



## 1. [Horizontal Appeals](#)

# APPEAL SUMMARY

**Status:** Decision Rendered

<b>Appeal ID:</b> 32105	<b>Project Address:</b> 2034 NW 27th Ave
<b>Hearing Date:</b> 1/31/24	<b>Appellant Name:</b> Tom Jaleski
<b>Case No.:</b> B-004	<b>Appellant Phone:</b> 971-238-5266
<b>Appeal Type:</b> Building	<b>Plans Examiner/Inspector:</b> John Cooley
<b>Project Type:</b> Commercial	<b>Stories:</b> 2 <b>Occupancy:</b> B, S-2 <b>Construction Type:</b> V-B
<b>Building/Business Name:</b> Redfox Commons JLR	<b>Fire Sprinklers:</b> Yes - NFPA 13 throughout
<b>Appeal Involves:</b> Alteration of an existing structure	<b>LUR or Permit Application No.:</b> 23-099605
<b>Plan Submitted Option:</b> pdf <a href="#">[File 1]</a> <a href="#">[File 2]</a>	<b>Proposed use:</b> Vehicle research lab

# APPEAL INFORMATION SHEET

Appeal item 1

<b>Code Section</b>	2022 OSSC 302.1
<b>Requires</b>	Structures shall be classified based on the nature of the hazards and risks to building occupants generally associated with the intended purpose of the building or structure.
<b>Code Modification or Alternate Requested</b>	The computer software and market research laboratory for automotive vehicles shall be classified as Group B and S-2 occupancy based on OSSC Chapter 3 for level of hazardous materials and activities in the space.
<b>Proposed Design</b>	<p>The existing space is a permitted B occupancy space that the new tenant will occupy with a computer software laboratory to conduct market research and development on vehicle software. There will be no more than 15 vehicles in the space. Exhaust systems will meet the requirements of the OSMC for vehicles when they are operating, for the purpose of testing the computer equipment. The space will include offices, conference rooms, and a research laboratory.</p> <p>The type of research being conducted is computer software and electronic equipment testing such as navigation, audio and video. The City of Portland has deemed the workshop as a repair garage (S-1) occupancy, which, per referenced OSSC 406.8, involves combustible liquids, motor and waste oil,</p>

spray finishing, and activities like welding and grinding. This space will not have those quantities of hazardous materials or hazardous activities.

The proposed design is for the space to be classified as a B/S-2 space, consistent with electronics development and parking garages, where the hazardous materials and activities involved are in the inconsistent operation of vehicles and touch-up repair, including spot touch-ups and soldering, without any welding or grinding. Additional protection is provided by any hazardous materials that would be stored in the space, would be stored in a fire rated cabinet. All other activities would be consistent with a computer equipment development office space.

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**Reason for alternative**

The proposed testing and research laboratory meets the definition of S-2 (OSSC 311.3) for having low amounts of hazardous materials and low hazard activities. The Group S-1, moderate-hazard repair garage occupancy designation by the City of Portland is not consistent with the proposed use of the space, which will only have household amounts of the hazardous materials or activities. Group S-1, as outlined in OSSC 406.8, referenced in 311.2, for protections required for an S-1 repair garage involve quantities in open use of oils, cleaners, and hazardous activities like welding and grinding. With a maximum of 15 vehicles, inconsistently in operation and only touch-up repairs, it matches the activities and hazards of OSSC 311.3, Group S-2, low-hazard storage.

The presence of automobiles without the repair or quantities of hazardous materials associated with repair garages is consistent with Group S-2 vehicle parking garage. The R&D lab itself would prescriptively be classified within Business Group B, consistent with motor vehicle showrooms and labs for testing and research, which have limited amounts of hazardous materials. The life safety plan review has interpreted the proposed occupancy as Group S-1, moderate-hazard storage and a repair garage, and raised concerns over Appeal #16045, which granted the 1-hour rated south exterior building walls with no parapets.

The proposed design would provide additional protection measure of a fire rated cabinet for any hazardous materials and would allow Appeal # 16045 to remain as-is, as S-2 occupancy requires 1 hour rated exterior walls within 5' per OSSC Table 705.5.

No more than 15 vehicles will be parked in the tenant space for the sole purpose of research and development of computer software and equipment. Only touch-up vehicle repair or maintenance will take place in the space using hazardous materials or activities, along with inconsistent running of vehicles. Vehicle exhaust and ventilation of the space will meet the requirements of the OSMC. The proposed use is consistent with an S-2 occupancy and not an S-1 repair garage, and we request approval to classify this tenant space as a Group S-2 occupancy space.



## Appeal item 2

**Code Section**

1006.2.1 Egress based on occupant load

**Requires**

Two exits or exit access doorways from any space shall be provided where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1. The cumulative occupant load from adjacent rooms, areas or spaces shall be determined in accordance with Section 1004.2.

**Code Modification or Alternate Requested**

The proposed design is for the second floor break room and associated deck to be considered as partially non-simultaneous occupancy as the space is only accessible by stairs that restrict access to the second floor by card reader devices.

**Proposed Design**

The proposed design is for a break room with a deck to be located on the second floor of the research lab. The second floor has 2 enclosed exit stairs, both with card readers on the doors to restrict access to employees only. Areas on the floor are sensitive knowledge-based information for the business and not accessible to the public.

The second floor break room and deck are for open to the second floor and for employees only. The proposed design is for the break room to be considered as outlined in the city code guide for offices for spaces adjacent to the office space per Code Guide 10/#10, item D.3, with an occupant load based on 1/150 s.f. and require only 1 exit, with less than 50 occupants.

**Reason for alternative**

The second floor of the proposed tenant improvement is a knowledge-based information sensitive area that can only be accessed through doors with card readers at the top of the stairs entering the second floor. The entire floor is a restricted access area. The break room and deck on the second floor is only accessed by the office space that must be entered through the card reader doors.

The location of the proposed break room is ideal in order to best serve all employees and it is bordered by an existing 2hr rated wall to the east and an existing ramp to the north.

The proposed design for the occupancy of the break room and deck, with the occupant load counted as office space that it is adjacent to and is associated with, is consistent with the Code Guide Item D.3, for small conference rooms that are adjacent to and directly associated with office spaces. Based on non-simultaneous occupancy with an occupant load based on 1/150 s.f. of the space, it provides equivalent protection for egress for the occupants who are familiar with the space.

With the proposed break room located behind an access-controlled zone and not open to the public, the space having an occupant load the same as the adjacent office space ensures life safety is maintained for those who are familiar with the space.

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## APPEAL DECISION

**"1) Allow occupancy classification of Groups B and S-2 for computer software and electronic equipment testing of vehicles. Denied. Proposal does not provide equivalent fire and life safety. Appellant may contact John Cooley (503-865-6533) with questions.**

**2) Allow breakroom and adjacent balcony to be considered as partially non-simultaneous use resulting in less than 50 cumulative occupants and requiring only one means of egress. Granted as proposed. "**

"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.

