

# OPERATIONS & MAINTENANCE BUILDING

## CITY OF COBURG

COBURG, LANE COUNTY, OREGON



project title:

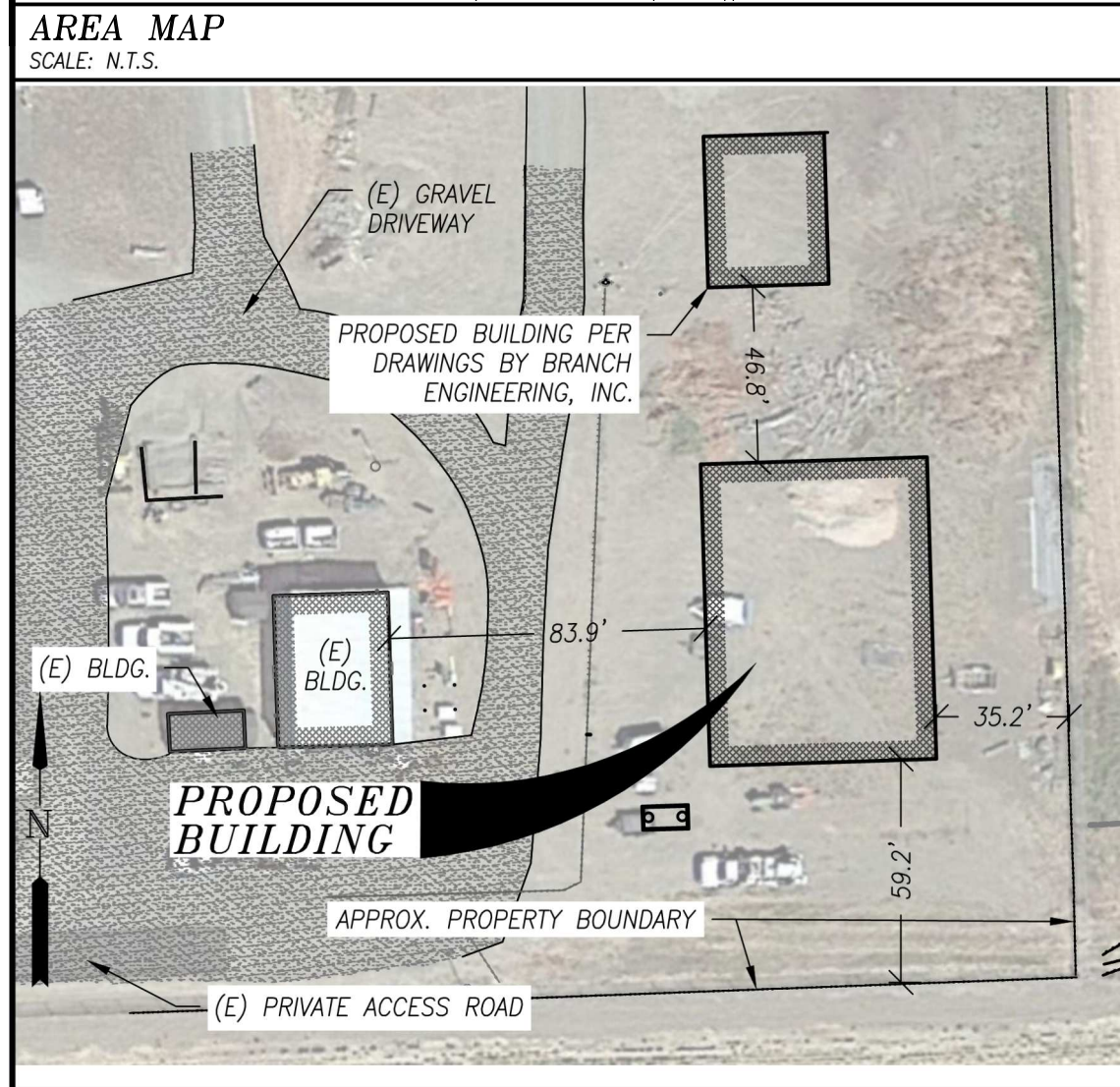
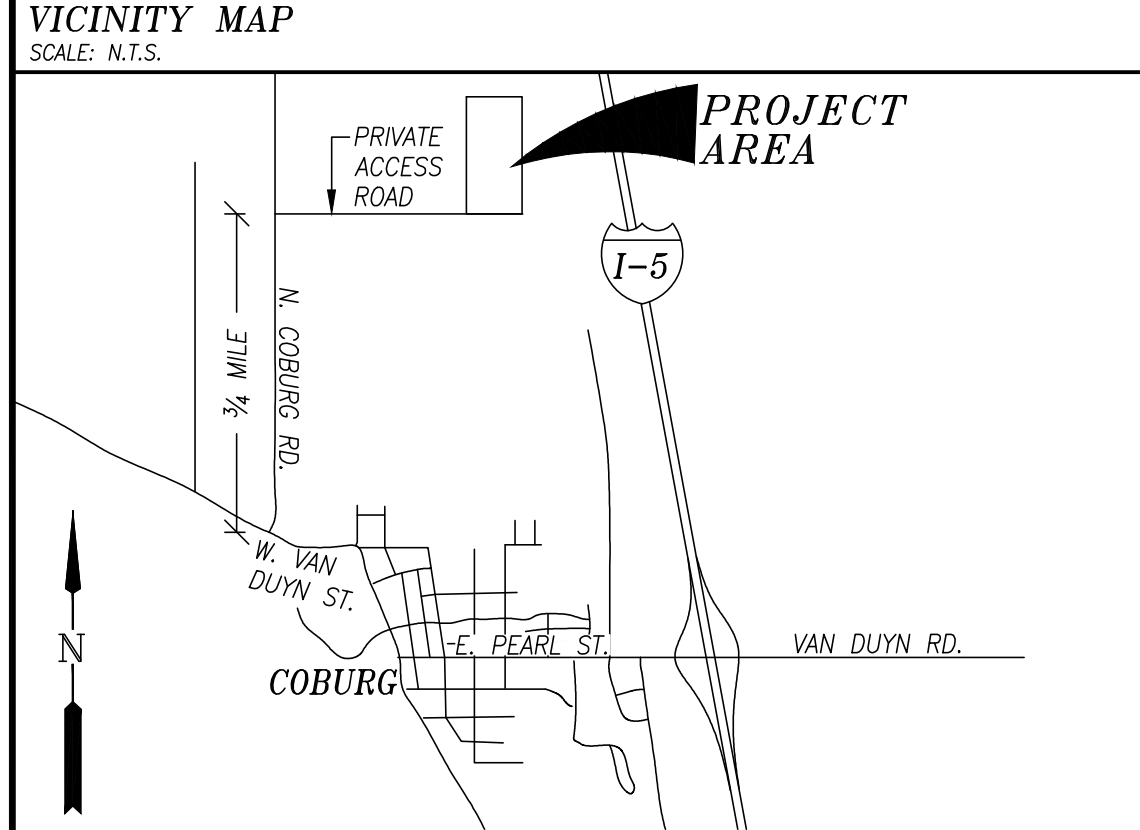
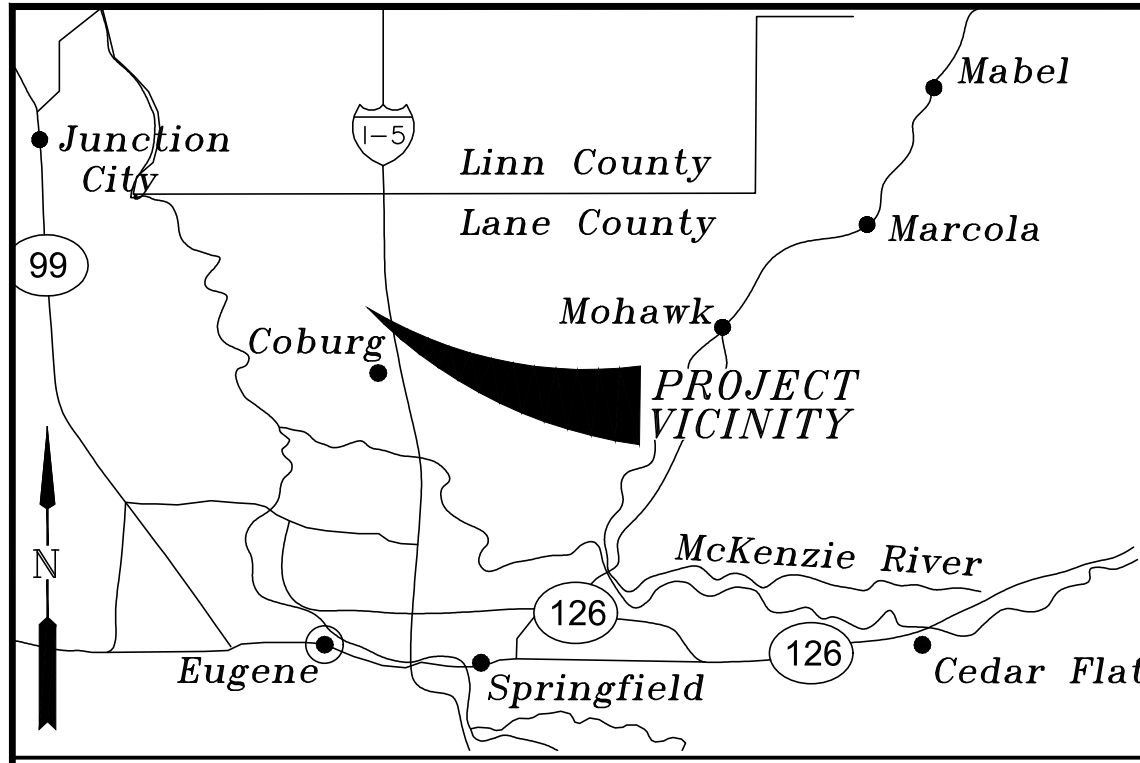
**CITY OF COBURG - OPERATIONS  
OPS FLEET MAINTENANCE BUILDING**  
91611 N. COBURG RD.  
COBURG, OR

revisions:

date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**COVER SHEET  
& EGRESS PLAN**

sheet: **G001**



**SITE MAP**  
SCALE: 1" = 50'

**SITE LOCATION**

91611 N. COBURG ROAD  
COBURG, OREGON 97408

**DESIGN TEAM**

**OWNER**

**CITY OF COBURG**  
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**CIVIL ENGINEER**

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**STRUCTURAL ENGINEER**

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**CONTRACTOR**

CONTACT: TBD

**METAL BUILDING MANUFACTURER**

DELEGATED DESIGN BY OTHERS  
CONTACT: TBD

**DEFERRED SUBMITTAL:**

- PRE-MANUFACTURED METAL BUILDING (DESIGN BY OTHERS).
- BUILDING FOUNDATION - SPREAD FOOTINGS & CAST-IN-PLACE ANCHOR DESIGN.
- MECHANICAL HVAC DESIGN
- PLUMBING DESIGN
- ELECTRICAL DESIGN

**PROJECT DESCRIPTION**

CONSTRUCT PRE-MANUFACTURED METAL BUILDING WITH CONCRETE SLAB-ON-GRADE FOUNDATION. THE PROPOSED METAL BUILDING IS INTENDED FOR MAINTENANCE AND REPAIR OF THE SCHOOL DISTRICT'S FLEET VEHICLES.

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- G001 GENERAL CONSTRUCTION NOTES
- C100 EXISTING CONDITIONS & DEMO PLAN
- C101 SITE PLAN
- C102 UTILITIES
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- A104 ROOF PLAN
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- A301 SECTIONS
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- S501 STRUCTURAL DETAILS (PRELIMINARY)

**SELECTED ABBREVIATIONS**

- ATR - ALL THREADED ROD
- HGD - HOT-DIP GALVANIZED
- T.O. - TOP OF
- ACC. - ACCESSIBLE
- TYP. - TYPICAL
- MAX. - MAXIMUM
- MIN. - MINIMUM
- CLR. - CLEAR

**BUILDING CODE COMPLIANCE**

APPLICABLE CODE: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)  
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)  
2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)  
2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)  
2021 OREGON PLUMBING SPECIALTY CODE (OPSC)  
CITY OF COBURG  
RR1  
OCCUPANCY CLASSIFICATION & USE (302): MIXED-NONSEPARATED S-1, B  
CONSTRUCTION TYPE (602): TYPE V-B NON-SPRINKLERED  
GENERAL BUILDING HEIGHT & AREA LIMITATIONS (50.3):  
BASIC ALLOWABLE BUILDING HEIGHT (TBL 504.3) = 40 FT  
PROPOSED BUILDING HEIGHT: = ±20 FT  
ALLOWABLE NUMBER OF STORIES (TBL 504.4) = 1 [S-1], 2 [B]  
PROPOSED NUMBER OF STORIES = 1  
ALLOWABLE AREA FACTOR, A<sub>f</sub> (TBL 506.2) = 9,000 FT<sup>2</sup>  
BUILDING AREA MODIFICATION (506):  
FRONTAGE INCREASE (506.3) - NOT CALCULATED  
PROPOSED BUILDING AREA = 4,734 FT<sup>2</sup> = 3,500 FT<sup>2</sup> [S-1] + 1,234 FT<sup>2</sup> [B]  
MEZZANINES & EQUIPMENT PLATFORMS (505.2):  
ALLOWABLE MEZZANINE AREA\* = 3,058 FT<sup>2</sup> / 3 = 1,019 FT<sup>2</sup>  
PROPOSED MEZZANINE AREA = 890 FT<sup>2</sup>  
\*SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1.  
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TBL. 705.5):  
10 ≤ X < 30 OCCUPANCY ALL (EXCEPT H) = 0  
OCCUPANT LOAD (1004):  
MAXIMUM FLOOR AREA PER OCCUPANT (TBL 1004.5):  
FUNCTION OF SPACE: SEE EGRESS PLAN  
OCCUPANT LOAD FACTOR: VARIES PER PLAN  
TOTAL NUMBER OF OCCUPANTS PER OWNER = 12  
PROPOSED TOTAL NUMBER OF OCCUPANTS FOR EGRESS & PLUMBING DESIGN = 30  
MINIMUM PLUMBING FACILITIES (2902):  
SEPARATE FACILITIES (2902.2): NOT REQUIRED FOR OCC. LOAD ≤30  
LOCATION OF TOILET FACILITIES (2902.3.3): MAIN LEVEL INSIDE PROPOSED BUILDING  
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1):  
WATER CLOSETS -  
CLASSIFICATION: STORAGE (TBL 2902.1) = 1 PER 100 (UNISEX)  
BUSINESS (TBL 2902.1) = 1 PER 25 (UNISEX)  
REQUIRED FACILITIES = 0.13 + 0.68 = 0.81  
PROVIDED FACILITIES = 1 UNISEX  
LAVATORIES -  
CLASSIFICATION: STORAGE (TBL 2902.1) = 1 PER 100 (UNISEX)  
BUSINESS (TBL 2902.1) = 1 PER 40 (UNISEX)  
REQUIRED FACILITIES = 0.13 + 0.43 = 0.56  
PROVIDED FACILITIES = 1 UNISEX

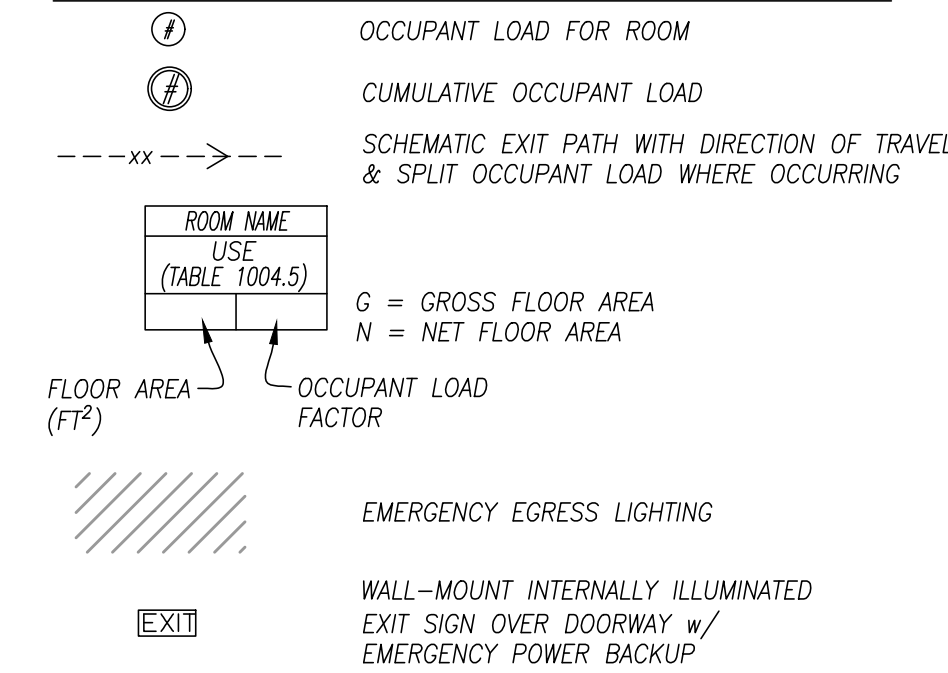
**MEANS OF EGRESS ILLUMINATION NOTES**

- THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
- THE MEANS OF EGRESS ILLUMINATION LEVEL UNDER NORMAL POWER SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
- EMERGENCY POWER (BATTERY BACKUP) FOR ILLUMINATION SHALL BE PROVIDED AT AREAS NOTED PER PLAN DRAWING, FOR A DURATION OF NOT LESS THAN 90 MIN. SUCH AREAS INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:  
a. EXTERIOR LANDINGS  
b. INTERIOR ACCESS STAIRWAYS.  
c. ELECTRICAL EQUIPMENT ROOMS
- ILLUMINATION UNDER EMERGENCY POWER SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

**EGRESS ANALYSIS**

TOTAL NUMBER OF OCCUPANTS = 25 [MAIN BUILDING] <29  
5 [DRIVE-THRU BAY] <29  
NUMBER OF EXITS REQUIRED = 2 [COMMON PATH]  
NUMBER OF EXITS PROVIDED = 3  
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE = 200 FT  
MAXIMUM EXIT ACCESS TRAVEL DISTANCE = 130 FT  
ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE = 100 FT [S]  
75 FT [B]  
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE = 72 FT (MEZZ.)  
MAXIMUM BUILDING AREA SERVED DIAGONAL DIMENSION = 67'-4"  
MINIMUM REQUIRED DISTANCE BETWEEN EXITS = 33'-8"  
PROVIDED DISTANCE BETWEEN EXITS = 38'-2"

**EGRESS LEGEND**



**ENERGY CODE COMPLIANCE**

BUILDING ENVELOPE IS SHOWN HEREIN AS MEETING THE REQUIREMENTS FOR SEMI-HEATED SPACE USING ASHRAE 90.1-2019 PRESCRIPTIVE BUILDING ENVELOPE COMPLIANCE PATH.

**BUILDING ENVELOPE REQUIREMENTS**  
CLIMATE ZONE 4C - SEMI-HEATED

OPAQUE ELEMENT 1	ASSEMBLY MAX.	MIN. R-VALUE <sup>2</sup> (METAL BLDG)	MIN. R-VALUE <sup>2</sup> (WOOD-FRAMED & OTHER)
ROOF	U-0.082	R-19	R-30
WALLS, ABOVE GRADE	U-0.162	R-13	R-13
SLAB-ON-GRADE FLOOR - UNHEATED	F-0.730	NR	NR
OPAQUE SWINGING DOOR	U-0.370		
OPAQUE NON-SWINGING DOOR	U-0.360		
<b>VERTICAL FENESTRATION 0-40% OF WALL</b>	<b>ASSEMBLY MAX. U</b>	<b>ASSEMBLY MAX. SHGC</b>	<b>ASSEMBLY MIN. VT/SHGC</b>
FIXED	0.50	NR	NR
OPERABLE	0.65	(FOR ALL TYPES)	(FOR ALL TYPES)
ENTRANCE DOOR	0.77		
<b>SKYLIGHT 0-3% OF ROOF</b>	<b>ASSEMBLY MAX. U</b>	<b>ASSEMBLY MAX. SHGC</b>	<b>ASSEMBLY MIN. VT/SHGC</b>
ALL TYPES	0.75	NR	NR

1. SEE SHEET A501 FOR ASSEMBLY DETAILS.

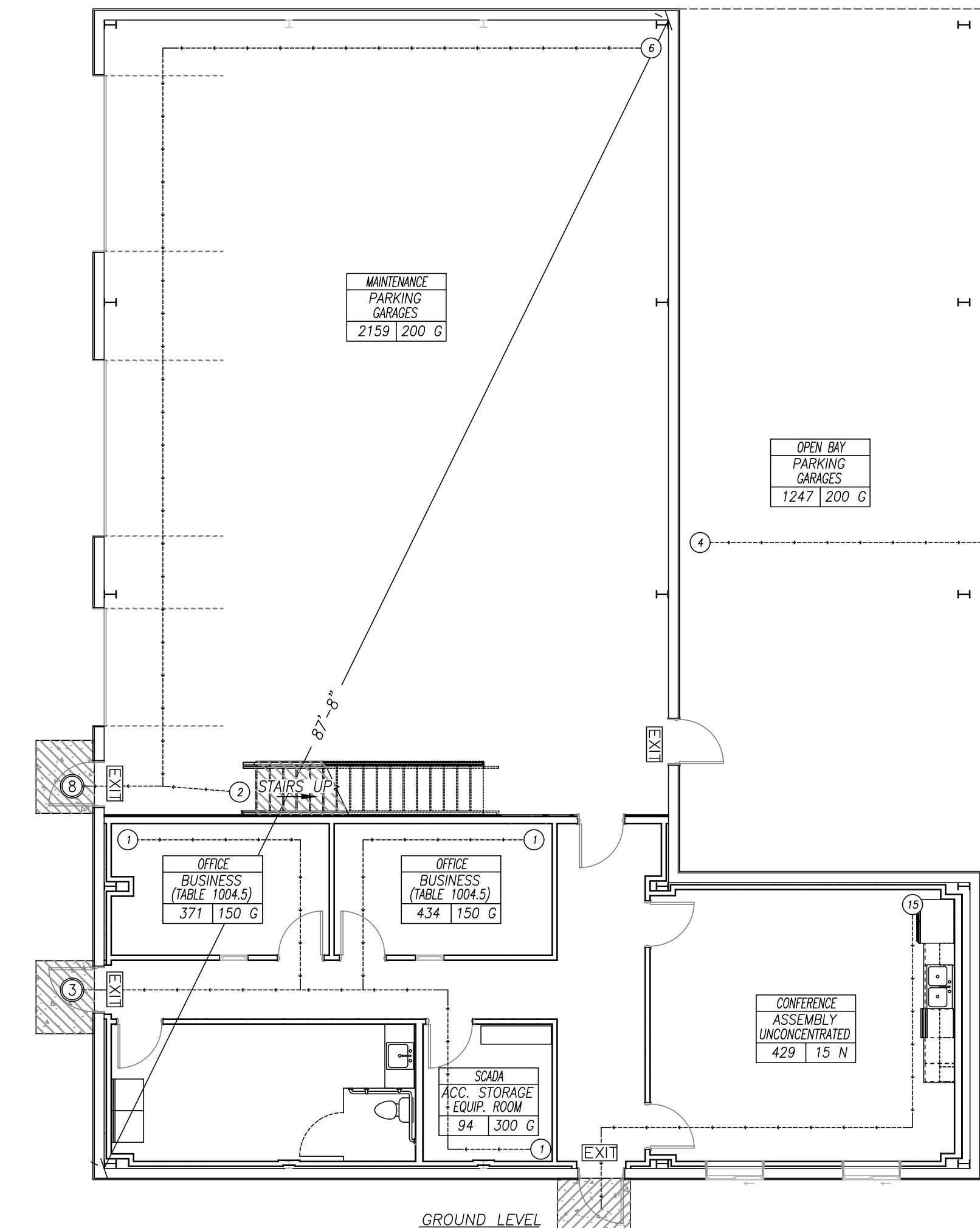
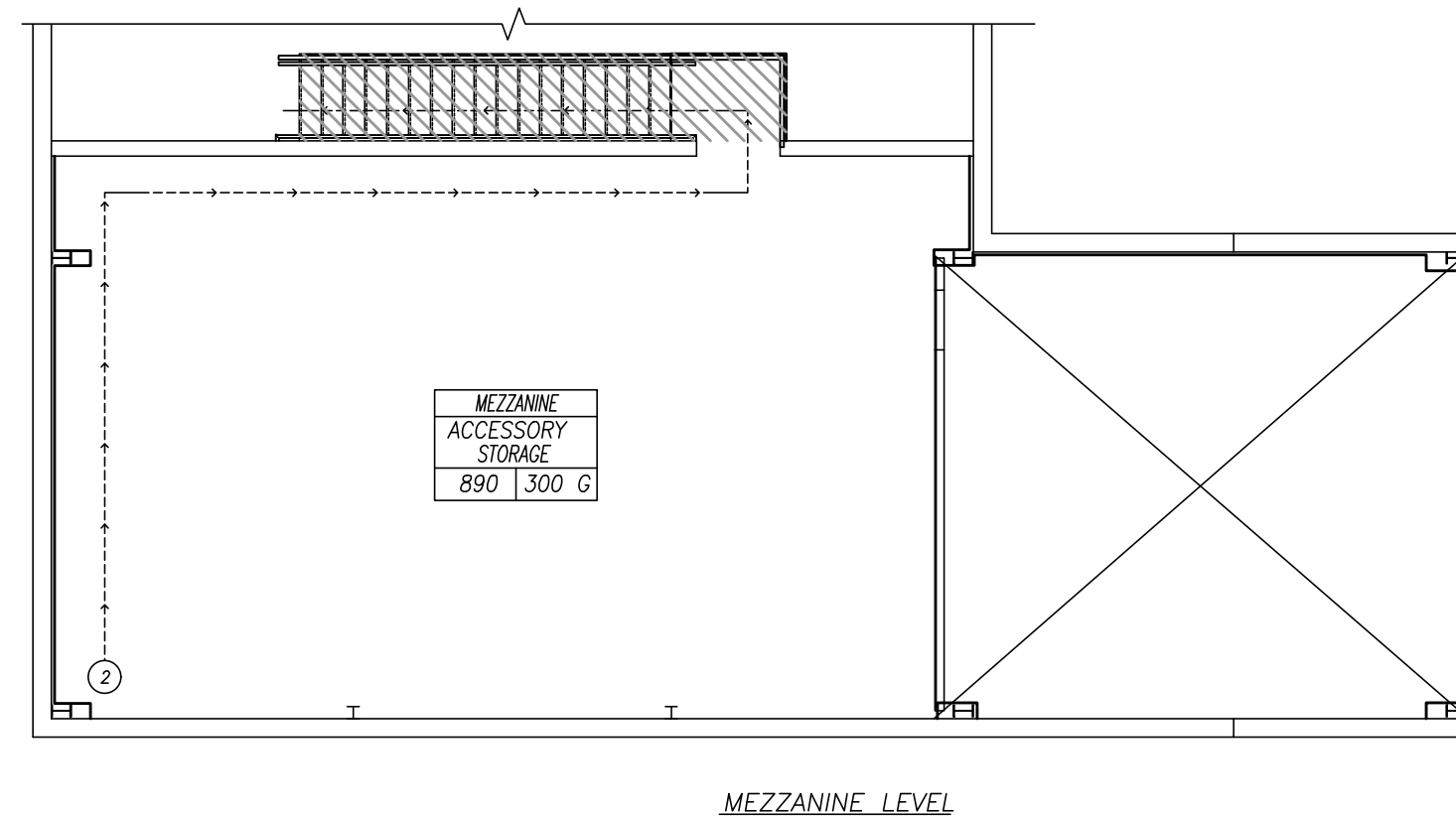
2. SEMI-EXTERIOR BUILDING ENVELOPE PER ASHRAE 90.1-2019 5.5.2

**SEMI-HEATED SPACE NOTES** (ASHRAE STANDARD 90.1-2019 3.2 DEFINITIONS - SPACE):

- HEATING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 8 BTU/hr\*F<sup>2</sup> (TABLE 3.2)
- COOLING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 3.4 BTU/hr\*F<sup>2</sup>

**NATURAL VENTILATION** (1202.5)

REQUIRED VENTILATION AREA 145SF \* .08 = 11.65F < 25SF MIN. (e.g. OFFICE)  
PROVIDED VENTILATION AREA 3FT \* 7FT DOOR = 21SF  
PROVIDE A SINGLE DOOR AT EACH SPACE PLUS A MINIMUM OF 4SF ADDITIONAL NATURAL VENTILATION AREA.



**EGRESS PLAN**  
SCALE: 1/8"=1'-0"

**STATEMENT OF SPECIAL INSPECTION**  
TABLE 1705.3  
REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION

TYPE	CONT.	PERIODIC	REFERENCED STANDARD
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.		X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3
3. INSPECT ANCHORS CAST IN CONCRETE.		X	ACI 318: 17.8.2
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X	ACI 318: 17.8.2
5. VERIFY USE OF REQUIRED DESIGN MIX.		X	ACI 318: Ch. 19, 26.4.3, 26.4.4
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C172 ASTM C31 ACI 318: 26.5, 26.12
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 26.5.3-26.5.5
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.1.2(b)

TABLE 1705.6  
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

VERIFICATION & INSPECTION	CONT.	PERIODIC
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.		X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.		X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.		X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.		X

TABLE 1705.2 - AS REQUIRED BY METAL BUILDING MANUFACTURER.

Z:\2020\20-004 OPS BLDG\INSTRUMENT\20-004 STRUC PLAN\BLDG.dwg 6/1/2023 9:14 AM JDBA

# GENERAL CONSTRUCTION NOTES

- ALL MATERIALS AND WORKMANSHIP OF ITEMS TO BE MAINTAINED BY THE CITY OF COBURG WITHIN PUBLIC EASEMENTS OR STREET RIGHT-OF-WAYS SHALL MEET CURRENT CITY OF COBURG PUBLIC WORKS SPECIFICATIONS AND OREGON DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS. ALL MATERIALS AND WORKMANSHIP OF IMPROVEMENTS THAT WILL BE PRIVATELY OWNED AND MAINTAINED WILL BE BOUND BY THE CURRENT REQUIREMENTS OF THE STATE OF OREGON AMENDMENTS TO THE UNIFORM PLUMBING CODE CURRENT EDITION, OR CITY OF COBURG BUILDING DIVISION REQUIREMENTS.
- ALL WORK SHALL MEET THE SPECIFICATIONS AS LINED OUT IN SECTION 700 OF THE PROJECT MANUAL.
- CONTRACTOR SHALL PROCURE, AND CONFORM TO ALL CONSTRUCTION PERMITS REQUIRED BY THE CITY OF COBURG.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 800-332-2334 or 811).
- CONTRACTOR TO NOTIFY CITY AND ALL UTILITY COMPANIES A MINIMUM OF 48 BUSINESS HOURS (2 BUSINESS DAYS) PRIOR TO START OF CONSTRUCTION, AND COMPLY WITH ALL OTHER NOTIFICATION REQUIREMENTS OF AGENCIES WITH JURISDICTION OVER THE WORK.
- CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION. WHERE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION, THE CONTRACTOR SHALL SUBMIT A SUITABLE MAINTENANCE BOND PRIOR TO FINAL PAYMENT.
- ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHT-OF-WAY OR EASEMENTS SHALL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION, INCLUDING BUT NOT LIMITED TO THE CITY, COUNTY, OREGON HEALTH DIVISION (OHD) AND THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
- UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR, CONSTRUCTION OF ALL PUBLIC FACILITIES SHALL BE DONE BETWEEN 7:00 A.M. AND 6:00 P.M., MONDAY THROUGH SATURDAY.
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DRAWINGS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET APPLICABLE AGENCY REQUIREMENTS AND PROVIDE A COMPLETED PROJECT.
- ANY INSPECTION BY THE CITY OR OTHER AGENCIES SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN STRICT COMPLIANCE WITH THE CONTRACT DOCUMENTS, APPLICABLE CODES, AND AGENCY REQUIREMENTS.
- CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF APPROVED DRAWINGS ON THE CONSTRUCTION SITE AT ALL TIMES WHEREON HE WILL RECORD ALL APPROVED DEVIATIONS IN CONSTRUCTION FROM THE APPROVED DRAWINGS, AS WELL AS THE STATION LOCATIONS AND DEPTHS OF ALL EXISTING UTILITIES ENCOUNTERED. THESE FIELD RECORD DRAWINGS SHALL BE KEPT UP TO DATE AT ALL TIMES AND SHALL BE AVAILABLE FOR INSPECTION BY THE CITY OR DESIGN ENGINEER'S REPRESENTATIVE UPON REQUEST. FAILURE TO CONFORM TO THIS REQUIREMENT MAY RESULT IN DELAY IN PAYMENT AND/OR FINAL ACCEPTANCE OF THE PROJECT.
- UPON COMPLETION OF CONSTRUCTION OF ALL NEW FACILITIES, CONTRACTOR SHALL SUBMIT A CLEAN SET OF FIELD RECORD DRAWINGS CONTAINING ALL AS-BUILT INFORMATION TO THE ENGINEER. ALL INFORMATION SHOWN ON THE CONTRACTOR'S FIELD RECORD DRAWINGS SHALL BE SUBJECT TO VERIFICATION. IF SIGNIFICANT ERRORS OR DEVIATIONS ARE NOTED, AN AS-BUILT SURVEY PREPARED AND STAMPED BY A REGISTERED PROFESSIONAL LAND SURVEYOR SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS NEEDED DURING CONSTRUCTION WITH A MINIMUM EROSION CONTROL OF INLET PROTECTION. THE CONTRACTOR SHALL CONSULT WITH THE CITY FOR ADDITIONAL EROSION CONTROL MEASURES IN EXTREMELY WET WEATHER CONDITIONS.
- THE CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A REGISTERED CIVIL ENGINEER AND/OR LAND SURVEYOR LICENSED IN THE STATE OF OREGON TO ESTABLISH CONSTRUCTION CONTROL AND PERFORM INITIAL CONSTRUCTION SURVEYS TO ESTABLISH THE LINES AND GRADES OF IMPROVEMENTS AS INDICATED ON THE DRAWINGS. STAKING FOR BUILDINGS, STRUCTURES, CURBS, GRAVITY DRAINAGE PIPES/STRUCTURES AND OTHER CRITICAL IMPROVEMENTS SHALL BE COMPLETED USING EQUIPMENT ACCURATE TO 0.04 FEET HORIZONTALLY AND 0.02 FEET VERTICALLY, OR BETTER. USE OF GPS EQUIPMENT FOR CONSTRUCTION STAKING OF THESE IMPROVEMENTS IS PROHIBITED. THE REGISTERED PROFESSIONAL SURVEYOR SHALL PROVIDE THE DESIGN ENGINEER WITH COPIES OF ALL GRADE SHEETS FOR CONSTRUCTION STAKING PERFORMED FOR THE PROJECT.
- CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS, TRAFFIC CONES PER CITY OF COBURG REQUIREMENTS IN ACCORDANCE WITH THE MUTCD (INCLUDING OREGON AMENDMENTS). ACCESS TO DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY. PRIOR TO ANY WORK IN THE EXISTING PUBLIC RIGHT-OF-WAY, CONTRACTOR SHALL SUBMIT FINAL TRAFFIC CONTROL PLAN TO THE CITY FOR REVIEW AND ISSUANCE OF A LANE CLOSURE OR WORK IN RIGHT-OF-WAY PERMIT.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS ARISING FROM UNINSPECTED WORK.
- UNLESS OTHERWISE SPECIFIED, THE ATTACHED "REQUIRED TESTING AND FREQUENCY" TABLE OUTLINES THE MINIMUM TESTING SCHEDULE FOR THE PROJECT. THIS TESTING SCHEDULE IS NOT COMPLETE, AND DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS OR OBSERVATIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT. COST FOR RETESTING SHALL BE BORNE BY THE CONTRACTOR.
- THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

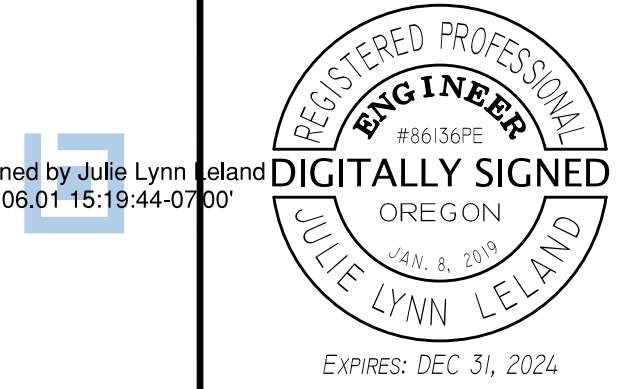
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MARKING ALL EXISTING SURVEY MONUMENTS OF RECORD (INCLUDING BUT NOT LIMITED TO PROPERTY AND STREET MONUMENTS) PRIOR TO CONSTRUCTION. IF ANY SURVEY MONUMENTS ARE REMOVED, DISTURBED OR DESTROYED DURING CONSTRUCTION OF THE PROJECT, THE CONTRACTOR SHALL RETAIN AND PAY FOR THE SERVICES OF A REGISTERED PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF OREGON TO REFERENCE AND REPLACE ALL SUCH MONUMENTS PRIOR TO FINAL PAYMENT. THE MONUMENTS SHALL BE REPLACED WITHIN A MAXIMUM OF 90 DAYS, AND THE COUNTY SURVEYOR SHALL BE NOTIFIED IN WRITING AS REQUIRED BY PER ORS 209.150.
- CONTRACTOR SHALL FIELD VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHERE NEW FACILITIES CROSS. ALL UTILITY CROSSINGS MARKED OR SHOWN ON THE DRAWINGS SHALL BE POTHOLED USING HAND TOOLS OR OTHER NON BORING METHODS. PRIOR TO EXCAVATING, CONTRACTOR SHALL BE RESPONSIBLE FOR EXPOSING POTENTIAL UTILITY CONFLICTS FAR ENOUGH AHEAD OF CONSTRUCTION TO MAKE NECESSARY GRADE OR ALIGNMENT MODIFICATIONS WITHOUT DELAYING THE WORK. IF GRADE OR ALIGNMENT MODIFICATION IS NECESSARY, CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, AND THE DESIGN ENGINEER OR THE OWNER'S REPRESENTATIVE SHALL OBTAIN APPROVAL FROM THE CITY PRIOR TO CONSTRUCTION.
- ALL FACILITIES SHALL BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. CONTRACTOR TO LEAVE EXISTING FACILITIES IN AN EQUAL OR BETTER-THAN-ORIGINAL CONDITION AND TO THE SATISFACTION OF THE CITY AND THE DESIGN ENGINEER.
- UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK. THE CONTRACTOR SHALL PLUG THE REMAINING EXPOSED ENDS OF ABANDONED UTILITIES.
- CONTRACTOR SHALL REMOVE ALL EXISTING SIGNS, MAILBOXES, FENCES, LANDSCAPING, ETC., AS REQUIRED TO AVOID DAMAGE DURING CONSTRUCTION AND REPLACE THEM TO EXISTING OR BETTER CONDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MANAGING CONSTRUCTION ACTIVITIES TO ENSURE THAT PUBLIC STREETS AND RIGHT-OF-WAYS ARE KEPT CLEAN OF MUD, AND DUST OR DEBRIS. DUST ABATEMENT SHALL BE MAINTAINED BY ADEQUATE WATERING OF THE SITE BY THE CONTRACTOR.
- FINISH PAVEMENT GRADES AT TRANSITION TO EXISTING PAVEMENT SHALL MATCH EXISTING PAVEMENT GRADES OR BE FEATHERED PAST JOINTS WITH PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENT BOXES, GAS VALVES, WATER VALVES AND SIMILAR STRUCTURES SHALL BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA OR MEDIAN STRIP WHEREIN THEY LIE. VERIFY THAT ALL VALVE BOXES AND RISERS ARE CLEAN AND CENTERED OVER THE OPERATING NUT.
- CONTRACTOR SHALL SEED AND MULCH (UNIFORMLY BY HAND OR HYDROSEED) EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED, INCLUDING TRENCH RESTORATION AREAS. IF THE CONTRACTOR FAILS TO APPLY SEED AND MULCH IN A TIMELY MANNER DURING PERIODS FAVORABLE FOR GERMINATION, OR IF THE SEEDED AREAS FAIL TO GERMINATE, THE OWNER REPRESENTATIVE MAY (AT HIS DISCRETION) REQUIRE THE CONTRACTOR TO INSTALL SOD TO COVER SUCH DISTURBED AREAS.
- ALL TAPPING OF EXISTING MUNICIPAL SANITARY SEWER, STORM DRAIN MAINS, AND MANHOLES MUST BE DONE BY CONTRACTOR FORCES.
- THE CONTRACTOR SHALL HAVE APPROPRIATE EQUIPMENT ON SITE TO PRODUCE A FIRM, SMOOTH, UNDISTURBED SUBGRADE AT THE TRENCH BOTTOM, TRUE TO GRADE. THE BOTTOM OF THE TRENCH EXCAVATION SHALL BE SMOOTH, FREE OF LOOSE MATERIALS OR TOOTH GROOVES FOR THE ENTIRE WIDTH OF THE TRENCH PRIOR TO PLACING THE GRANULAR BEDDING MATERIAL.
- ALL PIPES SHALL BE BEDDED WITH MINIMUM 6-INCHES OF 3/4"-0 CRUSHED ROCK BEDDING AND BACKFILLED WITH COMPACTED 3/4"-0 CRUSHED ROCK IN THE PIPE ZONE (CRUSHED ROCK SHALL EXTEND A MINIMUM OF 12-INCHES OVER THE TOP OF THE PIPE IN ALL CASES). CRUSHED ROCK OR CDF TRENCH BACKFILL SHALL BE USED UNDER ALL IMPROVED AREAS, INCLUDING PAVEMENT, SIDEWALKS, FOUNDATION SLABS, BUILDINGS, ETC. IN ACCORDANCE WITH THE PLANS & SPECIFICATIONS. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED TO 95% IN ROADWAYS AND 92% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR) OUTSIDE OF ROADWAYS.
- GRANULAR TRENCH BEDDING AND BACKFILL SHALL CONFORM TO THE REQUIREMENTS OF OSSC (ODOT/APIWA) 02630.10 (DENSE GRADED BASE AGGREGATE), 3/4"-0. UNLESS OTHERWISE SHOWN ON THE DRAWINGS, COMPACT GRANULAR BACKFILL TO 95% IN ROADWAYS AND 92% OF THE MAXIMUM DRY DENSITY PER AASHTO T-180 TEST METHOD (MODIFIED PROCTOR) OUTSIDE OF ROADWAYS.
- ALL PIPED UTILITIES ABANDONED IN PLACE SHALL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
- THE END OF ALL UTILITY SERVICE LINES SHALL BE MARKED WITH A 2-X-4 PAINTED WHITE AND WIRED TO PIPE STUB. THE PIPE DEPTH SHALL BE WRITTEN ON THE POST IN 2" BLOCK LETTERS.
- ALL NON-METALLIC WATER, SANITARY AND STORM SEWER PIPING SHALL HAVE AN ELECTRICALLY CONDUCTIVE INSULATED 12 GAUGE, SOLID STRAND COPPER TRACER WIRE THE FULL LENGTH OF THE INSTALLED PIPE USING BLUE WIRE FOR WATER AND GREEN WIRE FOR STORM AND SANITARY PIPING. TRACER WIRE SHALL BE EXTENDED UP INTO ALL VALVE BOXES, CATCH BASINS, MANHOLES AND LATERAL CLEANOUT BOXES. TRACER WIRE PENETRATIONS INTO MANHOLES SHALL BE WITHIN 18 INCHES OF THE RIM ELEVATION AND ADJACENT TO MANHOLE STEPS. THE TRACER WIRE SHALL BE TIED TO THE TOP MANHOLE STEP OR OTHERWISE SUPPORTED TO ALLOW RETRIEVAL FROM THE OUTSIDE OF THE MANHOLE.
- NO TRENCHES IN SIDEWALKS, ROADS, OR DRIVEWAYS SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. ALL SUCH TRENCHES SHALL BE CLOSED BEFORE THE END OF EACH WORKDAY AND NORMAL TRAFFIC AND PEDESTRIAN FLOWS RESTORED.
- CITY FORCES TO OPERATE ALL VALVES, INCLUDING FIRE HYDRANTS, ON EXISTING PUBLIC MAINS.
- ALL SANITARY SEWER MAINS SHALL BE D3034 SDR35 PVC. ALL FITTINGS 4-INCHES THROUGH 24-INCHES IN DIAMETER SHALL BE PER MANUFACTURERS RECOMMENDATIONS IN CONFORMANCE WITH ODOT STANDARD SPECIFICATIONS SECTION 00445.43.
- THRUST RESTRAINT SHALL BE PROVIDED ON ALL BENDS, TEES AND OTHER DIRECTION CHANGES PER

LOCAL JURISDICTION REQUIREMENTS AND AS SPECIFIED OR SHOWN ON THE DRAWINGS. UNLESS OTHERWISE SHOWN OR APPROVED BY THE ENGINEER.

