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Appeal 31974

Appeal Summary

Status: Decision Rendered - Held Over from 31844 (9/6/23) for more information.

Appeal ID: 31974	Project Address: 820 and 830 SW Gaines St
Submission Date: 11/8/23 4:43 PM	Appellant Name: Tom Jaleski
Hearing Date: 11/15/23	Appellant Phone: 971-238-5266
Case #: B-005	LUR or Permit Application #: Permit 23-021714-EA
Appeal Type: Building	Stories: 1 Occupancy: S-1 Construction Type: V-B
Project Type: Commercial	Fire Sprinklers: No
Building/Business Name: Oregon Health and Science University (OHSU) South Marquam Maintenance Facility Yards Building 1	Plans Examiner/Inspector:
Appeal Involves: Alteration of an existing structure, Reconsideration of appeal	Plan Submitted Option: pdf [File 1] [File 2]
Proposed use: Storage for Grounds Maintenance	Payment Option: electronic

Appeal Information Sheet

Appeal item 1

Code Section	OSSC §3401.3.1
Requires	A building or portion of a building that has not been previously occupied or used for its intended purpose, in accordance with the code in existence at the time of its completion, shall be permitted to comply with the provisions of the code in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the requirements of this code for new construction.
Code Modification or Alternate Requested	The South Marquam Maintenance Facility Yards Building 1 is an existing unpermitted structure which predates the current BDS permit process. This appeal request is to follow the intent of City Code Chapter 24.85.010 Scope Section A to not require seismic upgrades instead of complying with the seismic requirements of current code for new construction.
Proposed Design	RECONSIDERATION TEXT: The original appeal is being re-submitted for each building on the lot. Building 1 at the South Marquam Maintenance Facility Yards is an existing

unpermitted structure used for covered gravel storage. It is composed of Ultrablock walls with a membrane structure above. Under the scope of this project, the structure will be relocated within approximately 30 feet of its original location and permitted as a Type V-B, Group S-1 occupancy building but will otherwise remain as existing.

The structure does not meet current seismic design requirements of ASCE 7-16. However, the existing building meets the intent of City Code Chapter 24.85.010 Scope Section A to not require seismic upgrades even though it was not previously permitted.

ORIGINAL TEXT:

The structures at the South Marquam Maintenance Facility Yards included in this appeal are as follows:

EXISTING UNPERMITTED STRUCTURES:

1. Covered Gravel Storage, used to store gravel.
2. Covered Equipment Storage, used for storage of grounds maintenance equipment.
3. Equipment Storage, used for storage of grounds maintenance equipment.
4. Facilities Managements Grounds Shop, used by maintenance personnel.
5. Covered Vehicle Storage, used for storage of small OHSU maintenance vehicles.

EXISTING PERMITTED STRUCTURE:

1. Garage, permitted in 1982 as an incinerator building but currently used and accepted in the Facility Permit Program for maintenance/service of small OHSU maintenance vehicles.

NEW STRUCTURE IN THIS SCOPE:

1. Recycling Canopy, covered location for trash collection.

The proposed design is to combine all structures as two buildings on the same site per code, using the most restrictive structure as the code compliance basis. The design maintains existing structures as originally constructed on the site of the South Marquam Maintenance Facility Yards. The analysis shows that the group of buildings meet all the requirements of current code for Type V-B, Group S-1 occupancy non-sprinklered buildings. However, the existing structures will not meet:

- Structures meeting the requirements of ASCE 7-16.
- Accessibility requirements of OSSC Chapter 11.
- Requirements per Oregon Energy Efficiency Specialty Code (OEESC).

The proposed design for equivalent protection includes:

- These structures are for maintenance and storage and only used by maintenance personnel for maintenance activities only.
- The Facilities Maintenance Grounds Shop and the Garage are the only

structures which currently have heating and/or cooling elements, which are used on a part-time basis for tasks. Heating/cooling elements will be on timers to ensure their use is limited.

- The new Recycling Canopy will meet current seismic design requirements and does not add to square footage.

Reason for alternative

RECONSIDERATION TEXT:

The original appeal is being re-submitted for each building on the lot.

The South Marquam Maintenance Facility Yards include a collection of structures constructed throughout the history of OHSU to provide storage for grounds maintenance. Some of these structures were constructed in the early 1950's prior to the City of Portland permitting process for OHSU buildings. As part of a city covenant with OHSU, the site will be formally permitted with a defined code compliance path that addresses all structures on site. These updates do not include change of occupancy, additions, or significant alterations to the existing, previously unpermitted, structures.

The Covered Gravel Storage (Building 1) will be moved outside of the environmental zone in the scope of this project but will otherwise remain as existing. The existing building is constructed of concrete Ultrablock walls that are stacked concrete units with no additional reinforcement. These will be unstacked in their current location and re-stacked, as previously stacked, in the new location. The cover will also be removed and re-attached as originally attached with new anchors.

Code compliance is provided by OSSC §3414.1, which refers to §3403.3.1, which states the structure only needs to meet the requirements at the time of construction. Though the original seismic design requirements are not recorded, the current structural engineer will design footings/soil bearings at the new location support the existing building when relocated so that new foundations will meet current code requirements.

If Building 1 had been previously permitted, it would not be required to be seismically upgraded to meet current code criteria under City Code Chapter 24.85. Per Chapter 24.85.010 Scope Section A, the provisions of this city code chapter prescribe requirements for "existing buildings undergoing changes of occupancy, additions, alterations, catastrophic damage, fire, or earthquake repair, or mandatory or voluntary seismic strengthening." The building is not undergoing a change of function, therefore, the intended scope of Chapter 24.85 seismic design requirements for existing buildings do not apply to the building if it had been permitted at the time of construction.

