

Oceanside Unified School District  
Bond Construction Management Office  
2111 Mission Avenue – Bldg. E  
Oceanside, CA 92058  
(760) 966-4069

Date: November 9th, 2021

Subject: **SLR Campus Modernization**  
**New Modular Building**  
3535 Hacienda Dr,  
Oceanside, CA 92054

**OUSD Bid No.: 2021-21-73B**

**Project Number: 809-705**

**ADDENDUM NO. 2**

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The following changes, omissions and/or additions to the Construction Contract Documents shall apply to bid proposals made for and to the execution of the various parts of the work affected thereby, and all other conditions shall remain the same.

All parties of interest shall take careful note of the Addendum so that the proper allowances may be made in strict accordance with the Addendum and that all trades shall be fully advised in the performance of the work, which will be required of them.

Bidder shall acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject Bidder to disqualification.

In case of conflict between any Drawings, Project Manual and this Addendum, this Addendum shall govern.

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**ITEM 1: PRE-BID REQUESTS FOR INFORMATION**

- A. The below noted bid-RFIs have been received during the bidding period and attached with responses, which shall be construed as a part of the Contract Documents (refer to attachment ADD2-01).

Items included:  
Pre-bid Site Walk Sign in Sheet 10/27/21  
SLR MOD Bid for Portables #809-705  
Schedule

**END OF ADDENDUM No. 2**

## PRE-BID REQUESTS FOR INFORMATION

**RFI 01: Can the district confirm that the Prevailing Wage Law applies only to the extent applicable, and that assembly work done at the contractor's facilities away from the project site is not subject to prevailing wage requirements?**

**RFI 01.A Answer: Please refer to Addendum 1. The other documentation that was provided was the Geotechnical Report.**

**RFI 01.A: What type of information may be requested on or before November 5, 2021 that would not have been required to be requested as a "Request for Clarification" on or before October 20, 2021?**

**RFI 01 Answer: Confirmed**

**RFI 02: What is the Project value for the Project mentioned above?**

**RFI 02 Answer: There is no Engineers estimate; however, this was based at around \$900,000.**

**RFI 03: A GC brought to my attention that this project is now out to bid. American Modular previously provided budgetary pricing for these buildings and welcome the opportunity to bid, however I noticed on the Notice to Bidders that a job walk was held today and then states "Failure to attend the conference may result in the disqualification of the bid of the non-attending bidder.**

**RFI 03 Answer: Please refer to Addendum 1. The mandatory requirement has been removed, however we encouraged bidders to attend.**

**RFI 04: Are there going to be any plans issued for the above project? We are site work subcontractors, specializing in site demo, excavation, grading, ac paving, underground utilities. I am looking at this project on the San Diego AGC bid room. All I see is the invitation to bid and a generic spec. Please let me know. Thank you.**

**RFI 04 Answer: If you are speaking about the modular building bid package in November 2021, we will be referring to the selected Contractor to create and provide Plans.**

**RFI 05: The pre-qualification link in the bid documents says the page cannot be found. Is there a pre-qualification form we need to submit to bid on this project?**

**RFI 05 Answer:**

**[https://docs.google.com/forms/d/1GvZJdL\\_WmQpT0KDi17O4XFviDG7qPb0SxpFyLEb4i5Y/viewform?edit\\_requested=true](https://docs.google.com/forms/d/1GvZJdL_WmQpT0KDi17O4XFviDG7qPb0SxpFyLEb4i5Y/viewform?edit_requested=true)**

**RFI 06: We have downloaded bid docs from Oceanview USD website for the above stated project but we realized there is no plans attached. Will plans be released at a later date?**

**RFI 06 Answer: Please refer to RFI 04**

**RFI 07: Since the last walk was mandatory 10/19. For those who attend the upcoming site walk on 10/27 will they be allowed to bid the project as well?**

**RFI 07 Answer: Yes, you will be allowed to bid on the project.**

**RFI 08: Could you clarify the scope of work. Is this bid to manufacture new modular buildings plus install?**

**RFI 08 Answer: Yes, modulars are to be New plus install.**

**RFI 09: Good afternoon,**

**Came across your project that is currently available for public bid. Do you foresee the need for any abatement/demolition services?**

**RFI 09 Answer: If you are speaking about the modular building bid package in November 2021, there is no abatement/demolition included.**

