

RM = 86.65
 LE 4' IN (S) = 83.31'
 LE 6' IN (W) = 82.77'
 LE 3' IN (N) = 87.58'
 LE 8' IN (E) = 84.91'
 LE 12' IN (S) = 77.85'
 LE 18' OUT (E) = 73.85'
 (AS-BUILT LE = 77.00')

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. 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.

CONTOUR INTERVAL = 1'
 VERTICAL DATUM = CITY OF PORTLAND
 BASED ON CITY OF PORTLAND BENCHMARK #9776, ELEVATION 78.83', LOCATED AT THE SE CORNER OF N.W. 23RD AND N.W. RALEIGH STREET.

RM = 75.41'
 LE 24' IN (S) = 63.55'
 LE 30' OUT (E) = 63.55'
 LE 30' OUT (E) = 63.20'
 (AS-BUILT LE = 63.20')

LEGEND

[Symbol]	BOUNDARY LINE
[Symbol]	RIGHT-OF-WAY LINE
[Symbol]	CENTER LINE
[Symbol]	BUILDING LINE
[Symbol]	CONCRETE
[Symbol]	CURB LINE
[Symbol]	CONTAINERS
[Symbol]	TAX LOT LINES
[Symbol]	WALL
[Symbol]	CHAINLINK FENCE
[Symbol]	EDGE OF PAVEMENT
[Symbol]	EXTRUDED CURB
[Symbol]	COMBINATION SEWER LINE
[Symbol]	GAS LOCALS
[Symbol]	WATER LOCALS
[Symbol]	UNDERGROUND TELEPHONE LOCALS
[Symbol]	UNDERGROUND POWER
[Symbol]	OVERHEAD POWER
[Symbol]	POWER POLE WITH LIGHT
[Symbol]	CLEANOUT
[Symbol]	COMBINATION SEWER MANHOLE
[Symbol]	CATCH BASIN
[Symbol]	UTILITY VALVE
[Symbol]	FIRE HYDRANT
[Symbol]	BUILDING COLUMN
[Symbol]	60" ANCHOR
[Symbol]	YARD LIGHT
[Symbol]	GAS VALVE
[Symbol]	TRANSFORMER
[Symbol]	WATER VALVE
[Symbol]	BETTER METER
[Symbol]	SOIL
[Symbol]	SPRINKLER CONTROL VALVE
[Symbol]	24" MAPLE TREE
[Symbol]	TELEPHONE MANHOLE



FOR REFERENCE ONLY

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 (503) 248-0715 Fax
 info@wah.com

