

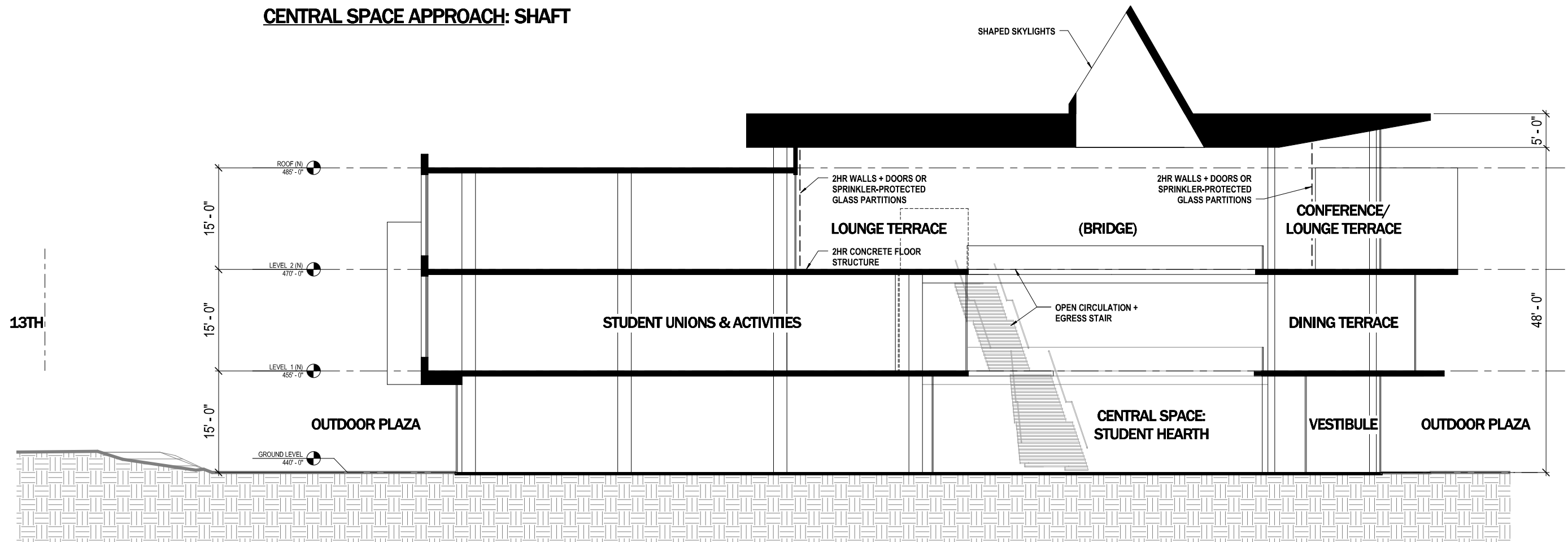
UO EMU: City of Eugene Predev. Conf Questions



Item No.	Department	Author	Question/Clarification	Reference Documents
1	0 Planning, Land Use, Building, or Fire	ericp@serapdx.com	Insert Question Here	
2	1 Fire	ericp@serapdx.com	Confirm aerial apparatus access per attached diagram.	G110 'ROOF LEVELS & AERIAL ACCESS' drawing sheet
3	2 Building	ericp@serapdx.com	Confirm that the concert hall performance platform does not trigger requirements for a procenium or smoke control within the hall.	
4	3 Public Works	glarsen@bhengineers.com	Clarify allowable stormwater source control exemptions for retrofits to existing loading docks per Eugene Code (EC) Section 9.6795	
5	4 Public Works	glarsen@bhengineers.com	Clarify destination requirements under EC 9.6791, relative to the capacity in the existing storm drain system in Agate Street.	
6	5 Fire	glarsen@bhengineers.com	Confirm hydrant, FDC, fire control locations & access.	
7	6 Building Codes (structural)	paul@abht-structural.com	The existing slab-on-grade in the Mills Center is at an elevation of roughly 450'. However, the existing interior columns extend down to footings at rock elevation, assumed to be roughly 440'. At the exterior of the building, the existing concrete walls and columns sit on an existing 2'-6" deep grade beam. Existing piers under the grade beam also extend down to rock elevation. Thus, all existing gravity load is currently supported at the 440' elevation. It is proposed reduce the exterior grade around the building down to the 440' elevation, but not create any new occupied space within the footprint of building. We propose the following in order to keep the seismic base at the current 450' slab-on-grade elevation: 1) Construct a retaining structure around the perimeter of the Mills Center consisting of steel soldier piles with a concrete retaining wall. The face of the retaining wall would be approximately 4 ft outboard of the face of the existing building. 2) Remove the existing slab-on-grade and replace it with a new slab-on-grade, doveled into the existing perimeter concrete grade beam. 3) Cast a new perimeter grade beam, integral with the new slab-on-grade, against the existing grade beam. Embed diagonal rock anchors in the new grade beam, capable of transferring the full existing seismic base shear, calculated at the 450' elevation, down to the rock strata below the 440' elevation. By confining the soil under the footprint of the building and transferring the base shear down to the rock stratum below, we propose to eliminate the need for a seismic upgrade to the Mills Center (other than the new slab-on-grade and grade beam discussed above).	
8	7 Building Codes	Nathan Burton	The entire building, both new & existing are proposed to be fully sprinklered per NFPA 13. The proposed central space in the new addition is three stories tall. The design will use a shaft approach to limit the number of connected stories to two, by providing a 2-hour rating at all third-floor walls that face the central space. This will include a combination of traditional rated wall & door construction as well as rated glass assemblies with sprinkler curtain protection and roll-down doors or curtains. Please verify that this approach is acceptable.	
9	8 Building Codes	Nathan Burton	Would glass elevator enclosures be acceptable within the above described central space?	
10	9 Building Codes	Nathan Burton	Multiple means of egress are provided from every major area of the new & existing buildings. Some areas will utilize an open stair in the central space as one of those means, with at least one other provided as an enclosed and rated stairwell. Please verify that this is an acceptable approach.	
11	10 Building Codes	Nathan Burton	Will the UO be allowed to manage large crowds and provide segregation of lobby spaces as necessary?	
12	11 Building Codes	Nathan Burton	The existing main stair is open to three connected stories. The proposed approach is to improve the safety of this stair by adding sprinkler protection and reducing occupant loads to it. Please verify this approach.	
13	12 Building Codes	Nathan Burton	Code required vestibules will be provided at the major entry points into the new central space. Vestibules will not be provided at all public entries, nor in the existing building in order to maintain historic character.	
14	13 Building Codes	rschnare@glumac.com	Energy code approach to existing building: the new & existing buildings will have connected environments around the main central space. The proposed approach is to upgrade lighting and mechanical systems in the existing building, but no significant changes to the envelope are proposed. Code compliance will be demonstrated using a modeling approach.	