**The campus modernization bid which will take place sometime next year will require abatement and demolition**

**RFI 10: Hello All:**

**Our company didn't attend the first job walk; do we have another chance for the second one?**

**RFI 10 Answer: Yes, please refer to Addendum 1. Mandatory site walk has been removed.**

**RFI 11: Can you please send the link for the project specifications? Also, can you please send the Geo Tech report if there is one?**

**RFI 11 Answer: There are currently no Project Specifications. For the Geo Tech report, please refer to Addendum 1**

**RFI 12: As discussed during the job walk, please verify specific RFP requests or if the bid will remain as stated in the RFP. Class Leasing can supply all required specs for this project and can deliver a finished building to the site (excluding items such as specific IT requirements and fire alarm hook-up). Manufacturing a finished project in the factory will save the district time and money as there will be minimal on-site work to be done.**

**RFI 12 Answer: Please refer to attachment #1 for Designated Brands.**

**RFI 12.A: Request district specs for each building. Floor, Wall finishes, Plumbing fixtures, district doors and hardware, Windows, Light fixtures, Casework etc.**

**RFI 12.A Answer: Please refer to attachment ADD2-02 for Designated Brands.**

**RFI 12.B: Request individual floor plans for each building. To include casework elevations**

**RFI 12.B Answer: We will be referring to the selected Contractor to create and provide Plans. Sheet A-0.7 attachment ADD2-03 has been included for reference.**

**RFI 12.C: Roof: Can the Garland standing seam galvanized roof be substituted for Class Leasing PC standards**

**RFI 12.C Answer: Garland Roofing is the District's Designated Brand.**

**RFI 13: Alt #13 and 14 mention (2) data. Can you please confirm that the data mentioned, in Alt #13 and #14, is for pathway and boxes only, and both alts do not include cabling and jacks.**

**RFI 13 Answer: Both Add Alternates shall include cabling and Jacks.**

**RFI 13.A: Can you confirm that the pathways between electrical and data will be separate and conform to typical EIA-TIA standards in regard to the appropriate conduit sizing, box sizing and pathway type.**

**RFI 13.A Answer: Yes, these should conform to the appropriate standards.**

**RFI 13.B: Per section 4. Contracts All low voltage systems have been excluded. Have the low voltage systems already been awarded for this project or will contractors be able to bid this work at a later date if so what is the expected date to bid the low voltage work.**

**RFI 13.B Answer: The campus modernization bid which will take place sometime next year will require Low Voltage**

RFI 14: The Notice to Bidders page 4, item 13 does not indicate that the bidder's conference and job walk is mandatory and at the end of the paragraph states "Failure to attend the conference may result in the disqualification of the bid of the non-attending bidder. The schedule on the Instructions to Bidders shows the job walk is mandatory. There are conflicting details. Please confirm whether we can bid the project if we did not attend the job walk.

**RFI 14 Answer: Refer to RFI 04 & RFI 07 as well as Addendum 1.**

RFI 15: Please confirm whether this project is subject to PSA, PLA or any union labor and if subject to skilled and trained workforce requirements.

**RFI 15 Answer: Not part of PSA or PLA.**

RFI 16: Please confirm whether only the prime contractor must be prequalified or if specialty trades must prequalify as well – if so, which trades?

**RFI 16 Answer: Per California AB 1565, all General Contractors and MEP contractors with value over \$1M must be prequalified.**

RFI 17: Please confirm whether there are any DVBE advertising or bid fulfillment requirements.

**RFI 17 Answer: Good Faith effort affidavit is part of the Bid Docs.**

RFI 18: The deadline for questions on page 5 shows October 20th. At the job walk they said October 22nd. On page 6, item 4 it states questions are due at least 7 working days prior to the bid date which would be November 5th. Please confirm the request for clarification deadline.

**RFI 18 Answer: RFC deadline was November 1<sup>st</sup> per Addendum 1.**

RFI 19: Page 8, item 19 states that bidders must quote prices FOB unless otherwise noted. Please confirm that pricing needs to include delivery of the buildings to the site.

**RFI 19 Answer: Confirmed.**

RFI 20: Page 8, item 22 is referring to containers and including costs and delivery of such. What containers are you referring to and what would these be for? Please confirm if any containers are to be included, what size, what quantity, and what these are for.

**RFI 20 Answer: We do not see any container use for this bid.**

RFI 21: Can we please schedule a site visit prior to the bid? Who can we coordinate with?

