
SPECIAL PERMIT AMENDMENT
To Special Permit Granted by ZBA on 10/14/2020
Blantyre

Property Location:

*16 Blantyre Road
Lenox, MA*

Applicant/Owner:

*Blantyre, LLC
C/O Clark Lyda
P.O. Box 1757
Georgetown, TX 78627*

November 2022

FORESIGHT
LAND SERVICES

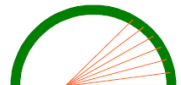


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The Commonwealth of Massachusetts
TOWN OF LENOX

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:

- ☒ A Special Permit for exception under the provisions of Section 8.10 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):

Please see attached documents for description of use and activity.

For premises:

Owner of Record Blantyre, LLC

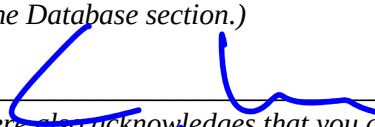
Address c/o Clark Lyda, 16 Blantyre Road, Lenox, MA 01240

Map and Parcel Map 4, Parcel 75

Zoned as R-1A

Deed Reference Book 7053 Page 148

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

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

Address (Mailing Address) c/o Clark Lyda, P.O. Box 1757, Georgetown, TX 78627

Telephone Number 512-635-0002

Email address clarklyda@gmail.com

Date 11.11.22

PROJECT NARRATIVE
AMENDMENT TO SPECIAL PERMIT APPROVED ON 10/14/2020
BLANTYRE
16 BLANTYRE ROAD, LENOX, MA

This submission is for an amendment to the Special Permit granted by the ZBA for the Blantyre property on October 14, 2020. The amendment is for miscellaneous adjustments to the site plans and architectural plans previously approved by the ZBA. The revisions to the plans are described herein with the pertinent amendments/revisions highlighted in red colored text. In addition, please see the attached supporting documentation for additional details of the work. Note: The text in this Project Narrative in red shows the requested amendment changes. The original narrative text is reprinted below in black font. Only plans/documents for the revised work are included. All previous documents are included by reference.

General

The new property owner, Blantyre, LLC, proposes the redevelopment of the property into a luxury resort hotel and residences. The existing mansion and most of the rental cottages will remain. The mansion will remain predominately unchanged; however, at the former museum footprint there will be constructed a ballroom facility, and a new valet parking lot is proposed. A new 45 room hotel with spa will be constructed 200.8± feet north of the existing mansion, with landscaped gardens/pedestrian courtyard in between the two buildings. Parking will be predominately valet. Five 4-unit privately-owned townhomes (“The Mews”) are proposed to the northeast of the mansion. These units will be used as additional hotel keys. In addition, 14 privately-owned single-family homes are also proposed to the south of the mansion. The initial construction phases are planned to improve the Main House and service the functionality of the facility. The revisions to the previously approved plans will not change or increase the municipal impacts and are meant to enhance the property both aesthetically and functionally. The proposed changes are not substantial and are essentially architectural and driveway improvements. There are no proposed changes to the number of units, etc. There are no negative impacts as a result of these changes.

To date, significant work under the existing Special Permit has both been permitted and performed. A brief overview of building permitting and work to date is as follows:

- Selective Demolition – 1/25/2022
- Architectural Demolition – 2/18/2022
- Building Permit Issued for Exterior Work – 9/28/2022
- Historic Façade Restoration Commenced – Fall 2022

Existing Site

The property is within the R1-A Zoning District and the Open Space Flexible Development Overlay District. Lot requirements per the Lenox Zoning Bylaw are as follows (No changes to the dimensional requirements are proposed):

	Required	Blantyre + Coldbrooke SE Parcel (Existing)	Blantyre + Coldbrooke SE Parcel (Proposed)
Minimum Lot Size	1 Acre	87.5+ 21.8 = ±109.3 Ac	87.5+ 21.8 = ±109.3 Ac
Minimum Lot Frontage	150’	±2,938’	±2,938’
Minimum Lot Width	150’	±2,938’	±2,938’
Minimum Street Line Setback	35’	±73.18 (Existing Storage Facility)	±73.18 (Storage Facility)

Minimum Lot Line Setback	25'	±199.9 (Storage Facility)	±199.9 (Storage Facility)
Maximum Building Height	35'	±49.75 (Mansion)	±49.75 (Mansion)
Maximum Building Coverage	20%	~0.6%	~2.0%

Table 1 – Table of Dimensional Requirements (Lenox Zoning Bylaw)

Pursuant to Section 3.1 of the Lenox Zoning Bylaw, Resorts are permitted within the R1-A Zoning District by a Special Permit from the Board of Appeals.

Property Overview

The Blantyre parcel is located on the south side of Blantyre Road and consists of approximately 87.5 acres. The parcel has approximately 2,900 feet of frontage on Blantyre Road and is currently used as the Blantyre Hotel. Land use of this parcel is Commercial (Spa & Resort). The surrounding neighborhood is mainly resort (Cranwell to the North) and residential (Coldbrooke South and Gleneagles Drive to the South and West).

The Colbrooke Southeast (SE) parcel contains approximately ±21.8 acres adjacent to and southeast of the Blantyre parcel.

According to FEMA Flood Panel 250029 0005 B dated July 5, 1982, no portion of the property is located within the 100-year floodplain.

No portion of the site is within a Natural Heritage & Endangered Species Program area of Estimated or Priority Habitat, and no Potential or Certified Vernal Pools are found on the property.

There are small areas of Bordering Vegetated Wetland (BVW) located at the east and west edges of the parcel, as shown on the included Site Plan set. Minor work is proposed within 100 feet of delineated wetlands, but no wetlands will be disturbed as part of this project.

