

General Notes:

The purpose of these drawings is to graphically depict the general nature of the work to be performed. The Contractor shall confirm dimensions and select fabrication processes and techniques prior to construction.

All construction and materials shall be in accordance with all applicable codes, ordinances, laws, permits, and contract documents.

The contractor shall be responsible for the accurate placement of all new construction.

The contractor shall confine his or her operations on the work site to those areas previously agreed on with the owner.

All materials stored on site shall be properly stacked and protected to prevent damage and deterioration. Failure to protect material may be cause for rejection of work.

The Contractor shall review locations of light fixtures and other recessed ceiling and wall elements prior to framing for proper placement of these items.

The contractor shall verify all field dimensions and conditions, and shall notify the Architect of any variations from those items shown herein.

The job site shall be maintained in a clean, ordered condition, free of debris and litter. The job site shall not be unreasonably encumbered with any materials or equipment. Each subcontractor, immediately upon completing each phase of his or her work, shall remove all trash and debris as a result of his or her operation.

The contractor shall do all cutting, fitting or patching of his or her work that may be required to make its several parts to fit together properly. The contractor shall not endanger any other work by cutting, excavating, or otherwise altering the total work or any other part of it. All patching, repairing and replacing of materials and surfaces cut or damaged in execution of work shall be done with applicable materials so that surfaces replaced will, upon completion, match surrounding similar surfaces.

The Contractor shall provide all necessary blocking, backing, and framing for bathroom accessories, handrails, guardrails, electrical fixtures, mechanical equipment, wall signage at reception, and any other items, as required.

The Contractor shall be responsible for arranging all necessary inspections required by the State of Colorado prior to covering any such portions of work.

Demolition and Removal
Demolition and Removal shall be in compliance with the following standards and in accordance with the Occupational Health and Safety Act 1985 Code of Practice No. 14 for demolition.

- AS 2601 Demolition of Structures:
- AS 2436 Guide to noise Control on Construction, Maintenance and Demolition sites
- AS 3012 Electrical Installations - Construction and Demolition sites, if applicable

Demolition and removal shall be undertaken at prearranged times in a careful, safe and proper manner with a minimum of disturbance and interference to the occupants and functions of the Owner.

Protection of Property:
Adequate and proper protection shall be provided to weatherproof existing buildings and to protect persons and existing fixtures and materials from damage.

The Contractor shall be responsible for providing adequate protection to existing fixtures, fittings and equipment. Care shall be taken not to damage existing services, including pipes, wiring, etc.

Making Good
The Contractor shall make good damage caused to public or private property in all trades to the Architect's approval at no cost to the Owner.

All junctions of new and existing work shall be structurally sound, neat and inconspicuous.

Noise and Dust
The Contractor shall keep noise and dust to a minimum, and shall properly control the same to prevent inconvenience and hardship to remaining building occupants. Noise reduction screen and dust sheets shall be provided by the Contractor.

Allow for thorough cleaning throughout the works as directed and at completion.

Useable and Unusable Materials
Remove unusable materials and rubbish from site as soon as possible and do not allow to accumulate on site.

Useable materials shall be determined in a pre-construction meeting between Contractor and Owner, and shall be protected from damage and shall be delivered by the Contractor to an owner specified storage location on-site.

CODE NOTES

JURISDICTION: GARFIELD COUNTY, COLORADO

REGULATORY AGENCIES: 2015 INTERNATIONAL BUILDING CODE
CARBONDALE & RURAL FIRE PROTECTION DISTRICT
2015 INTERNATIONAL EXISTING BUILDING CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL MECHANICAL CODE
2015 INTERNATIONAL PLUMBING CODE
2017 NATIONAL ELECTRICAL CODE
COLORADO DIVISION OF FIRE PREVENTION & CONTROL

PROJECT IDENTIFICATION: COLORADO MOUNTAIN COLLEGE
SPRING VALLEY CAMPUS MAKERSPACE
300 COUNTY ROAD 114, GLENWOOD SPRINGS, CO 81601

DESCRIPTION OF CONSTRUCTION:
FLOOR - CONCRETE SLAB ON GRADE (EXISTING)
ROOF SYSTEM - WOOD JOISTS, WOOD DECK (EXISTING)
COLLUMS AND BEAMS - HEAVY TIMBER (EXISTING)
EXTERIOR WALLS - CONCRETE MASONRY UNITS
STEEL STUD CURTAIN WALL WITH CMU VENEER
INTERIOR PARTITIONS - GYPSUM BOARD ON WOOD STUDS (some existing, some new)

BUILDING OCCUPANCY:
PRIMARY OCCUPANCY: GROUP F DIVISION 2 - LOW HAZARD FABRICATION
INCIDENTAL USE AREAS: NONE
ACCESSORY USE AREAS: GROUP B - OFFICE (155 SF < 10%)

CONSTRUCTION TYPE: TYPE V-B, NON SPRINKLERED

ALLOWABLE AREAS:
ALLOWABLE AREA PER FLOOR: 13,000 SF
INCREASE FOR FRONTAGE: 100 [1-0.25] 1 = 75
side perimeter= 62.5 ft
perimeter P= 250
weighted average distance = 30.0 ft
TOTAL ALLOWABLE FLOOR AREA: 13,000 + [(13,000)(75)/100] = 22,750 SF

ALLOWABLE STORIES: 2 STORIES
ALLOWABLE BUILDING HEIGHT: 40 FT

AREA OF BUILDING: 2,667 SF (< 22,750 SF)
(existing)

STORIES: 1 STORY (< 2 STORIES)
BUILDING HEIGHT: 16 FEET (< 40 FT)

