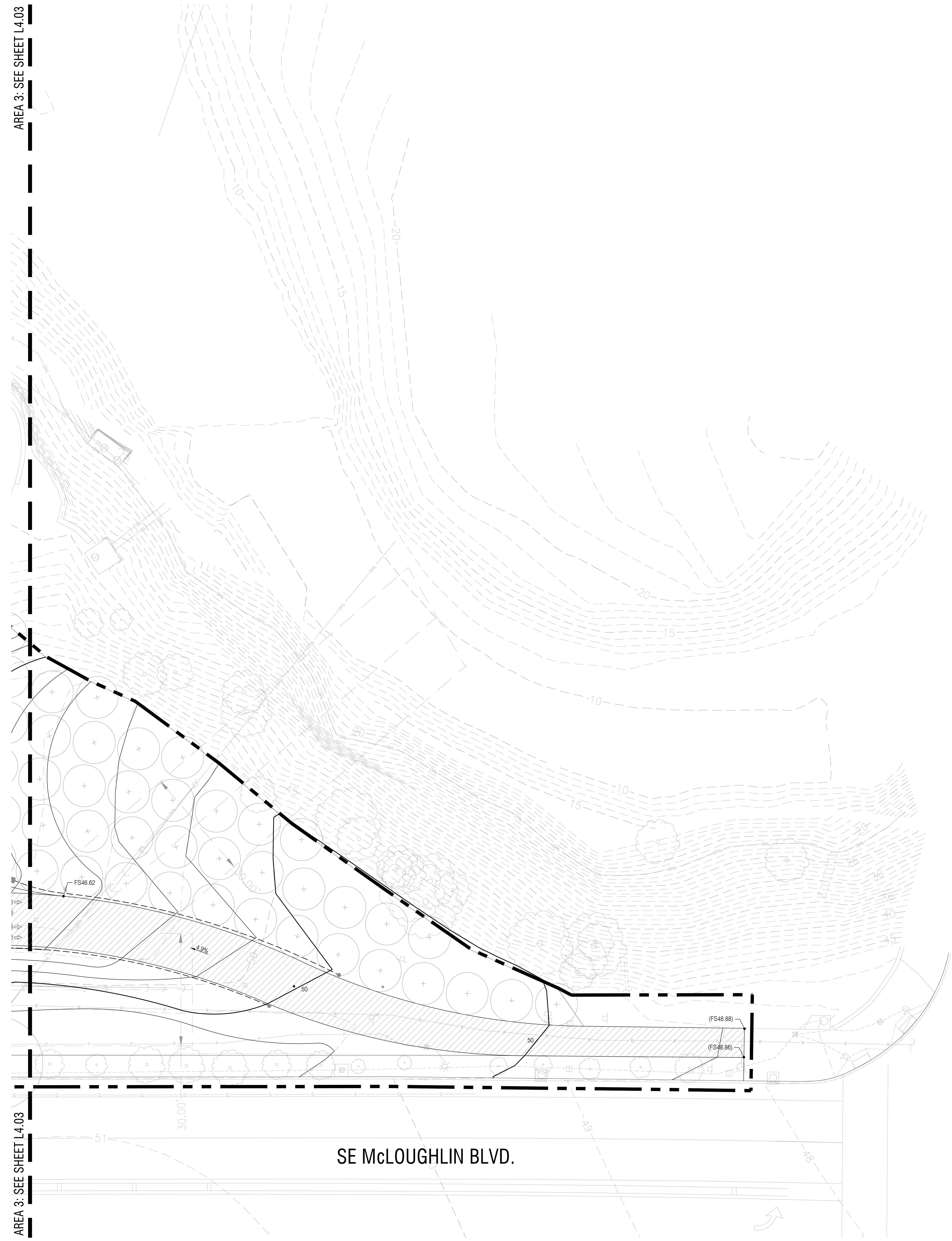
L4.04

**GRADING LEGEND**

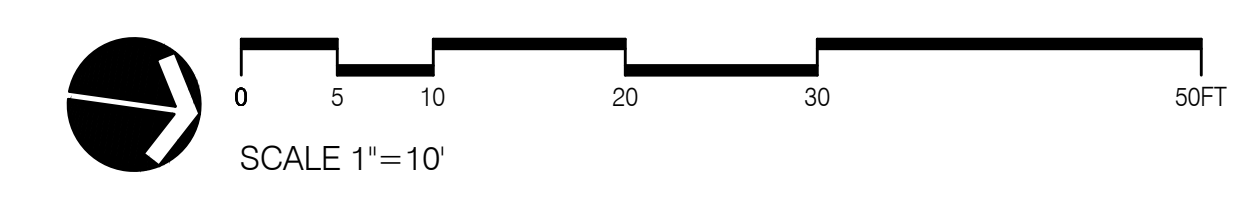
SYM.	DESCRIPTION
-46-	EXISTING INTERMEDIATE CONTOUR (1' INTERVAL)
-45-	EXISTING INDEX CONTOUR (5' INTERVAL)
-46-	PROPOSED INTERMEDIATE CONTOUR (1' INTERVAL)
-45-	PROPOSED INDEX CONTOUR (5' INTERVAL)
(45.48)	REFERENCED EXISTING SPOT ELEVATION, SEE SURVEY
<45.48>	REFERENCED PROPOSED SPOT ELEVATION, SEE 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.



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. KEEP SCALE PRIOR TO USING DRAWINGS.



REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION PLAN  
AREA 1

L5.01

IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
SEEDED TURF IRRIGATION ROTOR HEADS		25,618
GRASSLAND IRRIGATION ROTOR HEADS		35,083
ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS		960
ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE		1,794
UPLAND PLANTING IRRIGATION SPRAY HEADS		21,975
RIPARIAN PLANTING IRRIGATION SPRAY HEADS		6,717

GENERAL NOTES

1. SEE PRICING NARRATIVE FOR MORE INFORMATION.

IRRIGATION ZONE KEY

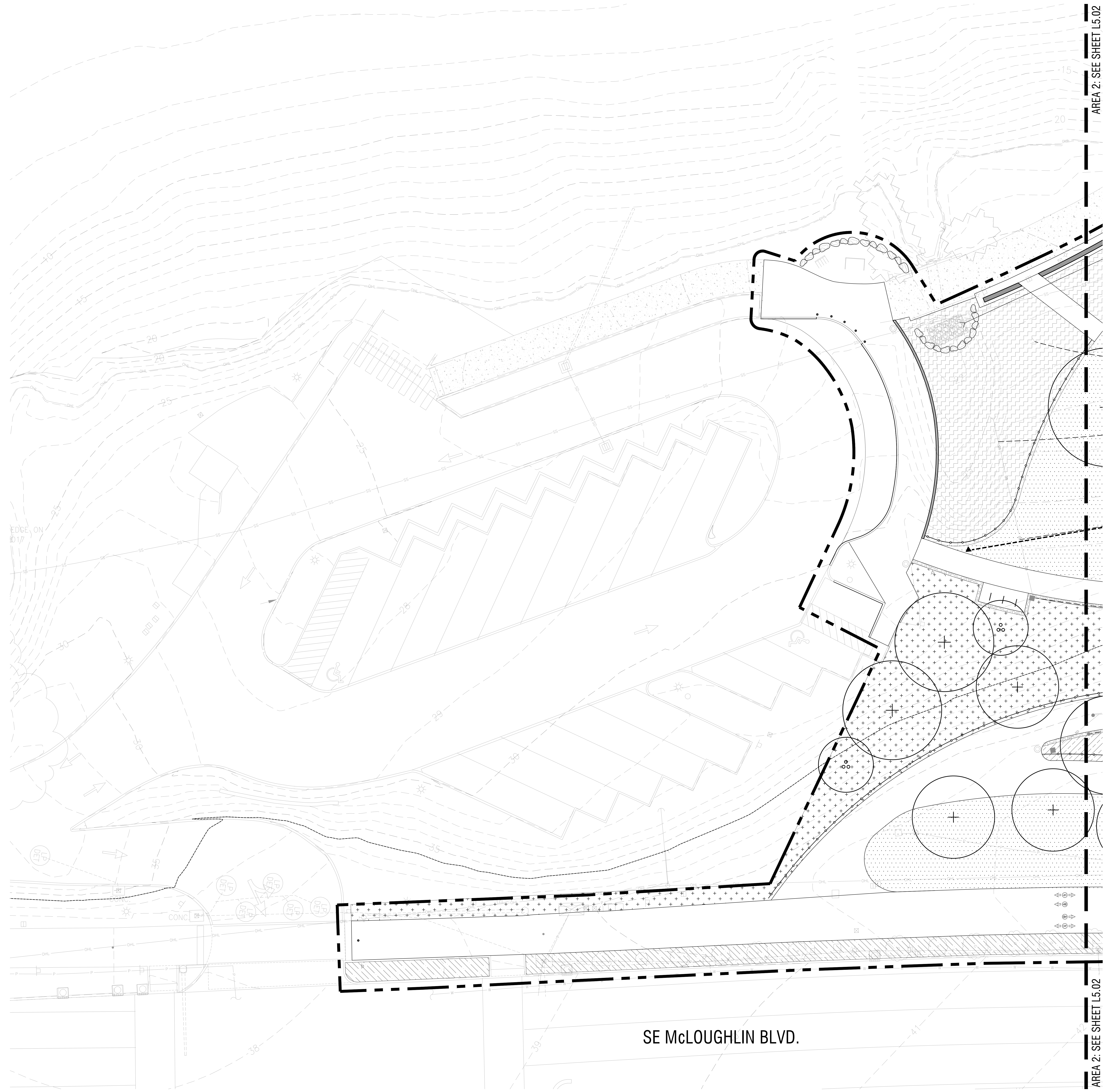
ZONE KEY TAG	22x	GPM DEMAND
ZONE #	3	1" VALVE SIZE

LATERAL LINE PIPE SIZING

GALLONS PER MINUTE	MINIMUM PIPE SIZE
0 - 16	1" DIAMETER
16 - 25	1-1/2" DIAMETER
25 - 55	2" DIAMETER

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	DETAIL
●	POINT OF CONNECTION: SEE CIVIL DRAWINGS	XLXX
---	MAIN LINE: SCHEDULE 40 PVC, 3"	XLXX
---	LATERAL LINE: SCHEDULE 40 PVC, SIZE AS NOTED, 0.75" MIN.	XLXX
---	SLEEVING: SCHEDULE 40 PVC, 4.0" MIN.	XLXX
⊘	SWING CHECK VALVE, LINE SIZE	XLXX
☐	CONTROLLER: HUNTER I-CORE, METAL OUTDOOR CABINET	XLXX
BP	BACKFLOW PREVENTER: SEE PLUMBING DRAWINGS/SEE CIVIL DRAWINGS	XLXX
MV	MASTER VALVE, NORMALLY OPEN	XLXX
FS	FLOW SENSOR	XLXX
RS	HUNTER RAIN-CLIK	XLXX
▼	QUICK COUPLER RAINBIRD 44RC	XLXX
●	REMOTE VALVE: RAINBIRD FEB SERIES	XLXX
⊕	MANUAL DRAIN VALVE: BRASS, AT LOW POINTS OF ZONE AND AT END OF EACH ZONE	XLXX
⊕	EXISTING CONTROL VALVE: LOCATION NOTED ON DRAWINGS	XLXX

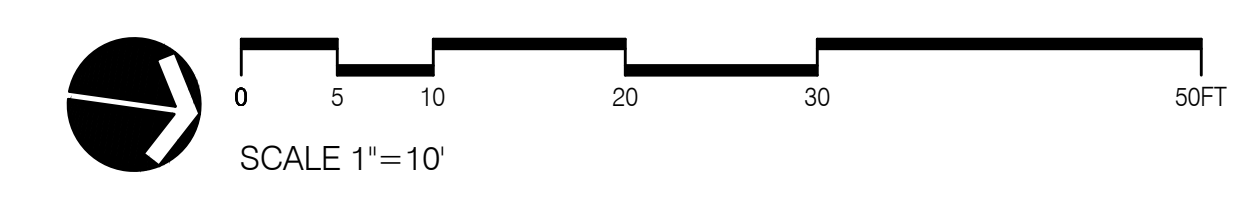


AREA 2: SEE SHEET L5.02

AREA 2: SEE SHEET L5.02

SE McLoughlin Blvd.

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. VERIFY SCALE PRIOR TO USING DRAWINGS.

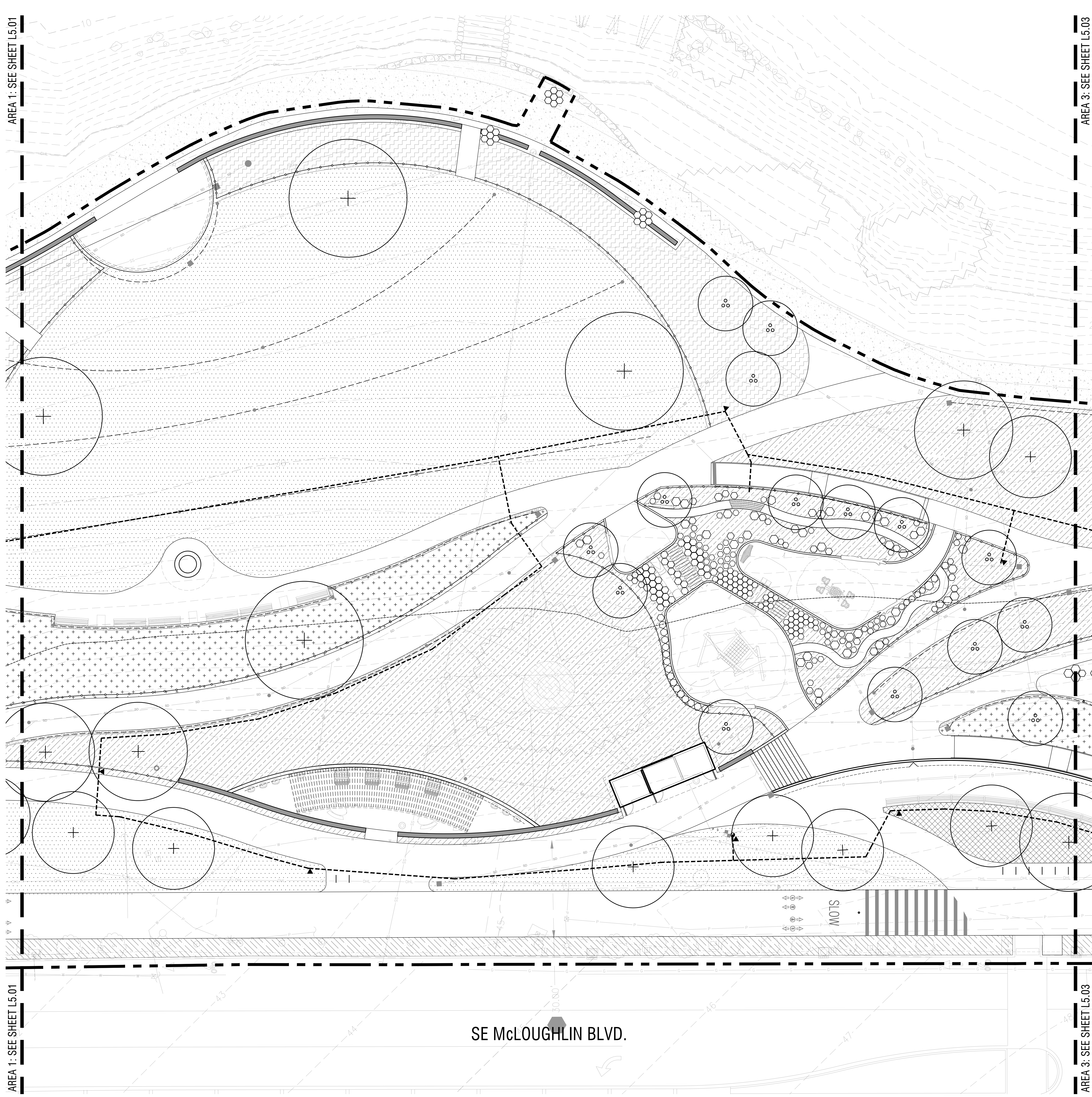


AREA 1: SEE SHEET L5.01

AREA 3: SEE SHEET L5.03

AREA 1: SEE SHEET L5.01

AREA 3: SEE SHEET L5.03



### IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
SEEDING	SEEDING IRRIGATION ROTOR HEADS	25,618
GRASSLAND	GRASSLAND IRRIGATION ROTOR HEADS	35,083
ORNAMENTAL	ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS	960
ORNAMENTAL	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE	1,794
UPLAND	UPLAND PLANTING IRRIGATION SPRAY HEADS	21,975
RIPARIAN	RIPARIAN PLANTING IRRIGATION SPRAY HEADS	6,717

### GENERAL NOTES

1. SEE PRICING NARRATIVE FOR MORE INFORMATION.

### IRRIGATION ZONE KEY

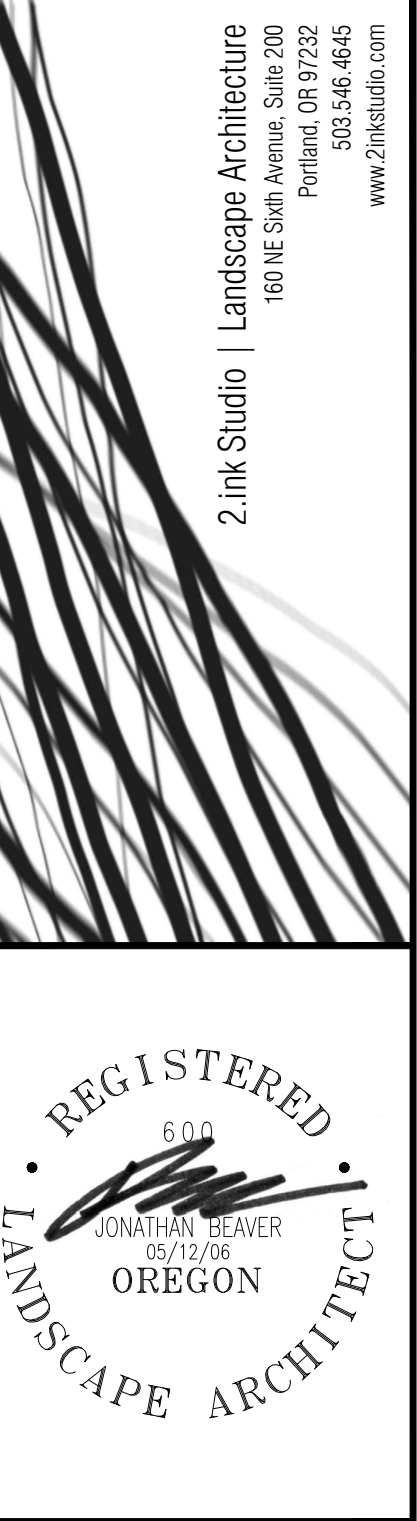
ZONE KEY TAG	GPM DEMAND	VALVE SIZE
22x	3	1"

### LATERAL LINE PIPE SIZING

GALLONS PER MINUTE	MINIMUM PIPE SIZE
0 - 16	1" DIAMETER
16 - 35	1-1/2" DIAMETER
35 - 55	2" DIAMETER

### IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	DETAIL
●	POINT OF CONNECTION: SEE CIVIL DRAWINGS	X/LX/XX
---	MAIN LINE: SCHEDULE 40 PVC, 3"	X/LX/XX
---	LATERAL LINE: SCHEDULE 40 PVC, SIZE AS NOTED, 0.75" MIN.	X/LX/XX
---	SLEEVING: SCHEDULE 40 PVC, 4.0" MIN.	X/LX/XX
— —	SWING CHECK VALVE, LINE SIZE	X/LX/XX
C1	CONTROLLER: HUNTER I-CORE, METAL OUTDOOR CABINET	X/LX/XX
BP	BACKFLOW PREVENTER: SEE PLUMBING DRAWINGS/SEE CIVIL DRAWINGS	X/LX/XX
MV	MASTER VALVE, NORMALLY OPEN	X/LX/XX
FS	FLOW SENSOR	X/LX/XX
RS	HUNTER RAIN-CLIK	X/LX/XX
▼	QUICK COUPLER RAINBIRD 44RC	X/LX/XX
●	REMOTE VALVE: RAINBIRD PEB SERIES	X/LX/XX
⊕	MANUAL DRAIN VALVE: BRASS, AT LOW POINTS OF ZONE AND AT END OF EACH ZONE	X/LX/XX
⊕	EXISTING CONTROL VALVE: LOCATION NOTED ON DRAWINGS	X/LX/XX



# MILWAUKIE BAY PARK

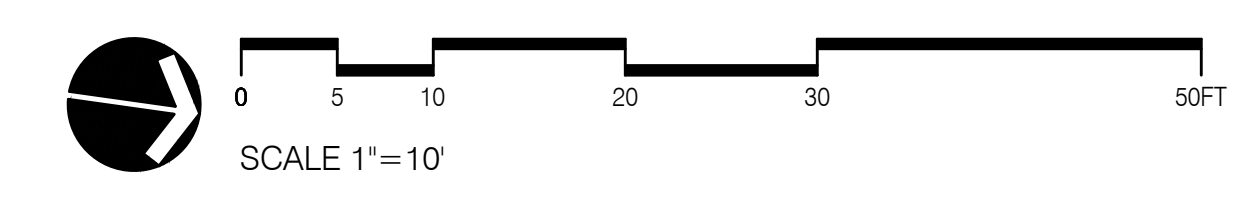
100% Design Development

DATE	DESCRIPTION	BY

IRRIGATION PLAN  
AREA 2

L5.02

NOT FOR CONSTRUCTION



DATE: 05/03/2022  
DRAWN BY: JBCO  
SCALE: AS NOTED



REVISIONS		
DATE	DESCRIPTION	BY

IRRIGATION PLAN  
 AREA 3

L5.03

IRRIGATION SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SQ. FT.
+	SEEDED TURF IRRIGATION ROTOR HEADS	25,618
++	GRASSLAND IRRIGATION ROTOR HEADS	35,083
+	ORNAMENTAL PLANTING IRRIGATION SPRAY HEADS	960
+	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS PROTECT / MAINTAIN EXISTING IRRIGATION IN PLACE	1,794
+	UPLAND PLANTING IRRIGATION SPRAY HEADS	21,975
+	RIPARIAN PLANTING IRRIGATION SPRAY HEADS	6,717

GENERAL NOTES

1. SEE PRICING NARRATIVE FOR MORE INFORMATION.

IRRIGATION ZONE KEY

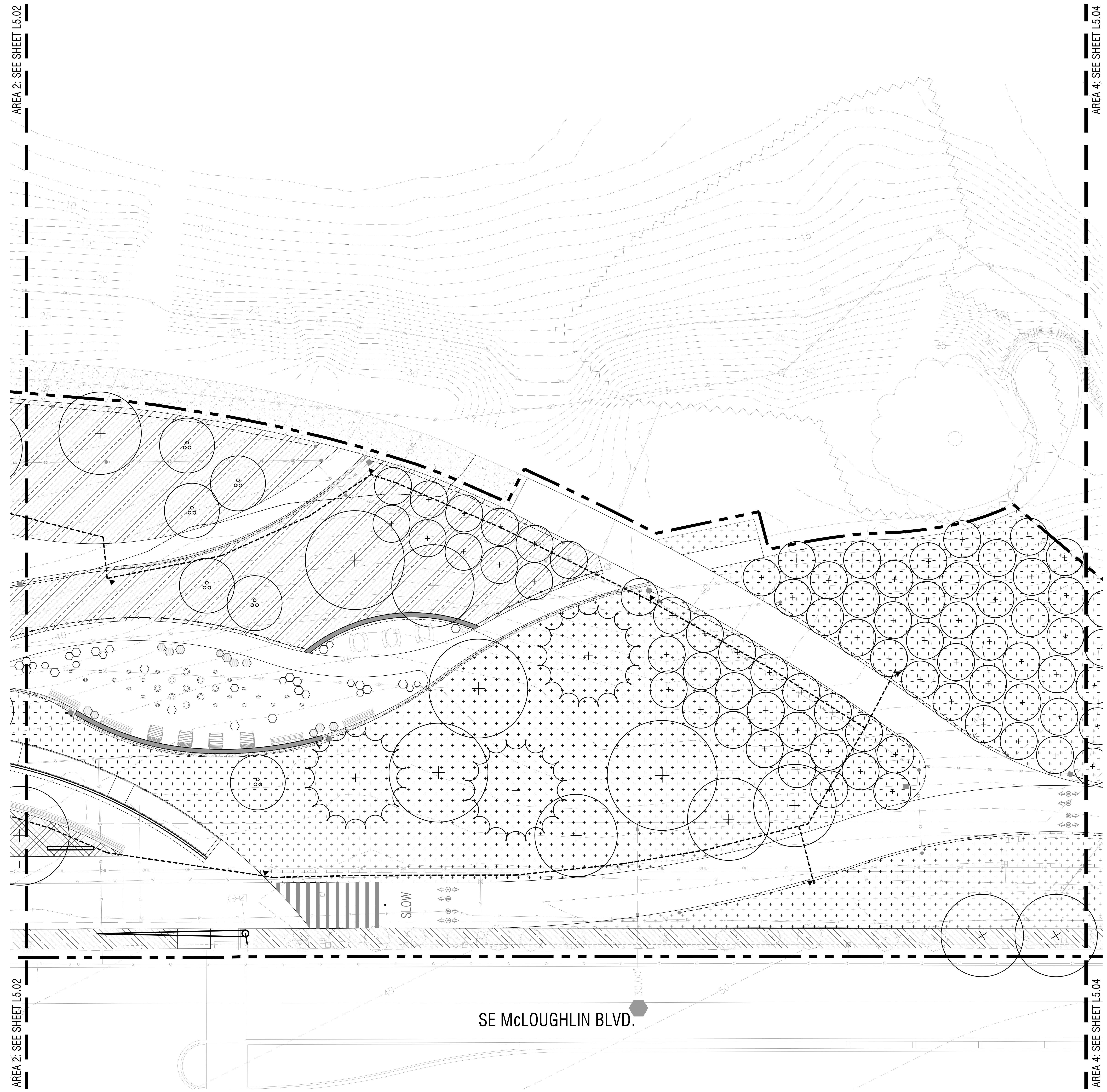
ZONE KEY TAG	22x	GPM DEMAND
ZONE #	3	1" VALVE SIZE

LATERAL LINE PIPE SIZING

GALLONS PER MINUTE	MINIMUM PIPE SIZE
0 - 16	1" DIAMETER
16 - 35	1-1/2" DIAMETER
35 - 55	2" DIAMETER

IRRIGATION EQUIPMENT

SYMBOL	DESCRIPTION	DETAIL
●	POINT OF CONNECTION: SEE CIVIL DRAWINGS	X/LX/XX
---	MAIN LINE: SCHEDULE 40 PVC, 3"	X/LX/XX
---	LATERAL LINE: SCHEDULE 40 PVC, SIZE AS NOTED, 0.75" MIN.	X/LX/XX
---	SLEEVING: SCHEDULE 40 PVC, 4.0" MIN.	X/LX/XX
⊠	SWING CHECK VALVE, LINE SIZE	X/LX/XX
C1	CONTROLLER: HUNTER I-CORE, METAL OUTDOOR CABINET	X/LX/XX
BP	BACKFLOW PREVENTER: SEE PLUMBING DRAWINGS/SEE CIVIL DRAWINGS	X/LX/XX
MV	MASTER VALVE, NORMALLY OPEN	X/LX/XX
FS	FLOW SENSOR	X/LX/XX
RS	HUNTER RAIN-CLIK	X/LX/XX
▼	QUICK COUPLER RAINBIRD 44RC	X/LX/XX
●	REMOTE VALVE: RAINBIRD FE8 SERIES	X/LX/XX
⊕	MANUAL DRAIN VALVE: BRASS, AT LOW POINTS OF ZONE AND AT END OF EACH ZONE	X/LX/XX
⊕	EXISTING CONTROL VALVE: LOCATION NOTED ON DRAWINGS	X/LX/XX



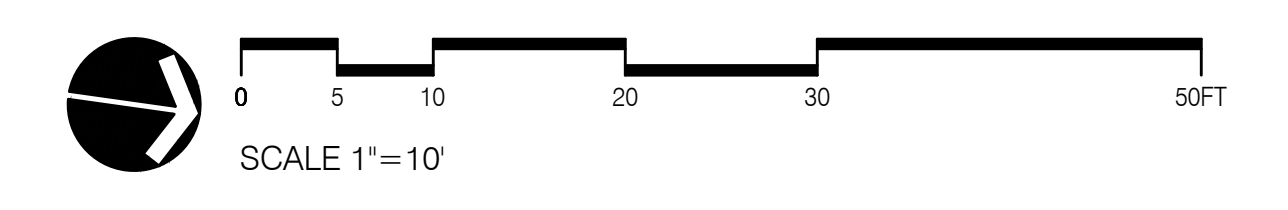
AREA 2: SEE SHEET L5.02

AREA 4: SEE SHEET L5.04

AREA 2: SEE SHEET L5.02

AREA 4: SEE SHEET L5.04

NOT FOR CONSTRUCTION




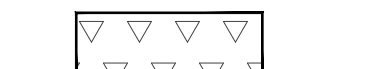

DRAWING SET SCALE: 1"=10' UNLESS NOTED OTHERWISE. IF THIS BAR DOES NOT MEASURE 1" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.







