

Development Services

From Concept to Construction

Phone: 503-823-7300 Email: bds@portlandoregon.gov 1900 SW 4th Ave, Portland, OR 97201

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



APPEAL SUMMARY

Status: Decision Rendered - Reconsideration of ID 22272

| | |
|---|--|
| Appeal ID: 23515 | Project Address: 1401 SW Naito Pkwy |
| Hearing Date: 2/26/20 | Appellant Name: Robert Sauvageau |
| Case No.: B-021 | Appellant Phone: 415-841-9090, ext. 2 |
| Appeal Type: Building | Plans Examiner/Inspector: John Cooley |
| Project Type: commercial | Stories: 15 Occupancy: R-1, A-2, A-3, B, S-2 Construction Type: I-A |
| Building/Business Name: | Fire Sprinklers: Yes - Throughtout |
| Appeal Involves: Alteration of an existing structure, other: Max. banquet hall occupant load | LUR or Permit Application No.: 19-256392-CO |
| Plan Submitted Option: mail [File 1] | Proposed use: Hotel |

APPEAL INFORMATION SHEET

Appeal item 1

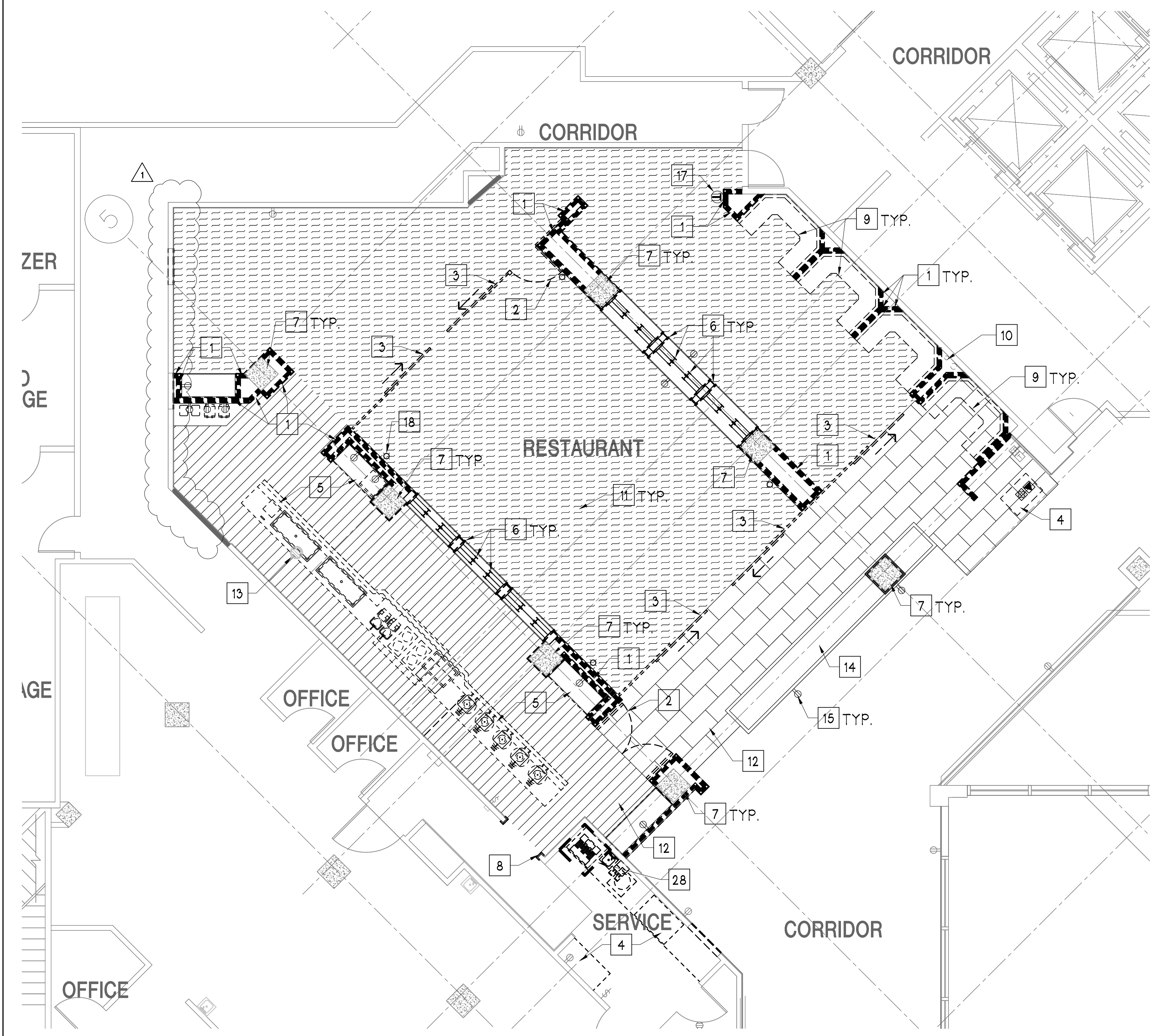
| | |
|---|---|
| Code Section | R302.11 |
| Requires | The existing space is a Restaurant dining space (A2 occupancy) per Permit CO 11-184424, MT 11- 184432 with an occupant load of 138 and area of 2070 SF. The proposed alteration is a 2384 SF Banquet Hall (A2 occupancy). Instead of the occupant load based on 15 SF/person, the proposed occupant load of 137 is based on the actual seating plan plus a Banquet Storage Room with 1 occupant for a total occupant load of 138 matching the existing occupant load. |
| Code Modification or Alternate Requested | Keep the maximum occupant load in the Banquet Hall/Banquet Storage at the existing 138 occupants with no effect on the life safety system. |
| Proposed Design | Occupancy is based on the actual banquet tables and chairs seating plan which is added to Sheet T1.02. Posted signs in the Banquet Hall space will state: "Maximum Occupancy 137. Events over 137 need prior Fire Marshall approval". See Sheet A2.20 2nd Floor Plan - Revised Key Notes 12 and 34. |
| Reason for alternative | Posting the Maximum Occupancy in the Banquet Hall at 137 based on the seating plan will restrict the Banquet Hall, plus 1 occupant for the Banquet Storage, from having over the existing 138 occupant load and not affect the life safety systems. Increase in occupant load for events in the Banquet Hall with greater than 137 occupants could only occur with prior Fire Marshall approval per the posted |

