

City of Richmond Department of Planning & Development Review

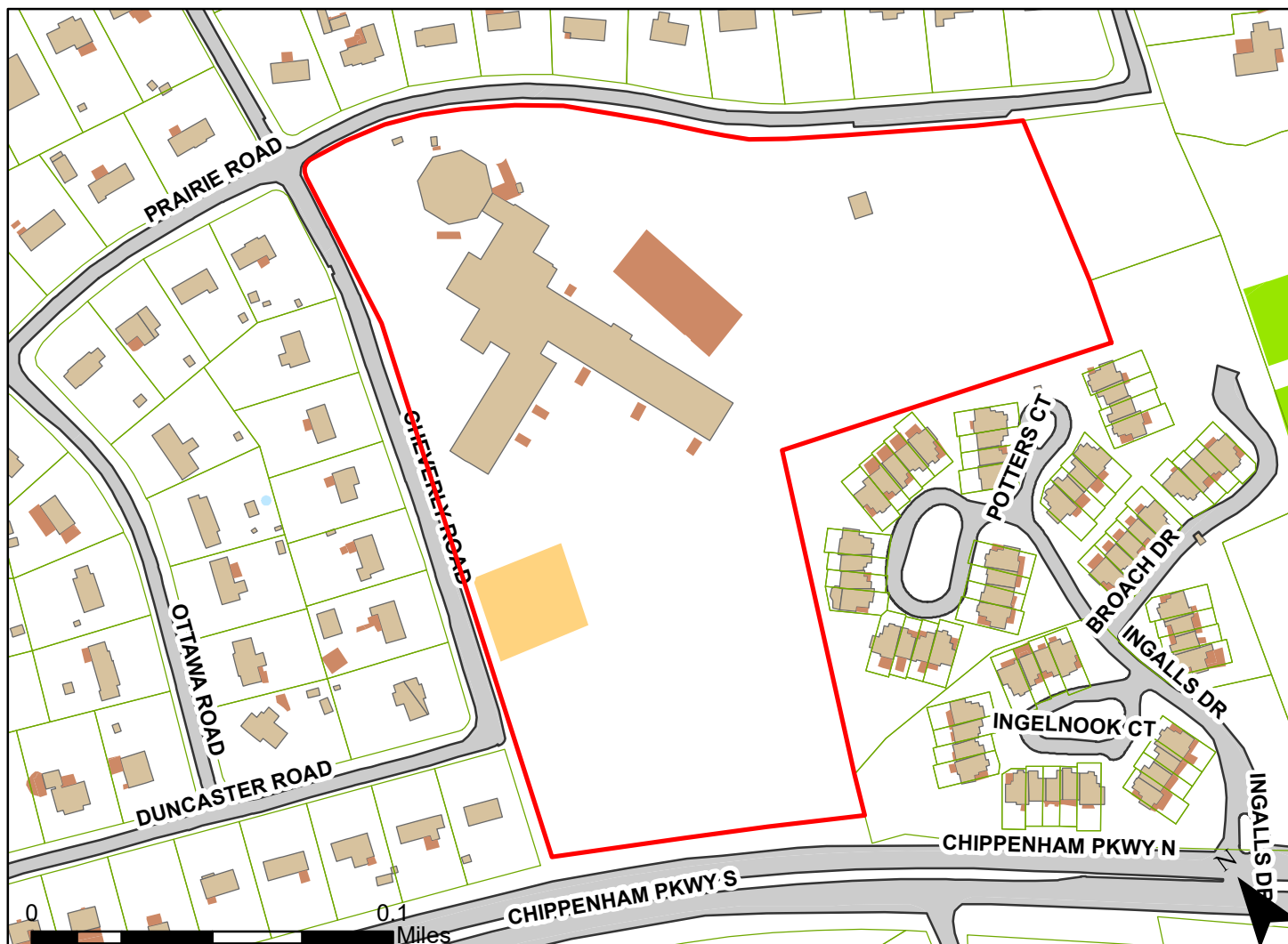
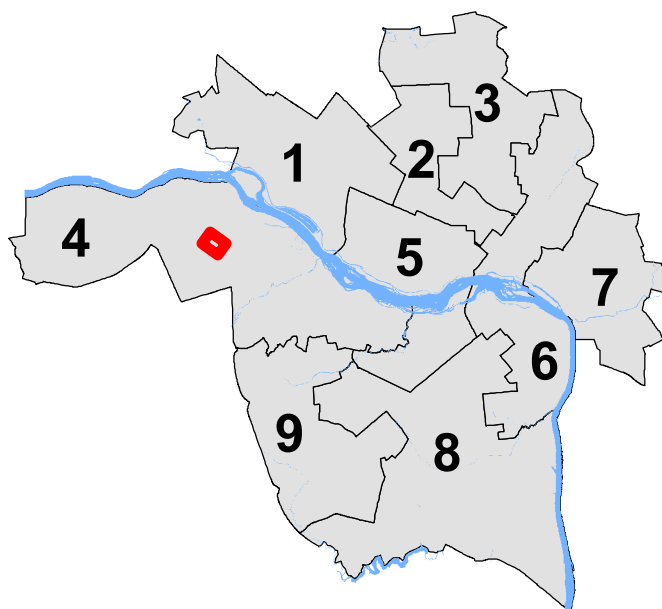
Location, Character, and Extent

LOCATION: 3333 Cheverly Rd.

COUNCIL DISTRICT: 4

PROPOSAL: Review of new modular classrooms at
Southampton 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: 5/14/2020

Project Name: Southampton Elementary School - Installation of (4) - classroom Modular Build

Project Address: 3333 Cheverly Road Richmond, VA 23225

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

The installation of a (4) classroom building at Southampton will add to the current student capacity at this school. The temporary classroom building will be 65'-0"x27'-0' in size.

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

Name: Jarrell Coleman Email: jcolema5@rvaschools.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.

last revised 6/10/2019



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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.



Application for Urban Design Committee Review

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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
Southampton Elementary School
3333 Cheverly Rd, Richmond, VA 23225

Final Review:

Narrative:

With a growing population in the City of Richmond, RPS School Board implemented and approved a rezoning plan that would affect roughly 1,500 students throughout the city. About half of the students changing schools are in elementary schools zones.

One change taken place is rezoning approx. 60 students from Miles Jones Elementary to Southampton Elementary. This change was vital in reducing overcrowding at Miles Jones Elementary. However, the increase in students at Southampton has created a significant deficit of classroom space for the upcoming 2020/2021 school year.

Although Southampton's enrollment (post rezoning) will operate at 85% capacity, Southampton houses special programs which consist of exceptional education classes, ESL classes, exceptional education pre-k, emotional concerns, and motor skill delays. Southampton is one of the schools in Southside that offer and specialize in special needs programs. These programs can only accommodate 5-10 students maximum per class. Unfortunately, these classrooms were original designed to fit 25 students. There are 7 exceptional need programs offered at Southampton. We anticipate there will be no extra classrooms to accommodate the 60 rezoned students from Miles Jones.

This project is to provide one temporary (owned) modular building at Southampton Elementary School with 4 classrooms to address the overcrowding and limited space for the rezoned students. This building will be a 177'-8" x 65'-0", 4 classroom temporary modular building with unisex bathrooms in all classrooms. The building will have a deck walkway with an awning and ADA complaint ramp leading the blacktop area. The entire building will meet all ADA requirements. Dominion Power will provide separate power hook-ups needed for the units. Descriptive data on the units has been included in the packet. We intend to have the proposed units installed by mid-June to allow for power/water/sewer hook-ups, as well as allowing for the teachers to set up their classrooms.

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 klow "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. Sitework 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 Schools

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	55	54	43	46	301	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%
G.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.

