



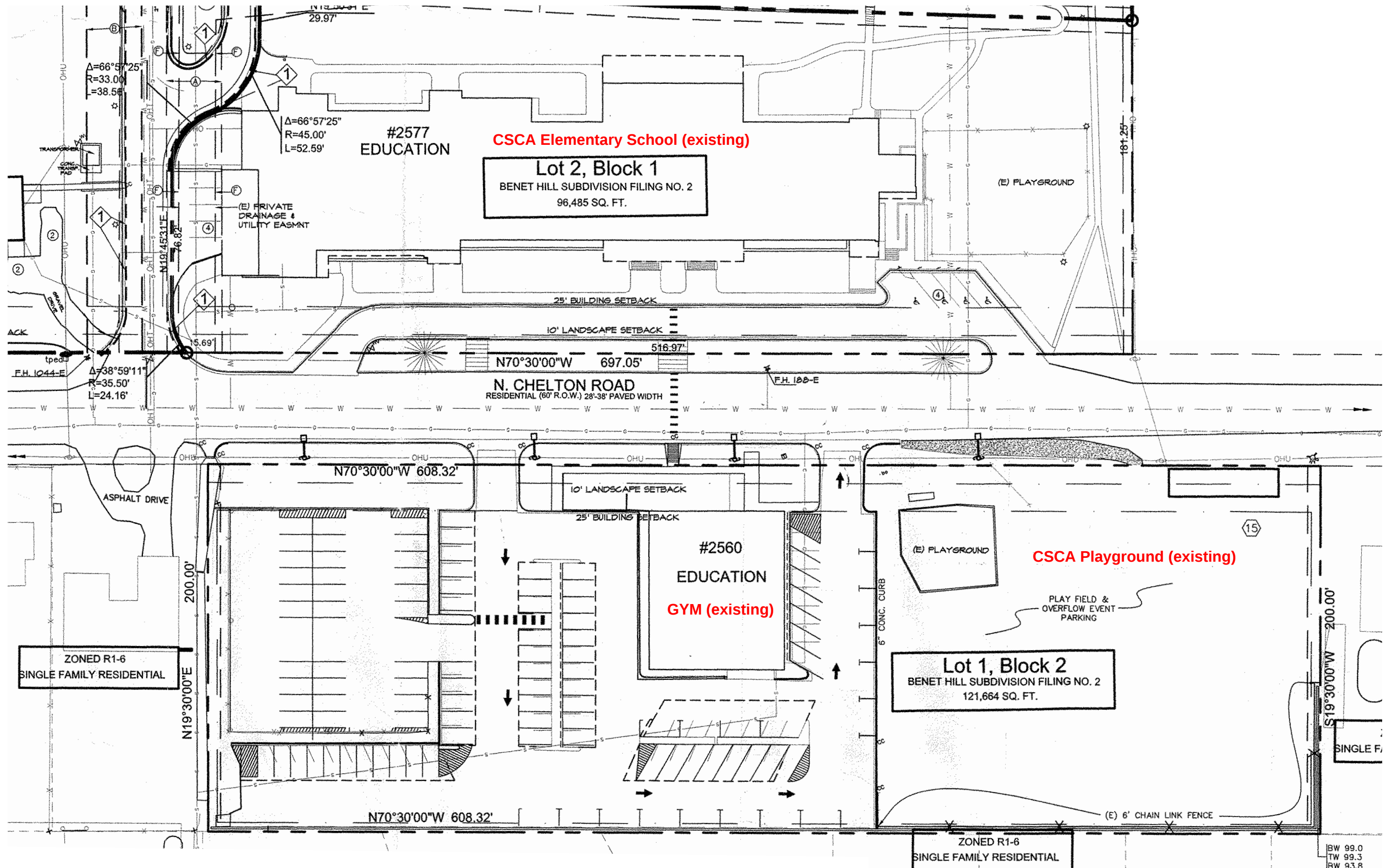
35 East Mexico Avenue  
Denver, Colorado 80210  
Phone: 303.722.9988  
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## EXISTING SITE



## Existing Site Plan for Gym and Future Middle School



EXISTING SITE  
SCALE: 1" = 50'

