Development Services

From Concept to Construction

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

APPEAL SUMMARY

Status: Decision Rendered

Appeal ID: 24644	**Project Address:** 8435 NE Glisan St
Hearing Date: 2/24/21	**Appellant Name:** Jason Olson
Case No.: B-008	**Appellant Phone:** 360-694-8571
Appeal Type: Building	**Plans Examiner/Inspector:** John Cooley
Project Type: commercial	**Stories:** 2 **Occupancy:** B **Construction Type:** III-B
Building/Business Name: Mitchell Library - Multnomah University	**Fire Sprinklers:** Yes - Existing in Halls, Proposed in Laboratories
Appeal Involves: Alteration of an existing structure	**LUR or Permit Application No.:**
Plan Submitted Option: pdf [File 1]	**Proposed use:** Educational Laboratories

APPEAL INFORMATION SHEET

Appeal item 1

Code Section	OSSC 428.3.9
Requires	OSSC 428.3.9 requires automatic fire-extinguishing systems to be equipped throughout a building containing laboratory suites.
Code Modification or Alternate Requested	Under mitigating circumstances of the project, the intent of this appeal is to request a variance allowing the building to remain partially sprinklered, as is, with the addition of an automatic fire-extinguishing system equipped only within the scope of the proposed laboratory areas.
Proposed Design	The existing building is a two-story (with 2-intermediate levels) concrete/steel frame/load bearing wall structure, built in 1979, to provide library/classroom spaces, designated Occupancy B throughout, with the exception of an assembly space in the southern portion of the lower level. Project scope includes removing library stacks in the northern portion of the lower level of the building from what were originally classroom spaces, and returning that space back into classrooms, as a biology lab and chemistry lab, with a shared preparation room, hall, and equipment closet. There is no change of occupancy, and the proposed design reduces occupant load. Steel studs were used throughout the original construction, and steel stud construction is proposed. The scope of the alteration includes casework, plumbing, electrical, and mechanical improvements, including mechanical exhaust and supply to/from the roof. This requires two mechanical shafts to be added from the lower level to the roof. These shafts, along with the entire laboratory suite, will be separated from other non-laboratory areas with a 1-HR fire barrier per OSSC Table 428.3.
Reason for alternative	To provide an automatic sprinkler throughout the existing building (29,480 SF) would be excessive additional scope relative to the scope of the proposed project scope of approximately 1912 SF of space. The only additional changes proposed beyond the 1912 SF of laboratory suite space are alterations to lower level restrooms for updated ADA compliance, and MEP scope through the

proposed mechanical shafts to the roof. Otherwise, the existing building is outside project scope. Whereas the laboratory suite within project scope (1) provides reduced occupant load, (2) is located within an existing fire resistant structure (load bearing masonry exterior walls, steel joist roof structure, concrete waffle slab floor level), (3) has emergency exits both immediately adjacent to project area and nearby(doors 100A and 100C on the north elevation of the building), and (4) improves existing health, life, safety conditions with the addition of an automatic fire sprinkler in the laboratory suite, and 1-HR rated walls fully enclosing the suite --- this appeal is requesting that a variance take into account these mitigating factors with the understanding that in the event of an emergency within the proposed laboratory suite, a 1-HR fire barrier and automatic sprinkler system provides sufficient safety for the occupants both within the laboratory suite and elsewhere in the building to exit safely.

Appeal item 2

Code Section	OSSC 1009.7.2
Requires	OSSC 1009.7.2 requires exterior walls separating the exterior area of assisted rescue from the interior of the building to have 1-HR fire-resistance rating within 10 feet beyond the landing on either side of the landing.
Code Modification or Alternate Requested	The intent of this appeal is to request a variance to allow sprinklered door and window as an alternate to a 1-HR fire rated wall assembly.
Proposed Design	The proposed area of assisted rescue for the project scope is located between Grids 1 and 2, along Grid F. The adjacent exterior wall meets the requirements of OSSC 1009.7.2. but is penetrated by two exit-only doors that include relites and sidelites within the 10 foot horizontal distance from the proposed area of assisted rescue. An automatic fire extinguishing system is proposed to provide sprinklering the doors and windows as an alternate to OSS 1009.7.2 requirements.
Reason for alternative	Filling in the existing doors/windows with a rated wall assembly would add an alteration to the exterior envelope which is currently not in project scope. This would be excessive to the intended design scope, which is primarily interior with the exception of rooftop units. Additionally, the doors/windows are providing quality of light for students/teachers and a means of egress that would be removed under OSSC 1009.7.2. In the event of an emergency, sprinklering the existing doors/windows provides a comparable fire resistance that is relative to the scale of the building and its number of occupants.

APPEAL DECISION

1. Partial change of use from classroom to labratory with partial building sprinklering: Granted as proposed.
Note: For purposes of Fire and Life Safety plan review the building is considered non-sprinklered.

2. Type 13 water curtain sprinkler protection at non-fire rated openings in one hour wall at exterior area of rescue assistance: Granted provided
windows are non-operable, fixed glazing doors are on closers and sprinklers are spaced not more than 6 feet apart and placed a minimum of 6 inches and a maximum of 12 inches from the opening(s) and a maximum of 12 inches below the ceiling. Sprinklers are to be installed on the occupied side of the openings. A separate permit from the Fire Marshal's Office is required.
Appellant may contact John Butler (503 865-6427) or e-mail at John.Butler@portlandoregon.gov 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

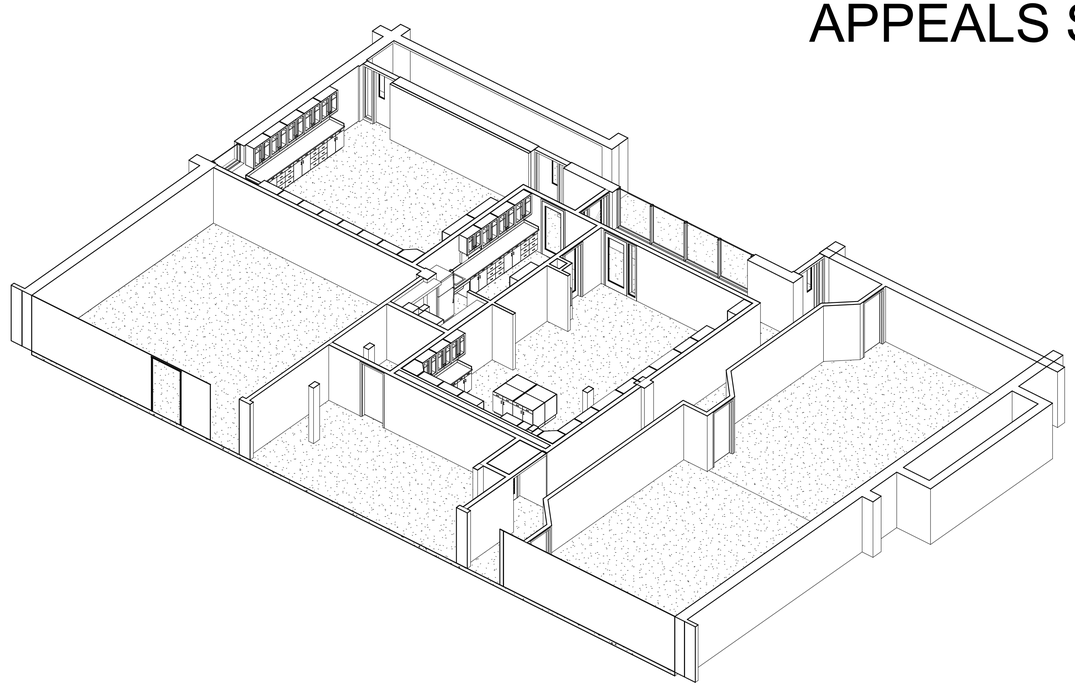
not lessen health, safety, accessibility, life, fire safety or structural requirements; and that special conditions unique to this project make strict application of those code sections impractical.

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.

MU - Science Labs

Multnomah University

APPEALS SET



OWNER **MULTNOMAH UNIVERSITY** 8435 NE GLISAN ST PORTLAND, OR 97220 p. 503.251.5344	**CONTRACTOR** **TOOD CONSTRUCTION** 18407 NEW BOONES FERRY ROAD TIGARD, OREGON 97224 p. 503.620.7652	**ARCHITECT** **LSW ARCHITECTS** 610 ESTHER ST. SUITE 200 VANCOUVER, WASHINGTON 98660 p. 360.694.8571
ELECTRICAL **PRAIRIE ELECTRIC** 6000 NE 88TH ST VANCOUVER, WA 98665 p. 360.573.2750	**MECHANICAL** **AMERICAN HEATING** 5035 SE 24th AVE PORTLAND, OR 97202 p. 503.239.4600	**FIRE PROTECTION** **SOUND FIRE PROTECTION, INC** 10772 SE HWY 212 CLACKAMAS, OREGON 97015 p. 503.655.3775