Southampton 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	67	69	69	69	69	68	68	67	66	66	64
1	74	71	72	72	71	71	70	70	69	68	67
2	72	75	72	73	73	72	72	71	71	70	69
3	79	73	77	73	74	74	73	73	72	72	71
4	61	77	72	75	72	73	73	72	72	71	71
5	81	62	78	73	77	73	74	74	73	73	72
Total: K-5	434	427	440	435	436	431	430	427	423	420	414

Total: K-5	434	427	440	435	436	431	430	427	423	420	414
Change		-7	13	-5	1	-5	-1	-3	-4	-3	-6
% Change		-1.61%	3.04%	-1.14%	0.23%	-1.15%	-0.23%	-0.70%	-0.94%	-0.71%	-1.43%

Forecasts developed April 2019

Green cells (2018-19) are historical data

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

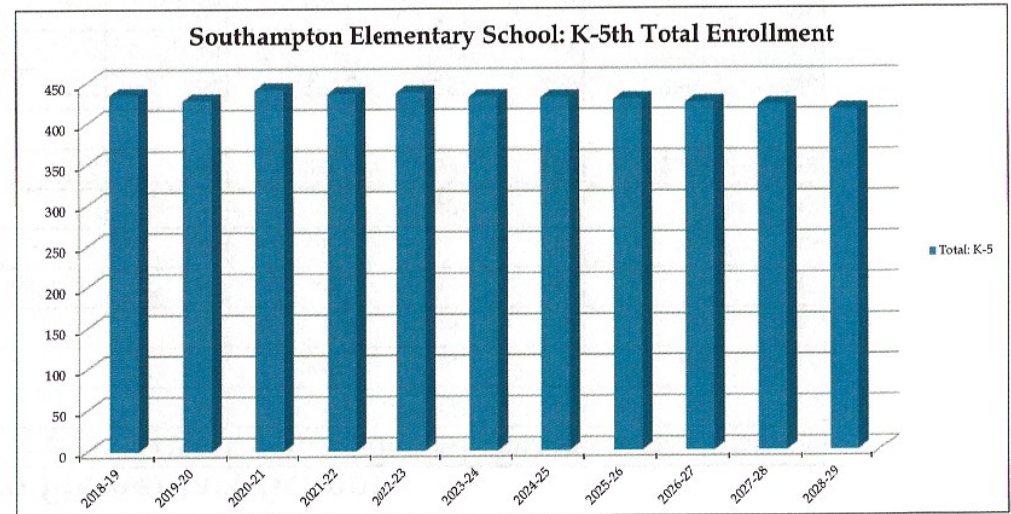


EXHIBIT-A

Population & Enrollment Forecast

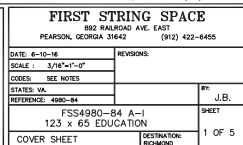
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1. DEL. PANE WINDOWS ARE REQUIRED FOR ALL CLIMATE ZONES. SEE THE COMBINED ENERGY CALCULATIONS FOR THE MAXIMUM ALLOWED U-FACTOR AND SHGC.
2. THE MAXIMUM ALLOWABLE AIR LEAKAGE RATE FOR WINDOWS IS 0.3 CFM PER SQUARE FEET OF WINDOW AREA.
3. THE MAXIMUM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

SITE INSTALLED ITEMS

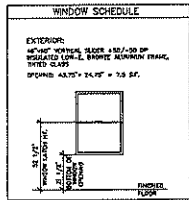
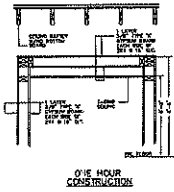
THE FOLLOWING ITEMS HAVE NOT BEEN COMPLETED BY THE MANUFACTURER. HAVE NOT BEEN INSPECTED BY EAC AND ARE NOT CERTIFIED BY THE STATE OF CALIFORNIA. THESE ITEMS HAVE BEEN LEFT OUT NOT NECESSARILY LIMIT THE TIMES OF WORK AND MATERIAL THAT MAY BE REQUIRED FOR THE COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE TO LOCAL AGENCIES APPROVAL, CODE COMPLIANCE MUST BE DETERMINED AT THE LOCAL LEVEL.

1. THE COMPLETE FOUNDATION SUPPORT AND THE DOWN SYSTEM.
2. RAMP, STAIRS AND GENERAL ACCESS TO THE BUILDING.
3. PORTABLE FIRE EXTINGUISHERS.
4. BUILDING DRAIN, CLEANOUT, DRAINAGE PIPING, SEWER, SINK, AND KITCHEN-UP TO PLUMBING SYSTEM.
5. EXTERNAL VENTILATION SYSTEMS TO THE BUILDING.
6. MAIN ELECTRICAL PANEL AND SUB-PANELS.
7. CONNECTION OF ELECTRICAL CABLES (INCLUDING CORD MODULAR WIRELESS) - (ONLY-LIMITS ONLY).
8. STRUCTURAL AND ACOUSTIC INTERFERENCES BETWEEN MODULES (ONLY-LIMITS ONLY).
9. FIRE PROTECTION.
10. GLAZED OPENING PROTECTION (SEE GENERAL NOTE NO. 6).
11. FILL AREA

[illegible][illegible]

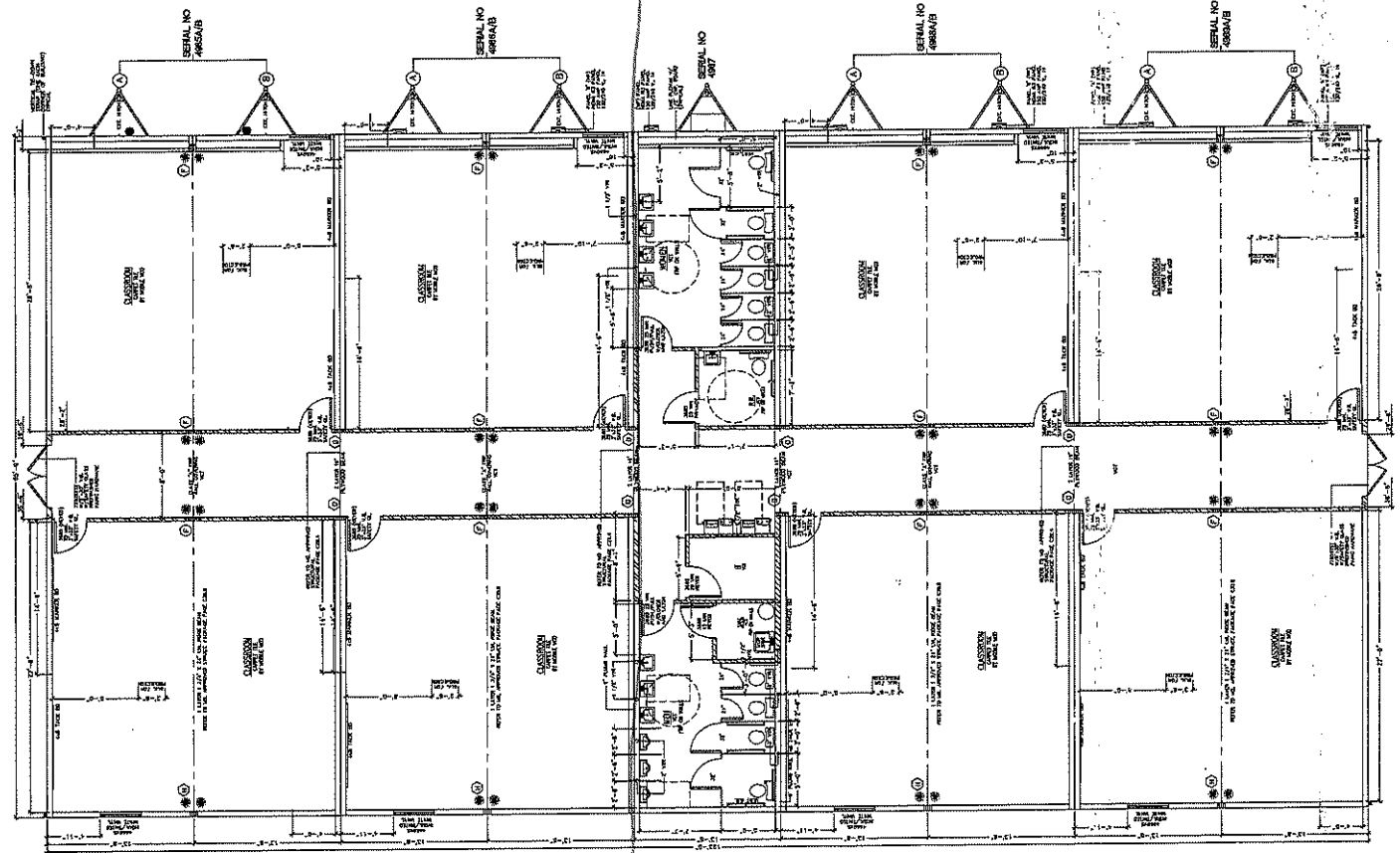
4 Trailers 4 classroom Only
 @ Southampton

