

PROPOSAL IS TO RECONFIGURE REAR SECTION OF BUILDING IN 13 APARTMENTS.

PARKING COMPLIANCE TABLE		
ITEM	REQUIRED	PROVIDED
CHILD/DAYCARE 2/8 CHILDREN 40 CHILDREN	14	
RETAIL/SHOPS/CAFE/GROCERY STORE/ PACKAGE STORE	26	
FUTURE COMMERCIAL/OFFICE (TO BE DETERMINED) (MIX OFFICE/RETAIL) 6,000 ± SQ. FT.	12	
CHURCH (12 SEATS)	3	
APARTMENTS (13)	26	
TOTAL REQUIRED	81	
TOTAL PROVIDED	99	

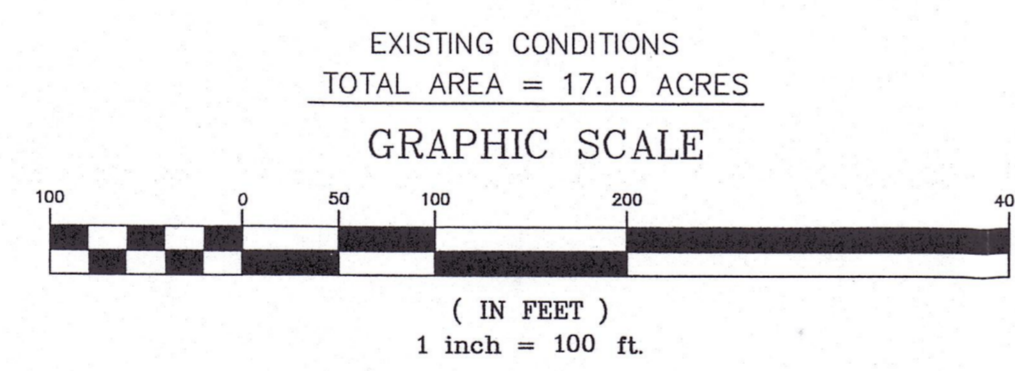
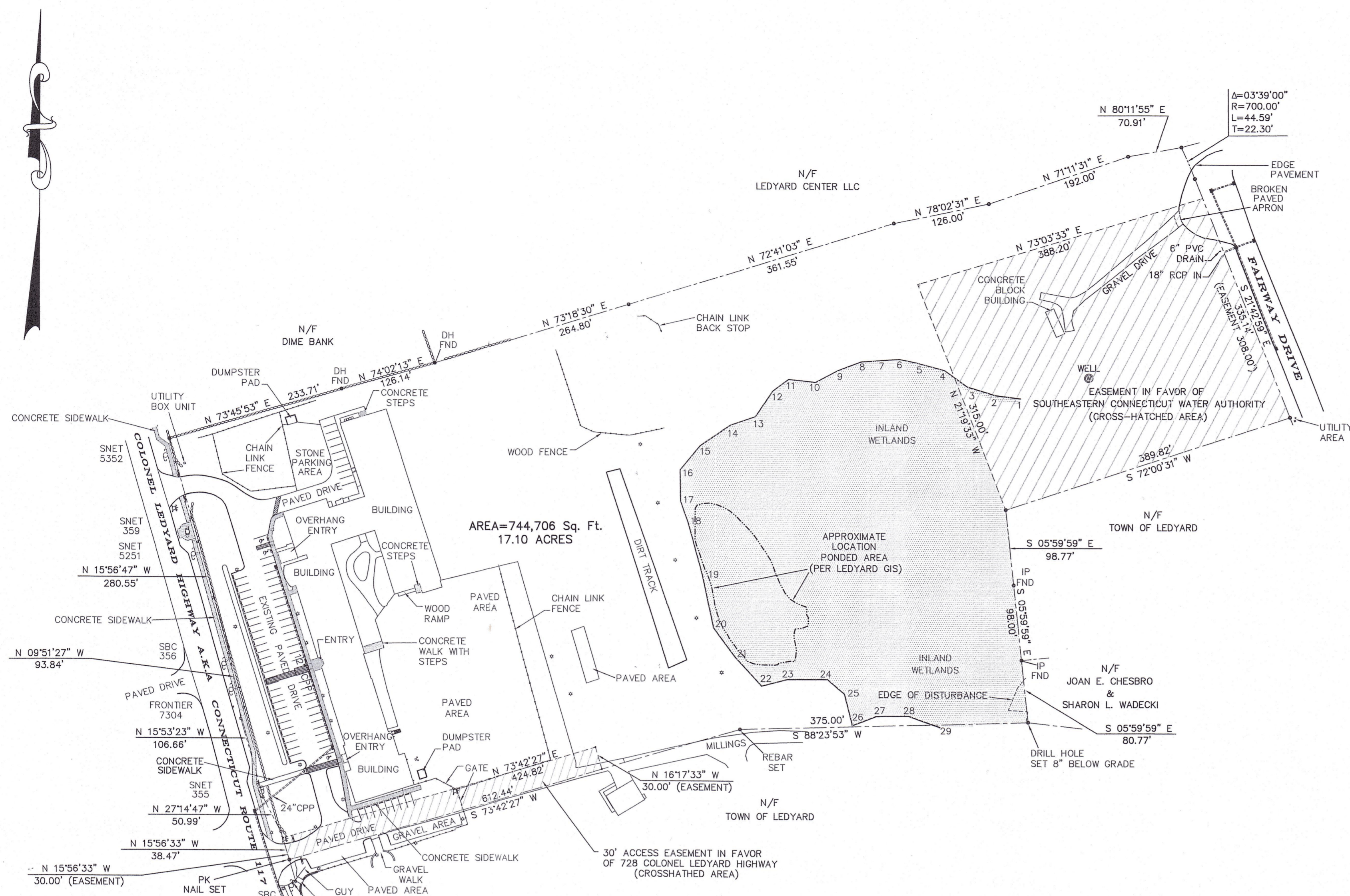
SHEET INDEX

