

RELOCATABLE CLASSROOMS AT BEDFORD MIDDLE SCHOOL

70-88 North Avenue
Westport, Connecticut

TOWN OF WESTPORT BID # 19-014 - BOE
Feb. 12, 2019

ARCHITECT

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

SUPERINTENDENT

Colleen Palmer

CHIEF FINANCIAL OFFICER

Elio Longo

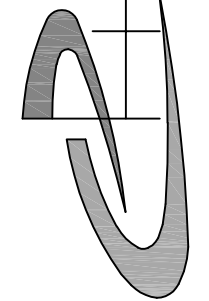
DIRECTOR OF FACILITIES

Ted Hunyadi

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT.
IT HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER
AND IS NOT TO BE REPRODUCED, COPIED, OR USED
FOR ANY OTHER PURPOSE, LOCATION, OR OWNER,
WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

SCALE:	AS NOTED
DATE:	2-12-19
DRAWN:	REM_1914

**PHILIP H. CERRONE III, AIA, NCARB**
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

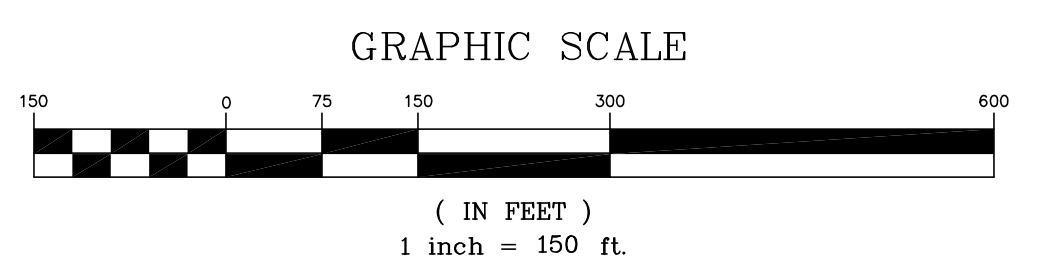
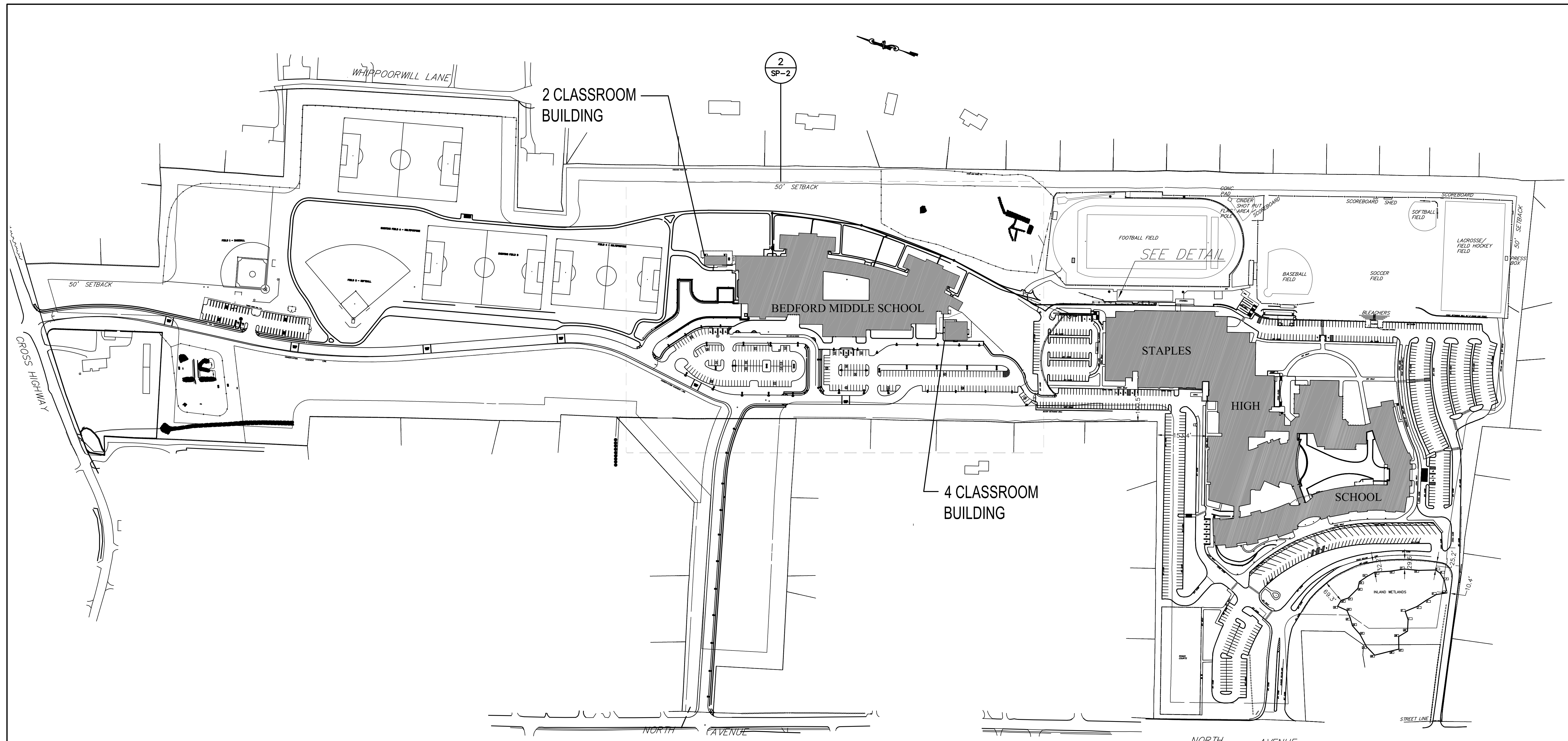
Relocatable Classroom at
Bedford Middle School North Avenue
Westport, Connecticut.

COVER SHEET

18-28

C-0

WESTPORT BOARD OF EDUCATION
TOWN OF WESTPORT RFP # 19-014-BOE



ZONING DATA			
	Required	Existing	Proposed
Zone		AAA	AAA
Use		Educational	Educational
Lot area	2.0 ac	100.12 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*	28.4% per previous approval	28.40%	28.70%
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

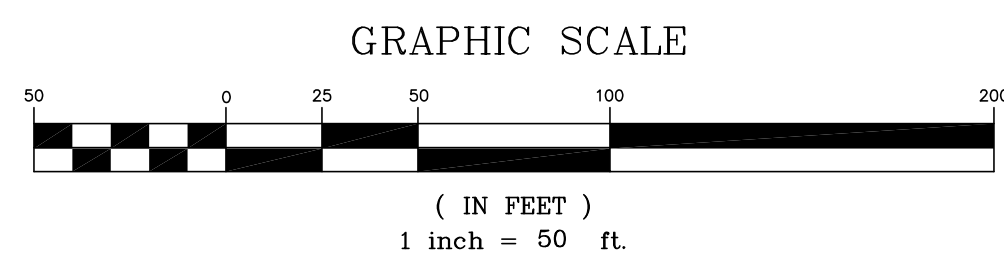
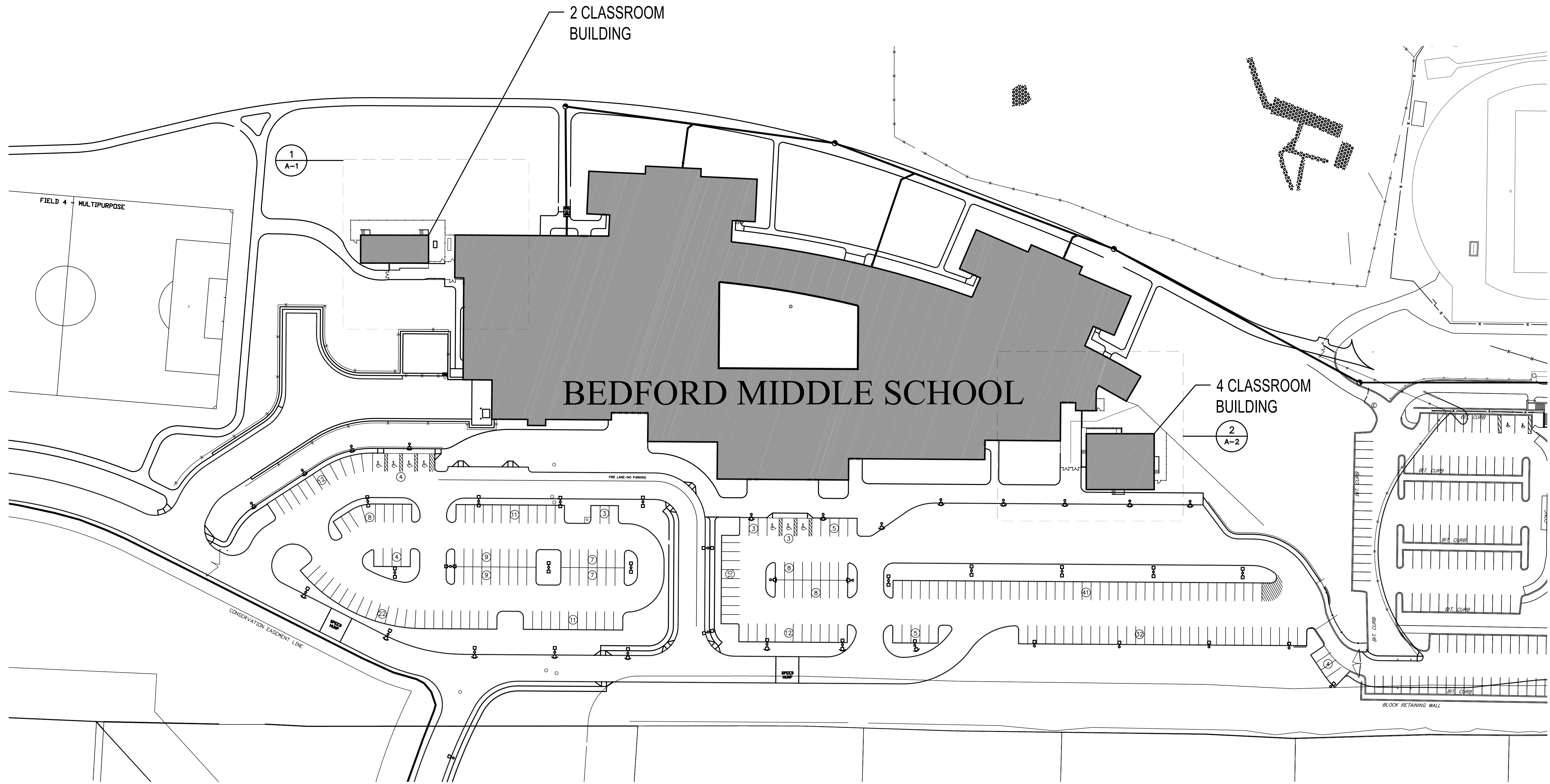
THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

