Development Services

From Concept to Construction







APPEAL SUMMARY

Status:	Decision	Rendered
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Appeal ID: 15727	Project Address: 777 NE MLK Jr Blvd
Hearing Date: 8/23/17	Appellant Name: Ericka Covlin
Case No.: B-007	Appellant Phone: 5032210150
Appeal Type: Building	Plans Examiner/Inspector: Jeff Donnelly
Project Type: commercial	Stories: 2 Occupancy: B, A-3 Construction Type: I-A
Building/Business Name: Oregon Convention Center	Fire Sprinklers: Yes - whole building
Appeal Involves: Alteration of an existing structure	LUR or Permit Application No.:
Plan Submitted Option: pdf [File 1]	Proposed use: Breakroom & Office within Convention Center

APPEAL INFORMATION SHEET

Appeal item 1

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IBC Section 715.4.3

Requires

The minimum fire door assembly rating for doors located in 1-hour Corridors, based on Table

715.4, is 1/3 hour (20 min.)

Fire windows are not permitted in interior fire walls, per Table 715.5

Proposed Design

The proposed design consists of 1/2" tempered glass at Door 101 into the Breakroom on L1 and at the new window into the Office on L2. In place of the 20 min. fire rated doors and window, we propose a deluge sprinkler wall wash system installed to the satisfaction of the Fire Marshal's office on either side of the glass door(101) on Level 1 and the new window on Level 2 (see attached plans). This "water curtain" system is described in the National Fire Protection Association (NFPA) Standard No. 13, Section 5-3.7 and 4-13.14.1 to protect proposed non-fire rated door construction in an exit-access doorway. In addition Pemko S77C SiliconSeal smoke gasketing will be installed on the vertical edges of the glass door with a compression bead gasket at the door head.

Reason for alternative There is a large desire to increase natural light in the Breakroom and Office spaces as an amenity for the staff utilizing the spaces. Since it is not feasible to provide openings to the exterior creating openings to the existing corridor is the best method to bring "borrowed" natural light into these spaces. The glass door and window will also make the Breakroom and Offices feel more appealing and look less like back-of-house spaces.

> Additional rationale for this proposed design, which has been previously approved in Appeal #1500, includes:

1.Closely spaced, quick response sprinkler heads (@6' o.c. minimum) will be located at the ceiling on both sides of the door opening and be designed to wash glazing for maximum effect.

Water curtains have been used successfully to prevent fire spread through non-rated glazing. Water curtain are typically recommended as a means to prevent vertical spread of smoke and heat through openings between floors (i.e. locations where no doors or walls are present, such as escalator and stair openings). Vertical fire spread through floor openings is substantially more challenging than horizontal fire spread. In this case, increased safety is provided for proposed door glazing.

- 3. Water curtains are a recommended means of providing exposure protection to buildings. Reference NFPA 13 Section 3-7 and Section 5.6.
- 4. Water curtains are a recommended means of providing exposure protection to buildings. Reference NFPA 13 Section 3-7 and Section 5.6.
- 5.This substitution/alternate method is used frequently and widely in the City of Portland and other jurisdictions

