

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
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203-333-2066

SUPERINTENDENT

Colleen Palmer

DIRECTOR OF FACILITIES

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REVISED:
11-1-18

SCALE:
AS NOTED

DATE:
10-29-18

DRAWN:
REM_1814

PHILIP H. CERRONE III, AIA, NCARB



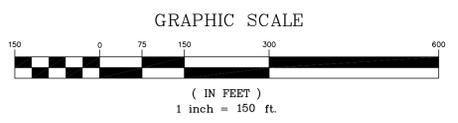
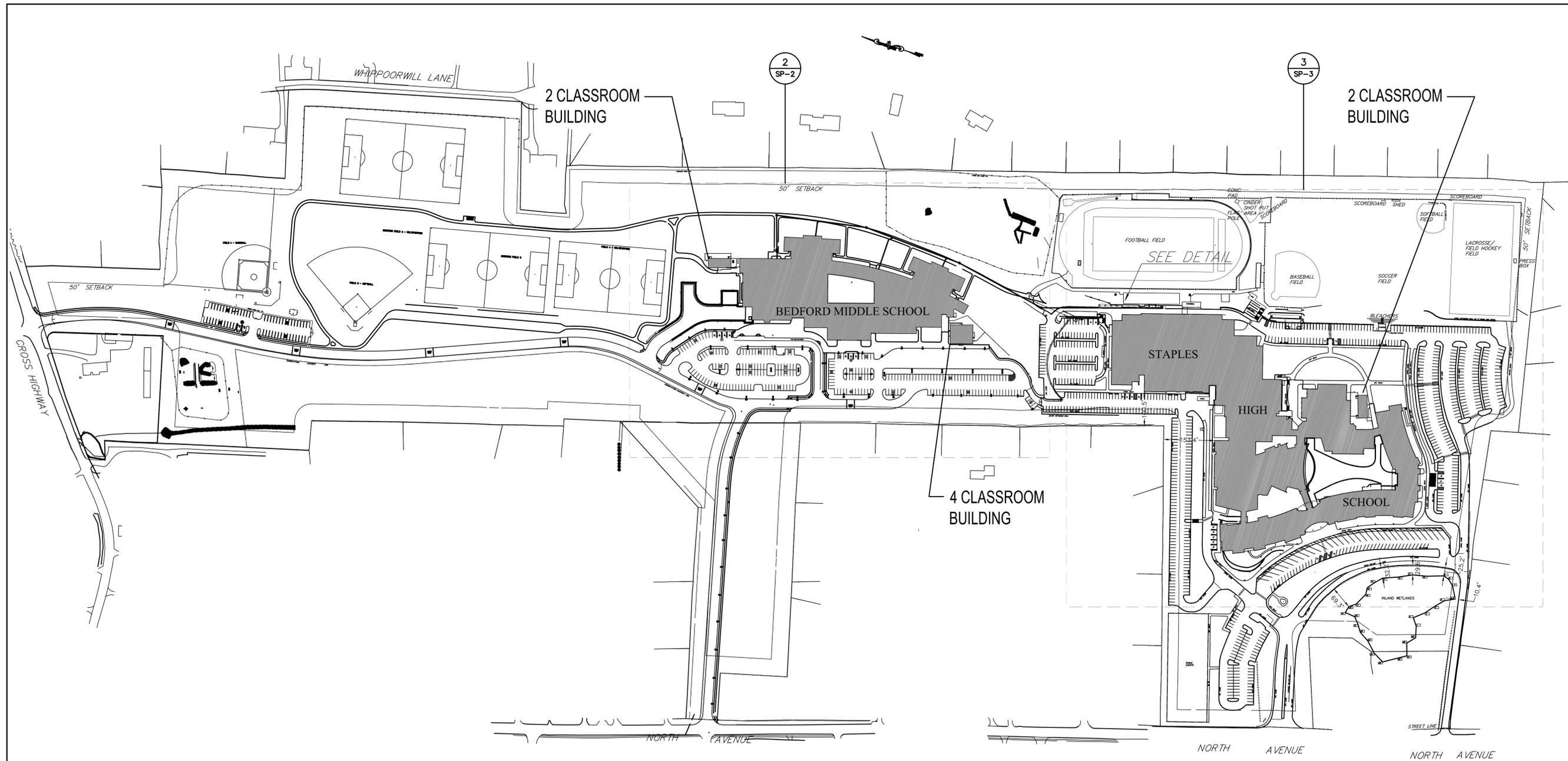
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

Relocatable Classroom at
Bedford Middle School & Staples High School
North Avenue
Westport, Connecticut.
COVER SHEET

18-28

C-0

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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 Requirement		
Lot Coverage*	25%	27.30%	27.60%
FAR	No Requirement		