SCALE: AS NOTED
 DATE: 2-12-19
 DRAWN: REM. 1 8 14

PHILIP H. CERRONE III, AIA, NCARB
 ARCHITECT
 421 Meadow Street
 Fairfield, Connecticut 06824
 203-333-2066

Retainable Classroom at
 Bedford Middle School North Avenue
 Westport, Connecticut.
 Proposed Site Plan

18-28
 SP-1



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

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

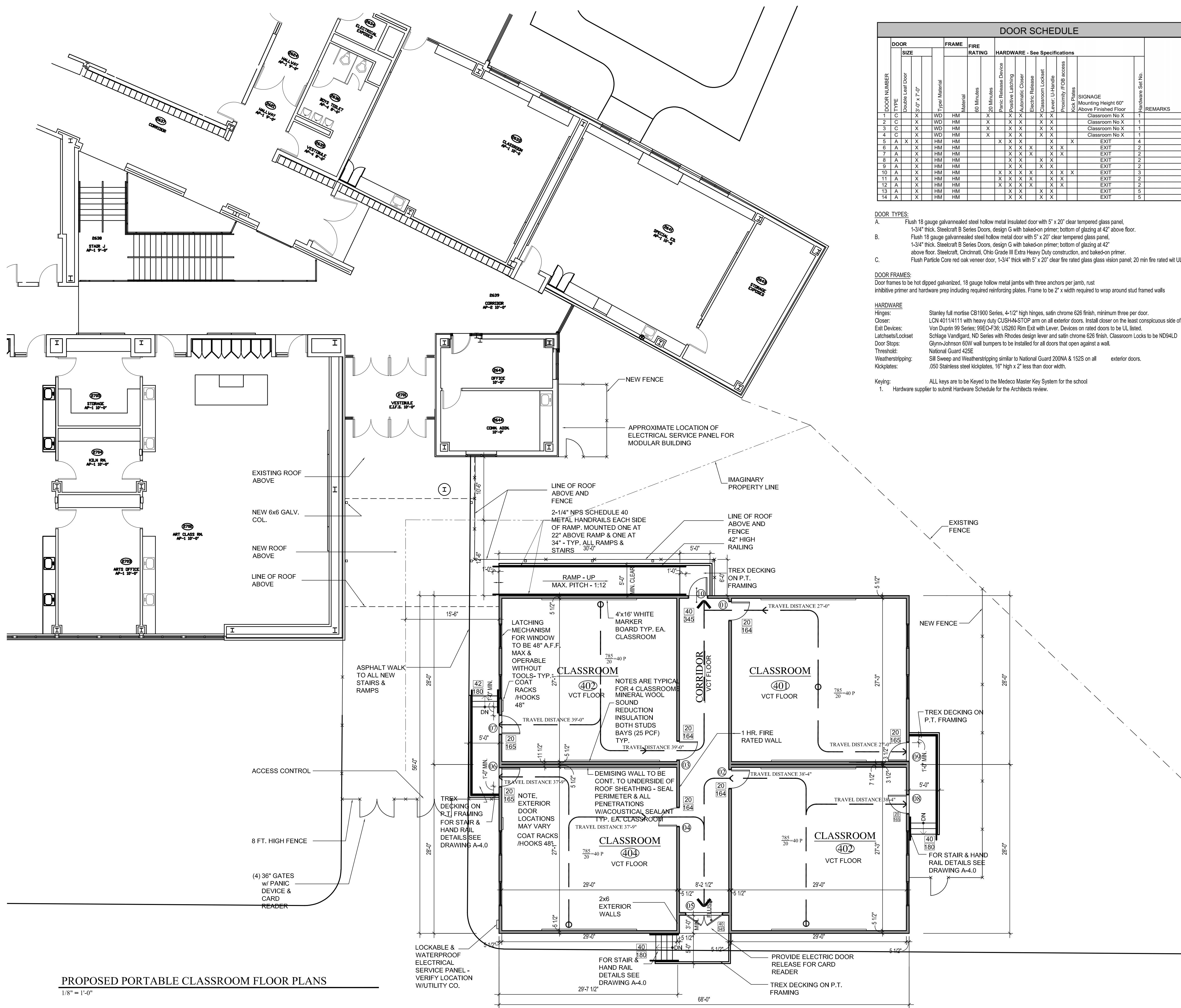
REVISIONS:
SCALE: AS NOTED
DATE: 2-12-19
DRAWN: REM, 1 B 14

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

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

18-28
Overall Site.dwg
SP-2

WESTPORT BOARD OF EDUCATION
TOWN OF WESTPORT RFP # 19-014-BOE



DOOR SCHEDULE													
DOOR NUMBER	DOOR TYPE	DOOR SIZE	FRAME	FIRE RATING	HARDWARE - See Specifications							REMARKS	
					Typical Material	Material	80 Minutes	120 Minutes	Electric Release Device	Electric Release	Classroom Lockset		Proximity / FOB access
1	C	X	WD	HM	X	X	X	X	X	X	X	Classroom No X	1
2	C	X	WD	HM	X	X	X	X	X	X	X	Classroom No X	1
3	C	X	WD	HM	X	X	X	X	X	X	X	Classroom No X	1
4	C	X	WD	HM	X	X	X	X	X	X	X	Classroom No X	1
5	A	X	HM	HM		X	X	X	X	X	X	EXIT	4
6	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
7	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
8	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
9	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
10	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
11	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
12	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
13	A	X	HM	HM		X	X	X	X	X	X	EXIT	2
14	A	X	HM	HM		X	X	X	X	X	X	EXIT	2

PLUMBING FIXTURE COUNTS - BEDFORD MS						
USE GROUP	OCCUPANT LOAD		WATER CLOSETS	LAVATORIES	DRINKING FOUNTAINS	OTHER
	Actual	Design Capacity				
E - Educational	1484	2034	**1400	1/50 Required	1/50 Required	1/100 Required 1 Service Sink
Total Required			1499/ 50 = 30	1499/50 = 30	1499/100 = 15	1 Service Sink
Total Provided			114	100	> 15	> 1

DESIGN LOAD
 42 Classrooms @ approximately 850 each/20 = 42 x 42 = 1764 p.
 6 Modular Classrooms: 891 each/20 = 45 x 6 = 270 p.
 TOTAL DESIGN LOAD = 2034 p.
 TOTAL ACTUAL CAPACITY/LOAD = 1304 students + 195 staff = 1499 p.
 **Capacity with modulars

