

WESTVIEW HIGH SCHOOL TEAM ROOMS

4200 NW 185th Ave, Portland, OR 97229

CONTACT INFORMATION

OWNER: BEAVERTON SCHOOL DISTRICT
16550 SW MERLO ROAD
BEAVERTON, OREGON 97003

CLIENT CONTACT: DOAA ELHAGGAN, PROJECT MANAGER
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BEAVERTON, OREGON 97003
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ARCHITECT: CONVERGENCE ARCHITECTURE
BARB ANDERSON, ARCHITECT
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BANDERSON@CONVERGENCEARCH.COM

CONTRACTOR: TBD

DRAWING INDEX

A0 COVER SHEET AND LIFE SAFETY PLAN
A1 FLOOR PLANS AND INTERIOR ELEVATIONS
A8 DETAILS

GENERAL NOTES

- THE INTENT OF THE CONTRACT DOCUMENTS IS THAT THE WORK SHALL CONFORM TO THE APPLICABLE CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION. IF THE CONTRACTOR BELIEVES THAT ANY EXISTING CONDITIONS OR CONDITIONS CREATED BY THE PERFORMANCE OF THE WORK IS NON-COMPLIANT WITH THE LAW, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
- CONTRACTOR TO VERIFY THAT THE DRAWINGS ARE ACCURATE WITH RESPECT TO THE EXISTING CONDITIONS BEFORE PROCEEDING WITH THE WORK. IN THE EVENT THAT THE DOCUMENTS CONFLICT WITH THE EXISTING CONDITIONS, NOTIFY THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
- DIMENSIONS SHOWN ARE TO FACE OF CONCRETE, FACE OF STUD, FACE OF MASONRY, GRID/COLUMN LINE, CENTER OF ELEMENT, COUNTERTOP EDGE, OR AS NOTED.
- CONTRACTOR SHALL KEEP THE SITE FREE OF GARBAGE AND DEBRIS. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE PROJECT IS IN PROGRESS UNTIL PROJECT IS COMPLETED.
- CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION, AS REQUIRED BY ACCEPTED STANDARDS OF THE AUTHORITY HAVING JURISDICTION.
- ALL ITEMS ARE TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. MATERIALS THAT DO NOT INCLUDE SPECIAL INSTALLATION INSTRUCTIONS ARE TO BE INSTALLED USING THE MOST APPROPRIATE INDUSTRY STANDARD FOR THE INTENDED RESULT OF THE MATERIAL.
- MECHANICAL/ HVAC SCOPE OF WORK INCLUDES VERIFYING AIR TERMINALS ARE FUNCTIONING AND ARE PERFORMING AT APPROVED LEVELS.
- PLUMBING WORK INCLUDES CAPPING AND DECOMMISSIONING OF ALL RESTROOM PIPING FOR LAVATORIES, WATER CLOSETS AND URINALS.
- NO ELECTRICAL WORK IS ANTICIPATED FOR THE PROJECT.

