



# CONSTRUCTION PLANS

FOR:

NOVA ACADEMY, LLC  
59 SOMERSET LANE  
STAMFORD, CT



Juan P. Paredes, PE

Digitally signed by Juan P. Paredes, PE  
Date: 2021.03.23 13:48:36 -04'00'



REVISION	NUMBER	DATE	DESCRIPTION

TITLE:  
SITE PLAN

PREPARED FOR:  
NOVA ACADEMY, LLC  
59 SOMERSET LANE, STAMFORD, CT

DRAWING PROVIDED BY:  
**JP ENGINEERING**  
AND ARCHITECTURAL SERVICES  
110 Prospect St. Stamford CT, Suite 13 (203) 336-4185

DATE:  
03/10/2021

SCALE:  
1"=20'

SHEET:  
C-1

#011-21

**GENERAL CONCRETE AND MASONRY NOTES:**

1. CONCRETE DIMENSIONS ARE TYPICALLY TO FACE OF WALL.
2. ALL CONCRETE SHALL BE PER SCHEDULE BELOW.
3. ALL CONCRETE SLABS SHALL BE MINIMUM 4" THICK, WITH 6x6 - 10x10-W1.4xW1.4 WELDED WIRE FABRIC, PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER OVER A MINIMUM 6" BED OF COMPACTED GRAVEL.
4. PROVIDE 1/2" THICK EXPANSION JOINT MATERIAL AT PERIMETER WHERE SLABS ABUTS OTHER CONCRETE OR MASONRY MATERIAL.
5. ALL STEEL REINFORCING INDICATED ON THESE DRAWINGS SHALL CONFORM TO ASTM A615, GRADE 60, SIZES AS SHOWN IN THE DRAWINGS. WELDED WIRE FABRIC SHALL CONFORM TO ASTM 185. SEE DRAWINGS FOR LOCATIONS OF REINFORCEMENT.
6. PROVIDE ANCHOR BOLTS, SIZES AS INDICATED ON THESE DRAWINGS, AT TOP OF CONCRETE FOUNDATION WALLS AT MINIMUM 1'-0" FROM CONCERNS AND MAXIMUM 4'-0" O.C. FOR BALANCE OF PERIMETER WALLS, TOW PER PLATE MINIMUM.
7. ALL CONCRETE FOOTINGS SHALL BEAR ON UNDISTURBED VIRGIN SOIL WITH PRESUMPTIVE BEARING CAPACITY 4,000 PSF, OR ON ENGINEERED STRUCTURAL FILL WITH THE SAME TESTED CAPACITY.
8. STEP CONCRETE FOOTINGS AT ELEVATIONS CHANGES AT MAXIMUM RATION OF ONE VERTICAL UNIT TO TWO HORIZONTAL UNITS.
9. AT CONCRETE FROST WALLS, BOTTOM OF FOOTING TO BE SET AT MINIMUM 3'-0" DISTANCE BELOW FINISH GRADE.
10. FOR TYPICAL CONCRETE FOUNDATION WALL, FROST ALL IN FOOTING SIZES REFER TO DRAWINGS.
11. IF CONCRETE IS TO BE POURED IN COLD WEATHER CONDITIONS, THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT ADEQUATE CONCRETE PROTECTION PROCEDURES.
12. CONCRETE FOUNDATION WALL THAT EXCEED 8'-0" IN HEIGHT MUST BE REINFORCED WITH STEEL DESIGNED BY A LICENSED ENGINEER.
13. ALL CONCRETE SHALL HAVE MINIMUM 28 DAYS STRENGTHS AS FOLLOWS:  
BASEMENT SLABS: 3,500 PSF  
CRAWL SPACE SLABS: 3,000 PSF  
FOUNDATION WALLS: 3,000 PSF
14. FOUNDATION BACKFILL SHALL NOT TAKE PLACE UNTIL FIRST FLOOR DECK FRAMING IS COMPLETE AND FLOOR SHEATHING IS INSTALLED.
15. FIREPLACE AND FLUE SIZES SHOWN ARE SCHEMATIC, CONTRACTOR SHALL SEE TO THE PROVISIONS OF THE PROPERLY BUILT AND FUNCTIONING UNIT WITH ALL NECESSARY COMPONENTS. ALL FIREPLACES SHALL HAVE FRESH AIR INTAKES.
16. MASON AND HVAC CONTRACTORS ARE TO VERIFY FLUE SIZE.

