

### APPLICATION FOR SITE PLAN APPROVAL

Owner of record: Indian Mountain School

Address of owner: 211 Indian Mountain Road, Lakeville, CT 06039

Property Location: Tax Map 1 Lot 20 Land Records: Vol. 132 Page 639

Acreage: 339 Zone: RR-3

Site Plan Requirements:

Soil Erosion and Sediment Control Measures: No site work, no E&S required

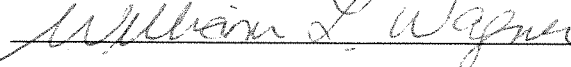
Conservation Commission Approval, if applicable: NA

Historic District Commission Approval, if applicable: NA

Approval From TAHD: pending WPCA: NA BHC: NA

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

Additional Remarks: This project is to convert faculty housing to student dormitory space. See the attached description for more detail.  
This is for a site plan modification to Application 2023-0220

Owner's Signature:  Date: 5/9/25

Applicant's Signature and Title: \_\_\_\_\_ Chief Financial Officer

Applicant's address and phone number: \_\_\_\_\_ 860-435-0871

Indian Mountain School, 211 Indian Mountain Road, Lakeville, CT 06039

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.



## MEMORANDUM

**CLIENT NAME:** Indian Mountain School  
**PROJECT NAME:** Richards Faculty Home to Dorms  
**PROJECT NO.:** IMS 24097  
**DATE:** May 15, 2025

### Project Description:

This project involves interior renovations to the existing Richards Building on the Indian Mountain School campus. The building currently contains three separate faculty apartments, each with individual exterior access:

- **Apartment 1:** Three-bedroom, two-bathroom unit (first and second floors)
- **Apartment 2:** Three-bedroom, two-bathroom unit (first and second floors)
- **Apartment 3:** Two-bedroom, one-bathroom unit (second and third floors)

The proposed renovation will reconfigure the interior layout to include:

- **Apartment 1:** One-bedroom, one-bathroom unit (first floor)
- **Apartment 2:** Two-bedroom, one-bathroom unit (first and second floors)
- **Dormitory:** A 10-bed, two-bathroom student dormitory occupying portions of all three floors

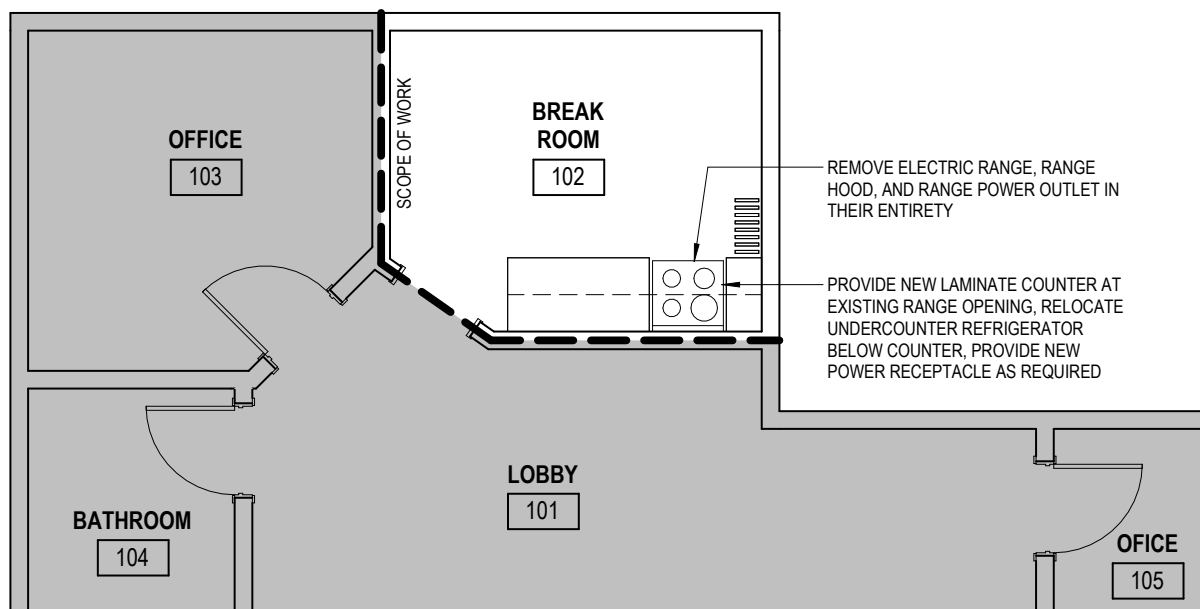
Work includes minor interior modifications to reallocate existing space to support the new residential and dormitory program. The renovation will reduce the number of kitchens from three full kitchens to two full kitchens and one kitchenette (no cooking appliances). The most significant changes will occur in the two existing bathrooms, which will be converted into multi-user facilities to accommodate student use in the dormitory.

The attached drawings (AD-101, A-101, and A-102) extracted from the permit set dated 2025.04.25 describe the proposed work.

In addition to the modification to the Richard's building:

1. Two units in the West Dormitory will be converted from four-bedroom dorms to three bedroom dorms.
2. An existing faculty apartment in the Riggs building will be converted from an apartment to business offices.

Riggs Scoping Plan (not to scale):



Location Map (note that Richards is at Keynote “1” adjacent to Riggs):





DEMOLITION PLAN GENERAL NOTES

- ITEMS TO BE REMOVED SHOWN DASHED, TYPICAL.
- PATCH AND RESTORE ALL SURFACES TO MATCH ADJACENT SURFACES AND MATERIALS AT AREAS OF DEMOLITION INCLUDING ALL AREAS DESIGNATED AS EXISTING TO REMAIN WITH DEMOLITION, RELATING TO MECHANICAL, PLUMBING, AND ELECTRICAL.
- ALL ITEMS IN SPACES THAT ARE TO REMAIN ARE TO BE PROPERLY PROTECTED INCLUDING FLOORING, MILLWORK, SHELVEING, LIGHTING, COUNTERS, ETC. WHICH INCLUDES PROVIDING TEMPORARY PROTECTION AT PERIMETER TO MAINTAIN WEATHER TIGHTNESS DURING DEMOLITION AND CONSTRUCTION.
- PROVIDE TEMPORARY SHORING, BRACING, AND PROTECTION AS REQUIRED FOR ALL AREAS DURING DEMOLITION AND CONSTRUCTION.
- WALL BASE TO REMAIN UNLESS OTHERWISE NOTED.
- LIGHTING NOTED TO BE REMOVED IS FIXTURE ONLY, WIRING TO REMAIN UNLESS OTHERWISE NOTED.
- FIRE DETECTION DEVICES NOTED TO BE REMOVED IS DEVICE ONLY, WIRING TO REMAIN UNLESS OTHERWISE NOTED.