- CONTRACTOR SHALL REIMBURSE CITY FOR COSTS REQUIRED TO FLUSH, TEST AND DISINFECT WATERLINES PER PUBLIC AGENCY REQUIREMENTS.
- WHERE THE WATER LINE CROSSES OVER THE SEWER LINE BUT WITH A CLEARANCE OF LESS THAN 18-INCHES VERTICAL SEPARATION, IF THE WATER SUPPLIER DETERMINES THAT THE CONDITIONS ARE NOT FAVORABLE, THE SEWER LINE SHALL BE REPLACED WITH A FULL LENGTH OF PIPE CENTERED AT THE CROSSING POINT, OF PVC PRESSURE PIPE, HIGH DENSITY PE PIPE, DUCTILE-IRON CLASS 50, OR OTHER ACCEPTABLE PIPE; OR THE SEWER SHALL BE ENCASED IN A REINFORCED CONCRETE JACKET FOR A DISTANCE OF 10 FEET ON BOTH SIDES OF THE CROSSING IN ACCORDANCE WITH OAR 333-061-0050 AND LOCAL JURISDICTION REQUIREMENTS.
- CONTRACTOR TO PROVIDE TESTING OF SANITARY SEWER PIPE AND APPURTENANCES FOR LEAKAGE IN ACCORDANCE WITH TESTING SCHEDULE HEREIN OR THE CITY'S CONSTRUCTION STANDARDS, WHICHEVER ARE MORE STRINGENT. SANITARY SEWER PIPE AND APPURTENANCES SHALL BE TESTED FOR LEAKAGE.
- CONTRACTOR SHALL NOTIFY AND COORDINATE WITH FRANCHISE UTILITIES FOR REMOVAL OR RELOCATION OF POWER POLES, VAULTS, PEDESTALS, MANHOLES, ETC. TO AVOID CONFLICT WITH CITY UTILITY STRUCTURES, FIRE HYDRANTS, METERS, SEWER OR STORM LATERALS, ETC.
- ANY ABRUPT EDGE GREATER THAN 2 INCHES IN DEPTH, CLOSER THAN 4 FEET FROM AN ACTIVE TRAFFIC LANE, AND HAVING A DURATION OF EXPOSURE LONGER THAN 72 HOURS SHALL BE REQUIRED TO FOLLOW THE "TYPICAL ABRUPT EDGE SIGNING DETAIL" ON ODOT STANDARD DRAWING TM800 ON SHEET C502.
- WHEN CONSTRUCTION ACTIVITIES BLOCK OR INTERFERE WITH THE NORMAL PEDESTRIAN ROUTING, PROVIDE SAFE PASSAGE FOR PEDESTRIANS THROUGH THE CONSTRUCTION AREA UTILIZING ODOT STANDARD DRAWING TM840 ON SHEET C502 AND THE REQUIREMENTS OF THE CURRENT EDITION OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION (BLUE BOOK). REFER TO SUBSECTION 00220.02.

REQUIRED TESTING AND FREQUENCY TABLE		PARTY RESPONSIBLE FOR PAYMENT	
		CONTRACTOR	
STREETS, PARKING LOTS, PADS, FILLS, ETC			
ASPHALT	1 TEST/6,000 S.F./LIFT (4 MIN.)	X	SEE NOTE 2
PIPED UTILITIES, ALL			
TRENCH BACKFILL	1 TEST/200 FOOT TRENCH/LIFT (4 MIN.)	X	SEE NOTE 2
TRENCH AC RESTORATION	1 TEST/300 FOOT OF TRENCH (4 MIN.)	X	SEE NOTE 2
STORM SEWER (GRAVITY)			
PIPE	-AIR OR HYDROSTATIC PER ODOT REQUIREMENTS. -DEFLECTION TESTING PER ODOT REQUIREMENTS. -VIDEO INSPECTION PER ODOT REQUIREMENTS.	X	SEE NOTE 2
CONCRETE			
	SLUMP, AIR & CYLINDERS FOR ALL STRUCTURES CURBS, SIDEWALKS AND PCC PAVEMENTS. UNLESS OTHERWISE SPECIFIED, ONE SET OF CYLINDERS PER 100 CUBIC YARDS (OR PORTION THEREOF) OF CONCRETE POURED PER DAY. SLUMP & AIR TESTS REQUIRED ON SAME LOAD AS CYLINDERS.	X	SEE NOTE 2
NOTE 1:	"OTHERS" REFERS TO CITY'S AUTHORIZED REPRESENTATIVE OF APPROVING AGENCY AS APPLICABLE. CONTRACTOR RESPONSIBLE FOR SCHEDULING TESTING. ALL TESTING MUST BE COMPLETED PRIOR TO PERFORMING SUBSEQUENT WORK.		
NOTE 2:	TESTING MUST BE PERFORMED BY AN APPROVED INDEPENDENT TESTING LABORATORY OR CITY.		
NOTE 3:	IN ADDITION TO IN-PLACE DENSITY TESTING, THE SUBGRADE AND BASE ROCK SHALL BE PROOF ROLLED WITH A LOADED 10 YARD DUMP TRUCK PROVIDED BY THE CONTRACTOR. BASEROCK PROOFROLL SHALL TAKE PLACE IMMEDIATELY PRIOR TO (WITHIN 24 HOURS OF) PAVING, AND SHALL BE WITNESSED BY THE CITY'S AUTHORIZED REPRESENTATIVE OR APPROVING AGENCY. LOCATION AND PATTERN OF PROOFROLL TO BE DIRECTED BY SAID CITY'S REPRESENTATIVE OR APPROVING AGENCY.		
NOTE 4:	TO BE WITNESSED BY THE CITY'S REPRESENTATIVE OR APPROVING AGENCY. THE CONTRACTOR SHALL PERFORM PRE-TESTS PRIOR TO SCHEDULING WATERLINE OR SANITARY SEWER PRESSURE TESTS, OR PIPELINE MANDREL TEST.		
NOTE 5:	TO BE PERFORMED BY CITY OF COTTAGE GROVE. NOTIFY CITY OF COTTAGE GROVE PUBLIC WORKS FIVE (5) BUSINESS DAYS PRIOR TO REQUIRED TESTING.		

Digitally signed by Julie Lynn Leland  
Date: 2023.06.01 15:19:44-0700



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project title:

**CITY OF COBURG OPERATIONS  
BUILDING AND OPERATIONS  
STORAGE BUILDING**  
91611 N. COBURG RD.  
COBURG, OR

revisions:  
date: JUNE 1, 2023  
drawn by: AP  
designer: JLL  
project no: 20-004J

**GENERAL  
CONSTRUCTION  
NOTES**

sheet:  
**C001**



project title:

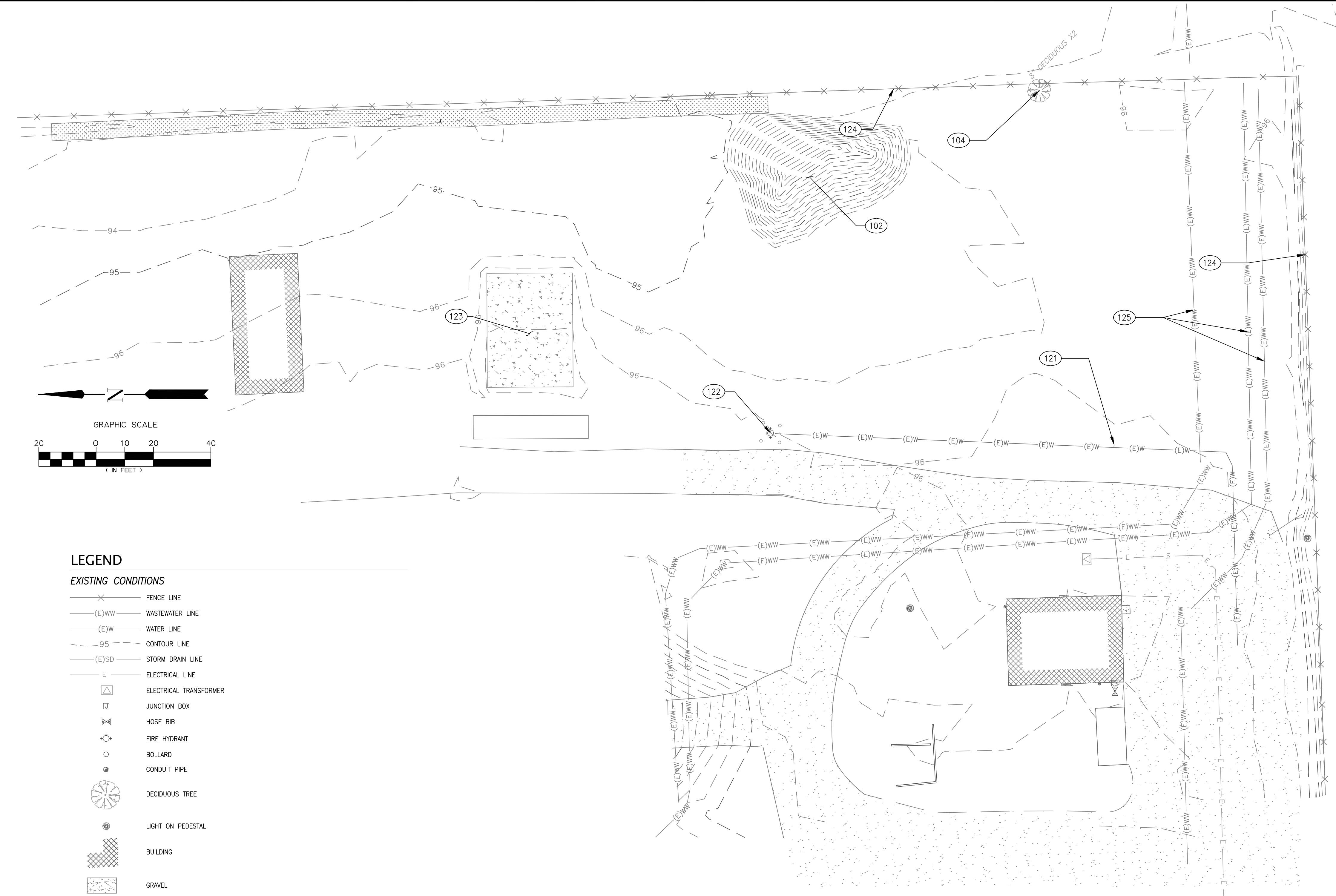
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**EXISTING  
CONDITIONS  
& DEMO. PLAN**

sheet:  
**C100**

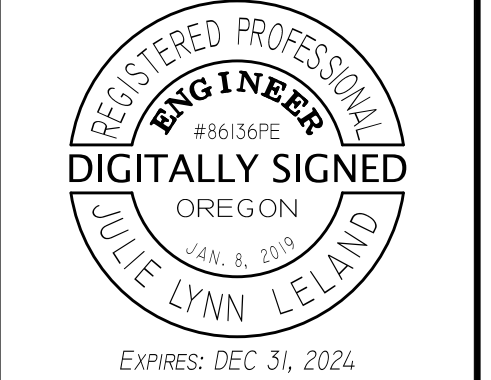


**LEGEND**

- EXISTING CONDITIONS**
- x— FENCE LINE
  - (E)WW— WASTEWATER LINE
  - (E)W— WATER LINE
  - - - 95 - - - CONTOUR LINE
  - (E)SD— STORM DRAIN LINE
  - E— ELECTRICAL LINE
  - △ ELECTRICAL TRANSFORMER
  - JUNCTION BOX
  - ⊗ HOSE BIB
  - ⊙ FIRE HYDRANT
  - BOLLARD
  - CONDUIT PIPE
  - ⊙ DECIDUOUS TREE
  - ⊙ LIGHT ON PEDESTAL
  - ▨ BUILDING
  - ▨ GRAVEL
  - CONCRETE

**CONSTRUCTION NOTES**

- 102 EXISTING MOUND TO BE REMOVED BY OWNER.
- 104 EXISTING TREE TO BE REMOVED BY OWNER.
- 121 PROTECT EXISTING WATER LINE AND STUB OUT FOR PROPOSED CONNECTION POINT.
- 122 PROTECT EXISTING HYDRANT. HYDRANT WILL BE ADJUSTED BY OWNER AS NECESSARY AFTER PROJECT COMPLETION.
- 123 PROTECT EXISTING CONCRETE PAD.
- 124 PROTECT EXISTING FENCE.
- 125 PROTECT EXISTING UTILITY.



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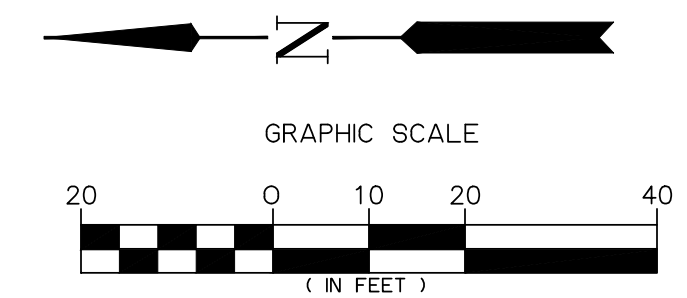
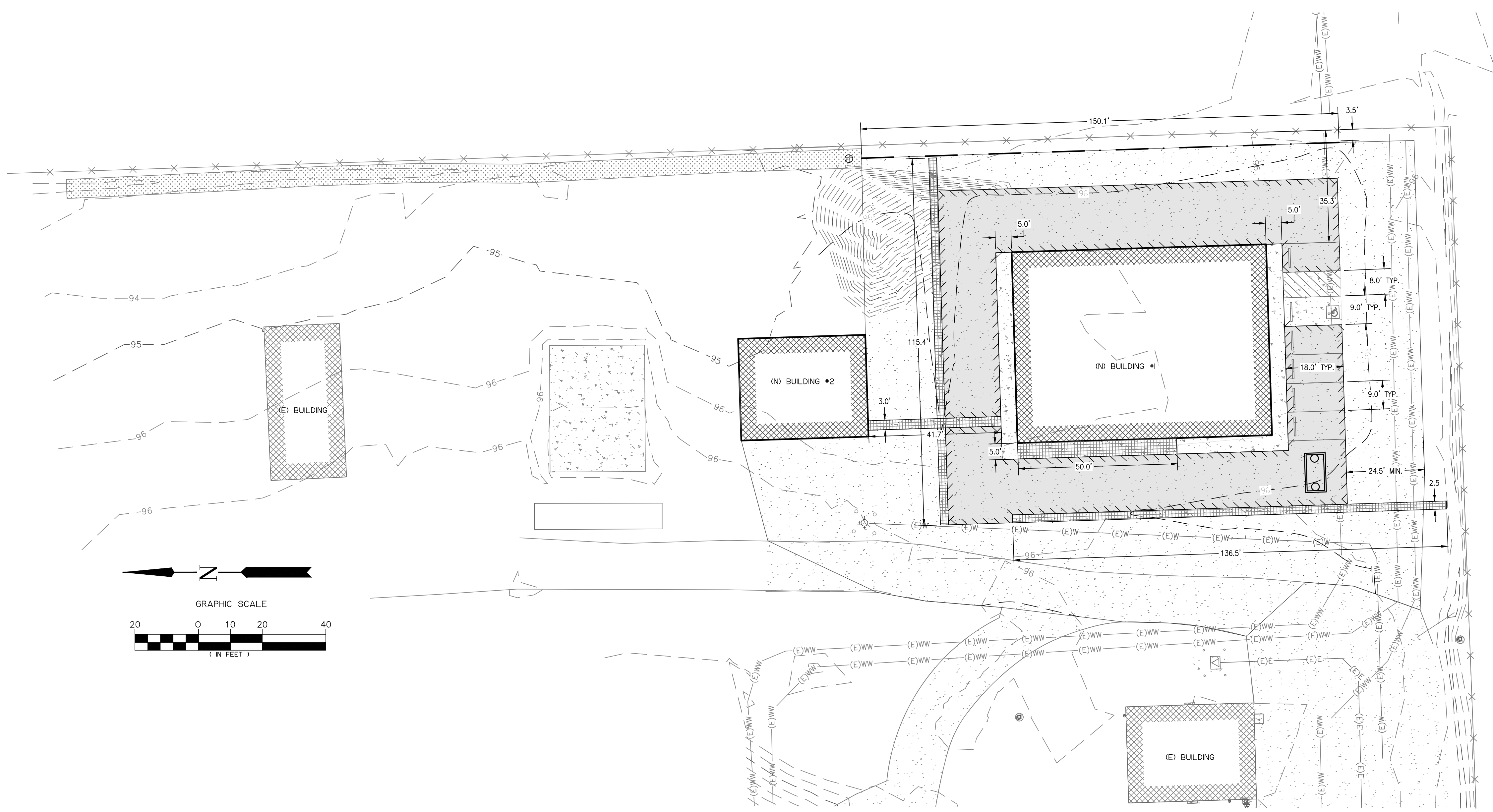
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**SITE PLAN  
BUILDING #1**

sheet:  
**C101**



**TABULATION OF COVERAGE**

TABULATION OF COVERAGE ONLY INCLUDES THE LIMITS OF DISTURBANCE.

DEVELOPMENT SITE	
TAX MAP 16-03-28-00, TAX LOT 200	
TOTAL SITE AREA	51.38 AC
LIMITS OF DISTURBANCE	0.64 AC
EXISTING CONDITIONS	
IMPERVIOUS AREA	0 AC
PARKING/WALKS BUILDING	0 AC
PERVIOUS AREA	0.64 AC
PROPOSED CONDITIONS	
IMPERVIOUS AREA	0.38 AC
PARKING/WALKS BUILDING	0.11 AC
PERVIOUS AREA	0.15 AC
INCREASE IN IMPERVIOUS AREA	0.49 AC

**PARKING REQUIREMENTS**

CDC ARTICLE VIII-B. PARKING REGULATION: 1 SPACE FOR EVERY 500 SF OF FLOOR AREA OF OFFICE BUILDINGS, BUSINESSES, AND PROFESSIONAL OFFICES.  
CDC ARTICLE VIII-B. PARKING REGULATION: 1 SPACE FOR EVERY 1000 SF OF FLOOR AREA OF RETAIL ESTABLISHMENTS (STORAGE).

**PARKING TABULATION**

PROPOSED BUILDING FLOOR AREA	
1,239 SF OF OFFICE FLOOR AREA	
2,122 SF BAY AREA (i.e. STORAGE)	
893 SF MEZZANINE ACCESSORY STORAGE	
1,231 SF EXTERIOR, COVERED PARKING	
1,239 SF/500 SF = 2,478 SPACES	
3,015 SF/1,000 SF = 3,015 SPACES	
= 5,493 SPACES	
MINIMUM REQUIRED PARKING	5.0 SPACES
PROVIDED PARKING SPACES	5 SPACES (1 ADA, 4 STANDARD)

**LEGEND**

EXISTING CONDITIONS	PROPOSED CONDITIONS
—X— FENCE LINE	—SD— STORMWATER PIPE
—(E)WW— WASTEWATER LINE	—WW— WASTEWATER PIPE
—(E)W— WATER LINE	—E— ELECTRICAL LINE
—95— CONTOUR LINE	—//— ASPHALT CONCRETE EDGE
—(E)SD— STORM DRAIN LINE	—//— CONCRETE EDGE
□ JUNCTION BOX	—//— FRENCH DRAIN
⊕ FIRE HYDRANT	—95— PROPOSED CONTOUR LINE
○ BOLLARD	□ WM WATER METER
● CONDUIT PIPE	▨ (N) BUILDING
⊙ DECIDUOUS TREE	⊙ RIPRAP
⊙ LIGHT ON PEDESTAL	▨ CONCRETE
▨ (E) BUILDING	▨ REINFORCED CONCRETE
▨ GRAVEL	▨ FRENCH DRAIN
□ CONCRETE	▨ SWALE
▨ SWALE	▨ GRAVEL
	→ DRAINAGE ARROW

**NOTES**

- LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF VISIBLE FACILITIES LOCATED ABOVE GROUND, AS BUILT DRAWINGS AND UTILITY LOCATE MARKS. NO CERTIFICATION IS MADE TO ACTUAL LOCATION OF UNDERGROUND UTILITIES.
- ALL DISTANCES SHOWN ARE IN FEET.
- BEARINGS BASED ON OREGON COORDINATE REFERENCE SYSTEM - EUGENE PROJECTION 2011
- THE HORIZONTAL AND VERTICAL DATUMS ARE ASSUMED.



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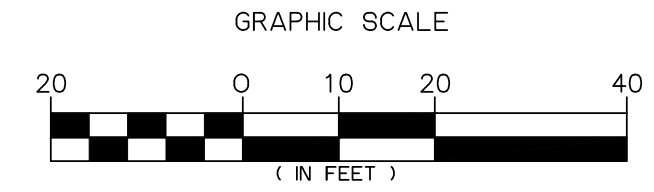
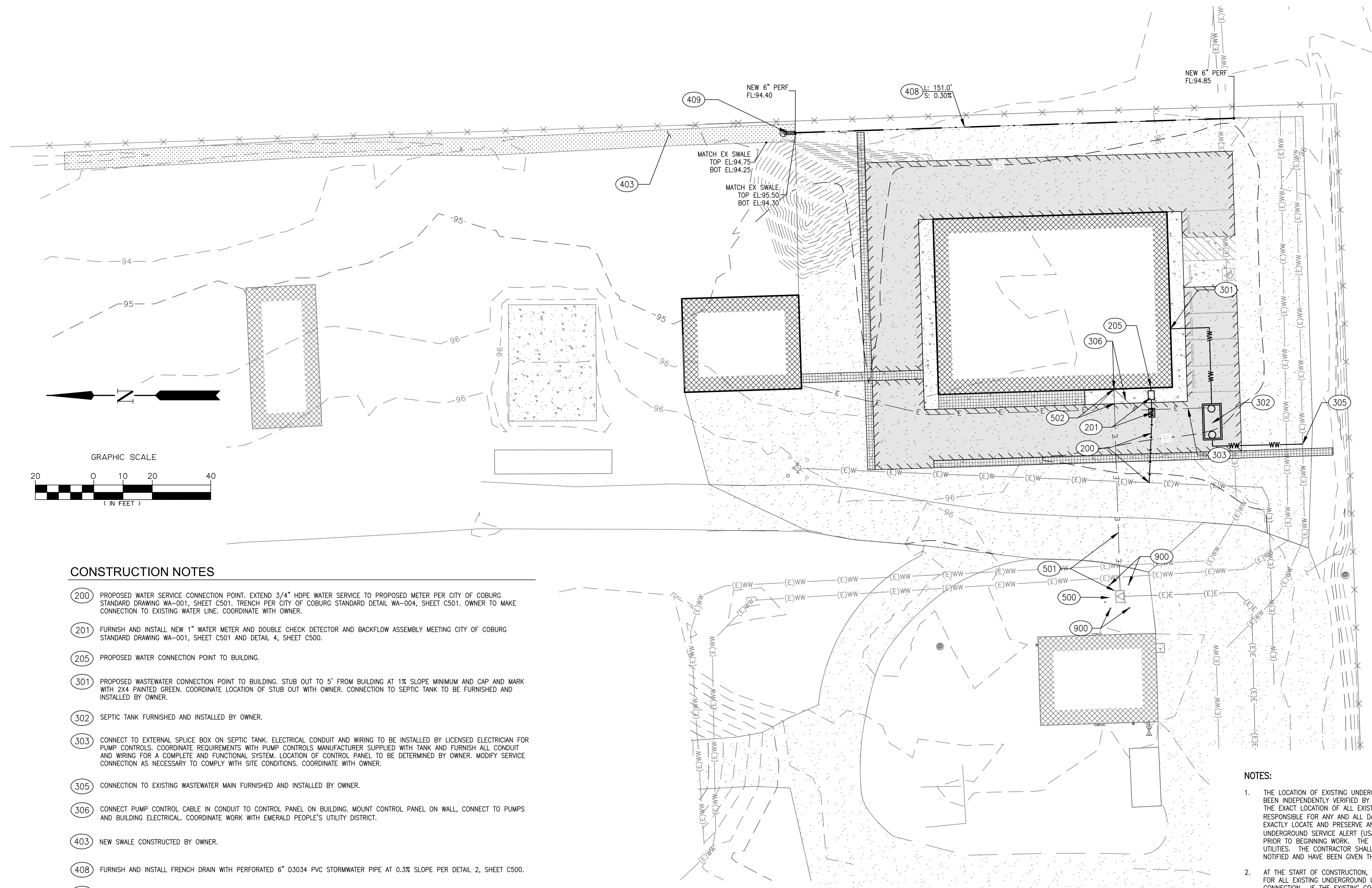
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**UTILITIES  
BUILDING #1**

sheet:  
**C102**

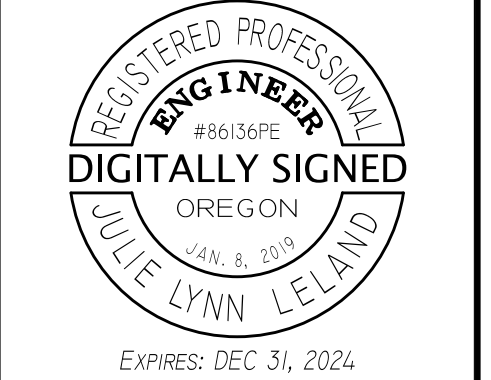


**CONSTRUCTION NOTES**

- (200) PROPOSED WATER SERVICE CONNECTION POINT. EXTEND 3/4" HDPE WATER SERVICE TO PROPOSED METER PER CITY OF COBURG STANDARD DRAWING WA-001, SHEET C501. TRENCH PER CITY OF COBURG STANDARD DETAIL WA-004, SHEET C501. OWNER TO MAKE CONNECTION TO EXISTING WATER LINE. COORDINATE WITH OWNER.
- (201) FURNISH AND INSTALL NEW 1" WATER METER AND DOUBLE CHECK DETECTOR AND BACKFLOW ASSEMBLY MEETING CITY OF COBURG STANDARD DRAWING WA-001, SHEET C501 AND DETAIL 4, SHEET C500.
- (205) PROPOSED WATER CONNECTION POINT TO BUILDING.
- (301) PROPOSED WASTEWATER CONNECTION POINT TO BUILDING. STUB OUT TO 5" FROM BUILDING AT 1% SLOPE MINIMUM AND CAP AND MARK WITH 2X4 PAINTED GREEN. COORDINATE LOCATION OF STUB OUT WITH OWNER. CONNECTION TO SEPTIC TANK TO BE FURNISHED AND INSTALLED BY OWNER.
- (302) SEPTIC TANK FURNISHED AND INSTALLED BY OWNER.
- (303) CONNECT TO EXTERNAL SPLICE BOX ON SEPTIC TANK. ELECTRICAL CONDUIT AND WIRING TO BE INSTALLED BY LICENSED ELECTRICIAN FOR PUMP CONTROLS. COORDINATE REQUIREMENTS WITH PUMP CONTROLS MANUFACTURER SUPPLIED WITH TANK AND FURNISH ALL CONDUIT AND WIRING FOR A COMPLETE AND FUNCTIONAL SYSTEM. LOCATION OF CONTROL PANEL TO BE DETERMINED BY OWNER. MODIFY SERVICE CONNECTION AS NECESSARY TO COMPLY WITH SITE CONDITIONS. COORDINATE WITH OWNER.
- (305) CONNECTION TO EXISTING WASTEWATER MAIN FURNISHED AND INSTALLED BY OWNER.
- (306) CONNECT PUMP CONTROL CABLE IN CONDUIT TO CONTROL PANEL ON BUILDING. MOUNT CONTROL PANEL ON WALL, CONNECT TO PUMPS AND BUILDING ELECTRICAL. COORDINATE WORK WITH EMERALD PEOPLE'S UTILITY DISTRICT.
- (403) NEW SWALE CONSTRUCTED BY OWNER.
- (408) FURNISH AND INSTALL FRENCH DRAIN WITH PERFORATED 6" D3034 PVC STORMWATER PIPE AT 0.3% SLOPE PER DETAIL 2, SHEET C500.
- (409) TERMINATE 6" PERFORATED D3034 PVC STORMWATER PIPE IN EXISTING SWALE PER DETAIL 3, SHEET C500.
- (500) PAD MOUNTED THREE-PHASE 400A ELECTRICAL TRANSFORMER FURNISHED AND INSTALLED BY OWNER.
- (501) FURNISH AND INSTALL TWO 3" DIA. ELECTRICAL CONDUITS. TERMINATE ELECTRICAL CONDUIT IN TRANSFORMER VAULT PER EMERALD PEOPLE'S UTILITY DISTRICT STANDARDS. TRENCH PER CITY OF COBURG STANDARD DETAIL WA-004, SHEET C501.
- (502) INSTALL NEW ELECTRICAL METER AND CONNECT TO TWO 3" DIA. ELECTRICAL CONDUITS. COORDINATE INSTALLATION AND INSPECTION WITH EMERALD PEOPLE'S UTILITY DISTRICT.
- (900) PROTECTIVE BOLLARD FURNISHED AND INSTALLED BY OWNER.

**NOTES:**

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TO INDICATE EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES AND THE CITY HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
2. AT THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES ON SITE, ACROSS THE SITE AND AT THE INDICATED POINTS OF CONNECTION. IF THE EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY BRANCH ENGINEERING, INC. IMMEDIATELY. THE CONTRACTOR SHALL VERIFY THAT THE NEW UTILITY SERVICE WILL MEET THE INDICATED PIPE SLOPES.
3. SITE PLUMBING SHALL CONFORM TO THE OREGON PLUMBING SPECIALTY CODE AND MANUFACTURER'S SPECIFICATIONS. NOT ALL WATER REDUCERS ARE CALLED OUT. CONTRACTOR SHALL INSTALL REDUCERS WHERE NEEDED TO MATCH WATER LINE SIZES AS NEEDED.
4. NOT ALL CLEANOUTS FOR STORM AND WASTE WATER ARE SHOWN. CONTRACTOR SHALL ENSURE CLEANOUTS ARE INSTALLED WHERE NECESSARY TO MEET THE 2021 OREGON PLUMBING SPECIALTY CODE SECTIONS 707, 719, AND 1107.12. COORDINATE QUESTIONS AND INSPECTIONS WITH THE CITY AND PROJECT ENGINEER AS NECESSARY.
5. ALL PRIVATE FIRE LINES SHALL MEET THE 2022 OREGON FIRE CODE AS WELL AS NFPA 24.



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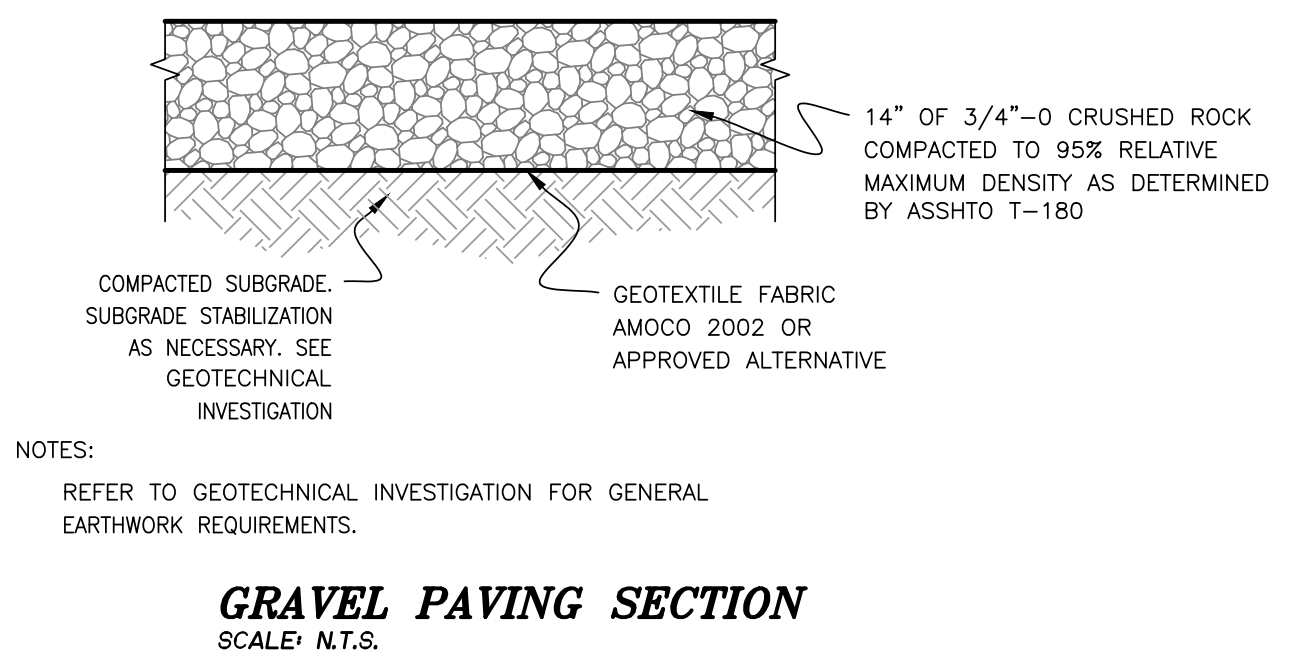
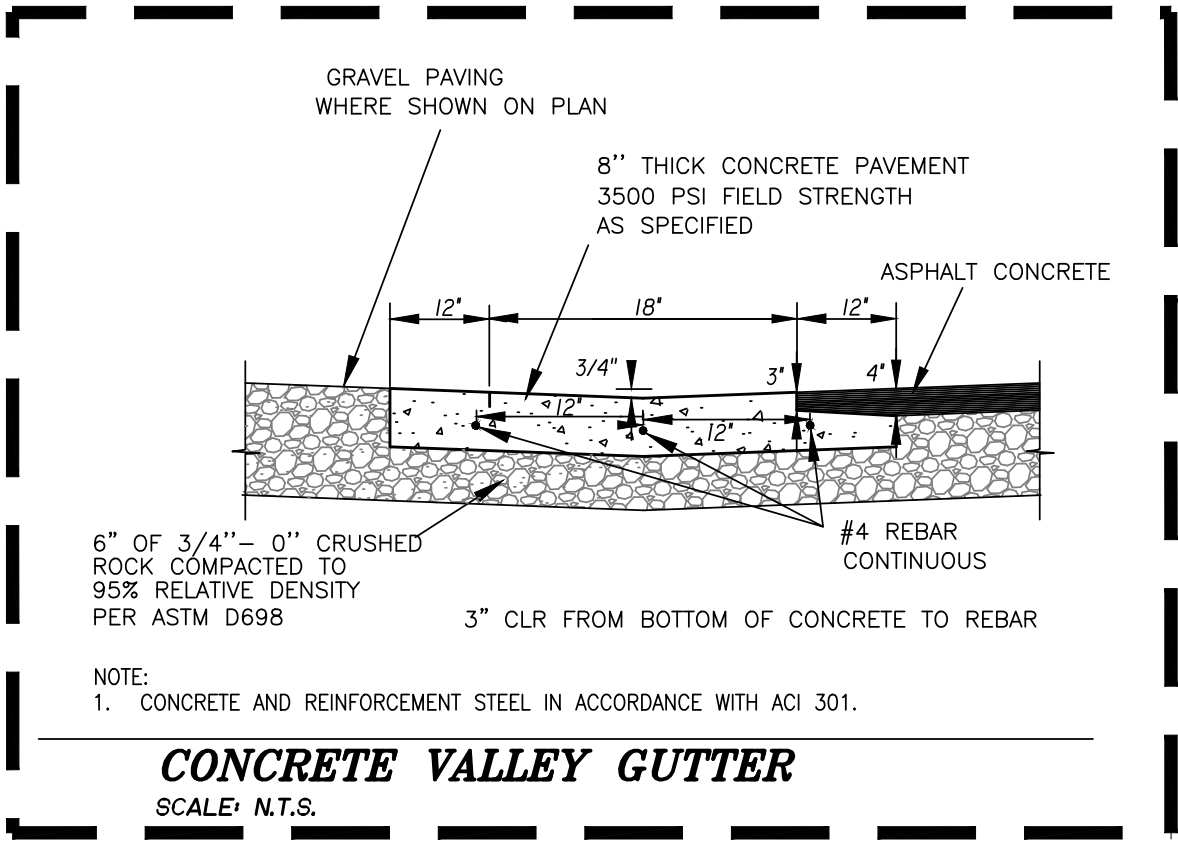
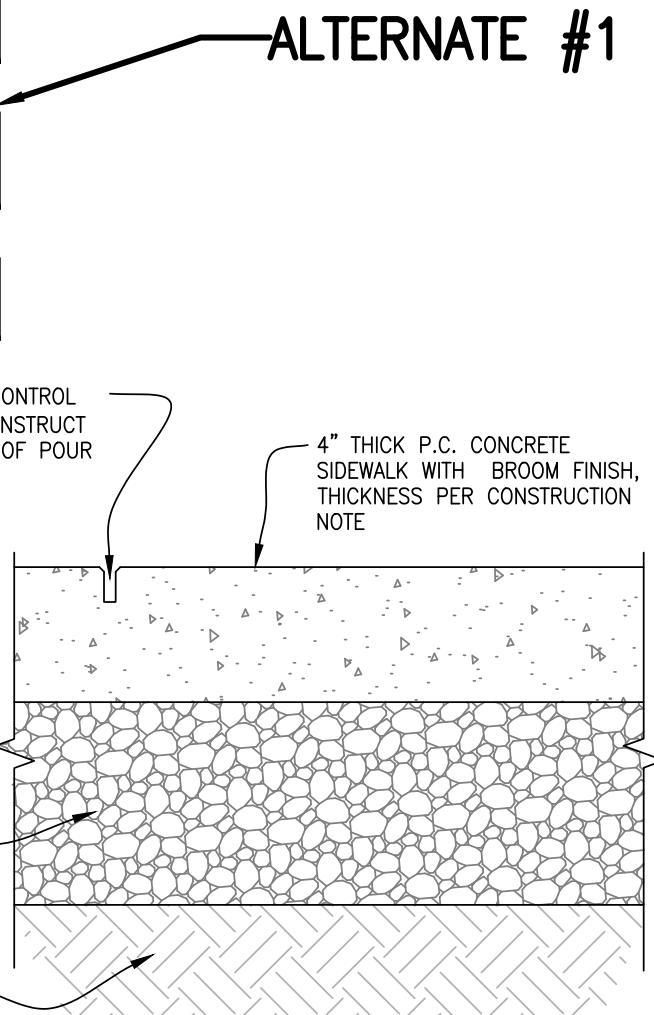
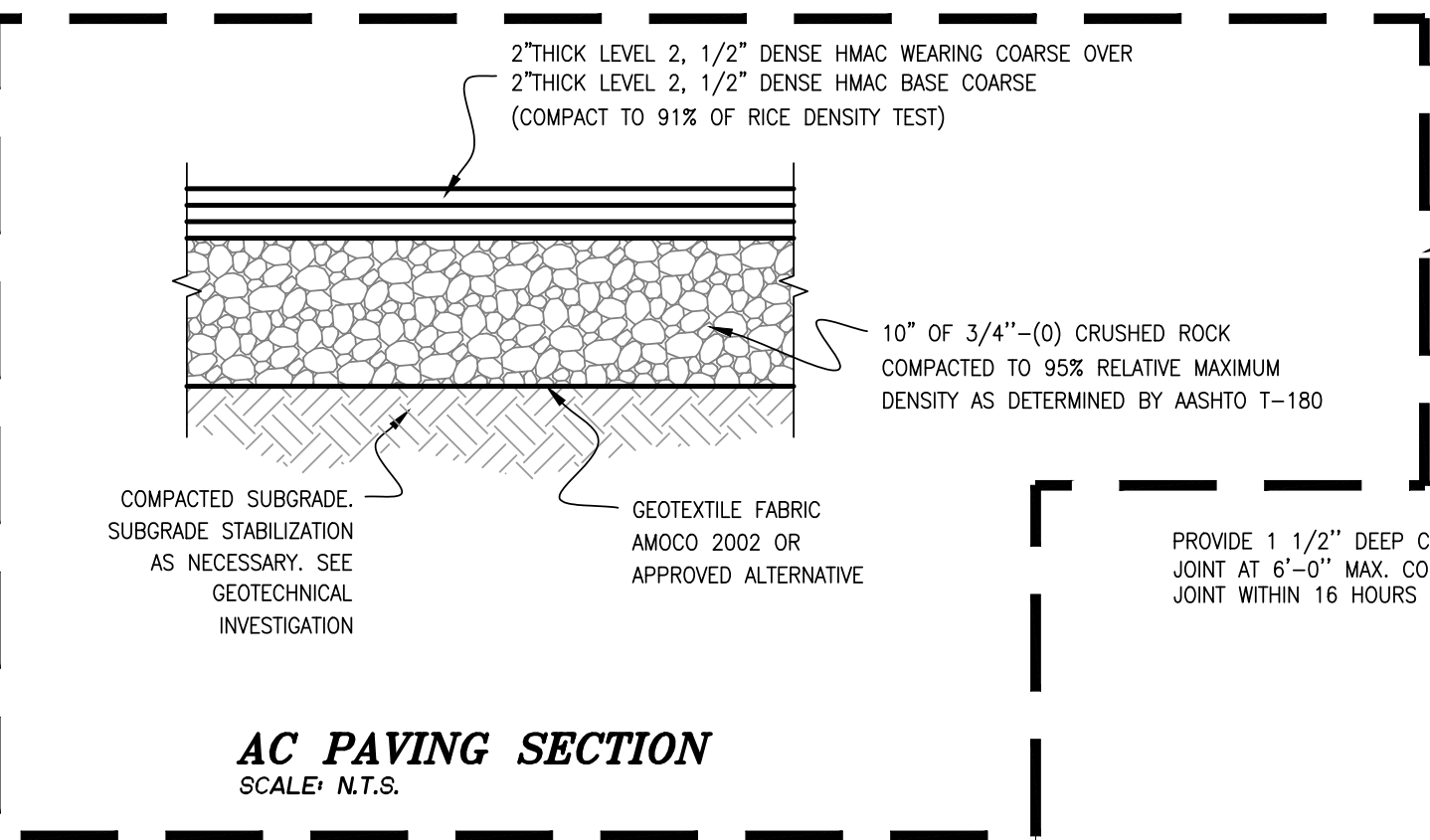
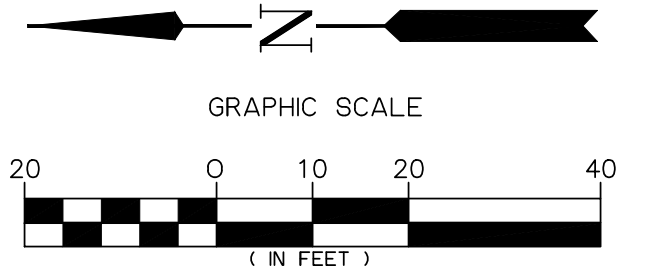
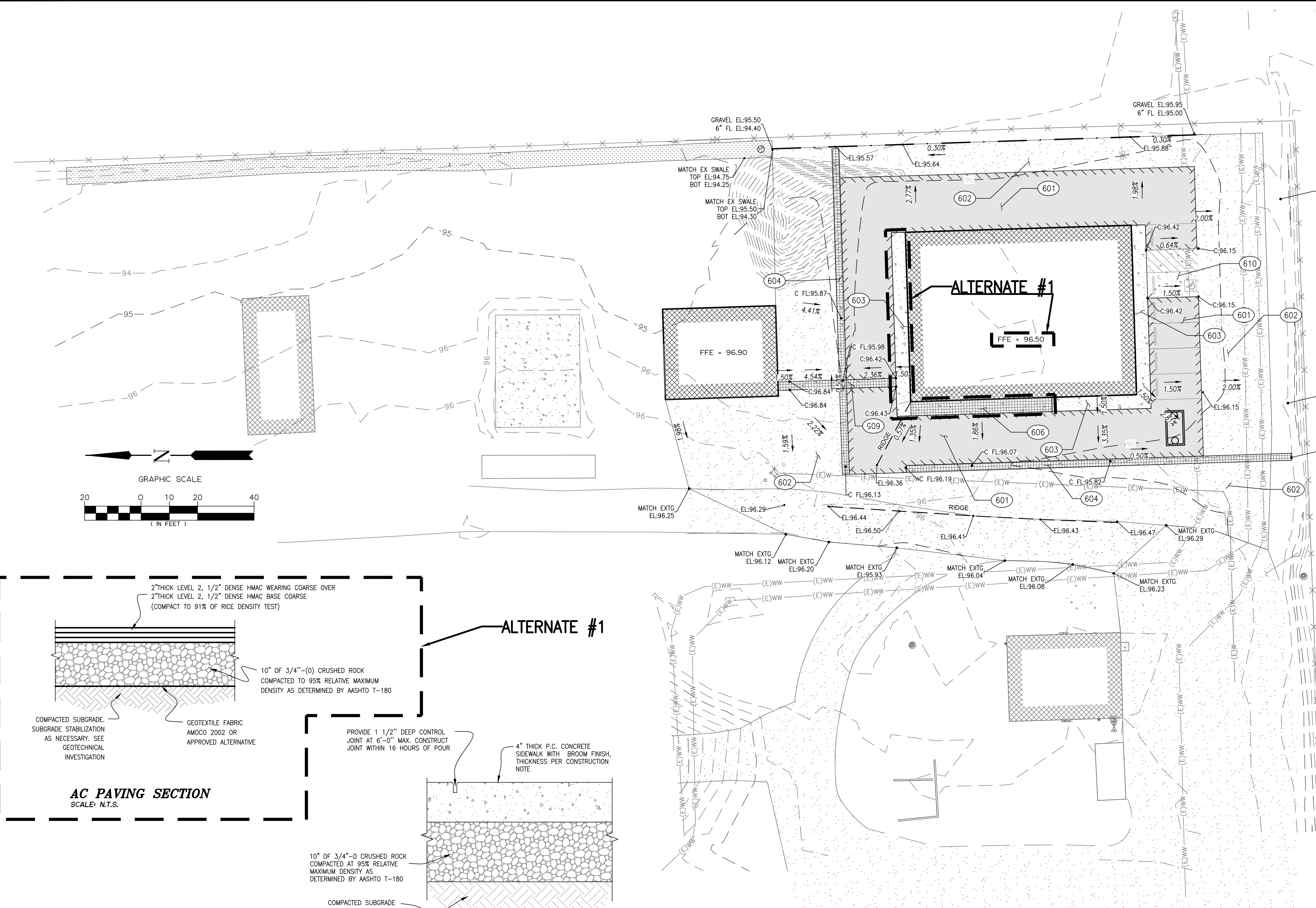
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**GRADING  
PLAN  
ALTERNATE #1  
AC PAVING**

sheet:  
**C103**

**ALTERNATE #1**



- NOTES:**
- CLEARING AND REMOVAL OF SHRUBBERY AND OTHER ORGANIC MATERIAL OR DEBRIS WILL BE NECESSARY FOR CONSTRUCTION ACTIVITIES THROUGHOUT AREAS OF THE SITE.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TO INDICATE EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES AND THE CITY HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
  - AT THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES ON SITE, ACROSS THE SITE AND AT THE INDICATED POINTS OF CONNECTION. IF THE EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY BRANCH ENGINEERING, INC. IMMEDIATELY. THE CONTRACTOR SHALL VERIFY THAT THE NEW UTILITY SERVICE WILL MEET THE INDICATED PIPE SLOPES.

