

FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577
Fax: 503-642-4814

South Operating Center
8445 SW Ellsien Rd
Wilsonville, OR 97070
Phone: 503-259-1600
Fax: 503-259-1520

REV 10-23-2018

Project Information

Applicant Name: Chris Lee
Address: 477 NE 62nd Ave
Phone: 503-956-0724
Email: elizabeth@nw-eng.com
Site Address: 6700 SW Hall Blvd.
City: Beaverton OR 97008
Map & Tax Lot #: 1S122BC 300
Business Name: N/A
Land Use/Building Jurisdiction: Beaverton
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

Design Revised 2 for 10 attached dwellings, & tree plan 2 for removal of trees on existing lot
email back to elizabeth@nw-eng.com

Permit/Review Type (check one):

- Land Use Review
- Site/Civil Project
- Building Permit Review
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
- Explosives Blasting (Blasting plan is required)
- Other Hazardous Materials (Exterior)
- TVFR/Fire Code Review (other)
- Tents, Canopies, or Temporary Membrane Structures (In excess of 1,200 square feet)
- Temporary Haunted House or similar
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2020-0006
Permit Type: SPP-COB
Submittal Date: 1/21/2020
Assigned To: DFM FOSTER
Due Date: 2/6/2020

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

This section is for application approval only

DFM Jeremy Foster 2/6/2020
Fire Marshal or Designee Date

Conditions: N/A

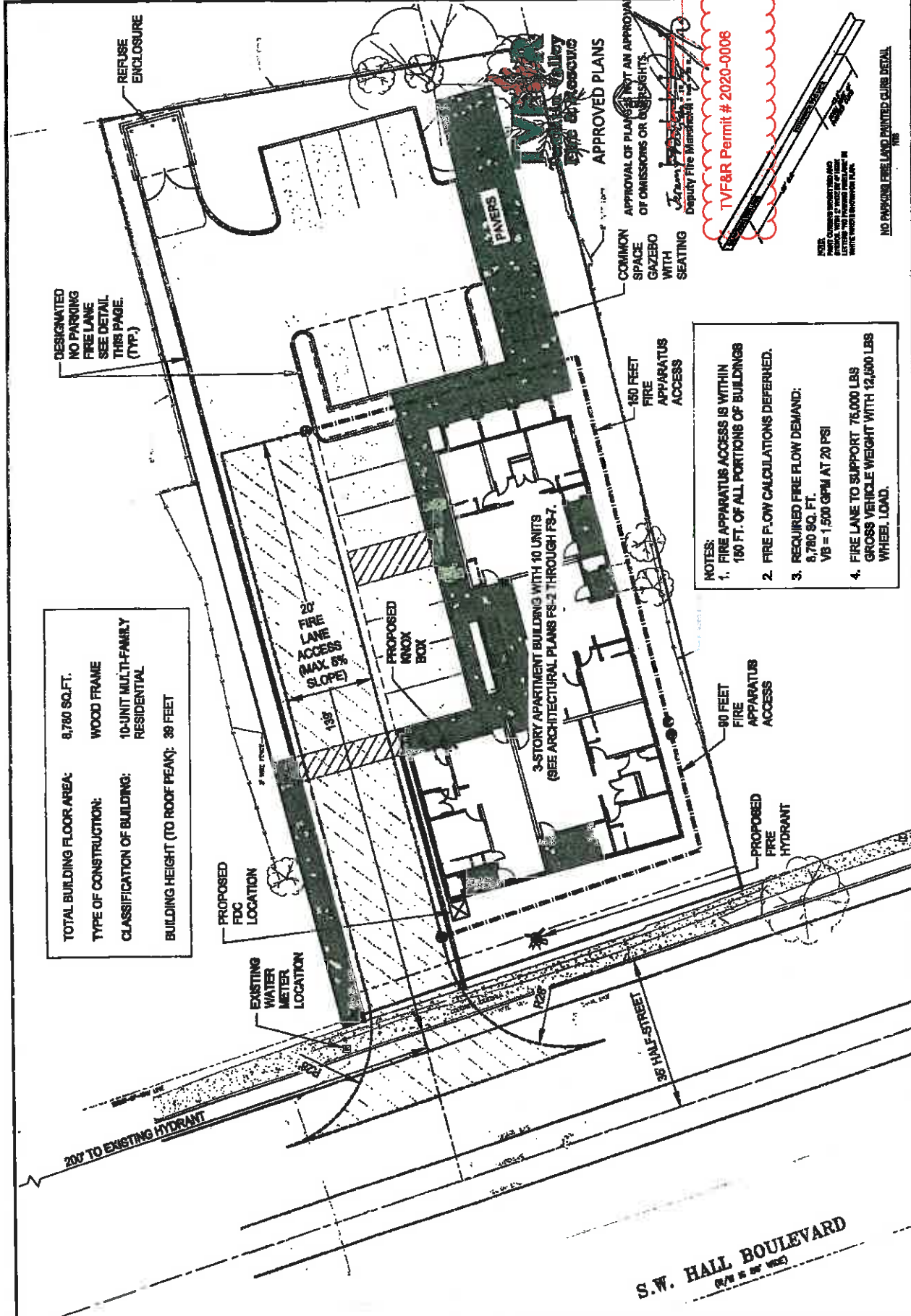
See Attached Conditions: Yes No

Site Inspection Required: Yes No
