



YBA
architects

ADDRESS AT OCCUPANCY:

WILSONVILLE TOD

CONSTRUCTION PHASE DESIGNATION:

LAND USE SUBMISSION

08/18/23

GENERAL NOTES

- APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCED STANDARDS AS OF THE DATE OF THE CONTRACT DOCUMENTS.
 - WITH REGARD TO ACCESSIBILITY, THE PROJECT SHALL COMPLY WITH THE 1998 FAIR HOUSING ACT DESIGN MANUAL (FHA DM), WITH REFERENCED ANSI A117.1 (2003 VERSION) FOR FHA REQUIREMENTS 1-2 – COMMON/PUBLIC USE AREAS. FHA DM WILL BE THE "SAFE HARBOR". THE PROJECT SHALL ALSO COMPLY WITH THE APPLICABLE ACCESSIBILITY PROVISIONS OF THE 2010 ADA STANDARDS, AND THE 2010 ADA STANDARDS APPLICABLE TO THE PUBLIC ACCOMMODATIONS. TOGETHER, THE APPLICABLE PORTIONS OF THESE STANDARDS COMPRISE THE "ACCESSIBILITY REQUIREMENTS".
 - THE ARCHITECT IS NOT RESPONSIBLE FOR NON-COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS IF THE CONTRACTOR FAILS TO INSTALL A PRODUCT PER THE CONTRACT DOCUMENTS AND/OR IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR INSTRUCTIONS.
- GENERAL CONTRACTOR SHALL INDICATE BY WRITTEN DECLARATION (EMAIL TO YBA PROJECT MANAGER IS ACCEPTABLE) PRIOR TO COMMENCEMENT OF WORK THAT THEY HAVE REVIEWED AND ACHIEVED A SATISFACTORY LEVEL OF FAMILIARIZATION WITH THE ANS/ADA MATERIAL PROVIDED ON SHEETS G-601 – G-606.
- USE DIMENSIONS SHOWN. IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM DRAWINGS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO CROSS CHECK DETAILS AND DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS WITH RELATED REQUIREMENTS ON THE CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND OTHER DRAWINGS AS APPLICABLE. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE COMMENCING WORK.
- ALL DIMENSIONS ARE TO FACE OF STUD, CENTER OF CONCRETE WALL, OR STRUCTURAL GRID, UNLESS NOTED OTHERWISE.
- CONDITIONS AND DETAILS MARKED "TYPICAL" (TYP.) SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY INDICATED OTHERWISE. TYPICAL DETAILS NOT REFERENCED ON DRAWINGS APPLY UNLESS NOTED OTHERWISE, BY SPECIFIC NOTES AND DETAILS. WHERE NO SPECIFIC DETAILS IS SHOWN, THE CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR THE TYPICAL CONSTRUCTION ON THE PROJECT.
- WHERE NO SPECIFIC STANDARDS ARE APPLIED TO A MATERIAL OR METHOD OF CONSTRUCTION TO BE USED IN THE WORK, ALL SUCH MATERIALS AND METHODS ARE TO MAINTAIN THE STANDARDS OF THE INDUSTRY.
- MATERIALS, EQUIPMENT, ETC. NOT INDICATED ON DRAWINGS OR SPECIFIED HEREIN, BUT REQUIRED FOR THE SUCCESSFUL AND EFFICIENT COMPLETION OF THE INSTALLATION, SHALL BE HELD TO BE IMPLIED AND SHALL BE FURNISHED AND INSTALLED FOR NO ADDITIONAL COST.
- ERRORS OR OMISSIONS IN ANY SCHEDULE OR DRAWING DO NOT RELIEVE THE GENERAL CONTRACTOR FROM THE WORK INTENDED IN THE CONTRACT DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS, EITHER EXPRESSED OR IMPLIED. A COMPLETE, CURRENT SET OF THE APPROVED CONTRACT DOCUMENTS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. A COMPLETE SET IS DEFINED AS THE ORIGINAL IFC (PERMIT SET /W/ AHJ COMMENTS) CONTRACT DOCUMENTS + AS 8 & RF1'S AND/OR ANY OTHER SUPPLEMENTAL MATERIAL ISSUED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER NEEDED ACTIONS TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC, AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THE CONTRACTOR.
- DO NOT NOTCH OR DRILL JOISTS, BEAMS, OR LOAD BEARING STUDS WITHOUT THE PRIOR APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER, OR PER MANUFACTURER'S SPECIFICATIONS.
- GENERAL CONTRACTOR TO PROTECT ALL EXTERIOR EXPOSED WORK TO BE INSTALLED IN A WEATHER TIGHT MANNER; CAULK AND PROVIDE WITH TEMPORARY COVER TO PREVENT WATER INFILTRATION INTO THE BUILDING INTERIOR OR WIND DAMAGE DURING CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- ALL EXPOSED METAL CONNECTIONS, FASTENERS, COVERS, AND RELATED APPURTENANCES TO BE NON-CORROSIVE.
- ALL SEPARATING WALLS AND FLOOR-CEILING ASSEMBLIES, INCLUDING PENETRATIONS OR OPENINGS, SHALL PROVIDE AN AIRBORNE AND IMPACT SOUND INSULATION EQUAL TO SOUND TRANSMISSION CLASS AND IMPACT INSULATION CLASS REQUIRED BY GOVERNING AUTHORITIES; GENERAL CONTRACTOR SHALL PROVIDE CONSTRUCTION METHOD, ACCESSORIES, DEVICES AND APPURTENANCES AS REQUIRED FOR SAME. PROVIDE SEALANT AT ALL OPENINGS MADE IN WALL AND/OR SURFACES AND FRAMING FOR SUPPLY AND DRAIN LINES; PROVIDE SEALANT, PUTTY PADS OR OTHER APPROVED MATERIALS TO MAINTAIN ACOUSTICAL REQUIREMENTS AROUND ELECTRICAL OUTLETS AND JUNCTION BOXES. SEE ACOUSTICAL NOTES.
- THE TOP OF SLAB DESIGNATION CORRESPONDS TO THE TOP OF CONCRETE SLAB OR CEMENTITIOUS UNDERLAYMENT AND DOES NOT ACCOUNT FOR THE THICKNESS OF THE FLOOR, UNLESS OTHERWISE NOTED.
- GENERAL CONTRACTOR SHALL PROVIDE ALL WORK IDENTIFIED IN THESE CONSTRUCTION DOCUMENTS IN THE CONFIGURATION(S) SHOWN. GENERAL CONTRACTOR SHALL NOT DEVIATE FROM CONFIGURATIONS SHOWN WITHOUT THE EXPRESS PERMISSION OF THE ARCHITECT OF RECORD.
- GENERAL CONTRACTOR TO PROTECT PROPERTY AND BUILDING MATERIALS FROM DAMAGE DUE TO CONSTRUCTION.
- GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY TESTING AND COORDINATE ALL REQUIRED OBSERVATIONS AND INSPECTIONS.
- GENERAL CONTRACTOR TO PROTECT ALL EXISTING FINISHES, CLEAN ALL EXPOSED SURFACES, AND JOB SITE PRIOR TO TURNING SPACES OVER. ANY ELEMENTS OF THE DESIGN THAT ARE DAMAGED, MARRED OR OTHERWISE NOT IN PRISTINE CONDITION, OR OTHERWISE NOTED BY THE DESIGNER DURING AND/OR AS A RESULT OF CONSTRUCTION ACTIVITIES MUST BE REPAIRED OR REPLACED PRIOR TO HAND OVER. THE ARCHITECT RESERVES THE RIGHT TO MAKE ALL DETERMINATIONS OF COMPLIANCE WITH THIS PROVISION.
- STAB CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
- DIJUNCTION CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS CONSTRUCTION WALKWAYS, WASH SYSTEMS OR WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN AND TRACK OUT TO ROAD RIGHT OF WAY DOES NOT OCCUR FOR THE DURATION OF THE PROJECT.
- PROVIDE FIRE PROTECTION AT PLUMBING CAVITIES OVER 1" IN DEPTH.
- PROVIDE BLOCKING AS REQUIRED FOR LIGHTING, FIXTURES, AND/OR ANY FINISH MATERIALS AS REQUIRED.
- ALL DRIP EDGES ON FLASHING SHALL BE 3/8", UNLESS NOTED OTHERWISE.
- MEP DRAWINGS ARE INDICATIVE IN NATURE AND DO NOT SPECIFICALLY IDENTIFY PRECISE ROUTING OR EQUIPMENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE GC TO COORDINATE WITH THE TRADES TO MAKE THE NECESSARY ADJUSTMENTS AS REQUIRED. IF AND WHEN THE DEVIATION BECOMES SO GREAT AS TO ALTER DESIGN INTENT, IT IS INCUMBENT UPON THE GC TO COMMUNICATE WITH THE ARCHITECT AND WITH ALL TRADES.
- ENSURE ALL EQUIPMENT, PRODUCTS, APPLIANCES, FIXTURES AND FITTINGS ARE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERAL CONTRACTOR TO CAREFULLY REVIEW ANY AND ALL APPLICABLE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND NOTIFY THE DESIGNER OF ANY CONFLICTS WITH THE DESIGN INDICATED IN THE CONTRACT DOCUMENTS PRIOR TO INSTALLATION OR EXECUTION OF THE WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE TO READ AND FOLLOW ALL REFERENCED STANDARDS FOR PRODUCTS, EQUIPMENT, FIXTURES AND SYSTEMS SPECIFIED FOR THE PROJECT, AND NOTIFY THE ARCHITECT OF ANY CONFLICTS WITH THE DESIGN INDICATED IN THE CONTRACT DOCUMENTS PRIOR TO INSTALLATION OR EXECUTION OF THE WORK.
- THE GENERAL CONTRACTOR UNDERSTANDS THAT PRODUCTS, EQUIPMENT, FIXTURES AND SYSTEMS ARE REPRESENTED IN THE CONTRACT DOCUMENTS INDICATIVELY AND THAT THERE MAY BE SPECIFIC FEATURES, DIMENSIONS OR ELEMENTS THAT ARE NOT EXPLICITLY REPRESENTED IN THE DOCUMENTS AND WHICH MAY REQUIRE COORDINATION IN THE FIELD TO ENSURE INTENDED FUNCTION AND/OR AVOID CONFLICT WITH OTHER ELEMENTS IN THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CAREFULLY REVIEW AND EVALUATE SUCH ELEMENTS PRIOR TO INSTALLATION AND TO COMMUNICATE TO THE ARCHITECT ANY DEVIATIONS IN THE ACTUAL ELEMENTS FROM WHAT IS REPRESENTED IN THE DRAWINGS.
- THE GENERAL CONTRACTOR UNDERSTANDS THAT THE AUTHORITY HAVING JURISDICTION (AHJ) HAS DISCRETION TO APPROVE WORK DURING INSPECTIONS AND MAY FAIL WORK THAT IN ITS VIEW DOES NOT MEET WORKMANSHIP QUALITY AND/OR CLEARANCES DESCRIBED OR IMPLIED IN REFERENCED STANDARDS, PER THE AHJ'S INTERPRETATION OF SUCH STANDARDS. THESE CONTRACT DOCUMENTS ENDEAVOR TO MEET CODE REQUIREMENTS AND TO SPECIFY RELEVANT REFERENCE STANDARDS, BUT DO NOT AND CANNOT PRE-FIGURE THE INTERPRETATIONS OF SUCH STANDARDS BY THE AHJ, WHERE STANDARDS OR CODES DO NOT EXPLICITLY SPECIFY QUANTITATIVE CRITERIA OR CRITERIA THAT CAN BE ABSOLUTELY INTERPRETED. IF AND WHERE AN AHJ INTERPRETS A STANDARD IN A WAY THAT REQUIRES EXPLICIT TOLERANCES OR WORKMANSHIP THAT ARE NOT EXPLICITLY INDICATED IN THE CODE OR REFERENCED STANDARDS OR EXPLICITLY REPRESENTED IN THE CONTRACT DOCUMENTS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE AHJ'S INTERPRETATION, AND TO ALLOW CONTINGENCY FOR SUCH SITUATIONS AS IT DEEMS NECESSARY.
- FOR ANY ELEMENTS IN THE PROJECT WHERE FINAL COLOR, TEXTURE, FINISH OR OTHER AESTHETIC CHARACTERISTICS ARE NOT EXPLICITLY INDICATED IN THE CONTRACT DOCUMENTS OR WHERE THEY ARE INDICATED AS TO BE DETERMINED BY THE ARCHITECT OR OTHER APPLICABLE DESIGN CONSULTANT, THE RESPONSIBILITY LIES SOLELY WITH THE GENERAL CONTRACTOR TO FORECAST AND DETERMINE A SCHEDULE FOR THE RENDERING OF SUCH DECISIONS BY THE ARCHITECT AND/OR CONSULTANTS DURING CONSTRUCTION, SO AS TO AVOID ANY RISK OF DELAY OR OTHER IMPACT TO THE CRITICAL PATH. THIS SCHEDULE SHALL ASSUME AND PROVIDE FOR A DESIGN MAKING PERIOD OF NO LESS THAN 14 CALENDAR DAYS FOR THE ARCHITECT AND/OR CONSULTANTS FROM THE DATE BEYOND WHICH A DELAY IN COMMUNICATING DECISIONS MAY IMPACT THE CONSTRUCTION SCHEDULE. THE GENERAL CONTRACTOR SHALL CLEARLY INTEGRATE THIS SCHEDULE OF DECISIONS AND DECISION MAKING PERIODS INTO THE OVERALL CONSTRUCTION SCHEDULE, REVIEW AND UPDATE IT PERIODICALLY AS REQUIRED AND COMMUNICATE IT IN WRITING TO THE ARCHITECT.
- PROTOCOLS AND RESPONSE PERIODS FOR ALL FORMAL COMMUNICATION DURING THE CONSTRUCTION PHASE ARE INDICATED IN DIVISION 01 OF THE PROJECT MANUAL AND/OR ARE AS FOLLOWS:
 - EXCLUDING TIME FOR DELIVERY OF COMMUNICATION TO AND FROM THE CONTRACTOR TO THE ARCHITECT, THE ARCHITECT SHALL RESPOND WITH REASONABLE PROMPTNESS TO ALL REQUESTS FOR INFORMATION, REQUESTS FOR SUBSTITUTION, SUBMITTALS, RE-SUBMITTALS OR OTHER FORMAL COMMUNICATIONS ISSUED BY THE CONTRACTOR WHICH REQUIRE A RESPONSE FROM THE ARCHITECT. THE SAME RESPONSE PERIOD SHALL EXTEND TO ANY OF THE ARCHITECT'S CONSULTANTS.
 - THE CONTRACTOR SHALL ALLOW SUFFICIENT TIME IN THE PROJECT CONSTRUCTION SCHEDULE FOR ARCHITECT'S AND ARCHITECT'S CONSULTANTS' REVIEW AND RESPONSE PERIODS, INCLUDING TIME FOR RE-REVIEW IF A QUESTION IS POSED IN RESPONSE TO THE CONTRACTOR'S COMMUNICATION THAT REQUIRES A RESPONSE IN TURN BY THE CONTRACTOR.
 - CONTRACTOR SHALL COMMUNICATE AND COOPERATE WITH THE AUTHORITY HAVING JURISDICTION (AHJ) TO SCHEDULE ANY PRECONSTRUCTION MEETINGS REQUIRED BY THE AHJ, NOTIFY THE ARCHITECT, OWNER AND ANY OTHER RELEVANT PARTIES OF SUCH MEETINGS, PARTICIPATE IN SUCH MEETINGS AND RECORD AND DISTRIBUTE COPIES OF MINUTES OF SUCH MEETINGS TO THE OWNER AND ARCHITECT WITHIN 2 DAYS.
 - CONTRACTOR SHALL COMMUNICATE WITH THE AHJ DURING THE MOBILIZATION PERIOD AND PREPARE ANY SPECIFIC PLANS AND/OR PROTOCOLS REQUIRED BY THE AHJ WITH RESPECT TO MEANS AND METHODS, AND COMPLIANCE WITH THE AHJ'S REGULATIONS PERTAINING TO CONSTRUCTION ACTIVITIES AND CONSTRUCTION SITE FIRE AND LIFE SAFETY. THIS MAY INCLUDE, FOR EXAMPLE, COMPLETION OF A PRE-FIRE PROTECTION PLAN, "FIRE WATCH" PLAN AND/OR SITE ACCESS AND SECURITY PLAN.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CAREFULLY REVIEW AND UNDERSTAND THE DESIGN INTENT EXPRESSED IN THE ARCHITECTURAL DOCUMENTS AND PERFORM NECESSARY COORDINATION AMONG IT'S SUBCONTRACTORS AND TRADES TO ENSURE THAT THEIR WORK IS IN ALIGNMENT WITH THE SAME. IF THERE APPEARS TO BE A DISCREPANCY OR LACK OF INFORMATION BETWEEN THE DESIGN INTENT EXPRESSED IN THE ARCHITECTURAL DOCUMENTS AND OTHER DOCUMENTS, THE CONTRACTOR MUST PREPARE AN RFI IDENTIFYING THE ISSUE(S).
 - WHERE DETAILS ARE PROVIDED THAT APPLY TO MULTIPLE SIMILAR (I.E. "SIM") CONDITIONS, NOT ALL SIMILAR INSTANCES MAY BE TAGGED IN THE DOCUMENTS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD TO THE SIMILAR CONDITION OR ISSUE. A REQUEST FOR INFORMATION IN A TIMELY MANNER TO CONFIRM IF AND WHERE A SIMILAR DETAIL MAY APPLY TO A CONDITION THAT IS NOT EXPRESSLY IDENTIFIED DETAILED AND/OR TAGGED.

WILSONVILLE TOD

CONSTRUCTION PHASE DESIGNATION:

ADDRESS AT OCCUPANCY:

50% CONSTRUCTION DOCUMENTS 12/8/23

GENERAL FINISH NOTES

- DIMENSIONS SHOWN AS V.I.S. SHALL BE VERIFIED BY THE GENERAL CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. CONTRACTOR SHALL NOTIFY DESIGNER OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
- PRIOR TO PURCHASE OR INSTALLATION OF FINISH MATERIALS PER SUBMITTAL LOG, SUBMIT SAMPLES TO DESIGNER FOR REVIEW IN CONFORMANCE WITH SPECIFIED PROCEDURES. ALLOW TIME FOR ACCESSIBILITY REVIEW AND FOR RESUBMITTAL, IF REQUIRED.
- ALL EXPOSED GYPSUM BOARD TO BE LEVEL FINISH UNLESS OTHERWISE SPECIFIED.
- DIMENSIONS LOCATING DOOR EDGE ARE TO THE INSIDE EDGE OF THE JAMB FRAMING UNLESS OTHERWISE NOTED.
- TRANSITION OF FLOOR MATERIALS TO BE LOCATED AT THE CENTER OF DOOR LEAVES IN CLOSED POSITION UNLESS OTHERWISE NOTED.
- ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- ALL CODE REQUIRED LABELS SUCH AS 'UL', FACTORY MUTUAL, OR ANY OTHER EQUIPMENT IDENTIFICATION, PERFORMANCE RATING, NAME OR NOMENCLATURE PLATES SHALL REMAIN READABLE AND NOT PAINTED.
- PAINT BACK SIDES OF REMOVABLE ACCESS PANELS AND HINGED COVERS TO MATCH EXPOSED SURFACE.
- ENSURE ALL EQUIPMENT, PRODUCTS, APPLIANCES, FIXTURES AND FITTINGS ARE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERAL CONTRACTOR TO CAREFULLY REVIEW ANY AND ALL APPLICABLE MANUFACTURER'S INSTALLATION INSTRUCTIONS AND NOTIFY THE DESIGNER OF ANY CONFLICTS WITH THE DESIGN INDICATED IN THE CONTRACT DOCUMENTS PRIOR TO INSTALLATION OR EXECUTION OF THE WORK.
- ALL VISIBLE FACES OF FLASHINGS SHALL BE PAINTED THE SAME FINISH COLOR, INCLUDING THE BACK SIDE OF FLASHINGS OR UNDERSIDE OF FLASHINGS WHERE THOSE FACES ARE VISIBLE. WHERE A FLASHING HAS A FACTORY FINISH AT ONE SIDE, AND THE NON-FACTORY FINISH IS VISIBLE, THE NON-FACTORY FINISH SIDE SHALL BE PAINTED TO MATCH. AT THE DISCRETION OF THE ARCHITECT AND AT NO ADDITIONAL COST.
- ALL SPRINKLER HEADS AND ACCORDING ESCUSSION PLATES WHERE VISIBLE AT EXTERIOR LOCATIONS SHALL BE BLACK, UNLESS OTHERWISE NOTED. FIRE SUPPRESSION SYSTEM SUBMITTALS SHALL CLEARLY INDICATE THE COLOR OF HEADS AND ESCUSSIONS WHERE THEY ARE VISIBLE. ALL VISIBLE SPRINKLER PIPES SHALL BE PAINTED AT THE DISCRETION OF THE ARCHITECT AND AT NO ADDITIONAL COST.

GENERAL BUILDING CODE NOTES

- THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED. EGRESS LIGHTING WILL BE PROVIDED SO THAT IT ILLUMINATES THE EGRESS PATH TO 1 FT CANDLE MEASURED AT THE FLOOR. THE POWER SUPPLY FOR THE EGRESS LIGHTING SHALL BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. EMERGENCY POWER SUPPLY PROVIDED TO MEET OR EXCEED 90 MINUTES IN OPERATIONAL DURATION.
- EXITS AND EXIT ACCESS SHALL BE MARKED WITH APPROVED EXIT SIGNS THAT ARE READILY VISIBLE FROM ANY DIRECTION OF TRAVEL. IN INSTANCES WHERE THE EXIT OR THE EXIT PATH IS/NOT IMMEDIATELY VISIBLE, ADDITIONAL EXIT SIGNS SHALL BE ADDED.
- THE FLOORS OF TOILET AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT VERTICAL BASE THAT EXTENDS UPWARDS AT LEAST 4". WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS, AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FLOOR.
- ELEVATORS WILL MAINTAIN A MINIMUM 10 FOOT CANDLES AT FLOOR LEVEL IN FRONT OF THE ELEVATOR DOOR AT EACH FLOOR LEVEL LANDING AND MINIMUM 18 FOOT CANDLES AT ELEVATOR CONTROL PANELS AND SHALL COMPLY WITH ALL CURRENTLY APPLICABLE CODES.
- FIRE BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS DESCRIBED IN THE OOSC. SPECIAL ATTENTION SHALL BE PAID TO CONCEALED WALL SPACES (DOUBLE WALLS, FURRED WALLS, STAGGERED STUDS, ETC.) THAT EXCEED 1" IN EITHER HORIZONTAL OR VERTICAL DIMENSIONS. IT IS INCUMBENT UPON THE GC TO VERIFY CODE COMPLIANT BLOCKING HAS BEEN INSTALLED THAT "BREAKS" THE CONCEALED SPACES INTO AREAS NO GREATER THAN 1X1X1".
- DRYWALL AT ALL RESTROOMS, ROOMS CONTAINING HOT WATER HEATERS AND MOP SINKS SHALL BE MOISTURE RESISTANT, UNLESS SPECIFIED OTHERWISE.
- AT ALL RESIDENTIAL UNITS, BLOCKING FOR GRAB BARS SHALL BE PROVIDED FOR BOTH "ANSI TYPE A" AND "ANSI TYPE B" UNITS REGARDLESS OF WHETHER GRAB BARS ARE ACTUALLY TO BE INSTALLED.

