



NOVEMBER 20, 2017

NHA GLISAN HOUSING



PROJECT TEAM

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PROJECT SUMMARY

ZONING DATA

ZONE CLASSIFICATION:	RXd CENTRAL RESIDENTIAL, GATEWAY PLAN DISTRICT
TYPES ALLOWED: (CHAPTER 33.120 TABLE 120-1 AND CHAPTER 33.526.120)	HOUSEHOLD LIVING ALLOWED OFFICE AND RETAIL, ALLOWED 50% OF NET BUILDING AREA
MINIMUM YARD REQUIREMENTS FOR PRIMARY STRUCTURES: (CHAPTER 33.120 TABLE 120-1 AND CHAPTER 33.526.280)	FRONT YARD: 6' R.O.W. DEDICATION FOR ENHANCED PEDESTRIAN STREET STANDARDS ON GLISAN, 8.5' R.O.W. DEDICATION FOR FRONTAGE ON IRVING STREET. SIDE YARD (120-3): 0 FT. PEDESTRIAN PATH ON SIDE YARD: 10 FT. REAR YARD: 0 FT.
MAX SET BACKS: (CHAPTER 33.526.280)	12' FOR 75% OF LOT LINE WITH SIDEWALK EXTENSION
ALLOWABLE BUILDING HEIGHT: (CHAPTER 33.526 MAP 526-2)	
MAXIMUM:	150', FAR 8:1
MINIMUM:	FAR 1.5:1
PROPOSED:	47'-5" MIDPOINT OF GABLE; FAR 2.04:1
MAXIMUM LOT COVERAGE: (CHAPTER 33.120 TABLE 120-3)	ALLOWED: 100%; 44,867 SF PROPOSED: 51%; 22,929 SF
MINIMUM VEGETATION: (CHAPTER 33.526.260.B.2a AND 33.248.A)	REQUIRED: (1) STREET TREE PER 25' OF STREET FRONTAGE PROPOSED: (1) STREET TREE PER 25' OF STREET

PROJECT DATA

PROJECT TYPE:	MULTIFAMILY APARTMENT DWELLINGS
BUILDING/ACCESSIBILITY CODES:	2014 OREGON STRUCTURAL SPECIALTY CODE (BASED ON 2012 IBC); ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITY STANDARD 2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (BASED ON 2009 IECC); 2014 OREGON FIRE CODE
OCCUPANCY:	RESIDENTIAL - R2
CONSTRUCTION TYPE:	APARTMENT BUILDING - TYPE VA

BUILDING - ALLOWABLE AREA

BASE ALLOWABLE FLOOR AREA (PER TABLE 503)	ALLOWED: 12,000 SF/FLOOR; TOTAL OF 36,000 SF AREA BONUS FOR FIRE SPRINKLERS (OSSC 504.2) 1 ADDITIONAL STORY, 200% ALLOWABLE FLOOR AREA = 24,000 SF/FLOOR; TOTAL 96,000 SF PROPOSED: 91,354 SF TOTAL
BASE ALLOWABLE HEIGHT (PER TABLE 503)	3 STORIES, 40' HEIGHT BONUS FOR FIRE SPRINKLERS (OSSC 504.2) 1 ADDITIONAL STORY AND 20'-0" ACTUAL BUILDING HEIGHT = 4 STORIES / 52'-5" AT ROOF PEAK

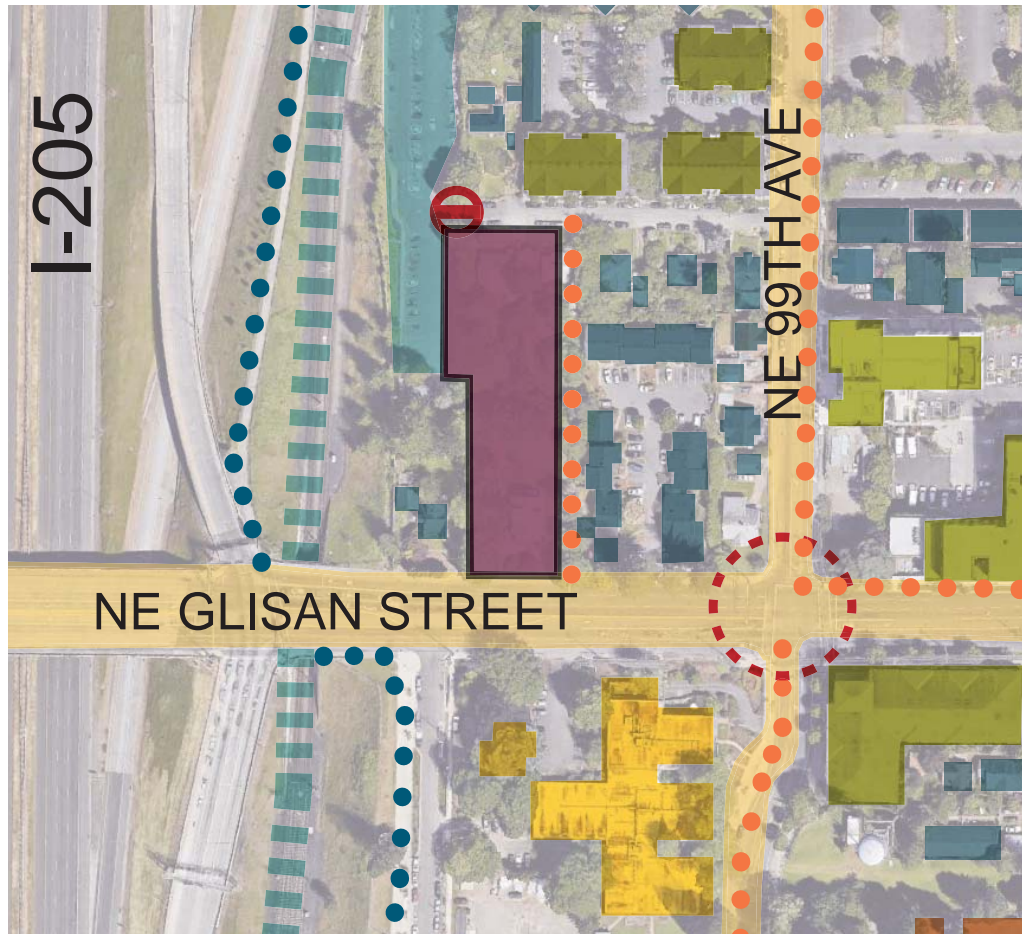
PARKING SUMMARY

33.266 TABLE 266-2 AND 33.256.340.B OFF STREET PARKING MINIMUM ON-SITE PARKING: MAXIMUM ON-SITE PARKING:	<u>MULTI-FAMILY DWELLING - GATEWAY DISTRICT</u> NONE 1:1 = 160
33.266 TABLE 266-2 AND 33.256.340.B MINIMUM ON-SITE PARKING: MAXIMUM ON-SITE PARKING:	<u>COMMERCIAL USE - OFFICE</u> NONE 1.5 SPACE PER 500 SF OF FLOOR AREA = 1
33.526.340.B OFF STREET PARKING EXEMPTIONS MINIMUM ON-SITE PARKING:	NO MINIMUM REQUIREMENT DISTANCE FROM LIGHT RAIL TO SITE IS 1584 FT. DISTANCE FROM TRANSIT TO SITE IS 400 FT. TOTAL MINIMUM PARKING REQUIRED: 0 SPACES PROVIDED ON-SITE PARKING WITH TRANSIT REDUCTION: COMPACT SIZE: 11 ACCESSIBLE: 1 TOTAL PARKING: 12 LOADING SPACES: 2
133.266 TABLE 266-6 BICYCLE PARKING	OFFICE: 1 HOUSING: 176 TOTAL BICYCLE PARKING: 177

