

SENSITIVE AREA PRE-SCREENING SITE ASSESSMENT

 Clean Water Services File Number
1. Jurisdiction: _____

2. Property Information (example: 1S234AB01400)

 Tax lot ID(s): _____

OR Site Address: _____

 City, State, Zip: _____
 Nearest cross street: _____

3. Owner Information

 Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

4. Development Activity (check **all** that apply)

- Addition to single family residence (rooms, deck, garage)
 Lot line adjustment Minor land partition
 Residential condominium Commercial condominium
 Residential subdivision Commercial subdivision
 Single lot commercial Multi lot commercial
 Other _____

4. Applicant Information

 Name: _____
 Company: _____
 Address: _____
 City, State, Zip: _____
 Phone/fax: _____
 Email: _____

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work: _____

7. Additional comments or information that may be needed to understand your project: _____

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/type name _____ Print/type title _____

 Signature ONLINE SUBMITTAL _____ Date _____

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, State and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider Letter as required by Resolution and Order 19-5, Section 3.02.1, as amended by Resolution and Order 19-22. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- THIS SERVICE PROVIDER LETTER IS NOT VALID UNLESS _____ CWS APPROVED SITE PLAN(S) ARE ATTACHED.**
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

 Reviewed by Jessica Chaplen _____ Date _____

 Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439

OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123

Revised 2/2020

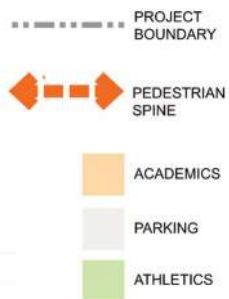
1. CONCEPTUAL PLAN REPORT DESIGN CONCEPTS

SITE CONSTRAINTS

- ① Erickson to remain as a city street
- ② 100 year flood plain
- ③ Cafeteria building to remain
- ④ No vehicle access from Farmington RD
- ⑤ Fixed Site Boundaries
- ⑥ 432 minimum parking stalls per city requirements



Beaverton High School Existing Conditions



Beaverton High School Pedestrian Circulation Diagram

1. CONCEPTUAL PLAN REPORT DESIGN CONCEPTS



Beaverton High School Proposed Site Plan



Remit Form to: MailboxEngineering@BeavertonOregon.gov

Water Service Provider Letter (SPL)

Please include plan sheets showing proposed improvements

yellow highlight mandatory info

PRE-APPLICATION DATE: _____

APPLICANT: _____

SITE INFORMATION:

Tax Map(s): _____ Lot Number(s): _____

Contact: _____

Company: _____

Address: _____

Size: _____

Phone: _____

Address: _____

Email: Steven_Sparks@beaverton.k12.or.us

Nearest cross-street (or directions to site): _____

OWNER(S): _____

Contact: _____

Company: _____

Address: _____

Requesting new meter or replacement of existing meter with larger size? _____

4" Meter

Phone: _____

Email: Steven_Sparks@beaverton.k12.or.us

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: Single Fam. Multi-Fam. INDUSTRIAL/COMMERCIAL: Type of Use: CONDITIONAL USE: No. of Students/Employees/Etc.: 2,200/200
No. of Units: Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): Peak Daily Demand (gallons/day): Peak Hour (gallons/day):

FIRE FLOW REQUIRED: (gpm): IRRIGATION FLOW REQUIRED: (gpm):

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TWWD ADEQUATE INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

COB ADEQUATE INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

Latest construction drawings dated 6/28/2023 have not been reviewed. Coordination with PW Water Engineering and Operations necessary prior to final plan approval.

SIGNATURE: TITLE: DATE:

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Beaverton School District
Address: 1260 NW Waterhouse Avenue
Phone: 503-356-4449
Email: steven_sparks@beaverton.k12.or.us
Site Address: 13000 SW Second Street
City: Beaverton, OR 97006
Map & Tax Lot #: 1s116ac02150, 13120
Business Name: Beaverton High School
Land Use/Building Jurisdiction: _____
Land Use/ Building Permit # _____

Choose from: ~~Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County~~

Project Description

Project Description

The Beaverton School District ("District" or BSD) is seeking approval to rebuild the existing Beaverton High School (BHS). BHS is located at 13000 SW 2nd Street in the City of Beaverton. The roughly 27-acre site is zoned Residential Mixed C (RMC), with a small portion of the site (surface parking) zoned Regional Center-Old Town District (RC-OT).

Voters approved this project as part of the District's capital bond program in May 2022. The proposed development is critical in that it fulfills BSD's bond commitment to the community and the families of BHS students.

The current BHS school facility consists of roughly 334,000 square feet. The replacement BHS facility will be approximately 348,300 square feet of gross floor area. The current approved capacity for the school is 2,200 students and 200 staff as specified in CUP 2001-0031. The replacement project will accommodate 1,500 students and 120 staff. Thus, there is no change in use or increase in intensity of use proposed. The District intends to retain the approved capacity of the school through future building on the campus as the need may arise. The table below illustrates how that additional capacity could be accommodated.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2023-0093
Permit Type: SPP-COB
Submittal Date: 5/12/23
Assigned To: DFM FOSTER
Due Date: 6/29/23
Fees Due: 0
Fees Paid: 0

**Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)**

This section is for application approval only

DFM Jeremy Foster DFM POB 6/29/23
Fire Marshal or Designee Date

Conditions:

A TVFR final inspection is required for this project.