A



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DEMO CONCEPT

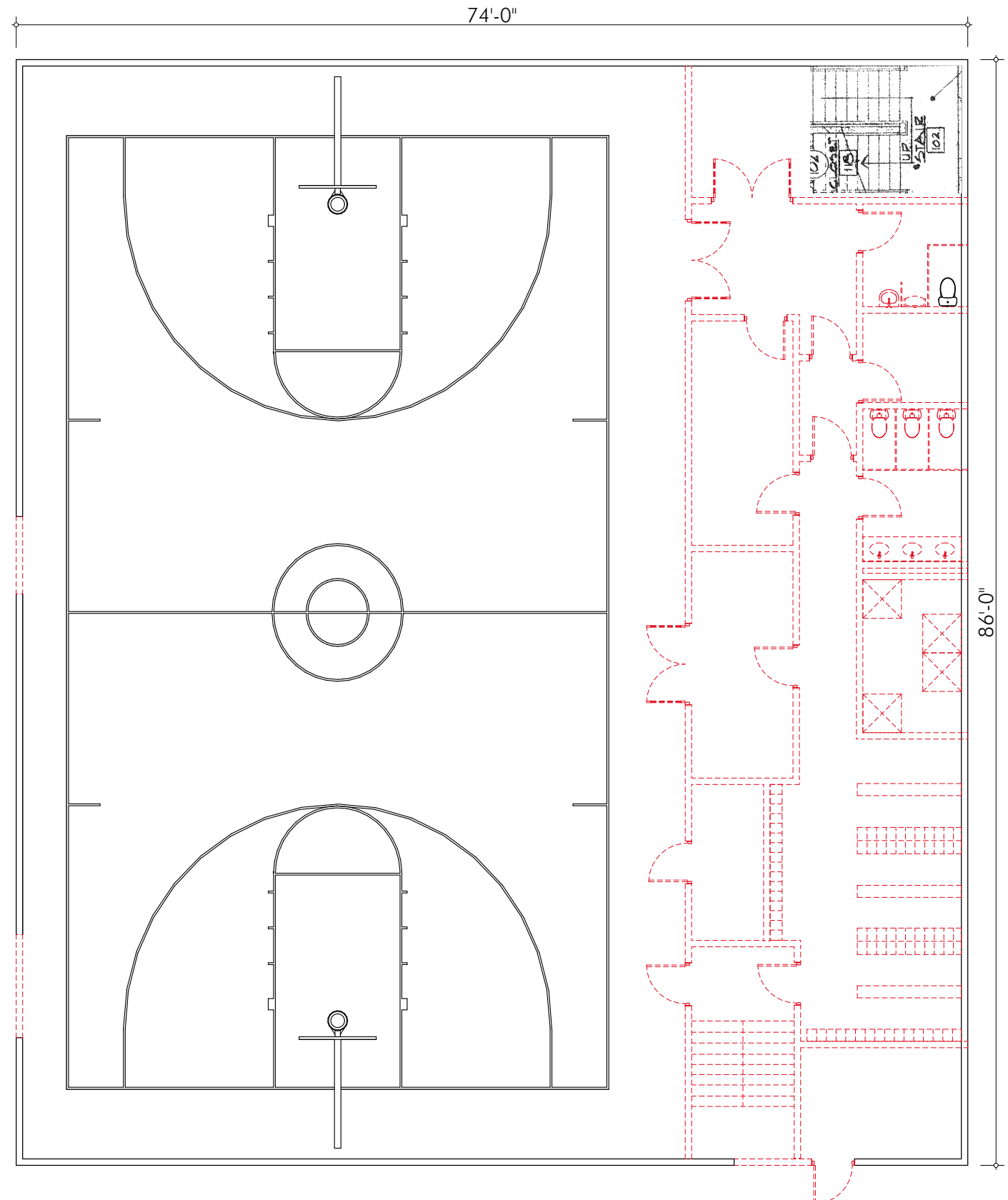
#### Notes:

Existing Gym support spaces are not ADA compliant and are difficult to supervise (child molestation security event). Spaces are dark and underutilized.

Solution proposes providing ADA compliant toilet rooms in new MS (economy of new construction vs renovation).

Current entry is not accessible. Gym Mezzanine is removed as new MS provides accessible entry to MS/Gym building.

Demoed Gym spaces are not re-constructed. Space remains open for spectators as current spectator space is inadequate.