**RFI 21 Answer: Second Site Walk was held per Addendum 1 on October 27<sup>th</sup> at 10:00AM**

RFI 22 Page 24 under Building Envelope calls for Garland roof. Given this roofing must be installed on site, please confirm whether the District will accept PC approved standing seam metal roofing completed in the factory. If not, please provide spec for Garland roofing.

**RFI 22 Answer: Please provide pricing for both as Add Alts.**

RFI 23: Please provide extended schedule showing anticipated DSA submittal date and anticipated approval. With a December award date, timeframe will be required for design coordination afterwards, then a full DSA review will be required.

**RFI 23 Answer: This will be coordinated after award with an emphasis on expedited. Please also see attachment 2 for the Modular Bid Schedule.**

**RFI 24: Please confirm whether fixed windows will be acceptable as operable windows as listed do not meet ADA.**

**RFI 24 Answer: These shall be per manufacturers standard PC's**

**RFI 25: Please provide District door hardware specs.**

**RFI 25 Answer: Please refer to attachment ADD2-02 for Designated Brands.**

**RFI 26: Please confirm single or three phase power at the site.**

**RFI 26 Answer: Three phase power is confirmed.**

**RFI 27: Please confirm whether 2' rear overhangs will be acceptable.**

**RFI 27 Answer: This is acceptable.**

**RFI 28: Does the District have a standard thermostat? If so, can you please provide a spec.**

**RFI 28 Answer: Pelican or equal.**

**RFI 29: Can you please clarify what is needed for "Standard Gutters & Downspouts".**

**RFI 29 Answer: Defer to manufacturers PC's.**

**RFI 30: Please provide a floor plan for the restroom so we can see how it is to be divided – for example boys/girls/staff, and so that we may confirm whether the number of water closets requested will fit and meet ADA requirements, and so that we can determine lavatories and urinals needed.**

**RFI 30 Answer: Sheet A-0.7 attachment ADD2-03 has been included for reference.**

**RFI 31: Please confirm that grab bars, mirrors, and ADA toilet paper dispensers are all the modular manufacturer needs to provide for the restroom accessories.**

**RFI 31 Answer: Defer to manufacturers PC's.**

**RFI 32: Please confirm whether hand dryers will be require in the restrooms. If so, please provide quantity and spec.**

**RFI 32 Answer: Will be required in Student restrooms. The District's preference is American Dryer or equal with push button activator and fixed nozzle.**

**RFI 33: Please provide a spec for the toilet partitions.**

**RFI 33 Answer: Please refer to attachment ADD2-02 for Designated Brands.**

**RFI 34: Please confirm if hose bibbs are needed and where and provide a spec.**

**RFI 34 Answer: No hose bibs will not be needed.**

**RFI 35: Would 9' ceilings be acceptable as a base for these buildings?**

**RFI 35 Answer: This is acceptable.**

**RFI 36: Please confirm that ceilings for all restrooms will be hardlid and remaining ceilings will be t-grid with 2x4 ceiling tiles.**

**RFI 36 Answer: Confirmed**

**RFI 37: Please confirm 2x4 LED troffer lights will be acceptable.**

**RFI 37 Answer: Confirmed.**

**RFI 38: Can you please provide enlarge floor plans for each building.**

**RFI 38 Answer: We will be referring to the selected Contractor to create and provide Plans. Sheet A-0.7 has been included for reference attachment ADD2-03**

**RFI 39: The exclusions page 27 under electrical and data states that all lights and all receptacles are to be excluded. Please confirm this was an error. All lights and receptacles are typically installed in the factory.**

**RFI 39 Answer: This is an Add Alt.**

**RFI 40: Please confirm what the base exterior siding needs to be.**

**RFI 40 Answer: This is an Add Alt.**

**RFI 41: Please provide interior wall finish for all locations.**

**RFI 41 Answer: This is an Add Alt.**

**RFI 42: Please provide flooring finish for all locations.**

**RFI 42 Answer: This is an Add Alt. See attachment 1.**

**RFI 43: Please confirm whether markerboards should be included in the classrooms, and if so, will (2) 4x8 be acceptable.**

**RFI 43 Answer: Please provide (4) 4x8**

**RFI 44: Please confirm whether fire sprinklers are required.**

**RFI 44 Answer: Fire Sprinklers are not required.**

**RFI 45: Please confirm that concrete foundations, all site work, grading/excavating, hauling off spoils are excluded from this bid and will be part of a separate bid.**