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COVER SHEET

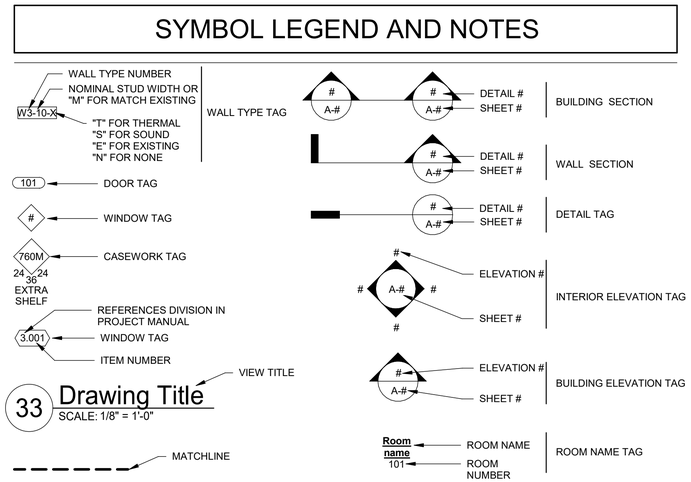
G-000

ARCHITECTURAL ABBREVIATIONS

#	POUND OR NUMBER
AB	ANCHOR BOLT
ABV	ABOVE
AED	AUTOMATED EXTERNAL DEFIBRILLATOR
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
AP	ACOUSTIC PANELS
APPROX	APPROXIMATE
ARCH	ARCHITECT/ARCHITECTURAL
AUTO	AUTOMATIC
AVG	AVERAGE
W/O	WITHOUT
W/B	WHITE BOARD
W/C	WALL COVERING OR WATER CLOSET
W/CS	WALL COVERING CHANGING STATION
W/D	WASHER/DRYER
W/G	WIRE GLASS
W/KG	WIRE KNOTTED MESH
W/M	WALL OFF MAT
W/R	WATER RESISTIVE BARRIER
W/WF	WELDED WIRE FABRIC
BUR	BUILT UP ROOF
"	INCHES
@	NUMBER
@G	CURRENT GUARD
@IP	CAST-IN-PLACE
CJ	CONTROL JOINT
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR, CLEARANCE
CLT	CROSS LAMINATED TIMBER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CPT	CARPET
CT	COUNTERTOP
CTR	CENTER
CW	CURTAIN WALL
D	DEPTH OR DRYER
DBL	DOUBLE
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
(E)	EXISTING
E	EAST
EA	EACH
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EMER	EMERGENCY
EQ	EQUAL
EQUIP	EQUIPMENT
EXP	EXPANSION
EXT	EXTERIOR
F	
FAC	FACTORY FINISH
FB	FACE BRICK
FC	FIBER CEMENT
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH
FIP	FOAMED-IN-PLACE
FLR	FLOOR
FO	FACE OF
FRP	FIBERGLASS REINFORCEMENT PANEL
FRT	FIRE RETARDANT TREATED
FSS	FOLDING SHOWER SEAT
FT	FOOT OR FEET
FTG	FOOTING
G	
GA	GAUGE, GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS OR GLAZING
GLU-LAM	GLU-LAMINATED
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HD	HAND DRYER
HDR	HEADER
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING/VENTILATION/AIR CONDITIONING
I	
ID	INSIDE DIAMETER
IG	INSULATED GLASS UNIT
INCL	INCLUDE
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
L	
L	LENGTH, LONG
LAB	LABORATORY
LAV	LAVATORY
LB(S)	POUND(S)
LVR	LOUVER
M	
M	MIRROR
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MOP HOLDER
MICRO	MICROWAVE
MIN	MINIMUM
MO	MASONRY OPENING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OTA	OPEN TO ABOVE
OTS	OPEN TO STRUCTURE
OWJ	OPEN-WEB JOIST
OWP	OPERABLE WALL PARTITION
P	
P	PAINT
PED	PEDESTAL
PERF	PERFORATED
PERP	PERPENDICULAR
PK	PARKING
PL	PLATE
PLAM	PLASTIC LAMINATE
PLBG	PLUMBING
PR	PAIR
PREFAB	PREFABRICATED
PREFIN	PRE-FINISHED
PROP	PROPERTY
PT	PRESSURE TREATED
PTD	PAPER TOWEL DISPENSER
PTDR	PAPER TOWEL DISPENSER AND RECEPTACLE
Q	
QTY	QUANTITY
R	
R	RADIUS OR RISER
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCE
REV	REVISION, REVISED
RF	RESILIENT FLOORING
RH	ROBE HOOK
RI	RISER
RM	ROOM
RO	ROUGH OPENING
RS	ROLLER SHADES
RTU	ROOF TOP UNIT
S	
S	SOUTH
SA	SELF ADHERED
SBLK	SPLASH BLOCK
SC	SOLID CORE
SCD	SEAT COVER DISPENSER
SD	SOAP DISPENSER
SECT	SECTION
SF	SQUARE FOOT
SHT	SHEET
SHTG	SHEATHING
SHWR	SHOWER
SIM	SIMILIAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SOG	SLAB ON GRADE
SQ	SQUARE
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STRFT	STOREFRONT
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
T	
T	TILE
T&G	TONGUE & GROOVE
T/O	TOP OF
TB	TOWEL BAR
TEMP	TEMPERED
THK	THICK, THICKNESS
THRU	THROUGH
TP	TOILET PARTITION
TPD	TOILET PAPER DISPENSER
TPH	TOILET PAPER HOLDER
TR	TREAD
TV	TELEVISION
TYP	TYPICAL

SHEET INDEX

SYMBOL LEGEND AND NOTES



VICINITY MAP

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INDEX, VICINTY MAP, ABBREVIATIONS, SYMBOLS AND LEGEND

G-001

Scale **12" = 1'-0"**

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GENERAL NOTES

PROJECT DESCRIPTION:	REMOVING LIBRARY STACKS FROM WHAT WERE ORIGINALLY CLASSROOM SPACES AND TURNING THAT SPACE BACK INTO A BIOLOGY LAB, CHEMESTRY LAB, PREP ROOM, HALL, AND JANITOR CLOSET.
JURISDICTION:	CITY OF PORTLAND
PROPERTY ID:	R319432
TAXROLL:	SECTION 33 1N 2E, TL 7500 19.25 ACRES
SITE / CAMPUS AREA:	19.25 ACRES
BUILDING AREA PER FLOOR:	13,500 SF PER FLOOR + 900 SF INTERMEDIATE LEVEL = 14,400 SF
BUILDING AREA TOTAL:	29,480 SF
AREA OF WORK:	1912 SF
OCCUPANCY:	B - NO CHANGE
SPRINKLERED:	PARTIALLY, AUTOMATIC, EXISTING IN HALLS ONLY, PROPOSED THROUGHOUT PROJECT AREA
FIRE/SMOKE ALARM:	YES
NEW IMPERVIOUS AREA:	0 (NO CHANGE PROPOSED)
ZONING DESIGNATION:	CI-1 - CAMPUS INSTITUTIONAL 1
WATER:	PORTLAND WATER BUREAU
SEWER:	PORTLAND BUREAU OF ENVIRONMENTAL SERVICES
FIRE:	PORTLAND FIRE AND RESCUE
LANDSCAPING:	NO CHANGES PROPOSED
PARKING AND LOADING:	NO CHANGES PROPOSED

APPLICABLE BUILDING REGULATIONS

2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) - CHAPTER 34 (BASED ON 2018 INTERNATIONAL EXISTING BUILDING CODES (IEBC)
2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) - PORTIONS OF 2018 INTERNATIONAL FIRE CODE (IFC)
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE
2019 OREGON MECHANICAL SPECIALTY CODE
2017 OREGON ELECTRICAL SPECIALTY CODE
2017 OREGON PLUMBING SPECIALTY CODE
CITY OF PORTLAND, TITLE 24 BUILDING REGULATIONS

ORIGINAL BUILDING CONSTRUCTED UNDER 1979 UNIFORM BUILDING CODE (UBC)

EXISTING BUILDING CONSTRUCTION

CONSTRUCTION TYPE: TYPE III-B NON-RATED (NO CHANGES PROPOSED) (ORIGINALLY 1979 UBC TYPE III-N)

FIRE RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601)

FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DESTANCE (TABLE 602)

BUILDING ELEMENT	BUILDING ELEMENT
PRIMARY STRUCTURAL FRAME	0
BEARING WALLS - EXTERIOR	2
BEARING WALLS - INTERIOR	0
NON-BEARING WALLS AND PARTITIONS - EXTERIOR	1
NON-BEARING WALLS AND PARTITIONS - INTERIOR	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

PLUMBING FIXTURES: LEVEL 1

LEVEL 1 PROPOSED CHANGES: REMOVE (1) WATER CLOSET PER RESTROOM, REVISE (1) WATER CLOSET PER RESTROOM TO BE ADA COMPLIANT.
NO CHANGE IN OCCPANCY, AND REDUCTION OF OCCUPANT LOAD.
LEVEL 1 OCCUPANTS = 414

LEVEL 1 WATER CLOSETS	MIN. REQUIRED	LEVEL 1 LAVATORIES	MIN. REQUIRED
EXISTING WATER CLOSETS 9 + 3 URINALS	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50.	EXISTING LAVATORIES 8	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80.
WATER CLOSETS REQUIRED 10	URINALS MAY REPLACE WATER CLOSETS AT A RATIO OF 1 URINAL PER 2/3 WATER CLOSET	LAVATORIES REQUIRED 6	

CODE ANALYSIS GENERAL NOTES

1. FIRE STOPPING IS A BIDDER-DESIGNED OR DESIGN-BUILD SYSTEM. THE DRAWINGS DO NOT SHOW ALL LOCATIONS WHERE FIRE STOPPING IS REQUIRED.

ACCESSIBILITY UPGRADE SCHEDULE

NEW DOOR HARDWARE: DOORS 100A, 100B, 100C, 114, AND 115
REVISED WATER CLOSETS IN RESTROOMS: WOMEN 114 AND MEN 115
NO FURTHER REVISIONS REQUIRED FOR ADA COMPLIANCE.