Since the permitting process did not exist at the time of construction, we request that this subsequent permit not be held to the requirements of new construction for seismic design. The structure has minimal impact to the function of the overall OHSU hospital facility:

- These structures are for maintenance and storage and only used by maintenance personnel for maintenance activities only.
- The covered gravel storage building is not adjacent to any hospital buildings

or public road accessways on campus, so its performance in a seismic event does not impact the function of the campus.

Therefore, we request that the intent of Chapter 24.85.010 Scope Section A apply and that seismic upgrades not be required for Building 1 even though the structure has not been previously permitted.

ORIGINAL TEXT:

The South Marquam Maintenance Facility Yards include a collection of structures constructed throughout the history of OHSU to provide storage for grounds maintenance. Some of these structures were constructed in the early 1950's prior to the City of Portland permitting process for OHSU buildings. As part of a city covenant with OHSU, the site will be formally permitted with a defined code compliance path that addresses all structures on site. The formal permitting process will include site upgrades and demolition of one existing structure, as well as addition of a personnel door to the covered vehicle storage with associated asphalt/drainage improvements. The Covered Gravel Storage will also be moved outside of the environmental zone in the scope of this project. These updates do not include change of occupancy, additions, or significant alterations to the existing, previously unpermitted, structures.

The structures at the South Marquam Maintenance Facility Yards included in this appeal are as follows:

- Covered Gravel Storage
- Covered Equipment Storage
- Equipment Storage
- Facilities Managements Grounds Shop
- Covered Vehicle Storage
- Garage
- Recycling Canopy (new)

Under the proposed permit, the site will now be defined as only two buildings per code, following OSSC §503.1.2 provisions for buildings on the same lot. The two buildings meet allowable area and non-sprinklered fire area provisions for Group S-1 buildings of Type V-B construction, as well as all applicable egress requirements. However, the existing structures will not meet current code criteria for seismic design, accessibility design, and energy code compliance.

SEISMIC DESIGN

The structures are not required to be seismically upgraded to meet current code criteria under City Code Chapter 24.85. Per Chapter 24.85.010 Scope Section A, the provisions of this city code chapter prescribe requirements for "existing buildings undergoing changes of occupancy, additions, alterations, catastrophic damage, fire, or earthquake repair, or mandatory or voluntary seismic strengthening." All existing non-permitted structures will be maintaining the same function as when they were originally constructed, the existing permitted structure will maintain the same function as currently documented in the FPP, and the new structure will meet current code and seismic requirements. The site upgrades do not include addition to square footage of

the buildings, significant alteration of the existing structures to remain, or repair of the buildings. Therefore, the intended scope of the Chapter 24.85 seismic design requirements for existing buildings does not apply to the site and seismic upgrades will not be provided.

ACCESSIBILITY DESIGN COMPLIANCE

The existing structures were designed to pre-1983 standards that would not meet current code requirements for accessibility. This is an existing condition that is proposed to remain, as allowed by OSSC §3403.6.1. All existing non-permitted structures will be maintaining the same function as when they were originally constructed, and the existing permitted structure will maintain the same function as currently documented in the FPP. The proposed design will not reduce accessibility of the existing structures, therefore meeting the code intent of OSSC §3403.6.3 for existing buildings. The new Recycling Canopy complies with exclusions for accessible access to and within the structure in accordance with OSSC §1104.3.1 Exception 3 and §1104.2 Exception 1 since access is provided along the vehicular way and not for pedestrian access.

ENERGY CODE COMPLIANCE

The Facilities Management Grounds Shop has heating and cooling, and the Garage has heating only. All other structures on site are non-conditioned spaces that will remain non-conditioned. The Grounds Shop and the Garage are both insulated to pre-1983 standards that would not meet current code standards for insulation. This is an existing condition that is proposed to remain. Both structures are only heated for comfort of the facilities maintenance employees when occupied, but are not fully conditioned spaces intended for frequent use or for general public use. To ensure an appropriate conservation of energy to these structures, the heating and cooling units will be place on a timer to prevent the units from remaining on for large periods of time when the structures are unoccupied. This will improve the existing conditions for the two partially conditioned structures and better conserve energy consumption over the continued life of the structures.

The use of these existing structures is and will continue to be for short-term maintenance activities by maintenance personnel only and provide equivalent protection as temporary work areas for maintenance activities.

Appeal item 2

Code Section

OSSC §3401.3.1

Requires

A building or portion of a building that has not been previously occupied or used for its intended purpose, in accordance with the code in existence at the time of its completion, shall be permitted to comply with the provisions of the code in existence at the time of its original permit unless such permit has expired. Subsequent permits shall comply with the requirements of this code for new construction.

Code Modification or Alternate Requested

The South Marquam Maintenance Facility Yards Building 1 is an existing unpermitted structure which predates the current BDS permit process. This appeal request is to follow the intent of OSSC §3403.6.3 for existing buildings even though this was previously unpermitted.

Proposed Design

RECONSIDERATION TEXT:

Building 1 at the South Marquam Maintenance Facility Yards is an existing unpermitted structure used for covered gravel storage. Under the scope of this project, the structure will be relocated within approximately 30 feet of its original location and permitted as a Type V-B, Group S-1 occupancy building but will otherwise remain as existing.

The structure does not meet current accessibility requirements of OSSC Chapter 11, but does meet the intent of OSSC Chapter 34 for existing buildings even though it was not previously permitted and is not accessible to the public, restricted for OHSU maintenance staff access only.

ORIGINAL TEXT:

The structures at the South Marquam Maintenance Facility Yards included in this appeal are as follows:

EXISTING UNPERMITTED STRUCTURES:

1. Covered Gravel Storage, used to store gravel.
2. Covered Equipment Storage, used for storage of grounds maintenance equipment.
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EXISTING PERMITTED STRUCTURE:

1. Garage, permitted in 1982 as an incinerator building but currently used and accepted in the Facility Permit Program for maintenance/service of small OHSU maintenance vehicles.

