

LAND USE SUMMARY

PROJECT INFORMATION

ZONE:	TC-MU
PROPERTY AREA BEFORE DEDICATIONS:	47,315 SF, 1.09 ac
PROPERTY AREA AFTER DEDICATIONS:	33,267 SF, 0.76 ac
PROJECT AREA (TO CURB):	43,142 SF, 0.99 ac
BUILDING DATA:	5 STORIES, 59'-0" TYPE VA OVER IA CONSTRUCTION 92,397 GROSS SF
LOT COVERAGE:	20,052 SF FOOTPRINT / 60.2%
PROPOSED USES:	114 UNITS, 72,427sf net rentable 3,707 sf net rentable
MULTI-UNIT RESIDENTIAL	
COMMERCIAL TENANT (ASSUMED):	
RETAIL SALES AND SERVICES	
OFFICE	
FOOD SERVICE	
BEVERAGE SERVICE	

LANDSCAPED AREA

10% MINIMUM (OF PROJECT AREA):	4,314 SF REQUIRED
PROVIDED:	4,670 SF
ON-SITE	1,525 SF
RIGHT-OF-WAY STORMWATER	350 SF
RIGHT-OF-WAY PLANTING	2,795 SF

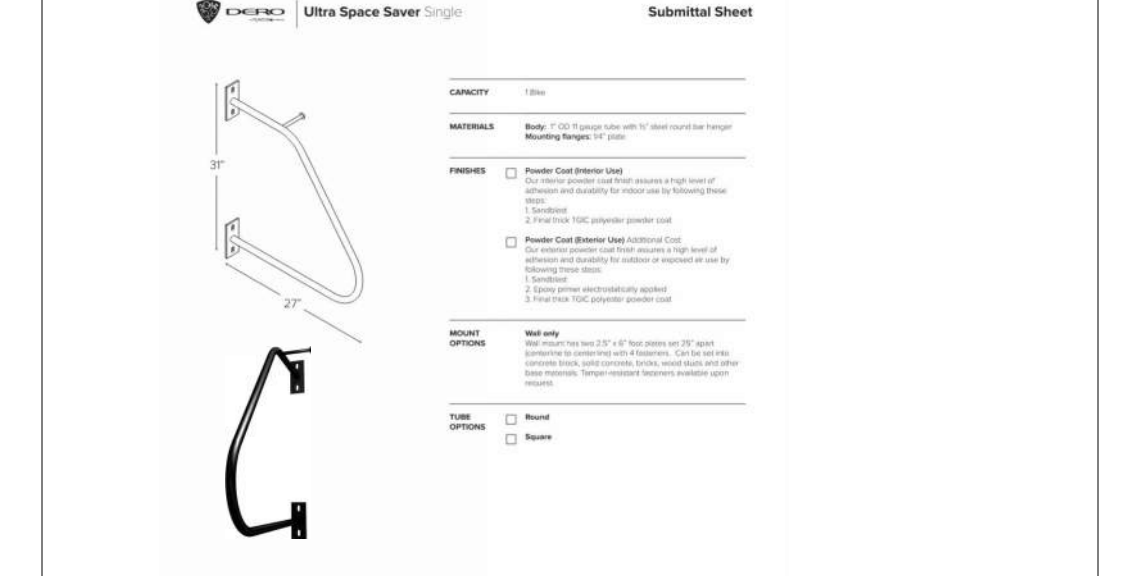
OFF-STREET PARKING - 4.155(.03)

	QTY	REQUIRED	PROVIDED
RESIDENTIAL (MULTI-FAMILY, TC ZONE):	114	114	53
COMMERCIAL (NONE IN TC ZONE):	3,707sf	0	0
TOTAL:	114	114	53
COMPACT ALLOWED (40%):	21		19

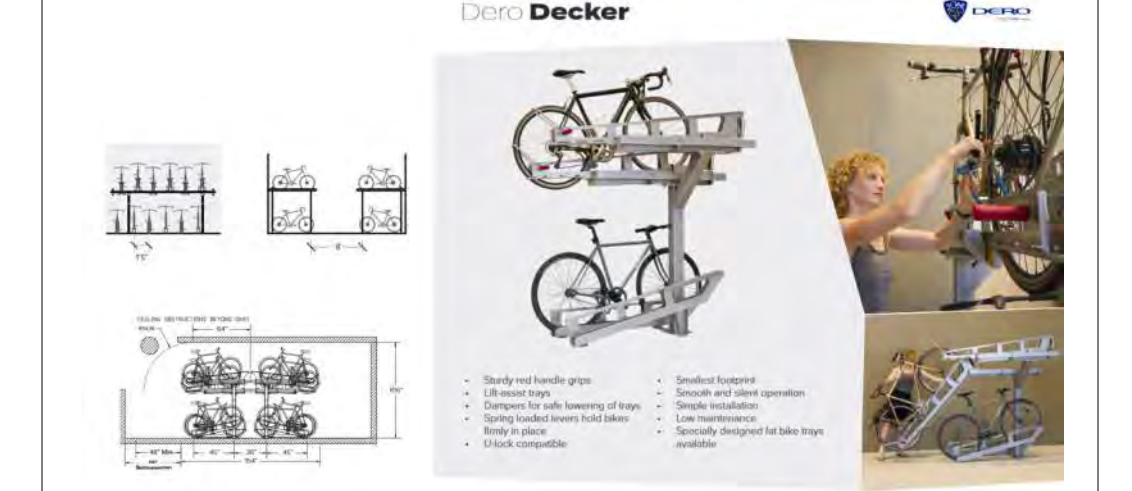
REQUIRED BICYCLE PARKING - 4.155(.04)

	QTY	REQUIRED	PROVIDED
RESIDENTIAL:	114	114	
COMMERCIAL (EATING, DRINKING EST.):	3,707sf	4	
In Residential Units:			45
In Storage Lockers:			40
In Bike Room:			26
In Tenant Spaces:			3
Exterior/Site:			4
TOTAL:	118	118	
LONG-TERM:	59		114

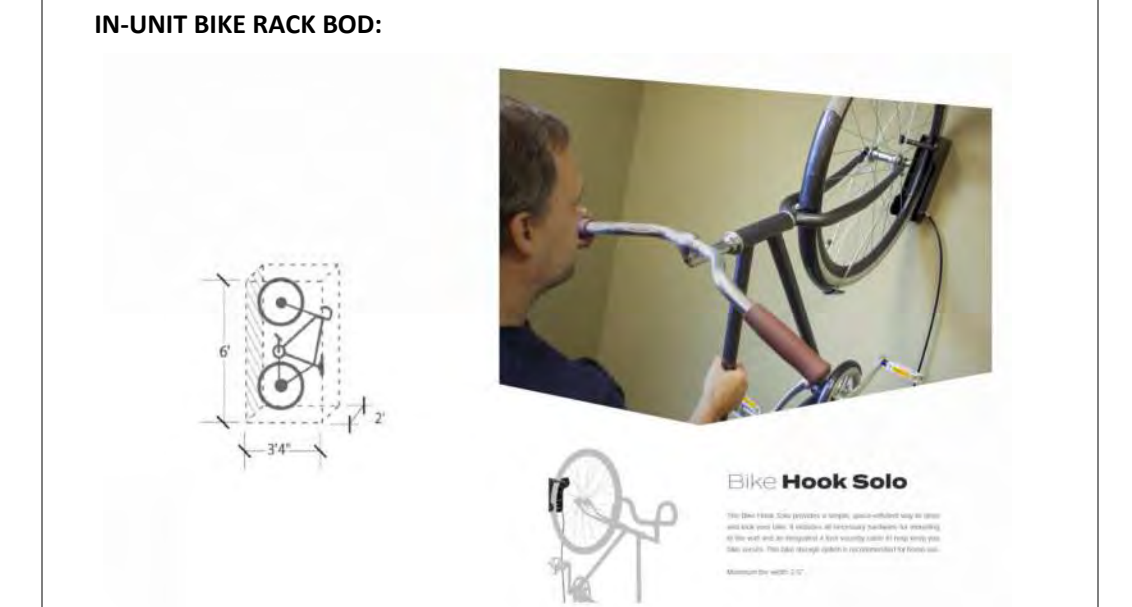
WALL HUNG BIKE RACK BOD:



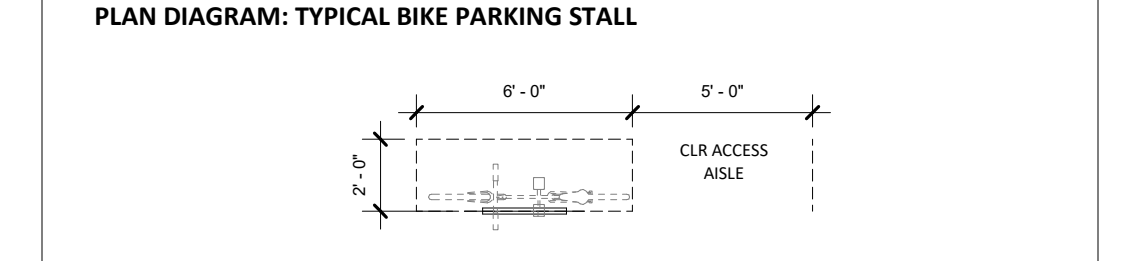
STACKING HORIZONTAL BIKE RACK BOD:



IN-UNIT BIKE RACK BOD:



PLAN DIAGRAM: TYPICAL BIKE PARKING STALL



LEGEND

- (FDC) FIRE DEPARTMENT CONNECTION (BUILDING MOUNT)
- (FH) FIRE HYDRANT
- (LB) FIRE DEPARTMENT ACCESS KNOX BOX
- (WM) WATER SERVICE
- ➔ PRIMARY BUILDING ENTRY
- ➔ SECONDARY BUILDING ENTRY (COMMERCIAL TENANT)
- PROPERTY LINE AFTER DEDICATION
- PROPERTY LINE BEFORE DEDICATION
- - - PROJECT AREA BOUNDARY

NOTES:

- REFER TO CIVIL DRAWINGS FOR ALL UTILITIES AND EASEMENTS
- REFER TO CIVIL DRAWINGS FOR ALL GRADING
- REFER TO LANDSCAPE DRAWINGS FOR RIGHT-OF-WAY DIMENSIONS AND MATERIALS
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTED MATERIALS

STAMP

NOT FOR CONSTRUCTION

REVISION NO. DATE

KEY PLAN - (NTS)



LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
02219

DATE
4/28/2023

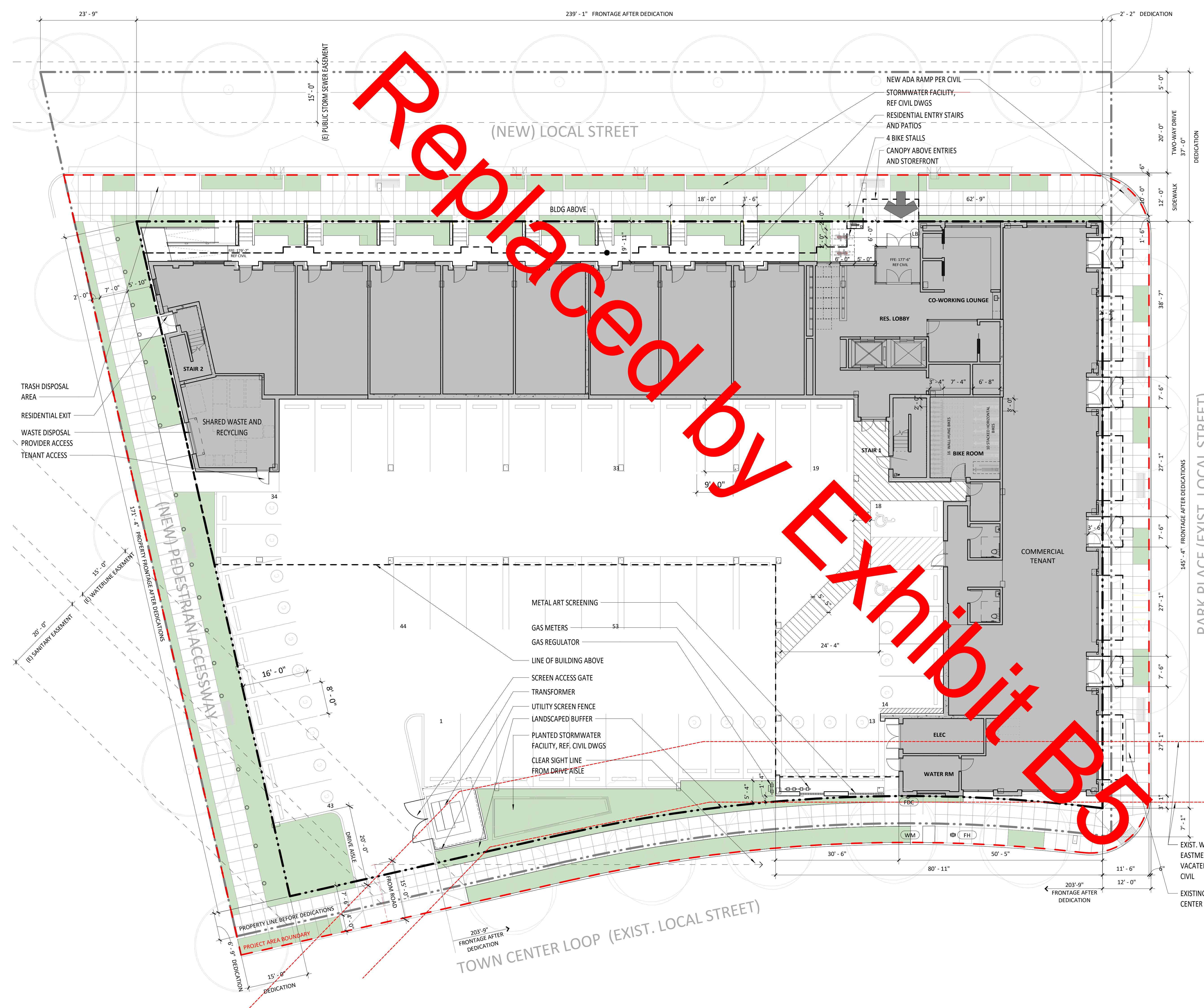
SCALE
As Indicated

DRAWING TITLE
LAND-USE SITE PLAN

City of Wilsonville
Exhibit B2 DB23-0003

SHEET NUMBER

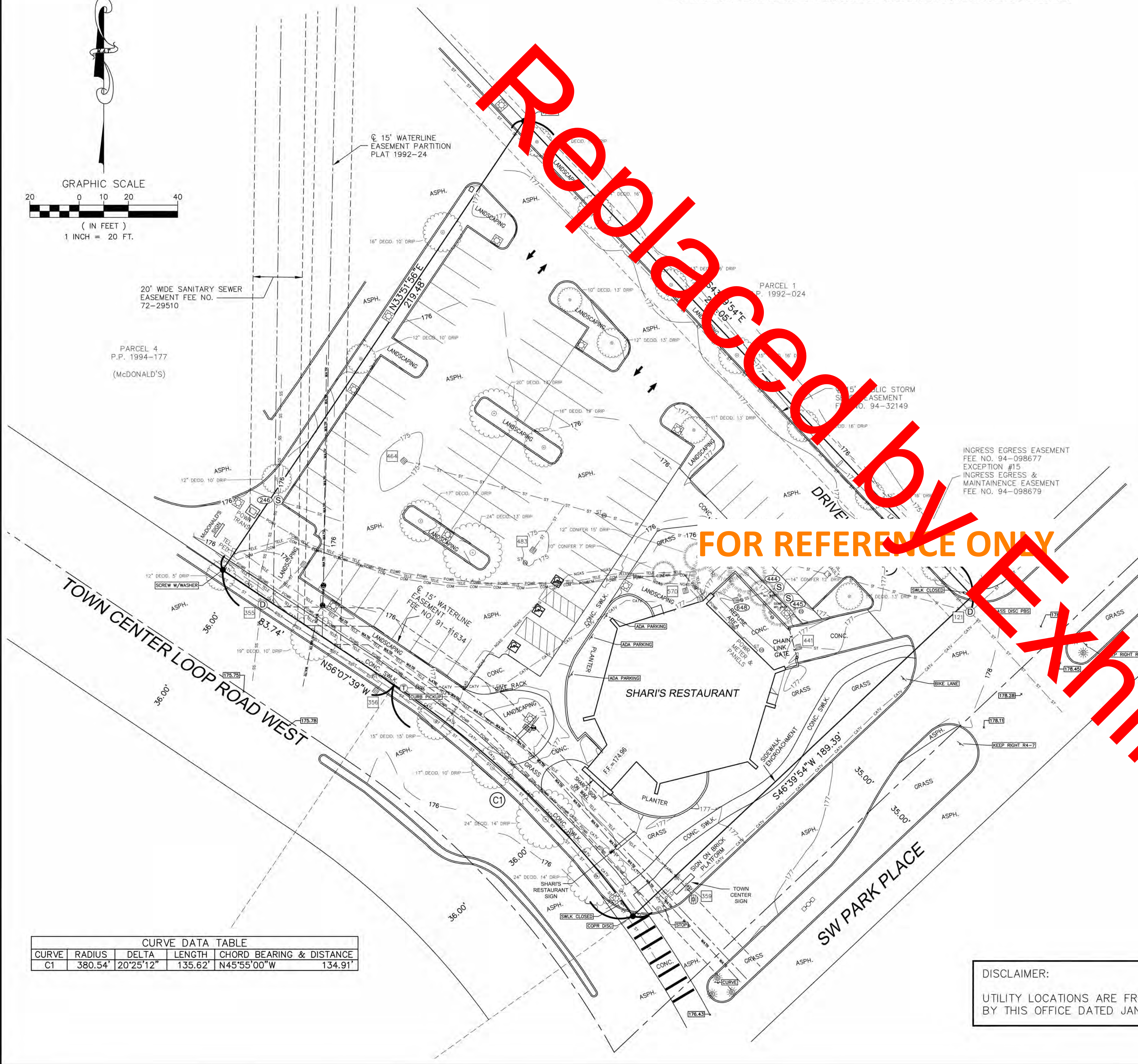
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Replaced by Exhibit B3

TOPOGRAPHIC SURVEY

LOCATED IN THE SE 1/4 OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE WILLAMETTE MERIDIAN, CITY OF WILSONVILLE, CLACKAMAS, OREGON



STORM DRAIN INVERTS

121	STRM-MH #121	RIM	172.92
	10" NW IN		168.78
	36" S IN		168.32
	15" E IN		168.29
	36" N OUT		168.26
355	STRM-MH #355	RIM	175.92
	8" E IN		172.02
	18" NW IN		171.75
	18" SE OUT		171.75
356	STRM-CB #356	RIM	175.33
	12" NE OUT		172.96
359	STRM-MH&CB #359	RIM	175.02
	BOULEVARD PIPE UNABLE TO OPEN		
441	STRM-CB #441	RIM	175.55
	6" SE OUT		174.66
442	STRM-CB #442	RIM	176.05
	6" SW OUT		174.46
464	STRM-CB #464	RIM	175.55
	6" SE OUT		174.46
483	STRM-CB #483	RIM	174.83
	6" E OUT		173.25
470	STRM-CB #470	RIM	176.74
	6" NE OUT		175.16

SANITARY SEWER INVERTS

248	SSWR-MH #248	RIM	175.02
	8" SE IN		170.27
	10" N IN		169.33
	10" SW OUT		169.12
444	MH GREASE TRAP #444	RIM	172.02
	4" S OUT		173.59
445	MH GREASE TRAP #445	RIM	175.95
	4" N OUT		173.53
448	CB GREASE #448	RIM	176.86
	4" E OUT N/A (ESTIMATED DIRECTION)		

- LEGEND**
- FOUND SURVEY MONUMENT
 - SPOT ELEVATION
 - MAILBOX
 - GATEPOST
 - LIGHT ON POLE
 - FLOODLIGHT
 - BOLLARD W/LIGHT
 - LIGHT POLE (2)
 - POWER JCT. BOX
 - GAS METER
 - TELEPHONE MANHOLE
 - IRRIGATION VALVE
 - WATER METER
 - WATER VALVE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER MANHOLE
 - STORM DRAIN CLEANOUT
 - CATCH BASIN
 - STORM DRAIN MANHOLE
 - STORM DRAIN MANHOLE & CATCH BASIN
 - STUMP
 - SHRUBBERY
 - CONIFER TREE
 - DECIDUOUS TREE

FOR REFERENCE ONLY

FLOOD HAZARD AREA:
 THE SITE IS NOT IN A FLOOD HAZARD AREA ACCORDING TO FEMA'S FLOOD INSURANCE RATE MAP 41005C0242D, EFFECTIVE DATE JUNE 17, 2008. THE SITE IS IN ZONE X WHICH IS THE AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

SETBACKS:
 SETBACKS REQUIREMENTS ARE BASED ON THE CITY OF WILSONVILLE REVISED CODE. THERE ARE NO SETBACK REQUIREMENTS.

AREA:
 CONTAINS 1.09 ACRES OF LAND, MORE OR LESS.

TAX LOT:
 TAX MAP NO. T3S 1W 14DD TAX LOT 411

ZONING:
 THE ZONE OF THIS SITE IS CITY OF WILSONVILLE ZONING PLANNED DEVELOPMENT COMMERCIAL (PDC).

