



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: Jilian Saurage Felton
 Address: 6380 SW Capitol Hwy, #151, Portland, OR 97239
 Phone: (503) 293-4038
 Email: jsaurage@cpahoregon.org
 Site Address: 23500 & 23550 SW Boones Ferry Road
 City: Tualatin
 Map & Tax Lot #: 303
 Business Name: Community Partners for Affordable Housing
 Land Use/Building Jurisdiction: City of Tualatin
 Land Use/ Building Permit # VAR21-0003

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

Plambeck Gardens is an multifamily affordable housing project that will provide 116 new affordable units in the City of Tualatin. The project consists of two 4-story residential buildings and one 1-story community building for residents with three garages on site. The site will have one site access point along Boones Ferry Road on the northern end of the property and a second emergency access only point along Boones Ferry Road on the southern end of the site.

The project shows a future site access point to the south that will connect to the Autumn Sunrise development across the Horizon Community Church property. This future site access point will replace the northern site access point along Boones Ferry Road as the sole primary access to the site, as Washington County will require that connection be removed when the future access point can be established. The time line for this change is dependent on if and when the church decides to develop on their property, or grants an easement to the Plambeck Gardens project. There is no indication yet that an easement will be granted and the team is not aware of Horizon's development time line.

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 # 2021-0095
 Permit Type: CPP
 Submittal Date: 09/14/2021
 Assigned To: MOONEY/DEBOIS
 Due Date: 09/09/2022
 Fees Due: TBD
 Fees Paid: PENDING/TBD

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

<p>This section is for application approval only</p> <p><u>DREW DEBOIS</u> <u>09/09/2021</u> Fire Marshal or Designee Date</p> <p>Conditions: <u>REVISION TO PREVIOUSLY APPROVED PROJECT. SEE PER REVIEW LETTER FROM DFM MOONEY DATED 09/2021 ERAS OR METAL SYSTEM REQUIRING</u></p> <p>See Attached Conditions: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Site Inspection Required: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>This section used when site inspection is required</p> <p>Inspection Comments:</p> <p>Final TVFR Approval Signature & Emp ID _____ Date _____</p>
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PRELIMINARY
NOT FOR
CONSTRUCTION

CARLETON HART ARCHITECTURE P.C.
930 SW 10th Avenue #200 Portland, OR 97205
503.243.2392 | www.carletonhart.com

PLAMBECK GARDENS
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
23500 & 23550 SW BOONES FERRY ROAD
TUALATIN, OREGON 97062
TVFR SUBMITTAL

SITE PLAN -
ARCHITECTURAL
PROJECT NO.
#19031
03.03.2022

REVISIONS:

FS-1

GENERAL NOTES:

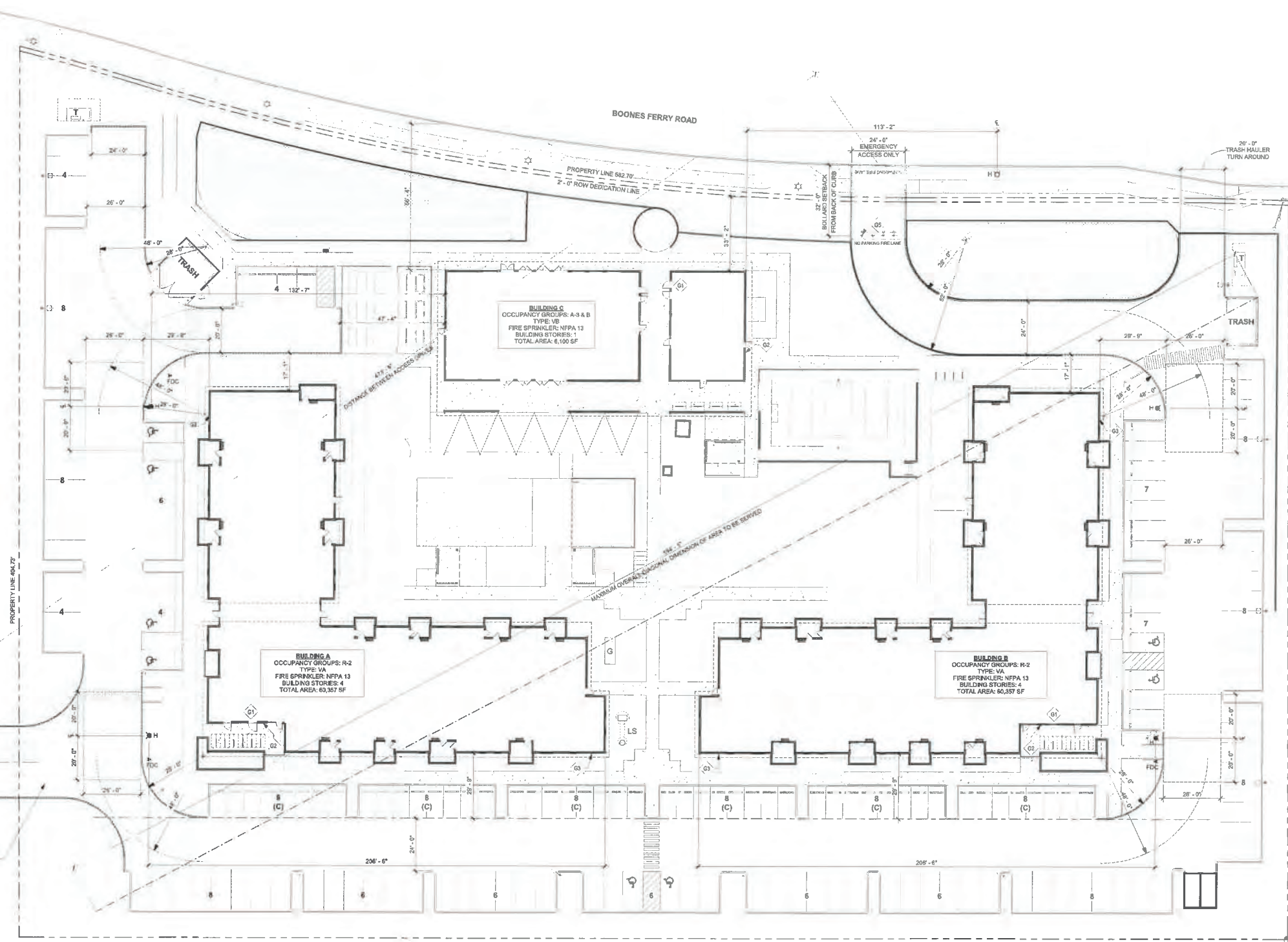
- A. EMERGENCY RESPONDER RADIO SYSTEM WILL BE A DEFERRED APPROVAL.

KEYNOTES:

- G1 FIRE RISER ROOM
- G2 PROPOSED FIRE DEPARTMENT KNOX BOX LOCATION
- G3 PROPOSED BUILDING SIGNAGE LOCATION
- G5 WRENCH OPERATED REMOVABLE BOLLARD - SAFETY YELLOW

LEGEND:

- PATH OF EGRESS OR EXIT DISCHARGE
- PROPERTY LINE
- IMAGINARY LOT LINE BETWEEN BUILDINGS TO DETERMINE PSD
- OUTLINE OF BUILDING ROOF ABOVE
- PAVING STRIPING & MARKED "NO PARKING FIRE LANE" PER TVFR - RED STRIPING & WHITE LETTERING
- CURBS - PAINTED RED & MARKED "NO PARKING FIRE LANE" PER TVFR
- HCI NEW PUBLIC FIRE HYDRANT - REFER TO CIVIL
- HEI NEW PRIVATE FIRE HYDRANT - REFER TO CIVIL
- FDC FIRE DEPARTMENT CONNECTION
- T TRANSFORMER
- G GENERATOR
- LS LIFT STATION



TVFR - FLS SITE PLAN
SCALE: 1" = 20'-0"

