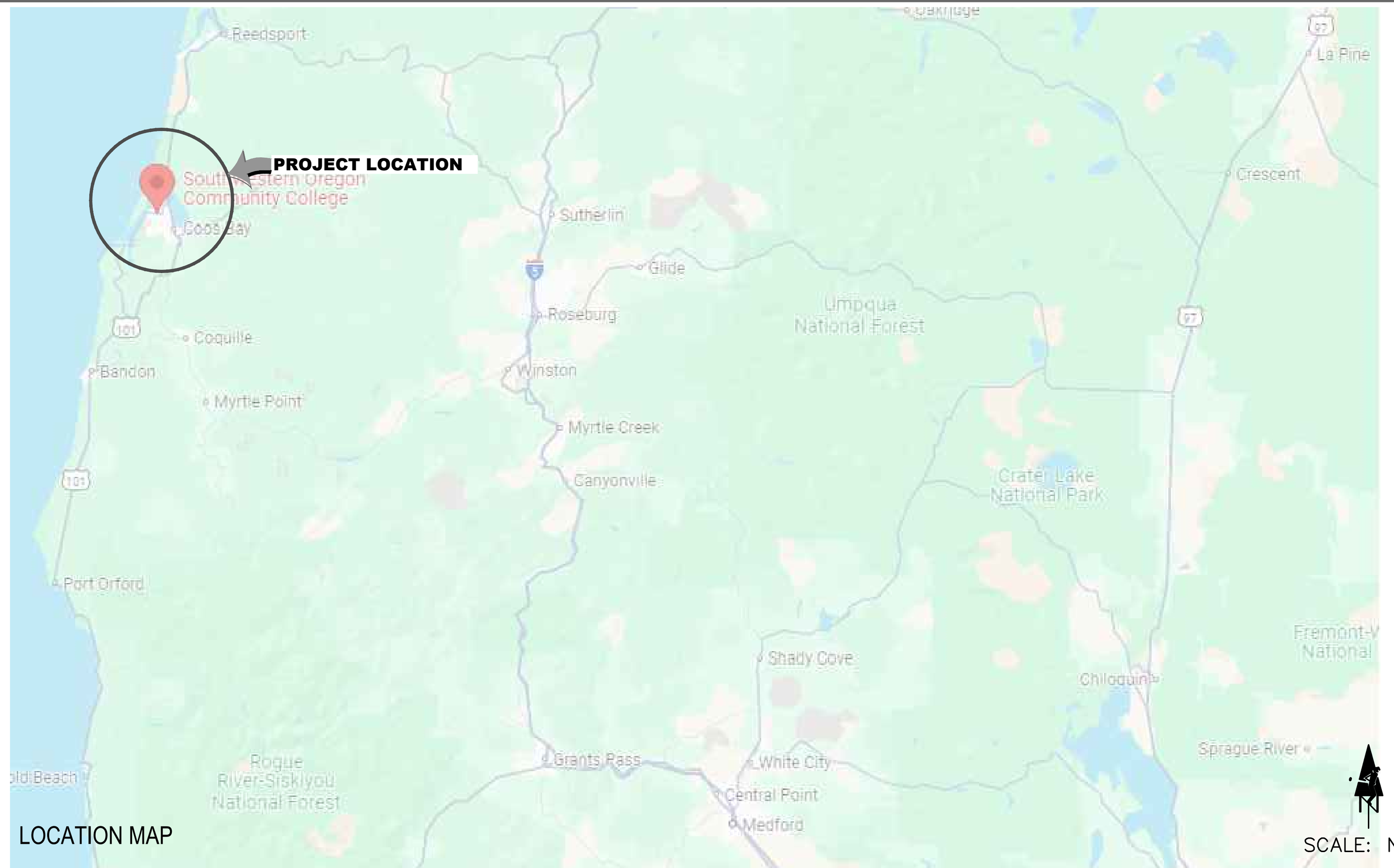


LOCATION MAP

SCALE: NTS

SITE MAP

SCALE: NTS

PHASE 1
SWOCC DIESEL TECHNOLOGY SITEWORK PLANS
FOR
SOUTHWESTERN OREGON COMMUNITY COLLEGE
1988 NEWMARK AVE, COOS BAY, OREGON

PINNACLE ENGINEERING, INC.

UTILITY COMPANIES & JURISDICTION

COMPANY		PHONE
Pacific Power 135 W Lockhart Ave Coos Bay, OR 97420	Primary Phone	541-267-5538
Coos Bay, City of 500 Central Ave Coos Bay, OR 97420	Primary Phone	541-269-1181
Coos Bay Public Works 500 Central Ave Coos Bay, OR 97420	Jennifer Wirsing	541-269-1181 ext. 3521

PROJECT CONTACTS

COMPANY	PROJECT ROLE	PHONE
Pinnacle Engineering, INC. 4276 Old Hwy 99 S Roseburg, OR 97471	(CIVIL)	541-440-4871
Southwestern Oregon Community College 1988 Newmark Ave Coos Bay, OR 97420	(OWNER)	541-888-2525

CONDITIONS

SHOULD A DISCREPANCY OCCUR IN THE NOTES OR DRAWINGS WHICH REQUIRES CLARIFICATION, OR IN WORK BY OTHERS AFFECTING THIS WORK, THE CONTRACTOR SHALL AT ONCE NOTIFY THE ENGINEER OF RECORD WHO WILL ISSUE INSTRUCTIONS ON HOW TO PROCEED. IF PROCEEDING WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER OF RECORD, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES SPECIFICATION, TYPOGRAPHICAL DISCREPANCY, AND DRAWING NOTATIONAL DISCREPANCY WHERE INTENT IS UNCLEAR. DIMENSIONS ON SCALED DRAWINGS AND ON FULL SIZED DRAWINGS SHALL GOVERN.

GENERAL NOTES

1. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED DEVELOPMENT. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE DEVELOPMENT AND PUBLIC DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ECT. OBSERVATION VISITS TO THE SITE BY THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
2. THE CONTRACTOR SHALL VERIFY DIMENSIONS AND ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS IN THE FIELD AND NOTIFY ENGINEER OF ANY DISCREPANCIES FOR CORRECTION OR VERIFICATION PRIOR TO CONSTRUCTION OF THE AFFECTED WORK. THE COST OF ADDITIONAL DESIGN WORK DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION SHALL BE BORNE BY THE CONTRACTOR.
3. OPTIONS ARE FOR THE CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY IF HE CHOOSES AN OPTION AND SHALL COORDINATE ALL DETAILS. THE COST OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION SHALL BE BORNE BY THE CONTRACTOR.
4. PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS. CONTRACTOR SHALL HAVE ALL SHORING EQUIPMENT ON SITE.
5. DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS.
6. NOTES AND DETAILS ON DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL NOTES TYPICAL DETAILS. WHERE NO DETAILS ARE SHOWN, CONSTRUCTION SHALL CONFORM TO STANDARD PRACTICE IN THE AREA.
7. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM AT THE TIME OF PLAN ISSUANCE.
8. CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
9. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE IN RESPECT TO THIS SPECIFIC PROJECT AND ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEER WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO ENGINEER. OWNER SHALL INDEMNIFY AND HOLD HARMLESS ENGINEER FROM ANY AND ALL CLAIMS, DAMAGES LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM UNAUTHORIZED REUSE.
10. NO CHANGES FROM THE APPROVED PLANS SHALL BE MADE IN THE FIELD UNLESS, PRIOR TO MAKING CHANGES, WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER. IF CHANGES ARE MADE WITHOUT WRITTEN APPROVAL SUCH CHANGES SHALL BE THE LEGAL AND FINANCIAL RESPONSIBILITY OF THE CONTRACTOR TO REPLACE OR REPAIR THE CONDITION AS DIRECTED BY THE ENGINEER.
11. ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN OREGON.
12. USE OF THESE PLANS BY THE CONTRACTOR CONSTITUTES ACCEPTANCE OF THESE NOTES AND CONDITIONS.

SPECIAL INSPECTIONS / CONSTRUCTION OBSERVATION

ITEM	FREQUENCY	RESPONSIBLE PARTY
	SITE PREPARATION	
EXCAVATION	PRIOR TO BACKFILLING	ENGINEER
STRUCTURAL FILL	PER LIFT	PER OWNER
ABC	PER LIFT	PER OWNER
FINAL INSPECTION	UPON COMPLETION	ENGINEER
	SITE CONCRETE	
CIP CONCRETE	SEE STRUCTURAL	SEE STRUCTURAL
REINFORCEMENT	SEE STRUCTURAL	SEE STRUCTURAL
	UTILITIES	
BACKFILL	PER LIFT	WESTERN TESTING, LLC
PRESSURE TEST	PRIOR TO BACKFILLING	CITY
BACTERIAL	UPON COMPLETION	CITY
CHLORINE RESIDUAL	UPON COMPLETION	CITY
AIR TEST	PRIOR TO BACKFILLING	CITY
MANDREL	UPON COMPLETION	CITY
TV INSPECTION	UPON COMPLETION	CITY
MANHOLE	PRIOR TO BACKFILLING	CITY

PROPERTY INFROMATION

1988 NEWMARK AVENUE

TRACT:	2004-7505
TAX ACCOUNT NO.:	330900
PROPERTY ID:	25S1316-C0-01400
SIZE:	91.89 ACRES
ZONE:	QP-3
COMP PLAN:	CCB COMP PLAN 2000
WATER:	NBWB
WASTE:	COOS BAY SANITARY SERVICE
FIRE:	CITY OF COOS COUNTY FIRE DISTRICT

HORIZONTAL AND VERTICAL DATUM:

DATA WAS OBTAINED FROM A LIGHT DETECTION AND RANGING (LiDAR) FROM THE OREGON LiDAR CONSORTIUM'S (OLC) UMPQUA STUDY AREA. FIELD EXPLORATION WAS CONDUCTED BETWEEN FEBUARY 14 AND NOVEMBER 12, 2015.

PROJECTION:
OREGON GEOGRAPHIC INFORMATION COUNCIL (OGIC), OREGON LAMBERT

HORIZONTAL DATUM:
NAD83 (2011)

VERTICAL DATUM:
NAVD88 (Geoid 12A)

DRAWING INDEX

T1.0	COVER SHEET
C0.1	GENERAL NOTES
C0.2	GENERAL NOTES
C1.0	EXISTING SITE DEMO PLAN
C2.0	PRELIMINARY SITE PLAN
C3.0	GRADING PLAN
C4.0	PARKING PLAN
C4.1	PARKING DETAILS

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

PLOT DATE: 8/7/2025 12:27:23 PM BY: PW-CADD-PC10

DATE	BY	REVISED

REVISIONS

SOUTHWESTERN OREGON COMMUNITY COLLEGE
COVER SHEET

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO T1.0

GENERAL CIVIL NOTES:

1. Contractor shall procure and conform to all construction permits required by the City of XXX and XXX County hearforth referred to as jurisdiction having authority (JHA), and conform to all conditions and requirements of said permits. Issuance of a JHA Public Works street/site/utility construction permit does not relieve the contractor from obtaining any and all reviews and permits required under building, plumbing or electrical codes that any portions of the work may be subject to (including a site plumbing permit if required), or from any requirements under permits which may be required for the project by other agencies with jurisdiction.
2. Contractor shall procure a right-of-entry permit from ODOT State Highway Division for all work within the State right-of-way and conform to all conditions of the permit.
3. A copy of final approved construction drawings and any required permits shall be kept on-site at all times, for review by inspectors upon request.
4. Contractor shall provide all bonds and insurance required by public and/or private agencies having jurisdiction.
5. All grading, rocking, paving, utility, and related work shall conform to Oregon Standard Specifications for Construction - OSSC (ODOT), 2024 edition, or local jurisdiction standards, whichever is more stringent.
6. 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 JHA, County, Oregon Health Authority - Drinking Water Services (OHA-DWS) and the Oregon Department of Environmental Quality (DEQ).
7. 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 Friday, and between 9:00 a.m. and 6:00 p.m. Saturday. No work my be performed on Sundays.
8. 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.
9. Contractor to notify JHA, ODOT and all utility companies a minimum of 48 business hours (2 business days) prior to start of construction, and comply with all other requirements of ORS 757.541 to 757.571.
10. Any inspection by the JHA or other agencies shall not, in any way, relieve the Contractor from any obligation to perform the work in strict compliance with the applicable codes and agency requirements.
11. All traffic control plans & measures shall be approved by the agency with jurisdiction and in place prior to any construction activity. Contractor shall erect and maintain barricades, warning signs, traffic cones (and all other traffic control devices required) per JHA, County and ODOT requirements in accordance with the current MUTCD (including Oregon amendments). Access to driveways and buildings shall be maintained at all times for residential, business, fire and emergency vehicles. Contractor shall maintain current traffic patterns during all periods of construction, unless otherwise approved in writing by the JHA and all agencies with jurisdiction.
12. Unless authorized in writing by the JHA prior to the start of the work, no work within any existing public roadway shall disrupt traffic flow for more than 14 consecutive days (timeframe applies independently and separately to each block or intersection where traffic control work is required).
13. Upon completion of construction of public facilities, Contractor shall submit a clean set of field record drawings containing all as-built information to the Design Engineer for use in the preparation of As-Built drawings which must be submitted to the JHA prior to the first final walkthrough inspection.
14. Contractor is solely responsible for assuring that any site, street or utility work within the jurisdiction of the JHA, meets or exceeds any and all legal requirements and any and all industry best practices in the design, construction and/or performance of such site, street or utility work. Contractor is solely responsible for payment of any assessment, fine, penalty, claim, damages or costs that result from Contractor's (a) performing site, street or utility work or (b) failing to perform site, street utility work that meets or exceeds any and all legal requirements and industry best practices.
15. The JHA may require and Contractor shall provide the JHA with confined space entry plans conforming with the requirements of OR-OSHA, traffic control plans, or other plans or performance descriptions necessary or desirable for the Public Works Director to assure that these requirements can be met in performing the work. The JHA's acceptance, review, or comments on or about the adequacy of any such plan shall not remove or reduce Contractor's sole responsibility to meet any and all legal requirements, administrative requirements, or industry best practices. The Contractor will indemnify the JHA against any claims, liability, damages, fines, fees or assessments related in any manner to Contractor's site, street or utility work.
16. All construction water must be obtained through an approved hydrant meter or bulk water meter, at a location approved by Public Works.
17. No work that will impact or interrupt water/sewer/storm drainage utility service or interrupt vehicular or pedestrian access to any public or private property shall be performed unless reviving approval in advance by AHJ. Additionally the contractor shall notify all the affected parties prior to the anticipated impact a minimum of 24 hours (and a maximum of 48 hours) before such interruption of utility service (or vehicular/pedestrian access) to all residences, structures or businesses impacted by the work (Contractor is responsible to coordinate with the JHA staff a minimum of 1 week prior in order to verify area of impact or interruption). In addition to the written notice, a representative of the Contractor shall knock on the front door of all affected residences or businesses on the morning that the work will commence, and attempt to notify the residents or businesses regarding the start of the work.
18. Contactor shall provide a minimum of 48 hours (2 work days) notice to police, fire department and Post Office prior to any work that will impact vehicular traffic, and ensure that alternate emergency access is available. Provide a minimum 1 week (5 work days) notice to any transit district or school district of any traffic impacts on streets which are on bus routes *(Contractor to verify routes),* and verify that arrangements are made for alternate routes.
19. Contractor shall provide a minimum 1 week advance notice for the garbage/recycle collector, and make arrangements for the garbage and/or recycle receptacles at all properties to be placed at a location where they can be collected on the appropriate day(s).

