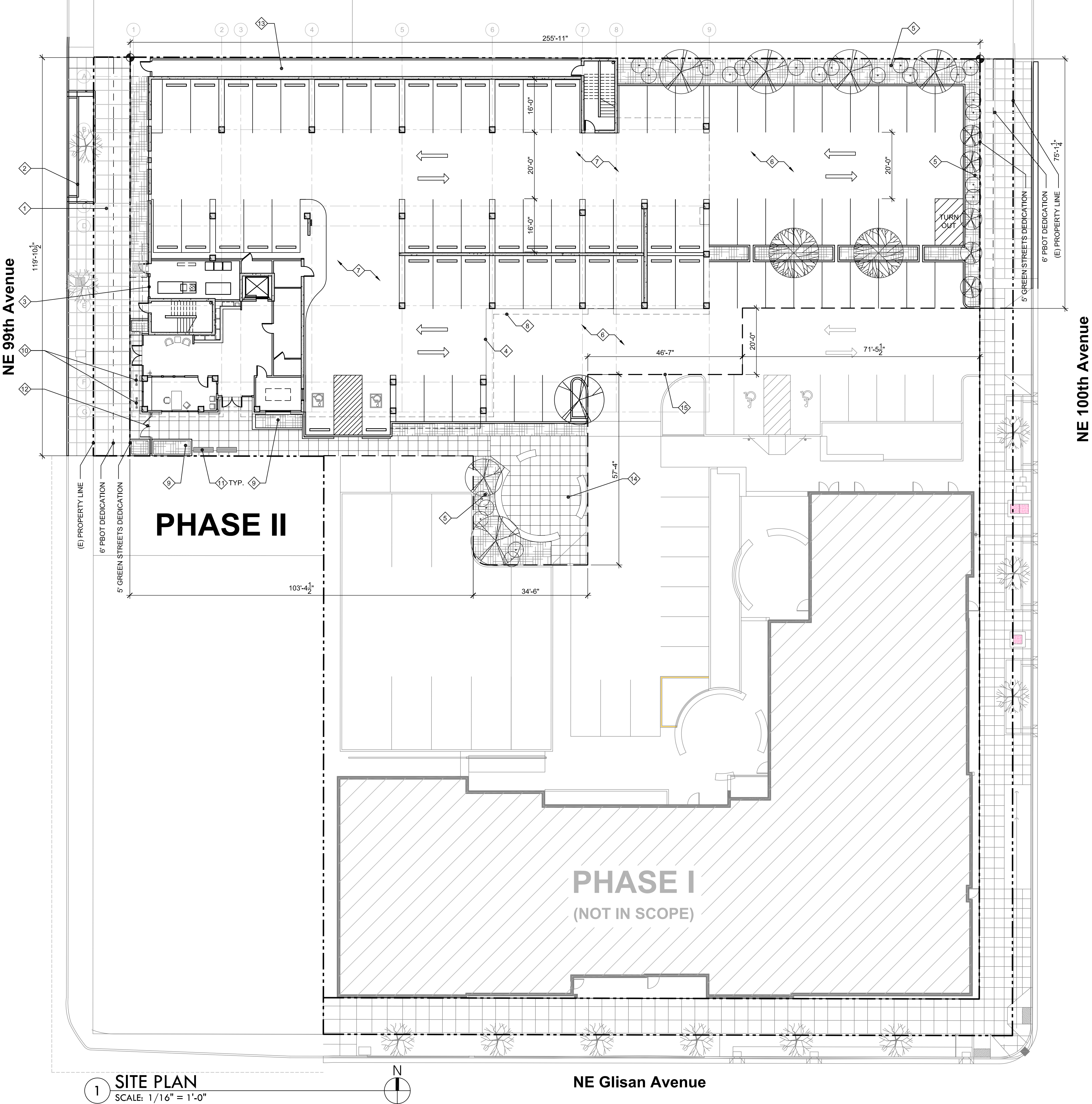




- GENERAL NOTES**
1. PARKING TABULATION:
80 STANDARD
4 ACCESSIBLE (1 VAN)
TOTAL: 84 SPACES (LOT SHARED W/ PH. 1 BLDG.)
 2. TOTAL SITE AREA: 69,332 SF (1.592 ACRES)
PHASE 2 PROJECT AREA (AFTER DEDICATIONS):
27,450 SF (0.630 ACRES)
 3. ALL GRADE WITHIN 5 FT OF THE BUILDING TO SLOPE AWAY FROM THE FOUNDATION, MIN. 2%
 4. PAVING AREAS TO BE SLOPED A MINIMUM OF 1/4" PER FOOT.
 5. LANDSCAPE AREAS TO BE SLOPED A MINIMUM OF 1/2" PER FOOT.
 6. SEE CIVIL DRAWINGS FOR ALL PUBLIC IMPROVEMENTS IN RIGHT OF WAY.

- KEY NOTES**
- 1 NEW 10'-6" WIDE SIDEWALK - SEE CIVIL
 - 2 NEW GREEN STREET PLANTER AND STREET TREES
 - 3 ACCESS TO TRASH COLLECTION ROOM
 - 4 CONCRETE/ASPHALT PAVING BOUNDARY
 - 5 PLANTING AREA PER LANDSCAPE
 - 6 ASPHALT PAVING
 - 7 CONCRETE PAVING (UNDER BUILDING OUTLINE ABOVE)
 - 8 OUTLINE OF BUILDING ABOVE
 - 9 RAISED CONCRETE PLANTER
 - 10 BIKE RACK
 - 11 BENCH
 - 12 FENCE WITH GATE
 - 13 EXIT COURT
 - 14 SITE PLAZA
 - 15 PHASE LINE

PRELIMINARY
NOT FOR
CONSTRUCTION

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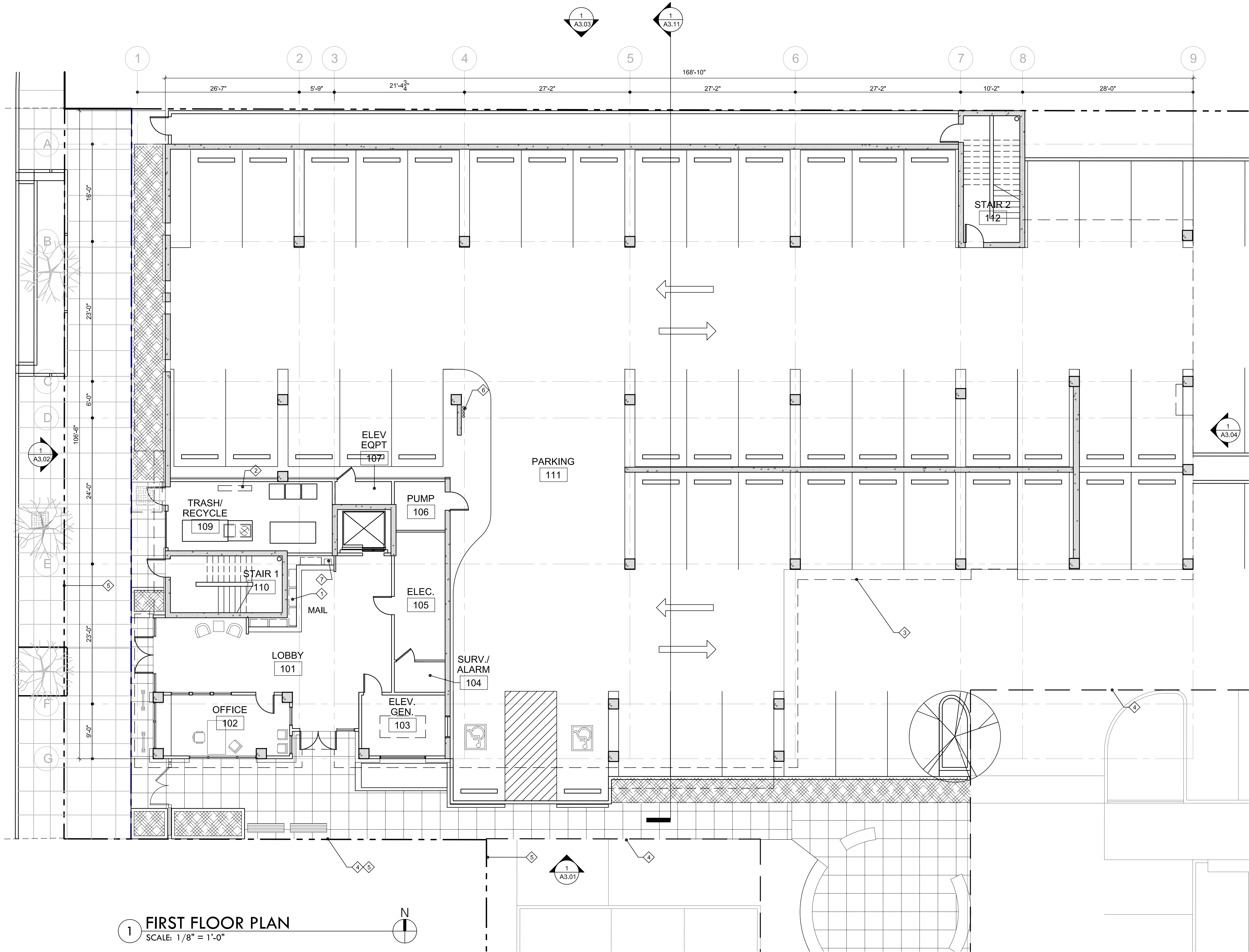
GLISAN COMMONS PHASE II
REACH COMMUNITY DEVELOPMENT
604 NE 99TH AVENUE | PORTLAND, OREGON

50% DESIGN DEVELOPMENT

SITE PLAN

PROJ NO.
21177.01
05.10.2013

A1.01



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.
2. FIRESTOP ALL PENETRATIONS OF FIRE RATED ASSEMBLIES.