**TRAMMELL CROW RESIDENTIAL
 RALEIGH COURT CONDOMINIUMS
 TOPOGRAPHIC SURVEY
 NW 23RD & RALEIGH STREET**

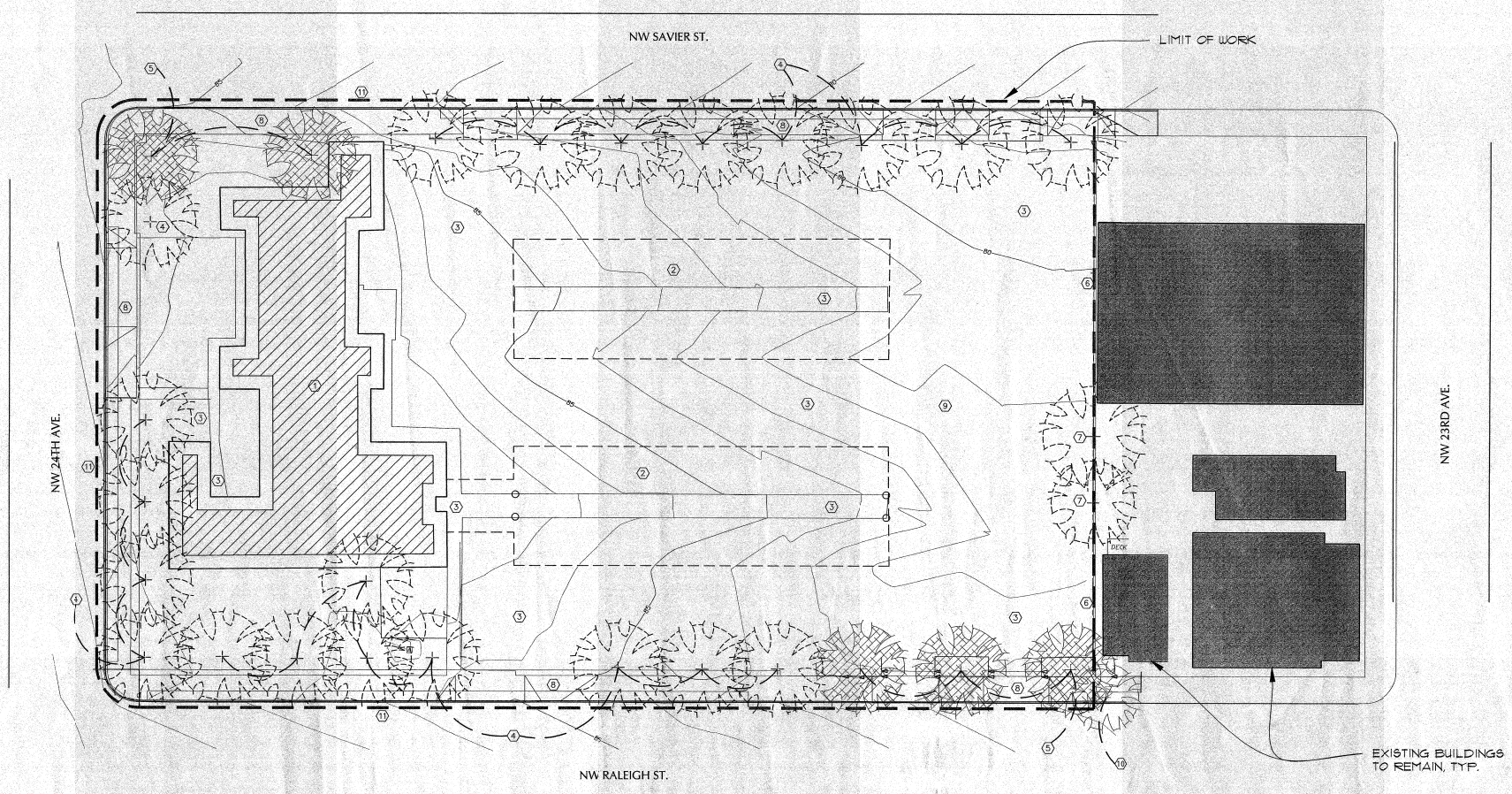
PROJECT NO. 31650
 DRAWING FILE NAME: 31650-SURV-B100
 OREGON
 JANUARY 15, 2002
 APPROVED BY: JTS
 EXPIRES DATE: 02/28/04

SCALE: 1" = 20'
 PORTLAND

REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JANUARY 15, 2002
 APPROVED BY: JTS
 EXPIRES DATE: 02/28/04

SURVEYED BY:	SG/JU	CHECKED BY:	JAB
DRAWN BY:	JDS	APPROVED BY:	HRK
DATE:	05/09/04	PILOT DATE:	05/09/04
DATE:	BY: REVISION	REVISION	BY: DATE

SHEET
C 1.0



DEMOLITION PLAN NOTES and LEGEND:

- ① EXISTING BUILDINGS TO BE REMOVED.
 - ② EXISTING PARKING ROOFS TO BE REMOVED.
 - ③ EXISTING ON-SITE PAVING AND WALKS TO BE REMOVED.
 - ④ EXISTING TREES TO BE REMOVED.
 - ⑤ EXISTING TREES TO REMAIN.
 - ⑥ SHORING ADDED BY SOIL TO BE LEFT NEXT TO EXISTING OFF-SITE STRUCTURES TO MAINTAIN STABILITY UNTIL FURTHER WORK UNDER GENERAL CONTRACT.
 - ⑦ EXISTING TREES TO BE REMOVED.
 - ⑧ PUBLIC SIDEWALKS, CURBSIDES AND CURBS TO BE REPLACED UNDER GENERAL CONTRACT ACCORDING TO WORK SCOPE REQUIREMENTS NOT YET DELINEATED TO MEET NEW BUILDING REQUIREMENTS.
 - ⑨ EXISTING SITE FENCING, SITE LIGHTING, TRENCH DRAINS AND OTHER MISCELLANEOUS FIXTURES TO BE REMOVED, CAPPED OR DEMOLISHED AS REQUIRED.
 - ⑩ TREES OFF-SITE and NOT IN CONTRACT.
 - ⑪ SAUCUT # REMOVE PAVING 36-INCHES OUT FROM CURB AROUND SITE.
- NOTE:** ALL EXISTING BELOW GRADE UTILITIES TO BE DEMOLISHED, REMOVED, CAPPED OR RELOCATED AS REQUIRED FOR FUTURE WORK.

