

APPLICATION FOR SITE PLAN APPROVAL

Owner of record: The Hotchkiss School

Address of owner: 33 Lime Rock Road

Property Location: Tax Map 02 Lot 58 Land Records: Vol. 114 Page 267

Acreage: 11.43 Zone: RR1

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: N/A

Conservation Commission Approval, if applicable: _____

Historic District Commission Approval, if applicable: _____

Approval From TAHD: _____ WPCA: _____ BHC: _____

If applicable, boundaries of flood plain, aquifer protection zone, Housatonic River District, or Historic District should be on Site Plan.

Additional Remarks: _____

Owner's Signature:  Date: 9-27-2024

Applicant's Signature and Title: John Bryant, Director of Facilities

Applicant's address and phone number: 11 Interlaken Road Lakeville, CT 06039

(860) 435-3162

Filed at Planning and Zoning Commission Office: _____, 2001

Date of next regular Commission meeting: _____

Date of approval or denial of plan: _____

A decision on a site plan submitted as part of a zoning permit application shall be rendered within 65 days after receipt of the plan at a regular meeting of the Commission. The applicant may request extensions of the decision period, not to exceed two further 65-day periods.

TWO FAMILY CONVERSION FOR: THE HOTCHKISS SCHOOL

33 LIME ROCK ROAD
LAKEVILLE, CT

DRAWING LIST

T01	• TITLE SHEET
T02	• GENERAL SPECIFICATIONS
C01	• CAMPUS SITE PLAN • ENLARGED LOCAL SITE PLAN
D01	• DEMO PLANS & ELEVATIONS
A01	• FLOOR PLANS • WALL TYPES • FIRE RATED DETAILS • LIGHT/VENT/EGRESS
A02	• EXTERIOR ELEVATIONS

ABBREVIATIONS

A.F.F.	• ABOVE FINISHED FLOOR	LVL	• LAMINATED VENEER LUMBER
ACO.U.	• ACOUSTICAL	M.H.	• MANHOLE
ALUM.	• ALUMINUM	M.O.	• MASONRY OPENING
ARCH.	• ARCHITECT	MAX.	• MAXIMUM
@	• AT	MECH.	• MECHANICAL
B/O	• BOTTOM OF	MFR.	• MANUFACTURER
BLDG.	• BUILDING	MIN.	• MINIMUM
BLK.	• BLOCK	MISC.	• MISCELLANEOUS
BOT.	• BOTTOM	MTL.	• METAL
C.D.	• CONSTRUCTION DOCUMENTS	N.I.C.	• NOT IN CONTRACT
C.H.	• CEILING HEIGHT (FINISHED)	N.T.S.	• NOT TO SCALE
CAB	• CABINET	NO.	• NUMBER
CB	• CATCH BASIN	NOM.	• NOMINAL
CIP	• CAST IRON PIPE	O.A.	• OVERALL
CJ	• CONTROL JOINT	O.C.	• ON CENTER
CL	• CENTERLINE	O.H.	• OVERHANG
CLG	• CEILING	OH	• OVERHEAD
CLO.	• CLOSET	OPG	• OPENING
CLR.	• CLEAR	OPP	• OPPOSITE
CMU	• CONCRETE MASONRY UNIT	P.L.	• PROPERTY LINE
CO	• CLEAN OUT	PART.	• PARTITION
COL.	• COLUMN	PERP.	• PERPENDICULAR
CONC.	• CONCRETE	PLWD.	• PLYWOOD
CONST.	• CONSTRUCTION	POLY	• POLYETHYLENE
CONT.	• CONTINUOUS	PSF	• POUNDS/SQUARE FOOT
CT	• CERAMIC TILE	PSI	• POUNDS/SQUARE INCH
D/W	• DISHWASHER	PSL	• PARALLEL STRAND LUMBER
DBL	• DOUBLE	PT	• PRESSURE TREATED
DEMO	• DEMOLITION	PVC	• POLYVINYLCHLORIDE
DET.	• DETAIL	QTY.	• QUANTITY
DIA.	• DIAMETER	R	• RADIUS
DIAG.	• DIAGONAL	R.D.	• ROOF DRAIN
DIM.	• DIMENSION	R.O.	• ROUGH OPENING
DL	• DEAD LOAD	R.O.W.	• RIGHT OF WAY
DN.	• DOWN	RE BAR	• REINFORCING BAR
DR	• DOOR	REF.	• REFRIGERATOR
DWG.	• DRAWING	REINF.	• REINFORCED
E.I.F.S.	• EXTERIOR INSULATION & FINISH SYSTEMS	REQ'D	• REQUIRED
EA.	• EACH	REV.	• REVISION
ELEC.	• ELECTRIC	RM	• ROOM
ELEV.	• ELEVATION	ROB	• RUN OF BANK
EPDM	• ETHYLENE PROPYLENE DIENE MONOMER	S.D.	• SMOKE DETECTOR
EQ.	• EQUAL	SAC	• SUSPENDED ACOUSTICAL CEILING
EQUIP.	• EQUIPMENT	SECT.	• SECTION
EXIST.	• EXISTING	SIM.	• SIMILAR
EXT.	• EXTERIOR	SPECS	• SPECIFICATIONS
F.E.	• FIRE EXTINGUISHER	SQ. FT.	• SQUARE FEET
F.D.	• FLOOR DRAIN	SQ. IN.	• SQUARE INCHES
FIN.	• FINISH	STL.	• STEEL
FIN. FL.	• FINISH FLOOR	STD.	• STANDARD
FL	• FLOOR	STOR.	• STORAGE
FOUND.	• FOUNDATION	SUSP.	• SUSPENDED
FTG.	• FOOTING	SYS.	• SYSTEM
GA.	• GAUGE	T&G	• TONGUE & GROOVE
GAL.	• GALLON	T/O	• TOP OF
GALV.	• GALVANIZED	TYP.	• TYPICAL
GFI	• GROUND FAULT INTERRUPTER	V.B.	• VAPOR BARRIER
GWB	• GYPSUM WALL BOARD	V.C.T.	• VINYL COMPOSITE TILE
H.M.	• HOLLOW METAL	V.C.B.	• VINYL COVE BASE
HC	• HANDICAP	V.T.	• VINYL TILE
HOR.	• HORIZONTAL	V.I.F.	• VERIFY IN FIELD
HVAC	• HEATING, VENTILATING AND AIR CONDITIONING	VERT.	• VERTICALLY
INSUL.	• INSULATION	W.C.	• WATER CLOSET
INT.	• INTERIOR	W.P.	• WEATHER PROOF
KIT	• KITCHEN	W.W.M.	• WELDED WIRE MESH
LAV	• LAVATORY	W/	• WITH
LIN.	• LINEN	WD.	• WOOD
		WT.	• WEIGHT
		YD.	• YARD

