

TERRITORIAL ELEMENTARY SCHOOL

92609 TERRITORIAL HWY, JUNCTION CITY, OR 97448

SCOPE OUTLINE PACKAGE



TERRITORIAL ELEMENTARY



APPLICABLE CODE

2014 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE (OEESC)
2009 ICC / ANSI A117.1 ACCESSIBILITY CODE (ANSI)
2014 OREGON FIRE CODE (OFC)
LANE COUNTY ENVIROMENT AND HEALTH CODE, CHAPTER 9
JUNCTION CITY MANICIPAL CODE (JCMC)

SHEET INDEX

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A2.1 ENLARGED PLAN - NORTH CORRIDOR
A5.0 BUILDING ELEVATION NORTH - SECURITY VESTIBULE
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A7.0 WALL SECTION - SECURITY VESTIBULE
A10.1 DETAILS
A14.1 EXISTING CONDITION PHOTOS

PROJECT TEAM

OWNER

Junction City School District
325 Maple Street
Junction City, OR 97488
(541) 998-6311

OWNER'S REPRESENTATIVE

deChase Miksis Development, LLC
PO Box 11942
Eugene, OR 97440
541-232-2508
Mark Miksis
Jordan Pfeifer

ARCHITECT

DLR Group
421 SW Sixth Avenue Suite 1212
Portland, OR 97204
(503) 274-2675
Lisa Johnson, Principal in Charge
Elizabeth Delorme, Project Manager

ELECTRICAL ENGINEERS

DLR Group
421 SW Sixth Avenue Suite 1212
Portland, OR 97204
(503) 274-2675

SPECIAL INSPECTIONS

TBD (Provided by owner)

PROJECT DESCRIPTION

The scope of the project includes:

New security vestibule - Installation of new interior storefront frames and doors system with associated card reader and surveillance camera to provide secured vestibule space, the entry doors will be shut down from outside during school hours and can only access with card readers or operated by management group from the office. It will remain as emergency exit during shool hours with panic hardware installed on the inside faces of the doors.

ADA Improvement - Refer to scheudle on sheet Ax.x. Items to be upgraded are Priority list 1 items from the District ADA Compliance Report done by WBGS in 1992.

JUNCTION CITY SCHOOL DISTRICT
12/12/2017

SCHEMATIC DESIGN

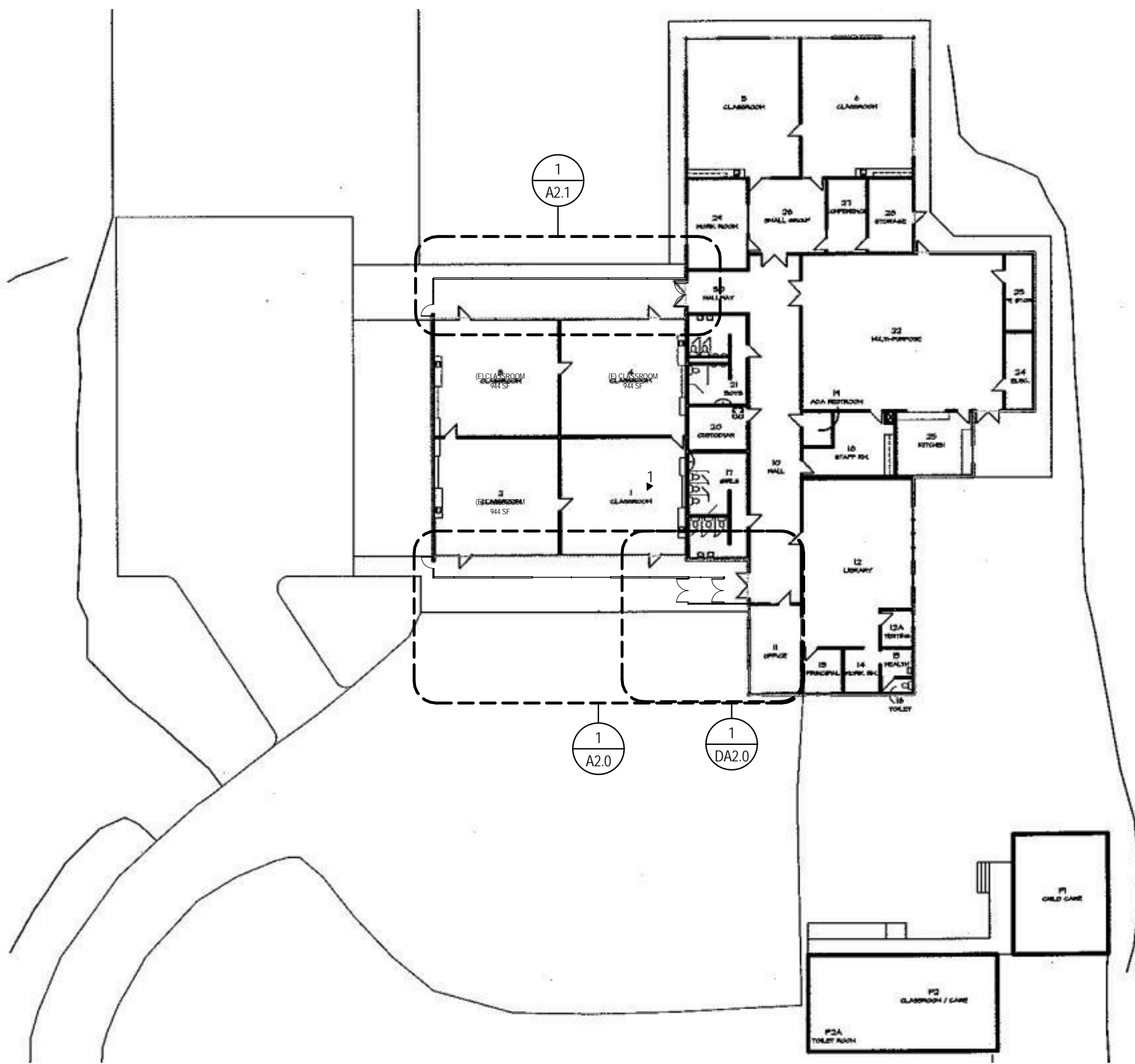
COVER SHEET
TERRITORIAL ELEM.- VESTIBULE & ADA
IMPROVEMENT

G0.0

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12/12/2017

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OVERALL FLOOR PLAN

SCALE: 1" = 30'-0"