PARKING:
 57 REGULAR PARKING SPACES
 3 ADA PARKING SPACES
 60 TOTAL PARKING SPACES

SPECIAL NOTE:
 FOR CLARITY, THE WATER AND SANITARY EXEMPTIONS OFFSETS & DIMENSIONS ALONG BOUNDARY ARE SHOWN ON SHEET 2 OF 2.

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	380.54'	20°25'12"	135.62'	N45°55'00"W 134.91'

DISCLAIMER:
 UTILITY LOCATIONS ARE FROM AN ALTA SURVEY BY THIS OFFICE DATED JANUARY 27, 2022.

SURVEY FOR: LEVEL DEVELOPMENT NW	
LOCATION: SHARI'S RESTAURANT 29690 SW TOWN CENTER LOOP WEST, WILSONVILLE, OR 97070	
SE 1/4 SECTION 14 CITY OF WILSONVILLE T3S, R1W, W.M. CLACKAMAS COUNTY, OREGON	
L A Z E R S I T E S U R V E I N G L L 2009 25TH STREET S.E. SALEM, OREGON 97302 (503) 581-6362	CREW: TP/EG REVIEW: R.J.G./M.A.T. JOB NO.: 2022-047 DATE: 01/17/2023
SCALE: 1"=20'	SHEET 1 OF 2

STAMP

NOT FOR CONSTRUCTION

REVISION NO. DATE

LEVEL WTC
MULTIFAMILY

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

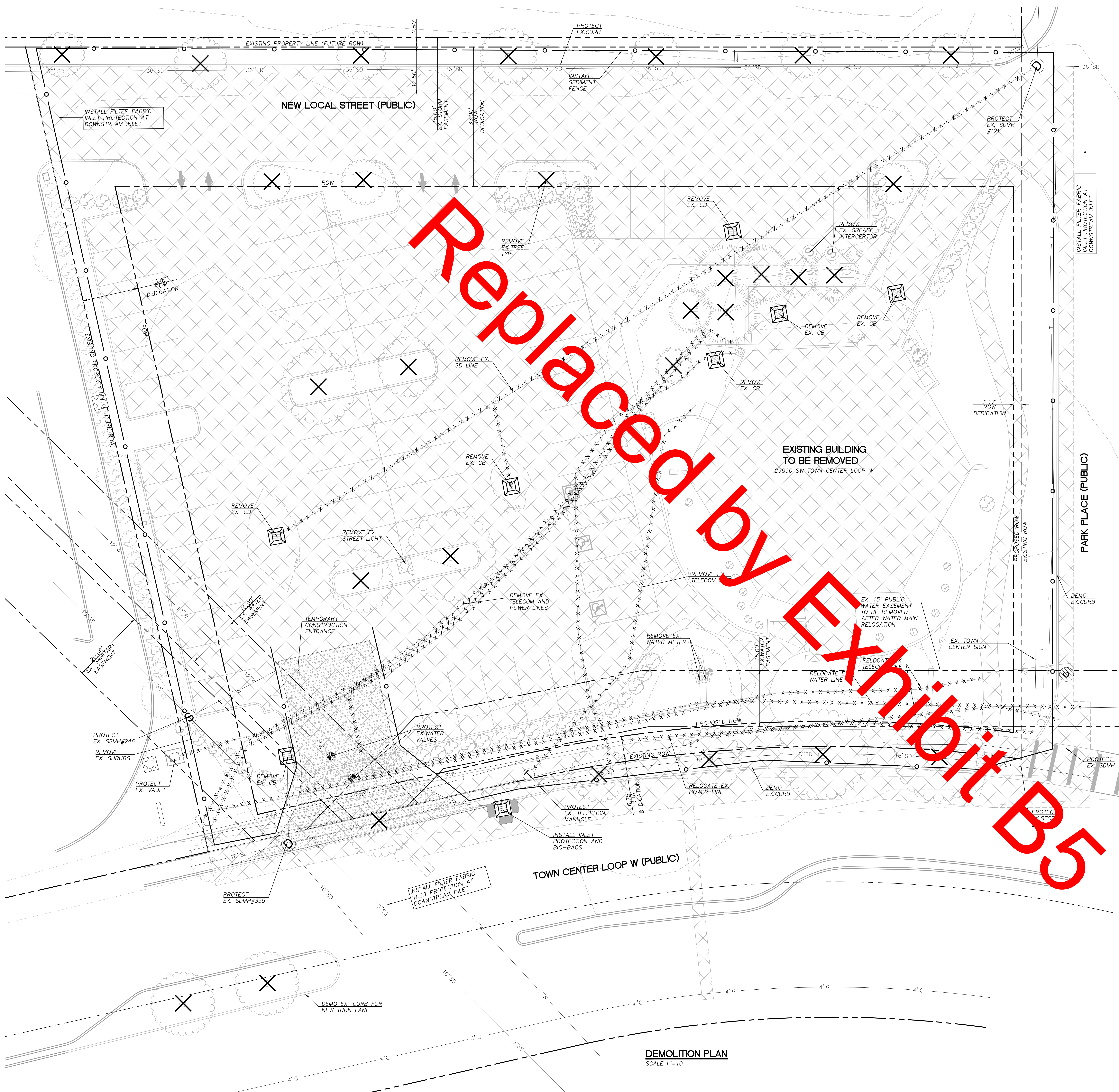
ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

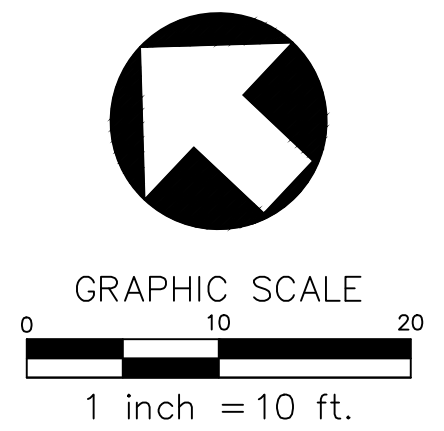
DATE
04/28/2023

SCALE

DRAWING TITLE
EXISTING SURVEY



DEMOLITION PLAN
SCALE: 1"=10'



SHEET LEGEND	
	FILTER FABRIC INLET PROTECTION
	BIO-BAGS
	TEMPORARY CONSTRUCTION ENTRANCE
	DEMOLISH ASPHALT AND CONCRETE
	EXISTING CONTOUR
	SAWCUT
	SEDIMENT FENCE/STRAW WATTLES
	REMOVE EXISTING UTILITY
	REMOVE EXISTING TREE

SHEET NOTES

- INSTALL FILTER FABRIC INLET PROTECTION AT ALL EXISTING CATCH BASIN.



Humber Design Group, Inc.
Civil Engineering
503.946.6690
hdgpd.com

STAMP

REVISION NO. _____ DATE _____

KEY PLAN - (NTS)

TRUE NORTH PLAN NORTH
Level WTC Multifamily

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070
ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
02219
DATE
04/28/2023
SCALE
AS SHOWN
DRAWING TITLE
DEMOLITION PLAN

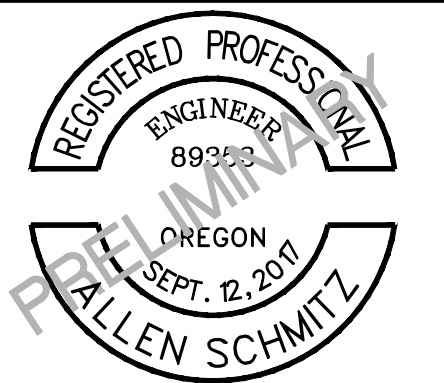
SHEET NUMBER
C-100



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STAMP



RENEWAL DATE 6/30/24
REVISION NO. DATE

KEY PLAN - (NTS)



**Level WTC
Multifamily**

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
02219

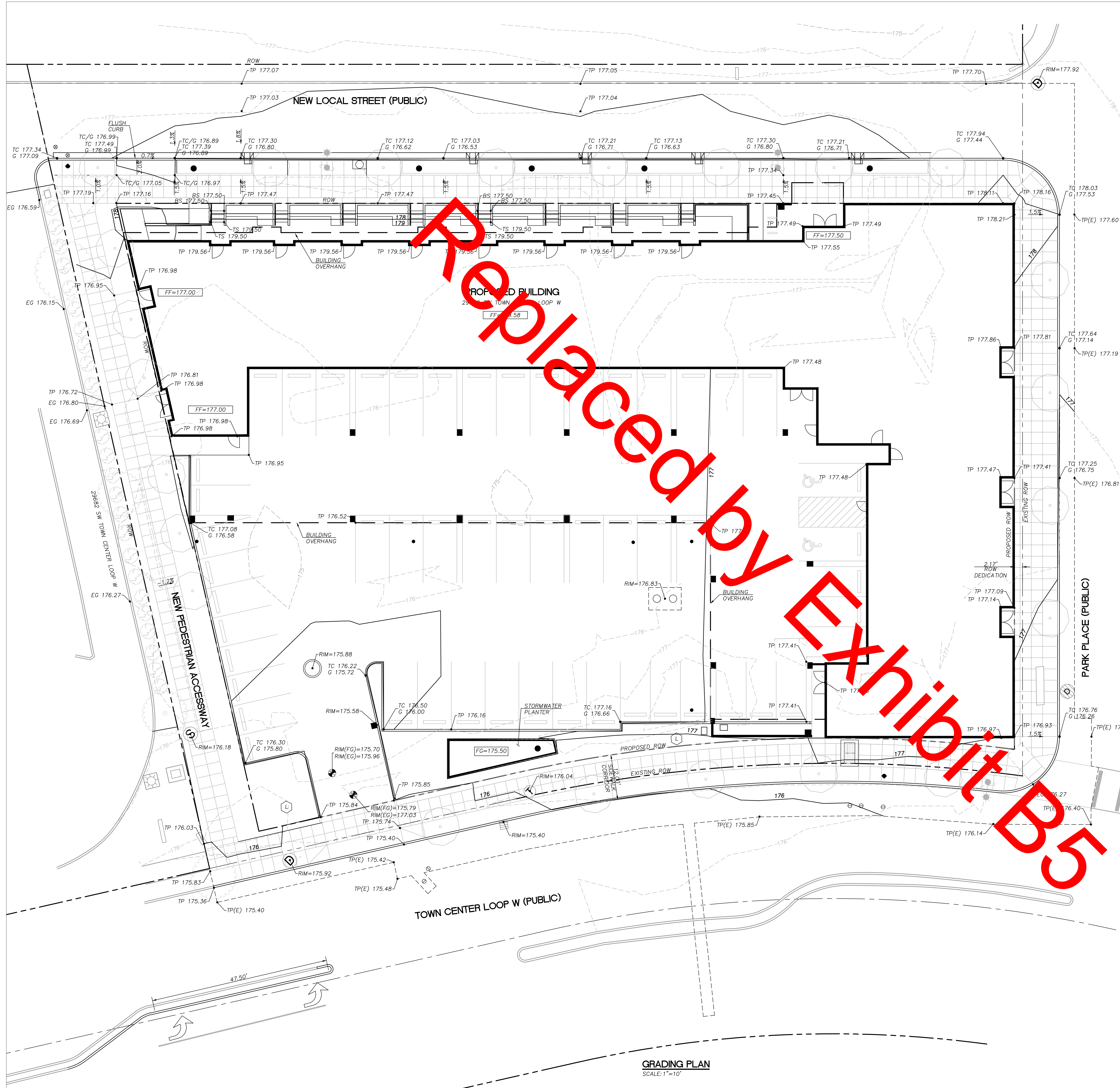
DATE
04/28/2023

SCALE
AS SHOWN

DRAWING TITLE
GRADING PLAN

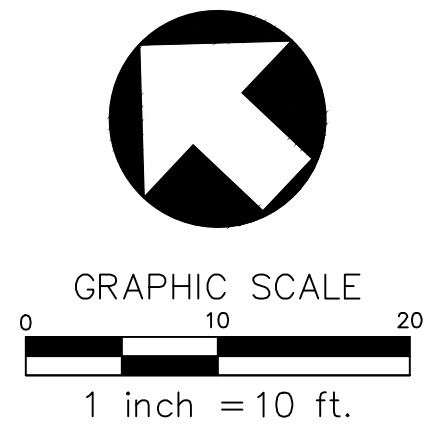
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C-200

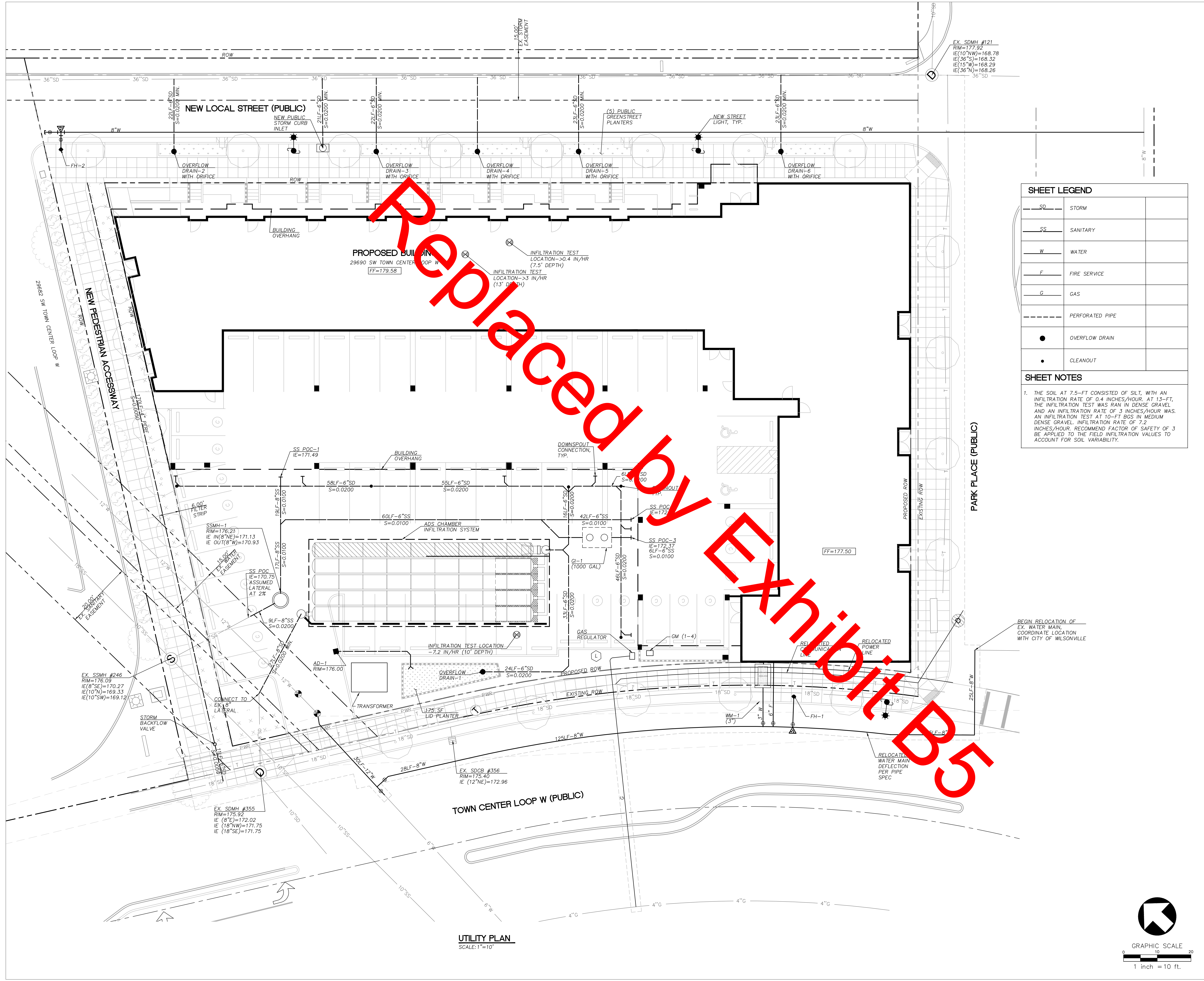


SHEET LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
G XXX.XX	GRADE AT GUTTER
TC XXX.XX	GRADE AT TOP OF CURB
TP XXX.XX	GRADE AT TOP OF PAVEMENT
TF XXX.XX	GRADE AT TOP OF FOOTING
FF XXX.XX	FINISH FLOOR ELEVATION
FG XXX.XX	FINISHED GRADE
TW XXX.XX	GRADE AT TOP OF WALL
EG XXX.XX	EXISTING GRADE
(E)	EXISTING
X.XX	SLOPE ARROW
GB	GRADE BREAK

GRADING PLAN
SCALE: 1"=10'



Replaced by Exhibit B5



SHEET LEGEND

SD	STORM
SS	SANITARY
W	WATER
F	FIRE SERVICE
G	GAS
---	PERFORATED PIPE
●	OVERFLOW DRAIN
•	CLEANOUT

SHEET NOTES

- THE SOIL AT 7.5'-FT CONSISTED OF SILT, WITH AN INFILTRATION RATE OF 0.4 INCHES/HOUR. AT 13'-FT, THE INFILTRATION TEST WAS RUN IN DENSE GRAVEL AND AN INFILTRATION RATE OF 3 INCHES/HOUR WAS. AN INFILTRATION TEST AT 10'-FT BGS IN MEDIUM DENSE GRAVEL. INFILTRATION RATE OF 7.2 INCHES/HOUR. RECOMMEND FACTOR OF SAFETY OF 3 BE APPLIED TO THE FIELD INFILTRATION VALUES TO ACCOUNT FOR SOIL VARIABILITY.



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STAMP

RENEWAL DATE 6/30/24
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KEY PLAN - (NTS)

TRUE NORTH PLAN NORTH

Level WTC Multifamily

LEVEL DEVELOPMENT
 29690 SW Town Center Loop W
 Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

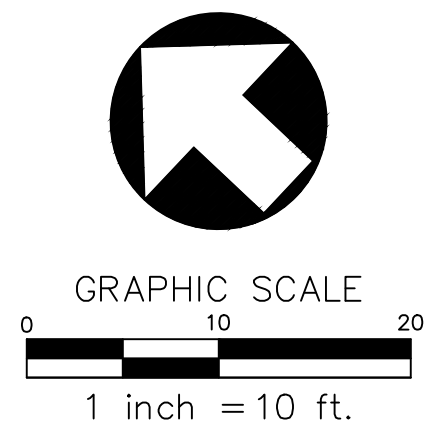
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DATE
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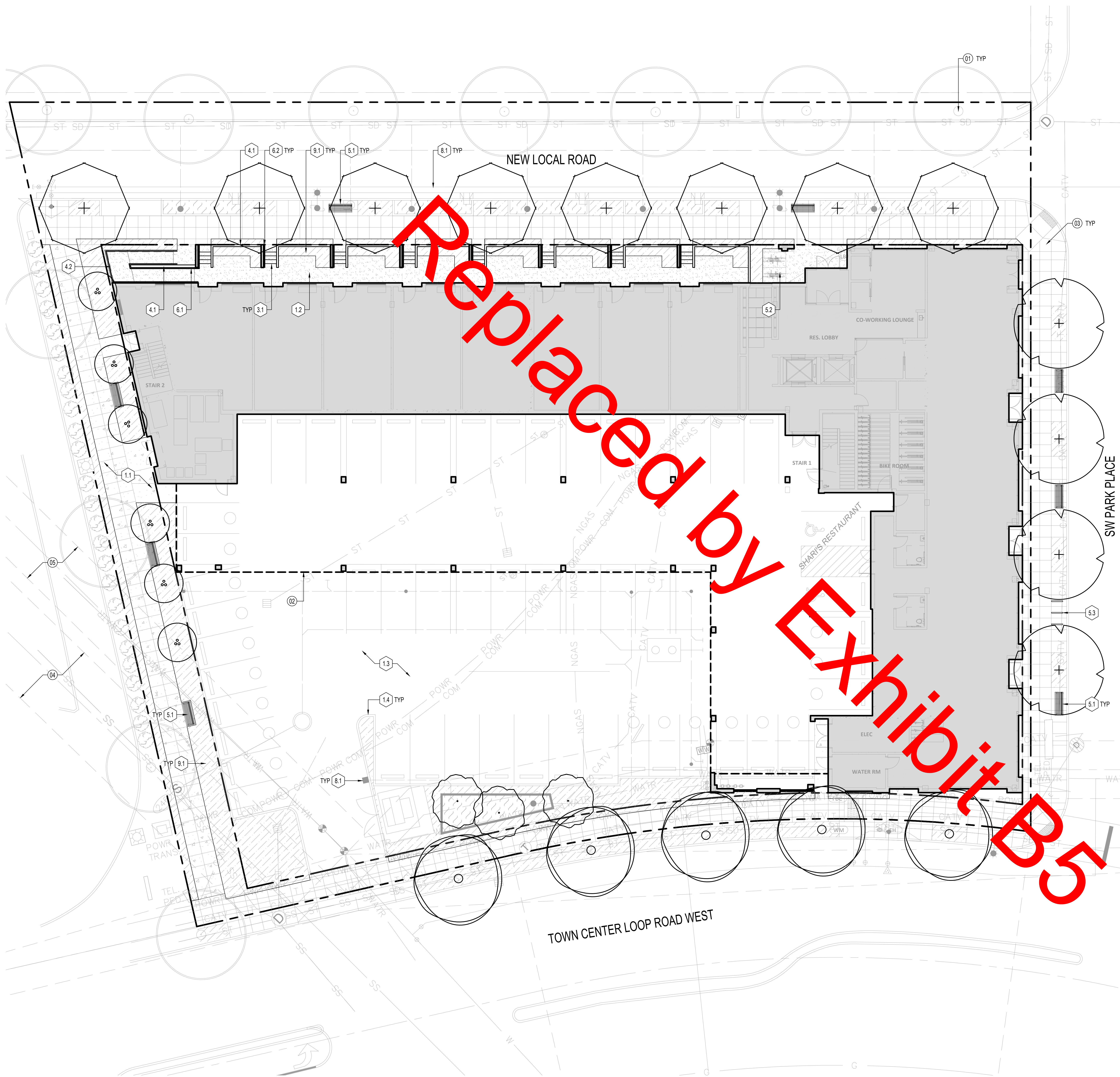
SCALE
 AS SHOWN