GENERAL NOTES

- ALL WORK SHALL CONFORM TO 2022 CONNECTICUT STATE BUILDING CODE AS WELL AS ALL OTHER APPLICABLE CODES AND ORDINANCES.
- CONTRACTOR(S) IS TO REQUEST CLARIFICATION FROM THE ARCHITECT REGARDING ANY ERRORS, OMISSIONS, OR DISCREPANCIES, IF ANY, FOUND IN THE CONSTRUCTION DOCUMENTS BEFORE PROCEEDING WITH THE SAID WORK.
- NO DRAWING IS TO BE SCALED; USE DIMENSIONS ONLY.
- DIMENSIONS ARE TAKEN FROM FACE OF MASONRY/CONCRETE OR WOOD MEMBERS UNLESS OTHERWISE INDICATED.
- CONTRACTOR(S) IS TO OBTAIN AND PAY FOR ALL REQUIRED LOCAL PERMITS BEFORE WORK CAN COMMENCE.
- ITEMS NOT NOTED, BUT IMPLIED AS NECESSARY FOR THE PERFORMANCE OF THE CONTRACT, ARE CONSIDERED PART OF THE WORK
- ALL MATERIAL AND WORKMANSHIP IS TO BE GUARANTEED BY THE CONTRACTOR TO BE FREE FROM DEFECTS FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF A VALID CERTIFICATE OF OCCUPANCY. THE CONTRACTOR AGREES TO CORRECT ANY DEFECTS AS MAY OCCUR DURING THE GUARANTEE PERIOD.
- ALL WORK IS TO BE EXECUTED BY MECHANICS SKILLED IN THEIR TRADES.
- ALL CHANGES OR SUBSTITUTIONS ARE TO BE APPROVED BY THE OWNER IN WRITING BEFORE BEING INCORPORATED INTO THE WORK.
- ALL TRADES WILL COOPERATE WITH EACH OTHER TO FACILITATE THE PROGRESS OF THE ENTIRE JOB.
- CONTRACTOR(S) IS TO PROTECT THE PUBLIC AND PREMISES DURING THE PERIOD OF CONSTRUCTION WITH ADEQUATE SHORING, BRACING, FENCING, LIGHTING, ETC.
- CONTRACTOR(S) IS TO REMOVE ALL RUBBISH FROM THE SITE RESULTING FROM HIS/HER WORK DURING THE PROGRESS OF CONSTRUCTION AND SHALL LEAVE THE PREMISES IN A CONDITION SATISFACTORY TO THE OWNER PRIOR TO THE FINAL PAYMENT.
- ALL FOOTINGS TO BEAR ON UNDISTURBED SOIL MINIMUM 4'-0" BELOW FINISHED GRADE, UNLESS BEARING ON SOLID ROCK IS ESTABLISHED.
- CONFIRM ALL EXISTING CONDITIONS BEFORE PROCEEDING WITH THE SAID WORK.
- CONFORM TO ALL MANUFACTURERS INSTRUCTIONS AND SPECIFICATIONS FOR THE INSTALLATION OR USE OF ALL MATERIALS UNLESS OTHERWISE NOTED.
- PITCH FINISH GRADE AWAY FROM STRUCTURE.
- ALL CONSTRUCTION IS NEW UNLESS INDICATED AS EXISTING.
- STUD BEARING WALLS AND ROOF AND FLOOR DECK SHALL BE FRAMED WITH THE MEMBER SIZES AND/OR TYPES AT THE SPACING SHOWN ON THE PLANS. THE CONTRACTOR SHALL COORDINATE LOCATIONS OF ALL PLUMBING PIPING, HVAC DUCTING AND RECESSED LIGHTING FIXTURES, ETC., PRIOR TO LAYOUT TO AVOID INTERFERENCE THAT MAY REQUIRE THE ALTERING OR STRENGTHENING OF THE INSTALLED FRAMING.

SYMBOLS

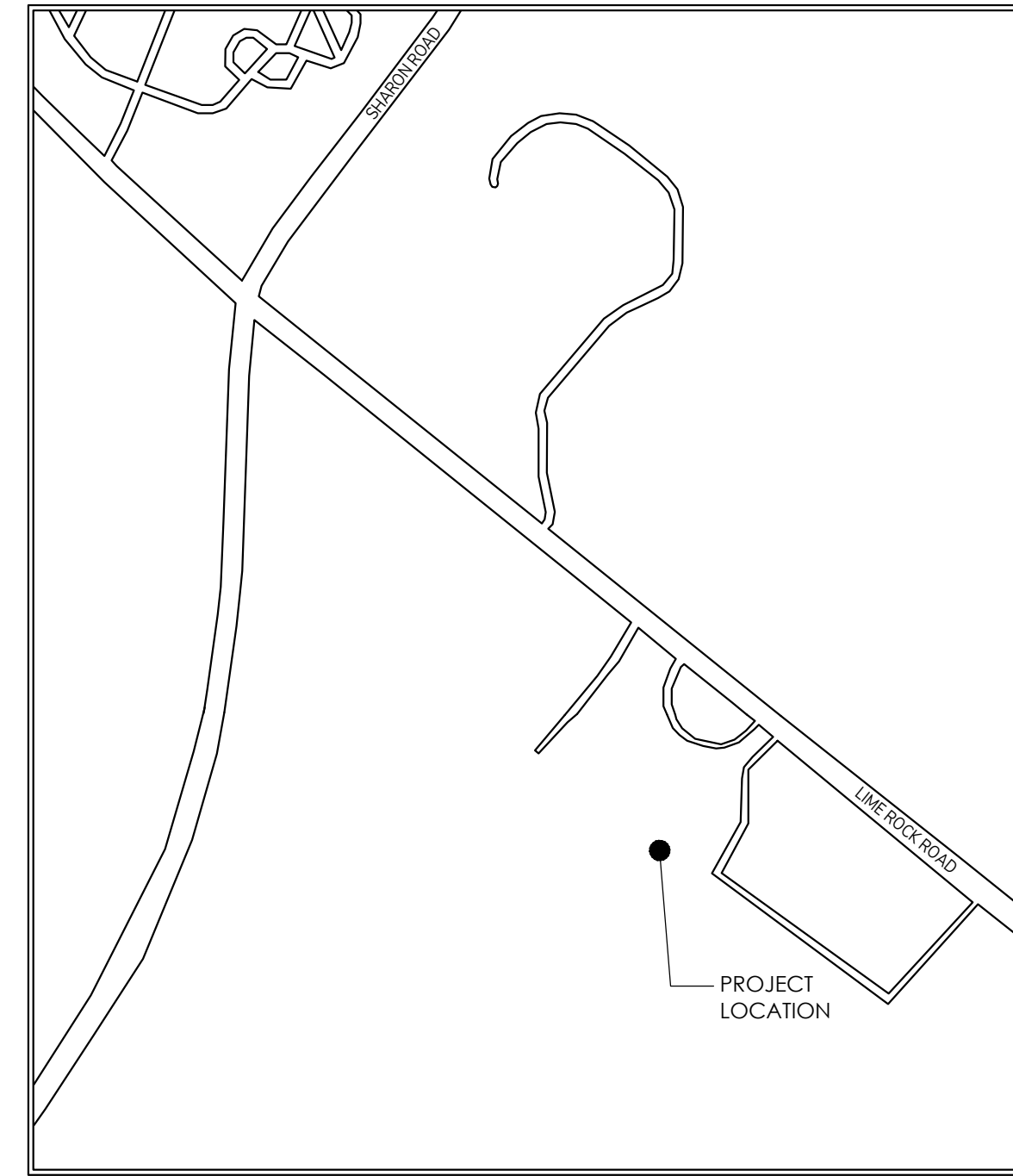
	ELEVATION NUMBER OR LETTER		DOOR TAG
	INTERIOR ELEVATION SYMBOL		WINDOW TAG
	SECTION NUMBER OR LETTER		GROUND FLOOR PLAN DRAWING TITLE
	BUILDING/WALL SECTION MARK		DETAIL MARK
	ELEVATION/DATUM POINT		COLUMN GRIDS
	PARTITION TYPE		CENTER LINE
	ROOM OR OPEN SPACE IDENTIFICATION		BREAK LINE
	OFFICE 104		DOTTED LINE (LINE ABOVE OR BELOW PLAN SOFFITS, ETC)
			DIMENSION LINE

MATERIAL LEGEND

	STONE GRAVEL		WOOD BLOCKING
	CONCRETE		CONTINUOUS WOOD FRAMING
	CONCRETE BLOCK		FINISH WOOD
	BRICK		PLYWOOD
	RIGID INSULATION		BATT INSULATION
	GYPSUM WALLBOARD PARTITION		STEEL

PROJECT DATA

LOCATION MAP
SCALE: 1"=500'-0"



CLASSIFICATION:

- OCCUPANCY
- R - RESIDENTIAL
- CONSTRUCTION
- TYPE 5B - FRAME CONSTRUCTION

DESIGN CRITERIA:

MIN. UNIFORM DISTRIBUTED LIVE LOADS (LBS./S.F.):

- FIRST FLOOR • 40
- SECOND FLOOR • 40
- THIRD FLOOR • 40
- STAIRS • 40
- ATTIC W/O STOR. • 10
- ATTIC W/ STOR. • 20
- DECKS • 40
- GUARDRAIL/HANDRAIL • 200
- ROOF • 35 GROUND SNOW LOAD

WIND SPEED:

- 115 M.P.H.
- STANDARD LIGHT-FRAME CONSTRUCTION IN THIS OCCUPANCY IS SUFFICIENT FOR THIS DESIGN CATEGORY

SEISMIC DESIGN CATEGORY:

- C
- STANDARD LIGHT-FRAME CONSTRUCTION IN THIS OCCUPANCY IS SUFFICIENT FOR THIS DESIGN CATEGORY

FLOOD HAZARD:

NEW CONSTRUCTION IS NOT LOCATED IN AREA INDICATED AS 100 YEAR FLOOD PLAN AS PER NATIONAL RESOURCES, PREPARED BY FEMA.