LEGEND

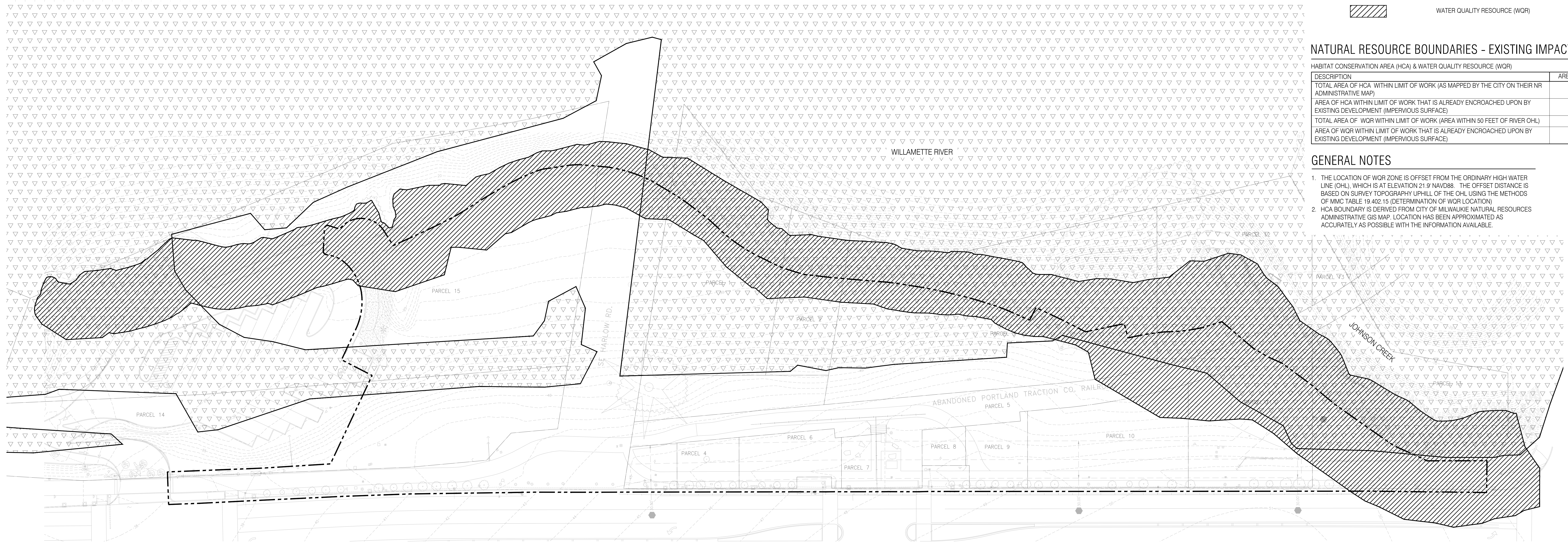
-  WORK LIMIT LINE
-  HABITAT CONSERVATION AREA (HCA)
-  WATER QUALITY RESOURCE (WOR)

NATURAL RESOURCE BOUNDARIES - EXISTING IMPACT

HABITAT CONSERVATION AREA (HCA) & WATER QUALITY RESOURCE (WOR)	
DESCRIPTION	AREA (SQ. FT.)
TOTAL AREA OF HCA WITHIN LIMIT OF WORK (AS MAPPED BY THE CITY ON THEIR NR ADMINISTRATIVE MAP)	44,163
AREA OF HCA WITHIN LIMIT OF WORK THAT IS ALREADY ENCLOSED UPON BY EXISTING DEVELOPMENT (IMPERVIOUS SURFACE)	2,462
TOTAL AREA OF WOR WITHIN LIMIT OF WORK (AREA WITHIN 50 FEET OF RIVER OHL)	33,758
AREA OF WOR WITHIN LIMIT OF WORK THAT IS ALREADY ENCLOSED UPON BY EXISTING DEVELOPMENT (IMPERVIOUS SURFACE)	7,066


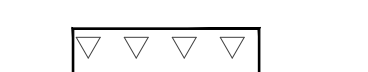
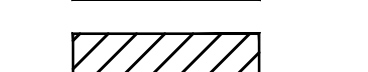
GENERAL NOTES

- THE LOCATION OF WOR ZONE IS OFFSET FROM THE ORDINARY HIGH WATER LINE (OHL) WHICH IS AT ELEVATION 21.9 NAVD88. THE OFFSET DISTANCE IS BASED ON SURVEY TOPOGRAPHY UPHILL OF THE OHL USING THE METHODS OF MMC TABLE 19.402.15 (DETERMINATION OF WOR LOCATION)
- HCA BOUNDARY IS DERIVED FROM CITY OF MILWAUKIE NATURAL RESOURCES ADMINISTRATIVE GIS MAP. LOCATION HAS BEEN APPROXIMATED AS ACCURATELY AS POSSIBLE WITH THE INFORMATION AVAILABLE.



01 NATURAL RESOURCE BOUNDARY OVERLAY DIAGRAM - EXISTING CONDITIONS

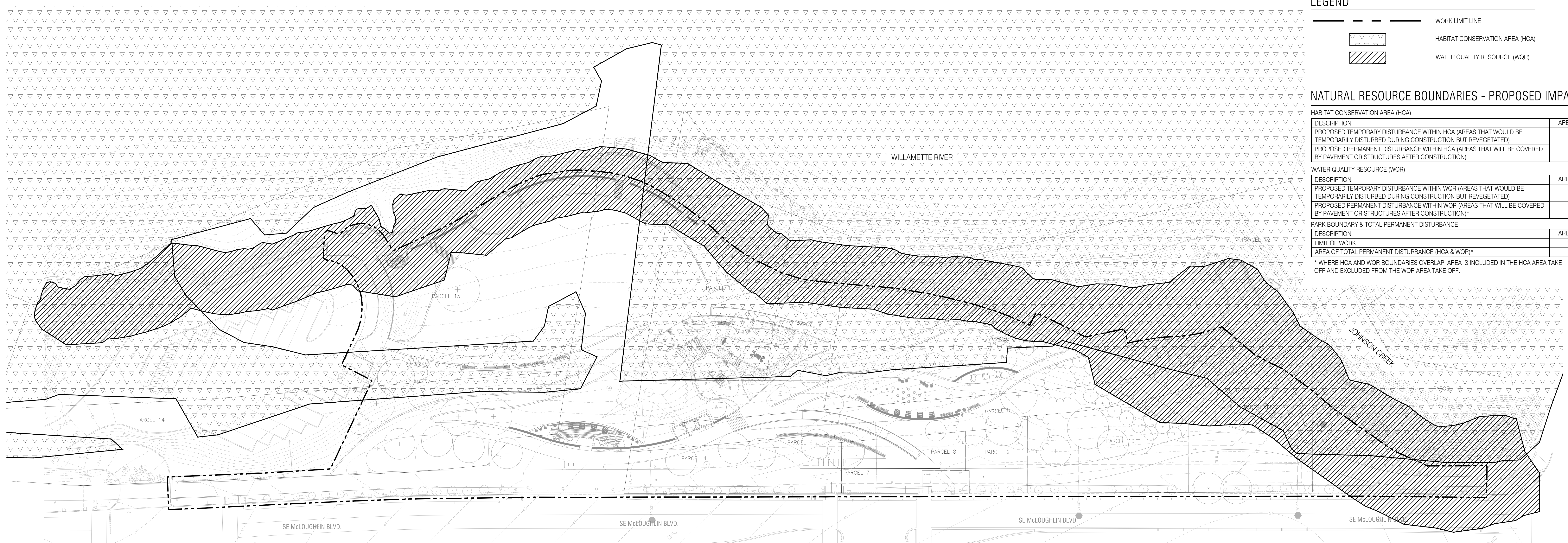
LEGEND

-  WORK LIMIT LINE
-  HABITAT CONSERVATION AREA (HCA)
-  WATER QUALITY RESOURCE (WOR)

NATURAL RESOURCE BOUNDARIES - PROPOSED IMPACT

HABITAT CONSERVATION AREA (HCA)	
DESCRIPTION	AREA (SQ. FT.)
PROPOSED TEMPORARY DISTURBANCE WITHIN HCA (AREAS THAT WOULD BE TEMPORARILY DISTURBED DURING CONSTRUCTION BUT REVEGETATED)	34,492
PROPOSED PERMANENT DISTURBANCE WITHIN HCA (AREAS THAT WILL BE COVERED BY PAVEMENT OR STRUCTURES AFTER CONSTRUCTION)	9671
WATER QUALITY RESOURCE (WOR)	
DESCRIPTION	AREA (SQ. FT.)
PROPOSED TEMPORARY DISTURBANCE WITHIN WOR (AREAS THAT WOULD BE TEMPORARILY DISTURBED DURING CONSTRUCTION BUT REVEGETATED)	25,136
PROPOSED PERMANENT DISTURBANCE WITHIN WOR (AREAS THAT WILL BE COVERED BY PAVEMENT OR STRUCTURES AFTER CONSTRUCTION)*	6,808
PARK BOUNDARY & TOTAL PERMANENT DISTURBANCE	
DESCRIPTION	AREA (SQ. FT.)
LIMIT OF WORK	151,453
AREA OF TOTAL PERMANENT DISTURBANCE (HCA & WOR)*	16,479

\* WHERE HCA AND WOR BOUNDARIES OVERLAP, AREA IS INCLUDED IN THE HCA AREA TAKE OFF AND EXCLUDED FROM THE WOR AREA TAKE OFF.



02 NATURAL RESOURCE BOUNDARY OVERLAY DIAGRAM - PROPOSED SITE PLAN

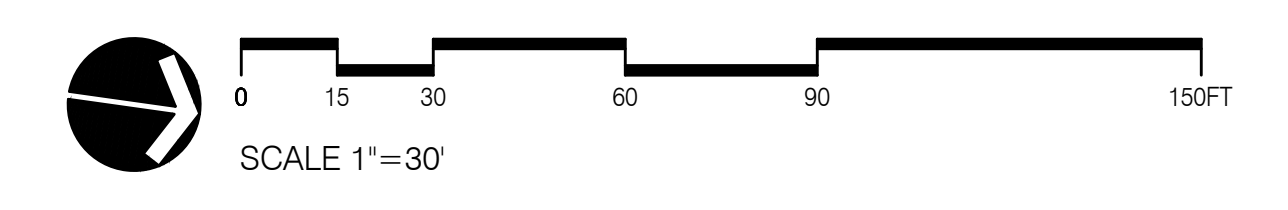
NOT FOR CONSTRUCTION

REVISIONS

DATE	DESCRIPTION	BY

NATURAL RESOURCE BOUNDARIES

L6.00A



DRAWING SET SCALE: ONE INCH = 100 FEET IN LENGTH. THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS. IF THE BAR DOES NOT MEASURE 1"=100' IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

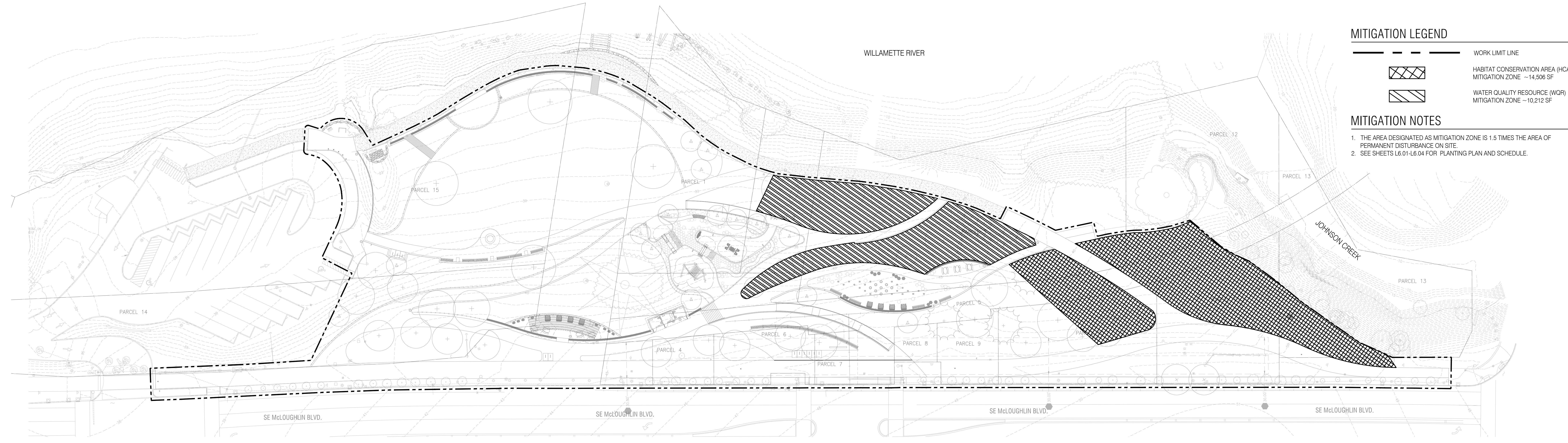
DRAWN BY: JMW

SCALE: AS NOTED

DATE: 08/03/2022

PROJECT ADDRESS





**MITIGATION LEGEND**

- WORK LIMIT LINE
- [Cross-hatched box] HABITAT CONSERVATION AREA (HCA) MITIGATION ZONE ~14,506 SF
- [Diagonal-hatched box] WATER QUALITY RESOURCE (WQR) MITIGATION ZONE ~10,212 SF

**MITIGATION NOTES**

1. THE AREA DESIGNATED AS MITIGATION ZONE IS 1.5 TIMES THE AREA OF PERMANENT DISTURBANCE ON SITE.
2. SEE SHEETS L6.01-L6.04 FOR PLANTING PLAN AND SCHEDULE.

**03** NATURAL RESOURCE MITIGATION ZONE DIAGRAM

**MILWAUKIE BAY PARK**  
 100% Design Development

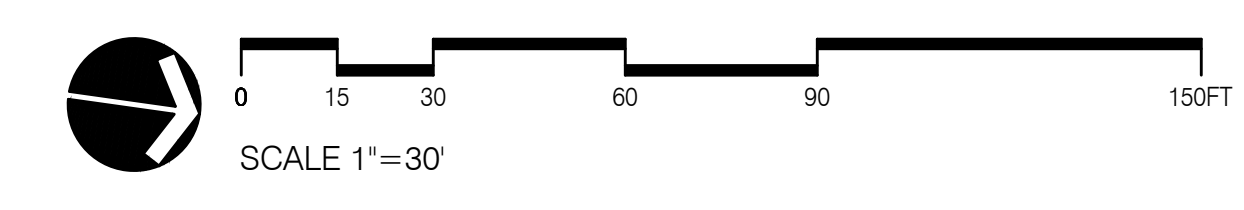
REVISIONS

DATE	DESCRIPTION	BY

MITIGATION PLAN

L6.00B

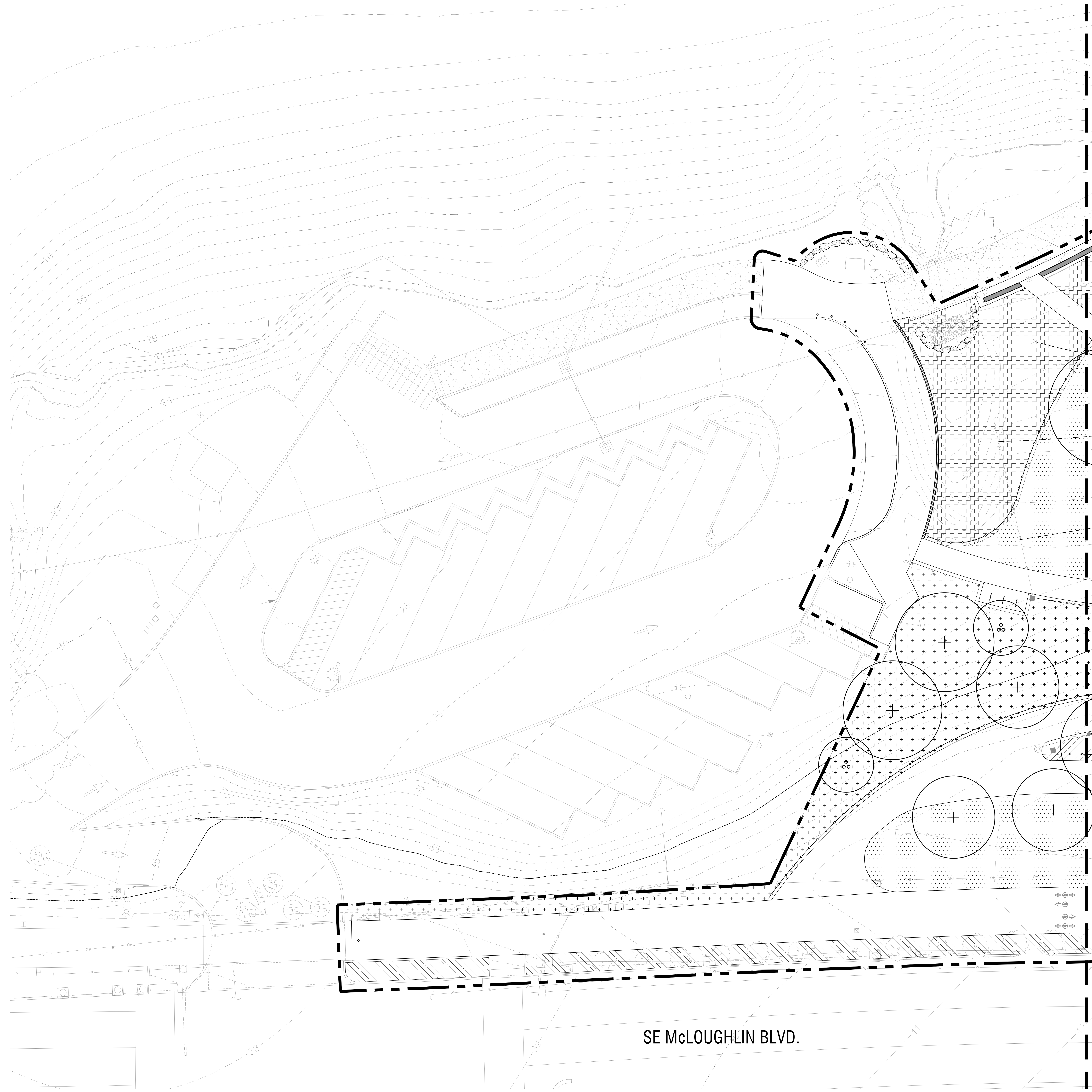
NOT FOR CONSTRUCTION



ONE INCH = TWENTY FEET SCALE. DIMENSIONS SET 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.

project address  
 DATE: 08/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JW





AREA 2: SEE SHEET L6.02

AREA 2: SEE SHEET L6.02

### PLANTING SCHEDULE

#### TREES

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	CERCIDIPHYLLUM JAPONICUM* KATSURA	TBD	AS SHOWN	TBD
	BHAMINUS PURSHIANA*(M) CASCARA BUCKTHORN	1/2 IN CALIPER	12 O.C.	32
+	QUERCUS GARRYANA* OREGON WHITE OAK	TBD	AS SHOWN	TBD
	ALNUS RUBRA*(M) RED ALDER	1/2 IN CALIPER	12 O.C.	32
+	INCENSE CEDAR CALOCEDRUS DECURRENS	TBD	AS SHOWN	TBD
	BETULA NIGRA RIVER BIRCH	TBD	AS SHOWN	TBD
+	CORNUS NUTTALLI*(M) PACIFIC DOGWOOD	1/2 IN CALIPER	12 O.C.	33
	ACER MACROPHYLLUM* BIG LEAF MAPLE	TBD	AS SHOWN	TBD
+	QUERCUS VELUTINA BLACK OAK	TBD	AS SHOWN	TBD
	QUERCUS CHRYSOLEPIS CANYON LIVE OAK	TBD	AS SHOWN	TBD
+	FRAXINUS LATIFOLIA* OREGON ASH	TBD	AS SHOWN	TBD
	KOUSA DOGWOOD CHINESE DOGWOOD	TBD	AS SHOWN	TBD
QUANTITY OF TREES FOR HCA MITIGATION EA				97
TOTAL EA				165

#### UPLAND

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	POLYSTICHUM MUNITUM** SWORD FERN	1 GAL	3' O.C.	TBD
	MAHONIA AQUIFOLIUM** OREGON GRAPE	1 GAL	4' O.C.	170
/	ARCTOSTAPHYLOS UVA-URSI** KINNIKINNICK	1 GAL	8' O.C.	170
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	1' O.C.	TBD
/	ERIOPHYLLUM LANATUM** WOOLY SUNFLOWER	1 GAL	3' O.C.	TBD
	SYMPHYCARPUS ALBUS** COMMON SNOWBERRY	1 GAL	5' O.C.	171
/	ACHILLEA MILLEFOLIUM** COMMON YARROW	1 GAL	3' O.C.	TBD
	TOTAL SQ FT			
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				511

#### ORNAMENTAL

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
x	CALAMAGROSTIS x ACUTIFLORA FEATHER REED GRASS	TBD	AS SHOWN	TBD
	MAHONIA SOFT CARESS PP20183 SOFT CARESS MAHONIA	TBD	AS SHOWN	TBD
x	JUNIPERUS CONFERTA PACIFIC BLUE SHORE JUNIPER	TBD	AS SHOWN	TBD
	PENNISETUM ALPECEUROIDES HAMELN HAMELN FOUNTAIN GRASS	TBD	AS SHOWN	TBD
TOTAL SQ FT				960

#### GRASSLAND

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	WILDFLOWER SEED MIX** SPECIES VARY	N/A	N/A	TBD
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	TBD	TBD
+	DESCHAMPSIA CESPITOSA** TUFTED HAIRGRASS	1 GAL	5' O.C.	TBD
	FESTUCA SUBULATA** BEARDED FESCUE	1 GAL	5' O.C.	TBD
+	ELYMUS GLAUCUS** BLUE WILDRYE	1 GAL	5' O.C.	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	1 GAL	5' O.C.	TBD
+	POA SECUNDA** PINE BLUEGRASS	1 GAL	5' O.C.	TBD
	CAMASSIA OLIVAMASH** COMMON CAMAS	1 GAL	5' O.C.	TBD
+	MAHONIA AQUIFOLIUM** OREGON GRAPE	TBD	5' O.C.	508
	ARCTOSTAPHYLOS UVA-URSI** KINNIKINNICK	TBD	8' O.C.	217
TOTAL SQ FT				16,802
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				725