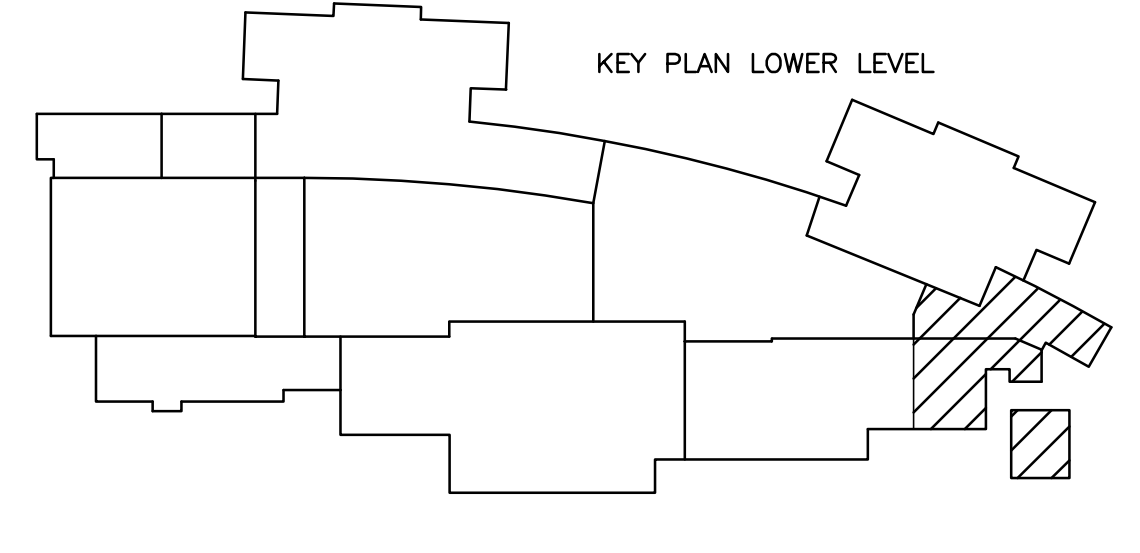
DOOR TYPES:
 A. Flush 18 gauge galvalneated steel hollow metal insulated door with 5' x 20' clear tempered glass panel.
 B. 1-3/4" thick, Steelcraft B Series Doors, design G with baked-on primer; bottom of glazing at 42" above floor.
 C. Flush 18 gauge galvalneated steel hollow metal door with 5' x 20' clear tempered glass panel, 1-3/4" thick, Steelcraft B Series Doors, design G with baked-on primer; bottom of glazing at 42" above floor. Steelcraft, Cincinnati, Ohio Grade III Extra Heavy Duty construction, and baked-on primer.
 Flush Particle Core red oak veneer door, 1-3/4" thick with 5' x 20' clear fire rated glass vision panel; 20 min fire rated w/ UL label

DOOR FRAMES:
 Door frames to be hot dipped galvanized, 18 gauge hollow metal jambs with three anchors per jamb, rust inhibitive primer and hardware prep including required reinforcing glases. Frame to be 2" x width required to wrap around stud framed walls

HARDWARE:
 Hinges: Stanley full mortise CB1900 Series, 4-1/2" high hinges, satin chrome 626 finish, minimum three per door.
 Closer: LCN 40114111 with heavy duty CUSH-N-STOP arm on all exterior doors. Install closer on the least conspicuous side of the door.
 Exit Devices: Von Dupon 99 Series 9950-936; US90 Rim Exit with Lever. Devices on rated doors to be UL listed.
 Latches/Lockset: Schlage Vandalgard, ND Series with Rhodes design lever and satin chrome 626 finish. Classroom Locks to be ND34LD
 Door Stops: Glynn-Johnson 60W wall bumpers to be installed for all doors that open against a wall.
 Threshold: National Guard 425E
 Weatherstripping: Silt Sweep and Weatherstripping similar to National Guard 200NA & 1525 on all exterior doors.
 Kickplates: .050 Stainless steel kickplates, 16" high x 2" less than door width.

Keying:
 1. All keys are to be Keyed to the Medeco Master Key System for the school.
 Hardware supplier to submit Hardware Schedule for the Architects review.

- 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 FROM THE EXISTING BUILDING TO THE NEW GATES & DOORS FOR ACCESS CONTROL WIRE.
 - INSTALL DUPLEX RECEPTACLE ON ROOF ADJACENT TO HVAC EQUIPMENT.



PROPOSED PORTABLE CLASSROOM FLOOR PLANS
 1/8" = 1'-0"

NOTE: FIRE EXTINGUISHERS SHALL BE INSTALLED BY OWNER IN CONFORMANCE WITH NFPA 10
 1. HVAC GRILLS & DIFFUSERS SHALL HAVE A CATALOGUE NOISE CRITERIA RATING OF NC 18 OR LESS
 2. FIRE ALARM IS TO BE INSTALLED WITH ALARM IN RELOCATABLE CLASSROOMS INTERCONNECTED WITH SCHOOL SYSTEM SO ALARM IN BOTH BUILDINGS WILL ACT TOGETHER

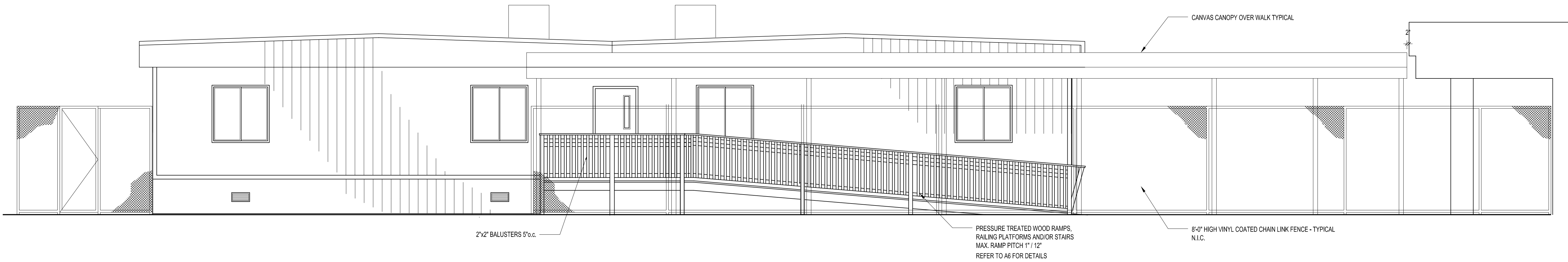
PROPOSED MODULAR CLASSROOMS
 EXACT CONFIGURATION AND DIMENSIONS MAY VARY WITH THE OWNERS APPROVAL
 DIMENSIONS SHOWN ARE THE MAXIMUM ALLOWED.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

SCALE: AS NOTED
 DATE: 2-12-19
 DRAWN: REM - 1 & 14

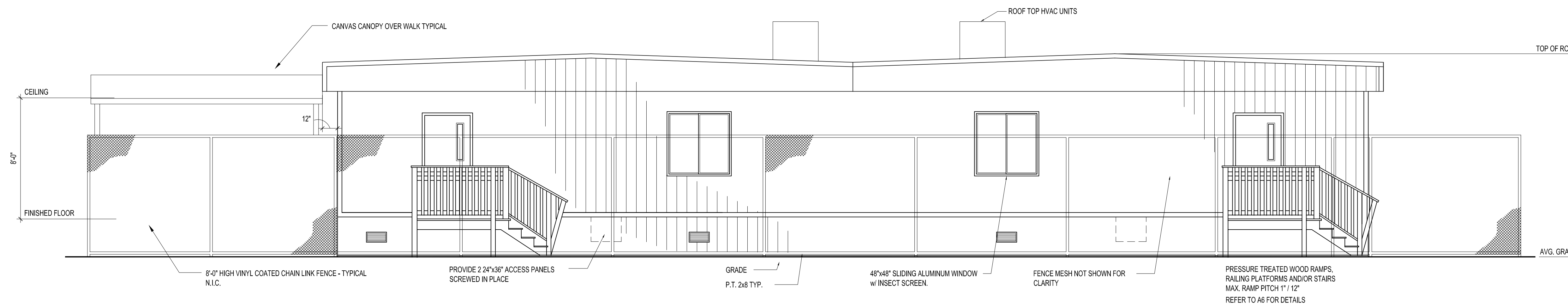
PHILIP H. CERRONE III, AIA, NCARB
 ARCHITECT
 421 Meadow Street
 Fairfield, Connecticut 06824
 203-333-2066

Relocatable Classroom at
 Bedford Middle School North Avenue
 Westport, Connecticut.
 Proposed floor plan - 4 Classroom Portables



