# Site Plan Review Application

Prepared for

## Ross Group Development, LLC

For

## Motel Renovation

Located At

194 Pittsfield Road
Lenox, Massachusetts

*Prepared by:*

SK DESIGN GROUP, INC.

DESIGN GROUP, INC.
CIVIL ENGINEERS - SURVEYORS - CONSULTANTS
2 FEDERICO DR., PITTSFIELD, MA 01201 (413) 443-3537

January 2021

SK Project No.200103

DESIGN GROUP, INC.
Civil Engineers • Surveyors • Consultants

Drainage
Highways
Reports
Land Planning
Building Design
Survey

January 28, 2021

Zoning Board of Appeals
Town Hall – 6 Walker Street
Lenox, MA 01240

RE: Site Plan Review Application
Ross Group Development, LLC
194 Pittsfield Road
Lenox, MA

Dear Board Members;

Enclosed for your review please find seven (7) copies of a Site Plan Review Application prepared for Ross Group Development, LLC for property located at 194 Pittsfield Road in Lenox, MA.

The property currently is the location of the Days Inn and is located in the C-3A zoning district along the east side of Route 7 & 20. Other existing site features include a driveway, parking areas, and a pool. The total lot area is approximately 5 acres.

The Town of Lenox regulates work within the C-3A district per Section 3.5 Site Plan Approval in the C-1A and C-3A zone. This section states that construction or exterior alteration to a building requires site plan approval by the ZBA. Also, it should be noted that a separate application is concurrently being submitted to the ZBA for a request to amend a previous special permit.

This proposed project includes the renovation of the existing 59 room hotel into a 65 room hotel. The renovation will include interior and exterior work on the existing building and the construction of a 2,620 s.f. addition for a new lobby, kitchen, lounge area, office space, elevator, and other interior necessities. New site improvements include removal of the existing outdoor pool, a new entrance at the addition, upgrading the parking lot, and new utilities as needed.

Please see the attached application, narrative and plans for a detailed explanation of the project. If you should have any questions or concerns, or require additional information, please don't hesitate to contact the office.

Sincerely,
SK DESIGN GROUP, INC.

Matthew D. Puntin, P.E.
Project Manager

Enclosures

Cc: Walsh Associates
File

G:\SK DESIGN GROUP\2020\200103 Walsh Asso-194 Ptsf Rd, Lenox-SPR & Survey\Documents\Word\Site Plan Review\02 SP Cover Letter.docx

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# SITE PLAN REVIEW PETITION

The Commonwealth of Massachusetts

# TOWN OF LENOX

Filing fee is due with the petition. If hearing expenses exceed this amount the Zoning Board of Appeals will bill the petitioner.

The undersigned hereby petitions the Town of Lenox Zoning Board of Appeals for:

**X** A Site Plan Review under the provisions of Section 3.5 of the Town of Lenox Zoning By-Law.

☐ A Variance from the following provisions of Section _____ of the Town of Lenox Zoning By-Law.

To permit the following use or activity (describe proposed use or activity):

**Perform building renovations, construct a building addition, and site improvements at an existing hotel at 194 Pittsfield Road.**

For premises:

Owner of Record **LALJI Inc.**

Address **194 Pittsfield Road, Lenox, MA 01240**

Map and Parcel **Map 22, Lot 28 & 29**

Zoned as **C-3A**

Deed Reference Book **1646** Page **1039**

*(This information is available from the Assessor's Office or townoflenox.com in the Property Assessments-Online Database section.)*

Petitioner *Charles Snyder (MDP)*

Charles Snyder

*(Your signature here also acknowledges that you agree to pay all hearing expenses relative to this petition.)*

Address (Mailing Address) **Ross Group Development, LLC, 510 E 2nd St, Tulsa, OK 74120**

Telephone Number **918-878-2868**

Email address **charles.snyder@withrossgroup.com**

Date **January 27, 2021**

06182009 rev.

# SITE PLAN REVIEW NARRATIVE

# SITE PLAN REVIEW NARRATIVE

Ross Group
194 Pittsfield Road
Lenox, Massachusetts
Map 22, Lot 28 & 29

## 1.0 PROJECT DESCRIPTION

Existing Conditions

The property is located at 194 Pittsfield Road in Lenox, on the east side of Route 7 & 20. The existing building was built in the early 1970's according to the town property card. There have been several motel or hotel chains at the location over the years, including currently the Days Inn by Wyndham.

The property includes two parcels for a combined area of approximately 5 acres and is located within the C-3A Commercial District. It is bordered to the north by an empty, undeveloped lot. It is bordered to the east by the 12 Oaks Condominiums and to the south is a commercial business.

The existing building is 2-stories at approximately 10,500 s.f. per story for a total of 21,000 s.f. of floor area. There are 59 rooms (units) and a small lobby within the building. There are approximately 65 parking spaces located on the east and west side of the building. An outdoor pool is located to the south of the building.

A single driveway from Pittsfield Road provides access to site. The site is serviced by town sewer and water. There are a series of onsite catch basins which collect stormwater and discharge into the drainage system within Pittsfield Road.

Proposed Conditions

The proposed project includes a major renovation to the exiting building, a new addition, and various site improvements.

The existing hotel will have substantial interior and exterior renovations performed. This will include creating additional rooms (units) for a total of 65 rooms when complete. Also, a new 2,620 s.f addition will be constructed on the south side of the building. The addition will include a new lobby, lounge area, office space, elevator, and other interior necessities.

New site improvements include removal of the existing outdoor pool, a new driveway configuration at the addition, upgrading the parking lot, installing landscaping and retaining walls, upgrading utilities, and other items associated with typical building construction.

The overall construction cost is estimated at $3.5 million.

## 2.0 ZONING REGULATIONS

The following section describes the project in regard to several specific sections of the Zoning Bylaw.

### 3.5. SITE PLAN APPROVAL IN THE C-1A AND C-3A ZONES

#### 3.5.2 Projects Requiring Site Plan Review

The site is located within a C-3A zone and includes construction and alteration of the exterior of the structure and thus requires a site plan review by the Zoning Board of Appeals (ZBA) per section 3.5.2. SKDG has been in contact with Mr. Donald Fitzgerald, Lenox Building Inspector, and agrees that a site plan review is required.

#### 3.5.5 Contents of Site Plan

Included with this submission are several sets of plans providing the information as required per this section of the zoning by-laws. The plans include:

- Architectural Building Plans
- Landscaping Plans
- Civil Site Plans
- Survey Plan

#### 14. Traffic

Within this section of the by-law there is a requirement for a traffic study. It includes four specific items as follows.

a. The site plans show the proposed traffic flow, entrances, loading areas, and curb cuts.

b. Traffic impact: A traffic impact letter has been prepared by Fuss & O'Neill. Please see Attachment A.

c. Traffic Pattern: The proposed traffic pattern is shown on the attached site plans. The primary driveway curbcut at Pittsfield Road will remain unchanged, with one entrance and one exit lane. The vehicle pattern at the new lobby entrance will include two-way traffic and around the building the traffic will be a one-way clockwise pattern.

d. Traffic impact: The project will result in a slight increase of proposed traffic. Fuss & O'Neill has prepared a traffic evaluation and (see Attachment A).. SKDG has contacted Mass DOT and it was determined that an access permit is not required.

Additional information about the project is listed in the following table

| Description | Exiting Use | Proposed Use |
|---|---|---|
| Area of building | 21,000 s.f. | 24,320 s.f. |
| Number of employees | 3 | 16 full time equivalent |
| Seating capacity | n/a | n/a |
| Parking required | 61 | 67 |
| Parking Provided | 65 | 74 |

## SECTION 6. DIMENSIONAL REQUIREMENTS

## 6.1 GENERAL REQUIREMENTS

### 6.1.1 Table of Dimensional Requirements

Per Table 6.1.1 – *Table of Dimensional Requirements*, there are several requirements for a lot and building in C-3A Commercial zone. The requirements, existing dimensions, and proposed dimensions are as follows:

| Description | Requirement | Existing | Proposed |
|---|---|---|---|
| 1. Minimum lot size | 3 acres | 5± acres | 5± acres |
| 2. Minimum lot frontage | 300' | 500'± | 500'± |
| 3. Minimum lot width at building setback line | 300' | 500'± | 500'± |
| 4. Minimum setbacks: | | | |
| A. Building or structure | | | |
| - Street Line | 75' | 150'± | 140'± |
| - Lot Line | 30' | 90'± | 85'± |
| - District boundary Line | 50' | 800'± | 800'± |
| B. Sign Setback | 35' | 15'± | 36'± |
| C. Parking Area Setback | 30' | 30'± | 31'± |
| 5. Maximum Building or structure | | | |
| Height stories | 2 | 2 | 2 |
| Height feet | 35' | 23'± | 26'± |
| 6. Maximum building coverage | 20% | 5%± | 7%± |

The proposed building addition and associated parking area and signs will meet the dimensional requirements above.

## SECTION 7. GENERAL REGULATIONS

## 7.1 OFF-STREET PARKING AND LOADING REQUIREMENTS

### 7.1.1 General
There is adequate parking available on site. The proposed project will require an increase in parking, which can be accommodated on site.

### 7.1.2 Location
The required off-street parking is provided on the same lot.

### 7.1.3 Parking Space Dimensions
The proposed parking spaces will be a minimum of 9' x 20' and have the required area.

### 7.1.4 Multiple Uses
The proposed use does not include multiple use.

### 7.1.5 Required Number of Spaces
A motel use requires the following number of spaces:

> *1 space for each sleeping room, plus 2 spaces for employees, plus 1 space for each 250 square feet of floor space for public functions*

The proposed project will have 65 sleeping rooms which require 65 spaces. There will be a minimum of 2 spaces for employees. There are no public function spaces and thus additional parking is not needed for this use. There is a total of 74 proposed parking spaces, which exceeds the minimum required.

### 7.1.6 Shared Parking
There is no proposed shared parking.

### 7.1.7 Reduction of Parking Requirements
There is no request for a reduction in parking.

### 7.1.8 Parking Design Standards
The current parking layout has approximately 50% of the parking in front of the building and 50% in the rear. The proposed parking layout will mimic the current layout. There will be approximately 40% of the parking in the rear, 30% in the front, and 30% combined on both sides of the building. None of the proposed parking is within the front setback.

The parking areas will be paved. All spaces will meet the minimum size standards and have adequate room for maneuvering.

### 7.1.9 Driveways
The proposed facility will continue to use the existing paved driveway, which is approximately 25' wide.

### 7.1.10 Layout of Off-Street Parking
The proposed parking layout will mimic the existing configuration. When complete the new parking layout will meet the six standards of this section.

**7.1.11 Drainage, Surfacing and Maintenance**
There are several existing catch basins within the parking area and along the driveway. The proposed stormwater design will utilize existing drainage structures on site. In general, the stormwater runoff will continue to flow as it currently does. The drainage structures and pipes will be replaced with new components.

It should be noted that the proposed project will result in a reduction of overall impervious area from 62,060± s.f. down to 61,850 s.f. This is a reduction of approximately 210 s.f.. By reducing the impervious area, the runoff from the site will be reduced.

**7.1.12 Maintenance**
The facility will be maintained by the applicant.

**7.1.13 Snow Storage**
There is adequate room for snow storage at the property around the perimeter of the parking areas and along the edge of the driveway.

**7.1.14 Lighting**
A proposed lighting plan has been included with this submission and can be found in Attachment C. The lighting has been designed as to not reflect or cause glare on abutting properties and will not affect the operation of vehicles.

**7.1.15 Screening**
The proposed facility will 35 or more spaces, thus this section does apply.

A proposed landscaping plan can be found in Attachment C. The attached landscaping plan shows that the existing vegetation and landscaping around the parking areas will remain generally the same. Additionally, several new trees and plantings are proposed between the road and the hotel.

It should also be noted that the parking areas are located higher than the road and thus the terrain provides screening, as mentioned per waiver 8.b. within this section.

**7.1.16 Landscaping**
A proposed landscaping plan can be found in Attachment C. The attached landscaping plan shows that the existing vegetation and landscaping around the parking areas will remain generally the same. Additionally, several new trees and plantings are proposed between the road and the hotel.

**7.1.17 Bicycles**
It is our opinion that this project does not warrant the need for designated bicycle parking spaces. The adjacent road is Route 7 & 20 which is not bicycle friendly.

**7.1.18 Loading Space**
An appropriate size loading space of 10’ x 35’ has been designated on the site.

**7.1.19 Loading Standards**
There is adequate off-street loading facilities and spaces on site which will not require backing onto public ways or parking on public ways.