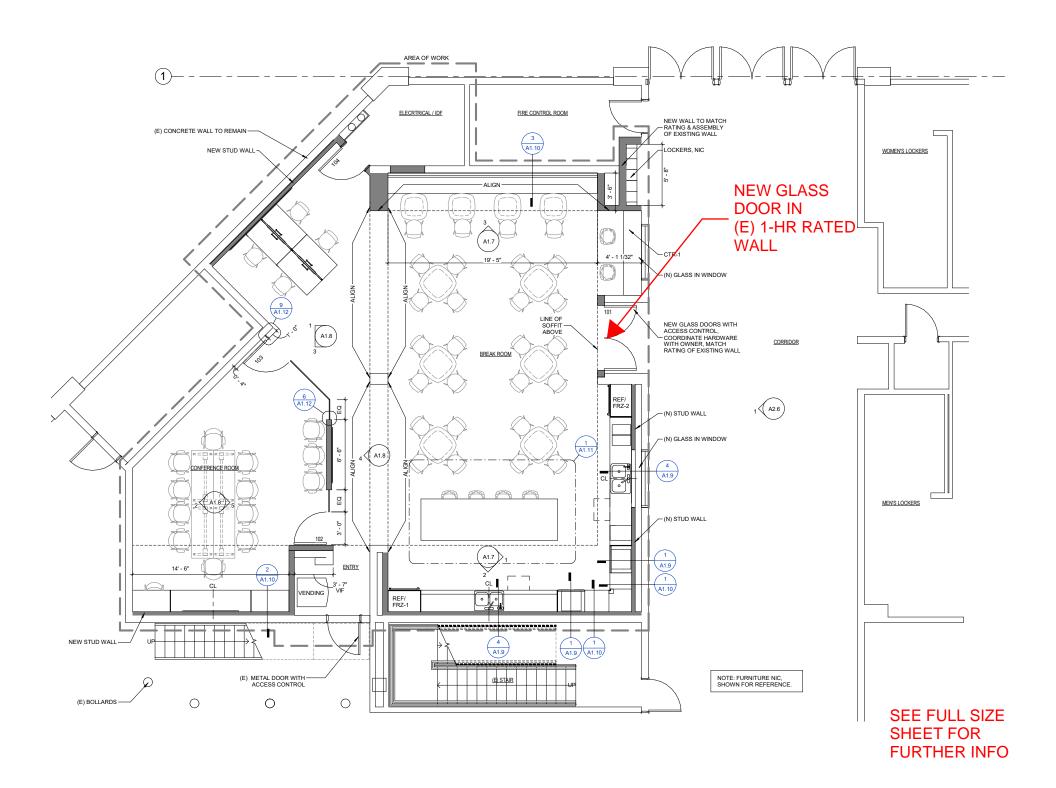
APPEAL DECISION

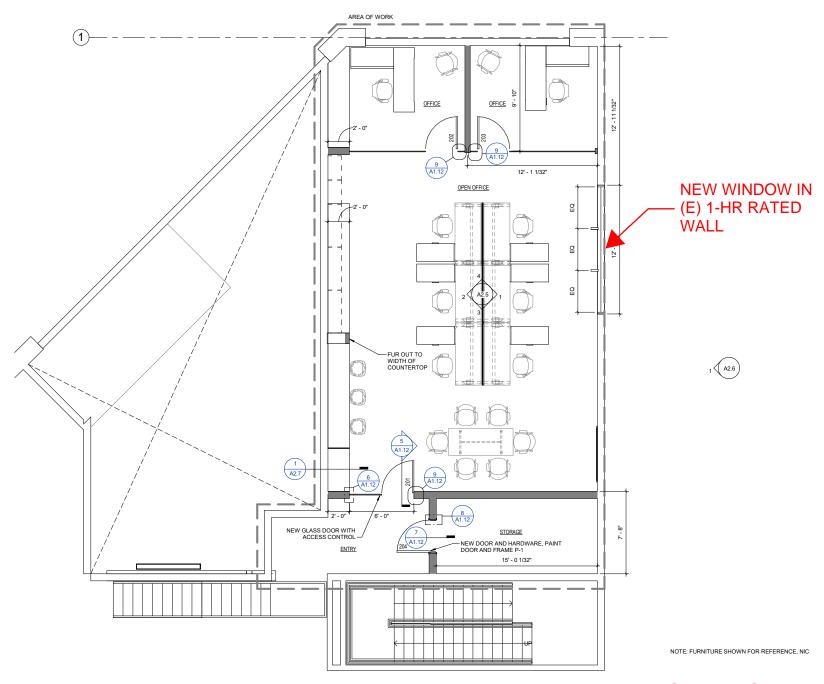
Sprinkler protection in lieu of 20 minute rated window, door and sidelight assembly: Granted provided door is self closing and window is fixed. Sprinklers are to be installed a minimum of 4 inches and a maximum of 24 inches from the opening(s) spaced at 6 feet on center. Sprinklers are to be installed on the room side of the openings and shall be capable of wetting the entire surface. A separate permit from the Fire Marshal's Office is required.

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 180 calendar days of the date this decision is published. For information on the appeals process and costs, including forms, appeal fee, payment methods and fee waivers, go to www.portlandoregon.gov/bds/appealsinfo, call (503) 823-7300 or come in to the Development Services Center.





SEE FULL SIZE SHEET FOR FURTHER INFO Fax:

503-295-0840 Contact: Nels Hall

CONSTRUCTION / DESIGN MANAGER

OREGON METRO

503-731-7806

Contact: Josh Lipscomb

600 NE Grand Ave Portland, OR 97232

503-797-1795 Contact: Nancy Strening

MEP ENGINEER

GLUMAC

900 SW Fifth Ave Suite 1600 Portland

OR 97204 503-227-5280 503-550-9286

Contact: Rem Wilson

CODE SUMMARY

OSSC 2014 **BUILDING:** OSSC 2014

ELECT: MECH: OSSC 2014 PLUMBING: OSSC 2014 OSSC 2014 **ENERGY**: OSSC 2014

OCCUPANCY TYPE(S): **CONSTRUCTION TYPE:**

OCCUPANT LOAD
OCCUPANCY/LOAD FACTOR: B/100 OCCUPANT LOAD: SEE EGRESS & OCC. PLANS

OCCUPANCY PLAN LEGEND

FIRE PROTECTION

FIRE/SMOKE DETECTION SYSTEM SMOKE CONTROL SYSTEM

NON-RATED, SMOKE TIGHT EXIT CORRIDORS

NUMBER OF REQUIRED EXITS: SEE EGRESS & OCC. PLANS (2 REQ'D IF OCC. LOAD IS OVER 50)

EXITS MUST BE SEPARATED BY MORE THAN A THIRD OF THE DIAGONAL MAX DEAD END CORRIDOR = 50 FT

DOORS MUST OPEN IN DIRECTION OF EGRESS IF OCCUPANT

EXITS OLF OCNOPE

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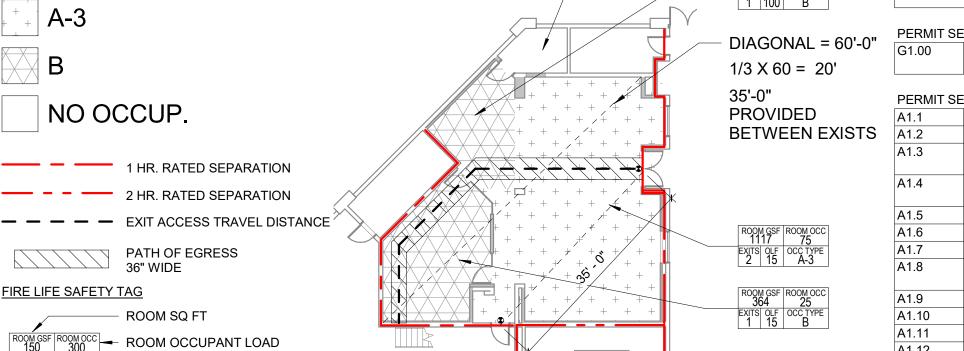
Breakroom & Office

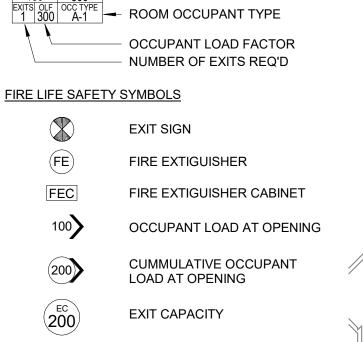
Oregon Convention Center

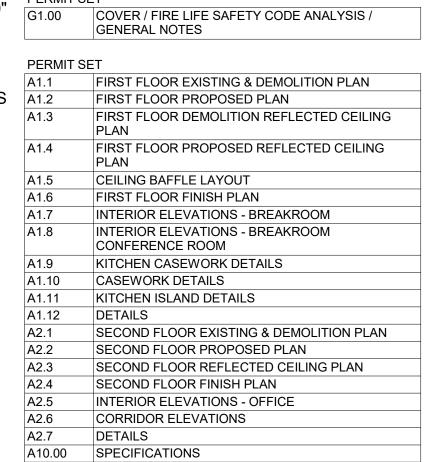
TENANT IMPROVEMENT PACKAGE



VICINITY MAP







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DRAWING INDEX

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MECHANICAL

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P2.1	FIRST FLOOR - PLUMBING PLAN
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E3.2	SECOND FLOOR - POWER AND SIGNAL PLAN
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E9.1	ELECTRICAL DETAILS
E9.2	ELECTRICAL DETAILS

GENERAL NOTES

- A. ALL WORK SHALL CONFORM TO APPLICABLE BUILDING CODES AND ORDINANCES, AS MODIFIED FOR THIS BUILDING BY APPEALS ON RECORD AT PORTLAND BUREAU OF DEVELOPMENT SERVICES. IN CASE OF CONFLICT WHERE THE METHODS OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES. THE LAW OR ORDINANCE SHALL GOVERN, NOTIFY ARCHITECT OF CONFLICTS.
- B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING CONDITIONS. NO ALLOWANCE WILL BE MADE FOR UNFAVORABLE CONDITIONS OR EVENT WHICH MIGHT HAVE BEEN DISCOVERED THROUGH A THOROUGH EXAMINATION OF THE SITE. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSEQUENCES OF ACTING ON CONCLUSIONS DRAWN FROM INFORMATION AVAILABLE AT THE TIME
- C. NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK
- D. PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT, AND SERVICES NECESSARY TO PERFORM WORK SHOWN ON THE DRAWINGS AND DESCRIBED