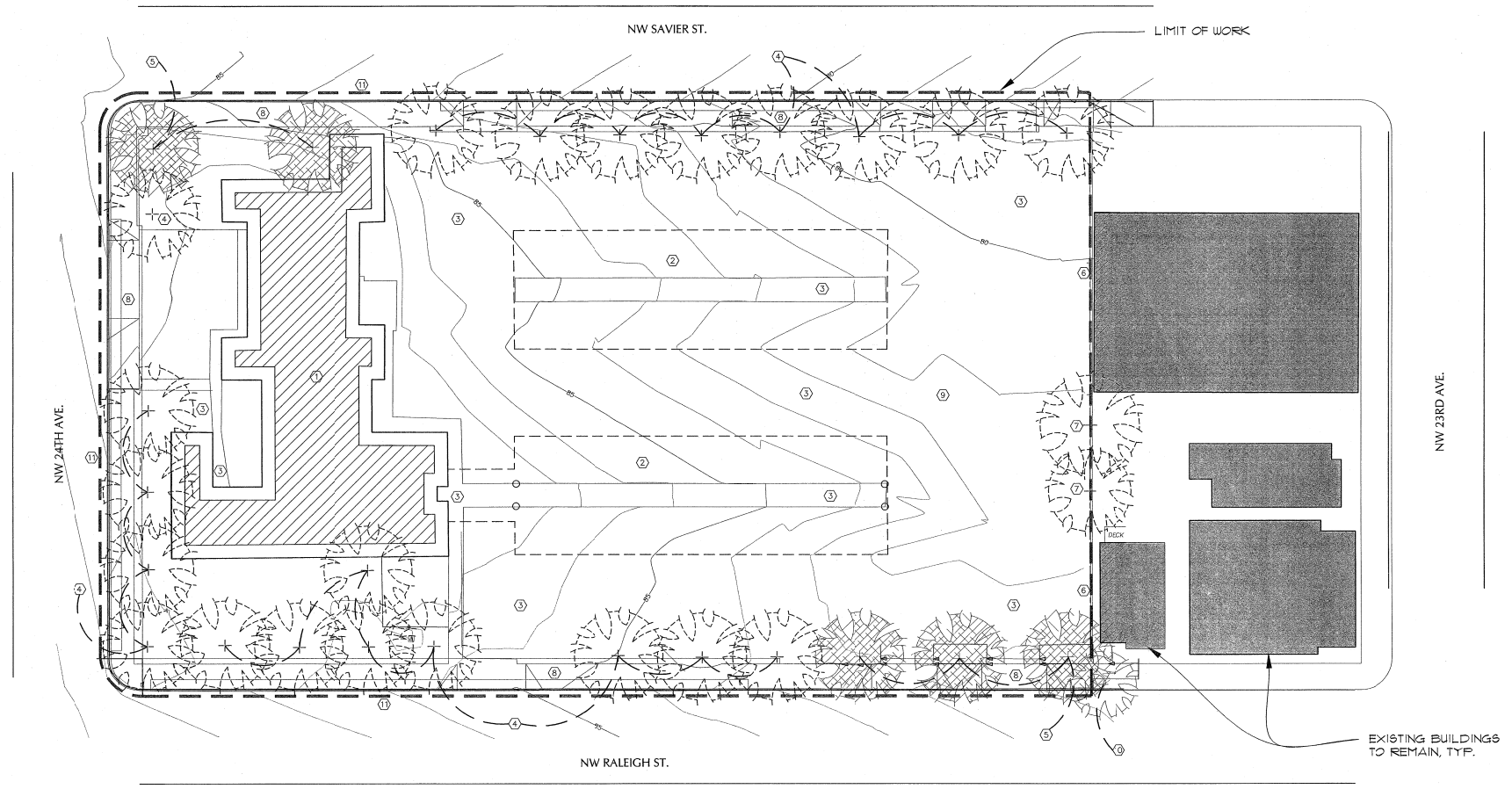
MARK	DATE

DATE: 03.10.15
 JOB: 041100
 FILE: A0-D1
 DRAWN:
 CHECKED:

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SITE DEMOLITION PLAN REFERENCE -

TCR - THE VAUX
 TRAMMELL CROW RESIDENTIAL



DEMOLITION PLAN NOTES and LEGEND:

- ① EXISTING BUILDING TO BE REMOVED.
 - ② EXISTING PARKING ROOFS TO BE REMOVED.
 - ③ EXISTING ON-SITE PAVING AND WALKS TO BE REMOVED.
 - ④ EXISTING TREES TO BE REMOVED.
 - ⑤ EXISTING TREES TO REMAIN.
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 - ⑦ EXISTING TREES TO BE REMOVED.
 - ⑧ PUBLIC SIDEWALKS, CURBS AND CURBS TO BE REPLACED UNDER GENERAL CONTRACT ACCORDING TO WORK SCOPE REQUIREMENTS NOT YET CALCULATED TO MEET NEW BUILDING REQUIREMENTS.
 - ⑨ EXISTING SITE FENCING, SITE LIGHTING, TRENCH DRAIN, AND OTHER MISCELLANEOUS FIXTURES TO BE REMOVED, CAPPED OR DEMOLISHED AS REQUIRED.
 - ⊕ TREES OFF-SITE and NOT IN CONTRACT.
 - ⊖ SHADERS TO BE REMOVED 36 INCHES OUT FROM CURBS AROUND SITE.
- NOTE: ALL EXISTING BELOW GRADE UTILITIES TO BE DEMOLISHED, REMOVED, CAPPED OR RELOCATED AS REQUIRED FOR FUTURE WORK.

MARK	DATE

DATE: 03.10.05
 JOB: 041100
 FILE: A801
 DRAWN:
 CHECKED:

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 SITE DEMOLITION PLAN
 REFERENCE -

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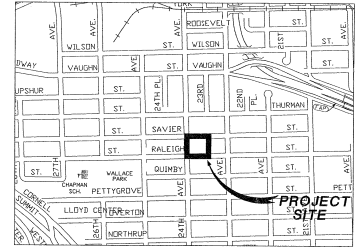
FACILITY: ROBERT JAVIER 30/02000 10/11/04
 PROJECT: NW RALEIGH CONDOMINIUM