- CONSTRUCTION NOTES**
- 601 CONSTRUCT ASPHALT PAVEMENT SECTION PER DETAIL, THIS SHEET. SUBGRADE SUBJECT TO GEOTECHNICAL ENGINEERS RECOMMENDATIONS.
  - 602 CONSTRUCT GRAVEL PAVING SECTION PER DETAIL, THIS SHEET, IN A MINIMUM OF 2 LIFTS.
  - 603 CONSTRUCT 5 FOOT WIDE, 4" THICK CONCRETE WALKWAY PER DETAIL, THIS SHEET.
  - 604 CONSTRUCT CONCRETE VALLEY GUTTER PER DETAIL, THIS SHEET.
  - 605 CONSTRUCT 3 FOOT WIDE, 6" THICK REINFORCED CONCRETE WALKWAY PER DETAIL 5, SHEET C500.
  - 606 CONSTRUCT 5 FOOT WIDE, 6" THICK REINFORCED CONCRETE PER DETAIL 5, SHEET C500.
  - 610 INSTALL 6" THICK CONCRETE ADA PARKING STALL OVER 8" OF 3/4"-0 CRUSHED ROCK COMPACTED TO 95% RELATIVE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. SEE CITY OF COBURG STANDARD DETAIL ST-004, SHEET C501 FOR STRIPING AND SIGNAGE.

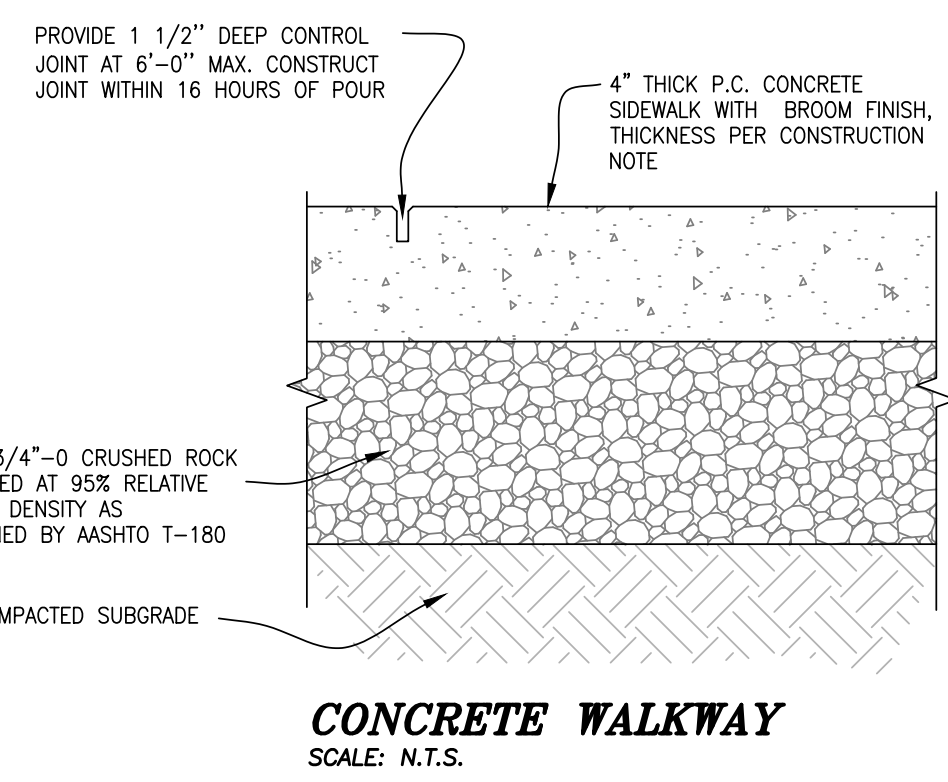
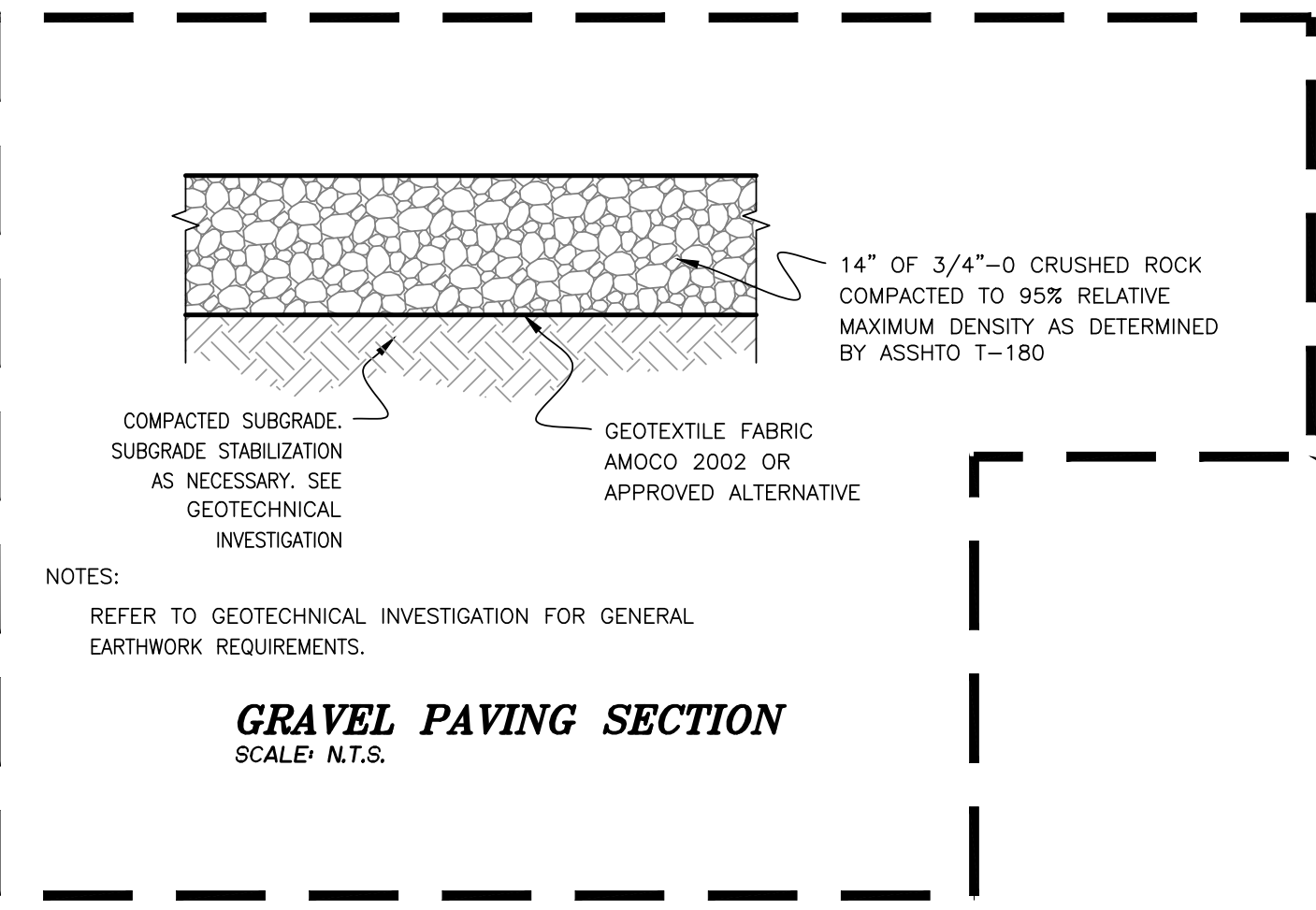
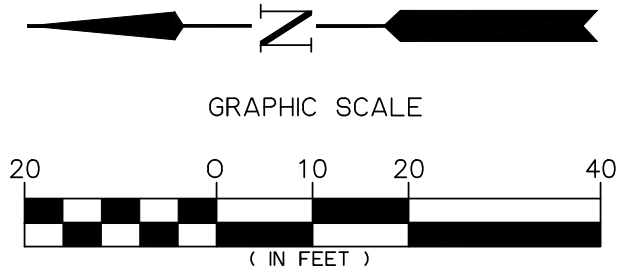
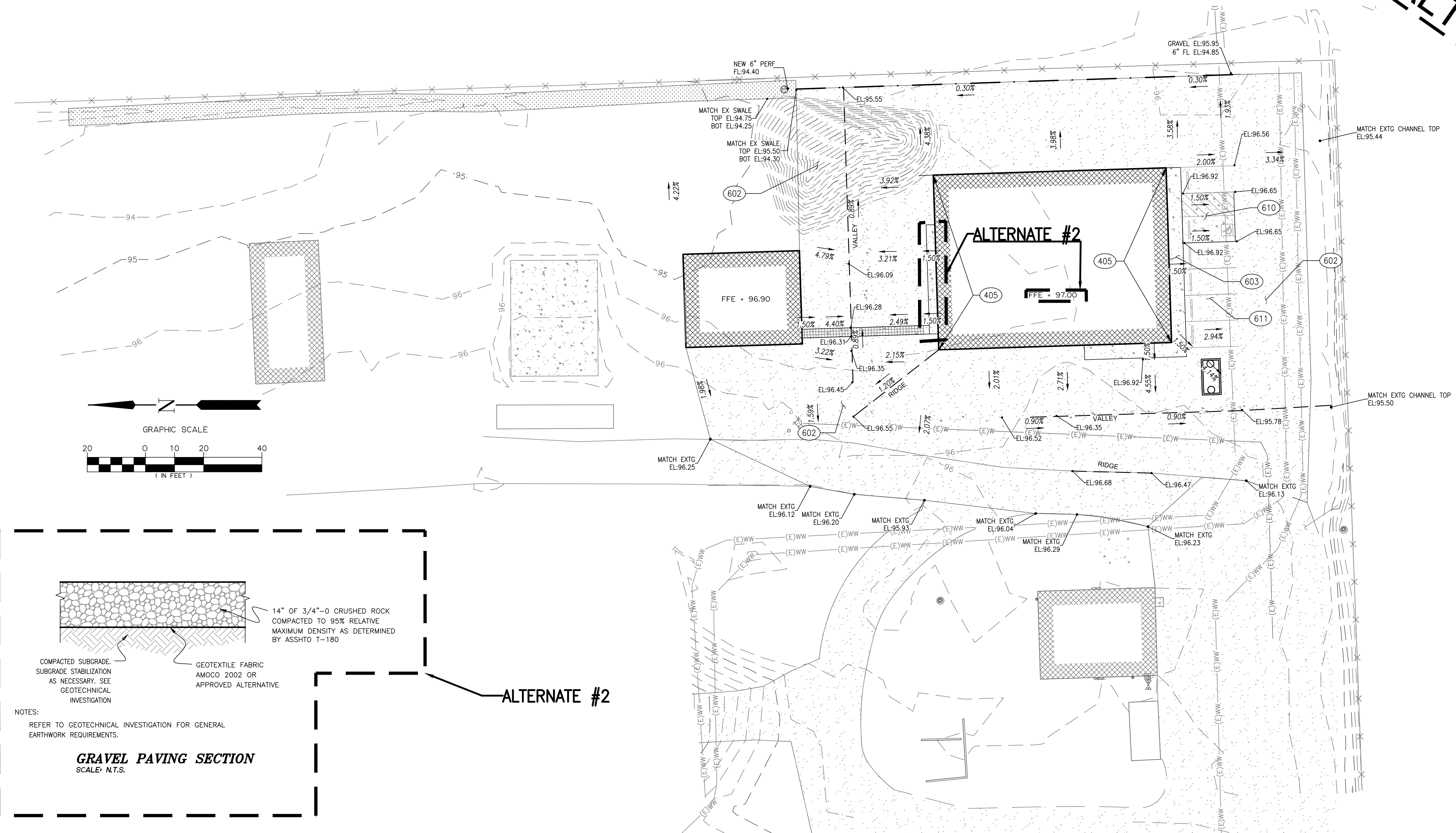
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**CITY OF COBURG OPERATIONS  
BUILDING AND OPERATIONS  
STORAGE BUILDING**  
91611 N. COBURG RD.  
COBURG, OR

revisions:

date: JUNE 1, 2023  
drawn by: AP  
designer: JLL  
project no: 20-004J  
**GRADING  
PLAN  
ALTERNATE #2  
NO AC**  
sheet: **C104**

**ALTERNATE #2**



**NOTES:**

- CLEARING AND REMOVAL OF SHRUBBERY AND OTHER ORGANIC MATERIAL OR DEBRIS WILL BE NECESSARY FOR CONSTRUCTION ACTIVITIES THROUGHOUT AREAS OF THE SITE.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT (800) 227-2600 TO INDICATE EXISTING UTILITIES AT LEAST 48 HOURS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THESE UTILITIES. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL UTILITY AGENCIES AND THE CITY HAVE BEEN NOTIFIED AND HAVE BEEN GIVEN THE OPPORTUNITY TO MARK THEIR FACILITIES IN THE FIELD.
- AT THE START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES ON SITE, ACROSS THE SITE AND AT THE INDICATED POINTS OF CONNECTION. IF THE EXISTING CONDITIONS DIFFER FROM THAT SHOWN ON THE PLAN THE CONTRACTOR SHALL NOTIFY BRANCH ENGINEERING, INC. IMMEDIATELY. THE CONTRACTOR SHALL VERIFY THAT THE NEW UTILITY SERVICE WILL MEET THE INDICATED PIPE SIZES.

**CONSTRUCTION NOTES**

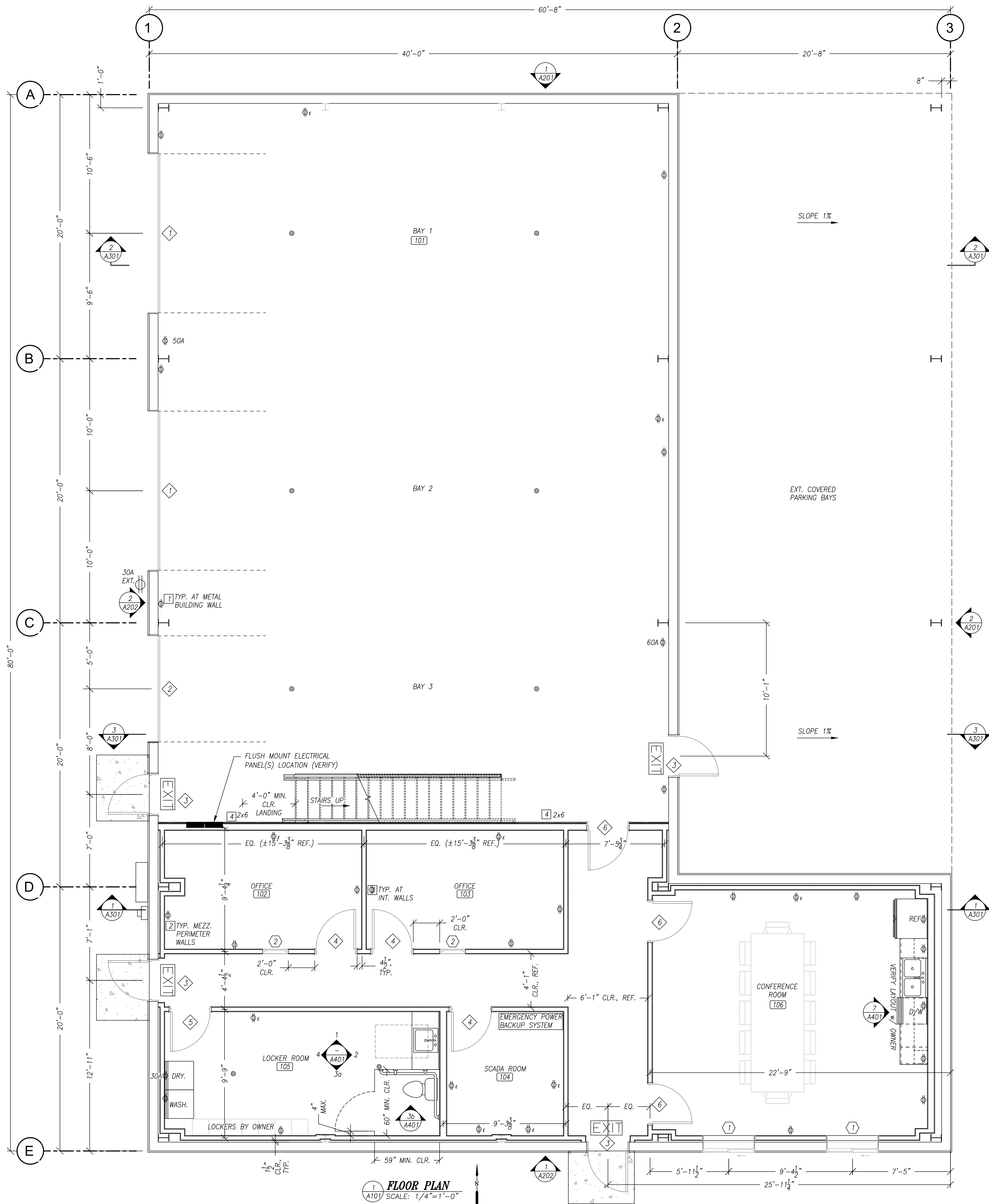
- 602 CONSTRUCT GRAVEL PAVING SECTION PER DETAIL, THIS SHEET, IN A MINIMUM OF 2 LIFTS.
- 603 CONSTRUCT 5 FOOT WIDE, 4" THICK CONCRETE WALKWAY PER DETAIL, THIS SHEET.
- 605 CONSTRUCT 3 FOOT WIDE, 6" THICK REINFORCED CONCRETE WALKWAY PER DETAIL 5, SHEET C500.
- 610 INSTALL 6" THICK CONCRETE ADA PARKING OVER 8" OF 3/4"-0 CRUSHED ROCK COMPACTED TO 95% RELATIVE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. SEE CITY OF COBURG STANDARD DETAIL ST-004, SHEET C501 FOR STRIPING AND SIGNAGE.
- 611 INSTALL GRAVEL PARKING STALLS. SEE GRAVEL PAVING DETAIL, THIS SHEET, AND CITY OF COBURG STANDARD DETAIL ST-003, SHEET C501.
- 405 INSTALL CONCRETE SPLASH PAD AT DOWNSPOUT LOCATION.











**LEGEND**

- BUILDING MANUFACTURER COLUMN
- - - CANOPY OR MEZZANINE ABOVE
- ② WALL TYPE PER SCHEDULE
- ◇ DOOR TYPE PER SCHEDULE, SEE SHEET A601
- ② WINDOW TYPE PER SCHEDULE, SEE SHEET A601
- ⊕##A EQUIPMENT RECEPTACLE & REQUIRED AMPERAGE
- ⊕E EQUIPMENT RECEPTACLE w/ EMERGENCY POWER BACKUP
- ⊕ 3-PHASE CT CABINET, TEST SWITCH, 95 METER BASE (400A) 480/277V SERVICE PER EWEB ELECTRICAL STANDARDS
- FLOOR DRAIN. SLOPE FLOOR TO DRAIN.

- SHEET NOTES**
- OVERALL DIMENSIONS ARE SHOWN TO FACE OF FRAMING OR CENTERLINE, UNLESS NOTED OTHERWISE.
  - CENTER ALL WINDOWS & DOORS ON INTERIOR OF WALL UNLESS DIMENSIONED OTHERWISE PER PLAN.
  - INSTALL FIRE BLOCKING PER CODE.
  - PROVIDE TEMPERED GLASS IN ALL DOOR LITES AND WITHIN 24" OF DOOR PER CODE.
  - CONSTRUCT MEZZANINE CEILING ASSEMBLY PER DETAIL 6, SHEET A501.
  - CONSTRUCT METAL BUILDING ROOF ASSEMBLY PER DETAIL 2, SHEET A501.
  - EXTERIOR DOOR THRESHOLDS PER DETAIL 3, SHEET A501.
  - THE AREA OF FLOOR USED FOR THE PARKING OF AUTOMOBILES OR OTHER VEHICLES SHALL BE SLOPED TO FACILITATE THE MOVEMENT OF LIQUIDS TO A DRAIN OR TOWARD THE MAIN VEHICLE ENTRY DOORWAY.
  - FLOOR DRAINS SHALL BE INSTALLED IN TOILET ROOMS & LAUNDRY ROOMS.
  - ELECTRICAL RECEPTACLES & EQUIPMENT SHOWN HERE ARE THE MINIMUM REQUIRED BY THE OWNER. INSTALLATION OF RECEPTACLES SHALL BE AS REQUIRED BY ALL APPLICABLE CODES & SHALL BE DESIGNED BY OTHERS.
  - THE INFORMATION SHOWN HEREON CONTAINS SCHEMATIC SPECIALTY ELECTRICAL RECEPTACLES, SHOP HEATER LOCATIONS, LIGHTING, SERVICE LOCATION, & PANELBOARD LOCATION ONLY. ALL OTHER ELECTRICAL WORK SHALL BE PER THE CURRENT ADOPTED VERSION OF THE APPLICABLE ELECTRICAL CODE.

**WALL TYPE SCHEDULE**

MARK	DETAIL	DESCRIPTION
①	① A501	METAL BUILDING EXT. WALL
②	④ A501	MEZZANINE PERIMETER WALL
③	⑤ A501	INTERIOR PARTITION WALL
④	⑦ A501	MEZZANINE PERIMETER WALL w/ PROTECTION BOARD ON SHOP SIDE

- STAIRWAY NOTES**
- STAIRWAY, SERVING OCCUPANT LOAD LESS THAN 50, SHALL HAVE A CLEAR WIDTH OF NOT LESS THAN 36", MEASURED BETWEEN THE HANDRAILS.
  - STAIR RISER HEIGHT SHALL BE 7" MAX. & 4" MIN.
  - TREAD DEPTH SHALL BE 11" MIN.
  - STAIR TREADS AND RISERS SHALL BE UNIFORM IN SIZE & SHAPE. THE TOLERANCE BETWEEN THE LARGEST & SMALLEST TREAD DEPTH OR RISER HEIGHT SHALL NOT EXCEED 3/8".
  - RISERS SHALL BE SOLID & VERTICAL.
  - NOSING PROJECTION SIZE SHALL NOT EXCEED 1/4".
  - THE WALLS & SOFFITS WITHIN ENCLOSED USABLE SPACES UNDER ENCLOSED & UNENCLOSED STAIRWAYS SHALL BE PROTECTED BY 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION.
  - HANDRAILS SHALL BE ON EACH SIDE OF THE STAIRWAY.
  - HANDRAIL HEIGHT, MEASURED ABOVE THE STAIR TREAD NOSING, SHALL BE UNIFORM, NOT LESS THAN 34" & NOT MORE THAN 38".
  - HANDRAILS SHALL RETURN TO A WALL, GUARD, OR THE WALKING SURFACE.
  - HAND RAILS SHALL EXTEND HORIZONTALLY NOT LESS THAN 12" BEYOND THE TOP RISER AND CONTINUE TO SLOPE FOR THE DEPTH OF ONE TREAD BEYOND THE BOTTOM RISER.
  - CLEAR SPACE BETWEEN A HANDRAIL & WALL SHALL BE 1/2" MIN.

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RICARDO HERNADEZ  
Renews: JUNE 30, 2023

project title:

**CITY OF COBURG - OPERATIONS OPS FLEET MAINTENANCE BUILDING**  
91611 N. COBURG RD.  
COBURG, OR

revisions:

date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**FLOOR PLAN**

sheet: **A101**

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project title:

**CITY OF COBURG - OPERATIONS  
 OPS FLEET MAINTENANCE BUILDING**

91611 N. COBURG RD.  
 COBURG, OR

revisions:

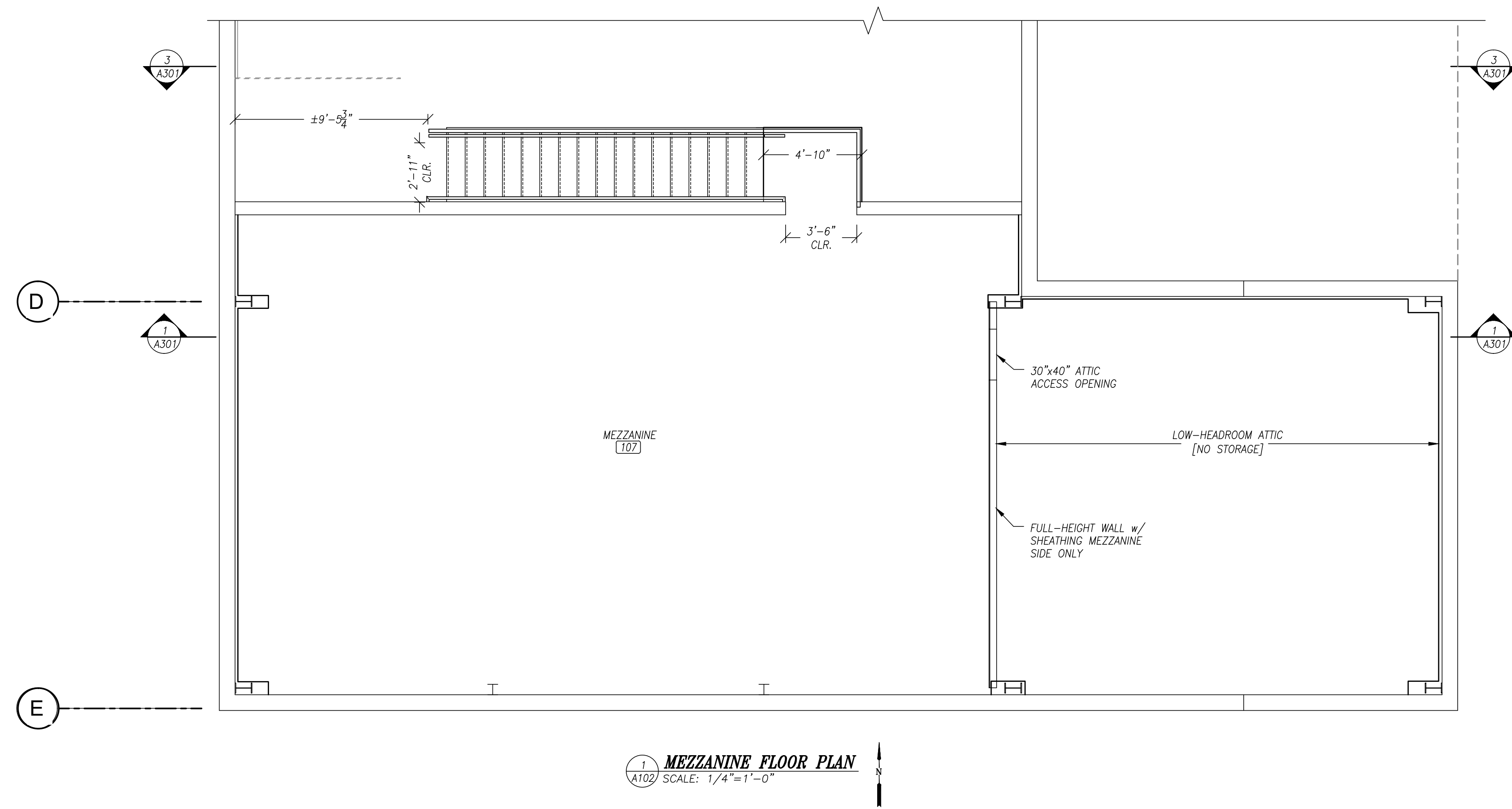
date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**MEZZANINE  
 FLOOR PLAN**

sheet: **A102**

**LEGEND**

- |— BUILDING MANUFACTURER COLUMN
- - - - - CANOPY ABOVE



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**SHEET NOTES**

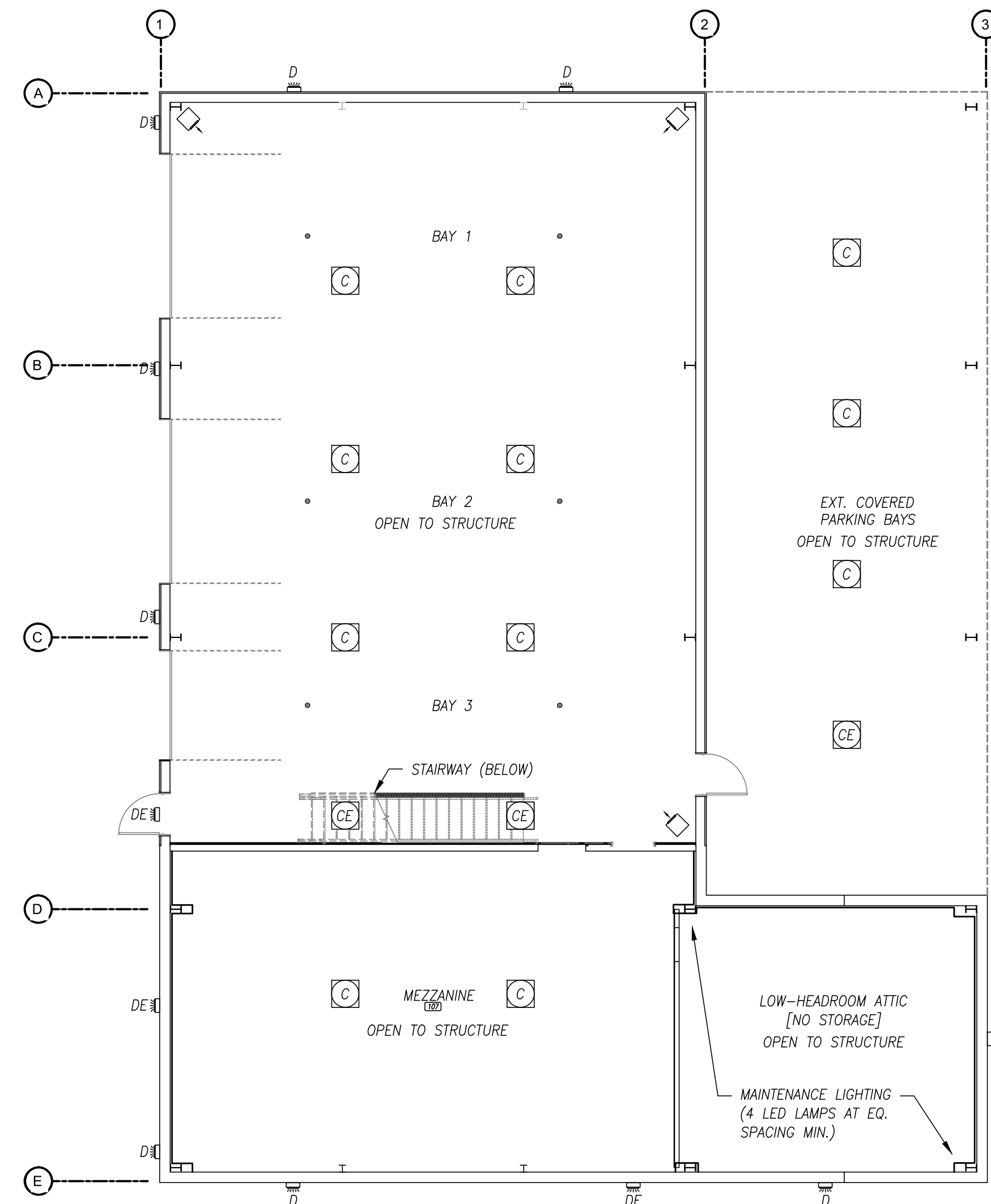
1. THE INFORMATION SHOWN HEREON CONTAINS SCHEMATIC SPECIALTY ELECTRICAL RECEPTACLES, SHOP HEATER LOCATIONS, LIGHTING, SERVICE LOCATION, & PANELBOARD LOCATION ONLY. ALL OTHER ELECTRICAL WORK SHALL BE PER THE CURRENT ADOPTED VERSION OF THE APPLICABLE ELECTRICAL CODE.
2. CONTRACTOR TO VERIFY ALL WORK SHOWN HERE PRIOR TO CONSTRUCTION.
3. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE IN GENERAL CONFORMANCE WITH CONSTRUCTION DETAILS OF A SIMILAR NATURE ELSEWHERE ON THE PROJECT.

**MEANS OF EGRESS ILLUMINATION NOTES**

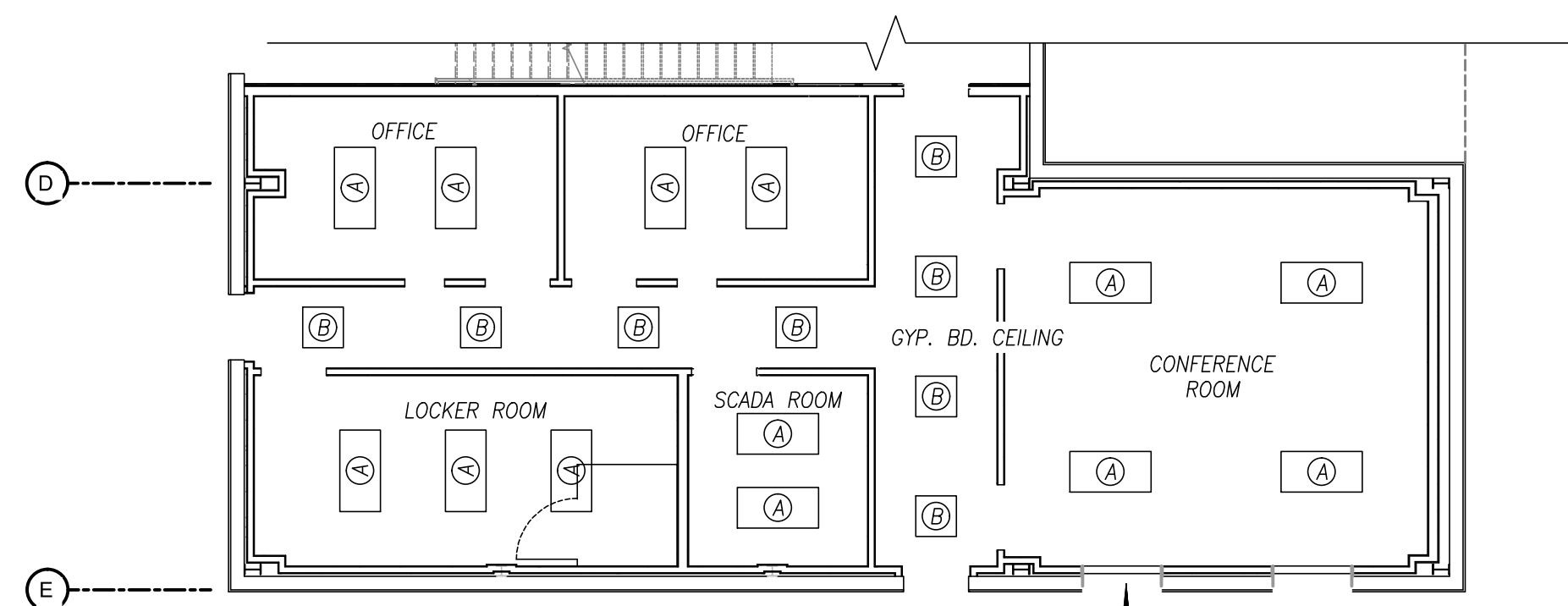
1. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
2. THE MEANS OF EGRESS ILLUMINATION LEVEL UNDER NORMAL POWER SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
3. EMERGENCY POWER (BATTERY BACKUP) FOR ILLUMINATION SHALL BE PROVIDED AT AREAS NOTED PER PLAN DRAWING, FOR A DURATION OF NOT LESS THAN 90 MIN. SUCH AREAS INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
  - a. EXTERIOR LANDINGS
  - b. INTERIOR ACCESS STAIRWAYS
  - c. ELECTRICAL EQUIPMENT ROOMS
4. ILLUMINATION UNDER EMERGENCY POWER SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

**LEGEND**

- Ⓐ LED PANEL LUMINAIRE PER SCHEDULE
- Ⓑ LED PANEL LUMINAIRE PER SCHEDULE
- Ⓒ LED HIGH BAY LUMINAIRE PER SCHEDULE
- Ⓓ SHOP HEATER, 8500BTU/HR MAX. OUTPUT.
- D II LED WALL PACK LUMINAIRE, EXTERIOR BUILDING SURFACE MOUNT PER SCHEDULE.



**1 REFLECTED CEILING PLAN**  
SCALE: 1/8"=1'-0" (METAL BLDG.)



**2 REFLECTED CEILING PLAN**  
SCALE: 1/8"=1'-0" (MEZZANINE)

LUMINAIRE SCHEDULE					
MARK	MANUF.	MODEL	LUMENS	COLOR TEMP	DESCRIPTION
A	ALEO	LPS-BL-24 OR APPROV. ALT.	3000 lm	4000 K	2'x4' LED, SURFACE MOUNT, BACK LIT FLAT PANEL, MATTE WHITE FINISH, DIMMING DRIVER. INTEGRAL DAYLIGHT HARVESTING PIR SENSOR. FIELD ADJUSTABLE CCT. MATCH LUMINAIRE OUTPUT WITH SCHEDULE LEVELS INDICATED.
B	ALEO	LPS-BL-22 OR APPROV. ALT.	2000 lm	4000 K	2'x2' LED, SURFACE MOUNT, BACK LIT FLAT PANEL, MATTE WHITE FINISH, DIMMING DRIVER. INTEGRAL DAYLIGHT HARVESTING PIR SENSOR. FIELD ADJUSTABLE CCT. MATCH LUMINAIRE OUTPUT WITH SCHEDULE LEVELS INDICATED.
C	ALEO	LXB-UX	22171 lm	5000 K	LED HIGH BAY, DIE-CAST HOUSING WITH ADVANCED THERMAL MANAGEMENT. ALUMINUM DOME WITH CLEAR GLASS LENS. DIMMING DRIVER RATED L70@100,000HRS. GLASS WHITE FINISH. WET LOCATION RATED. PROVIDE AND INSTALL MULTI-LEVEL PASSIVE INFRARED OCCUPANCY SENSOR WITH PHOTOCELL FUNCTION.
CE	ALEO	LXB-UX	22171 lm	5000 K	TYPE F WITH TITLE 20 COMPLIANT EMERGENCY BATTERY BACKUP.
D	ALEO	WPE-30 XE G3	4424 lm	5000 K	LED WALL PACK, EXTERIOR BUILDING MOUNT, RUGGED DIE-CAST ALUMINUM HOUSING WITH ADVANCED THERMAL MANAGEMENT. WEATHER-PROOF SILICONE GASKETING, PRISMATIC GLASS LENS, DARK BRONZE FINISH, INTEGRAL PHOTOCELL. UL LISTED WET LOCATIONS.
DE	ALEO	WPE-30 XE G3	4424 lm	5000 K	TYPE G WITH TITLE 20 COMPLIANT EMERGENCY BATTERY BACKUP.

