

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: 20796	Project Address: 3500 NE MLK Jr Blvd
Hearing Date: 8/28/19	Appellant Name: Krista Pettis
Case No.: B-006	Appellant Phone: 5035393858
Appeal Type: Building	Plans Examiner/Inspector: David Bartley
Project Type: commercial	Stories: 2 Occupancy: B Construction Type: V-B
Building/Business Name: Timber Dental	Fire Sprinklers: Yes - Throughout
Appeal Involves: Alteration of an existing structure LUR or Permit Application No.: 19-200911-CO	
Plan Submitted Option: pdf [File 1] [File 2]	Proposed use: Dental Office

APPEAL INFORMATION SHEET

Appeal item 1

Code Section 1004, 2902.2

Requires According to Table 2902.1 Minimum Number of Required Plumbing Fixtures:

Separate Facilities are required, meaning that the overall occupant load is divided evenly between men and women, then required fixtures are calculated for each. Single-user restrooms can replace required fixtures, but must still provide the same number of fixtures required by calculation.

Proposed Design The current project under review provides three unisex restrooms which according to Chapter 29 table 2902.1 provide restrooms for a theoretical total of 100 occupants or 50 males and 50 females.

We kindly request acceptance of the current proposed three unisex restrooms distributed throughout the space to best serve the users and the staff.

Reason for alternative Existing Office:

Total Usable Square Feet: 2,508

Waiting Room = $231/15 = 15.4$

Staff Break Room: $112/15 = 7.5$

General Clinic = $2165 = 22$

Total Occupants: 44.9

New total USF: 3,514

New Waiting Room: $295 / 15 = 19.6$

New Staff Room: $123 / 15 = 8.2$

General Clinic = $3096 / 100 = 31$

Total Occupants = 58.8

Adding 1006 Sq. Ft, 13.9 occupants.

Existing Clinic is adequately served with 2 bathrooms, additional of the third bathroom should more than satisfy the additional 14 users. Theoretical Users, Actual increased users will be 5.

We are requesting a modification to the plumbing fixture calculations based on the following:

The Timber Dental Project has an egress occupancy of 59 occupants. This may be reduced by 15 since the Staff Break Room is used by Staff already counted with the overall occupancy load which results in a total plumbing occupancy of 44 or 22 females and 22 males. Calculated separately the 44 occupants would require one unisex restrooms each for a total of two restrooms. Currently the two restrooms in the existing space are adequate for the number of staff and patients using the space.

Based on the actual use of the dental clinic, as noted in the attached memo from the owner, and history since opening, we anticipate a maximum total occupant load at any time of 24 which includes full-time staff plus the number of patients and accompanying guests or family members each hour throughout the day. Assuming a worst-case scenario where this number is doubled that would result in a total of 48 total occupants or 24 female and 24 male occupants. This would require one restroom each for a total of two.

In chapter 29 of the Oregon Specialty Code, under 2902.1 Fixture Calculations, there is an exception that reads:

“Exception: The total occupant load shall not be required to be divided in half where approved statistical data indicate a distribution of the sexes of other than 50 percent of each sex.”

In the 2016 US Department of Labor the percentage of women practicing dentistry is 30%, but the rest of the staff is over 90% female by profession. Receptionists (90.1%), Administrative (94.4%), Dental Hygienists (97.1%), Dental assistants (93.3%). Source: US Department of Labor as referenced here: <https://www.bostonglobe.com/metro/2017/03/06/chart-the-percentage-women-and-men-each-profession/GBX22YsWI0XaeHghwXfE4H/story.html>.

Based on the actual use of the dental clinic, as noted on the attached memo provided by the owner,

The distribution of the sexes is 86% female and 14% male. This is one of 4 Timber Dental clinics, company wide the distribution of the sexes is 84% female and 16% male.

Appeal item 2

Code Section	1004.1.2, 1015.1
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Requires	If more than one exit is required, the exits are required to be separated by no less than one-third the diagonal dimension of the areas served. If occupant load is more than 50, two exits are required.
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Proposed Design	We are requesting a modification to the occupancy calculation, reducing the number of occupants to 44 and therefore a modification to the required exit calculation to be one exit required.
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Reason for alternative The Timber Dental Project has an egress occupancy of 59 occupants. This may be reduced by 15 since the Staff Break Room is used by Staff already counted with the overall occupancy load which results in a total occupancy of 44. 44 Users would require only one exit.

Based on the actual use of the dental clinic, as noted in the attached memo from the owner, and history since opening, we anticipate a maximum total occupant load at any time of 24 which includes full-time staff plus the number of patients and accompanying guests or family members each hour throughout the day. Assuming a worst-case scenario where this number is doubled that would result in a total of 48 total occupants or 24 female and 24 male occupants. This would require one exit.

Two exits are provided. There location is 86.5% of the required separation distance if two exits are required.

APPEAL DECISION

1. Reduction in minimum required plumbing fixture count: Granted as proposed for this use and configuration.

2. Reduction in calculated occupant load to allow a single exit: Denied. Proposal does not provide equivalent Life Safety protection.

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

For the item granted, 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) 823-7300 or come in to the Development Services Center.

August 27, 2019

Krista Pettis
Sisu Design Group
2728 N. Jessup Street
Portland, Oregon 97203

Re: Timber Dental NE
3500 NE Martin Luther King Jr. Blvd
Portland Oregon 97212

Dear Krista,

You have asked about the gender breakdown of the users of the above referenced dental office.

We currently have 22 employees. Of those, 3 are male and 19 are female. This office is already operating at full capacity, the expansion will allow for more productivity and comfort for the same number of employees. A recent survey of a few sample days shows that our average patient breakdown is 60% Female. The office is open approximately 53 hours/ week so the staffing is staggered. Of the 22 staff members 15 staff members are working at one time.

Based on the history of this office and our other locations, we believe the percentage of female to male users described above accurately reflects our user demographic.

I hope this is helpful. Please let me know if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Kathan", written in a cursive style.

Dr. Matthew Kathan
President
Timber Dental

August 27, 2019

Krista Pettis
Sisu Design Group
2728 N. Jessup Street
Portland, Oregon 97203

Re: Timber Dental NE
3500 NE Martin Luther King Jr. Blvd
Portland Oregon 97212

Dear Krista,

You have asked about daytime occupancy of the above referenced dental office. We estimate 15 staff members and 75 patients will use this space each business day. Staff will be present all day (shift turnover would maintain the same staff numbers) but patients typically come for one hour (some appointments are longer – few are shorter). Assuming a 10 hour day, at any time 7 treatment rooms will be full and the remaining treatment rooms will be in turnover (cleaning up from last patient and preparing for the next patient). Most patients come in alone, but approximately one in three comes with a family member. So at any given time the number of people in the space will be $15 + 7 + 2 = 24$.

To clarify, the office expansion is needed to accommodate the existing staff. No new hires are planned. The numbers above reflect the expected occupancy for staff and patients after the expansion, and include the additional patients we will be able to see with the extra three rooms.

I hope this is helpful. Please let me know if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "Matt Kathan", with a stylized, cursive script.

Dr. Matthew Kathan
President
Timber Dental

3500 NE MARTIN LUTHER KING JR BLVD

3500 NE MARTIN LUTHER KING JR BLVD

G1

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT	K.D.F.	KNOCK DOWN FRAMES
AFF	ABOVE FINISH FLOOR	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
BLDG	BUILDING	MISC	MISCELLANEOUS
BO	BOTTOM OF	MR	MIRROR
C	CENTER LINE	MTL	METAL
CLNG, CLG	CEILING	(N)	NEW
CLR	CLEAR	NIC	NOT IN CONTRACT
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS OR CONTINUED	OC	ON CENTER
DED	DEDICATED	OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
DEMO	DEMOLITION	OFOI	OWNER FURNISHED OWNER INSTALLED
DF	DRINKING FOUNTAIN	P	PAINT
DIM	DIMENSION	PART	PARTITION
DWG	DRAWING	PLYWD	PLYWOOD
(E)	EXISTING	RB	RUBBER BASE
EATP	EXIT ACCESS TRAVEL PATH	REF	REFERENCE
ELEV	ELEVATION	REQ/D	REQUIRED
ELEC	ELECTRICAL	REV	REVISION(S), REVISED
EP	ELECTRICAL PANEL	RO	ROUGH OPENING
EQ	EQUAL	SC	SOLID CORE
EQUIP	EQUIPMENT	SCHED	SCHEDULE
FEC	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FE	FIRE EXTINGUISHER	SPEC	SPECIFICATION(S)
FF	FINISH FLOOR	SS	SOLID SURFACE
FIN	FINISH	SSTL	STAINLESS STEEL
FOF	FACE OF FINISH	STD	STANDARD
FOS	FACE OF STUD	STL	STEEL
FT	FOOT	TB	TACK BOARD
GALV	GALVANIZED	TVF&R	TJUALATIN VALLEY FIRE AND RESCUE
GP	GENERAL PURPOSE	TO	TOP OF
GYP	GYPNUM, GYPSUM BOARD	TYP	TYPICAL
HD	HAND DRYER	UNO	UNLESS NOTED OTHERWISE
HM	HOLLOW METAL	V.F.	VERIFY IN FIELD
HVAC	HEATING, VENTILATING, AND AIR CONDITIONING	V.I.F.	VERIFY IN FIELD
INT	INTERIOR	WD	WOOD
JT	JOINT	W.S.F.	WELDED STEEL FRAMES

APPLICABLE BUILDING REGULATIONS

2014 EDITION OF OREGON STRUCTURAL SPECIALTY CODE
2017 EDITION OF OREGON ELECTRICAL SPECIALTY CODE
2014 EDITION OF OREGON MECHANICAL SPECIALTY CODE
2017 EDITION OF OREGON PLUMBING SPECIALTY CODE
2014 EDITION OF OREGON FIRE CODE
AMERICANS WITH DISABILITIES ACT
ACCESSIBILITY GUIDELINES (ICC A117.1-2009)

ACCESSIBILITY ANALYSIS / IMPLEMENTATION PLAN

BUILDINGS AND FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO BE ACCESSIBLE IN ACCORDANCE WITH OSSC AND ICC A117.1 (2009)

- EXISTING PARKING IS ACCESSIBLE.
- EXISTING ENTRANCES ARE ACCESSIBLE.
- ALL ALTERED AREAS ARE ACCESSIBLE.
- ALL REQUIRED RESTROOMS ARE ACCESSIBLE.
- NO PUBLIC TELEPHONES ARE PROPOSED.
- THE TRANSACTION COUNTER IS ACCESSIBLE.
- ALL DOOR HARDWARE IS ACCESSIBLE.
- THE FIRE/SMOKE ALARM SYSTEM WILL MEET ACCESSIBILITY STANDARDS.
- THE PROPOSED LIGHTING AND POWER SCHEME WILL MEET ACCESSIBILITY STANDARDS. (SWITCH HEIGHTS, ETC)

FIRE EXTINGUISHERS

1. PROVIDE EXIT SIGNAGE, FIRE EXTINGUISHERS & EMERGENCY LIGHTING SYSTEM IN CONFORMANCE WITH CODE AND WITH THE FIRE MARSHALL'S REQUIREMENTS.
2. PROVIDE FIRE EXTINGUISHERS EVERY 3,000 SQ FEET OR 75 FEET TRAVEL DISTANCE UNLESS OTHERWISE NOTED. SEE DETAIL G3 FOR MOUNTING HEIGHTS. SEE 8/A700 FOR INSTALLATION DETAILS. VERIFY LOCATION AND TYPE W/FIRE MARSHALL PRIOR TO INSTALLATION.

EXITING SUMMARY

EXITING SUMMARY - FIRST LEVEL (NO CHANGES PROPOSED)

EXIT	TYPE/FACTOR	WIDTH IN INCHES	CAPACITY IN PERSONS
EXIT #1 (MAIN ENTRANCE)	DOORS/2	72	360
EXIT #2	DOORS/2	36	180
EXIT CAPACITY AVAILABLE			540
EXIT CAPACITY PROPOSED			53

PLUMBING FIXTURES

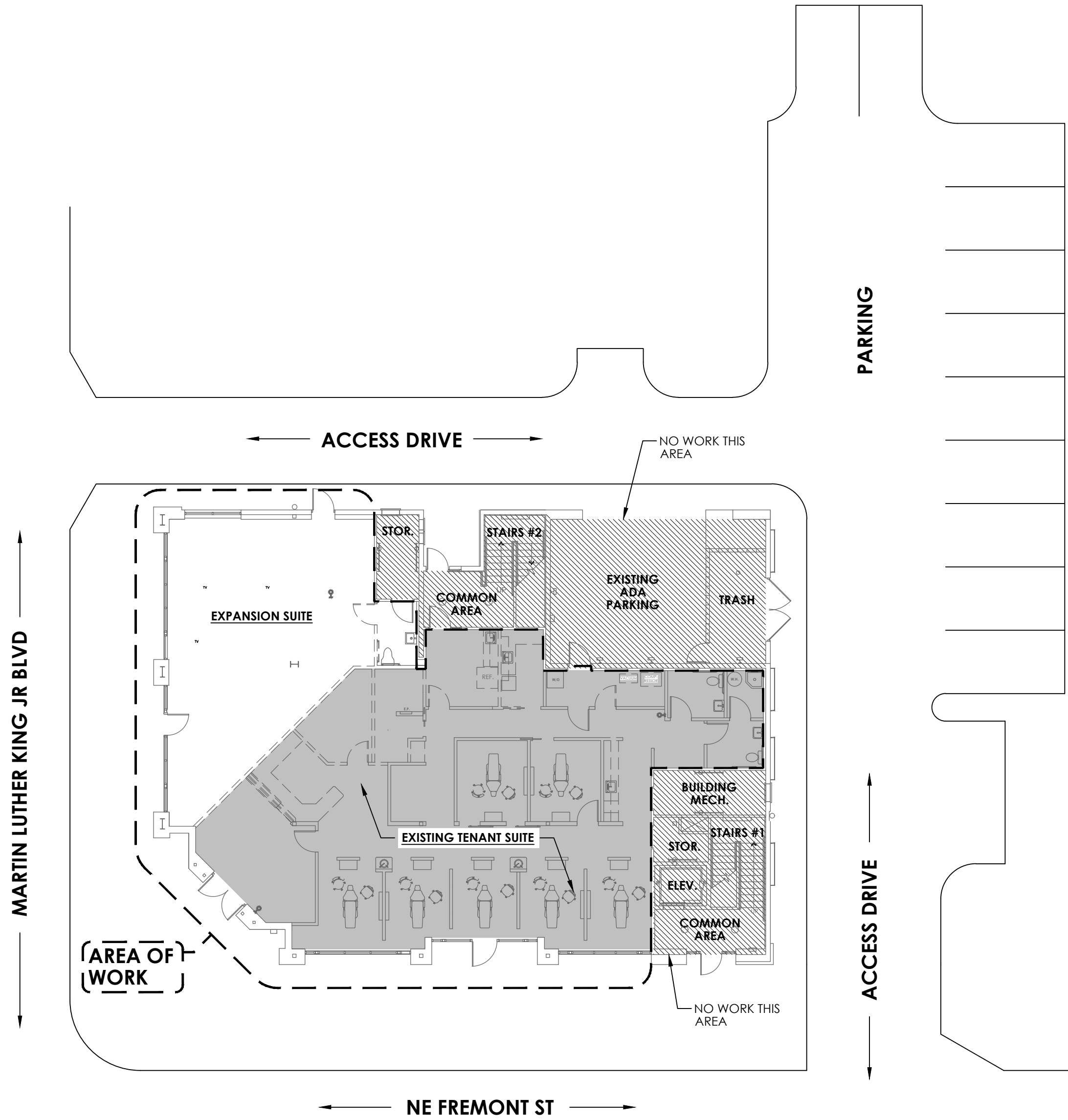
GROUP B	53 OCCUPANTS (3,546/100)
WATER CLOSETS:	1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50 3 REQUIRED, 3 PROPOSED
URINALS:	0 REQUIRED, 0 PROPOSED
LAVATORIES:	1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80 3 REQUIRED (1 PER RESTROOM), 3 PROPOSED
DRINKING FOUNTAINS:	0 REQUIRED, 0 PROPOSED

