



29799 SW Town Center Loop E, Wilsonville, OR 97070  
 Phone: 503.682.4960 Fax: 503.682.7025  
 Web: www.ci.wilsonville.or.us

**Planning Division  
 Development Permit Application**

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: \_\_\_\_\_

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

**Applicant:**

Name: Celia Tonkin  
 Company: Ron Tonkin Gran Turslmo  
 Mailing Address: 25300 SW Parkway Avenue  
 City, State, Zip: Wilsonville, OR 97070  
 Phone: 503-258-5608 Fax: \_\_\_\_\_  
 E-mail: celia.tonkin@rtgt.com

**Authorized Representative:**

Name: Brad Kilby, AICP  
 Company: Harper Houf Peterson Righellis, Inc  
 Mailing Address: 205 SE Spokane Street, #200  
 City, State, Zip: Portland, OR 97202  
 Phone: 503-221-1131 Fax: \_\_\_\_\_  
 E-mail: Bradk@hhpr.com

**Property Owner:**

Name: Bradley Tonkin  
 Company: Casa Tonchini LLC  
 Mailing Address: 25300 SW Parkway Ave  
 City, State, Zip: Wilsonville, OR 97070  
 Phone: 503-255-7560 Fax: \_\_\_\_\_  
 E-mail: betonkin@rtgt.com

**Property Owner's Signature:**

Printed Name: Bradley Tonkin Date: 4.11.24

**Applicant's Signature: (If different from Property Owner)**

Printed Name: Celia Tonkin Date: 4.11.24

**Site Location and Description:**

Project Address if Available: 25239 SW Parkway Avenue Suite/Unit \_\_\_\_\_  
 Project Location: SW Parkway Avenue north of SW Elligsen Rd. and east of Interstate 5.  
 Tax Map #(s): 3S102DA Tax Lot #(s): 1000 County:  Washington  Clackamas

**Request:**

The owner is requesting approval to construct a new auto dealership on the property. They own three other dealerships within the vicinity of this site.

**Project Type: Class I**  **Class II**  **Class III**

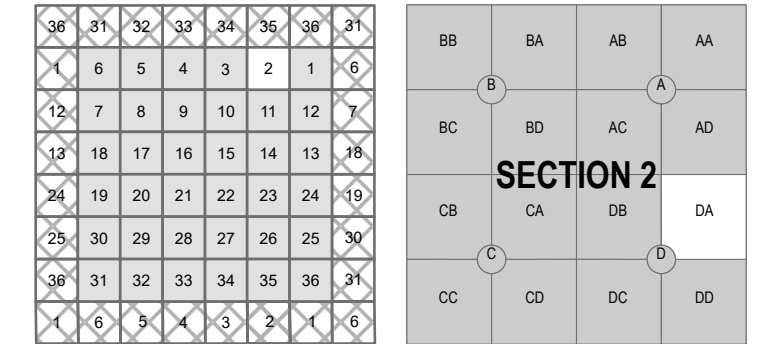
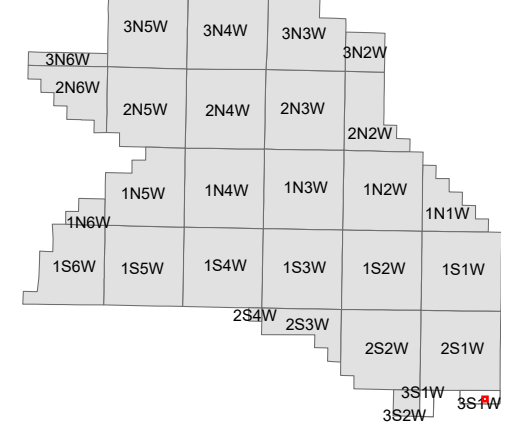
Residential  Commercial  Industrial  Other: \_\_\_\_\_

**Application Type(s):**

<input type="checkbox"/> Annexation	<input type="checkbox"/> Appeal	<input type="checkbox"/> Comp Plan Map Amend	<input type="checkbox"/> Parks Plan Review
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Major Partitlon	<input type="checkbox"/> Minor Partitlon	<input type="checkbox"/> Request to Modify Conditions
<input type="checkbox"/> Plan Amendment	<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> Preliminary Plat	<input checked="" type="checkbox"/> Site Design Review
<input type="checkbox"/> Request for Special Meeting	<input type="checkbox"/> Request for Time Extension	<input checked="" type="checkbox"/> Signs	<input checked="" type="checkbox"/> Stage II Final Plan
<input checked="" type="checkbox"/> SROZ/SRIR Review	<input type="checkbox"/> Staff Interpretation	<input checked="" type="checkbox"/> Stage I Master Plan	<input checked="" type="checkbox"/> Variance
<input checked="" type="checkbox"/> Type C Tree Removal Plan	<input checked="" type="checkbox"/> Tree Permit (B or C)	<input type="checkbox"/> Temporary Use	<input type="checkbox"/> Other (describe) _____
<input type="checkbox"/> Villebois SAP	<input type="checkbox"/> Villebois PDP	<input type="checkbox"/> Villebois FDP	
<input type="checkbox"/> Zone Map Amendment	<input checked="" type="checkbox"/> Waiver(s)	<input type="checkbox"/> Conditional Use	

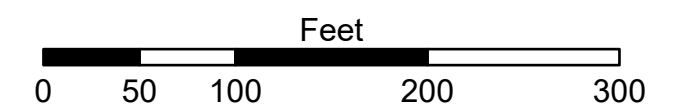


WASHINGTON COUNTY OREGON  
NE 1/4 SE 1/4 SECTION 2 T3S R1W  
SCALE 1"= 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)

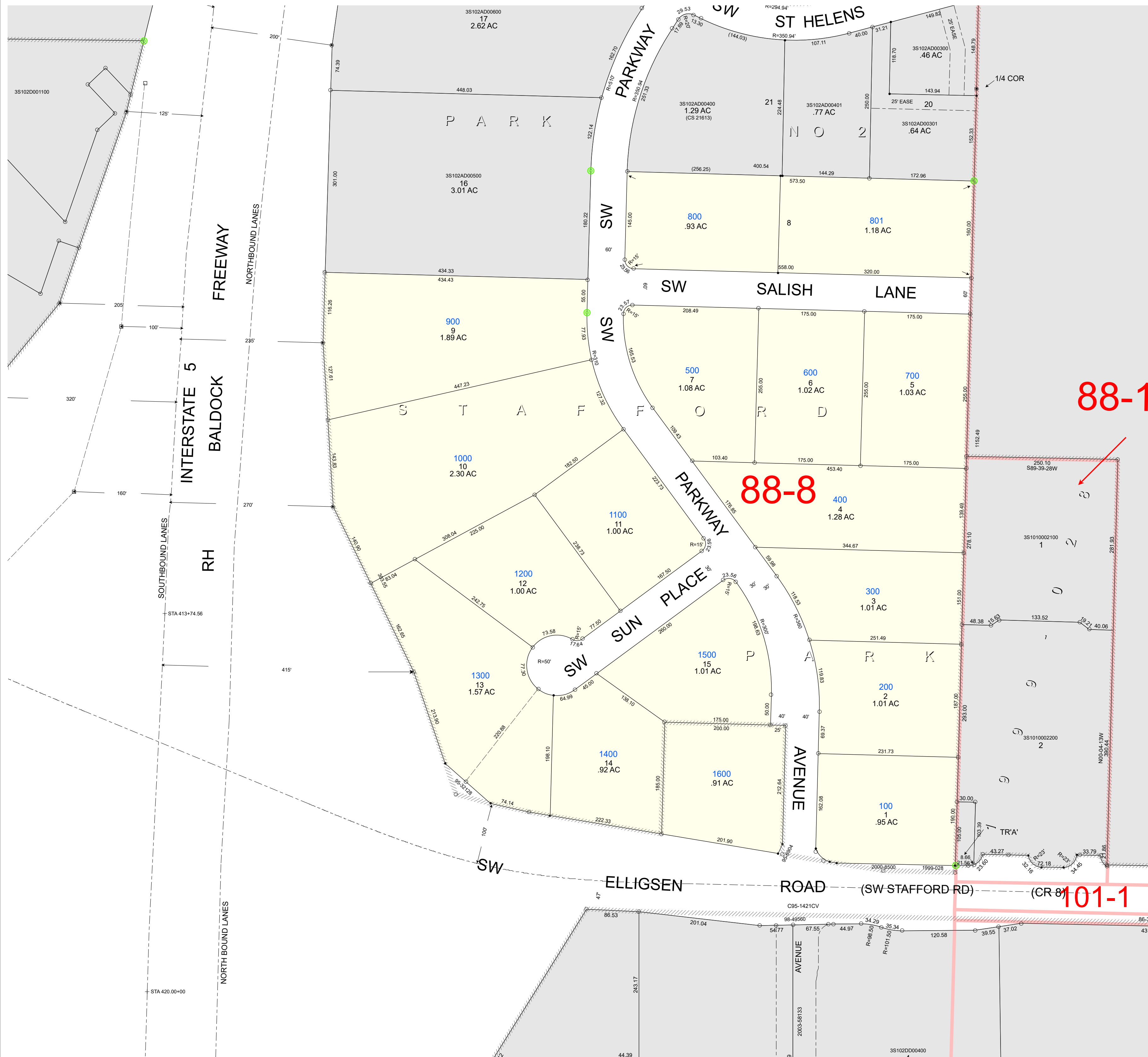
Cancelled Taxlots For: 3S102DA  
None



PLOT DATE: 1/6/2023

FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.



88-1

88-8

101-1



## SCHEDULE A

Names and Address of Title Insurance Company: **WFG National Title Insurance Company  
12909 SW 68th Pkwy., Suite 350, Portland, OR 97223**

File No.: **23-165237** Policy No.: **3155441-7201974**

Amount of Insurance: **\$925,000.00** Premium: **\$1,988.00**

Address Reference: **Lot 10 Stafford Park, Wilsonville, OR 97070**

Date of Policy: **September 14, 2023 11:41AM**

1. Name of Insured:  
**Casa Tonchinni LLC, an Oregon limited liability company**
2. The estate or interest in the Land that is insured by this policy is:  
**Fee Simple**
3. Title is vested in:  
**Casa Tonchinni LLC, an Oregon limited liability company**
4. The Land referred to in this policy is described as follows:  
**See Exhibit "A" attached hereto and made a part hereof**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

All that certain real property in the County of Washington, State of Oregon, described as follows:

Lot 10, STAFFORD PARK, in the City of Wilsonville, County of Washington and State of Oregon.

