



PERMIT #: BLD-26-49

ISSUE DATE: March 26, 2026

General Questions: 503.537.1240
Email Address: building@newbergoregon.gov

BUILDING PERMIT

BUILDING DEPARTMENT

SITE ADDRESS: 4105 E CRESTVIEW DR Newberg, OR 97132, **PARCEL #:** R3216AD 14600 **TYPE OF CONSTRUCTION:**

TYPE OF WORK: Commercial Alteration to Existing Structure / Tenant Improvement **TOTAL SQ. FT.:** **BUILDING USE:**

DETAILED DESCRIPTION OF WORK: Landlord's work to prepare the space for Wingstop tenant. Install one new roof curb and install demising wall metal studs only.

ZONING: C-2 **TOTAL VALUE OF WORK:** \$8,200

PROJECT NAME (if applicable): **TOTAL PERMIT FEE'S PAID:** \$443.73

APPLICANT: Paul Dunlap **PHONE #:** 503 245-1976

MAILING ADDRESS: 19767 SW 72nd Ave Suite 100, Tualatin OR. 97062

OWNER: CRESTVIEW CROSSING LLC

MAILING ADDRESS: 19767 SW 72ND AVE, TUALATIN OR. 97062

CONTRACTORS INVOLVED IN PERMIT

(if applicable)

PRIMARY CONTRACTOR: clear water construction services **CCB #:** 194703

ADDITIONAL INFORMATION/CONDITIONS OF APPROVAL/COMMENTS

ALL WORK IS TO CONFORM TO THE CURRENT EDITION OF THE ORSC & OSCC.

INSPECTIONS REQUESTED **PRIOR TO 7AM** WILL BE COMPLETED THE SAME BUSINESS DAY.

INSPECTION RECEIVED **AFTER 7AM** WILL BE SCHEDULED FOR THE NEXT BUSINESS DAY.

Schedule or track inspections at www.newbergor.portal.opengov.com OR
Call 503.554.7714 leave PERMIT # BLD-26-49, address & type of Insp.

THIS PERMIT EXPIRES 6 MO FROM ISSUE DATE: September 22, 2026 IF WORK IS NOT STARTED OR IF WORK IS SUSPENDED OR ABANDONED FOR 180 DAYS OR LONGER AFTER WORK HAS COMMENCED.	8.15.150 UNNECESSARY NOISE--PERMITTED EXCEPTIONS. UNREASONABLE NOISE AND EXCEPTIONS.
A copy of the building permit & 1 set of approved construction documents are to be available for review at the work site.	3. The following acts are declared to be per se violations of this section. This enumeration does not constitute an exclusive list: j. Construction or Repair of Buildings, or Excavation of Streets and Highways. The construction, demolition, alteration or repair of any building or the excavation of streets and highways other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. In cases of emergency, construction or repair noises are exempt from this provision. In nonemergency situations, the city may issue a permit, upon application, if the city determines that the public health and safety, as affected by loud and raucous noise caused by construction or repair of buildings or excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m. will not be impaired, and if the city further determines that loss or inconvenience would otherwise result. The permit shall grant permission in nonemergency cases for a period of not more than three days. The permit may be renewed once for a period of three days or less.
All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), and ORS 693.010-020 (Plumbing).	

NEWBERG CITY HALL

414 E FIRST ST

Web address:
newbergoregon.gov



PERMIT #: BLD-26-49

ISSUED DATE: April 29, 2026

CERTIFICATE OF COMPLETION

All inspections have been conducted and, as of the issuance of this certificate, the permitted work is in full compliance with all applicable codes and regulations.

THE PERMITTED WORK IS DEEMED SATISFACTORY AND COMPLETE

SITE ADDRESS:

4105 E CRESTVIEW DR, Unit 113, Newberg, OR, 97132

PARCEL #: R3216AD 14600

CONSTRUCTION TYPES:

Alteration to Existing Structure / Tenant Improvement

PERMIT TYPE: Commercial

FIRE SPRINKLER REQUIRED BY CODE:

No

FIRE SPRINKLER INSTALLED/ALTERED: No

DETAILED DESCRIPTION OF WORK: Landlord's work to prepare the space for Wingstop tenant. Install one new roof curb and install demising wall metal studs only.

