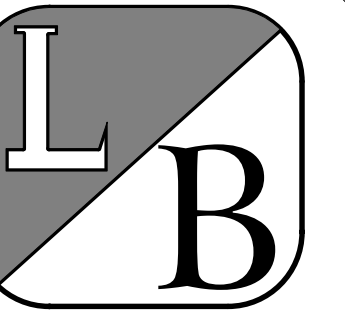


SROA PUBLIC WORKS BUILDING

57380 SUN EAGLE LN.
SUNRIVER, OREGON



PRELIMINARY
FOR SITE
PLAN
APPROVAL
1/11/2022



ENGINEERING, INC.
1902 NE 4TH ST.
BEND, OREGON 97701
(541) 317-2939
FAX (541) 317-2940

SROA PUBLIC WORKS BUILDING

57380 SUN EAGLE LN
SUNRIVER, OREGON

COVERSHEET

REV # DATE REVISION

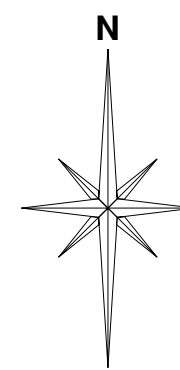
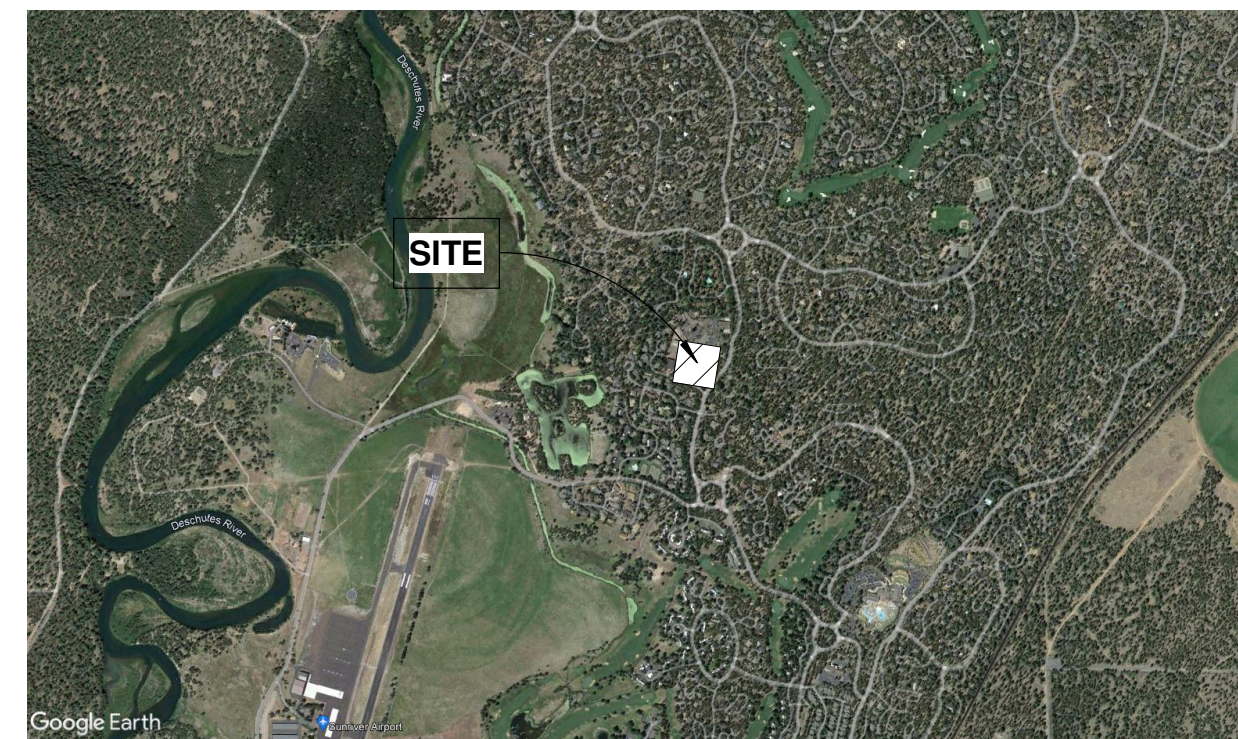
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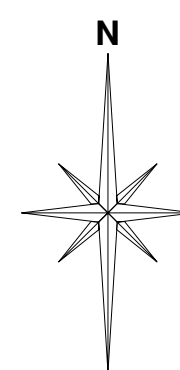
CONCEPTUAL DESIGN

APPLICABLE BUILDING CODES
2018 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2019 OREGON MECHANICAL SPECIALTY CODE (OSMC)
2021 OREGON PLUMBING SPECIALTY CODE (OPSC)
2021 OREGON ELECTRICAL SPECIALTY CODE (OESC)
2019 OREGON FIRE CODE (OFC)
2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE
ASHRAE 90.1-2019 ENERGY STANDARD TO BUILDINGS
2009 ICC/ANSI A117.1 ACCESSIBILITY CODE

