

RELOCATABLE CLASSROOMS AT
BEDFORD MIDDLE SCHOOL & STAPLES HIGH SCHOOL

70-88 North Avenue
Westport, Connecticut

WESTPORT BOARD OF EDUCATION
TOWN OF WESTPORT RFP # 19-005
Oct. 29, 2018

ARCHITECT

PHILIP H. CERRONE III A.I.A.
421 MEADOW STREET
FAIRFIELD, CONNECTICUT 06824
203-333-2066

SUPERINTENDENT

Colleen Palmer

DIRECTOR OF FACILITIES

Ted Hunyadi

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REVISED:
11-1-18

SCALE: AS NOTED	DATE: 10-29-18	DRAWN: REV_1814
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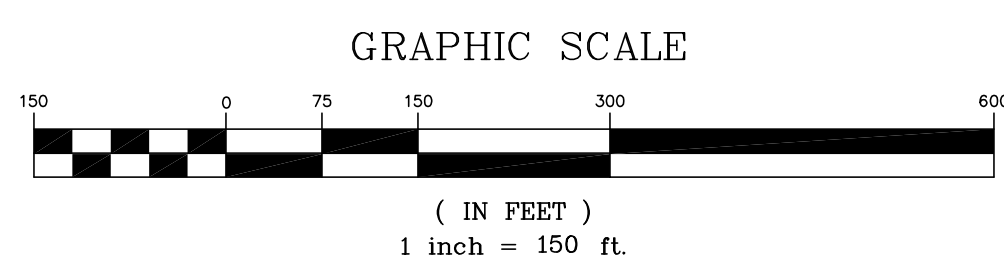
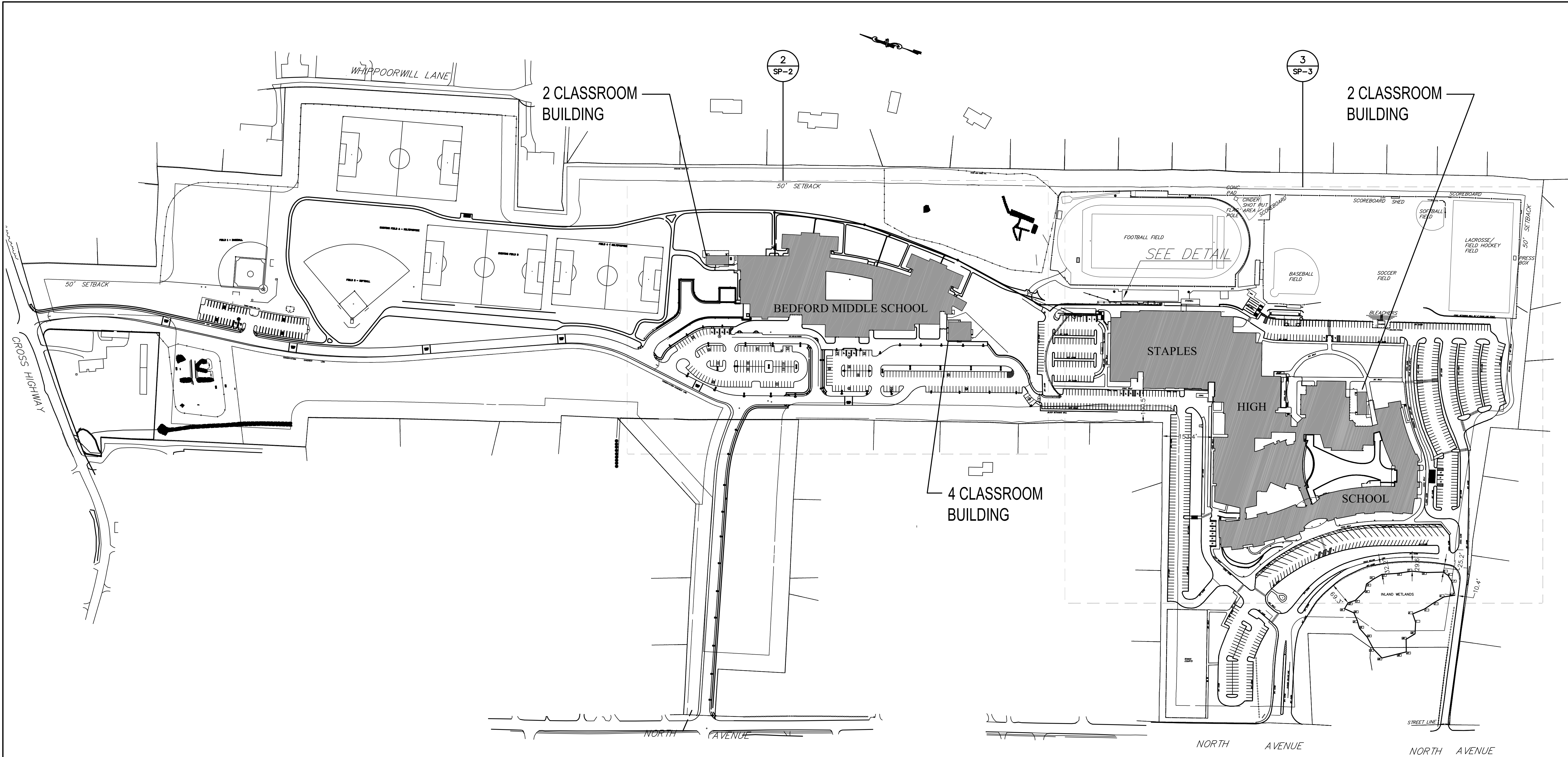
Relocatable Classroom at
Bedford Middle School & Staples High School
North Avenue
Westport, Connecticut.

