

DATE:

06/25/2025

AGENDA ITEM (ACTION ITEM):

Consider / Approve the design development plans for the Ryland Heights Elementary renovation project (BG 25-354) from Emboss Design.

APPLICABLE BOARD POLICY:

01.1 Legal Status of the Board; 04.31 Authority to Encumber and Expend Funds; 702 KAR 4:160

HISTORY/BACKGROUND:

The Design Development (DD) plans for the Ryland Heights Elementary renovation project reflects the input of the KCSD team, architects from Emboss Design, civil engineers from Bayer Becker, and mechanical engineers from CMTA Engineering. The project is focused on HVAC upgrade/replacement, roof replacement, and interior and exterior renovations in the 1960 and 1994 sections of the building. The plans are reflective of the evolutionary design process that has continued after the schematic design approved by the Board on May 5, 2025. The initial construction cost estimate for the renovation is \$10,975,000.

FISCAL/BUDGETARY IMPACT:

The fiscal impact will be determined upon issuance of final construction documents and the bid process.

RECOMMENDATION:

Approve the design development plans for the Ryland Heights Elementary renovation project (BG 25-354) from Emboss Design.

CONTACT PERSON:

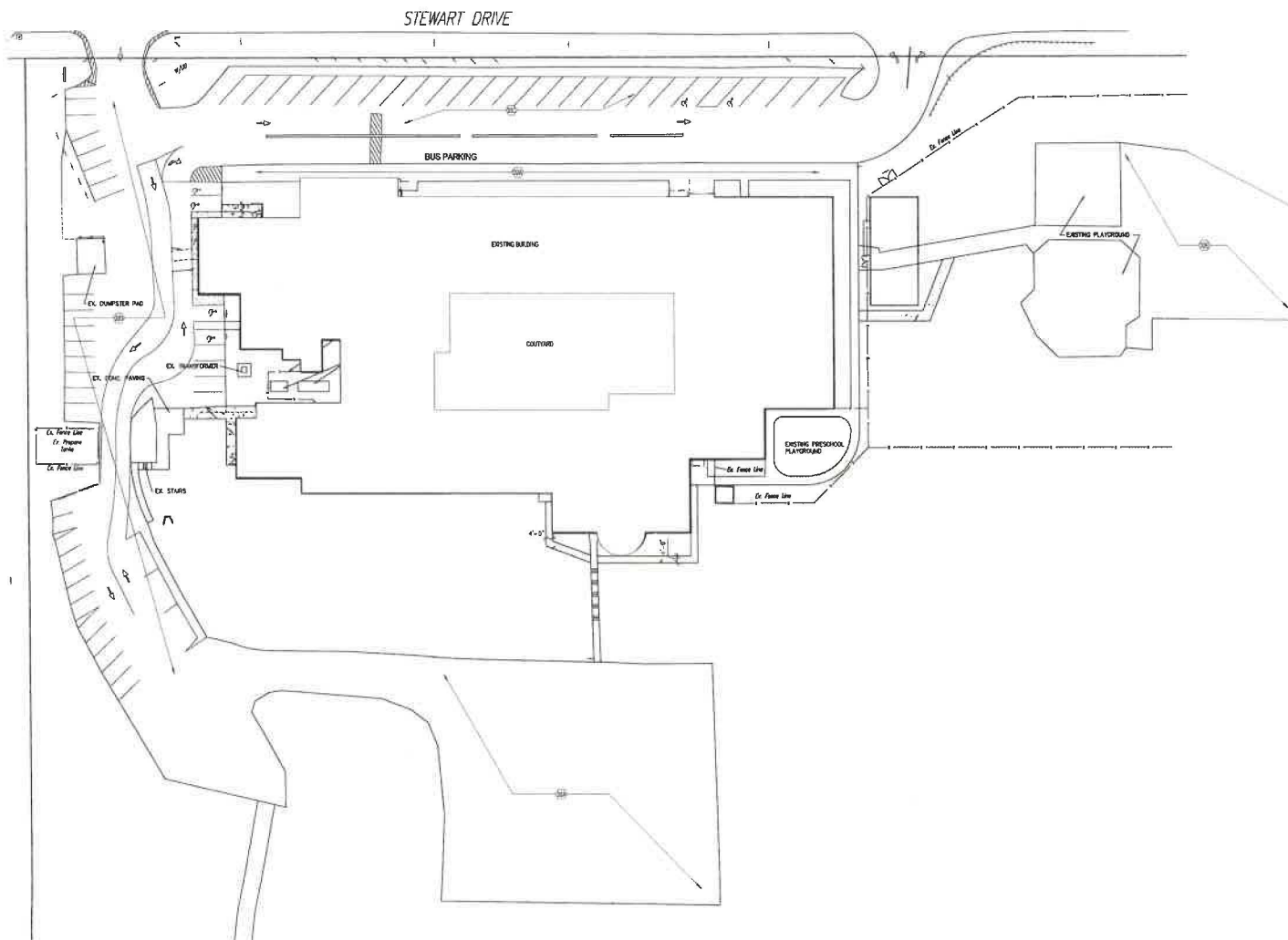
Matt Rigg, Chief Operations Officer

Principal/Administrator

Matt Rigg
District Administrator

Superintendent

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1 ARCHITECTURAL SITE PLAN
AS100 SCALE: 1" = 30'-0"

SHEET KEYNOTES

- 32A REAR COURT BACK ASPHALT PARKING LOT
- 32C MAIL AND PROVIDE NEW TOPPING AND SETTING FOR FRONT PARKING LOT. EXISTING PARKING BLOCKS TO BE REMOVED AND REASPHALTED.
- 33D FULL DEPTH ASPHALT REPLACEMENT FROM STREET TO BACK PARKING LOT. REAR COURT ASPHALT TO BE PLACED AT DRIVE APRIL, LIGHT CURE ASPHALT AT PARKING AREA.
- 34E REPLACE PLAYGROUND PAVING WITH NEW PAVING AND BARE MODIFY GRADING TO PROVIDE POSITIVE DRAINAGE.



EmbosseDesign.com 904 Monmouth Street,
B050431-6812 Newport, KY 41071

**NOT FOR
CONSTRUCTION**

RYLAND HEIGHTS ELEMENTARY RENOVATION KENTON COUNTY SCHOOL DISTRICT

3845 Stewart Drive, Ryland Heights, KY 41015
BG 26-354

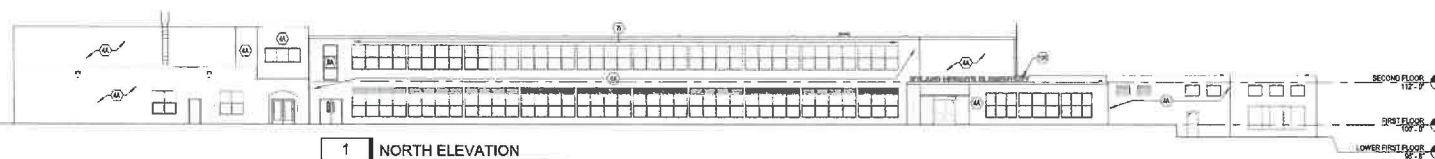
NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	06/11/25

ARCHITECTURAL SITE
PLAN

2025-013

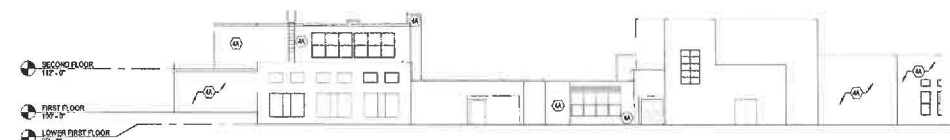
AS100

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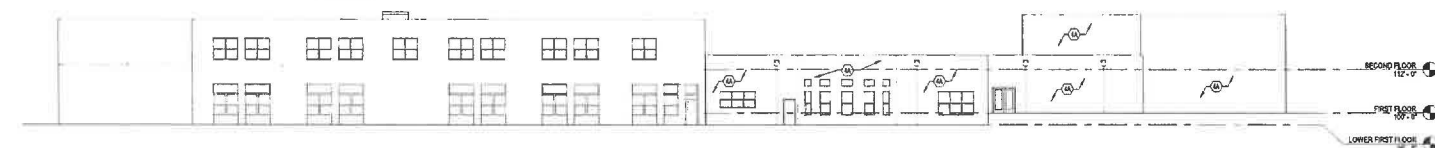
1 NORTH ELEVATION