ALLOWABLE AREA

BUILDING AREA PER FLOOR:	13,500 SF + 900 SF INTERMEDIATE LEVEL = 14,400 SF
BUILDING AREA TOTAL	29,480 SF
BUILDING AREA ALLOWABLE (PER TABLE 506.2, 2019 OSSC)	OCCPANCY CLASSIFCATION B, NON-SPRINKLERED = 19,000 SF
SUMMARY	14,400 SF < 19,000 SF

CODE ANALYSIS

OCCUPANCY CLASSIFICATION:	GROUP B - EDUCATIONAL OCCPANCIES FOR STUDENTS ABOVE THE 12TH GRADE
CONSTRUCTION TYPE:	TYPE III-B - NO CHANGES PROPOSED (ORIGINALLY 1979 UBC TYPE III-N)
CONSTRUCTION DESCRIPTION:	EXISTING 2-STORY METAL-FRAMED REINFORCED CONCRETE AND LOAD-BEARING MASONRY STRUCTURE WITH MASONRY CLADDING AND METAL JOIST ROOF STRUCTURE.
FIRE PROTECTION SYSTEM:	EXISTING BUILDING IS PARTIALLY AUTOMATICALLY SPRINKLERED. PROJECT AREA PROPOSED TO BE FULLY SPRINKLERED.
EXIT ACCESS TRAVEL DISTANCE:	200 FT ALLOWED (NON-SPRINKLERED), 120 PROPSED
COMMON PATH OF EGRESS TRAVEL:	75 FT ALLOWED (NON-SPRINKLERED), 62 FT PROPOSED
EXISTS REQUIRED:	2 EXISTING, NO CHANGES PROPOSED
BUILDING HEIGHT:	NO CHANGES PROPOSED
BUILDING STORIES:	2 STORIES, WITH INTERMEDIATE STACKS LEVEL
ALTERATION:	LEVEL 1 (LEVEL 2 -MECHANICAL SHAFTS ONLY)

SEPARATE PERMITS REQUIRED

1. FIRE AND SMOKE ALARM SYSTEMS
2. ELECTRICAL SYSTEMS
3. HVAC SYSTEMS
4. PLUMBING SYSTEMS

PREVIOUS OCCUPANT SUMMARY ASSUMPTION AT PROJECT AREA

OCCUPANCY	PRIMARY USE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
B	CLASSROOM	1375	20	69
B	STACKS	428	100	5
			PREVIOUS OCCUPANTS TOTAL AT PROJECT AREA	64

PROPOSED OCCUPANT CLASSIFICATION SUMMARY

OCCUPANCY	PRIMARY USE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
B	BIOLOGY LAB	667 SF	20	34
B	CHEMISTRY LAB	675 SF	50 (FIXED SEATING)	17
B - ANCILLARY	PREP ROOM	220 SF	0	0
B - ANCILLARY	HALL	121 SF	0	0
B - ANCILLARY	JANITOR	62 SF	0	0
	TOTAL	1,745 SF	PROPOSED OCCUPANTS	51
			PREVIOUS OCCUPANT ESTIMATE	64
			NET DIFFERENCE	-13

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Author
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CODE ANALYSIS

G-002

Scale **12" = 1'-0"**

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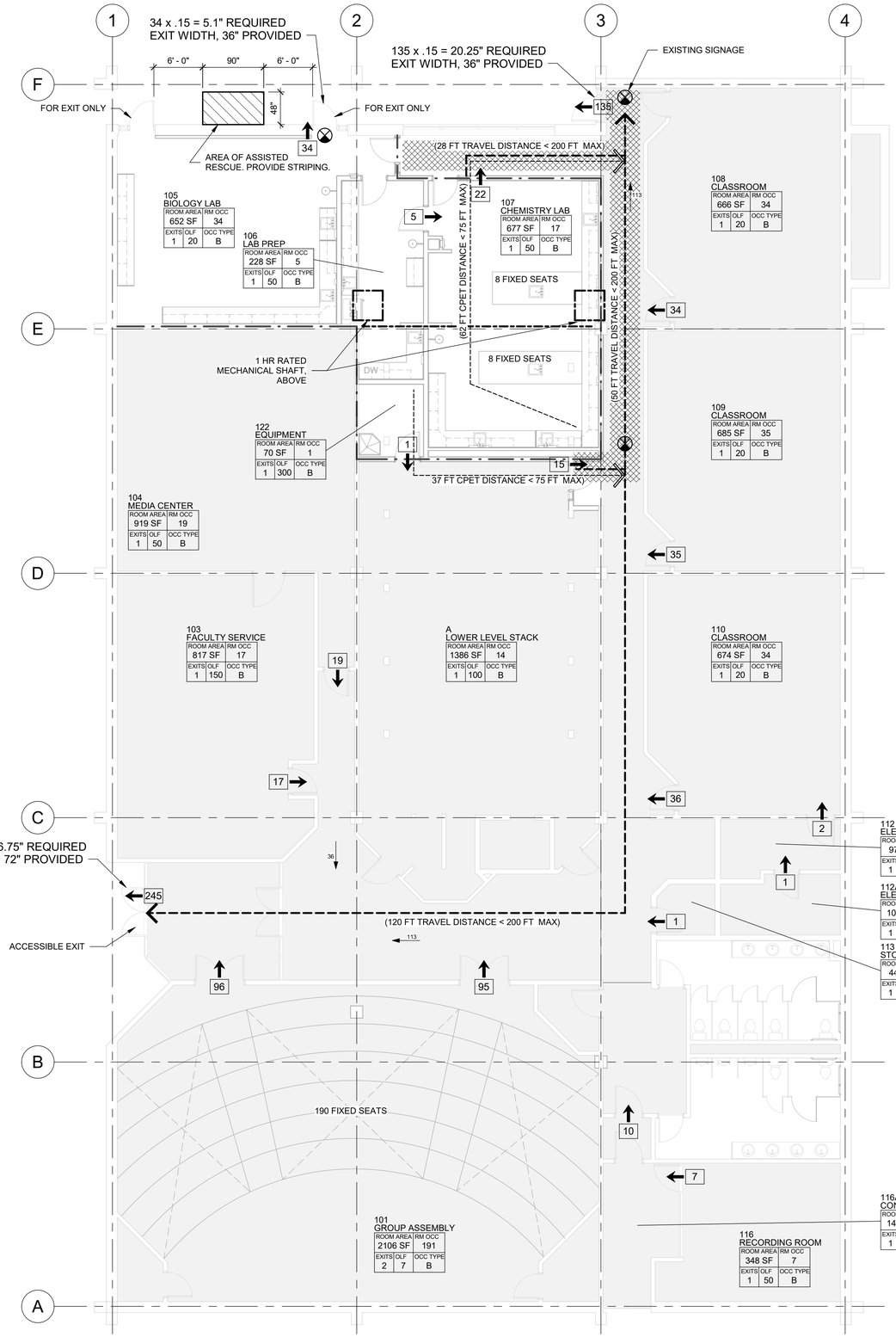

1 LEVEL 1 - LIFE SAFETY PLAN
SCALE: 1/8" = 1'-0"

CODE SYMBOL LEGEND

NAME
ROOM AREA 150 SF | RM OCC 30
EXITS 3 | OLF 300 | OCC TYPE R-2a
OCCUPANCY CODE TAG

30
DOOR LIFE SAFETY TAG

EGRESS ARROW

COMMON PATH OF EGRESS TRAVEL (CPET) ARROW

LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S). DIRECTION OF ARROW CORRESPONDS TO DIRECTION.

44" EXIT PATH
MIN. WIDTH OF EGRESS PATH OF TRAVEL (PROVIDE MIN. ILLUMINATION FOR EXITING - 1 FOOT CANDLE MIN. ON EMERGENCY BACKUP POWER.

1-HOUR FIRE SEPARATION

1-HOUR FIRE SEPARATION, ABOVE. SCOPE INLCUDED IS MECHANICAL SHAFTS TO ROOF, AND PARTIAL WALL ABOVE INTERMEDIATE LEVEL.

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LIFE SAFETY PLAN

G-003

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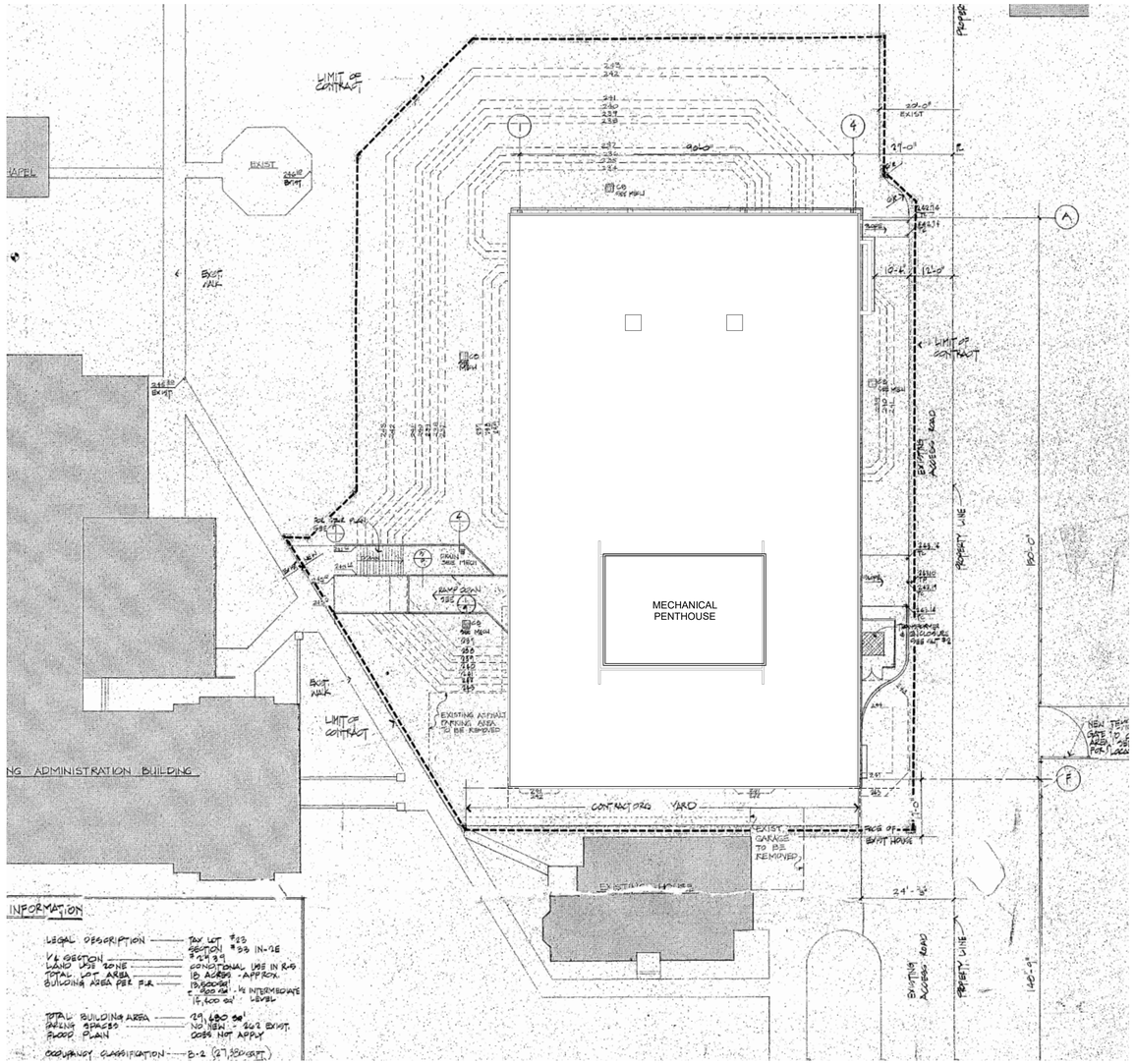

