

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: 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

Code Section	IBC Section 715.4.3
Requires	<p>The minimum fire door assembly rating for doors located in 1-hour Corridors, based on Table 715.4, is 1/3 hour (20 min.)</p> <p>Fire windows are not permitted in interior fire walls, per Table 715.5</p>
Proposed Design	<p>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.</p>
Reason for alternative	<p>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.</p> <p>Additional rationale for this proposed design, which has been previously approved in Appeal #1500, includes:</p>

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 curtains 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

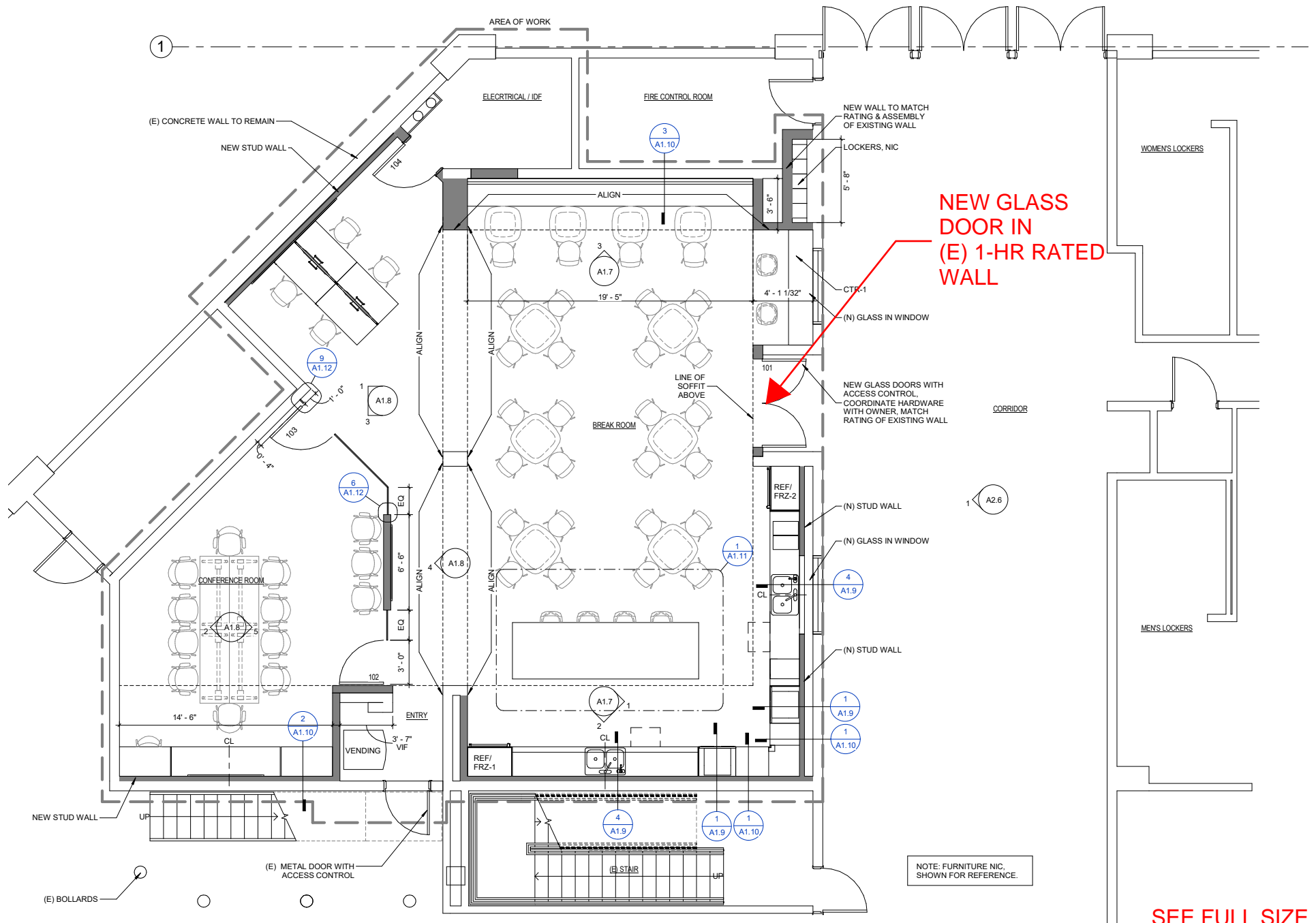
APPEAL DECISION

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.