APPEAL DECISION

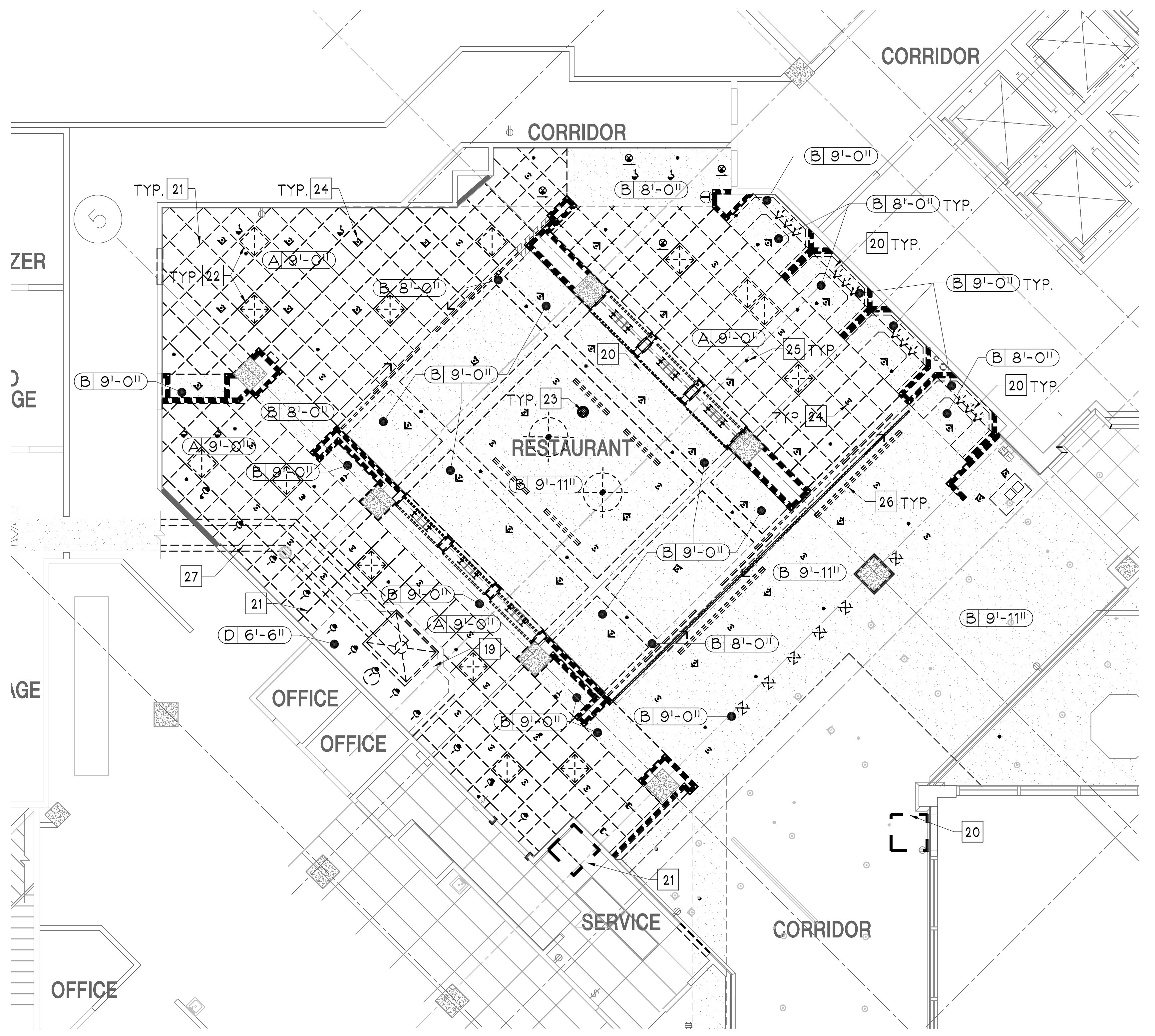
Reduction in Banquet Hall calculated occupant load based on seating plan: Denied. Proposal does not provide equivalent Life Safety protection.

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

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.