TESTING AND INSPECTION SCHEDULE:

1. The Contractor shall be responsible to ensure that all required or necessary inspections are completed by qualified 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 solely responsible for all deficiencies and/or corrective measures arising from uninspected work.
2. See Special inspection / Construction Observation or as otherwise noted. 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 areas of previously rejected work shall be borne by the Contractor. Copies of all test reports shall be submitted to the designated JHA representative.

STREET TREES, LANDSCAPING & IRRIGATION NOTES:

1. Street trees and landscaping shall not conflict with JHA sight distance standards.
2. Landscape plantings shall maintain a minimum or three (3) feet clear from all fire hydrants (OFC 507.5.5), except that street trees or bushes shall not be planted within 8 feet of a hydrant (CMC 9.05.720). Maintenance of this clearance is an ongoing obligation of the property owner.
3. All irrigation systems shall be provided with backflow protection conforming to state and JHA standards. Backflow testing results shall be submitted to Public Works prior to requesting final inspection by the JHA.

EXISTING UTILITIES AND FACILITIES NOTES:

1. 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 (503)232-1987).
2. 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 sizes and locations of all existing utilities prior to construction.
3. The Contractor or developer shall retain a surveyor to research, locate and mark all existing property and street monuments within or adjacent to the work areas prior to construction. Any survey monuments that will be disturbed during construction of the project shall be referenced (prior to construction) and replaced (following construction) by a Registered Land Surveyor at the Contractor's expense. The monuments shall be replaced within a maximum of 90 days, and the County Surveyor shall be notified in writing and/or a survey document recorded as required by ORS 209 140, ORS 209.150 and/or ORS 209.155 as applicable.
4. Contractor shall field verify location and depth of all existing utilities where new facilities cross or are closely parallel to the existing facilities. All utility crossings marked or shown on the drawings shall be potholed using hand tools or other non-destructive methods prior to excavating or boring. Contractor shall be responsible for exposing potential utility conflicts far enough ahead of construction to determine necessary grade, alignment or depth modifications without delaying the work or requiring otherwise unnecessary materials, fittings or structures. If grade, alignment or depth modification is necessary, Contractor shall notify the Design Engineer, and the Design Engineer shall obtain approval from the JHA Engineer prior to construction.
5. All existing 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 JHA Engineer.
6. Except where otherwise shown on the drawings and explicitly approved in writing by the JHA, existing JHA utilities crossed, intercepted by or in the vicinity of new utility or facilities (of the same system) shall be connected to the new JHA utility system at locations as required by the JHA Engineer and Public Works Director. Existing JHA utility lines which are parallel with, or which are replaced or superseded by the new utility lines (as determined by the JHA), shall be abandoned or removed as part of the project (and existing facilities or structures served by the abandoned lines shall be connected to the new system as applicable), as required by the JHA Engineer and Public Works Director.
7. Utilities that are abandoned in place, or interfering portions of utilities, 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 (grout or concrete plugs, if used, shall be installed to fill the full pipe diameter for a distance of two times the pipe diameter back from the pipe end).
8. Unless otherwise approved by the JHA, all springs, field tiles or drain lines intercepted or exposed during construction shall be connected to catch basins or new storm lines, except for field tiles or drain lines which are removed completely during construction, or are located and plugged at 50 foot maximum intervals uphill of the location intercepted (grout plugs, if used, shall have a length of two times the pipe diameter). Any abandoned drain tiles downstream of the intercepting trenches shall be plugged with grout for a distance of two times the pipe diameter back from the pipe end.
9. 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 prior to project completion.
10. Any septic tanks encountered during construction shall be pumped out. Contractor shall break bottom of tank out and backfill with pea gravel unless otherwise required by public agencies having jurisdiction. Septic tank removal to be in accordance with County Sanitarian requirements.
11. Any wells encountered shall be abandoned per the Oregon Water Resources Department (WRD) requirements, and notice provided to the Public Works Director and the JHA Engineer. Locations of abandoned wells shall be noted and clearly shown on the as-built drawings.
12. Any fuel tanks encountered shall be removed and disposed of per State of Oregon DEQ requirements, and notice provided to the Public Works Director and the JHA Engineer. Locations of abandoned fuel tanks shall be noted and clearly shown on the as-built drawings. Backfill with compacted granular material.

CURB AND SIDEWALK NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. 6-inches nominal curb exposure used for design of all parking lot and street grades.
2. Unless otherwise approved in writing by the JHA and any other agency with jurisdiction, monolithic curb & sidewalk shall not be placed in the public right-of-way (ie. Curb concrete & sidewalk concrete shall be placed separately). Joint material shall be placed at spacing and locations as noted on the standard details.
3. Construction of all curbs & sidewalks shall conform to the applicable requirements of 2024 OSSC (ODOT) Section 00759, Miscellaneous Portland Cement Concrete Structures, including placement, curing, finishing and the repairing of minor defects. Major defects (as determined by the JHA) will require removal and placement of the defective portions as directed.
4. Where new curbing connects to existing curbing or is installed along existing streets or pavement, the gutter grade shall match the existing street grades so as to allow drainage from the street to the gutter, as well as through any transitions or connections between old & new curbs. The Contractor shall notify the JHA in writing of any grade discrepancies or problems prior to curb placement. Curbs that are placed too high or too low shall be removed and replaced as directed by the JHA.
5. Finish sidewalk grades at transition to existing sidewalks shall match existing sidewalk grades as required to form a continuous, smooth, free draining surface. The Contractor shall notify the JHA in writing of any grade discrepancies or problems prior to sidewalk placement.
6. Contractor shall construct handicap access ramps at all intersections in accordance with current ADA and PROWAG requirements.
7. Where trench excavation requires removal of PCC curbs and/or sidewalks, the curbs and/or sidewalks shall be sawcut and removed at a tooled joint unless otherwise authorized in writing by the JHA. The sawcut lines shown on the drawings are estimated and not intended to show the exact alignment of such cuts. Unless otherwise approved in writing by the Public Works, areas along curbs and public sidewalks shall be backfilled with approved material, as well as being seeded and mulched (or hydroseeded) with approved materials.

SITE GRADING, PAVING & DRAINAGE NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Contractor to review project geotechnical report prepared by XXX dated (XX/XX/XX), and conform to all recommendations listed in the report or requirements shown on these plans, in case of conflict the report shall supersede.
2. All site preparation shall be performed in accordance with the above referenced geotechnical report.
3. The Contractor shall be responsible for managing construction activities to ensure that public streets and right-of-ways are kept clean of mud, dust, or debris. Dust abatement shall be maintained by adequate watering of the site by the Contractor.
4. All grading, rocking and paving to conform to OSSC (ODOT) Specifications, 2024 edition.
5. Clearing & stripping areas near water bodies or on sloped terrain shall follow best management practices to prevent erosion or runoff at all times.
6. Unless otherwise shown on the drawings, straight grades shall be run between all finish grade elevations and/or finish contour lines shown. Finish pavement grades at transition to existing pavement shall match existing pavement grades or be feathered past joints with existing pavement as required to provide a smooth, free draining surface.
7. If the subgrade is disturbed after the subgrade proof roll, or if inclement weather (ie. significant precipitation) occurs between the time any proof roll is performed and baserock placement, curb placement or paving, another proof roll may be required by the JHA.
8. Crushed granular baserock shall conform to the requirement of the above referenced geotechnical report.
9. Compact granular baserock to 90% of the maximum dry density per ASTM D1557 test method (Modified Proctor). Prior to placing AC pavement, written compaction test results for baserock and trench backfill must be received by the JHA, and a finished rock grade proof-roll (witnessed by the JHA) must be performed.
10. Paving of streets shall not be allowed until after completion of all of the following as a minimum, including submittal of acceptable written test results to the JHA where applicable:
    - All required testing, inspection and proofroll of baserock;
    - Installation and testing of new water, sewer and storm drain lines under paved areas (including trench compaction testing and submittal of test results to the JHA);
    - Review and approval of the franchise and/or private utility plans by the JHA Engineer; and
    - Installation of all franchise utilities or sleeves located under or crossing paved areas, curbs or sidewalks.
11. Pavement shall conform to OSSC (ODOT) 00744 (hot mixed Asphalt Concrete Pavements (ACP)) for standard duty mix, and shall be approved by the JHA prior to placements. Unless otherwise approved in writing by the JHA (prior to paving), pavement mix shall consist of the following. (a) base course paving for JHA streets shall be ¾ inch dense graded mix, (b) wearing/leveling course paving for JHA streets and all paving for private streets/parking lots/fire lanes shall be ½ inch dense graded mix (Level 2 JMF for local streets/parking lots/fire lanes, and Level 3 JMF for collector/arterial streets). Pavement shall be compacted to a minimum of 91% of maximum density (at all locations) as determined by the Rice standard method, based on nuclear density testing.
12. Per OSSC 744.44, place ACP in panel widths to minimize the number of longitudinal joints. For multi-lift paving, offset the longitudinal and/or transverse joints in one panel by at least 6-inches from the joints in the panel immediately below (OSSC 744.44.a). Longitudinal pavement panel joints/seams shall be at or within 6 inches of the centerline of the street unless otherwise approved by Public Works Director and agency with jurisdiction. Where approved, joints offset from centerline shall be installed at or within 6 inches of lane lines or fog lines. In no case shall longitudinal pavement joints be allowed in travel lanes or adjacent to travel lane wheel paths.
13. Pavement surface shall be a smooth, well-sealed, tight mat without depressions or bird baths. Bony or open graded pavement surfaces shall be repaired to the satisfaction of the JHA, prior to final acceptance of the work.
14. ACP mixtures shall be placed only when the surface is dry and weather conditions are such that proper handling, finishing and compaction can be accomplished. In no case shall ACP mixtures be placed when the surface temperature is below the minimum established under 2024 OSSC (ODOT) 00744.40 (Season and Temperature Limitations) or the project specifications, whichever is more stringent.
15. Contractor shall protect new pavement against traffic as required, until it has cooled sufficiently to avoid tracking.
16. All existing or constructed manholes, cleanouts, monuments, gas valves, water valves and similar structures shall be adjusted by the Contractor to match finish grade of the pavement, sidewalk, landscaped area or a median strip.
17. Street pavement widening cross slope shall be a minimum of 2% and a maximum of 5% except at intersections, where the street cross slopes shall not exceed 2% maximum (intersection defined from end of curb radius both directions) to comply with ADA and PROWAG standards. Prior to placing curbs, Contractor shall field verify pavement widening cross slop and contact JHA if the design pavement widening cross slope is not within the limits stated above.
18. All street signs, traffic control signs, curb & pavement painting or striping, and/or reflectors shall be installed (in conformance with JHA and 2024 OSSC (ODOT)) prior to requesting final inspection by the JHA. Signs or barricades at the end of streets, sidewalks or bike lanes shall conform with JHA standards and be acceptable to the Public Works Director.
19. Stop bars shall be provided at all stop signs, located behind the pedestrian crossing at a location acceptable to Public Works. All stop bars, crosswalk striping and other roadway marking and emblems shall be selected from the ODOT QPL consistent with the intended use. Installation shall be by methods and by a contractor approved by Public Works.
20. Unless otherwise shown on the drawings, no cut or fill slopes shall be constructed steeper than 2.5H:1V maximum.
21. All planter areas shall be backfilled with approved top soil minimum 8” thick. Stripped materials shall not be used for planter backfill without approval of project engineer.
22. Contractor shall seed and mulch all exposed slopes and disturbed areas which are not scheduled to be landscaped, including trench restoration areas. Mulch shall be either hydromulch or finely chopped fescue or rygrass mulch conforming with OSSC (ODOT) Section 01030.15
23. Grading shown on the drawings is critical to functioning of stormwater conveyance and shall be strictly followed.