AERIAL



SITE



SITE PROJECT DATA

PROJECT NAME: SROA PUBLIC WORKS BUILDING
OWNER/APPLICANT: SUNRIVER OWNERS ASSOCIATION
PO BOX 3278
SUNRIVER, OR 97707
PROJECT ADDRESS: 57380 SUN EAGLE LN
SUNRIVER, OREGON 97707
TAX LOT: 191132BD00202
BUILDING AGENCY/JURISDICTION: DESCHUTES COUNTY
DESIGN CRITERIA: PROJECT LOCATED IN SEISMIC DESIGN CATEGORY D
99 MPH WIND (3 SEC. GUST)
50 PSF SNOW LOAD
BUILDING OCCUPANCY: B/S-1 (NON-SEPARATED OCCUPANCY)
CURRENT ZONING: (SUCG) SUNRIVER COMMUNITY GENERAL DISTRICT
LOT SIZE: 9.85 ACRES (429,066 SF)
VEHICLE PARKING PROVIDED: EXISTING SITE VEHICLE PARKING
BICYCLE PARKING PROVIDED: EXISTING SITE BIKE PARKING
LANDSCAPING PROVIDED: EXISTING LANDSCAPING PROVIDED
YARD SETBACKS: MINIMUM FRONT: 10 FEET
MAXIMUM FRONT: NONE
SIDE: NONE, EXCEPT WHEN SIDE LOT LINE IS ADJOINING A LOT IN AN RS OR RM DISTRICT
REAR: NONE, EXCEPT WHEN SIDE LOT LINE IS ADJOINING A LOT IN AN RS OR RM DISTRICT
LOT COVERAGE: NO REQUIREMENTS

BUILDING DATA

TOTAL NEW BUILDING AREA: 13,125 SF (FOOTPRINT, DOES NOT INCLUDE 3,600 SF MEZZANINE)
NUMBER OF STORIES: 1
BUILDING HEIGHT: 26' - 6"
CONSTRUCTION TYPE: TYPE V-B, FULLY SPRINKLERED
ALLOWABLE AREA: 36,000 SF (OK)
ALLOWABLE HEIGHT: 60' - 0" (OK)
ALLOWABLE NUMBER OF STORIES: 2 STORIES (OK)
BUILDING USE: STORAGE OF NON-HEAVY DUTY VEHICLES, SIGNAGE AND TOOLS
W/ ACCESSORY OFFICE AND SUPPORT SPACE (BREAKROOM AND LOCKER ROOM). MAINTENANCE IS PERFORMED IN OTHER BUILDINGS ON SITE. NO FLUID CHANGES, MAINTENANCE, WELDING, OR FUELING OCCURS WITHIN THIS BUILDING.

SHEET INDEX

CS COVERSHEET
CIVIL PLANS
C1 SITE PLAN
C2 DEMO PLAN
C3 GRADING AND UTILITY PLAN
D1 SITE DETAILS
DESIGN PLANS
A1 FLOOR PLAN, MAIN FLOOR
A1.1 FLOOR PLAN, MEZZANINE
A2 ELEVATIONS

INSPECTION REQUIREMENTS

INSPECTIONS: ALL INSPECTIONS PER OSSC AND DESCHUTES COUNTY
SPECIAL INSPECTIONS: SEE SHEET XX (TBD)

DESIGN BY OTHERS (NOT BY LB ENGINEERING, INC)
LB ENGINEERING, INC. SHALL REVIEW ALL DEFERRED DESIGN SUBMITTALS AND SHALL BE IN CONFORMANCE WITH THE DESIGN INTENT PRIOR TO SUBMITTING TO THE BUILDING DEPARTMENT. SUBMIT SHOP DRAWINGS TO LB ENGINEERING, INC. FOR REVIEW OF DESIGN INTENT COMPLIANCE PRIOR TO FABRICATION.

FIRE SPRINKLER
FIRE ALARM
MECHANICAL
ELECTRICAL
PLUMBING
METAL BUILDING

DEFERRED SUBMITTAL

NONE

ADA UPGRADES

ALL CONSTRUCTION IS NEW, THEREFOR ALL ACCESSIBILITY WILL MEET A117.1 ANS1 2009 STANDARDS.

