



City of Richmond Department of Planning & Development Review

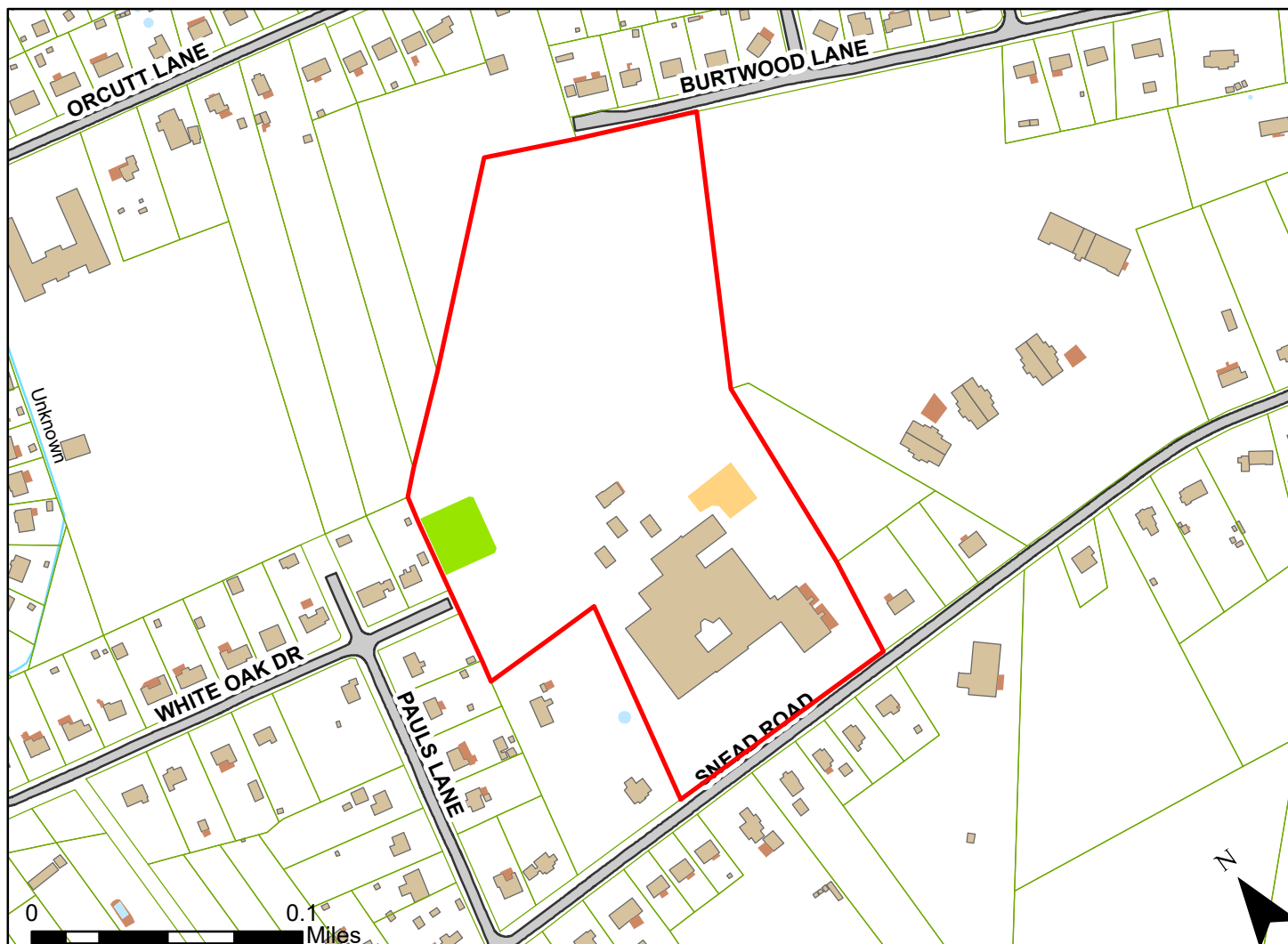
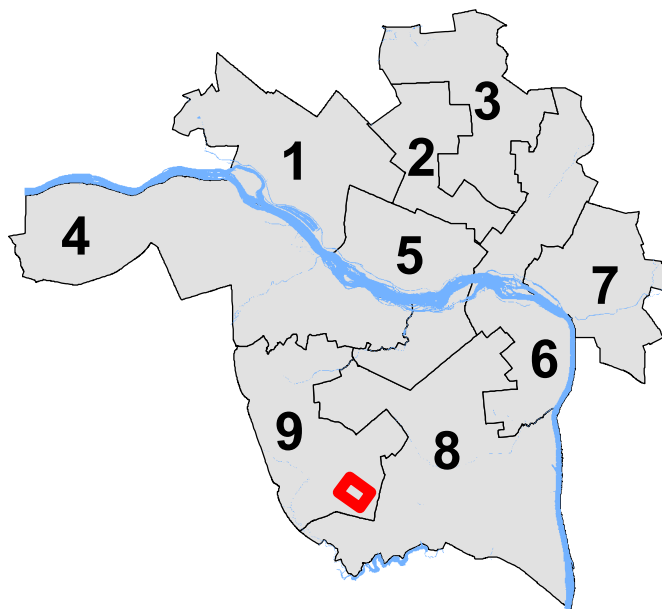
Location, Character, and Extent

LOCATION: 5146 Snead Road.

COUNCIL DISTRICT: 9

PROPOSAL: Review of new modular classrooms ar J.L. Francis Elementary School.

*For questions, please contact Alex Dandridge
at 646-6569 or alex.dandridge@richmondgov.com*





Application for Urban Design Committee Review

Department of Planning and Development Review
Planning & Preservation Division
900 E. Broad Street, Room 510
Richmond, Virginia 23219 | (804) 646-6335
www.richmondgov.com/CommitteeUrbanDesign



Application Type (select one)

- ☐ Location, Character, & Extent
☐ Section 17.05
☒ Other: New Construction
- ☐ Encroachment
☐ Design Overlay District

Review Type (select one)

- ☐ Conceptual
☒ Final

Project Information

Submission Date: _____

Project Name: J.L. Francis Elementary School - Installation of New 4 - Classroom Modular Build. w/Restrooms

Project Address: 5146 Snead Road, Richmond, Virginia 23224

Brief Project Description (this is not a replacement for the required detailed narrative):

The installation of a (4) classroom building at J.L. Francis will add to the current student capacity at this school. The temporary classroom building will be approximately 65'-0" x 41'-10" in size.

Applicant Information (a City representative must be the applicant, with an exception for encroachments)

Name: Jarrell Coleman Email: jcolema5@rvschools.net

City Agency: Richmond Public Schools Phone: 804-297-5541

Main Contact (if different from Applicant): N/A

Company: N/A Phone: N/A

Email: _____

Submittal Deadlines

All applications and support materials must be filed no later than 21 days prior to the scheduled meeting of the Urban Design Committee (UDC). Please see the schedule on page 3 as actual deadlines are adjusted due to City holidays. **Late or incomplete submissions will be deferred to the next meeting.**

Filing

Applications can be mailed or delivered to the attention of "Urban Design Committee" at the address listed at the top of this page. **It is important that the applicant discuss the proposal with appropriate City agencies, Zoning Administration staff, and area civic associations and residents prior to filing the application with the UDC.**

Submittal Deadlines

The UDC is a ten member committee created by City Council in 1968 whose purpose is to advise the City Planning Commission (CPC) on the design of projects on City property or right-of-way. The UDC provides advice of an aesthetic nature in connection with the performance of the duties of the Commission under Sections 17.05, 17.06, and 17.07 of the City Charter. The UDC also advises the Department of Public Works in regards to private encroachments in the public right-of-way.



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Submission Requirements

- An electronic copy (PDF preferred) of all application materials, which can be emailed, or delivered by FTP or USB.
- Three (3) copies of the application cover sheet and all support materials (see below).
- Plan sheets should be 11" x 17", folded to 8 1/2" x 11". If it is not possible to scale plans to these dimensions, please provide one set of larger, scaled plans.
- All applications must include the attached cover sheet and the following support materials, as applicable to the project, based on Review Type:

Conceptual Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan which shows the general location and character of plant materials and notes any existing tree to be removed.

Final Review:

- A detailed project narrative which includes the following: purpose of the project, project background, project budget and funding sources, description of construction program, and estimated construction start date (description should also provide information on the surrounding area to provide context).
- A site plan for the project indicating site characteristics which include: building footprints, parking areas, pedestrian routes, recreation areas, open areas, and areas of future expansion.
- A set of floor plans and elevations, as detailed as possible.
- A landscaping plan that includes a complete plant schedule, the precise location of all plant materials, and a landscape maintenance analysis. The plant schedule must show number, size and type of each planting proposed. If existing trees are to be removed, their size, type, and location must be noted on the landscape plan.
- The location of all lighting units should be noted on a site plan, including wall-mounted, site, and parking lot lighting. Other site details such as benches, trash containers, and special paving materials should also be located. Include specification sheets for each item.
- Samples of all proposed exterior building materials, including but not limited to brick, mortar, shingles, siding, glass, paint, and stain colors. When an actual sample cannot be provided, a product information sheet that shows the item or a photo of an existing item may be substituted.

