

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:
G. EXTERIOR SALES AREAS, COMPLYING WITH THE FOLLOWING:
1. THE SALES AREA SHALL BE ACCESSORY TO AND SHALL NOT EXCEED 5% OF THE FLOOR AREA OF THE PRIMARY RETAIL OPERATION.
2. THE SALES AREA SHALL BE COMPLETELY COVERED BY A PERMANENT STRUCTURE.
3. COMMERCIAL DEVELOPMENTS (GENERAL)
SETBACKS: NONE REQUIRED, EXCEPT WHERE ABUTTING MORE RESTRICTIVE USE BUILDING HEIGHT: 35' MAXIMUM

SECTION 4.133 PDC - PLANNED DEVELOPMENT COMMERCIAL ZONE
01 PERMITTED USES:
1. RETAIL BUSINESS, GOODS AND SALES
2. ANY USE ALLOWED IN PDI ZONE (SERVICE) - WHEN CONDUCTED ENTIRELY WITHIN ENCLOSED BUILDING.
02 PROHIBITED USES:
1. NO USED CAR SALES SHALL BE PERMITTED, EXCEPT IN CONJUNCTION WITH NEW CAR DEALERSHIPS WITHIN ENCLOSED BUILDINGS.

SECTION 4.139 SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE
THE SR 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)
04 PROHIBITED ACTIVITIES. NEW STRUCTURES, DEVELOPMENT AND CONSTRUCTION ACTIVITIES SHALL NOT BE PERMITTED WITHIN THE SROZ IF THEY WILL NEGATIVELY IMPACT SIGNIFICANT NATURAL RESOURCES. UNAUTHORIZED LAND CLEARING OR GRADING OF THE SITE TO ALTER SITE CONDITIONS IS NOT ALLOWED.

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:
A. DEVELOPMENT THAT IS PROPOSED TO BE EITHER IN THE SROZ OR LESS THAN 100 FEET OUTSIDE OF THE BOUNDARY OF THE SROZ, AS SHOWN ON THE SROZ MAP.

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
SECTION 4.139.11 SPECIAL PROVISIONS
01 REDUCED FRONT, REAR AND SIDE YARD SETBACK. APPLICATIONS ON PROPERTIES CONTAINING THE SROZ MAY REDUCE THE FRONT, REAR AND SIDE YARD SETBACK FOR DEVELOPMENTS OR ADDITIONS TO PROTECT THE SR, AS APPROVED BY THE DEVELOPMENT BOARD.
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:
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2. OBTAIN A PLANNED DEVELOPMENT PERMIT (PRE-APP, STAGE 1, STAGE 2 PROCESSES)
3. OBTAIN PLANNING DIRECTOR, DEVELOPMENT REVIEW BOARD, OR, ON APPEAL, CITY COUNCIL APPROVAL

SECTION 4.154 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION
01 ON-SITE PEDESTRIAN ACCESS AND CIRCULATION
B1. CONTINUOUS PATHWAY SYSTEM. A PED PATHWAY SYSTEM SHALL EXTEND THROUGHOUT THE DEVELOPMENT SITE AND CONNECT TO ADJACENT SIDEWALKS. (REQUEST VARIANCE?)
B4. CROSSWALKS. WHERE PATHWAY CROSSES A PARKING AREA OR DRIVEWAY, IT SHALL BE CLEARLY MARKED WITH CONTRASTING PAINT OR PAVING MATERIALS.
B5. PATHWAY WIDTH AND SURFACE. PRIMARY PATHWAY SHALL BE CONSTRUCTED OF CONCRETE, ASPHALT, BRICK/MASONRY PAVERS, NOT LESS THAN 5' WIDE.

SECTION 4.155 GENERAL REGULATIONS - PARKING, LOADING & BICYCLE PARKING
PARKING SPACE = 9' X 18'
COMPACT SPACE = 7' 6" X 15'
BIKE SPACE = 2' X 6' WITH 5' AISLE (LOCATE WITHIN 30' BUILDING ENTRANCE)
LOADING SPACE = 12' X 35' WITH 14' CLEAR HT
02 GENERAL PROVISIONS
N. UP TO 40% OF THE OFF-STREET SPACES MAY BE COMPACT SPACES.
O. WHERE OFF-STREET PARKING SPACES OVERHANG BEYOND CURBS, LANDSCAPE AREA SHALL BE INCREASED TO MINIMUM OF 7'-0" IN DEPTH.

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS
PARKING AREAS OVER 650 SF: LANDSCAPE REQUIREMENTS
1. LANDSCAPING OF AT LEAST 10% OF THE PARKING AREA SHALL BE CONSIDERED TO BE PART OF THE 15% TOTAL LANDSCAPING REQUIRED FOR DEVELOPMENT.
2. LANDSCAPE TREE PLANTING AREAS SHALL BE MINIMUM 8'-0" WIDTH AND LENGTH SPACED EVERY 8 PARKING SPACES.
3. TREES SHALL BE PLANTED IN A RATIO OF 1 TREE PER 8 PARKING SPACES.
4. ALL PARKING LOTS VIEWED FROM PUBLIC R.O.W. SHALL HAVE MINIMUM 12'-0" LANDSCAPED BUFFER EXTENDING FROM EDGE OF PROPERTY LINE AT R.O.W. TO EDGE OF THE PARKING AREA. BUFFER LANDSCAPING TO MEET LOW SCREEN STANDARD.
5. OFF-STREET PARKING, PROVIDE 1 ADA SPACE FOR EVERY 50 STANDARD SPACES.

TABLE 5 PARKING STANDARDS

SERVICE/REPAIR SHOPS	PARKING MIN	PARKING MAX	BIKE PARKING MIN
RETAIL - AUTOMOTIVE	4.1 PER 1,000 SF	6.2 PER 1,000 SF	1 PER 4,000 SF
	1.67 PER 1,000 SF	6.2 PER 1,000 SF	1 PER 8,000 SF (MIN 2)

SECTION 4.156.08 SIGN REGULATIONS IN PDC, TC, PDI, AND PF ZONES
01 FREESTANDING AND GROUND MOUNTED SIGNS
A. ONE FREESTANDING OR GROUND MOUNTED SIGN IS ALLOWED FOR FIRST 200 FEET OF SITE FRONTAGE.
B. ALLOWED HEIGHT ABOVE GROUND OF FREESTANDING OR GROUND MOUNTED SIGN IS 20 FEET.
C. MAX ALLOWED SIGN AREA DETERMINED BASED ON GFA.
26,000 SF OR MORE: 64 SF MAX SIGN AREA

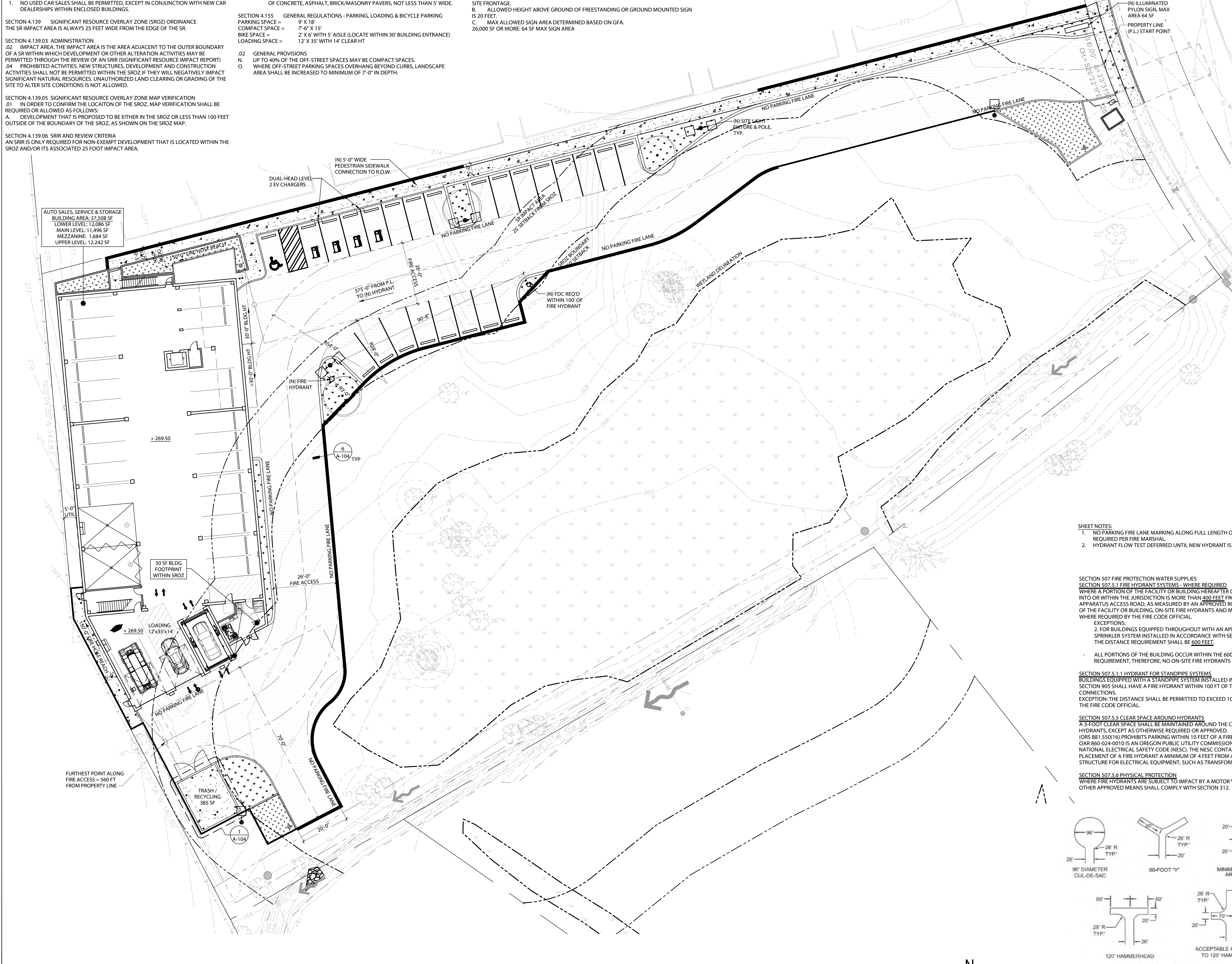
2. SIGNS FRONTING INTERSTATE 5:
A. FOR SIGNS ON PROPERTIES OR WITHIN DEVELOPMENTS WITH A SINGLE TENANT OR BUSINESS THE SIGN AREA ALLOWED IS 64 SF.
B. SIGNS ON BUILDINGS
LINEAR LENGTH OF FACADE: GREATER THAN 72 = 36 SF SIGN AREA ALLOWED PLUS 12 SF FOR EACH 24 LINEAR FEET OR PORTION THEREOF GREATER THAN 72 UP TO A MAXIMUM OF 200 SF.
03 ADDITIONAL SIGNS
B. PLANNED DEVELOPMENT SIGNS: UP TO 32 SF OF THE ALLOWED SIGN AREA FOR FREESTANDING SIGNS IN A PD MAY BE USED FOR A SEPARATE ON-SITE MONUMENT SIGN OR OFF-SITE MONUMENT SIGN ON AN ADJACENT PARCEL.
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.
06 SPECIFIC REQUIREMENTS
B. NON-RESIDENTIAL BUILDINGS SHALL PROVIDE MINIMUM STORAGE AREA OF 10 SF PLUS:
2. RETAIL: 10 SF PER 1,000 SF GFA
OTHER: 4 SF PER 1,000 SF GFA

2022 OREGON FIRE CODE
APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS
B104.1 GENERAL
THE FIRE-FLOW CALCULATION AREA SHALL BE THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF A BUILDING.
FIRE-FLOW CALCULATION AREA = 37,508 SF
TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN RESIDENTIAL WITH SPRINKLER SYSTEM - 25% OF THE FLOW VALUE IN TABLE B105.1(2)
TABLE B105.2 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS TYPE V-B - 36,001-39,500 SF - 5,250 GALLONS/MINUTE FIRE FLOW - 4 HR DURATION
- ALLOWED TO REDUCE REQUIRED FLOW BY 75% FOR SPRINKLERED BLDG = 1,310 GPM
- MINIMUM 1,500 GPM REQUIRED, 1 HYDRANT REQUIRED FOR 1,500 GPM PER C102.1.
B105.3 WATER SUPPLY FOR BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
FOR BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE WATER SUPPLY SHALL BE CAPABLE OF PROVIDING THE GREATER OF:
1. THE AUTOMATIC SPRINKLER SYSTEM DEMAND, INCLUDING HOSE STREAM ALLOWANCE.
2. THE REQUIRED FIRE FLOW.
APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION
TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS.
FIRE CODE OFFICIAL IS AUTHORIZED TO MODIFY LOCATION, NUMBER, AND DISTRIBUTION OF FIRE HYDRANTS BASED UPON SITE-SPECIFIC CONSTRAINTS AND HAZARDS!
- MINIMUM 1,500 GPM REQUIRED, 1 HYDRANT REQUIRED FOR 1,500 GPM PER C102.1.
APPENDIX D FIRE APPARATUS ACCESS ROADS
D103.1 ACCESS ROAD WIDTH WITH HYDRANT
WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FT, EXCLUSIVE OF SHOULDERS.
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.
TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS

REQUIRED: 120' FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1
- DEAD-END FIRE APPARATUS ACCESS ROAD FROM ACCESS DRIVE EXCEEDS 500 FEET, THEREFORE, A 26 FT WIDE ACCESS WILL BE PROVIDED ALONG WITH TURNAROUND.
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.
SHOWROOM PORTION OF THE BUILDING IS 30 FEET ABOVE ADJACENT GRADE. REMAINDER OF BUILDING EXCEEDS 30 FEET ABOVE ADJACENT GRADE. WHILE TWO SEPARATE FIRE ACCESS ROUTES ARE NOT FEASIBLE DUE TO WETLAND RESTRICTIONS, TWO SEPARATE TURNAROUND AREAS ARE PROPOSED WITH ENTIRE LENGTH OF FIRE ACCESS ROAD 26 FEET WIDTH.
D105 AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 WHERE REQUIRED
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. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.
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, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.
SECTION 503 FIRE APPARATUS ACCESS ROADS
SECTION 503.1 BUILDINGS AND FACILITIES
APPROVED FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED FOR EVERY FACILITY, BUILDING OR PORTION OF A BUILDING HEREFTER 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.
- SEE SITE PLAN FOR 150-FT RADIUS DIMENSIONS FOR FIRE APPARATUS ACCESS ROAD DEMONSTRATING COMPLIANCE.
SECTION 503.2.1 DIMENSIONS
FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 26 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 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.
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.

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

TONKIN LAMBORGHINI
25239 SW PARKWAY AVE
WILSONVILLE, OR 97170



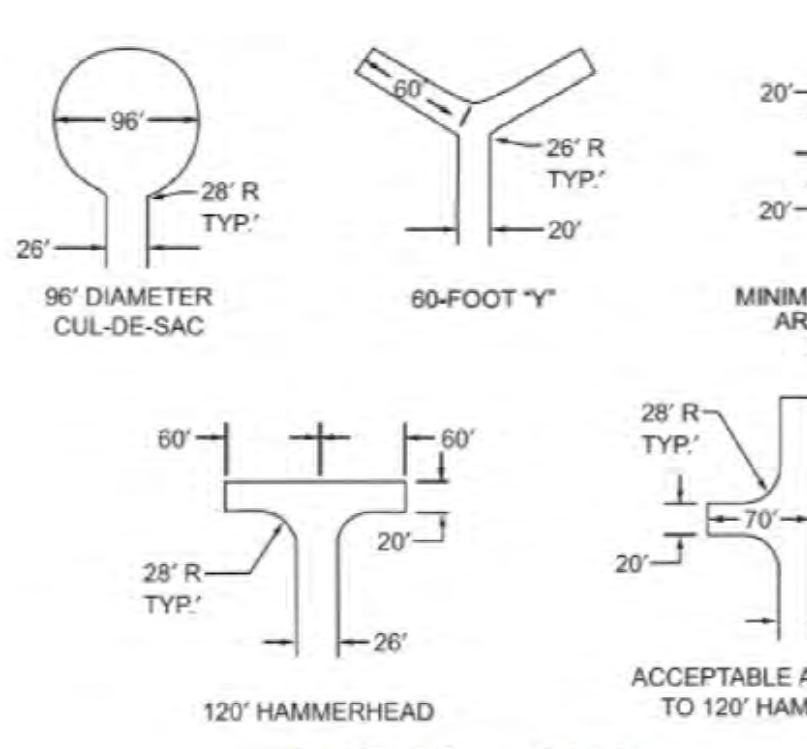
SHEET NOTES:
1. NO PARKING FIRE LANE MARKING ALONG FULL LENGTH OF THE FIRE LANE REQUIRED PER FIRE MARSHAL.
2. HYDRANT FLOW TEST DEFERRED UNTIL NEW HYDRANT IS INSTALLED.

SECTION 507 FIRE PROTECTION WATER SUPPLIES
SECTION 507.5.1 FIRE HYDRANT SYSTEMS - WHERE REQUIRED
WHERE A PORTION OF THE FACILITY OR BUILDING HEREFTER 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.
- ALL PORTIONS OF THE BUILDING OCCUR WITHIN THE 600-FT MAXIMUM DISTANCE REQUIREMENT, THEREFORE, NO ON-SITE FIRE HYDRANTS ARE REQUIRED.

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.
EXCEPTION: THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FEET WHERE APPROVED BY THE FIRE CODE OFFICIAL.

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.
(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.



1 SITE PLAN @ LOWER LEVEL
SCALE: 1/8\"/>

For SI: 1 foot = 304.8 mm.

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

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 @ LOWER LEVEL
SHEET NO.