DRAWING LEGEND/KEY

CPET = X'-X" (PER 1014.3) EATD = X'-X" (PER 1016)	COMMON PATH OF EGRESS TRAVEL EXIT ACCESS TRAVEL DISTANCE
36"	EGRESS PATH
# OCCS: 30	BUILDING EXITING
FEC	FIRE EXTINGUISHER IN CABINET
Lighted Exit Sign	LIGHTED EXIT SIGN - SHADING INDICATES LIGHTED FACE(S)
Lighted Exit Sign	LIGHTED EXIT SIGN - CEILING MOUNTED
Lighted Exit Sign	LIGHTED EXIT SIGN - WALL MOUNTED

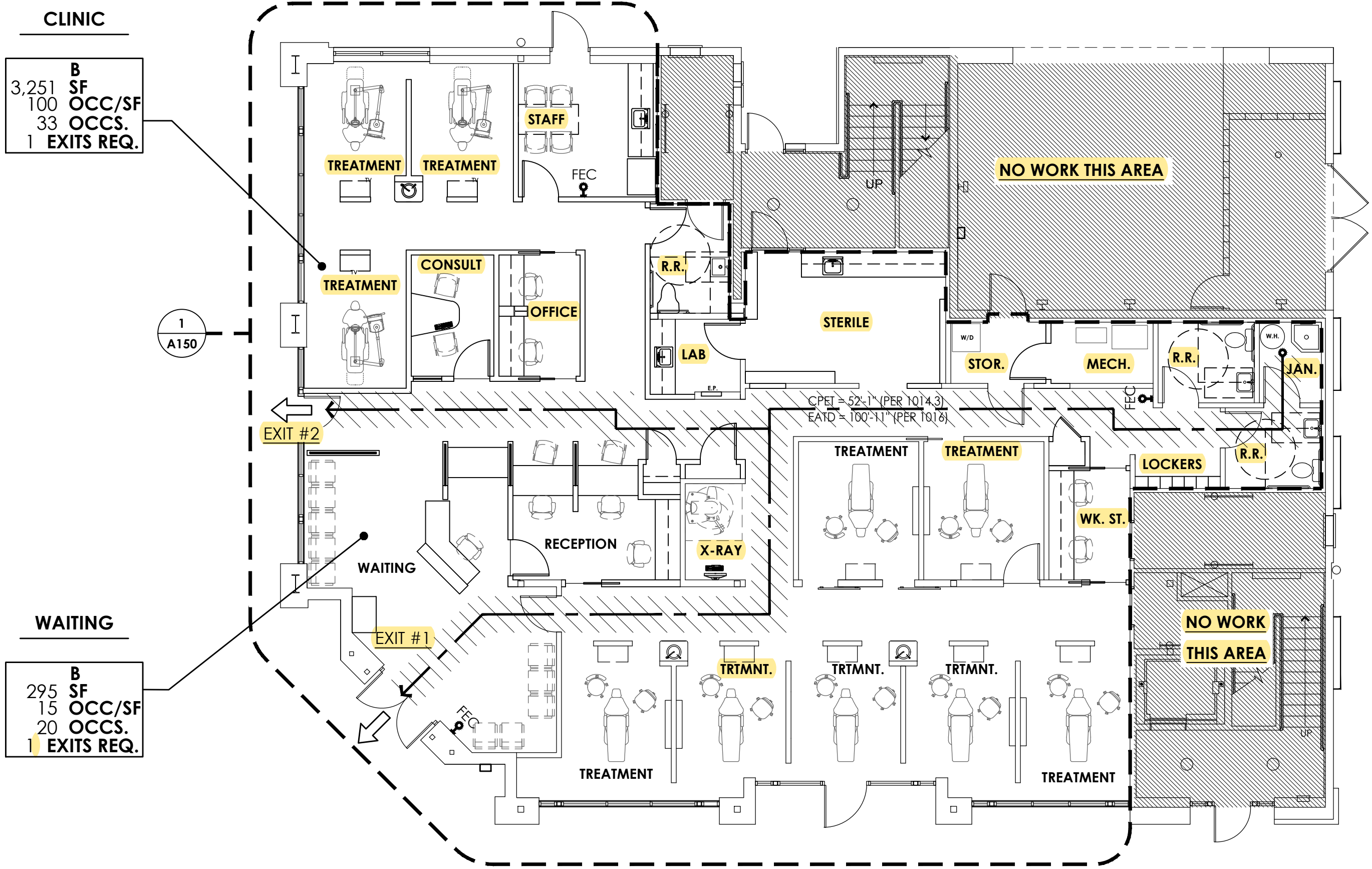
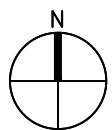
CODE ANALYSIS

OCCUPANCY TYPE:	B -DENTAL CLINIC
CONSTRUCTION TYPE:	TYPE VB, SPRINKLERED
FIRE PROTECTION SYSTEM:	FIRE/SMOKE ALARM SYSTEM,, SPRINKLERED
BUILDING AREA:	9,888 SF BUILDING
TENANT AREA:	3,546 SF
OCCUPANT LOAD:	B (CLINIC) 3,251/100 = 33 OCCS. B (WAITING) 295/15 = 20 OCCS.
EXIT ACCESS TRAVEL DIST:	250 FEET ALLOWED (SPRINKLERED). 101' FEET PROPOSED
COMMON PATH OF EGRESS TRAVEL:	100 FEET ALLOWED (SPRINKLERED). 52' FEET PROPOSED
EXIT WIDTH:	53 X .15"/OCCUPANT = 7.95" (36" MIN. PROVIDED AT ALL EGRESS DOORS)
EXITS REQUIRED:	2 EXIT REQUIRED (2 PROPOSED)
BUILDING HEIGHT:	NO CHANGES PROPOSED



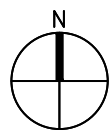
1 SITE PLAN/KEY PLAN

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



2 EGRESS PLAN

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



ANSI SECTION 404.2.3

ANSI FIGURE 404.2.2

ANSI FIGURE C606.2(a) AND FIGURE 306.2

ANSI FIGURE C604.3 AND FIGURE 304.4 ANSI FIGURE 602.2(a) AND FIGURE 602.5(a)

ANSI FIGURE 604.5.1 AND FIGURE 604.5.2

ANSI SECTION 309

ANSI SECTION 309

ANSI FIGURE 403.5 AND FIGURE C403.5

ANSI FIGURE 304.3

ANSI FIGURE 305.3 AND FIGURE 305.7

ANSI FIGURE 308.2.1 AND FIGURE 308.2.2

ANSI FIGURE 308.3.1 AND FIGURE 308.3.2

ANSI FIGURE 307.2

DEMOLITION NOTES

1. ALL WORK IS TO COMPLY WITH THE REQUIREMENTS OF THE LOCAL BUILDING CODES AND REGULATIONS AND ACCIDENT AND FIRE PREVENTION REGULATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS OTHER THAN GENERAL BUILDING PERMIT AS REQUIRED BY LOCAL, COUNTY OR STATE ORDINANCES AND BEARS ALL COSTS.
3. PROTECT ALL EXISTING EQUIPMENT, FINISHES, WALLS, ETC., SHOWN TO REMAIN, FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE IS TO BE REPAIRED AND RESTORED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
4. WHERE EXISTING ITEMS AND FINISHES ARE REMOVED, PATCH AND PREPARE EXPOSED SURFACES TO MATCH EXISTING ADJACENT FINISHES, UNLESS OTHERWISE NOTED.
5. MECHANICAL AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR ALL DEMOLITION AND PATCHING BEYOND WHAT MAY BE SHOWN ON DRAWINGS TO FACILITATE ACCESS TO WORK.
6. MECHANICAL AND ELECTRICAL SUBCONTRACTORS ARE ALSO RESPONSIBLE FOR ALL FIRE STOPPING RELATED TO THEIR WORK, IF REQUIRED.
7. CLEAN & PREPARE ALL EXISTING SURFACES SCHEDULED TO RECEIVE NEW FINISHES, INCLUDES ALL EXISTING WALL SURFACES - TO BE SMOOTH WALL, NOT TEXTURED.
8. REMOVE ALL EXISTING FRAMES FROM OPENINGS TO BE FILLED IN.
9. PROTECT THE EXISTING STRUCTURE DURING CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, BRACING AND SHORING FOR LOADS DUE TO CONSTRUCTION OR REMOVAL OF STRUCTURES WHICH ARE PART OF THE WORK.
10. CONTRACTOR DEMOLISHED ITEMS ARE TO BE DISPOSED OF PROPERLY OFF SITE AND IN AN EXPEDITIOUS MANNER UNLESS DIRECTLY NOTED OTHERWISE. ANY USABLE BUILDING MATERIALS NOT REUSED FOR THIS PROJECT OR UNWANTED BY OWNER TO BE TAKEN TO THE REBUILDING CENTER (DOORS, LIGHTS, CABINETS, WINDOWS, PLUMBING AND ELECTRICAL FIXTURES, ETC.
11. FIELD VERIFY ALL DIMENSIONS.
12. FIELD VERIFY ALL UTILITY LOCATIONS PRIOR TO DEMOLITION.
13. REMOVE ALL DISUSED ELECTRICAL CONDUIT/WIRES, DISUSED PLUMBING WASTE & SUPPLY LINES, DISUSED TELEPHONE EQUIPMENT/PANELS
14. REMOVE (E) PAINT, OIL AND DIRT FROM ALL INTERIOR SURFACES INCLUDING, GIRDERS, COLUMNS, BEAMS, FLOOR JOISTS, FLOORING, AND ALL OTHER MISC. STEEL, PLUMBING AND ELECTRICAL SYSTEMS U.N.O.

DEMOLITION LEGEND

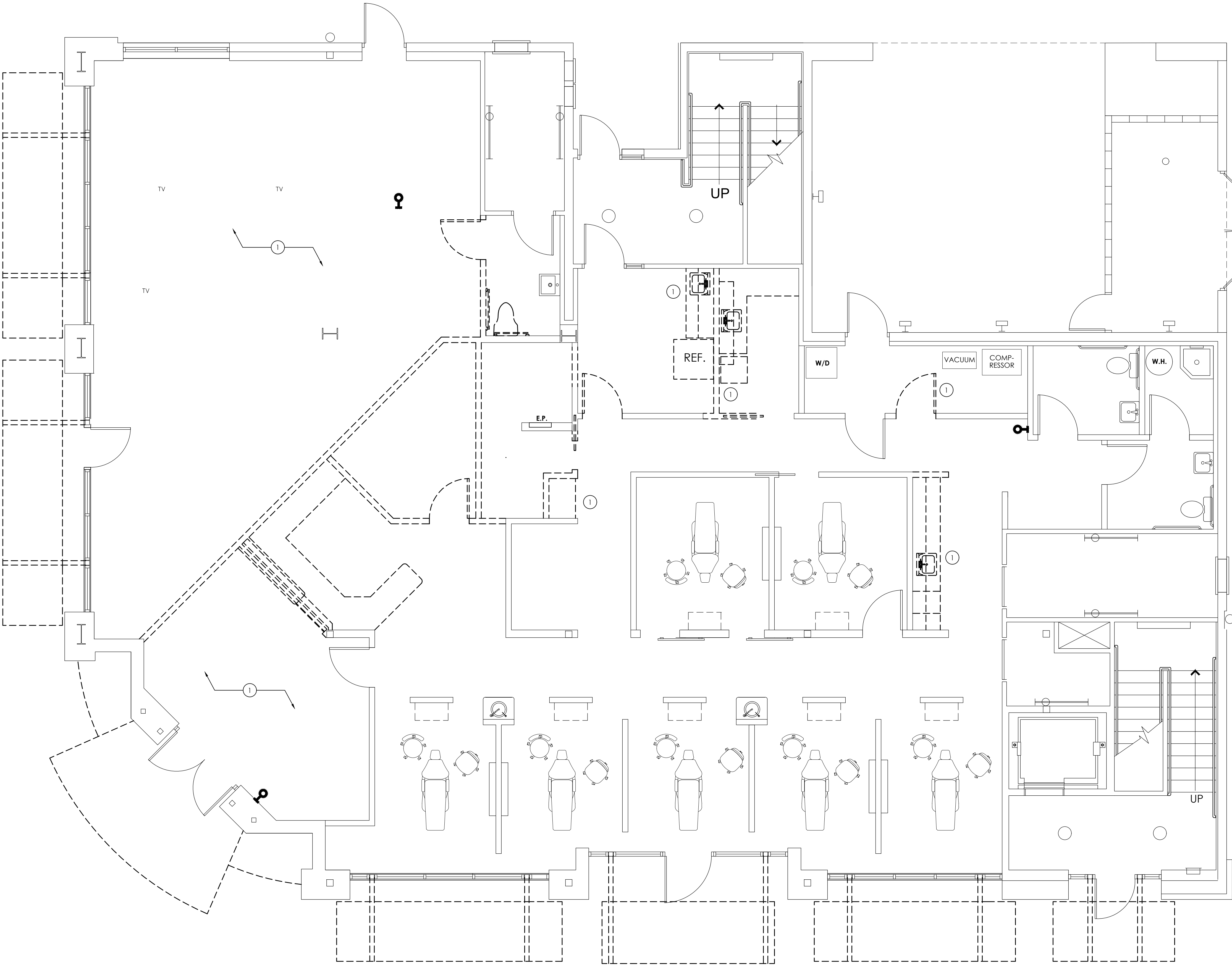
- EXISTING TO REMAIN
- - - -

EXISTING TO BE REMOVED

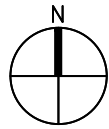
KEYNOTES - THIS PAGE

- 1

 REMOVE (E) WALLS, DOORS, FRAMES AS SHOWN.



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



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2728 N. Jessup St.
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TIMBER DENTAL
3500 NE MARTIN LUTHER KING JR BLVD
PORTLAND, OR 97212