Review and Processing

- Once an application is received, it is reviewed by Staff, who compiles a report that is sent to the UDC.
- A copy of the report and the meeting agenda will be sent to the applicant prior to the meeting.
- At the UDC meeting, the applicant or a representative should be present or the application may be deferred to the next regularly scheduled meeting. It is also strongly suggested that a representative of the City Agency which will have final responsibility for the item be present at the meeting (if the applicant and the representative are not the same).
- Once the UDC recommends action on the application, it is automatically placed on the agenda for the next City Planning Commission (CPC) meeting. Exceptions to this are encroachment applications, recommendations for which are forwarded to the Department of Public Works.
- At the CPC meeting, the applicant or a representative should be present, or the application may be deferred to the next regularly scheduled meeting.



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Regular meetings are scheduled on the Thursday after the first Monday of each month at **10:00 a.m.** in the **5th floor conference room of City Hall, 900 E. Broad Street**. Special meetings are scheduled as needed.

Meeting Schedule 2020

UDC Meetings	UDC Submission Deadlines	Anticipated Date of Planning Commission Following the UDC Meeting
December 5, 2019	November 14, 2019	December 16, 2019
January 9, 2020	December 12, 2019	January 21, 2020 ¹
February 6, 2020	January 16, 2020	February 18, 2020 ²
March 5, 2020	February 13, 2020	March 16, 2020
April 9, 2020	March 12, 2020	April 20, 2020
May 7, 2020	April 16, 2020	May 18, 2020
June 4, 2020	May 14, 2020	June 15, 2020
July 9, 2020	June 11, 2020	July 20, 2020
August 6, 2020	July 16, 2020	August 17, 2020 ³
September 10, 2020	August 13, 2020	September 21, 2020
October 8, 2020	September 17, 2020	October 19, 2020
November 5, 2020	October 15, 2020	November 16, 2020
December 10, 2020	November 12, 2020	December 21, 2020 ⁴

¹ Monday, January 20, 2020 is a City of Richmond Holiday.

² Monday, February 17, 2020 is a City of Richmond Holiday.

³ This August CPC Meeting may be canceled. If so, Planning Commission hearing would be Tuesday, September 8, 2020.

⁴ This December CPC Meeting may be canceled.

The Richmond Urban Design Committee is a ten member advisory committee created by City Council in 1968. Its purpose is to advise the City Planning Commission on the design of City projects. The Urban Design Committee reviews projects for appropriateness in "location, character, and extent" and for consistency with the City's Master Plan and forwards recommendations to the City Planning Commission. The Urban Design Committee also advises the Department of Public Works in regards to private encroachments in the public right-of-way.

For more information, please contact the Planning and Preservation Division staff at (804) 646-6335 or Alex Dandridge at (804) 646-6569 or at alex.dandridge@richmondgov.com.



Richmond Public Schools

1461 A Commerce Road
Richmond, VA 23224

Jarrell Coleman
Facilities Planner
Cell: (804) 297-5541

Urban Design Committee
June 4th 2020
Richmond Public Schools
Francis Elementary
5146 Snead Road Richmond, Virginia 23224

Final Review:

Narrative:

Richmond Public Schools had a significant deficit of elementary school classroom space south of the river for the 2019-2020 school years and this trend continues for the foreseeable future. J.L. Francis Elementary School has a functional capacity of 566 students. The estimated enrollment for 2020-2021 is expected 619 which is over capacity +9%. (Refer to EXHIBIT-A for the population and enrollment forecast)

The District currently has (3) trailers on site that contain four (4) classrooms included in the above population figures. This proposal will allow the District to remove the existing trailers and replace them with newer used trailers in one modular classroom building. There will be two (2) bathrooms installed with the modular building. The proposed trailers are coming from Greene Elementary which no longer needs them as Greene Elementary will be moving into their newly built Building, Cardinal Elementary.

This project is to provide one temporary four (4) classroom modular building at J.L. Francis Elementary School. The proposed building is a 41'-10" x 65'-0", 4-classroom temporary modular building with restrooms (Refer to EXHIBIT-B for proposed Building Plans). The buildings will be accessed by ADA compliant walkway. Descriptive data on the units has been included in the packet. We intend to have the proposed units installed by the middle of June (2020) to allow for power hook-up, as well as allowing for the teachers to set up their new temporary classrooms, and furniture delivery and set-up, prior to the students returning for the 2020-2021 school year.

Site Plan:

Please see the attached proposed site plan for location of the proposed temporary modular buildings (Refer to EXHIBIT-C). Basically, the modular buildings will be placed on the black top.

Floor Plans:

Floor Plans are attached at EXHIBIT-B.

Landscaping Plan:

Minimal landscaping is proposed for this project due to the temporary nature of the modular buildings, and RPS will work with the City and provide a plan for their ultimate approval.

Exterior Lighting:

Exterior lighting will be installed on the temporary modular building at each exit door. No additional trash receptacles, benches or picnic tables will be added beyond what already exists on site today.

Building Material:

Proposed building materials for the units are described in the attached Data Sheets (Refer to EXHIBIT-E), and include:

HardiPanel exterior siding

Contrasting color HardTrim

Steel clad exterior doors with view block

Dual-glazed low "e" exterior windows

Low sloped roof designed to divert drainage away from doors and windows

Gutters and Downspouts

White EPDM roof

Unit layouts are attached. Since these units are temporary, only minimal landscaping is proposed for this project

Once enrollment numbers decrease to the RPS functional or a plan to address the overcrowding has been implemented and space in the permanent building is available the temporary modular buildings will be removed. This includes all associated walkways and utilities. The site will be returned to its original condition.

The site design and construction for this project was procured through our existing term contract with Ballou, Justice, Upton Architects. The temporary modular will be procured utilizing an existing E&I Cooperative's Agreement with Mobile Modular Management – Contract Number CNR01338. Site work will be competitively bid between pre-qualified RPS Class-A General Contractors.

If further information is required, or if clarification is desired, please contact Jarrell Coleman, with Richmond Public Schools, directly by cell phone, at (804)-297-5541, or email, at jcolema5@rvaschools.net

Attachments: EXHIBIT-A: Population & Enrollment Forecast
EXHIBIT-B: Proposed Floor Plans
EXHIBIT-C: Proposed Site Plan
EXHIBIT-D: Not Used
EXHIBIT-E: Data Sheets
EXHIBIT-F: RPS Facility Update Cost Estimate

Jarrell Coleman
Facilities Planner
Richmond Public School

J.L. Francis Elementary School

	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
K	119	118	117	114	113	111	110	108	105	105	102
1	112	117	115	114	112	111	109	108	106	104	102
2	102	118	123	121	119	116	115	113	112	109	107
3	102	103	119	124	123	121	118	117	115	115	112
4	116	100	101	117	125	124	122	119	118	118	118
5	95	118	102	103	121	129	128	126	123	122	122
Total: K-5	646	674	677	693	713	712	702	691	679	673	663

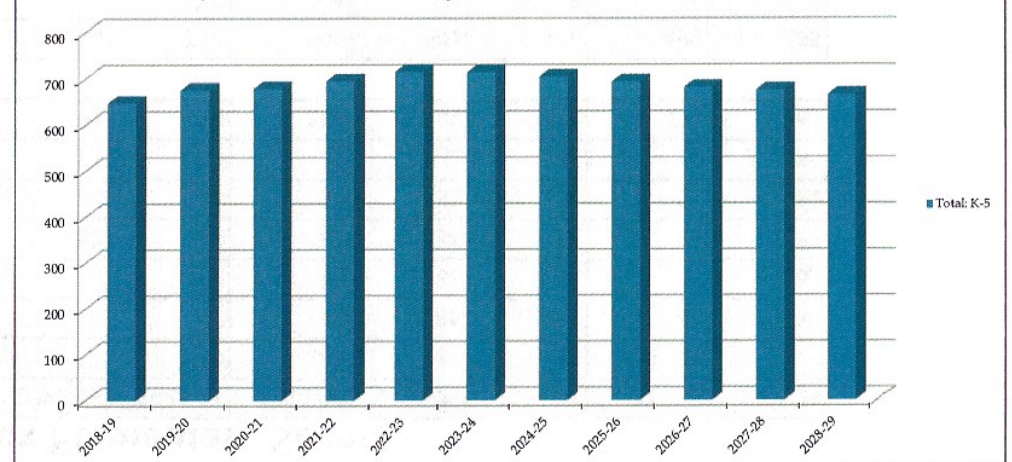
Total: K-5	646	674	677	693	713	712	702	691	679	673	663
Change		28	3	16	20	-1	-10	-11	-12	-6	-10
% Change		4.33%	0.45%	2.36%	2.89%	-0.14%	-1.40%	-1.57%	-1.74%	-0.88%	-1.49%

