

# Development Services

## From Concept to Construction

Phone: 503-823-7300 Email: [bds@portlandoregon.gov](mailto: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 - Reconsideration of ID 21843

<b>Appeal ID:</b> 21889	<b>Project Address:</b> 11120 NE Marx St
<b>Hearing Date:</b> 9/18/19	<b>Appellant Name:</b> Rick McCutcheon
<b>Case No.:</b> B-004	<b>Appellant Phone:</b> 503-519-9877
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Butler
<b>Project Type:</b> commercial	<b>Stories:</b> 1 <b>Occupancy:</b> N/A <b>Construction Type:</b> N/A
<b>Building/Business Name:</b> The Wall	<b>Fire Sprinklers:</b> No
<b>Appeal Involves:</b> other: demo garage structure	<b>LUR or Permit Application No.:</b> 19-167741-RS
<b>Plan Submitted Option:</b> pdf [File 1] [File 2] [File 3] <b>Proposed use:</b> Temporary office use	

### APPEAL INFORMATION SHEET

#### Appeal item 1

**Code Section** 105.1

**Requires**

Our business currently occupies the property located at 11120 NE Marx Street Portland, Oregon 97220

We have applied for and the plan has been approved for site improvements and a new building application # 19-167741-000-00-RS

We have been issued two residential demolition building permits for the development.

Our building permit can not be issued without both demolition permits being finalized

Our request is to finalize demo permit 19-167741-000-00-RS and have our building permit issued as we continue to occupy the structure we currently use as our office

When the new building is complete and the permit is finalized we then would demo the remaining structure and finalize demolition permit # 19-167735-000-00-RS

Thank you for your consideration of our appeal

**Proposed Design** Demolition of garage structure and demolition permit to be finalized to allow building permit to be issued for construction of new building.

**Reason for alternative** If we are allowed to demo the garage structure our new building can be constructed and we can take occupancy of the new building. We then would demo the existing building we now use as our office. This will avoid the costly temporary relocation of our office and the inconvenience to our employees.

We anticipate it will need around 90 days to construct the new building.

The current building we use as an office was originally constructed in the 1940's as a residence. It is around 600 square feet and over the years it has been altered to be used as office space. We don't occupy with office staff. We use the space for our construction employees to report in the morning and the afternoon, more of a job shack.

I have attached a floor plan of the building

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## APPEAL DECISION

**Temporary use of building as construction office with demolition permit to remain open until separate building permit work is complete: Granted provided the demolition permit is finalized prior to issuance of the certificate of occupancy for the proposed shop building. Appellant may contact John Butler (503 823-7339) with questions.**