**CITY OF COBURG - OPERATIONS OPS FLEET MAINTENANCE BUILDING**  
 91611 N. COBURG RD.  
 COBURG, OR

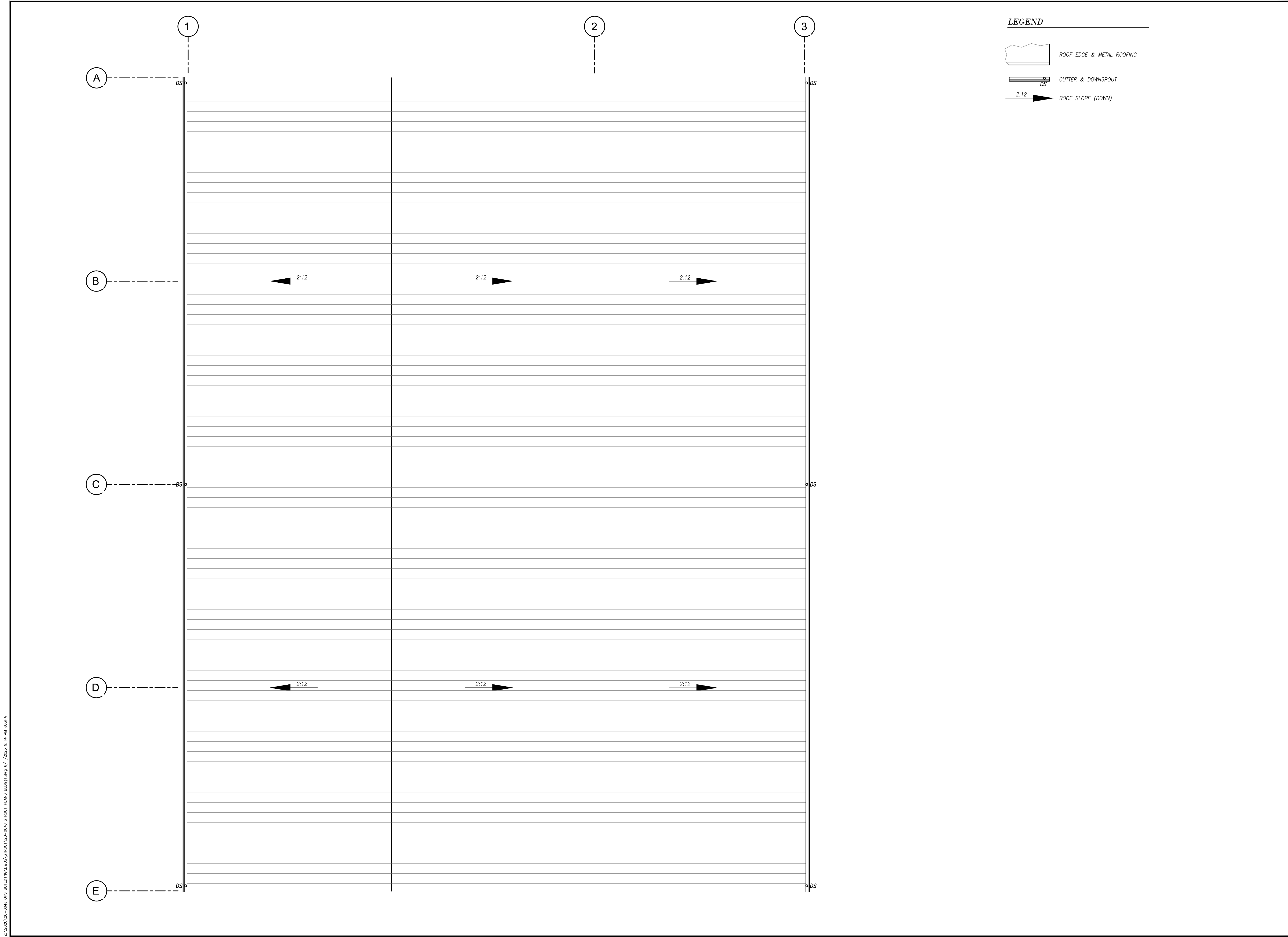
revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J


**REFLECTED CEILING PLAN**


sheet: **A103**

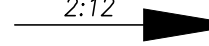
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**LEGEND**

 ROOF EDGE & METAL ROOFING

 GUTTER & DOWNSPOUT

 2:12 ROOF SLOPE (DOWN)

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 Renews: JUNE 30, 2023

project title:

**CITY OF COBURG - OPERATIONS  
 OPS FLEET MAINTENANCE BUILDING**

91611 N. COBURG RD.  
 COBURG, OR

revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

ROOF PLAN

sheet: **A104**



project title:

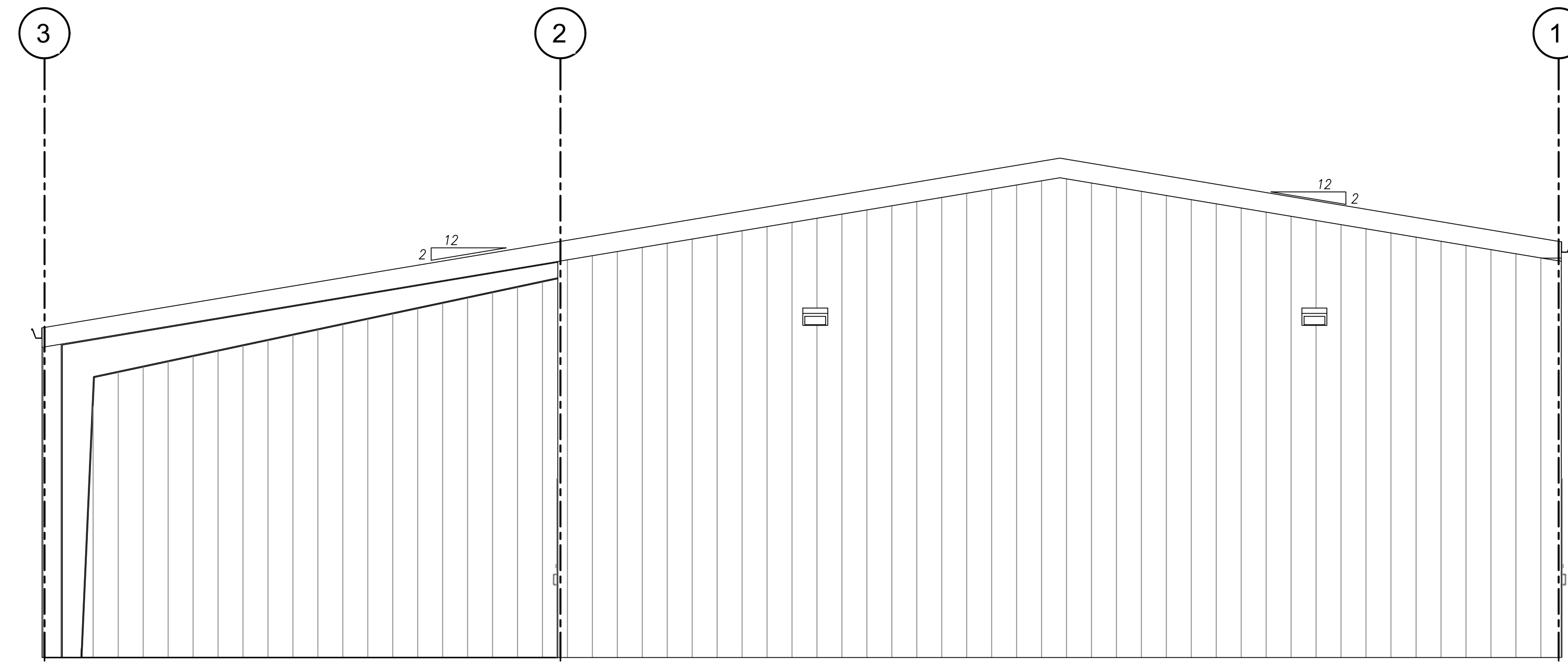
**CITY OF COBURG - OPERATIONS  
 OPS FLEET MAINTENANCE BUILDING**  
 91611 N. COBURG RD.  
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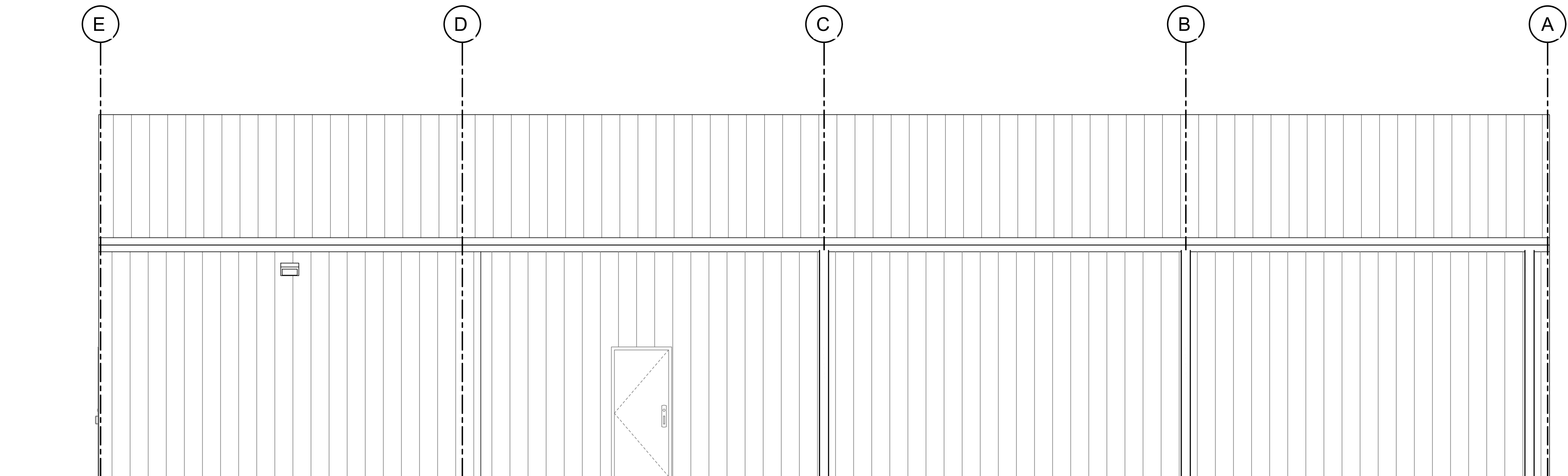
date: JUNE 1, 2023  
 drawn by: JJA  
 designer: BM  
 project no: 20-004J

**ELEVATIONS**

sheet: **A201**



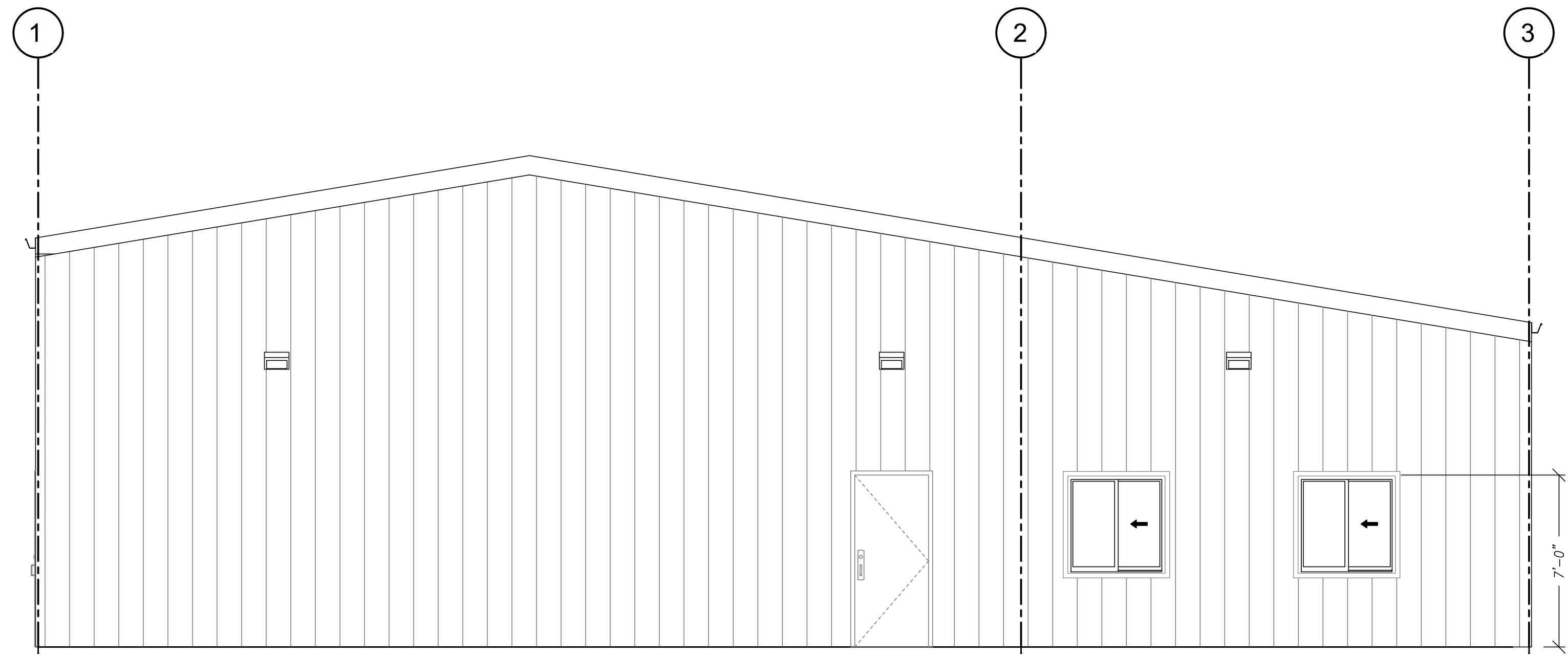
**1 NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



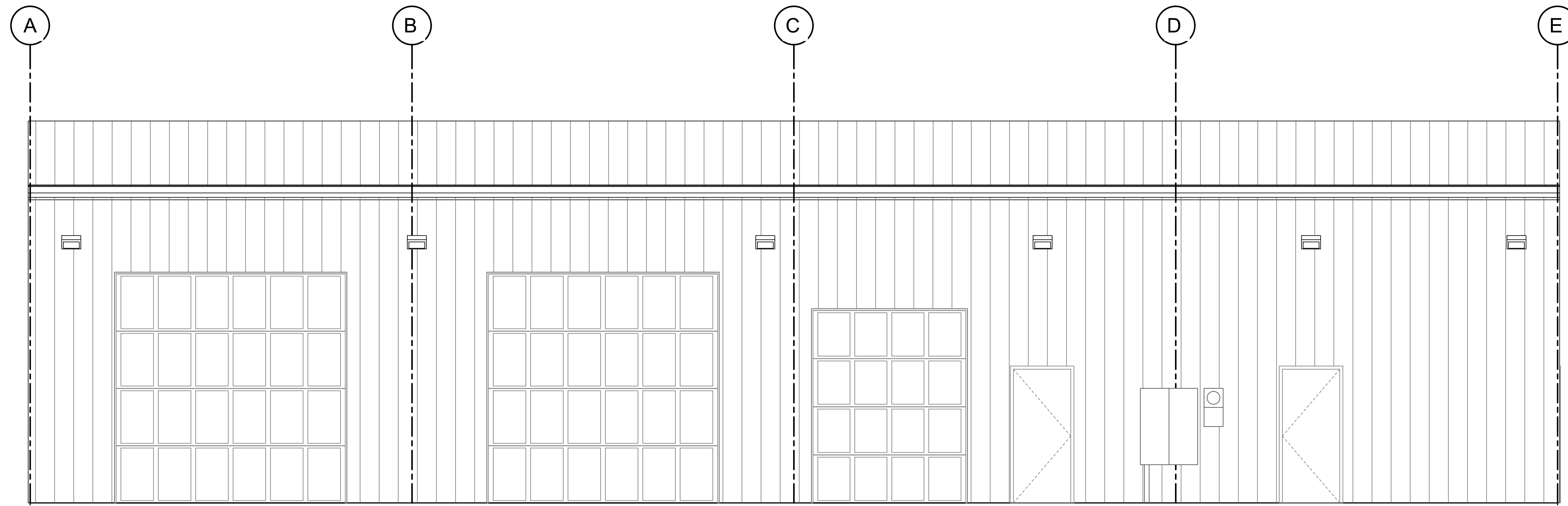
**2 EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



project title:



1 SOUTH ELEVATION  
A202 SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
A202 SCALE: 1/4"=1'-0"

**CITY OF COBURG - OPERATIONS  
OPS FLEET MAINTENANCE BUILDING**

91611 N. COBURG RD.  
COBURG, OR

revisions:

date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

ELEVATIONS

sheet: **A202**



**SECTION NOTES**

1. METAL BUILDING FRAMING SHOWN HERE IS SCHEMATIC & FOR ILLUSTRATION PURPOSES ONLY. ALL FRAMING SHALL BE DESIGNED BY METAL BUILDING MANUFACTURER.



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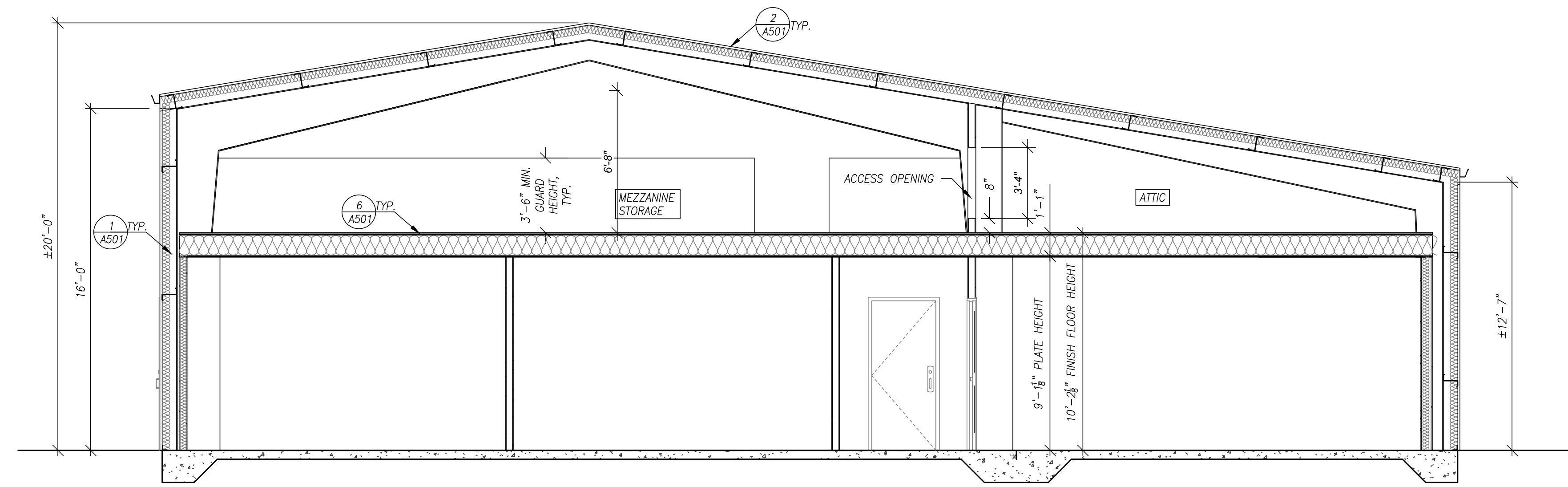
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revisions:

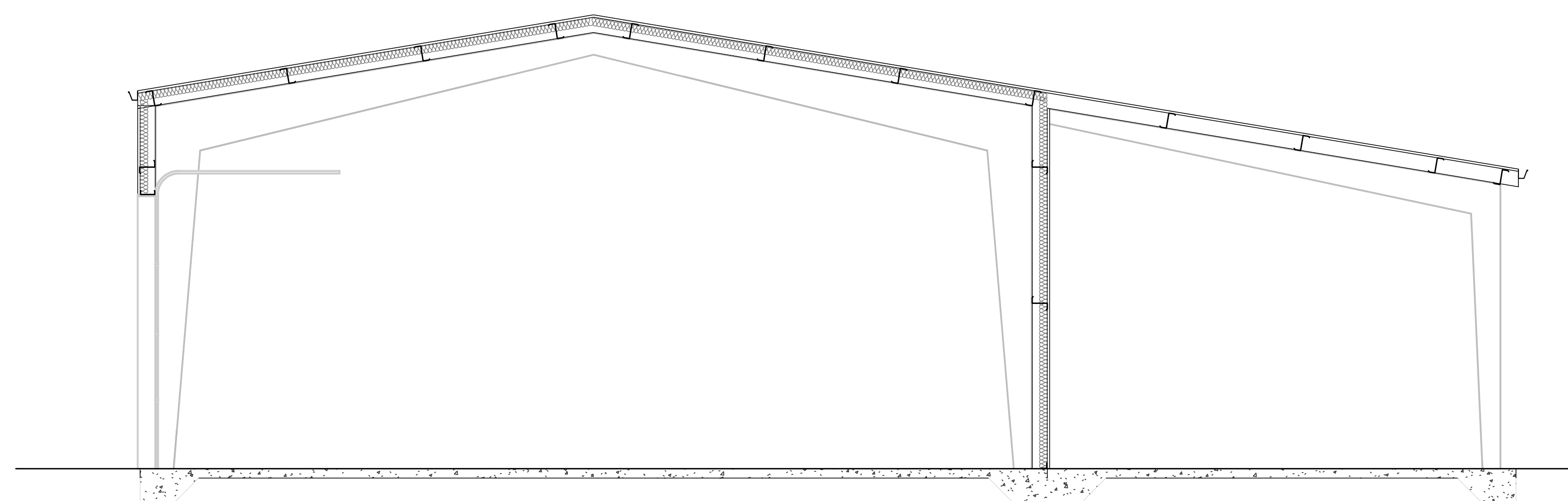
date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**SECTIONS**

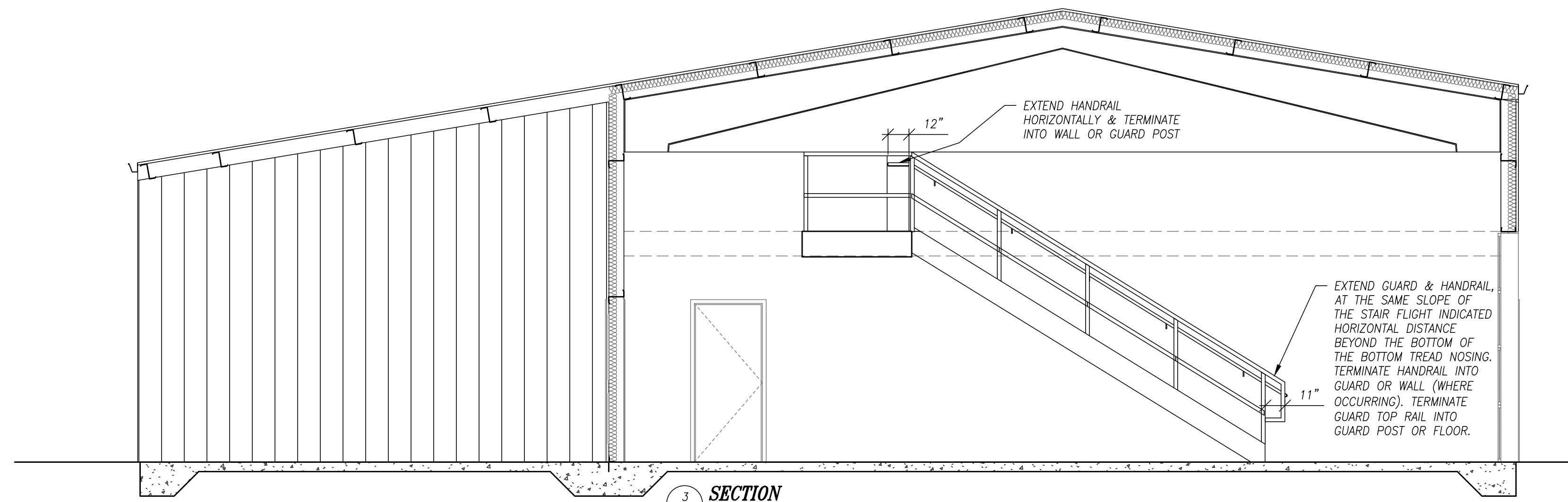
sheet: **A301**



**1 SECTION**  
A301 SCALE: 1/4"=1'-0"

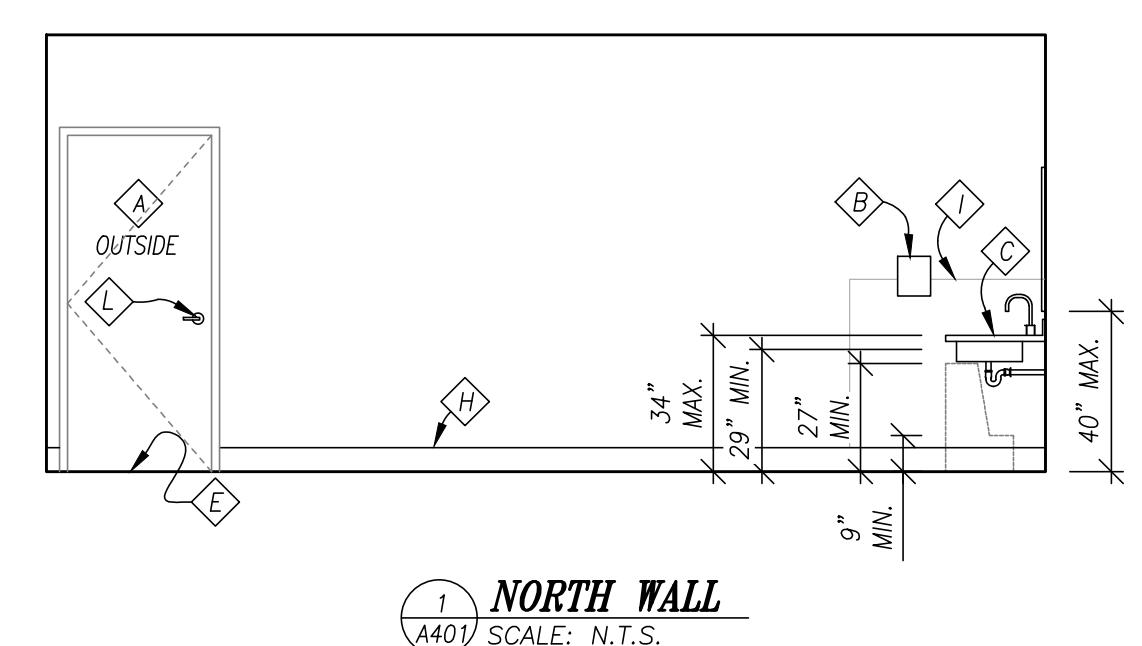


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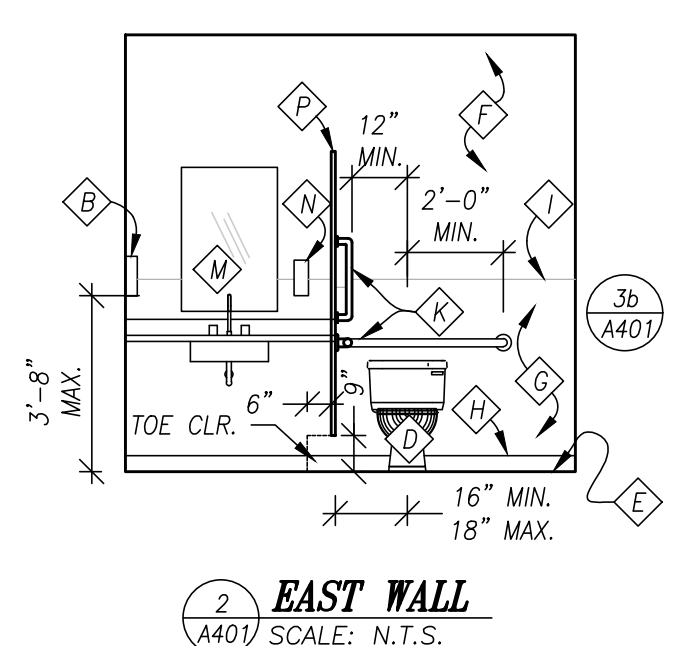


**3 SECTION**  
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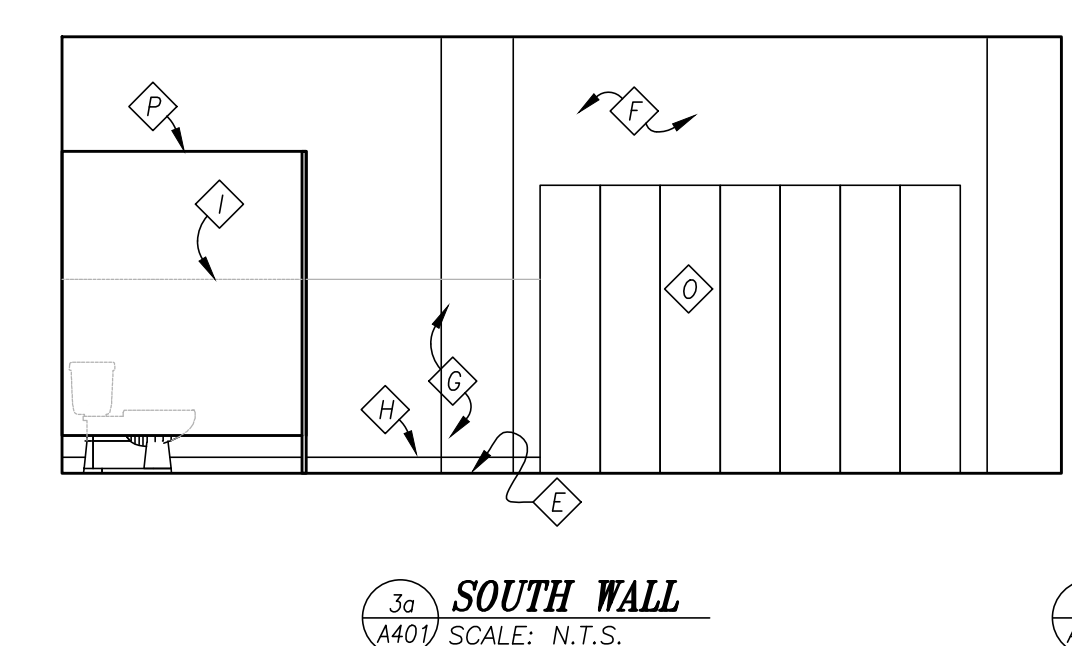
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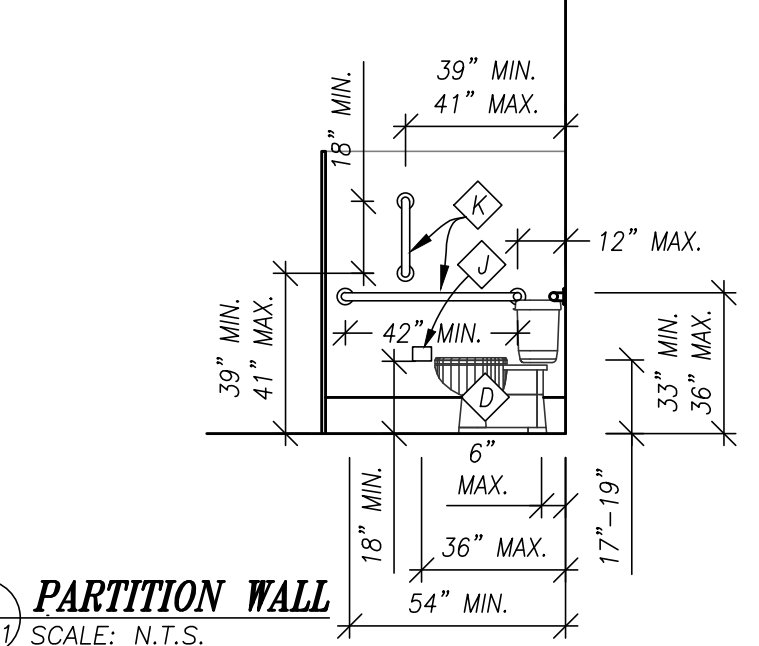
**1 NORTH WALL**  
A401 SCALE: N.T.S.



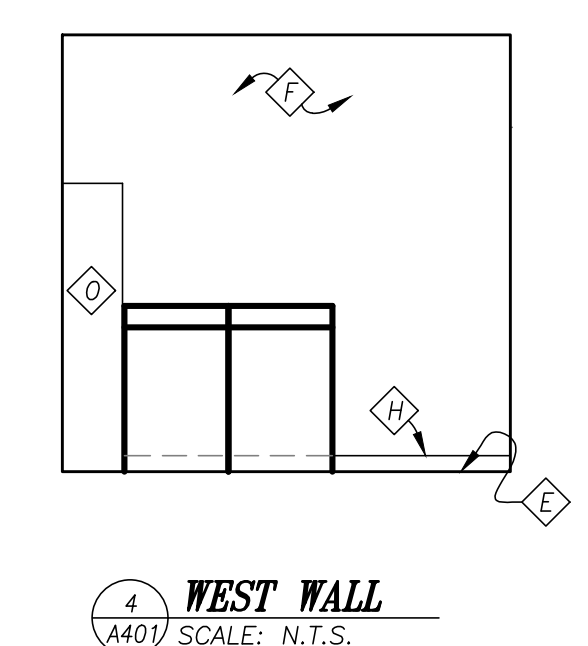
**2 EAST WALL**  
A401 SCALE: N.T.S.



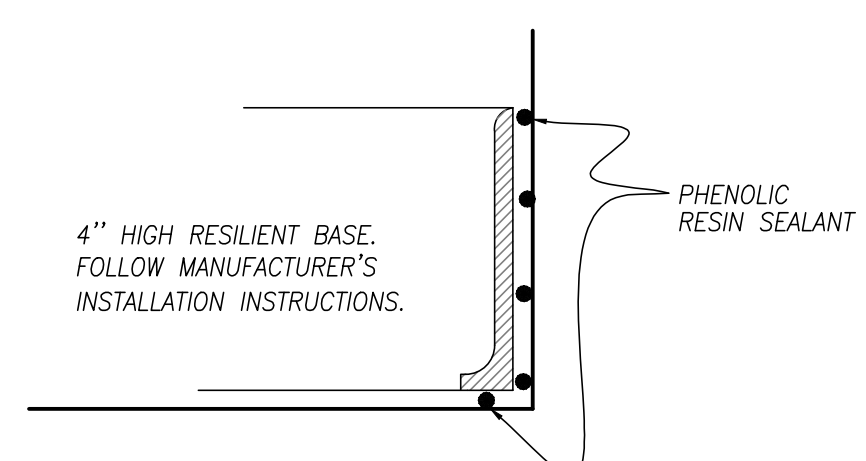
**3a SOUTH WALL**  
A401 SCALE: N.T.S.



**3b PARTITION WALL**  
A401 SCALE: N.T.S.



**4 WEST WALL**  
A401 SCALE: N.T.S.

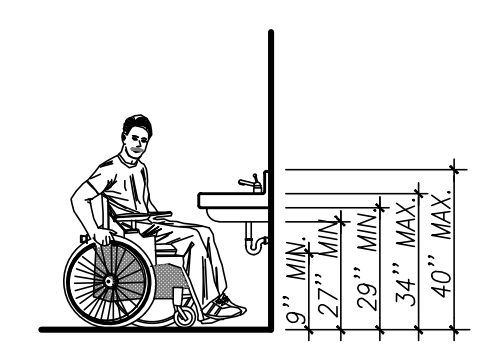


4" HIGH RESILIENT BASE.  
FOLLOW MANUFACTURER'S  
INSTALLATION INSTRUCTIONS.

PHENOLIC  
RESIN SEALANT

FLOOR TO WALL FINISH AT WATER CLOSET AREAS

**5 SANITARY BASE**  
A401 SCALE: N.T.S.

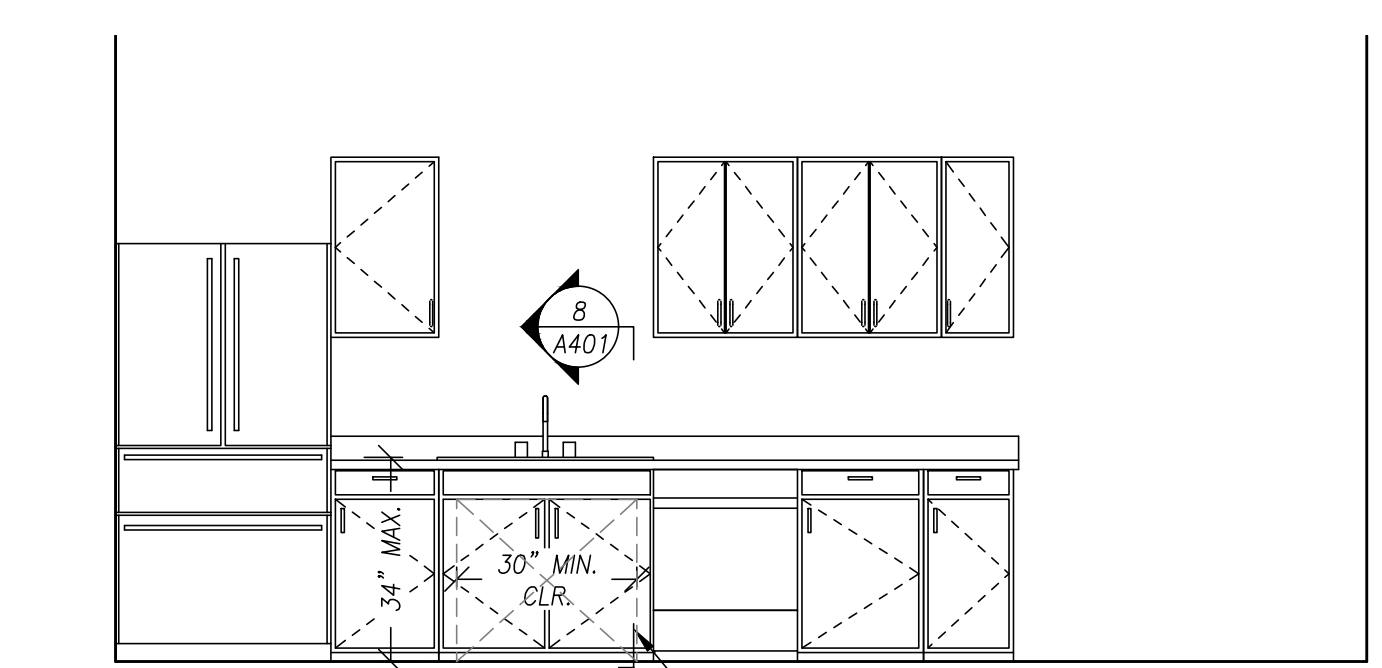


LAVATORY & SINK CLEARANCES

**6 KNEE & TOE CLEARANCES**  
A401 SCALE: N.T.S.

**NOTES\***

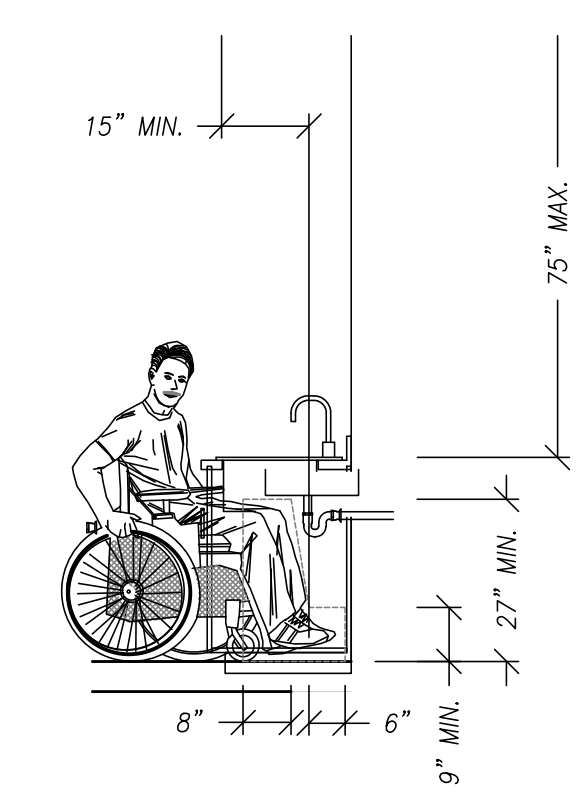
- A UNISEX SIGN
  - B PAPER TOWEL DISPENSER
  - C WALL-HUNG PORCELAIN LAVATORY SINK R-3 INSULATION ON EXPOSED PIPING
  - D AMERICAN-STANDARD "KADET" ADA COMPLIANT WATER CLOSET. FLUSH CONTROLS SHALL BE ON THE OPEN SIDE OF THE OF THE WATER CLOSET.
  - E SMOOTH, HARD, NON-ABSORBENT FLOOR FINISH
  - F GYPSUM WALLBOARD LEVEL 5 FINISH SMOOTH TEXTURE WITH (2)-COAT PAINT SYSTEM
  - G SMOOTH, HARD, NON-ABSORBENT WAINSCOT SURFACE. 48" HIGH & WITHIN 24" OF LAVATORY OR WATER CLOSET.
  - H 4" RESILIENT BASE, COMPLY WITH MANUFACTURER'S SANITARY BASE INSTALLATION INSTRUCTIONS. SEE 5/A401.
  - I METAL EDGING FOR WAINSCOT
  - J TOILET PAPER DISPENSER "BRADLEY" MODEL 5084 OR APPROVED ALTERNATE
  - K GRAB BAR "BRADLEY" 059 OR APPROVED ALTERNATE
  - L ACCESSIBLE DOOR HANDLE
  - M 24"x36" MIRROR
  - N SOAP DISPENSER
  - O LOCKERS PER OWNER'S DIRECTION.
  - P METAL PARTITION WALL
  - Q KNEE & TOE CLEARANCE PER 6/A401.
- \* ALL RESTROOM ACCESSORIES TO BE AS PER OWNER'S SELECTION IF NOT OTHERWISE INDICATED. ELEVATIONS SHOWN BELOW ARE GENERIC AND DEPICT ADA REQUIREMENTS ONLY.



LAYOUT SHOWN HERE IS FOR REFERENCE TO ADA STANDARDS ONLY. KITCHENETTE LAYOUT SHALL BE AT THE DIRECTION OF THE OWNER.

PROVIDE KNEE & TOE CLEARANCE PER SECTION DRAWING. REMOVABLE CABINET DOORS (SHOWN & OPTIONAL)

**7 KITCHEN ELEVATION**  
A401 SCALE: N.T.S.



**8 SECTION**  
A401 SCALE: N.T.S.

**CITY OF COBURG - OPERATIONS  
OPS FLEET MAINTENANCE BUILDING**

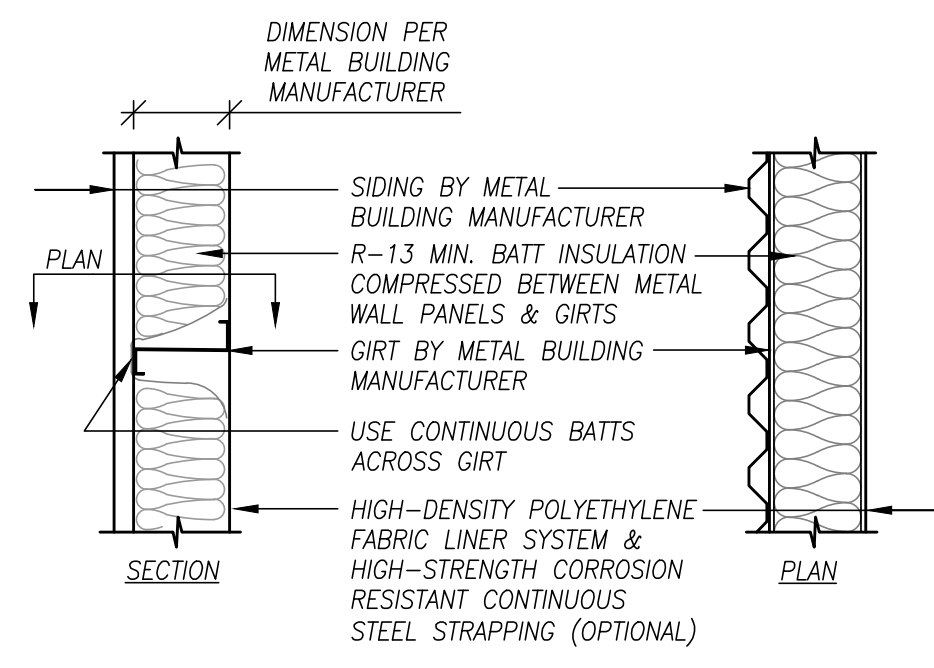
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revisions:

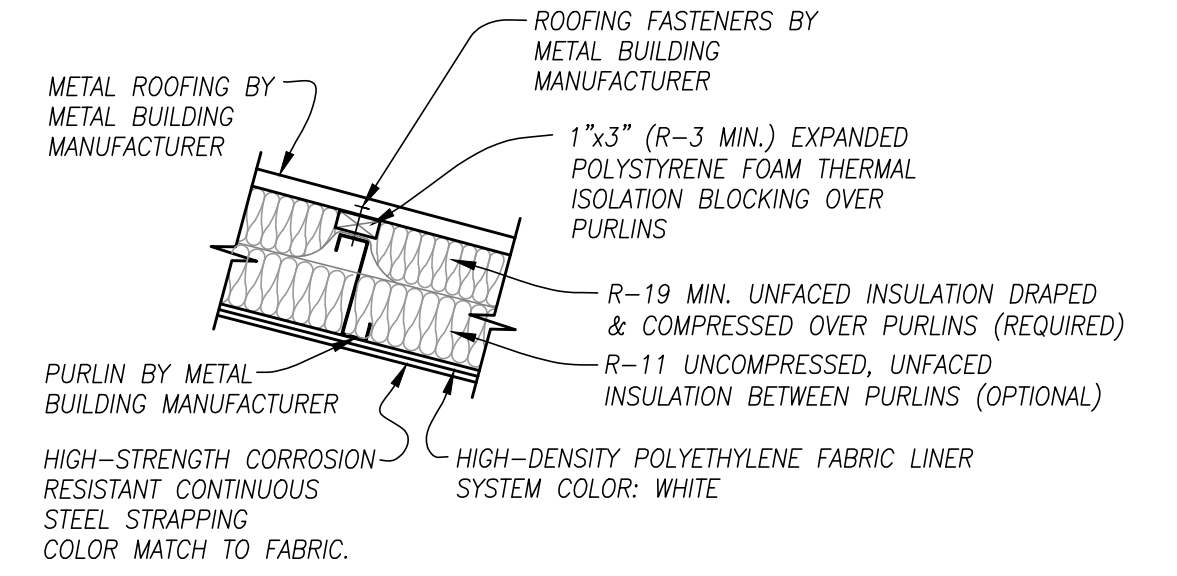
date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**RESTROOM  
ELEVATIONS**

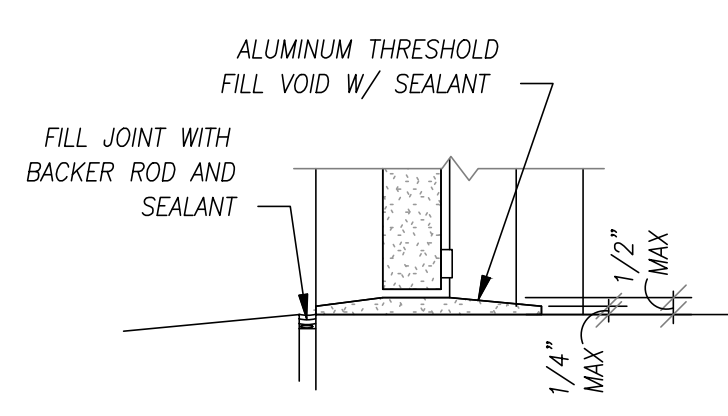
sheet: **A401**



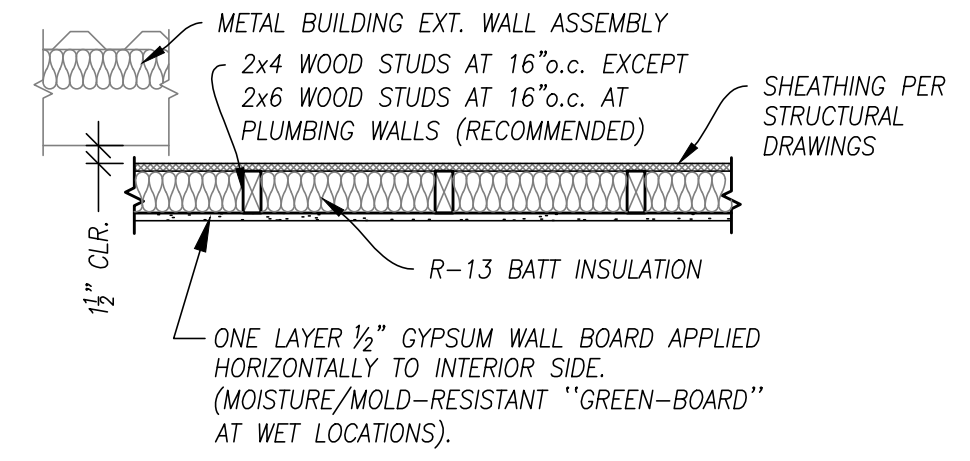
1 EXTERIOR WALL ASSEMBLY  
A501 SCALE: N.T.S.