### 7.1.20 Commercial "C" Zoning District Exemptions
The property is not located in a "C" district, thus the exemptions don't apply.

## SECTION 7.2 SIGNS

The project does include a new proposed sign adjacent to the driveway entrance. The sign will follow the requirements including setback and size requirements. A detail of the sign is shown on the attached architectural plan, Attachment B.

## SECTION 7.3 LIGHTING

### 7.3.1 Sign Lighting
Any sign lighting will follow the requirements of this section.

### 7.3.2 Outdoor Lighting
A proposed lighting plan has been included with this submission and can be found in Attachment C. The lighting will meet the requirements of this section.

## SECTION 7.4 DRAINAGE AND EROSION CONTROL

### 7.4.1 Applicability
The proposed project includes more than 20,000 s.f. of ground floor area and paved parking area, thus this section applies.

### 7.4.2 Submittals
This application includes a detailed set of civil site plans (Attachment D) which shows existing and proposed conditions at the site, including: property lines, vegetation, existing and proposed grades, and existing and proposed drainage structures. There are no wetlands, streams, or water bodies on the property.

The civils site plans also include an erosion control plan which includes a variety of best management practices, including:

- A stabilized construction entrance will be installed prior to excavation.
- A sedimentation barrier consisting of a silt fence and straw wattles will be installed along the downhill slope of the site.
- The catch basins will be equipped with silt sacks to collect sediment from paved areas.
- All collected sediment will be disposed of offsite at a proper facility.

The overall construction process is expected to take a year. In general, the schedule of operations would be as follows:

1. Install erosion control measures.
2. Demolish and remove pool.
3. Construct addition.
4. Renovate existing building.
5. Install new utilities as needed, including water and sewer services.
6. Replaced drainage structure and associated infrastructure.
7. Grade site as needed.
8. Improve parking facilities.
9. Install finish landscaping.

**7.4.2 Standards**

The existing site contains approximately 62,060 s.f. of impervious area. There are several existing catch basins within the parking area and along the driveway. The proposed stormwater design will utilize existing drainage structures on site. In general, the stormwater runoff will continue to flow as it currently does. The drainage structures and pipes will be replaced with new components.

As proposed, the project will result in 61,850± s.f. of impervious area, which is a decrease of approximately 210 s.f. as compared to the existing site. The reduction in impervious area will be accomplished by modifying the existing parking area to include new landscaped areas adjacent to the building and around the perimeter. With a lesser amount of impervious area, there will be less stormwater runoff from the site.

**8.1 Motels, Inns, Hotels**

*8.1.1. General Requirements*

*1. Each guest room shall contain not less than 200 square feet of habitable floor area.*

**Each room will be more than 200 s.f.**

*2. Each motel site shall be provided with not more than 2 motor vehicle driveways for each abutting street. Such driveways shall intersect the abutting street or streets at 90 degrees.*

**The site will utilize the one existing driveway.**

8.1.2. Special Requirements. The following requirements shall apply except in the Commercial C District:

**The site is in a Commercial C-3A Zone, and thus the following requirements apply.**

1. No motel shall be constructed on a lot having less than 200 feet frontage and less than 90,000 square feet lot size. If a larger minimum lot area is specified for the district in which the motel is proposed, such larger lot size is required.

**The property has more than 200 feet of frontage and is greater than 90,000 s.f.**

2. There shall be 3,000 square feet of land area for each motel unit. The minimum acreage requirement may be included in calculating the land area per unit.

**The total number of units (sleeping rooms) is 65, which requires a total of 195,000 s.f. The subject parcel is 221,800 s.f, and thus meets this requirement.**

3. On each lot used for motel purposes, the minimum front, rear, and side setbacks shall be at least 50 feet. If a larger setback is specified for the district for which the use is proposed, the larger setback is required.

**The existing building and proposed addition meet the 50 foot setback requirement and additional setback requirements for the zone.**

4. An area not less than 20 feet wide shall be maintained as an open space buffer with grass, bushes, flowers, or trees all along each side lot line, rear lot line and front lot line, except for entrance and exit driveways. Such open space shall not be built upon nor paved, nor used for parking.

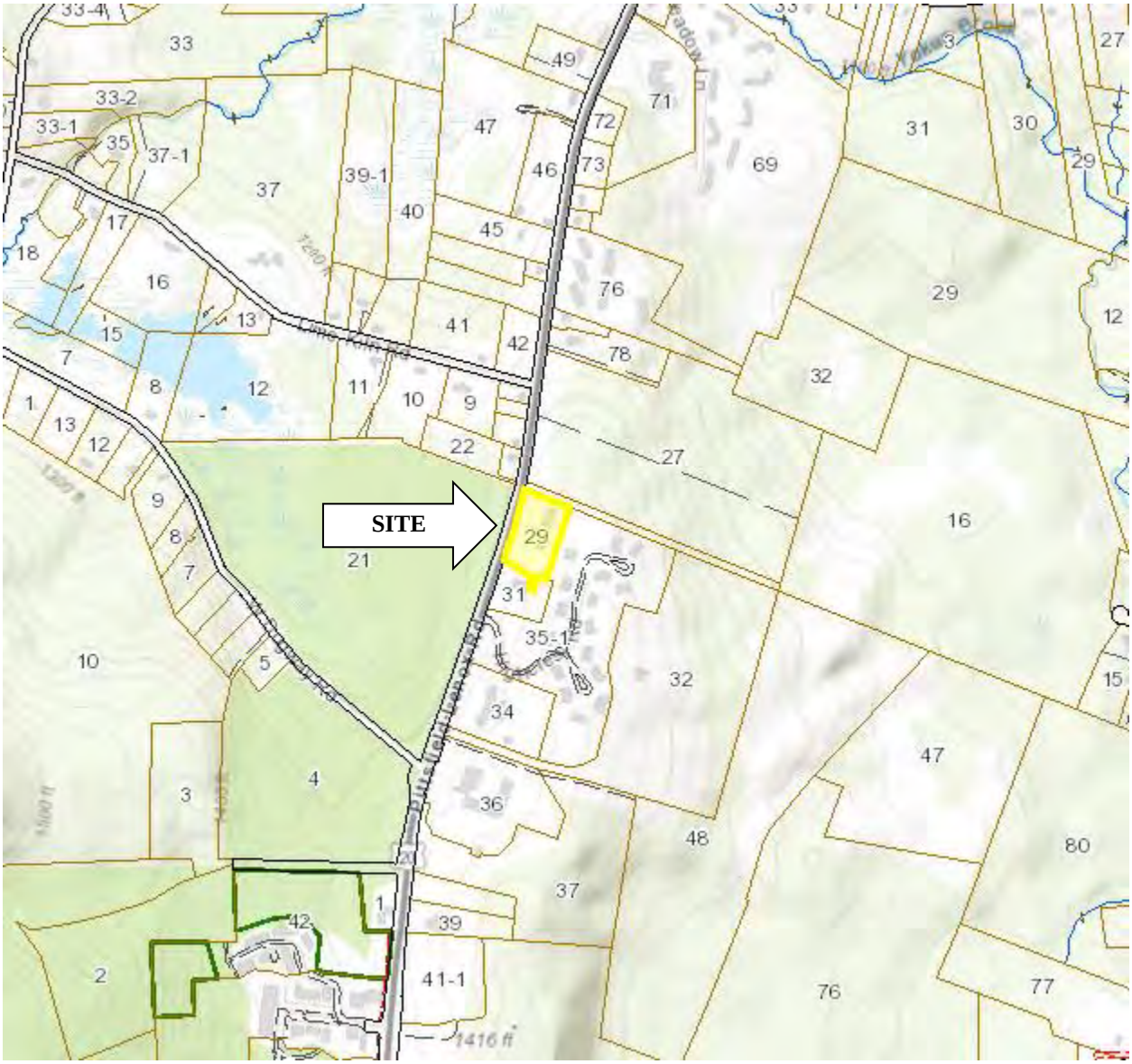
**The open space buffer along the side lot lines and rear lot lines will be similar to the existing configuration. The rear and left side of the property have well established vegetation with a variety of trees and low vegetation. The driveway is adjacent to the right side of the proper which is maintained lawn.**

**The front of the property, adjacent to the road, is mainly a sloped lawn area. There are several trees, bushes, and other lower landscaping scattered throughout the lawn area. Several new trees will be planted in the front lawn area and adjacent to the driveway to compliment the property.**

## 3.0 CONCLUSION

The proposed renovation and associated site work meet the requirements of the Lenox Zoning By-Laws. The project will result in an improvement to the property and will not be a burden on town infrastructure.