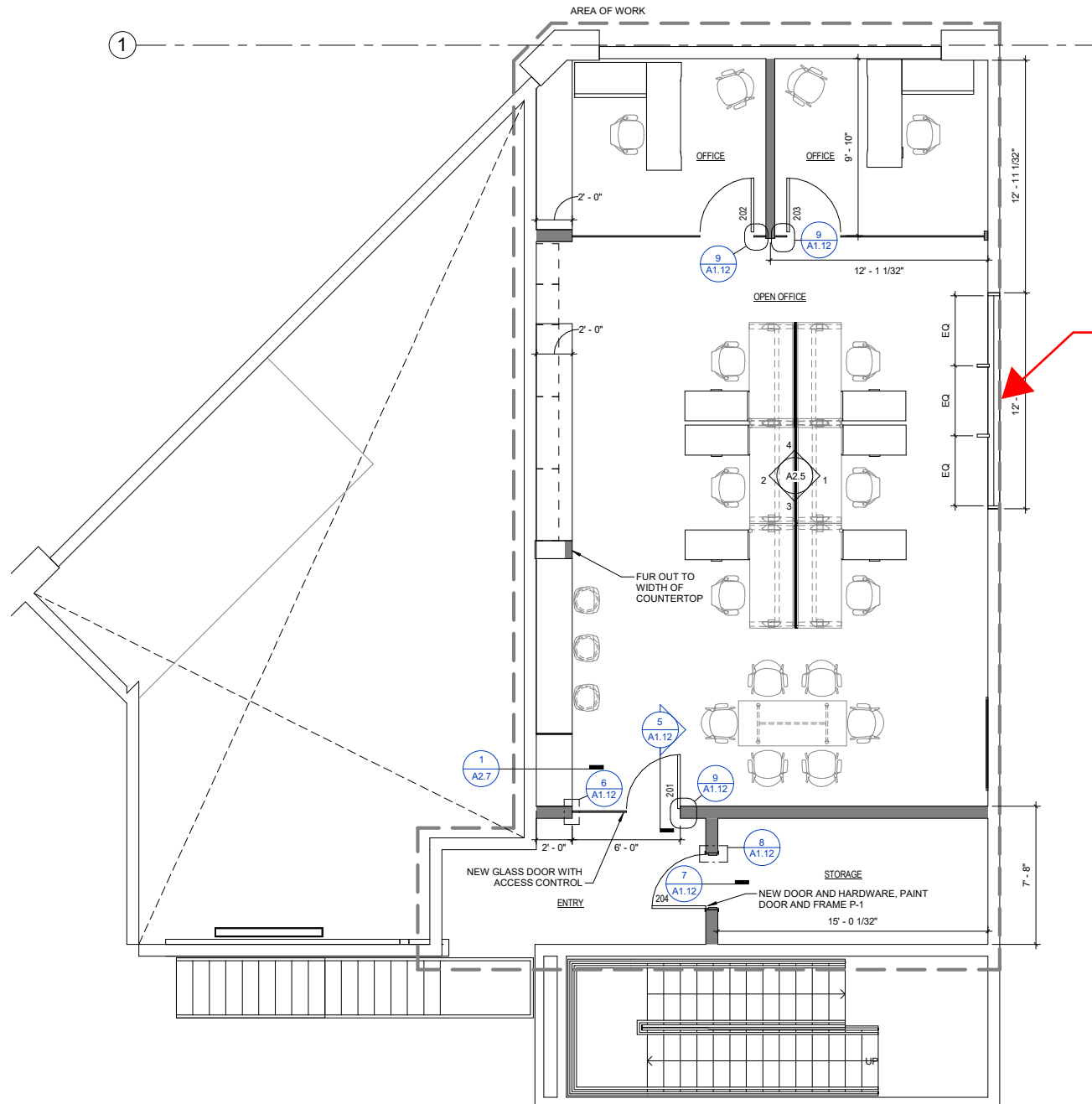
Appellant may contact John Butler (503-823-7339) with questions.

