


DAY CARE CENTER

11 SCHOOL STREET

WASHINGTON DEPOT, CT 06794

APRIL 25, 2022

<div><div>SITE</div><div>GENERAL DEMOLITION, CONSTRUCTION, ELECTRICAL, PLUMBING AND MECHANICAL MODIFICATIONS TO THE CURRENT SUPERINTENDENT OFFICE. SUPERINTENDENT OFFICE TO BE CONVERTED INTO A NEW DAY CARE.</div><div>GENERAL NOTES</div><div><div><div>1.</div><div>VERIFY ALL DIMENSIONS IN FIELD. ALL DIMENSIONS SHOULD BE READ OR CALCULATED NEVER SCALED (DO NOT SCALE DRAWINGS.) CONTRACTOR SHALL INSPECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO OWNER PRIOR TO STARTING WORK. THE CONTRACTOR TO FURNISH ALL ITEMS REQUIRED FOR THE COMPLETE AND PROPER EXECUTION OF THE WORK.</div></div><div><div>2.</div><div>WORK SHALL CONFORM TO THE CONNECTICUT STATE CODE, THE NATIONAL ELECTRIC CODE (LATEST EDITIONS) AND ANY LOCAL CODES AND ORDINANCES HAVING JURISDICTION.</div></div><div><div>3.</div><div>CONTRACTOR SHALL SECURE SITE AT NIGHT AND TAKE NECESSARY PRECAUTIONARY MEASURES.</div></div><div><div>4.</div><div>CONTRACTOR TO COORDINATE ALL TRADES AND IS RESPONSIBLE FOR REMOVAL OF CONSTRUCTION DEBRIS OFF SITE.</div></div><div><div>5.</div><div>CONTRACTOR OR OWNER SHALL OBTAIN, FILE AND PAY FOR ALL NECESSARY PERMITS.</div></div><div><div>6.</div><div>THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT, ON THIS BASIS, THE CONTRACTOR SHALL CONFIRM ALL FINISHES WITH THE OWNER BEFORE SUBMITTING ANY BIDS OR STARTING CONSTRUCTION.</div></div><div><div>7.</div><div>ALL WOOD TRIM SHALL BE NO. 2 OR BETTER. CONTRACTOR SHALL FILL ALL HOLES AND PREPARE FOR PAINTING.</div></div><div><div>8.</div><div>ALL FINISHES, HARDWARE, EQUIPMENT AND MATERIALS NOT INDICATED HEREIN ARE TO BE AS PER THE OWNER'S SPECIFICATION BUT NOT LESS IN STRENGTH OR QUALITY THAN THAT REQUIRED BY CODE.</div></div><div><div>9.</div><div>SITE ENGINEERING AND ALL MECHANICAL, PLUMBING AND ELECTRICAL ENGINEERING NEED TO MEET ALL NATIONAL AND LOCAL CODES AS REQUIRED.</div></div><div><div>10.</div><div>ALL CHANGES OR DEVIATIONS MADE TO THE PLAN WITHOUT OR WITH THE OWNERS APPROVAL SHALL BE DONE AS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR OWNER.</div></div><div><div>11.</div><div>THESE NOTES ARE SUPPLEMENTARY TO THOSE FOUND ON OTHER DRAWINGS.</div></div><div><div>12.</div><div>G.C. SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES AND REGULATIONS.</div></div><div><div>13.</div><div>G.C. SHALL CONFIRM COMPATIBILITY OF SITE TO CONSTRUCTION DOCUMENTS AND FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING CONSTRUCTION.</div></div><div><div>14.</div><div>ALL WOOD, CONCRETE, & STEEL SHALL BE OF GOOD GRADE AND QUALITY AND MEET ALL NATIONAL, STATE , AND LOCAL BUILDING CODES.</div></div><div><div>15.</div><div>APPLICABLE CODES TAKE PRECEDENCE OVER DESIGN DRAWINGS.</div></div><div><div>16.</div><div>SMOKE DETECTORS/ALARMS TO COMPLY WITH COMMERCIAL CODE REQUIREMENTS. SMOKE DETECTORS REQ'D. INSIDE ALL CLASSROOMS AND OUTSIDE ROOMS IN IMMEDIATE VICINITY OF CLASSROOMS. IN ADDITION, CARBON MONOXIDE DETECTORS SHALL BE PROVIDED AS REQUIRED.</div></div></div><div><div>1004.1 Design Occupant Load</div><div>In determining means of egress requirements, the number of occupants for whom means of egress facilities are provided shall be determined in accordance with this section.</div><div>Table 1004.1.2 Maximum Floor Area Allowances per Occupant</div><div>Function of Space: Day Care</div><div>Occupant Load Factor: 35 net (occupant / (1) sqft)</div><div>308.1 Institutional Group I</div><div>Institutional Group I occupancy includes, among others, the use of a building or structure, or a portion thereof, in which care or supervision is provided to persons who are or are not capable of self-preservation without physical assistance or in which persons are detained for penal or correctional purposes or in which the liberty of the occupants is restricted. Institutional occupancies shall be classified as Group I-1, I-2, I-3 or I-4.