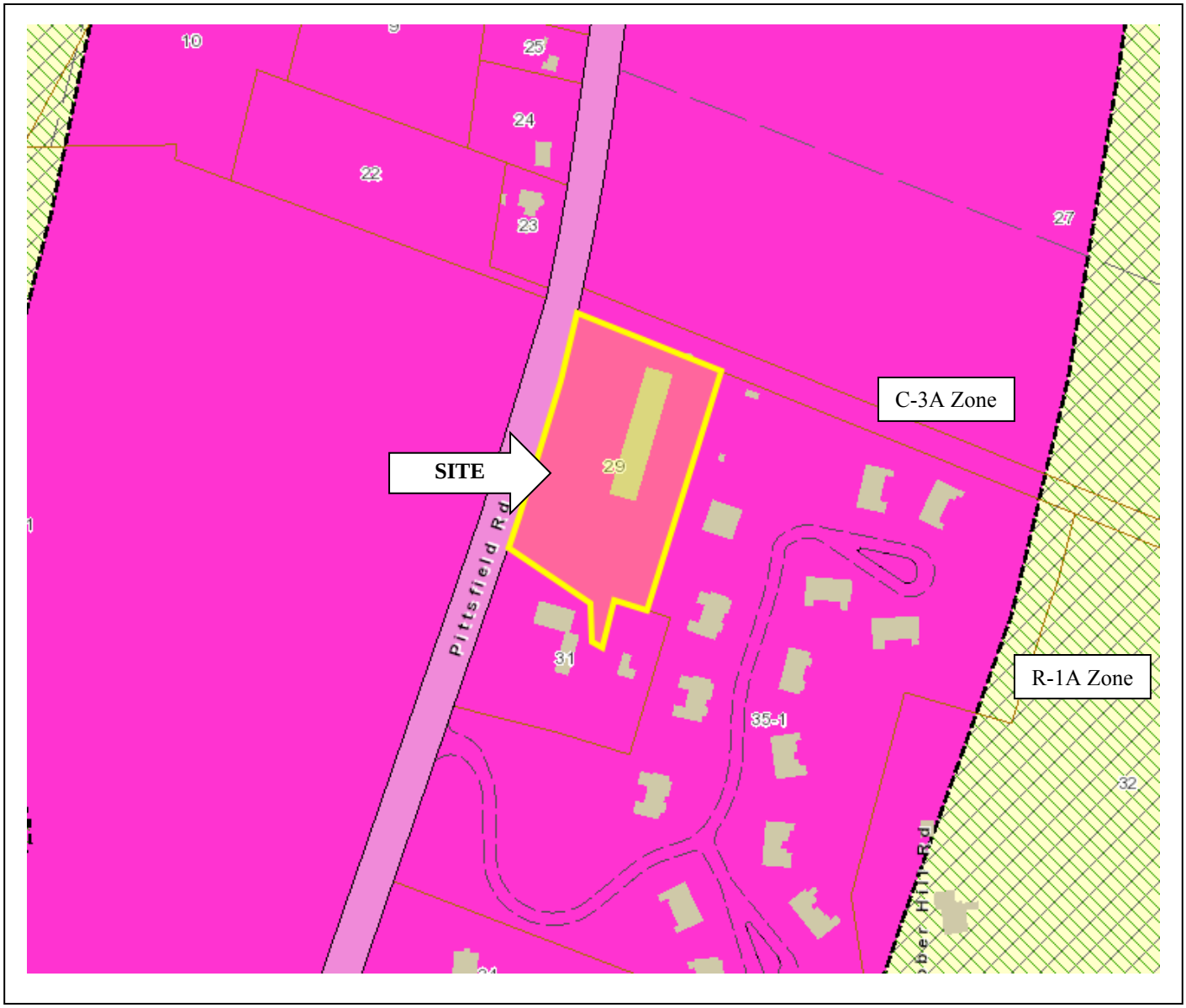
# Figures




Source: Lenox AxisGIS

**FIGURE #1**

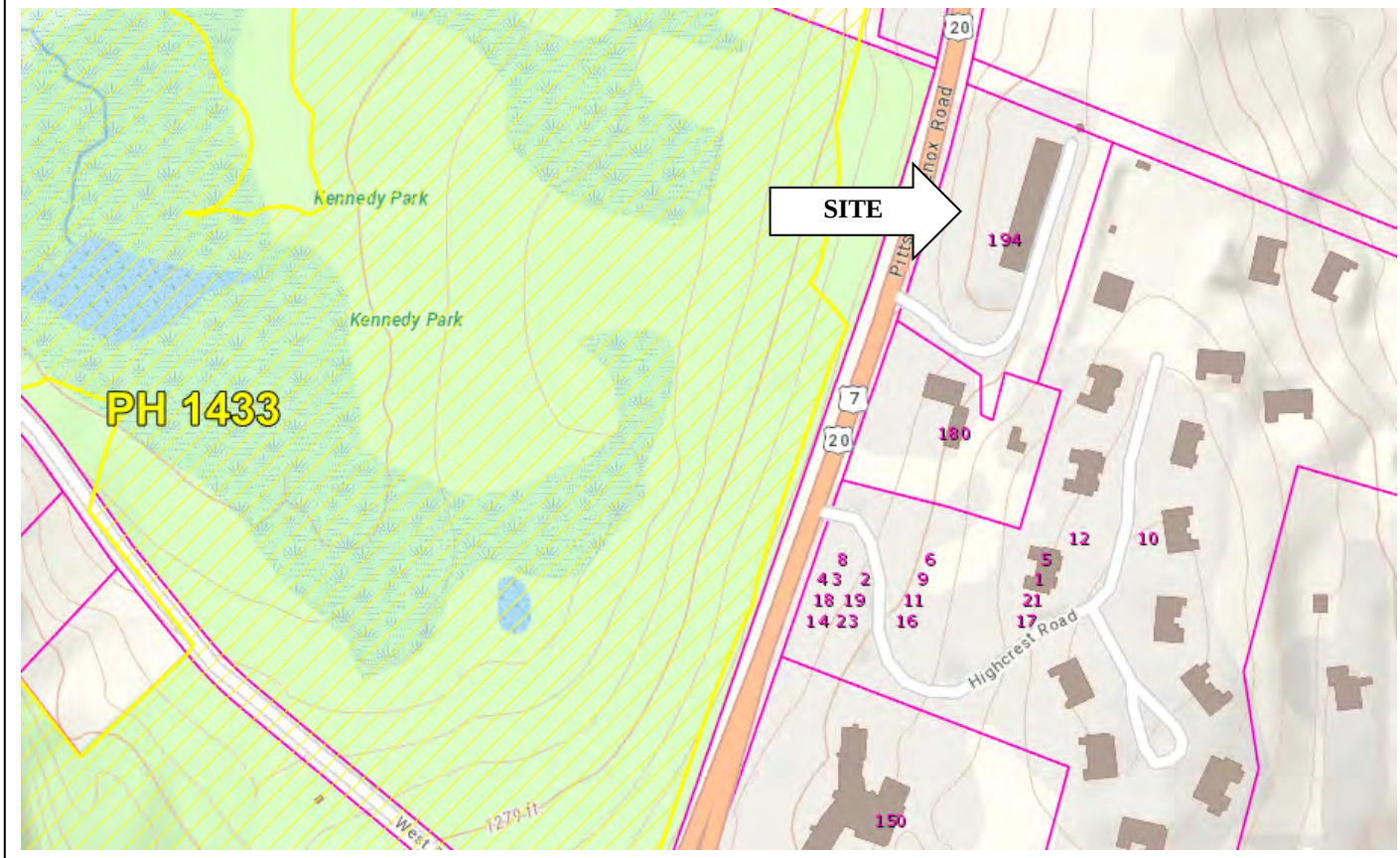
**USGS Map**
*194 Pittsfield Road*
*Lenox, Massachusetts*




Source: Lenox AxisGIS

**FIGURE #2**

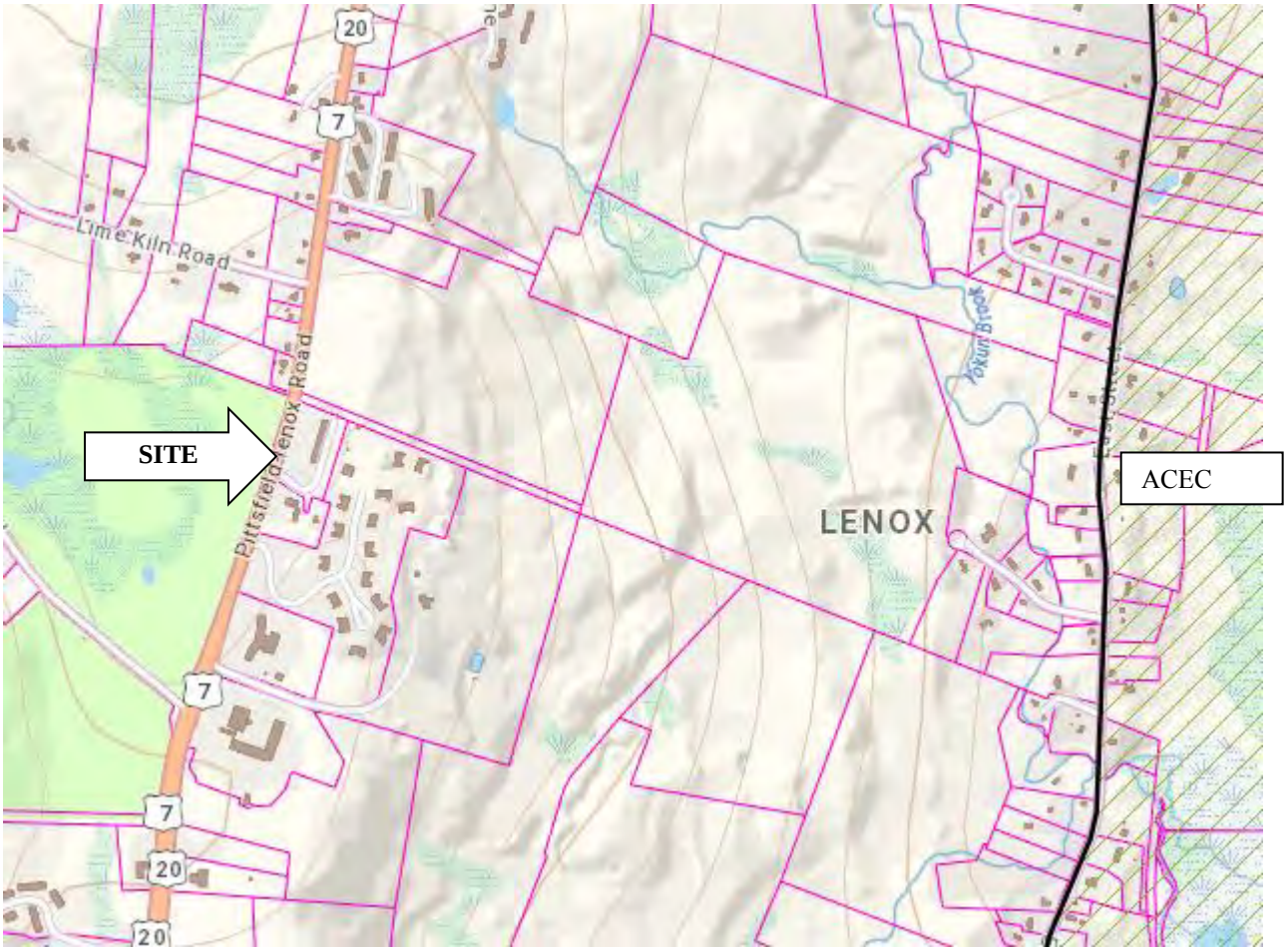
**Assessor's Map**
*194 Pittsfield Road*
*Lenox, Massachusetts*




Source: Oliver Mass GIS

**FIGURE #3**

**NHESP Map**
*194 Pittsfield Road*
*Lenox, Massachusetts*




Source: Oliver Mass GIS

**FIGURE #4**

**ACEC Map**
*194 Pittsfield Road*
*Lenox, Massachusetts*

Source: fema.gov

**FIGURE #5**

**Floodplain Map**
*194 Pittsfield Road*
*Lenox, Massachusetts*

Source: Lenox AxisGIS / Google Earth 2019

**FIGURE #6**

**Aerial Image**
*194 Pittsfield Road*
*Lenox, Massachusetts*

# Attachment A

Traffic Analysis

FUSS & O'NEILL

January 25, 2021

William Walsh
Walsh Associates, Inc.
44 Redfield Street
Rye, NY 10580

RE: Traffic Review
MA, Lenox – Lenox Days Inn
Fuss & O'Neill Reference No. 20200642.A10

Dear Mr. Walsh:

As requested, Fuss & O'Neill has reviewed certain traffic related issues concerning the proposed expansion of the existing Days Inn at 194 Pittsfield Road, Lenox from 59 rooms to 65. Based on this addition of six rooms to the motel, the motel is expected to have slightly more traffic activity associated with it.

## Traffic Generated By Proposed Project

The expected site generated traffic volume was calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication Trip Generation, 10th edition, 2017. This publication is an industry-accepted resource for estimating vehicle tips associated with proposed development. Trip generation estimated for the proposed motel was estimated based on the number of rooms at the motel. The land use category 320 – Motel was used for this analysis.

During the weekday morning peak hour, the proposed motel is estimated to generate 10 entering trips and 16 exiting trips based on ITE rates. During the weekday afternoon peak hour, the proposed motel is estimated to generate 14 entering trips and 12 exiting trips based on ITE rates. The expected daily number of trips estimated at the proposed motel is estimated to be 206 vehicle trips per day, 103 entering and 103 exiting. The following table presents the peak hour and weekday trip estimates.

1550 Main Street
Suite 400
Springfield, MA
01103
t 413.452.0445
800.286.2469
f 413.846.0497

www.fando.com

California
Connecticut
Maine
Massachusetts
New Hampshire
Rhode Island
Vermont

| Days Inn - Lenox, MA<br>Estimated Weekday Net New Vehicle Trip Generation | Enter (vte*) | Exit (vte*) | Total (vte*) |
|---|---|---|---|
| **Weekday AM Adjacent Street Peak Hour** | | | |
| Motel - Existing (320) | 9 | 15 | 24 |
| Motel - Proposed (320) | 10 | 16 | 26 |
| **Difference** | **1** | **1** | **2** |
| **Weekday PM Adjacent Street Peak Hour** | | | |
| Motel - Existing (320) | 13 | 11 | 24 |
| Motel - Proposed (320) | 14 | 12 | 26 |
| **Difference** | **1** | **1** | **2** |
| **24-Hour Weekday Total** | | | |
| Motel - Existing (320) | 92 | 92 | 184 |
| Motel - Proposed (320) | 103 | 103 | 206 |
| **Difference** | **11** | **11** | **22** |

*VTE = Vehicle Trip Ends

## Comparison with Previous Uses

Traffic activity associated with the proposed expansion is estimated to be slightly higher than the existing motel. The morning and afternoon commuting peak hour demand will be approximately 8% more, and the daily trips will be about 12% more than the motel prior to the proposed expansion.

## Crash Analysis & Crash Data Review

A review of the level of safety at the Lenox Days Inn Driveway / Pittsfield Road intersection was conducted using crash data obtained from MassDOT. The records were gathered for the most recent 5 years of available data, 2013 through 2017. Over the five year period there was a total of 3

crashes at the intersection, an average of 0.6 per year. The predominant crash type was rear-end collision.

The crash rate, expressed as "crashes per Million Entering Vehicles" (MEV), was determined using the standard MassDOT intersection crash rate formula. Compared to the daily traffic demand of about 25,000 vehicles per day entering the intersection, the resulting crash rate was 0.06 crashes per million entering vehicles. The statewide average crash rate for unsignalized intersections is 0.57, so there is no indication of any existing safety concern or hazardous condition at the site driveway intersection.

## Conclusion & Recommendations

Based on the trip comparison and results relating to traffic safety, it is the professional opinion of Fuss & O'Neill, Inc. that the proposed expansion of the Days Inn at 194 Pittsfield Road, Lenox from 59 rooms to 65 will not have a significant impact to vehicular movements at the existing driveway nor exacerbate any pre-existing safety concerns.