PROJECT DATA AND CODE ANALYSIS

PROPERTY ID#: R591666

ZONING: R-5

SITE AREA: 44.96 ACRES

FIRE DISTRICT: TVFR

RELEVANT CODES: 2019 OREGON STRUCTURAL SPECIALTY CODE

OVERALL BUILDING AREA: 281,183 SF

AREA OF REMODEL: 453 SF

NUMBER OF STORIES: 2 STORY

TYPE OF CONSTRUCTION: II-B

FIRE SPRINKLERED: YES

PROJECT DESCRIPTION

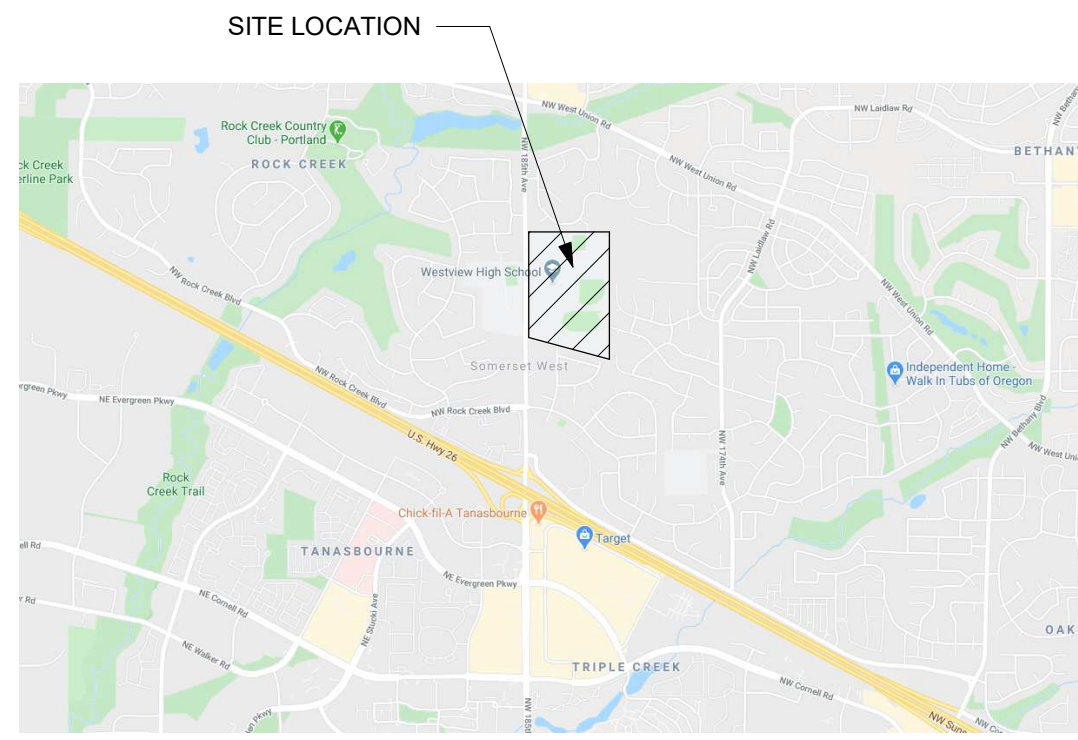
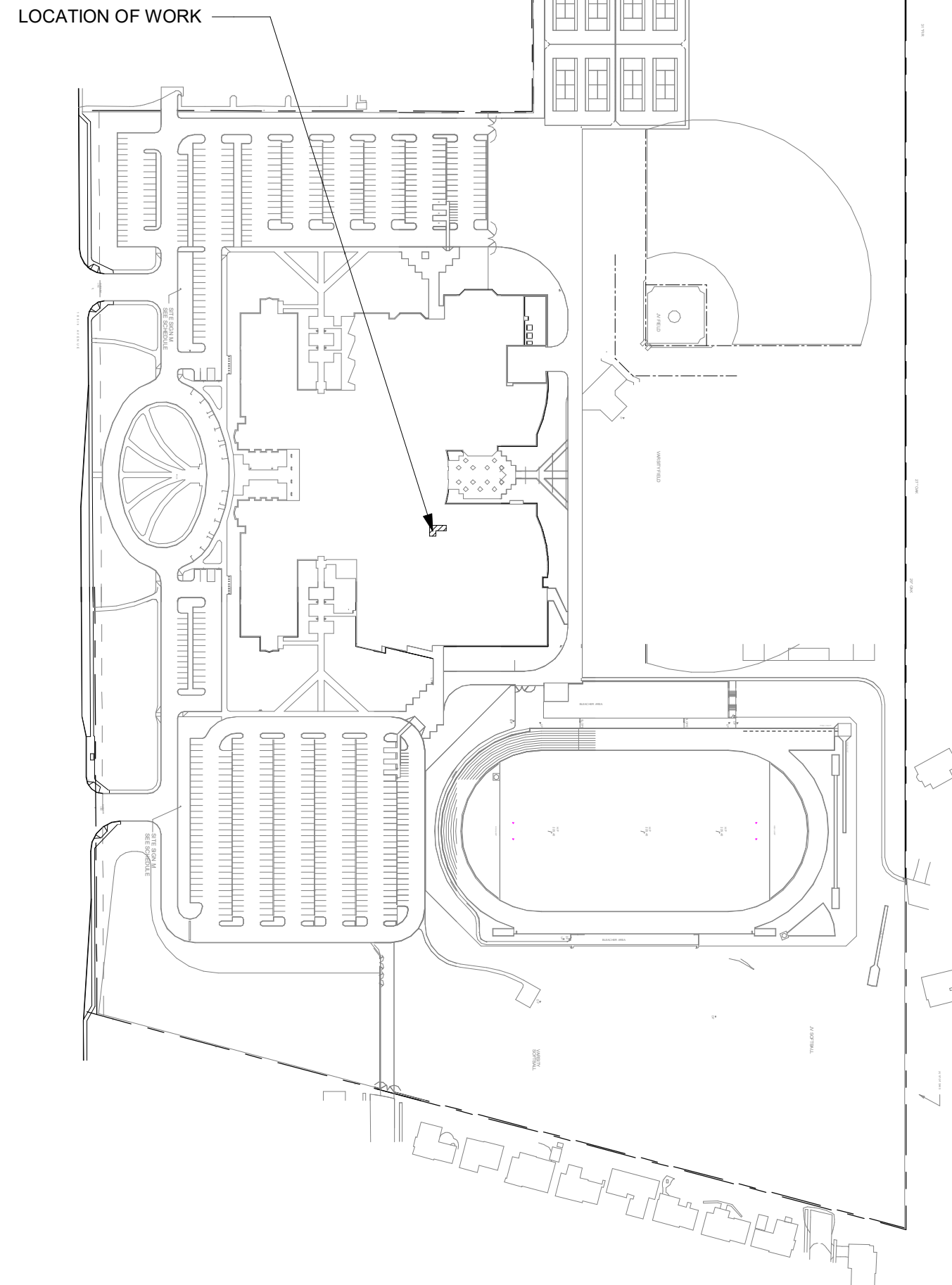
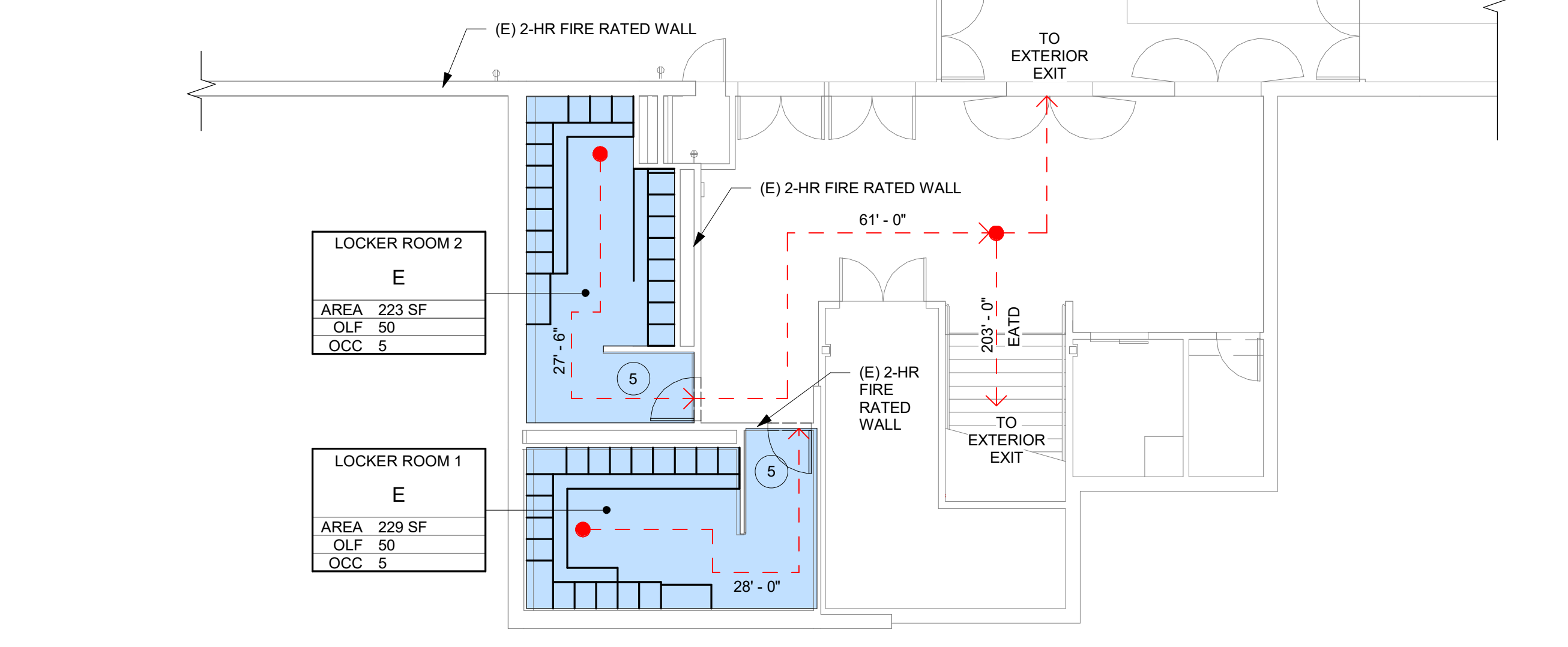
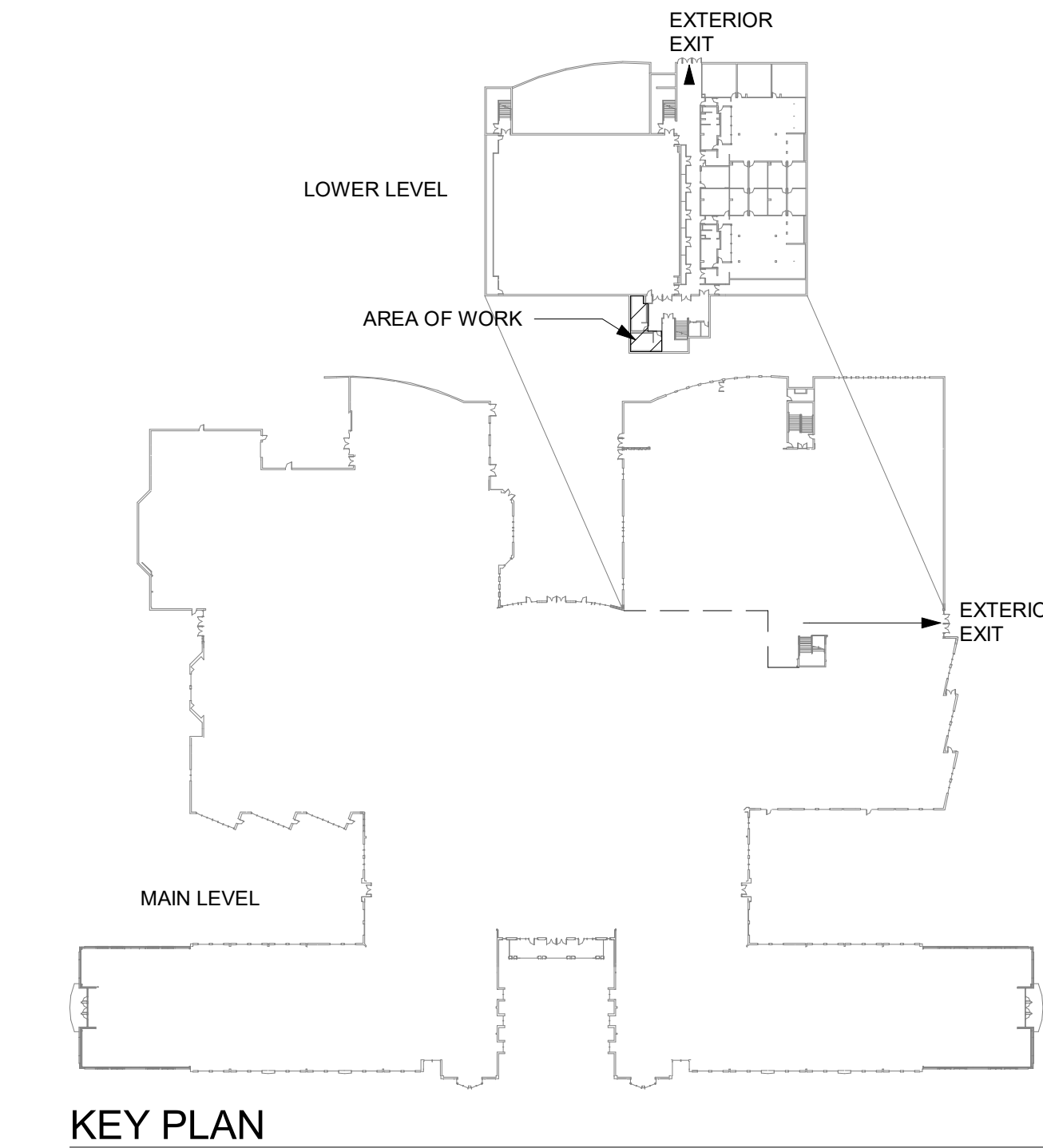
DESIGN FOR CONVERTING TWO EXISTING BATHROOMS INTO TEAM ROOMS TO SATISFY TITLE IX REQUIREMENTS AT WESTVIEW HIGH SCHOOL, 4200 NW 185TH AVENUE, PORTLAND, OREGON 97229.