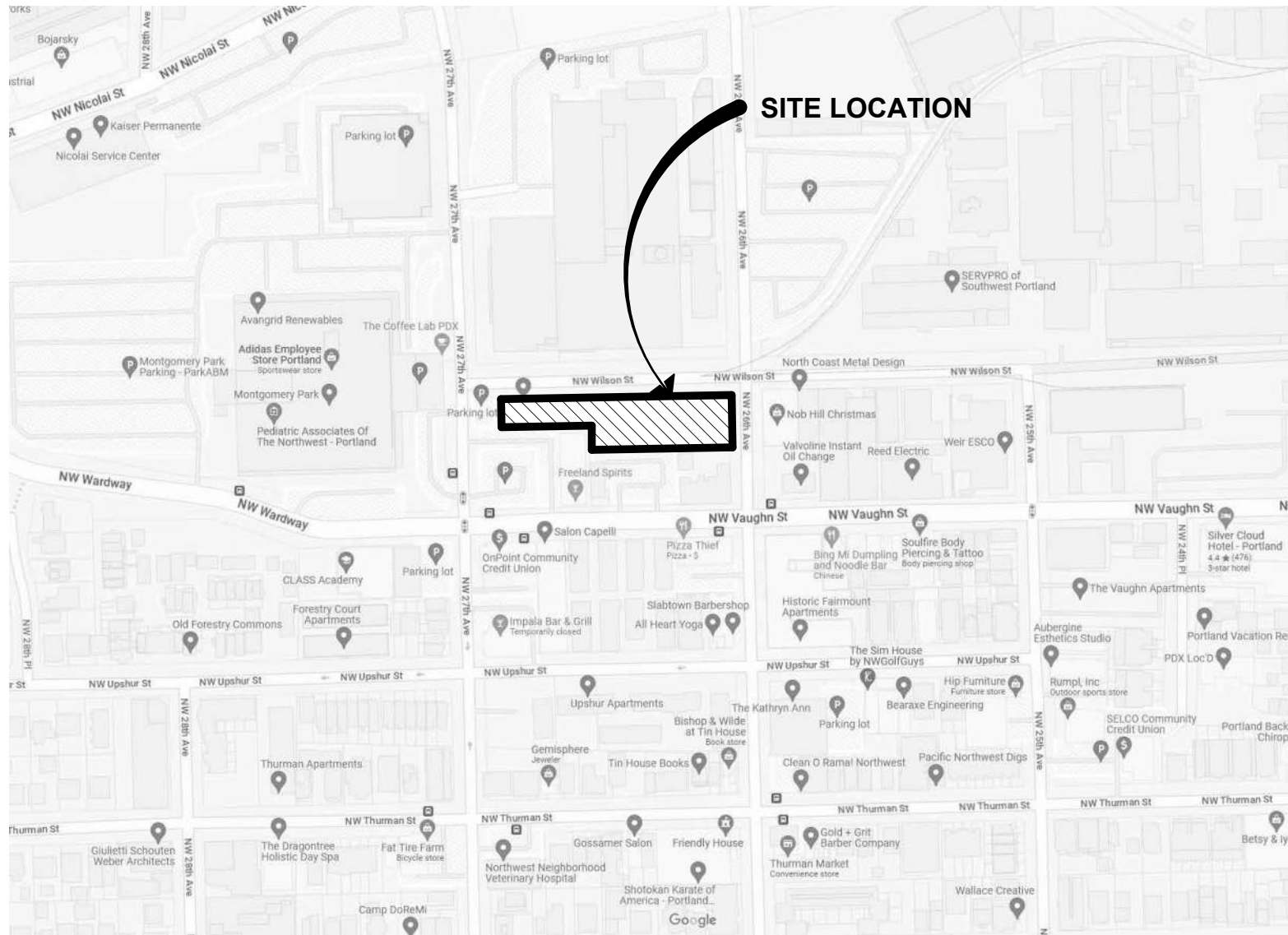
Pursuant to City Code Chapter 24.10, you may appeal this decision to the Building Code Board of Appeal within 90 calendar days of the date this decision is published. For information on the appeals process, go to [www.portlandoregon.gov/bds/appealsinfo](http://www.portlandoregon.gov/bds/appealsinfo), call (503) 823-6251 or come to the Development Services Center."



# REDFOX COMMONS - JLR TI

2034 NW 27TH AVE, PORTLAND, OR 97201

PERMIT SET - 10/31/2023



VICINITY MAP

NOT TO SCALE

## PROJECT DIRECTORY

### OWNER REPRESENTATIVE

**INSTANT GROUP**  
1211 SW 5TH AVE  
PORTLAND, OR 97204

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### ARCHITECT

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### GENERAL CONTRACTOR

**FORTIS**

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## DRAWING INDEX

SHEET NUMBER	SHEET NAME
ARCHITECTURAL	
G000	COVER SHEET
A001	ARCHITECTURAL SITE PLAN
A101	ADA ACCESSIBILITY COMPLIANCE - 2017
A110	CODE ANALYSIS PLAN - LEVEL 1
A111	CODE ANALYSIS PLAN - LEVEL 2
A140	METAL STUD WALL ASSEMBLY
A145	HORIZONTAL ASSEMBLY
A180	SUSPENDED CEILING SEISMIC DESIGN PRESCRIPTIVE PATH
A200	OVERALL FLOOR PLANS
AD201	DEMOLITION PLAN - WEST LEVELS 1 & 2
AD203	DEMOLITION PLAN - EAST LEVEL 1
AD204	DEMOLITION PLAN - EAST LEVEL 2
A201	FLOOR PLAN - WEST LEVEL 1
A203	FLOOR PLAN - EAST LEVEL 1
A204	FLOOR PLAN - EAST LEVEL 2
A202	FLOOR PLAN - WEST LEVEL 2
AD401	DEMOLITION REFLECTED CEILING PLAN - EAST LEVEL 1
A401	REFLECTED CEILING PLAN - WEST LEVELS 1
A402	REFLECTED CEILING PLAN - WEST LEVELS 2
A403	REFLECTED CEILING PLAN - EAST LEVEL 1
A404	REFLECTED CEILING PLAN - EAST LEVEL 2
A501	EXTERIOR ELEVATIONS
A502	EXTERIOR ELEVATIONS
A600	OVERALL BUILDING SECTIONS
A601	CROSS SECTIONS
A602	LONGITUDINAL SECTIONS - WEST BUILDING
A603	LONGITUDINAL SECTIONS - EAST BUILDING
A650	STAIR & VEHICLE RAMP PLANS & SECTIONS
A700	DOOR AND RELITE TYPES
A701	DOOR HARDWARE GROUPS
A800	INTERIOR SCHEDULES
A801	FINISH PLAN - WEST LEVELS 1 & 2
A803	FINISH PLAN - EAST LEVEL 1
A804	FINISH PLAN - EAST LEVEL 2
A810	FURNITURE PLAN - WEST LEVEL 1
A811	FURNITURE PLAN - WEST LEVEL 2
A812	FURNITURE PLAN - EAST LEVEL 1
A813	FURNITURE PLAN - EAST LEVEL 2
A821	FEEDPOWER PLAN - WEST LEVELS 1 & 2
A823	FEEDPOWER PLAN - EAST LEVEL 1
A824	FEEDPOWER PLAN - EAST LEVEL 2
A830	INTERIOR ELEVATIONS
A831	INTERIOR ELEVATIONS
A841	ENLARGED VIEWS & INTERIOR ELEVATIONS
A842	INTERIOR ELEVATIONS
A940	CEILING & SOFFITS
A960	DETAILS - MISC - STAIRS
A970	DOOR
A971	DETAILS
A972	DETAILS
A981	DETAILS - INTERIOR DETAILS
A982	DETAILS - INTERIOR DETAILS

### STRUCTURAL

S001	DRAWING INDEX AND LIST OF ABBREVIATIONS
S002	GENERAL STRUCTURAL NOTES
S003	GENERAL STRUCTURAL NOTES CONT.
S004	SPECIAL INSPECTIONS AND TESTING PROGRAM CONT.
S010	LOADING PLANS
S100	SITE KEY PLAN
S201	FOUNDATION PLAN - WEST
S202	LEVEL 2 FRAMING PLAN - WEST
S203	FOUNDATION PLAN - EAST
S204	LEVEL 2 FRAMING PLAN - EAST
S301	EAST BUILDING ELEVATIONS
S302	EAST BUILDING ELEVATIONS
S321	EAST TRUSS ELEVATIONS
S322	WEST TRUSS ELEVATIONS
S501	CONCRETE DETAILS
S502	CONCRETE DETAILS
S601	STEEL DETAILS
S701	WOOD DETAILS
S702	WOOD DETAILS
S801	LIGHT GAUGE DETAILS
S802	LIGHT GAUGE DETAILS

## GENERAL NOTES

- THE GENERAL NOTES ARE INTENDED TO CONVEY DESIGN INTENT NOT OTHERWISE STATED IN THE DRAWINGS.
- ALL WORK SHALL CONFORM TO THE CODES REFERENCED IN THE PROJECT SUMMARY AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
- THE SITE PLAN AND SUITE LOCATION PLAN ARE FOR REFERENCE ONLY. SEE ALL OTHER SHEET PLANS FOR CONTRACT DOCUMENT INFORMATION. THE CODE IDENTIFIES SOME SPECIFIC JURISDICTIONAL REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL REQUIREMENTS.
- ALL WORK INDICATED ON DRAWINGS SHOULD BE CONSIDERED NEW AND IN CONTRACT UNLESS NOTED OTHERWISE.

## CODE SUMMARY

### I. PROJECT INFORMATION:

PROJECT NAME: REDFOX COMMONS - JLR TENANT IMPROVEMENT  
PROJECT ADDRESS: 2034 NW 27TH AVE  
PORTLAND, OR 97201  
MAP/TAX LOT: R227162 & R227163, LOTS 10-18  
BUILDING TYPE: V-4 (SPRINKLERED)  
BUILDING OCCUPANCY: B, S-1  
AREA OF WORK: +/- 46,811 SF GROSS  
+/- 46,891 SF U.S.F.