General Overview of Existing Project with Proposed Revisions

Blantyre will be a luxury resort that will adaptively reuse many of the existing buildings on site and include the construction of new buildings. The existing permitted additions to the resort are as follows:

- * New Hotel, Spa, and Conference Center: Up to 45 Additional hotel rooms;
- * Single-Family Housing: 14 “Estate Residences”;
- * A new Ballroom, to be called Gainsborough Hall, that will be used for conferences/dining/functions (attached to the existing mansion). Gainsborough Hall will have 4 hotel rooms located within it;
- * The Mews: 20 privately-owned townhouse units, to be included in the hotel rental pool;
- * Additional Maintenance Building;
- * New valet parking lot
- * Improvements to existing Mansion Parking/Delivery Access.

The proposed revisions to the existing permitted project include:

- * Entry driveway realignment to improve the sense of arrival, providing the guests with a more graceful view of the historic Main House.
- * Circle at Manor House to be reworked as an oval
- * Addition of New Swimming Pool further from Main House than pre-existing swimming pool.

- * Parking lot relocation
- * Improved landscaping, including walls/fences surrounding the Manor House and a Chef's Garden
- * 2 Landscape Ponds
- * Entry gate at guest entry and service entry off Blantyre Road
- * Manor House Renovations:
 - Restoration and replacement of existing windows, historic ones to be restored, others to be replaced to match existing
 - Exterior door replacement to comply with energy code and accessibility (as required)
 - Restore historical layout of Entry loggia, removal of existing windows, level existing ramp, and install new ramp and passenger drop-off at south end of loggia
 - Installation of skylights on rear side (south or east) of building for third floor level suites
 - Code compliant guard rails on Manor House balconies. Design will reflect the era of the Manor House.
 - Installation of compliant handrails on existing exterior stairs, coordinated with guard rail material and design.
 - At the south-east corner, the window opening onto the roof above the breakfast room is to be changed to a door so this roof may be used as a guest balcony.
 - At the rear of the building, where ductwork and a transformer currently reside behind the kitchen, this opening will be changed to doors and windows out to a patio space. A pergola to be provided.
 - Within the service yard (north end of building) a material lift is proposed in the space currently used as a stair down to the basement for deliveries.
 - At north end of building (service yard), the north porch providing access to the kitchen to be modified to accommodate new mechanical equipment and new vestibule at entry.
 - West porch: the unenclosed porch on the west side of the building is to be enclosed similarly to the existing conservatory. Window and door general appearance and proportion are intended to match the existing conservatory. A fireplace and chimney are proposed for the west side.
 - Existing conservatory: doors and windows to be replaced to match existing appearance. Doors will modify existing transom windows to provide proper door height.
 - South terrace retaining wall is to be rebuilt to correct structural issues. Materials to remain consistent with current appearance. To improve access to the lawn and other amenities, a central stair to be provided along with a ramp to the lawn below.
 - Existing egress balcony and spiral stair from the second-floor south-west suite to be removed.
 - Existing enclosed stairs to basement at west end of building to be removed. Door to remain with new landing and stairs to south.
 - Repair/reconstruction as required of existing chimneys and masonry. Intent is to restore to match existing appearance (materials/form etc.).
- * New perimeter fencing and access gates

The residential units will be clustered, retaining large areas of wooded open space, and will be well screened from both the manor house and from neighbors.

Additional hotel facilities, for-sale townhouses will be part of a hotel rental agreement. The Great Estates zoning will require compliance with relevant historic preservation requirements and some additional

setbacks, in exchange for allowing multifamily development.

The Mews (townhouse units) are proposed under the Great Estates bylaw as five four-unit buildings clustered to the east and north of the mansion.

Detached single family dwellings are also being permitted under the Great Estates bylaw and will consist of 14 “Estate Sites,” permitted under the Great Estates bylaw. Residential buildings, hotel buildings, and other new facilities will be sited and screened with wooded buffers so as to not intrude on the “great lawn” or compromise the vistas to and from the historic building. Units are sited to retain wooded buffers to minimize potential conflicts with abutting property owners.

Parking will be predominately valet, with a new 137-space valet lot proposed within the northern side of the property. The parking lots shall be landscaped and screened from Blantyre Road as required by zoning regulations. Additionally, a new 44-space parking lot to the north and east of the mansion house will be used for pick-up/drop-off and deliveries.

The following is a summary of the existing and proposed buildings and their uses:

Building	Existing	Proposed
Mansion (Blantyre)	Restaurant/Bar/Guest Rooms	Existing plus Ballroom Addition
Carriage House	Guest Room/Spa	Guest Rooms and Activity Center
Spa	Spa Facilities	To be Relocated to New Hotel
The Ice House Cottage	Guest Cottage	No Change
Cottage by the Path	Guest Cottage	No Change
Riverview/The Old Bath House Cottage	Guest Rooms	To Be Demolished
Maintenance Garage	Maintenance	Small 20’x20’ Addition Proposed
Storage Buildings (2)	Storage	No Change
Barn	Storage	No Change
Hotel	-	Hotel, Spa, and Conference Rooms
The Mews (Townhomes)	-	20 Townhomes (5 groups of 4 units)
Single Family Residences	-	14 lots/homes
Proposed Pool / Pool House	Previously located in Great Lawn	New Pool / Pool House located further from Main House than the historic/previously removed pool and more concealed.

Hotel Guest Rooms

The following is a summary of the presently permitted and proposed guest keys at the property:

Building	Existing Guest Room Keys	Proposed Guest Room Keys	Proposed for this Amendment
Mansion (Blantyre)	8 (10)	10 (No Change)	10 Guest Room Keys for the Mansion – Certificate of inspection lists 10 rooms in the Mansion
Carriage House	11	No Change	
The Ice House Cottage	1	No Change	
Cottage by the Path	1	No Change	

Riverview/The Old Bath House Cottage	2	To Be Demolished	
Hotel	-	45	
The Mews (Townhomes)	-	20 Units	
Gainsborough Hall (Ballroom)	-	4	
Total:	25	+69	

There are an existing 25 rooms at the Blantyre Resort. A total of 69 guest rooms are proposed, and 2 existing room to be demolished, resulting in total rental keys of 90 rooms. No additional changes to rooms are proposed from what was previously approved in 2020.