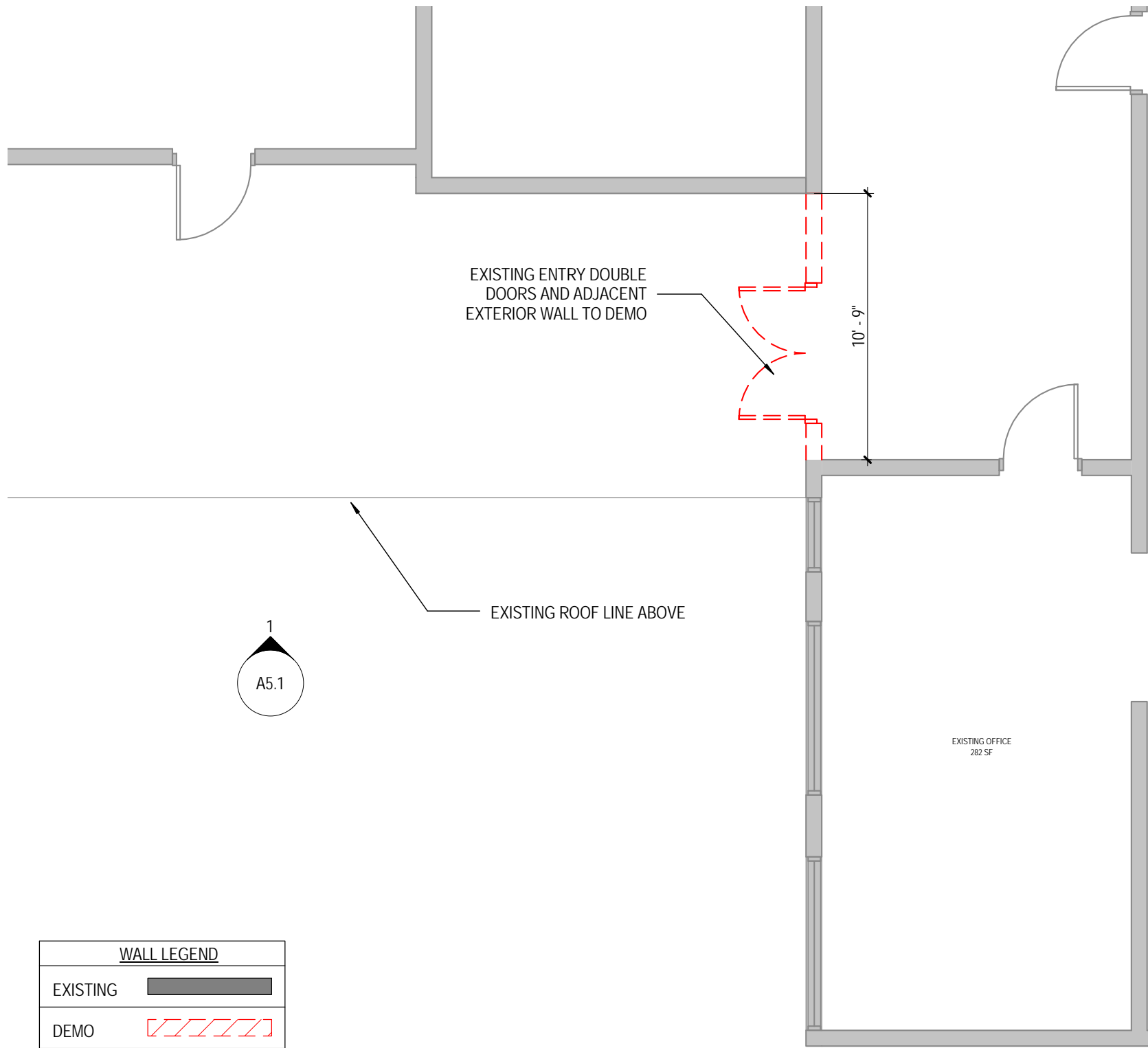


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OVERALL FLOOR PLAN
TERRITORIAL ELEM.- VESTIBULE & ADA
IMPROVEMENT

SCHEMATIC DESIGN



DEMOLITION NOTES

- A. DEMOLITION GENERAL NOTES APPLY TO ALL DEMOLITION SHEETS.
- B. COORDINATE DEMOLITION AND PHASING EFFORTS WITH ARCHITECT AND OWNER'S REPRESENTATIVES. EVERY EFFORT SHALL BE MADE TO MINIMIZE DISRUPTION OF OWNER'S OPERATIONS AND TO PROVIDE BUILDING USER'S SAFETY. EXCESSIVE NOISE OR VIBRATION SHALL BE PRE-APPROVED AND COORDINATED WITH OWNER'S REPRESENTATIVE.
- C. COORDINATE DISRUPTION OF UTILITY SERVICES WITH OWNER AND AS SPECIFIED.
- D. CONSTRUCT TEMPORARY CONSTRUCTION PARTITIONS WITHIN EXISTING BUILDING WHICH OFFER A ONE-HOUR ENCLOSURE TO ISOLATE DEMOLITION AND CONSTRUCTION WORK FROM GENERAL PUBLIC AND AS DEEMED NECESSARY BY OWNER AND CODE OFFICIAL HAVING JURISDICTION. COORDINATE LOCATIONS WITH OWNER AND MAINTAIN MEANS OF EGRESS THROUGHOUT THE WORK.
- E. MAINTAIN A SECURE AND WEATHER-TIGHT ENCLOSURE.
- F. VERIFY EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS AND NOTIFY ARCHITECT OF DISCREPANCIES.
- G. REMOVE EXISTING WALLS, DOORS, MILLWORK, PLUMBING FIXTURES, CEILINGS, SOFFITS, MARKERBOARDS, ETC. IN THEIR ENTIRETY AND AS REQUIRED TO EXECUTE DEMOLITION AND CONSTRUCTION WORK DESCRIBED ON THE DRAWINGS.
- H. THE OWNER SHALL RESERVE THE RIGHT TO SALVAGE ANY MATERIALS.
- I. PROVIDE PROTECTION FOR EXISTING BUILDING MATERIALS AND EQUIPMENT FROM DAMAGE DUE TO DEMOLITION OR CONSTRUCTION-RELATED INCIDENT PERFORMED UNDER THIS CONTRACT.
- J. REPAIR OR REPLACE ITEMS DAMAGED AS A RESULT OF DEMOLITION OR CONSTRUCTION TO MATCH EXISTING FINISH AND /OR CONDITION.
- K. EXISTING MATERIALS SHALL NOT BE REUSED UNLESS NOTED OTHERWISE OR AS AUTHORIZED BY ARCHITECT.
- L. VERIFY AND MAINTAIN LOCATION OF EXISTING POWER, COMMUNICATION AND DATA CABLES TO PREVENT INTERRUPTION OF SERVICE.
- M. PATCH FLOOR, WALL AND CEILING PENETRATIONS RESULTING FROM REMOVAL OR REROUTING OF NEW OR EXISTING PIPING, DUCTWORK, CONDUIT, ETC. AS REQUIRED TO MAINTAIN FIRE SEPARATIONS. MATCH FINISH OF NEW OR EXISTING ADJACENT SURFACES.
- N. CAP DISCONNECTED MECHANICAL PIPING LINES WITHIN WALL OR FLOOR. PATCH AND FINISH AS REQUIRED TO MATCH NEW OR EXISTING ADJACENT SURFACES.
- O. SEE MECHANICAL AND ELECTRICAL DRAWINGS AND NOTES FOR FURTHER SEQUENCING AND SCOPE OF WORK.
- P. AVOID DISTURBING OF SOILS WITHIN ZONE OF INFLUENCE AROUND EXISTING FOOTINGS AND FLOOR SLABS AS DIRECTED BY GEOTECHNICAL ENGINEER.
- Q. WHERE CMU WALLS ARE INDICATED TO BE REMOVED; PREPARE ADJACENT WALLS TO RECEIVE NEW PATCH/FINISH BY REMOVING CMU IN TOOTH-IN PATTERN BOTH SIDES OF DEMOLITION FOR CONTRACTOR TO TOOTH IN NEW CMU PATCHES.
- R. WHERE PLASTER/STUD WALLS ARE INDICATED TO BE REMOVED; PREPARE ADJACENT WALLS TO RECEIVE NEW PATCH/FINISH BY SAWCUTTING ADJACENT PLASTER FINISH A MINIMUM OF 12 INCHES BEYOND DEMOLITION.