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

PLOT DATE: 8/7/2025 12:27:25 PM BY: PW-CADD-PC10

DATE | BY | REVISED | REVISIONS

SOUTHWESTERN OREGON COMMUNITY COLLEGE
GENERAL NOTES

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C0.1

GENERAL MANHOLE NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. All precast manholes shall be provided with integral rubber boots. Lockdown lids shall be used on manholes outside of public right-of-way only where specifically required by Public Works.
2. All connections to existing manholes shall be made by core-drilling the existing manhole structure and installing a rubber boot. Connections to manholes shall be watertight and shall provide a smooth flow into and through the manhole. Small chipping hammers or similar light tools which will not damage or crack the manhole base may be used to shape channels. Use of large pneumatic jackhammers shall be prohibited.
3. All interior joints, penetrations & any exposed lifting holes shall be grouted following manhole assembly. The grouting and channels of all manholes shall be smooth and uniform, and shall not retain water or debris. Any grout or concrete splatters *(in channels, on channel benches, on walls or on steps)* shall be removed by the Contractor.
4. Unless otherwise approved in writing by the Public Works Director and the JHA Engineer, manhole steps shall be installed in any manhole which does not have existing steps, and which is connected to or otherwise altered in any way.
5. Manhole channel depths (sewer & storm) shall be to the heights shown on the drawings, but in no case shall the channel depth be less than 2/3 of the pipe diameter. Flow channels in manholes shall be of such shape (semi-circular bottoms) and slope to provide smooth transition between inlet and outlet sewer size/ invert to minimize turbulence and to ensure that the manhole channels are self-cleaning. Channels, as well as shelves between the channels and the manhole walls, shall be sloped to drain per plan details.
6. For all sanitary sewer manholes, external mastic wrap joint seal *(9-inch minimum width)* shall be installed on all manhole barrel joints & pickholes after assembly, prior to backfilling *(*materials shall selected from the ODOT QPL consistent with the intended use*)*. The exterior of the manhole barrels adjacent to each joint shall be clean *(under the mastic wrap)* to ensure a good seal *(use wire brush to clean the exterior surface under the mastic wrap to remove all dirt, loose particles or deleterious material)*. The mastic wrap shall be held in place with plastic stretch wrap *(ie. pallet wrap plastic, 3 layers minimum)* during backfilling. Plastic wrap shall be installed immediately after the mastic wrap is placed.
7. Contractor shall be responsible to verify manhole finish rim elevations match with finish grade or are set above finish grade as required to conform with JHA standard details. Manhole rim elevations shall be adjusted as required to conform with this requirement.
8. All sanitary sewer manholes in low areas which are subject to flooding or water ponding (including all lawn, landscape or gravel areas, or low areas of parking lots, or manholes closer than 4 feet clear of parking lot curblines or existing/future street curbs, adjacent to ditched, etc.) shall be provided with inflow protector lid inserts (whether or not such MH inserts are specifically noted on each applicable drawing sheet). Manhole inflow inserts shall be of ABS or HDPE plastic, and shall include integral lifting lugs on each side of the insert allowing removal with a manhole hook (lift straps are not an acceptable alternate), a factory installed closed cell neoprene rubber gasket bonded to the underside of the insert rim. Unless waived in writing by Public Works (case by case basis), a clog-free vent-valve (materials shall be selected from the ODOT QPL consistent with the intended use) shall be provided on each unit. Inserts shall be ManPan manhole inserts or approved equal.
9. All sanitary sewer manholes shall be vacuum tested following completion of paving or final surface restoration. All testing shall conform with the JHA and 2024 OSSC (ODOT).
10. Existing sanitary sewer manholes to which new pipes are connected (or where existing pipe connections are modified) shall be sealed as required and pass a vacuum test prior to final approval.
11. Unless otherwise approved in writing by the Public Works Director, Public Works staff shall be present for all manhole testing. Visible groundwater infiltration or leakage constitutes a failed manhole test, whether or not the vacuum test is successful.
12. Existing manholes where pavement or surfacing is replaced around the manhole shall be sealed as required and pass a vacuum test following completion of paving or final surface restoration.
13. All manholes shall be thoroughly cleaned prior to being placed in service and/or accepted by the JHA, including removal of any debris, excess grout in manhole channels or on manhole steps, etc.

GENERAL STORM DRAINAGE NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Storm drain pipe materials shall conform to the construction drawings and JHA requirements. Contractor shall use uniform pipe material on each pipe run between structures unless otherwise directed or approved. Jointed HDPE pipe shall not be used for slopes exceeding ten percent (10%).
2. Catch basins and junction boxes shall be set square with buildings or with the edge of the parking lot or street wherein they lie. Storm drain inlet structures and paving shall be adjusted so water flows into the structure without ponding water.
3. Unless otherwise approved by the Engineer, all storm drain connections shall be by manufactured tee or wye fittings.
4. Sweep (deflect) storm drain pipe into catch basins and manholes as required. Maximum joint deflection shall not exceed 5 degrees or manufacturers recommendations, whichever is less.
5. All joints, penetrations & any exposed lifting holes shall be made smooth, so as not to retain debris. Base/sump shall be smooth to facilitate cleaning.
6. Unless otherwise specified or directed, install storm drain pipe in accordance with manufacturer's installation guidelines.
7. Couplings for connection of PVC to concrete or other non-compatible pipe shall be selected from the ODOT QPL consistent with the intended use for sizes up to and including 12-inch diameter.
8. After manhole channeling and prior to mandrel testing, TV inspection or final acceptance, flush and clean all sewers, and remove all foreign material from the mainlines, manholes and catch basins. Failure to clean all dirt, rock and debris from pipelines and manholes prior to TV inspection will result in the need to re-clean and re-TV the storm lines. The Contractor will be required to pay for water used for such re-cleaning of storm lines.
9. Contractor shall conduct deflection test of flexible storm sewer pipes by pulling an approved mandrel through the completed pipe line following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted not more than 30 days after the trench backfilling and compaction has been completed.
10. Upon completion of all storm drain construction, testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with 2024 OSSC (ODOT) 445.74 to determine compliance with grade requirements of 2024 OSSC (ODOT) 445.40.b (no deviation greater than 1/32-inch per inch of pipe diameter [1/2-inch max for pipes>16-inch diameter], & no reverse sloping pipe inverts) and to verify pipelines adequately cleaned. The TV inspection shall be conducted by an approved technical service which is equipped to make audio-visual recordings of the TV inspections. *Unless otherwise required by the agency with jurisdiction, a standard 1-inch diameter ball shall be suspended in front of the camera during the inspection*. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. A digital recording and written report shall be delivered to the JHA Engineer.
11. Tracer wire shall be installed on mainline storm lines, and shall be stubbed into manholes, catch basins and cleanouts. All storm drain laterals shall have tracer wire installed from the mainline to the property line *(insulated 12 gauge solid core copper, green for storm)*. Tracer wire shall be extended up into all storm lateral cleanout boxes, and shall be extended to the property line to allow the private storm service trace wire to be connected.

PIPED UTILITIES:

1. Contractor shall coordinate and pay all costs associated with connecting to existing water, sanitary sewer and storm sewer facilities.
2. Unless otherwise noted, materials and workmanship for water, sanitary sewer and storm sewer shall conform to 2024 OSSC (ODOT).
3. 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.
4. Unless noted elsewhere, all pipe shall be bedded with minimum 6-inches of ¾" minus granular crushed rock bedding and backfilled with compacted ¾" minus crushed rock in the pipe zone (granular backfill shall extend a minimum of 12-inches over the top of the pipe in all cases). Granular trench backfill shall be used under all improved areas, including sidewalks. Granular trench backfill shall be compacted to 92% of the maximum dry density per AASHTO T-180 test method (modified Proctor).
5. Unless noted elsewhere, granular backfill shall be ¾"-0 conforming to 2024 OSSC (ODOT) 02630.10 (Dense Graded Base Aggregate), with no more than 10% passing the #40 sieve and no more than 5% passing the #200 sieve.
6. If trenches are over-excavated for any reason, over-excavation shall be filled to the design trench subgrade (ie. to the bottom of the 6" thick pipe bedding layer) with compacted, well-graded granular backfill as specified (the use of open graded rock for trench foundation stabilization is prohibited unless it is completely encapsulated in geotextile fabric & approved in writing by the Engineer).
7. Temporary thrust restraint on pressure pipelines shall be provided at all locations where necessary due to construction sequencing shown on the drawings, required by JHA standards or chosen by the Contractor. The adequacy of the temporary thrust restraint shall be the Contractor's sole responsibility, but shall be acceptable to the JHA and any other agency with jurisdiction. Any movement of the pipe or fittings during pressurization of the pipeline or connection shall be considered evidence that the temporary thrust restraint is not adequate, and the pipeline or connection shall be depressurized and the thrust restraint increased as necessary. Re-pressure testing or re-chlorination, if deemed necessary at the sole discretion of the JHA, shall be completed at the Contractor's expense.
8. Contractor shall arrange for and pay all costs to abandon existing sewer and water services not scheduled to remain in service.
9. 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.
10. The end of all utility stubs shall be marked with a painted 2 x 4, extending 2 feet minimum above finish grade (painted white for sanitary sewer, green for storm), and wired to pipe stub. Tracer wire shall be extended (and attached) to the top of the 2 x 4 post. Type of utility (ie. sewer, storm, etc.) and depth below grade to pipe invert shall be clearly & permanently labeled on the marker post.
11. Contractor shall provide all materials, equipment and facilities required for testing all utility piping in accordance with JHA construction specifications.
12. Unless noted elsewhere, all water, sanitary and storm sewer piping shall have an electrically conductive insulated 12 gauge solid core copper tracer wire the full length of the installed pipe using blue wire for water and green for storm and sanitary piping. Tracer wire shall be taped to the top of the pipe at 10 foot maximum intervals and shall be extended up into all valve boxes, manholes and catch basins and accessible from the surface. All tracer wire splices shall be made with corrosion resistant waterproof wire nuts (select from the ODOT QPL consistent with the intended use). 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 or catch basin.
13. No trenches in roads or driveways shall be left in an open condition overnight. All such trenches shall be closed before the end of each work day and normal traffic flows restored.
14. Before mandrel testing, TV inspection or final acceptance of gravity sewer or storm pipelines, all trench compaction shall be completed and all sewers and storm drains flushed & cleaned to remove all mud, debris & foreign material from the pipelines, manholes and/or catch basins.
15. Where future extensions are shown upstream of new manholes (sewer or storm), catch basins or junction boxes, pipe stubs (with gasketed caps) shall be installed at design grades to point 2' minimum outside of the structure.
16. Unless authorized in writing by the JHA prior to the start of the work: trenching within existing paved streets shall be backfilled and repaved with asphalt pavement; trenches within each block or intersection shall be permanently repaved within 21 days of the start of excavation (including completion of all inspections, testing & corrective work required by JHA standards prior to paving). These time frames apply independently and separately to each block or intersection where trenching work occurs.

SEWER AND STORM WARRANTY INSPECTIONS:

1. Re-inspection of the sanitary sewer and storm drainage systems by cleaning & TV inspection shall be performed during the last month of the warranty period, as well as visual inspection of all sanitary sewer manholes during the wet weather season (any visible groundwater infiltration or leakage constitutes a failed manhole test, and will require warranty correction). Based on the results of the TV inspections and/or the JHA's warranty inspections, additional warranty test may include mandrel testing or low pressure air testing. The results of these test(s) will be used by Public Works to determine final acceptance. The cost of these re-inspections and any corrective work that is required prior to final acceptance of the system is warranted and corrective work shall be responsibility of the Contractor. The warranty period will not be considered to be complete, and maintenance bonds will not be released until after all warranty inspections are finished and any resulting corrective work is completed.

