

OLDHAM COUNTY BOARD OF EDUCATION

CONCERN

Consider Approval of the Construction Documents for the Oldham County Preschool Expansion & Renovation Project.

DISCUSSION


On July 31, 2023 the Board approved Design Development Documents for the Oldham County Preschool Expansion & Renovation Project.

The Kentucky Department of Education requires that the Oldham County Board of Education approve the plans at various stages during the design process. The Construction Documents (attached) for the Oldham County Preschool Expansion & Renovation Project has been reviewed by Brent Bohannon, Director of Facilities, and McCulloch Associates Architects, and is recommended for approval.

RECOMMENDATION

Approve the Construction Documents for the Oldham County Preschool Expansion & Renovation Project and hereby authorize the Director of Facilities Management to execute the necessary documentation.

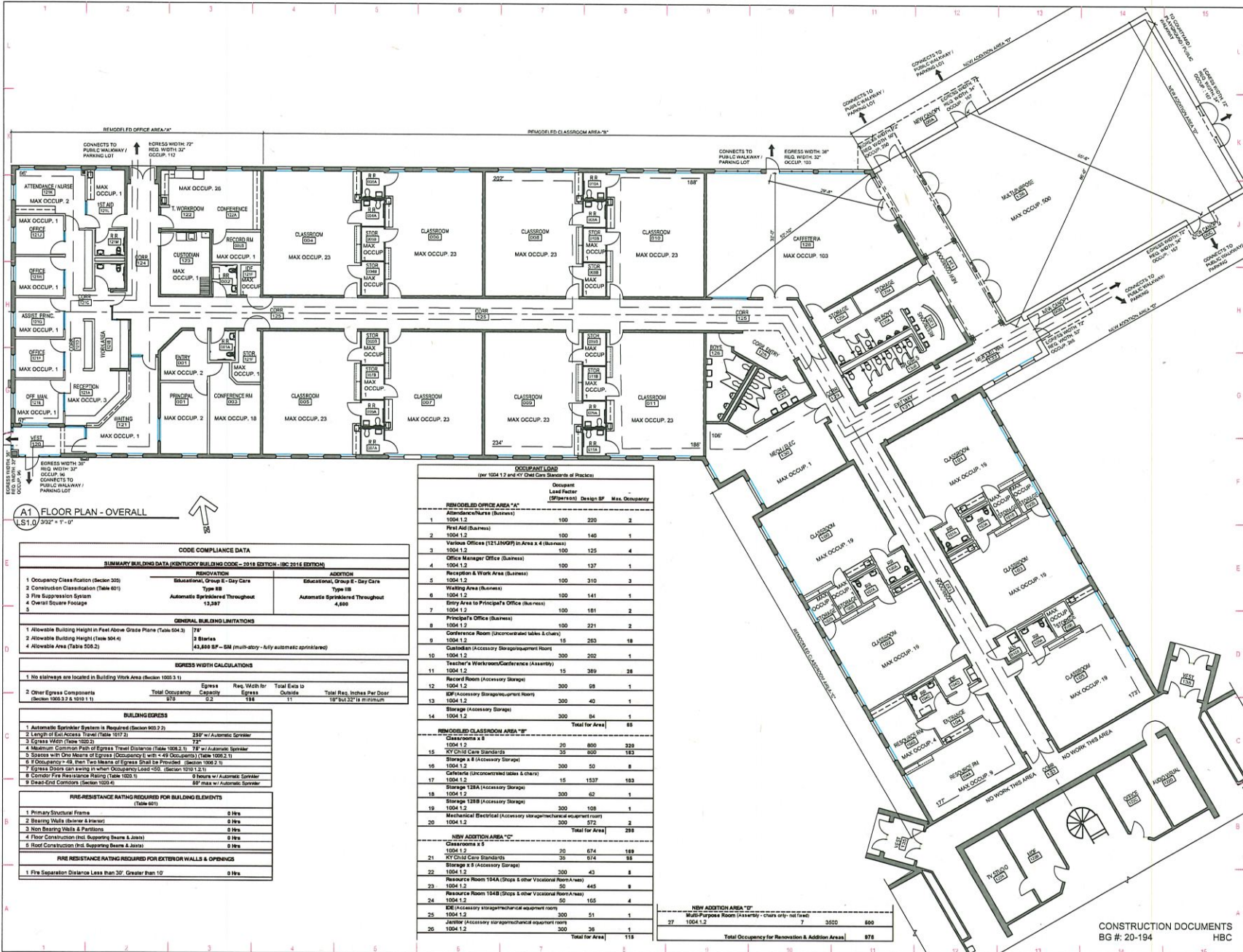
On a motion by _____, seconded by _____, the Board the Construction Documents for the Oldham County Preschool Expansion & Renovation Project and hereby authorize the Director of Facilities Management to execute the necessary documentation.