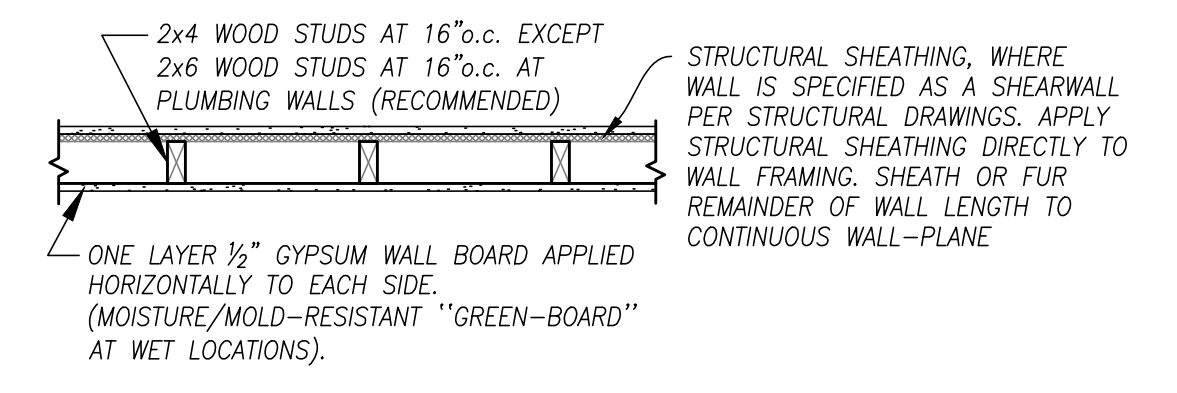
2 ROOF/CEILING ASSEMBLY  
A501 SCALE: N.T.S.



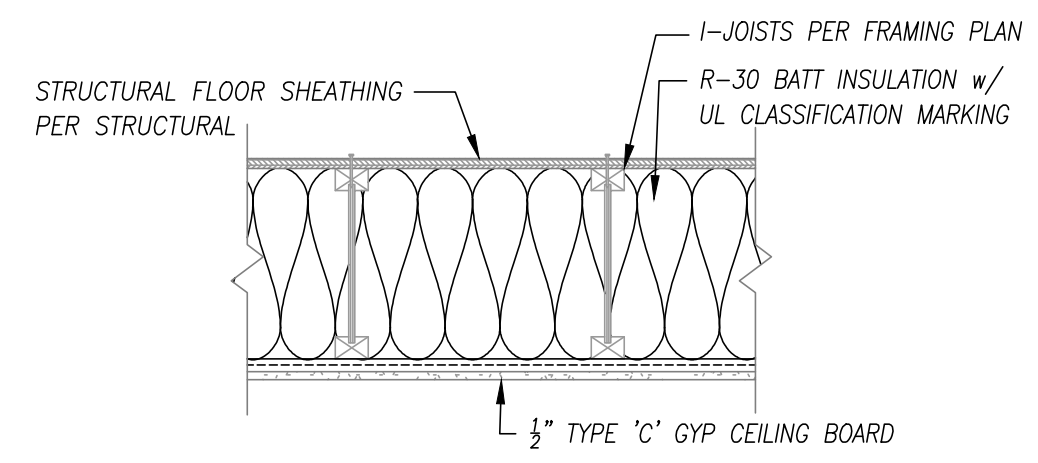
3 EXTERIOR DOOR SILL  
A501 SCALE: N.T.S.



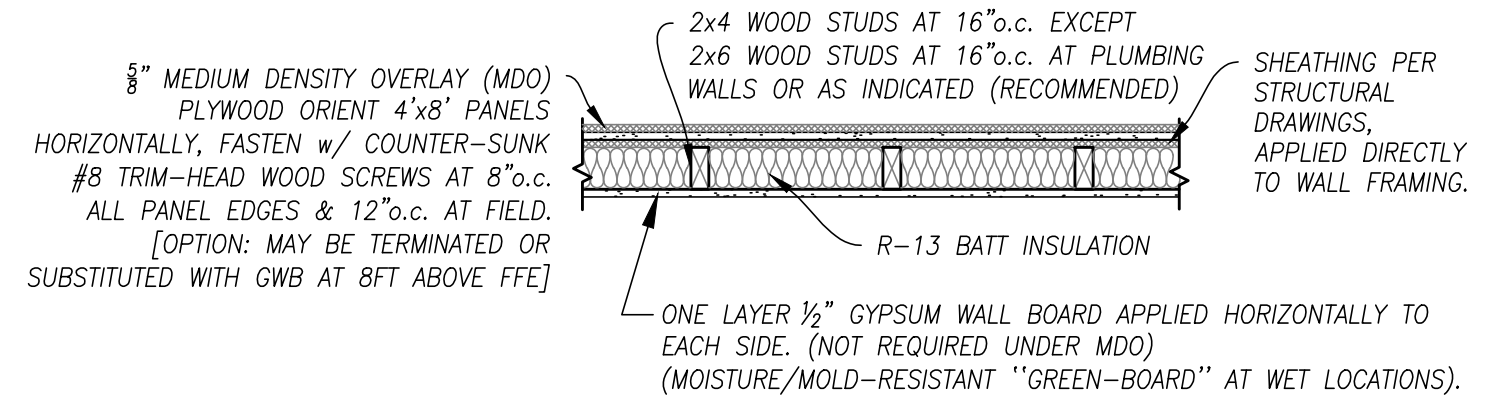
4 MEZZANINE ENVELOPE WALL ASSEMBLY  
A501 SCALE: N.T.S.



5 TYP. INTERIOR WALL ASSEMBLY  
A501 SCALE: N.T.S.



6 CEILING ASSEMBLY  
A501 SCALE: N.T.S.



7 MEZZANINE ENVELOPE WALL w/ PROTECTION BOARD  
A501 SCALE: N.T.S.

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#67092PE  
DIGITALLY SIGNED  
OREGON  
2023-30-2011  
J. CAJADO HERNAIMDEZ  
Renews: JUNE 30, 2023

project title:

**CITY OF COBURG - OPERATIONS OPS FLEET MAINTENANCE BUILDING**  
91611 N. COBURG RD.  
COBURG, OR

revisions:

date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

ARCHITECTURAL DETAILS

sheet: **A501**

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ROOM FINISH SCHEDULE									
ROOM #	NAME	FLOOR	BASE	NORTH	EAST	SOUTH	WEST	CEILING	NOTES
101	WAREHOUSE	CONC.	METAL	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	
102	OFFICE	CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	PAINT	1
103	OFFICE	CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	PAINT	1
104	SCADA	CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	PAINT	1
105	RESTROOM	VINYL*	RUBBER	PAINT/VINYL*	PAINT/VINYL*	PAINT/VINYL*	PAINT/VINYL*	PAINT	1
106	CONFERENCE	CONC.	RUBBER	PAINT	PAINT	PAINT	PAINT	PAINT	1
107	MEZZANINE	WOOD	METAL	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	FACTORY FINISH	

\*FLOOR OR WALL FINISH SPECIFIED HERE MAY BE SUBSTITUTED WITH OTHER SIMILAR SMOOTH, HARD, NON-ABSORBENT SURFACES SUCH AS TILE.  
 VERIFY ACTUAL FINISHES WITH OWNER.

**NOTES:**

- RUBBER BASE ONLY AT GYPSUM BOARD WALLS

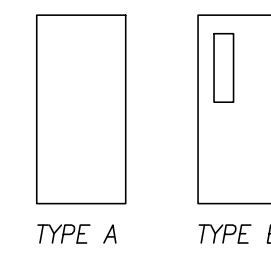
**LEGEND:**

CONC: EXPOSED CONCRETE FLOORS, SMOOTH FINISH W/ PAINT  
 PAINT: PAINT ON LEVEL 5 FINISHED GYPSUM BOARD  
 WOOD: PLYWOOD  
 VINYL: SHEET VINYL WAINSCOT  
 METAL: METAL BUILDING ELEMENT.

HARDWARE GROUPS						
	DESCRIPTION	PART #	QTY.	FINISH	SERIES	VENDOR OR ALTERNATE
<b>GROUP 1:</b>	HINGES	T4A2714 4 1/2 x 4 1/2 NRP	3	US26D		McKINNEY
EXTERIOR	MORTISE LOCKSET STOREROOM FUNCTION w/ WANDLIGARD	LV9453 OR LV9480 (VERIFY)	1	626	03	SCHLAGE
	CYLINDER	P - MATCH EXISTING PER OWNER'S DIRECTION	1	626		SCHLAGE
	CYLINDER CORE	-	1	626		SCHLAGE
	CLOSER w/ HOLD OPEN DEVICE	4110/4111 HANDED SERIES	1	689		LCN
	SEALS	-	1 SET	-		PEMKO
	RAINDRIP	346 A 40"	1	-		PEMKO
	THRESHOLD	171	1	AL		PEMKO
<b>GROUP 2:</b>	HINGES	TA2714 4 1/2 x 4 1/2 NRP	3	-		McKINNEY
RESTROOM	PRIVACY FUNCTION LOCKSET w/ "OCCUPIED" INDICATOR	L9496	1	626	03	SCHLAGE
	CLOSER W/STOP	4211 CUSH SRI X TORX	1	-		LCN
	KICK PLATE	8400 12" X 2" LDW X TORX	1	630		IVES
	DOOR SWEEP	200SSS	1	630		NGP
<b>GROUP 3:</b>	HINGES	T4A2714 4 1/2 x 4 1/2 NRP	3	US26D		McKINNEY
PRIVACY	MORTISE LOCKSET - OFFICE	L9050	1	626	03	SCHLAGE
	CYLINDER	P - MATCH EXISTING PER OWNER'S DIRECTION	1	626		SCHLAGE
	CYLINDER CORE	-	1	626		SCHLAGE
	CLOSER w/ HOLD OPEN DEVICE	4110/4111 HANDED SERIES	1	689		LCN
<b>GROUP 4:</b>	HINGES	TA2714 4 1/2 x 4 1/2 NRP	3	-		McKINNEY
PASSAGE	MORTISE LOCKSET - PASSAGE	L9010	1	626	03	SCHLAGE
	CLOSER W/STOP	4211 CUSH SRI X TORX	1	-		LCN
	KICK PLATE	8400 12" X 2" LDW X TORX	1	630		IVES
	DOOR SWEEP	200SSS	1	630		NGP

WINDOW SCHEDULE							
WINDOW NUMBER	WIDTH	HEIGHT	BRAND	GLAZING	FINISH	OPERABLE	
①	4'-0"	4'-0"	MILGARD OR CERTAINTEED	DOUBLE GLAZED, THERMA-FLECT (LO E)	VINYL	XO	
②	2'-0"	4'-0"	MILGARD OR CERTAINTEED	DOUBLE GLAZED	VINYL	SH	

DOOR SCHEDULE								
DOOR	SIZE	EXPOSURE	FUNCTION	FRAME	DOOR	TYPE	HARDWARE GROUP	REMARKS
①	12x12	EXTERIOR	OH	METAL	METAL	-	-	VISION PANEL AT 7' HEAD HEIGHT
②	8x10	EXTERIOR	OH	METAL	METAL	-	-	VISION PANEL AT 7' HEAD HEIGHT
③	3x7	EXTERIOR	ENTRY	METAL	METAL	B	1	
④	3x7	INTERIOR	OFFICE	METAL	METAL	B	3	
⑤	3x7	INTERIOR	RESTROOM	METAL	METAL	A	2	
⑥	3x7	INTERIOR	PASSAGE	METAL	METAL	B	4	



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 COBURG, OR

revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**SCHEDULES**

sheet: **A601**

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DESIGN LOADS – METAL BUILDING	
<b>SEISMIC LOAD DESIGN CRITERIA</b>	
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR, $I_e$	1.0
SHORT TERM MAPPED SPECTRAL RESPONSE ACCELERATION, $S_s$	0.702
ONE SECOND MAPPED SPECTRAL RESPONSE ACCELERATION, $S_1$	0.397
SITE CLASS	D
SITE COEFFICIENT, $F_a$	1.239
SITE COEFFICIENT, $F_v$	NULL –SEE SECTION 11.4.8
SHORT TERM SPECTRAL RESPONSE COEFFICIENT, $S_{ps}$	0.580
ONE SECOND SPECTRAL RESPONSE COEFFICIENT, $S_{p1}$	NULL –SEE SECTION 11.4.8
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE-RESISTING SYSTEM	PER METAL BUILDING MANF.
RESPONSE MODIFICATION FACTOR, $R$	PER METAL BUILDING MANF.
SEISMIC RESPONSE COEFFICIENT, $C_s$	PER METAL BUILDING MANF.
ANALYSIS PROCEDURE USED	PER METAL BUILDING MANF.
<b>WIND LOAD DESIGN CRITERIA</b>	
BASIC WIND SPEED (mph)	98
RISK CATEGORY	II
WIND EXPOSURE	C
ANALYSIS PROCEDURE USED	PER METAL BUILDING MANF.
<b>LIVE LOAD DESIGN CRITERIA</b>	
FLOOR LIVE LOAD (psf)	HS-20
<b>SNOW LOAD DESIGN CRITERIA</b>	
GROUND SNOW LOAD (psf)	10
FLAT ROOF SNOW LOAD (psf)	7
SNOW EXPOSURE FACTOR	1
SNOW LOAD IMPORTANCE FACTOR	1
THERMAL FACTOR, $C_t$	1.2
SLOPE FACTOR, $C_s$	1
ROOF SNOW LOAD (psf)	20
<b>DEAD LOAD DESIGN CRITERIA</b>	
ROOF DEAD LOAD (psf)	PER BUILDING MANF.
ROOF COLLATERAL LOAD (psf)	PER BUILDING MANF.
<b>FOUNDATION DESIGN CRITERIA</b>	
ALLOWABLE VERTICAL BEARING CAPACITY [NORMAL DURATION] (psf)	1500
ALLOWABLE VERTICAL BEARING CAPACITY [SHORT-TERM DURATION] (psf)	2000
ALLOWABLE LATERAL EARTH PRESSURE (psf)	100
FRICTION COEFFICIENT	0.35

DESIGN LOADS – MEZZANINE	
<b>SEISMIC LOAD DESIGN CRITERIA</b>	
BASIC SEISMIC-FORCE-RESISTING SYSTEM	WOOD-FRAMED SHEARWALLS
RESPONSE MODIFICATION FACTOR, $R$	6.5
SEISMIC RESPONSE COEFFICIENT, $C_s$	0.083
ANALYSIS PROCEDURE USED	EQUIVALENT LATERAL FORCE PROCEDURE
<b>LIVE LOAD DESIGN CRITERIA</b>	
LOWER FLOOR LIVE LOAD (psf, lb)	100, 2000
MEZZANINE FLOOR LIVE LOAD (psf)	125
<b>DEAD LOAD DESIGN CRITERIA</b>	
CEILING DEAD LOAD (psf)	8
WALL DEAD LOAD (psf)	8

**WOOD FRAMING SPECIFICATIONS:**

1. ALL DIMENSIONAL LUMBER FRAMING IS #2 DF, U.N.O.
2. ALL WOOD FRAMING IN CONTACT WITH CONCRETE TO BE #2 HF P.T., U.N.O.
3. ALL LSL FRAMING TO BE 1.55E TIMBERSTRAND, U.N.O.
4. ALL LVL 2.0E MICROLAM LVL

**STEEL SPECIFICATIONS:**

1. STEEL PLATES – A36
2. STEEL HSS – A500 GRADE B
3. STEEL CHANNEL & ANGLE SHAPES – A36
4. STEEL BOLTS – A325N U.N.O.
5. STEEL WELD ELECTRODES – 70xx
6. USE HOT DIP GALV. FASTENERS WHERE INSTALLED LOCATION IS EXPOSED TO MOISTURE, PRESSURE TREATED WOOD, OR OTHER CORROSIVE ENVIRONMENTS.
7. GALVANIZING TO BE IN ACCORDANCE WITH ASTM A123 OR A153 AS APPLICABLE.
8. THREADED ROD SHALL BE F1554 GRADE 36 OR BETTER. INSTALL ANCHORS PER MFG. SPECIFICATIONS

**CONCRETE SPECIFICATIONS:**

1. CEMENT: ASTM C150 TYPE 1 OR II.
2. WATER: IN CONFORMANCE WITH ASTM C94.
3. WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A, OR TYPE F MID-RANGE TYPE.
4. STRUCTURAL CONCRETE SHALL BE  $f'_c = 4500$  PSI AT 28 DAYS. SLUMP SHALL BE 4" +/- 1". SLUMPS MAY BE INCREASED TO 8" MAXIMUM w/ APPROVED ADMIXTURE.
5. MAXIMUM W/C RATIO SHALL BE 0.45
6. AIR CONTENT: 6% ±1.5% (CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES)
7. CONCRETE MATERIALS AND QUALITY SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
8. TRANSPORTATION OF READY-MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94 "SPECIFICATION FOR READY-MIX CONCRETE" AND CONCRETE PLACEMENT, CONSOLIDATION, AND CURING SHALL BE IN ACCORDANCE WITH SECTION 5 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
9. HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305R "GUIDE TO HOT-WEATHER CONCRETING" AND 305.1 "STANDARD SPECIFICATION FOR HOT-WEATHER CONCRETING". COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306R "GUIDE TO COLD-WEATHER CONCRETING" AND 306.1 "STANDARD SPECIFICATION FOR COLD-WEATHER CONCRETING".
10. USE ASTM A615 GRADE 60 REINFORCING BARS
11. THREADED ROD ANCHORS SHALL BE F1554 GRADE 36 OR BETTER. INSTALL ANCHORS PER MFG. SPECIFICATIONS



project title:

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 91611 N. COBURG RD.  
 COBURG, OR

revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**STRUCTURAL NOTES**

sheet: **S001**

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date: JUNE 1, 2023  
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**FOUNDATION PLAN**

sheet: **S101**

**LEGEND**

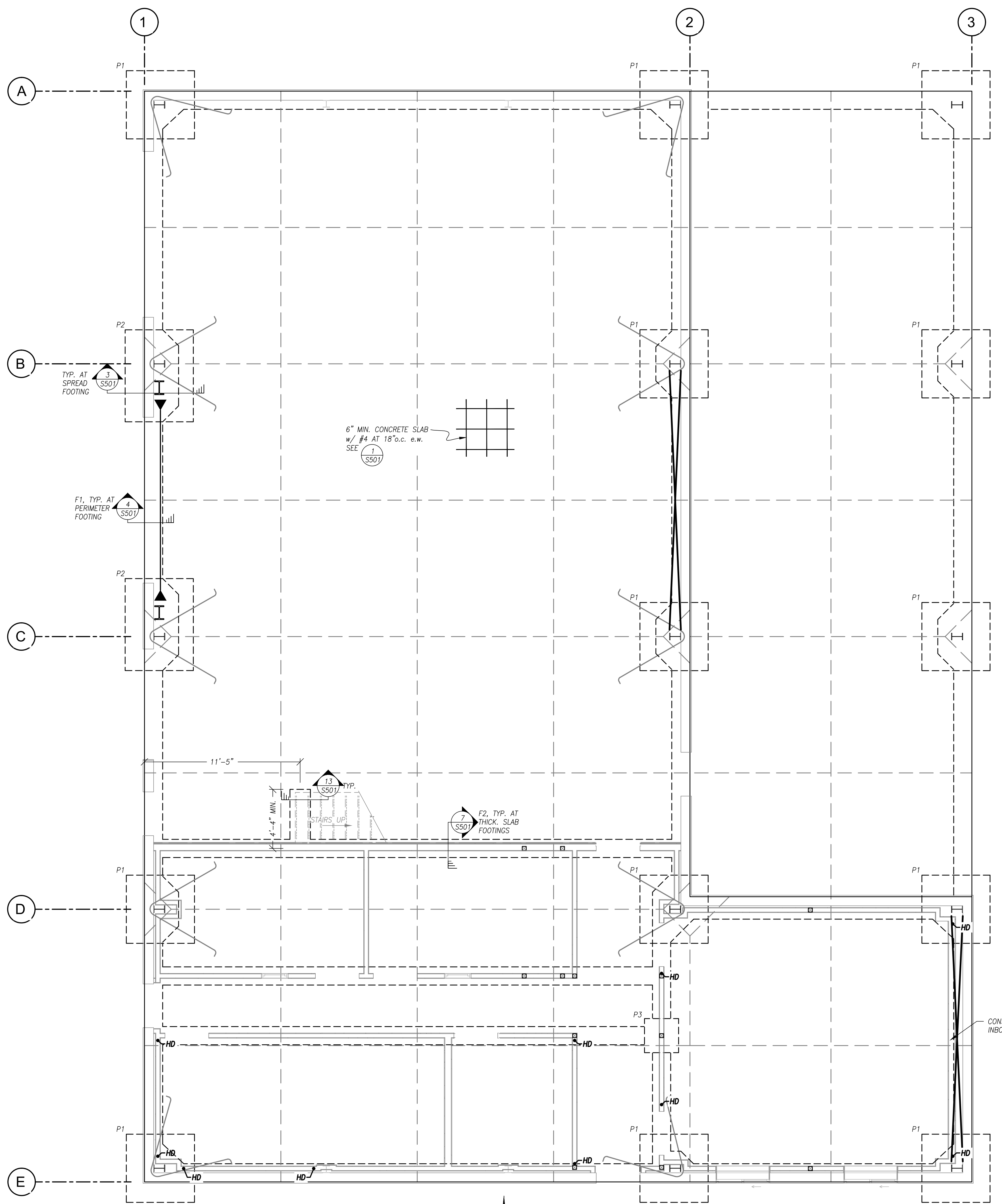
	WOOD COLUMN PER SCHEDULE
	BUILDING MANUFACTURER COLUMN
	BUILDING MANUFACTURER X-BRACING
	BUILDING MANUFACTURER PORTAL FRAME
	HOLDOWN

- GENERAL NOTES:**
- FOUNDATION DESIGN SHOWN HEREON IS BASED ON PRELIMINARY REACTIONS ESTIMATED BY BRANCH ENGINEERING, INC. FINAL FOUNDATION DESIGN SHALL BE BASED UPON BUILDING FRAME REACTIONS TO BE FURNISHED BY THE SELECTED METAL BUILDING MANUFACTURER AND MAY VARY FROM THAT SHOWN HEREON. THE FOUNDATION DESIGN SHOWN HEREON SHALL NOT BE CONSTRUCTED UNTIL WRITTEN APPROVAL OR OTHER INSTRUCTION IS GIVEN BY BRANCH ENGINEERING, INC.
  - REQUIRED ANCHOR BOLT PROJECTION SHALL BE PER METAL BUILDING MANUFACTURER.
  - ANCHOR BOLT PATTERNS, LOCATIONS, SPACING, & ORIENTATION SHALL BE PER THE METAL BUILDING MANUFACTURER DRAWINGS.
  - LATERAL BRACING SHALL BE PER THE METAL BUILDING MANUFACTURER. LATERAL BRACING LAYOUT SHALL BE CONSISTENT WITH THAT SHOWN HEREON. CONTACT THE FOUNDATION DESIGN ENGINEER IF LATERAL BRACING LAYOUT DIFFERS FROM THAT SHOWN.
  - DO NOT SCALE THE STRUCTURAL DRAWINGS. USE DIMENSIONS GIVEN IN DRAWING BY METAL BUILDING MANUFACTURER. DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE ONLY. CONTACT ENGINEER IF FURTHER INFORMATION IS NEEDED.
  - COMPACTED CRUSHED ROCK BASE BENEATH ALL CONCRETE ELEMENTS SHALL BE 6" MINIMUM THICKNESS 3/4"-0" CRUSHED ROCK COMPACTED TO 95% RELATIVE DENSITY, MODIFIED PROCTOR METHOD. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR FOUNDATION PREPARATION REQUIREMENTS, WHERE APPLICABLE.

**FOOTING SCHEDULE<sup>1</sup>**

MARK	SIZE	REINFORCING	ANCHOR*	EMBED
F1	1'-4"wx1'-6" T	(2) #5 LONGITUDINAL BARS, TYP. TOP & BOTTOM		
F2	1'-4"wx10" T	(2) #5 LONGITUDINAL BARS, 3" CLR. OF BOTTOM		
P1 <sup>1</sup>	5'-0"x5'-0"x1'-6"	(5) #5 E.W., TOP & BOT.	PAB6/PAB6	12"
P2 <sup>1,2</sup>	6'-9"x5'-0"x1'-6"	#5 BARS AT 16"o.c. E.W., TOP & BOT.	PAB6/PAB6	12"
P3	2'-6"x2'-6"x8"	(3) #5 E.W., 3" CLR. OF BOTTOM		

1. FOOTING & ANCHOR SIZES ARE APPLICABLE ONLY FOR THE METAL BUILDING REACTIONS REFERENCED ON COVER SHEET & MUST BE VERIFIED PRIOR TO CONSTRUCTION.  
 2. FOOTING LOCATION MAY REQUIRE ANCHOR BOLTS FOR RIGID FRAME & PORTAL FRAME CONNECTIONS. ANCHOR BOLTS LISTED ABOVE ARE THOSE REQUIRED FOR RIGID FRAME & PORTAL FRAME (WHERE APPLICABLE) RESPECTIVELY.



**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"



project title:

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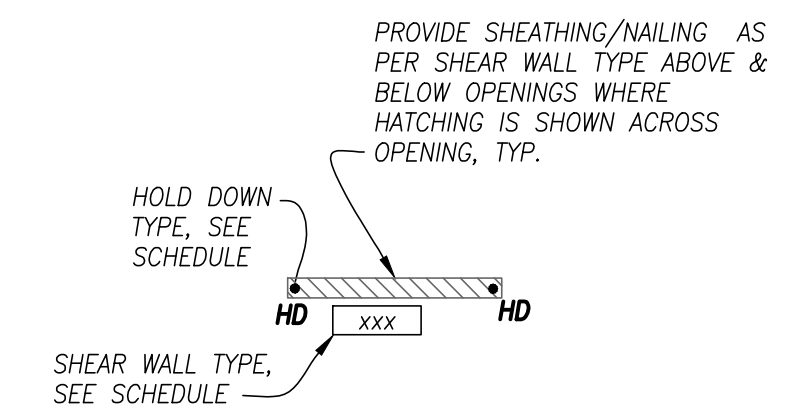
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**MEZZANINE  
 FRAMING  
 PLAN**

sheet: **S102**

**LEGEND**

	BUILT-UP STUD COLUMN, U.N.O.
	BUILDING MANUFACTURER COLUMN
	SHEARWALL & HOLD DOWNS
	BEARING WALL



**SHEAR WALL LEGEND**

**SHEET NOTES**

- REFER TO ARCHITECTURAL DRAWINGS FOR WALL FRAMING SIZES.
- LOCATE ALL TOP PLATE SPLICES OVER STUDS
- INSTALL ALL PRODUCTS PER MANUFACTURER'S WRITTEN INSTRUCTIONS INCLUDING STORAGE, HANDLING, CUTTING, NOTCHING, DRILLING, ETC.
- FRAMING LAYOUT SHOWN IS GENERIC. CONTRACTOR TO LAY OUT FRAMING AS REQUIRED TO COORDINATE WITH PLUMBING & MECHANICAL SYSTEMS.
- ALL NAILS TO BE COMMON SIZE, U.N.O.
- FLOOR JOISTS SHALL HAVE A BEARING LENGTH OF 1-3/4" MIN., U.N.O.
- USE 1-1/8" MIN. THICKNESS CDX T&G FLOOR SHEATHING NAILED w/ 10d AT 6" o.c. AT SUPPORTED PANEL EDGES & 12" o.c. AT FIELD, U.N.O. APPLY WITH LONG DIMENSION PERPENDICULAR TO FRAMING & STAGGER PANEL LAYOUT. IN ADDITION TO NAILING, USE 1/4" BEAD OF ADHESIVE MEETING APA AFG-01 SPECIFICATIONS AT EACH JOIST. WHERE ADJOINING PANEL EDGES MEET ON A SINGLE JOIST, USE 1/4" BEAD OF ADHESIVE UNDER EACH SHEATHING PANEL EDGE.
- USE 1-1/2" LSL RIM BOARD U.N.O.
- USE ONE 2x TRIMMER & ONE 2x KING STUD AT EACH END OF EACH HEADER, U.N.O.
- USE BUILT-UP 2x STUD COLUMNS EQUAL TO WIDTH OF SUPPORTED MEMBER AT ALL BEAM BEARING POINTS, U.N.O. NAIL WALL SHEATHING TO EACH STUD w/ MINIMUM OF 8d AT 12" o.c. OR PROVIDE BLOCKING EACH SIDE TO ADJACENT STUDS AT SAME SPACING.

**FRAMING SCHEDULE**

MARK	SIZE	REMARKS
B101	(4) 1 3/4" x 1 1/8" 2.0E MICROLLAM LVL	NAIL TO RIMBOARD FULL-HEIGHT AT EA. END FOR LATERAL SUPPORT
B102	(2) 1 3/4" x 1 1/8" 2.0E MICROLLAM LVL	PROVIDE LSL RIMBOARD & NAIL FULL-HEIGHT AT EA. END FOR LATERAL SUPPORT
B103	HSS10x2 1/4"	

1. FACE-NAIL ALL PLYS OF BUILT-UP LVL BEAMS w/ (4) 0.131"x3" NAILS EVERY 12" o.c. ORIENT NAILS WITH HEAD OF NAIL FACING OUTWARD AT EACH SIDE FOR THREE OR MORE PIECE MEMBERS. FOR MORE INFORMATION SEE MANUFACTURER'S INSTALL GUIDE.

**SHEAR WALL SCHEDULE**

MARK	SHEATHING	STUDS AT PANEL EDGES	PANEL EDGE NAILING
ALL	5/8" CDX OR 7/8" OSB	2x	8d AT 6" o.c.

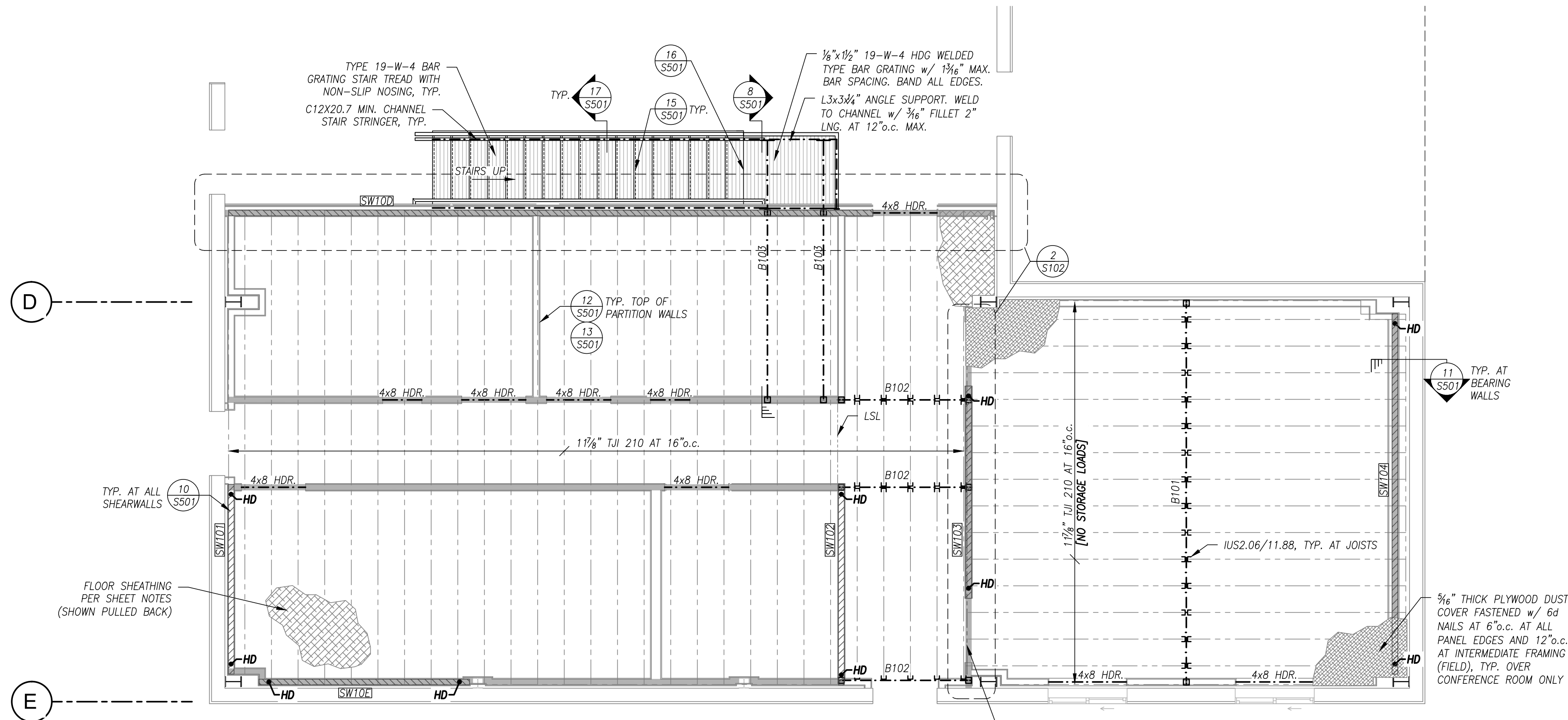
**HOLD DOWN SCHEDULE**

MARK	"SIMPSON" HARDWARE	END STUDS	ANCHOR	EMBED
HD	HDU2	(2) 2x	PAB5	6"

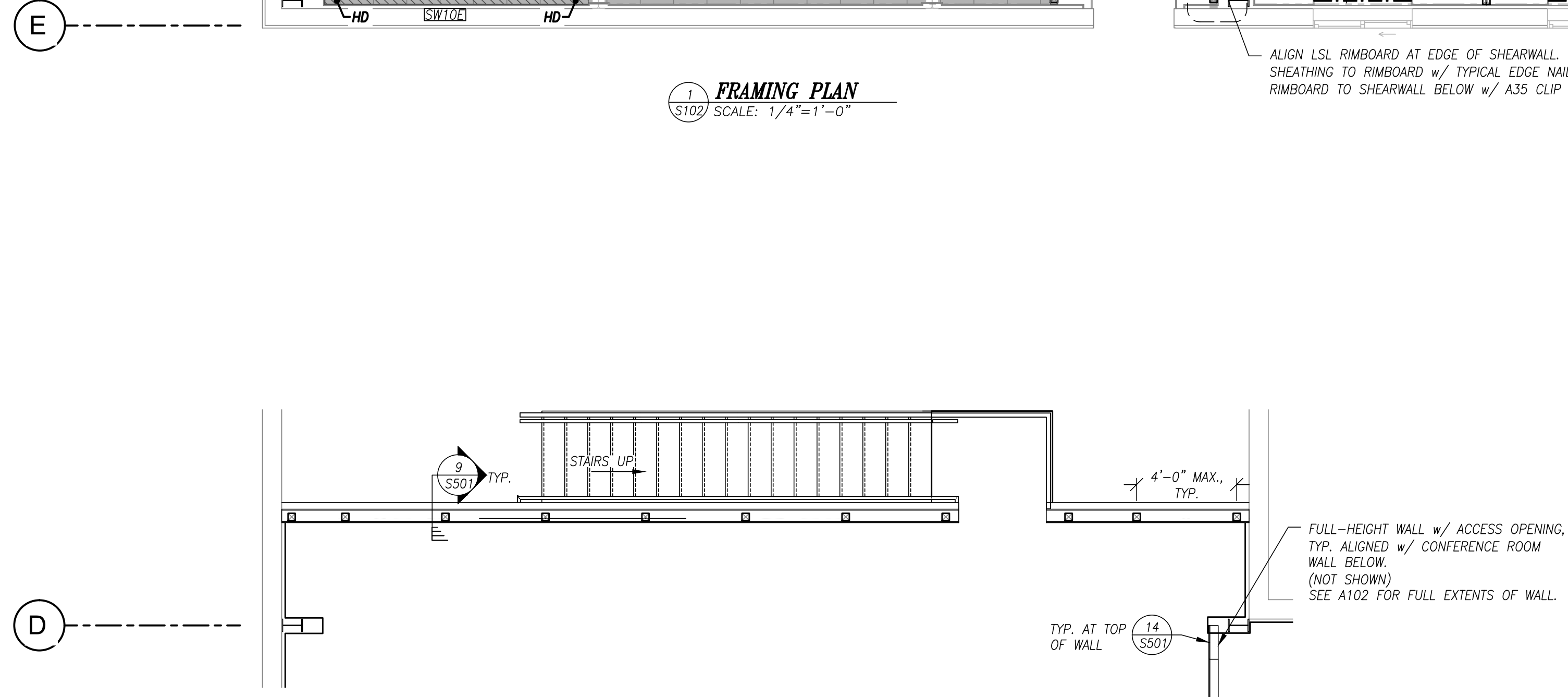
**BASE CONNECTION SCHEDULE**

TYPE	16d NAIL SPACING*, U.N.O.	5/8" L-BOLT MAX. SPACING,** 7" MIN. EMBED
ALL	(3) EVERY 16" o.c.	48"

\*NAILED CONNECTION ONLY WHERE USING MUDSILL PLATE & SOLE PLATE  
 \*\*MAY SUBSTITUTE 5/8" DIA. TITEN HD SCREW ANCHORS, NOMINAL EMBED 5 1/4" MIN.



**1 FRAMING PLAN**  
 SCALE: 1/4"=1'-0"



**2 FRAMING PLAN**  
 SCALE: 1/4"=1'-0"

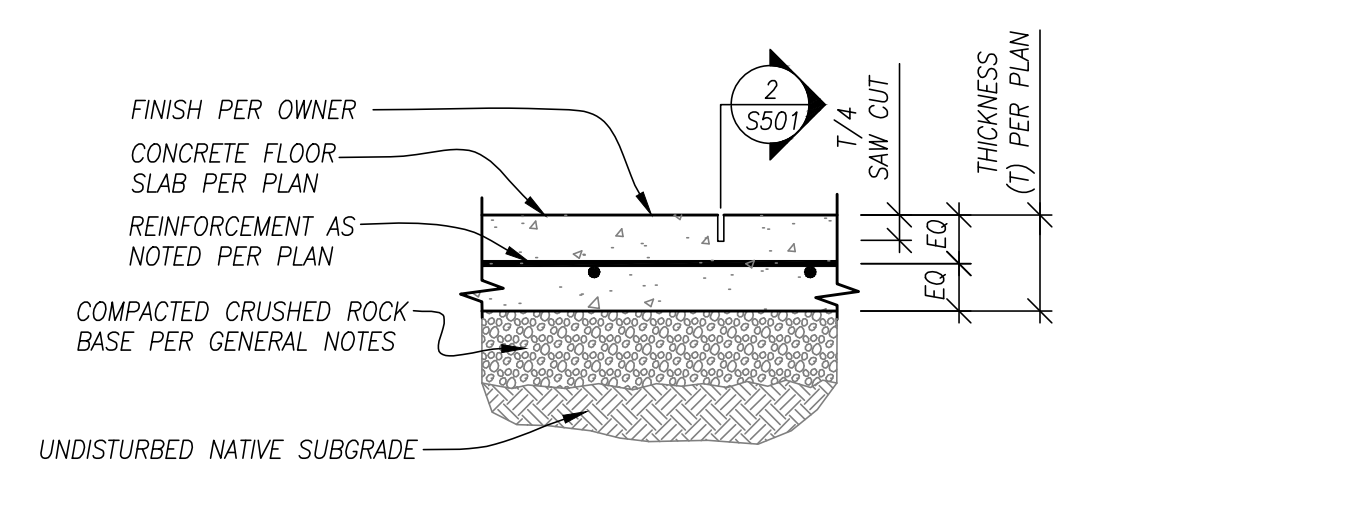
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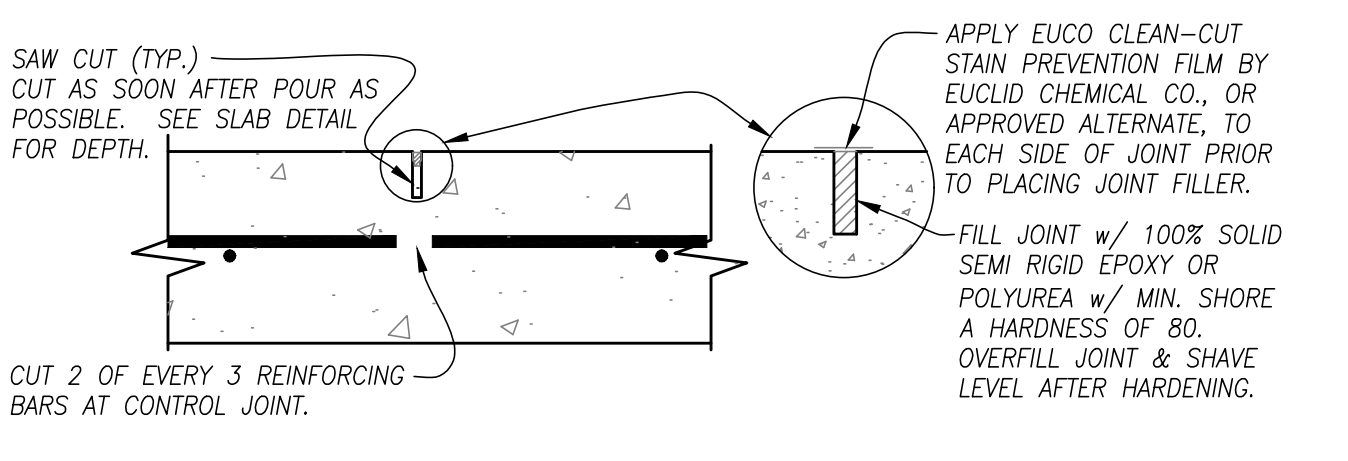
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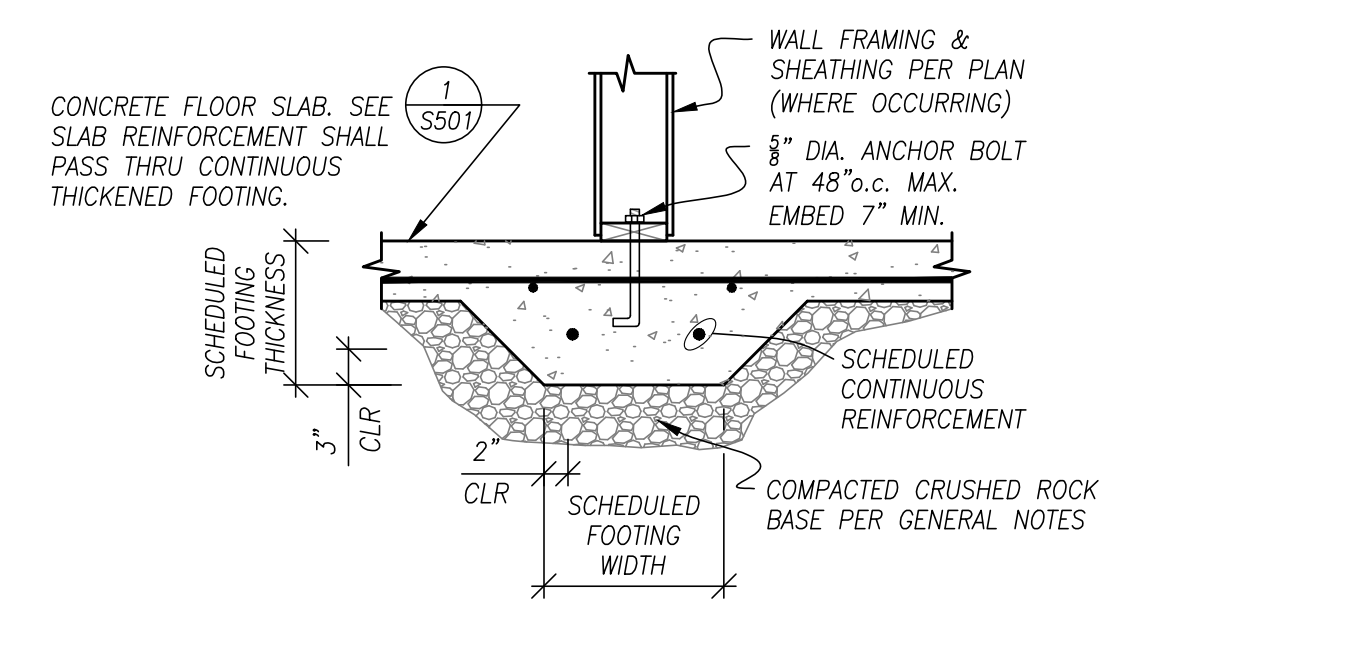
sheet: **S501**



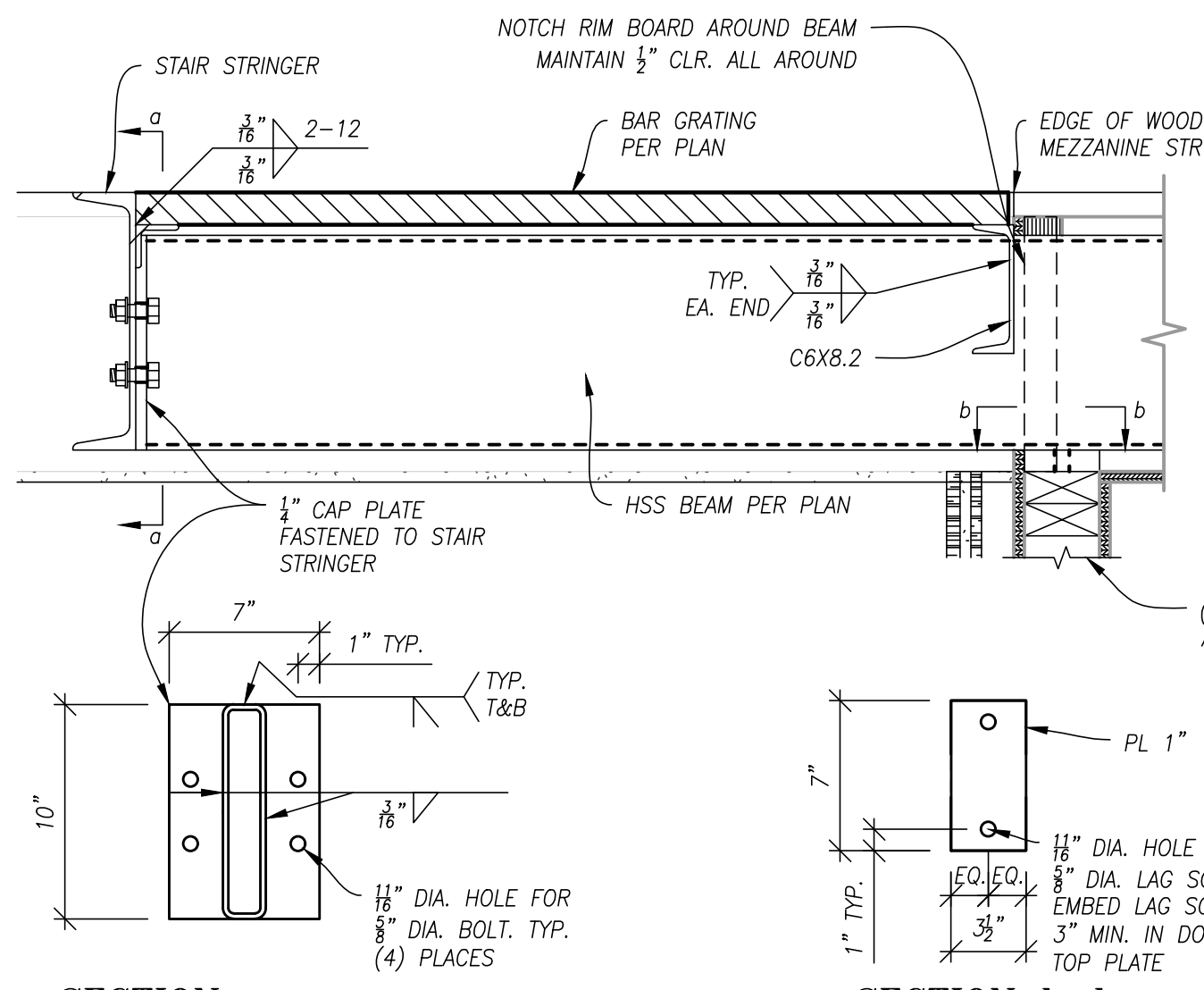
**1 SLAB-ON-GRADE**  
 S501 SCALE: N.T.S.