1 SITE PLAN
SCALE: 1" = 20'-0"

SITE PLAN GENERAL NOTES

1. SITE PLAN FOR REFERENCE ONLY - FROM ORGINAL 1979 CONSTRUCTION DOCUMENTS.

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SITE PLAN

A-001

Scale **As indicated**

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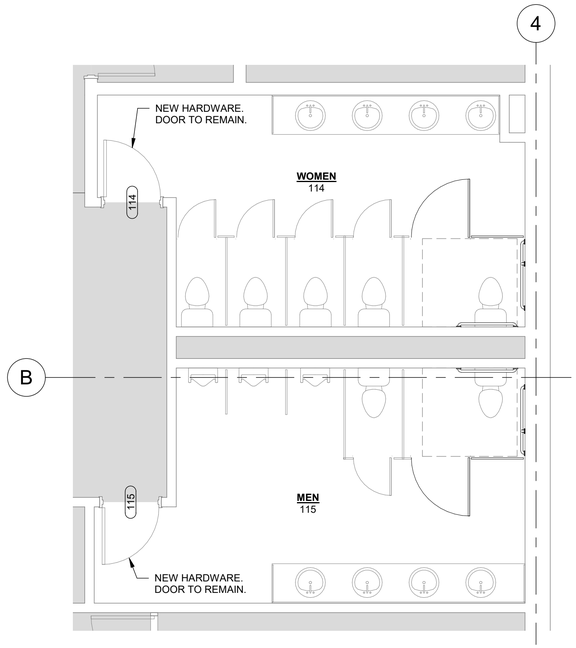
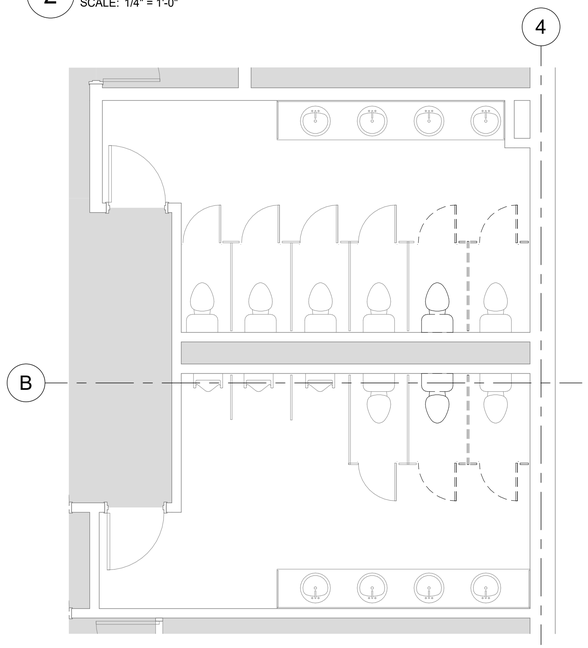


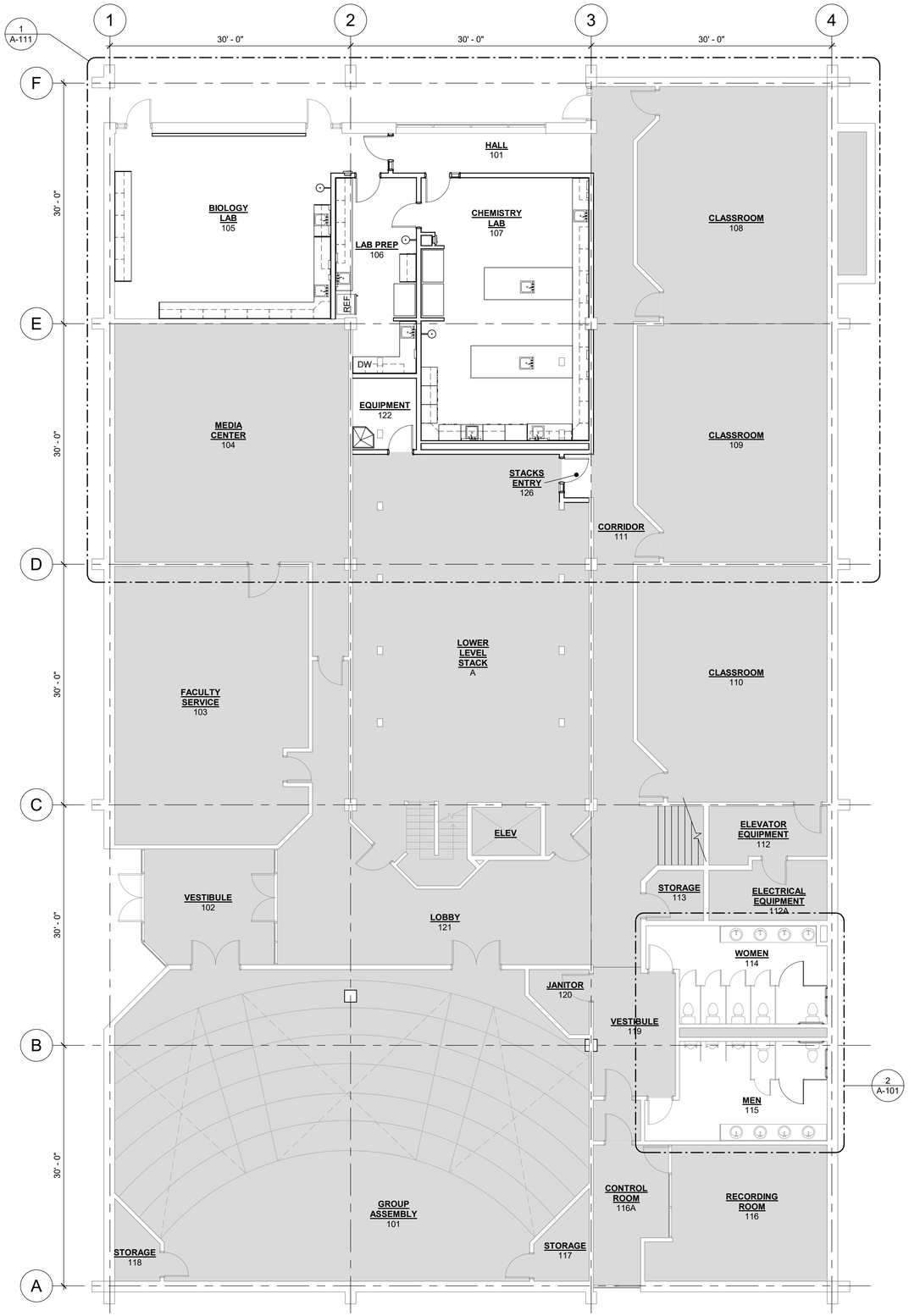
2 LEVEL 1 RESTROOMS - ENLARGED

SCALE: 1/4" = 1'-0"



3 LEVEL 1 DEMO - RESTROOMS

SCALE: 1/4" = 1'-0"



N

1 LEVEL 1 OVERALL FLOOR PLAN

SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. REFER TO CODE ANALYSIS SHEET(S) FOR RATED CONSTRUCTION AND OPENING PROTECTION.
2. REFER TO WALL TYPE SHEETS FOR INTERIOR AND EXTERIOR WALL DESCRIPTIONS. UNLESS OTHERWISE NOTED, THE TYPICAL EXTERIOR WALL TYPE SHALL BE TYPE XXX AND THE TYPICAL INTERIOR WALL TYPE SHALL BE TYPE XXX.
3. WALL TYPES ARE NOT CALLED OUT AT EACH ROOM. WALL TYPES CALLED OUT IN ONE ROOM EXTEND FOR THE ENTIRE LENGTH OF THE WALL UNLESS OTHERWISE NOTED.
4. ALL NON BEARING INTERIOR WALLS ARE TO EXTEND 6" MINIMUM ABOVE FINISH CEILING HEIGHT UNLESS OTHERWISE NOTED.
5. ALL INTERIOR PARTITIONS ARE FULL HEIGHT TO UNDERSIDE OF FLOOR/ROOF DECK UNLESS OTHERWISE NOTED.
6. INTERIOR STUD WALLS ARE DIMENSIONED TO CENTERLINE UNLESS OTHERWISE NOTED.
7. COLUMNS ARE DIMENSIONED TO CENTERLINE UNLESS OTHERWISE NOTED.
8. MASONRY WALLS ARE DIMENSIONED TO FACE OF MASONRY UNLESS OTHERWISE NOTED.
9. MASONRY OPENINGS ARE DIMENSIONED NOMINALLY UNLESS OTHERWISE NOTED.
10. ALL DOOR, WINDOW, LOUVER AND OTHER OPENINGS ARE DIMENSIONED FOR NOMINAL OPENING SIZE. CONSTRUCT OPENING SIZES PER MANUFACTURER REQUIREMENTS. REFER TO DOOR TYPES, DOOR FRAME TYPES , AND WINDOW TYPES FOR DIMENSIONS.
11. HINGE SIDE VERTICAL LEG OF DOOR FRAMES TO BE 6" FROM ADJACENT PERPENDICULAR WALLS UNLESS OTHERWISE NOTED.
12. ARCHITECTURAL FINISHED FLOOR ELEVATION OF 0'-0" CORRESPONDS TO CIVIL ELEVATION OF X'-X"
13. FLOOR DRAINS TO BE SET SO TOP OF DRAIN IS BELOW FINISH FLOOR ELEVATION WITH CONTINUOUS SLOPE FROM PERIMETER OF ROOM TO DRAIN UNLESS OTHERWISE NOTED. SLOPE 1/4" PER FOOT ALONG SHORTEST DISTANCE FROM PERIMETER OF ROOM TO DRAIN. FLOOR SLOPE SHALL NOT EXCEED 1/4" PER FOOT AT ANY LOCATION IN ROOM.
14. FLOOR PLANS INDICATE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING COMPONENTS AND MAY NOT SHOW ALL COMPONENTS. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING FOR ADDITIONAL INFORMATION.
15. SIZE OF ELEVATOR SHAFT AND ELEVATOR PIT ARE SHOWN PER THE BASIS OF DESIGN ELEVATOR MANUFACTURER. CONSTRUCT PER ELEVATOR MANUFACTURER REQUIREMENTS.
16. OVERALL FLOOR PLANS ARE FOR REFERENCE ONLY. REFER TO ENLARGED FLOOR PLAN SHEETS.
17. REFER TO EXTERIOR ELEVATIONS, BUILDING SECTIONS, AND WALL SECTIONS FOR WALL CONSTRUCTION ABOVE CUT-LINE.
18. FIRE-STOPPING IS A VENDOR-DESIGNED SYSTEM. ALTHOUGH SOME FIRE-STOPPING MAY BE CALLED OUT ON THE DRAWINGS, THEY DO NOT SHOW ALL LOCATIONS WHERE FIRE-STOPPING IS REQUIRED.
19. ALL NON-STAMPED DRAWINGS HAVE BEEN GIVEN FOR REFERENCE ONLY.