Item No.	Department	Author	Question/Clarification	Reference Documents
15	14 Building Codes	Nathan Burton	The proposed design does not include a seismic retrofit of the existing building. The design does not significantly change the uses of this building, nor does it significantly alter the existing lateral resistance structure. The new major building portions will be separated from the existing building and each other by appropriately designed movement isolation joints. Please verify this approach.	

CENTRAL SPACE APPROACH: SHAFT





Eric Philps and Nathan Burton
SERA Architects
338 Northwest 5th Avenue
Portland, OR 97209

March 13, 2012

Re: University of Oregon EMU Building Expansion

Dear Mr. Philps and Mr. Burton,

Several key issues should be discussed and reviewed by the City of Eugene on this project.

1. Confirm creating a 2 hour rated separation, like a shaft, in the 3 story open space conforms to Section 404.5, exception for smoke control requirements in the open space.
2. Discuss fire department aerial apparatus access requirements, reference attached diagram.
3. Discuss differences in stage versus platform in auditorium/performance space.
4. Review fire hydrant layout for conformance to requirements.
5. Review modifications to Mill Center structural system can be done without triggering seismic upgrade requirement.
6. Review egress system in existing building and proposed addition.
7. Review crowd management criteria to maintain Section 1028.2 and 1028.4 requirements.
8. Review approach of energy code conformance to new and existing buildings.

Please attach the diagram for fire apparatus access and questions/clarifications sheet as additional information.

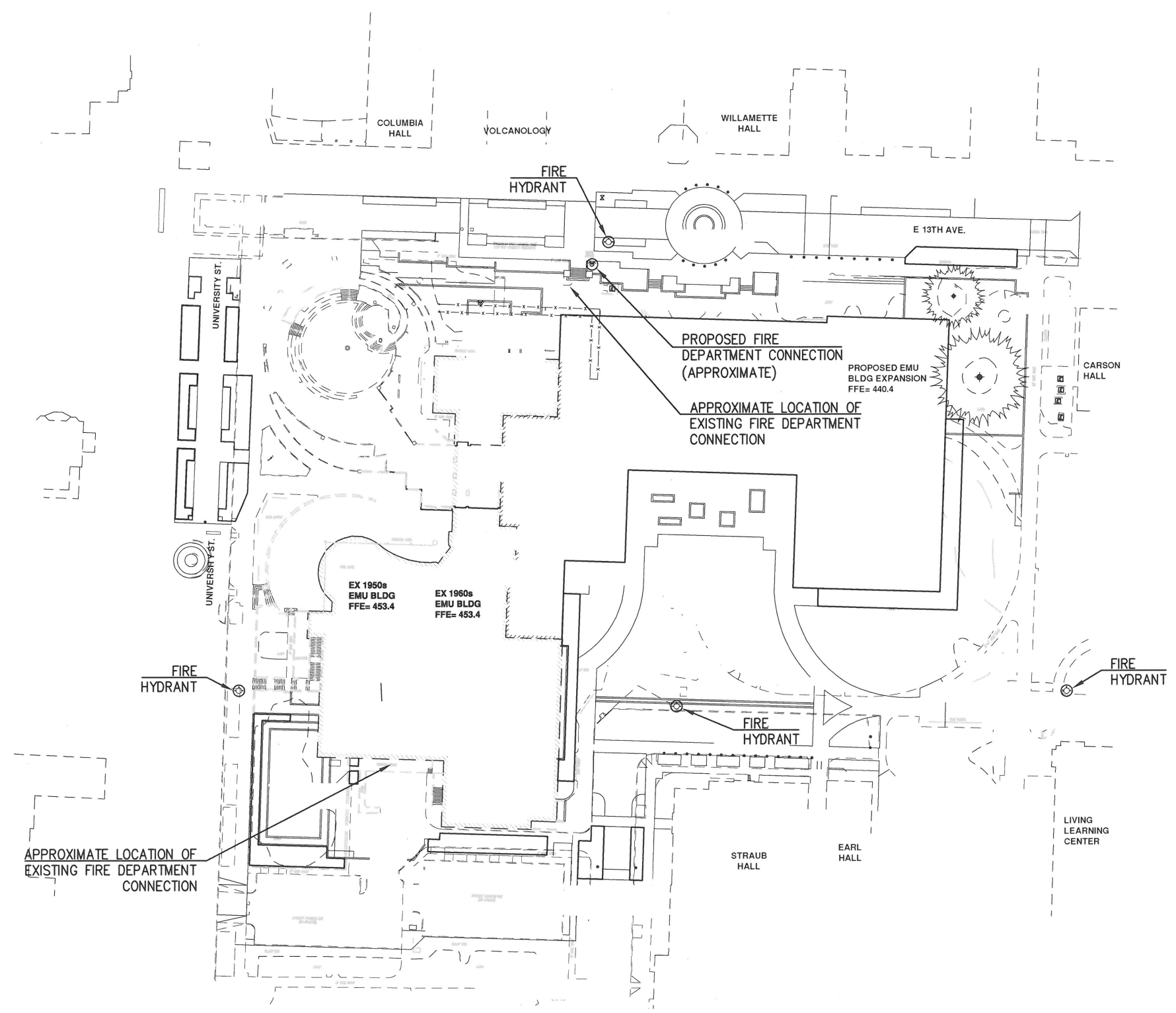
Thank you for the opportunity to provide consulting services for the EMU Building Expansion project. Should you have any questions or concerns, please do not hesitate to contact me either by email at samir.mokashi@codeul or by phone at 503.488.5651.