DEVELOPMENT PROGRAM

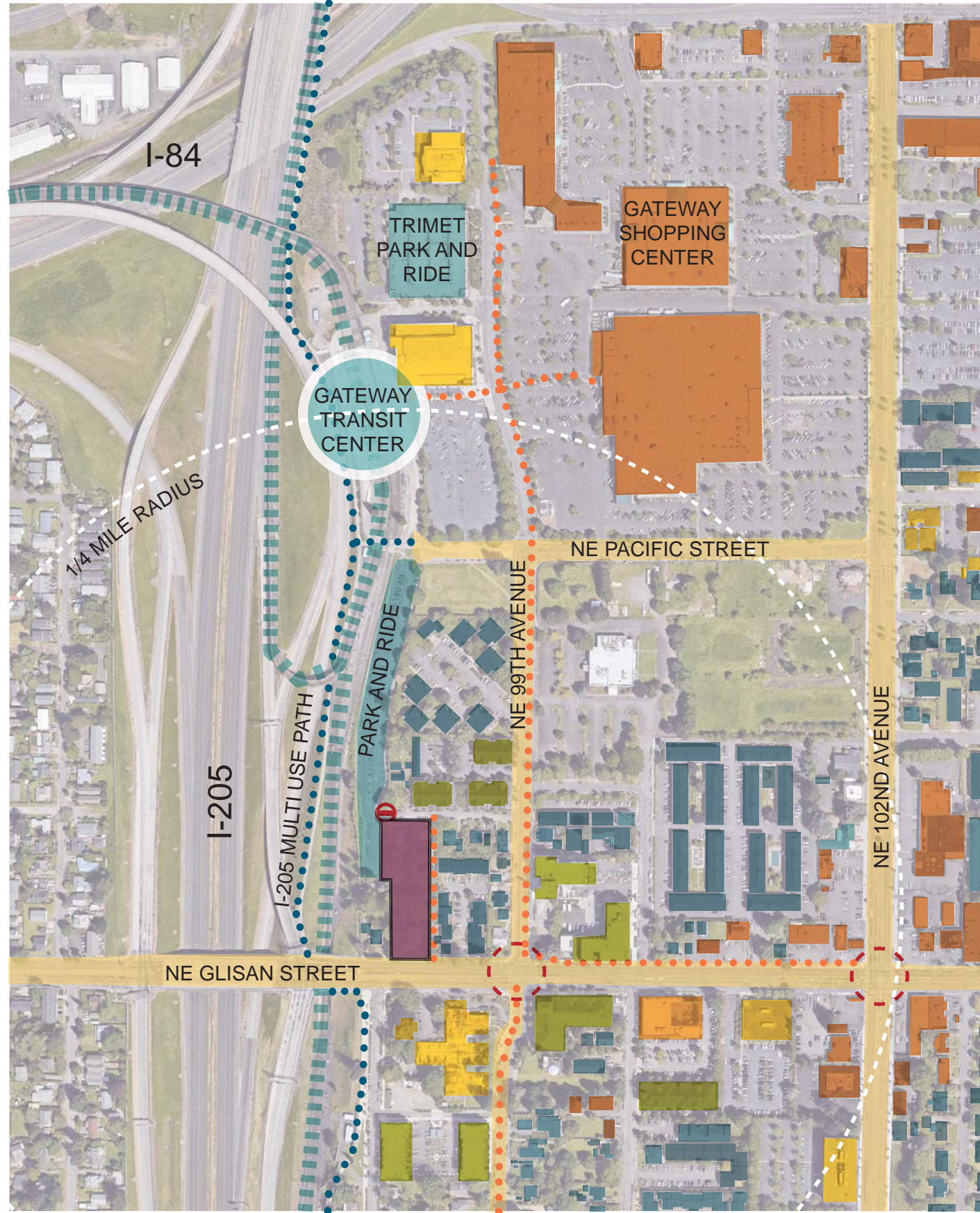
BUILDING SUMMARY	GROSS SF
FIRST FLOOR:	22,567 SF
RESIDENTIAL:	18,726 SF
AMENITIES/COMMUNITY:	1,737 SF
OFFICE:	280 SF
UTILITY:	644 SF
BIKE STORAGE:	1,180 SF
SECOND FLOOR:	22,929 SF
RESIDENTIAL:	22,217 SF
AMENITIES/COMMUNITY:	258 SF
UTILITY:	174 SF
BIKE STORAGE:	280 SF
THIRD FLOOR:	22,929 SF
RESIDENTIAL:	22,217 SF
AMENITIES/COMMUNITY:	258 SF
UTILITY:	174 SF
BIKE STORAGE:	280 SF
FOURTH FLOOR:	22,929 SF
RESIDENTIAL:	22,217 SF
AMENITIES/COMMUNITY:	258 SF
UTILITY:	174 SF
BIKE STORAGE:	280 SF
TOTAL FLOOR AREA:	91,354 SF
RESIDENTIAL:	85,377 SF
AMENITIES/COMMUNITY:	2,511 SF
OFFICE:	280 SF
UTILITY:	1,166 SF
BIKE STORAGE:	2,020 SF

LIVING UNIT SUMMARY		
UNIT TYPE	GROSS SF	# UNITS
STUDIO	350 SF	99
STUDIO ADA	395 SF	4
ONE BEDROOM	545 SF	46
ONE BEDROOM ADA	545 SF	4
TWO BEDROOM	750 SF	4
TWO BEDROOM ADA	805 SF	3
TOTAL NUMBER OF UNITS		160



SITE ANALYSIS

- PROJECT SITE
- NEW HOUSING
- HOUSING
- MEDICAL
- COMMERCIAL
- RELIGIOUS
- TRANSPORTATION
- MAX LINE
- MULTI USE PATH
- PEDESTRIAN ROUTE
- MAJOR ROADS



NEIGHBORHOOD



EXISTING SITE CONTEXT

PROJECT SITE



- Low scale residential
- Low scale commercial
- Density changing with new mixed use
- High visibility from 205 for our site
- Heavy car traffic
- Not pedestrian friendly
- Culturally diverse neighborhood

P
Q



ARCHITECTURAL CONTEXT

PROJECT SITE



- Landmark for gateway
- High quality materials
- Nice facade rhythm



- Neotraditional design
- Pedestrian connectivity
- Gable roofs



- Older higher density housing
- Low quality materials
- Massing emphasizes corner



- Older higher density housing
- Low quality materials
- Massing emphasizes corner



- New senior housing by reach
- Inviting at pedestrian level
- Clean straight forward design



- New affordable housing
- Pop of color
- Inviting corner
- Flat facade
- Low quality materials



PLANT LEGEND

TREES	NAME	QTY.	SIZE	TYPE	SHRUBS	NAME	QTY.	SIZE	TYPE
	ACER PALMATUM 'SANGO KAKU'		8-9" HT.	B&B, 3 TRUNK SPECIMEN		PHYSOCARPUS OPULIFOLIUS 'SEAWARD'	5	GAL.	CONTAINER
	Sango Kaku Japanese Maple					Summer Wine® Ninebark			
	ACER RUBRUM 'JFS-KW78' PP25301		3" CAL.	B&B, MATCHED		POLYSTICHUM MUNITUM	2	GAL.	CONTAINER
	Armstrong Gold Maple					Western Sword Fern			
	CALOCEDRUS DECURRENS		7-8" HT.	B&B		RHODODENDRON 'SCARLET WONDER'	18-24"		CONTAINER
	Incense Cedar					Scarlet Wonder Rhododendron			
	CHAMACYPARIS NOOTKATENSIS		7-8" HT.	B&B		RHODODENDRON 'UNIQUE'	24-30"		CONTAINER
	Alaska Cedar					Unique Rhododendron			
	CUPRESSUS SEMPERVIRENS 'GLAUCA'		5'-6" HT.	B&B		SPIRAEA X 'BUMALDA' 'GOLD FLAME'	2	GAL.	CONTAINER
	Blue Italian Cypress					Gold Flame Spirea			
	x CUPRESSOCYPARIS LEYLANDII 'MONCAL'		7-8" HT.	B&B		TSUGA MERTENSIANA	6-7" HT.		B&B
	Emerald Isle Leyland Cypress					Mountain Hemlock			
	CUPRESSUS SEMPERVIRENS 'SWANE'S GOLDEN'		5'-6" HT.	B&B		VACCINIUM CORYMBOSUM 'BLUECROP'	7	GAL.	CONTAINER
	Swane's Golden Italian Cypress					Blue Crop Blueberry			
	FRAXINUS LATIFOLIA		2" CAL.	B&B					
	Oregon Ash					GRASSES & VINES			
	GINKGO BILOBA JFS-UGA2		2" CAL.	B&B		CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	2	GAL.	CONTAINER
	Golden Colonnade Ginkgo					Foerster's Feather Reed Grass			
	NYSSA SYLVATICA 'HAYMANRED'		4" CAL.	B&B		CAREX MORROWII 'AUREA VARIEGATA'	2	GAL.	CONTAINER
	Red Rage Tupelo			SPECIMEN		Variegata Sedge			
						DESCHAMPSIA CAESPITOSA	1	GAL.	18"O.C.
						Tufted Hair Grass			
						HELIOTRICHON SEMPERVIRENS	1	GAL.	24"O.C.
						Blue Oat Grass			
						PENNISETUM ALPEDUROIDES 'HAMELNS'	2	GAL.	CONTAINER
						Dwarf Fountain Grass			
						GROUND COVERS & PERENNIALS			
						AJUGA REPTANS			
						Bugle Weed	1	GAL.	18"O.C.
						ARCHTOSTAPHYLOS UVA URSI	1	GAL.	18"O.C.
						Kinnikinnick			
						FRAGARIA CHILOENSIS	1	GAL.	18"O.C.
						Coastal Strawberry			
						GAULTHERIA PROCUMBENS	1	GAL.	12"O.C.
						Creeping Wintergreen			
						HEMEROCALLIS 'STELLA DE ORO'	1	GAL.	AS SHOWN.
						Day Lily			
						LAVENDULA x INTERMEDIA 'HIDCOTE GIANT'	1	GAL.	AS SHOWN
						Hidcote Giant English Lavender			
						ROSMARINUS OFFICINALIS 'SANTA BARBARA'	1	GAL.	AS SHOWN
						Creeping Rosemary			
						RUDBECKIA 'EARLY BIRD GOLD'	1	GAL.	AS SHOWN
						Early Bird Gold Black-eyed Susan			

