

An Interior Remodel for MOUNTAIN VILLAGE MONTESSORI CHARTER SCHOOL

27285 BRANDON CIR, STEAMBOAT SPRINGS, CO (HERITAGE PARK SUBDIV.)

RCRBD
Record Set

PROJECT NOTES

1. ALL WORK SHALL COMPLY WITH FEDERAL, STATE AND LOCAL LAWS, CODES AND ORDINANCES.
 2. TEMPORARY SPACE HEATING SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE IN A SAFE, SENSIBLE MANNER WITH PERIODIC CHECKS TO ALL SYSTEMS.
 3. CONTRACTORS SHALL CARRY BUILDERS RISK, WORKMAN'S COMPENSATION, CONTRACTOR'S LIABILITY, PERSONAL INJURY, COMPREHENSIVE AUTOMOBILE AND PROPERTY DAMAGE INSURANCE. OWNER TO CARRY FIRE INSURANCE ON THE FRAMED STRUCTURE AND COMPLETED WORK IN PROGRESS.
 4. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN OF THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES A PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
 5. THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. SAFETY, CARE OF UTILITIES AND ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH FEDERAL AND STATE SAFETY REGULATIONS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 6. DO NOT DIG - VERIFY LOCATION OF ALL UTILITIES BEFORE DIGGING.
 7. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS INTO TYPES, SECTIONS, ARTICLES AND THE ARRANGEMENT OF THE DRAWINGS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUB-CONTRACTORS, OR IN ESTABLISHING THE WORK TO BE PERFORMED BY ANY TRADE.
 8. CONTRACTOR TO INVESTIGATE EXISTING CONDITIONS PRIOR TO PERFORMING ANY REMOVALS. PROVIDE TEMPORARY SUPPORT OF EXISTING STRUCTURE AS REQUIRED.*
 9. CONTRACTOR TO COORDINATE AS REQUIRED FOR REMODEL AND ADDITIONS. CUT, PATCH AND REPAIR AS REQUIRED FOR REMODEL AND ADDITIONS.
 10. ANY AREA DISTURBED BY CONSTRUCTION AND NOT PAVED OR NATURAL ROCK SURFACE SHALL BE REVEGETATED WITHIN ONE CONSTRUCTION SEASON.
- *NO STRUCTURAL WORK ANTICIPATED.

CODE ANALYSIS

LEGAL DESCRIPTION

HERITAGE PARK SUBDIVISION
PARCEL F

PROJECT DESCRIPTION

The project is a Tenant Remodel which modifies a large classroom in an existing school building. The extent of the work includes adding a new demising wall to divide the classroom into two classrooms. The remodel will work within the constraints of the existing mechanical and electrical in order to minimize work of this nature.

CODE COMPLIANCE

2015 International Building Code
2015 International Existing Building Code
2015 International Mechanical Code
2014 National Electric Code
2015 International Fire Code
2009 International Code Council A117.1 (ANSI)

LAND USE ZONING

MDR

FIRE SEPARATIONS

All existing fire separations will remain in place, as originally constructed. Remodel work is non-rated.

CONSTRUCTION TYPE

EXISTING BUILDING
-Existing Hallway adjacent to classrooms: Type VA (1 HR), Sprinklered
-Existing classrooms: Type VB, Sprinklered

BUILDING STATISTICS

Remodel Square Footage Breakdown (Gross SF)
Classroom: 1890 s.f.
NOTE: No new construction will take place as part of this project, only remodel work. No change will take place to the footprint of the existing building. The existing Heritage Park School Building square footage is approximately 47,448 Gross SF.

OCCUPANCY TYPE

E
NOTE: The scope of this project will not change the occupancy of this building. As noted, the remodel work includes changes to the classroom interior partitions.

OCCUPANT LOAD

Per 2015 IBC, Table 1004.1.2
Classroom Area (20 net)
NOTE: The two classrooms created by the new wall each have loading of less than 50.

EXITING

Egress from the newly defined classrooms to the hallway (each):
-Egress sizing (sec.1005.3.2): 48x0.2 = 9.6 required;
-Door sizing (sec. 1010.1.1): 32" min clear width required;
>>Provided: 36" width min.

-Exit Access Travel Distance: E Occupancy with Sprinkler System = 250 ft. (table 1017.2)
>>Max. distance provided: 138'.

DISCIPLINE

CLIENT

Mountain Village Montessori Charter School (MVMCS)
c/o Michael Girodo
Phone: 720-442-2889
Email: michael@mvmcs.org

GENERAL CONTRACTOR

Mountain Village Montessori Charter School (MVMCS)
c/o Dan Leblanc, Owner's Representative
Phone: 970-439-8606

ARCHITECT

Steamboat Architectural Associates (SAA)
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Fax: 970.879.3406
Email: adam@steamboatarchitectural.com
Contact: Adam Wright

BUILDING AUTHORITY

Routt County Building Dept.
136 6th Street
Steamboat Springs, Colorado 80487
Phone: 970.870.5566
Fax: 970.870.5489
Email: tallen@co.routt.co.us
Contact: Ted Allen