DEMOLITION PLAN KEY NOTES

- D001 REMOVE DOOR AND FRAME IN ITS ENTIRETY
- D002 REMOVE PORTION OF BEARING WALL
- D003 REMOVE COOKING EQUIPMENT FROM KITCHEN, INCLUDING RANGE AND HOOD
- D004 REMOVE KITCHEN IN ITS ENTIRETY
- D005 REMOVE LAUNDRY EQUIPMENT IN ITS ENTIRETY
- D006 REMOVE HARDWOOD FLOOR DOWN TO THE SUBFLOOR AND PREPARE FOR NEW TILE FLOORING
- D007 REMOVE TILE FLOOR DOWN TO THE SUBFLOOR AND PREPARE FOR NEW TILE FLOORING
- D008 REMOVE CARPET AND PREP EXISTING WOOD STAIR FOR NEW FINISH
- D009 REMOVE CARPET DOWN TO THE SUBFLOOR AND PREPARE FOR NEW FLOORING
- D010 NOT IN USE
- D011 REMOVE BUILT-IN SHELVEING
- D012 REMOVE CEILING AND ASSOCIATED LIGHT FIXTURES
- D013 REMOVE LIGHT FIXTURE ABOVE
- D014 REMOVE INSULATION FROM EXPOSED PIPES
- D015 REMOVE BRICK CHIMNEY AT SECOND FLOOR, THIRD FLOOR AND ABOVE ROOF, PROVIDE TEMPORARY SUPPORT AS REQUIRED
- D016 SHELVEING TO REMAIN
- D017 REMOVE TUB AND SURROUND
- D018 REMOVE LAUNDRY HOOKUPS
- D019 PIPING TO REMAIN
- D020 REMOVE DISHWASHER BELOW COUNTER AND ALL ASSOCIATED PIPING
- D021 REMOVE SINK AND ALL ASSOCIATED PIPING
- D022 REMOVE ALL CASEWORK
- D023 REMOVE WALL
- D024 REMOVE EXISTING CASD OPENING FRAME IN ITS ENTIRETY, PREPARE OPENING FOR NEW WORK
- D025 REMOVE TUB SURROUND
- D026 REMOVE DRAPES AND SHADES
- D027 CUT WALL FOR NEW DOOR OPENING
- D028 REMOVE VENT COVER, PREP FOR NEW WORK
- D029 REMOVE WATER CLOSET
- D030 REMOVE HANDRAIL
- D031 REMOVE FLOORING DOWN TO SUBFLOOR
- D032 RELOCATE LIGHT SWITCH
- D033 REMOVE ELECTRICAL RECEPTACLE
- D034 REMOVE ACCESS DOOR AND FRAME ABOVE
- D035 REMOVE SMOKE DETECTOR
- D036 REMOVE EXHAUST FAN AND STORE FOR REINSTALLATION
- D037 REMOVE WALL-MOUNTED LIGHT FIXTURE AND MIRROR

CLIENT NAME  
INDIAN MOUNTAIN SCHOOL

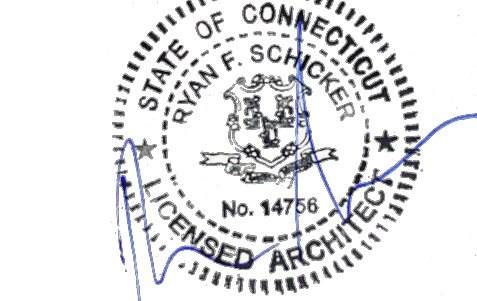
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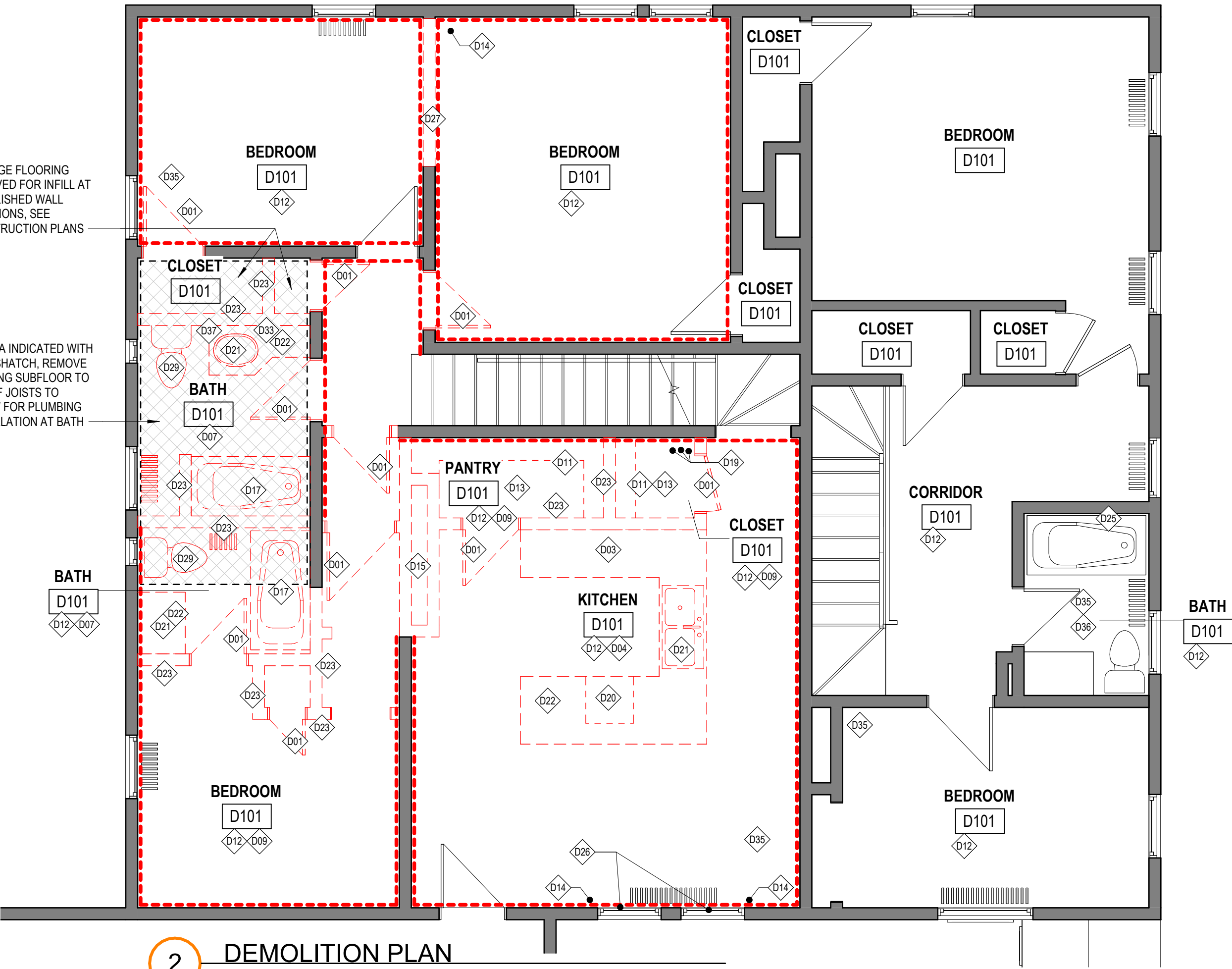
DRAWING TITLE  
DEMOLITION PLANS