**STANDARD CITY OF STAMFORD NOTES:**

1. A STREET OPENING PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
2. ALL WORK WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CITY OF STAMFORD REQUIREMENTS, THE STATE OF CONNECTICUT BASIC BUILDING CODE AND THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENTATION CONTROL.
3. THE ENGINEERING BUREAU OF THE CITY OF STAMFORD SHALL BE NOTIFIED THREE DAYS PRIOR TO ANY COMMENCEMENT WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY.
4. TREES WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY TO BE REMOVED SHALL BE POSTED IN ACCORDANCE WITH THE TREE ORDINANCE.
5. PRIOR TO ANY EXCAVATION THE CONTRACTOR AND/OR APPLICANT/OWNER, IN ACCORDANCE WITH PUBLIC ACT 77-350, SHALL BE REQUIRED TO CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-4455 FOR MARK OUT OF UNDERGROUND UTILITIES.
6. ALL RETAINING WALLS GREATER THAN THREE (3) FEET ARE REQUIRED TO BE DESIGNED, AND INSPECTED DURING CONSTRUCTION BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT. CERTIFICATION OF THE RETAINING WALL SHALL BE REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY AND/OR BOND RELEASE.
7. CERTIFICATION WILL BE REQUIRED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF CONNECTICUT THAT WORK HAS BEEN COMPLETED IN COMPLIANCE WITH THE APPROVED DRAWINGS.
8. A FINAL IMPROVEMENT LOCATION SURVEY WILL BE REQUIRED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CONNECTICUT.
9. GRANITE BLOCK OR OTHER DECORATIVE STONE OR BRICK, DEPRESSED CURB, DRIVEWAY APRON AND CURBING WITHIN THE CITY OF STAMFORD RIGHT-OF-WAY SHALL REQUIRE A WAIVER FROM THE CITY OF STAMFORD ENGINEERING BUREAU.
10. SEDIMENT AND EROSION CONTROLS SHALL BE MAINTAINED AND REPAIRED AS NECESSARY THROUGHOUT CONSTRUCTION UNTIL THE SITE IS STABILIZED.

**OWNER:**

PAUL RAMOS

**APPLICANT:**

NOVA ACADEMY, LLC

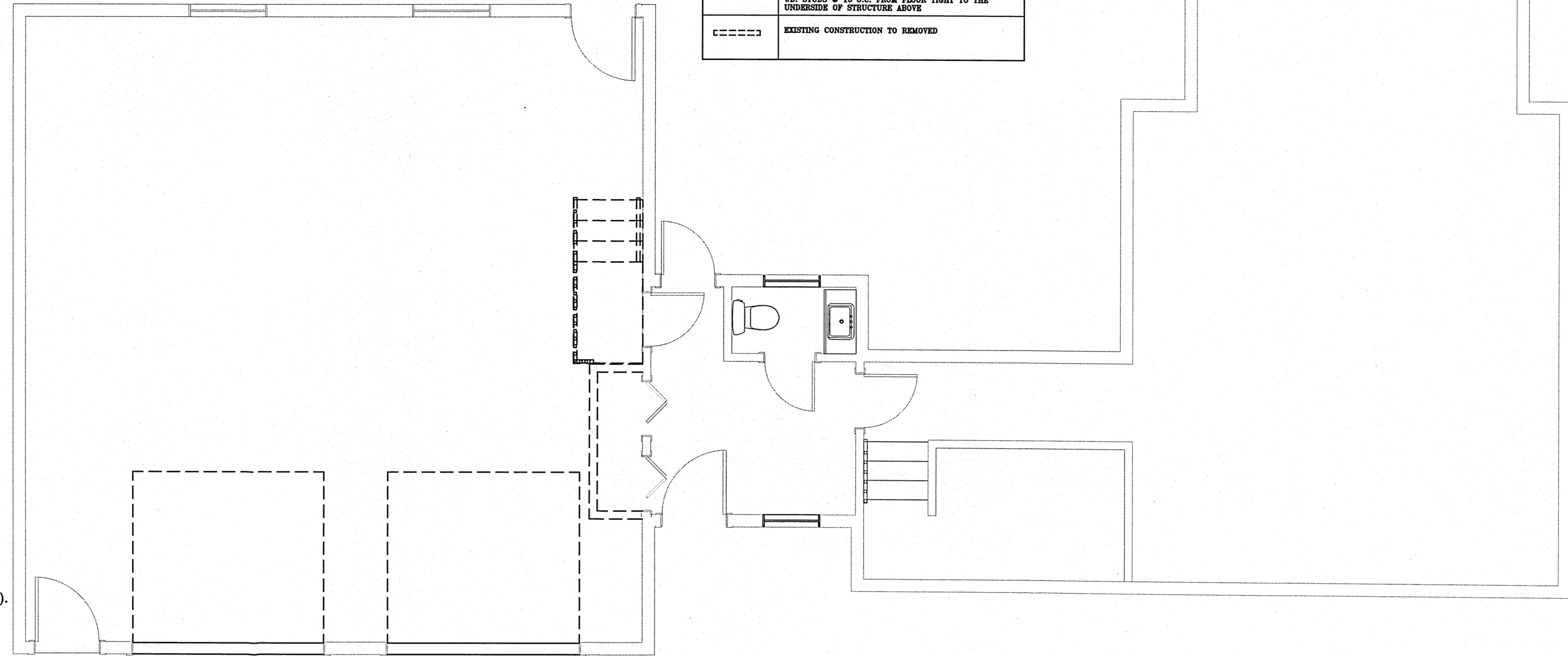
**GENERAL NOTES:**

1. 2018 CONNECTICUT STATE BUILDING CODE.
2. 2015 INTERNATIONAL BUILDING CODE.
3. 2015 INTERNATIONAL EXISTING BUILDING CODE.
4. 2015 INTERNATIONAL PLUMBING CODE.
5. 2015 INTERNATIONAL MECHANICAL CODE.
6. 2017 NATIONAL ELECTRICAL CODE (NFPA 70).
7. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC).