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



NOTE: FURNITURE SHOWN FOR REFERENCE, NIC

SEE FULL SIZE
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FURTHER INFO

TEAM DIRECTORY

CLIENT

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Contact: Nels Hall

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MEP ENGINEER

GLUMAC
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Contact: Rem Wilson

CODE SUMMARY

CODES:		FIRE PROTECTION
BUILDING: OSSC 2014		100% SPRINKLERED
ELECT: OSSC 2014		FIRE/SMOKE DETECTION SYSTEM
MECH: OSSC 2014		SMOKE CONTROL SYSTEM
PLUMBING: OSSC 2014		NON-RATED, SMOKE TIGHT EXIT CORRIDORS
FIRE: OSSC 2014		
ENERGY: OSSC 2014		
OCCUPANCY TYPE(S): B/A-3		EGRESS
CONSTRUCTION TYPE: I-A		NUMBER OF REQUIRED EXITS: SEE EGRESS & OCC. PLANS (2 REQ'D IF OCC. LOAD IS OVER 50)
AREA		EXITS MUST BE SEPARATED BY MORE THAN A THIRD OF THE DIAGONAL
TENANT IMPROVEMENT: 3,000 SF		MAX DEAD END CORRIDOR = 50 FT.
OCCUPANT LOAD		DOORS MUST OPEN IN DIRECTION OF EGRESS IF OCCUPANT LOAD IS OVER 50
OCCUPANCY/LOAD FACTOR: B/100		
OCCUPANT LOAD: SEE EGRESS & OCC. PLANS		

TENANT IMPROVEMENT PACKAGE

LOCATION MAP



VICINITY MAP

GENERAL NOTES

- 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.
- 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.
- NOTIFY THE ARCHITECT IN WRITING, OF ANY DISCREPANCIES PRIOR TO PRECEDING WITH WORK.
- PROVIDE ALL LABOR, TRANSPORTATION, EQUIPMENT, AND SERVICES NECESSARY TO PERFORM WORK SHOWN ON THE DRAWINGS AND DESCRIBED HEREIN.

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.
- 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.
- THE EXISTING SUSPENDED CEILING TRACK WILL BE RE-USED UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- MAINTAIN 100% SPRINKLER COVERAGE.
- SALVAGE/RECYCLE REMOVED MATERIALS PER OWNER'S STANDARD PROCEDURES AND REQUIREMENTS.

CONSTRUCTION

- PERFORM ALL WORK IN ACCORDANCE WITH ESTABLISHED BUILDING STANDARDS FOR TENANT IMPROVEMENTS.
- 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.
- MAINTAIN 100% SPRINKLER COVERAGE.
- ALL WALLS, DOORS, FLOORS, CEILINGS WITHIN THE LIMITS OF WORK NOTED, ARE TO BE PATCHED, PLASTERED, SANDED AND PREPARED READY FOR THE NEW FINISH SPECIFIED.
- ALL CEILINGS SHOWN AS EXISTING OR NEW GRID AT THE EXISTING HEIGHT ABOVE FINISH FLOOR. IT IS CONTRACTOR'S RESPONSIBILITY TO PROVIDE ONE UNIFORM GRID.
- PROVIDE EXIT SIGNS AND EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH CITY FIRE MARSHALL REQUIREMENTS.
- 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.
- SEAL ALL THROUGH FLOOR/RATED-WALL PENETRATIONS WITH RATED ASSEMBLIES AS REQUIRED TO MAINTAIN THE INTEGRITY OF FLOORWALL ASSEMBLY.
- 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, UNLESS NOTED OTHERWISE.
- 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.
- GLASS PARTITIONS ARE BUTT JOINT TEMPERED GLASS WITH 4" ALUMINUM HEADER AND SHOE SYSTEM.
- SEE A10.00 FOR LEED MATERIAL REQUIREMENTS, AND ATTACHED DOCUMENT FOR COMPLETE OWNER'S SUSTAINABILITY REQUIREMENTS.