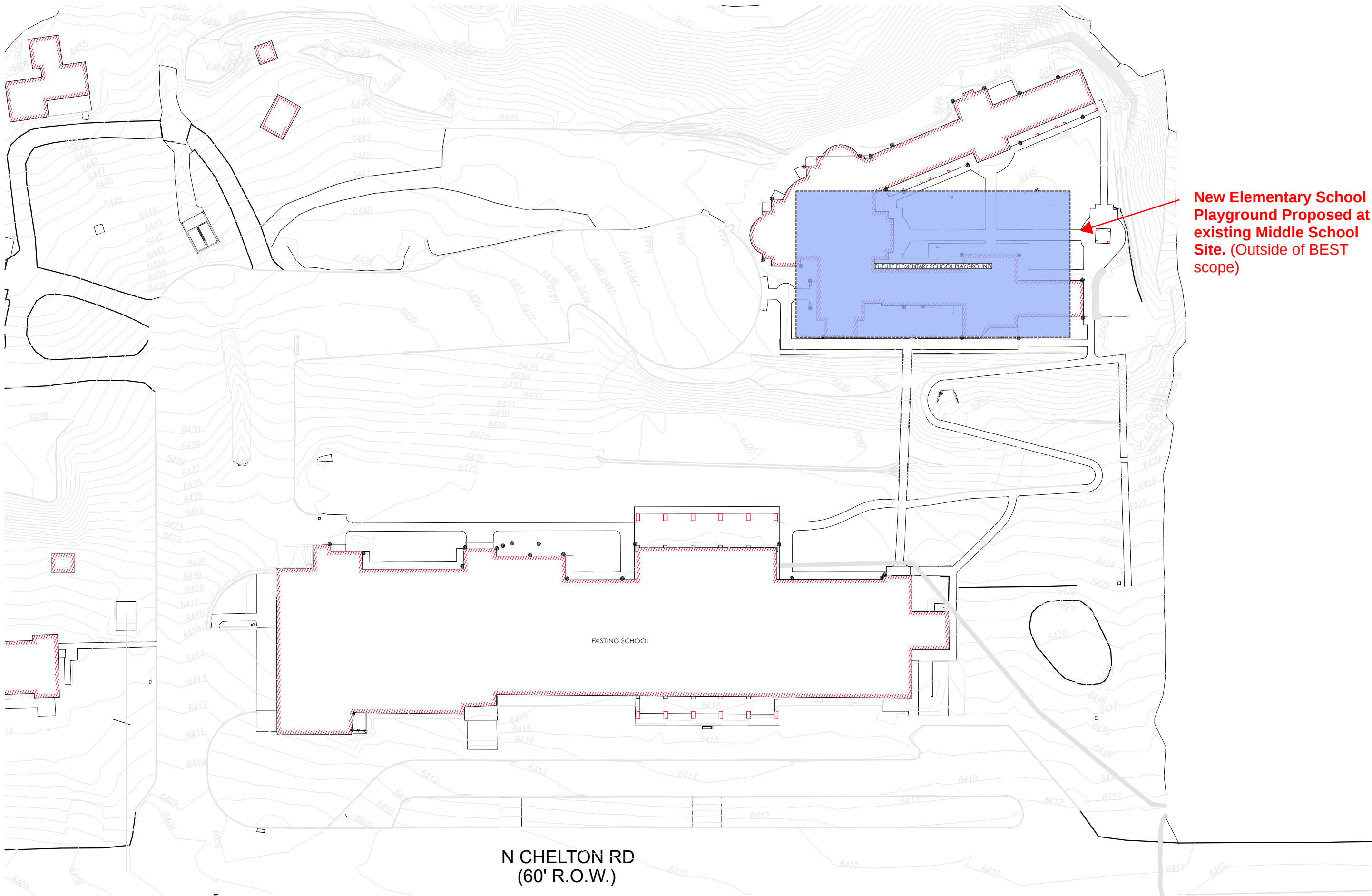


**Demo Proposed at  
Existing Gym**



DEMO PLAN  
SCALE: 3/32" = 1'-0"

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**New Elementary School  
Playground Proposed at  
existing Middle School  
Site. (Outside of BEST  
scope)**