Forecasts developed April 2019

Green cells (2018-19) are historical data

Blue cells (2019-2020 and later) are forecasted years

J.L. Francis Elementary School: K-5th Total Enrollment



RICHMOND PUBLIC SCHOOLS, VA
REZONING STUDY: SCHOOL BOARD APPROVED ESTIMATED ENROLLMENT



Elementary School Enrollment Statistics

Elementary School	2018-19 Capacity	School Board Approved ES Zones Estimated Enrollment						Estimated Enrollment	Utilization
		K	1	2	3	4	5		
Barack Obama Elementary	402	53	49	51	54	44	45	391	75%
Bellevue Elementary	361	38	39	38	34	31	29	209	58%
Blackwell Elementary	601	78	87	80	75	81	77	478	80%
Broad Rock Elementary	721	129	121	147	127	122	112	758	105%
Chimborazo Elementary	560	77	63	66	52	62	55	375	67%
E.S.H. Greene Elementary	1000	149	172	162	133	144	146	906	91%
Elizabeth D. Redd Elementary	424	74	66	78	69	66	77	430	101%
Fairfield Court Elementary	499	50	54	64	42	50	53	313	63%
C.H. Reid Elementary	632	135	127	112	113	113	131	731	116%
George Mason Elementary	750	109	99	87	86	86	93	560	75%
George W. Carver Elementary	700	62	80	81	89	81	74	467	67%
Ginter Park Elementary	389	47	62	56	52	46	43	306	79%
J.B. Fisher Elementary	386	52	53	37	46	52	49	289	75%
J.L. Francis Elementary	566	119	102	96	95	114	93	619	109%
John B. Cary Elementary	336	51	54	55	56	49	51	316	94%
Linwood Holton Elementary	591	122	123	98	83	109	70	605	102%
Mary Munford Elementary	508	91	114	92	92	74	61	524	103%
Miles Jones Elementary	575	97	99	101	115	108	91	611	106%
Oak Grove Elementary	739	113	95	100	93	102	97	600	81%
Overby-Sheppard Elementary	408	72	49	64	62	64	70	381	93%
Southampton Elementary	531	65	74	76	88	65	84	452	85%
Swansboro Elementary	296	38	55	41	36	35	49	254	86%
Westover Hills Elementary	451	78	69	82	69	70	58	426	94%
William Fox Elementary	477	71	61	59	72	71	86	420	88%
Woodville Elementary	552	73	86	60	80	68	65	432	78%
Total	13455	2043	2053	1987	1913	1907	1860	11763	87%

Student counts are based on the 10/31/2018 RPS student database.

EXHIBIT-B

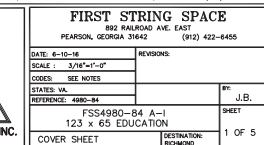
Proposed Floor Plans

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1. ONE PANE WINDOW ARE REQUIRED FOR ALL CLIMATE ZONES.
SEE THE CONDENSED ENERGY CALCULATING FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
3. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR EXTERIOR DOORS IS 0.5 CFM PER SQUARE FEET OF DOOR AREA.

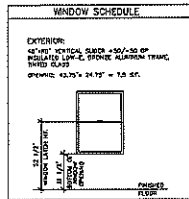
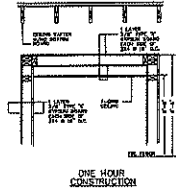
THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER, AND WILL NOT BEAM INSPECTED BY SMC AND WILL NOT BE CERTIFIED BY THE STATE MEDICAL LABELING. THE FOLLOWING ARE THE LIST OF ITEMS NOT NECESSARILY LAST THE POINT OF REVIEW AND MATERIAL THAT MAY BE REQUIRED FOR A COMPLETE INVESTIGATION. ALL THE RELATED ITEMS ARE SUBJECT TO LOCAL INSPECTION. DATE COMPLAINT MUST BE DETERMINED AT THE LOCAL LEVEL.

1. THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM.
2. HANDED, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE GAS DETECTORS/TESTS.
4. BUILDING VENTILATION, CLEANLINESS, OPENING PROTECTION, SERVICE ROAD, AND KIDDER-UP TO PLUMBING SYSTEM.
5. ELECTRICAL, SERVICE ROAD-UP (INCLUDING FEEDERS) TO BUILDING.
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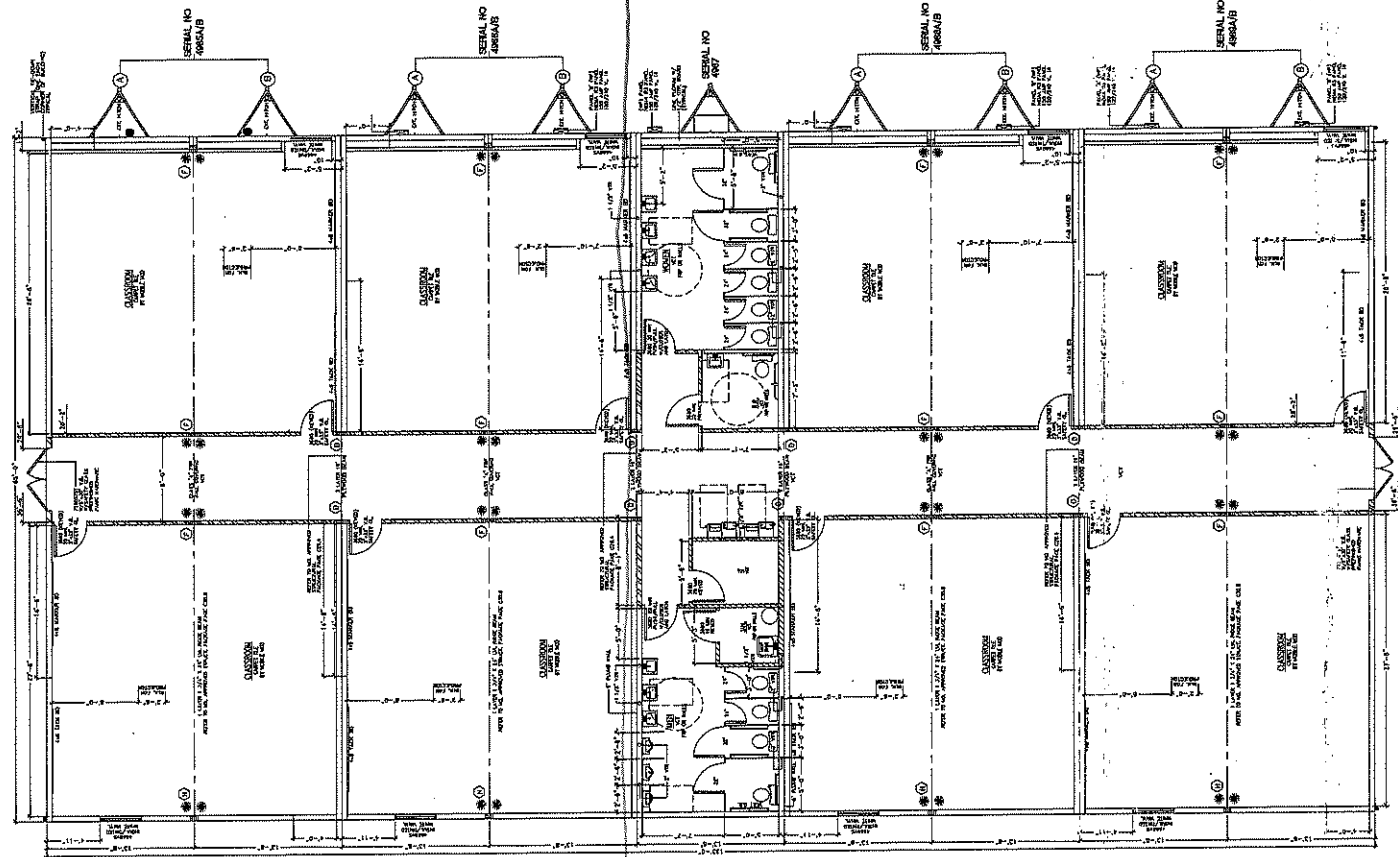
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Proposed layout - 4 classrooms
2 Restrooms

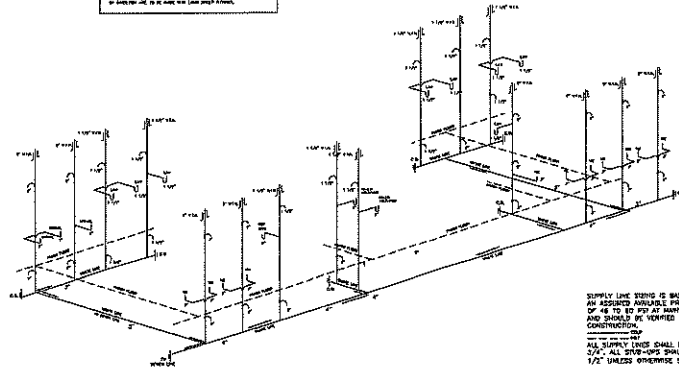
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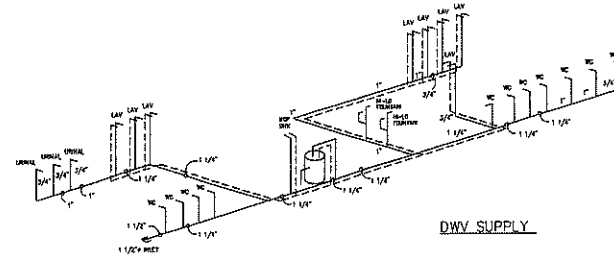
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9. ALL RISER NOTES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
10. ALL RISER NOTES SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.



