

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

- 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.
- 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.
- 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.
- PROVIDE ALL NECESSARY TEMPORARY BRACING, SHORING, GUYING OR OTHER MEANS. CONTRACTOR SHALL HAVE ALL SHORING EQUIPMENT ON SITE.
- DETAILS ON THE DRAWINGS ARE TYPICAL. VERIFY ALL DIMENSIONS.
- 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.
- 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.
- CONSTRUCTION MATERIALS SHALL BE SPREAD OUT IF PLACED ON FRAMED FLOORS OR ROOF. LOAD SHALL NOT EXCEED THE DESIGN LIVE LOAD PER SQUARE FOOT.
- 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.
- 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.
- ENGINEERING DESIGN PROVIDED BY OTHERS AND SUBMITTED FOR REVIEW SHALL BEAR THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED IN OREGON.
- 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 INFORMATION

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 FEBRUARY 14 AND NOVEMBER 12, 2015.
PROJECTION: OREGON GEOGRAPHIC INFORMATION COUNCIL (OGIC), OREGON LAMBERT
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88 (Geoid 12A)

DRAWING INDEX

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C0.2	GENERAL NOTES
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C2.0	PRELIMINARY SITE PLAN
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C4.1	PARKING DETAILS

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100% SD
ISSUE DATE: 8/5/25

DATE	BY	REVISION

SOUTHWESTERN OREGON
COMMUNITY COLLEGE
COVER SHEET



4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY:
MRK

DRAWN BY: AJH
DATE: 06/10/25

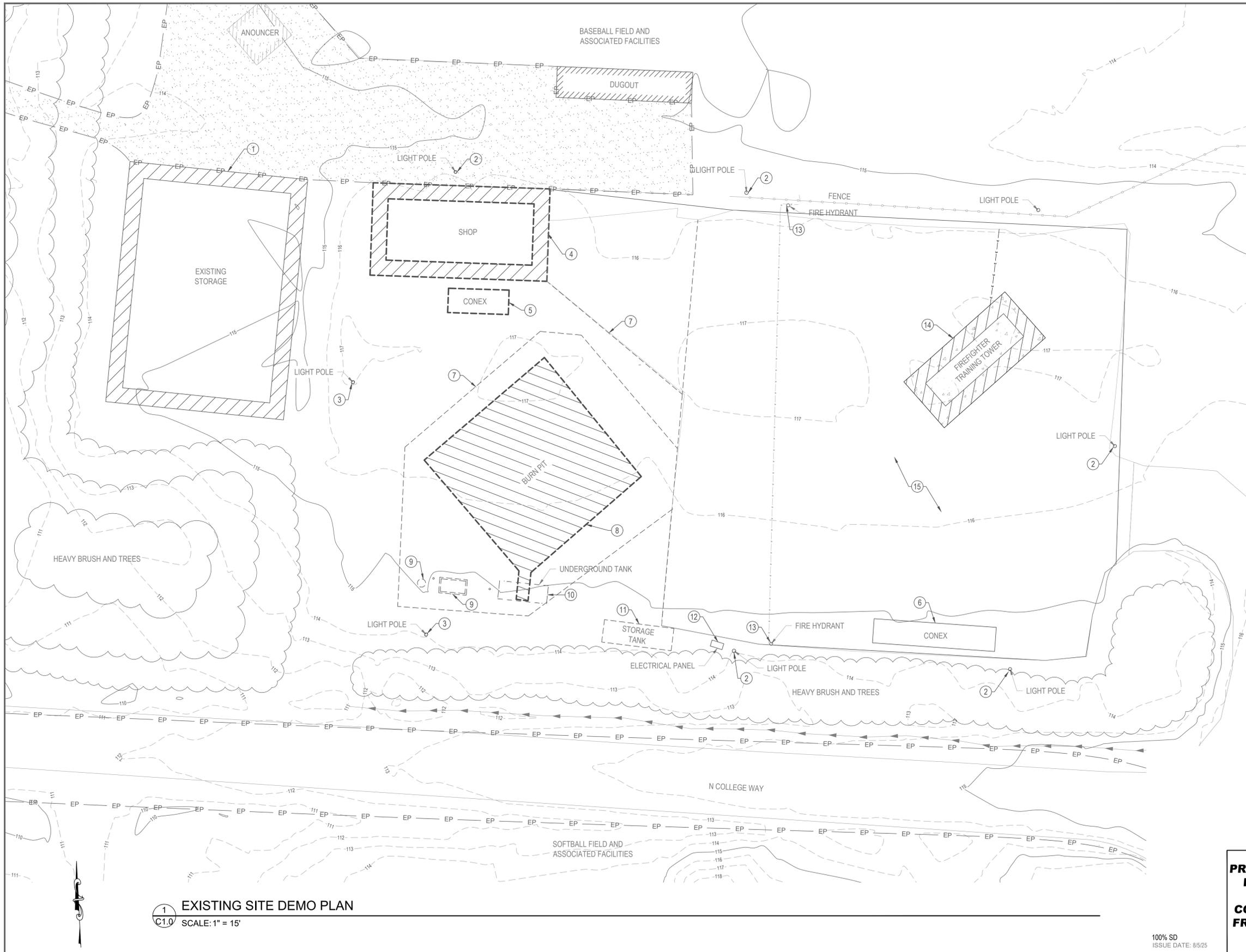
SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XX-XX-XX