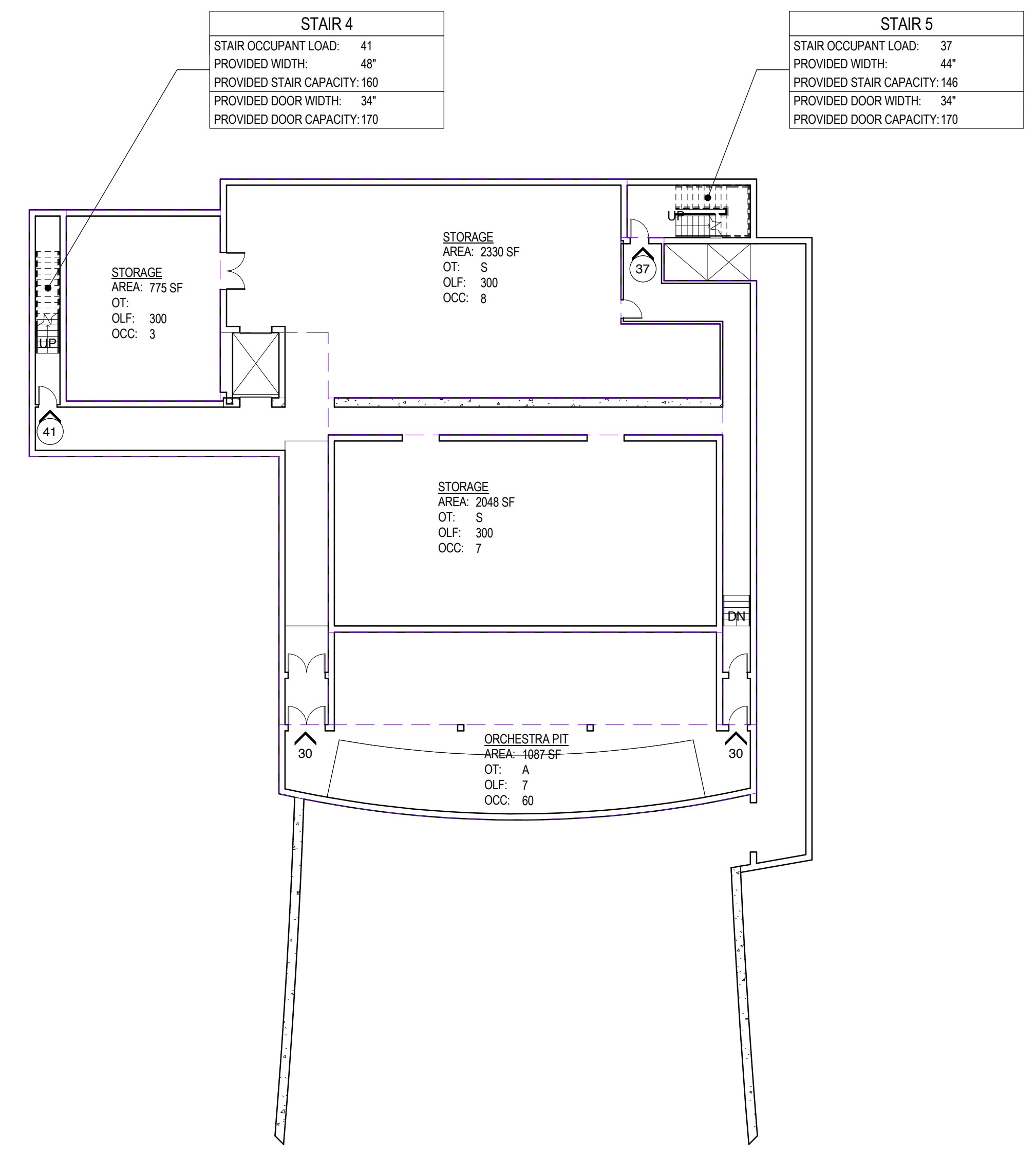
Sincerely,

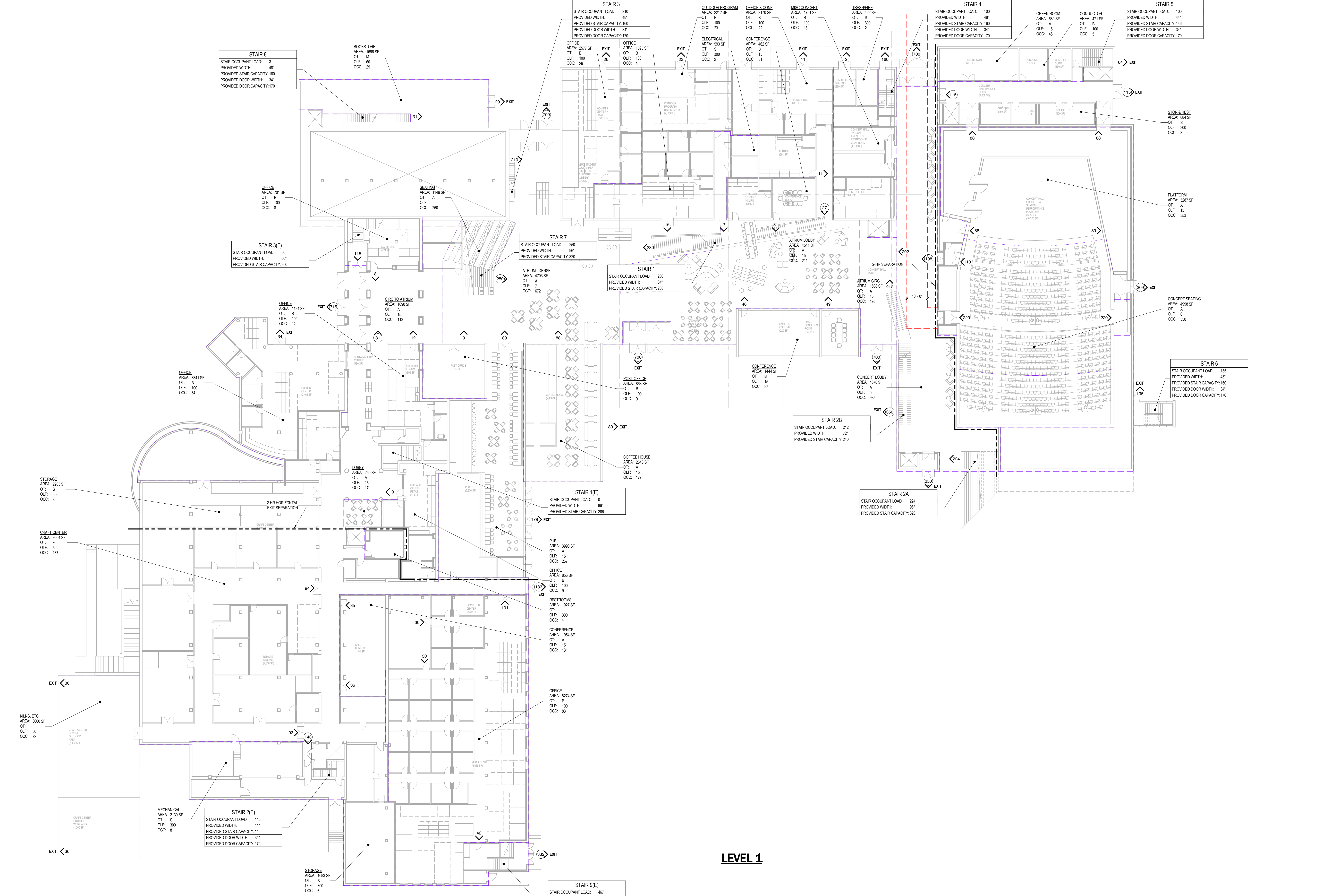
A handwritten signature in black ink, appearing to read "Samir Mokashi", with a stylized flourish at the end.

Samir Mokashi
Principal/Code Analyst

**PLAN
SCALE**
0 100'
SCALE: 1" = 100'







STAIR 8
 STAIR OCCUPANT LOAD: 31
 PROVIDED WIDTH: 48"
 PROVIDED STAIR CAPACITY: 160
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 3
 STAIR OCCUPANT LOAD: 210
 PROVIDED WIDTH: 48"
 PROVIDED STAIR CAPACITY: 160
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 4
 STAIR OCCUPANT LOAD: 100
 PROVIDED WIDTH: 48"
 PROVIDED STAIR CAPACITY: 160
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 5
 STAIR OCCUPANT LOAD: 100
 PROVIDED WIDTH: 44"
 PROVIDED STAIR CAPACITY: 160
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 3(E)
 STAIR OCCUPANT LOAD: 88
 PROVIDED WIDTH: 60"
 PROVIDED STAIR CAPACITY: 200