A200 SCALE: 1/16" = 1'-0"



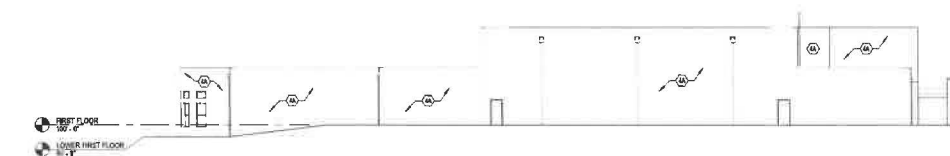
2 WEST ELEVATION

A200 SCALE: 1/16" = 1'-0"



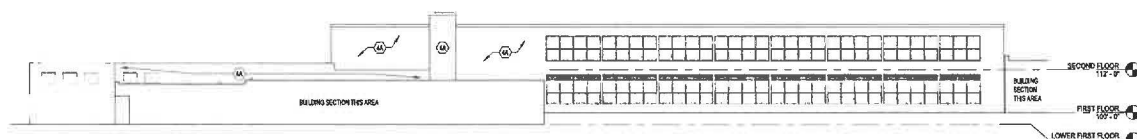
3 SOUTH ELEVATION

4300	SCALE: 1/8" = 1'-0"
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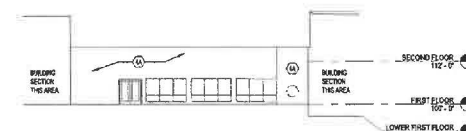
4 EAST ELEVATION

A200 SCALE: 1/16" = 1'-0"



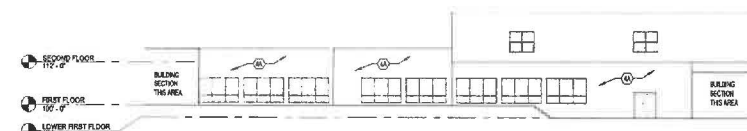
5 COURTYARD ELEVATION

A200 SCALE: 1/16" = 1'-0"



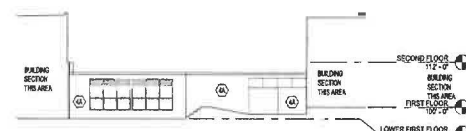
6 COURTYARD ELEVATION

A200 SCALE: 1/16" = 1'-0"



7 COURTYARD ELEVATION

A200 SCALE: 1/8" = 1'-0"



8 | COURTYARD ELEVATION

A200	SCALE: 1/16" = 1'-0"
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- ### SHEET KEYNOTES
- | | |
|-----|--|
| 4A | TUCKPOINT EXISTING BRICK AND CAULK MASONRY CONTROL JOINTS THIS ELEVATION |
| 7I | REPLACE EXISTING TRANSITE WALL AND SOFFIT PANELS WITH NEW METAL WALL AND SOFFIT PANELS |
| 8A | REPLACE EXISTING GLASS BLOCK WINDOW WITH NEW EXTERIOR STOREFRONT WINDOW |
| 10R | REPLACE EXISTING BUILDING SIGNAGE WITH NEW 18" HIGH CAST METAL LETTER SIGNAGE MOUNTED TO CONTIGUOUS METAL BAY MOUNTED TO ROOF PATCH ROOF AT PENETRATIONS TO MAINTAIN WATER TIGHT ROOF SYSTEM |



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RYLAND HEIGHTS ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT
3845 Stewart Drive, Ryland Heights, KY 41015