PROJECT NO.
30758

SHEET NO.
T1.0

PL01.DWG - 8/7/2025 12:32:08 PM - P:\CADD\2025\08\08\PL01.DWG



- # 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 EXISTING SITE DEMO PLAN
 C1.0 SCALE: 1" = 15'

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 EXISTING SITE DEMO PLAN



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DRAWN BY: AJH
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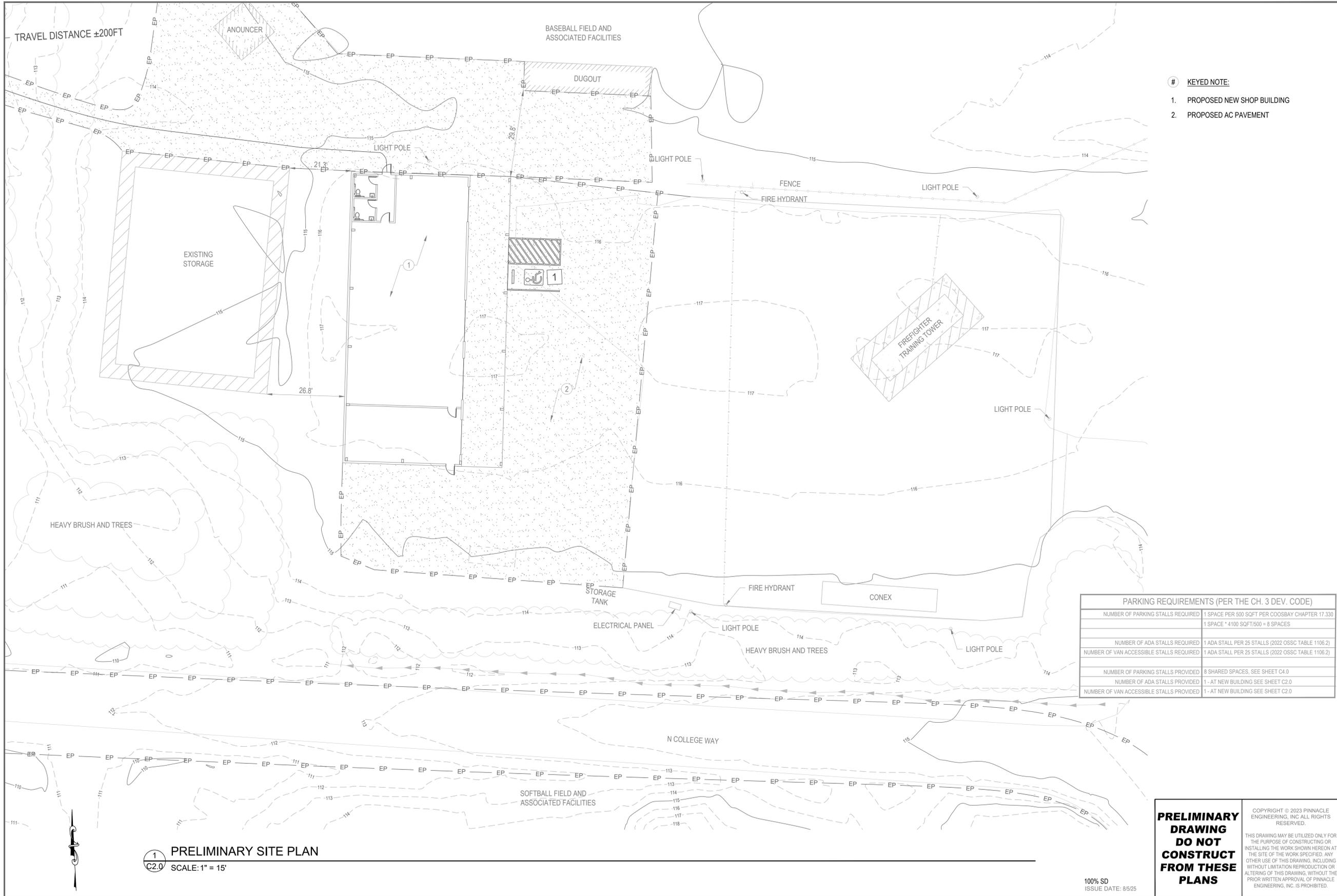
SURVEYED BY: --
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 DATE: XX-XX-XX