AUTHORIZED PERMIT HOLDERS

Owner:

CRESTVIEW CROSSING LLC

19767, TUALATIN, OR. 97062

Contractor:

clear water construction services

CCB License #: 194703

CONDITIONS

ALL FINAL INSPECTIONS HAVE BEEN COMPLETED, AND THE PERMITTED WORK HAS BEEN FOUND TO MEET ALL REQUIRED STANDARDS AND IS HEREBY DEEMED COMPLETE.

THIS CERTIFICATE MAY BE REVOKED BY THE City of Newberg, OR UPON VIOLATION OF ANY OF ITS RULES AND REGULATIONS.

To view permit details, scan this barcode or visit newbergor.viewpointcloud.com/#!/records/5036



City of Newberg, OR

Inspection Report

Inspection: BUILDING FINAL INSPECTION

Inspector: BLD- Brooks Bateman

Inspection Date: Apr 29, 2026

Record: *Building Permit #BLD-26-49

Location: 4105 E CRESTVIEW DR, Unit 113, Newberg, OR 97132

Applicant: Paul Dunlap

BUILDING FINAL INSP

Overall Result: Pass

LANDLORD'S WORK FOR WINGSTOP

4105 E CRESTVIEW DR. , BUILDING A, SUITE 113
NEWBERG, OREGON 97132

CRESTVIEW CROSSING, LLC

PROJECT TEAM:

OWNER	ARCHITECT
CRESTVIEW CROSSING LLC 19161 SW 72ND AVENUE, SUITE 100 PORTLAND, OREGON 97224 DEAN SORESEN DEAN@GRAMOR.COM	SCHMIDT ARCHITECTS, P.C. 16101 SW 72ND AVE., SUITE 135 PORTLAND, OREGON 97224 FRANK SCHMIDT FRANK@SCHMIDTARCHITECTSPC.COM

DRAWING INDEX:

- GENERAL NOTES, FLOOR PLAN, DETAILS AND DOOR SCHEDULE.
- ROOF PLAN WITH RTU LAYOUT, AND ROOF DETAILS

TENANT CODE SUMMARY:

A. GOVERNING CODES: 2022 OREGON STRUCTURAL SPECIALTY CODE	E. DOOR WIDTHS PER OCCUPANT LOAD (1005.3.2-1) REQUIRED 13 X 02' = 2.6' MIN EGRESS DOOR WIDTH REQUIRED: 32" (1010.1.1)
B. CONSTRUCTION TYPE: V-B SPRINKLERED	F. EXITS: (1) REQUIRED (32" WIDE) PER TABLE LONGEST EXIT DISTANCE ALLOWED: 100' LONGEST EXIT DISTANCE: 70'-0"
C. TENANT AREA: 1300 SF.	
D. OCCUPANCY: B OCCUPANT LOAD PER TABLE 1004.5 1300 NET SF / 100 SF PERSON = 13(1) EXITS REQUIRED PER TABLE 1006.3.2	