REMARKS: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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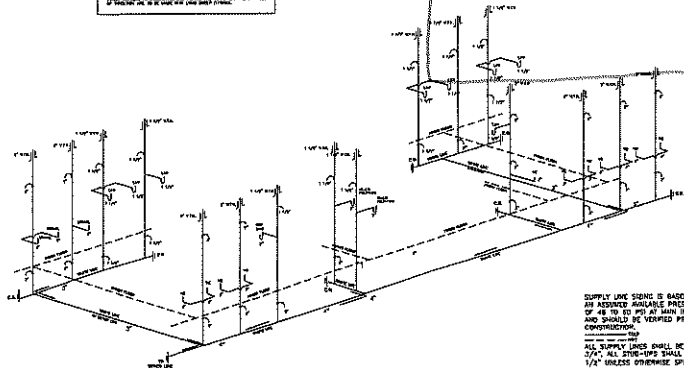


COLUMN BRACING SCHEDULE:
 1. 2x4 BRACE AT 10' ON CENTER.
 2. 2x4 BRACE AT 10' ON CENTER.
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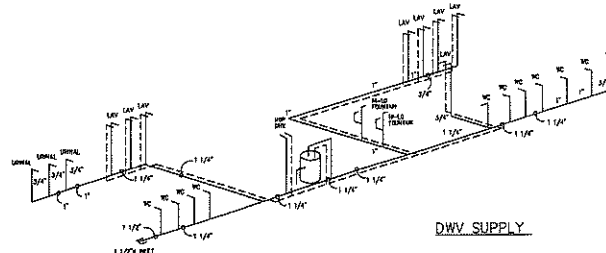
DWV RISER NOTES:
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MARKER BOARDS AND TACI. BOARDS
 ARE TO BE 6' APART.

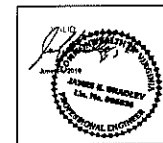


SUPPLY LINE SIZING IS BASED ON
 AN ASSUMED AVAILABLE PRESSURE
 OF 45 TO 50 PSI AT MAIN INLET
 AND SHOULD BE VERIFIED PRIOR TO
 CONSTRUCTION.



DWV SUPPLY

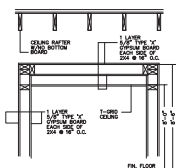
APPROVED
 06/24/2016



ENGINEERING DESIGN - JAMES H. BRADLEY, P.E. - 212 FOX TRAIL - PARKERSBURG, W. VA. 26105 - (304) 527-2400 PEAKS, GEORGIA 30142 (404) 422-8455	
FIRST STRING SPACE 123 S. S. EDUCATION	
DATE: 6-10-15 SCALE: 3/8"=1'-0" DRAWN: J.B. CHECKED: J.B. REVISIONS: 1-15-15	PROJECT NO.: SHEET NO.: TOTAL SHEETS: 5 DRAWN BY: J.B. CHECKED BY: J.B. REVISIONS: 1-15-15
FLOOR PLAN 2 OF 5	

NOTE:
WHEN PANELS IN 30 MIN. RATED DOORS MUST COMPLY WITH THE
FOLLOWING REQUIREMENTS:

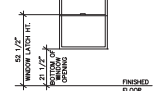
- A. THE GLAZING MUST BE SAFETY GLAZED
- B. THE GLAZING MUST BE 30 MINUTE RATED
- C. THE BOTTOM OF THE GLAZED PANEL MUST BE A MINIMUM
IN. ABOVE THE FINISHED FLOOR



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" = 7.6 S.F.



COLUMN STRAPPING SCHEDULE:

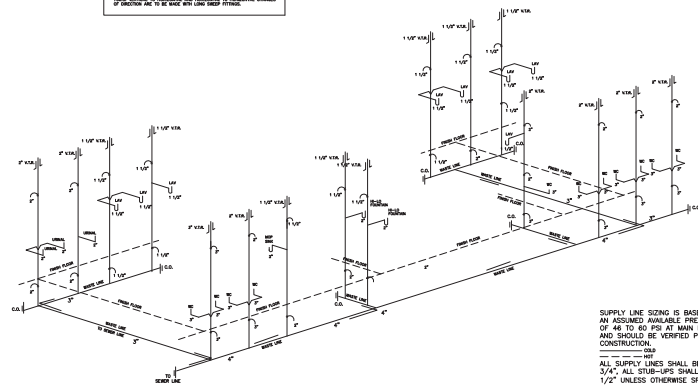
- (A) (2) 2x4 SYP g2 THIS HALF. (B) (2) 2x4 SYP g2 EACH HALF.
(C) (3) 2x4 SYP g2 THIS HALF. (D) (3) 2x4 SYP g2 EACH HALF.
(E) (4) 2x4 SYP g2 THIS HALF. (F) (4) 2x4 SYP g2 EACH HALF.
(G) (5) 2x4 SYP g2 THIS HALF. (H) (2) 2x6 SYP g2 EACH HALF.

NOTES:

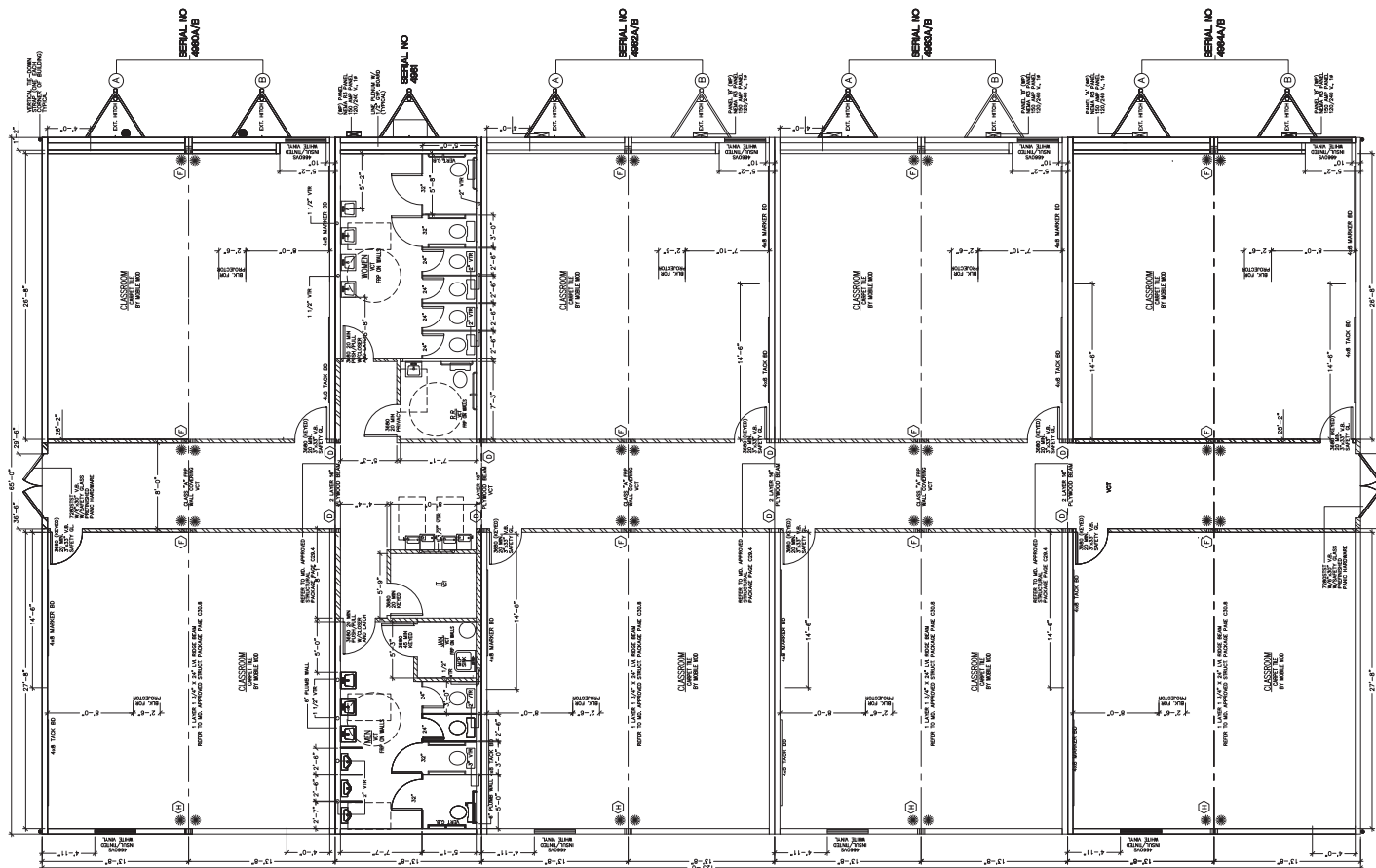
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