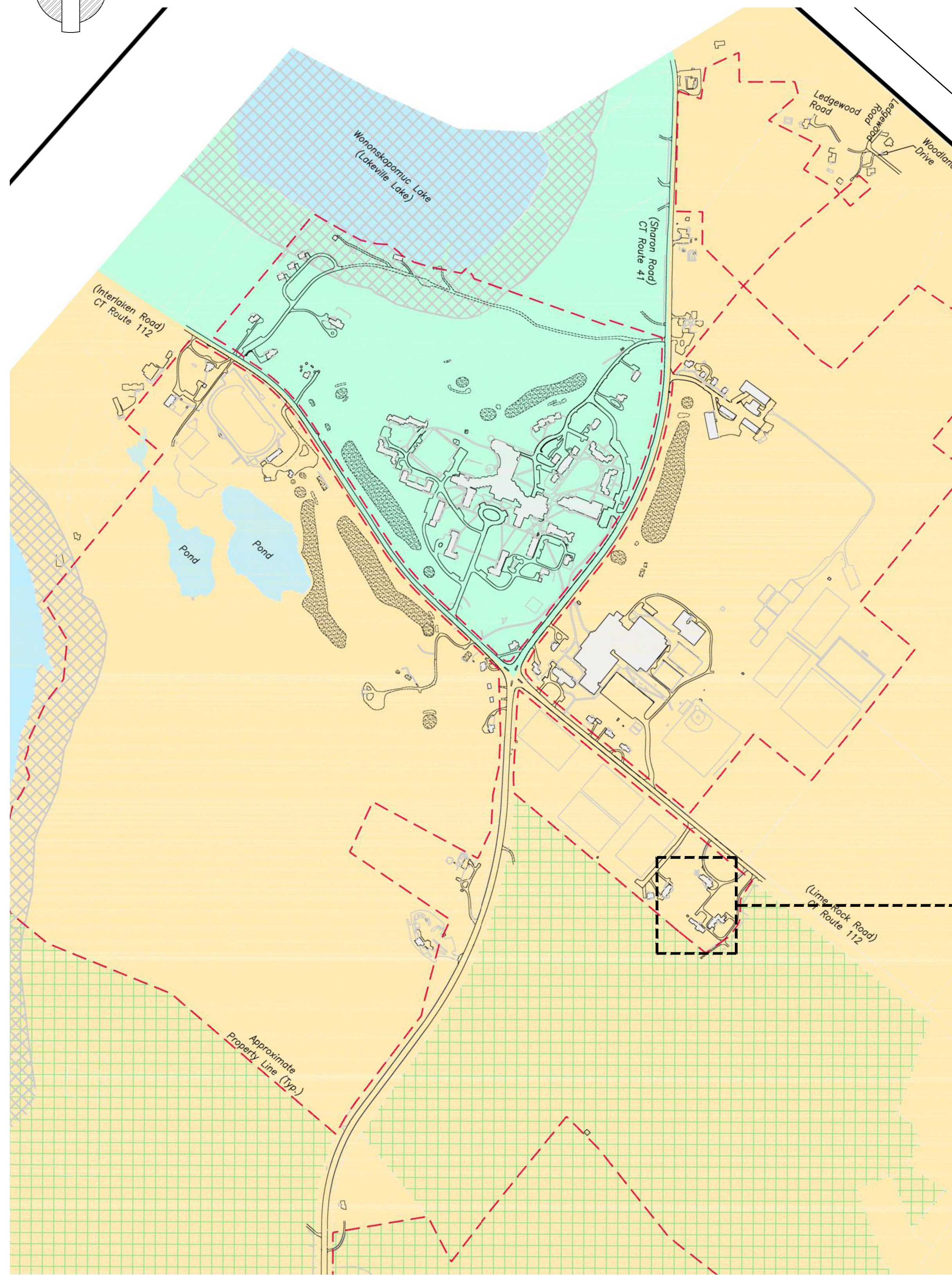
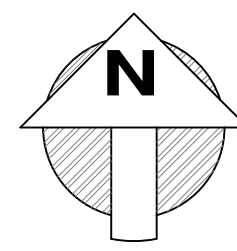
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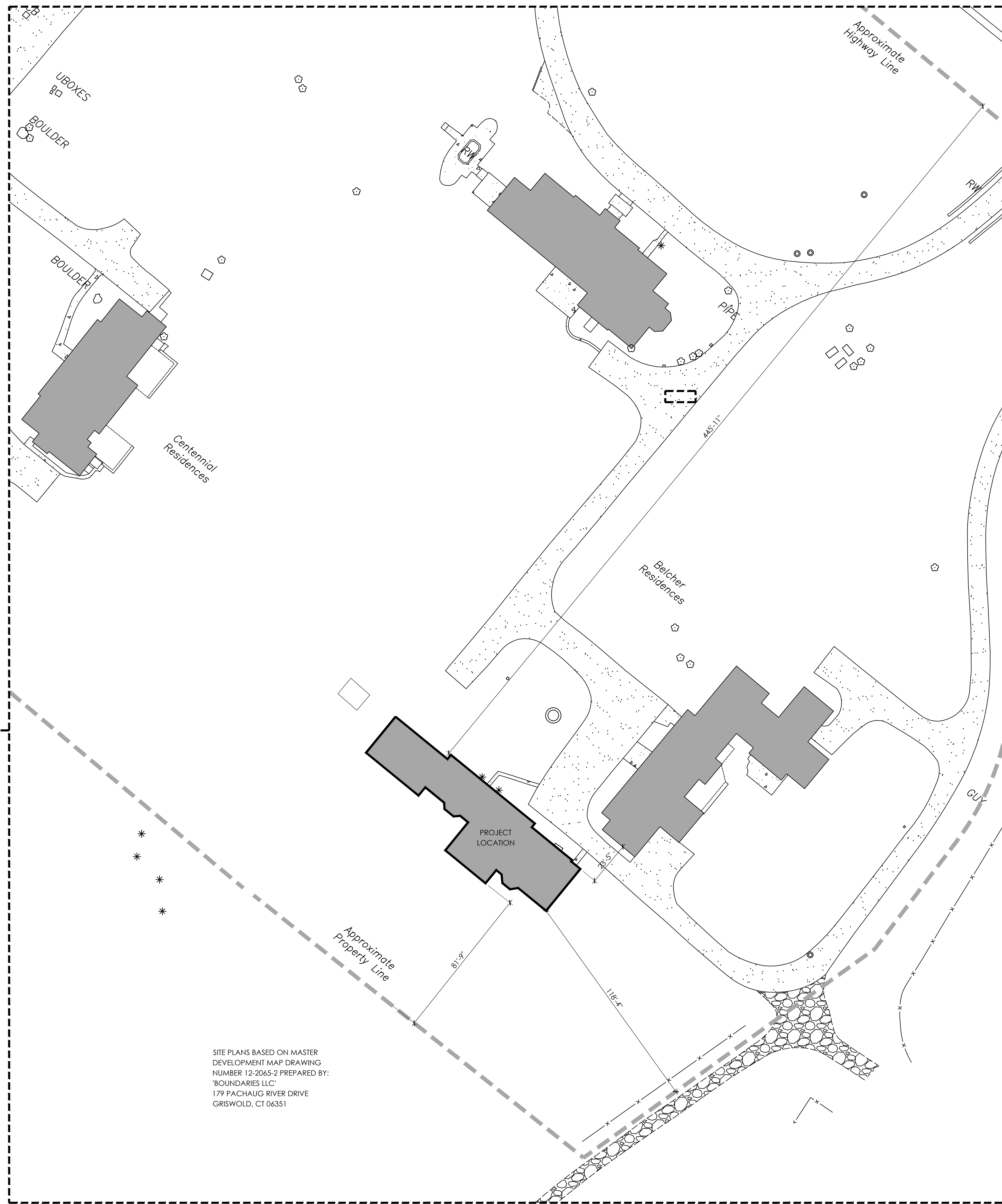
SHEET TITLE
TITLE SHEET

SCALE: AS NOTED
DATE: 29 JULY 2024
PROJECT NUMBER: 2206

SHEET NUMBER: T01



1 CAMPUS SITE PLAN
C1 SCALE: 1" = 500'-0"



SITE PLANS BASED ON MASTER DEVELOPMENT MAP DRAWING NUMBER 12-2065-2 PREPARED BY: 'BOUNDARIES LLC' 179 PACHAUG RIVER DRIVE GRISWOLD, CT 06351