DRAWING SCALE  
As indicated

ISSUE DATE  
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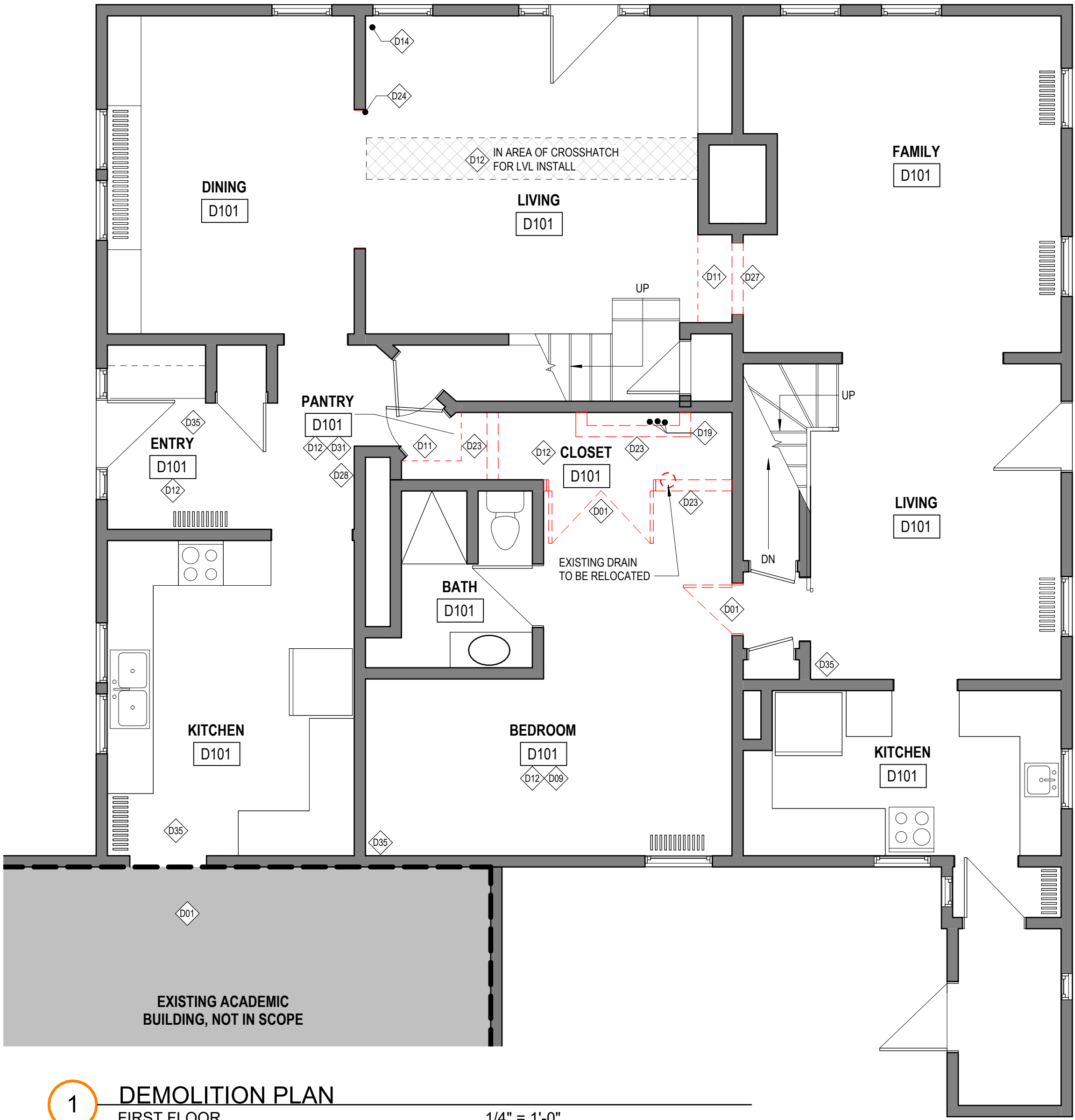
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AD-101



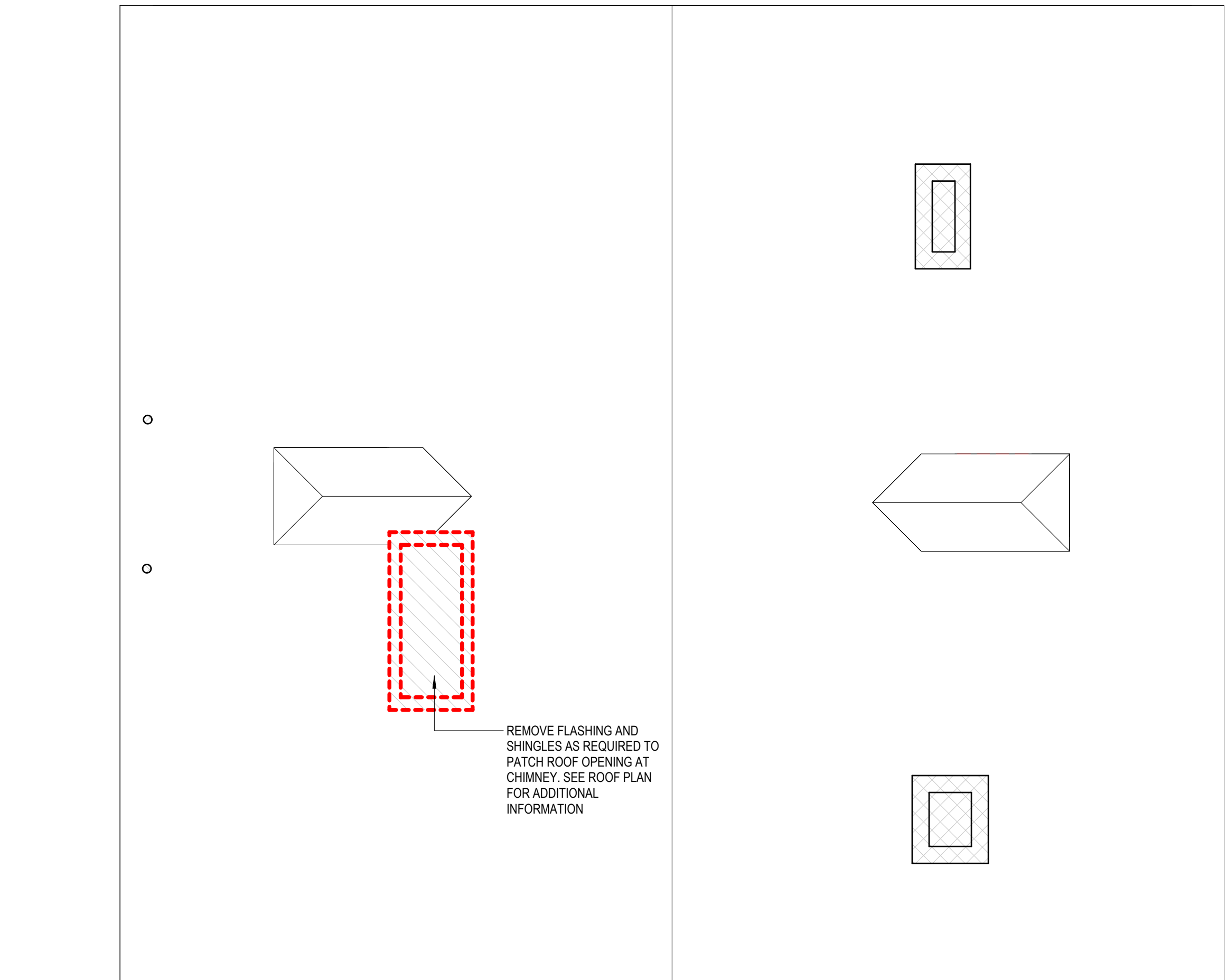
2 DEMOLITION PLAN  
SECOND FLOOR

1/4" = 1'-0"