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lsw job number
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LEVEL 1
OVERALL FLOOR PLAN

A-101

Scale **As indicated**

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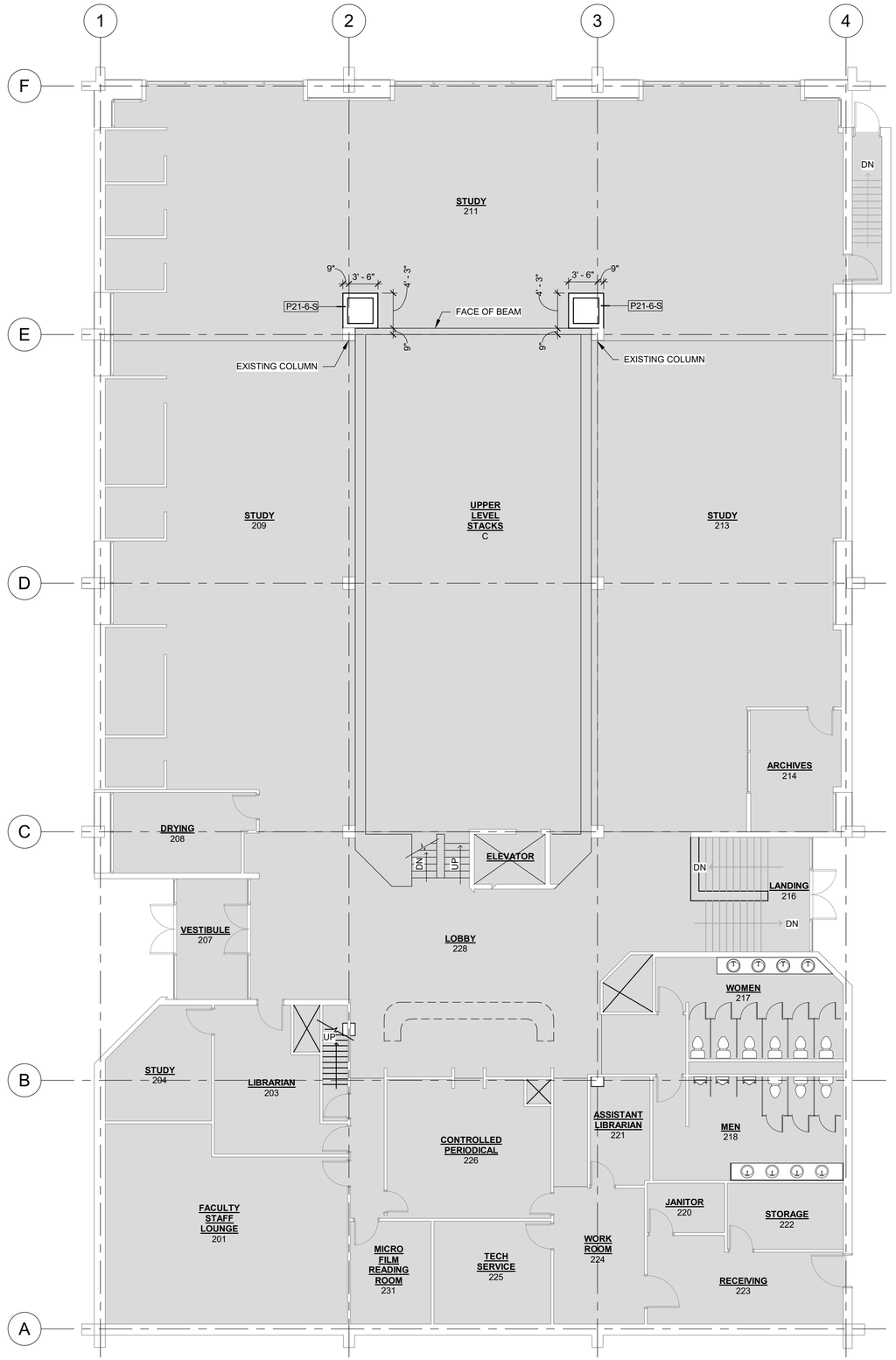

1 LEVEL 2 OVERALL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

REFER TO SHEET A-101 FOR FLOOR PLAN GENERAL NOTES.

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LEVEL 2
OVERALL FLOOR PLAN

A-102

Scale **As indicated**

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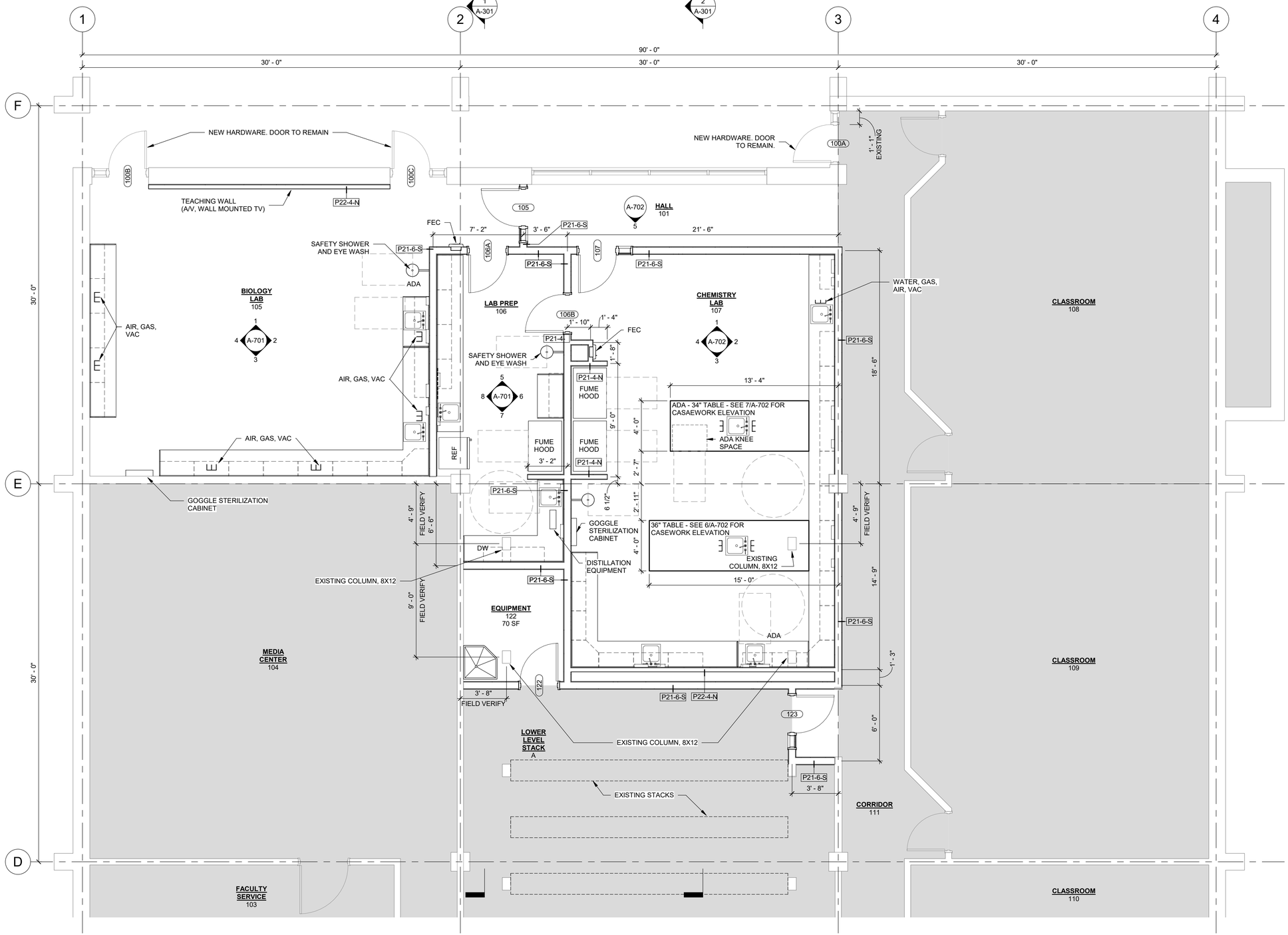

FLOOR PLAN GENERAL NOTES

REFER TO SHEET A-101 FOR FLOOR PLAN GENERAL NOTES.