- SHEET 1 - 100 SCALE A-2 BOUNDARY MAP; LOCATION MAP AND GENERAL NOTES
- SHEET 2 - 40 SCALE EXISTING CONDITIONS PLAN
- SHEET 3 - 40 SCALE PROPOSED PLAN
- SHEET 4 - CONSTRUCTION DETAILS
- SHEET 5 - ARCHITECTS FLOOR PLAN

RECEIVED
FEB 02 2023
LAND USE DEPARTMENT

PLAN SHOWING
PROPERTY OF
LEDYARD CENTER, LLC
LEDYARD CENTER DESIGN DISTRICT
740 COLONEL LEDYARD HIGHWAY
A.K.A.
CONNECTICUT ROUTE 117
LEDYARD, CONNECTICUT
SCALE: 1"=100'
FEBRUARY 2023

- GENERAL NOTES:
- 1) MAP REFERENCES:
 - 2) PROPOSED ADDITION TO ELEMENTARY SCHOOL TOWN OF LEDYARD, CONN. CHANDLER & PALMER, ARCHITECTS NORWICH, CONN. OCTOBER, 1951 SHEET 1 OF 12
 - 3) PROPOSED ADDITION LEDYARD CENTER ELEMENTARY SCHOOL LEDYARD, CONN. SCALES AS NOTED CHANDLER & PALMER ENGRS. AUG 1, 1958 DRWN. BY J.P.D. CHKD. BY B.H.P. SHEET #2 OF 20.
 - 4) CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF LEDYARD COLONEL LEDYARD HIGHWAY FROM THE ALLYN PROPERTY WESTERLY AND NORTHERLY ABOUT 6,500 FEET SCALE: 1"=40' NUMBER 71-11 SHEET NO. 2 AND 3 OF 3 SECTION NO. 2
 - 5) PLAN SHOWING LAND & BUILDING TO BE CONVEYED BY TOWN OF LEDYARD TO LEDYARD CONGREGATIONAL ECCLESIASTICAL SOCIETY SCALE 1"=20' APRIL 1959 GILBERT F. PERRY C.E.
 - 6) PLAN SHOWING PROPERTY OF THE TOWN OF LEDYARD LEDYARD CONN. SCALE: 1"=100' FEBRUARY 1976.
 - 7) SUBDIVISION PLAN COMMERCIAL SUBDIVISION PREPARED FOR J. AND I. ENTERPRISES LEDYARD CONN. REV. 6-10-85 LOT N.O.S REVISED REV. 5-20-85 MESSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN. DATE: 5-16-85 SCALE: 1"=40'
 - 8) BOUNDARY MAP LEDYARD FAIRWAY PREPARED FOR FAIRWAY LIMITED PARTNERSHIP LEDYARD, CONN. REV. 3-15-87 LOT N.O.S REVISED REV. 9-28-88 MESSON & HEAGLE CIVIL ENGINEERS & LAND SURVEYORS GLASTONBURY, CONN. DATE: 9-10-88 SCALE: 1"=100'.
 - 9) SOILS & BOUNDARY MAP SECTION II COMMERCIAL SUBDIVISION PREPARED FOR J. AND I. ENTERPRISES LEDYARD, CONN. REV. 6-17-87 FUTURE WATER SERVICE REV: 1-6-87 -CORRECT DIMENSIONS.
 - 10) EROSION & SEDIMENTATION CONTROL & TOPOGRAPHIC MAP SECTION II COMMERCIAL RESUBDIVISION PREPARED FOR J. AND I. ENTERPRISES LEDYARD CONN. REV. 1-7-87 CORRECT DIMENSIONS.
 - 11) CONNECTICUT DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP TOWN OF LEDYARD CENTER GROTON ROAD FROM THE GROTON TOWN LINE NORTHERLY TO THE COLONEL LEDYARD HIGHWAY NUMBER 71-18 SHEET NO. 14 OF 14.
 - 12) MUNICIPAL LOT SPLIT PLAN PROPERTY OF THE TOWN OF LEDYARD 740 COLONEL LEDYARD HIGHWAY A.K.A. CONNECTICUT ROUTE 117 LEDYARD, CONNECTICUT SCALE: 1"=40' APRIL 2019.
2. CALL BEFORE YOU DIG AT 1-800-922-4455 BEFORE ANY CONSTRUCTION ACTIVITY.
 3. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM.
 4. THIS PROJECT WILL BE SERVED BY PUBLIC WATER AND ON SITE SEWAGE SYSTEM.
 5. AS-BUILT PLAN REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE OF ZONING COMPLIANCE.
 6. NO REQUIREMENT FOR EROSION AND SEDIMENT CONTROL NARRATIVE.
 7. A WALL MOUNTED SIGN WILL BE PLACED FOR EACH ESTABLISHMENT IN ACCORDANCE WITH SECTION 9.6.3 OF THE ZONING REGULATIONS.