1 ENLARGED DEMO PLAN - SECURITY VESTIBULE
DA2.0 SCALE: 3/16" = 1'-0"

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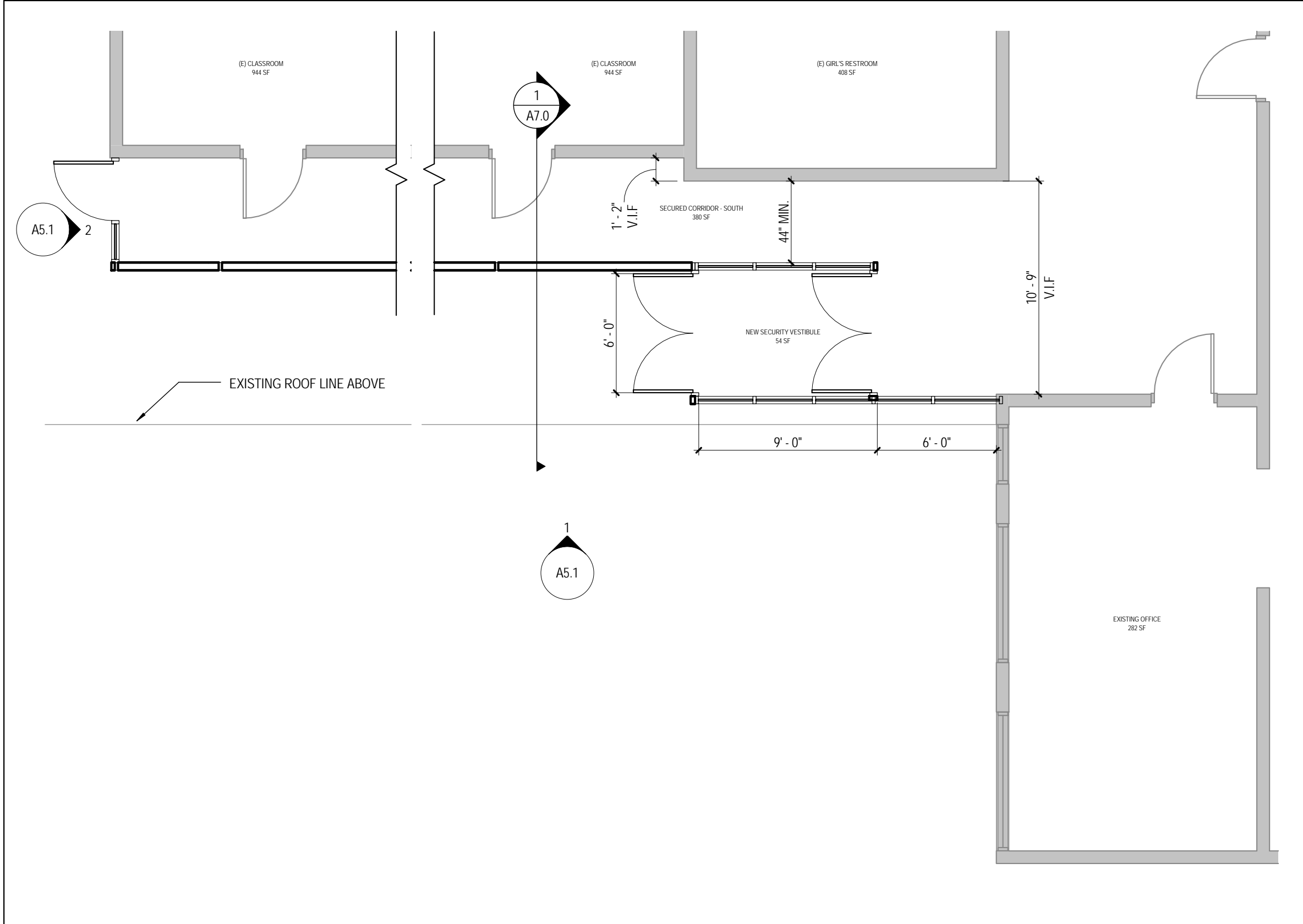
SCHEMATIC DESIGN

ENLARGED DEMO PLAN - SECURITY VESTIBULE
TERRITORIAL ELEM. - VESTIBULE & ADA
IMPROVEMENT

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A2.0 ENLARGED FLOOR PLAN - SECURITY VESTIBULE
SCALE: 3/16" = 1'-0"

GENERAL NOTES: APPLIED TO ALL SHEETS

1. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF METAL STUDS, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
2. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTOR'S BID.
3. NO ASBESTOS OR PCB CONTAINING MATERIALS SHALL BE USED ON THIS PROJECT.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
5. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
7. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILINGS OR IN ARCHITECT APPROVED UTILITY SPACES IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
8. ALL PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE SEALED WITH SEALANT. ALL PENETRATIONS THROUGH WALLS AND FLOORS OF FIRE AND/OR SMOKE RESISTANT CONSTRUCTION SHALL BE SEALED WITH FIRE STOPPING SYSTEMS AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE RATING AND/OR SMOKE STOPPAGE.
9. ON INTERIOR SIDE OF ALL EXTERIOR PENETRATIONS PROVIDE AIR BARRIER CAULKING OR SEALANT TO PREVENT AIR LEAKS. AT EXTERIOR SIDE OF ALL EXTERIOR PENETRATIONS, PROVIDE WEATHER BARRIER CAULKING OR SEALANT TO PREVENT MOISTURE PASSAGE.

SCHEMATIC DESIGN

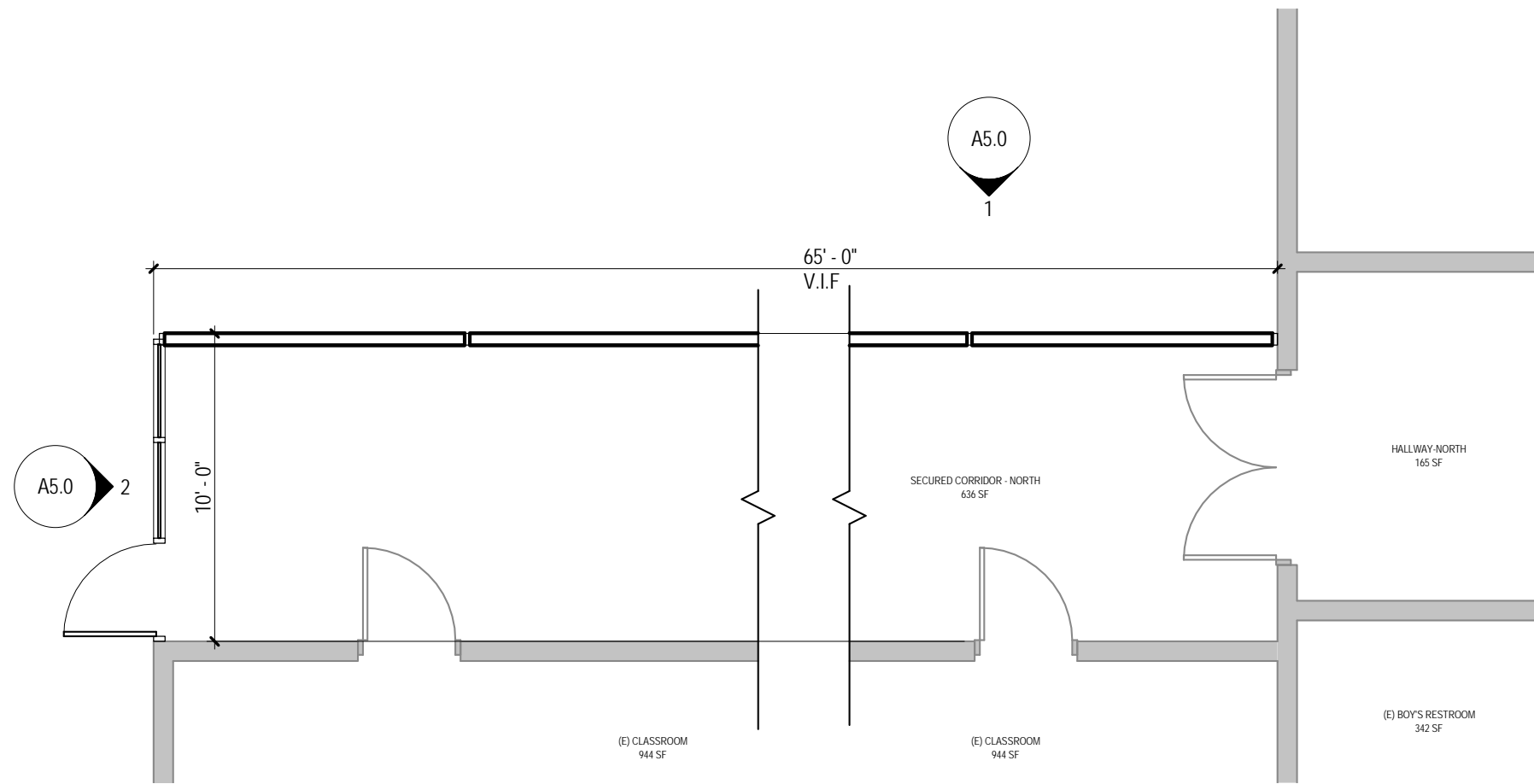
ENLARGED PLAN - VESTIBULE & SOUTH CORRIDOR
TERRITORIAL ELEM. - VESTIBULE & ADA
IMPROVEMENT