GENERAL NOTES

- THESE DOCUMENTS COVER THE TENANT IMPROVEMENTS FOR THE SPACE INDICATED. ALL OTHER WORK HAS BEEN PREVIOUSLY COMPLETED UNDER THE SHELL.
- TENANT IMPROVEMENT CONTRACTOR SHALL VISIT THE SITE PRIOR TO COMMENCING ANY WORK. PORTIONS OF THE WORK INDICATED MAY HAVE BEEN INSTALLED UNDER AN ADJACENT TENANT IMPROVEMENT CONTRACT.
- UNLESS ARCHITECT IS NOTIFIED PRIOR TO CONSTRUCTION, TENANT ASSUMES ALL THE INFORMATION INDICATED WITHIN THESE DOCUMENTS ARE COMPLETE AND ACCURATE. SHOULD ISSUES BE IN QUESTION CONTACT THE ARCHITECT IMMEDIATELY.
- THE PROJECT WILL PROCEED UNDER ALL APPLICABLE CODES AND REGULATIONS GOVERNING THIS TYPE OF CONSTRUCTION IN THIS LOCALITY.
- IT SHALL BE THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT ALL PERMITS ARE OBTAINED AND ALL APPLICABLE CODE REQUIREMENTS AND REGULATIONS ARE MET FOR MECH, ELECT, AND PLUMBING WORK.
- REPETITIVE AND TYPICAL WALL SECTIONS, FINISHES, AND DETAILS ARE NOT INDICATED. INDICATED WITHIN THESE DOCUMENTS ARE COMPLETE AND ACCURATE. REFER TO DETAILED DUGS. CONTRACTOR TO PROVIDE AS IF DRAWN IN FULL.
- CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY OTHER THAN THE BUILDING PERMIT. THE OWNER WILL PAY FOR ALL OTHER CHARGES, FEES, OR COSTS CHARGED BY THE BUILDING AND CONSTRUCTION DEPARTMENTS, UTILITY AGENCIES OR PRIVATE COMPANIES WHICH REQUIRE SUCH COSTS PRIOR TO INSTALLATIONS.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- COMPLY WITH APPLICABLE REGULATIONS FOR BARRIER-FREE FACILITIES INCLUDING:
 - MAXIMUM THRESHOLD HEIGHT TO BE ONE HALF INCH (1/2") ALONG ACCESSIBLE ROUTE OF TRAVEL.
- PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY IBC AND LOCATE PER FIRE MARSHALL'S DIRECTION (1) FIRE EXTINGUISHER PER 3000 SF OF BUILDING AREA WITHIN 15'-0" TRAVEL DISTANCE BETWEEN EXTINGUISHERS. EXTINGUISHERS UL RATED-4A
- MAINTAIN STRUCTURAL AND FIRE RESISTIVE INTEGRITY AT EXT. AND INT. WALL PENETRATIONS FOR MECH, ELECT, PLUMBING AND COMMUNICATIONS CONDUITS, PIPED, AND SIMILAR SYSTEMS PER INTERNATIONAL BUILDING CODE REQUIREMENTS. APPLY APPROVED FIRE STOPPING MATERIAL WHERE REQUIRED TO MAINTAIN FIRE RESISTIVE INTEGRITY OF RATED ASSEMBLIES.
 - AS AN EXCEPTION TO INSTALLING MECHANICAL FIRE DAMPERS, ALL DUCTWORK TO BE A MINIMUM 26 GA SHEET METAL IN ORDER TO MAINTAIN RATING OF EXISTING DEMISING WALLS.
- CAULK AND SEALANTS - USE PRIMERS AS REQUIRED BY MANUFACTURER. BACKING RODS OR TAPE AS RECOMMENDED BY MANUFACTURER. USE POLYURETHANE SEALANTS AT CONCRETE FLOOR AND SIDEWALK JOINTS. ALL OTHER LOCATIONS USE POLYSULFIDE OR SILICONE.
- BUILDING AND SURROUNDING SITE AREA SHALL BE KEPT IN AN ORDERLY MANNER. ALL DEBRIS TO BE PACKED UP AND REMOVED FROM THE SITE DAILY, UNLESS PREVIOUSLY AGREED TO BETWEEN THE CONTRACTOR AND PROPERTY OWNER.
- CONFIRM STAGING OR STORAGE AREAS WITH THE PROPERTY OWNER AND TENANT PRIOR TO PLACING ANY MATERIAL.
- PRIOR TO INSTALLING THE DEMISING WALL SILL PLATE TO THE CONCRETE FLOOR, APPLY TWO ROWS OF TREMCO DYMNIC FC OR EQUAL SEALANT TO PREVENT MIGRATION OF WATER UNDER THE DEMISING WALL.



SCHMIDT
ARCHITECTS, P.C.

16101 SW 72ND AVENUE
SUITE 135
PORTLAND, OR 97224
(503) 220-8517
www.schmidtarchitectspc.com



LANDLORD'S WORK FOR
WINGSTOP
4105 E CRESTVIEW DR., BUILDING A, SUITE 113
NEWBERG, OREGON 97132
CRESTVIEW CROSSING

PROJECT NO.