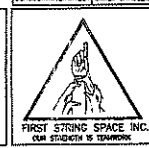
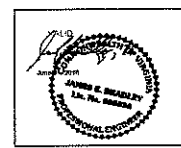
MARKER BOARDS AND TACK BOARDS ARE TO BE 6" APART.



SUPPLY LINE SHALL BE BASED ON AN ASSUMED AVAILABLE PRESSURE OF 45 TO 60 PSI AT MAIN INLET AND SHALL BE DETERMINED PRIOR TO CONSTRUCTION.
ALL SUPPLY LINES SHALL BE 1/2" ALL OTHERS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.



APPROVED
06/24/2016



FIRST STRING SPACE			
123 x 65 EDUCATION			
DATE: 6-10-16	REVISED:		
DESIGN: J. B. BAKER	BY: J. B. BAKER		
CHECK: J. B. BAKER	DATE: 6-10-16		
PROJECT: 123 x 65 EDUCATION	PROJECT: 123 x 65 EDUCATION		
FLOOR PLAN		2 OF 5	

Diagram illustrating the cross-section of a roof assembly. The assembly consists of the following layers from top to bottom:

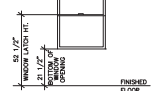
- CEILING RAFTER BEING BOTTOM
- 1 LAYER OF TYPE "X" OPTIMUM BOARD EACH SIDE OF 204 @ 16" O.C.
- T-DRIP CEILING
- 1 LAYER OF TYPE "X" OPTIMUM BOARD EACH SIDE OF 204 @ 16" O.C.

The diagram also shows the FIN. FLOOR below the roof assembly.

ONE HOUR
CONSTRUCTION

WINDOW SCHEDULE

EXTERIOR:
46"x60" VERTICAL SLIDER +50/-50 DP
INSULATED LOW-E, BRONZE ALUMINUM FRAME
TINTED GLASS
OPENING: 43.75"x 24.75" = 7.5 S.F.



COLUMN STRAPPING SCHEDULE:

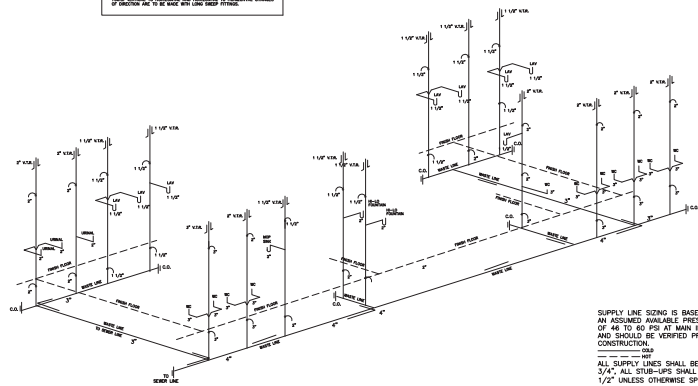
- (A) (2) 2x4 SYP g2 THIS HALF. (B) (2) 2x4 SYP g2 EACH HALF
 (C) (3) 2x4 SYP g2 THIS HALF. (D) (2) 2x4 SYP g2 EACH HALF
 (E) (4) 2x4 SYP g2 THIS HALF. (F) (4) 2x4 SYP g2 EACH HALF
 (G) (5) 2x4 SYP g2 THIS HALF. (H) (2) 2x6 SYP g2 EACH HALF

NOTES:

1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

DWV RISER NOTES:

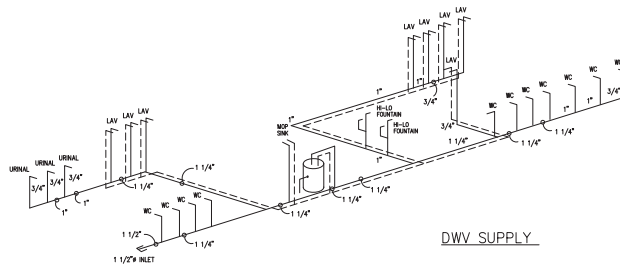
3. THE DRY RIDGE INDICATES ONE METHOD OF INSTALLING THE BELOW FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NEEDED TO ACCOMMODATE THE ACTING SITE CONDITIONS.
4. ALL BELOW FLOOR PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED AS SHOWN.
5. 1 1/2" RIGID AND 3" RIGID HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4" HIGH PER FOOT.
6. 4" RIGID HORIZONTAL DRAIN LINES SHALL BE INSTALLED WITH A SLOPE OF 1/4" HIGH PER FOOT.
7. BELOW FLOOR HORIZONTAL DRAIN LINES ARE 3" MINIMUM DIAMETER UNLESS NOTED OTHERWISE.
8. A MAXIMUM OF 3 WATER CLOSURES MAY DISCHARGE INTO A 3" RIGID LINE.
9. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE 1. ALL FITTINGS SHALL BE 1/2" MINIMUM DIAMETER UNLESS NOTED OTHERWISE. CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEED FITTINGS.



SUPPLY LINE SIZING IS BASED ON AN ASSUMED AVAILABLE PRESSURE OF 46 TO 60 PSI AT MAIN INLET AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

----- OOLD
----- H07

ALL SUPPLY LINES SHALL BE 3/4", ALL STUB-UPS SHALL BE 1/2" UNLESS OTHERWISE SPECIFIED.

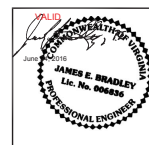


DWV SUPPLY

MARKER BOARDS AND TACK BOARDS
ARE TO BE 6' APART.



APPROVED
06 24 2016



CONSULTING ENGINEER	JAMES BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458
---------------------	--


FIRST STRING SPACE
892 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-8450

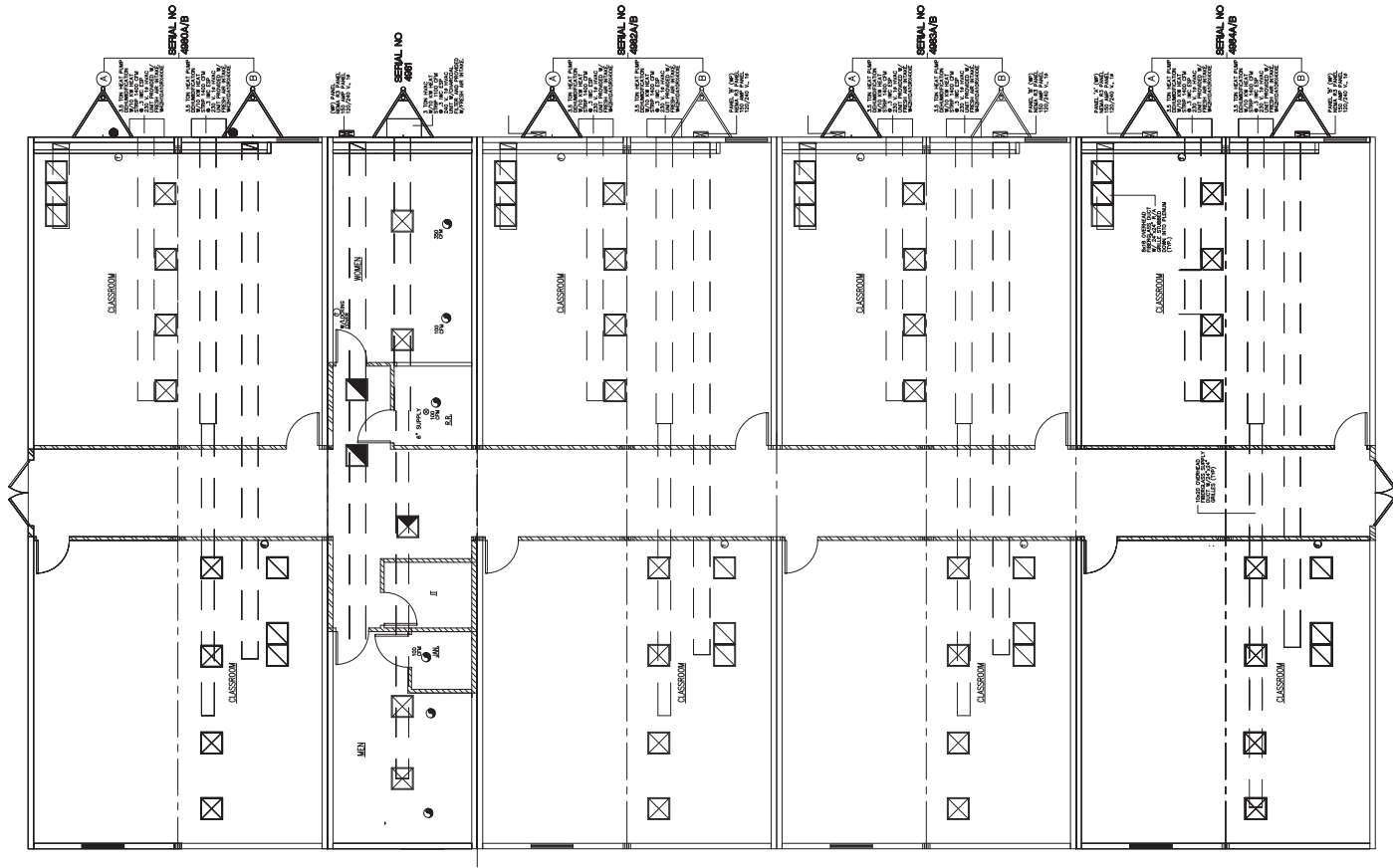
DATE: 6-10-16	REVISIONS:
SCALE : 3/16"=1'-0"	