Suzanne Hundley, Board Chair



Jason Radford, Superintendent/Secretary



A1 FLOOR PLAN - OVERALL
1/8" = 1'-0"



OCCUPANT LOAD
(per 1004.1.2 and 1017 Code Book Standards of Practice)

Room	Occupant Load Factor	Design SF	Max. Occupancy
RENOVATED OFFICE AREA "A"			
1 Attendance/Reception (Business)	100	220	2
2 1004.1.2	100	145	1
3 Various Offices (121/JGPP) in Area x 4 (Business)	100	125	4
4 1004.1.2	100	137	1
5 Office Manager Office (Business)	100	310	3
6 1004.1.2	100	141	1
7 1004.1.2	100	181	2
8 Principal's Office (Business)	100	221	2
9 1004.1.2	15	263	18
10 1004.1.2	300	202	1
11 Teacher's Workroom/Conference (Assembly)	15	389	26
12 1004.1.2	300	68	1
13 Record Room (Accessory Storage)	300	40	1
14 1004.1.2	300	84	1
Total for Area 68			
RENOVATED CLASSROOM AREA "B"			
15 Classroom x 8	30	674	189
16 1004.1.2	30	674	189
17 1004.1.2	30	674	189
18 1004.1.2	30	674	189
19 1004.1.2	30	674	189
20 1004.1.2	30	674	189
Total for Area 298			
NEW ADDITION AREA "C"			
21 Classroom x 5	30	674	189
22 1004.1.2	30	674	189
23 1004.1.2	30	674	189
24 1004.1.2	30	674	189
25 1004.1.2	30	674	189
26 1004.1.2	30	674	189
27 1004.1.2	7	3500	600
Total for Area 118			
Total Occupancy for Renovation & Addition Areas 878			

CODE COMPLIANCE DATA

SUMMARY BUILDING DATA (KENTUCKY BUILDING CODE - 2018 EDITION - IBC 2018 EDITION)

RENOVATION	ADDITION
1 Occupancy Classification (Section 503)	Education, Group E - Day Care
2 Construction Classification (Table 601)	Type IIB
3 Fire Suppression System	Automatic Sprinklered Throughout
4 Overall Square Footage	4,888

GENERAL BUILDING LIMITATIONS

1 Allowable Building Height in Feet Above Grade Plane (Table 504.3)	7'6"
2 Allowable Building Height (Table 504.4)	8 Stories
4 Allowable Area (Table 508.2)	43,888 SF - SM (multi-story - fully automatic sprinklered)

EGRESS WIDTH CALCULATIONS

1 No stairways are located in Building Work Area (Section 1005.3.1)	
2 Other Egress Components (Section 1005.2.2 & 1018.1.1)	
Total Occupancy	878
Egress Capacity	194
Reg. Width by Egress Outside	11
Total Reg. Inches Per Door	16" But 22" is minimum