**SCHEDULE B**  
**EXCEPTIONS FROM COVERAGE**

File No.: **23-165237**

Policy No: **3155441-7201974**

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the public records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment (of existing improvements located on the subject land onto adjoining land or of existing improvements located on adjoining land onto the subject land), encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the subject land.
5. Any lien, or right to a lien, for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.
6. Access Restrictions, including the terms and provisions thereof in Deed:  
In favor of : the State of Oregon, by and through its State Highway  
Commission  
Recorded : April 7, 1952  
Recording No. : [\(Book\) 331 \(page\) 171](#)  
  
Also in the following Deeds:  
Recorded : April 23, 1962  
Recording No. : [\(Book\) 461 \(page\) 367](#)  
  
Recorded : February 23, 1966  
Recording No. : [\(Book\) 589 \(page\) 142](#)  
  
Recorded : May 21, 1969  
Recording no. : [\(Book\) 744 \(page\) 151](#)
7. Covenants, Conditions, Restrictions and Easements, including the terms and provisions thereof, but omitting any restrictions based on race, color, religion or national origin appearing of record:  
Recorded : August 18, 1977  
Recording No(s) : [\(book\) 1192 \(page\) 414](#)

Said conditions and restrictions disclose a 5 foot easement, running along and interior to the side lines and rear liens of each building site for utilities. Slope control areas affecting Lots 7, 8, 11, 12, 13 and 14 are reserved.

As amended by instrument:  
Recorded : March 12, 1984  
Recording No(s) : [84009286](#)

As amended by instrument:  
Recorded : November 23, 2011  
Recording No(s) : [2011-082918](#)  
Wherein the interior lot line utility easement between Lots 2 and 3 were vacated.

8. Easement as shown on the plat of [Stafford Park](#):  
For : Public Utility  
Affects : the Southerly 5 feet of Lot 10
9. 2023-2024 taxes, a lien not yet due and payable.

**END OF SCHEDULE B**



**OWNER'S POLICY OF TITLE INSURANCE**  
Issued by  
**WFG NATIONAL TITLE INSURANCE COMPANY**  
**POLICY NUMBER: 3155441-7201974**

**ALTA Owner's Policy (06-17-06)**

**OTIRO No. PO-04**

**Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.**

**COVERED RISKS**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, WFG NATIONAL TITLE INSURANCE COMPANY, a South Carolina corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
  - (a) A defect in the Title caused by
    - (i) forgery, fraud, undue influence, duress, incompetence, incapacity, or impersonation;
    - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
    - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
    - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
    - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
    - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
    - (vii) a defective judicial or administrative proceeding.
  - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
  - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

**In Witness Whereof**, WFG NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

**WFG NATIONAL TITLE INSURANCE COMPANY**

By:   
Steve Ozonian, President/CEO

ATTEST:   
Joseph V. McCabe, EVP/General Counsel/Secretary



3. Unmarketable Title.
4. No right of access to and from the Land.
5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (a) the occupancy, use, or enjoyment of the Land;
  - (b) the character, dimensions, or location of any improvement erected on the Land;
  - (c) the subdivision of land; or
  - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
  - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
  - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
    - (i) to be timely, or
    - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.



## EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.  
(b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

## CONDITIONS

### 1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
  - (i) the term "Insured" also includes
    - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin,
    - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
    - (C) successors to an Insured by its conversion to another kind of Entity,
    - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured, (2) if the grantee wholly owns the named Insured, (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
  - (ii) with regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

### 2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

### **3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT**

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

### **4. PROOF OF LOSS**

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

### **5. DEFENSE AND PROSECUTION OF ACTIONS**

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

### **6. DUTY OF INSURED CLAIMANT TO COOPERATE**

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure

reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

## **7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance. To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
  - (i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
  - (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

## **8. DETERMINATION AND EXTENT OF LIABILITY**

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
  - (i) the Amount of Insurance; or
  - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
  - (i) the Amount of Insurance shall be increased by 10%, and
  - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

## **9. LIMITATION OF LIABILITY**

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

## **10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

## **11. LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

## **12. PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

## **13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

## **14. ARBITRATION** Intentionally Deleted

## **15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

## **16. SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

## **17. CHOICE OF LAW; FORUM**

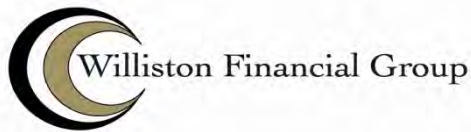
- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

**18. NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 12909 SW 68th Pkwy., Suite 350, Portland, OR 97223. WFG National Title Insurance Company's telephone number is (800) 334-8885. Email address: [claims@wfgnationaltitle.com](mailto:claims@wfgnationaltitle.com).



## Williston Financial Group Privacy Notice

Williston Financial Group LLC, WFG National Title Insurance Company, and each of the affiliates listed below (collectively "WFG" or the "WFG Family") believe it is important to protect your privacy and confidences. We recognize and respect the privacy expectations of our customers. We believe that making you aware of how we collect information about you, how we use that information, and with whom we share that information will form the basis for a relationship of trust between us. This Privacy Notice provides that explanation. We reserve the right to change this Privacy Notice from time to time.

WFG's primary business is providing appraisal, title insurance, and escrow services for the sale or refinance of real property. This can be a complicated process involving multiple parties, many of whom have been selected by our customers, each filling a specialized role. In part, you have hired WFG to coordinate and smooth the passage of the information necessary for an efficient settlement or closing.

In the course of this process, WFG collects a significant amount of personal and identifying information about the parties to a transaction, including sensitive items that include but are not limited to: your contact information, including email addresses, Social Security numbers, driver's license, and other identification numbers and information; financial, bank and insurance information; information about past and proposed mortgages and loans; information about properties you currently or previously owned; your mortgage application package; and the cookie, IP address, and other information captured automatically by computer systems.

Much of this information is gathered from searches of public land, tax, court and credit records to make certain that any liens, challenges or title defects are addressed properly. Some of the information that is collected is provided by you or the computer systems you use. We also may receive information from real estate brokers and agents, mortgage brokers and lenders, and others working to facilitate your transaction, as well as information from public, private or governmental databases including credit bureaus, 'no-fly' lists, and terrorist 'watch lists'.

### **What Information is Shared?**

**WFG DOES NOT SELL any of your information to non-affiliated companies for marketing or any other purpose.**

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete your transaction.

For example:

However, some of the same information does get shared with persons inside and outside the WFG Family in order to facilitate and complete current and future transactions.

For example:

- Information, draft documents, and closing costs will pass back and forth between WFG and your mortgage broker and lender to facilitate your transaction.
- Information, including purchase agreements and amendments, will pass back and forth between WFG and the real estate agents and brokers, the mortgage brokers and lenders, the lawyers and accountants, and others involved in facilitating the transaction.
- WFG may order property searches and examinations from title searchers, abstractors and title plants.
- WFG may use third parties to obtain tax information, lien information, payoff information, and condominium or homeowners' association information.
- Third parties may be engaged to prepare documents in connection with your transaction.
- Surveys, appraisals, and inspections may be ordered.
- Within the WFG Family of companies, we may divide up the work to handle each closing in the most efficient manner possible and to meet specific legal and licensing requirements. Certain parts of your closing (for example a search or disbursement) may be handled by another division or company within the WFG Family.

- When it is time for signatures, your complete closing package may be sent to a notary, remote online notary, or notary service company who will arrange to meet with you to sign documents. The notary will, in turn, send signed copies back to us along with copies of your driver's license or other identity documents, usually by mail, UPS, Federal Express or another courier service.
- Your deed, mortgage and other documents required to perfect title will be recorded with the local recorder of deeds.
- In some cases, we use an outside service to coordinate the recording or electronic-recording of those instruments, and they will receive copies of your deeds, mortgages and other recordable documents to process, scan and send on to the recording office.
- Information within your title policy may be shared with WFG National Title Insurance Company title policy issuing agents to facilitate future financial transactions involving your property.
- Various government agencies get involved. The law requires us to provide certain information to the IRS, the U.S. Department of the Treasury, local and state tax authorities, and other regulatory and governmental agencies.
- **WFG title policy issuing agents only:** personal information provided by you may be shared with a third party for the purposes of facilitating training to obtain CE/CLE credits.

You have a choice in the selection of a mortgage broker, lender, real estate broker or agent and others that make up your 'transaction team.' Information flows to and from the members of the transaction team you have selected to facilitate an efficient transaction for you.

When WFG selects and engages a third party provider, we limit the scope of the information shared with that third party to the information reasonably necessary for that service provider to provide the requested services. With most, we have entered into agreements in which they expressly commit to maintain a WFG customer's information in strict confidence and use the information only for purposes of providing the requested services, clearing title, preventing fraud and addressing claims under our title insurance policies.

### **How does WFG use your Information?**

We may use your personal information in a variety of ways, including but not limited to:

- Provide the products, services and title insurance you have requested, and to close and facilitate your transaction.
- Provide and use historic transaction information to facilitate future financial transactions.
- Coordinate and manage the appraisal process.
- Handle a claim or provide other services relating to your title insurance policies.
- Create, manage, and maintain your account.
- Operate and improve WFG's applications and websites, including WFG MyHome®, WFG's secure communication and transaction portal. Your information is used for access management, payment processing, site administration, internal operations, troubleshooting, data analysis, testing, research, and for statistical purposes.
- Respond to your requests, feedback or inquiries.
- Comply with laws, regulations, and other legal requirements.
- Comply with relevant industry standards and our policies, including managing WFG's risk profile through reinsurance.
- Protect and enforce your rights and the rights of other users against unlawful activity, including identity theft and fraud.
- Protect and enforce our collective rights arising under any agreements entered into between WFG and you or any other third party.
- Protect the integrity and maintain security of our applications, websites, and products.
- Operate, evaluate, and improve our business.
- Provide you with information about products, services, and promotions from WFG or third parties that may interest you.
- **WFG title policy issuing agents only:** Provide you with a training platform to obtain CE/CLE credits



## **How Do We Store and Protect Your Personal Information?**

Although no system can guarantee the complete security of your personal information, we will use our best efforts to maintain commercially reasonable technical, organizational, and physical safeguards, consistent with applicable law, to protect your personal information and our systems and sites from malicious intrusions or hacking.

## **How Long Do We Keep Your Personal Information?**

We keep your personal information for as long as necessary to comply with the purpose for which it was collected, our business needs, and our legal and regulatory obligations. We may store some personal information indefinitely. If we dispose of your personal information, we will do so in a way that is secure and appropriate to the nature of the information subject to disposal.

## **Computer Information**

When you access a WFG website, or communicate with us by e-mail, we may automatically collect and store more information than you are expressly providing when you fill out a survey or send an email. This may include:

- Your IP Address.
- Your email address, your alias and, social media handles.
- The type of browser and operating system you use.
- The time of your visit.
- The pages of our site you visit.
- Cookies.

In order to provide you with customized service, we make use of Web browser cookies. Cookies are files that help us identify your computer and personalize your online experience. You may disable cookies on your computer, but you may not be able to download online documents or access certain websites unless cookies are enabled.

The technical information we collect is used for administrative and technical purposes and to prevent fraud and provide identity verification. For instance, we may use it to count the number of visitors to our website and determine the most popular pages. We may also use it to review types of technology you are using, determine which link brought you to our website, assess how our advertisements on other websites are working, help with maintenance, and improve our customers' experience.

We may compare information gathered on previous visits to verify that we are interacting with the same parties and not a potential imposter.

If we ask you to fill out any forms or surveys, we will use the information we receive only for the specific purposes indicated in those forms or surveys.

The information you and your transaction team send us in emails or attached to an email, or provide through any of our online tools, is used for purposes of providing title, escrow and appraisal management services and used for the purposes described above.