GENERAL FIRE SAFETY NOTES

- SEPARATE PERMITS SHALL BE OBTAINED FROM THE CITY OF GRESHAM'S PERMIT CENTER FOR ALTERATIONS TO THE FIRE ALARM AND FIRE SPRINKLER SYSTEM.
- A MINIMUM ONE 2A/10BC RATED PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE FIRE MARSHALL AND THE OREGON FIRE CODE (OFC).
- EVERY ROOM OR SPACE THAT IS AN ASSEMBLY OCCUPANCY SHALL HAVE AN OCCUPANT LOAD OF THE ROOM OR SPACE POSTED IN A CONSPICUOUS PLACE.
- FIRE BLOCKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE 2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC) AND THE OREGON FIRE CODE (OFC).
- ALL PERMITS ARE TO BE OBTAINED FROM THE GRESHAM PERMIT CENTER, NOT THE FIRE MARSHAL'S OFFICE INFORMATION, PROCEDURES, MATERIALS, & TECHNIQUES FOR COMPLIANT FIRE SAFING & CAULKING FOR PENETRATIONS OF FIRE RATED ASSEMBLIES IS ENUMERATED IN THE PROJECT MANUAL SECTION 07 84 13-3.
- TEMPORARY ADDRESSES OF 6" SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ON SITE. OFC 505 & 3301
- THE BUILDING ADDRESSING SHALL MEET THE GRESHAM FIRE ADDRESSING POLICY. OFC 505.1
- FIRE HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF BLUE REFLECTIVE MARKERS, LOCATED ADJACENT AND TO THE SIDE OF THE CENTERLINE OF THE ACCESS ROAD WAY THAT THE FIRE HYDRANT IS LOCATED ON. IN THE CASE THAT THERE IS NO CENTER LINE, THEN ASSUME A CENTERLINE AND PLACE THE MARKER ACCORDINGLY. OFC 508.5.4
- "NO PARKING FIRE LANE" SIGNAGE OR CURB MARKING IS REQUIRED PER OFC D 103.6
- ALL FIRE DEPARTMENT ACCESS ROADS SHALL BE CONSTRUCTED AND MAINTAINED PRIOR TO AND DURING CONSTRUCTION. OFC 1410
- ACCESS ROADS SHALL NOT EXCEED 10% GRADE. OFC 503.7
- CONTRACTOR WILL SUPPLY A HAZARDOUS MATERIAL INVENTORY STATEMENT (HMIS) SHOWING TYPES AND QUANTITIES OF ALL HAZARDOUS MATERIAL. OFC 407.5/5001.5.2
- FIRE APPARATUS ACCESS SHALL COMPLY WITH THE REQUIREMENTS OF OFC 503 AND SHALL EXTEND TO WITHIN 150 FEET OF ALL PORTIONS OF THE FACILITY AND ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. OFC 503.1.1

PROJECT TEAM

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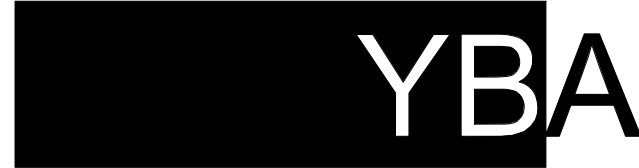
AREA MAP



DRAWING LIST

SHEET #	SHEET TITLE
GENERAL	
G1	COVER SHEET
G2	PROJECT INDEX - LAND USE
G3	EXISTING CONDITIONS / SURVEY
G4	TEMPERATIVE PARTITION PLAT
CIVIL	
C1.00.	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.00.	SITE GRADING PLAN
C2.11.	SITE GRADING PLAN AT EXISTING TREES
C3.00.	UTILITY PLAN
C3.13.	ROW STORMWATER PLANTERS
LANDSCAPE	
L1.	EXISTING TREE INVENTORY PLAN
L2.	LEVEL 1 MATERIALS PLAN
L3.	LEVEL 2 LANDSCAPE PLANS
L4.	LEVEL 1 PLANTING PLAN
L5.	MITIGATION PLAN
ARCHITECTURAL	
A001.	LAND USE SITE PLAN
A002.	EXTERIOR SIGNAGE PLAN
A003.	EXTERIOR LIGHTING PLAN
A101.	FLOOR PLAN - LEVEL 1 (LU)
A102.	FLOOR PLAN - LEVEL 2 (LU)
A103.	FLOOR PLAN - LEVEL 3 (LU)
A104.	FLOOR PLAN - LEVEL 4 (LU)
A105.	FLOOR PLAN - LEVEL 5 (LU)
A106.	ROOF PLAN (LU)
A201.	EXTERIOR ELEVATIONS (LU)
A202.	EXTERIOR ELEVATIONS (LU)
A203.	EXTERIOR ELEVATIONS (LU)
A301.	BUILDING SECTIONS (LU)
A302.	BUILDING SECTIONS (LU)
A900.	RENDERINGS & EXTERIOR MATERIALS

SHEET #	SHEET TITLE	SHEET #	SHEET TITLE



architects

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STAMP



SHEET REVISION REVISION
REVISION NO. EVENT DATE

WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE

LAND USE REVIEW

220120

PROJECT NUMBER

08/18/23

DATE

FULL SHEET SIZE

30 X 42

DRAWING TITLE

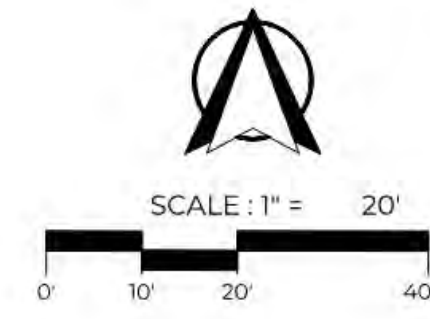
PROJECT INDEX - LAND USE

SHEET NUMBER

G2

TOPOGRAPHIC SURVEY

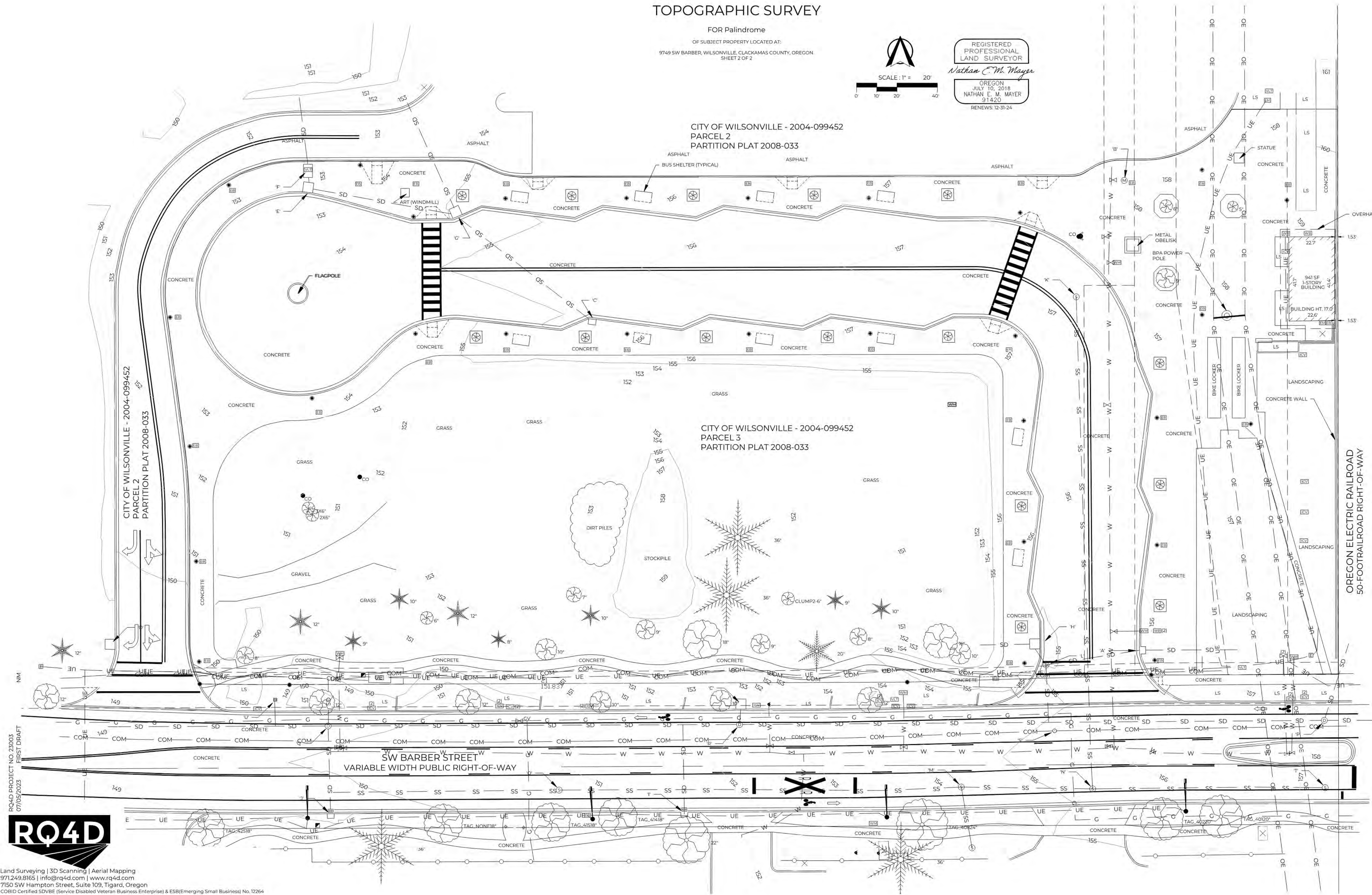
FOR Palindrome
OF SUBJECT PROPERTY LOCATED AT:
9749 SW BARBER, WILSONVILLE, CLATSOP COUNTY, OREGON.
SHEET 2 OF 2



REGISTERED
PROFESSIONAL
LAND SURVEYOR
Nathan E. Mayer
OREGON
JULY 19, 2018
NATHAN E. MAYER
91420
RENEWS: 12/31/24

CITY OF WILSONVILLE - 2004-099452
PARCEL 2
PARTITION PLAT 2008-033

CITY OF WILSONVILLE - 2004-099452
PARCEL 3
PARTITION PLAT 2008-033



STAMP

FOR
REFERENCE
ONLY

SHEET NO.	REVISION NO.	REVISION EVENT	REVISION DATE

15400 PROJECT NO. 220120
07/18/2023
FIRST DRAFT

RQ4D

Land Surveying | 3D Scanning | Aerial Mapping
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7150 SW Hampton Street, Suite 109, Tigard, Oregon
COBID Certified SDVBE (Service Disabled Veteran Business Enterprise) & ESBE (Emerging Small Business) No. 12264

TRUE NORTH

WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
220120
DATE
08/18/23
FULL SHEET SIZE
30 X 42
DRAWING TITLE
EXISTING CONDITIONS / SURVEY

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY: TO PARTITION PARCEL 3, PARTITION PLAT 2008-033, CLACKAMAS COUNTY PLAT RECORDS, INTO TWO PARCELS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE RECORD RELATIONSHIP BETWEEN FOUND MONUMENTS (503) AND (504), REFERENCE DOCUMENT [1], WHERE THE BEARING IS HELD TO BE S 89° 46' 47" W.

BOUNDARY PROCEDURE:

THE SURVEY OF SAID PARCEL 3 WAS RETRACED. ALL MONUMENTS WERE FOUND ALONG THE SOUTHERLY LINES, SOUTHERLY CURVE AND THE EASTERLY LINE. THE WESTERLY AND NORTHERLY LINES AND CURVES MONUMENTS WERE FOUND TO BE OBLITERATED BY CONSTRUCTION; HOWEVER, SAID LINES AND CURVES GENERALLY COINCIDE WITH EXISTING CONCRETE CURB. SAID FOUND MONUMENTS WERE FOUND TO BE IN HARMONY WITH THE RECORD GEOMETRY OF REFERENCE DOCUMENT [1]. THE BOUNDARY IS RESOLVED HOLDING SAID FOUND MONUMENTS AND RECORD GEOMETRY.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	89° 57' 53"	12.00	18.84	16.97	N45° 06' 49" W
C2	46° 36' 04"	39.00	31.72	30.85	S66° 36' 13" W
C3	47° 05' 58"	64.00	52.61	51.14	S66° 51' 09" W
C4	90° 43' 34"	40.00	63.34	56.93	S45° 02' 21" W
C5	0° 54' 41"	1961.50	31.20	31.20	S89° 46' 16" E
C10 [1]	60° 30' 00"	49.50	52.27	49.87	S59° 41' 11" W
C11 [1]	35° 57' 02"	29.50	16.51	16.21	S71° 57' 39" W
C12 [1]	35° 57' 02"	12.50	7.84	7.72	S71° 57' 39" W
C13 [1]	29° 55' 35"	30.50	15.93	15.75	N75° 06' 02" W
C14 [1]	29° 55' 35"	29.50	15.41	15.23	N75° 06' 02" W
C15 [1]	97° 38' 07"	65.50	111.62	98.59	S41° 07' 07" W
C16 [1]	7° 38' 07"	300.50	40.04	40.02	S3° 52' 53" E
C17 [1]	33° 08' 48"	29.50	17.07	16.83	S16° 38' 14" E
C18	0° 23' 24"	1961.50	13.35	13.35	S89° 07' 14" E
C19	0° 54' 41"	1961.50	31.20	31.20	S89° 46' 16" E

FOUND MONUMENTS	
#	DESCRIPTION
500	1-1/16-INCH BRASS DISC STAMPED "S3760", FLUSH, GOOD CONDITION
501	5/8-INCH IR WYPC, UP 0.4, CAP SPLIT
502	5/8-INCH IR WYPC STAMPED "PLS53760", FLUSH, GOOD CONDITION
503	1-1/16-INCH BRASS DISC STAMPED "S3760", FLUSH, GOOD CONDITION
504	1-1/16-INCH BRASS DISC STAMPED "S3760", FLUSH, GOOD CONDITION
599	5/8-INCH IR WYPC STAMPED "DEHASS & ASSOC. INC", UP 0.3, GOOD CONDITION

PARTITION PLAT NO. _____

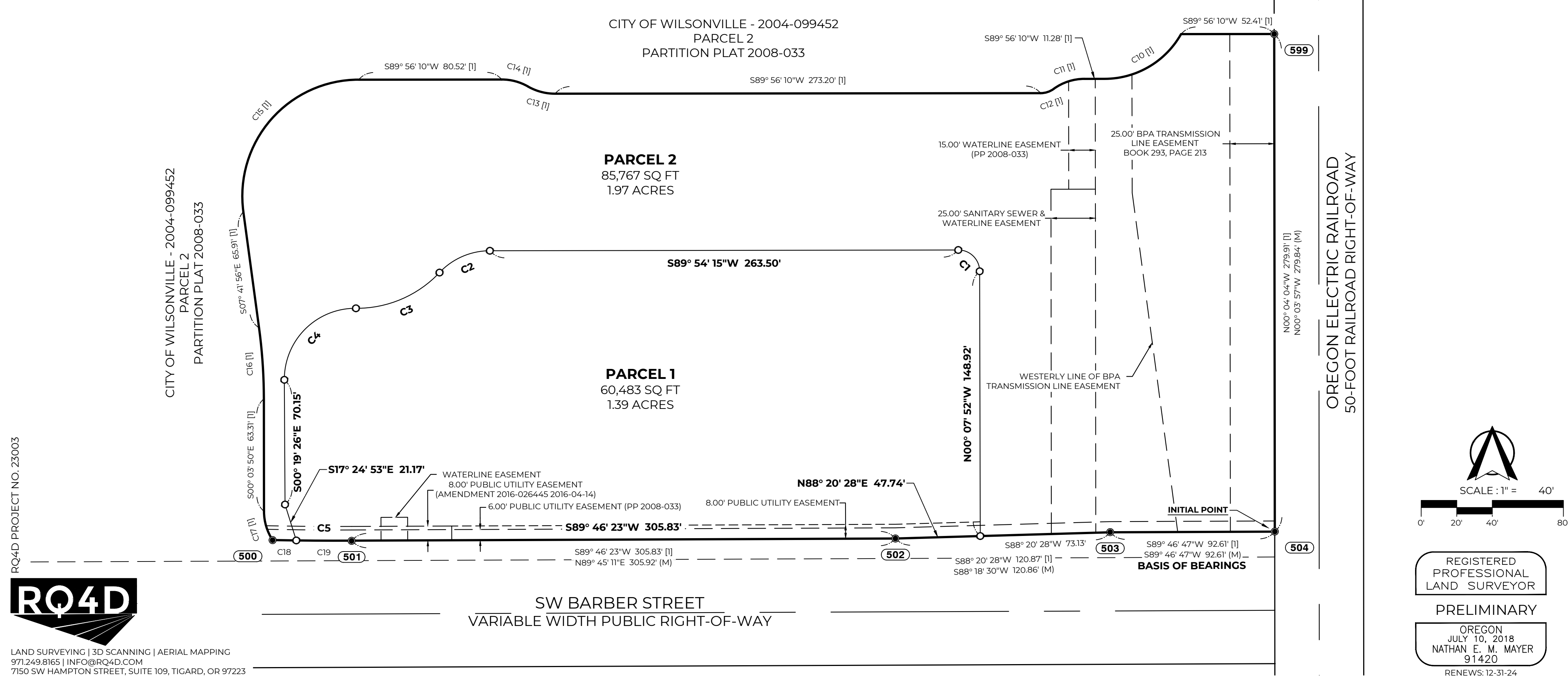
BEING A PORTION OF THE NW 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS COUNTY, OREGON

CITY OF WILSONVILLE PLANNING FILE NO. XXXXXX
DECEMBER 11, 2023
SHEET 1 OF 2

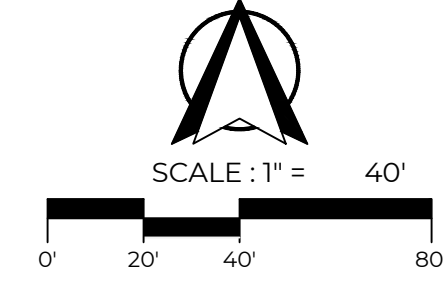
LEGEND:

- FOUND MONUMENT AS NOTED
- SET 5/8-INCH IR 30-INCH LONG WITH AN ORANGE PLASTIC CAP STAMPED "RQ4D 91420" UNLESS OTHERWISE NOTED ON xx xxxxxx xx
- [#] DOCUMENT REFERENCE NUMBER
- [#] MONUMENT REFERENCE NUMBER
- [#] MONUMENT REFERENCE NUMBER
- [M] MEASURED
- IR IRON ROD
- WYPC WITH YELLOW PLASTIC CAP

REFERENCE DOCUMENTS:
[1] PARTITION PLAT, PP2008-033, CLACKAMAS COUNTY, OREGON



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7192 SW HAMPTON STREET, SUITE 109, TIGARD, OR 97223



REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
OREGON
JULY 10, 2018
NATHAN E. MAYER
91420
RENEWS: 12-31-24

STAMP



SHEET	REVISION	REVISION
NO.	EVENT	DATE



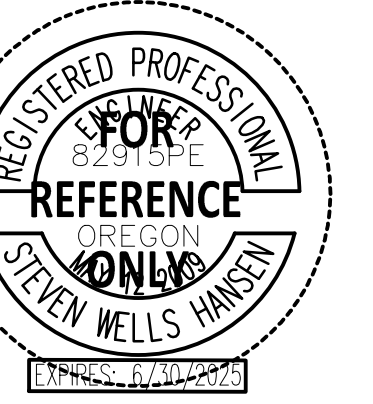
PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW
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220120
DATE
08/18/23
FULL SHEET SIZE
30 X 42
DRAWING TITLE
TENTATIVE PARTITION PLAT

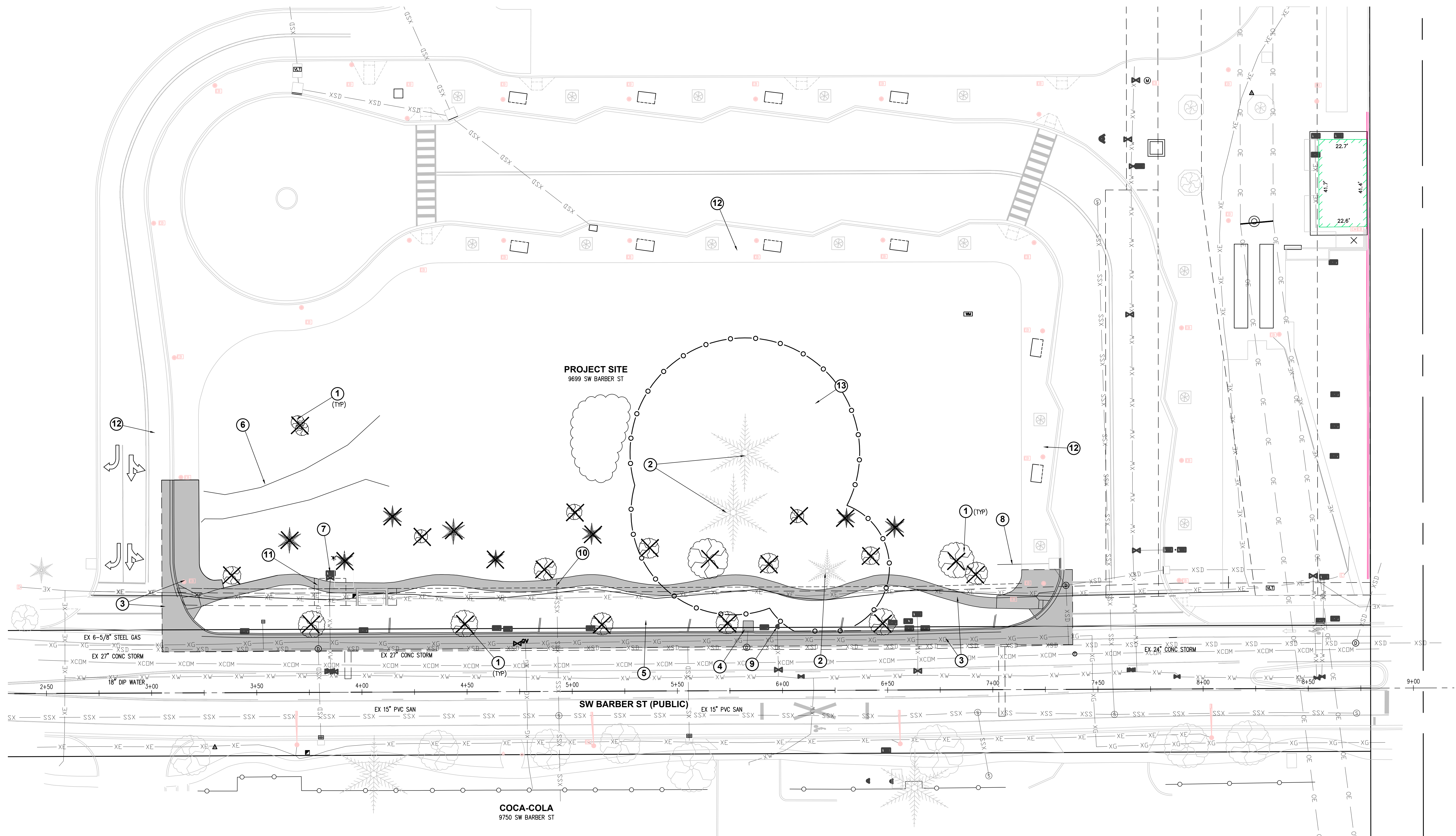
SHEET NUMBER

G4

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SHEET REVISION REVISION REVISION
REVISION NO. EVENT DATE

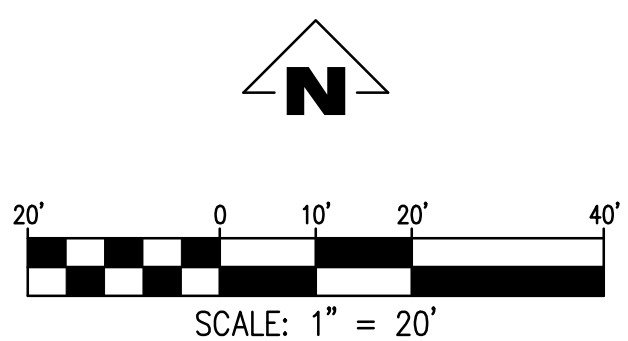


DEMOLITION NOTES

- 1 EXISTING TREE TO BE REMOVED AND DISPOSED OF OFF SITE.
- 2 EXISTING TREE TO REMAIN AND BE PROTECTED.
- 3 SAWCUT AND REMOVE EXISTING SIDEWALK, CURB AND GUTTER
- 4 EXISTING INLET TO BE REMOVED. EXISTING INLET LEAD TO BE CAPPED AND ABANDONED
- 5 EXISTING STORMWATER PLANTER SYSTEM TO BE DEMOLISHED, INCLUDING CURB INLETS, IRRIGATION SYSTEM, AND IRRIGATION CONTROL VALVES
- 6 EXISTING GRAVEL DRIVEWAY TO BE REMOVED
- 7 EXISTING WATERLINE AND STRUCTURES TO BE DEMOLISHED AND CAPPED AT PROPERTY LINE
- 8 EXISTING STORM LINE TO BE CAPPED AND ABANDONED
- 9 EXISTING HYDRANT TO REMAIN AND BE PROTECTED
- 10 EXISTING SANITARY SEWER LATERAL TO REMAIN AND BE PROTECTED
- 11 EXISTING STORM DRAIN LATERAL TO REMAIN AND BE PROTECTED/
- 12 EXISTING SIDEWALK TO REMAIN AND BE PROTECTED
- 13 INSTALL TREE PROTECTIVE FENCING. ROOT PROTECTION ZONE FENCING CONSISTING OF SIX-FOOT METAL CHAIN-LINK FENCE SECURED WITH 8-FOOT METAL POSTS IN THE GROUND MUST BE PLACED ALONG THE EDGE OF THE ROOT PROTECTION ZONE.