</div><div>308.6 Institutional Group I-4, Day Care Facilities</div><div>Institutional Group I-4 occupancy shall include buildings and structures occupied by more than six persons of any age who receive custodial care for fewer than 24 hours per day by persons other than parents or guardians, relatives by blood, marriage or adoption, and in a place other than the home of the person cared for. This group shall include, but not be limited to, the following:</div><div>Adult day care</div><div>Child day care</div></div></div>	<div><div>SITE</div><div><div>ADDRESS:11 SCHOOL STREETWASHINGTON DEPOT, CT 06794</div><div>CODE:2018 CONNECTICUT STATE BUILDING CODE2015 INTERNATIONAL BUILDING CIDE2018 STATE OF CT FIRE SAFTEY CODE2018 STATE OF CT PUBLIC HEALTH CODESTATE OF CONNECTICUT LICENSING STANDARDS FOR DAY CARE CENTERS</div><div>USE GROUP:I-4GROSS AREA (ENTIRE SCHOOL):49,704-SFDAY CARE CENTER:3,306-SFBUILT:1909ACREAGE:30.5TYPE OF CONSTRUCTION:TYPE-III A</div></div></div> <table><tr><th>ITEM</th><th>FORMULA</th><th>REQUIRED / ALLOWED</th><th>PROPOSED</th></tr><tr><td>BUILDING HEIGHT</td><td>MAXIMUM</td><td>40'-0"</td><td>40'-0" (EXISTING)</td></tr><tr><td>LOT AREA</td><td>MINIMUM</td><td>N/A</td><td>30.5 ACRES (EXISTING)</td></tr><tr><td>FLOOR AREA RATIO</td><td>LOT AREA X 0.1</td><td>10% (SEE §11.5 .C)</td><td>1,328,580SF*10%=132,858SF</td></tr><tr><td>LOT FRONTAGE</td><td>MINIMUM</td><td>200'-0"</td><td>> 200'-0" (EXISTING)</td></tr><tr><td>FRONT YARD SETBACK</td><td>MINIMUM</td><td>50'-0"</td><td>> 50'-0" (EXISTING)</td></tr><tr><td>REAR YARD SETBACK</td><td>MINIMUM</td><td>30'-0"</td><td>> 30'-0" (EXISTING)</td></tr><tr><td>SIDE YARD SETBACK</td><td>MINIMUM</td><td>15'-0"</td><td>> 15'-0" (EXISTING)</td></tr></table> <div><div><div>VAKOTA</div><div>15 Painter Ridge Road Washington, CT 06793</div><div>architecture, PLLC vakota.com</div></div><div><div>COPYRIGHT © 2022 BY VAKOTA ARCHITECTURE PLLC</div><div>ALL RIGHTS RESERVED. 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ANY MODIFICATIONS TO THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF VAKOTA ARCHITECTURE SHALL RENDER THEM INVALID AND UNUSABLE.</div></div></div>	ITEM	FORMULA	REQUIRED / ALLOWED	PROPOSED	BUILDING HEIGHT	MAXIMUM	40'-0"	40'-0" (EXISTING)	LOT AREA	MINIMUM	N/A	30.5 ACRES (EXISTING)	FLOOR AREA RATIO	LOT AREA X 0.1	10% (SEE §11.5 .C)	1,328,580SF*10%=132,858SF	LOT FRONTAGE	MINIMUM	200'-0"	> 200'-0" (EXISTING)	FRONT YARD SETBACK	MINIMUM	50'-0"	> 50'-0" (EXISTING)	REAR YARD SETBACK	MINIMUM	30'-0"	> 30'-0" (EXISTING)	SIDE YARD SETBACK	MINIMUM	15'-0"	> 15'-0" (EXISTING)	<div><div>CONSULTANTS</div><div>COST ESTIMATING MUECKE DESIGN & CONSTRUCTION 16 SOUTH STREET, PO BOX 332 LITCHFIELD, CT 06759 (860) 567-2700</div><div>CIVIL ENGINEER</div><div>COMPANY NAME STREET ADDRESS TOWN, STATE, ZIP PHONE</div><div>CONTRACTOR</div><div>COMPANY NAME STREET ADDRESS TOWN, STATE, ZIP PHONE</div><div>STRUCTURAL ENGINEER</div><div>COMPANY NAME STREET ADDRESS TOWN, STATE, ZIP PHONE</div></div>	<div><div>DRAWING LIST</div><div>A000.00 A001.00 A002.00 A010.00 A100.00 A110.00 A120.00 A200.00 A400.00 A410.00</div><div>TITLE SHEET GENERAL NOTES EGRESS PLAN FIRE PROTECTION PLAN EXISTING BASEMENT PLAN DEMOLITION PLAN PROPOSED FIRST FLOOR PLAN REFLECTED CEILING PLAN INTERIOR ELEVATIONS POWER/DATA PLAN SCHEDULES</div></div>
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CONSULTANTS