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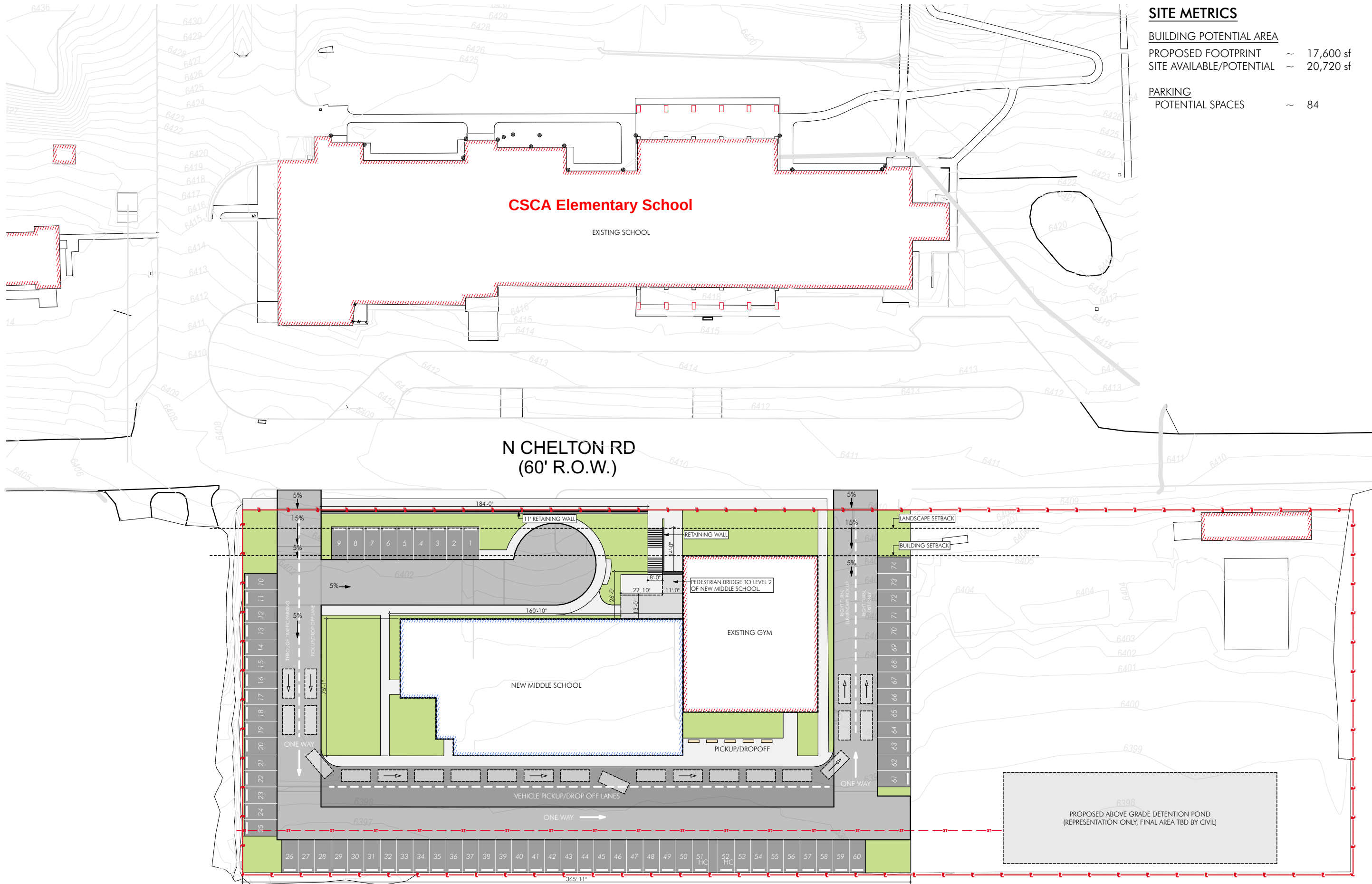
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SITE CONTEXT NORTH  
SCALE: 1" = 50'





### SITE METRICS

|                          |             |
|--------------------------|-------------|
| BUILDING POTENTIAL AREA  |             |
| PROPOSED FOOTPRINT       | ~ 17,600 sf |
| SITE AVAILABLE/POTENTIAL | ~ 20,720 sf |
| PARKING                  |             |
| POTENTIAL SPACES         | ~ 84        |