DWV RISER NOTES:

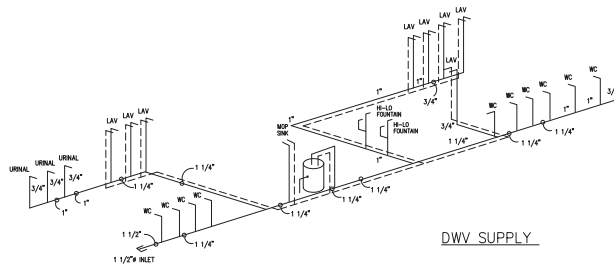
1. THE DRY FIT ONLY INDICATES ONE METHOD OF INSTALLING THE BELOW THE FLOOR PIPING. OTHER APPROVED METHODS MAY BE USED AS NECESSARY TO ACCOMMODATE THE ACTUAL SITE CONDITIONS.
2. ALL SLOPE OF THE PIPING AND FITTINGS ARE TO BE SUPPLIED AND INSTALLED ON SITE BY OWNER.
3. 1 1/2" INCH AND 2" INCH HORIZONTAL DRAIN UNDER SHALL BE INSTALLED WITH A SLOPE OF 1/8" INCH PER FOOT.
4. 3" AND 4" INCH HORIZONTAL DRAIN UNDER SHALL BE INSTALLED WITH A SLOPE OF 1/8" INCH PER FOOT.
5. HORIZONTAL DRAIN LINES ARE 3" INCH MINIMUM DIAMETER UNLESS INDICATED OTHERWISE.
6. A MAXIMUM OF 3 WATER CLOSETS MAY DISCHARGE INTO A 3" INCH LINE.
7. CHANGES IN DIRECTION SHALL BE MADE WITH FITTINGS AS INDICATED IN TABLE FOR 3" INCH HORIZONTAL. CHANGES OF DIRECTION ARE TO BE MADE WITH LONG SWEPT FITTINGS.



DWV RISER NTS



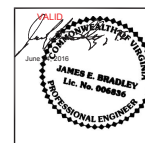
MARKER BOARDS AND TACK BOARDS
ARE TO BE 6' APART.



DWV SUPPLY



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) 422-8444

DATE: 6-10-16	REVISED:	
SCALE: 3/16"=1'-0"		
CODING: SEE NOTES		
STATES: VA.		BY: J.B.
REFERENCE: 4980-84		
FSS4980-84 A-1 123 x 65 EDUCATION		SHEET
FLOOR PLAN	DESTINATION:	2 OF 5

SYMBOLS	
	120V 15A BRANCH CIRCUIT
	240V 30A BRANCH CIRCUIT
	240V 60A BRANCH CIRCUIT
	240V 100A BRANCH CIRCUIT
	240V 150A BRANCH CIRCUIT
	240V 200A BRANCH CIRCUIT
	240V 250A BRANCH CIRCUIT
	240V 300A BRANCH CIRCUIT
	240V 350A BRANCH CIRCUIT
	240V 400A BRANCH CIRCUIT
	240V 450A BRANCH CIRCUIT
	240V 500A BRANCH CIRCUIT
	240V 550A BRANCH CIRCUIT
	240V 600A BRANCH CIRCUIT
	240V 650A BRANCH CIRCUIT
	240V 700A BRANCH CIRCUIT
	240V 750A BRANCH CIRCUIT
	240V 800A BRANCH CIRCUIT
	240V 850A BRANCH CIRCUIT
	240V 900A BRANCH CIRCUIT
	240V 950A BRANCH CIRCUIT
	240V 1000A BRANCH CIRCUIT

SERIAL NO 4981	
ELECTRICAL SCHEDULE	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

SERIAL NO 4982A/B	
ELECTRICAL SCHEDULE	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

SERIAL NO 4982A/B	
ELECTRICAL SCHEDULE	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

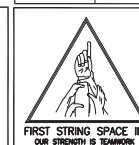
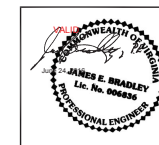
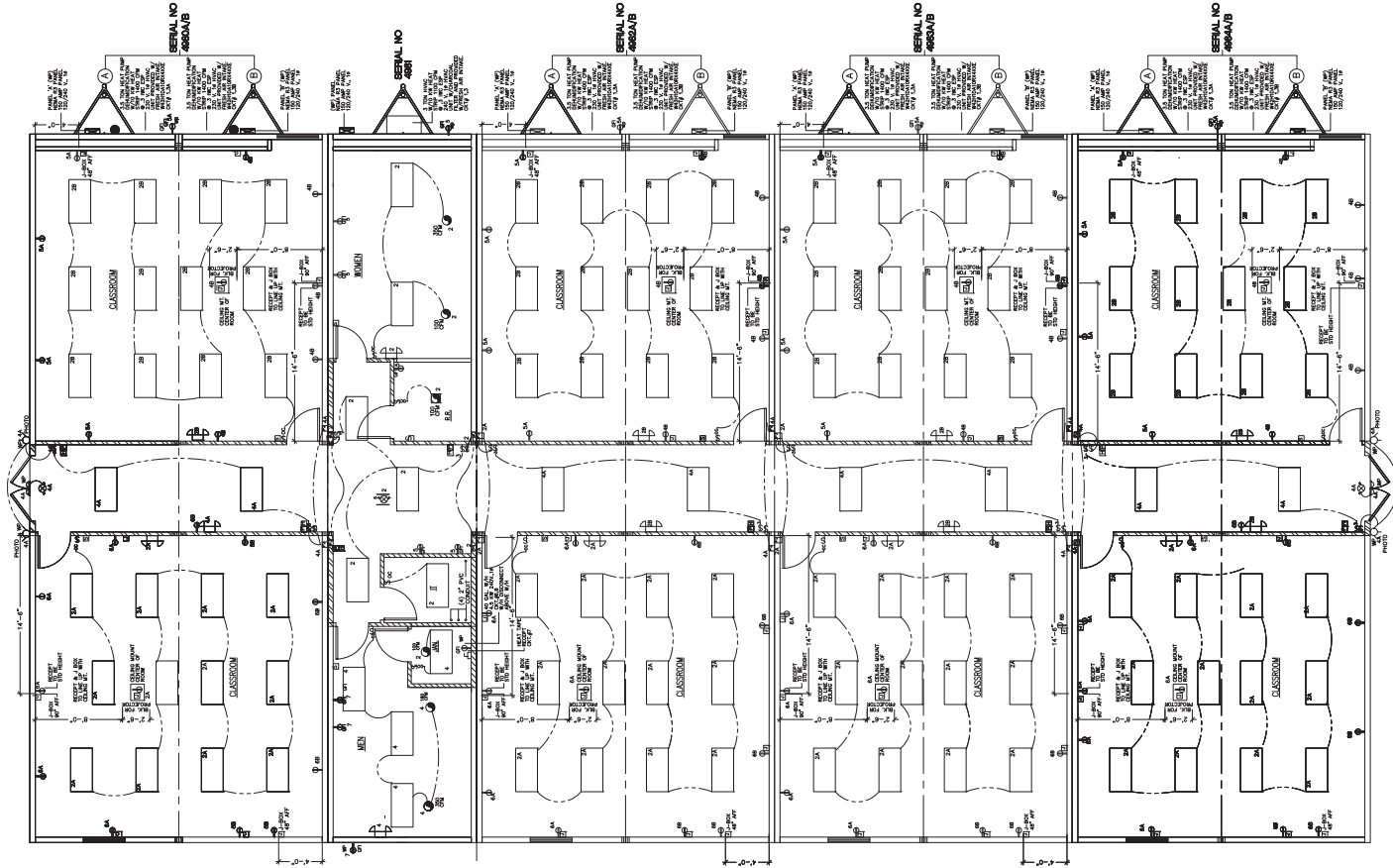
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TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