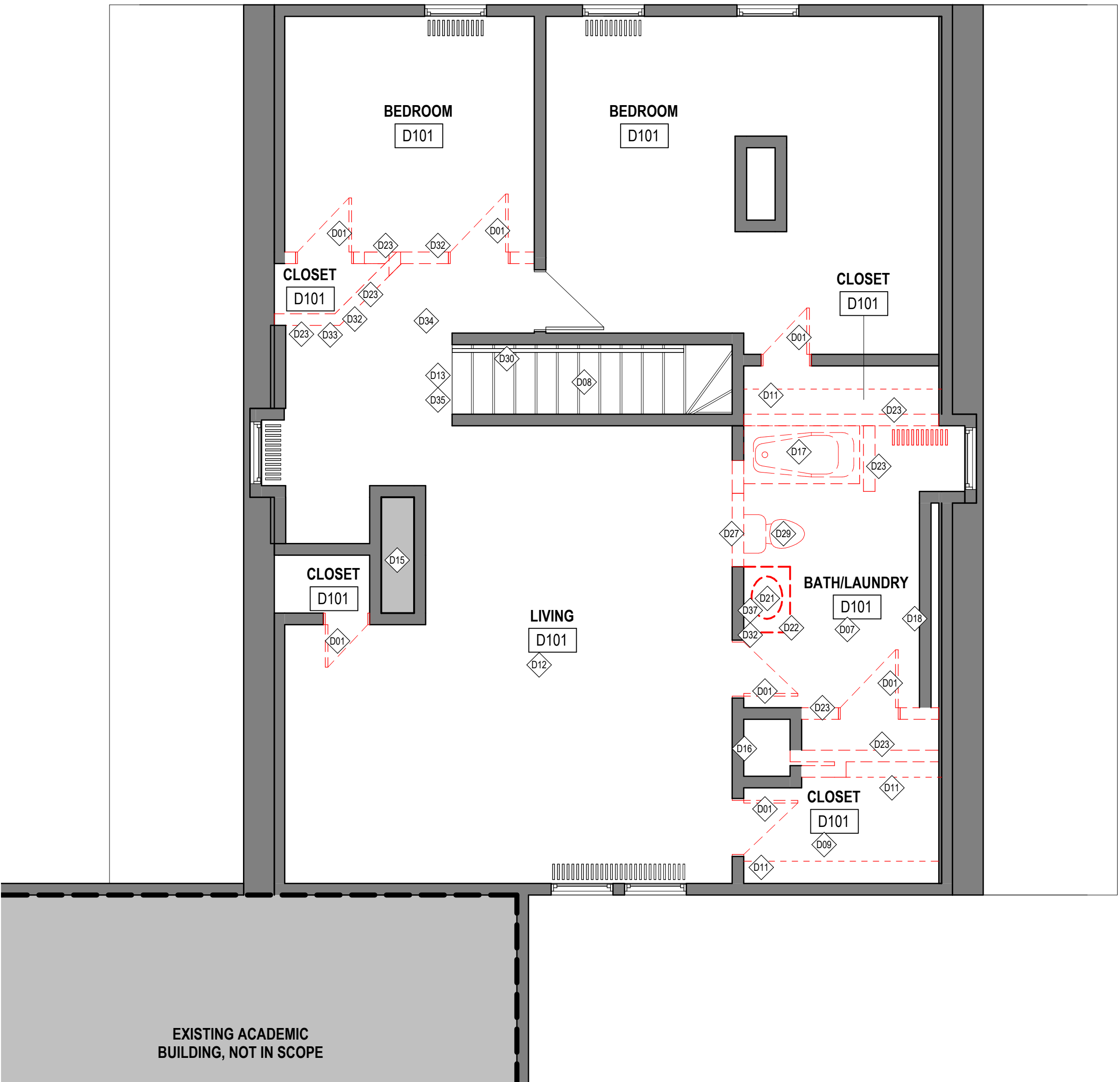
1 DEMOLITION PLAN  
FIRST FLOOR

1/4" = 1'-0"



4 DEMOLITION PLAN  
ROOF

1/4" = 1'-0"



3 DEMOLITION PLAN  
THIRD FLOOR

1/4" = 1'-0"



FACULTY APARTMENT 1

ROOM NO.	ROOM NAME	CROWN/BASE	TRIM	CEILING	FLOOR	WALLS				COMMENTS
		ASE				NORTH	SOUTH	EAST	WEST	
111	ENTRY	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	PAINT EXISTING MILLWORK PT-2
112	LIVING	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	REPAIR AND PAINT EXISTING MILLWORK PT-2
113	KITCHEN	ETR	PT-2	PT-3	ETR	PT-1	PT-1	PT-1	PT-1	EXISTING MILLWORK TO REMAIN, REPAIR DAMAGED
114	CL	ETR	PT-2	ETR	ETR	ETR	ETR	ETR	ETR	
115	BED ROOM	TYPE-1	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	
116	BATH	ETR	PT-2	PT-3	ETR	PT-1	PT-1	PT-1	PT-1	REPAIR DAMAGED MILLWORK, PAINT PT-2
117	CLOSET	TYPE-2	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	

FACULTY APARTMENT 2

ROOM NO.	ROOM NAME	CROWN/BASE	TRIM	CEILING	FLOOR	WALLS				COMMENTS
		ASE				NORTH	SOUTH	EAST	WEST	
211	ENTRY	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
212	LIVING	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
213	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
214	KITCHEN	ETR	PT-2	PT-3	ETR	PT-1	PT-1	PT-1	PT-1	EXISTING MILLWORK TO REMAIN, REPAIR DAMAGED
215	ENTRY	ETR	PT-2	PT-3	ETR	PT-1	PT-1	PT-1	PT-1	
221	CORRIDOR	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
222	BATH	ETR	PT-2	PT-3	ETR	PT-1	PT-1	PT-1	PT-1	REPAIR DAMAGED MILLWORK, PAINT PT-2
223	BEDROOM	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
224	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
225	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
226	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
227	OFFICE	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	

DORMITORY

ROOM NO.	ROOM NAME	CROWN/BASE	TRIM	CEILING	FLOOR	WALLS				COMMENTS
		ASE				NORTH	SOUTH	EAST	WEST	
311	ENTRY/LIVING	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	REPAIR AND PAINT EXISTING MILLWORK PT-2
312	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
321	COMMONS	TYPE-3	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	SEE ELEVATIONS FOR WALL DETAILS
322	KITCHENETTE	TYPE-4	PT-2	PT-3	LVT-2	PT-4	PT-1	PT-1	PT-1	
323	CORRIDOR	TYPE-1	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
324	BATH	TYPE-4	PT-2	PT-3	PFT-1	PT-1	PT-1	PT-1	PT-1	
325	DOUBLE	TYPE-1	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	
326	TRIPPLE	ETR	PT-2	PT-3	NOTE 2	PT-1	PT-1	PT-1	PT-1	
327	CL	ETR	ETR	ETR	ETR	ETR	ETR	ETR	ETR	
331	COMMONS	TYPE-4	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	
332	BATH	TYPE-4	PT-2	PT-3	PFT-1	PT-1	PT-1	PT-1	PT-1	
333	DOUBLE	TYPE-4	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	
334	TRIPPLE	TYPE-4	PT-2	PT-3	LVT-1	PT-1	PT-1	PT-1	PT-1	

MATERIALS LIST

TAG	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
PAINT				
PT-1	BENJAMIN MOORE	ULTRA SPEC	CHANTILLY LACE	EGGSHELL
PT-2	BENJAMIN MOORE	ULTRA SPEC	CHANTILLY LACE	SEMI-GLOSS
PT-3	BENJAMIN MOORE	ULTRA SPEC	CLOUD WHITE	FLAT
PT-4	BENJAMIN MOORE	ULTRA SPEC	CINNAMON SLATE	SEMI-GLOSS
WALL BASE / CROWN				
TYPE-1	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
TYPE-2	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
TYPE-3	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
TYPE-4	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
THERMALLY FUSED LAMINATE				
TFL-1	WILSONART	THERMALLY FUSED LAMINATE	PANNA TESSERE (5049)	KITCHENETTE CABINETS
TFL-2	WILSONART	THERMALLY FUSED LAMINATE	DESIGNER WHITE (D354)	BATHROOM CABINETS
SOLID SURFACE				
SS-1	CORIAN	SOLID SURFACE COUNTERTOP	SILVER GRAY	KITCHENETTE COUNTERTOP
SS-2	CORIAN	SOLID SURFACE COUNTERTOP	MODERN WHITE	BATHROOM COUNTERTOP
RESILIENT FLOORING				
LVT-1	AMTICO	SIGNATURE COLLECTION	CLOWES OAK, LINEAR	FLOORING AT DORM ROOMS
LVT-2	AMTICO	SIGNATURE COLLECTION	STUCCO HAZE, TILE	KITCHENETTE FLOORS
PORCELAIN FLOOR TILE				
PFT-1	DALTILE	KEYSTONES (DP6006) PRESET PATTERN	FIELD TILE: ARCTIC WHITE (D617) ACCENT TILE: GALAXY D023	1X1 HEX COLORBODY PORCELAIN FLOOR TILE WITH MAPEI EPOXY GROUT IN COLOR 02 - PEWTER
FLOOR TRANSITIONS				
FT-1	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES
FT-2	MANUFACTURER	LINE/TYPE	COLOR/FINISH	NOTES