DRAWING TITLE
UTILITY PLAN

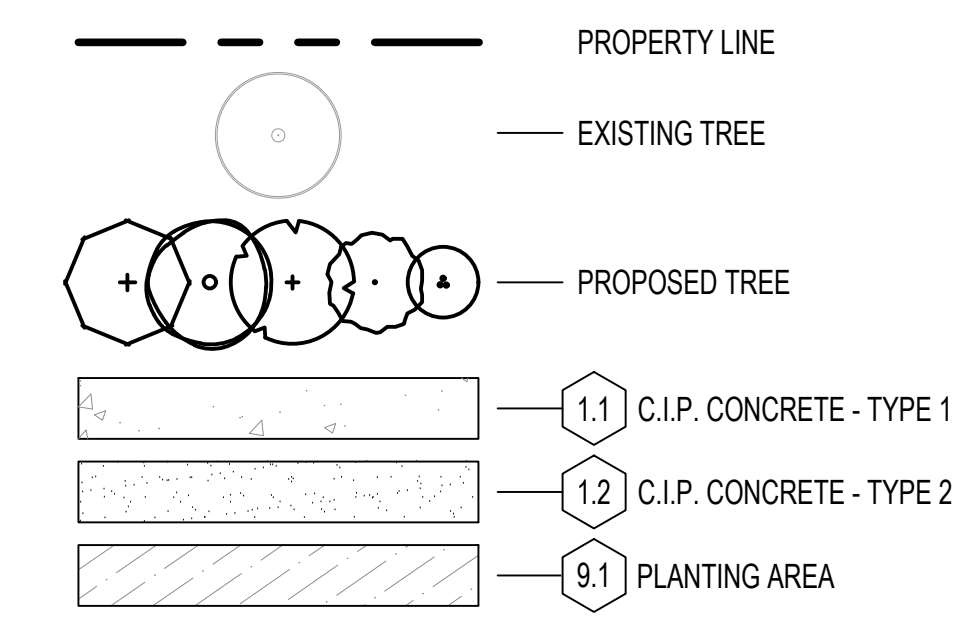
SHEET NUMBER
C-300



UTILITY PLAN
 SCALE: 1"=10'



LANDSCAPE LEGEND



DETAIL KEYNOTES

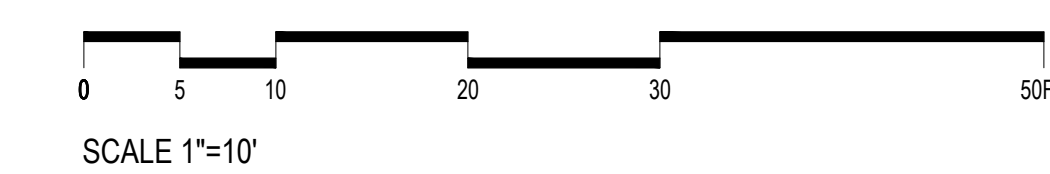
1.0 PAVEMENT, RAMPS, CURBS		
#	DESCRIPTION	DETAIL / SHEET
1.1	C.I.P. CONCRETE - TYPE 1 COLOR: STANDARD FINISH: LIGHT BROOM FINISH	
1.2	C.I.P. CONCRETE - TYPE 2 COLOR: STANDARD FINISH: ACID ETCHED	
1.3	ASPHALT PAVING	
1.4	C.I.P. CONCRETE CURB	
2.0 JOINTING		
#	DESCRIPTION	DETAIL / SHEET
2.1	CONTROL JOINT	
2.2	EXPANSION JOINT	
3.0 STEPS		
#	DESCRIPTION	DETAIL / SHEET
3.1	C.I.P. CONCRETE STAIR COLOR: STANDARD FINISH: ACID ETCH	
4.0 WALLS		
#	DESCRIPTION	DETAIL / SHEET
4.1	C.I.P. CONCRETE RETAINING WALL COLOR: STANDARD FINISH: VERTICAL BOARD FORM TOP FINISH: TROWEL SMOOTH CONCRETE WALL BELOW	
4.2	C.I.P. CONCRETE STAIR COLOR: STANDARD FINISH: ACID ETCH	
5.0 SITE FURNISHINGS		
#	DESCRIPTION	DETAIL / SHEET
5.1	BENCH MANUF: LANDSCAPE FORMS MODEL: GENERATION 50 TRADITIONAL BACKED BENCH ARMS: ANGLED, END AND CENTER ARMS SLATS: THERMALLY MODIFIED ASH FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX BIKE RACK - ON SITE MANUF: LANDSCAPE FORMS MODEL: RIDE BIKE RACK FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX BIKE RACK - RIGHT OF WAY MANUF: LANDSCAPE FORMS MODEL: LOOP BIKE RACK FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX	
5.2	BIKE RACK - ON SITE MANUF: LANDSCAPE FORMS MODEL: RIDE BIKE RACK FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX BIKE RACK - RIGHT OF WAY MANUF: LANDSCAPE FORMS MODEL: LOOP BIKE RACK FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX	
5.3	BIKE RACK - RIGHT OF WAY MANUF: LANDSCAPE FORMS MODEL: LOOP BIKE RACK FINISH: LOW-SHEEN POWDERCOAT COLOR: ONYX	
6.0 RAILINGS, BARRIERS, FENCING		
#	DESCRIPTION	DETAIL / SHEET
6.1	STAINLESS STEEL HANDRAIL AT RAMP, BOTH SIDES	
6.2	STAINLESS STEEL HANDRAIL AT STAIR, ONE SIDE	
7.0 LANDSCAPE LIGHTING		
#	DESCRIPTION	DETAIL / SHEET
7.1	PROVIDE LIGHTING ALLOWANCE FOR STOOPS AND PEDESTRIAN CORRIDOR APPROVED PRODUCTS: BEGA OR EQUIVALENT	SEE ARCH
8.0 DRAINAGE		
#	DESCRIPTION	DETAIL / SHEET
8.1	CATCH BASIN	SEE CIVIL
9.0 PLANTING, SOILS, LANDSCAPE		
#	DESCRIPTION	DETAIL / SHEET
9.1	PLANTING AREA	
10.0 MISCELLANEOUS SITE FEATURES		
#	DESCRIPTION	DETAIL / SHEET
10.1	NOT USED	

MATERIAL NOTES

- HATCH PATTERNS REPRESENTED ARE DIAGRAMMATIC AND DO NOT REPRESENT PAVING PATTERNS.
- ALL VENEER, TREATMENT, OR TEXTURE TO CONTINUE A MINIMUM 6" BELOW FINISH GRADE UNLESS NOTED OTHERWISE.
- SHOP DRAWINGS FOR ALL STEP, PAVING AND METALWORK LAYOUTS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT BEFORE FABRICATION.
- ANY MATERIALS NOT SPECIFIED IN PLANS SHOULD BE REVIEWED WITH AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- PRICING MUST REFLECT IDENTIFIED MATERIAL SPECIFICATIONS AS OUTLINED. ANY DEVIATIONS OR SUBSTITUTES MUST BE APPROVED BY LANDSCAPE ARCHITECT.
- SITE FURNISHINGS, UNLESS SPECIFIED, ARE EXCLUDED FROM THIS SITE DESIGN PACKAGE.
- ALL PLANTING AREAS SHALL BE FULLY IRRIGATED. SEE IRRIGATION PLAN FOR MORE INFORMATION.
- SEE LIGHTING PLANS FOR LIGHTING LAYOUT AND FIXTURE SCHEDULES.
- QUANTITIES SHOWN IN DRAWINGS ARE FOR CONTRACTOR'S CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT MATERIAL TAKEOFFS BASED ON THIS PLAN.

KEYNOTES

- EXISTING TREE TO REMAIN
- BUILDING OVERHEAD, SEE ARCHITECTURE
- RIGHT OF WAY IMPROVEMENTS PER CIVIL
- EXISTING 20' SANITARY EASEMENT
- EXISTING 15' WATER EASEMENT



ARCHITECTS

HACKER

555 SE MLK Jr. Blvd. Suite 501, Portland, OR 97214

CONSULTANT

GW

GROUND WORKSHOP
5744 E Burnside St. #103
Portland, OR 97215
503.244.7415
groundworkshop.net

REGISTERED ARCHITECT
NOT FOR CONSTRUCTION
LANDSCAPE ARCHITECT

REVISION NO. _____ DATE _____

KEY PLAN - (NTS)

TRUE NORTH PLAN NORTH

Level WTC Multifamily

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

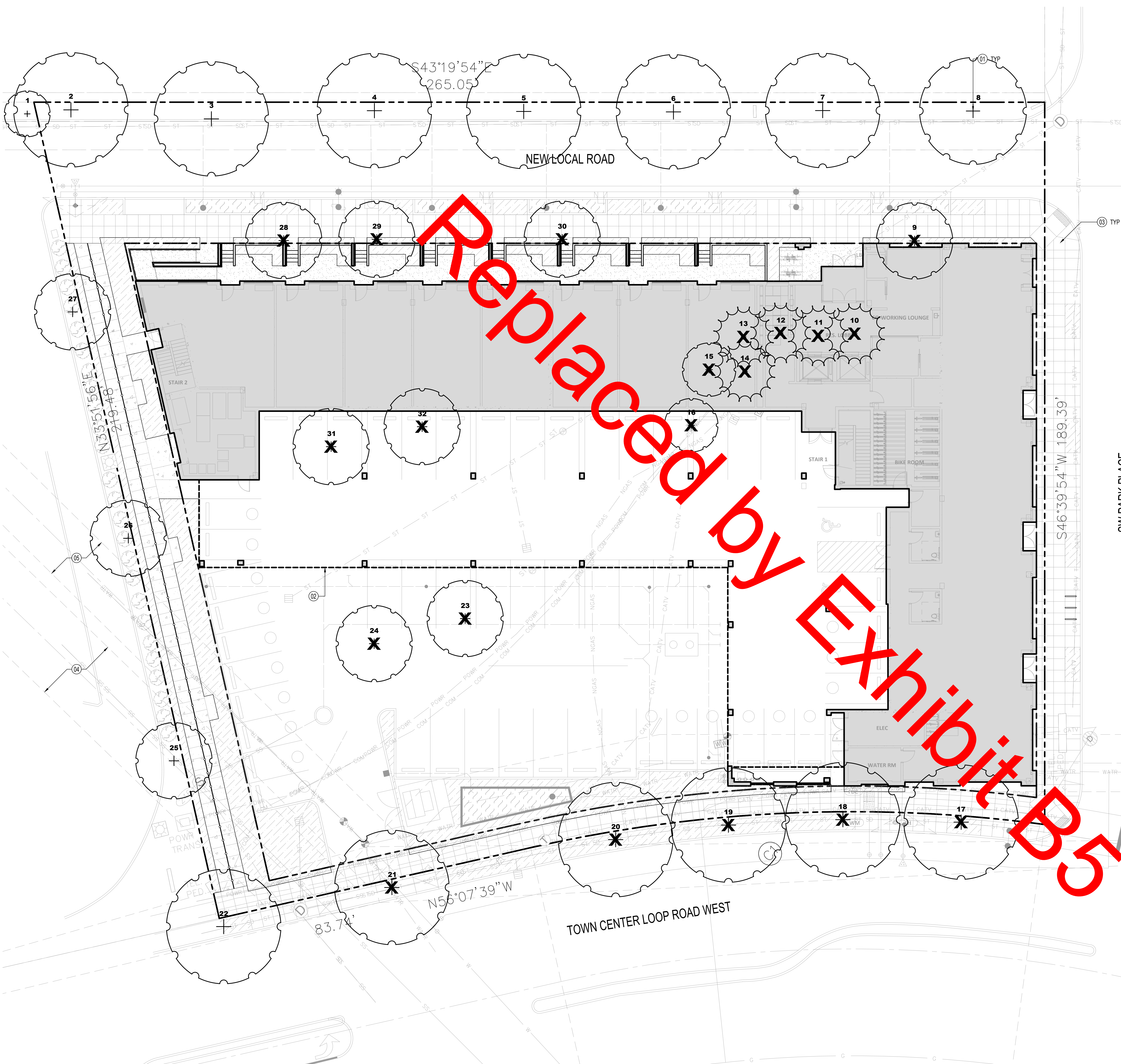
ISSUANCE
LAND USE REVIEW
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02219

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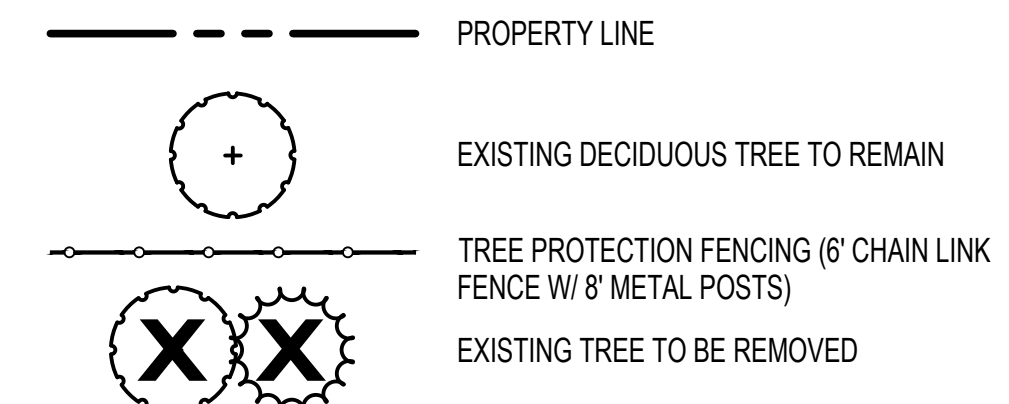
SCALE
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DRAWING TITLE
Materials Plan

SHEET NUMBER
L200



LANDSCAPE LEGEND



EXISTING TREE TABLE

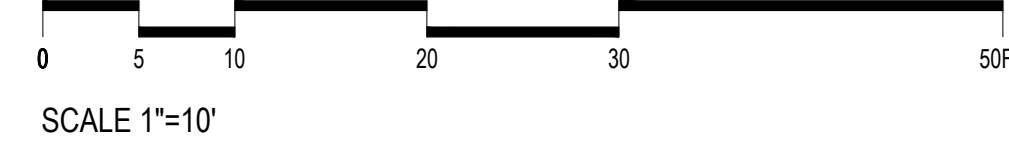
TREE #	BOTANICAL NAME / COMMON NAME	DBH	CROWN RADIUS	CONDITION HEALTH	CONDITION STRUCTURE	LOCATION NOTES
1	RED MAPLE ACER RUBRUM	5"	6'	GOOD	FAIR	OFF SITE
2	RED MAPLE ACER RUBRUM	14"	15'	GOOD	FAIR	
3	RED MAPLE ACER RUBRUM	18"	15'	FAIR	POOR	
4	RED MAPLE ACER RUBRUM	16"	15'	FAIR	POOR	
5	RED MAPLE ACER RUBRUM	16"	15'	POOR	POOR	
6	RED MAPLE ACER RUBRUM	16"	15'	FAIR	POOR	
7	RED MAPLE ACER RUBRUM	13"	15'	FAIR	POOR	
8	RED MAPLE ACER RUBRUM	13"	14'	FAIR	POOR	
9	ZELKOVA ZELKOVA SERRATA	15"	10'	FAIR	POOR	
10	WESTERN RED CEDAR THUJA PLICATA	14"	8'	POOR	FAIR	
11	WESTERN RED CEDAR THUJA PLICATA	12"	8'	POOR	FAIR	
12	WESTERN RED CEDAR THUJA PLICATA	17"	8'	POOR	FAIR	
13	WESTERN RED CEDAR THUJA PLICATA	20"	8'	POOR	FAIR	
14	WESTERN RED CEDAR THUJA PLICATA	19"	8'	POOR	FAIR	
15	DOGWOOD CORNUS SPP.	8"	7'	GOOD	GOOD	
16	DOGWOOD CORNUS SPP.	5"	7'	GOOD	GOOD	
17	RED MAPLE ACER RUBRUM	23"	15'	FAIR	POOR	
18	RED MAPLE ACER RUBRUM	23"	15'	FAIR	POOR	
19	RED MAPLE ACER RUBRUM	23"	15'	FAIR	POOR	
20	RED MAPLE ACER RUBRUM	18"	15'	DEAD	FAILED	
21	RED MAPLE ACER RUBRUM	23"	15'	FAIR	POOR	
22	RED MAPLE ACER RUBRUM	10"	15'	FAIR	FAIR	
23	ZELKOVA ZELKOVA SERRATA	12"	10'	FAIR	POOR	
24	ZELKOVA ZELKOVA SERRATA	14"	10'	FAIR	POOR	OFF SITE
25	BRADFORD PEAR PYRUS CALLERYANA	16"	10'	FAIR	POOR	OFF SITE
26	BRADFORD PEAR PYRUS CALLERYANA	13"	10'	FAIR	POOR	OFF SITE
27	BRADFORD PEAR PYRUS CALLERYANA	13"	10'	FAIR	POOR	
28	ZELKOVA ZELKOVA SERRATA	14"	10'	FAIR	POOR	
29	ZELKOVA ZELKOVA SERRATA	14"	10'	FAIR	POOR	
30	ZELKOVA ZELKOVA SERRATA	14"	10'	FAIR	POOR	
31	ZELKOVA ZELKOVA SERRATA	18"	10'	FAIR	POOR	
32	ZELKOVA ZELKOVA SERRATA	18"	10'	FAIR	POOR	

GENERAL TREE REMOVAL AND PRESERVATION NOTES

- SEE ARBORIST REPORT FOR ADDITIONAL INFORMATION.
- TREE PROTECTION LINE REPRESENTS AN ESTIMATED ROOT PROTECTION ZONE. THE ROOT PROTECTION ZONE IS A CIRCULAR AREA AROUND A TREE THAT IS BASED ON THE DIAMETER OF THE TREE. EACH 1 INCH DIAMETER OF PRESERVED TREE CALIPER EQUALS 1 FOOT RADIUS FOR TREE PROTECTION ZONE FROM FACE OF TRUNK.
- CONTRACTOR RESPONSIBLE FOR GROUND-TRUTHING AND STAKING TREE PROTECTION LINE FOR PROJECT LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- CONTRACTOR RESPONSIBLE FOR FLAGGING PRESERVED TREES FOR PROJECT LANDSCAPE ARCHITECT REVIEW PRIOR TO CONSTRUCTION.
- LANDSCAPING WITHIN THE TREE PROTECTION ZONES SHALL OCCUR BY HAND ACCORDING TO THE FOLLOWING SPECIFICATIONS:
 - REMOVAL OF UNWANTED VEGETATION SHALL OCCUR BY HAND REMOVAL OR WITH AN APPROVED HERBICIDE ACCORDING TO LABEL DIRECTIONS WITHIN THE DRIP LINES OF THE TREES TO BE RETAINED.
 - PLANTING WITHIN THE TREE DRIP LINES SHALL OCCUR BY HAND WITH THE NEW PLANTING ADJUSTED AS NEED TO AVOID DAMAGE TO ROOTS OVER 1-INCH DIAMETER.
 - THE WATER REGIME REQUIRED FOR NEW PLANTINGS SHALL BE CONSISTENT WITH THE WATER REQUIREMENTS OF ADJACENT TREES SO AS NOT TO SIGNIFICANTLY ALTER PRE-CONSTRUCTION SOIL MOISTURE LEVELS. IRRIGATION WITHIN THE TREE DRIP LINES SHALL NOT BE TRENCHED AND SHALL ONLY BE APPLIED TO ALLOW ESTABLISHMENT OF SPECIFIC PLANTINGS. DRIP IRRIGATION IS REQUIRED.