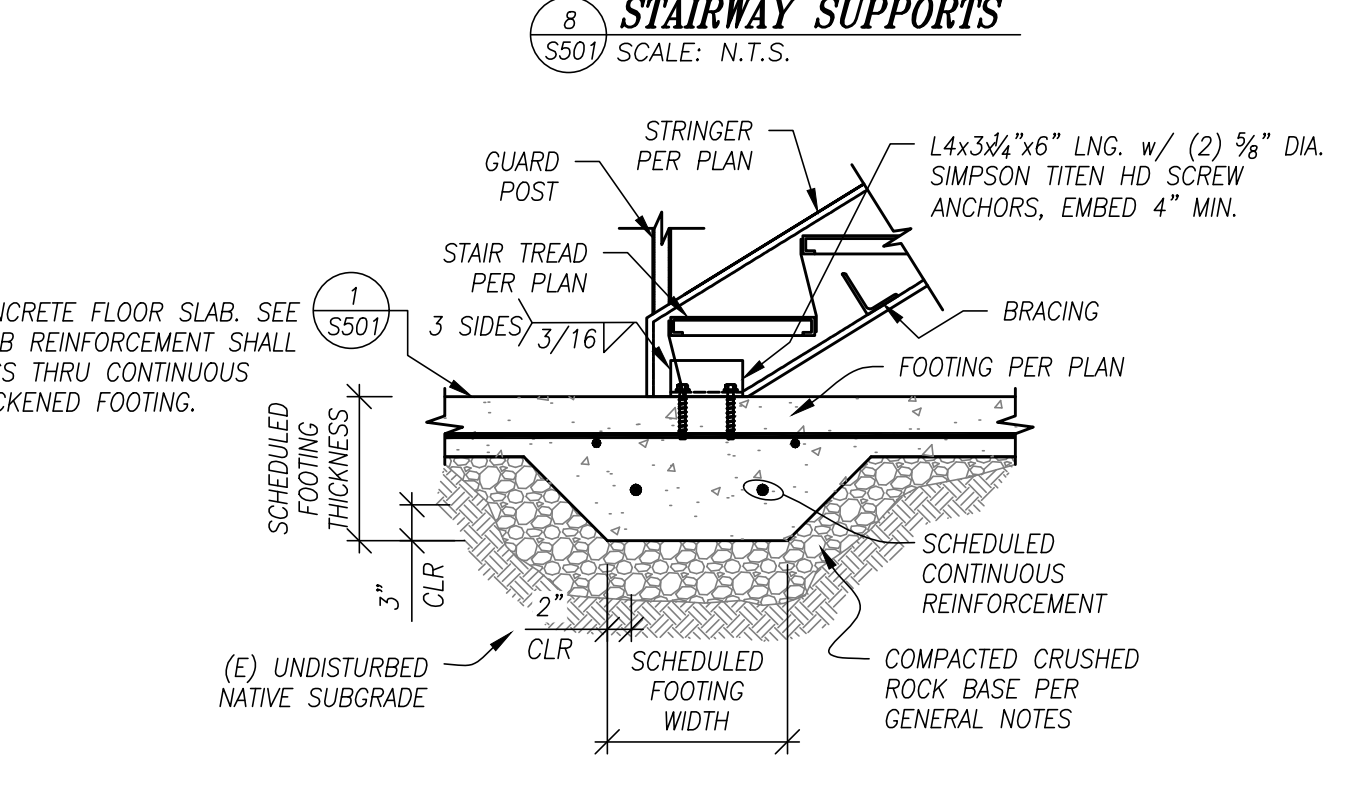
**2 CONTROL JOINT**  
 S501 SCALE: N.T.S.



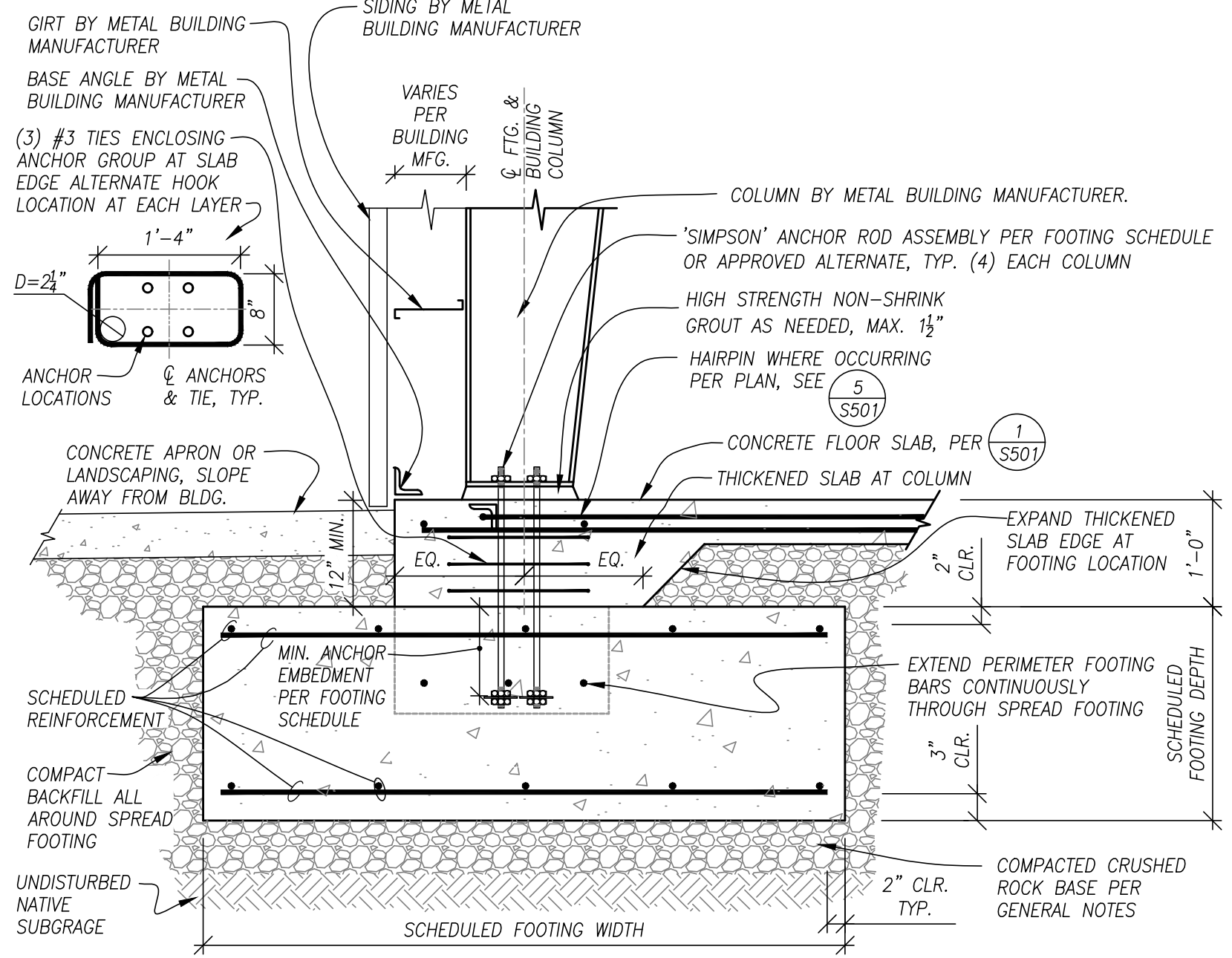
**7 THICKENED FOOTING**  
 S501 SCALE: N.T.S.



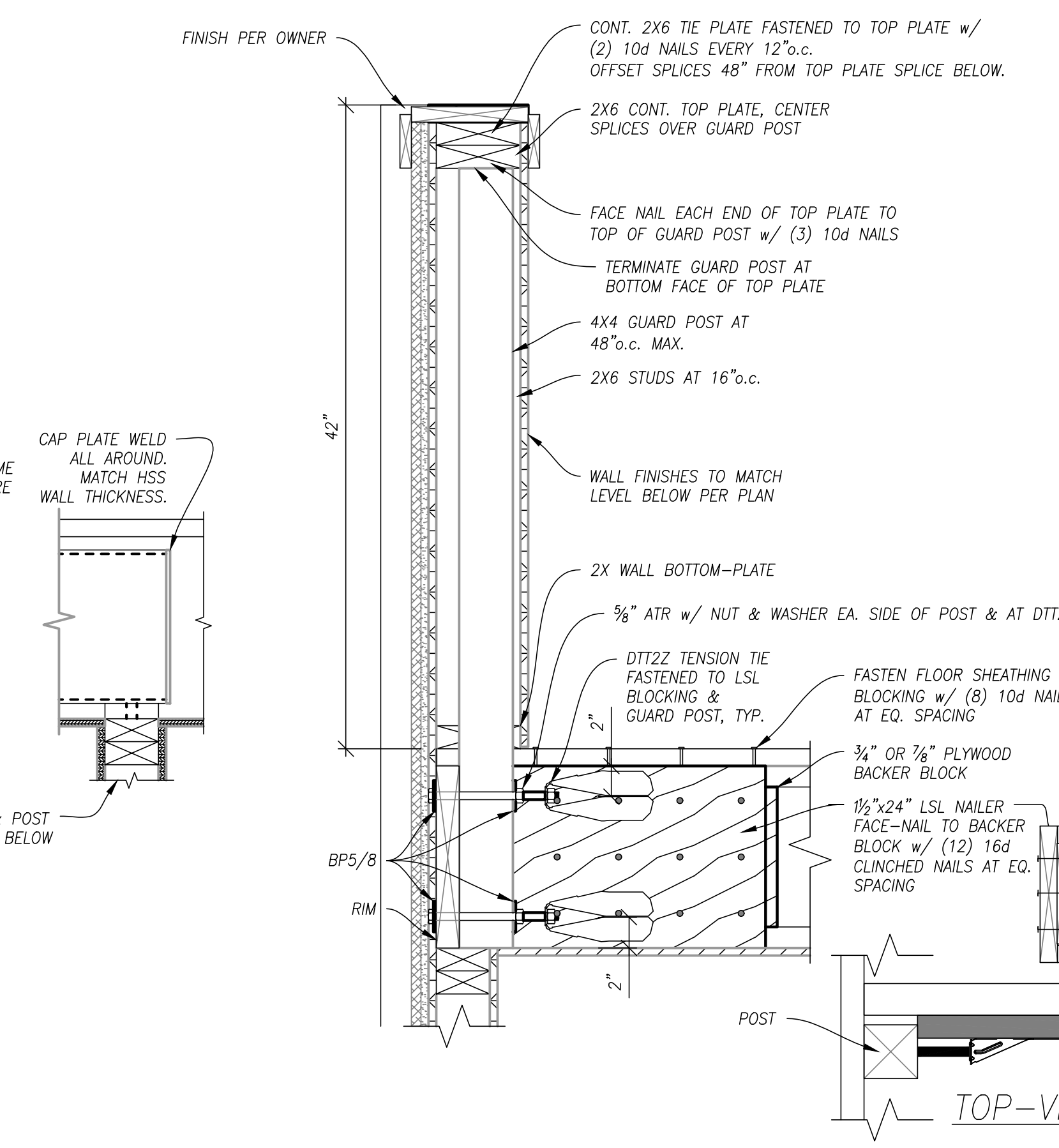
**8 STAIRWAY SUPPORTS**  
 S501 SCALE: N.T.S.



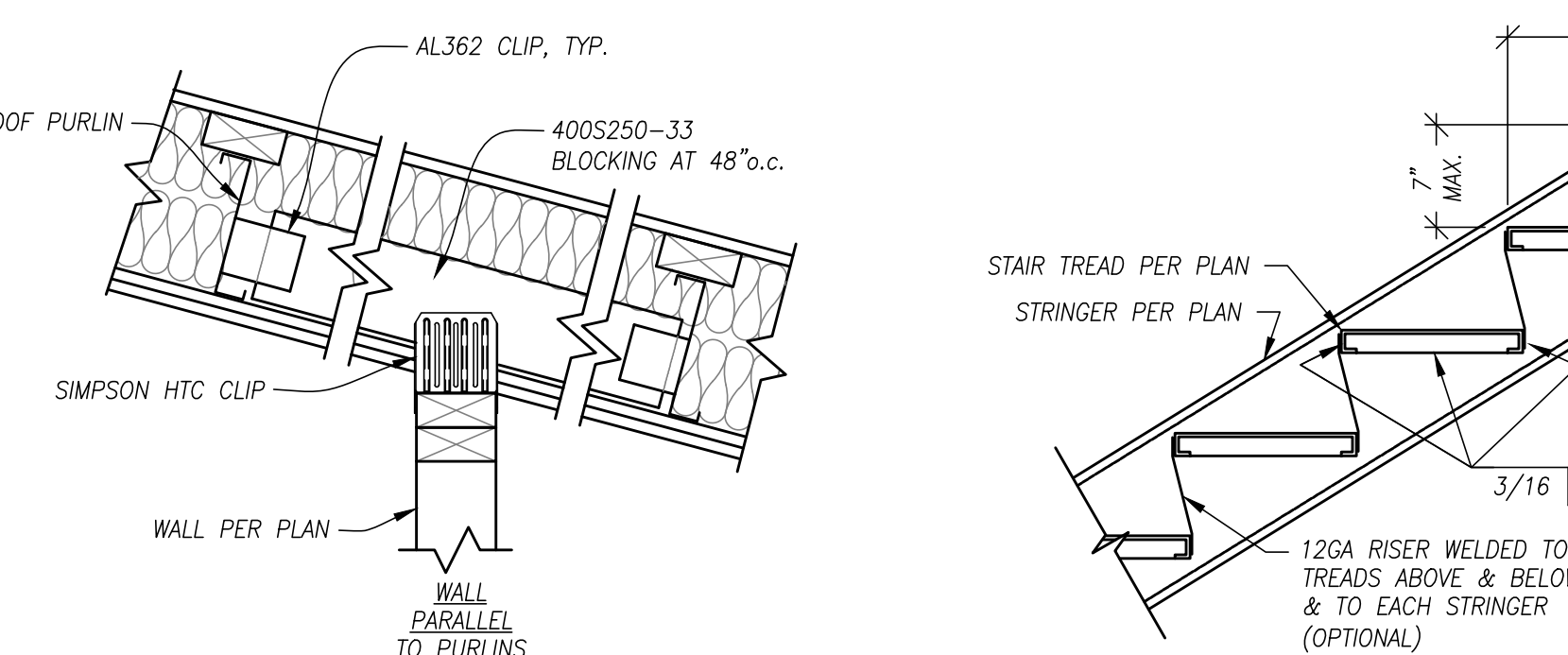
**13 STRINGER BASE CONNECTION**  
 S501 SCALE: N.T.S.



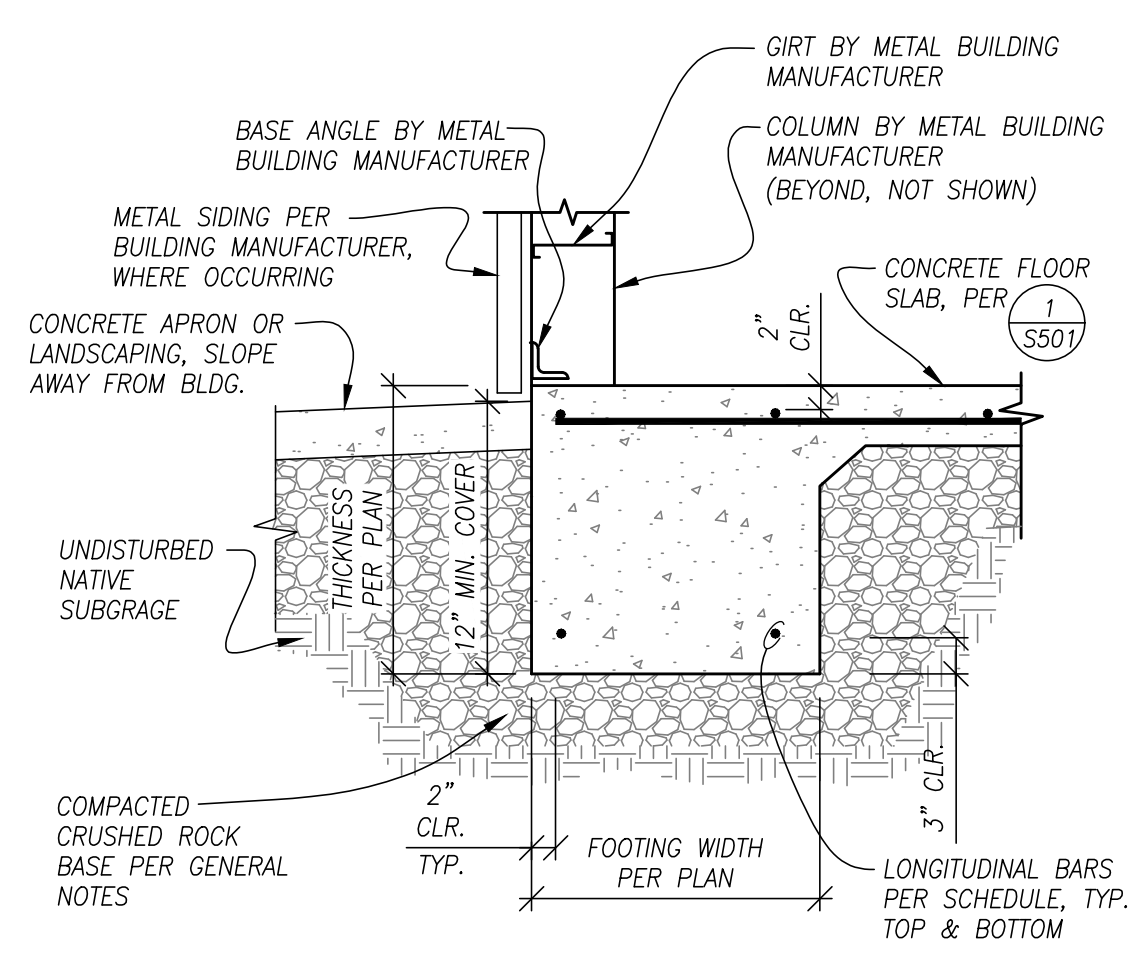
**3 SPREAD FOOTING**  
 S501 SCALE: N.T.S.



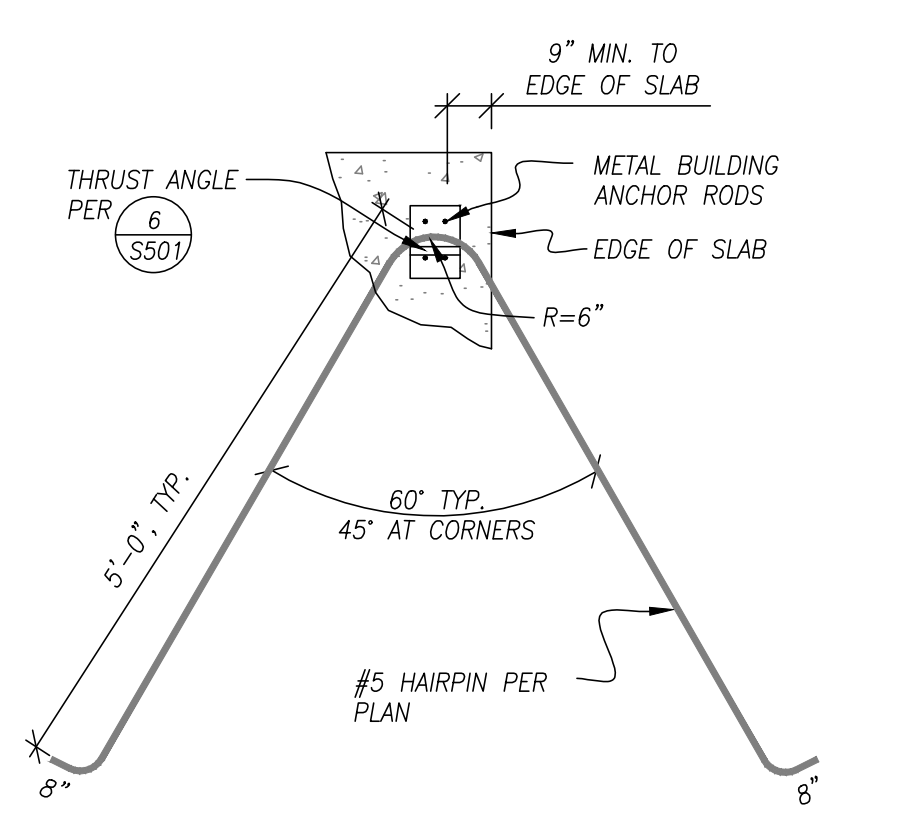
**9 PONY WALL - GUARD**  
 S501 SCALE: N.T.S.



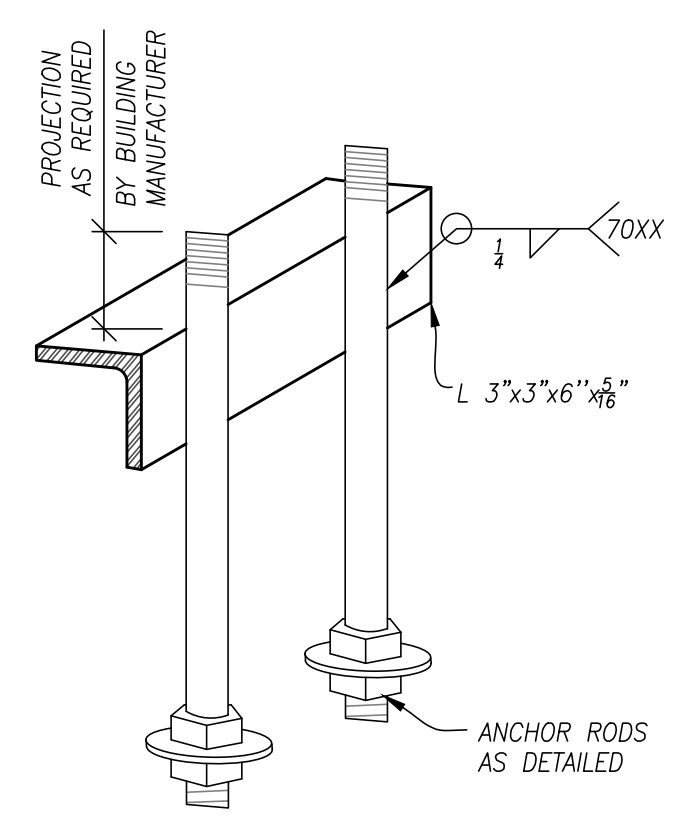
**14 PARTITION WALL BRACING AT PURLINS**  
 S501 SCALE: N.T.S.



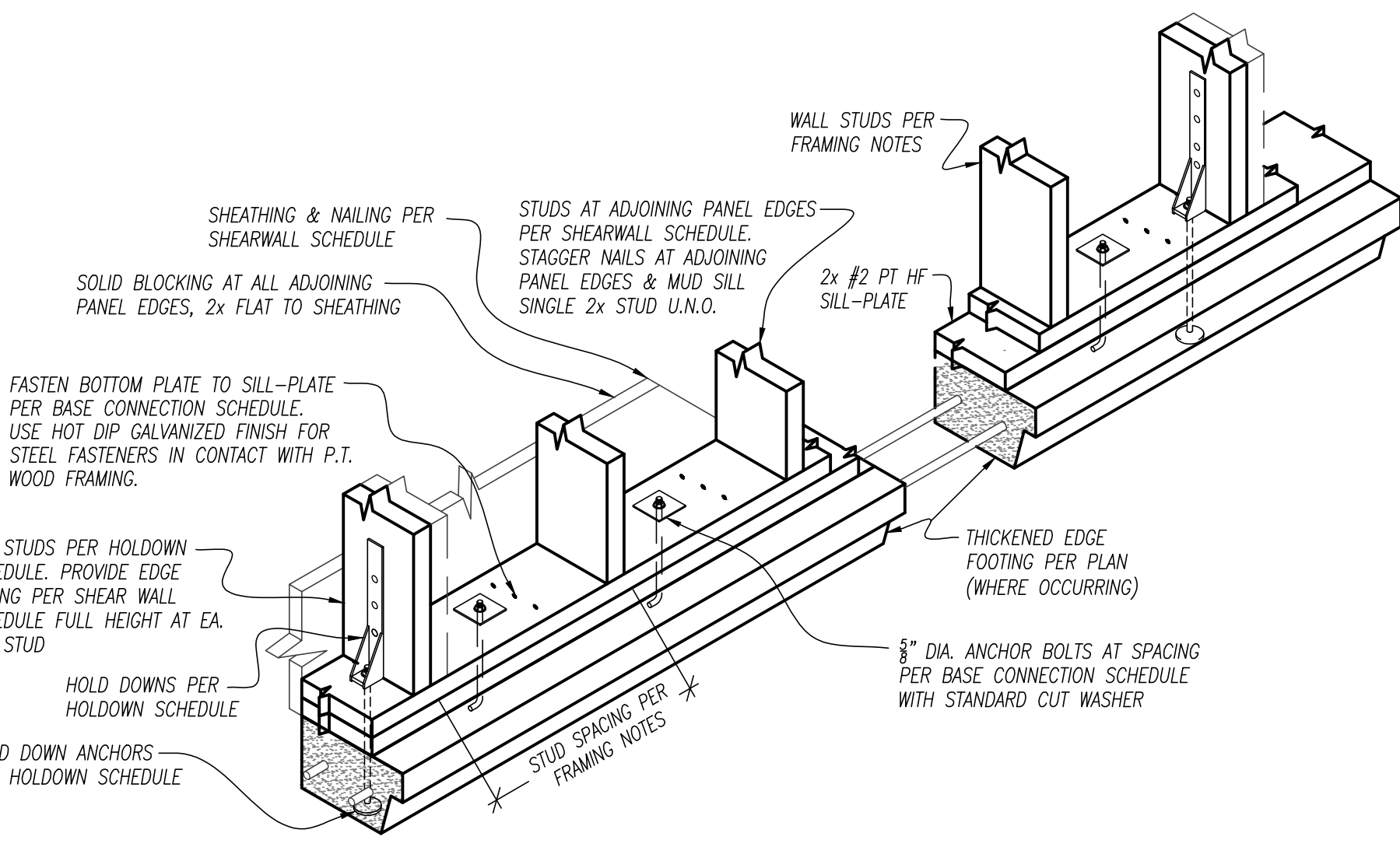
**4 THICKENED SLAB EDGE**  
 S501 SCALE: N.T.S.



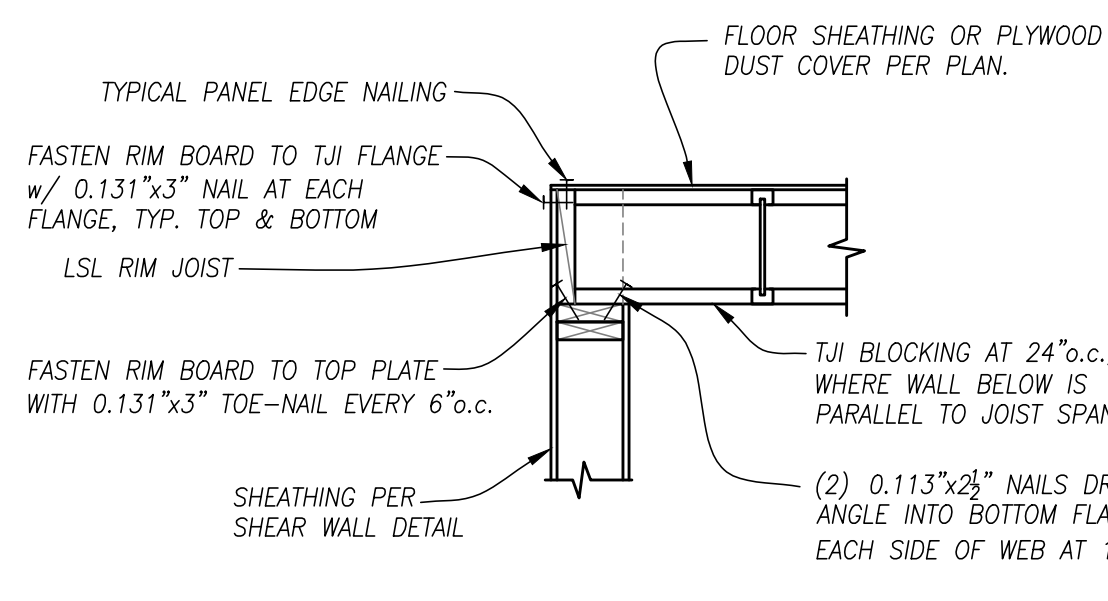
**5 HAIR PIN**  
 S501 SCALE: N.T.S.



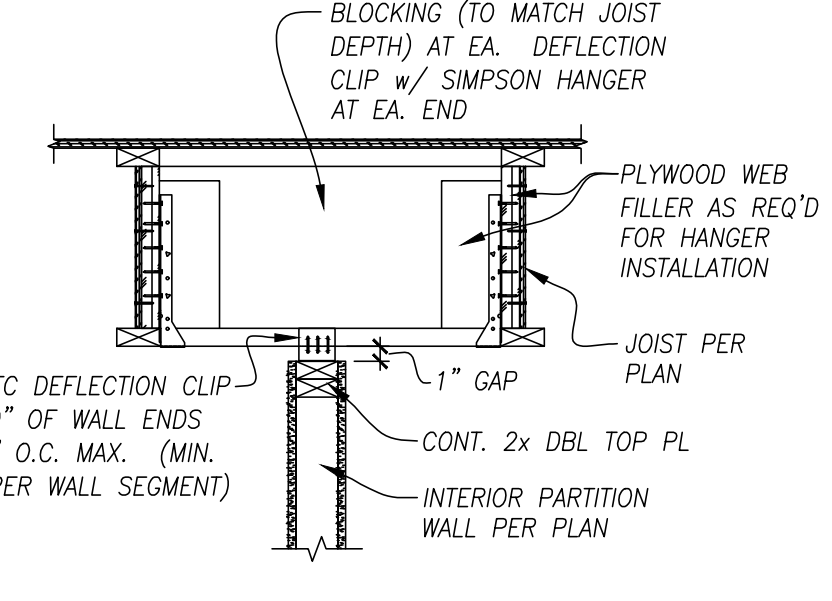
**6 THRUST ANGLE**  
 S501 SCALE: N.T.S.



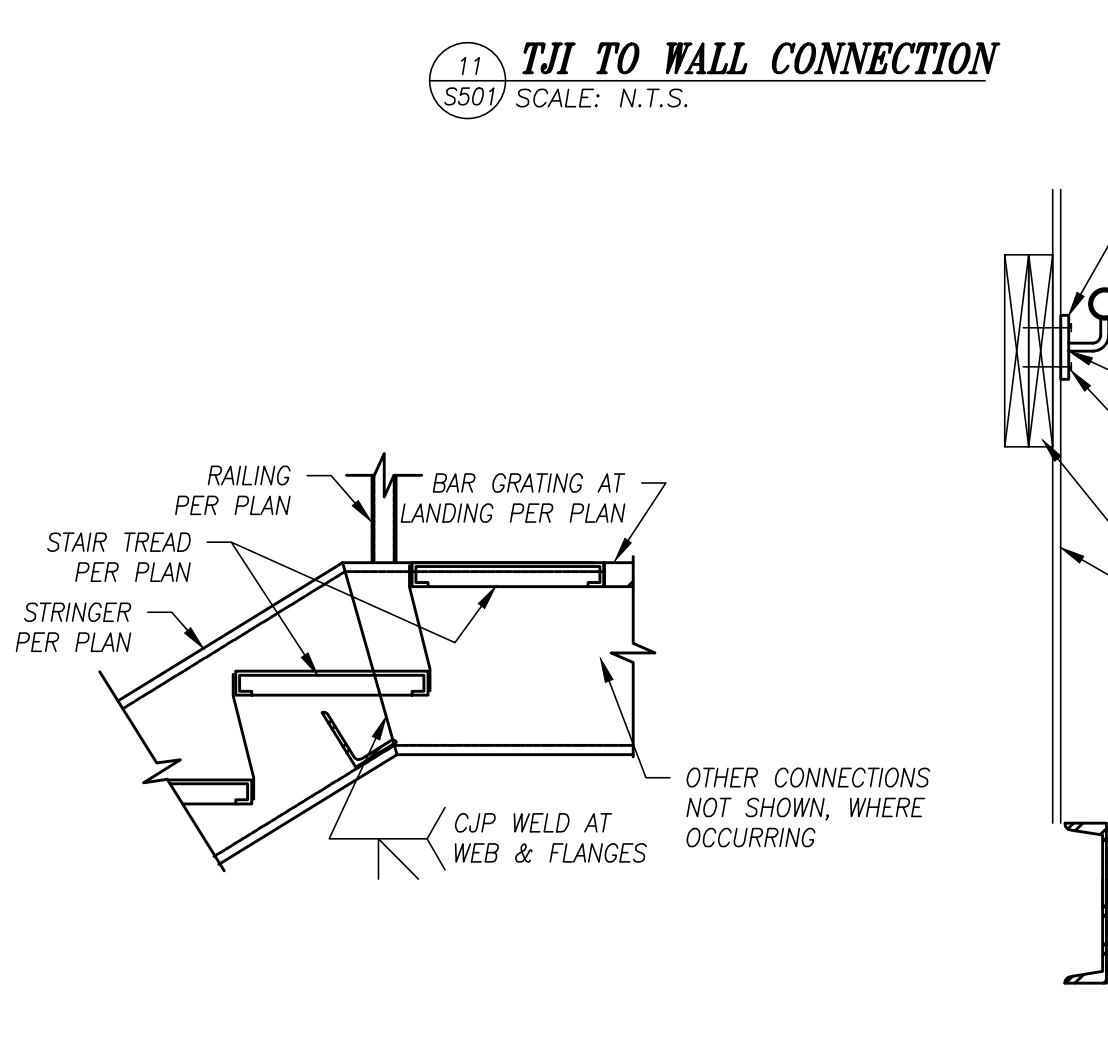
**10 SHEAR WALL - FIRST STORY**  
 S501 SCALE: N.T.S.



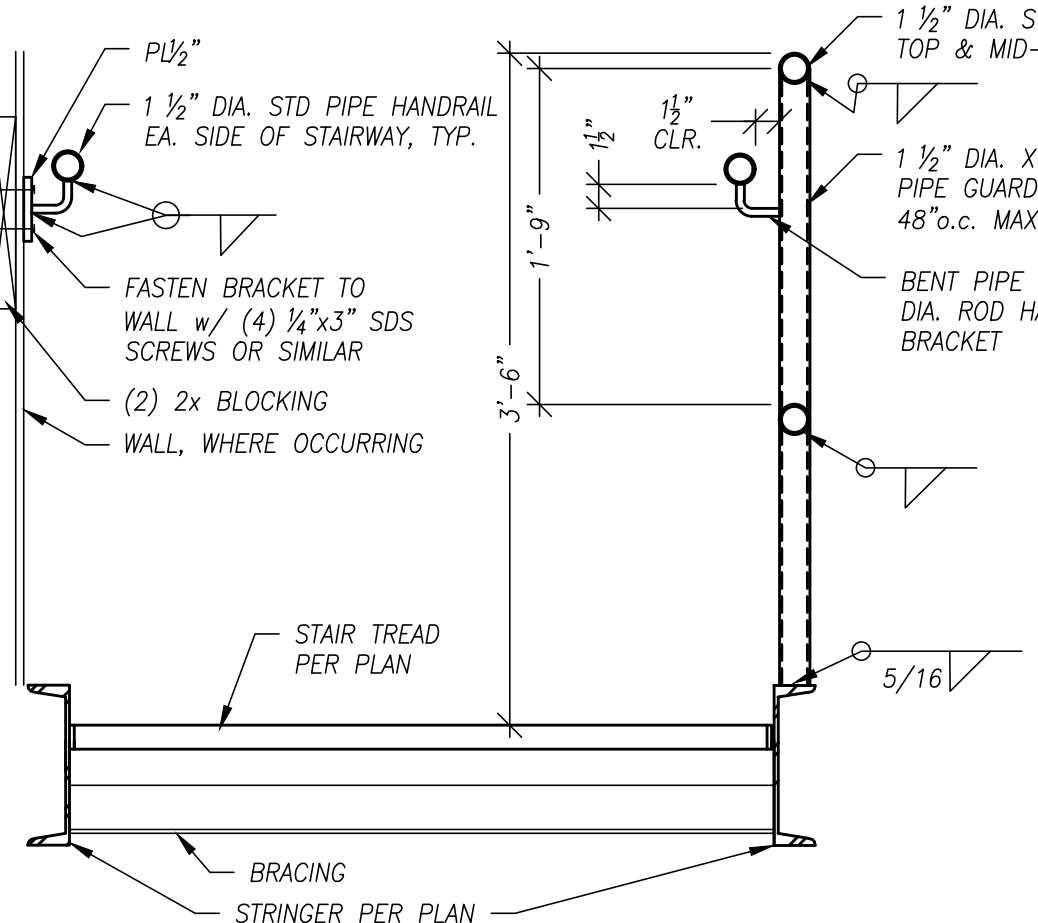
**11 TJI TO WALL CONNECTION**  
 S501 SCALE: N.T.S.