STAIR 7
 STAIR OCCUPANT LOAD: 290
 PROVIDED WIDTH: 96"
 PROVIDED STAIR CAPACITY: 320

STAIR 1
 STAIR OCCUPANT LOAD: 280
 PROVIDED WIDTH: 84"
 PROVIDED STAIR CAPACITY: 280

STAIR 6
 STAIR OCCUPANT LOAD: 135
 PROVIDED WIDTH: 48"
 PROVIDED STAIR CAPACITY: 160
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 1(E)
 STAIR OCCUPANT LOAD: 0
 PROVIDED WIDTH: 88"
 PROVIDED STAIR CAPACITY: 288

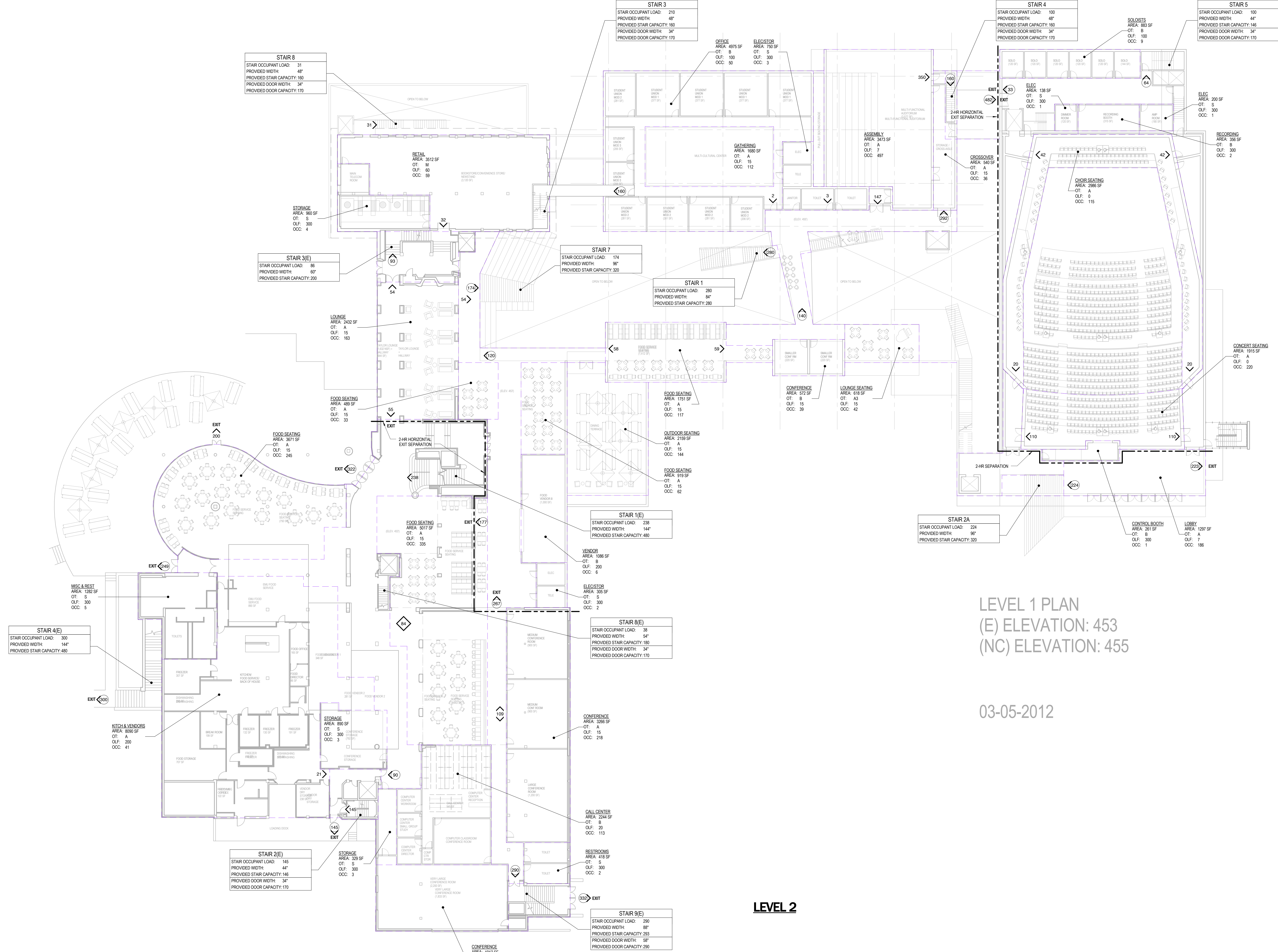
STAIR 2B
 STAIR OCCUPANT LOAD: 212
 PROVIDED WIDTH: 72"
 PROVIDED STAIR CAPACITY: 240

STAIR 2A
 STAIR OCCUPANT LOAD: 224
 PROVIDED WIDTH: 96"
 PROVIDED STAIR CAPACITY: 320

STAIR 2(E)
 STAIR OCCUPANT LOAD: 145
 PROVIDED WIDTH: 44"
 PROVIDED STAIR CAPACITY: 146
 PROVIDED DOOR WIDTH: 34"
 PROVIDED DOOR CAPACITY: 170

STAIR 9(E)
 STAIR OCCUPANT LOAD: 467
 PROVIDED WIDTH: 65"
 PROVIDED STAIR CAPACITY: 216
 PROVIDED DOOR WIDTH: 120"
 PROVIDED DOOR CAPACITY: 600