Estate Preservation Area – Mansion

The Blantyre Mansion is the Designated Building within the Estate Preservation Area. A ballroom will be constructed on the footprint of the museum that previously existed in that location. A swimming pool is proposed to be constructed within the 200' buffer from the Manor House to replace the historic pool located directly south of the Main House. The new pool will be located 115± feet to the southeast of the existing Manor House. From historic photos (attached), the previous pool was located approximately 70± feet directly south in the great lawn. The new pool/pool house will be “set into” the hillside and designed to blend in more with the landscape. See attached renderings and plans. No additional buildings will be constructed within 200 feet of the Mansion.

Access

Access to the Resort will be from the existing driveways off of Blantyre Road. The entry driveway is proposed to be realigned to improve the sense of arrival, providing the guests with a more graceful view of the historic Main House. Additionally, the circle at the Manor House, passing below the porte cochere, is proposed to be reworked as an oval.

Parking

Section 7.1 of the Lenox Zoning Bylaw establishes the off-street parking requirements for a Resort use: 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. Restaurant seating requires 1 space for every 3 seats. The required number of parking spaces is calculated as follows:

Required Parking:

- Existing and proposed hotel rooms (excluding townhomes): 70 room keys x 1 parking space/room = 70 spaces
- Existing restaurant/bar: 101 seats x 1 space per 3 seats = 34 spaces
- Proposed ballroom: 3,220 sf x 1 space per 250 sf = 13 spaces
- Proposed hotel conference rooms: 1,125 sf x 1 space per 250 sf = 5 spaces
- Employees: 2 parking spaces per use x 6 uses (hotel, spa, ballroom, etc.) = 12 spaces
- Townhomes: 2 parking spaces per dwelling x 20 units = 40 spaces (adjacent to townhomes)

TOTAL REQUIRED PARKING: 174 spaces

Proposed Parking:

- 137 spaces in paved valet parking lot;
- 44 spaces adjacent to the Mansion;
- 2 handicap parking spaces (1 adjacent to both the Hotel and Mansion);
- 21-space gravel parking adjacent to the Maintenance Building for employee, vendor, and maintenance use
- Cottages: 1 space per cottage x 2 cottages = 2 spaces
- Townhomes: 2 spaces provided at each unit = 40 spaces

TOTAL PROVIDED PARKING: 246 spaces

Valet parking for initial phases (only serving Main House and Carriage House). All existing Main House parking will be removed and relocated to the new valet lot. The new valet lot will be located 215± feet from the Main House, whereas the existing parking (to be removed) is located 30± feet from the Main House.

TOTAL VALET PARKING: 79 spaces

The total number of spaces required by the Lenox Zoning Bylaw is 174 spaces. Per 521 CMR 23.00, accessible space requirements do not apply to valet parking lots. The passenger loading/unloading zones will comply with the accessible requirements in 521 CMR 23.7.

The applicant is proposing a 137-space paved valet parking lot, with 9' wide x 20' long spaces with 20' aisles, plus 44 paved spaces adjacent to the Mansion, and a 21-space gravel parking area for employee, maintenance and vendor uses as shown on the proposed Site Plans. **The proposed location of the valet parking is intended to move existing parking away from the Manor House and "offline" so facility can open and operate during future construction.** The valet parking lot is proposed to be paved with line striping for parking space designation and signage as required, while the non-paved areas will be surfaced as required by Zoning Regulations and the DPW.

The applicant is estimating maximum of 36 full-time and 22 part-time employees during high season, which can be accommodated within the Maintenance building lot and the lot adjacent to the Mansion.

No parking areas are proposed within 10' of any building or within the 200' resort setback. The area between the proposed parking areas and the required parking setback will be landscaped and maintained in accordance with the Lenox Zoning Bylaw requirements.

UtilitiesElectric/Telephone/Cable

New electric, telephone and cable TV wiring will be reused/improved and installed underground, in accordance with the Site Plan Standards of the Town. Electric transformer and service pedestals will be above ground, located, as practical, and screened as necessary. Natural gas piping will be reused/rerouted and installed.

Water/Sewer

The facility is served by municipal water and sewer. The following is a summary of the existing and proposed water/sewer usage at the resort:

	Annual Average	Maximum Daily	Proposed for this Amendment
Existing Usage	3,356 GPD	5,065 GPD	No Change
Total Proposed Usage	20,664 GPD	31,190 GPD	
Net Change	+17,308 GPD	+26,125 GPD	

Both existing and proposed resort usage is based on Title V flow estimates per the Town of Lenox Regulation on Water Use and Regulation on Sewer Use (see attached usage calculations). The proposed usage will increase by approximately 26,000 GPD maximum daily flow.

The existing systems have adequate capacity to handle the increase flows and no negative impacts to municipal systems will result.

Fire Protection

The applicant has worked closely with the Town's Fire Chief to develop an adequate fire access plan and water supply. Fire access roads are proposed for two access points at every building. Additionally, new hydrants and stand pipes will be placed throughout the facility.

Fire flow tests were performed within the existing water supply system and are adequate to handle fire flow requirements.

The current plans, as described herein, have been reviewed by the Fire Chief and determined to be adequate for Fire Department needs.

Stormwater Management

Drainage systems will meet or exceed the Town's Zoning Bylaw Section 5.4 Drainage and Erosion Control.