FINISH SCHEDULE REMARKS:	
1.	ALL BASE DESIGNATED AS ETR IS TO BE PAINTED PT-2 UNLESS OTHERWISE NOTED.
2.	REFINISH ALL EXISTING TO REMAIN WOOD FLOORS. PREP FLOORS BY INSPECTING FOR LOOSE BOARDS, REPLACING DAMAGED SECTIONS AND PUNCHING AND FILLING PROTRUDING NAILS. SAND FLOOR USING DRUM OR BELT SANDER USING THREE PASSES. FIRST COURSE PASS (30-40 GRIT), SECOND MEDIUM PASS (60-80 GRIT) AND THIRD FINE PASS (100-120 GRIT). APPLY HARDWAX OIL PER MANUFACTURER SPECIFICATIONS, MINIMUM TWO COATS.

ARCHITECTURAL PLAN KEY NOTES

- A01

NEW GYPSUM BOARD ON EXISTING STUDS AT EXTERIOR WALL. INFILL EXISTING EXTERIOR WALL WITH MINERAL WOOL BATT INSULATION TO EXTENT FEASIBLE WITHOUT ADDITIONAL REMOVALS.
- A02

NEW GYPSUM BOARD ON EXISTING STUDS, INTERIOR WALLS.
- A03

PROVIDE NEW INSULATION ON EXPOSED PIPE. INSULATION TO BE WHITE AND SIZED APPROPRIATELY FOR PIPE TO FIT TIGHT.
- A04

CONTINUOUS HANDRAIL ALONG ONE SIDE OF STAIR. HANDRAIL TO BE OAK, EVERMARK 6042 OR EQUAL, STAIN MAHOGANY. PROVIDE MOUNTING BRACKETS AT 2 FT ON CENTER MAX. BRACKET TO BE EVERMARK 2 1/4 X 3 1/2 OLD WORLD ROMA COPPER WALL RAIL MOUNTING BRACKET OR ARCHITECT APPROVED EQUAL.
- A05

NEW GYPSUM BOARD CEILING THROUGHOUT ENTIRE ROOM.

ARCHITECTURAL PLAN GENERAL NOTES

1. SEE SHEET G1-101 FOR TYPICAL SYMBOLS AND DRAWING CONVENTIONS.
2. REPAIR/REPLACE ALL IMPACTED FINISHES TO MATCH EXISTING.
3. REPLACE ALL EXISTING RECEPACLE COVERS AND LIGHT SWITCHES WITH NEW COVERS.
4. ALL OPENINGS SHALL BE FIRE STOPPED AS REQUIRED BY CODE.
5. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR EQUIPMENT INFORMATION.
6. ALL EXISTING WALLS IN CONSTRUCTION ZONE TO BE REPAIRED, PATCHED, AND FINISHED TO MATCH EXISTING ADJACENT.

WOOD FRAMING NOTES

1. ALL JOISTS, RAFTERS, POSTS AND COLUMNS, BUILT UP MEMBERS SHALL BE DOUGLAS FIR LARCH NO. 2 OR BETTER.
2. ALL STUDS SHALL BE DOUGLAS FIR LARCH STUD GRADE OR BETTER.
3. ALL LVL OR PSL BEAMS SHALL BE GRADE 2.0E OR BETTER.
4. ALL WOOD IN DIRECT CONTACT WITH CONCRETE, OR IN CONTACT WITH THE WEATHER SHALL BE PRESSURE TREATED.
5. ALL FLUSH MOUNTED JOIST, RAFTERS, AND BEAMS SHALL BE FASTENED TO SUPPORTING MEMBERS USING APPROPRIATELY SIZED HANGERS MANUFACTURED BY SIMPSON STRONG TIE CORPORATION, OR EQUAL APPROVED BY THE ENGINEER OF RECORD. ALL HANGERS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS WRITTEN INSTRUCTIONS.
6. ALL FLOOR AND ROOF SHEATHING SHALL BE APA RATED 24 / 16 UNLESS OTHERWISE NOTED.