COST ESTIMATING
MUECKE | DESIGN & CONSTRUCTION
16 SOUTH STREET, PO BOX 332
LITCHFIELD, CT 06759
(860) 567-2700

CIVIL ENGINEER

COMPANY NAME
STREET ADDRESS
TOWN, STATE, ZIP
PHONE

CONTRACTOR

COMPANY NAME
STREET ADDRESS
TOWN, STATE, ZIP
PHONE

STRUCTURAL ENGINEER

COMPANY NAME
STREET ADDRESS
TOWN, STATE, ZIP
PHONE

DRAWING LIST

A000.00

A001.00

A002.00

A010.00

A100.00

A110.00

A120.00

A200.00

A400.00

A410.00

TITLE SHEET

GENERAL NOTES

EGRESS PLAN

FIRE PROTECTION PLAN

EXISTING BASEMENT PLAN

DEMOLITION PLAN

PROPOSED FIRST FLOOR PLAN

REFLECTED CEILING PLAN

INTERIOR ELEVATIONS

POWER/DATA PLAN

SCHEDULES

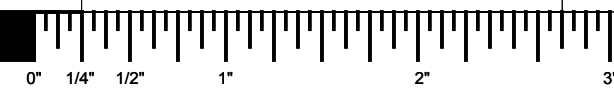
CLIENT:

JAMES L. BRINTON
TOWN OF WASHINGTON
FIRST SELECTMAN
2 BRYAN PLAZA
WASHINGTON DEPOT, CT 06794
860-868-6383

OWNER:
Michelle Gorra
Town of Washington
Economic and Community Development Coordinator
2 Bryan Plaza
Washington Depot, CT 06794
860-868-6383

ARCHITECT:
VAKOTA Architecture, PLLC.
15 Painter Ridge Road
Washington, CT 06793
212.655.9875X700
www.vakota.com

No.	Description	Date
0	ISSUED FOR CODE REVIEW	04/25/2022



Seal & Signature

ARCHITECT LICENSE CT # 9432

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Project Name & Location
RENOVATION
11 SCHOOL STREET
WASHINGTON DEPOT, CT

Project No. : 2021-0000

Drawn by: RMD

Reviewed by: DV

Date: April 25, 2022

Scale: AS NOTED

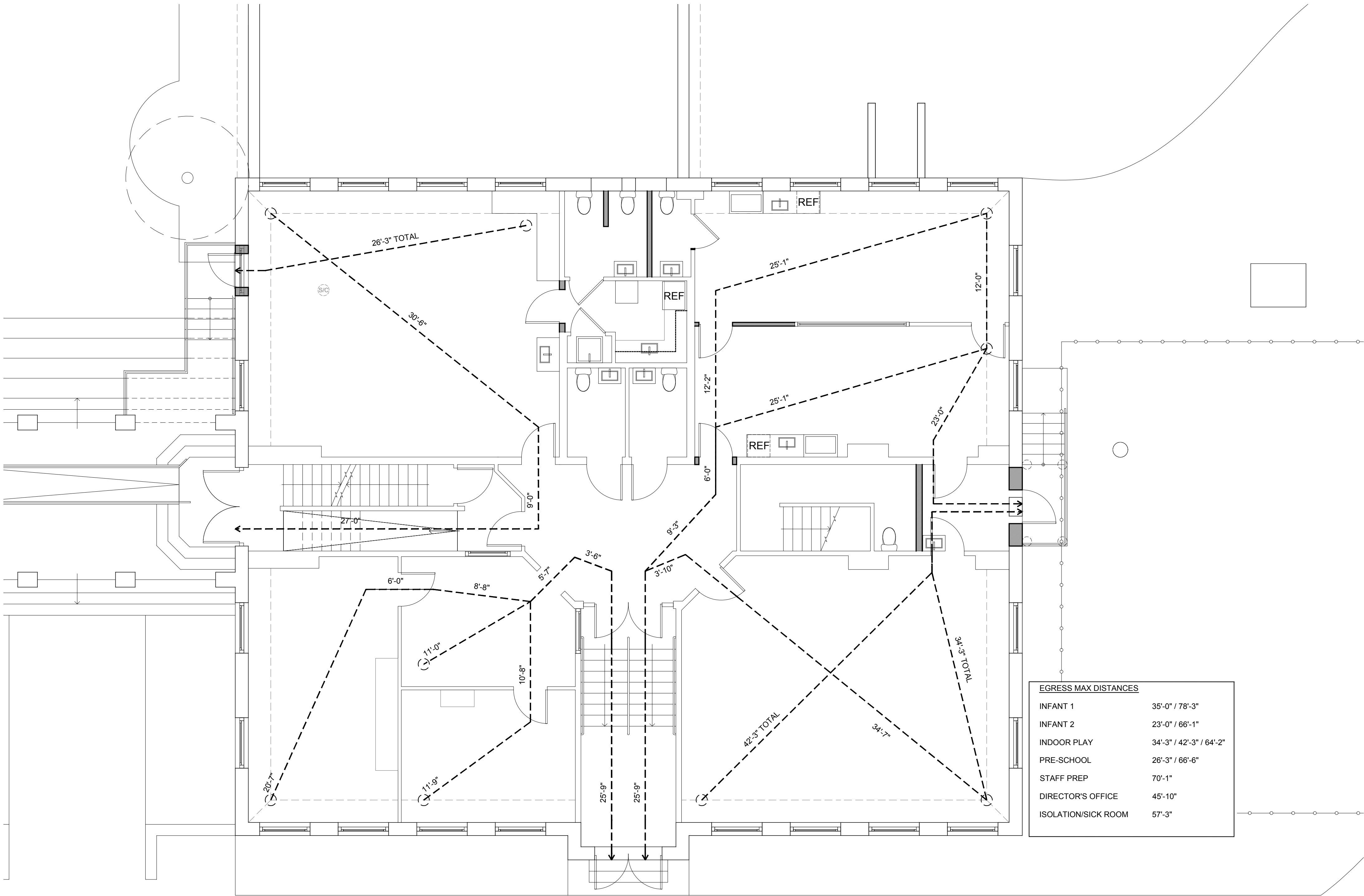
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EGRESS PLAN