DEMOLITION

- . EXISTING STRUCTURE TO BE LEFT UNDISTURBED AND INTACT. PERFORM NO DEMOLITION THAT MAY COMPROMISE THE STRUCTURAL INTEGRITY OF THE BUILDING WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER.
- 2. EXTREME CARE SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT ALL EXISTING AREAS TO REMAIN FROM DAMAGES THAT MIGHT OCCUR DURING DEMOLITION. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL AREAS THAT HAVE BEEN DAMAGED DUE TO INADEQUATE PROTECTION.
- 3. THE EXISTING SUSPENDED CEILING TRACK WILL BE RE-USED UNLESS NOTED OTHERWISE ON THE DRAWINGS
- 4. MAINTAIN 100% SPRINKLER COVERAGE
- 5. SALVAGE/RECYCLE REMOVED MATERIALS PER OWNER'S STANDARD PROCEDURES AND REQUIREMENTS

CONSTRUCTION

- 1. PERFORM ALL WORK IN ACCORDANCE WITH ESTABLISHED BUILDING STANDARDS FOR TENANT IMPROVEMENTS
- 2. ALL DIMENSIONS ARE TO FACE OF FINISHED SURFACE UNLESS NOTED OTHERWISE. ALL PARTITIONS TERMINATE AT UNDERSIDE OF SUSPENDED CEILING SYSTEM UNLESS OTHERWISE NOTED. THE CEILING SUSPENSION SYSTEM SHALL BE STABILIZED AGAINST LATERAL MOVEMENT IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE.
- . FIRE PROTECTION AND SMOKE DETECTION SYSTEMS INDICATED ARE FOR INFORMATION ONLY. THESE SYSTEMS ARE SUB-CONTRACTOR DESIGN/BUILD AND ARE TO BE SUBMITTED UNDER SEPARATE PERMIT. IT IS THE RESPONSIBILITY OF THE DESIGN/BUILD SUB-CONTRACTOR TO OBTAIN THESE PERMITS CONTRACTORS SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT. BOTH EXISTING AND NEW
- 4. MAINTAIN 100% SPRINKLER COVERAGE
- 5. ALL WALLS, DOORS, FLOORS, CEILINGS WITHIN THE LIMITS OF WORK NOTED, ARE TO BE PATCHED, PLASTERED, SANDED AND PREPARED READY FOR THE
- 6. ALL CEILINGS SHOWN AS EXISTING OR NEW GRID AT THE EXISTING HEIGHT ABOVE FINISH FLOOR. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ONE
- 7. PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH CITY FIRE MARSHALL REQUIREMENTS
- 8. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL, AND ELECTRICAL ITEMS AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET CODE REQUIREMENTS.
- 9. SEAL ALL THROUGH FLOOR/RATED-WALL PENETRATIONS WITH RATED ASSEMBLIES AS REQUIRED TO MAINTAIN THE INTEGRITY OF FLOOR/WALI
- 10. ALL TENANT STANDARD PARTITIONS ARE TO BE 3 5/8" METAL STUDS @ 24" O.C. WITH 5/8" TYPE X GYPSUM BOARD EACH SIDE WITH ACOUSTIC INSULATION
- 11. GLASS DOORS FROM THE BREAKROOM TO THE PUBLIC CORRIDOR ARE TO BE SELF CLOSING, WITH TEMPERED GLASS IN NON-COMBUSTIBLE FRAME WITH ADDITIONAL SPRINKLER INSTALLED TO THE SATISFACTION OF THE FIRE MARSHALL'S OFFICE.
- 12. GLASS PARTITIONS ARE BUTT JOINT TEMPERED GLASS WITH 4" ALUMINUM HEADER AND SHOE SYSTEM
- 13. SEE A10.00 FOR LEED MATERIAL REQUIREMENTS, AND ATTACHED DOCUMENT FOR COMPLETE OWNER'S SUSTAINBILITY REQUIREMENTS

FACILITIES PERMIT - GENERAL NOTES

- A. ALL WORK IN THIS BUILDING IS TO BE PERFORMED UNDER THE CITY OF PORTLAND FACILITIES PERMIT PROGRAM, A MASTER PROJECT NUMBER WILL BE ISSUED FOR THE PROJECT. ALL OTHER DESIGN BUILD PERMITS ARE TO BE TAKEN OUT AS SEPARATE PERMITS UNDER THE MASTER PROJECT NUMBER, THROUGH THE FACILITIES PERMIT PROGRAM.
- B. MECHANICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS STAMPED BY AN ENGINEER LICENSED IN THE STATE OF OREGON TO MEET THE DESIGN DEPICTED IN
- C. PLUMBING WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. MECHANICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, STAMPED BY AN ENGINEER LICENSED IN THE STATE OF OREGON, TO MEET THE DESIGN DEPICTED IN THESE DOCUMENTS. MAINTAIN 100% SPRINKLER COVERAGE THROUGHOUT BUILDING.
- D. ELECTRICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY ALL EXISTING CONDITIONS AND PROVIDE ENGINEERED DRAWINGS, STAMPED BYAN ENGINEER LICENSED IN THE STATE OF OREGON, TO MEET THE DESIGN DEPICTED IN THESE
- E. EXIT AND EGRESS LIGHTING SYSTEM ARE TO BE INSTALLED TO MEET THE BUILDING CODE AND PRESCRIPTIVE LIGHTING PATH. EGRESS PLAN IS INDICATED IN THESE DOCUMENTS.
- F. SEPARATE PERMIT REQUIRED FROM FIRE MARSHAL'S OFFICE FOR SPRINKLERS AND ALARMS.
- G. VISUAL FIRE ALARM LOCATION TO BE 80" AFF. ALARM TO HAVE WHITE LENS WITH RED LETTERS.
- H. ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT.

OCC. LOAD OCC.