DISCLOSURE NOTE

THESE DRAWINGS ARE BASED ON DESIGN BUILD WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC. EXISTING CONDITIONS MAY VARY, THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS.
LB ENGINEERING, INC. SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.
LB ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER, PRIOR TO CONSTRUCTION, OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT.
PLUMBING, MECHANICAL, AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

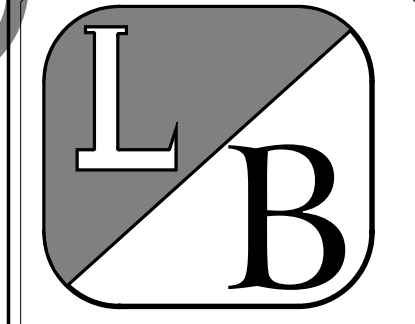
GENERAL NOTES

- STRUCTURAL DETAILING AND REQUIREMENTS WILL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. SEE STRUCTURAL DRAWINGS FOR DIMENSIONS, CONNECTORS, ETC.
- BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY, AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED.
- SEE MECHANICAL DRAWINGS FOR LAYOUT, PLACEMENT, AND MOUNTING OF EQUIPMENT AND ASSOCIATED PARTS. VERIFY LOCATION OF FIRE RATED WALLS AND DAMPERS AND DAMPER TYPES REQUIRED.
- ALL WORK TO BE IN STRICT COMPLIANCE WITH PERTINENT CODES.
- DIMENSIONS AND CONDITIONS TO BE VERIFIED BY CONTRACTOR AND DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF LB ENGINEERING, INC. PRIOR TO START OF CONSTRUCTION OR PORTION THEREOF.
- SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT. (NOT BY LB ENGINEERING. COORDINATE WITH DEVELOPER)
- SEE ELECTRICAL FOR PANEL LOCATION, LIGHTING REQUIREMENTS AND ELECTRICAL LOADS.
- SEE MECHANICAL DRAWINGS FOR EQUIPMENT DESIGN AND LAYOUT
- SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT STRUCTURE AS REQUIRED BY THESE DRAWINGS
- WORK AT THE SITE SHALL COMMENCE WITHIN 180 DAYS AFTER BUILDING PERMIT IS ISSUED OR BUILDING PERMIT WILL BECOME NULL AND VOID. ANY CITY FEES THAT BECOME EFFECTIVE DURING THAT 180 DAYS MUST BE PAID WHEN BUILDING PERMIT IS RENEWED.
- A COMPLETE SET OF STAMPED APPROVED CONSTRUCTION DOCUMENTS (E.G. DRAWINGS, SPECIFICATIONS, ENERGY COMPLIANCE CERTIFICATES, CALCULATIONS AND ATTACHMENTS) MUST BE ON THE JOB SITE.
- CHANGES TO, OR DEVIATIONS FROM, THE APPROVED CONSTRUCTION DOCUMENTS, SHALL BE SUBMITTED TO THE BUILDING DIVISION FOR APPROVAL BEFORE SUCH CHANGES ARE INCORPORATED IN THE WORK. SUCH CHANGES OR DEVIATIONS MADE WITHOUT WRITTEN APPROVAL FROM THE BUILDING DIVISION SHALL BE REJECTED AND MAY CAUSE ASSESSMENT OF ADDITIONAL FEES, REQUIRE REMOVAL FROM THE WORK OR DELAY FINAL APPROVAL OF THE PROJECT.
- BEFORE REQUESTING FINAL INSPECTION FROM THE BUILDING DEPT., EACH TESTING AGENCY, OR APPROVED FABRICATOR IF APPLICABLE, SHALL SUBMIT A FINAL SIGNED REPORT STATING THAT THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE TESTING AGENCY'S OR APPROVED FABRICATOR'S KNOWLEDGE, IN CONFORMANCE TO THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE OSSC.

LB ENGINEERING, INC. SCOPE OF WORK

THESE DRAWINGS ARE INTENDED TO PROVIDE THE DESIGN AND STRUCTURAL ENGINEERING FOR THE PROPOSED STRUCTURE AND INTERIOR DEVELOPMENT AS INDICATED ON DRAWINGS. ALL INTERIOR DEVELOPMENT NOT NOTED ON THESE PLANS, FINISHES, FINISH MATERIAL, DOORS, ELECTRICAL, MECHANICAL AND PLUMBING, FIRE SPRINKLER ITEMS ARE NOT THE RESPONSIBILITY OF LB ENGINEERING, INC. REVIEW OR DESIGN.