KEYNOTES

- EXISTING TREE TO REMAIN, TYP.
- BUILDING OVERHEAD, SEE ARCHITECTURE
- RIGHT OF WAY IMPROVEMENTS PER CIVIL
- EXISTING 20' SANITARY EASEMENT
- EXISTING 15' WATER EASEMENT



ARCHITECTS
HACKER
 555 SE MLK, Jr. Blvd, Suite 501, Portland, OR 97214
 CONSULTANT
GW
 GROUND WORKSHOP
 5/44 E Burnside St, #103
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 503.244.7416
 groundworkshop.net

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 LANDSCAPE ARCHITECT
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 LANDSCAPE ARCHITECTS

REVISION NO. DATE

KEY PLAN - (NTS)

TRUE PLAN NORTH NORTH

Level WTC
 Multifamily

LEVEL DEVELOPMENT
 29690 SW Town Center Loop W
 Wilsonville, OR 97070

ISSUANCE
 LAND USE REVIEW

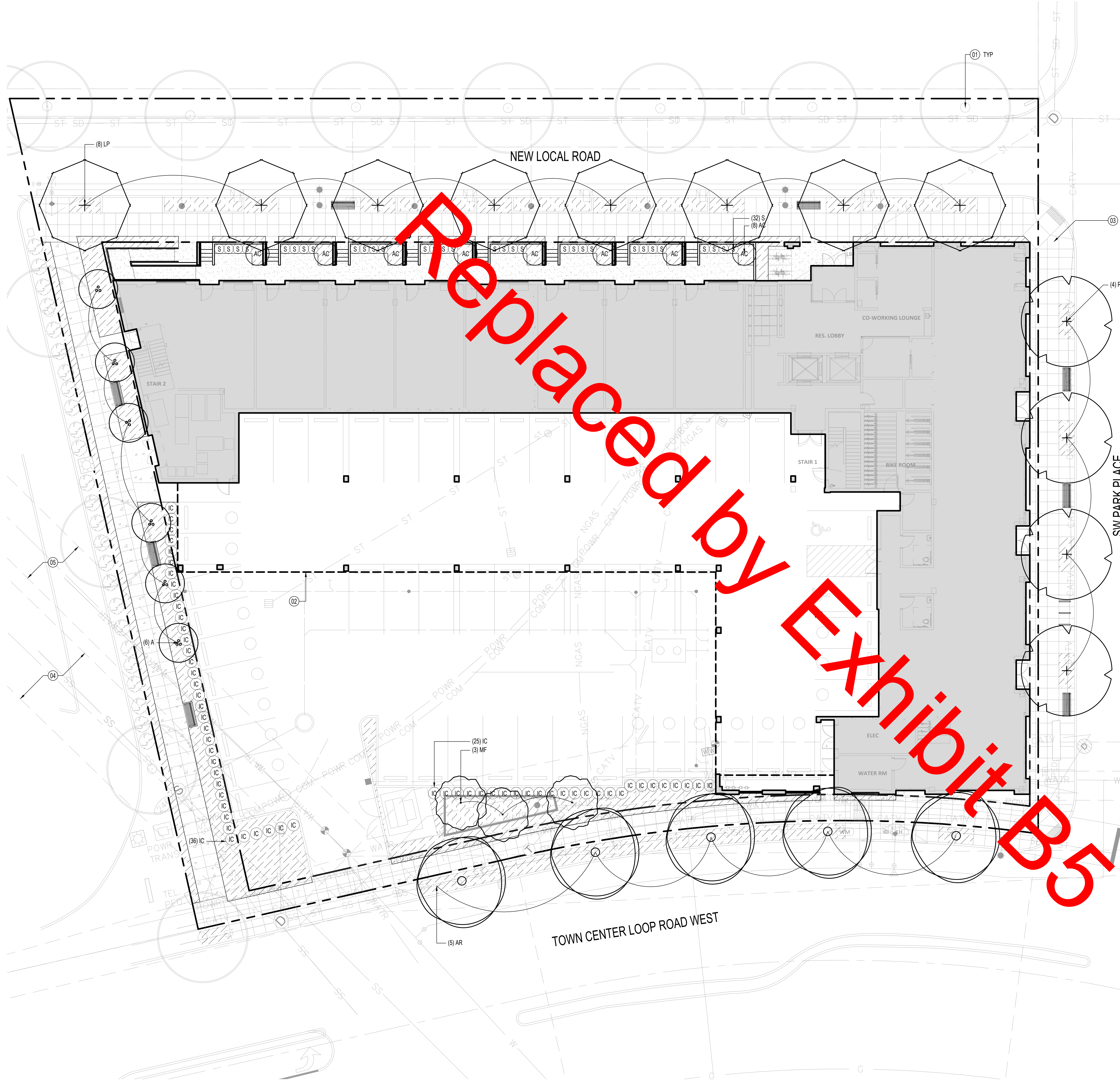
PROJECT NUMBER
 02219

DATE
 4/28/2023

SCALE
 As indicated

DRAWING TITLE
 Tree Preservation and
 Removal Plan

SHEET NUMBER
L500



PLANTING SCHEDULE

STREET TREES					
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER NEED	QTY.
AR	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	2" CAL	30' O.C. MAX	MOD.	5
LP	LIRIODENDRON TULIPIFERA 'FASTIGIATA' COLUMNAR TULIP TREE	2" CAL	30' O.C. MAX	MOD.	8
RP	RHAMNUS PURSHIANA CASCARA	2" CAL	30' O.C. MAX	MOD.	4

ON-SITE TREES					
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER NEED	QTY.
A	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' AUTUMN BRILLIANCE SERVICEBERRY	10'-12" HT.	AS SHOWN	MOD.	6
MF	MALUS FUSCA WESTERN CRABAPPLE	10'-12" HT.	AS SHOWN	MOD.	3

SHRUBS					
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER NEED	QTY.
AC	ACER CIRCINATUM VINE MAPLE	10'-12" HT.	AS SHOWN	MOD.	7
IC	ILEX CRENATA 'SOFT TOUCH' SOFT TOUCH JAPANESE HOLLY	5 GAL.	36" O.C.	MOD.	61
S	SARCOCOCCA HOOKERIANA 'DIGYNA' DWARF SWEETBOX	5 GAL.	30" O.C.	MOD.	32

GRASSES, PERENNIALS, AND GROUNDCOVERS					
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER NEED	QTY.
MP	MIXED GRASSES, PERENNIALS, AND GROUNDCOVERS	SEE BELOW	SEE BELOW		3,303 SF
	ACHILLEA MILLEFOLIUM 'CALISTOGA' YARROW	1 GAL.	18" O.C.	LOW	
	ARCTOSTOPHYLOS UVA-URSI KINNICKINNICK	1 GAL.	3' O.C.	LOW	
	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL.	18" O.C.	LOW	
	LIRIOPE MUSCARI LIRIOPE	1 GAL.	12" O.C.	LOW	
	PACHYSANDRA TERMINALIS JAPANESE PACHYSANDRA	1 GAL.	12" O.C.	LOW	
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	30" O.C.	LOW	
	RUDBECKIA FULGIDA 'GOLDSTRUM' BLACK EYED SUSAN	1 GAL.	18" O.C.	LOW	
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL.	18" O.C.	LOW	

STORMWATER PLANTING SCHEDULE

HERBACEOUS PERENNIALS					
SYM.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING	WATER NEED	QTY.
MH	MIXED HERBACEOUS PERENNIALS	SEE BELOW	SEE BELOW		519 SF
	CAMAS LEICHTLENI CAMAS	1 GAL.	12" O.C.	LOW	
	CAREX Densa DENSE SEDGE	1 GAL.	12" O.C.	LOW	
	JUNCUS PATENS SPREADING RUSH	1 GAL.	12" O.C.	LOW	

PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE FOR DETERMINING EXACT PLANT QUANTITIES REQUIRED BASED ON THIS PLAN. QUANTITIES SHOWN IN PLANT CALLOUTS ARE FOR CONTRACTOR'S CONVENIENCE ONLY AND THE NUMBER OF ACTUAL PLANT SYMBOLS SHOWN SHALL TAKE PRECEDENCE IN THE CASE OF DISCREPANCIES.
- ALL NEW TREES ARE TO MEET THE QUALITY AND MAINTENANCE STANDARDS SET FORTH IN CITY OF WILSONVILLE CODE 4.620.00 (03) AND 4.620.00 (04)
- ALL PLANTING AREAS TO BE FULLY IRRIGATED WITH A PERMANENT BUILT-IN, HIGH EFFICIENCY, AUTOMATIC IRRIGATION SYSTEM.
- ALL PLANTS TO BE LAID OUT BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
- CLEAR PROPOSED PLANTING AREAS OF ALL INVASIVE PLANTS PRIOR TO PLANTING. CONTACT LANDSCAPE ARCHITECT IF THERE ARE PLANTS THAT ARE QUESTIONABLE TO BE REMOVED.
- ALL NEW PLANTING AREAS SHALL RECEIVE 8-INCHES OF IMPORTED AND AMENDED TOPSOIL.

KEYNOTES

- EXISTING TREE TO REMAIN, TYP.
- BUILDING OVERHEAD, SEE ARCHITECTURE
- RIGHT OF WAY IMPROVEMENTS PER CIVIL
- EXISTING 20' SANITARY EASEMENT
- EXISTING 15' WATER EASEMENT

ARCHITECTS

HACKER

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CONSULTANT

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REVISION NO. _____ DATE _____

KEY PLAN - (NTS)



Level WTC Multifamily

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

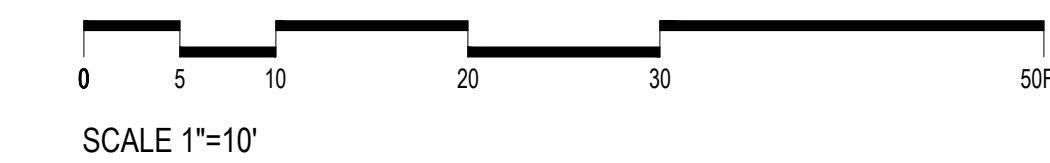
ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
02219

DATE
4/28/2023

SCALE
As indicated

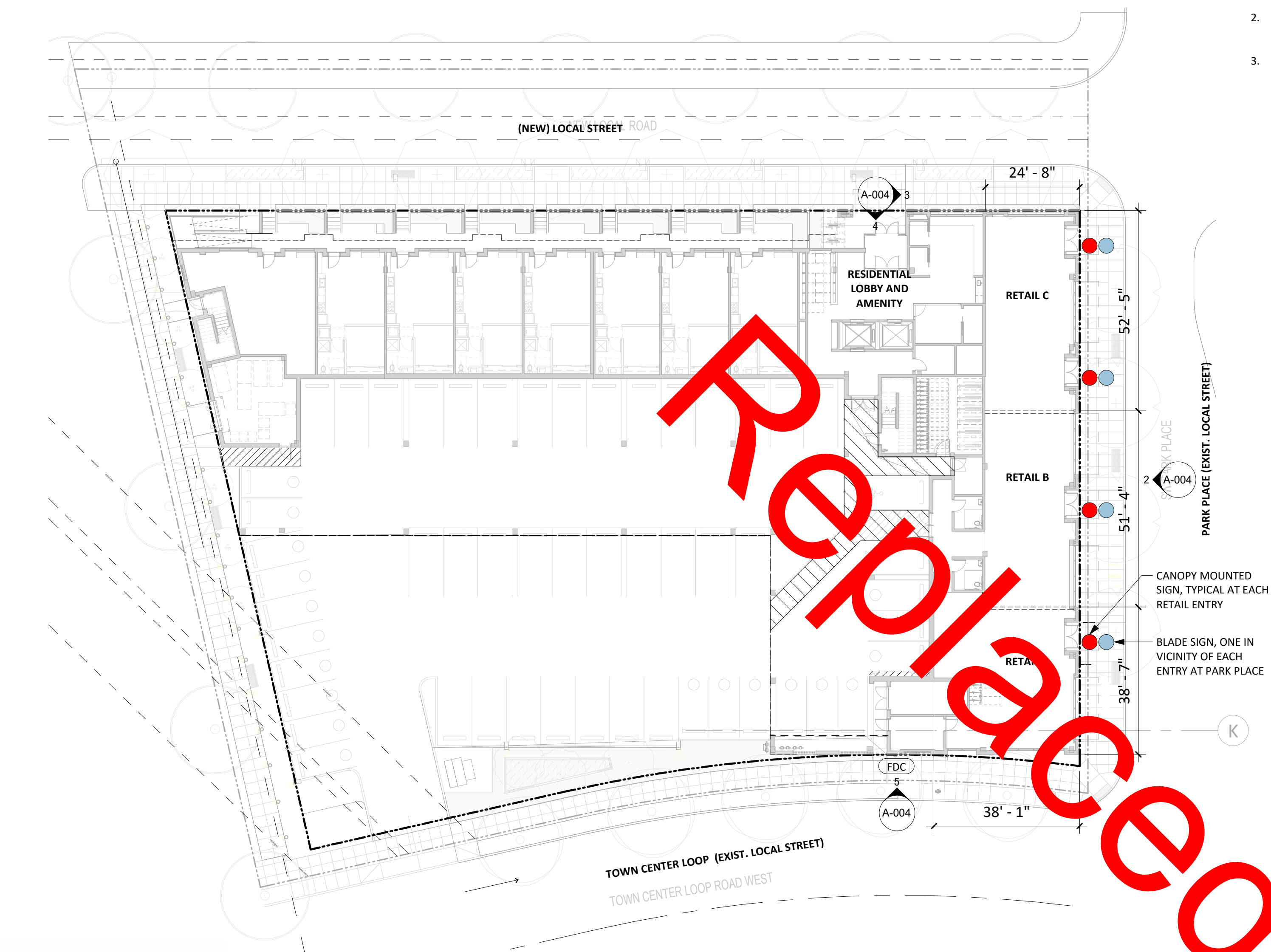
DRAWING TITLE
Planting Plan

SHEET NUMBER
L510



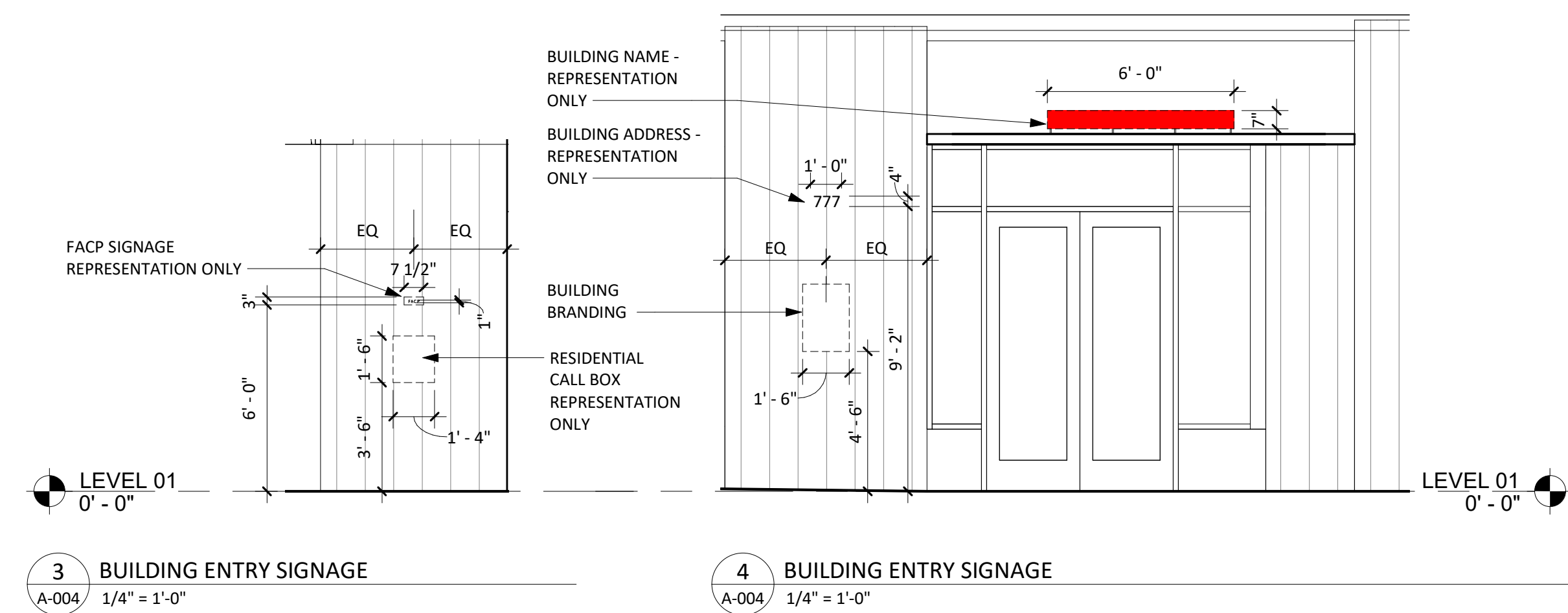
GENERAL NOTES - SIGNAGE PLAN

- 1. 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 EXHIBIT A-004 FOR DESIGN GUIDELINES AND MATERIALS.
2. FUTURE COMMERCIAL TENANT SIGNAGE LOCATIONS INDICATED ON DRAWINGS 1/A-004 AND 2/A-004



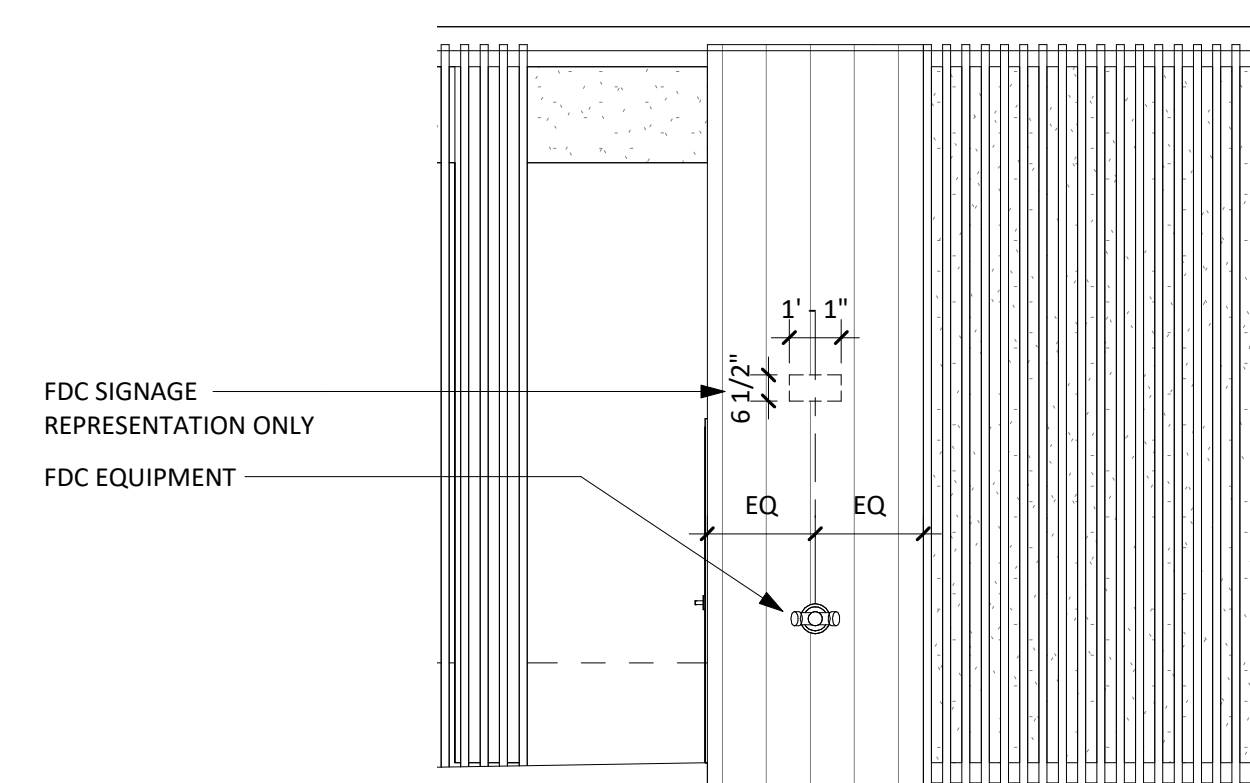
1 SIGNAGE PLAN A-004 3/64" = 1'-0"

2 PARK PLACE SIGNAGE ZONE A-004 3/32" = 1'-0"

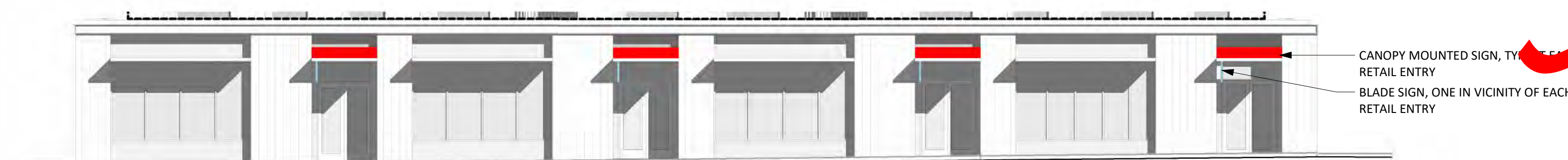


3 BUILDING ENTRY SIGNAGE A-004 1/4" = 1'-0"

4 BUILDING ENTRY SIGNAGE A-004 1/4" = 1'-0"



5 FIRE DEPARTMENT CONNECTION SIGNAGE A-004 1/4" = 1'-0"



MASTER SIGN PLAN DOCUMENTATION

PAGE 1 OF 5

MASTER SIGN PLAN

To ensure design integrity of WTC-01 (project name yet to be determined), all procedural guidelines for tenant signage work as specified will be required. All proposed design solutions must be reviewed and approved by Landlord and the City of Wilsonville prior to fabrication. It will be Tenant's responsibility to provide a copy of 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 tenants in creating a retail design solution that highlights their product or service while also reinforcing the design excellence of WTC-01 as a whole. This criteria aims to support tenants throughout the design review process and establish a shared understanding and objective for the visual presentation 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 situated in WTC-01 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 elevations as indicated, and is the specific area in which Tenant Signage must be installed. Tenant signs must be limited to the specific Tenant side of Lease Line as indicated on each facade. As tenant demising walls change, minor revisions to location will be required. All retail signage 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 throughout the building. All primary signage will be limited to trade names and logos.