PROJECT DESCRIPTION: INTERIOR RENOVATION OF EXISTING (2) STORY SHELL. IMPROVEMENTS INCLUDE: PARTIAL DEMOLITION OF EAST BUILDING LEVEL 2 FLOOR DECK, INTERIOR PARTITIONS WITH ALTERATIONS TO PLUMBING, ELECTRICAL, AND LIGHTING. NEW IMPROVEMENTS TO INCLUDE NEW EGRESS STAIR AND DOOR, NEW INTERIOR PARTITIONS, PLUMBING, ELECTRICAL, LIGHTING AND REPLACEMENT OF THE EXISTING ROLL UP DOOR ON THE EAST SIDE. THE PROGRAM WILL CONSIST OF OFFICES, CONFERENCE ROOMS, OPEN OFFICE SPACES, RESEARCH LABORATORY AND VEHICLE STORAGE FOR MARKET RESEARCH. NO VEHICLE REPAIR OR MAINTENANCE WILL TAKE PLACE AT THIS SITE. NO CHANGE IN OCCUPANCY.

### II. JURISDICTIONAL CODES:

2021 INTERNATIONAL BUILDING CODE (IBC)  
2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2021 INTERNATIONAL EXISTING BUILDING CODE (IEBC)  
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
2019 OREGON FIRE CODE  
2019 OREGON ZERO ENERGY READY COMMERCIAL CODE (OZERCC)  
2020 OREGON PLUMBING SPECIALTY CODE (OPSC)  
2020 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
2017 ANSI A117.1  
2013 NFPA 13 FOR FIRE SPRINKLERS  
2013 NFPA FOR FIRE ALARMS

### III. OREGON ENERGY EFFICIENT SPECIALTY CODE

- EXTERIOR ENVELOPE: PROPOSED NEW EGRESS DOOR AT NORTH WALL OF WORKSHOP. PROPOSED NEW REVOLVING DOOR TO REPLACE EXISTING DOUBLE ENTRY DOORS AT NORTH WALL OF MAIN ENTRY BUILDING. IF EXISTING EXTERIOR WALLS, CEILING, OR ROOF CAVITIES BECOME EXPOSED DURING THE ALTERATION, THEN CAVITIES ARE TO BE INSPECTED FOR THERMAL INSULATION.
  - INTERIOR LIGHTING: PROPOSED NEW INTERIOR LIGHTING IN COMPLETE COMPLIANCE WITH OESC - SEE ATTACHED COMCHECK FORM.
  - EXTERIOR LIGHTING: NO CHANGE TO EXISTING EXTERIOR LIGHTING.
  - MECHANICAL: NO CHANGE TO EXISTING MECHANICAL SYSTEMS.
- ACCORDING TO SECTION 101.4, DURING A BUILDING ALTERATION, RENOVATION OR REPAIR, ALL EXISTING UNALTERED PROPORTIONS OF THE BUILDING AND BUILDING SYSTEMS SHALL REMAIN UNCHANGED AND IN COMPLIANCE WITH OESC.

### IV. EMERGENCY SYSTEM STANDARDS:

- IF BUILDING IS FULLY SPRINKLERED (NFPA 13), MAKE CODE MINIMUM CORRECTIONS AS REQUIRED PER NEW PLAN.
- IN BUILDINGS WITH EXISTING SMOKE DETECTORS, PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. SMOKE DETECTORS TO BE TIED TO THE BUILDING ALARM SYSTEM.
- IN BUILDINGS EQUIPPED WITH AN EXISTING VISUAL STROBE SYSTEM, PROVIDE CODE MINIMUM CORRECTIONS AS REQUIRED. IF A SYSTEM DOES NOT EXIST, DO NOT ADD ONE.
- PROVIDE EMERGENCY SYSTEM LIGHTING WITH NO LESS THAN 1 FOOT-CANDLE AT THE FLOOR LEVEL ALONG THE ENTIRE EGRESS PATH PER CURRENT NATIONAL ELECTRICAL CODE REQUIREMENT.
- PROVIDE EXIT SIGNAGE. EXIT SIGNAGE SHALL BE CONNECTED TO BUILDING POWER SUPPLY WITH BATTERY BACK-UP FOR MIN 1-1/2 HOUR DURATION. EVERY 100' IN CORRIDORS, AND IN SPACES WHERE 2 MEANS OF EGRESS ARE REQUIRED PER SECTION 1013. SEE ELECTRICAL DRAWINGS. (W/ POCHIE INDICATING "EXIT" TEXT SIDE OF SIGN) SIGNS SHOWN IN CORRIDORS ARE CEILING HUNG. SIGNS SHOWN ON WALL ARE WALL HUNG.
- PROVIDE CODE MINIMUM FIRE ALARM CONNECTIONS AS REQUIRED.
- SURVEY EXISTING CONDITIONS OF ENTIRE FLOOR WHERE PROJECT OCCURS, AND PROVIDE NOT LESS THAN ONE APPROVED FIRE EXTINGUISHER WITH RATING OF NOT LESS THAN 2A 10BC FOR EACH 1,500 S.F. OF FLOOR AREA OR FRACTION THEREOF. TRAVEL DISTANCE TO AN EXTINGUISHER FROM ANY PORTION OF THE BUILDING SHALL NOT EXCEED 75 FEET. PROVIDE FIRE EXTINGUISHER IN ACCORDANCE WITH CURRENT CODES. PROVIDE NEW FIRE EXTINGUISHER AT ALL EXISTING CABINETS WHERE EXISTING FIRE EXTINGUISHERS ARE TO BE INSPECTED AND/OR RECHARGED, AS NECESSARY, JUST PRIOR TO SUBSTANTIAL COMPLETION.
- CONTACT OWNER'S REPRESENTATIVE FOR INSTRUCTIONS WHEN SCHEDULING WORK ON FIRE SPRINKLER & ALARM SYSTEMS.

## UNDER SEPARATE PERMIT

ELECTRICAL SYSTEMS, INCLUDING EGRESS LIGHTING  
MECHANICAL SYSTEMS  
PLUMBING SYSTEMS

## DEFERRED SUBMITTALS

SPRINKLER SYSTEMS  
FIRE ALARM / DETECTION SYSTEMS

## QC / SUBMITTAL REQUIREMENTS

- SUBMIT SUBSTITUTION REQUESTS ON CSI FORM TO ARCHITECT FOR APPROVAL. ARCHITECT'S DECISION IS FINAL AS TO WHETHER OR NOT A PROPOSED PRODUCT IS ACCEPTABLE FOR SUBSTITUTION.
- APPLICATION OF MATERIALS TO SURFACES EXISTING OR PROVIDED UNDER THIS CONTRACT IMPLIES ACCEPTANCE AND SUITABILITY OF EXISTING CONDITIONS.
- ALL MATERIALS AND PRODUCTS USED ON THE JOB SITE SHALL BE "ENVIRONMENTALLY SAFE", LOW ODOR, AND NONFLAMMABLE. USE OF ANY PRODUCT NOT COMPLYING WITH THIS CRITERIA MUST BE APPROVED BY THE BUILDING OWNER AND/OR ARCHITECT.
- CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGE OR CLEANING THROUGHOUT STRUCTURE DEEMED TO BE A RESULT OF HIS/HER WORK. THOROUGHLY CLEAN PREMISES UPON COMPLETION OF WORK, INCLUDING WASHING OF WINDOWS, SO THAT BUILDING IS READY FOR OCCUPANCY BY TENANT. INCLUDE CLEANING OF ADJACENT AREAS WITHIN AND AROUND THE BUILDING THAT ARE NOT PART OF TENANT IMPROVEMENTS, BUT WERE AFFECTED BY TENANT IMPROVEMENT CONSTRUCTION OPERATIONS. REPAIR / REFINISH ANY DAMAGE TO EXISTING FINISH SURFACES.
- PROVIDE THE FOLLOWING SUBMITTALS FOR THE ARCHITECT TO REVIEW PRIOR TO CONSTRUCTION: MECHANICAL PLANS (INCLUDING DUCT MAP), ELECTRICAL PLANS (INCLUDING LIGHTING, CONTROLS AND PHOTOMETRICS), PLUMBING PLANS & FIXTURE CUTSHEETS, PAINT DRAWINGS, FINISH SAMPLES, CASEWORK SHOP DRAWINGS, FIRE LIFE SAFETY PLANS, APPLIANCES & EQUIPMENT AND DOORS, FRAMES, GLAZING & HARDWARE.
- CASEWORK SHOULD ADHERE TO NORTH AMERICAN ARCHITECTURAL WOODWORK STANDARDS 3.1 2017 "CUSTOM" GRADE UNO.
- INTERIOR WALLS TO BE LEVEL 4 SMOOTH FINISH IN ALL AREAS, UNO.
- FLOORING DIRECTION AND SEAMING LOCATIONS ARE TO BE APPROVED BY THE ARCHITECT.
- PROVIDE FINISH MATERIALS MATCHING ESTABLISHED BUILDING STANDARD QUALITY, UNLESS OTHERWISE INDICATED. PROVIDE COLORS APPROVED BY OWNER AND ARCHITECT.
- CONTRACTOR TO FILL AND PATCH EXISTING CONCRETE SLABS AND SHALL PROVIDE SMOOTH UNIFORM SURFACE PRIOR TO NEW FLOOR COVERINGS TO BE INSTALLED. IN AREA WHERE FLOOR IS TO BE LEFT EXPOSED, FLOOR TO BE MADE SUITABLE FOR SPECIFIED FINISH LEVEL.