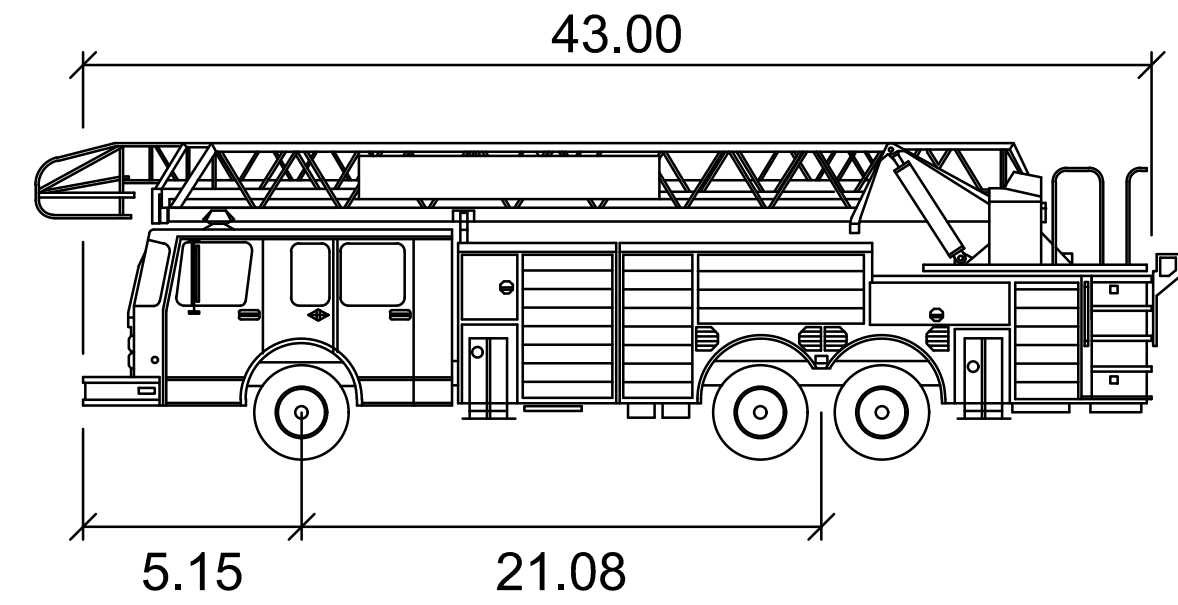
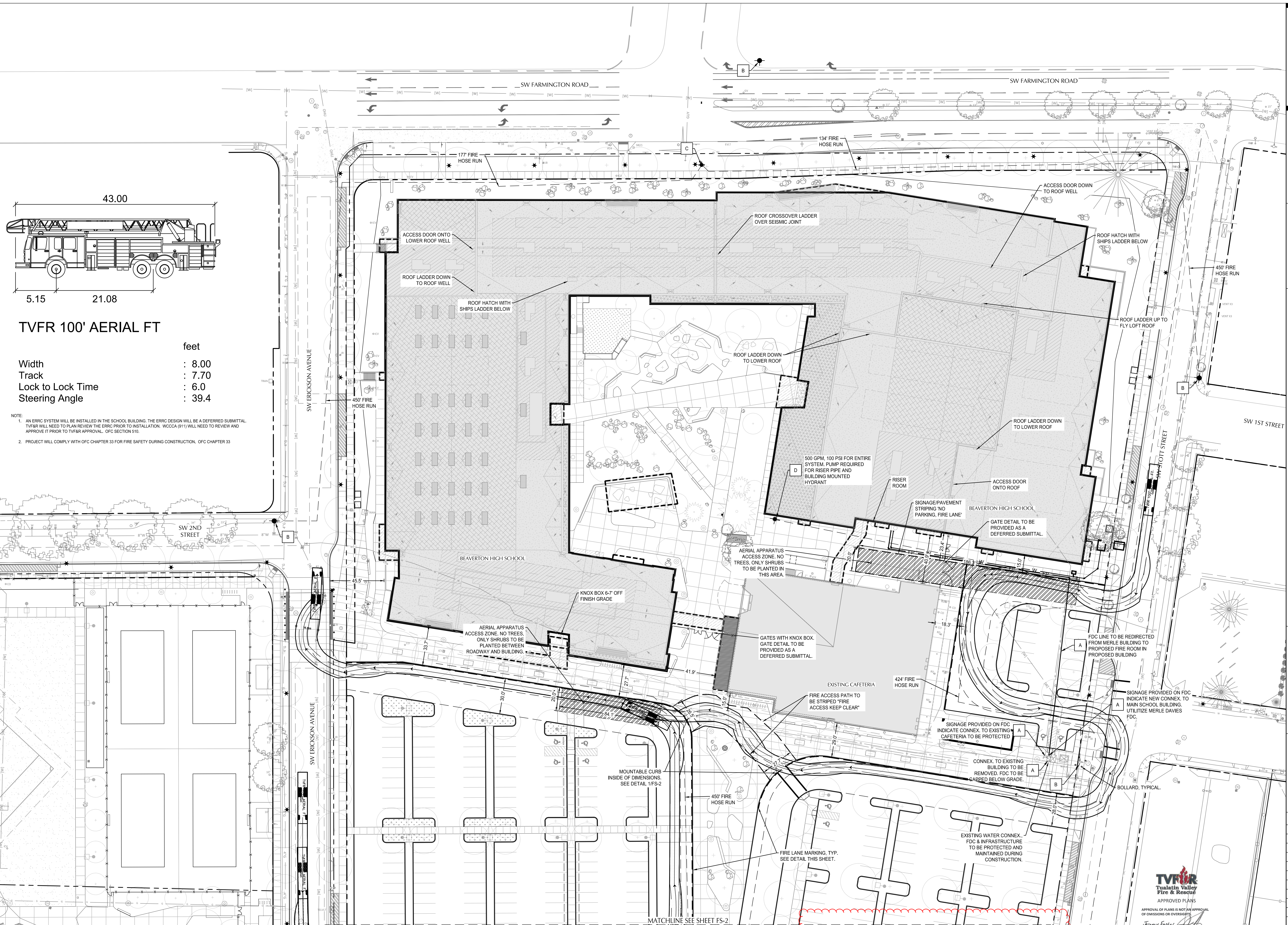
See Attached Conditions: Yes No

Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID _____ Date _____



TVFR 100' AERIAL FT

feet

Width : 8.00
Track : 7.70
Lock to Lock Time : 6.0
Steering Angle : 39.4

NOTE:
1. AN ERRC SYSTEM WILL BE INSTALLED IN THE SCHOOL BUILDING. THE ERRC DESIGN WILL BE A DEFERRED SUBMITTAL. TVFR WILL NEED TO PLAN REVIEW THE ERRC PRIOR TO INSTALLATION. WCCCA (911) WILL NEED TO REVIEW AND APPROVE IT PRIOR TO TVFR APPROVAL. OFC SECTION 510.
2. PROJECT WILL COMPLY WITH OFC CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION. OFC CHAPTER 33

