

JDCCR Aquatic Center

**Concept Design
Architectural Narrative
Opsis Architecture**

September 21, 2021

Building Structure

The main building structure could be either typical wood framing (roof and walls) or a pre-engineered metal building (PEMB) with metal girts/stud walls. The pool mechanical wing should be CMU walls with metal or wood roof framing.

Exterior

Exterior Wall and Skin Construction

Typical exterior wall construction will be wood stud framing with insulated cavities and 2" continuous mineral wool insulation (BOD: Roxul) to achieve a total R value of 20% better than current the current Oregon Energy Code, per NCSD district standards. Sheathing will consist of Densglass sheathing and a vapor permeable air barrier (BOD Blueskin).

Typical exterior cladding will consist of vertical cedar wood siding and standing seam metal siding to match the standing seam metal roofing.

Fascia and copings and miscellaneous trim are to be prefinished metal. Metal louvers will be used for mechanical room ventilation.

Exterior Openings

Prefinished, thermally broken, aluminum storefront (BOD Kawneer 450T) will be used at exterior windows and entrances with a high-performance sill pan. All locations will have an extruded sill cap to match the storefront system will be provided on the interior to conceal sill attachment and back-angle.

Exterior back of house doors will be painted hollow metal doors and frames.

Roofing

Typical roofs are to be standing seam metal roofing with exterior gutter systems. Fall protection will be provided where required by OSSC and OSHA guidelines. A roof access hatch with prefabricated ships ladder to be located above the second-floor custodial closet.

Interior

Typical Interior Walls

Typical interior walls will be wood stud framing 16" O.C. with a single layer of 5/8" gypsum board on either side, for a typical STC rating of 34. Finishes will include painted gypsum board walls to Level 4 finish. Locker Room and Changing Rooms walls shall be CMU walls with painted finish for water durability. Outside corners will be protected with 48" high, mechanically fastened stainless steel corner guards.

Typical Interior Doors and Windows

Interior doors and windows will be painted hollow metal frames with solid core wood veneer doors.

All administration interior doors are to have 18" wide full height sidelights, including administration and classroom doors. All Classroom doors to have an office style hardware lockset. A horizontal security grill is to be provided at the administration suite to separate it from the corridor during off hours.