GENERAL SANITARY SEWER NOTES:

The following notes shall apply unless noted elsewhere in the drawing: (in case of conflict the plans shall supersede)

1. Sanitary sewer pipe shall be PVC in conformance with ASTM D3034, SDR 35. All other appurtenances and installation to conform to the JHA specifications.
2. Sanitary sewer laterals for single family residential & each side of duplexes shall be a minimum of 4-inches in diameter (6-inch minimum for other laterals), and shall include toning wire and warning tape per standard details.
3. Couplings for new PVC sewer pipe connecting to other PVC or solid wall HDPE pipe shall be gasketed solid sleeve PVC slip couplings. Couplings for connection of PVC to concrete pipe shall be MaxAdaptor Coupling (by Gripper Gasket LLC) for sizes up to and including 12-inch diameter.
4. After manhole channeling and prior to leakage testing, mandrel testing and/or TV inspection, flush and clean all sewers, and remove all foreign material from mainlines and manholes. Failure to clean all dirt, rock and debris from pipelines prior to TV inspection will result in the need to re-clean and re-TV the sewer lines.
5. Sanitary Sewer pipe and appurtenances shall be tested for leakage. Leakage tests shall include an air test of all sewer mains and laterals prior to paving, and a separate air test of all sewer mains and laterals following excavation and backfilling of any franchise utility trenches or other utility work that crosses sanitary sewer laterals. All testing shall conform to requirements as outlined on JHA testing forms contained in the PWDS. Unless otherwise approved in writing by the Public Works Director, Public Works staff shall be present for all sewer leakage testing.
6. Contractor shall conduct deflection test of flexible sanitary sewer pipes by pulling an approved mandrel through the completed pipe line following trench compaction. The diameter of the mandrel shall be 95% of the initial pipe diameter. Test shall be conducted after the trench backfilling and compaction is completed and tested. Unless otherwise approved in writing by the Public Works Director, Public Works staff shall be present for all sewer mandrel testing.
7. Upon completion of all sewer construction, testing and repair, the Contractor shall conduct a color TV acceptance inspection of all mainlines in accordance with OSSC (ODOT/APWA) 445.74 to determine compliance with grade requirements of OSSC (ODOT/APWA) 445.40.b (no deviation greater than 1/32-inch per inch of pipe diameter [1/2-inch max for pipes>16-inch diameter], & no reverse sloping pipe inverts) and to verify pipelines adequately cleaned. The TV inspection shall be conducted by an approved technical service, using a track or wheel propelled self-leveling auto-focus pan-head camera which is equipped to make audio-visual recordings of the TV inspections. Unless otherwise required by the agency with jurisdiction, a standard 1-inch diameter ball shall be suspended in front of the camera during the inspection to determine the depth of any standing water. Sufficient water to reveal low areas or reverse grades shall be discharged into the pipe immediately prior to initiation of the TV inspection. A digital recording and written report shall be delivered to the JHA Engineer.
8. Prior to or concurrent with connection to a sanitary sewer lateral, it shall be demonstrated to the JHA that the lateral is not obstructed. This shall be accomplished by "snaking" the service lateral downstream of the connection point to the mainline, or similar method acceptable to the JHA. JHA personnel or authorized agent shall be present during the "snaking" or other demonstration method.
9. Sewer service from upstream and affected properties shall be maintained during construction unless prior written JHA approval is granted. Bypass pumping or other methods used to maintain sewer flows shall be the Contractor's design, subject to approval by the JHA. The bypass system shall be capable of conveying flows when the sewers are flowing full. Normal unrestricted flows shall be restored at the end of each work day. Bypass systems left in place or operated outside normal working hours shall be monitored continuously by the Contractor personnel unless alternate arrangements proposed by the Contractor are acceptable to the JHA (ie. high level & pump fail alarm callouts, etc.). The Contractor shall provide for JHA review all submittal information required to demonstrate (to the satisfaction of the JHA) compliance with these requirements. Contractor shall be responsible for all costs related to cleanup, damages and fines resulting from any sewerage spill or overflow associated with any methods used to convey sewage flows during construction.
10. Thrust restraint shall be provided on all pressure pipelines meeting the same standards and requirements as for water mainlines.

GENERAL STREET LIGHTS:

1. If required, street lights shall be installed after all other earthwork and public utility installations are completed and after rough grading of the property is accomplished to prevent damage to the poles.
2. Public street light poles, conduit and junction boxes shall conform with the requirements of the JHA and the power company providing service. Junction boxes exposed to traffic loads shall be H-20 rated and set to finish grade. Direct bury street lights poles shall be set to a depth as specified by the manufacturer, but not less than 5 feet.
3. Street light poles shall be installed within one degree (1) of plumb.
4. Street lights shall be directed and hooded so they shine only on the parking lot for this site only.
5. All public street lights shall be energized and fully operational prior to requesting final inspection by the JHA.

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS

DATE	BY	REVISED

SOUTHWESTERN OREGON COMMUNITY COLLEGE
GENERAL NOTES

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

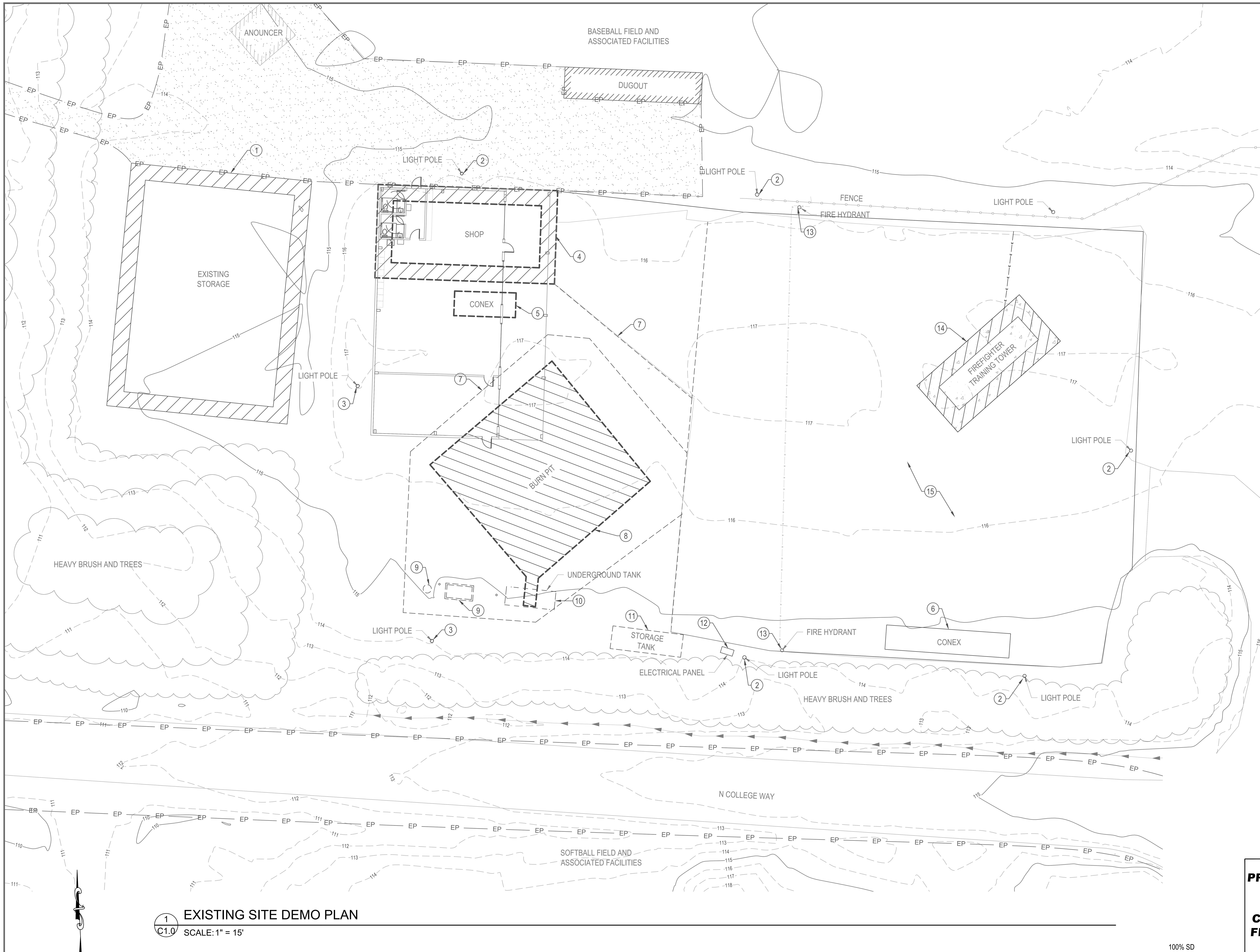
SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C0.2

PLOT DATE: 8/7/2025 12:27:30 PM BY: ZACHARY BECHT



KEYED DEMO NOTE:

1. STORAGE BUILDING TO REMAIN
2. LIGHT POLE TO REMAIN
3. LIGHT POLE TO BE REMOVED
4. SHOP TO BE REMOVED
5. CONEX TO BE REMOVED
6. CONEX TO REMAIN
7. FENCE TO BE REMOVED
8. BURN PIT TO BE REMOVED
9. BURN PIT DRAIN SYSTEM TO BE REMOVED
10. UNDERGROUND TANK TO REMAIN
11. STORAGE TANK TO BE REMOVED
12. ELECTRICAL PANEL TO REMAIN
13. FIRE HYDRANT TO REMAIN
14. FIREFIGHTER TRAINING TOWER TO REMAIN
15. EXISTING CONCRETE TO REEMAIN

1 C1.0 EXISTING SITE DEMO PLAN

SCALE: 1" = 15'

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

PLOT DATE: 8/7/2025 12:27:40 PM BY: PW-CADD-PC10

DATE	BY	△ REVISED

REVISIONS

SOUTHWESTERN OREGON COMMUNITY COLLEGE
EXISTING SITE DEMO PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

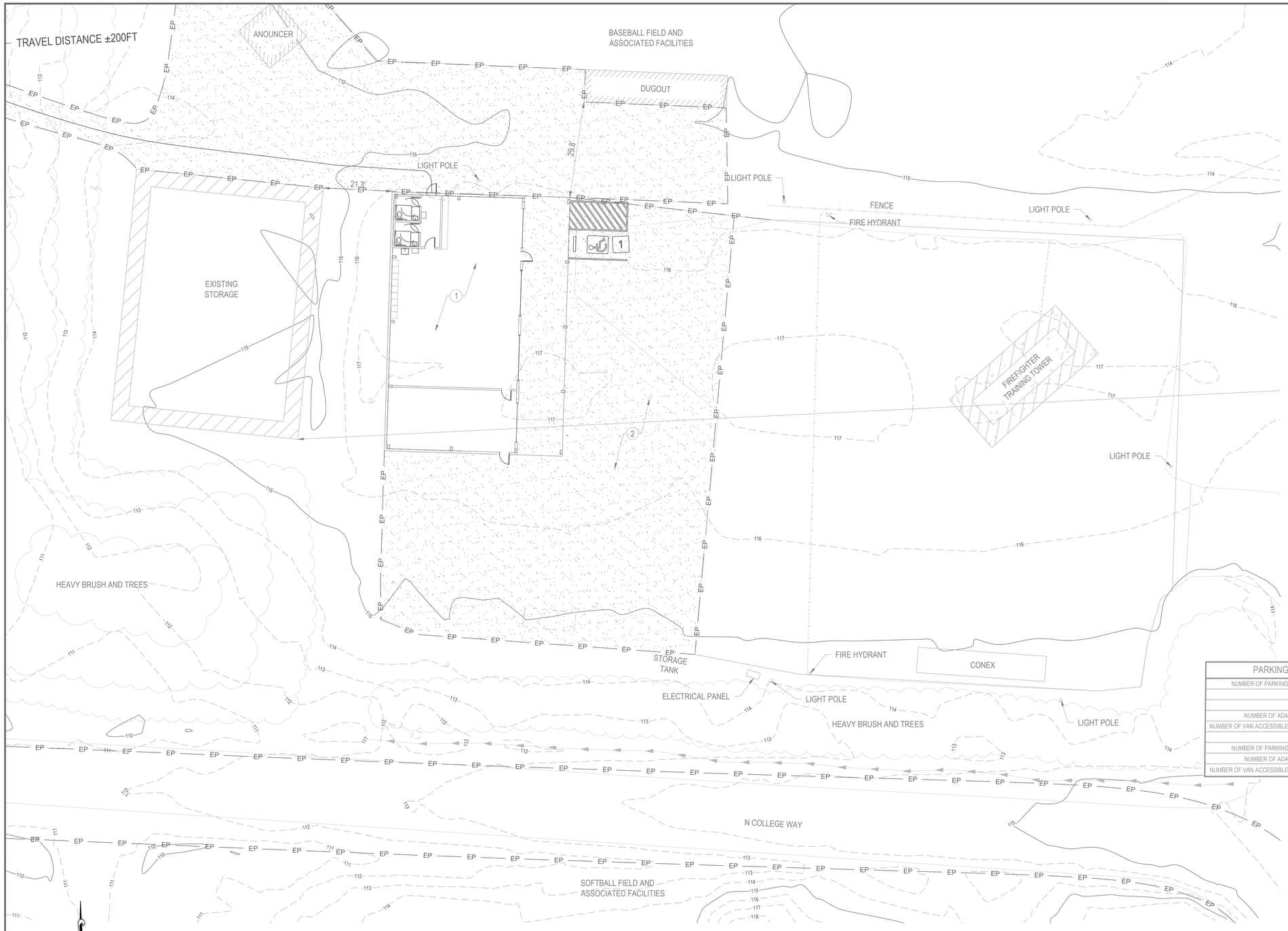
DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C1.0



(#) KEYED NOTE:

1. PROPOSED NEW SHOP BUILDING
2. PROPOSED AC PAVEMENT

PARKING REQUIREMENTS (PER THE CH. 3 DEV. CODE)	
NUMBER OF PARKING STALLS REQUIRED	1 SPACE PER 500 SQFT PER COOSBAY CHAPTER 17.330
	1 SPACE * 4100 SQFT/500 = 8 SPACES
NUMBER OF ADA STALLS REQUIRED	1 ADA STALL PER 25 STALLS (2022 OSSC TABLE 1106.2)
NUMBER OF VAN ACCESSIBLE STALLS REQUIRED	1 ADA STALL PER 25 STALLS (2022 OSSC TABLE 1106.2)
NUMBER OF PARKING STALLS PROVIDED	8 SHARED SPACES, SEE SHEET C4.0
NUMBER OF ADA STALLS PROVIDED	1 - AT NEW BUILDING SEE SHEET C2.0
NUMBER OF VAN ACCESSIBLE STALLS PROVIDED	1 - AT NEW BUILDING SEE SHEET C2.0

1 / C2.0 PRELIMINARY SITE PLAN

SCALE: 1" = 15'

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

DATE	BY	REVISED
REVISIONS		

SOUTHWESTERN OREGON COMMUNITY COLLEGE
PRELIMINARY SITE PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C2.0

PLOT DATE: 8/7/2025 12:27:47 PM BY: JON.CADDELL

SYMBOLS LEGEND:

- STORM WATER CATCHBASIN
- SANITARY SEWER MANHOLE
- PROPERTY CORNER
- UTILITY POLE
- LANDSCAPING TREE
- POWER METER
- POWER TRANSFORMER
- W WATER VAULT
- STANDPIPE RISER
- WATER VALVE
- ADA PARKING STALL
- SIGN

HATCH LEGEND:

- EXISTING ASPHALT PAVEMENT
- EXISTING SITE CONCRETE
- EXISTING SITE GRAVEL
- EXISTING LANDSCAPING
- DECORATIVE CONCRETE PATIO
- PROPOSED SITE CONCRETE
- PROPOSED ASPHALT PAVEMENT
- PROPOSED LANDSCAPING

LINE TYPE LEGEND:

- [W] — [W] EXISTING WATER LINE
- [SD] — [SD] EXISTING STORM SEWER
- [SS] — [SS] EXISTING SANITARY SEWER
- [POH] — [POH] EXISTING OVERHEAD POWER
- [UT] — [UT] EXISTING OVERHEAD TELEPHONE
- EXISTING BUILDING FOOTPRINT
- EP — EP EDGE OF ASPHALT
- EDGE OF GRAVEL
- PL — PL PROPERTY LINE
- CHAIN LINK FENCE
- WROUGHT IRON FENCE
- R/W — R/W ODOT RIGHT-OF-WAY
- PEMB OUTLINE

SURFACE ELEVATION LABEL:

XXX.XX' EG	EXISTING GRADE
XXX.XX' AC	TOP OF ASPHALT
XXX.XX' CONC	TOP OF CONCRETE
XXX.XX' TC	TOP OF CURB
XXX.XX' FG	FINISHED GRADE
XXX.XX' TW	TOP OF WALL
XXX.XX' BW	BOTOM OF WALL

1
C3.0
GRADING PLAN
SCALE: NTS

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

DATE | BY | REVISED
REVISIONS

SOUTHWESTERN OREGON
COMMUNITY COLLEGE
GRADING PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C3.0

SYMBOLS LEGEND:

○ EXISTING LIGHT POLE

LINE TYPE LEGEND:

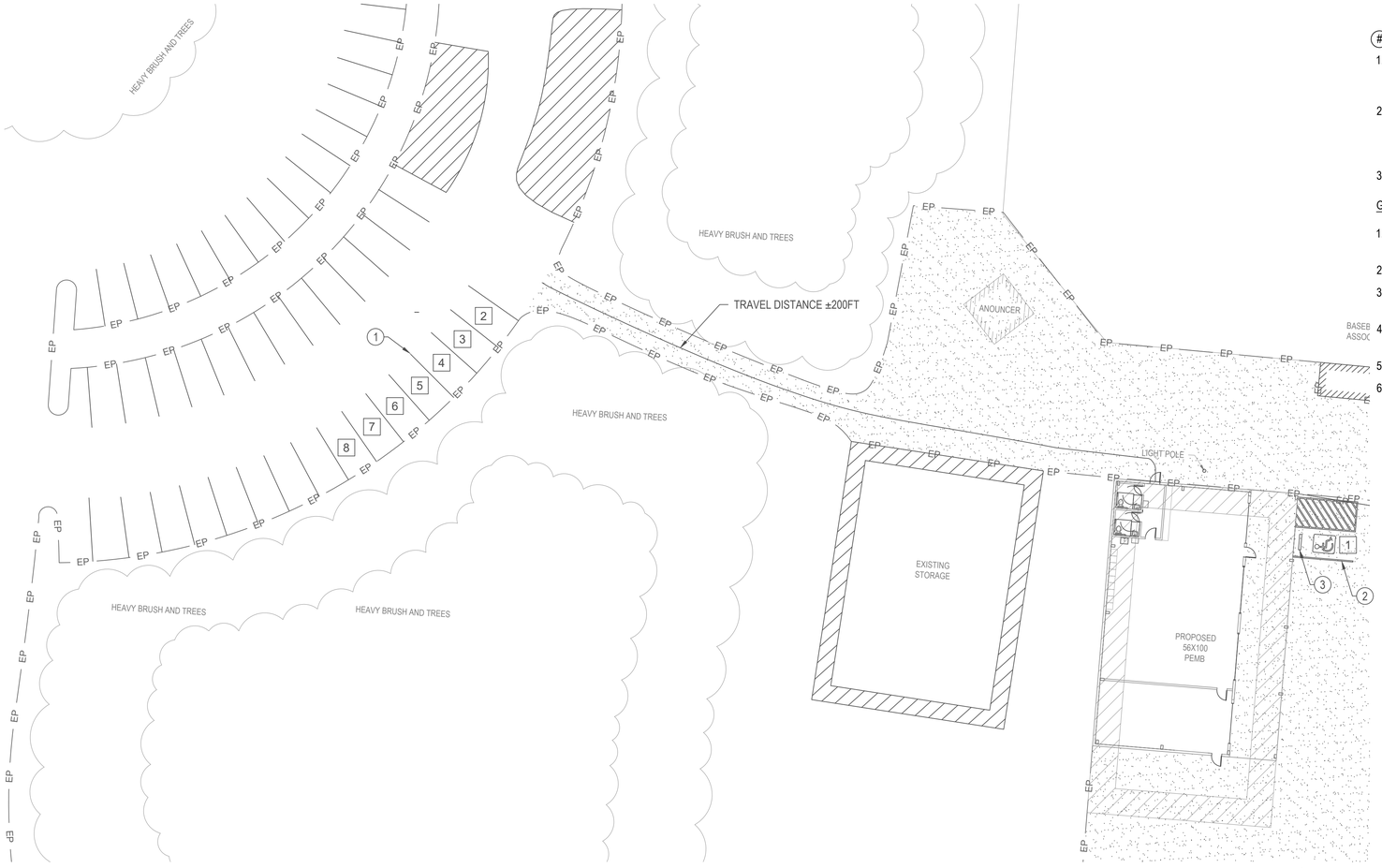
——— EP ——— EDGE OF PAVEMENT

HATCH LEGEND:

EXISTING ASPHALT PAVEMENT

GENERAL NOTES:

- THE LOCATION OF THE EXISTING UNDERGROUND UTILITY FACILITIES HAS NOT BEEN RESEARCHED. THE LOCATION OF UTILITIES ON THIS PLAN ARE BASED ON VISIBLE EVIDENCE OF FACILITIES AND A LOCATE REQUEST. PEI ASSUMES NO RESPONSIBILITY FOR THE DELINEATION OF SUCH UNDERGROUND UTILITIES, NOR FOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.
- THIS PLAN DOES NOT CONSTITUTE A BOUNDARY SURVEY. PROPERTY INFORMATION DEPICTED WAS OBTAINED FROM PUBLICLY OBTAINED RECORDS.
- EXISTING EASEMENTS, ENCUMBRANCES AND EXCEPTIONS HAVE NOT BEEN RESEARCHED
- EXISTING UTILITIES TO REMAIN UNLESS NOTED OTHERWISE.
- CONTRACTOR TO OBTAIN ALL NECESSARY WORK PERMITS FROM AHJ.



1 C4.0 PARKING PLAN

SCALE: 1" = 20'

PARKING SPACE REQUIREMENTS		
ITEM	# OF SPACES	REMARKS
TOTAL NUMBER OF PARKING SPACES PROVIDED	8	8 SHARED SPACES - SEE PLAN
TOTAL NUMBER OF PARKING SPACES REQUIRED	8	1 SPACE PER 500 SQFT PER COOSBAY CHAPTER 17.330 - 1 SPACE * 3,914 SQFT/500 = 8 SPACES
TOTAL NUMBER OF ADA ACCESSIBLE PARKING SPACES PROVIDED	1	SEE PLAN
TOTAL NUMBER OF ADA ACCESSIBLE PARKING SPACES REQUIRED	1	PER OSSC TABLE 1106.2 (2022) - 1-25 TOTAL PARKING SPACES PROVIDED
TOTAL NUMBER OF VAN ACCESSIBLE PARKING SPACES PROVIDED	1	SEE PLAN
TOTAL NUMBER OF VAN ACCESSIBLE PARKING SPACES REQUIRED	1	PER OSSC TABLE 1106.2 (2022) - 1-25 TOTAL PARKING SPACES PROVIDED

(#) KEYED NOTES:

1. EXISTING CAMPUS PARKING STALLS TO BE DEDICATED AS SHARED PARKING STALLS WITH THE PROPOSED DEVELOPMENT.
2. CONTRACTOR TO INSTALL ADA PARKING STALL PER ODOT/APWA STANDARD SPECIFICATIONS FOR CONSTRUCTION. SEE SHEE C4.1 FOR STRIPING AND SIGNAGE DETAILS.
3. PRE-CAST CONCRETE WHEEL STOP PER 1/C4.1

GENERAL STRIPING NOTES:

1. STRIPING PAINT TO CONFORM TO LATEST ODOT/APWA AND OTC STANDARDS, OR AS SPECIFIED ON PLANS.
2. ALL STRIPING TO BE 4" UNLESS NOTED OTHERWISE.
3. ALL PAINT LINES TO BE STRAIGHT AND UNIFORM WITH ZERO OVERSPRAY.
4. PAINT TO BE APPLIED WITH A HIGH PRESSURE AIRLESS SYSTEM.
5. PAINT TO BE 30 mils THICK. (TWO COATS).
6. ALL CURBS LESS THAN 6" HIGH SHALL BE PAINTED YELLOW.

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS

DATE	BY	△ REVISED

SOUTHWESTERN OREGON COMMUNITY COLLEGE
PARKING PLAN

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C4.0

PLOT DATE: 8/7/2025 12:27:56 PM BY: JENNA.DUDLEY

Figure 1: Single-Accessible Parking Space

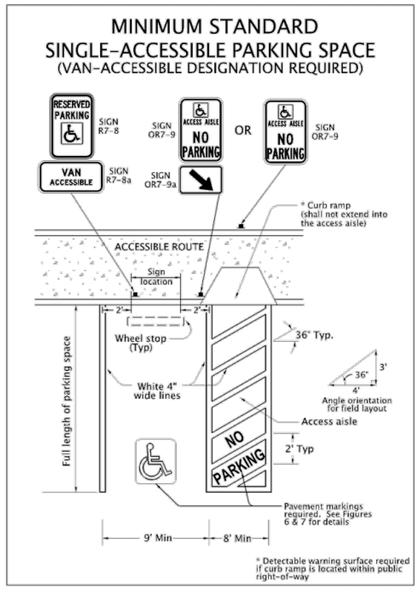
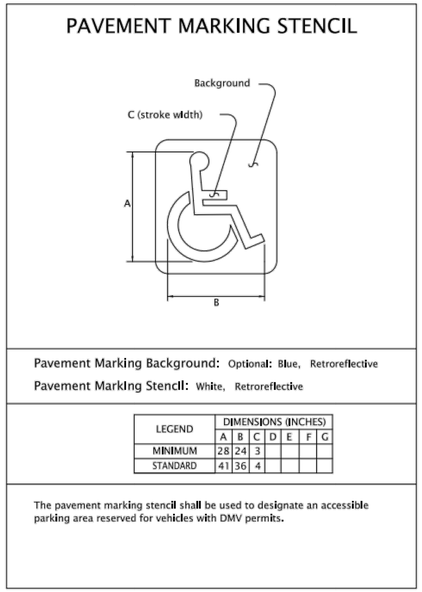


Figure 6: Pavement Marking Stencil for an Accessible Parking Spot



Pavement Marking Background: Optional: Blue, Retroreflective

Pavement Marking Stencil: White, Retroreflective

LEGEND	DIMENSIONS (INCHES)						
	A	B	C	D	E	F	G
MINIMUM	28	24	3				
STANDARD	41	36	4				

The pavement marking stencil shall be used to designate an accessible parking area reserved for vehicles with DMV permits.

Figure 7: Pavement Marking Legend details for NO PARKING

Pavement Marking Legend: White or Yellow, Retroreflective

The "No Parking" pavement marking is used to designate an access aisle reserved for persons use parking with a DMV permit. This marking shall be required for all access aisles next to accessible parking spaces. Engineering judgement should be used for placement location to give best visual location to prevent illegal use of access aisle. Yellow may be used instead of white to increase contrast between access aisle white lines and the "No Parking" legend.