NEW STRUCTURE IN THIS SCOPE:

1. Recycling Canopy, covered location for trash collection.

The proposed design is to combine all structures as two buildings on the same site per code, using the most restrictive structure as the code compliance basis. The design maintains existing structures as originally constructed on the site of the South Marquam Maintenance Facility Yards. The analysis shows that the group of buildings meet all the requirements of current code for Type V-B, Group S-1 occupancy non-sprinklered buildings. However, the existing structures will not meet:

- Structures meeting the requirements of ASCE 7-16.

- Accessibility requirements of OSSC Chapter 11.
- Requirements per Oregon Energy Efficiency Specialty Code (OEESC).

The proposed design for equivalent protection includes:

- These structures are for maintenance and storage and only used by maintenance personnel for maintenance activities only.
- The Facilities Maintenance Grounds Shop and the Garage are the only structures which currently have heating and/or cooling elements, which are used on a part-time basis for tasks. Heating/cooling elements will be on timers to ensure their use is limited.
- The new Recycling Canopy will meet current seismic design requirements and does not add to square footage.

Reason for alternative

RECONSIDERATION TEXT:

The South Marquam Maintenance Facility Yards include a collection of structures constructed throughout the history of OHSU to provide storage for grounds maintenance. Some of these structures were constructed in the early 1950's prior to the City of Portland permitting process for OHSU buildings. As part of a city covenant with OHSU, the site will be formally permitted with a defined code compliance path that addresses all structures on site. These updates do not include change of occupancy, additions, or significant alterations to the existing, previously unpermitted, structures.

The Covered Gravel Storage (Building 1) will be moved outside of the environmental zone in the scope of this project but will otherwise remain as existing. If Building 1 had been previously permitted, the scope of this project would not be a repair, addition, or change of occupancy. Since the building is not undergoing improvements and the scope of the project does not reduce accessibility of the structure, the project complies with OSSC §3403.6.3 for an existing building, and only authorized OHSU maintenance personnel will be accessing the site.

Therefore, we request that Building 1 be considered as an existing building for which accessibility upgrades are not required even though the structure has not been previously permitted.

ORIGINAL TEXT:

The South Marquam Maintenance Facility Yards include a collection of structures constructed throughout the history of OHSU to provide storage for grounds maintenance. Some of these structures were constructed in the early 1950's prior to the City of Portland permitting process for OHSU buildings. As part of a city covenant with OHSU, the site will be formally permitted with a defined code compliance path that addresses all structures on site. The formal permitting process will include site upgrades and demolition of one existing structure, as well as addition of a personnel door to the covered vehicle storage with associated asphalt/drainage improvements. The Covered Gravel Storage will also be moved outside of the environmental zone in the scope of this project. These updates do not include change of occupancy, additions, or significant alterations to the existing, previously unpermitted, structures.

The structures at the South Marquam Maintenance Facility Yards included in this appeal are as follows:

- Covered Gravel Storage
- Covered Equipment Storage
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- Recycling Canopy (new)

Under the proposed permit, the site will now be defined as only two buildings per code, following OSSC §503.1.2 provisions for buildings on the same lot. The two buildings meet allowable area and non-sprinklered fire area provisions for Group S-1 buildings of Type V-B construction, as well as all applicable egress requirements. However, the existing structures will not meet current code criteria for seismic design, accessibility design, and energy code compliance.

SEISMIC DESIGN

The structures are not required to be seismically upgraded to meet current code criteria under City Code Chapter 24.85. Per Chapter 24.85.010 Scope Section A, the provisions of this city code chapter prescribe requirements for “existing buildings undergoing changes of occupancy, additions, alterations, catastrophic damage, fire, or earthquake repair, or mandatory or voluntary seismic strengthening.” All existing non-permitted structures will be maintaining the same function as when they were originally constructed, the existing permitted structure will maintain the same function as currently documented in the FPP, and the new structure will meet current code and seismic requirements. The site upgrades do not include addition to square footage of the buildings, significant alteration of the existing structures to remain, or repair of the buildings. Therefore, the intended scope of the Chapter 24.85 seismic design requirements for existing buildings does not apply to the site and seismic upgrades will not be provided.

ACCESSIBILITY DESIGN COMPLIANCE

The existing structures were designed to pre-1983 standards that would not meet current code requirements for accessibility. This is an existing condition that is proposed to remain, as allowed by OSSC §3403.6.1. All existing non-permitted structures will be maintaining the same function as when they were originally constructed, and the existing permitted structure will maintain the same function as currently documented in the FPP. The proposed design will not reduce accessibility of the existing structures, therefore meeting the code intent of OSSC §3403.6.3 for existing buildings. The new Recycling Canopy complies with exclusions for accessible access to and within the structure in accordance with OSSC §1104.3.1 Exception 3 and §1104.2 Exception 1 since access is provided along the vehicular way and not for pedestrian access.

ENERGY CODE COMPLIANCE

The Facilities Management Grounds Shop has heating and cooling, and the

Garage has heating only. All other structures on site are non-conditioned spaces that will remain non-conditioned. The Grounds Shop and the Garage are both insulated to pre-1983 standards that would not meet current code standards for insulation. This is an existing condition that is proposed to remain. Both structures are only heated for comfort of the facilities maintenance employees when occupied, but are not fully conditioned spaces intended for frequent use or for general public use. To ensure an appropriate conservation of energy to these structures, the heating and cooling units will be placed on a timer to prevent the units from remaining on for large periods of time when the structures are unoccupied. This will improve the existing conditions for the two partially conditioned structures and better conserve energy consumption over the continued life of the structures.