In addition to the above, if you use an eClosing platform to sign your real estate transaction additional information may be collected. This may include:

- Your IP address.
- Your location.
- Your email address and your alias.
- The type of browser and operating system you use.
- The time of your visit.
- Your biometrics.
- Your image.
- Video recording of your transaction signing.
- Transaction metadata.
- Cookies.

## **Links to Third Party Sites**

Our Applications and Websites may contain links to third-party websites and services. Please note that these links are provided for your convenience and information, and the websites and services may operate independently from us and have their own privacy policies or notices, which we strongly suggest you review. This Privacy Notice applies to WFG's applications and websites only.

## **Do Not Track**

Because there is not an industry-standard process or defined criteria to permit a user to opt-out of tracking their online activities (“Do Not Track”), our websites do not currently change the way they operate based upon detection of a Do Not Track or similar signal. Likewise, we cannot assure that third parties are not able to collect information about your online activities on WFG websites or applications.

## **Social Media Integration**

Our applications, websites, and products contain links to and from social media platforms. You may choose to connect to us through a social media platform, such as Facebook, Twitter, Google, etc. When you do, we may collect from the social media platform additional information from or about you, such as your screen names, profile picture, contact information, contact list, and the profile pictures of your contacts. The social media platforms may also collect information from you.

When you click on a social plug-in, such as Facebook’s “Like” button, Twitter’s “tweet” button, or the Google+, that particular social network’s plug-in will be activated and your browser will directly connect to that provider’s servers. Your action in clicking on the social plug-in causes information to be passed to the social media platform.

We do not have control over the collection, use and sharing practices of social media platforms. We therefore encourage you to review their usage and disclosure policies and practices, including their data security practices, before using social media platforms.

## **How Can You “Opt-Out?”**

We do not sell your information; therefore there is no need to opt-out of such reselling. Under various laws, you can opt-out of the sharing of your information for more narrow purposes. For additional detail, consult the Links under the “Legal” Notices attached below.

## **The “Legal” Notices**

To comply with various federal and state laws, we are required to provide more complete legal notices and disclosures – see links below. The state-specific statutes referenced therein may also give residents of those states additional rights and remedies.

**Privacy Notice for California Residents** - <https://national.wfgnationaltitle.com/privacy-notice-california>

**Privacy Notice for Oregon Residents** - <https://national.wfgnationaltitle.com/privacy-notice-oregon>

## **How to Contact Us**

If you have any questions about WFG’s privacy notice or how we protect your information, please contact WFG:

- By email: [Consumerprivacy@willistonfinancial.com](mailto:Consumerprivacy@willistonfinancial.com)
- By telephone: 833-451-5718
- By fax: 503-974-9596
- By mail: 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223

## **WFG FAMILY**

WILLISTON FINANCIAL GROUP LLC  
WFG NATIONAL TITLE INSURANCE COMPANY  
WFG LENDER SERVICES, LLC

WFGLS TITLE AGENCY OF UTAH, LLC  
WFG NATIONAL TITLE COMPANY OF WASHINGTON, LLC  
WFG NATIONAL TITLE COMPANY OF CALIFORNIA

WFG NATIONAL TITLE COMPANY OF TEXAS, LLC D/B/A WFG NATIONAL TITLE COMPANY  
UNIVERSAL TITLE PARTNERS, LLC  
VALUTRUST SOLUTIONS, LLC

MYHOME, A WILLISTON FINANCIAL GROUP COMPANY, LLC (formerly known as WILLISTON ENTERPRISE SOLUTIONS & TECHNOLOGY, LLC)

WFG NATIONAL TITLE COMPANY OF CLARK COUNTY, WA, LLC, D/B/A WFG NATIONAL TITLE

Rev 12.20.2022

<b>FACTS</b>	<b>WHAT DOES WILLISTON FINANCIAL GROUP DO WITH YOUR PERSONAL INFORMATION?</b>
<b>Why?</b>	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
<b>What?</b>	The types of personal information we collect and share depend on the product or service you have with us. This information can include: <ul style="list-style-type: none"> <li>• Social Security number and other government identification information</li> <li>• Your name, address, phone, and email</li> <li>• Information about the property, any liens and restrictions</li> <li>• Financial Information including credit history and other debt</li> <li>• Financial account information, including wire transfer instructions.</li> </ul>
<b>How?</b>	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Williston Financial Group chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Williston Financial Group share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes—to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share

To limit our sharing	<ul style="list-style-type: none"> <li>• Call 833-451-5718—our menu will prompt you through your choice(s)</li> <li>• Visit us online: <a href="http://bit.ly/WFGsConsumerPrivacyInformationRequestPage">http://bit.ly/WFGsConsumerPrivacyInformationRequestPage</a> or e-mailing us at <a href="mailto:consumerprivacy@willistonfinancial.com">consumerprivacy@willistonfinancial.com</a></li> <li>• Mail the form below</li> </ul> <p>Please note:</p> <p>If you are a new customer, we can begin sharing your information from the date we sent this notice. When you are no longer our customer, we continue to share your information as described in this notice.</p> <p>However, you can contact us at any time to limit our sharing.</p>
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Questions?	Call 833-451-5718 or Email <a href="mailto:consumerprivacy@willistonfinancial.com">consumerprivacy@willistonfinancial.com</a>
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Mail-In Form	
If you have a joint policy, your choices will apply to everyone on your account.	Mark any/all you want to limit: <input type="checkbox"/> Do not share information about my creditworthiness with your affiliates for their everyday business purposes. <input type="checkbox"/> Do not allow your affiliates to use my personal information to market to me. <input type="checkbox"/> Do not share my personal information with nonaffiliates to market their products and services to me.
	<b>Name</b> _____
	<b>Address</b> _____
	<b>City, State, Zip</b> _____
	<b>File Number</b> _____
	Mail to: Williston Financial Group PRIVACY DEPT 12909 SW 68 <sup>th</sup> Pkwy, #350 Portland, OR 97223

<b>Who we are</b>	
Who is providing this notice	Williston Financial Group, LLC and its affiliates and subsidiaries as listed below:
<b>What we do</b>	
How does Williston Financial Group protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. We limit access to your information to employees that need to use the information to process or protect transaction. We take industry standard (IPSEC) measures to protect against malicious intrusions or hacking
How does Williston Financial Group collect my personal information?	<p>We collect your personal information, for example, when you</p> <ul style="list-style-type: none"> <li>• Apply for insurance</li> <li>• Engage us to provide appraisal, title and escrow services</li> <li>• Give us your contact information</li> <li>• Provide your mortgage information</li> <li>• Show your driver's license</li> </ul> <p>We also collect your personal information from others, such as real estate agents and brokers, mortgage brokers, lenders, credit bureaus, affiliates, and others</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only</p> <ul style="list-style-type: none"> <li>• sharing for affiliates' everyday business purposes—information about your creditworthiness</li> <li>• affiliates from using your information to market to you</li> <li>• sharing for nonaffiliates to market to you</li> </ul> <p>State laws and individual companies may give you additional rights to limit sharing. See below for more on your rights under state law.</p>
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your policy.
<b>Definitions</b>	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Our affiliates include companies with a common corporate identity, including those listed below.</p>
Nonaffiliates	<p>Companies not related by common ownership or control. They can be financial and nonfinancial companies.</p> <p>Nonaffiliates we share with can include real estate agents and brokers, mortgage brokers, lenders, appraisers, abstractors and title searchers and others as appropriate to facilitate your transaction.</p>
Joint marketing	<p>A formal agreement between nonaffiliated financial companies that together market financial products or services to you.</p> <p>Williston Financial Group does not jointly market.</p>
<b>Other important information</b>	
<p>As a resident or citizen of certain states, we may have to provide additional state specific privacy notices and you may have rights other than as set forth above. The links below will provide state specific information:</p> <p><b>Privacy Notice for California Residents</b> - <a href="https://national.wfgnationaltitle.com/privacy-notice-california">https://national.wfgnationaltitle.com/privacy-notice-california</a></p> <p><b>Privacy Notice for Oregon Residents</b> - <a href="https://national.wfgnationaltitle.com/privacy-notice-oregon">https://national.wfgnationaltitle.com/privacy-notice-oregon</a></p>	



May 8, 2024

Kendra Kozak

Re: Tonkin Lamborghini  
25239 SW Parkway Ave.  
Wilsonville, OR 97070

Dear Kendra,

Thank you, for sending us the preliminary site plans for this proposed development in Wilsonville, OR.

My Company: Republic Services of Clackamas and Washington Counties has the franchise agreement to service this area with the City of Wilsonville. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

Our team has reviewed your site development plan, and the trash enclosure design plan sent 5/6/2024. We have concluded there is adequate room on property for our collection trucks to safely access, service, and maneuver. The dedicated turn-around space north and east of the enclosure will provide adequate room for our trucks to turn around to exit the site. Republic Services will require unobstructed site access as our service-schedules require, to provide consistent trash and recycle service. The trash enclosure dimensions of 23'-6" x 18'-9" will house two 3-yard trash, two 4-yard commingle-recycle, and four 90-gallon recycle receptacles. The gates design including wind-pins to secure the gates in the open and closed position, and the swing radius is sufficient.

*Service levels are available as follows:*

Trash –	6 days per week
Recycle –	5 days per week
Food Waste –	5 days per week
Glass –	1 day per week

Thanks Kendra, for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink, appearing to read "Kelly Herrod", written over a blue horizontal line.

Kelly Herrod  
Operations Supervisor  
Republic Services Inc.

DEVELOPMENT CODE SUMMARY

TAX LOT: 35-1-32DA TA LOT 1000, SW PARKWAY AVE, WILSONVILLE, OR
JURISDICTION: CLACKAMAS COUNTY, CITY OF WILSONVILLE DEVELOPMENT CODE
ZONING: PLANNED DEVELOPMENT COMMERCIAL (PDC)

SECTION 4.139.09 ACTIVITIES REQUIRING A CLASS II ADMIN REVIEW PROCESS
SECTION 4.139.11 SPECIAL PROVISIONS
SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS

SECTION 4.139.05 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE
SECTION 4.139.03 ADMINISTRATION

SECTION 4.139.05 SIGNIFICANT RESOURCE OVERLAY ZONE MAP VERIFICATION
SECTION 4.139.06 SRIR AND REVIEW CRITERIA

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS
SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION

SECTION 4.155 GENERAL REGULATIONS - PARKING, LOADING & BICYCLE PARKING

SECTION 507 FIRE PROTECTION WATER SUPPLIES
SECTION 507.5.1 FIRE HYDRANT SYSTEMS - WHERE REQUIRED

SECTION 507.5.2 CLEAR SPACE AROUND HYDRANTS

SECTION 507.5.3 PHYSICAL PROTECTION

SECTION 507.5.4 ADDRESS IDENTIFICATION

SECTION 507.5.5 WHERE REQUIRED

SECTION 507.5.6 PHYSICAL PROTECTION

SECTION 507.5.7 ADDRESS IDENTIFICATION

SECTION 507.5.8 ADDRESS IDENTIFICATION

SECTION 507.5.9 ADDRESS IDENTIFICATION

SECTION 507.5.10 ADDRESS IDENTIFICATION

SECTION 507.5.11 ADDRESS IDENTIFICATION

SECTION 507.5.12 ADDRESS IDENTIFICATION

SECTION 507.5.13 ADDRESS IDENTIFICATION

SECTION 507.5.14 ADDRESS IDENTIFICATION

SECTION 507.5.15 ADDRESS IDENTIFICATION

SECTION 507.5.16 ADDRESS IDENTIFICATION

SECTION 507.5.17 ADDRESS IDENTIFICATION

SECTION 507.5.18 ADDRESS IDENTIFICATION

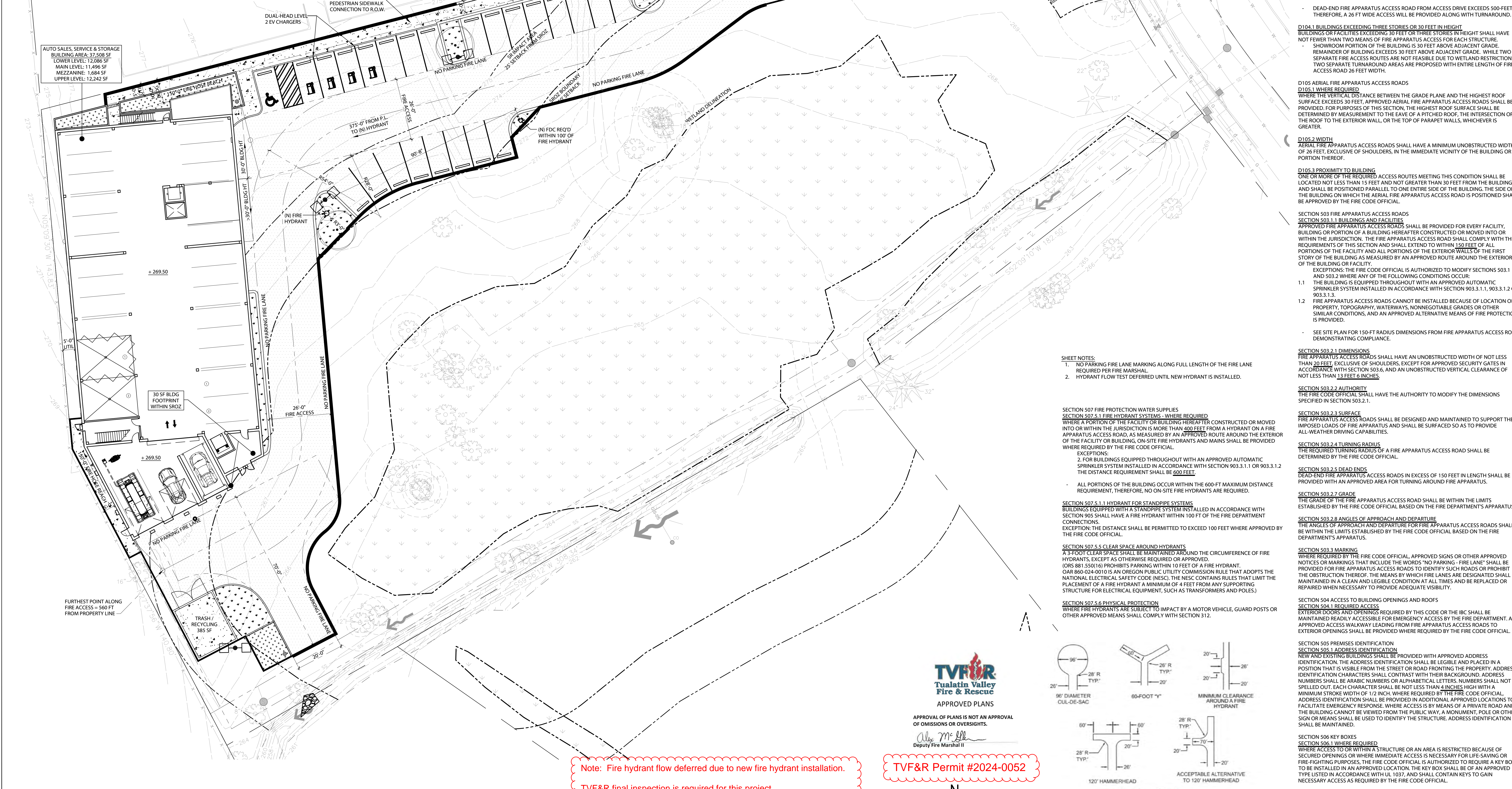
SECTION 507.5.19 ADDRESS IDENTIFICATION

SECTION 507.5.20 ADDRESS IDENTIFICATION

SECTION 507.5.21 ADDRESS IDENTIFICATION

SECTION 507.5.22 ADDRESS IDENTIFICATION

SECTION 507.5.23 ADDRESS IDENTIFICATION



SHEET NOTES:
1. NO PARKING FIRE LANE MARKING ALONG FULL LENGTH OF THE FIRE LANE REQUIRED PER FIRE MARSHAL.
2. HYDRANT FLOW TEST DEFERRED UNTIL NEW HYDRANT IS INSTALLED.

SECTION 507 FIRE PROTECTION WATER SUPPLIES
SECTION 507.5.1 FIRE HYDRANT SYSTEMS - WHERE REQUIRED

SECTION 507.5.2 CLEAR SPACE AROUND HYDRANTS

SECTION 507.5.3 PHYSICAL PROTECTION

SECTION 507.5.4 ADDRESS IDENTIFICATION

SECTION 507.5.5 WHERE REQUIRED

SECTION 507.5.6 PHYSICAL PROTECTION

SECTION 507.5.7 ADDRESS IDENTIFICATION

SECTION 507.5.8 ADDRESS IDENTIFICATION

SECTION 507.5.9 ADDRESS IDENTIFICATION

SECTION 507.5.10 ADDRESS IDENTIFICATION

SECTION 507.5.11 ADDRESS IDENTIFICATION



Note: Fire hydrant flow deferred due to new fire hydrant installation.
TVF&R final inspection is required for this project.

TVF&R Permit #2024-0052

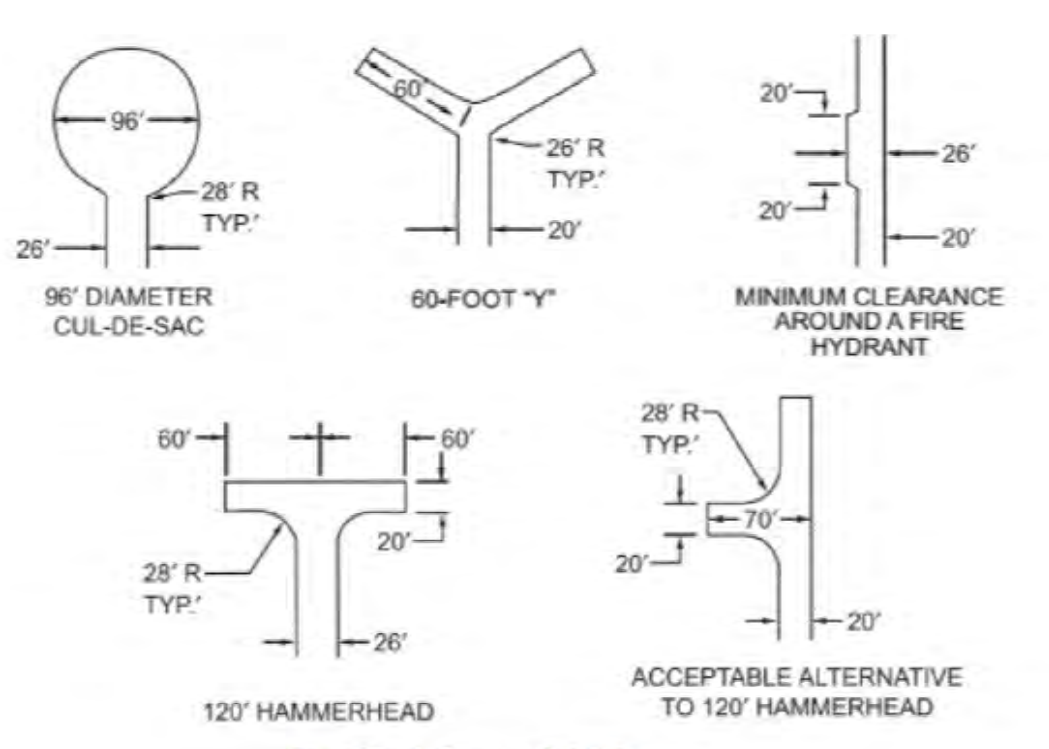
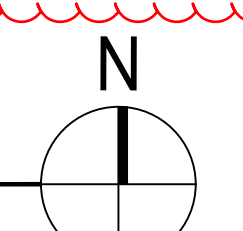


FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

PRELIMINARY NOT FOR CONSTRUCTION

AXIS DESIGN GROUP



11104 S.E. STARK STREET
PORTLAND, OR 97216
T: 503.284.0988 | F: 503.546.9276

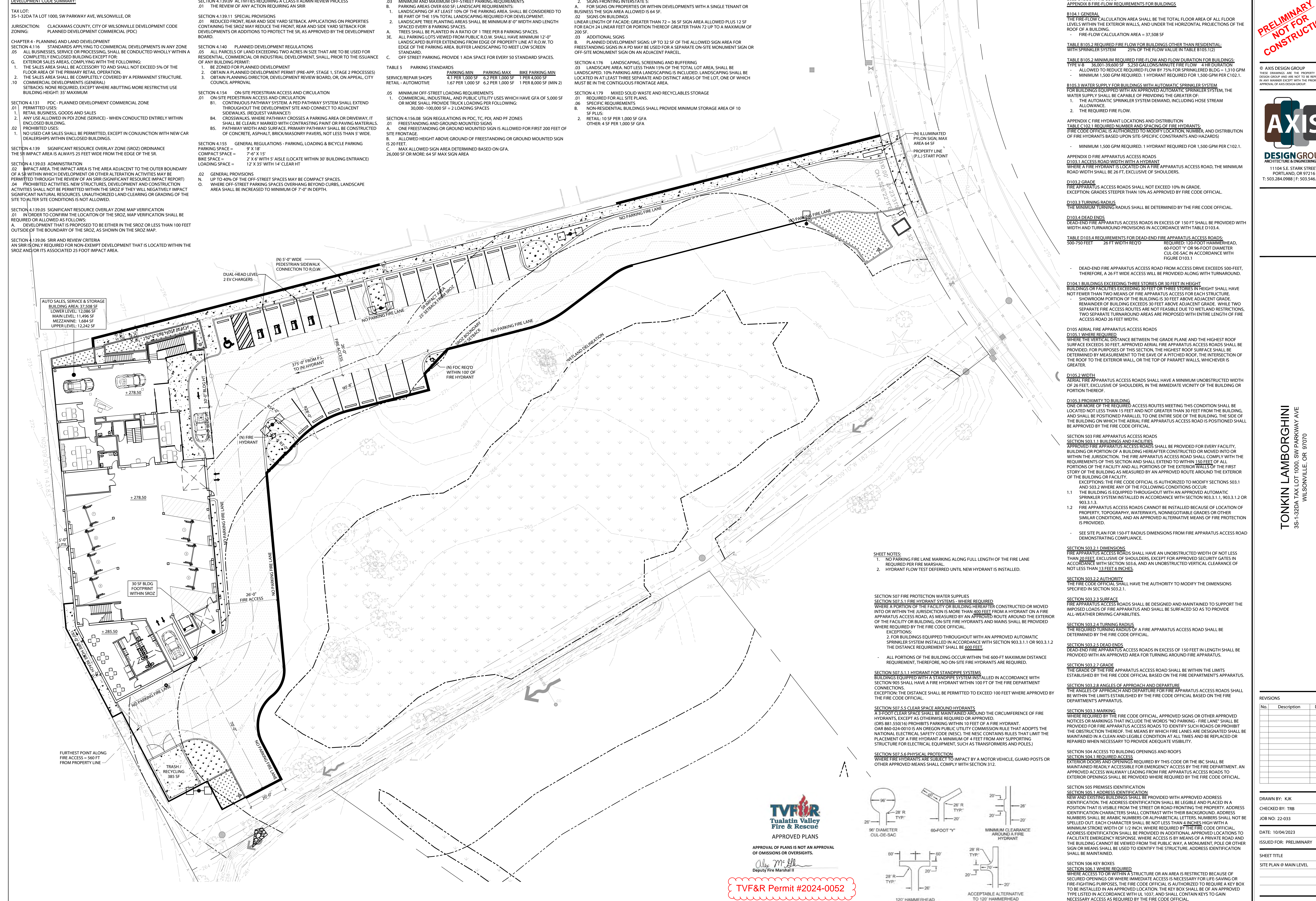
TONKIN LAMBORGHINI
35-1-32DA TAX LOT 1000, SW PARKWAY AVE
WILSONVILLE, OR 97070

Table with 3 columns: No., Description, Date. Contains revision information.

REVISIONS
DRAWN BY: KJK
CHECKED BY: TRB
JOB NO: 22-033
DATE: 10/04/2023
ISSUED FOR: PRELIMINARY
SHEET TITLE
SITE PLAN @ LOWER LEVEL

SHEET NO. FS-1

C:\Users\kamborh\appdata\local\temp\AcPublish\_37948\22-033\Basis\Site Plan.dwg © Plot Date: Apr 12, 24 @ Time: 3:49 PM



PRELIMINARY  
NOT FOR  
CONSTRUCTION

AXIS DESIGN GROUP  
 11104 S.E. STARK STREET  
 PORTLAND, OR 97216  
 T: 503.284.0988 | F: 503.546.9276

**SECTION 503 FIRE PROTECTION WATER SUPPLIES**  
 SECTION 503.1 FIRE HYDRANT SYSTEMS - WHERE REQUIRED  
 WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.  
 EXCEPTIONS:  
 2. FOR BUILDINGS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 THE DISTANCE REQUIREMENT SHALL BE 600 FEET.  
 3. ALL PORTIONS OF THE BUILDING OCCUR WITHIN THE 600-FT MAXIMUM DISTANCE REQUIREMENT, THEREFORE, NO ON-SITE FIRE HYDRANTS ARE REQUIRED.

**SECTION 503.1.1 HYDRANT FOR STANDPIPE SYSTEMS**  
 BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS.  
 EXCEPTION: THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FEET WHERE APPROVED BY THE FIRE CODE OFFICIAL.

**SECTION 503.5.5 CLEAR SPACE AROUND HYDRANTS**  
 A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.  
 (ORS 881.550(16) PROHIBITS PARKING WITHIN 10 FEET OF A FIRE HYDRANT.  
 OAR 860-024-0010 IS AN OREGON PUBLIC UTILITY COMMISSION RULE THAT ADOPTS THE NATIONAL ELECTRICAL SAFETY CODE (NEC). THE NEC CONTAINS RULES THAT LIMIT THE PLACEMENT OF A FIRE HYDRANT A MINIMUM OF 4 FEET FROM ANY SUPPORTING STRUCTURE FOR ELECTRICAL EQUIPMENT, SUCH AS TRANSFORMERS AND POLES.)

**SECTION 507.5.6 PHYSICAL PROTECTION**  
 WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312.

**SECTION 503.2.1 DIMENSIONS**  
 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

**SECTION 503.2.2 AUTHORITY**  
 THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO MODIFY THE DIMENSIONS SPECIFIED IN SECTION 503.2.1.

**SECTION 503.2.3 SURFACE**  
 FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

**SECTION 503.2.4 TURNING RADIUS**  
 THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.

**SECTION 503.2.5 DEAD ENDS**  
 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

**SECTION 503.2.7 GRADE**  
 THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

**SECTION 503.2.8 ANGLES OF APPROACH AND DEPARTURE**  
 THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

**SECTION 503.3 MARKING**  
 WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAR AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

**SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS**  
 SECTION 504.1 REQUIRED ACCESS  
 EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE IBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

**SECTION 505 PREMISES IDENTIFICATION**  
 SECTION 505.1 ADDRESS IDENTIFICATION  
 NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 1 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

**SECTION 506 KEY BOXES**  
 SECTION 506.1 WHERE REQUIRED  
 WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

**SECTION 503 FIRE PROTECTION WATER SUPPLIES**  
 SECTION 503.1 BUILDINGS AND FACILITIES  
 APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION. THE FIRE APPARATUS ACCESS ROAD SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION 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 OR FACILITY.  
 EXCEPTIONS: THE FIRE CODE OFFICIAL IS AUTHORIZED TO MODIFY SECTIONS 503.1 AND 503.2 WHERE ANY OF THE FOLLOWING CONDITIONS OCCUR:  
 1.1 THE BUILDING IS EQUIPPED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1, 903.3.1.2 OR 903.3.1.3.  
 1.2 FIRE APPARATUS ACCESS ROADS CANNOT BE INSTALLED BECAUSE OF LOCATION OF PROPERTY, TOPOGRAPHY, WATERWAYS, NONNEGOTIABLE GRADES OR OTHER SIMILAR CONDITIONS, AND AN APPROVED ALTERNATIVE MEANS OF FIRE PROTECTION IS PROVIDED.  
 3. SEE SITE PLAN FOR 150-FT RADIUS DIMENSIONS FOR FIRE APPARATUS ACCESS ROAD DEMONSTRATING COMPLIANCE.

**SECTION 503.1 BUILDINGS AND FACILITIES**  
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**SECTION 503.2.1 DIMENSIONS**  
 FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

**SECTION 503.2.2 AUTHORITY**  
 THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO MODIFY THE DIMENSIONS SPECIFIED IN SECTION 503.2.1.

**SECTION 503.2.3 SURFACE**  
 FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

**SECTION 503.2.4 TURNING RADIUS**  
 THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.

**SECTION 503.2.5 DEAD ENDS**  
 DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FOR TURNING AROUND FIRE APPARATUS.

**SECTION 503.2.7 GRADE**  
 THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

**SECTION 503.2.8 ANGLES OF APPROACH AND DEPARTURE**  
 THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

REVISIONS		
No.	Description	Date

DRAWN BY: KJK  
 CHECKED BY: TRB  
 JOB NO: 22-033  
 DATE: 10/04/2023  
 ISSUED FOR: PRELIMINARY  
 SHEET TITLE  
 SITE PLAN @ MAIN LEVEL  
 SHEET NO.

TVF&R Permit #2024-0052

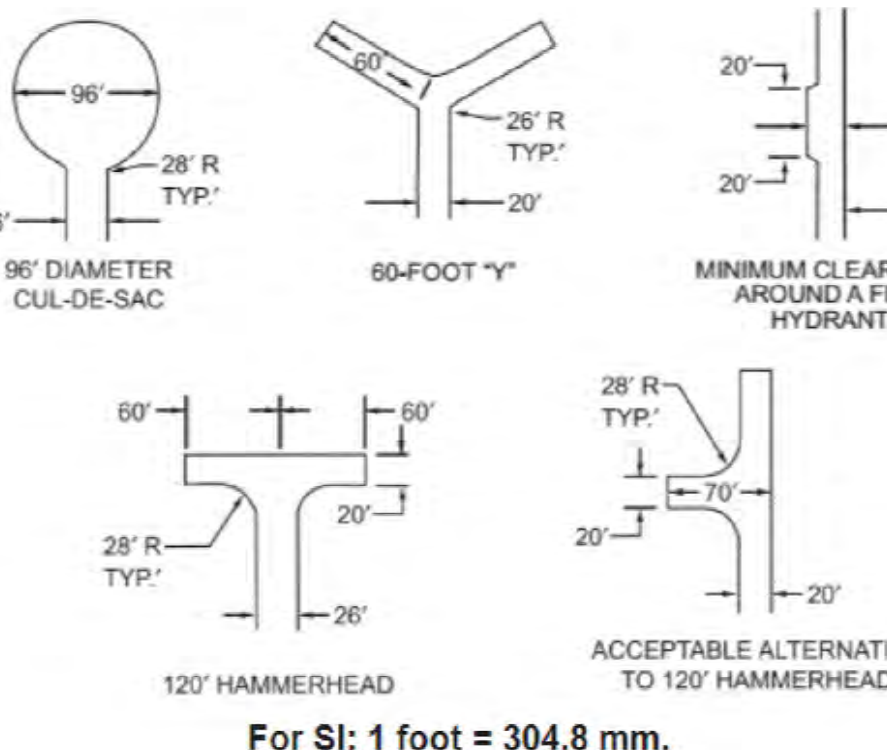
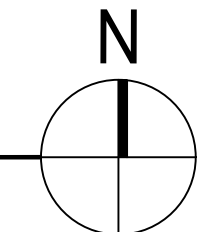


FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

DEVELOPMENT CODE SUMMARY

TAX LOT: 35-1-32DA TA LOT 1000, SW PARKWAY AVE, WILSONVILLE, OR
JURISDICTION: CLACKAMAS COUNTY, CITY OF WILSONVILLE DEVELOPMENT CODE
ZONING: PLANNED DEVELOPMENT COMMERCIAL (PDC)

CHAPTER 4 - PLANNING AND LAND DEVELOPMENT
SECTION 4.116 STANDARDS APPLYING TO COMMERCIAL DEVELOPMENTS IN ANY ZONE
05 ALL BUSINESSES, SERVICE OR PROCESSING, SHALL BE CONDUCTED WHOLLY WITHIN A COMPLETELY ENCLOSED BUILDING EXCEPT FOR:

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE
THE SROZ IMPACT AREA IS ALWAYS 25 FEET WIDE FROM THE EDGE OF THE SR.

SECTION 4.139.03 ADMINISTRATION
02 IMPACT AREA, THE IMPACT AREA IS THE AREA ADJACENT TO THE OUTER BOUNDARY OF A SR WITHIN WHICH DEVELOPMENT OR OTHER ALTERATION ACTIVITIES MAY BE PERMITTED THROUGH THE REVIEW OF AN SRIR (SIGNIFICANT RESOURCE IMPACT REPORT)

SECTION 4.139.05 SIGNIFICANT RESOURCE OVERLAY ZONE MAP VERIFICATION
01 IN ORDER TO CONFIRM THE LOCATION OF THE SROZ, MAP VERIFICATION SHALL BE REQUIRED OR ALLOWED AS FOLLOWS:

SECTION 4.139.06 SRIR AND REVIEW CRITERIA
AN SRIR IS ONLY REQUIRED FOR NON-EXEMPT DEVELOPMENT THAT IS LOCATED WITHIN THE SROZ AND/OR ITS ASSOCIATED 25 FOOT IMPACT AREA.