Figure 8: Sign design details for an accessible parking spot

Sign Background: White, Retroreflective sheeting

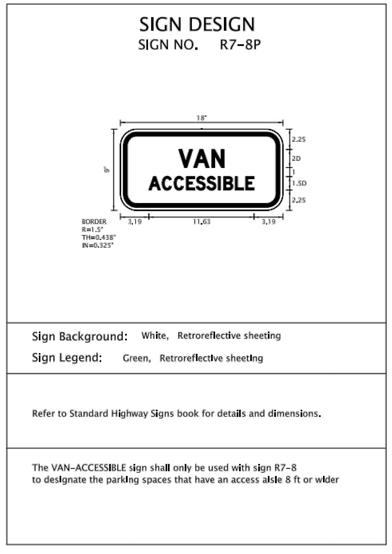
Sign Legend: Green, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Refer to Standard Highway Signs book for details.

The Disabled Person parking sign is used to designate a parking area reserved for vehicles with DMV permit as stated.

Figure 9: Sign design details for a sign rider to denote a van accessible parking spot



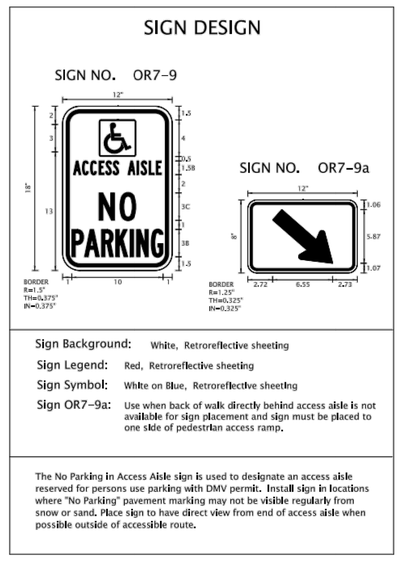
Sign Background: White, Retroreflective sheeting

Sign Legend: Green, Retroreflective sheeting

Refer to Standard Highway Signs book for details and dimensions.

The VAN–ACCESSIBLE sign shall only be used with sign R7–8 to designate the parking spaces that have an access aisle 8 ft or wider

Figure 11: Sign design details for a sign and rider to denote an access aisle where parking is prohibited



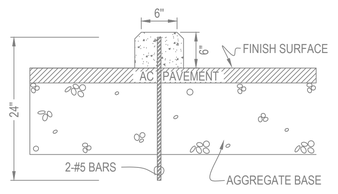
Sign Background: White, Retroreflective sheeting

Sign Legend: Red, Retroreflective sheeting

Sign Symbol: White on Blue, Retroreflective sheeting

Sign OR7–9a: Use when back of walk directly behind access aisle is not available for sign placement and sign must be placed to one side of pedestrian access ramp.

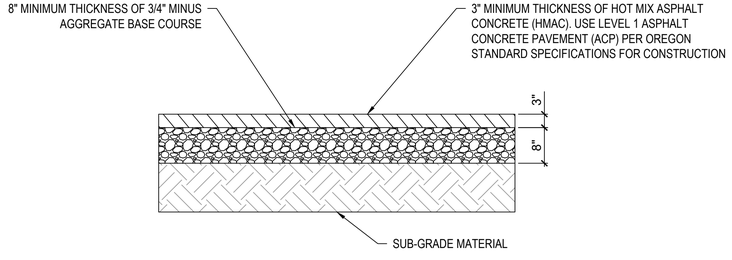
The No Parking in Access Aisle sign is used to designate an access aisle reserved for persons use parking with DMV permit. Install sign in locations where "No Parking" pavement marking may not be visible regularly from snow or sand. Place sign to have direct view from end of access aisle when possible outside of accessible route.



1.) CURB STOPS TO BE 6' IN LENGTH
2.) CURB STOPS TO BE INSTALLED IN CENTER OF PARKING SPACE AS DIRECTED BY THE ENGINEER

1 C4.1 PRE-CAST CONCRETE WHEEL STOP

SCALE: N.T.S.



2 C4.1 STANDARD ASPHALT SECTION

SCALE: NTS

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

DATE BY △ REVISED

REVISIONS

SOUTHWESTERN OREGON COMMUNITY COLLEGE
PARKING DETAILS

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: MRK

DRAWN BY: AJH
DATE: 06/10/25

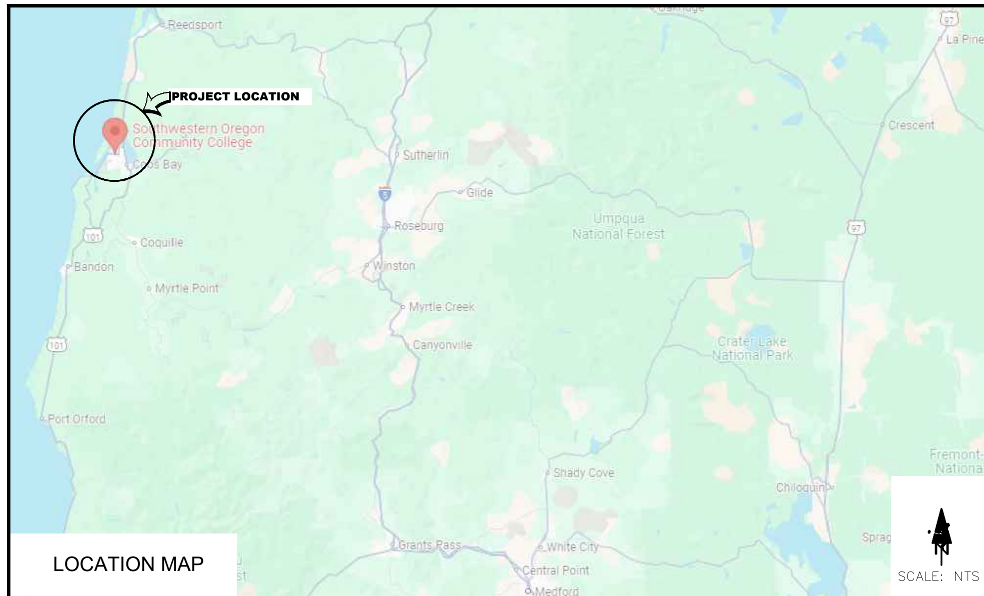
SURVEYED BY: --
DATE: --

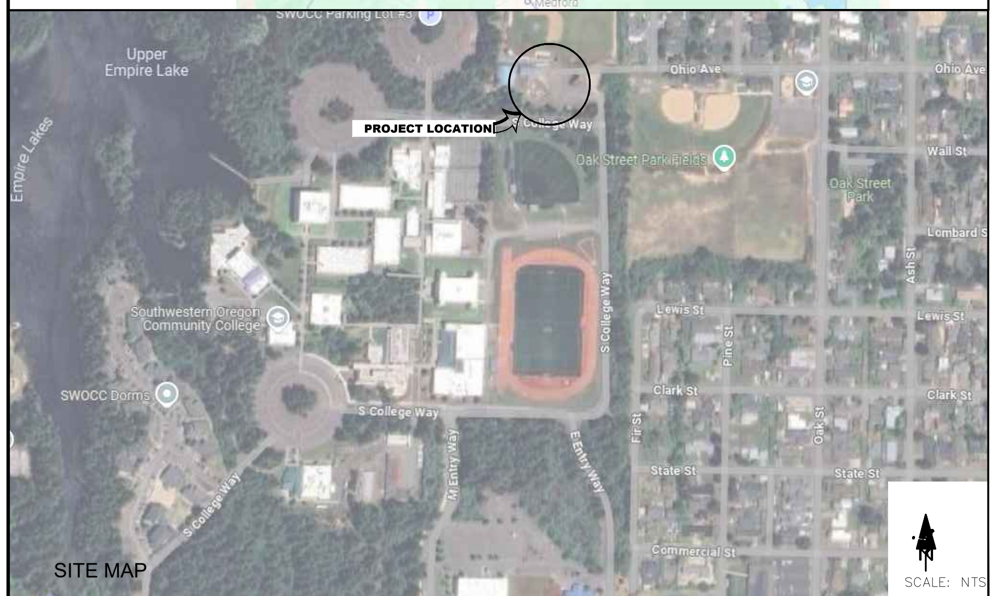
CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO C4.1

PLOT DATE: 8/7/2025 12:28:00 PM BY: JON.CADDACHE





PHASE 2 SWOCC DIESEL TECHNOLOGY NEW SHOP BUILDING

FOR SOUTHWESTERN OREGON COMMUNITY COLLEGE 1988 NEWMARK AVE., COOS BAY, OREGON

PINNACLE ENGINEERING, INC.

ABBREVIATIONS

A.B.	ANCHOR BOLT	GLB	GLUE LAMINATED BEAM
ABC	AGGREGATE BASE COURSE	GLC	GLUE LAMINATED COLUMN
A.C.	ASPHALTIC CONCRETE	GWB	GYPSUM WALL BOARD
ACI	AMERICAN CONCRETE INSTITUTE		
AFF	ABOVE FINISH FLOOR	HD	HOLDOWN CONNECTOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	HDR	HEADER
AITC	AMERICAN INSTITUTE OF TIMBER CONSTRUCTION	HWD	HARDWOOD
ARCH	ARCHITECT OR ARCHITECTURAL DRAWINGS		
ASTM	AMERICAN SOCIETY FOR TESTING	IBC	INTERNATIONAL BUILDING CODE
		INSUL	INSULATION
BLDG	BUILDING	INT	INTERIOR
BLKG	BLOCKING		
BM	BEAM	JST	JOIST
B.N.	BOUNDARY NAILING		
BOT	BOTTOM	LB	POUND
BRG	BEARING	LL	LIVE LOAD
		LOC	LOCATION
CIP	CAST IN PLACE	LVL	LAMINATED VENEER LUMBER
CJ	CONTROL JOINT		
CL	CENTER LINE	MATL	MATERIAL
CLG	CEILING	MAX	MAXIMUM
CLR	CLEAR	MBM	METAL BUILDING MANUFACTURER
CMU	CONCRETE MASONRY UNIT	MECH	MECHANICAL OR MECH DRAWINGS
COL	COLUMN	MFR	MANUFACTURER
CONC	CONCRETE	MIN	MINIMUM
CONT.	CONTINUOUS	MISC	MISCELLANEOUS
CY	CUBIC YARD	MOD	MODULAR
DET	DETAIL	NOM	NOMINAL
DIA	DIAMETER	NTS	NOT TO SCALE
DIAG	DIAGONAL		
DIM	DIMENSION	O.C.	ON CENTER
DL	DEAD LOAD	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DWG	DRAWING	ORSC	OREGON RESIDENTIAL SPECIALTY CODE
		O.S.B.	ORIENTED STRAND BOARD
EA	EACH	OSSC	OREGON STRUCTURAL SPECIALTY CODE
ELEV	ELEVATION		
E.N.	EDGE NAIL	P	PIPE
ENCL	ENCLOSE (URE)	PL	PLATE
ENGR	ENGINEER	PLYWD	PLYWOOD
EQ	EQUAL	PSF	POUNDS PER SQUARE FT.
E.S.	EACH SIDE	P.T.	PRESSURE TREATED
EXP	EXPANSION		
EXST OR (E)	EXISTING	REINF	REINFORCING STEEL
EXT	EXTERIOR	R.O.	ROUGH OPENING
FD	FLOOR DRAIN	SL	SNOW LOAD
FIN	FINISH	SQ.	SQUARE
FLR	FLOOR	S.W.	SHEAR WALL
F.N.	FIELD NAILING		
FND	FOUNDATION	T&B	TOP & BOTTOM
FTG	FOOTING	TS	TUBE STEEL
GA	GAGE (GAUGE)	T.	WEIGHT
GALV.	GALVANIZED	W/	WITH

CONDITIONS

SHOULD A DISCREPANCY OCCUR IN THE NOTES OR DRAWINGS WHICH REQUIRES CLARIFICATION, OR IN WORK BY OTHERS AFFECTED THIS WORK, THE CONTRACTOR SHALL AT ONCE NOTIFY THE ENGINEER OF RECORD WHO WILL ISSUE INSTRUCTIONS AS TO PROCEDURE. IF PROCEEDING WITH THE WORK SO AFFECTED WITHOUT INSTRUCTIONS FROM THE ENGINEER OF RECORD, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECTS. THIS INCLUDES SPECIFICATION TYPOGRAPHICAL DISCREPANCY AND DRAWING NOTATIONAL DISCREPANCY WHERE INTENT IS UNCLEAR. DIMENSIONS ON SCALE DRAWINGS AND ON FULL SIZED DRAWINGS SHALL GOVERN.