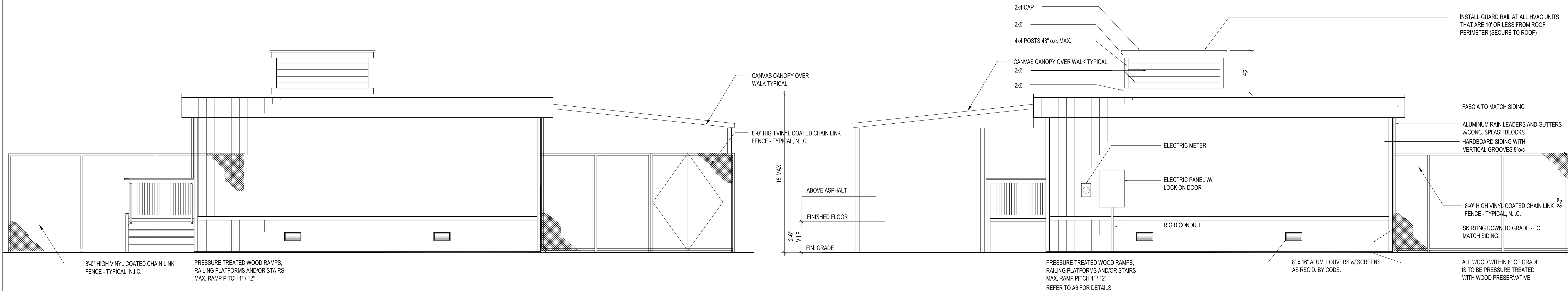
EXTERIOR ELEVATION - FRONT

1/4" = 1'-0"



EXTERIOR ELEVATION - REAR

1/4" = 1'-0"



EXTERIOR ELEVATION - LEFT

1/4" = 1'-0"

EXTERIOR ELEVATION - RIGHT

1/4" = 1'-0"

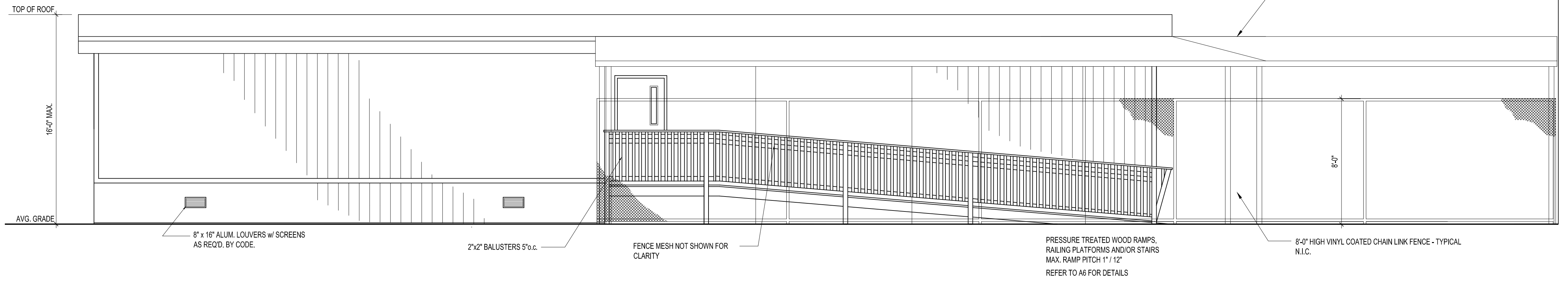
NOTE:
ELEVATIONS ARE SCHEMATIC ONLY - FINAL ELEVATIONS ARE TO BE SUBMITTED BY THE SELECTED VENDOR.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

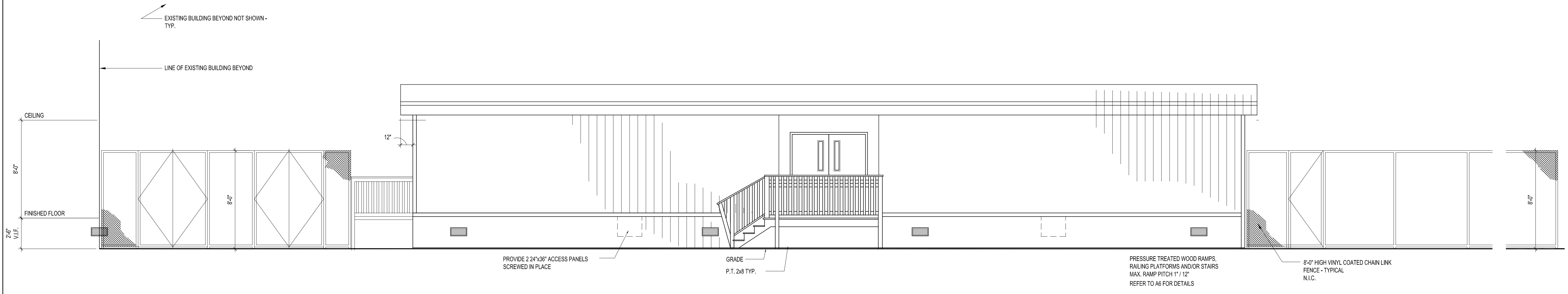
SCALE: AS NOTED
DATE: 2-12-19
DRAWN: 1814
REVIS: 11-07-18

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

Relocatable Classroom at
Bedford Middle School North Avenue
Westport, Connecticut.
Proposed Classroom Elevations



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



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

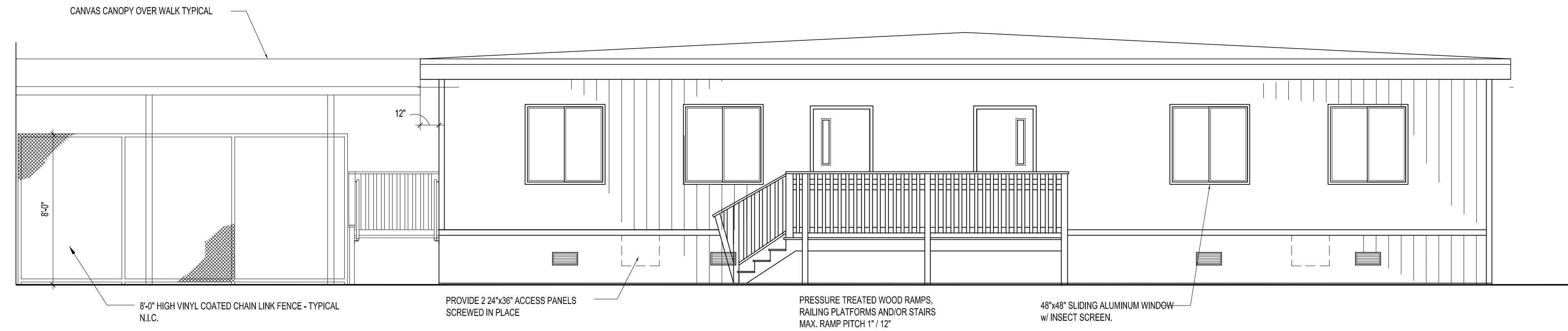
NOTE:
ELEVATIONS ARE SCHEMATIC ONLY - FINAL ELEVATIONS ARE TO BE SUBMITTED BY THE SELECTED VENDOR.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

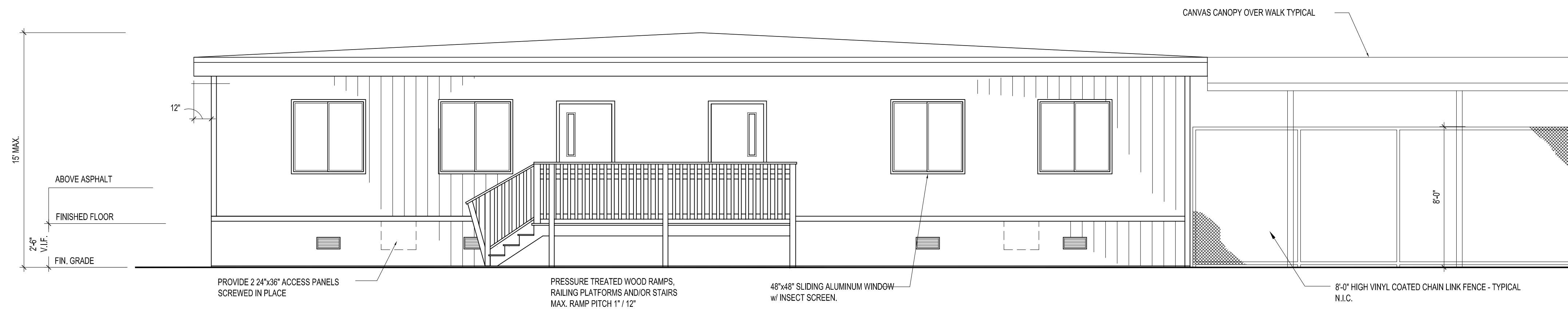
SCALE:	AS NOTED
DATE:	2-12-19
DRAWN:	REM., 1 & 14
REVISED:	