The use of these existing structures is and will continue to be for short-term maintenance activities by maintenance personnel only and provide equivalent protection as temporary work areas for maintenance activities.

Appeal Decision

**1. Relocation of Building 1 / Covered Gravel Storage with omission of current seismic design requirements:
Granted as proposed.**

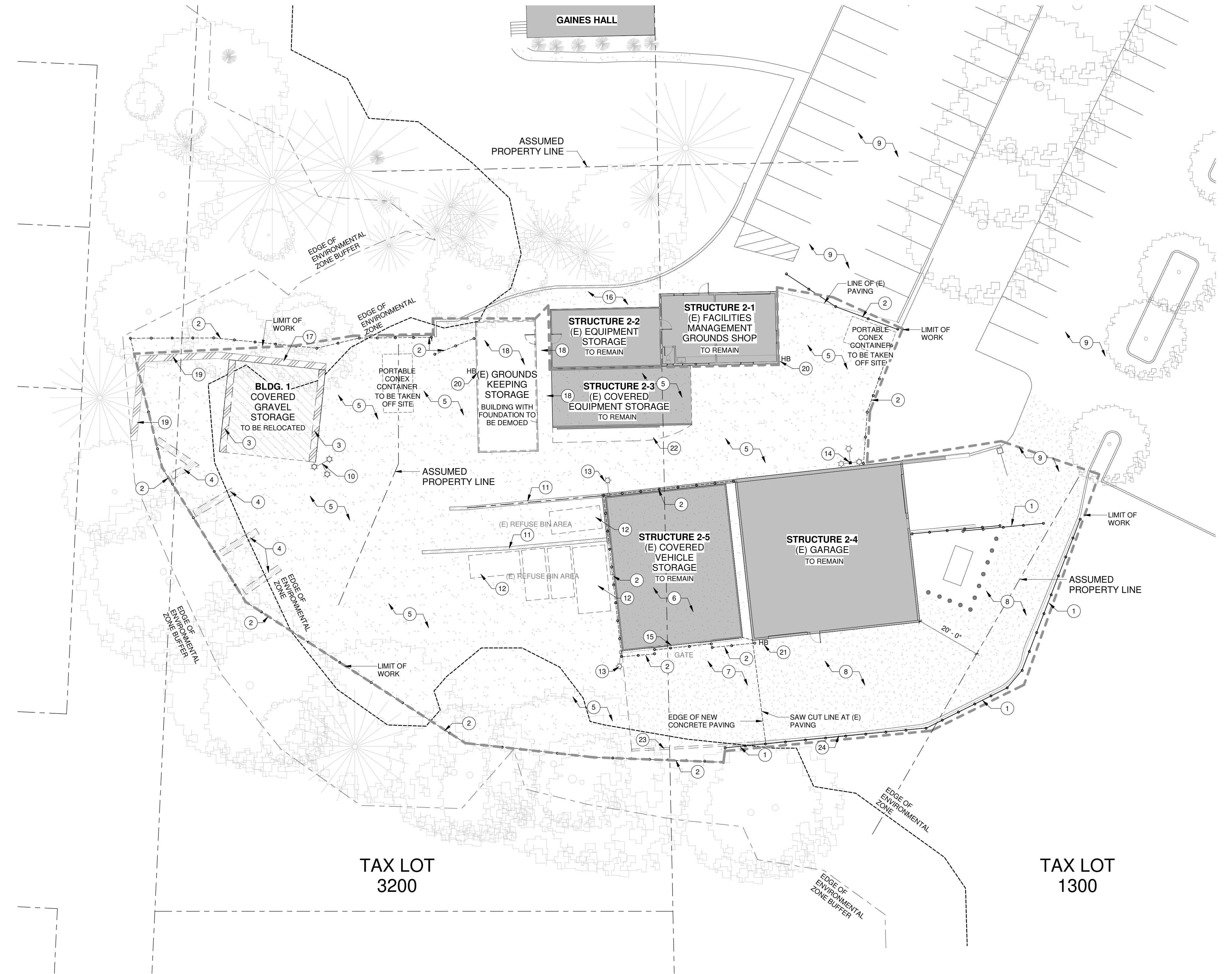
2. Relocation of Building 1 / Covered Gravel Storage with omission of current Accessibility Code design requirements:

Granted as proposed.

Note: This decision does not waive any federal requirements for accessibility that are enforced by the Department of Justice.

The Administrative Appeal Board finds 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) 823-6251 or come to the Development Services Center.