2025-168

DATE:

03-12-2026

DRAWN BY:

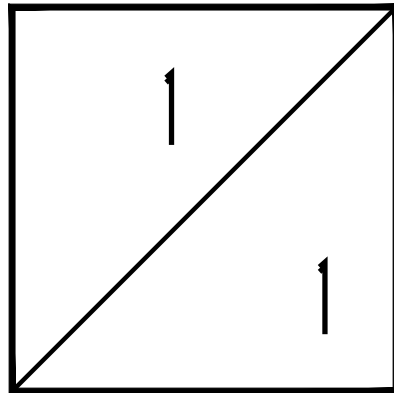
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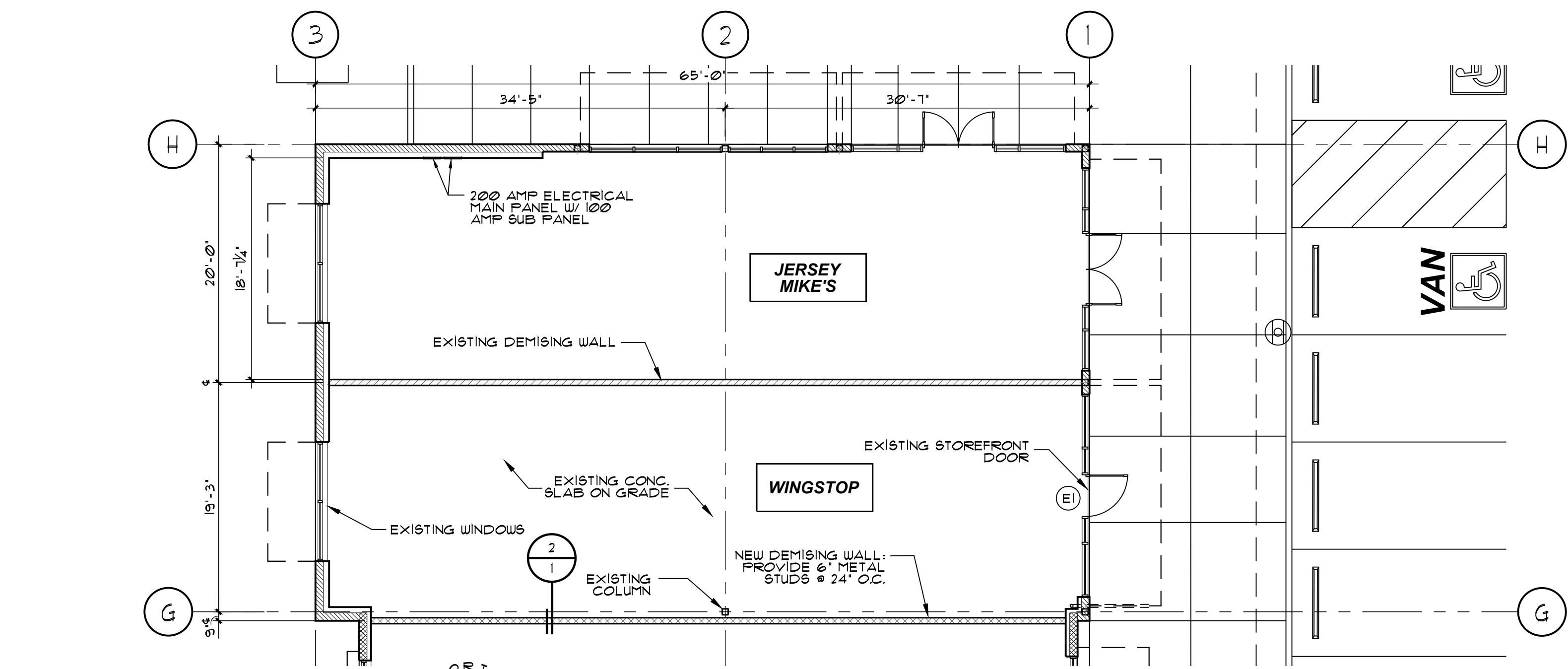
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REVISIONS