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

Retainable Classroom at
Bedford Middle School North Avenue
Westport, Connecticut.
Proposed Classroom Elevations



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



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

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

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

REVISED:

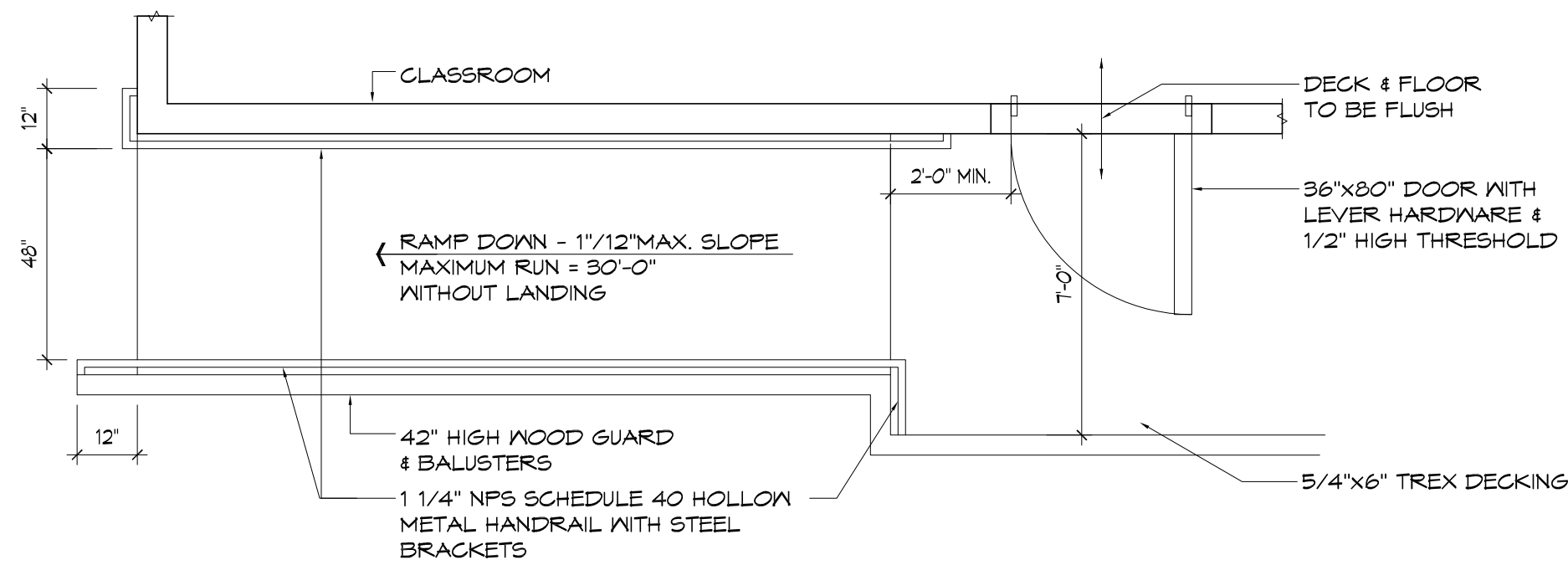
SCALE:	AS NOTED
DATE:	2-12-19
DRAWN:	REM., 1 & 14

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT

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

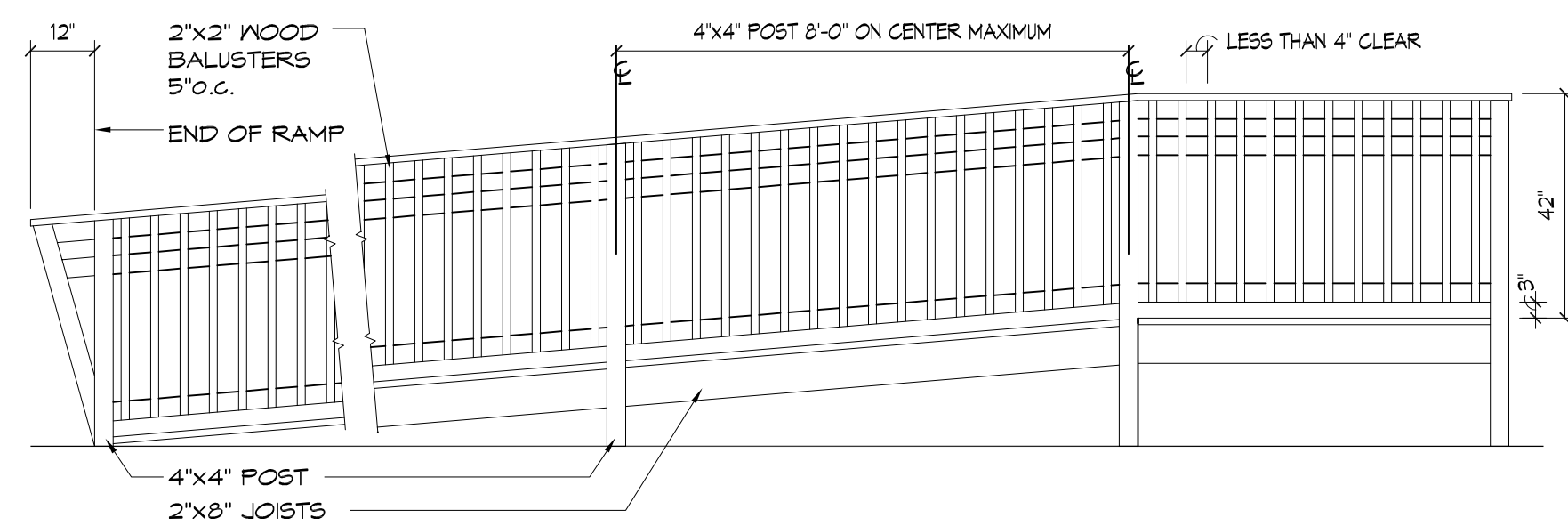
Retractable Classroom at
Bedford Middle School North Avenue
Westport, Connecticut.

Proposed Classroom Elevations



TYPICAL RAMP PLAN

3/8" = 1'-0"