Typical Floors

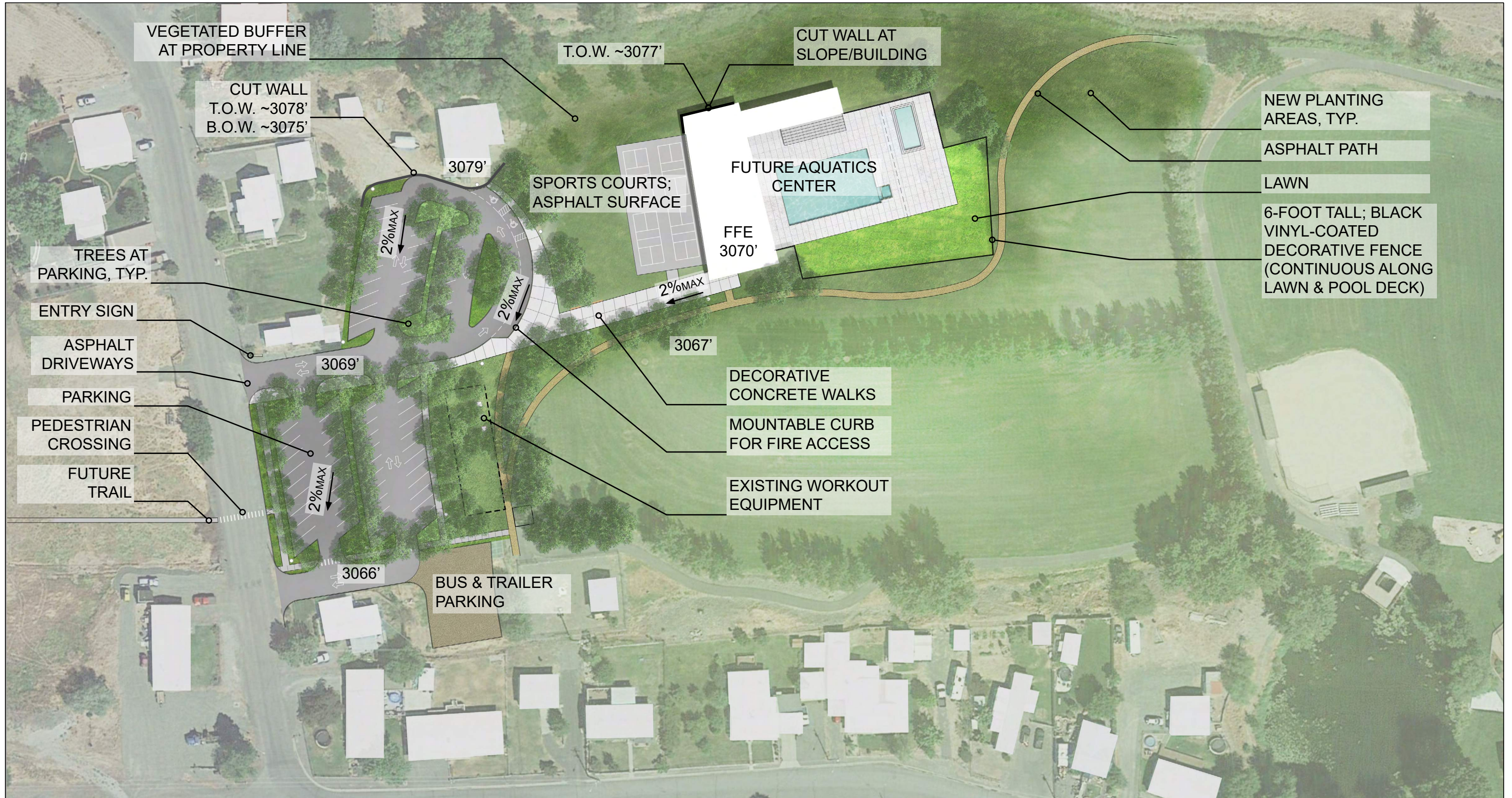
Floors will primarily be 4" slab-on-grade concrete. At hallways, the commons, and restrooms, the concrete will be exposed and polished (400 grit) and with a stain-resistant sealer. Back of house spaces such as storage, electrical and mechanical rooms are to have sealed concrete floors. Administrative offices and conference room are to be carpet tile. High traffic walk-off carpet will be provided in both vestibules.

Typical Ceilings

Classrooms, hallways, and administrative spaces are to have C-2: 2'x4' acoustical ceiling tile. Locker rooms and changing rooms will be painted gyp ceilings.

Typical Casework:

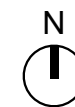
Reception desk will be plastic laminate base cabinet with solid surface counter.