Stormwater mitigation measures are proposed for a full range of design storms: 2-year, 10-year, 25-year, and 100-year. These best management practices will remove suspended solids and treat water quality, infiltrate runoff from the roofs and parking areas, recharge groundwater, detain excess stormwater, discharge treated stormwater across the site in sheet mimicking the natural conditions and flow patterns. There will be no increase in the rate of runoff from the developed compared to existing conditions for all design-storm events. No piped connection is proposed municipal drainage system. Best management practices include:

- Catch basins with deep sumps.
- Constructed wetland and stormwater management areas.
- Subsurface stormwater infiltration chambers.
- Roof drainage discharged into underground infiltration galleries to recharge groundwater.
- Minimizing extent of sitework by clustering development.
- Operation and maintenance measures including parking lot sweeping and catch basin sump cleaning.

See attached Drainage Analysis Summary for additional information.

Erosion and sedimentation control measures will be implemented. Construction activities will be carried out in accordance with a detailed Stormwater Pollution Prevention Plan ("SWPPP") in compliance with US EPA Stormwater Construction General Permit requirements.

Stormwater calculations have been performed for the current/submitted Phase 1 work. No increase runoff will be created in Phase 1, and stable stormwater discharge areas have been provided.

Fencing

The applicant proposes to install an agricultural game fence with ability to grow plantings on it around the perimeter of the property. The purpose of the game fence is to protect the new, extensive, landscaping from damage by deer, bear, coyotes and other animals. Additionally, guests will have small pets on the property and fencing will minimize contact between small pets and coyotes and other wildlife. The game fence will transition to the decorative main entrance gate and solid service entrance gate at the entrances. The height of the perimeter fence will be approximately 8 feet. See attached fencing plans and details.

Site Lighting & Signage

Lighting infrastructure will be downward directional / shielded to prevent overflow at the property lines. Proposed lighting will conform to the Town lighting requirements. **No change.**

Solid Waste Disposal

Solid waste will be disposed of by a private commercial hauler to the Resource Recovery Plant in Pittsfield or another state approved disposal facility. Dumpster locations will be to the north of the existing Spa Building adjacent to the Maintenance Facility. **No change.**

Traffic Impacts

See attached Traffic Report prepared by Fuss & O'Neill. **No change.**

Wetlands Protection Act

No alteration to wetlands is proposed as a result of the proposed project. A Wetlands Notice of Intent will be submitted to the Lenox Conservation Commission for approval of work proposed within the buffer zone. **An NOI will be submitted to the Lenox Conservation Commission for Phase 1 work located within the jurisdiction of the Wetlands Protection Act (Driveway entrance work).**

Summary and Conclusion

The development of the Blantyre parcel will enhance the existing site and is in harmony with neighboring properties and other Lenox resorts. All proposed uses, including a new proposed valet parking area, will be setback from the property line and screened in accordance with zoning regulations.

The existing municipal utility connections will be expanded to accommodate additional water, sewer, and drainage flows. The internal water and sewer systems will be updated and tied into the existing municipal connections. New drainage infrastructure is proposed to mitigate stormwater flows. Fire protection improvements are proposed in the form of new fire access drives and hydrants.

Lighting infrastructure will be downward directional and shielded to prevent overflow at the property lines. (no change from previous submittal)

No impacts are proposed to the wetland areas, and Conservation Commission approval will be requested for work within the buffer zone.

Compliance with both the letter and the spirit of the zoning bylaws is demonstrated by this Narrative and Municipal Impact Report for the proposed resort.

The initial construction phases are planned to improve the Main House and service the functionality of the facility. The revisions to the previously approved plans will not change or increase the municipal impacts and are meant to enhance the property both aesthetically and functionally. The proposed changes are not substantial and are essentially architectural and driveway improvements. There are no proposed changes to the number of units, etc. There are no negative impacts as a result of these changes.

**SUMMARY OF CONFORMITY WITH
APPLICABLE ZONING BYLAW REQUIREMENTS**

**BLANTYRE
16 BLANTYRE ROAD, LENOX, MA**

The following is a summary of the applicable Lenox Zoning Bylaw requirements and the proposed conformance under this Special Permit. **Comments relating to this submission for a Special Permit Amendment are highlighted in red colored text.**

6.1 General Requirements			
Section	Description	Requirement	Proposed/Comment
6.1.12	Fencing	Fences in side and rear yards are not to exceed six (6) feet in height. Fences in the street line setback are not to exceed four (4) feet in height and be not more than fifty (50) percent solid, and be finished on the good side which is to face the abutting property.	Waiver (or variance as applicable) requested for fence greater than four (4) feet in front yard setback (proposed 8 ft. height) and greater than six (6) feet in the side and rear yard setback (proposed 8 ft. height)

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
7.1.1	General	No building or structure shall be erected or enlarged unless the off-street parking and loading space requirements are provided as specified in this section.	Parking has been provided in conformance with Section 7.1 of the Bylaws.
7.1.2	Location	Required off-street parking facilities or loading bays shall be provided on the same lot as the principal use they are designed to serve.	Off-street parking for the principal use is provided on the same lot as the principal use.
7.1.3	Parking Space Dimensions	Each required car space shall be not less than 9 feet in width and 20 feet in length exclusive of drives and maneuvering space and the total area of any parking facility for more than 5 cars shall average at least 300 square feet per car exclusive of driveways.	All parking spaces are proposed to be 9'x20' and all parking facilities have an average of at least 300 square feet of area per car, excluding driveways.
7.1.4	Multiple Uses	Unless otherwise set forth herein, where one building is used for more than one use, parking requirements shall be computed for each use.	Parking requirements have been computed for each use.
7.1.5	Required 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, plus 1 space for each 3 restaurant/bar seats.	A total of 246 parking spaces are provided, exceeding the required 174 parking spaces. See attached Municipal Impact Report for detailed parking summary.