FACILITIES PERMIT - GENERAL NOTES

- 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.
- 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 THESE DOCUMENTS.
- 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.
- ELECTRICAL WORK INDICATED IN THESE DOCUMENTS IS FOR INFORMATION ONLY. ELECTRICAL 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.
- 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.
- SEPARATE PERMIT REQUIRED FROM FIRE MARSHAL'S OFFICE FOR SPRINKLERS AND ALARMS.
- VISUAL FIRE ALARM LOCATION TO BE 80" AFF. ALARM TO HAVE WHITE LENS WITH RED LETTERS.
- ALL WOOD BLOCKING, NAILERS, ETC. TO BE FIRE RETARDANT.
- FIRE/LIFE SAFETY SYSTEM TO BE DESIGN-BUILD BY BUILDING'S CONTRACTOR, GC TO COORDINATE WITH BUILDING LIFE SAFETY SYSTEM PROVIDER & ELECTRICAL SUBCONTRACTOR.
- 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.
- REFER TO BUILDING CODE APPEALS ON RECORD WITH THE CITY OF PORTLAND FOR EXISTING AND FULL BUILDING VARIATIONS TO CODE REQUIREMENTS.
- 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

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

BID ALTERNATES

- ADD ALTERNATE - EQUIPMENT IS CFCL, SEE A10.00

OCCUPANCY PLAN LEGEND

- A-3
- B
- NO OCCUP.

- 1 HR. RATED SEPARATION
- 2 HR. RATED SEPARATION
- EXIT ACCESS TRAVEL DISTANCE

- PATH OF EGRESS 36" WIDE

- ROOM SQ FT
- ROOM OCCUPANT LOAD
- ROOM OCCUPANT TYPE
- OCCUPANT LOAD FACTOR
- NUMBER OF EXITS REQ'D

FIRE LIFE SAFETY SYMBOLS

- EXIT SIGN
- FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET
- OCCUPANT LOAD AT OPENING
- CUMMULATIVE OCCUPANT LOAD AT OPENING
- EXIT CAPACITY

EGRESS NOTES

- EXIT SIGNAGE: EXIT SIGNAGE SHALL COMPLY WITH IBC CHAPTER 10, SECTION 1011
- EGRESS LIGHTING: 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
- NOTES: VISIBLE ALARMS SHALL COMPLY WITH IBC CHAPTER 9, SECTIONS 907.9.1.1 THROUGH 907.9.1.3

DRAWING INDEX

PERMIT SET	
G1.00	COVER / FIRE LIFE SAFETY CODE ANALYSIS / GENERAL NOTES

PERMIT SET	
A1.1	FIRST FLOOR EXISTING & DEMOLITION PLAN
A1.2	FIRST FLOOR PROPOSED PLAN
A1.3	FIRST FLOOR DEMOLITION REFLECTED CEILING PLAN
A1.4	FIRST FLOOR PROPOSED REFLECTED CEILING PLAN
A1.5	CEILING BAFFLE LAYOUT
A1.6	FIRST FLOOR FINISH PLAN
A1.7	INTERIOR ELEVATIONS - BREAKROOM
A1.8	INTERIOR ELEVATIONS - BREAKROOM CONFERENCE ROOM
A1.9	KITCHEN CASEWORK DETAILS
A1.10	CASEWORK DETAILS
A1.11	KITCHEN ISLAND DETAILS
A1.12	DETAILS
A2.1	SECOND FLOOR EXISTING & DEMOLITION PLAN
A2.2	SECOND FLOOR PROPOSED PLAN
A2.3	SECOND FLOOR REFLECTED CEILING PLAN
A2.4	SECOND FLOOR FINISH PLAN
A2.5	INTERIOR ELEVATIONS - OFFICE
A2.6	CORRIDOR ELEVATIONS
A2.7	DETAILS
A10.00	SPECIFICATIONS

