

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

More Contact Info (<http://www.portlandoregon.gov/bds/article/519984>)



APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 21962	Project Address: 6704 SE 122nd Ave
Hearing Date: 10/2/19	Appellant Name: Jan-Philp Hollstrom
Case No.: E-001	Appellant Phone: 503-706-1520
Appeal Type: Electrical	Plans Examiner/Inspector: Brian Crise
Project Type: commercial	Stories: ? Occupancy: Not given Construction Type: Not given
Building/Business Name:	Fire Sprinklers: No
Appeal Involves: other: Ductbank cover depth	LUR or Permit Application No.: 19-233394-ET
Plan Submitted Option: pdf [File 1]	Proposed use: Pedestrian walking path

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	NEC Table 300.5
Requires	Table 300.5 shows that PVC conduit may be covered with 4" of backfill, if below a 4" concrete slab with no vehicular traffic. The code is unclear as to required cover under asphalt, not subject to vehicular traffic.
Proposed Design	To install PVC conduit in the top layer of subgrade, scratched in, and covered with 4" of aggregate and 3" of asphalt, per detail D on C-402. Total cover on asphalt walkways would be 7-8" of asphalt, aggregate and subbase backfill. Please see affected walkway highlighted on C-310 and C-312.
Reason for alternative	Urban Forestry, a part of the City of Portland Parks and Recreation, opposes trenching to required depth as they fear it may damage tree roots in the botanical garden. The walking paths in this project are either concrete paved type 1 or 2 as shown on attached C-402, or asphalt paved type 1, also show on C-402. Table 300.5 allows us to install the 1" conduits (PVC sch. 40) on the subgrade and meet cover requirements for concrete walkways. The asphalt walkways do not appear to have sufficient cover to meet code, if installed on the subgrade.

APPEAL DECISION

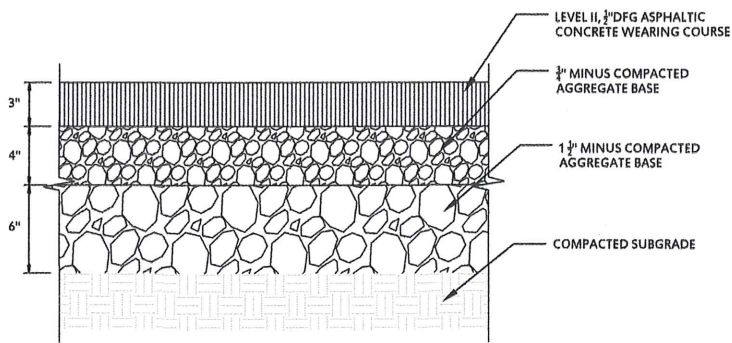
Conduit cover depth below asphalt: Granted provided marker tape is used along route of conduit and provided the as-built plans clearly show the decreased cover depth.

Appellant may contact Brian Crise (503-823-7293) with questions.

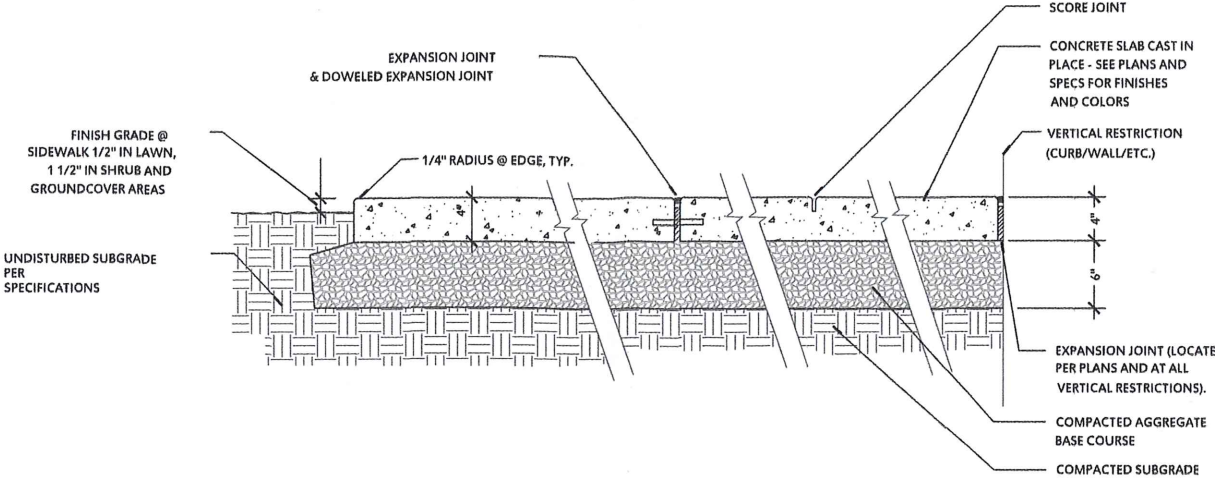
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.

