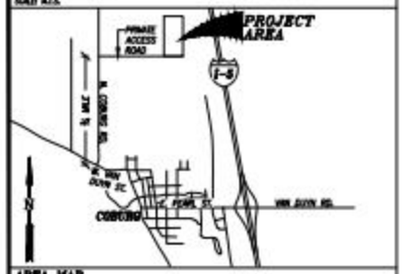
OPERATIONS & MAINTENANCE BUILDING
CITY OF COBURG
COBURG, LANE COUNTY, OREGON

VICINITY MAP
SCALE: N.T.S.



AREA MAP
SCALE: N.T.S.

SITE MAP
SCALE: 1" = 30'

SITE LOCATION
91611 N. COBURG ROAD
COBURG, OREGON 97408

DESIGN TEAM
OWNER
CITY OF COBURG
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STRUCTURAL ENGINEER
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CONTRACTOR
CONTACT: TBD

METAL BUILDING MANUFACTURER
DELEGATED DESIGN BY OTHERS
CONTACT: TBD

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

DRAWING INDEX

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

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

BUILDING CODE COMPLIANCE
APPLICABLE CODE:	2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC) 2022 OREGON MECHANICAL SPECIALTY CODE (OMSC) 2021 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
BUILDING AUTHORITY:	CITY OF COBURG
ZONE:	PF1
OCCUPANCY CLASSIFICATION & USE (302):	MIXED S-1, F-1, B
CONSTRUCTION TYPE (601):	TYPE V-B NON-SPRINKLERED
GENERAL BUILDING HEIGHT & AREA LIMITATIONS (503):	
BASIC ALLOWABLE BUILDING HEIGHT (TBL 504.3):	= 40 FT
PROPOSED BUILDING HEIGHT:	= ±20 FT
ALLOWABLE NUMBER OF STORIES (TBL 504.4)	= 1
PROPOSED NUMBER OF STORIES	= 1
ALLOWABLE AREA FACTOR, A_t (TBL 506.2)	= 9,500 FT²
BUILDING AREA MODIFICATION (506):	
FRONTAGE INCREASE (506.3)=	NOT CALCULATED
PROPOSED BUILDING AREA	= 4,800 FT²
MEZZANINES & EQUIPMENT PLATFORMS (505.2):	
ALLOWABLE MEZZANINE AREA*	= 1,067 FT²
PROPOSED MEZZANINE AREA	= 1,033 FT²

*SUCH MEZZANINES SHALL NOT CONTRIBUTE TO EITHER THE BUILDING AREA OR NUMBER OF STORIES AS REGULATED BY SECTION 503.1.

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE (TBL 602):

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

OCCUPANT LOAD (1004):

MAXIMUM FLOOR AREA PER OCCUPANT (TBL 1004.5):	
FUNCTION OF SPACE:	SEE EGRESS PLAN
OCCUPANT LOAD FACTOR:	VARIES PER PLAN
TOTAL NUMBER OF OCCUPANTS PER OWNER	= 12
PROPOSED TOTAL NUMBER OF OCCUPANTS	= 30

MINIMUM PLUMBING FACILITIES (2902):

SEPARATE FACILITIES (2902.2):	NOT REQUIRED FOR OCC. LOAD ≤30
LOCATION OF TOILET FACILITIES (2902.3.3):	MAIN LEVEL INSIDE PROPOSED BUILDING
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES (TABLE 2902.1):	
WATER CLOSETS-	
CLASSIFICATION: STORAGE (TBL 2902.1)	= 1 PER 100 (UNISEX)
BUSINESS (TBL 2902.1)	= 1 PER 25 (UNISEX)
REQUIRED FACILITIES	= 0.13 + 0.48 = 0.61
PROVIDED FACILITIES	= 1 UNISEX
LAVATORIES-	
CLASSIFICATION: STORAGE (TBL 2902.1)	= 1 PER 100 (UNISEX)
BUSINESS (TBL 2902.1)	= 1 PER 40 (UNISEX)
REQUIRED FACILITIES	= 0.13 + 0.43 = 0.56
PROVIDED FACILITIES	= 1 UNISEX

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

EGRESS ANALYSIS
TOTAL NUMBER OF OCCUPANTS	= 25 [MAIN BUILDING] <29 5 [DRIVE-THRU BAY] <29
NUMBER OF EXITS REQUIRED NUMBER OF EXITS PROVIDED	= 2 [COMMON PATH] = 3
ALLOWABLE EXIT ACCESS TRAVEL DISTANCE MAXIMUM EXIT ACCESS TRAVEL DISTANCE	= 200 FT = 130 FT
ALLOWABLE COMMON PATH OF EGRESS TRAVEL DISTANCE	= 100 FT [S] 75 FT [B]
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE	= 109 FT (MEZZ.), 72 FT
MINIMUM BUILDING AREA SERVED DIAGONAL DIMENSION MINIMUM REQUIRED DISTANCE BETWEEN EXITS PROVIDED DISTANCE BETWEEN EXITS	= 67'-4" = 33'-8" = 38'-2"

EGRESS LEGEND
- OCCUPANT LOAD FOR ROOM
- CUMULATIVE OCCUPANT LOAD
- SCHEMATIC EXIT PATH WITH DIRECTION OF TRAVEL & SPLIT OCCUPANT LOAD WHERE OCCURRING
- G = GROSS FLOOR AREA, N = NET FLOOR AREA; FLOOR AREA (FT²) / OCCUPANT LOAD FACTOR
- EMERGENCY EGRESS LIGHTING

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

NATURAL VENTILATION (1202.5)
REQUIRED VENTILATION AREA: 1455F * .08 = 11.63F < 25SF MIN. (e.g. OFFICE)
PROVIDED VENTILATION AREA: 3FT * 7FT DOOR = 21SF
PROVIDE A SINGLE DOOR AT EACH SPACE PLUS A MINIMUM OF 4SF ADDITIONAL NATURAL VENTILATION AREA.