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FAX (541) 317-2940

SROA PUBLIC WORKS BUILDING

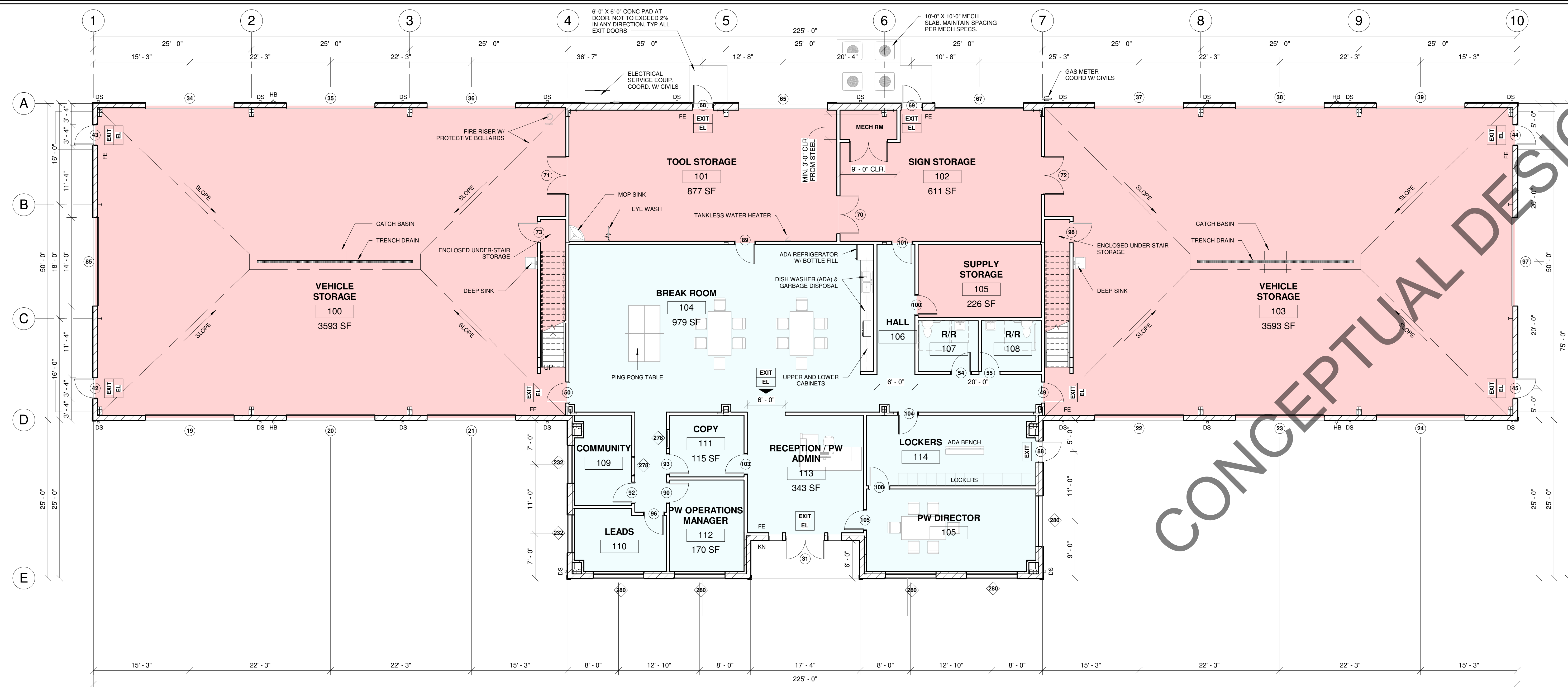
57380 SUN EAGLE LN
SUNRIVER, OREGON

FLOOR PLAN

REV # DATE REVISION

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373-22



MAIN FLOOR
NORTH REF
SCALE: 1/8" = 1'-0"

Department Legend

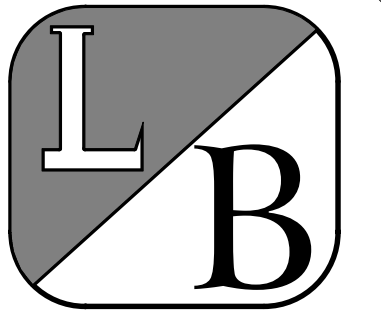
- OFFICE
- STORAGE

PLAN LEGEND	
100	INDICATES ROOM NUMBER W/ FINISHES PER SCHEDULE.
EXIT	EXIT SIGNS PER OSSC SECTION 1011.1 THROUGH 1011.6.3. SIGNS SHALL BE ILLUMINATED PER OSSC SECTION 1011.5-1011.6.3 AT AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLE. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL PER IBO SECTION 1006.2 ALSO PROVIDE SIGN STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED PER OSSC SECTION 1008.1.9.3 - MAIN EXIT ONLY. DOORS SHALL COMPLY WITH OSSC SECTION 1008.1.1 AT ALL REQD EXISTS PROVIDE TACTILE SIGN STATING "EXIT" PER SECTION 1011.4. NOTE: INTERIOR EGRESS LIGHTING SHALL COMPLY W/ CODE REQUIREMENTS. COORD. W/ ELECTRICAL CONTRACTOR AND AHU FOR COMPLIANCE.
EL	WHERE (2) OR MORE EXITS ARE REQUIRED. EXIT SIGNS SHALL PROVIDE CONTINUOUS ILLUMINATION FOR NOT LESS THAN 90 MIN IN CASE OF PRIMARY POWER LOSS PER OSSC SECTION 1011.6.3.
EXL	EXTERIOR EGRESS LIGHTING TO MEET CURRENT CODE AND COMPLY WITH CURRENT ELECTRICAL CODE. COORDINATED LOCATIONS WITH ELECTRICAL DRAWING.
(X)	INDICATES DOOR NUMBER PER SCHEDULE ON SHEET A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.
(X)	INDICATES WINDOW NUMBER PER SCHEDULE ON SHEET A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.
(X/XX)	DETAIL NUMBER / SHEET NUMBER
(X/XX)	SECTION LETTER / SHEET NUMBER
(X'XXX)	DIMENSION TO FACE OF STRUCTURE EXCEPT BATHROOM FIXTURES AND CASEWORK TO GYP. OR STRUCTURE.
FE	FIRE EXTINGUISHER MINIMUM 2A-10B-C RATING. VERIFY LOCATIONS AND TYPE WITH FIRE DEPARTMENT, PRIOR TO BIDDING.
DS	DOWN SPOUTS PER PLAN COORDINATE W/ DRAINAGE SYSTEM. SEE CIVIL DRAWINGS
HB	HOSE BIB PER PLAN. ALL HB SHALL BE IN KEYPAD LOCK BOXES. COORDINATE W/ PLUMBING PLAN