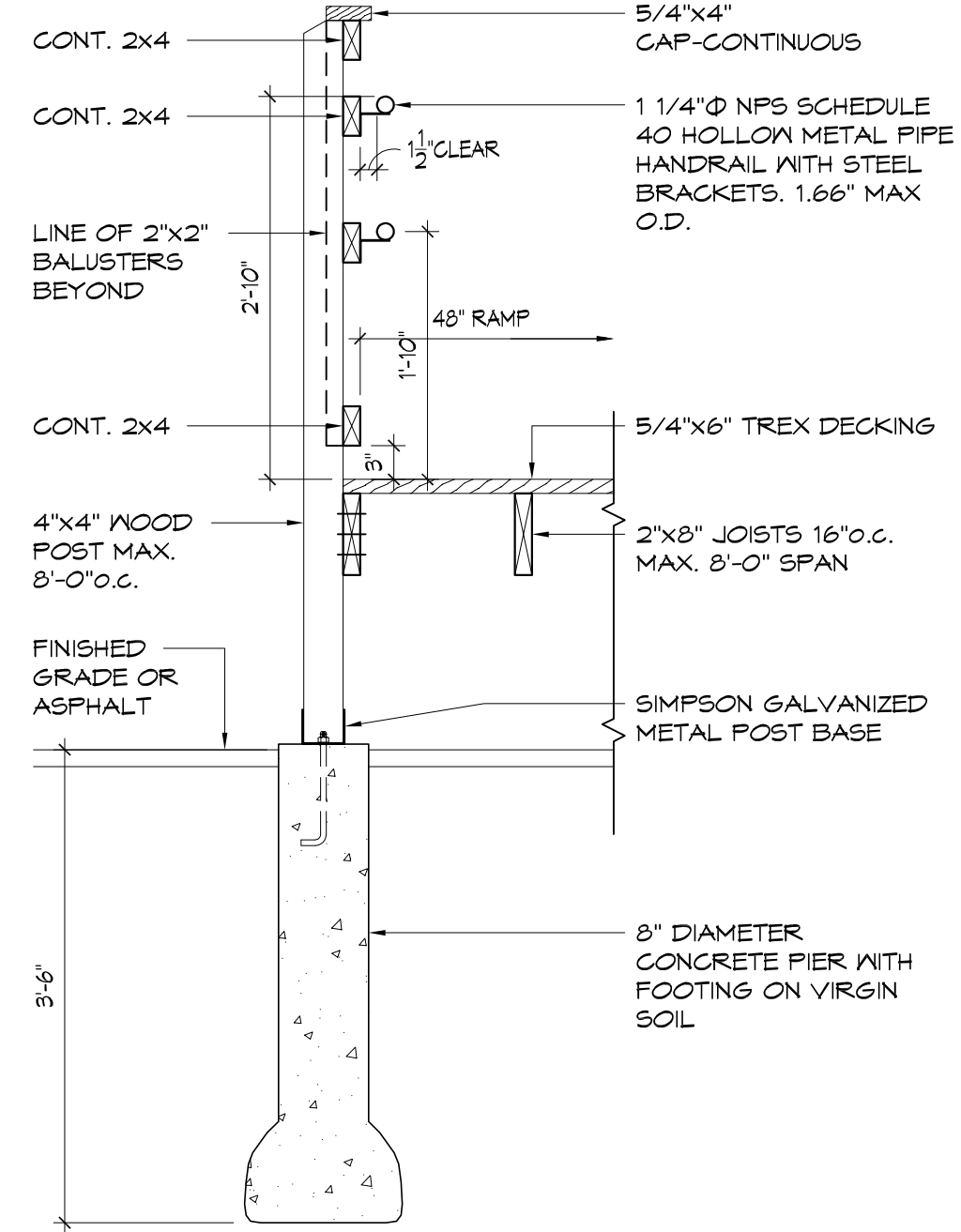


TYPICAL RAMP ELEVATION

3/8" = 1'-0"

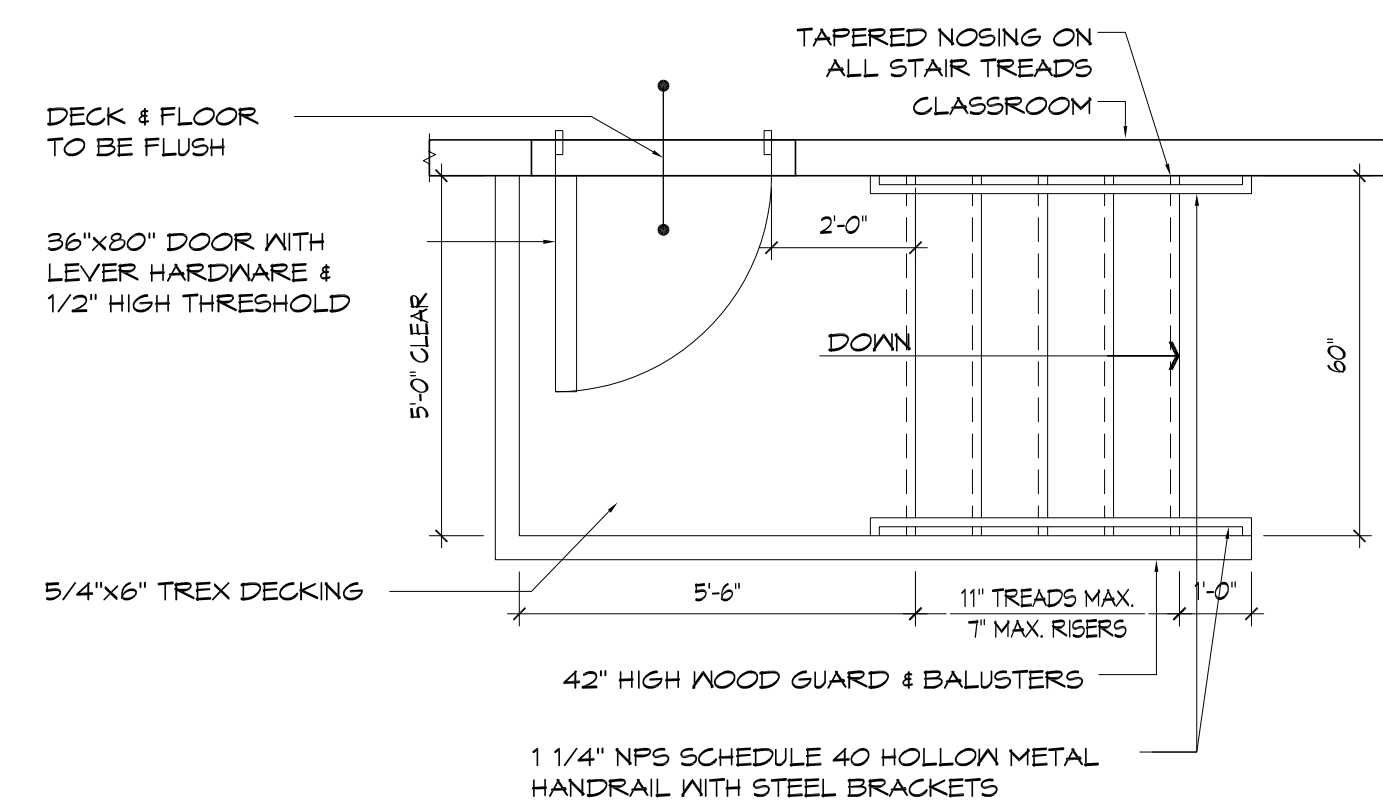
NOTES:

- 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.



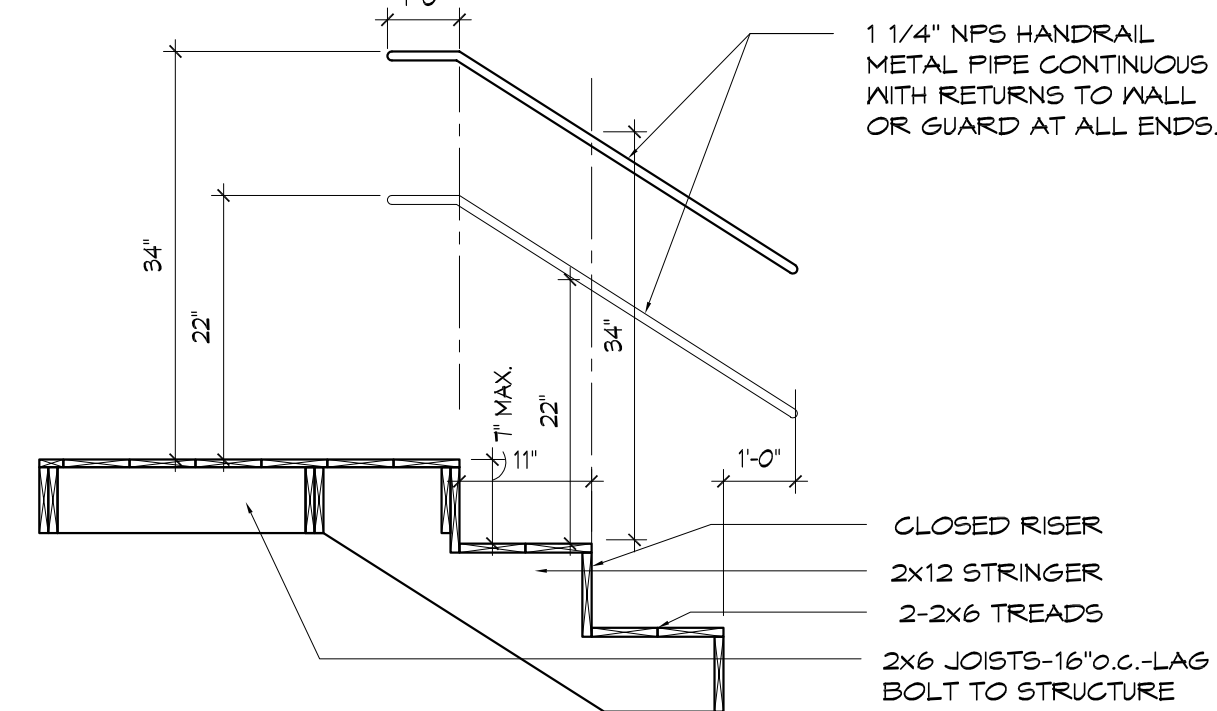
TYPICAL SECTION THRU RAMP & STAIR RAILING

3/4" = 1'-0"



TYPICAL STAIR PLAN

3/8" = 1'-0"