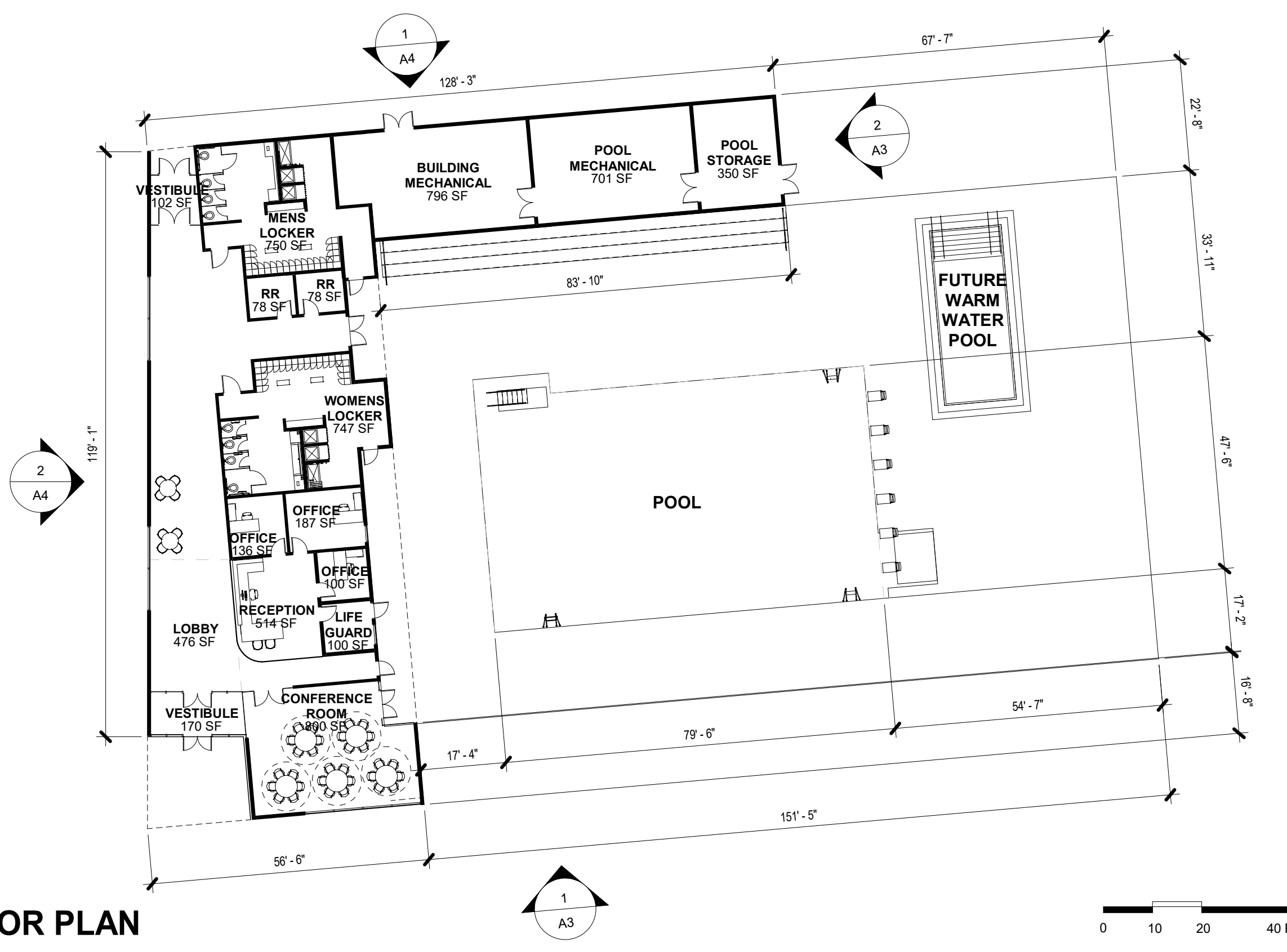


SITE PLAN

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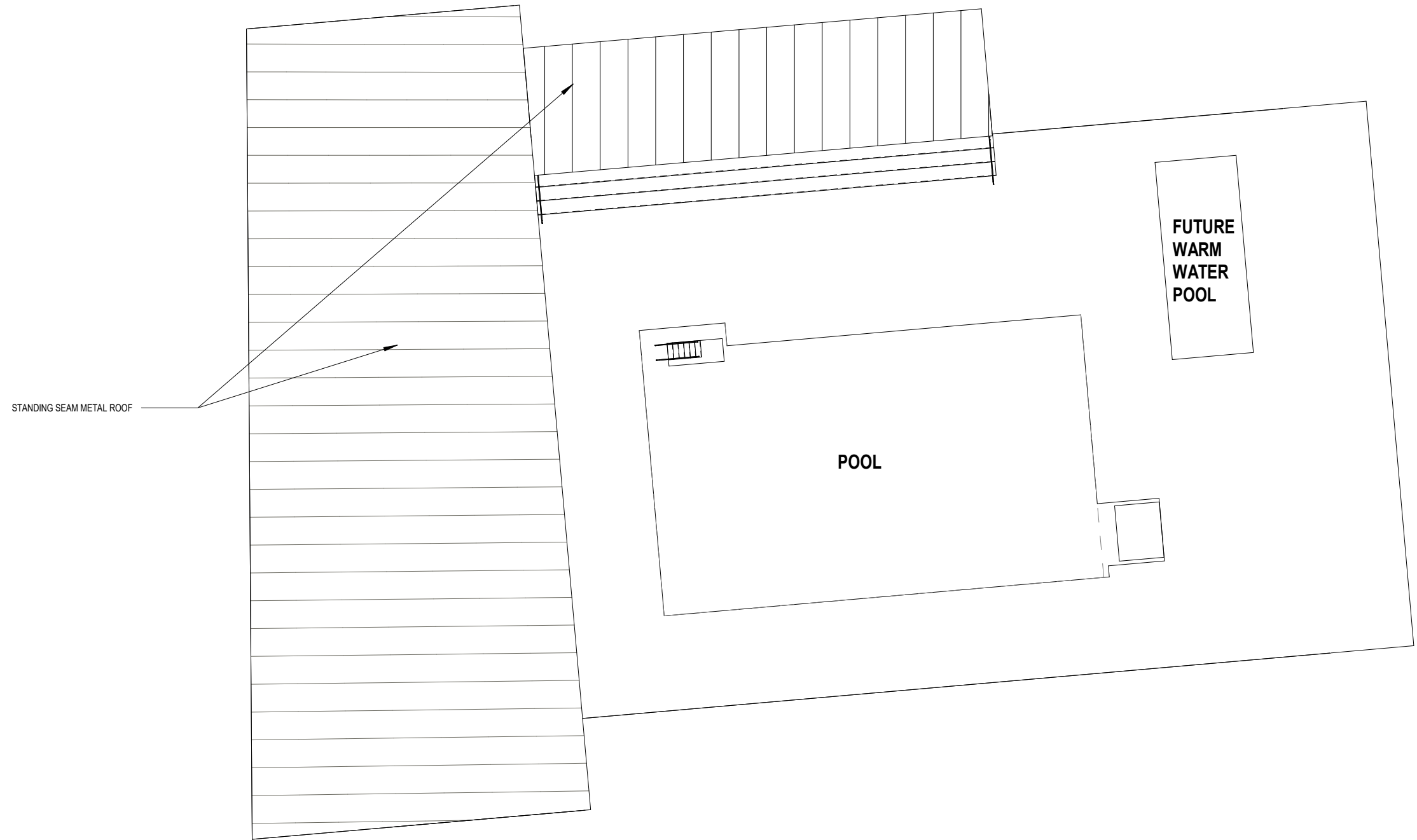