GENERAL NOTES:	
GENERAL:	CONTRACTOR SHALL COORDINATE LOACTIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.
VENTILATION:	CONTRACTOR SHALL COORDINATE LOACTIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.
INSULATION:	ALL EXPOSED INSULATION SHALL HAVE A MIN. OF 1-PERM MOISTURE BARRIER AND A FLAME SPREAD INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 450 PER 2019 OSSC SECT. 720.3.
WALLS AND CEILING FINISHES:	FLAME SPREAD CLASS OR FINISH MATERIALS USED ON INTERIOR WALL AND CEILING SHALL HAVE A MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEX PER 2019 OSSC SECTION 803.1.2 AND TABLE 803.13 - INTERIOR FINISH AND CEILINGS REQUIRED = CLASS "C"
GENERAL:	VERIFY ALL DOOR TYPES, FINISHES, PAINT, AND WINDOW TYPES W/ OWNER PRIOR TO PURCHASING MATERIALS. ALL DOORS ARE TO BE PLACED 6" FROM STUD WALLS (U.N.O.) DIMENSIONS SHOWN ARE BASED ON DWGS. SUPPLIED TO LB ENGINEERING, INC.
	ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BIDDING.
	ANY ALTERATIONS OR DEVIATIONS FROM THE PLANS SHALL BE COORDINATED WITH ENGINEER PRIOR TO ANY MODIFICATION CONSTRUCTION.
	ALL ALARMS AND MONITORING SYSTEMS BY OTHERS.
MEANS OF EGRESS ILLUMINATION:	APPROVAL BY LOCAL JURISDICTION. DESIGN SHALL COMPLY WITH 2019 OSSC SECTION 1008.
	ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER 2014 OSSC 1008.2 WITH ALL EQUIPMENT AND INTERIOR FURNISHINGS INSTALLED.
	ILLUMINATION EMERGENCY POWER SUPPLY SHALL BE PROVIDED PER 2019 OSSC 1008.2.
	IN THE EVENT OF EMERGENCY POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:
	- AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS.
	- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS
	- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
	- INTERIOR EXIT DISCHARGE ELEMENTS AS PERMITTED IN SECTION 1028.1 IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
	- EXTERIOR LANDINGS AS REQUIRED IN SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
FIRE BLOCKING:	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7
CONCEALED WALL SPACES:	IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7

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ENGINEERING, INC.
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(541) 317-2929
FAX (541) 317-2940