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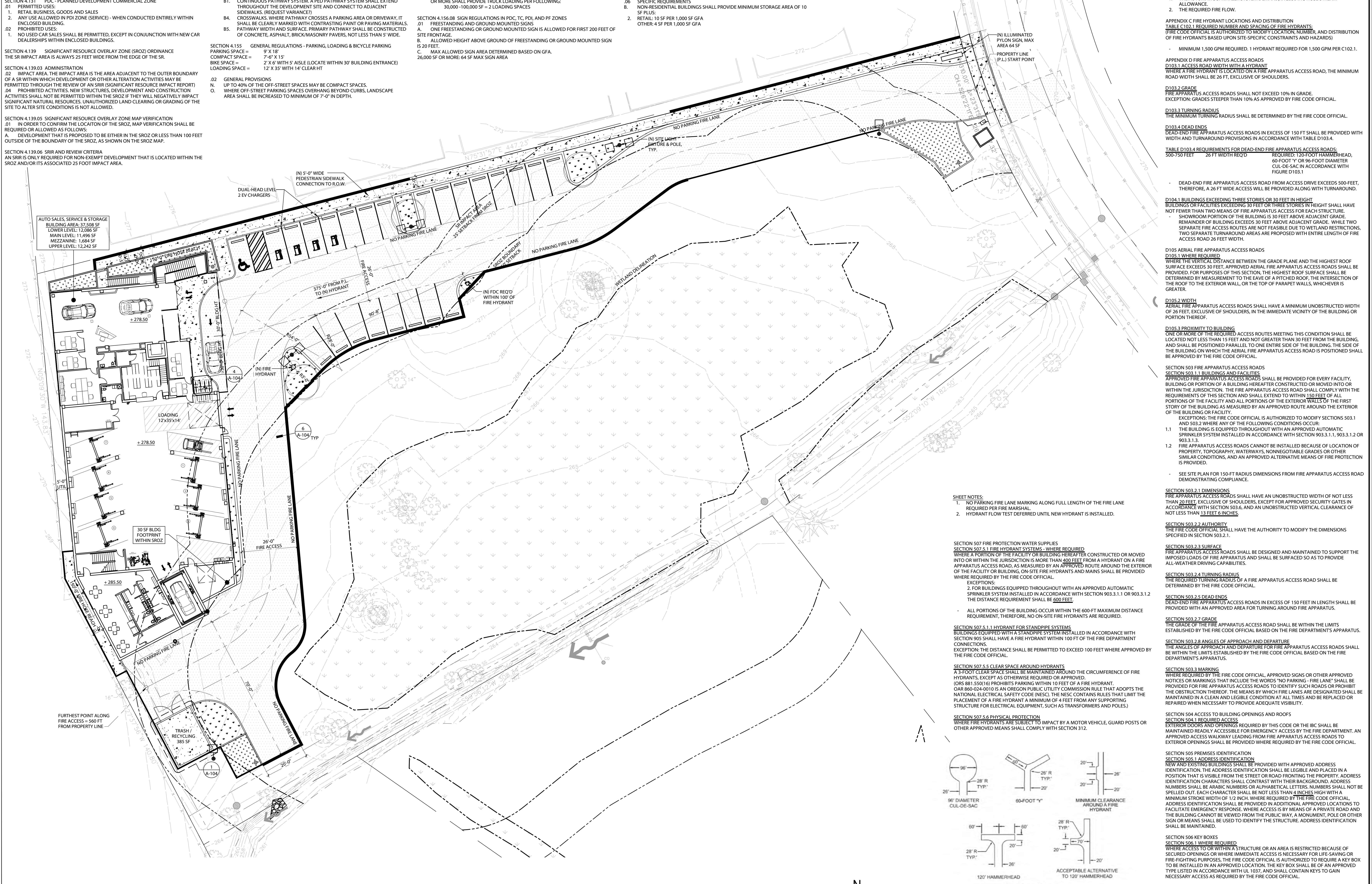
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B1. CONTINUOUS PATHWAY SYSTEM: A RED PATHWAY SYSTEM SHALL EXTEND THROUGHOUT THE DEVELOPMENT SITE AND CONNECT TO ADJACENT SIDEWALKS. (REQUEST VARIANCE?)
B4. CROSSWALKS: WHERE PATHWAY CROSSES A PARKING AREA OR DRIVEWAY, IT SHALL BE CLEARLY MARKED WITH CONTRASTING PAINT OR PAVING MATERIALS.
B5. PATHWAY WIDTH AND SURFACE: PRIMARY PATHWAY SHALL BE CONSTRUCTED OF CONCRETE, ASPHALT, BRICK/MASONRY PAVERS, NOT LESS THAN 5' WIDE.
SECTION 4.155 - GENERAL REGULATIONS - PARKING, LOADING & BICYCLE PARKING
PARKING SPACE = 9' X 18'
COMPACT SPACE = 7' 6" X 15'
BIKE SPACE = 2' X 6' WITH 5' AISLE (LOCATE WITHIN 30' BUILDING ENTRANCE)
LOADING SPACE = 12' X 35' WITH 14' CLEAR HT
.02 GENERAL PROVISIONS
N. UP TO 40% OF THE OFF-STREET SPACES MAY BE COMPACT SPACES.
O. WHERE OFF-STREET PARKING SPACES OVERHANG BEYOND CURBS, LANDSCAPE AREA SHALL BE INCREASED TO MINIMUM OF 7'-0" IN DEPTH.

MINIMUM AND MAXIMUM OFF-STREET PARKING REQUIREMENTS
PARKING AREAS OVER 650 SF: LANDSCAPE REQUIREMENTS
1. LANDSCAPING OF AT LEAST 10% OF THE PARKING AREA SHALL BE CONSIDERED TO BE PART OF THE 15% TOTAL LANDSCAPING REQUIRED FOR DEVELOPMENT.
2. LANDSCAPE TREE PLANTING AREAS SHALL BE MINIMUM 8'-0" WIDTH AND LENGTH SPACED EVERY 8 PARKING SPACES.
3. TREES SHALL BE PLANTED IN A RATIO OF 1 TREE PER 8 PARKING SPACES.
4. ALL PARKING LOTS VIEWED FROM PUBLIC R.O.W. SHALL HAVE MINIMUM 12'-0" LANDSCAPED BUFFER EXTENDING FROM EDGE OF PROPERTY LINE AT R.O.W. TO EDGE OF THE PARKING AREA. BUFFER LANDSCAPING TO MEET LOW SCREEN STANDARD.
5. OFF-STREET PARKING, PROVIDE 1 ADA SPACE FOR EVERY 50 STANDARD SPACES.
TABLE 5 - PARKING STANDARDS
SERVICE/REPAIR SHOPS
RETAIL - AUTOMOTIVE
PARKING MIN
4.1 PER 1,000 SF
1.67 PER 1,000 SF
PARKING MAX
6.2 PER 1,000 SF
6.2 PER 1,000 SF
BIKE PARKING MIN
1 PER 4,000 SF
1 PER 8,000 SF (MIN 2)

SECTION 4.156.08 - SIGN REGULATIONS IN PDC, TC, PDI, AND PF ZONES
.01 FREESTANDING AND GROUND MOUNTED SIGNS
A. ONE FREESTANDING OR GROUND MOUNTED SIGN IS ALLOWED FOR FIRST 200 FEET OF SITE FRONTAGE.
B. ALLOWED HEIGHT ABOVE GROUND OF FREESTANDING OR GROUND MOUNTED SIGN IS 20 FEET.
C. MAX ALLOWED SIGN AREA DETERMINED BASED ON GFA.
26,000 SF OR MORE: 64 SF MAX SIGN AREA
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.
.06 SPECIFIC REQUIREMENTS
B. NON-RESIDENTIAL BUILDINGS SHALL PROVIDE MINIMUM STORAGE AREA OF 10 SF PLUS:
2. RETAIL: 10 SF PER 1,000 SF GFA
OTHER: 4 SF PER 1,000 SF GFA



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

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
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.
- ALL PORTIONS OF THE BUILDING OCCUR WITHIN THE 600-FT MAXIMUM DISTANCE REQUIREMENT, THEREFORE, NO ON-SITE FIRE HYDRANTS ARE REQUIRED.

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.
EXCEPTION: THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FEET WHERE APPROVED BY THE FIRE CODE OFFICIAL.

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.
(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.

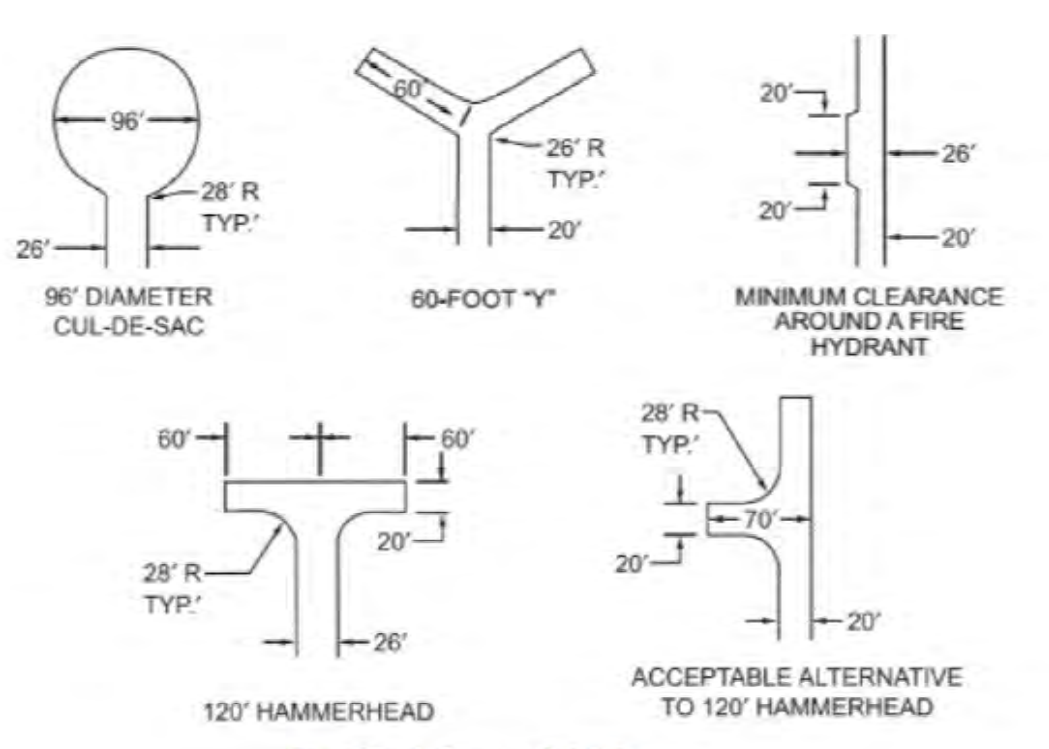


FIGURE D103.1 DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND
For SI: 1 foot = 304.8 mm.

2022 OREGON FIRE CODE
APPENDIX B FIRE-FLOW REQUIREMENTS FOR BUILDINGS
B104.1 GENERAL
THE FIRE-FLOW CALCULATION AREA SHALL BE THE TOTAL FLOOR AREA OF ALL FLOOR LEVELS WITHIN THE EXTERIOR WALLS, AND UNDER THE HORIZONTAL PROJECTIONS OF THE ROOF OF A BUILDING.
FIRE-FLOW CALCULATION AREA = 37,508 SF
TABLE B105.2 REQUIRED FIRE FLOW FOR BUILDINGS OTHER THAN RESIDENTIAL WITH SPRINKLER SYSTEM - 25% OF THE FLOW VALUE IN TABLE B105.1(2)
TABLE B105.2 MINIMUM REQUIRED FIRE-FLOW AND FLOW DURATION FOR BUILDINGS TYPE VB
36,001-39,500 SF 5-250 GALLONS/MINUTE FIRE FLOW 4 HR DURATION
- ALLOWED TO REDUCE REQUIRED FLOW BY 75% FOR SPRINKLERED BLDG = 1,310 GPM
- MINIMUM 1,500 GPM REQUIRED, 1 HYDRANT REQUIRED FOR 1,500 GPM PER C102.1.
B105.3 WATER SUPPLY FOR BUILDINGS WITH AUTOMATIC SPRINKLER SYSTEM
FOR BUILDINGS EQUIPPED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM, THE WATER SUPPLY SHALL BE CAPABLE OF PROVIDING THE GREATER OF:
1. THE AUTOMATIC SPRINKLER SYSTEM DEMAND, INCLUDING HOSE STREAM ALLOWANCE.
2. THE REQUIRED FIRE FLOW.
APPENDIX C FIRE HYDRANT LOCATIONS AND DISTRIBUTION
TABLE C103.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS.
FIRE CODE OFFICIAL IS AUTHORIZED TO MODIFY LOCATION, NUMBER, AND DISTRIBUTION OF FIRE HYDRANTS BASED UPON SITE-SPECIFIC CONSTRAINTS AND HAZARDS!
- MINIMUM 1,500 GPM REQUIRED, 1 HYDRANT REQUIRED FOR 1,500 GPM PER C102.1.
APPENDIX D FIRE APPARATUS ACCESS ROADS
D103.1 ACCESS ROAD WIDTH WITH HYDRANT
WHERE A FIRE HYDRANT IS LOCATED ON A FIRE APPARATUS ACCESS ROAD, THE MINIMUM ROAD WIDTH SHALL BE 26 FT, EXCLUSIVE OF SHOULDERS.
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.
TABLE D103.4 REQUIREMENTS FOR DEAD-END FIRE APPARATUS ACCESS ROADS
500-750 FEET 26 FT WIDTH REQ'D REQUIRED: 120' FOOT HAMMERHEAD, 60-FOOT "Y" OR 96-FOOT DIAMETER CUL-DE-SAC IN ACCORDANCE WITH FIGURE D103.1
- DEAD-END FIRE APPARATUS ACCESS ROAD FROM ACCESS DRIVE EXCEEDS 500-FEET, THEREFORE, A 26 FT WIDE ACCESS WILL BE PROVIDED ALONG WITH TURNAROUND.

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.
SHOWROOM PORTION OF THE BUILDING IS 30 FEET ABOVE ADJACENT GRADE. REMAINDER OF BUILDING EXCEEDS 30 FEET ABOVE ADJACENT GRADE. WHILE TWO SEPARATE FIRE ACCESS ROUTES ARE NOT FEASIBLE DUE TO WETLAND RESTRICTIONS, TWO SEPARATE TURNAROUND AREAS ARE PROPOSED WITH ENTIRE LENGTH OF FIRE ACCESS ROAD 26 FEET WIDE.
D105 AERIAL FIRE APPARATUS ACCESS ROADS
D105.1 WHERE REQUIRED
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. FOR PURPOSES OF THIS SECTION, THE HIGHEST ROOF SURFACE SHALL BE DETERMINED BY MEASUREMENT TO THE EAVE OF A PITCHED ROOF, THE INTERSECTION OF THE ROOF TO THE EXTERIOR WALL, OR THE TOP OF PARAPET WALLS, WHICHEVER IS GREATER.
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, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL.

SECTION 503 FIRE APPARATUS ACCESS ROADS
SECTION 503.1.1 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.
- SEE SITE PLAN FOR 150-FT RADIUS DIMENSIONS FOR FIRE APPARATUS ACCESS ROAD DEMONSTRATING COMPLIANCE.

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.

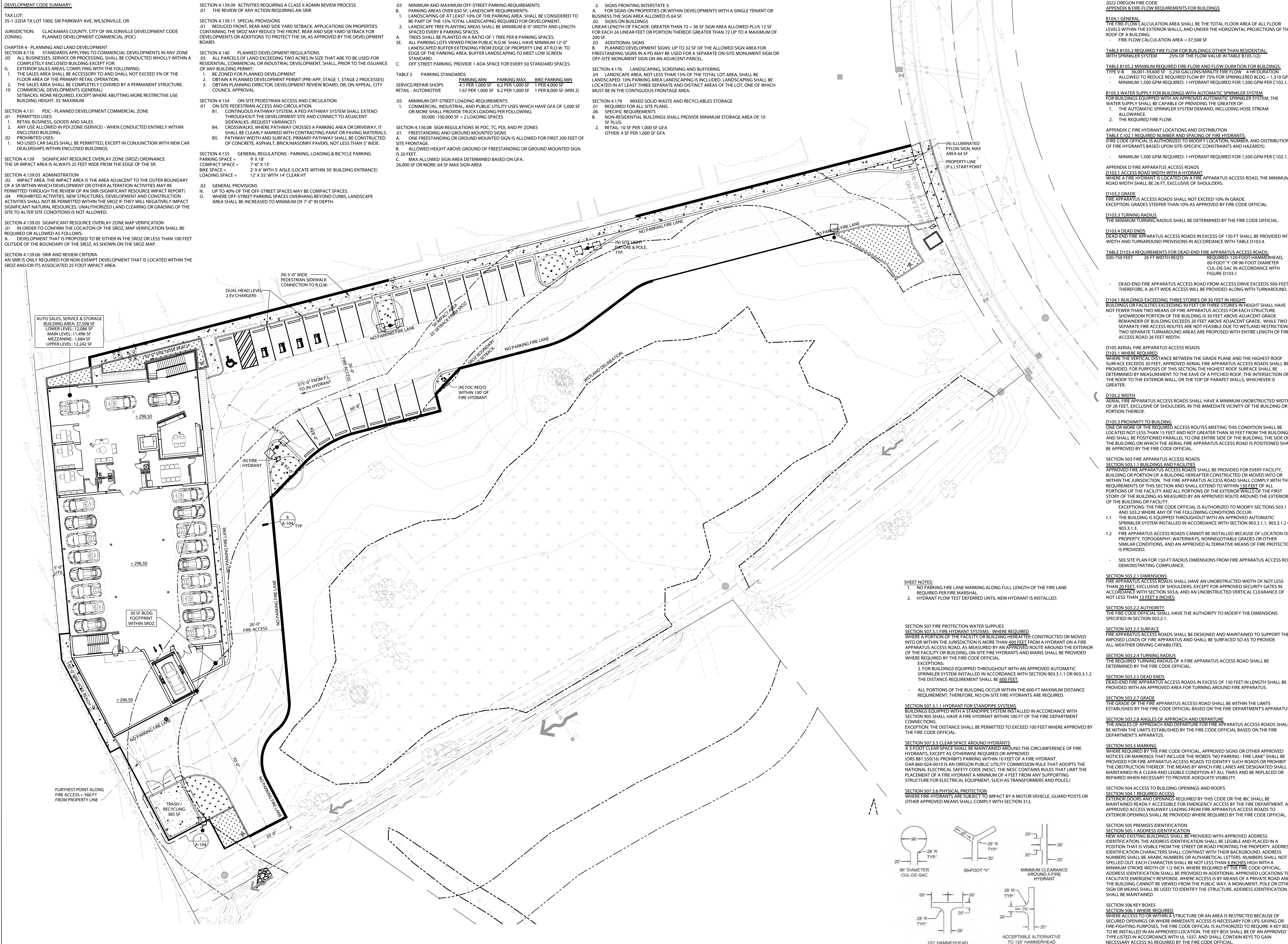
SECTION 503.3 MARKING
WHERE REQUIRED BY THE FIRE CODE OFFICIAL, APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE" SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES 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 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.
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.

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

TONKIN LAMBORGHINI
26239 SW PARKWAY AVE
WILSONVILLE, OR 97170

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.



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:

G. EXTERIOR SALES AREAS, COMPLYING WITH THE FOLLOWING:

1. THE SALES AREA SHALL BE ACCESSORY TO AND SHALL NOT EXCEED 5% OF THE FLOOR AREA OF THE PRIMARY RETAIL OPERATION.
2. THE SALES AREA SHALL BE COMPLETELY COVERED BY A PERMANENT STRUCTURE.

SECTION 4.131 - PDC - PLANNED DEVELOPMENT COMMERCIAL ZONE

01 PERMITTED USES:

1. RETAIL BUSINESS, GOODS AND SALES
2. ANY USE ALLOWED IN PDI ZONE (SERVICE) - WHEN CONDUCTED ENTIRELY WITHIN ENCLOSED BUILDING.

02 PROHIBITED USES:

1. NO USED CAR SALES SHALL BE PERMITTED, EXCEPT IN CONJUNCTION WITH NEW CAR DEALERSHIPS WITHIN ENCLOSED BUILDINGS.

SECTION 4.139 - SIGNIFICANT RESOURCE OVERLAY ZONE (SROZ) ORDINANCE

THE SR 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)

04 PROHIBITED ACTIVITIES, NEW STRUCTURES, DEVELOPMENT AND CONSTRUCTION ACTIVITIES SHALL NOT BE PERMITTED WITHIN THE SROZ IF THEY WILL NEGATIVELY IMPACT SIGNIFICANT NATURAL RESOURCES. UNAUTHORIZED LAND CLEARING OR GRADING OF THE SITE TO ALTER SITE CONDITIONS IS NOT ALLOWED.

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:

A. DEVELOPMENT THAT IS PROPOSED TO BE EITHER IN THE SROZ OR LESS THAN 100 FEET OUTSIDE OF THE BOUNDARY OF THE SROZ, AS SHOWN ON THE SROZ MAP.