NO.	DESCRIPTION	DATE
	DESIGN DEVELOPMENT	06/17/25

EXTERIOR ELEVATIONS

2025-013

A200

PRINT DATE: 6/17/2025 5:00:11 PM

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**RYLAND HEIGHTS ELEMENTARY RENOVATION
 KENTON COUNTY SCHOOL DISTRICT**

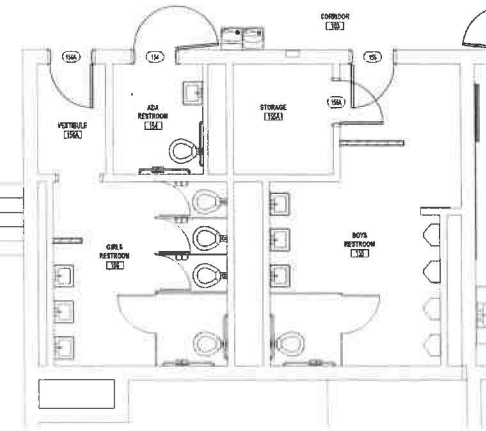
3845 Stewart Drive, Ryland Heights, KY 41015
 BG 25-354

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	DESIGN DEVELOPMENT	06/17/25

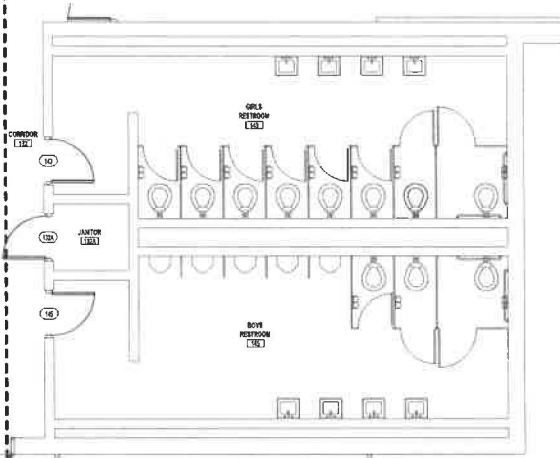
ENLARGED PLANS

2025-013

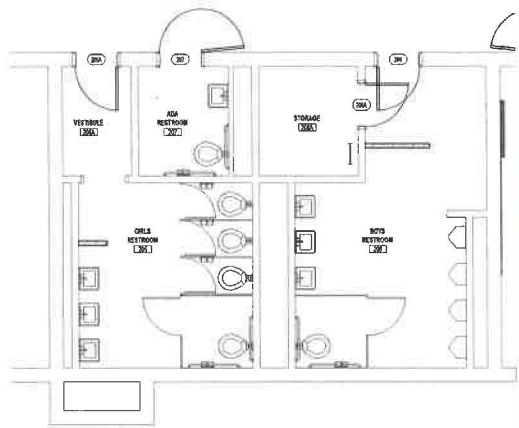
A300



1 ENLARGED PLAN
 A300 SCALE: 1/4" = 1'-0"



2 ENLARGED PLAN
 A300 SCALE: 1/4" = 1'-0"



3 ENLARGED PLAN
 A300 SCALE: 1/4" = 1'-0"

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EQUIPMENT TAG DESIGNATOR
ENGINEERING EQUIPMENT DESIGNATOR
TERMINAL BOX DESIGNATOR
POINT OF CONNECTION
LIMIT OF DEMOLITION
PIPE ELBOW TURNING UP/TURNING DOWN
PIPE TEE TURNING UP/TURNING DOWN
CHILLED WATER SUPPLY/RETURN
CONDENSATE DRAIN
GEOTHERMAL WATER SUPPLY/RETURN
HEATING WATER SUPPLY/RETURN
TWO-WAY CONTROL VALVE
THREE-WAY CONTROL VALVE
AUTOMATIC AIR VENT
MANUAL AIR VENT
BALANCING VALVE
BALL VALVE
BUTTERFLY VALVE
TRIPLE DUTY VALVE
STRAINER
MANUAL ISOLATION VALVE
GLOBE VALVE
OS&Y (GATE) VALVE
PRESSURE REDUCING VALVE (STEAM, GAS, WATER, ETC.)
AUTO-FLOW CONTROL VALVE
CHECK VALVE
DOUBLE CHECK VALVE ASSEMBLY
FLEXIBLE PIPE CONNECTION
FLOW METER (VENTURURI)
PPHND UNION
FLOW SWITCH
PRESSURE SWITCH
TAMPER SWITCH
THERMOMETER
PETE'S PLUG
TAGGED NOTE DESIGNATOR
REVISION DESIGNATOR
THERMOSTAT
TEMPERATURE SENSOR
CARBON DIOXIDE SENSOR
EXHAUST OVERRIDE SWITCH OR DIAL
VENTILATION KILL SWITCH
HUMIDITY SENSOR