LEGEND

- STONE WALL
- PROPERTY LINE
- STREET LINE
- 4 WETLANDS FLAG & NUMBER
- IP FND IRON PIPE FOUND
- DH FND DRILL HOLE FOUND
- ≠ HYDRANT
- POLE WITH LIGHT

THE STONE WALLS AND/OR FENCES SHOWN AS BOUNDARIES MAY HAVE IRREGULARITIES OF COURSE BETWEEN PRINCIPAL POINTS OF COURSE INDICATED

THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL OPINION BY THE LAND SURVEYOR WHICH IS BASED ON HIS OR HER BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER GUARANTEE OR WARRANTY.

© THIS DRAWING IS THE PROPERTY OF THE LAND SURVEYOR. THIS PLAN AND REPRODUCTIONS, ADDITIONS OR REVISIONS OF THIS PLAN ARE NOT VALID WITHOUT THE EMBOSSED SEAL AND SIGNATURE OF THE LAND SURVEYOR WHO PREPARED THIS PLAN. JOB# 23-002.DWG

APPROVED EROSION AND SEDIMENT CONTROL PLAN

CHAIRMAN OR SECRETARY _____ DATE _____

APPROVED BY LEDYARD PLANNING AND ZONING COMMISSION

CHAIRMAN OR SECRETARY _____ DATE _____

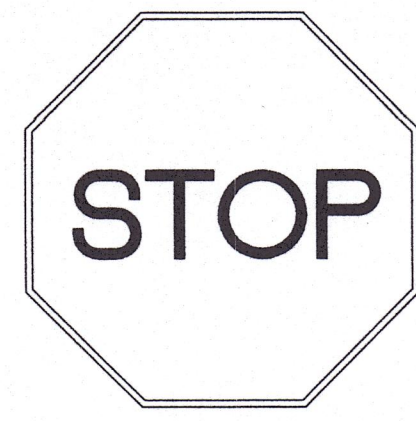
SITE PLAN EXPIRATION DATE: _____

DIETER & GARDNER
LAND SURVEYORS • PLANNERS
1841 ROUTE 12
P.O. BOX 335
GALES FERRY, CT. 06335
(860) 464-7455
FAX (860) 464-5028
EMAIL: DIETER.GARDNER@YAHOO.COM

SHEET 1 OF 5

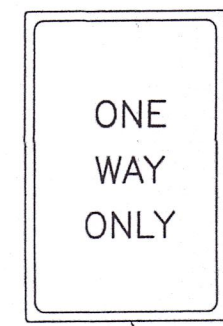
THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES. "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. IT IS A BOUNDARY SURVEY BASED ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2. TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

DATE: FEBRUARY 1, 2023



STOP SIGN

NDT TO SCALE
 SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)
 NOTE: SIGN TO BE INSTALLED IN ACCORDANCE WITH STATE OF CONNECTICUT D.O.T. STANDARDS

