ARAI PLUMEERS TENANT IMPROVEMENT   PPOPERTY INDURES TENANT IMPROVEMENT   PPOPERTY INDURES TO SUBJECT INE, SUITE 105, SALEM, OR 97301   TAX LOT MURRER OF WARKANDOTIC   TAX LOT MURRER OF THE TREE TRE. SUITE 105 TO ACCOMMODATE OCCUPATIONAL TRAINING FACILITY FOR PLUMBERS   SCOPE OF WORK   TREDECOLEEDING SUITE 105 TO ACCOMMODATE OCCUPATIONAL TRAINING FACILITY FOR PLUMBERS   SCOPE OF WORK   TREDECOLEEDING SUITE 105 TO ACCOMMODATE OCCUPATIONAL TRAINING FACILITY FOR PLUMBERS   SCOPE OF WORK   TAX DET MURCHARL SPECIAL TY CODE BASED ON 2019 IBC   2022 OREGON FIRE CODE   UPIDIE PARKING   COTTOR AND DISK ADDUTIES   1985 10h ST ME &
SCOPE OF WORK!       REMODELE EXISTING SUITE 105 TO ACCOMMODATE OCCUPATIONAL TRAINING FACILITY FOR PLUMBERS       DE22 OREGON STRUCTURAL SPECIAL TY CODE BASED ON 2018 IBC 2020 OREGON FIRE CODE       CALDE USE - PARKING       TABLE SOUTH TY CODE BASED ON 2018 IBC 2020 OREGON FIRE CODE       TABLE SOUTH TY CODE BASED ON 2018 IBC 2020 OREGON FIRE CODE       TABLE SOUTH TY CODE BASED ON 2018 IBC 2020 OREGON FIRE CODE       TABLE SOUTH TY CODE BASED ON 2018 IBC 2020 OREGON FIRE CODE       TABLE SOUTH TY CODE BASED ON 2018 IBC       TABLE SOUTH TY CODE BASED ON 2018 IBC       TABLE SOUTH TY CODE BASED ON 2018 IBC       TABLE 2001 TY TY CODE BASED ON 2018 IBC       TABLE SOUTH TY CODE BASED ON 2018 IBC       TABLE 2018 IDC TY 12,356 / 200 - 05 SPACES       STORAGE:     TABLE 2017 TY 12,356 / 200 - 05 SPACES       TABLE 2017 TY TY 2018 IBC TY 12,356 / 200 - 05 SPACES       STORAGE:     TABLE 2017 TY 12,356 / 200 - 05 SPACES       TABLE 2017 TY TY 2018 IBC TY 12,356 / 200 - 05 SPACES       TABLE 2017
Zig2 OREGON STRUCTURAL SPECIAL IY CODE BASED ON 2016 IBC     Zig2 OREGON FRE CODE     MAIN DUSE - PARKING     TOTAL BULDING AREAS:     TOTAL BULDING AREAS:     STOKAGE:     DIARD LESS AMA PARKINC:     BUILDING USES AMA PARKINC:     BUILDING USES AMA PARKINC:     STOKAGE:     DIARD LONG AREAS:     STOKAGE:     DIARD LONG AREAS:
UPUCLE PARKING:   TABLE 300.1     UPUCLE PARKING:   TABLE 300.1     UPUCLE SA MAX PARKING:   UPUCLE PARKING:     UPUCLE SA MAX PARKING:   UPUCLE SA MAX PARKING:     UPUCLE SA MAX PARKING:   UPUCLE SA MAX PARKING:     UPUCLE SA MAX PARKING:   UPUCLE SA MAX PARKING:     UPUCLE SA MAX PARKING:   UPUCLE PARKING:     UPUCLE PARKING:
VEHICLE PARKING:   TABLE 306.1     TOTAL BUILDING AREAS:   1986 16th ST NE & 1995 16th ST NE: 26,941 SQ FT   TABLE 306.1     OTRICES & ADULT EDUCATION:   1 SPACE / 250 90 FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 1000 SQ FT: 12.365 / 1.000 = 13 SPACES   SPACES     MAX. PARKING:   1 SPACE / 100 SQ FT: 12.360 / 1.050
BUILDING USES & MAX PARKING: DOPICES & ADULT DUCATION: 1 SPACE / 200 SQ FT: 14.366 / 250 = 56 SPACES STORAGE: 1 SPACE / 1000 SQ FT: 12.008 / 1.000 = 13 SPACES EXISTING PARKING: 6 SPACES    1 SPACE / 1000 SQ FT: 12.008 / 1.000 = 13 SPACES EXISTING PARKING: 6 SPACES      MXX PARKING ALLOWER: 5 Storage Adult Ed 1 (1995 - Suite 10)   6 SPACES    7 SPACES (COMPLIES)     SIV/COLE PARKING: 6 SPACES    6 SPACES    1 SPACE / 1000 SQ FT: 12.000 1 0.000 0 0.000 0.000 0 0.0000 0 0.0000 0 0.000 0 0.0000 0 0.000 0 0.000 0 0.000 0