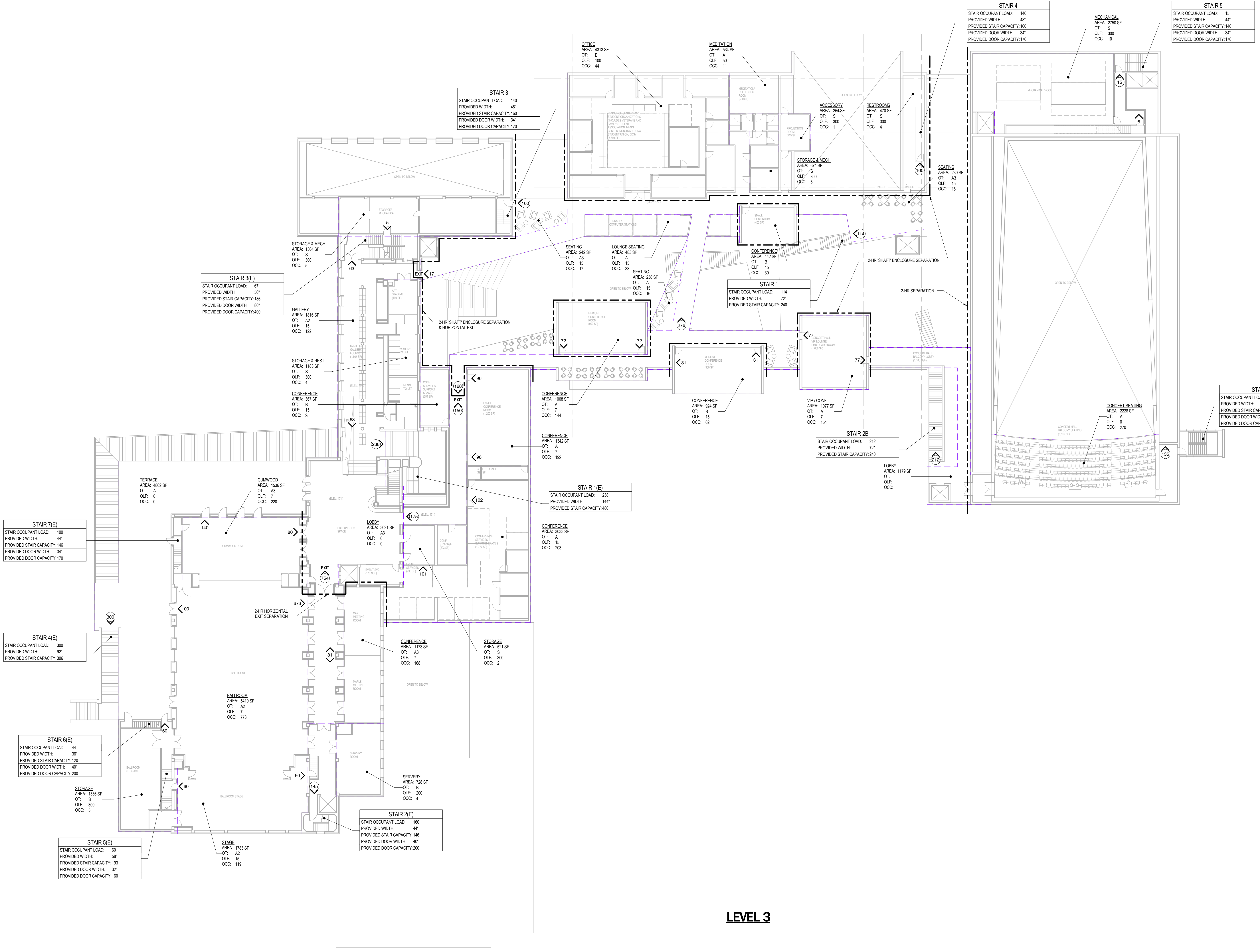
LEVEL 1



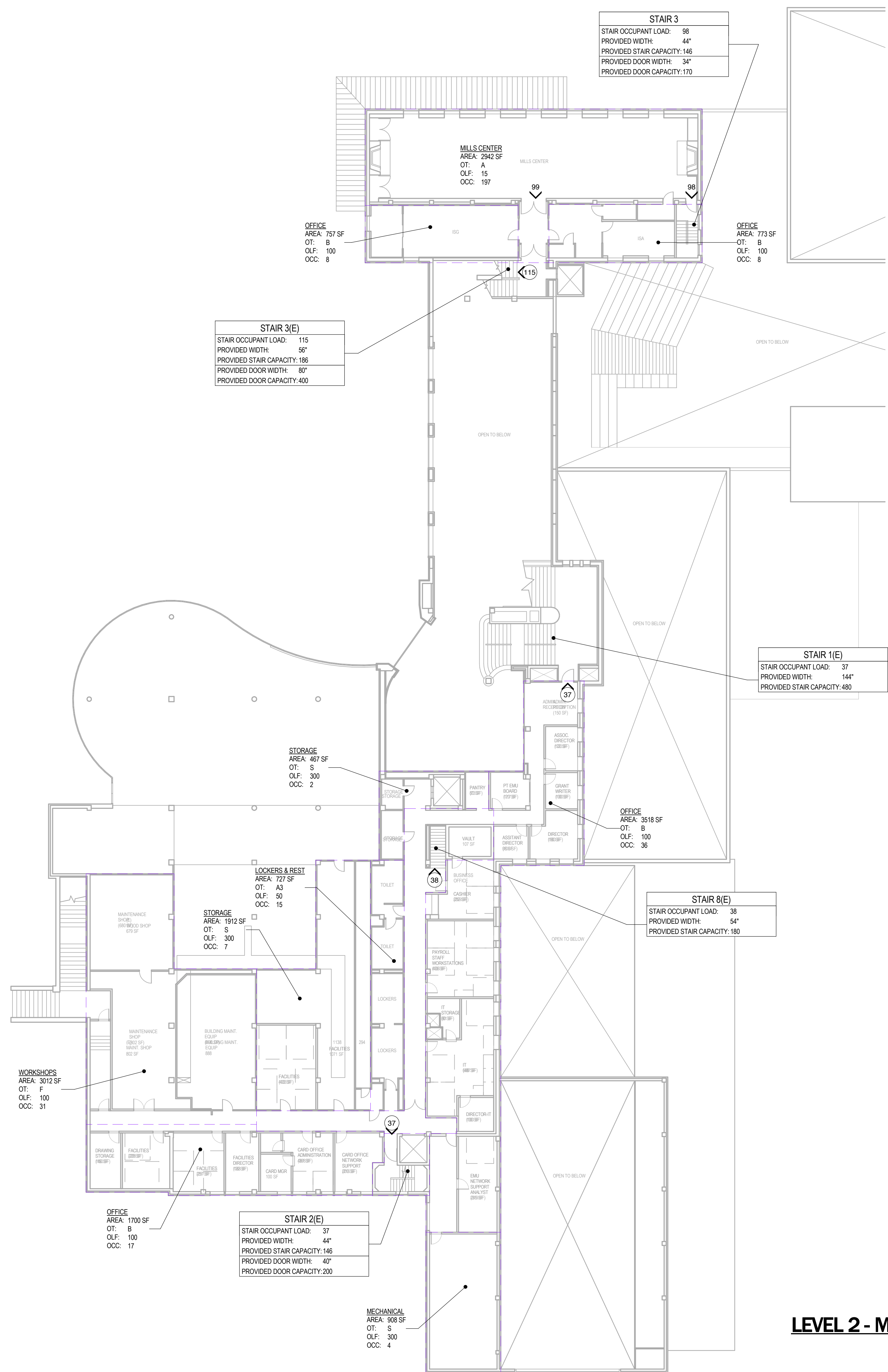
LEVEL 1 PLAN
 (E) ELEVATION: 453
 (NC) ELEVATION: 455