GENERAL NOTES:

1. SEE ARBORIST REPORT & TREE PROTECTION PLAN BY PETER VAN OSS OF TERAGAN & ASSOCIATES, INC. "WILSONVILLE TOD PROJECT" DATED JULY 25, 2023, FOR MORE INFORMATION ON TREE PROTECTION



WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
220120

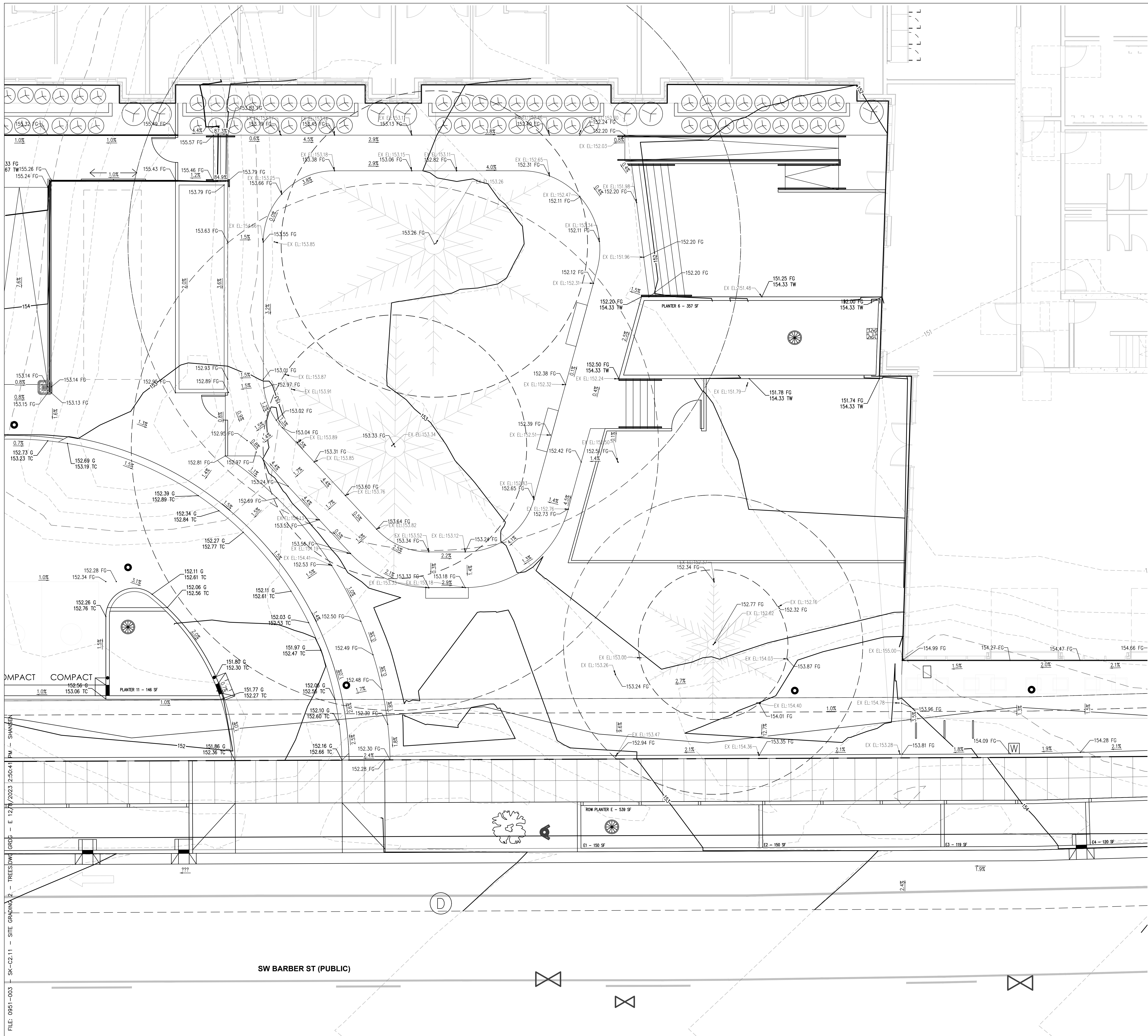
DATE
08/18/23

FULL SHEET SIZE
30 X 42

DRAWING TITLE
EXISTING CONDITIONS AND
DEMOLITION PLAN

SHEET NUMBER

C1.00



GENERAL NOTES:

1. EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY CENTRAL GEOTECHNICAL SERVICES, "PRELIMINARY GEOTECHNICAL INVESTIGATION: BLUE LAKE PARK MAINTENANCE AND OPERATIONS FACILITY", DATED JULY 6, 2022.
2. EXISTING MATERIALS MAY BE REUSED AS SUBBASE AND PARKING AREAS IF APPROVED BY GEOTECHNICAL ENGINEER.
3. SEE SHEET C-500 FOR PAVEMENT SECTIONS

LEGEND

- FG FINISH GRADE
- G GUTTER
- TC TOP OF CURB
- CURB LINE
- ▨ DRIVE AISLE ASPHALT PAVEMENT
- ▨ PARKING STALL ASPHALT PAVEMENT
- - - EXISTING CONTOUR
- PROPOSED CONTOUR

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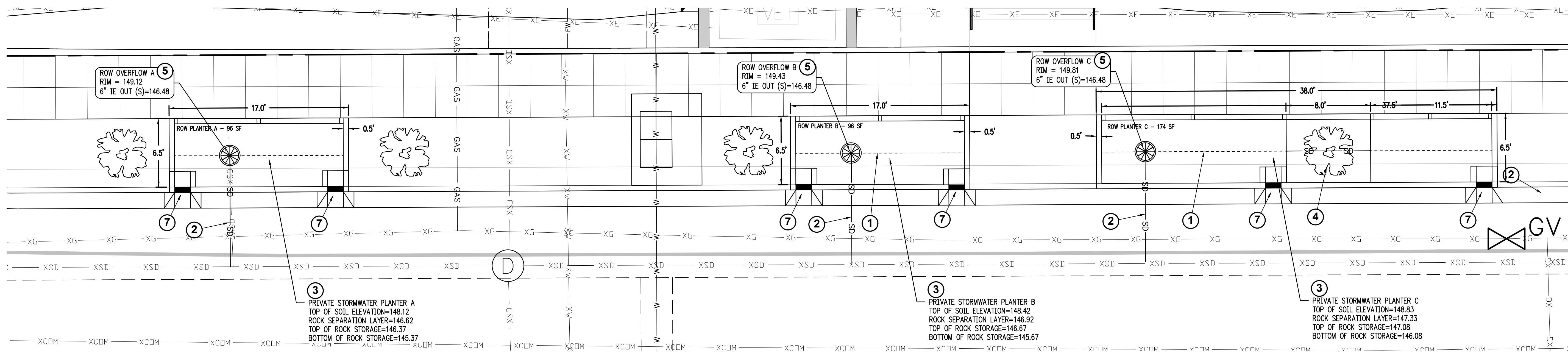
TRUE NORTH PLAN NORTH
WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW
 PROJECT NUMBER
220120
 DATE
08/18/23
 FULL SHEET SIZE
30 X 42
 DRAWING TITLE
SITE GRADING PLAN AT EXISTING TREES

SHEET NUMBER
C2.11

FILE: 0951-003 - SK-C2.11 - SITE GRADING 2 - TREES.DWG
 GRDS - E 12/3/2023 2:50:41 PM - SHAWNER



- ### CONSTRUCTION NOTES
- 6" PERFORATED PIPE UNDERDRAIN (S=1.0% MIN)
 - 6" PVC STORM LINE FROM PLANTERS (S=1.0% MIN)
 - PUBLIC WATER QUALITY FLOW THROUGH PLANTER WITH OVERFLOW AND PERFORATED 4" PVC PIPE PER CITY OF WILSONVILLE STANDARD DETAIL ST-6005
 - STREET TREE IN ROW PLANTER PER DETAIL ON SHEET C5.03
 - BEEHIVE FLOW CONTROL STRUCTURE PER CITY OF WILSONVILLE STD DWG ST-6120. SEE DETAIL ON SHEET C5.03
 - 4" DRAINAGE NOTCH
 - SWALE INLET PER STD DWG ST-6012
 - CHECK DAM
 - RE-ROUTE 1.5" IRRIGATION WATER SERVICE LINE UNDERNEATH STORMWATER PLANTER

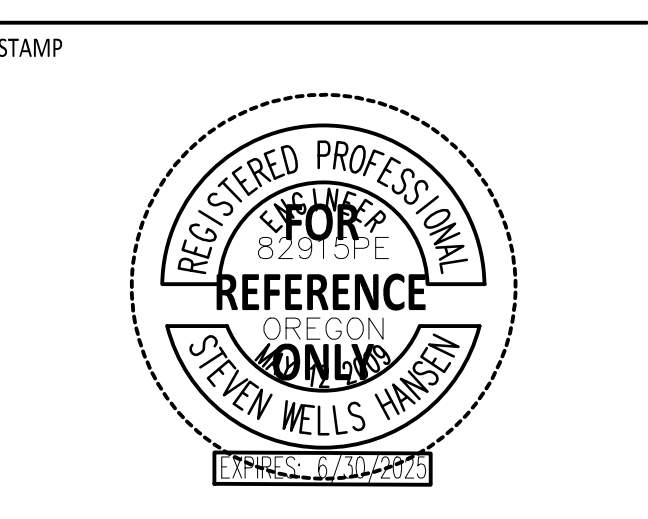
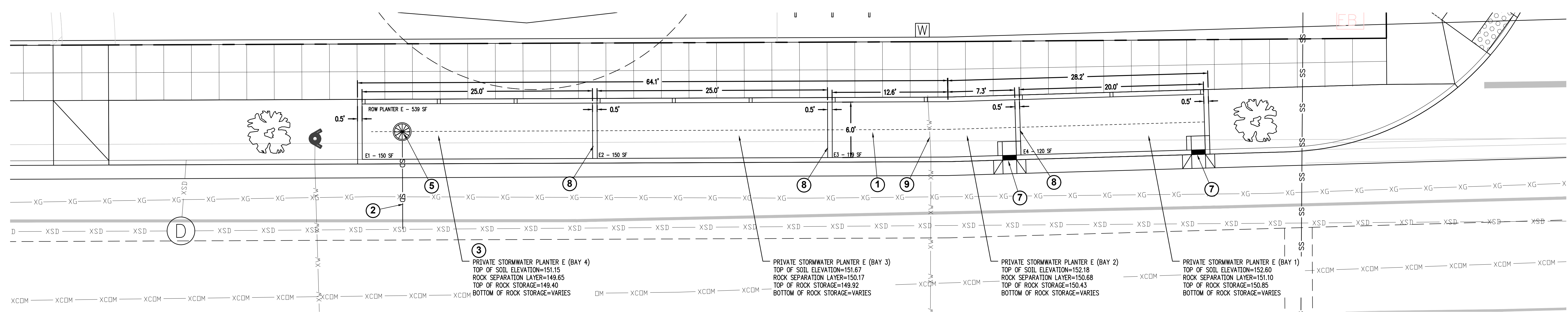
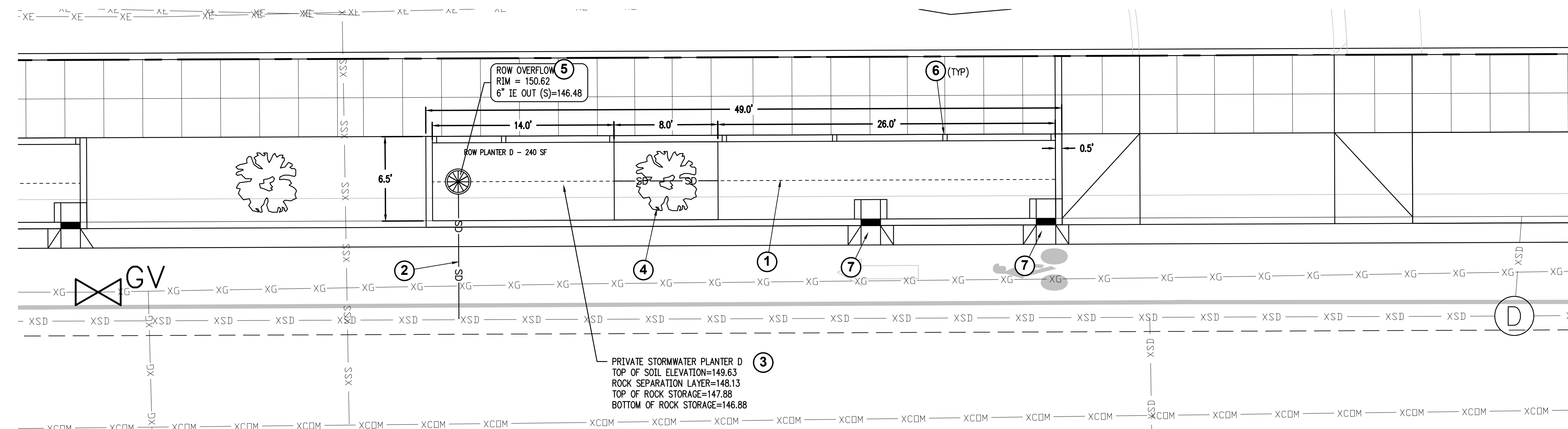
STORMWATER PLANTER DESIGN DATA

PLANTER NUMBER	DRAINAGE BASIN (SF)	FACILITY SIZE (SF)	ORIFICE SIZE (IN)
PLANTER A	694	96	0.2
PLANTER B	1,366	96	0.4
PLANTER C	2,457	174	.05
PLANTER D	3,272	229	0.5
PLANTER E	7,659	539	0.8

STORMWATER PLANTER MEDIA DEPTH DATA

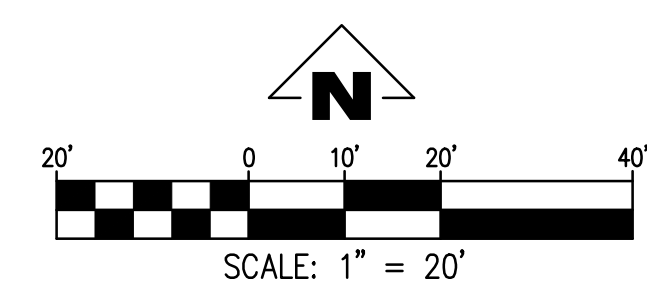
PLANTER NUMBER	GROWING MEDIUM (IN)	ROCK SEPARATION LAYER (IN)	ROCK STORAGE DEPTH (IN)
PLANTER A	18"	3"	12"
PLANTER B	18"	3"	12"
PLANTER C	18"	3"	12"
PLANTER D	18"	3"	12"
PLANTER E	18"	3"	VARIES (12" MIN)

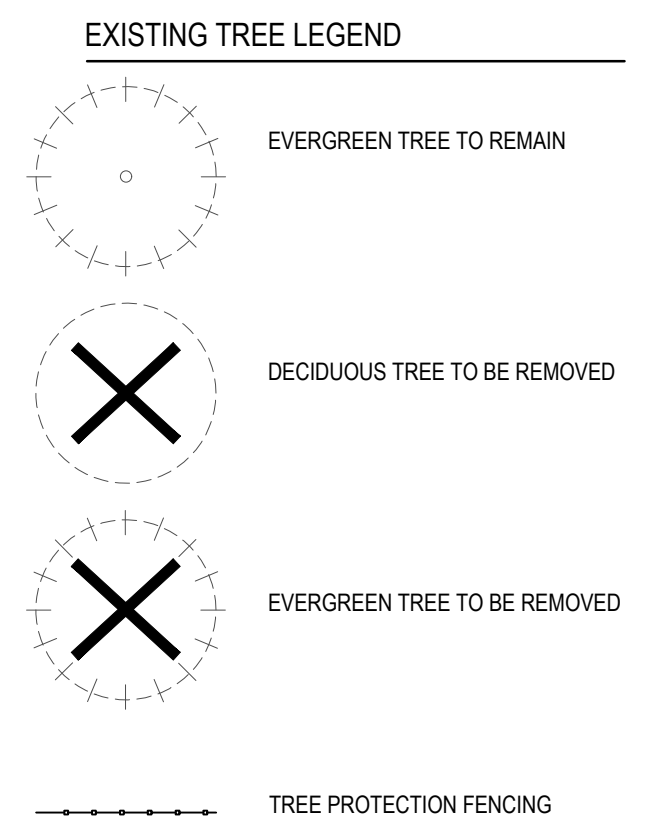
- ### ABBREVIATIONS
- G = GUTTER OR PROJECTED GUTTER ELEVATION
 - DG = DEPRESSED GUTTER ELEVATION
 - DN = DRAINAGE NOTCH ELEVATION
 - FG = FINISHED GRADE ELEVATION PLANTER
 - SW = FINISHED GRADE SIDEWALK ELEVATION
 - TW = TOP OF WALL ELEVATION
 - TC = TOP OF CURB OR PROJECTED CURB ELEVATION



SHEET REVISION NO.	REVISION EVENT	REVISION DATE

FILE: 0951-003 - C3.13 - STORMWATER FACILITIES.DWG UTIL 12/8/2023 3:27:25 PM - SHANSEN



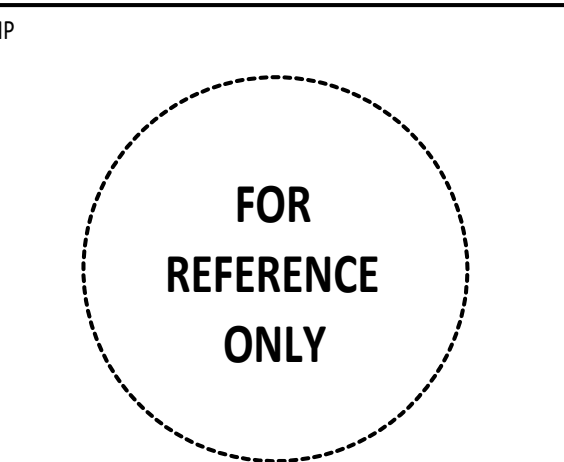


EXISTING TREE SCHEDULE

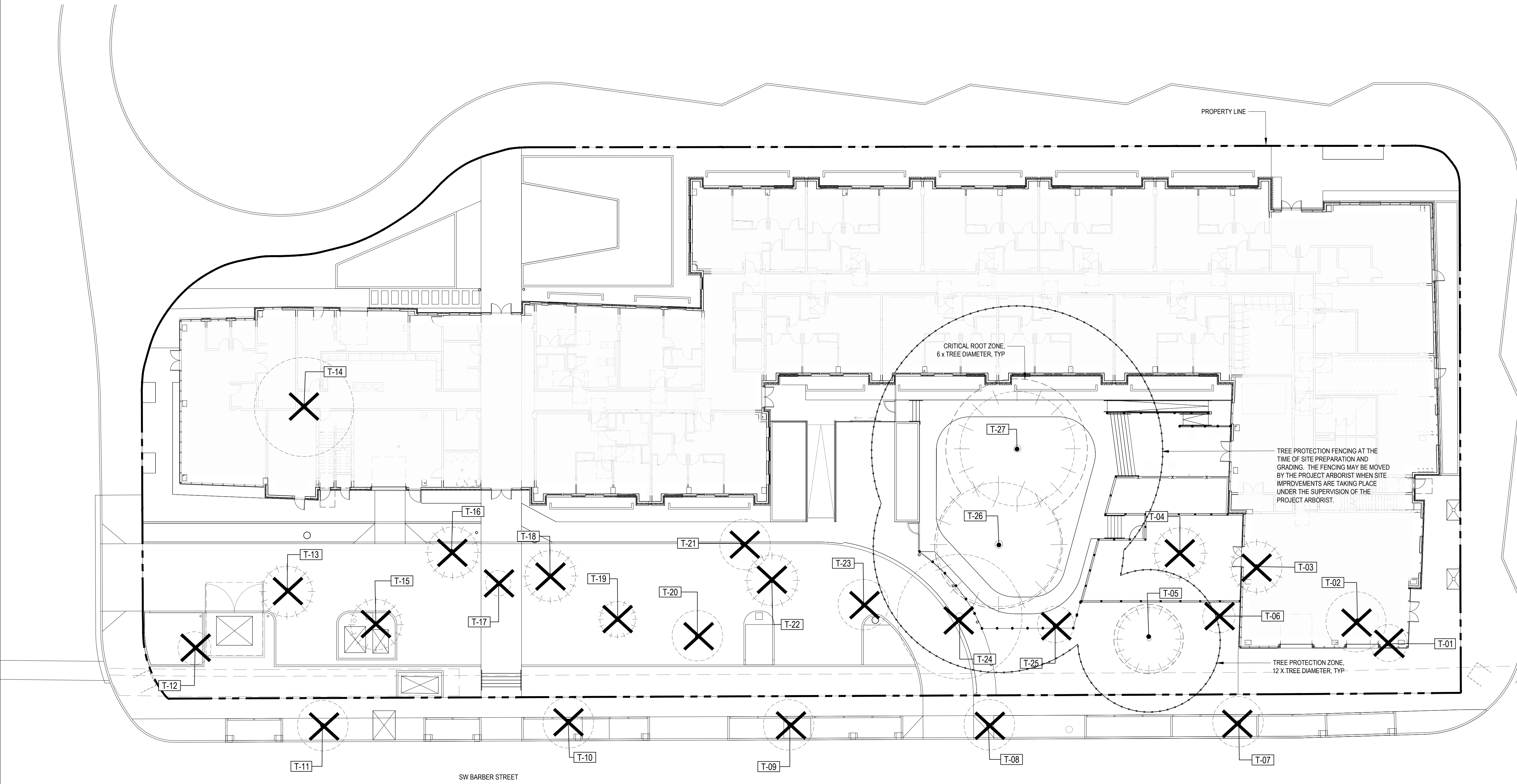
SYMBOL	DESCRIPTION	DBH	ACTION	CONDITION	TREE CREDITS	HEALTH
T-01	ZELKOVA SERRATA	11"	REMOVE			GOOD
T-02	PRUNUS AVIUM	15"	REMOVE	NUISANCE		GOOD
T-03	PSEUDOTSUGA MENZIESII	12"	REMOVE			EXCELLENT
T-04	PINUS RESINOSA	10"	REMOVE			FAIR
T-05	PSEUDOTSUGA MENZIESII	21"	PROTECT	2-FOOT LOWER THAN SIDEWALK	3 CREDITS	EXCELLENT
T-06	ZELKOVA SERRATA	9"	REMOVE	CENTER STEM DEAD		FAIR
T-07	ZELKOVA SERRATA	12"	REMOVE	LOW CANOPY		EXCELLENT
T-08	ZELKOVA SERRATA	11"	REMOVE	LOW CANOPY		EXCELLENT
T-09	ZELKOVA SERRATA	11"	REMOVE	LOW CANOPY		EXCELLENT
T-10	ZELKOVA SERRATA	12"	REMOVE	LOW CANOPY		POOR
T-11	ZELKOVA SERRATA	12"	REMOVE	LOW CANOPY		GOOD
T-12	ZELKOVA SERRATA	9"	REMOVE			EXCELLENT
T-13	PSEUDOTSUGA MENZIESII	14"	REMOVE	SAP OOOZE		GOOD
T-14	CRATAEGUS MONOGYNA	15"	REMOVE	80% CROWN DIE BACK		VERY POOR
T-15	PSEUDOTSUGA MENZIESII	10"	REMOVE			EXCELLENT
T-16	PINUS RESINOSA	15"	REMOVE	CODOMINATE AT 3'		GOOD
T-17	ZELKOVA SERRATA	7"	REMOVE	30% CROWN DIE BACK		FAIR
T-18	PSEUDOTSUGA MENZIESII	13"	REMOVE	SNOW/ICE DAMAGED BRANCHES		GOOD
T-19	PSEUDOTSUGA MENZIESII	9"	REMOVE	SNOW/ICE DAMAGED BRANCHES		GOOD
T-20	ZELKOVA SERRATA	10"	REMOVE	TWIG DIE BACK		GOOD
T-21	ZELKOVA SERRATA	8"	REMOVE			GOOD
T-22	PSEUDOTSUGA MENZIESII	12"	REMOVE			GOOD
T-23	ZELKOVA SERRATA	10"	REMOVE			GOOD
T-24	ACER PLATANOIDES	19"	REMOVE	LEANING		GOOD
T-25	CRATAEGUS MONOGYNA	8"	REMOVE	DEAD		DEAD
T-26	PSEUDOTSUGA MENZIESII	37"	PROTECT	DEAD WOOD IN CROWN	5 CREDITS	GOOD
T-27	PSEUDOTSUGA MENZIESII	43"	PROTECT	DEAD WOOD IN CROWN	5 CREDITS	GOOD

- TREE PROTECTION NOTES**
- PROTECT ALL TREES INDICATED TO REMAIN, INCLUDING BARK AND ROOT ZONES.
 - FENCING SHALL BE INSTALLED PER THE TREE PROTECTION PLAN. FINAL LAYOUT SHALL BE REVIEWED AND APPROVED BY THE PROJECT ARBORIST AND/OR LANDSCAPE ARCHITECT.
 - ALL WORK WITHIN THE TREE PROTECTION ZONE SHALL BE PERFORMED WITH HANDHELD TOOLS OR AIR SPADE. EXCAVATE THE MINIMUM AMOUNT NECESSARY TO ACCOMPLISH PURPOSE FOR EXCAVATION. ROOTS OVER 4" DIAMETER SHALL BE CUT BY THE PROJECT ARBORIST.
 - THE FOLLOWING IS PROHIBITED WITHIN THE ROOT PROTECTION ZONE OF EACH TREE OR OUTSIDE THE LIMITS OF THE DEVELOPMENT IMPACT AREA:
 - GROUND DISTURBANCE OR CONSTRUCTION ACTIVITY INCLUDING VEHICLE OR EQUIPMENT ACCESS (BUT EXCLUDING ACCESS ON EXISTING STREETS OR DRIVEWAYS)
 - STORAGE OF EQUIPMENT OR MATERIALS INCLUDING SOIL, TEMPORARY OR PERMANENT STOCKPILING, PROPOSED BUILDINGS, IMPERVIOUS SURFACES, UNDERGROUND UTILITIES, EXCAVATION OR FILL, TRENCHING OR OTHER WORK ACTIVITIES
 - PROTECTIVE FENCE SHALL BE INSTALLED BEFORE ANY GROUND DISTURBING ACTIVITIES INCLUDING CLEARING AND GRADING, OR CONSTRUCTION STARTS, AND SHALL REMAIN IN PLACE UNTIL FINAL INSPECTION.
 - SIGNAGE DESIGNATING THE PROTECTION ZONE AND PENALTIES FOR VIOLATIONS SHALL BE SECURED IN A PROMINENT LOCATION ON EACH PROTECTION FENCE.
 - TREE PROTECTION ZONE SHALL REMAIN FREE OF ALL CHEMICALLY INJURIOUS MATERIALS AND LIQUIDS.