CODES: SEE NOTES	
STATES: VA.	BY:

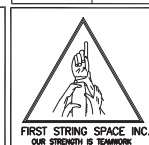
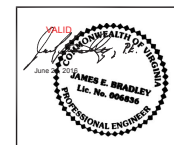
REFERENCE: 4980-84		
FSS4980-84 A-1		SHE
127 - 65 EDUCATION		

125 x 65 EDUCATION		2
FLOOR PLAN	DESTINATION: BIOLOGY	

CONSULTING ENGINEER JAMES BRADLEY, P.E. - 212 FOX TRL - PARKESBURG, PA. 15365 - (610) 807-2458	
	<h2 style="text-align: center; margin: 0;">FIRST STRING SPACE</h2> <p style="text-align: center; margin: 0;">892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455</p>
<p>DATE: 6-10-16</p> <p>SCALE: 3/8"=1'-0"</p> <p>CODES: SEE NOTES</p> <p>SEAL: N/A</p> <p>REFERENCE: 4980-84</p>	<p>REVISIONS:</p> <p style="text-align: center;">FSS4980-84 - A1 123 x 65 EDUCATION</p> <p style="text-align: center;">ELECTRICAL</p>
<p style="text-align: center;">FIRST STRING SPACE INC. 1000 FIRST STREET, SUITE 100 PEARSON, GEORGIA 31642</p>	
<p style="text-align: right;">BY: J.B. SHEET</p> <p style="text-align: right;">3 OF 5</p>	



SYMBOLS	
1	1/4" = 1'-0"
2	1/2" = 1'-0"
3	3/4" = 1'-0"
4	1" = 1'-0"
5	1 1/4" = 1'-0"
6	1 1/2" = 1'-0"
7	1 3/4" = 1'-0"
8	2" = 1'-0"
9	2 1/4" = 1'-0"
10	2 1/2" = 1'-0"
11	2 3/4" = 1'-0"
12	3" = 1'-0"
13	3 1/4" = 1'-0"
14	3 1/2" = 1'-0"
15	3 3/4" = 1'-0"
16	4" = 1'-0"
17	4 1/4" = 1'-0"
18	4 1/2" = 1'-0"
19	4 3/4" = 1'-0"
20	5" = 1'-0"
21	5 1/4" = 1'-0"
22	5 1/2" = 1'-0"
23	5 3/4" = 1'-0"
24	6" = 1'-0"
25	6 1/4" = 1'-0"
26	6 1/2" = 1'-0"
27	6 3/4" = 1'-0"
28	7" = 1'-0"
29	7 1/4" = 1'-0"
30	7 1/2" = 1'-0"
31	7 3/4" = 1'-0"
32	8" = 1'-0"
33	8 1/4" = 1'-0"
34	8 1/2" = 1'-0"
35	8 3/4" = 1'-0"
36	9" = 1'-0"
37	9 1/4" = 1'-0"
38	9 1/2" = 1'-0"
39	9 3/4" = 1'-0"
40	10" = 1'-0"
41	10 1/4" = 1'-0"
42	10 1/2" = 1'-0"
43	10 3/4" = 1'-0"
44	11" = 1'-0"
45	11 1/4" = 1'-0"
46	11 1/2" = 1'-0"
47	11 3/4" = 1'-0"
48	12" = 1'-0"
49	12 1/4" = 1'-0"
50	12 1/2" = 1'-0"
51	12 3/4" = 1'-0"
52	13" = 1'-0"
53	13 1/4" = 1'-0"
54	13 1/2" = 1'-0"
55	13 3/4" = 1'-0"
56	14" = 1'-0"
57	14 1/4" = 1'-0"
58	14 1/2" = 1'-0"
59	14 3/4" = 1'-0"
60	15" = 1'-0"
61	15 1/4" = 1'-0"
62	15 1/2" = 1'-0"
63	15 3/4" = 1'-0"
64	16" = 1'-0"
65	16 1/4" = 1'-0"
66	16 1/2" = 1'-0"
67	16 3/4" = 1'-0"
68	17" = 1'-0"
69	17 1/4" = 1'-0"
70	17 1/2" = 1'-0"
71	17 3/4" = 1'-0"
72	18" = 1'-0"
73	18 1/4" = 1'-0"
74	18 1/2" = 1'-0"
75	18 3/4" = 1'-0"
76	19" = 1'-0"
77	19 1/4" = 1'-0"
78	19 1/2" = 1'-0"
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82	20 1/2" = 1'-0"
83	20 3/4" = 1'-0"
84	21" = 1'-0"
85	21 1/4" = 1'-0"
86	21 1/2" = 1'-0"
87	21 3/4" = 1'-0"
88	22" = 1'-0"
89	22 1/4" = 1'-0"
90	22 1/2" = 1'-0"
91	22 3/4" = 1'-0"
92	23" = 1'-0"
93	23 1/4" = 1'-0"
94	23 1/2" = 1'-0"
95	23 3/4" = 1'-0"
96	24" = 1'-0"
97	24 1/4" = 1'-0"
98	24 1/2" = 1'-0"
99	24 3/4" = 1'-0"
100	25" = 1'-0"



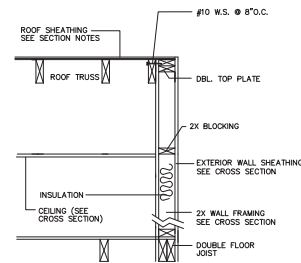
CONSULTING ENGINEER JAMES BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458	
FIRST STRING SPACE 882 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 8-15-16	REVISIONS:
SCALE: 3/8"=1'-0"	
CODER: SEE NOTES	
STATES: VA	BY: J.B.
REFERENCE: 4882-B4	
FSS4980-B4 A-1	SHEET
123 x 65 EDUCATION	4 OF 5
MECHANICAL	DESTINATION: RICHMOND

ROOF - MULE-HIDE 45 MIL (WHITE) EPDM FULLY ADHERED IN ACCORDANCE WITH ESR-1776 OVER 7/16" MULE-HIDE FR DECK PANEL "C" INSTALLED PER MANUFACTURERS SPECIFICATIONS.

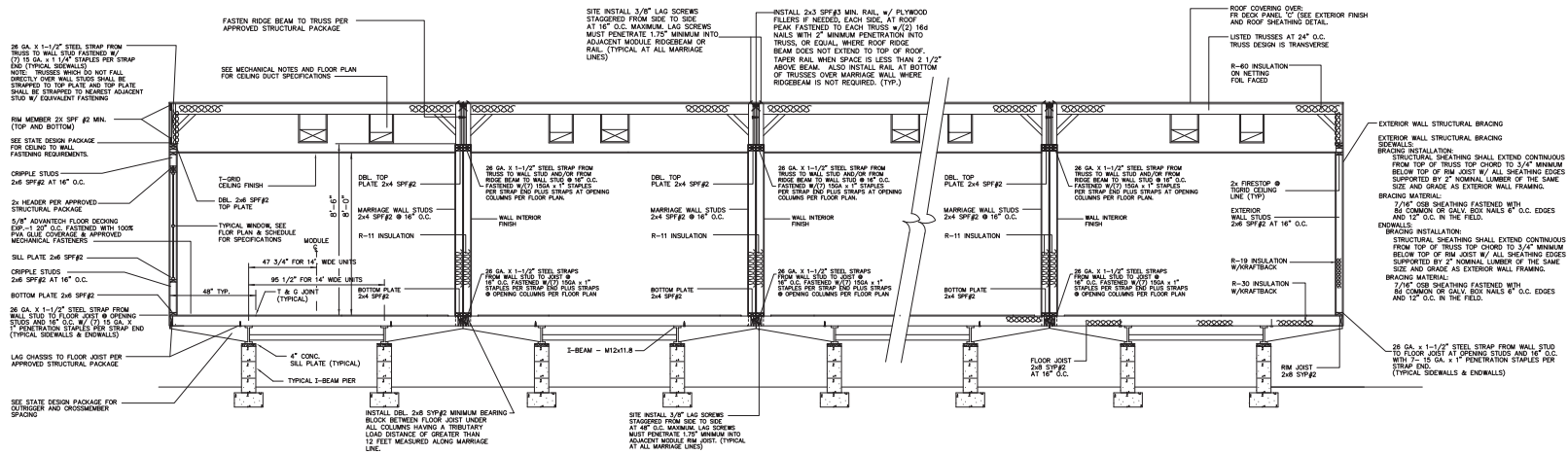
WALL - 7/16" HARDI-PANEL SIDING (STUCCO) OVER APPROVED MOISTURE BARRIER OVER 7/16" OSB SHEATHING INSTALLED PER MANUFACTURERS SPECIFICATIONS.