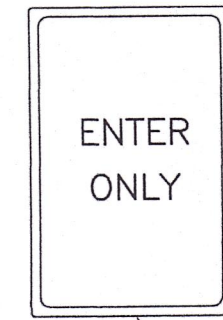


ONE WAY ONLY SIGN

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

5'-0" TO GRADE

NDT TO SCALE



ENTER ONLY SIGN

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

5'-0" TO GRADE

NDT TO SCALE

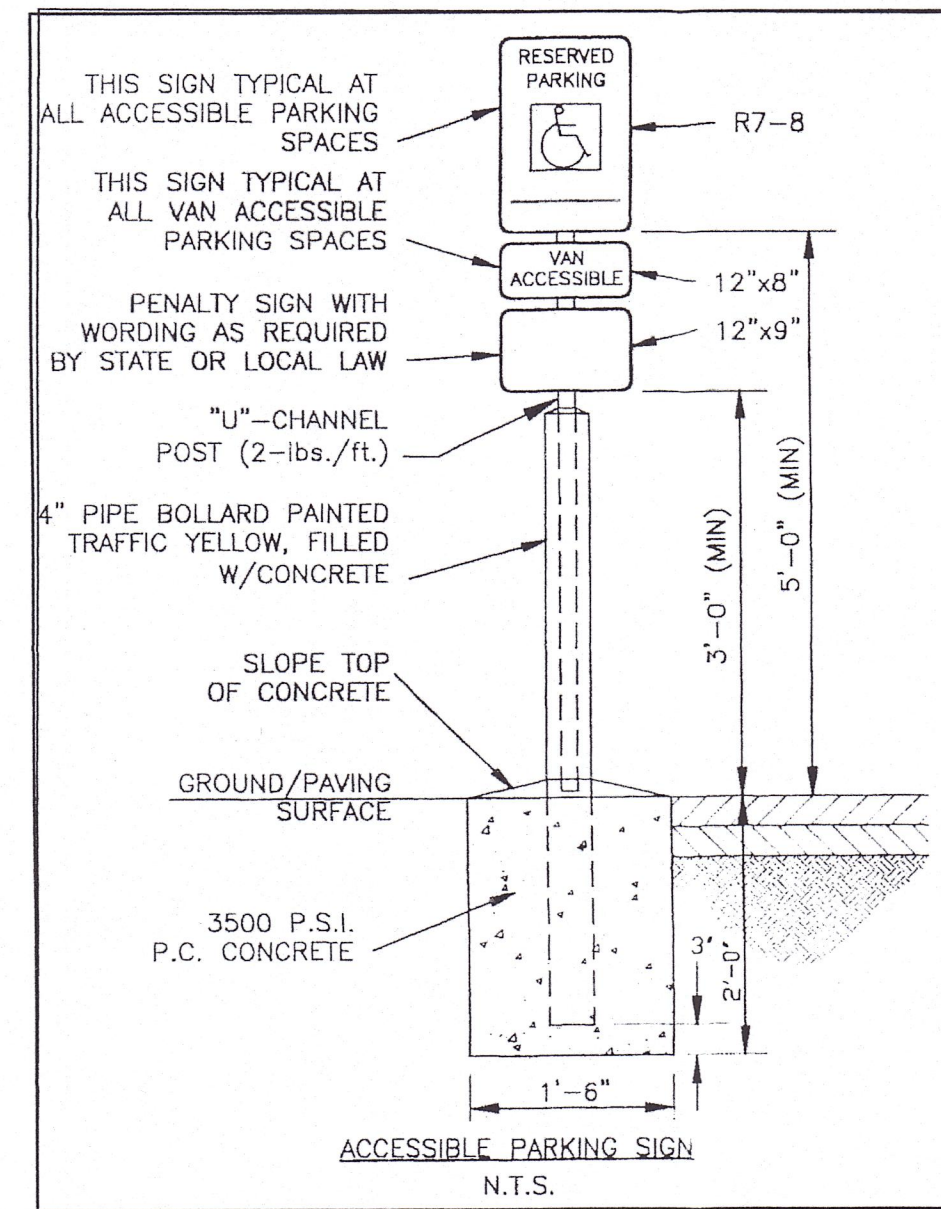


HANDICAP PARKING SIGN

SECURE TO 1 1/2" GALVANIZED STEEL POST WITH (2) 1/4" GALVANIZED BOLTS (1 TOP, 1 BOTTOM)