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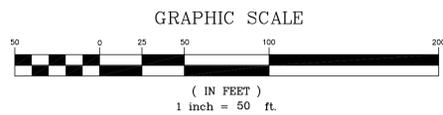
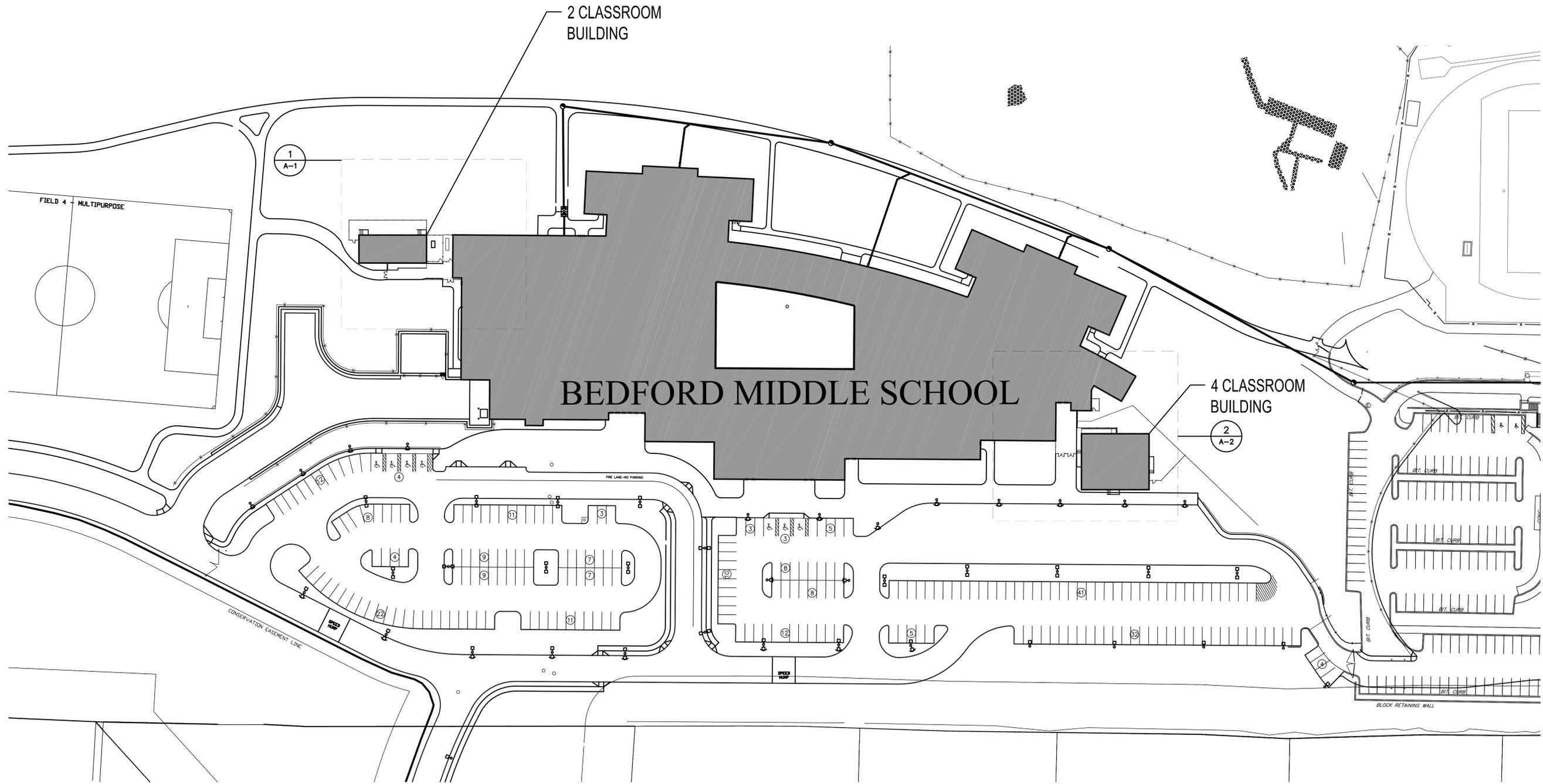
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Relocatable Classroom at
 Bedford Middle School & Staples High School
 North Avenue
 Westport, Connecticut.
 Proposed Site Plan

