



**REVISION**

RECEIVED BY THE MILWAUKIE PLANNING DEPARTMENT ON JULY 20, 2017.

# TABLE OF CONTENTS

C01	VIEW FROM NE
C02	TABLE OF CONTENTS
C03	AERIAL VIEW FROM SW
C04	VIEW FROM EAST
C06	EXISTING CONDITIONS - AERIAL
C07	SITE IMAGES
C08	SITE UTILITY / SIDEWALK PLAN
C09	SITE PLAN
C10	FLOOR PLAN - LEVEL 1
C11	FLOOR PLAN- LEVEL 2
C12	FLOOR PLAN- LEVELS 3-4
C13	FLOOR PLAN - LEVEL 5
C14	ROOF PLAN
C15	NORTH ELEVATION
C16	EAST ELEVATION
C17	SOUTH ELEVATION
C18	WEST ELEVATION
C19	MAIN STREET STREETSCAPE











*View of Bloom Garden Supply (Looking NE)*



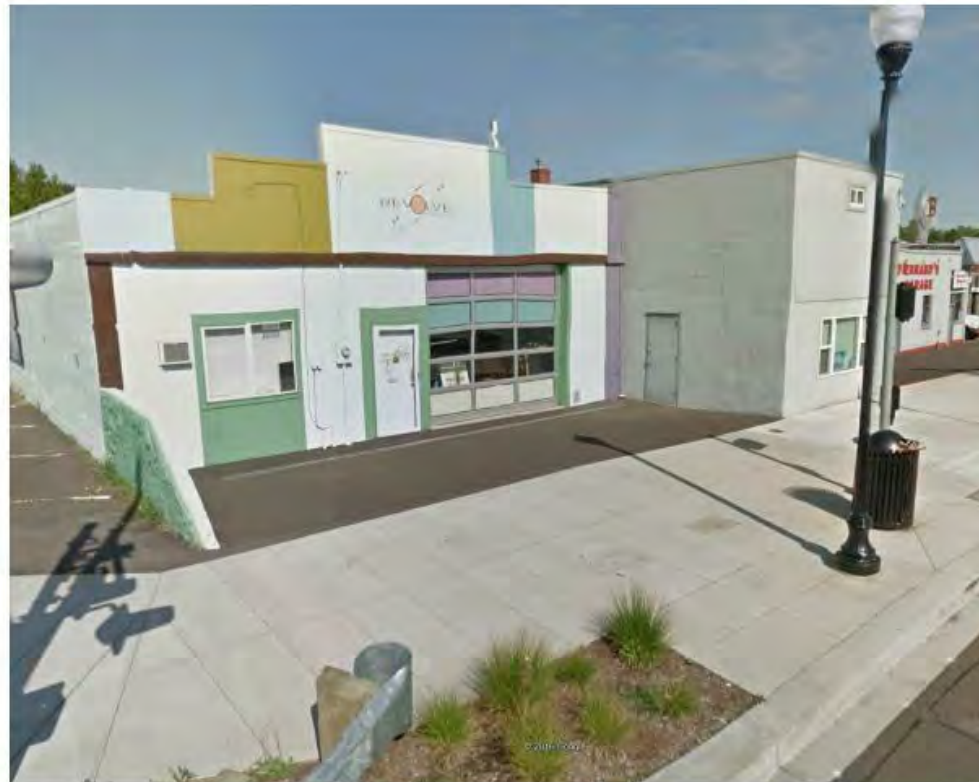
*View of Parking (Looking E)*



*From Corner of Site (Looking SE)*



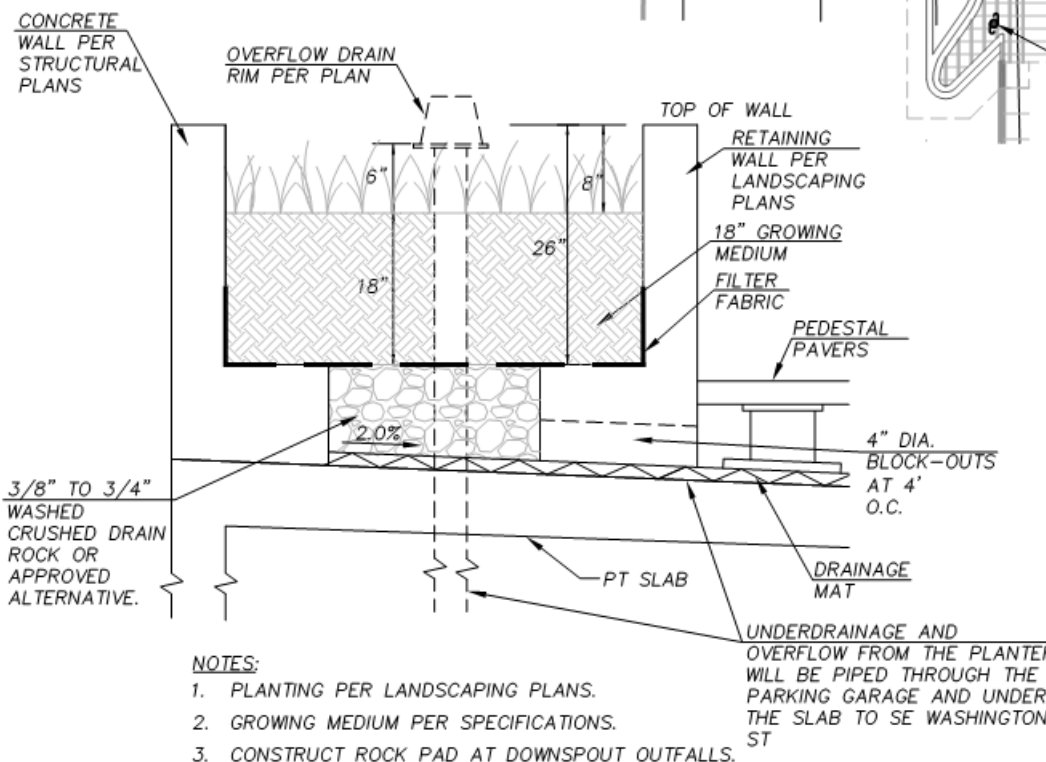
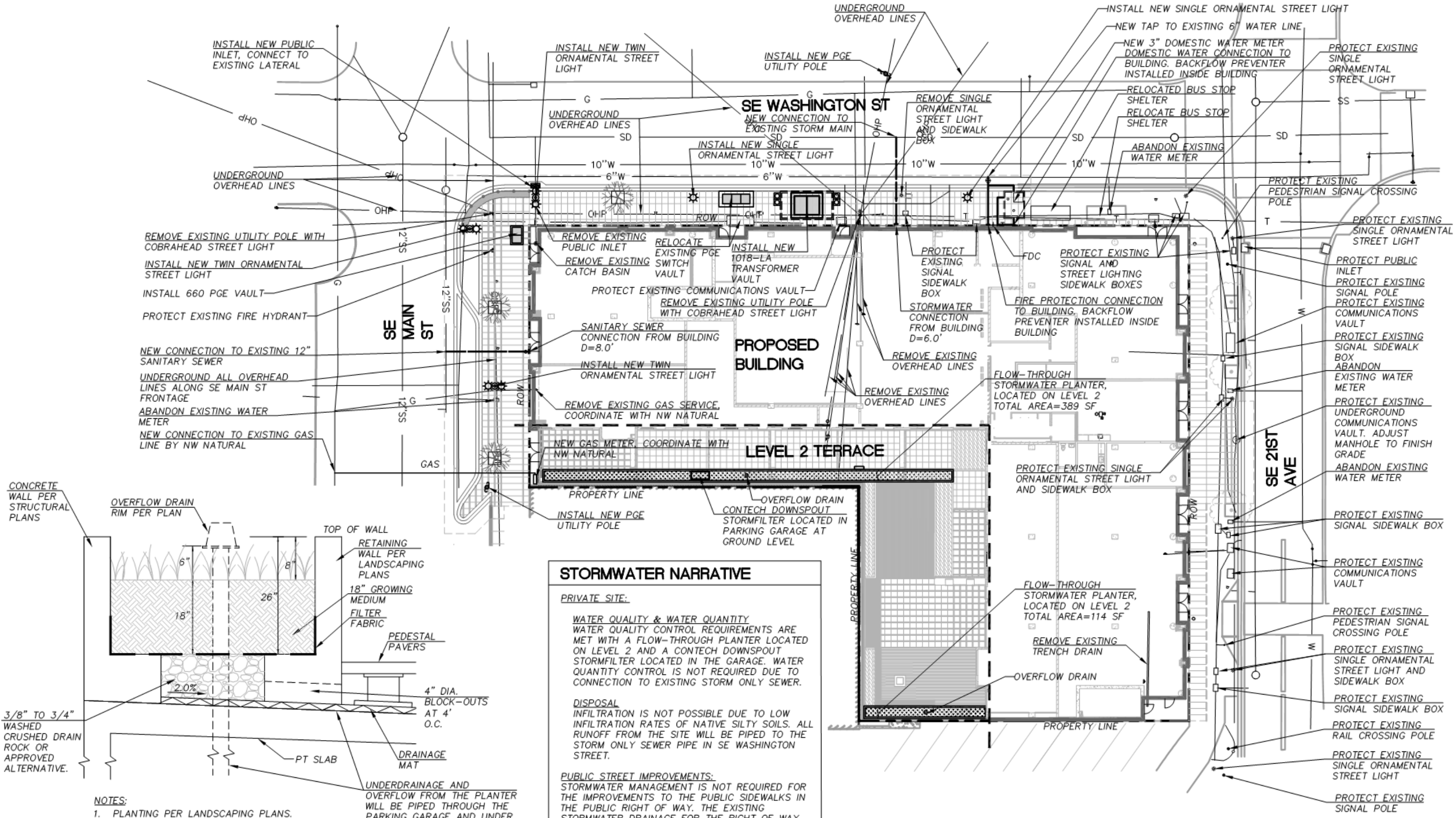
*View of Bernards Garage (looking SW)*