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CONCEPT 1

2 STORY BUILDING ADDITION

BUILDING GROSS AREA

|                     |   |           |
|---------------------|---|-----------|
| EXISTING BLDG.      |   |           |
| LEVEL - 1           | ~ | 6,365 sf  |
| LEVEL - 2           | ~ | 0 sf      |
| NEW ADDITION        |   |           |
| LEVEL - 1           | ~ | 10,595 sf |
| LEVEL - 2           | ~ | 10,450 sf |
| TOTAL NEW           | ~ | 21,045 sf |
| TOTAL BUILDING AREA | ~ | 27,410 sf |

OCCUPANT LOAD CALCULATIONS

LEVEL 1:

| OCCUPANCY               | LOAD FACTOR | AREA       | OCCUPANTS |
|-------------------------|-------------|------------|-----------|
| ADMIN OFFICE            | - 150 GSF   | ~ 2,500 SF | 16.67     |
| GYMNASIUM               | - 7 SF NET  | ~ 5,580 SF | 797.14    |
| CLASSROOMS              | - 20 SF NET | ~ 2,875 SF | 143.75    |
| SUPPORT                 | - 300 GSF   | ~ 225 SF   | 0.75      |
| TOTAL LEVEL 1 OCCUPANTS |             |            | 988.31    |

LEVEL 2:

| OCCUPANCY               | LOAD FACTOR | AREA       | OCCUPANTS |
|-------------------------|-------------|------------|-----------|
| CLASSROOMS              | - 20 SF NET | ~ 5,520 SF | 276.00    |
| SUPPORT                 | - 300 GSF   | ~ 630 SF   | 2.10      |
| TOTAL LEVEL 2 OCCUPANTS |             |            | 278.10    |