18-28
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SP-1



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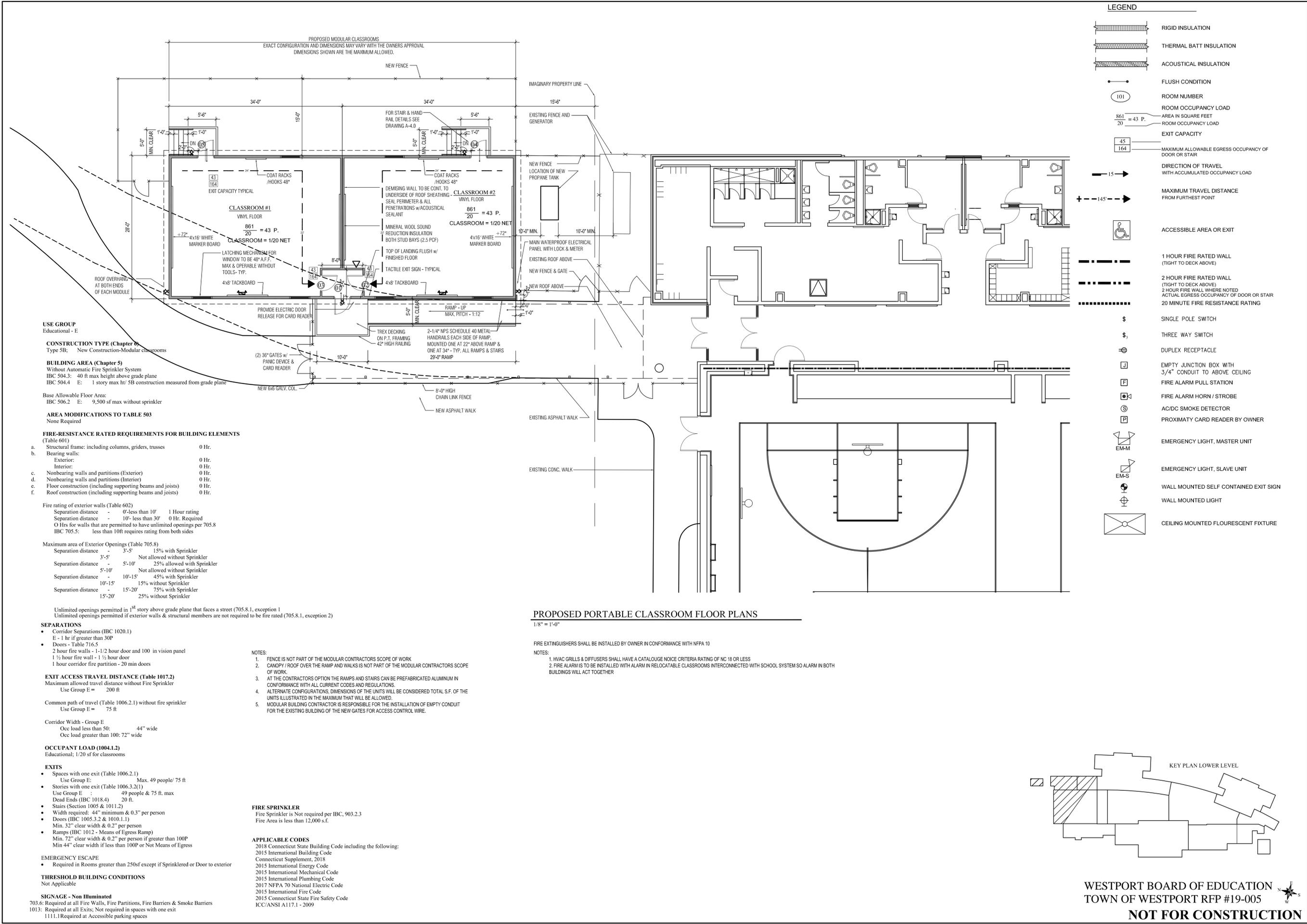
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Relocatable Classroom at
 Bedford Middle School & Staples High School
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 Westport, Connecticut.
 Proposed Bedford Middle School Site Plan

18-28
SP-2



USE GROUP
Educational - E

CONSTRUCTION TYPE (Chapter 9)
Type 5B; New Construction-Modular classrooms

BUILDING AREA (Chapter 5)
Without Automatic Fire Sprinkler System
IBC 504.3: 40 ft max height above grade plane
IBC 504.4 E: 1 story max ht/ 5B construction measured from grade plane

Base Allowable Floor Area:
IBC 506.2 E: 9,500 sf max without sprinkler

AREA MODIFICATIONS TO TABLE 503
None Required

FIRE-RESISTANCE RATED REQUIREMENTS FOR BUILDING ELEMENTS
(Table 601)

a. Structural frame: including columns, girders, trusses	0 Hr.
b. Bearing walls:	
Exterior:	0 Hr.
Interior:	0 Hr.
c. Nonbearing walls and partitions (Exterior)	0 Hr.
d. Nonbearing walls and partitions (Interior)	0 Hr.
e. Floor construction (including supporting beams and joists)	0 Hr.
f. Roof construction (including supporting beams and joists)	0 Hr.

Fire rating of exterior walls (Table 602)

Separation distance - 0'-less than 10'	1 Hour rating
Separation distance - 10'-less than 30'	0 Hr. Required

0 Hrs for walls that are permitted to have unlimited openings per 705.8
IBC 705.5: less than 10ft requires rating from both sides

Maximum area of Exterior Openings (Table 705.8)

Separation distance - 3'-5'	15% with Sprinkler
3'-5'	Not allowed without Sprinkler
Separation distance - 5'-10'	25% allowed with Sprinkler
5'-10'	Not allowed without Sprinkler
Separation distance - 10'-15'	45% with Sprinkler
10'-15'	15% without Sprinkler
Separation distance - 15'-20'	75% with Sprinkler
15'-20'	25% without Sprinkler

Unlimited openings permitted in 1st story above grade plane that faces a street (705.8.1, exception 1)
Unlimited openings permitted if exterior walls & structural members are not required to be fire rated (705.8.1, exception 2)