DRAWING INDEX

MECHANICAL	
M0.0	MECHANICAL LEGEND AND ABBREVIATIONS
M0.2	SCHEDULES
M1.1	FIRST FLOOR - HVAC DEMO PLAN
M1.2	SECOND FLOOR - HVAC DEMO PLAN
M2.1	FIRST FLOOR - HVAC PLAN
M2.2	SECOND FLOOR - HVAC PLAN
M7.1	HVAC SPECIFICATION
M9.1	MECHANICAL DETAILS

PLUMBING	
P1.1	FIRST FLOOR - PLUMBING PLAN - DEMO
P2.1	FIRST FLOOR - PLUMBING PLAN
P7.1	PLUMBING SPECIFICATIONS
P7.2	FIRE PROTECTION SPECIFICATIONS
P9.1	PLUMBING DETAILS

ELECTRICAL	
E0.0	ELECTRICAL LEGEND AND ABBREVIATIONS
E0.1	BASIS OF DESIGN AND CALCULATION TABLES
E0.2	ELECTRICAL SCHEDULES
E0.3	SHEET SPECIFICATION
E2.0	LUMINAIRE SCHEDULE
E2.1	FIRST FLOOR - LIGHTING PLAN
E2.2	SECOND FLOOR - LIGHTING PLAN
E3.1	FIRST FLOOR - POWER AND SIGNAL PLAN
E3.2	SECOND FLOOR - POWER AND SIGNAL PLAN
E5.1	ELECTRICAL SINGLE LINE DIAGRAM
E9.1	ELECTRICAL DETAILS
E9.2	ELECTRICAL DETAILS

OCCUPANCY SCHEDULE

NAME	AREA	EXITS REQ'D	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 1					
BREAKROOM	1117 SF	2	A-3	15	75
CONFERENCE	364 SF	1	B	15	25
ELECT/ADF	76 SF	1	NO OCCUP.	300	1
WORK AREA	202 SF	1	B	100	2
					103

OCCUPANCY SCHEDULE

NAME	AREA	EXITS REQ'D	OCC. TYPE	OCC. LOAD FACTOR	OCC. LOAD
LEVEL 2					
OFFICE	110 SF	1	B	100	2
OFFICE	99 SF	1	NO OCCUP.	300	1
OPEN OFFICE	766 SF	1	B	100	8
STORAGE	124 SF	1	B	100	2
					13

Grand total

116



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Project

OREGON CONVENTION
CENTER
Breakroom & Office
777 NE Martin Luther King Jr Blvd, Portland, OR 97232