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1 ENLARGED PLAN - NORTH CORRIDOR
 A2.1 SCALE: 3/16" = 1'-0"

GENERAL NOTES: APPLIED TO ALL SHEETS

1. ALL DIMENSIONS ARE ACTUAL AND ARE TO FACE OF METAL STUDS, FACE OF MASONRY OR CENTERLINE OF COLUMN, UNLESS NOTED OTHERWISE.
2. ALL ASPECTS OF THE WORK AND ITEMS NOT SPECIFICALLY MENTIONED, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE WORKING INSTALLATION, SHALL BE INCLUDED, AND INDICATED IN THE CONTRACTOR'S BID.
3. NO ASBESTOS OR PCB CONTAINING MATERIALS SHALL BE USED ON THIS PROJECT.
4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR PROPER REMOVAL AND DISPOSAL OF ALL DEBRIS GENERATED BY CONSTRUCTION OF THIS PROJECT. THE REMOVAL AND DISPOSAL OF ALL CONSTRUCTION DEBRIS SHALL BE IN FULL COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS. THE PREMISES SHALL BE KEPT CLEAN AND FREE FROM ALL WASTE MATERIALS.
5. GENERAL CONTRACTOR SHALL PROTECT NEW CONSTRUCTION FROM DAMAGE BY ALL TRADES. ALL SUCH DAMAGE CAUSED BY THE CONTRACTOR DURING THE COURSE OF THIS WORK SHALL BE REPAIRED OR REPLACED AT THE CONTRACTORS EXPENSE.
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO ORDERING OR INSTALLING MATERIALS OR EQUIPMENT.
7. ALL PIPING AND CONDUITS SHALL BE CONCEALED WITHIN WALLS, UNDERGROUND, ABOVE CEILINGS OR IN ARCHITECT APPROVED UTILITY SPACES IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS. EXPOSED ITEMS MUST BE LOCATED IN AREAS APPROVED BY THE ARCHITECT. EXPOSED ITEMS SHALL BE INSTALLED AND FINISHED TO PROVIDE MINIMAL VISUAL IMPACT. ALL EXPOSED ITEMS ARE TO BE PAINTED TO MATCH THE ADJACENT SURFACES UNLESS SCHEDULED FOR AN ACCENT COLOR.
8. ALL PENETRATIONS THROUGH WALLS AND FLOORS SHALL BE SEALED WITH SEALANT. ALL PENETRATIONS THROUGH WALLS AND FLOORS OF FIRE AND/OR SMOKE RESISTANT CONSTRUCTION SHALL BE SEALED WITH FIRE STOPPING SYSTEMS AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE RATING AND/OR SMOKE STOPPAGE.
9. ON INTERIOR SIDE OF ALL EXTERIOR PENETRATIONS PROVIDE AIR BARRIER CAULKING OR SEALANT TO PREVENT AIR LEAKS. AT EXTERIOR SIDE OF ALL EXTERIOR PENETRATIONS, PROVIDE WEATHER BARRIER CAULKING OR SEALANT TO PREVENT MOISTURE PASSAGE.