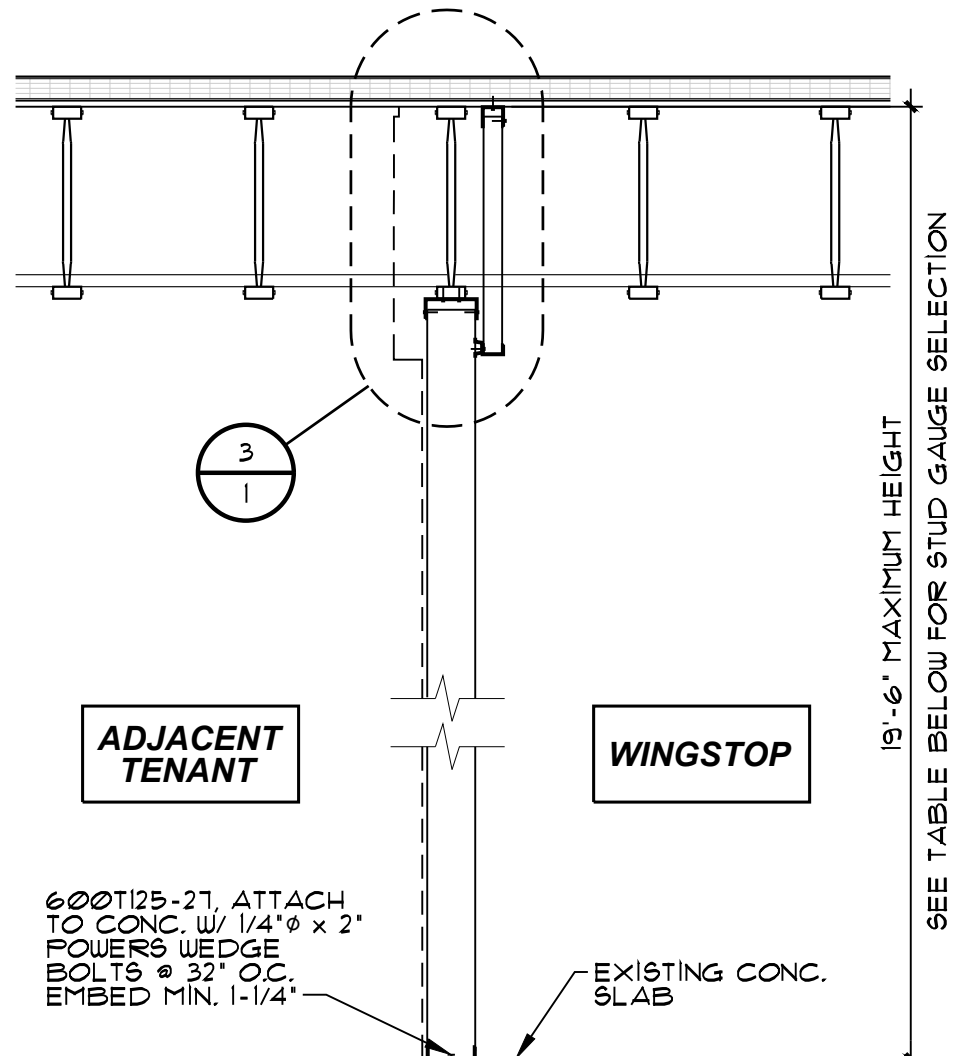
2025-168 WINGSTOP /
SHEET 1 OF 2



KEY PLAN
N.T.S.