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:

1. LANDSCAPING OF AT LEAST 10% OF THE PARKING AREA SHALL BE CONSIDERED TO BE PART OF THE 15% TOTAL LANDSCAPING REQUIRED FOR DEVELOPMENT.
2. LANDSCAPE TREE PLANTING AREAS SHALL BE MINIMUM 8'-0" WIDTH AND LENGTH SPACED EVERY 8 PARKING SPACES.
3. TREES SHALL BE PLANTED IN A RATIO OF 1 TREE PER 8 PARKING SPACES.
4. ALL PARKING LOTS VIEWED FROM PUBLIC R.O.W. SHALL HAVE MINIMUM 12'-0" LANDSCAPED BUFFER EXTENDING FROM EDGE OF PROPERTY LINE AT R.O.W. TO EDGE OF THE PARKING AREA. BUFFER LANDSCAPING TO MEET LOW SCREEN STANDARD.
5. OFF-STREET PARKING, PROVIDE 1 ADA SPACE FOR EVERY 50 STANDARD SPACES.

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.

06 SPECIFIC REQUIREMENTS:

1. NON-RESIDENTIAL BUILDINGS SHALL PROVIDE MINIMUM STORAGE AREA OF 10 SF PLUS;
2. RETAIL: 10 SF PER 1,000 SF GFA
3. OTHER: 4 SF PER 1,000 SF GFA

TABLE 5 - PARKING STANDARDS

SERVICE/REPAIR SHOPS	PARKING MIN	PARKING MAX	BIKE PARKING MIN
RETAIL - AUTOMOTIVE	4.1 PER 1,000 SF	6.2 PER 1,000 SF	1 PER 4,000 SF
	1.67 PER 1,000 SF	6.2 PER 1,000 SF	1 PER 8,000 SF (MIN 2)

SECTION 4.156 - SIGN REGULATIONS IN PDC, TC, PDI, AND PF ZONES

01 FREESTANDING AND GROUND MOUNTED SIGNS:

- A. ONE FREESTANDING OR GROUND MOUNTED SIGN IS ALLOWED FOR FIRST 200 FEET OF SITE FRONTAGE.
- B. ALLOWED HEIGHT ABOVE GROUND OF FREESTANDING OR GROUND MOUNTED SIGN IS 20 FEET.
- C. MAX ALLOWED SIGN AREA DETERMINED BASED ON GFA:
26,000 SF OR MORE: 64 SF MAX SIGN AREA

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:

1. 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.
2. ALL PORTIONS OF THE BUILDING OCCUR WITHIN THE 600-FT MAXIMUM DISTANCE REQUIREMENT, THEREFORE, NO ON-SITE FIRE HYDRANTS ARE REQUIRED.

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.

EXCEPTION: THE DISTANCE SHALL BE PERMITTED TO EXCEED 100 FEET WHERE APPROVED BY THE FIRE CODE OFFICIAL.

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.

(OR 881.550(16) PROHIBITS PARKING WITHIN 10 FEET OF A FIRE HYDRANT.

(OR 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 CLEAN 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

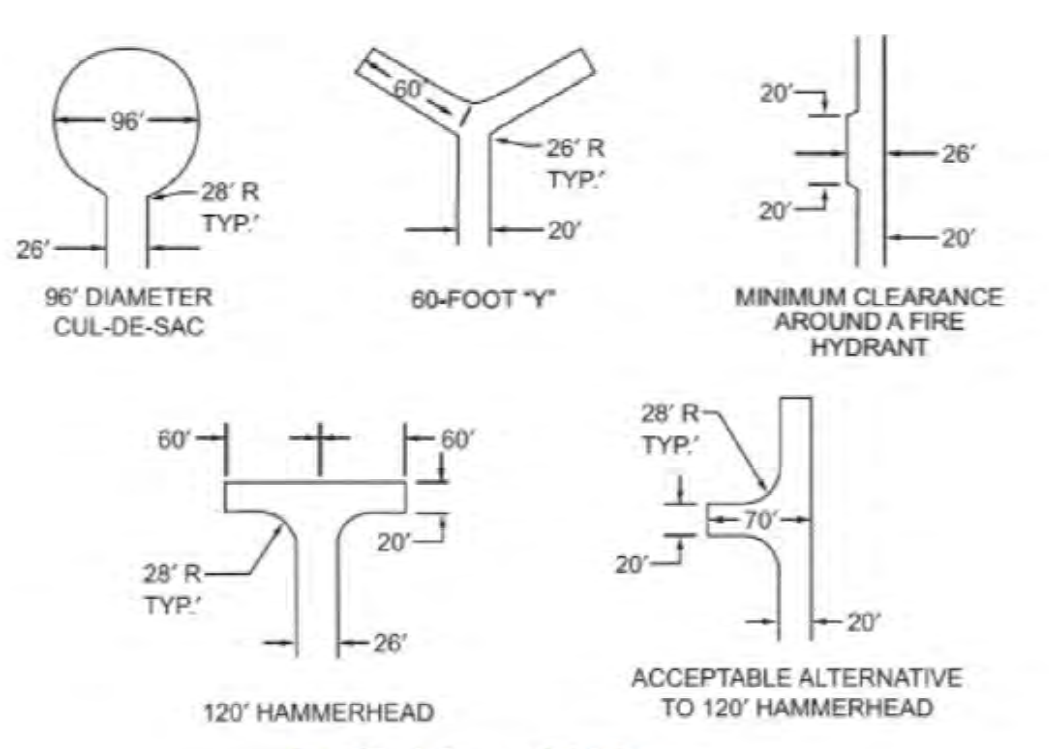
NEW AND EXISTING BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETIC 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.

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.

- 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.



1 SITE PLAN @ UPPER LEVEL
SCALE: 1/200

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

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

TONKIN LAMBORGHINI
26239 SW PARKWAY AVE
WILSONVILLE, OR 97170

No.	Description	Date

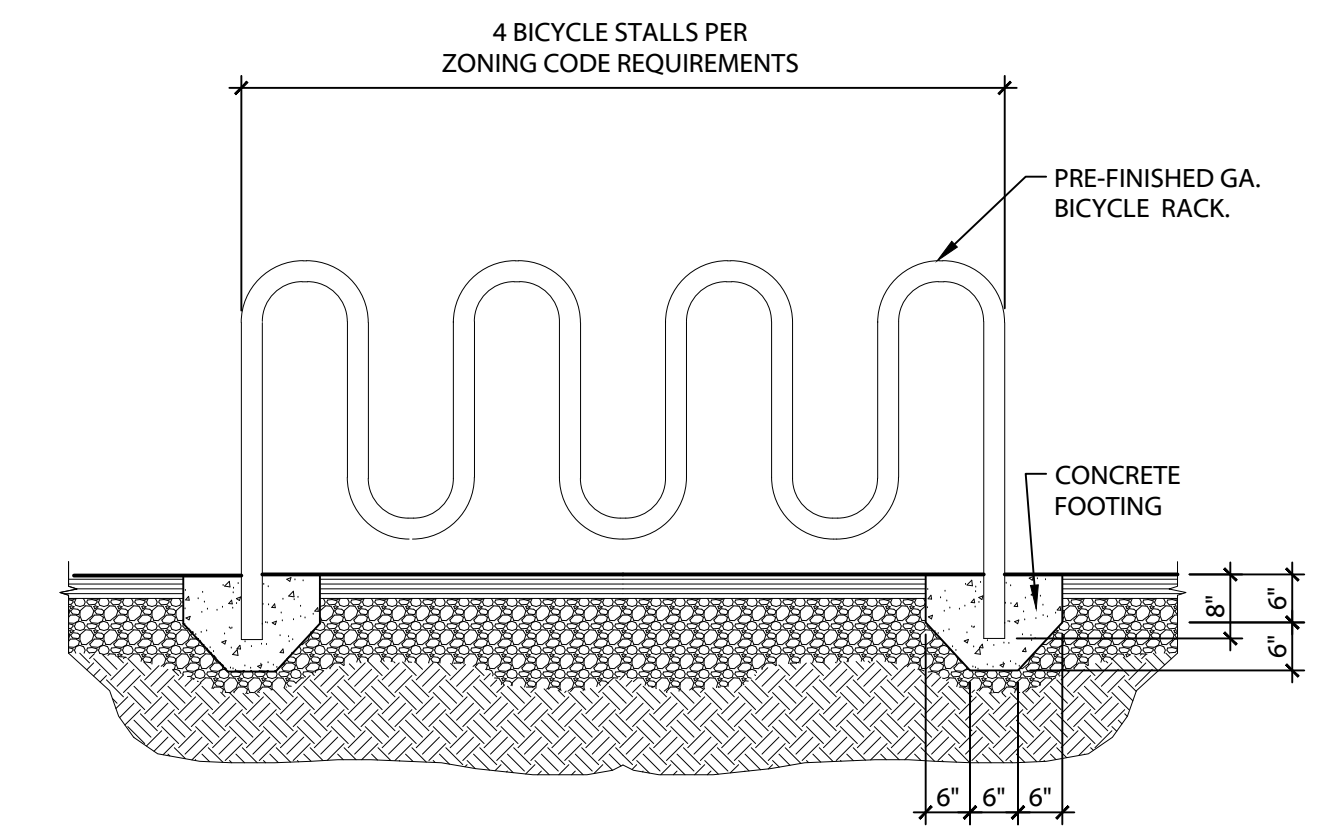
DRAWN BY: KJK
CHECKED BY: TRB
JOB NO: 22-033
DATE: 10/04/2023
ISSUED FOR: PRELIMINARY
SHEET TITLE
SITE PLAN @ UPPER LEVEL
SHEET NO.

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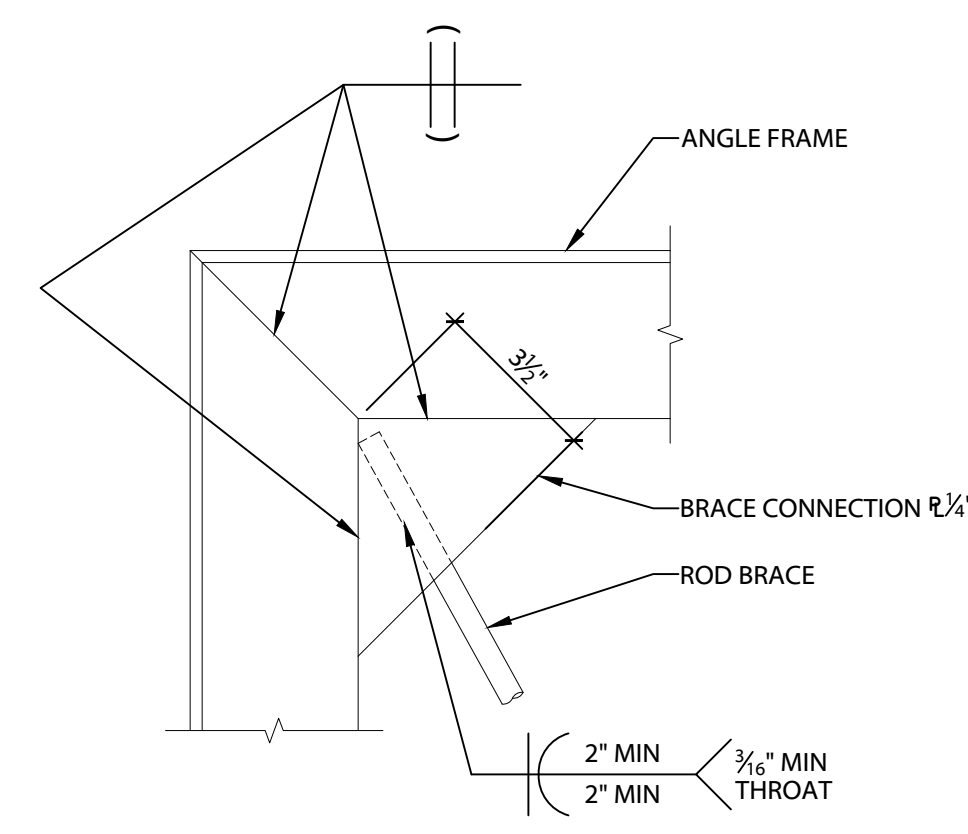
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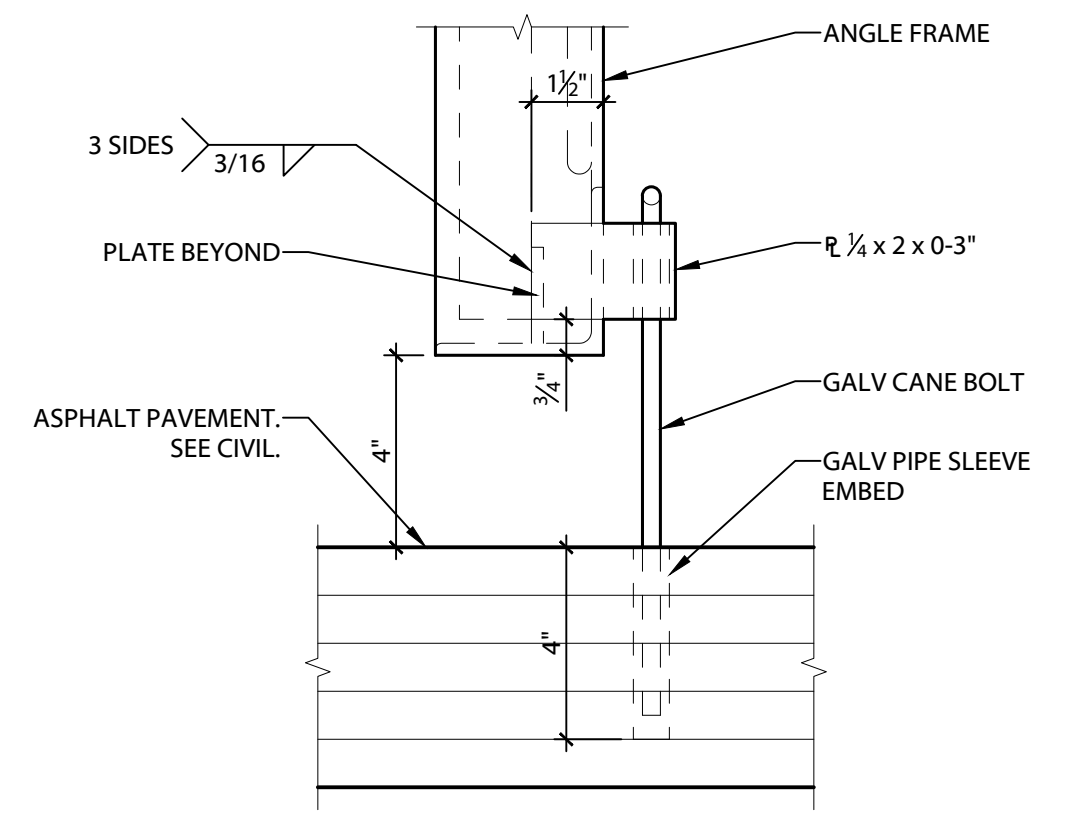
TONKIN LAMBORGHINI
25239 SW PARKWAY AVE
WILSONVILLE, OR 97070



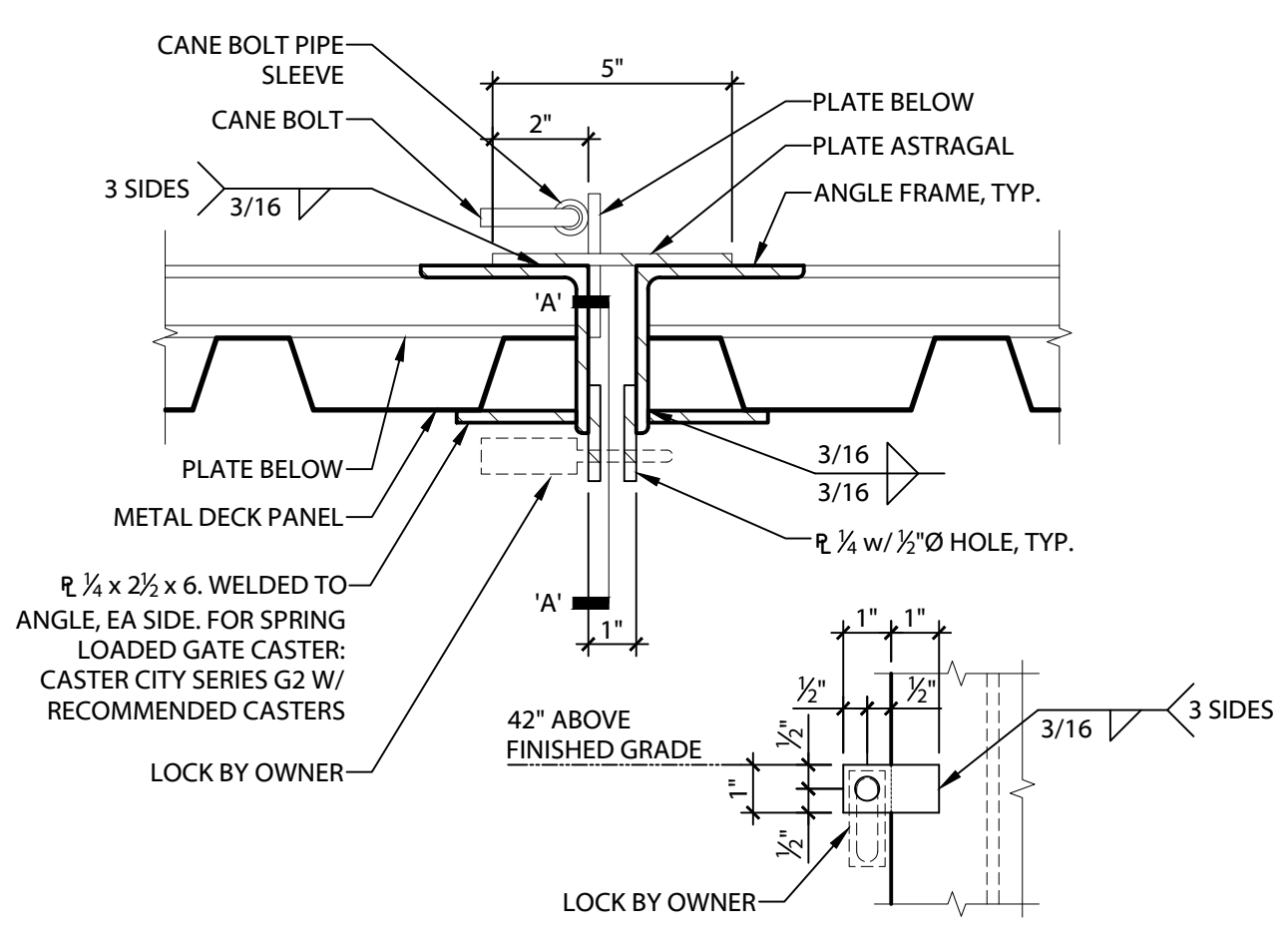
13 BIKE RACK - ELEVATION
SCALE: 1/2" = 1'-0"