- I. FIRE/LIFE SAFETY SYSTEM TO BE DESIGN-BUILD BY BUILDING'S CONTRACTOR, GC TO COORDINATE WITH BUILDING LIFE SAFETY SYSTEM PROVIDER & ELECTRICAL SUBCONTRACTOR.
- J. MAINTAIN EXISTING BUILDING FIRE AND LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO SPRINKLER SYSTEMS, SMOKE DETECTION SYSTEMS, SMOKE EVACUATION SYSTEMS, EXITING SYSTEMS AND EMERGENCY ANNUNCIATION SYSTEMS.
- K. REFER TO BUILDING CODE APPEALS ON RECORD WITH THE CITY OF PORTLAND FOR EXISTING AND FULL BUILDING VARIATIONS TO CODE REQUIREMENTS.
- L. THE DESIGN OF ALL SEISMIC BRACING AND SUPPORTS FOR CEILING, MECHANICAL AND ELECTRICAL ITEMS AND PARTITIONS IS THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR/VENDOR TO MEET THE REQUIREMENTS OF SEISMIC ZONE 1

DEFERRED SUBMITTALS

EGRESS NOTES

EXIT SIGNAGE: EGRESS LIGHTING: EXIT SIGNAGE SHALL COMPLY WITH IBC CHAPTER 10, SECTION 1011

EMERGENCY EGRESS LIGHTING SHALL COMPLY WITH IBC CHAPTER 10, SECTION 1006.2 ALONG ALL EGRESS PATHS AS SHOWN ON COVER SHEET

FULL SMOKE DETECTION, FIRE SPRINKLER AND ALARM COVERAGE SHALL BE PROVIDED UNDER SEPARATE PERMIT BY FIRE MARSHALL

VISIBLE ALARMS SHALL COMPLY WITH IBC CHAPTER 9, SECTIONS 907.9.1.1 THROUGH 907.9.1.3 NOTES:

OCCUPANCY SCHEDULE OCC. LOAD OCC. AREA REQ'D **FACTOR** LOAD NAME OCC. TYPE BREAKROOM 1117 SF CONFERENCE 364 SF 25

NO OCCUP

300

1

Grand total

76 SF

WORK AREA 202 SF

NAME	AREA	REQ'D	OCC. TYPE	FACTOR	LOAD
LEVEL 2					
OFFICE	110 SF	1	В	100	2
OFFICE	99 SF	1	NO OCCUP.	300	1
OPEN OFFICE	766 SF	1	В	100	8
STORAGE	124 SF	1	В	100	2

OCCUPANCY SCHEDULE

DEFERRED SUBMITTALS SHALL INCLUDE SMOKE DETECTION/SPRINKLER DESIGN AND FIRE ALARM DESIGN

BID ALTERNATES

1. ADD ALTERNATE - EQUIPMENT IS CFCI, SEE A10.00



5

MARK DATE DESCRIPTION 8.18.17 Addendum 01

COVER / FIRE LIFE SAFETY CODE |ANALYSIS / GENERAL NOTES

Drawing No.

As indicated Date AUGUST 8, 2017

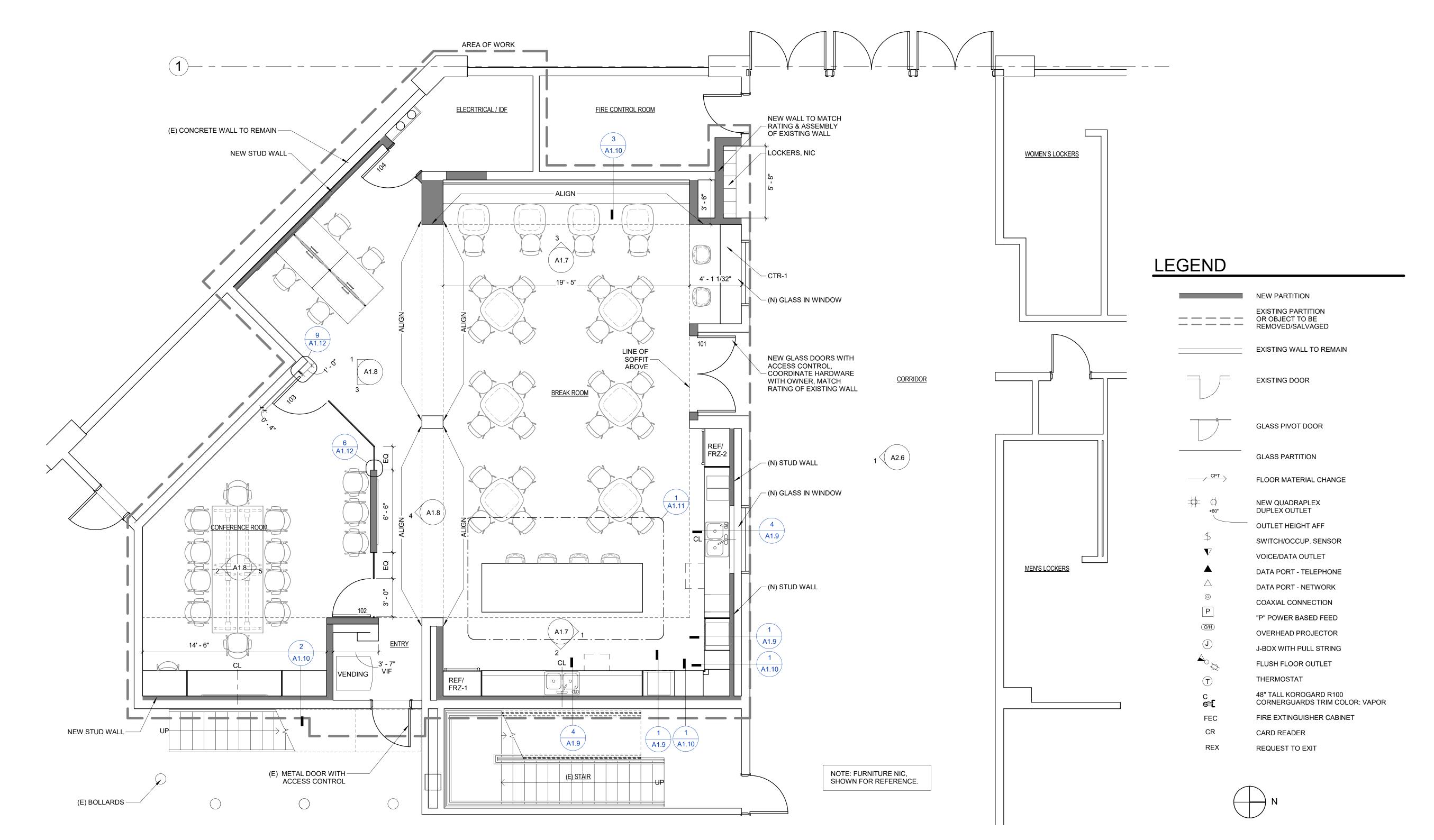
107400 Project No.

