

Nova Classical Academy
06/02/2025

**Summary of Changes/Developments from
Schematic Design to Design Development**

Architectural

- Building was repositioned on the site slightly to accommodate surveyed boundaries
- Conflict between existing sanitary sewer line and new skyway columns was discovered and brought to the attention of NCA, further investigation needed.
- Skyway layout was revised to accommodate site and grading/street constraints and structural systems (now better known with additional structural developments)
- Floor to Floor heights were adjusted slightly to accommodate existing site grading and skyway clearance constraints
- Exterior envelope/building overall design was refined and developed around specific materials and systems.
- Office layouts were revised to optimize space allocations
- Stair layouts were revised to accommodate adjustments to building floor to floor and existing grades
- Ramping was added to the main level to mitigate issue related to stormwater management and site grading
- Roof drainage systems were developed and coordinated with MEP
- Approximately 800SF was added to the building footprint to accommodate mechanical equipment
- Amount of glazing, façade articulation, material selection, and incorporation of additional human/pedestrian scale elements were added to ensure compliance

with City Zoning Code to the greatest extent possible.

- Additional security doors were added within the existing building, at the request of NCA
- Mezzanine (near stage) layout was adjusted to minimize impact to existing electrical systems.
- General minor coordination items with MEP, Structural and Civil
- Determined that sub-slab vapor mitigation system can be passive, in place of active previously assumed.

Civil

- A topographic survey was provided, and the finished floor elevation was determined based on existing grades and building main entrance location.
- Civil responded to several minor modifications to the building -
 - Grades were confirmed relative to the building and site. A grading plan was developed.
 - Utility connection locations were finalized and coordinated with the MEP team.
 - Roof drain outlet locations and connections were coordinated.
 - Pedestrian site circulation was further developed as the building and site amenities were refined.
- The stormwater pond was refined - the shape was modified slightly, the stormwater connection and the pond-related elevations were confirmed. Parking lot catch basin locations and connections were coordinated.
- The parking lot location and geometry was refined. A paving plan was developed.
- Erosion control plans were developed.

Detail plan sheets were developed.

Continued →

Landscape

- Landscape plantings to conform to the City's landscaping requirements
- Include fence and plantings for screening of parking lot to comply with City requirements

Structural

- Skyway structural systems were designed/developed to a level sufficient to submit for city variances/permits
- Building structural systems were developed and coordinated with Architectural, Civil, and MEP

Mechanical, Electrical, Plumbing

- Specific mechanical, electrical, and plumbing systems were developed, and coordinated
- Coordination with Civil for utility connections and stormwater management
- Preliminary fixture and equipment layouts were developed and illustrated for coordination.