NOTES:

DESIGN CODES BASED ON 2021 INTERNATIONAL BUILDING CODES.
DESIGN CODES BASED ON 2021 INTERNATIONAL BUILDING CODES WITH AMENDMENTS.
KEY NOTED BASED ON 2021 INTERNATIONAL ENERGY MECHANICAL CODE PER VIRGINIA MECHANICAL CODE 2021

NOTES:

CONTROL VENTILATION REQUIRED UTILIZING CARBON DIOXIDE AND TECHNOLOGY TO ADJUST FOR AIR DISTRIBUTION PATTERNS FOR MINIMUM AND MAXIMUM AIR FLOW.
VALVES SHALL BE FULL PORT OR ZONE USE PPL1 1500 PSI RATED WITH WALL MOUNTED CUBIC INCHMENT DISBURSEMENT SPACES, SPECIAL EDUCATION ROOMS, AND OTHER SPECIFIC AREAS. REFER TO JOINTING PLANS FOR CO2 TIGHTNESS.
JOINTING PLANS FOR THERMOSTAT LOCATIONS.
ALL DATA POINTS END COMPUTER LOCATION WITH THE LAST TWO DATA POINTS ALLOWING OFF SITE

[illegible]

DO NOT SCALE FROM MECHANICAL AND ELECTRICAL DRAWINGS. FIELD VERIFY REQUIRED DURING CONSTRUCTION. CONTRACTOR SHALL CLIP AND PATCH ALL PAVEMENT, CURBING, ETC. AS REQUIRED FOR WORK. CONTRACTOR SHALL MAINTAIN CONTRACTOR SHALL REPAIR ALL LANDSCAPING THAT IS DAMAGED FOR WORK. FEDERAL, STATE, LOCAL, MUNICIPAL, UTILITY COMPANY, ETC. CODES, RULES, REGULATIONS AND REQUIREMENTS APPLY UNLESS EXCEEDED BY THIS DESIGN. WHEN INTERRUPTION OF AN EXISTING UTILITY OR SERVICE IS REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE UTILITY CONTRACTORS SHALL PROVIDE CONTINGUOUSLY AS NEEDED TO RESTORE SAME PROVIDING PREMIUM TIME AS NEEDED AT NO INCREASE IN THE CONTRACT PRICE. PLANNED INTERRUPTION OF ANY SERVICE SHALL BE COORDINATED WITH THE UTILITY CONTRACTOR, THE ARCHITECT AND THE BUILDING DEPARTMENT AT LEAST TWO WEEKS IN ADVANCE. UNANTICIPATED INTERRUPTION, A SCHEDULE FOR THESE OUTAGES SHALL BE DEVELOPED AND AGREED TO BY THE PARTIES. BETWEEN THE PARTIES MENTIONED TO AVOID UNNECESSARY INCONVENIENCE TO THE OWNER OR ANY AFFECTED PARTY, ACTIVITY OF THE PARTY ANTICIPATED SERVICES REQUIRED FROM THEM AT LEAST TWO WEEKS IN ADVANCE TO BE SURE THAT THEY DO NOT DELAY WORK. CONTRACTORS SHALL WORK CONTINGUOUSLY AS NEEDED TO RESTORE SAME PROVIDING PREMIUM TIME AS NEEDED AT NO INCREASE IN THE CONTRACT PRICE. LOCATIONS, DEPTHS, MATERIAL TYPES, ELEVATIONS, ETC. OF ALL UTILITIES, LINES, UNDERGROUNDS, AND SERVICES ARE DISCLOSED IN THE DRAWINGS INDICATED ON THESE DRAWINGS WERE TAKEN FROM VARIOUS SOURCES. THE CONTRACTOR SHALL BE SUBJECT TO SUBSTANTIAL VARIATION FROM EXISTING CONDITIONS. EXISTING UTILITY LOCATIONS MAY VARY FROM THE INFORMATION PROVIDED HEREIN. CONSEQUENTIALLY ALL CONTRACTORS SHALL EXERCISE EXTREME CARE IN THE COURSE OF THEIR WORK SO AS TO PREVENT THAT THEY DO NOT INTERRUPT EXISTING SERVICE. FOR SAFETY PURPOSES, PAY PARTICULAR ATTENTION TO THE PRECAUTION REQUIRED TO ELECTRICAL LINES. ALL WORK SHALL BE