GRUBE HALL
ARCHITECTURE

YOS

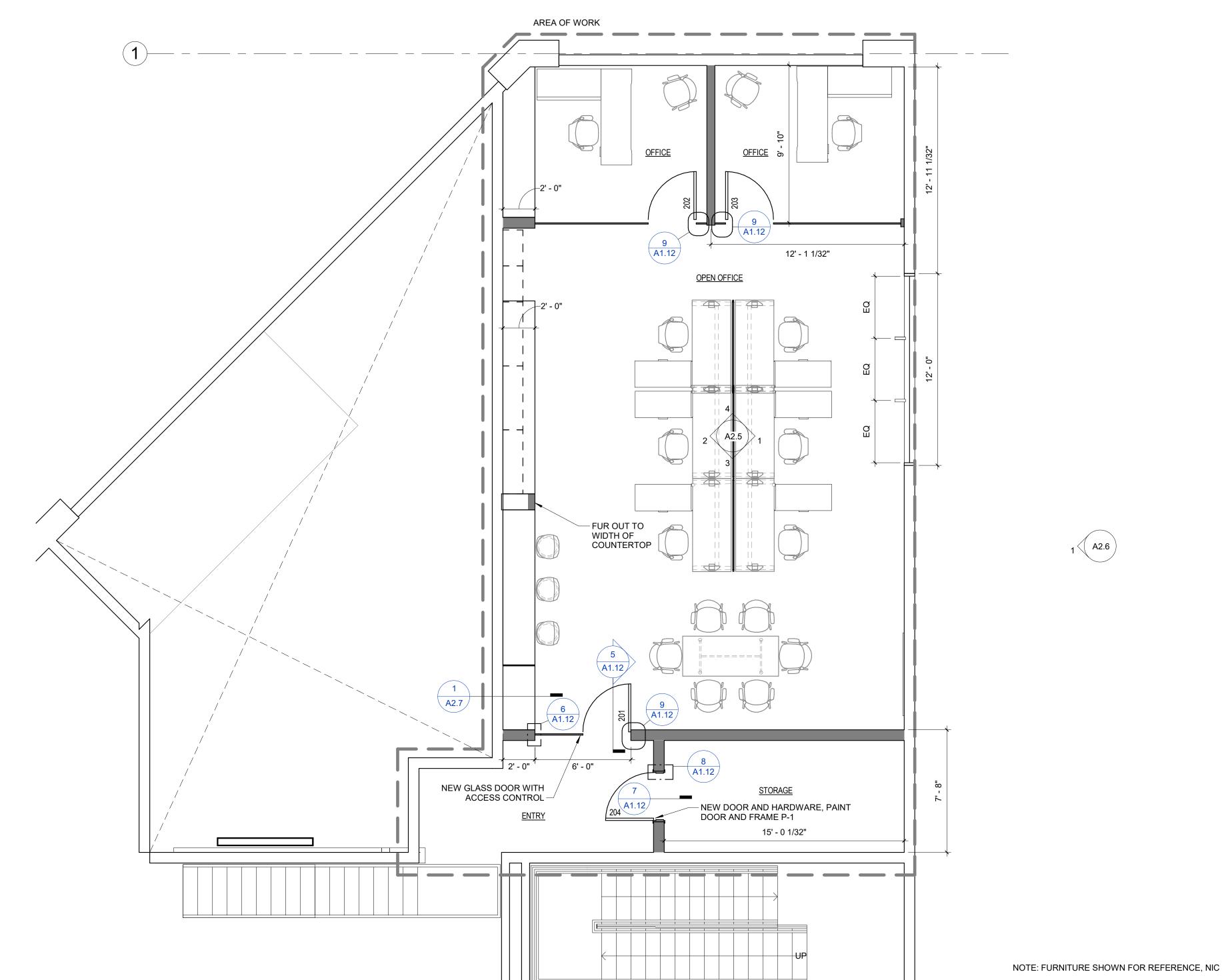
Scale As indicated

Date AUGUST 8, 2017
Project No. 107400



Scale As indicated Date AUGUST 8, 2017

Project No. 107400



LEGEND

NEW PARTITION EXISTING PARTITION OR OBJECT TO BE REMOVED/SALVAGED

EXISTING WALL TO REMAIN

GLASS PARTITION

EXISTING DOOR GLASS PIVOT DOOR

FLOOR MATERIAL CHANGE

NEW QUADRAPLEX DUPLEX OUTLET OUTLET HEIGHT AFF SWITCH/OCCUP. SENSOR

> VOICE/DATA OUTLET DATA PORT - TELEPHONE DATA PORT - NETWORK

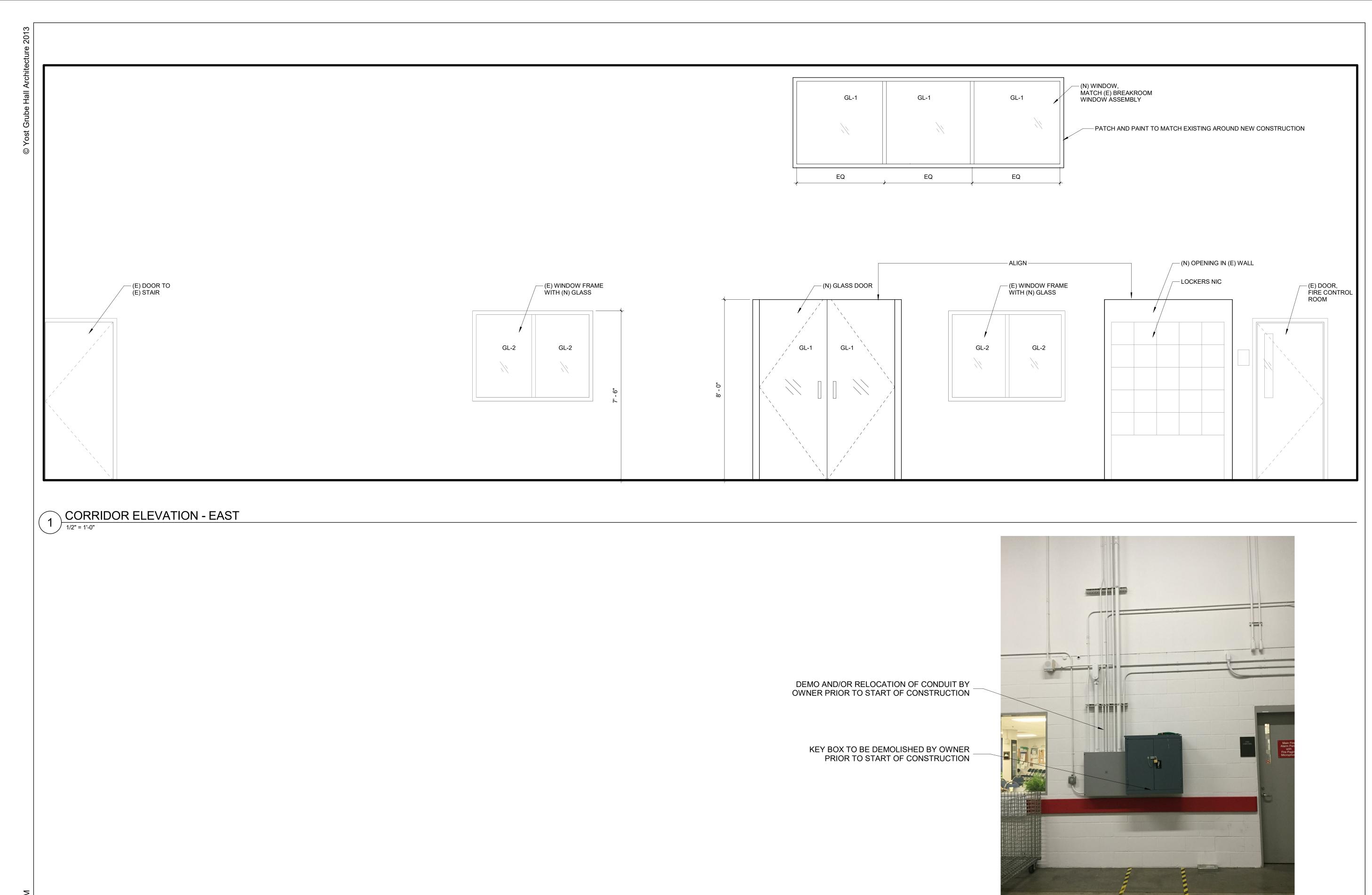
COAXIAL CONNECTION "P" POWER BASED FEED OVERHEAD PROJECTOR

J-BOX WITH PULL STRING FLUSH FLOOR OUTLET THERMOSTAT

48" TALL KOROGARD R100 CORNERGUARDS TRIM COLOR: VAPOR FIRE EXTINGUISHER CABINET CR

CARD READER REX REQUEST TO EXIT

PROPOSED SECOND FLOOR PLAN



NELS P. HALL
PORTLAND, OREGON
OF ORDER

YOST GRUBE HALL
ARCHITECTURE
ARCHITECTURE

707 SW Washington Street | Suite 1200 | Portland, OR 97205

600 NE Grand Ave Portland, OR 97233

N CONVENTION

R

Om & Office

uther King Jr Blvd, Portland, OR 97232

MARK DATE DESCRIPTION

8.18.17 Addendum 01

Sheet Title CORRIDOR ELEVATIONS

Drawing No.

A2.6

Scale 1/2" = 1'-0"

Date AUGUST 8 2017

 Date
 AUGUST 8, 2017

 Project No.
 107400

CORRIDOR ELEVATION IMAGE - FOR REFERENCE

24" PROFILE SERIES MICROWAVE OVEN MANUFACTURER: GE APPLIANCES MODEL #: PEB7226SFSS WITH 30" TRIM KIT FINISH: STAINLESS STEEL

REF/FRZ-1 36" BUILT-IN PRE-ASSEMBLED BOTTOM-FREEZER REFRIGERATOR WITH PROFESSIONAL HANDLES MANUFACTURER: THERMADOR 84" X 24-3/4" X 35-3/4" MODEL #: T36BB820SS

REF/FRZ-2

FINISH: STAINLESS

SWING: RIGHT-HAND

36" BUILT-IN PRE-ASSEMBLED BOTTOM-FREEZER REFRIGERATOR WITH PROFESSIONAL HANDLES MANUFACTURER: THERMADOR 84" X 24-3/4" X 35-3/4" MODEL #: T36BB820SS