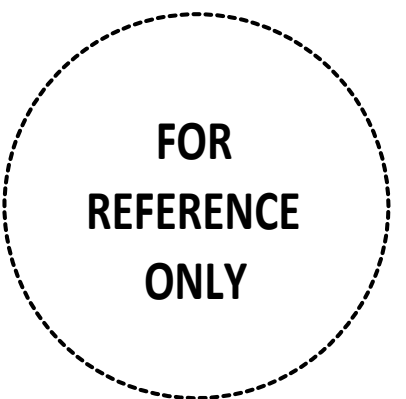
- MAINTENANCE NOTES FOR EXISTING TREES**
- WASH OFF FOLIAGE WHICH BECOMES SOILED DURING CONSTRUCTION.
 - WATER TREES AND OTHER VEGETATION WHICH ARE TO REMAIN AS NECESSARY TO MAINTAIN THEIR HEALTH DURING THE COURSE OF THE WORK. RATE AND FREQUENCY OF APPLICATION TO BE DETERMINED BY PROJECT ARBORIST.
 - ALL PRUNING SHALL BE PERFORMED BY A CURRENT ARBORIST LICENSED WITHIN THE STATE/COUNTY/CITY WHERE THE WORK IS TO BE COMPLETED.



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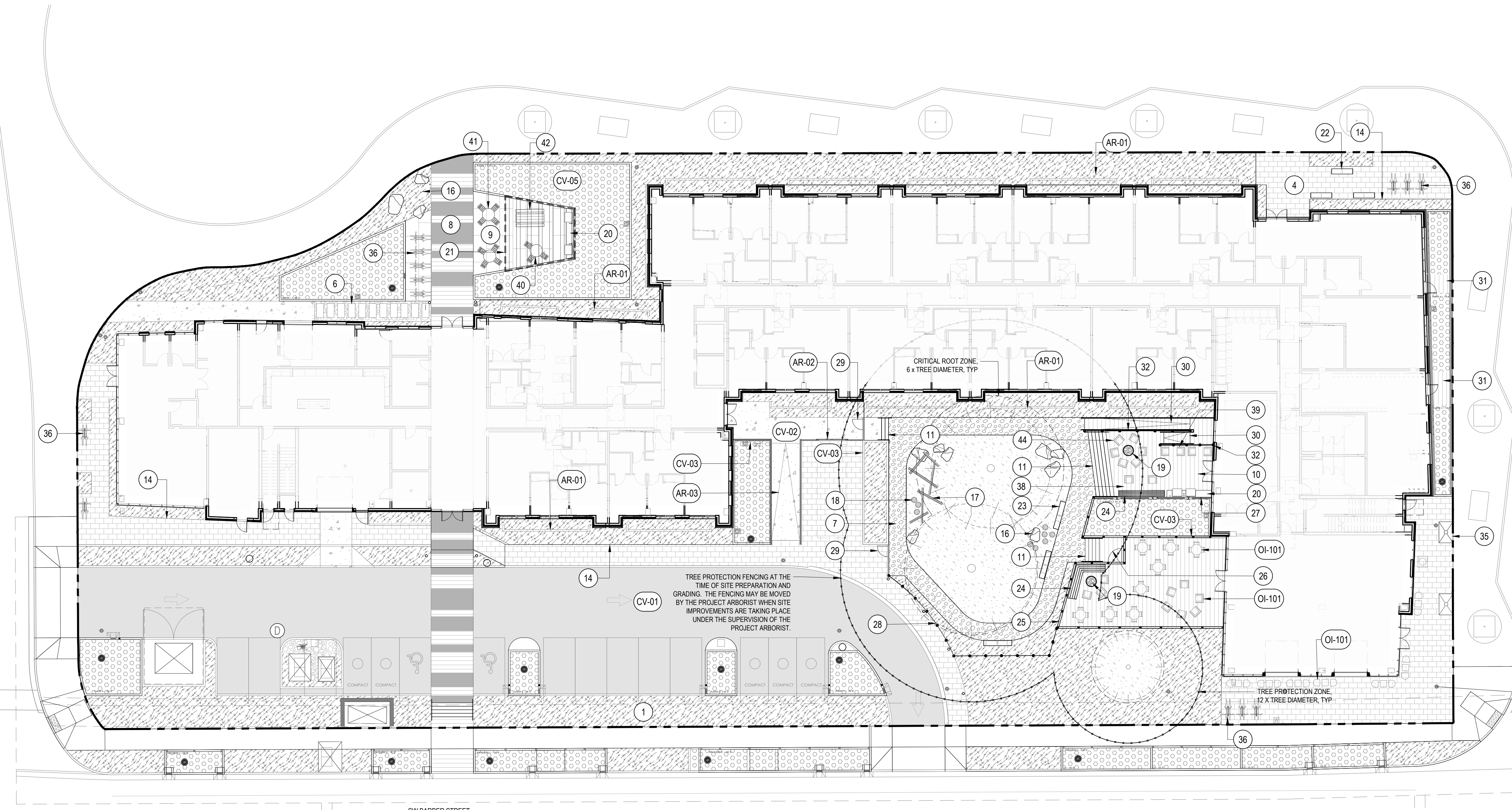
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REFERENCE NOTES SCHEDULE

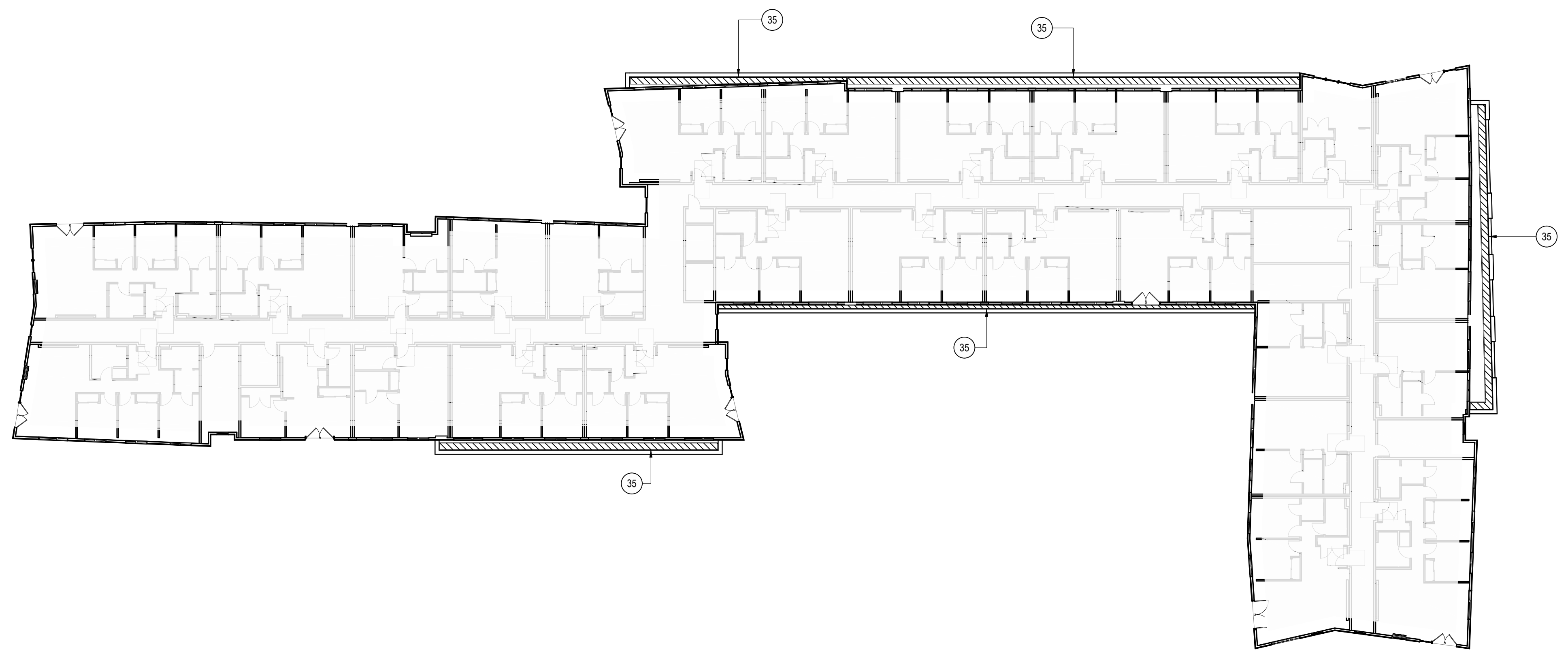
SYMBOL	DESCRIPTION
1	PLANTING AREA, TYP. SEE LANDSCAPE DRAWINGS / DETAILS / SPECS
4	PAVER TYPE I - PERMEABLE BELGARD AQUA LINE 3x12 COLOR: DARK CHARCOAL
6	PAVER TYPE II WAUSAU TILE EXPRESSIONS 24x8 COLOR: DARK CHARCOAL
7	PAVER TYPE IV - GEO-GRID WITH GRAVEL
8	CONCRETE SURFACING TYPE II ETCHED / STAMPED CONCRETE
9	CONCRETE SURFACING TYPE III EXPOSED AGGREGATE SURFACING
10	POST AND BEAM DECKING, CEDAR OR THERMALLY MODIFIED WOOD CONCRETE CAST-IN-PLACE FOOTINGS OR HELICAL PIER AND DECK FOOTING SUPPORT SYSTEM TBD
11	STAIRS TO MATCH DECKING
12	3/4-INCH GRAY RIVER COBBLE
14	METAL EDGE RESTRAINT
15	4" MULCH TYPE II CEDAR PLAY CHIPS
16	LANDSCAPE BOULDERS CAMAS GRAY BASALT, ANGULAR APPEARANCE
17	LOG SCRAMBLE TIMBERS WEATHERIZED LOGS PINNED TOGETHER AND TO GROUND
18	LOG ROUND WEATHERIZED 16-18 INCH ROUND LOG PLACED ON END
19	FIRE TABLE, TYP. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL HOOKUP SEE CIVIL DRAWINGS FOR PROPANE HOOK UP
20	BBQ ENCLOSURE - CONCRETE COUNTER TOP AND THERMALLY MODIFIED WOOD CLADDING, SEE CIVIL DRAWINGS FOR PROPANE HOOKUP SEE ELECTRICAL DRAWINGS FOR ELECTRICAL HOOKUP
21	POLYGON TRELLIS CEDAR LATHING ON STEEL FRAME
22	FIR LOG BENCH 24" DIA. 8-FOOT LONG
23	FIR LOG BENCH 24" DIA. 8-FOOT LONG
24	CUSTOM CORNER BENCH, CEDAR SLATS ON METAL FRAME
25	KNOTWOOD ALUMINUM FENCE, SQ. BLACK POSTS, 4" WIDE, WOODGRAIN COLORED, VERTICAL SLATS, W/ 4" GAPS
26	KNOTWOOD ALUMINUM FENCE, GATE TO MATCH FENCE, ONE-WAY OPEN WITH INTERIOR LOCKING MECHANISM
27	6.5' TALL KNOTWOOD ALUMINUM FENCE, 4" SQ. POSTS WITH 6" WIDE HORIZONTAL SLATS, WOODGRAIN COLORED
28	4" DECORATIVE METAL PICKET FENCE POWDER-COATED BLACK
29	4" DECORATIVE METAL PICKET GATE WITH RESIDENT PASS-KEY MECHANISM, POWDER-COATED BLACK
30	WOOD DECK RAMP ON STEEL FRAME, NON-SLIP PAINT, TUBE STEEL HANDRAILS
31	CEDAR OR THERMALLY MODIFIED WOOD PLANK BRIDGE ON STEEL FRAME, BLACK METAL RAILINGS
32	42" RAILPRO CONTEMPORARY SQUARE PICKET RAILING, BLACK
35	TREE GRATE CITY STANDARD 4' X 6'
36	BIKE RACK HUNTO RAMBLER - FLAT PROFILE, BLACK
38	LANDSCAPE FORMS 28" SQUARE PARK CENTRE BENCH, COLOR TBD
39	LANDSCAPE FORMS HARPO 24" BACKED BENCH - STEEL FRAME / WIDE WOOD SLATS, EXTERIOR FINISH
40	DUMOR 42" ROUND STEEL ADA TABLE WITH THREE ATTACHED SEATS - COLOR TBD
41	DUMOR 42" ROUND STEEL TABLE WITH FOUR ATTACHED SEATS - COLOR TBD
42	DUMOR 6' ALUMINUM PICNIC TABLE WITH ATTACHED BENCHES - COLOR TBD
44	LANDSCAPE FORMS HARPO LOUNGE CHAIR - STEEL FRAME WITH WOOD SLATS SEE ARCHITECTURAL DRAWINGS / DETAILS / SPECS DESCRIPTION
AR-01	18" CONCRETE WALL, TYP
AR-02	METAL FENCE & MOVEABLE GATES SEE ARCHITECTURE
AR-03	CONCRETE RAMP AND HANDRAILS
CV-01	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
CV-02	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
CV-03	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
CV-04	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
CV-05	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
CV-06	SEE CIVIL DRAWINGS / DETAILS / SPECS DESCRIPTION
OI-101	OWNER FURNISHED, OWNER INSTALLED MOVEABLE TABLE & CHAIRS



STAMP

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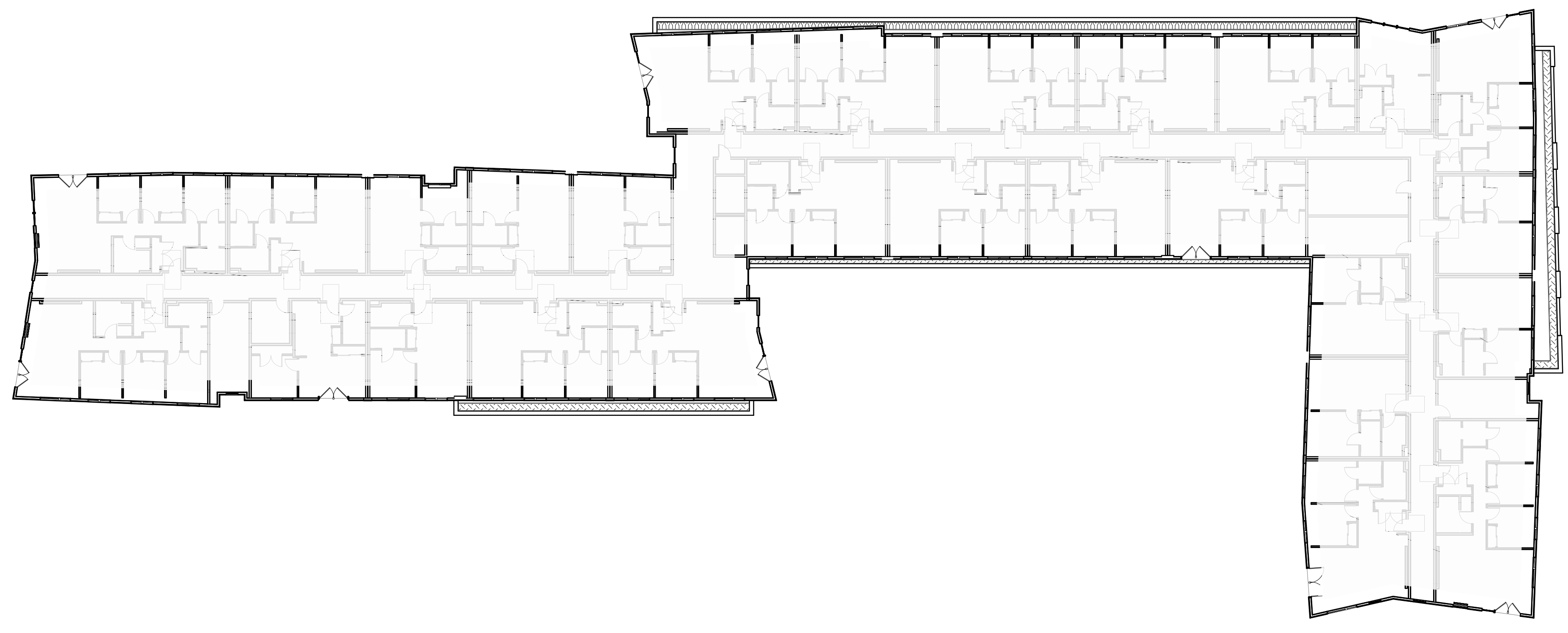
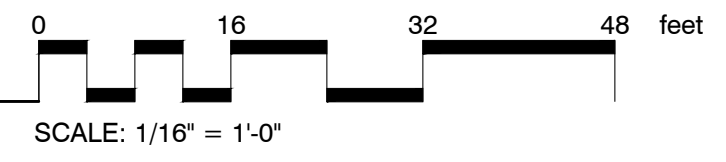
SHEET REVISION REVISION
REVISION NO. EVENT DATE



SOILS SCHEDULE

SYMBOL	DESCRIPTION
	INTENSIVE PLANTING MIX - 10" DEPTH

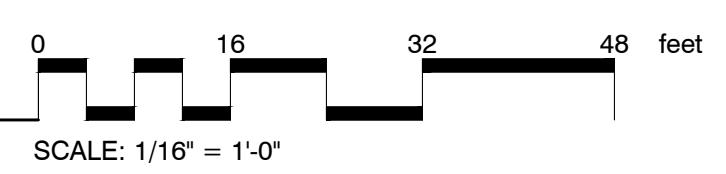
01 LEVEL 2 MATERIALS PLAN



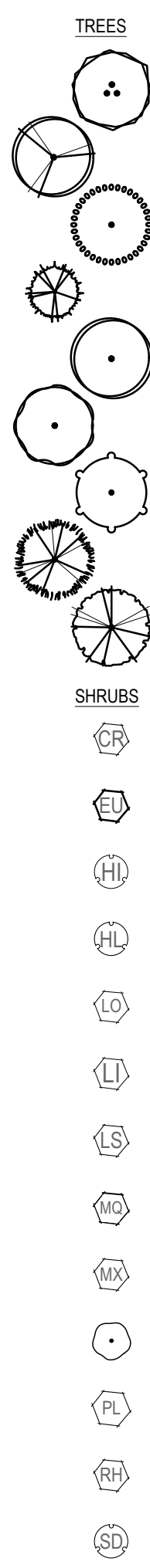
PLANT SCHEDULE

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING
	COEY	CAREX OSHIMENSIS EVERLITE / EVERCOLOR® EVERLITE JAPANESE SEDGE	1 GAL	12' o.c.
	PAWG	PENNISETUM ALOPECUROIDES HAMELW / HAMELW FOUNTAIN GRASS	1 GAL	18' o.c.

01 LEVEL 2 PLANTING PLAN



PLANT SCHEDULE ON-SITE



TREES	CODE	BOTANICAL / COMMON NAME	SIZE	HT	CAL	WATER NEEDS
	AV	ACER CIRCINATUM / VINE MAPLE MULTI-STEM (3-5 STEM)	B&B	8'-10'		MOD.
	AG	ACER NIGRUM 'GREENCOLUMN' / GREENCOLUMN BLACK MAPLE	B&B	2' CAL		MOD.
	AL	AMELANCHIER LAEVIS 'JFS-ARB' / SPRING FLURRY® ALLEGHENY SERVICEBERRY	B&B	1.75' CAL		MOD.
	CM	CUPRESSUS SEMPERVIRENS 'MONSIEUR' / TINY TOWER® ITALIAN CYPRESS	B&B	5'-6'		MOD.
	FL	FRAXINUS LATIFOLIA / OREGON ASH	B&B	2' CAL		MOD.
	MJ	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA	B&B	1.75' CAL		MOD.
	PP	PARROTIA PERSICA 'L COLUMNAR' / PERSIAN SPIRE™ PARROTIA	B&B	2' CAL		MOD.
	PO	PSEUDOTSUGA MENZIESII / DOUGLAS FIR MITIGATION TREE	B&B	8'-10'		MOD.
	QK	QUERCUS ROBUR X ALBA 'JFS-KW1QX' / STREETSPIRE® OAK	B&B	2' CAL		MOD.
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	HT	CAL	WATER NEEDS
	CR	CHOISYA TERNATA 'AZTEC PEARL' / AZTEC PEARL MEXICAN ORANGE	3 GAL	2'-3'		MOD.
	EU	EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE JAPANESE EUONYMUS	5 GAL	4'-5'		MOD.
	HI	HYDRANGEA ARBORESCENS 'NCHAS' / INVINCIBELLE® WEE WHITE HYDRANGEA	3 GAL			MOD.
	HL	HYDRANGEA MACROPHYLLA 'HORTMAVI' / SEASIDE SERENADE® MARTHA'S VINEYARD HYDRANGEA	2 GAL			MOD.
	LO	LEUCOTHOE FONTANESIANA 'LITTLE FLAMES' / LEAFSCAPE LITTLE FLAMES LEUCOTHOE	2 GAL			MOD.
	LI	LOROPETALUM CHINENSE RUBRUM 'KUROBUNJI' / CERISE CHARM™ FRINGE FLOWER	2 GAL			MOD.
	LS	LOROPETALUM CHINENSE RUBRUM 'SUZANNE' / SUZANNE FRINGE FLOWER	3 GAL	3'-4'		MOD.
	MQ	MAHONIA AQUIFOLIUM / OREGON GRAPE	3 GAL			MOD.
	MX	MAHONIA X 'SOFT CARESS' / SOFT CARESS MAHONIA	3 GAL	2'-3'		MOD.
	PO	PHYSOCARPUS OPIULIFOLIUS 'SMPOBLR' / GINGER WINE® NINEBARK	3 GAL			MOD.
	PL	PRUNUS LAUROCERASUS 'OTTO LUYKEN' / OTTO LUYKEN ENGLISH LAUREL	3 GAL	2'-3'		MOD.
	RH	RHOODODENDRON X 'HARDY GARDENIA' / SNOWBALL AZALEA	2 GAL			MOD.
	SD	SPIRAEA JAPONICA 'TRACY' / DOUBLE PLAY BIG BANG® SPIREA	3 GAL	3'-4'		MOD.