TUALATIN VALLEY FIRE & RESCUE
APPROVED

CONDITIONALLY APPROVED

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

SEE ATTACHED LETTER

PLANS EXAMINER

DATE

DATE: 03/01/2022
BY: DEBORAH DEMICHELI
PER: PERMITS #2021-0095

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PLAMBECK GARDENS
COMMUNITY PARTNERS FOR AFFORDABLE HOUSING
23500 & 23550 SW BOONES FERRY ROAD
TUALATIN, OREGON 97062
TVFR SUBMITTAL

BUILDING ELEVATIONS

PROJECT NO.
#19031

02.24.2022

REVISIONS:

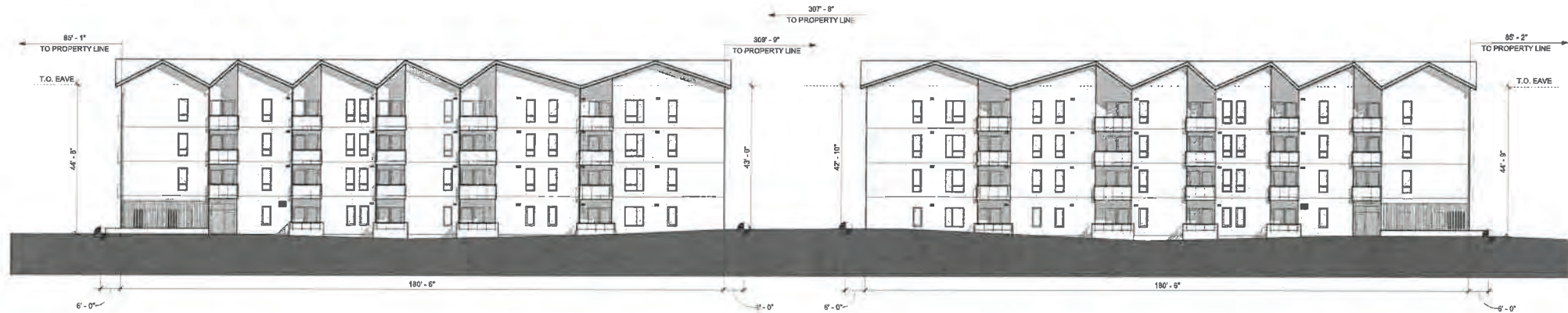
COPYRIGHT - CARLETON HART ARCHITECTURE, INC. ALL RIGHTS RESERVED. WITHOUT PERMISSION



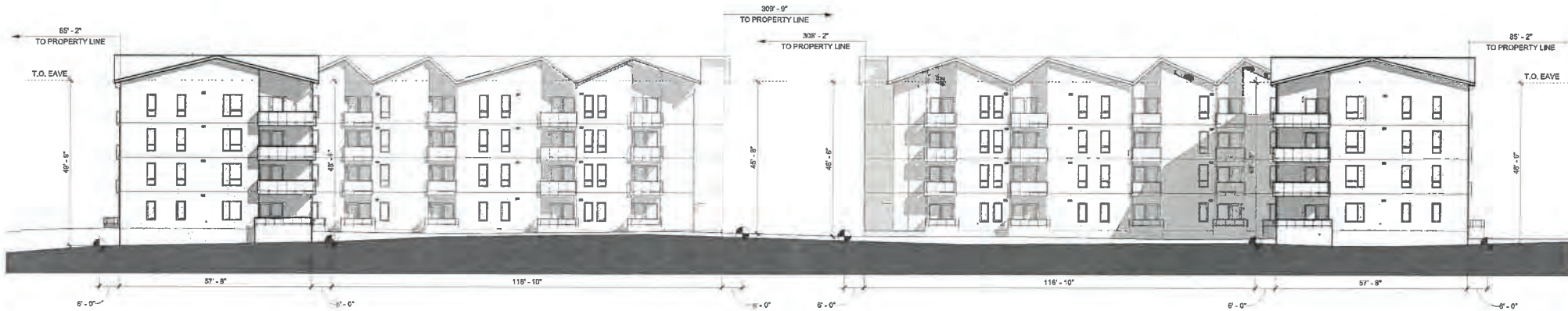
3 SOUTH ELEVATION - BUILDING A
SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION - BUILDING B
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION - BUILDINGS A & B
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION - BUILDINGS A & B
SCALE: 1/16" = 1'-0"

TUALATIN VALLEY FIRE & RESCUE
APPROVED
CONDITIONALLY APPROVED
APPROVAL OF PLANS IS NOT AN APPROVAL OF
OMISSIONS OR OVERSIGHTS.