FINISH: STAINLESS SWING: LEFT-HAND

UNDER COUNTER REMOTE WATER CHILLER MANUFACTURER: ELKAY MODEL #: ERS11Y

UNDER COUNTER WATER FILTER MANUFACTURER: ELKAY MODEL #: LF2

FAUCET-1 KITCHEN FAUCET MANUFACTURER: PFISTER MODEL #: GT529-FLS FINISH: STAINLESS STEEL AERATOR: 1.0gpm

FAUCET-2 GLASS FILLER/BEVERAGE FAUCET MANUFACTURER: ELKAY MODEL #: LK1110

DISHWASHER MANUFACTURER: HOBART MODEL #: LXeR

COUNTERTOP NUGGET ICE MAKER & DISPENSER MANUFACTURER: MANITOWOC MODEL #: RNS-20AT

BLANCO UNDERMOUNT SINK MODEL #: 442079 STAINLESS STEEL

UNDER COUNTER TRASH & RECYCLING BINS FURNISHED BY OWNER

BASE BID - EQUIPMENT IS OFCI BID ALTERNATE #1 - EQUIPMENT IS CFCI

					FIN	ISH S	SCHE	EDULE	•			
RC	OM IDENTITY				WALL				CASEWORK			
NUMBER	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	VERTICAL	HORIZONTAL	COUNTER TOP	CEILING	COMMENTS
LEVEL 1												
1	CONFERENCE ROOM	CPT-1	RB-2	GL-1	PT-1	PT-1	GL-1	PL-1		CTR-1	ACT-1	
2	FIRE CONTROL ROOM											
3	BREAK ROOM	LINO-1	RB-1	PT-1	PT-1	PT-1	PT-1	PL-1		CTR-1	BAF-1	
4	ENTRY											
18	ELECRTRICAL / IDF											
21	CORRIDOR					PT-1						TOUCH UP REPAIR & PAINT AROUND NEW CONSTRUCTION
22	WOMEN'S LOCKERS											
23	MEN'S LOCKERS											
29	(E) STAIR											
LEVEL 2												
14	STORAGE											
24	ENTRY											
25	OFFICE	CPT-2	RB-1	PT-1	GL-1	PT-1	PT-1				GWB/ACT-1	
26	OFFICE	CPT-2	RB-1	PT-1	GL-1	PT-1	PT-1				GWB/ACT-1	
28	OPEN OFFICE	CPT-3	RB-1	PT-1	PT-1	PT-1	GL-1	PL-2		PL-3	GWB/ACT-1	

PHOTO MURALS

EAST AND WEST WALLS TO EACH HAVE CUSTOM PHOTO MURAL OF DIGITALLY

PRINTED WALLPAPER WITH PLATE GLASS MOUNTED ON TOP. PHOTOS SUPPLIED BY OWNER.

PHOTOS TO BE SENT DIRECTLY TO WOLF GORDON IN COORDINATION WITH YGH TO BE FORMATTED FOR WALLPAPER PRINTING.