SROA PUBLIC WORKS BUILDING

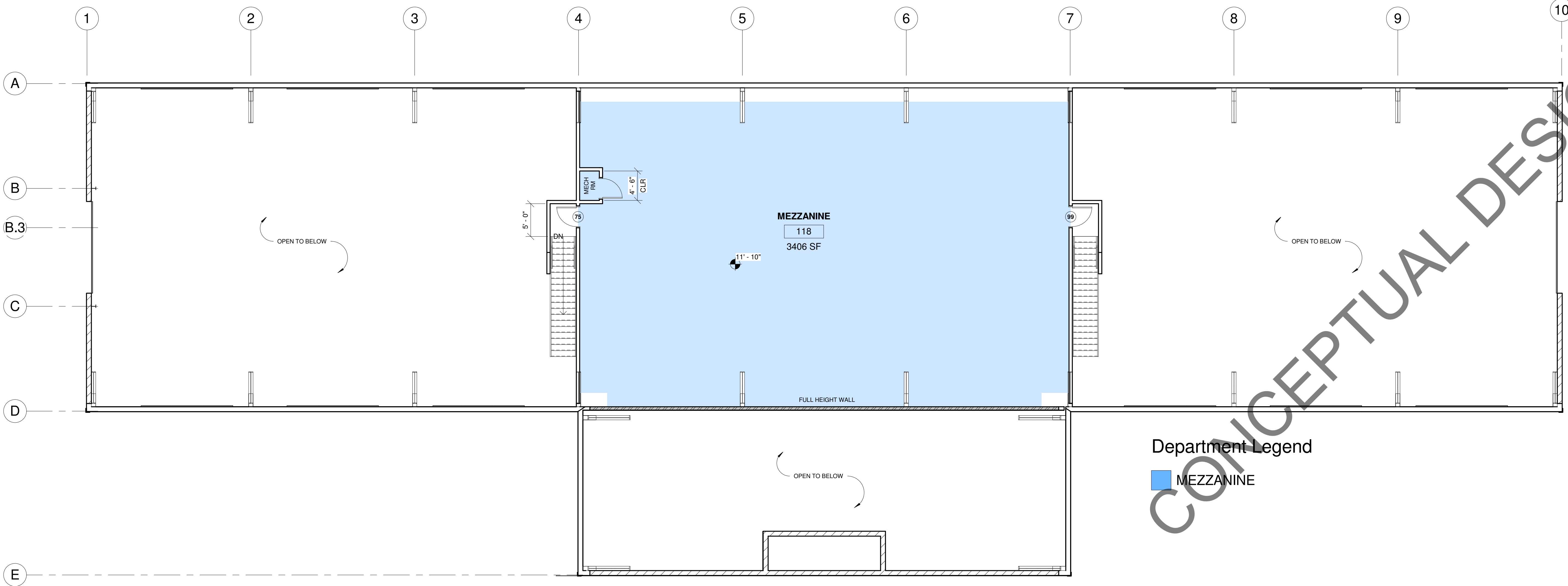
57380 SUN EAGLE LN
SUNRIVER, OREGON

MEZZANINE PLAN

REV # DATE REVISION

A1.1

373-22



Department Legend
■ MEZZANINE

MEZZANINE PLAN
 NORTH REF SCALE: 1/8" = 1'-0"

PLAN LEGEND		
100	INDICATES ROOM NUMBER W/ FINISHES PER SCHEDULE.	
EXIT	EXIT SIGNS PER OSSC SECTION 1011.1 THROUGH 1011.6.3. SIGNS SHALL BE ILLUMINATED PER OSSC SECTION 1011.5-1011.6.3 AT AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLE. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL. PER IBC SECTION 1006.2 ALSO PROVIDE SIGN STATING: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER OSSC SECTION 1008.1.9.3 - MAIN EXIT ONLY. DOORS SHALL COMPLY WITH OSSC SECTION 1008.1.1 AT ALL REG'D EXITS PROVIDE TACTILE SIGN STATING "EXIT" PER SECTION 1011.4. NOTE: INTERIOR EGRESS LIGHTING SHALL COMPLY W/ CODE REQUIREMENTS. COORD. W/ ELECTRICAL CONTRACTOR AND AHJ FOR COMPLIANCE.	
EL	WHERE (2) OR MORE EXITS ARE REQUIRED, EXIT SIGNS SHALL PROVIDE CONTINUOUS ILLUMINATION FOR NOT LESS THAN 90 MIN IN CASE OF PRIMARY POWER LOSS PER OSSC SECTION 1011.6.3.	
EXL	EXTERIOR EGRESS LIGHTING TO MEET CURRENT CODE AND COMPLY WITH CURRENT ELECTRICAL CODE. COORDINATED LOCATIONS WITH ELECTRICAL DRAWING.	
X	INDICATES DOOR NUMBER PER SCHEDULE ON SHEET A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.	
◇	INDICATES WINDOW NUMBER PER SCHEDULE ON SHEET A4. VERIFY ALL OPENINGS, SPECIFICATIONS AND CONDITIONS.	
X XX	DETAIL NUMBER SHEET NUMBER	SECTION LETTER SHEET NUMBER
		XXX" DIMENSION TO FACE OF STRUCTURE EXCEPT BATHROOM FIXTURES AND CASEWORK TO GYP. OR STRUCTURE.
FE	FIRE EXTINGUISHER MINIMUM 2A-10B-C RATING. VERIFY LOCATIONS AND TYPE WITH FIRE DEPARTMENT, PRIOR TO BIDDING.	
DS	DOWN SPOUTS PER PLAN COORDINATE W/ DRAINAGE SYSTEM. SEE CIVIL DRAWINGS	
HB	HOSE BIB PER PLAN. ALL HB SHALL BE IN KEYED LOCK BOXES. COORDINATE W/ PLUMBING PLAN	

GENERAL NOTES:

GENERAL: CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.

VENTILATION: CONTRACTOR SHALL COORDINATE LOCATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT w/ ENGINEER PRIOR TO CONSTRUCTION. ADDITIONAL BLOCKING MAY BE REQUIRED DEPENDING ON WEIGHT OF EQUIPMENT.

INSULATION: ALL EXPOSED INSULATION SHALL HAVE A MIN. OF 1-PERM MOISTURE BARRIER AND A FLAME SPREAD INDEX NOT MORE THAN 25 AND SMOKE DEVELOPED INDEX NOT MORE THAN 450 PER 2019 OSSC SECT. 720.3.

WALLS AND CEILING FINISHES: FLAME SPREAD CLASS OR FINISH MATERIALS USED ON INTERIOR WALL AND CEILING SHALL HAVE A MAXIMUM FLAME SPREAD AND SMOKE DEVELOPED INDEX PER 2019 OSSC SECTION 903.1.2 AND TABLE 903.1.3 - INTERIOR FINISH AND CEILINGS REQUIRED = CLASS 'C'.