*View of Revolver Vintage (existing on site)*



*View of SE Corner of Site, looking From MaxLine*



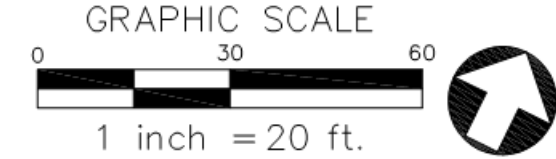
**STORMWATER NARRATIVE**

**PRIVATE SITE:**

**WATER QUALITY & WATER QUANTITY**  
 WATER QUALITY CONTROL REQUIREMENTS ARE MET WITH A FLOW-THROUGH PLANTER LOCATED ON LEVEL 2 AND A CONTECH DOWNSPOUT STORMFILTER LOCATED IN THE GARAGE. WATER QUANTITY CONTROL IS NOT REQUIRED DUE TO CONNECTION TO EXISTING STORM ONLY SEWER.

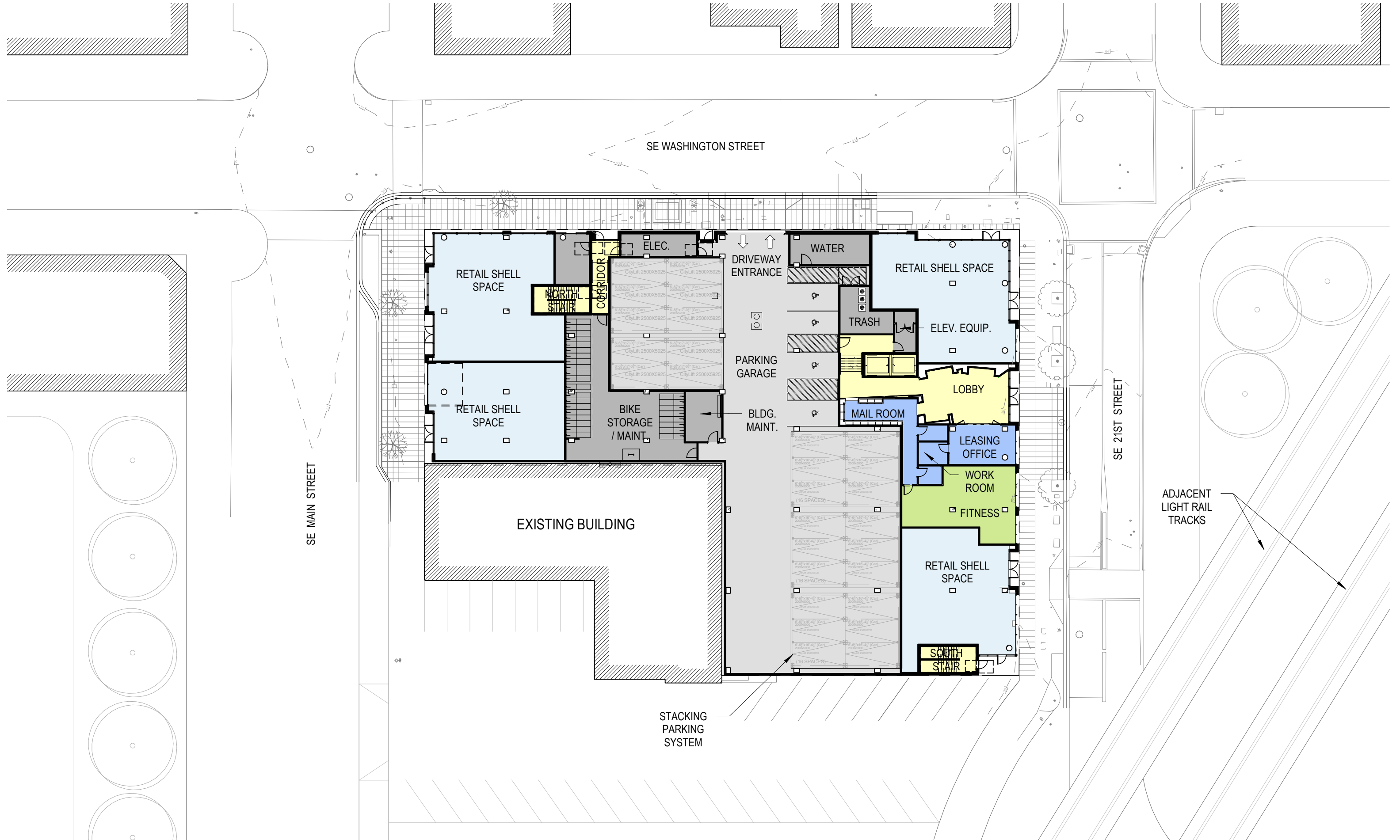
**DISPOSAL**  
 INFILTRATION IS NOT POSSIBLE DUE TO LOW INFILTRATION RATES OF NATIVE SILTY SOILS. ALL RUNOFF FROM THE SITE WILL BE PIPED TO THE STORM ONLY SEWER PIPE IN SE WASHINGTON STREET.

**PUBLIC STREET IMPROVEMENTS:**  
 STORMWATER MANAGEMENT IS NOT REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. THE EXISTING STORMWATER DRAINAGE FOR THE RIGHT OF WAY WILL BE PROTECTED DURING CONSTRUCTION.



**1** STORMWATER FLOW-THROUGH PLANTER  
 NTS





SE WASHINGTON STREET

SE MAIN STREET

SE 21ST STREET

