

Received
Planning Division
03/05/2024

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 Elligsen Rd
Wilsonville, OR 97070
Phone: 503-259-1500
Fax: 503-259-1520

REV 10-23-2018

Project Information

Applicant Name: Danelle Isenhart
Address: P.O. Box 2364
Phone: 503-880-4979
Email: danelle@isenhartconsulting.com
Site Address: 4975 SW 139th Avenue
City: Beaverton, OR
Map & Tax Lot #: 1S1 16CA 03000
Business Name: Isenhart Consulting, LLC
Land Use/Building Jurisdiction: Beaverton
Land Use/ Building Permit # PA2022-0031
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

2-parcel partition
Existing house to remain. Existing shop to be converted
to an ADU. Parcel 2 will be a duplex with access
via a minimum 12-ft wide easement north of the
existing house. Steps on north side of the house to be
removed.

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 # 2023-0059
Permit Type: SPP-CoB
Submittal Date: 11/29/2022
Assigned To: DFM FOSTER
Due Date: 4/21/2023

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

This section is for application approval only

DFM Jeremy Foster 4/21/2023
Fire Marshal or Designee Date

Conditions: _____

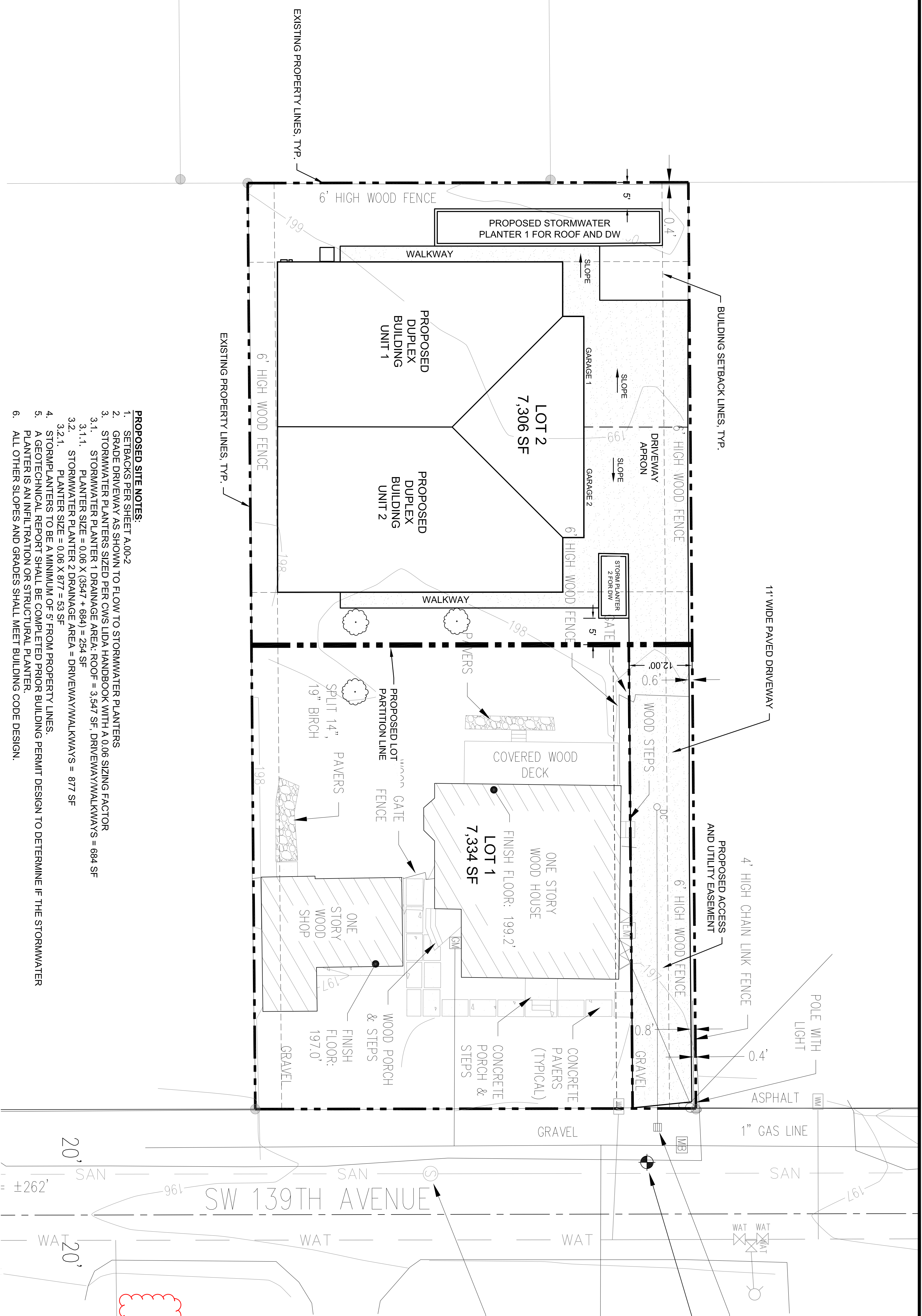
See Attached Conditions: Yes No

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

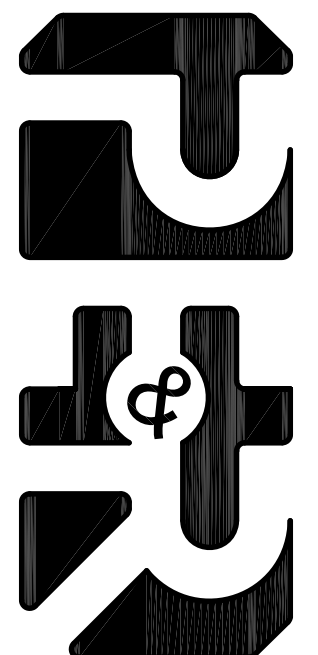
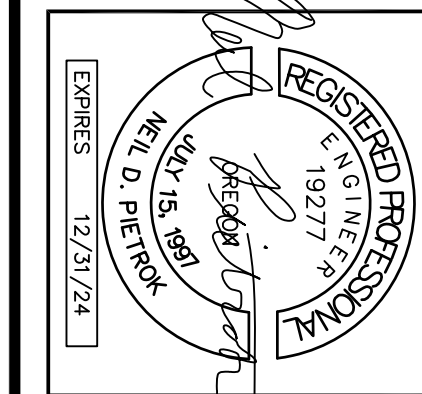
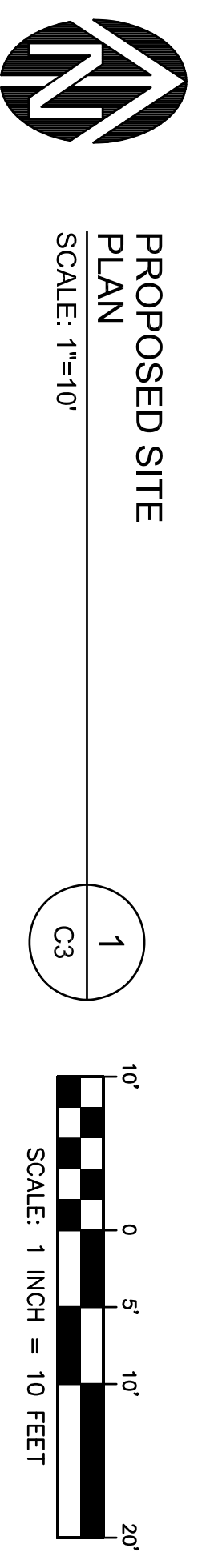