CODE LEGEND

CODE LEGEND

FE	FIRE EXTINGUISHER	---	1 HOUR FIRE BARRIER
FEC	FINAL LOCATIONS PER FIRE MARSHAL	---	2 HOUR FIRE BARRIER
74	FIRE EXTINGUISHER CABINET	---	3 HOUR FIRE BARRIER
#	FINAL LOCATIONS PER FIRE MARSHAL	---	4 HOUR FIRE BARRIER
#	OCCUPANT EGRESS LOAD AT DOOR	---	BUILDING/AREA DIAGONAL
#	OCCUPANT LOAD FOR ROOM OR AREA	---	EXIT SEPARATION DISTANCE (1/3rd BLDG/AREA DIAGONAL MAX)
#	MERGING OCCUPANT LOAD	← EATD →	EXIT ACCESS TRAVEL DISTANCE (E = 250' MAX)
EXIT SIGN	EXIT SIGN		
FACP	FIRE ALARM CONTROL PANEL		
ANN	ANNUNCIATOR		

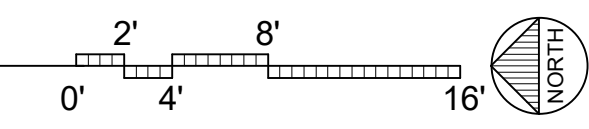
ASSEMBLY	OCCUPANCY CLASSIFICATION
A-3	
AREA 528 SF	AREA
OLF 15	OCCUPANCY LOAD FACTOR
OCC 36	NUMBER OF OCCUPANTS



1 VICINITY MAP
NTS

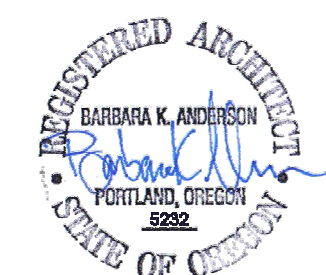
2 SITE
1" = 200'-0"

3 LIFE SAFETY PLAN
1/8" = 1'-0"



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WESTVIEW HIGH SCHOOL TEAM ROOMS
BEAVERTON SCHOOL DISTRICT
PERMIT SET
4200 NW 185th Ave, Portland, OR 97229

Date: 06/05/2020
Project #: 4007
Drawn by: PZ
Checked by: DI

Revisions:

COVER SHEET AND LIFE SAFETY PLAN

A0

GENERAL NOTES

1. CONTRACTOR TO COVER SMOKE DETECTORS WHEN PERFORMING DEMOLITION WORK AND REMOVE ONCE DEMOLITION WORK IS COMPLETE.
2. DISPOSE OF ALL WALL FIXTURE EXCEPT FOR TOILET PARTITIONS OR OTHERWISE INDICATED ON DRAWINGS.
3. CONTRACTOR TO PATCH AND FINISH TILE WALL WHERE FIXTURES REMOVED ARE NOT BEHIND LOCKERS.
4. THRESHOLD PROFILE TO BE 1/4" MAX VERTICAL.
5. FOR WALL TYPES SEE DETAILS SHEET A8.
6. ENSURE FIRE SPRINKLER COVERAGE IS MAINTAINED.

PLUMBING NOTES

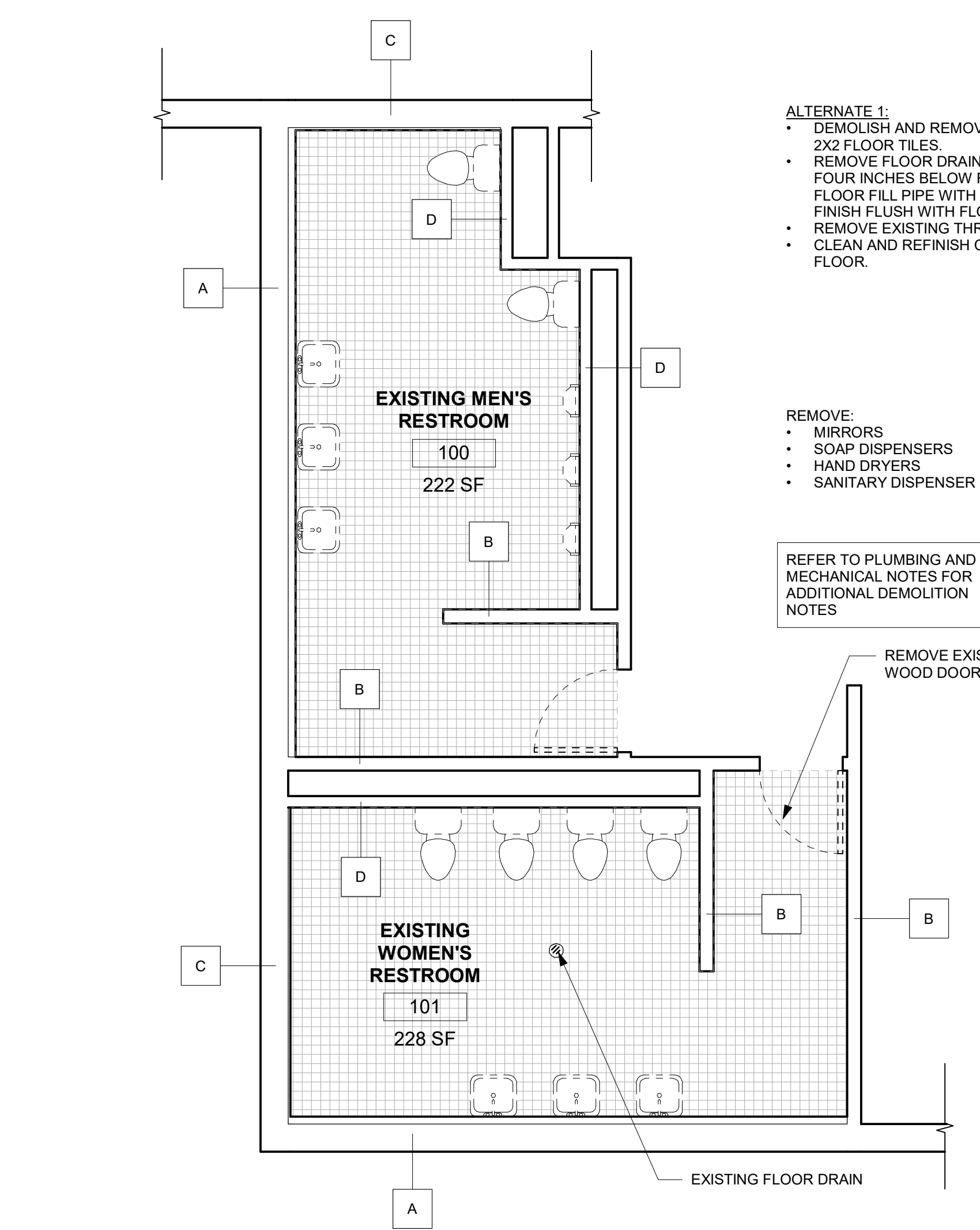
- A. SHUT OFF AT VALVES AND DRAIN SYSTEM.
- B. CUT AND CAP PIPING DOWNSTREAM OF SHUTOFF VALVE.
- C. SHUTOFF VALVE LOCATED IN VESTIBULE.
- D. CONTRACTOR SHALL PLUG WASTE PIPING FOUR INCHES BELOW SLAB AND FILL WITH CONCRETE FOR LAVATORIES, WATER CLOSETS AND URINALS AND FINISH FLUSH WITH FLOOR.
- E. CONTRACTOR SHALL PLUG VENT PIPING BEHIND WALLS. WHERE FIXTURES WERE REMOVED, CONTRACTOR SHALL PATCH AND FINISH WALLS.
- F. CLEANOUT ACCESS WALL CAPS SHALL BE REMOVED AND ALL WALLS PATCHED AND FINISHED OVER CLEANOUT PIPE CAPS.
- G. CAPS SHALL BE PERMANENT AND ACCEPTABLE PER APPLICABLE CODE.
- H. CONTRACTOR SHALL REMOVE FLOOR DRAIN GRILLE, FILL WITH CONCRETE AND INSTALL FLOOR TILE FLUSH WITH EXISTING TILE FLOOR. IF ALTERNATE ONE IS SELECTED FINISH CONCRETE FLUSH WITH EXISTING CONCRETE FLOOR.