MARK	DATE	DESCRIPTION
1	8.18.17	Addendum 01

Sheet Title
COVER / FIRE LIFE
SAFETY CODE
ANALYSIS / GENERAL
NOTES

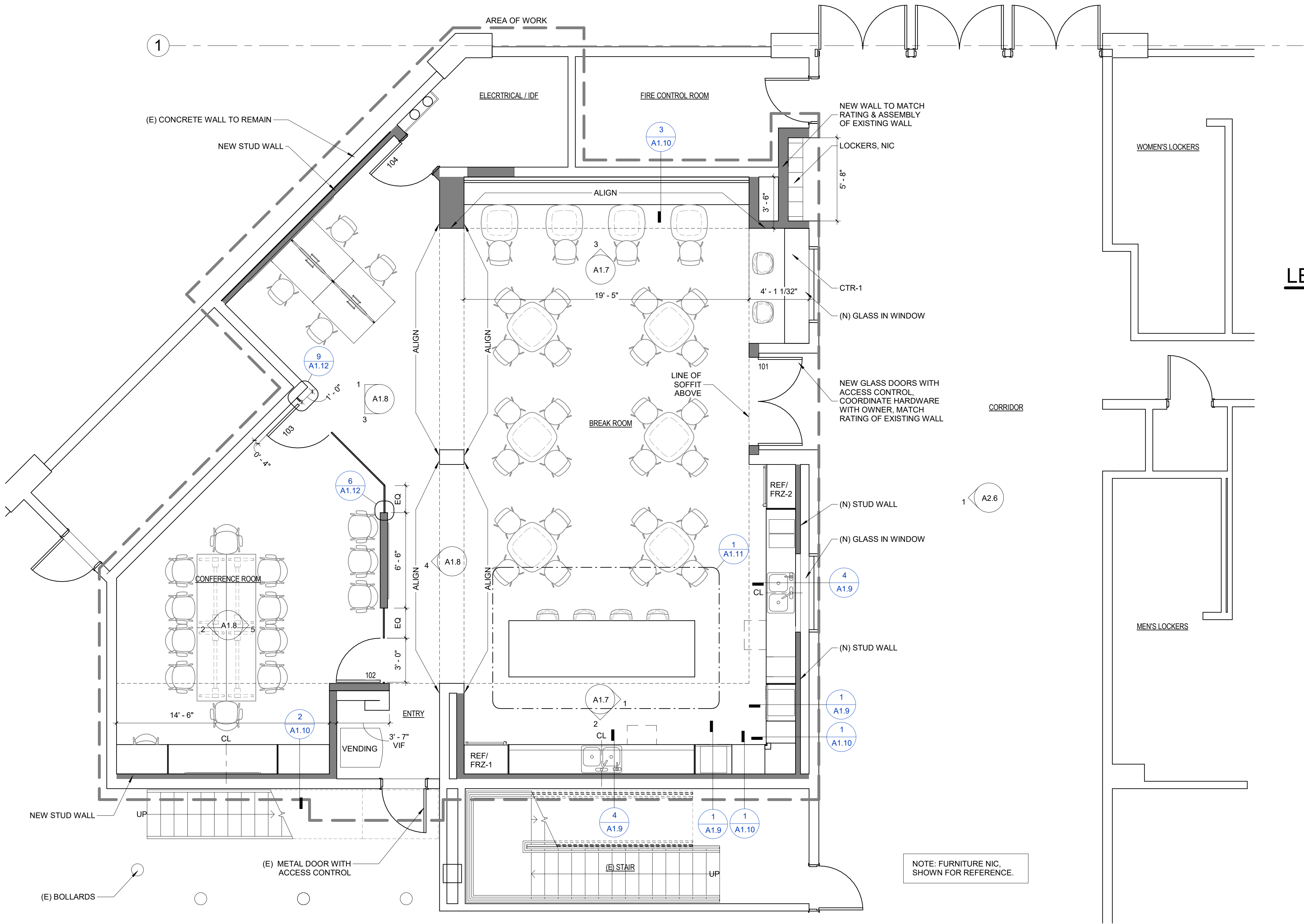
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G1.00

Scale As indicated

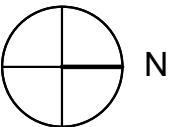
Date AUGUST 8, 2017

Project No. 107400



LEGEND

- NEW PARTITION
- EXISTING PARTITION OR OBJECT TO BE REMOVED/SALVAGED
- EXISTING WALL TO REMAIN
- EXISTING DOOR
- GLASS PIVOT DOOR
- GLASS PARTITION
- 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
- CARD READER
- REQUEST TO EXIT