REVISION NO. DATE

DATE
July 28, 2019
SCALE
AS NOTED
DRAWN BY
KP, KM
DRAWING TITLE
DEMO PLAN
DEMO NOTES

SHEET NUMBER
A100

GENERAL NOTES - THIS PAGE

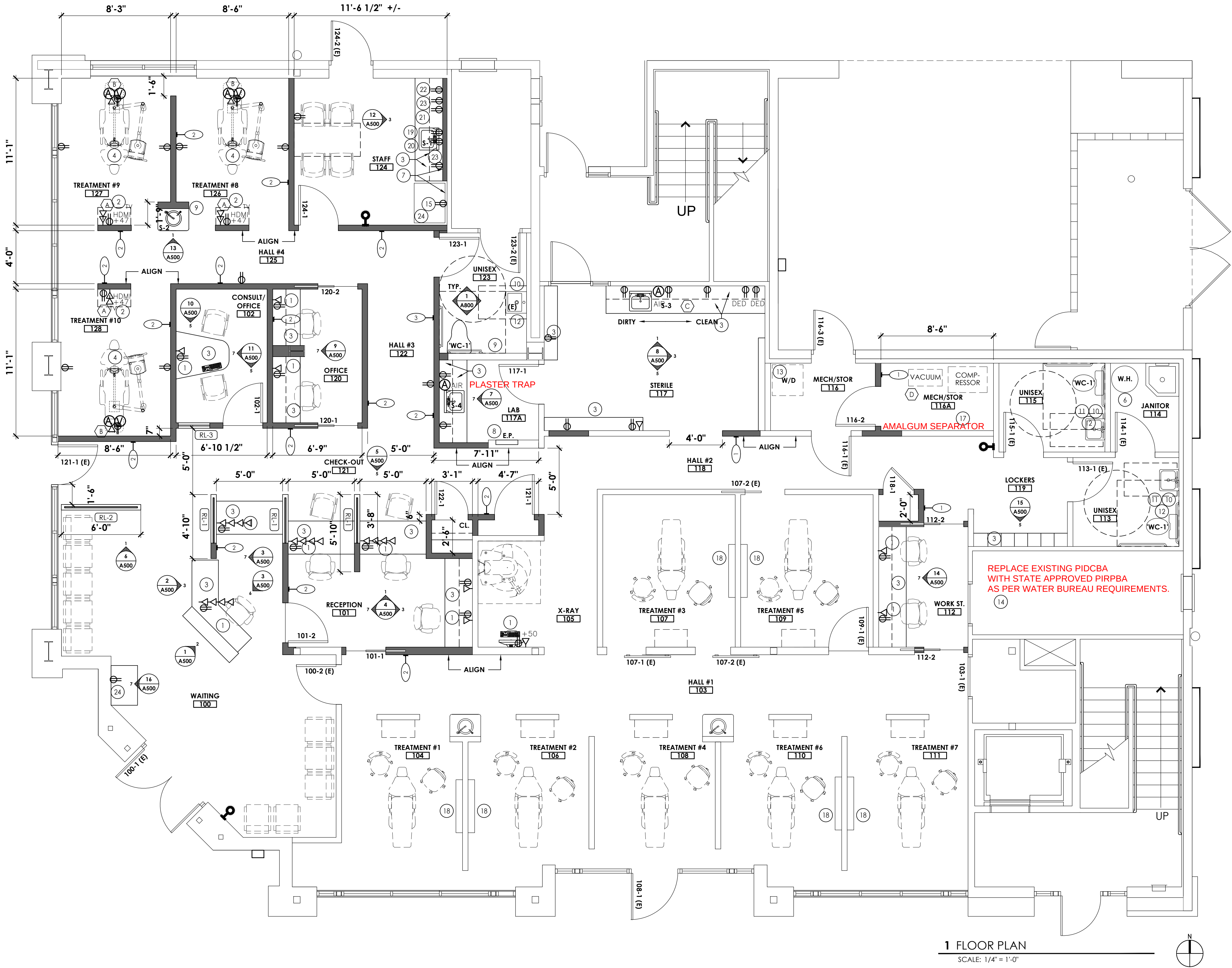
- ALL NEW WALLS TO BE TYPE (2) U.N.O.. SEE ASSEMBLY TYPES.
- RE-PAINT ENTIRE CLINIC INCLUDING OPEN CEILING IN NEW AREA TO MATCH EXISTING.
- U.N.O. CONVENTIONAL OUTLETS TO BE AT 18" AFF (CENTER)
- UNDER COUNTERTOP OUTLETS TO BE AT 24" AFF IN KNEE SPACE.
- WHEN NO KNEE SPACE, LOCATE OUTLETS AT 8" < ABOVE COUNTER HEIGHT, U.N.O. IF LOCATED IN A CABINET, PROVIDE ACCESS TO OUTLETS.
- DATA TO BE CAT 6 (1 GIG/SEC) (PLEASE QUOTE PRICE DIFFERENCE FOR CAT-5E).
- DIMENSIONS ARE TO FACE OF NEW WALLS AND FACE OF EXISTING WALLS U.N.O.
- WALL FINISH TO BE LEVEL 5 SMOOTH
- REFER TO SHEET A800 FOR DOOR, RELITE, AND PLUMBING FIXTURE & ACCESSORY SCHEDULES.
- COORDINATE LOCATION OF X-RAY BUTTON WITH DESIGNER.
- COORDINATE LOCATION OF ALL DENTAL EQUIPMENT SWITCHES, ETC. WITH DENTAL EQUIPMENT PROVIDER AND DESIGNER PRIOR TO INSTALLATION.
- ALL INDIVIDUAL ROOMS WITH SPEAKERS TO HAVE VOLUME CONTROL LOCATED ADJACENT TO LIGHT FIXTURES. CONNECTIVITY FOR AUDIO SYSTEM TO BE LOCATED AT RECEPTION DESK (CONFIRM WITH CLIENT).
- LOCATE BLOCKING FOR ALL WALL MOUNTED COAT HOOKS AND ACCESSORIES WITH CLIENT.

KEYNOTES - THIS PAGE

- COMPUTER LOCATION
- COMPUTER IN TREATMENT ROOMS, 1-1/2" OR 2" (CONTRACTOR TO VERIFY) CONDUIT BETWEEN SIDE WALL AND 1200 CABINET. CONFIRM HDMI REQUIREMENTS.
- CUSTOM CASEWORK
- POWER + DATA + BLOCKING FOR TV OR MONITOR. VERIFY HEIGHT.
- (E) HOT WATER TANK TO REMAIN
- FUR WALL FOR PLUMBING BEHIND CASEWORK, RECESS REFRIGERATOR.
- (E) ELECTRICAL PANEL TO REMAIN
- PROVIDE 6" STUD AT PLUMBING WALLS (WHERE NEEDED IE: W.C.)
- REPLACE SINKS IN (E) RESTROOMS
- REMOVE FULL WALL MIRROR AND REPAIR WALL FOR NEW PAINT AND SMALLER MIRROR. MIRROR PROVIDED BY OWNER.
- NEW MIRROR
- (E) POWER FOR WASHER AND DRYER TO REMAIN
- EXISTING SERVER/TEL./COM. ROOM TO REMAIN.
- DEDICATED OUTLET/CIRCUIT FOR REFRIGERATOR. PROVIDE WATER SUPPLY FOR ICE MAKER
- PROVIDE SUPPLEMENTAL HVAC COOLING, VENTILATION + HUMIDITY CONTROL. COORDINATE WITH OWNER & IT VENDOR TO DETERMINE APPROPRIATE COOLING LEVELS.
- PREPARE AND PAINT EXISTING P-LAM CABINETS FOR EPOXY PAINT APPLICATION. (THREE EXISTING PASS-THROUGH CABINETS)
- OUTLET FOR INSTA-HOT (UNDER SINK) (HOT AND COLD FILTERED WATER SUPPLY)
- WATER FILTER (UNDER SINK)
- DISHWASHER CO @ +3" AFF. 24" WIDE BASE CABINET TO BE PROVIDED AND INSTALLED, BUT TO BE REMOVABLE WHEN DISHWASHER IS INSTALLED. PLUMBING AND ELEC. TO BE PROVIDED.
- MICROWAVE @+42" AFF & 66" AFF
- CONVENIENCE OUTLET @+42" AFF
- 1/2" WATER LINE AT FRIDGE AND BEVERAGE STATION IN WAITING ROOM

DENTAL EQUIPMENT KEYNOTES - THIS PAGE

- (A) 2" CHASE FROM TOE OF CHAIR. DUPLEX/QUAD (VFY) IN WALL AT COUNTER HEIGHT FOR SMALL EQUIPMENT/COMPUTER PLUGIN.
- (B) QUAD BOX AT EACH TOE OF CHAIR; AIR-LINE & VACUUM RISER AT EACH TOE AND A 2" CONDUIT TO THE HEADWALL TO ALLOW FOR LOW VOLTAGE TECHNOLOGY
- (C) (2) DEDICATED 120v CIRCUITS FOR STERILIZERS. ADDITIONAL NON-DEDICATED OUTLETS ABOVE COUNTER FOR OTHER EQUIPMENT (ULTRASONIC, ETC). AIR AND VACUUM TO STERILIZATION. IF MANUFACTURED STERILIZATION CENTER. SPECIFIC TYPE IS NEEDED TO PROVIDE MORE PLUMBING/ELEC DETAILS
- (D) MOVE EXISTING ELECTRICAL AND PLUMBING TO THIS ROOM. HAVE A BRANCH RUN TO THE NEW CHAIRS FOR VACUUM AND AIR.



1 FLOOR PLAN

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

WALL ASSEMBLIES

	NON-BEARING PARTITION	RATING	NON-BEARING FULL HEIGHT SEPARATION	RATING	NON-BEARING RESTROOM PARTITION	RATING
1	BATT INSUL AS NOTED ON RCP BRACE TO STRUCTURE ABOVE W/ STEEL STUDS @ 4'-0" O.C. EACH WAY. CEILING FINISH AND HEIGHT VARIES: SEE PLAN (1) LAYER 5/8" TYPE 'X' GYP. BD. 3 5/8" METAL STUDS @ 24" O.C. ACOUSTIC INSULATION (1) LAYER 5/8" TYPE 'X' GYP. BD. WALL BASE AND FLOORING: SEE FINISH PLAN CONTINUOUS. STEEL RUNNER; ANCHOR TO FLOOR ACOUSTIC SEALANT BOTH SIDES		(E) STRUCTURE DEFLECTION HEAD: TOP TRACK SET IN LONG-LEGGED/ OVER-SIZED RUNNER TRACK. DO NOT ATTACH METAL STUDS OR GYP. BD. TO LONG-LEGGED RUNNER TRACK. (1) LAYER 5/8" TYPE 'X' GYP. BD. 3 5/8" METAL STUDS @ 24" O.C. MIN. ACOUSTIC INSULATION (1) LAYER 5/8" TYPE 'X' GYP. BD. WALL BASE AND FLOORING: SEE FINISH PLAN CONTINUOUS. STEEL RUNNER; ANCHOR TO FLOOR ACOUSTIC SEALANT BOTH SIDES		BRACE TO STRUCTURE ABOVE W/ STEEL STUDS @ 4'-0" O.C. EACH WAY CEILING FINISH AND HEIGHT VARIES: SEE PLAN (1) LAYER 5/8" TYPE 'X' GYP. BD. 2x4 (2x6 @ W.C. WALL) METAL STUDS @ 24" O.C. ACOUSTIC INSULATION (1) LAYER TYPE 'X' 5/8" GYP. BD. BASE AND FLOORING: SEE FINISH PLAN WALL BASE AND FLOORING: SEE FINISH PLAN ACOUSTIC SEALANT BOTH SIDES CONTINUOUS. STEEL RUNNER; ANCHOR TO FLOOR	

SISU Design Group
Interior Planning & Design

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TIMBER DENTAL
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PORTLAND, OR 97212

REVISION NO. DATE

DATE
July 28, 2019
SCALE
AS NOTED
DRAWN BY
KP, KM
DRAWING TITLE

FLOOR PLAN

SHEET NUMBER

A150

GENERAL NOTES - THIS PAGE

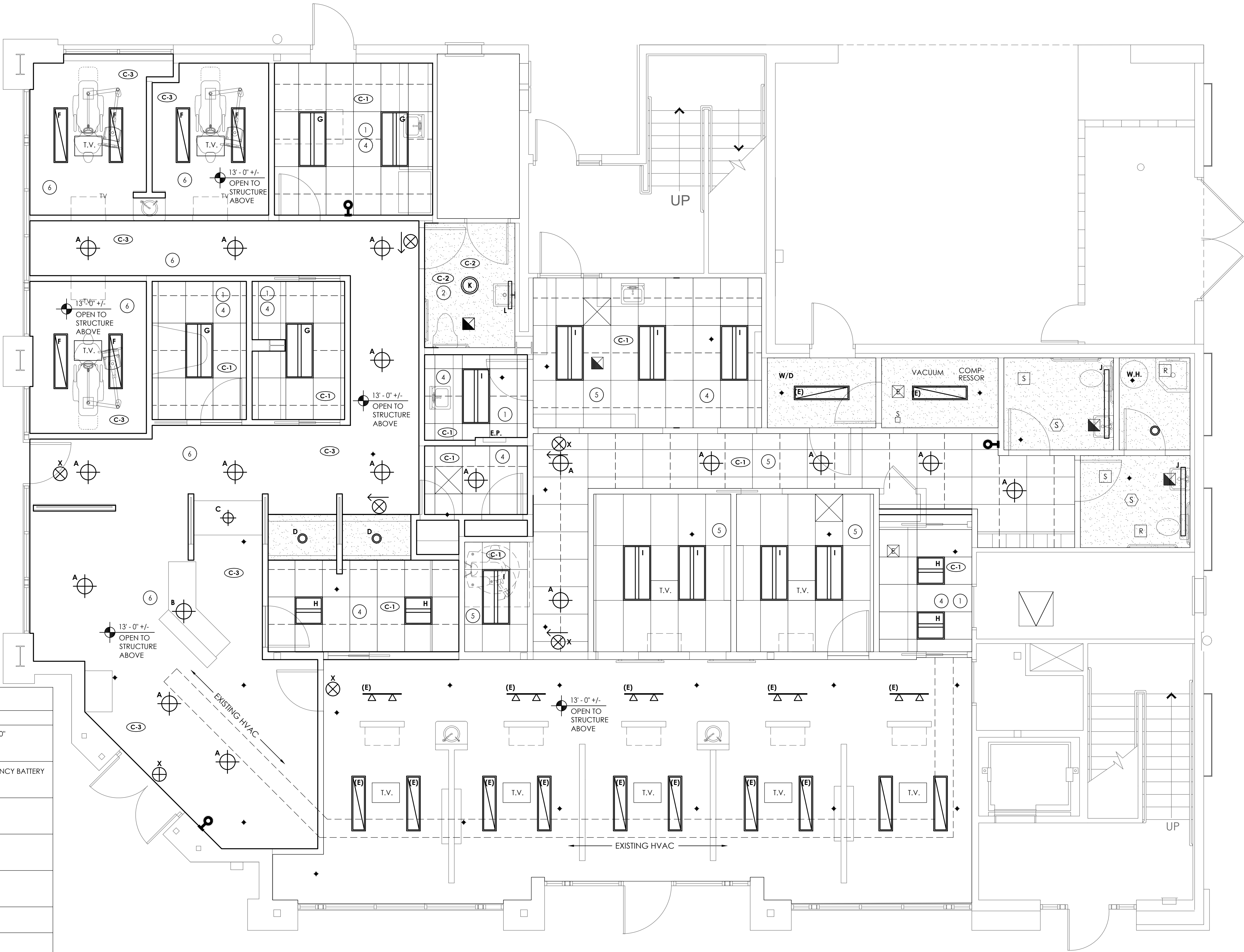
1.
- ALL CEILING HEIGHTS 13'-0" AFF UNLESS OTHERWISE NOTED
2.
- ALL CEILING TYPES (C-1) UNLESS OTHERWISE NOTED
3.
- SEE SHEET A350 FOR MATERIAL LEGEND AND THIS SHEET FOR CEILING ASSEMBLIES.
4.
- SOUND SYSTEM: FURNISHED & INSTALLED BY OWNERS VENDOR.
5.
- SEE LUMINAIRE SCHEDULE THIS SHEET FOR FIXTURE TYPES
6.
- WINDOW COVERINGS: TBD
7.
- OCCUPANCY SENSORS ARE LOCATED IN GENERAL LOCATION. LIGHTING CONTROLS' MANUFACTURER SHALL LOCATE SENSORS FOR OPTIMUM CONTROL.
8.
- COORDINATE ALL MECHANICAL AND ELECTRICAL FITTINGS OR FIXTURES WITHIN REQUIRED AREAS OR SPACES.
9.
- OCCUPANCY SENSORS MUST BE SET AT AN ANGLE OR TAPED-OFF TO AVOID SENSING PEOPLE IN THE CORRIDOR. TYPICAL FOR ALL OFFICES AND AREAS THAT HAVE RELITES.
10.
- WAITING ROOMS: LUMINAIRES CONTROLLED BY CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSORS FOR "ON". DIMMER SWITCH LOCATED IN RECEPTION ROOM. COORDINATE FINAL LOCATION WITH DESIGNER.
11.
- HALLS: LUMINAIRES ARE CONTROLLED BY DUAL TECHNOLOGY OCCUPANCY SENSORS ONLY. NO DIMMING.
12.
- OFFICES: CEILING LUMINAIRES AND DESIGNED TASK LIGHTING SHALL BE CONTROLLED "ON" DUAL TECHNOLOGY OCCUPANCY SENSORS. DIMMING SWITCH FOR CEILING LUMINAIRES AND SEPARATE DIMMING SWITCH FOR TASK LIGHTING IF APPLICABLE.
13.
- MECHANICAL, ELECTRICAL, IT, STORAGE AND UTILITY CLOSETS ARE CONTROLLED BY WALL SWITCH/OCCUPANCY SENSOR COMBINATION.
14.
- CEILING HEIGHTS ARE MEASURED FROM FINISHED FLOOR U.N.O.
15.
- COORDINATE LOCATION OF BIDDER DESIGNED FIRE/SMOKE ALARM SYSTEM AND SPEAKERS WITH DESIGNER PRIOR TO INSTALLATION.
16.
- EACH ROOM HAS DEDICATED VOLUME CONTROL INSIDE OF ROOM, HALLWAYS AND WAITING ROOM TO BE CONTROLLED INDEPENDENTLY. COORDINATE CONTROL LOCATIONS WITH DESIGNER OR OWNER.
17.
- LOCATE RECEPTACLES, SPEAKERS AND OTHER DEVICES IN THE CENTER OF EXPOSED FRAMING SPACES AND SYMMETRICAL WITHIN SPACES OR ROOMS. COORDINATE WITH STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. VERIFY PLACEMENT WITH DESIGNER FOR DEVICES AND FIXTURES NOT SHOWN. NOTE IF THE CEILING TILE IS SECOND LOOK AND LOCATE DEVICES IN THE 2X2 LOOK OF A 2X4 CEILING TILE.
18.
- REVISE SPRINKLER LAYOUT TO ACCOMMODATE NEW WALL LAYOUT.