- 1 RESIDENT MAILBOXES
- 2 FIRE RISER LOCATION
- 3 OUTLINE OF BUILDING ABOVE
- 4 PHASE LINE
- 5 PROPERTY LINE
- 6 SERVICE RISER PER ELECTRICAL
- 7 LAUNDRY CARD STATION

PRELIMINARY
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CONSTRUCTION



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GLISAN COMMONS PHASE II
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FIRST FLOOR PLAN

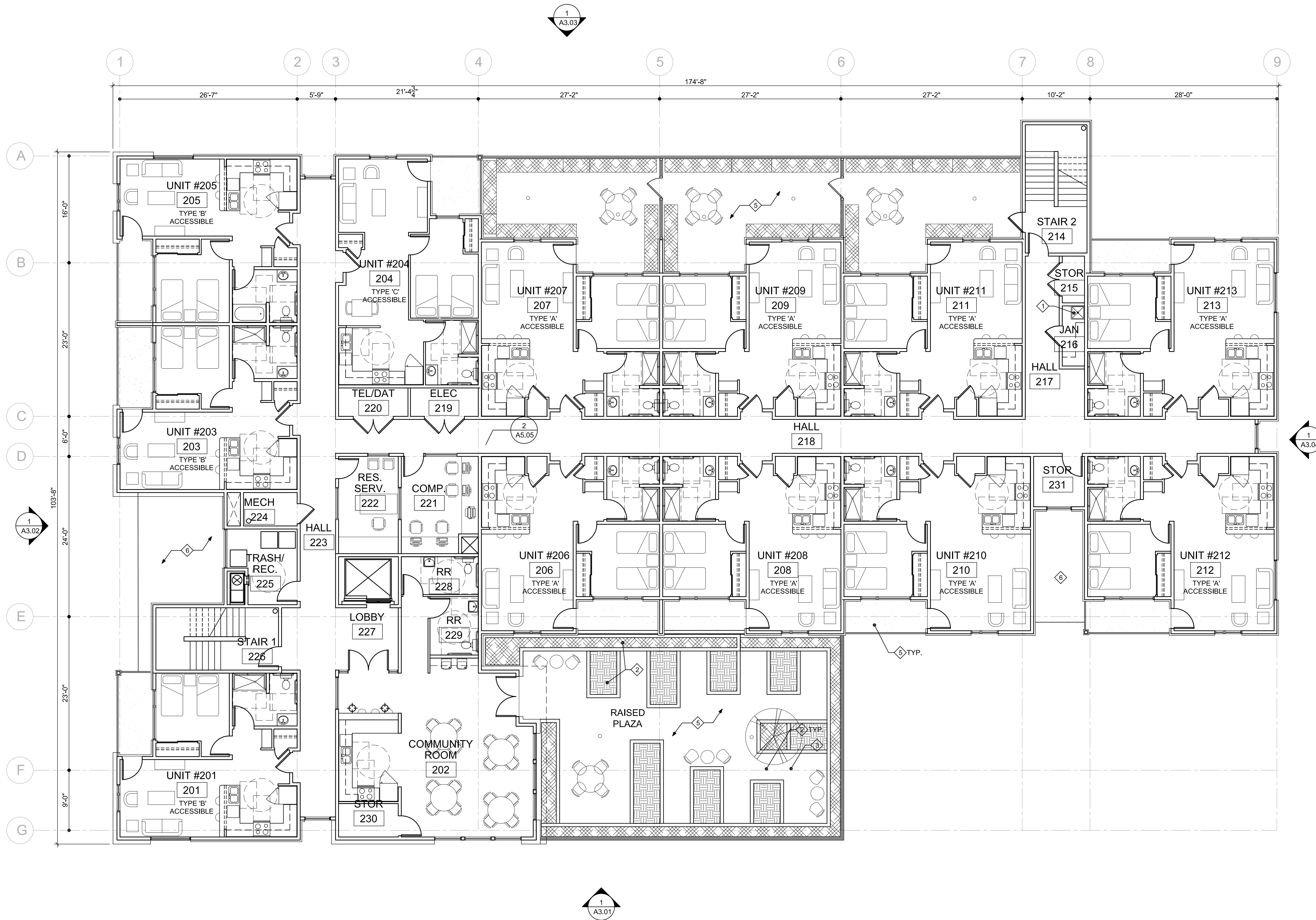
PROJ NO.
21177.01

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A2.01



1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.
- FIRESTOP ALL PENETRATIONS AT FIRE RATED ASSEMBLIES.

KEY NOTES

- MOP SINK
- RAISED LANDSCAPE PLANTER
- BUILT-IN BENCH
- ROOF LINE ABOVE
- TRAFFIC COATING MEMBRANE OVER P.T. SLAB DECK
- LOW-SLOPE ROOF BELOW

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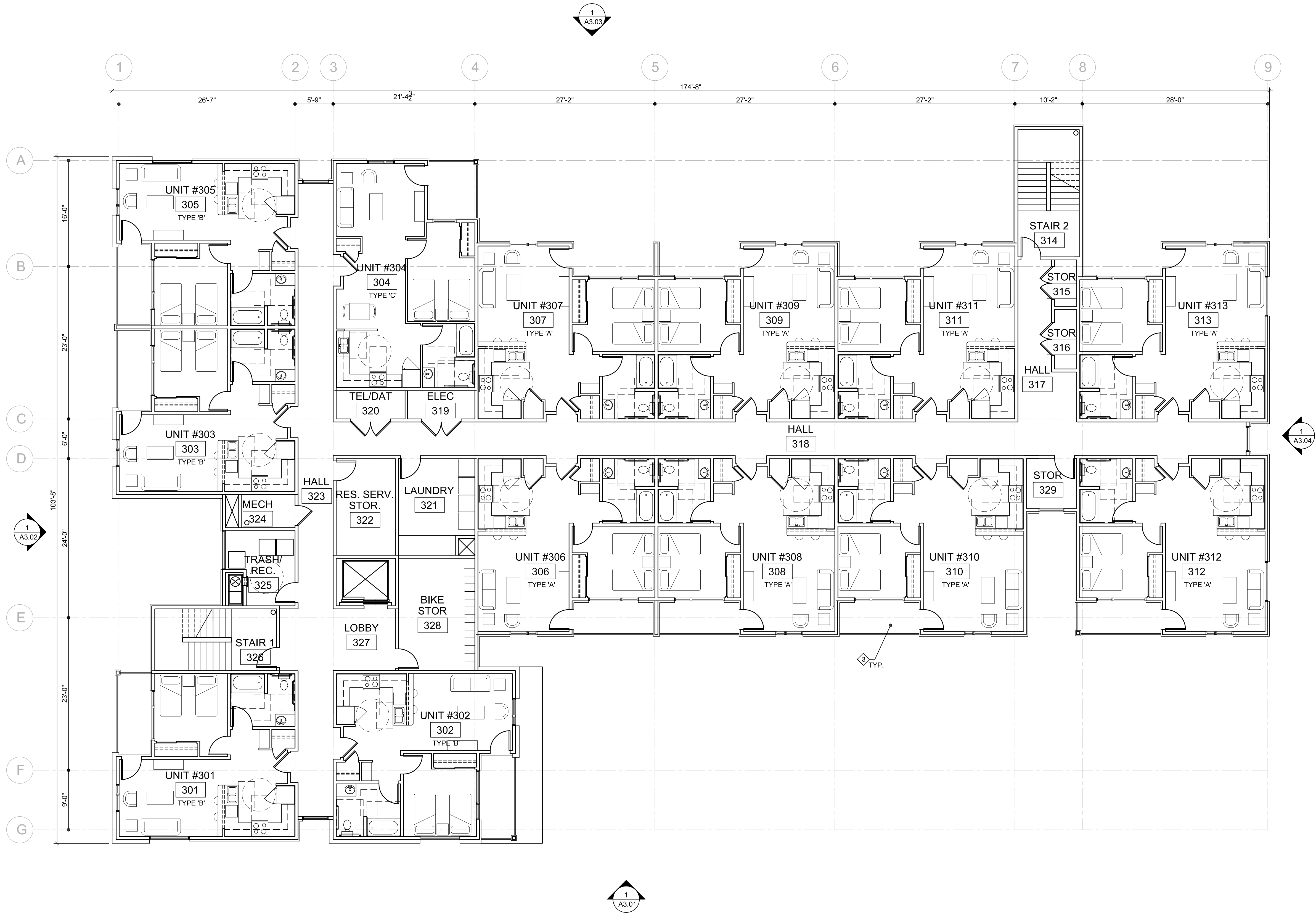
SECOND FLOOR PLAN

PROJ NO.
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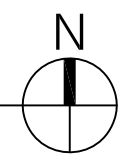
05.10.2013

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A2.02



1 THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



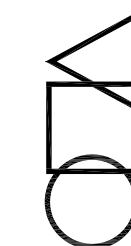
GENERAL NOTES

- DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.
- FIRESTOP ALL PENETRATIONS AT FIRE RATED ASSEMBLIES.