BUILDING EGRESS

1 Automatic Sprinkler System is Required (Section 903.2.2)	250' w/ Automatic Sprinkler
2 Length of Exit Access Travel (Table 1017.2)	75'
3 Egress Width (Table 1002.2)	75"
4 Maximum Common Path of Egress Travel Distance (Table 1008.2.1)	75' w/ Automatic Sprinkler
5 Egress in One Means of Egress (Occupancy E with < 49 Occupants) (Table 1008.2.1)	75'
6 If Occupancy > 49, then Two Means of Egress Shall be Provided (Section 1008.2.1)	
7 Egress Doors can swing in when Occupancy Load < 500 (Section 1010.1.3.1)	0 Doors w/ Automatic Sprinkler
8 Corridor Fire Resistance Rating (Table 1003.1)	0 Doors w/ Automatic Sprinkler
9 Dead-End Corridors (Section 1003.4)	0' max w/ Automatic Sprinkler

FIRE-RESISTANCE RATING REQUIRED FOR BUILDING ELEMENTS (Table 601)

1 Primary Structural Frame	0 hrs
2 Supporting Walls (Interior & Exterior)	0 hrs
3 Non Supporting Walls & Partitions	0 hrs
4 Floor Construction (incl. Supporting Beams & Joist)	0 hrs
5 Roof Construction (incl. Supporting Beams & Joist)	0 hrs
6 Fire Resistance Rating	0 hrs

FIRE RESISTANCE RATING REQUIRED FOR EXTERIOR WALLS & OPENINGS

1 Fire Separation Distance Less than 30' Greater than 10'	0 hrs
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OLDHAM COUNTY PRESCHOOL
EXPANSION & RENOVATION

1340 COLONELS DRIVE
BUCKNER, KY 40010

OLDHAM COUNTY SCHOOLS
8165 W HWY 146
CRESTWOOD, KY 40014

LIFE SAFETY PLAN & TABLES

DRAWN BY: DING
CHECKED BY: B. McCULLOCH
DATE: 11.06.2023
PROJECT NO: 977-001

REVISION:
LS1.0



1225 GARYN PLACE LOUISVILLE, KENTUCKY 40203
1-606-255-1212 ext. 200 www.mcculloch.com

CONSULTANTS

GENERAL NOTES

GC TO VERIFY ALL DIMENSIONS IN FIELD

- SCUPPER RELIEF
- DOWNSPOUT INSTALL NEW
- SPLASHPAN
- PLUMBING VENT INSERT COPPER LINER & RAISE TO MIN. 12" ABOVE FINISHED ROOF
- GRAVITY VENTS, VENTILATING FANS ON DUCTS THRU ROOF. INSTALL ON RAISED CURB. INSTALL CRIBLET FOR DRAINAGE
- WALK PAD SEE SPEC. - VERIFY LOCATION
- PITCH POCKET - INSTALL HOOD
- INSTALL BANDED PITCH POCKET. TYP ALL EQUIPMENT ELECTRICAL CONNECTIONS
- LADDER

- ROOFING TYPE I**
- EXISTING ROOF METAL DECK
 - PERIMETER MESH ATTACHED
 - 2 PLY MAPPED & GLAZED (TEMP. ROOF)
 - 2 LAYERS 4" 75% TOTAL RIGID INSULATION TO ACHIEVE MINIMUM 1" LTR 25'
 - COVER BOARD
 - MODIFIED BASE SHEET
 - MODIFIED CAP SHEET W/ GRANULE SURFACE
- ROOFING TYPE II**
- EXISTING ROOF METAL DECK
 - PERIMETER MESH ATTACHED
 - 2 PLY MAPPED & GLAZED (TEMP. ROOF)
 - 2 LAYERS 4" 75% TOTAL RIGID INSULATION TO ACHIEVE MINIMUM 1" LTR 25'
 - MODIFIED INSULATION 4" 75% FT. SLOPE
 - COVER BOARD
 - MODIFIED BASE SHEET
 - MODIFIED CAP SHEET W/ GRANULE SURFACE
- ROOFING TYPE III - REPLACEMENT**
- EXISTING PLYWOOD DECKING
 - REPAIR AND/OR REPLACE DAMAGED
 - 2" BATT INSULATION
 - NEW METAL ROOF SYSTEM-SEE DETAILS