## BIDDER DESIGN NOTES

### GENERAL

- WARRANTY ALL PARTS, LABOR, EQUIPMENT, AND MATERIAL PROVIDED UNDER THIS CONTRACT OF A PERIOD OF ONE YEAR, UPON FINAL COMPLETION OF CONTRACT.
- OBTAIN AND PAY FOR ALL PERMITS AND FEES TO COMPLETE THE WORK. OBTAIN AND PAY FOR ADDITIONAL DRAWINGS AND SPECIFICATIONS REQUIRED FOR PERMITS.
- GENERAL CONTRACTOR (GC) TO COORDINATE WITH ALL SUBS ON CODE REQUIRED ACCESS PANELS IN CEILINGS AND WALLS. ALL NEW ACCESS PANELS TO HAVE DOOR FACE RECESSED FOR GYPSUM BOARD INFILL WITH CONCEALED FLANGE FOR GYPSUM BOARD INSTALLATION. CONCEALED HINGES AND PUSH TO RELEASE LATCH.
- GC TO VERIFY EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.

### MECHANICAL - BIDDER DESIGN

- MECHANICAL SYSTEM AND REQUIREMENTS ARE BIDDER DESIGN. SUBMIT PLANS AND SPECIFICATIONS TO ARCHITECT FOR COORDINATION WITH ARCHITECT'S DRAWINGS. PLANS TO INCLUDE THERMOSTAT ZONING APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- PREPARE A WRITTEN SCOPE OF HVAC WORK WITH BID. THIS IS TO INCLUDE NEW EQUIPMENT, NUMBER OF ZONES, DESCRIPTION AND QUANTITY OF CONTROLS AND THERMOSTATS, ETC. OWNER WILL REVIEW SCOPE OF WORK PROPOSED PRIOR TO ACCEPTANCE OF BID.
- PROVIDE CERTIFICATION THAT AIR QUALITY REQUIREMENTS OF CURRENT CODES WILL BE MET FOR EACH OCCUPANCY USE WITHIN THE TENANT IMPROVEMENT AREA.
- VERIFY THE SUITABILITY AND CONDITION OF SCHEDULED EQUIPMENT TO BE RE-USED OR RELOCATED. DETERMINE ITEMS THAT NEED TO BE REPAIRED OR REPLACED. PRICE THESE ITEMS SEPARATELY AND AS EXCEPTIONS / CLARIFICATIONS IN BID.
- BALANCE HVAC SYSTEM TO TENANT AND BUILDING OWNERS SATISFACTION. TOUR EXISTING CONDITIONS AND CONTACT OWNER FOR QUESTIONS PRIOR TO BID.
- CLEAN ALL NEW AND EXISTING HVAC GRILLS AND DIFFUSERS SCHEDULED TO REMAIN. ALL DUCTWORK BEHIND GRILLS SHALL BE A UNIFORM DARK COLOR.
- AT COMPLETION, PREPARE AND SUBMIT AN AIR BALANCING REPORT TO THE OWNER.
- PROVIDE 100% FRESH AIR SUPPLIED TO ENTIRE TENANT SPACE THREE CALENDAR DAYS PRIOR TO THE FIRST DAY AFTER SUBSTANTIAL COMPLETION. PROVIDE 100% FRESH AIR WITHOUT MAKING OTHER TENANTS UNCOMFORTABLE.
- REVISIONS TO MECHANICAL SYSTEM TO COMPLY WITH SECTION 8.2 OF THE ASHRAE 90.1-2016 ENERGY CODE.
- EQUIPMENT AND APPLIANCES PROVIDED IN MOTOR VEHICLE REPAIR BAYS SHALL COMPLY WITH THE MECHANICAL AND ELECTRICAL CODE ADOPTED FOR THE PROJECT SITE. IGNITION SOURCES FOR EQUIPMENT AND APPLIANCES IN MOTOR VEHICLE REPAIR BAYS SHALL BE NOT LESS THAN 18 INCHES ABOVE FLOOR SURFACE UPON WHICH THE EQUIPMENT RESTS.

### ELECTRICAL - BIDDER DESIGN

- REVISIONS TO MECHANICAL SYSTEM TO COMPLY WITH SECTION 8.2 OF THE ASHRAE 90.1-2016 ENERGY CODE.
- ELECTRICAL SYSTEM AND REQUIREMENTS ARE BIDDER DESIGN. LIGHTING AND ELECTRICAL INFORMATION ON DRAWINGS IS PROVIDED FOR REFERENCE ONLY AND IS INTENDED TO SHOW FIXTURE TYPES AND DESIGN INTENT.
- SUBMIT ELECTRICAL DESIGN TO ARCHITECT FOR COORDINATION. ELECTRICAL PLANS TO INCLUDE LOCATIONS FOR ALL LIGHTING, EMERGENCY LIGHTING, AND FIRE-LIFE SAFETY FIXTURES. SUBMITTAL TO INCLUDE PROJECT CUTSHEETS AND PHOTOMETRIC CALCULATIONS. ELECTRICAL DESIGN MUST BE APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION.
- COMPLY WITH ALL JURISDICTIONAL ENERGY CODES AND PROVIDE ENERGY CALCULATIONS IF REQUIRED.
- COORDINATE ELECTRICAL REQUIREMENT FOR MECHANICAL SYSTEMS AND PROVIDE AS NECESSARY.
- IF AN OVERRIDE SYSTEM EXISTS, PROVIDE EACH TENANT SPACE WITH AN OVERRIDE SWITCH FOR FULL-SERVICE BUILDINGS.
- SWITCHING FOR LIGHTING IS INDICATED IN THE DRAWING FOR REFERENCE ONLY AND IS INTENDED TO ONLY SHOW SWITCH LOCATIONS. REQUIREMENTS FOR DUAL SWITCHING, AUTOMATIC AREA SHUT OFF CONTROLS AND ALL OTHER CODE REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE BIDDER DESIGN CONTRACTOR. PROVIDE A MINIMUM OF ONE SWITCH PER ROOM, UNLESS OTHERWISE INDICATED.
- WHEN NEW LIGHT SWITCHES ARE ADDED TO ANY PORTION OF THE SUITE, REPLACE ALL EXISTING LIGHT SWITCHES WITH NEW OCCUPANCY-CONTROLLED SWITCHES.
- PROVIDE ILLUMINATED EXIT SIGNS AT REQUIRED EXIT DOORWAYS AND WHERE NECESSARY TO INDICATE THE DIRECTION OF EGRESS WHEN THE EXIT SERVES AN OCCUPANT LOAD OF FIFTY OR MORE.
- PROVIDE VISUAL AND AUDIBLE ALARMS INTEGRATED INTO THE BUILDING ALARM SYSTEM AS REQUIRED BY CURRENT JURISDICTION CODES AND REQUIREMENTS. PROVIDE ADDITIONAL ELECTRICAL SERVICE AS REQUIRED. COORDINATE REQUIREMENTS WITH BUILDING OWNER. ALARM LOCATIONS INDICATED ON PLANS ARE ONLY FOR REFERENCE.
- PROVIDE SHOP DRAWINGS FOR ALARM SYSTEM LAYOUT AS REQUIRED BY CODE.
- VERIFY SERVICEABILITY AND REUSABILITY OF EXISTING ELECTRICAL EQUIPMENT, AND REPAIR OR REPLACE AS NECESSARY.
- VERIFY THE CAPACITY AND REUSABILITY OF EXISTING ELECTRICAL PANELS TO MEET PROJECT REQUIREMENTS.
- KNOWN EXISTING ELECTRICAL AND PHONE/DATA OUTLETS HAVE BEEN INDICATED ON THE DRAWING. ADDITIONAL EXISTING OUTLETS MAY EXIST AND SHOULD BE VERIFIED BY CONTRACTOR.
- SMOKE DETECTION DEVICES INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY. CONFIRM SPACING OF DETECTORS WITH DEVICE LISTING.
- CLEAN AND REPAIR EXISTING SMOKE DETECTORS TO BE REUSED TO GOOD WORKING CONDITION.
- CLEAN NEW, EXISTING, AND RELOCATED LIGHT FIXTURES IN PROJECT AREA, OR IN AREAS AFFECTED BY WORK OF THIS PROJECT, AT COMPLETION OF JOB. RELAMP AND REPLACE BALLAST IN LIGHT FIXTURES AS REQUIRED TO RESTORE TO WORKING ORDER.
- CLEAN AND REPAIR EXISTING EXIT SIGNS TO BE REUSED. REPLACE BATTERY AND/OR BALLAST IF NOT IN GOOD WORKING CONDITION.
- COORDINATE TELECOMMUNICATIONS AND MODIFICATION TO BUILDING ALARM SYSTEM PROVIDED BY TENANT. VERIFY WITH TENANT LOCATION OF NEW OUTLETS PRIOR TO INSTALLATION.
- REMOVE ALL UNUSED OR ABANDONED ELECTRICAL WIRING, EQUIPMENT, AND PHONE AND DATA CABLEING. CONFIRM WITH OWNER PRIOR TO REMOVAL. ALL WIRING AND CABLEING TO REMAIN SHALL BE SUSPENDED FROM STRUCTURE AS REQUIRED BY CURRENT CODE.
- REVISIONS TO POWER SYSTEM TO COMPLY WITH SECTION 8.1.4 OF THE ASHRAE 90.1-2016 ENERGY CODE.
- REVISIONS TO LIGHTING SYSTEM TO COMPLY WITH SECTION 8.1.2 OF THE ASHRAE 90.1-2016 ENERGY CODE.
- REVISIONS TO EQUIPMENT SYSTEMS TO COMPLY WITH SECTION 10.1.1.3 OF THE ASHRAE 90.1-2016 ENERGY CODE.