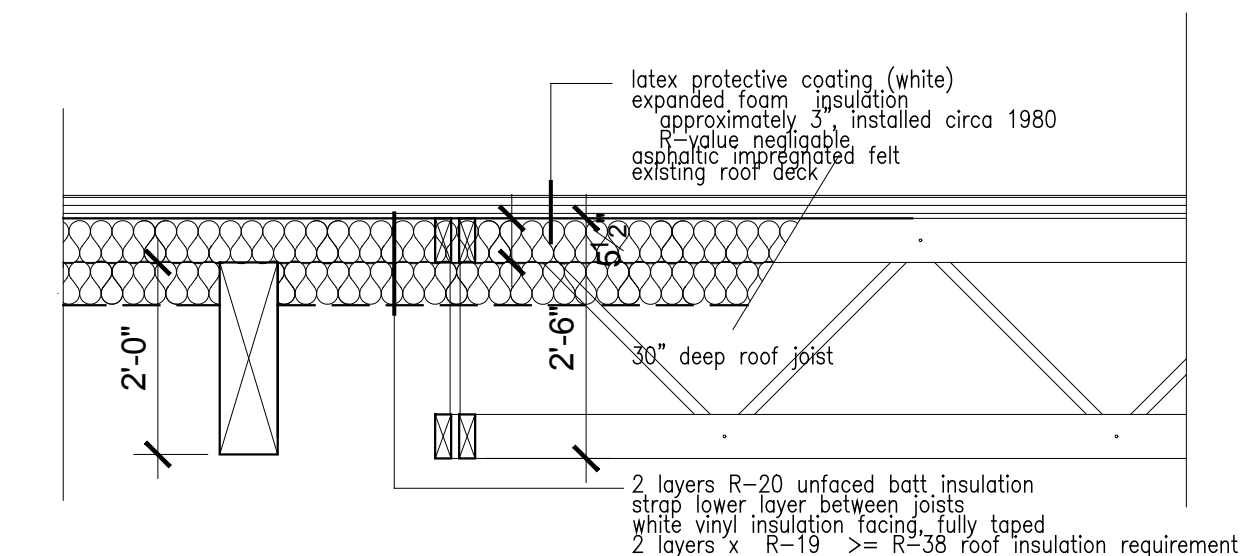
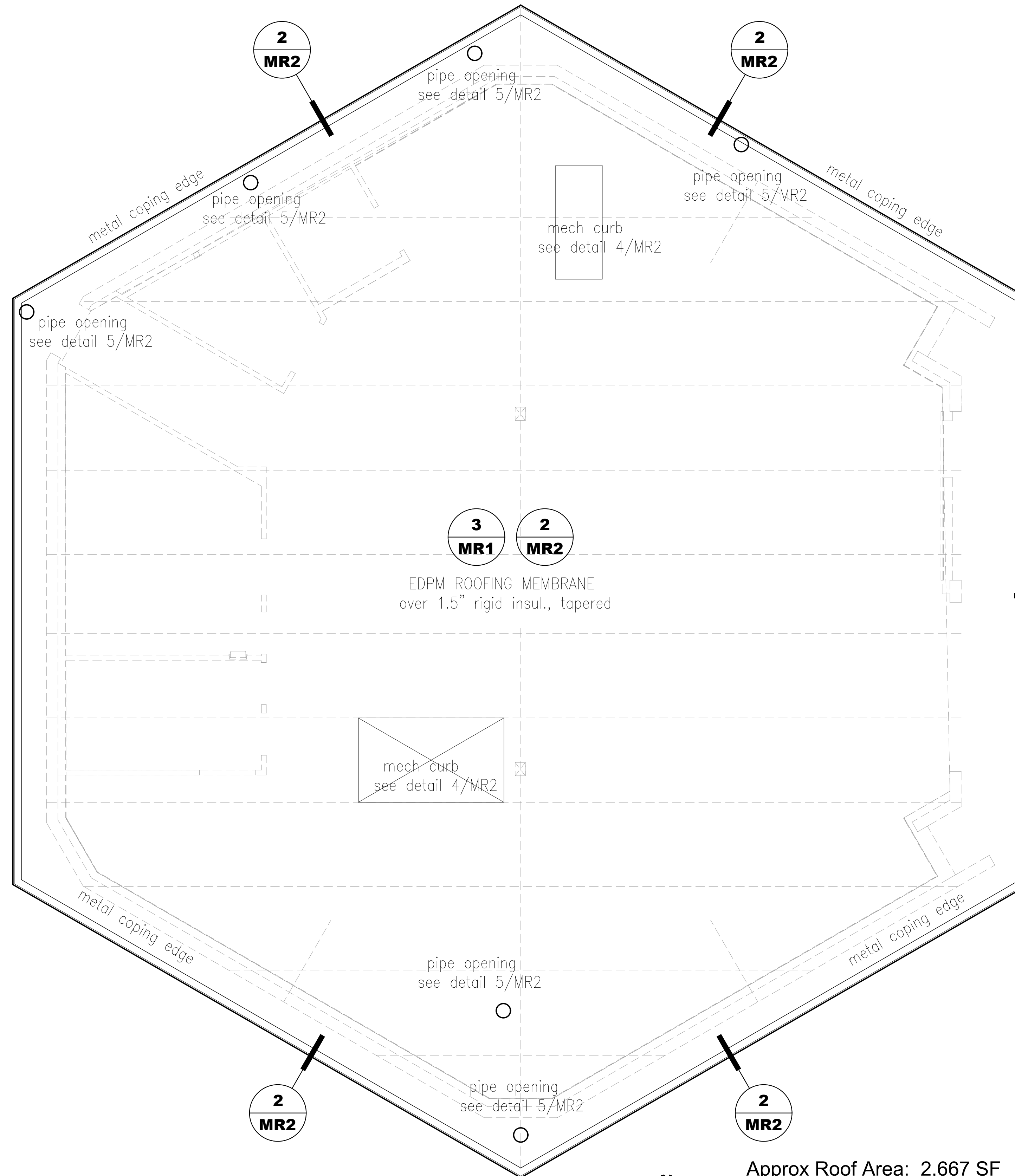
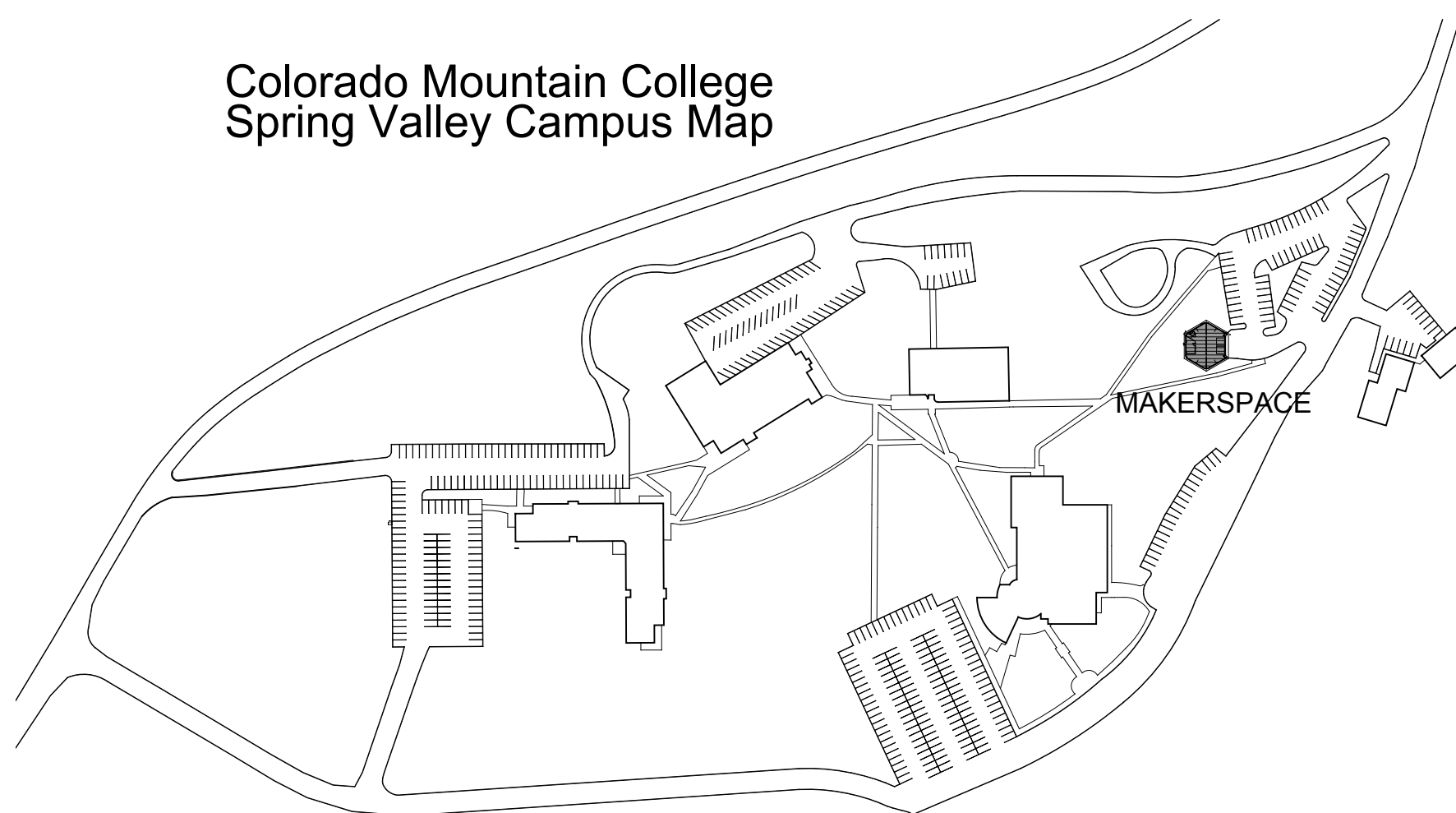
FIRE RESISTIVE REQUIREMENTS:
STRUCTURAL FRAME 0 HR
BEARING WALL - EXTERIOR 0 HR
BEARING WALL - INTERIOR 0 HR
NON-BEARING WALL - EXTERIOR 0 HR
NON-BEARING WALL - INTERIOR 0 HR
FLOOR CONSTRUCTION 0 HR
ROOF CONSTRUCTION 0 HR