SECTION 4.139.09 ACTIVITIES REQUIRING A CLASS II ADMIN REVIEW PROCESS
01 THE REVIEW OF ANY ACTION REQUIRING AN SRIR
MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS
PARKING AREAS OVER 650 SF: LANDSCAPE REQUIREMENTS

SECTION 4.140 PLANNED DEVELOPMENT REGULATIONS
05 ALL PARCELS OF LAND EXCEEDING TWO ACRES IN SIZE THAT ARE TO BE USED FOR RESIDENTIAL, COMMERCIAL OR INDUSTRIAL DEVELOPMENT, SHALL, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT:

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION
01 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION
01 CONTINUOUS PATHWAY SYSTEM, A PED PATHWAY SYSTEM SHALL EXTEND THROUGHOUT THE DEVELOPMENT SITE AND CONNECT TO ADJACENT SIDEWALKS (REQUEST VARIANCE?)

SECTION 4.155 GENERAL REGULATIONS - PARKING, LOADING & BICYCLE PARKING
PARKING SPACE = 9' X 18'
COMPACT SPACE = 7' 6" X 15'

SECTION 503 FIRE PROTECTION WATER SUPPLIES
SECTION 503.1 FIRE HYDRANT SYSTEMS - WHERE REQUIRED
WHERE A PORTION OF THE FACILITY OR BUILDING HEREAFTER CONSTRUCTED OR MOVED INTO OR WITHIN THE JURISDICTION IS MORE THAN 400 FEET FROM A HYDRANT ON A FIRE APPARATUS ACCESS ROAD, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE FACILITY OR BUILDING, ON-SITE FIRE HYDRANTS AND MAINS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

SECTION 503.1.1 HYDRANT FOR STANDPIPE SYSTEMS
BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS.

SECTION 503.5 CLEAR SPACE AROUND HYDRANTS
A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

SECTION 503.6 PHYSICAL PROTECTION
WHERE FIRE HYDRANTS ARE SUBJECT TO IMPACT BY A MOTOR VEHICLE, GUARD POSTS OR OTHER APPROVED MEANS SHALL COMPLY WITH SECTION 312.

SECTION 506 KEY BOXES
SECTION 506.1 WHERE REQUIRED
WHERE ACCESS TO OR WITHIN A STRUCTURE OR AN AREA IS RESTRICTED BECAUSE OF SECURED OPENINGS OR WHERE IMMEDIATE ACCESS IS NECESSARY FOR LIFE-SAVING OR FIRE-FIGHTING PURPOSES, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE A KEY BOX TO BE INSTALLED IN AN APPROVED LOCATION. THE KEY BOX SHALL BE OF AN APPROVED TYPE LISTED IN ACCORDANCE WITH UL 1037, AND SHALL CONTAIN MAIN KEYS TO GAIN NECESSARY ACCESS AS REQUIRED BY THE FIRE CODE OFFICIAL.

SECTION 4.176 LANDSCAPING, SCREENING AND BUFFERING
03 LANDSCAPE AREA, NOT LESS THAN 15% OF THE TOTAL LOT AREA, SHALL BE LANDSCAPED. 10% PARKING AREA LANDSCAPING IS INCLUDED. LANDSCAPING SHALL BE LOCATED IN AT LEAST THREE SEPARATE AND DISTINCT AREAS OF THE LOT, ONE OF WHICH MUST BE IN THE CONTIGUOUS FRONTAGE AREA.

SECTION 4.179 MIXED SOLID WASTE AND RECYCLABLES STORAGE
01 REQUIRED FOR ALL SITE PLANS.

SECTION 507.5.1.1 HYDRANT FOR STANDPIPE SYSTEMS
BUILDINGS EQUIPPED WITH A STANDPIPE SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 905 SHALL HAVE A FIRE HYDRANT WITHIN 100 FT OF THE FIRE DEPARTMENT CONNECTIONS.

SECTION 507.5.5 CLEAR SPACE AROUND HYDRANTS
A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF FIRE HYDRANTS, EXCEPT AS OTHERWISE REQUIRED OR APPROVED.

SECTION 507.5.6 PHYSICAL PROTECTION
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SECTION 503.2.1 DIMENSIONS
FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.

SECTION 503.2.2 AUTHORITY
THE FIRE CODE OFFICIAL SHALL HAVE THE AUTHORITY TO MODIFY THE DIMENSIONS SPECIFIED IN SECTION 503.2.1.

SECTION 503.2.3 SURFACE
FIRE APPARATUS ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE SURFACED SO AS TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES.

SECTION 503.2.4 TURNING RADIUS
THE REQUIRED TURNING RADIUS OF A FIRE APPARATUS ACCESS ROAD SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.

SECTION 503.2.5 DEAD ENDS
DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED AREA FIRE APPARATUS.

SECTION 503.2.7 GRADE
THE GRADE OF THE FIRE APPARATUS ACCESS ROAD SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

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THE ANGLES OF APPROACH AND DEPARTURE FOR FIRE APPARATUS ACCESS ROADS SHALL BE WITHIN THE LIMITS ESTABLISHED BY THE FIRE CODE OFFICIAL BASED ON THE FIRE DEPARTMENT'S APPARATUS.

SECTION 503.3 MARKING
WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAR AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS
SECTION 504.1 REQUIRED ACCESS
EXTERIOR DOORS AND OPENINGS REQUIRED BY THIS CODE OR THE IBC SHALL BE MAINTAINED READILY ACCESSIBLE FOR EMERGENCY ACCESS BY THE FIRE DEPARTMENT. AN APPROVED ACCESS WALKWAY LEADING FROM FIRE APPARATUS ACCESS ROADS TO EXTERIOR OPENINGS SHALL BE PROVIDED WHERE REQUIRED BY THE FIRE CODE OFFICIAL.

SECTION 505 PREMISES IDENTIFICATION
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NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPILLED OUT. EACH CHARACTER SHALL BE NOT LESS THAN 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS IDENTIFICATION SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. ADDRESS IDENTIFICATION SHALL BE MAINTAINED.

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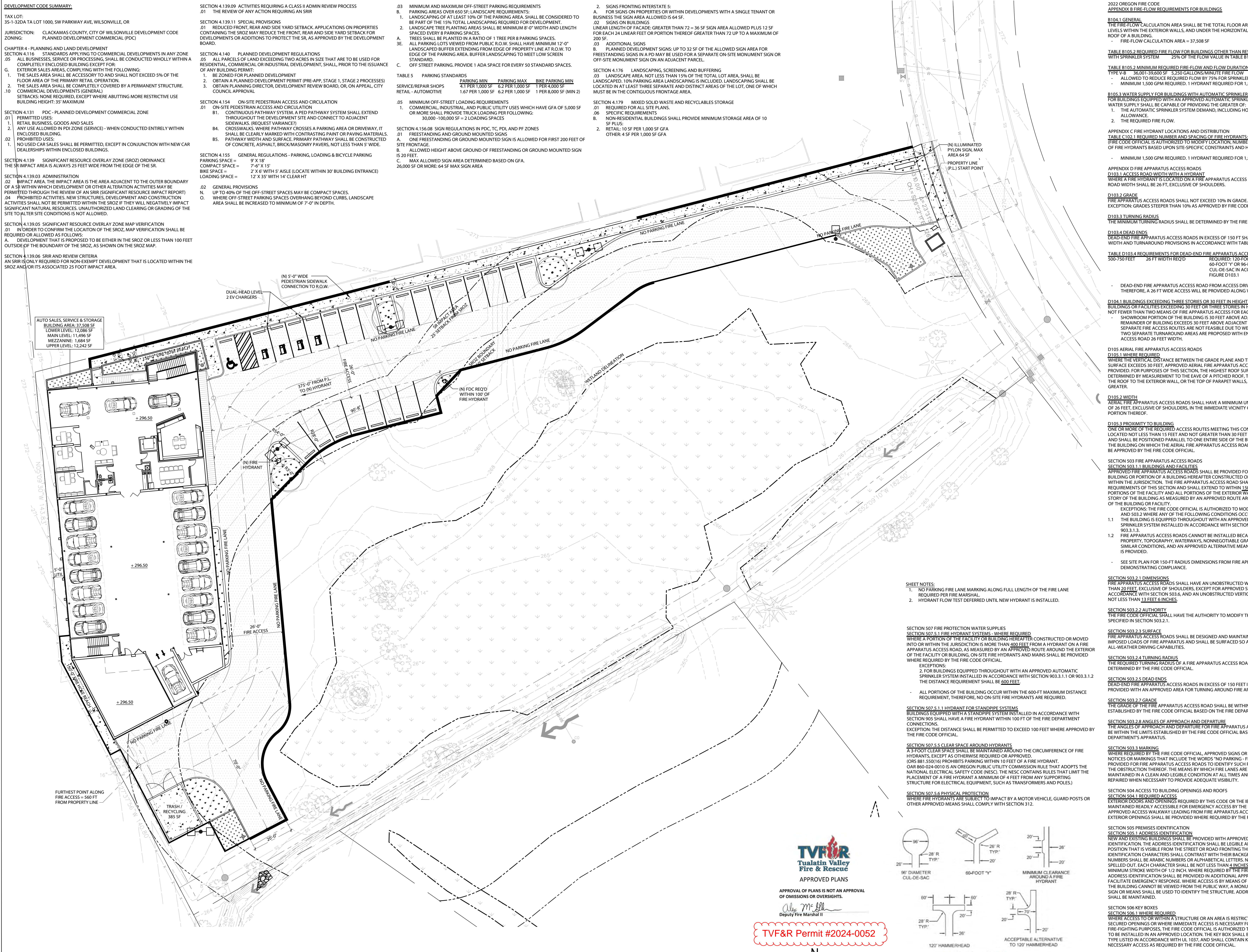
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1 SITE PLAN @ UPPER LEVEL
SCALE: 1/8" = 1'-0"

TVF&R Tualatin Valley Fire & Rescue APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.
Deputy Fire Marshal II
TVF&R Permit #2024-0052

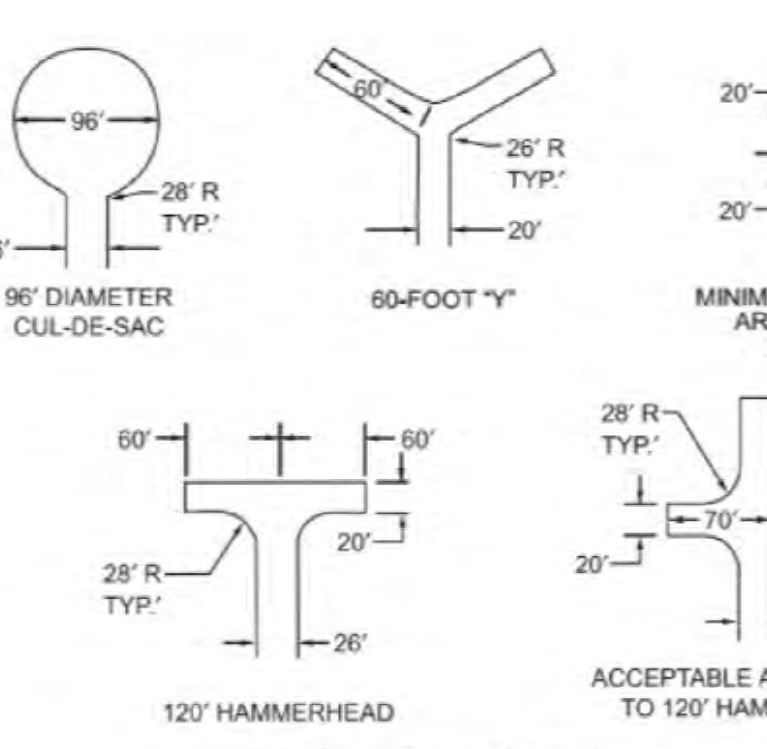


FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

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PORTLAND, OR 97216
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D103.2 GRADE
FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10% IN GRADE. EXCEPTION: GRADES STEEPER THAN 10% AS APPROVED BY FIRE CODE OFFICIAL.