PRELIMINARY FIRE FLOW
BUILDING SQUARE FOOTAGE = DAY 1 - 336,400 SF
BUILDING TYPE = TYPE II-B
FIRE-FLOW PER TABLE B105.1(2)* = 6,000 GPM FOR A DURATION OF 4 HOURS**
THE MINIMUM FIRE-FLOW SHALL BE MULTIPLIED BY 0.25 PER TABLE B105.2* WHICH PERTAINS TO BUILDINGS OTHER THAN ONE AND TWO FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDING AND TOWNHOMES
MINIMUM NUMBER OF HYDRANTS PER TABLE C102.1* FOR A FIRE FLOW OF 6,000 GPM (75% REDUCTION) = 1500 GPM
REQUIRED AVERAGE SPACING BETWEEN HYDRANTS = 450 FT
* REFERENCE 2019 OREGON FIRE CODE
** A REDUCTION IN THE REQUIRED FIRE FLOW OF UP TO 75%, BUT NOT LESS THAN 1,500 GPM, IS ALLOWED WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM AT THE DISCRETION OF THE FIRE MARSHAL.

SHEET NOTE
FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES. PER THE CONDITIONS OF APPROVAL AND THE 2014 OFC APPENDIX D SECTION D102.1 THE 75,000 POUNDS HAS BEEN ADOPTED THROUGH THE CITY OF BEAVERTON MUNICIPAL CODES. THIS INFORMATION CAN BE FOUND ON THE CITY'S WEB-SITE AND ON THE CITY OF BEAVERTON FIRE DEPARTMENT HANDOUTS.

LEGEND

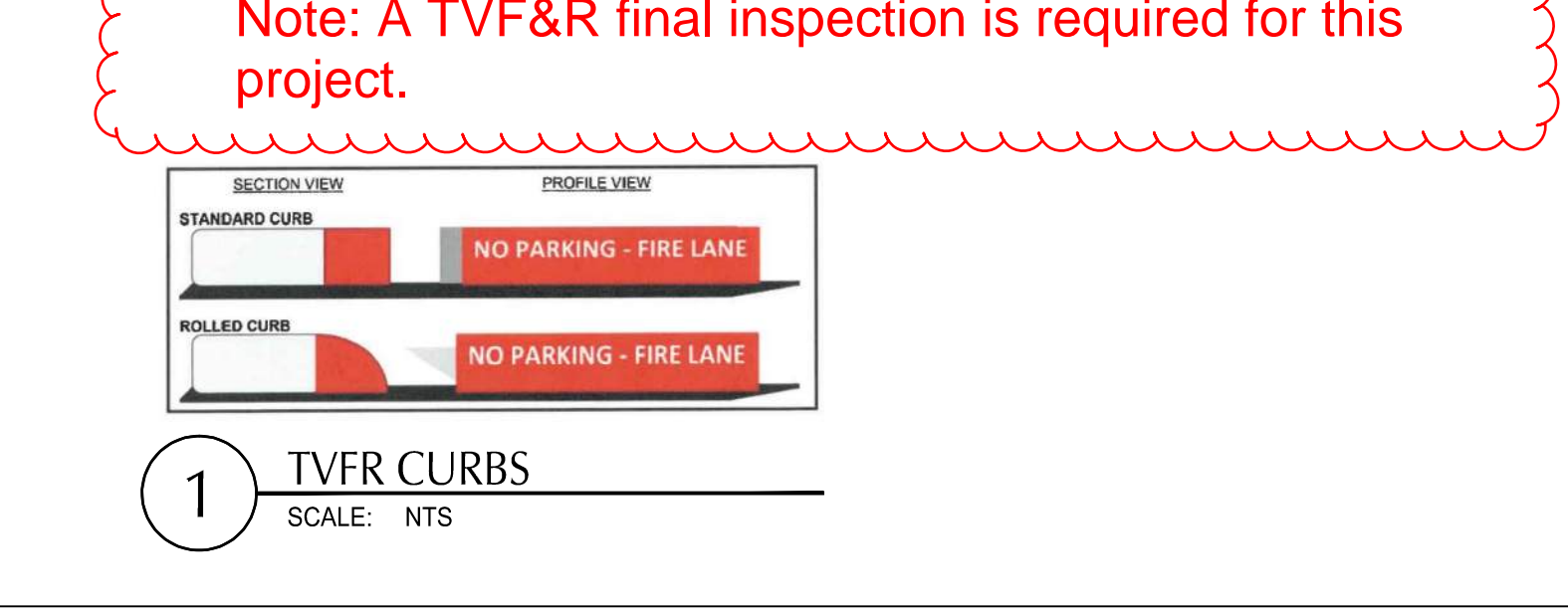
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE PULL
- FIRE LANE STRIPING
- AERIAL FIRE EQUIPMENT ACCESS ZONE

HYDRANT FLOW TEST INFORMATION

1. HYDRANT FLOW TEST CONDUCTED ON 11/10/2022 AT 13000 SW 2ND STREET, BEAVERTON OR 97005 BY INTERFACE ENGINEERING INDICATED THE FOLLOWING INFORMATION:
- HYDRANT LOCATIONS: NORTHEAST CORNER OF STOTT AVE AND 2ND STREET & STOTT AVENUE, NEAR SCHOOL PARKING LOT OFF 2ND STREET
- STATIC PRESSURE: 84 PSI
- RESIDUAL PRESSURE: 76 PSI → CALCULATED FLOW 2,146 GPM
- AVAILABLE FIRE FLOW AT 20 PSI = 6,596 GPM

FIRE STRUCTURE KEY NOTES

- X EXISTING FIRE DEPARTMENT CONNECTION TO SERVE THE SITE
- A EXISTING FIRE HYDRANT
- B PROPOSED FIRE HYDRANT
- C BUILDING PIV, NORMALLY CLOSED