APPLICATION FOR LAND USE REVIEW





A1. FLOOR PLAN

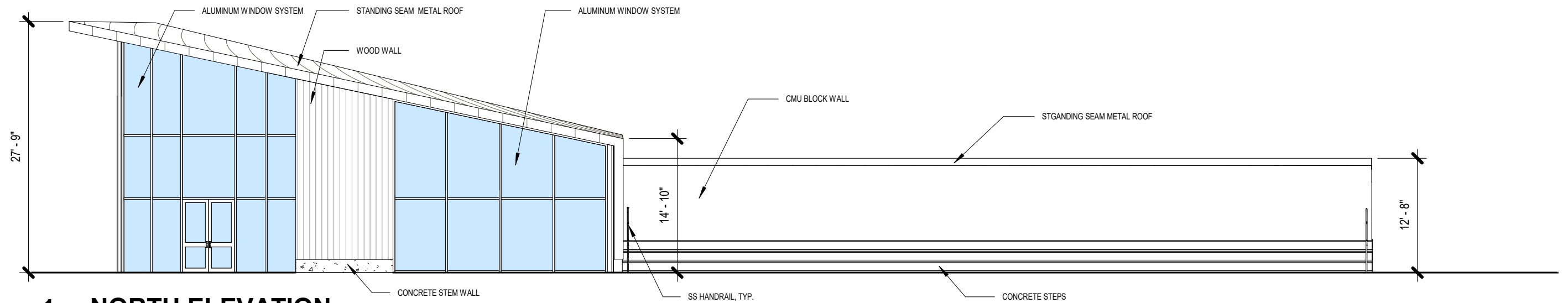
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A2. ROOF PLAN