MECHANICAL NOTES

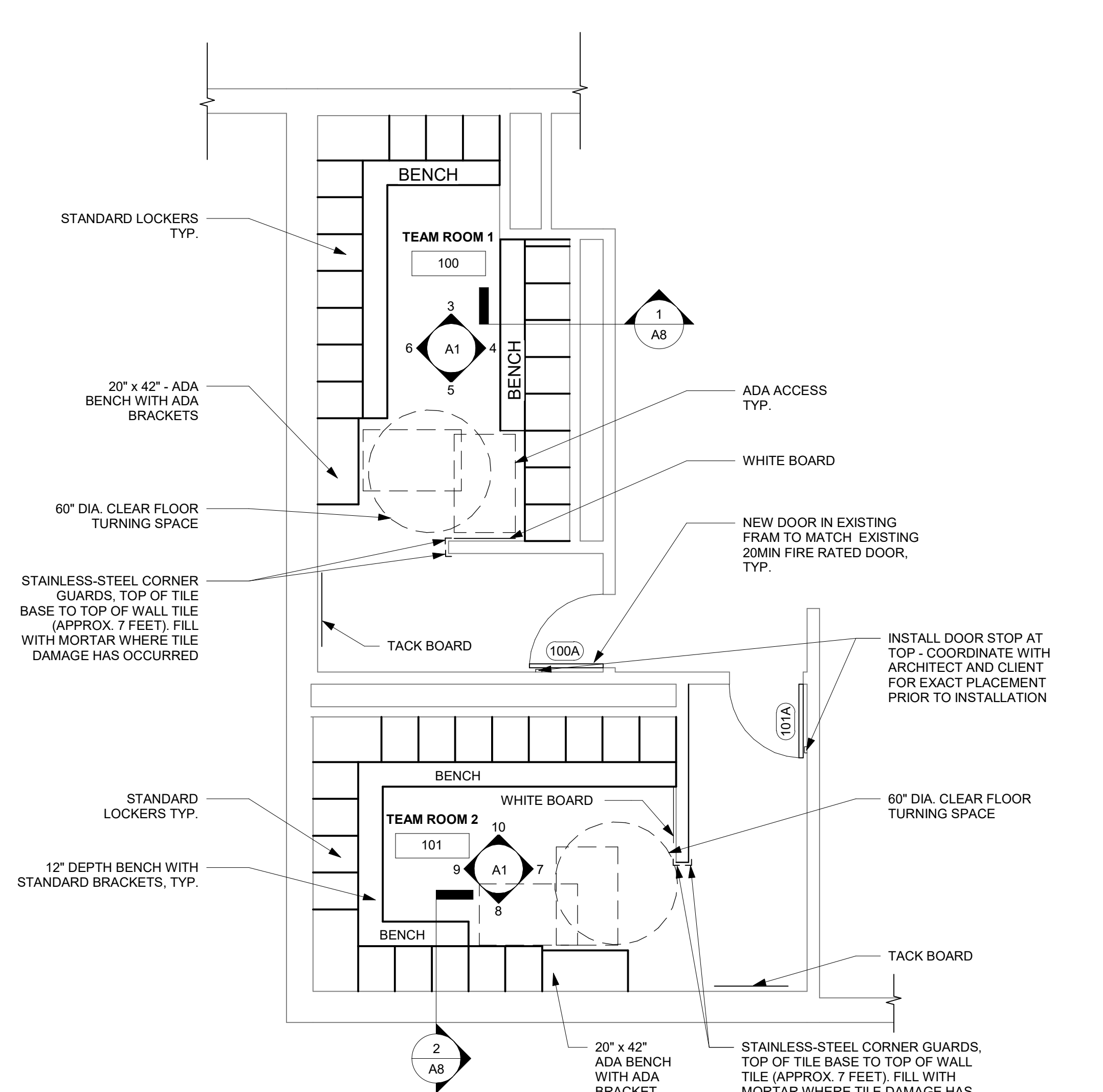
- A. SUPPLY AND EXHAUST AIR TERMINALS SHALL BE CLEANED AND REPLACED WHERE DAMAGED.
- B. CONTRACTOR SHALL VERIFY EXISTING EXHAUST SYSTEM IS FUNCTIONAL AND EXTRACTS 500 CFM OUT OF EACH ROOM PER THE LATEST AS-BUILT PLANS AVAILABLE AT THE TIME OF DESIGN.
- C. SHOULD THE SYSTEM NOT EXTRACT THE AFOREMENTIONED LISTED AIR VOLUME, CONTRACTOR SHALL VERIFY SYSTEM EXTRACTS 0.25 CFM/SF MINIMUM AND NOTIFY ENGINEER SHOULD THIS MINIMUM EXHAUST VALUE NOT BE PROVIDED.

LEGEND

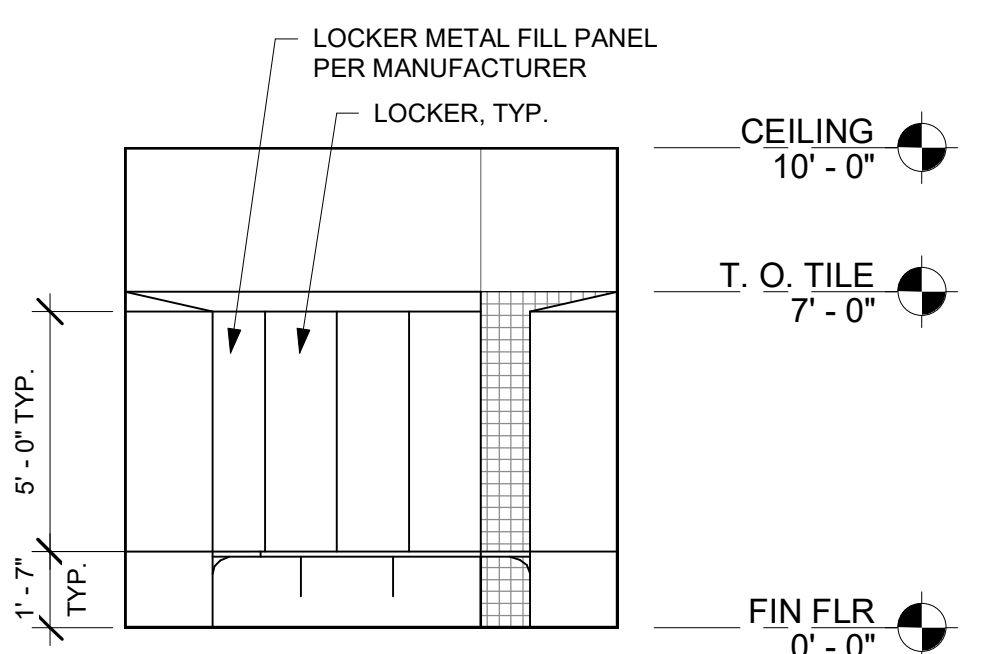
- A EXISTING SUBSTRATE WALL, SEE A/A8
- B EXISTING CMU WALL, SEE B/A8
- C EXISTING CMU WITH FURRING WALL, SEE C/A8
- D EXISTING PLUMBING WALL, SEE D/A8
- DEMOLISH TILE - ALTERNATE 1



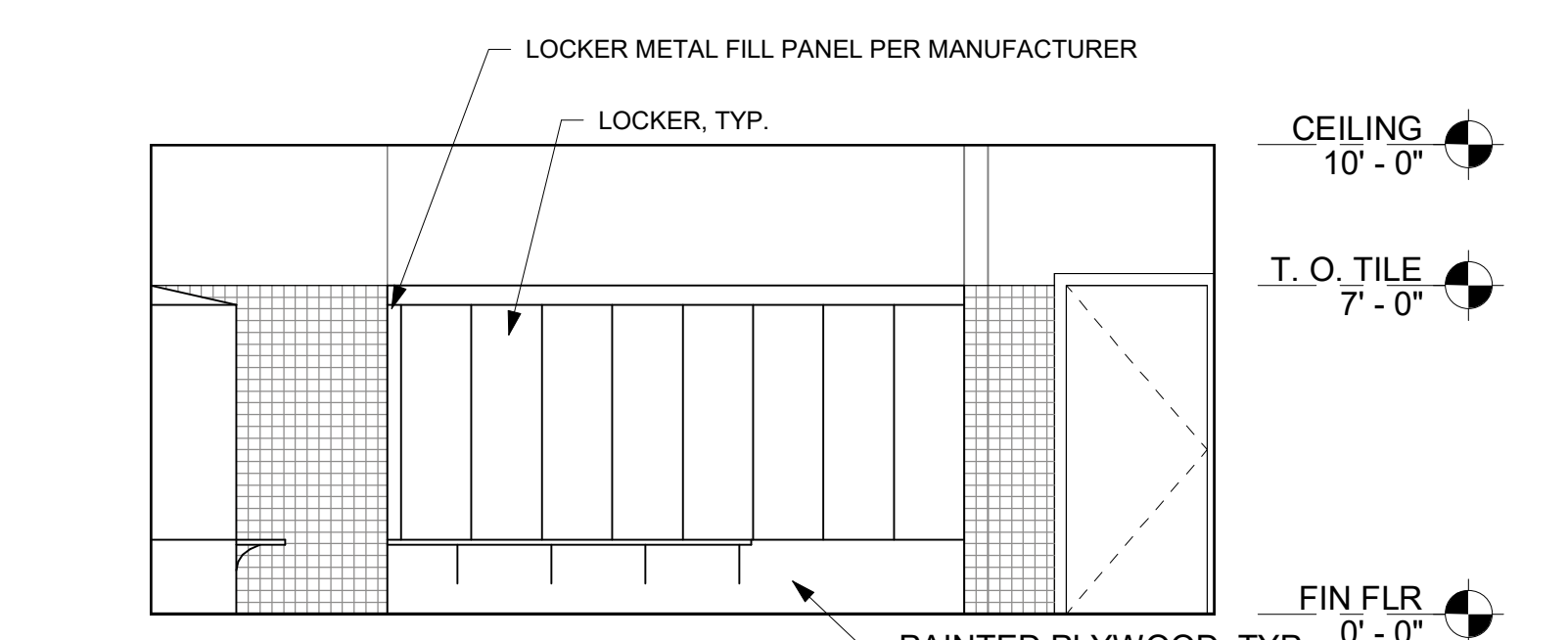
1 DEMO PLAN
 1/4" = 1'-0"