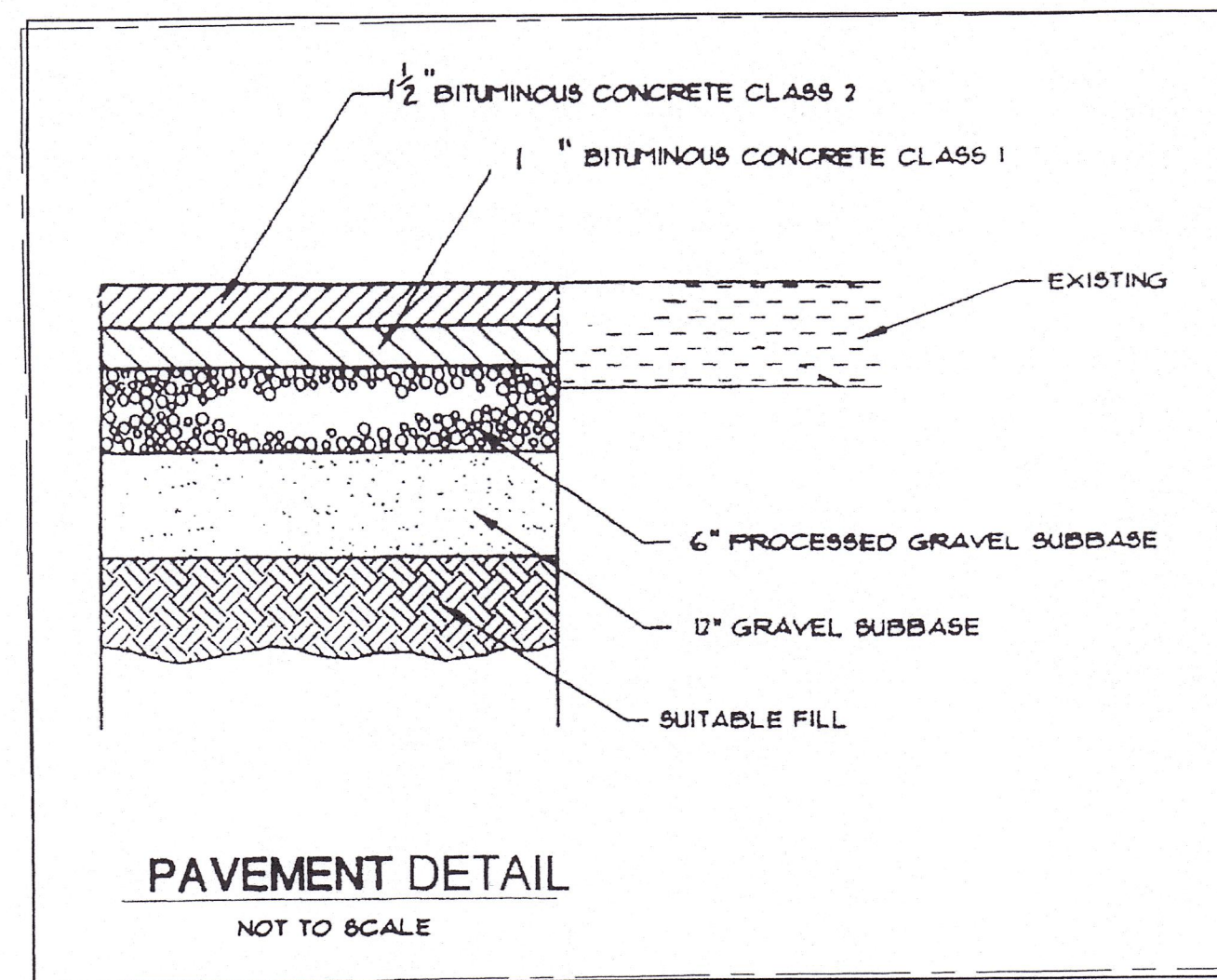
5'-0" TO GRADE

NDT TO SCALE



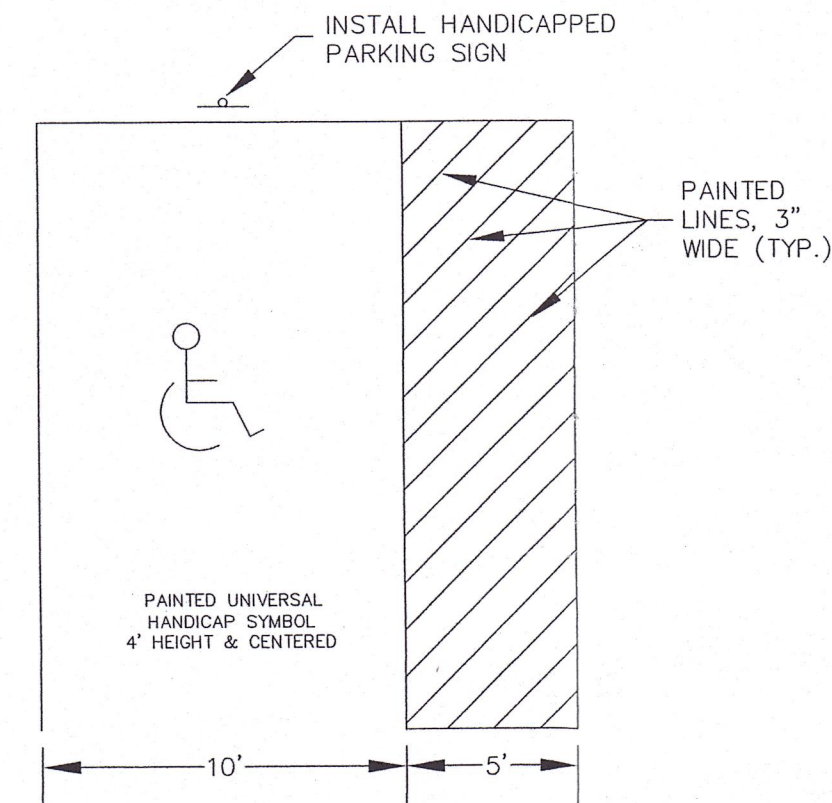
VAN ACCESSIBLE PARKING SIGN

NOT TO SCALE



PAVEMENT DETAIL

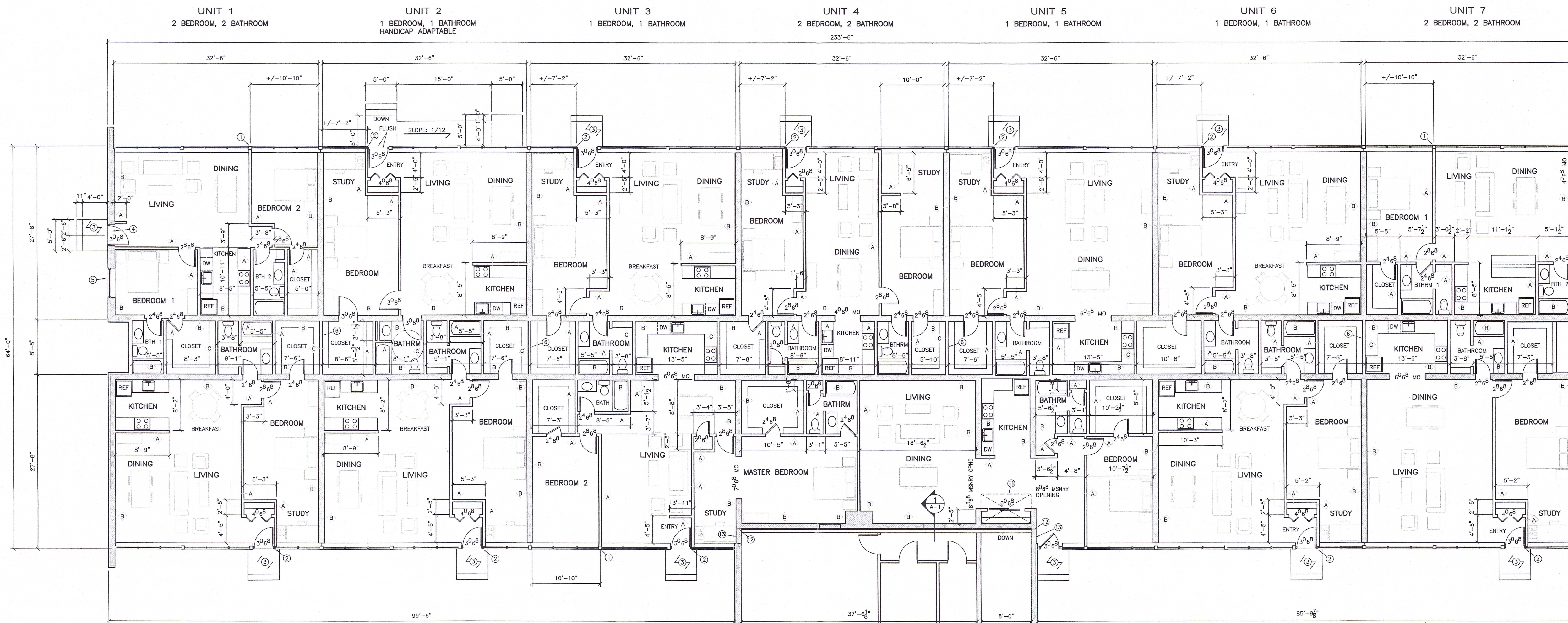
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HANDICAP PARKING SPACE