#### RIPARIAN

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
x	ELYMUS GLAUCUS** BLUE WILD RYE	TBD	2' O.C.	TBD
	ISANTI RED-OSIER DOGWOOD CORNUS SERICEA ISANTI	TBD	12' O.C.	TBD
x	LUPINUS BICOLOR** MINIATURE LUPINE	TBD	AS SHOWN	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	TBD	1' O.C.	TBD
x	IRIS TENAX** OREGON IRIS	TBD	1' O.C.	TBD
	JUNCUS PATENS ELK BLUE** ELK BLUE CALIFORNIA GRAY RUSH	TBD	2' O.C.	TBD
x	NATIVE SWALE MIX** MEADOW BARLEY, CALIFORNIA OATGRASS, BLUE WILDRYE, ROEMER'S FESCUE, TUFTED HAIRGRASS, SPIKE BENT GRASS, WATER FOXTAIL, SLENDER HAIRGRASS	N/A	N/A	TBD
	TOTAL SQ FT			

#### TURF

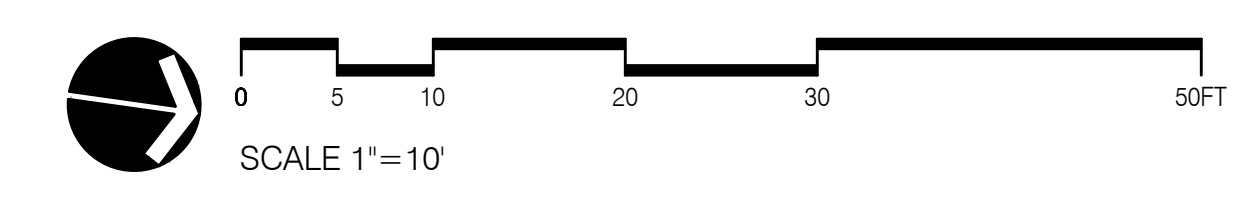
SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	FESTUCA ARLINDINACEA TALL FESCUE	TBD	N/A	TBD
	TOTAL SQ FT			

#### ORNAMENTAL INFILL

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS, SPECIES TBD (MATCH EXISTING)	TBD	TBD	TBD
	TOTAL SQ FT			

\* DESIGNATES TREES IDENTIFIED ON MILWAUKIE NATIVE TREE LIST  
 \*\* DESIGNATES PLANTS IDENTIFIED AS NATIVE ON PORTLAND PLANT LIST  
 (M) DESIGNATES TREES REQUIRED FOR NATURAL RESOURCE MITIGATION

NOT FOR CONSTRUCTION



2ink Studio | Landscape Architecture  
 150 NE Sun Avenue, Suite 200  
 Portland, Oregon 97232-4645  
 www.2inkstudio.com

REGISTERED  
 LANDSCAPE ARCHITECT  
 OREGON

**MILWAUKIE BAY PARK**  
 100% Design Development

DATE: 05/03/2022  
 DRAWN BY: JMWJ  
 SCALE: AS NOTED

NO.	REVISIONS	DATE	DESCRIPTION	BY

PLANTING PLAN  
 AREA 1

L6.01

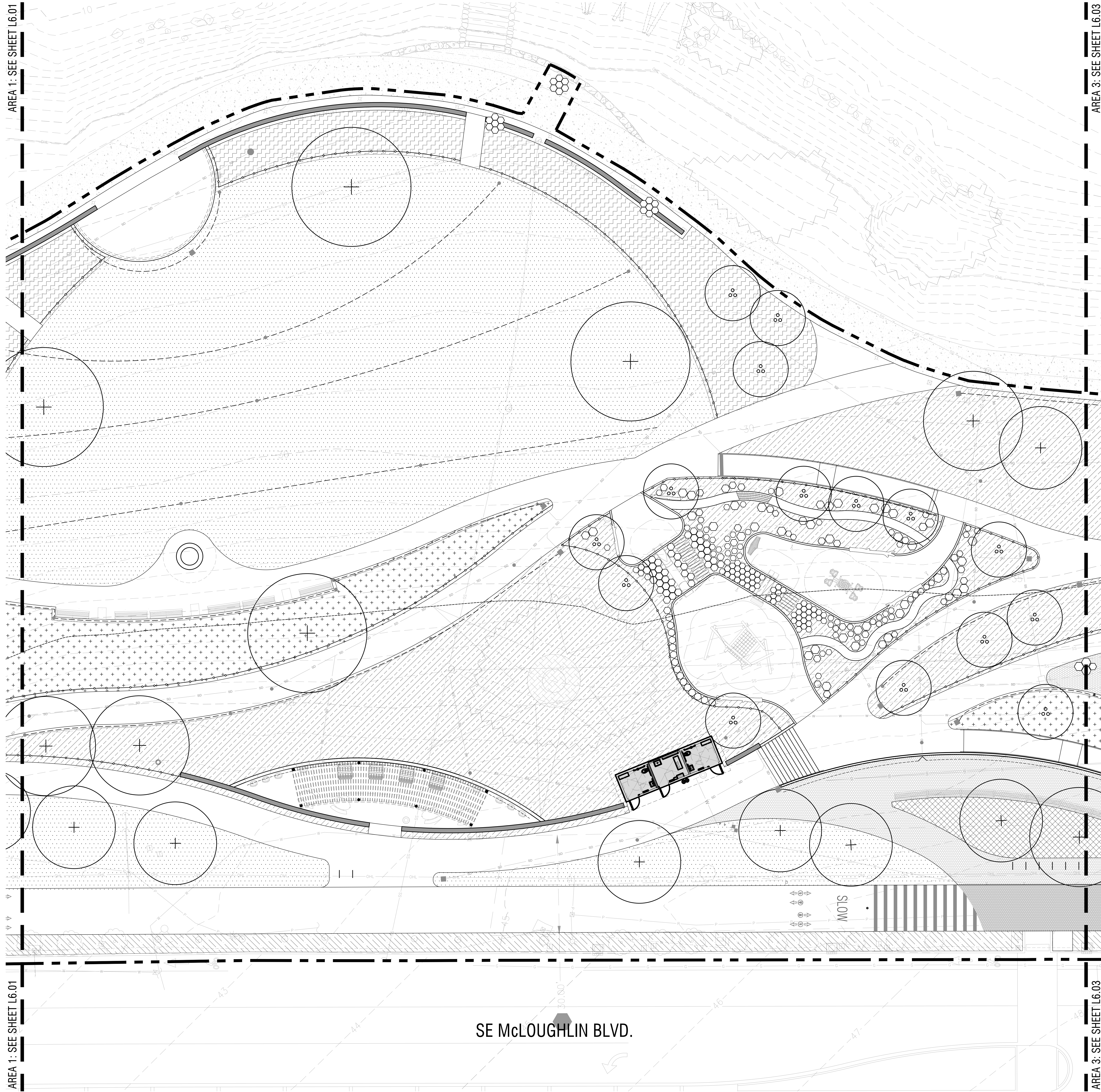


AREA 1: SEE SHEET L6.01

AREA 1: SEE SHEET L6.01

AREA 3: SEE SHEET L6.03

AREA 3: SEE SHEET L6.03



### PLANTING SCHEDULE

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	CERCIDIPHYLLUM JAPONICUM*	TBD	AS SHOWN	TBD
	KATSURRA			
	RHAMNUS PURSHIANA*(M)	1/2 IN CALIPER	12 O.C.	32
	CASCARA BUCKTHORN			
+	QUERCUS GARRYANA*	TBD	AS SHOWN	TBD
	OREGON WHITE OAK			
	ALNUS RUBRA*(M)	1/2 IN CALIPER	12 O.C.	32
	RED ALDER			
+	INCENSE CEDAR	TBD	AS SHOWN	TBD
	CALOCEDRUS DECURRENS			
+	BETULA NIGRA	TBD	AS SHOWN	TBD
	RIVER BIRCH			
+	CORNUS NUTTALLI*(M)	1/2 IN CALIPER	12 O.C.	33
	PACIFIC DOGWOOD			
+	ACER MACROPHYLLUM*	TBD	AS SHOWN	TBD
	BIG LEAF MAPLE			
+	QUERCUS VELUTINA	TBD	AS SHOWN	TBD
	BLACK OAK			
+	QUERCUS CHRYSOLEPIS	TBD	AS SHOWN	TBD
	CANYON LIVE OAK			
+	FRAXINUS LATIFOLIA*	TBD	AS SHOWN	TBD
	OREGON ASH			
+	KOUSA DOGWOOD	TBD	AS SHOWN	TBD
	CHINESE DOGWOOD			
QUANTITY OF TREES FOR HCA MITIGATION EA				97
TOTAL EA				165

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	POLYSTICHUM MUNITUM**	1 GAL	3' O.C.	TBD
	SWORD FERN			
+	MAHONIA AQUIFOLIUM**	1 GAL	4' O.C.	170
	OREGON GRAPE			
+	ARCTOSTAPHYLOS UVA-URSI**	1 GAL	8' O.C.	170
	KINNIKINNICK			
+	FESTUCA CALIFORNICA**	1 GAL	1' O.C.	TBD
	CALIFORNIA FESCUE			
+	ERIOPHYLLUM LANATUM**	1 GAL	3' O.C.	TBD
	WOOLLY SUNFLOWER			
+	SYMPHYCARPUS ALBUS**	1 GAL	5' O.C.	171
	COMMON SNOWBERRY			
+	ACHILLEA MILLEFOLIUM**	1 GAL	3' O.C.	TBD
	COMMON YARROW			
TOTAL SQ FT				21,975
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				511

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	CALAMAGROSTIS x ACUTIFLORA	TBD	AS SHOWN	TBD
	FEATHER REED GRASS			
+	MAHONIA SOFT CARESS PP20183	TBD	AS SHOWN	TBD
	SOFT CARESS MAHONIA			
+	JUNIPERUS CONFERTA	TBD	AS SHOWN	TBD
	PACIFIC BLUE SHORE JUNIPER			
+	PENNISETUM ALPECEUROIDES HAMELN	TBD	AS SHOWN	TBD
	HAMELN FOUNTAIN GRASS			
TOTAL SQ FT				960

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	WILDFLOWER SEED MIX**	N/A	N/A	TBD
	SPECIES VARY			
+	FESTUCA CALIFORNICA**	1 GAL	TBD	TBD
	CALIFORNIA FESCUE			
+	DESCHAMPSIA CESPITOSA**	1 GAL	5' O.C.	TBD
	TUFTED HAIRGRASS			
+	FESTUCA SUBULATA**	1 GAL	5' O.C.	TBD
	BEARDED FESCUE			
+	ELYMUS GLAUCUS**	1 GAL	5' O.C.	TBD
	BLUE WILDRIE			
+	FESTUCA ROEMERI**	1 GAL	5' O.C.	TBD
	ROEMER'S FESCUE			
+	POA SECUNDA**	1 GAL	5' O.C.	TBD
	PINE BLUEGRASS			
+	CAMASSIA QUAMASH**	1 GAL	5' O.C.	TBD
	COMMON CAMAS			
+	MAHONIA AQUIFOLIUM**	TBD	5' O.C.	508
	OREGON GRAPE			
+	ARCTOSTAPHYLOS UVA-URSI**	TBD	8' O.C.	217
	KINNIKINNICK			
TOTAL SQ FT				16,802
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				725

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	ELYMUS GLAUCUS**	TBD	2' O.C.	TBD
	BLUE WILD RYE			
+	ISANTI RED-OSIER DOGWOOD	TBD	12' O.C.	TBD
	CORNUS SERICEA ISANTI			
+	LUPINUS BICOLOR**	TBD	AS SHOWN	TBD
	MINIATURE LUPINE			
+	FESTUCA ROEMERI**	TBD	1' O.C.	TBD
	ROEMER'S FESCUE			
+	IRIS TENAX**	TBD	1' O.C.	TBD
	OREGON IRIS			
+	JUNCUS PATENS ELK BLUE**	TBD	2' O.C.	TBD
	ELK BLUE CALIFORNIA GRAY RUSH			
+	NATIVE SWALE MIX**			
	MEADOW BARLEY, CALIFORNIA OATGRASS, BLUE WILDRIE, ROEMER'S FESCUE, TUFTED HAIRGRASS, SPIKE BENT GRASS, WATER FOXTAIL, SLENDER HAIRGRASS	N/A	N/A	TBD
TOTAL SQ FT				6,717

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	FESTUCA ARLINDINACEA	TBD	N/A	TBD
	TALL FESCUE			
TOTAL SQ FT				25,618

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS, SPECIES TBD (MATCH EXISTING)	TBD	TBD	TBD
TOTAL SQ FT				5,982 (TOTAL) 1,794 (30%)

\* DESIGNATES TREES IDENTIFIED ON MILWAUKIE NATIVE TREE LIST  
 \*\* DESIGNATES PLANTS IDENTIFIED AS NATIVE ON PORTLAND PLANT LIST  
 (M) DESIGNATES TREES REQUIRED FOR NATURAL RESOURCE MITIGATION



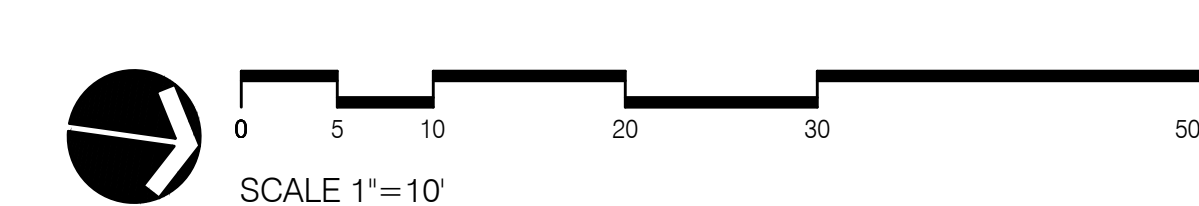
**MILWAUKIE BAY PARK**  
 100% Design Development  
 DATE: 05/03/2022  
 SCALE: AS NOTED  
 DRAWN BY: JMW

NO.	REVISIONS	DATE	DESCRIPTION	BY

PLANTING PLAN  
 AREA 2

L6.02

NOT FOR CONSTRUCTION



1/8" = 1' (FORMING SET SCALE)  
 1/4" = 1' (PRINTING SET SCALE)  
 IF THE BAR DOES NOT MEASURE 1" HIGH IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. KEEP SCALE PRIOR TO USING DRAWINGS.

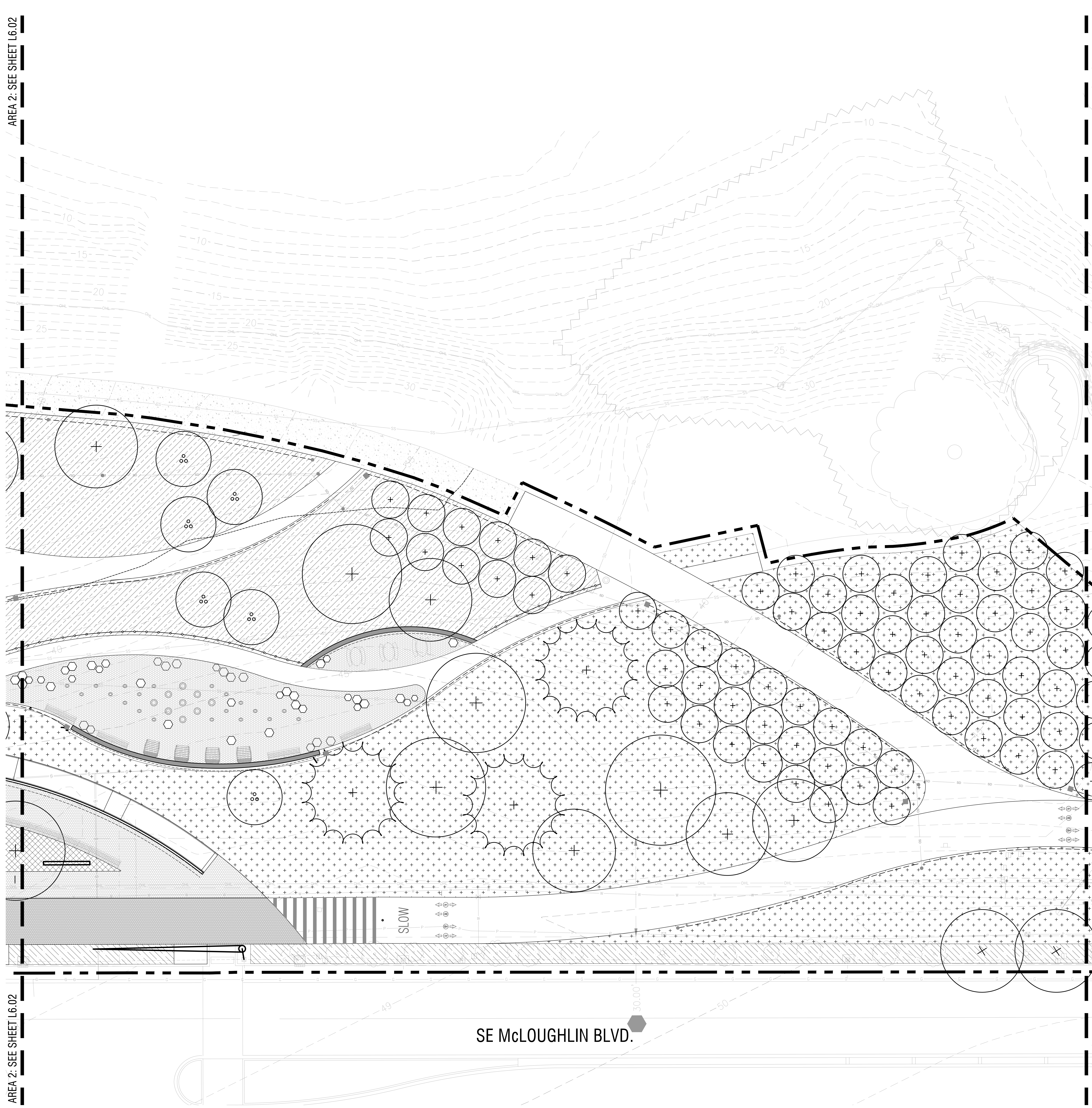


AREA 2: SEE SHEET L6.02

AREA 2: SEE SHEET L6.02

AREA 4: SEE SHEET L6.04

AREA 4: SEE SHEET L6.04



### PLANTING SCHEDULE

#### TREES

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	CERCIDIPHYLLUM JAPONICUM* KATSURA	TBD	AS SHOWN	TBD
	RHAMNUS PURSHIANA*(M) CASCARA BUCKTHORN	1/2 IN CALIPER	12 O.C.	32
+	QUERCUS GARRYANA* OREGON WHITE OAK	TBD	AS SHOWN	TBD
	ALNUS RUBRA*(M) RED ALDER	1/2 IN CALIPER	12 O.C.	32
+	INCENSE CEDAR CALOCEDRUS DECURRENS	TBD	AS SHOWN	TBD
	BETULA NIGRA RIVER BIRCH	TBD	AS SHOWN	TBD
+	CORNUS NUTTALLI*(M) PACIFIC DOGWOOD	1/2 IN CALIPER	12 O.C.	33
	ACER MACROPHYLLUM* BIG LEAF MAPLE	TBD	AS SHOWN	TBD
+	QUERCUS VELITINA BLACK OAK	TBD	AS SHOWN	TBD
	QUERCUS CHRYSOLEPIS CANYON LIVE OAK	TBD	AS SHOWN	TBD
+	FRAXINUS LATIFOLIA* OREGON ASH	TBD	AS SHOWN	TBD
	KOUSA DOGWOOD CHINESE DOGWOOD	TBD	AS SHOWN	TBD
QUANTITY OF TREES FOR HCA MITIGATION EA				97
TOTAL EA				165

#### UPLAND

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	POLYSTICHUM MUNITUM** SWORD FERN	1 GAL	3 O.C.	TBD
	MAHONIA AQUIFOLIUM** OREGON GRAPE	1 GAL	4 O.C.	170
/	ARCTOSTAPHYLOS UVA-URSI** KINNIKINICK	1 GAL	8 O.C.	170
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	1 O.C.	TBD
/	ERIOPHYLLUM LANATUM** WOOLLY SUNFLOWER	1 GAL	3 O.C.	TBD
	SYMPHYCARPUS ALBUS** COMMON SNOWBERRY	1 GAL	5 O.C.	171
/	ACHILLEA MILLEFOLIUM** COMMON YARROW	1 GAL	3 O.C.	TBD
	TOTAL SQ FT			
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				511

#### ORNAMENTAL

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
x	CALAMAGROSTIS x ACUTIFLORA FEATHER REED GRASS	TBD	AS SHOWN	TBD
	MAHONIA SOFT CARESS PP20183 SOFT CARESS MAHONIA	TBD	AS SHOWN	TBD
x	JUNIPERUS CONFERTA PACIFIC BLUE SHORE JUNIPER	TBD	AS SHOWN	TBD
	PENNISETUM ALOPECUROIDES HAMELN HAMELN FOUNTAIN GRASS	TBD	AS SHOWN	TBD
TOTAL SQ FT				960

#### GRASSLAND

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	WILDFLOWER SEED MIX** SPECIES VARY	N/A	N/A	TBD
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	TBD	TBD
+	DESCHAMPSIA CESPITOSA** TUFTED HAIRGRASS	1 GAL	5 O.C.	TBD
	FESTUCA SUBULATA** BEARDED FESCUE	1 GAL	5 O.C.	TBD
+	ELYMUS GLAUCUS** BLUE WILDRIE	1 GAL	5 O.C.	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	1 GAL	5 O.C.	TBD
+	POA SECUNDA** PINE BLUEGRASS	1 GAL	5 O.C.	TBD
	CAMASSIA QUAMASH** COMMON CAMAS	1 GAL	5 O.C.	TBD
+	MAHONIA AQUIFOLIUM** OREGON GRAPE	TBD	5 O.C.	508
	ARCTOSTAPHYLOS UVA-URSI** KINNIKINICK	TBD	8 O.C.	217
TOTAL SQ FT				16,802
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				725

#### RIPARIAN

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	ELYMUS GLAUCUS** BLUE WILD RYE	TBD	2 O.C.	TBD
	ISANTI RED-OSIER DOGWOOD CORNUS SERICEA ISANTI	TBD	12 O.C.	TBD
+	LUPINUS BICOLOR** MINIATURE LUPINE	TBD	AS SHOWN	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	TBD	1 O.C.	TBD
+	IRIS TENAX** OREGON IRIS	TBD	1 O.C.	TBD
	JUNCUS PATENS ELK BLUE** ELK BLUE CALIFORNIA GRAY RUSH	TBD	2 O.C.	TBD
+	NATIVE SWALE MIX** MEADOW BARLEY, CALIFORNIA OATGRASS, BLUE WILDRIE, ROEMER'S FESCUE, TUFTED HAIRGRASS, SPIKE BENT GRASS, WATER FOXTAIL, SLENDER HAIRGRASS	N/A	N/A	TBD
	TOTAL SQ FT			

#### TURF

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	FESTUCA ARLUNDINACEA TALL FESCUE	TBD	N/A	TBD
	TOTAL SQ FT			

#### ORNAMENTAL INFILL

SYM	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS, SPECIES TBD (MATCH EXISTING)	TBD	TBD	TBD
	TOTAL SQ FT			

\* DESIGNATES TREES IDENTIFIED ON MILWAUKIE NATIVE TREE LIST  
 \*\* DESIGNATES PLANTS IDENTIFIED AS NATIVE ON PORTLAND PLANT LIST  
 (M) DESIGNATES TREES REQUIRED FOR NATURAL RESOURCE MITIGATION



**MILWAUKIE BAY PARK**  
 100% Design Development  
 Project Address: \_\_\_\_\_  
 DATE: 05/03/2022 DRAWN BY: JMWJ  
 SCALE: AS NOTED

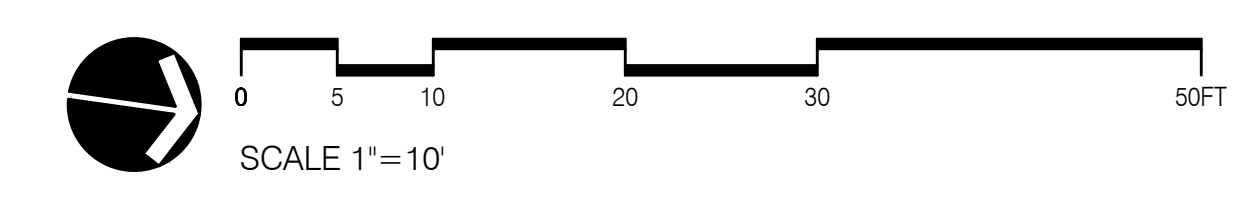
#### REVISIONS

DATE	DESCRIPTION	BY

PLANTING PLAN  
 AREA 3

L6.03

NOT FOR CONSTRUCTION



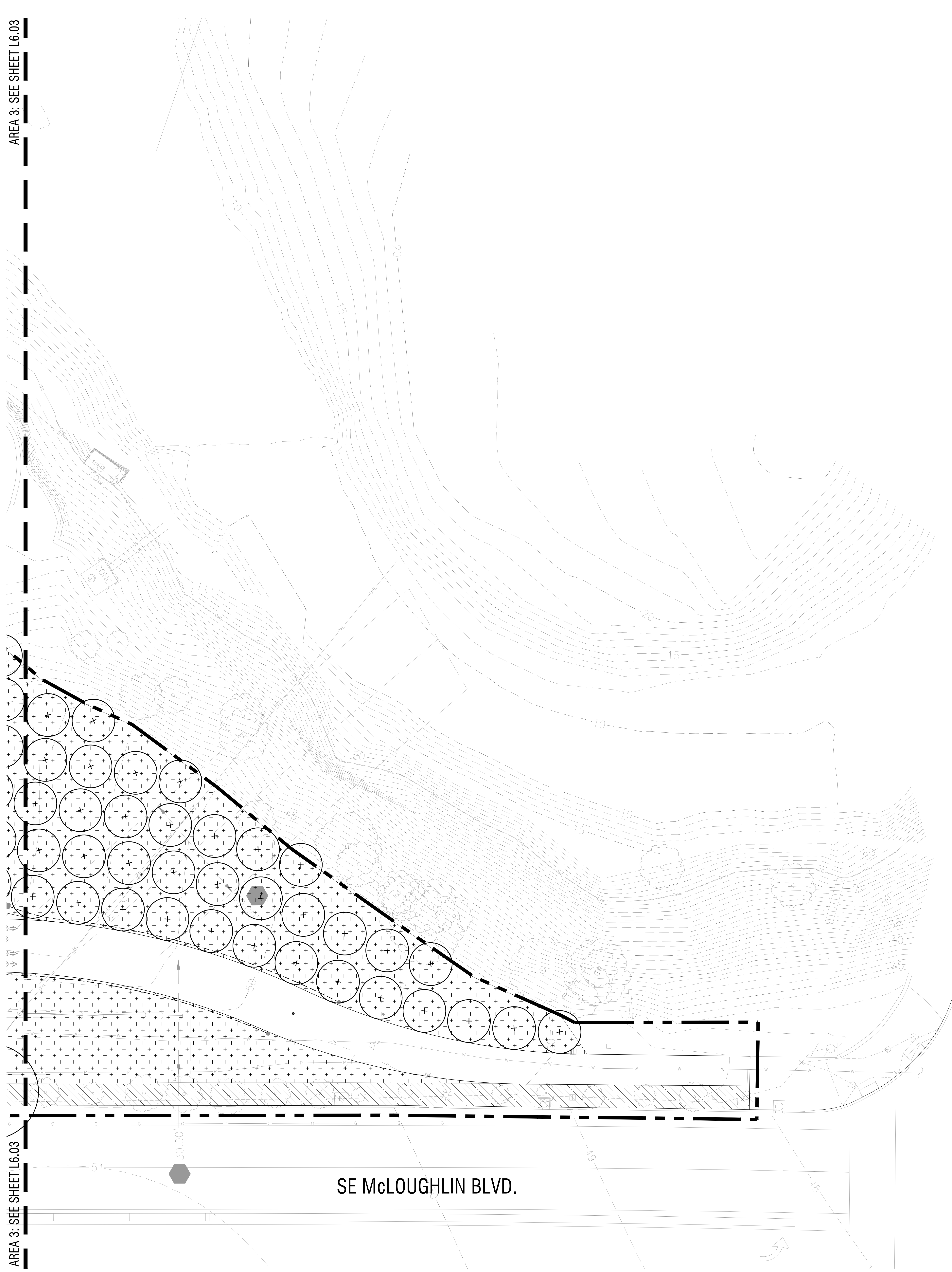


AREA 3: SEE SHEET L6.03

AREA 3: SEE SHEET L6.03

NOT FOR CONSTRUCTION

SE McLOUGHLIN BLVD.