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
7.1.6	Shared Parking	To the extent feasible, parking areas shall be shared with adjacent uses.	Parking areas within the resort have been consolidated will be shared among site uses.
7.1.7	Reduction of Parking Requirements	Any parking requirements for a development may be modified by a Special Permit granted by the Zoning Board of Appeals pursuant to Section 9 of the Bylaws.	No Request Made. (Parking in provided in excess of requirements)
7.1.8	Parking Design Standards	A minimum of 80% of the required parking area shall be located to the side or rear of the structure. No parking shall be permitted within the required front setback of any building.	At least 80% of the parking is proposed to the side or rear of the Resort buildings. No parking is proposed within the front setback or within 200 feet of any property line.
		All off-street parking areas with a capacity in excess of 35 spaces shall be paved.	The valet parking lot (137 spaces) and Mansion lot (44 spaces) will be paved. Valet lot (79 spaces) will be paved.
		All off-street parking areas with a capacity of 35 spaces or fewer shall be paved unless covered with a surfacing material meeting the following specifications: Face course min. 8" thick type B gravel; layers in 4" lifts max. Sub-based rolled and suitable to DPW Superintendent.	The employee/vendor/maintenance lot will be graveled according the required specifications.
		Off-street parking facilities shall have maneuvering areas and appropriate means of vehicular access to a street and shall be so designed as not to constitute a nuisance, hazard, or unreasonable impediment to traffic.	Adequate vehicular maneuverability is provided. Access to parking will not constitute a nuisance, hazard, or unreasonable impediment to traffic. Guest parking is proposed to be by valet.
		Curb cuts on town ways shall comply with the Zoning Bylaw standards.	Not Applicable – No changes to existing curb cut proposed.
7.1.9	Driveways	The minimum traveled width for a one-way driveway shall be 12 feet. The minimum traveled width for a two-way driveway shall be 24 feet.	Minimum driveway widths are provided.
		No curb cut shall be located closer than 25' to a street or road intersection or within 15' of a crosswalk.	The existing curb cut is not within 25 feet of an intersection or 15 feet of a crosswalk and no changes are proposed.
7.1.10	Layout	No on-grade open parking space shall be located within 10' of that portion of a building wall containing windows or rooms at basement or 1st story levels habitable/occupied by people.	No parking is proposed within 10 feet of a building.
		No on-grade open parking space or	No new parking space or driveway is

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
		driveway shall be located within 30 feet of any side or rear property line.	located within 30 feet of any side or rear property line.
		The area between the required parking setback line and the building or lot line shall be landscaped and maintained in accordance with the requirements of the Bylaw.	Landscaping is proposed in accordance with Section 7.1.16 of the Bylaw – see response below.
		All roads, streets, sidewalks and all landscaped areas shall be protected from vehicular overhang by wheel bumpers, curbs or other suitable method.	Curbs are proposed along the rear of the parking lot to protect landscaped areas from vehicle overhang. Where curbing is not proposed, wheel stops will be provided.
		Off-Street parking facilities shall be marked so as to indicate clearly the space to be occupied by each vehicle, in accordance with the dimensions specified, and including directional arrows and traffic signs as necessary for traffic control.	All guest parking will be valet. Painted line striping, symbols, and signage are proposed to delineate parking spaces and control traffic in the paved valet lot.
7.1.11	Drainage, Surfacing & Maintenance	All sections of off-street parking facilities which are paved according to the requirements of this subsection shall be graded, surfaced and maintained to the satisfaction of the Town DPW to the extent necessary to prevent nuisance of dust, erosion, or excessive water flow onto any public way or lot.	Parking areas are proposed to be paved or graveled per requirements, and graded to direct drainage flow to stormwater structures that will discharge to a subsurface stormwater system or to a stormwater outlet.
7.1.12	Maintenance	Off-street parking areas shall be kept plowed, clean and free from rubbish and debris. All fences, barriers, walls, landscaping and lighting shall be maintained and kept repaired or replaced with facilities satisfying the requirements of this Section.	The parking areas will be maintained by the Resort staff.
7.1.13	Snow Storage	Parking areas shall have a designated area(s) to place snow.	Adequate snow storage is provided.

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
7.1.14	Lighting	Off-street parking facilities which are used at night shall be provided with adequate lighting installed and maintained in such a manner so as not to reflect or cause glare on abutting or facing residential premises nor cause reflection or glare which adversely affects safe vision of operators of vehicles moving on nearby streets.	Lighting is proposed in accordance with Section 7.3 of the Bylaw.
7.1.15	Screening	A strip at least 5 feet in width of densely planted shrubs or trees which are at least 3 feet high at the time of planting and are of a type that may be expected to form within three years after the time of planting a continuous, unbroken, year-round visual screen.	See the provided Landscape Plans.
		For rear and side yards only, a wall, barrier, or fence of uniform appearance. Such wall, barrier, or fence may be opaque or perforated provided that not more than 50% of the face is open. The wall, barrier or fence shall be at least 4 feet and not more than 6 feet in height.	Not applicable.
		The screening as required shall be located so as not to obstruct vehicle sight distances, entrances and exits. Such screening shall not be higher than 2' within 30' of an intersection or 10' of a driveway.	The proposed screening will not obstruct vehicle site distances, entrances, or exits. Screening will be maintained as required at intersections and driveways.
		Every effort shall be made to retain existing trees. Removal of any tree exceeding 6 inch caliper to accommodate construction of a parking facility is discouraged.	No parking lots are proposed within 200 feet of any property line.
		Screening shall be continuously maintained so as to effectively serve the purpose for which it is intended. No advertising devices of any kind shall be allowed on or in screening.	Screening will be maintained by the Resort staff and no advertising devices will be within the screening.
		Screening shall be continuous except for required access.	Screening will be continuous except for required access areas.
7.1.16	Landscaping	At least 15% of the interior area of the parking facility shall be landscaped.	Provided. See Landscape Plans.