TOILET ACCESSORY LEGEND

- T-1

24X36 MIRROR

T-8
- T-2

18X36 MIRROR

T-9
- T-3

ROBE HOOK

T-10
- T-4

TOILET PAPER

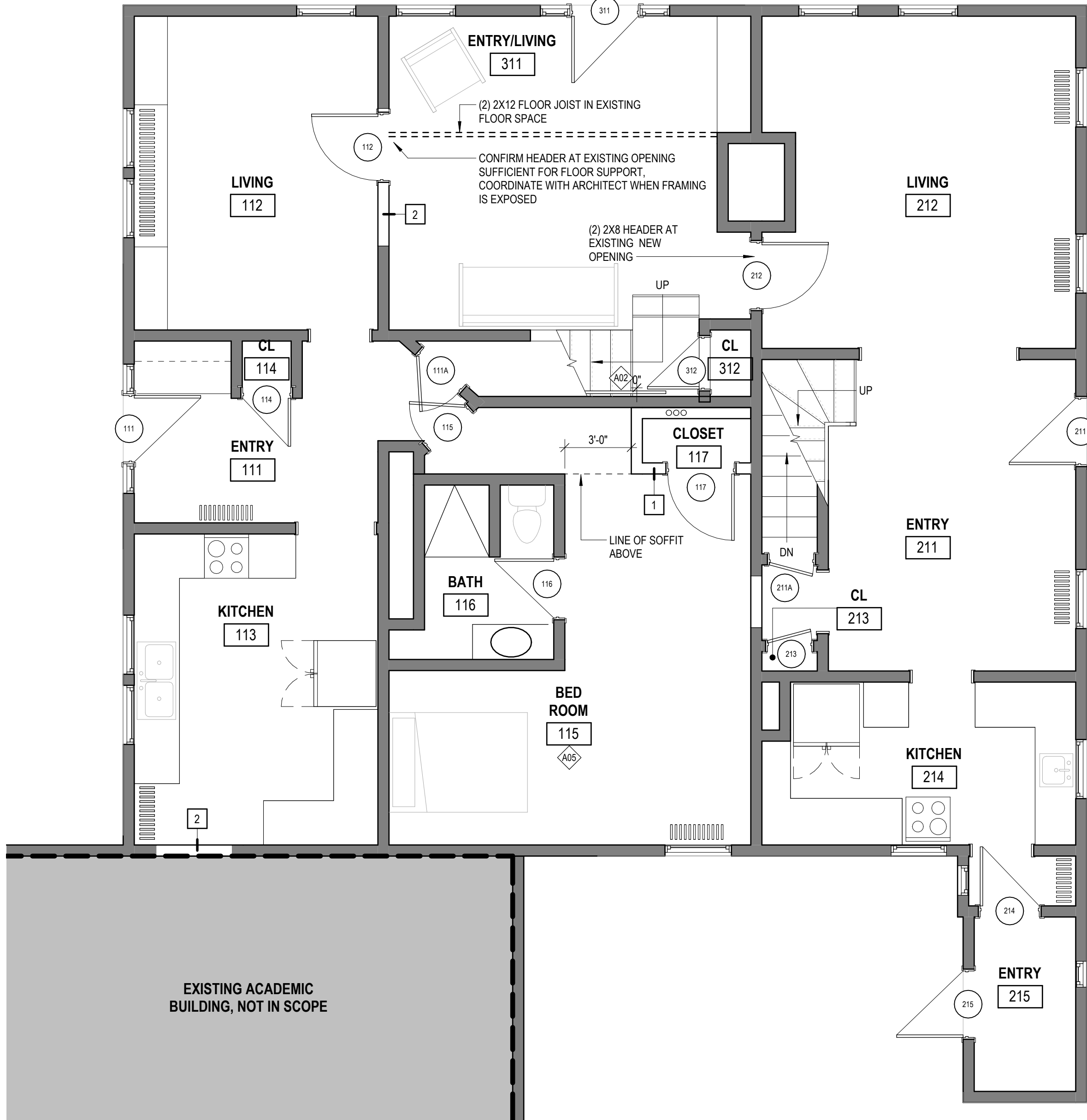
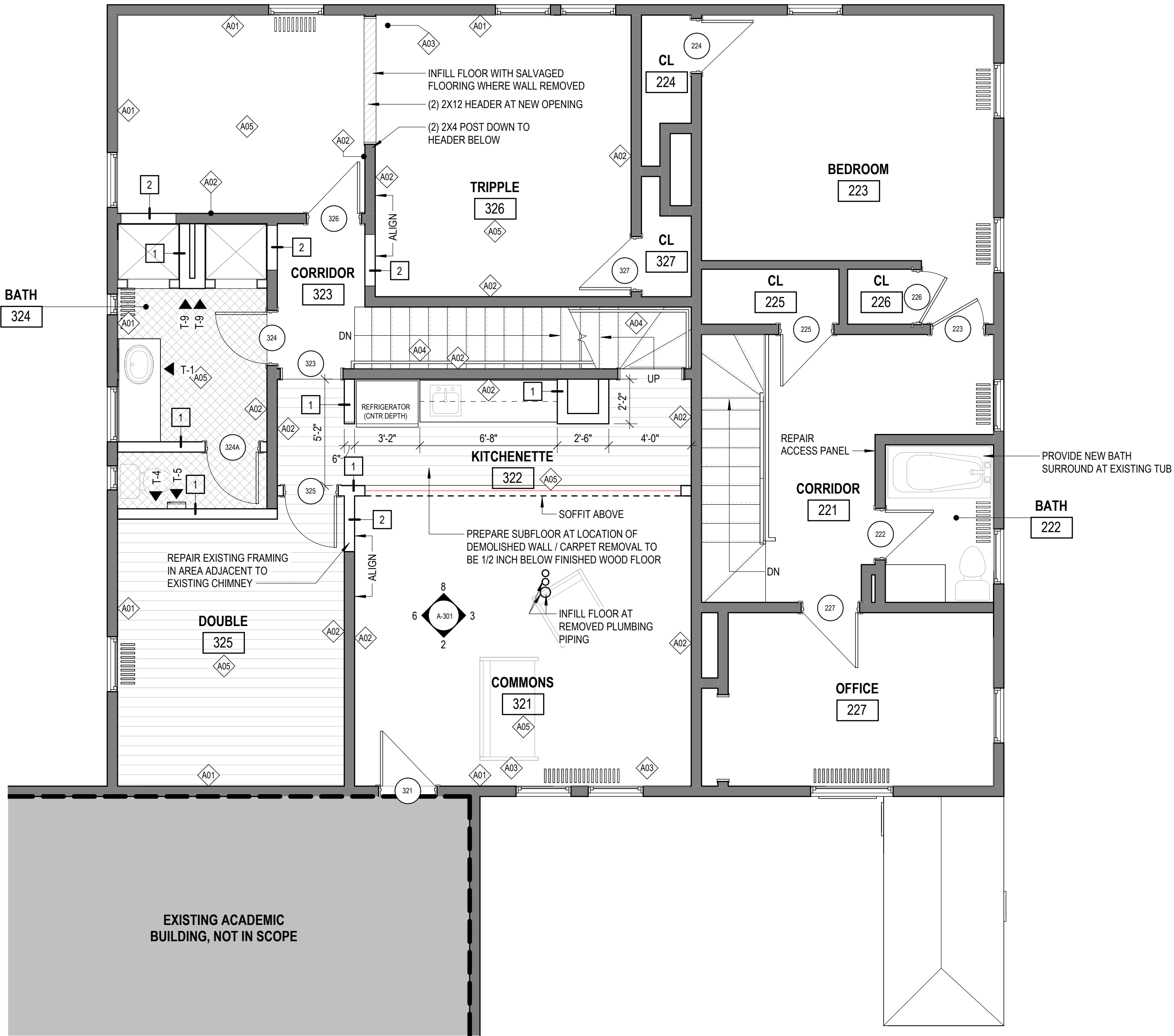
T-11
- T-5

SANITARY NAPKIN DISPOSAL

T-12
- T-6

SOAP/SANITIZER DISPENSER

T-13
- T-7



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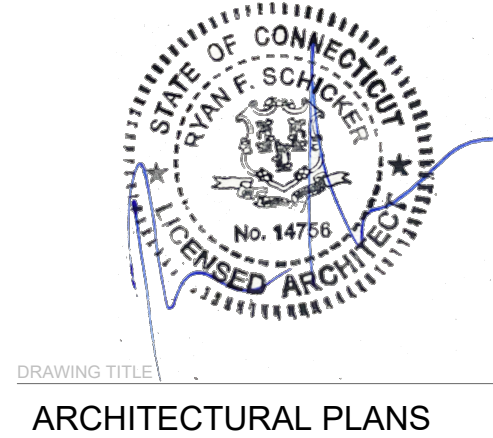
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ARCHITECTURAL PLANS