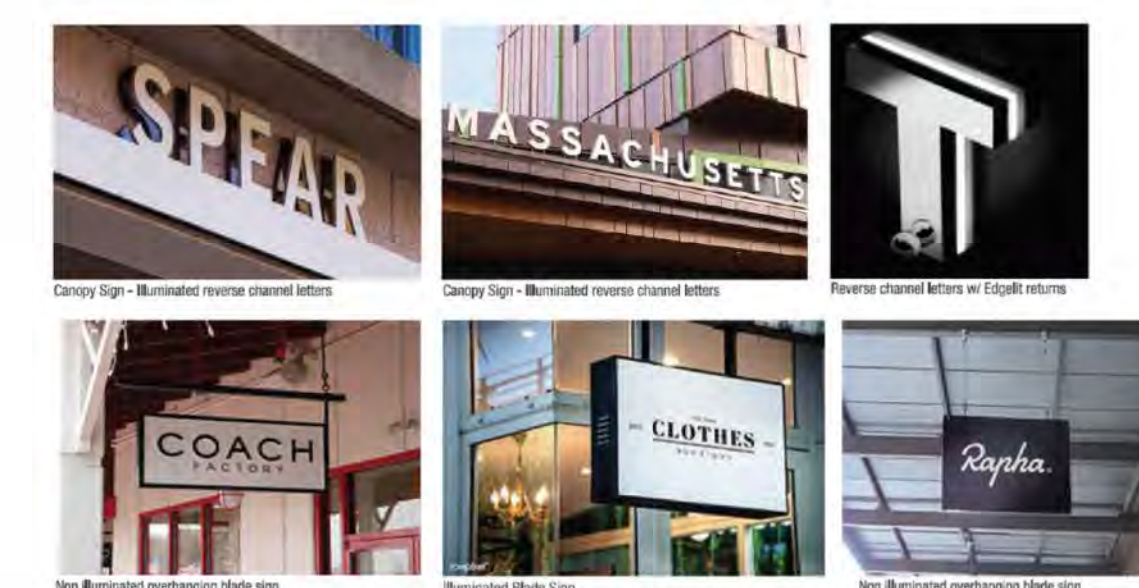
FORMAT, FABRICATION, COLOR, AND LIGHTING OF SIGNAGE The design format, construction techniques, and intricacies of a retail sign program facilitate its seamless integration into the building, while also enabling the Tenant's branding identity to be distinctly visible. Adhering to the aforementioned standards,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

PAGE 2 OF 5

ACCEPTABLE LOCATIONS

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

ACCEPTABLE FORMAT & 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 elevations below.



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 color(s) which 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. (Example: bronze, stainless steel, etc.)
- All sign structure colors / finishes should be complementary to the building.
- Paint finish and architectural materials that connect to the building architecture should reflect the materials / color palette of the building
- Color Material finishes will be reviewed and approved by Landlord.

ACCEPTABLE LIGHTING

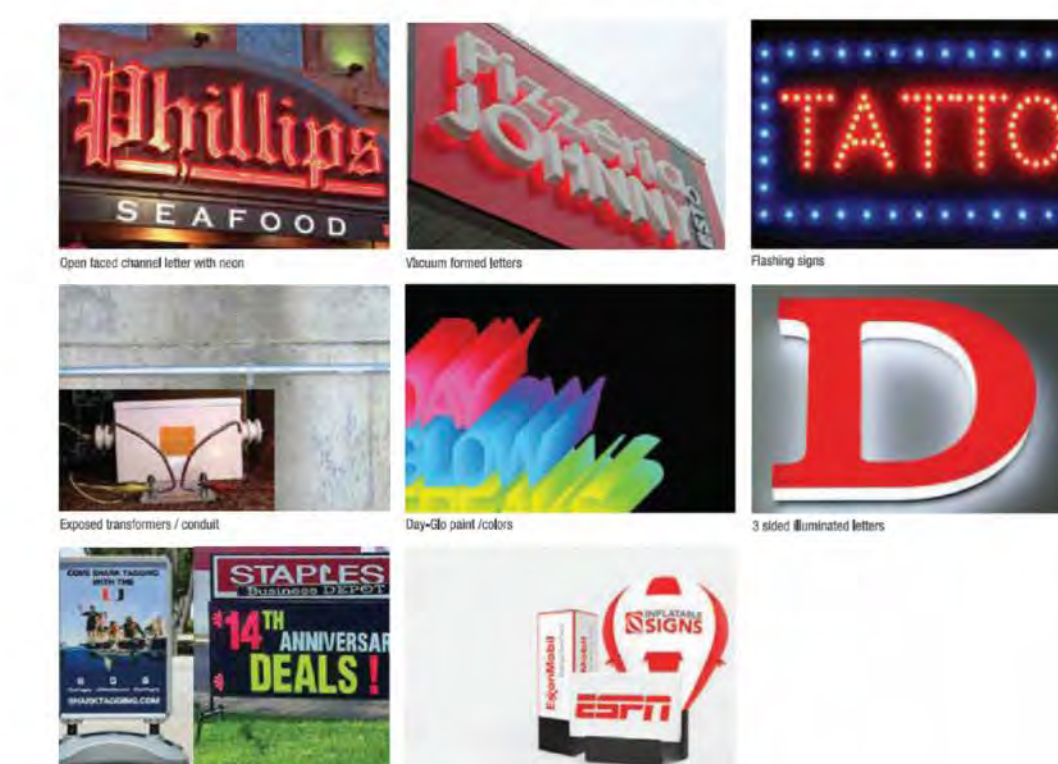
- Custom armature with integrated light fixtures.
- Internally illuminated sign cabinets that illuminate the logor/word mark and not the overall sign panel.
- Canopy signs may be unlit, indirectly lit, or backlit. Canopy signs shall only backlight individual letters, logos and/or wordmarks. The entire sign cabinet shall not be backlit.
- All signs are limited to the use of energy-efficient lighting: LED.
- Blade Signs can be non-illuminated or illuminated.

PAGE 3 OF 5

UNACCEPTABLE LOCATIONS

Any signage applied directly to the building that does not comply with the outlined standard

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 (different than portable signs below).



UNACCEPTABLE FABRICATION METHODS AND MATERIALS

- Unpainted steel or other unfinished metals except for stainless steel or bronze.
- Vacuum formed plastic letters, logos, and word marks.
- Any fabrication with exposed fasteners, unless architecturally integral to the sign, building, and review and approved by the Landlord.
- There should be limited visibility of exposed conduits, tubing and raceways. Transformers or related equipment shall be concealed where possible and not visible to the public.

UNACCEPTABLE COLORS

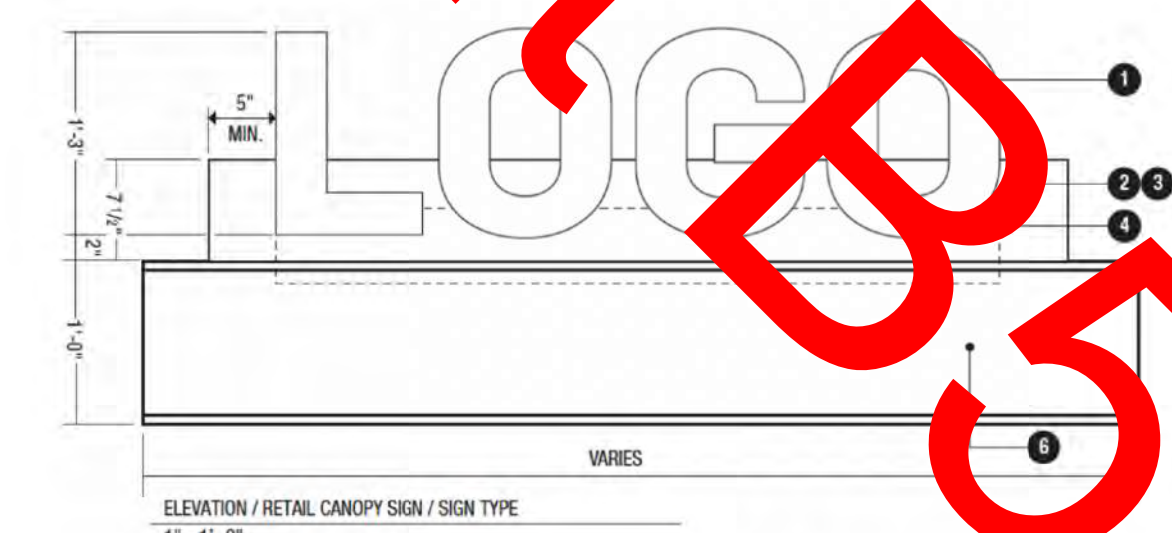
- Day-Glo or reflective paints.

UNACCEPTABLE LIGHTING

- Signs with flashing, strobe lights.

PAGE 4 OF 5

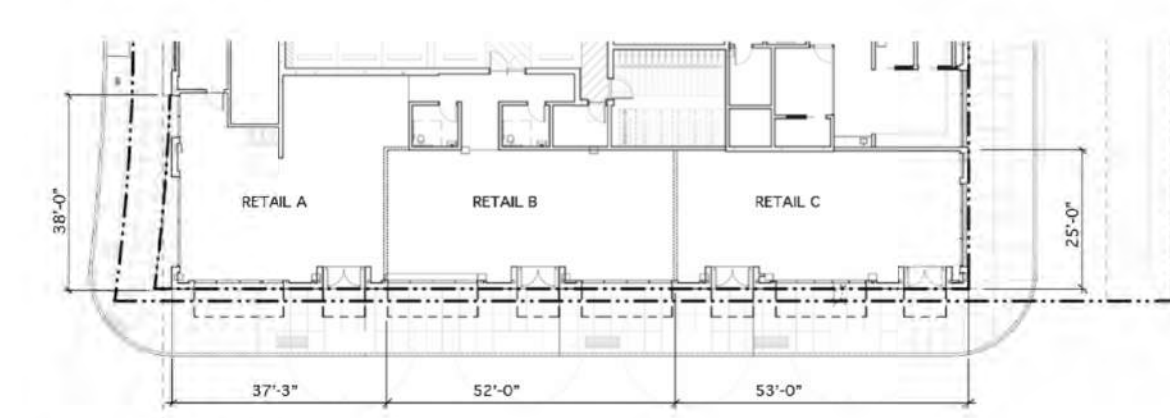
CANOPY SIGNAGE CONCEPT



- 1. FABRICATED ALUMINUM FRAMING FACE CHANNEL LETTERS. FACE LET ILLUMINATED W/ WHITE LED. CUT OUT FACE AND TRANSLUCENT ACRYLIC INSERT. COLOR OF FACE TO BE DETERMINED BY TENANT LOGO COLOR AND 1/2" LETTERS TO HAVE A MAX HEIGHT OF 3". BACK OF LETTERS TO BE FINISHED AND PAINTED TO MATCH RETAILING PANEL FACE. CLEAR POLYCARBONATE FACE TO BE FINISHED AND PAINTED TO MATCH TENANT BRAND COLOR. EXPLODED VIEW TO MATCH SUBMITTAL COLOR.
2. MOUNTING BRACKET & RACEWAY PROVIDED BY EACH TENANT. PAINT TO MATCH CANOPY COLOR. PAINT W/ MATHEWS PAINT SYSTEM. SEAM GLOSS FINISH.
3. LET FABRICATED CUSTOM 1/2" BRACKET TO CONCEAL MOUNTING SIGNAL LETTERS. LOGO TYPE ATTACH DIRECTLY TO 1/2" BRACKET WITH 8 SELF TAPPING SCREWS FROM INSIDE OF THE CHANNEL LETTERS.
4. SIGN COMP 1 PCE 1/2" NARROW CHANNEL LETTER RACEWAY #10701L. FINISH: OR. SAME PAINT TO MATCH SUBMITTAL AREA.
5. CONDUIT CONNECTING TO CANOPY. PAINT TO MATCH COLORING OF CANOPY.
6. EXTERIOR METAL FINISH.
ALL SCHEMS AND PARTS TO BE CONCEALED WHERE POSSIBLE AND PAINTED TO MATCH SUBMITTAL AREA. ANY PENETRATION THROUGH THE CANOPY ROOF TO BE SEALED TO MAINTAIN WATER TIGHT ROOF DECK.

PAGE 5 OF 5

GROUND FLOOR PLAN



PARK PLACE ELEVATION Canopy and blade signs will be located as drawn below. Only (1) canopy and (1) blade sign will be approved per tenant, but potential locations have been shown below.



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REVISION NO.

DATE

KEY PLAN - (NTS)

LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT 2960 SW Town Center Loop W Wilsonville, OR 97070

ISSUANCE LAND USE REVIEW 02219

PROJECT NUMBER

02219

DATE 4/28/2023

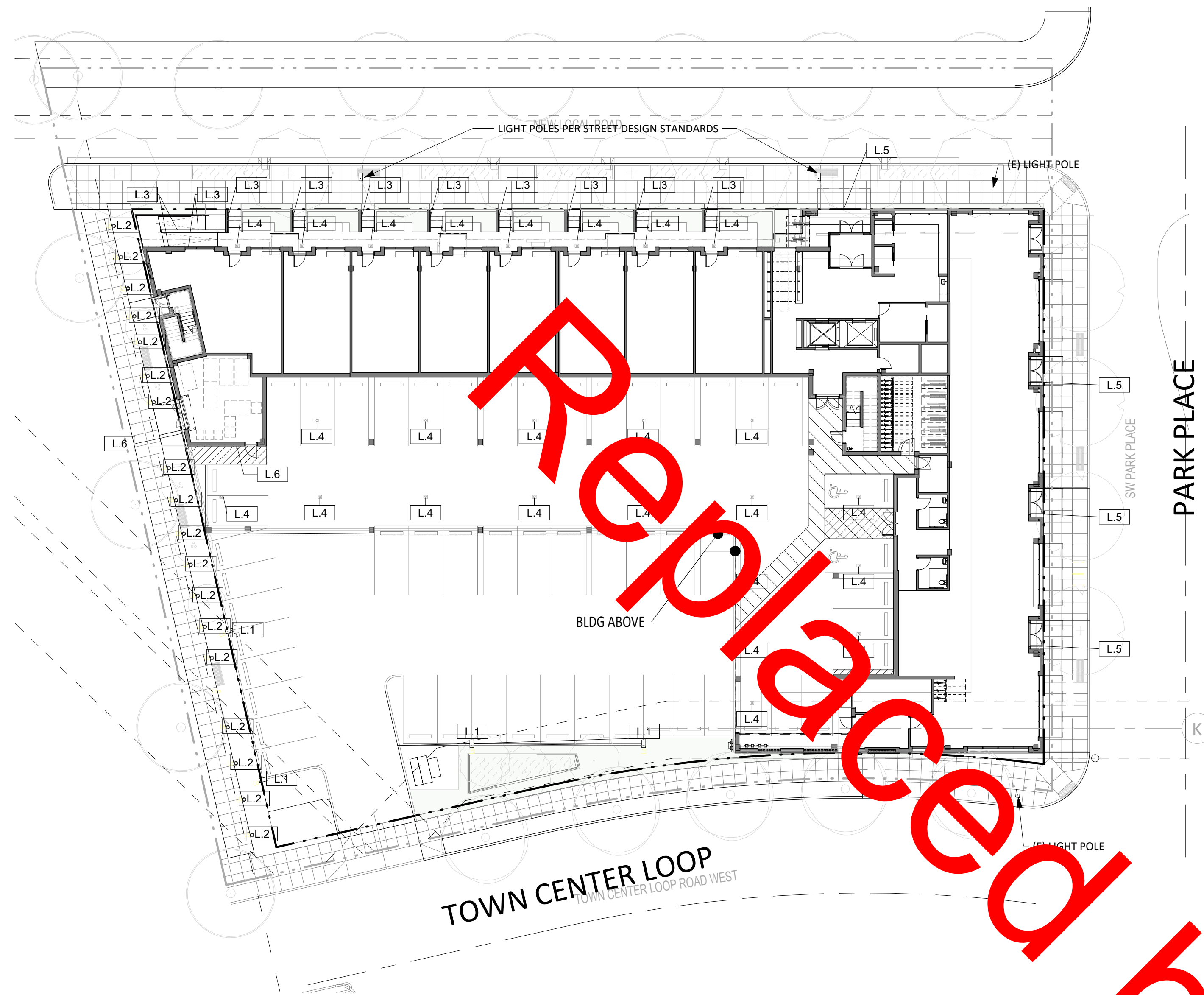
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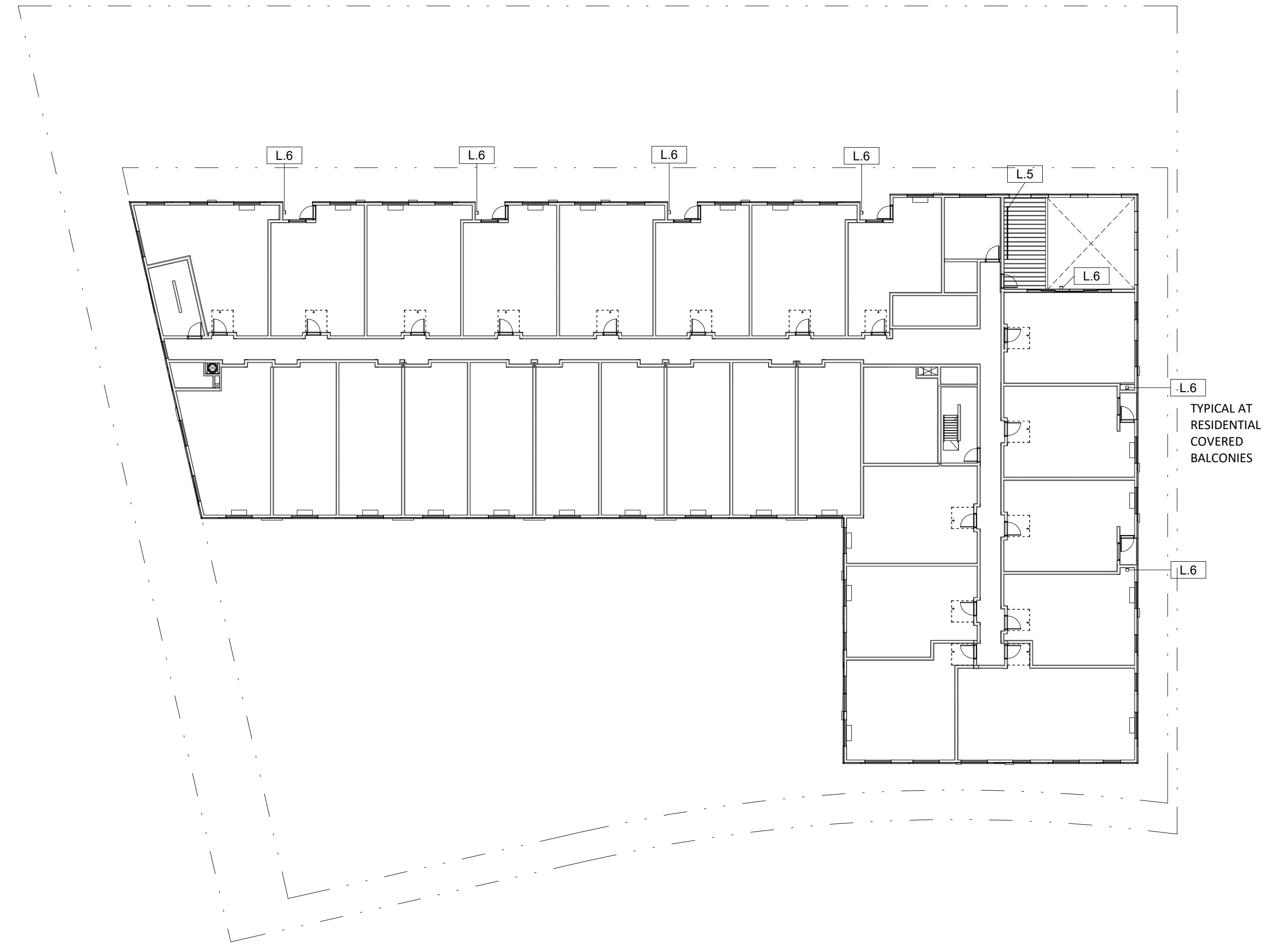
EXTERIOR SIGNAGE PLAN

SHEET NUMBER

A-004



1 SITE LIGHTING PLAN LEVEL 1
A-005 3/64" = 1'-0"



2 SITE LIGHTING PLAN - LEVEL 5
A-005 3/64" = 1'-0"

Replaced by Exhibit B5

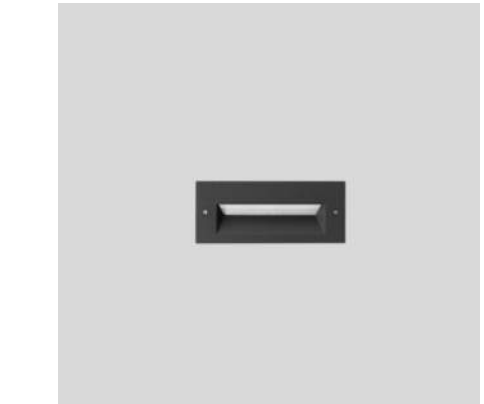
EXTERIOR LIGHT FIXTURE LEGEND



L.1 LED AREA LIGHT



L.2 LED BOLLARD LIGHT



L.3 LED RECESSED STEP LIGHT



L.4 LED RECESSED CAN LIGHT



L.5 LED RECESSED LINEAR LIGHT



L.6 LED WALL SCONCE

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KEY PLAN - (NTS)