OLDHAM COUNTY
PRESCHOOL
EXPANSION & RENOVATION

1240 COLONELS DRIVE
BUCKNER, KY 40019

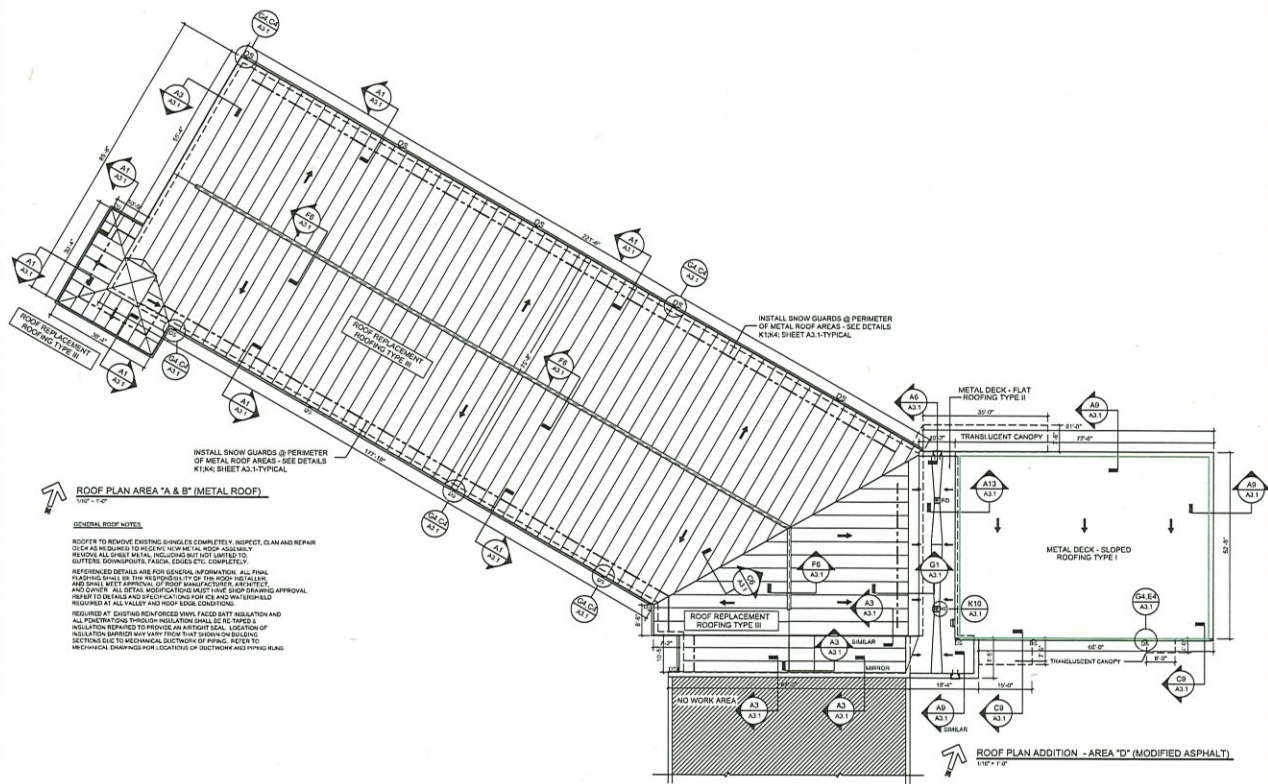
OLDHAM COUNTY SCHOOLS
5162 W HWY 146
CRESTWOOD, KY 40014

ROOF PLAN & DETAILS

DRAWN BY: DING
CHECKED BY: B. McCULLOCH
DATE: 11.06.2023
PROJECT NO: 977-009
REVISION:

A3.0

CONSTRUCTION DOCUMENTS
BG #: 20-194 HBC



ROOF PLAN AREA "A & B" (METAL ROOF)
1/8" = 1'-0"

GENERAL ROOF NOTES

ROOFER TO REMOVE EXISTING SHINGLES COMPLETELY. INSPECT, CLEAN AND REPAIR DECK AS REQUIRED TO RECEIVE HOWEVER ROOF ASSEMBLY REMOVS ALL DRIFT METAL, INCLUDING BUT NOT LIMITED TO: DOWNSPOUTS, FLASHINGS, EDGES ETC., COMPLETELY.