1 2ND FLOOR PLAN-DEMOLITION
SCALE: 3/16" = 1' - 0"



2 2ND FLOOR REFLECTED CEILING PLAN-DEMOLITION
SCALE: 3/16" = 1' - 0"

| GENERAL DEMOLITION NOTES | | LEGEND | | KEY NOTES | | KEY PLAN | | AREA OF WORK | | | |
|---|--|--|--|--|--|--|--|---|--|-------------|--|
| <div>1. VERIFY THAT THE EXISTING ELECTRICAL, PLUMBING, MECHANICAL AND SPRINKLER LINES HAVE BEEN EITHER CAPPED OR RE-ROUTED AT THE POINT OF DEMOLITION PRIOR TO THE START OF DEMOLITION.</div> <div>2. REMOVE MECHANICAL DUCTS AND ELECTRICAL WIRING AS NECESSARY TO ACCOMMODATE NEW PARTITION LAYOUT AND NEW REQUIREMENTS.</div> <div>3. REMOVE EXISTING FLOOR COVERINGS TO EXPOSE CONCRETE FLOOR. PATCH AND REPAIR CONCRETE SLAB. CONCRETE SLAB TO BE FREE OF ANY CRACKS, BUMPS OR BLEMISHES.</div> <div>4. USE TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LEVEL OF AIR POLLUTION FOR THE CONSTRUCTION OF WORK. COMPLY WITH GOVERNMENTAL REGULATIONS. KEEP CONSTRUCTION AREA BROOM CLEAN. CLEAN ALL DUST, DIRT , AND DEBRIS CAUSED BY DEMOLITION OPERATIONS.</div> <div>5. WHERE SMOKE DETECTORS, SWITCHES, OUTLETS, THERMOSTATS, WALL SCONCES OCCUR ON WALLS OR CEILINGS TO BE DEMOLISHED, RELOCATE PER SHEET A220.</div> <div>6. IF DEMOLITION IS REQUIRED IN ROOMS ADJACENT TO THE ROOMS WHERE WORK IS TO TAKE PLACE, PATCHING AND REPAIR WILL BE REQUIRED TO RETURN THE CONDITION OF THE ROOM TO "LIKE NEW" CONDITION.</div> <div>7. EXISTING MECHANICAL GRILLES, SPRINKLER LINES, SPEAKERS AND DOWNLIGHTS TO BE RELOCATED IN NEW CEILING, SEE SHEET A220.</div> | | <div><div>=====</div>EXISTING WALL TO BE DEMOLISHED</div> <div><div></div>EXISTING DOOR TO REMAIN</div> <div><div></div>EXISTING DOOR TO BE DEMOLISHED</div> <div><div></div>EXISTING SLIDING DOOR TO BE DEMOLISHED</div> <div><div></div>EXISTING SCONCE TO BE RELOCATED</div> <div><div></div>EXISTING SWITCH TO BE DEMOLISHED OR RELOCATED</div> <div><div></div>EXISTING FIRE SPRINKLER TO BE RELOCATED</div> <div><div></div>EXISTING LIGHT FIXTURE TO BE DEMOLISHED OR RELOCATED</div> <div><div></div>EXISTING AIR SUPPLY 24X24 TO BE RELOCATED</div> <div><div></div>EXISTING AIR RETURN 24X24 TO BE RELOCATED</div> | | <div><div></div>EXISTING FLOORING TILE TO BE DEMOLISHED.</div> <div><div></div>EXISTING FLOORING TILE TO BE DEMOLISHED.</div> <div><div></div>EXISTING CARPET TO BE DEMOLISHED.</div> <div><div></div>EXISTING CEILING TILE AND GRID TO BE DEMOLISHED</div> <div><div></div>EXISTING GYPSUM CEILING TO BE DEMOLISHED</div> <div><div></div>CEILING HEIGHT ABOVE SLAB/DECK</div> <div><div></div>CEILING TILE -</div> <div><div></div>A - 2X2' ACOUSTICAL CEILING TILE</div> <div><div></div>B - GYPSUM BOARD PAINTED</div> | | <div><div></div>REMOVE EXISTING WALL.</div> <div><div></div>REMOVE EXISTING DOOR</div> <div><div></div>REMOVE EXISTING SLIDING DOOR AND TRACK</div> <div><div></div>REMOVE EXISTING CASEWORK</div> <div><div></div>REMOVE EXISTING BUFFET COUNTER</div> <div><div></div>REMOVE EXISTING DECORATIVE STEEL TRUSS</div> <div><div></div>EXISTING COLUMN TO REMAIN, REMOVE EXISTING GYPSUM WALL BOARD AND FURRING</div> <div><div></div>REMOVE EXISTING OPENING FRAMING</div> <div><div></div>REMOVE EXISTING BUILT IN SEATING</div> <div><div></div>VERIFY LOCATION OF PIPES IN WALL; REMOVE EXISTING WALL.</div> <div><div></div>REMOVE EXISTING CARPET, PADDING & MASTIC. REMOVE EXISTING WALL BASE. CONCRETE SLAB TO BE FREE OF ANY CRACKS, BUMPS OR BLEMISHES. FINISH SMOOTH FOR PREPARATION OF NEW FINISH.</div> <div><div></div>REMOVE EXISTING TILE, GROUT AND MASTIC. CONCRETE SLAB TO BE FREE OF ANY CRACKS, BUMPS OR BLEMISHES. FINISH SMOOTH FOR PREPARATION OF NEW FINISH.</div> <div><div></div>EXISTING DRAIN TO BE CAPPED AND LEVELED WITH EXISTING CONCRETE FLOOR.</div> <div><div></div>EXISTING BOTTLE PLANTER ARTWORK TO BE REMOVED.</div> | | <div><div></div>EXISTING OUTLETS TO BE RELOCATED.</div> <div><div></div>EXISTING SWITCHES TO BE RELOCATED</div> <div><div></div>EXISTING THERMOSTAT TO BE RELOCATED</div> <div><div></div>EXISTING WALL SCONCE TO BE RELOCATED</div> <div><div></div>DEMOLISH EXISTING HOOD & CEILING</div> <div><div></div>EXISTING GYPSUM CEILING TO BE REMOVED</div> <div><div></div>REMOVE EXISTING CEILING TILES AND CEILING GRID</div> <div><div></div>EXISTING MECHANICAL GRILLES AND DUCT WORK TO BE RELOCATED</div> <div><div></div>EXISTING SPEAKERS TO BE RELOCATED</div> <div><div></div>EXISTING DOWN LIGHTS TO BE RELOCATED</div> <div><div></div>EXISTING SPRINKLERS LINES TO BE RAISED AND SPRINKLER HEADS TO BE RELOCATED & REPLACED WITH QUICK RESPONSE SPRINKLER HEADS</div> <div><div></div>EXISTING MECHANICAL SLOT GRILLES TO BE REMOVED</div> <div><div></div>EXISTING HOOD DUCTWORK TO BE REMOVED</div> <div><div></div>DEMOLISH EXISTING FLOOR FOR INSTALLATION OF NEW VENT. SEE MECHANICAL SEPARATE PERMIT.</div> | | <div></div> | |
| <div>SHEET NOTES</div> <div>1. ALL ITEMS BEING DEMOLISHED ARE TO BE RECYCLED.</div> <div>2. MECHANICAL DUCT MAINS AND BRANCHES TO REMAIN. ONLY DIFFUSERS TO BE RELOCATED TO NEW CEILING HEIGHT.</div> | | | | | | | | | | | |