### SPRINKLER - BIDDER DESIGN

- AUTOMATIC SPRINKLER SYSTEM SUPERVISION: ALL VALVES, INCLUDING THOSE IN PITS, SHALL BE MONITORED BY UL LISTED FIRE MARSHAL - APPROVED CENTRAL STATION. WATER FLOW AND HIGH/LOW PRESSURE FOR DRY PIPE SYSTEMS (IF USED) SHALL BE SUPERVISED, AS WELL AS OTHER FEATURES DEEMED NECESSARY BY CURRENT NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS.
- PREPARE SPRINKLER SYSTEM SHOP DRAWINGS FOR COORDINATION WITH ARCHITECT'S DRAWINGS BY ARCHITECT.
- SUBMIT PROPOSED LOCATIONS FOR EMERGENCY LIGHTING, STROBES, SMOKE DETECTION AND SPRINKLERS (IF REQ'D) TO ARCHITECT FOR REVIEW.

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SHEET TITLE:

**COVER SHEET**

KEY PLAN:



DRAWN BY:



DLA

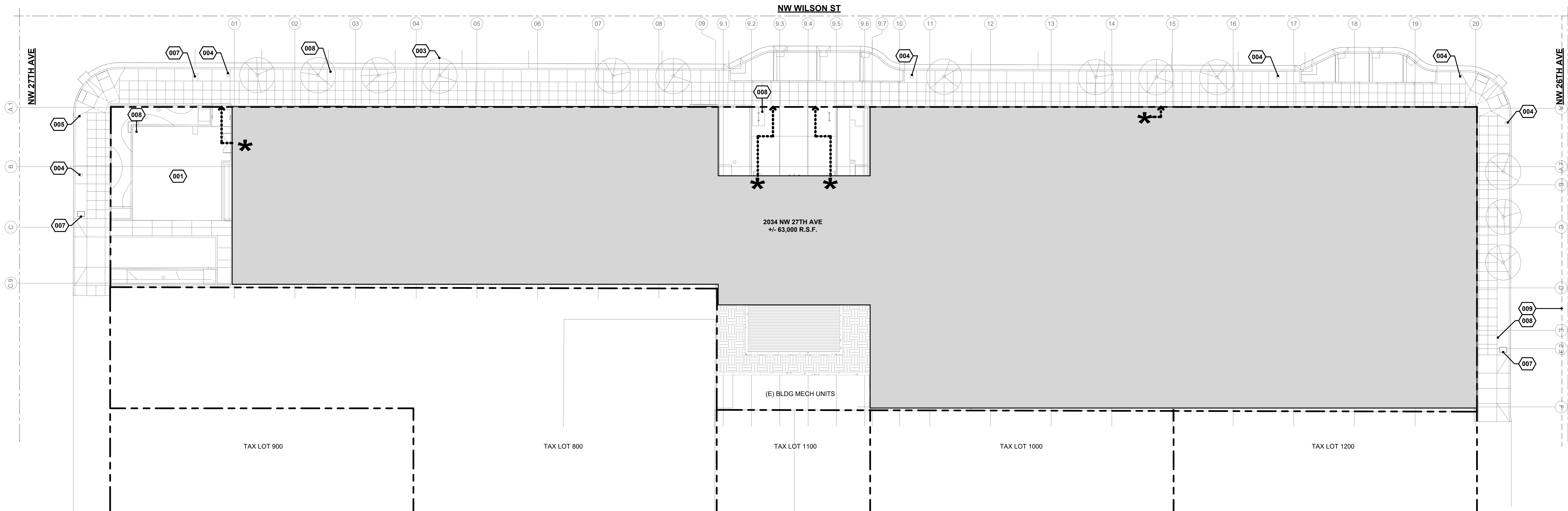
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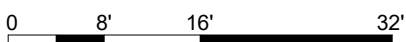
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1. ARCHITECTURAL SITE PLAN

A001 SCALE: 1/16" = 1'-0"



GENERAL NOTES

1. THE GENERAL NOTES ARE INTENDED TO CONVEY DESIGN INTENT NOT OTHERWISE STATED IN THE DRAWINGS.
2. ALL WORK SHALL CONFORM TO THE CODES REFERENCED IN THE PROJECT SUMMARY AND TO CONDITIONS AND SPECIFICATIONS OF ALL GOVERNING AUTHORITIES.
3. THE SITE PLAN AND SUITE LOCATION PLAN ARE FOR REFERENCE ONLY. SEE ALL OTHER SHEET PLANS FOR CONTRACT DOCUMENT INFORMATION. THE CODE IDENTIFIES SOME SPECIFIC JURISDICTIONAL REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL REQUIREMENTS.
4. ALL WORK INDICATED ON DRAWINGS SHOULD BE CONSIDERED NEW AND IN CONTRACT UNLESS NOTED OTHERWISE.

SITE LEGEND

- BUILDING FOOTPRINT
- PROPERTY LINE
- SITE EGRESS PATH TO RIGHT OF WAY (ROW)
- ENTRY/EXIT ACCESS TO ACCESSIBLE MEANS OF EGRESS
- SHORT TERM BIKE PARKING, (2) STALLS PER RACK

KEYNOTES

- 001 EXISTING WEST PLAZA
- 003 EXISTING STREET TREES, TYP
- 004 EXISTING UTILITY POLE
- 005 EXISTING FIRE DEPARTMENT CONNECTION
- 007 EXISTING 1" WATER SERVICE
- 008 EXISTING 6" FIRE WATER LINE
- 009 EXISTING 15" SANITARY SEWER

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CONSULTANT:

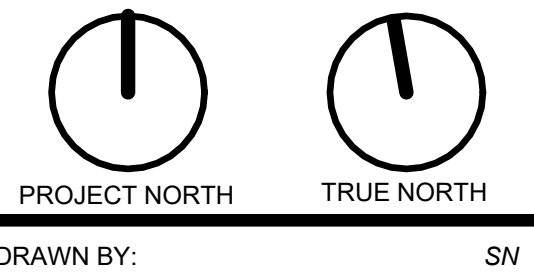
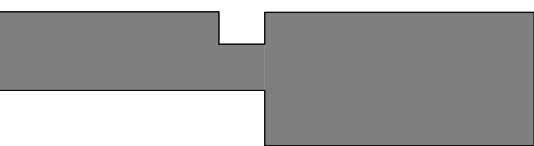
PROJECT NUMBER: 223110