PLANTING SCHEDULE

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	CERCIDIPHYLLUM JAPONICUM* KATSURA	TBD	AS SHOWN	TBD
	RHAMNUS PURSHIANA*(M) CASCARA BUCKTHORN	1/2 IN CALIPER	12 O.C.	32
+	QUERCUS GARRYANA* OREGON WHITE OAK	TBD	AS SHOWN	TBD
	ALNUS RUBRA*(M) RED ALDER	1/2 IN CALIPER	12 O.C.	32
+	INCENSE CEDAR CALOCEDRUS DECURRENS	TBD	AS SHOWN	TBD
	BETULA NIGRA RIVER BIRCH	TBD	AS SHOWN	TBD
+	CORNUS NUTTALLI*(M) PACIFIC DOGWOOD	1/2 IN CALIPER	12 O.C.	33
	ACER MACROPHYLLUM* BIG LEAF MAPLE	TBD	AS SHOWN	TBD
+	QUERCUS VELUTINA BLACK OAK	TBD	AS SHOWN	TBD
	QUERCUS CHRYSOLEPIS CANYON LIVE OAK	TBD	AS SHOWN	TBD
+	FRAXINUS LATIFOLIA* OREGON ASH	TBD	AS SHOWN	TBD
	KOUSA DOGWOOD CHINESE DOGWOOD	TBD	AS SHOWN	TBD
QUANTITY OF TREES FOR HCA MITIGATION EA				97
TOTAL EA				165

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	POLYSTICHUM MUNIUM** SWORD FERN	1 GAL	3' O.C.	TBD
	MAHONIA AQUIFOLIUM** OREGON GRAPE	1 GAL	4' O.C.	170
/	ARCTOSTAPHYLOS UVA-URSI** KINNIKINNICK	1 GAL	8' O.C.	170
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	1' O.C.	TBD
/	ERIOPHYLLUM LANATUM** WOOLLY SUNFLOWER	1 GAL	3' O.C.	TBD
	SYMPHYCARPUS ALBUS** COMMON SNOWBERRY	1 GAL	5' O.C.	171
/	ACHILLEA MILLEFOLIUM** COMMON YARROW	1 GAL	3' O.C.	TBD
	TOTAL SQ FT			
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				511

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	CALAMAGROSTIS x ACUTIFLORA FEATHER REED GRASS	TBD	AS SHOWN	TBD
	MAHONIA SOFT CARESS PP20183 SOFT CARESS MAHONIA	TBD	AS SHOWN	TBD
/	JUNIPERUS CONFERTA PACIFIC BLUE SHORE JUNIPER	TBD	AS SHOWN	TBD
	PENNISETUM ALPECEUROIDES HAMELN HAMELN FOUNTAIN GRASS	TBD	AS SHOWN	TBD
TOTAL SQ FT				960

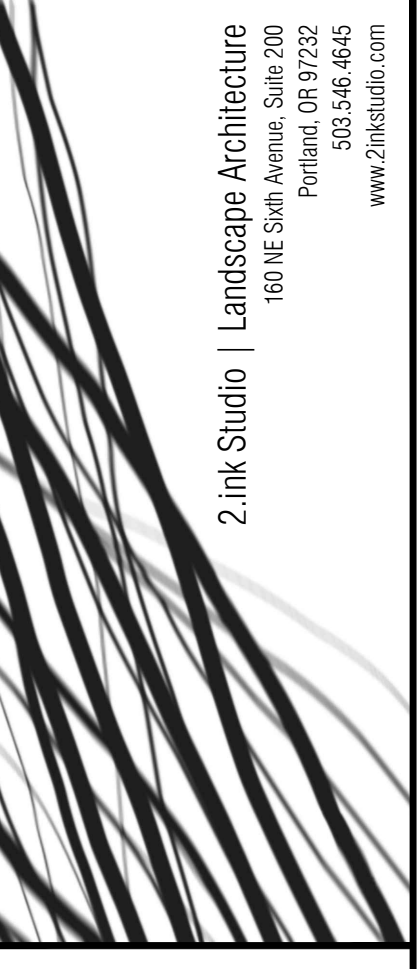
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
+	WILDFLOWER SEED MIX** SPECIES VARY	N/A	N/A	TBD
	FESTUCA CALIFORNICA** CALIFORNIA FESCUE	1 GAL	TBD	TBD
+	DESCHAMPSIA CESPITOSA** TUFTED HAIRGRASS	1 GAL	5' O.C.	TBD
	FESTUCA SUBULATA** BEARDED FESCUE	1 GAL	5' O.C.	TBD
+	ELYMUS GLAUCUS** BLUE WILDRIE	1 GAL	5' O.C.	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	1 GAL	5' O.C.	TBD
+	POA SECUNDA** PINE BLUEGRASS	1 GAL	5' O.C.	TBD
	CAMASSIA QUAMASH** COMMON CAMAS	1 GAL	5' O.C.	TBD
+	MAHONIA AQUIFOLIUM** OREGON GRAPE	TBD	5' O.C.	508
	ARCTOSTAPHYLOS UVA-URSI** KINNIKINNICK	TBD	8' O.C.	217
TOTAL SQ FT				16,802
APPROXIMATE QUANTITY OF CONTAINER SHRUBS FOR MITIGATION EA				725

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	ELYMUS GLAUCUS** BLUE WILD RYE	TBD	2' O.C.	TBD
	ISANTI RED-OSIER DOGWOOD CORNUS SERICEA ISANTI	TBD	12' O.C.	TBD
/	LUPINUS BICOLOR** MINIATURE LUPINE	TBD	AS SHOWN	TBD
	FESTUCA ROEMERI** ROEMER'S FESCUE	TBD	1' O.C.	TBD
/	IRIS TENAX** OREGON IRIS	TBD	1' O.C.	TBD
	JUNCUS PATENS ELK BLUE** ELK BLUE CALIFORNIA GRAY RUSH	TBD	2' O.C.	TBD
/	NATIVE SWALE MIX** MEADOW BARLEY, CALIFORNIA OATGRASS, BLUE WILDRIE, ROEMER'S FESCUE, TUFTED HAIRGRASS, SPIKE BENT GRASS, WATER FOXTAIL, SLENDER HAIRGRASS	N/A	N/A	TBD
	TOTAL SQ FT			

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	FESTUCA ARUNDINACEA TALL FESCUE	TBD	N/A	TBD
	TOTAL SQ FT			

SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	QUANTITY
/	ORNAMENTAL PLANTING - 30% INFILL AROUND EX. PLANTINGS, SPECIES TBD (MATCH EXISTING)	TBD	TBD	TBD
	TOTAL SQ FT			

\* DESIGNATES TREES IDENTIFIED ON MILWAUKIE NATIVE TREE LIST  
 \*\* DESIGNATES PLANTS IDENTIFIED AS NATIVE ON PORTLAND PLANT LIST  
 (M) DESIGNATES TREES REQUIRED FOR NATURAL RESOURCE MITIGATION

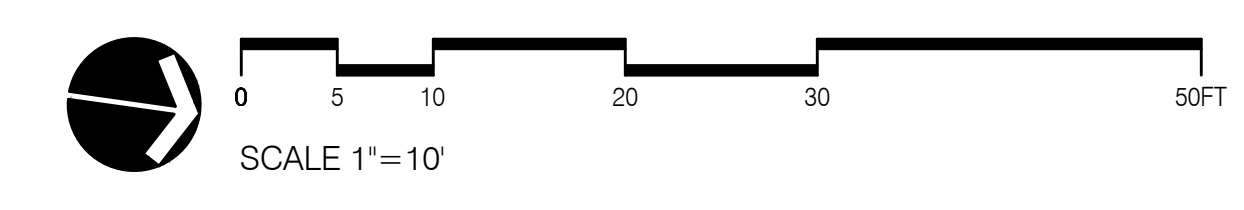


MILWAUKIE BAY PARK  
100% Design Development

DATE	DESCRIPTION	BY

PLANTING PLAN  
AREA 4

L6.04



DRAWING SET SCALE: 1"=10' 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.

2 Ink Studio | Landscape Architecture  
150 NE Sun Avenue, Suite 200  
Portland, Oregon 97232-4645  
www.2inkstudio.com

REGISTERED  
LANDSCAPE ARCHITECT  
DANIEL BEVER  
OREGON

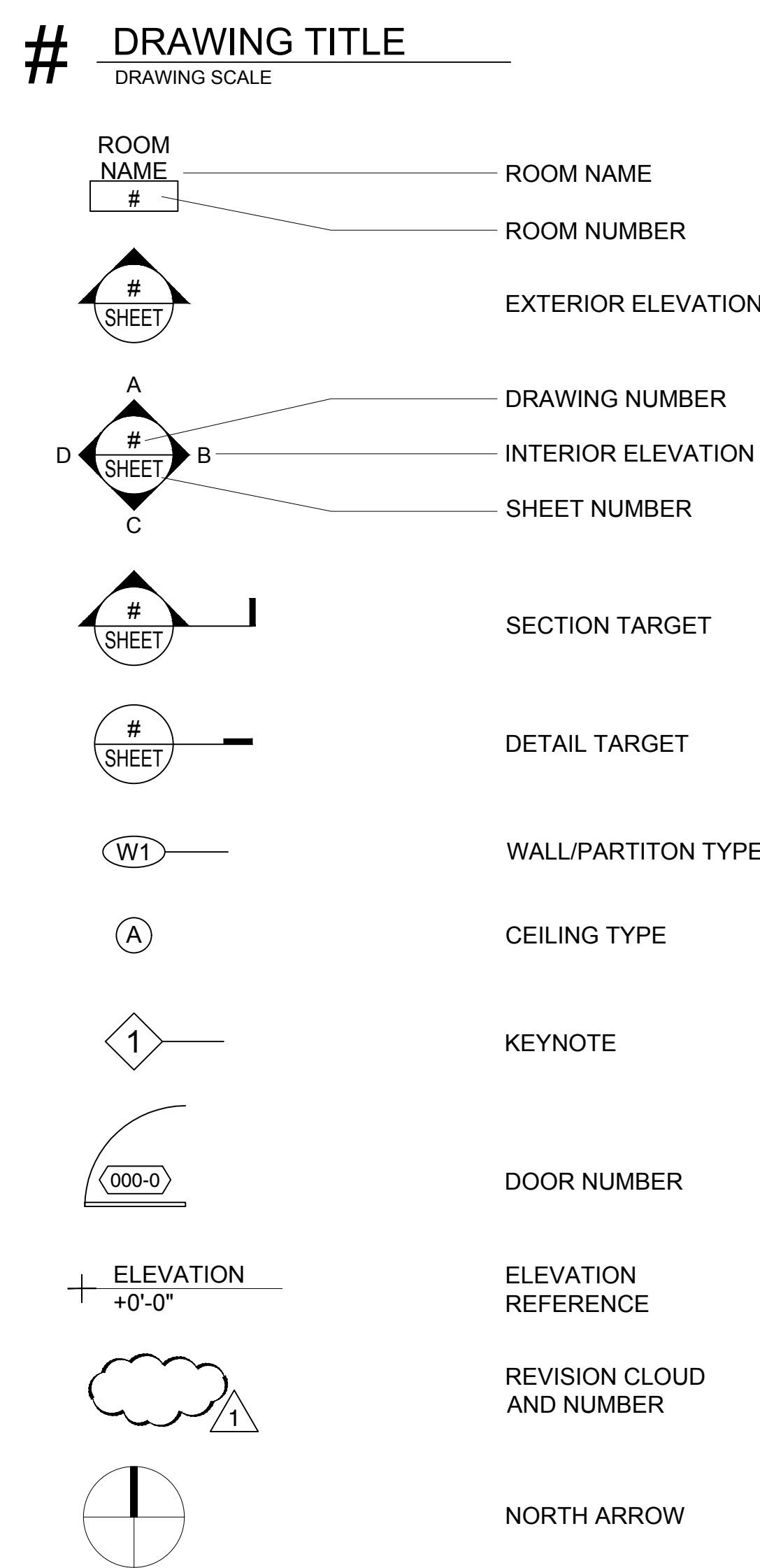
DATE: 05/03/2022 SCALE: AS NOTED DRAWN BY: JMW/B



**ABBREVIATIONS**

℄	CENTERLINE	N	NORTH
∅	DIAMETER or ROUND	NIC	NOT IN CONTRACT
°	DEGREE	NIS	NOT IN SCOPE
		(N)	NEW
NTS	NOT TO SCALE	NTS	NOT TO SCALE
AFF	ABOVE FINISHED FLOOR	O	OVER
ALG	ALIGN	OC	ON CENTER
		OD	OUTSIDE DIAMETER
BD	BOARD	OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
B.O.	BOTTOM OF	OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
BRK	BRICK		
		OFCl	OWNER FURNISHED, CONTRACTOR INSTALLED
CFCl	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	PLYWD	PLYWOOD
CJ	CONTROL JOINT	PSI	POUNDS PER SQUARE INCH
CONC	CONCRETE	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUOUS, CONTINUE	PT	PRESSURE TREATED
CPT	CARPET	P, PTD	PAINT(ED)
CT	CERAMIC TILE	R	RISER
DIAM	DIAMETER	RE	REFER TO
DS	DOWNSPOUT	REF	REFRIGERATOR
DW	DISHWASHER	REINF	REINFORCE(D)(ING)
E	EAST	REQ, REQ'D	REQUIRE(D)(MENTS)
EQ	EQUAL	RO	ROUGH OPENING
(E)	EXISTING	S	SOUTH
FD	FLOOR DRAIN	SAM	SELF ADHESIVE MEMBRANE
FF	FINISHED FLOOR	SC	SOLID CORE
FLR	FLOOR	SHTNG	SHEATHING
FO	FACE OF	SIM	SIMILAR
FOC	FACE OF CONCRETE	SL	SLOPE
FT	FOOT(FEET)	SPECS	SPECIFICATIONS
GA	GAGE, GAUGE	SS	SOLID SURFACE
GB	GRAB BAR	SST	STAINLESS STEEL
GWB, GYP BD	GYPSPUM BOARD	SSD	SEE STRUCTURAL DRAWINGS
HB	HOSE BIBB	ST	STONE, STAINED
HC	HANDICAP		
HGD	HOT DIPPED GALVANIZED	TEMP, T	TEMPERED GLASS
HM	HOLLOW METAL	TR	TREAD
HVAC	HEATING, VENTILATING & AIR CONDITIONING	T&B	TOP AND BOTTOM
		T&G	TONGUE AND GROOVE
HWD	HARDWOOD	T.O.	TOP OF
ID	INSIDE DIAMETER, IDENTIFY	TYP	TYPICAL
INSUL	INSULATION	UNO	UNLESS NOTED OTHERWISE
INT	INTERIOR		
		VTA	VENT TO AIR
LAV	LAVATORY	VIF	VERIFY IN FIELD
MAX	MAXIMUM	W	WEST
MIN	MINIMUM	WB	WALL BASE

**SYMBOLS**



**SUBMITTAL REQUIREMENTS**

- GENERAL:**
  - A. THE ARCHITECT'S OR ENGINEER OF RECORD'S REVIEW OF SUBMITTALS SHALL BE FOR DESIGN INTENT AND SHALL NOT LESSEN OR SHIFT THE RESPONSIBILITY FROM THE APPLICANT OR THE ASSIGNED SUBCONTRACTOR TO THE OWNER NOR THE DESIGN PROFESSIONAL. IT WILL NOT BE THE RESPONSIBILITY OF THE OWNER TO PAY FOR DELAYS, ADDITIONAL HOURS OF WORK OR OVERTIME, RESTOCKING OR REWORK REQUIRED DUE TO FAILURE BY THE APPLICANT OR ASSIGNED SUBCONTRACTOR TO COORDINATE THEIR WORK WITH OTHER TRADES ON THE PROJECT OR TO PROVIDE THE DESIGN BUILD PORTION OR COMPONENT IN A TIMELY MANNER TO MEET THE SCHEDULE OF THE PROJECT.
  - B. SUBMITTALS ARE REQUIRED TO SHOW COMPLETE CRITERIA, DESIGN ASSUMPTIONS, DETAILS, CALCULATIONS, SHOP DRAWINGS, PRODUCT DATA, SAMPLES, INSTRUCTIONS FOR FABRICATION, ASSEMBLY, INSTALLATION AND INTERFACE WITH OTHER TRADES, UNLESS NOTED OTHERWISE.
  - C. SUBMITTALS WITHOUT REQUIRED CALCULATIONS, WITHOUT THE DESIGN BUILD ENGINEER'S SEAL, AND WHICH HAVE NOT BEEN REVIEWED BY THE CONTRACTOR WILL NOT BE REVIEWED BY THE ARCHITECT OR ENGINEER OF RECORD.
  - D. SUBMITTALS WILL BE REVIEWED AND RETURNED WITHIN 10 DAYS PLUS AN ADDITIONAL 5 DAYS FOR EACH REQUIRED CONSULTANT REVIEW.
- SPECIFIC REQUIREMENTS**
  - A. SOME BIDDER DESIGNED COMPONENTS ARE SHOWN ON THE CONTRACT DOCUMENTS FOR DESIGN INTENT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING, COORDINATING, AND INSTALLING THE BIDDER DESIGNED COMPONENTS.
  - B. BIDDER DESIGNED COMPONENTS ATTACHED TO THE STRUCTURAL FRAME OR SUPPLEMENTAL TO THE STRUCTURAL FRAME SHALL BE DESIGNED FOR ANTICIPATED LOADS AS OUTLINED IN THE CONTRACT DOCUMENTS.
  - C. LOAD REACTIONS AT THE INTERFACE BETWEEN THE BIDDER DESIGNED COMPONENTS AND THE STRUCTURAL FRAME SHALL BE CLEARLY DEFINED TO ALLOW FOR A REVIEW BY THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
- REQUIRED SUBMITTAL LIST:**
  - A. SUBMITTALS REQUIRED FOR ARCHITECT'S REVIEW:
    - ALL PLUMBING FIXTURES
    - ALL ELECTRICAL LIGHT FIXTURES, LAYOUT, SWITCHING, ETC
    - ALL DOORS + HARDWARE
    - ALL WINDOWS + HARDWARE
    - ALL CASEWORK + HARDWARE
    - ALL FINISH MATERIALS: FLOORING, WALL COVERING, PAINT, ETC.
    - ALL EXTERIOR MATERIALS: SIDING, ROOFING, EXPOSED METAL FLASHING, ETC.
    - ALL EQUIPMENT + APPLIANCES

NOTE: REQUIRED SUBMITTALS FOR ARCHITECTS REVIEW ARE NOT LIMITED TO THE SUBMITTALS LISTED ABOVE. REFERENCE PROJECT MANUAL.

**GENERAL NOTES**

- BIDDER SHALL VISIT THE SITE AND PROJECT TO FIELD VERIFY EXISTING CONDITIONS AFFECTING HIS WORK PRIOR TO BIDDING. ANY EXISTING CONDITION FOUND NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANTS IMMEDIATELY, PRIOR TO BIDDING OR START OF ANY WORK.
- NOTES, SECTIONS, AND DETAILS DESCRIBING THE TYPE OF COMPONENT OR NECESSARY WORK TO THAT COMPONENT ARE TYPICAL FOR ALL SIMILAR ITEMS, AND THE NOTE, SECTION, OR DETAIL SHALL APPLY AS IF CALLED OUT SEPARATELY AT EACH LOCATION. THE DETAILS REFLECT A DESIGN OF THE SPECIFIC CONDITION(S) DETAILED. IF, DURING THE PROCESS OF THE WORK EXISTING CONDITIONS DIFFER FROM THOSE INDICATED ON THE DRAWINGS TO THE EXTENT THAT THE CONTRACTOR MUST MAKE MODIFICATIONS TO THE GIVEN DETAILS TO MAKE THE DETAIL COMPATIBLE WITH THE EXISTING CONDITIONS, THE CONTRACTOR SHALL OBTAIN A REVISED DETAIL FROM THE CONSULTANTS PRIOR TO THAT DETAIL BEING CONSTRUCTED.
- CONFLICTS AND/OR PROBLEMS SHALL BE REPORTED PRIOR TO BIDDING FOR RESOLUTION. FAILURE TO REPORT THESE CONFLICTS PLACES THE RESPONSIBILITY ON THE CONTRACTOR TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, AT THE CONSULTANTS DIRECTION, AT NO ADDITIONAL COST TO THE OWNER.
- ALL NOTES DESCRIBING COMPONENTS, SYSTEMS, OR CONSTRUCTION NOT NOTED AS "NEW," "EXISTING" OR "EXISTING" ARE NEW, AND ARE REQUIRED TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR APPROVAL FOR ALL SPECIALTY CONNECTIONS, TRANSITIONS, AND TERMINATIONS OF ALL ITEMS OF THE WORK INCLUDING SADDLES, FLASHINGS, AND OTHER INDUSTRY RECOGNIZED ITEMS THAT MAKE THE WORK COMPLETE.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS.
- DIMENSIONS ARE PROVIDED TO FACE OF FINISH, UNLESS NOTED OTHERWISE. CLEAR DIMENSIONS (NOTED "CLR") ARE TO BE MAINTAINED FROM FINISH TO FINISH.
- CONTRACTOR TO BE RESPONSIBLE FOR ALL NECESSARY TESTING AND COORDINATING ALL REQUIRED OBSERVATION AND INSPECTION.
- ALL DOOR JAMBS TO BE LOCATED 4" FROM ADJACENT WALL, UNLESS NOTED OTHERWISE.