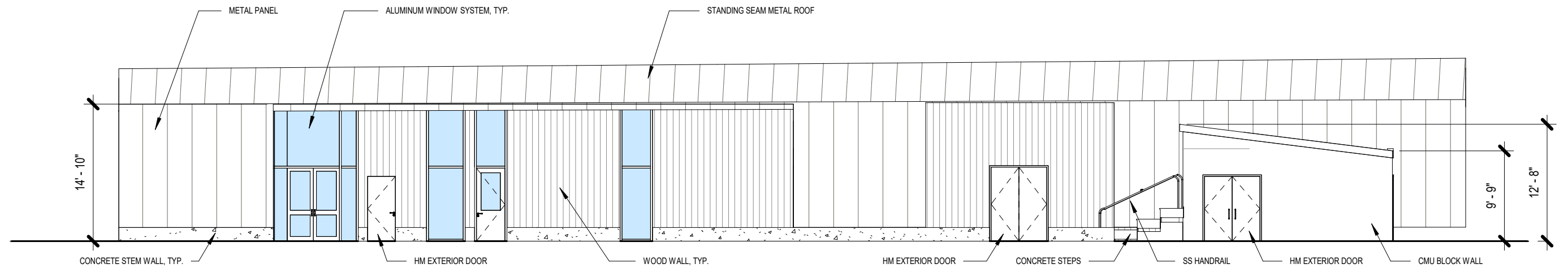
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1 | NORTH ELEVATION

A3 3/32" = 1'-0"



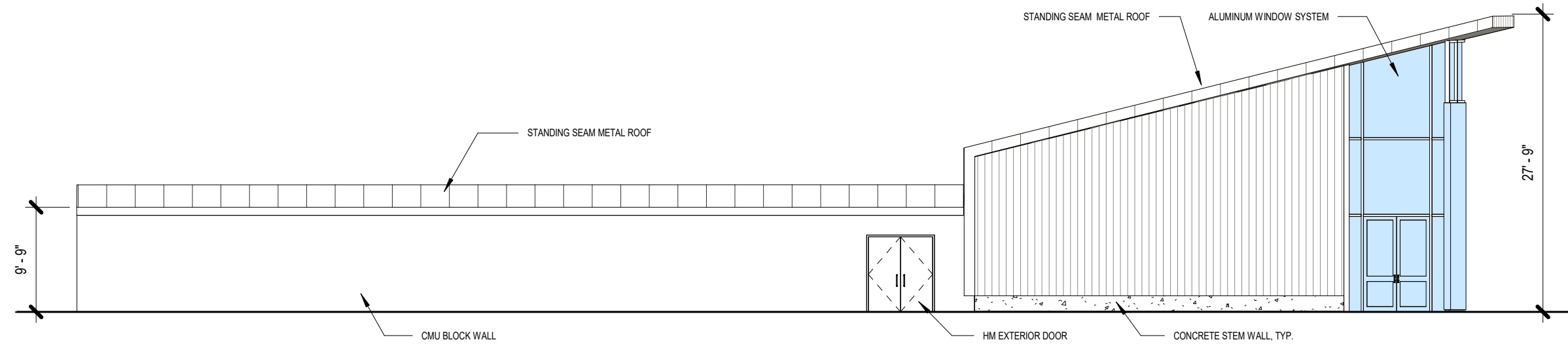
2 | EAST ELEVATION

A3 3/32" = 1'-0"

A3. EXTERIOR ELEVATIONS

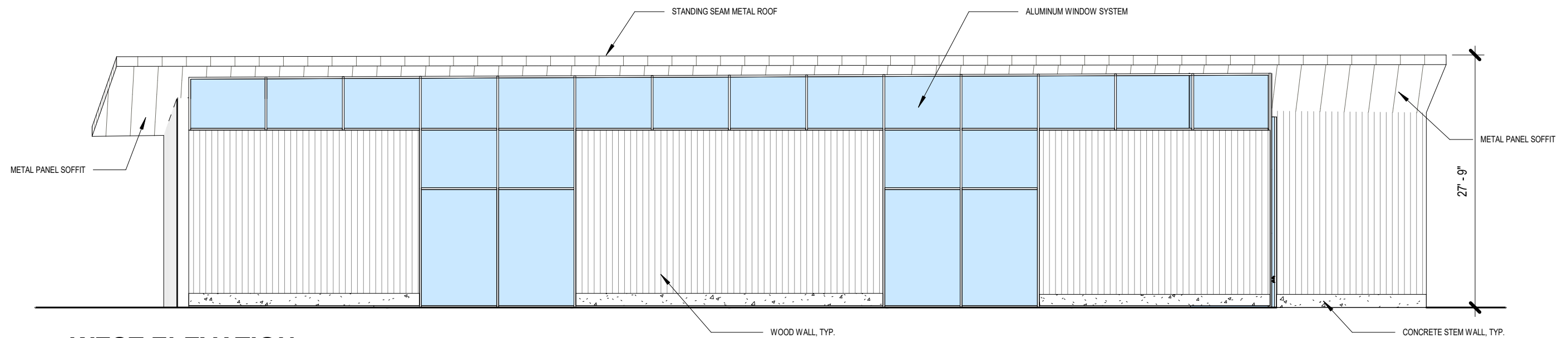
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1 | SOUTH ELEVATION