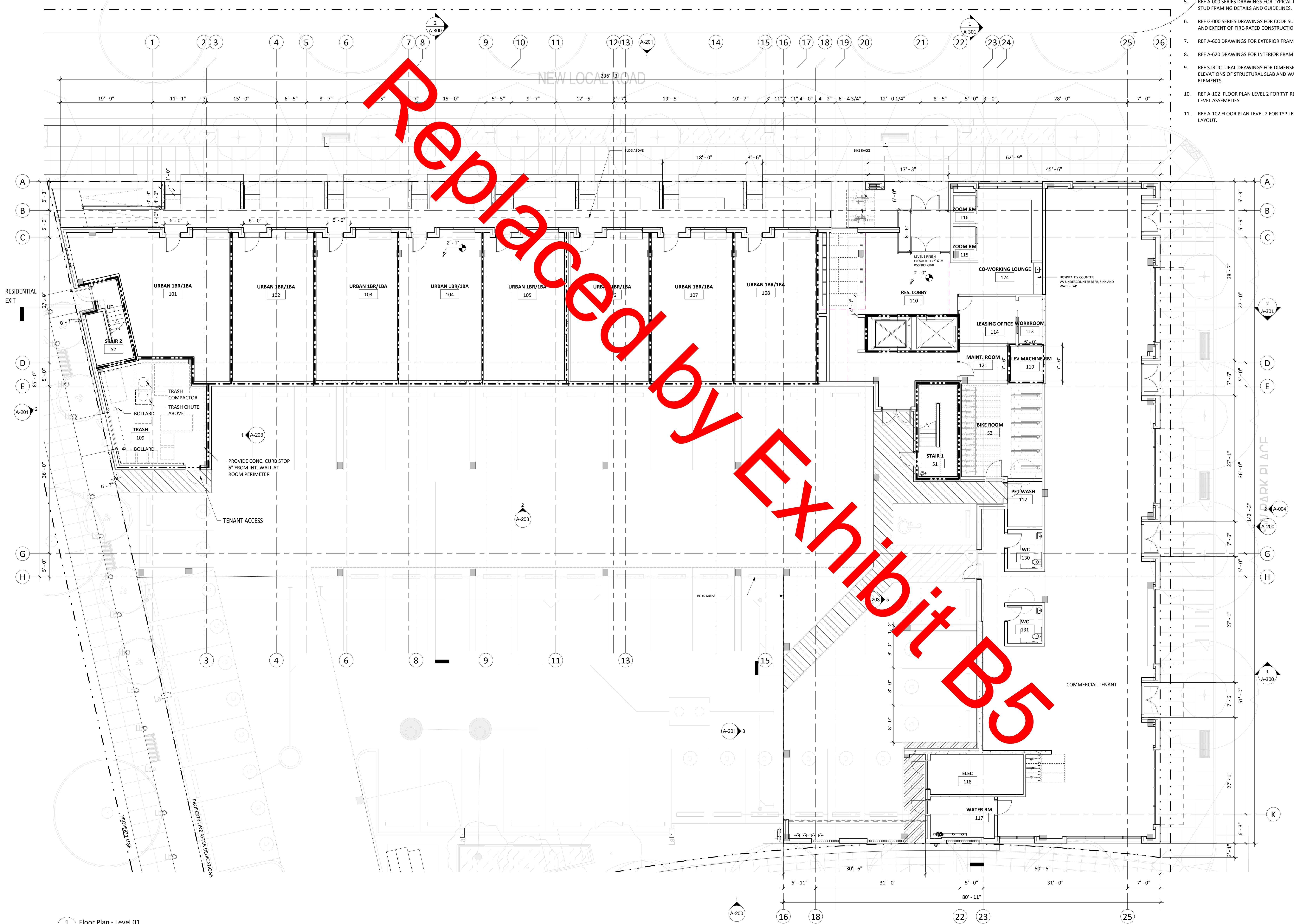
TRUE NORTH PLAN NORTH
**LEVEL WTC
MULTIFAMILY**

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070
ISSUANCE
LAND USE REVIEW
PROJECT NUMBER
02219
DATE
4/28/2023
SCALE
3/64" = 1'-0"
DRAWING TITLE
EXTERIOR LIGHTING PLAN

SHEET NUMBER
A-005

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
4. REF A-000 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES. IF WALL TYPE IS NOT NOTED IN THE PLAN THEN THE WALL TYPE SHALL BE
5. REF A-000 SERIES DRAWINGS FOR TYPICAL METAL STUD FRAMING DETAILS AND GUIDELINES.
6. REF G-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
7. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
8. REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
9. REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP RESIDENTIAL LEVEL ASSEMBLIES
11. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP LEVEL 3-4 LAYOUT.



Replaced by Exhibit B5

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REVISION NO.

DATE

KEY PLAN - (NTS)



**LEVEL WTC
MULTIFAMILY**

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
4/28/2023

SCALE
As indicated

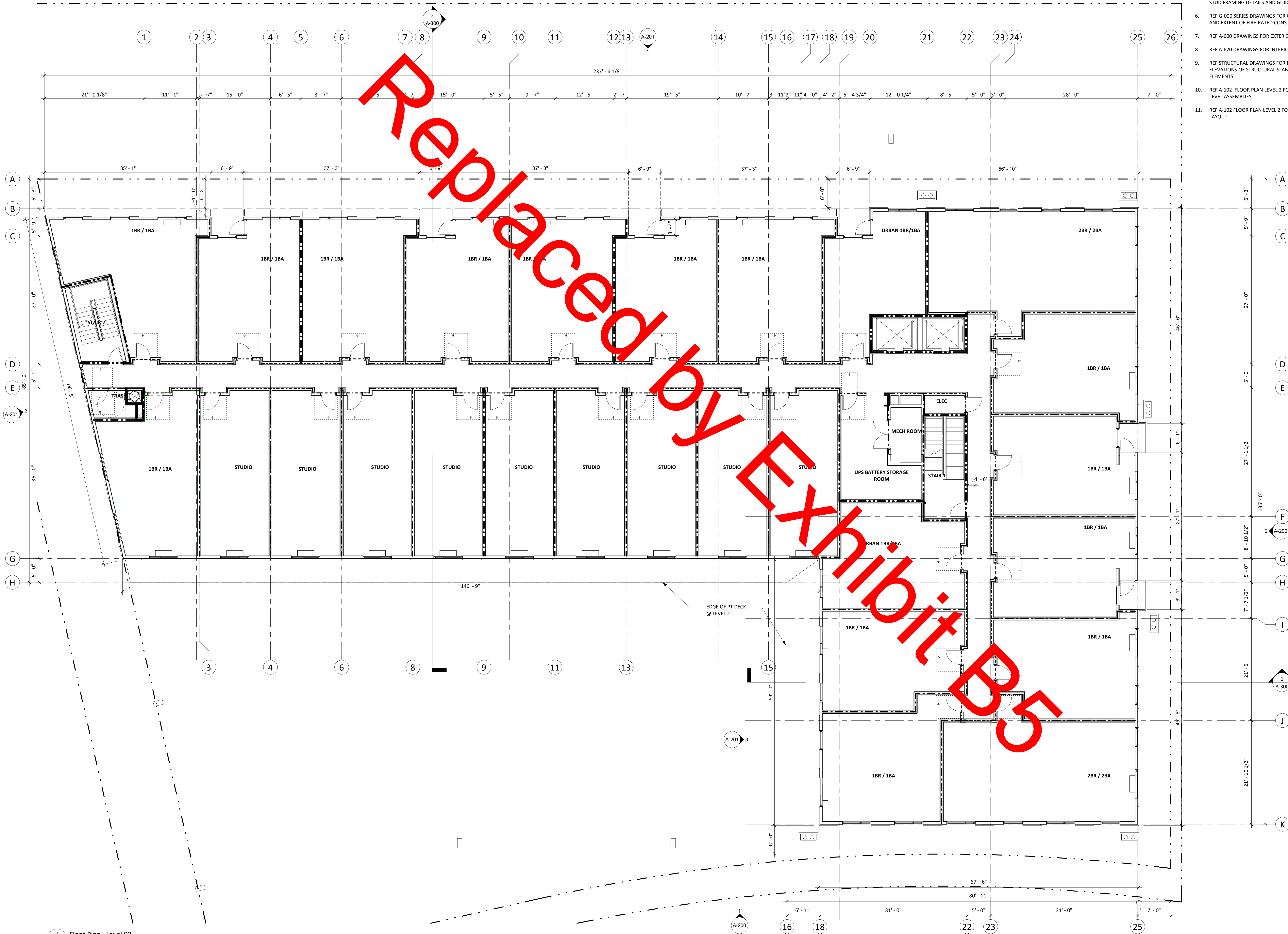
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LEVEL 1 FLOOR PLAN

SHEET NUMBER

A-101

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
4. REF A-000 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES. IF WALL TYPE IS NOT NOTED IN THE PLAN THEN THE WALL TYPE SHALL BE
5. REF A-000 SERIES DRAWINGS FOR TYPICAL METAL STUD FRAMING DETAILS AND GUIDELINES.
6. REF G-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
7. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
8. REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
9. REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP RESIDENTIAL LEVEL ASSEMBLIES
11. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP LEVEL 3-4 LAYOUT.



1 Floor Plan - Level 02
A-102 / 1/8" = 1'-0"

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REVISION NO.

DATE

KEY PLAN - (NTS)



LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
04/28/2023

SCALE
As Indicated

DRAWING TITLE

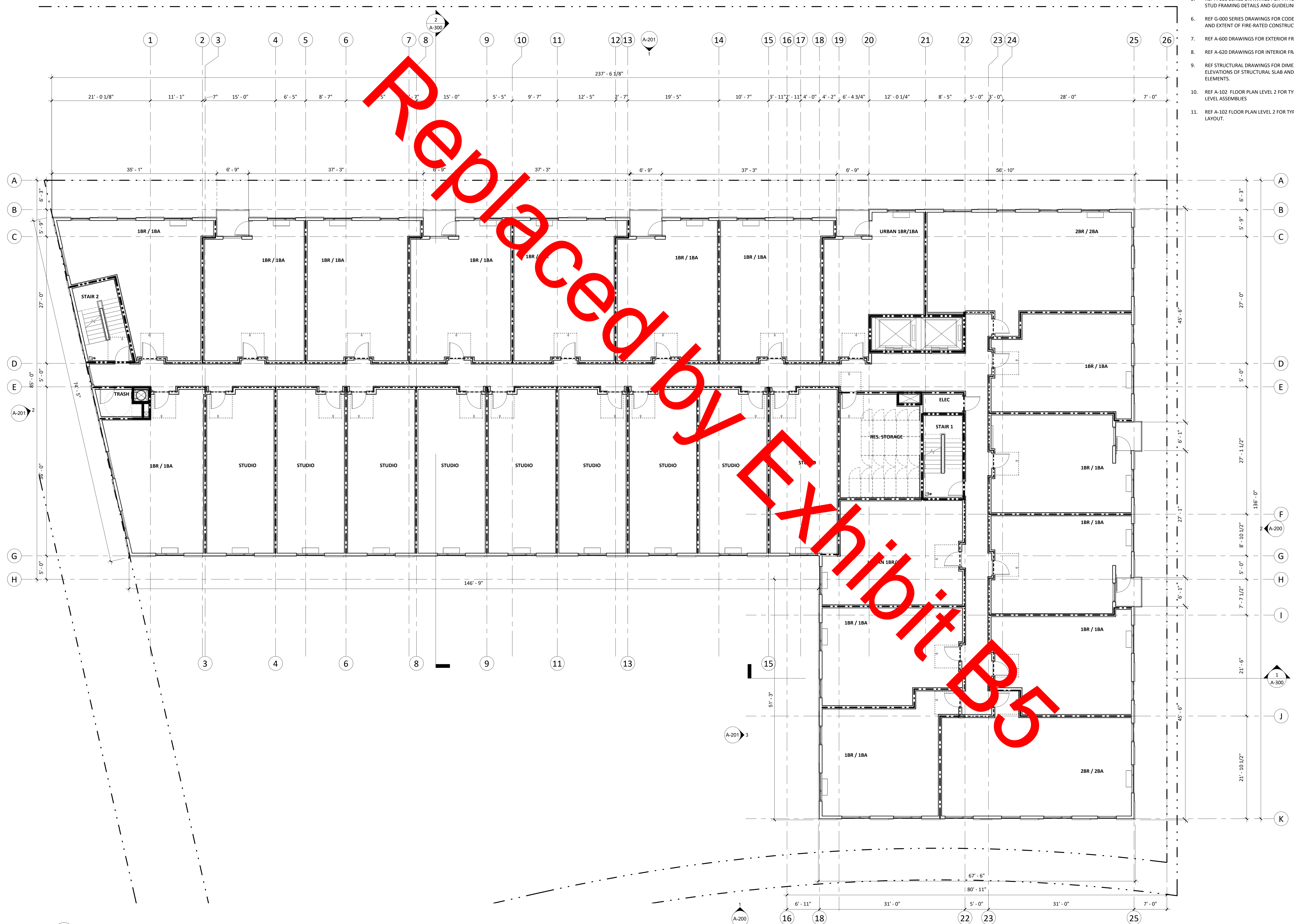
LEVEL 2 FLOOR PLAN

SHEET NUMBER

A-102

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
4. REF A-000 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES. IF WALL TYPE IS NOT NOTED IN THE PLAN THEN THE WALL TYPE SHALL BE
5. REF A-000 SERIES DRAWINGS FOR TYPICAL METAL STUD FRAMING DETAILS AND GUIDELINES.
6. REF G-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
7. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
8. REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
9. REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP RESIDENTIAL LEVEL ASSEMBLIES
11. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP LEVEL 3-4 LAYOUT.



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REVISION NO.

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KEY PLAN - (NTS)



LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
04/28/2023

SCALE
As indicated

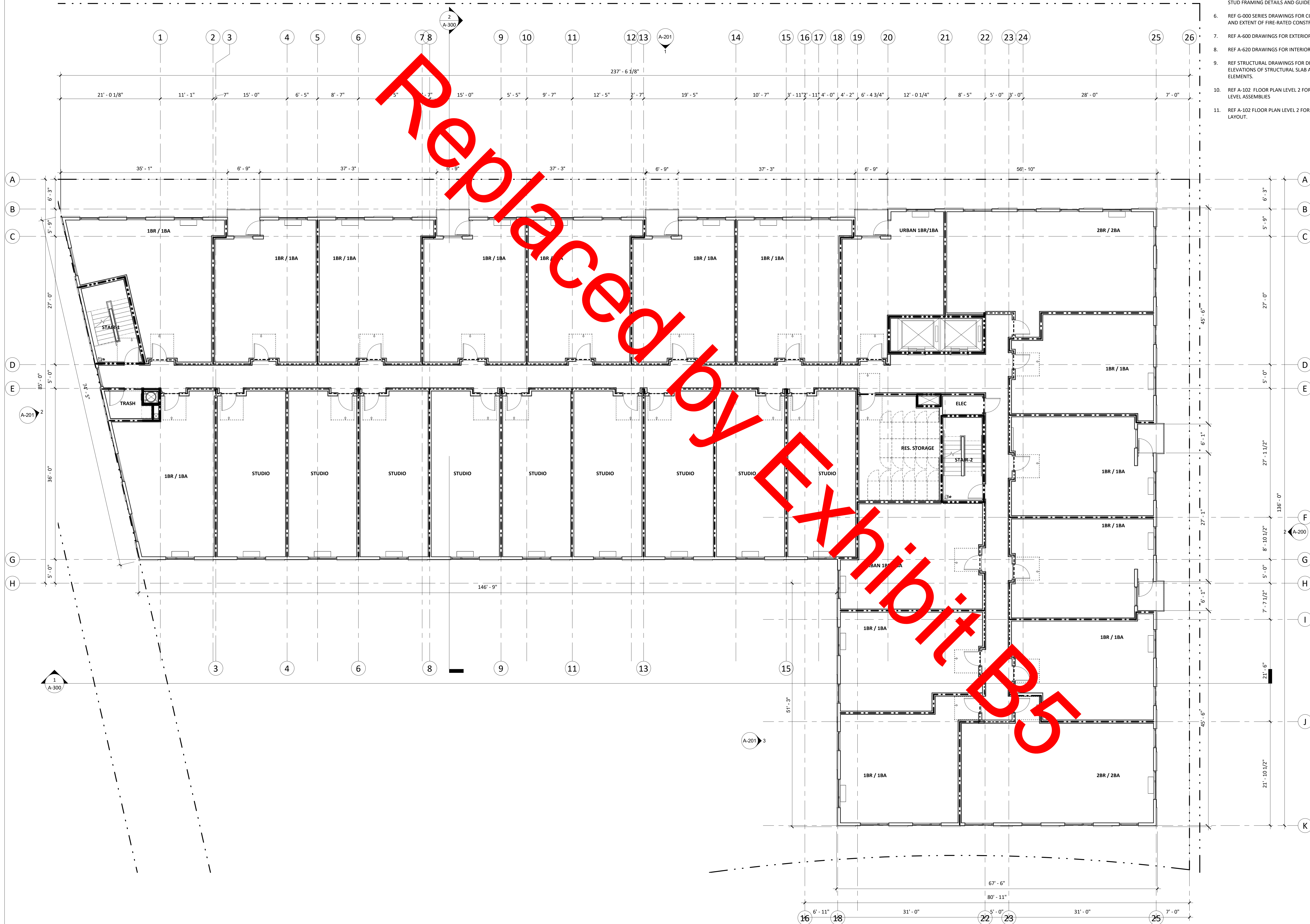
DRAWING TITLE
LEVEL 3 FLOOR PLAN

SHEET NUMBER

A-103

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
4. REF A-000 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES. IF WALL TYPE IS NOT NOTED IN THE PLAN THEN THE WALL TYPE SHALL BE
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6. REF G-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
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8. REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
9. REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP RESIDENTIAL LEVEL ASSEMBLIES
11. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP LEVEL 3-4 LAYOUT.



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NOT FOR CONSTRUCTION

REVISION NO.

DATE

KEY PLAN - (NTS)



LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
04/28/2023

SCALE
As indicated

DRAWING TITLE

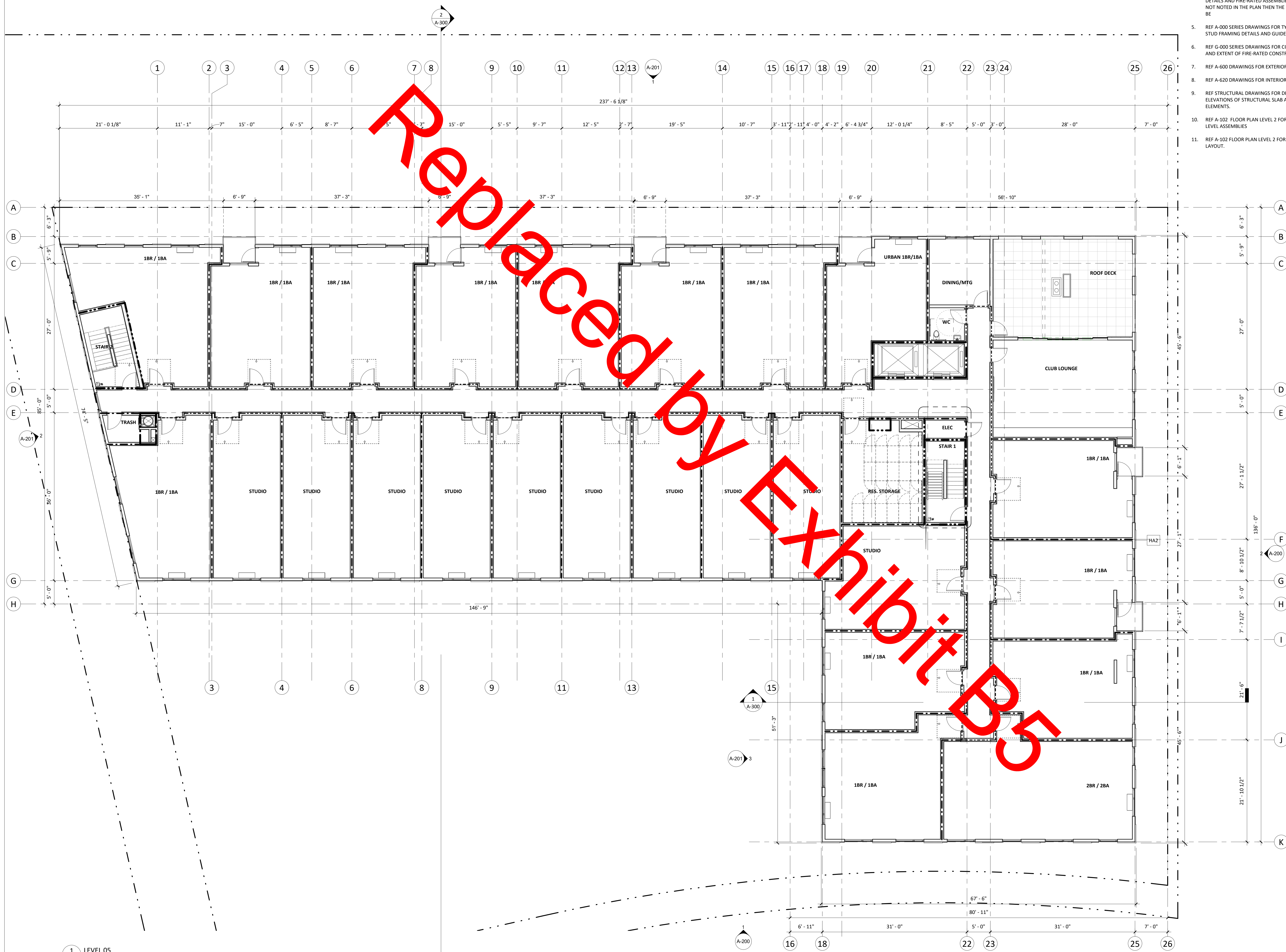
LEVEL 4 FLOOR PLAN

SHEET NUMBER

A-104

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
4. REF A-000 SERIES DRAWINGS FOR ALL WALL TYPE DETAILS AND FIRE-RATED ASSEMBLIES. IF WALL TYPE IS NOT NOTED IN THE PLAN THEN THE WALL TYPE SHALL BE
5. REF A-000 SERIES DRAWINGS FOR TYPICAL METAL STUD FRAMING DETAILS AND GUIDELINES.
6. REF G-000 SERIES DRAWINGS FOR CODE SUMMARIES AND EXTENT OF FIRE-RATED CONSTRUCTION.
7. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
8. REF A-620 DRAWINGS FOR INTERIOR FRAME TYPES.
9. REF STRUCTURAL DRAWINGS FOR DIMENSIONS AND ELEVATIONS OF STRUCTURAL SLAB AND WALL ELEMENTS.
10. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP RESIDENTIAL LEVEL ASSEMBLIES
11. REF A-102 FLOOR PLAN LEVEL 2 FOR TYP LEVEL 3-4 LAYOUT.