PERFORMED IN ACCORD WITH ALL FEDERAL, STATE, AND/OR LOCAL RULES, REGULATIONS, STANDARDS AND REQUIREMENTS. UTILITIES SHALL BE RE-INSTALLED IN ACCORD WITH THE APPLICABLE MUNICIPALITY OR UTILITY COMPANY STANDARDS. THE MOST STRINGENT STANDARD SHALL APPLY, IF ANY. VARIATION COURTESY, CONSULT THE OWNER AND THE MECHANICAL ENGINEER(S) REPRESENTATIVE. CONTRACTOR SHALL VERIFY SITE AND FIELD VERIFY THE ROUTING OF ALL UTILITIES NEW AND EXISTING PRIOR TO SUBMISSION OF BIDS. SUBMISSION OF A BID PROPRIETARY THAT THE CONTRACTOR IS NOT AWARE OF ALL OF ITS OBSTRUCTIONS AND WILL REVEAL ALL OF THE NEW UTILITIES WITHOUT RESERVATION FOR ANY ADDITIONAL CHANGES. CONTRACTOR SHALL VERIFY EXIST LOCATIONS OF OUTDOOR UTILITIES PRIOR TO ANY WORK. CONTRACTOR SHALL, BEFORE TOOK ANY WORK COMMUNICATION WITH OTHER UTILITIES. CONTRACTOR SHALL DETERMINE ELEVATION AND LOCATION OF ALL CONDUITS ENTERING BUILDING WITH STRUCTURAL FOUNDATION. CONTRACTOR SHALL PASS THROUGH STEEL WALL OF THE FOUNDATION OR UNDER FOOTING AS REQUIRED. THE LOCATIONS OF UTILITIES SHOWN WITHIN THESE DRAWINGS ARE APPROPRIATE ONLY. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY EXAVATION WORK REQUIRED TO LOCATE UNDERGROUND UTILITIES. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY ANY OTHER AFFECTED UTILITY OWNERS PRIOR TO EXCAVATING. IN THE EVENT OF ACCIDENTAL INTERRUPTION OF SERVICE, CONTRACTOR WILL REMEDIATE THE SERVICE TO THE OTHER UTILITY OWNERS. THE CONTRACTOR WILL PROVIDE ALL NECESSARY PROTECTIVE MEASURES TO SAFEGUARD OTHER EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION OF THE PROJECT. IN THE EVENT THAT SPECIAL EQUIPMENT IS REQUIRED TO WORK CLOSE BY AROUND THE OTHER UTILITIES, THE UTILITY WILL BE REQUIRED TO PROVIDE A PROTECTIVE MEASURES. COORDINATE UNDERGROUND ELECTRICAL WITH ALL LANDSCAPING AND PLANTING, ADJUST ELECTRICAL LINES TO AVOID CONFLICTS. REFER TO LANDSCAPE PLANS FOR PLANT RECOMMENDATION. AVOID ROUTING UNDERGROUND CONDUITS UNDER DRIVEWAYS OR PAVING LOTS, CROSS ROADWAYS WITH UNDERGROUND CONDUITS AT 90 DEGREES. WHERE POSSIBLE, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REQUIRE THAT ANY ABANDONED PIPES UNOCCUPIED OR DISCONNECTED OF THEIR WORK SHALL BE CAPPED WATER TIGHT, TRUNCATED FOR UTILITIES SHALL BE CAPPED WATER TIGHT. MECHANICAL, DETAIL S AND SPECIFICATIONS, PAYMENT, ASPHER AND OTHER SERVICE WORK SHALL BE IN ACCORD WITH THE ENGINEERING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL ADJUST ALL WORK TO MANHOLE RINGS AND COVER AS APPLICABLE BY THIS PROJECT AS NECESSARY TO THE FULFILLMENT OF THE PROJECT. CONTRACTOR SHALL COORDINATE RESPONSIBILITIES WITH ELECTRICAL CONTRACTOR, REFER TO SPECIFICATIONS FOR REQUIREMENTS.