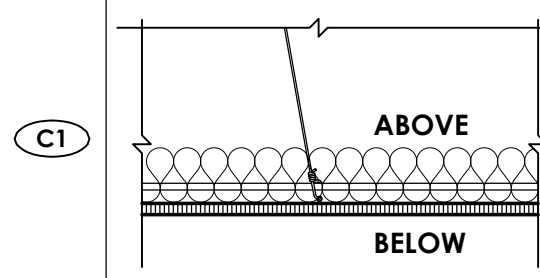
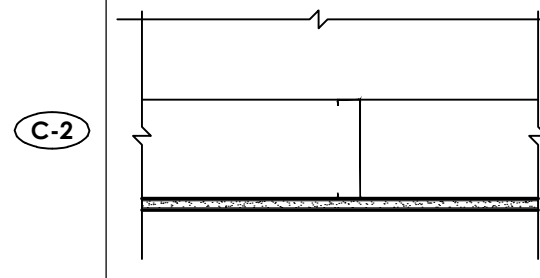
KEYNOTES - THIS PAGE

- 1
- 6" BATT INSULATION ABOVE CEILING THIS ROOM
- 2
- PROVIDE OCCUPANCY SENSOR WITH TIMER AND OVERRIDE SWITCH FOR FAN, VANITY LIGHT AND CEILING FIXTURE. FAN TO BE SWITCH SEPARATELY FROM LIGHTS.
- 3
- OUTLETS IN CEILING FOR WIFI MODEMS - FINAL LOCATIONS TO BE CONFIRMED BY CLIENT.
- 4
- NEW 2 x 4 CEILING GRID & TILE THIS ROOM.
- 5
- EXISTING 2 x 4 CEILING GRID. REUSE PARTIAL GRID IF POSSIBLE w/ NEW TILE.
- 6
- PAINT EXPOSED CEILING TO MATCH EXISTING SPACE.

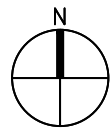
LIGHTING FIXTURE SCHEDULE:

TYPE	DESCRIPTION	LAMP(S)/VOLTAGE	REMARKS
A	G LIGHTING DISPATCH SCHOOLHOUSE PENDANT GL-2533-W4-D-BLK-48	LED 4000K	BOTTOM @ 9'-0"
A(E)	G LIGHTING DISPATCH SCHOOLHOUSE PENDANT GL-2533-W4-D-BLK-EL-48 EMERGENCY CIRCUIT	LED 4000K	WITH EMERGENCY BATTERY PACK
B	LARGE DECORATIVE PENDANT PROVIDED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.	LED 4000K	
C	SUSPENDED DOWNLIGHT ALPHABET BETA6AR 608RA 6 XTM19 40LM 40K 98 DA60 VOLT DIM WH RP	LED 4000K	
D	SURFACE MOUNTED DOWNLIGHT ALPHABET BETA6AR 608RA 6 XTM19 40LM 40K 98 DA60 VOLT DIM WH S	LED 4000K	
(E)	EXISTING FIXTURE TO REMAIN	EXISTING	
F	SUSPENDED LINEAR S12 LED-4-4E-H-9-40-10U90D-VOLT-SC-FA-CE-C4-A -AS SHOWN ON DRAWINGS.	LED 4000K	
G	FLUSH MOUNTED TROFFER IN SUSPENDED CEILING 2BLT4 2x4 BLT 60LHE ADP MVOLT E21 LP940	LED 4000 K	
H	FLUSH MOUNTED TROFFER IN SUSPENDED CEILING 2BLT2 2x2 BLT 40LHE ADP MVOLT E21 LP940	LED 4000 K	
I	RETROFIT FLUSH MOUNTED TROFFER IN SUSP. CEILING 2BLT4R 2x4 60LHE ADP MVOLT E21 LP940	LED 4000 K	FOUR FIXTURES ARE RELOCATED FROM HALL TO STERILE AND LAB.
J	SURFACE MOUNTED LINEAR FIXTURE NULITE RR4 06 H35 VOLT 1C ST L WH 5'	LED 4000 K	
K	SURFACE MOUNTED LED JUNO LIGHTING IC1JB JSF 11IN 13LM 35 90CRI VOLT WH	LED 4000 K	
L	SURFACE MOUNTED LED VANITY LIGHT ILLUMINATE VINTAGE, 2-LIGHT VANITY LIGHT MODERN BLACK WALL SCONCE, ROUND BASE.	LED 3500 K	
X	LIT EXIT SIGNS ISOLITE UEL SERIES.	LED	ALL NEW EXIT SIGNS



CEILING ASSEMBLIES		
	DESCRIPTION	RATING
C-1	 ACOUSTIC BATT INSULATION (AS NOTED ON THE RCP) ACT SUPPORT GRID ACOUSTIC CEILING TILE (SEE FINISH SCHEDULE A350)	
C-2	 2x6 METAL STUD (600S125-18/33) CEILING JOIST AT 24" O.C. (MAX. SPAN 11'-0"). GYPSUM WALL BOARD	
C-2	EXISTING EXPOSED CEILING PAINTED TO MATCH OTHER SIDE.	

1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"



LEGEND:

STAFF	ROOM NAME
213	ROOM NUMBER
V-1	FLOOR MATERIAL
B-1	BASE
P-1	PAINT

GENERAL NOTES - THIS PAGE

1. SEE 4/A700 AND 8/A700 FOR FLOOR TRANSITION DETAILS

KEYNOTES - THIS PAGE

- EQUIP CLOSET WITH HANGER BAR AND 15" DEEP SHELF ABOVE.
- MELAMINE SHELVES ON SLOTTED STANDARDS.
- RELOCATE CLIENT'S EXISTING TIP-OUT BINS.
- P-2 WAINSCOTING UP TO 44" AFF W/ B-2.
- P-5 WAINSCOTING UP TO 44" AFF W/ B-3.
- ACCENT WALL PAINTED W/ DIAGONAL P-1 / P-2.
- ACCENT PAINT (BLOB) COLOR: P-4.
- IKEA CABINET W/ HIGH GLOSS GRAY DOORS AND GRAY QUARTZ TOP, FINISHES, SINK, FAUCET, ETC. TO MATCH EXISTING.
- PRIME P-LAM PASS THROUGH CABINET AND PAINT W/ EPOXY TO MATCH P-1.
- 44" AFF WAINSCOT CT-1.

CASEWORK - MATERIALS LIST

COUNTER TOPS:
PLASTIC LAMINATE
SOLID SURFACE

CABINET EXTERIOR:
PLASTIC LAMINATE @ ALL EXPOSED SURFACES (WHEN DOORS ARE CLOSED), INCLUDING MICROWAVE SHELVING. NO EXPOSED MELAMINE IN OPEN SHELVES. THIN PVC EDGE-BANDING TO MATCH ADJACENT P-LAM COLOR.

TOE KICKS:
PARTICLE BOARD W/ RUBBER BASE U.N.O.

INTERIORS CONSTRUCTION:
WHITE MELAMINE WITH 5mm SYSTEM HOLES AT 32mm O.C. FOR ADJUSTABLE SHELF PINS.

DRAWERS:
110LB. FULL EXTENSION UTILITY DRAWERS
150LB. FULL EXTENSION FILE DRAWERS

HINGES:
CONCEALED EUROPEAN STYLE HINGES
SALICE BRAND OR SIMILAR

PULLS:
96mm WIRE PULLS, SATIN CHROME FINISH

CORE:
PARTICLE BOARD CORES THROUGHOUT EXCEPT MOISTURE RESISTANT PARTICLE BOARD (OR BETTER) AT SURFACES WITH SINKS

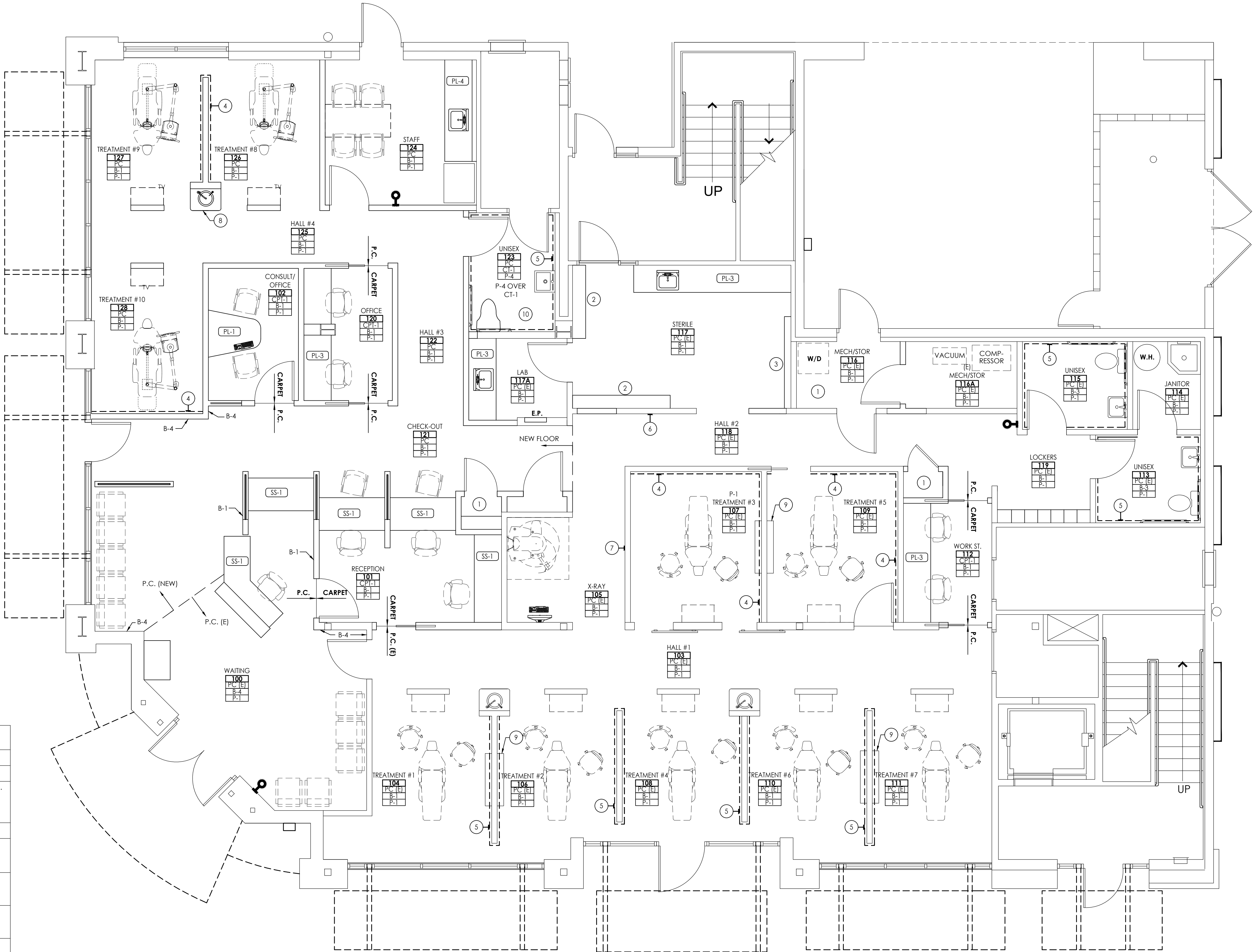
LONG SPAN SUPPORTS:
VERIFY COLOR AND LOCATION OF DESK SUPPORTS TO ENSURE NO CONFLICT WITH KEYBOARD DRAWERS ETC.

MATERIAL / COLOR SCHEDULE

CODE	MANUFACTURER	NUMBER/MODEL	REMARKS
ACOUSTIC CEILING TILE			
ACT-1	ARMSTRONG	STYLE:A: DUNE (SECOND LOOK) NUMBER: 2'X4' (2'X2' LOOK) COLOR:	PROVIDE 2X4 GRID.
BASE TRIM			
B-1	FLEXCO	TYPE: TOED RUBBER BASE COLOR: 046 'TRUE WHITE' SIZE: 4"	
B-2	FLEXCO	TYPE: TOED RUBBER BASE COLOR: 049 'WINSOR' SIZE: 4"	
B-3	FLEXCO	TYPE: TOED RUBBER BASE COLOR: 047 'VIZCAYA PALM' SIZE: 4"	
B-4	-	TYPE: WOOD BASE COLOR: PAINTED WHITE SIZE: 4" MODERN	
CARPET			
CPT-1	SHAW CONTRACT	SIZE: 24 X 24 CARPET TILE TYPE: 59328 'SHINE' COLOR: 27585 'GLEAM'	
CERAMIC TILE			
CT-1	TBD	SIZE: 3 X 12" TILE TYPE: CERAMIC COLOR: WHITE (TBD)	44" WAINSCOTT IN RESTROOM 123 ONLY.
CONCRETE			
PC		TYPE: POLISHED CONCRETE DESC: TO MATCH & BLEND W/ EXST'G	
STONE AND TILE			
SS-1	CORIAN	TYPE: SOLID SURFACE STYLE: 'MODERN WHITE' COLOR:	

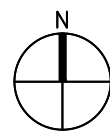
MATERIAL / COLOR SCHEDULE CONT'D

CODE	MANUFACTURER	NUMBER/MODEL	REMARKS	CODE	MANUFACTURER	NUMBER/MODEL	REMARKS
PLASTIC LAMINATE				PAINT			
PL-1	FORMICA	STYLE: COLOR CORE 2 COLOR: 'NEW WHITE' 72233C-90 GLOSS		P-1	BENJAMIN MOORE	OC-65 'CHANTILLY LACE'	
PL-2	TBD			P-2	BENJAMIN MOORE	1650 (BLUE) 'STILLWATER'	
PL-3	TBD			P-3	BENJAMIN MOORE	448 (GREEN) 'DAKOTA SHADOW'	
PL-4	TBD			P-4	BENJAMIN MOORE	363 'LEMON GROVE'	
PL-5	TBD			P-5	BENJAMIN MOORE	2131-60 'SILVER GREY'	
PL-6	TBD						



1 FINISH PLAN

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



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PORTLAND, OR 97212

REVISION NO. DATE

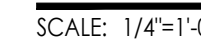
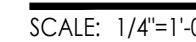
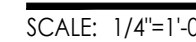
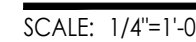
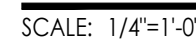
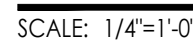
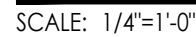
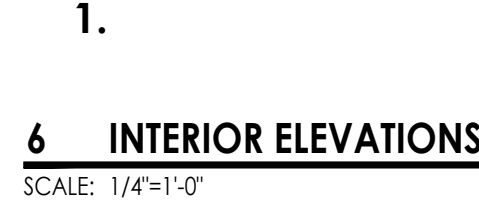
DATE
July 28, 2019
SCALE
AS NOTED
DRAWN BY
KP, KM
DRAWING TITLE
FINISH PLAN
FINISH SCHEDULE