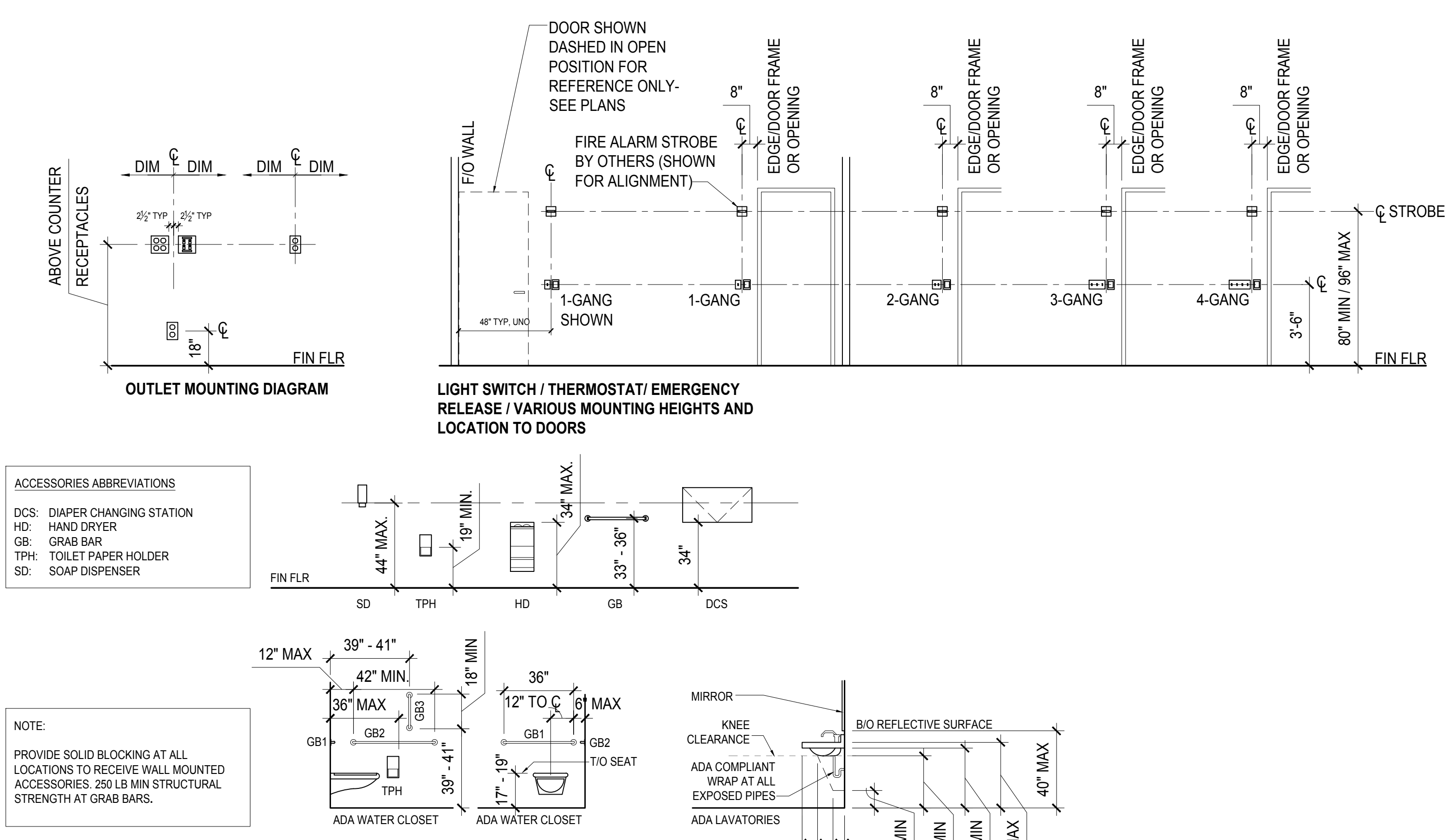
**PROJECT INFORMATION**

PROJECT ADDRESS: MILWAUKIE BAY PARK  
 BUILDING DESCRIPTION: TRELIS SHADE STRUCTURE AND RESTROOM & MECHANICAL ROOM STRUCTURE  
 SCOPE OF WORK: NEW SHADE STRUCTURE, NEW STRUCTURE FOR 2 ADA RESTROOMS, STORAGE, AND MECHANICAL ROOM TO SERVE PARK.

**ACCESSIBILITY**

ALL ASPECTS OF THIS PROJECT ARE TO COMPLY WITH THE ACCESSIBILITY REQUIREMENTS AS DEFINED BY CHAPTER 11 OF THE 2019 OREGON STRUCTURAL SPECIALTY CODE AND THE 2009 ICC A117.1 ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES.

**DEVICE MOUNTING HEIGHTS DIAGRAM**



**DOOR SCHEDULE/TYPES AND FFE**

MARK	SIZE	DOOR TYPE	DOOR MAT.	U-VALUE	DOOR FIN.	FRAME TYPE	FRAME MAT.	FRAME FIN.	HARDWARE	NOTES
101-1	3'-0" x 8'-0"	A	HM W/ POLYURETHANE CORE	U - 0.38	PT-3	A	HM	PT-3	AA	
102-1	3'-0" x 8'-0"	A	HM W/ POLYURETHANE CORE	U - 0.38	PT-3	A	HM	PT-3	AA	
103-1	3'-0" x 8'-0"	A	HM W/ POLYURETHANE CORE	U - 0.38	PT-3	A	HM	PT-3	AA	

LEGEND	NOTES	DOOR TYPES	DOOR HARDWARE
PT-3 HM	PAINT HOLLOW METAL	ALL DOORS TO BE CLAD WITH PREFABRICATED CEDAR SCREENS	AA (3) HINGES: FULL MORTISE, BALL BEARING, HEAVY WEIGHT. (1) MAG LOCK W/ TIMER AND EMERGENCY RELEASE INSIDE, KEVED RELEASE OUTSIDE (1) DEADBOLT W/ INDICATOR, THUMB OPERATION (1) SURFACE CLOSER (1) WALL STOP (1) SET OF SEALS AND WEATHERSTRIPPING (1) ADA THRESHOLD (1) FOOT OPERATED DOOR OPENER (1) ADA COMPLIANT DOOR PULL
		FRAME TYPES	BB (2) HINGES: FULL MORTISE, BALL BEARING, HEAVY WEIGHT. (1) STOREROOM LOCKSET (1) SURFACE CLOSER (1) ADA THRESHOLD (1) MANUAL FLUSH-BOLT ON INACTIVE LEAF (NO OTHER HARDWARE ON INACTIVE LEAF)

**CODE INFORMATION - RESTROOM**

GOVERNING CODES			
BUILDING CODE EDITION:	2019 OREGON STRUCTURAL SPECIALTY CODE 2019 OREGON MECHANICAL SPECIALTY CODE 2017 OREGON PLUMBING SPECIALTY CODE 2017 OREGON ELECTRICAL SPECIALTY CODE 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE 2014 OREGON FIRE CODE		
BUILDING CONSTRUCTION AND AREA DATA			
CONSTRUCTION TYPE: (SECTION 601)	TYPE V-B, (NON-COMBUSTIBLE, NON-RATED) CONCRETE EXTERIOR WALLS, STEEL FRAME, CONCRETE FLOORS, METAL ROOF		
ALLOWABLE HEIGHT & BUILDING AREA: (504.3, 504.4, 506.2)	GROUPS	BASIC ALLOWABLE AREA (SF)	BASIC ALLOWABLE HEIGHT (STORIES)
	A & U	6,000 SF PER STORY	1 STORIES
HEIGHT MODIFICATIONS:	NONE REQUIRED		
AREA MODIFICATIONS:	NONE REQUIRED		
BASEMENT REQUIREMENTS	NO BASEMENT IN THIS BUILDING		
FIRE SUPPRESSION SYSTEM	NONE REQUIRED, NONE PROPOSED		
PROPOSED HEIGHT	10'-0"		
PROPOSED AREA	277 SF ENCLOSED + 180 COVERED OUTDOOR SPACE		
BUILDING OCCUPANCY AND EGRESS			
OCCUPANCY GROUPS:	GROUP	CODE DESCRIPTION	
FIRST FLOOR:	ASSEMBLY	A-3	ASSEMBLY USE INTENDED FOR RECREATION AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A
	UTILITY AND MISCELLANEOUS	U	BUILDINGS AND STRUCTURES OF ACCESSORY CHARACTER AND MISCELLANEOUS STRUCTURES NOT CLASSIFIED IN ANY SPECIFIC OCCUPANCY.
OCCUPANT AREAS:	UTILITY OCCUPANCY:	277 SF	
	ASSEMBLY OCCUPANCY:	180 SF (COVERED OUTDOOR SPACE)	
OCCUPANT LOAD: (1004.5)	INDUSTRIAL AREAS: 100 SF (GROSS) PER OCCUPANT 277 SF / 100 SF/OCC = 3 OCCUPANTS UNCONCENTRATED ASSEMBLY: 15 SF (NET) PER OCCUPANT 180 SF / 15 SF/OCC = 12 OCCUPANTS TOTAL OCCUPANTS: 15		
OUTDOOR AREAS: (1004.7)	YARDS, COURTS AND OTHER USEABLE OUTDOOR AREAS TO BE PROVIDED WITH A CODE COMPLIANT MEANS OF EGRESS		
MEANS OF EGRESS WIDTH: (1005.3.2)	EXIT COMPONENTS: 0.2 INCHES PER OCCUPANT 15 OCCUPANTS X 0.2 INCHES = 3" REQUIRED		
NUMBER OF EXITS: SECTION 1016	NUMBER OF REQUIRED EXITS: FLOOR OCCUPANTS EXITS REQUIRED EXITS PROVIDED FLOOR 1 - GROUP A 12 OCCUPANTS 1 OPEN ON ALL SIDES FLOOR 1 - GROUP U 3 OCCUPANTS 1 3 (1 FROM EACH SPACE)		
EXIT ACCESS TRAVEL DISTANCE: SECTION 1017	TRAVEL DISTANCE: GROUP MAX. DISTANCE ALLOWED MAX. DISTANCE PROVIDED A 200 FEET (NON-SPRINKLERED) -6 FEET U 300 FEET (NON-SPRINKLERED) <3 FEET		
PLUMBING FIXTURE COUNT REQUIREMENTS			
PLUMBING FIXTURE REQUIREMENTS: TABLE 2902.1	TOTAL OCCUPANT LOAD: 15 OCC. (8 MALE, 8 FEMALE) WATER CLOSETS REQUIRED (ASSEMBLY): MALE: 1 PER 75 OCC FOR FIRST 1500 OCC. FEMALE: 1 PER 40 OCC FOR FIRST 1520 OCC LAVATORIES REQUIRED: MALE: 1 PER 200 OCC. FEMALE: 1 PER 150 OCC DRINKING FOUNTAINS REQUIRED: 1 PER FLOOR MALE FEMALE REQUIRED: 1, PROVIDED: 2* REQUIRED: 1, PROVIDED: 2* LAVATORIES: REQUIRED: 1, PROVIDED: 2 REQUIRED: 1, PROVIDED: 2 DRINKING FOUNTAINS: REQUIRED: 1, PROVIDED: 1 - SEE LANDSCAPE SHEET L2.11 * ALL RESTROOMS DESIGNED AS ALL-GENDER, SINGLE-USER RESTROOMS		

**CODE INFORMATION - TRELIS**

GOVERNING CODES			
BUILDING CODE EDITION:	2019 OREGON STRUCTURAL SPECIALTY CODE 2019 OREGON MECHANICAL SPECIALTY CODE 2017 OREGON PLUMBING SPECIALTY CODE 2017 OREGON ELECTRICAL SPECIALTY CODE 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE 2014 OREGON FIRE CODE		
BUILDING CONSTRUCTION AND AREA DATA			
CONSTRUCTION TYPE: (SECTION 601)	TYPE V-B, (NON-COMBUSTIBLE, NON-RATED) CONCRETE EXTERIOR WALLS, STEEL FRAME, CONCRETE FLOORS, METAL ROOF		
ALLOWABLE HEIGHT & BUILDING AREA: (504.3, 504.4, 506.2)	GROUP	BASIC ALLOWABLE AREA (SF)	BASIC ALLOWABLE HEIGHT (STORIES)
	A	6,000 SF PER STORY	1 STORIES
HEIGHT MODIFICATIONS:	NONE REQUIRED		
AREA MODIFICATIONS:	NONE REQUIRED		
BASEMENT REQUIREMENTS	NO BASEMENT IN THIS BUILDING		
FIRE SUPPRESSION SYSTEM	NONE REQUIRED, NONE PROPOSED		
PROPOSED HEIGHT	10'-0"		
PROPOSED AREA	703 SF		
BUILDING OCCUPANCY DATA			
OCCUPANCY GROUPS:	GROUP	CODE DESCRIPTION	
FIRST FLOOR:	ASSEMBLY	A-3	ASSEMBLY USE INTENDED FOR RECREATION AND OTHER ASSEMBLY USES NOT CLASSIFIED ELSEWHERE IN GROUP A
OCCUPANT LOAD: (1004.5)	703 SF (UNCONCENTRATED ASSEMBLY) 15 SF (NET) PER OCCUPANT TOTAL OCCUPANTS: 47		
OUTDOOR AREAS: (1004.7)	YARDS, COURTS AND OTHER USEABLE OUTDOOR AREAS TO BE PROVIDED WITH A CODE COMPLIANT MEANS OF EGRESS		
MEANS OF EGRESS WIDTH: (1005.3.2)	EXIT COMPONENTS: 0.2 INCHES PER OCCUPANT 47 OCCUPANTS X 0.2 INCHES = 9.4" REQUIRED		
NUMBER OF EXITS: SECTION 1006	NUMBER OF REQUIRED EXITS: FLOOR OCCUPANTS EXITS REQUIRED EXITS PROVIDED FLOOR 1 - GROUP A 67 OCCUPANTS 2 NOT ENCLOSED		
EXIT ACCESS TRAVEL DISTANCE: SECTION 1017	TRAVEL DISTANCE: GROUP MAX. DISTANCE ALLOWED MAX. DISTANCE PROVIDED A 200 FEET (NON-SPRINKLERED) 6 FEET		

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 1-2022 MATERIAL ARCHITECTURE

**MILWAUKIE BAY PARK**  
 100% Design Development  
 11211 SE McLoughlin Blvd, Milwaukie, OR 97222  
 DATE: 06/12/2022 SCALE: AS NOTED DRAWN BY: TF

REVISIONS  
 DATE DESCRIPTION BY

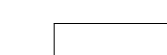

GENERAL INFORMATION  
**A0.01**

DRAWING SIZE: SCALE: THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION. THE SCALE INDICATED THROUGHOUT THIS SET IS THE GOVERNOR. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION

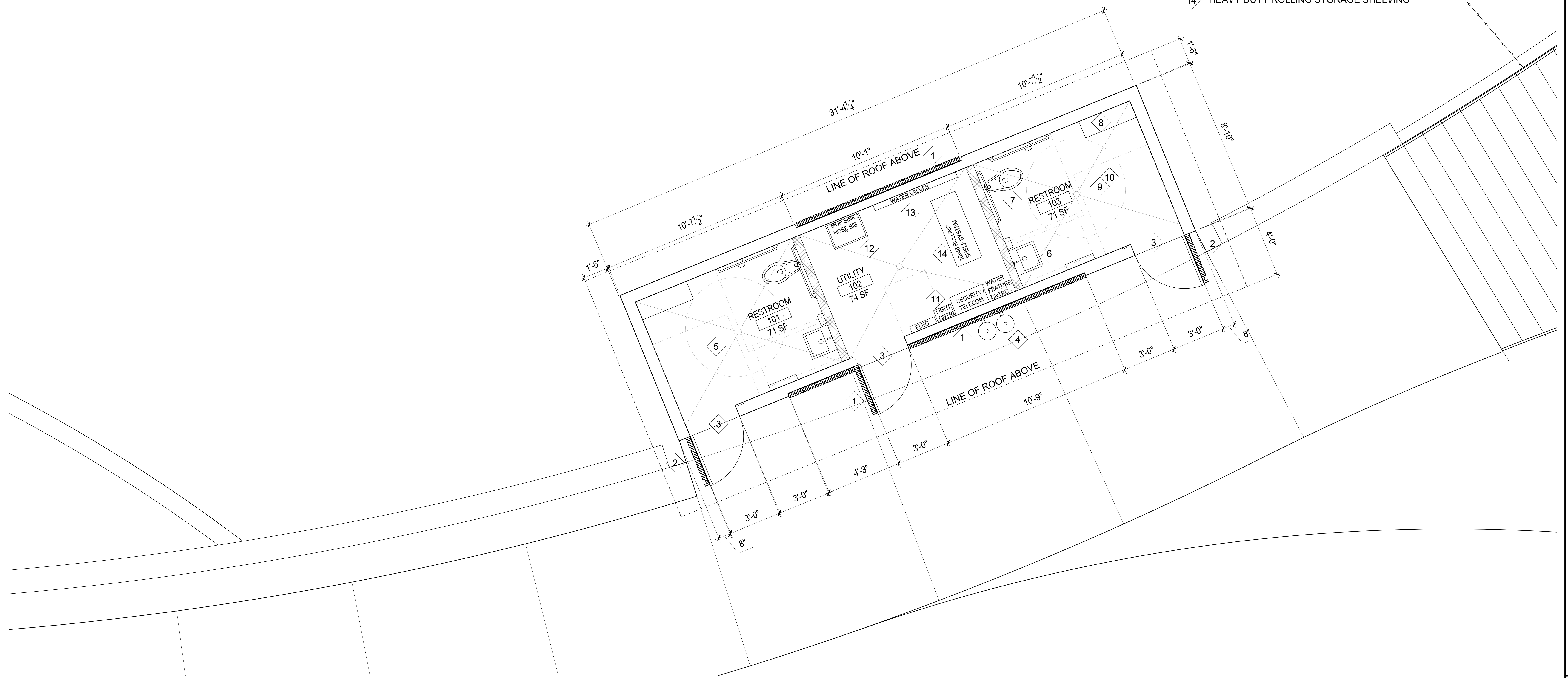


**WALL KEY**

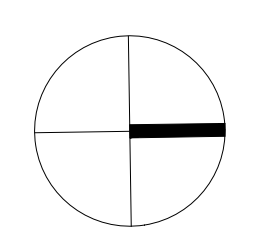
-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
-  CMU-1: CONCRETE MASONRY UNITS

**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 LANDSCAPE WALL (PER LANDSCAPE ARCHITECT) 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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100% Design Development  
11211 SE McLoughlin Blvd, Milwaukie, OR 97222  
DATE: 06/18/2022 SCALE: AS NOTED DRAWN BY: TF

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RESTROOM PAVILION FLOOR PLAN

A1.01

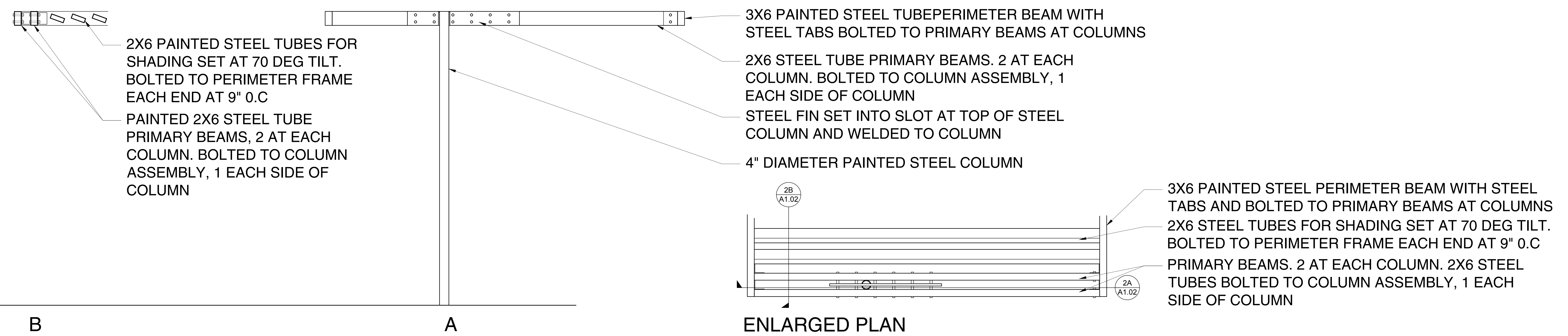
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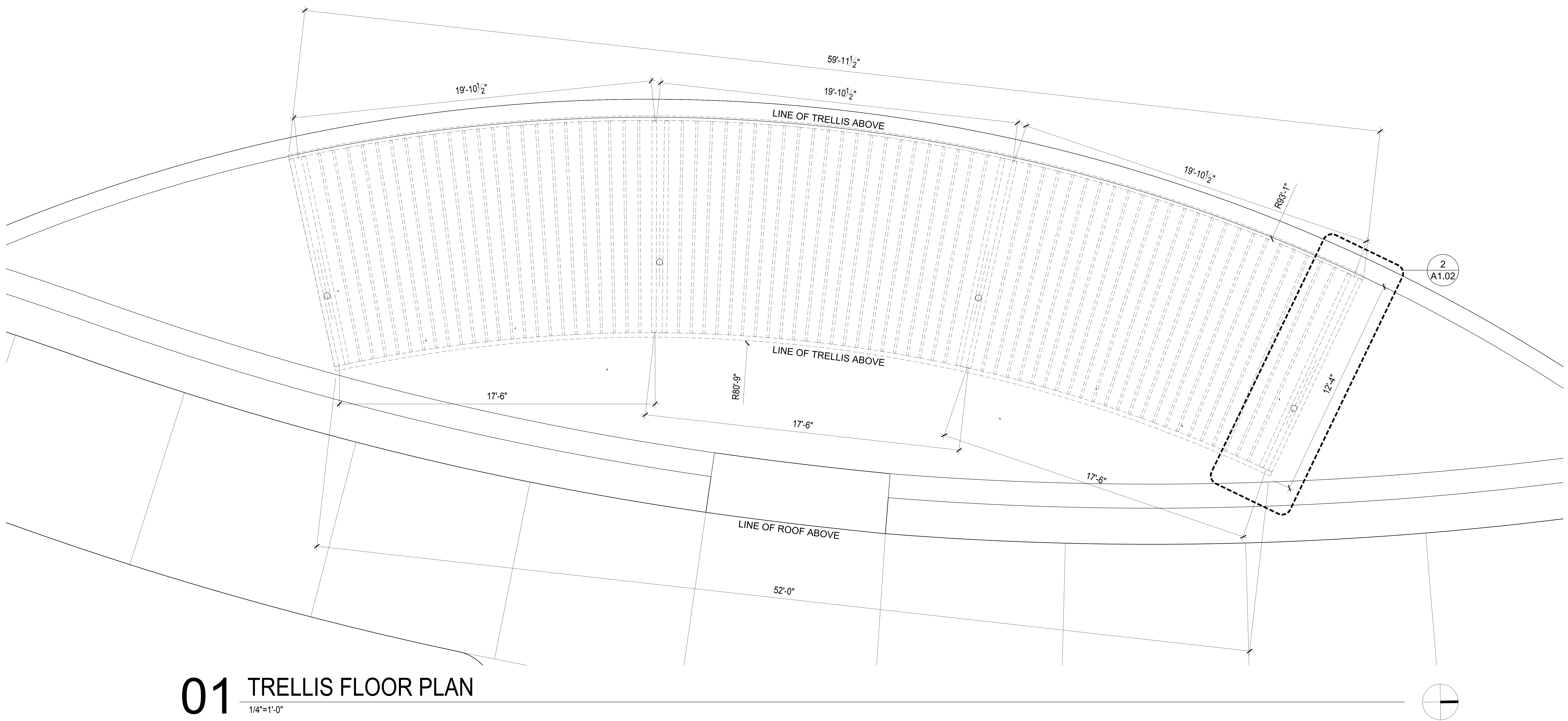
REVISIONS		
DATE	DESCRIPTION	BY

TRELLIS PLAN

A1.02



**02 ENLARGED TRELLIS PLAN / SECTION ASSEMBLY DIAGRAMS**  
 3/4"=1'-0"



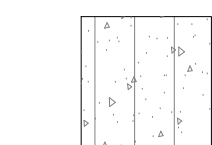
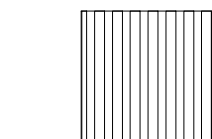
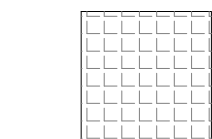
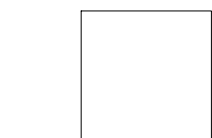
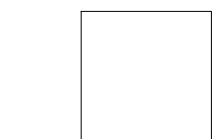
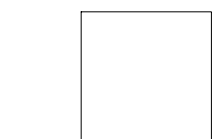
**01 TRELLIS FLOOR PLAN**  
 1/4"=1'-0"