[illegible]

Technical drawing of a rectangular frame. The top horizontal dimension is labeled $23'-0''$. The left vertical dimension is labeled $9'-0''$. The top horizontal edge is labeled $2''$ and the left vertical edge is labeled $2''$. The word "VARIES" is written in the center of the rectangle. The bottom horizontal edge is labeled $F2$ and the right vertical edge is labeled FF .

| Heading #1 - Banquet Hall | | | |
|--|----------------|----------------------------|----------|
| Doors: A | | | |
| 20 Minute Rate | | | |
| 6 ea. | Hinge | 58B1HW 4.5 x 4.5 NRP | 852 IVE |
| 2 ea. | Elec. Hinge | 58B1HW 4.5 x 4.5 TMB | 852 IVE |
| 1 ea. | Exit Hardware | RX-OEL-9827-E-O-F-LR | 628 VON |
| 1 ea. | Exit Hardware | RX-OEL-9827-L-F-LR 996L-17 | 628 VON |
| 1 ea. | Rim Cylinder | 20-027 | 628 SCH |
| 1 ea. | Auto Operator | 9553 REG2 | 628 LCN |
| 2 ea. | Door Stop | FS410 | 628 IVE |
| 1 set | Salt Retrangel | 9115 | 628 NCP |
| 1 set | Seals | 6000 | 628 BRN |
| 2 ea. | Actuator, wall | 6310-550T | 628 LCN |
| NOTE: COORDINATE ALL HARDWARE SELECTIONS WITH ACCESS CONTROL SUPPLIER, CARD READER, DOOR CONTACT & WIRING FURNISHED BY ACCESS CONTROL SUPPLIER. | | | |
| Heading #2 - Banquet Hall, Service | | | |
| Doors: C, D & E | | | |
| 3 ea. | Hinge | BB1191 4 1/2" x 4 1/2" | US32D HA |
| 1 ea. | Exit Device | 7100-F PB 628F | YL US36D |
| 1 ea. | Closer | 5100 HD | ALP HA |
| 1 ea. | Stop | 230W | US32D HA |
| 1 ea. | Silencer | 307D | GREY HA |
| 2 ea. | Kick Plate | 1945 10" High | US32D HA |
| Heading #3 - Banquet Hall | | | |
| Doors: B | | | |
| Hardware by door manufacturer | | | |

Diagram illustrating the construction details of a door assembly, showing the door frame, wall, and floor connections.

Labels and Callouts:

- PROVIDE CONT. LAYER OF SHEAR PANEL TO MATCH EXISTING CONSTRUCTION (ONE OR BOTH SIDES AS NEEDED) IN LIEU OF G.W.B. (ONLY AT TWO LAYERS G.W.B.)
- ONE LAYER 5/8" TYPE 1/4" GYPSUM WALL BOARD PER ASSEMBLY- SEE PARTITION TYPE DETAILS
- SOUND ATTENUATION BLANKET (FRICTION FIT)
- ONE LAYER 5/8" TYPE 1/4" GYPSUM WALL BOARD PER ASSEMBLY- SEE PARTITION TYPE DETAILS
- HEADER/FRAMING TO MATCH EXISTING CONSTRUCTION
- CAULK PERIMETER BOTH SIDES
- HOLLOW METAL FRAME TO MATCH EXISTING
- DOOR, MATCH EXISTING - SEE I.D. DRAWINGS
- PERIMETER SEALS APPLIED TO STOPS TO MATCH EXISTING CONSTRUCTION

1 H.M. DOOR HEAD AT 1-HR RATED WALL

ONE LAYER 5/8" TYPE 'X' GYPSUM WALL BOARD PER ASSEMBLY- SEE PARTITION TYPE DETAILS

SOUND ATTENUATION BLANKET (FRICTION FIT)

JAMB FRAMING

HOLLOW METAL FRAME TO MATCH EXISTING

DOOR, MATCH EXISTING - SEE I.D. DRAWINGS

PERIMETER SEALS APPLIED TO STOPS TO MATCH EXISTING CONSTRUCTION

CAULK PERIMETER BOTH SIDES

PROVIDE CONT. LAYER OF SHEAR PANEL TO MATCH EXISTING CONSTRUCTION (ONE OR BOTH SIDES AS NEEDED) IN LIEU OF G.W.B. (ONLY AT TWO LAYERS G.W.B.)