D103.3 TURNING RADIUS
THE MINIMUM TURNING RADIUS SHALL BE DETERMINED BY THE FIRE CODE OFFICIAL.

D103.4 DEAD ENDS
DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FT SHALL BE PROVIDED WITH WIDTH AND TURNAROUND PROVISIONS IN ACCORDANCE WITH TABLE D103.4.

D104.1 BUILDINGS EXCEEDING THREE STORIES OR 30 FEET IN HEIGHT
BUILDINGS OR FACILITIES EXCEEDING 30 FEET OR THREE STORIES IN HEIGHT SHALL HAVE NOT FEWER THAN TWO MEANS OF FIRE APPARATUS ACCESS FOR EACH STRUCTURE.

D105 AERIAL FIRE APPARATUS ACCESS ROADS
WHERE THE VERTICAL DISTANCE BETWEEN THE GRADE PLANE AND THE HIGHEST ROOF SURFACE EXCEEDS 30 FEET, APPROVED AERIAL FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED.

D105.2 WIDTH
AERIAL FIRE APPARATUS ACCESS ROADS SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF 26 FEET, EXCLUSIVE OF SHOULDERS, IN THE IMMEDIATE VICINITY OF THE BUILDING OR PORTION THEREOF.

D105.3 PROXIMITY TO BUILDING
ONE OR MORE OF THE REQUIRED ACCESS ROUTES MEETING THIS CONDITION SHALL BE LOCATED NOT LESS THAN 15 FEET AND NOT GREATER THAN 30 FEET FROM THE BUILDING.

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No. Description Date
DRAWN BY: KJK
CHECKED BY: TRB
JOB NO: 22-033
DATE: 10/04/2023
ISSUED FOR: PRELIMINARY
SHEET TITLE
SITE PLAN @ UPPER LEVEL
SHEET NO.

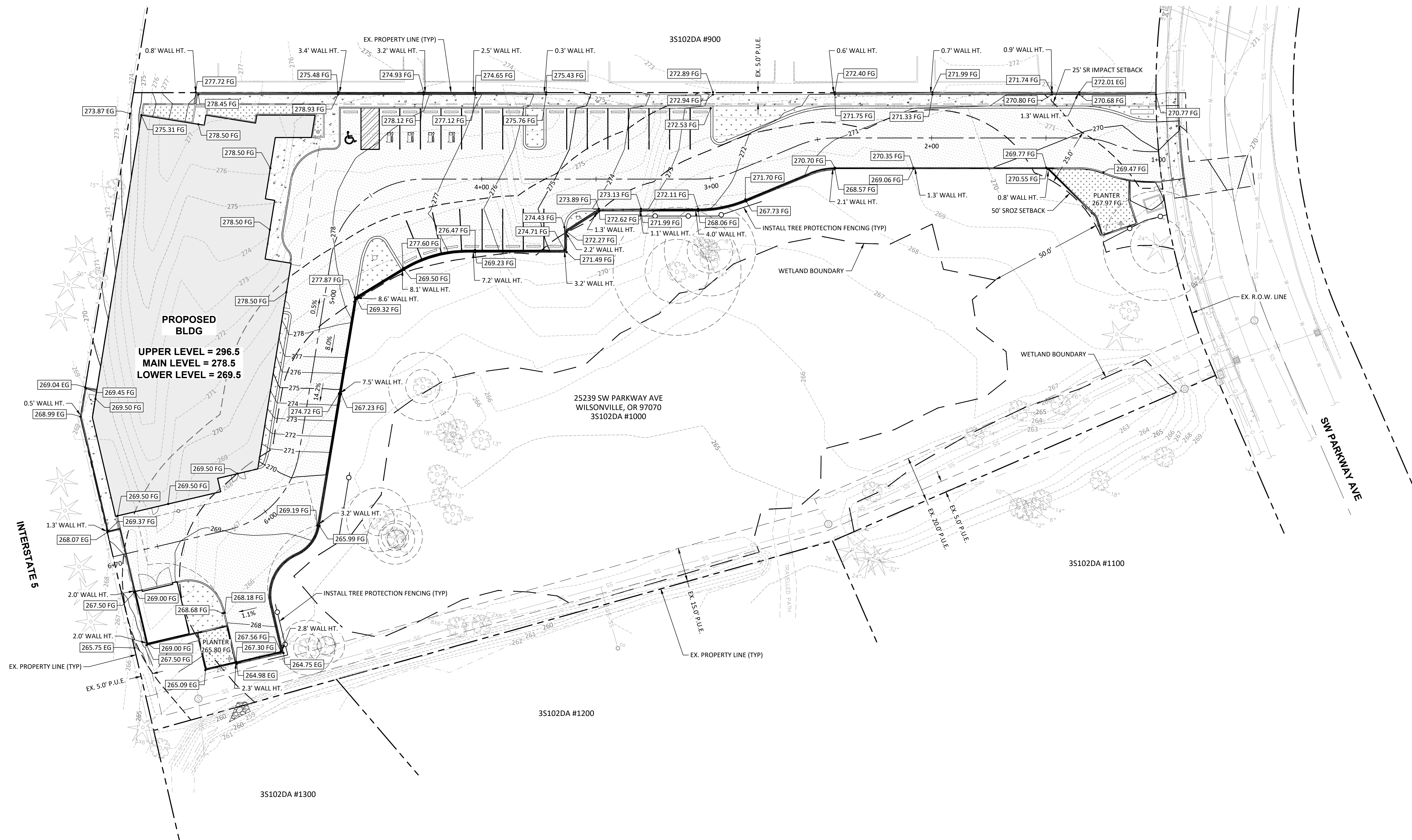
FS-3



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**TONKIN LAMBORGHINI**  
3S-1-32DA TAX LOT 1000, SW PARKWAY AVE  
WILSONVILLE, OR 97070

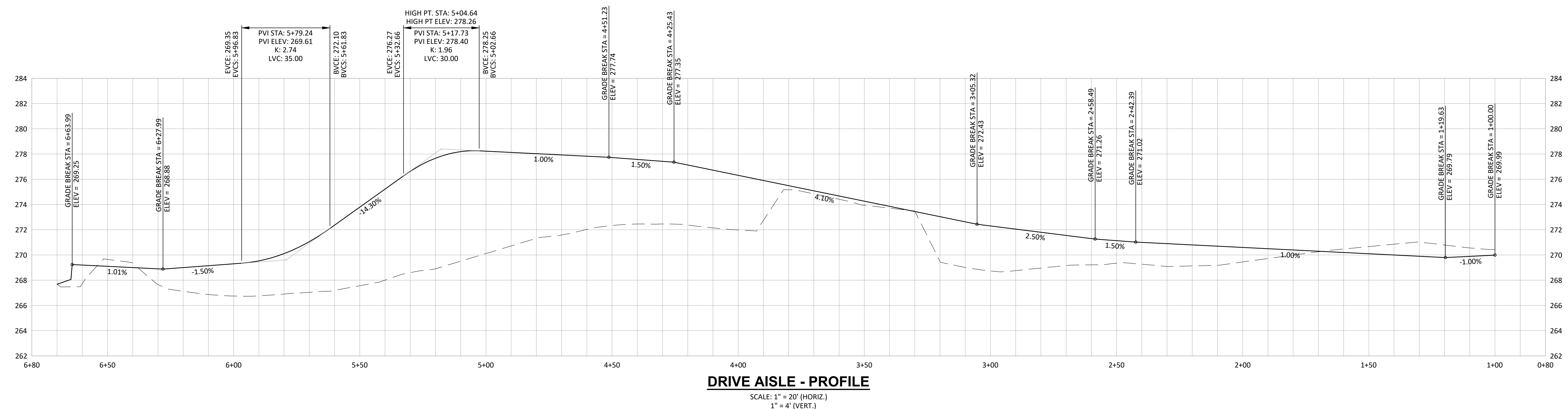


**PROPOSED BLDG**  
UPPER LEVEL = 296.5  
MAIN LEVEL = 278.5  
LOWER LEVEL = 269.5

25239 SW PARKWAY AVE  
WILSONVILLE, OR 97070  
3S102DA #1000

3S102DA #1200

3S102DA #1300

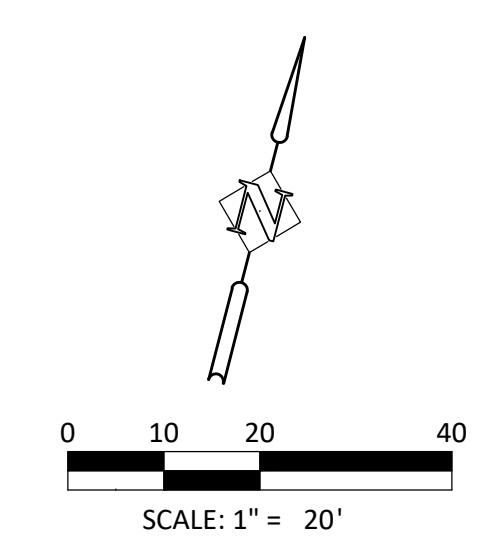


**DRIVE AISLE - PROFILE**  
SCALE: 1" = 20' (HORIZ.)  
1" = 4' (VERT.)

APPROVED PLANS  
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*Ally McEll*  
Deputy Fire Marshal II  
**TVFR Permit #2024-0052**

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CHECKED BY: HHPR  
JOB NO: 22-033  
DATE: 10/04/2024  
ISSUED FOR: PRELIMINARY  
SHEET TITLE  
PRELIMINARY GRADING PLAN  
SHEET NO.