PROJECT NO.
 30758

SHEET NO.
 C1.0

PLOT DATE: 8/26/25 12:52:23 PM BY: JEFFREY.DECHELI



- # 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 PRELIMINARY SITE PLAN
C2.0 SCALE: 1" = 15'

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ISSUE DATE: 8/5/25

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SOUTHWESTERN OREGON
COMMUNITY COLLEGE
PRELIMINARY SITE PLAN



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ROSBURG, OR 97471
(541) 440-4871

DESIGN BY:
MRK

DRAWN BY: AJH
DATE: 06/10/25

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DATE:

CHECKED BY: MRK
DATE: XX-XX-XX

PROJECT NO.
30758

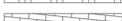
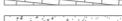
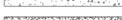
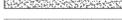
SHEET NO.
C2.0

PLOT DATE: 8/26/25 12:52:27 PM BY: JEFFREY.DENFEL

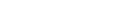
SYMBOLS LEGEND:

-  STORM WATER CATCHBASIN
-  SANITARY SEWER MANHOLE
-  PROPERTY CORNER
-  UTILITY POLE
-  LANDSCAPING TREE
-  POWER METER
-  POWER TRANSFORMER
-  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
-  EP — EP — EDGE OF ASPHALT
-  — — — — — EDGE OF GRAVEL
-  PL — PL — PROPERTY LINE
-  — o — 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 → BOTTOM OF WALL

1 GRADING PLAN
C3.0 SCALE: NTS

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REVISIONS

SOUTHWESTERN OREGON
COMMUNITY COLLEGE
GRADING PLAN



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

PLOT DATE: 8/26/25 12:52:31 PM BY: PENCALDEKILL

SYMBOLS LEGEND:

○ EXISTING LIGHT POLE

LINE TYPE LEGEND:

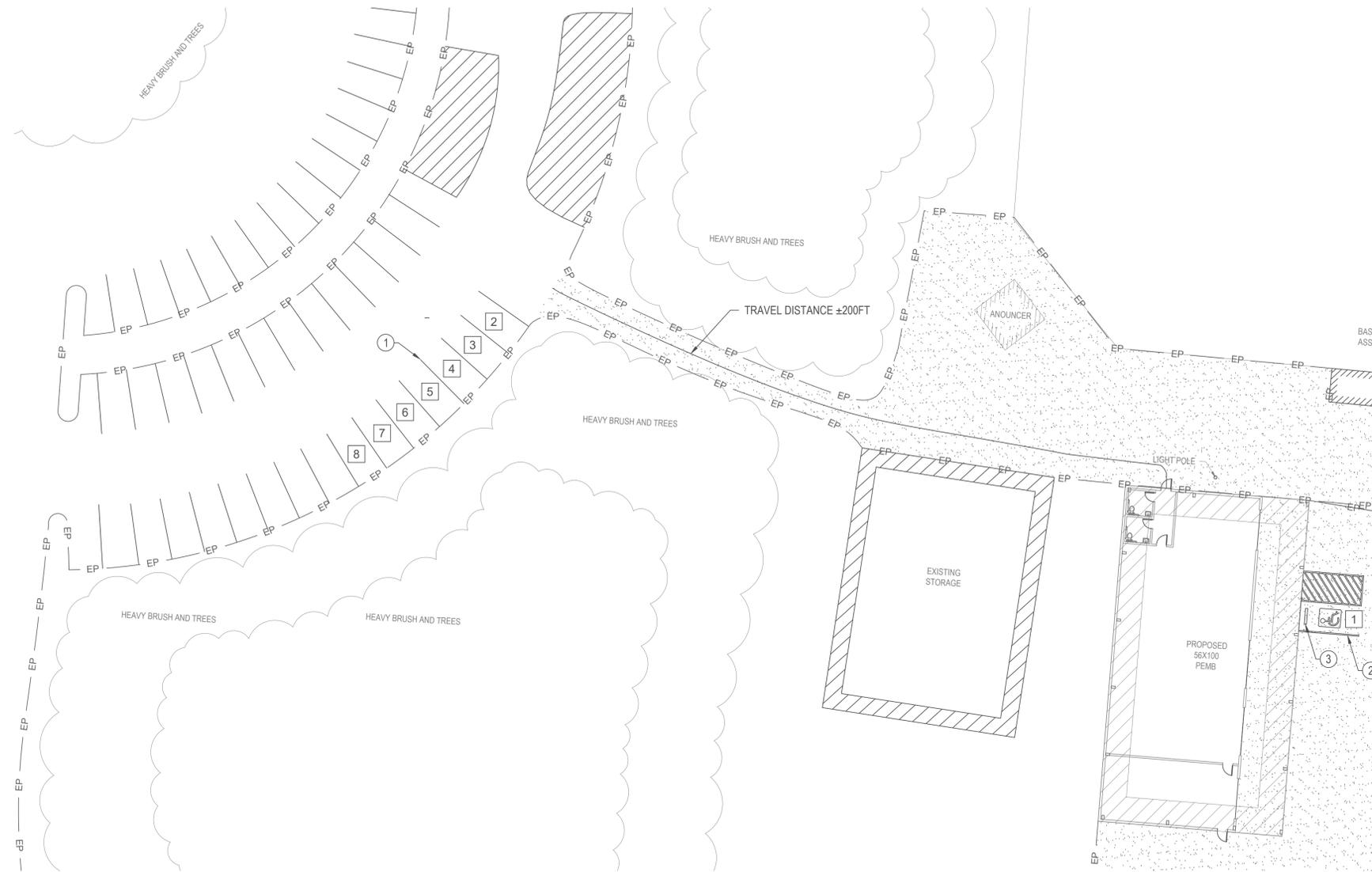
— EP — EDGE OF PAVEMENT

HATCH LEGEND:

[Hatched Box] 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.



- # 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.