- 1 SEAT WALL
- 2 CHILDREN'S PLAY AREA
- 3 LOADING PARKING SPACE
- 4 SANDBLASTED CONCRETE
- 5 BENCH
- 6 ASPHALT MULTI-USE PATH
- 7 ENTRY NODE WITH BENCH
- 8 PUBLIC BIKE WORKSTATION
- 9 UTILITY BOX
- 10 SHORT TERM BIKE RACKS
- 11 STORMWATER PLANTER
- 12 SCREEN FENCE
- 13 DECORATIVE ROCK ALONG BUILDING

SITE/PLANTING PLAN

1 TREES



INABE SHIDARE JAPANESE MAPLE



ALASKA CEDAR



INCENSE CEDAR



SLENDER HINOKI



ARMSTRONG GOLD MAPLE



BLUE ITALIAN CYPRESS



GOLDEN ITALIAN CYPRESS



LEYLAND CYPRESS



GOLDEN COLONNADE GINKGO



GOLDEN COLONNADE GINKGO



RED RAGE TUPELO



GOLDEN DESERT ASH

2 SHRUBS AND GRASSES



VINE MAPLE



STRAWBERRY BUSH



JAPANESE RED BARBERRY



PRIVET HONEYSUCKLE



GOSHIKI VARIEGATED FALSE HOLLY



SUMMER WINE NINEBARK



ROCKSPRAY COTONEASTER



EVERGREEN EUONYMUS



GOLD FLAME SPIRAEA



KARL FOERSTER
FEATHER REED GRASS

3 HARDSCAPE MATERIALS



SEAT WALL EXAMPLE



SYNTHETIC TURF PLAYGROUND SURFACING



CANAAN PIC NIC TABLE



FOAM TILE PLAYGROUND SURFACING

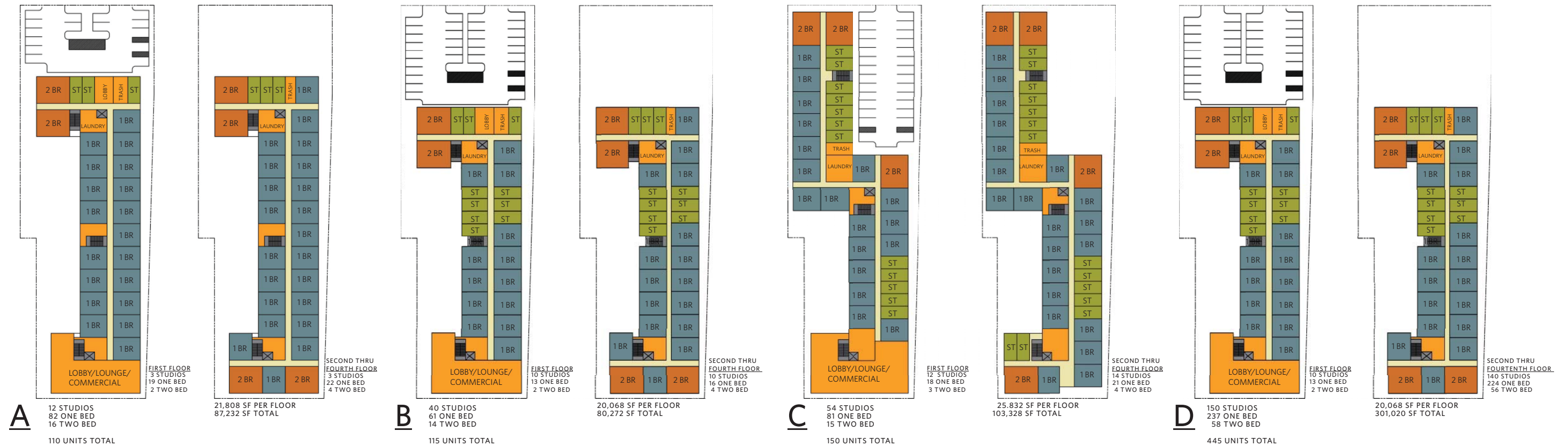


SEAT WALL EXAMPLE



ACCENT CONCRETE BAND

LANDSCAPE IMAGES



110 UNITS

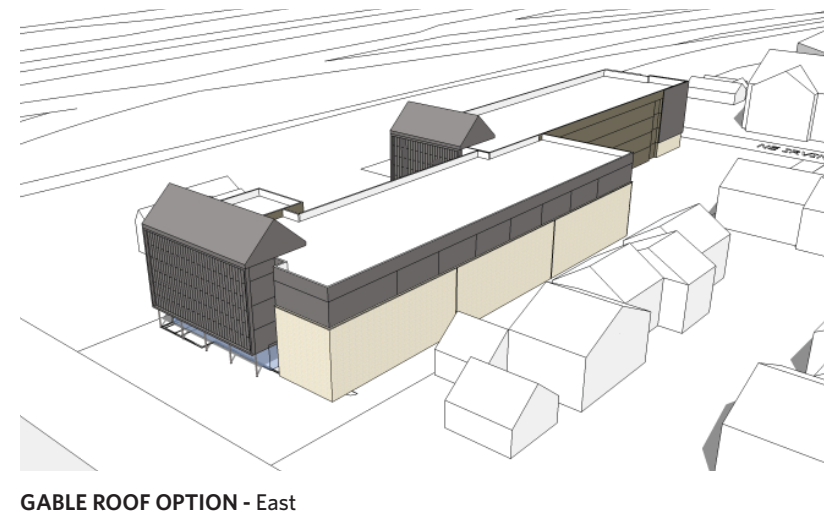
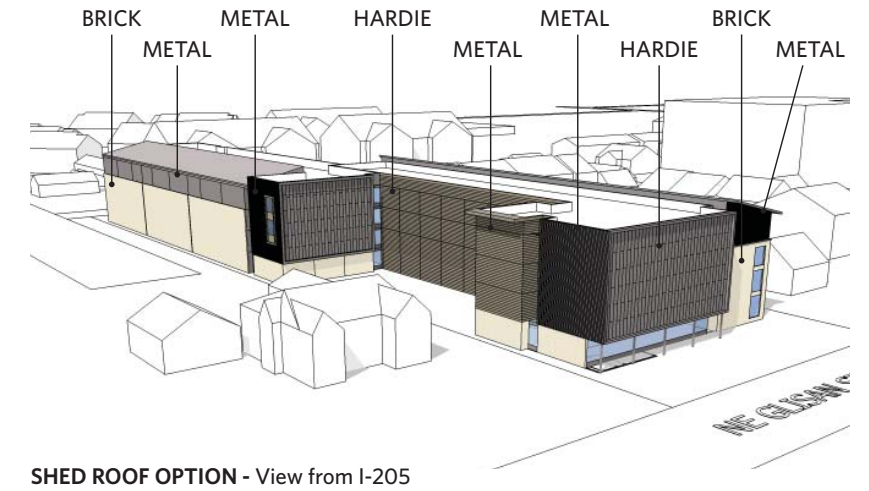
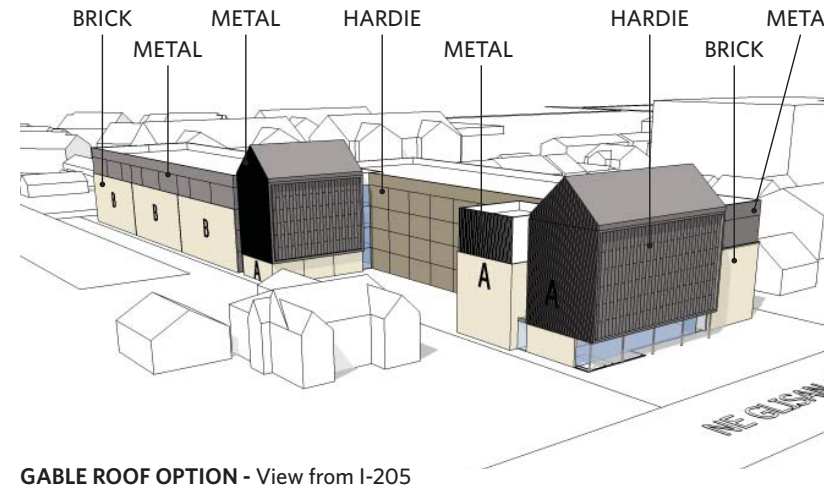
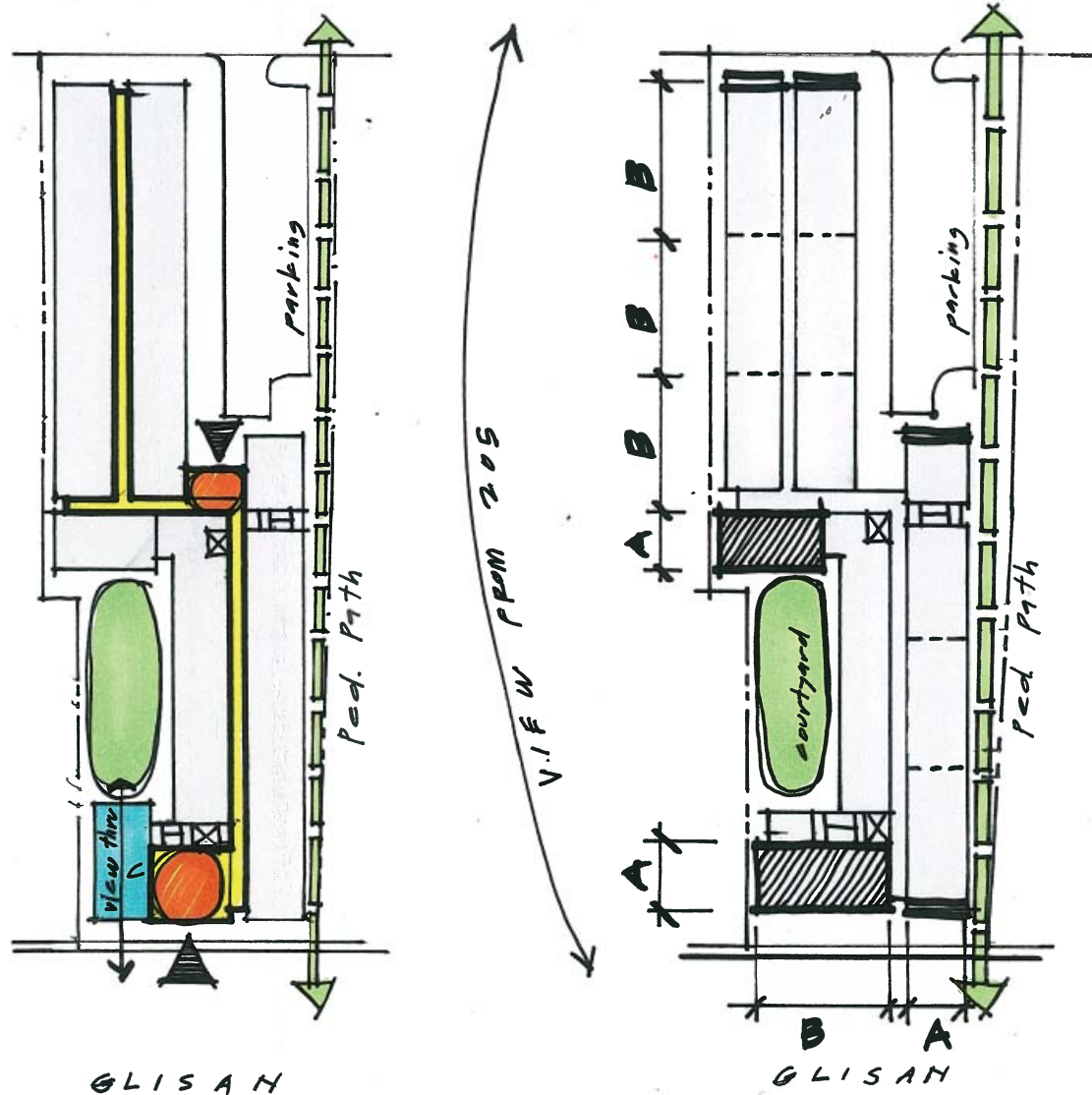
115 UNITS