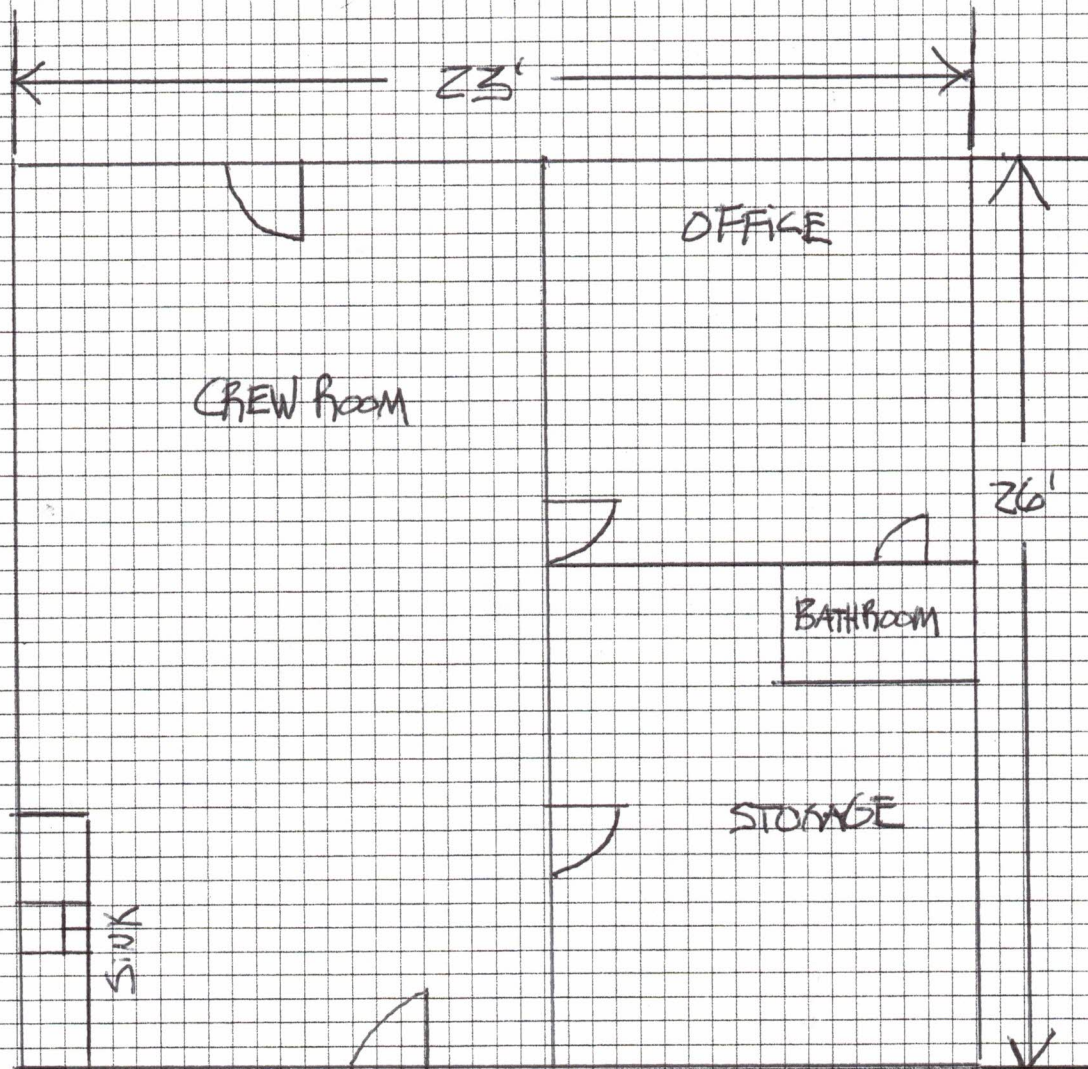
The Administrative Appeal Board finds with the conditions noted, that the information submitted by the appellant demonstrates that the approved modifications or alternate methods are consistent with the intent of the code; do not lessen health, safety, accessibility, life, fire safety or structural requirements; 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](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-7300 or come in to the Development Services Center.

Customer Name: \_\_\_\_\_  
Address: 11120 NE MAXX  
City, State, Zip: PORTLAND, OR

Job Number: \_\_\_\_\_  
Phone Number: \_\_\_\_\_  
Estimator: \_\_\_\_\_

The  
**DRAWING**



FLOOR PLAN





12805 s.e. foster road  
portland, oregon 97236  
phone 503 760 1353  
facsimile 503 762 1962