KEY NOTES

- MOP SINK
- LOW-SLOPE ROOF BELOW
- WATERPROOF TRAFFIC COATING MEMBRANE OVER P.T. PLYWOOD DECK

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50% DESIGN DEVELOPMENT

THIRD FLOOR PLAN

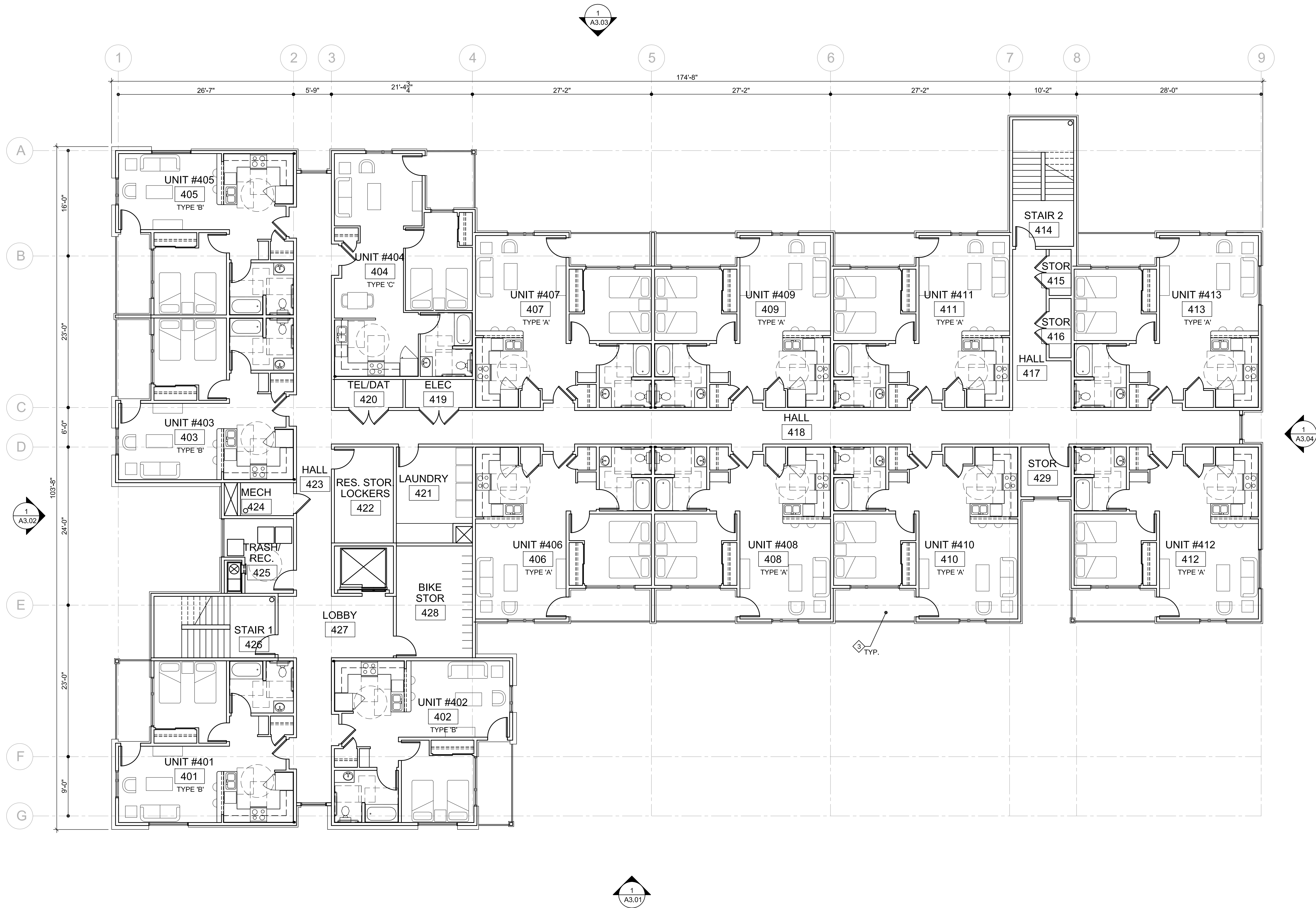
PROJ NO.
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A2.03

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1 FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1.

DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.

2.

FIRESTOP ALL PENETRATIONS AT FIRE RATED ASSEMBLIES.

KEY NOTES

1

MOP SINK

2

LOW-SLOPE ROOF BELOW

3

WATERPROOF TRAFFIC COATING MEMBRANE OVER P.T. PLYWOOD DECK

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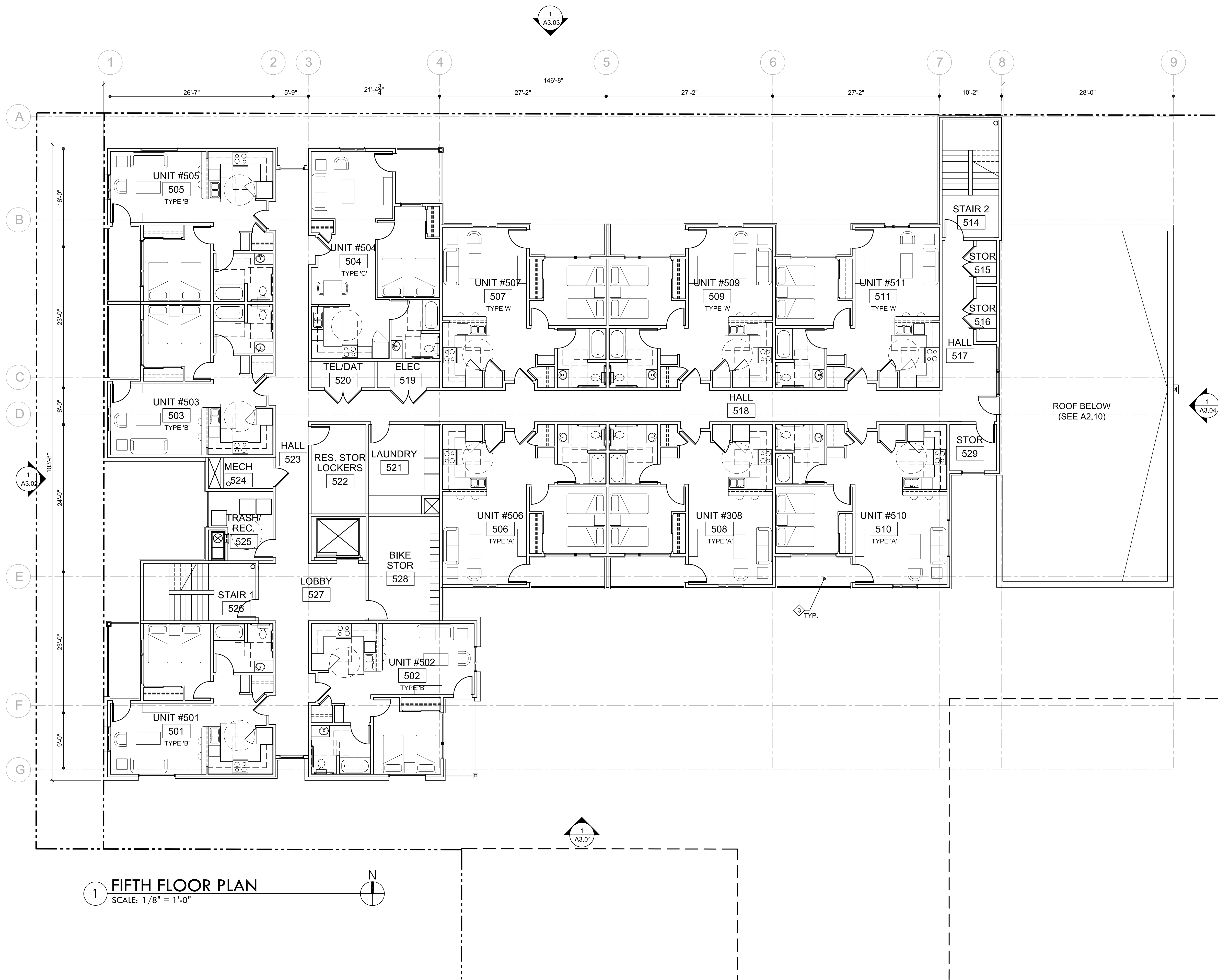
50% DESIGN DEVELOPMENT

FOURTH FLOOR PLAN

PROJ NO.
21177.01

05.10.2013

A2.04



1 FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1.

DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.

2.

FIRESTOP ALL PENETRATIONS AT FIRE RATED ASSEMBLIES.

3.

SEE SHEET A2.10 FOR ROOF PLAN KEY NOTES

KEY NOTES

1

MOP SINK

2

NOT USED

3

WATERPROOF TRAFFIC COATING MEMBRANE OVER P.T. PLYWOOD DECK

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FIFTH FLOOR PLAN

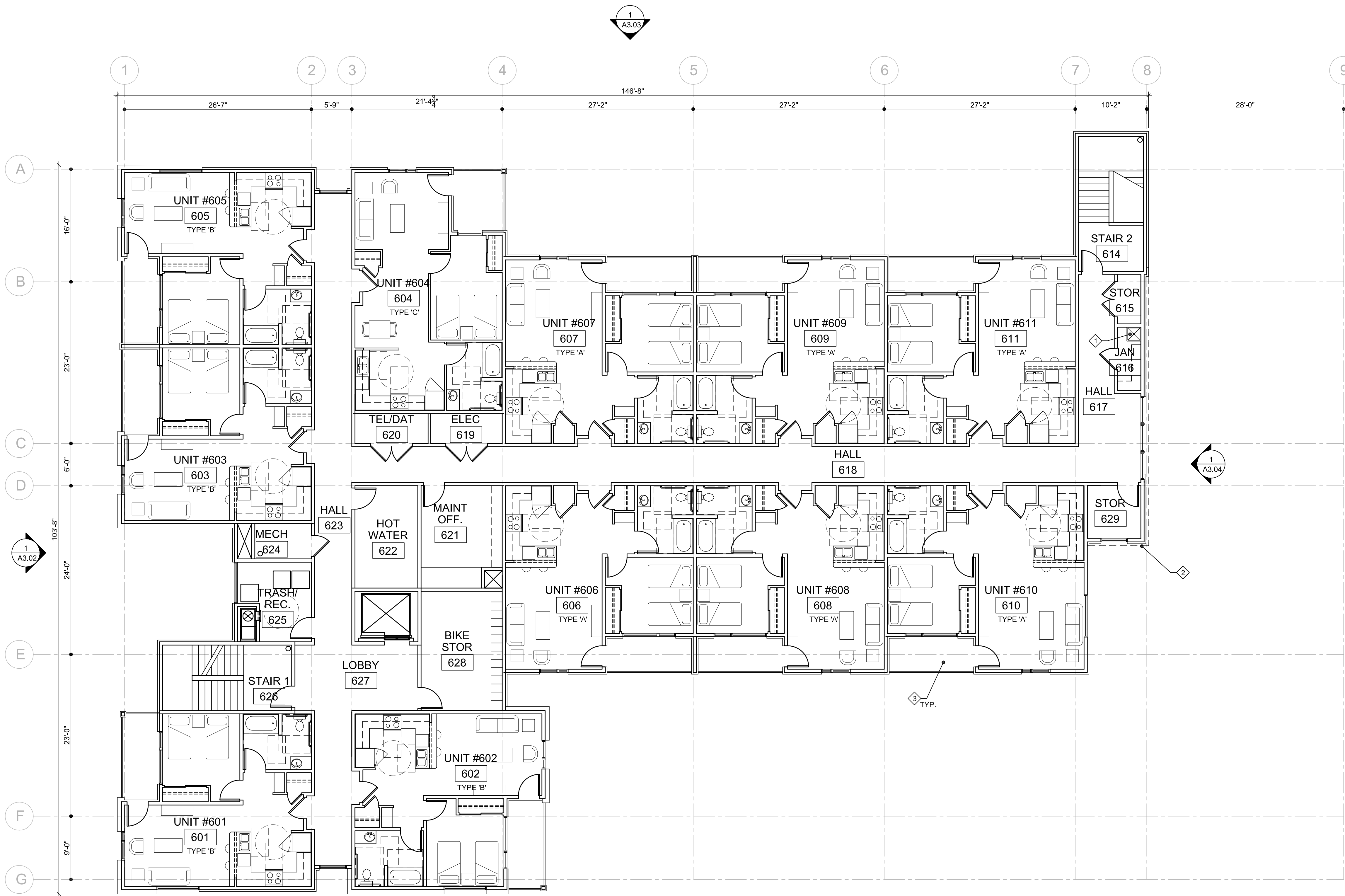
PROJ NO.
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A2.05



1 SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1.

DIMENSIONS ARE TO GRIDLINE OR FACE OF STUD, U.O.N.