**PROPOSED WORK:**

CONVERSION RESIDENTIAL AREA TO COMMERCIAL FOR PURPOSE OF IMPLEMENTING A CHILD DAYCARE CENTER. CONSTRUCTION PARTITION WALLS, PLUMBING AND ELECTRICAL UPGRADES.

WALL TYPE LEGEND	
	EXISTING WALL TO REMAIN
	BEARING EXTERIOR WALL CONSISTING OF (1) LAYERS OF 1/2" GYP. BD. OF 5 1/2" WD. STUDS @ 16" O.C. FROM FLOOR TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE
	NON BEARING INTERIOR WALL PARTITION CONSISTING OF (1) LAYERS OF 1/2" GYP. BD. EACH SIDE OF 2 1/2" WD. STUDS @ 16" O.C. FROM FLOOR TIGHT TO THE UNDERSIDE OF STRUCTURE ABOVE
	EXISTING CONSTRUCTION TO BE REMOVED



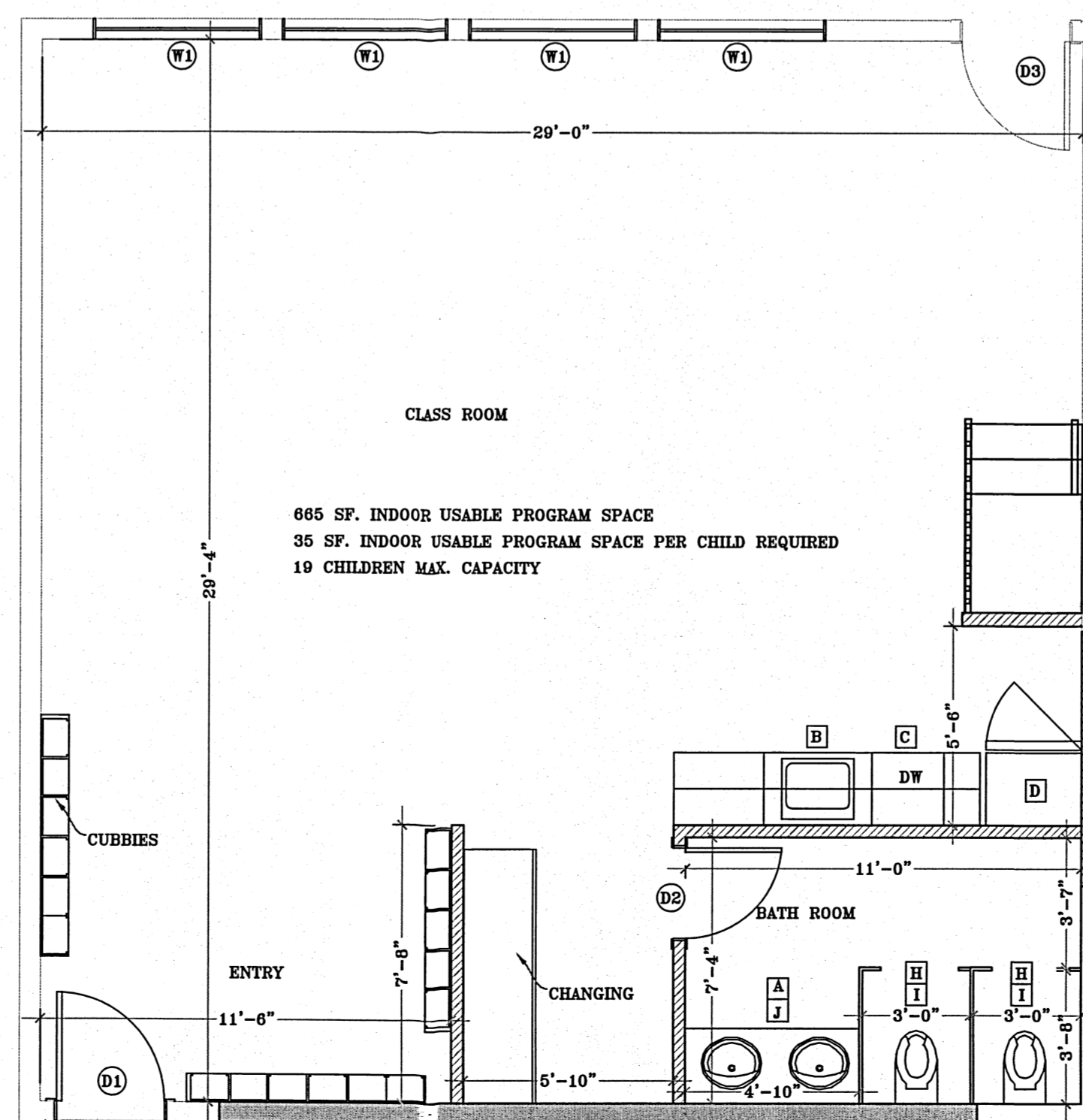
**EXISTING PLAN**  
(SCALE: 1/4" = 1')