**REDFOX**  
**COMMONS - JLR**  
**TI**

2034 NW 27TH AVE,  
PORTLAND, OR 97201

SHEET TITLE:  
**ARCHITECTURAL**  
**SITE PLAN**

KEY PLAN:



DRAWN BY: SN

SHEET:

**A001**  
PERMIT SET  
10/31/2023

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LEVEL 1 - OCCUPANT LOADS PER SECTION 1004.5

LEVEL	OCCUPANCY	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	NET OR GROSS	ACCESSORY USE	OCCUPANCY LOAD
1	B	219 SF	ASSEMBLY WITH FIXED SEATS (SEE SECTION 1004.6)	4 SF	NET	No	56
1	B	3734 SF		15 SF	NET	No	252
1	B	4086 SF		150 SF	GROSS	N/A	N/A
1	B	903 SF		20 SF	NET	No	N/A
1	B	533 SF		50 SF	GROSS	No	11
1	S-1	17929 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	No	70
GRAND TOTAL: 33		27413 SF					465

THE EXISTING FACILITY IS A TYPE V-B STRUCTURE WHICH IS BEING RENOVATED TO BE UTILIZED AS OFFICES, CONFERENCE ROOMS, OPEN OFFICE SPACES, RESEARCH LABORATORY AND VEHICLE STORAGE FOR MARKET RESEARCH. NO VEHICLE REPAIR OR MAINTENANCE WILL TAKE PLACE AT THIS SITE. NO CHANGE IN OCCUPANCY. THE BUILDING GFA HAS BEEN REDUCED FROM 56,751 GFA TO 46,811 GFA DUE TO THE REMOVAL OF MEZZANINE AREA IN THE EAST WING. THE BUILDING USE GROUP IS NOT BEING REVISED FROM THE ORIGINAL PERMIT DRAWINGS.

RELEVANT LAND USE, BUILDING APPEALS, ZONING SECTIONS

**ZONING CHANGE: LU 16-292308 ZC**  
Approved Change in Zoning from IG-1 to EG-1 and allows site development of 57,000sf of Office Use on the subject property (2034NW 27th Ave, 2638NW Wilson St.) until the limitation is lifted through implementation of the Mixed Employment (ME) Project is implemented and adjacent NW Wilson properties are rezoned on or around January 1, 2018. After the ME project is implemented the condition will no longer apply.

**BUILDING APPEAL: 15333**  
Connection of two buildings under the same ownership with party wall and additional opening across the property line. Granted provided convenient not to sell properties separately approved under Appeal #15127 is amended to include the second door opening prior to plan review approval of the tenant improvement. The covenant must be reviewed and approved by BDS prior to recording. Apellant may contact NancyThornington (503) 823-7023 for assistance.

**BUILDING APPEAL: 15984**  
Omission of parapet on South elevation of the East building. Granted provided trusses meet heavy timber standards. Appellant may contact John Butler (503 823-7339) with questions.

**TITLE 33.531.140. F. - NORTHWEST TRANSPORTATION FUND BONUS OPTION:**  
This project seeks additional bonus floor area of up .85 FAR per Title 33.531.140 F. Regulations in Subdistrict B, Northwest Transportation Fund Bonus Option.

WHOLE BUILDING PLUMBING CALCULATIONS

CODE REQUIRED PLUMBING FIXTURES									
OCCUPANCY GROUP	TOTAL OCC.	OCCUPANT BREAKDOWN		WATERCLOSETS <sup>1</sup>		LAVATORIES		DRINKING FOUNTAINS	BATHTUBS/ SHOWERS
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE		
B	164	83	83	2.5	2.5	2	2	-	-
S-1	54	27	27	2	2	1.5	1.5	1 PER 1000	-
TOTAL REQUIRED				5	5	4	4	1	0
TOTAL PROVIDED				7	7	7	7	2	4

**NOTE: PER CITY OF PORTLAND CODE GUIDE OSSC10#10, FOR PURPOSES OF PLUMBING FIXTURE COUNT & SEISMIC UPGRADES, 150 OLF ALLOWED FOR ASSEMBLY SPACES UNDER 750 SF**  
<sup>1</sup> FRACTIONAL NUMBERS FOR EACH OCCUPANCY SUMMED, THEN ROUNDED UP TO WHOLE NUMBER, PER SECTION 2902.1.1  
<sup>2</sup> B OCCUPANT LOADS FOR WATERCLOSETS – MALE & FEMALE AT 1 PER 25 FOR THE FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50  
B OCCUPANT LOADS FOR LAVATORIES – MALE & FEMALE AT 1 PER 40 FOR THE FIRST 80 AND 1 PER 80 FOR THE REMAINDER EXCEEDING 80  
S-1 OCCUPANT LOADS FOR WATERCLOSETS – MALE & FEMALE AT 1 PER 100  
S-1 OCCUPANT LOADS FOR LAVATORIES – MALE & FEMALE AT 1 PER 100

GENDER NEUTRAL RESTROOMS PROVIDED IN ACCORDANCE WITH ADM 13.03 ALL USER RESTROOMS  
PER OSCC 2022, 2902.3.3 LOCATION OF TOILET FACILITIES IN OCCUPANCIES OTHER THAN MALLS, TOILET FACILITIES MAY BE LOCATED ONE STORY ABOVE OR BELOW THE SPACE TO BE PROVIDED WITH TOILET FACILITIES.

BICYCLE PARKING REQUIREMENTS

TABLE 266-6	AREA	LONG-TERM REQUIREMENT	SHORT-TERM REQUIREMENT
MANUFACTURING & PRODUCTION (VEHICLE STORAGE)	18,752 SF	2, OR 1 PER 5,000 SF OF NET BUILDING AREA <i>REQ'D: 4 BICYCLES</i>	2, OR 1 PER 67,000 SF OF NET BUILDING AREA <i>REQ'D: 3 BICYCLES</i>
OFFICE	26,566 SF	2, OR 1 PER 1,800 SF OF NET BUILDING AREA <i>REQ'D: 15 BICYCLES</i>	2, OR 1 PER 20,000 SF OF NET BUILDING AREA <i>REQ'D: 1 BICYCLES</i>
TOTAL REQ'D:		19 LONG-TERM STALLS	4 SHORT-TERM STALLS
TOTAL PROVIDED:		24 LONG-TERM STALLS	4 SHORT-TERM STALLS

EGRESS SUMMARY

REQUIRED EXITS PER SECTION 1006 (OCCUPANT LOAD PER SECTION 1004)				
OCCUPANCY	SPRINKLERED	OCCUPANT LOAD	REQUIRED	PROPOSED
LEVEL 1				
B	Y	393	2	2
S-1	Y	72	2	2
LEVEL 2				
B	Y	265	2	2
S-1	Y	3	2	2
MINIMUM DISTANCE ALLOWED BETWEEN EXITS PER 1007.1.1				
	SPRINKLERED	REQUIRED DISTANCE	ACTUAL DISTANCE	
LEVEL 1				
WEST BUILDING	Y	72'-0"	161'-10"	
CENTER BUILDING	Y	19'-5 1/2"	43'-0"	
EAST BUILDING	Y	73'-8"	87'-9"	
LEVEL 2				
WEST BUILDING	Y	72'-0"	103'-0"	
EAST BUILDING	Y	51'-2 1/2"	51'-5"	
EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT PER TABLE 1017.2				
OCCUPANCY	SPRINKLERED	MAXIMUM ALLOWED	PROPOSED	
LEVEL 1				
B	Y	300'	131'-9 1/2"	
S-1	Y	250'	161'-6"	
LEVEL 2				
B	Y	300'	121'-2"	
S-1	Y	250'	159'-6"	
COMMON PATH TRAVEL DISTANCE BEFORE 2 WAYS PROVIDED PER TABLE 1006.2.1				
OCCUPANCY	SPRINKLERED	MAXIMUM ALLOWED	PROPOSED	
LEVEL 1				
B	Y	100'	32'-3"	
S-1	Y	100'	45'-0"	
LEVEL 2				
B	Y	100'	9'-0"	
S-1	Y	100'	43'-4"	
2 EXITS REQUIRED PER TABLE 1006.3.1 OCCUPANT LOAD REQUIREMENTS				

GENERAL NOTES

- A. THIS CODE ANALYSIS PLAN IS FOR REFERENCE ONLY. SEE ALL OTHER PLAN SHEETS FOR CONTRACT DOCUMENT INFORMATION. THIS CODE ANALYSIS IDENTIFIES SOME SPECIFIC BUILDING CODE REQUIREMENTS BUT IS NOT INTENDED TO LIST ALL BUILDING CODE REQUIREMENTS.
- B. SEE ASSEMBLIES/CODE SHEET FOR CODE SUMMARY AND AREA CALCULATIONS BOTH ALLOWABLE AND AREA CALCULATIONS.
- C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS AND COURTYARD LAYOUT (WHERE OCCURS).