2.

FIRESTOP ALL PENETRATIONS AT FIRE RATED ASSEMBLIES.

KEY NOTES

1

MOP SINK

2

ROOF LINE ABOVE

3

WATERPROOF TRAFFIC COATING MEMBRANE OVER P.T. PLYWOOD DECK

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GLISAN COMMONS PHASE II

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50% DESIGN DEVELOPMENT

SIXTH FLOOR PLAN

PROJ NO.
21177.01

05.10.2013

A2.06



GLISAN COMMONS PHASE II
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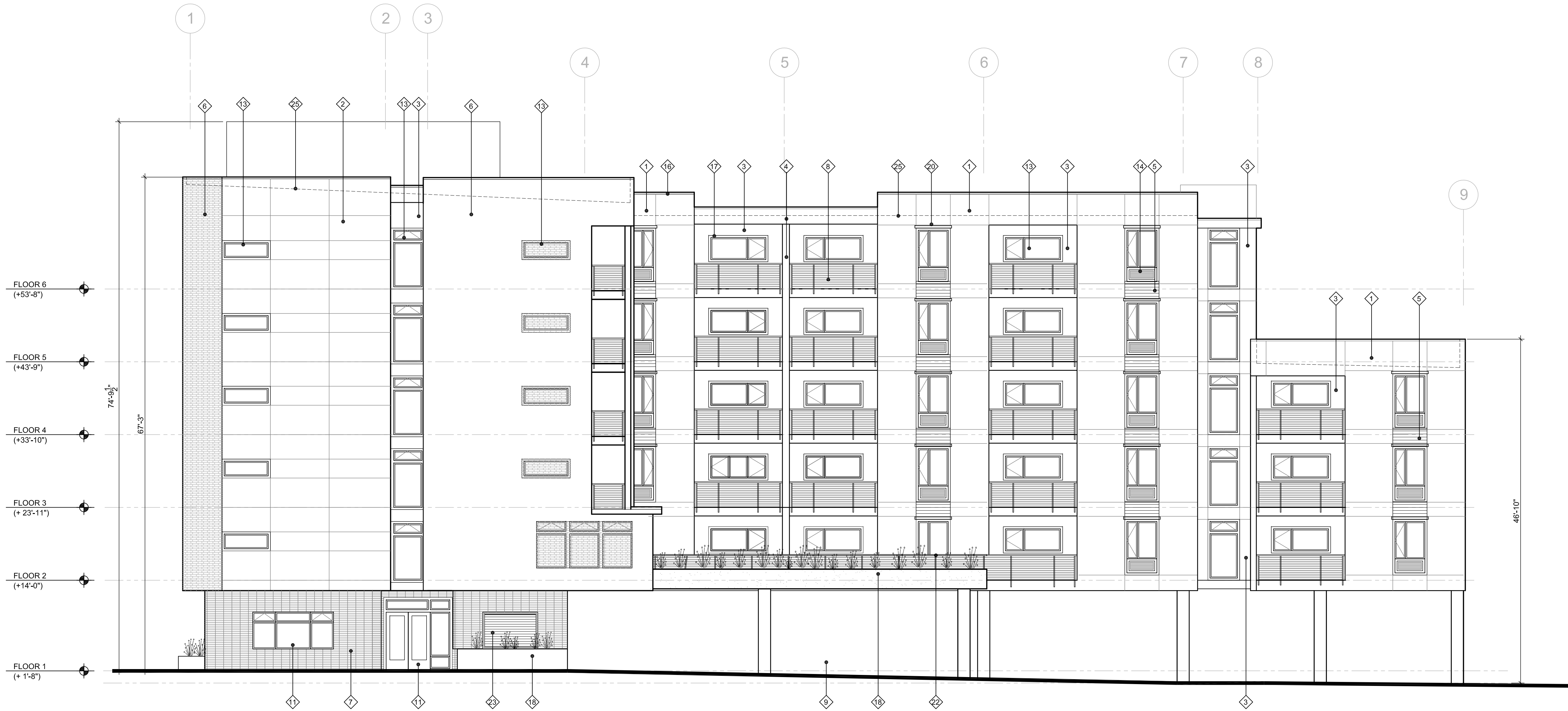
50% DESIGN DEVELOPMENT

EXTERIOR ELEVATION

PROJ NO.
21177.01

05.10.2013

A3.01



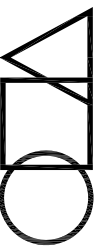
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- | | |
|---|---|
| 1 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 1 | 14 PTHP WITH ARCHITECTURAL SCREEN, TYP |
| 2 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 2 | 15 FIBERGLASS DOOR WITH FULL LITE |
| 3 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 3 | 16 PREFINISHED METAL CAP FLASHING |
| 4 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 4 | 17 PAINTED FIBER CEMENT TRIM, TYP. |
| 5 FIBER CEMENT LAP SIDING - 4" EXPOSURE | 18 C.I.P. CONCRETE RAISED PLANTER |
| 6 NORMAN BRICK - 1/3 RUNNING BOND PATTERN - COLOR 1 | 19 OVERHEAD DOOR AT TRASH COLLECTION |
| 7 NORMAN BRICK - STACKED BOND PATTERN - COLOR 2 | 20 ADD ALT: POWDERCOATED GALV. TUBE STEEL SHADING TRELLIS |
| 8 PREFINISHED ALUMINUM RAILING - TYP. AT UNIT BALCONIES
ADD ALT: POWDERCOATED TUBE STEEL GALV. RAILING | 21 STAINLESS STEEL VINE TRELLIS |
| 9 CONCRETE COLUMN | 22 POWDERCOATED TUBE STEEL GUARDRAIL |
| 10 CONCRETE WALL | 23 PREFINISHED METAL LOUVER |
| 11 ALUMINUM STOREFRONT WINDOWS AND ENTRANCES | 24 CONCRETE MASONRY WALL |
| 12 HOLLOW METAL DOOR | 25 LINE OF ROOF BEYOND |
| 13 FIBERGLASS WINDOW, TYP | 26 POWDERCOATED METAL INFILL GRILLE |

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EXTERIOR ELEVATION

PROJ NO.
21177.01

05.10.2013

A3.02



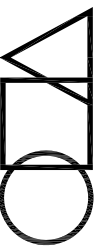
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- | | |
|---|---|
| 1 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 1 | 14 PTHP WITH ARCHITECTURAL SCREEN, TYP |
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| 3 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 3 | 16 PREFINISHED METAL CAP FLASHING |
| 4 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 4 | 17 PAINTED FIBER CEMENT TRIM, TYP. |
| 5 FIBER CEMENT LAP SIDING - 4" EXPOSURE | 18 C.I.P. CONCRETE RAISED PLANTER |
| 6 NORMAN BRICK - 1/3 RUNNING BOND PATTERN - COLOR 1 | 19 OVERHEAD DOOR AT TRASH COLLECTION |
| 7 NORMAN BRICK - STACKED BOND PATTERN - COLOR 2 | 20 ADD ALT: POWDERCOATED GALV. TUBE STEEL SHADING TRELLIS |
| 8 PREFINISHED ALUMINUM RAILING - TYP. AT UNIT BALCONIES
ADD ALT: POWDERCOATED TUBE STEEL GALV. RAILING | 21 STAINLESS STEEL VINE TRELLIS |
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EXTERIOR ELEVATION