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**Harper Houff Peterson Righellis Inc.**  
ENGINEERS  
LANDSCAPE ARCHITECTS  
205 SE Spokane Street, Suite 200, Portland, OR 97202  
Phone: 503.221.1111 www.hhp.com 503.221.1171

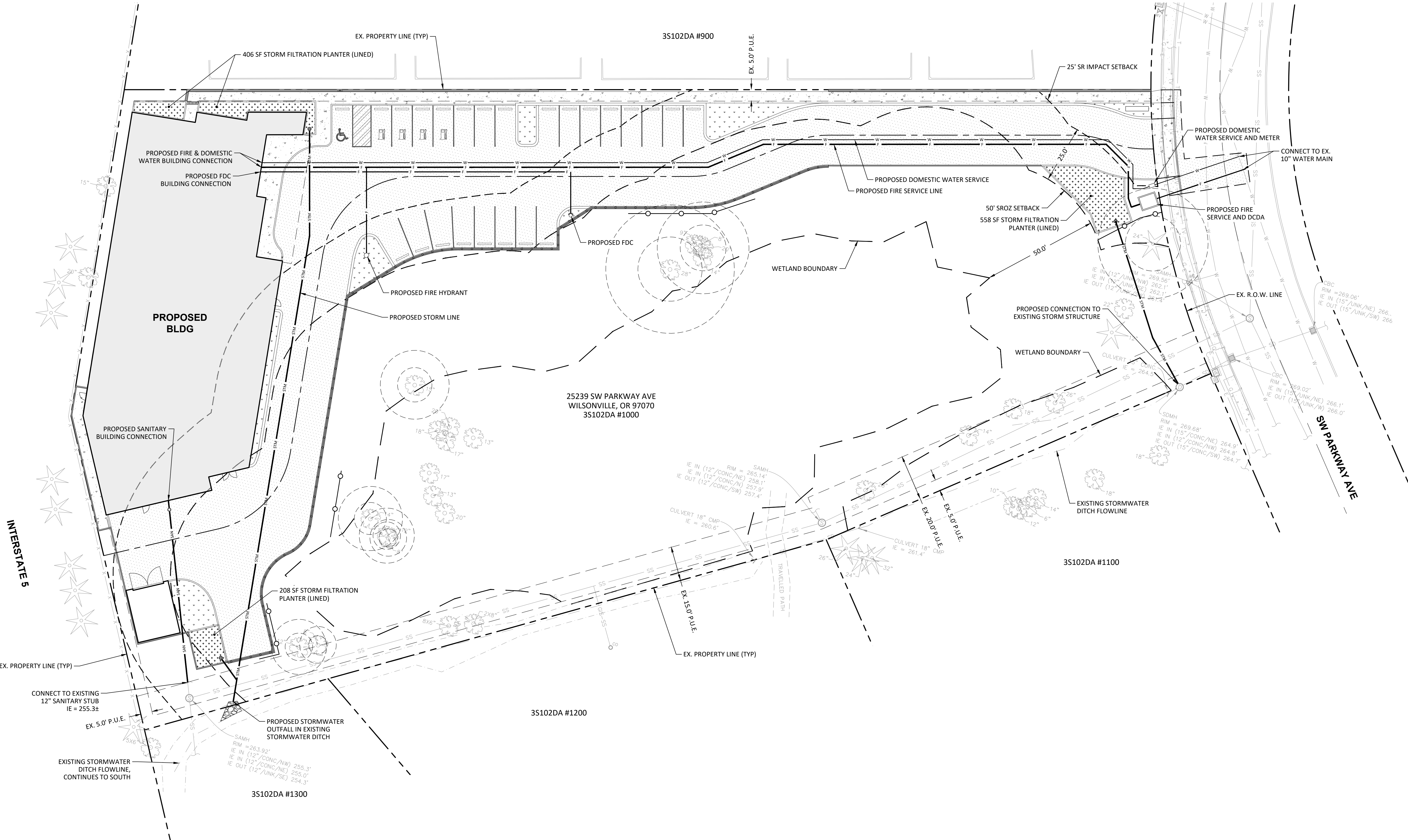
**TONKIN LAMBORGHINI**  
3S-1-32DA TAX LOT 1000, SW PARKWAY AVE  
WILSONVILLE, OR 97070

REVISIONS

No.	Description	Date

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CHECKED BY: HHPR  
JOB NO: 22-033  
DATE: 10/04/2024  
ISSUED FOR: PRELIMINARY  
SHEET TITLE  
PRELIMINARY UTILITY PLAN  
SHEET NO.

**FS-5**



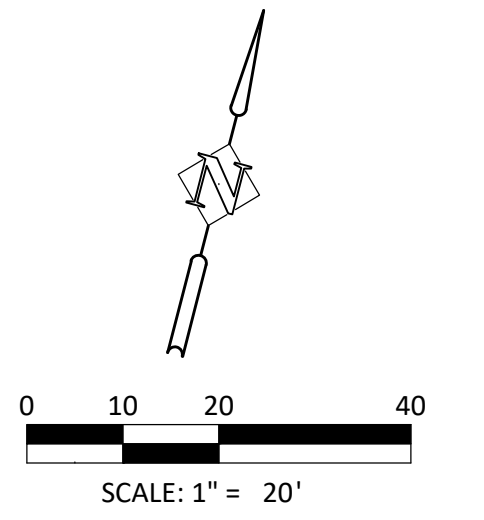
- LEGEND:**
- SAN — PROPOSED SANITARY LINE
  - STM — PROPOSED STORM LINE
  - DW — PROPOSED DOMESTIC WATER LINE
  - FW — PROPOSED FIRE WATER LINE
  - ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
  - ⊕ PROPOSED FIRE HYDRANT
  - ▨ PROPOSED STORM PLANTER



APPROVED PLANS  
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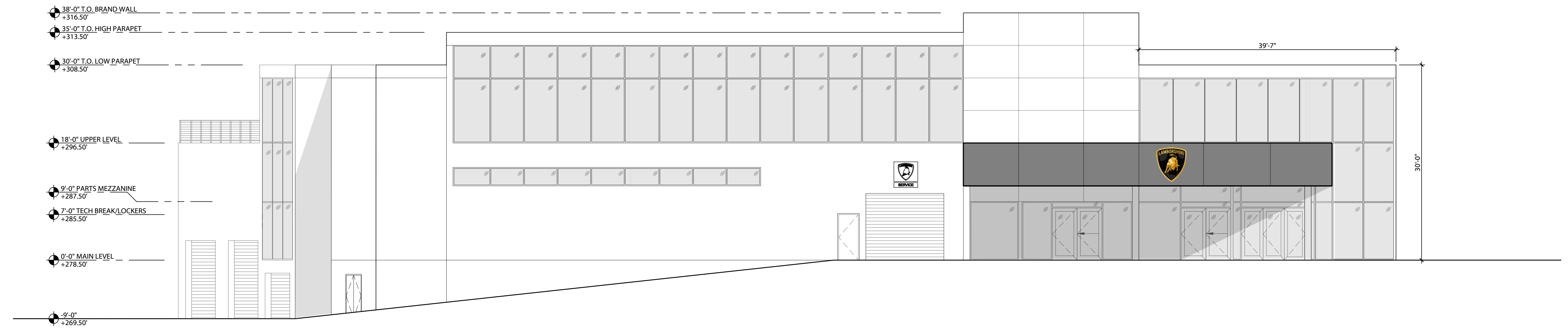
*Alisa McEllis*  
Deputy Fire Marshal II

TVF&R Permit #2024-0052

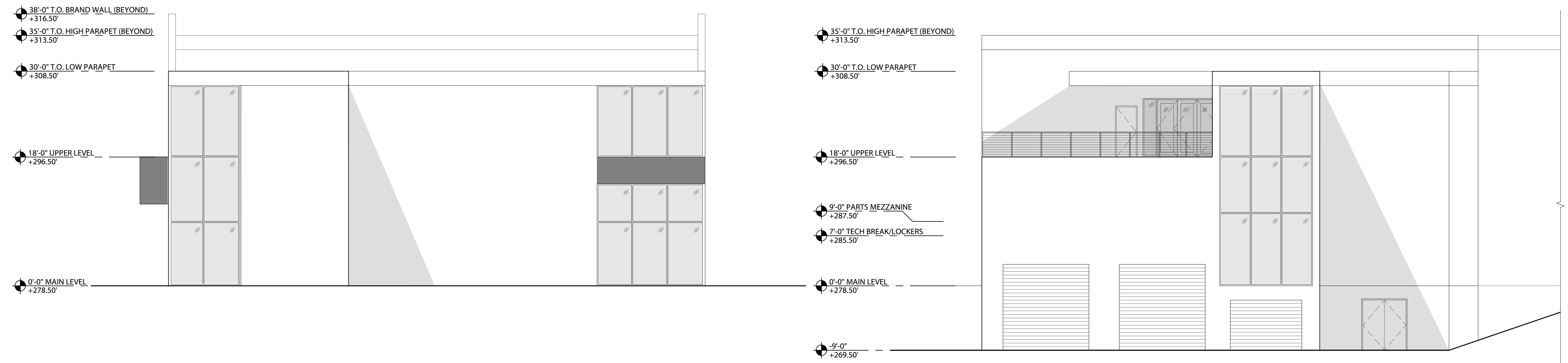


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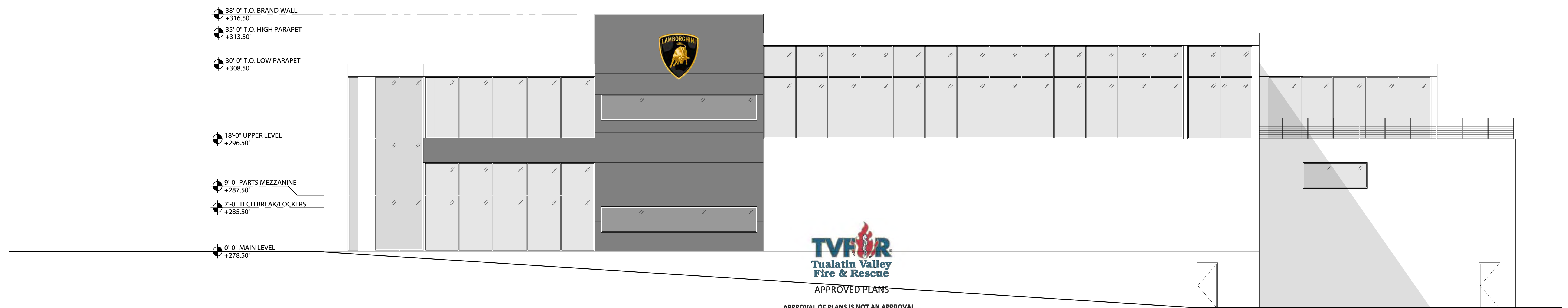


4 EAST EXTERIOR ELEVATION  
SCALE: 1/100



2 NORTH EXTERIOR ELEVATION  
SCALE: 1/100

3 SOUTHEAST EXTERIOR ELEVATION  
SCALE: 1/100



1 WEST EXTERIOR ELEVATION  
SCALE: 1/100



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*Alisa McEllis*  
Deputy Fire Marshal II

TVF&R Permit #2024-0052

REVISIONS		
No.	Description	Date

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CHECKED BY: TRB  
JOB NO: 22-033  
DATE: 10/04/2023  
ISSUED FOR: PRELIMINARY  
SHEET TITLE  
EXTERIOR ELEVATIONS  
SHEET NO.

FS-6

TONKIN LAMBORGHINI  
3S-1-32DA TAX LOT 1000, SW PARKWAY AVE  
WILSONVILLE, OR 97070

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