GENERAL: VERIFY ALL DOOR TYPES, FINISHES, PAINT, AND WINDOW TYPES W/ OWNER PRIOR TO PURCHASING MATERIALS. ALL DOORS ARE TO BE PLACED 6" FROM STUD WALLS (U.N.O.). DIMENSIONS SHOWN ARE BASED ON DWG'S. SUPPLIED TO LB ENGINEERING, INC.

ALL DIMENSIONS SHALL BE VERIFIED PRIOR TO BIDDING.

ANY ALTERATIONS OR DEVIATIONS FROM THE PLANS SHALL BE COORDINATED WITH ENGINEER PRIOR TO ANY MODIFICATION CONSTRUCTION.

ALL ALARMS AND MONITORING SYSTEMS BY OTHERS.

MEANS OF EGRESS ILLUMINATION: APPROVAL BY LOCAL JURISDICTION. DESIGN SHALL COMPLY WITH 2019 OSSC SECTION 1008.

ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE WALKING SURFACE PER 2014 OSSC 1008.2 WITH ALL EQUIPMENT AND INTERIOR FURNISHINGS INSTALLED.

ILLUMINATION EMERGENCY POWER SUPPLY SHALL BE PROVIDED PER 2019 OSSC 1008.2.

IN THE EVENT OF EMERGENCY POWER SUPPLY FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE ALL OF THE FOLLOWING AREAS:

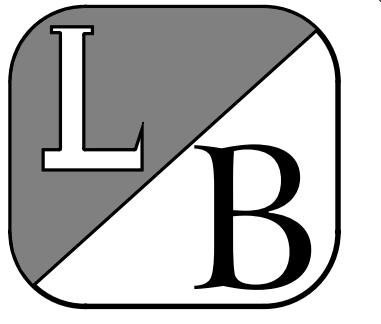
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- CORRIDORS, EXIT ENCLOSURES AND EXIT PASSAGEWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
- EXTERIOR EGRESS COMPONENTS AT OTHER THAN THEIR LEVELS OF EXIT DISCHARGE UNTIL EXIT DISCHARGE IS ACCOMPLISHED FOR BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.
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- EXTERIOR LANDINGS AS REQUIRED IN SECTION 1010.1.6 FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS.

FIRE BLOCKING: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7.

CONCEALED WALL SPACES: IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE. FIREBLOCKING SHALL BE INSTALLED IN THE LOCATIONS SPECIFIED IN SECTION 718.2.2-718.2.7.

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SROA PUBLIC WORKS BUILDING

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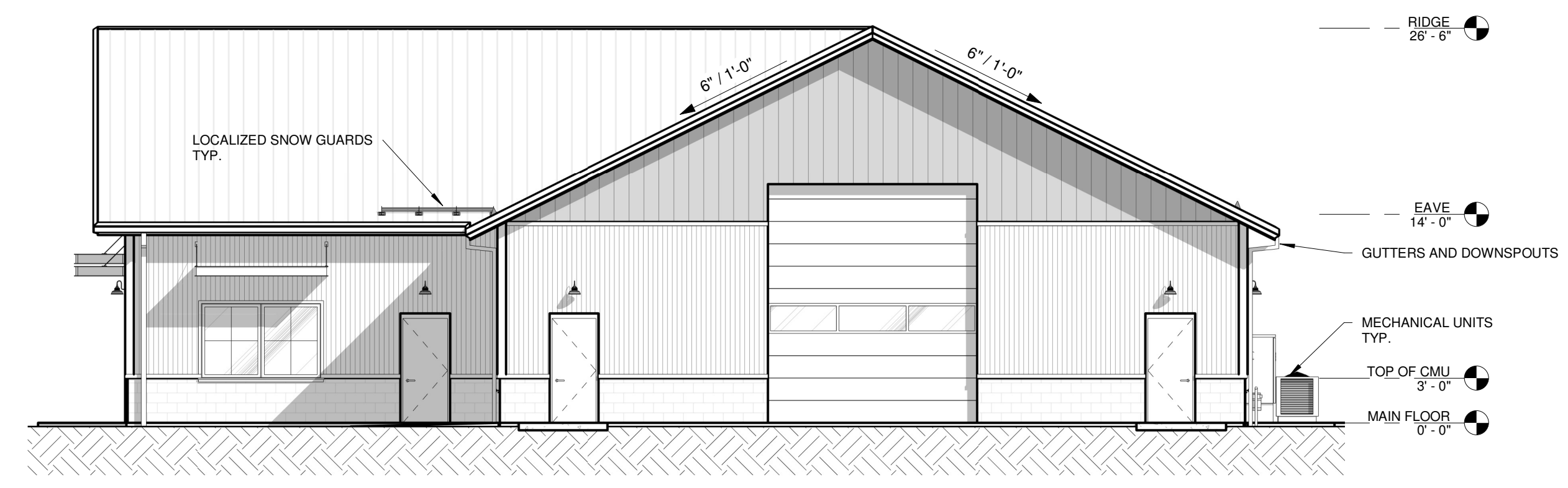
ELEVATIONS