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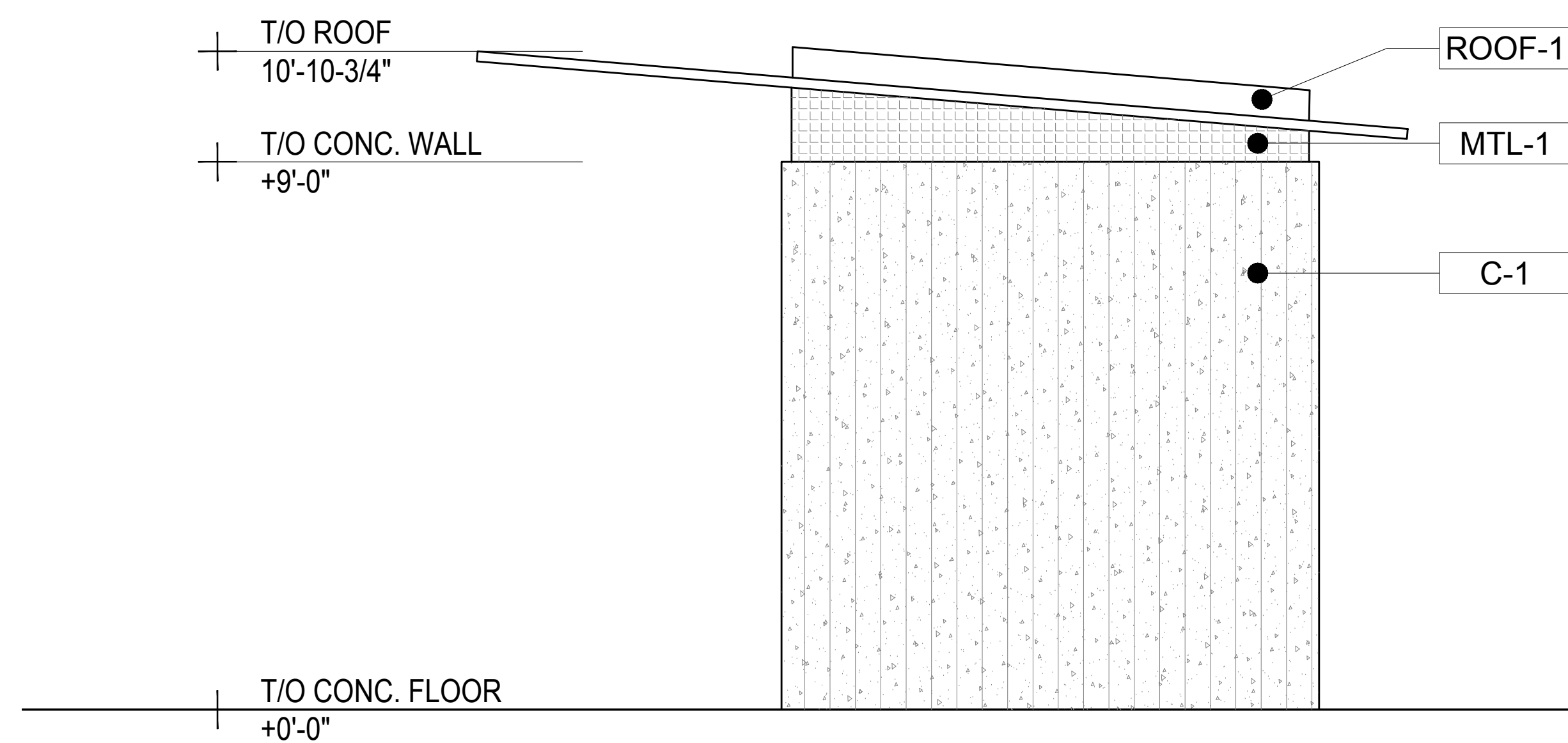
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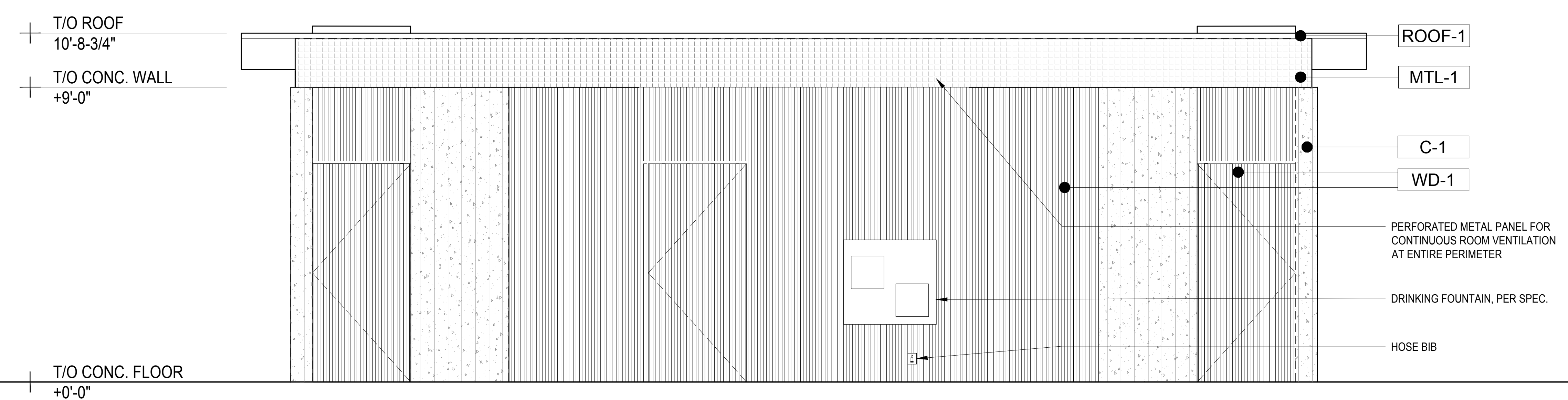
**ELEVATION MATERIAL KEY**

-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
-  WD-1: CEDAR 1-1/4" X 3" SLATS ON STEEL BATTENS ATTACHED TO CONC. WALL  
65% OF STREETFACING FACADE
-  MTL-1: POWDER COATED PERFORATED 1/8" THICK STEEL OR ALUMINUM
-  MTL-2: POWDER COATED STEEL OR ALUMINUM PER STRUCTURAL
-  ROOF-1: POWDER COATED METAL PER STRUCTURAL
-  ROOF-2: POWDER COATED STEEL OR ALUMINUM STRUCTURAL MEMBERS

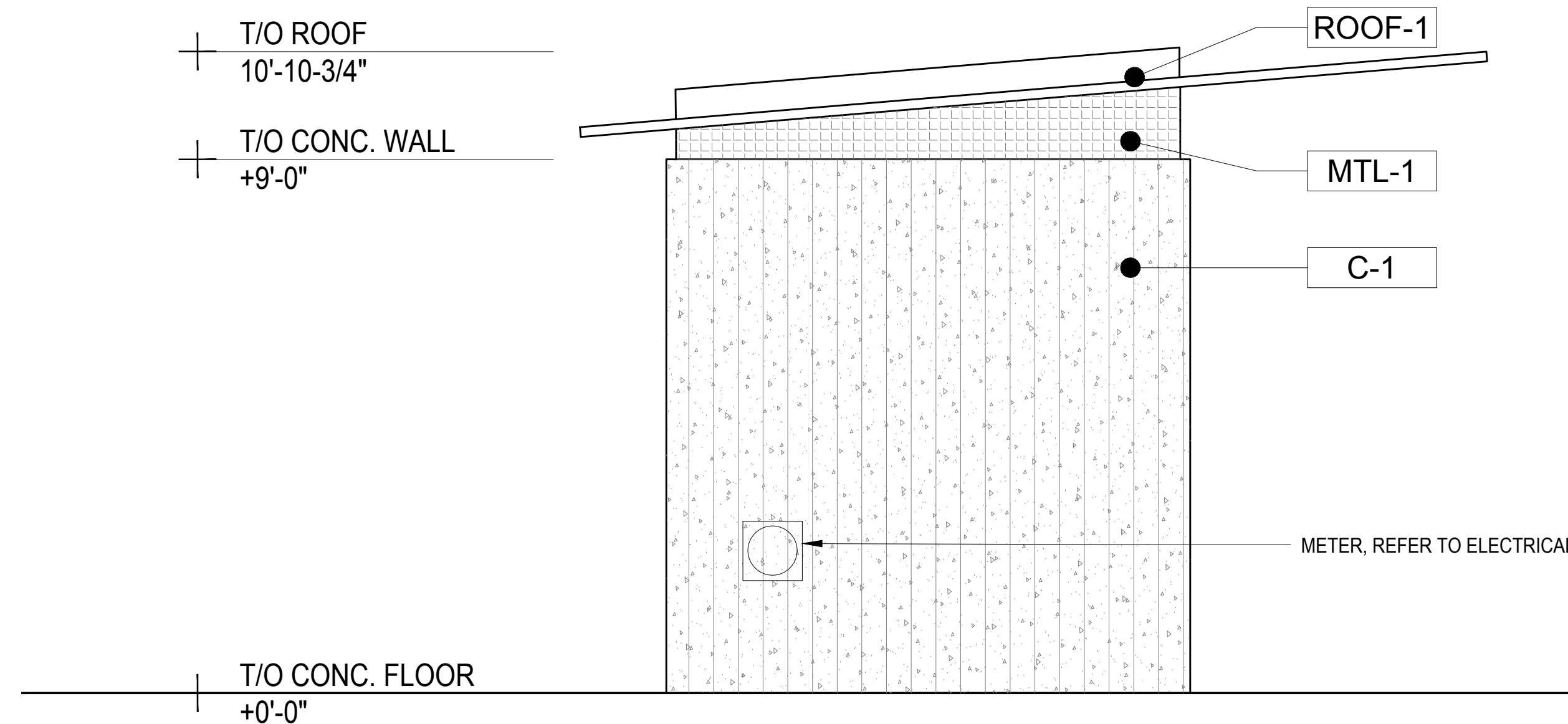
STREET FACING FACADE MATERIAL CALCULATION PER MMC 19.508D  
 TOTAL SQUARE FOOTAGE OF ELEVATION: 328 SQ.FT.  
 TOTAL SQUARE FOOTAGE OF PRIMARY MATERIALS (WOOD): 216 SQ.FT. = 66% (MIN. OF 65% REQUIRED)  
 TOTAL SQUARE FOOTAGE OF SECONDARY MATERIALS (BOARDFORMED CONCRETE, PNTD METAL): 112 SQ.FT. = 34%



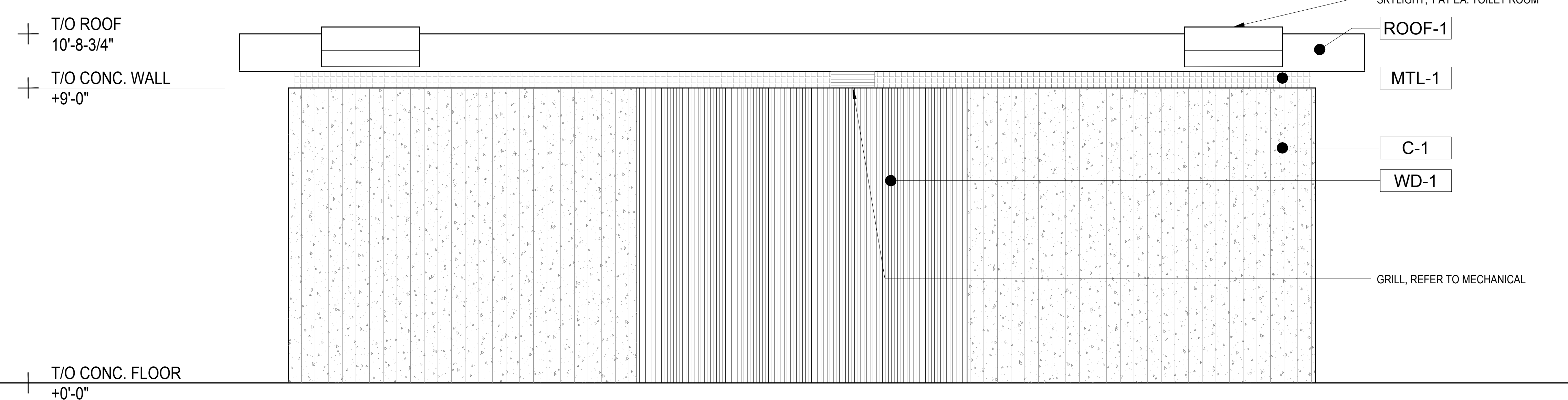
**1 NORTH ELEVATION**  
 1/4"=1'-0"



**2 EAST ELEVATION**  
 1/4"=1'-0"



**3 SOUTH ELEVATION**  
 1/4"=1'-0"



**4 WEST ELEVATION**  
 1/4"=1'-0"

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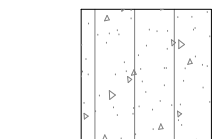
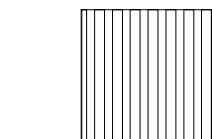
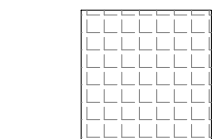
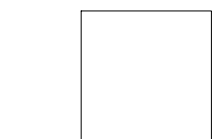
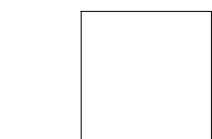
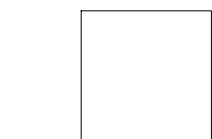
RESTROOM PAVILION ELEVATIONS

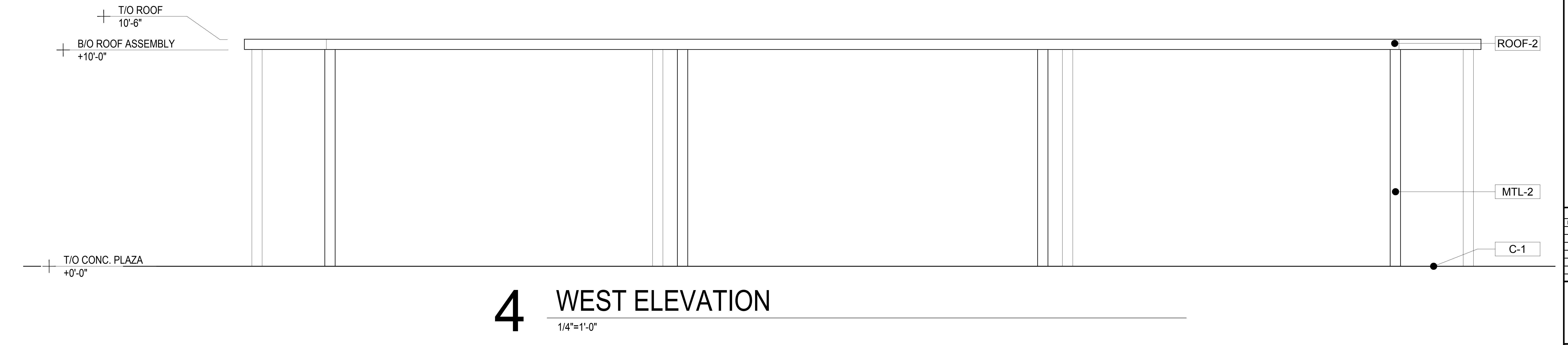
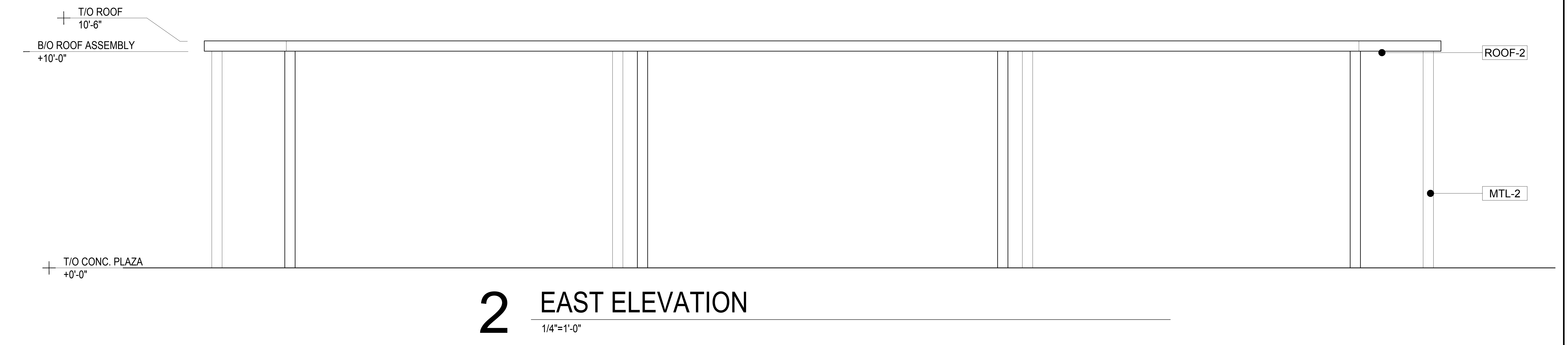
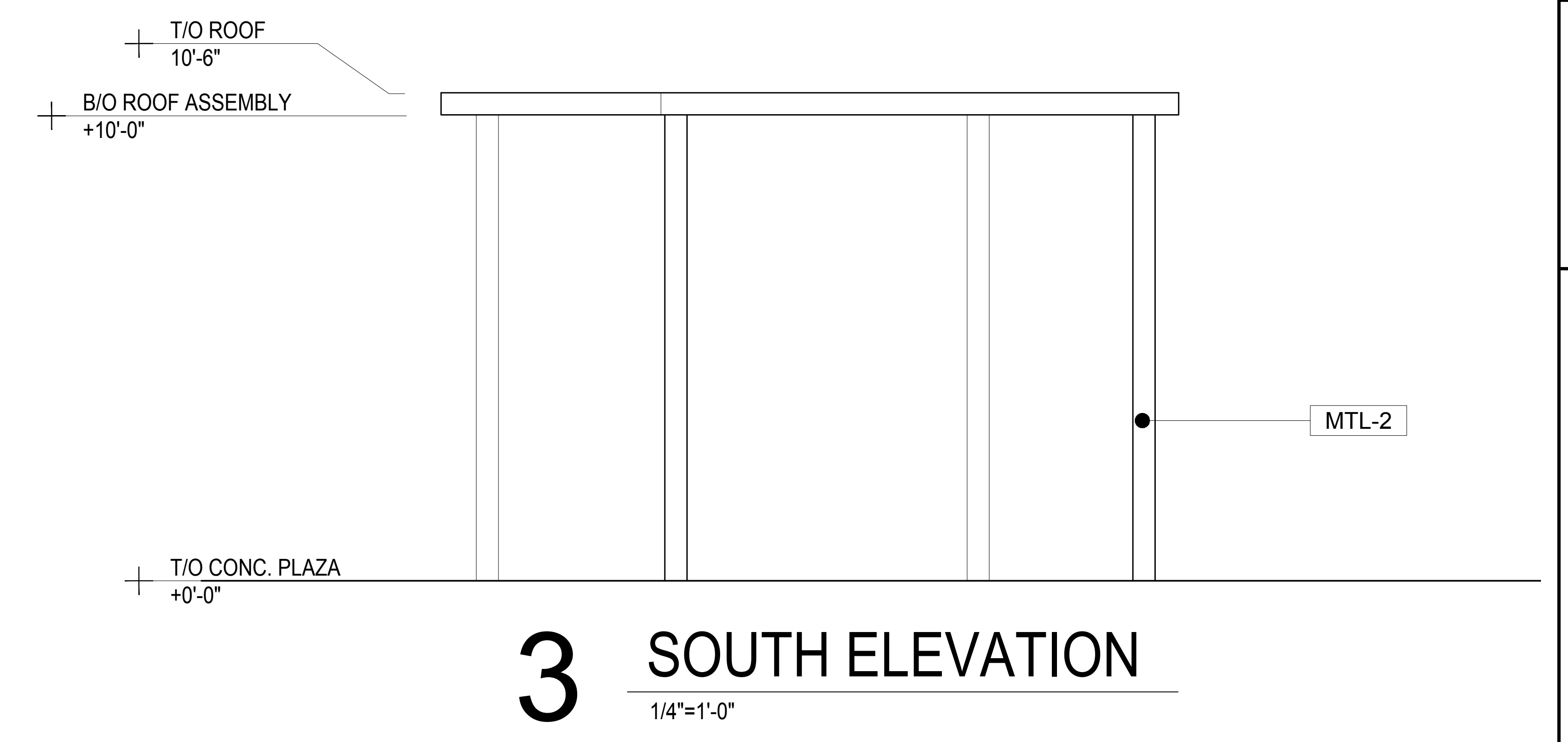
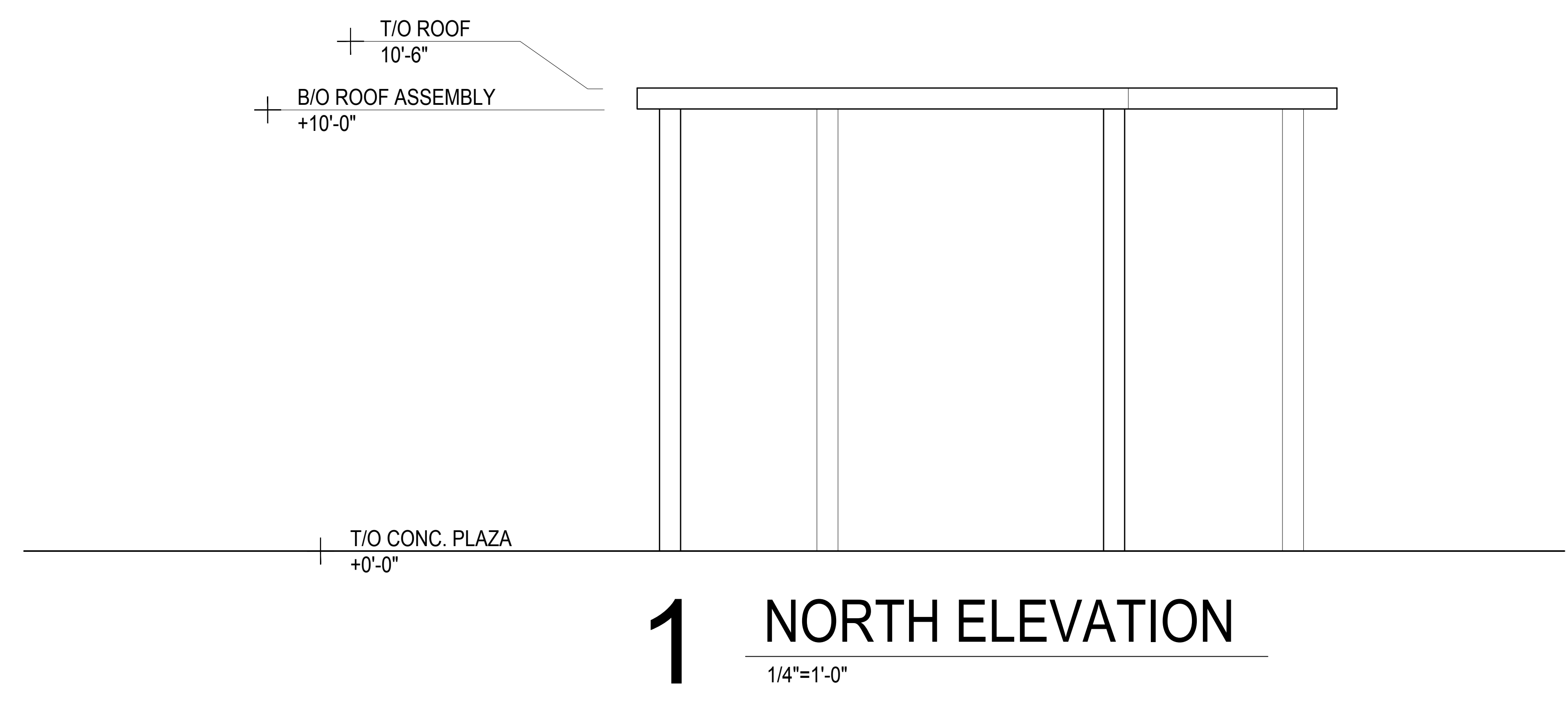
A3.01

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



**ELEVATION MATERIAL KEY**

-  C-1: CAST IN PLACE BOARDFORMED CONCRETE
-  WD-1: CEDAR 1-1/4" X 3" SLATS ON STEEL BATTENS ATTACHED TO CONC. WALL  
65% OF STREETFACING FACADE
-  MTL-1: POWDER COATED PERFORATED 3/8" THICK STEEL OR ALUMINUM
-  MTL-2: POWDER COATED STEEL OR ALUMINUM PER STRUCTURAL
-  ROOF-1: POWDER COATED METAL PER STRUCTURAL
-  ROOF-2: POWDER COATED STEEL OR ALUMINUM STRUCTURAL MEMBERS



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TRELLIS ELEVATIONS

ONE INCH = DRAWING SET SCALE: THIS SET DOES NOT MEASURE. HAND IN EXACTLY THE SCALE INDICATED THROUGHOUT THE SET TO BE ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.