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LEVEL 1 FLOOR PLAN - ENLARGED

A-111

Scale **As indicated**

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1 LEVEL 1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

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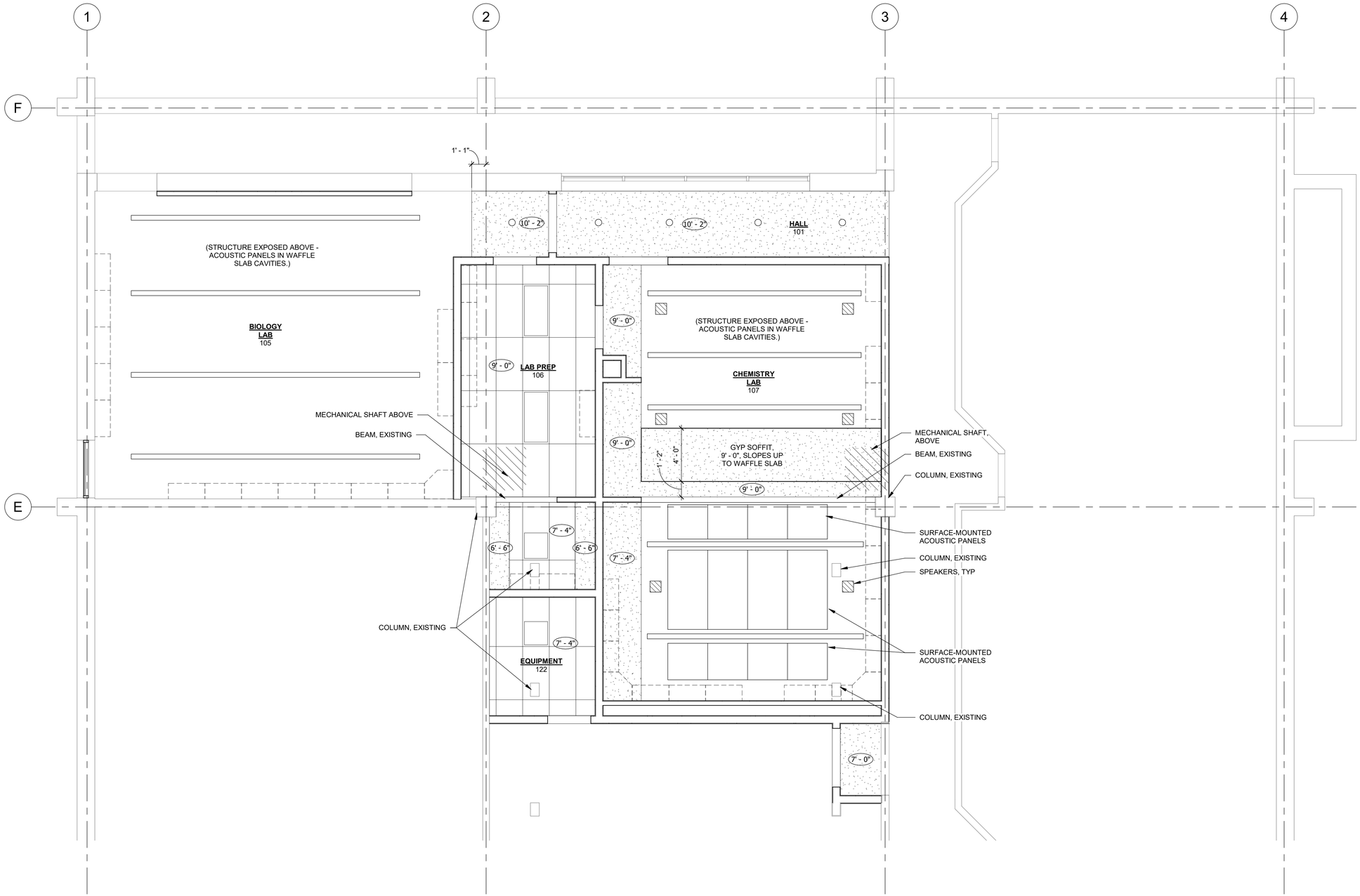

REFLECTED CEILING PLAN SYMBOL LEGEND

- RETURN AIR DIFFUSER, SEE MECH
- SUPPLY AIR DIFFUSER, SEE MECH
- RECESSED LIGHT FIXTURE, SEE ELECTRICAL
- CAN LIGHT FIXTURE, SEE ELECTRICAL
- PENDANT LIGHT FIXTURE, SEE ELECTRICAL
- X'-X" CEILING HEIGHT
- O.T.S. OPEN TO STRUCTURE
- 2x4 ACOUSTICAL CEILING TILE
- SLATTED WOOD CEILING
- GYPSUM WALLBOARD CEILING
- BLACKOUT SHADES

1 LEVEL 1 - REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

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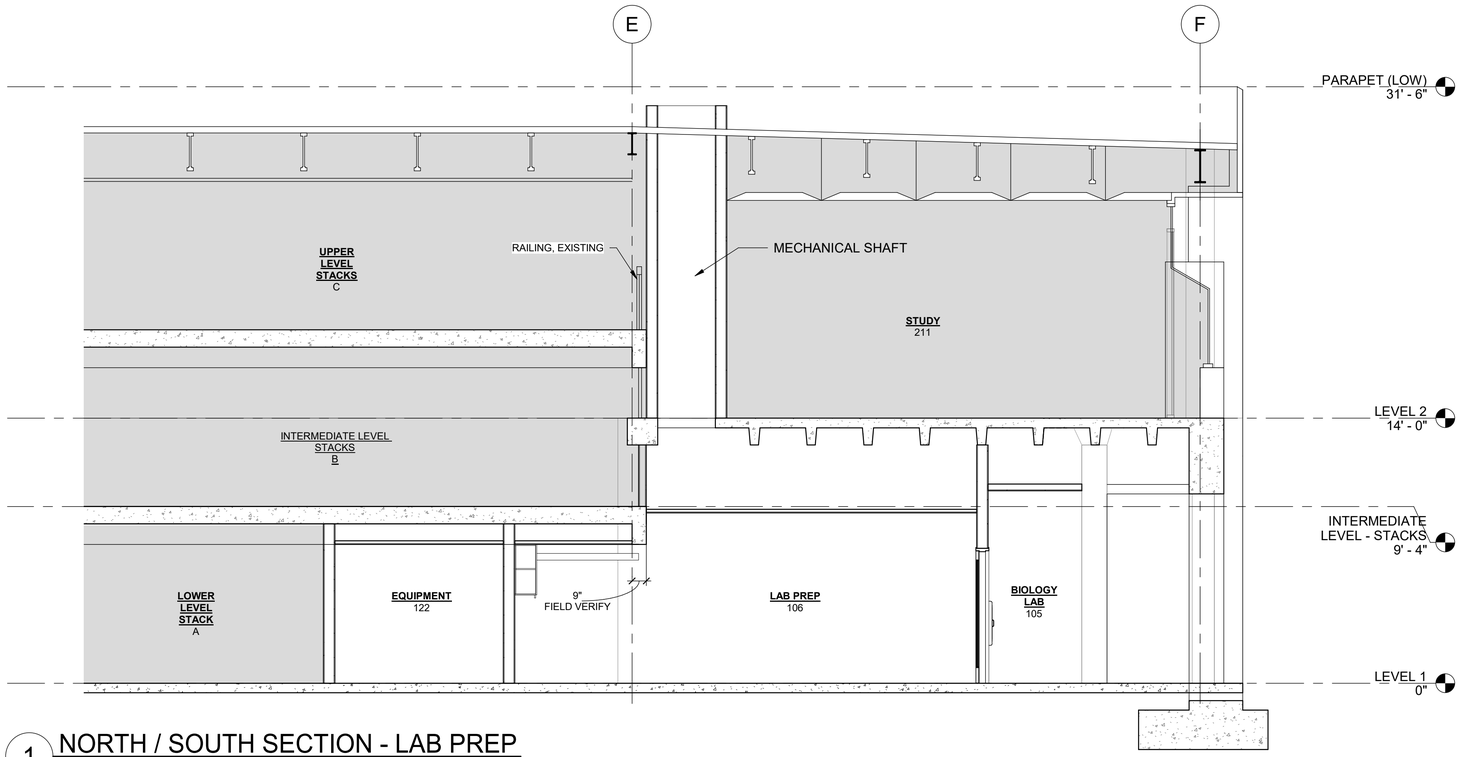
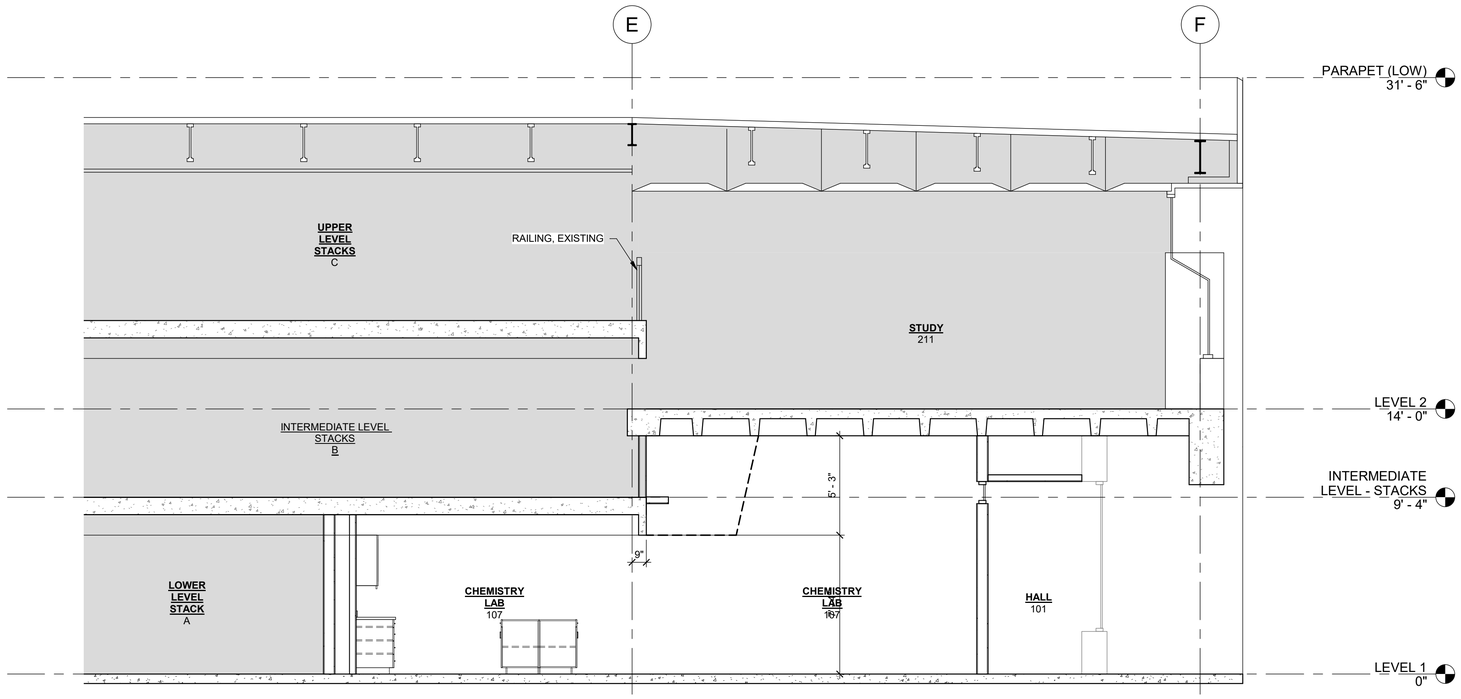
LEVEL 1 REFLECTED CEILING PLAN - ENLARGED

A-121

Scale **As indicated**



1 NORTH / SOUTH SECTION - LAB PREP
SCALE: 1/4" = 1'-0"



2 NORTH / SOUTH SECTION - CHEMISTRY LAB
SCALE: 1/4" = 1'-0"

BUILDING SECTIONS GENERAL NOTES

1. REFER TO CODE ANALYSIS SHEETS FOR RATED CONSTRUCTION AND OPENING PROTECTION.
2. REFER TO EXTERIOR ELEVATIONS, BUILDING SECTIONS, AND WALL SECTIONS FOR WALL CONSTRUCTION ABOVE CUT-LINE.