COVER SHEET

18-28

C-0

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TOWN OF WESTPORT RFP #19-005
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ZONING DATA			
	Required	Existing	Proposed
Zone		AAA	Existing
Use		Educational	Educational
Lot area - Gross	2.0 ac	100.12 ac	no change
Lot Area - Net	2.0 ac	90.33 ac	no change
Building Ht	3 stories/ 40 ft	3 stories/ 39.5 ft	New Construction - 1 sty; 15ft
Setback - Street	50 ft	> 50 ft	> 50 ft
Setback - Side	50 ft	> 50 ft	> 50 ft
Setback - Rear	50 ft	> 50 ft	> 50 ft
Bldg Coverage	No Requirment		
Lot Coverage*	25%	27.30%	27.60%
FAR	No Requirment		

* Existing coverage calc taken from as-built survey by The Bongiovanni Group, Inc, Land Surveyors, dated 12-12-08 and rev dated 09-07-12

SITE COVERAGE CALCULATIONS:

TOTAL AREA OF SITE: 100.12 Ac.
AREA OF WETLANDS: 4.01 Ac.
AREA OF SLOPES >25%: 8.23 Ac.
AREA OF WETLANDS AND SLOPE ALLOWED AS BUILDABLE AREA: 20%
(4.01 Ac. + 8.23 Ac.) X 80% = 9.79 Ac.
TOTAL AREA FOR COVERAGE CALCULATIONS:
100.12 Ac. - 9.79 Ac. = 90.33 Ac.
BUILDING COVERAGE:
MIDDLE SCHOOL: 2.86 Ac.
HIGH SCHOOL: 6.15 Ac.
(2.86 Ac. + 6.15 Ac.) / 90.33 Ac. = 9.97%
TOTAL COVERAGE:
BUILDINGS: 9.01 Ac.
PAVEMENT: 14.83 Ac.
TENNIS COURTS & TRACK: 1.72 Ac. X 50% = 0.86 Ac.
(9.01 Ac. + 14.83 Ac. + 0.86 Ac.) / 90.33 = 27.34%

NOTE:
SITE INFORMATION TAKEN FROM SURVEY PREPARED BY BGI - THE BONGIOVANNI GROUP INC., REV. DATED 09/07/2012 AND FROM SURVEY PREPARED BY CCA, LLC DATED 08/03/2001