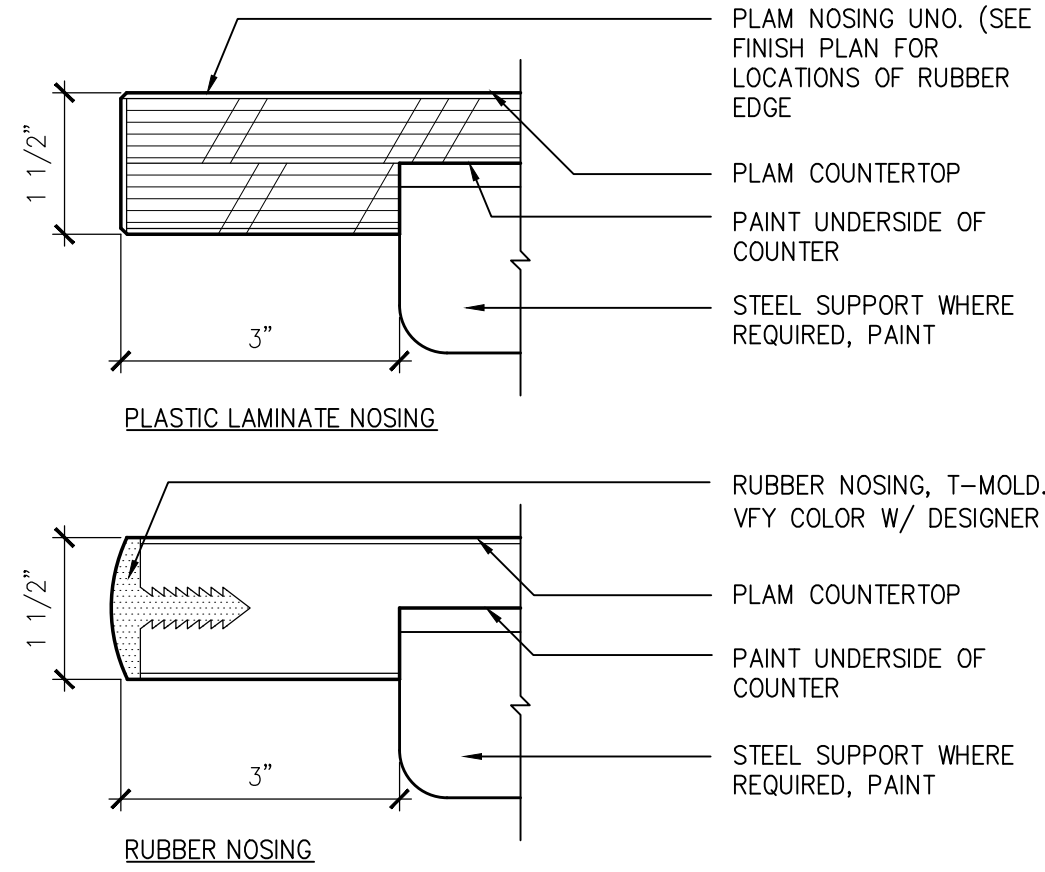
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A350

SHEET NUMBER

A500

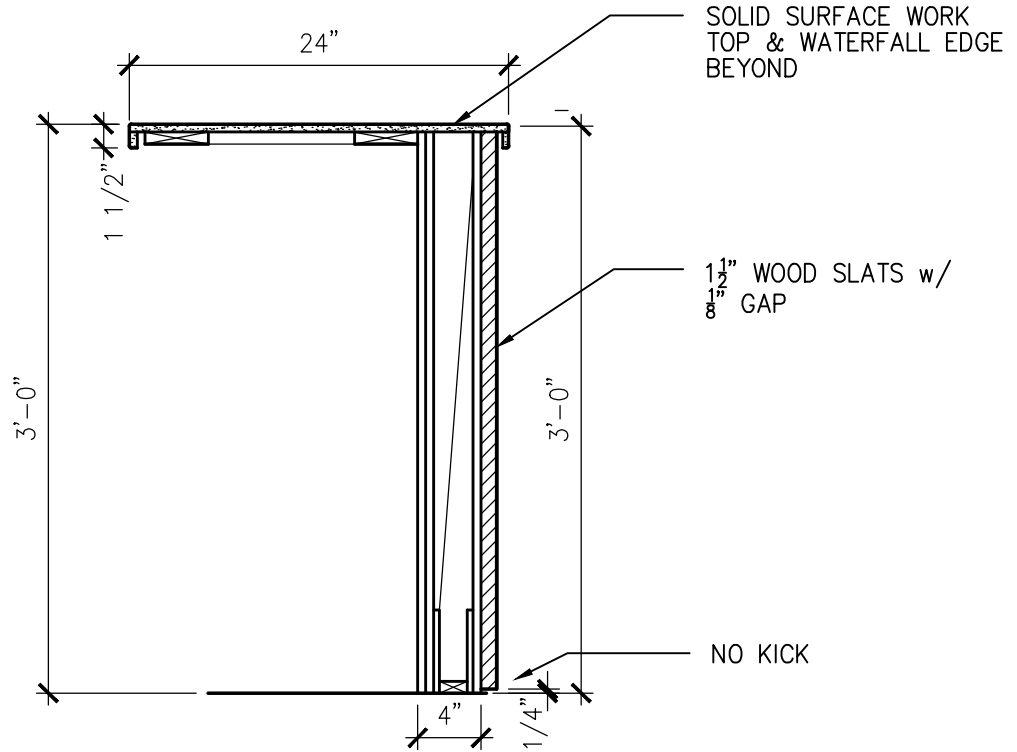




1 COUNTER EDGES

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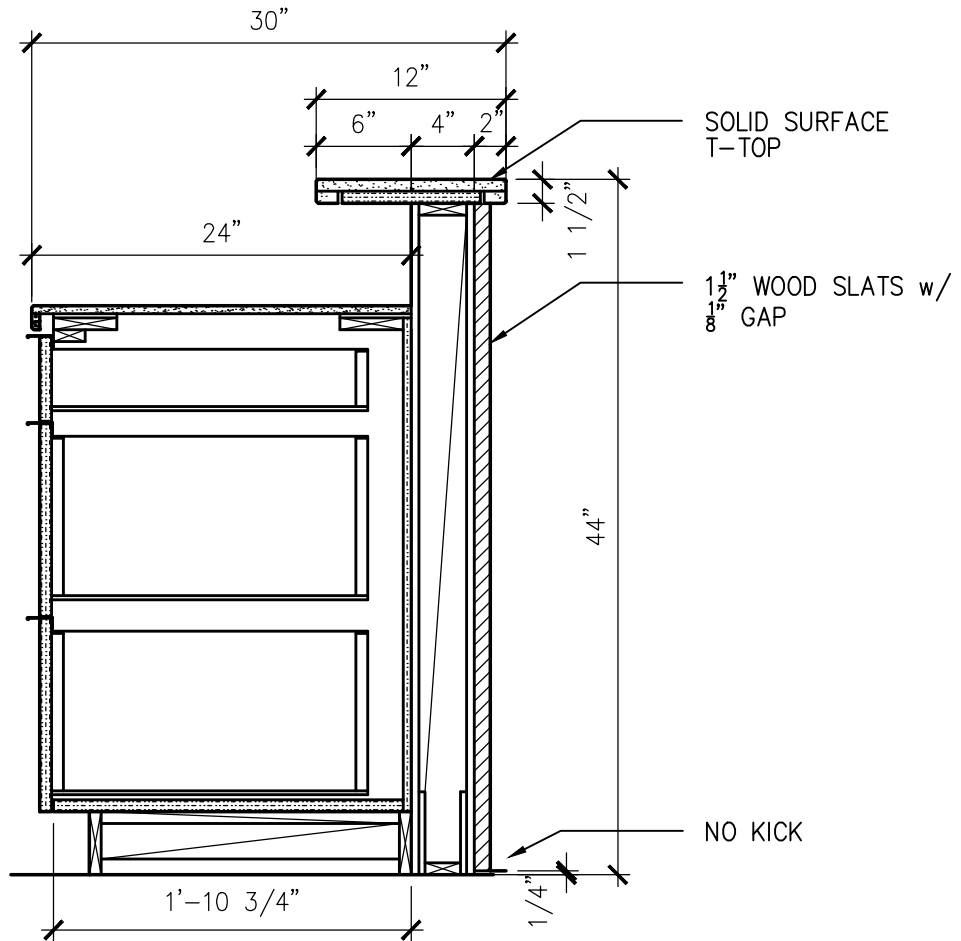
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2 ADMIN. DESK

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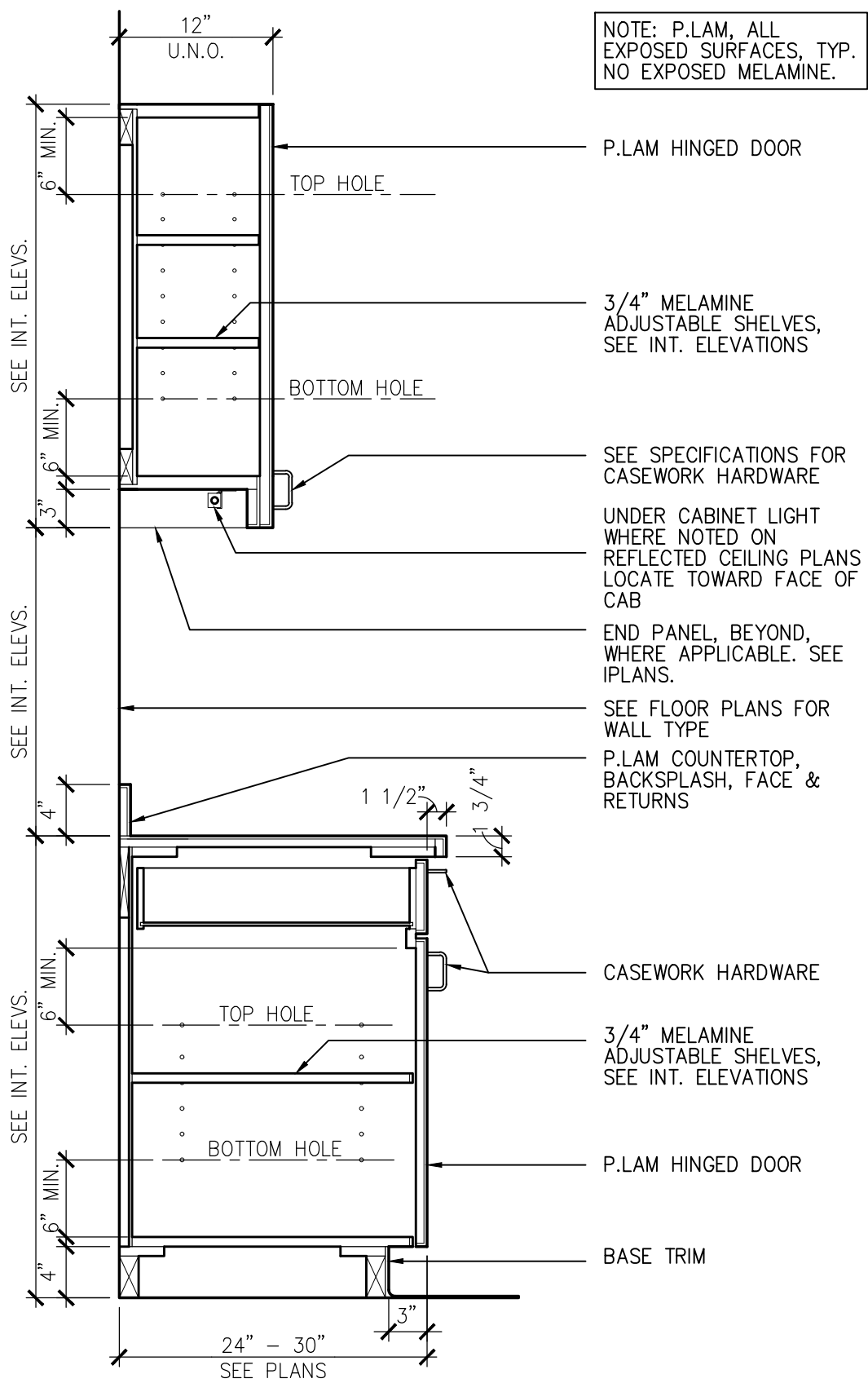
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3 ADMIN. DESK

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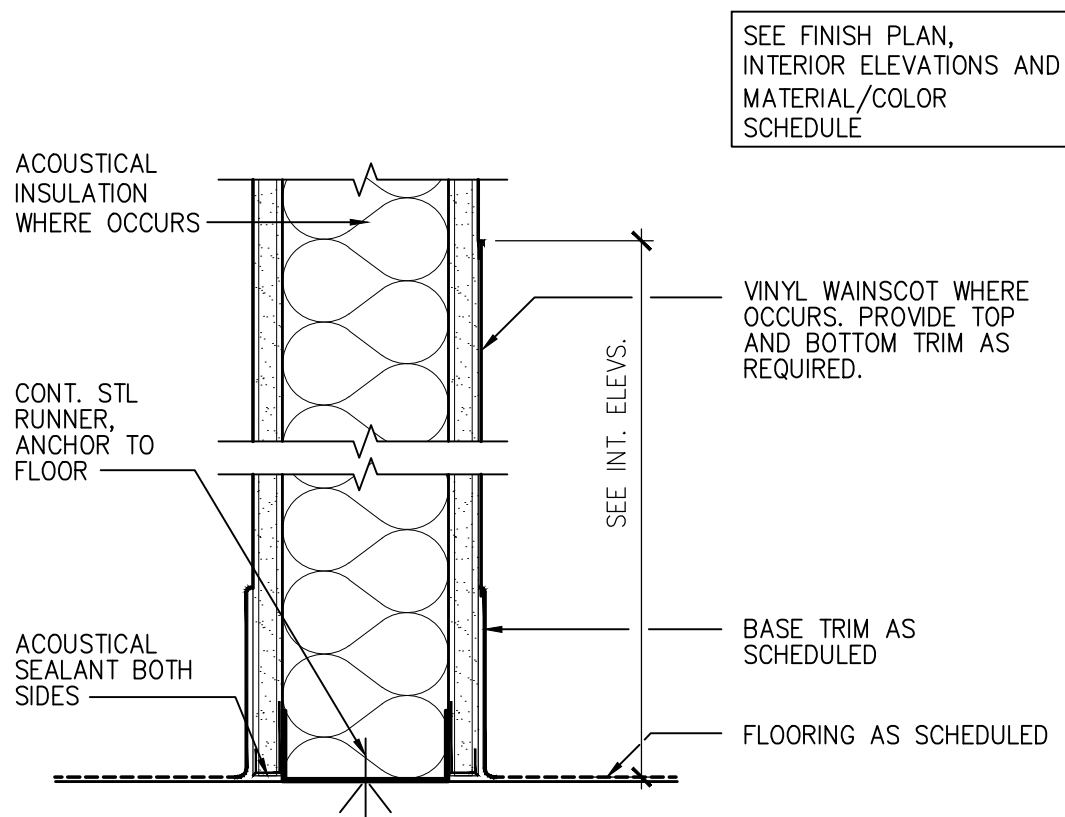
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11 CASEWORK SECTION, TYP.