Sincerely,

Stephen J. Savaria, PE, PTOE
Senior Project Manager

# Attachment B

Architect Building Plans

# LENOX BOUTIQUE HOTEL

## 194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240

**APPROVALS** **26JAN21**

**ARCHITECT:**
BMA ARCHITECTURAL GROUP
BMA P.C.
12 MIDDLE STREET
AMHERST, NH 03031
TEL: 603.673.1991
FAX: 603.672.1385

**CIVIL ENGINEER:**
SK DESIGN GROUP, INC.
2 FEDERICO DRIVE
PITTSFIELD, MASSACHUSETTS 01201
TEL: 413.443.3537

**LANDSCAPE ARCHITECT:**
WALTER CUDNOHUFSKY ASSOCIATES, INC.
455 BUG HILL ROAD
ASHFIELD, MASSACHUSETTS 01330
TEL: 413.628.4600

ROSS GROUP
510 EAST 2ND STREET, TULSA, OKLAHOMA 74120

**OWNER:**

**PROJECT TEAM:**

APPROVALS
26JAN21
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240
LENOX BOUTIQUE HOTEL

BMA ARCHITECTURAL GROUP
BMA PROFESSIONAL CORPORATION
12 MIDDLE STREET AMHERST, NEW HAMPSHIRE 03031 ARCHITECTS / DESIGNERS / PLANNERS PT 603.673.1991 F 603.672.1385

**ROOM TYPE LEGEND**

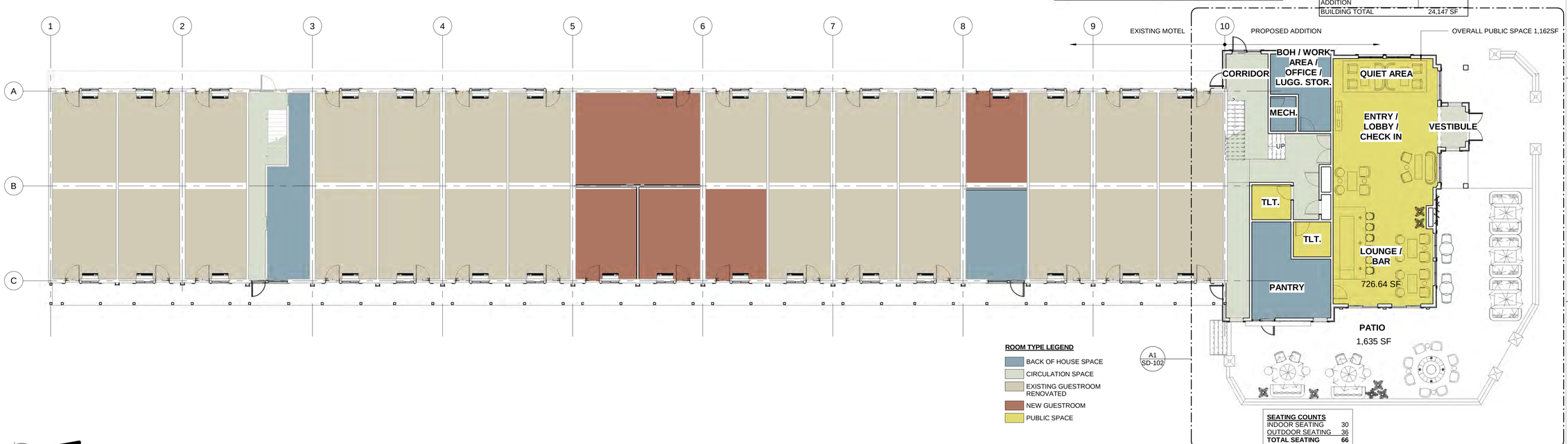
- BACK OF HOUSE SPACE
- CIRCULATION SPACE
- EXISTING GUESTROOM RENOVATED
- NEW GUESTROOM

## A2 OVERALL SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

| GUESTROOM MATRIX | | | | |
|---|---|---|---|---|
| | RENO ROOM | NEW ROOM | NEW ADA ROOM | TOTAL |
| **FIRST FLOOR** | 27 | 4 | 1 | **32** |
| **SECOND FLOOR** | 32 | 1 | 0 | **33** |
| **TOTAL** | **59** | **5** | **1** | **65** |

| BUILDING AREA | |
|---|---|
| FLOOR | AREA |
| EXISTING FIRST FLOOR TO BE RENOVATED | 10,513 SF |
| PROPOSED FIRST FLOOR ADDITION | 2,620 SF |
| EXISTING SECOND FLOOR TO BE RENOVATED | 10,513 SF |
| PROPOSED SECOND FLOOR ADDITION | 501 SF |
| BUILDING TOTAL | 24,147 SF |




**ROOM TYPE LEGEND**

- BACK OF HOUSE SPACE
- CIRCULATION SPACE
- EXISTING GUESTROOM RENOVATED
- NEW GUESTROOM
- PUBLIC SPACE

**SEATING COUNTS**

| | |
|---|---|
| INDOOR SEATING | 30 |
| OUTDOOR SEATING | 36 |
| TOTAL SEATING | 66 |

## A1 OVERALL FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"


These plans are copyrighted and are subject to copyright protection as an "architectural work" under Sec. 102 of the Copyright Act, 17 U.S.D. as amended December 1990 and known as "Architectural Works Protection Act". Copyright protection includes the overall form as well as the arrangement and composition of spaces and elements in the design but does not include individual standard features. Any unauthorized use of these plans, work or home represented, can be enforced and prosecuted to the fullest extent of the law. Reproduction of these plans and/or monetary compensation to BMA, Professional Corporation.

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BMA ARCHITECTURAL GROUP
BMA PROFESSIONAL CORPORATION
ARCHITECTS | DESIGNERS | PLANNERS
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WWW.BMAARCH.COM

CONSULTANT | ARCHITECT


REVISIONS

NOT APPROVED FOR CONSTRUCTION

SEAL

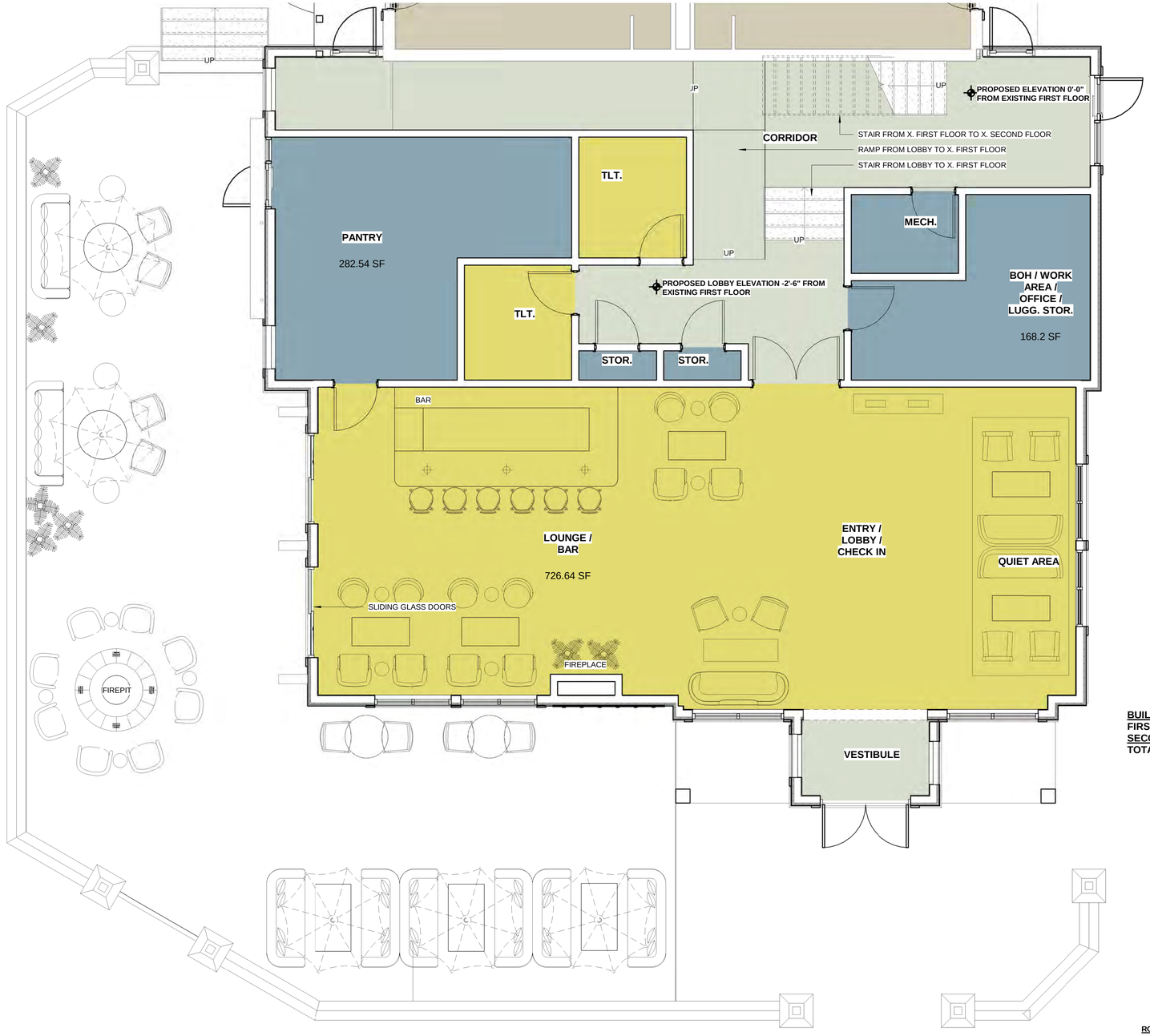
CLIENT: ROSS GROUP
510 EAST 2ND STREET, TULSA, OKLAHOMA 74120

PROJECT: LENOX BOUTIQUE HOTEL
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240

OVERALL FLOOR PLANS

JOB NUMBER: 3150
DRAWN BY: Author
CHECKED BY: RKB
PHASE: APPROVALS
DATE: 26JAN21

SD-101




**BUILDING AREA**

| | |
|---|---|
| FIRST FLOOR: | 2,620 |
| SECOND FLOOR: | 500 |
| TOTAL: | 3,120 |

**ROOM TYPE LEGEND**

- BACK OF HOUSE SPACE
- CIRCULATION SPACE
- EXISTING GUESTROOM RENOVATED
- PUBLIC SPACE

A1 CONCEPTUAL LOBBY PLAN
SCALE: 1/4" = 1'-0"

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www.bmaarchgrp.com

CONSULTANT | ARCHITECT

REVISIONS

NOT APPROVED FOR CONSTRUCTION

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ROSS GROUP
510 EAST 2ND STREET, TULSA, OKLAHOMA 74120
CLIENT

LENOX BOUTIQUE HOTEL
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240
PROJECT

CONCEPTUAL ENLARGED LOBBY PLAN

| | |
|---|---|
| JOB NUMBER: | 3150 |
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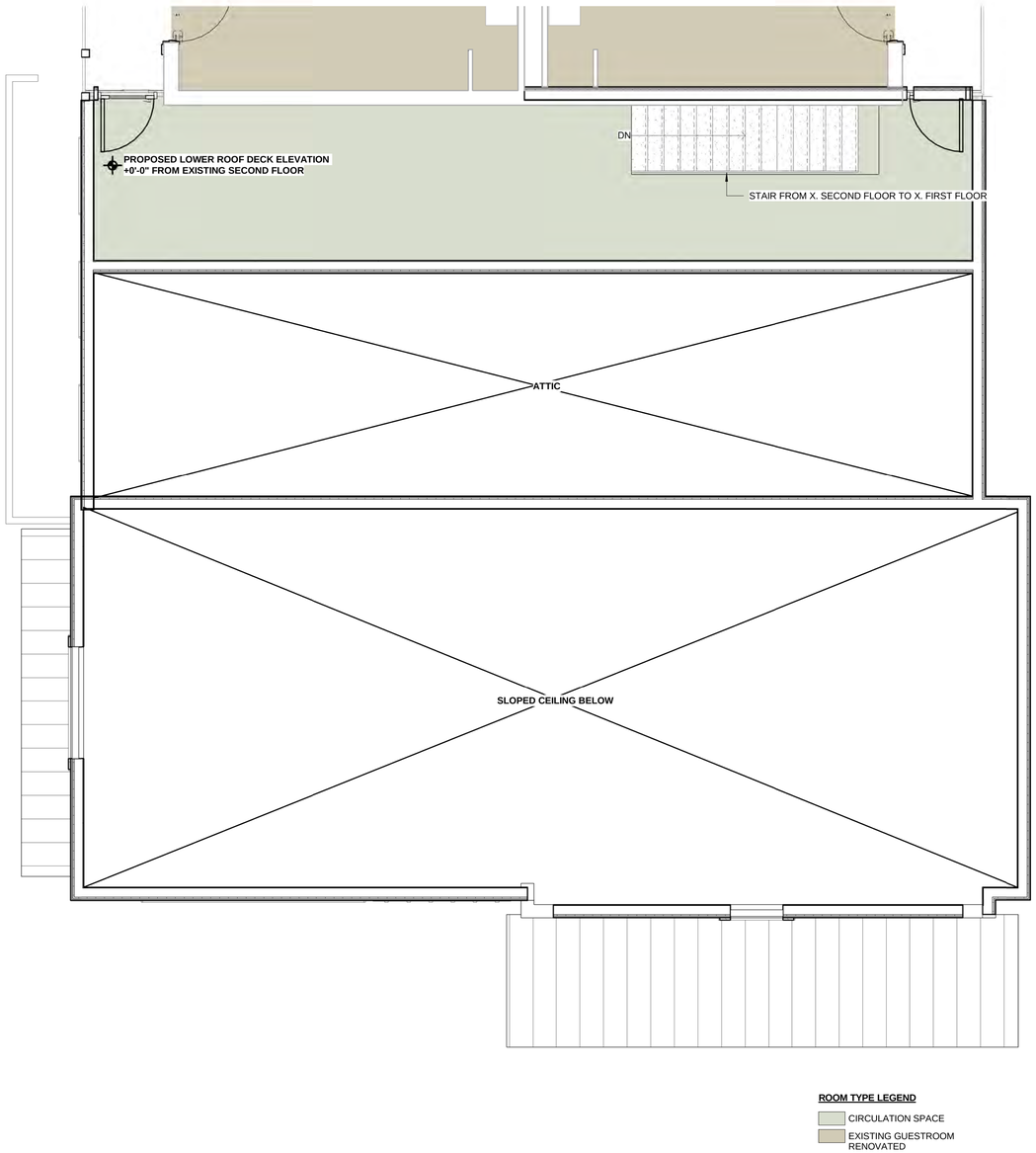
| CHECKED BY: | RKB |
| PHASE: | APPROVALS |
| DATE: | 26JAN21 |