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Overall Site.dwg

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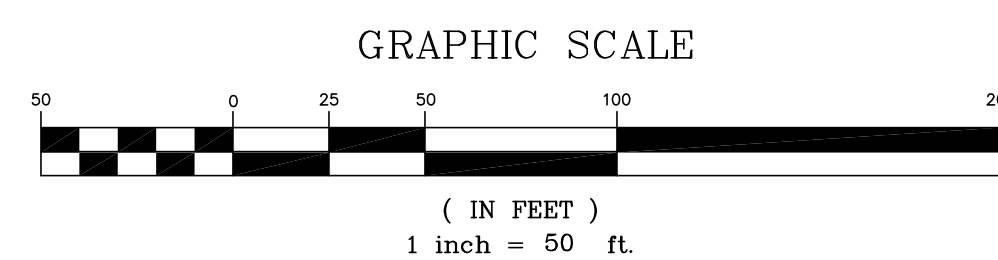
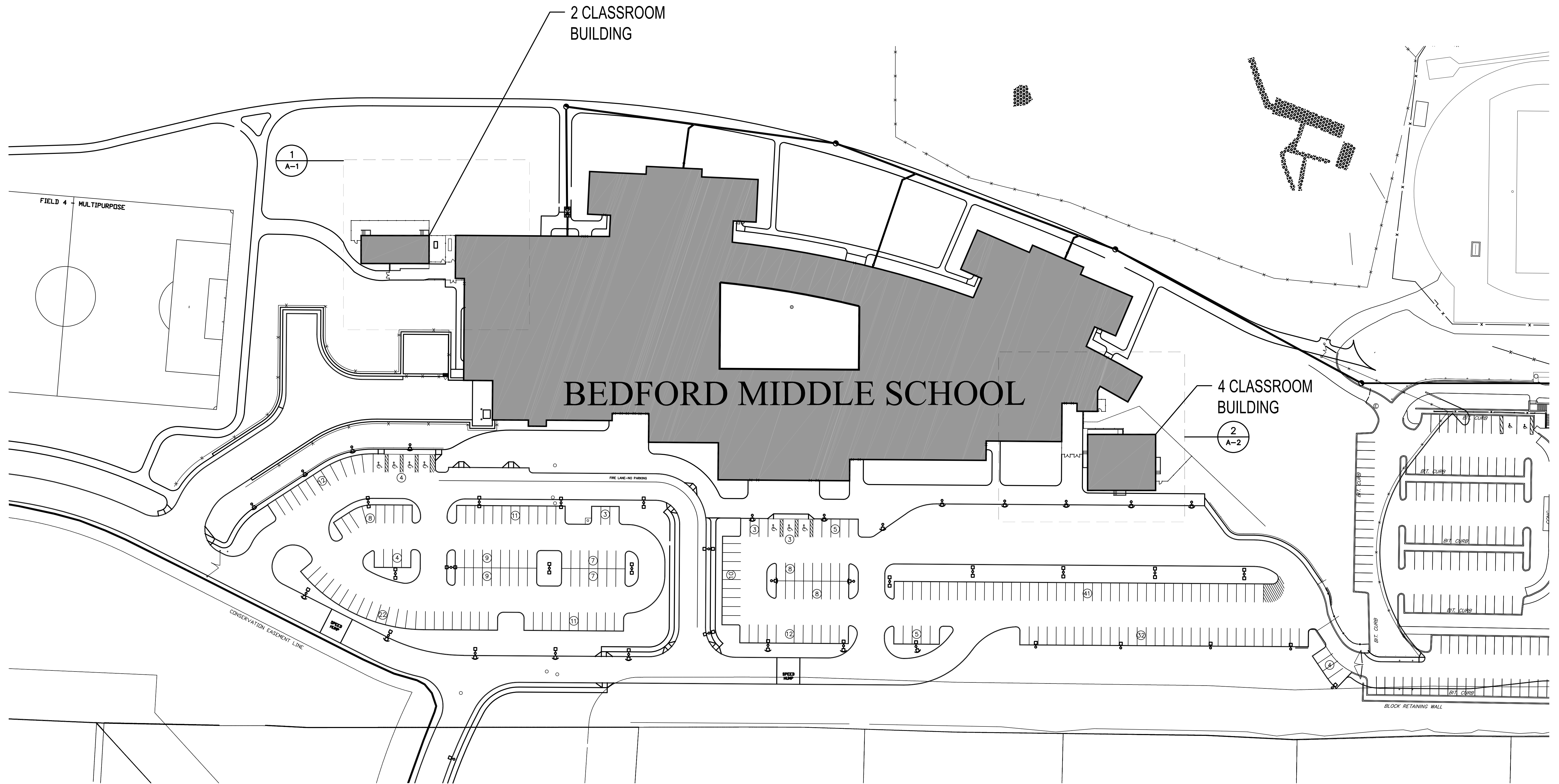
421 Meadow Street
Fairfield, Connecticut 06824
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REVISIONS