2 ENLARGED LOCAL SITE PLAN
C1 SCALE: 1" = 30'-0"

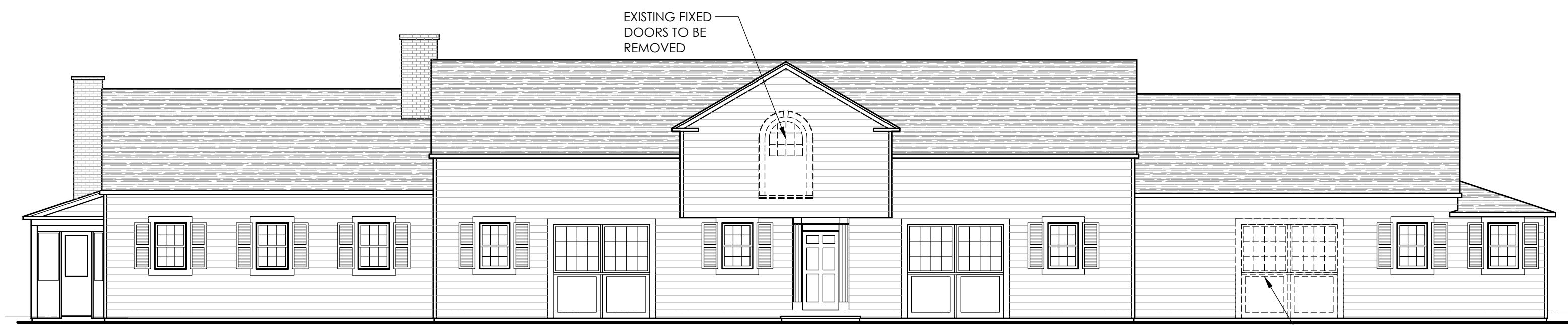
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#	REVISION	DATE

SHEET TITLE
**CAMPUS SITE PLAN
ENLARGED LOCAL SITE PLAN**

SCALE: AS NOTED	SHEET NUMBER: C01
DATE: 29 JULY 2024	PROJECT NUMBER: 2206



5 EAST DEMO ELEVATION
D01 SCALE: 1/8" = 1'-0"



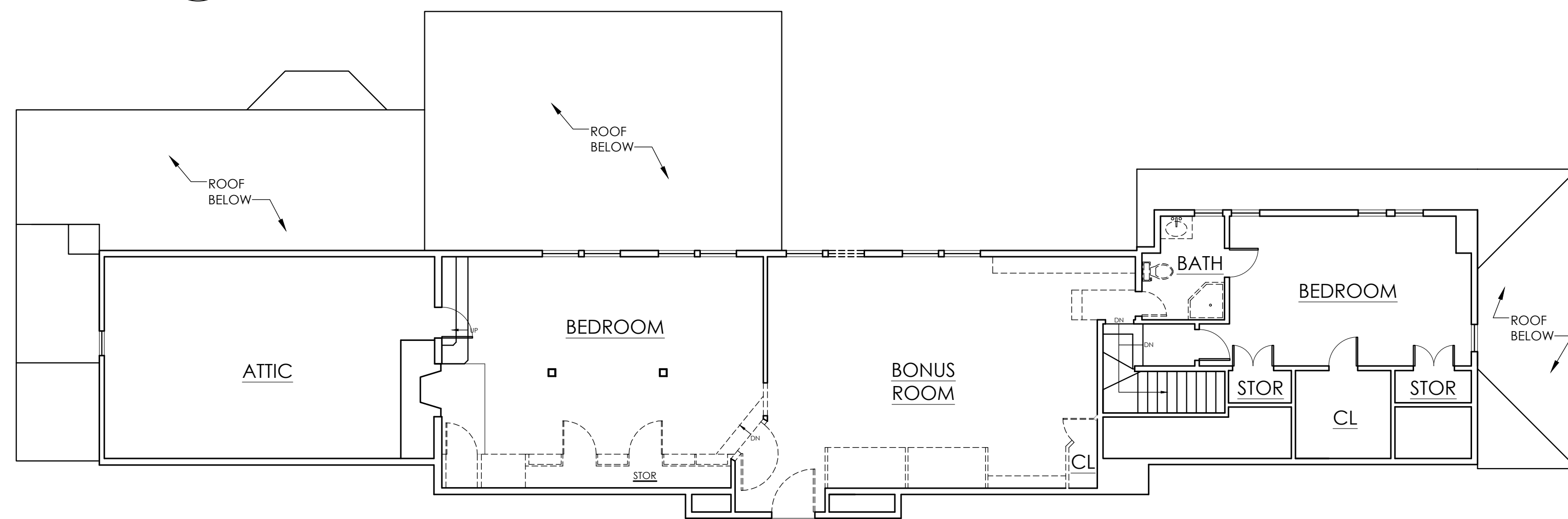
6 NORTH DEMO ELEVATION
D01 SCALE: 1/8" = 1'-0"



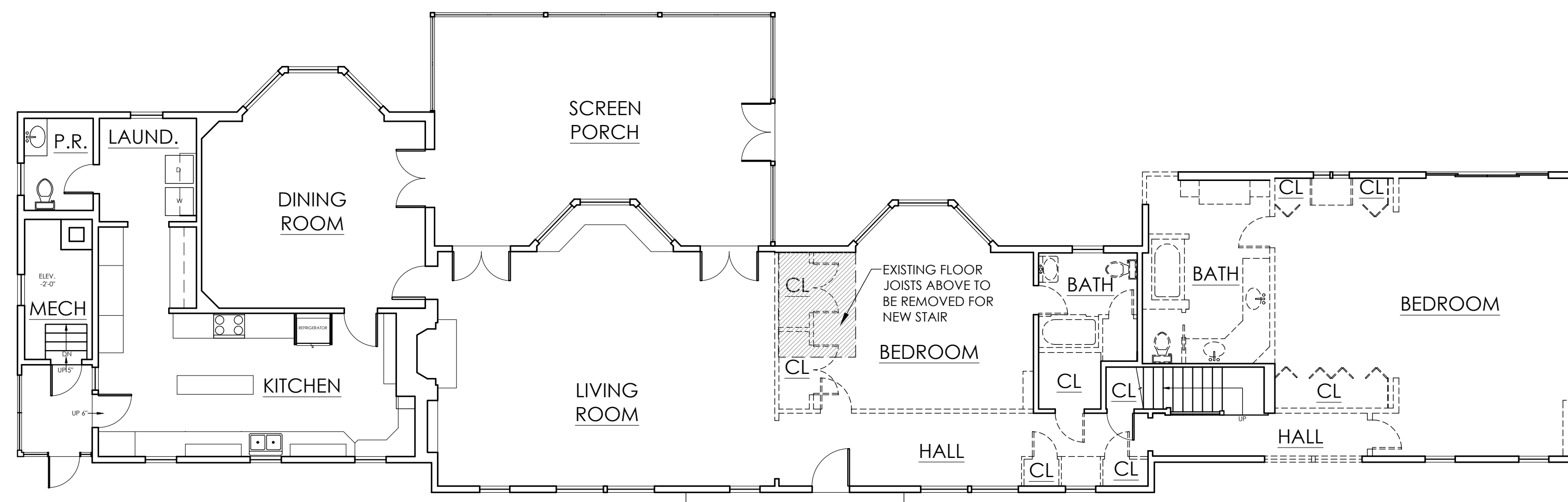
3 WEST DEMO ELEVATION
D01 SCALE: 1/8" = 1'-0"