2 H.M. DOOR JAMB AT 1-HR RATED WALL
SCALE: 6" = 1'-0" MZ-C1021_HM-1HR-SWB-JAMB-01

3 H.M. DOOR THRESHOLD **CARPET TO CARPET**
SCALE: 6" = 1'-0" NZ-C1028_CPT-CPT-03.dwg

Diagram illustrating the required clearances and dimensions for a door swing, showing the door open to the right.

Dimensions:

- Door Width:** 4'-0" MIN.
- Clearance at Interior Doors:** 1'-6" MIN.
- 32" MIN. CLEAR OPENING:** Indicated by a curved line and dimension line.
- 7" MAX.:** Indicated by a dimension line for the door's thickness.
- 5'-0" MIN.:** Indicated by a dimension line for the total width of the door and its swing.

Labels:

- PUSH SIDE:** Located at the top left of the diagram.
- PULL SIDE:** Located at the top right of the diagram.
- DOOR, SEE FLOOR PLAN FOR DOOR NUMBER:** Located at the bottom right of the diagram.

Text:

PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED W/ BOTH A LATCH AND A CLOSER

4 **INTERIOR DOOR** **PLAN**
SCALE: 3/4" = 1'-0"
MZ-C1010_INT-DOOR

References

Technical drawing showing a cross-section of a wall assembly. The drawing includes dimensions and labels for various components:

- Dimensions:**
 - Top horizontal dimension: 7 1/4"
 - Top horizontal segments: 9/16", 1 3/16", 1 5/16", 1 3/16", 1 5/16", 1 3/16", 9/16"
 - Vertical dimension on the left: 1 3/4"
 - Vertical dimension for the carrier: 1 5/16"
 - Bottom horizontal segments: 1/4", 2 1/4", 1/4", 2 1/4", 1/4", 2 1/4"
- Labels:**
 - STRUCTURAL HEADER SEE STRUCTURAL DRAWINGS
 - GYPSUM BOARD
 - CARRIER
 - TRACK
 - XRDLP PLATE
 - INSERTED PANEL BY MANUFACTURER

DOOR SURFACE (2003 ANSI A177) SEC. 404.2.9;
DOOR SURFACES WITHIN 10 INCHES (255 mm) OF THE FLOOR, MEASURED VERTICALLY, SHALL BE A SMOOTH SURFACE ON THE PUSH SIDE EXTENDING THE FULL WIDTH OF THE DOOR.

DOOR-OPENING FORCE (2003 ANSI A177) SEC. 404.2.8;
1. FIRE DOORS: FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AGENCY.
2. INTERIOR HINGED DOOR, OTHER THAN FIRE DOOR: 5 LBS. MAXIMUM OPENING FORCE.
3. SLIDING OR FOLDING DOOR, OTHER THAN FIRE DOOR: 5 LBS. MAXIMUM OPENING FORCE

AUTOMATIC DOORS (2003 ANSI A177) SEC. 404.3;
1. AUTOMATIC DOORS AND AUTOMATIC GATES SHALL COMPLY WITH SECTION 404.3, FULL POWERED AUTOMATIC DOORS SHALL COMPLY WITH ANSI/HWFA A564.0 LISTED IN SECTION 105.2.4. POWER-ASSISTED AND LOW-NERGY DOORS SHALL COMPLY WITH ANSI/HWFA A564.9 LISTED IN SECTION 105.2.5.

DOOR HARDWARE (2003 ANSI A177) SEC. 404.2.6;
1. HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34 INCHES (865 mm) MINIMUM AND 48 INCHES (1220 mm) MAXIMUM ABOVE THE FLOOR WHERE SLIDING DOORS ARE IN THE PULLY GRASP POSITION, OPERATING HARDWARE SHALL BE EXPOSED AND USABLE FROM BOTH SIDES.

10" MIN TIGHT SURFACE OR PROVIDE KICK PLATE

34" MIN TO 48" MAX.

RUBBER BUMPER ON CHAIR

NOTE:
THESE DIAGRAMS ILLUSTRATE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

11 SLIDING DOOR HEAD SECTION

SCALE: 6" = 1'-0" FILE NAME

7 MIN ACCESSIBLE DOOR CONSTRUCTION GUIDE

Technical drawing of a three-panel Raydoor Guiding System (RGS) showing dimensions and components. The drawing is a side elevation of the system installed on a finished floor.

Dimensions:

- Panel width: 2 1/4"
- Panel spacing: 1/4"
- Bottom rail height: 3/4"

Components and Labels:

- INSERTED PANEL BY MANUFACTURER:** Points to the central panel.
- RAYDOOR GUIDING SYSTEM (RGS):** Points to the bottom rail assembly.
- FINISHED FLOOR:** Points to the base surface.

Technical drawing of a door assembly showing the Raydoor Guiding System (RGS) and its components. The drawing includes the following labels and features:

- FLUSHBOLT**: Points to the bolt mechanism on the door edge.
- TRACK STOP**: Points to the stop on the track.
- INSERTED PANEL BY MANUFACTURER**: Points to the panel within the door frame.
- RAYDOOR GUIDING SYSTEM (RGS)**: Points to the guiding system components.
- SE1 A6.10**: A small box containing the text "SE1" and "A6.10".

12 SLIDING DOOR THRESHOLD

8 SLIDING DOOR SILL PLAN
SCALE: 6" = 1'-0" FILE NAME

3 H.M. DOOR THRESHOLD **CARPET TO CARPET**
SCALE: 6" = 1'-0" NZ-C1028_CPT-CPT-03.dwg

Diagram illustrating the required clearances and dimensions for a door swing, showing the door open to the right.