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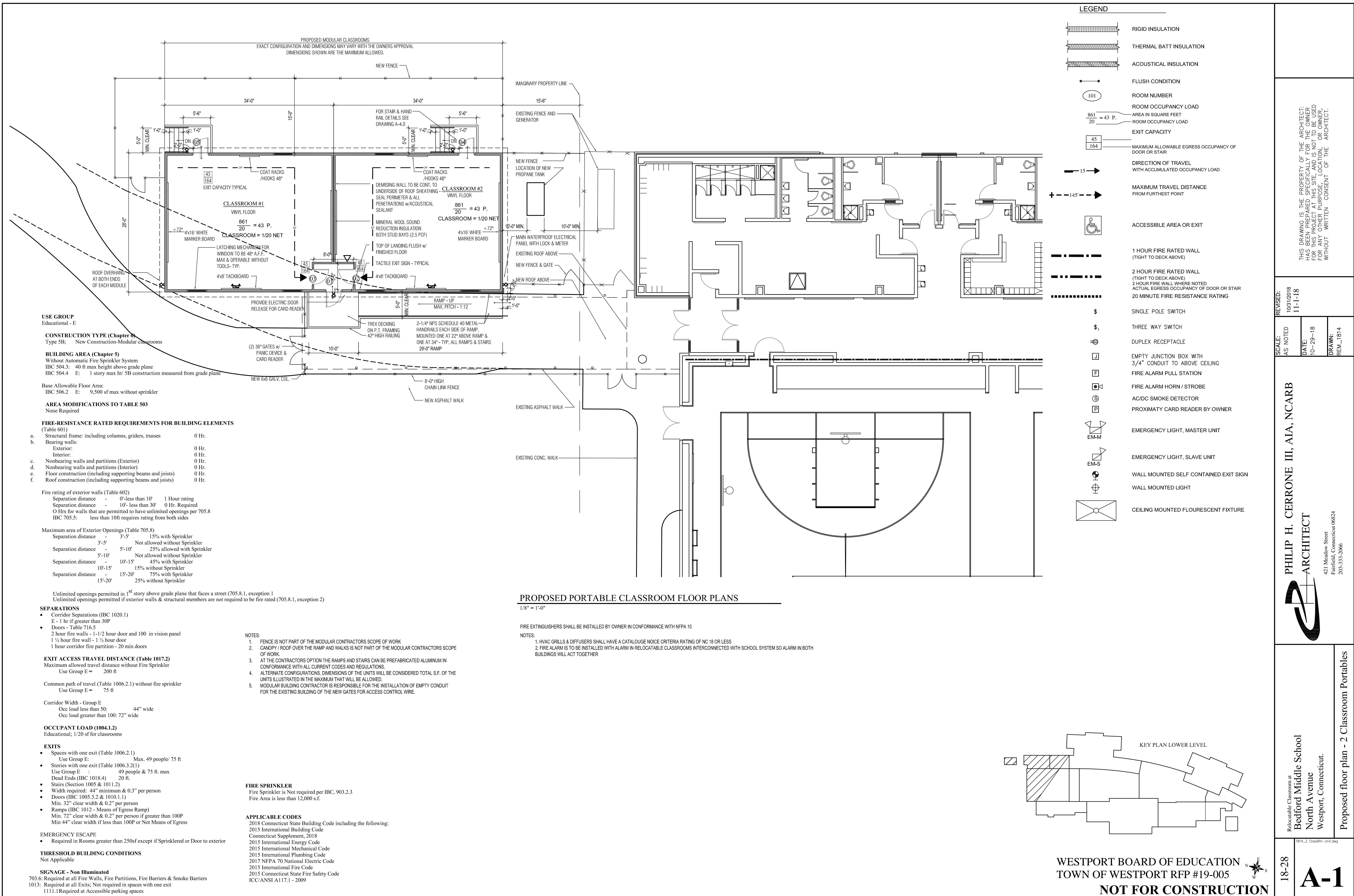
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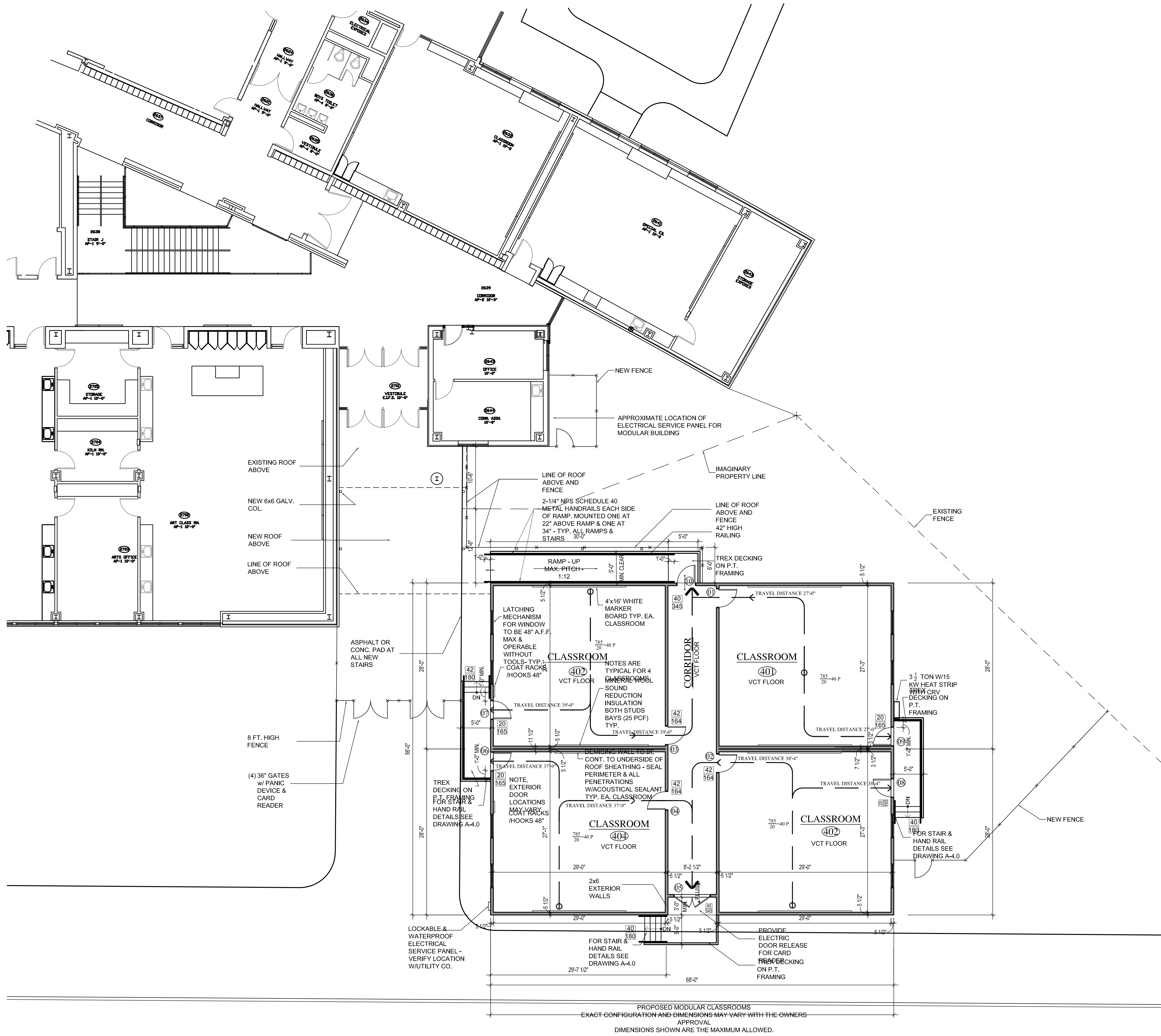