**GENERAL STRUCTURAL NOTES:**

1. ALL SILL PLATES SHALL BE "PRESSURE TREATED" 2x6's, AS SHOWN ON THE DRAWINGS, WITH "STILL SEALER" BELOW.
2. SOLE PLATES AND OTHER FRAMING LUMBER BEARING DIRECTLY ON CONCRETE SHALL BE "PRESSURE TREATED".
3. THE ENGINEER HAS SCHEMATICALLY SHOWN THE FIREPLACE SIZES AND PLAN CONFIGURATIONS ON THESE DRAWINGS. IS IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT FINAL FIREPLACE DIMENSIONS AND CONFIGURATION WILL RESULT IN A PROPERLY FUNCTIONING FIREPLACE UNIT.
4. MAINTAIN A MINIMUM 2" AIRSPACE BETWEEN MASONRY AND WOOD FRAMING.
5. LIVE LOADS:  
FIRST FLOOR: 40 PSF  
SECOND FLOOR: 30 PSF  
ATTIC FLOOR: 20 PSF
6. ALL FRAMING LUMBER SHALL BE DOUGLAS FIR # 2 OR BETTER WITH THE FOLLOWING ALLOWABLE STRESSES (MINIMUMS):  
F<sub>b</sub> = 875 PSI BASE VALUE  
E = 1,600 PSI
7. LAMINATED VENEER LUMBER BEAMS (MICRO-LAMS) SHALL HAVE THE FOLLOWING ALLOWABLE STRESSES (MINIMUMS):  
1.9 E MICRO-LAM LVL BY TRUSS JOIST MACMILLAN CORP.  
F<sub>b</sub> 2,600 PSI  
E = 1,900,000 PSI
8. FRAMING DIMENSIONS ARE TYPICALLY TO FACE OF STUD.
9. INTERIOR PARTITIONS ARE TYPICALLY 2x4's AT 12" ON CENTER, UNLESS OTHERWISE NOTED.
10. EXTERIOR PARTITIONS ARE TYPICALLY 2x6's AT 16" ON CENTER, UNLESS OTHERWISE NOTED.
11. HEADER SCHEDULE:  
INTERIOR (2) 2x10's (UP TO 4'-0") OPENINGS.  
EXTERIOR (3) 2x10's (UP TO 5'-0") OPENINGS).
12. PLYWOOD SHEETING SHALL BE 3/4" TONGUE AND GROOVE, "STUR-1-FLOOR" EXPOSURE # 1 PLYWOOD AS GRADED BY APA. ALL FLOORS PLYWOOD TO BE GLUED AND NAILED AS PER MANUFACTURER INSTRUCTIONS. EXCEPT, AT AREAS TO RECEIVE CERAMIC TILE, GLUE AND SCREW T & G PLYWOOD SUB-FLOOR.
13. LATERAL BRACING: AT FLOOR FRAMING PROVIDED 1x3 CROSS-BRACING OR SOLID BLOCKING AT MID SPAN OF JOISTS UP TO 15'-0", AT ONE-THIRD POINTS (2 ROWS) AT JOIST SPANS OF GREATER THAN 15'-0".
14. PROVIDE DOUBLE JOISTS BELOW ALL PARALLEL PARTITIONS.
15. PROVIDE 1 ROW OF SOLID BLOCKING (STAGGERED AND END NAILED) AT MID SPAN OF ALL PARTITIONS 0'-0" IN HEIGHT OR GREATER.
16. PROVIDE SOLID BLOCKING FOR FIRE-STOPPING AT FLOOR LINES.
17. PROVIDE SOLID BLOCKING BELOW ALL BEAMS AND HEADERS.
18. EXTERIOR LUMBER: ALL EXTERIOR CONSTRUCTIONS, INCLUDING DECKS, SHALL UTILIZE "PRESSURE TREATED" LUMBER.
19. ALL JOIST HANGERS, HURRICANE CLIPS AND OTHER CONNECTORS TO BE MINIMUM 18 GAUGE, ZINC COATED STEEL, SIZED AS REQUIRED FOR MEMBER CONNECTED.
20. ALL NAILING SHALL CONFORM TO RECOMMENDED NAILING SCHEDULE OF CONNECTICUT STATE BUILDING CODE OR OTHER CONTROLLING JURISDICTION.
21. FRAMER IS TO PROVIDE SOLID WOOD TRIPLE 2x6 POSTS UNDER ALL WOOD BEAMS. POSTS ARE TO BEAR ON SOUND WOOD BLOCKING FOR DIRECT LOAD TO TRANSFER TO FOUNDATION.
22. INSTALL SKEWED METAL HANGERS AT ALL ANGLED BEAM CONNECTIONS. INSTALL METAL HIP/RIDGE CONNECTORS AT ALL RIDGE AND HIP JUNCTIONS. USE SIMPSON HANGERS OR EQUAL.