GENERAL NOTES

1. The contract structural drawings and specifications represent the finished structure. They do not indicate the method of construction. The contractor shall provide all measures necessary to protect the structure and public during construction. Such measures shall include, but not be limited to bracing, shoring for loads due to construction equipment, ect.Observation visits to the site by the structural engineer shall not include inspection of the above items.
2. The contractor shall verify dimensions and all existing conditions shown on the drawings in the field and notify engineer of any discrepancies for correction or verification prior to construction of the affected work. The cost of additional design work due to errors or omissions in construction shall be borne by the contractor.
3. Options are for the contractor's convenience. He shall be responsible for all changes necessary if he chooses an option and shall coordinate all details. The cost of additional design work necessitated by selection of an option shall be borne by the contractor.
4. Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.
5. Details on the drawings are typical. Verify all dimensions.
6. Dimensions on the structural drawings are exact with the exception of masonry and sawn lumber dimensions which are nominal.
7. Notes and details on drawings shall take precedence over general notes typical details. Where no details are shown, construction shall conform to standard practice in the area.
8. Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addendum.
9. Construction materials shall be spread out if placed on framed floors or roof load shall not exceed the design live load per square foot.
10. Drawings and specifications are instruments of service in respect to this specific project and are not intended or represented to be suitable for reuse on extensions of this project or on any other project. Any reuse without written verification or adaptation by Engineer will be at Owner's sole risk and without liability or legal exposure to Engineer. Owner shall indemnify and hold harmless Engineer from any and all claims, damages losses and expenses including attorney's fees arising out of or resulting from unauthorized reuse.
11. No changes from the approved structural plans shall be made in the field unless, prior to making changes, written approval is obtained from the Engineer. If changes are made without written approval such changes shall be the legal and financial responsibility of the Contractor to replace or repair the condition as directed by the Engineer.
12. Engineering design provided by others and submitted for review shall bear the seal and signature of a Professional Engineer registered in Oregon.
13. Use of these plans by the Contractor constitiutes acceptance of these Notes and Conditions.

SPECIAL INSPECTIONS / STRUCTURAL OBSERVATION

SPECIAL INSPECTIONS

Item	Frequency	Responsible Party
Excavated Soil	After excavation	3RD PARTY TESTING AGENCY
Structural Fill	Prior to covering	3RD PARTY TESTING AGENCY
Reinforcing Steel	After Placement	3RD PARTY TESTING AGENCY
Cast in Place Concrete	Continuous	3RD PARTY TESTING AGENCY
Structural Steel Bolting	Periodic	3RD PARTY TESTING AGENCY
Anchor Bolts	Periodic	3RD PARTY TESTING AGENCY
Steel Frame Joint Details	Periodic	3RD PARTY TESTING AGENCY

STRUCTURAL OBSERVATION

Item	Frequency	Responsible Party
Final Inspection	At project completion	Pinnacle Engineering Inc.

AGENCY INSPECTIONS

PER JURISDICTION HAVING AUTHORITY.

DRAWING INDEX

T1.0 COVER SHEET

A1.0 FLOOR PLAN
A1.1 EGRESS PLAN
A2.0 ADA COMPLAINCE DRAWINGS
A3.0 EXTERIOR ELEVATIONS

C0.1 GENERAL NOTES
C0.2 GENERAL NOTES
C1.0 EXISTING SITE PLAN
C2.0 PRELIMINARY SITE PLAN
C3.0 GRADING PLAN
C4.0 PARKING PLAN
C4.1 PARKING DETAILS

DESIGN LOADS

SEE METAL BUILDING MANUFACTURER DRAWINGS AND CALCULATIONS FOR ALL BUILDING LOADS AND DESIGN LOAD CRITERIA.

PROPERTY INFORMATION

ADDRESS:	1988 NEWMARK AVE, COOS BAY, OR
TRACT:	2004-7505
TAX ACCOUNT NO.:	330900
TAX ID:	25S1316-C0-01400
ZONE:	QP-3
WATER:	CITY OF COOS BAY
SEWER:	CITY OF COOS BAY
FIRE:	COOS BAY FIRE DEPARTMENT

CODES

1. 2022 Oregon Structural Specialty Code (OSSC)
2. ACI 318-14
3. ICC A117.1 (Accessible and Usable Building and Facilities)

VERTICAL AND HORIZONTAL DATUM

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

PLOT DATE: 8/7/2025 12:16:03 PM BY: PW-CADD-PC10

DATE	BY	△ REVISED

REVISIONS

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
COVR SHEET

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: XXX

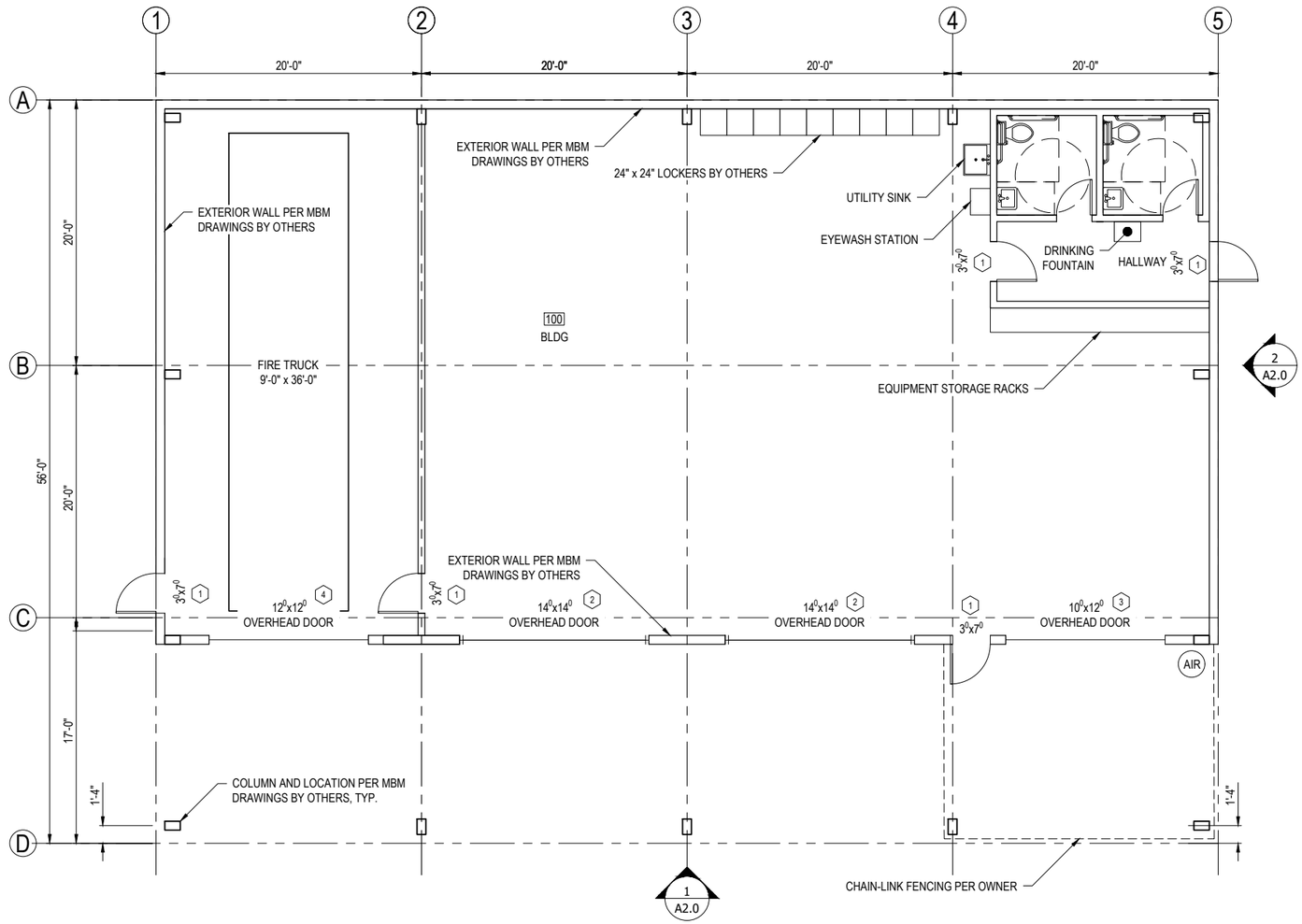
DRAWN BY: IRG
DATE: XX/XX/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO T1.0

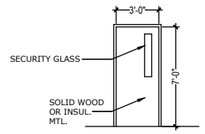


1 A1.0 FLOOR PLAN

SCALE: 3/16" = 1' - 0"

DOOR SCHEDULE											
DOOR #	DOOR SIZE	TYPE	CONSTRUCTION	MATERIAL FINISH	GLASS	RATING	HDWR. GROUP	FRAME MATERIAL	FRAME FINISH	DETAILS	NOTES
1	3'-0" X 7'-0"	B	W	P	B	NR	4	M	P	1/S-3.0	
2	14'-0" X 14'-0"	A	W	P	S	NR	5	M	P	1/S-3.0	
3	10'-0" X 12'-0"	A	W	P	S	NR	5	M	P	1/S-3.0	
4	12'-0" X 12'-0"	A	W	P	S	NR	5	M	P	1/S-3.0	

DOOR TYPES



DOOR NOTES

CONSTRUCTION
- W = SOLID CORE WOOD
- M = HOLLOW METAL (INSUL. @ EXTERIOR)
- A = ALUM. STOREFRONT

MATERIAL FINISH
- S = STAIN & VARNISH
- P = PAINTED
- F = FACTORY

GLASS
- B = SECURITY GLASS
- I = INSULATED SAFETY GLASS

MARK	LEGEND:
W01	NEW 2x6 INTERIOR WALL STUD SPACING: 16" O.C. PLYWOOD SHEATHING - PER STRUCTURAL 5/8" GWB BOTH SIDES (TYPE X IN RESTROOM) R-19 SOUND INSULATION PAINT PER G.C. - COLOR PER OWNER 6" RUBBER BASE - COLOR PER OWNER

SYMBOLS:

XXX ROOM NUMBER

NOTE:
SEE CIVIL SITE PLAN FOR LOCATIONS OF EXISTING GREENHOUSES.

NOTE:
THE FOLLOWING MINIMUM INSULATION REQUIREMENTS MUST BE MET PER ASHRAE STD 90.1 TABLE 5.5-4:

SEMI-HEATED METAL BUILDING:

ROOF:	R-19
WALLS:	R-13
SLAB ON GRADE:	NOT REQUIRED (UNHEATED SLAB)

DOOR ASSEMBLIES MUST MEET THE FOLLOWING MAXIMUM THERMAL TRANSMITTANCE REQUIREMENTS:

SEMI-HEATED STRUCTURE:

SWINGING DOORS:	U-0.370
NON-SWINGING DOORS:	U-0.360

WINDOW ASSEMBLIES MUST MEET THE FOLLOWING MAXIMUM THERMAL TRANSMITTANCE REQUIREMENTS:

SEMI-HEATED STRUCTURES:

FIXED:	U-0.50
OPERABLE:	U-0.65

100% SD
ISSUE DATE: 8/5/25

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PLOT DATE: 8/7/2025 12:16:45 PM BY: JPW-CADD-PC10

REVISIONS

DATE	BY	REVISED

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
FLOOR PLAN OPTION 2

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: XXX

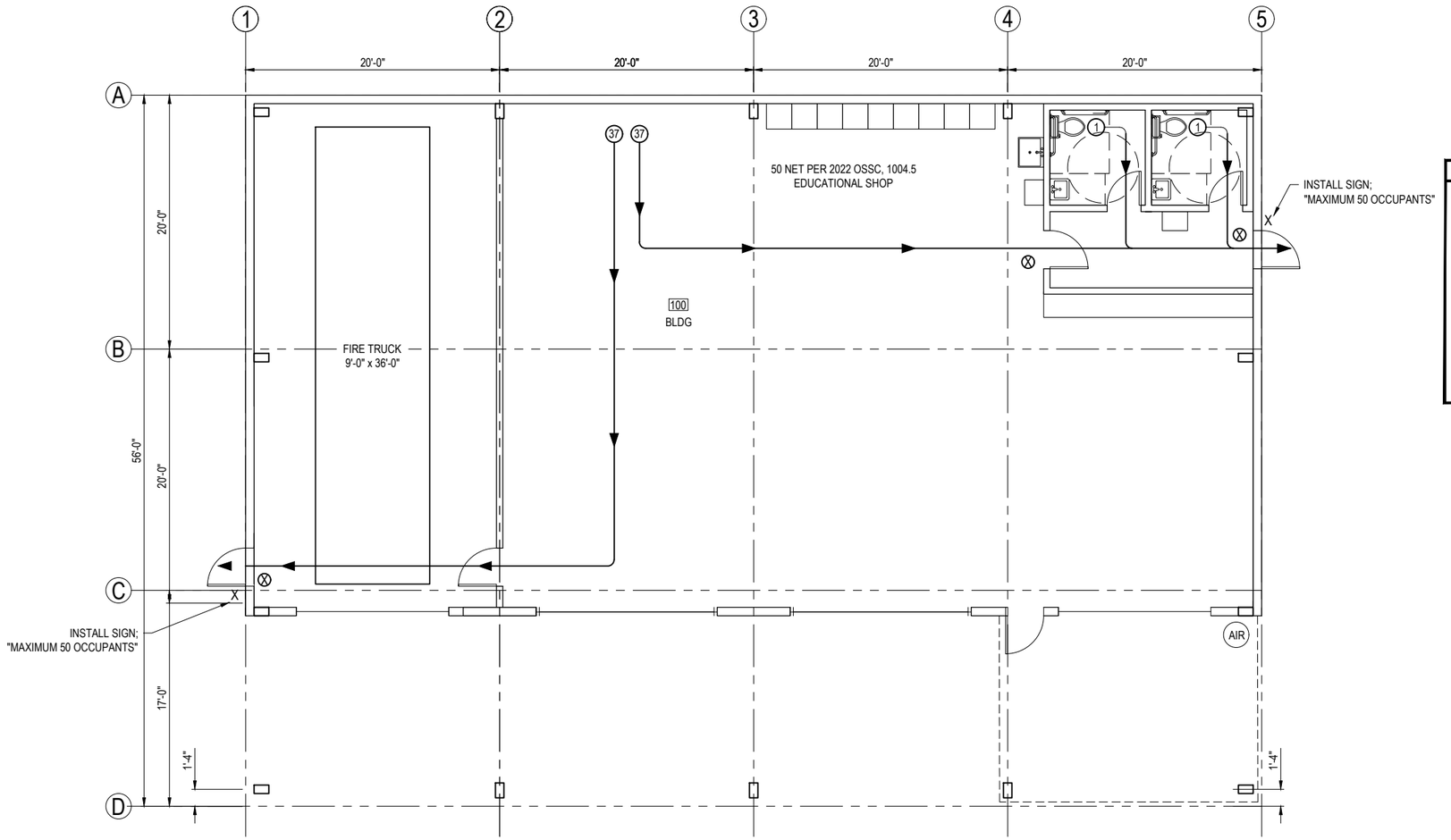
DRAWN BY: IRG
DATE: XX/XX/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO A1.0