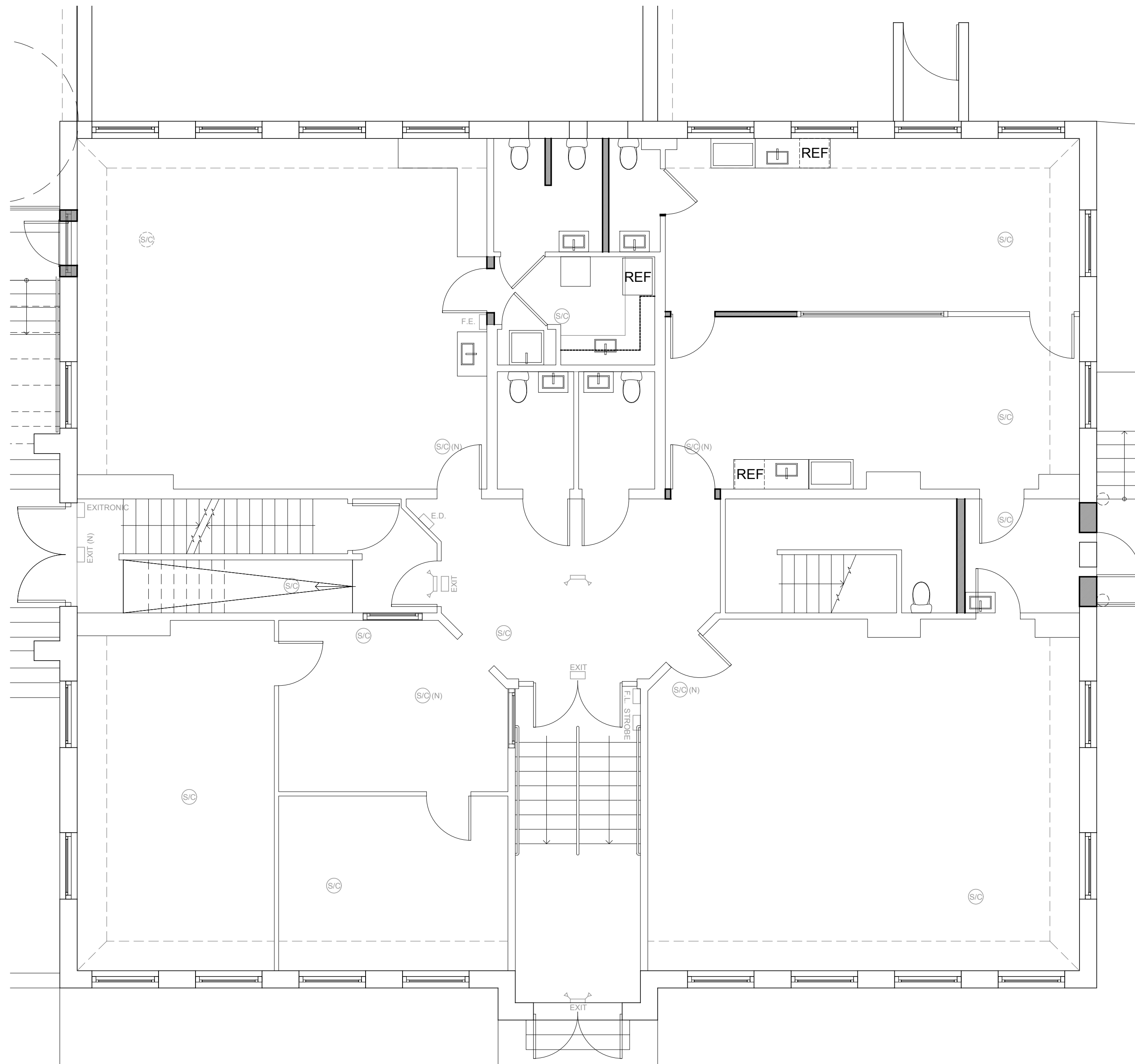
Drawing/ Sheet No.