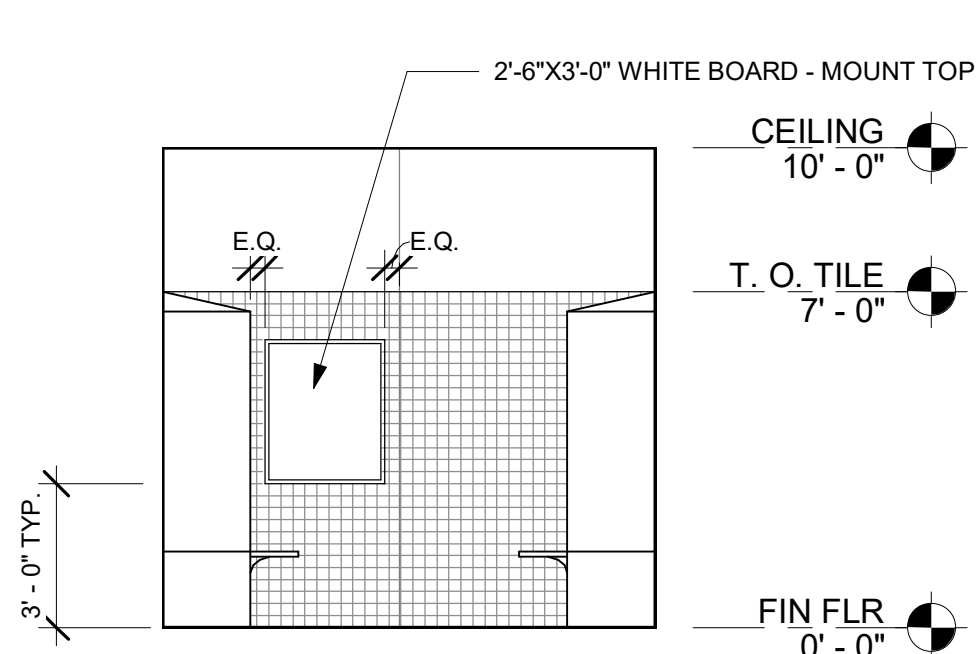
2 FLOOR PLAN
 1/4" = 1'-0"



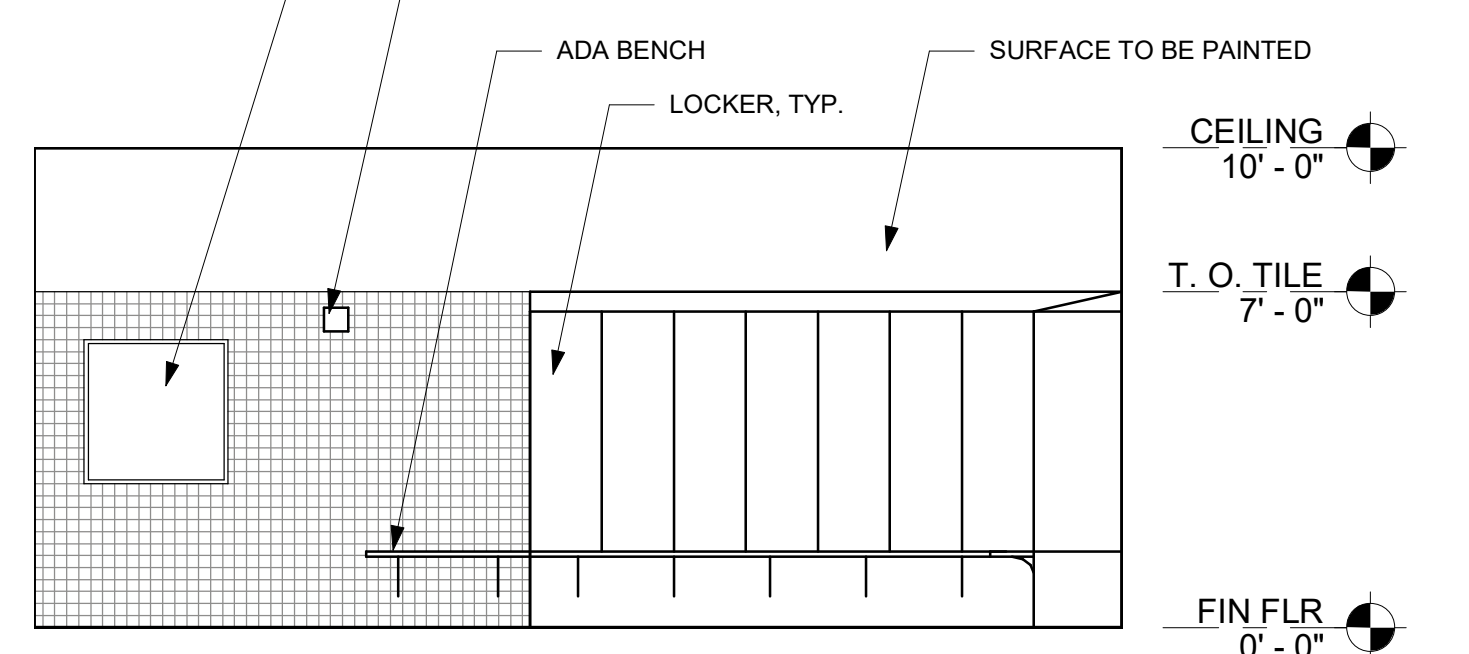
3 TEAM ROOM 2 - EAST WALL
 1/4" = 1'-0"



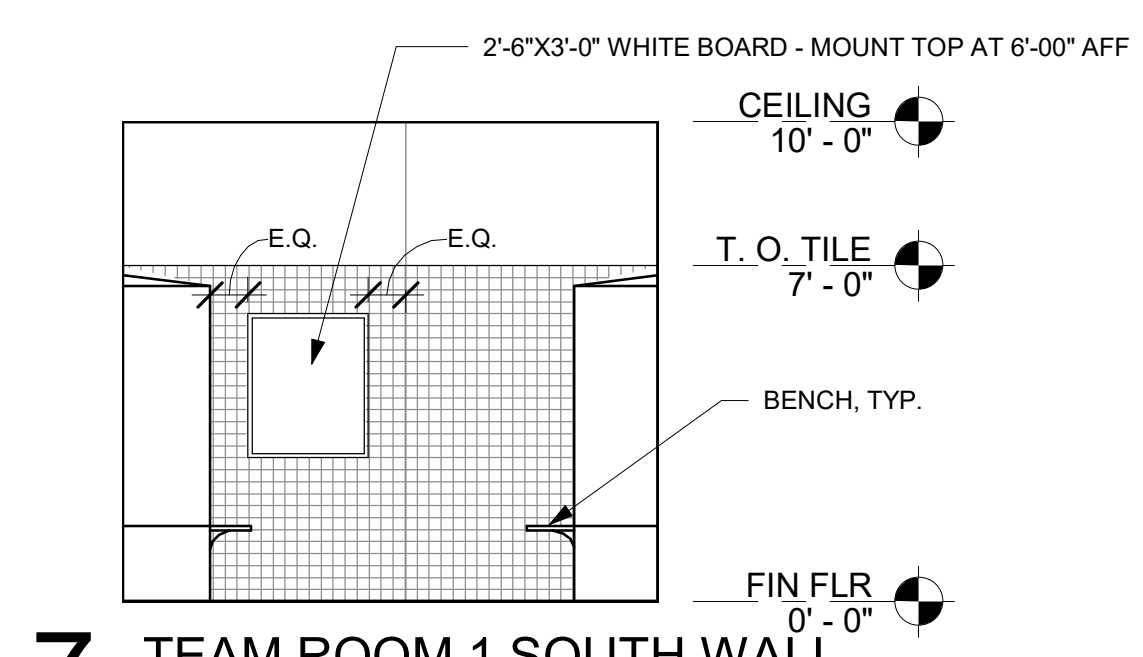
4 TEAM ROOM 2 - SOUTH WALL
 1/4" = 1'-0"