REFERENCED DETAILS ARE FOR GENERAL INFORMATION. ALL FINAL FLASHINGS SHALL BE THE RESPONSIBILITY OF THE ROOFER. INSTALLERS ARE TO VERIFY ALL DETAILS WITH MANUFACTURER'S ASSEMBLY AND DRAWING. ALL DETAIL MODIFICATIONS MUST HAVE SHOP DRAWING APPROVAL. REPORT TO ARCHITECT AND PROVIDE LOCATION OF CHANGES AND REVISIONS REQUIRED AT ALL VALLEY AND ROOF EDGE CONDITIONS.

REQUIRED AT EXISTING ROOF EDGES: 6" MIN. FACE BATT INSULATION AND ALL PENETRATIONS THROUGH INSULATION SHALL BE RE-TYPED & INSULATION REFINISHED TO PROVIDE AN AIR-TIGHT SEAL. LOCATION OF INSULATION DAMAGED MAY VARY FROM THAT SHOWN ON BUILDING SECTIONS TO MECHANICAL DUCTWORK OF PIPING. REFER TO MECHANICAL SHOP DRAWINGS FOR LOCATIONS OF DUCTWORK AND PIPING RUNS.

INSTALL SNOW GUARDS @ PERIMETER OF METAL ROOF AREAS - SEE DETAILS K134; SHEET A3.1-TYPICAL