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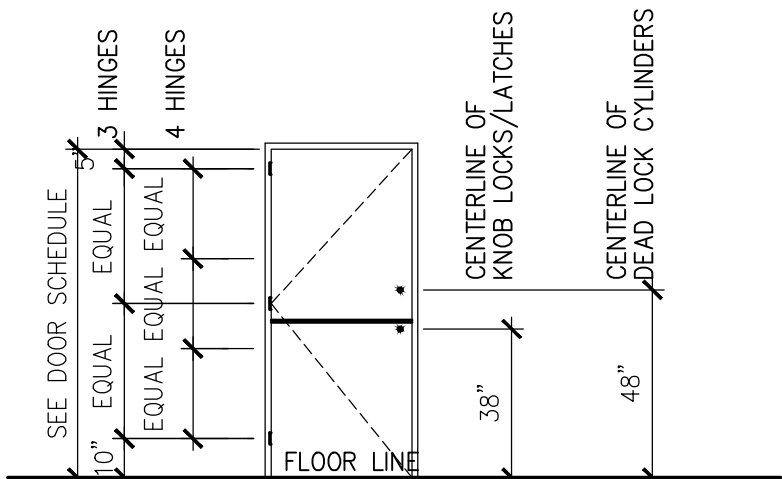
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12 TYPICAL WALL BASE

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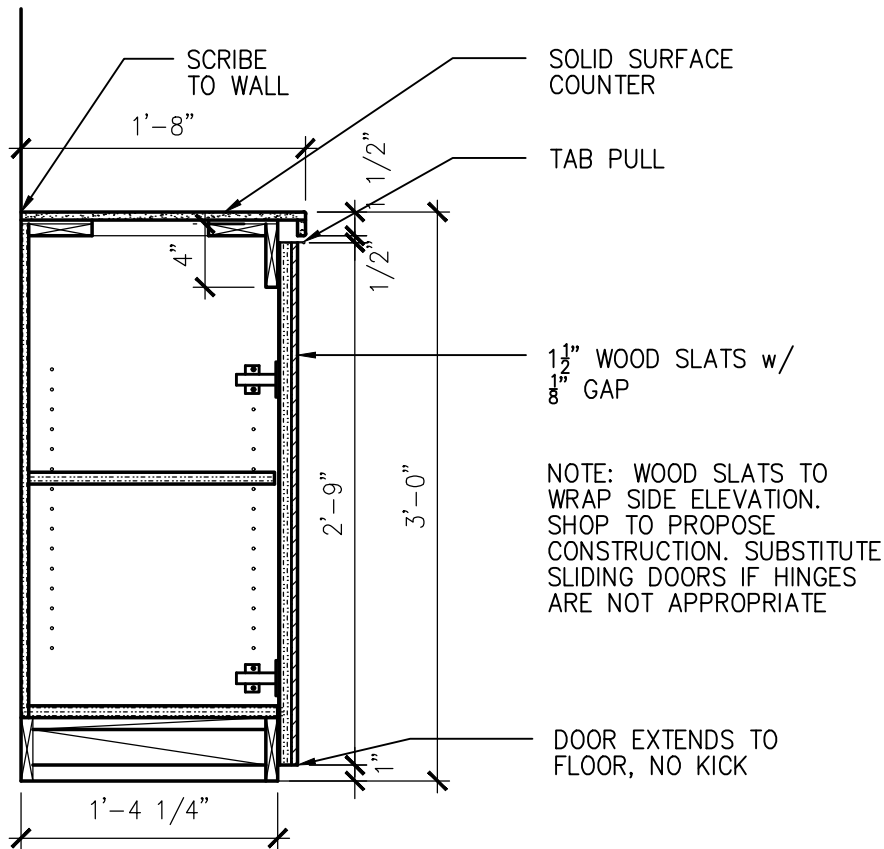
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6 STANDARD MOUNTING HEIGHTS

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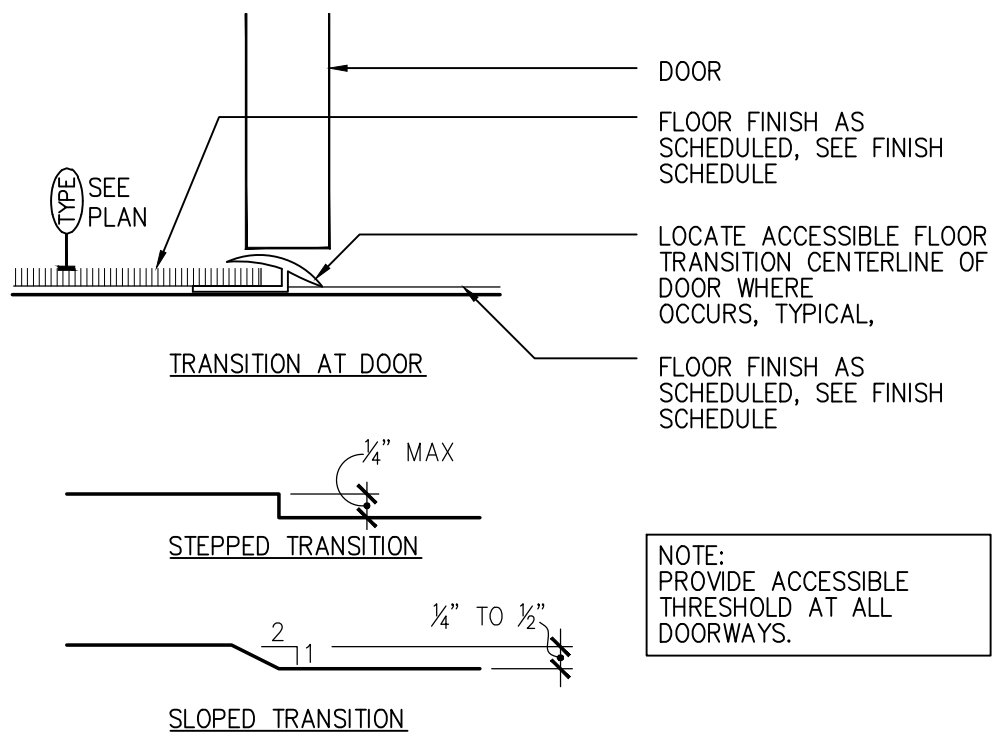
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7 BEVERAGE COUNTER

Scale: 1" = 1'-0"

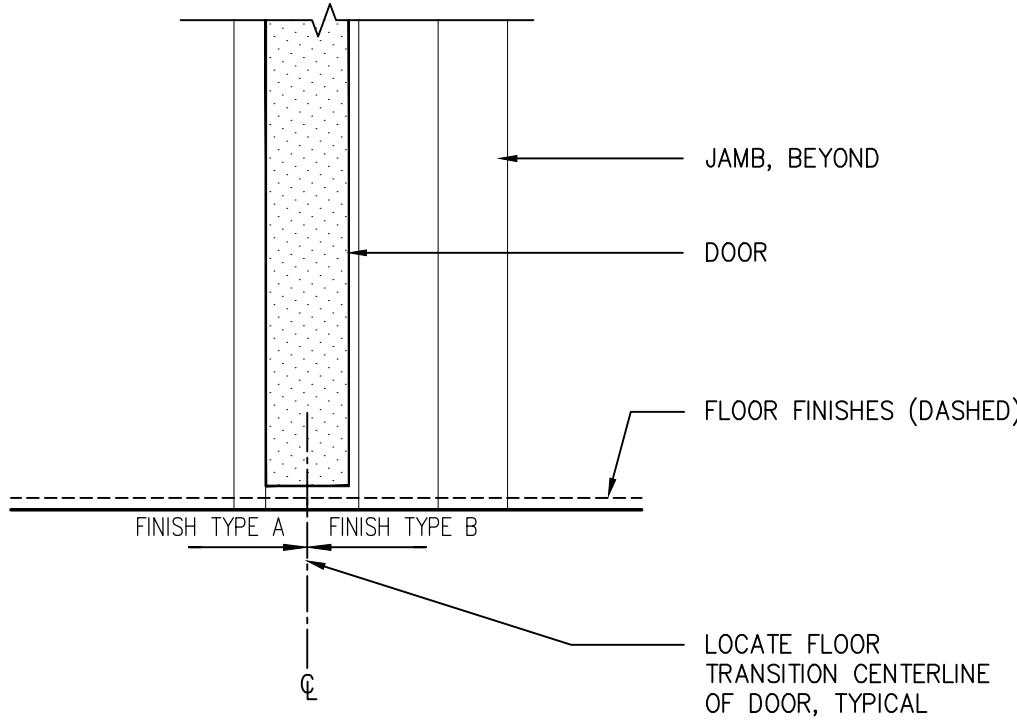
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8 ACCESSIBLE TRANSITION DETAILS

Scale: 3"=1'-0"

TDNE_1302



4 FLOOR MATERIAL TRANSITION

Scale: 3"=1'-0"

TDNE_0911

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PORTLAND, OR 97212

REVISION NO. DATE

DATE
July 28, 2019
SCALE
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DRAWN BY
KP, KM
DRAWING TITLE
INTERIOR DETAILS

SHEET NUMBER

A700

GENERAL RECOMMENDATIONS AND LATERAL FORCE BRACING NOTES

- SUSPENDED CEILINGS TO MEET ALL APPROPRIATE OREGON CODES AND OREGON-401: FIELD TECHNICAL INFORMATION
- REFERENCED SOURCES PER HIERARCHY: 2006 IBC (INTERNATIONAL BUILDING CODE), AMERICAN SOCIETY OF TESTING MATERIALS (ASTM C 635, ASTM C 636), AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE 7-05) AND CEILINGS AND INTERIOR SYSTEMS CONSTRUCTION ASSOCIATION (CISCA).
- PARTITIONS THAT ARE TIED TO THE CEILING AND ALL PARTITIONS GREATER THAN 6 FEET IN HEIGHT SHALL BE Laterally Braced TO THE STRUCTURE. BRACING SHALL BE INDEPENDENT OF THE CEILING SPLAY BRACING SYSTEM. SOURCE: IBC SECTION 1621.1.2
- FOR FURTHER INFORMATION ON BRACING OF NON-LOAD BEARING PARTITIONS REFER TO NWCB TECHNICAL DOCUMENT #201.
- ALL CROSS TEES SHALL BE CAPABLE OF CARRYING THE DESIGN LOAD WITHOUT EXCEEDING DEFLECTION EQUAL TO 1/360 OF ITS SPAN. SOURCE: CISCA ZONES 3-4
- THESE RECOMMENDATIONS ARE INTENDED FOR SUSPENDED CEILINGS INCLUDING GRID, PANEL OR TILE, LIGHT FIXTURES AND AIR TERMINALS WEIGHING NO MORE THE 4 LBS. PER SQUARE FOOT. SOURCE: ASCE 7-05 ITEM 9.6.2.6.1
- CHANGES IN CEILING PLANES WILL REQUIRE POSITIVE BRACING. SOURCE: ASCE 7-05 SECTION 9.6.2.6.2.2. ITEM F.
- LATERAL FORCE BRACING IS REQUIRED FOR CEILINGS OVER 144 SQUARE FEET AND NOT REQUIRED FOR CEILINGS LESS THAN 144 SQUARE FEET PROVIDED THEY ARE SURROUNDED BY FOUR WALLS AND BRACED TO STRUCTURE. SOURCE: STATE OF OREGON, BUILDING CODES DIVISION
- LATERAL FORCE BRACING SHALL BE 12 FEET ON CENTER (MAXIMUM) AND BEGIN NO FARTHER THAN 6 FEET FROM WALLS. SOURCE: CISCA SEISMIC ZONES 3-4
- SEISMIC SPLAY WIRES ARE TO BE FOUR 12 GAGE WIRES ATTACHED TO THE MAIN BEAM. WIRES ARE ARRAYED 90° FROM EACH OTHER AND AT AN ANGLE NOT EXCEEDING 45° FROM THE PLANE OF THE CEILING. SOURCE: CISCA SEISMIC ZONES 3-4
- SEISMIC SPLAY WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A MANNER THAT THEY CAN SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 POUNDS OR THE ACTUAL DESIGN LOAD, WITH A SAFETY FACTOR OF 2, WHICHEVER IS GREATER. CISCA ZONES 3-4
- "POWDER DRIVEN SHOT-IN-ANCHORS" WHEN USED FOR SEISMIC APPLICATION AS PART OF THE PRESCRIPTIVE PATH IN SEISMIC DESIGN CATEGORIES D, E AND F SHALL HAVE AN ICC-ES APPROVAL FOR SEISMIC APPLICATIONS AND SHALL REQUIRE "SPECIAL INSPECTION" IRRESPECTIVE OF THE TYPE OF OCCUPANCY CATEGORY THE STRUCTURE IS IN. ANCHORS FOR KICKER WIRES (SPLAYED WIRES INSTALLED FOR PURPOSES OTHER THAN SEISMIC RESTRAINT) ARE EXEMPT FROM THIS REQUIREMENT. SOURCE: STATE OF OREGON, BUILDING CODES DIVISION
- SPLAY WIRES ARE TO BE WITHIN 2 INCHES OF THE CONNECTION OF THE VERTICAL STRUT TO SUSPENDED CEILING. SOURCE: CISCA SEISMIC ZONES 3-4
- RIGID BRACING MAY BE USED IN LIEU OF SPLAY WIRES. SOURCE: ASCE SECTION 9.6.2.6.2.2
- CEILINGS WITH PLENUMS LESS THAN 12 INCHES TO STRUCTURE ARE NOT REQUIRED TO HAVE LATERAL FORCE BRACING. SOURCE: PORTLAND BUILDING DEPARTMENT
- VERTICAL STRUTS MUST BE POSITIVELY ATTACHED TO THE SUSPENSION SYSTEMS AND THE STRUCTURE ABOVE. SOURCE: CISCA 3-4
- THE VERTICAL STRUT MAY BE EMT CONDUIT, METAL STUDS OR A PROPRIETARY COMPRESSION POST. (SEE OREGON-401 FIGURE 3)

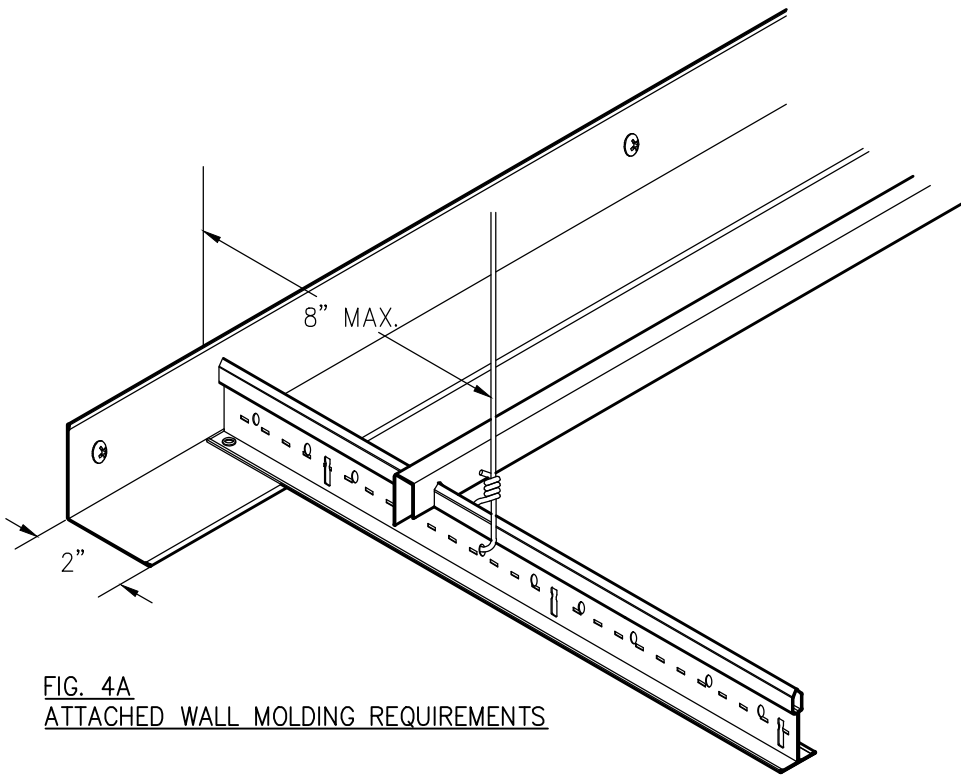


FIG. 4A
ATTACHED WALL MOLDING REQUIREMENTS

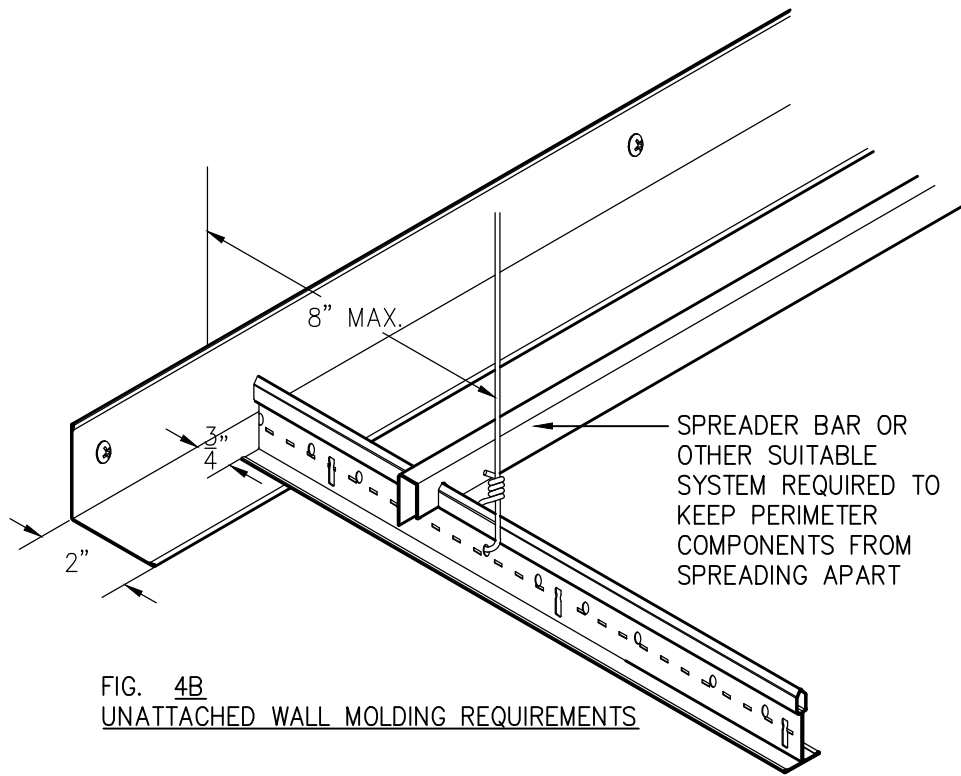


FIG. 4B
UNATTACHED WALL MOLDING REQUIREMENTS

WALL MOLDINGS (FIGURES 4A AND 4B)

- WALL MOLDINGS (PERIMETER CLOSURE ANGLES) ARE REQUIRED TO HAVE A HORIZONTAL FLANGE 2 INCHES WIDE. ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE WALL MOLDING, THE OTHER END SHALL HAVE A 3/4" CLEARANCE FROM THE WALL AND FREE TO SLIDE. ASCE 7-05 SECTION 9.6.2.6.2.2 ITEM B
- WHERE SUBSTANTIATING DOCUMENTATION HAS BEEN PROVIDED TO THE LOCAL JURISDICTION, PERIMETER CLIPS MAY BE USED TO SATISFY THE REQUIREMENTS FOR THE 2" CLOSURE. SOURCE: STATE OF OREGON, BUILDING CODES DIVISION
- THE GRID SHALL BE ATTACHED AT TWO ADJACENT WALLS (POP RIVETS OR APPROVED METHOD). SOFFITS EXTENDING TO A POINT AT LEAST LEVEL WITH THE BOTTOM PLANE OF THE GRID AND INDEPENDENTLY SUPPORTED AND LATERALLY BRACED TO THE STRUCTURE ABOVE ARE DEEMED TO BE EQUIVALENT TO WALLS. SOURCE: STATE OF OREGON, BUILDING CODES DIVISION
- THERE SHALL BE A MINIMUM 3/4" CLEARANCE FROM THE END OF THE GRID SYSTEM AT UN-ATTACHED WALLS. SOURCE: ASCE 7-05 SECTION 9.6.2.6.2.2 ITEM B

OPTION: CONTRACTOR MAY USE ARMSTRONG SEISMIC RX SUSPENSION SYSTEM SYSTEM WITH 7/8 WALL MOLDINGS WITH BERC2 CLIPS IN PLACE OF 2 INCH WALL MOLDINGS

STABILIZER BAR, OR OTHER SUITABLE SYSTEM, TO KEEP PERIMETER COMPONENTS FROM SPREADING APART.