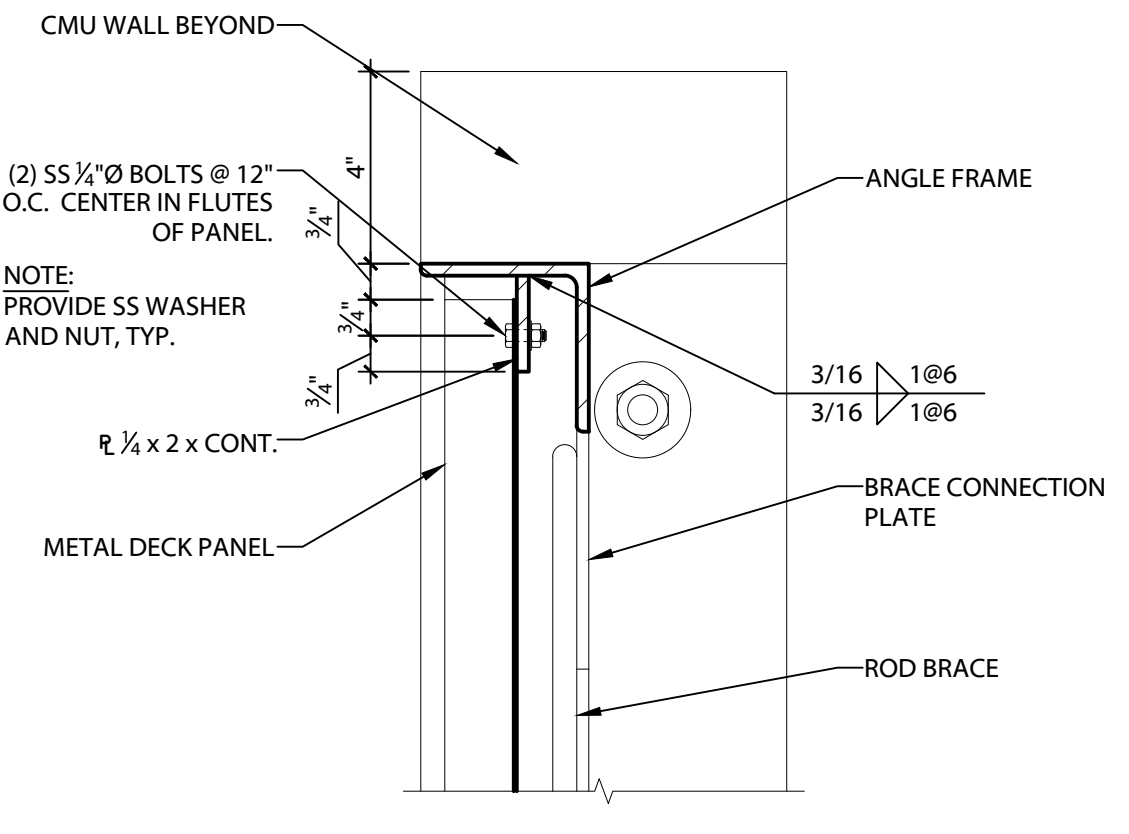
12 BRACE AT GATE FRAME
SCALE: 3" = 1'-0"



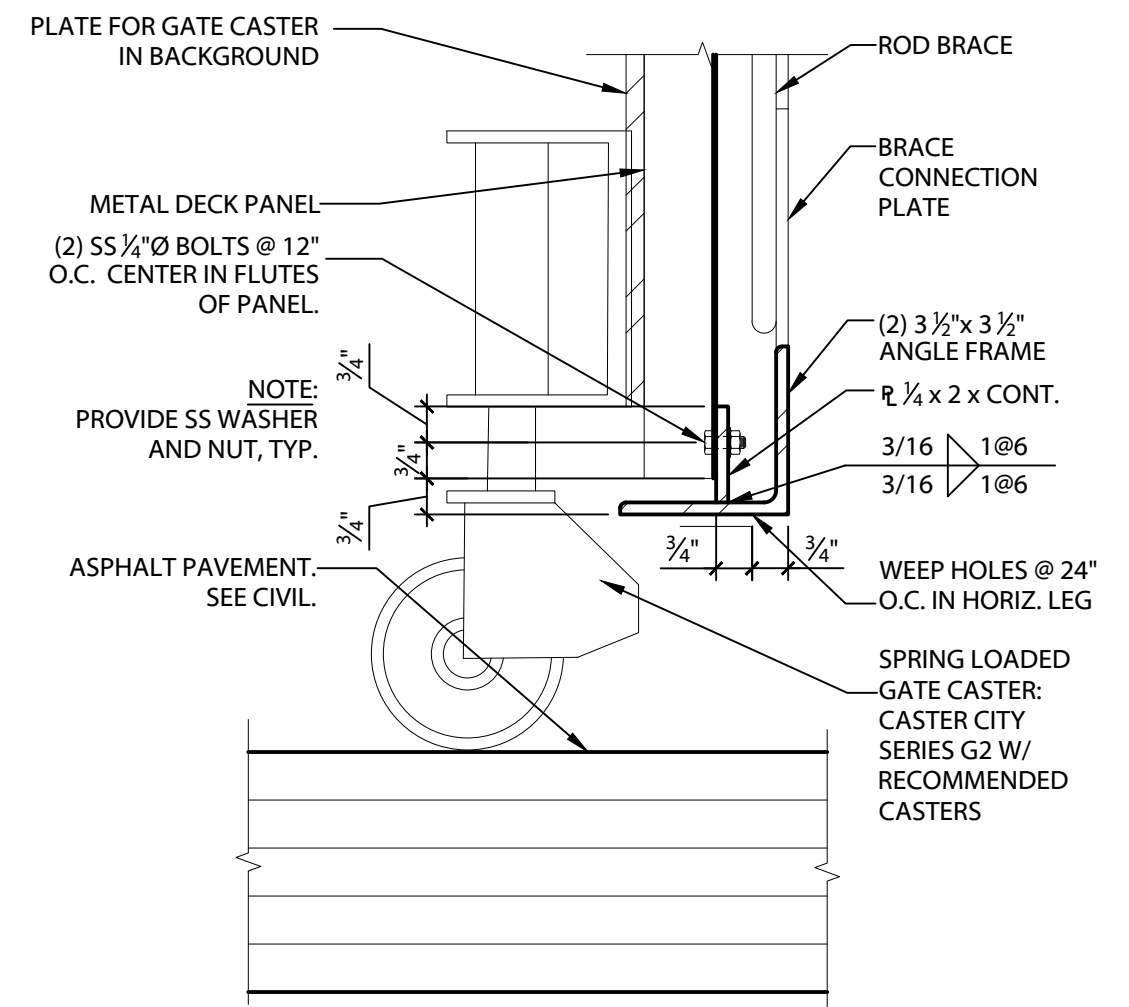
11 ELEVATION AT CANE BOLT
SCALE: 3" = 1'-0"



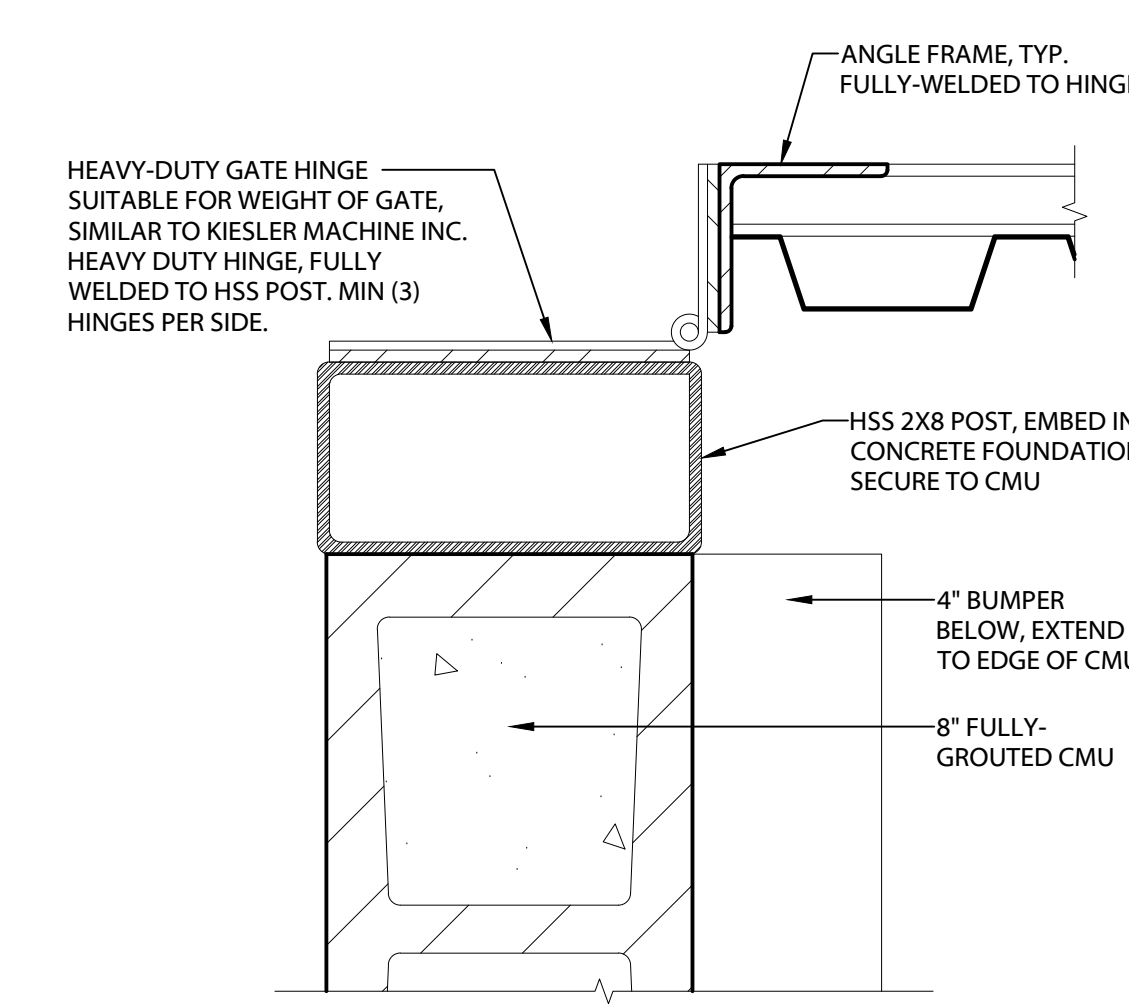
10 GATE LATCH
SCALE: 3" = 1'-0"



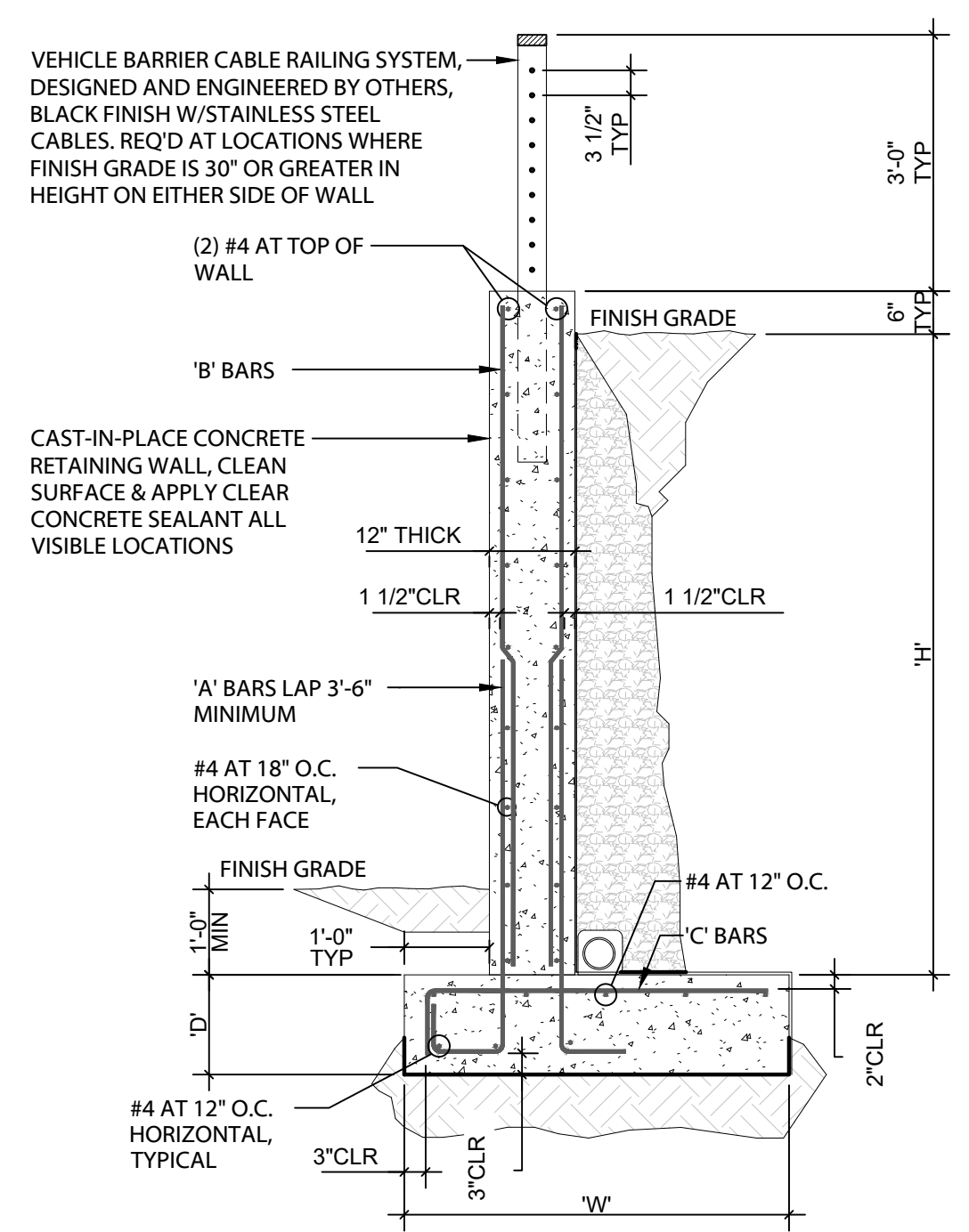
9 TOP OF GATE
SCALE: 3" = 1'-0"



8 BOTTOM OF GATE
SCALE: 3" = 1'-0"



7 GATE HINGE / JAMB
SCALE: 3" = 1'-0"



CANTILEVERED RETAINING WALL SCHEDULE

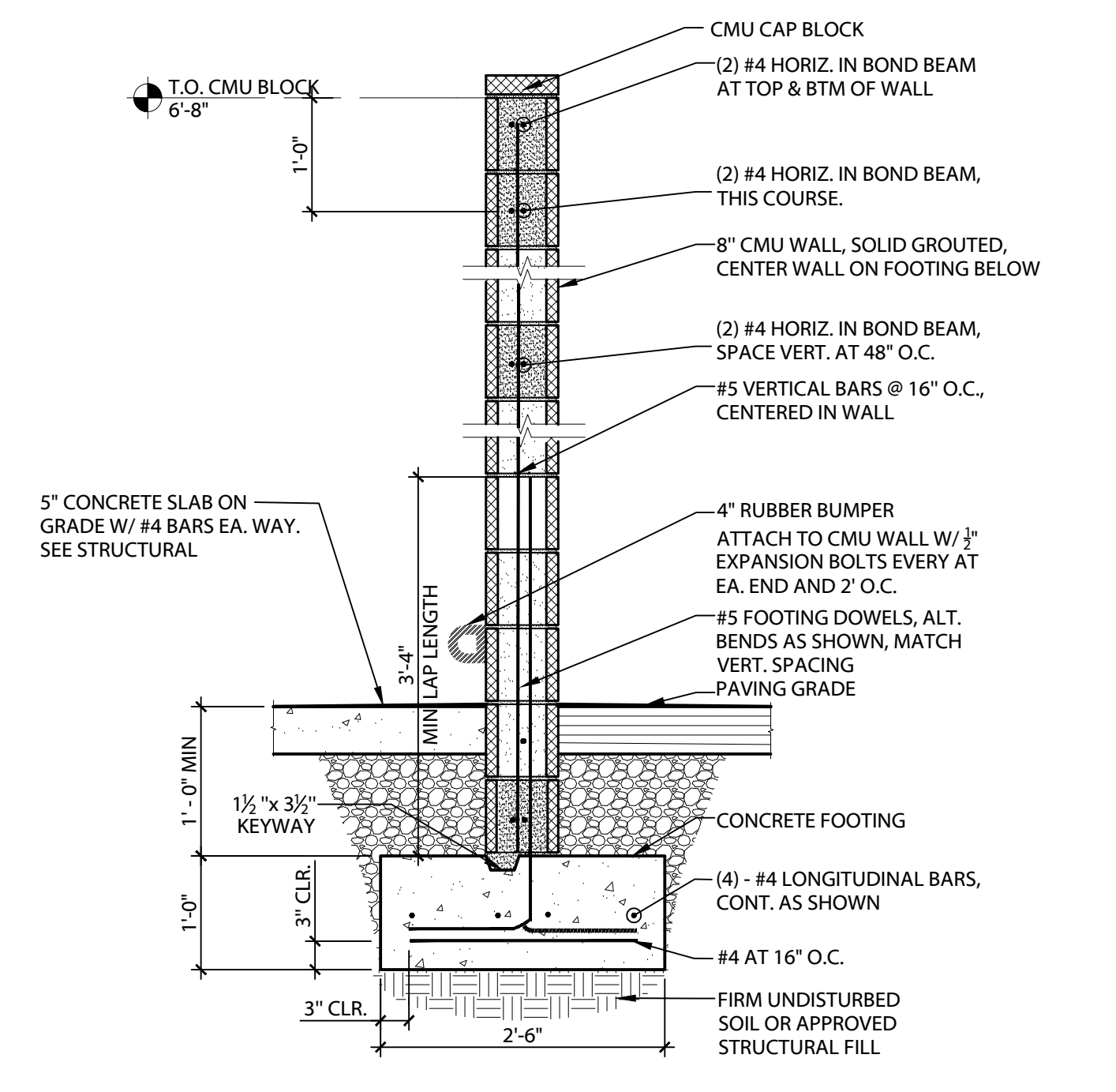
RETAINED SOIL HEIGHT 'H'	FOOTING DEPTH 'D'	FOOTING WIDTH 'W'	'A' BARS	'B' BARS	'C' BARS
≤ 4'-0"	15"	4'-0"	#5 AT 18" O.C. EACH FACE	#4 AT 18" O.C. EACH FACE	#5 AT 12" O.C.
≤ 9'-0"	15"	7'-0"	#5 AT 10" O.C. EACH FACE	#4 AT 10" O.C. EACH FACE	#5 AT 10" O.C.

- NOTES:
- STEP RETAINING WALL IN 2'-0" INCREMENT MAXIMUM. PROVIDE 4'-0" MINIMUM LENGTH OF WALL FOR 2'-0" STEP, 2'-0" MINIMUM OF WALL FOR 1'-0" STEP.
 - REFERENCE GEOTECHNICAL REPORT FOR MOISTURE BARRIER, BACKFILL, SUBGRADE PREPARATION, AND FOUNDATION DRAIN REQUIREMENTS.