Address     Tenant     Total Area     Offices     Storage     Address     Storage
1     issπ     sgπ     sgπ     sgπ     sgπ     sgπ     sgπ     sgπ     sgn
a   1995 - Suite 105   AREA II Plumbers   7,667   7,867     4   1985 - Suite 130   Ideal Suiti Supply Co.   5,386   5,386     6   1985 - Suite 130   Ideal Suiti Supply Co.   4,149   4,149     Total Area   28,941   6,689   12,585   7,667     Warehousing +1/17,000 sq ft ris 50,000 sq ft   4,00     Total Sign ft, 1st 50,000 sq ft   4,00     Total BicYcLE PARKING:   2 SPACES     Variet 10, 500 sq ft, 1st 50,000 sq ft   4,00     Total BicYcLE PARKING:   2 SPACES     NEW BicYcLE PARKING REQUIRED:   10 SPACES     USE & OCCUPANCY - CHAPTER 3     Sector 304.1     Web Size:   EDUCATIONAL OCCUPANCY ABOVE 12th GRADE     Sector 30.75 FT, 4 STORIES     COPFICES     GENERAL BUILDING HEIG
4   1985 - Suite 110   keystone Mgmt   3,639   3,639   5,386     5   1985 - Suite 110   Ideal Sushi Supply Co.   4,149   4,149     Tall Area   25,941   9,689   12,685   7,687     Tall Area   25,941   9,689   12,685   7,687     Tall Area   25,941   9,699   12,685   7,687     Tall Area   25,941   9,699   12,685   7,687     Tall Area   25,941   9,699   12,685   7,687     Warehousing 4 spaces or 17,3500 sq.ft for 50-100,000 sq.ft   4,00     Total Area   4,00     Total 12:00     Total 12:00     Total Sociol sq.ft for 50-100,000 sq.ft   4,00     Total Bicycle Parking Spaces Required   12     Existing Bicycle Parking Required:   10     New Bicycle Parking Required:   10   Spaces     OFFICES     GEOLCATIONAL OCCUPANCY ABOVE 12th GRADE     COLOPANCY:   BolcouPancy     Existing
6     1985 - Suffe 170     Ideal Sushi Supply Co.     4,149     4,149       Total Area     28,941     6,689     12,585     7,667       Office +117,000 sq ft for 50-10,000 sq ft     4,00     4     4,00     4     4,00     <
Office   4 spaces or 1 / 3,500 sq ft, 1st 50,000 sq ft   4.00     Warehousing   4 spaces or 1 / 3,500 sq ft, 1st 50,000 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   4 spaces or 1 / 3,600 sq ft   4.00     Warehousing   1 / 7,000 sq ft fts   4.00     Warehousing   2 spaces   1 / 2.00
Warehousing   +117,000 sq ft ft 50-100,000 sq ft   4.00     Warehousing   4 spaces or 11/3,500 sq ft ft 50-100,000 sq ft   4.00     Adult Education   4 spaces or 11/3,500 sq ft ft 50-100,000 sq ft   4.00     Adult Education   4 spaces or 11/3,500 sq ft ft 50-100,000 sq ft   4.00     Total   12.00   Total   12.00     EXISTING BICYCLE PARKING   2 SPACES   SECT 304.1     EXISTING BICYCLE PARKING REQUIRED:   10 SPACES   SECT 304.1     USE & OCCUPANCY - CHAPTER 3   SECT 304.1     VIEW USE:   EDUCATIONAL OCCUPANCY ABOVE 12th GRADE     OCCUPANCY:   B OCCUPANCY ABOVE 12th GRADE     VIEW USE:   CONSTRUCTION TYPE     III-B, SPRINKLERED   SUILDING:     VIEW USE:   CONSTRUCTION TYPE     BUILDING:   28-0°, 1.STORY (COMPLIES)     BUILDING REA   TABLE 504.3, 504.4     ALLOWABLE AREAS   B S OCC 76,000 SQ FT (BASIC)     S-1 OCC 70,000 SQ FT (BASIC)   TABLE 506.2     EXISTING BUILDING (1995):   13,767 SQ FT < 70,000 SQ FT (COMPLIES)