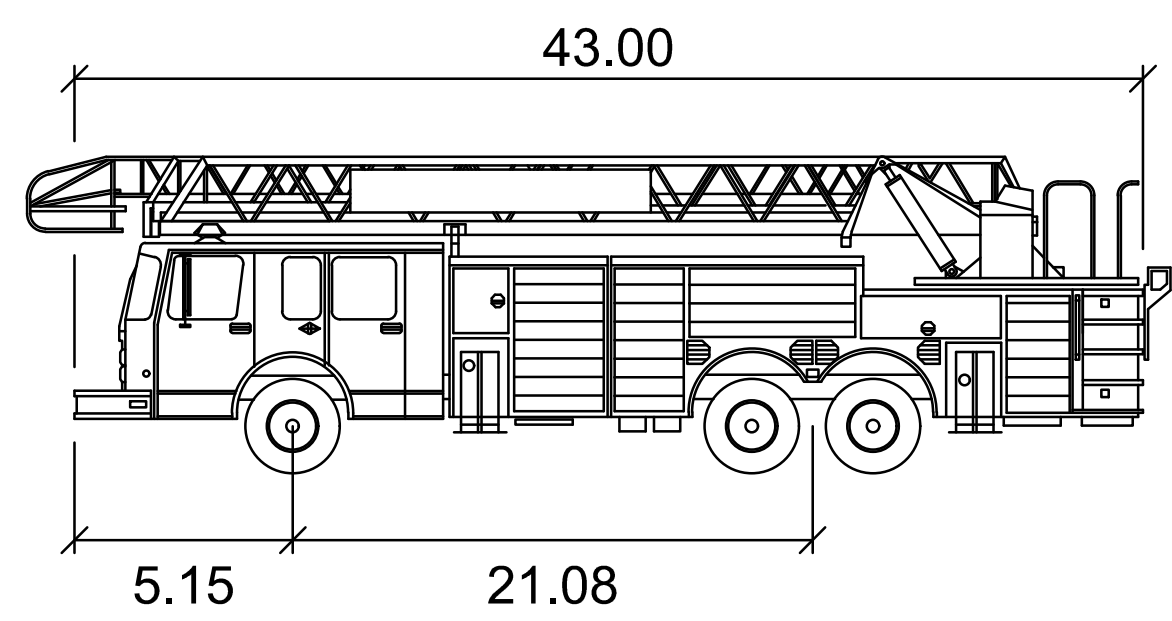


TVF&R Permit # 2023-0093

APPROVED PLANS
TVFR
Tualatin Valley
Fire & Rescue
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
Jeremy Foster
Deputy Fire Marshal

SCALE 1 INCH = 30 FEET

File: N:\2023\10\10\TVFR_BSD_Bea\Beverton-HS-CAD\Fire-Access.dwg TAB:FS-1
Plot: 6/28/23 at 2:21 PM by: chrisadair



TVFR 100' AERIAL FT

| | |
|-------------------|--------|
| | feet |
| Width | : 8.00 |
| Track | : 7.70 |
| Lock to Lock Time | : 6.0 |
| Steering Angle | : 39.4 |

- NOTE:
1. AN ERIC SYSTEM WILL BE INSTALLED IN THE SCHOOL BUILDING. THE ERIC DESIGN WILL BE A DEFERRED SUBMITTAL. TVFR WILL NEED TO PLAN REVIEW THE ERIC PRIOR TO INSTALLATION. WCCOA (811) WILL NEED TO REVIEW AND APPROVE IT PRIOR TO TVFR APPROVAL. OFC SECTION S10.
 2. PROJECT WILL COMPLY WITH OFC CHAPTER 33 FOR FIRE SAFETY DURING CONSTRUCTION. OFC CHAPTER 33

FIELDHOUSE
THIS STRUCTURE
NOT SPRINKLERED.

195' FIRE HOSE RUN

115.6'

450' FIRE HOSE RUN

SW 5TH STREET

SW 5TH STREET

SW 5TH STREET

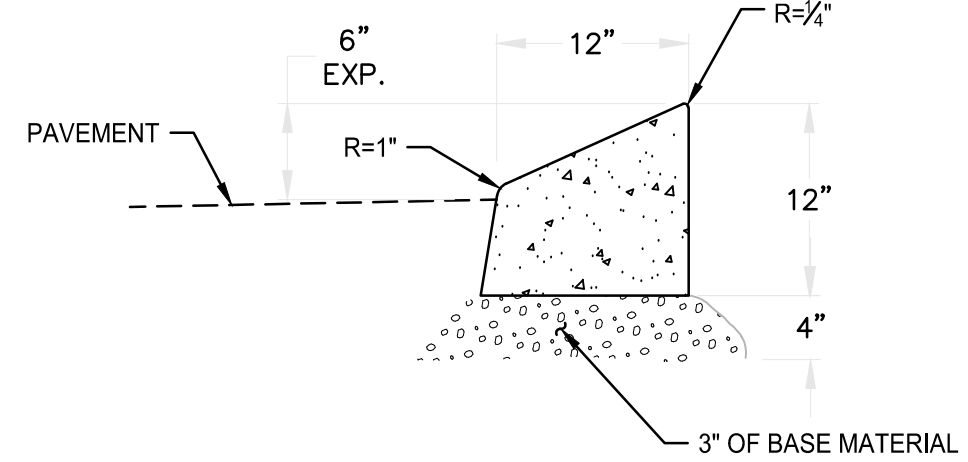
FIRE LANE MARKING, TYP. SEE DETAIL THIS SHEET.

EXISTING WATER CONNEX., FDC & INFRASTRUCTURE TO BE PROTECTED AND MAINTAINED DURING CONSTRUCTION.

BOLLARD, TYPICAL

BOLLARD, TYPICAL

STORAGE BENEATH BLEACHERS TO BE ENCLOSED BY CHAIN LINK FENCE



- NOTES:
1. CONCRETE SHALL BE 3000 PSI.
 2. INSTALL CONTRACTION AND EXPANSION JOINTS AT SPECIFIED DISTANCE. SEE MAIN BEAVERTON HIGH SCHOOL REPLACEMENT CIVIL DRAWINGS FOR MORE INFORMATION.