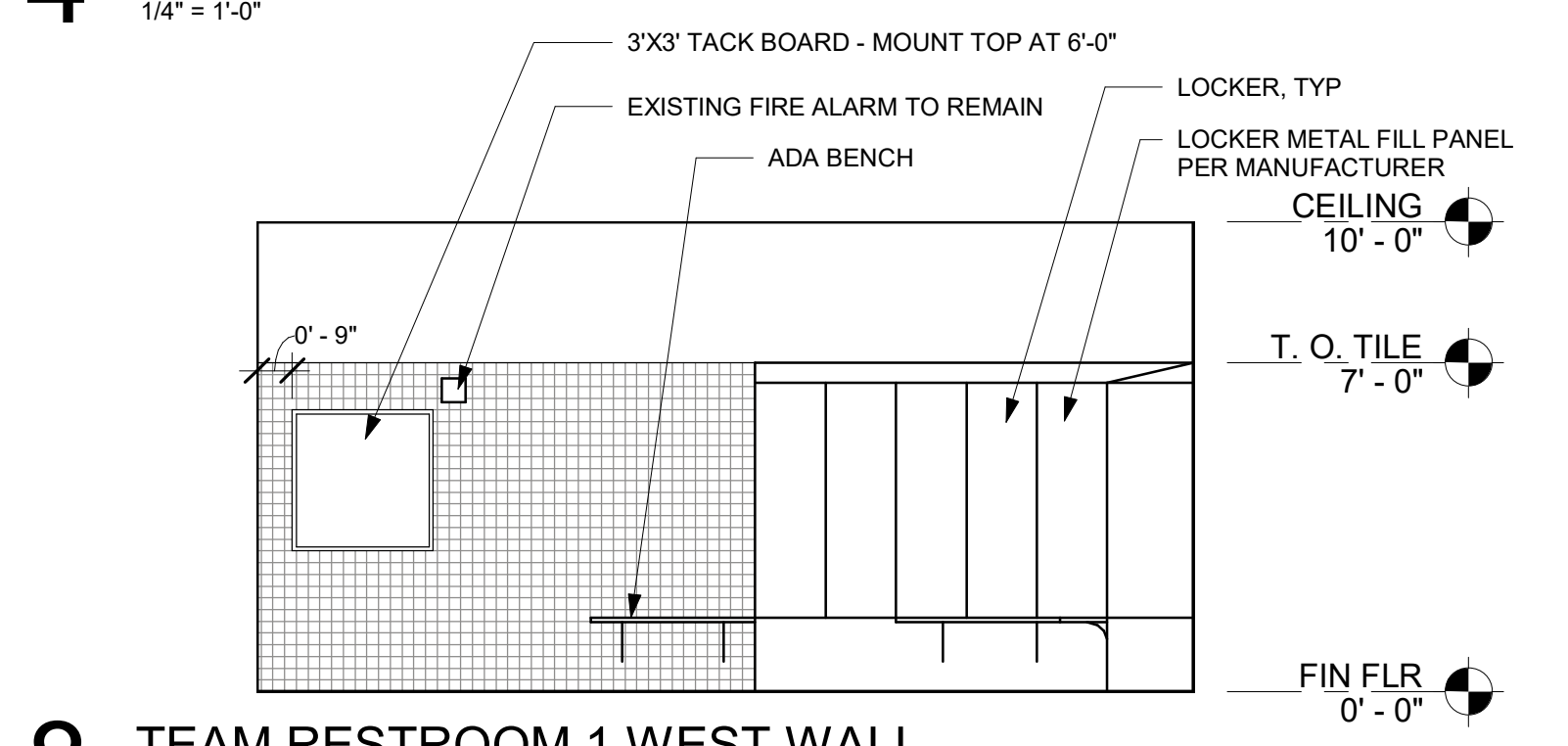
5 TEAM ROOM 2 - WEST WALL
 1/4" = 1'-0"



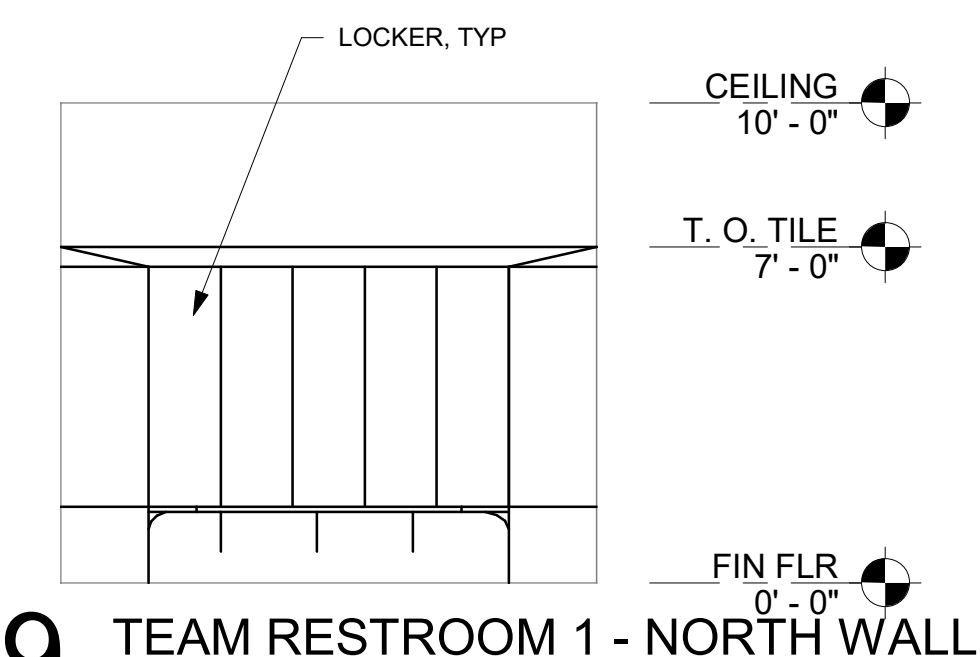
6 TEAM ROOM 2 - NORTH WALL
 1/4" = 1'-0"



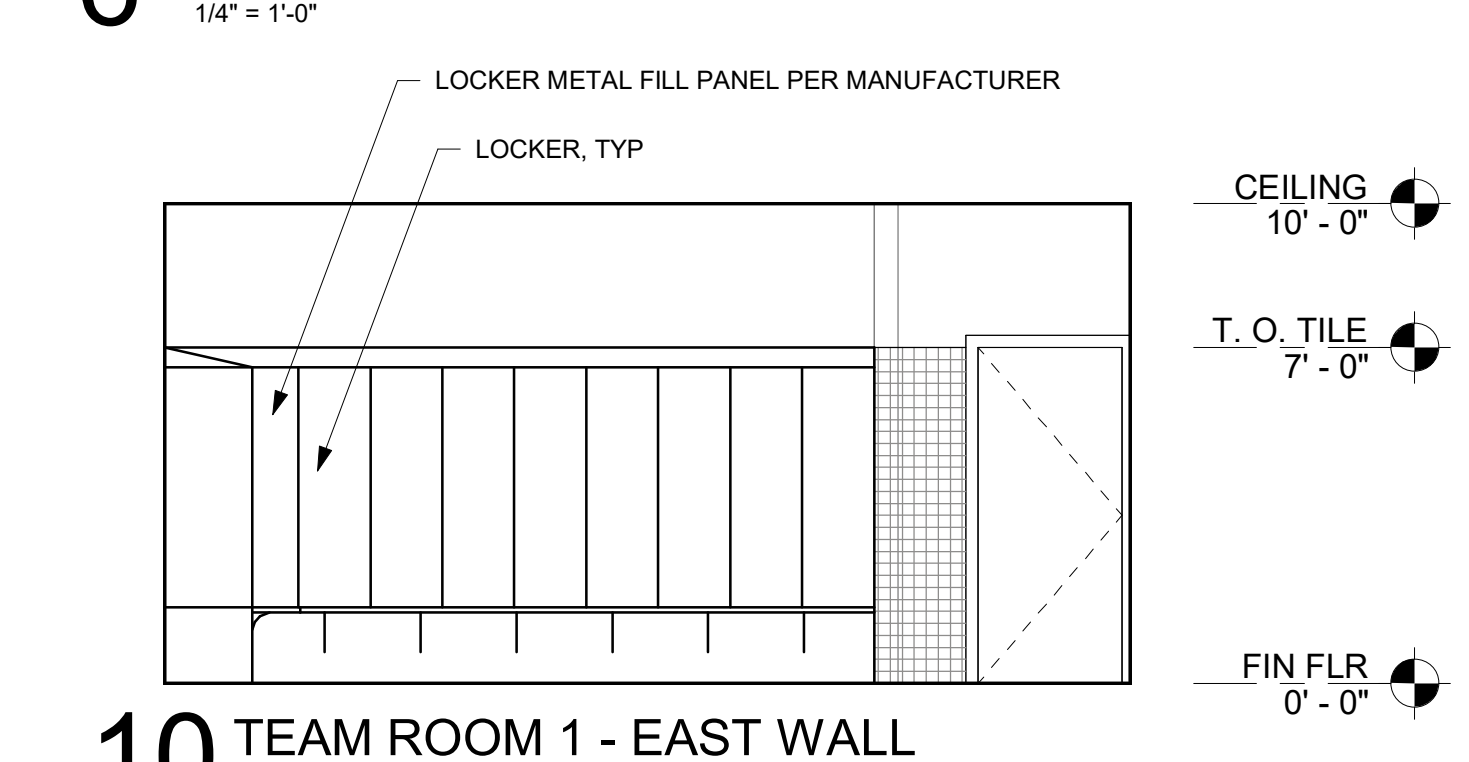
7 TEAM ROOM 1 SOUTH WALL
 1/4" = 1'-0"