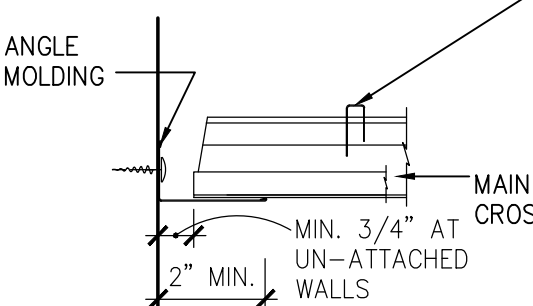


FIG. 3A
WALL MOLDING

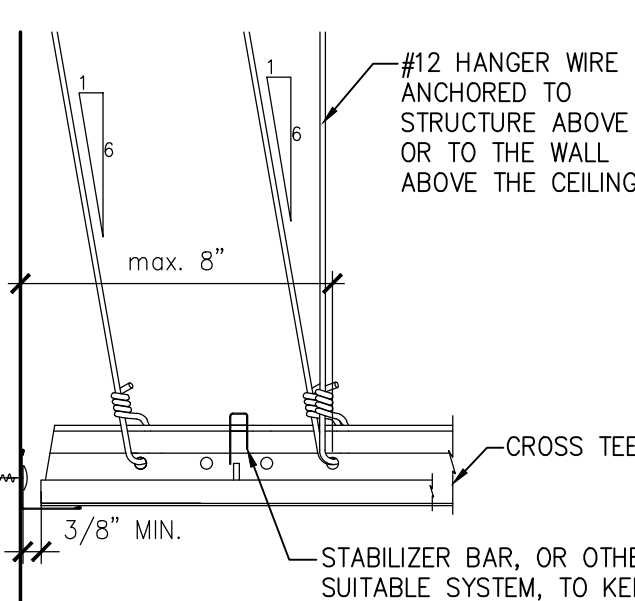


FIG. 3B
WALL MOLDING

SPREADER BARS (FIGURE 4B)

- SPREADER (SPACER) BARS SHALL BE USED TO PREVENT THE ENDS OF THE MAIN BEAMS
- AND CROSS TEES AT PERIMETER WALLS FROM SPREADING OPEN DURING A SEISMIC EVENT.
- PERIMETER WIRES SHALL NOT BE IN LIEU OF SPREADER BARS. SOURCE: CISCA SEISMIC ZONES 3-4
- SPREADER BARS ARE NOT REQUIRED AT PERIMETERS WHERE RUNNERS ARE ATTACHED DIRECTLY
- TO CLOSURE ANGLES.
- WIRE TYING IS AN ACCEPTABLE ALTERNATIVE TO SPREADER BARS.
- SPREADER BARS ARE NOT REQUIRED IF A 90 DEGREE INTERSECTING CROSS OR MAIN IS WITHIN
- 8 INCHES OF THE PERIMETER WALL.
- WHERE SUBSTANTIATING DOCUMENTATION HAS BEEN PROVIDED TO THE LOCAL JURISDICTION.
- PERIMETER CLIPS MAY BE USED TO SATISFY THE REQUIREMENTS FOR SPREADER BARS.

HANGER (SUSPENSION) WIRES

- HANGER AND PERIMETER WIRES MUST BE PLUMB WITHIN 1 IN 6 UNLESS COUNTER SLOPING WIRES ARE PROVIDED. SOURCE: ASTM C 636 SECTION 2.1.4
- HANGER WIRES SHALL BE 12 GAGE AND SPACED 4 FEET ON CENTER OR 10 GAGE SPACED 5 FEET ON CENTER. SOURCE: ASTM C 636
- ANY CONNECTION DEVICE AT THE SUPPORTING CONSTRUCTION SHALL BE CAPABLE OF CARRYING NOT LESS THAN 100 POUNDS. SOURCE: CISCA ZONES 3-4
- POWDER DRIVEN SHOT-IN-ANCHORS ARE AN APPROVED METHOD OF ATTACHMENT FOR HANGER. SOURCE: STATE OF OREGON, BUILDING CODES DIVISION
- TERMINAL ENDS OF EACH MAIN BEAM AND CROSS TEE MUST BE SUPPORTED WITHIN 8 INCHES OF EACH WALL WITH A PERIMETER WIRE. SOURCE: CISCA ZONES 3-4
- WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. A TRAPEZE OR EQUIVALENT DEVICE SHALL BE USED WHERE OBSTRUCTIONS PRECLUDE DIRECT SUSPENSION. TRAPEZE SUSPENSIONS SHALL BE A MINIMUM OF BACK-TO-BACK 1 INCH COLD-ROLLED CHANNELS FOR SPANS EXCEEDING 48 INCHES. SOURCE: CISCA ZONES 3-4

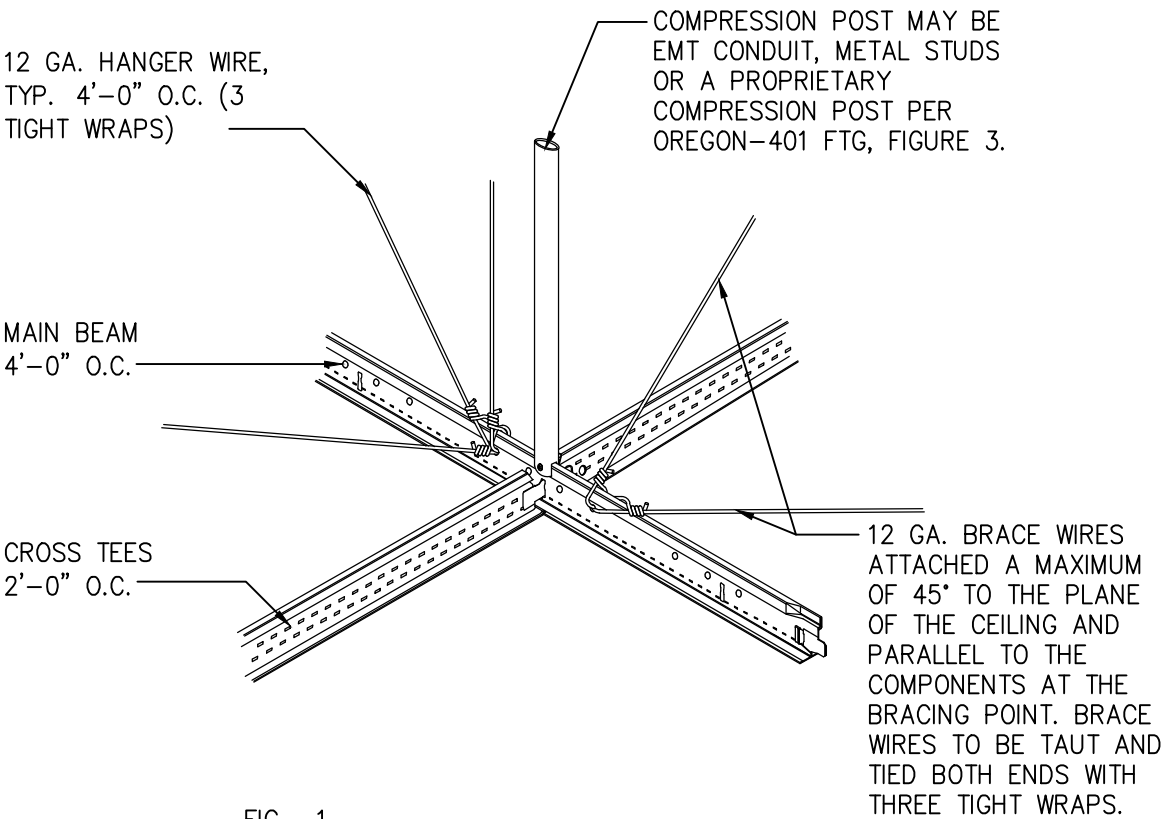


FIG. 1
LATERAL FORCE BRACING

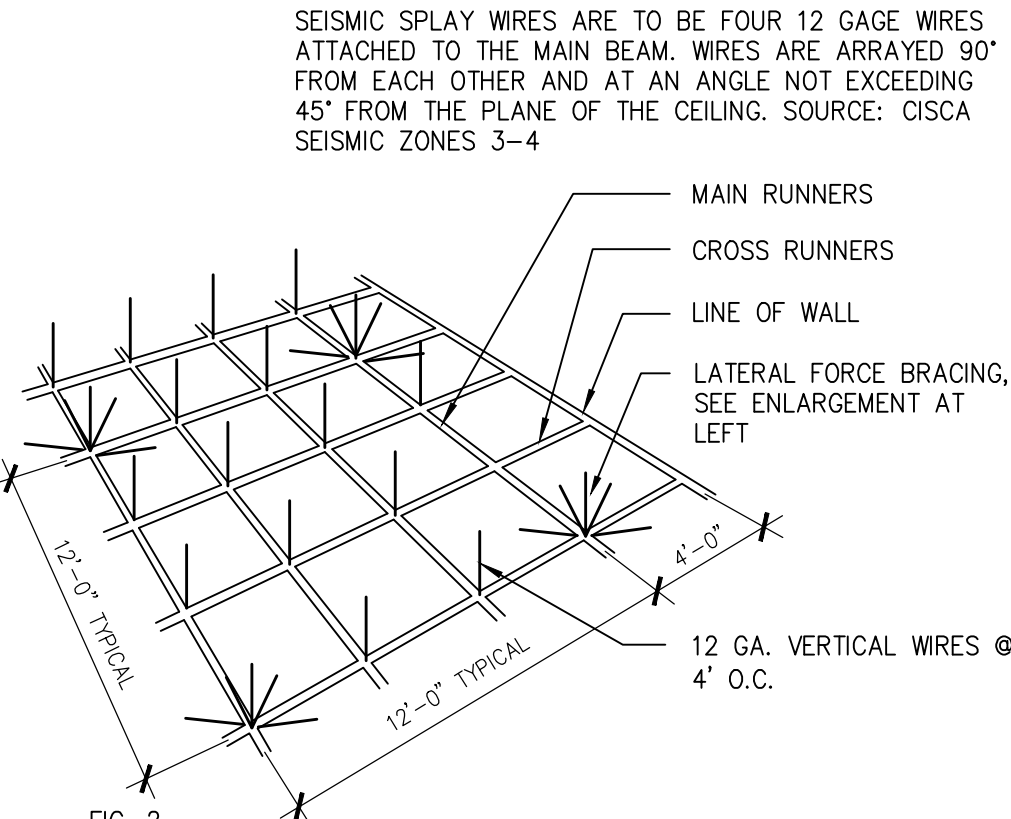
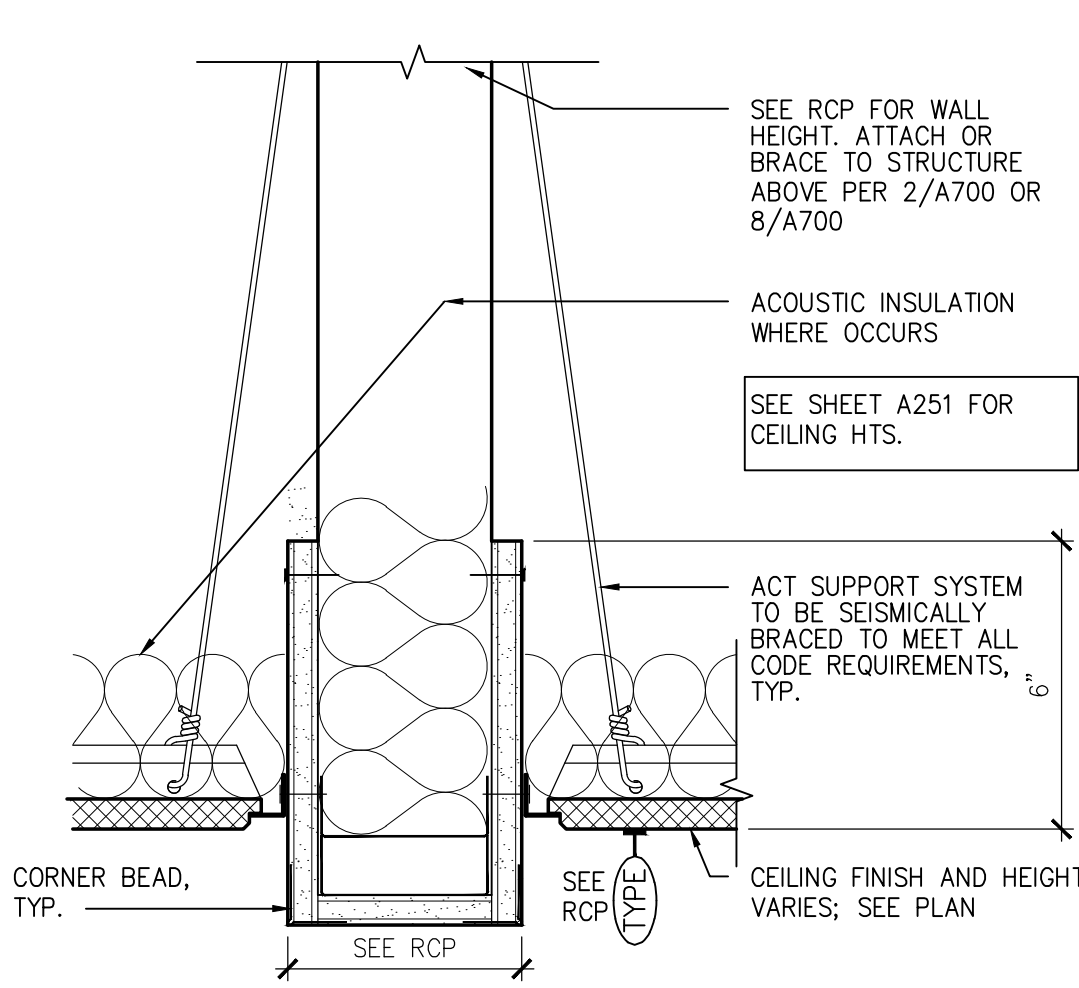