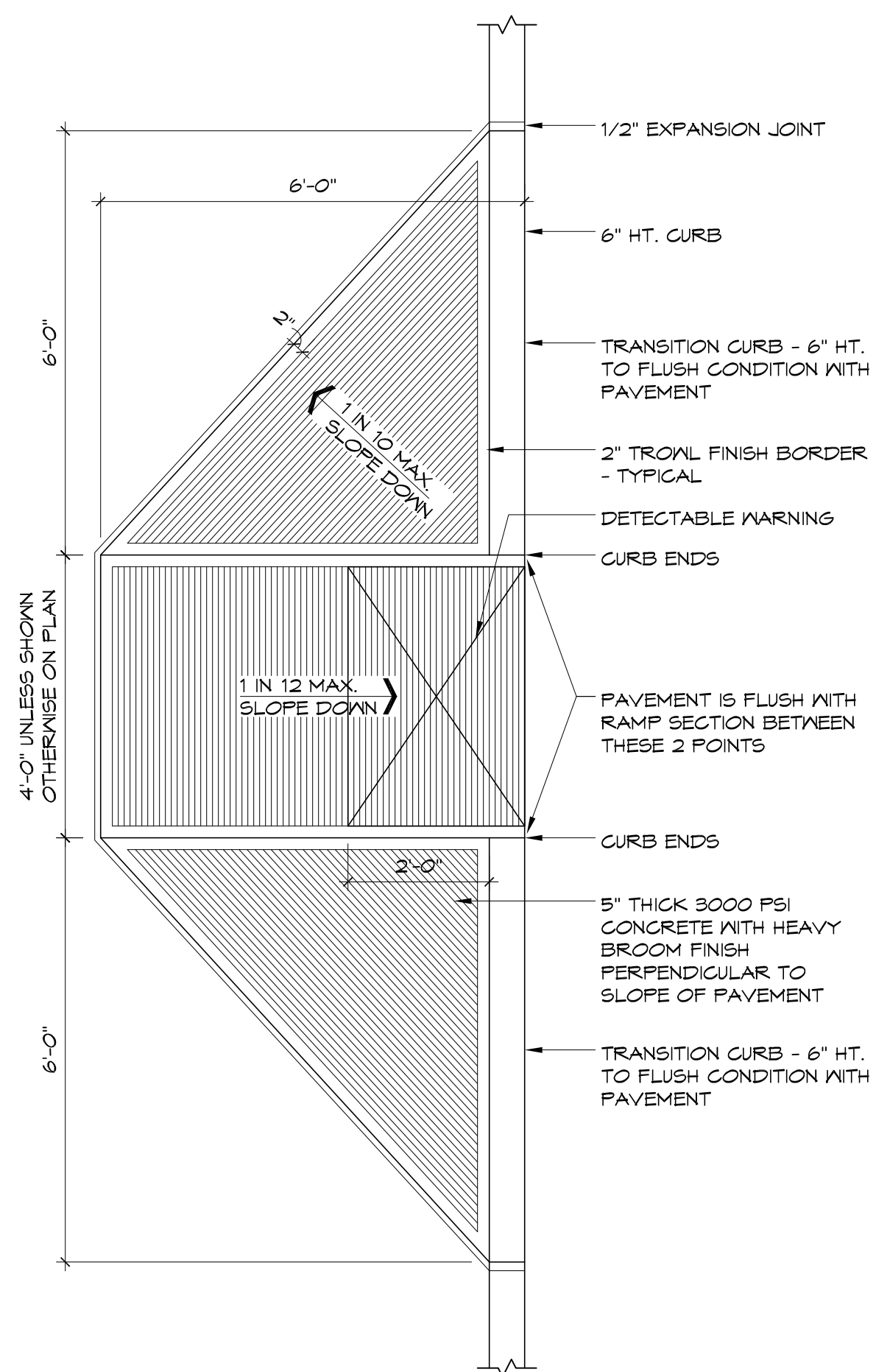


TYPICAL STAIR HANDRAIL EXTENSIONS

3/8" = 1'-0"

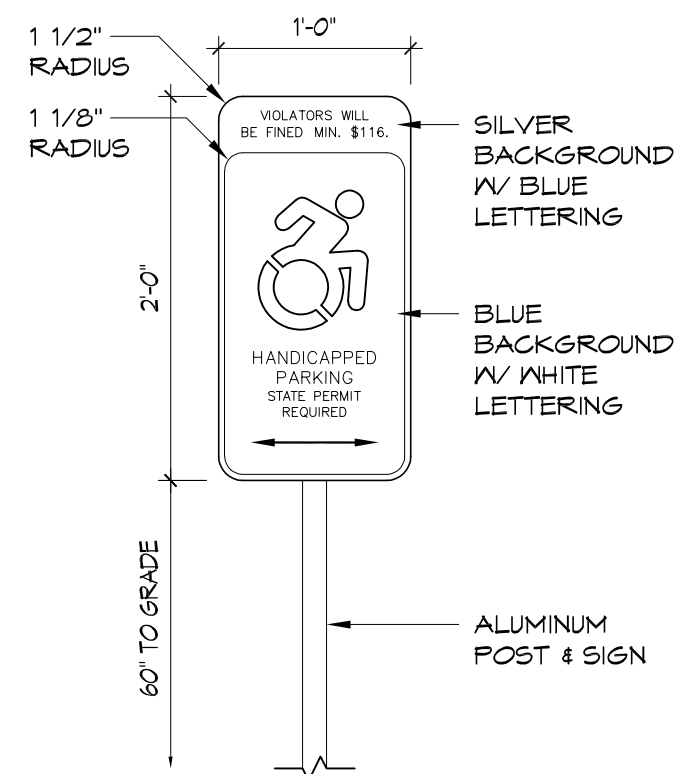
NOTES:

- 1. PRESERVATIVE FOR LUMBER SHALL BE WATERBORNE COMPOUND ACQ TYPE B & D OR CBA-A, CA-B WOOD WITH CHROMATED COPPER ARSENATE (CCA) WILL NOT BE PERMITTED.
- 2. CODE CONFORMING ALUM. STAIRS, RAMPS AND RAILINGS ARE ACCEPTABLE.



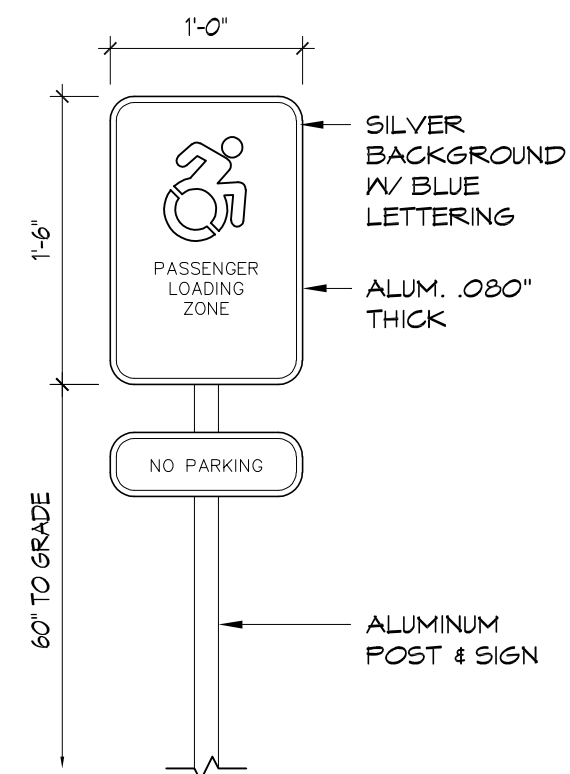
TYPICAL HANDICAP CURB CUT

1/2" = 1'-0"