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MARK DATE DESCRIPTION

Sheet Title
FIRST FLOOR
PROPOSED PLAN

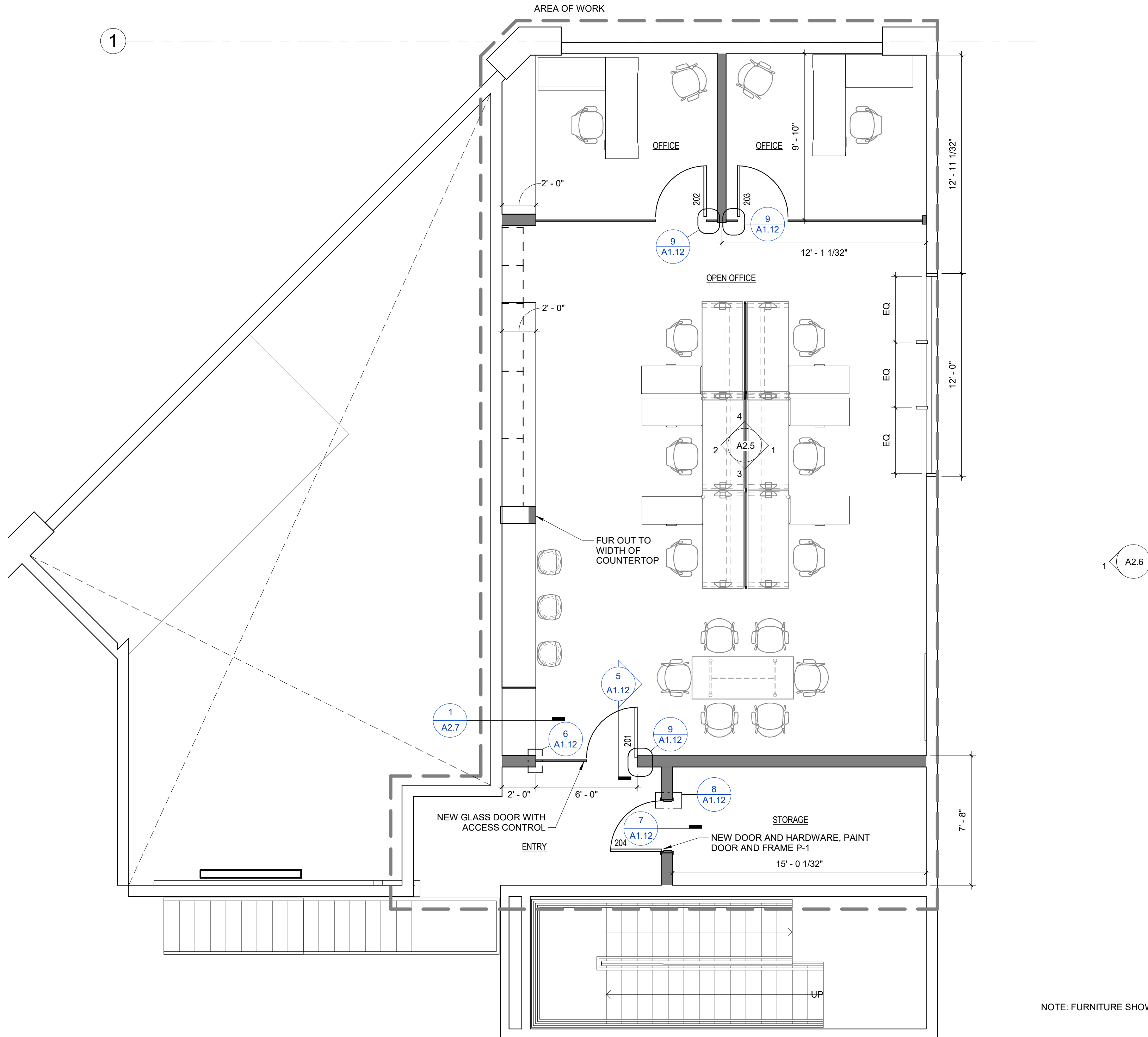
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A1.2