CITY OF PORTLAND FIRST REDLINE REVIEW SET
FINAL SET TO FOLLOW

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS AND THE APPLICABLE REQUIREMENTS OF THE JULY, 1987 EDITION OF THE CITY OF PORTLAND STANDARD CONSTRUCTION SPECIFICATIONS AS REVISED IN 2002.
2. ATTENTION EXCAVATORS: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THESE RULES ARE SET FORTH IN OAR 903-091-0100 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING (503) 233-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CALL CENTER. YOU MUST NOTIFY THE CENTER AT LEAST 2 BUSINESS DAYS, BUT NOT MORE THAN 10 BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-8699.
3. REMOVE ALL MATERIALS EXCAVATED FROM WORK IN THE RIGHT-OF-WAY AND DISPOSE AT A PROPER LANDFILL. FOR ON-SITE DISPOSAL ON PRIVATE PROPERTY, SECURE A FILL PERMIT PRIOR TO BEGINNING WORK. FROM THE BUREAU OF DEVELOPMENT SERVICES (BDS). PROVIDE A COPY OF THE APPROVED ON-SITE FILL PERMIT TO THE STREET CONSTRUCTION INSPECTOR.
4. UTILITIES SHOWN ON THESE PLANS ARE FOR INFORMATION AND COORDINATION PURPOSES ONLY AND ARE NOT AUTHORIZED FOR INSTALLATION UNDER THE PUBLIC STREET IMPROVEMENT PERMIT. UTILITY COMPANIES ARE REQUIRED TO SECURE SEPARATE UTILITY PERMITS FROM THE CITY FOR ANY WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. CONTRACTOR TO SCHEDULE AN IN-FIELD PRE-CONSTRUCTION MEETING WITH THE OWNER, DESIGN ENGINEER, CITY INSPECTOR, AND AFFECTED UTILITY REPRESENTATIVES BEFORE COMMENCING WORK. NOTIFY STREET CONSTRUCTION INSPECTION DEPARTMENT 4 BUSINESS DAYS PRIOR TO MEETING. (503-823-7012)
6. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM FROM BENCH MARK NO. 2978, ELEVATION=78.827'. LOCATED ON THE SE CORNER OF NW 23RD, AND NW RALEIGH AV.
- SURVEY MONUMENTATION**
7. CORNER MONUMENTATION (BRASS SCREWS) SHALL BE REFERENCED AND REPLACED, OR INSTALLED NEW, IN ACCORDANCE WITH ORS 208.150. THE CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TO FULFILL THE REQUIREMENTS OF ORS 208.150 AT THE CONTRACTOR'S EXPENSE.
- STREET PAVEMENT**
8. STATIONING IS BASED UPON RIGHT OF WAY CENTERLINE UNLESS OTHERWISE SPECIFIED.
9. ADJUST ALL MANHOLE LIDS AND VALVE BOXES TO FINISHED STREET GRADE.
10. EXACT LIMITS OF SKINPATCHING SHALL BE DETERMINED BY CITY INSPECTOR. SKINPATCH WITH CLASS "C" ASPHALT CONCRETE.
11. SAWCUT STRAIGHT MATCHLINES TO CREATE A BUILT JOINT BETWEEN THE EXISTING PAVEMENT AND NEW PAVEMENT.
12. PAVE WITH 2" AC "C" MIX ON 3" AC "B" MIX OR COMPACTED B" AGGREGATE BASE OR MATCH EXISTING PAVEMENT IF IT HAS A TROOPER ASPHALT SECTION.
- CURBS / SIDEWALKS / DRIVEWAYS**
13. CONSTRUCT COMMERCIAL DRIVEWAYS PER STANDARD PLAN NO. 3-107 (B) AT CENTERLINE STATION LOCATION SHOWN ON PLANS.
14. USE 3,000 PSI CONCRETE FOR ALL SIDEWALKS, CURBS, AND DRIVEWAYS PER STANDARD SPECIFICATION 602.3.02.
- INLETS AND LEADS**
15. ALL C.S.P. SHALL BE ASTM C-14, CLASS 3 WITH CLASS "B" BEDDING AND BACKFILL PER STANDARD PLAN NOS. 4-01 AND 4-02.
16. REMOVE INLET, PLUG AND ABANDON INLET LEAD PIPE ACCORDING TO STANDARD SPECIFICATION 404.3.07 PERMANENT PLUGS.
- TRAFFIC ITEMS**
17. ALL TRAFFIC CONTROL SIGNING, PAVEMENT STRIPING AND MARKINGS TO BE INSTALLED, AND/OR REINSTALLED BY THE BUREAU OF TRANSPORTATION AND CHARGED TO PERMITTEE. NOTIFY TRAFFIC ENGINEER: SCOTT RATSON, PHONE NO. 503-823-5422, AT LEAST 10 DAYS PRIOR TO PLACING CONCRETE. (MOR040307/3).
18. ALL PARKING CONTROL SIGNING TO BE INSTALLED, REMOVED AND REINSTALLED BY THE CITY, AND CHARGED TO THE PERMITTEE. NOTIFY PARKING CONTROL TECHNICIAN CLIFF HANSON, PHONE NO. 503-823-5186 AT LEAST TEN WORKING DAYS PRIOR TO PLACING CONCRETE.
19. DETACHABLE BARRIERS AT CURB RAMPS TO BE INSTALLED BY THE CITY, WITH COSTS CHARGED TO THE PERMITTEE. CONTACT DATA SERVICES, 503-823-5444, AT LEAST TEN WORKING DAYS PRIOR TO INITIATE A WORK ORDER.
20. ALL STREET LIGHTING WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2002 OREGON PROJECT SPECIFICATIONS FOR CONSTRUCTION EXCEPT AS NOTED ON THESE PLANS OR IN THE STANDARD SPECIFICATIONS FOR CONSTRUCTION EXCEPT AS NOTED ON THESE PLANS OR IN THE PROJECT SPECIFICATIONS. PERMITTEE/CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING STREET LIGHTS TO MATCH SIDEWALK GRADE.