150 UNITS

445 UNITS

- Looked at various unit and massing studies based on FAR potential
- Contractor costed and came up with 150 units as most efficient for site

CONCEPTUAL DESIGN EFFICIENCY STUDIES



CIRCULATION

- Clear views through at midpoint
- Connection from Glisan to courtyard through community room

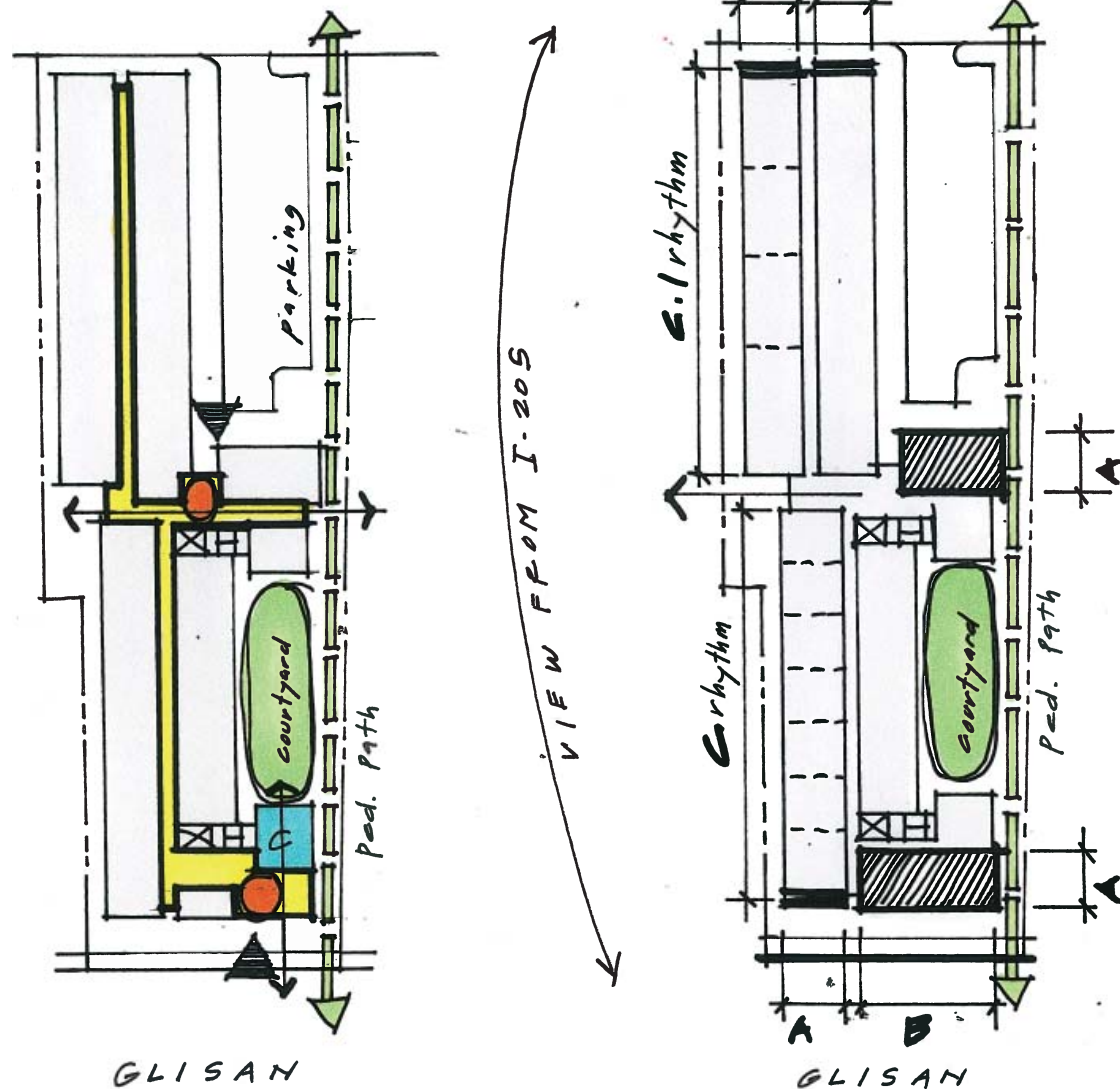
MASSING / RHYTHM

- 1/3 : 2/3 proportions of massing on Glisan
- Nice rhythm of proportions (A and B) as viewed from I-205
- Long 360' facade broken up from I-205 view
- Vertical proportion of A facades emphasized