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Date AUGUST 8, 2017

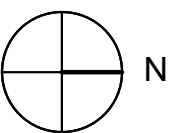
Project No. 107400



LEGEND

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- REQUEST TO EXIT

1 PROPOSED SECOND FLOOR PLAN
1/4" = 1'-0"



NOTE: FURNITURE SHOWN FOR REFERENCE, NIC



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MARK DATE DESCRIPTION

Sheet Title
SECOND FLOOR
PROPOSED PLAN

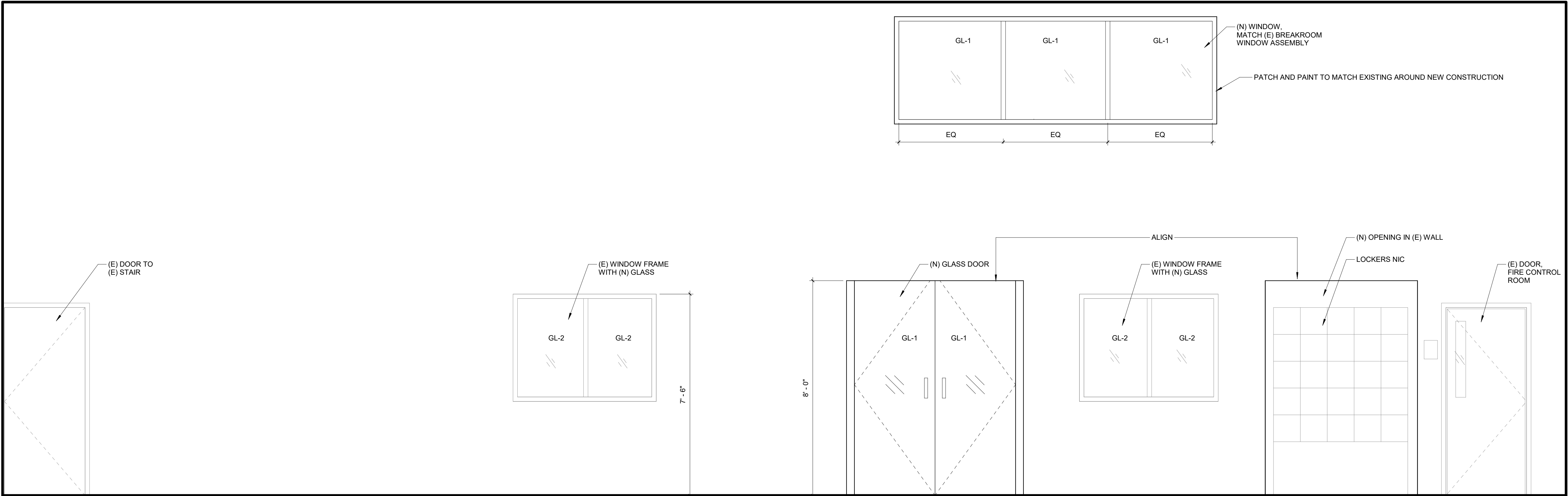
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A2.2

Scale As indicated

Date AUGUST 8, 2017

Project No. 107400



1 CORRIDOR ELEVATION - EAST
1/2" = 1'-0"

DEMO AND/OR RELOCATION OF CONDUIT BY
OWNER PRIOR TO START OF CONSTRUCTION

KEY BOX TO BE DEMOLISHED BY OWNER
PRIOR TO START OF CONSTRUCTION



CORRIDOR ELEVATION IMAGE - FOR REFERENCE



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MARK	DATE	DESCRIPTION
1	8.18.17	Addendum 01

Sheet Title
CORRIDOR
ELEVATIONS

Drawing No.

A2.6

Scale 1/2" = 1'-0"

Date AUGUST 8, 2017

Project No. 107400