SEPARATIONS

- Corridor Separations (IBC 1020.1)
 - E - 1 hr if greater than 30P
- Doors - Table 716.5
 - 2 hour fire walls - 1-1/2 hour door and 100 in vision panel
 - 1 1/2 hour fire wall - 1 1/2 hour door
 - 1 hour corridor fire partition - 20 min doors

EXIT ACCESS TRAVEL DISTANCE (Table 1017.2)
Maximum allowed travel distance without Fire Sprinkler
Use Group E = 200 ft

Common path of travel (Table 1006.2.1) without fire sprinkler
Use Group E = 75 ft

Corridor Width - Group E
Occ load less than 50: 44" wide
Occ load greater than 100: 72" wide

OCCUPANT LOAD (1004.1.2)
Educational: 1/20 sf for classrooms

EXITS

- Spaces with one exit (Table 1006.2.1)
 - Use Group E: Max. 49 people/ 75 ft
- Stairways with one exit (Table 1006.3.2(1))
 - Use Group E: 49 people & 75 ft. max
- Dead Ends (IBC 1018.4) 20 ft.
- Stairs (Section 1005 & 1011.2)
 - Width required: 44" minimum & 0.3" per person
 - Doors (IBC 1005.3.2 & 1010.1.1)
 - Min. 32" clear width & 0.2" per person
 - Ramps (IBC 1012 - Means of Egress Ramp)
 - Min. 72" clear width & 0.2" per person if greater than 100P
 - Min 44" clear width if less than 100P or Not Means of Egress

EMERGENCY ESCAPE

- Required in Rooms greater than 250sf except if Sprinklered or Door to exterior

THRESHOLD BUILDING CONDITIONS
Not Applicable

SIGNAGE - Non Illuminated
703.6: Required at all Fire Walls, Fire Partitions, Fire Barriers & Smoke Barriers
1013: Required at all Exits; Not required in spaces with one exit
1111.1: Required at Accessible parking spaces

NOTES:

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

FIRE SPRINKLER
Fire Sprinkler is Not required per IBC, 903.2.3
Fire Area is less than 12,000 s.f.

APPLICABLE CODES
2018 Connecticut State Building Code including the following:
2015 International Building Code
Connecticut Supplement, 2018
2015 International Energy Code
2015 International Mechanical Code
2015 International Plumbing Code
2017 NFPA 70 National Electric Code
2015 International Fire Code
2015 Connecticut State Fire Safety Code
ICC/ANSI A117.1 - 2009

PROPOSED PORTABLE CLASSROOM FLOOR PLANS

1/8" = 1'-0"

FIRE EXTINGUISHERS SHALL BE INSTALLED BY OWNER IN CONFORMANCE WITH NFPA 10

NOTES:

- HVAC GRILLS & DIFFUSERS SHALL HAVE A CATALOGUE NOISE CRITERIA RATING OF NC 18 OR LESS
- FIRE ALARM IS TO BE INSTALLED WITH ALARM IN RELOCATABLE CLASSROOMS INTERCONNECTED WITH SCHOOL SYSTEM SO ALARM IN BOTH BUILDINGS WILL ACT TOGETHER

- LEGEND**
- RIGID INSULATION
 - THERMAL BATT INSULATION
 - ACOUSTICAL INSULATION
 - FLUSH CONDITION
 - ROOM NUMBER
 - ROOM OCCUPANCY LOAD
 - AREA IN SQUARE FEET
 - ROOM OCCUPANCY LOAD
 - EXIT CAPACITY
 - MAXIMUM ALLOWABLE EGRESS OCCUPANCY OF DOOR OR STAIR
 - DIRECTION OF TRAVEL WITH ACCUMULATED OCCUPANCY LOAD
 - MAXIMUM TRAVEL DISTANCE FROM FURTHEST POINT
 - ACCESSIBLE AREA OR EXIT
 - 1 HOUR FIRE RATED WALL (TIGHT TO DECK ABOVE)
 - 2 HOUR FIRE RATED WALL (TIGHT TO DECK ABOVE)
 - 2 HOUR FIRE RATED WALL WHERE NOTED ACTUAL EGRESS OCCUPANCY OF DOOR OR STAIR
 - 20 MINUTE FIRE RESISTANCE RATING
 - SINGLE POLE SWITCH
 - THREE WAY SWITCH
 - DUPLEX RECEPTACLE
 - EMPTY JUNCTION BOX WITH 3/4" CONDUIT TO ABOVE CEILING
 - FIRE ALARM PULL STATION
 - FIRE ALARM HORN / STROBE
 - AC/DC SMOKE DETECTOR
 - PROXIMITY CARD READER BY OWNER
 - EMERGENCY LIGHT, MASTER UNIT
 - EMERGENCY LIGHT, SLAVE UNIT
 - WALL MOUNTED SELF CONTAINED EXIT SIGN
 - WALL MOUNTED LIGHT
 - CEILING MOUNTED FLOURESCENT FIXTURE