DESIGN INTENTIONS

Efficiency
Connection
Quality / Enduring
Vibrant
Rhythm

CONCEPT DEVELOPMENT: OLD SCHEME DIAGRAMS



CIRCULATION

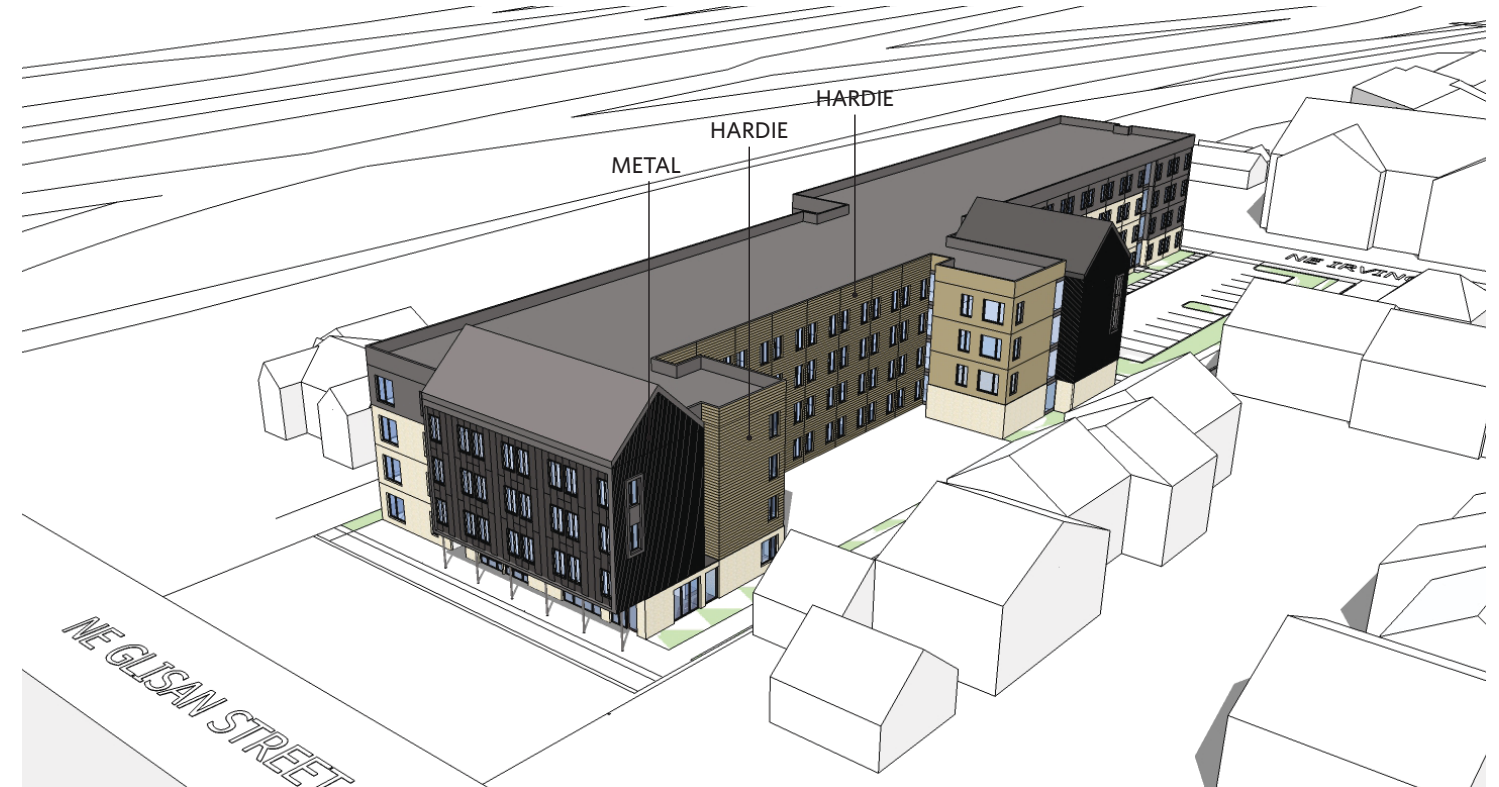
- Connection from Glisan to courtyard through community room
- East/west connection at midpoint

MASSING / RHYTHM

- 1/3 : 2/3 proportions of massing on Glisan
- Long 360' facade broken up along pedestrian path



WEST - View from I-205



EAST - View along pedestrian path

CONCEPT DEVELOPMENT: NEW SCHEME DIAGRAMS



PRECEDENTS



HARDIE REVEAL
PANEL SYSTEM

WEST (I-205/NE GLISAN)

METAL PANEL

METAL PANEL

HARDIE ARTISAN V-GROOVE SIDING

HARDIE ARTISAN SQUARE CHANNEL SIDING

BRICK



HARDIE ARTISAN
V-GROOVE SIDING



HARDIE ARTISAN
SQUARE CHANNEL SIDING



METAL PANEL

VPI DOUBLE
PANE WINDOWS

BRICK

STOREFRONT WINDOW SYSTEM

SOUTH (NE GLISAN)



METAL PANEL

BRICK

NORTH (NE IRVING)