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CONSULTANT:

PROJECT NUMBER: 223110

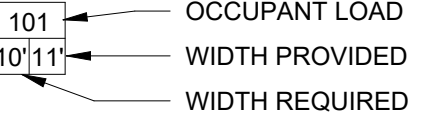
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OCCUPANCY LEGEND



EGRESS CODE TAG



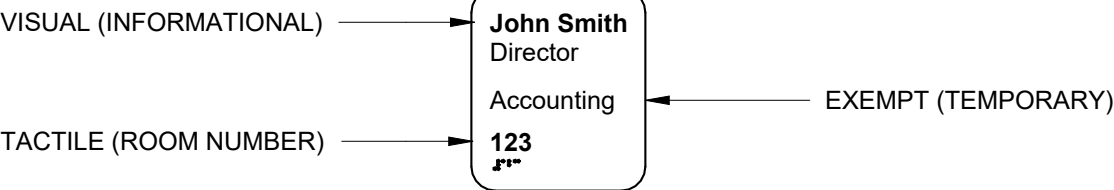
**OCCUPANCY LEGEND NOTE:**  
MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

REQUIRED FIRE LIFE SAFETY SIGNAGE

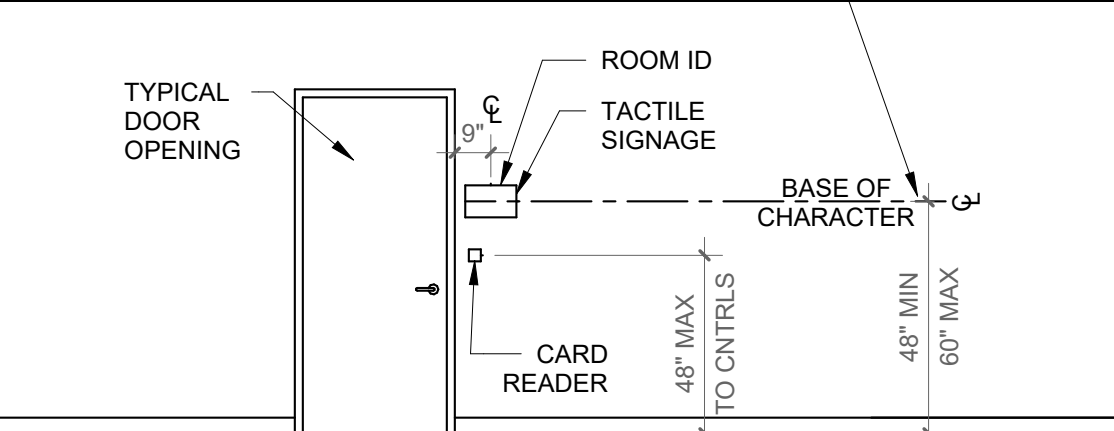
*(LIST NOT INTENDED TO BE INCLUSIVE OF ALL REQUIRED SIGNAGE)*  
FIRE HOSE CABINET- IBC 905.7.1  
ASSEMBLY OCCUPANCY LOAD SIGNAGE PER IBC 1004.9  
ACCESSIBLE MEANS OF EGRESS DIRECTIONAL SIGNAGE - IBC 1009.10  
DELAYED EMERGENCY EXIT DOORS- IBC 1010.2.13  
EXITS SIGNS- IBC 1013  
BARRIER AT LEVEL OF EXIT DISCHARGE - IBC 1023.8  
FLOOR IDENTIFICATION- IBC 1023.9, & 1013.4  
ACCESSIBILITY DIRECTIONS- IBC 1112.3  
ELECTRICAL CONTROL ROOM-  
ELEVATOR EMERGENCY SIGNS - IBC 3002.3  
FIRE DEPARTMENT CONNECTIONS - IFC 500.1  
FIRE PROTECTION EQUIPMENT ROOMS- IFC 509.1

ADA ACCESSIBLE SIGNAGE NOTES

- BUILDING AND SITE SIGNAGE PACKAGE MUST MEET ALL APPLICABLE STANDARDS AND CODES AND PER AHJ.
- RAISED CHARACTER AND BRAILLE EXIT SIGNS MUST BE PROVIDED AT ALL DOORS LEADING TO AN AREA OF REFUGE, EXIT STAIRWAY OR RAMP, EXIT PASSAGE WAY AND EXIT DISCHARGE.
- THE FOLLOWING LOCATIONS SHOULD BE SIGNED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY  
A. ACCESSIBLE PARKING SPACES  
B. ACCESSIBLE RESTROOMS  
C. ACCESSIBLE LOADING ZONES  
D. ACCESSIBLE ENTRANCES TO A BUILDING IF THE MAIN ENTRANCE IS NOT ACCESSIBLE

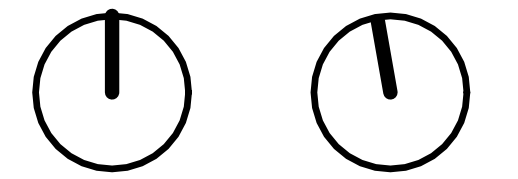
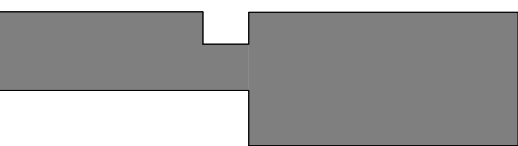


TACTILE CHARACTERS ON SIGNS SHALL BE LOCATED 48" MIN AFF MEASURED FROM THE BASELINE OF THE LOWEST TACTILE CHARACTER AND 60" MAX ABOVE AFF. MEASURED FROM THE BASELINE OF THE HIGHEST TACTILE CHARACTER



SHEET TITLE:  
**CODE ANALYSIS**  
**PLAN - LEVEL 1**

KEY PLAN:



DRAWN BY: CAH

1. CODE ANALYSIS PLAN - LEVEL 1

A110 SCALE: 1/16" = 1'-0"

SHEET:  
**A110**  
PERMIT SET  
10/31/2023

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OCCUPANT LOADS PER SECTION 1004.5 - LEVEL 2

LEVEL	OCCUPANCY	AREA	FUNCTION OF SPACE	AREA PER OCCUPANT	NET OR GROSS	ACCESSORY USE	OCCUPANCY LOAD
2	B	2618 SF	ASSEMBLY WITHOUT FIXED SEATS (UNCONCENTRATED (TABLES AND CHAIRS)	15 SF	NET	No	178
2	B	12015 SF	BUSINESS AREAS	150 SF	GROSS	No	85
2	S-1	635 SF	ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOM	300 SF	GROSS	Yes	3
GRAND TOTAL: 17		15268 SF					266

GENERAL NOTES

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- C. SEE CODE INFORMATION SHEET, AND OTHER PLAN AND DETAIL SHEETS FOR ACCESSIBILITY CONFORMANCE.
- D. SEE SITE PLAN FOR EXIT DISCHARGE, PROPERTY LINE, PUBLIC WAY LOCATIONS AND COURTYARD LAYOUT (WHERE OCCURS).