BUILDING ENVELOPE REQUIREMENTS
CLIMATE ZONE 4C – SEMI-HEATED

OPAQUE ELEMENT [1]	ASSEMBLY MAX.		MIN. R-VALUE [2] (METAL BLDG)	MIN. R-VALUE [2] (WOOD-FRAMED & OTHER)
ROOF	U-0.052		R-19	R-30
WALLS, ABOVE GRADE	U-0.162		R-13	R-13
SLAB-ON-GRADE FLOOR – UNHEATED	F-0.730		NR	NR
OPAQUE SWINGING DOOR	U-0.370			
OPAQUE NON-SWINGING DOOR	U-0.360			
VERTICAL FENESTRATION 0-40% OF WALL	ASSEMBLY MAX. U	ASSEMBLY MAX. SHGC	ASSEMBLY MIN. VT/SHGC	
FIXED	0.50	NR (FOR ALL TYPES)	NR (FOR ALL TYPES)	
OPERABLE	0.65			
ENTRANCE DOOR	0.77			
SKYLIGHT 0-3% OF ROOF	ASSEMBLY MAX. U	ASSEMBLY MAX. SHGC	ASSEMBLY MIN. VT/SHGC	
ALL TYPES	0.75	NR	NR	

1. SEE SHEET A501 FOR ASSEMBLY DETAILS.
2. SEMI-EXTERIOR BUILDING ENVELOPE PER ASHRAE 90.1-2019 5.5.2

SEMI-HEATED SPACE NOTES (ASHRAE STANDARD 90.1-2019 3.2 DEFINITIONS – SPACE):
1. HEATING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 5 BTU/h-ft² (TABLE 3.2)
2. COOLING SYSTEM OUTPUT CAPACITY SHALL BE LESS THAN 3.4 BTU/h-ft²

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

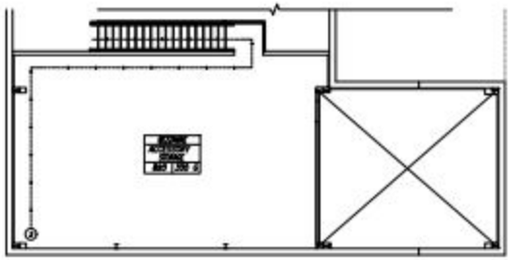
TYPE	CONT.	PERIODIC	REFERENCED STANDARD
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS. b. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.		X	ACI 318: 17.8.2

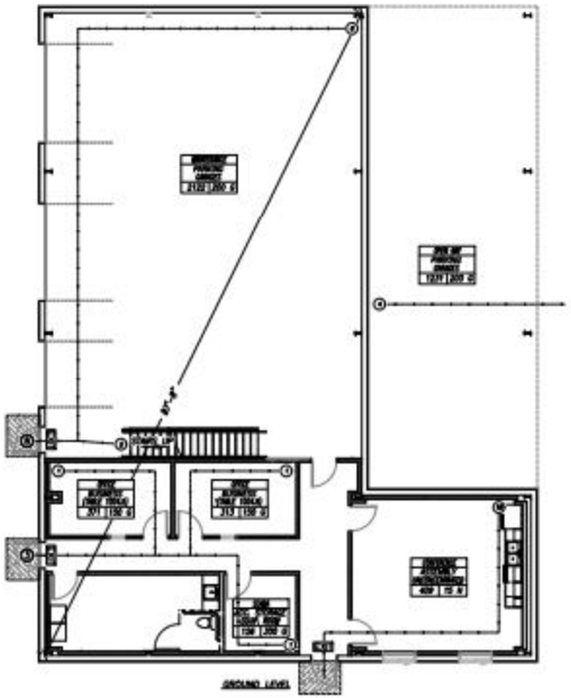
TABLE 1705.6
REQUIRED SPECIAL INSPECTIONS AND TESTS OF SOILS

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

TABLE 1705.2 – AS REQUIRED BY METAL BUILDING MANUFACTURER.

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





1 EGRESS PLAN (2019) SCALE: 1/8"=1'-0"

90% REVIEW SET

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PRELIMINARY
NOT FOR CONSTRUCTION
OREGON
EXPIRES: JUNE 30, 2023

project title:
CITY OF COBURG - OPERATIONS
OPS FLEET MAINTENANCE BUILDING #1
91611 N. COBURG RD.
COBURG, OR

revisions:

date: DEC 29, 2022
drawn by: JJA
designed: JJA
project no: 20-0041

COVER SHEET
& EGRESS PLAN

sheet:
G001