GRASSES / SEDGES / RUSHES	CODE	BOTANICAL / COMMON NAME	SIZE	WATER NEEDS	
	CL	CAREX OSHIMENSIS 'EVERGLOW' / EVERCOLOR® EVERGLOW JAPANESE SEDGE	1 GAL	MOD.	
	DB	DRYOPTERIS ERYTHROSORA 'BRILLIANCE' / BRILLIANCE AUTUMN FERN	1 GAL	MOD.	
	HE	HELICTOTRICHON SEMPERVIRENS 'SAPPHIRE' / SAPPHIRE BLUE OAT GRASS	1 GAL	LOW	
	PM	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	LOW	
PERENNIALS	CODE	BOTANICAL / COMMON NAME	SIZE	WATER NEEDS	
	HP	HEMEROCALLIS X 'RUBY SPIDER' / RUBY SPIDER DAYLILY	1 GAL	LOW	
	HD	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	LOW	
	HB	HEUCHERA X 'RED LIGHTNING' / RED LIGHTNING CORAL BELLS	1 GAL	LOW	
	HT	HEUCHERA X 'TINEUNER' / NORTHERN EXPOSURE™ RED CORAL BELLS	1 GAL	LOW	
	RE	RUDBECKIA FULGIDA 'EARLY BIRD GOLD' / EARLY BIRD GOLD CONEFLOWER	1 GAL	LOW	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER NEEDS
	APUU	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	18" o.c.	LOW
	COEE	CAREX OSHIMENSIS 'EVERGLOW' / EVERCOLOR® EVERGLOW JAPANESE SEDGE	1 GAL	18" o.c.	MOD.
	COEV	CAREX OSHIMENSIS 'EVERLITE' / EVERCOLOR® EVERLITE JAPANESE SEDGE	1 GAL	12" o.c.	MOD.
	DCNL	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS' / NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	12" o.c.	MOD.
	LMPE	LIRIOPE MISCARI 'EXC 052' / PURPLE EXPLOSION™ LILYTURF	1 GAL	12" o.c.	LOW
	LLBM	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH	1 GAL	18" o.c.	LOW
	MRDS	MAHONIA REPENS 'MONRWS' / DARKSTAR® CREEPING OREGON GRAPE	1 GAL	24" o.c.	LOW
	OFTA	OPHIPOGON FORMOSANUM / TAIWAN MONDO GRASS	1 GAL	12" o.c.	LOW
	PAHG	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	18" o.c.	LOW
	PALG	PENNISETUM ALOPECUROIDES 'JS JOMMENIK' / LUMEN GOLD™ DWARF FOUNTAIN GRASS	1 GAL	24" o.c.	LOW

STORMWATER FACILITY PLANTING TYPES I & II

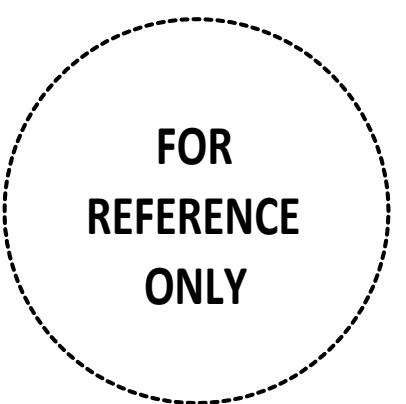
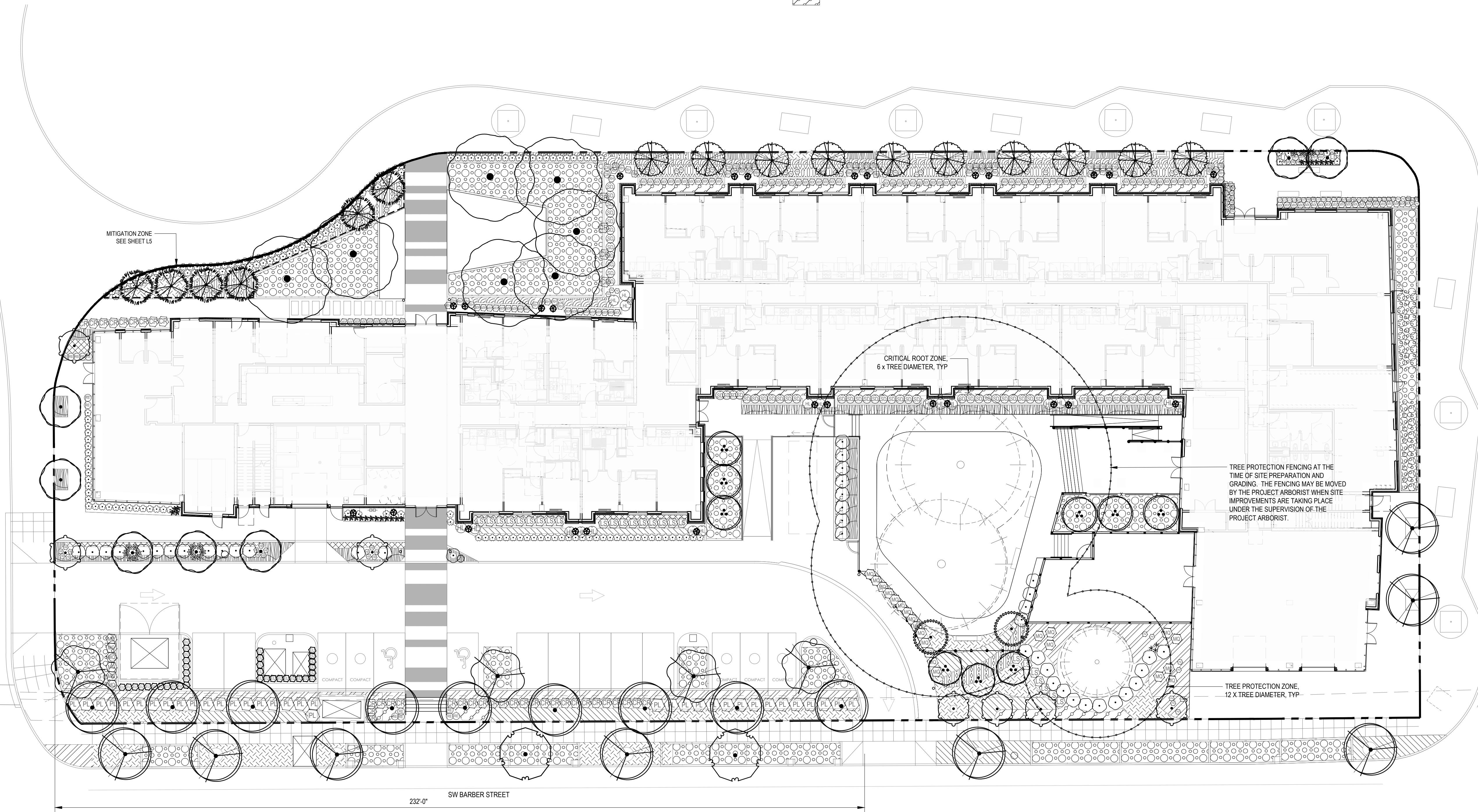
HERBACEOUS PLANTS - 115 PLANTS PER 100SF	SIZE	HEIGHT	SPACING	WATER NEEDS
CAREX OSHIMENSIS 'EVERGLOW' / EVERCOLOR® EVERGLOW JAPANESE SEDGE	1 GAL	1' 0"	1' 0"	LOW
CAREX RUPESTRIS / CURLY SEDGE	1 GAL	1' 0"	1' 0"	LOW
CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE ORANGE SEDGE	1 GAL	1' 0"	1' 0"	LOW
JUNCUS PATENS 'ELK BLUE' / SPREADING RUSH	1 GAL	1' 0"	1' 0"	LOW
SHRUBS / GROUNDCOVER - 4 PER 100SF	SIZE	HEIGHT	SPACING	WATER NEEDS
CORNUS SERICEA 'KELSEY' / KELSEY'S DWARF RED TWIG DOGWOOD	1 GAL	2' 0"	2' 0"	LOW
MAHONIA AQUIFOLIUM / OREGON GRAPE	1 GAL	3' 0"	3' 0"	LOW
PHYSOCARPUS CAPTATUS 'PACIFIC NINEBARK' / PACIFIC NINEBARK	1 GAL	3' 0"	3' 0"	LOW
POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL	2' 0"	2' 0"	LOW
LARGE SHRUBS / SMALL TREES - 3 PER 100SF	SIZE	HEIGHT	SPACING	WATER NEEDS
SALIX PURPUREA 'NANA' / DWARF PURPLE OSIER WILLOW	3 GAL	2'-6"	6' 0"	LOW
SPIRAEA DOUGLASSI / WESTERN SPIREA	1 GAL	2'-6"	4' 0"	LOW
VIORNUM EDULE / HIGHBUSH CRANBERRY	1 GAL	2'-6"	4' 0"	LOW

STORMWATER FACILITY PLANTINGS TYPE II TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	HT	CAL	WATER NEEDS
	AC	ACER CIRCINATUM / VINE MAPLE STORMWATER TREE / MULTI STEM (3 STEM MIN.)	B&B	5'-6'		MOD.
	AB	ACER RUBRUM 'BOWHALL' / BOWHALL RED MAPLE STORMWATER / PARKING TREE	B&B	1.75' CAL		MOD.
	AF	ACER RUBRUM 'FRANKRED' / RED SUNSET® MAPLE STORMWATER TREE	B&B	2' CAL		MOD.

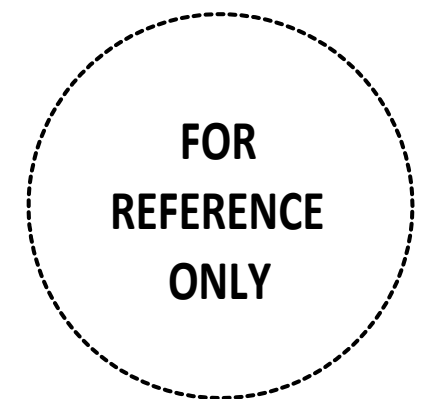
PLANT SCHEDULE ROW

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	WATER NEEDS
	AG	ACER NIGRUM 'GREENCOLUMN' / GREENCOLUMN BLACK MAPLE	B&B	2' CAL	MOD.
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	SPACING	WATER NEEDS
	APUU	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL	18" o.c.	LOW
	LLBM	LOMANDRA LONGIFOLIA 'LM300' / BREEZE™ MAT RUSH	1 GAL	18" o.c.	LOW
	PAHG	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL	18" o.c.	LOW



SHEET	REVISION	REVISION
REVISION NO.	EVENT	DATE

STAMP

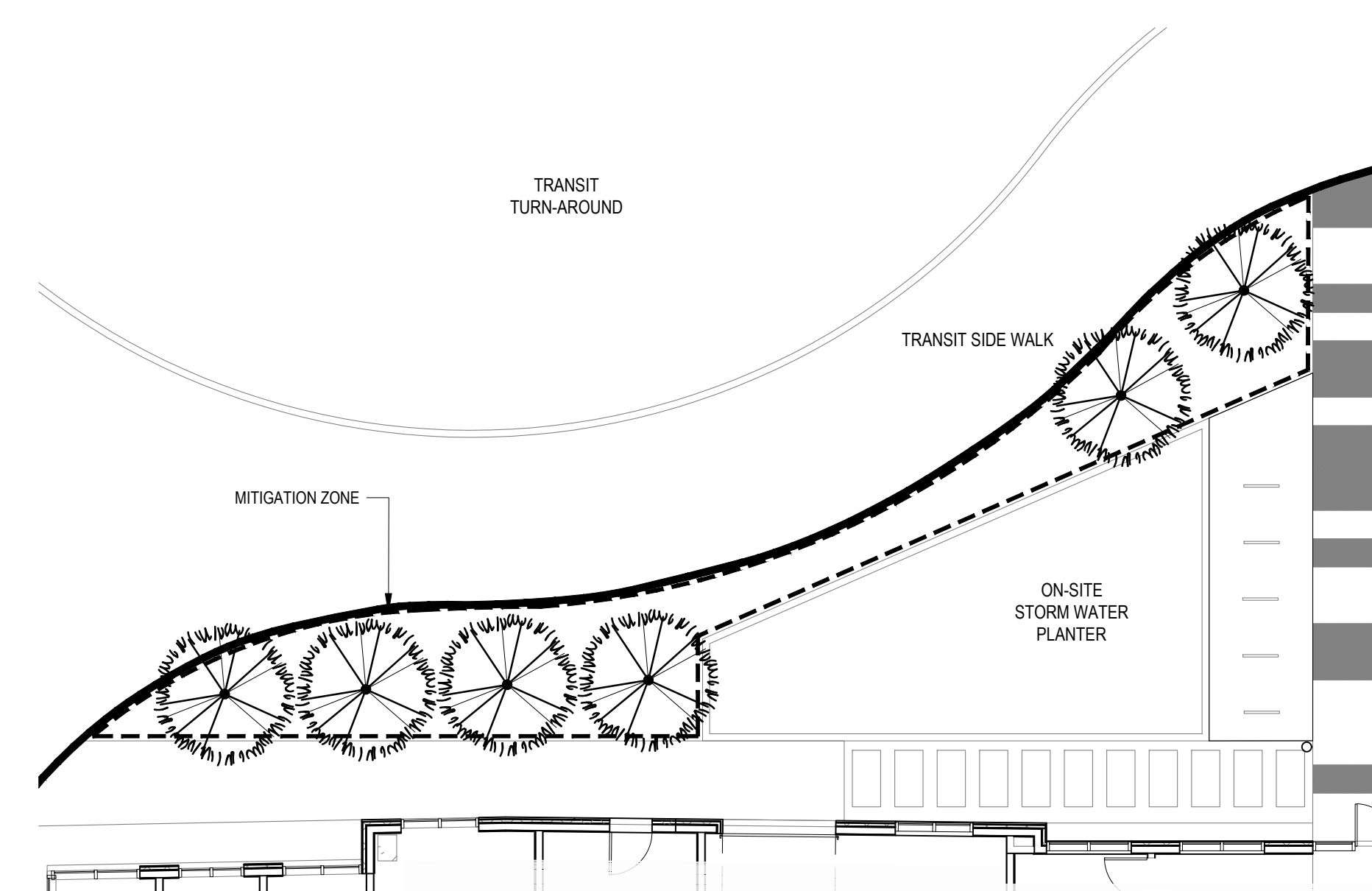


SHEET	REVISION	REVISION
REVISION NO.	EVENT	DATE

MITIGATION NOTES

- A. PLANT MATERIALS ARE TO BE NATIVE AND ARE SUBJECT TO APPROVAL BY THE CITY OF WILSONVILLE, OREGON. PLANTS MUST BE AS LOCAL AS POSSIBLE, NURSERY PROPAGATED OR TAKEN FROM A PRE-APPROVED TRANSPLANTATION AREA. PLANT MATERIALS SHALL BE OF THE TYPE AND SIZE INDICATED ON THE MITIGATION PLAN DRAWINGS.
- B. PESTICIDES, FUNGICIDES AND FERTILIZERS SHALL NOT BE EMPLOYED IN MITIGATION AREAS UNLESS SPECIFICALLY AUTHORIZED AND APPROVED.
- C. NATIVE PLANTS SHALL BE PLANTED IN SUITABLE SOIL CONDITIONS. TREES SHALL BE SUPPORTED ONLY WHEN NECESSARY BECAUSE OF EXTREME WINDS AT THE SITE. WHERE SUPPORT IS NECESSARY, ALL STAKES, GUY WIRES AND OTHER MEASURES ARE TO BE REMOVED AS SOON AS THE PLANTS CAN SUPPORT THEMSELVES. PROTECT FROM ANIMAL AND FOWL PREDATION AND FORAGING UNTIL ESTABLISHMENT.
- D. TEMPORARY IRRIGATION SHALL BE PROVIDED WITHIN THE MITIGATION ZONE BY A DEDICATED DRIP ZONE. TEMPORARY IRRIGATION SHALL BE PROVIDED WITHIN MITIGATION ZONE FOR A MINIMUM OF ONE COMPLETE GROWING SEASON, OR UNTIL TREES BECOME ESTABLISHED, WHICHEVER IS THE LONGEST. ONCE TREES ARE ESTABLISHED, ZONE SHALL BE TURNED OFF, BUT SHALL REMAIN IN PLACE FOR POSSIBLE USE IN TIMES OF EXTREME DROUGHT IN THE FUTURE.
- E. MONITORING OF NATIVE LANDSCAPE AREAS IS THE ON-GOING RESPONSIBILITY OF THE PROPERTY OWNER. PLANTS THAT DIE ARE TO BE REPLACED IN KIND AND QUANTITY WITHIN ONE YEAR. WRITTEN PROOF OF THE SURVIVAL OF ALL PLANTS SHALL BE REQUIRED TO BE SUBMITTED TO THE CITY'S PLANNING DEPARTMENT ONE YEAR AFTER THE PLANTING IS COMPLETED.

CITY OF WILSONVILLE, OREGON PLANNING AND DEVELOPMENT CODE LANDSCAPED AREAS		
MITIGATION PLAN	EXISTING NATIVE TREES REMOVED	NEW NATIVE TREES PROVIDED
1 NEW NATIVE TREE FOR EACH NATIVE TREE REMOVED	6	6



MITIGATION TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	HT	QTY
	PD	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	B&B	8'-10'	6

01 MITIGATION PLAN

SCALE: 1" = 10'-0"



WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
220120

DATE
08/18/23

FULL SHEET SIZE
30 X 42

DRAWING TITLE
MITIGATION PLAN

SHEET NUMBER

L5

LAND USE SUMMARY

PROJECT INFORMATION		PROPOSED USES		OFF-STREET PARKING (4.155(.03))	
SITE ADDRESS:	9749 SW Barber St, Wilsonville OR 97070	MULTI-FAMILY RESIDENTIAL	121 UNITS	RESIDENTIAL (MULTIFAMILY):	QTY. 121 UNITS
TAXLOT ID:	31W148 00703	COMMERCIAL TENANTS (ASSUMED):		COMMERCIAL (EXCLUDES SMART TRANSIT CENTER):	REQ. NONE
RECORD NUMBER:	5020822	FOOD BANK	~1,600 SF		PROVIDED 7
GROSS SITE AREA:	60,695 SF (~1.39 ACRES)	CAFE/TAPROOM	~2,150 SF	ADA STALLS:	REQ. 2
		SMART TRANSIT CENTER	~1,150 SF	STANDARD STALLS (INCLUDES ADA):	REQ. 9
				COMPACT (40% MAX):	REQ. 5
BASE ZONE:	PLANNED DEVELOPMENT INDUSTRIAL (PDI)			REQUIRED BICYCLE PARKING (4.155(.04))	
MINIMUM LOT SIZE:	NO LIMIT	SITE AREAS:		RESIDENTIAL:	QTY. 121 UNITS
MAXIMUM LOT COVERAGE:	NO LIMIT	PARKING LOT AREA:	7,278 SF	COMMERCIAL:	REQ. 121
FRONT YARD SETBACK:	30'	IMPERMEABLE PAVING COVERAGE:	9,910 SF		PROVIDED 140
REAR AND SIDE YARD SETBACK:	30'	PERMEABLE PAVING AREA:	7,698 SF	LOCATED IN INTERNAL BIKE ROOMS:	REQ. 130
OVERLAY ZONES:	LIGHTING ZONE 2 (L22)			EXTERIOR/SITE:	PROVIDED 26
BUILDING DATA:	5 STORIES, 80'-8" BUILDING HEIGHT	OPEN SPACE (4.133(.01)(C))		LONG-TERM PARKING SPACES:	REQ. 50%
	TYPE VIA OVER TYPE IA CONSTRUCTION	REQ. 25% GROSS SITE AREA (15,174 SF)	PROVIDED 20,518 SF		PROVIDED 130
GROSS AREA:	~133,575 SF	USABLE OPEN SPACE (4.133(.01)(C))			REQ. 62
NET RENTABLE:	~106,025 SF	REQ. 12.5% GROSS SITE AREA (7,587 SF)	PROVIDED 9,095 SF		PROVIDED 130
BUILDING FOOTPRINT:	~28,711 SF	LANDSCAPE AREA (4.176(.03))			
COMMERCIAL USE:	~4,900 SF	REQ. 15% GROSS SITE AREA (9,104 SF)	PROVIDED 16,079 SF		
RESIDENTIAL USE:	~128,675 SF				
DENSITY:	~87 UNITS/ACRE				

KEY NOTES

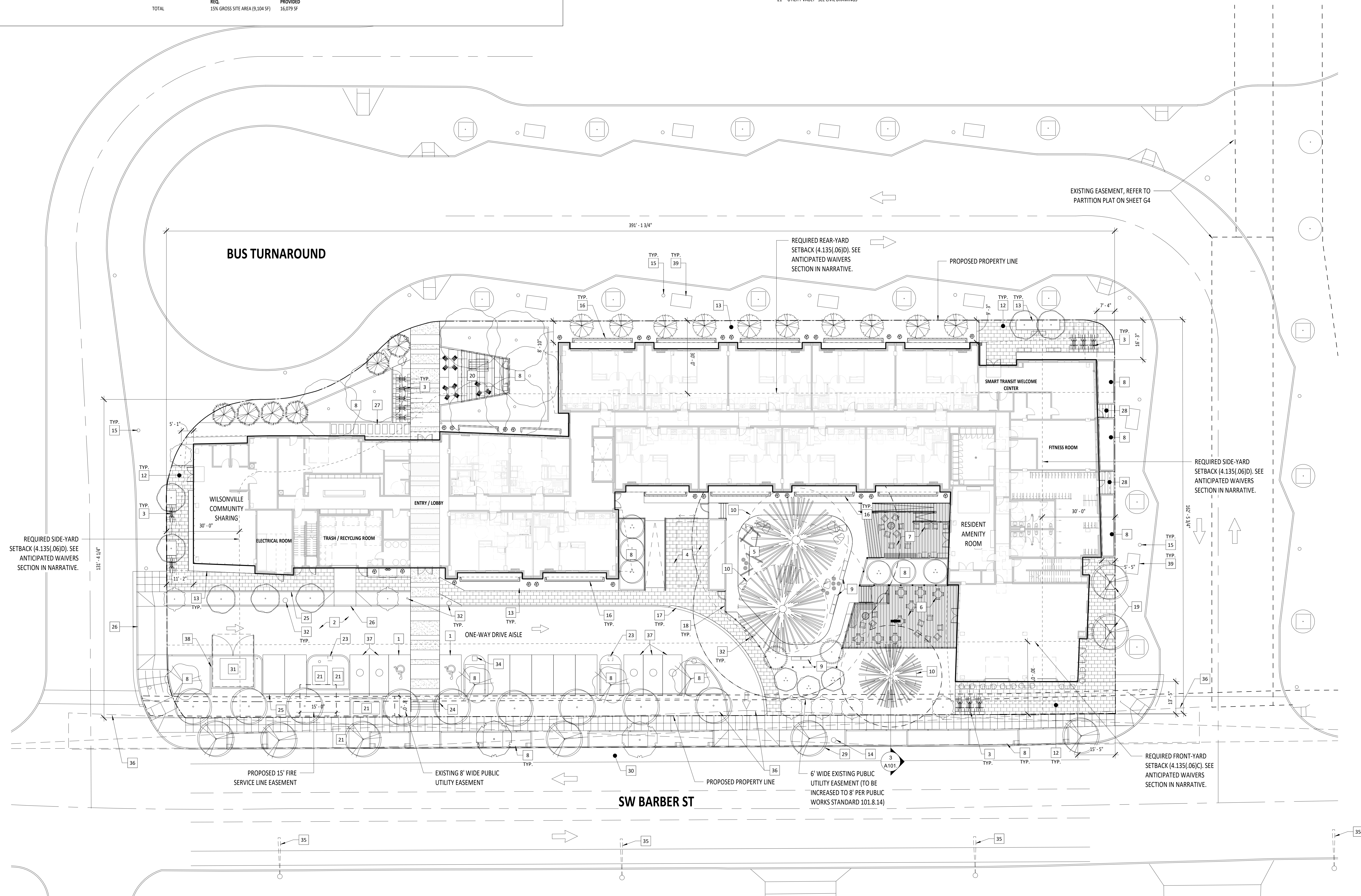
- ADA PARKING STALL
- TRASH/RECYCLING PICKUP ZONE - SEE SHEET A101. FOR ADDITIONAL INFORMATION
- SHORT-TERM BICYCLE PARKING HOOP (2'X6' ZONE WITH 5' DEEP ACCESS BEHIND) - SEE LANDSCAPE DRAWINGS
- RESIDENT LOADING ZONE
- NATURAL PLAY AREA - SEE LANDSCAPE DRAWINGS
- CAFE SEATING ON RAISED DECK - SEE LANDSCAPE
- RESIDENT AMENITY SPACE ON RAISED DECK - SEE LANDSCAPE
- STORMWATER PLANTER - SEE CIVIL DRAWINGS
- BENCH SEATING - SEE LANDSCAPE DRAWINGS
- CRITICAL ROOT ZONE AT TREE TO REMAIN
- PERMEABLE PAVERS - SEE LANDSCAPE DRAWINGS
- AT-GRADE PLANTER - SEE LANDSCAPE DRAWINGS
- EXISTING FIRE HYDRANT, TO REMAIN
- EXISTING STREET LIGHT
- 18" TALL BOWARD-FORMED CONCRETE WALL AT GROUND FLOOR UNITS
- ROLLED CURB - SEE CIVIL DRAWINGS
- FENCE - SEE LANDSCAPE DRAWINGS
- TREE GRATE - SEE LANDSCAPE DRAWINGS
- RESIDENT PLAZA/BBQ AREA - SEE LANDSCAPE DRAWINGS
- UTILITY VAULT - SEE CIVIL DRAWINGS
- FUTURE EV CHARGING STATION LOCATION, REFER TO ELECTRICAL. CONDUIT TO BE RUN TO THIS LOCATION FOR FUTURE INSTALLATION OF EV CHARGER.
- STEPS WITH 1-1/2" DIA STEEL, POWDERCOATED HANDRAILS
- LOW RETAINING WALL/CURB - SEE CIVIL DRAWINGS
- CURB CUT - SEE CIVIL DRAWINGS
- PRECAST CONCRETE PAVERS WITH GRAVEL INFILL, SEE LANDSCAPE DRAWINGS
- WOOD PLANK BRIDGE OVER STORMWATER PLANTER - SEE LANDSCAPE DRAWINGS
- STREET TREE - SEE CIVIL & LANDSCAPE DRAWINGS
- EXISTING BIKE LANE
- PGE VAULT AND SURFACE-MOUNTED TRANSFORMER
- EXTERIOR SITE LIGHTING - SEE SHEET A003
- DUAL-HEAD EV CHARGING STATION - SEE ELECTRICAL DRAWINGS
- STORMWATER PLANTER - SEE CIVIL DRAWINGS
- CLEAR VISION AREA COMPLYING WITH PUBLIC WORKS STANDARD 2012.22
- COMPACT PARKING STALL
- 80" TALL FENCE SCREENING ELECTRICAL TRANSFORMER, TO BE MADE OF STEEL STUD FRAMING AND CEMENTITIOUS PLANK SIDING. GATE TO FULLY OPEN TO PROVIDE 10' ACCESS CLEARANCE AT TRANSFORMER
- EXISTING BUS SHELTER

GENERAL NOTES - SITE PLAN

- FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.