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10/31/2018 11-1-18

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Relocatable Classroom at
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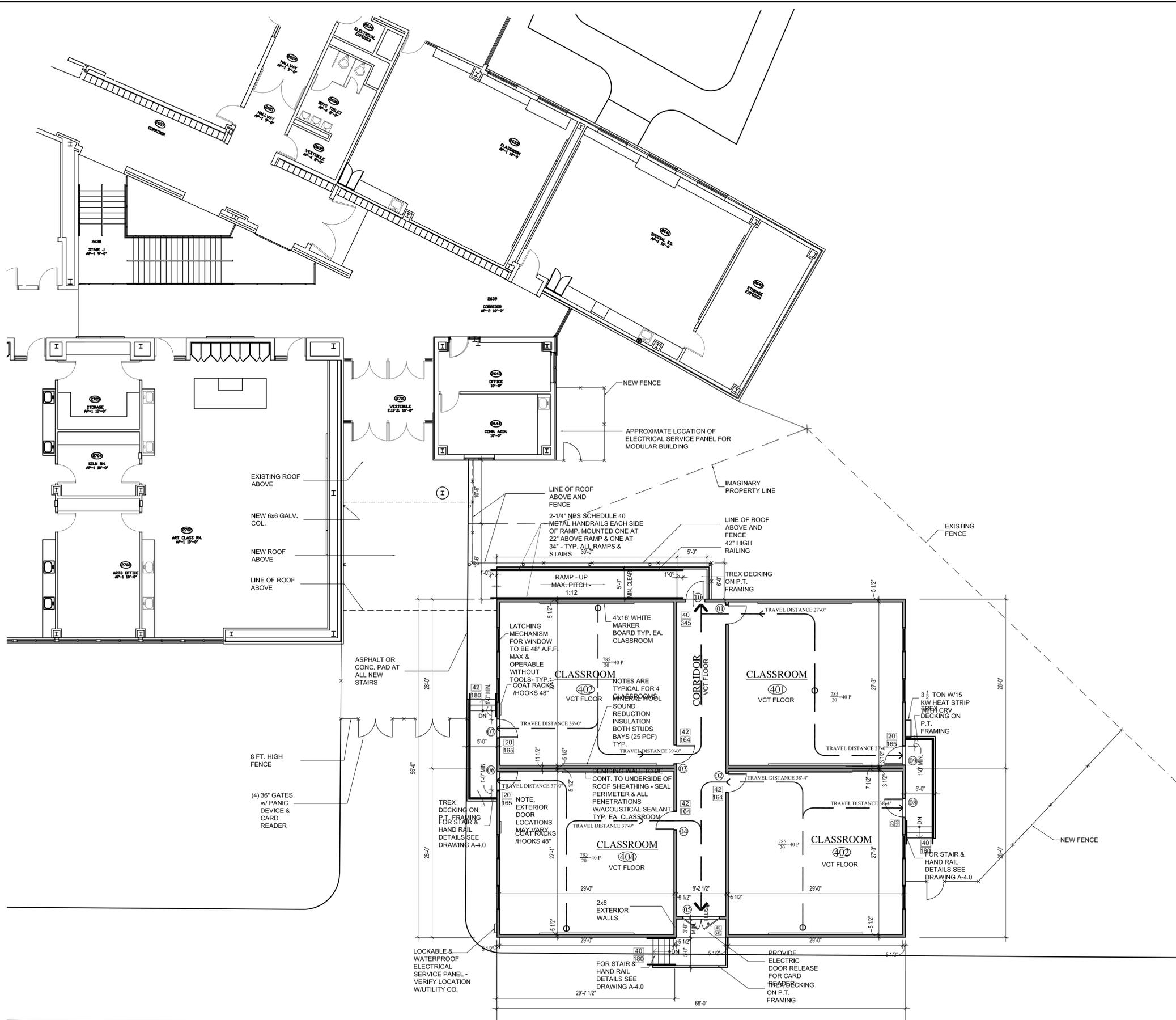
Proposed floor plan - 2 Classroom Portables

1814_2 Classroom Unit.dwg

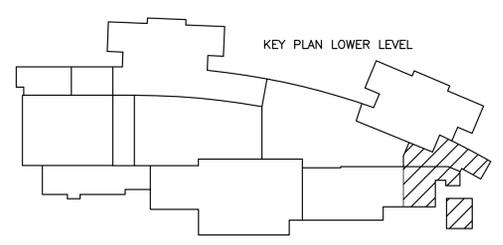
18-28

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A-1



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 5. MODULAR BUILDING CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF EMPTY CONDUIT FOR THE EXISTING BUILDING OF THE NEW GATES FOR ACCESS CONTROL WIRE.



PROPOSED MODULAR CLASSROOMS
 EXACT CONFIGURATION AND DIMENSIONS MAY VARY WITH THE OWNERS
 APPROVAL
 DIMENSIONS SHOWN ARE THE MAXIMUM ALLOWED.