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DATE

KEY PLAN - (NTS)



LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
04/28/2023

SCALE
As indicated

DRAWING TITLE

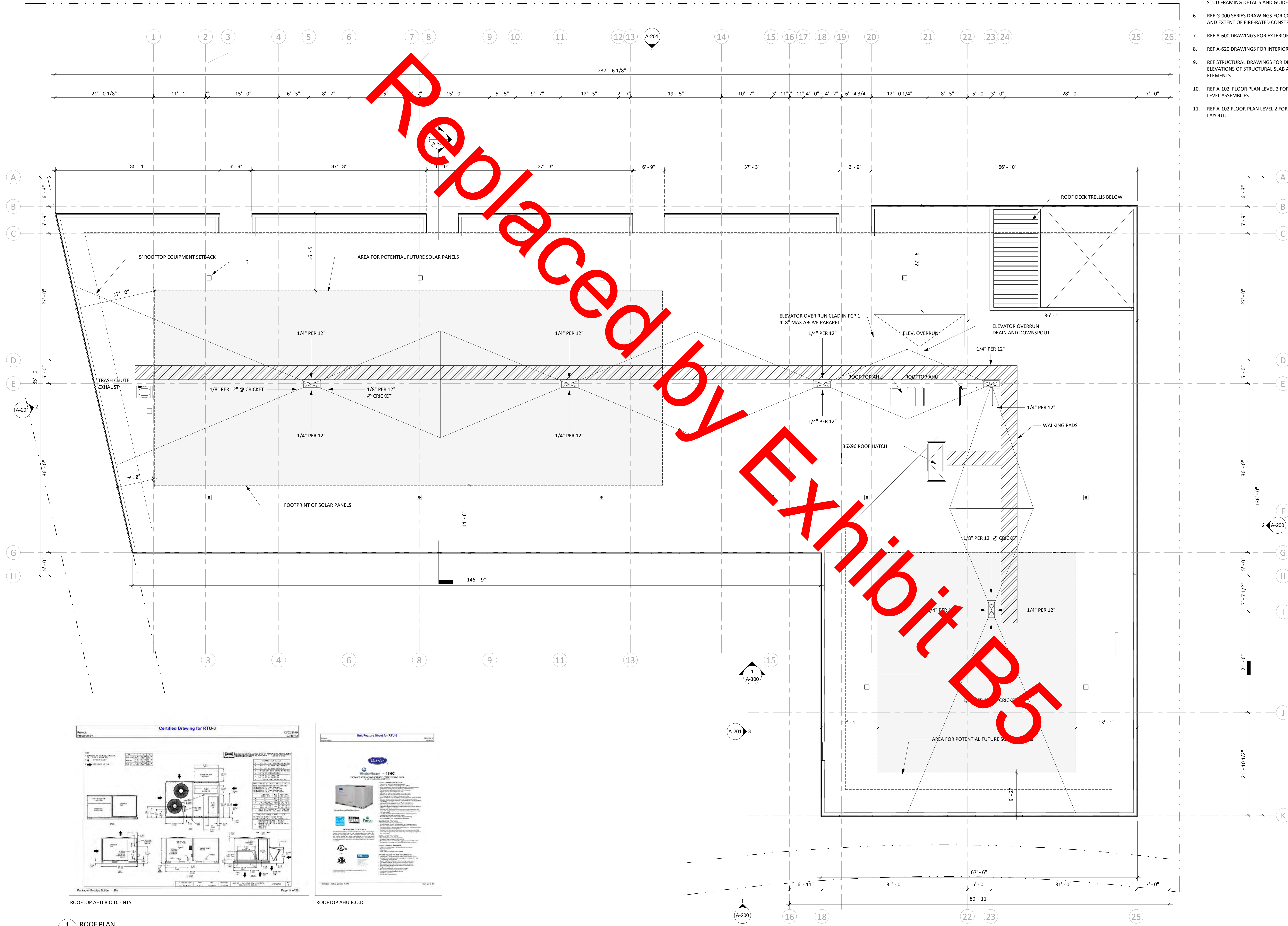
LEVEL 5 FLOOR PLAN

SHEET NUMBER

A-105

GENERAL NOTES - FLOOR PLAN

1. REFERENCE CIVIL DRAWINGS FOR GRADING AND HORIZONTAL CONTROL DRAWINGS.
2. REF LANDSCAPE DRAWINGS FOR ALL SITE MATERIALS, LAYOUT, AND ACCESS COMPLIANCE SITE/PATH OF TRAVEL DRAWINGS.
3. REFERENCE A-000 FOR ABBREVIATIONS, SYMBOLS AND GENERAL DIMENSIONING NOTES.
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LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

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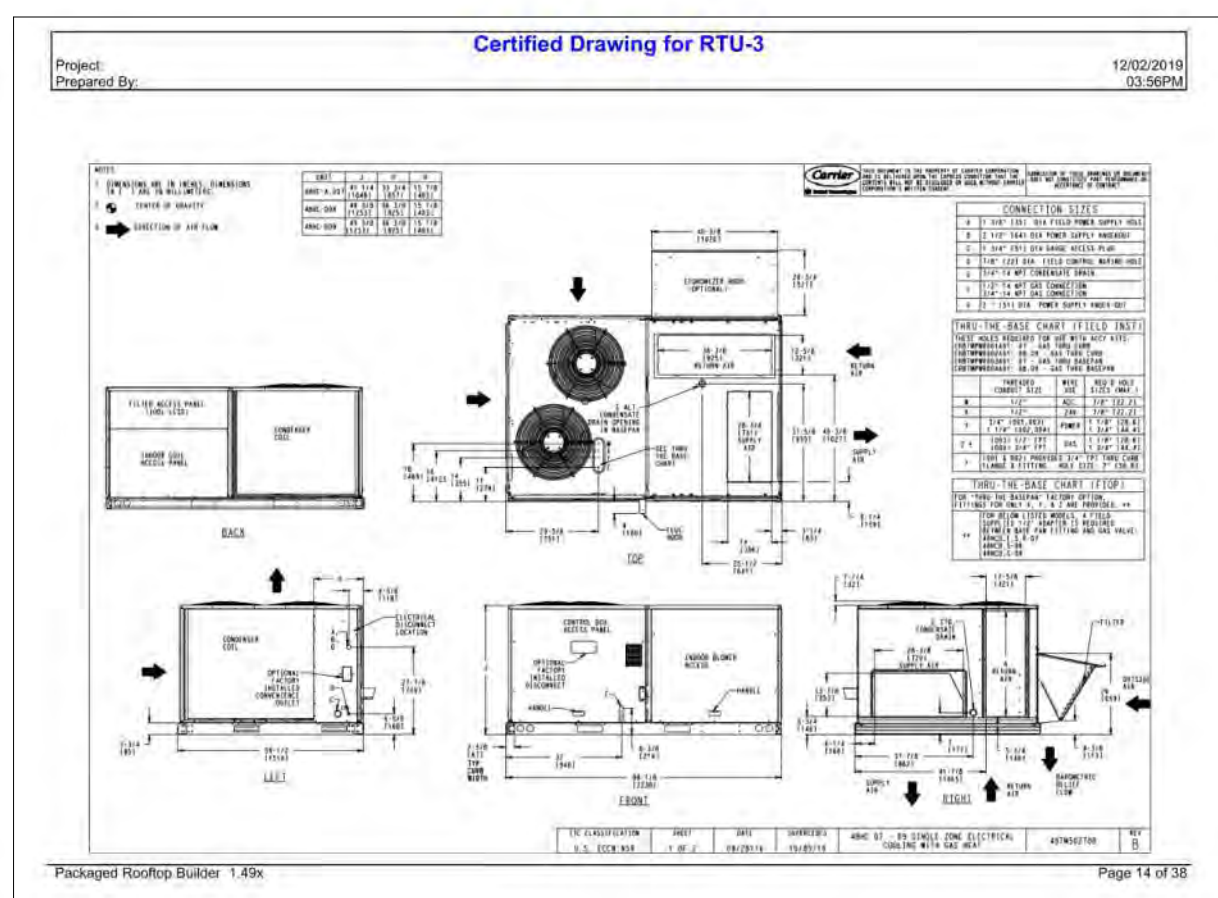
DATE
04/28/2023

SCALE
As indicated

DRAWING TITLE
ROOF PLAN

SHEET NUMBER

A-106

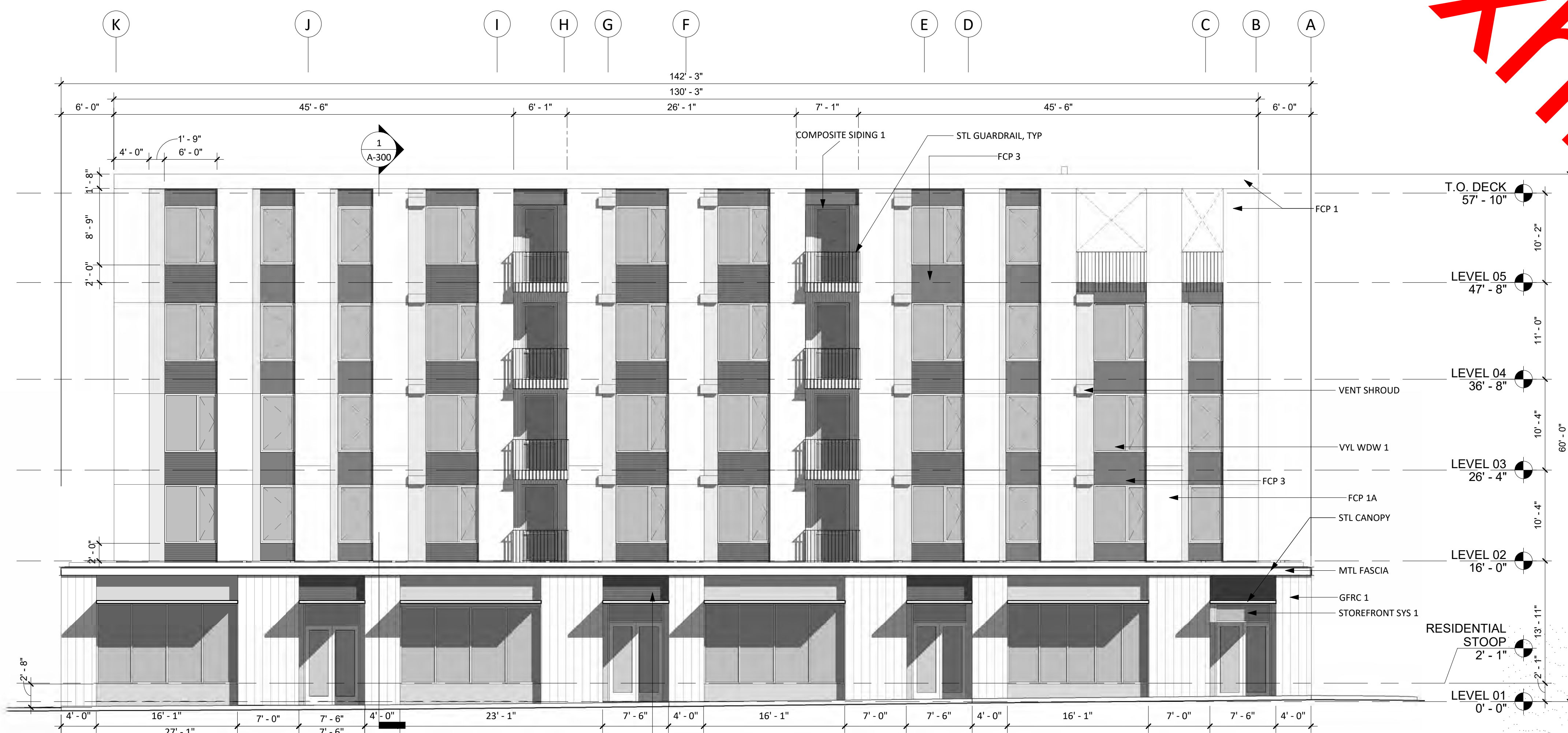


GENERAL NOTES - EXTERIOR ELEVATIONS

1. REF CIVIL DRAWINGS FOR GRADING.
2. REF A-300 DRAWINGS FOR ADDITIONAL EXTERIOR DETAILS NOT REFERENCED ON THIS SHEET.
3. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
4. ALL EXTERIOR WINDOWS THAT OPEN INTO AN ADJACENT PATH OF TRAVEL, SHALL PROJECT NO MORE THAN 4" MAXIMUM.
5. REF A-900 FOR MATERIAL SPECIFICATIONS



1 SOUTHWEST ELEVATION
A-200
1/8" = 1'-0"



2 SOUTHEAST ELEVATION
A-200
1/8" = 1'-0"

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REVISION NO.

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KEY PLAN - (NTS)

**LEVEL WTC
MULTIFAMILY**

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
LAND USE REVIEW

PROJECT NUMBER
02219

DATE
04/28/2023

SCALE
As Indicated

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

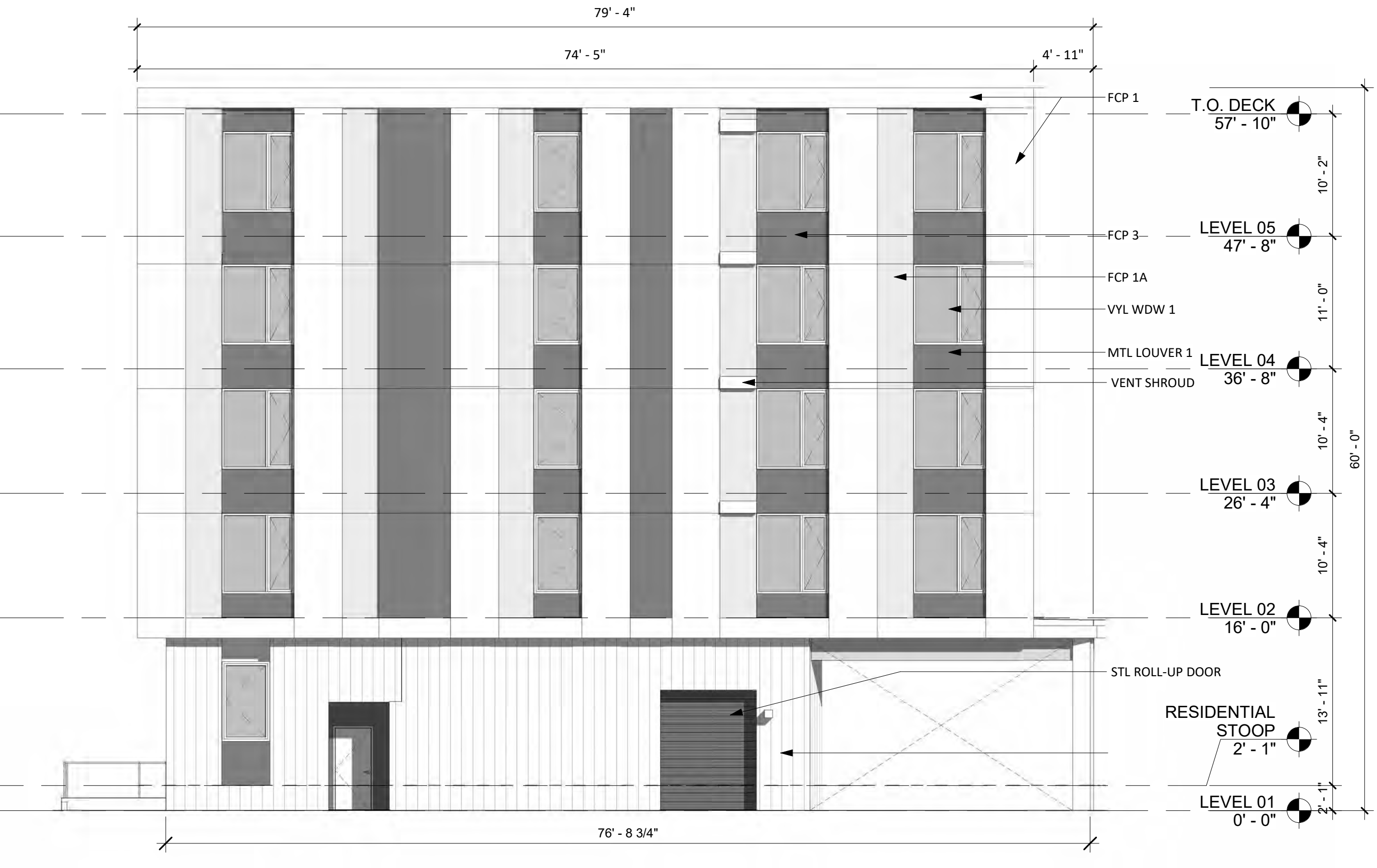
A-200

GENERAL NOTES - EXTERIOR ELEVATIONS

1. REF CIVIL DRAWINGS FOR GRADING.
2. REF A-300 DRAWINGS FOR ADDITIONAL EXTERIOR DETAILS NOT REFERENCED ON THIS SHEET.
3. REF A-600 DRAWINGS FOR EXTERIOR FRAME TYPES.
4. ALL EXTERIOR WINDOWS THAT OPEN INTO AN ADJACENT PATH OF TRAVEL, SHALL PROJECT NO MORE THAN 4" MAXIMUM.
5. REF A-900 FOR MATERIAL SPECIFICATIONS



1 NORTHEAST ELEVATION
A-201 1/8" = 1'-0"



2 NORTHWEST ELEVATION
A-201 1/8" = 1'-0"



3 NORTHWEST ELEVATION
A-201 1/8" = 1'-0"

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KEY PLAN - (NTS)

LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

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PROJECT NUMBER
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DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A-201

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**LEVEL WTC
MULTIFAMILY**

LEVEL DEVELOPMENT
29690 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
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PROJECT NUMBER
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DATE
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SCALE
1/8" = 1'-0"

DRAWING TITLE
**BUILDING FACADE &
WINDOW AREA**

SHEET NUMBER

A-205



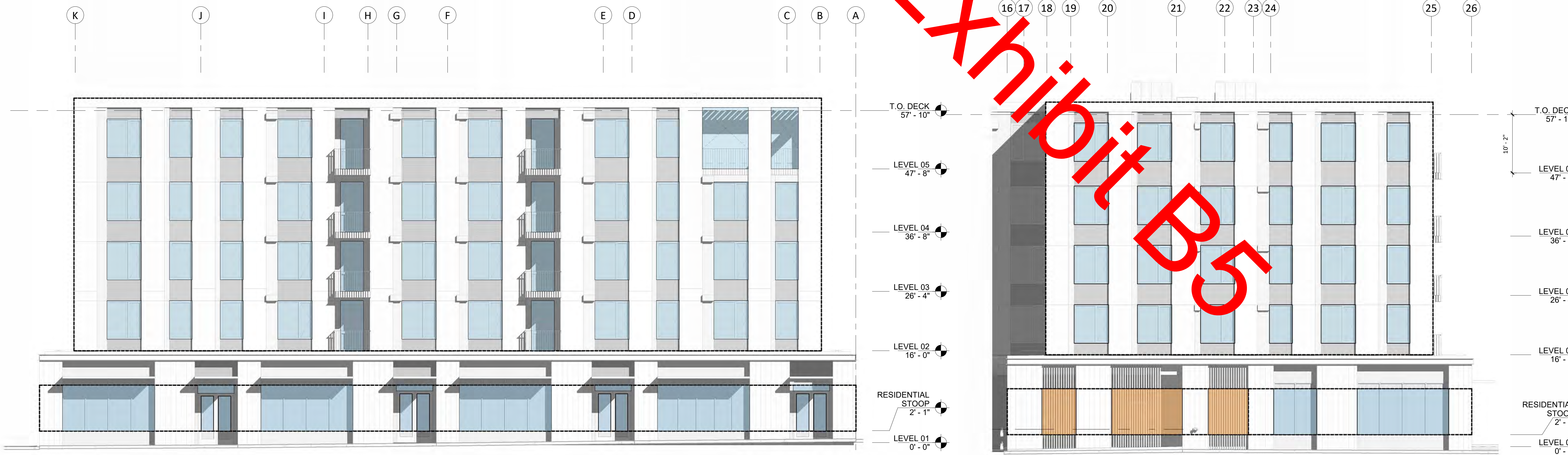
3 NORTHEAST ELEVATION WINDOW AREA

A-205 1/8" = 1'-0"