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
		Each planting area shall be at least 25 square feet in area and have no dimensions less than 5 feet.	All landscape islands are greater than 25 square feet in area and have no dimensions less than 5 feet.
		Each planting area shall contain at least one tree and the facility as a whole shall contain at least one tree for every ten parking spaces.	Provided. See Landscape Plans.
		Trees used to satisfy parking lot landscaping requirements shall be a minimum of 3 inch caliper at planting and shall be suitable for location in parking lots.	Planted trees will be at least 3 inch caliper and suitable for use in parking lots.
		The trees required for the landscaping of on-site parking areas should be tolerant of environmental conditions, able to screen parking areas by virtue of their size, form, density of foliage and spread, and easy to maintain.	The planted trees will be native to the area and tolerant of the environmental conditions. Various trees are proposed to meet the landscaping needs of the parking areas.
		Existing healthy trees shall be preserved wherever possible.	Existing trees will be preserved to the maximum extent practicable.
		Trees shall be protected by bollards, high curbs or other barriers sufficient to prevent damage.	Curbs or wheel stops are proposed to protect trees from damage.
		Extensive unbroken paved areas in large on-grade open parking facilities shall not be permitted. In parking lots containing 35 or more spaces, a row shall contain no more than 15 contiguous parking spaces without a densely planted landscaped buffer of at least the dimensions of one space.	Landscape islands are proposed throughout the parking areas to ensure no location has more than 15 contiguous parking spaces. Waiver requested for valet parking lot. See attached site plans, specifically Sheets C-302 & C-303. Waiver is requested to eliminate the landscape islands and have more than 15 contiguous parking spaces.
		No regular certificate of occupancy shall be issued unless an inspection by the Building Commissioner establishes that the landscaping meets the requirements provided herein.	Acknowledged.

7.1 Off-Street Parking & Loading Requirements			
Section	Description	Requirement	Proposed/Comment/Waiver Request
7.1.17	Bicycles	Bicycle parking spaces shall be located near the entrance of the use being served and within view of pedestrian traffic, if possible, and shall be sufficiently secure to reasonably reduce the likelihood of bicycle theft.	Bicycle racks will be provided for pedestrian use.
7.1.18	Loading Bays	Each loading bay shall be not less than 10 feet in width and 35 feet in length exclusive of drives and maneuvering space, and all required bays, drives and maneuvering space shall be located entirely on the lot with direct access to the building to be served.	Service areas meet the requirements of the loading bay and are located entirely on the lot with direct access to the building being served.
7.1.19	Loading Standards	Facilities shall be so sized and arranged so that no vehicles need back onto or off of a public way, or be parked on a public way while loading, unloading or waiting in queue. In addition, loading facilities shall be located so as to not interfere with internal traffic circulation.	The location of loading areas will not require vehicles to back onto or off a public way or parked on a public way while loading/unloading or waiting in queue. Loading facilities will not interfere with internal traffic circulation.

7.2 Signs			
Section	Description	Requirement	Proposed/Comment
7.2.5	Signs in Residential Districts	One non-illuminated sign which displays the street number, name of the occupant or the premises or both, not exceeding 3 square feet in area, or not more than two signs, not exceeding 2 square feet in area each. Such sign may be attached to a building or may be on a rod or post not more than 4 feet high and not less than 3 feet from any lot line.	Signage will conform to requirements.

7.3 Lighting			
Section	Description	Requirement	Proposed/Comment
7.3.1	Sign Lighting	Sign lighting shall be continuous, not intermittent nor flashing, nor changing.	No intermittent, flashing, or changing lights are proposed.
		Sign illumination is permitted only between 7am and 11pm.	Acknowledged.

7.3 Lighting			
Section	Description	Requirement	Proposed/Comment
		The preferred type of lighting for signs is direct illumination from a shielded light source. Any illumination provided for signs shall be white only. Internally-lit signs with opaque backgrounds and glowing translucent letters may be permitted. Individual solid metal letters with internal lighting tubes that back-light the wall in a “halo” effect may also be allowed.	The proposed signs will be illuminated from a shielded light source.
7.3.2	Outdoor Lighting	Any private outdoor lighting fixture shall be shielded at the source so as not to produce a strong direct light beyond the property boundaries. The light level at the lot line shall not exceed 0.2 foot-candles, measured at ground level.	The light level at the lot line will not exceed 0.2 foot-candles, measured at ground level.
		No private outdoor light shall be located higher than 25 feet.	No proposed lighting will be located higher than 25 feet.

7.4 Drainage & Erosion Control			
Section	Description	Requirement	Proposed/Comment
7.4.1	Applicability	Any use requiring a special permit or variance which permits any resort use which is located on 25 acres or more of land and/or results in more than 20,000 square feet of ground floor area and paved parking area.	Applicable – proposed Resort is located on a lot greater than 25 acres and will result in more than 20,000 square feet of ground floor area and paved parking area.
7.4.2	Submittals	A plan of the tract and adjacent and downstream areas showing proposed drainage facilities together with a statement showing the impact of storm water runoff on adjacent downstream surface water bodies and flood plains.	See Site Plans and attached Stormwater Report.
		A plan for control of erosion and sedimentation both temporary and permanent measure prepared by a professional engineer.	Erosion controls are shown on the plans (Sheets SP-4.1 through SP-4.5).
		A plan map showing property lines, wetlands, stream courses, water bodies, location of areas to be stripped of vegetation, location of areas to be re-graded, the contour data including existing and proposed	See attached Site Plans for existing and proposed conditions.