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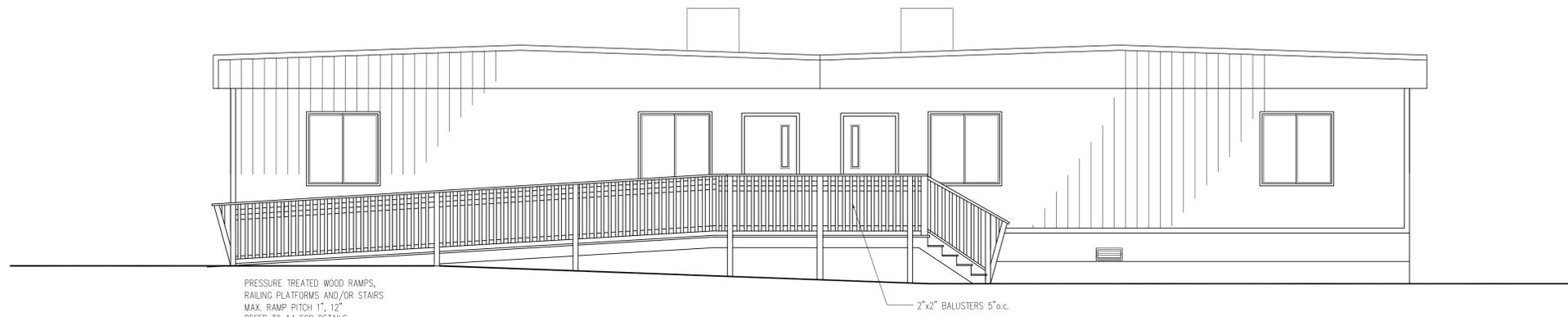
Retractable Classroom at
 Bedford Middle School
 North Avenue
 Westport, Connecticut.

Proposed floor plan - 4 Classroom Portables

1814_4 CLASSRM UNIT.dwg

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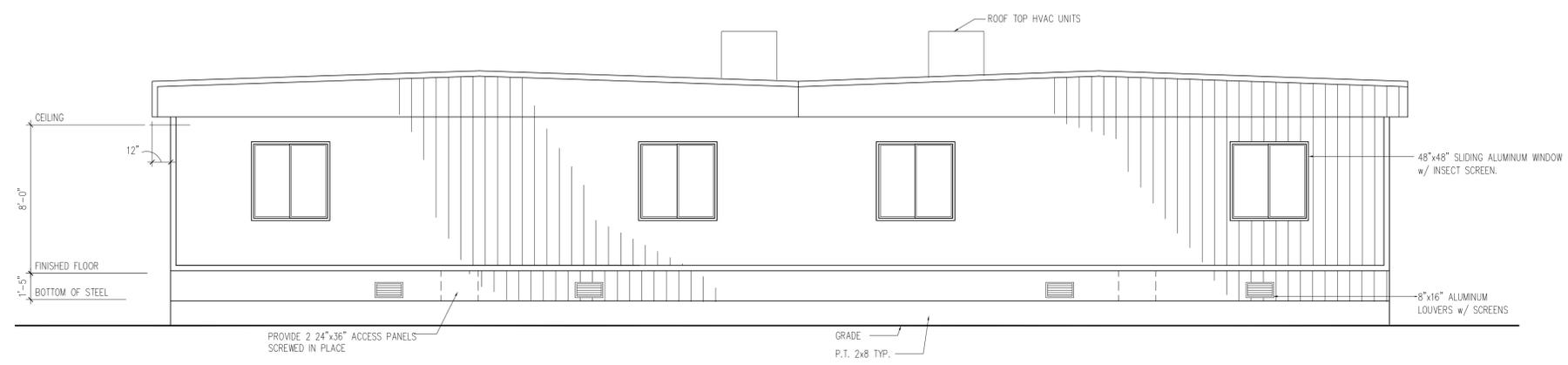
18-28
A-2



PRESSURE TREATED WOOD RAMPS,
RAILING PLATFORMS AND/OR STAIRS
MAX. RAMP PITCH 1", 12"
REFER TO A4 FOR DETAILS

2"x2" BALUSTERS 5" o.c.

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



CEILING
8'-0"
FINISHED FLOOR
1'-5"
BOTTOM OF STEEL

ROOF TOP HVAC UNITS

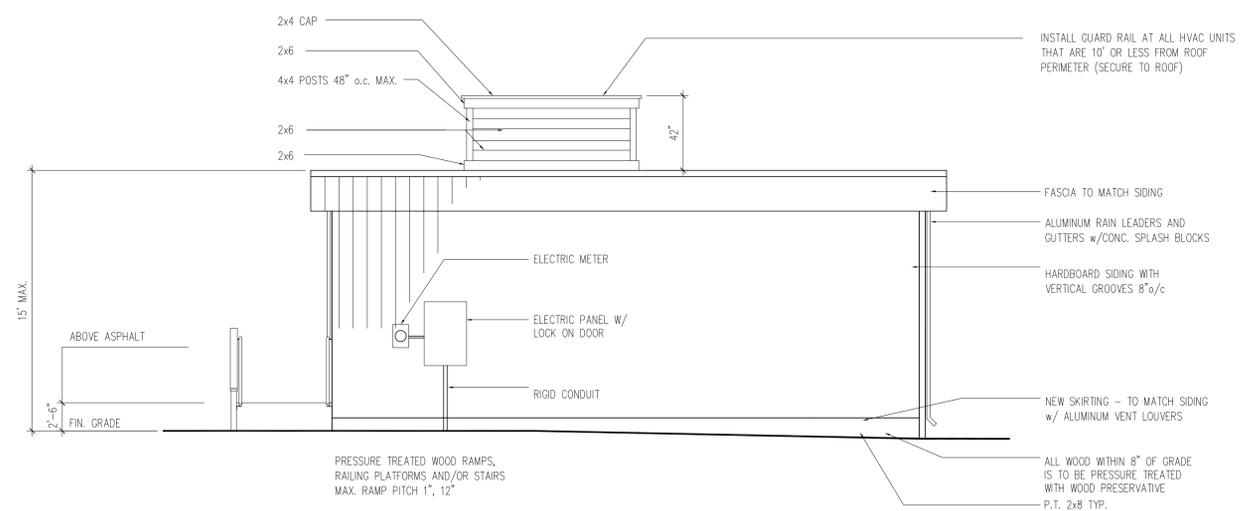
48"x48" SLIDING ALUMINUM WINDOW
w/ INSECT SCREEN.