1 PARKING PLAN
C4.0 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

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DATE	BY	REVISION

SOUTHWESTERN OREGON
COMMUNITY COLLEGE
PARKING PLAN



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

FILED DATE: 8/7/2025 12:32:38 PM BY: P:\CADD\DEK\PCL

Figure 1: Single-Accessible Parking Space

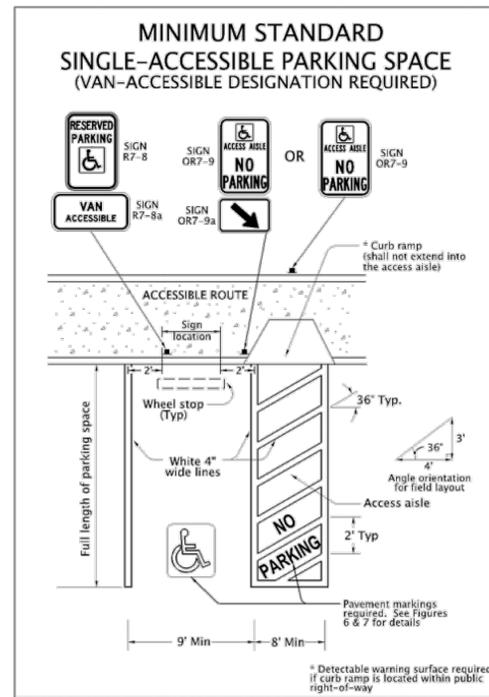


Figure 6: Pavement Marking Stencil for an Accessible Parking Spot

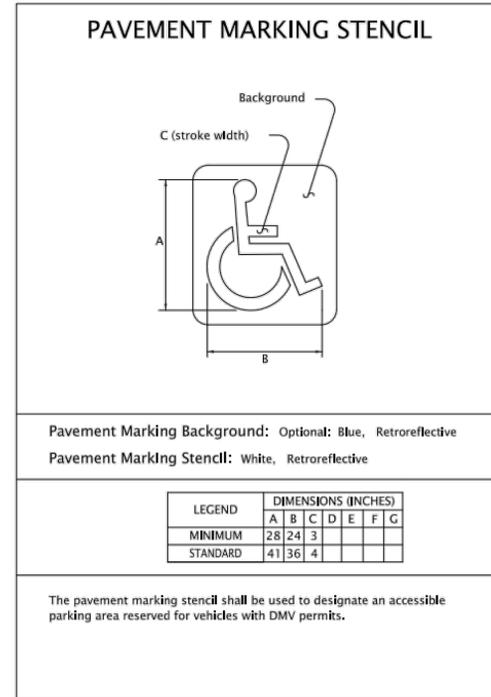


Figure 7: Pavement Marking Legend details for NO PARKING



Figure 8: Sign design details for an accessible parking spot

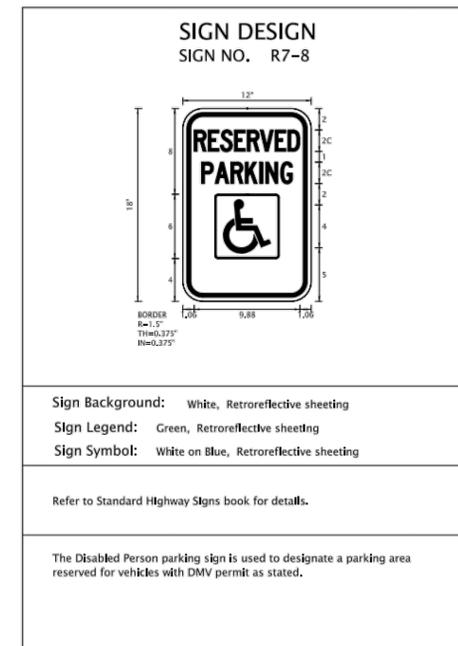


Figure 9: Sign design details for a sign rider to denote a van accessible parking spot

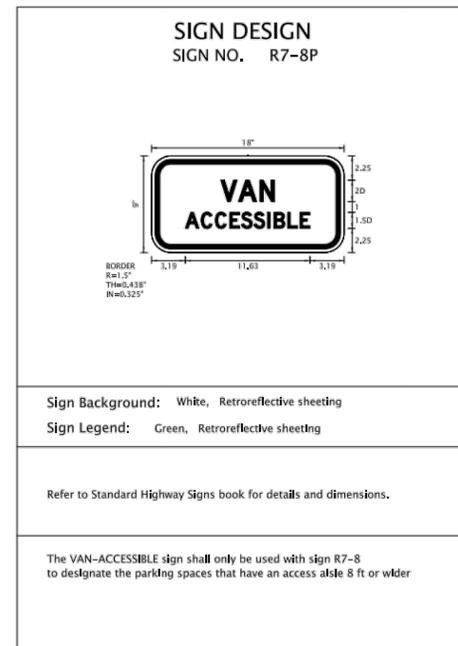
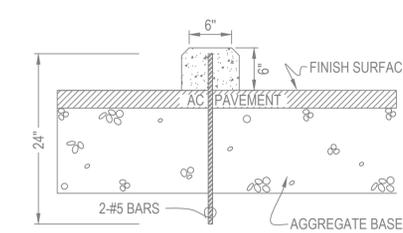
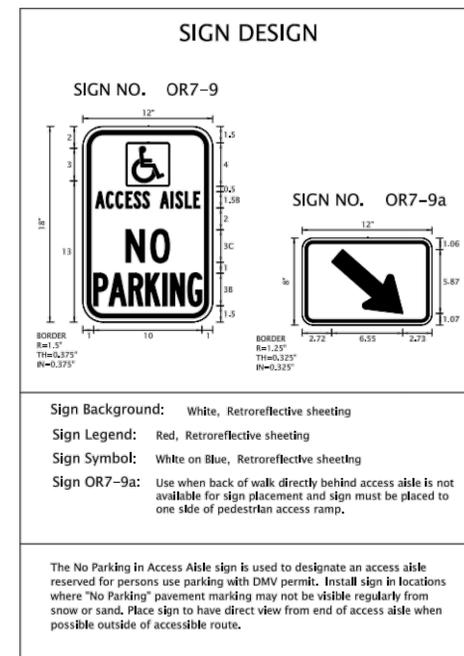
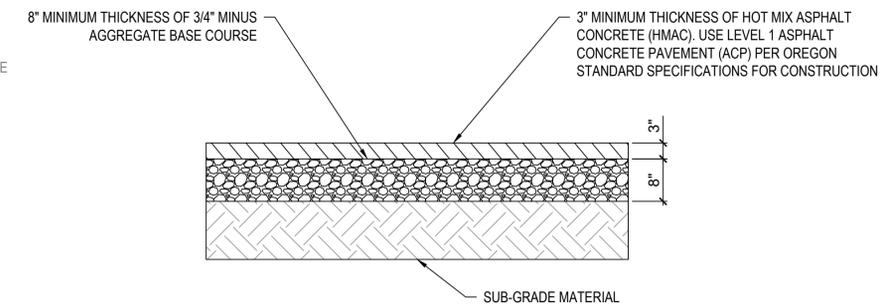


Figure 11: Sign design details for a sign and rider to denote an access aisle where parking is prohibited