CEILING	-	1-GRID CEILING INSTALLED PER MANUFACTURER'S SPECIFICATIONS
WALL	-	5/8" TYPE "X" GYP. BOARD (VCG THROUGHOUT) INSTALLED PER MANUFACTURERS SPECIFICATIONS
CORRIDOR RESTROOMS	-	FRP OVER GYP. BOARD INSTALLED PER MANUFACTURERS SPECIFICATIONS
FLOOR	-	AS NOTED ON PLAN

NOTE:
INTERIOR WALL AND CEILING FINISH SHALL BE CLASS B OR BETTER IN CORRIDORS AND CLASS C OR BETTER IN ROOMS AND ENCLOSED SPACES. FLOOR FINISHES SHALL BE CLASS II OR BETTER.



NTS



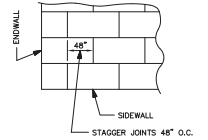
(SEE FLOOR PLAN) 3/4" PLYWOOD, RATED SHEATHING, EXP.-1, STRUCT.-1, 5 PLY/5 LAYER
48/24 EACH HALF CONTINUOUS ENTIRE LENGTH OF CLEARSPAN.

NOTES: _____

3. ALL ROUGE BEAM PLYWOOD LAMINATIONS MUST BE THE SAME DENSITY, THICKNESS, AND GRADE OF PLYWOOD. NO LUGGER OR PLYWOOD FLANGES ARE PERMITTED.
4. ALL JOINTS MUST BE MANUFACTURED TO MEET THE FOLLOWING REQUIREMENTS:
5. PLYWOOD LAMINATIONS IN EACH HALF OF THE UNITS MUST BE GLUE WALLED TO ADJACENT LAYERS IN ACCORDANCE W/ PDS SUPPLEMENT #6, W/ AN ADHESIVE COMPLYING W/ ASTM D2559, OR Q429-4.
6. PLYWOOD MUST NOT BE TREATED W/ A FIRE RETARDANT PROCESS.
7. MOISTURE CONTENT MUST BE LESS THAN 16%.
8. BEAMS SUPPORTED BY EXTERNAL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF ENGINELL.
9. INTERIOR (EAST & WEST) ROUGE BEAM BEARING STIFFENER OVER SUPPORT COLUMNS, WHEN SPECIFIED ON FLOOR PLAN, FASTEN THE FACE OF THE STIFFENER TO THE ROUGE BEAM W/ 100% GLUE COVERAGE AND (8) 16 GA. X 2-1/2" STAPLES.

1 LAYER(S) 1 3/8" x 24" MOORELAM, EACH SIDE.

2. MORGAN F. = 2750 PSI
3. MORGAN MUST BE EXTENDED OVER CLEARENCES.
4. BEAMS SUPPORTED BY ENROLLING COLUMNS MUST EXTEND CONTINUOUS TO COLUMNS TO EXTERIOR FACE OF ENROLLING.
5. FASTENERS MUST INDICATE INTO TOP EDGE OF MORGAN TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAM.
6. INSTALL (2) 4 @ 20" SPACING 3 BEAM BARS BEARING STEIFFER OVER SUPPORT COLUMNS.
7. FASTENERS MUST BE PLACED IN TOP EDGE OF THE STIFFENER TO THE BEAMS END WITH 100% LAP OVER COVERAGE AND 6-16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MORGAN.
8. MAKE SURE THAT ONE LAYER OF MORGAN IS INSTALLED ON EITHER SIDE OF THE MAINING LAYER. LAYER OF MORGAN MUST BE LAYERED AND MUST BE FASTENED TOGETHER WITH 16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER OF MORGAN.
9. INSTALL FASTENERS TO BEAD SPAN) 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER OF MORGAN. MAKE SURE ALL MORGAN IS FASTENED TOGETHER WITH 16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MORGAN. FASTENERS MUST BE PLACED FIRST AND LAST ROW OF STAPLES MUST BE 1" FROM TOP AND BOTTOM EDGE OF BEAM RESPECTIVELY.

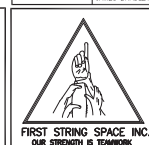
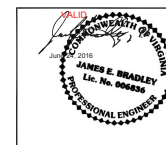


MULEHIDE:
FR DECK PANEL 'C' TO BE FASTENED
TO TRUSSES PER APPROVED
STRUCTURAL PACKAGE

ROOF SHEATHING DETAIL

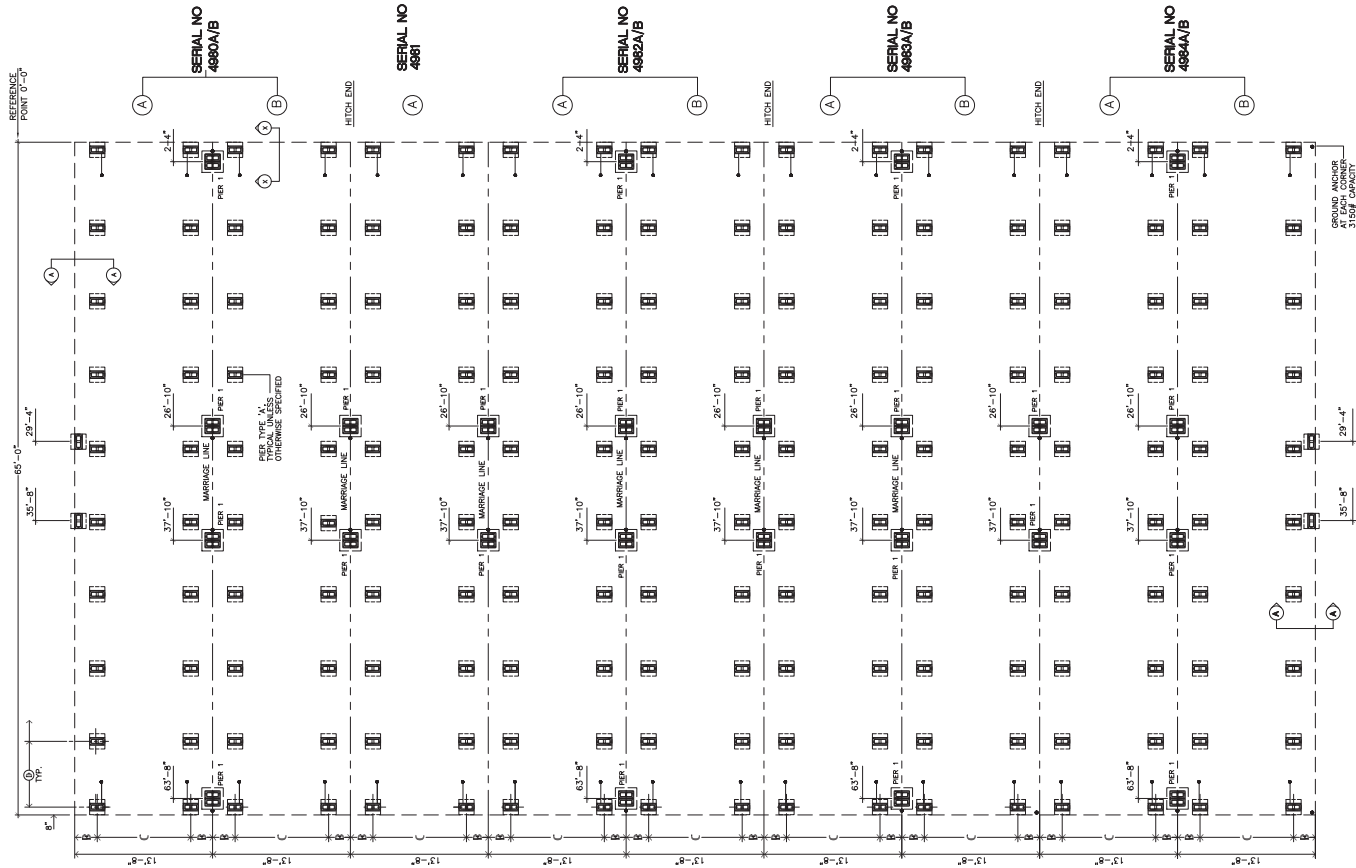
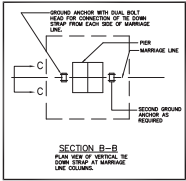
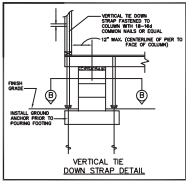
APPROVED TRUSS DESIGN:
TRUSS MANUFACTURER: UNIVERSAL
TRUSS DRAWING, # F117742
OR ATTACHED DRAWINGS

1. UNLESS OTHERWISE SPECIFIED, ALL STEEL MUST COMPLY W/ ASTM A36, YIELD STRENGTH = 36 KSI.
2. ALL LAG SCREWS MUST COMPLY W/ ANSI/ ASME B18.2.1. F_y 60 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

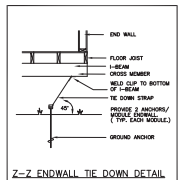
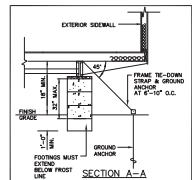