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- 5'-0" MIN.:** Indicated by a dimension line for the total width of the door and its swing.

Labels:

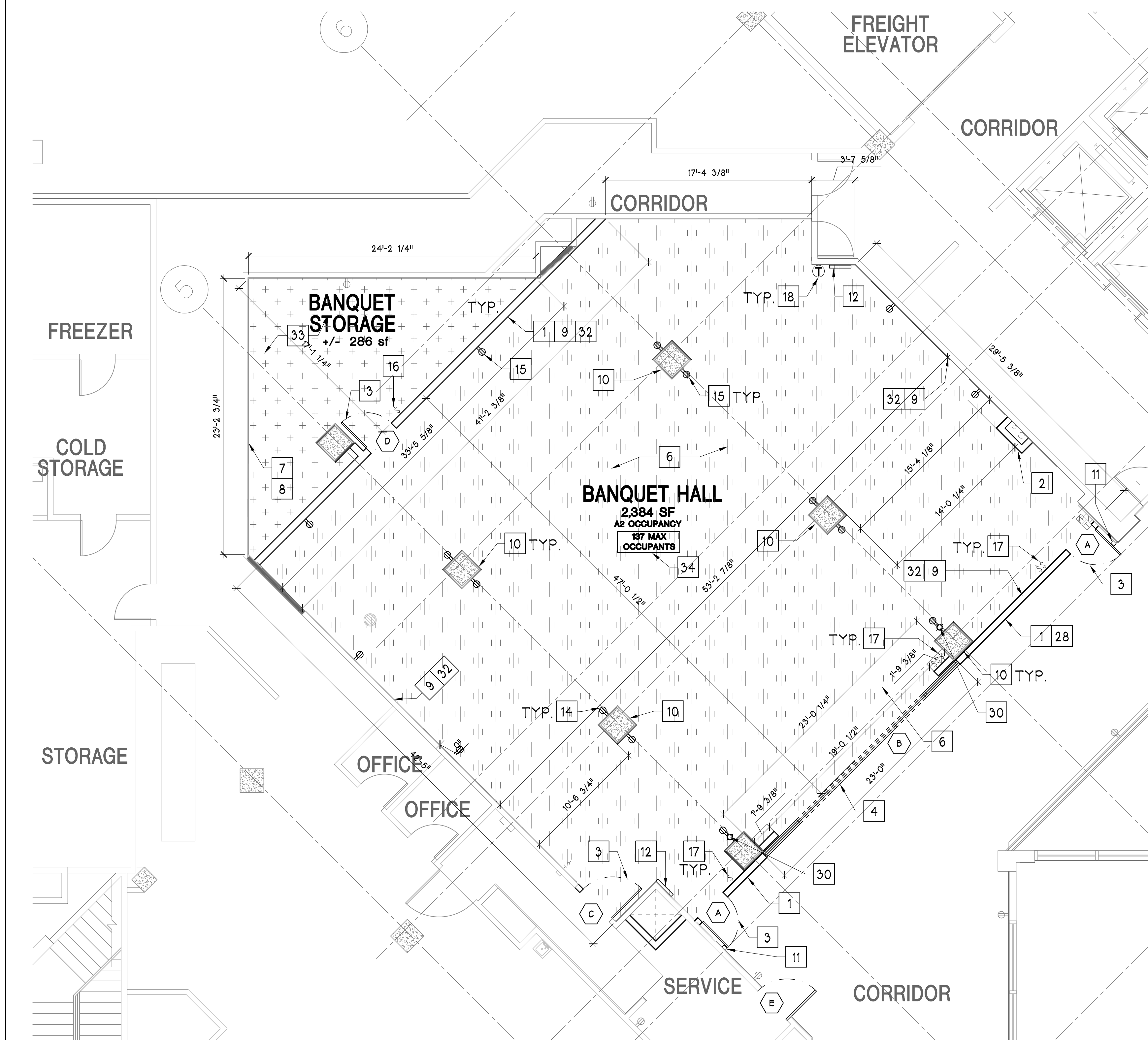
- PUSH SIDE:** Located at the top left of the diagram.
- PULL SIDE:** Located at the top right of the diagram.
- DOOR, SEE FLOOR PLAN FOR DOOR NUMBER:** Located at the bottom right, pointing to the door.

Text:

PROVIDE THIS ADDITIONAL SPACE IF DOOR IS EQUIPPED W/ BOTH A LATCH AND A CLOSER

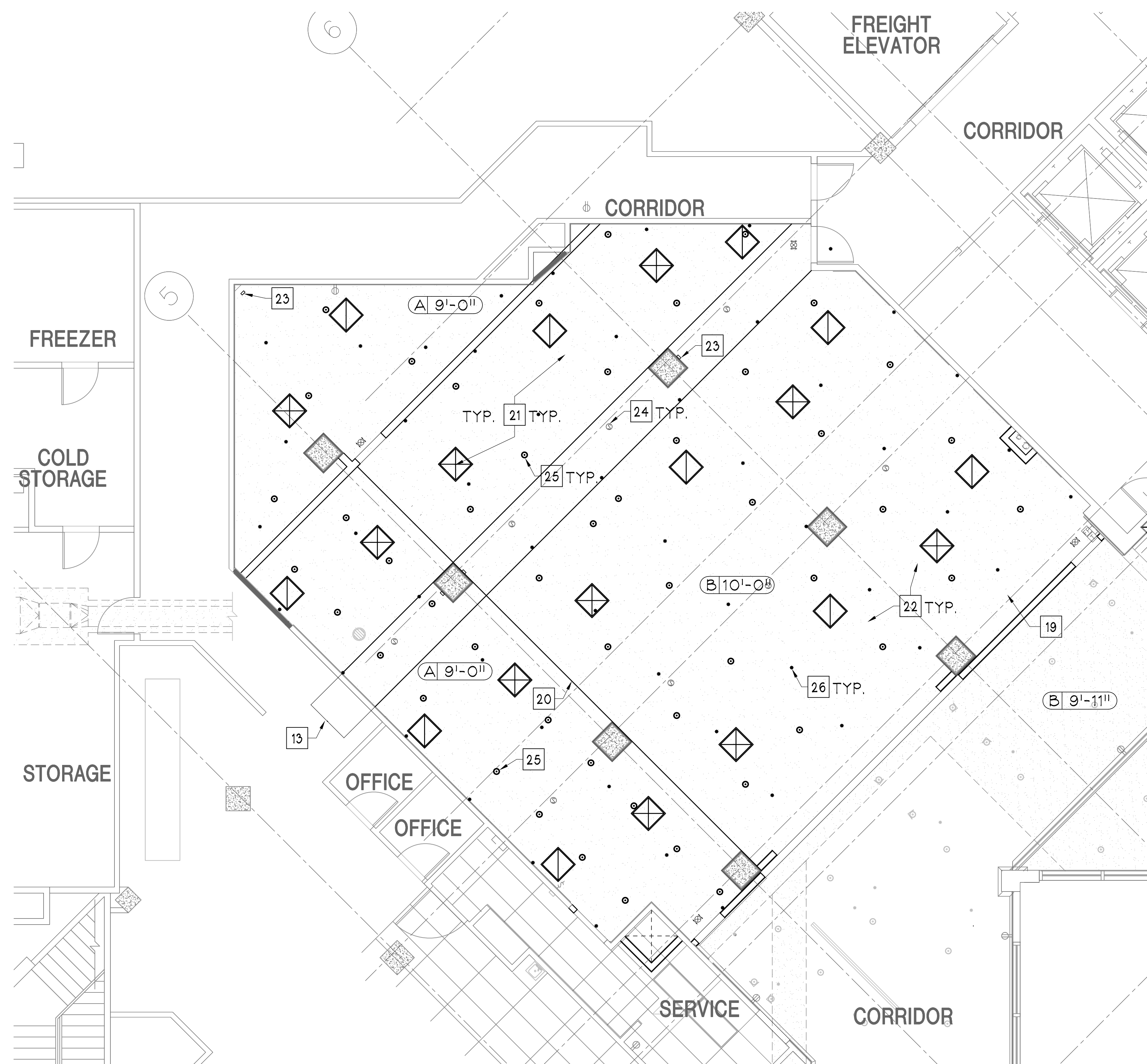
4 **INTERIOR DOOR** **PLAN**
SCALE: 3/4" = 1'-0"
MZ-C1010_INT-DOOR





1 2ND FLOOR PLAN-NEW

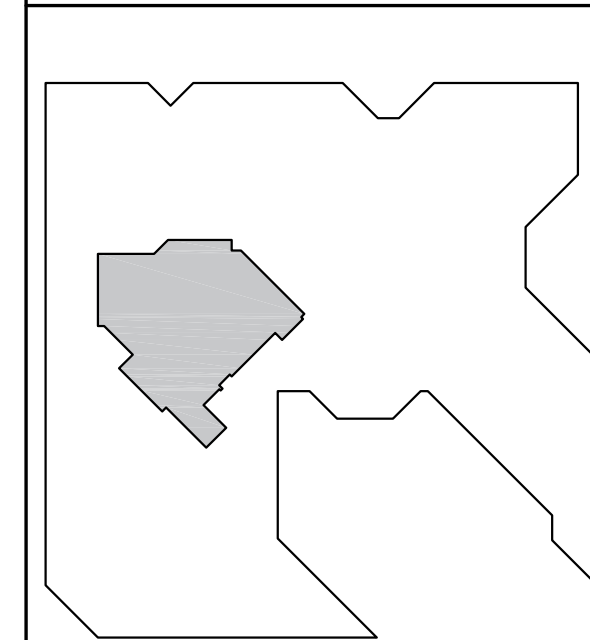
SCALE: 3/16" = 1' - 0"



2 2ND FLOOR REFLECTED CEILING PLAN-NEW

SCALE: 3/16" = 1' - 0"

KEY PLAN AREA OF WORK



SHEET NOTES

- EXISTING CONCRETE FLOOR TO BE PATCHED, CLEAN, SMOOTH AND FREE OF ANY BLEMISHES.
- EXISTING WALLS TO BE PATCHED, CLEAN, SMOOTH AND FREE OF ANY BLEMISHES.
- MECHANICAL DUCT MAINS AND BRANCHES TO REMAIN. RELOCATED SUPPLY & RETURN GRILLES AS NEEDED. BASED ON DESIGN BUILD SEPARATE SUBMITTAL.
- RELOCATED OR NEW ELECTRICAL OUTLETS & SWITCHES AS NEEDED. BASED ON DESIGN BUILD SEPARATE SUBMITTAL.
- RELOCATED OR NEW ELECTRICAL DOWN LIGHTS AS NEEDED. BASED ON DESIGN BUILD SEPARATE SUBMITTAL.
- RELOCATED OR NEW FIRE ALARM & STROBE AS NEEDED. BASED ON DESIGN BUILD SEPARATE SUBMITTAL.
- RELOCATED OR NEW SPRINKLER LINES AS NEEDED. SPRINKLER HEADS TO BE QUICK RESPONSE. BASED ON DESIGN BUILD SEPARATE SUBMITTAL.