1 PRE-CAST CONCRETE WHEEL STOP
SCALE: N.T.S.



2 STANDARD ASPHALT SECTION
SCALE: N.T.S.

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DATE	BY	REVISION

SOUTHWESTERN OREGON
COMMUNITY COLLEGE
PARKING DETAILS



4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY:
MRK

DRAWN BY: AJH
DATE: 06/10/25

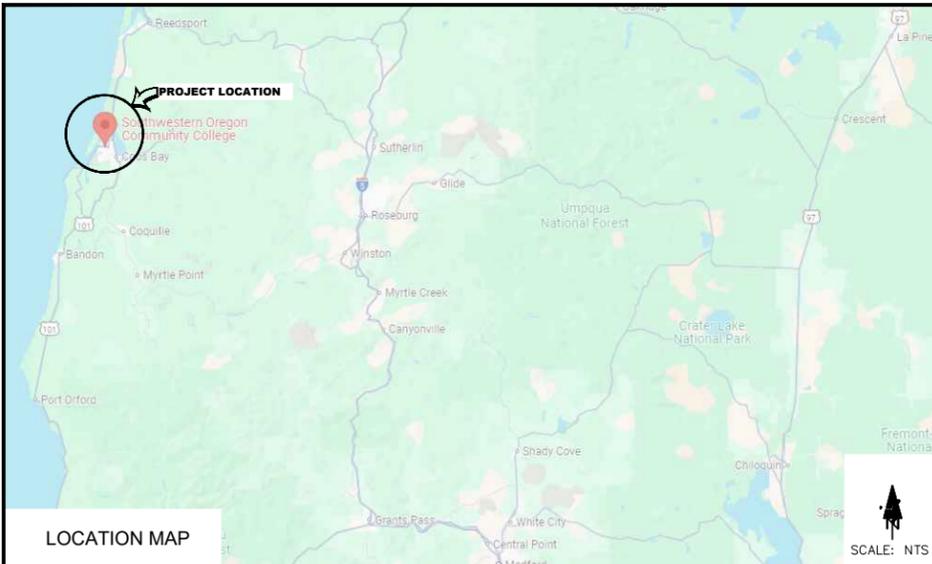
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CHECKED BY: MRK
DATE: XX-XX-XX

PROJECT NO.
30758

SHEET NO.
C4.1

FILED DATE: 8/26/25 12:52:41 PM BY: PINEAPPLE/DEK/CLL



PHASE 2 SWOCC DIESEL TECHNOLOGY NEW SHOP BUILDING

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



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
		LVL	LAMINATED VENEER LUMBER
CIP	CAST IN PLACE		
CJ	CONTROL JOINT	MATL	MATERIAL
CL	CENTER LINE	MAX	MAXIMUM
CLG	CEILING	MBM	METAL BUILDING MANUFACTURER
CLR	CLEAR	MECH	MECHANICAL OR MECH DRAWINGS
CMU	CONCRETE MASONRY UNIT	MFR	MANUFACTURER
COL	COLUMN	MIN	MINIMUM
CONC	CONCRETE	MISC	MISCELLANEOUS
CONT.	CONTINUOUS	MOD	MODULAR
CY	CUBIC YARD		
		NOM	NOMINAL
DET	DETAIL	NTS	NOT TO SCALE
DIA	DIAMETER		
DIAG	DIAGONAL	O.C.	ON CENTER
DIM	DIMENSION	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
DL	DEAD LOAD	ORSC	OREGON RESIDENTIAL SPECIALTY CODE
DWG	DRAWING	O.S.B.	ORIENTED STRAND BOARD
		OSSC	OREGON STRUCTURAL SPECIALTY CODE
EA	EACH	P	PIPE
ELEV	ELEVATION	PL	PLATE
E.N.	EDGE NAIL	PLYWD	PLYWOOD
ENCL	ENCLOSE (URE)	PSF	POUNDS PER SQUARE FT.
ENGR	ENGINEER	P.T.	PRESSURE TREATED
EQ	EQUAL		
E.S.	EACH SIDE	REINF	REINFORCING STEEL
EXP	EXPANSION	R.O.	ROUGH OPENING
EXST OR (E)	EXISTING		
EXT	EXTERIOR	SL	SNOW LOAD
		SQ.	SQUARE
FD	FLOOR DRAIN	S.W.	SHEAR WALL
FIN	FINISH		
FLR	FLOOR	T&B	TOP & BOTTOM
F.N.	FIELD NAILING	TS	TUBE STEEL
FND	FOUNDATION		
FTG	FOOTING	T.	WEIGHT
		W/	WITH
GA	GAGE (GAUGE)		
GALV.	GALVANIZED		