A4 3/32" = 1'-0"



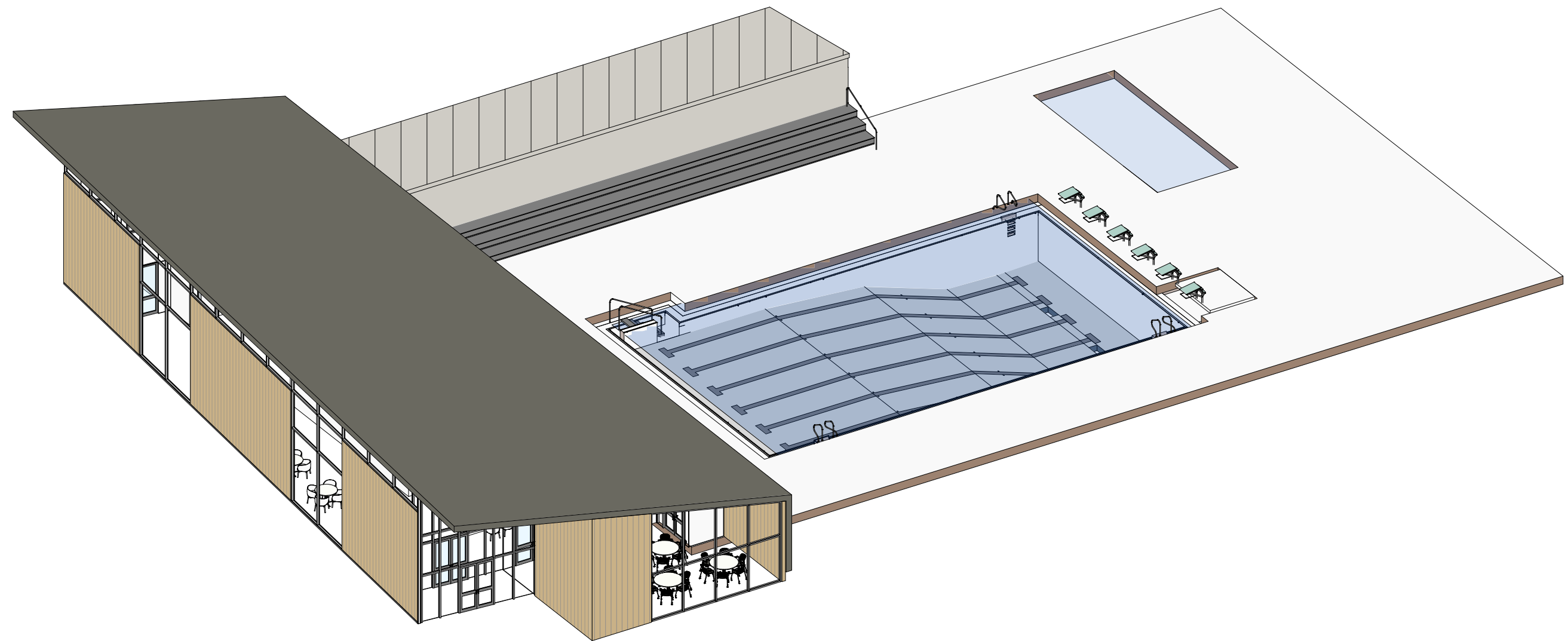
2 | WEST ELEVATION

A4 3/32" = 1'-0"

A4. EXTERIOR ELEVATIONS

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A5. EXTERIOR 3D VIEWS

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A6. EXTERIOR 3D VIEWS

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A7. EXTERIOR 3D VIEWS

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