Energy Code Compliance IECC 2015 Prescriptive method:

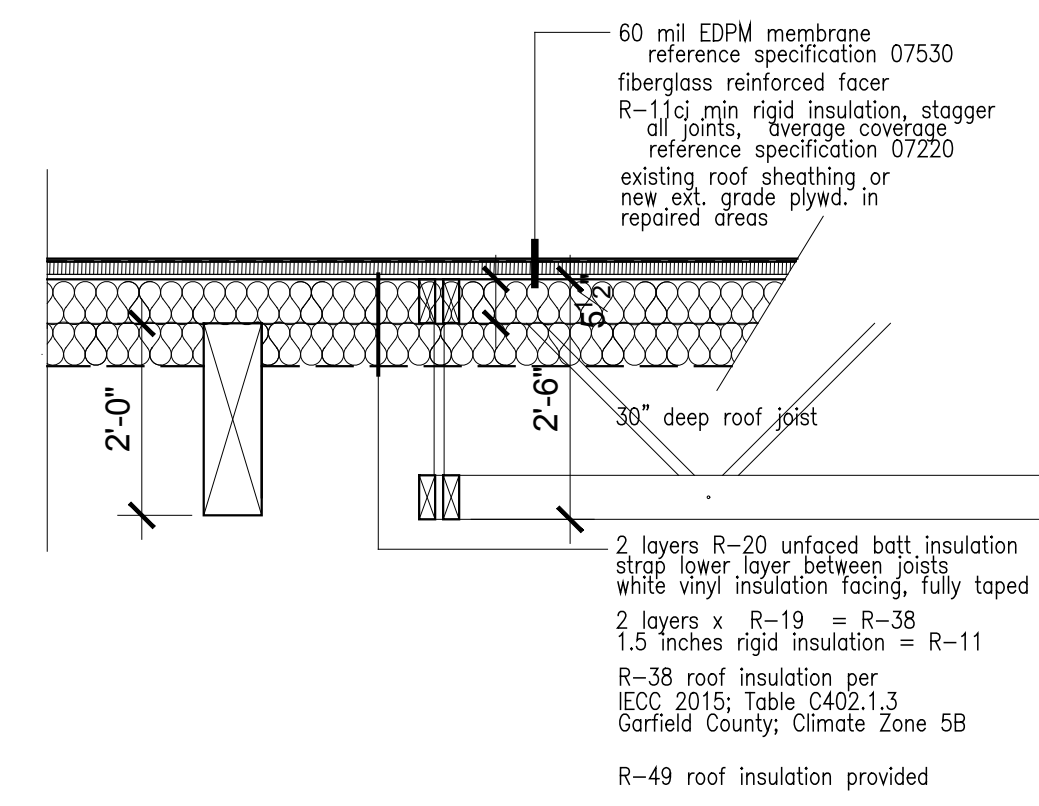
R-38 roof insulation per
IECC 2015, Table C402.1.3
Garfield County, Climate Zone 5B

R-20 wall insulation per
IECC 2015, Table C402.1.3
Garfield County, Climate Zone 5B

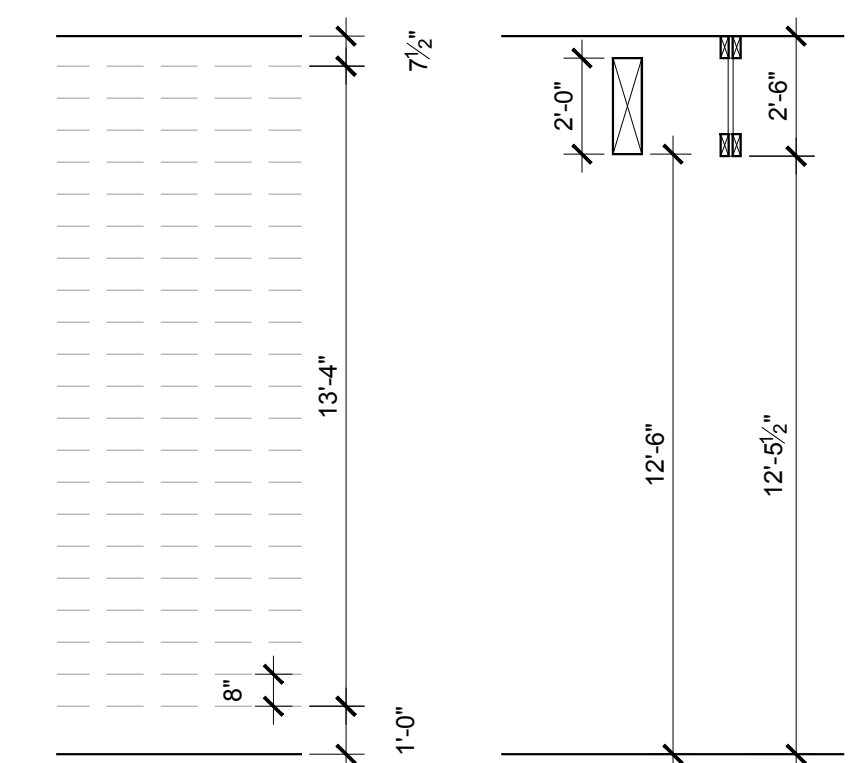
Colorado Mountain College Spring Valley Campus Map



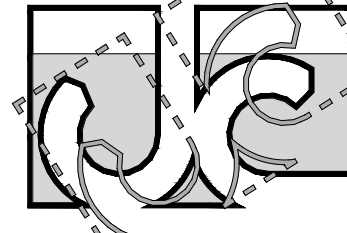
Existing Composition
scale: 1/2" = 1'-0"



Renovated Roof
scale: 1/2" = 1'-0"



Approx Roof Area: 2,667 SF
Roof Plan
scale: 1/4" = 1'-0"



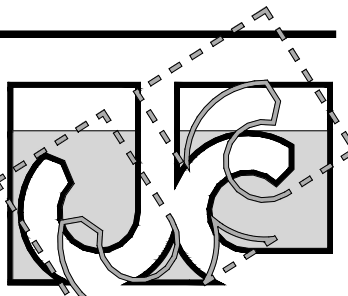
**Jeff Johnson
Architectural PC**
136 East Third Street
Rifle, CO 81650
970-625-0580
jjarch@rof.net
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**Colorado Mountain College
Spring Valley Makerspace Roof
300 County Road 114
Glenwood Springs, CO 81601**