SITE PLAN LEGEND

RAISED DECK, SEE LANDSCAPE DRAWINGS



STAMP

FOR REFERENCE ONLY

SHEET REVISION NO.	REVISION EVENT	REVISION DATE

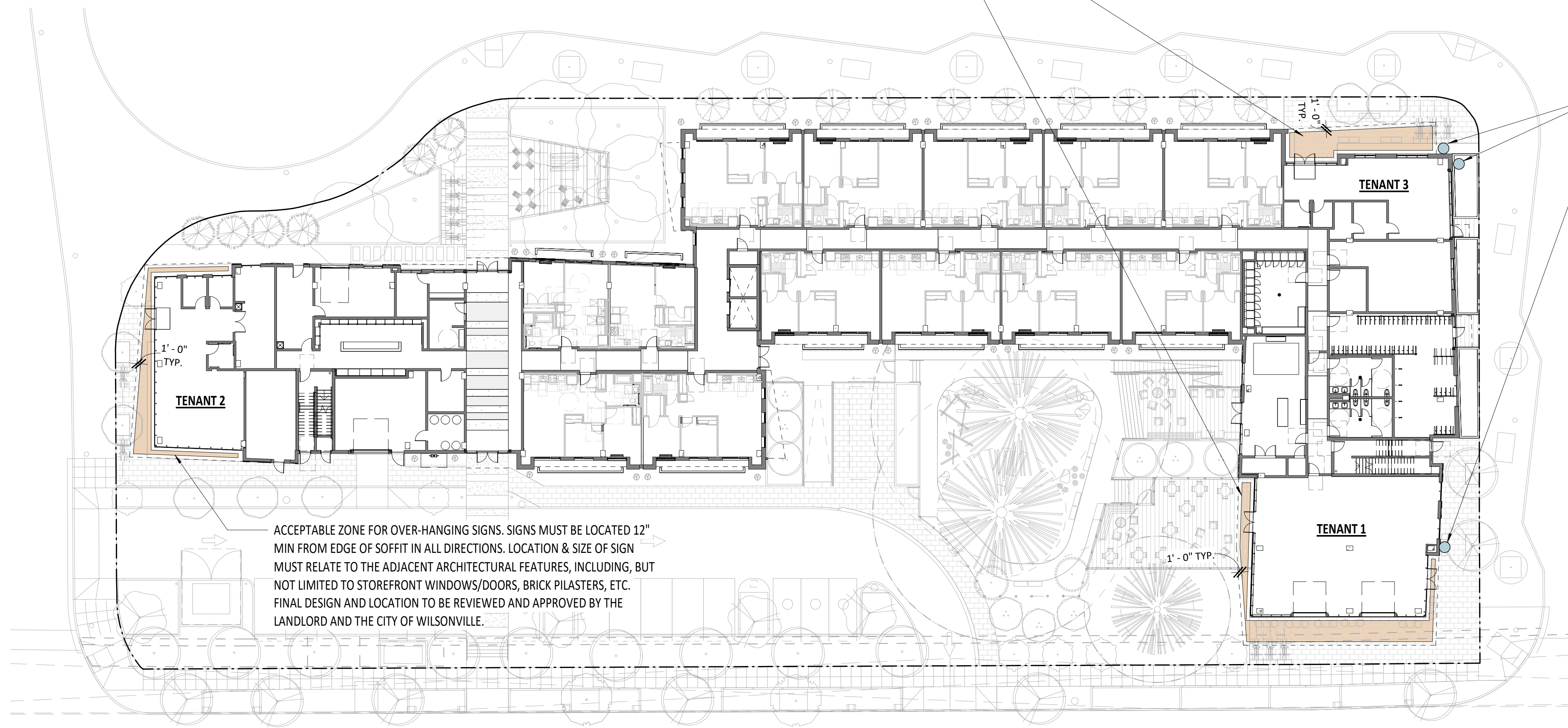


PALINDROME COMMUNITIES

ISSUANCE
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PROJECT NUMBER
220120
DATE
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FULL SHEET SIZE
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LAND USE SITE PLAN

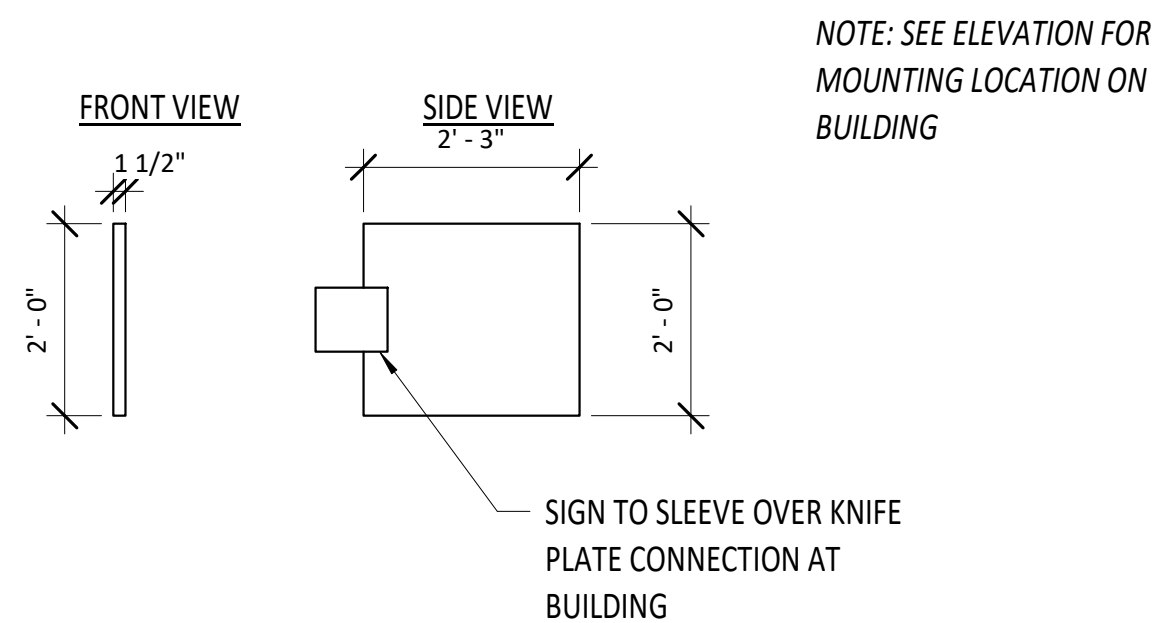
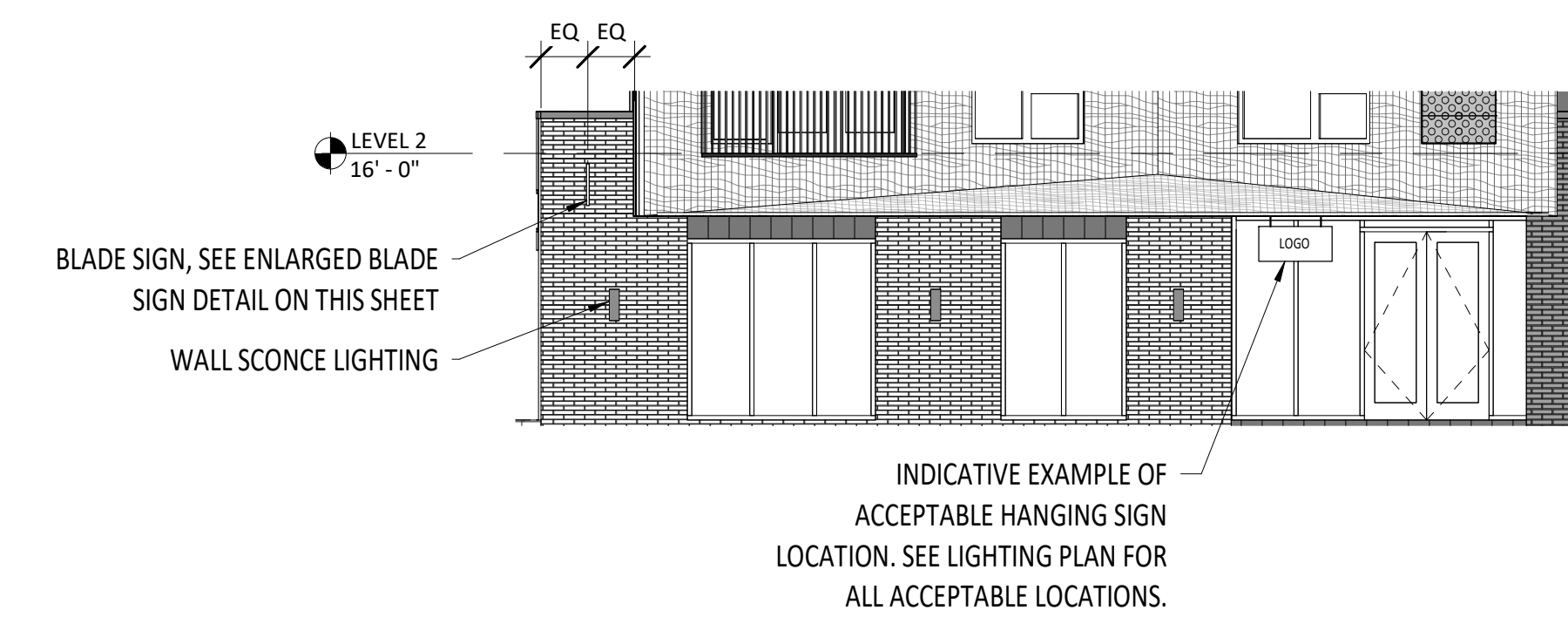
ACCEPTABLE ZONE FOR OVER-HANGING SIGNS. SIGNS MUST BE LOCATED 12" MIN FROM EDGE OF SOFFIT IN ALL DIRECTIONS. LOCATION & SIZE OF SIGN MUST RELATE TO THE ADJACENT ARCHITECTURAL FEATURES, INCLUDING, BUT NOT LIMITED TO STOREFRONT WINDOWS/DOORS, BRICK PILASTERS, ETC. FINAL DESIGN AND LOCATION TO BE REVIEWED AND APPROVED BY THE LANDLORD AND THE CITY OF WILSONVILLE.

ACCEPTABLE BLADE SIGN LOCATIONS. SEE ELEVATION FOR ADDITIONAL INFORMATION.



ACCEPTABLE ZONE FOR OVER-HANGING SIGNS. SIGNS MUST BE LOCATED 12" MIN FROM EDGE OF SOFFIT IN ALL DIRECTIONS. LOCATION & SIZE OF SIGN MUST RELATE TO THE ADJACENT ARCHITECTURAL FEATURES, INCLUDING, BUT NOT LIMITED TO STOREFRONT WINDOWS/DOORS, BRICK PILASTERS, ETC. FINAL DESIGN AND LOCATION TO BE REVIEWED AND APPROVED BY THE LANDLORD AND THE CITY OF WILSONVILLE.

1 EXTERIOR SIGNAGE PLAN
A002 / 3/64" = 1'-0"



2 COMMERCIAL TENANT SIGNAGE
A002 / 1/8" = 1'-0"

3 BLADE SIGN
A002 / 1/2" = 1'-0"

MASTER SIGN PLAN DOCUMENTATION

MASTER SIGN PLAN

To ensure design & visual integrity of the Wilsonville Transit-Oriented-Development project (W TOD), all procedural guidelines for Tenant signage work as specified will be required. All proposed design solutions must be reviewed and approved by the Landlord and the City of Wilsonville prior to fabrication. It will be the Tenant's responsibility to provide a copy of these guidelines to the Sign Contractor. The Tenant is responsible for applying for building and/or sign permits as required by the City of Wilsonville.

These guidelines have been established to assist future tenants in creating a retail design solution that highlights their product or service while also reinforcing the design excellence of the W TOD project as a whole. This criterion aims to support tenants throughout the design review process and establish baseline standards and objectives for the visual appearance of the buildings and site. All signage should fulfill both the communicative purposes of a sign and its aesthetic integration with the overall retail concept.

The signage and logos of tenants located within the W TOD project should express a refined urban sophistication through the use of clean and contemporary shapes and forms. It is recommended to use the same building materials for the signage as the rest of the structure to create a seamless transition between the building and the tenant space. The design of tenant signage should be suitable and indicative of the tenant's business activities. The tenant sign designs should complement and enhance the building's overall character by using appropriate scale, color, materials, and lighting levels.

Signage zones are shown on the plans and elevations as indicated, and is the specific area in which Tenant signage must be installed. All signs are to meet the City of Wilsonville, Section 4.156.08 Sign Regulations in the PDC, TC, PDI, and PF Zones.

STOREFRONT SIGNAGE CRITERIA

EXTERIOR SIGNAGE

All signage designed for exterior identification of a retail space shall be designed for complete compatibility with building finishes, color scheme, and lighting levels, to maintain a design standard throughout the building. All primary signage will be limited to trade names and logos.

FORMAT, FABRICATION, COLOR & LIGHTING OF SIGNAGE

The design format, construction techniques, and intricacies of a retail sign program facilitate it's seamless integration into the building, while also enabling the Tenant's branding identity to be distinctly visible. Adhering to the aforementioned standards, as well as those listed below, will ensure that the Tenant establishes a vital connection between their design statement and signage program.

ACCEPTABLE LOCATIONS

Pre-approved location, hanging signs, and blade signs. These locations follow the specific height and placement limitations as outlined in the plan & elevations.

ACCEPTABLE FORMAT AND PROPORTIONS FOR SIGNS

Building standard letter height and sign format area are determined by signage guidelines based on the architectural design and City sign codes. General limitations are outlined in the images below.



Non-illuminated blade sign | Illuminated blade sign



Overhanging blade sign | Illuminated overhanging blade sign

ACCEPTABLE FABRICATION METHODS AND MATERIALS FOR SIGNAGE

Signs shall be constructed of high-quality, durable materials. All materials used should relate to the architectural character and material of the building.

ACCEPTABLE COLORS

- Any colors that are integral to the Tenant logo, or word mark, and are limited to use within the graphic sign field. Colors that are indigenous to the sign material, as in finished metals.
- All sign structure colors/finishes should be complementary to the building.

- Paint finish and architectural metals that connect to the building architecture should reflect the materials/color palette of the building.
- Color Material finishes will be reviewed and approved by the Landlord.

UNACCEPTABLE LIGHTING

- Custom armature with integrated light fixtures.
- Internally illuminated sign cabinets that illuminate the logo or word mark and not the overall sign panel.
- All signs shall use energy efficient lighting, LED.
- Blade Signs can be non-illuminated or illuminated.

UNACCEPTABLE LOCATIONS

Any signage applied directly to the building that does not comply with the outlined standard of this Master Sign Plan.

UNACCEPTABLE FORMAT, LETTER, AND HEIGHTS FOR SIGNS

Refer to sample images below. In addition, no freestanding or ground mounted signs will be allowed. A-frame signage is not covered in these guidelines.



Neon Signs | Vacuum formed letters | Flashing Signs



Unpainted Steel Letters | Portable Signs | Inflexible Signs

UNACCEPTABLE FABRICATION METHODS AND MATERIALS

- Unpainted steel or other unfinished metals, aside from stainless steel.
- Vacuum formed plastic letters, logos, and word marks.
- Any fabrication with exposed fasteners, unless architecturally integral to the sign and relates to the architectural design of the building. Sign must be reviewed and approved by the Landlord.
- There should be limited visibility of exposed conduits, tubing and raceways. Transformers or related equipment shall be concealed whenever possible, and not visible to the public.

UNACCEPTABLE COLORS

- Day-Glo or reflective paints.

UNACCEPTABLE LIGHTING

- Signs with flashing or strobing lights, or lighting that changes color.

GENERAL NOTES - SIGNAGE PLAN

- ALL SIGNAGE DEFERRED TO FUTURE PERMITS AND TO ADHERE TO THE MASTER SIGN PLAN AND DEVELOPER'S APPROVED GUIDELINES.
- REFER TO MASTER SIGN PLAN DOCUMENTATION ON SHEET A002 FOR DESIGN GUIDELINES AND MATERIALS.
- FUTURE TENANT SIGNAGE LOCATIONS INDICATED ON DRAWINGS 1/A002 & 2/A002. EACH TENANT WILL BE LIMITED TO TWO SIGNS - EITHER TWO OVER-HANGING SIGNS OR ONE OVER-HANGING SIGN AND ONE BLADE SIGN.

STAMP

FOR REFERENCE ONLY

SHEET REVISION NO.	REVISION EVENT	REVISION DATE



WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW

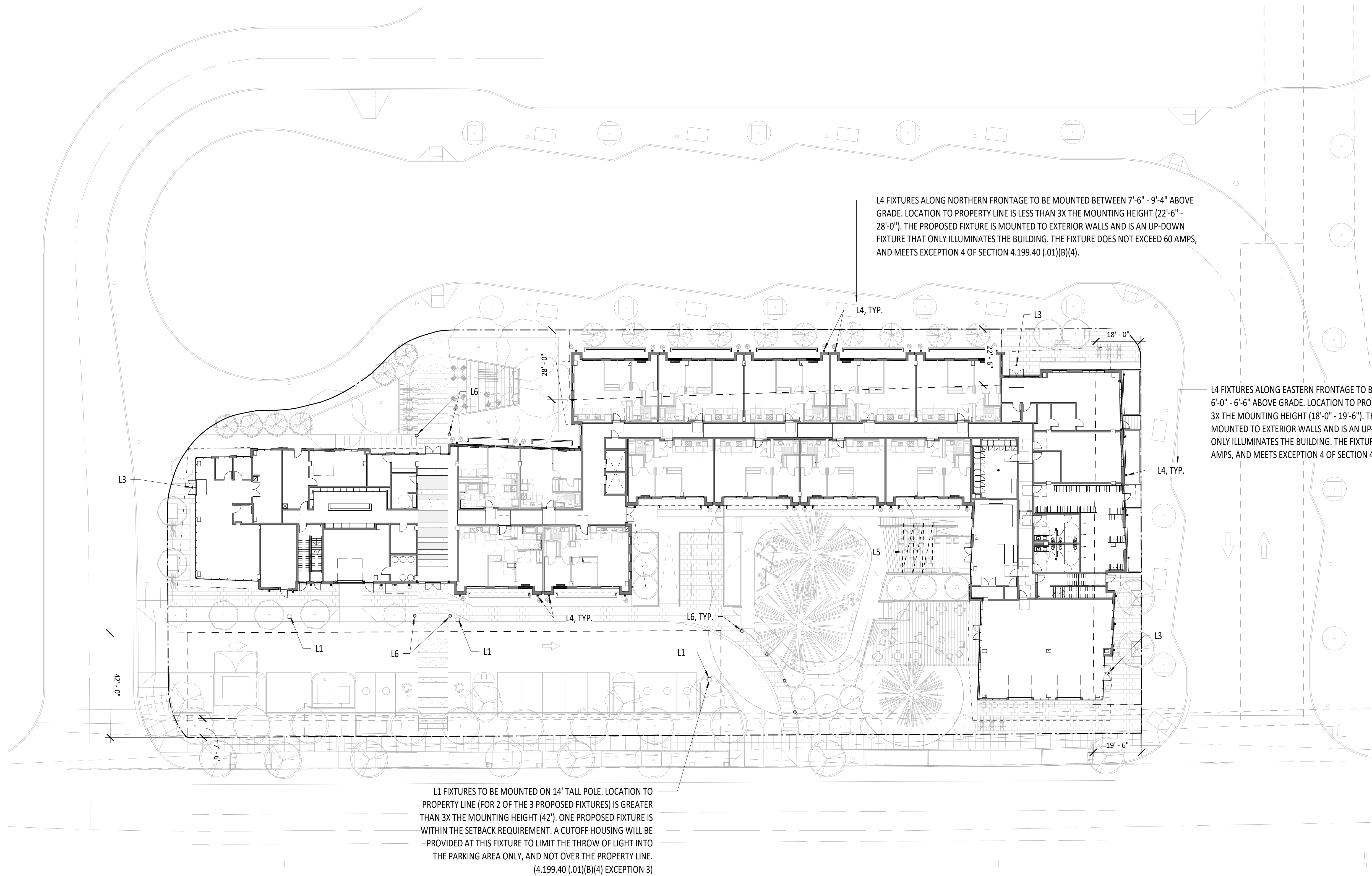
PROJECT NUMBER
220120

DATE
08/18/23

FULL SHEET SIZE
30 X 42

DRAWING TITLE
EXTERIOR SIGNAGE PLAN

SHEET NUMBER
A002



EXTERIOR LIGHT FIXTURE LEGEND

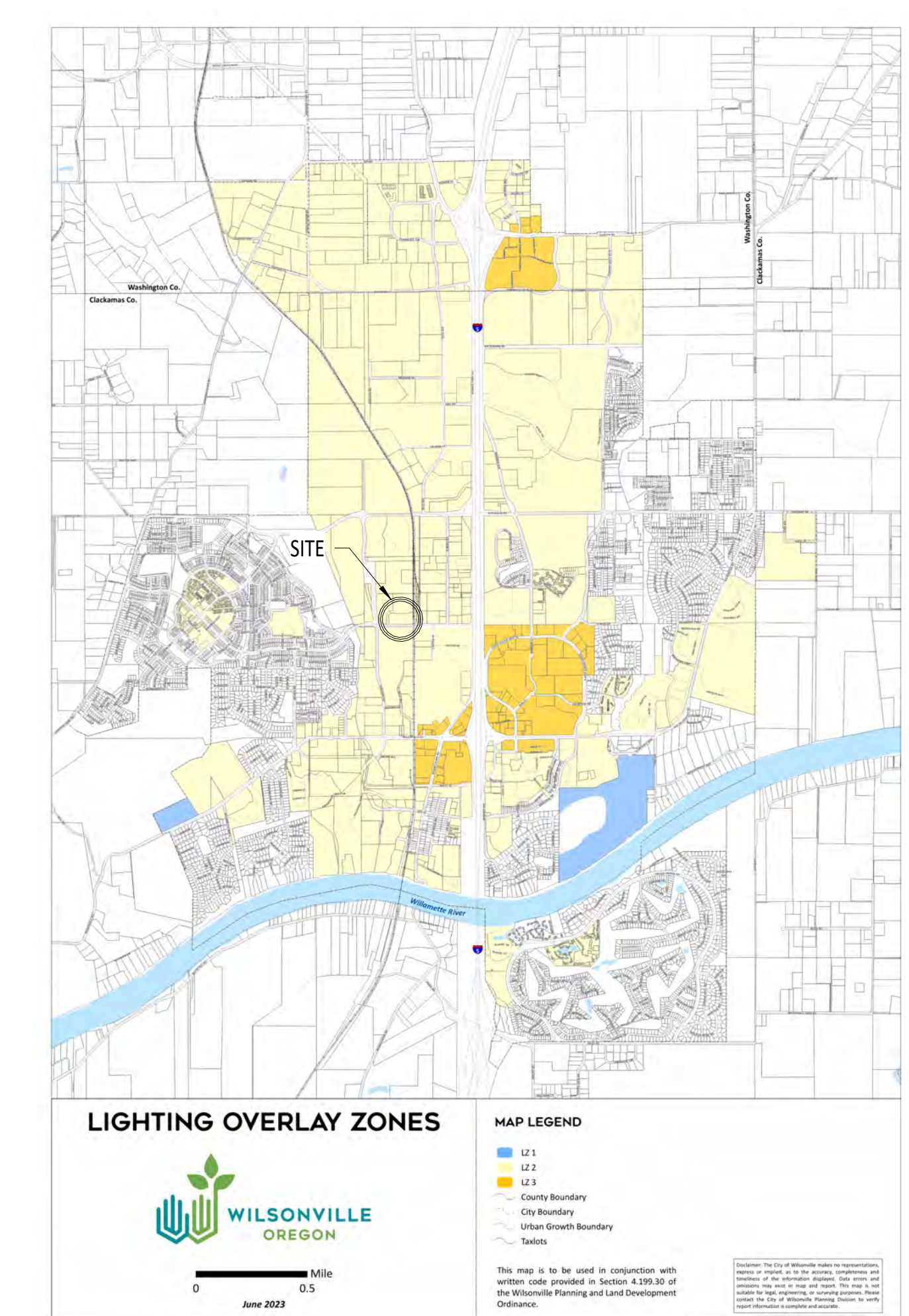
PLAN SYMBOL	NOTE: SEE LIGHTING CUTSHEETS FOR THESE FIXTURES, PROVIDED IN APPENDIX 'A' OF THE WRITTEN NARRATIVE PORTION OF THIS APPLICATION.
	L1: LUMARK PREVAL (PRV-C15-D-UNV-T4-R2) AREA AND ROADWAY LUMINAIRE, 70 CRI, 4,000 LED AND TYPE IV OPTIC, BLACK FINISH. TO BE MOUNTED ON 14" TALL POLE.
	L3: COOPER - HALO (SMD6R12930WH) 6" ROUND SURFACE MOUNT PUCK LIGHT AT EXTERIOR SOFFITS, 3,000K CCT, 90 CRI LEDS, TUSCAN BRONZE TRIM FINISH.
	L4: GENERATION BRANDS (7000WTEG18UDWVCUNV830V) 18" TALL WALL-MOUNTED UP/DOWN LUMINAIRE, 3000K, 80 CRI, LED, BLACK FINISH.
	L5: TOKSTAR - EXHIBITOR (UB-EX_IW_G19-F) STRING LIGHTS AT COVERED RESIDENT AMENITY AREAS, 3000K, BLACK CABLE & SOCKET COLOR.
	L6: SELUX - INULA BOLLARD (IBL-X-4QS-30-XX-UNV) LIGHTED BOLLARDS AT MAIN RESIDENTIAL BUILDING ENTRIES & AT BIKE PARKING ALONG BARBER. 3,000K, >80 CRI, LED, BLACK FINISH.