PERSPECTIVES

TITLE SHEET

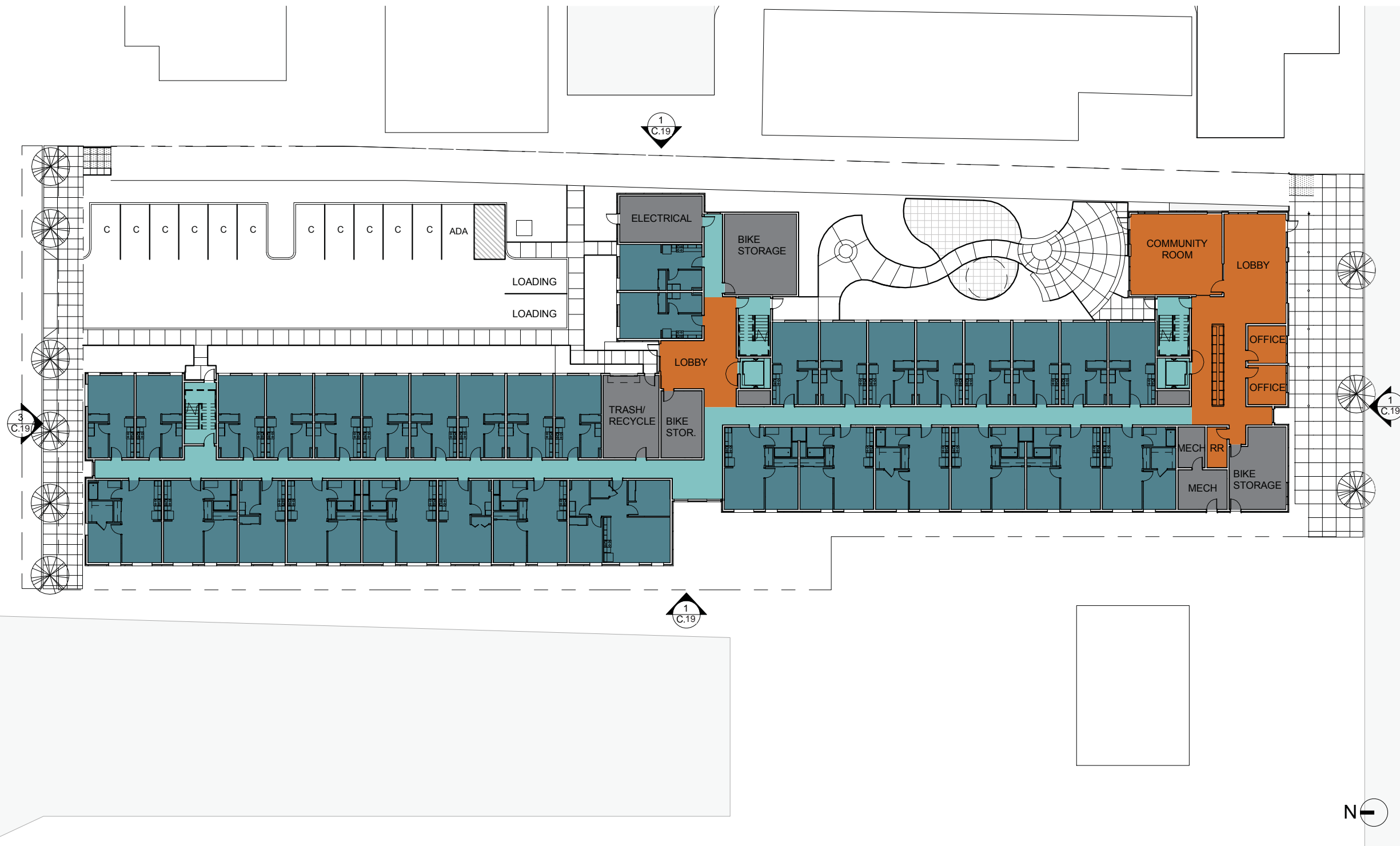
C.15

NHA GLISAN HOUSING

NE 99TH & NE GLISAN PORTLAND, OR | EA 167-254227 DA

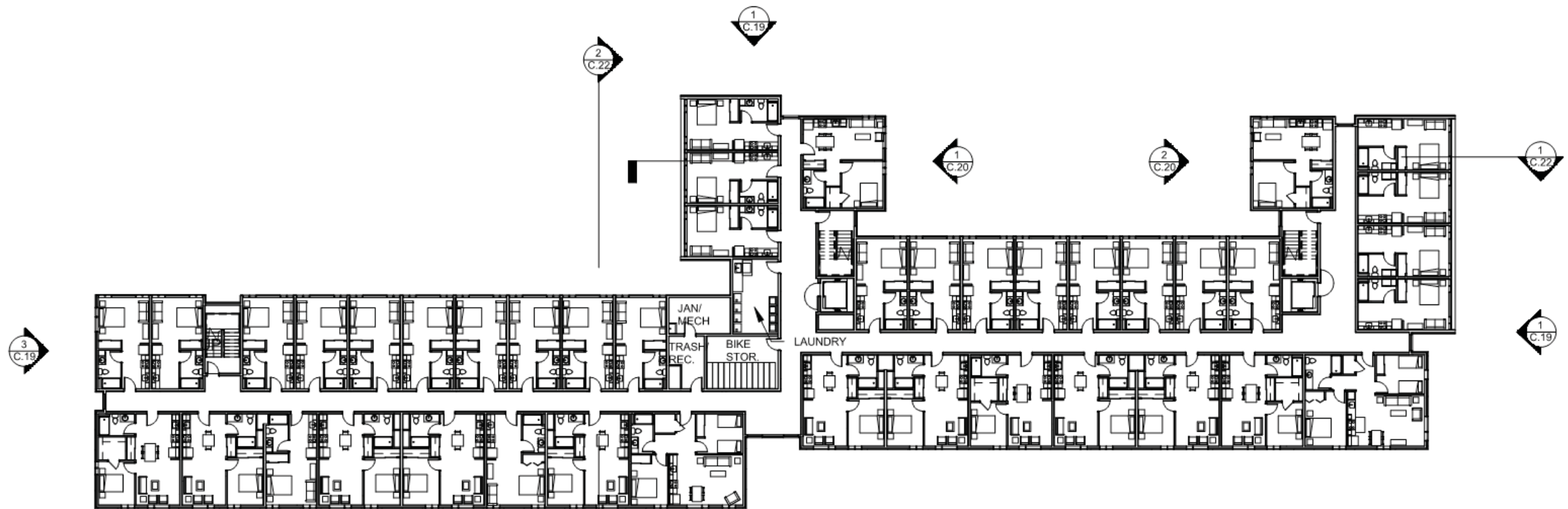


mwa architects

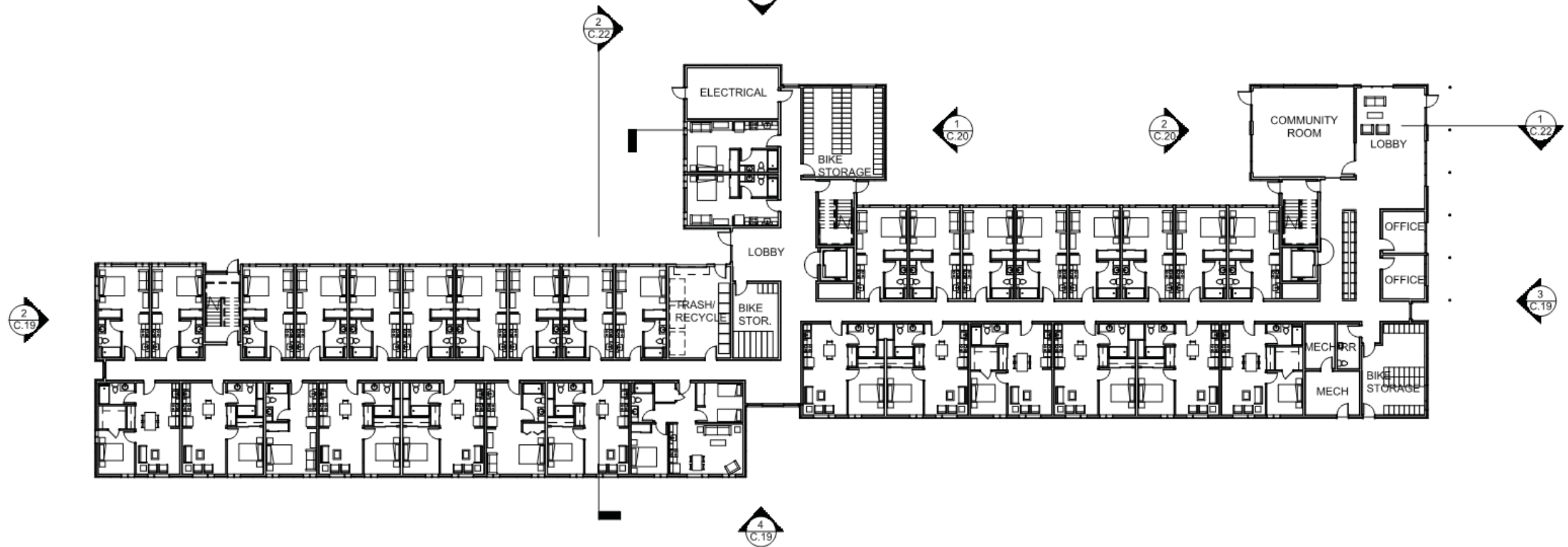


SITE PLAN

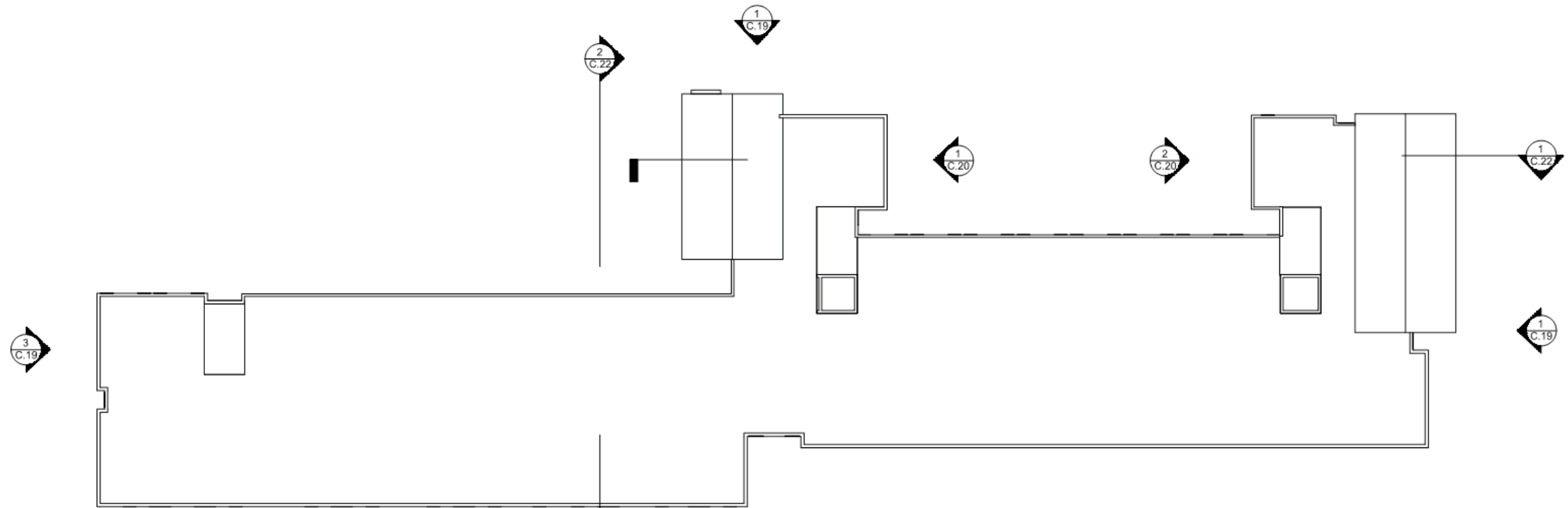
2 | SECOND FLOOR PLAN
SCALE: 1/32" = 1'-0"
N