Construction
Roof Improvement Plan
Date: 05-21-19 1903J 05-21-19
MR1

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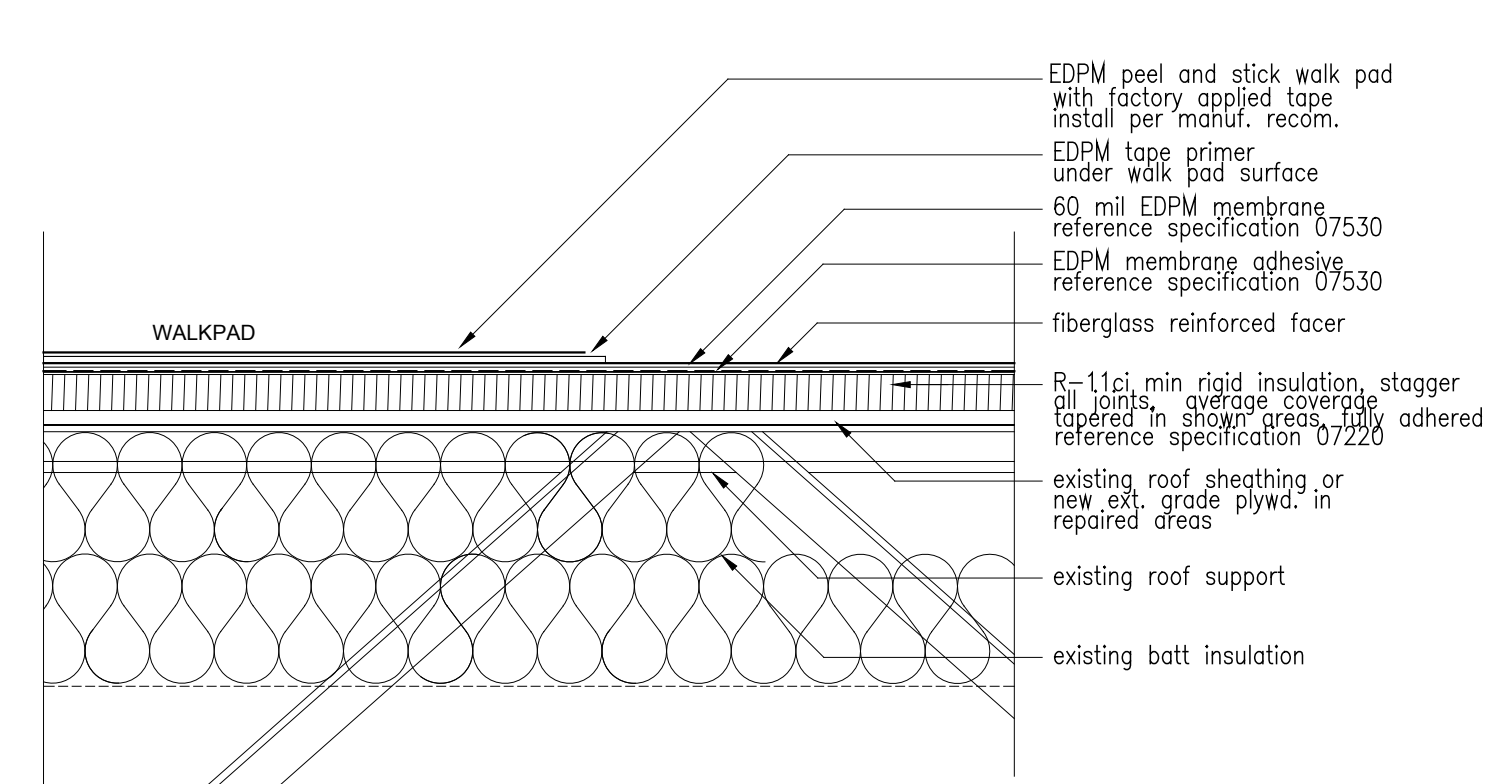