SEE ATTACHED LETTER

PLANS EXAMINER

DATE 03/03/2022

DAVE DEBOIS DEM1 OFI
RFPN PERMIT # 2021-0095

DeBois, Drew S.

From: Kayla Zander <kayla.zander@carletonhart.com>
Sent: Thursday, March 3, 2022 10:31 AM
To: DeBois, Drew S.
Cc: Noah Harvey; Dristi Manandhar; Darby, Ty M.; Melissa Soots
Subject: RE: Plambeck Gardens | TVFR Site Plan
Attachments: Plambeck Gardens_TVFR_FS-1_Site Plan.pdf

The sender is from outside TVF&R – Do not click on links or attachments unless you are sure they are safe

Thanks for the clarification on that Drew. I have added that note to this site plan attached here. It is in the upper left corner in the “general” section.

Regards,

kayla zander, CPHC® | associate | project designer
pronouns: she/her/hers
CARLETON HART ARCHITECTURE PC
inspiring community through design for more than 25 years
830 sw 10th ave #200, portland, or 97205 | mobile 608.354.8163
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From: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Sent: Thursday, March 3, 2022 9:33 AM
To: Kayla Zander <kayla.zander@carletonhart.com>
Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>; Melissa Soots <melissa.soots@carletonhart.com>
Subject: Re: Plambeck Gardens | TVFR Site Plan

Thanks for the updated information Kayla. In that you're still looking at options, the cleanest way to memorialize this would be to list the Emergency Responder Radio System as a deferred approval on sheet FS-1. You'll still have the flexibility to go the MERRC route up to the point of building permits and it will cover our policy requirements. If you can make that one minor adjustment I should be able to get everything back to you today.

Sincerely,

Drew DeBois
Deputy Fire Marshal/CFI
Tualatin Valley Fire & Rescue
503-259-1404

From: Kayla Zander <kayla.zander@carletonhart.com>
Sent: Wednesday, March 2, 2022 5:21 PM
To: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>; Melissa Soots <melissa.soots@carletonhart.com>
Subject: RE: Plambeck Gardens | TVFR Site Plan

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Drew,

Thanks so much for helping us meet this deadline, it is much appreciated!!! See comments below in RED. Please note that north is to the right on our site plan, as it relates to my responses below.

kayla zander, CPHC® | associate | project designer

pronouns: she/her/hers

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From: DeBois, Drew S. <Drew.DeBois@tvfr.com>

Sent: Wednesday, March 2, 2022 4:53 PM

To: Kayla Zander <kayla.zander@carletonhart.com>

Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>; Melissa Soots <melissa.soots@carletonhart.com>

Subject: RE: Plambeck Gardens | TVFR Site Plan

Hi Kayla,

I should be able to get this back to you tomorrow. If you would, can you clarify the following:

- Please show the location of the campus Knox box. The original plan shows it on the small building just north of Building C. I'm assuming this is the leasing office?
 - We are currently showing one knox box at each building. They are labeled with Keynote G2 on the updated FS-1 sheet.
 - Building A - located on the east façade near the entry closest to the fire room (keynote G1)
 - Building B - located on the east façade near the entry closest to the fire room (keynote G1)
 - Building C (Leasing office/ community building) - North side of building – we are happy to move this wherever you think is the best location. G1 keynotes on the site plan notes the fire room locations.
- Please show the location of the FDC and fire hydrant that will service Building C. It appears that the original plan was using a public hydrant along SW Boones Ferry.
 - There are three FDCs proposed on our property, one for each building. They are shown on the updated FS-1 sheet and labeled "FDC" – refer to the legend in the lower right corner for symbol.
 - Building A - located in the southeast corner of the building – closest spot to the fire room and knox box for the building
 - Building B - located in the northeast corner of the building – closest spot to the fire room and knox box for the building
 - Building C - located near the southwest corner of Building A near the accessible parking stalls
- Is the plan to install an Emergency Responder Radio System in Buildings A & B or is the intent to go the Mobile Emergency Responder Radio Coverage (MERRC) fee in lieu of option? If you prefer the fixed systems, please list it as a deferred approval on Sheet FS-1. If the MERRC options looks attractive, please complete and return an application for both Building A & B (see attached PDF). Either option is acceptable however we've yet to have a developer select the fixed system route when presented with the MERRC option as it has always resulted in a cost savings.
 - The current drawings include a shaft and room for the Emergency Responder Radio System. I believe the client is planning to do whichever option is the most economical, but we are still

waiting on pricing for what the full Emergency Ratio System would cost. Is it possible to get an answer to this question down the road, but before we submit for permit. We are aware that it needs to be one of the two options, but just not 100% sure on which option we will be pursuing.

Thanks in advance and feel free to contact me if you have questions or need anything further.

Sincerely,

*Drew S. DeBois
Deputy Fire Marshal CFI
Tualatin Valley Fire & Rescue
11945 SW 70th Ave.
Tigard, Oregon, 97223
503-259-1404 Direct*

From: Kayla Zander <kayla.zander@carletonhart.com>

Sent: Wednesday, March 2, 2022 1:50 PM

To: DeBois, Drew S. <Drew.DeBois@tvfr.com>

Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>; Melissa Soots <melissa.soots@carletonhart.com>

Subject: RE: Plambeck Gardens | TVFR Site Plan

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Drew –

I wanted to follow up and see if it is possible to get this today or tomorrow to include in our architectural review submittal that is going to be submitted Friday morning.

Thanks!

kayla zander, CPHC® | associate | project designer

pronouns: she/her/hers

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From: Kayla Zander

Sent: Thursday, February 24, 2022 11:20 AM

To: DeBois, Drew S. <Drew.DeBois@tvfr.com>

Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>; Melissa Soots <melissa.soots@carletonhart.com>

Subject: RE: Plambeck Gardens | TVFR Site Plan

Importance: High

Drew -

Please see the updated documents. Please note, the only update since the set we sent you on January 20th is the site plan (FS-1) sheet. We are planning to submit the application next week, so anything you can do to help get this approval back to us by Wednesday next week would be greatly appreciated.

Thanks!

kayla zander, CPHC® | associate | project designer

pronouns: she/her/hers

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From: DeBois, Drew S. <Drew.DeBois@tvfr.com>

Sent: Wednesday, February 23, 2022 2:46 PM

To: Kayla Zander <kayla.zander@carletonhart.com>

Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>; Darby, Ty M. <Ty.Darby@tvfr.com>

Subject: RE: Plambeck Gardens | TVFR Site Plan

Hi Kayla,

Best bet would be to forward the most current drawing. Thanks for checking.

Sincerely,

Drew S. DeBois

Deputy Fire Marshal CFI

Tualatin Valley Fire & Rescue

11945 SW 70th Ave.

Tigard, Oregon, 97223

503-259-1404 Direct

From: Kayla Zander <kayla.zander@carletonhart.com>

Sent: Monday, February 21, 2022 8:43 AM

To: DeBois, Drew S. <Drew.DeBois@tvfr.com>

Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>

Subject: RE: Plambeck Gardens | TVFR Site Plan

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Drew –

I hope all is well. We have actually changed our site plan again to remove the garages on the east side of the site and replace with standard surface parking stalls. Do you need a new site plan capturing this change, or is the application and drawings we submitted on January 20th sufficient? We are looking to submit for land use in about 1-1.5 weeks, so I am hoping we can get the approval from you to include in the application by that point.