SERIAL NO 4982A/B	
ELECTRICAL SCHEDULE	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

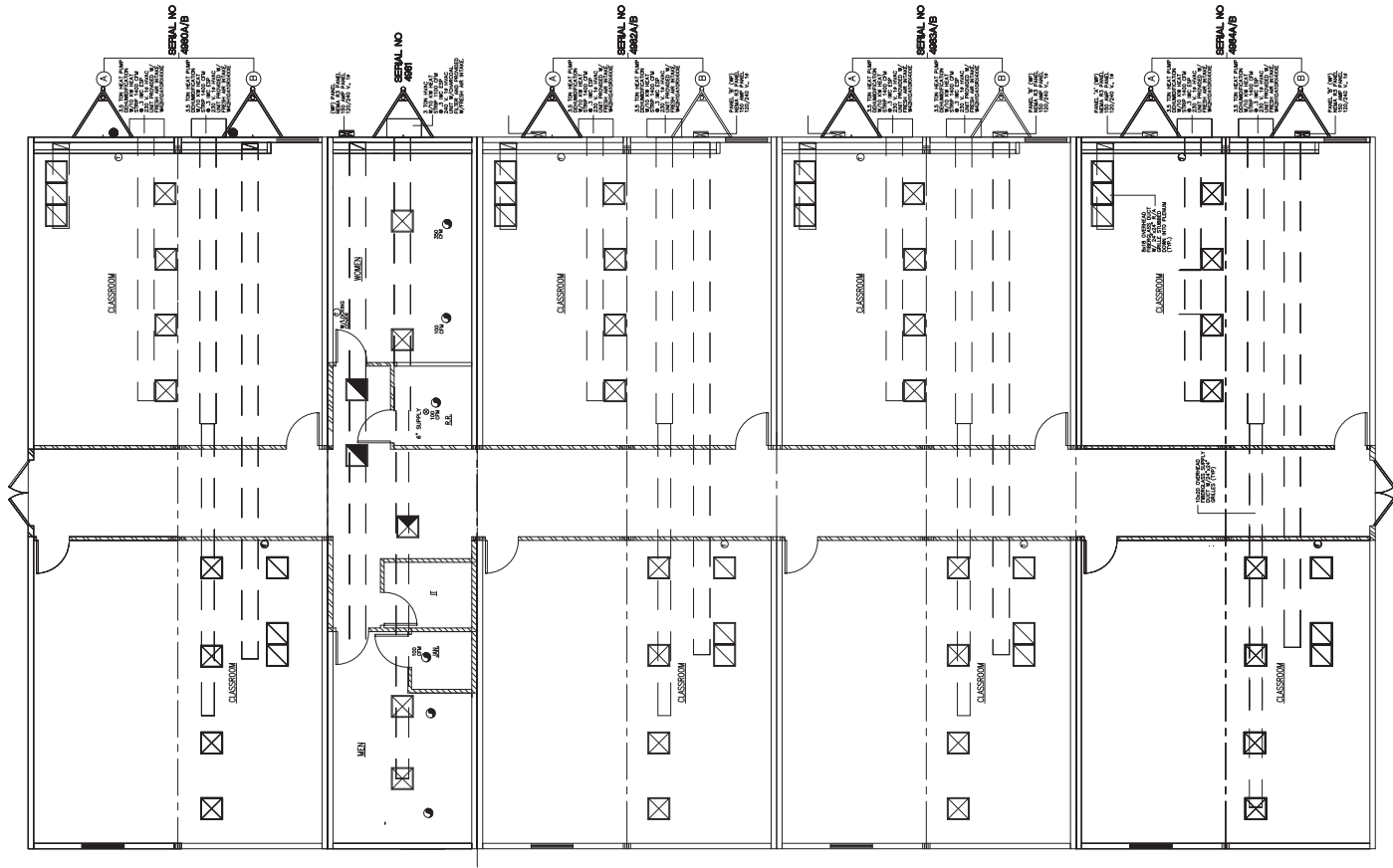
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TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

SERIAL NO 4983A/B	
ELECTRICAL SCHEDULE	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
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WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12

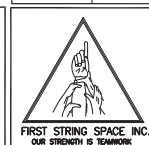
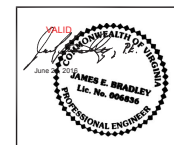
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TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
ELECTRICAL PANEL SCHED	
TYPE	120V 15A
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12
WIRE	12/2
TERMINAL	12



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: 6-15-16	REVISIONS:
SCALE: 1/8"=1'-0"	
CODER: SEE NOTES	
STATES: VA	
REFERENCE: 4980-84	
FSS4980-84 A-1	
123 x 65 EDUCATION	
ELECTRICAL	DESTINATION: 3 OF 5



SYMBOLS	
1	1" = 1' - 0"
2	2" = 1' - 0"
3	3" = 1' - 0"
4	4" = 1' - 0"
5	5" = 1' - 0"
6	6" = 1' - 0"
7	7" = 1' - 0"
8	8" = 1' - 0"
9	9" = 1' - 0"
10	10" = 1' - 0"
11	11" = 1' - 0"
12	12" = 1' - 0"
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18	18" = 1' - 0"
19	19" = 1' - 0"
20	20" = 1' - 0"
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22	22" = 1' - 0"
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26	26" = 1' - 0"
27	27" = 1' - 0"
28	28" = 1' - 0"
29	29" = 1' - 0"
30	30" = 1' - 0"
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33	33" = 1' - 0"
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94	94" = 1' - 0"
95	95" = 1' - 0"
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98	98" = 1' - 0"
99	99" = 1' - 0"
100	100" = 1' - 0"



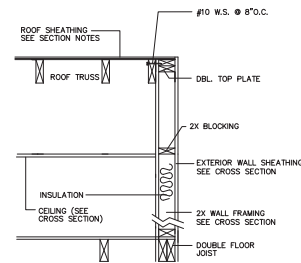
CONSULTING ENGINEER JAMES BRADLEY, P.E. - 212 FOX TRAIL - PARKESBURG, PA. 19365 - (610) 857-2458	
FIRST STRING SPACE 882 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455	
DATE: 8-15-16	REVISIONS:
SCALE: 3/8"=1'-0"	
CODER: SEE NOTES	
STATES: VA	BY: J.B.
REFERENCE: 4880-84	
FSS4980-84 A-1	SHEET
123 x 65 EDUCATION	4 OF 5
MECHANICAL	DESTINATION: PEARSON

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.