8 TEAM RESTROOM 1 WEST WALL
 1/4" = 1'-0"



9 TEAM RESTROOM 1 - NORTH WALL
 1/4" = 1'-0"



10 TEAM ROOM 1 - EAST WALL
 1/4" = 1'-0"

- ALTERNATE 1:**
- DEMOLISH AND REMOVE EXISTING 2X2 FLOOR TILES.
 - REMOVE FLOOR DRAIN GRILLE, CUT FOUR INCHES BELOW FINISHED FLOOR FILL PIPE WITH CONCRETE, FINISH FLUSH WITH FLOOR.
 - REMOVE EXISTING THRESHOLD.
 - CLEAN AND REFINISH CONCRETE FLOOR.

- REMOVE:**
- MIRRORS
 - SOAP DISPENSERS
 - HAND DRYERS
 - SANITARY DISPENSER

REFER TO PLUMBING AND MECHANICAL NOTES FOR ADDITIONAL DEMOLITION NOTES

REMOVE EXISTING WOOD DOOR, TYP.

STANDARD LOCKERS TYP.

20" x 42" - ADA BENCH WITH ADA BRACKETS

60" DIA. CLEAR FLOOR TURNING SPACE

STAINLESS-STEEL CORNER GUARDS, TOP OF TILE BASE TO TOP OF WALL TILE (APPROX. 7 FEET). FILL WITH MORTAR WHERE TILE DAMAGE HAS OCCURRED

STANDARD LOCKERS TYP.

12" DEPTH BENCH WITH STANDARD BRACKETS, TYP.

ADA ACCESS TYP.

WHITE BOARD

NEW DOOR IN EXISTING FRAM TO MATCH EXISTING 20MIN FIRE RATED DOOR, TYP.

INSTALL DOOR STOP AT TOP - COORDINATE WITH ARCHITECT AND CLIENT FOR EXACT PLACEMENT PRIOR TO INSTALLATION

60" DIA. CLEAR FLOOR TURNING SPACE

TACK BOARD

STAINLESS-STEEL CORNER GUARDS, TOP OF TILE BASE TO TOP OF WALL TILE (APPROX. 7 FEET). FILL WITH MORTAR WHERE TILE DAMAGE HAS OCCURRED

2'-6"X3'-0" WHITE BOARD - MOUNT TOP AT 6'-0" AFF

3'X3' TACK BOARD - MOUNT TOP AT 6'-00" AFF EXISTING FIRE ALARM TO REMAIN

ADA BENCH

LOCKER, TYP.

SURFACE TO BE PAINTED

CEILING 10'-0"

T. O. TILE 7'-0"

FIN FLR 0'-0"

CEILING 10'-0"

T. O. TILE 7'-0"

FIN FLR 0'-0"

CEILING 10'-0"

T. O. TILE 7'-0"

FIN FLR 0'-0"

CEILING 10'-0"

T. O. TILE 7'-0"

FIN FLR 0'-0"

CEILING 10'-0"

T. O. TILE 7'-0"

FIN FLR 0'-0"

CEILING 10'-0"

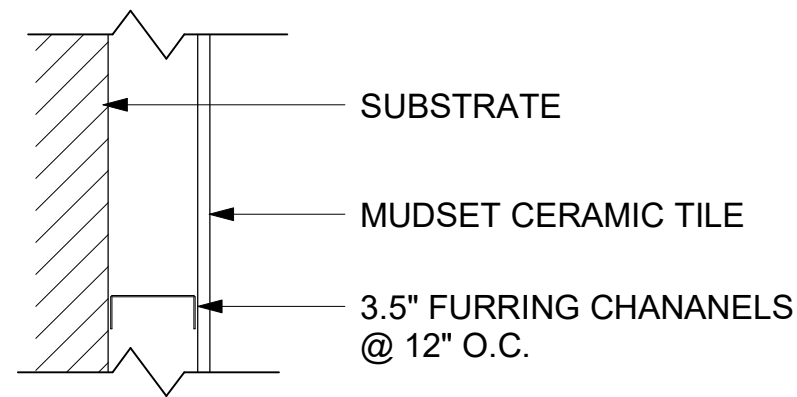
T. O. TILE 7'-0"

FIN FLR 0'-0"

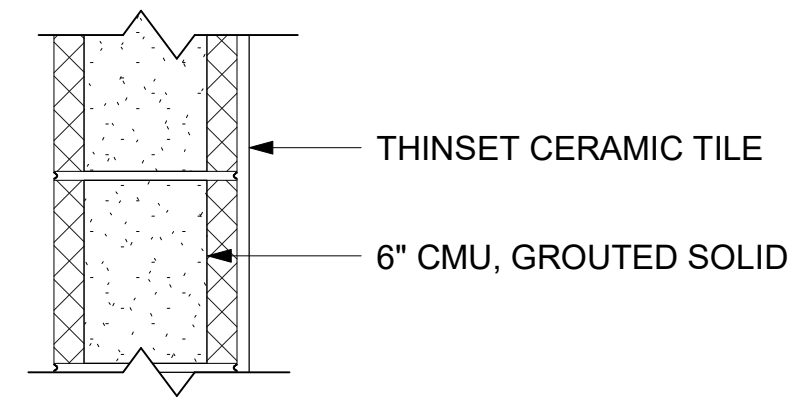
CEILING 10'-0"

T. O. TILE 7'-0"

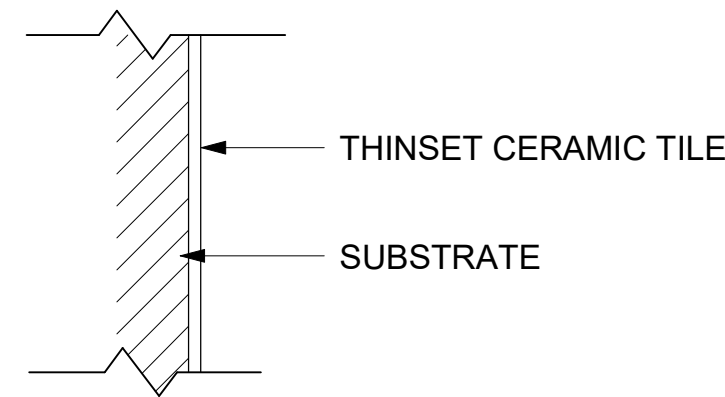
FIN FLR 0'-0"