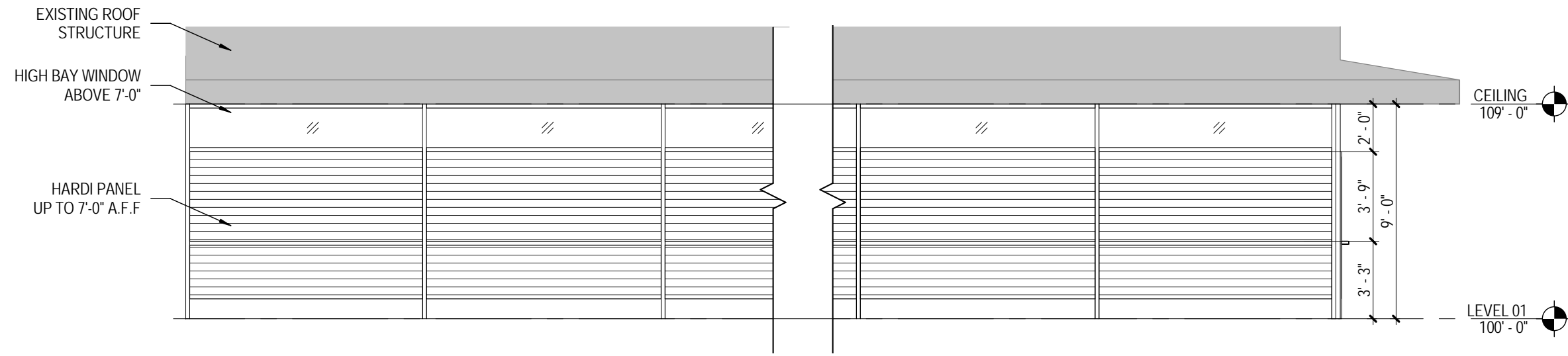
SCHEMATIC DESIGN

ENLARGED PLAN - NORTH CORRIDOR
TERRITORIAL ELEM. - VESTIBULE & ADA
IMPROVEMENT

A2.1

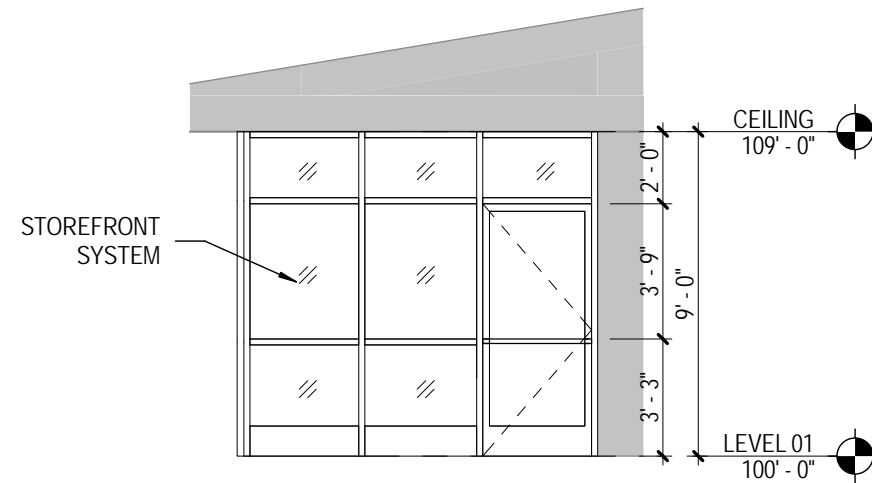
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1 EXTERIOR ELEVATION NORTH - SECURITY VESTIBULE
 A5.0 SCALE: 3/16" = 1'-0"

COMMERCIAL GLAZING SYSTEM (SF)		
	PROPOSED U-VALUE	PROPOSED SHGC
SF WINDOWS	0.38	0.35
SF GLAZED DOORS	0.60	0.35



2 EXTERIOR ELEVATION NORTH - SECURITY VESTIBULE WEST END
 A5.0 SCALE: 3/16" = 1'-0"

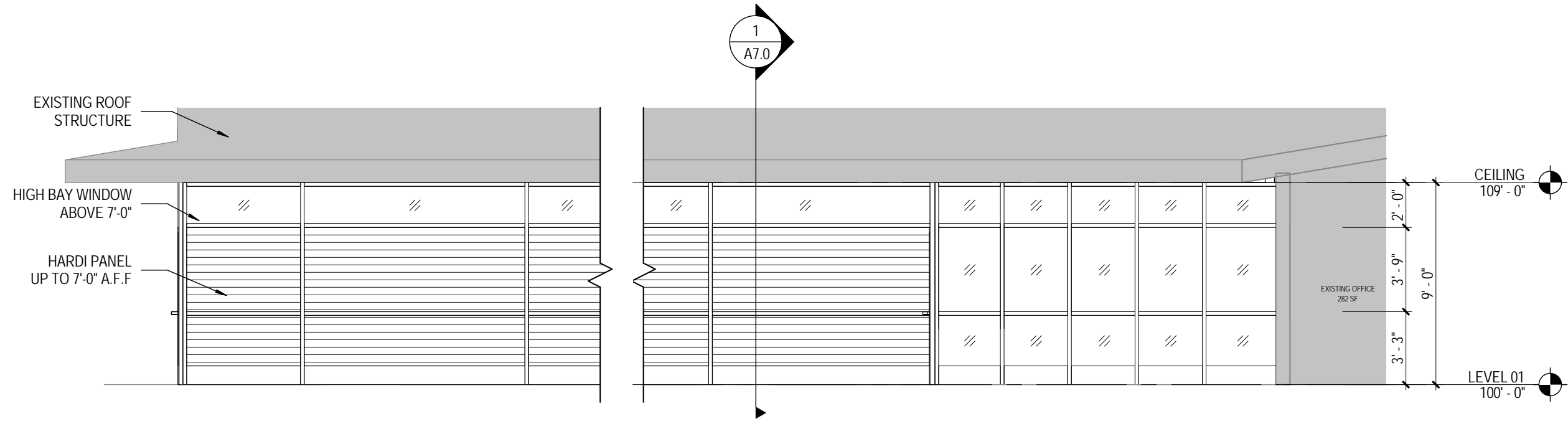
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SCHEMATIC DESIGN