1 CONCRETE CURB - MOUNTABLE
SCALE: NTS

PRELIMINARY FIRE FLOW

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BUILDING TYPE = TYPE B-B
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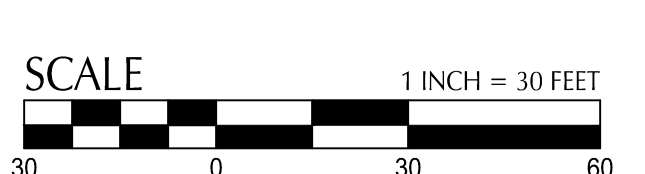
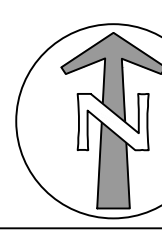
LEGEND

- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- HOSE PULL
- FIRE LANE STRIPING
- AERIAL FIRE EQUIPMENT ACCESS ZONE

TVF&R Permit # 2023-0093

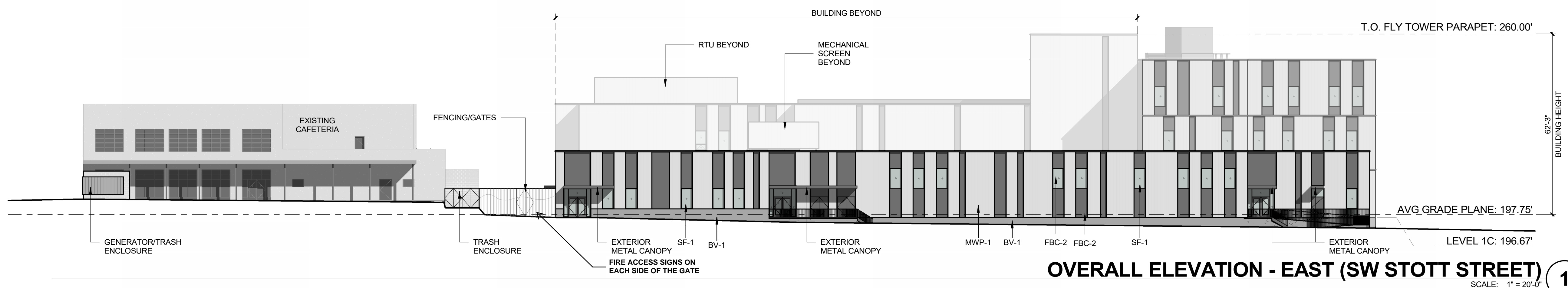
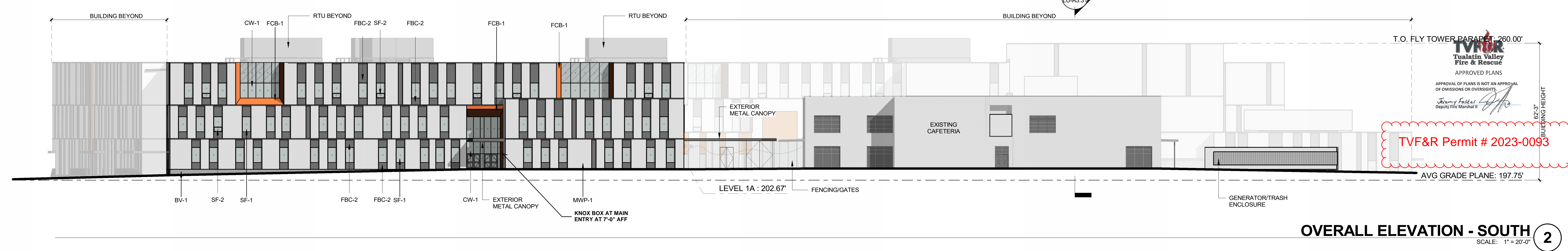
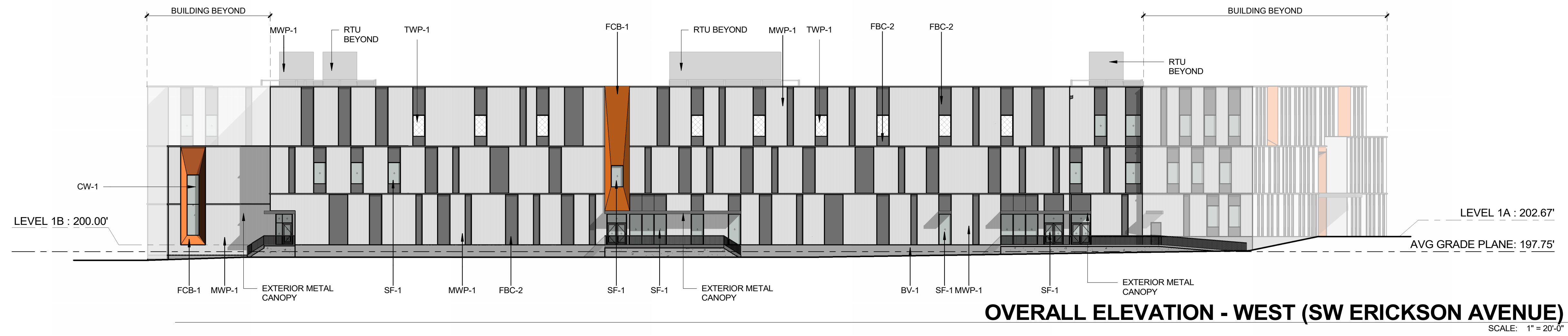
FIRE STRUCTURE KEY NOTES

- A EXISTING FIRE DEPARTMENT CONNECTION TO SERVE THE SITE
- B EXISTING FIRE HYDRANT
- C PROPOSED FIRE HYDRANT
- D BUILDING PIV, NORMALLY CLOSED



EXTERIOR ELEVATION LEGEND:

- IT-1 STANDARD CLEAR GLAZING
- IT-S SPANDREL GLAZING
- SF-1 STOREFRONT DARK BRONZE FINISH WINDOWS DARK BRONZE FINISH
- SF-2 OPERABLE WINDOWS CURTAINWALL DARK BRONZE FINISH
- TWP-1 TRANSLUCENT WALL PANEL
- MWP-1 METAL WALL PANEL - CHEVRON PROFILE
- FCB-1 FIBER CEMENT PANEL COLOR 1
- FCB-2 FIBER CEMENT PANEL COLOR 2
- SHEET METAL COLOR 1
- SHEET METAL COLOR 2
- BV-1 BRICK VENEER
- CMU-1 CONCRETE MASONRY UNIT
- REFERENCE SHEET LU-A3.00 FOR AVERAGE GRADE PLANE CALCULATION




6/21/2023 11:44:28 AM C:\Users\jeremy.geddes\Documents\23-0405_21016_BHS_BLDG_v22_LandUse\Archive_Jeremy.geddes\KW7F.rvt