**GENERAL NOTES:**

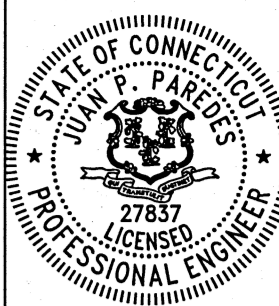
1. DIMENSIONAL INFORMATION MEASURED ON SITE AND SURVEY.
2. CONTRACTOR SHALL INSPECT THE SITE PRIOR TO BIDDING THE JOB AND VERIFY ALL EXISTING CONDITIONS, ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE PLANS TO ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE DESIGNER/OWNER IMMEDIATELY.
3. ALL WORK SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND CITY CODES, RULES AND REGULATIONS. THE CONTRACTOR OR GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL PERMITS AND PAYING ALL FILING FEES NECESSARY FOR THE PROPOSED WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL PERSONS DURING CONSTRUCTION FROM HARM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND GOOD PRACTICES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING CONVENIENT ACCESS AND SAFE AND PROPER FACILITIES FOR THE INSPECTION OF ALL PARTS OF THE WORK.
6. THE ENGINEER SHALL HAVE RIGHT TO ORDER THE REMOVAL OF DEFECTED WORK AND/OR MATERIAL AND UNAPPROVED WORK AND/OR MATERIAL THE COST OF REMOVAL AND REPLACEMENT SHALL BE BORNE BY THE CONTRACTOR.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING PROPERTIES AS A RESULT OF HIS WORK OR WORKMANSHIP. THE CONTRACTOR SHALL RESTORE TO EXISTING CONDITION ANY PROPERTY DAMAGED AS A RESULT OF HIS WORK OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS, ELEVATIONS, AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER OR OWNER, IMMEDIATELY.
9. THE CONTRACTOR OR CONSTRUCTION MANAGER SHALL CONTACT THE OWNERS OF ALL UTILITIES AFFECTING THE SITE PRIOR TO THE START OF CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASCERTAIN THE EXACT LOCATION OF UTILITIES FROM THE OWNERS PRIOR TO CONSTRUCTION.
10. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE THOSE STEPS NECESSARY TO PREVENT ILLEGAL DUMPING TO TAKE PLACE ON THE SITE. ANY MATERIAL FOUND UNSATISFACTORY TO THE ENGINEER WILL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE.
11. DO NOT SCALE DRAWINGS.



**PROPOSED PLAN**  
(SCALE: 1/4" = 1')

APPLIANCES & FIXTURES SCHEDULE	
A	SINK & FAUCET RESTROOMS SINK: SOLID SURFACE INTEGRAL SINK FAUCET: COLONY SINGLE CONTROL CENTERSET
B	SINK & FAUCET KITCHEN SINK: ELKAY NEPTUNE FAUCET: LEK SINGLE HANDLE SIDE SPRAYER
C	DISHWASHER PROFILE DISHWASHER, STAINLESS STEEL - PROVIDE WATERLINE & SHUT-OFF SERVICE
D	REFRIGERATOR PROFILE 18 CU.FT. STAINLESS TOP - FREEZER W/ICE MAKER PROVIDE WATERLINE & SHUT HANDING OF DOOR
G	MICROWAVE PROFILE SPACE MAKER 1.8 CU.
H	TOILET AMERICAN STANDARD BAY DEVORD 1.6 GPF TWO-PIECE BOND CHILDREN'S TOILET WITH SEAT
I	TOILET PAPER DISPENSER MORN PREMIER SINGLE PAPER HOLDER IN CUBICAL
J	SOAP DISPENSER RESTROOMS BETTER LIVING CLEAR CHOICE LIQUID SOAP DISPENSER.

WINDOWS & DOOR SCHEDULE						
NUMBER	QTY	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION
W1	4	4800 DC	64"	80"	60°/90°	DOUBLE CASSETT 2x10x8" (2)
D1	1	2808 L IN	32"	80"	90°	HINGED DOOR 2x8x8" (2)
D2	1	2808 L IN	30"	80"	90°	HINGED DOOR 2x8x8" (2)
D3	1	2808 L IN	32"	80"	90°	HINGED DOOR 2x8x8" (2)