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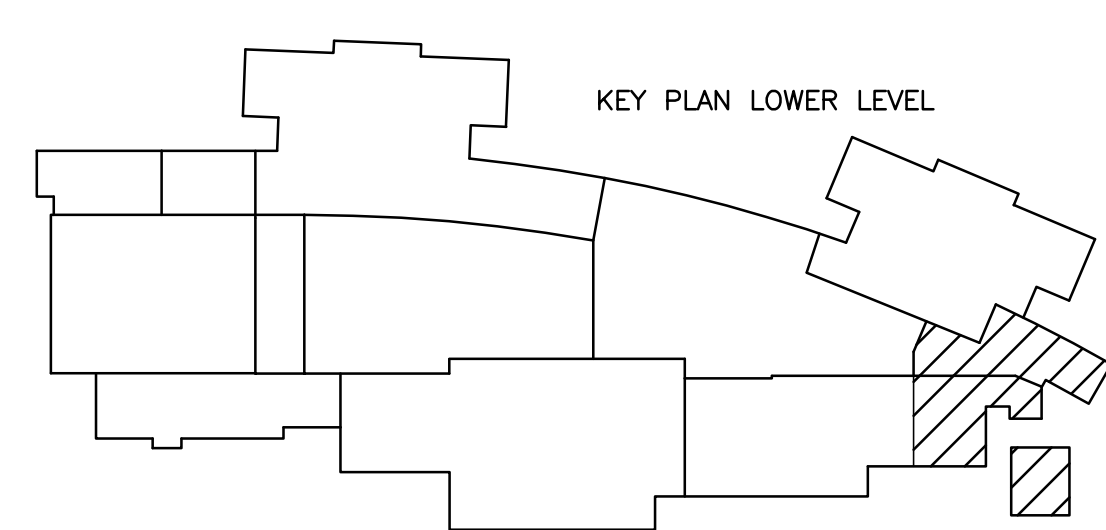
Relocatable Classroom at
Bedford Middle School & Staples High School
North Avenue
Westport, Connecticut.
Proposed Bedford Middle School Site Plan