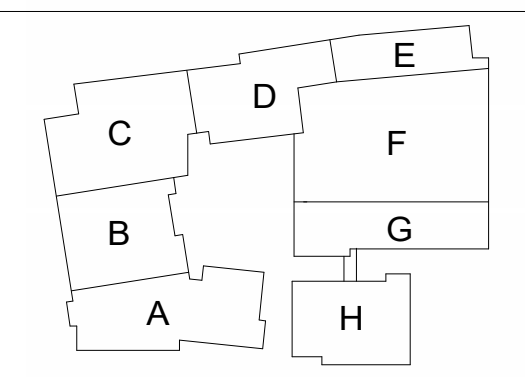
**BEAVERTON HIGH SCHOOL
REBUILD**

13000 SW 2ND STREET, BEAVERTON OR 97005
BEAVERTON SCHOOL DISTRICT
T 503-356-4500

NOT FOR CONSTRUCTION


TV&R
 Tualatin Valley
 Fire & Rescue
 APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS
Jeremy Foster
Design Fire Marshall

TVF&R Permit # 2023-0093

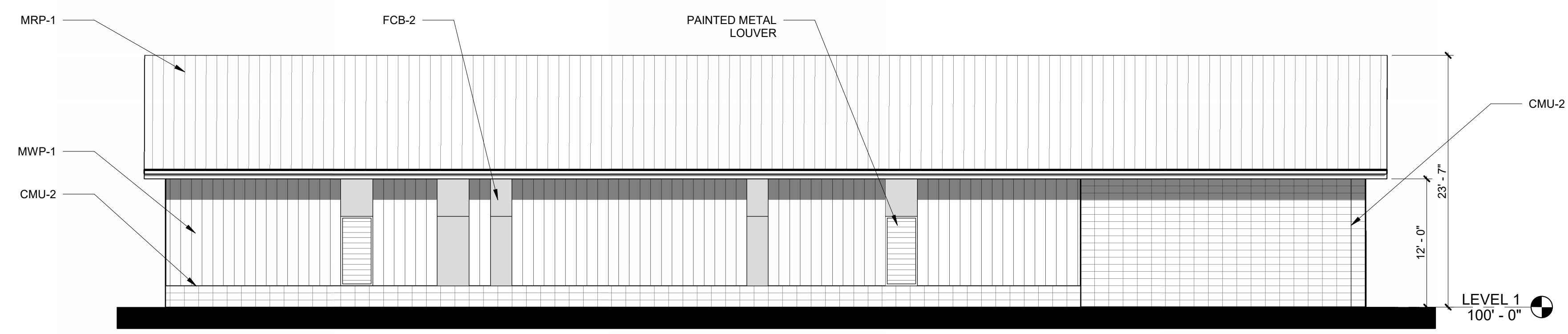


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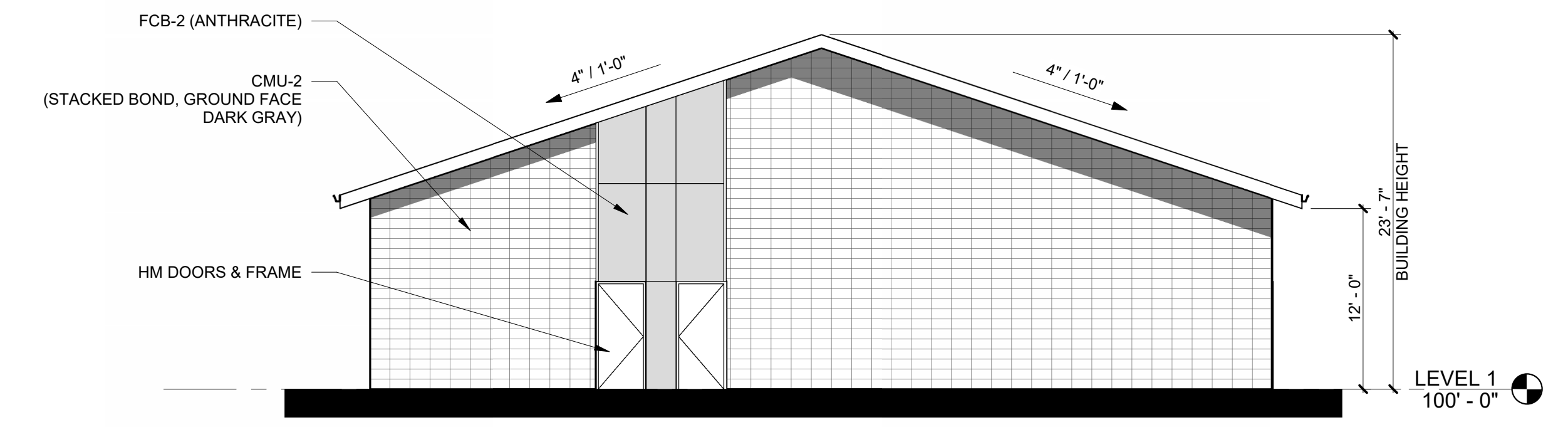
phase LAND USE
 date 06/28/2023
 project 21016