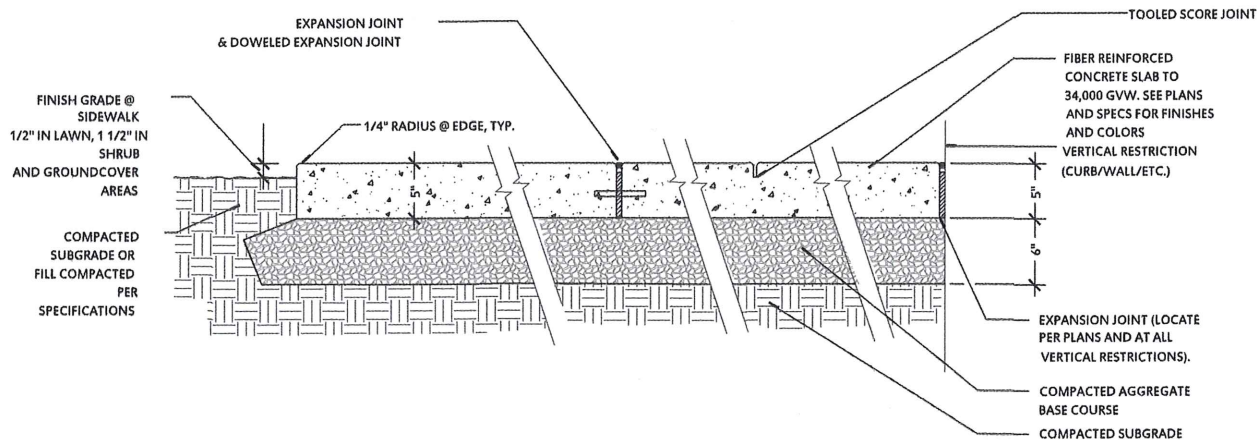
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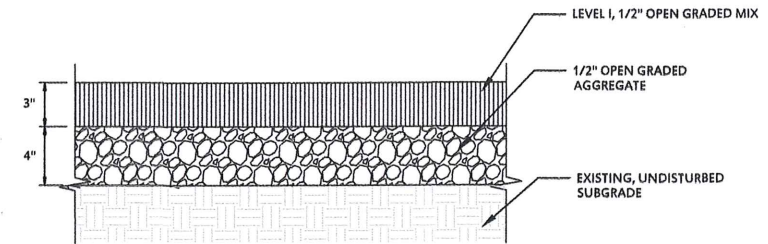
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 NO SCALE



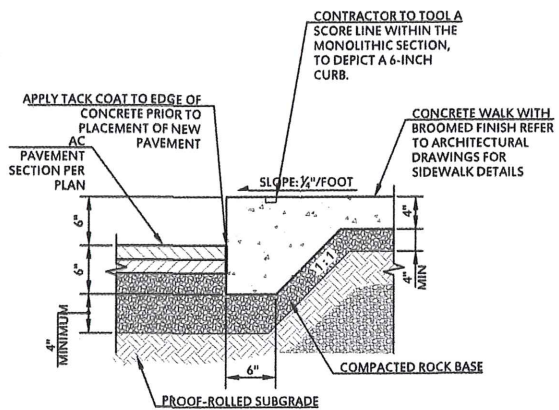
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 NO SCALE