SD-102




**ROOM TYPE LEGEND**

- CIRCULATION SPACE
- EXISTING GUESTROOM RENOVATED

A1 CONCEPTUAL SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

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PROJECT LENOX BOUTIQUE HOTEL
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240

CONCEPTUAL ENLARGED SECOND FLOOR PLAN

JOB NUMBER: 3150
DRAWN BY: BMA
CHECKED BY: RKB
PHASE: APPROVALS
DATE: 26JAN21

SD-103

C1 EXTERIOR PERSPECTIVE 2
SCALE:



A1 EXTERIOR PERSPECTIVE 1
SCALE:

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CLIENT
ROSS GROUP
510 EAST 2ND STREET, TULSA, OKLAHOMA 74120

PROJECT
LENOX BOUTIQUE HOTEL
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240

CONCEPTUAL EXTERIOR DESIGN

JOB NUMBER: 3150
DRAWN BY: Author
CHECKED BY: RKB
PHASE: APPROVALS
DATE: 26JAN21

SD-200

**E1** 3D View 10
SCALE:

**E4** 3D View 12
SCALE:

**C1** 3D View 11
SCALE:

**A1** 3D View 13
SCALE:

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ROSS GROUP
510 EAST 2ND STREET, TULSA, OKLAHOMA 74120
CLIENT

**LENOX BOUTIQUE HOTEL**
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240
PROJECT

**CONCEPTUAL EXTERIOR DESIGN**

JOB NUMBER: 3150
DRAWN BY: Author
CHECKED BY: RKB
PHASE: APPROVALS
DATE: 26JAN21

**SD-201**

## E1 OVERALL WEST ELEVATION

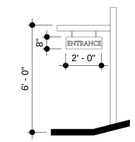
SCALE: 3/32" = 1'-0"

## C1 CONCEPTUAL SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

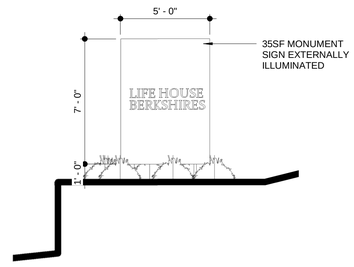
## A1 CONCEPTUAL WEST ELEVATION

SCALE: 1/4" = 1'-0"




## B6 ENTER SIGN ELEV.

SCALE: 1/4" = 1'-0"




## A6 MONUMENT SIGN ELEV.

SCALE: 1/4" = 1'-0"

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CLIENT

LENOX BOUTIQUE HOTEL
194 PITTSFIELD ROAD, LENOX, MASSACHUSETTS 01240
PROJECT

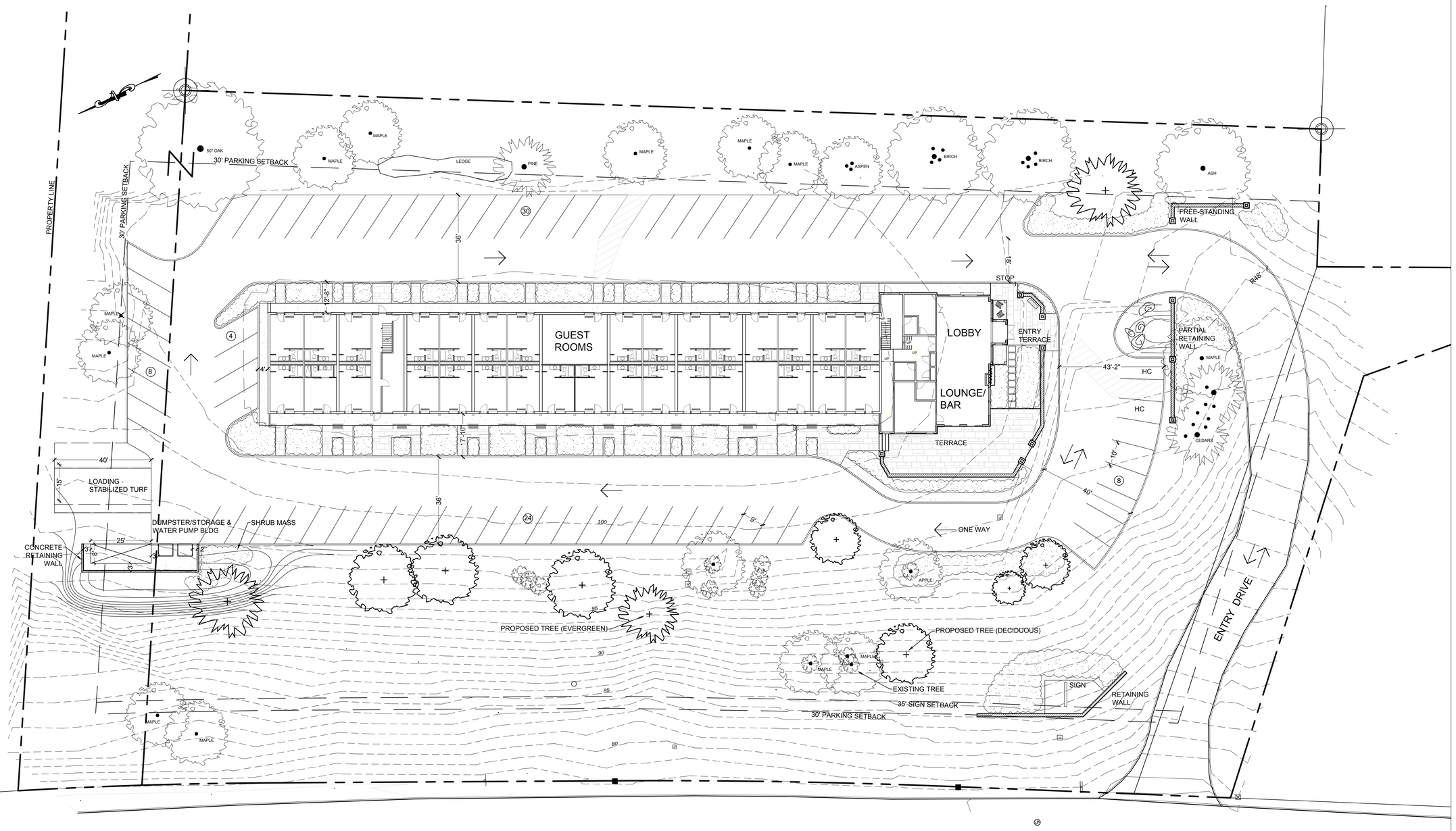
CONCEPTUAL EXTERIOR ELEVATIONS

JOB NUMBER: 3150
DRAWN BY: BMA
CHECKED BY: RKB
PHASE: APPROVALS
DATE: 26JAN21

SD-202

# Attachment C

Landscape Plans




PLAN VIEW

40 20 0 20 40

SCALE IN FEET
1" = 20'

M North


**Walter Cudnohufsky Associates**

*Landscape Architects/ Planners*

**Box 489, 455 Bug Hill Road**
**Ashfield, MA 01330**

**PHONE:** 413-628-4600
**FAX:** 413-628-0117
**E-MAIL:** wcala@wcala.com
**WEB SITE:** www.wcala.com

**BMA Architectural Group**
*Architects/Designers/Planners*
12 Middle Street
Amherst, NH 03031

**SK Design Group, Inc.**
*Civil Engineers, Surveyors, Consultants*
2 Federico Drive
Pittsfield, MA 01201



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| No. | Description | Date |
|---|---|---|
| | Permit Set | 1/18/21 |

Date = 11/24/2020

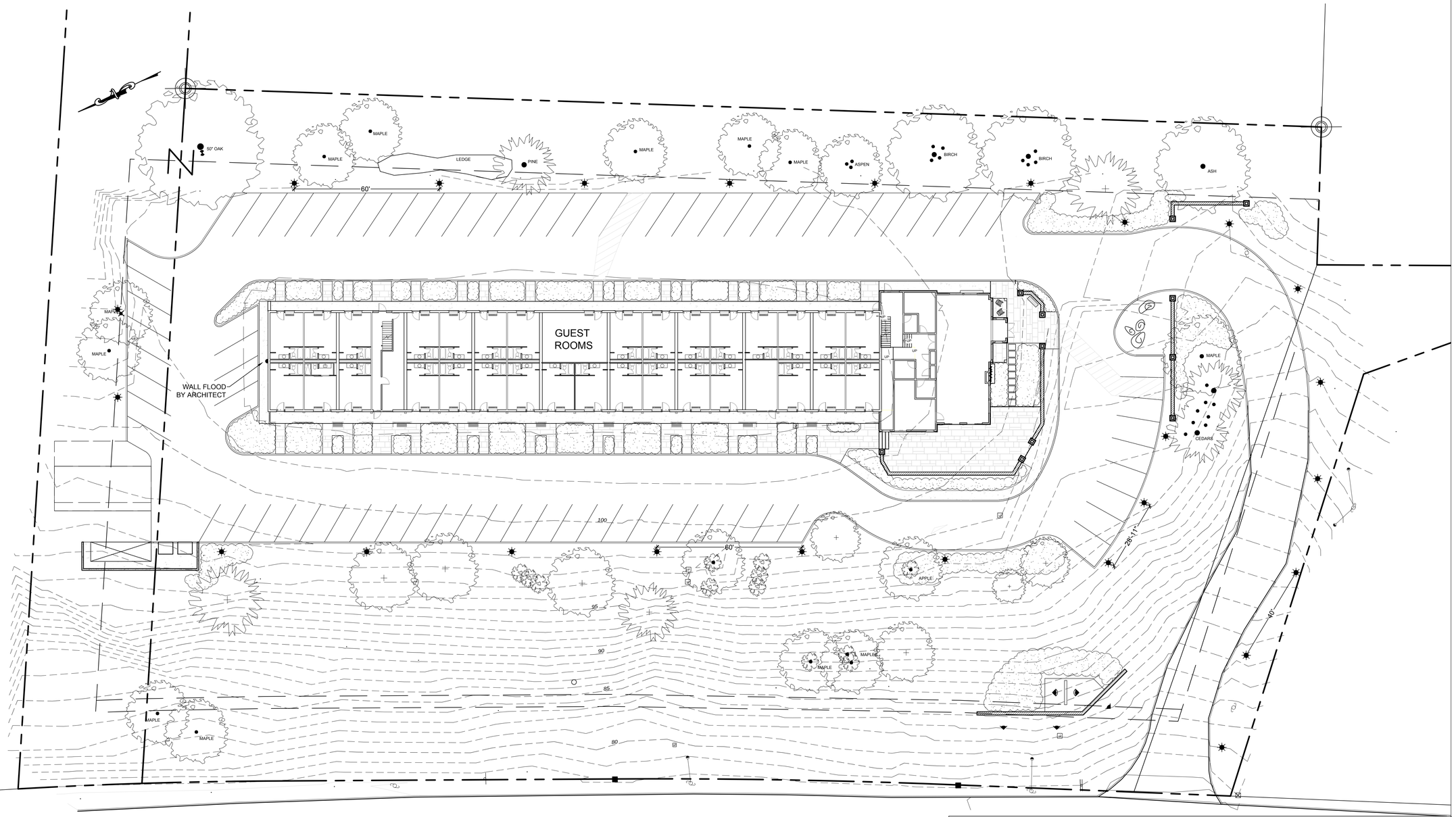
Scale = 20'-0"

**Lenox Boutique Hotel**
Lenox, MA

# Site Plan

# L1

LENOX BOUTIQUE HOTEL - 11/24/2020 - WALTER CUDNOHUFSKY ASSOCIATES, INC. - SITE PLAN




PLAN VIEW

40 20 0 20 40

SCALE IN FEET
1" = 20'

**Sample Post Light Aesthetic**

NOTES

WALL SCONCES, CEILING DOWN LIGHTS AND CORNICE FLOOD LIGHTS BY ARCHITECT.