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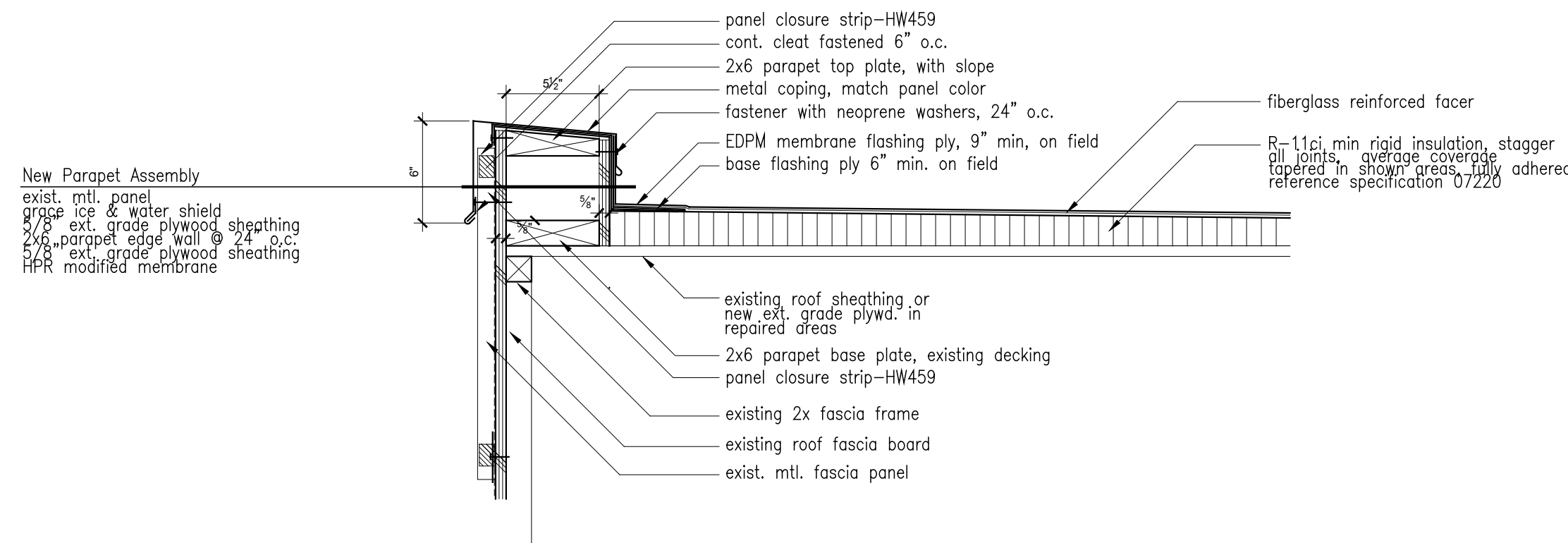
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Rifle, CO 81650
970-625-0580
jjarch@rof.net
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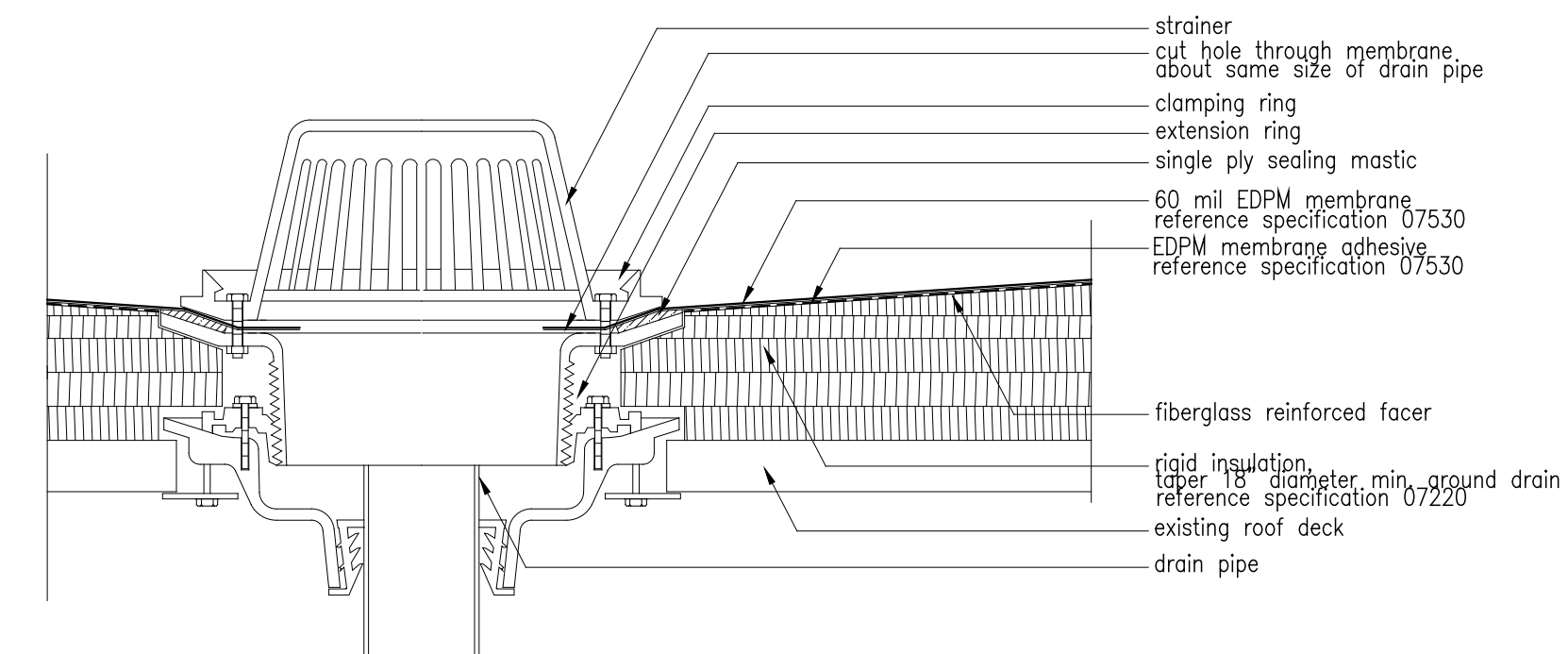
Colorado Mountain College
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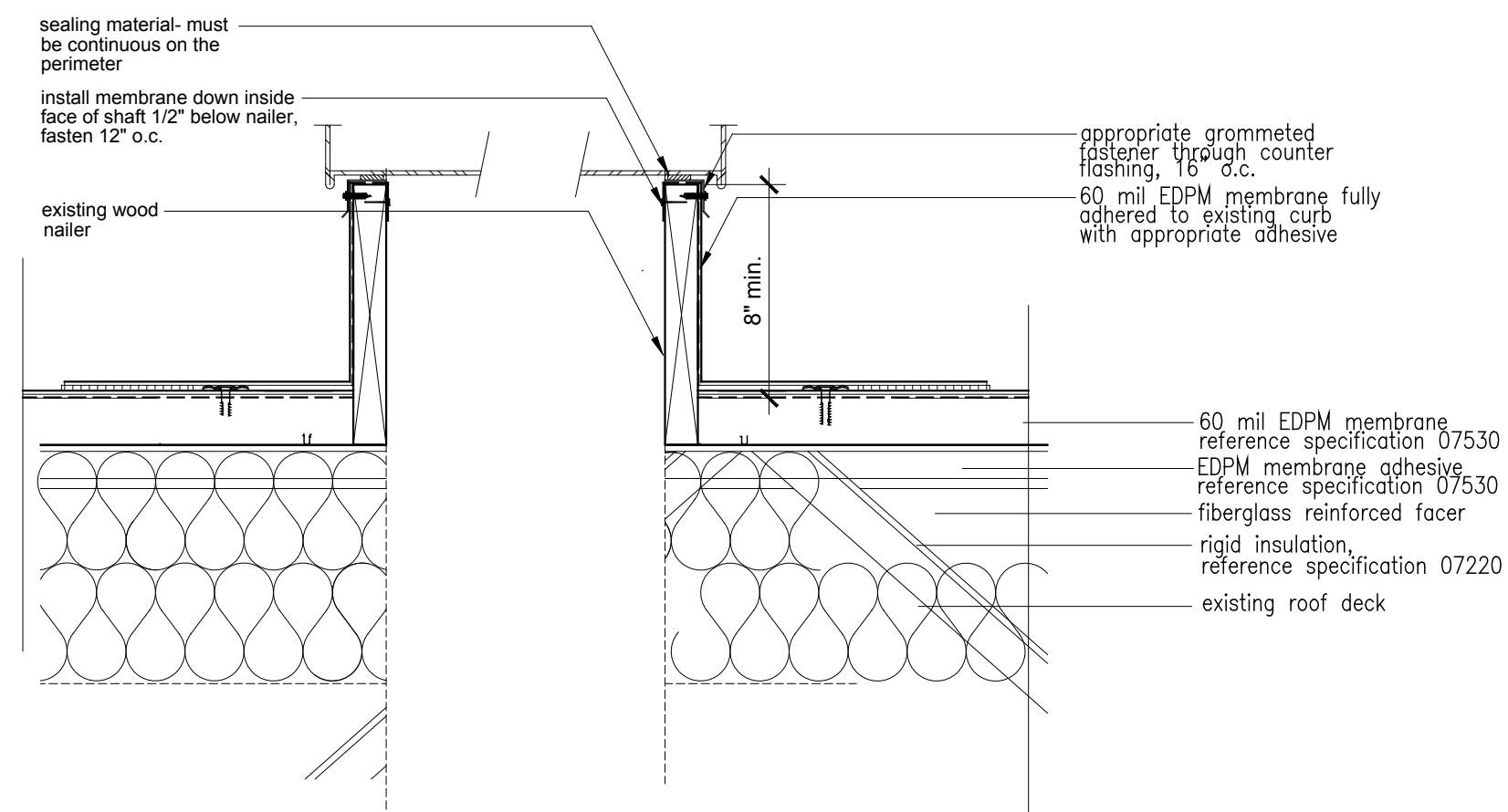
1 Roof Surface Detail
MR2 scale: 1 1/2" = 1'-0"