Call 503-259-1414 for inspections

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature Emp ID Date



AA ENGINEERS
 Civil Engineers
 477 NE 82ND AVE
 HILLSBORO, OR 97124
 503.261.1111
 www.aaengineers.com

FOR: EVERGREEN HLL LLC
 477 NE 82ND AVE
 HILLSBORO, OR 97124
 503.261.1111
 1782 LOT 304
 1782 MAP 502 2283
 DONATION, CREWEN

SW HALL BLVD.
 10-UNIT APARTMENT PROJECT
 NO633
 PS-4: WEST ELEVATION

DATE	BY	REVISION

DATE	BY	REVISION



TVROR
 Tualatin Valley
 Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL
 OF OMISSIONS OR OVERSIGHTS.

Jenny Foster
 Deputy Fire Marshal II

TVF&R Permit # 2020-0006

BUILDING HEIGHT (TO ROOF PEAK): 30 FEET

ENGINEERS

417 NE GARDLAND
HILLSBORO, OR 97124

FOR: EVERGREEN HILL LTD

DATE: 1/26/2020

PROJECT: 10-UNIT APARTMENT PROJECT

NO. 853

FS-5: SOUTH ELEVATION

TVF&R

Tuscaloosa Valley
Fire & Rescue

APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL
OF OMISSIONS OR OVERSIGHTS.

Jeremy Foster
Deputy Fire Marshal II

TVF&R Permit # 2020-0006

NO.	REVISION	BY	DATE

FS-5

DESIGNED: _____

DRAWN: _____

CHECKED: _____

APPROVED: _____

DATE: _____



○ SOUTH ELEVATION SECTION IV

PROJECT NAME	10-UNIT APARTMENT PROJECT
NO. OF SHEETS	10
DATE	1/26/2020
DESIGNER	EVERGREEN HILL LTD
CHECKER	EVERGREEN HILL LTD
APPROVER	EVERGREEN HILL LTD
DATE	1/26/2020
PROJECT NO.	A303(D)

BUILDING HEIGHT (TO ROOF PEAK): 38 FEET

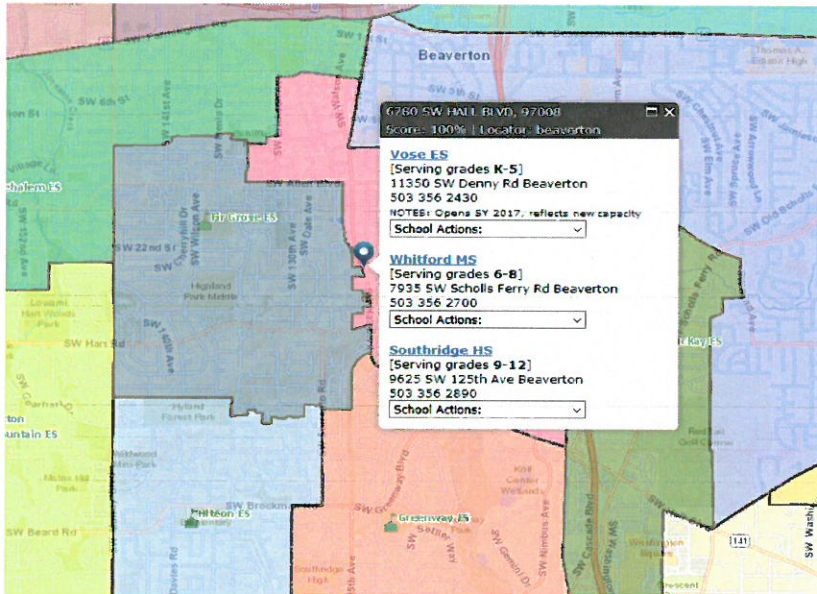
**Received
Planning Division
03/11/2020**



Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

3/11/2020

**School Service Provider Statement
Hall Blvd 10-Unit Apartment
6780 SW Hall Blvd**



Proposed Unit Types	Total Units
Single Family Detached	0
Single Family Detached (small lot)	0
Single Family Attached	0
Multi-Family	10
Total	10

The District has evaluated the proposal and has projected that the development will produce the following impact on Beaverton School District:

Estimated Student Generation (total of all units)	Students
Elementary School (K-5)	1
Middle School (6-8)	1
High School (9-12)	1
Total	3

This development proposal is located in an area of the District that has experienced rapid and sustained residential housing growth. The District carefully monitors residential development projects, school capacity and projected student levels. The proposed development will be served by the following schools.

Current Attendance Boundary	Utilization of Capacity Fall 2019
Vose Elementary	85%
Whitford Middle School	82%
Southridge High School	75%

With new school capacity scheduled to come on line in the years ahead, the District believes there will be sufficient capacity to accommodate new students from the project. As of this writing, the following capacity & enrollment adjustment activities are underway. Capacity projects are funded primarily by the 2014 voter-approved Bond Program.

- Sato Elementary School in the North Bethany community, opened for Fall 2017;
- Mountainside High School in the South Cooper Mountain area, opened for Fall 2017;
- A new middle school in the Timberland community will serve as a temporary school for students displaced by three elementary school reconstruction projects and the replacement of ACMA. The District anticipates the building will open as a middle school in the Fall of 2021;
- The middle school boundaries will be adjusted for the opening of the new middle school, effective Fall 2021.

Until such time as new school capacity is available, the district will continuously monitor enrollment and capacity at all schools and may, from time to time, take additional actions to manage enrollment and capacity issues.

Please, note that as a result of these actions, attendance boundaries, at all school levels, are subject to change after the issuance of this service provider statement.



Robert McCracken
Facilities Planning Coordinator

3/11/2020
Date

Received
Planning Division
03/11/2020



Clean Water Services File Number

19-003671

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Beaverton

2. Property Information (example 1S234AB01400)

Tax lot ID(s): _____
1S1 22BC 300

OR Site Address: 6780 SW Hall Blvd
City, State, Zip: Beaverton, OR, 97008
Nearest Cross Street: SW Suxxex Street

3. Owner Information

Name: John Lee
Company: _____
Address: 14425 SW Allen Blvd
City, State, Zip: Beaverton, OR, 97005
Phone/Fax: _____
E-Mail: _____

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment
- Residential Condominium
- Residential Subdivision
- Single Lot Commercial
- Other 10-unit apartment
- Minor Land Partition
- Commercial Condominium
- Commercial Subdivision
- Multi Lot Commercial

5. Applicant Information

Name: Matt Newman
Company: NW Engineers
Address: 3409 NE John Olsen Avenue
City, State, Zip: Portland, OR, 97124
Phone/Fax: 5036014401
E-Mail: mattn@nw-eng.com

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 _____

Possible off-site improvements include a wq vault at the church property adjacent to 3716 SW Hall - Exist wqf

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 Matt Newman Print/Type Title Owner/Planning Manager

Signature ONLINE SUBMITTAL Date 12/2/2019

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 19-05, Section 3.02.1. 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 19-05, Section 3.02.1. 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 Chuck Burdette Date 12/10/19