1 DEMOLITION SITE PLAN
1/16" = 1'-0"



GENERAL NOTES - SITE PLAN	
1.	SITE PLAN FOR REFERENCE ONLY, SEE CIVIL FOR ADDITIONAL INFORMATION.
LEGEND	
	(E) FENCING TO BE DEMOED
	(E) FENCING TO REMAIN
	ENVIRONMENTAL ZONE BOUNDARY
	EDGE OF ENVIRONMENTAL ZONE BUFFER
	TAX LOT BOUNDARY
	LIMIT OF WORK BOUNDARY
	(E) ASPHALT AREA
	FLOOD LIGHT. REFER TO ELECTRICAL/SITE DRAWINGS
	EXISTING STRUCTURE TO REMAIN
	EXISTING STRUCTURE TO BE RELOCATED OUTSIDE OF ENVIRONMENTAL ZONE
KEYNOTES - SITE DEMO	
1	(E) FENCING TO REMAIN
2	DEMO (E) FENCING AND POSTS. CUT ALL POSTS AT GRADE AND LEAVE POST FOOTINGS IN PLACE. REMOVE ANY SHARP EDGES.
3	(E) ULTRABLOCK WALL AND GRAVEL STORAGE STRUCTURE TO BE RELOCATED AS INDICATED ON THE SITE DRAWINGS.
4	DEMO (E) ULTRABLOCK WALL STRUCTURE. RETAIN BLOCKS FOR USE ON GRAVEL STORAGE WALL RECONSTRUCTION
5	(E) GRAVEL DRIVE AREA TO BE PREPPED FOR NEW CONCRETE PAVING
6	DEMO (E) ASPHALT PAVING UNDER (E) VEHICLE STORAGE STRUCTURE. DISSASSEMBLE STRUCTURE AS NECESSARY TO INSTALL NEW CONCETE PAVING AND SANITARY SEWER LINES
7	DEMO (E) ASPHALT PAVING AND PREPARE FOR NEW CONCRETE PAVING. SEE CIVIL DRAWINGS
8	(E) ASPHALT SURFACE TO REMAIN. SAWCUT AS NECESSARY FOR INSTALLATION OF NEW STORMWATER FACILITY AND SANITARY SEWER LINES. SEE CIVIL DRAWINGS
9	(E) ASPHALT PAVING TO REMAIN
10	DEMO (E) LIGHT POLE FOOTING AND UNINSTALL (E) LIGHT SUPPORT POLE AND REINSTALL ON NEW FOOTING PER SITE/ELECTRICAL DRAWINGS
11	DEMO (E) RETAINING WALL AND GUARDRAIL AND PREP FOR NEW RETAINING WALL INSTALL
12	RELOCATE REFUSE BINS PER OWNER DIRECTION DURING CONSTRUCTION
13	DEMO (E) LIGHT SUPPORT POLE AND RELOCATE (E) LIGHT FIXTURE TO CANOPY
14	DEMO (E) HELI-PAD LIGHTING AND WIND SOCK SUPPORT POLE
15	CUT OPENING INTO (E) GATE. PREP FOR NEW PERSONNEL GATE
16	(E) GRAVEL WALKWAY TO REMAIN
17	(E) ULTRABLOCK WALL TO REMAIN IN PLACE. DETACH EXISTING OVERHEAD MEMBRANE STRUCTURE AND PREPARE TO RELOCATE TO (N) LOCATION
18	DEMO (E) PAVING/GRAVEL AREA. PREP FOR (N) PAVING
19	(E) ULTRABLOCK WALL TO REMAIN IN PLACE
20	(E) HOSE BIB TO CAPPED AND REROUTED TO (N) INDICATED ON SITE PLAN. SEE PLUMBING DRAWINGS
21	(E) HOSE BIB TO REMAIN
22	REMOVE (E) LANDSCAPE AREA AND PREP FOR (N) PAVING
23	DEMO (E) CURB AND PREP FOR NEW WORK
24	(E) CURB TO REMAIN IN PLACE