## CLIENT

**RICK McCUTCHEON**  
11120 NE MARX ST  
PORTLAND, OR 97220  
503-735-9255

## PROJECT

# THE WALL CONTRACTOR STORAGE BUILDING





## SITE ADDRESS

**11120 NE MARX ST  
PORTLAND, OR 97220**

**SHEET NAME**

## DEMO PLAN

## REVISION

	12/8/16	ISSUED FOR BIDDING
	11/21/18	RE-ISSUED FOR BIDDING
	12/13/18	ISSUED FOR PERMIT
	3/13/19	REVISED PER PR COMMENTS



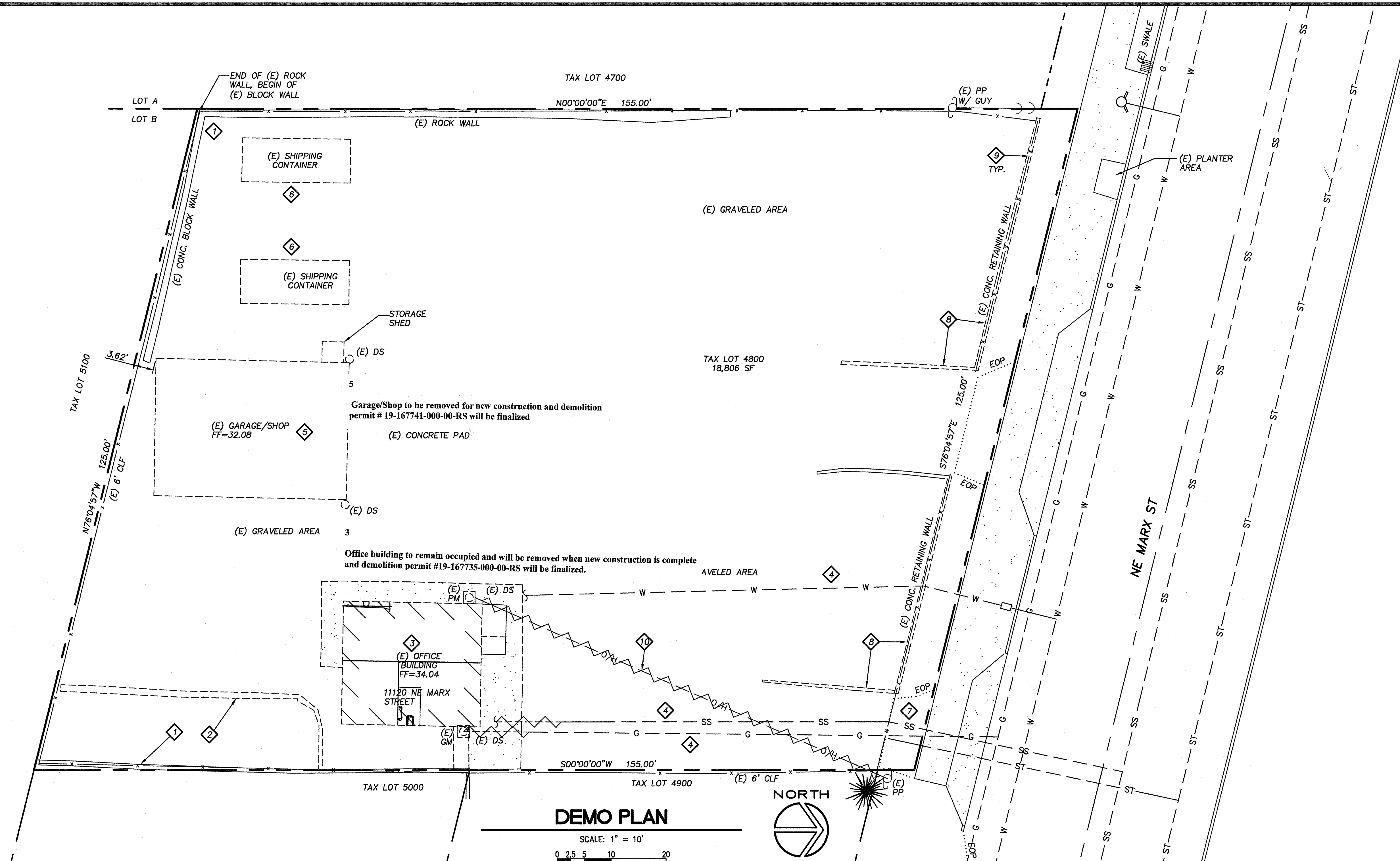
DRAWING FILE 16-01c.DWG

PROJECT NUMBER 16-01

**SHEET 2**

OF 11 SHEETS

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## DEMOLITION KEYNOTES

- 1 (E) 8" CONCRETE RETAINING WALL & CHAIN LINK FENCE TO REMAIN.
- 2 (E) TERRACE WALL TO BE REMOVED.
- 3 (E) OFFICE TO BE REMOVED.
- 4 (E) UTILITIES TO REMAIN AND BE RECONNECTED, SEE SHEET C3.
- 5 (E) BUILDING & CONCRETE SLAB TO BE REMOVED.
- 6 (E) SHIPPING CONTAINER TO BE REMOVED.
- 7 (E) AC DRIVEWAY APRON TO BE REMOVED.
- 8 DEMO (E) CONCRETE WALL.
- 9 RELOCATE FENCE & GATE AS REQUIRED.
- 10 DE-ENERGIZE EXISTING OVERHEAD ELECTRICAL SERVICE, COORDINATE WITH PGE.

## CALL BEFORE YOU DIG

PORTLAND METRO AREA      CLARK COUNTY AREA  
(503) 246-6699      (503) 696-4848



ALL OTHER AREAS (800) 332-2344

**ATTENTION:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES BY CALLING THE CENTER YOU MUST NOTIFY THE CENTER AT LEAST (2) BUSINESS DAYS, BUT NOT MORE THAN (10) BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION.

CALL (503) 246-6699 / (800) 338-3344.

**NOTE:** THE BUSINESS TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987



SYMONS ENGINEERING  
CONSULTANTS, INC.