Juan P. Paredes, PE  
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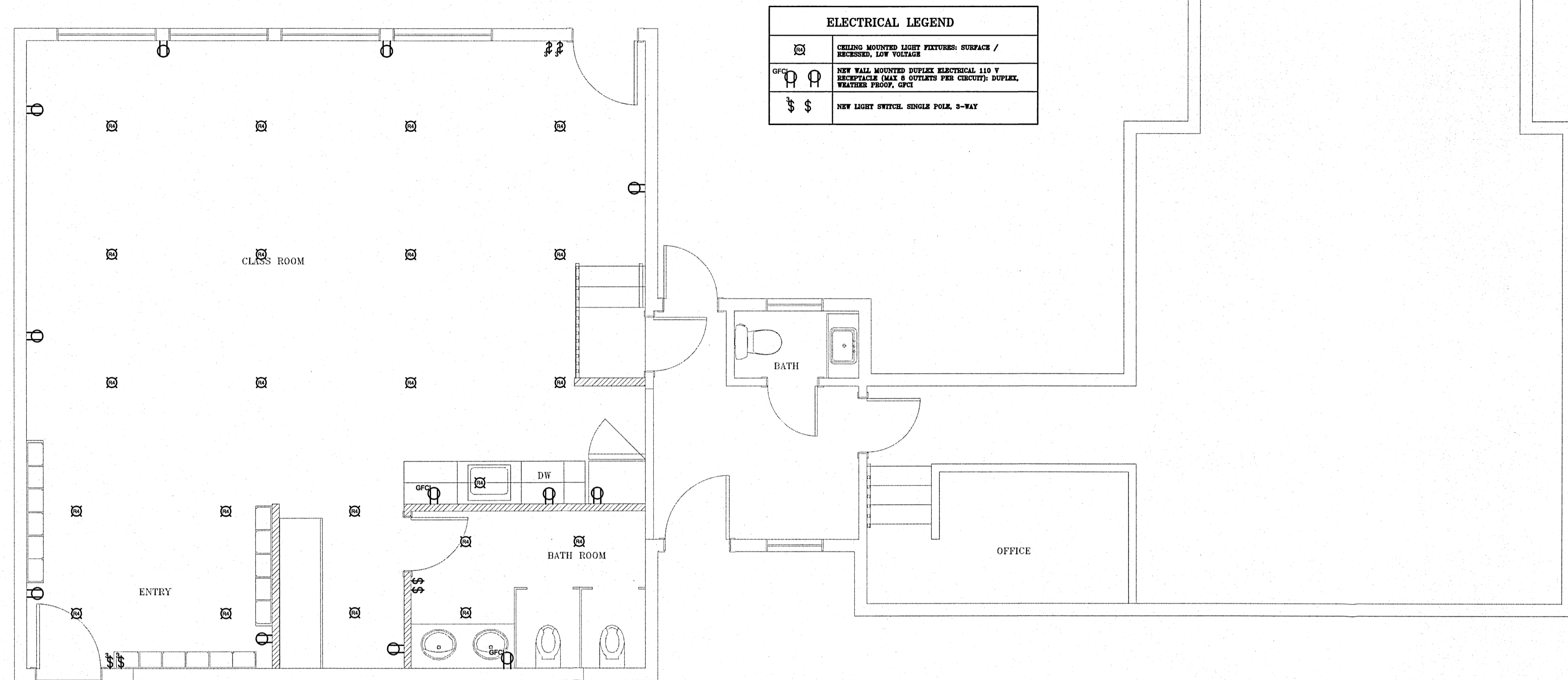
EXISTING AND PROPOSED FLOOR PLAN

NOVA ACADEMY  
59 SOMERSET LANE, STAMFORD CT

ENGINEERING AND ARCHITECTURAL SERVICES  
110 Prospect St. Stamford CT, Suite 13 (203) 336-4185