4 SOUTH DEMO ELEVATION
D01 SCALE: 1/8" = 1'-0"



2 SECOND FLOOR DEMO PLAN
D01 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR DEMO PLAN
D01 SCALE: 1/8" = 1'-0"

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR THE AND REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS AND AS IS NECESSARY TO IMPLEMENT THE NEW WORK AS SHOWN IN THE DRAWINGS AND SPECIFICATIONS. ONLY WORKERS SKILLED AND KNOWLEDGEABLE IN THE RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY OF THE WORK. ALL WORK SHALL BE DONE CAREFULLY AND NEATLY, IN A SYSTEMATIC MANNER.
2. THE SCOPE OF DEMOLITION WORK GENERALLY HAS BEEN INDICATED ON THE DRAWINGS FOR THE CONTRACTOR'S INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
3. ALL EXISTING CONSTRUCTION SHALL REMAIN UNLESS OTHERWISE NOTED. CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM. IF, IN THE COURSE OF WORK, THE CONTRACTOR DESTROYS, LOSES OR DISTURBS ANY WORK WHICH IS TO REMAIN, TO BE STORED AND REUSED, OR DELIVERED TO THE OWNER, THEN THE CONTRACTOR SHALL REPAIR OR REPLACE SUCH WORK AS NECESSARY AT NO COST TO THE OWNER. MATERIALS TO BE REUSED SHALL BE STORED AND PROTECTED BY THE CONTRACTOR UNTIL THEY ARE REINSTALLED.
4. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES AND DISCARDED. UNLESS OTHERWISE NOTED, REMOVAL OF DEBRIS FROM THE AREA OF WORK SHALL BE DONE AT TIMES IN A MANNER FULLY APPROVED BY THE CITY OF BEACON, STATE OF NY, AND ANY OTHER GOVERNMENT AGENCIES, AND ACCORDING TO THE OWNERS POLICIES AND RULES. SEE DRAWINGS FOR ANY ITEMS TO BE REMOVED AND REUSED OR DELIVERED TO OWNER'S DESIGNATED STORAGE LOCATION.
5. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE BROOM CLEAN AT THE COMPLETION OF DEMOLITION. AREAS OUTSIDE OF THE CONSTRUCTION AREA SHALL BE KEPT DUST FREE/MOPPED ON A DAILY BASIS AS NEEDED.
6. REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY THE REMOVAL OF PARTITIONS. REMOVE ALL PIPING, ELECTRICAL CONDUITS, ETC., WHICH ARE NOT TO BE USED. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND, ABOVE OR BELOW FINISHED SURFACES, AND SHALL BE PROPERLY CAPPED, PLUGGED, OR TERMINATED.
7. THE OWNER SHALL HAVE THE OPTION OF INDICATING SPECIFIC REMOVALS IN ADDITION TO THESE SPECIFIED HEREIN.

WALL TYPES :

