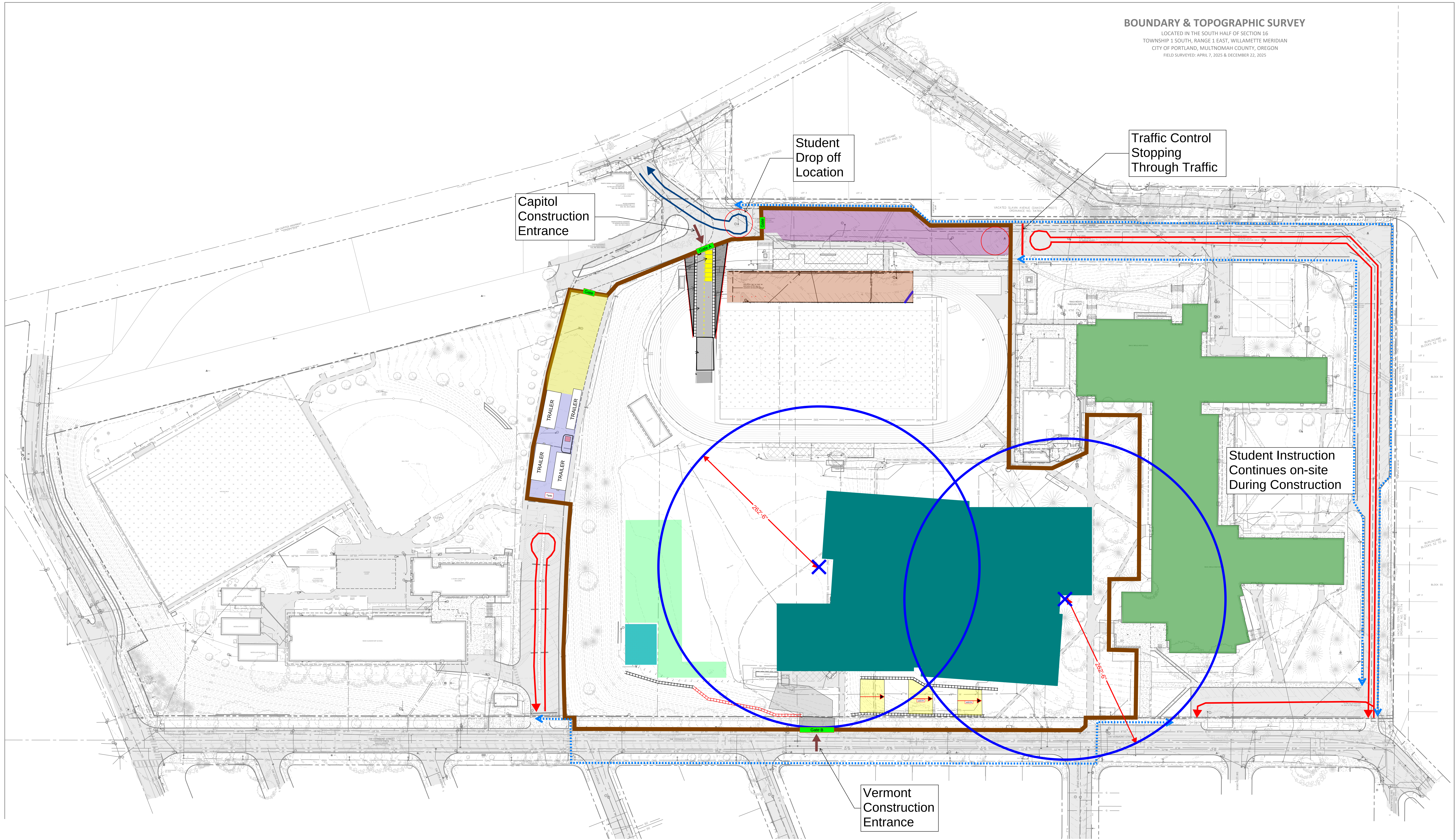


File: N:\P\2023\2300037-Ida-Wells-HS\CAD\PLT\0371-C100-EXIST.dwg TAB: C100
Plotted: 7/31/26 at 5:39pm By: scott
7/31/2026 5:39:21 PM



- Fence
- Construction Entrance
- Public Vehicle Circulation
- Public Vehicle/ Student Dropoff Circulation
- Student Pedestrian Path
- Tower Crane
- Modernized IBW Footprint
- Current IBW Building
- Contractor Staging Area
- Subcontractor Staging Area
- Contractor/Subcontractor Parking
- Subcontractor Parking
- Workers Parking
- Detention Pond

NOTES:
1.) VERTICAL DATUM: CITY OF PORTLAND
BENCHMARK: 2-1/2" INCH BRASS DISK AT THE SOUTHEAST QUADRANT OF THE INTERSECTION OF SW VERMONT STREET
AND SW BERTHA AVENUE
BENCHMARK NO. 4350
ELEVATION = 450.926'
2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (CORS), PORTLAND ZONE.
THE RESULTANT BEARING OF THE CENTERLINE OF SW VERMONT STREET IS SOUTH 89°55'13" EAST.
3.) BOUNDARY AND EASEMENTS SHOWN HEREON ARE BASED ON LOT BOOK SERVICES NCS-985973-OR1 EFFECTIVE DATE
OCTOBER 23, 2009 AND NCS-1226944-OR1 EFFECTIVE DATE MAY 14, 2024.
4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY
THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY
LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.



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MARK	DATE	DESCRIPTION
Issued:	AUGUST 10, 2026	
Scale:	SEE SCALE BAR	
Drawn By:	SB/JK	
Reviewed By:	AB/DP	
File:	File Path	
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CONSTRUCTION DOCUMENTS - PERMIT 1

OVERALL EXISTING CONDITIONS PLAN

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