7.4 Drainage & Erosion Control			
Section	Description	Requirement	Proposed/Comment
		grades.	
		A schedule of operations, to show the sequence and timing of major improvement phases such as clearing, grading, paving, installation of drainage features, and the like.	See Stormwater Report.
		Seeding, sodding, or re-vegetation plans and specifications for all unprotected or un-vegetated areas.	See proposed Landscape Plans.
		A map showing the location, design and timing of structural sediment-control measures, such as diversions, waterways, grade stabilization structures, debris basins, and the like.	See attached Site Plans for erosion control measures (Sheets SP-4.1 through SP-4.5).
		The calculations used in designing erosion-control structures.	See attached Stormwater Report.
		A description of procedures to be followed to maintain sediment-control measures, including the manner in which sediment removed from control structures will be disposed of.	See attached Stormwater Report.
7.4.3	Standards	Performance standards shall conform to those described in the "Guidelines for Soil and Water Conservation in Urbanizing Areas of Massachusetts".	Project conforms to applicable guidelines.
		Make adequate provisions for the provision of surface water; catch basins, and culverts shall be in conformance with DPW specifications at intervals of not more than 400 feet, at low points and sags in roadway, and near the corners of the roadway at intersecting streets.	Adequate provisions have been made.
		Carry away by pipe or open ditch any spring or surface water that may exist either previous to or as a result of the development.	Pipe and or open ditch drainage is proposed.
		A culvert or other drainage facility shall be large enough to accommodate potential runoff from its entire upstream drainage area.	See Stormwater Report and plans.

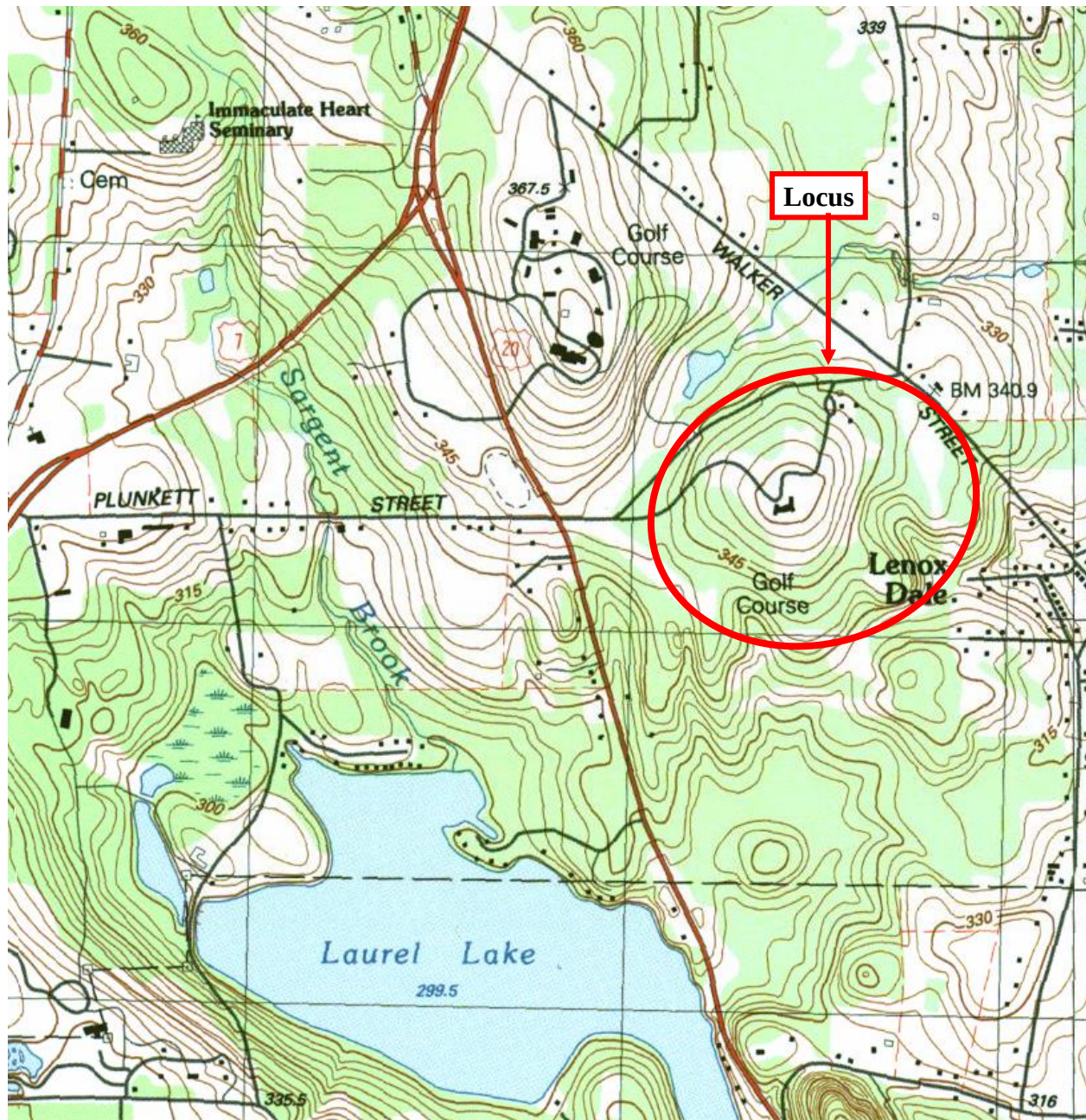
7.4 Drainage & Erosion Control			
Section	Description	Requirement	Proposed/Comment
		Design and size of the facility based on anticipated runoff from a "25 year frequency" storm under conditions of total potential development permitted by the zoning bylaw in the watershed. Soil Conservation Service Modified Soil Cover Complex Method will be used to determine runoff.	See Stormwater Report.
		Study the effect of the existing downstream drainage facilities outside the area of development.	See Stormwater Report.
7.4.4	Security	A completion bond or covenant shall be required for improvements in the proposed development. A bond shall be sufficient to cover the costs of accomplishing the erosion and sedimentation control measures.	To be granted as required.

8.2 Resorts (Special Regulations)			
Section	Description	Requirement	Proposed/Comment
8.2.1	General	A resort shall have a minimum of 15 acres of land area.	The combined lots are 109± acres.
		A buffer area of 200 feet shall be maintained between the resort activity area and abutting property lines.	A 200-foot property line setback is maintained for all resort uses.