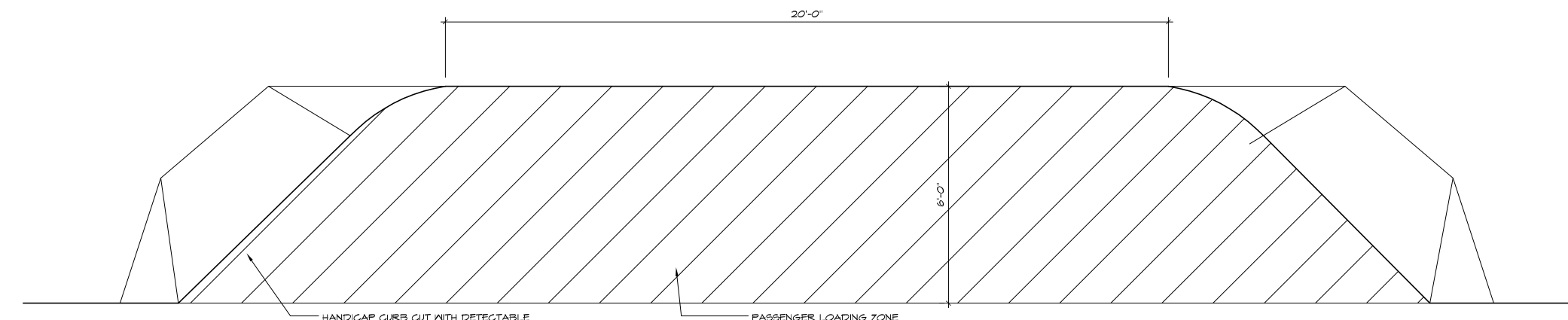
HANDICAP PARKING SIGN

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



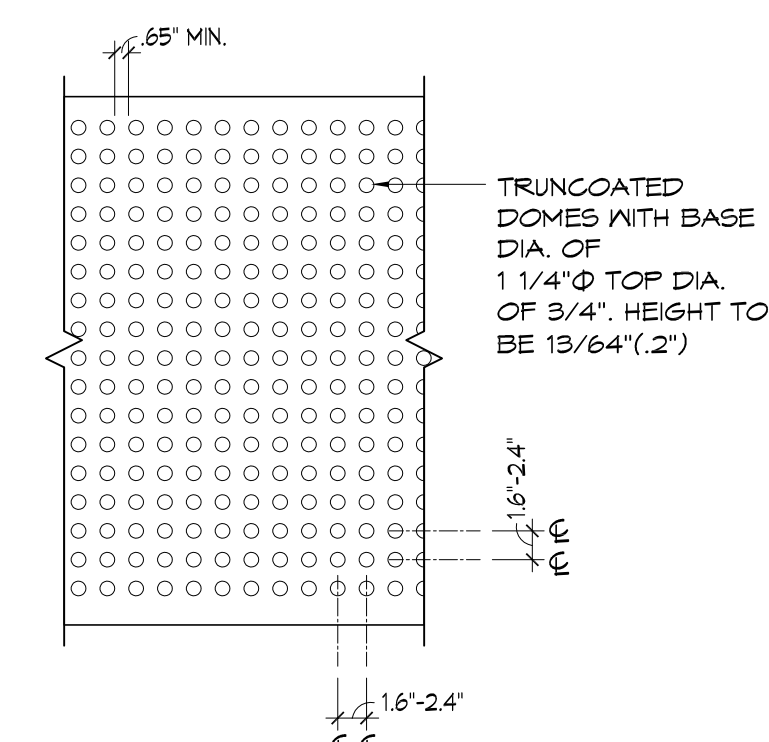
PASSENGER LOADING ZONE SIGN

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



PASSENGER LOADING ZONE-PLAN

N.T.S.



PLAN-DETECTABLE WARNING PAVEMENT

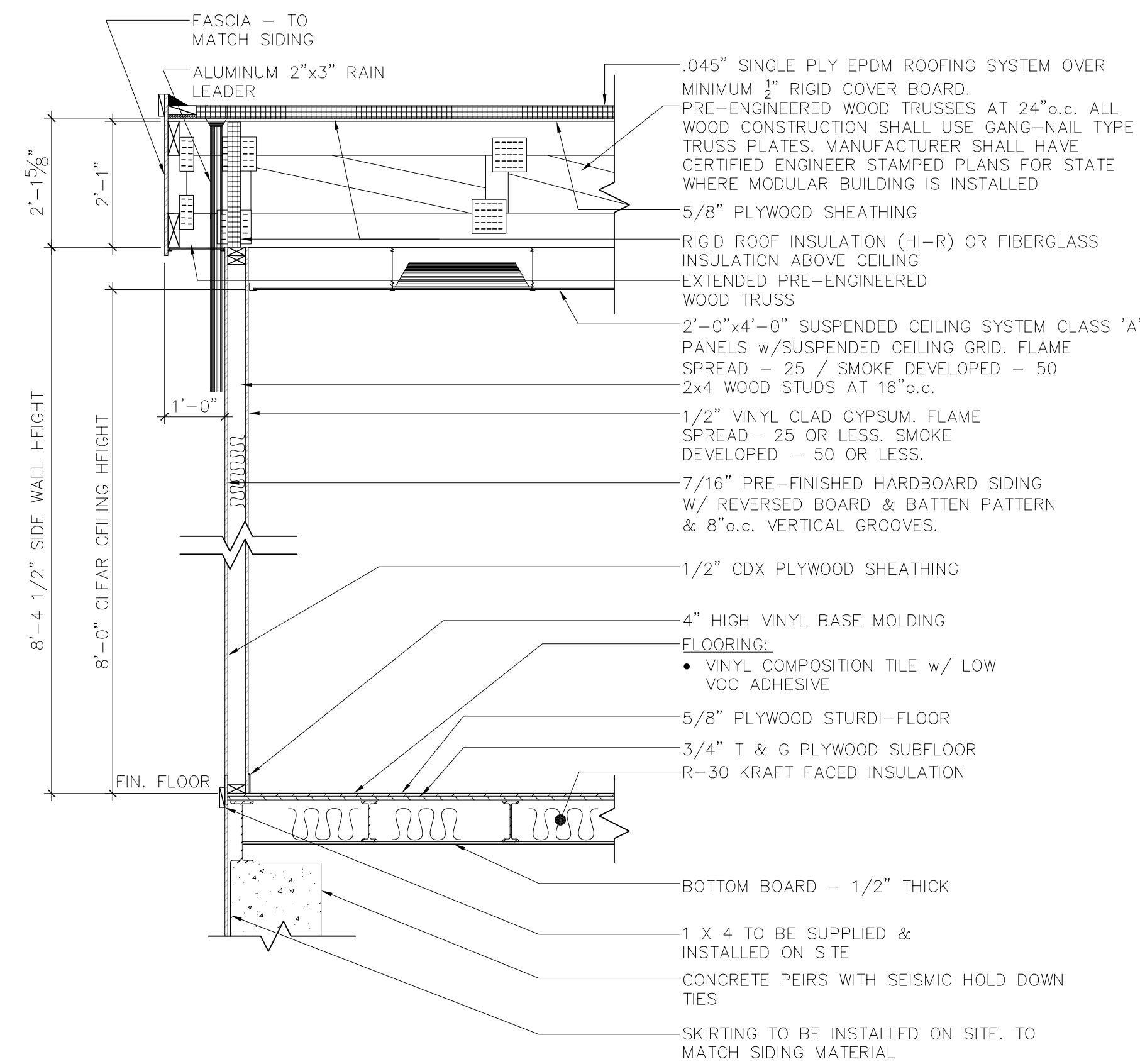
N.T.S.

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED, COPIED, OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

SCALE:	AS NOTED
DATE:	2-12-19
DRAWN:	REM. 1 B 14
REVISED:	

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

Relocatable Classroom at
Bedford Middle School North Avenue
Westport, Connecticut.
Details



GENERAL NOTES

1. ALL INSULATION TO BE BATT. TYPE W/ KRAFT PAPER ON WARM SIDE, AS FOLLOWS:
FLOOR: R30
WALLS: R20
ROOF: R30 INSULATION CONT. OR R38 IN JOISTS.
2. ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR w/fb=1350 P.S.I. UNLESS OTHERWISE SPECIFIED ON DRAWINGS.
3. ALL OPENINGS OVER 3'-0" TO HAVE HEADERS. ALL HEADERS, UNLESS OTHERWISE NOTED, SHALL BE (2) 2X6 W/ 1/2" PLYWOOD SPACER (GLUED & NAILED) AND LIMITED TO 6'-0" CLEAR SPANS.
4. ALL INTERIOR PARTITIONS SHALL BY 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED. INSTALL 3-1/2" INSULATION (UNFACED) FOR SOUND DEADENING
5. ALL MODULAR COMMON MATING WALLS SHALL BE DOUBLE 2X4 WOOD STUDS AT 16" O.C. UNLESS OTHERWISE NOTED.
6. THE FASCIA WILL BE DETERMINED BY THE PRE-ENGINEERED WOOD TRUSS HEIGHT. THE TRUSS SHALL EXTEND TO THE WIDTH OF THE ROOF OVERHANG AS SHOWN ON THE CROSS-SECTION.
6. ROOF TO HAVE MIN. 1/2" PER FOOT SLOPE

1 BUILDING SECTION
1/2" = 1'-0"

NOTES:

1. MINIMUM STC RATINGS
WALLS - 45
ROOF/CEILING - 50
HVAC GRILLS & DIFFUSERS SHALL HAVE A CATALOGUE NOISE CRITERIA RATING OF NC 18 OR LESS
2. PROVIDE SEISMIC TIE DOWN CONNECTIONS TO MEET ALL BUILDING CODE REQUIREMENTS

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT. HAS BEEN PREPARED SPECIFICALLY FOR THE OWNER AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE, LOCATION, OR OWNER, WITHOUT WRITTEN CONSENT OF THE ARCHITECT.

SCALE:	AS NOTED
DATE:	2-12-19
DRAWN:	REM. 1814

PHILIP H. CERRONE III, AIA, NCARB
ARCHITECT
421 Meadow Street
Fairfield, Connecticut 06824
203-333-2066

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