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BUILDING SECTIONS

A-301

Scale **As indicated**

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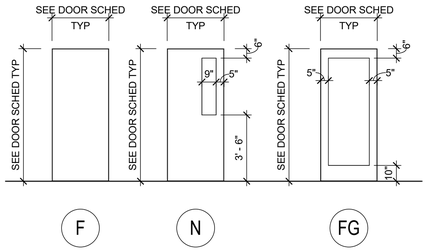
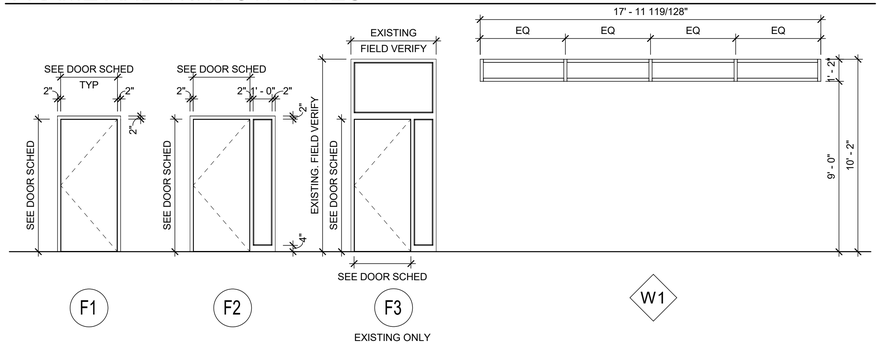
DOOR TYPES



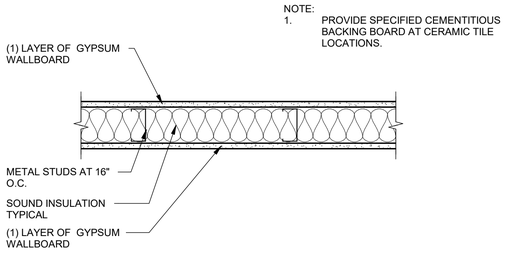
DOOR SCHEDULE

REVISIONS	DOOR NO.	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR MATERIAL	DOOR FINISH	DOOR GLAZING TYPE	FRAME TYPE	FRAME MATERIAL	FRAME FINISH	FRAME GLAZING TYPE	DETAILS (SEE SHEET A-521, A-5??) HEAD	DETAILS (SEE SHEET A-521, A-5??) JAMB	DETAILS (SEE SHEET A-521, A-5??) THRESH.	FIRE RATING	HARDWARE SET	REMARKS
	100A	N	3' - 0"	7' - 0"	HM Existing	<By Category>	-	F3	Existing	-					0		
	100B	N	3' - 0"	7' - 0"	HM Existing	<By Category>	-	F3	Existing	-					0		BLACKOUT SHADES
	100C	N	3' - 0"	7' - 0"	HM Existing	<By Category>	-	F3	Existing	-					0		BLACKOUT SHADES
	105	FG	3' - 0"	7' - 0"	WD	<By Category>	G-1	F2	HM	<By Category>	G-1				0		BLACKOUT SHADES
	106A	FG	3' - 0"	7' - 0"	WD	<By Category>	G-1	F1	HM	<By Category>					0		BLACKOUT SHADES
	106B	FG	3' - 0"	7' - 0"	WD	<By Category>	G-1	F1	HM	<By Category>					0		BLACKOUT SHADES
	107	FG	3' - 0"	7' - 0"	WD	<By Category>	G-1	F2	HM	<By Category>	G-1				0		BLACKOUT SHADES
	114	F	3' - 0"	7' - 0"	WD Existing	<By Category>	-	F1	HM	<By Category>							
	115	F	3' - 0"	7' - 0"	WD Existing	<By Category>	-	F1	HM	<By Category>							
	122	F	3' - 0"	7' - 0"	WD	<By Category>	-	F1	HM	<By Category>					0		
	123	FG	3' - 0"	7' - 0"	WD	<By Category>	G-1	F2	HM	<By Category>	G-1				0		

FRAME AND WINDOW TYPES



PARTITION TYPES



P21

DOOR & WINDOW TYPES GENERAL NOTES

1. REFER TO CODE ANALYSIS SHEETS FOR RATED CONSTRUCTION AND OPENING PROTECTION.
2. REFER TO DOOR SCHEDULE FOR RATINGS. PROVIDE FIRE RATED GLASS AT RATED DOORS, LAMINATED SAFETY GLASS AT NON-RATED LOCATIONS, AND INSULATED SAFETY GLAZING AT EXTERIOR LOCATIONS.
3. DETAILS FOR HEAD, JAMB AND SILL CONDITIONS SHOWN ARE TYPICAL. REFER TO PLANS, INTERIOR AND EXTERIOR ELEVATIONS AND SECTIONS FOR NON-TYPICAL DETAILS.
4. ALL WINDOWS, STOREFRONT, AND CURTAIN WALL SYSTEMS SHALL HAVE SILL PAN FLASHING.
5. REMOVABLE STOPS TO HAVE FASTENERS ON THE SECURE SIDE OF THE ROOM OR AREA THEY ARE LOCATED IN UNLESS OTHERWISE NOTED.

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DOOR AND FRAME ELEVATIONS AND WALL TYPES

A-611

Scale **As indicated**

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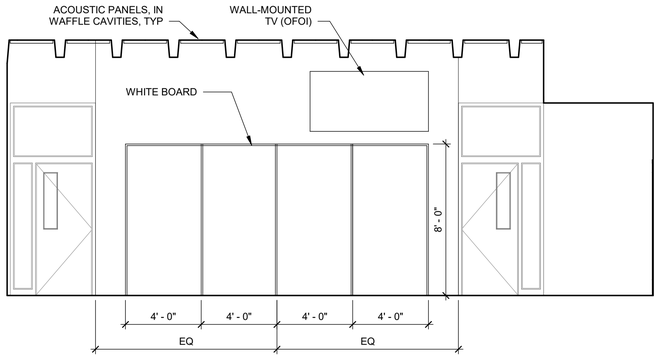
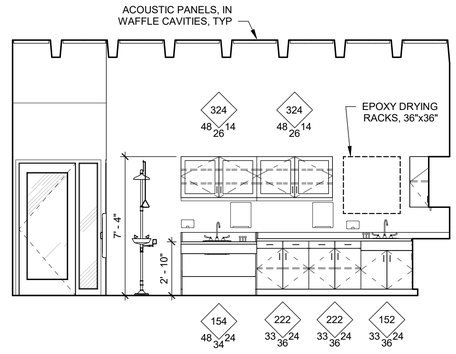
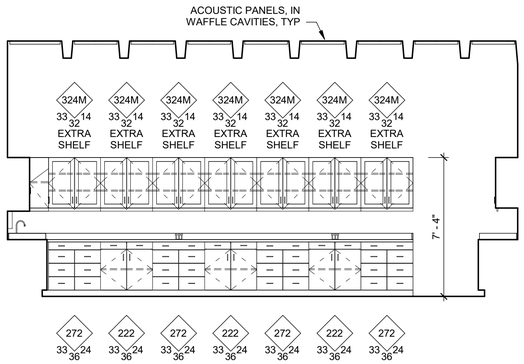


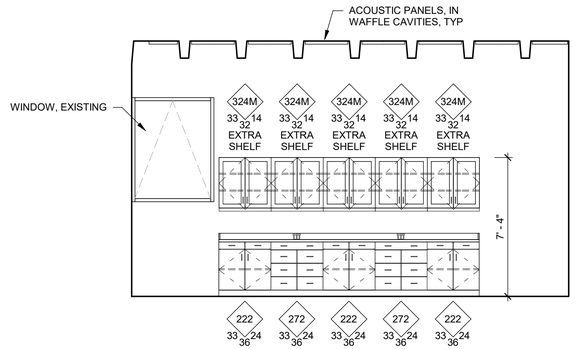
1 BIOLOGY LAB 105 - NORTH
SCALE: 1/4" = 1'-0"



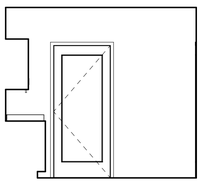
2 BIOLOGY LAB 105 - EAST
SCALE: 1/4" = 1'-0"



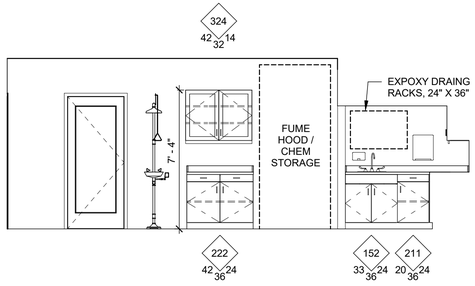
3 BIOLOGY LAB 105 - SOUTH
SCALE: 1/4" = 1'-0"



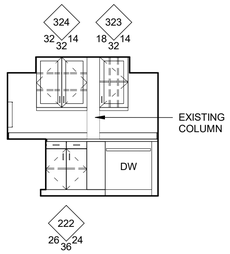
4 BIOLOGY LAB 105 - WEST
SCALE: 1/4" = 1'-0"



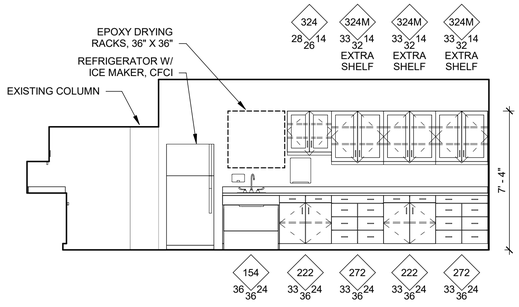
5 PREP 106 - NORTH
SCALE: 1/4" = 1'-0"



6 PREP 106 - EAST
SCALE: 1/4" = 1'-0"



7 PREP 106 - SOUTH
SCALE: 1/4" = 1'-0"

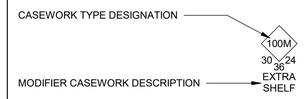


8 PREP 106 - WEST
SCALE: 1/4" = 1'-0"

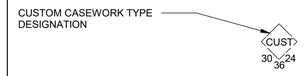
AWS (CDS) CASEWORK TYPE SYMBOL

(STANDARDS BASED ON AMERICAN WOODWORK STANDARDS)

CASEWORK TYPE MODIFIERS ARE INDICATED IN THE NUMBER AND A DESCRIPTION; SEE BELOW.