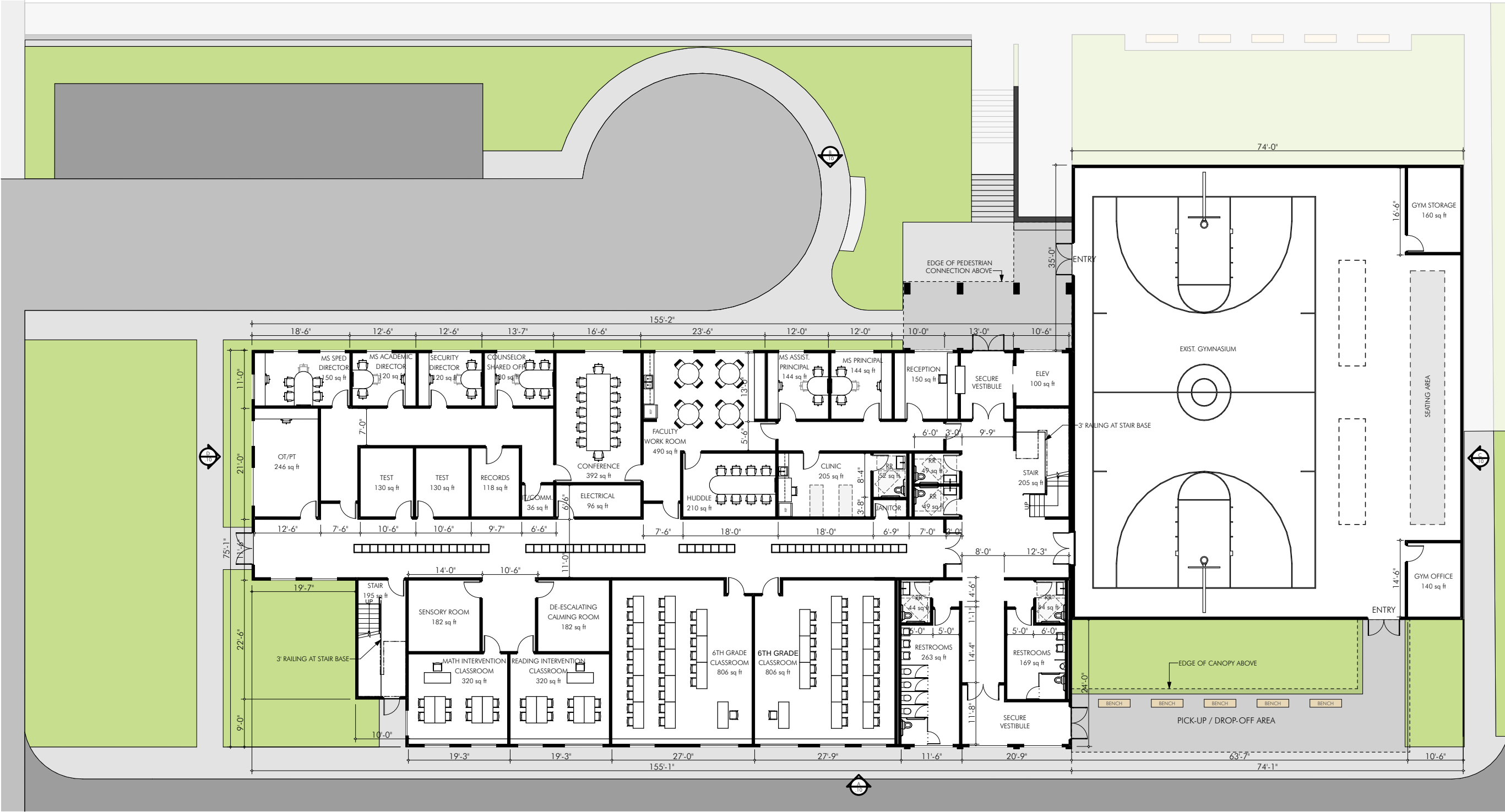
PLUMBING FIXTURE CALCULATIONS

LEVEL 1:

| OCCUPANTS   | FIXTURES (MALE)  | FIXTURES (FEMALE) | TOTAL |
|-------------|------------------|-------------------|-------|
| 798 PERSONS | 3.19 (1 PER 125) | 6.14 (1 PER 65)   | 11    |

LEVEL 2:

| OCCUPANTS   | FIXTURES (MALE) | FIXTURES (FEMALE) | TOTAL |
|-------------|-----------------|-------------------|-------|
| 279 PERSONS | 2.79 (1 PER 50) | 2.79 (1 PER 50)   | 6     |



LEVEL 01 FLOOR PLAN  
SCALE: 1" = 20'