PHOTOS TO BE PRINTED ON VINYL-FREE WOLF GORDON NOLAR CDP-306

MURAL DIMENSIONS TO BE VERIFIED IN FIELD AND COORDINATED WITH YGH BEFORE ORDERING

FULL-SCALE CROP AND MAGNIFICATION TEST BY WOLF GORDON TO BE

APPROVED BY YGH BEFORE INSTALL.

PRE-PRODUCTION SAMPLE BY WOLF GORDON TO BE APPROVED BY YGH BEFORE

PART 2PRODUCTS

2.1. SUMMARY OF REFERENCED STANDARDS

- A. Credit WEp1 Water Use Reduction
 - Plumbing fixtures must not exceed the following rates:
 - a. Pressure assist water closet (=< 1.28 gpf)
 - b. Low-flow urinal (=< 0.125 gpf)
 - c. Low-flow shower (=< 1.0 gpm)
 - d. Aerators on lavs (=< 0.35 gpm)
 - e. Aerators on kitchen sinks (=< 1.0 gpm)
- Credit EAc1.4 Optimize Energy Performance Equipment and Appliances- For all El STAR® eligible equipment and appliances installed as part of the tenant's scope of v provide documentation demonstrating they have been labeled as ENERGY STAR. requirement applies to appliances, office equipment, electronics, and commercial for equipment. Excluded are HVAC, lighting, and building envelope products.
- C. Credit MRc3 Materials Reuse:
 - 1. Hardwood floors, salvaged brick, and reclaimed timbers can be reused, salva refurbished for project use.
- D. Credit MRc4 Recycled Content:
 - 1. This product must contain a minimum post-consumer and post-industrial recycled
- E. Credit MRc5 Regional Materials:
 - 1. This product must be sourced by a manufacturer or supplier that harvests, extracts, processes and manufactures the product within 500 miles of the project site.
- F. Credit MRc7 Certified Wood:
 - This product must contain Forest Stewardship Council Certified wood.
 - 2. Forest Stewardship Council website: http://www.fsc.org/
- G. Credit EQc4.1: Adhesives and Sealants
 - 1. Adhesives and sealants used on the interior of the building during construction shall comply with the VOC limits of the South Coast Rule #1168 by the South Coast Air Quality Management District, dated July 1, 2005 and rule amendment date of January 7, 2005 (www.agmd.gov/rules/reg/reg11/r1168.pdf).

VOC limits in grams per liter for adhesives and sealants used on interior of building are as follows:

Welding and Installation	VOC Limit (g/L)
Indoor Carpet Adhesives	50
Carpet Pad Adhesives	50
Wood Flooring Adhesive	100
Rubber Floor Adhesives	60
Subfloor Adhesives	50
Ceramic Tile Adhesives	65
VCT and Asphalt Tile Adhesives	50
Dry Wall and Panel Adhesives	50
Cove Base Adhesives	50
Multipurpose Construction Adhesives	70
Structural Glazing Adhesives	100
PVC Welding	510
CPVC Welding	490
ABS Welding	325
Plastic Cement Welding	250
Adhesive Primer for Plastic	550

Contact Adhesive	80		
Special Purpose Contact Adhesive	250		
Structural Wood Member Adhesive	140		
Sheet Applied Rubber Lining Operations	850		
Top & Trim Adhesive	250		
Substrates	VOC Limit (g/L)		
Metal to metal	30		
Plastic foams	50		
Porous material except wood	50		
Wood	30		
Fiberglass	80		
Sealants	VOC Limit (g/L)		
Architectural	250		
Other	250		
Sealant Primers	VOC Limit (g/L)		
Architectural- Nonporous	250		
Architectural- Porous	775		
Other	750		

2. Aerosol adhesives used on the interior of the building shall comply with the VOC limits of Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on

VOC limits in percent by weight for aerosol adhesives used on interior of building are as

1
65% VOCs by weight
55% VOCs by weight
70% VOCs by weight

3. Limits on VOCs in grams per liter for carpet adhesives shall comply with the VOC limits

dhesives	VOC Limit (g/L)	
otal VOCs	50	
	n n n n n n n n n n n n n n n n n n n	

H. Credit EQc4.2: Paints and Coatings

shown below:

1. Paints applied on the interior of the building shall comply with Green Seal Product Specific Environmental Requirements (www.greenseal.org/standard/paints.htm). The Green Seal standard is intended for paints and anti-corrosive paints. Both interior and exterior paints are addressed by the standard, but only limits for interior paints apply to a LEED project. Architectural paints coating and primers applied to interior walls as well as Anti-corrosive paints applied to interior ferrous metal shall not exceed the VOC limits set forth in Green Seal Standards GS-11 and GS-03, respectively. Limits on VOCs in grams per liter for paints and anti-corrosive paints are as follows:

Interior Paint Coatings	VOC Limit (g/L minus water)
Flat coating or flat primer (GS-11, 1993 edition)	50
Non-flat coating or non-flat primer (GS-11, 1993 edition)	150
Anti-Corrosive/Anti-Rust paint (GS-03, 1997 edition)	250

2. Clear wood finishes, floor coatings, stain, sealers and shellacs applied to interior elements during construction shall comply with the VOC limits set forth in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, dated January, 2004.

Other Interior Coatings	VOC Limit (g/L minus water)	
Sealers and Undercoaters	200	
Concrete-curing compounds	350	
Waterproofing sealers	250	
Waterproofing concrete / masonry sealers	400	
Floor coatings	100	
Japans/faux finishing coatings	350	
Magnesite cement coatings	450	
Stains	250	
Clear wood finish: Lacquer	550	

Clear wood finish: Sanding sealer	350	
Clear wood finish: Varnish	350	
Clear brushing lacquer	680	
Pigmented lacquer	550	
Shellac: Clear	730	
Shellac: Pigmented	550	
Wood preservatives	350	
ow-solids coatings	120	