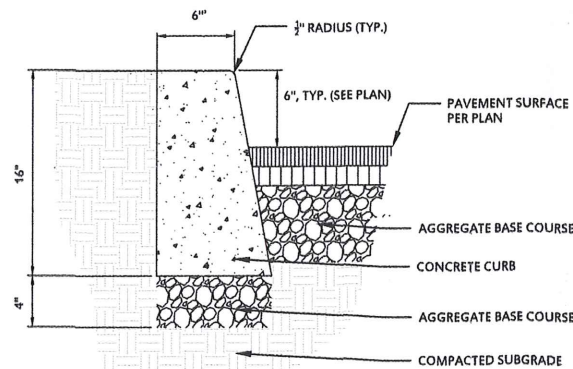
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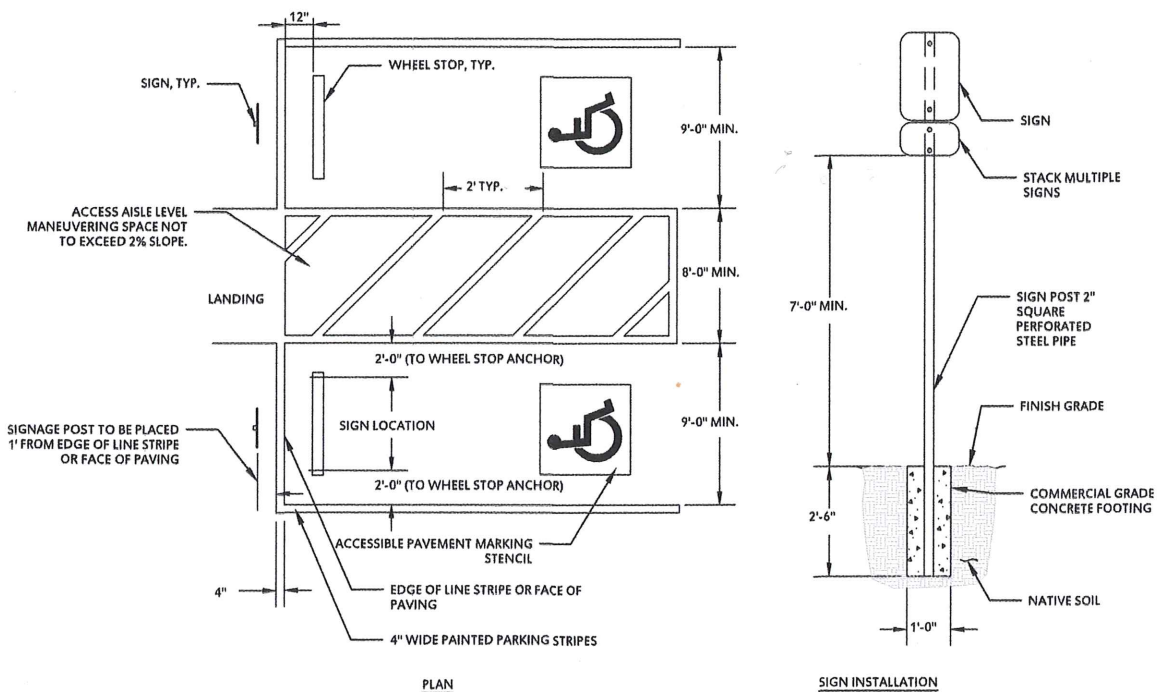
D POROUS ASPHALT PAVING - TYPE 1
 NO SCALE



1 MONOLITHIC CURB & SIDEWALK
 NO SCALE



2 STANDARD CONCRETE CURB
 NO SCALE



3 ACCESSIBLE PARKING STRIPING AND SIGN INSTALLATION
 NO SCALE

NOTE:
 SCALE INDICATED ON DRAWING
 IS CORRECT IF DRAWING
 BORDER IS 24" X 36".



LEACH BOTANICAL GARDEN
 UPPER GARDEN DEVELOPMENT



PORTLAND PARKS & RECREATION
 Healthy Parks, Healthy Portland



Land Morphology
 1512 Alaskan Way
 Seattle, WA 98101
 206 443 2120
 www.landmorphology.com

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 Janet Turner Engineering, LLC

6704 SE 122nd Ave,
 Portland, OR 97236
 Multnomah County

Portland Parks and Recreation
 Nick Fish, Commissioner - Kia Selley, Interim Director

LEACH GARDEN
 UPPER GARDEN DEVELOPMENT
 Portland, Oregon

PROJECT MANAGER: ROSS SWANSON
 DRAWN BY: RD

SECTION: BID SET

SCALE:

DATE: January 14, 2019

REVISIONS		
DATE	DESCRIPTION	BY

PAVING
DETAILS

C-402

DRAWING: C-SHEETS-LEACH-BOTANICAL-GARDENS.dwg PLOTTED ON: 2/14/2019 2:54 PM PLOTTED BY: Ron Del Rosario PLOTTED FROM: None



LEACH BOTANICAL GARDEN UPPER GARDEN DEVELOPMENT



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Portland, Oregon

PROJECT MANAGER: ROSS SWANSON
DRAWN BY: RD

SECTION: BID SET

DATE: January 14, 2019 SCALE:

REVISIONS

DATE	DESCRIPTION	BY

SITE
PAVING
PLAN
WEST

C-310

SHEET NOTES

1. REFER TO SHEET SP-100 FOR EROSION CONTROL NOTES AND DETAILS.
2. REFER TO PUBLIC RIGHT OF WAY IMPROVEMENT PLANS FOR WORK IN THE SE CLAYBOURNE PUBLIC RIGHT OF WAY. CITY PUBLIC WORKS PROJECT #TB0060/EP382.
3. REFER TO SHEET L-210 FOR LAYOUT INFORMATION.

SITE LEGEND

- - - - - PUBLIC RIGHT OF WAY IMPROVEMENT MATCHLINE
- - - - - PROPERTY BOUNDARY
- - - - - RIGHT OF WAY
- - - - - LIMIT OF WORK
- - - - - MATCHLINE
- EXISTING TREE - SAVE AND PROTECT

CIVIL LEGEND & ABBREVIATION

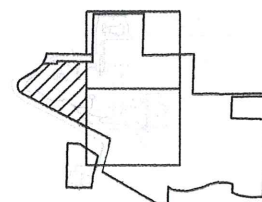
- | | |
|-------|------------------------------|
| ADA | AMERICAN WITH DISABILITY ACT |
| CONST | CONSTRUCT |
| EX | EXISTING |
| LF | LINEAR FEET |
| HMAC | HOT MIX ASPHALT CONCRETE |
| PSI | POUNDS PER SQUARE INCH |
| TYP | TYPICAL |

ASPHALT PAVING - TYPE 1
(2) 1-1/2" COMPACTED LIFTS ASPHALT PAVEMENT, OVER
4" COMPACTED DEPTH 3/4"-0 CRUSHED ROCK, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION A, SHEET C-402.

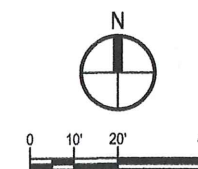
CONCRETE PAVING - TYPE 1
4" DEPTH, 3000 PSI CONCRETE, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION B, SHEET C-402.

POROUS ASPHALT PAVEMENT
(2) 1-1/2" COMPACTED LIFTS LEVEL 1 HMAC 1/2" OPEN GRADED MIX, OVER
4" COMPACTED DEPTH 1/2" OPEN GRADED AGGREGATE, OVER
APPROVED SUBGRADE
REFER TO SECTION D, SHEET C-402.