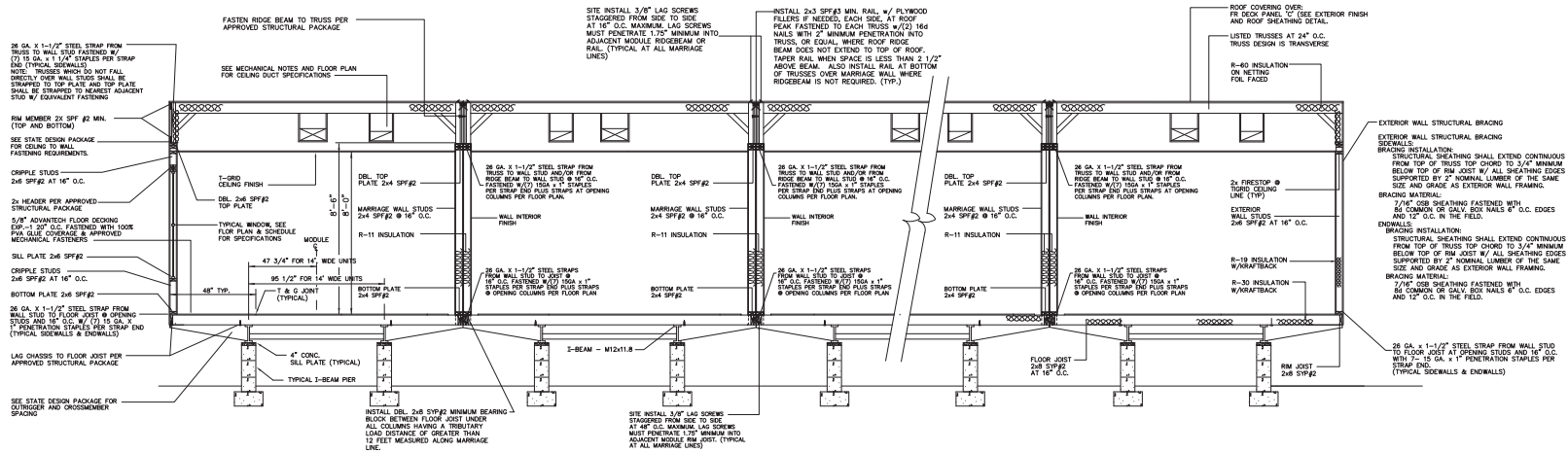
WALL - 7/16" HARDI-PANEL SIDING (STUCCO) OVER APPROVED MOISTURE BARRIER OVER 7/16" OSB SHEATHING INSTALLED PER MANUFACTURERS SPECIFICATIONS.

CEILING	-	T-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. MORTAR $F_c = 2750$ PSI

3. MORTAR MUST BE CONTINUOUS OVER CLEARENCES/

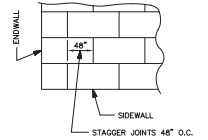
4. BEAMS SUPPORTED BY ENDOVAL COLUMNS MUST EXTEND CONTINUOUS OVER COLUMNS TO EXTERIOR FACE OF EXTERIOR.

5. GROUTING MUST BE PLACED INTO TOP EDGE OF MORTAR TO PROVIDE CONTINUOUS LATERAL SUPPORT OF BEAMS.

6. INSTALL (2" @ 4" & 2" ST 3/8" 3 BEAMS BEARING STEFFNER OVER SUPPORT COLUMNS WHEN REINFORCED ON FLOOR PLAN. FASTEN THE FACE OF THE STEFFNER TO THE BEAMS WITH 100% GROUT COVERAGE AND 8-16 GA. STAPLES WITH 3/4" MINIMUM PENETRATION INTO MORTAR.

7. WHEN MORE THAN ONE LAYER OF MORTAR IS INSTALLED ON OTHER SIDE OF THE MATCHING LAYER, THE STEFFNER SHALL BE PLACED IN THE TOP LAYER OF MORTAR. STEPPLES SHALL BE PLACED PARALLEL TO BEAM SPAN, 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER OF MORTAR. STEPPLES SHALL BE PLACED PARALLEL TO BEAM SPAN, 3/4" MINIMUM PENETRATION INTO CONNECTING LAYER OF MORTAR.

8. STEPPLES SHALL BE PLACED PARALLEL TO BEAM SPAN AND HORIZONTALLY WITH FIRST AND LAST ROW OF STAPLES IN TOP AND BOTTOM LAYERS OF MORTAR.

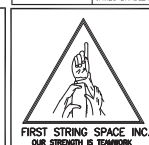
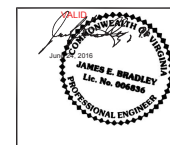


MULEHIDE:
FR DECK PANEL 'C' TO BE FASTENED
TO TRUSSES PER APPROVED
STRUCTURAL PACKAGE

ROOF SHEATHING DETAIL

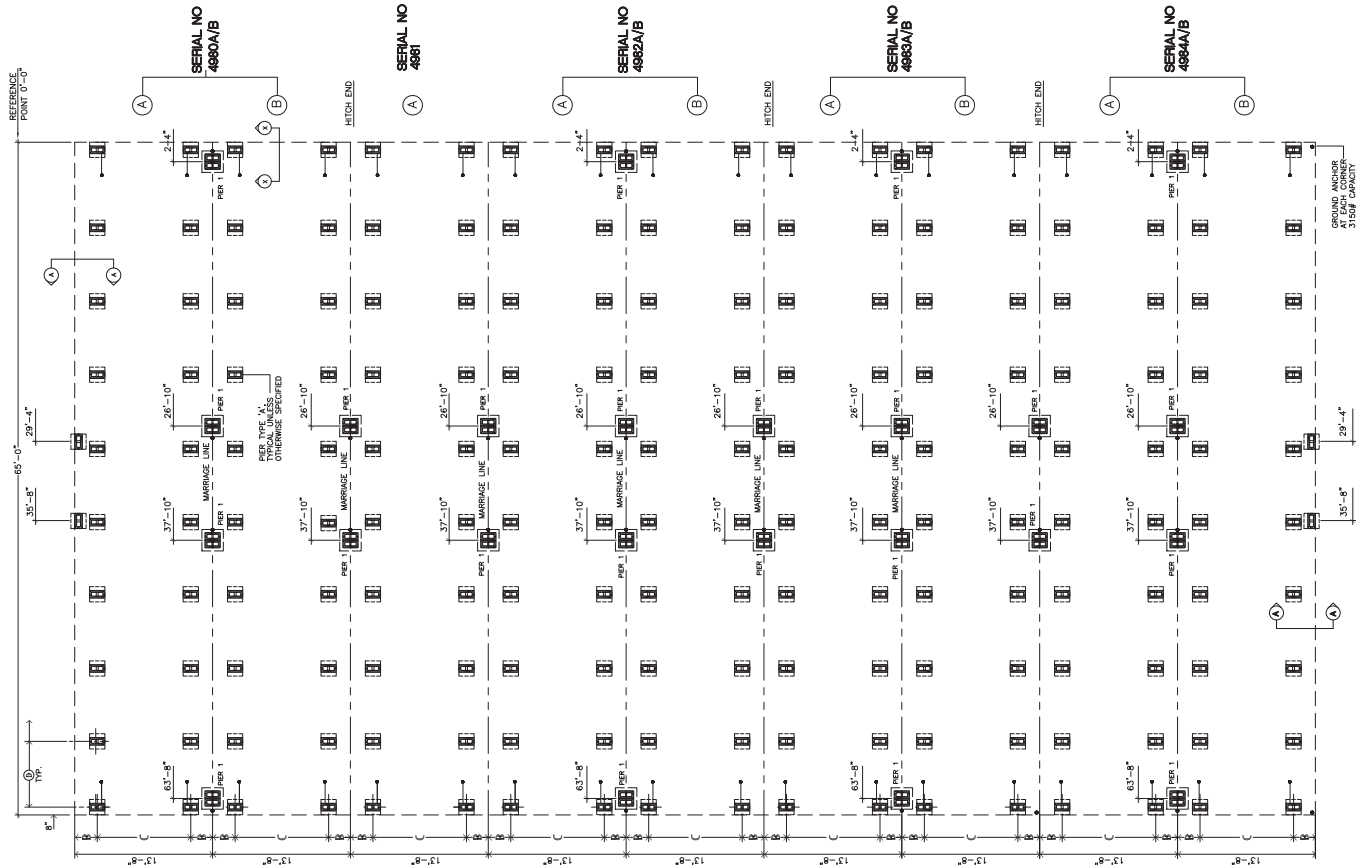
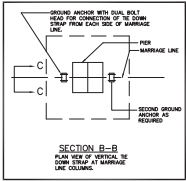
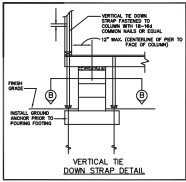
APPROVED TRUSS DESIGN:
TRUSS MANUFACTURER: UNIVERSAL
TRUSS DRAWING, # F117742
OR ATTACHED DRAWINGS

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_{YR} 60 KSI MINIMUM.
3. SEE FOUNDATION PLAN FOR PIER AND TIE-DOWN STRAPPING LOCATIONS, ORIENTATIONS, AND SPECIFICATIONS.