1 EXTERIOR LIGHTING PLAN
A003 3/64" = 1'-0"

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SHEET REVISION NO.	REVISION EVENT	REVISION DATE



KEY NOTES

- 2 BUILDING OVERHANG ABOVE
- 9 TRASH CHUTE EXHAUST SHAFT
- 13 30" DIAMETER TRASH CHUTE

GENERAL NOTES - PLANS

- 1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
- 2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANSI DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
- 3. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
- 4. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
- 5. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
- 6. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
- 7. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
- 8. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
- 9. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
- 10. REFER TO EXTERIOR ELEVATIONS FOR VINYL WINDOW / DOOR LOCATIONS.
- 11. REFER TO ENLARGED UNIT & FINISH PLANS BEGINNING ON SHEET A410 FOR ADDITIONAL INFORMATION.
- 12. REFER TO SHEETS A500 - A580 FOR TYPICAL BUILDING DETAILS.
- 13. DASHED FFE TO BE PROVIDED BY TENANT.
- 14. SEE SHEET G011 FOR BUILDING AND DWELLING UNIT GROSS AREAS.

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TRUE PLAN
NORTH NORTH
WILSONVILLE TOD

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LAND USE REVIEW

PROJECT NUMBER

220120

DATE

08/18/23

FULL SHEET SIZE

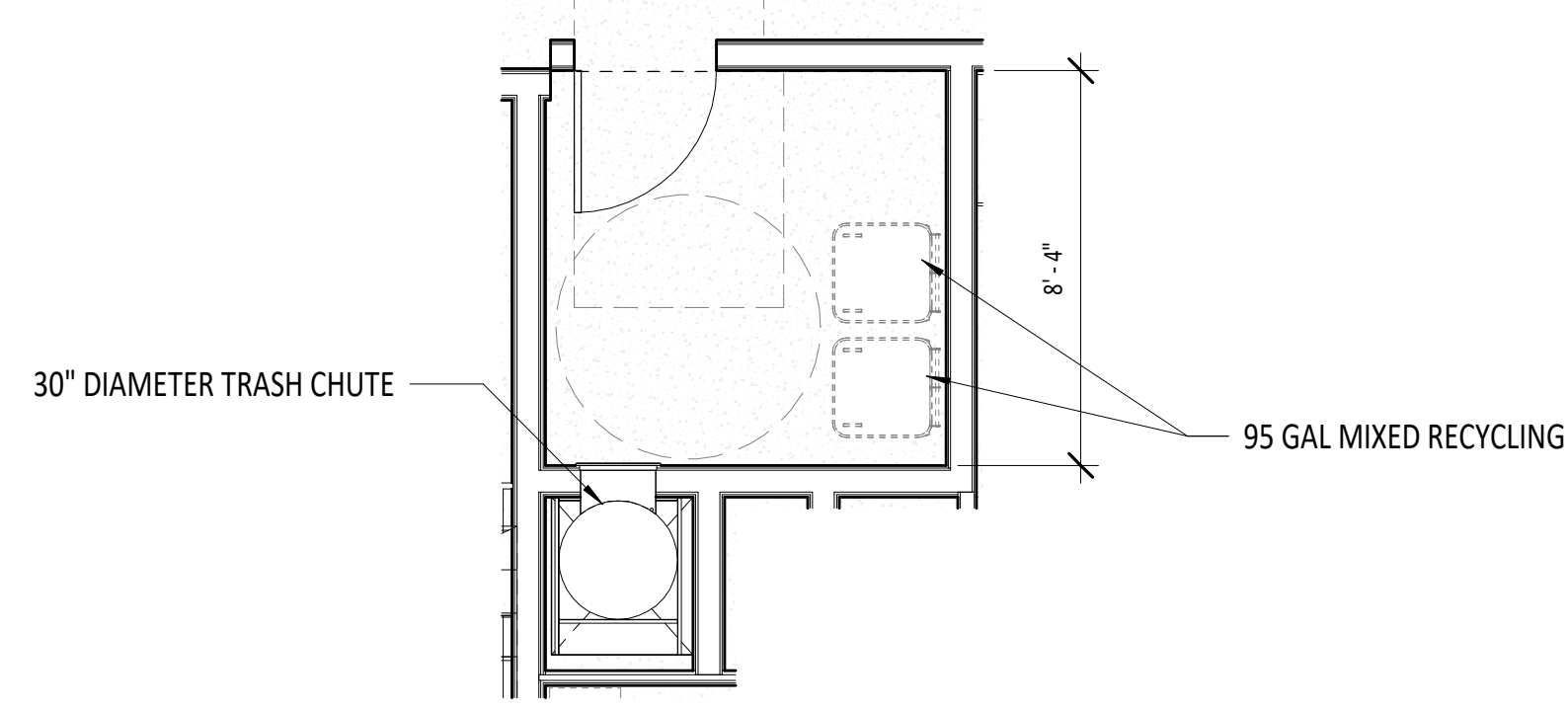
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DRAWING TITLE

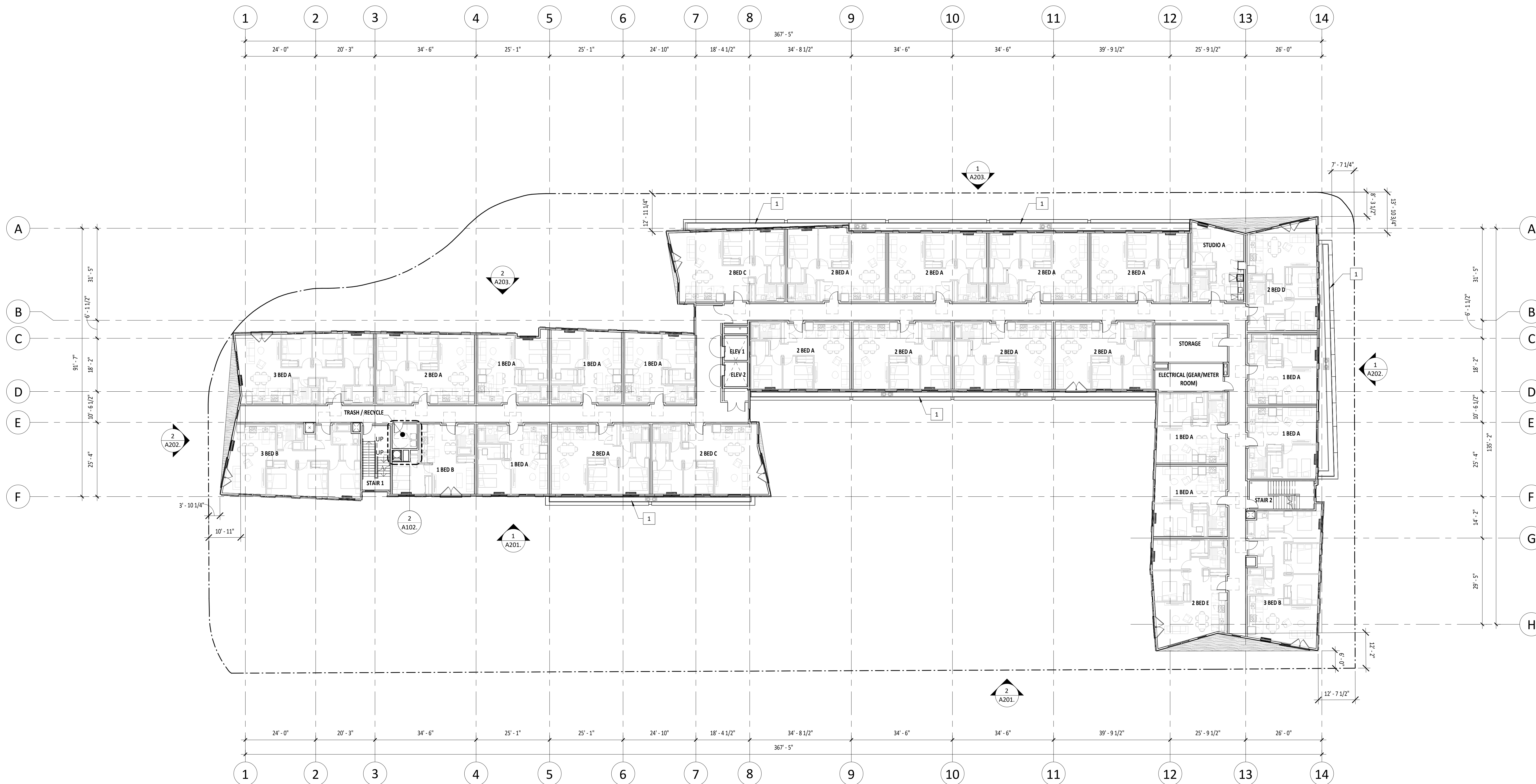
FLOOR PLAN - LEVEL 2 (LU)

SHEET NUMBER

A102.



2 TRASH ROOM - UPPER FLOOR, TYP. (LU)
A102. 1/4" = 1'-0"



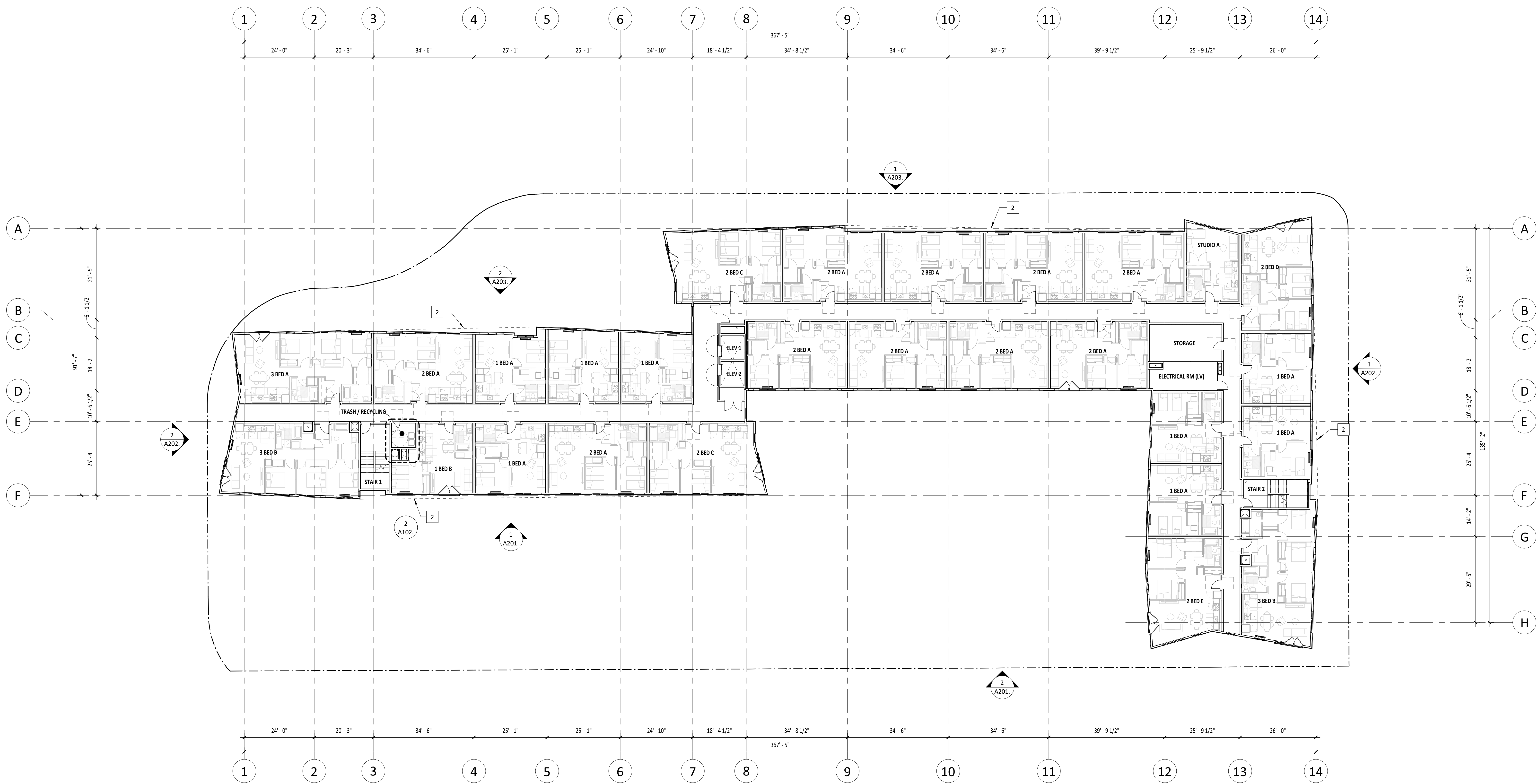
1 FLOOR PLAN - LEVEL 2 (LU)
A102. 1/16" = 1'-0"

KEY NOTES

- 1 PREFABRICATED PLANTER - SEE LANDSCAPE DRAWINGS
- 2 BUILDING OVERHANG ABOVE
- 3 RECESSED MAILBOX, TYPE 4CADD-10
- 4 PARCEL PENDING LOCKERS
- 5 MOP SINK, REFERENCE PLUMBING DRAWINGS
- 6 WATER HEATER, REFERENCE PLUMBING DRAWINGS
- 7 FLOOR-MOUNT BIKE HOOP
- 8 FLOOR-MOUNT HANGING BIKE RACK
- 9 TRASH CHUTE EXHAUST SHAFT
- 10 MECHANICAL SHAFT, REFERENCE MECHANICAL
- 11 TYPE I HOOD SHAFT
- 12 STANDPIPE, FINAL LOCATION TO BE DETERMINED BY FIRE MARSHALL
- 13 30" DIAMETER TRASH CHUTE
- 14 JULIET BALCONY RAILING, REFERENCE ELEVATIONS
- 15 GAS METERS, REFERENCE CIVIL AND PLUMBING DRAWINGS
- 16 HANDRAIL, 1-1/2" DIAMETER STEEL, INSTALL 36" ABOVE RAMP.
- 17 ELECTRICAL SHAFT, REFERENCE ELECTRICAL DRAWINGS
- 18 DAS SHAFT, REFERENCE LOW VOLTAGE DRAWINGS

GENERAL NOTES - PLANS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANS DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
3. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
6. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
7. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
8. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
9. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REFER TO EXTERIOR ELEVATIONS FOR VINYL WINDOW / DOOR LOCATIONS.
11. REFER TO ENLARGED UNIT & FINISH PLANS BEGINNING ON SHEET A410 FOR ADDITIONAL INFORMATION.
12. REFER TO SHEETS A500 - A580 FOR TYPICAL BUILDING DETAILS.
13. DASHED FFE TO BE PROVIDED BY TENANT.



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WILSONVILLE TOD

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ISSUANCE

LAND USE REVIEW

PROJECT NUMBER

220120

DATE

08/18/23

FULL SHEET SIZE

30 X 42

DRAWING TITLE

FLOOR PLAN - LEVEL 3 (LU)

SHEET NUMBER

A103.

1 FLOOR PLAN - LEVEL 3 (LU)
1/16" = 1'-0"

KEY NOTES

- 1 PREFABRICATED PLANTER - SEE LANDSCAPE DRAWINGS
- 2 BUILDING OVERHANG ABOVE
- 3 RECESSED MAILBOX, TYPE 4CADD-10
- 4 PARCEL PENDING LOCKERS
- 5 MOP SINK, REFERENCE PLUMBING DRAWINGS
- 6 WATER HEATER, REFERENCE PLUMBING DRAWINGS
- 7 FLOOR-MOUNT BIKE HOOP
- 8 FLOOR-MOUNT HANGING BIKE RACK
- 9 TRASH CHUTE EXHAUST SHAFT
- 10 MECHANICAL SHAFT, REFERENCE MECHANICAL
- 11 TYPE I HOOD SHAFT
- 12 STANDPIPE, FINAL LOCATION TO BE DETERMINED BY FIRE MARSHALL
- 13 30" DIAMETER TRASH CHUTE
- 14 JULIET BALCONY RAILING, REFERENCE ELEVATIONS
- 15 GAS METERS, REFERENCE CIVIL AND PLUMBING DRAWINGS
- 16 HANDRAIL, 1-1/2" DIAMETER STEEL, INSTALL 36" ABOVE RAMP.
- 17 ELECTRICAL SHAFT, REFERENCE ELECTRICAL DRAWINGS
- 18 DAS SHAFT, REFERENCE LOW VOLTAGE DRAWINGS

GENERAL NOTES - PLANS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANS DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
3. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
6. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
7. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
8. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
9. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REFER TO EXTERIOR ELEVATIONS FOR VINYL WINDOW / DOOR LOCATIONS.
11. REFER TO ENLARGED UNIT & FINISH PLANS BEGINNING ON SHEET A410 FOR ADDITIONAL INFORMATION.
12. REFER TO SHEETS A500 - A580 FOR TYPICAL BUILDING DETAILS.
13. DASHED FFE TO BE PROVIDED BY TENANT.



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TRUE NORTH PLAN NORTH
WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
220120
DATE
08/18/23
FULL SHEET SIZE
30 X 42
DRAWING TITLE
FLOOR PLAN - LEVEL 4 (LU)

SHEET NUMBER

A104.

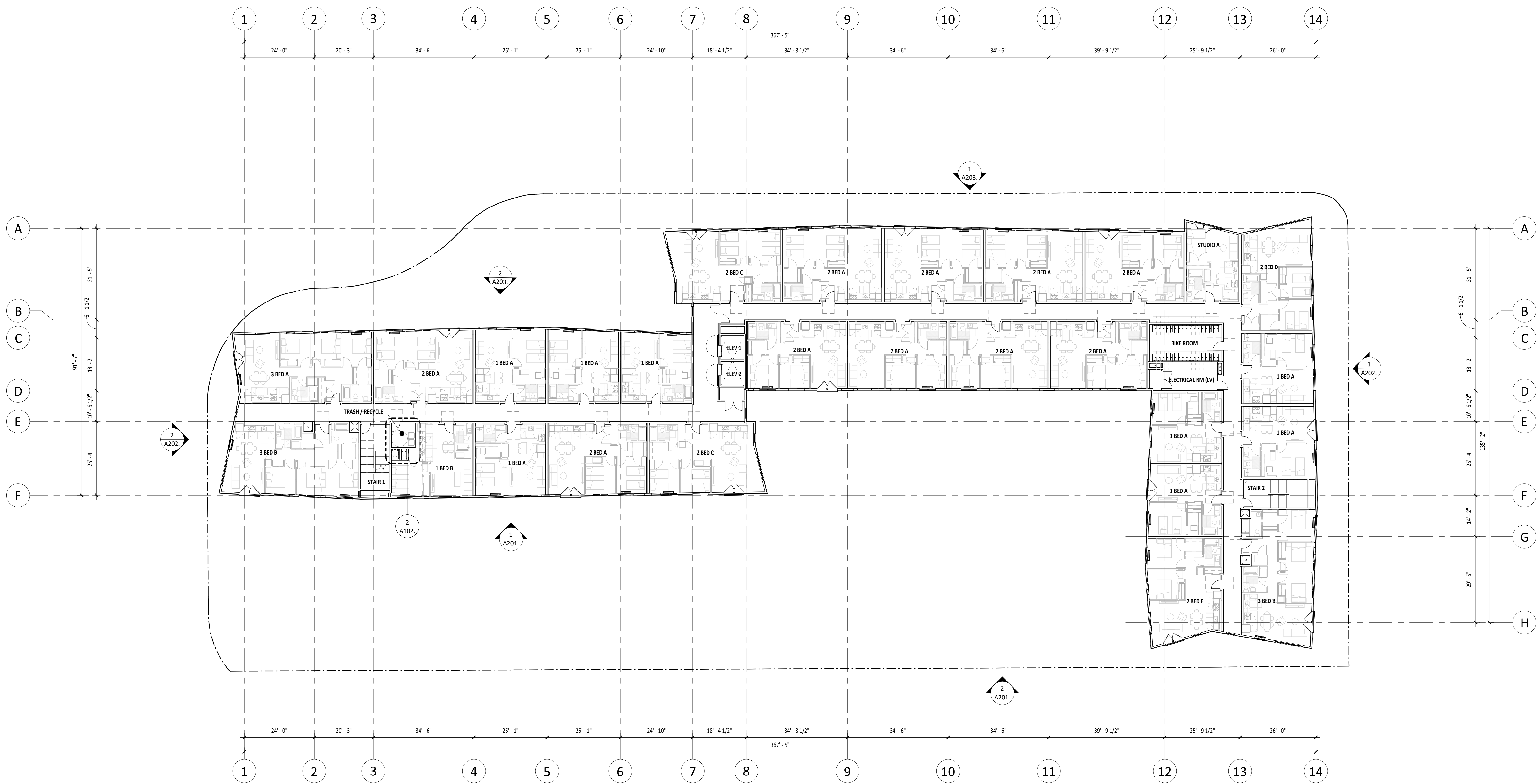
1 FLOOR PLAN - LEVEL 4 (LU)
A104 1/16" = 1'-0"

KEY NOTES

- 1 PREFABRICATED PLANTER - SEE LANDSCAPE DRAWINGS
- 2 BUILDING OVERHANG ABOVE
- 3 RECESSED MAILBOX, TYPE 4CADD-10
- 4 PARCEL PENDING LOCKERS
- 5 MOP SINK, REFERENCE PLUMBING DRAWINGS
- 6 WATER HEATER, REFERENCE PLUMBING DRAWINGS
- 7 FLOOR-MOUNT BIKE HOOP
- 8 FLOOR-MOUNT HANGING BIKE RACK
- 9 TRASH CHUTE EXHAUST SHAFT
- 10 MECHANICAL SHAFT, REFERENCE MECHANICAL
- 11 TYPE I HOOD SHAFT
- 12 STANDPIPE, FINAL LOCATION TO BE DETERMINED BY FIRE MARSHALL
- 13 30" DIAMETER TRASH CHUTE
- 14 JULIET BALCONY RAILING, REFERENCE ELEVATIONS
- 15 GAS METERS, REFERENCE CIVIL AND PLUMBING DRAWINGS
- 16 HANDRAIL, 1-1/2" DIAMETER STEEL, INSTALL 36" ABOVE RAMP.
- 17 ELECTRICAL SHAFT, REFERENCE ELECTRICAL DRAWINGS
- 18 DAS SHAFT, REFERENCE LOW VOLTAGE DRAWINGS

GENERAL NOTES - PLANS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANSI DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
3. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
6. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
7. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
8. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
9. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REFER TO EXTERIOR ELEVATIONS FOR VINYL WINDOW / DOOR LOCATIONS.
11. REFER TO ENLARGED UNIT & FINISH PLANS BEGINNING ON SHEET A410 FOR ADDITIONAL INFORMATION.
12. REFER TO SHEETS A500 - A580 FOR TYPICAL BUILDING DETAILS.
13. DASHED FFE TO BE PROVIDED BY TENANT.



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WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
220120
DATE
08/18/23
FULL SHEET SIZE
30 X 42
DRAWING TITLE
FLOOR PLAN - LEVEL 5 (LU)

SHEET NUMBER
A105.