12805 s.e. foster road  
portland, oregon 97236  
phone 503 760 1353  
facsimile 503 762 1962



CLIENT

RICK McCUTCHEON  
11120 NE MARX ST  
PORTLAND, OR 97220  
503-735-9255

PROJECT

## THE WALL CONTRACTOR STORAGE BUILDING

SITE ADDRESS

11120 NE MARX ST  
PORTLAND, OR 97220

SHEET NAME

SITE PLAN

REVISION

△	12/8/16	ISSUED FOR BIDDING
1	11/21/18	RE-ISSUED FOR BIDDING
2	12/11/18	REVISED PER OWNER CHANGES
3	12/13/18	ISSUED FOR PERMIT
4	3/13/19	REVISED PER PR COMMENTS
5	4/9/19	REVISED PER PR COMMENTS

ISSUE DATE **APRIL 9, 2019**

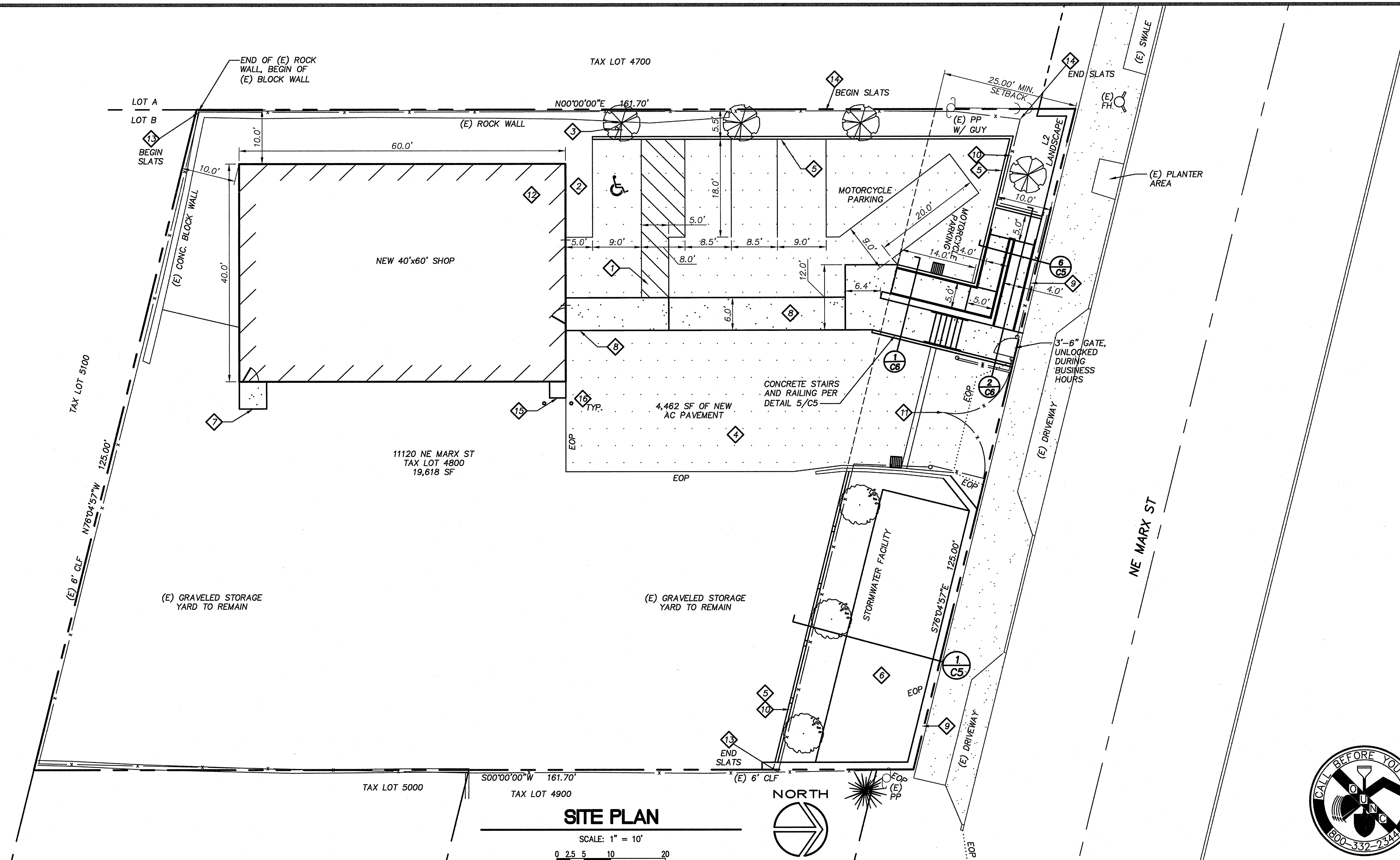
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PROJECT NUMBER **16-01**