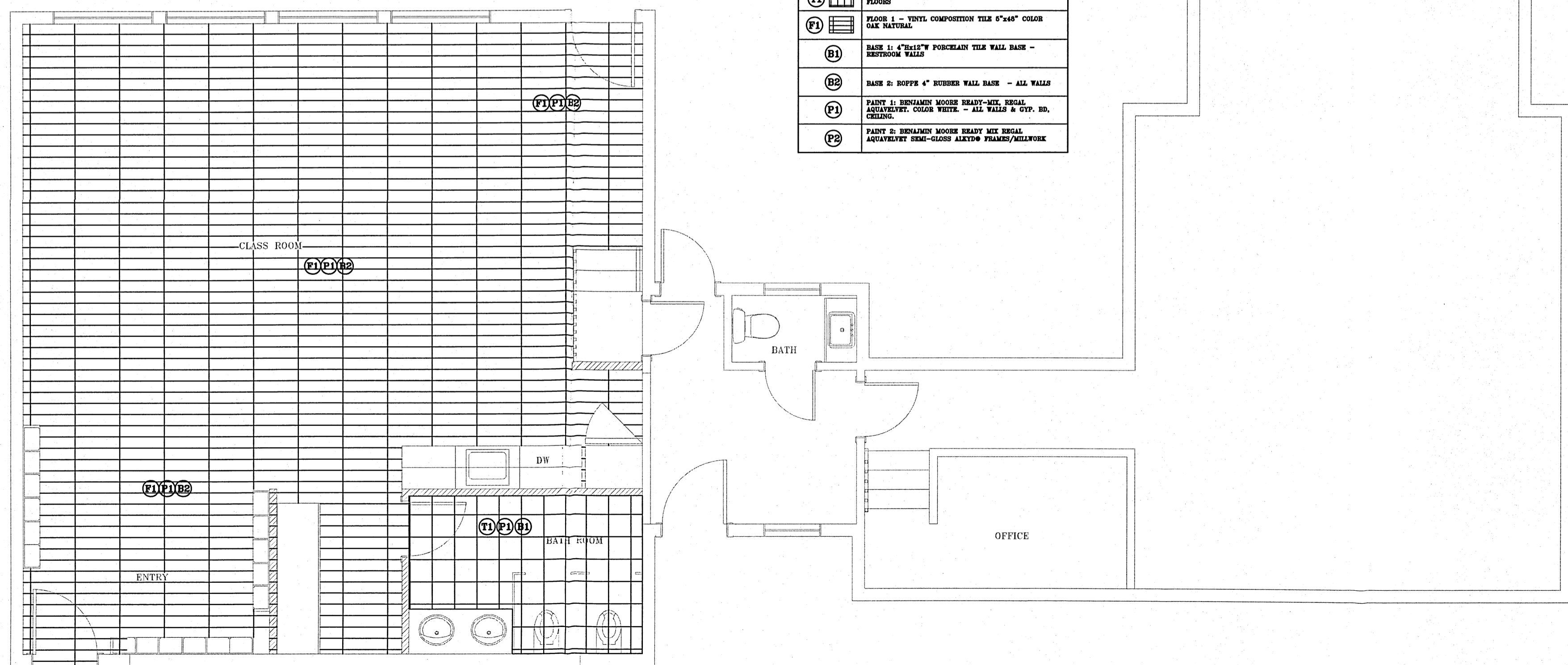
DRAWING PROVIDED BY:  
DATE: 3/10/2021  
SCALE: 1/4"=1'0"  
SHEET: A-1

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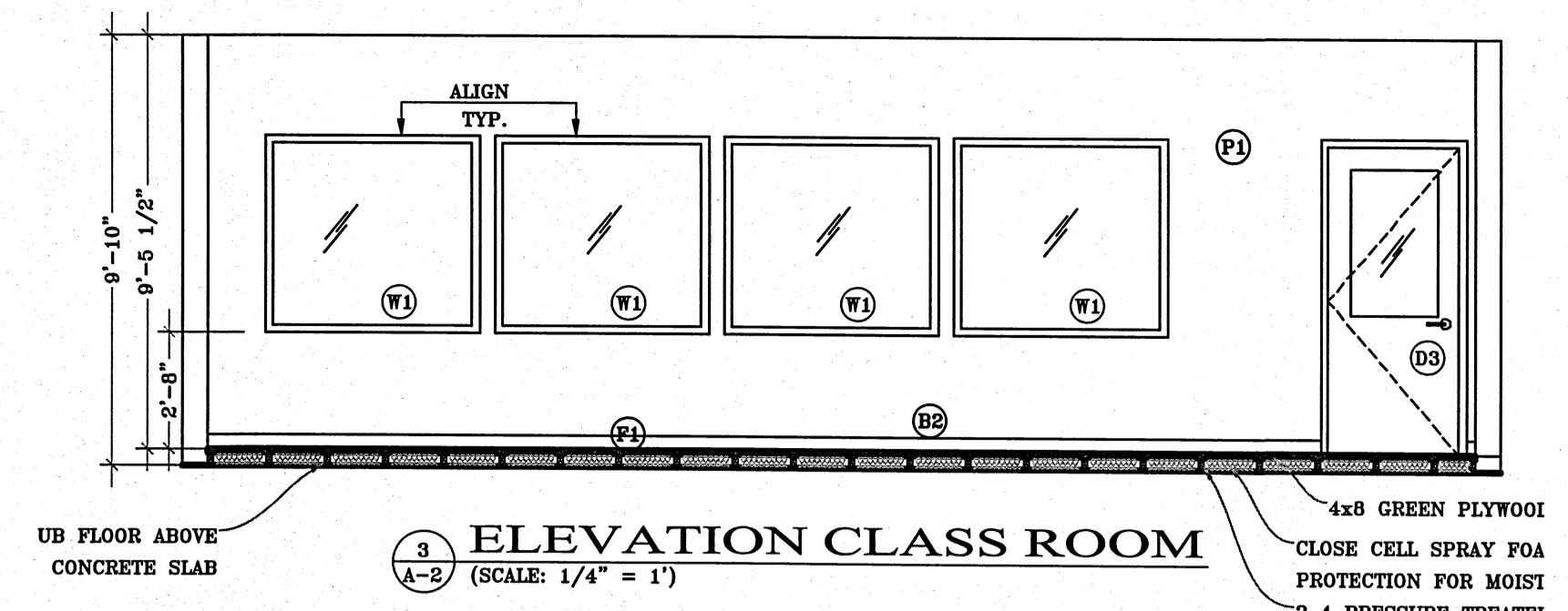
ELECTRICAL LEGEND	
	CEILING MOUNTED LIGHT FIXTURE: SURFACE / RECESSED, LOW VOLTAGE
	NEW WALL MOUNTED DUPLEX ELECTRICAL 110 V RECEPTACLE (MAX 5 OUTLETS PER CIRCUIT); SURFACE, WEATHER PROOF, GFCI
	NEW LIGHT SWITCH, SINGLE POLE, 3-WAY