BUILDING ELEVATION NORTH- SECURITY VESTIBULE
TERRITORIAL ELEM.- VESTIBULE & ADA
IMPROVEMENT

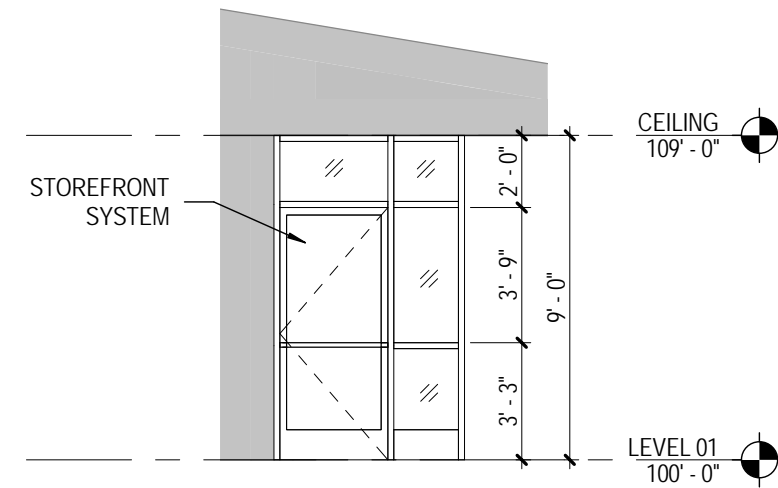
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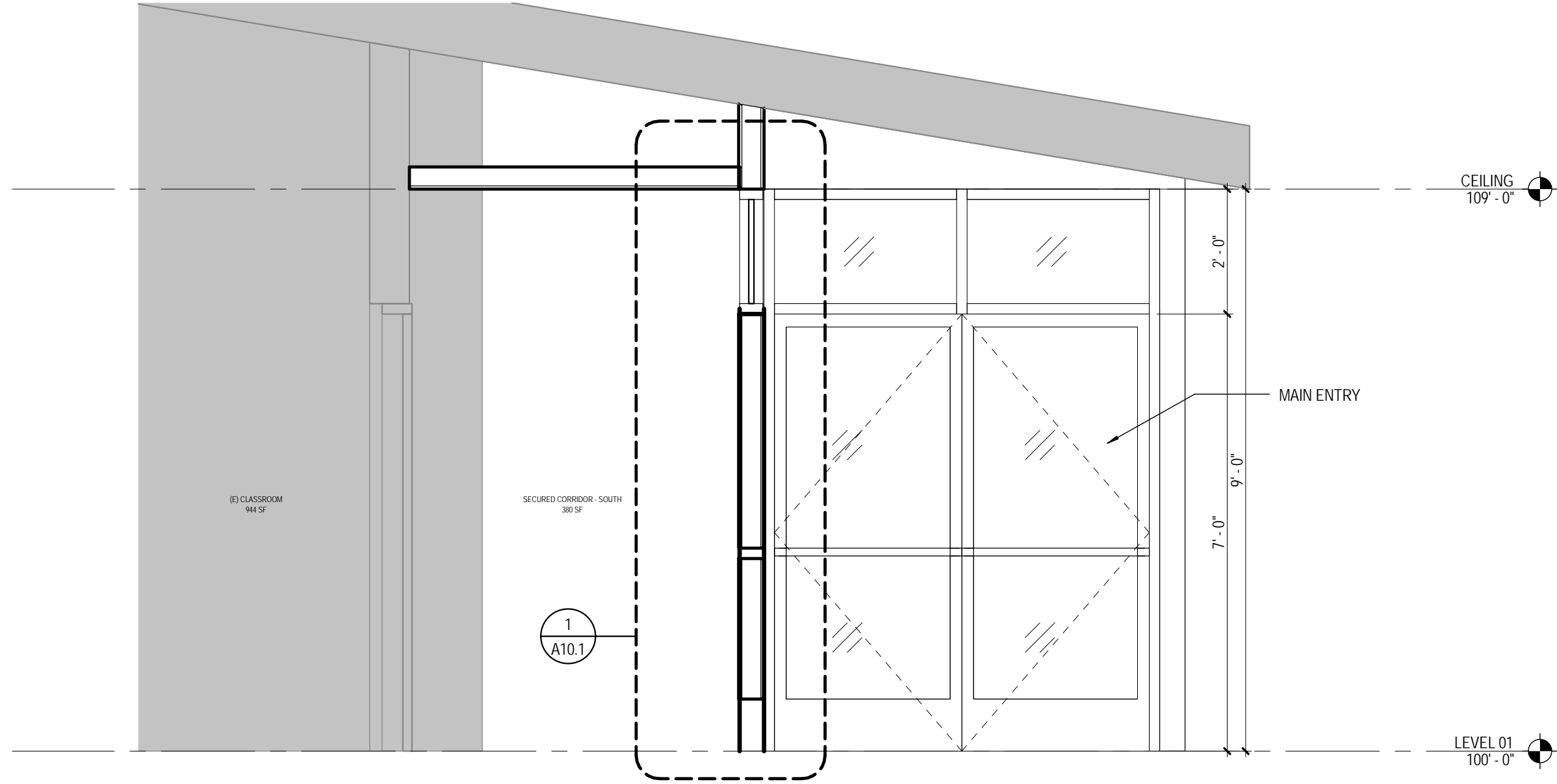
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A5.1 EXTERIOR ELEVATION SOUTH - SECURITY VESTIBULE
SCALE: 3/16" = 1'-0"