This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature Emp ID Date



- PROPOSED SITE NOTES:**
1. SETBACKS PER SHEET A.00-2
 2. GRADE DRIVEWAY AS SHOWN TO FLOW TO STORMWATER PLANTERS
 3. STORMWATER PLANTERS SIZED PER CWS LIDA HANDBOOK WITH A 0.06 SIZING FACTOR
 - 3.1. STORMWATER PLANTER 1 DRAINAGE AREA: ROOF = 3,547 SF, DRIVEWAY/WALKWAYS = 694 SF
PLANTER SIZE = 0.06 X (3547 + 694) = 254 SF
 - 3.2. STORMWATER PLANTER 2 DRAINAGE AREA = DRIVEWAY/WALKWAYS = 877 SF
PLANTER SIZE = 0.06 X 877 = 53 SF
 - 3.2.1. PLANTER SIZE = 0.06 X 877 = 53 SF
 4. STORMPLANTERS TO BE A MINIMUM OF 5' FROM PROPERTY LINES.
 5. A GEOTECHNICAL REPORT SHALL BE COMPLETED PRIOR BUILDING PERMIT DESIGN TO DETERMINE IF THE STORMWATER PLANTER IS AN INFILTRATION OR STRUCTURAL PLANTER.
 6. ALL OTHER SLOPES AND GRADES SHALL MEET BUILDING CODE DESIGN.



PIETROK ENGINEERING
AND RESOURCES LLC
13339 NW Springville Road
Portland, OR 97229
PH: 503-793-3469

FILENAME	178-C3
DATE	04/18/2023
DESIGNER	NDP
DRAFTER	NDP
REVIEWER	DI

TWO LOT PARTITION FOR
TL ID: 1S116CA03000
4975 SW 139TH AVENUE
BEAVERTON, OREGON 97005
R129462
ZONING: SFR, RMC

No.	REVISION	DATE	BY

SHEET
OF
3

DRAWING NUMBER
178-C3



TVF&R Permit # 2023-0059

MANHOLE
RM = 196.46'
8" I.E. IN (N) = 186.8'
8" I.E. OUT (S) = 186.7'

ROUND AREA DRAIN
RM = 196.60'
TBM - MAG NAIL
ELEV.: 196.64'

SW 139TH AVENUE
LOT PARTITION
PROPOSED SITE PLAN
BEAVERTON, OR