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

GENERAL SITE INFORMATION

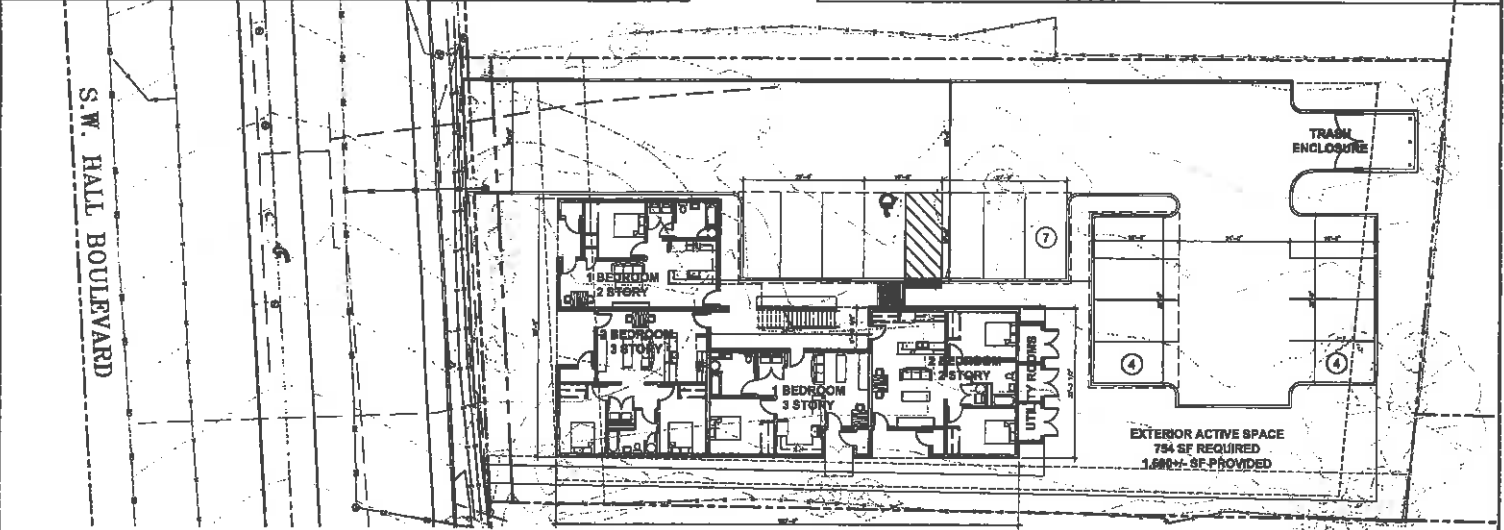
ZONING	R-2	
SITE AREA	20,037 S.F. (0.600 ACRES)	
DEVELOPMENT	10 UNIT MULTI-FAMILY RESIDENTIAL	
PROPOSED USE	R-2, RESIDENTIAL	
	ALLOWED OR REQUIRED	PROVIDED
BUILDING HEIGHT	40'-0"	40'-0" (+/-)
FRONT SETBACK (WEST)	10'-0" B* BUFFER	10'-0" B1 BUFFER
SIDE SETBACK (NORTH)	5'-0"	34'-0"
REAR SETBACK (EAST)	5'-0"	85'-8"
SIDE SETBACK (SOUTH)	5'-0"	5'-0"

PARKING

SPACES	STANDARD	ACCESSIBLE	BICYCLE
REQUIRED			
MINIMUM	$(1.25 \times 5) + (1.5 \times 5) = 6.25 + 7.5 = 14$	$4\% \times 15 = 1$	2 (SHORT TERM)
MAXIMUM	$(1.8 \times 5) + (2 \times 5) = 9 + 10 = 19$	NA	10 (LONG TERM)
PROVIDED	15 TOTAL SPACES	1	12

NOTES:

A. MINIMUM STALL SIZE FOR PERPENDICULAR PARKING IS 8.5'X18.5' WITH A 24' ISLE (2-WAY TRAFFIC.)



DENSITY CALCULATIONS

CATEGORY	CALCULATION	NUMBER OF DWELLING UNITS
MINIMUM	$(NLA \times 0.80) / 2,000$	$(19,622 \times 0.80) / 2,000 = 7.8 = 8$ UNITS
MAXIMUM	$GLA / 2,000$	$20,103 / 2,000 = 10.1 = 10$ UNITS
PROVIDED	$(2 \times 3 \text{ STORIES}) + (2 \times 2 \text{ STORIES})$	$(6) + (4) = 10$ UNITS

GENERAL BUILDING INFORMATION

ONE BEDROOM THREE STORY UNITS	800 SF EACH (THREE UNITS) = 2,400 S.F.
ONE BEDROOM TWO STORY UNITS	782 SF EACH (THREE UNITS) = 1,564 S.F.
TWO BED ROOM THREE STORY UNITS	952 SF EACH (TWO UNITS) = 2,856 S.F.
TWO BEDROOM TWO STORY UNITS	980 SF EACH (TWO UNITS) = 1,960 S.F.
TOTAL RENTABLE FLOOR AREA	8,780 SF



LIVERMORE
ARCHITECTURE &
ENGINEERING, INC.

1500 SW First Ave., Suite 240
Portland, Oregon 97201
Phone: 503-852-3002
www.livemore.com

HALL BOULEVARD - 0-UNIT
6760 SW HALL BOULEVARD
BEAVERTON, OREGON

JOB: 21005000
DATE: 11/06/2019
SCALE: 1"=20'-0"

CONCEPT SITE PLAN WITH FLOOR PLAN - OPTION "D"

ST1