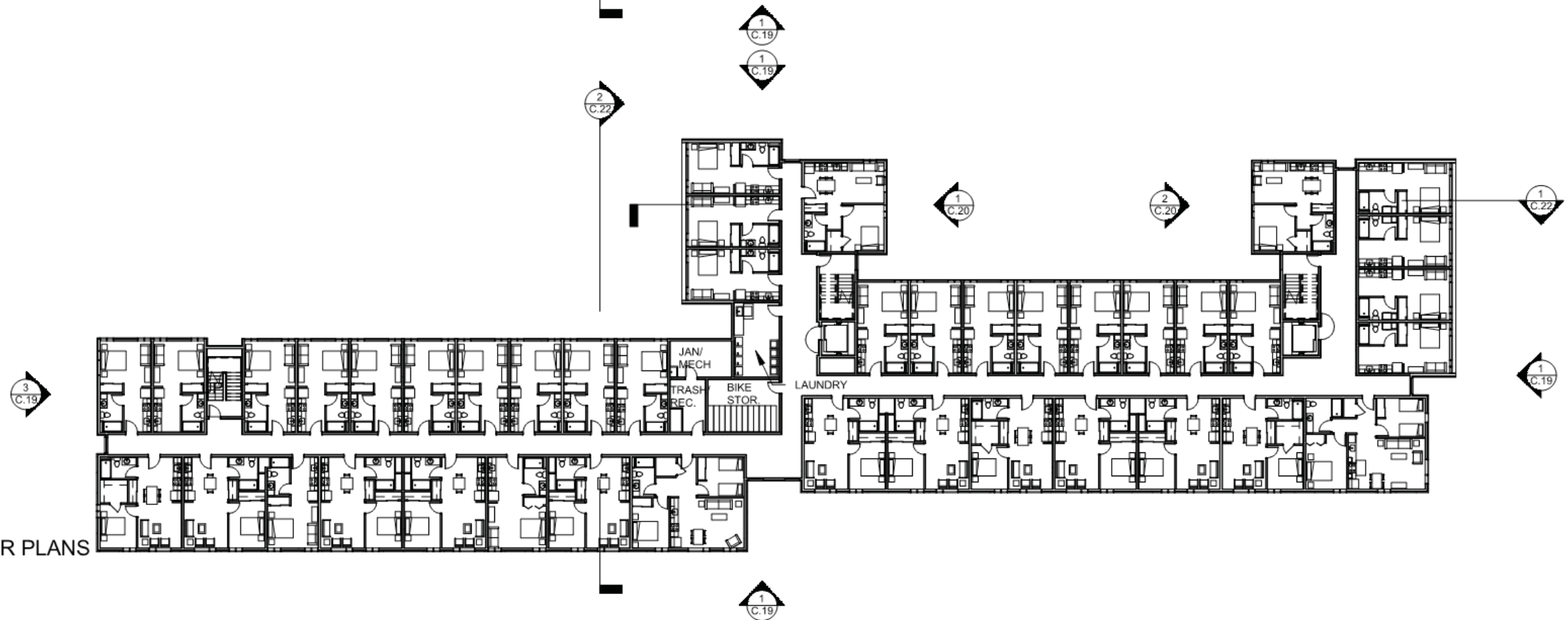
1 | FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"
N



2 | ROOF PLAN
SCALE: 1/32" = 1'-0"
N



1 | THREE & FOURTH FLOOR PLANS
SCALE: 1/32" = 1'-0"
N





4 | WEST ELEVATION
SCALE: 1/32" = 1'-0"



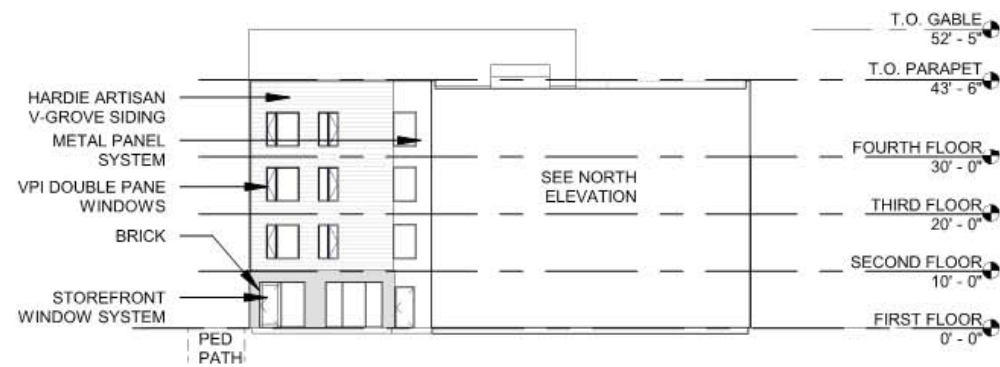
2 | NORTH ELEVATION
SCALE: 1/32" = 1'-0"



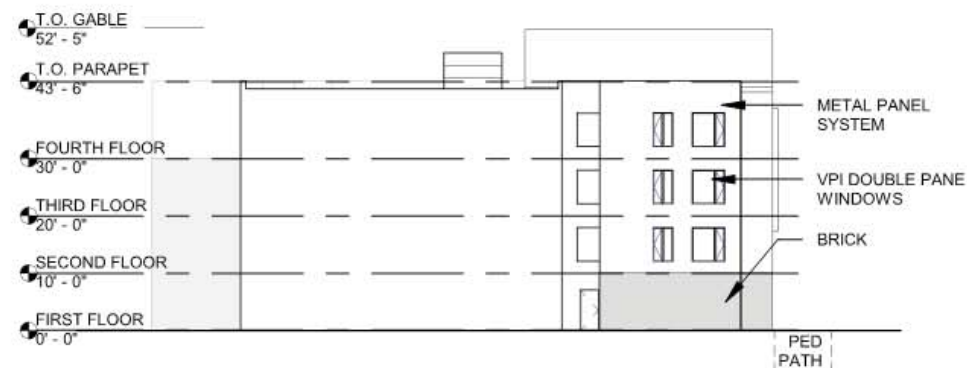
3 | SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



1 | EAST ELEVATION
SCALE: 1/32" = 1'-0"



2 | NORTH ELEVATION - COURTYARD
SCALE: 1/32" = 1'-0"

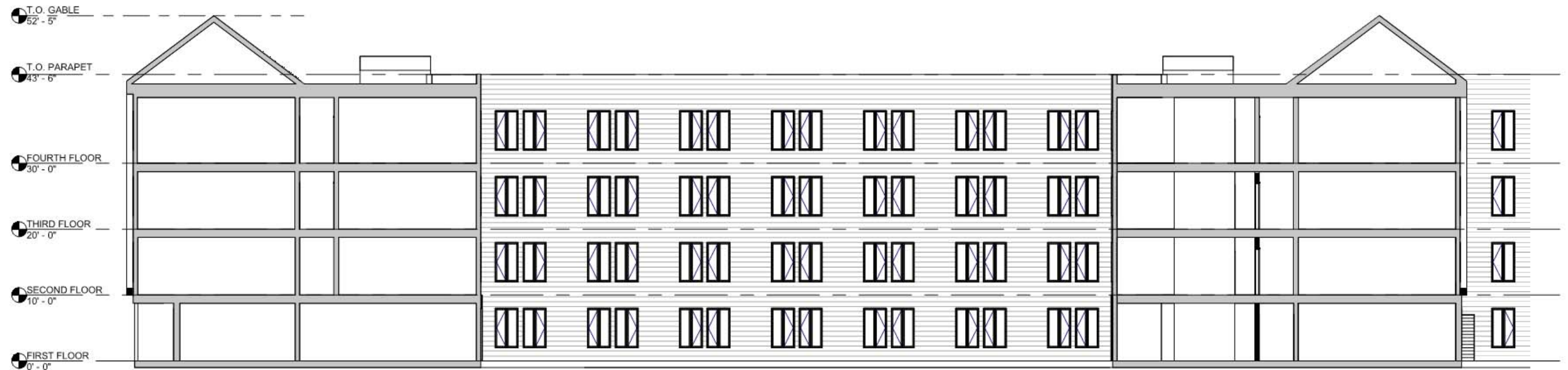


1 | SOUTH ELEVATION - COURTYARD
SCALE: 1/32" = 1'-0"