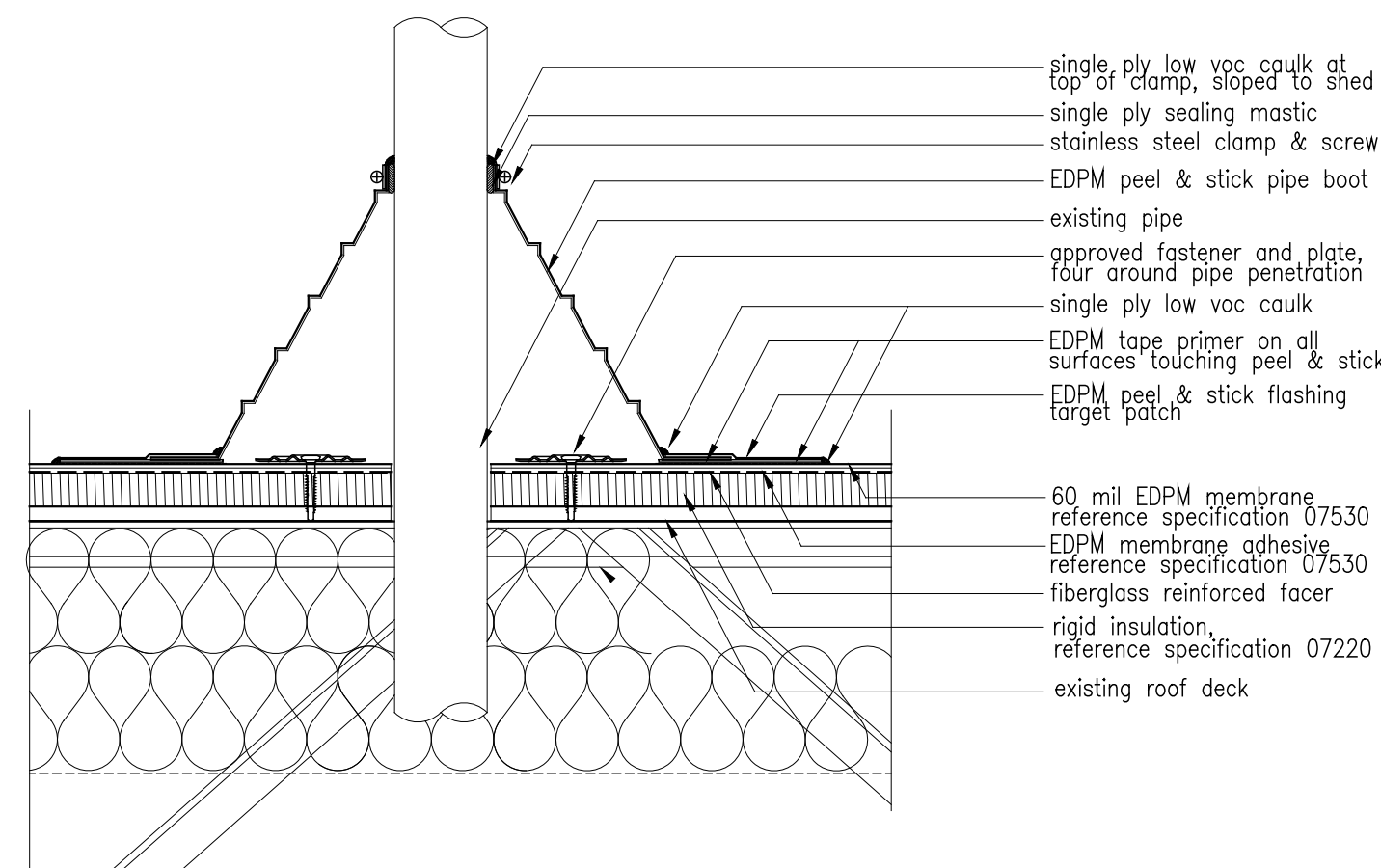
2 Roof edge
MR2 scale: 1 1/2" = 1'-0"