ARCHITECTURE
ORANGE WALL STUDIOS
PLANNING

3455 N WILLIAMS AVE, SUITE 07
PORTLAND, OREGON 97227

NOT FOR CONSTRUCTION

OHSU

OHSU SOUTH MARQUAM HILL NCU SITE UPGRADES

830 SW GAINES ST
PORTLAND, OR 97239

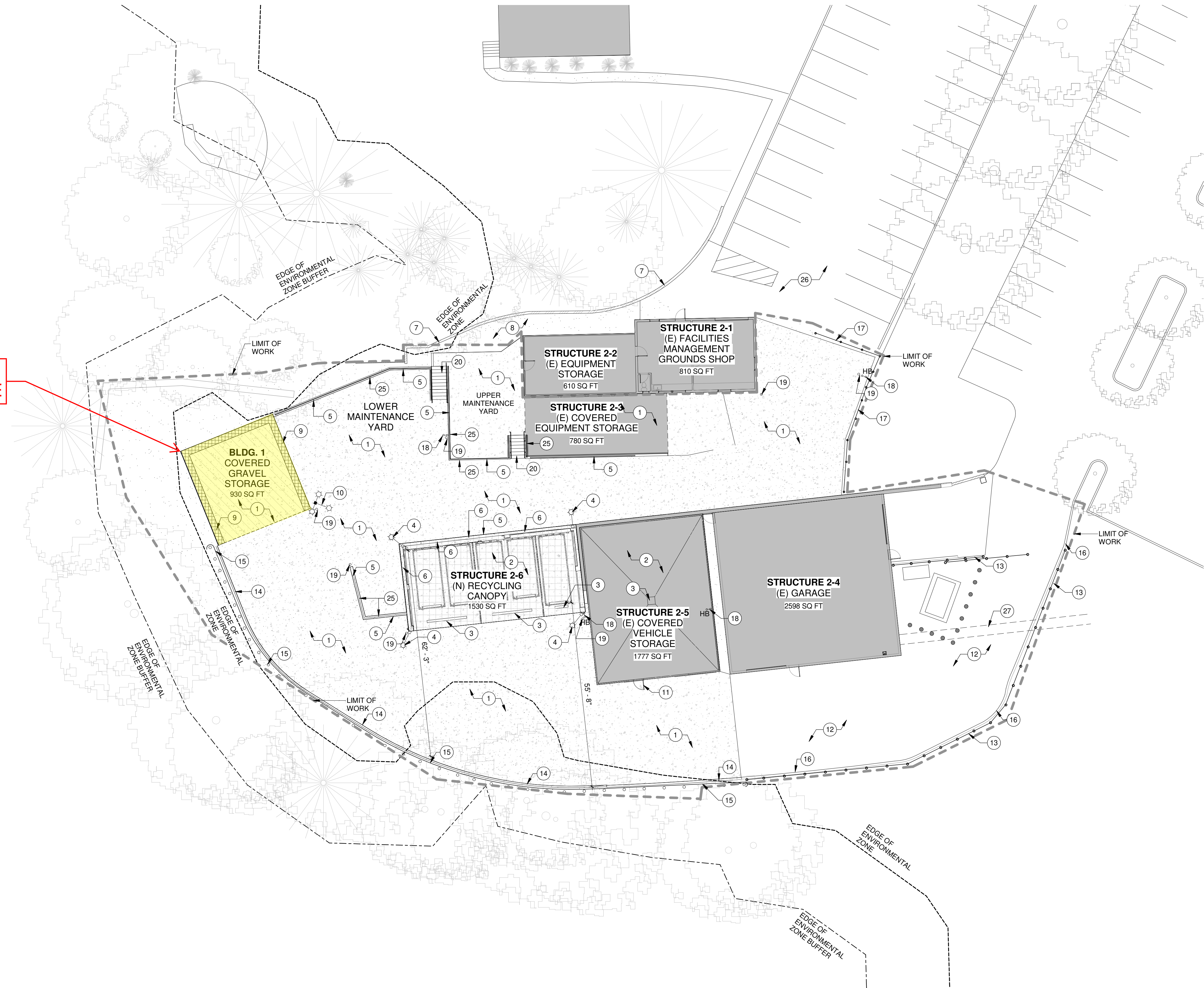
LAND USE REVIEW DOCUMENTS

REVISIONS:
DATE DESCRIPTION

SHEET TITLE:
DEMOLITION SITE PLAN

PROJECT # 22014
PERMIT DATE:
DATE: 10.18.23

A002



BUILDING 1,
ONE STRUCTURE

GENERAL NOTES - SITE PLAN

1. SITE PLAN FOR REFERENCE ONLY, SEE CIVIL FOR ADDITIONAL INFORMATION.

LEGEND

- FENCING
○—○ TRAFFIC RATED GUARDRAIL. SEE DETAILS AND STRUCTURAL
- - - - ENVIRONMENTAL ZONE BOUNDARY
- - - - EDGE OF ENVIRONMENTAL ZONE BUFFER
- - - - LIMIT OF WORK BOUNDARY
CONCRETE PAVING
FLOOD LIGHT. REFER TO ELECTRICAL/SITE DRAWINGS

KEYNOTES - SITE PLAN

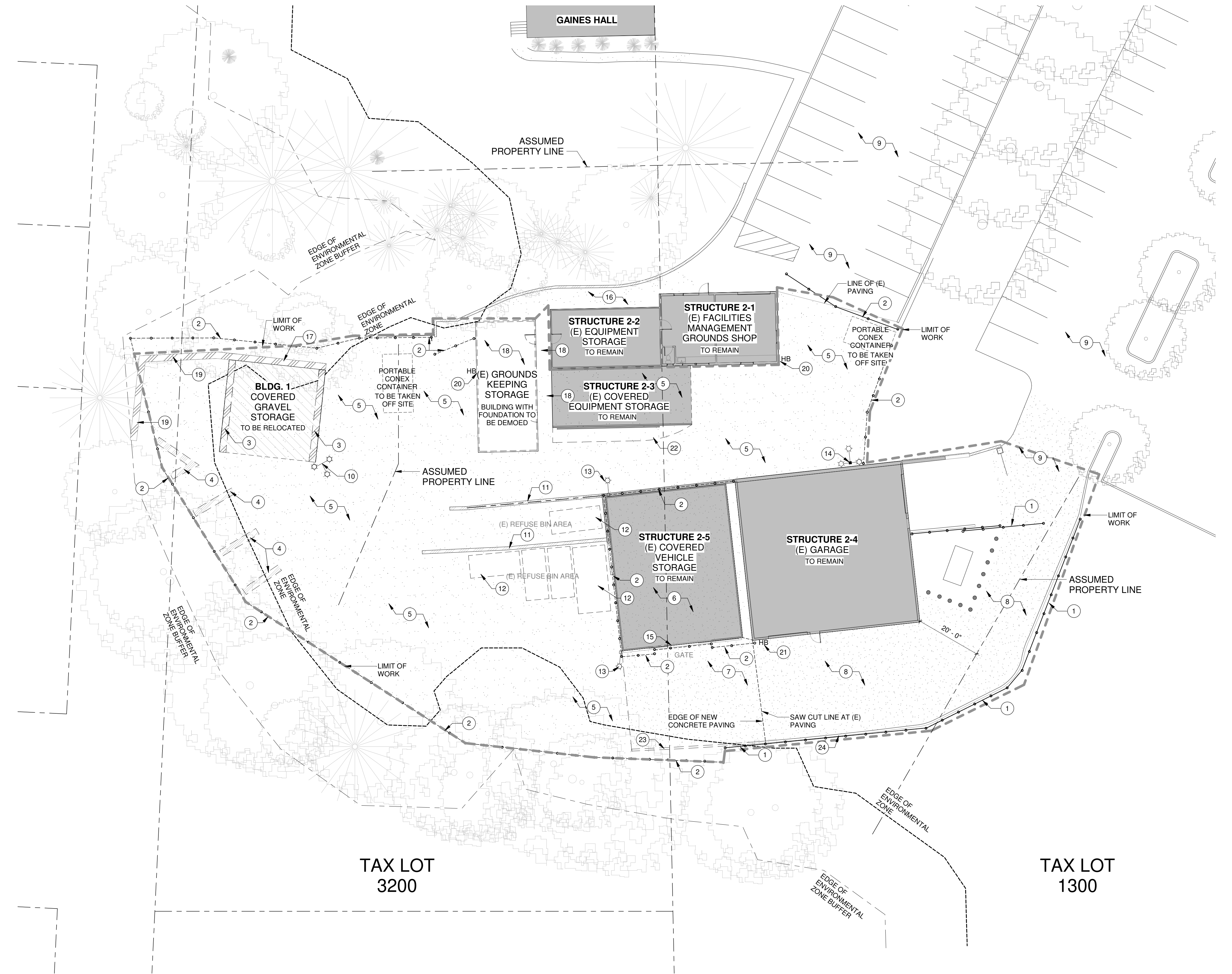
- 1 (N) CONCRETE PAVING. SEE CIVIL
2 (N) CONCRETE SLAB. SLOPE TO SANITARY SEWER FLOOR DRAIN. SEE CIVIL
3 (N) SANITARY FLOOR DRAIN. REFER TO CIVIL
4 SITE LIGHTING MOUNTED TO (N) TRASH CANOPY. SEE ELECTRICAL DRAWINGS