Thanks!

kayla zander, CPHC® | associate | project designer
pronouns: she/her/hers
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From: Kayla Zander
Sent: Thursday, January 20, 2022 2:17 PM
To: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>
Subject: RE: Plambeck Gardens | TVFR Site Plan

Drew –

Please see the original application and the updated drawings. I also attached the files we received from the first round with Tom for your reference.

Thanks!

kayla zander, CPHC® | associate | project designer
pronouns: she/her/hers
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From: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Sent: Tuesday, January 18, 2022 2:25 PM
To: Kayla Zander <kayla.zander@carletonhart.com>
Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>
Subject: RE: Plambeck Gardens | TVFR Site Plan

Hi Kayla,

Original application with the revised drawing should do it.

Thanks for checking.

Sincerely,

Drew S. DeBois
Deputy Fire Marshal CFI
Tualatin Valley Fire & Rescue
11945 SW 70th Ave.

Tigard, Oregon, 97223
503-259-1404 Direct

From: Kayla Zander <kayla.zander@carletonhart.com>
Sent: Tuesday, January 18, 2022 8:57 AM
To: DeBois, Drew S. <Drew.DeBois@tvfr.com>
Cc: Noah Harvey <noah.harvey@carletonhart.com>; Dristi Manandhar <dristi.manandhar@carletonhart.com>
Subject: FW: Plambeck Gardens | TVFR Site Plan
Importance: High

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Drew –

I hope you are well. We had submitted our site plan and elevations to Tom back in September for approval. Since then, our driveway location and configuration has changed. Do you want us to resubmit an entire new application, site plan and elevations, or should we send you the original application with the new drawings via email? We already have a permit number, so I am not sure the best way to send the updated information to you for approval.

Thanks!

kayla zander, CPHC® | associate | project designer
pronouns: she/her/hers
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From: Noah Harvey <noah.harvey@carletonhart.com>
Sent: Tuesday, January 11, 2022 8:22 AM
To: Kayla Zander <kayla.zander@carletonhart.com>
Subject: FW: Plambeck Gardens

FYI. Looks like we submitted the permit on 9/9.

noah harvey | job captain
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830 sw 10th ave #200, portland, or 97205 | 971.266.0322

From: Mooney, Thomas A. <Thomas.Mooney@tvfr.com>
Sent: Tuesday, September 14, 2021 4:58 PM
To: Noah Harvey <noah.harvey@carletonhart.com>
Subject: Re: Plambeck Gardens

You will only need to submit the fee in lieu permit to us if you choose that path. This conditional permit will work for building permits. Just be aware they will not issue permits if you have not paid the fee in lieu to us.

Tom Mooney, IAAI-CFI, MIAAI
Deputy Fire Marshal | Tualatin Valley Fire & Rescue

Direct: 503-259-1419

www.tvfr.com

From: Noah Harvey <noah.harvey@carletonhart.com>

Sent: Tuesday, September 14, 2021 1:54:28 PM

To: Mooney, Thomas A. <Thomas.Mooney@tvfr.com>

Subject: RE: Plambeck Gardens

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Thanks, Tom. I appreciate your quick turnaround on this. One follow-up, will we need to submit another TVFR permit application when we're ready to submit for building permit? Or will this conditional approval document be the same one we submit at permit intake?

Thanks again.

noah harvey | job captain

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From: Mooney, Thomas A. <Thomas.Mooney@tvfr.com>

Sent: Tuesday, September 14, 2021 12:15 PM

To: Noah Harvey <noah.harvey@carletonhart.com>

Subject: Plambeck Gardens

Hi Noah,

Attached are your conditionally approved site plans and permit. Please submit this documentation to the City Of Tualatin along with your other land use items.

If you have any questions please feel free to contact me directly.

Thank you,

Tom Mooney, IAAI-CFI, MIAAI

Deputy Fire Marshal | Tualatin Valley Fire & Rescue

Direct: 503-259-1419

www.tvfr.com