**STREET IMPROVEMENTS OF
NW RALEIGH STREET
NW SAVIER STREET
NW 24TH AVENUE**



LEGEND

EXISTING	PROPOSED
●	SIGN
⊙	SEWER MANHOLE
○	DECIDUOUS TREE
○	UTILITY POLE
○	SIGNAL POLE
□	WATER METER / VAULT
□	CATCH BASIN INLETS
□	CONCRETE SIDEWALK
—	OVERHEAD POWER
—	GAS MAIN
—	STORM DRAIN
—	SANITARY SEWER
—	COMBINED SEWER
—	WATER MAIN
—	CENTERLINE
—	CURB
*	STREET LIGHT
○	DOUBLE GLOBE LIGHT
○	SINGLE GLOBE HEAD LIGHT
H	WATER VALVE
•	CLEAN OUT
•	FIRE HYDRANT
■	TRAFFIC SIGNAL BOX
---	RIGHT-OF-WAY / PROPERTY LINE

SHEET INDEX

1. COVER SHEET
2. NW RALEIGH ST. - NW 24TH AVE. TO STA. 23+00. - STREET IMPROVEMENTS PLAN
3. NW RALEIGH ST. - STA 23+00. TO STA 24+91.61. - STREET IMPROVEMENTS PLAN
4. NW SAVIER ST. - NW 24TH AVE. TO STA. 3+00. - STREET IMPROVEMENTS PLAN
5. NW SAVIER ST. - STA. 3+00 TO STA 4+99.91. - STREET IMPROVEMENTS PLAN
6. NW 24TH AVE. - NW RALEIGH ST. TO NW SAVIER ST. - STREET IMPROVEMENTS PLAN
7. STREET SECTIONS AND DETAILS
8. STREET DETAILS
9. STREET TREE PLANTING PLAN

STREET LIGHTING AND TRAFFIC SIGNALS

21. ALL STREET LIGHTING AND TRAFFIC SIGNAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2002 OREGON DOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, EXCEPT AS NOTED IN THE PROJECT SPECIAL SPECIFICATION AND/OR AS NOTED ON THESE PLANS.
22. DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH PGE, AND RELATED COSTS ASSOCIATED WITH THE INSTALLATION OF CONDUITS, WIRING AND J-BOXES FOR STREET LIGHT INSTALLATION.
23. EXISTING STREET LIGHTS TO BE REMOVED BY PGE WITH COSTS TO BE BORNE BY THE PERMITTEE. CONTRACTOR TO CONTACT STATE SUPPLY OF STREET LIGHTING (503-823-5215) TO INITIATE WORK ORDER BETWEEN CITY AND PGE.
- TREES**
24. PLANT 21 NEW TREES 6 INCH MINIMUM CALIPER, IN THE TREE WELL LOCATIONS. INDIVIDUAL TREE SPECIES AND LOCATION AS SHOWN ON THE STREET TREE PLANTING PLAN OF THESE PLANS. CONTACT JOE HINTZ, URBAN FORESTRY, AT 503-823-8025 FOR ALTERNATE SPECIES APPROVAL AND/OR TREE PLANTING LOCATION APPROVAL.
- EROSION CONTROL**
25. EROSION/SEDIMENTATION CONTROL (ESC) IS REQUIRED ON THIS PROJECT IMPLEMENTATION OF THE ESC AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADE OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE PERMITTEE/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED. PROVIDE CATCH BASIN PROTECTION TO DOWNSTREAM INLETS FROM THE SITE PER THE EROSION CONTROL - TECHNICAL GUIDANCE HANDBOOK, REVISED FEBRUARY 1994. STORM DRAIN INLET PROTECTION - FIGURES 3-7 A,B, C OR D.

1. TRANSMILL, COPY/ISSUE/REVISION/DATE/CONTROL. REF. JOB NO. 18280. THE MARKS

NO.	DATE	DESCRIPTION	APP'D	REVISION

APPROVALS:

BUREAU OF ENVIRONMENTAL SERVICES
CITY OF PORTLAND, OREGON

PORTLAND OFFICE OF TRANSPORTATION

APPROVED BY: [Signature]
PRINCIPAL ENGINEER REC. PROF. ENGR. 13,767

CITY ENGINEER REC. PROF. ENGR. 13,538

CHIEF ENGINEER REC. PROF. ENGR. 14,841 WILLIAM F. RYAN, P.E.

TOM POTTER MAYOR

BRANT WILLIAMS, P.E. CITY ENGINEER

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STREET IMPROVEMENTS OF

NW RALEIGH STREET
NW SAVIER STREET
NW 24TH AVENUE

1/4 SECTION 2827

28 INCH XXXXXX

SHEET NO.

1 OF 9

MARK	DATE

DATE: 03.10.05
JOB: 04110
FILE: X-118-34X4
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CHECKED:

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