5 (N) CONCRETE RETAINING WALL. REFER TO DETAILS AND STRUCTURAL DRAWINGS
6 (N) OPERABLE GUARDRAIL. REFER TO CANOPY DETAILS AND DRAWINGS
7 (E) CMU RETAINING WALL TO REMAIN
8 (E) GRAVEL WALKWAY TO REMAIN
9 (E) RELOCATED ULTRABLOCK WALL AND (E) MEMBRANE STRUCTURE ABOVE
10 (E) LIGHTS AND SUPPORT POLE RELOCATED ONTO (N) FOUNDATION SUPPORT. SEE STRUCTURAL
11 (N) LOCKABLE GALV CHAINLINK GATE WITH PRIVACY SLATS. REFER TO DETAILS
12 (E) ASPHALT PAVING TO REMAIN. REPAIR PAVEMENT AT EXCAVATED AREAS. SEE CIVIL
13 (E) FENCING TO REMAIN
14 (N) CONCRETE CURB. SEE CIVIL
15 (N) TRAFFIC RATED GUARDRAIL. SEE DETAILS AND STRUCTURAL
16 (E) CONCRETE CURB TO REMAIN
17 (N) CHAINLINK FENCING TO MATCH FENCING BEING REPLACED
18 NEW HOSE BIB. REFER TO PLUMBING/CIVIL DRAWINGS
19 (N) CONCRETE FILLED PIPE BOLLARD
20 (N) CONCRETE STAIRS. REFER TO LANDSCAPE AND CIVIL DRAWINGS
25 (N) FIXED GALVANIZED PIPE GUARDRAIL
26 (E) PAVING TO REMAIN
27 (E) UTILITY TRENCH CONNECTING THE GARAGE TO THE EMC. INSTALL NEW UTILITIES IN TRENCH. REFER TO PLUMBING/SITE DRAWINGS

