

BUCK & BUCK LLC
 3100 DANBURY ROAD
 1100 NEW BRITAIN AVE. WEST HARTFORD, CT 06110
 TEL. 860.527.2677 FAX 860.527.7100

THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION EXCEPT UNDER THE SUPERVISION OF THE ENGINEER

NOTES:
 1. THIS DRAWING IS THE PROPERTY OF BUCK & BUCK LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
 2. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION EXCEPT UNDER THE SUPERVISION OF THE ENGINEER.
 3. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE SPECIFIED.
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF CONTAMINATION.
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CAMPUS IMPROVEMENTS

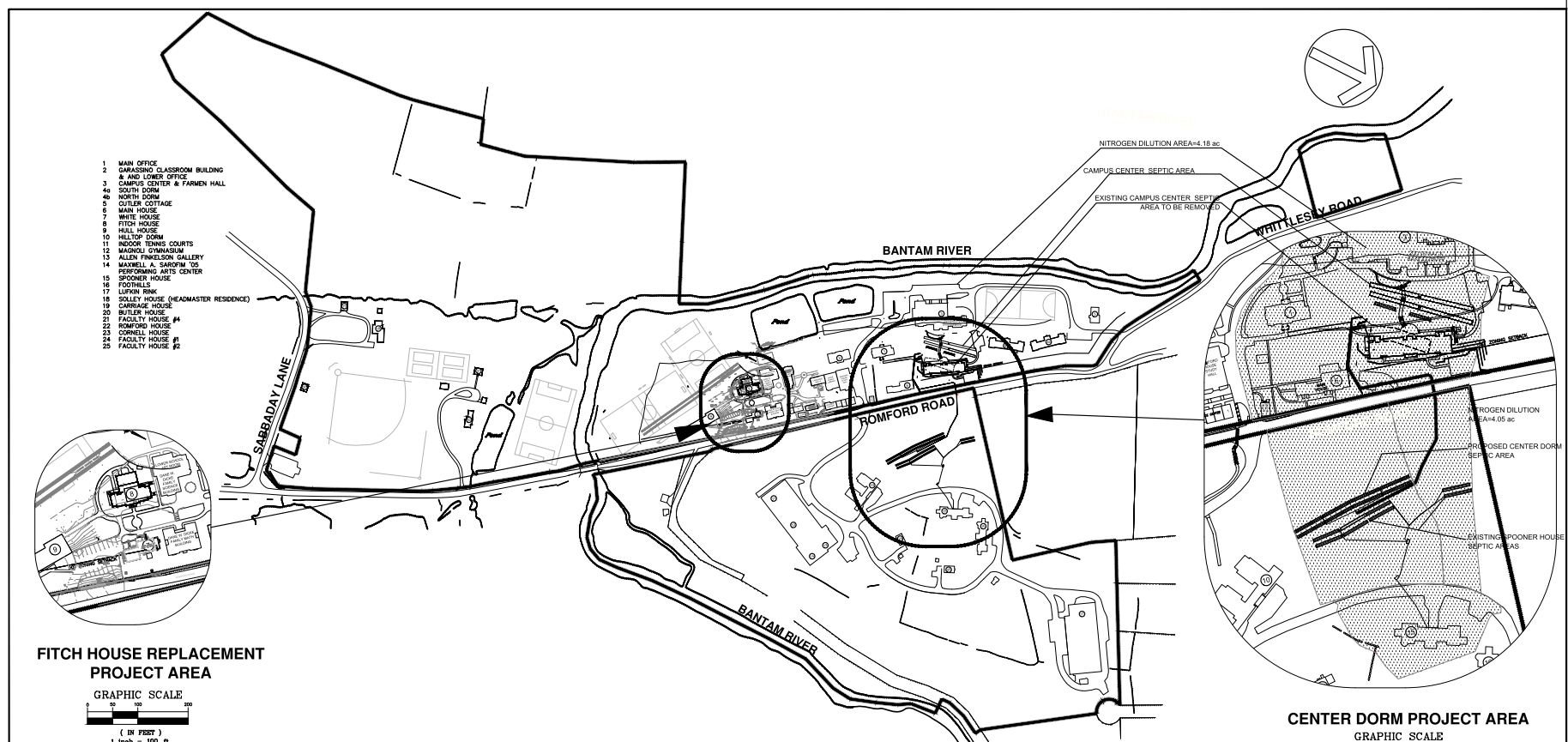
RUMSEY HALL SCHOOL
 201 ROMFORD ROAD
 WASHINGTON DEPOT, CT 06794

DATE	DESCRIPTION	BY	CHKD

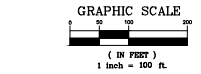
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COVER SHEET

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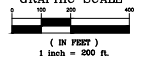
FITCH HOUSE REPLACEMENT PROJECT AREA



FITCH HOUSE PLANS

SHEET #	TITLE	SMITH & COMPANY
1 OF 1	TOPOGRAPHIC SURVEY	BUCK & BUCK LLC
FH1	LAYOUT PLAN	BUCK & BUCK LLC
FH2	SITE PLAN	BUCK & BUCK LLC
SE	SEDIMENTATION AND EROSION CONTROL	BUCK & BUCK LLC
A201	FIRST AND SECOND FLOOR PLANS	KG+D ARCHITECTS PC
A202	SECOND AND ROOF PLANS	KG+D ARCHITECTS PC
A301	EXTERIOR ELEVATIONS	KG+D ARCHITECTS PC