**ABBREVIATIONS**

A AMPERE, AMP	DC DIRECT CURRENT	HH HANDHOLE
AC ALTERNATING CURRENT	DED DEDICATED	HT, HGT HEIGHT
AF AMP FRAME	DIV DIVISION	HV HIGH VOLTAGE
AFCI ARC-FAULT CIRCUIT INTERRUPTER	DN DOWN	HZ HERTZ (CYCLE) PER SECOND
AFF ABOVE FINISHED FLOOR	DWG DRAWING	IG ISOLATED GROUND
AIC AMPERE INTERRUPTING CAPACITY	DTL DETAIL	IMC INTERMEDIATE METAL CONDUIT
AL ALUMINUM	(E) EXISTING, EXISTING TO REMAIN	INC INTERMEDIATE NON-METALLIC CONDUIT
ALC AUTOMATIC LIGHTING CONTROL	E EMERGENCY, WIRED ON EMERGENCY CIRCUIT	INT INTERIOR
ARCH ARCHITECT, ARCHITECTURAL	EA EACH	J, JB JUNCTION BOX
AS AMP SWITCH	EF EXHAUST FAN	KAIC THOUSAND AMPERE INTERRUPTING CAPACITY
AT AMP TRIP	EL ELEVATION, ELEVATOR	KCMIL THOUSAND CIRCULAR MILS
ATS AUTOMATIC TRANSFER SWITCH	ELECT ELECTRIC(AL)	K/O KNOCK-OUT
AUX AUXILIARY	EMT ELECTRIC METALLIC TUBING	KVA KILOVOLT AMPERE
A/V AUDIO/VISUAL	EQUIP EQUIPMENT	KVAR KILOVOLT AMPERE REACTIVE
AWG AMERICAN WIRE GAUGE	EXT EXTERIOR	KW KILOWATT
BFF BELOW FINISHED FLOOR	(F) FUTURE	LCP LIGHTING CONTROL PANEL
BFG BELOW FINISHED GRADE	F FUSE	LFMC LIQUIDTIGHT FLEX METAL CONDUIT
BLDG BUILDING	FBO FURNISHED BY OTHERS	LFNC LIQUIDTIGHT FLEX NONMETAL CONDUIT
C CONDUIT, CONTROL, CONTINUOUS	FDR FEEDER	LP LIGHTING PANEL(BOARD)
CAT CATALOG	FLA FULL LOAD AMPS	LTG LIGHTING
CATV CABLE TELEVISION	FLEX FLEXIBLE	LV LOW VOLTAGE
CB CIRCUIT BREAKER	FLR FLOOR	MAU MAKE-UP AIR UNIT
CKT CIRCUIT	FMC FLEXIBLE METALLIC CONDUIT	MAX MAXIMUM
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
- ⊙-H JUNCTION BOX - WALL-MOUNTED
- ⊙ JUNCTION BOX - IN GROUND
- ① 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
- ⊞ TITLE
- ⊞ SECTION IDENTIFIER
- ⊞ DETAIL IDENTIFIER
- ⊞ TRANSFORMER
- PLYWOOD BACKBOARD
- ⊞ PHOTOCELL
- ⊞ METER - SINGLE
- ⊞ GND 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
- ⊞ LV 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
  - XX CIRCUIT TYPE AS INDICATED:  
"E" = OVERHEAD POWER  
"T" = OVERHEAD TELCO  
"S" = 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**

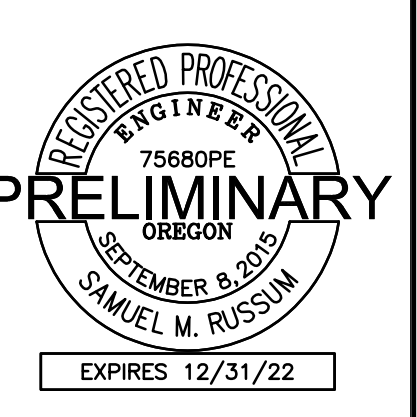
- CONDUIT - STUB. TERMINATE WITH BUSHING, OR PROVIDE CAP IF UNDERGROUND
- CONDUIT - STUB-UP

**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  
"xxAT" = 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**

ONE INCH = 1/8" DRAWING SCALE. IF THE 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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 100% Design Development  
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 DATE: 08/01/2022 SCALE: AS NOTED DRAWN BY: RAW

REVISIONS		
DATE	DESCRIPTION	BY

PARTIAL  
 SITE PLAN  
 LIGHTING

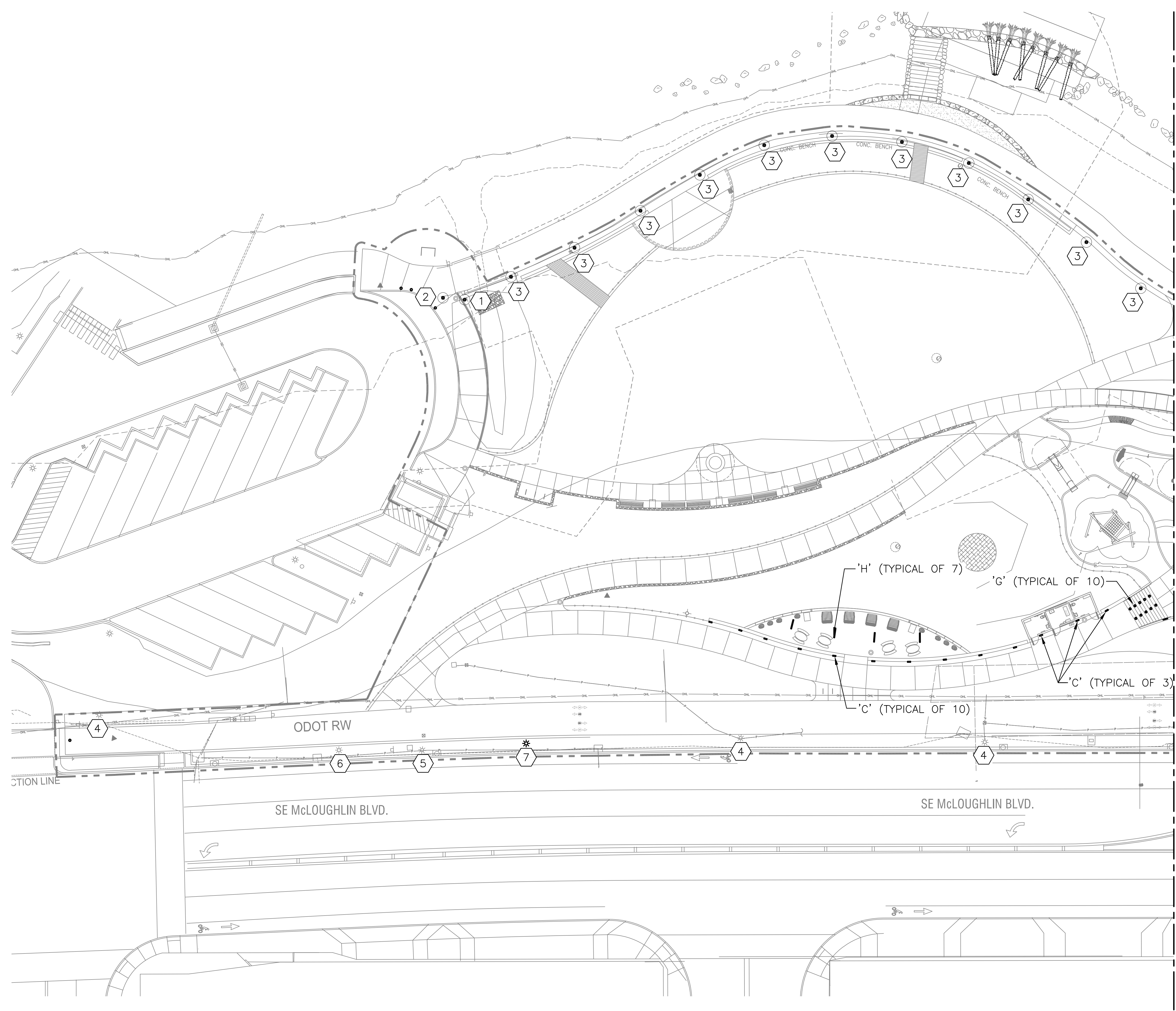
E2.1

**GENERAL NOTES**

- A. SEE DRAWING E0.1 FOR SYMBOL LEGEND.
- B. SEE DRAWING E2.3 AND E2.4 FOR SITE PLAN PHOTOMETRIC.
- C. SEE DRAWING E4.1 FOR LUMINAIRE SCHEDULE.
- D. COORDINATE ALL ELECTRICAL WORK WITH OTHER DISCIPLINES.
- E. 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.
- ③ EXISTING TYPE 'A' LUMINAIRE TO REMAIN.
- ④ EXISTING POST TOP LUMINAIRE TO REMAIN.
- ⑤ POST TOP LIGHTING POLE TO BE RELOCATED NEAR EAST SIDE OF PATH. SEE KEY NOTE 6.
- ⑥ NEW LOCATION OF RELOCATED POST TOP.
- ⑦ NEW POST TOP LIGHT. MATCH EXISTING.



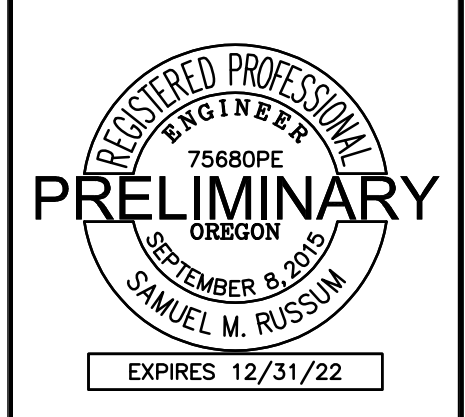
① PARTIAL SITE PLAN - LIGHTING  
 E2.1 SCALE: 1" = 20'-0"

SEE SHEET E2.2 FOR CONTINUATION.

ONE INCH = 10 FEET SCALE. DIMENSIONS SET 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.

NOT FOR CONSTRUCTION





DATE	DESCRIPTION	BY

PARTIAL  
 SITE PLAN  
 LIGHTING

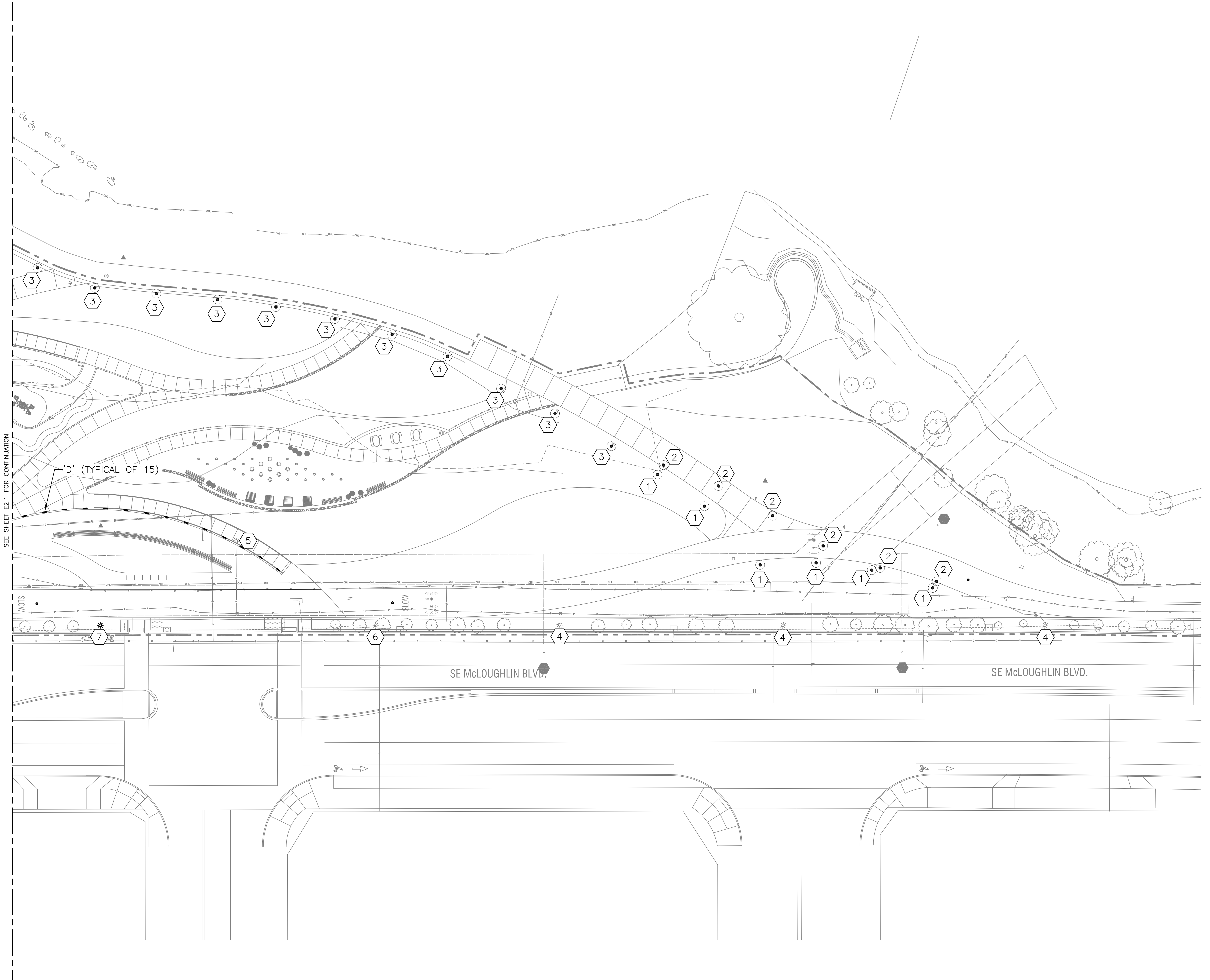
E2.2

**GENERAL NOTES**

- A. SEE DRAWING E0.1 FOR SYMBOL LEGEND.
- B. SEE DRAWING E2.3 AND E2.4 FOR SITE PLAN PHOTOMETRIC.
- C. SEE DRAWING E4.1 FOR LUMINAIRE SCHEDULE.
- D. COORDINATE ALL ELECTRICAL WORK WITH OTHER DISCIPLINES.
- E. 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.
- ③ EXISTING TYPE 'A' LUMINAIRE TO REMAIN.
- ④ EXISTING POST TOP LUMINAIRE TO REMAIN.
- ⑤ POST TOP LIGHTING POLE TO BE RELOCATED NEAR EAST SIDE OF PATH. SEE KEY NOTE 6.
- ⑥ NEW LOCATION OF RELOCATED POST TOP.
- ⑦ NEW POST TOP LIGHT. MATCH EXISTING.



① PARTIAL SITE PLAN - LIGHTING  
 E2.2 SCALE: 1" = 20'-0"

SEE SHEET E2.1 FOR CONTINUATION

'D' (TYPICAL OF 15)

ONE SET: DRAWING SET SCALE: 1"=20'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.  
 ONE SET: DRAWING SET SCALE: 1"=20'-0" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION



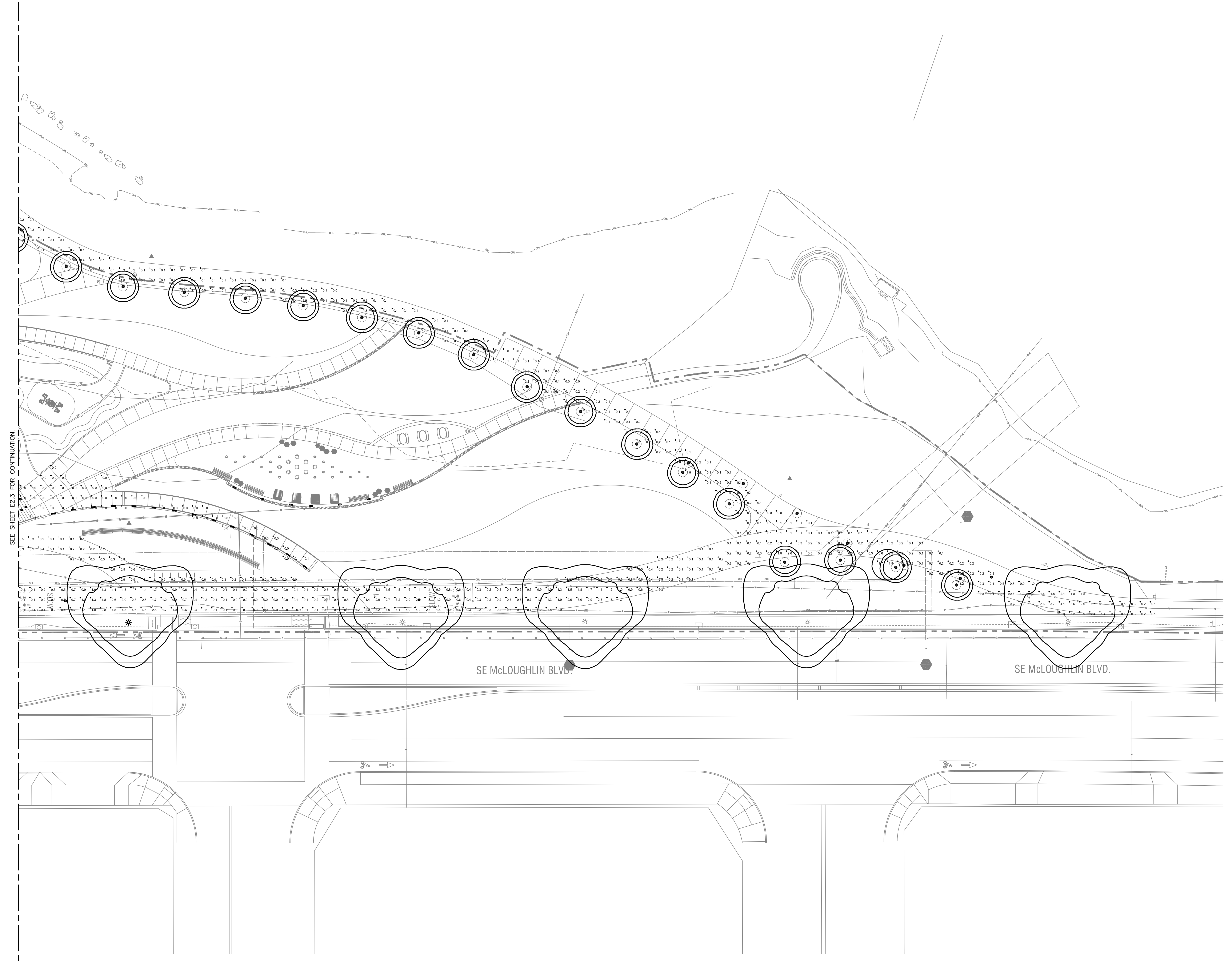






**GENERAL NOTES**

- A. SEE DRAWING E2.1 FOR SYMBOL LEGEND.
- B. SEE DRAWING E2.1 AND E2.2 FOR SITE PLAN LIGHTING.
- B. INNER LUMINAIRE ISO CURVE INDICATES 1 FOOT CANDLE.  
 OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLES.
- C. FOOT CANDLE ISO CURVES ARE SHOWN AS A SINGLE FIXTURE CONTRIBUTION WITH SET VALUES. THE ISO CURVE VALUES MAY NOT MATCH THE CALCULATION PLANE POINT VALUES, SINCE THE CALCULATION PLANE CAN BE A CONTRIBUTION FROM MORE THAN ONE LUMINAIRE.



SEE SHEET E2.3 FOR CONTINUATION.

1 PARTIAL SITE PLAN - PHOTOMETRIC  
 E2.4 SCALE: 1" = 20'-0"

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PARTIAL  
 SITE PLAN  
 PHOTOMETRIC

E2.4

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.

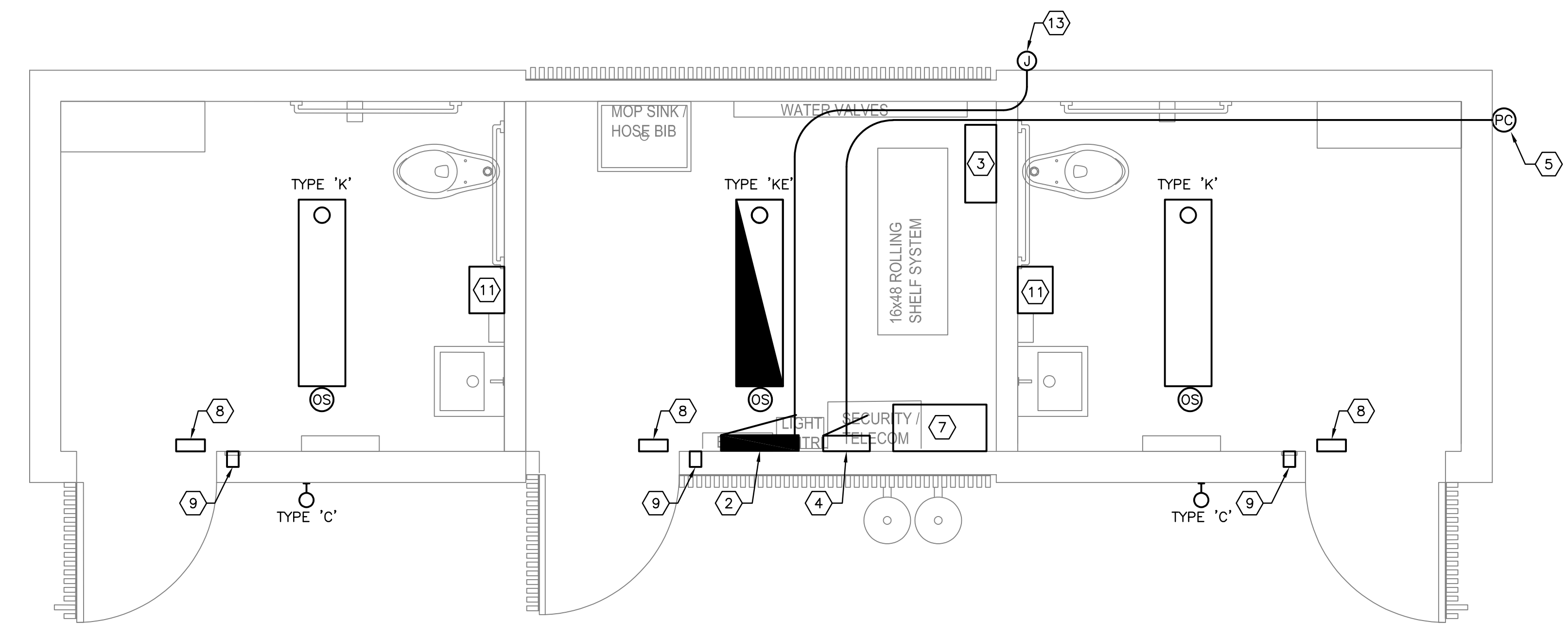


REVISIONS		
DATE	DESCRIPTION	BY

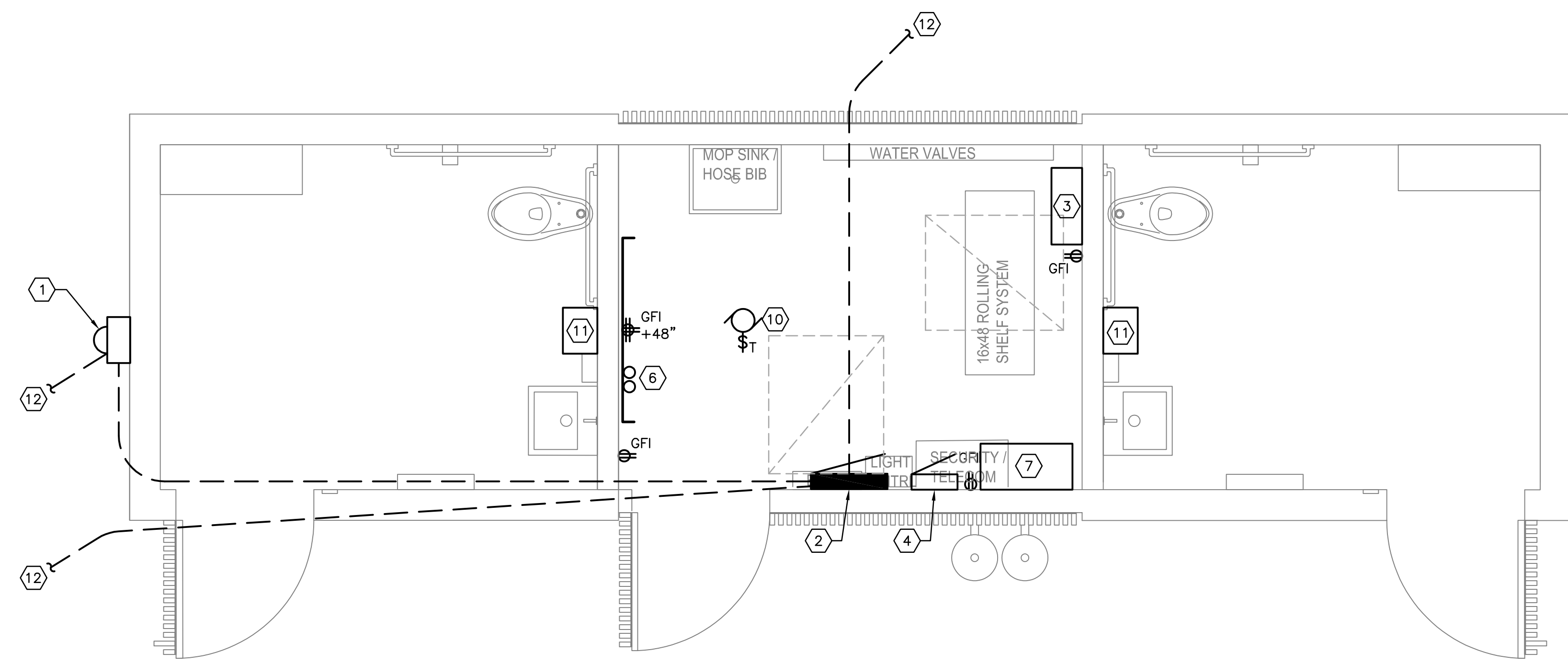
ELECTRICAL FLOOR  
 PLAN - RESTROOM  
 BUILDING

E3.1

- 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 SECURITY/SCADA PANEL.
  - 8 AUTOMATIC DOOR LOCKS, PROGRAMMABLE.
  - 9 AUTOMATIC DOOR LOCK OVERRIDE EXIT CONTROL SWITCH.
  - 10 EXHAUST FAN, SEE MECHANICAL SHEET M1.1.
  - 11 ELECTRIC HAND DRYER.
  - 12 SEE CIRCUIT CONTINUATION ON SHEET E1.1.
  - 13 PROVIDE AND INSTALL NEMA 3R JUNCTION BOX UP UNDER THE ROOF EAVE FOR FUTURE POWER/LIGHTING NEEDS. COORDINATE SPECIFIC LOCATION WITH OWNERS REPRESENTATIVE.



