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 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 1.050 / 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 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 1 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.000 0 0.0000 0 0.0000 0 0.000 0 0.0000 0 0.000 0 0.000 0 0.000 0
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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 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 4,00 <
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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