COMMERCIAL GLAZING SYSTEM (SF)		
	PROPOSED U-VALUE	PROPOSED SHGC
SF WINDOWS	0.38	0.35
SF GLAZED DOORS	0.60	0.35



2
A5.1 EXTERIOR ELEVATION SOUTH - SECURITY VESTIBULE WEST END
SCALE: 3/16" = 1'-0"

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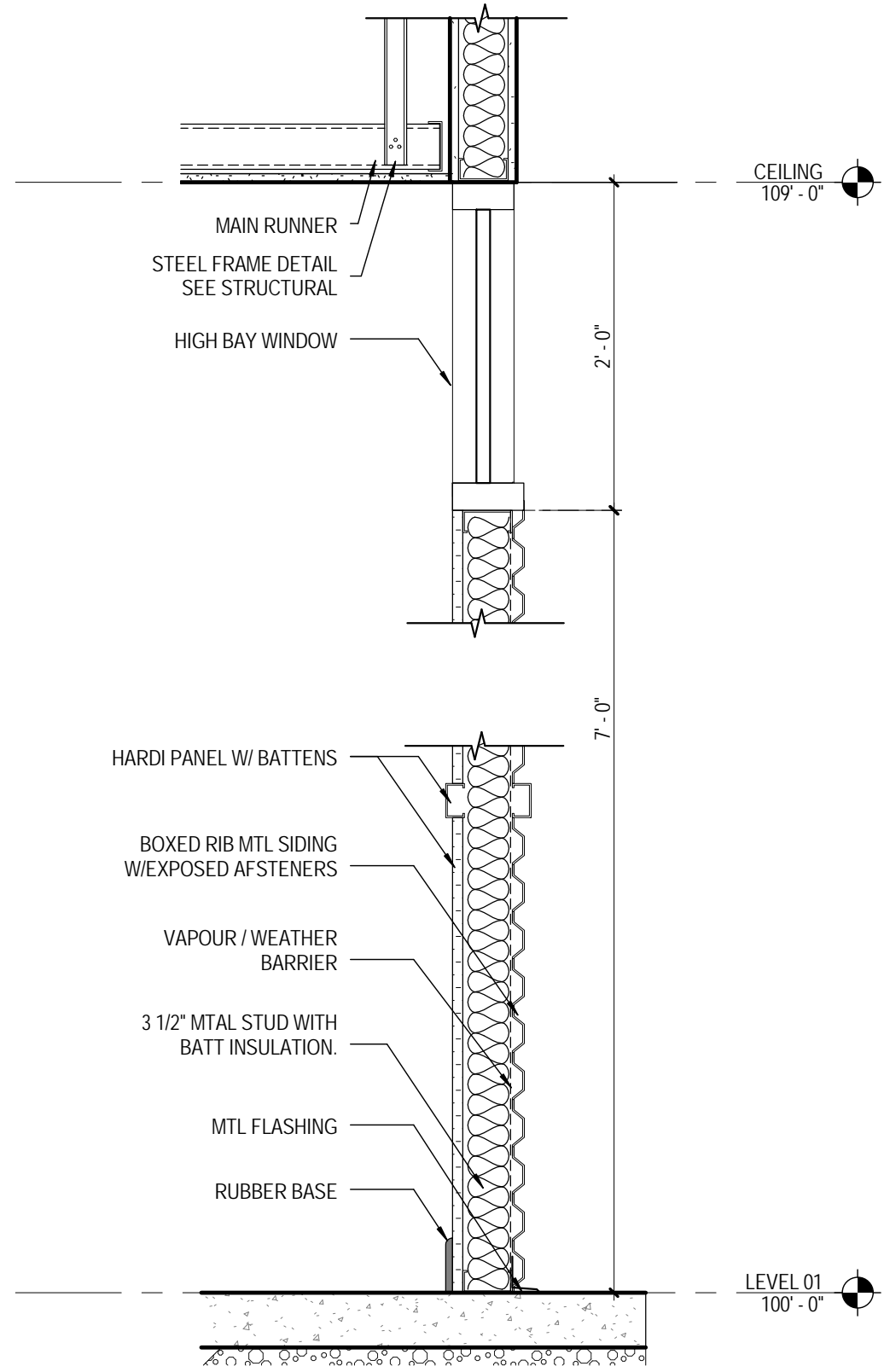
1 BUILDING SECTION - SECURITY VESTIBULE
 A7.0 SCALE: 1/2" = 1'-0"

SCHEMATIC DESIGN

BUILDING SECTION - SECURITY VESTIBULE
TERRITORIAL ELEM.- VESTIBULE & ADA
IMPROVEMENT

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1 WALL SECTION - CORRIDOR WALL DETAIL
A10.1 SCALE: 1" = 1'-0"

SCHEMATIC DESIGN

DETAILS
TERRITORIAL ELEM. - VESTIBULE & ADA
IMPROVEMENT

A10.1
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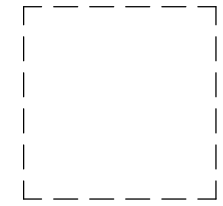
GENERAL NOTES: APPLIED TO ALL SHEETS

- 1. IMAGES INCLUDED IN THIS DOCUMENT REPRESENT A SAMPLING OF THE FACILITIES CONDITIONS AND DO NOT INCLUDE ALL AREA OF WROK. A PREBID SITE WALK IS RECOMENDED

SCHEMATIC DESIGN

LEGEND: APPLIES TO ALL SHEETS

INDICATES KNOWN AREAS IN NEED OF REPAIR: DOES NOT INDICATED ALL AREAS THAT WILL REQUIRE REPAIR OR REPLACEMENT. REFER TO GENERAL NOTES 1.



**EXISTING CONDITION PHOTOS
TERRITORIAL ELEM.- VESTIBULE & ADA
IMPROVEMENT**

A14.1

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