SHEET 3

OF 11 SHEETS

C1



### PARKING SUMMARY

INDUSTRIAL SERVICE = 2,200 SF 1/750 = 2.93 MIN. PARKING REQ'D  
GENERAL OFFICE = 200 SF 1/500 = 0.40 MIN. PARKING REQ'D  
TOTAL PROVIDED = 4

SHORT TERM BICYCLE PARKING  
NONE REQ'D

LONG TERM BICYCLE PARKING  
NONE REQ'D DUE TO BUILDING BEING PERMITTED IS LESS THAN 2,500 SF

### EXISTING AREA SUMMARY

(E) BUILDING AREA:	1,480 SF	8%
(E) IMPERVIOUS AREA:	1,057 SF	5%
(E) GRAVEL AREA:	16,402 SF	84%
(E) LANDSCAPE AREA:	679 SF	3%
SITE AREA:	19,618 SF	

### FINAL AREA SUMMARY

TOTAL BUILDING AREA:	2,400 SF	12%
TOTAL IMPERVIOUS AREA:	5,078 SF	26%
TOTAL GRAVEL AREA TO REMAIN:	8,998 SF	46%
TOTAL LANDSCAPE AREA:	3,142 SF	16%
SITE AREA:	19,618 SF	100%

### SITE KEYNOTES

- 4" STRIPING FOR ACCESSIBLE ROUTE.
- ADA SYMBOL PER DETAIL 3/C4.
- ADA SIGN PER DETAIL 4/C4.
- 3" AC PAVEMENT OVER 8" OF 1" MINUS CRUSHED BASE ROCK PER DETAIL 1/C4.
- CAST-IN-PLACE CURB PER DETAIL 2/C4.
- NEW PRIVATE STORMWATER PLANTER FACILITY, SEE L1 FOR LANDSCAPE REQUIREMENTS.
- CONCRETE DOOR STOOP PER 9/C4.
- 4" CONC. PAVING AT ACCESSIBLE ROUTE.
- NEW RECYCLED CONC. WALL <4' RETAINED HEIGHT.
- NEW 6' SLATTED CLF.
- NEW 6' CLF W/ DBL 10' SWINGING GATE & 3' MAN GATE FOR PEDESTRIAN ACCESS.
- DUMPSTER STATION INSIDE BUILDING, SEE SHEET A1.
- ADD SLATS TO (E) 6' CHAIN LINK FENCE.
- ADD SLATS TO (E) 6' CHAIN LINK FENCE.
- 4" CONCRETE 3' X 3' HVAC EQUIPMENT PAD.
- CONCRETE BOLLARD PER DETAIL 7/C5.

### PAVING NOTES

- TACK COAT ALL VERTICAL SURFACES PRIOR TO PAVING. COMMENCE PAVING ONLY WHEN TEMPERATURE WILL BE 59° F OR GREATER FOR THE DURATION OF THE OPERATION.
- BASE ROCK SHALL BE COMPACTED TO 98% OF ASTM D698. 1" (-) ODOT BASE AGGREGATE MAY BE SUBSTITUTED FOR TOTAL THICKNESS OF ROCK LEVELING COURSE AND AGGREGATE SPECIFIED.
- ASPHALT CONCRETE PAVEMENT SHALL BE COMPACTED TO AN AVERAGE OF 91% OF MAXIMUM RELATIVE DENSITY OR BE SUBJECT TO REJECTION. (RICE METHOD)
- ASPHALT CONCRETE, BASE ROCK AND INSTALLATION SHALL BE IN ACCORDANCE WITH ODOT SPECIFICATIONS.

### CONCRETE NOTES

- MINIMUM 3000 PSI 28 DAY COMPRESSIVE STRENGTH FOR ALL POURED-IN-PLACE SITE CONCRETE (5 SACK MIX MIN.)
- AIR ENTRAIN ALL EXPOSED CONCRETE TO 5%-7%.
- 4" MAXIMUM SLUMP.
- DO NOT PLACE CONCRETE ON FROZEN BASE.
- PROTECT CONCRETE FROM ANY TYPE OF WEATHER DAMAGE PER ACI.