03-05-2012

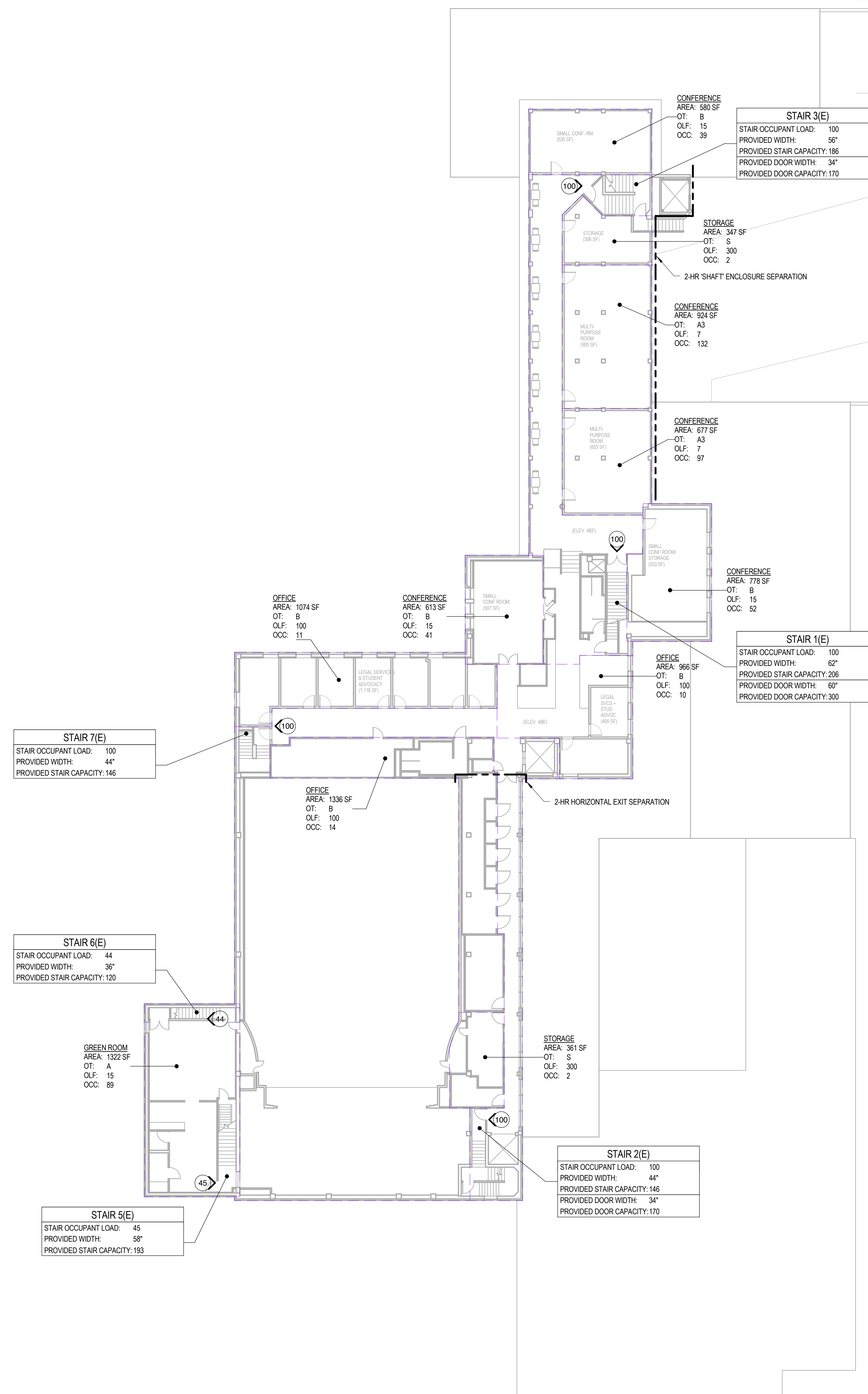
LEVEL 2



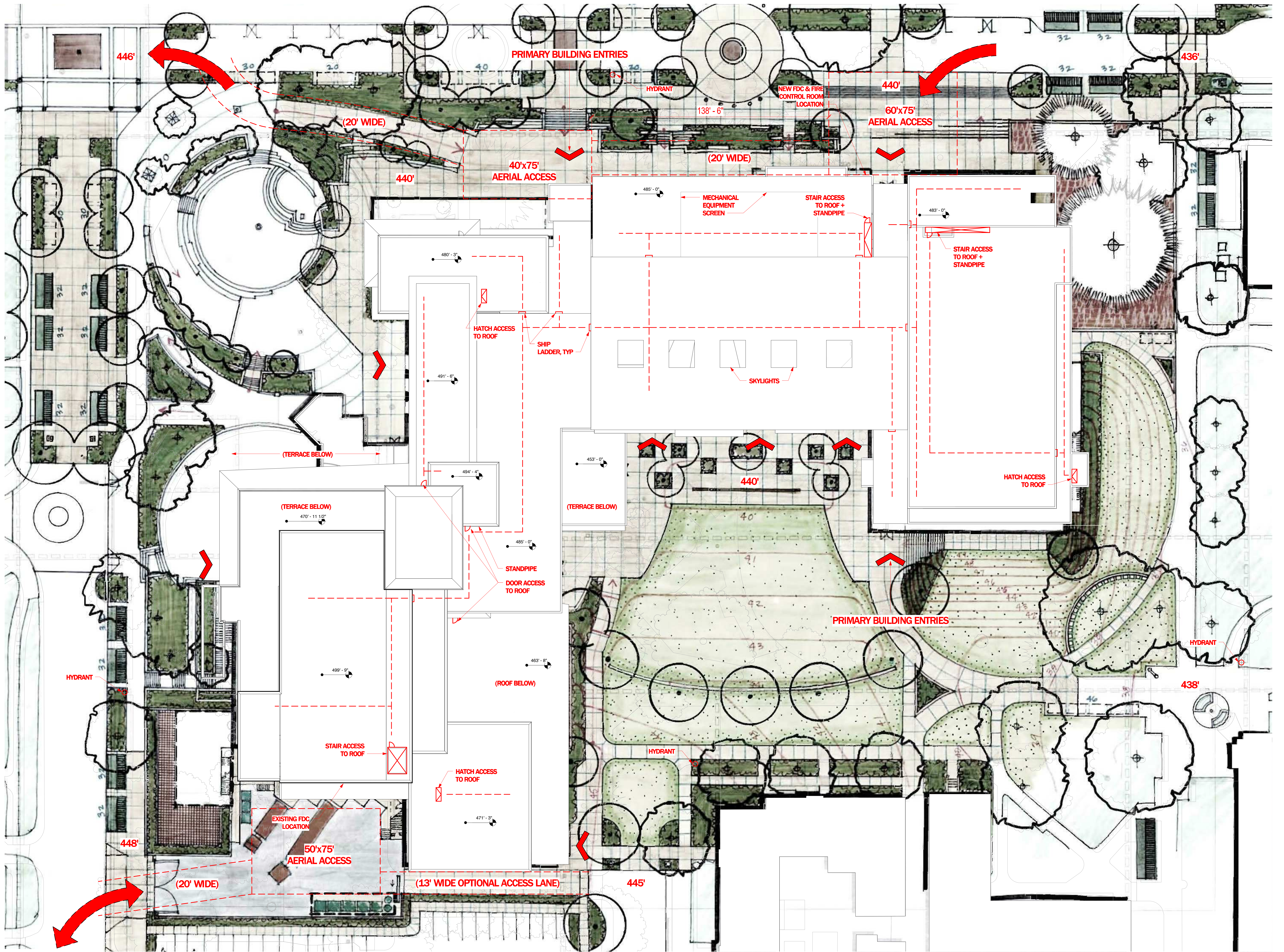
LEVEL 3



LEVEL 2 - MEZZANINE



LEVEL 3 - MEZZANINE



ERB MEMORIAL UNION

■ 75% SCHEMATIC DESIGN
 ■ 2012.03.19