BUILDING 1

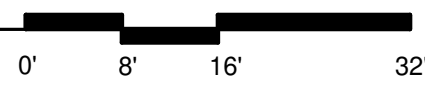
- COVERED GRAVEL STORAGE

BUILDING 2

- (E) FACILITIES MAINTENANCE GROUNDS BUILDING (STRUCTURE 2-1)
(E) EQUIPMENT STORAGE (STRUCTURE 2-2)
(E) COVERED EQUIPMENT STORAGE (STRUCTURE 2-3)
(E) GARAGE (STRUCTURE 2-4)
(E) COVERED VEHICLE STORAGE (STRUCTURE 2-5)
(N) RECYCLE CANOPY (STRUCTURE 2-6)



1 DEMOLITION SITE PLAN
1/16" = 1'-0"



GENERAL NOTES - SITE PLAN	
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10	DEMO (E) LIGHT POLE FOOTING AND UNINSTALL (E) LIGHT SUPPORT POLE AND REINSTALL ON NEW FOOTING PER SITE/ELECTRICAL DRAWINGS
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ARCHITECTURE
ORANGEWALLstudios
PLANNING

3455 N WILLIAMS AVE, SUITE 07
PORTLAND, OREGON 97227

NOT FOR
CONSTRUCTION

OHSU SOUTH MARQUAM HILL NCU SITE UPGRADES

830 SW GAINES ST
PORTLAND, OR 97239

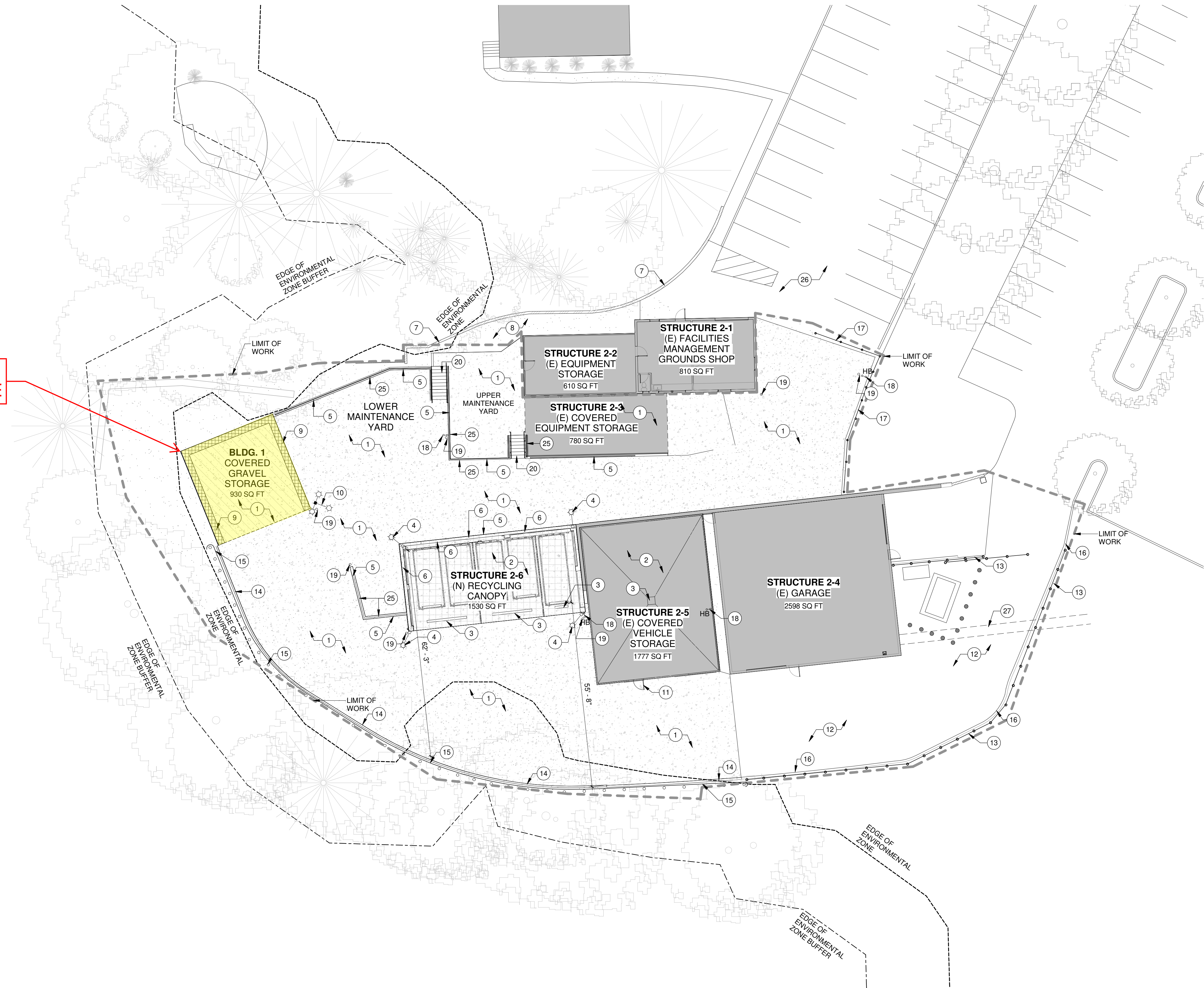
LAND USE REVIEW
DOCUMENTS

REVISIONS:
DATE DESCRIPTION

SHEET TITLE:
DEMOLITION
SITE PLAN

PROJECT # 22014
PERMIT
DATE:
DATE: 10.18.23

A002



BUILDING 1,
ONE STRUCTURE

GENERAL NOTES - SITE PLAN

1. SITE PLAN FOR REFERENCE ONLY, SEE CIVIL FOR ADDITIONAL INFORMATION.

LEGEND

- FENCING
○—○ TRAFFIC RATED GUARDRAIL. SEE DETAILS AND STRUCTURAL
- - - - - ENVIRONMENTAL ZONE BOUNDARY
- - - - - EDGE OF ENVIRONMENTAL ZONE BUFFER
- - - - - LIMIT OF WORK BOUNDARY
CONCRETE PAVING
⊙ ⊙ ⊙ FLOOD LIGHT. REFER TO ELECTRICAL/SITE DRAWINGS

KEYNOTES - SITE PLAN

- 1 (N) CONCRETE PAVING. SEE CIVIL
2 (N) CONCRETE SLAB. SLOPE TO SANITARY SEWER FLOOR DRAIN. SEE CIVIL
3 (N) SANITARY FLOOR DRAIN. REFER TO CIVIL
4 SITE LIGHTING MOUNTED TO (N) TRASH CANOPY. SEE ELECTRICAL DRAWINGS
5 (N) CONCRETE RETAINING WALL. REFER TO DETAILS AND STRUCTURAL DRAWINGS
6 (N) OPERABLE GUARDRAIL. REFER TO CANOPY DETAILS AND DRAWINGS
7 (E) CMU RETAINING WALL TO REMAIN
8 (E) GRAVEL WALKWAY TO REMAIN
9 (E) RELOCATED ULTRABLOCK WALL AND (E) MEMBRANE STRUCTURE ABOVE
10 (E) LIGHTS AND SUPPORT POLE RELOCATED ONTO (N) FOUNDATION SUPPORT. SEE STRUCTURAL
11 (N) LOCKABLE GALV CHAINLINK GATE WITH PRIVACY SLATS. REFER TO DETAILS
12 (E) ASPHALT PAVING TO REMAIN. REPAIR PAVEMENT AT EXCAVATED AREAS. SEE CIVIL
13 (E) FENCING TO REMAIN
14 (N) CONCRETE CURB. SEE CIVIL
15 (N) TRAFFIC RATED GUARDRAIL. SEE DETAILS AND STRUCTURAL
16 (E) CONCRETE CURB TO REMAIN
17 (N) CHAINLINK FENCING TO MATCH FENCING BEING REPLACED
18 NEW HOSE BIB. REFER TO PLUMBING/CIVIL DRAWINGS
19 (N) CONCRETE FILLED PIPE BOLLARD
20 (N) CONCRETE STAIRS. REFER TO LANDSCAPE AND CIVIL DRAWINGS
25 (N) FIXED GALVANIZED PIPE GUARDRAIL
26 (E) PAVING TO REMAIN
27 (E) UTILITY TRENCH CONNECTING THE GARAGE TO THE EMC. INSTALL NEW UTILITIES IN TRENCH. REFER TO PLUMBING/SITE DRAWINGS

BUILDING 1

- COVERED GRAVEL STORAGE

BUILDING 2

- (E) FACILITIES MAINTENANCE GROUNDS BUILDING (STRUCTURE 2-1)
(E) EQUIPMENT STORAGE (STRUCTURE 2-2)
(E) COVERED EQUIPMENT STORAGE (STRUCTURE 2-3)
(E) GARAGE (STRUCTURE 2-4)
(E) COVERED VEHICLE STORAGE (STRUCTURE 2-5)
(N) RECYCLE CANOPY (STRUCTURE 2-6)