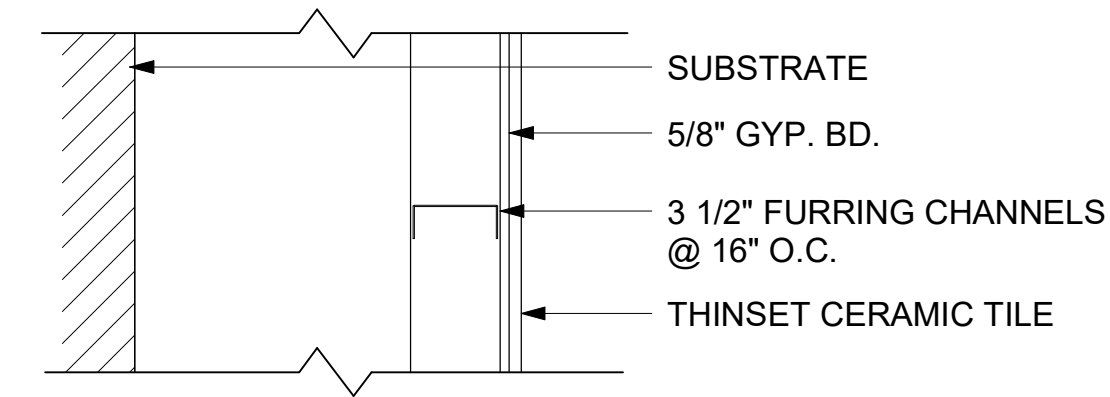
A



B



C

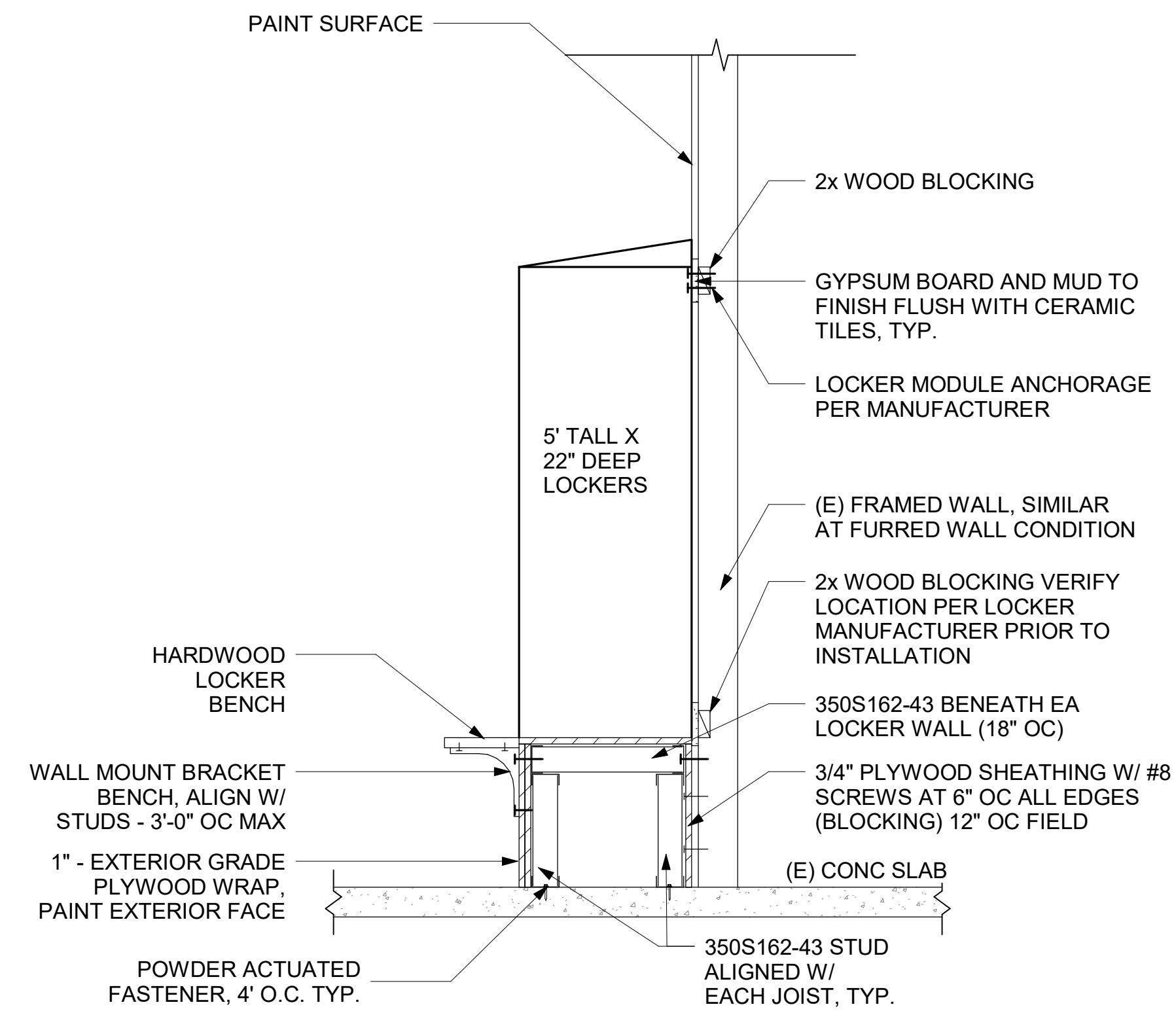


D

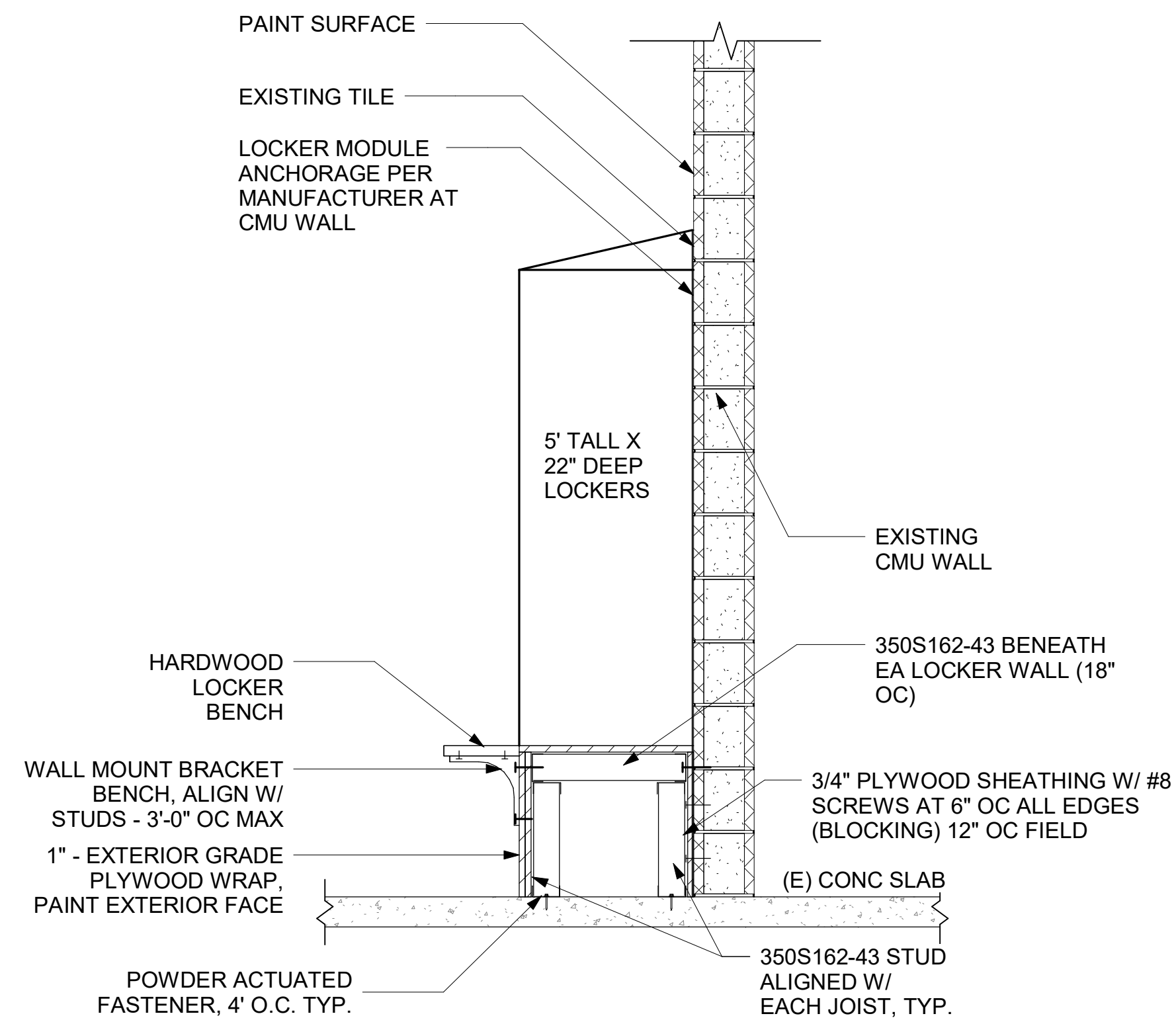
3 EXISTING WALL TYPES
1 1/2" = 1'-0"

Door Schedule			
Mark	Fire Rating	Frame Type	Size
101A	20 MIN.	EXIST	36" x 84"
100A	20 MIN.	EXIST	36" x 84"

DOOR SCHEDULE



1 TYPICAL LOCKER DETAIL
3/4" = 1'-0"



2 TYPICAL LOCKER DETAIL AT CMU WALL
3/4" = 1'-0"

Date:	06/05/2020
Project #:	4007
Drawn by:	PZ
Checked by:	DI

Revisions:

DETAILS