18-28
SP-2



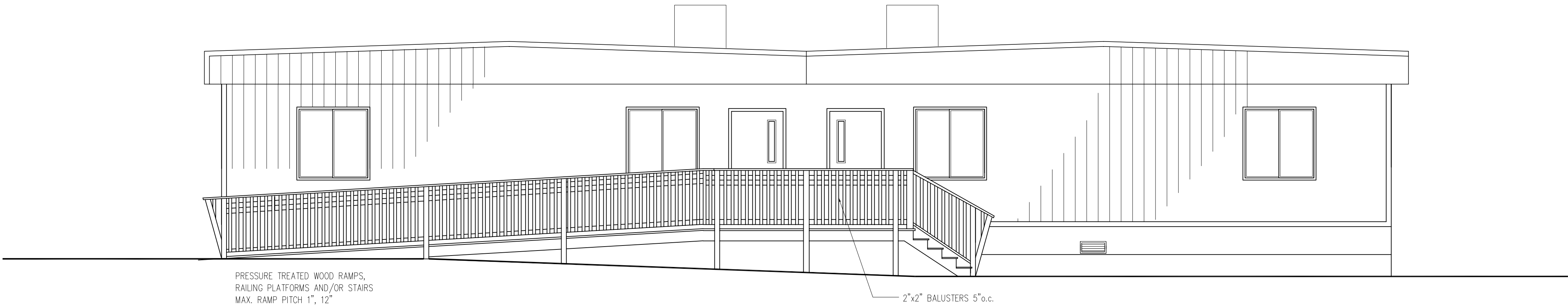


- NOTES:
1. FENCE IS NOT PART OF THE MODULAR CONTRACTORS SCOPE OF WORK
 2. CANOPY / ROOF OVER THE RAMP AND WALKS IS NOT PART OF THE MODULAR CONTRACTORS SCOPE OF WORK.
 3. AT THE CONTRACTORS OPTION THE RAMPS AND STAIRS CAN BE PREFABRICATED ALUMINUM IN CONFORMANCE WITH ALL CURRENT CODES AND REGULATIONS.
 4. ALTERNATE CONFIGURATIONS, DIMENSIONS OF THE UNITS WILL BE CONSIDERED TOTAL S.F. OF THE UNITS ILLUSTRATED IN THE MAXIMUM THAT WILL BE ALLOWED.
 5. MODULAR BUILDING CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EMPTY CONDUIT FOR THE EXISTING BUILDING OF THE NEW GATES FOR ACCESS CONTROL WIRE.

