

ZONING DATA - KINGS HIGHWAY & SAUGATUCK ES			
	Required	Existing	Proposed
Zone		A; Section for new	
Use			Educational
Lot area - Gross	1/2 ac	1,008,365 sf	no change
Lot Area - Net	1/2 ac	1,008,365 sf	no change
Building Ht	2 1/2 stories/35 ft		1 story/16 ft.
Setback - Street	30 ft	> 30 ft	> 50 ft
Setback - Side	15 ft	> 15 ft	> 50 ft
Setback - Rear	25 ft	> 25 ft	> 50 ft
Bldg Coverage	15%	11.4% = 114,954	11.52% = 116,202
Total Coverage*	25%	36.2% = 365,172	36.3% = 366,420
FAR	No Requirment		
Accessory Bldg.			1200 sf Pavilion + 48 sf Shed
Kings Hwy ES			
Saugatuck ES			No Change
* Existing coverage calc taken from site plan by CCA, LLC Brookfield, CT Rev. dated 12-21-20			
ZBA - #5856; Coverage variance; November 2000			

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.  
HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER  
FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED  
FOR ANY OTHER PROJECT, WITHOUT THE WRITTEN  
CONSENT OF THE ARCHITECT.

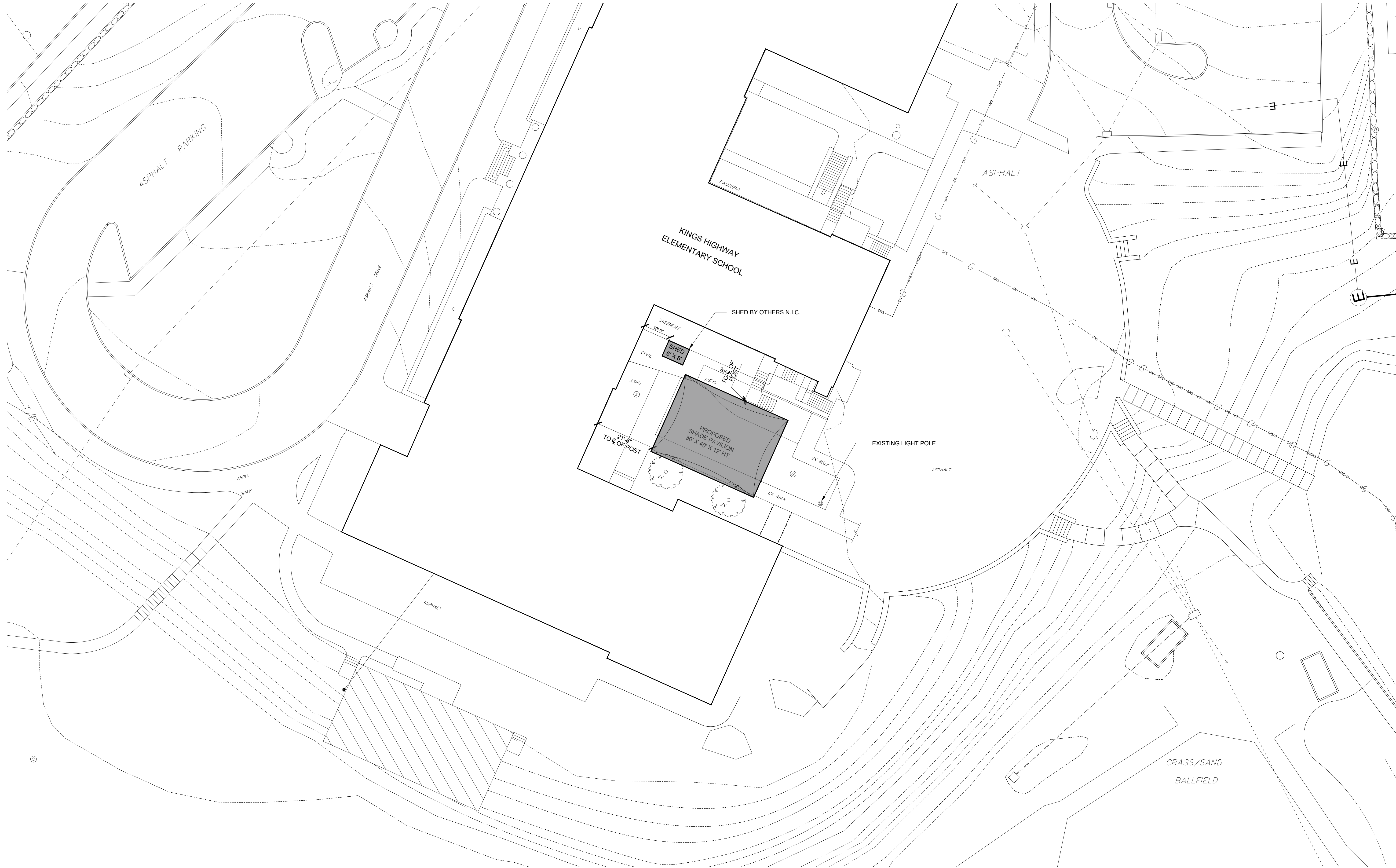
SCALE:  
1" = 60'-0"  
DATE:  
08/9/23  
DRAWN:  
J.P

PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

SHADE PAVILION AT  
KINGS HIGHWAY ELEMENTARY  
SCHOOL  
125 POST ROAD, WESTPORT, CT  
OVERALL SITE PLAN

2023-20  
A-1.0

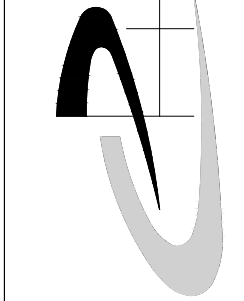
BID SET - NOT FOR CONSTRUCTION  
TOWN OF WESTPORT RFP #24-004-BOE



1 SITE PLAN  
SCALE: 1/16" = 1'-0"

BID SET - NOT FOR CONSTRUCTION  
TOWN OF WESTPORT RFP #24-004-BOE

SHADE PAVILION AT  
KINGS HIGHWAY ELEMENTARY  
SCHOOL  
125 POST ROAD, WESTPORT, CT  
SITE PLAN

  
PHILIP H. CERRONE III, AIA, NCARB  
ARCHITECT  
421 Meadow Street  
Fairfield, CT 06824  
203.333.2066

SCALE:  
1/16" = 1'-0"  
DATE:  
08/9/23  
DRAWN:  
J.P.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.  
HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER  
FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED  
FOR ANY OTHER PROJECT, IN ANY MANNER, WITHOUT  
THE WRITTEN CONSENT OF THE ARCHITECT.

2023-20  
A-1.1

						<div>THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER FOR THIS PROJECT AT THIS SITE, AND IS NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.</div>					
2023-20	A-2.0	KINGS HIGHWAY ELEMENTARY SCHOOL 125 POST ROAD, WESTPORT, CT		PHILIP H. CERRONE III, AIA, NCARB ARCHITECT 421 Meadow Street Fairfield, CT 06824 203.333.2066	Foundation Plan						
					REVISED:	SCALE: 1/8"=1'-0"	DATE: 08/9/23	DRAWN: J.P.			
					TOWN OF WESTPORT RFP #24-004-BOE						