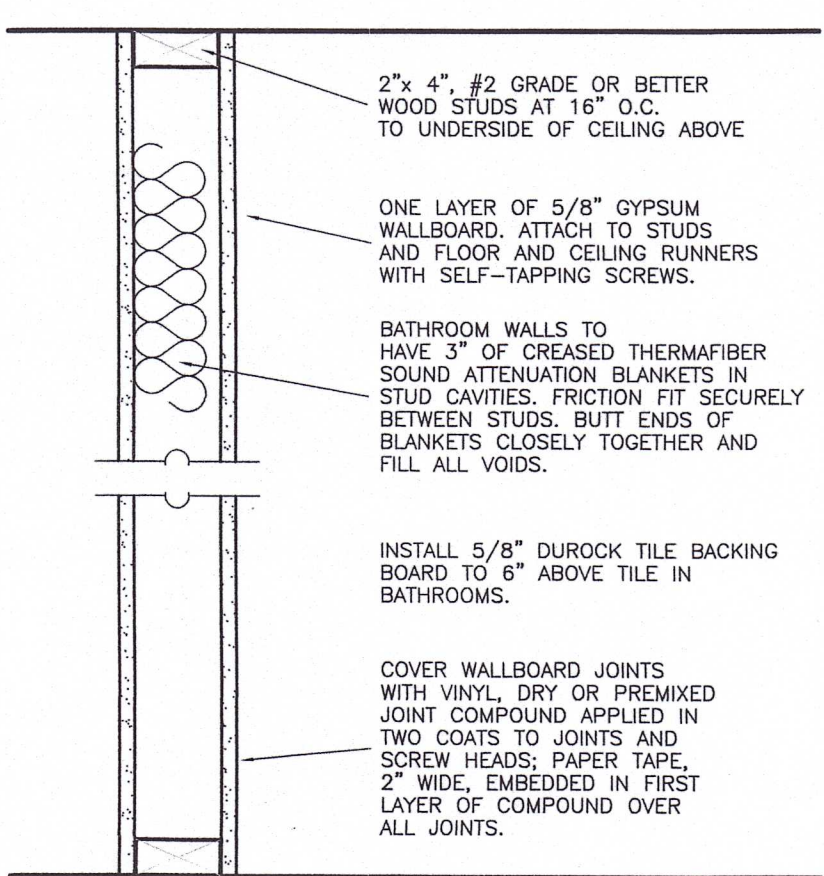
NOT TO SCALE

PLAN SHOWING
 CONSTRUCTION AND SITE DETAILS
 COMMERCIAL DEVELOPMENT
 PROPERTY OF
 LEDYARD CENTER, LLC
 740 COLONEL LEDYARD HIGHWAY
 A.K.A.
 CONNECTICUT ROUTE 117
 LEDYARD, CONNECTICUT
 FEBRUARY 2023