PUBLIC RIGHT OF WAY IMPROVEMENTS
UNDER SEPARATE PERMIT
SEE SHEET C-213

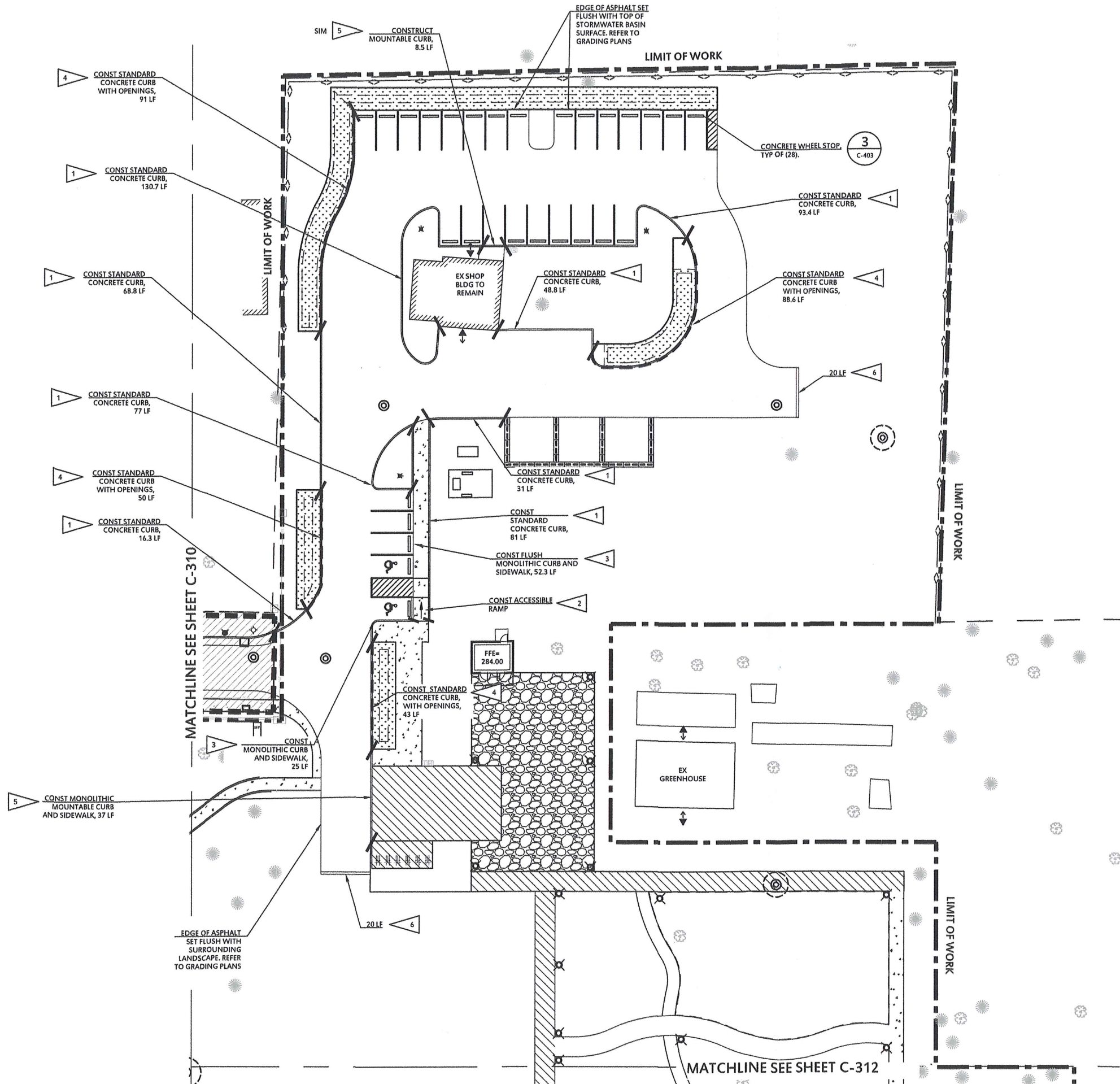


KEY PLAN



NOTE:
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IS CORRECT IF DRAWING
BORDER IS 24" X 36".

DRAWING: C-SHEETS-LEACH-BOTANICAL-GARDENS.dwg PLOTTED ON: 2/14/2019 2:54 PM PLOTTED BY: Ron Del Rosario PLOTTED FROM: None



LEACH BOTANICAL GARDEN UPPER GARDEN DEVELOPMENT



SHEET NOTES

- REFER TO SHEET SP-100 FOR EROSION CONTROL NOTES AND DETAILS.
- REFER TO PUBLIC RIGHT OF WAY IMPROVEMENT PLANS FOR WORK IN THE SE CLAYBOURNE PUBLIC RIGHT OF WAY. CITY PUBLIC WORKS PROJECT #TB0060/EP382.
- REFER TO SHEET L-211 FOR LAYOUT INFORMATION.

CONSTRUCTION NOTES

- CONSTRUCT STANDARD CONCRETE CURB, PER DETAIL 2, SHEET C-402.
- CONSTRUCT ADA RAMP, PER DETAIL 4, SHEET C-403.
- CONSTRUCT MONOLITHIC CURB AND SIDEWALK, PER DETAIL 1, SHEET C-402.
- CONSTRUCT STANDARD CONCRETE CURB WITH OPENINGS, TO ALLOW FOR SHEET DRAINAGE FROM PAVED SURFACE TO STORMWATER BASIN. REFER TO DETAIL 2, SHEET C-403 FOR CURB OPENING CONSTRUCTION AND TO GRADING PLAN, SHEET C-111, FOR LOCATION AND PAVEMENT ELEVATION AT THE OPENINGS.
- CONSTRUCT MONOLITHIC MOUNTABLE CURB AND SIDEWALK, PER DETAIL 1, SHEET C-403.
- CONSTRUCT FLUSH PAVEMENT TERMINATION, PER DETAIL 5, SHEET C-403.