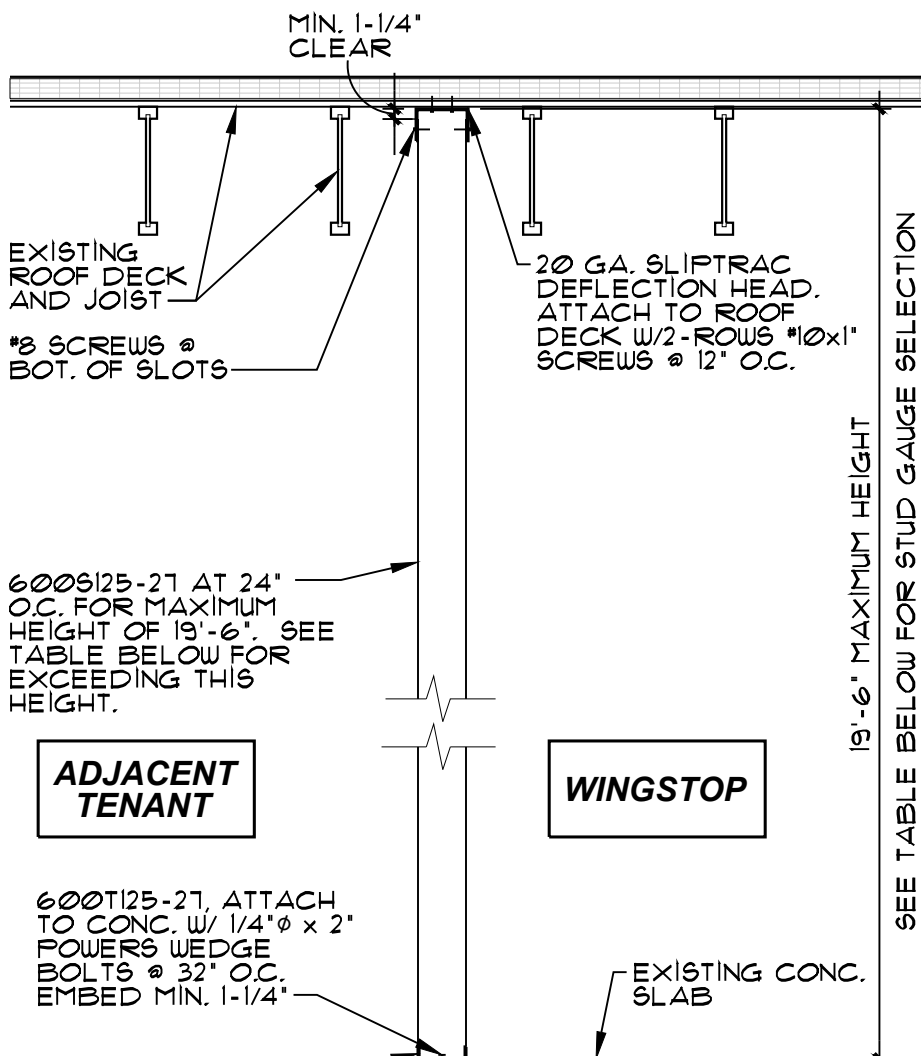


1 FLOOR PLAN
SCALE: 1/8" = 1'-0"



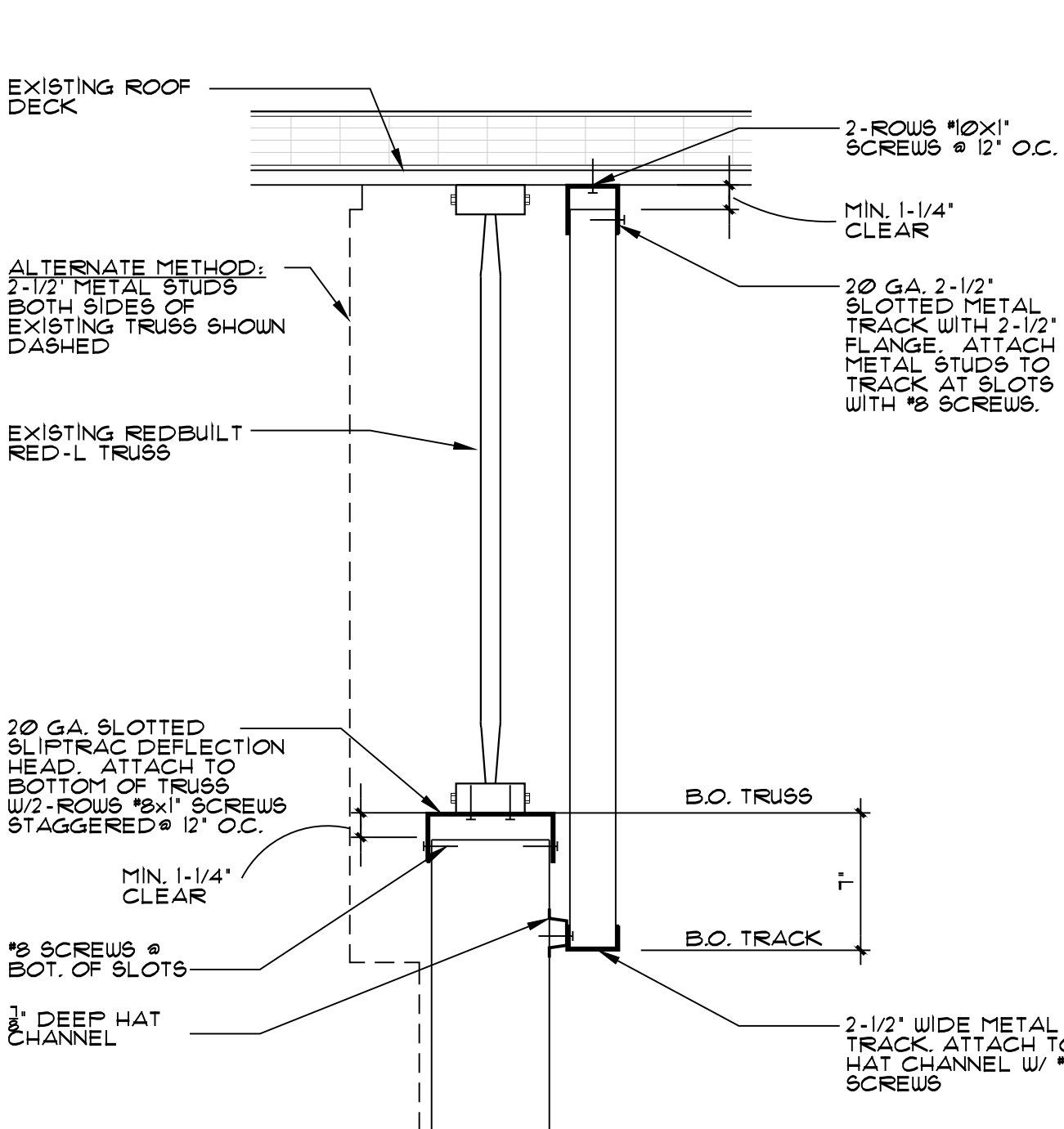
WALL HEIGHT	STUD GAUGE
0'-0" TO 19'-6"	600S125-21
19'-6" TO 21'-0"	600S125-33
21'-0" TO 22'-9"	600S125-43
22'-9" TO 24'-4"	600S125-54

DEMISING WALL AT JOIST



WALL HEIGHT	STUD GAUGE
0'-0" TO 19'-6"	600S125-21
19'-6" TO 21'-0"	600S125-33
21'-0" TO 22'-9"	600S125-43
22'-9" TO 24'-4"	600S125-54

DEMISING WALL BETWEEN
JOISTS



3 DEFLECTION CONNECTION
SCALE: 1/2" = 1'-0"

DOOR SCHEDULE:

NOTES: 1. ALL HARDWARE TO MEET ADA REQUIREMENTS FOR FUNCTION, MOUNTING HEIGHTS, ETC. PROVIDE ADA COMPLIANT LEVER HARDWARE TYP. THRU-OUT.
2. CONFIRM FUNCTIONS ON ALL HARDWARE W/ TENANT PRIOR TO INSTALLATION.
3. INTERIOR HARDWARE FINISHES TO BE 626 BRUSHED CHROME FINISH, UNO.
4. COORDINATE LOCKING & KEYING REQUIREMENTS W/ OWNER