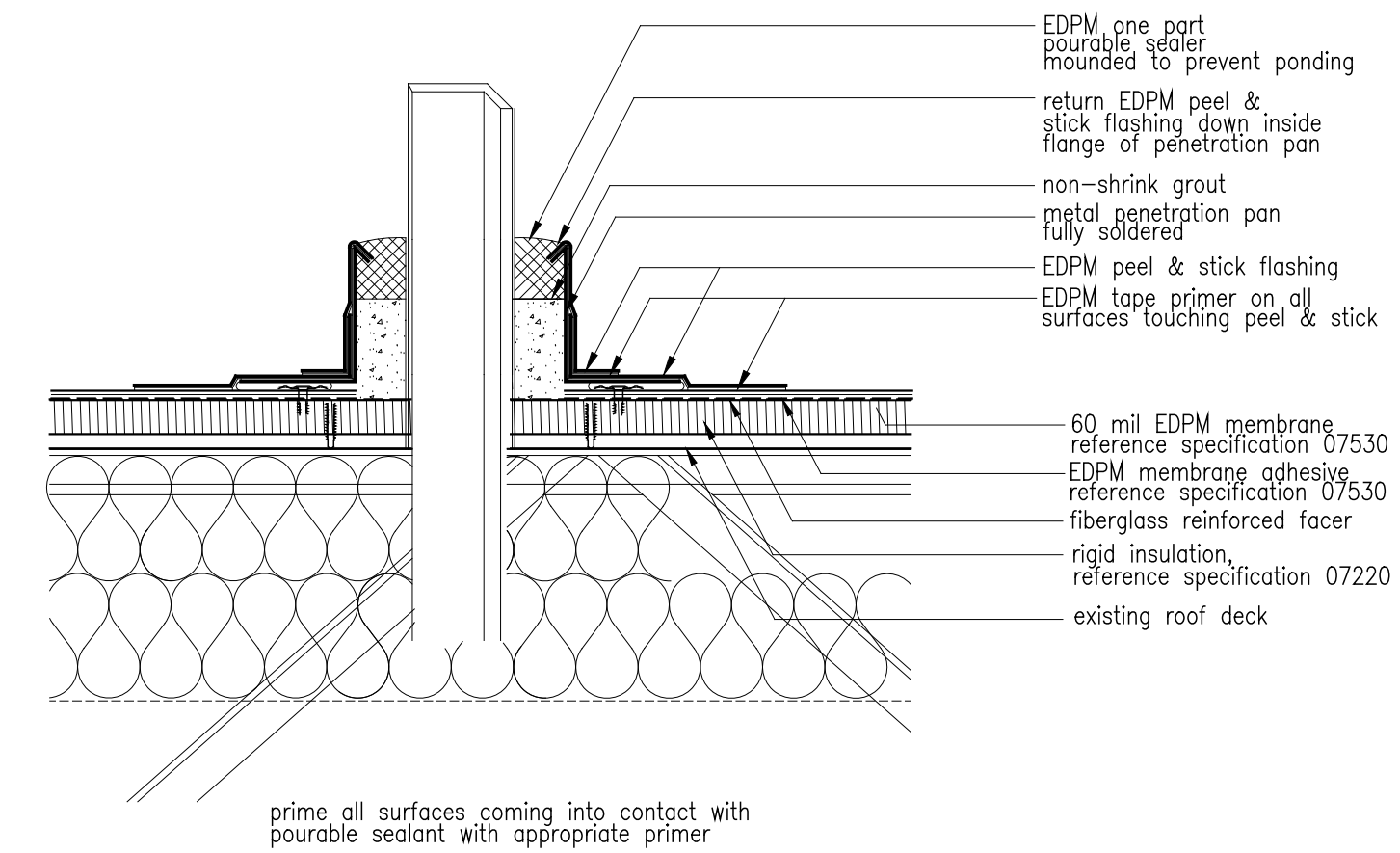
3 Roof drain detail
MR2 E-DV-08



4 Roof Curb Detail
MR2 scale: 1 1/2" = 1'-0"



5 Pipe Penetration
MR2 scale: 1 1/2" = 1'-0" E-FP-07



6 Pitch Pan Detail
MR2 scale: 1 1/2" = 1'-0" E-FP-04

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Construction
Roof Improvement Details
Date: 05-21-19 1903J 05-21-19
MR2