FIG. 2
CEILING GRID BRACING LAYOUT PLAN

20 SUSPENDED CEILING FRAME BRACING PER 401-OREGON, FIELD TECHNICAL INFORMATION (IBC CATEGORY D,E & F)

Scale: nts

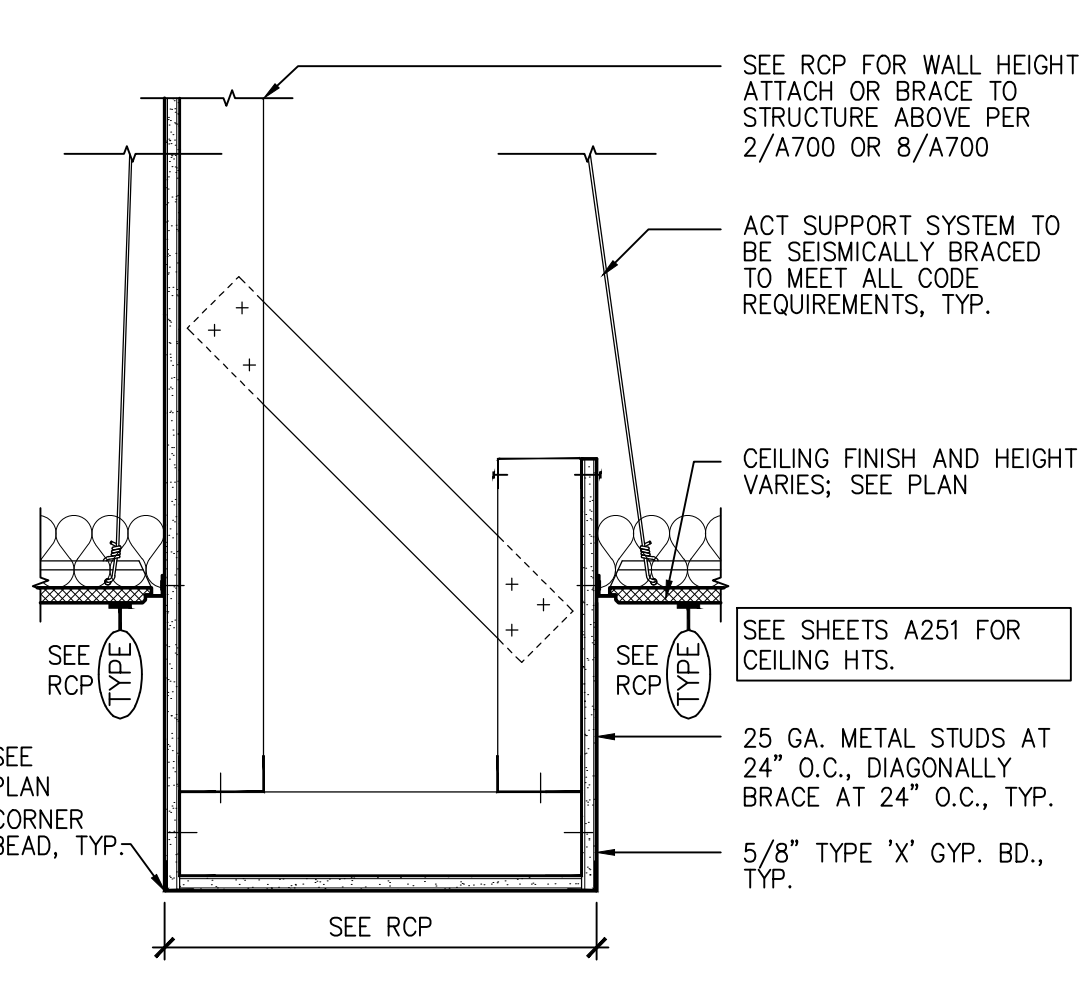
TDNE_0902



10 HEADER DETAIL

Scale: 3" = 1'-0"

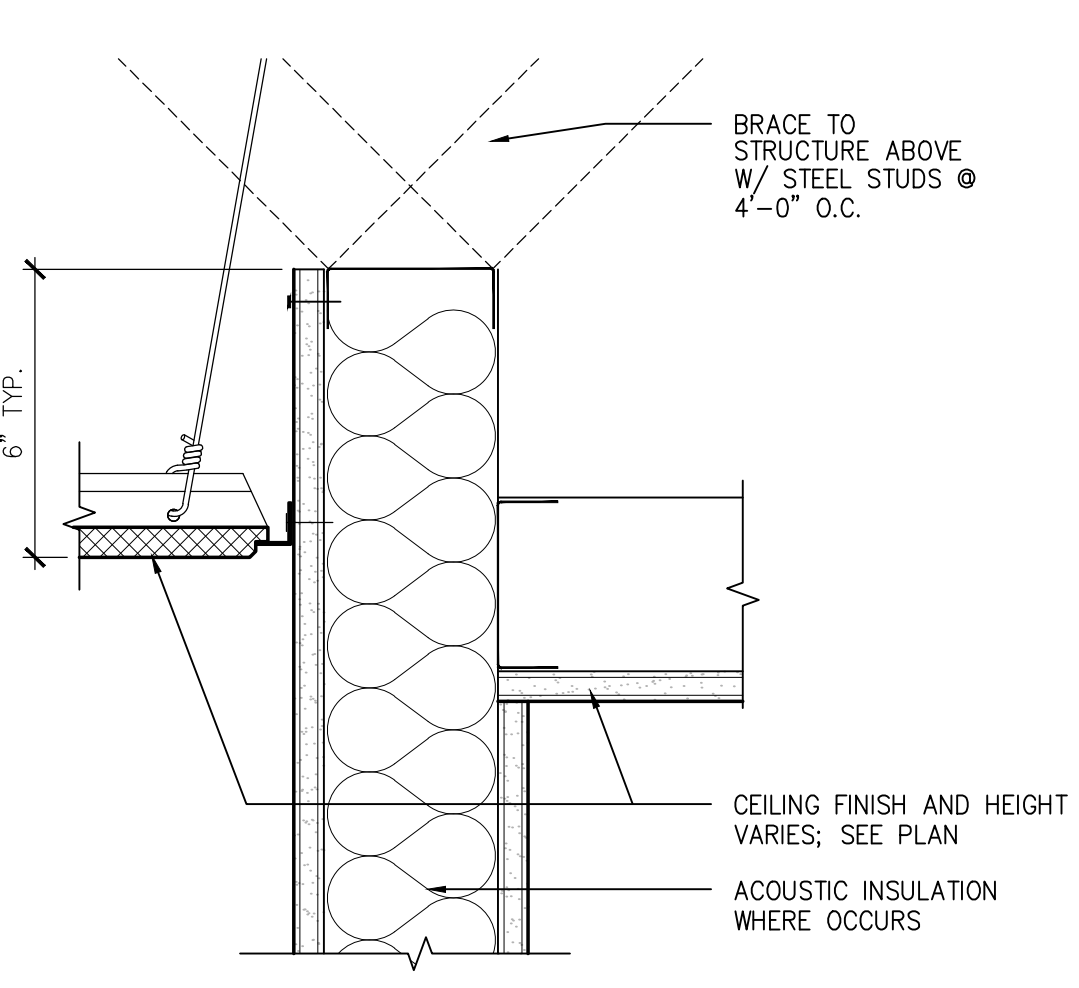
TDNE_0906



6 SOFFIT DETAIL

Scale: 1'-1/2" = 1'-0"

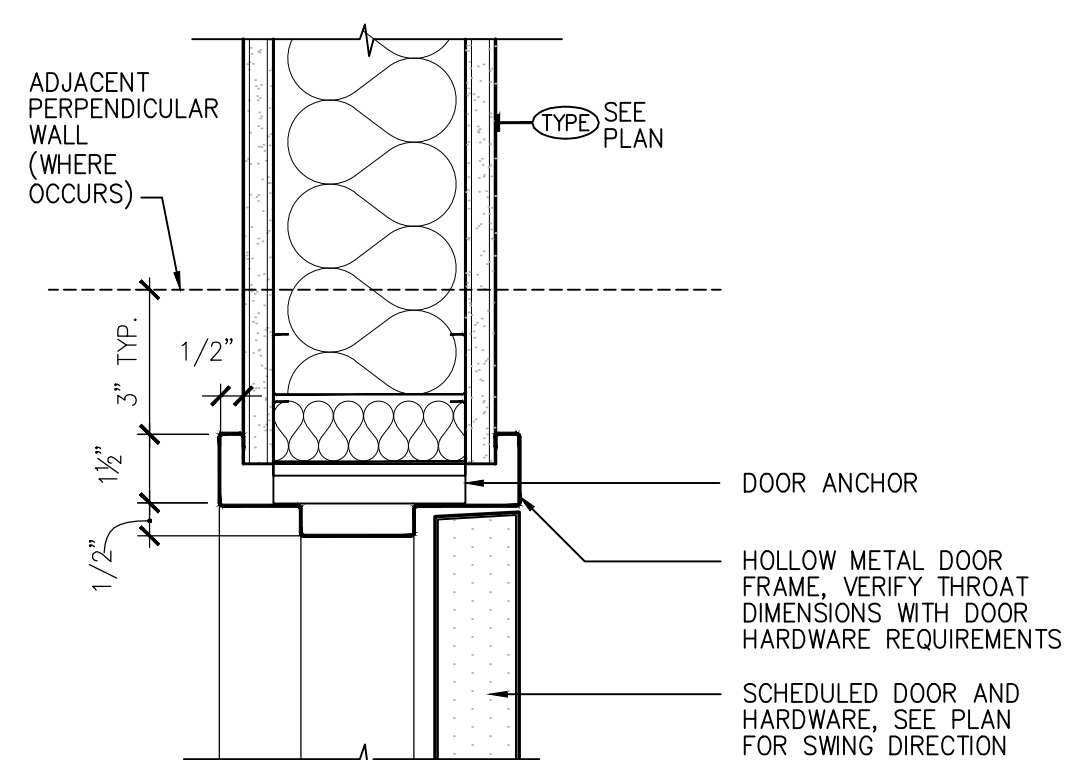
TDNE_0909



2 PARTIAL HT. PARTITION TO ADJACENT CEILING

Scale: 3" = 1'-0"

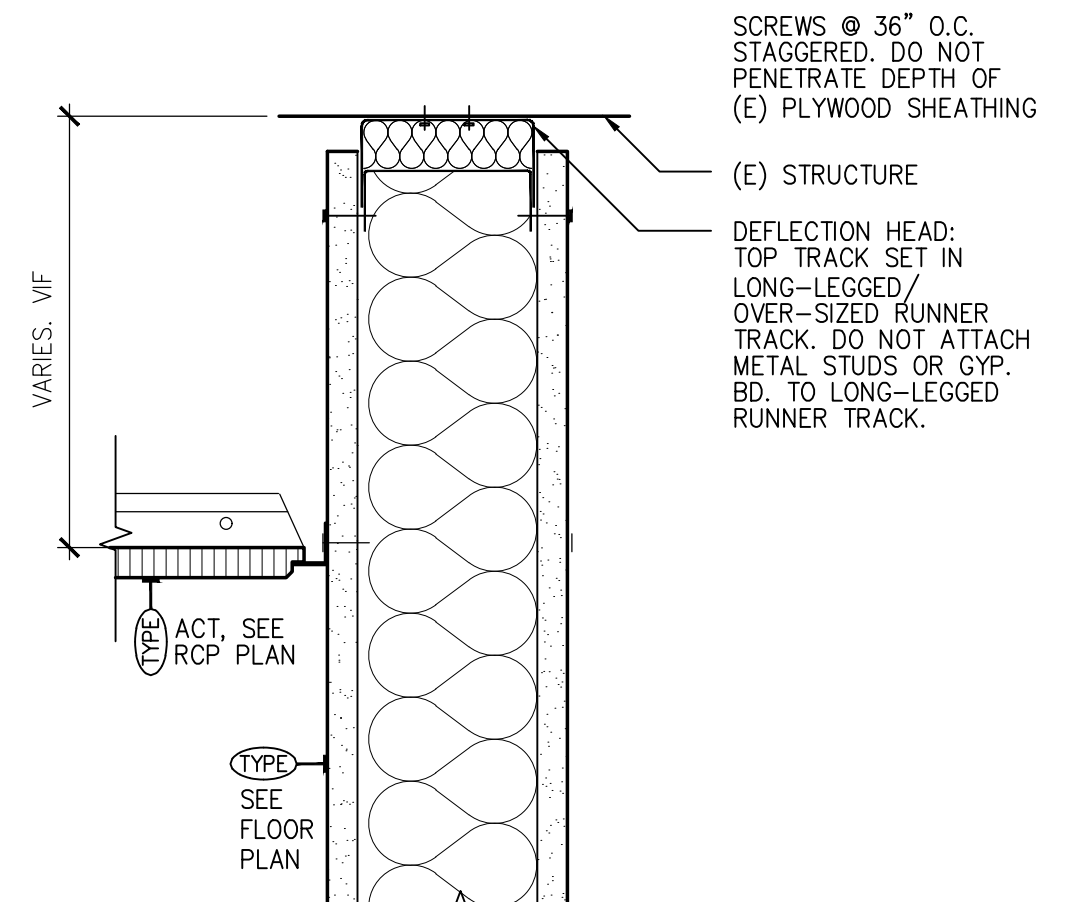
TDNE_0929



7 WSF DOOR JAMB (HEAD SIMILAR)

Scale: 3" = 1'-0"

TDNE_0900

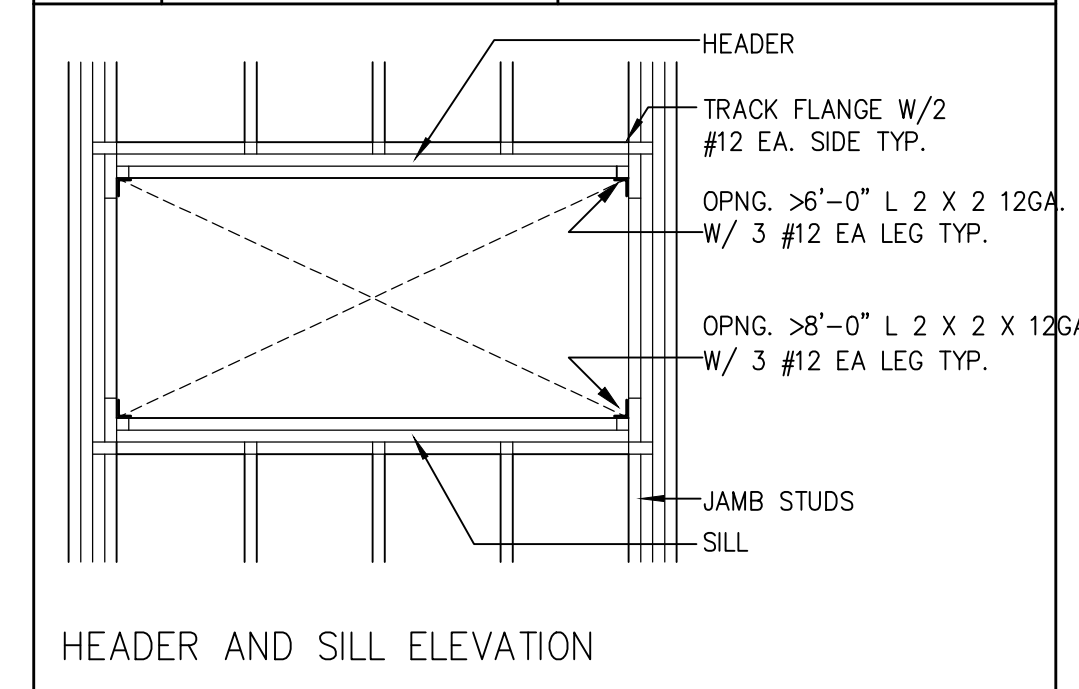


3 TOP OF WALL TO STRUCTURE

Scale: 3" = 1'-0"

TDNE_0926

OPENING WIDTH	HEADER & SILL CONFIGURATION	JAMB STUD
0'-0" TO 4'-0"	TRACK STUD	2 STUDS
4'-0" TO 6'-0"	TRACK STUD	2 STUDS
6'-0" TO 8'-0"	TRACK STUD	3 STUDS
8'-0" TO 10'-0"	TRACK STUD	4 STUDS
10'-0" TO 12'-0"	TRACK STUD	4 STUDS



12 HEADER & SILL SCHEDULE

Scale: 6"=1'-0"

TDNE_0902

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REVISION NO. DATE

DATE
July 28, 2019
SCALE
AS NOTED
DRAWN BY
KP, KM
DRAWING TITLE
INTERIOR DETAILS

SHEET NUMBER

A701