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CONSULTANT:

PROJECT NUMBER: 223110  
**REDFOX**  
**COMMONS - JLR**  
**TI**

2034 NW 27TH AVE,  
PORTLAND, OR 97201

EGRESS SUMMARY

(SEE EGRESS PLAN BELOW)				
REQUIRED EXITS PER SECTION 1006 (OCCUPANT LOAD PER SECTION 1004)				
OCCUPANCY	SPRINKLERED	OCCUPANT LOAD	REQUIRED	PROPOSED
LEVEL 1				
B	Y	393	2	2
S-1	Y	72	2	2
LEVEL 2				
B	Y	265	2	2
S-1	Y	3	2	2
MINIMUM DISTANCE ALLOWED BETWEEN EXITS PER 1007.1.1				
	SPRINKLERED	REQUIRED DISTANCE	ACTUAL DISTANCE	
LEVEL 1				
WEST BUILDING	Y	72'-0"	161'-10"	
CENTER BUILDING	Y	19'-5 1/2"	43'-0"	
EAST BUILDING	Y	73'-8"	87'-9"	
LEVEL 2				
WEST BUILDING	Y	72'-0"	103'-0"	
EAST BUILDING	Y	51'-2 1/2"	51'-5"	
EXIT ACCESS TRAVEL DISTANCE FROM MOST REMOTE POINT PER TABLE 1017.2				
OCCUPANCY	SPRINKLERED	MAXIMUM ALLOWED	PROPOSED	
LEVEL 1				
B	Y	300'	131'-9 1/2"	
S-1	Y	250'	161'-6"	
LEVEL 2				
B	Y	300'	121'-2"	
S-1	Y	250'	159'-6"	
COMMON PATH TRAVEL DISTANCE BEFORE 2 WAYS PROVIDED PER TABLE 1006.2.1				
OCCUPANCY	SPRINKLERED	MAXIMUM ALLOWED	PROPOSED	
LEVEL 1				
B	Y	100'	32'-3"	
S-1	Y	100'	45'-0"	
LEVEL 2				
B	Y	100'	9'-0"	
S-1	Y	100'	43'-4"	
2 EXITS REQUIRED PER TABLE 1006.3.1 OCCUPANT LOAD REQUIREMENTS				

EGRESS PLAN LEGEND

- FEC** SEMI-RECESSED FIRE EXTINGUISHER CABINET (EXACT LOCATION TO BE DETERMINED BY FIRE MARSHALL)
- X** OCCUPANCY GROUP
- X Occ** ROOM OCCUPANT LOAD PER SECTION 1004
- EXIT SIGN** EXIT SIGN W/ INTEGRATED DIRECTIONAL ARROW. PROVIDE AT ALL EXITS, EVERY 100' IN CORRIDORS AND PER SECTION 1011 IN SPACES WHERE 2 OR MORE ARE REQUIRED. SEE ELECTRICAL DRAWINGS.
- EGRESS PATH** (44" WIDE, UNO)
- REQUIRED EXIT EGRESS**

OCCUPANCY LEGEND

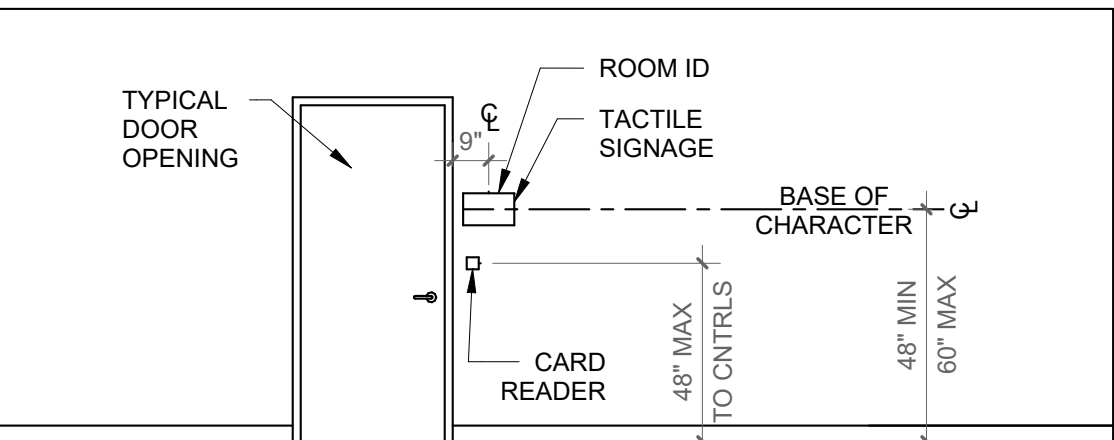
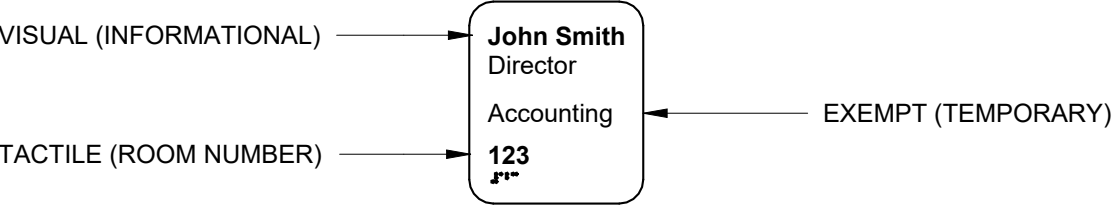


- EGRESS CODE TAG**
- 101 OCCUPANT LOAD
- 10'11" WIDTH PROVIDED
- 10'11" WIDTH REQUIRED

**OCCUPANCY LEGEND NOTE:**  
MEANS OF EGRESS AREAS SUCH AS CORRIDORS, STAIRS, ETC., AND OTHER NON SPECIFIC USE AREAS SUCH AS EXTERIOR COVERED AREAS WITHOUT WALLS SUCH AS ENTRY CANOPIES, COVERED DECKS, ETC., ARE ASSIGNED THE ADJACENT OCCUPANCY DESIGNATION FOR CHAPTER 5 FLOOR & BUILDING AREA LIMITATIONS ONLY.

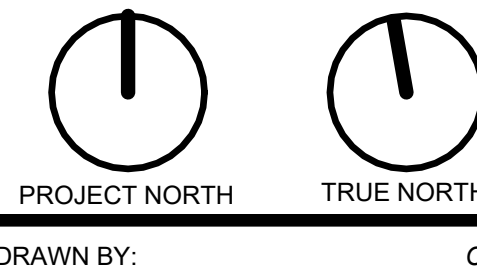
ADA ACCESSIBLE SIGNAGE NOTES

- BUILDING AND SITE SIGNAGE PACKAGE MUST MEET ALL APPLICABLE STANDARDS AND CODES.
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  - ACCESSIBLE RESTROOMS
  - ACCESSIBLE LOADING ZONES
  - ACCESSIBLE ENTRANCES TO A BUILDING IF THE MAIN ENTRANCE IS NOT ACCESSIBLE

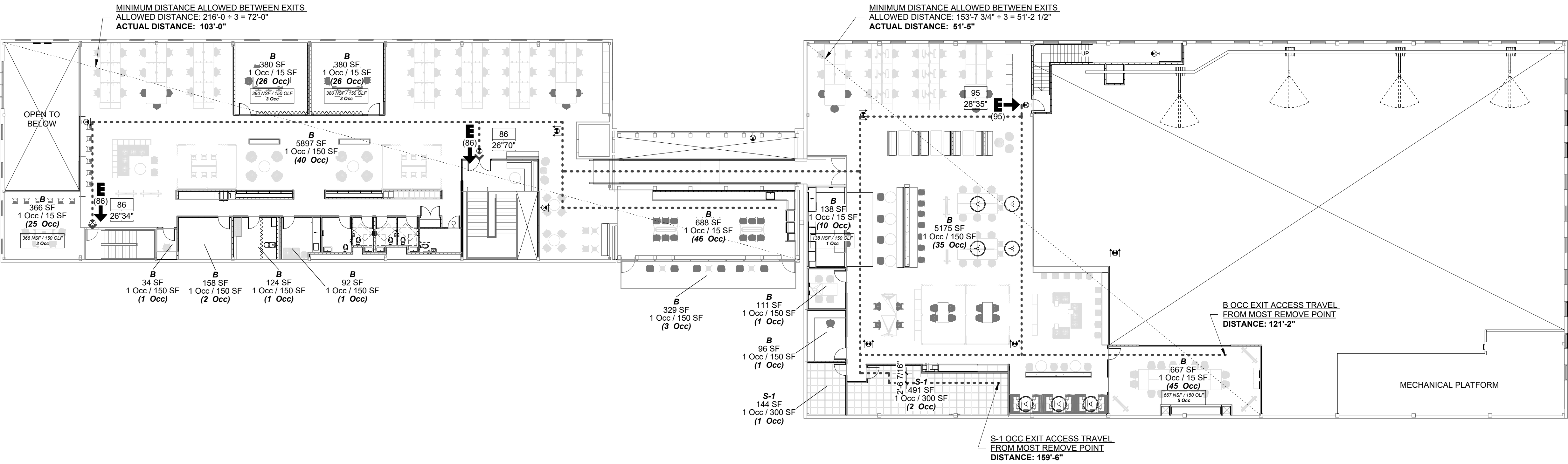


SHEET TITLE:  
**CODE ANALYSIS**  
**PLAN - LEVEL 2**

KEY PLAN:



DRAWN BY: CAH



2. CODE ANALYSIS PLAN - LEVEL 2

A111 SCALE: 1/16" = 1'-0"

SHEET:  
**A111**  
PERMIT SET  
10/31/2023