- EXISTING WALL CONSTRUCTION TO REMAIN
- - - EXISTING CONSTRUCTION TO BE REMOVED

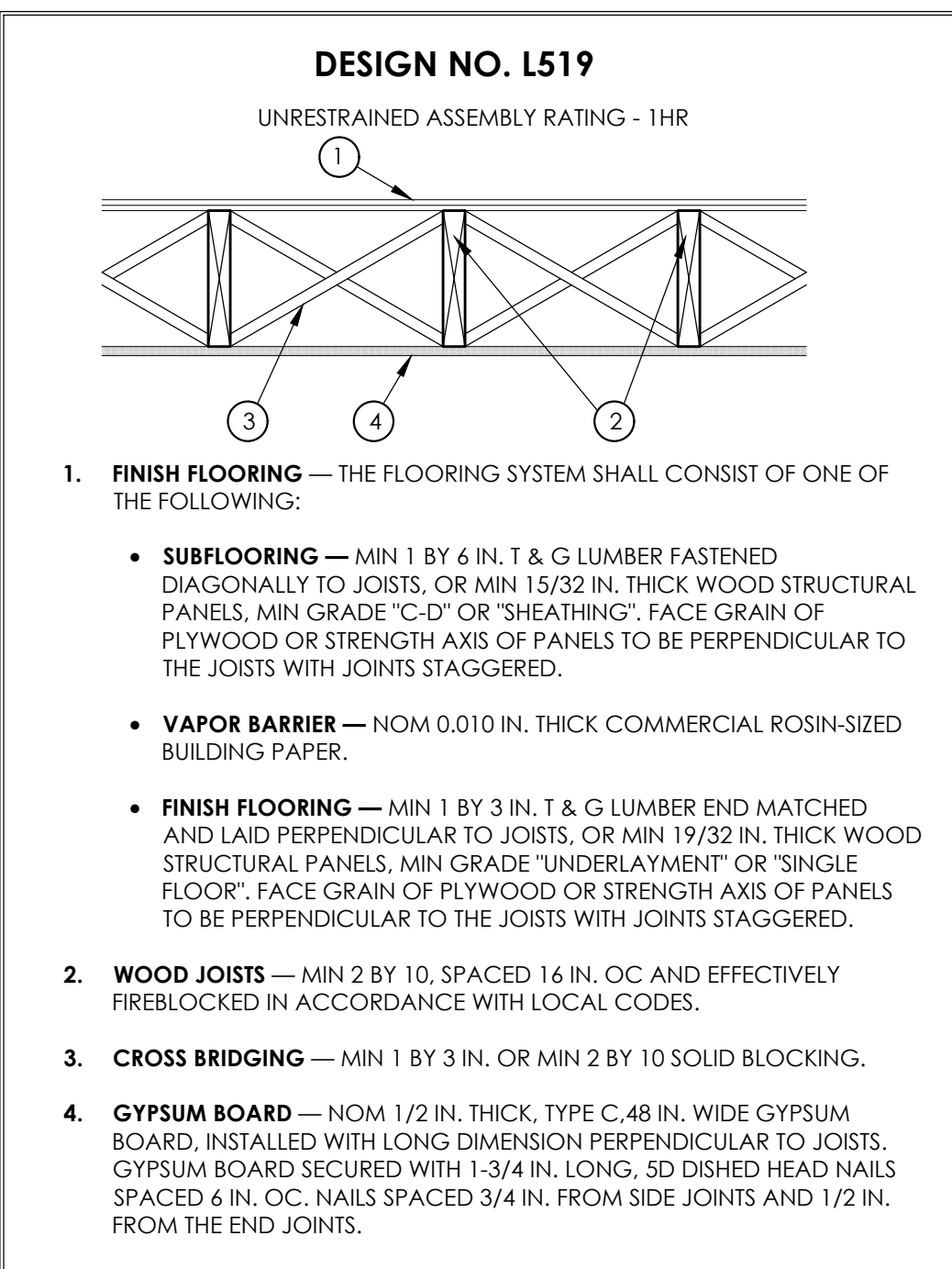
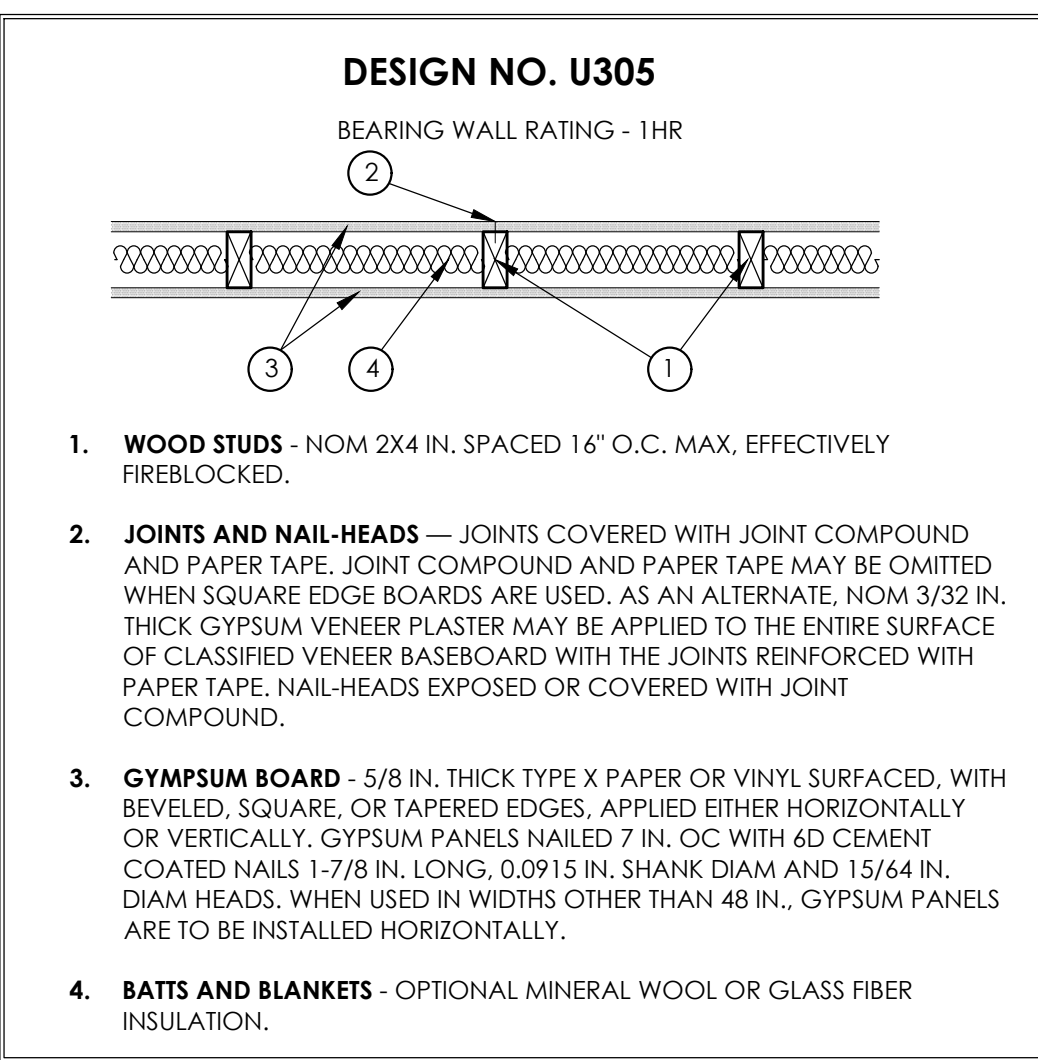
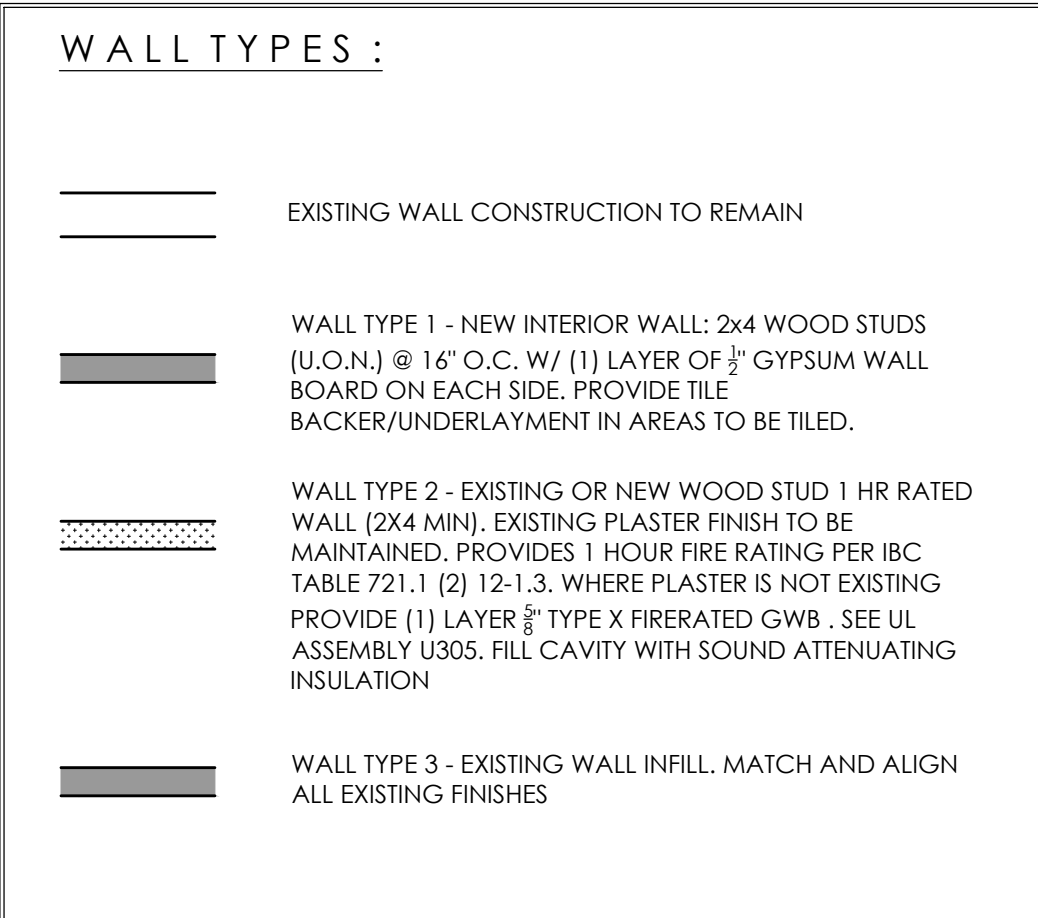
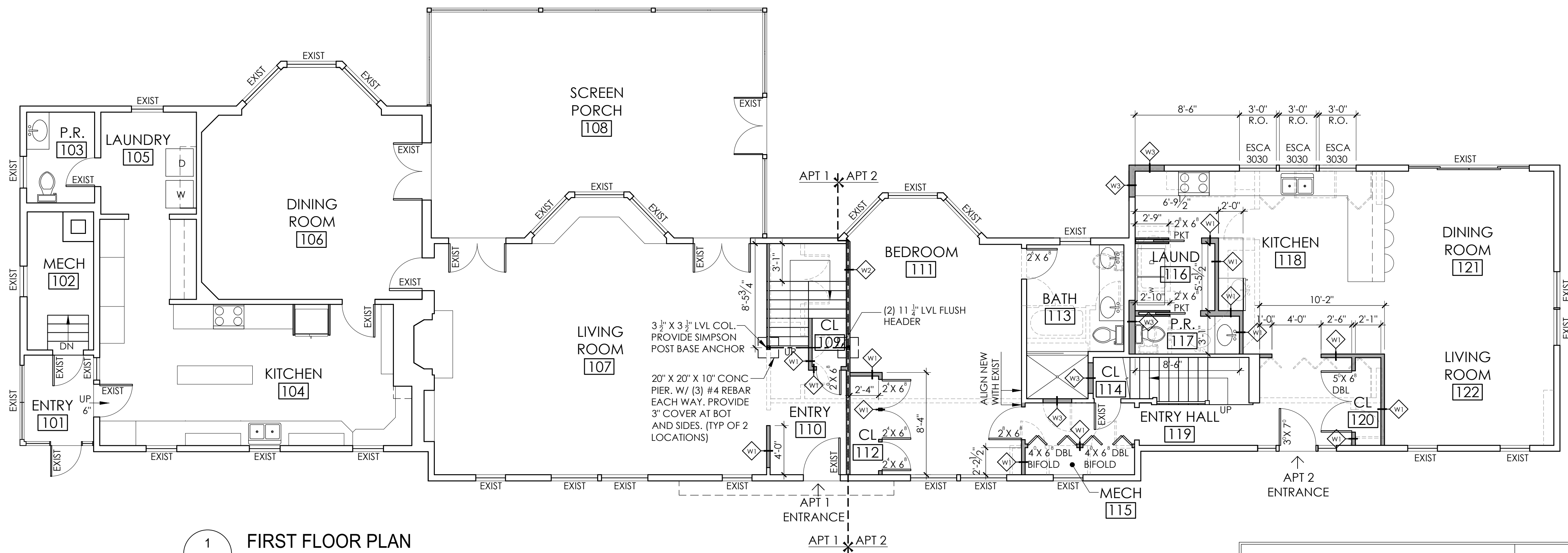
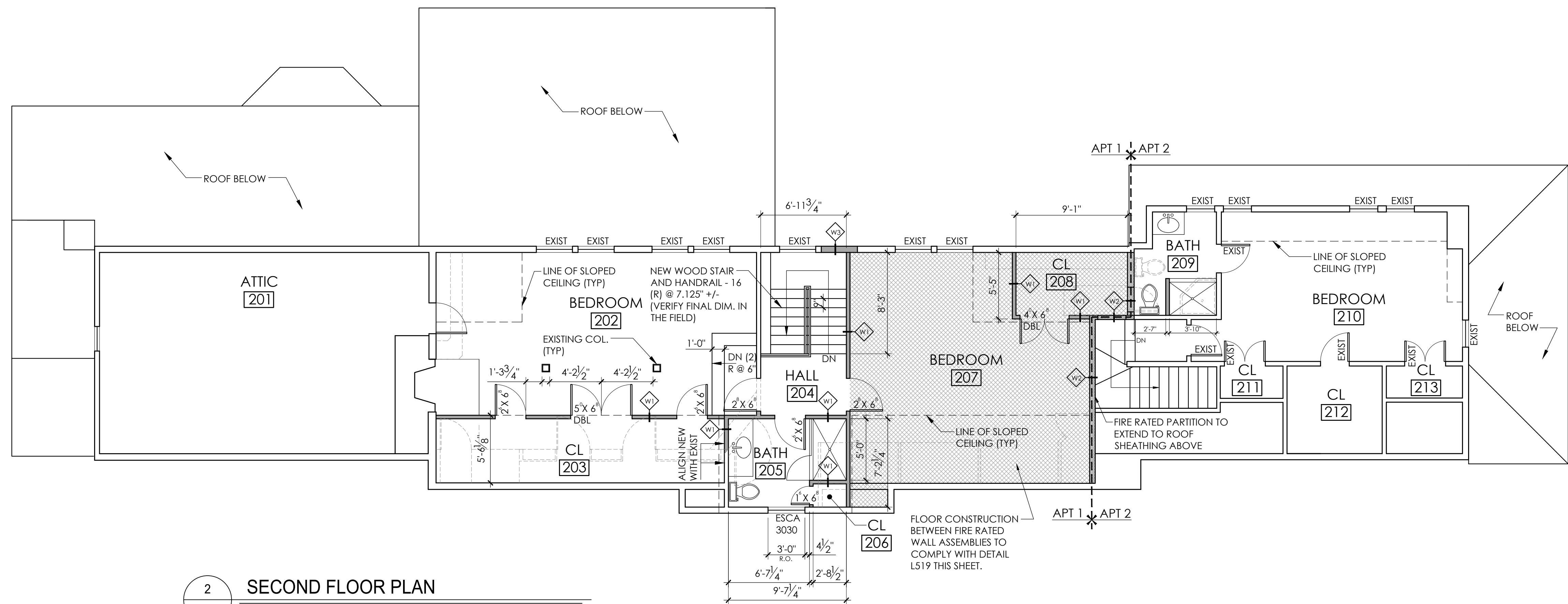
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#	REVISION	DATE