EXTERIOR ELEVATIONS

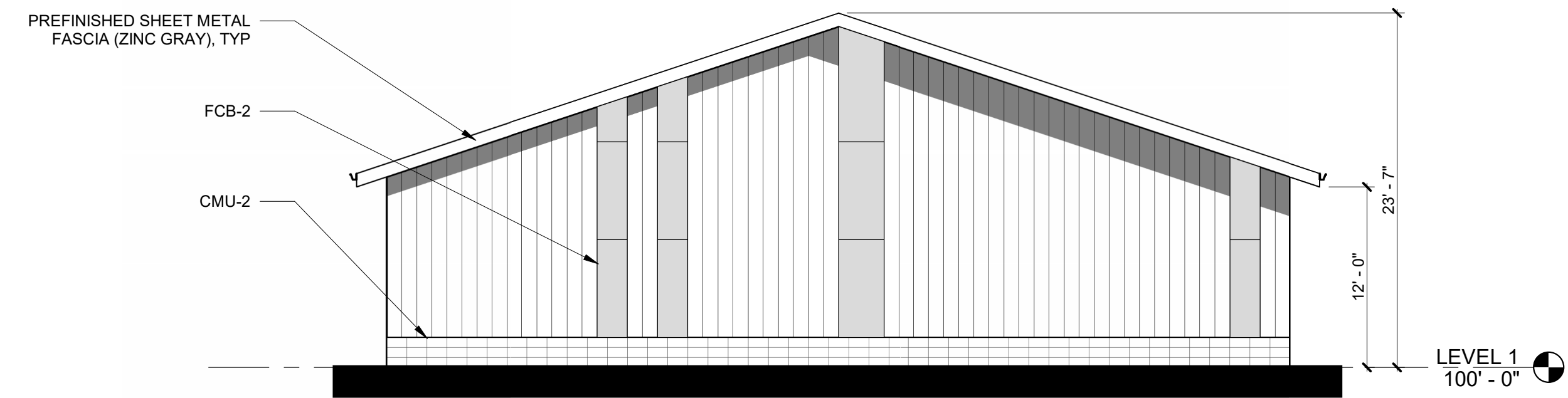
FS-2



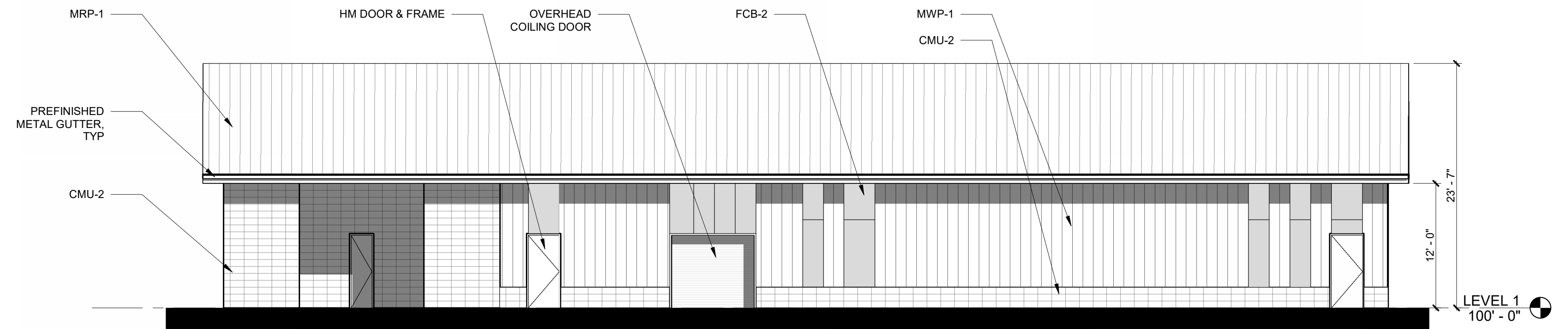
EAST ELEVATION 6
SCALE: 1/8" = 1'-0"



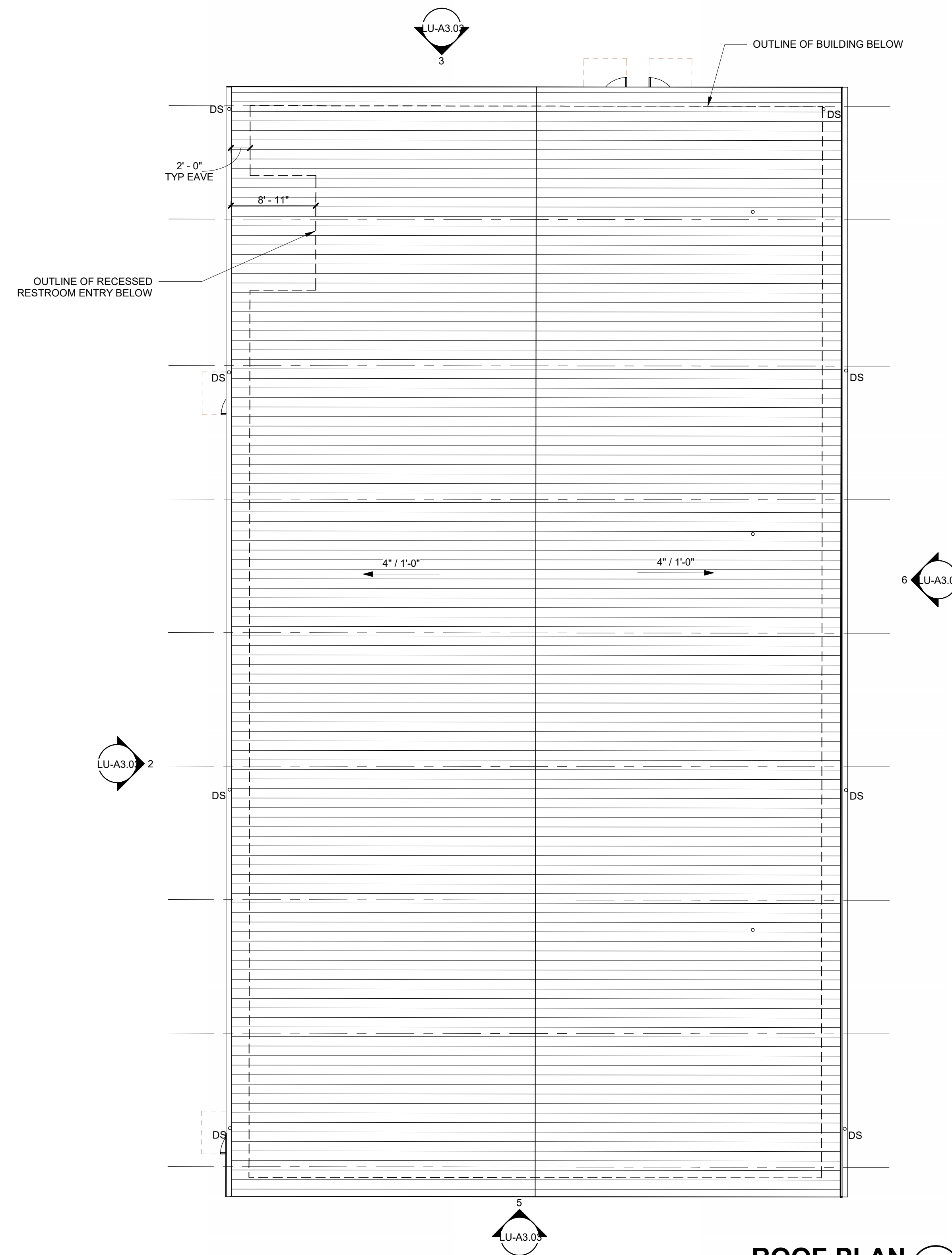
NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 5
SCALE: 1/8" = 1'-0"