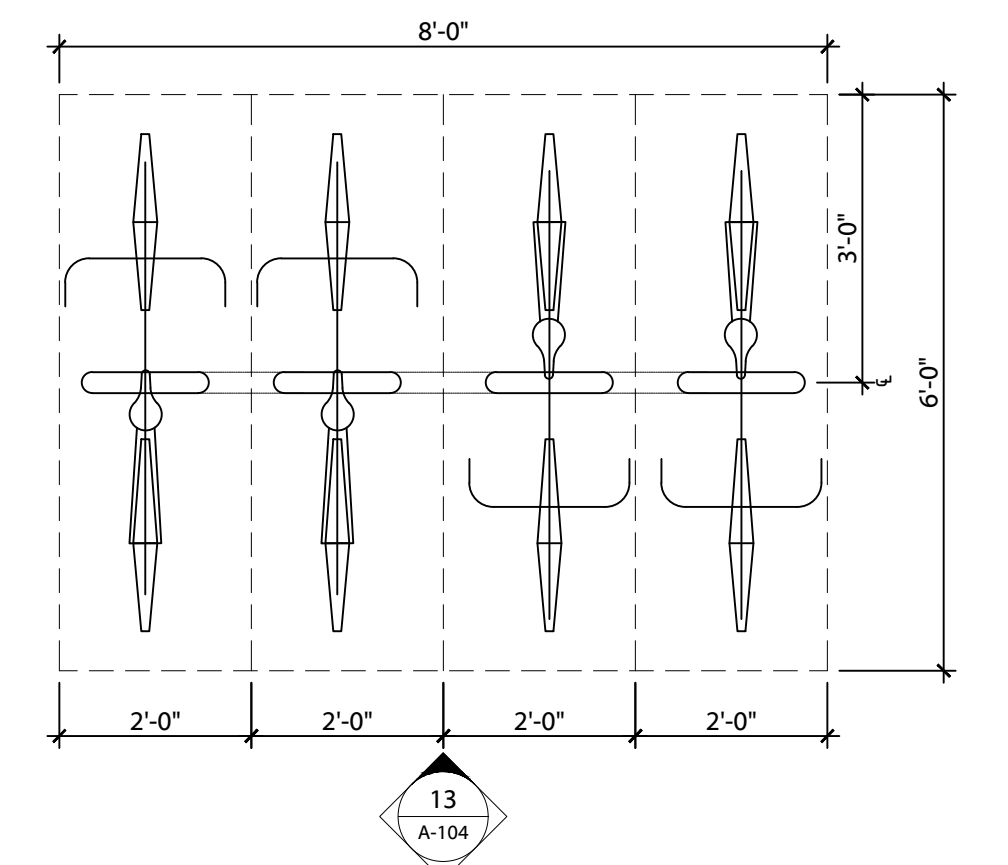
6 SITE RETAINING WALL SECTION
SCALE: 1/2" = 1'-0"

- TRASH ENCLOSURE SHEET NOTES:**
- SEE ELEVATIONS FOR FINISHES
 - ALL STEEL FOR GATES SHALL BE GALVANIZED, PAINTED UNLESS OTHERWISE INDICATED AS STAINLESS STEEL (SS).
 - ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF CMU OR GRIDLINE, UNLESS OTHERWISE NOTED. CMU DIMENSIONS ARE NOMINAL DIMENSIONS, TYPICAL.

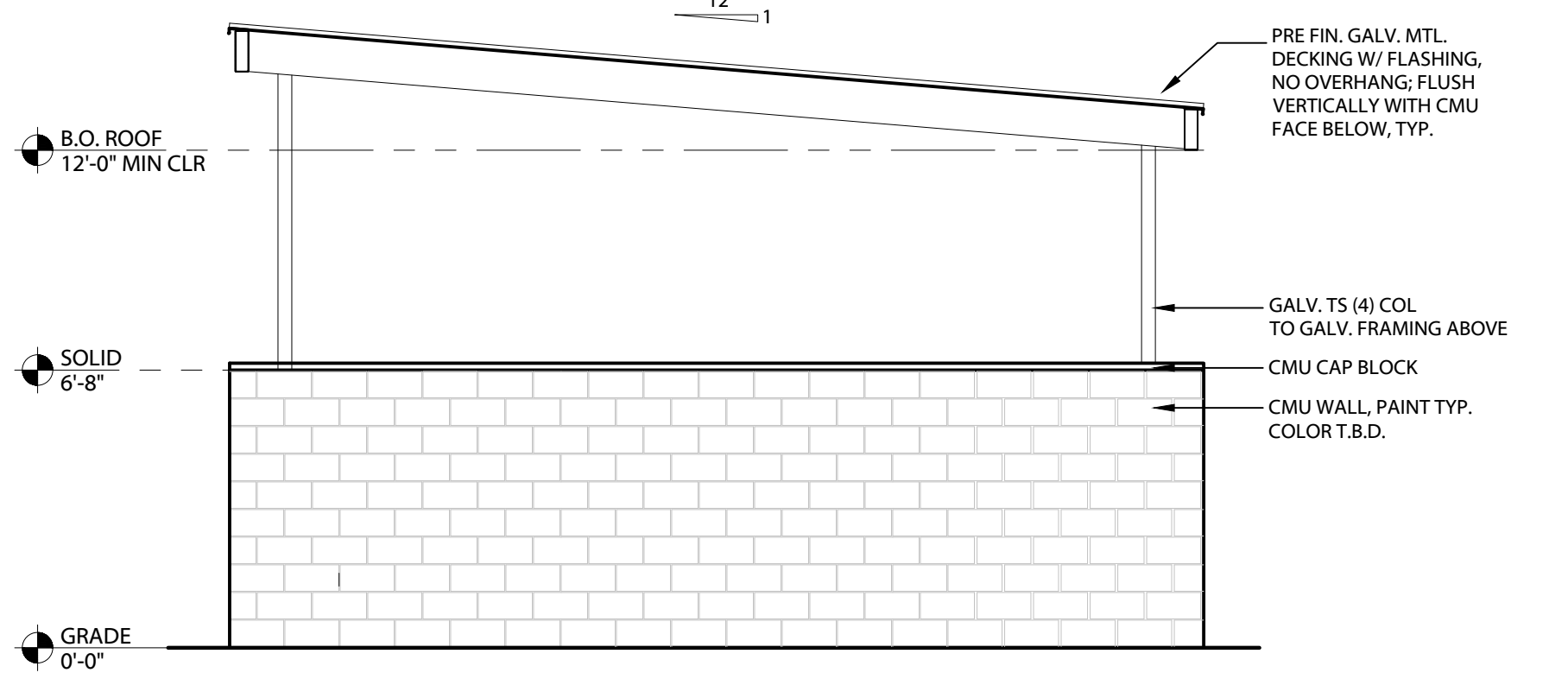
- NOTES: (SEE STRUCTURAL)
- ALL CONCRETE SHALL BE NORMAL WEIGHT AND DEVELOP A MINIMUM 28 DAY LABORATORY CURED COMPRESSIVE CYLINDER STRENGTH OF 3000 PSI.
 - ALL REINFORCING SHALL BE ASTM A615, GRADE 60.
 - PLACE 2" x 2" x 2" BARS AT ALL CORNERS, WALL INTERSECTIONS, AND FOUNDATIONS EQUAL IN SIZE AND SPACING TO HORIZONTAL REINFORCEMENT.
 - REINFORCING SPLICES SHALL BE 44 DIA. (24" MIN.) LAPS.
 - ALL CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM C90. ASSEMBLIES SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH, F_m = 1,500 PSI
 - ALL MASONRY SHALL BE SPECIAL INSPECTED PER OSCC / IBC SECTION 1705.4
 - PROVIDE (2) #5 VERT. (1) AT EACH OPENING, AT ALL OPENINGS, NOT REQ'D AT CORNERS.



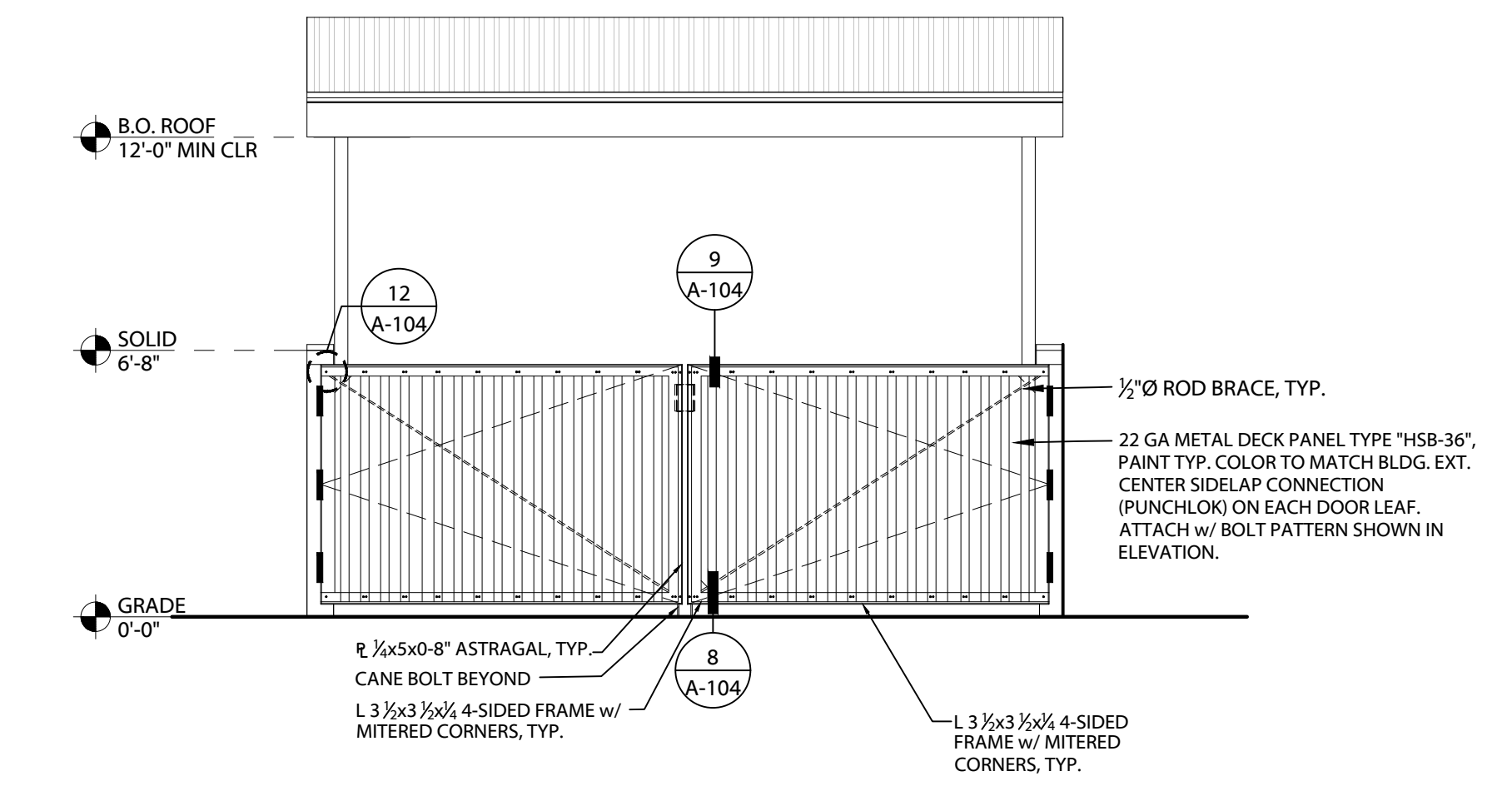
5 CMU WALL SECTION
SCALE: 3/4" = 1'-0"



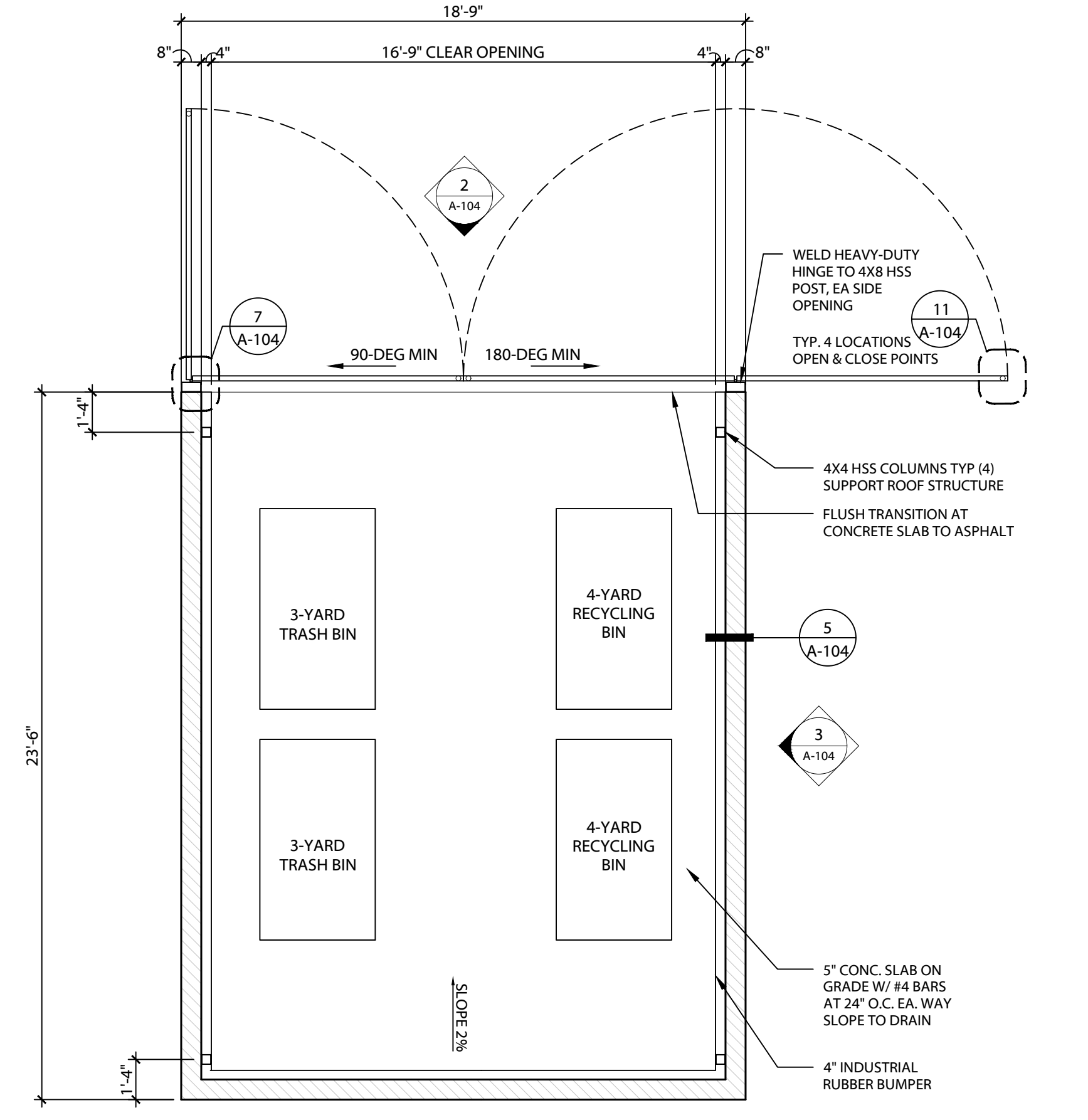
4 BIKE RACK - PLAN
SCALE: 1/2" = 1'-0"



3 GARBAGE & RECYCLING ENCLOSURE REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 GARBAGE & RECYCLING ENCLOSURE FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 TRASH & RECYCLING ENCLOSURE PLAN
SCALE: 3/4" = 1'-0"

REVISIONS

No.	Description	Date

DRAWN BY: AAE
CHECKED BY: KJK
JOB NO: 22-033
DATE: 10/04/2023
ISSUED FOR: PRELIMINARY
SHEET TITLE
SITE DETAILS
SHEET NO.