SHEET TITLE:
DEMO PLANS & ELEVATIONS

SCALE: AS NOTED
DATE: 29 JULY 2024
PROJECT NUMBER: 2206

SHEET NUMBER:
D01



HABITABLE ROOM AREA SCHEDULE			LIGHT		VENT		EGRESS (5.7 SF/20' MIN WIDTH/24' MIN HEIGHT)	
ROOM MARK	ROOM NAME	AREA (SF)	REQ'D (8%)	PROV'D	REQ'D (4%)	PROV'D	PROV'D	PROV'D
106	DINING ROOM	299	23.92	69.43	11.96	83.74		N/A
107	LIVING ROOM	509	40.72	123.87	20.36	66.84		N/A
111	BEDROOM	270	21.60	53.89	10.80	31.74		10.58/48"W X 31'H
121/122	DINING/LIVING ROOM	307	24.56	61.1	12.28	59.69		N/A
202	BEDROOM	282	22.56	39.44	11.28	24.20		6.05/35"W X 24'H
207	BEDROOM	278	22.24	19.72 ¹	11.12	12.1		6.05/35"W X 24'H
210	BEDROOM	289	23.12	22.24 ¹	11.56	14.54		4.01/27"W X 21'H ²

¹ PER R303.1.3 ARTIFICIAL LIGHT WILL BE PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOTCANDLES OVER THE AREA OF THE ROOM AT THE HEIGHT OF 30" ABOVE THE FLOOR LEVEL.
² WINDOWS ARE EXISTING AND REPLACEMENT IS NOT PART OF THE WORK.

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SHEET TITLE:
**FLOOR PLANS
 WALL TYPES
 FIRE RATED DETAILS
 LIGHT/VENT/EGRESS**

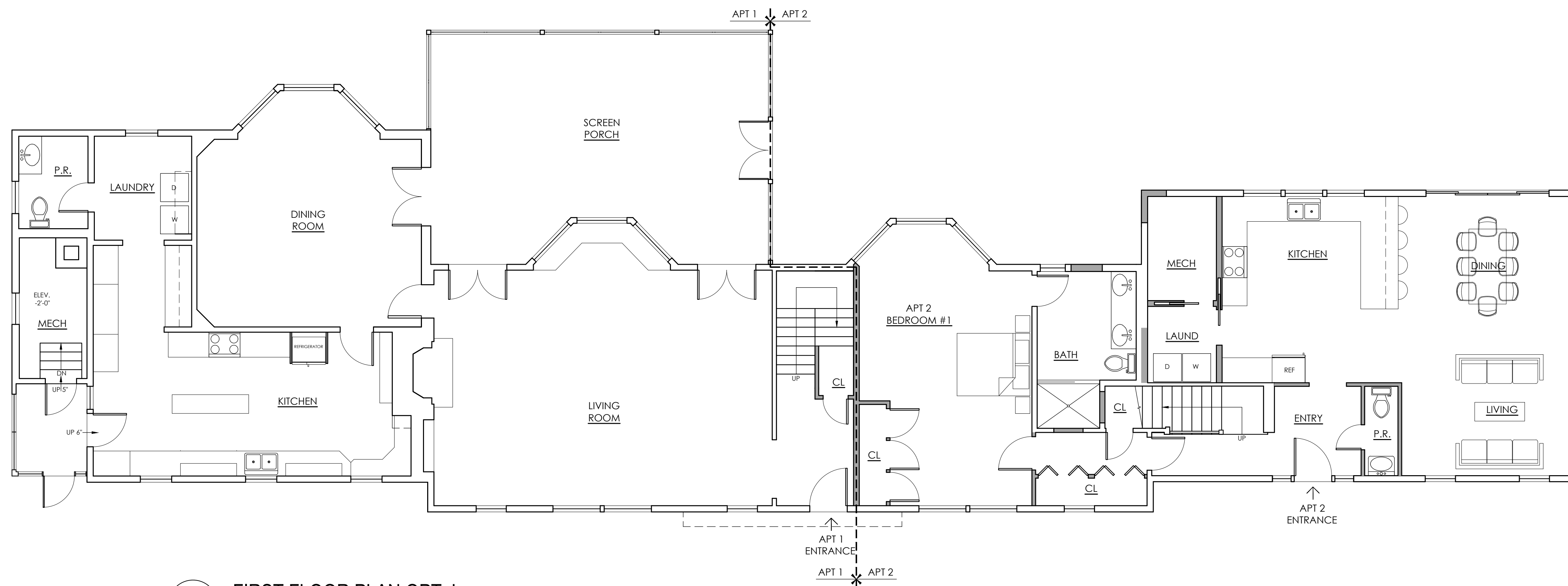
SCALE: AS NOTED
 DATE: 29 JULY 2024
 PROJECT NUMBER: 2206
 SHEET NUMBER: **A01**

**TWO FAMILY CONVERSION
AT
THE HOTCHKISS
SCHOOL**

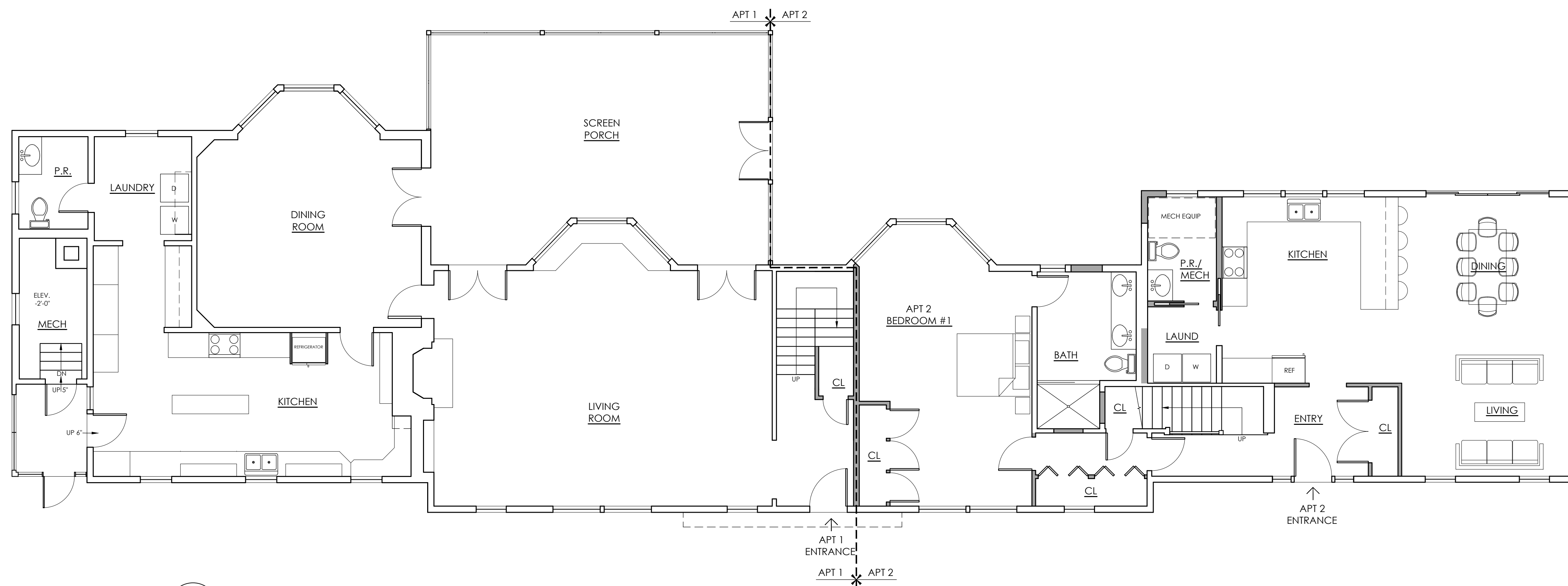
33 LIME ROCK ROAD
LAKEVILLE, CT

WALL LEGEND:

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALL CONSTRUCTION



2 FIRST FLOOR PLAN OPT. L
SD12 SCALE: 3/16" = 1'-0"



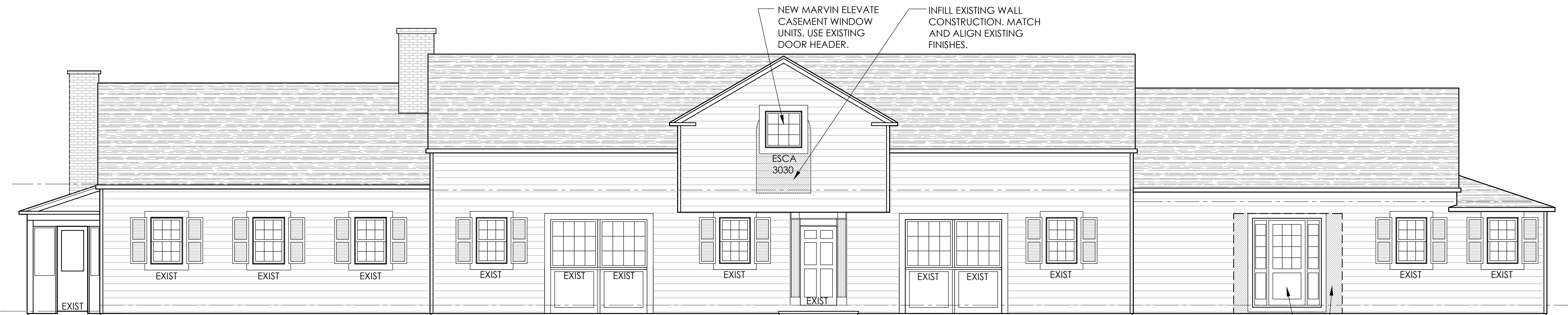
1 FIRST FLOOR PLAN OPT. K
SD12 SCALE: 3/16" = 1'-0"

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SHEET TITLE:
**PROPOSED FIRST FLOOR
PLAN OPTION K&L**

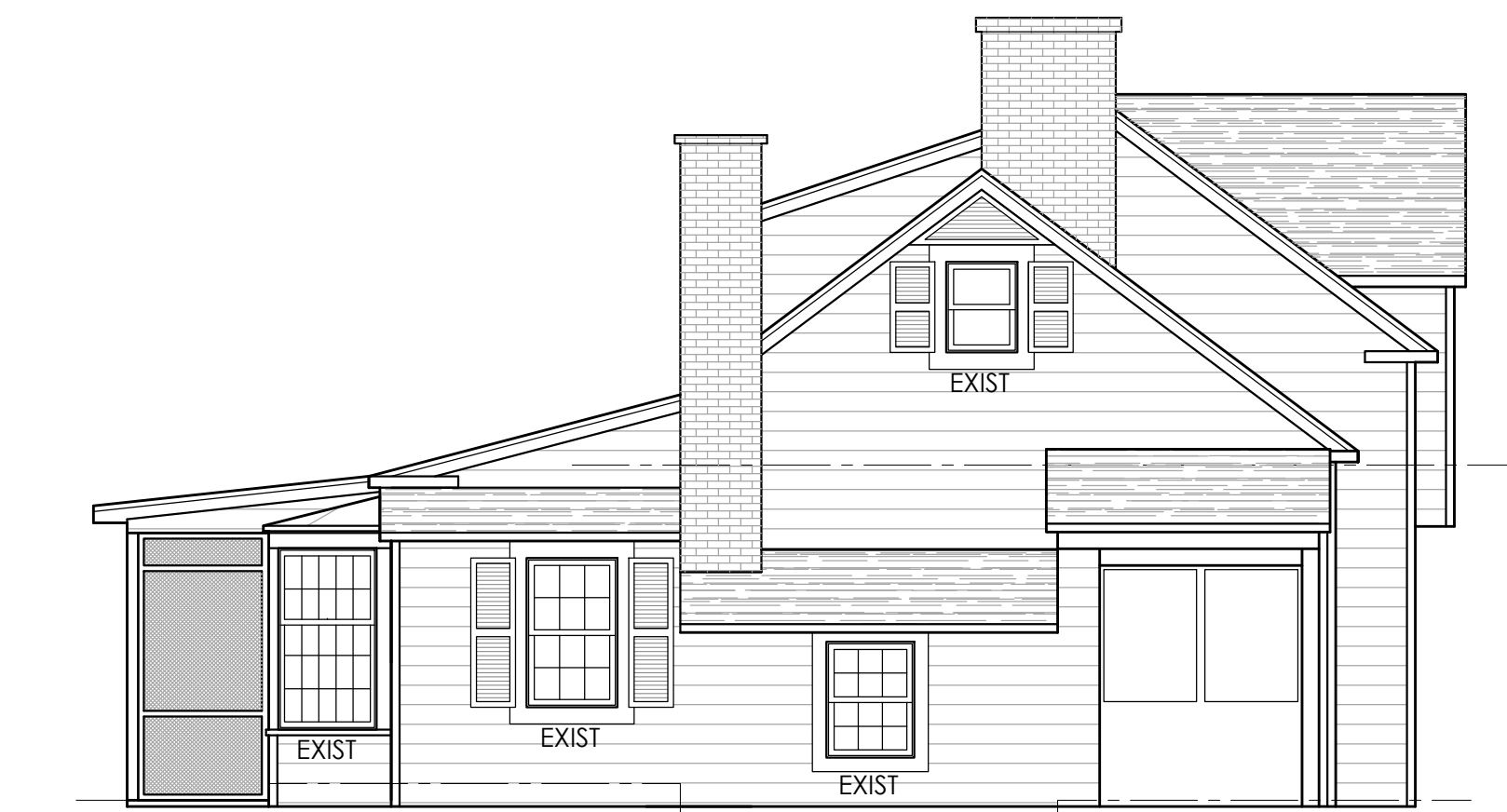
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DATE: 17 SEPTEMBER 2024	PROJECT NUMBER: 2206



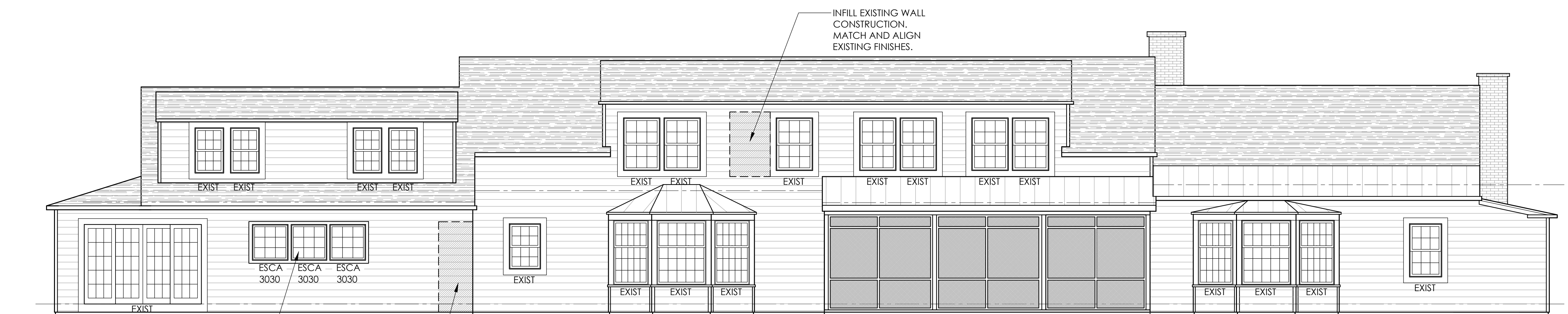
1 EAST ELEVATION
A02 SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
A02 SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
A02 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A02 SCALE: 3/16" = 1'-0"

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SHEET TITLE
EXTERIOR ELEVATIONS

SCALE:
AS NOTED
DATE:
29 JULY 2024
PROJECT NUMBER:
2206

SHEET NUMBER:
A02