REMOVE 2 WOOD POLE & COBRA LIGHTS.

LEGEND

- 12' POST LIGHTS (QTY: 25)
- WALL WASH LIGHTS (QTY: 3)
- GROUND-MOUNT FLOOD LIGHTS (QTY: 2)
- WALL POST LIGHTS (QTY: 11)
- UP/DOWN "MOONLIGHTING" TREE LIGHTS (QTY: 1)

M North


**Walter Cudnohufsky Associates**

*Landscape Architects/ Planners*

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**PHONE:** 413-628-4600
**FAX:** 413-628-0117
**E-MAIL:** wcala@wcala.com
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12 Middle Street
Amherst, NH 03031

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| No. | Description | Date |
|---|---|---|
| | Permit Set | 1/18/21 |

Date = 11/24/2020

Scale = 20'-0"

**Lenox Boutique Hotel**
Lenox, MA

# Site Lighting Concept

# L2

LENOX BOUTIQUE HOTEL - 11/24/2020 - WALTER CUDNOHUFSKY ASSOCIATES, INC. - SITE LIGHTING CONCEPT

**Illustrative Sectional Elevation**
**Looking North**


**Walter Cudnohufsky Associates**
*Landscape Architects/ Planners*

**Box 489, 455 Bug Hill Road**
**Ashfield, MA 01330**

**PHONE:** 413-628-4600
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|---|---|---|
| | Permit Set | 1/18/21 |

Date = 11/24/2020

Scale = 1/16" = 1'-0"

**Lenox Boutique Hotel**
Lenox, MA

**Site Illustration**

**L3**

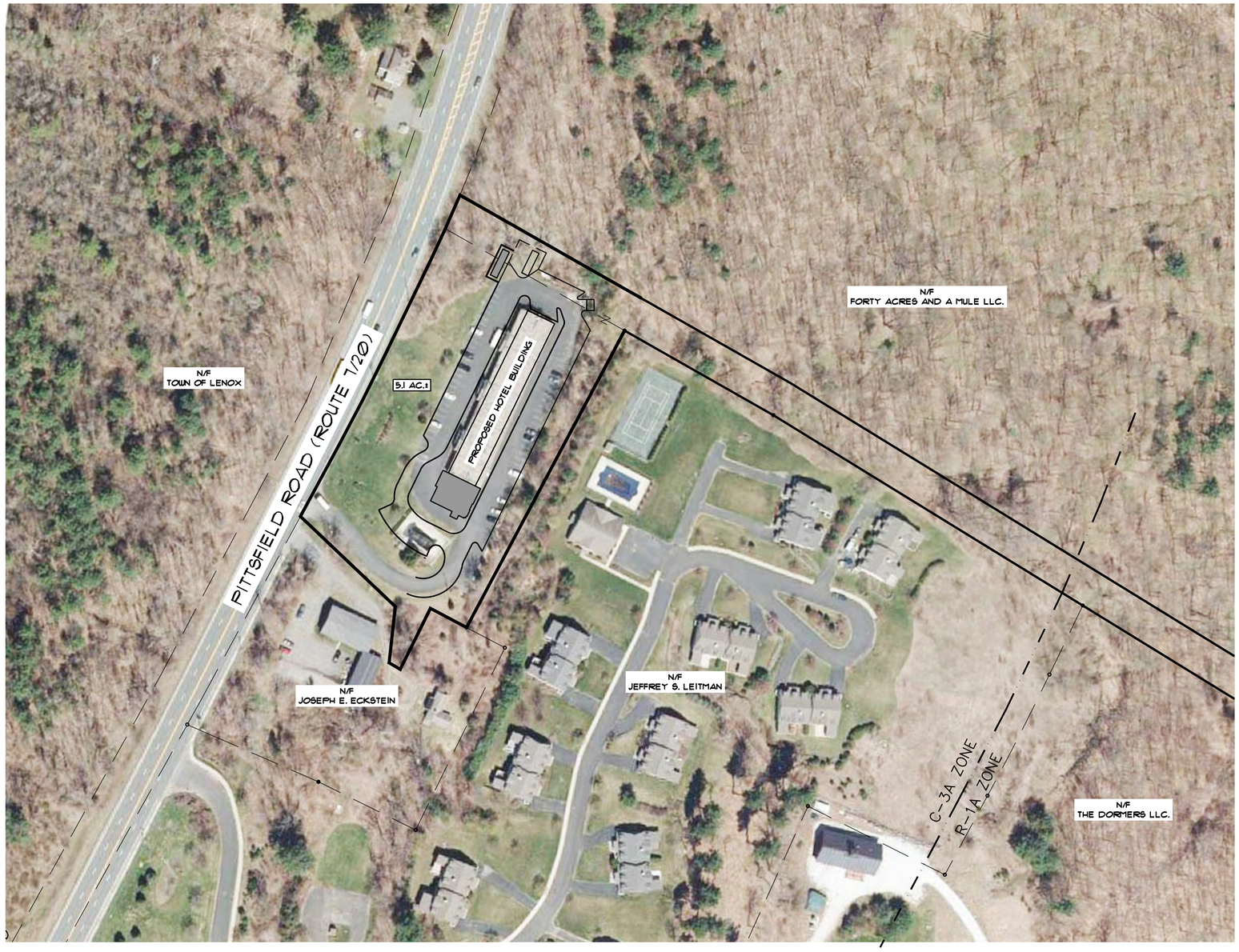

LENOX BOUTIQUE HOTEL - 11/24/2020 - WALTER CUDNOHUFSKY ASSOCIATES, INC. - SITE ILLUSTRATION

# Attachment D

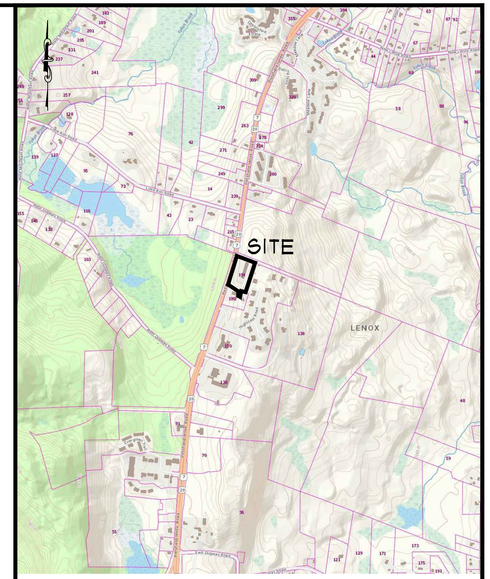
Civil Site Plans

(Full Size Plans as Separate Attachment)

PLANS TO ACCOMPANY
# PERMIT APPLICATIONS
PREPARED FOR
# ROSS GROUP DEVELOPMENT, LLC
LOCATED AT
## 194 PITTSFIELD ROAD
## LENOX, MASSACHUSETTS




SITE PLAN
SCALE: 1" = 80'




LOCUS PLAN
SCALE: N.T.S.

LIST OF DRAWINGS:
1. COVER PAGE & LOCUS MAP
2. EXISTING CONDITIONS PLAN
3. SITE PLAN
4. GRADING, DRAINAGE & UTILITY PLAN
5. EROSION CONTROL PLAN

LEGEND
- APPROXIMATE PROPERTY LINE
- 200 EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING UTILITY POLE
- EXISTING FENCE
- S S EXISTING SEWER
- W W EXISTING WATER
- D D EXISTING DRAIN
- EXISTING CATCH BASIN
- PROPOSED LANDSCAPING
- W W PROPOSED DRAIN
- D D PROPOSED WATER
- PROPOSED CATCH BASIN
- 200 PROPOSED CONTOUR
- EC EC PROPOSED EROSION CONTROL

**APPLICANT:**
ROSS GROUP DEVELOPMENT, LLC
510 E 2ND STREET
TULSA, OK 74120

**OWNER:**
LALII INC.
194 PITTSFIELD ROAD
LENOX, MA 01240

**CIVIL ENGINEER & SURVEYOR:**
SK DESIGN GROUP, INC.
2 FEDERICO DRIVE
PITTSFIELD, MA 01201
413-443-3537

**LANDSCAPE ARCHITECT & PLANNER:**
WALTER CUDNOHUFSKY ASSOCIATES, INC.
P.O. BOX 489
ASHFIELD, MA 01330
413-628-4600

GRAPHIC SCALE
0 40 80 160
( IN FEET )
1 INCH =80 FEET

THESE PLANS ARE FOR PERMITTING PURPOSES ONLY
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PLANS TO ACCOMPANY PERMIT APPLICATIONS
PREPARED FOR:
ROSS GROUP DEVELOPMENT, LLC
LOCATED AT:
194 PITTSFIELD ROAD
LENOX, MASSACHUSETTS


Design Group, Inc.
Civil Engineers * Surveyors * Consultants
2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413) 443-3537


PLAN DESCRIPTION:
**COVER PAGE**

SK DESIGN GROUP PROJECT #:
200103

COMMONWEALTH OF MASSACHUSETTS
MATTHEW D. PUNTIN
CIVIL
NO. 46069
REGISTERED PROFESSIONAL ENGINEER
MATTHEW D. PUNTIN, P.E.
SK DESIGN GROUP
LICENSE #46069
PHONE: 413-443-3537

REVISION:

| | |
|---|---|
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| ORIG. DATE: AUGUST 24, 2020 | SHEET NO. 1 OF 5 |
| ISSUED FOR: PERMIT | |
| SCALE: AS NOTED | |


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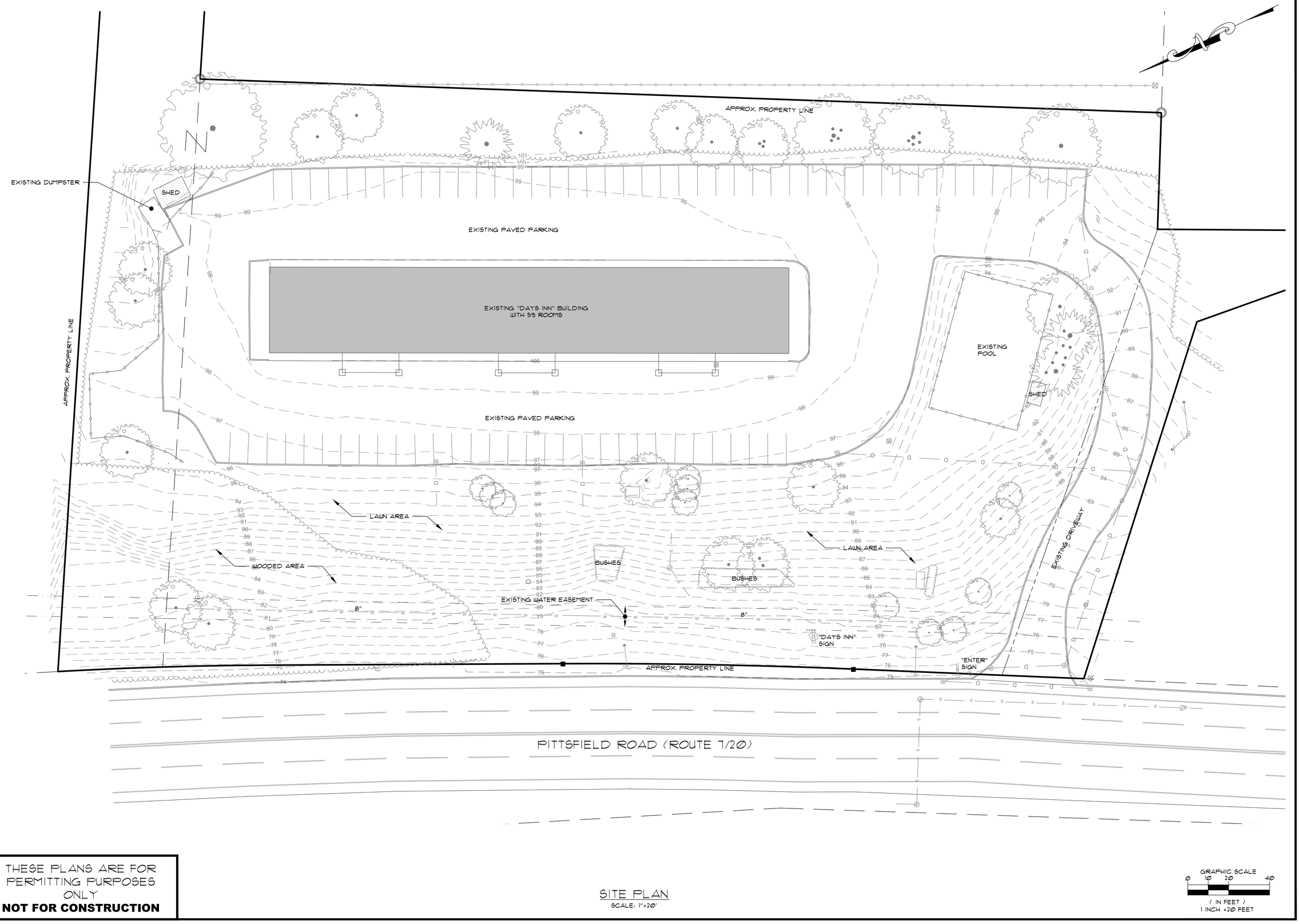
User Name: dscofield




SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 INCH =20 FEET

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# ROSS GROUP DEVELOPMENT, LLC
LOCATED AT:
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LENOX, MASSACHUSETTS


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2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413) 443-3537


PLAN DESCRIPTION:
**EXISTING CONDITIONS PLAN**

SK DESIGN GROUP PROJECT #:
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MATTHEW D. PUNTIN
CIVIL
NO. 46069
REGISTERED PROFESSIONAL ENGINEER


MATTHEW D. PUNTIN, P.E.
SK DESIGN GROUP
LICENSE #46069
PHONE: 413-443-3537


REVISION:

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| SCALE: AS NOTED | |


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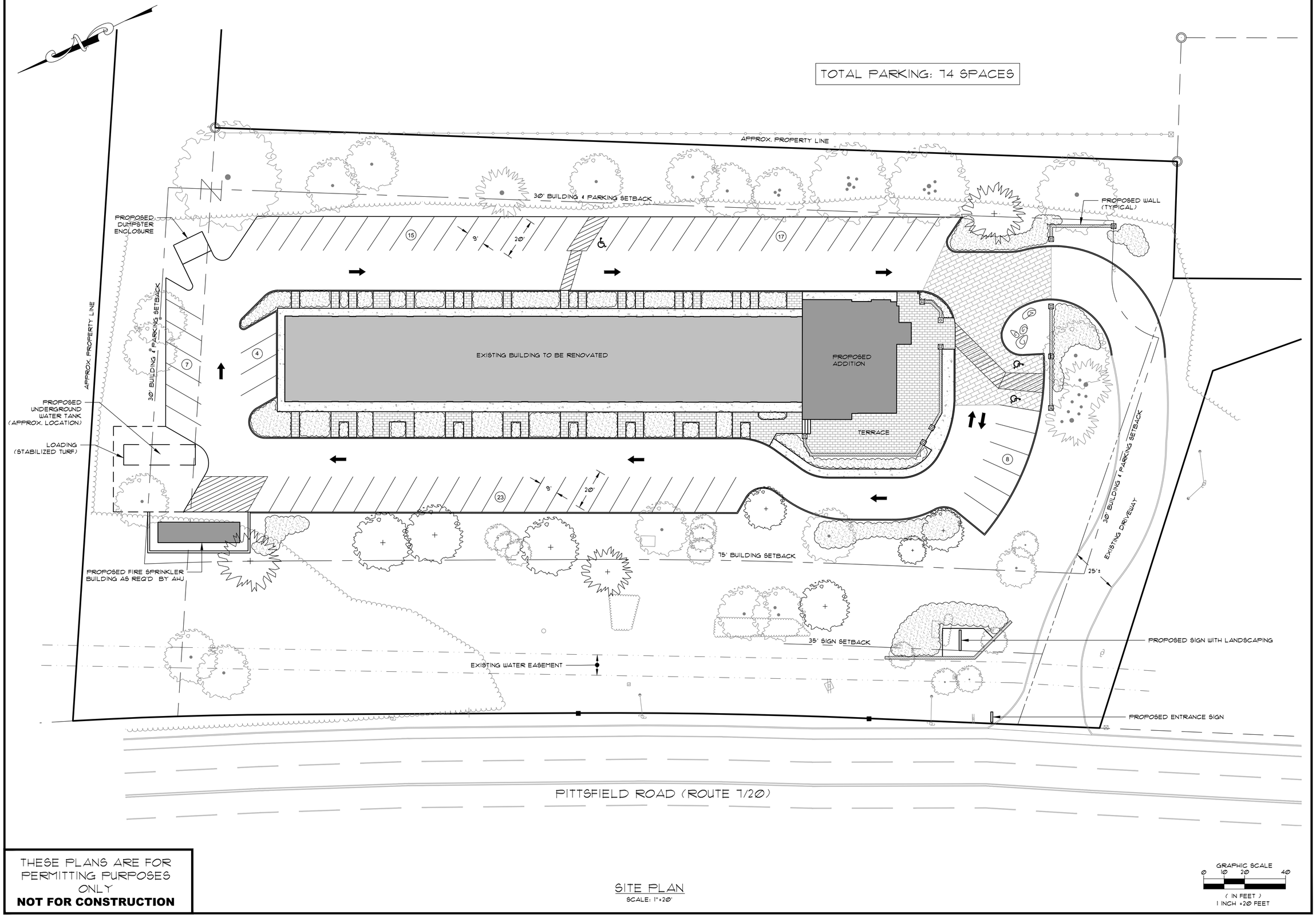


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SITE PLAN

SCALE: 1"=20'

GRAPHIC SCALE

0 10 20 40

( IN FEET )

1 INCH =20 FEET

PLANS TO ACCOMPANY PERMIT APPLICATIONS

PREPARED FOR:

# ROSS GROUP DEVELOPMENT, LLC

LOCATED AT:

194 PITTSFIELD ROAD

LENOX, MASSACHUSETTS


Design Group, Inc.

Civil Engineers * Surveyors * Consultants

2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413) 443-3537


PLAN DESCRIPTION:

**SITE PLAN**

SK DESIGN GROUP PROJECT #:

200103





MATTHEW D. PUNTIN, P.E.

SK DESIGN GROUP

LICENSE #46069

PHONE: 413-443-3537


REVISION:

| DRAWN BY: | CHECKED BY: |
|---|---|
| AMS | MDP |
| ORG. DATE: | SHEET NO. |
| AUGUST 24, 2020 | 3 |
| ISSUED FOR: | OF |
| PERMIT | 5 |
| SCALE: | |
| AS NOTED | |


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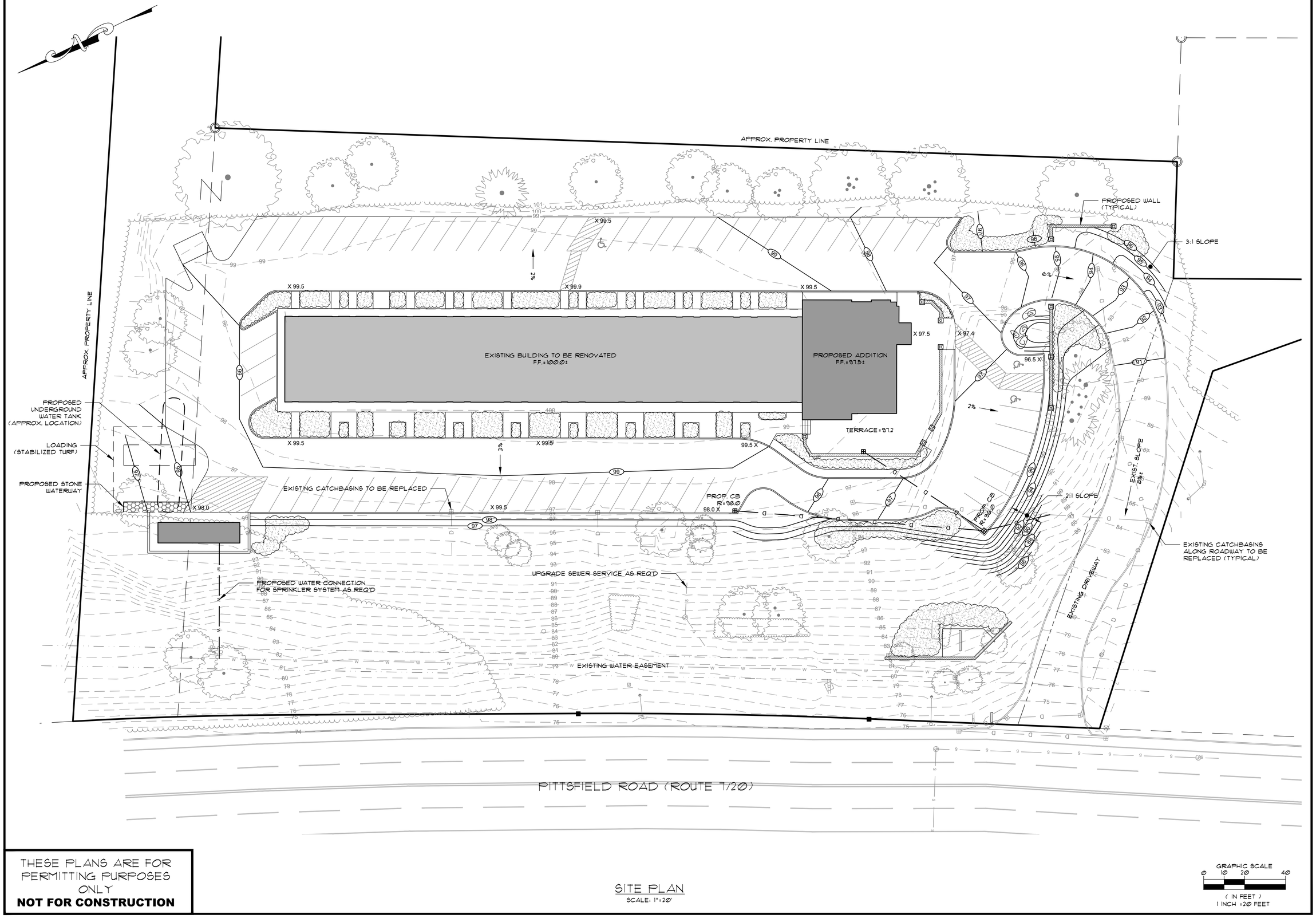


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**NOT FOR CONSTRUCTION**

SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 INCH =20 FEET

PLANS TO ACCOMPANY PERMIT APPLICATIONS
PREPARED FOR:
# ROSS GROUP DEVELOPMENT, LLC
LOCATED AT:
194 PITTSFIELD ROAD
LENOX, MASSACHUSETTS


*Design Group, Inc.*
Civil Engineers * Surveyors * Consultants
2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413) 443-3537


PLAN DESCRIPTION:
**GRADING & DRAINAGE PLAN**

SK DESIGN GROUP PROJECT #:
200103

COMMONWEALTH OF MASSACHUSETTS
MATTHEW D. PUNTIN
CIVIL
NO. 46069
REGISTERED PROFESSIONAL ENGINEER


MATTHEW D. PUNTIN, P.E.
SK DESIGN GROUP
LICENSE #46069
PHONE: 413-443-3537


REVISION:

| DRAWN BY: | CHECKED BY: |
|---|---|
| AMS | MDP |
| ORIG. DATE: AUGUST 24, 2020 | SHEET NO. 4 OF 5 |
| ISSUED FOR: PERMIT | |
| SCALE: AS NOTED | |