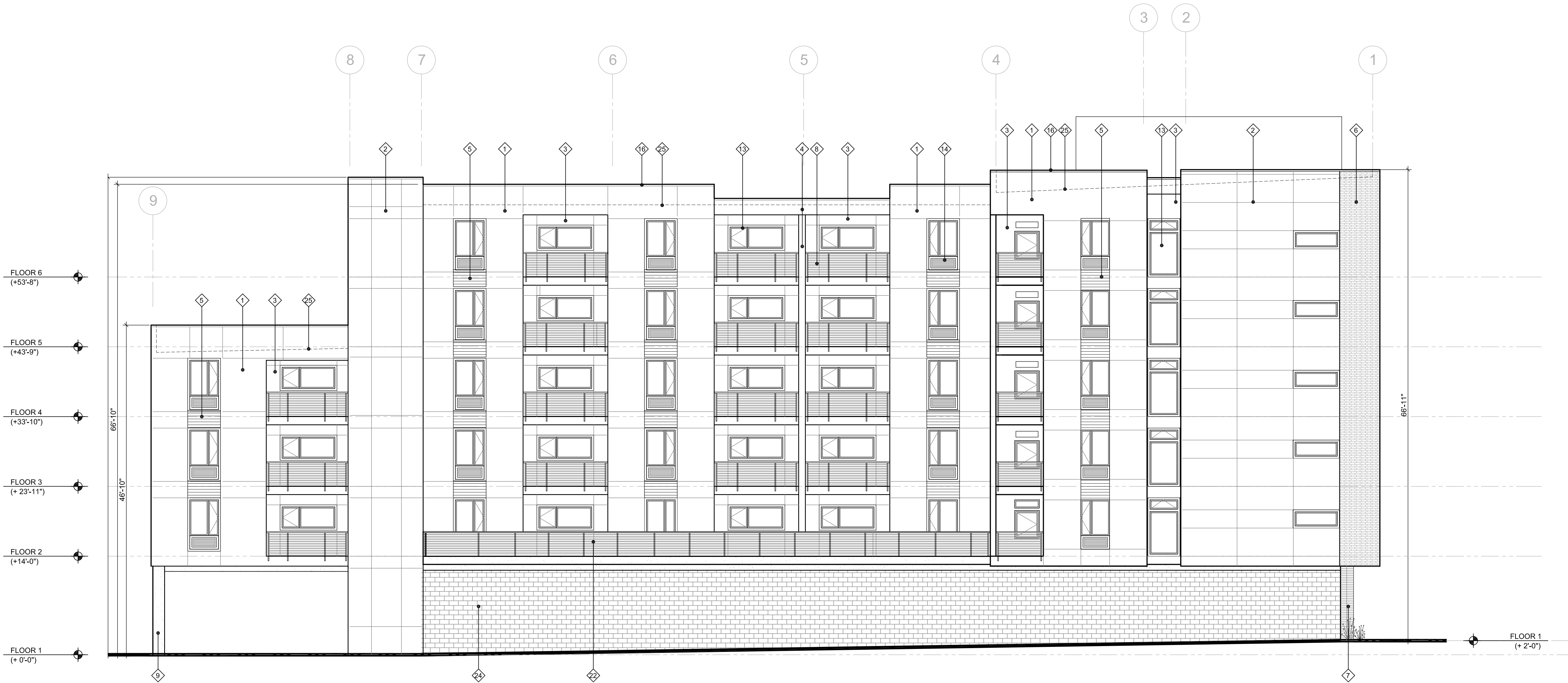
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05.10.2013

A3.03

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1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

KEY NOTES

- | | |
|---|---|
| 1 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 1 | 14 PTHP WITH ARCHITECTURAL SCREEN, TYP |
| 2 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 2 | 15 FIBERGLASS DOOR WITH FULL LITE |
| 3 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 3 | 16 PREFINISHED METAL CAP FLASHING |
| 4 RAINSCREEN FIBER CEMENT PANEL SIDING - COLOR 4 | 17 PAINTED FIBER CEMENT TRIM, TYP. |
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| 13 FIBERGLASS WINDOW, TYP | 26 POWDERCOATED METAL INFILL GRILLE |



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EXISTING CONDITIONS
SURVEY

PROJ NO.
21177.01

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G0.07

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& Associates, Inc.
ENGINEERS SURVEYORS PLANNERS
4230 NE FREEMONT STREET
PORTLAND, OREGON 97213
PHONE (503) 284-6888 FAX (503) 284-6530
e-mail address: info@wbwells.com



TOPOGRAPHIC SURVEY
FOR
HOUSING DEVELOPMENT CENTER
9929 & 9999 NE GLISAN ST.
604 & 618 NE 99TH AVE.
PORTLAND, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 15, 2002
BRETT D. BEDORE
68839
EXPIRES 12-31-11

SARAH ZAHN
HUMAN SOLUTIONS INC
12350 SE POWELL BLVD
PORTLAND, OR 97236
PH: 503-584-0223
FAX: 503-584-9202

REVISIONS:

2-8-2011 ADDED 99TH
AVE PARCELS
8-23-2011 ADD. TOPO

DRAWN BY: BB

FILE ID: 07-066
PLOT DATE: 8-23-2011
JOB NO: 07-066

SHEET 1 of 1



VICINITY MAP
N.T.S.

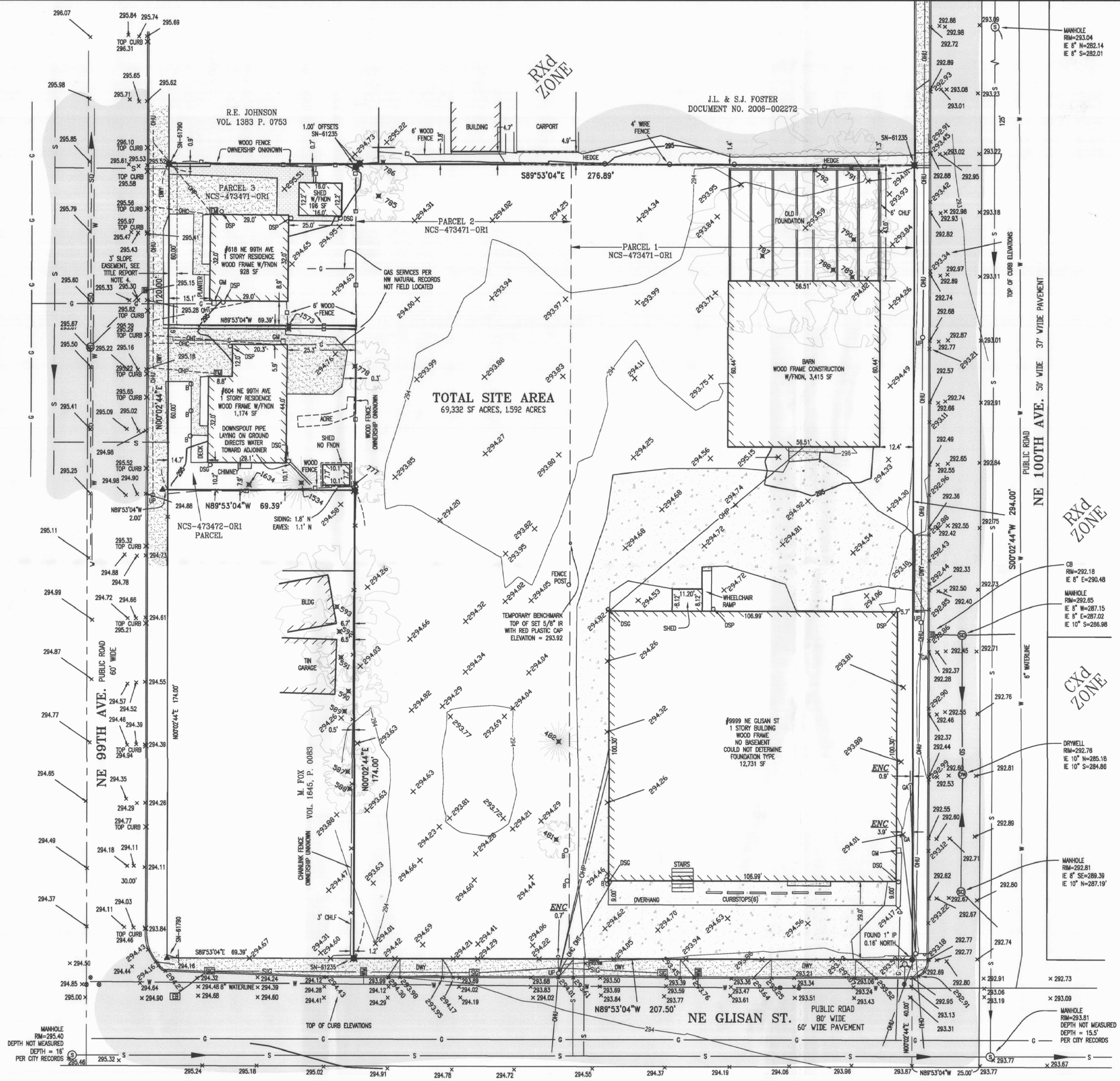
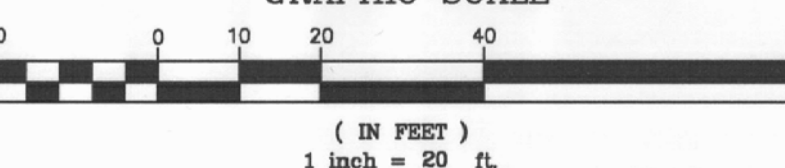
BENCHMARK

CITY OF PORTLAND BENCHMARK NO
2173 2-1/2" BRASS DISK AT THE
SW CORNER OF NE GLISAN ST AND
NE 102ND AVE ELEVATION =
290.905, CITY OF PORTLAND DATUM