8"x16" ALUMINUM
LOUVERS w/ SCREENS

PROVIDE 2 24"x36" ACCESS PANELS
SCREWED IN PLACE

GRADE
P.T. 2x8 TYP.

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



15' MAX.
2'-6"
FIN. GRADE

ABOVE ASPHALT

PRESSURE TREATED WOOD RAMPS,
RAILING PLATFORMS AND/OR STAIRS
MAX. RAMP PITCH 1", 12"

ALL WOOD WITHIN 8" OF GRADE
IS TO BE PRESSURE TREATED
WITH WOOD PRESERVATIVE
P.T. 2x8 TYP.

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

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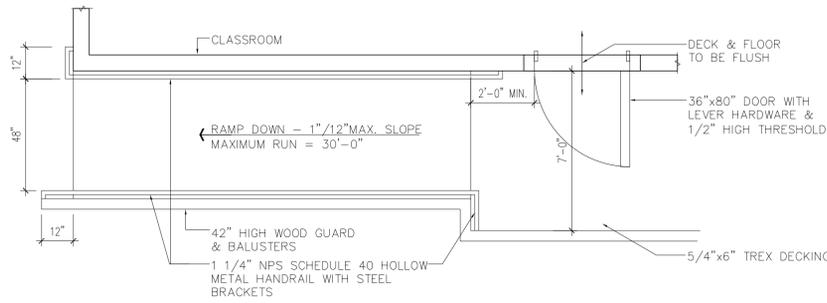
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Retractable Classroom at
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Proposed Classroom Elevations

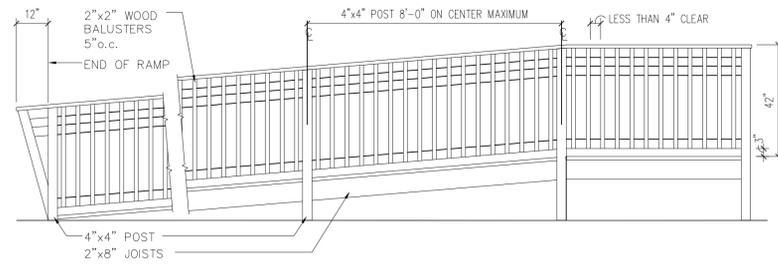
NOTE:
ELEVATIONS ARE SCHEMATIC ONLY - FINAL ELEVATIONS ARE
TO BE SUBMITTED BY THE SELECTED VENDOR.

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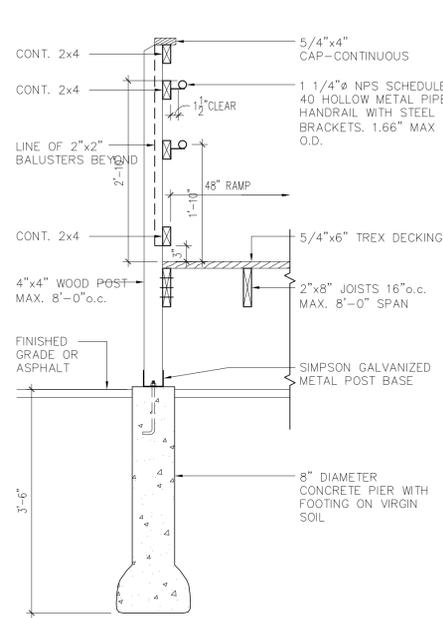
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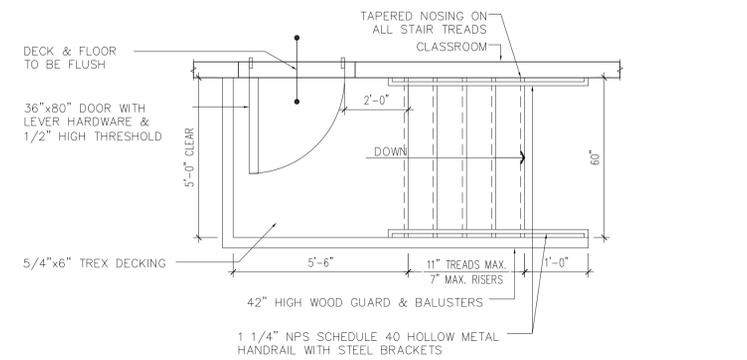
TYPICAL RAMP PLAN
3/8" = 1'-0"