INSTALL SNOW GUARDS @ PERIMETER OF METAL ROOF AREAS - SEE DETAILS K134; SHEET A3.1-TYPICAL

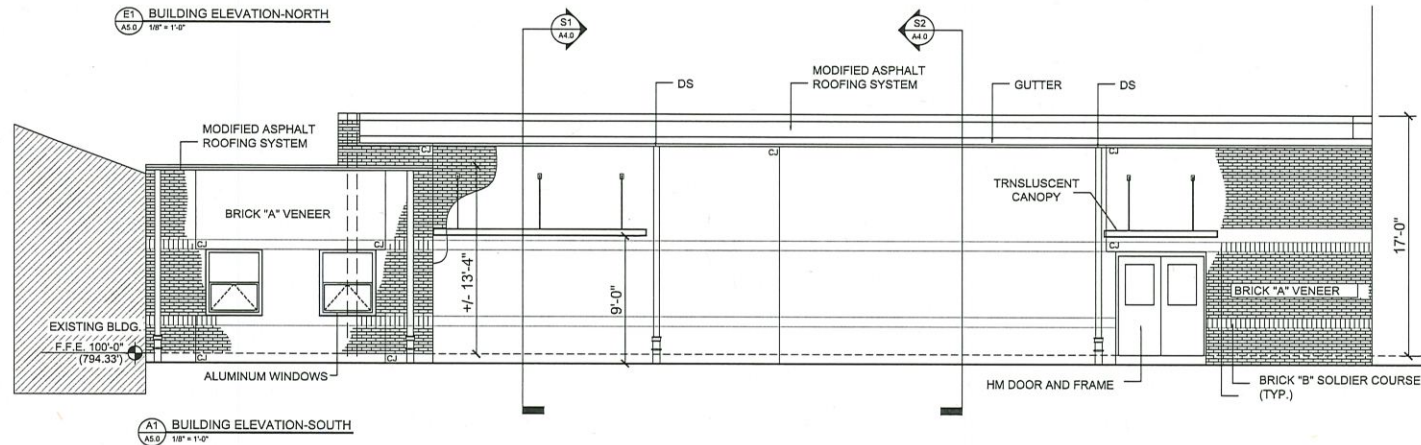
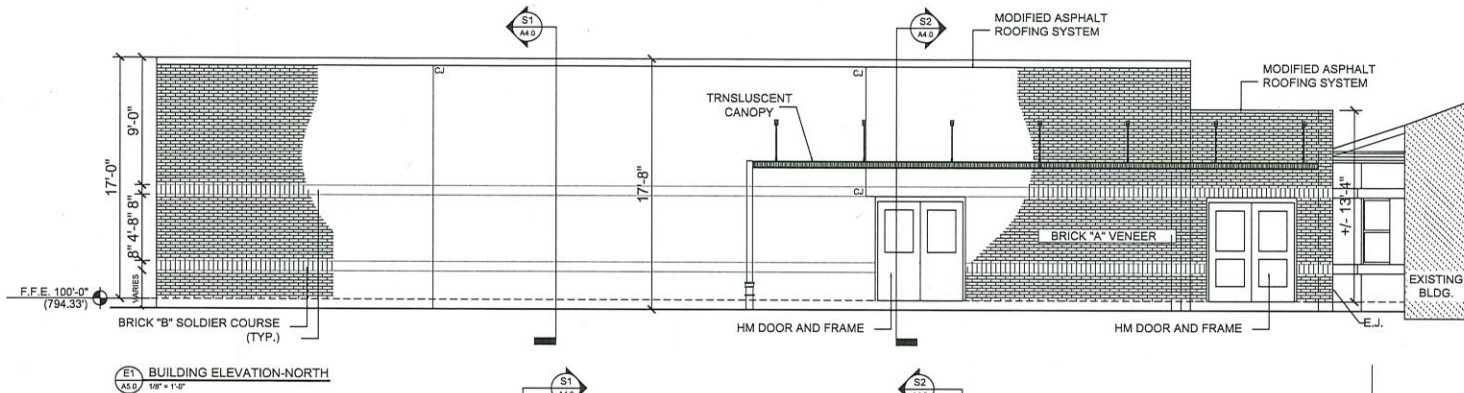
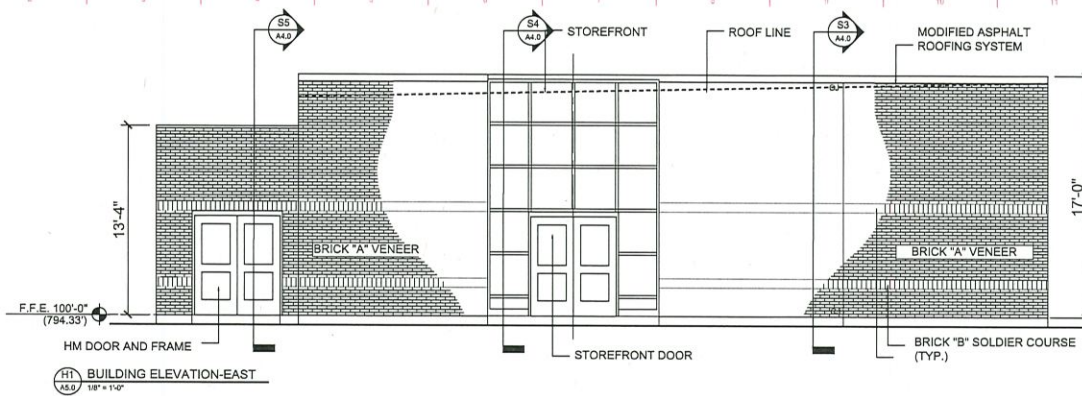
METAL DECK - FLAT ROOFING TYPE II

TRANSLUCENT CANOPY

METAL DECK - SLOPED ROOFING TYPE I

ROOF REPLACEMENT ROOFING TYPE II

ROOF PLAN ADDITION - AREA "D" (MODIFIED ASPHALT)
1/8" = 1'-0"



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CONSULTANTS

GENERAL NOTES



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EXPANSION & RENOVATION

1740 COLONEL'S DRIVE
BUCHANAN, KY 40010

OLDHAM COUNTY SCHOOLS
8165 W HWY 146
CRESTWOOD, KY 40014

BUILDING ELEVATIONS AREA D
ADDITION

DRAWN BY: DIND
CHECKED BY: B. McCULLOCH
DATE: 11.06.2023
PROJECT NO: 877-014
REVISION:

A5.0

CONSTRUCTION DOCUMENTS
BG # 20-194 HBC

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