LEGEND

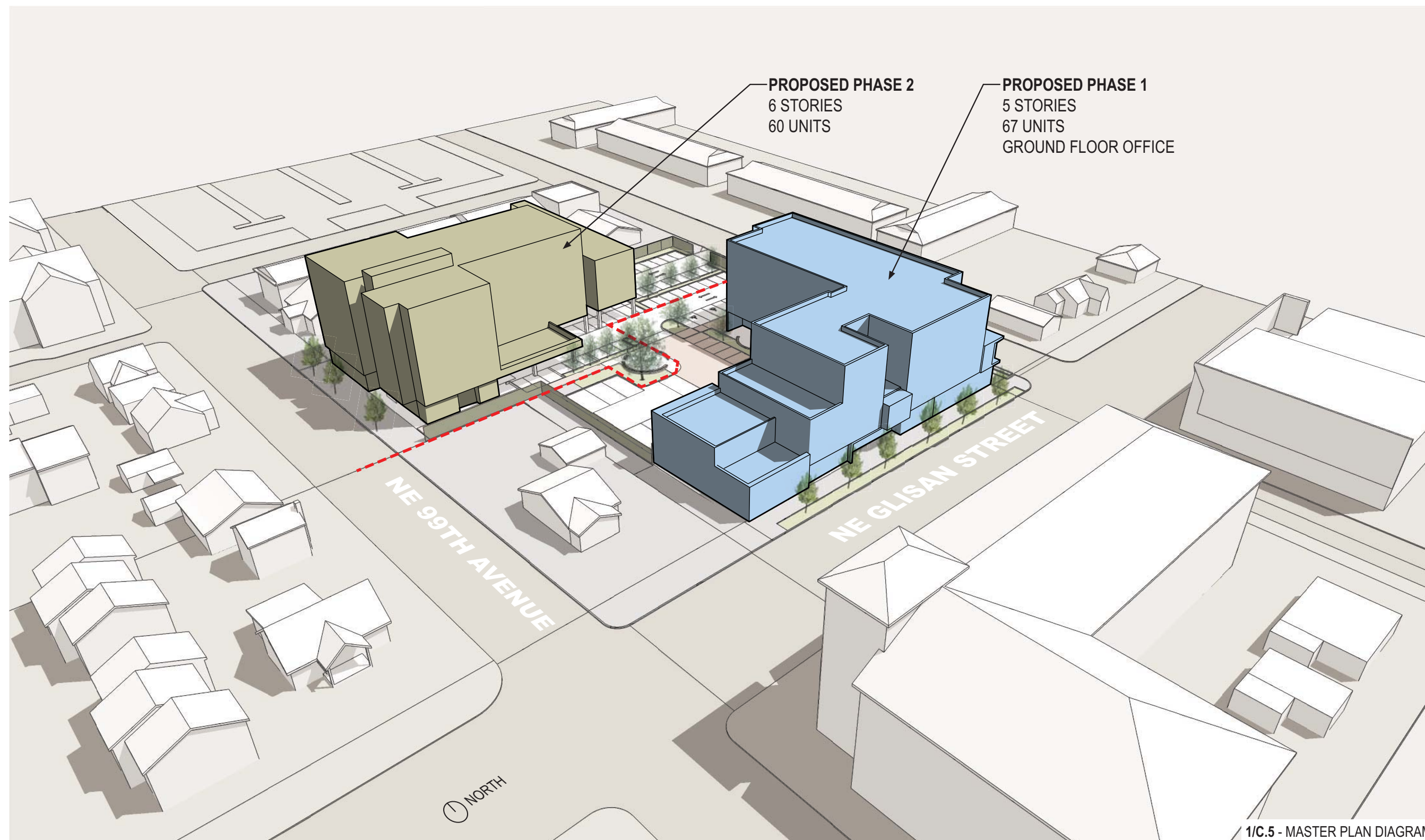
- FOUND MONUMENT AS SHOWN
- FD 5/8" IR W/PC
- "W.B. WELLS & ASSOC., INC."
- 1" COPPER DISK MARKED
- "W.B. WELLS" IN SIDEWALK
- IRON PIPE
- IRON ROD
- W/PC WITH YELLOW PLASTIC CAP
- AREA OF RECENT EXCAVATION
- BOLLARD
- CB CATCH BASIN
- CHLF CHAIN LINK FENCE
- DSC DOWNSPOUT TO GROUND
- DSP DOWNSPOUT TO UNDERGROUND PIPE
- DWY DRAINAGE
- EB ELECTRIC BOX
- EM ELECTRIC METER
- ENC ENCLOSURES
- GA GUY ANCHOR
- GM GAS METER
- SF SQUARE FEET
- UP UTILITY POLE
- WM WATER METER
- W/FNEN WITH CONCRETE FOUNDATION
- CHC OVERHEAD CABLE
- CHP OVERHEAD POWER
- CHT OVERHEAD TELEPHONE
- CHL OVERHEAD UTILITIES
- S SEWER LINE
- SD STORM DRAIN LINE
- SIG UNDERGROUND TRAFFIC SIGNAL LINE
- W WATER LINE
- SEWER MANHOLE
- STORM DRAIN MANHOLE
- DWELL DRYWELL
- SIGN TREE NUMBER, SEE TABLE
- WATER VALVE
- CATCH BASIN
- FIRE HYDRANT
- FLOW DIRECTION
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- CONCRETE
- ASPHALT
- GRAVEL
- BRICK PAVERS

GRAPHIC SCALE



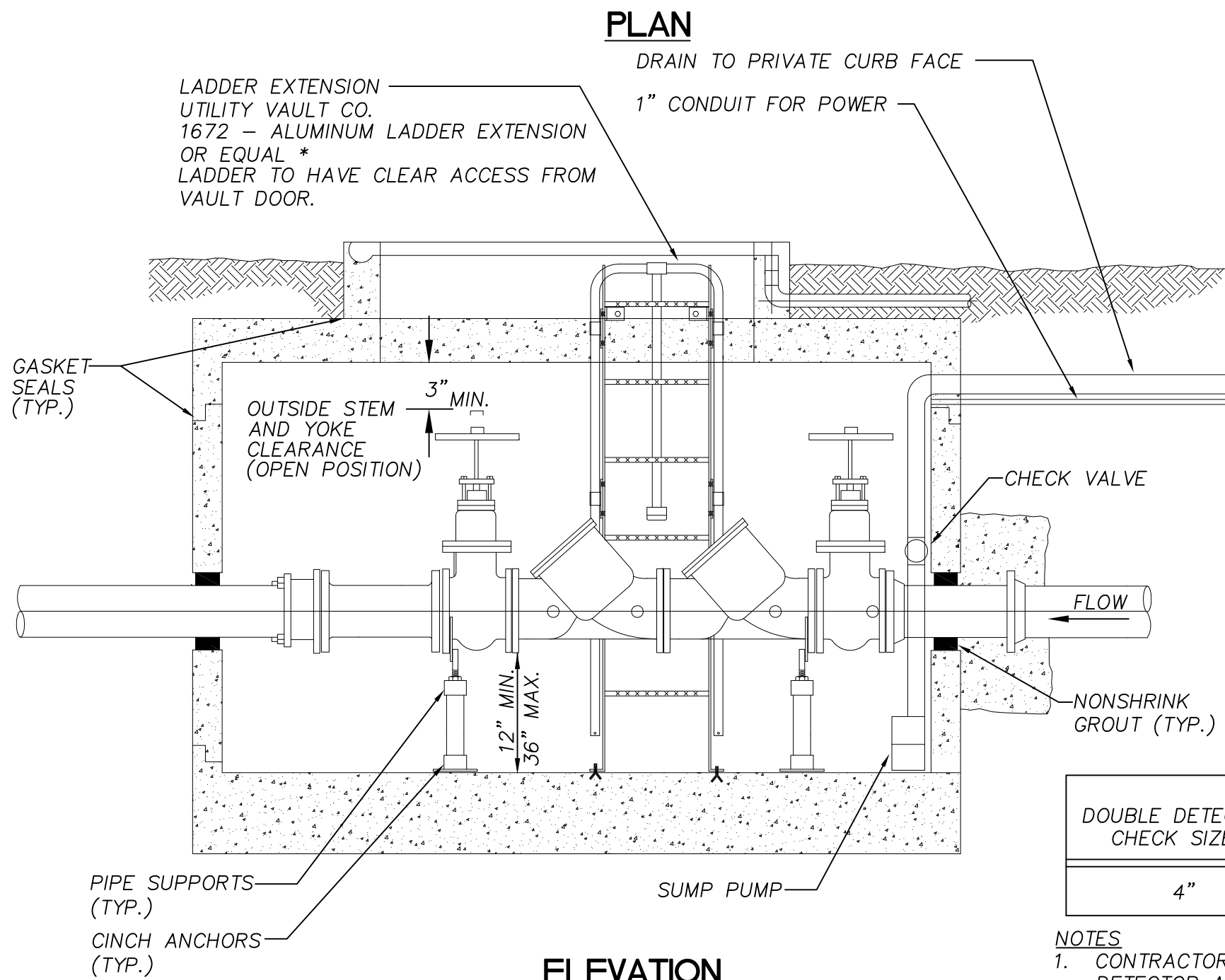
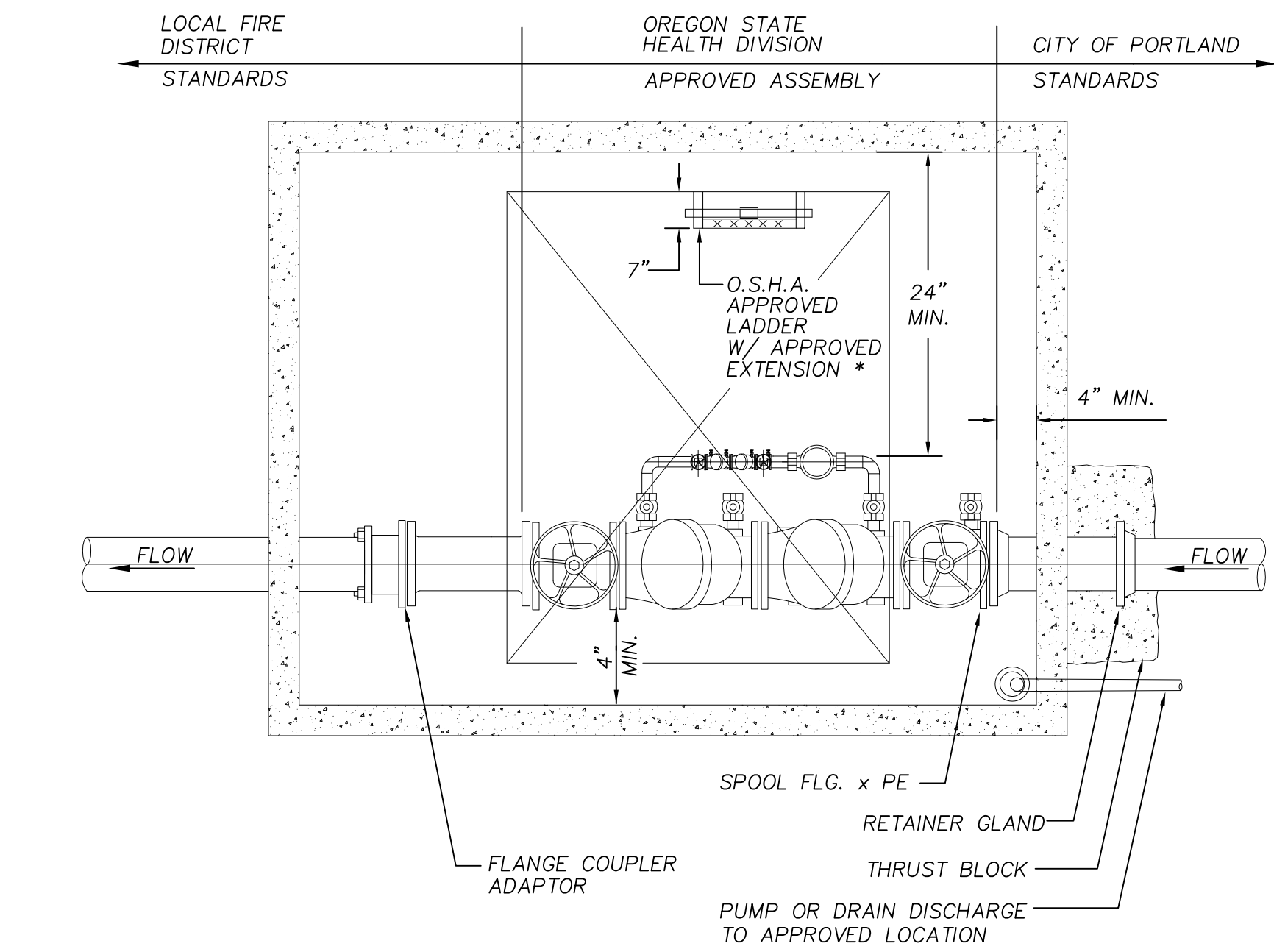
EXISTING CONDITIONS SURVEY
SCALE: NOT TO SCALE*