A001.00












Sheet No. 3 of 11



EGRESS MAX DISTANCES	
INFANT 1	35'-0" / 78'-3"
INFANT 2	23'-0" / 66'-1"
INDOOR PLAY	34'-3" / 42'-3" / 64'-2"
PRE-SCHOOL	26'-3" / 66'-6"
STAFF PREP	70'-1"
DIRECTOR'S OFFICE	45'-10"
ISOLATION/SICK ROOM	57'-3"



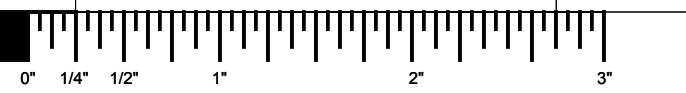
LEGEND:

	EXISTING EM. LIGHT
	EMERGENCY DEFIBRILLATOR
	FIRE EXTINGUISHER
	EXISTING SMOKE/CARBON DETECTOR
	NEW SMOKE/CARBON DETECTOR
	RELOCATED SMOKE/CARBON DETECTOR
	FIRE STROBE
	FIRE LIFT
	EXISTING EXIT SIGN
	NEW EXIT SIGN
	EXISTING EXITRONIC

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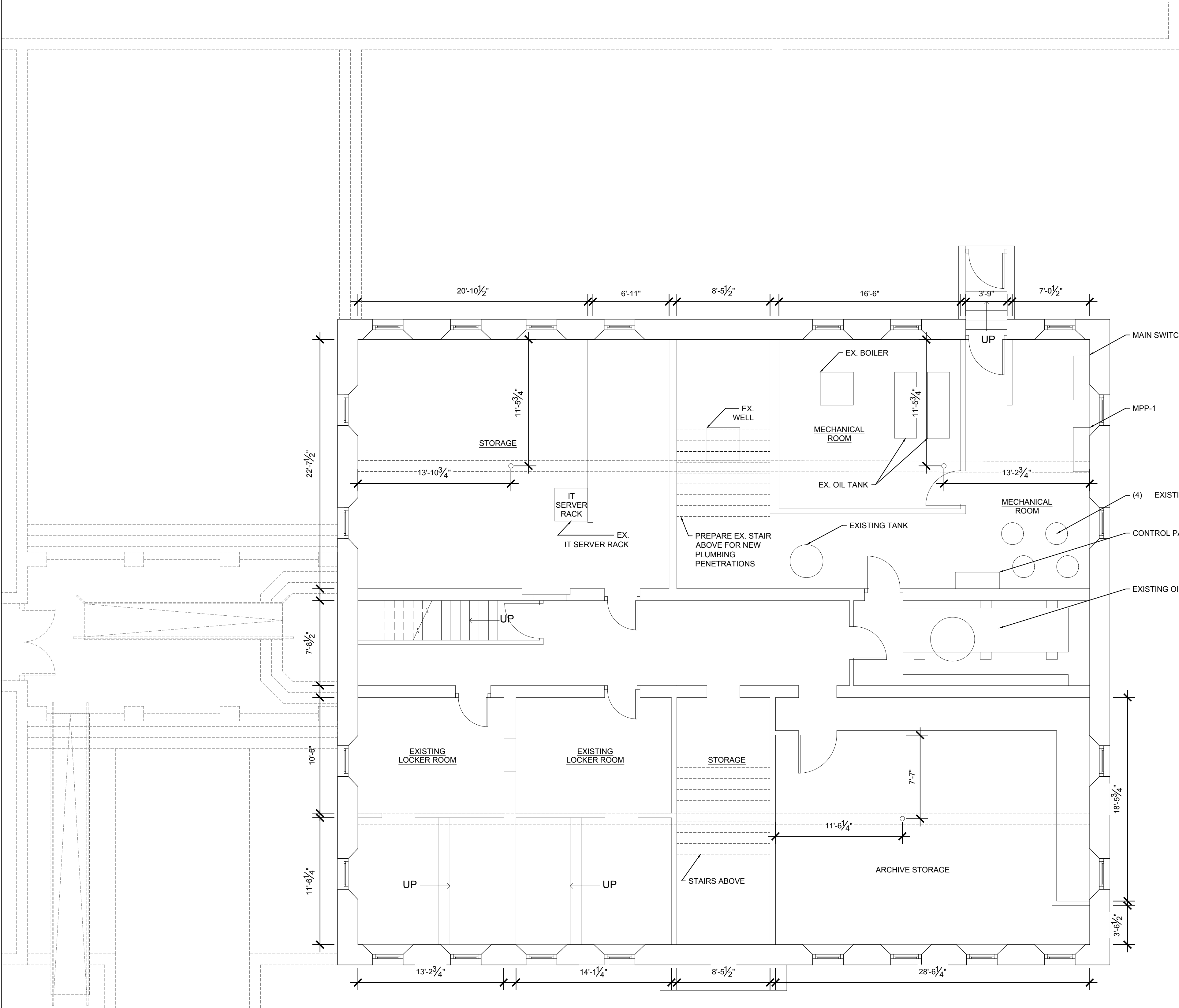
Description

FIRE PROTECTION

Drawing/ Sheet No.