**12 PARTITION WALL BRACING (WALL PARALLEL TO JOISTS)**  
 S501 SCALE: N.T.S.



**16 TOP OF STAIRWAY**  
 S501 SCALE: N.T.S.



**17 STAIRWAY & RAILINGS**  
 S501 SCALE: N.T.S.

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# COBURG RURAL FIRE DISTRICT STORAGE BUILDING

## CITY OF COBURG

COBURG, LANE COUNTY, OREGON



project title:

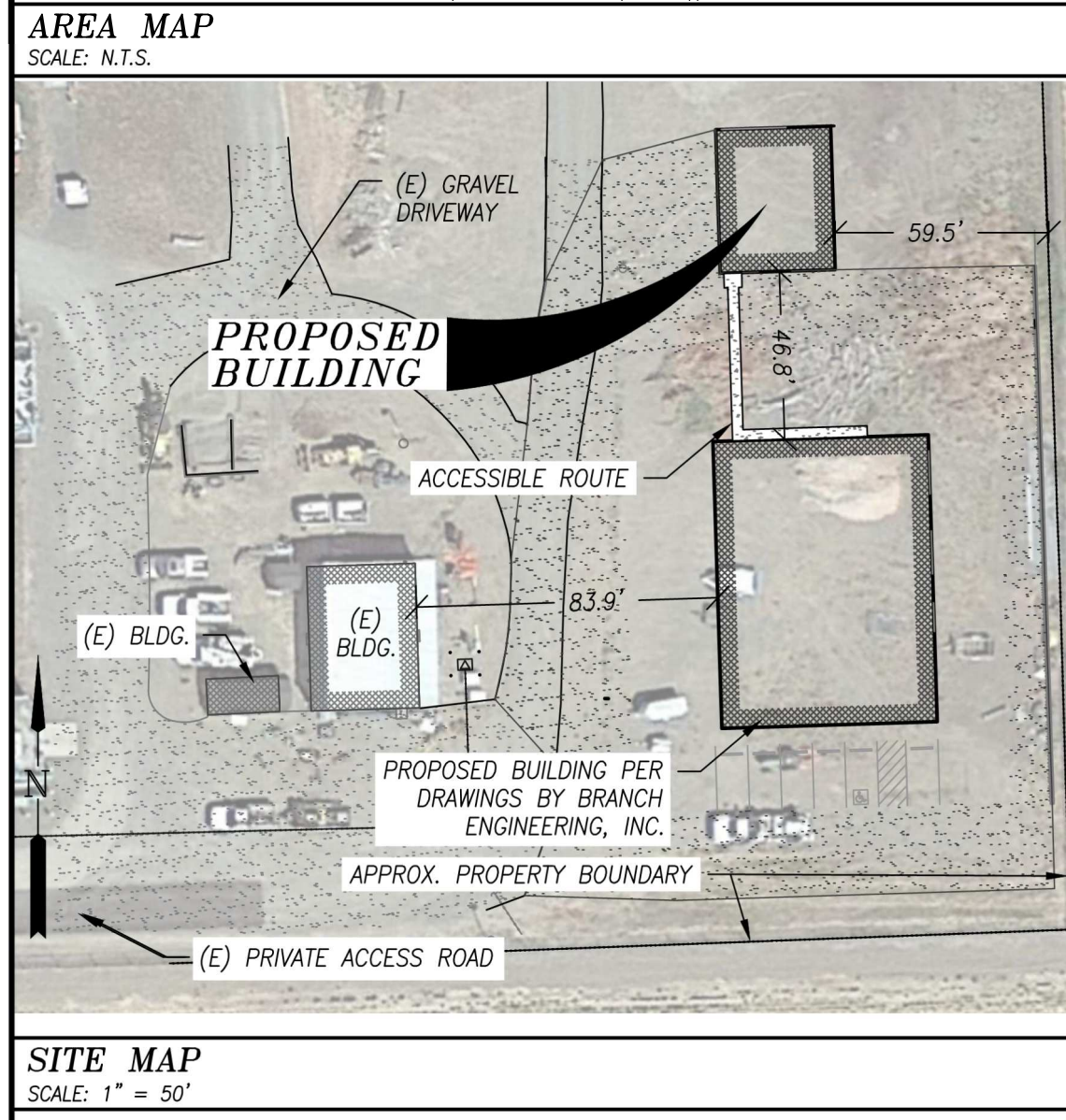
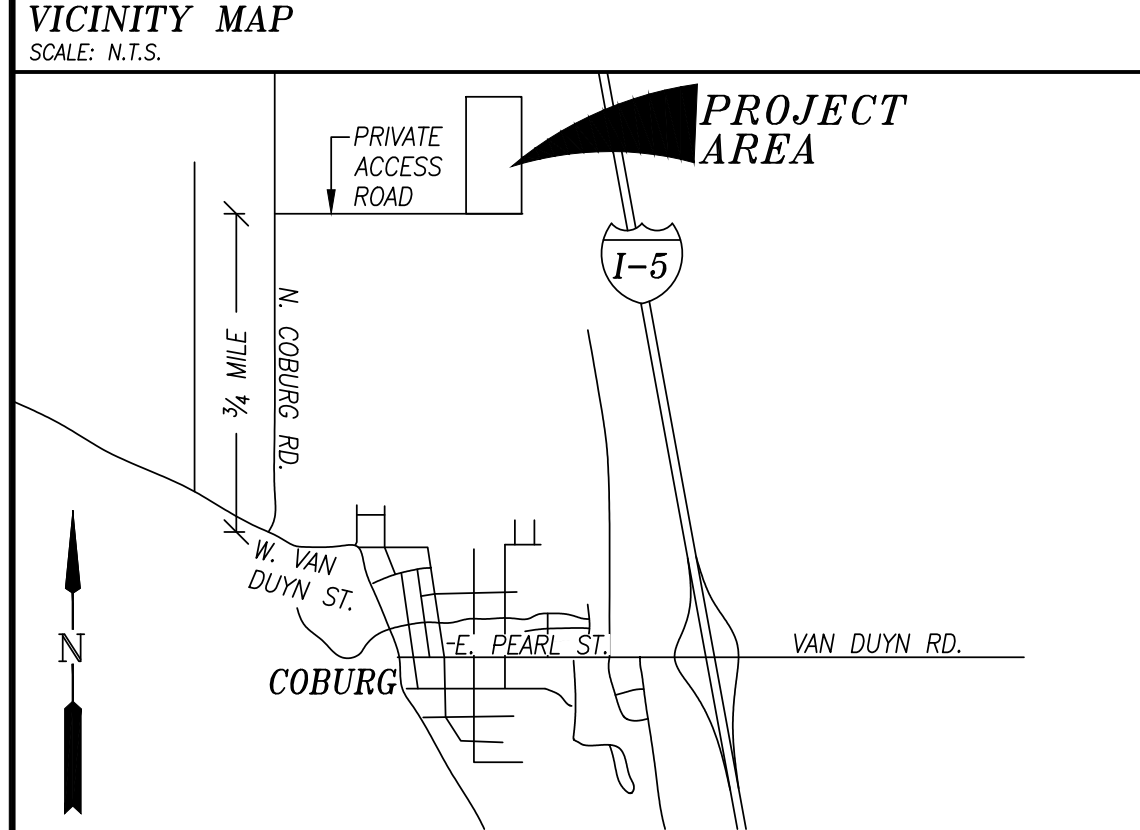
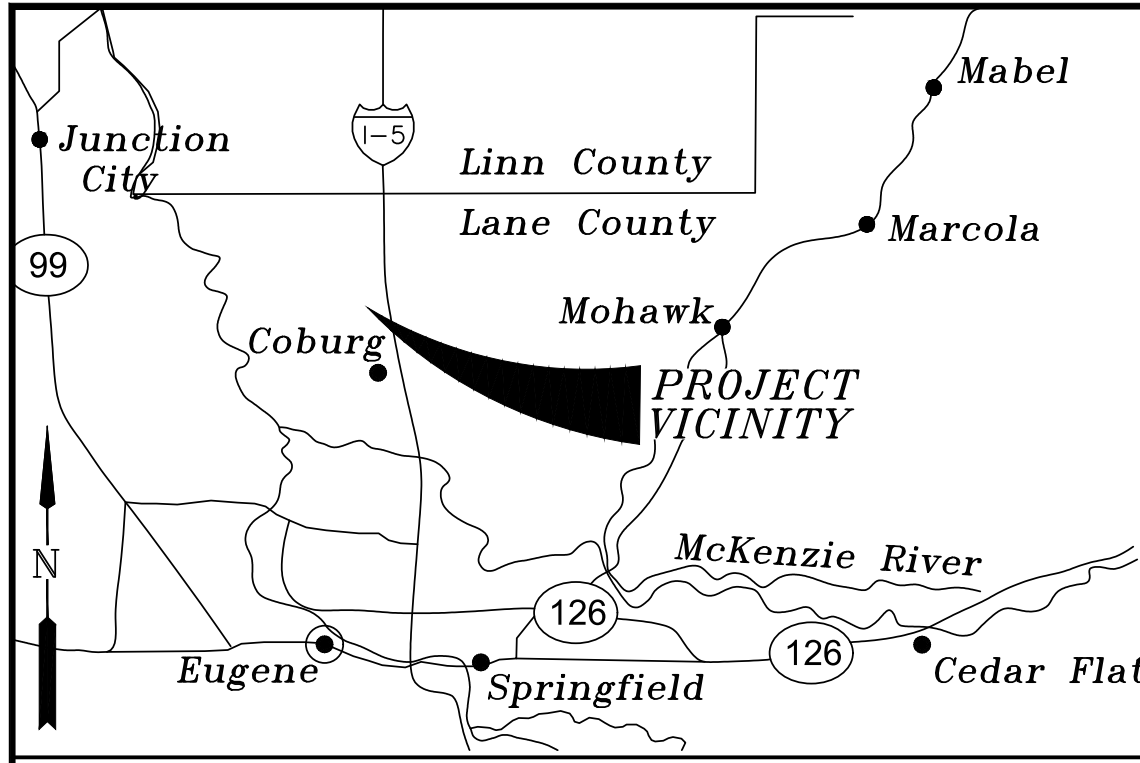
**CITY OF COBURG - OPERATIONS  
 CRFD STORAGE BUILDING**  
 91611 N. COBURG RD.  
 COBURG, OR

revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**COVER SHEET  
 & EGRESS PLAN**

sheet: **G001**



**SITE LOCATION**

91611 N. COBURG ROAD  
 COBURG, OREGON 97408

**DESIGN TEAM**

**OWNER**

**CITY OF COBURG**  
 CONTACT: BRAN HARMON  
 PO BOX 8316  
 COBURG, OREGON 97408  
 OFFICE: (541) 933-2512  
 EMAIL: bran.harmon@cityofcoburg.or.us

**CIVIL ENGINEER**

**BRANCH ENGINEERING, INC.**  
 CONTACT: JULIE LELAND, P.E.  
 310 5TH STREET  
 SPRINGFIELD, OR 97477  
 OFFICE: (541) 746-0637  
 EMAIL: juliele@branchengineering.com

**STRUCTURAL ENGINEER**

**BRANCH ENGINEERING, INC.**  
 CONTACT: RICK HERNANDEZ, P.E., SE  
 310 5TH STREET  
 SPRINGFIELD, OR 97477  
 OFFICE: (541) 746-0637  
 EMAIL: rickh@branchengineering.com

**CONTRACTOR**

CONTACT: TBD

**METAL BUILDING MANUFACTURER**

DELEGATED DESIGN BY OTHERS  
 CONTACT: TBD

**SELECTED ABBREVIATIONS**

1. ATR - ALL THREADED ROD
2. HDG - HOT-DIP GALVANIZED
3. T.O. - TOP OF
4. ACC. - ACCESSIBLE
5. TYP. - TYPICAL
6. MAX. - MAXIMUM
7. MIN. - MINIMUM
8. CLR. - CLEAR

**PROJECT DESCRIPTION**

CONSTRUCT PRE-MANUFACTURED METAL BUILDING WITH CONCRETE SLAB-ON-GRADE FOUNDATION. THE PROPOSED METAL BUILDING IS INTENDED FOR STORAGE USE BY THE LOCAL FIRE DEPARTMENT.

**DRAWING INDEX**

- G001 COVER SHEET
- C100 GENERAL CONSTRUCTION NOTES
- C101 EXISTING CONDITIONS & DEMO PLAN
- C102 SITE PLAN
- C103 UTILITIES
- C103 GRADING PLAN
- C500 CIVIL DETAILS
- A101 MAIN LEVEL FLOOR PLAN
- A102 NOT USED
- A103 SELECTED ELECTRICAL & LIGHTING PLAN
- A104 ROOF PLAN
- A201 ELEVATIONS
- A202 ELEVATIONS
- A301 SECTIONS
- A501 ARCHITECTURAL DETAILS
- A601 SCHEDULES
- S101 FOUNDATION PLAN & NOTES (PRELIMINARY)
- S501 FOUNDATION DETAILS (PRELIMINARY)

**DEFERRED SUBMITTAL:**

1. PRE-MANUFACTURED METAL BUILDING (DESIGN BY OTHERS).
2. BUILDING FOUNDATION - SPREAD FOOTINGS & CAST-IN-PLACE ANCHOR DESIGN.
3. MECHANICAL HVAC DESIGN
4. PLUMBING DESIGN
5. ELECTRICAL DESIGN

**GENERAL NOTES**

1. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE IN GENERAL CONFORMANCE WITH CONSTRUCTION DETAILS OF A SIMILAR NATURE ELSEWHERE ON THE PROJECT.

**ENERGY CODE COMPLIANCE**

BUILDING ENVELOPE IS SHOWN HEREIN AS MEETING THE REQUIREMENTS FOR SEMI-HEATED SPACE USING ASHRAE 90.1-2019 PRESCRIPTIVE BUILDING ENVELOPE COMPLIANCE PATH.

BUILDING ENVELOPE REQUIREMENTS CLIMATE ZONE 4C - SEMI-HEATED			
OPAQUE ELEMENT <sup>1</sup>	ASSEMBLY MAX.	MIN. R-VALUE <sup>2</sup> (METAL BLDG)	
ROOF	U-0.082	R-19	
WALLS, ABOVE GRADE	U-0.162	R-13	
SLAB-ON-GRADE FLOOR - UNHEATED	F-0.730	NR	
OPAQUE SWINGING DOOR	U-0.370		
OPAQUE NON-SWINGING DOOR	U-0.360		
VERTICAL FENESTRATION 0-40% OF WALL	ASSEMBLY MAX. U	ASSEMBLY MAX. SHGC	ASSEMBLY MIN. VI/SHGC
FIXED	0.50	NR	NR
OPERABLE	0.65	(FOR ALL TYPES)	(FOR ALL TYPES)
ENTRANCE DOOR	0.77		
SKYLIGHT 0-3% OF ROOF	ASSEMBLY MAX. U	ASSEMBLY MAX. SHGC	ASSEMBLY MIN. VI/SHGC
ALL TYPES	0.75	NR	NR

1. SEE SHEET AS01 FOR ASSEMBLY DETAILS.
  2. SEMI-EXTERIOR BUILDING ENVELOPE PER ASHRAE 90.1-2019 5.5.2
- SEMI-HEATED SPACE NOTES** (ASHRAE STANDARD 90.1-2019 3.2 DEFINITIONS - SPACE):
1. HEATING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 8 BTU/hr\*H<sup>2</sup> (TABLE 3.2)
  2. COOLING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 3.4 BTU/hr\*H<sup>2</sup>

**BUILDING CODE COMPLIANCE**

APPLICABLE CODE:

- 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
- 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
- 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC)
- 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
- 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)

BUILDING AUTHORITY: CITY OF COBURG

ZONE: RRR

OCCUPANCY CLASSIFICATION & USE (302): S-1

CONSTRUCTION TYPE (602): TYPE V-B NON-SPRINKLERED

GENERAL BUILDING HEIGHT & AREA LIMITATIONS (503):

BASIC ALLOWABLE BUILDING HEIGHT (TBL 504.3) = 40 FT  
 PROPOSED BUILDING HEIGHT: = ±20 FT

ALLOWABLE NUMBER OF STORIES (TBL 504.4) = 1  
 PROPOSED NUMBER OF STORIES = 1

ALLOWABLE AREA FACTOR, A<sub>1</sub> (TBL 506.2) = 9,000 FT<sup>2</sup>

BUILDING AREA MODIFICATION (506):  
 FRONTAGE INCREASE (506.3) - NOT CALCULATED

PROPOSED BUILDING AREA = 1,280 FT<sup>2</sup>

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS  
 BASED ON FIRE SEPARATION DISTANCE (TBL. 705.5):

10 ≤ X < 30 OCCUPANCY ALL (EXCEPT H) = 0

OCCUPANT LOAD (1004):

MAXIMUM FLOOR AREA PER OCCUPANT (TBL 1004.5):  
 FUNCTION OF SPACE: SEE EGRESS PLAN  
 OCCUPANT LOAD FACTOR: SEE EGRESS PLAN  
 TOTAL NUMBER OF OCCUPANTS = 3

MINIMUM PLUMBING FACILITIES (2902):

SEPARATE FACILITIES (2902.2): NOT REQUIRED FOR OCC. LOAD ≤30

LOCATION OF TOILET FACILITIES (2902.3.3): ADJACENT BUILDING

EXCEPTION #1: IN GROUP S OCCUPANCIES, TOILET FACILITIES MAY BE LOCATED IN AN ADJACENT BUILDING ON THE SAME PROPERTY. THE PATH OF TRAVEL TO SUCH FACILITIES SHALL NOT EXCEED A DISTANCE OF 300 FEET AND SHALL BE ON AN ACCESSIBLE ROUTE COMPLYING WITH CHAPTER 11 OF THE OSSC.

SEE CIVIL PLANS FOR ADDITIONAL INFORMATION REGARDING ACCESSIBLE ROUTE BETWEEN BUILDINGS.

DESIGN LOADS - METAL BUILDING	
<b>SEISMIC LOAD DESIGN CRITERIA</b>	
RISK CATEGORY	II
SEISMIC IMPORTANCE FACTOR, I <sub>e</sub>	1.0
SHORT TERM MAPPED SPECTRAL RESPONSE ACCELERATION, S <sub>s</sub>	0.702
ONE SECOND MAPPED SPECTRAL RESPONSE ACCELERATION, S <sub>1</sub>	0.397
SITE CLASS	
SITE COEFFICIENT, F <sub>a</sub>	1.239
SITE COEFFICIENT, F <sub>v</sub>	NULL -SEE SECTION 11.4.8
SHORT TERM SPECTRAL RESPONSE COEFFICIENT, S <sub>DS</sub>	0.580
ONE SECOND SPECTRAL RESPONSE COEFFICIENT, S <sub>1D1</sub>	NULL -SEE SECTION 11.4.8
SEISMIC DESIGN CATEGORY	
BASIC SEISMIC-FORCE-RESISTING SYSTEM	PER METAL BUILDING MANF.
RESPONSE MODIFICATION FACTOR, R	PER METAL BUILDING MANF.
SEISMIC RESPONSE COEFFICIENT, C <sub>s</sub>	PER METAL BUILDING MANF.
ANALYSIS PROCEDURE USED	PER METAL BUILDING MANF.
<b>WIND LOAD DESIGN CRITERIA</b>	
BASIC WIND SPEED - 3 SEC GUST (mph)	98
RISK CATEGORY	
WIND EXPOSURE	C
ANALYSIS PROCEDURE USED	
PER METAL BUILDING MANF.	
<b>LIVE LOAD DESIGN CRITERIA</b>	
FLOOR LIVE LOAD (psf)	HS-20
<b>SNOW LOAD DESIGN CRITERIA</b>	
GROUND SNOW LOAD (psf)	10
FLAT ROOF SNOW LOAD (psf)	7
SNOW EXPOSURE FACTOR	1
SNOW LOAD IMPORTANCE FACTOR	1
THERMAL FACTOR, C <sub>t</sub>	1.2
SLOPE FACTOR, C <sub>s</sub>	1
ROOF SNOW LOAD (psf)	20
<b>DEAD LOAD DESIGN CRITERIA</b>	
ROOF DEAD LOAD (psf)	PER BUILDING MANF.
ROOF COLLATERAL LOAD (psf)	PER BUILDING MANF.
<b>FOUNDATION DESIGN CRITERIA</b>	
ALLOWABLE VERTICAL BEARING CAPACITY [NORMAL DURATION] (psf)	1500
ALLOWABLE VERTICAL BEARING CAPACITY [SHORT-TERM DURATION] (psf)	2000
ALLOWABLE LATERAL EARTH PRESSURE (psf)	100
FRICITION COEFFICIENT	0.35

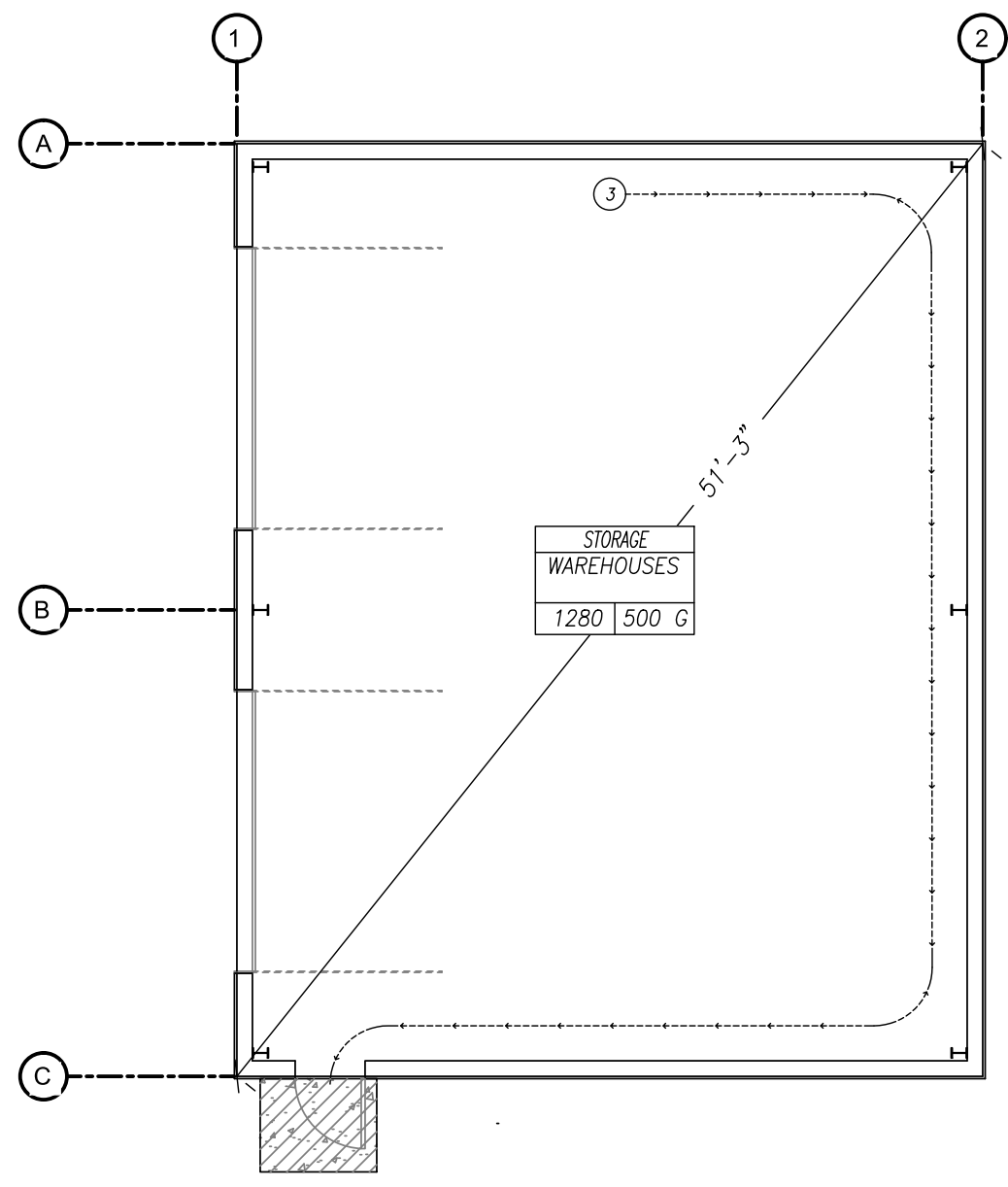
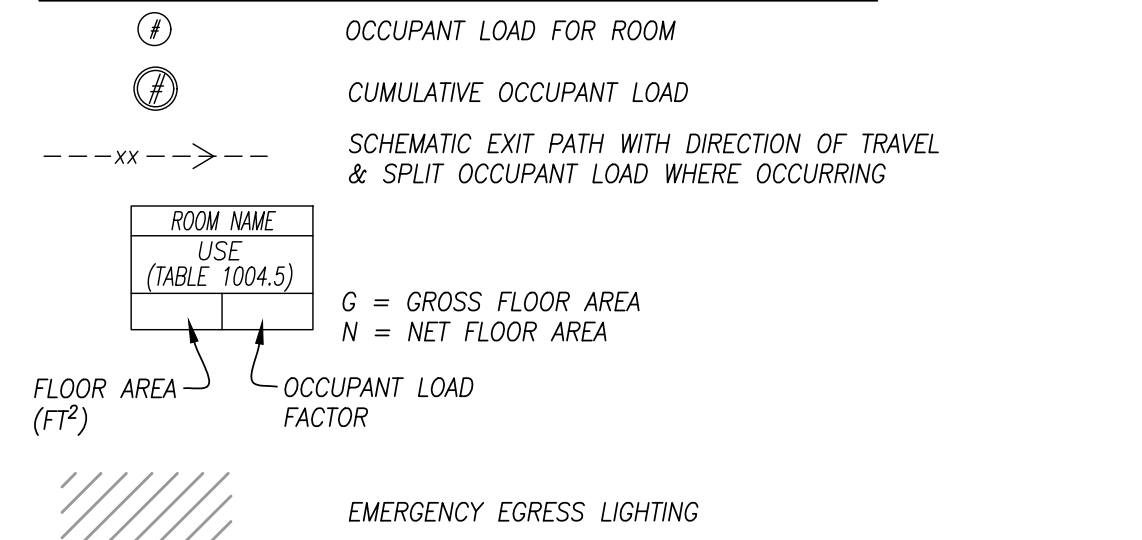
**MEANS OF EGRESS ILLUMINATION NOTES**

1. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
2. THE MEANS OF EGRESS ILLUMINATION LEVEL UNDER NORMAL POWER SHALL NOT BE LESS THAN 1 FOOTCANDLE (11 LUX) AT THE WALKING SURFACE.
3. EMERGENCY POWER (BATTERY BACKUP) FOR ILLUMINATION SHALL BE PROVIDED AT AREAS NOTED PER PLAN DRAWING, FOR A DURATION OF NOT LESS THAN 90 MIN. SUCH AREAS INCLUDE, BUT MAY NOT BE LIMITED TO, THE FOLLOWING:
  - a. EXTERIOR LANDINGS
  - b. INTERIOR ACCESS STAIRWAYS.
  - c. ELECTRICAL EQUIPMENT ROOMS
4. ILLUMINATION UNDER EMERGENCY POWER SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS NOT LESS THAN AN AVERAGE OF 1 FOOTCANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL.

**EGRESS ANALYSIS**

TOTAL NUMBER OF OCCUPANTS	= 3 <29
NUMBER OF EXITS REQUIRED	= 1 [1006.3.3 #1]
NUMBER OF EXITS PROVIDED	= 1
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE	= 75 FT
MAXIMUM EXIT ACCESS TRAVEL DISTANCE	= 74 FT
ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE	= 100 FT
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	= N/A
MAXIMUM BUILDING AREA SERVED DIAGONAL DIMENSION	= 51'-3"
MINIMUM REQUIRED DISTANCE BETWEEN EXITS	= N/A
PROVIDED DISTANCE BETWEEN EXITS	= N/A

**EGRESS LEGEND**



STATEMENT OF SPECIAL INSPECTION			
TABLE 1705.3 REQUIRED SPECIAL INSPECTIONS AND TESTS OF CONCRETE CONSTRUCTION			
TYPE	CONT.	PERIODIC	REFERENCED STANDARD
1. INSPECT REINFORCEMENT AND VERIFY PLACEMENT.		X	ACI 318: Ch. 20, 25.2, 25.3, 26.6.1-26.6.3
3. INSPECT ANCHORS CAST IN CONCRETE.		X	ACI 318: 17.8.2
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X	ACI 318: 17.8.2
5. VERIFY USE OF REQUIRED DESIGN MIX.		X	ACI 318: Ch. 19, 26.4.3, 26.4.4
6. PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	X		ASTM C172 ASTM C31 ACI 318: 26.5, 26.12
8. VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.		X	ACI 318: 26.5.3-26.5.5
12. INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.		X	ACI 318: 26.11.1.2(b)
TABLE 1705.6 REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS			
VERIFICATION & INSPECTION	CONT.	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.			X
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.			X
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.			X
4. VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	X		
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.			X
TABLE 1705.2 - AS REQUIRED BY METAL BUILDING MANUFACTURER.			

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project title:

**CITY OF COBURG - OPERATIONS  
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revisions:

date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**FLOOR PLAN**

sheet: **A101**

**LEGEND**

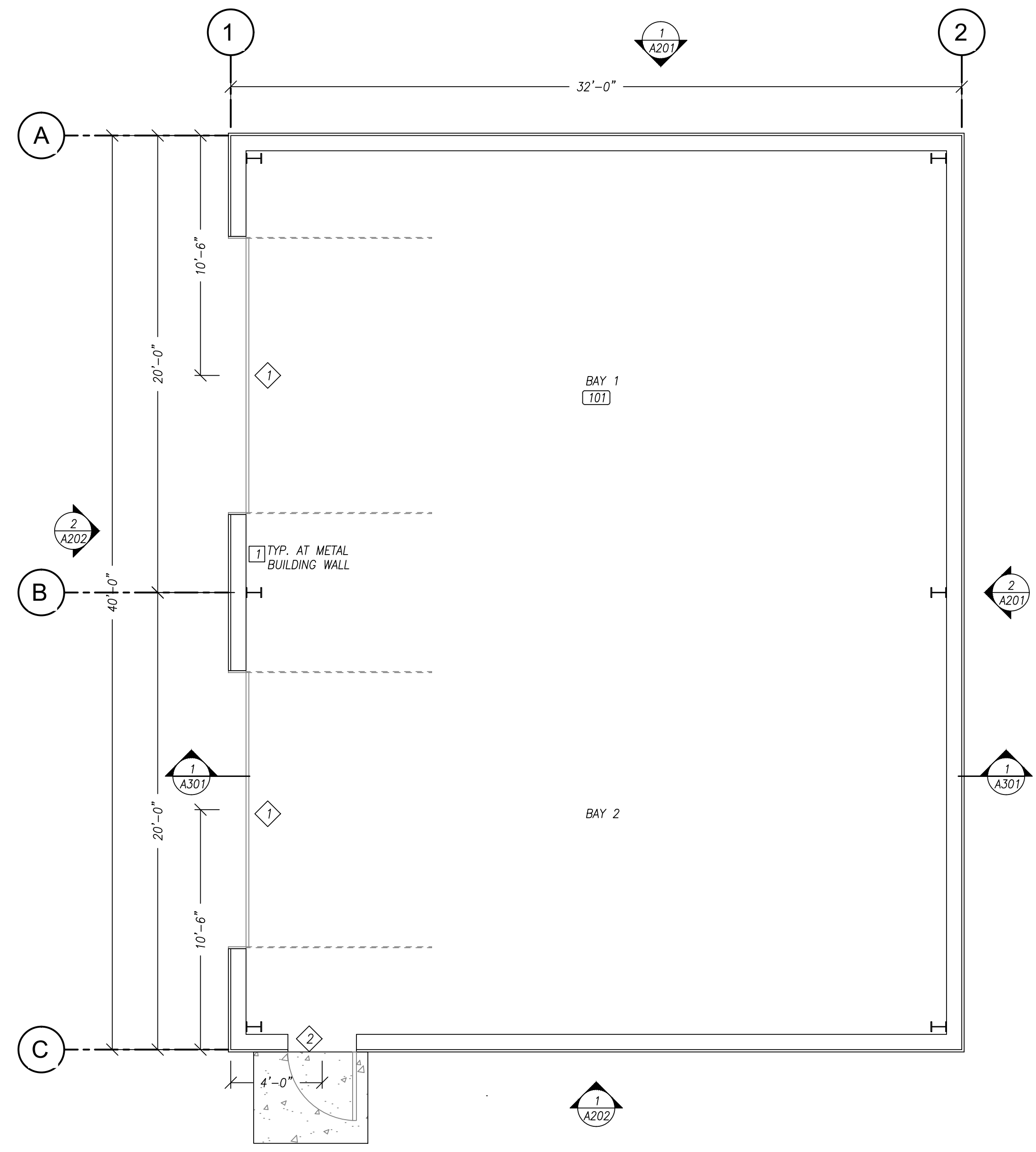
- |— BUILDING MANUFACTURER COLUMN
- WALL TYPE PER SCHEDULE
- ◇ DOOR TYPE PER SCHEDULE, SEE SHEET A601

**SHEET NOTES**

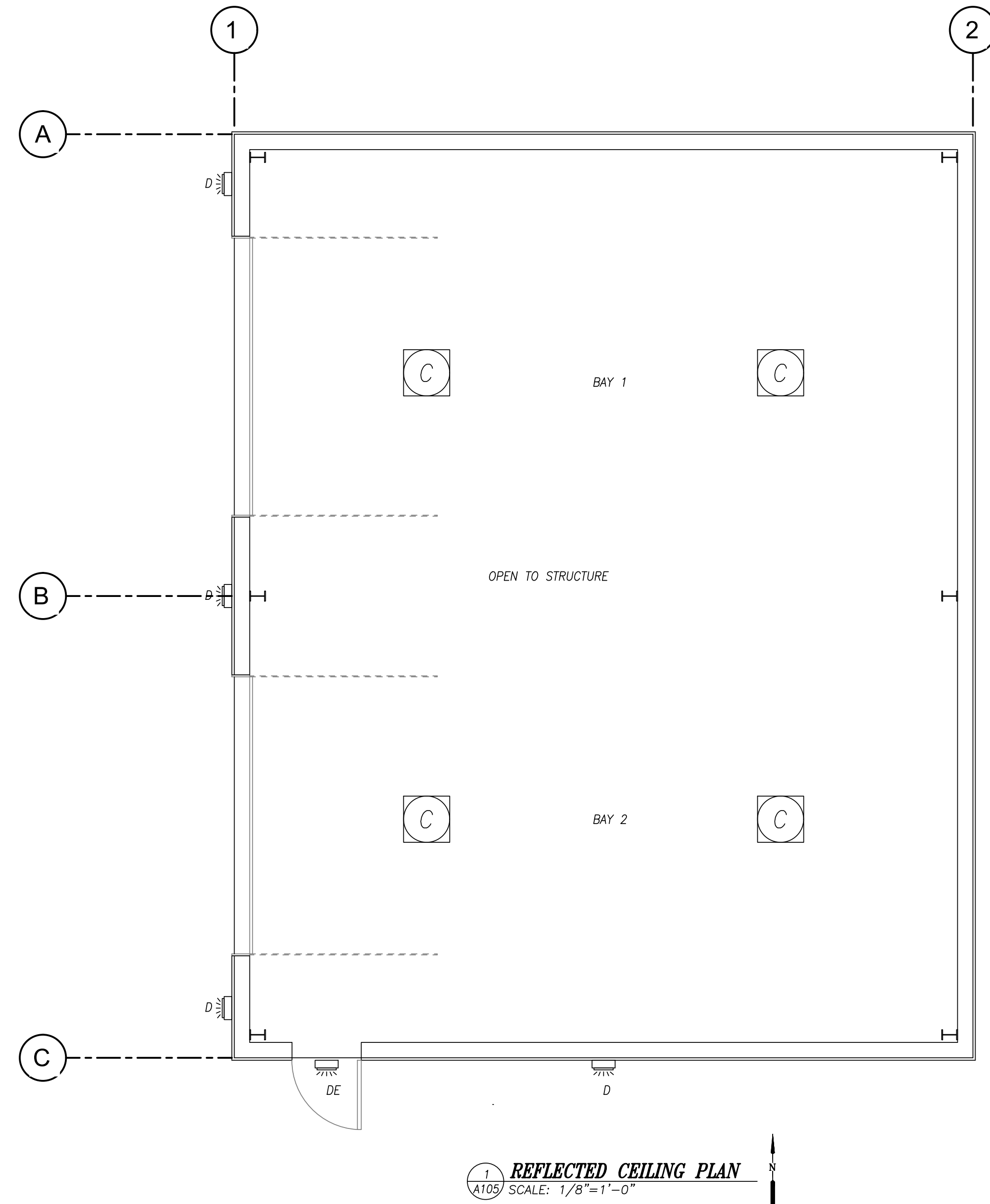
1. OVERALL DIMENSIONS ARE SHOWN TO FACE OF FRAMING OR CENTERLINE, UNLESS NOTED OTHERWISE.
2. PROVIDE TEMPERED GLASS IN ALL DOOR LITES AND WITHIN 24" OF DOOR PER CODE.
3. EXTERIOR DOOR THRESHOLDS PER DETAIL 3, SHEET A501.

**WALL TYPE SCHEDULE**

MARK	DETAIL	DESCRIPTION
□	1 A501	METAL BUILDING EXT. WALL



**FLOOR PLAN**  
 SCALE: 1/4"=1'-0"



**SHEET NOTES**

1. THE INFORMATION SHOWN HEREON CONTAINS SCHEMATIC SPECIALTY ELECTRICAL RECEPTACLES, SHOP HEATER LOCATIONS, LIGHTING, SERVICE LOCATION, & PANELBOARD LOCATION ONLY. ALL OTHER ELECTRICAL WORK SHALL BE PER THE CURRENT ADOPTED VERSION OF THE APPLICABLE ELECTRICAL CODE.
2. CONTRACTOR TO VERIFY ALL WORK SHOWN HERE PRIOR TO CONSTRUCTION.
3. CONDITIONS NOT SPECIFICALLY DETAILED SHALL BE IN GENERAL CONFORMANCE WITH CONSTRUCTION DETAILS OF A SIMILAR NATURE ELSEWHERE ON THE PROJECT.

**MEANS OF EGRESS ILLUMINATION NOTES**

1. THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
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**LEGEND**

- LED HIGH BAY LUMINAIRE PER SCHEDULE
- LED WALL PACK LUMINAIRE, EXTERIOR BUILDING SURFACE MOUNT PER SCHEDULE.

**LUMINAIRE SCHEDULE**

MARK	MANUF.	MODEL	LUMENS	COLOR TEMP	DESCRIPTION
C	ALEO	UXB-UX	22171 lm	5000 K	LED HIGH BAY, DIE-CAST HOUSING WITH ADVANCED THERMAL MANAGEMENT. ALUMINUM DOME WITH CLEAR GLASS LENS. DIMMING DRIVER RATED L70@ 100,000HRS. GLASS WHITE FINISH. WET LOCATION RATED. PROVIDE AND INSTALL MULTI-LEVEL PASSIVE INFRARED OCCUPANCY SENSOR WITH PHOTOCELL FUNCTION.
D	ALEO	WPE-30 XE G3	4424 lm	5000 K	LED WALL PACK, EXTERIOR BUILDING MOUNT. RUGGED DIE-CAST ALUMINUM HOUSING WITH ADVANCED THERMAL MANAGEMENT. WEATHER-PROOF SILICONE GASKETING, PRISMATIC GLASS LENS, DARK BRONZE FINISH, INTEGRAL PHOTOCELL. UL LISTED WET LOCATIONS.
DE	ALEO	WPE-30 XE G3	4424 lm	5000 K	TYPE G WITH TITLE 20 COMPLIANT EMERGENCY BATTERY BACKUP.

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**REFLECTED  
 CEILING PLAN**

sheet: **A103**

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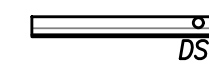
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 project no: 20-004J

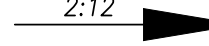
**ROOF PLAN**

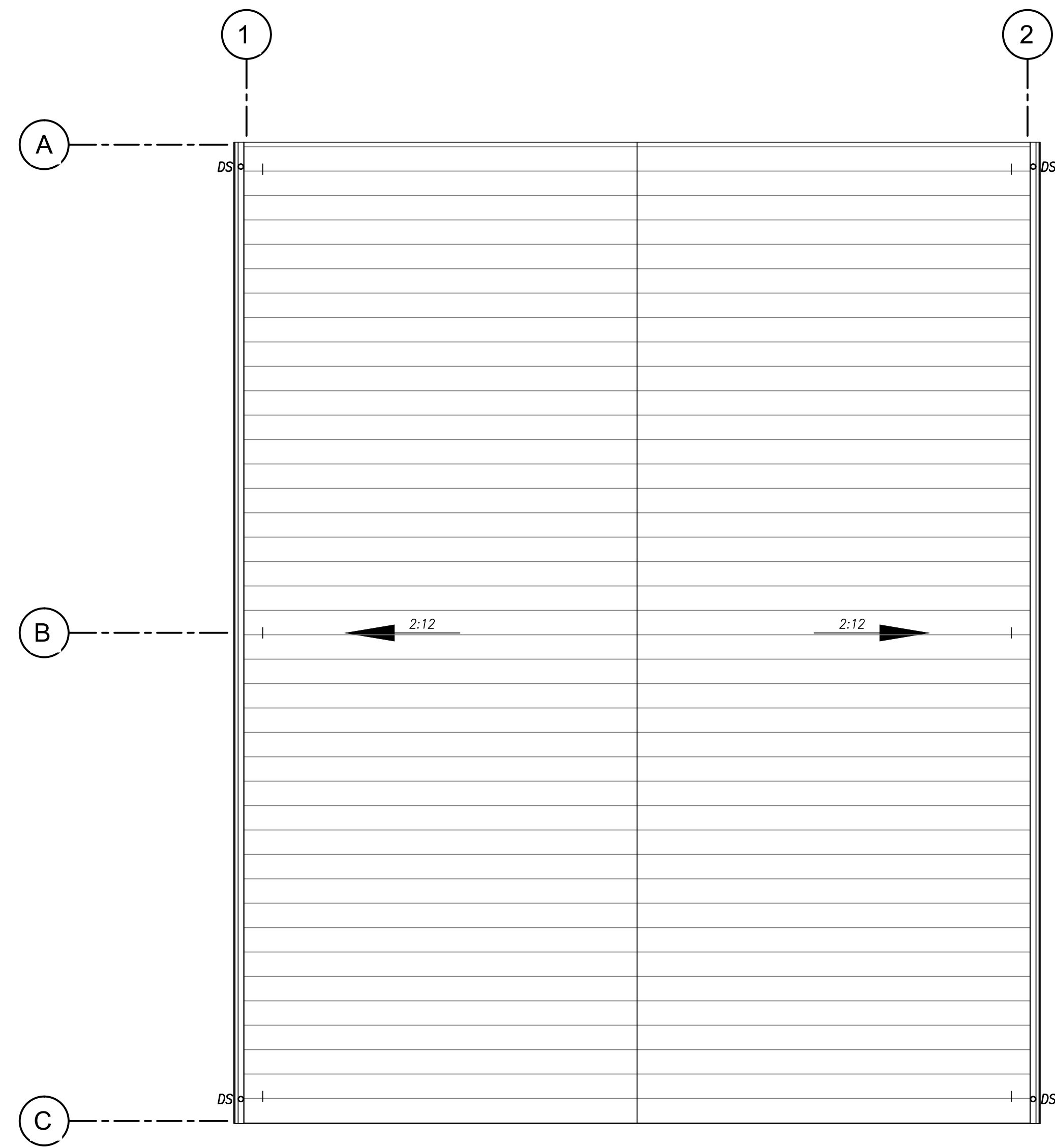
sheet: **A104**

**LEGEND**

 ROOF EDGE & METAL ROOFING

 GUTTER & DOWNSPOUT

 2:12 ROOF SLOPE (DOWN)





project title:

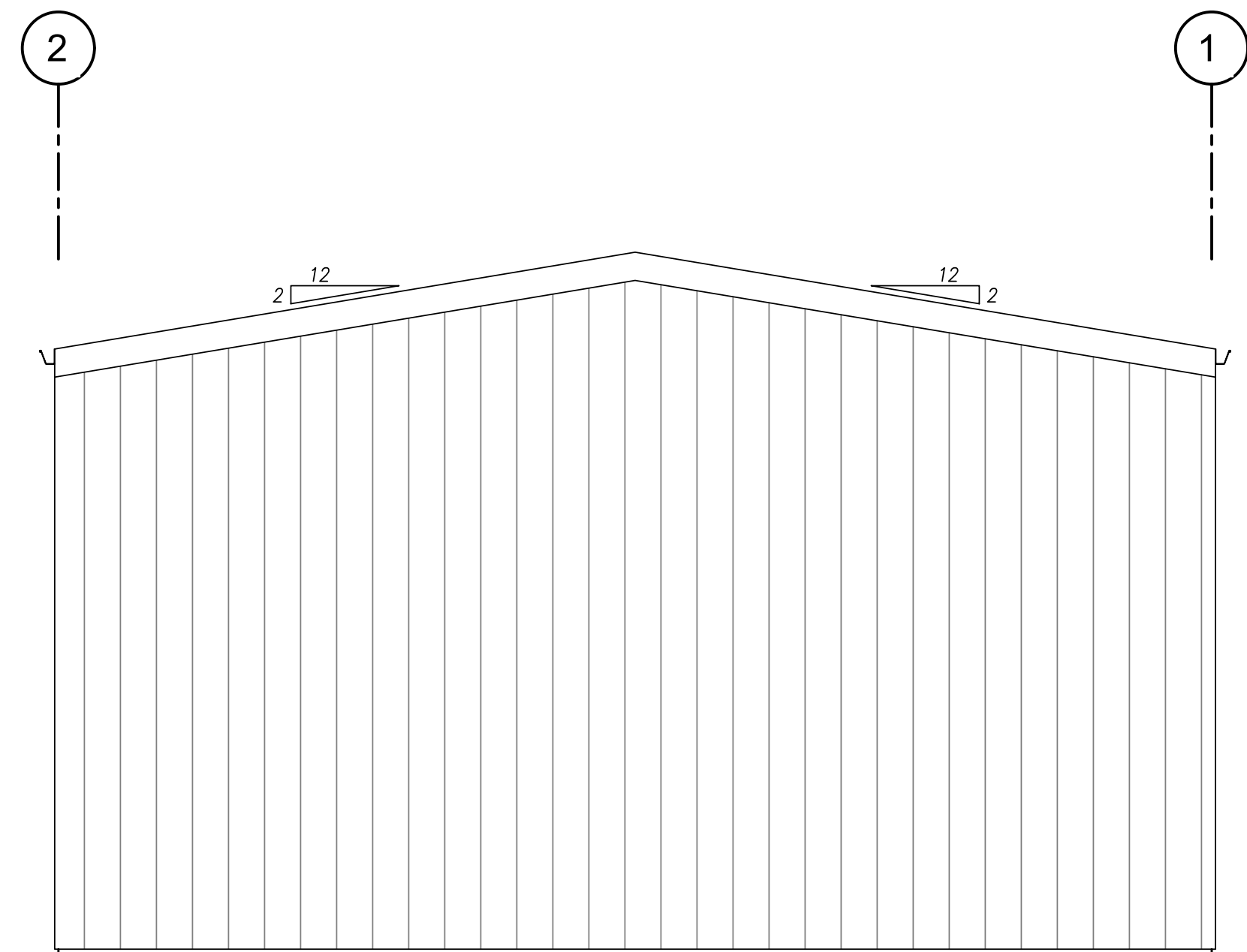
**CITY OF COBURG - OPERATIONS  
 CRFD STORAGE BUILDING**  
 91611 N. COBURG RD.  
 COBURG, OR

revisions:

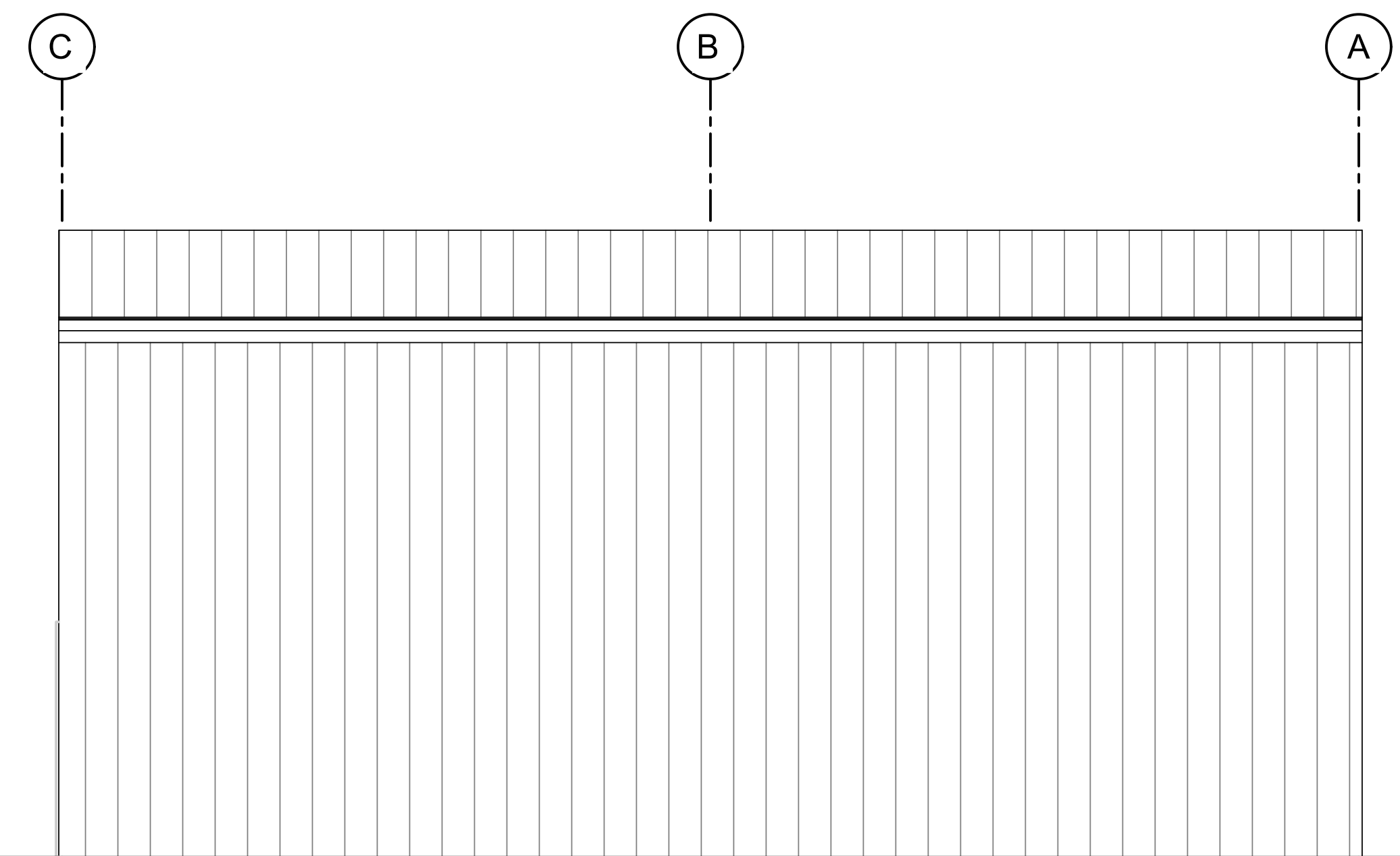
date: JUNE 1, 2023  
 drawn by: JJA  
 designer: BM  
 project no: 20-004J

**ELEVATIONS**

sheet: **A201**



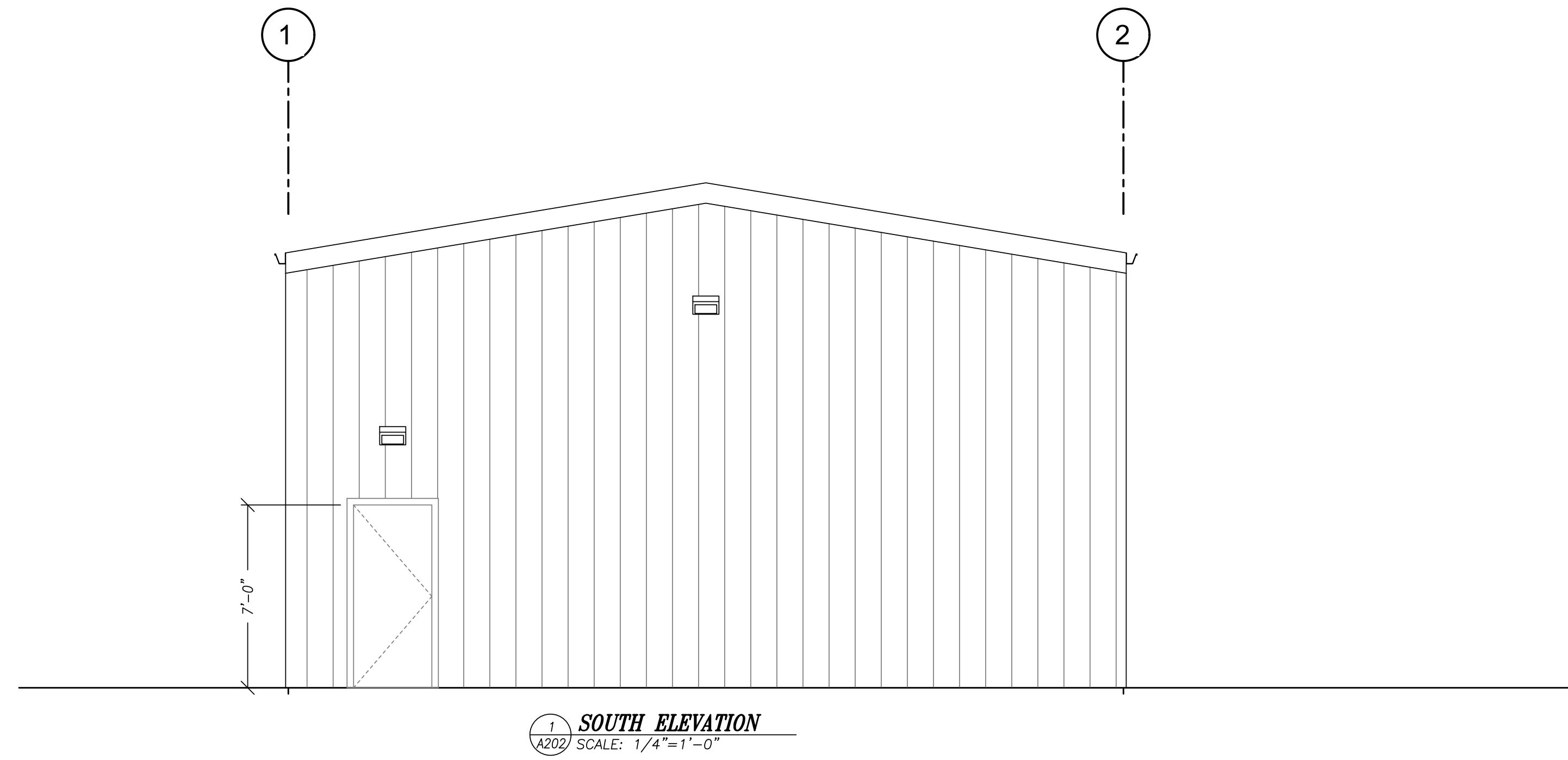
**1 NORTH ELEVATION**  
 SCALE: 1/4"=1'-0"



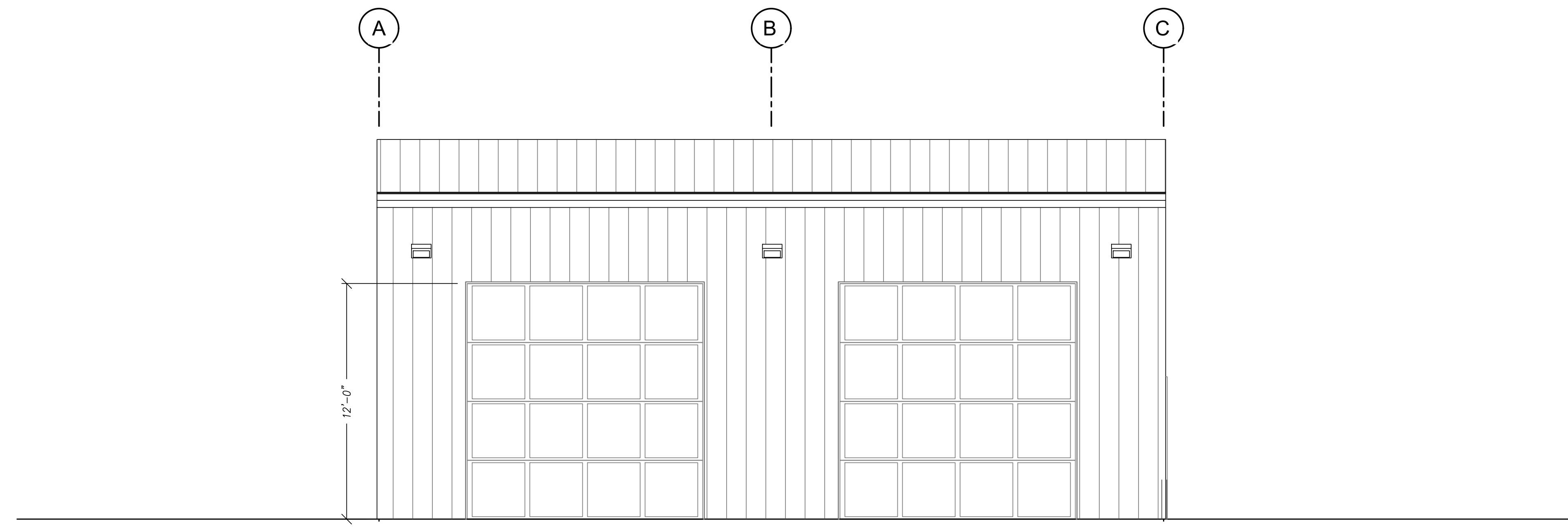
**2 EAST ELEVATION**  
 SCALE: 1/4"=1'-0"



project title:



1 SOUTH ELEVATION  
 A202 SCALE: 1/4"=1'-0"



2 WEST ELEVATION  
 A202 SCALE: 1/4"=1'-0"

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revisions:  
 date: JUNE 1, 2023  
 drawn by: JJA  
 designer: BM  
 project no: 20-004J

ELEVATIONS

sheet: **A202**

**SECTION NOTES**

- 1. METAL BUILDING FRAMING SHOWN HERE IS SCHEMATIC & FOR ILLUSTRATION PURPOSES ONLY. ALL FRAMING SHALL BE DESIGNED BY METAL BUILDING MANUFACTURER.

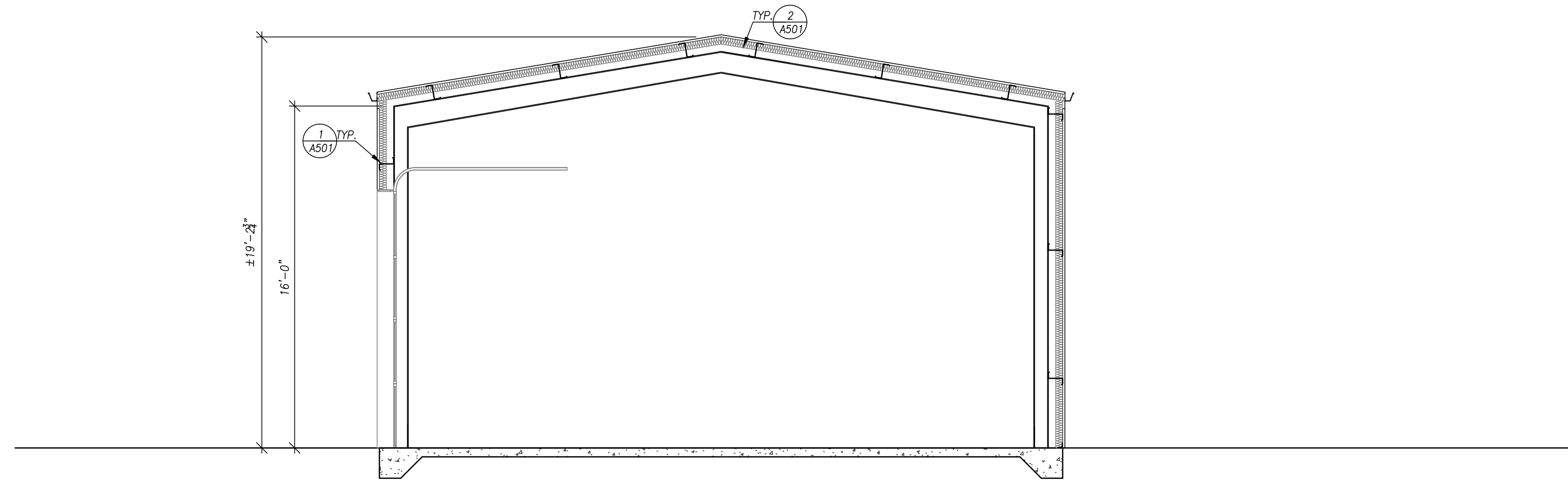


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**SECTION**  
SCALE: 1/4"=1'-0"

**CITY OF COBURG - OPERATIONS  
CRFD STORAGE BUILDING**

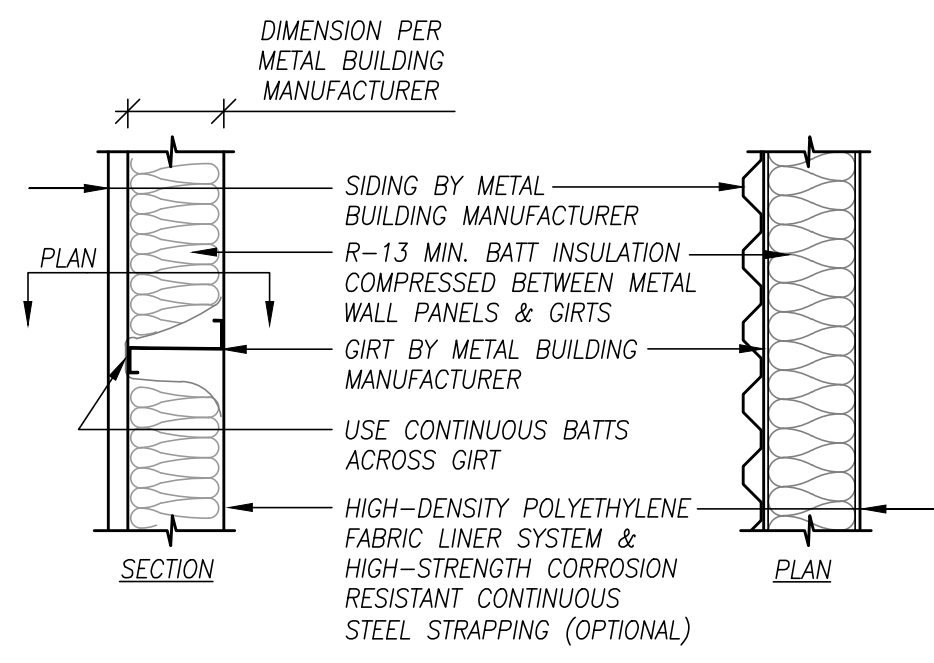
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revisions:

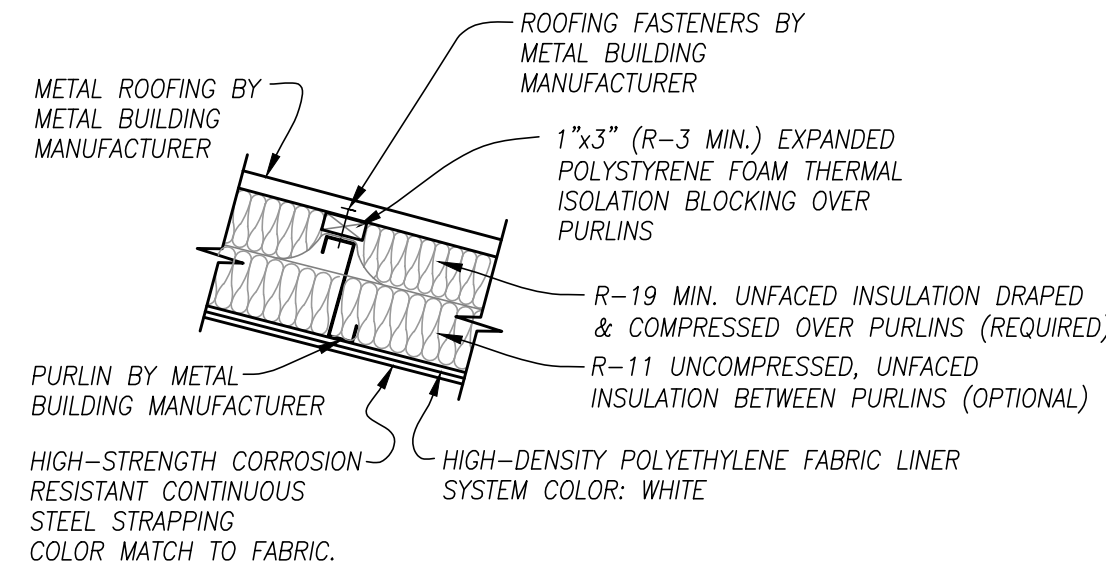
date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**SECTIONS**

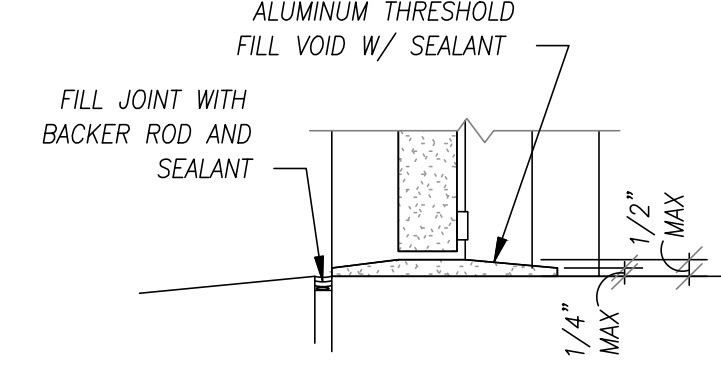
sheet: **A301**



1 EXTERIOR WALL ASSEMBLY  
SCALE: N.T.S.



2 ROOF/CEILING ASSEMBLY  
SCALE: N.T.S.



3 EXTERIOR DOOR SILL  
SCALE: N.T.S.

project title:

**CITY OF COBURG - OPERATIONS  
OPS FLEET MAINTENANCE BUILDING**  
91611 N. COBURG RD.  
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revisions:

date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

ARCHITECTURAL  
DETAILS

sheet:  
**A501**





project title:

**CITY OF COBURG - OPERATIONS  
 CRFD STORAGE BUILDING**  
 91611 N. COBURG RD.  
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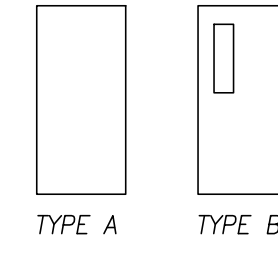
revisions:  
  
 date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**SCHEDULES**

sheet: **A601**

HARDWARE GROUPS						
	DESCRIPTION	PART #	QTY.	FINISH	SERIES	VENDOR OR ALTERNATE
<b>GROUP 1:</b>	HINGES	T4A2714 4 1/2 x 4 1/2 NRP	3	US26D		McKINNEY
EXTERIOR	MORTISE LOCKSET STOREROOM FUNCTION w/ VANDLGARD	LV9453 OR LV9480 (VERIFY)	1	626	03	SCHLAGE
	CYLINDER	P - MATCH EXISTING PER OWNER'S DIRECTION	1	626		SCHLAGE
	CYLINDER CORE	-	1	626		SCHLAGE
	CLOSER w/ HOLD OPEN DEVICE	4110/4111 HANDED SERIES	1	689		LCN
	SEALS	-	1 SET	-		PEMKO
	RAINDRIP	346 A 40"	1	-		PEMKO
	THRESHOLD	171	1	AL		PEMKO

DOOR SCHEDULE								
DOOR	SIZE	EXPOSURE	FUNCTION	FRAME	DOOR	TYPE	HARDWARE GROUP	REMARKS
1	12'x12'	EXTERIOR	OH	METAL	METAL	-	-	VISION PANEL AT 7' HEAD HEIGHT
2	3'x7'	EXTERIOR	ENTRY	METAL	METAL	B	1	

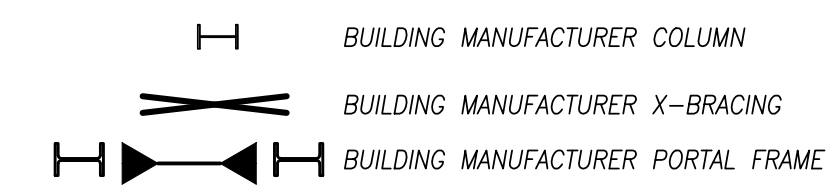




Renews: JUNE 30, 2023  
 project title:

**CITY OF COBURG - OPERATIONS  
 CRFD STORAGE BUILDING**  
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**LEGEND**



**GENERAL NOTES:**

- FOUNDATION DESIGN SHOWN HEREON IS BASED ON PRELIMINARY REACTIONS ESTIMATED BY BRANCH ENGINEERING, INC. FINAL FOUNDATION DESIGN SHALL BE BASED UPON BUILDING FRAME REACTIONS TO BE FURNISHED BY THE SELECTED METAL BUILDING MANUFACTURER AND MAY VARY FROM THAT SHOWN HEREON. THE FOUNDATION DESIGN SHOWN HEREON SHALL NOT BE CONSTRUCTED UNTIL WRITTEN APPROVAL OR OTHER INSTRUCTION IS GIVEN BY BRANCH ENGINEERING, INC.
- REQUIRED ANCHOR BOLT PROJECTION SHALL BE PER METAL BUILDING MANUFACTURER.
- ANCHOR BOLT PATTERNS, LOCATIONS, SPACING, & ORIENTATION SHALL BE PER THE METAL BUILDING MANUFACTURER DRAWINGS.
- LATERAL BRACING SHALL BE PER THE METAL BUILDING MANUFACTURER. LATERAL BRACING LAYOUT SHALL BE CONSISTENT WITH THAT SHOWN HEREON. CONTACT THE FOUNDATION DESIGN ENGINEER IF LATERAL BRACING LAYOUT DIFFERS FROM THAT SHOWN.
- DO NOT SCALE THE STRUCTURAL DRAWINGS. USE DIMENSIONS GIVEN IN DRAWING BY METAL BUILDING MANUFACTURER. DIMENSIONS SHOWN HEREIN ARE FOR REFERENCE ONLY. CONTACT ENGINEER IF FURTHER INFORMATION IS NEEDED.
- COMPACTED CRUSHED ROCK BASE BENEATH ALL CONCRETE ELEMENTS SHALL BE 6" MINIMUM THICKNESS 3/4"-0" CRUSHED ROCK COMPACTED TO 95% RELATIVE DENSITY, MODIFIED PROCTOR METHOD. REFER TO GEOTECHNICAL ENGINEER'S REPORT FOR FOUNDATION PREPARATION REQUIREMENTS, WHERE APPLICABLE.

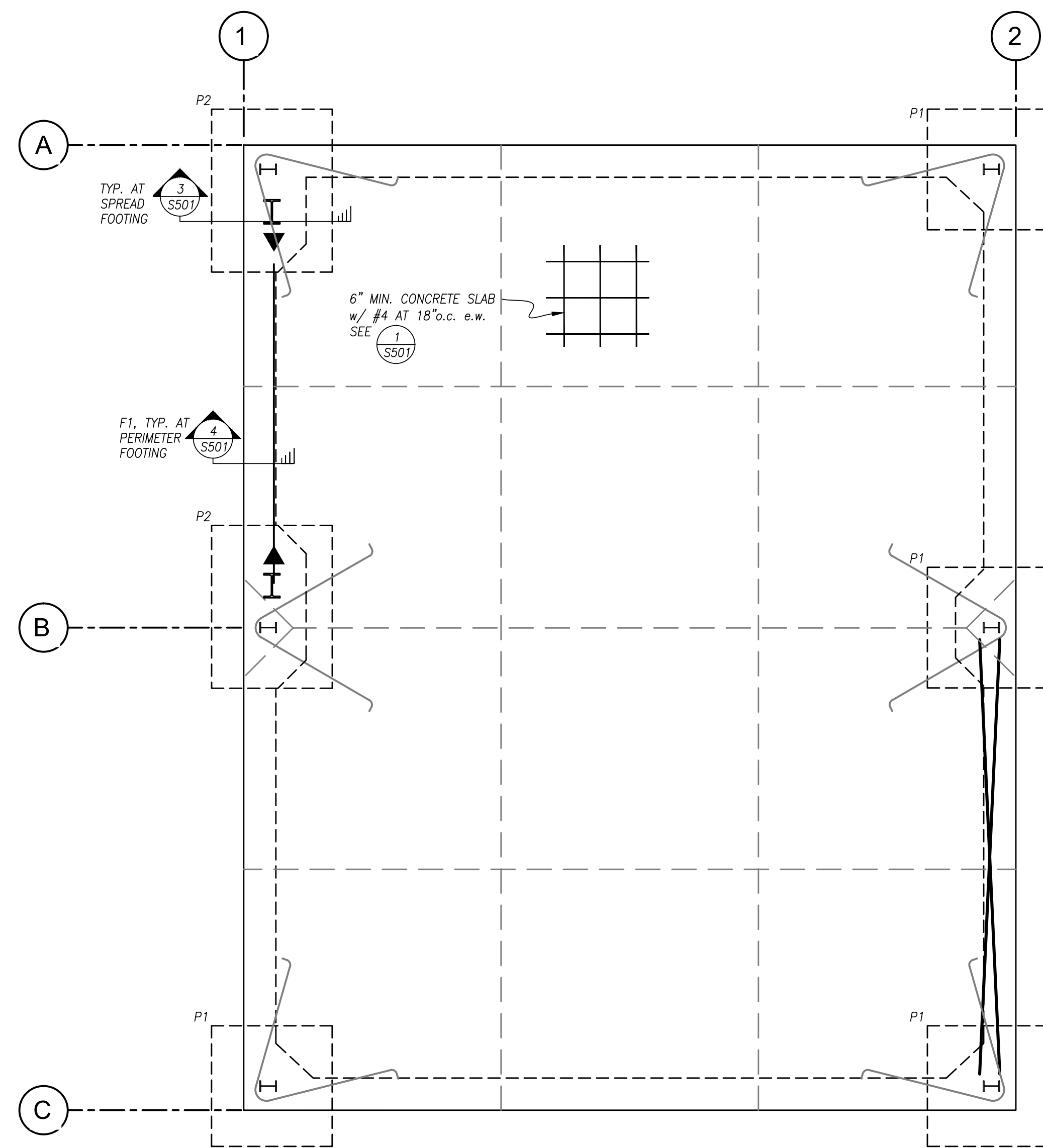
**CONCRETE SPECIFICATIONS:**

- CEMENT: ASTM C150 TYPE I OR II.
- WATER: IN CONFORMANCE WITH ASTM C94.
- WATER-REDUCING ADMIXTURE: ASTM C494 TYPE A, OR TYPE F MID-RANGE TYPE.
- STRUCTURAL CONCRETE SHALL BE  $f'_c = 4500$  PSI AT 28 DAYS. SLUMP SHALL BE 4" +/- 1". SLUMPS MAY BE INCREASED TO 8" MAXIMUM w/ APPROVED ADMIXTURE.
- MAXIMUM W/C RATIO SHALL BE 0.45
- AIR CONTENT: 6% +/- 1.5% (CONCRETE EXPOSED TO FREEZING-AND-THAWING CYCLES)
- CONCRETE MATERIALS AND QUALITY SHALL BE IN ACCORDANCE WITH THE CURRENT ADOPTED VERSION OF ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE".
- TRANSPORTATION OF READY-MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C94 "SPECIFICATION FOR READY-MIX CONCRETE" AND CONCRETE PLACEMENT, CONSOLIDATION, AND CURING SHALL BE IN ACCORDANCE WITH SECTION 5 OF ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE".
- HOT-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 305R "GUIDE TO HOT-WEATHER CONCRETING" AND 305.1 "STANDARD SPECIFICATION FOR HOT-WEATHER CONCRETING"; COLD-WEATHER CONCRETING SHALL BE IN ACCORDANCE WITH ACI 306R "GUIDE TO COLD-WEATHER CONCRETING" AND 306.1 "STANDARD SPECIFICATION FOR COLD-WEATHER CONCRETING".
- USE ASTM A615 GRADE 60 REINFORCING BARS
- THREADED ROD ANCHORS SHALL BE F1554 GRADE 36 OR BETTER. INSTALL ANCHORS PER MFG. SPECIFICATIONS

**FOOTING SCHEDULE<sup>1</sup>**

MARK	SIZE	REINFORCING	ANCHOR*	EMBED
F1	1'-4"Wx1'-6"T	(2) #5 LONGITUDINAL BARS, TYP. TOP & BOTTOM		
P1 <sup>1</sup>	5'-0"x5'-0"x1'-6"	(5) #5 E.W., TOP & BOTT.	PAB6/PAB6	12"
P2 <sup>1,2</sup>	6'-9"x5'-0"x1'-6"	#5 BARS AT 16"o.c. E.W., TOP & BOTT.	PAB6/PAB6	12"

1. FOOTING & ANCHOR SIZES ARE APPLICABLE ONLY FOR THE METAL BUILDING REACTIONS REFERENCED ON COVER SHEET & MUST BE VERIFIED PRIOR TO CONSTRUCTION.  
 2. FOOTING LOCATION MAY REQUIRE ANCHOR BOLTS FOR RIGID FRAME & PORTAL FRAME CONNECTIONS. ANCHOR BOLTS LISTED ABOVE ARE THOSE REQUIRED FOR RIGID FRAME & PORTAL FRAME (WHERE APPLICABLE) RESPECTIVELY.



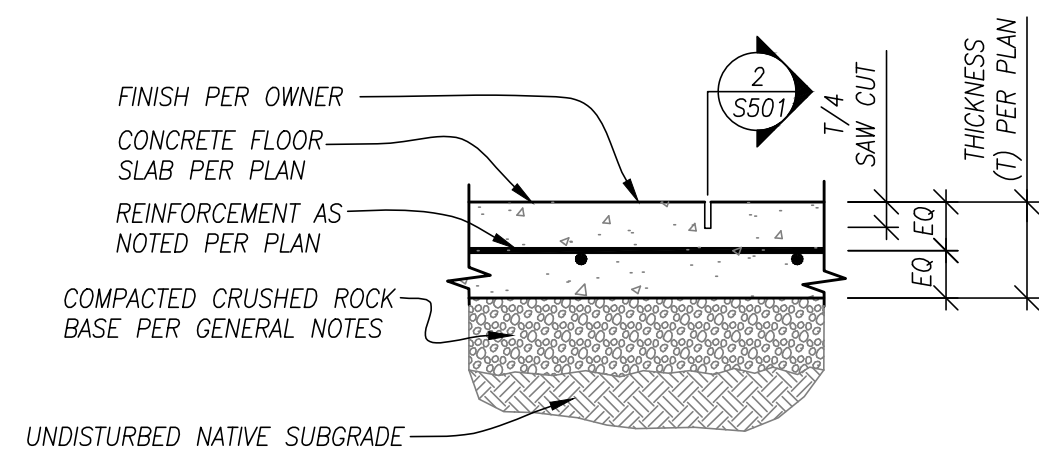
**FOUNDATION PLAN**  
 SCALE: 1/4"=1'-0"

revisions:

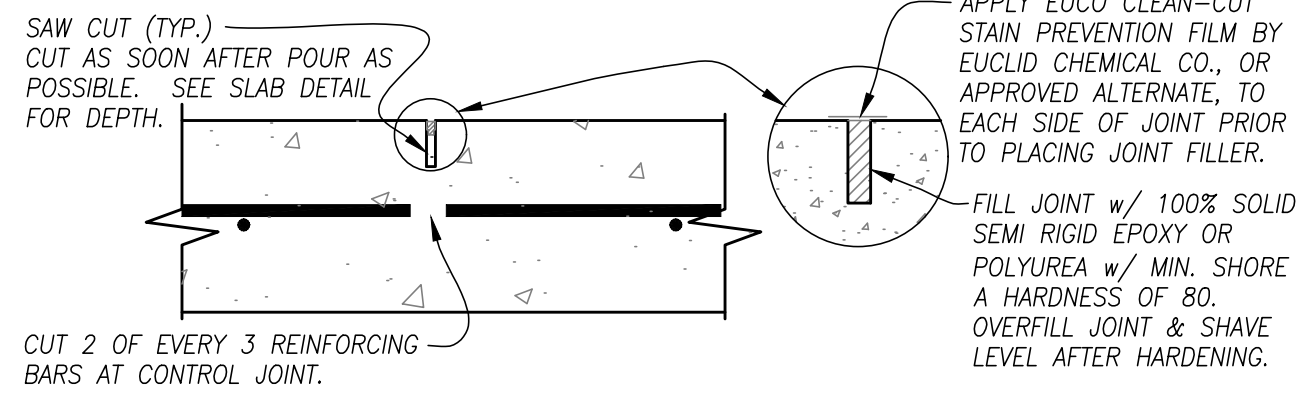
date: JUNE 1, 2023  
 drawn by: JJA  
 designer: JJA  
 project no: 20-004J

**FOUNDATION PLAN**

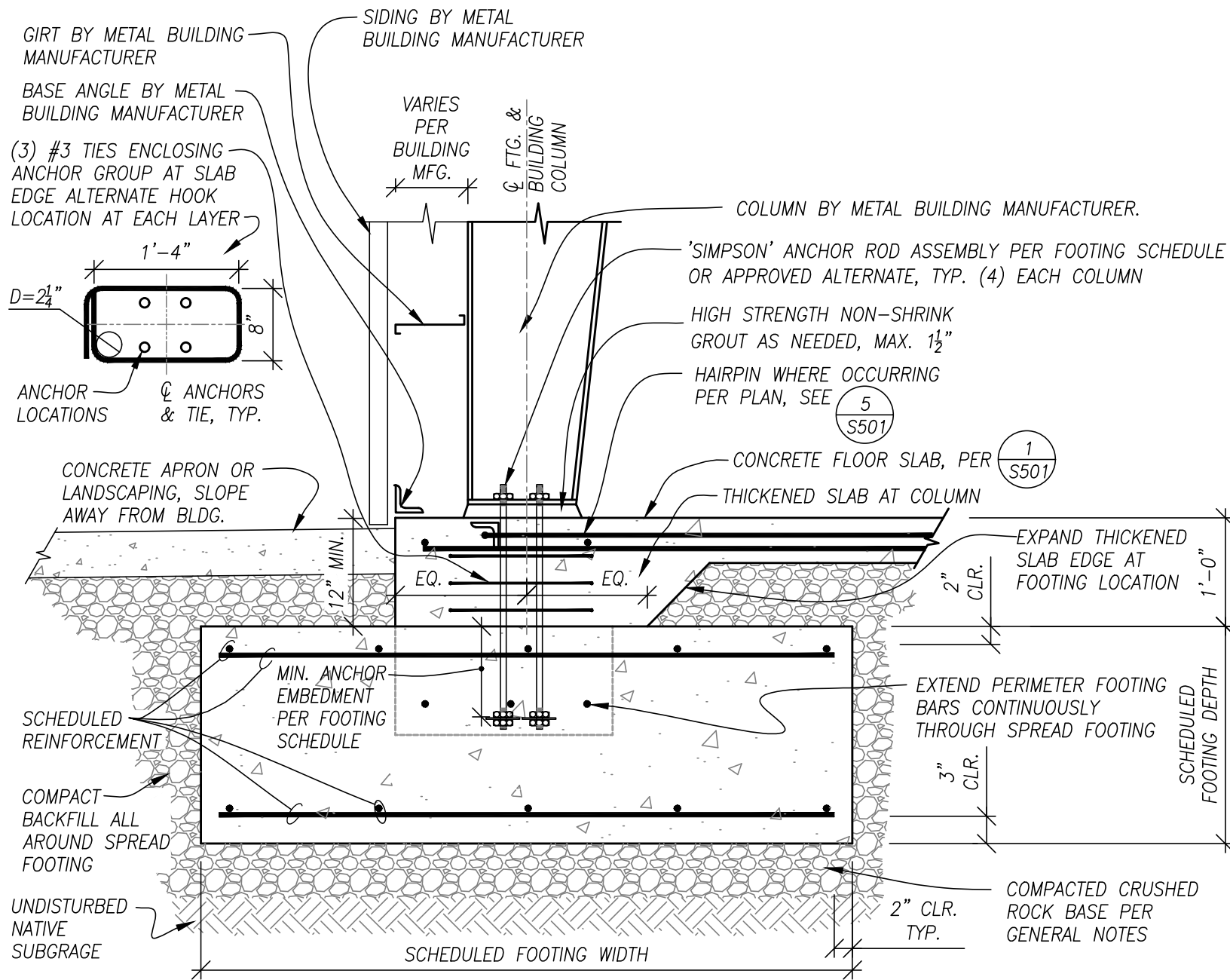
sheet: **S101**



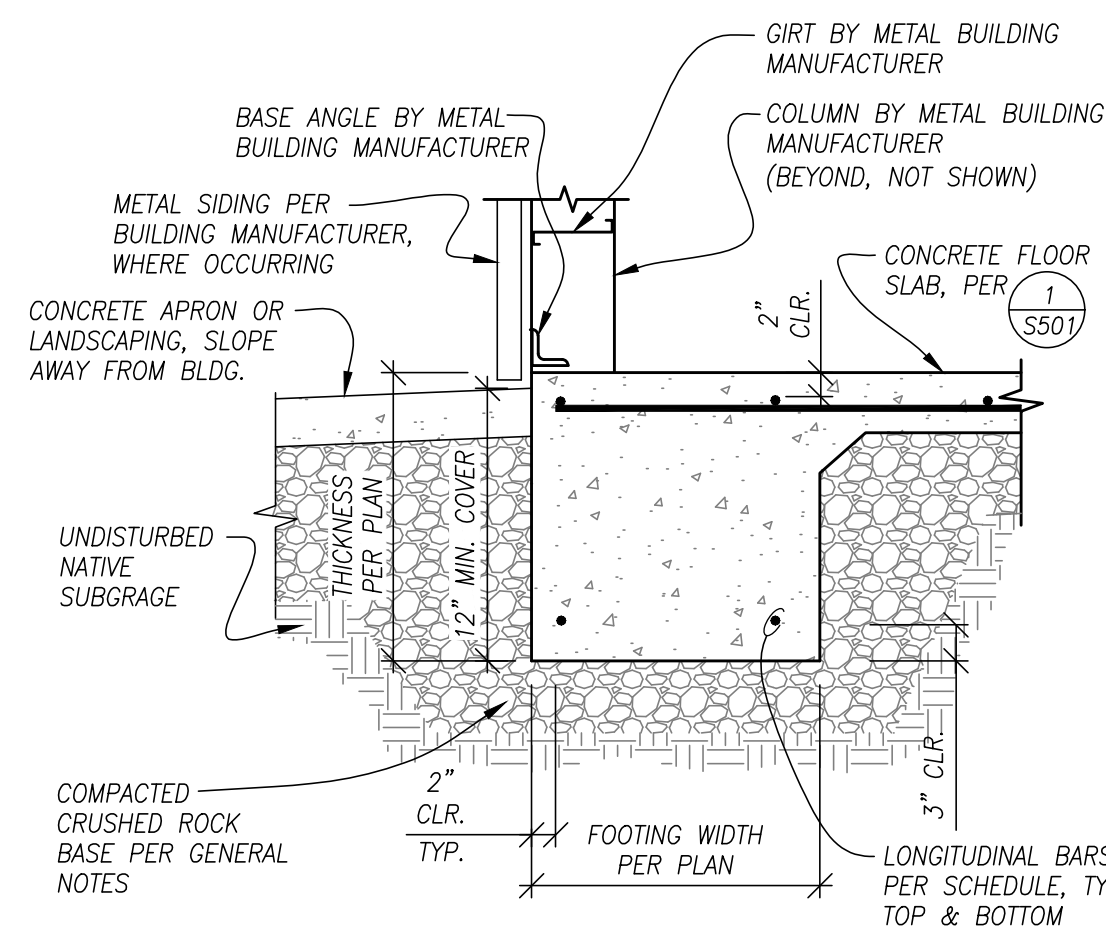
**1 SLAB-ON-GRADE**  
SCALE: N.T.S.



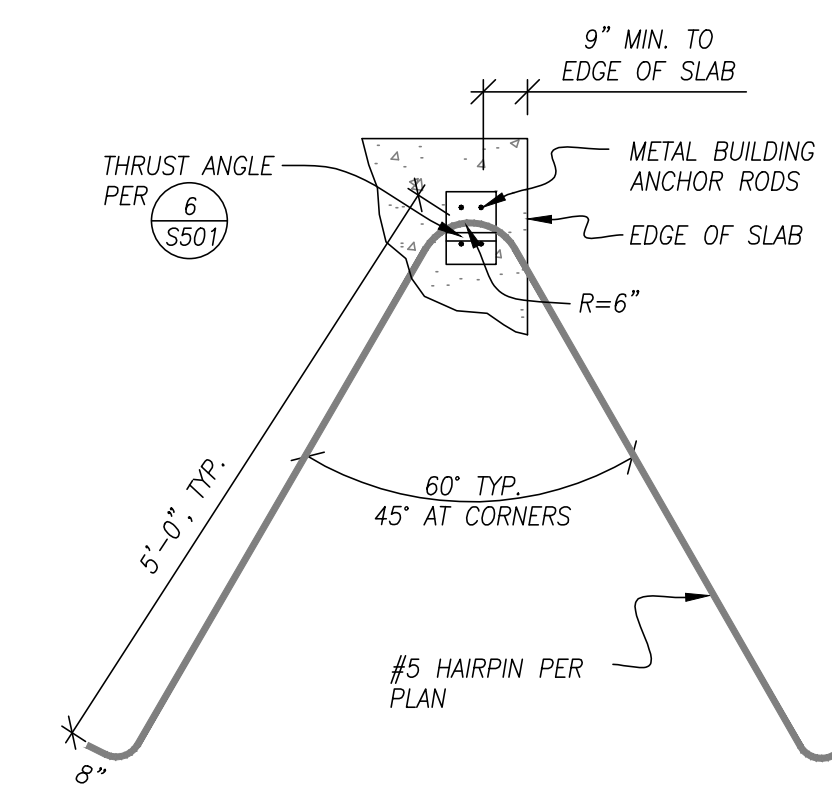
**2 CONTROL JOINT**  
SCALE: N.T.S.



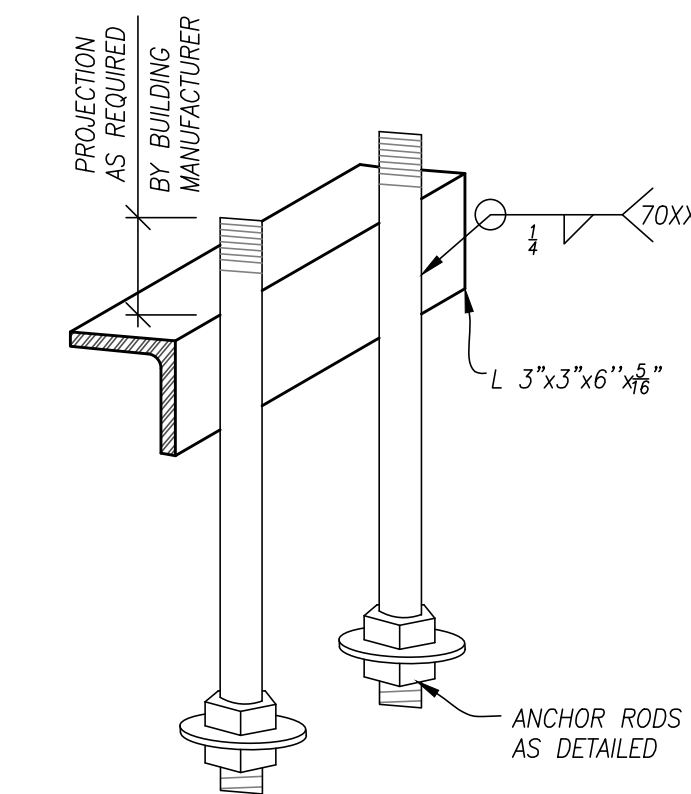
**3 SPREAD FOOTING**  
SCALE: N.T.S.



**4 THICKENED SLAB EDGE**  
SCALE: N.T.S.



**5 HAIR PIN**  
SCALE: N.T.S.



**6 THRUST ANGLE**  
SCALE: N.T.S.

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date: JUNE 1, 2023  
drawn by: JJA  
designer: JJA  
project no: 20-004J

**FOUNDATION DETAILS**

sheet: **S501**

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