A-104

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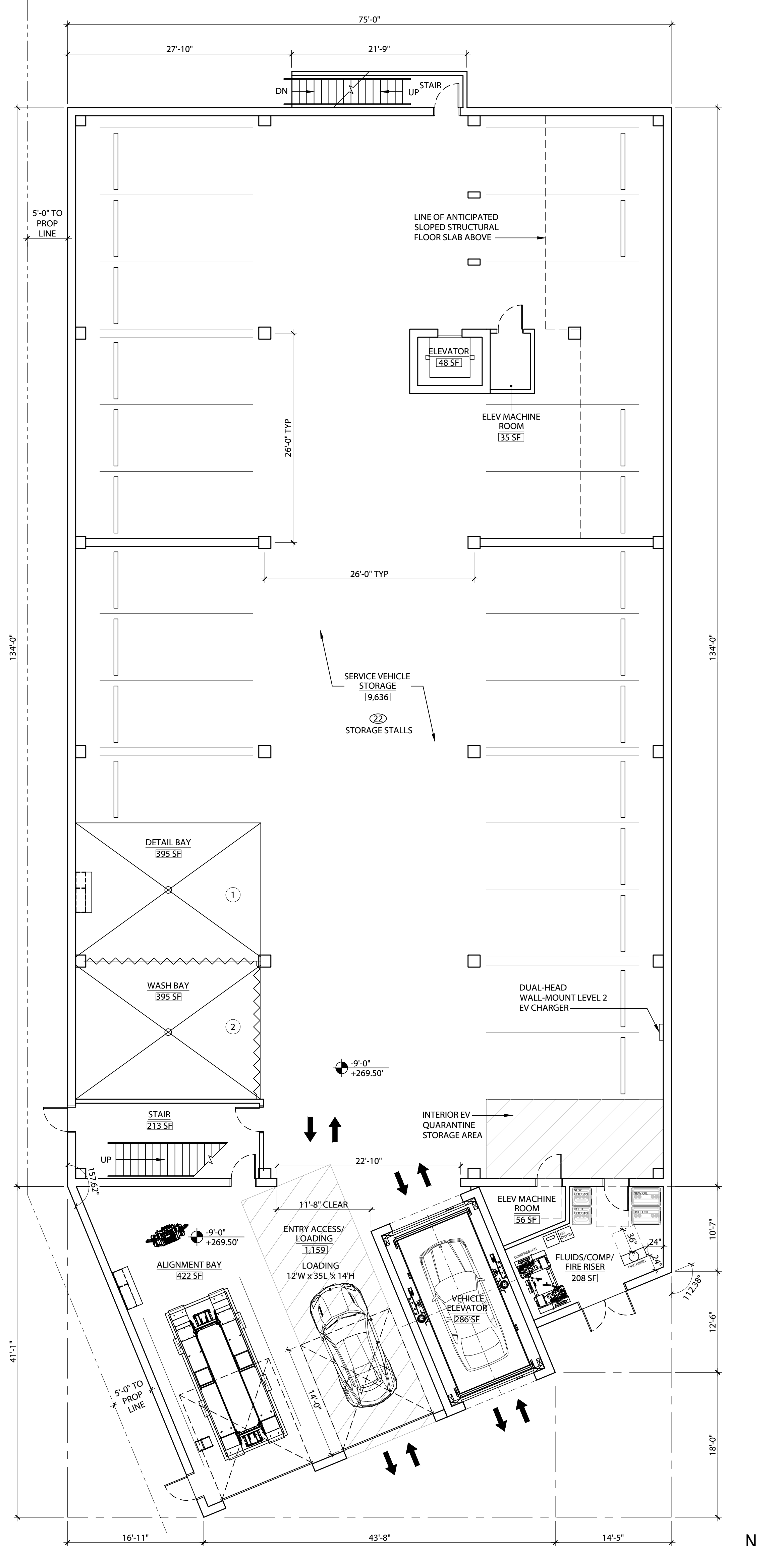
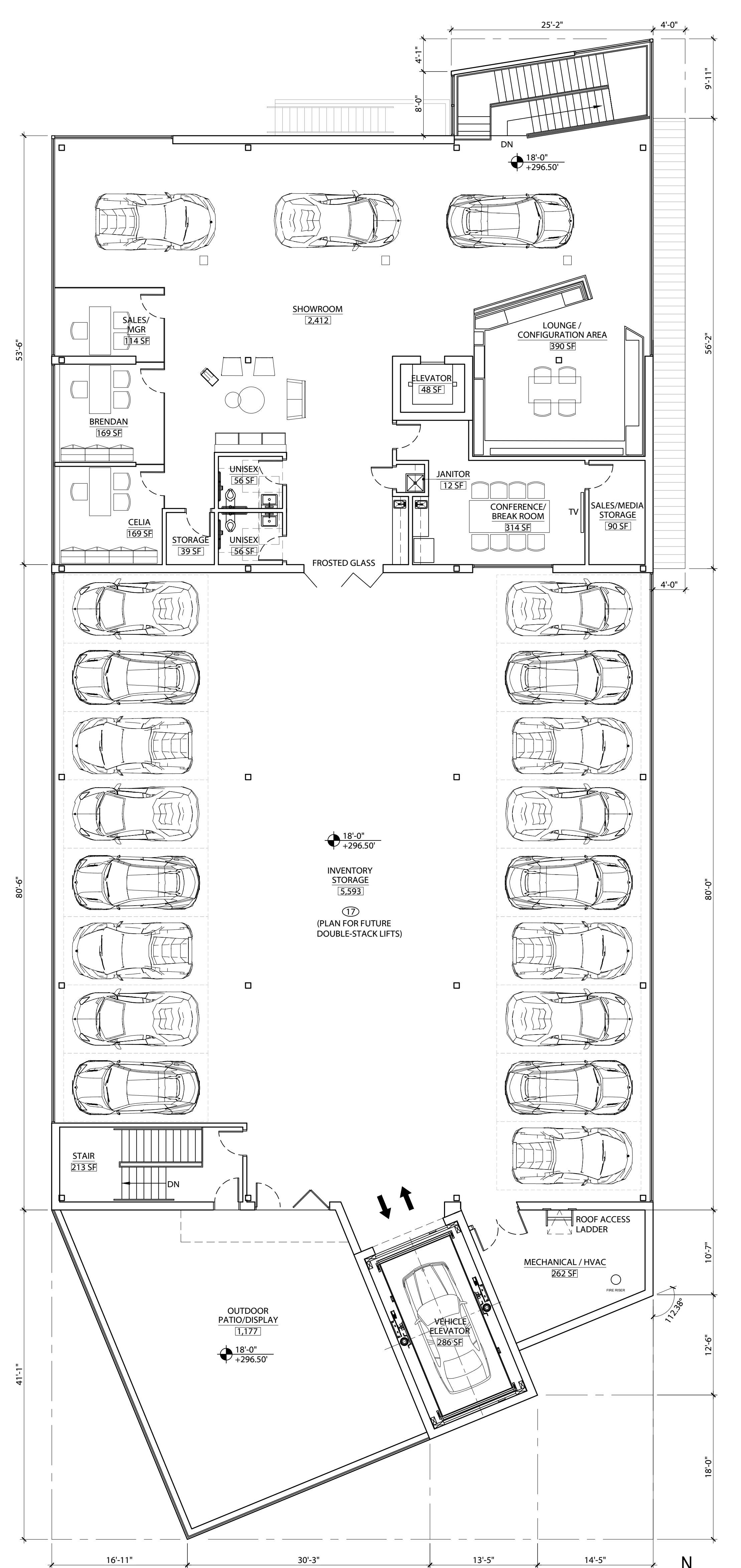
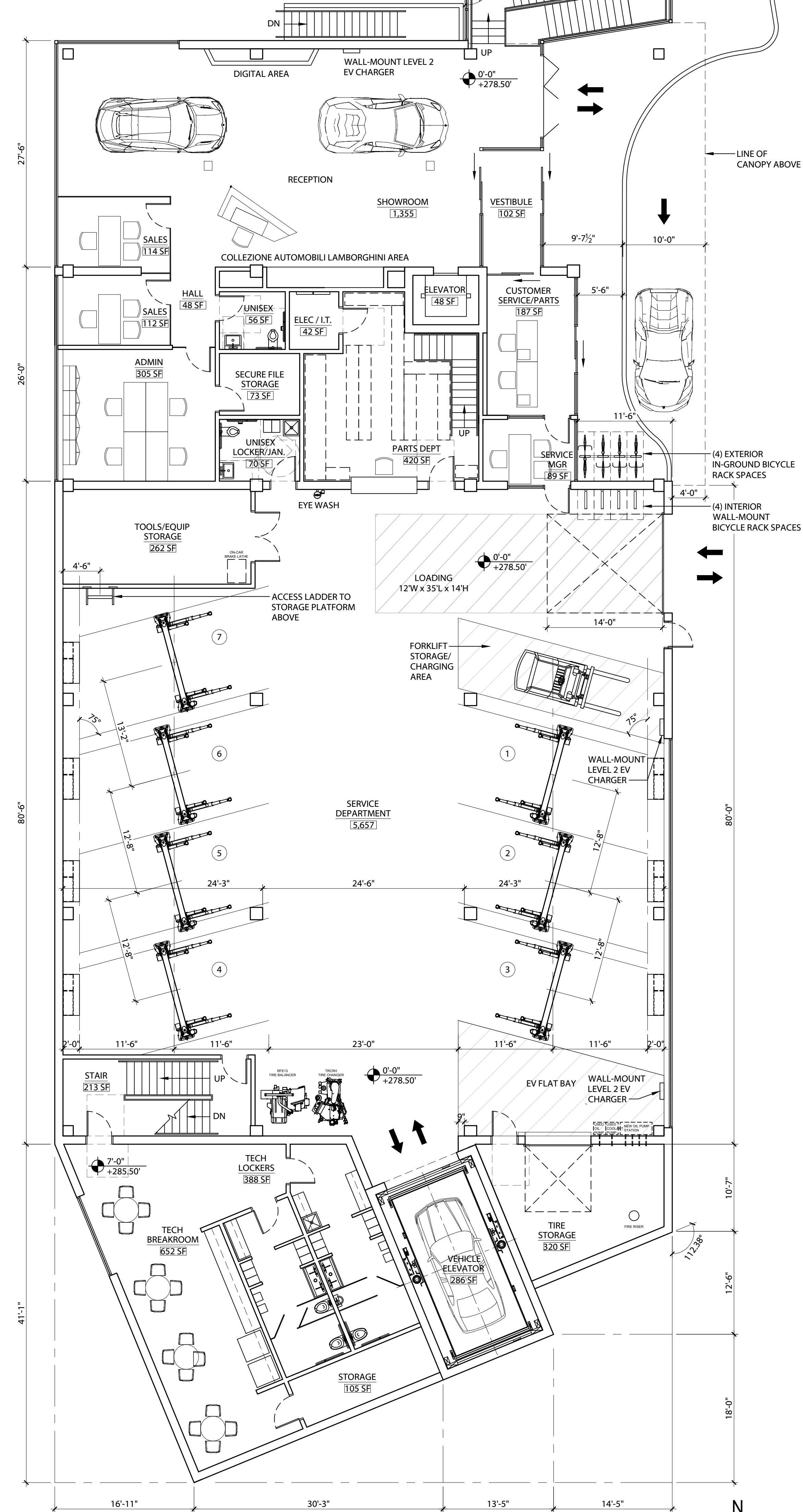
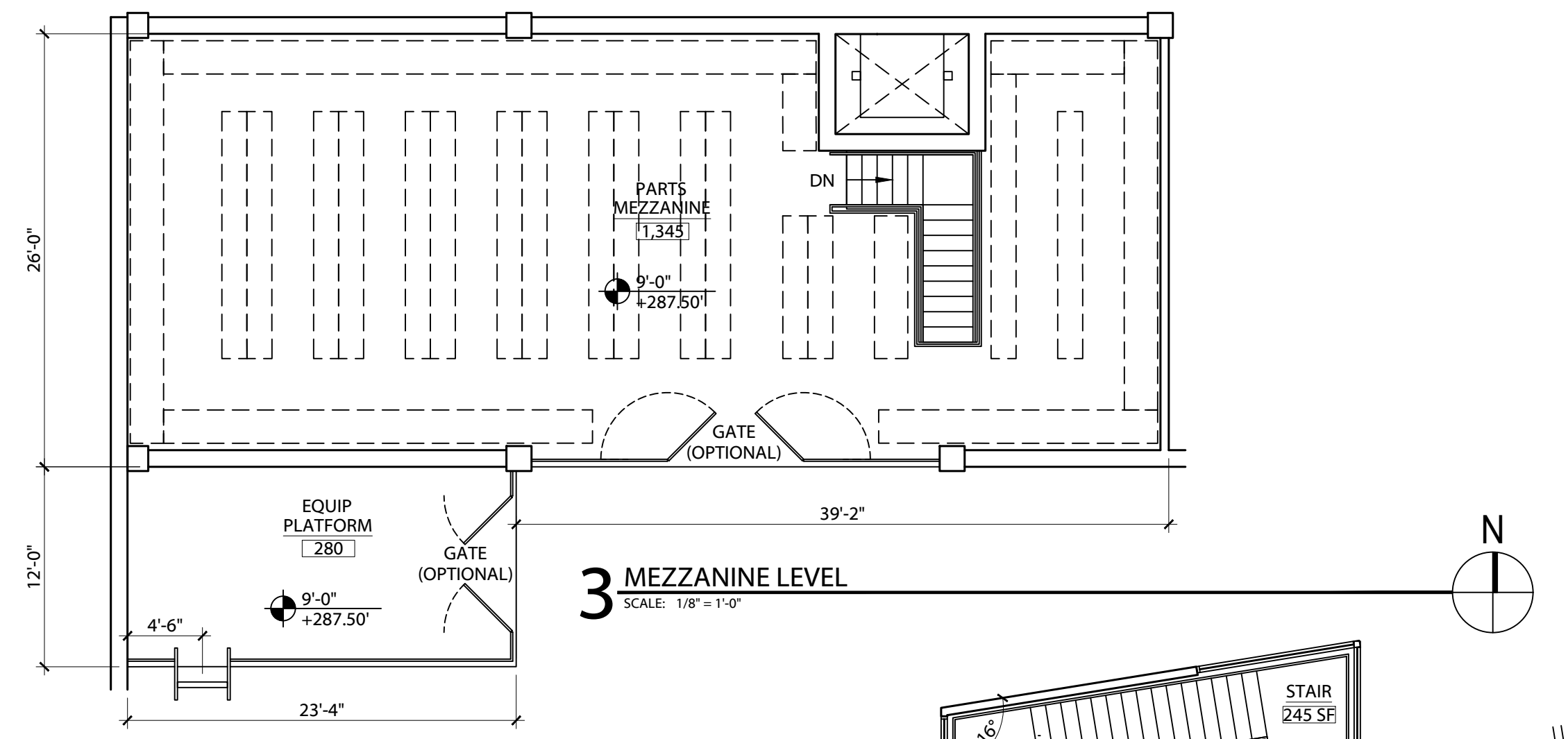
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ARCHITECTURE & ENGINEERING, INC.
11104 S.E. STARK STREET
PORTLAND, OR 97216
T: 503.284.0988 | F: 503.546.9276

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25239 SW PARKWAY AVE
WILSONVILLE, OR 97070

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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
FLOOR PLANS
SHEET NO.

A-121

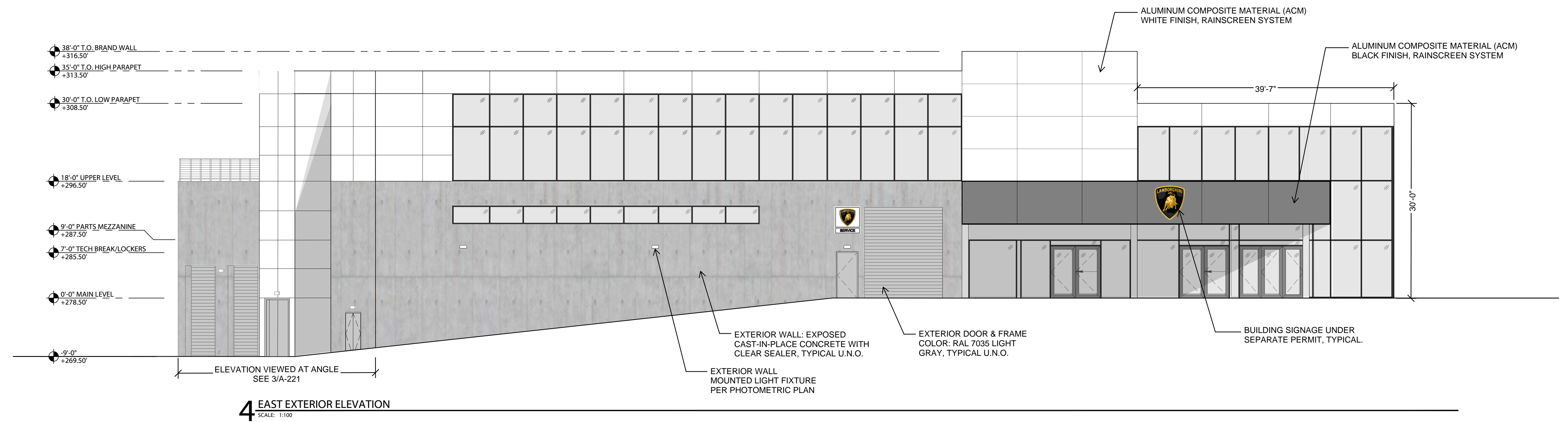


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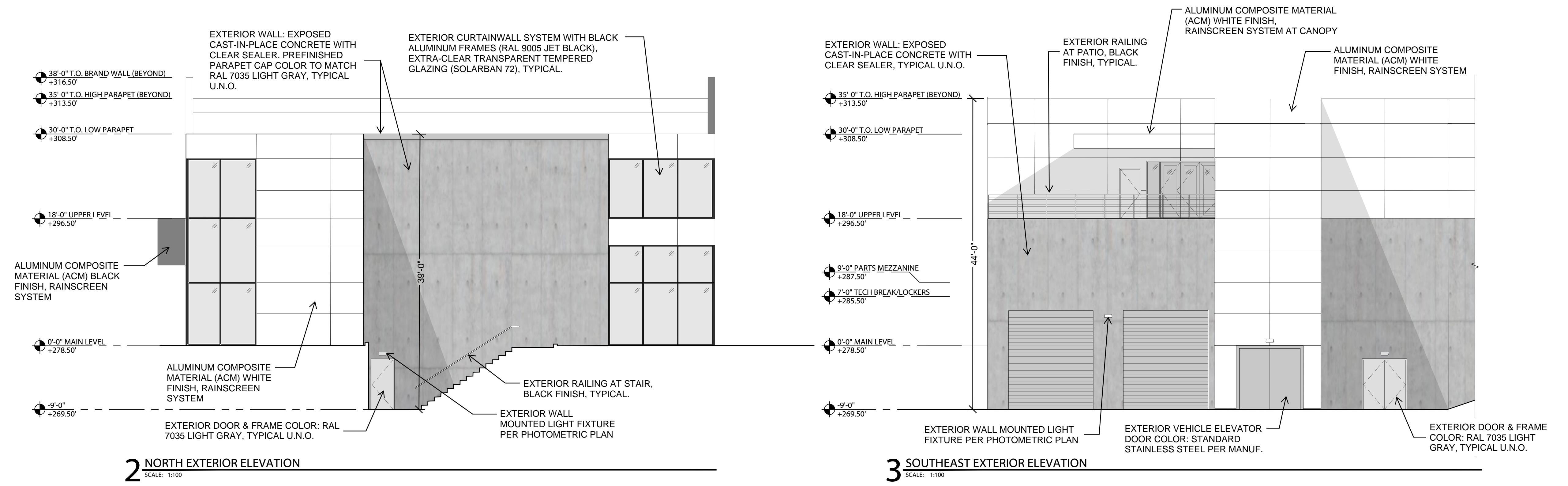
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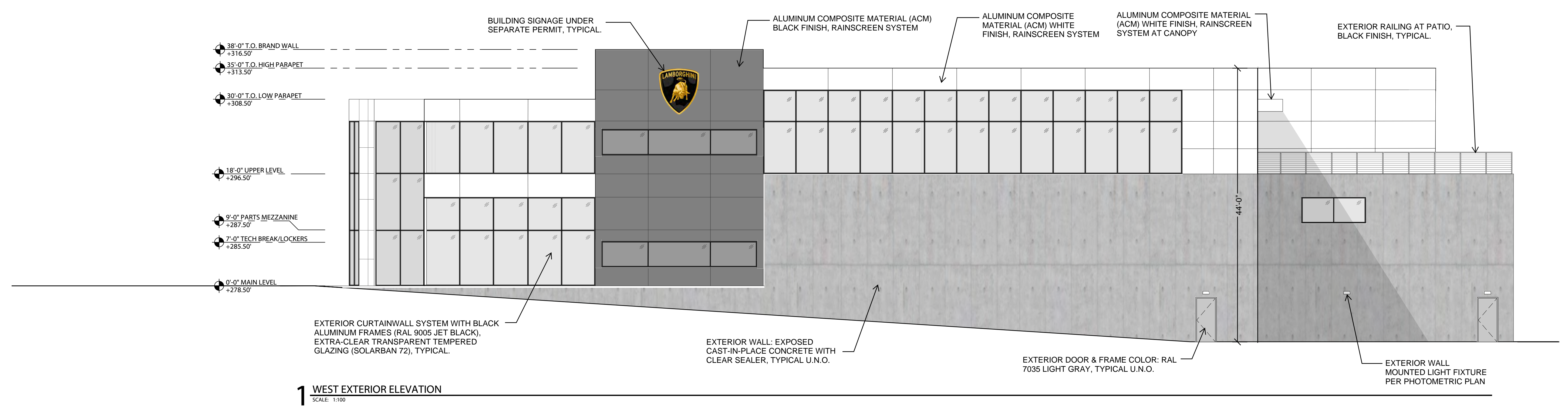


4 EAST EXTERIOR ELEVATION
SCALE: 1/8"



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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REVISIONS		
No.	Description	Date

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DATE: 10/04/2023
ISSUED FOR: PRELIMINARY
SHEET TITLE
EXTERIOR ELEVATIONS
SHEET NO.