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

- 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.
- 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.
- 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.
- Provide all necessary temporary bracing, shoring, guying or other means to avoid excessive stresses and to hold structural elements in place during construction.
- Details on the drawings are typical. Verify all dimensions.
- Dimensions on the structural drawings are exact with the exception of masonry and sawn lumber dimensions which are nominal.
- 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.
- Where reference is made to various test standards for materials, such standards shall be the latest edition and/or addendum.
- Construction materials shall be spread out if placed on framed floors or roof load shall not exceed the design live load per square foot.
- 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.
- 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.
- Engineering design provided by others and submitted for review shall bear the seal and signature of a Professional Engineer registered in Oregon.
- Use of these plans by the Contractor constitutes 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 COMPLIANCE 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

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

VERTICAL AND HORIZONTAL DATUM

100% SD
ISSUE DATE: 8/5/25

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DATE	BY	REVISION

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
COVER SHEET



4276 OLD HWY 99 S
ROSEBURG, OR 97471
(541) 440-4871

DESIGN BY:
XXX

DRAWN BY: IRG
DATE: XXXX/25

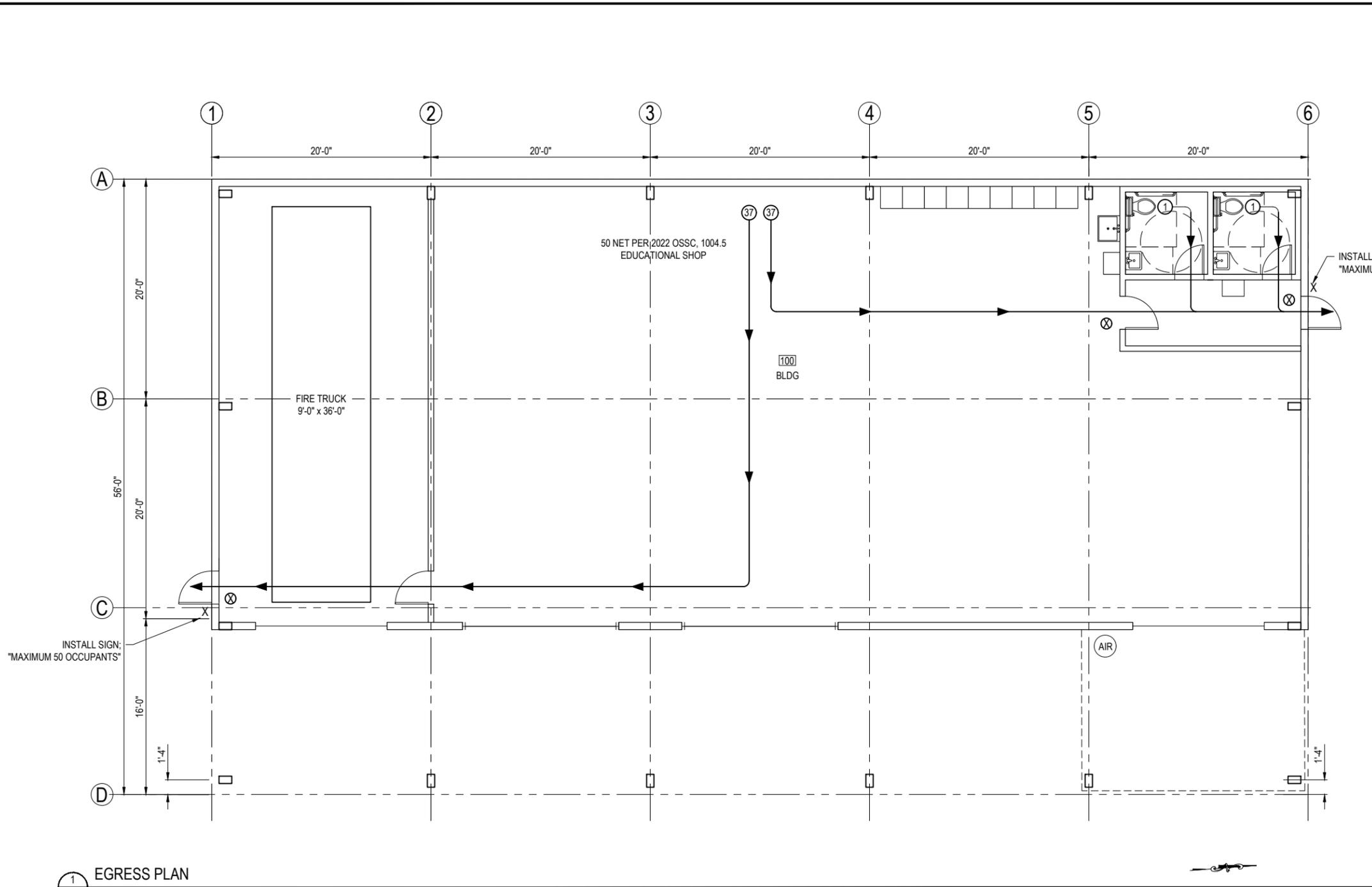
SURVEYED BY: --
DATE: --

CHECKED BY: MRK
DATE: XXXX/XX

PROJECT NO.
30758

SHEET NO
T1.0

PLOT DATE: 8/7/2025 9:18:05 PM BY: P.W.-CADDD-PC10



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 EGRESS PLAN
A1.1 SCALE: 3/16" = 1' - 0"

DATE	BY	REVISIONS

SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
EGRESS PLAN OPTION 1



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

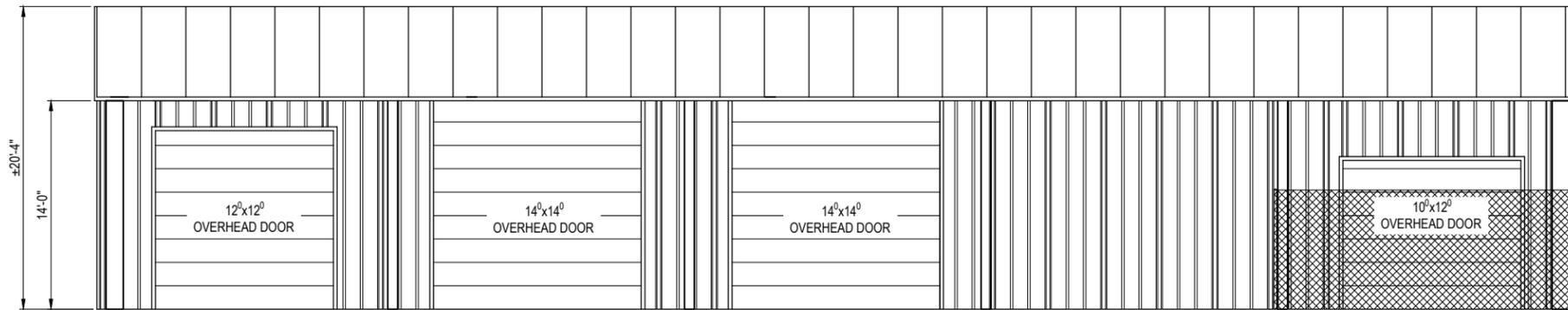
SHEET NO.
A1.1

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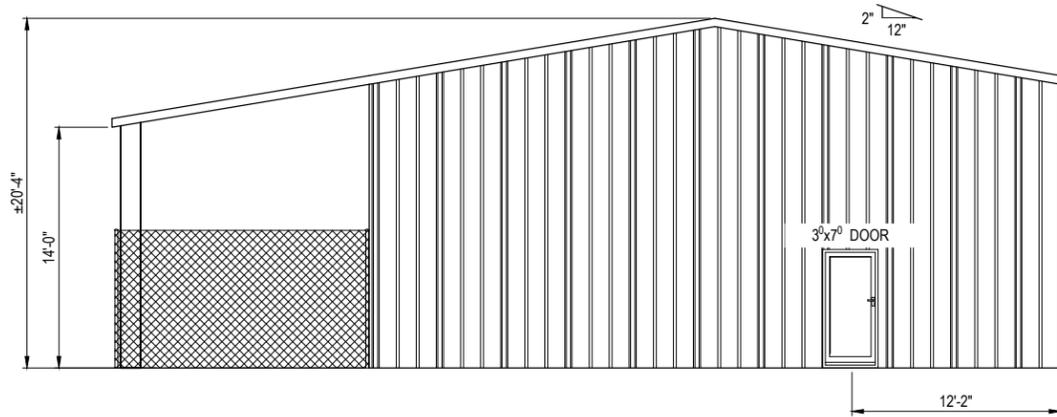
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PLOT DATE: 8/7/2025 12:48:13 PM BY: JWE-CADDJPC10



1 EAST ELEVATION
A2.0 SCALE: 3/16" = 1' - 0"



2 NORTH ELEVATION
A2.0 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

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SWOCC - DIESEL TECHNOLOGY BUILDING
COOS BAY, OR
ELEVATIONS



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ROSEBURG, OR 97471
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DATE: --

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BY: MRK
DATE: XX/XX/XX

PROJECT NO.
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