CONSULTING ENGINEER	JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458
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FIRST STRING SPACE 892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 6-10-86 SCALE: NO SCALE CODES: SEE NOTES STATES: VA REFERENCE: 4980-84	REMSONS: BY: J.E. SHEET 5 OF
FSS4980-84 A-1 123 x 65 EDUCATION	
CROSS SECTION	DIRECTION: HORIZON



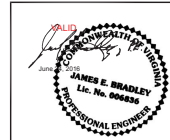
- FOUNDATION NOTES:**
1. ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 2. FOUNDATION SHALL BE 12\"/>



FOUNDATION DIMENSIONS ALL OTHER STATES		
A	B	C
MAXIMUM PER SPACING	MINIMUM SOIL BEARING CAPACITY	MINIMUM PER SPACING
4'-8"	2000 PSF	12'-0"
7'-0"	3000 PSF	15'-0"

NOTE:
THIS FOUNDATION PLAN IS PROVIDED FOR REFERENCE AS A TYPICAL STANDARD. ACTUAL FOUNDATION CONDITIONS MUST BE EVALUATED FOR APPLICABILITY IF THIS PLAN IS TO BE USED. ALTERNATE FOUNDATION PLANS MAY BE DESIGNED BY OTHERS IN ACCORDANCE WITH THE REQUIREMENTS OF THE JURISDICTION HAVING AUTHORITY.

NOTE:
THE NUMBER OF PIERS SHOWN ON THIS FOUNDATION PLAN IS NO INDICATION OF THE AMOUNT OF PIERS REQUIRED AND NEEDED FOR THIS BUILDING. SEE MAXIMUM PIER SPACING CHART TO THE LEFT FOR THE CORRECT NUMBER OF PIERS REQUIRED FOR EACH SOIL BEARING CAPACITY.



CONSULTING ENGINEER: JAMES BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA 19365 - (610) 857-2458

FIRST STRING SPACE
882 RAILROAD AVE. EAST
PEARSON, GEORGIA 31642 (912) 422-8455

DATE: 6-15-16
SCALE: NO SCALE
CODES: SEE NOTES
STATE: VA
REFERENCE: FSS4980-B4 A-1
FOUNDATION: 123 X 65 EDUCATION

REVISIONS:
BY: J.B.
SHEET: 1 OF 1

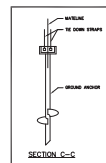
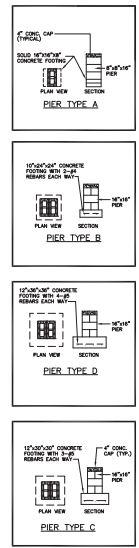
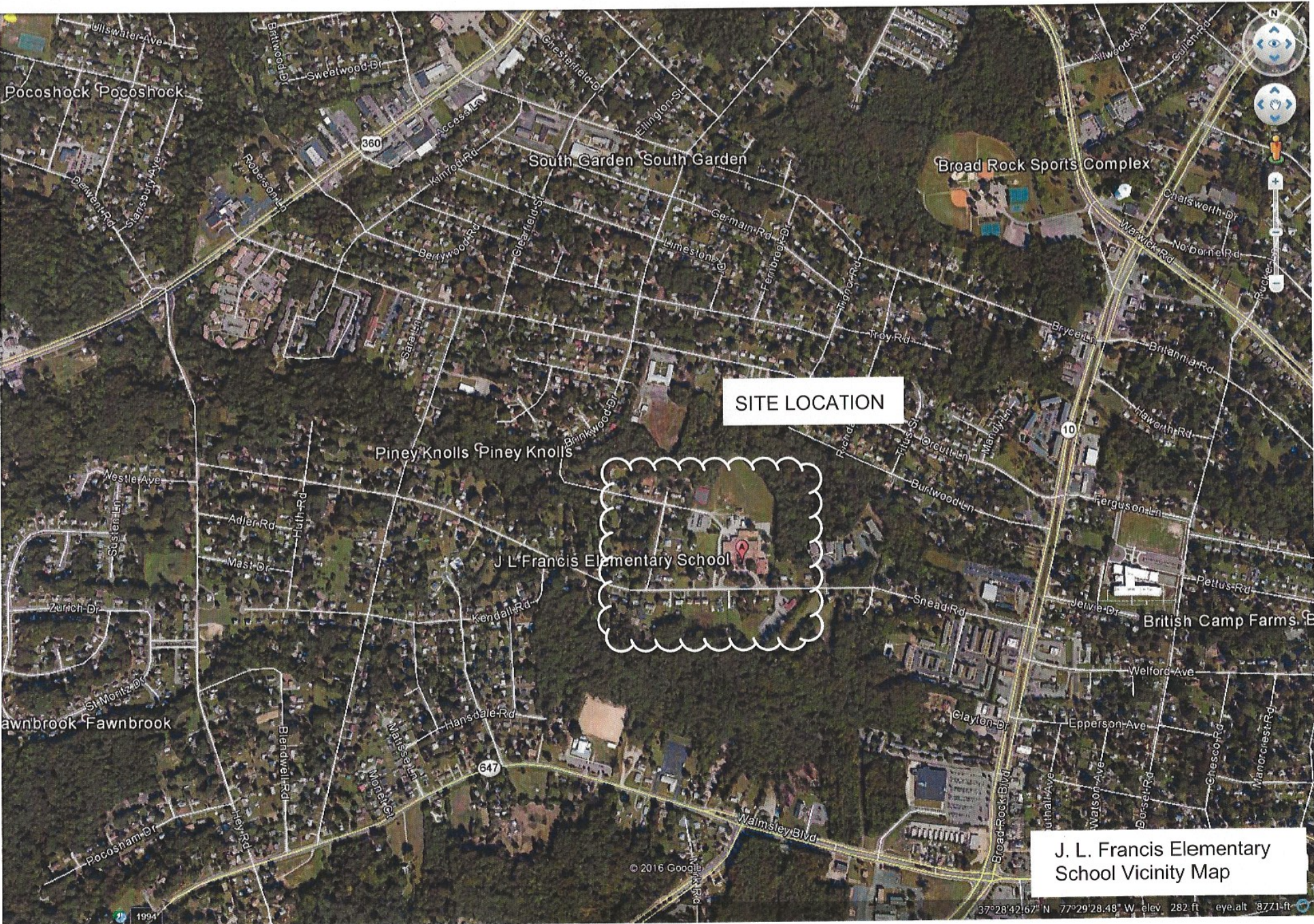