RYHLAND HEIGHTS ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT
845 Stewart Drive Ryland Heights, KY 41015
IG 25-342

20205-013

SPECIFICATIONS FOR REQUIREMENTS.

ENVELOPE: REFER TO ARCHITECTURAL DRAWINGS

WALLS: 1" FACE BRICK, WITH 9" OF EXTERIOR INSULATION, AIR BARRIER, AND 6" OF STONE WOOL BATT INSULATION (R=41).
INTERIOR PANELS, WITH 9" OF EXTERIOR INSULATION, AIR BARRIER, AND 6" OF STONE WOOL BATT INSULATION (R=42.2).
ROOF: 12" MEMBRANE ROOFING OVER 2" POLYSTYRENE INSULATION ON METAL DECK (R=57.8).
FLOOR: 4" POLYSTYRENE INSULATION ON METAL DECK (R=20.8).

FLOORS: 2" CONCRETE ON METAL DECK.
WINDOWS: 10% SOLARAIN 60 CLEAR (4% VISIBLE TRANSMISSION COEFFICIENT U = 0.37, SHGC = .48).
12% SOUTHERN EXPOSED POLYURETHANE SOLARAIN 70 XL CLEAR (4% VISIBLE TRANSMISSION COEFFICIENT U = 0.28, SHGC = 0.37).

HEAT (AND COOLING) DEMANDS:

CLIMATE: 100% COOLING DESIGN DRY BULB: 86.1° F / MEAN COOLING DESIGN WET BULB: 73.3° F / ANNUAL 0.4% PEAK DESIGN CONDITION.
SUMMER OUTDOOR AIR WET BULB: 68.1° F / MEAN COOLING DESIGN DRY BULB: 85.0° F / ANNUAL 0.4% PEAK DESIGN CONDITION.
SUMMER OUTDOOR AIR DRY BULB: 11.3° F / ANNUAL 99.6% PEAK DESIGN CONDITION.

INDOOR VENTILATION DESIGN - GENERAL: -72° F, 80%
INDOOR VENTILATION DESIGN - GENERAL: -61° F, 75%
INDOOR SUMMER DESIGN - VARIANCE OCCUPANCY (MULTI-PURPOSE AREAS, DINING, CORRIDOR, ETC.): -78° F, 80%
INDOOR SUMMER DESIGN - VARIANCE OCCUPANCY (MULTI-PURPOSE AREAS, DINING, CORRIDOR, ETC.): -69° F, 75%
INDOOR WINTER DESIGN - GENERAL: -72° F, 80%
INDOOR SUMMER DESIGN - KITCHEN: -73° F, 80%
INDOOR WINTER DESIGN - KITCHEN: -61° F, 75%

INDOOR DESIGN CONDITIONS INCLUDE VARIANCE MODE WITH 1/4 OFFSET.
TOTAL OCCUPANCY AT 60 STUDENTS AND 5 STAFF
STUDENT HEAT LOAD REDUCED BY 75% FOR ANNUAL.
LOADING LOADS RANGING FROM 10.0 BTU'S PER SQUARE FOOT TO 18.0 BTU'S PER SQUARE FOOT.
INTERNAL HEAT GAIN, PLUG, LOAD, OF 200 WATTS PER CLASSROOM.