* REPRODUCED FOR REFERENCE ONLY

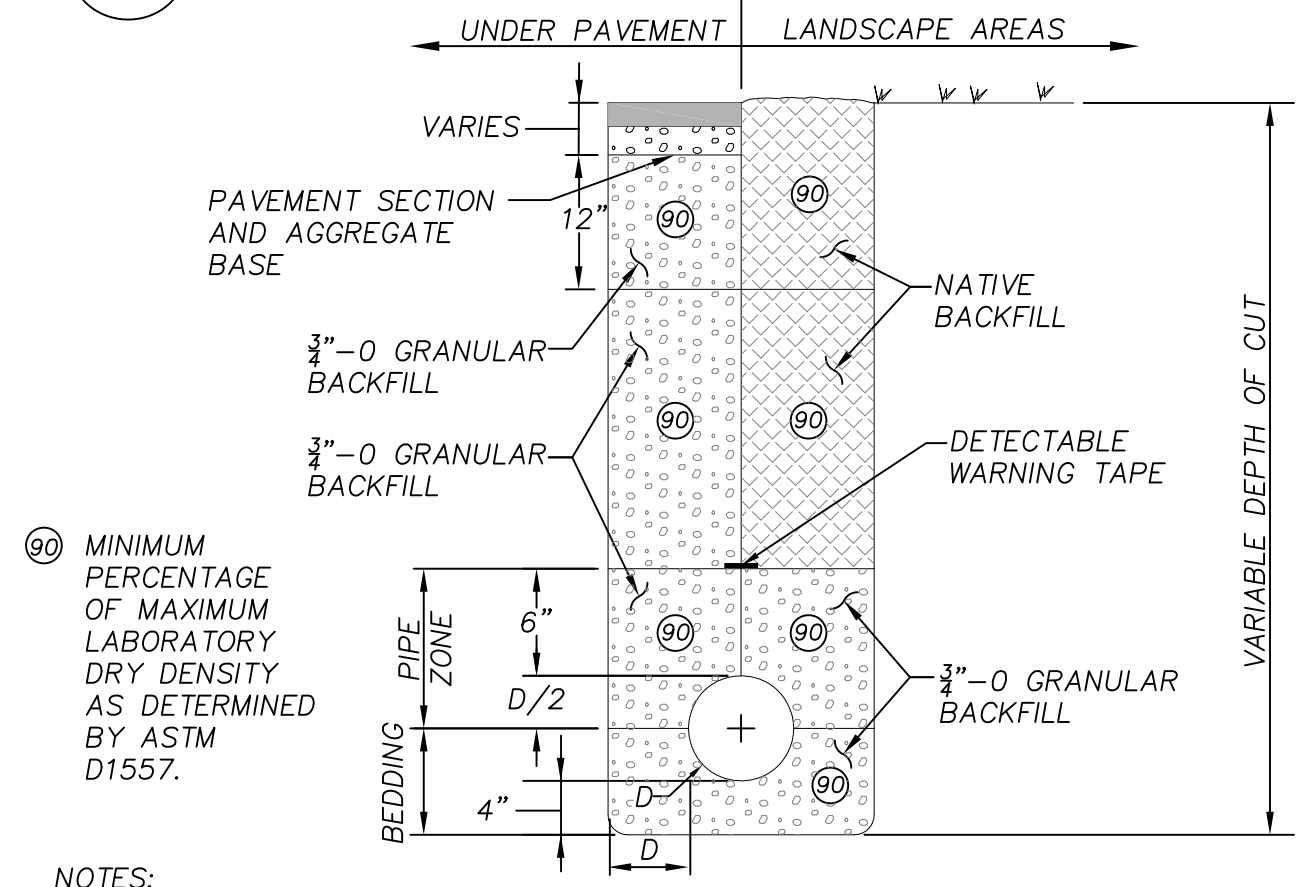


1/C.5 - MASTER PLAN DIAGRAM

Massing Diagram from
Gateway Master Plan
Approval (LU 12-116420)

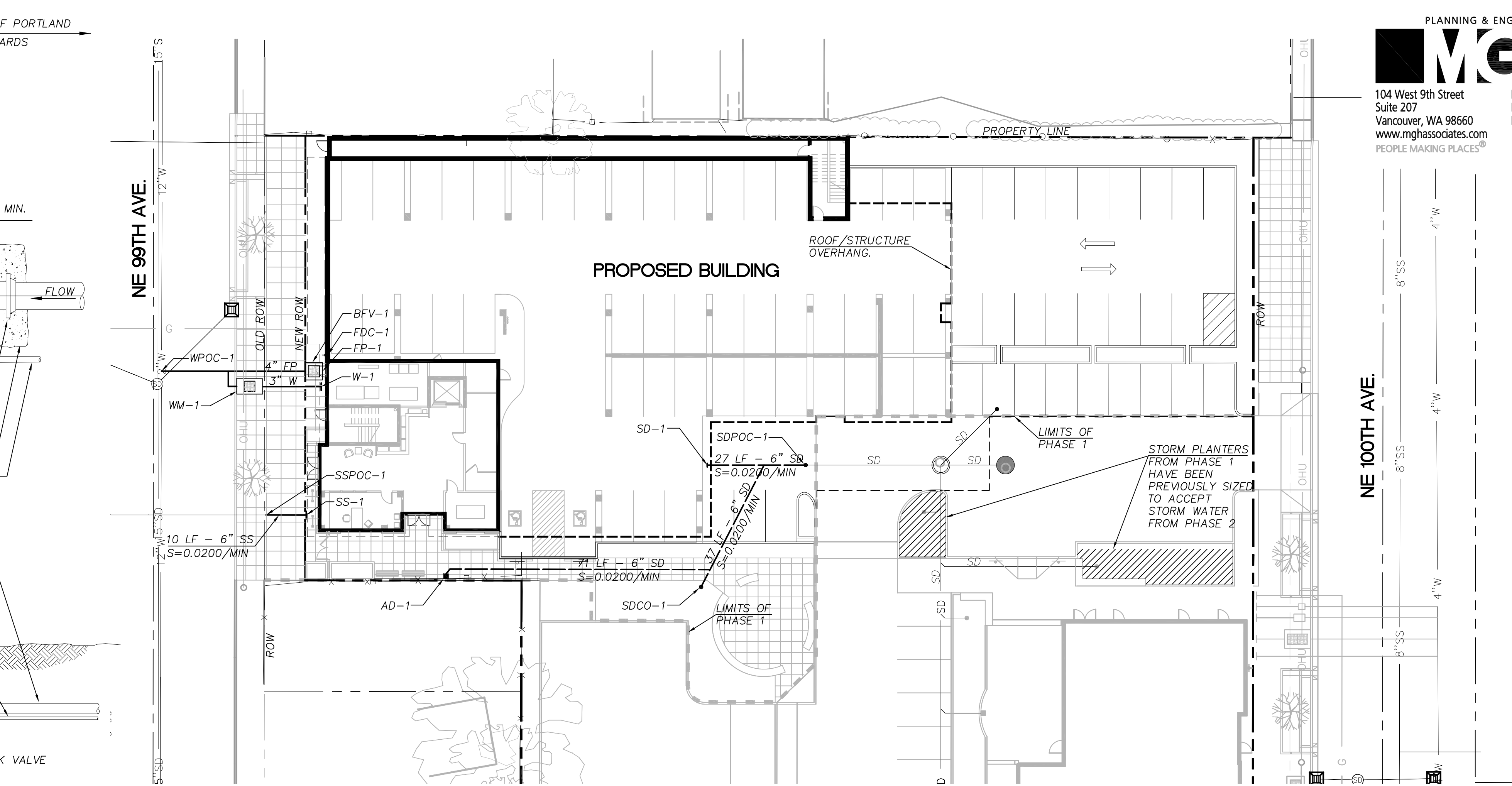


4 BACKFLOW PREVENTERS IN ACCESSIBLE VAULT



- NOTES:
- ALL CUT EDGES SHALL BE SAND SEALED WITH CRS-1 OR CRS-2 EMULSIFIED ASPHALT OR EQUAL.
 - THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UTILITIES.
 - LIGHTLY COMPACT WITHIN TWO DIAMETERS OR 18 INCHES, WHICHEVER IS GREATER, ABOVE BREAKABLE CONDUITS.