SHEET INDEX

ARCHITECTURAL DRAWINGS

A0.0 Cover Sheet
A2.0 Floor Plan and Notes

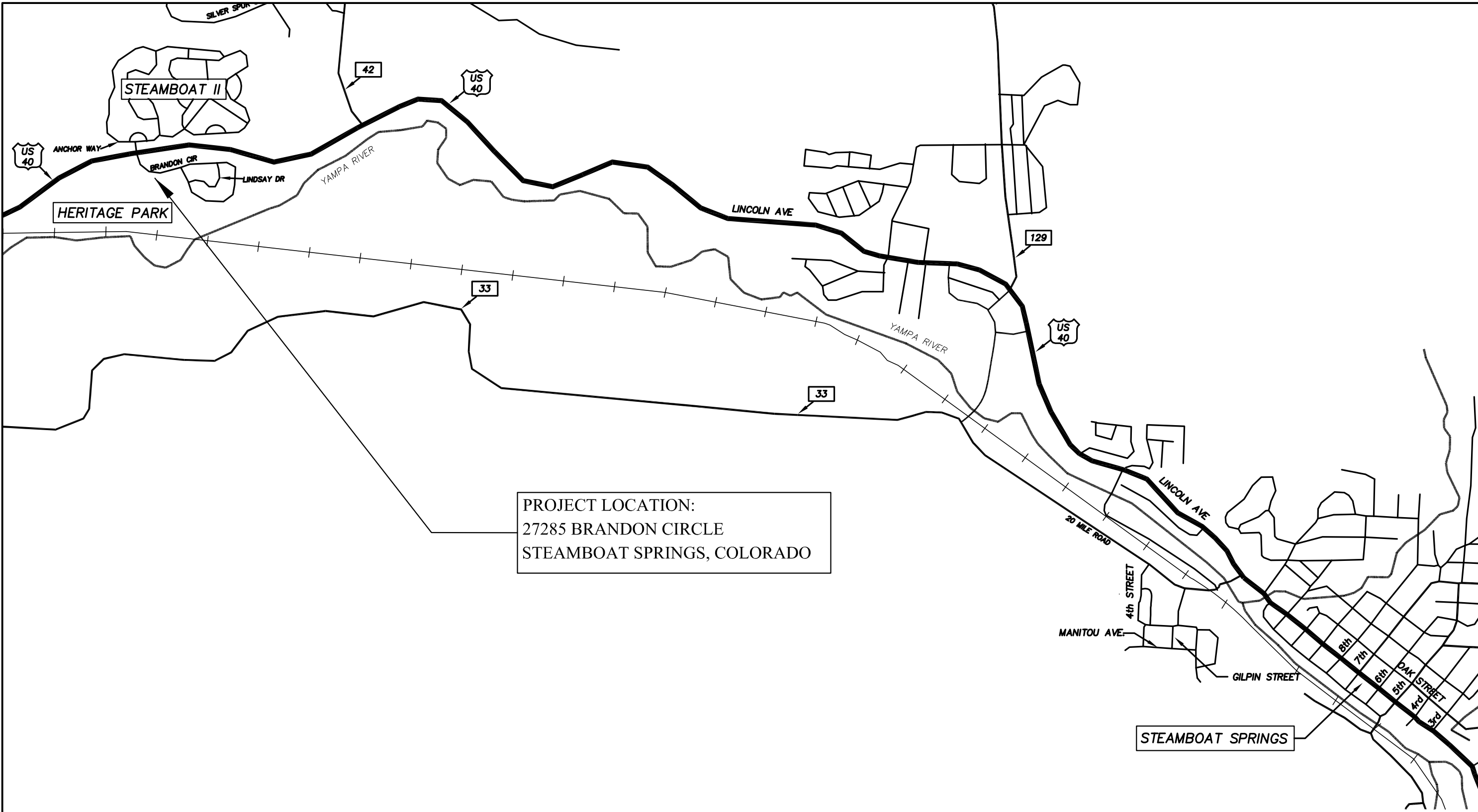
PJ3101-1
Fire Prevention
In: 07/11/2018
Out: 07/17/2018

Conditionally Approved – pending deferred submittal of Fire Alarm/Sprinkler plan/permits by sub-contractor to Fire Prevention. See www.steamboatsprings.net

SUBMISSION

For Permit
2018-07-06

VICINITY MAP



PROJECT NOTES

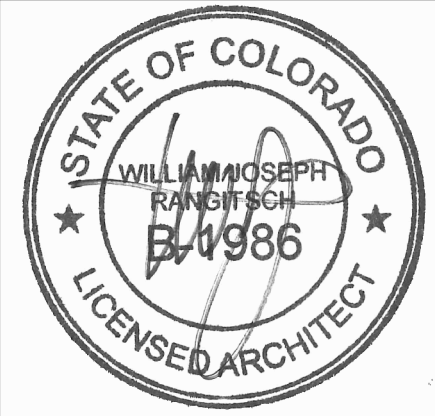
DISCIPLINE

SHEET INDEX

CODE ANALYSIS

VICINITY MAP

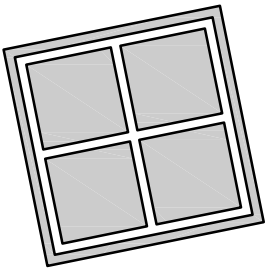
SUBMISSION STATUS



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AN INTERIOR REMODEL for
**MOUNTAIN VILLAGE
MONTESSORI
CHARTER SCHOOL**
COLO. STATE HWY. 40 AND BRANDON BLVD.
HERITAGE PARK SUBDIVISION

A0.0

16-02

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THESE DRAWINGS
DO NOT INCLUDE
THE COMPONENTS
NECESSARY FOR
CONSTRUCTION
SAFETY.