2 BUILDING SECTION
SCALE: 1/16" = 1'-0"



1 NS BUILDING SECTION
SCALE: 1/16" = 1'-0"



ARTISAN SQUARE CHANNEL SIDING



ARTISAN V GROOVE SIDING



REVEAL RECESSED TRIM PANEL



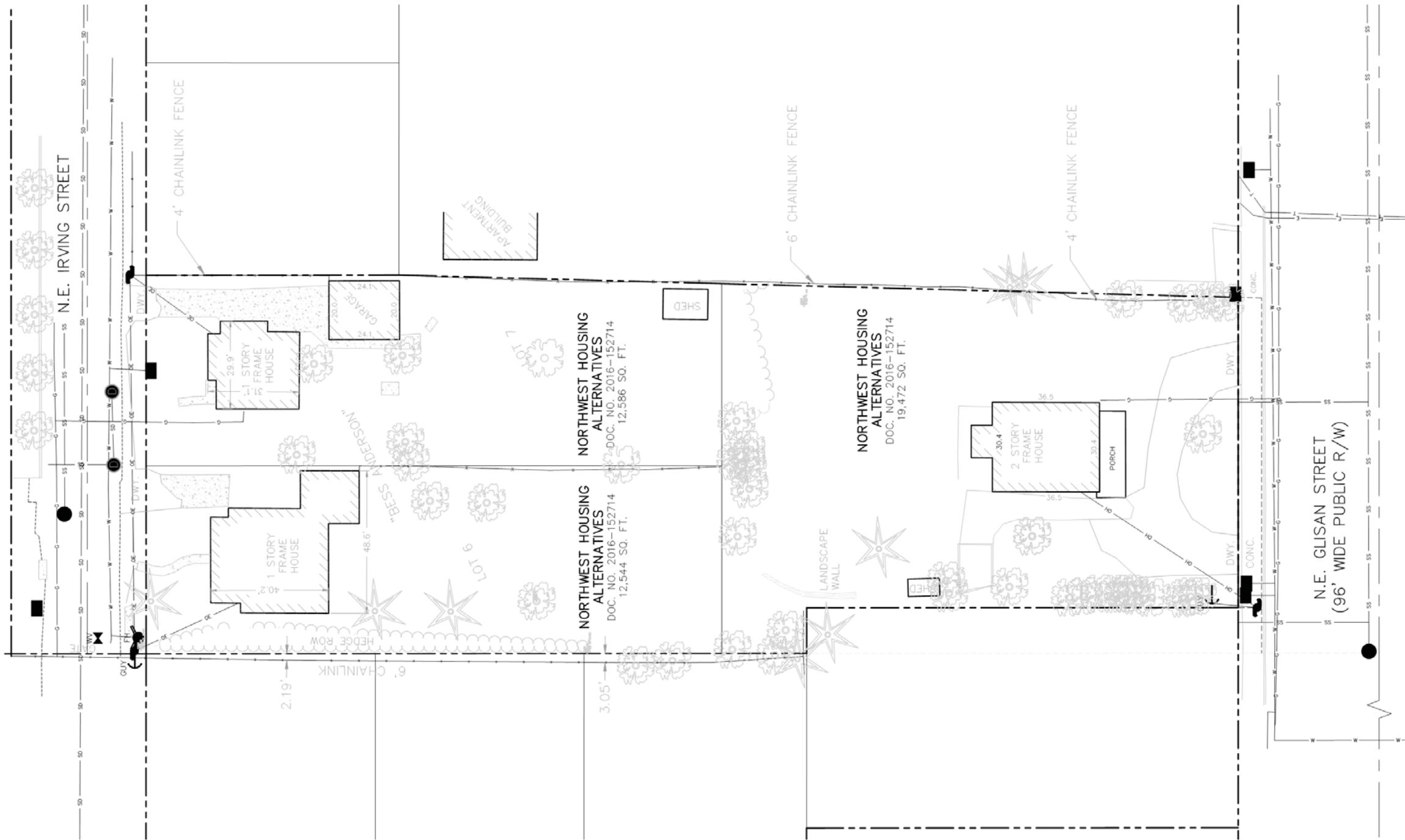
METAL PANEL



BRICK



CEDAR



1. THE SURVEY SHOWN WAS PREPARED REFERENCE FIRST AMERICAN TITLE COMPANY OF OREGON PRELIMINARY TITLE REPORT ORDER NO. 7013-2610549, WITH AN EFFECTIVE DATE OF MARCH 15, 2016. THE PROPERTY DESCRIBED AS PARCELS I, II, & III THEREIN IS THE SAME AS THE PROPERTY SHOWN ON THIS MAP. NO PLOTTABLE EXCEPTIONS LISTED.
2. ALL STREETS ARE PUBLIC RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
3. PROPERTY ADDRESS: 9745-9747 NE GLISAN STREET
9738 NE IRVING STREET
9802 NE IRVING STREET
PORTLAND, OREGON 97220
4. THE CURRENT ZONING IS RX (CENTRAL RESIDENTIAL). THE SETBACK REQUIREMENTS ARE AS PER CITY OF PORTLAND ZONING CODE, LAST UPDATED DECEMBER 22, 2006 AND SHOULD BE VERIFIED WITH THE LOCAL GOVERNING AGENCY.
5. THE BASIS OF BEARING FOR THIS SURVEY IS SURVEY NUMBER 61790, MULTNOMAH COUNTY SURVEY RECORDS.
6. AS PER FIRM MAP, COMMUNITY PANEL NUMBER 53011C0525D MAP DATED SEPTEMBER 04, 2012, THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS NOTED HEREON AND IS IN A DESIGNATED ZONE X.
7. THERE IS NO OBSERVED EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITION WITHIN RECENT MONTHS OF THIS SURVEY.
8. THERE IS NO KNOWLEDGE OF ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION.
9. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
10. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
11. THERE IS NO OBSERVED EVIDENCE OF CEMETERIES, BURIAL GROUNDS, OR WETLAND ON THIS SITE.

LEGAL DESCRIPTION:

PARCEL I:
LOT 7, BESS ANDERSON, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

PARCEL II:
A TRACT OF LAND IN THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1, NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF NE GLISAN STREET, 40 FEET NORTH AND 15.5 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1, NORTH, RANGE 2 EAST, OF THE WILLAMETTE MERIDIAN, ALSO BEING THE SOUTHEAST CORNER OF THAT TRACT OF LAND DEEDED TO FRED E. MCCOY AND WIFE, MARY E., BY DEED RECORDED OCTOBER 30, 1942 IN PS DEED BOOK 716, PAGE 196, DEED RECORDS OF MULTNOMAH COUNTY, OREGON; THENCE NORTH 155 FEET ALONG THE EAST LINE OF SAID MCCOY TRACT TO THE NORTHEAST CORNER THEREOF; THENCE WEST 15.5 FEET TO THE EAST LINE OF HERMON HEIGHTS; THENCE NORTH ALONG THE EAST LINE OF HERMON HEIGHTS, 29 FEET TO THE SOUTHWEST CORNER OF PLAT OF BESS ANDERSON; THENCE SOUTH 89° 22' EAST ALONG THE SOUTH LINE OF PLAT OF BESS ANDERSON TO THE MOST SOUTHERLY SOUTHEAST CORNER THEREOF; THENCE SOUTH 184 FEET, MORE OR LESS, TO THE NORTH LINE OF NE GLISAN STREET; THENCE WEST ALONG THE NORTH LINE OF NE GLISAN STREET, 105.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY DEED RECORDED MAY 31, 1978, IN (BK)1267 (PG)1530.
NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.

PARCEL III:
LOT 6, BESS ANDERSON, IN THE CITY OF PORTLAND, COUNTY OF MULTNOMAH AND STATE OF OREGON.

THIS LEGAL DESCRIPTION IS THE SAME AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON COMMITMENT NUMBER 7013-2610549, DATED MARCH 15, 2016.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN MAPPED FROM FIELD SURVEY INFORMATION, OBSERVED ABOVE GROUND EVIDENCE AND GROUND MARKINGS BY OTHERS, AND EXISTING DRAWINGS SUPPLIED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

SURVEYOR'S CERTIFICATE

TO: GATEWAY AFFORDABLE, LLC AND FIRST AMERICAN TITLE COMPANY OF OREGON.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 5, 6(a), 6(b), 7(a), 8, 11, 12, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED SEPTEMBER 1, 2017.

EMAIL: GANDERSON@WESTLAKECONSULTANTS.COM

LEGEND:

TO BE SET W/ RECORD OF SURVEY
FOUND MONUMENT AS NOTED
STORM SEWER MANHOLE
CLEANOUT
STORM SEWER MANHOLE
CATCH BASIN
AREA DRAIN
WATER VALVE
WATER METER
FIRE HYDRANT
ELECTRIC VAULT

LIGHT POLE
GAS METER
TELEPHONE RISER
GROUND LIGHT
GATE POST
CABLE TV BOX
TELEPHONE MANHOLE
UTILITY BOX
FIRE DEPT. CONNECTION
FLAG POLE
ELECTRIC BOX

ELECTRIC METER
ELECTRIC RISER
TRAFFIC SIGNAL BOX
TRAFFIC SIGNAL POLE
HOSE BIB
SIGN
MAIL BOX
IRON ROD
IRON PIPE
WITH YELLOW PLASTIC CAP
WITH ALUMINUM CAP

AC ASPHALT CONCRETE
CONC. CONCRETE
WCR HANDICAP RAMP
DWY DRIVEWAY
DOC. DOCUMENT
SN SURVEY NUMBER
TITLE REPORT EXCEPTION

BUILDING FOOTPRINT LINE
FENCE AS NOTED
CONCRETE
BRUSH LINE

TITLE SHEET

C.24

NHA GLISAN HOUSING

NE 99TH & NE GLISAN PORTLAND, OR | EA 167-254227 DA



SCALE
1" = 20 FEET
20 0 20 40

NORTHWEST
HOUSING
ALTERNATIVES

REVISION NO.

NHA GLISAN
HOUSING

NE 99TH & NE GLISAN
PORTLAND, OR

ISSUANCE
SCHEMATIC DESIGN

DATE
07/31/2017

SCALE
1"=20'

PROJECT NUMBER
201720.00

DRAWN BY
IF/RC

DRAWING TITLE

EXISTING
CONDITIONS

SHEET NUMBER

C1.1