**RFI 45 Answer: Confirmed.**

**RFI 46: Please confirm that traffic control will be managed and coordinated by a site contractor on a separate bid, to include fees for such.**

**RFI 46 Answer: Confirmed.**

**RFI 47: Please confirm whether the liquidated damages can be reduced to \$500/day**

**RFI 47 Answer: No; this has been set by the District's legal team.**

**RFI 48: Please confirm whether the project is in a WUI zone.**

**RFI 48 Answer: The Project is not in a WUI zone.**

RFI 49: Please confirm that final cleaning or any need for professional cleaning will be part of the site contractor's scope in a separate bid.

**RFI 49 Answer: Confirmed.**

RFI 50: Please confirm that waste bins are not required to be included in this bid and will be part of the site contractor's scope in a separate bid, along with specific instruction on bin use.

**RFI 50 Answer: Confirmed.**

RFI 51: Page 76 item 42 calls for As-Built drawings. Since modular manufacturers solely utilize DSA approved drawings for production, please confirm that as-builts will not be required.

**RFI 51 Answer: As-builts will be required as installed.**

RFI 52: Page 92 of the bid documents indicates that specifications are provided via the District website or via DropBox. Neither have been made available. Can you please provide.

**RFI 52 Answer: These are part of the Bid Docs that were sent out. Please see attached link.**

<https://www.dropbox.com/sh/vbn9ft2jiti1q6f/AAAxfer-PEB2XIHU015VkrWa?dl=0>

**(END OF DOCUMENT)**

## Woods and Plastics

Olympus locks or equal

## Thermal & Moisture Protection

Garland is board approved brand \*reference board resolution#

Roof Hatch- Bilco or Equal

## Windows and Doors

SteelCraft for Steel doors

Hinges- Hager Tri-Con 3 Knuckle ball bearing or Stanley Lifespan 3 Knuckle Ball bearing

Exit Locks- Schlage Lever System JD60PD

Everest D145 Keyway

For glass mirror installations, use full frame Bobrick or equal

Floor stop & Holder- add Ives FS40

Wall stop & holder- add Ives WS40

## Finishes

Tile preferred supplier- Daltile or equal

For Acoustical Ceilings Armstrong or equal for T bar and ceiling tiles

Carpeting remove Lee's spec

Mannington Brand or equal preferred

## Landscape

Rainbird will go to Board as designated brand for irrigations controls and system

## HVAC

Carrier is designated for equipment

Exhaust fans shall be Greenheck, Cook or equal

Pelican for individual controls

Pelican for automated systems

Cook or equal for Kitchen hoods

## Low Voltage

Notifier/ FCI (Honeywell) or equal

DMP shall be designated security system

Telecomm

Valcom for intercom system

Sapling for wifi battery operated clocks

Audio

QSC or Crown amplifier

Extron controls

## Plumbing

Sloan/Zurn or equal tankless toilets



20-30 gallon tank electric AO Smith/Rheem/ Bradford White or equal  
Bell and Gosset or equal for hot water timers  
Zurn or equal for shower heads  
American Standard Kohler or equal with manual flush valve for urinals toilets and sinks, tankless toilets  
Chicago or equal for faucets  
Valves- Ball valves preferred Jones valves. Anything over 2" needs to be Gate  
No filters no coolers on water fountains with bottle filling stations- Haws or equal  
Garbage disposal- Insinkerator or equal  
Eyewash stations- Haws or equal  
Eyewash stations- Haws or equal

#### Specialties

Add Bobrick or equal to toilet partitions  
Athletic scoreboards shall all be Daktronics  
Preferred Playground Equip Mfr- Pacific Play Systems or approved equal  
Lockers: Whorly Lions, Whatever is at Chavez, or District Approval required  
3200 Knox-box or equal

ROOM SCHEDULE

1. EGRESS THROUGH INTERVENING ACCESSORY SPACE (CBC 1016.2.2)
2. 2 EXITS REQUIRED (CBC 1006.2.1)
3. ASSEMBLY AREA MAIN EXIT (CBC 1029.3.1)
4. OCCUPANT LOAD NOT INCLUDED
5. ASSUMED IMAGINARY LOT LINE (CBC 705.3)
6. ROOF OVERHANG ABOVE