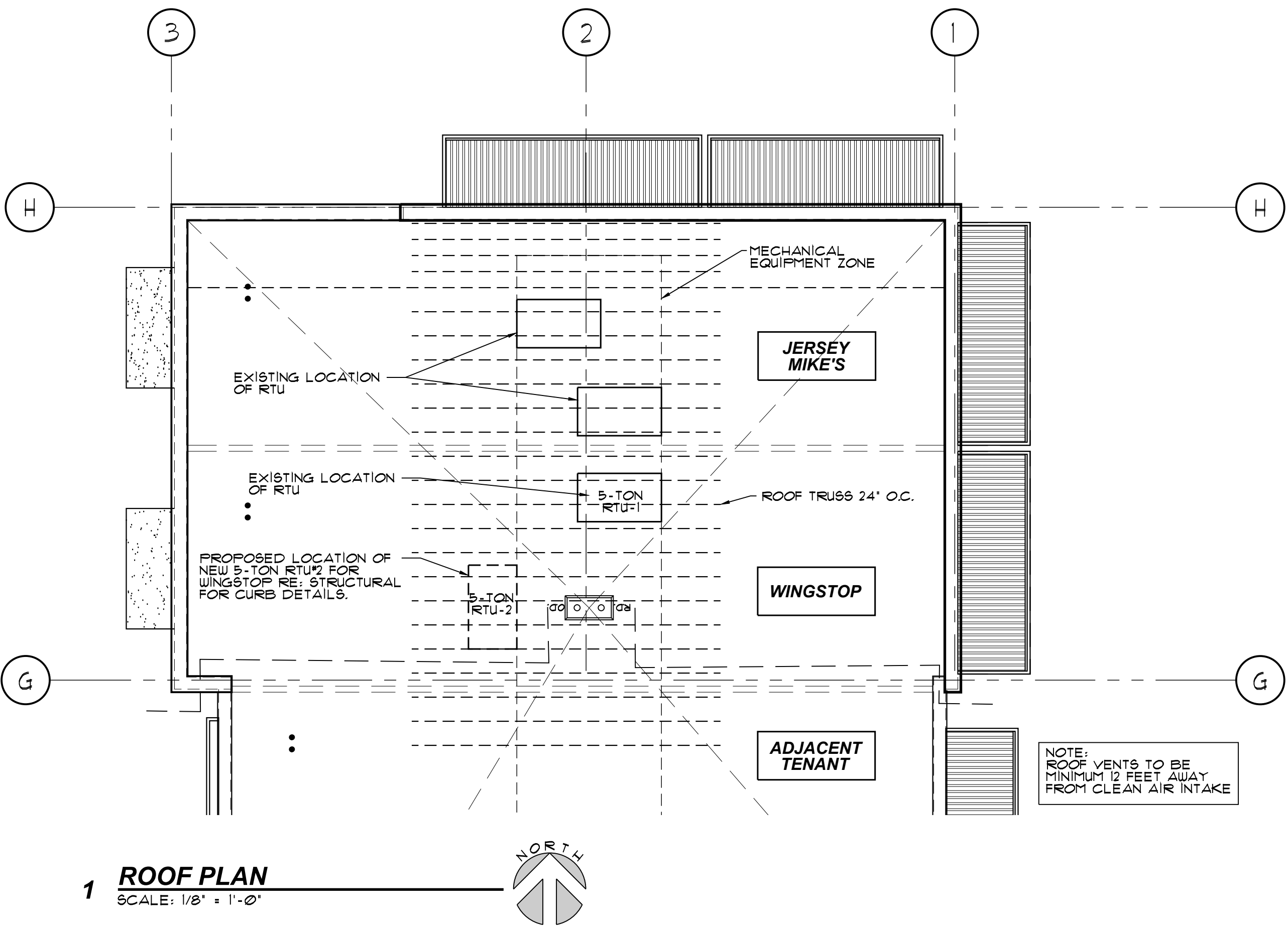
NO.	LOCATION	SIZE			DOOR					FRAME		REMARKS
		WIDTH	HEIGHT	THK.	HARDWARE TYPE	RATING	MATERIAL	GLASS	FINISH	MATERIAL	FINISH	
E1	EXISTING STOREFRONT	3'-6"	8'-0"	STD.	A	--	--	--	--	--	--	

HARDWARE GROUPS

HARDWARE GROUP 'A'
(EXISTING STOREFRONT HARDWARE)
PROVIDE SIGNAGE: 'DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED'

WALL LEGEND:

- EXISTING EXTERIOR OR OTHER WALLS:
- EXISTING DEMISING WALLS:
- DEMISING WALL: PROVIDE 6" METAL STUDS @ 24" O.C. TO STRUCTURE



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**LANDLORD'S WORK FOR
WINGSTOP**
4105 E CRESTVIEW DR., BUILDING A, SUITE 113
NEWBERG, OREGON 97132
CRESTVIEW CROSSING

PROJECT NO. 2025-168
DATE : 03-12-2026 DRAWN BY : APFA CHECKED BY : FMS
REVISIONS
2025-168 WINGSTOP / SHEET 2 OF 2