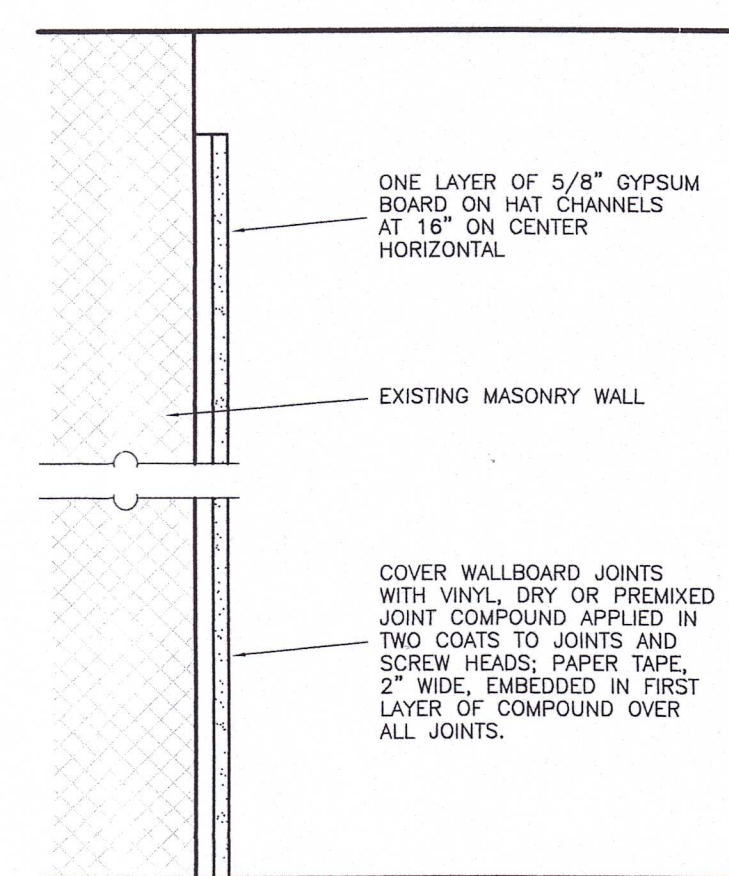


FLOOR PLAN
SCALE: 1/8" = 1'-0"
PLAN NORTH

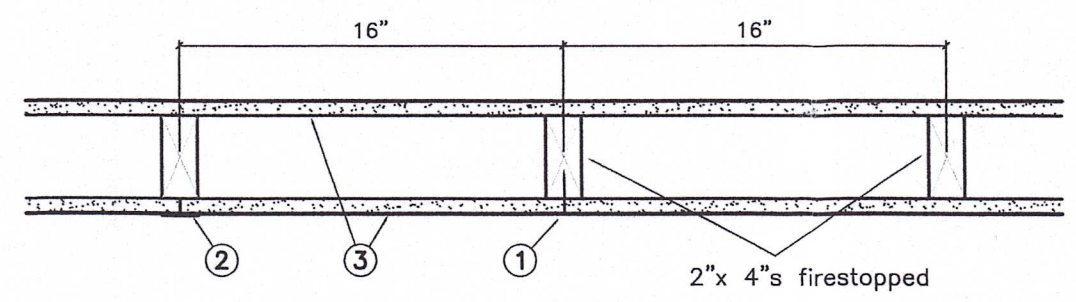
UL DESIGN NO. U305
BEARING WALL RATING - 1 HR.