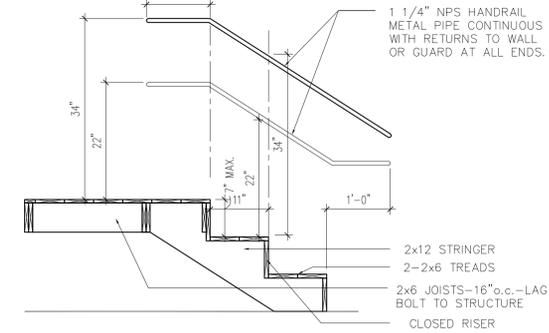
TYPICAL RAMP ELEVATION
3/8" = 1'-0"



TYPICAL SECTION THRU RAMP & STAIR RAILING
3/4" = 1'-0"



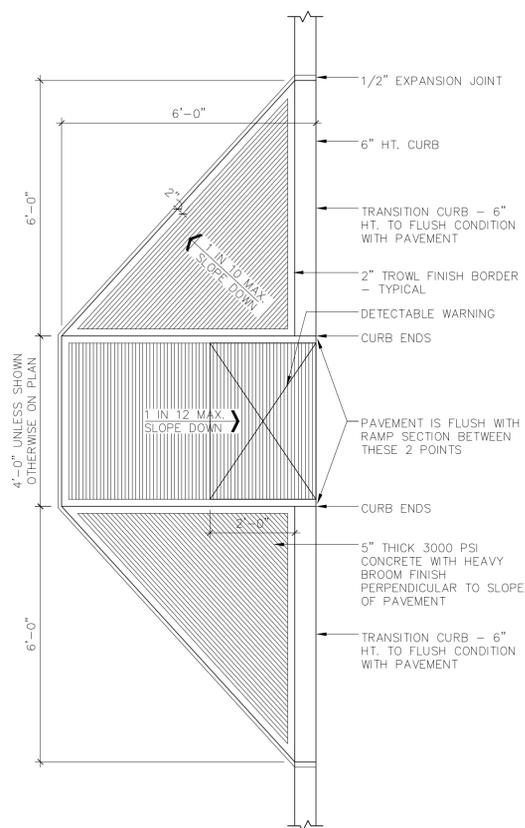
TYPICAL STAIR PLAN
3/8" = 1'-0"



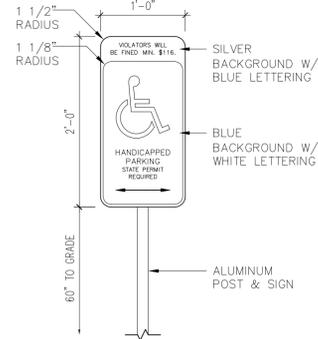
TYPICAL STAIR HANDRAIL EXTENSIONS
3/8" = 1'-0"

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

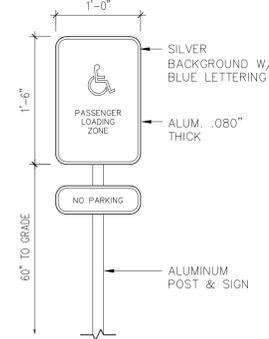
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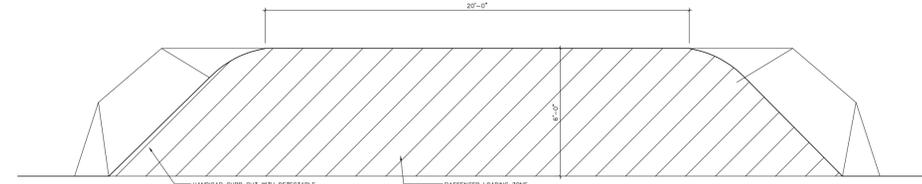
TYPICAL HANDICAP CURB CUT
1/2" = 1'-0"



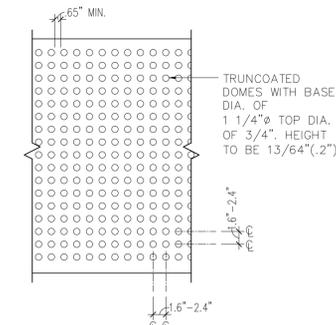
HANDICAP PARKING SIGN
1" = 1'-0"
TYPICAL AT ALL H.C. PARKING SPACES



PASSENGER LOADING ZONE SIGN
1" = 1'-0"
TYPICAL AT ALL PASSENGER LOADING ZONES



PASSENGER LOADING ZONE-PLAN
N.T.S.



PLAN-DETECTABLE WARNING PAVEMENT
N.T.S.

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 sf of the units illustrated is the maximum that will be allowed
5. Modular building contractor is responsible for the installation of empty conduit from the existing building to the new gates for access control wire

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A-5

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