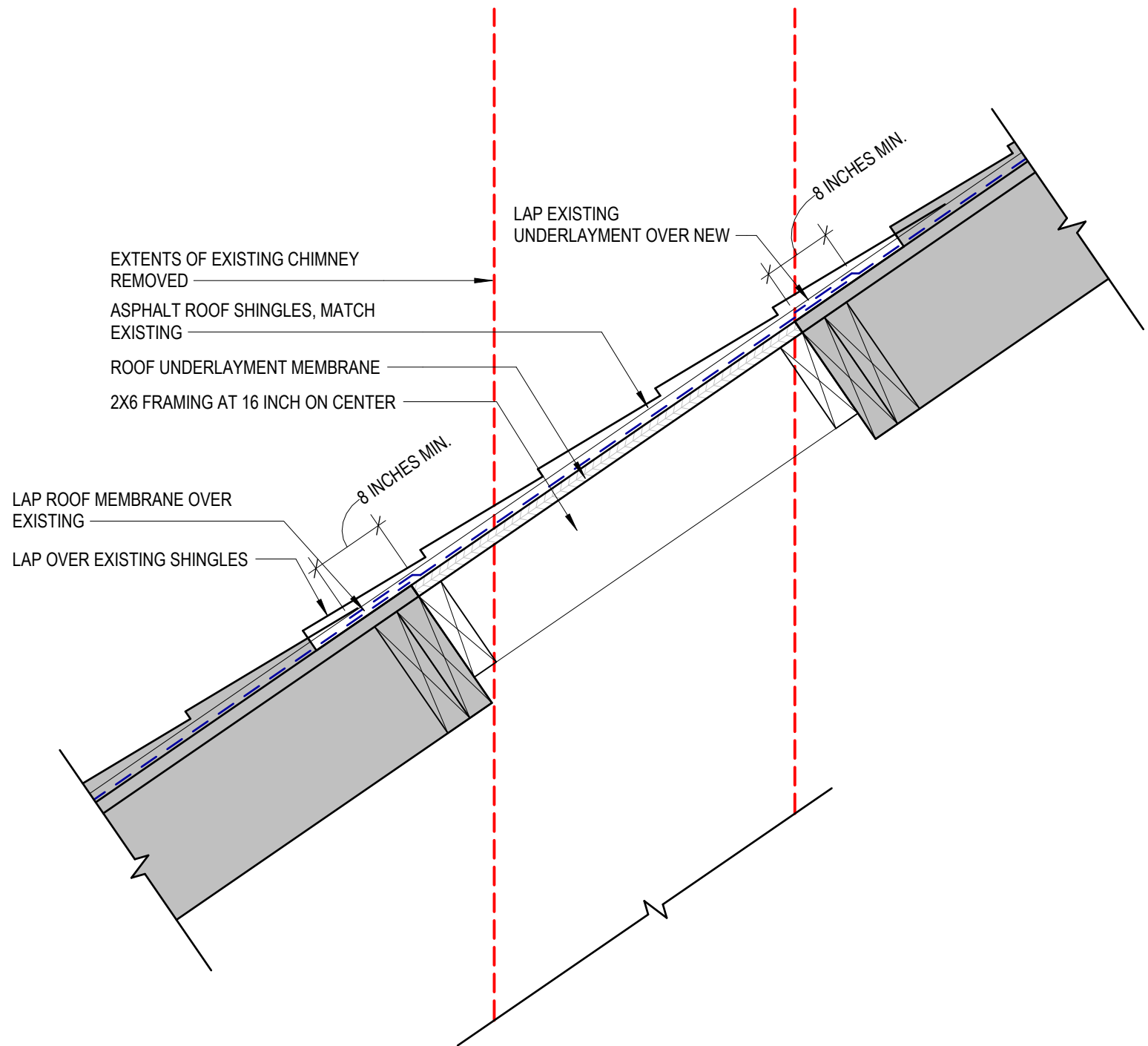
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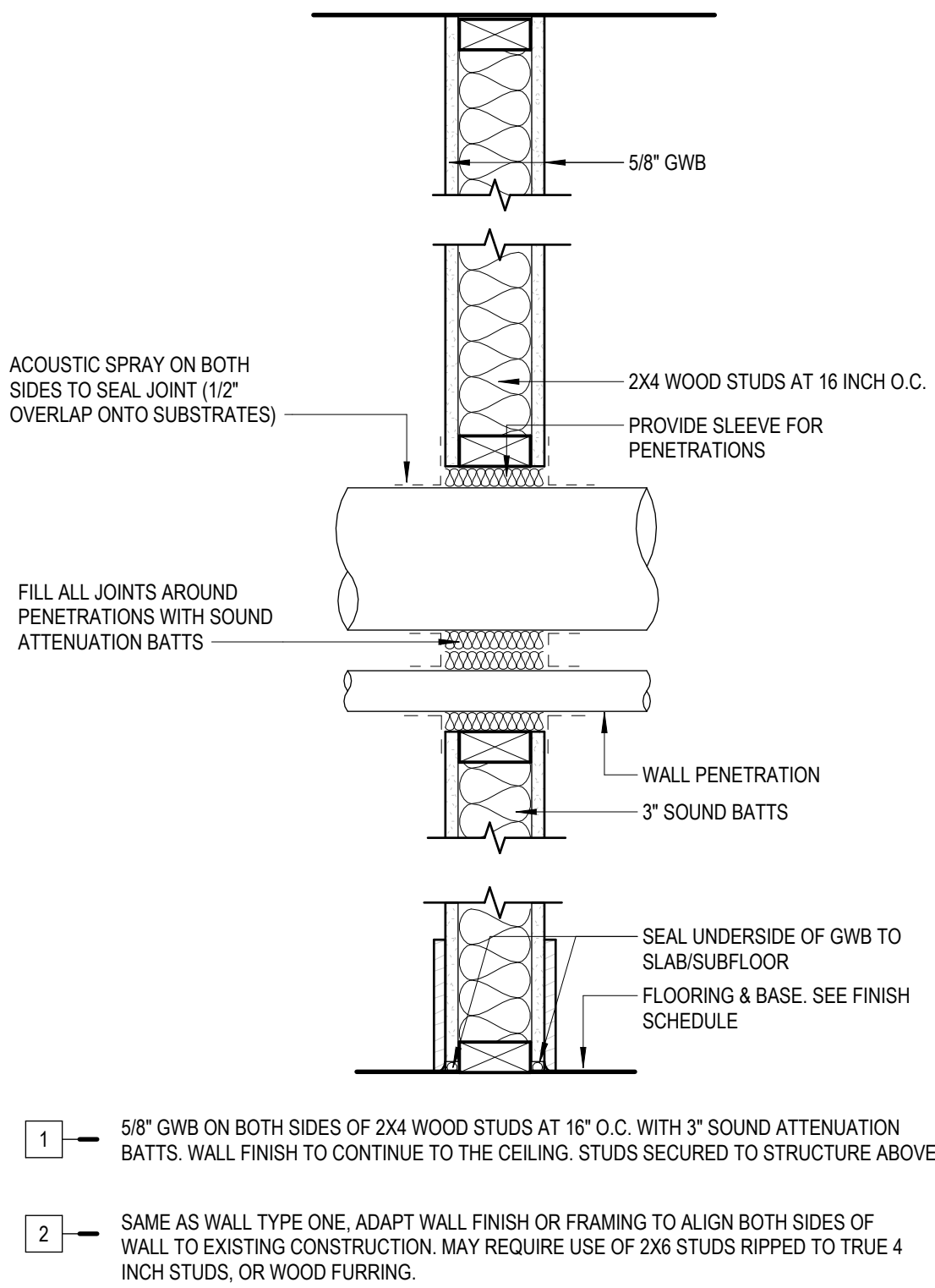
DRAWING NUMBER



4 WALL SECTION  
DETAIL AT ROOF INFILL  
1 1/2" = 1'-0"



3 WALL TYPES  
WALL TYPES  
1 1/2" = 1'-0"



ARCHITECTURAL PLAN KEY NOTES

- A01 NEW GYPSUM BOARD ON EXISTING STUDS AT EXTERIOR WALL. INFILL EXISTING EXTERIOR WALL WITH MINERAL WOOL BATT INSULATION TO EXTENT FEASIBLE WITHOUT ADDITIONAL REMOVALS.
- A02 NEW GYPSUM BOARD ON EXISTING STUDS, INTERIOR WALLS.
- A03 PROVIDE NEW INSULATION ON EXPOSED PIPE. INSULATION TO BE WHITE AND SIZED APPROPRIATELY FOR PIPE TO FIT TIGHT.
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- A05 NEW GYPSUM BOARD CEILING THROUGHOUT ENTIRE ROOM.

TOILET ACCESSORY LEGEND

- T-1 24X36 MIRROR
- T-2 18X36 MIRROR
- T-3 ROBE HOOK
- T-4 TOILET PAPER
- T-5 SANITARY NAPKIN DISPOSAL
- T-6 SOAP/SANITIZER DISPENSER
- T-7
- T-8
- T-9
- T-10
- T-11
- T-12
- T-13