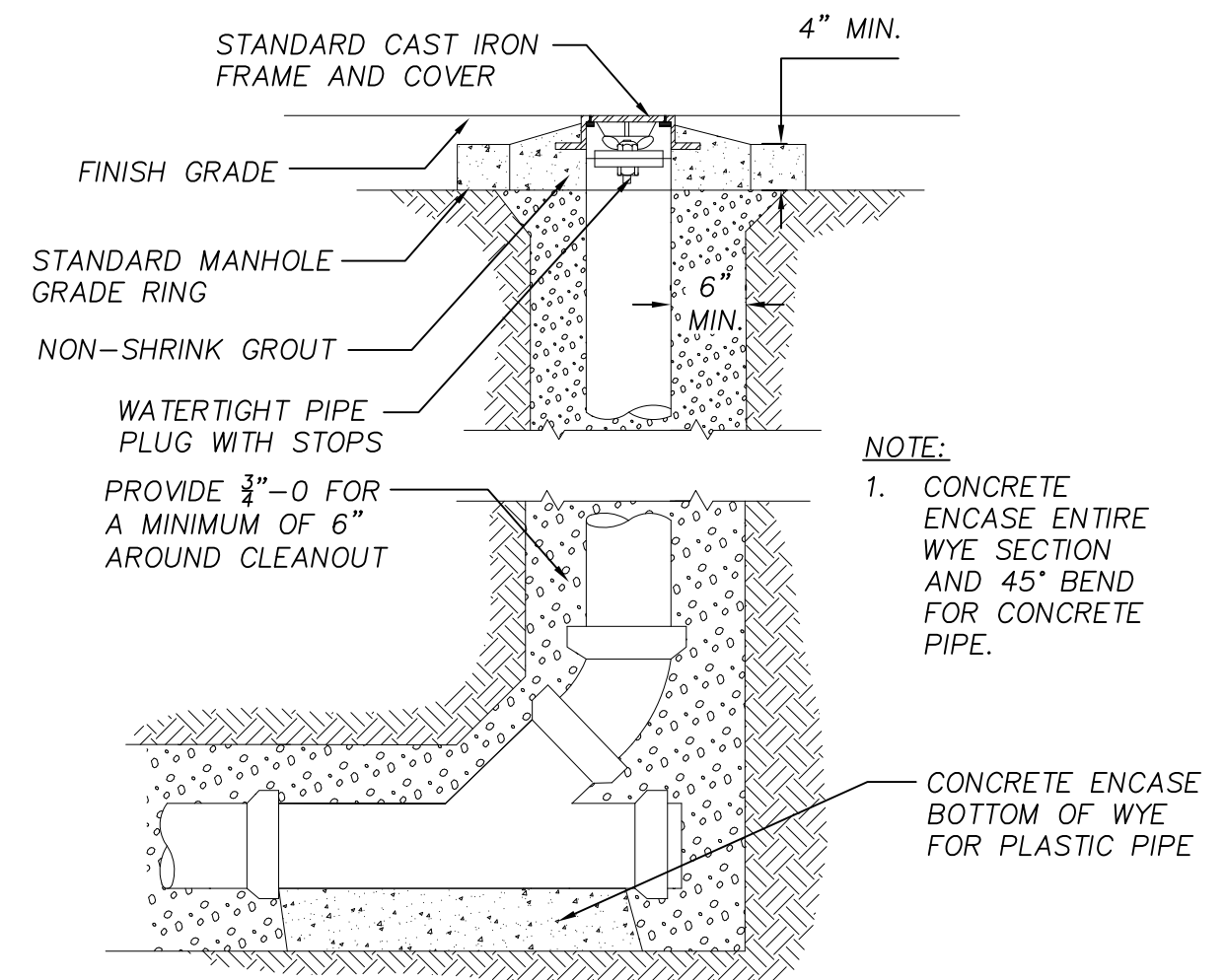
3 TRENCH BACKFILL



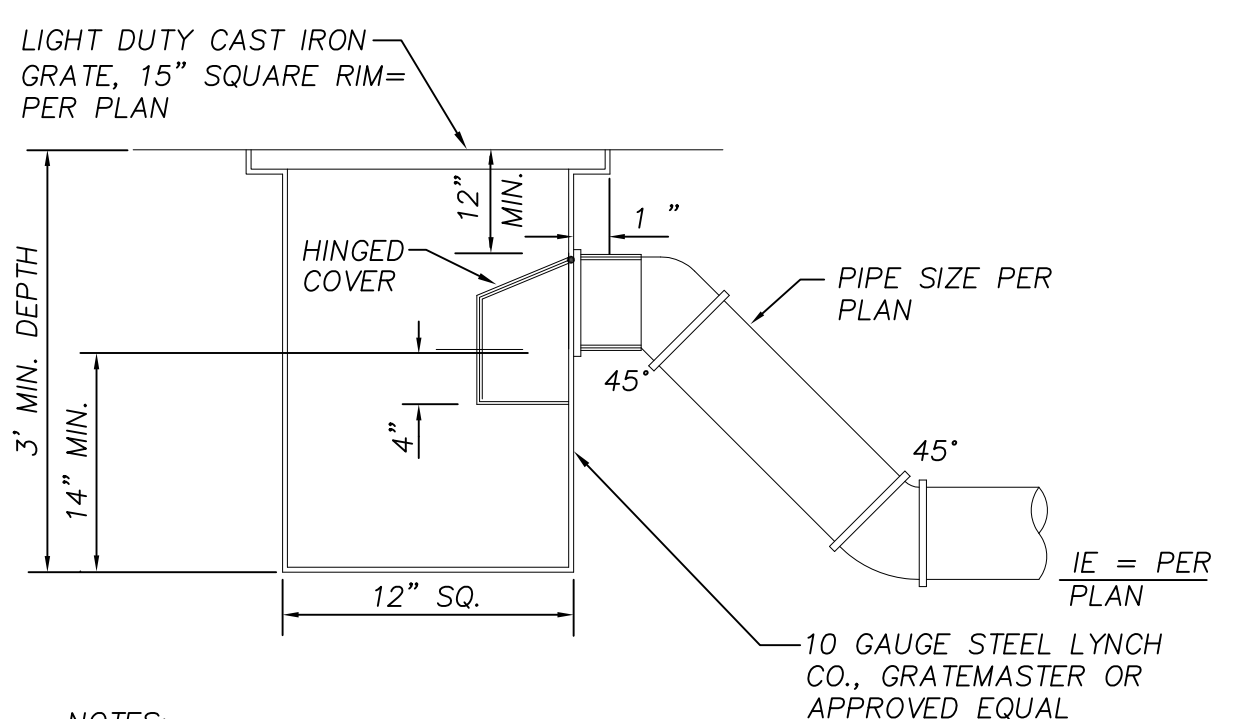
UTILITY PLAN
SCALE: 1"=20'

DOUBLE DETECTOR CHECK SIZE	UTILITY VAULT OR EQUAL *	UTILITY VAULT DOOR OR EQUAL *
4"	444-LA	332P

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR SELECTING A DOUBLE CHECK DETECTOR ASSEMBLY THAT WILL FIT INSIDE VAULT AND MAINTAIN REQUIRED CLEARANCES.
 - PROVIDE 115V POWER FROM BUILDING FOR 1/3 HP SUMP PUMP
 - PROVIDE 2" DRAIN PIPE FORM SUMP PUMP TO PRIVATE CURB FACE



2 CLEAN OUT

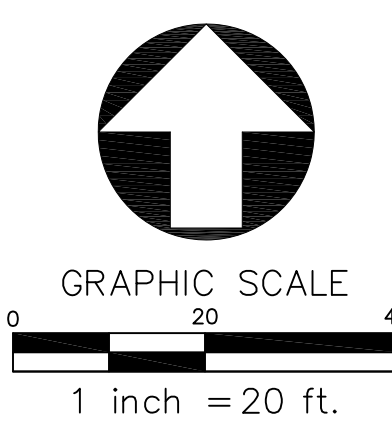


- NOTES:
- ALL STEEL WELDED CONSTRUCTION. COATED
 - INSIDE AND OUT WITH ASPHALTUM PAINT.
 - TRAP TO INCLUDE CLEANOUT.

1 TRAPPED AREA DRAIN

- SHEET NOTES
- FOUNDATION DRAINAGE NOT REQUIRED BY GEOTECHNICAL ENGINEER PER GEOTECHNICAL INVESTIGATION REPORT BY ALDER GEOTECHNICAL SERVICES DATED SEPTEMBER 30, 2011.
 - ALL DOMESTIC WATER AND FIRE PROTECTION WORK IN THE PUBLIC RIGHT OF WAY BY PORTLAND WATER BUREAU AT OWNER'S EXPENSE. CONTRACTOR TO COORDINATE WORK WITH PORTLAND WATER BUREAU.
 - IF EXISTING SANITARY LATERAL IS NOT IN USABLE CONDITION, CONSTRUCT NEW LATERAL TO EXISTING SANITARY MAIN.

ITEM	DESCRIPTION	REFERENCE
AD-1	AREA DRAIN RIM=295.66 IE=292.66	1 C3.00
SDCO-1	STORM DRAIN CLEAN OUT, LOCATE IN LANDSCAPE IE=190.80	2 C3.00
SD-1	STORM DRAIN CONNECTION TO BUILDING IE=290.18	PLUMBING PLANS
SDPOC-1	6" STORM DRAIN POINT OF CONNECTION TO EXISTING 8" STORM DRAIN CLEAN OUT IE=289.64	PLUMBING PLANS
SS-1	SANITARY CONNECTION TO BUILDING IE=292.00	PLUMBING PLANS
SSPOC-1	6" SANITARY POINT OF CONNECTION TO EXISTING SANITARY LATERAL.	SEE NOTE 3 THIS SHEET
BFV-1	4" DOUBLE DETECTOR CHECK VALVE IN ACCESSIBLE VAULT.	4 C3.00
FDC-1	FIRE DEPARTMENT CONNECTION MOUNTED TO BUILDING FACE	
FP-1	FIRE PROTECTION CONNECTION TO BUILDING SIZE = 4"	PLUMBING PLANS
W-1	DOMESTIC WATER CONNECTION TO BUILDING SIZE = 3"	
WM-1	WATER METER BY CITY OF PORTLAND WATER BUREAU SIZE = 3"	
WPOC-1	WATER POINT OF CONNECTION TO EXISTING WATER MAIN BY PORTLAND WATER BUREAU	



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REACH COMMUNITY DEVELOPMENT
636 NE 99TH AVENUE | PORTLAND, OREGON

OVERALL UTILITY PLAN

PROJ NO.
21177.01

05.10.2013

50% DESIGN DEVELOPMENT

NOTE: DRAWINGS ARE HALF SCALE WHEN PRINTED AT 11X17
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