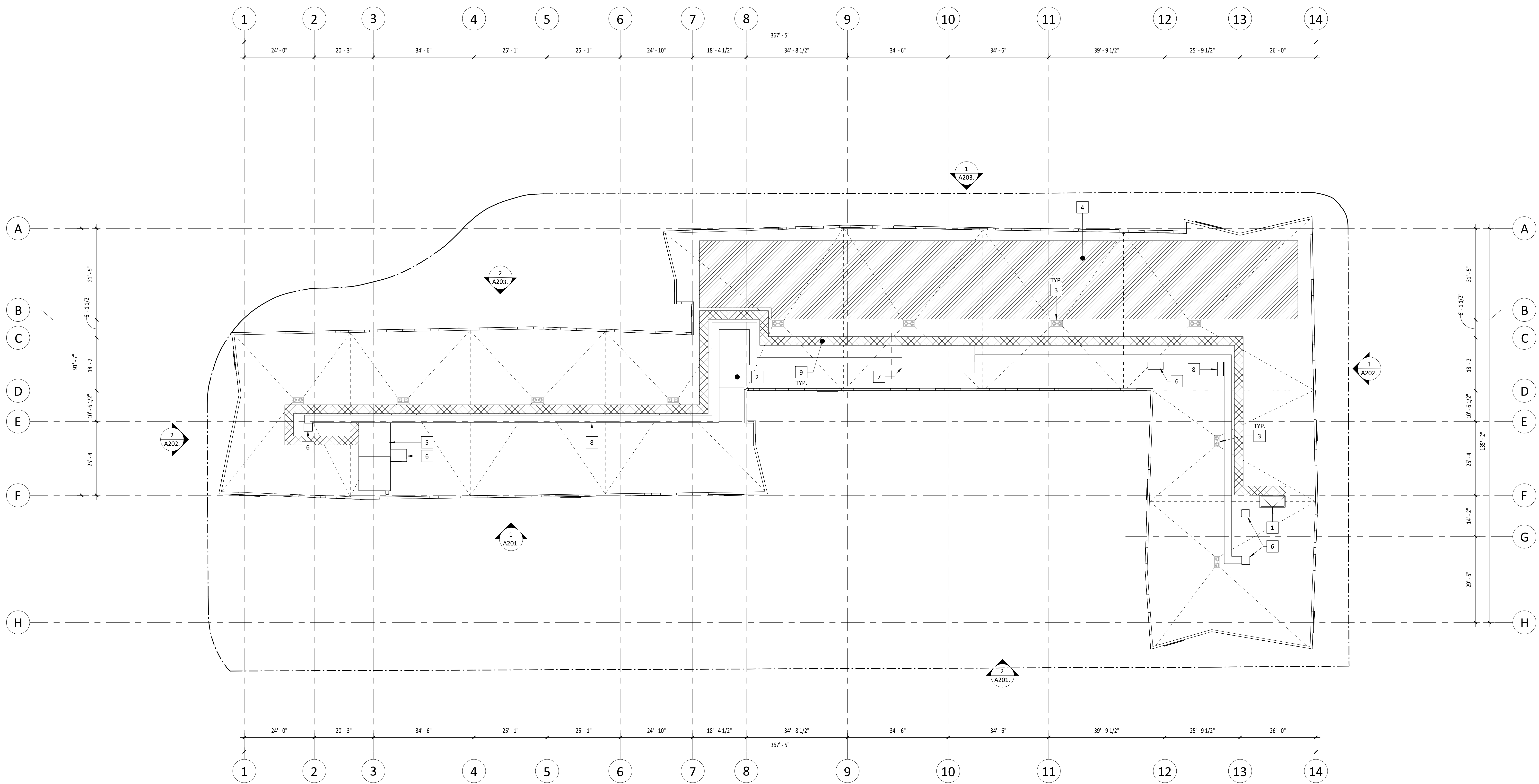
1
A105. FLOOR PLAN - LEVEL 5 (LU)
1/16" = 1'-0"

KEY NOTES

- 1 ROOF ACCESS HATCH
- 2 ELEVATOR OVERRUN
- 3 ROOF DRAIN WITH OVERFLOW, REFERENCE PLUMBING
- 4 PV ARRAY
- 5 STAIR OVERRUN - FULL STAIR ACCESS TO ROOF
- 6 MECHANICAL CURB
- 7 MECHANICAL ROOFTOP UNIT, REFERENCE MECHANICAL
- 8 MECHANICAL DUCT, REFERENCE MECHANICAL
- 9 36" WIDE NON-SUP WALKING SURFACE

GENERAL NOTES - PLANS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. PROVIDE BLOCKING FOR ALL WALL MOUNTED FIXTURES AND CABINETS. PROVIDE BLOCKING AT FUTURE GRAB BAR LOCATIONS. SEE ANS DESIGN STANDARDS FOR GRAB BAR LOCATIONS.
3. ALL INTERIOR DOOR ROUGH OPENINGS ARE TO BE 4" FROM FACE OF STUD OF THE CLOSEST ADJACENT WALL, UNLESS NOTED OTHERWISE.
4. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
5. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.
6. MAINTAIN 7'-0" CLEAR OVERHEAD AT VAN ACCESSIBLE PARKING, PEDESTRIAN CIRCULATION, AND VEHICULAR DRIVE LANES AND MANEUVERING AREAS.
7. STAGGER ELECTRICAL OUTLETS IN DIFFERENT STUD BAYS TO AVOID BACK TO BACK CONDITIONS.
8. INSTALL CEMENTITIOUS BACKER BOARD AT ALL TILE LOCATIONS.
9. REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REFER TO EXTERIOR ELEVATIONS FOR VINYL WINDOW / DOOR LOCATIONS.
11. REFER TO ENLARGED UNIT & FINISH PLANS BEGINNING ON SHEET A410 FOR ADDITIONAL INFORMATION.
12. REFER TO SHEETS A500 - A580 FOR TYPICAL BUILDING DETAILS.
13. DASHED FEE TO BE PROVIDED BY TENANT.



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FULL SHEET SIZE
30 X 42
DRAWING TITLE
ROOF PLAN (LU)

SHEET NUMBER
A106.

1 ROOF PLAN (LU)
A106 1/16" = 1'-0"

KEYNOTES

NOTE: SEE SHEET A500 FOR IMAGES OF PROPOSED EXTERIOR MATERIALS & ADDITIONAL INFORMATION NOT SHOWN HERE.

1. BRICK VENEER 1
2. BRICK VENEER 2
3. METAL PANEL 1
4. METAL PANEL 2
5. METAL PANEL 3
6. COMPOSITE WOOD PLANK CLADDING
7. 18" TALL BOARD-FORMED CONCRETE WALL, STAINED BLACK
8. PERFORATED METAL PANEL AT UNIT INTAKE VENT SLOTS & PTHP EXHAUST
9. MECHANICAL LOUVER, BLACK
10. EXTERIOR WALL SCIENCE, BLACK
11. VINYL WINDOW, BLACK
12. VINYL SWING DOOR, BLACK
13. STEEL PICKET BALCONY RAILING, BLACK
14. ALUMINUM STOREFRONT SYSTEM, BLACK
15. STEEL PLATE CANOPY, BLACK
16. RAISED DECK PLANTER AT LEVEL 2 - SEE LANDSCAPE DRAWINGS
17. GLAZED OVERHEAD DOOR
18. METAL FENCE, REFERENCE LANDSCAPE DRAWINGS

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO CIVIL DRAWINGS FOR GRADING.
2. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION, IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
3. SEE PLANS FOR ALL DOOR TAGS.



1 SOUTH ELEVATION 1 - LAND USE REVIEW
A201 / 1/8" = 1'-0"



2 SOUTH ELEVATION 2 - LAND USE REVIEW
A201 / 1/8" = 1'-0"

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FULL SHEET SIZE
30 X 42

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A201

KEYNOTES

NOTE: SEE SHEET A500 FOR IMAGES OF PROPOSED EXTERIOR MATERIALS & ADDITIONAL INFORMATION NOT SHOWN HERE.

1. BRICK VENEER 1
2. BRICK VENEER 2
3. METAL PANEL 1
4. METAL PANEL 2
5. METAL PANEL 3
6. COMPOSITE WOOD PLANK CLADDING
7. 18" TALL BOARD-FORMED CONCRETE WALL, STAINED BLACK
8. PERFORATED METAL PANEL AT UNIT INTAKE VENT SLOTS & PTHP EXHAUST
9. MECHANICAL LOUVER, BLACK
10. EXTERIOR WALL SCONCE, BLACK
11. VINYL WINDOW, BLACK
12. VINYL SWING DOOR, BLACK
13. STEEL PICKET BALCONY RAILING, BLACK
14. ALUMINUM STOREFRONT SYSTEM, BLACK
15. STEEL PLATE CANOPY, BLACK
16. RAISED DECK PLANTER AT LEVEL 2 - SEE LANDSCAPE DRAWINGS
17. GLAZED OVERHEAD DOOR
18. METAL FENCE, REFERENCE LANDSCAPE DRAWINGS

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO CIVIL DRAWINGS FOR GRADING.
2. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION, IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
3. SEE PLANS FOR ALL DOOR TAGS.

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REVISION NO.	EVENT	DATE	DATE



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FULL SHEET SIZE
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DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A202



1 EAST ELEVATION - LAND USE REVIEW
A202 1/8" = 1'-0"



2 WEST ELEVATION - LAND USE REVIEW
A202 1/8" = 1'-0"

KEYNOTES

NOTE: SEE SHEET A300 FOR IMAGES OF PROPOSED EXTERIOR MATERIALS & ADDITIONAL INFORMATION NOT SHOWN HERE.

1. BRICK VENEER 1
2. BRICK VENEER 2
3. METAL PANEL 1
4. METAL PANEL 2
5. METAL PANEL 3
6. COMPOSITE WOOD PLANK CLADDING
7. 18" TALL BOARD-FORMED CONCRETE WALL, STAINED BLACK
8. PERFORATED METAL PANEL AT UNIT INTAKE VENT SLOTS & PTHP EXHAUST
9. MECHANICAL LOUVER, BLACK
10. EXTERIOR WALL SCONCE, BLACK
11. VINYL WINDOW, BLACK
12. VINYL SWING DOOR, BLACK
13. STEEL PICKET BALCONY RAILING, BLACK
14. ALUMINUM STOREFRONT SYSTEM, BLACK
15. STEEL PLATE CANOPY, BLACK
16. RAISED DECK PLANTER AT LEVEL 2 - SEE LANDSCAPE DRAWINGS
17. GLAZED OVERHEAD DOOR
18. METAL FENCE, REFERENCE LANDSCAPE DRAWINGS

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REFER TO CIVIL DRAWINGS FOR GRADING.
2. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION, IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
3. SEE PLANS FOR ALL DOOR TAGS.



1 NORTH ELEVATION 1 - LAND USE REVIEW
1/8" = 1'-0"



2 NORTH ELEVATION 2 - LAND USE REVIEW
1/8" = 1'-0"

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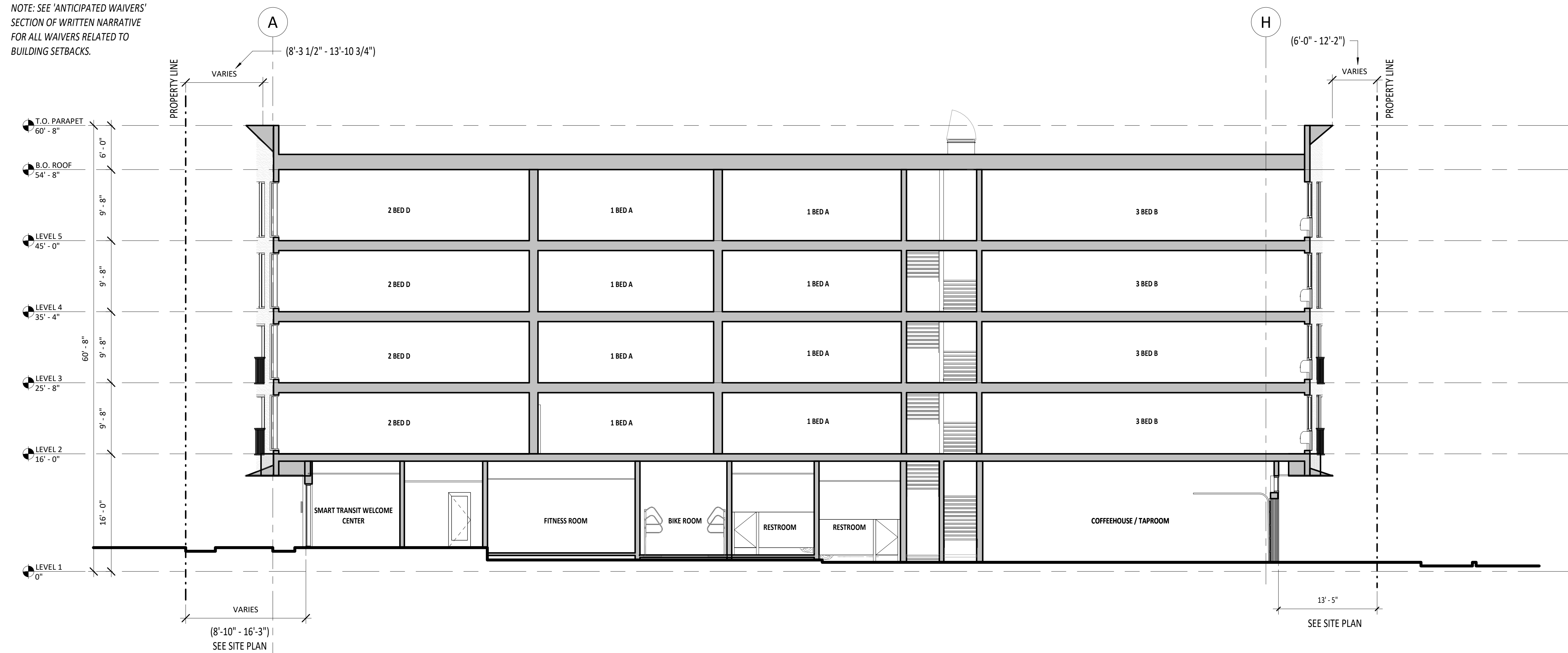
FULL SHEET SIZE
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DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

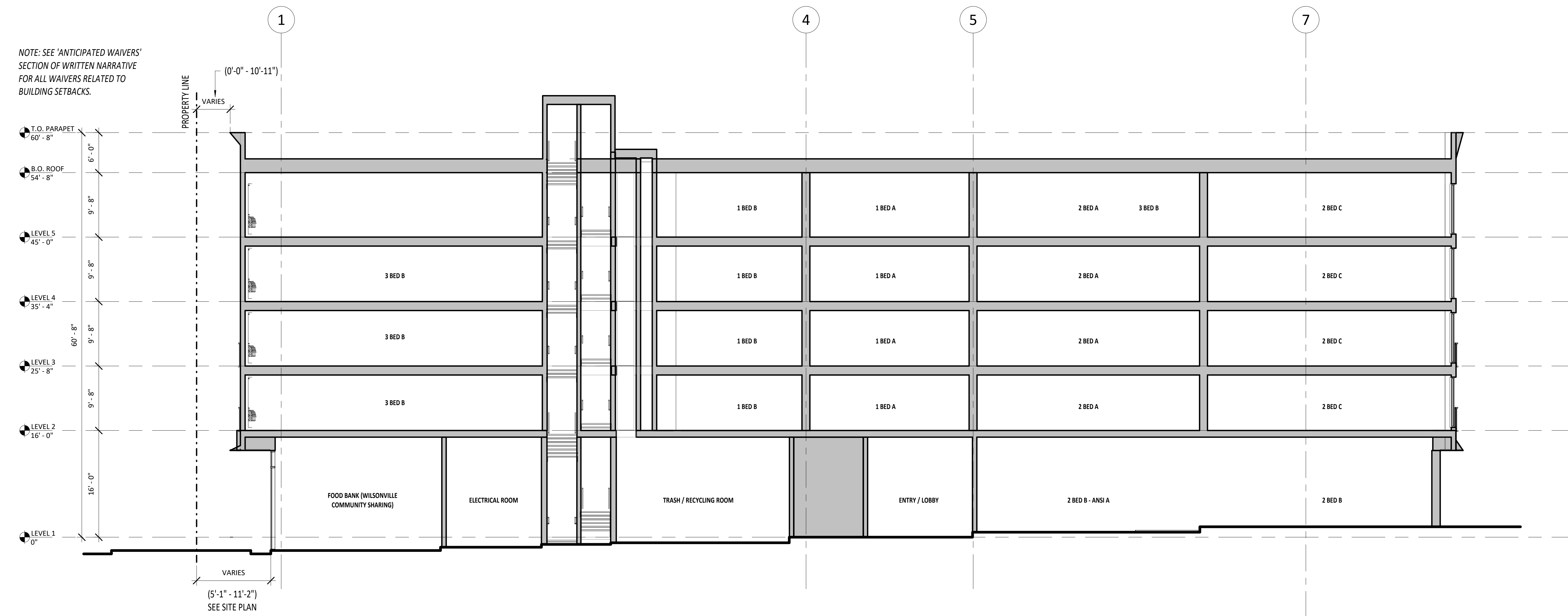
A203

NOTE: SEE 'ANTICIPATED WAIVERS' SECTION OF WRITTEN NARRATIVE FOR ALL WAIVERS RELATED TO BUILDING SETBACKS.



3 BUILDING SECTION A (LU)
A301. 1/8" = 1'-0"

NOTE: SEE 'ANTICIPATED WAIVERS' SECTION OF WRITTEN NARRATIVE FOR ALL WAIVERS RELATED TO BUILDING SETBACKS.



2 BUILDING SECTION B (LU)
A301. 1/8" = 1'-0"

GENERAL NOTES - BUILDING SECTIONS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. ALL STAIRS, HANDRAILS AND GUARDRAILS ARE TO MEET CODE REQUIREMENTS.
3. ALL STRUCTURAL MEMBERS SHOWN HERE ARE DIAGNOSTIC - SEE STRUCTURAL.
4. REFER TO G-000 SERIES DRAWINGS FOR CODE SUMMARY AND EXTENT OF FIRE-RATED CONSTRUCTION.
5. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
6. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.

KEY NOTES

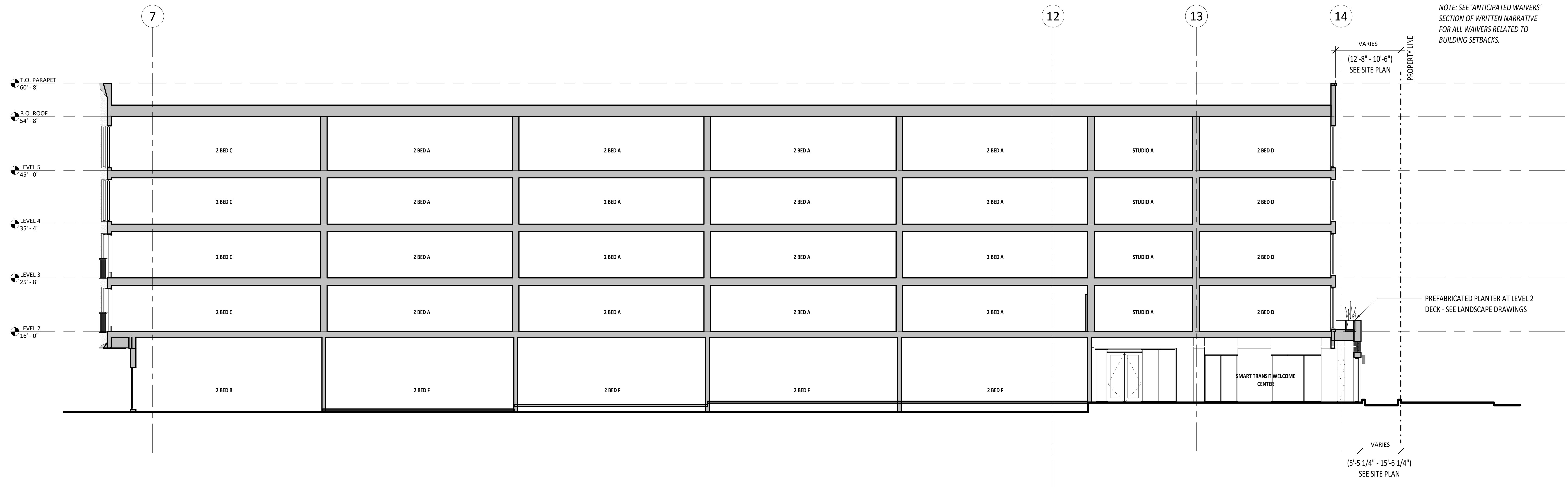
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SHEET REVISION NO.	REVISION EVENT	REVISION DATE

GENERAL NOTES - BUILDING SECTIONS

1. FIELD VERIFY ALL INFORMATION PRIOR TO CONSTRUCTION. IF SITE CONDITIONS VARY FROM CONTRACT DOCUMENTS, NOTIFY ARCHITECT IN WRITING IMMEDIATELY.
2. ALL STAIRS, HANDRAILS AND GUARDRAILS ARE TO MEET CODE REQUIREMENTS. MAXIMUM STAIR RISE = 7". MINIMUM STAIR RUN = 11".
3. ALL STRUCTURAL MEMBERS SHOWN HERE ARE DIAGNOSTIC - SEE STRUCTURAL.
4. REFER TO G-000 SERIES DRAWINGS FOR CODE SUMMARY AND EXTENT OF FIRE-RATED CONSTRUCTION.
5. REFER TO CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
6. REFER TO LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE PATH OF TRAVEL DRAWINGS.



NOTE: SEE 'ANTICIPATED WAIVERS' SECTION OF WRITTEN NARRATIVE FOR ALL WAIVERS RELATED TO BUILDING SETBACKS.

1 BUILDING SECTION C (LU)
A302, 1/8" = 1'-0"

STAMP

FOR REFERENCE ONLY

SHEET REVISION NO.	REVISION EVENT	REVISION DATE



WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE

LAND USE REVIEW

PROJECT NUMBER

220120

DATE

08/18/23

FULL SHEET SIZE

30 X 42

DRAWING TITLE

BUILDING SECTIONS (LU)

SHEET NUMBER

A302.



VIEW FROM SOUTHEAST CORNER



VIEW FROM NORTHEAST



VIEW FROM NORTHWEST

MATERIAL LEGEND

<p>BRICK VENEER 1: FULL BRICK FINISH: GLAZED, BLUE COLOR LOCATION: GROUND FLOOR MAIN FACADES</p>	<p>BRICK VENEER 2: FULL BRICK FINISH: CLINKER, CHARCOAL COLOR LOCATION: GROUND FLOOR MAIN FACADES</p>	<p>METAL PANEL 1: 18-20 GAUGE METAL PANEL FINISH: BLUE LOCATION: UPPER FLOOR FACADES</p>	<p>METAL PANEL 2: 18-20 GAUGE METAL PANEL FINISH: CHARCOAL GRAY LOCATION: UPPER FLOOR FACADES</p>	<p>METAL PANEL 3: 18-20 GAUGE METAL PANEL FINISH: BLACK LOCATION: METAL PANEL BETWEEN WINDOWS, AND AT UNIT VENTING SLOTS</p>
<p>COMPOSITE WOOD PLANK CLADDING 4"-6" WIDE PLANK LOCATION: UPPER FLOOR PROMINENT FACADES, BUILDING ENTRIES/EXITS, EXTERIOR SOFFITS</p>	<p>BOARD-FORMED CONCRETE, STAINED LOCATION: GROUND FLOOR UNIT PLANTER/ LOW SCREENING WALLS</p>	<p>PERFORATED METAL PANEL LOCATION: UPPER FLOOR FACADES, USED TO CONCEAL UNIT INTAKE VENTS</p>	<p>CUSTOM LOUVER BLACK FINISH LOCATION: EXHAUST VENTS FOR RESIDENTIAL UNITS & GENERAL BUILDING VENTING</p>	<p>EXTERIOR WALL SCONCE - UP/DOWN LIGHT BLACK FINISH</p>
<p>RESIDENTIAL WINDOWS / DOORS VINYL, BLACK</p>	<p>RESIDENTIAL JULIET BALCONY RAILINGS PICKET RAILING, BLACK</p>	<p>ALUMINUM STOREFRONT SYSTEM, BLACK LOCATION: RETAIL/COMMERCIAL TENANT SPACES, GROUND FLOOR COMMON RESIDENTIAL SPACES</p>	<p>STEEL PLATE CANOPIES BLACK TO MATCH STOREFRONTS</p>	

STAMP

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WILSONVILLE TOD

PALINDROME COMMUNITIES

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
220120

DATE
08/18/23

FULL SHEET SIZE
30 X 42

DRAWING TITLE
RENDERINGS & EXTERIOR MATERIALS

SHEET NUMBER

A900.