A002.00

Sheet No. 4 of 11



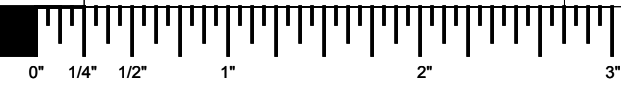
1 BASEMENT FLOOR PLAN

Scale: 1/8" = 1'-0"

OWNER:
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WASHINGTON DEPOT, CT

Project No. : 2021-0000

Drawn by: RMD

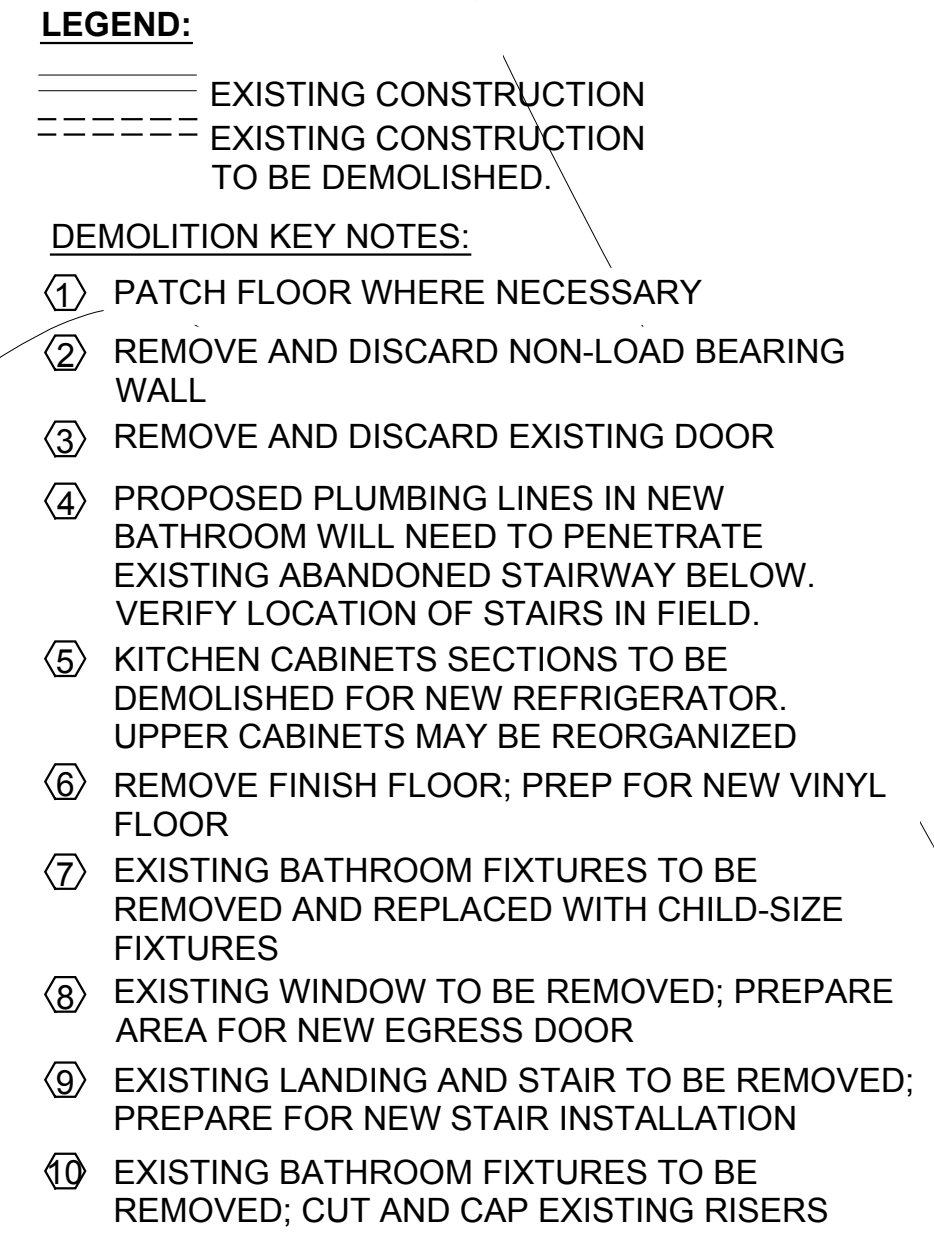
Reviewed by: DV

Date: April 25, 2022

Scale: AS NOTED

Description
EXISTING
BASEMENT PLAN

Drawing/ Sheet No.
A010.00
Sheet No. 5 of 11



OWNER:
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Project Name & Location
RENOVATION
11 SCHOOL STREET
WASHINGTON DEPOT, CT

Project No. :	2021-0000
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Drawn by: RMD