A

2 STORY BUILDING ADDITION

BUILDING GROSS AREA

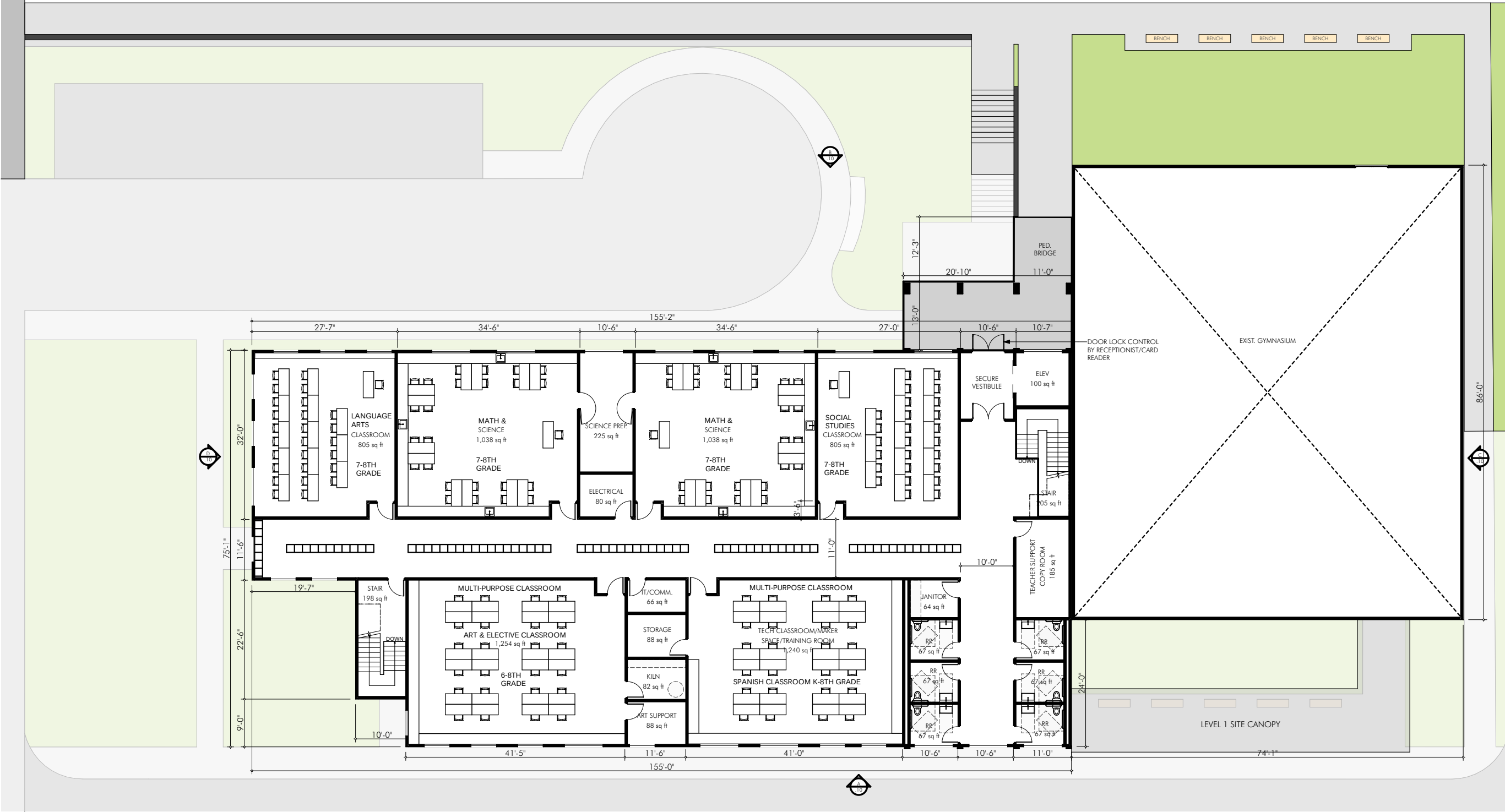
|                     |   |           |  |
|---------------------|---|-----------|--|
| EXISTING BLDG.      |   |           |  |
| LEVEL - 1           | ~ | 6,365 sf  |  |
| LEVEL - 2           | ~ | 0 sf      |  |
| NEW ADDITION        |   |           |  |
| LEVEL - 1           | ~ | 10,595 sf |  |
| LEVEL - 2           | ~ | 10,450 sf |  |
| TOTAL NEW           | ~ | 21,045 sf |  |
| TOTAL BUILDING AREA | ~ | 27,410 sf |  |

OCCUPANT LOAD CALCULATIONS

|                         |             |            |           |  |
|-------------------------|-------------|------------|-----------|--|
| LEVEL 1:                |             |            |           |  |
| OCCUPANCY               | LOAD FACTOR | AREA       | OCCUPANTS |  |
| ADMIN OFFICE            | - 150 GSF   | ~ 2,500 SF | 16.67     |  |
| GYMNASIUM               | - 7 SF NET  | ~ 5,580 SF | 797.14    |  |
| CLASSROOMS              | - 20 SF NET | ~ 2,875 SF | 143.75    |  |
| SUPPORT                 | - 300 GSF   | ~ 225 SF   | 0.75      |  |
| TOTAL LEVEL 1 OCCUPANTS |             |            | 988.31    |  |
| LEVEL 2:                |             |            |           |  |
| OCCUPANCY               | LOAD FACTOR | AREA       | OCCUPANTS |  |
| CLASSROOMS              | - 20 SF NET | ~ 5,520 SF | 276.00    |  |
| SUPPORT                 | - 300 GSF   | ~ 630 SF   | 2.10      |  |
| TOTAL LEVEL 2 OCCUPANTS |             |            | 278.10    |  |

PLUMBING FIXTURE CALCULATIONS

|             |                  |                   |       |
|-------------|------------------|-------------------|-------|
| LEVEL 1:    |                  |                   |       |
| OCCUPANTS   | FIXTURES (MALE)  | FIXTURES (FEMALE) | TOTAL |
| 798 PERSONS | 3.19 (1 PER 125) | 6.14 (1 PER 65)   | 11    |
| LEVEL 2:    |                  |                   |       |
| OCCUPANTS   | FIXTURES (MALE)  | FIXTURES (FEMALE) | TOTAL |
| 279 PERSONS | 2.79 (1 PER 50)  | 2.79 (1 PER 50)   | 6     |



LEVEL 02 FLOOR PLAN  
SCALE: 1" = 20' A



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