LEGEND

- EXISTING WALL TO REMAIN
- NEW WALL
- EXISTING DOOR TO REMAIN
- NEW DOOR
- EXIT SIGN - SEE ELECTRICAL DWGS.
- NEW SLIDING DOORS
- SEALED CONCRETE FLOORING, TRANSITION STRIPS & VINYL BASE
- NEW CARPET FLOORING, TRANSITION STRIPS & PAINTED WOOD WALL BASE TO MATCH EXISTING IN OTHER MEETING ROOMS
- NEW GYPSUM CEILING
- CEILING HEIGHT ABOVE SLAB/DECK
- CEILING TYPE -
A-2x2' ACOUSTICAL CEILING TILE
B-GYPSUM BOARD PAINTED
- BEAM ABOVE, SEE DETAIL X/A6.10

KEY NOTES

- NEW WALL, SEE DETAIL SE2/A6.10
- NEW WALL, SEE DETAIL SE1/A6.10
- NEW DOOR, PAINT
P-1
COLOR NUMBER: SW7648
COLOR NAME: BIG CHILL
FINISH: SEMI-GLOSS
SEE SHEET A8.10 DOOR SCHEDULE & DETAILS
- NEW SLIDING DOOR, SEE SHEET A8.10 DOOR SCHEDULE & DETAILS
- OMIT
- NEW FLOOR FINISH, CARPET; NEW WALL BASE PAINTED WOOD
CA-1
PRODUCT: WOVEN AXMINSTER-AX 918A
DESIGN: Q01/A29192Z
COLORS: L7220
40-T7573, 40-T8106, 40-T7304, 40-T7918, 40-T5688, L7650, 18-0734, 20-4176, 18-0390, 12-0261
- NEW WALL COVERING, ALL WALLS IN MEETING 1 & 2 SPACE. NEW WALL COVERING FIELD (TYPICAL):
WC-1 MEETING ROOM.
COLLECTION: SEABROOK ORANGE RESOURCE VOL 1.
COLOR: RC 15528
TYPE II WALL COVERING
- EXISTING COLUMN WITH NEW WALL FINISH, SEE DETAIL CC1/A6.10, INTERIOR FINISH WALL WC-1 & INTERIOR FINISH BASE B-1, ALL SIDES.
- MAGNETIC HOLD-OPEN
- BANQUET HALL OCCUPANT LOAD SIGNAGE: "MAXIMUM OCCUPANCY 137. EVENTS OVER 137 OCCUPANTS NEED PRIOR FIRE MARSHALL APPROVAL."
- 9'-0" GYPSUM CEILING - CEILING TO EXTEND 4" PAST EXISTING 10" PIPE - SEE DETAIL 2/A6.10
- RELOCATION OF EXISTING ELECTRICAL OUTLET, BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- NEW ELECTRICAL OUTLET, BASED ON DESIGN BUILD SEPARATE SUBMITTAL

- RELOCATED ELECTRICAL SWITCH, BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- NEW ELECTRICAL SWITCH, BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- RELOCATION OF EXISTING THERMOSTAT
- NEW GYPSUM BOARD CEILING, SEE DETAIL 2/A6.10 & FC-1/A6.10
PAINT: P2
COLOR NUMBER: SW7005
COLOR NAME: PURE WHITE
FINISH: FLAT
- NEW SOFFIT, SEE DETAIL 2/A6.10
PAINT: P2
COLOR NUMBER: SW7005
COLOR NAME: PURE WHITE
FINISH: FLAT
- RELOCATION OF EXISTING SUPPLY/RETURN GRILLES. BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- NEW SUPPLY/RETURN GRILLES. BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- RELOCATION OF EXISTING FIRE ALARM-STROBE. BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- RELOCATION OF EXISTING SPEAKERS. BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- RELOCATION OF EXISTING DOWN LIGHT OR NEW DOWN LIGHT BASED ON DESIGN BUILD SEPARATE SUBMITTAL, SEE DETAIL 13/A6.10

- RELOCATION OF EXISTING SPRINKLER LINES WITH NEW QUICK RESPONSE SPRINKLER HEADS. BASED ON DESIGN BUILD SEPARATE SUBMITTAL
- OMIT
- NEW WALL COVERING ACCENT
WC-2 PREFUNCTION SIDE OF MEETING ROOM ENTRY WALL.
PATTERN NAME: METAL GROOVES
PATTERN NUMBER: W2MVI2
COLOR: IRON HOOD
TYPE II WALL COVERING
- OMIT
- RELOCATED EXISTING WALL SCONCE
- OMIT
- NEW BASE, WOOD, SEE INTERIOR FINISH SCHEDULE B-1
- SEALED CONCRETE
NEW WALL BASE: VINYL
PRODUCT: PROFILES DESIGNER WALL BASE
ITEM: SIMPLE
SIZE: 4.25"H x 50L x 0.250" THICK
COLOR: 204 GRAY
COMPOSITION: THERMOPLASTIC RUBBER
ADHESIVE: BURKE BR-01

- MAXIMUM OCCUPANCY OF THE ROOM IS LIMITED TO 137 OCCUPANTS. ROOM SHALL BE POSTED WITH SIGNS STATING "MAXIMUM OCCUPANCY 137. EVENTS OVER 137 OCCUPANTS NEED PRIOR FIRE MARSHALL APPROVAL."