Reviewed by:	DV
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Date: April 25, 2022

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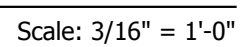
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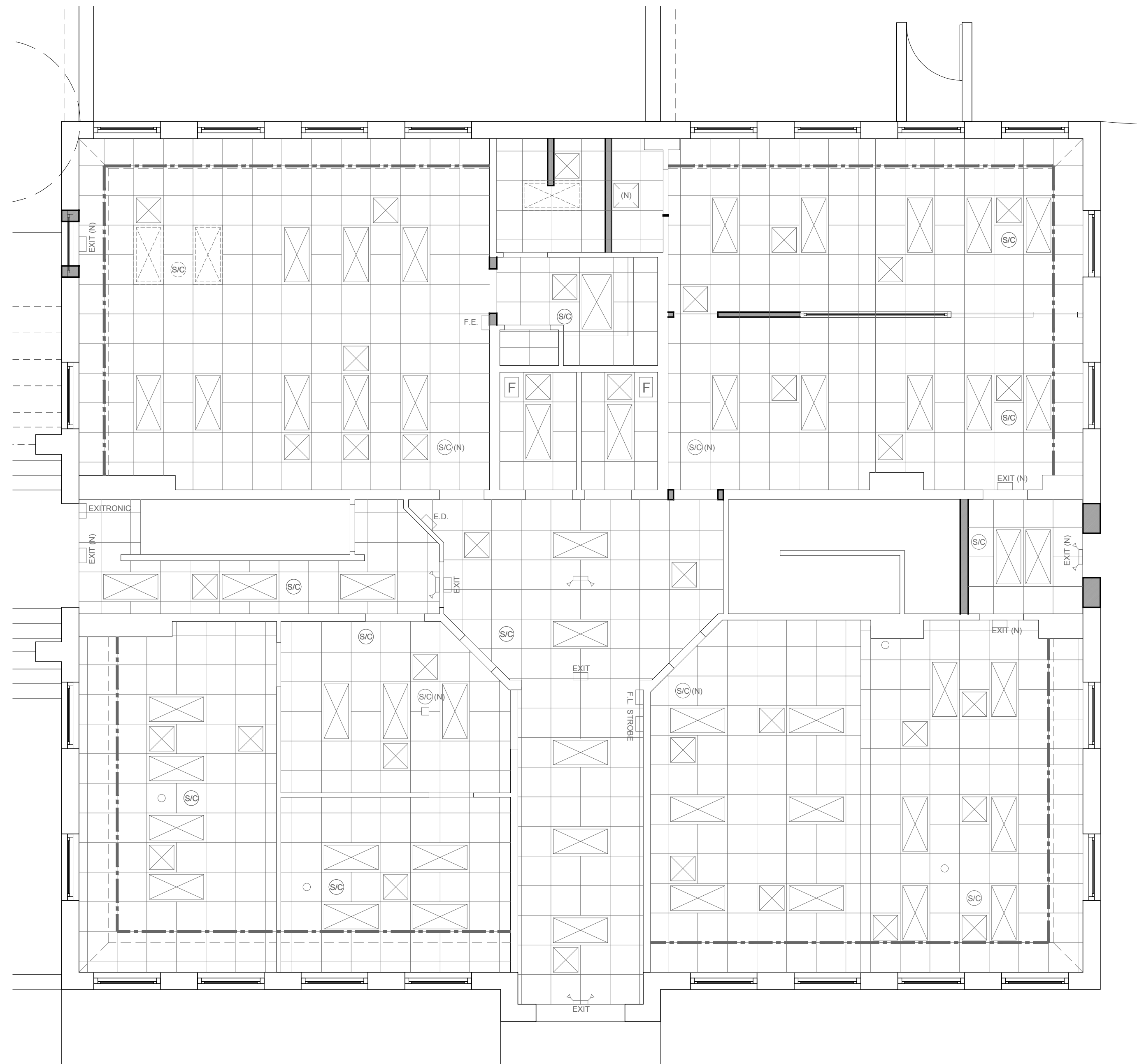
DEMOLITION PLAN

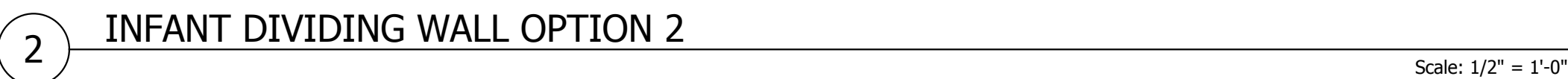
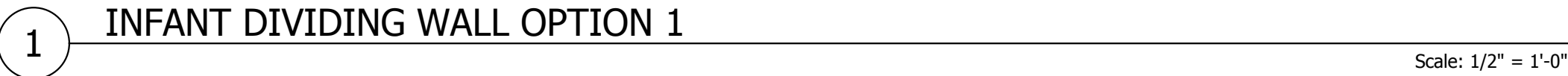
Drawing/ Sheet No.