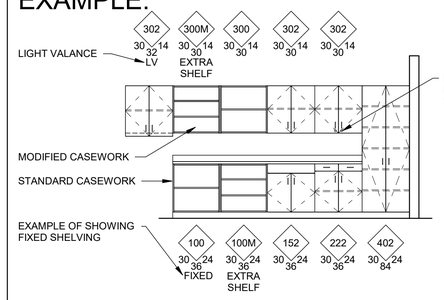
CUSTOM CASEWORK IS INDICATED IN THE TYPE NUMBER FIELD AND ACCOMPANIED WITH DETAILS SHOWN ON ELEVATIONS; SEE BELOW.



THE CDS IS SUBDIVIDED AS FOLLOWS:

BASE CABINETS W/O DRAWERS	100 SERIES
BASE CABINETS W/ DRAWERS	200 SERIES
WALL-HUNG CABINETS	300 SERIES
TALL STORAGE CABINETS	400 SERIES
TALL WARDROBE CABINETS	500 SERIES
LIBRARY CABINETS	600 SERIES
MOVABLE CABINETS	700 SERIES

EXAMPLE:



GENERAL NOTES: (REFER TO AWS APPENDIX A FOR TYPE DESCRIPTIONS)

1. 100 OR 200 SERIES CABINETS MAY BE CONVERTED INTO MOVEABLE CABINETS BY PREFIXING A "7" TO THE NUMBER. (EXAMPLE: 7-102-36"x30"x18" [7-102-915mm x 762mm x 457mm]).
2. MOVEABLE CABINETS SHALL BE EQUIPPED WITH ADEQUATE APPROVED CASTERS FOR THE INTENDED LOAD CAPACITY.
3. CDS #'s 728, 729, 735, 736, 737. 738 AND 739 REQUIRE METAL ANGLE REINFORCED CORNERS.
4. CARTS AND ROLLING TALL STORAGE CABINETS WITH DOORS, LACKING ANY HORIZONTAL; AND/OR VERTICAL STABILIZING DIVIDERS, REQUIRE A DIAPHRAGM BOTTOM; SPECIFICALLY CDS #'s 702, 712, 716, 722, 743, 744, 746, 750 AND 751.
5. WARDROBE CABINETS (500 SERIES) WITH DOORS REQUIRE A FRAMED MIRROR ON ONE DOOR, AND CABINETS # 533 AND 534 REQUIRE A PAPER ROLLER/CUTTER AND SLIDE-OUT TILTING PAPER SHELVES.
6. CART STORAGE CABINETS ARE REQUIRED TO HAVE HARDWOOD SIDE GUIDES, SPECIFICALLY CDS #'s 160, 161 AND 162.
7. CERAMICS DRYING CABINETS ARE REQUIRED TO HAVE GALVANIZED METAL FRAME SHELVES WITH WIRE MESH, SPECIFICALLY CDS #'s 198, 199 AND 459.
8. FILE DRAWERS REQUIRE FULL-EXTENSION SLIDES AND A FILE-HANGING SYSTEM, SPECIFICALLY CDS #'s 223, 224, 230, 231, 240, 242, 253, 255, 531, 532 AND 533.
9. WARDROBE CABINETS ARE REQUIRED TO HAVE A SHELF, POLE, AND FRAMED MIRROR WHEN CLOSED WITH HINGED DOORS, SPECIFICALLY, CDS #'s 501, 511, 512, 522, 530, 531, 532 AND 552.
10. ALL SHELVES ARE TO BE ADJUSTABLE UNLESS OTHERWISE NOTED.

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INTERIOR ELEVATIONS

A-701

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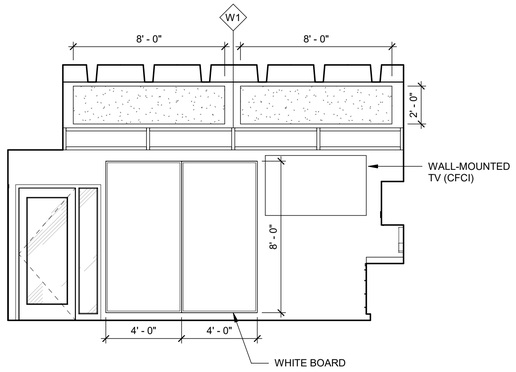
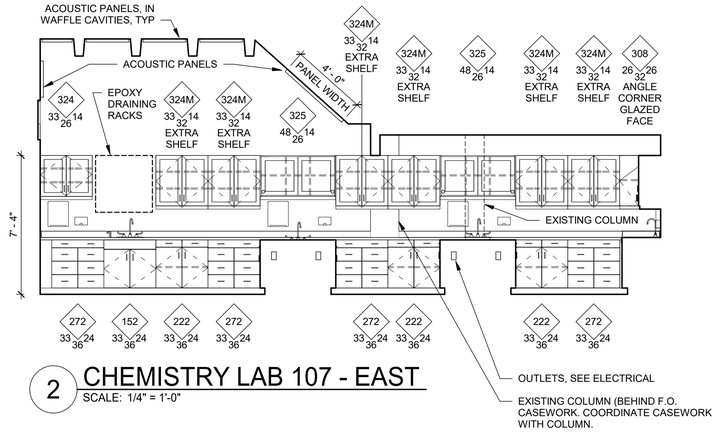
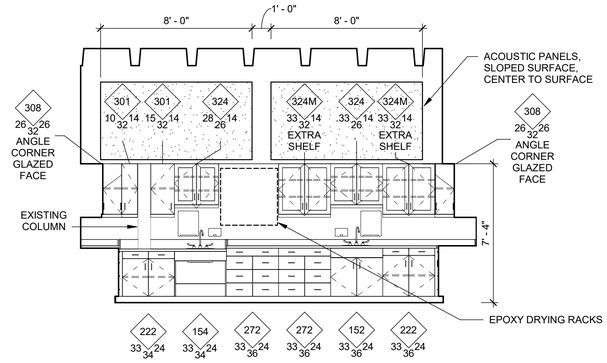


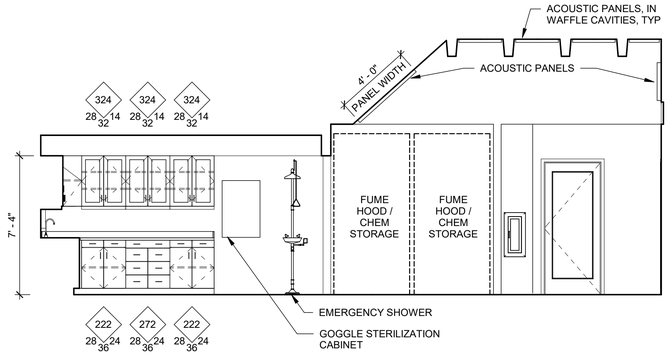
1 CHEMISTRY LAB 107 - NORTH
SCALE: 1/4" = 1'-0"



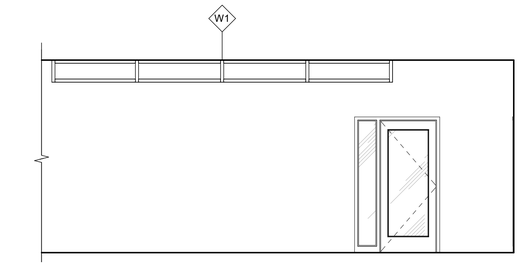
2 CHEMISTRY LAB 107 - EAST
SCALE: 1/4" = 1'-0"



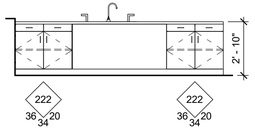
3 CHEMISTRY LAB 107 - SOUTH
SCALE: 1/4" = 1'-0"



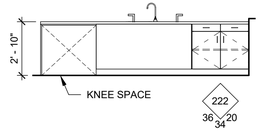
4 CHEMISTRY LAB 107 - WEST
SCALE: 1/4" = 1'-0"



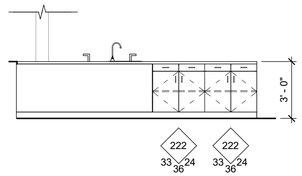
5 HALL 181 - SOUTH
SCALE: 1/4" = 1'-0"



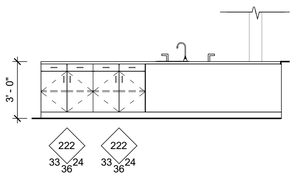
6 34" LAB TABLE - NORTH
SCALE: 1/4" = 1'-0"



7 34" LAB TABLE - SOUTH
SCALE: 1/4" = 1'-0"



8 36" LAB TABLE - NORTH
SCALE: 1/4" = 1'-0"



9 36" LAB TABLE - SOUTH
SCALE: 1/4" = 1'-0"

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Scale **1/4" = 1'-0"**

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