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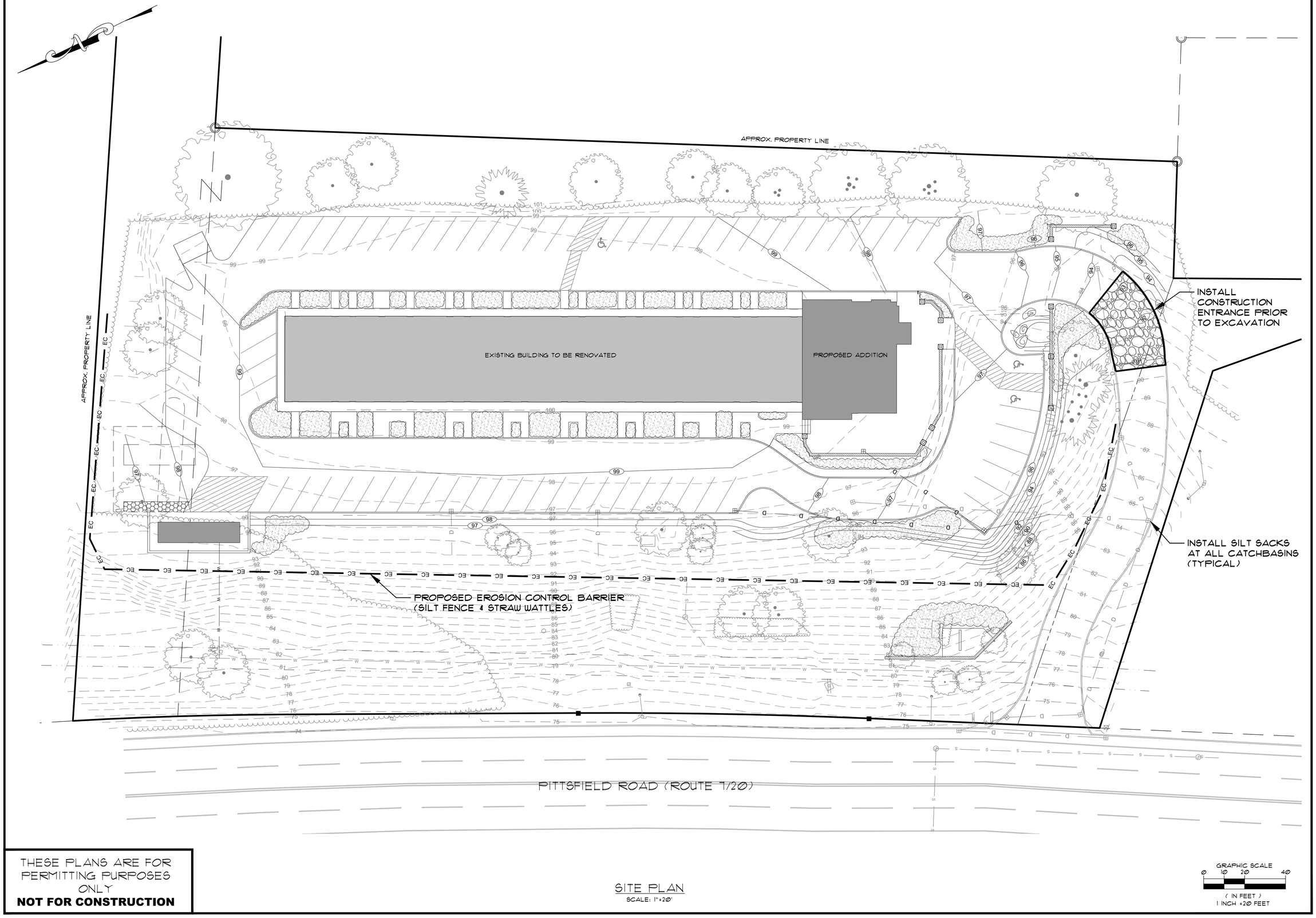
Plotted: Thursday, January 28, 2021 - 11:30am
User Name: ascolaro

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SITE PLAN
SCALE: 1"=20'

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 INCH =20 FEET

PLANS TO ACCOMPANY PERMIT APPLICATIONS
PREPARED FOR:
ROSS GROUP DEVELOPMENT, LLC
LOCATED AT:
194 PITTSFIELD ROAD
LENOX, MASSACHUSETTS


Design Group, Inc.
Civil Engineers * Surveyors * Consultants
2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413) 443-3537


PLAN DESCRIPTION:
**EROSION CONTROL PLAN**

SK DESIGN GROUP PROJECT #:
200103

COMMONWEALTH OF MASSACHUSETTS
MATTHEW D. PUNTIN
CIVIL
NO. 46069
REGISTERED PROFESSIONAL ENGINEER

MATTHEW D. PUNTIN, P.E.
SK DESIGN GROUP
LICENSE #46069
PHONE: 413-443-3537

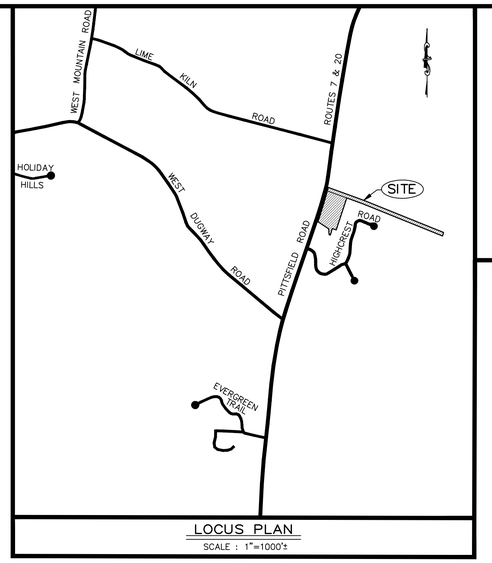
REVISION:

| | |
|---|---|
| DRAWN BY: AMS | CHECKED BY: MDP |
| ORIG. DATE: AUGUST 24, 2020 | SHEET NO. 5 OF 5 |
| ISSUED FOR: PERMIT | |
| SCALE: AS NOTED | |


G:\SK DESIGN GROUP\2020\200103 Walsh Asso-194 Pitsf Rd, Lenox-SPR & Survey\Drawings\Special Permit\200103 PERMIT.dwg
Plotted: Thursday, January 28, 2021 - 11:35am
User Name: ascollard

# Attachment E

Survey Plan




LOCUS PLAN

SCALE : 1"=1000'±

N/F

FORTY ACRES AND A MULE, LLC

BOOK: 4122 PAGE 343

SEE PLAN FILED IN DRAWER M AND PLAN NUMBER 5

SEE PLAN FILED IN PLAT D AND PLAN NUMBER 255

COMPUTED MERIDIAN OF PLAN FILED IN PLAT F AND PLAN NUMBER 316

APPROXIMATE ZONE LINE

N/F

GEORGE J. & RUTH B. BISACCA

BOOK: 865 PAGE: 60

PITTSFIELD

ROAD

( 1904 AND 1995 HIGHWAY LAYOUT )

ROUTES 7 & 20

(TIE TO HIGHWAY BOUND) N17°53'25"E 161.30'

WATER EASEMENT TO THE TOWN OF LENOX BOOK: 607 PAGE: 517

WATER EASEMENT TO THE TOWN OF LENOX BOOK: 607 PAGE: 515

S68°54'56"E 533.68'

50.00'

239.24'

N68°54'56"W

S66°59'02"E 1196.22'

1189.20'

N66°59'02"W

50.00'

C-3A ZONE

R-1A ZONE

ASSESSORS MAP 22 AND LOT 28
PARCEL ONE IN DEED FILED IN BOOK 1646 AND PAGE 1039
86,411.88 S.F.
1.983 ACRES

IRON PIPE FOUND UP 2 FEET

STOCKADE FENCE

DUMPSTER

FENCE

S68°54'56"E 288.23'

CONCRETE PAD

REMAINS OF WIRE FENCE

N6°46'04"E 20.00'

DETAIL NOT TO SCALE

N5°05'56"W 0.10'

DETAIL NOT TO SCALE

N5°30'22"W 0.36'

DETAIL NOT TO SCALE

SQUARE ROD FOUND

S18°30'22"W 50.16'

10.12'

N66°59'02"W

20" MAPLE

N/F

THE DORMERS, LLC

BOOK: 3640 PAGE: 83

SEE PLAN FILED IN PLAT F AND PLAN NUMBER 316

N/F

HUNDRED ACRE WOODS, LLC

BOOK: 3640 PAGE: 93

SEE PLAN FILED IN PLAT H AND PLAN NUMBER 188

LALJI, INC.
BOOK: 1646 PAGE: 1039

TOTAL AREA OF ASSESSORS MAP 22 AND LOTS 28 AND 29
221,799.78 S.F.
5.091 ACRES

MA STA 229+14.04

N17°06'43"E 144.35'

R=2000.00'

L=50.29'

CHORD BRG: N16°24'16"E CHORD: 50.15'

L=31.16'

CHORD BRG: N17°51'57"E CHORD: 31.15'

SIGN

FLAG POLE

PAVED PARKING AREA

BUILDING NUMBER 194
DAYS INN HOTEL

PAVED PARKING AREA

S19°26'16"W 470.00'

REMAINS OF WIRE FENCE

MA STA 228+41

GUY

CHORD BRG: N18°30'57"E CHORD: 141.96'

R=3034.00'

L=141.97'

SIGN WITH CONCRETE BASE

D.M.H.

ASSESSORS MAP 22 AND LOT 29
PARCEL TWO IN DEED FILED IN BOOK 1646 AND PAGE 1039
135,387.90 S.F.
3.108 ACRES

MA STA 228+38.47

UTILITY VAULT

GUY

N19°49'26"E 112.89'

WROUGHT IRON FENCE

POOL

SHED

PAVED DRIVEWAY

RIGHT OF WAY TO TWELVE OAKS VILLAGE BOOK: 626 PAGE: 541

182.36'

N55°10'51"W

GUY

GUY

N02°25'51"W 79.00'

95.16'

S17°49'54"W

57.04'

N70°40'55"W

18.48'

N65°16'37"W

TRAVELED WAY

N/F

JOSEPH E. ECKSTEIN

BOOK: 1002 PAGE 952

SEE PLAN FILED IN PLAT F AND PLAN NUMBER 316

N/F

TWELVE OAKS VILLAGE CONDOMINIUM

MASTER DEED

BOOK: 2582 PAGE 59

SEE PLAN FILED IN PLAT F AND PLAN NUMBER 316

SEE PLANS FILED IN DRAWER R AND PLAN NUMBER 1

NOTES:

1. THE DEED FOR THE SUBJECT PROPERTY IS FILED IN BOOK 1646 AND PAGE 1039 AND THE OWNER IS AS LISTED LALJI, INC.
2. SEE PLANS OF SUBJECT PROPERTY FILED IN BOOK 417-B AND PAGE 131 AND FILED IN BOOK 417-B AND PAGE 132.
3. THE LOCUS PROPERTY MAYBE SUBJECT TO AN EASEMENT TO THE NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY FILED IN BOOK 718 AND PAGE 493 AND MAY BE SUBJECT TO AN ELECTRIC EASEMENT TO MASSACHUSETTS ELECTRIC CO. SUCCESSOR TO THE SOUTHERN BERKSHIRE POWER AND ELECTRIC COMPANY FILED IN BOOK 719 AND PAGE 404.
4. THE SUBJECT PROPERTY FALLS WITHIN THE C-3A AND R-1A ZONES AT THE TIME THIS PLAN WAS PREPARED.

These Parcels Are Subject To And With The Benefit Of All Rights, Restrictions, Conditions, Easements, Leases, Encumbrances, And Appurtenances Of Record.

I Certify That This Plan Has Been Prepared In Conformity With The Rules And Regulations Of The Registers Of Deeds Of The Commonwealth Of Massachusetts.

Professional Land Surveyor

I Certify That This Plan Shows The Property Lines That Are The Lines Of Existing Ownership, And The Lines Of Streets And Ways Shown Are Those Of Public Or Private Streets Or Ways Already Established, And That No New Lines For The Division Of Existing Ownership Or For New Ways Are Shown.

Professional Land Surveyor

LEGEND

- BOUND FOUND
- IRON PIPE FOUND
- IRON PIPE PREVIOUSLY SET BY SK DESIGN GROUP, INC.
- SQUARE IRON ROD FOUND
- IRON PIPE TO BE SET
- UTILITY POLE
- WIRE FENCE
- STOCKADE FENCE
- SIGN

PLAN OF LAND

SURVEYED FOR

WALSH ASSOCIATES, INC.

194 PITTSFIELD ROAD
LENOX, MASSACHUSETTS

Scale: 0 30 60 Feet 1"=60'
0 5 10 15 Meters

OCTOBER 5, 2020

Design Group, Inc.
Civil Engineers * Surveyors * Consultants
2 FEDERICO DRIVE * PITTSFIELD, MASSACHUSETTS 01201 * (413)443-3537

PROJECT NUMBER: 200103