A PARTITION TYPE 'A'
NO SCALE



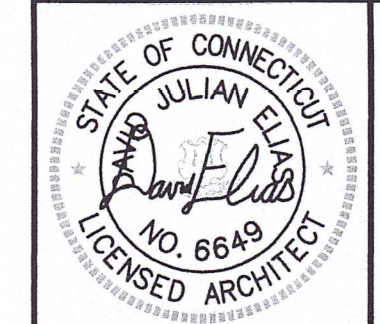
B PARTITION TYPE 'B'
NO SCALE



C PARTITION TYPE 'C'
NO SCALE

1. NAILHEADS - EXPOSED OR COVERED WITH JOINT COMPOUND.
2. JOINTS - EXPOSED OR COVERED WITH FIBER TAPE AND JOINT COMPOUND EXCEPT WHERE REQUIRED FOR SPECIFIC EDGE CONFIGURATION. FOR TAPERED, ROUNDED-EDGE WALLBOARD, JOINTS COVERED WITH JOINT COMPOUND OR FIBER TAPE AND JOINT COMPOUND. AS AN ALTERNATE, NOM 3/32 IN. THICK GYPSUM VENEER PLASTER MAY BE APPLIED TO THE ENTIRE SURFACE OF CLASSIFIED VENEER BASEBOARD. JOINTS REINFORCED.
3. WALLBOARD, GYPSUM - 5/8 IN. THICK WALLBOARD PAPER OR VINYL SURFACED, WITH BEVELED, SQUARE, OR TAPERED EDGES, APPLIED EITHER HORIZONTALLY OR VERTICALLY. WALLBOARD NAILED 7 IN. OC WITH 6d CEMENT-COATED NAILS 1-7/8 IN. LONG, 0.0915 IN. SHANK DIAM AND 1/4 IN. DIAM HEADS. WHEN USED IN WIDTHS OF OTHER THAN 48 IN., WALLBOARD IS TO BE INSTALLED HORIZONTALLY.
- 3A. WALLBOARD, GYPSUM - (AS AN ALTERNATE TO ITEM 3) - NOM 3/4 IN. THICK, INSTALLED AS DESCRIBED IN ITEM 3.
- 3B. WALLBOARD, GYPSUM - (AS AN ALTERNATE TO ITEMS 3 AND 3A) - 5/8 IN. THICK, 4 FT WIDE, SQUARE EDGE, APPLIED VERTICALLY. WALLBOARD NAILED 8 IN. OC WITH 1-3/4 IN. LONG GALVANIZED ROOFING NAILS. JOINT COVERING (ITEM 2) NOT REQUIRED.
4. STEEL CORNER FASTENERS - (OPTIONAL) - FOR USE AT WALL CORNERS. CHANNEL SHAPED, 2 IN. LONG BY 1 IN. HIGH ON THE BACK SIDE WITH TWO 1/8 IN. WIDE CLEATS PROTRUDING INTO THE 5/8 IN. WIDE CHANNEL, FABRICATED FROM 24 GAUGE GALV STEEL. FASTENERS APPLIED ONLY TO THE END OR CUT EDGE (NOT ALONG TAPERED EDGES) OF THE WALLBOARD, NO GREATER THAN 2 IN. FROM CORNER OF WALLBOARD, MAX SPACING 16 IN. OC. NAIL TO ADJACENT STUD THROUGH TAB USING ONE NO. 6d CEMENT-COATED NAIL PER FASTENER. CORNERS OF WALLBOARD SHALL BE NAILED TO TOP AND BOTTOM PLATE USING NO. 6d CEMENT-COATED NAILS.
5. BATTS AND BLANKETS* - (OPTIONAL, NOT SHOWN) - GLASS FIBER OR MINERAL WOOL INSULATION. * BEARING THE UL CLASSIFICATION MARKING.

- NOTES
- 01) CENTER PARTITION ON WINDOW MULLION.
 - 02) ALIGN EDGE OF PARTITION WITH EDGE OF WINDOW MULLION.
 - 03) 5'-0"x 4'-0" LANDING AND STEPS OF 3,000 PSI CONCRETE REINFORCED WITH 6"x 6" W1.4x W1.4 WELDED WIRE FABRIC CENTERED ON DOOR. LANDING TO BE 6" BELOW APARTMENT FLOOR AT DOOR AND SLOPE AWAY FROM DOOR AT 1/4" PER FOOT. THE NEW LANDING INTO EXISTING CONCRETE BY DRILLING AND INSERTING 12" #5 BARS INTO EXISTING FOUNDATION WALL WITH GROUT. LOCATE BARS 12" O.C. HORIZONTALLY.
 - 04) CUT OPENING IN MASONRY WALL FOR ENTRANCE DOOR.
 - 05) CUT OPENING IN MASONRY WALL FOR 4'-8"x 3'-4" CASEMENT WINDOW.
 - 06) CENTER PARTITION ON PARALLEL CONCRETE MASONRY WALLS BEYOND.
 - 07) CUT OPENING IN MASONRY WALL FOR PASSAGE FROM ENTRY TO LIVING AREA.
 - 08) INFILL MASONRY OPENING RESULTING FROM REMOVED DOOR WITH PAINTED 1/2" MDO PLYWOOD ON 2"x 6" STUDS AT 16" ON CENTER WITH PAPER FACED R-15 BATT INSULATION BETWEEN. TRIM WITH 1"x 4" AZEK. REFER: 2/A-2.
 - 09) REMOVE EXISTING OVERHEAD DOOR, FRAME OPENING TO ACCOMMODATE 4'-8"x 3'-4" CASEMENT WINDOW AND SHEATH EXTERIOR IN PAINTED 1/2" MDO PLYWOOD TRIMMED WITH 1"x 4" AZEK.
 - 10) FRAME FLOOR TO LEVEL OF EXISTING BUILDING. FLOOR TO BE CONSTRUCTED OF 3/4" PLYWOOD SUBFLOOR ON 2"x 8" JOISTS AT 16" ON CENTER.
 - 11) REMOVE EXISTING CONCRETE STAIRS TO LOWER WING.
 - 12) SAW CUT GUM TO SEPARATE WALLS. CUT ROOF MEMBRANE AND ROOF DECK IN LINE WITH VERTICAL CUT TO SEPARATE ROOF. COVER SEPARATED ROOF WITH EXPANSION JOINT.
 - 13) SEPARATE ROOF ABOVE FROM WALL. PREVENT WATER INTRUSION BY INSTALLING EXPANSION JOINT AT INTERSECTION.



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