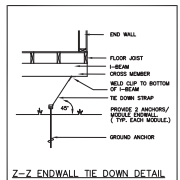
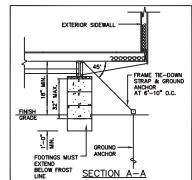


CONSULTING ENGINEER	JAMES BRADLEY, P.E. — 212 FOX TRAIL — PARKESBURG, PA. 19365 — (610) 857-2458
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<h1 style="text-align: center;">FIRST STRING SPACE</h1> <p style="text-align: center;">892 RAILROAD AVE. EAST PEARSON, GEORGIA 31642 (912) 422-6455</p>	
DATE: 6-10-76 SCALE : NO SCALE CODES: SEE NOTES STATES: VA. REFERENCE: 4980-84	REVISIONS:
FSS4980-84 A-1 123 x 65 EDUCATION	
CROSS SECTION	DESTINATION:



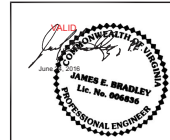
- FOUNDATION NOTES:**
1. ALL FOUNDATION CONSTRUCTION MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE STATE AND LOCAL CODES.
 2. FOUNDATION SHALL BE 12\"/>



FOUNDATION DIMENSIONS ALL OTHER STATES		
A	B	C
MAXIMUM PER SPACING	MINIMUM SOIL BEARING CAPACITY	MINIMUM PER SPACING
4'-6"	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

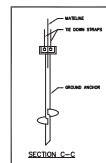
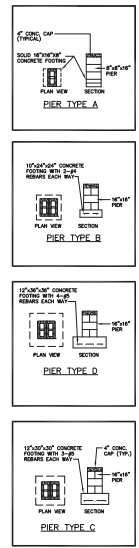
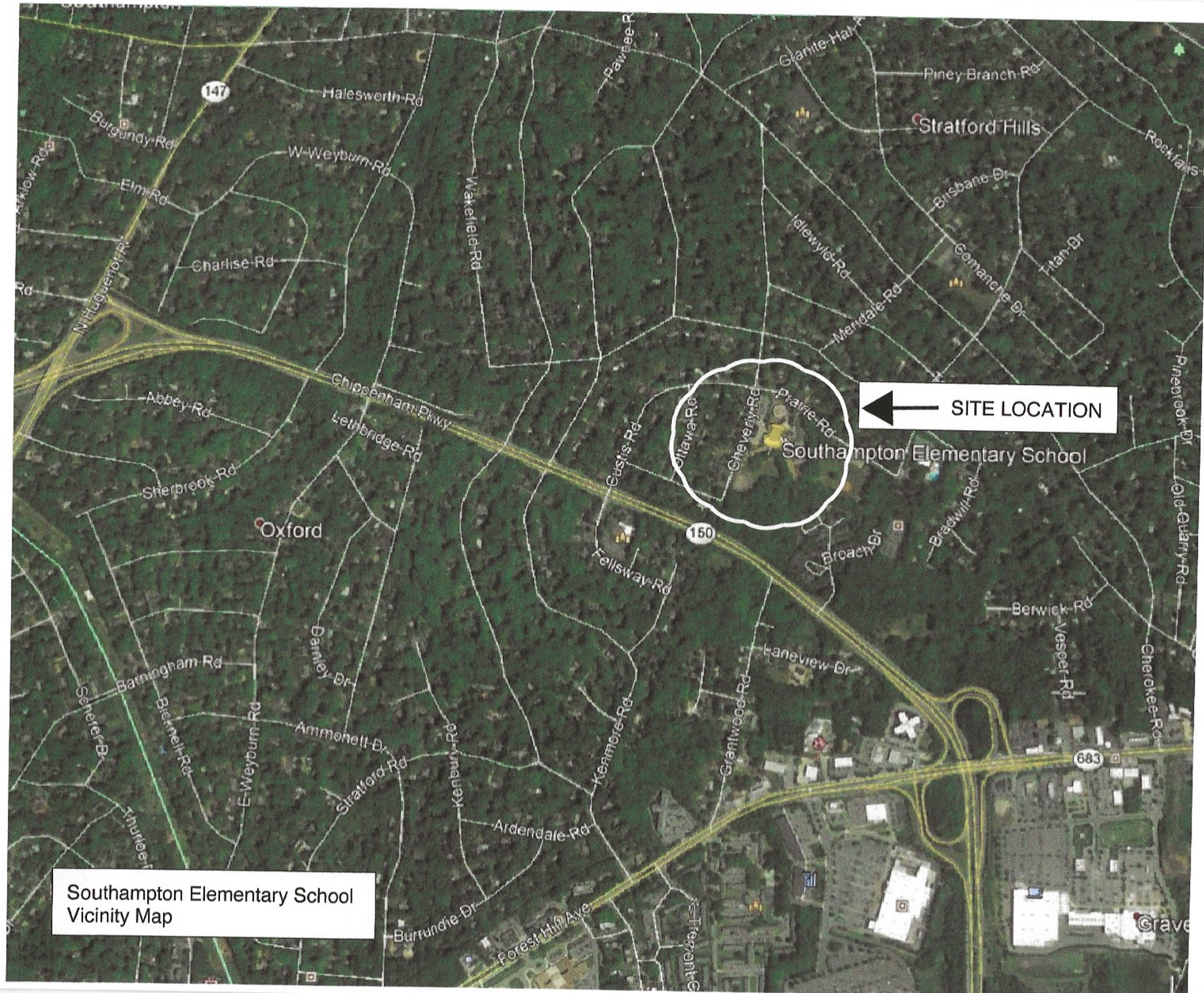
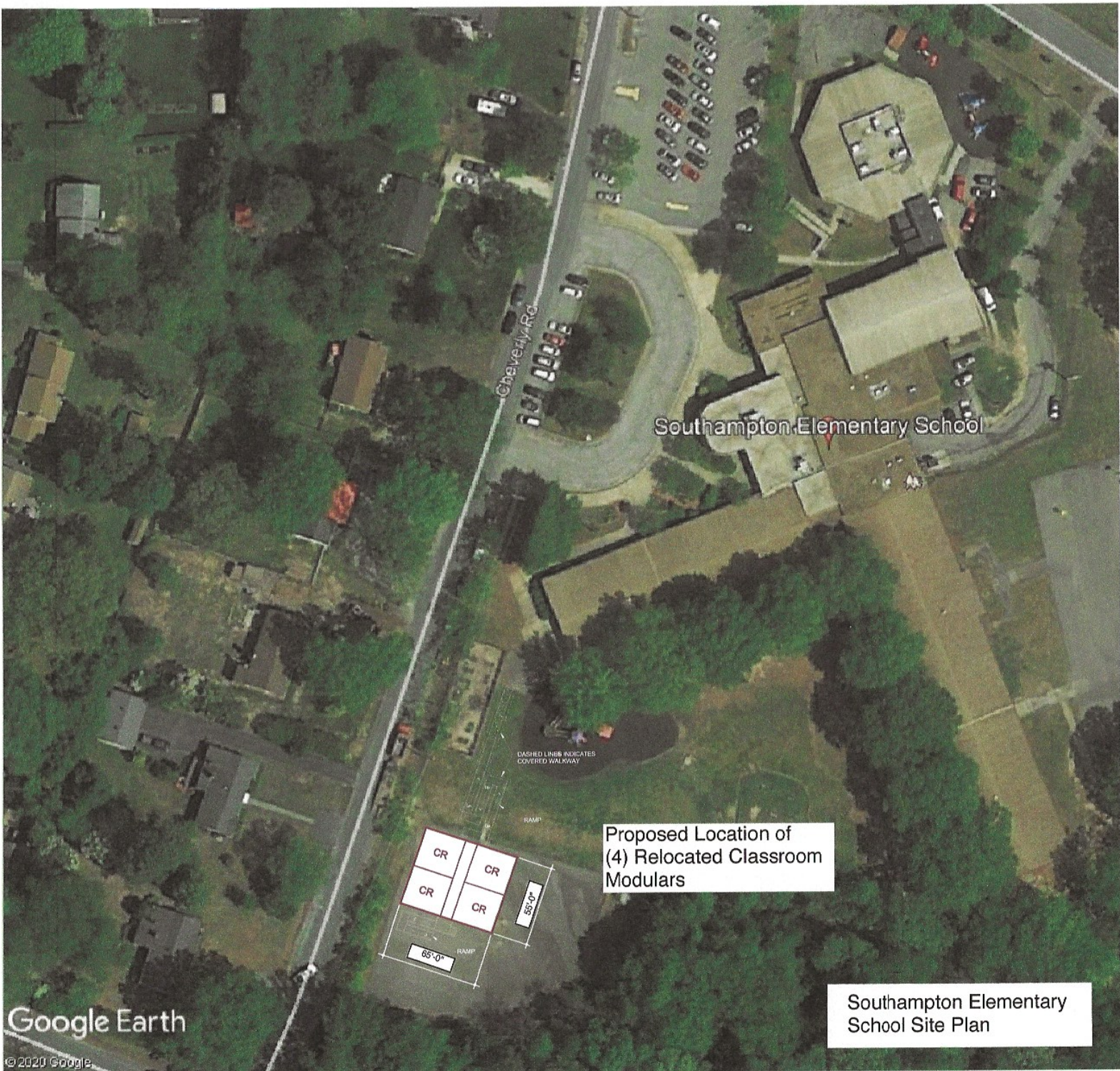