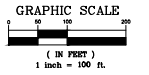
CAMPUS PLAN



CENTER DORM PLANS

SHEET #	TITLE	SMITH & COMPANY	AUTHOR
1 OF 1	TOPOGRAPHIC SURVEY	BUCK & BUCK LLC	SMITH & COMPANY
CD1	LAYOUT PLAN	BUCK & BUCK LLC	BUCK & BUCK LLC
CD2	SITE PLAN	BUCK & BUCK LLC	BUCK & BUCK LLC
CD3	SEPTIC PLAN	BUCK & BUCK LLC	BUCK & BUCK LLC
CD4	WALL ELEVATIONS	BUCK & BUCK LLC	BUCK & BUCK LLC
CD5	WALL ELEVATIONS	BUCK & BUCK LLC	BUCK & BUCK LLC
SE	SEDIMENTATION AND EROSION CONTROL	BUCK & BUCK LLC	BUCK & BUCK LLC
1	ELEVATIONS	WESTCHESTER MODULAR HOMES INC	WESTCHESTER MODULAR HOMES INC
2	FOUNDATION PLAN	WESTCHESTER MODULAR HOMES INC	WESTCHESTER MODULAR HOMES INC
3AL	FIRST FLOOR PLAN	WESTCHESTER MODULAR HOMES INC	WESTCHESTER MODULAR HOMES INC
3AR	FIRST FLOOR PLAN	WESTCHESTER MODULAR HOMES INC	WESTCHESTER MODULAR HOMES INC
3BL	SECOND FLOOR PLAN	WESTCHESTER MODULAR HOMES INC	WESTCHESTER MODULAR HOMES INC

CENTER DORM PROJECT AREA



BUILDING DATA

PROPOSED FITCH HOUSE
 BUILDING FOOTPRINT 3,512 SF
 GROSS FLOOR AREA* 8,684 SF
 AVERAGE EXISTING GRADE @ PERIMETER 642.38
 UPPER FLOOR ELEVATION 658.50
 EAVE ELEVATION 667.55
 RIDGE ELEVATION 680.77
 MEAN ROOF ELEVATION 674.16
 MEAN BUILDING HEIGHT 31.78 FT
 MAXIMUM TOTAL HEIGHT 38.39 FT
 DISTANCE FROM ROMFORD RD 144 FT
*GROSS FLOOR AREA INCLUDES UNFINISHED BASEMENT AREAS

ZONING DATA

LOT AREA
 LOWER CAMPUS (WEST OF ROMFORD ROAD) 3,546,220 SF= 81.41 AC
 UPPER CAMPUS (EAST OF ROMFORD ROAD) 1,724,976 SF= 39.57 AC
 TOTAL 5,271,196 SF=120.98 AC

EXISTING LOT COVERAGE
 LOWER CAMPUS (WEST OF ROMFORD ROAD) 257,364 SF=7.26 %
 UPPER CAMPUS (EAST OF ROMFORD ROAD) 254,103 SF= 14.7%
*VARIES BY SECTION 11.3.1.6 (LOF COVERAGE) FOR REDISTRICTION REGULATORY AND SALT PAD GRANTED JUNE 17, 2010 AND REDEVELOPED BY THE SUBSEQUENTLY AMENDED REGULATORY VOL. 21(1) PER

PROPOSED LOT COVERAGE
 LOWER CAMPUS (WEST OF ROMFORD ROAD) 285,616 SF=8.05 %
 UPPER CAMPUS (EAST OF ROMFORD ROAD) 254,103 SF= 14.7%

BUILDING DATA

PROPOSED CENTER DORM
 BUILDING FOOTPRINT 6,068 SF
 GROSS FLOOR AREA* 12,136 SF
 AVERAGE EXISTING GRADE @ PERIMETER 653.87
 UPPER FLOOR ELEVATION 684.00
 EAVE ELEVATION 674.74
 RIDGE ELEVATION 688.0
 MEAN ROOF ELEVATION 677.87
 MEAN BUILDING HEIGHT 24 FT
 MAXIMUM TOTAL HEIGHT 31.13 FT
 DISTANCE FROM ROMFORD RD 90 FT

ARCHITECT: FOR FITCH HOUSE
 KG+D ARCHITECTS, PC
 285 MAIN STREET
 MOUNT KISCO, NY 10549
 914-666-5900

CIVIL ENGINEER:
 BUCK & BUCK LLC
 1100 NEW BRITAIN AVE STE 207
 WEST HARTFORD, CT 06110
 860-527-2677

OWNER / APPLICANT:
 RUMSEY HALL SCHOOL
 201 ROMFORD ROAD
 WASHINGTON DEPOT, CT 06794
 860-868-0535

SURVEYOR:
 SMITH & COMPANY
 247 MAIN STREET SOUTH
 WOODBURY, CT 06798
 203-263-0068

ARCHITECT: FOR CENTER DORM
 SEGALLA'S TURN KEY HOUSING
 PO BOX 531
 CANNAN, CONNECTICUT 06018

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