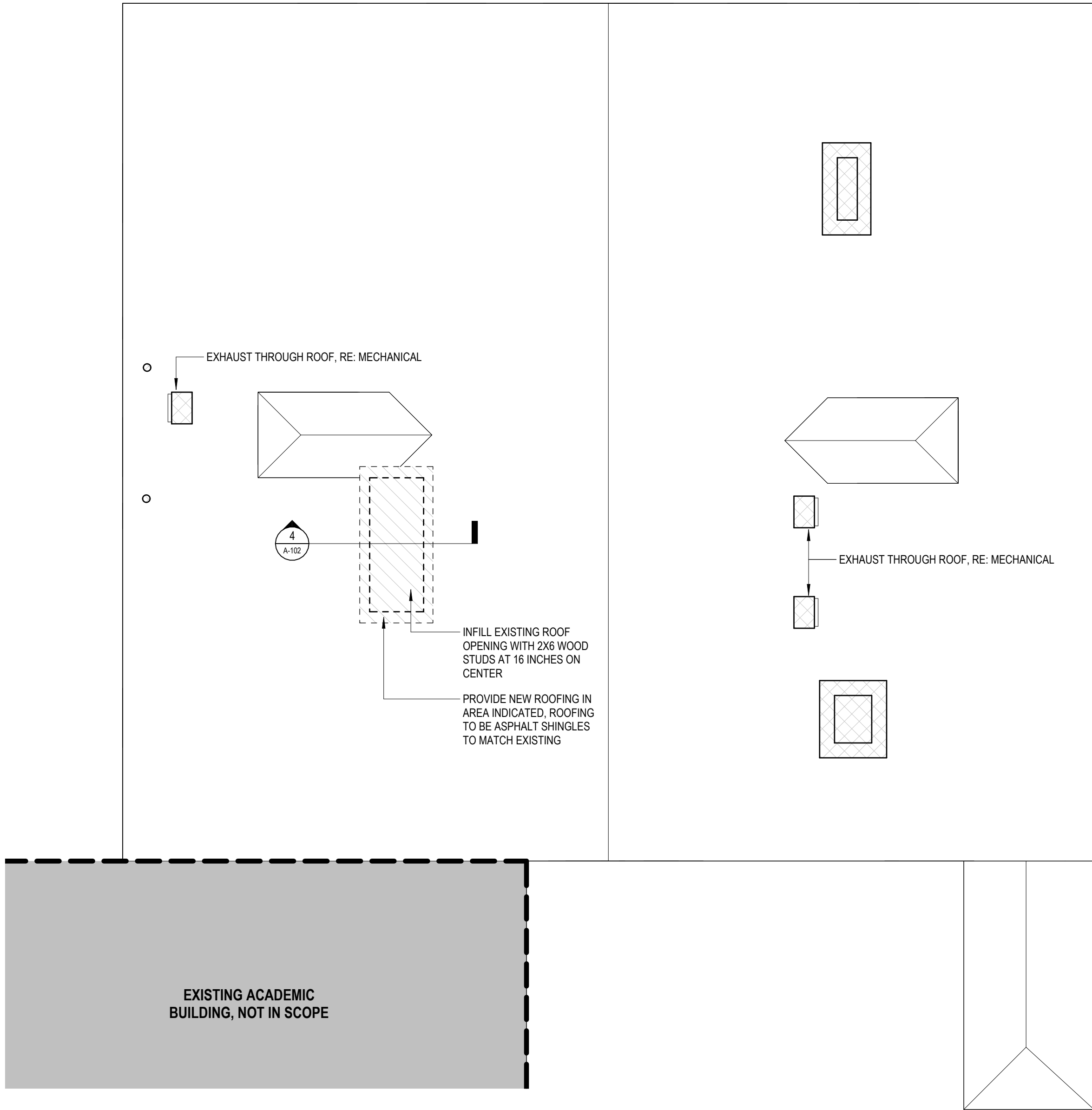
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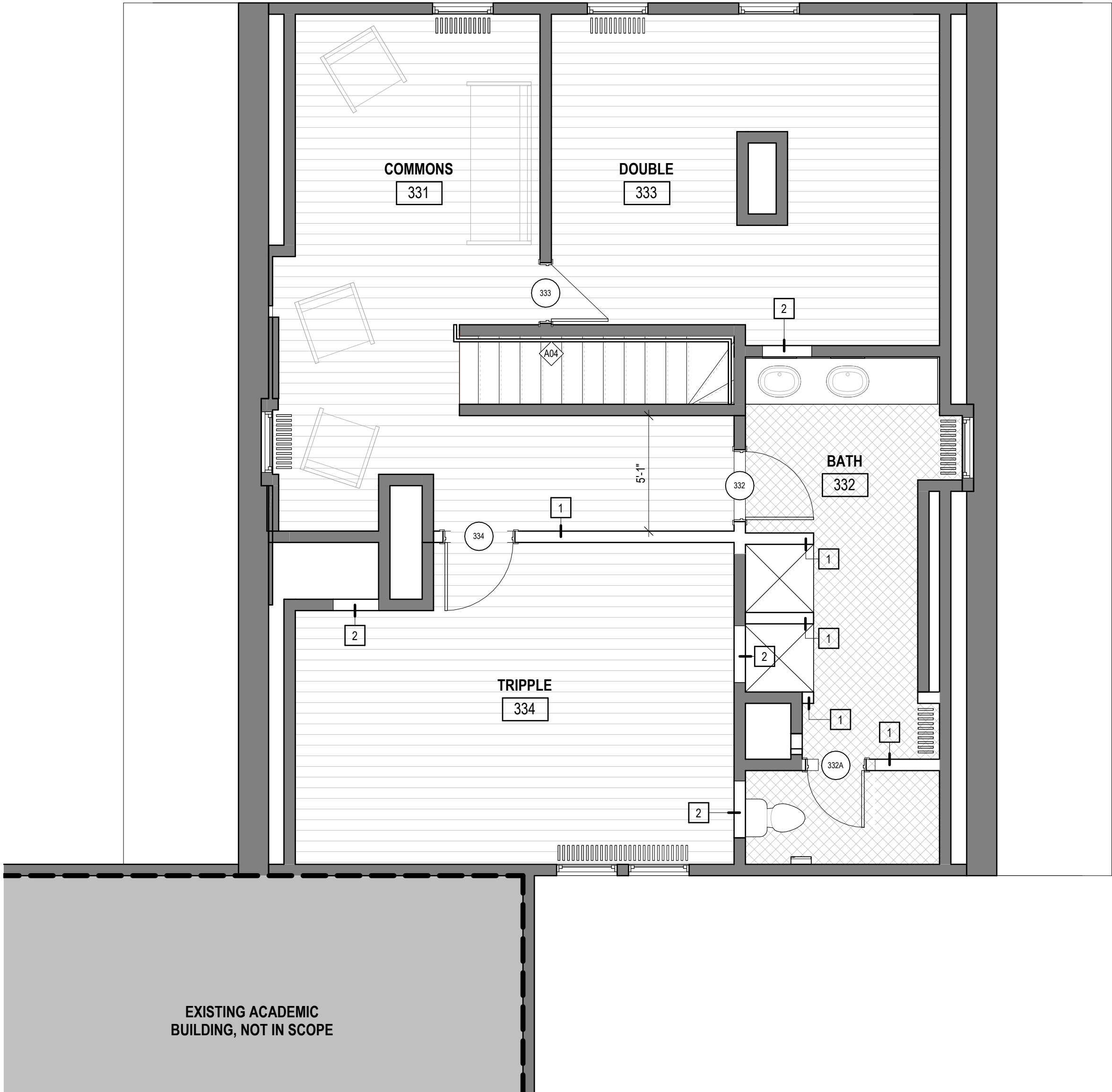
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2 CONSTRUCTION PLAN  
ROOF  
1/4" = 1'-0"



1 CONSTRUCTION PLAN  
THIRD FLOOR  
1/4" = 1'-0"



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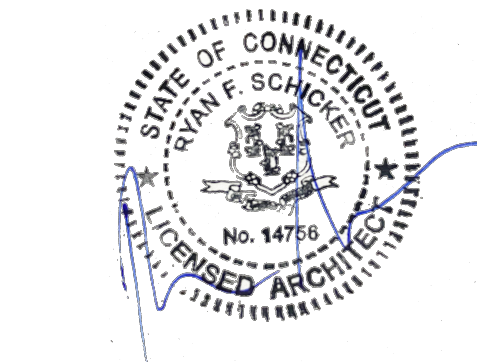
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