EXHIBIT-C

Proposed Site Plans



Southampton Elementary School
Vicinity Map



Southampton Elementary School

DASHED LINES INDICATES
COVERED WALKWAY

RAMP

Proposed Location of
(4) Relocated Classroom
Moduls



Southampton Elementary
School Site Plan

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

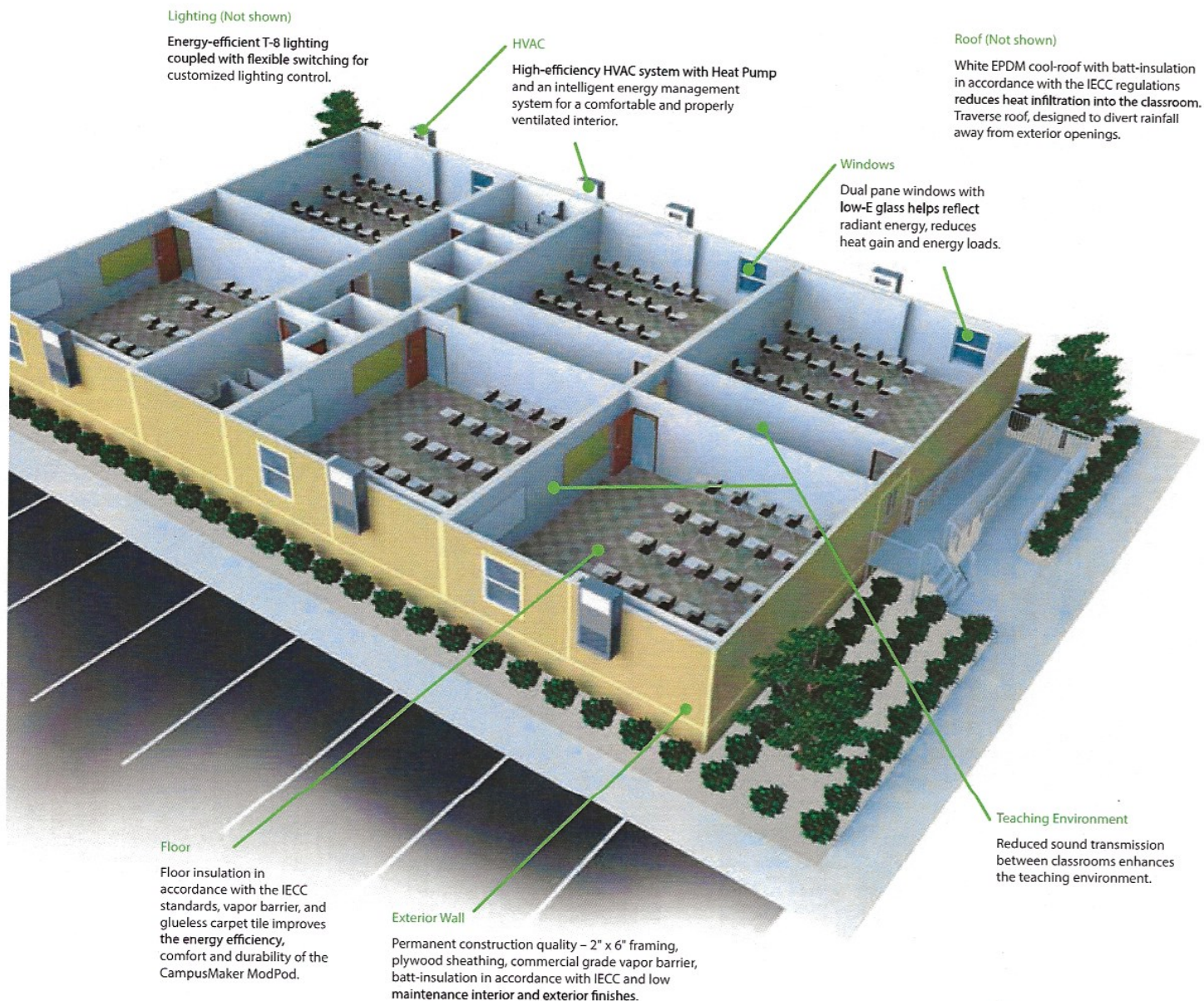
When Mobile Modular designed the CampusMaker ModPod, one of our primary goals was to create a modular classroom system that ensured the safety and security of students and staff.

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



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.

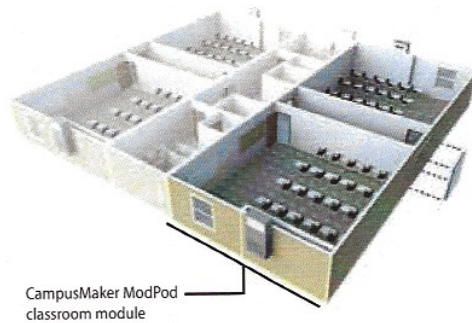
800.944.3442 | www.mobilemodularrents.com

*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.



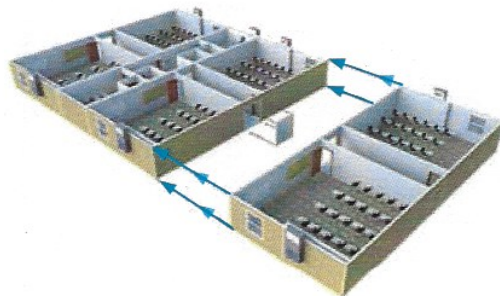
It's as easy as adding and subtracting.
Protected, Flexible and Environmentally Friendly.

Four classroom configuration.



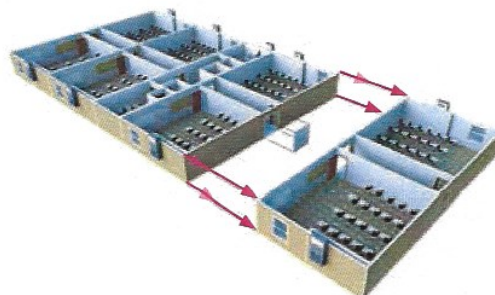
To adjust the size of the CampusMaker ModPod, the two classroom module at either end can be detached and relocated to another site or school. Construction of a new exterior wall is not required as the wall and finishes are already in place. This feature minimizes the down time due to construction and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