A-221

C:\Users\kandak\AppData\Local\Temp\AcPublish_384322-203 Base Exterior Elevations.dwg © Plot Date: Jun 5 24 © Time: 11:38 AM



IMAGE SHOWN IS AN ARTIFICIALLY-GENERATED RENDERING AND MAY NOT REPRESENT ACTUAL CONSTRUCTION

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WILSONVILLE, OR

JULY 10, 2024





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IMAGE SHOWN IS AN ARTIFICIALLY-GENERATED RENDERING AND MAY NOT REPRESENT ACTUAL CONSTRUCTION

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JULY 10, 2024



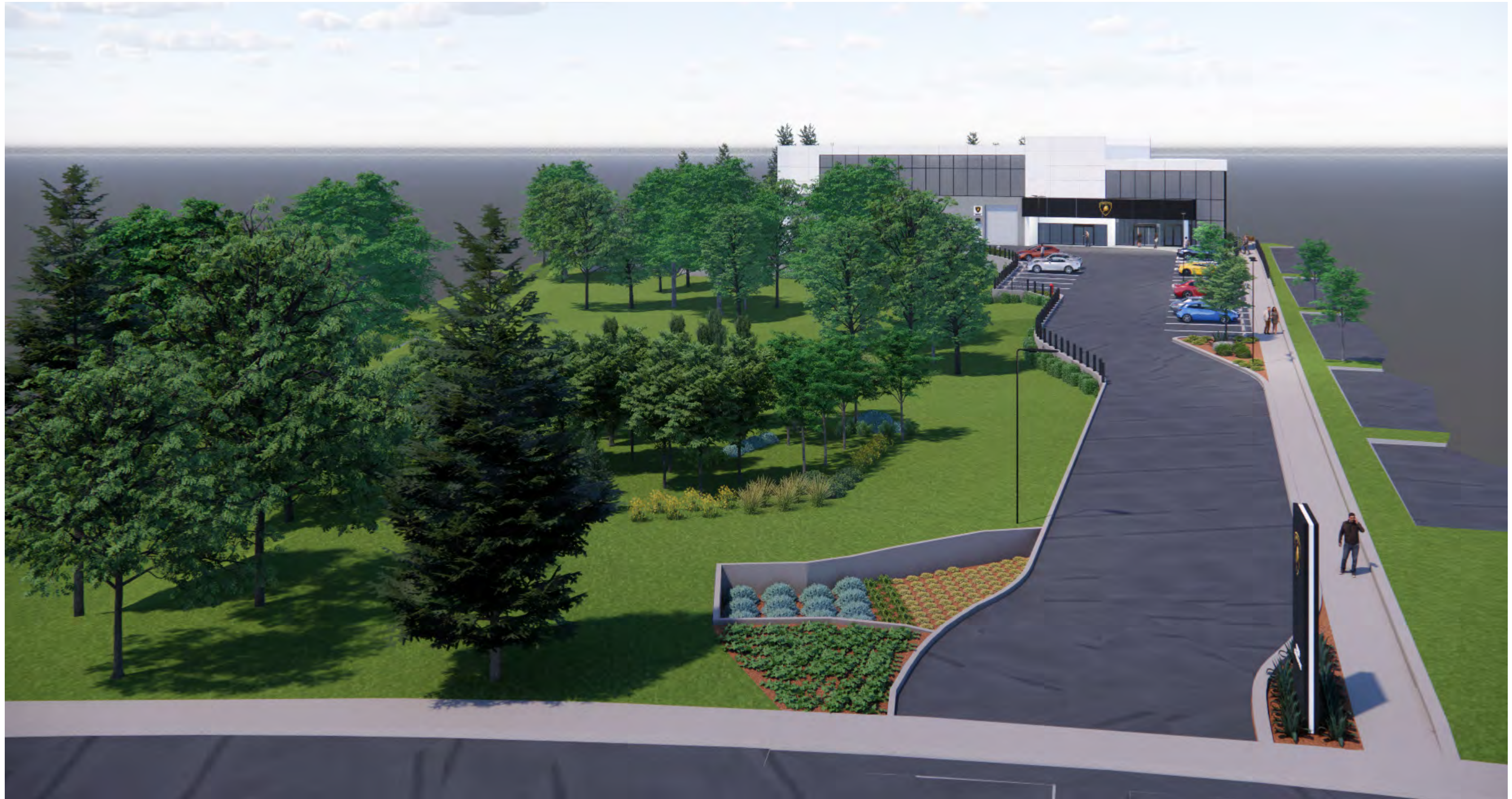


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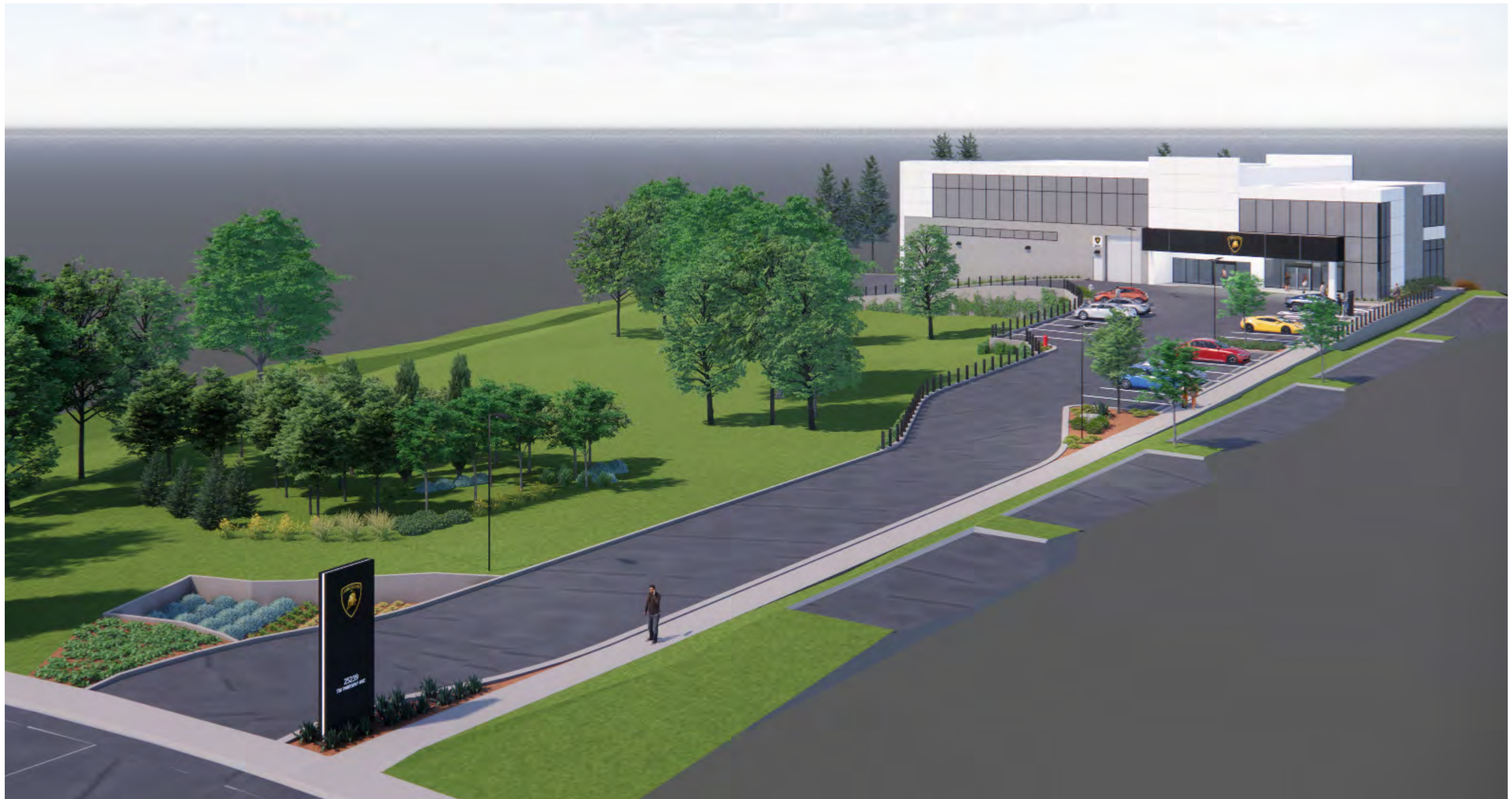


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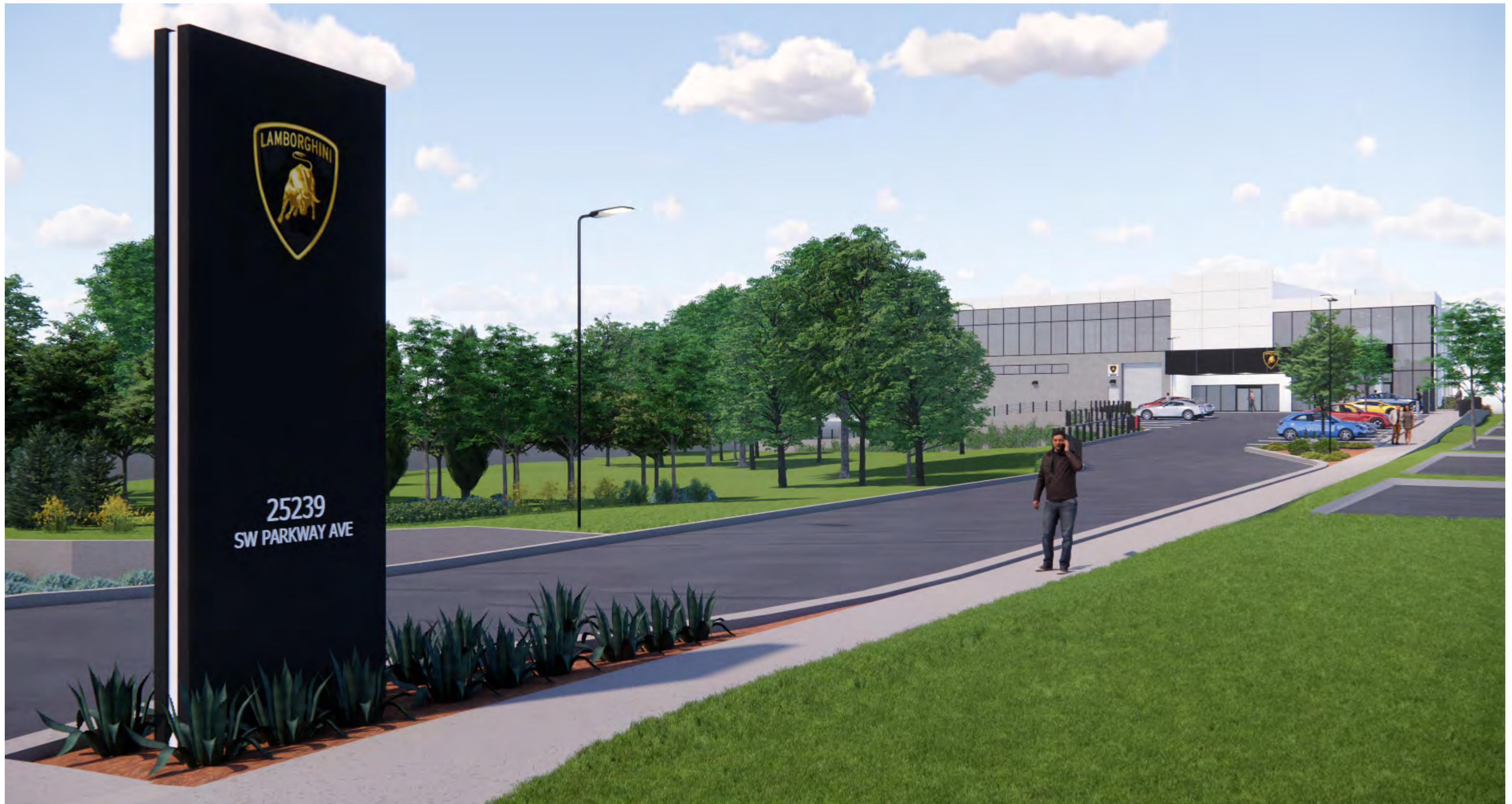


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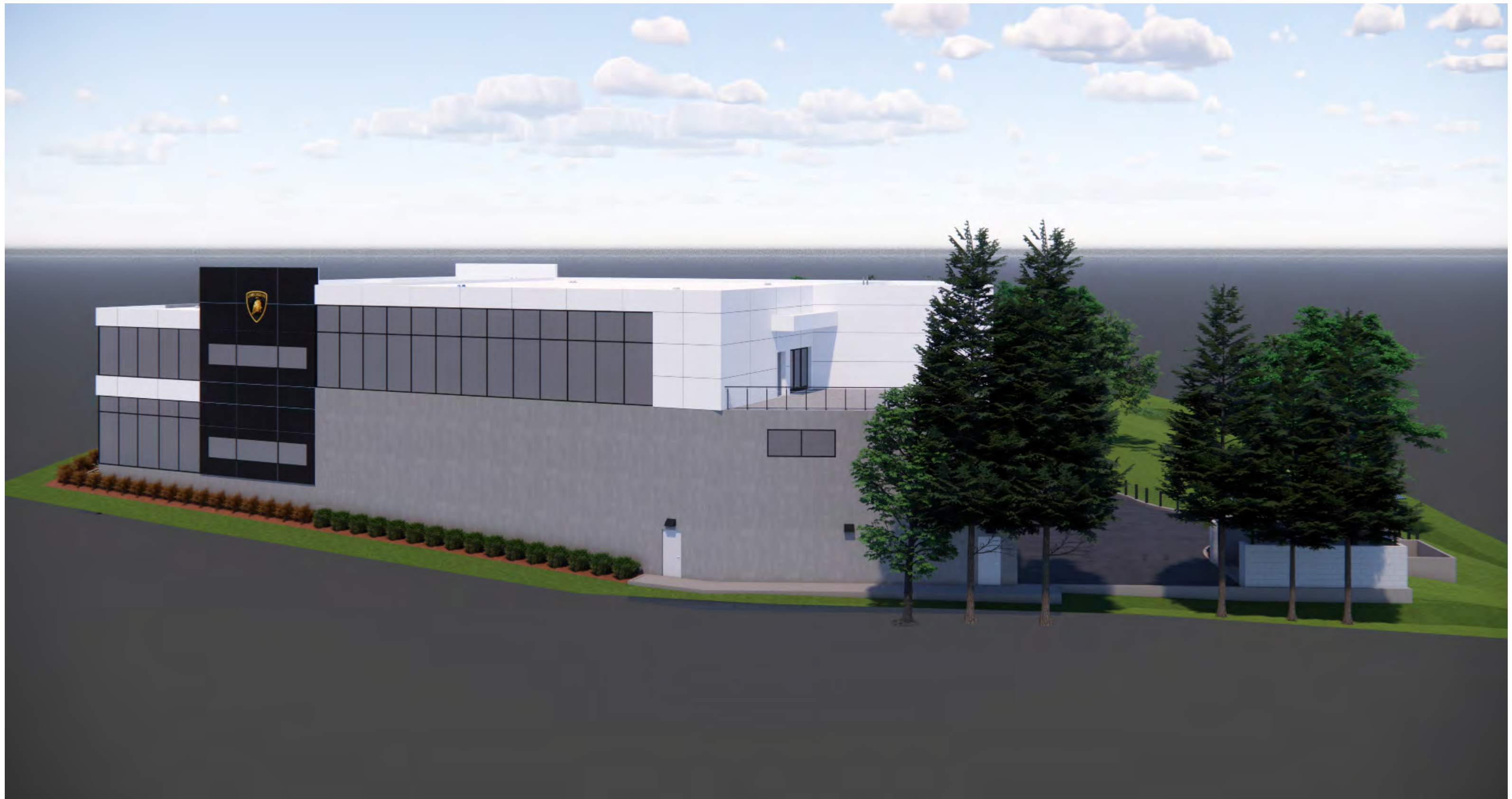


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JULY 10, 2024





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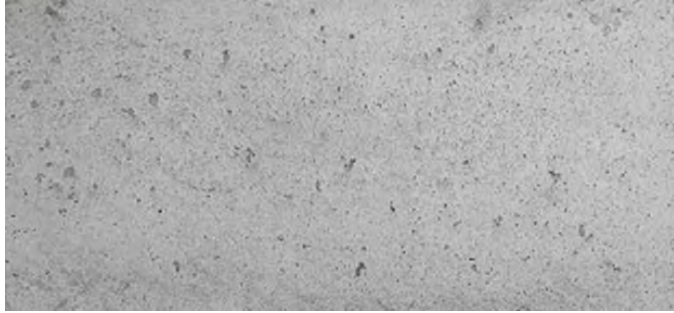
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JULY 10, 2024