SITE LEGEND

- PUBLIC RIGHT OF WAY IMPROVEMENT MATCHLINE
- PROPERTY BOUNDARY
- RIGHT OF WAY
- LIMIT OF WORK
- MATCHLINE
- EXISTING TREE - SAVE AND PROTECT
- STANDARD CONCRETE CURB WITH OPENINGS

CIVIL LEGEND & ABBREVIATION

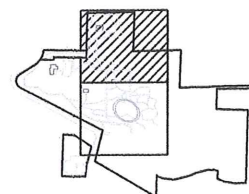
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ASPHALT PAVING - TYPE 1
(2) 1-1/2" COMPACTED LIFTS ASPHALT PAVEMENT, OVER
4" COMPACTED DEPTH 3/4"-0 CRUSHED ROCK, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION A, SHEET C-402.

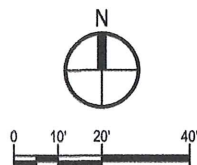
CONCRETE PAVING - TYPE 1
4" DEPTH, 3000 PSI FIBER REINFORCED CONCRETE, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION B, SHEET C-402.

CONCRETE PAVING - TYPE 2
5" DEPTH, 3000 PSI FIBER REINFORCED CONCRETE, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION C, SHEET C-402.

PUBLIC RIGHT OF WAY IMPROVEMENTS
UNDER SEPARATE PERMIT
SEE SHEET C-213



KEY PLAN



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LEACH GARDEN
UPPER GARDEN DEVELOPMENT
Portland, Oregon

PROJECT MANAGER: ROSS SWANSON
DRAWN BY: RD

SECTION: BID SET

DATE: January 14, 2019 SCALE:

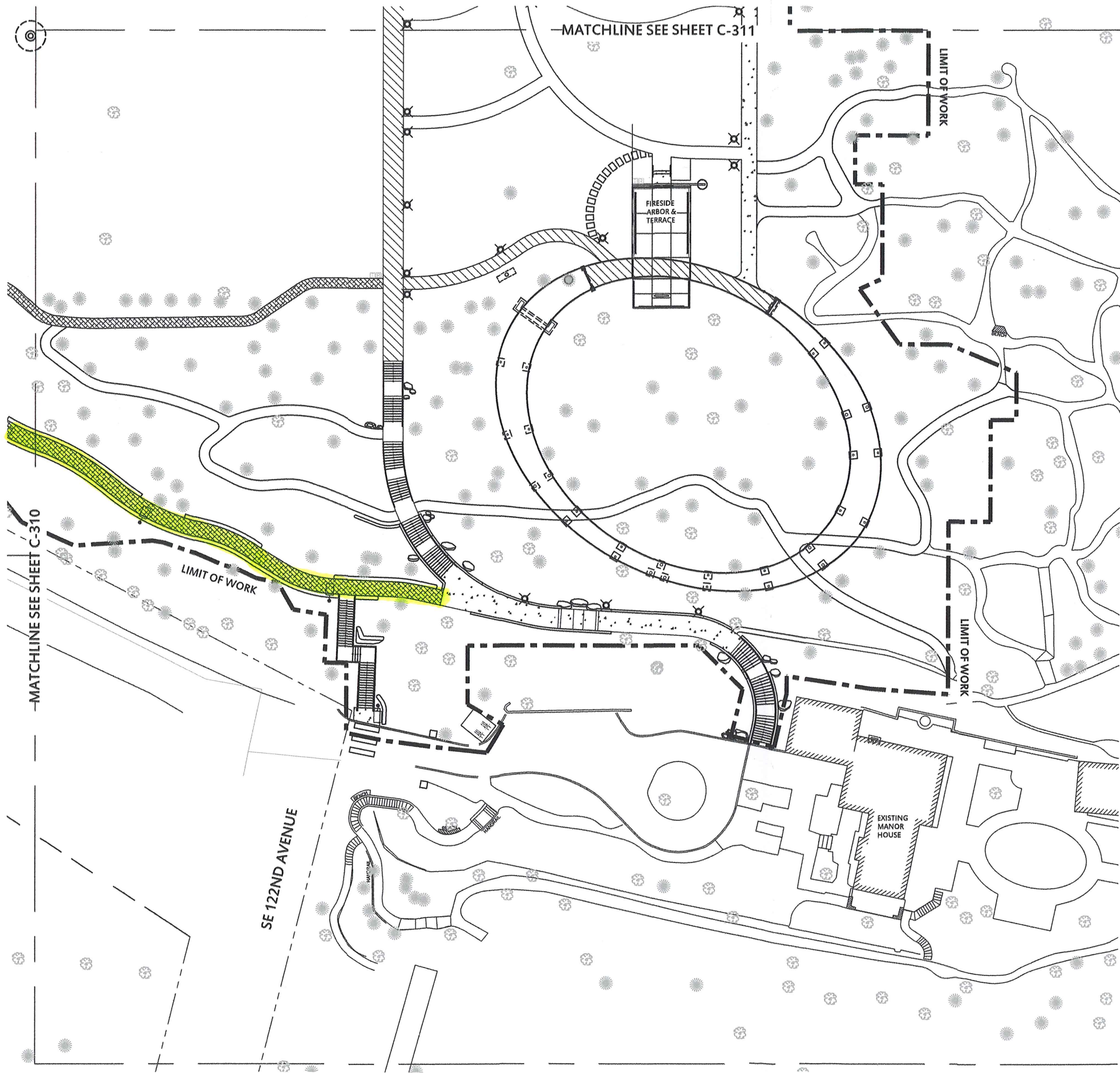
REVISIONS

DATE	DESCRIPTION	BY

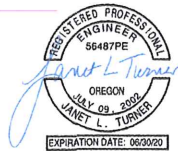
SITE
PAVING
PLAN
NORTH

C-311

DRAWING: C-SHEETS-LEACH-BOTANICAL-GARDENS.dwg PLOTTED ON: 2/14/2019 2:54 PM PLOTTED BY: Ron Del Rosario PLOTTED FROM: None



LEACH BOTANICAL GARDEN
UPPER GARDEN DEVELOPMENT



SHEET NOTES

1. REFER TO SHEET SP-100 FOR EROSION CONTROL NOTES AND DETAILS.
2. REFER TO PUBLIC RIGHT OF WAY IMPROVEMENT PLANS FOR WORK IN THE SE CLAYBOURNE PUBLIC RIGHT OF WAY, CITY PUBLIC WORKS PROJECT #TB0060/EP382.
3. REFER TO SHEET L-212 FOR LAYOUT INFORMATION.

SITE LEGEND

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- - - - - RIGHT OF WAY
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- - - - - MATCHLINE
- EXISTING TREE - SAVE AND PROTECT

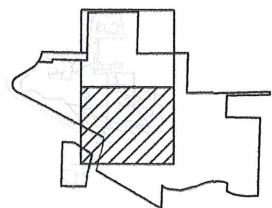
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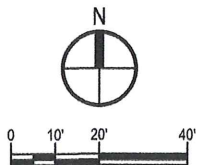
CONCRETE PAVING - TYPE 1
4" DEPTH, 3000 PSI CONCRETE, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION B, SHEET C-402.

CONCRETE PAVING - TYPE 2
5" DEPTH, 3000 PSI FIBER REINFORCED CONCRETE, OVER
6" COMPACTED DEPTH 1-1/2" CRUSHED ROCK, OVER
APPROVED SUBGRADE
REFER TO SECTION C, SHEET C-402.

POROUS ASPHALT PAVEMENT
(2) 1-1/2" COMPACTED LIFTS LEVEL 1 HMAC 1/2" OPEN GRADED MIX, OVER
4" COMPACTED DEPTH 1/2" OPEN GRADED AGGREGATE, OVER
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REFER TO SECTION D, SHEET C-402.



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SCALE:

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PROJECT MANAGER: ROSS SWANSON

SECTION: BID SET

REVISIONS

DATE	DESCRIPTION	BY

SITE
PAVING
PLAN
SOUTH

C-312