Credit EQc4.3: Flooring Systems

- 1. Carpets installed within the building during construction shall meet the testing and product requirements of the Carpet and Rug Institute Green Label Plus program.
- 2. Carpet cushion installed within the building during construction shall meet the requirements of the Carpet and Rug Institute Green Label program.
- 3. Carpet adhesives shall meet the requirements of EQ credit 4.1: VOC limit of 50 g/l.
- 4. Hard surface flooring installed within the building must be certified as compliant with the FloorScore standard by an independent third-party. Flooring products covered by FloorScore include vinyl, linoleum, laminate flooring, wood flooring, rubber flooring and
- 5. Finishes, such as sealers and stains, applied to concrete, wood, bamboo and cork flooring shall comply with the VOC limits set forth in South coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, dated January,
- 6. Tile setting adhesives and grout shall comply with the VOC limits set forth in South coast Air Quality Management District (SCAQMD) Rule 1168, effective date of July 1, 2005 and rule amendment date of January 7, 2005.
- J. Credit EQc4.4: Composite Wood
 - 1. Composite wood and agri-fiber products installed inside the exterior moisture barrier shall contain no added urea-formaldehyde resins.
 - 2. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agri-fiber assemblies shall contain no added urea-formaldehyde resins.
- K. Credit EQc5 Indoor Chemical and Pollutant Source Control:
 - 1. Provide MERV 13 or greater air filtration media on all supply air.
- L. Credit EQc4.5: System Furniture and Seating
 - 1. System Furniture and Seating used shall comply with GreenGuard Indoor Air Quality requirements, comply with ANSI/BIFMA M7.1-2007 and ANSI/BIFMA X7.1-2007, or the indoor air concentrations are less than or equal to the limits from EPA VOC standards. See table below for EPA VOC limits.

Chemical Contaminant	Emission Limits Systems Furniture	Emission Limits Multiple Office Seating
TOVC	0.5 mg/m ³	0.25 mg/m ³
Formaldehyde	50 parts per billion	25 parts per billion
Total Aldehydes	100 parts per billion	50 parts per billion
4 - PC (as an odorant)	0.0065 mg/m ³	0.00325 mg/m ³

FINISH LEGEND

GENERAL WALL/DOOR PAINT MANUFACTURER: BENJAMIN MOORE COLOR: COTTON BALLS 2145-70 FINISH: SATIN ZERO VOC, RED LIST FREE

ACT-1 ACOUSTIC CEILING TILE MANUFACTURER: ARMSTRONG MODEL: OPTIMA PLANT BASED SIZE: 24"X48"

ACT-2 ACOUSTIC CEILING TILE MANUFACTURER: ARMSTRONG MODEL: OPTIMA PLANT BASED SIZE: 24"X24"

ACOUSTIC FELT BAFFLES MANUFACTURER: FILZFELT MODEL: AKOUSTIKA25

GL-1 GLAZING 1/2" TEMPERED GLASS

1/2" FIRE RATED GLASS

CARPET TILE: CONFERENCE ROOM MANUFACTURER: BOLYU STYLE: SVELTE COLOR: ZESTY ORANGE SVL83 **BACKING: NEXTERRA**

CPT-2 SIZE: 24"X24" **CARPET TILE: OFFICE**

COLOR: STRENUOUS 04870 CPT-3 BACKING: 12"X48" **CARPET TILE: OFFICE**

STYLE: ADVANCE 5T202

MANUFACTURER: SHAW CONTRACT STYLE: TRACK 5T2024 COLOR: STRENUOUS 04870 CTR-1 BACKING: 12"X48"

COUNTERTOP: ENGINEERED STONE MANUFACTURER: OTM SEQUEL QUARTZ COLOR: Horizon SEQ HORZONSLAB3P THICKNESS: 3 CM LINO-1

MANUFACTURER: SHAW CONTRACT

LINOLEUM MANUFACTURER: FORBO STYLE: STRIATO SHEET MARMOLEUM COLOR: TRACE OF NATURE 3573

PLASTIC LAIMINATE MANUFACTURER: WILSONART COLOR: DESIGNER WHITE D354-60 FINISH: HIGH GLOSS 01

PLASTIC LAIMINATE MANUFACTURER: WILSONART COLOR: ASTRO STRANDZ 4940K-18 FINISH: LINEARITY FINISH

PLASTIC LAIMINATE MANUFACTURER: FORMICA COLOR: EARTH WASH 7213-58 FINISH: MATTE

RUBBER BASE: BREAKROOM MANUFACTURER: ROPPE STYLE: PINNACLE RUBBER BASE RB-2 COLOR: 123 CHARCOAL

RUBBER BASE: CONFERENCE ROOM

MANUFACTURER: ROPPE STYLE: PINNACLE RUBBER BASE COLOR: 195 LIGHT GRAY

TEXTILE AT BANQUETTE: SEAT MANUFACTURER: KNOLL TEXTILES STYLE: VIBE K1029/27 TX-2 COLOR: TATTOO

TEXTILE AT BANQUETTE: BACK MANUFACTURER: HBF TEXTILES STYLE: MOVING BLANKET 925 COLOR: 59 BROOKLYN NAVY WALL-1 FINISH: ALTA FOOD & BEVERAGE

> PROJECTION MAGNETIC DRY-ERASE MARKERBOARD MANUFACTURER: FORMICA PRODUCT: M8207 **COLOR: WHITE MATTE**

SPECIFICATION NOTES

1. SEE ATTACHED LEED SPECIFICATIONS FOR COMPLETE OWNER'S SUSTAINABILTIY REQUIREMENTS:

018113 LEED REQUIREMENTS 017419 CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL 018119 CONSTRUCTION INDOOR AIR QUALITY REQUIREMENTS 018120 FLUSH OUT 019100 COMMISSIONING

2. THE ATTACHED LEED SPECIFICATIONS INCLUDE GENERAL REQUIREMENTS AND PROCEDURES FOR COMPLIANCE WITH CERTAIN U.S. GREEN BUILDING COUNCIL (USGBC) LEED® PREREQUISITES AND CREDITS NEEDED FOR THE PROJECT TO MAINTAIN THE INTEGRITY OF THE EXISTING FACILITY'S LEED PLATINUM CERTIFICATION STATUS. THIS PROJECT WILL SUPPORT THE ACHIEVEMENT OF THE LEED FOR EXISTING BUILDINGS: OPERATIONS & MAINTENANCE RECERTIFICATION CURRENTLY UNDERWAY BY ADHERING TO LEED-CI CREDIT REQUIREMENTS AS DEFINED IN LEED 2009 COMMERCIAL INTERIOR RATING SYSTEM (LEED-CI 2009) CONTAINED WITHIN THE INTERIOR DESIGN AND CONSTRUCTION, 2009 EDITION

REFERENCE GUIDE (ID+C). 3. ALL APPLIANCES, OFFICE EQUIPMENT, ELECTRONICS AND COMMERCIALFOOD SERVICE EQUIPMENT TO BE ENERGY STAR

PER OWNER'S SUSTAINABILITY REQUIREMENT 4. SINKS TO BE 1.5 GPM PER OWNER'S SUSTAINABILITY REQUIREMENTS

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8.18.17 Addendum 01

MARK DATE DESCRIPTION

Sheet Title SPECIFICATIONS

Drawing No.

Scale 1/8" = 1'-0"

Date AUGUST 8, 2017 **Project No.** 107400