1 BUILDING PLAN - LIGHTING & SECURITY  
 E3.1 SCALE: 1/2" = 1'-0"

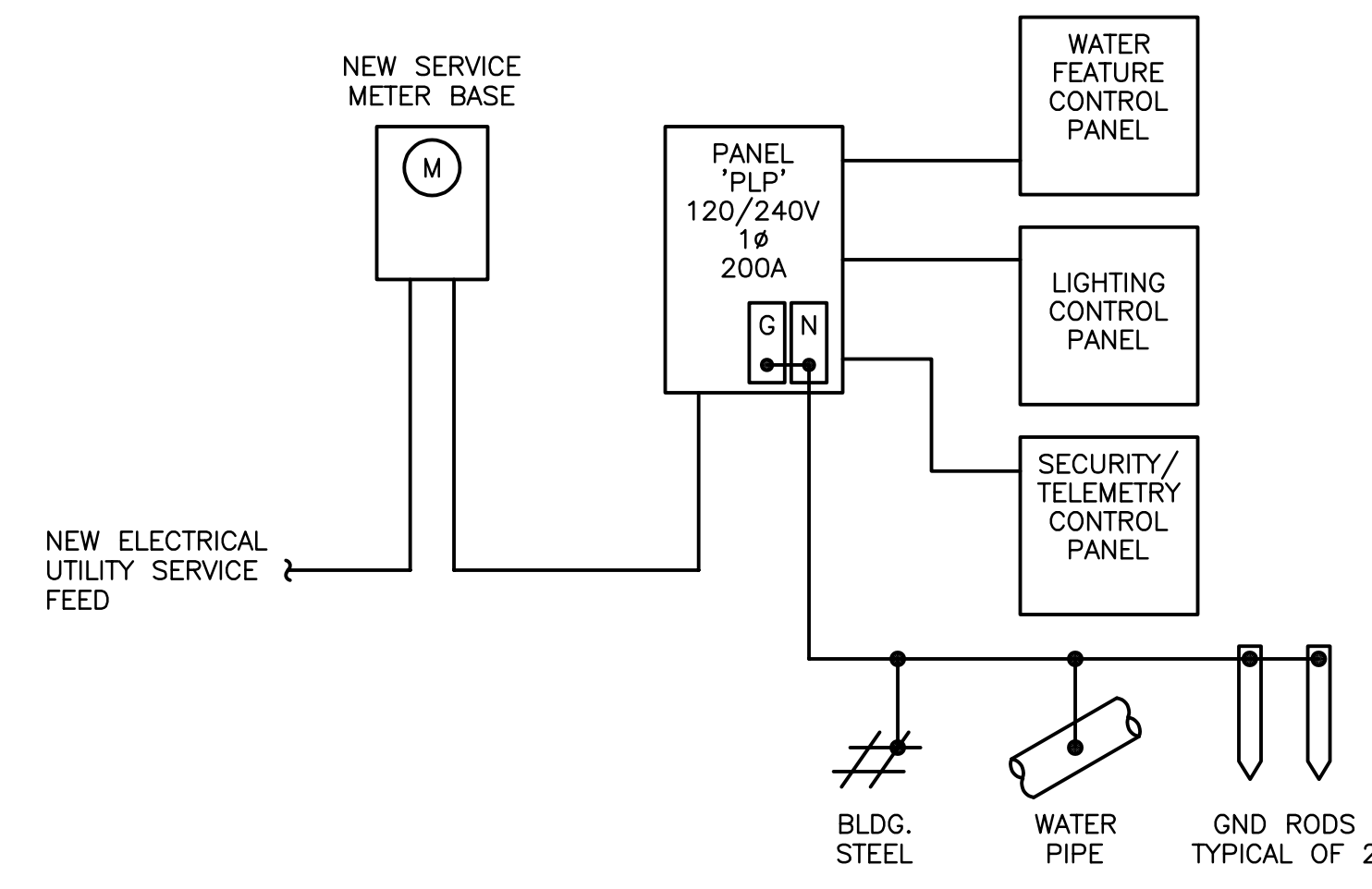


2 BUILDING PLAN - POWER & SIGNAL  
 E3.1 SCALE: 1/2" = 1'-0"

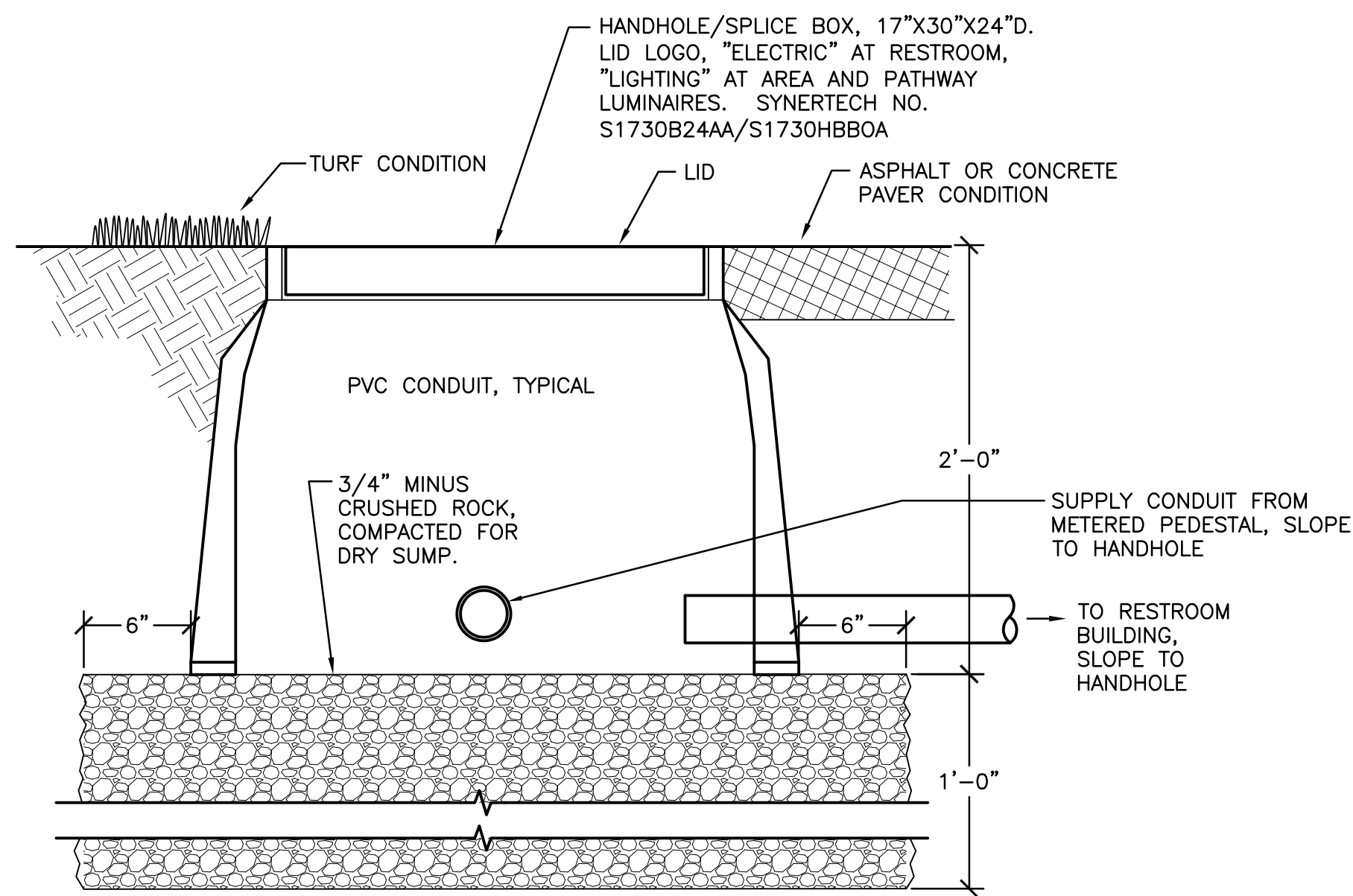
NOT FOR CONSTRUCTION

DATE PLOTTED: 08/01/2022 11:21 AM  
 SCALE: AS NOTED  
 DRAWN BY: FRW  
 CHECKED BY: FRW  
 APPROVED BY: FRW  
 PROJECT NO: 1170216.001  
 SHEET NO: E3.1  
 TOTAL SHEETS: 1  
 DATE: 08/01/2022  
 SCALE: AS NOTED  
 DRAWN BY: FRW

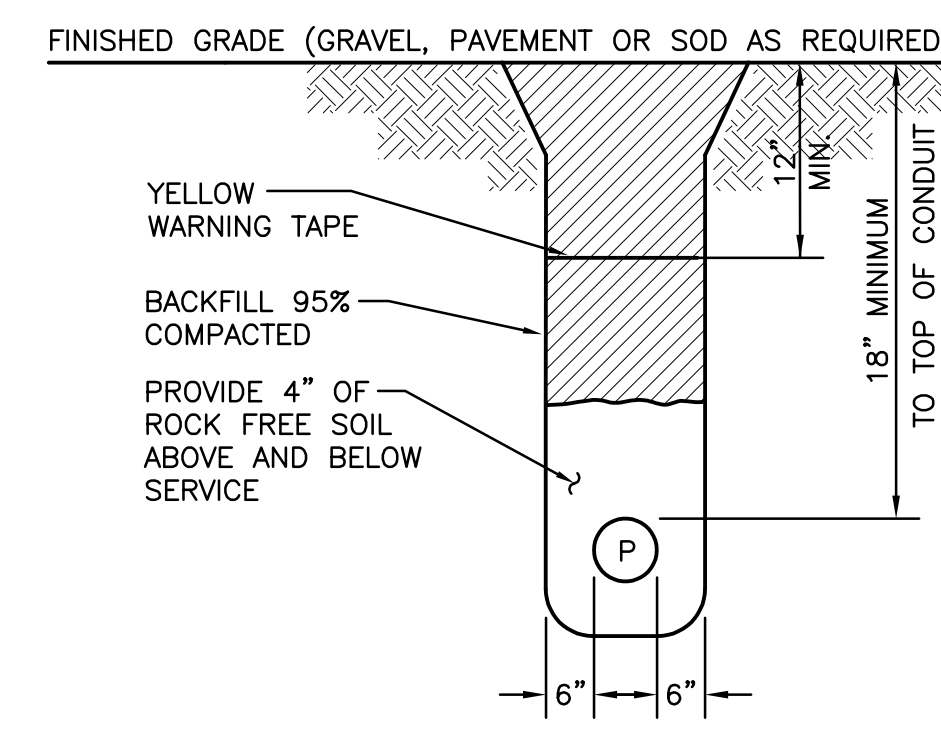




1 NEW RESTROOM BUILDING ONE-LINE DIAGRAM  
E4.1 NOT TO SCALE

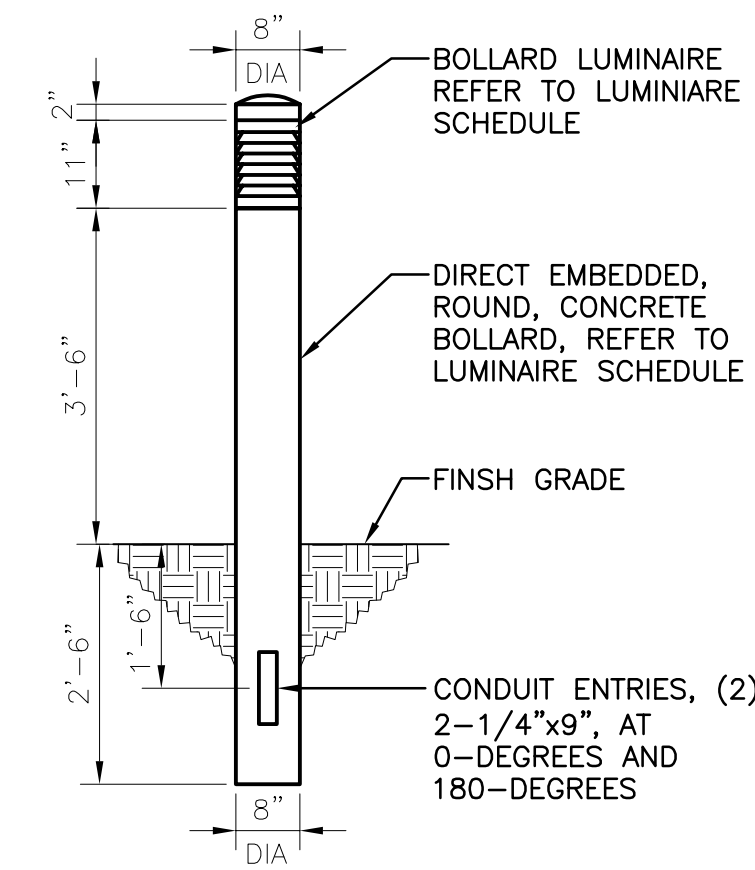


3 FLUSH HANDHOLE/SPLICE BOX DETAIL  
E4.1 NOT TO SCALE



NOTE:  
A. MAINTAIN 12" VERTICAL AND 24" HORIZONTAL CLEARANCE BETWEEN GAS AND OTHER UTILITIES.

2 POWER CONDUIT TRENCH DETAIL  
E4.1 NOT TO SCALE



4 BOLLARD LUMINAIRE DETAIL  
E4.1 SCALE: 1/2" = 1'-0"

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: L2ORCC05LEPA  ** GRAFFITI RESISTANT COATING. NOTE: CONCRETE BOLLARD TO MATCH EXISTING CONCRETE BOLLARD. CONTRACTOR TO VERIFY EXACT MANUFACTURE/MODEL WITH ASBUILTS 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	18.5W	STANDARD DRIVER	3000K	BEGA LIGHTING: 24061 SERIES, OR APPROVED.
'D'	24" INGROUND REGULAR OUTPUT LED FAÇADE LUMINAIRE. 120V, VARIED LENGTH, ASSYMETRIC WALLWASH OPTIC, STAINLESS STEEL HARDWARE, AND ANTI-SLIP LENS. PROVIDE APPROPRIATE LENGTH OF JUMPER CABLE.	LED	10W	STANDARD DRIVER	3000K	LUMENPULSE: LUMENFAÇADE INGROUND SERIES, OR APPROVED.
'F'	Designation not assigned.					
'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'	Designation not assigned.					

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

GENERAL NOTES

- A. THE SERVICE AVAILABLE FAULT CURRENT AT THE METER BASE IS xxxxxx PER PGE PROVIDED SERVICE DESIGN.
- B. PROVIDE ELECTRICAL DISTRIBUTION EQUIPMENT RATED ABOVE THE SERVICE AVAILABLE FAULT CURRENT.
- C. MAIN SERVICE DISCONNECT SHALL HAVE AVAILABLE INTERRUPTING CURRENT RATING THAT EXCEEDS THE SERVICE AVAILABLE FAULT CURRENT.

DATE	DESCRIPTION	BY

ELECTRICAL - ONE-LINE DIAGRAM

E4.1

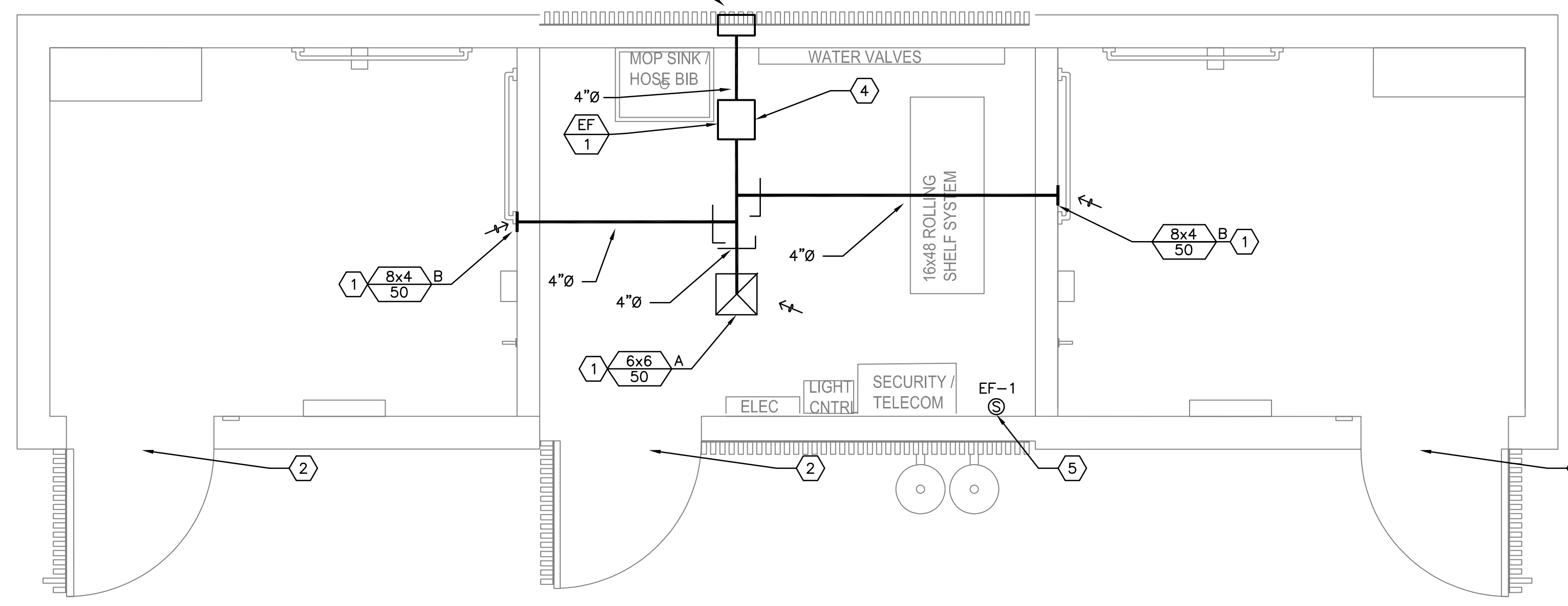
ONE SET FOR ARCHITECT USE ONLY. IF THIS BAR DOES NOT MEASURE 1-1/2" IN LENGTH, THE SCALE INDICATED THROUGHOUT THIS SET IS NOT ACCURATE. VERIFY SCALE PRIOR TO USING DRAWINGS.

NOT FOR CONSTRUCTION



**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, IBC, 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. SEE ARCHITECTURAL SHEETS FOR EXACT PLACEMENT.
- 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 RECOMMENDATIONS. SEE ARCHITECTURAL SHEETS FOR ADDITIONAL PLACEMENT INFORMATION.
- 4 EXHAUST FAN SUSPENDED FROM CEILING IN SPACE. INSTALL PER MANUFACTURER'S DIRECTIONS IN STANDARD INLINE ORIENTATION.
- 5 PROVIDE WALL-MOUNTED, PROGRAMMABLE THERMOSTAT. INTERLOCK WITH EXHAUST FAN EF-1. COORDINATE WITH ELECTRICAL TRADES AND VERIFY EXISTING ROOM CONDITIONS AT LOCATION SHOWN.

**OUTSIDE AIR VENTILATION SCHEDULE**

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)	Exhaust Outdoor 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										100	-	
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	-	

**DIFFUSER, REGISTER, AND GRILLE SCHEDULE**

TYPE	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
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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**REVISIONS**

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MECHANICAL FLOOR PLAN - RESTROOM BUILDING

M1.1

NOT FOR CONSTRUCTION



DRAWN BY: FRW

SCALE: AS NOTED

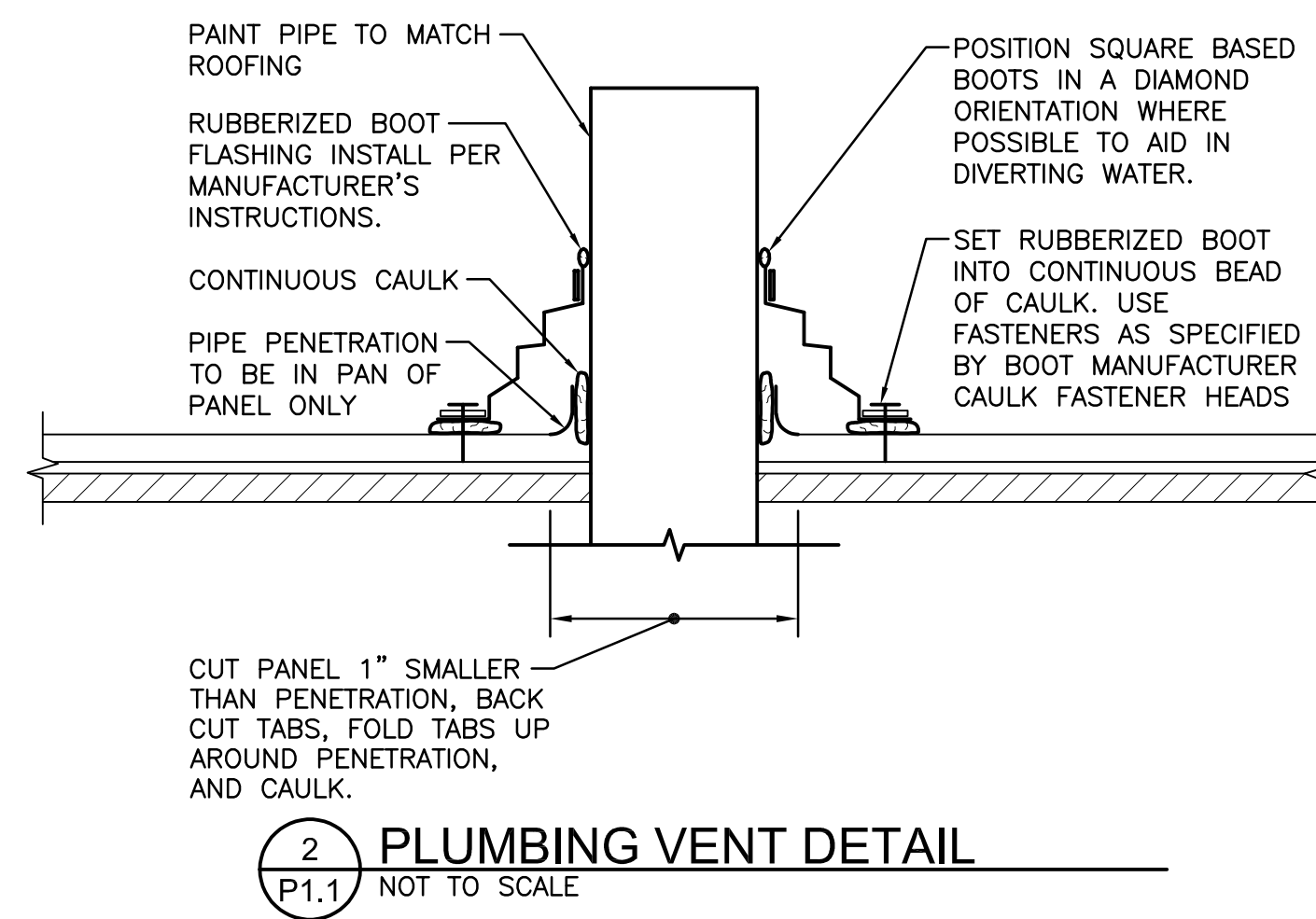
DATE: 08/01/2022

MECHANICAL FLOOR PLAN - RESTROOM BUILDING

M1.1

ONE INCH = FOUR FEET SCALE. IF THE BAR DOES NOT MEASURE 1 INCH IN LENGTH, 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	FIXTURE UNITS	CW UNITS	
URINAL, FLUSHOMETER VALVE			0.0	
WATER CLOSET, FLUSHOMETER 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

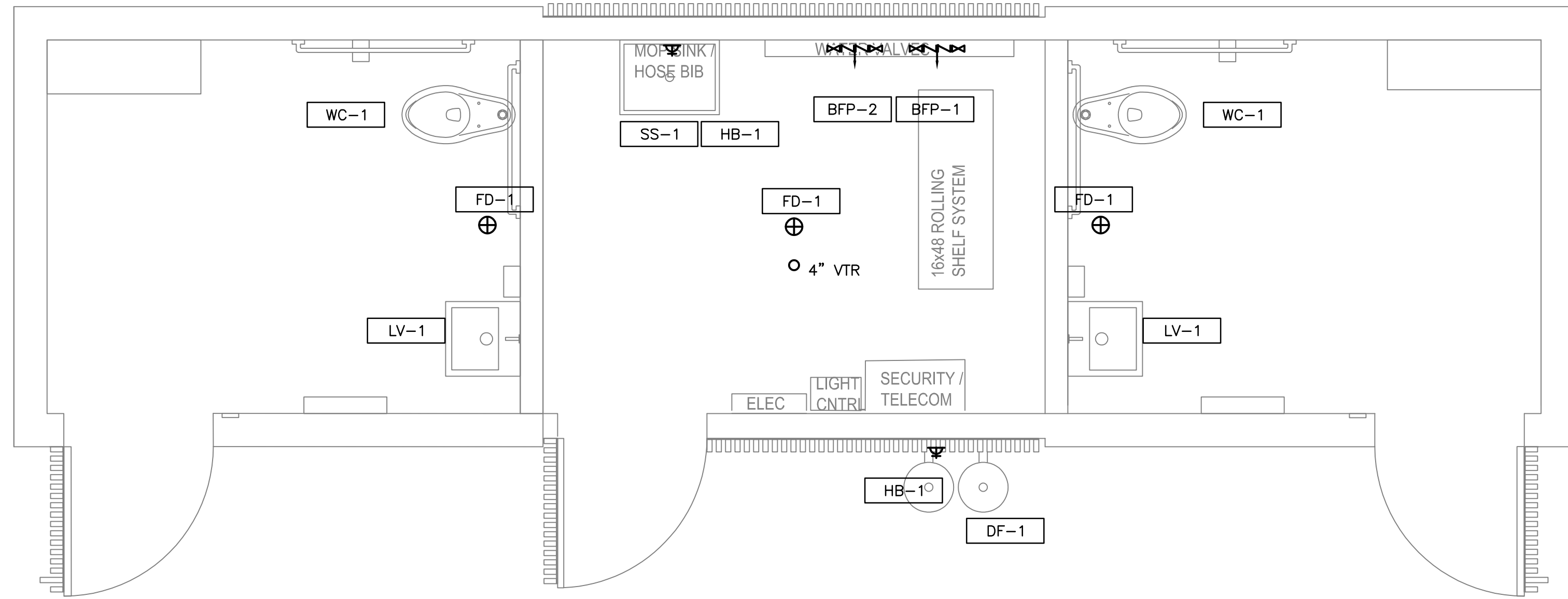
(1) TO MOST HYDRAULICALLY REMOTE FIXTURE.  
(2) AT MOST HYDRAULICALLY REMOTE FIXTURE.

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-FV80-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-0.3M-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	COORDINATE COLOR WITH ARCHITECT. "CHROME" IF AVAILABLE
SS-1	MOP SINK	3	2	1/2	FIAT MSB-2424; CHICAGO 897 FAUCET	PROVIDE HOSE & BRK1832-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.
⊕	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 HEAT-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"



DATE	DESCRIPTION	BY