UPPER FLOORS FACADE AREA
WALL AREA: 10150 SF
GLAZED AREA PROVIDED: 3010 SF = 30%

GROUND FLOOR WINDOWS AT COMMERCIAL USE:
WALL AREA: 198 SF
GLAZED AREA PROVIDED: 120 SF = 61%

GROUND FLOOR WINDOWS AT RESIDENTIAL USE:
WALL AREA: 1687.9 SF
GLAZED AREA PROVIDED: 636.4 SF = 55.5%



1 SOUTHEAST ELEVATION WINDOW AREA

A-205 1/8" = 1'-0"

UPPER FLOORS
5731 SF OVERALL WALL AREA
GLAZED AREA PROVIDED: 30% = 1744 SF

GROUND FLOOR
1138 SF OVERALL WALL AREA
GLAZED AREA PROVIDED: 60% = 683 SF

2 SOUTHWEST ELEVATION - WINDOW AREA

A-205 1/8" = 1'-0"

UPPER FLOORS FACADE AREA
WALL AREA: 2824 SF
GLAZED AREA PROVIDED: 859 SF = 30%

GROUND FLOOR WINDOWS AT COMMERCIAL USE:
WALL AREA: 311.2 SF
GLAZED AREA PROVIDED: 188 SF = 60%

GROUND FLOOR OPENINGS AT PARKING & SERVICE:
WALL AREA: 336.1 SF
GLAZED AREA PROVIDED: 202.6 SF = 60%



VIEW AT LEVEL 1 RESIDENTIAL TERRACES



VIEW AT PARK PLACE RETAIL



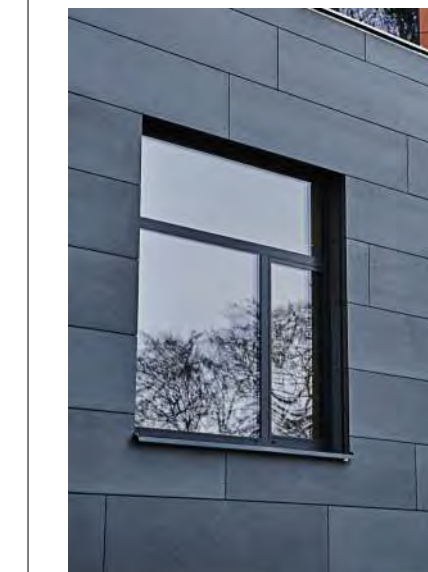
NORTHEAST CORNER VIEW

Replaced by Exhibit B5

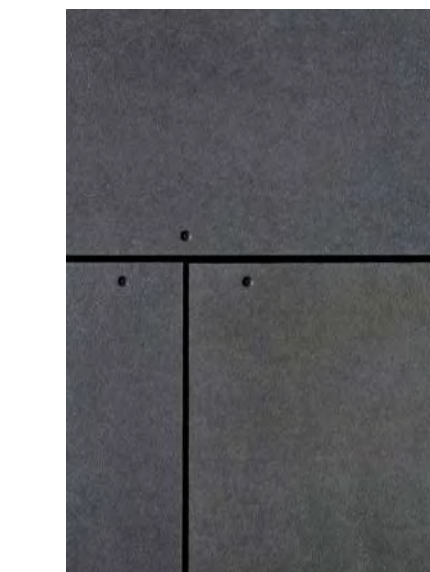
MATERIAL LEGEND



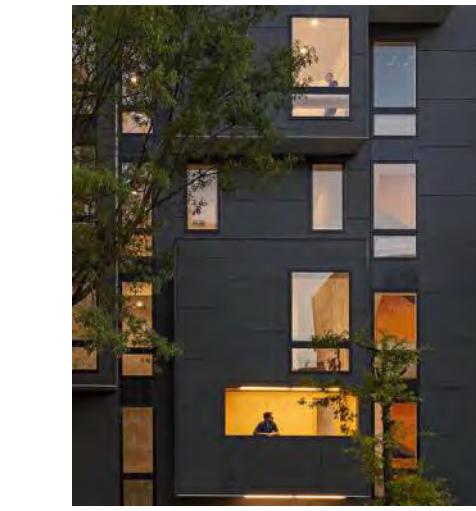
FCP 1A:
FIBER CEMENT PANEL
FINISH: BROWN
BOD: CEMBRIT PATINA ROUGH OR SIMILAR
FINISH: BROWN
8MM THICK, 4' X 10' PANEL SIZE



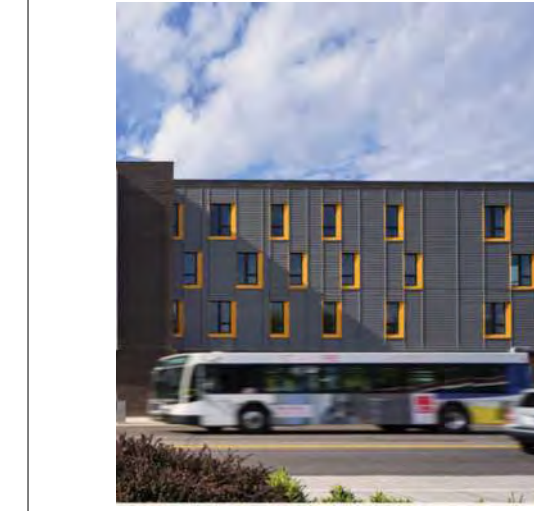
FCP 1:
FIBER CEMENT PANEL
FACE FASTENED
BOD: CEMBRIT PATINA ROUGH OR SIMILAR
FINISH: P-070 PATINA FLINT
8MM THICK, 4' X 10' PANEL SIZE



FCP 1: DETAIL VIEW



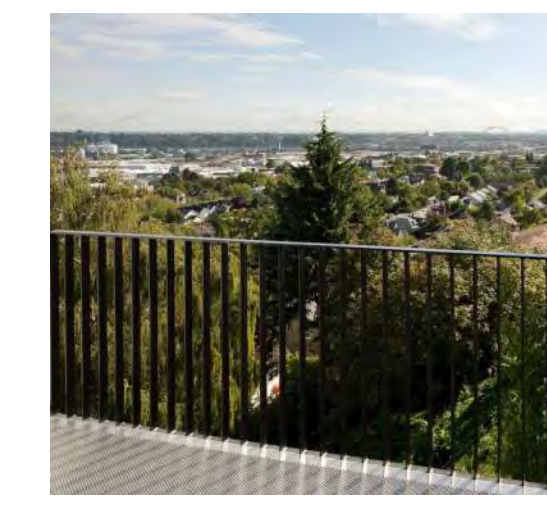
FCP 3:
FIBER CEMENT PANEL
BOD: JAMES HARDIE SOLID SOFFIT PANEL OR SIMILAR
FINISH: BLACK
8MM THICK, 4' X 10' PANEL SIZE



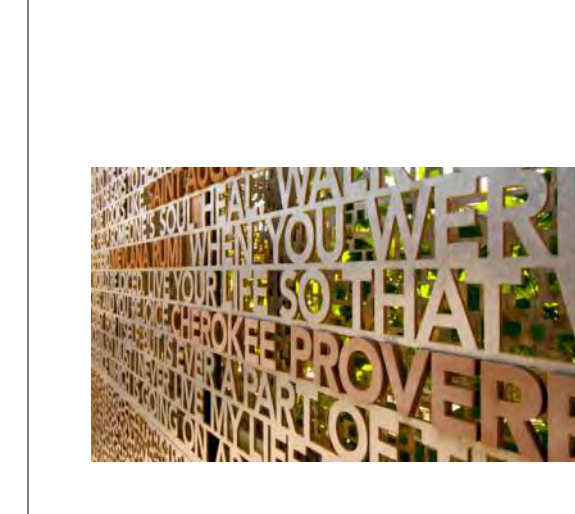
FCP 1 ALT 1:
FIBER CEMENT LAP SIDING
BLIND NAILED
BOD: HARDIE ARTISAN LAP SIDING OR SIMILAR
FINISH: CHARCOAL
.625" THICK, 5 1/4" WIDE, 4" EXPOSED FACE



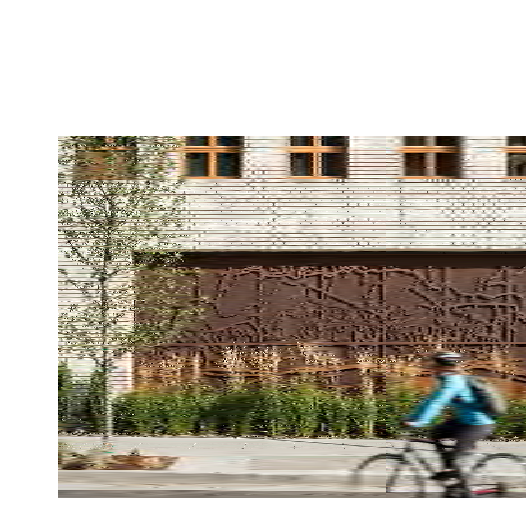
FCP 1: DETAIL VIEW



STL GUARDRAIL
STEEL SLAT GUARDRAILS
FINISH: BLACK PAINTED
PICKET DIMENSIONS: 1/2" THICK X 2" DEEP



STL ART SCREEN: DETAIL VIEW
CUSTOM ILLUSTRATION, PERFORATED OR LASER-CUT IN STEEL - FINISH T.B.D.



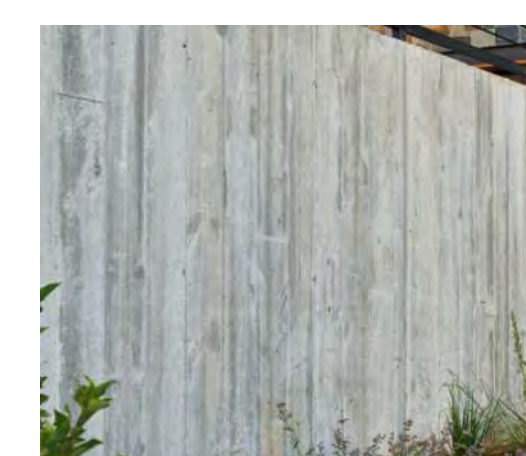
STL ART SCREEN: DETAIL VIEW
CUSTOM ILLUSTRATION, PERFORATED OR LASER-CUT IN STEEL - FINISH T.B.D.



MTL LOUVER 1:
CUSTOM MECHANICAL LOUVER
BOD: WINTECH H210
FINISH: PAINT TO MATCH FLASHING & SURROUNDS
1 3/8" DEPTH 3" SPACING



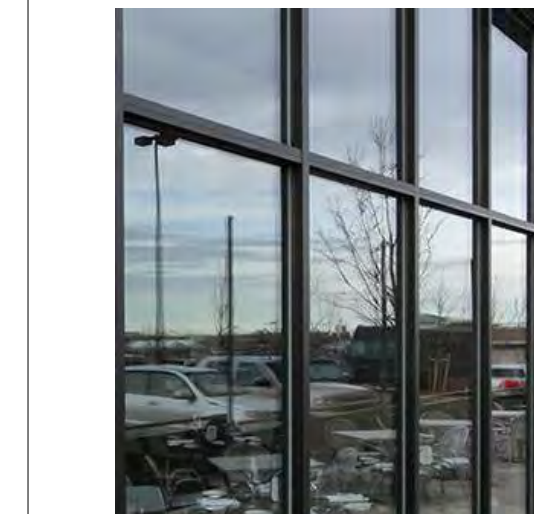
GFRC 1: DETAIL VIEW
GLASSFIBER REINFORCED CONCRETE PANEL
BOD: RIEDER CONCRETE SKIN
FINISH: LUMBER, SILVERGREY, FERRO
4'-11" X 14'-4" PANEL SIZE



GFRC 1: DETAIL VIEW



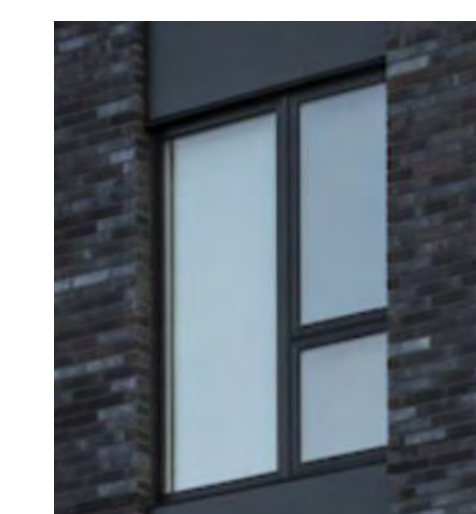
COMPOSITE SIDING 1:
VERTICAL T&G COMPOSITE SIDING
BOD: RESYSTA S
FINISH: ARTISTRY GRAY CEDAR RCL
DIMENSION: 4" WIDE PROFILE



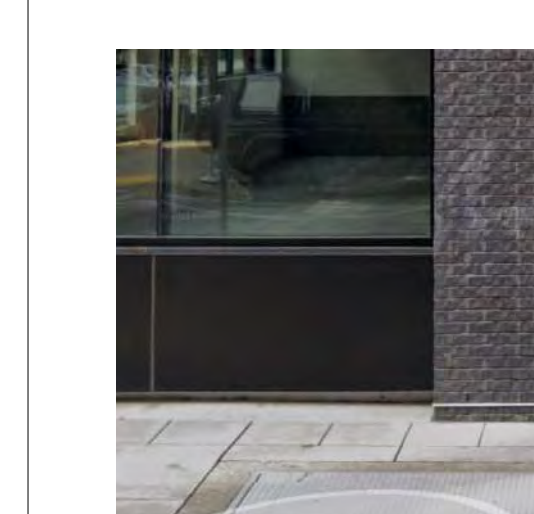
STOREFRONT SYS 1:
ALUMINUM STOREFRONT GLAZING SYSTEM
BOD: KAWNEER TRIFAB VERSAGLAZE 451T
FINISH: ANODIZED BLACK
DIMENSION: 2" X 6"



MTL LOUVER 2:
CUSTOM MECHANICAL LOUVER
FINISH: ANODIZED BLACK TO MATCH STOREFRONT



VYL WDW 1:
VINYL WINDOWS, FIXED, CASEMENT AND DOORS
BOD: VPI ENDURANCE OR SIMILAR
FINISH: BLACK EXTERIOR, WHITE INTERIOR
DIMENSION: 2-1/2" X 3"



MTL PNL - 1:
COMPOSITE METAL PANEL
BOD: LAMINATORS INC 'OMEGALITE' ROUTE & RETURN
FINISH: CUSTOM BLACK, SMOOTH

ARCHITECTS

HACKER

555 SE MLK Jr. Blvd, Suite 501, Portland, OR 97214

CONSULTANT

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KEY PLAN - (NTS)

TRUE NORTH PLAN NORTH

LEVEL WTC MULTIFAMILY

LEVEL DEVELOPMENT
2960 SW Town Center Loop W
Wilsonville, OR 97070

ISSUANCE
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DRAWING TITLE
RENDERINGS AND EXTERIOR MATERIALS

SHEET NUMBER

A-900

GRASSES, PERENNIALS, AND GROUNDCOVERS

MP	MIXED GRASSES, PERENNIALS, AND GROUNDCOVERS	SEE BELOW	SEE BELOW	Size at Maturity
	ACHILLEA MILLEFOLIUM 'CALISTOGA' YARROW	1 GAL.	18" O.C.	LOW 18"x18"
	ARCTOSTOPHYLOS UVA-URSI KINNICKINNICK	1 GAL.	3' O.C.	LOW 6-12" H
	BOUTELOUA GRACILIS BLUE GRAMA GRASS	1 GAL.	18" O.C.	LOW 2'x2'
	LIRIOPE MUSCARI LIRIOPE	1 GAL.	12" O.C.	LOW 12-18" H
	PACHYSANDRA TERMINALIS JAPANESE PACHYSANDRA	1 GAL.	12" O.C.	LOW 6-12" H
	POLYSTICHUM MUNITUM WESTERN SWORD FERN	3 GAL.	30" O.C.	LOW 4'x4'
	RUDBECKIA FULGIDA 'GOLDSTRUM' BLACK EYED SUSAN	1 GAL.	18" O.C.	LOW 2'x2'
	SESLERIA AUTUMNALIS AUTUMN MOOR GRASS	1 GAL.	18" O.C.	LOW 2'x2'

Note: Mature sizes listed are the anticipated sizes at maturity.



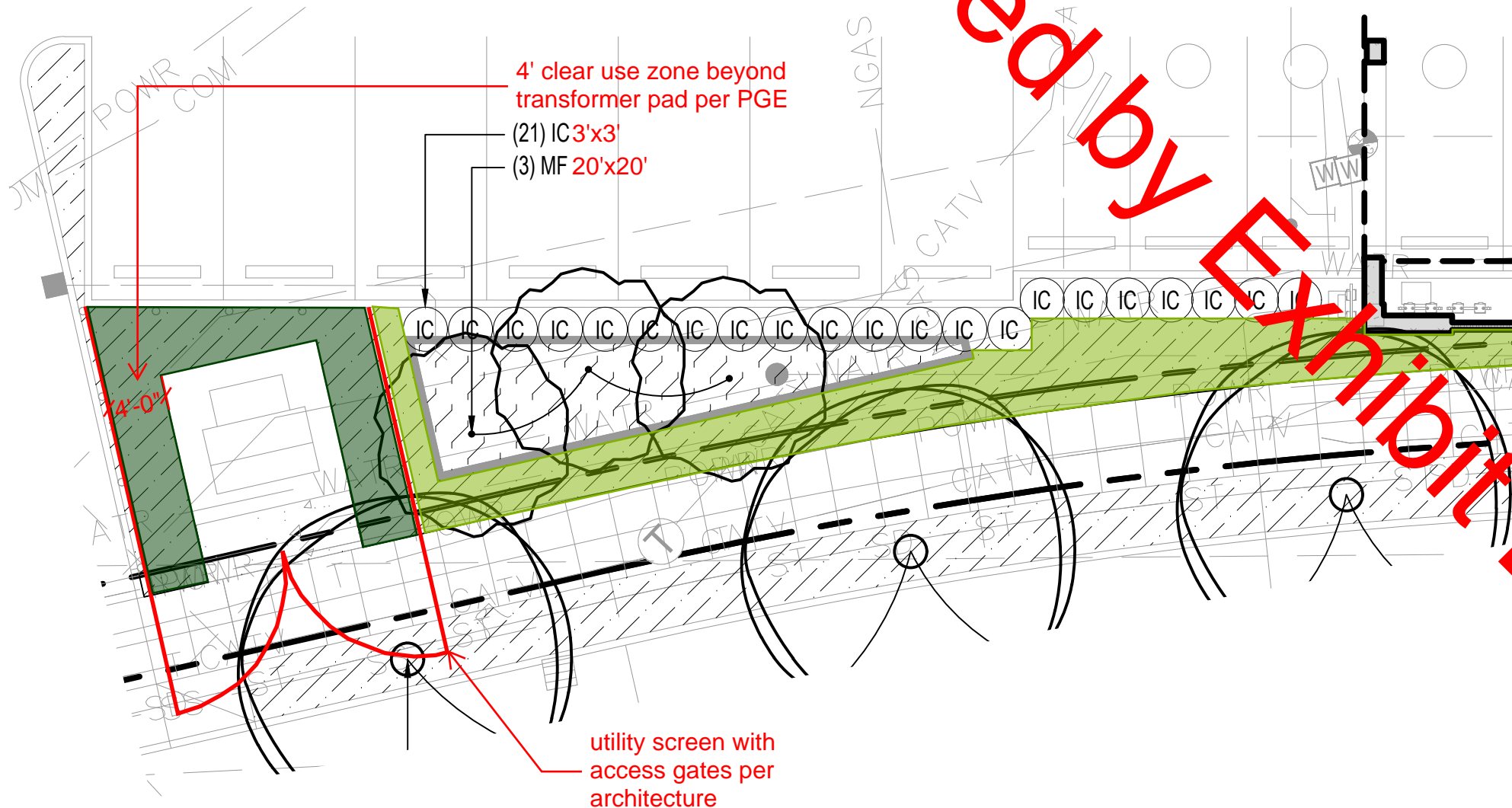
Bouleloua gracilis and Rudbeckia fulgida 'Goldstrum'



Achillea millefolium 'Calistoga'



Arctostaphylos uva-ursi



Scale: 1"=10'



Polystichum munitum



Sesleria autumnalis



Pachysandra terminalis



Liriope muscari

Replaced by Exhibit B5