TOTAL BICYCLE PARKING SPACES REQUIRED 12     EXISTING BICYCLE PARKING REQUIRED: 10 SPACES     USE & OCCUPANCY - CHAPTER 3     DOCUPANCY: B OCCUPANCY SECT 304.1     IEDUCATIONAL OCCUPANCY ABOVE 12th GRADE     OFFICES     GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5     XISTING BUILDING HEIGHT S & AREAS - CHAPTER 5     XISTING BUILDING HEIGHT B & S OCC 75 FT, 4-STORIES     DUILDING HEIGHT B & S OCC 75 FT, 4-STORIES     ALLOWABLE HEIGHT B & S OCC 75, 000 SQ FT (BASIC)     BUILDING AREA TABLE 506.2     ALLOWABLE AREAS B OCC 70,000 SQ FT (BASIC)     STISTING BUILDING (1995):     DOCC 70,000 SQ FT (BASIC)     STISTING BUILDING (1995):     STISTING BUILDING (1995):
EXISTING BICYCLE PARKING REQUIRED: 10 SPACES NEW BICYCLE PARKING REQUIRED: 10 SPACES USE & OCCUPANCY - CHAPTER 3 DOCUPANCY: B OCCUPANCY SECT 304.1 NEW USE: EDUCATIONAL OCCUPANCY ABOVE 12th GRADE REVIOUS USE: OFFICES GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5 XISTING BUILDING: CONSTRUCTION TYPE III-B, SPRINKLERED BUILDING HEIGHT B & S OCC 75 FT, 4-STORIES BUILDING HEIGHT B & S OCC 75 FT, 4-STORIES BUILDING AREA TABLE 504.3, 504.4 ALLOWABLE HEIGHT B & S OCC 76,000 SQ FT (BASIC) S-1 OCC 70,000 SQ FT (BASIC) EXISTING BUILDING (1995): 13,767 SQ FT < 70,000 SQ FT (COMPLIES) CONSTRUCTION TYPES - CHAPTER 6
USE & OCCUPANCY - CHAPTER 3 DOCUPANCY: B OCCUPANCY SECT 304.1 NEW USE: EDUCATIONAL OCCUPANCY ABOVE 12th GRADE REVIOUS USE: OFFICES GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5 XISTING BUILDING: III-B, SPRINKLERED BUILDING HEIGHT ALLOWABLE HEIGHT B & S OCC 75 FT, 4-STORIES EXISTING BUILDING BUILDING B & S OCC 75 FT, 4-STORIES EXISTING BUILDING AREA TABLES 504.3, 504.4 ALLOWABLE AREAS B OCC 76,000 SQ FT (BASIC) BUILDING AREA TABLE 506.2 ALLOWABLE AREAS B OCC 76,000 SQ FT (BASIC) EXISTING BUILDING (1995): 13,767 SQ FT < 70,000 SQ FT (COMPLIES) CONSTRUCTION TYPES - CHAPTER 6
DOCCUPANCY:   B OCCUPANCY   SECT 304.1     NEW USE:   EDUCATIONAL OCCUPANCY ABOVE 12th GRADE     OFFICES   OFFICES     GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5     EXISTING BUILDING:     CONSTRUCTION TYPE     BUILDING HEIGHT     ALLOWABLE HEIGHT     B & S OCC     75 FT, 4-STORIES     BUILDING BUILDING     BUILDING AREA     ALLOWABLE AREAS     B OCC     S-1 OCC     TABLE 506.2     EXISTING BUILDING (1995):     TABLE 506.2
WEW USE:   EDUCATIONAL OCCUPANCY ABOVE 12th GRADE     OFFICES   OFFICES     GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5     XISTING BUILDING:     CONSTRUCTION TYPE     BUILDING HEIGHT     ALLOWABLE HEIGHT     B & S OCC     28'-0'', 1-STORY (COMPLIES)     BUILDING AREA     ALLOWABLE AREAS     B OCC     YOR YOUNG SQ FT (BASIC)     EXISTING BUILDING (1995):     XISTING BUILDING (1995):
PREVIOUS USE:   OFFICES     GENERAL BUILDING HEIGHTS & AREAS - CHAPTER 5     XISTING BUILDING:   III-B, SPRINKLERED     BUILDING HEIGHT   TABLES 504.3, 504.4     ALLOWABLE HEIGHT   B & S OCC   75 FT, 4-STORIES     EXISTING BUILDING   TABLES 504.3, 504.4     BUILDING HEIGHT   B & S OCC   75 FT, 4-STORIES     BUILDING AREA   TABLE 506.2     BUILDING AREA   TABLE 506.2     S-1 OCC   70,000 SQ FT (BASIC)     EXISTING BUILDING (1995):   13,767 SQ FT < 70,000 SQ FT (COMPLIES)