EXHIBIT-C

Proposed Site Plans



SITE LOCATION

J. L. Francis Elementary
School Vicinity Map

© 2016 Google

37°28'42.67" N 77°29'28.48" W elev. 282 ft eye alt. 8771 ft

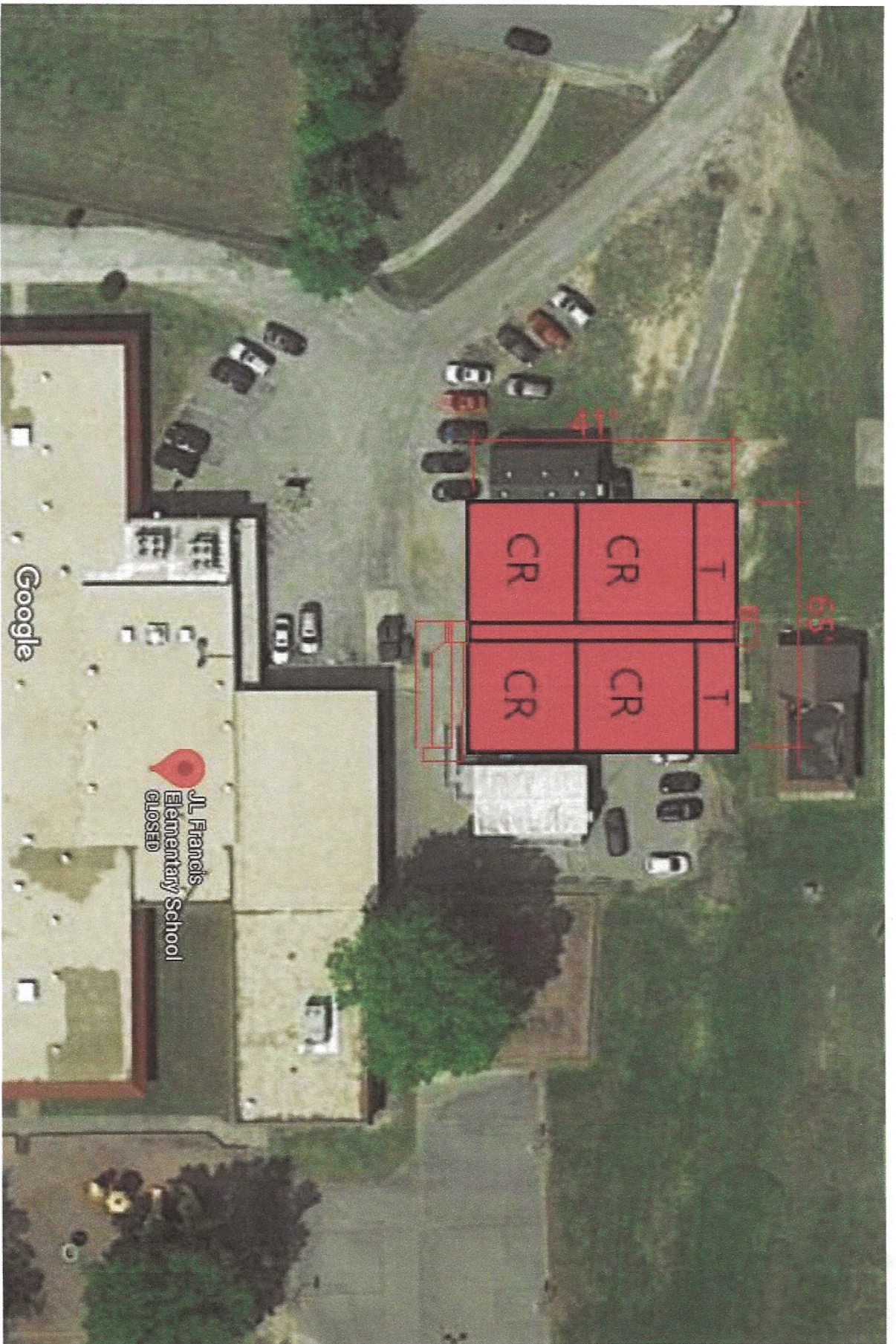


EXHIBIT-E

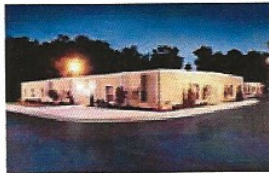
Data Sheets

PORTABLE CLASSROOMS | RESTROOM BUILDINGS | PORTABLE BUILDINGS | MODULAR BUILDINGS

Mobile Modular's

CampusMaker ModPod[®]

The Flexible Solution for Sustainable Learning Spaces



Serving California, Florida, Texas and Mid-Atlantic states.

campus
maker
mobile
modular



Adaptable Classrooms for Today's Changing Schools.

Sustainable and customized learning environments.

Fluctuating school enrollment. Shifting demographics. Changing expectations. The CampusMaker ModPod® delivers the flexible solutions for today's rapidly evolving educational needs.

Today's school districts are progressively seeking better, more secure and adaptable ways to make the most of their available space. Now with the revolutionary CampusMaker ModPod, creating a reusable and sustainable learning environment has never been easier.

Constructed of durable materials and designed to be easily configured into a wide variety of self-contained classroom complexes, the CampusMaker ModPod delivers what every school needs: energy efficiency, security and a building design that is easily adaptable to different enrollment needs.

Optimum Flexibility

The expandable and retractable design of the CampusMaker ModPod not only offers the ease of reconfiguration but also a wide variety of configuration options, enabling the Facilities Departments to prepare for most enrollment situations.

These configurations include restrooms, administrative offices, libraries, laboratories, music classrooms and more.

Tangible Savings

The innovative side-by-side installation of the classrooms significantly reduces the length of utility runs, electrical and plumbing connections, walkways, stairs and access ramps.

All perimeter walls of each double classroom contained within a CampusMaker ModPod are finished as exterior walls. This allows for easy reconfiguration of the CampusMaker ModPod to a larger or smaller size based upon enrollment. Further, reconfiguration can be performed with minimal disruption to the adjacent classrooms.

Safety and Security

When Mobile Modular designed the CampusMaker ModPod, one of our primary goals was to create a modular classroom system that ensured the safety and security of students and staff.

Each CampusMaker ModPod complex is accessed via an internal corridor with steel clad exterior doors, self-closers and panic hardware. To ensure further safety and security, each classroom is accessed through a solid core fire-rated door with a large view block and locking system.

All doors can be equipped with optional alarms, electronic entry control and easily integrated with each facility's primary security and life safety systems.



Let us take care of all of your space needs.

Mobile Modular's **CampusMaker ModPod®** Complex

Lighting (Not shown)

Energy-efficient T-8 lighting coupled with flexible switching for customized lighting control.

HVAC

High-efficiency HVAC system with Heat Pump and an intelligent energy management system for a comfortable and properly ventilated interior.

Roof (Not shown)

White EPDM cool-roof with batt-insulation in accordance with the IECC regulations reduces heat infiltration into the classroom. Traverse roof, designed to divert rainfall away from exterior openings.

Windows

Dual pane windows with low-E glass helps reflect radiant energy, reduces heat gain and energy loads.

Floor

Floor insulation in accordance with the IECC standards, vapor barrier, and glueless carpet tile improves the energy efficiency, comfort and durability of the CampusMaker ModPod.

Exterior Wall

Permanent construction quality – 2" x 6" framing, plywood sheathing, commercial grade vapor barrier, batt-insulation in accordance with IECC and low maintenance interior and exterior finishes.

Teaching Environment

Reduced sound transmission between classrooms enhances the teaching environment.

The above illustration depicts a six classroom CampusMaker ModPod complex, with a restroom module and integrated interior corridor. A CampusMaker ModPod classroom module is comprised of two classrooms (27'-0" x 28'-0")* with an egress corridor. Each classroom is approximately 790 sq. ft. and can accommodate up to 35 students. The interior corridor is 8'-0" wide and is further enhanced with a one-hour-fire-rated construction to protect the occupants. Sprinklers can be installed for additional protection.

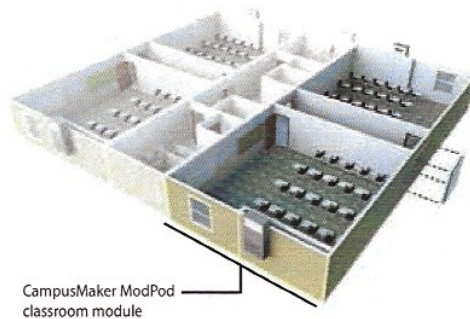
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*The availability of the product and its features may vary. Please contact your sales specialist for further information. These specifications are subject to change without notice.



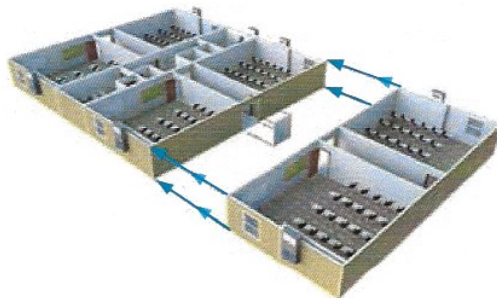
It's as easy as adding and subtracting.
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



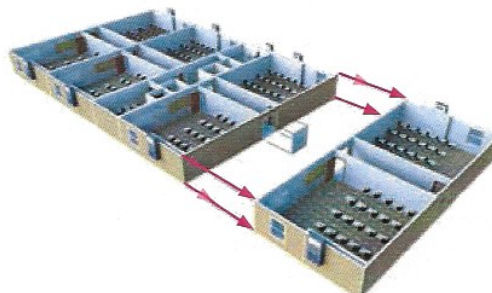
To adjust the size of the CampusMaker ModPod, the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and disruption to the remainder of the classroom complex.

Add an additional classroom module to expand the CampusMaker ModPod complex.



By simply removing and relocating the existing security entrance doors to the newly expanded CampusMaker ModPod, this classroom complex is set to operate with six classrooms, a restroom module and corridor. All this can be accomplished with minimal disruption to the occupants and in most cases, the work can be completed in just a few days.

Retract a classroom module to reduce the CampusMaker ModPod complex.



All CampusMaker ModPod® classrooms feature:

- High-efficiency HVAC system with Heat Pump
- Intelligent energy management system, featuring automatic temperature, humidity and fresh air exchange controls
- High-performance building insulation
- Energy-efficient T-8 electronic ballast and lamps
- Commercial grade, heavy duty vapor barrier
- White EPDM Cool Roof
- Traverse roof, designed to divert rainfall drainage away from exterior openings
- Glueless carpet tiles - 100% recyclable, made from post consumer materials
- Dual pane low-E window

Additionally, the CampusMaker ModPod, also offers a comprehensive selection of options to meet the demands of even the most stringent specifications.

CampusMaker ModPod sustainable options include:

- Passive shading devices
- UVC light for HVAC condenser cells
- CO₂ monitoring system
- Radiant heat barrier
- Tubular Daylighting System
- LED fixtures and lamps
- Natural fiber insulation
- Forest Stewardship Council (FSC) certified lumber
- Locally sourced materials
- Low-flush toilet with smart valve
- Tankless hot water heater
- Automated faucet
- Automated paper towel dispenser
- Automated hand soap dispenser



EXHIBIT-F

RPS Facility Update Cost Estimate

RPS Facility Update Cost Estimate					
Richmond Public School Buildings	Type of Project	Existing SF	Comments	Proposed Modular Square Footage	New Construction Cost for Addition (\$350 basis)
Southampton Elementary School	Addition	56,521	Addition needed to meet program requirement	3,575	\$ 1,251,250
Francis Elementary School	Addition	56,954	Addition needed to meet program requirement	4,485	\$ 1,569,750
****RPS owns proposed modulars moving to locations					