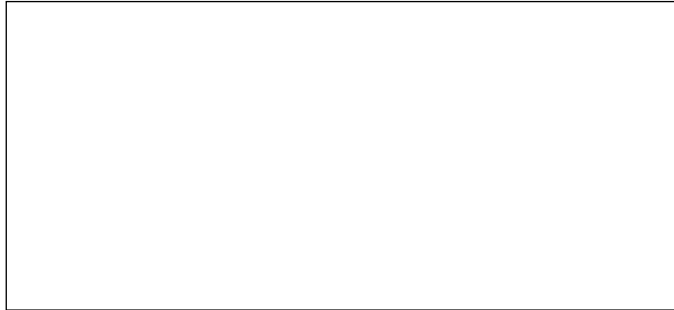


DIGITAL EXTERIOR FINISH BOARD

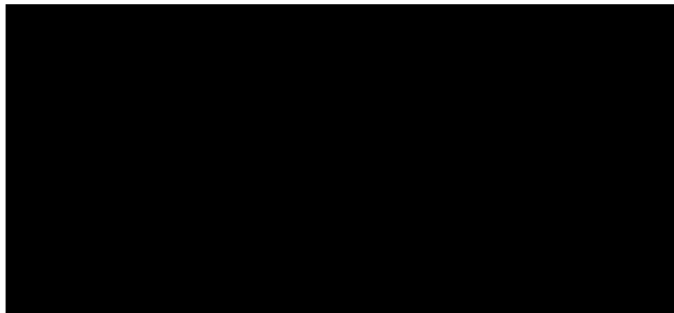
Lamborghini



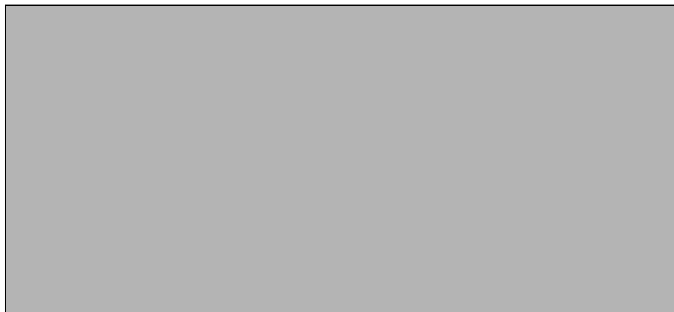
CAST-IN-PLACE CONCRETE
WITH CLEAR SEALER



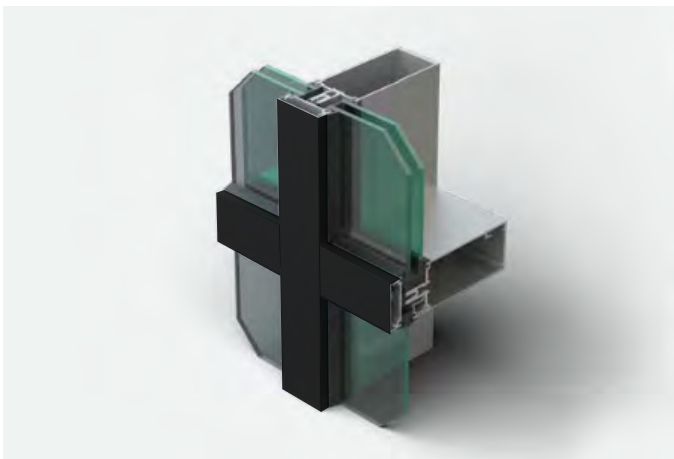
ALPOLIC RAINSCREEN SYSTEM
ALUMINUM COMPOSITE MATERIAL (ACM)
WHITE FINISH



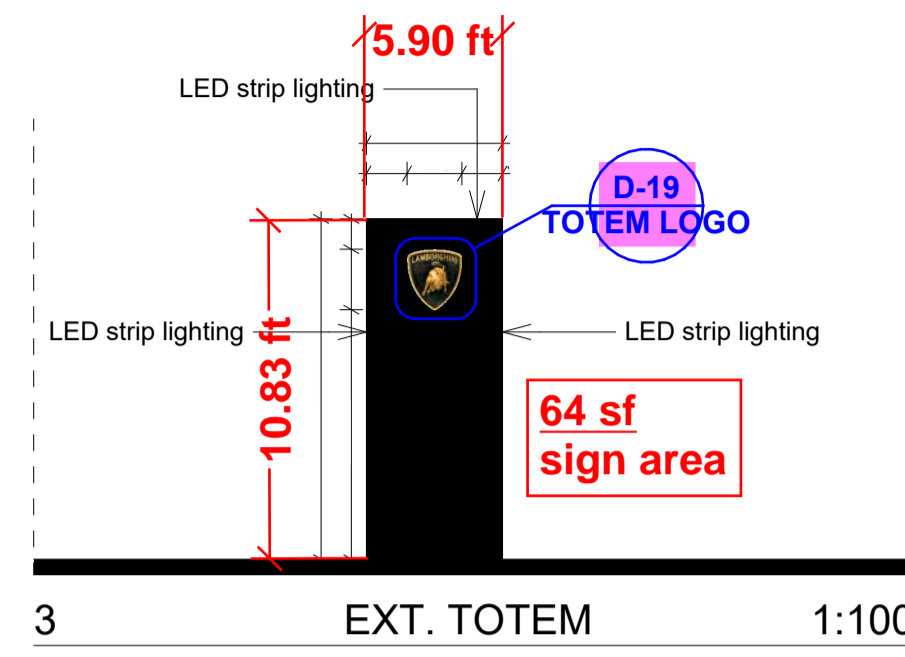
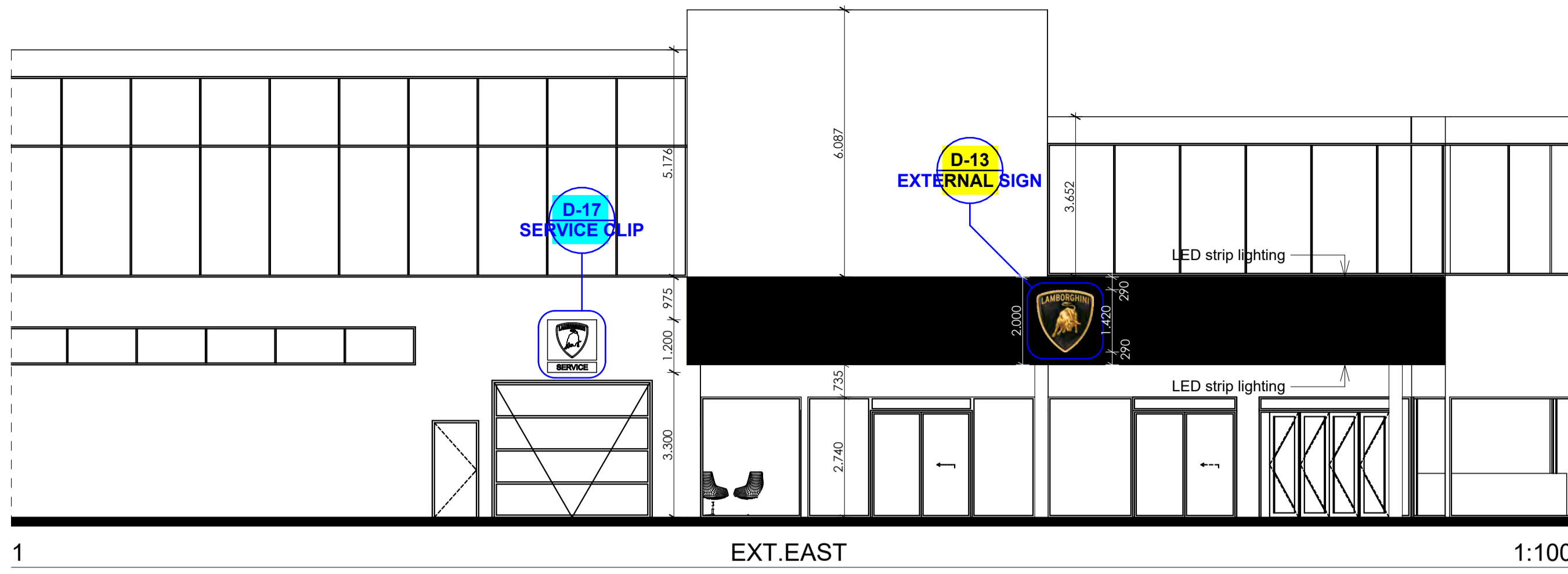
ALPOLIC RAINSCREEN SYSTEM
ALUMINUM COMPOSITE MATERIAL (ACM)
BLACK FINISH



RAL 7035 LIGHT GRAY PAINT
EXTERIOR HOLLOW METAL DOORS & FRAMES
PARAPET COPING AT CONCRETE WALLS



KAWNEER 1600 WALL SYSTEM 1 EXTERIOR
CURTAINWALL WITH BLACK ALUMINUM FRAMES
(RAL 9005 JET BLACK), EXTRA-CLEAR
TRANSPARENT TEMPERED GLAZING (SOLARBAN 72)



LEGEND:

EXTERNAL SIGN

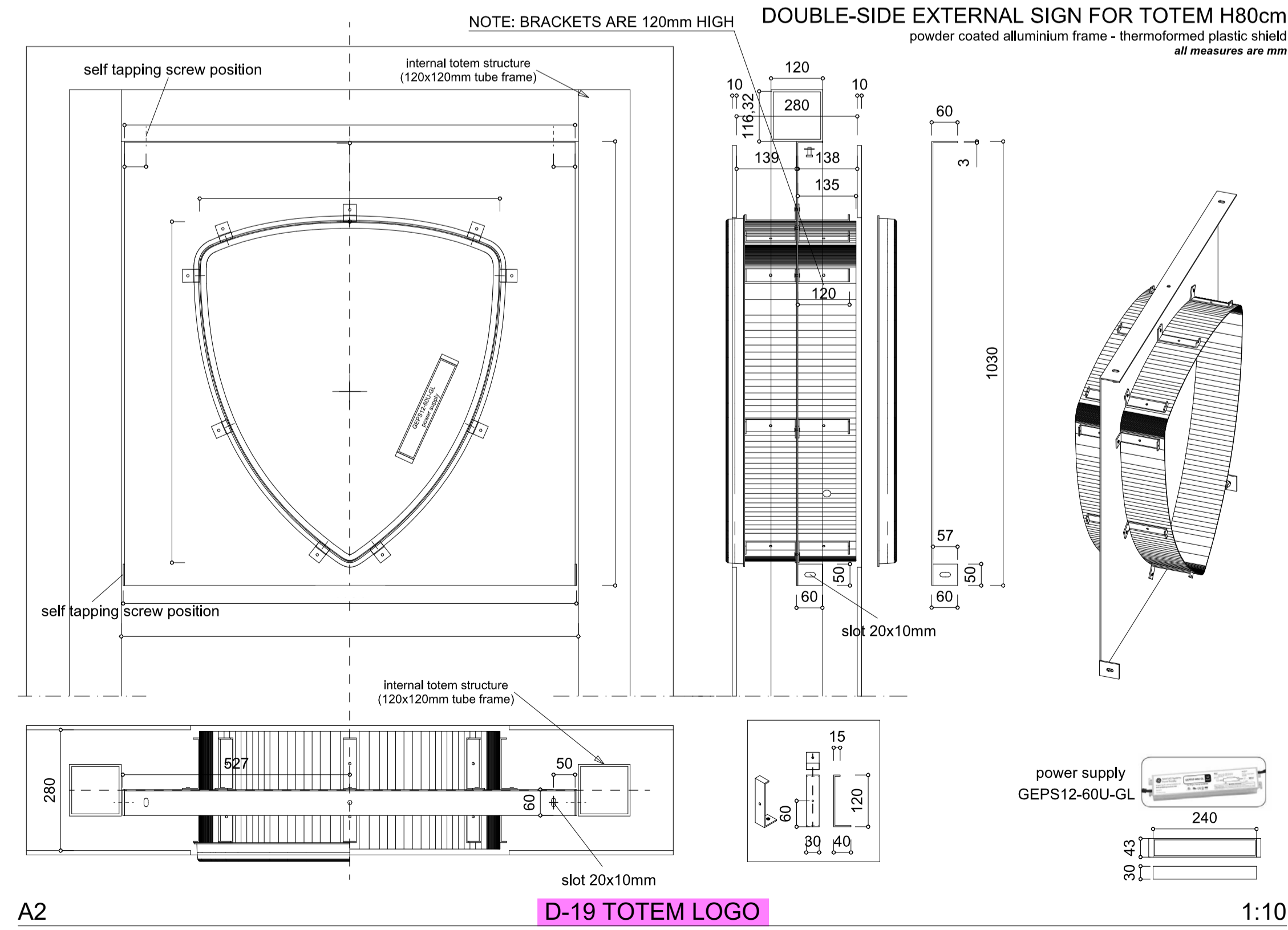
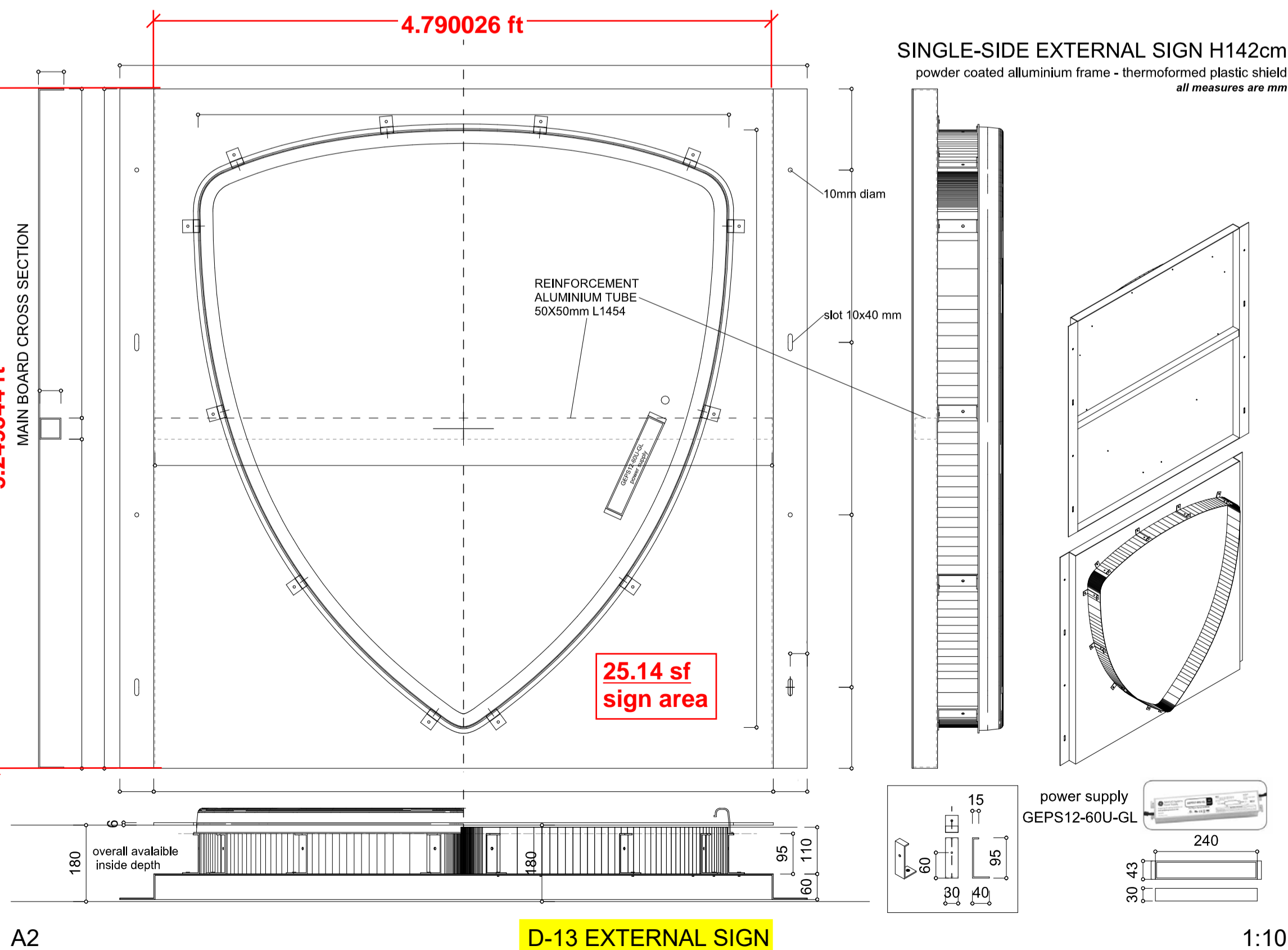
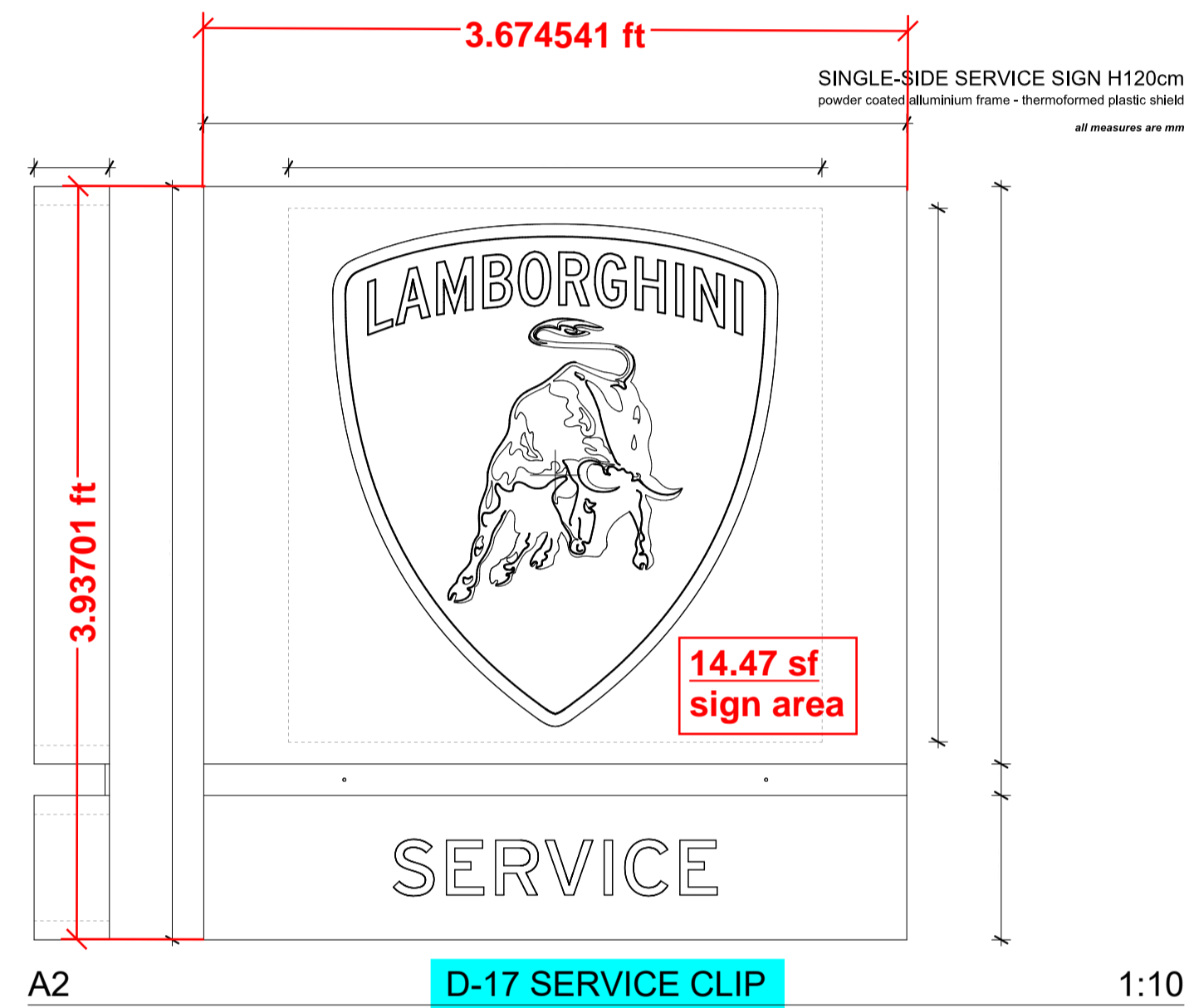
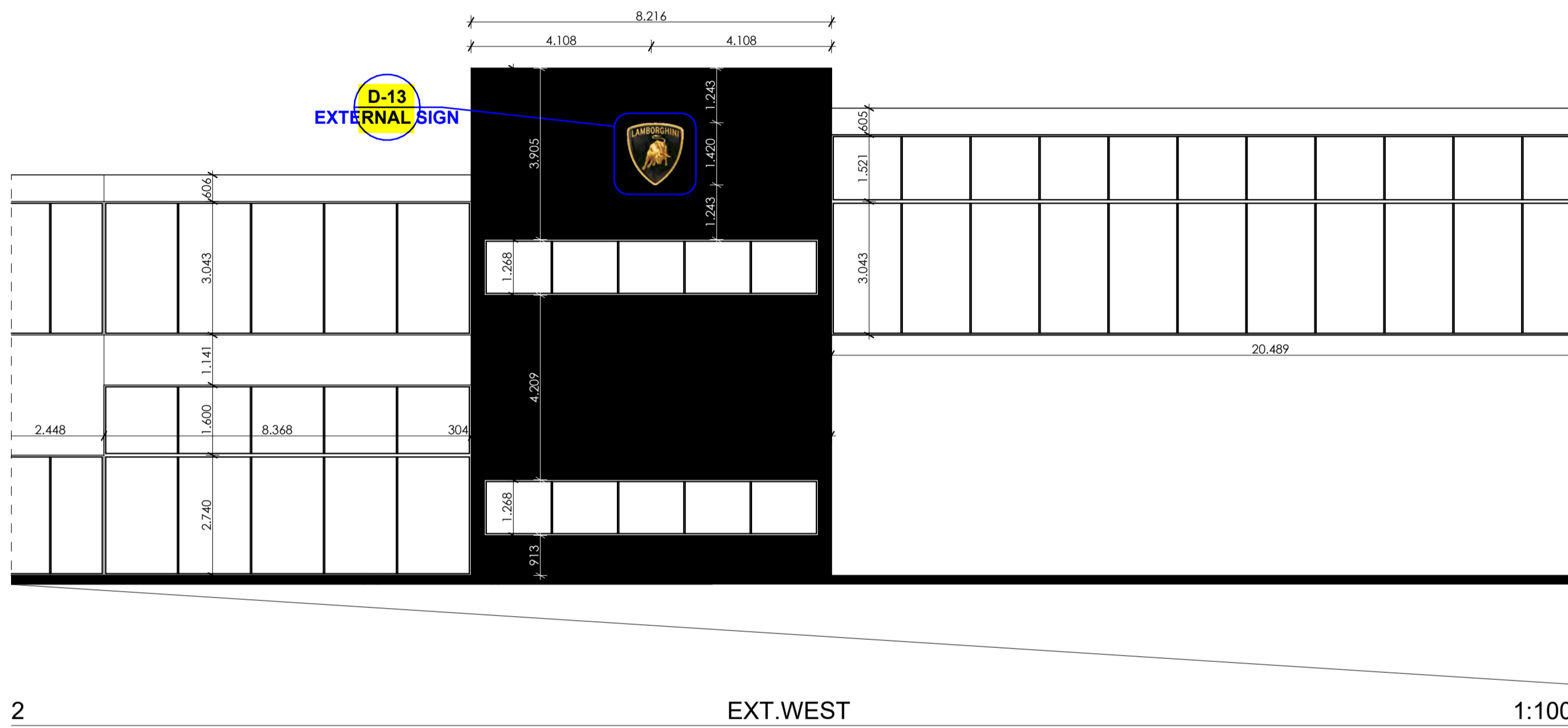
COVERING : ALUCOBOND
Black 326 solid color

EXTERNAL TOTEM

TILES: FIANDRE
Datauni MAXIMUM - Unipepper sl 1500x3000 mm P400 Resin Sl (cod.LAMBO0861530)

MANDATORY ELEMENTS:

- ① External Sign and Logo
- ② External Totem H: 4.500 mm
- ③ Service Clip



**AUTOMOBILI LAMBORGHINI
PORTLAND**



VERSION:	01
LAYOUT:	01.3
DATE:	01/12/2023
PLANFORMAT:	DIN A2
SCALE:	1:100, 1:10
SHOWROOM AREA: (excluding: pillars and bearing walls)	530,5 sqm
TOILET AREA: (excluding: pillars and bearing walls)	14,8 sqm
OTHER AREA: (excluding: pillars and bearing walls)	45,5 sqm
STAIRS AREA: (excluding: pillars and bearing walls)	20,4 sqm