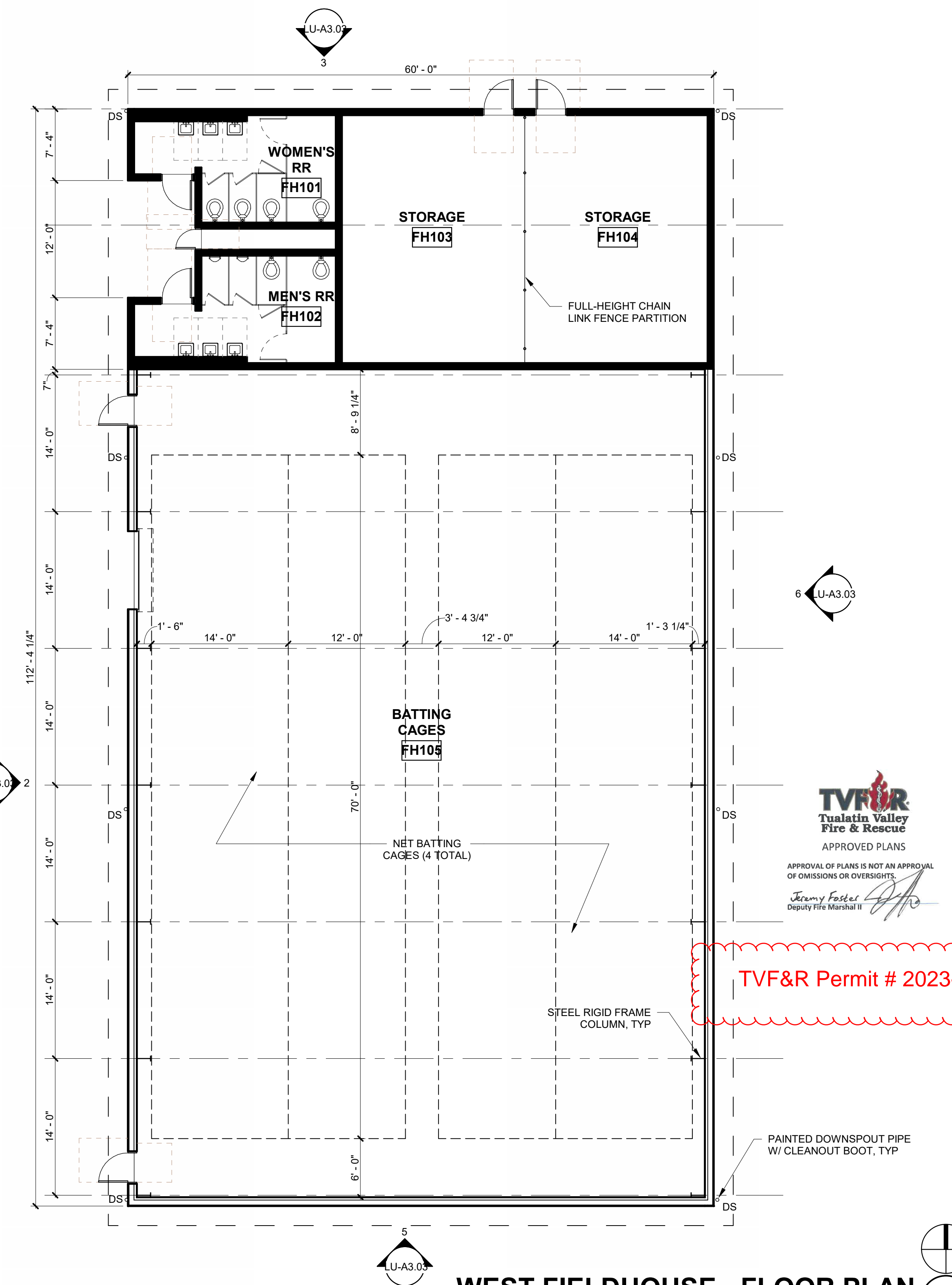


WEST ELEVATION 2
SCALE: 1/8" = 1'-0"



ROOF PLAN 4
SCALE: 1/8" = 1'-0"

NOTE: BUILD IS NOT REQUIRED TO BE SPRINKLERED BASED ON ITS SIZE AND CONSTRUCTION TYPE PER THE DSSC AND WILL NOT BE EQUIPPED WITH A FIRE SPRINKLER SYSTEM



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

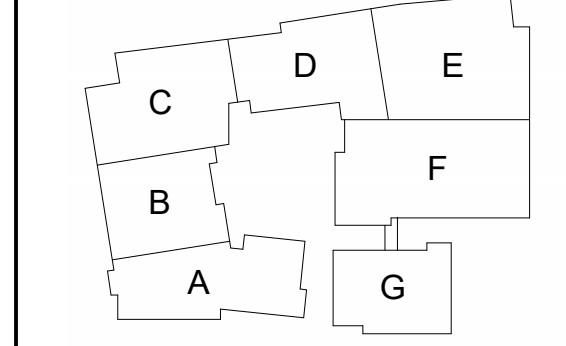
TVF&R
Tualatin Valley Fire & Rescue
APPROVED PLANS
APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR ERRORS.
Jeremy Fallett
Deputy Fire Marshal II

TVF&R Permit # 2023-0093

BEAVERTON HIGH SCHOOL REBUILD

13000 SW 2ND STREET, BEAVERTON OR 97005
BEAVERTON SCHOOL DISTRICT
T 503-356-4600

NOT FOR CONSTRUCTION



| date | revisions |
|------|-----------|
| | |
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| | |
|---------|-----------|
| phase | LAND USE |
| date | 6/28/2023 |
| project | 21016 |

SITE BUILDINGS PLANS & ELEVATIONS

FS-4