## KEYNOTES

**BUILDING DATA - BUILDING M-1 KINDER-CLASSROOM**

OCCUPANCY (CBC 302.1) - E  
FUNCTION / USE - CLASSROOM (KINDERGARTEN)  
CONSTRUCTION TYPE (CBC 602.1) - V-B  
ACTUAL BUILDING AREA - 2,400 SQ. FT.  
AUTO. FIRE SPRINKLERS - NO / ('NS' VALUES AT TABLES 504.3,  
504.4 AND 506.2 ARE TO BE USED)

ALLOWABLE BLDG HEIGHT IN FEET = 40'  
ABOVE GRADE (CIBC TABLE 504.3)

ACTUAL EXISTING BLDG HEIGHT IN FEET = 11'-4 1/2" < 40'-0" : OK

ALLOWABLE STORIES = 1  
ABOVE GRADE (CIBC TABLE 504.4)

ACTUAL EXISTING STORIES ABOVE GRADE = 1 = 1 : OK

ALLOWABLE AREA (CIBC TABLE 506.2) = E OCC (NS) = 9,500 SQ. FT.

ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, CB 506.2.1)

$A_1 = A_2 + (NS \times 1)$   
 $9,500 = (9,500 \times 1)$   
9,500 SQ. FT. >= MAXIMUM ALLOWABLE AREA

2,400 SQ. FT. ACTUAL < ALLOWABLE BUILDING AREA 9,500 SQ. FT.  
= OK

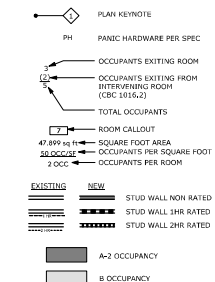
TOTAL OCCUPANT LOAD = 106 OCCUPANTS

**BUILDING DATA - BUILDING M-2 CLASSROOMS**

OCCUPANCY (CBC 302.1)	- E
FUNCTION / USE	- CLASSROOMS
CONSTRUCTION TYPE (CBC 602.1)	- I-V
ACTUAL BUILDING AREA	- 3,840 SQ. FT.
AUTO, FIRE SPRINKLERS	- NO / ('NS' VALUES AT TABLES 504.3, 504.4 AND 506.2 ARE TO BE USED)

ALLOWABLE BLDG HEIGHT IN FEET = 40'   
 ABOVE GRADE (CIBC TABLE 504.3)   
   
 ACTUAL EXISTING BLDG HEIGHT IN FEET = 31'-4 1/2" < 40'-0" : OK   
   
 ALLOWABLE F STORIES = 1   
 ABOVE GRADE (CIBC TABLE 504.4)   
   
 ACTUAL EXISTING STORIES ABOVE GRADE = 1 = 1 : OK   
   
 ALLOWABLE AREA = 9,500 SQ. FT.   
 (CIBC TABLE 506.2)   
   
 ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, CB 506.2.1)   
   
  $A_s = A + (N \times S \times I)$    
  $= 9,500 + (9,500 \times 0)$    
  $= 9,500$  SQ. FT. > MAXIMUM ALLOWABLE AREA   
   
 3,840 SQ. FT. ACTUAL : ALLOWABLE BUILDING AREA 9,500 SQ. FT.   
   
 = OK   
   
 TOTAL OCCUPANT LOAD = 168 OCCUPANTS

## BUILDING DATA



## SYMBOLS

**BUILDING DATA - BUILDING M-3 CLASSROOMS & RESTROOM**

OCCUPANCY (CBC 302.1) - E

FUNCTION / USE - CLASSROOM (KINDERGARTEN)

CONSTRUCTION TYPE (CBC 602.1) - V-B

ACTUAL BUILDING AREA - 2,400 SQ. FT.

AUTO FIRE SPRINKLERS - NO (\*N5- VALUES AT TABLES 504.3, 504.1 AND 506.2 ARE TO BE USED)

ALLOWABLE BLDG HEIGHT (IN FEET - 40' ABOVE GRADE (CBC TABLE 504.3)

ACTUAL EXISTING BLDG HEIGHT IN FEET - 11'4 1/2" < 40'-0" : OK

ALLOWABLE STORIES ABOVE GRADE - 1

ACTUAL EXISTING STORIES ABOVE GRADE - 1 = 1 : OK

ALLOWABLE AREA (CBC TABLE 504.3) - E OCC (N5) - 9,500 SQ. FT.

ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, CBC 506.2.1)

$$A_b = A_1 + (NS \times I_1)$$

$$= 9,500 + (9,500 \times 0)$$

$$= 9,500 \text{ SQ. FT.} \rightarrow \text{MAXIMUM ALLOWABLE AREA}$$

2,400 SQ. FT. ACTUAL < ALLOWABLE BUILDING AREA 9,500 SQ. FT.

= OK

TOTAL OCCUPANT LOAD = 81 OCCUPANTS

**BUILDING DATA - BUILDING M-4 CLASSROOMS**

OCCUPANCY (CBC 502.1)	=	E
FUNCTION / USE	=	CLASSROOM (KINDERGARTEN)
CONSTRUCTION TYPE (CBC 602.1)	=	W-B
ACTUAL BUILDING AREA	=	2,880 SQ. FT.
AUTO. FIRE SPRINKLERS	=	NO / (*NOT VALUES AT TABLES 504.2, 504.4 AND 506.2 ARE TO BE USED)
ALLOWABLE BLDG HEIGHT IN FEET - FEET ABOVE GRADE (CBC TABLE 504.2)	=	40'
ACTUAL EXISTING BLDG HEIGHT IN FEET - FEET ABOVE GRADE (CBC TABLE 504.4)	=	31'-4 1/2" < 40'-0" : OK
ALLOWABLE STORES ABOVE GRADE (CBC TABLE 504.4)	=	1

ACTUAL EXISTING STORIES ABOVE GRADE - 1 = 1 : OK

ALLOWABLE AREA - E OCC (NS) - 9,500 SQ. FT.  
(CBC TABLE 506.2)

ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, CBC  
506.2.1)

$$A_0 = A_1 + (NS \times I_d)$$

= 8,500 SQ. FT. - 6,500 SQ. FT. = 2,000 SQ. FT. -> MAXIMUM ALLOWABLE AREA  
 2,880 SQ. FT. ACTUAL < ALLOWABLE BUILDING AREA 2,880 SQ. FT.  
 = OK  
 TOTAL OCCUPANT LOAD = 127 OCCUPANTS  
**BUILDING DATA – BUILDING M-S CLASSROOMS**  
 OCCUPANCY (CBC 302.1) = E  
 FUNCTION / USE = CLASSROOM (KINDERGARTEN)  
 CONSTRUCTION TYPE (CBC 602.1) = W-B  
 ACTUAL BUILDING AREA = 3,360 SQ. FT.  
 AUTO. FIRE SPRINKLERS = NO / ('N5' VALUES AT TABLES 504.2,  
 504.1, AND 506.2 ARE TO BE USED)

ALLOWABLE BLDG HEIGHT IN FEET - 40'  
ABOVE GRADE (CBC TABLE 504.3)

ACTUAL EXISTING BLDG HEIGHT IN FEET - 11'-4 1/2" < 40'-0" : OK

ALLOWABLE STORIES - 1  
ABOVE GRADE (CBC TABLE 504.4)

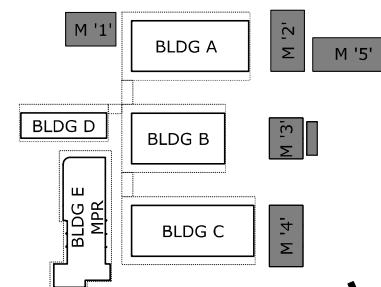
ACTUAL EXISTING STORIES ABOVE GRADE - 1 - 1 : OK

ALLOWABLE AREA - E OCC (NS) - 9,500 SQ. FT.  
(CBC TABLE 506.2)

ALLOWABLE AREA DETERMINATION (SINGLE-OCCUPANCY, ONE-STORY BUILDINGS, CBC  
506.2.1)

$$\begin{aligned} A_0 &= A_1 + (NS \times I_1) \\ &= 9,500 + (9,500 \times 0) \\ &= 9,500 \text{ SQ. FT.} \rightarrow \text{MAXIMUM ALLOWABLE AREA} \\ 3,360 \text{ SQ. FT. ACTUAL} &< \text{ALLOWABLE BUILDING AREA } 9,500 \text{ SQ. FT.} \\ &= \text{OK} \end{aligned}$$

TOTAL OCCUPANT LOAD                      - 135 OCCUPANTS



## KEYPLAN