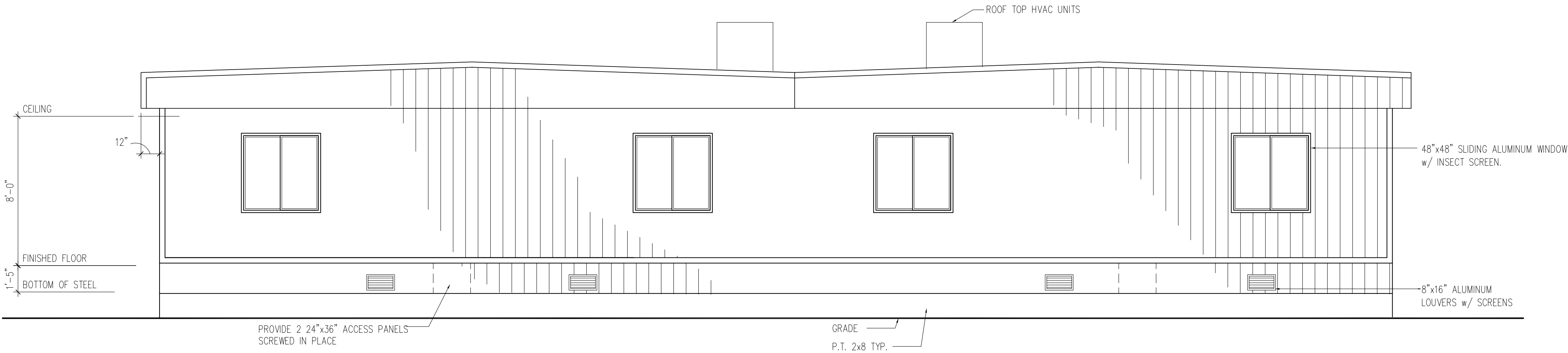


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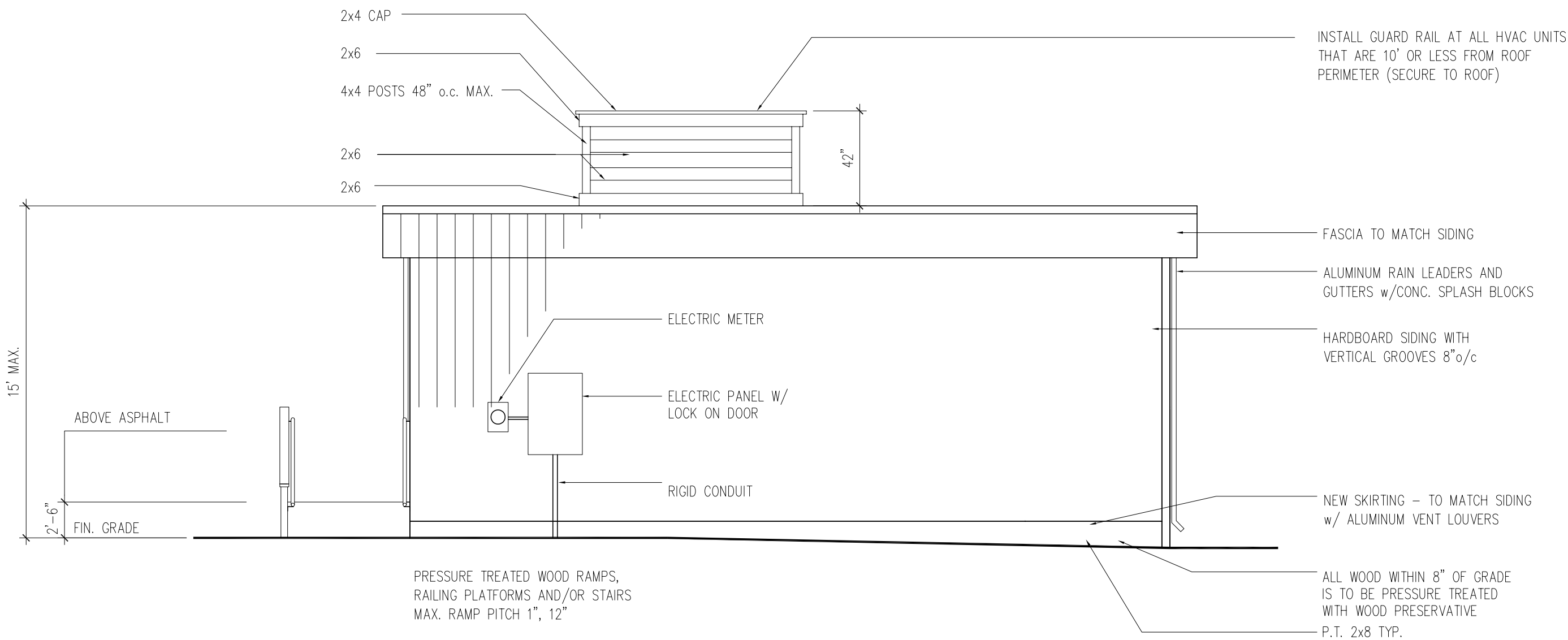
18-28		1814_4 CLASSRM UNIT.dwg	
Relocatable Classroom at Bedford Middle School North Avenue Westport, Connecticut.		Proposed floor plan - 4 Classroom Portables	
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EXTERIOR ELEVATION - FRONT
1/4" = 1'-0"



EXTERIOR ELEVATION - REAR
1/4" = 1'-0"



EXTERIOR ELEVATION - LEFT
1/4" = 1'-0"

NOTE:
ELEVATIONS ARE SCHEMATIC ONLY – FINAL ELEVATIONS ARE
TO BE SUBMITTED BY THE SELECTED VENDOR.

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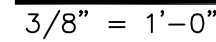
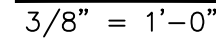
Proposed Classroom Elevations

18-28

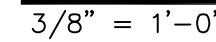
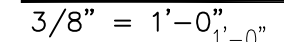
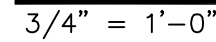
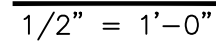
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A-4

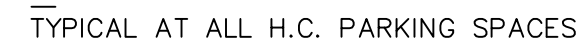
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1. PRESERVATIVE FOR LUMBER SHALL BE WATERBORNE COMPOUND ACQ TYPE B & D OR CBA-A, CA-B WOOD WITH CHROMATED COPPER ARSENATE (CCA) WILL NOT BE PERMITTED.



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1. Fence is not part of the Modular contractors scope of work
2. Canopy/ roof over the ramp and walks is not part of the Modular contractors scope of work
3. At the contractors option the ramps and stairs can be prefabricated aluminum in conformance with all current codes and regulations
4. Alternate configurations/ dimensions of the units will be considered
5. Total sf of the units illustrated is the maximum that will be allowed

Modular building contractor is responsible for the installation of empty conduit from the existing building to the new gates for access control wire