LEGEND

(#)	NUMBER OF OCCUPANTS (BASED ON OSSC TABLE 1004.5)
[#]	SUM OF OCCUPANTS (WHERE NECESSARY)
⊗	EXIT SIGN; MOUNT DIRECTLY ABOVE DOORS (TYP.) - COMPLIANT WITH 2022 OSSC SECTION 1025.2.6
→	DIRECTION OF EGRESS
A/E	OCCUPANT LOAD FACTOR

1 / A1.1 EGRESS PLAN

SCALE: 3/16" = 1' - 0"

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS

DATE	BY	△ REVISED

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
EGRESS PLAN OPTION 2

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: XXX

DRAWN BY: IRG
DATE: XX/XX/25

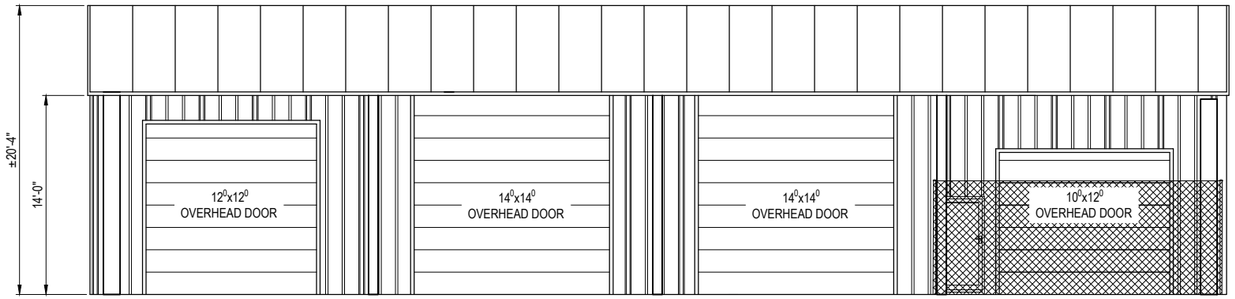
SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

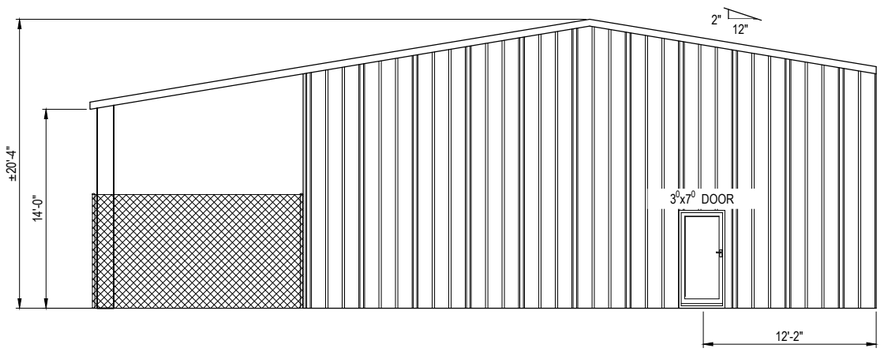
SHEET NO A1.1

PLOT DATE: 8/7/2025 12:16:37 PM BY: PW-CADD PC10



1 A2.0 EAST ELEVATION

SCALE: 3/16" = 1' - 0"



2 A2.0 NORTH ELEVATION

SCALE: 3/16" = 1' - 0"

CODE REVIEW (BASED ON THE 2022 OSSC)	
OCCUPANCY	E (OSSC SECTION 305)
CONSTRUCTION TYPE	III-B
FULLY SPRINKLERED?	NO
TOTAL ALLOWED SF PER FLOOR	14,500 SF (OSSC TABLE 506.2)
TOTAL SF OF NEW BUILDING	3,915 SF
ALLOWABLE NUMBER OF STORIES	2 (OSSC TABLE 504.4)
TOTAL NUMBER OF BUILDING STORIES	1
ALLOWABLE MAXIMUM BUILDING HEIGHT	40'-0" (OSSC TABLE 504.3)
PROPOSED BUILDING HEIGHT	±23'-0"

EGRESS REQUIREMENTS (BASED ON THE 2022 OSSC)	
OCCUPANT LOAD FACTOR	50 NET (OSSC TABLE 1004.5)
GROSS FLOOR AREA	3,915SF - 230SF = 3,685SF
TOTAL NUMBER OF OCCUPANTS	25 OCCUPANTS
POSTED MAXIMUM OCCUPANCY	50 OCCUPANTS
NUMBER OF EXITS REQUIRED	2 (OSSC TABLE 1006.2.1)
NUMBER OF EXITS PROVIDED	3 EXITS
MAXIMUM TRAVEL DISTANCE ALLOWED	200 LF (OSSC TABLE 1017.2)
PROPOSED MAXIMUM TRAVEL DIST.	90 LF

PLUMBING REQUIREMENTS (PER THE 2022 OSSC)	
TOTAL NUMBER OF OCCUPANTS	25 OCCUPANTS
POSTED MAXIMUM OCCUPANCY	50 OCCUPANTS
NUMBER OF LAVATORIES REQUIRED	1/50 OCCUPANTS = 1 LAV.
NUMBER OF TOILETS REQUIRED	1/50 OCCUPANTS = 1 TOILET
NUMBER OF DRINKING FOUNTAINS REQUIRED	1 PER FLOOR
NUMBER OF LAVATORIES PROVIDED	4
NUMBER OF TOILETS PROVIDED	4
NUMBER OF DRINKING FOUNTAINS PROVIDED	1

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS	DATE	BY	△ REVISED

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
ELEVATIONS

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: XXX

DRAWN BY: IRG
DATE: XX/XX/25

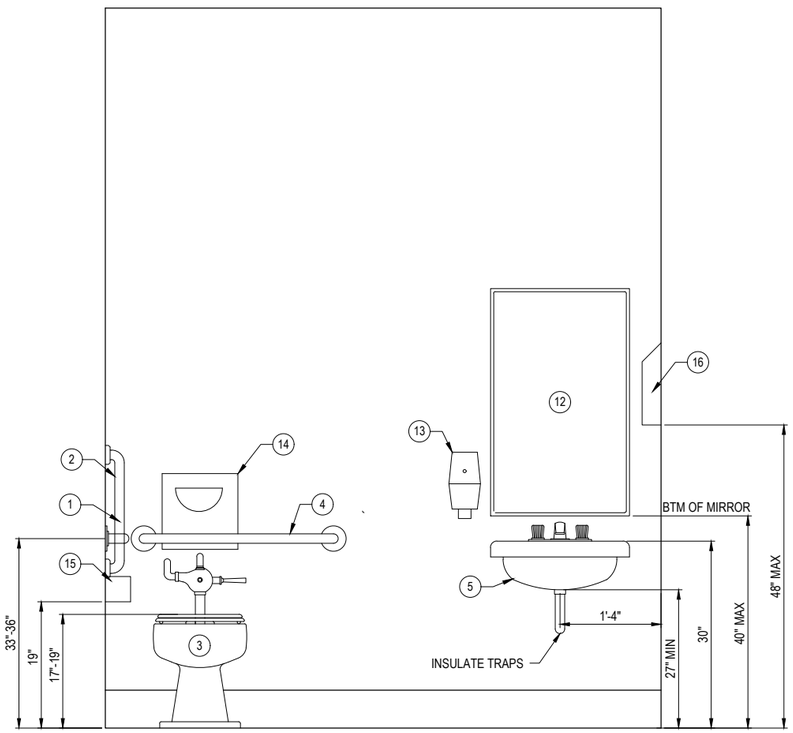
SURVEYED
BY: --
DATE: --

CHECKED
BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO A2.0

PLOT DATE: 8/7/2025 12:18:29 PM BY: JPW CADD PC10

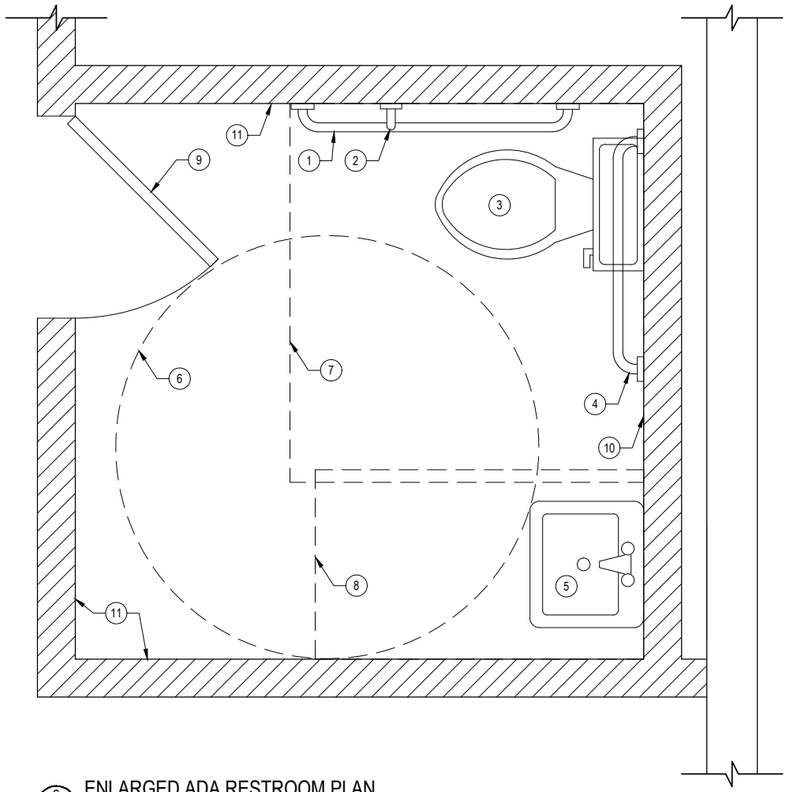


1 A3.0 ADA RESTROOM ELEVATION

SCALE: 1" = 1' - 0"

KEYNOTE LEGEND:

1. 42" LONG STAINLESS STEEL GRAB BAR - HORIZONTAL
2. 18" LONG STAINLESS STEEL GRAB BAR - VERTICAL
3. TOILET FIXTURE G.C. - VERIFY REQUIREMENTS WITH OWNER
4. 36" LONG STAINLESS STEEL GRAB BAR - HORIZONTAL
5. 18" DEEP x 22" DROP IN LAVATORY - VERIFY FAUCET SET AND LAVATORY MANUFACTURER WITH OWNER
6. MIN. 67" Ø ADA MANEUVERING AREA
7. MIN. 56" x 60" ADA WATER CLOSET CLEARANCE AREA
8. MIN. 30" x 52" CLEAR FLOOR SPACE FOR FIXTURE APPROACH
9. 3'-0" x 7'-0" DOOR PER G.C. - VERIFY LOCK SET AND HARDWARE WITH OWNER
10. EXTERIOR WALL PER METAL BUILDING MANUFACTURER
11. WOOD FRAMED WALL PER SHEET A1.0
12. BOBRICK B-167-2739 MIRROR
13. SOAP DISPENSER (OFCI)
14. SEAT COVER DISPENSER (OFCI)
15. TOILET PAPER DISPENSER (OFCI)
16. PAPER TOWEL DISPENSER (OFCI)



2 A3.0 ENLARGED ADA RESTROOM PLAN

SCALE: 1" = 1' - 0"

NOTE:
INSTALLATION OF ALL RESTROOM FIXTURES, DISPENSERS, AND COMPONENTS TO COMPLY WITH THESE DRAWINGS. IF DIMENSIONS ARE NOT CLEARLY SHOWN OR CONFLICTING, THE REQUIREMENTS OF THE 2017 ICC A117.1 SHALL GOVERN.

100% SD
ISSUE DATE: 8/5/25

PRELIMINARY DRAWING DO NOT CONSTRUCT FROM THESE PLANS

REVISIONS	DATE	BY	△ REVISED

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
ADA COMPLIANCE DRAWINGS

PINNACLE ENGINEERING, INC.
4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY: XXX

DRAWN BY: IRG
DATE: XX/XX/25

SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX/XX/XX

PROJECT NO. 30758

SHEET NO A3.0

PLOT DATE: 8/7/2025 12:16:20 PM BY: PW-CADD PC10