ENERGY COMPLIANCE:

ASHRAE 90.1 - 2018
COMCHECK SOFTWARE VERSION

FINISHING INSULATION (REFER TO INSULATION SPECIFICATIONS):

ROOFING: HOT WATER
ALL PIPING BETWEEN WATER HEATER / TANK
1" THICK
EXTERIOR: 1" THICK
INTERIOR: 1" THICK
HERE (OR EQUIVALENT)
PER SPECIFICATIONS

PIPEWORK INSULATION
1" THICK INSULATION (3.0mm)

2.3" THICK TYPE 15

FAN SYSTEMS: BRAKE HP METHOD WITH PRESSURE DROP CREDITS. REFER TO SHEET M700 FOR SYSTEM MAXIMUM BRAKE HP ALLOWED.

1 ELECTRICAL LEGEND
NO SCALE

[illegible]

ADDITIONS AND CABLE TREATS ARE NOT ACCEPTABLE IN AREAS WITH HIGH LEVELS OF CORROSION. ALL CABLEING SHALL BE PLUMB RATED.

SYSTEMS EQUIPMENT TERMINAL POINT
 AT ALL SYSTEMS EQUIPMENT CABINET / TERMINAL BOARD LOCATIONS, **SEE** CABLEING POINTS ON ELECTRICAL DIAGRAMS. CONTRACTORS SHALL PROVIDE SIZE AND NUMBER OF CONDUIT RETURN TO THE CABLEING AS REQUIRED FOR CABLEING. TERMINAL POINTS COMPLY TO ALL CABLEING BACKSHELLS AS REQUIRED. COORDINATE EXACT REQUIREMENTS WITH CABLE INSTALLATION PRIOR TO CONSTRUCTION.

2025-013

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RYLAND HEIGHTS ELEMENTARY RENOVATION
KENTON COUNTY SCHOOL DISTRICT
3945 Stewart Drive, Ryland Heights, KY 41015

GENERAL RECEPTACLE NOTE:
ALL RECEPTACLES IN ARE OTHER TO CLASSROOMS, CORRIDORS, DINING, CATERING, AND COMMON SPACES
ACCESSIBLE TO STUDENTS SHALL BE SAFETY TYPE, TAMPER RESISTANT RECEPTACLES.

BACKBOX SCHEDULE E	
INDICATING NO.	WALL MOUNTED
80	4-161P SQUARE x 3-18PD TWO GANG BACKBOX (STEEL CITY #72111) WITH BRASS-CLAD 3/4" NUTTED EXTENSION RING (STEEL CITY #77-CL18)
100	6" SQUARE x 3-18PD TWO GANG BACKBOX WITH BRASS-CLAD 3/4" NUTTED EXTENSION RING. AS REQUIRED.
90	4-111P SQUARE x 3-18PD TWO GANG BACKBOX (STEEL CITY #72111) WITH TWO GANG 3/4" NUTTED EXTENSION RING (STEEL CITY #77-CL18)
20-A	4-131P x 4-1/2" (75) x 3-18PD TWO GANG BACKBOX (STEEL CITY #72111) WITH TWO GANG 3/4" NUTTED EXTENSION RING AS REQUIRED
30	6-5P x 4-1/2" x 3-1/2" (75) (75) THREE GANG BOX (STEEL CITY #4080) WITH THREE GANG 3/4" NUTTED EXTENSION RING AS REQUIRED.
40	10-101P x 4-1/2" x 3-1/2" (75) (75) FOUR GANG BACKBOX (STEEL CITY #4080) WITH FOUR GANG 3/4" NUTTED EXTENSION RING AS REQUIRED.
V	BACKBOX EXTENSION RING AND COVER KIT PROVIDED BY VENDOR AND INSTALLED BY CONTRACTOR.

1 BACKBOX SCHEDULE
NO SCALE

NO. DESCRIPTION DATE

ELECTRICAL LEGEND
AND GENERAL NOTES

2025-013

E002