A100.00

Sheet No. 6 of 11

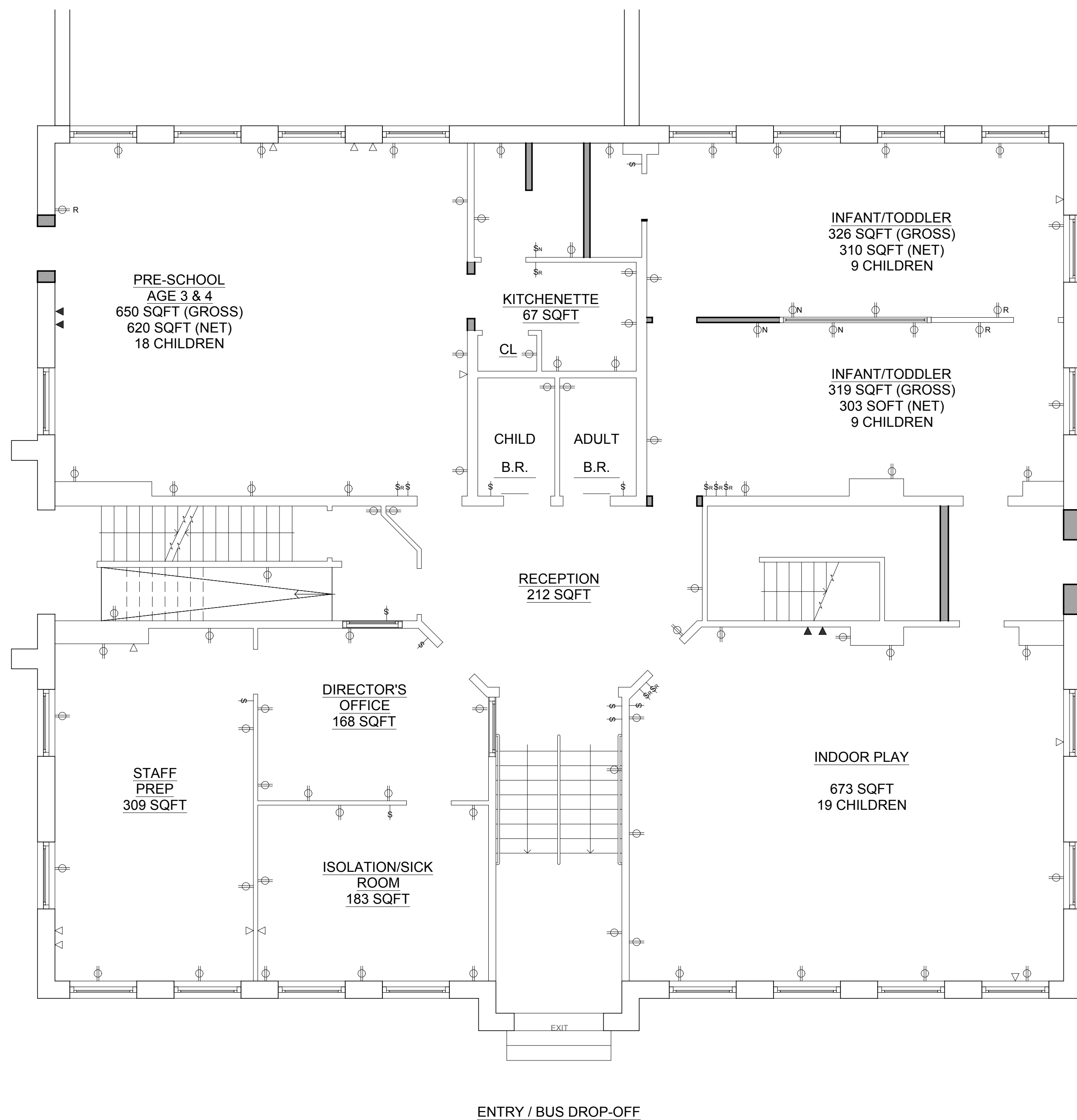






A200.00

Sheet No. 9 of











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LEGEND:

	EXISTING DUPLEX OUTLET
	NEW DUPLEX OUTLET
	RELOCATED DUPLEX OUTLET
	EXISTING DATA
	RELOCATED DATA
	EXISTING SWITCH
	RELOCATED SWITCH
	NEW SWITCH

NOTES:

- VERIFY THAT ALL OUTLETS IN THE KITCHENETTE, BATHROOMS AND CUSTODIAN CLOSET ARE GFIC
- BATHROOMS WILL BE DEVELOPED WITH FIXTURES AND ACCESSORIES
- VERIFY OUTLET QUANTITIES AT PROPOSED MILLWORK IN INFANT/TODDLER ROOMS

Seal & Signature

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Project Name & Location

RENOVATION
11 SCHOOL STREET
WASHINGTON DEPOT, CT

Project No. :	2021-0000
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Drawn by: RMD

Reviewed by:	DV
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Date: April 25, 2022

Scale:	AS NOTED
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Description

POWER/DATA PLAN

Drawing/ Sheet No.

A400.00

Sheet No. 10 of 11