1 ELECTRICAL PLAN  
(SCALE: 1/4" = 1')

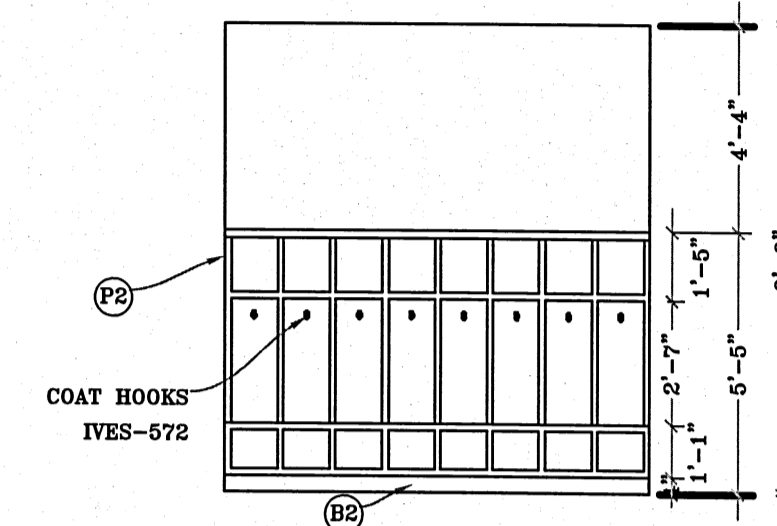


FINISH SCHEDULE	
	PORCELAIN TILE 12"x12" - COLOR BEIGE - BATHROOM FLOORING
	FLOOR 1 - VINYL COMPOSITION TILE 8"x8" COLOR OAK NATURAL
	BASE 1: 4" "Bull" PORCELAIN TILE WALL BASE - BATHROOM WALLS
	BASE 2: BOFFE 4" WOODEN WALL BASE - ALL WALLS
	PAINT 1: BENJAMIN MOORE READY-MIX REGAL ALUMINUM COLOR WHITE - ALL WALLS & CYP. HD. CEILING
	PAINT 2: BENJAMIN MOORE READY MIX REGAL AQUATRENT SEMI-GLOSS ALYON FRAMES/MLLWORK

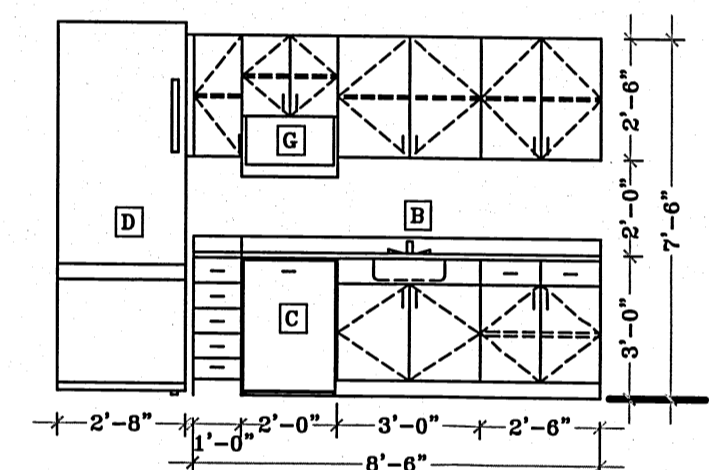
2 FINISH PLAN  
(SCALE: 1/4" = 1')



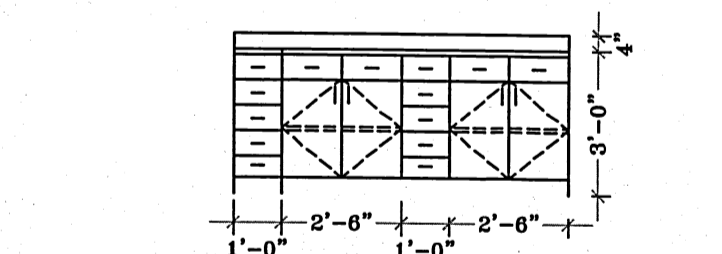
3 ELEVATION CLASS ROOM  
(SCALE: 1/4" = 1')



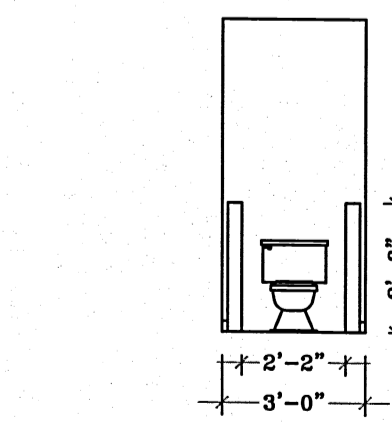
4 ELEVATION CUBBIES  
(SCALE: 1/4" = 1')



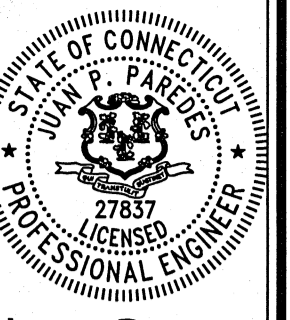
5 ELEVATION CLASSRM SINK  
(SCALE: 1/4" = 1')



6 ELEVATION CHANGING TABLE  
(SCALE: 1/4" = 1')



7 ELEVATION TOILET STALL  
(SCALE: 1/4" = 1')



Juan P. Paredes, PE  
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REVISION NUMBER	DATE	REVISION DESCRIPTION

TITLE: PROPOSED ELECTRICAL PLAN AND FLOOR PLAN

PREPARED FOR: NOVA ACADEMY  
59 SOMERSET LANE, STAMFORD CT

DRAWING PROVIDED BY: JP ENGINEERING AND ARCHITECTURAL SERVICES  
110 Prospect St. Stamford CT, Suite 13 (203) 598-4185  
DATE: 3/10/2021  
SCALE: 1/4"=1'0"  
SHEET: A-2

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