XISTING BUILDING: CONSTRUCTION TYPE III-B, SPRINKLERED BUILDING HEIGHT TABLES 504.3, 504.4 ALLOWABLE HEIGHT B & S OCC 75 FT, 4-STORIES EXISTING BUILDING 28'-0", 1-STORY (COMPLIES) BUILDING AREA TABLE 506.2 BUILDING AREA B OCC 76,000 SQ FT (BASIC) S-1 OCC 70,000 SQ FT (BASIC) EXISTING BUILDING (1995): 13,767 SQ FT < 70,000 SQ FT (COMPLIES) CONSTRUCTION TYPES - CHAPTER 6
CONSTRUCTION TYPES - CHAPTER 6
MEANS OF EGRESS - CHAPTER 10
DCCUPANT LOAD: TABLE 1004.5
# Room Occ. Useable Code Occupant Group Area SqFt/Occ Calc
103 On-line Teachers Room B 490 150 3.27
105Classroom 1B6372031.85106Classroom 2B7182035.90
108 Shop B 839 50 16.78   109 Classroom 3 B 1073 20 53.65
110 Open Office B 679 150 4.53   116 Open Office B 573 150 3.82
110 Open office B 575 150 5.02 112   117 Kitchen B 165 15 11.00
118   Vending   B   177   15   11.80     119   Multi-use Office   B   321   150   2.14
120 Office     B     150     1.00     FAMILY       Total Occupant Load:     175.73     176.00     RESTROC
113
TYPICAL EXIT DOOP 36" WIDE > 35.2" (COMPLIES)
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)   RESTROC     NUMBER OF EXITS:   OCCUPANT LOAD = 176 > 49; TWO EXITS REQUIRED   TABLE 1006.2.1
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)   RESTROC     NUMBER OF EXITS:   OCCUPANT LOAD = 176 > 49; TWO EXITS REQUIRED   TABLE 1006.2.1     EXIT ACCESS TRAVEL DISTANCE:   TABLE 1017.2   TABLE 1017.2     B OCC: 300 FT MAX ALLOWED WITH SPRINKLER SYSTEM   TABLE 1017.2   Integration     PLUMBING SYSTEMS - CHAPTER 29   Estrooms   Integration   Integration
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)     NUMBER OF EXITS:   OCCUPANT LOAD = 176 > 49; TWO EXITS REQUIRED   TABLE 1006.2.1     EXIT ACCESS TRAVEL DISTANCE:   TABLE 1017.2   TABLE 1017.2     B OCC: 300 FT MAX ALLOWED WITH SPRINKLER SYSTEM   TABLE 1017.2   TABLE 1017.2     PLUMBING SYSTEMS - CHAPTER 29   Table 2002.1   Table 2002.1     ESTROOMS   Table 2902.1   Table 2902.1     Plumbing Reqmts for both men and women, Business Occupancy: Water closets - 1 per 25 for the first 50 occ + 1 per 50 beyond 50 occ;   Urinal = (2/3) WC value
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)     NUMBER OF EXITS:   OCCUPANT LOAD = 176 > 49; TWO EXITS REQUIRED   TABLE 1006.2.1     EXIT ACCESS TRAVEL DISTANCE:   TABLE 1017.2   TABLE 1017.2     B OCC: 300 FT MAX ALLOWED WITH SPRINKLER SYSTEM   TABLE 1017.2   TABLE 1017.2     PLUMBING SYSTEMS - CHAPTER 29   Table 2002.1   Table 2902.1     RESTROOMS   Table 2902.1   Table 2902.1
TYPICAL EXIT DOOR 36" WIDE > 35.2" (COMPLIES)     NUMBER OF EXITS:   OCCUPANT LOAD = 176 > 49; TWO EXITS REQUIRED   TABLE 1006.2.1     EXIT ACCESS TRAVEL DISTANCE:   TABLE 1017.2   TABLE 1017.2     B OCC: 300 FT MAX ALLOWED WITH SPRINKLER SYSTEM 102 FT MAX. PROVIDED (COMPLIES)   TABLE 1017.2   Image: Circulation of the first set for the fi