REV # DATE REVISION

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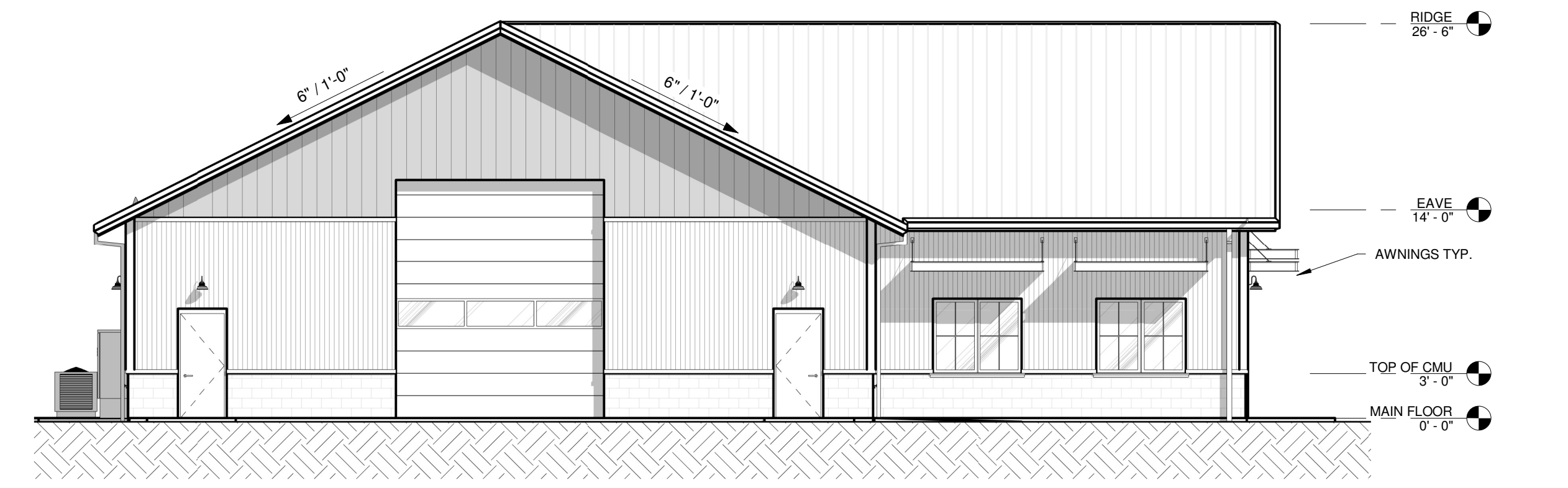
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CONCEPTUAL DESIGN



SOUTH ELEVATION

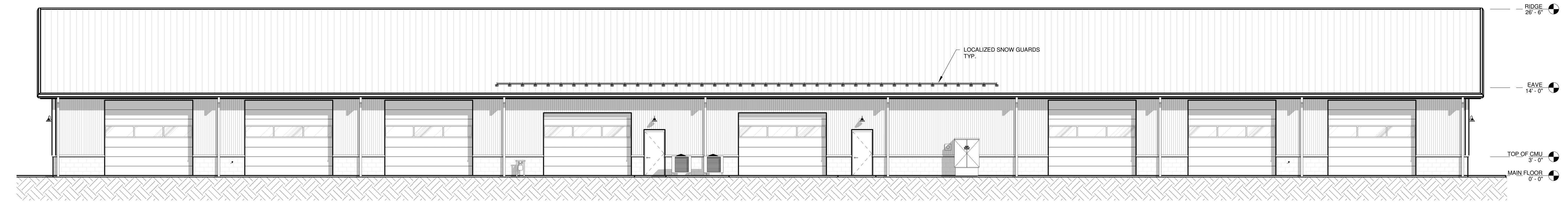
SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

ELEVATION LEGEND	
	STANDING SEAM METAL ROOF. COLOR TO BE MUTED EARTH TONE. MATCH EXISTING, SURROUNDING BUILDINGS. VERIFY COLOR W/ OWNER.
	CMU MASONRY WALL. COLOR TO BE MUTED EARTH TONE. VERIFY COLOR AND FINISH W/ OWNER.
	CORRUGATED METAL WALL PANEL. COLOR TO BE MUTED EARTH TONE. VERIFY COLOR AND TYPE W/ OWNER.
	FLAT METAL WALL PANEL W/ 12" COVERAGE. COLOR TO BE MUTED EARTH TONE. VERIFY COLOR AND TYPE W/ OWNER.
	WOOD ACCENT FINISH PER OWNER. FINISH COLOR TO BE MUTED EARTH TONE AND VERIFIED W/ OWNER.



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

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