8.10 Estate Preservation Area (Special Regulations)			
Section	Description	Requirement	Proposed/Comment
8.10.6	Requirements	Preservation and rehabilitation of the original exterior features, character and structural integrity of Category #1 buildings inherited from the estate system of the turn of the century and the open space, vistas, stonework, gardens, and other historic landscape features and recreation facilities associated with Category #1 buildings.	The Blantyre Mansion will be the Designated Category #1 building on the site and is proposed to be preserved/restored as part of this project.
		Acreage of not less than 25 acres.	The combined areas is 109± acres.
		Connection to the town sewer.	The lot is connected to Town sewer.

8.10 Estate Preservation Area (Special Regulations)			
Section	Description	Requirement	Proposed/Comment
		Water for domestic purposes is available, and mains shall satisfy equivalent subdivision standards.	The lot is connected to Town water.
		Town water when available will be connected for fire protection.	Fire protection is provided.
		All driveways are constructed and maintained to a standard at least equal to the contemporary requirements of a subdivision road.	Driveways will be constructed to subdivision road standards to the extent practical.
		Off-street parking is screened from abutters and adjoining streets.	Parking will be screened per the requirements of Section 7.1.15.
		Preservation of Designated Buildings and associated features and installation of driveways, services, and soil and erosion control measures shall be secured by a completion bond and/or covenant approved as to form and substance by the Zoning Board.	To be provided as required.
		Unless required by the building code, no new buildings shall be erected within 200' of a Designated Building;	A new ballroom will be constructed on the footprint of the previously demolished museum adjacent to Blantyre Mansion.
		No new structure or building shall be permitted on the land lying between a Category 1 Building and its corresponding street address as listed above unless located more than 1500 feet from any Category 1 Building.	Yes

UNITED STATES GEOLOGICAL SURVEY MAP



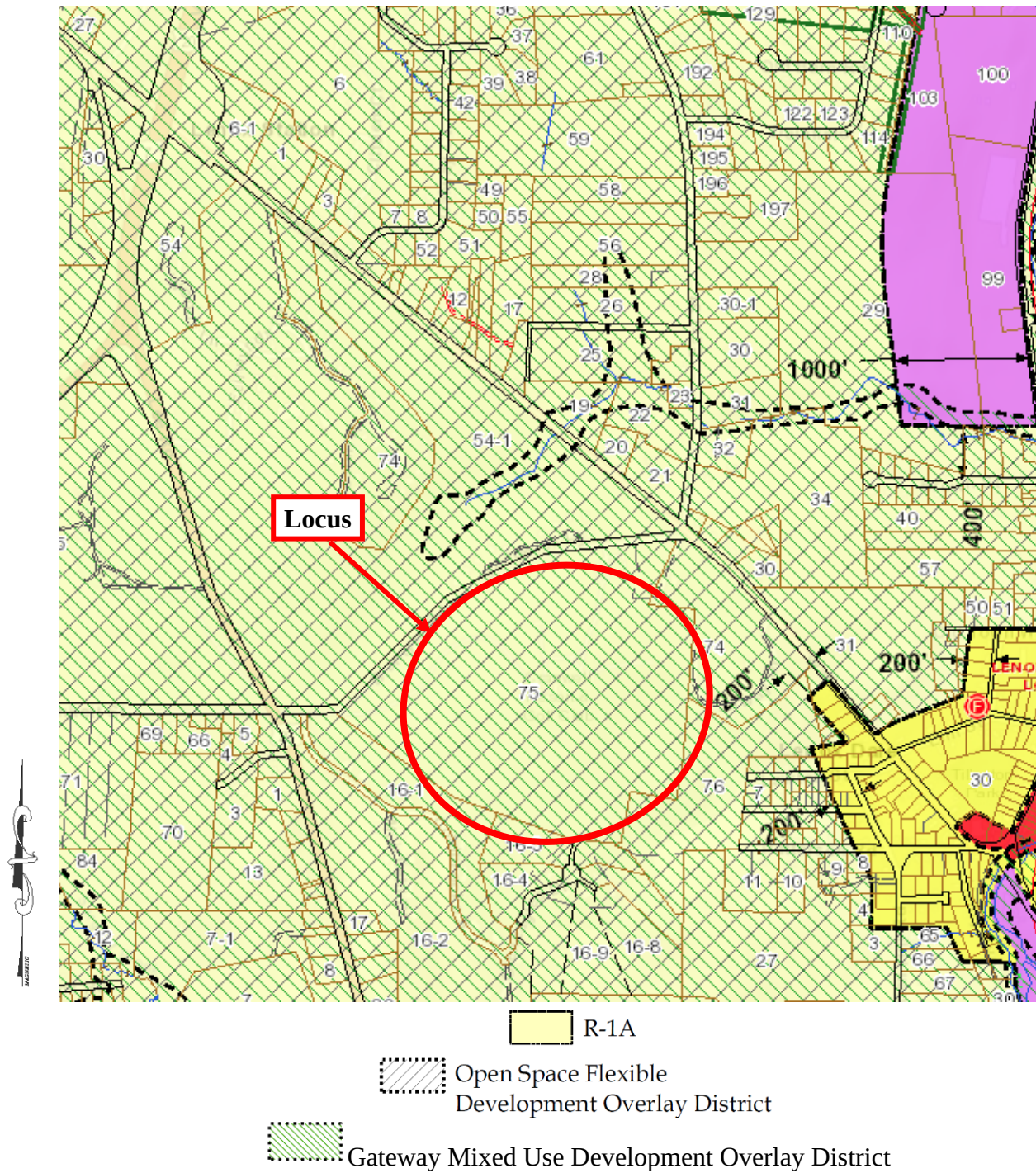
N.T.S.

FORESIGHT LAND SERVICES, INC.
ENGINEERING • SURVEYING • PLANNING
1496 West Housatonic Street
Pittsfield, MA 01201

Exhibit A-1
USGS Stockbridge QUAD, 1988 ed.
Source: MassGIS

Blantyre
16 Blantyre Road, Lenox, MA

LENOX ZONING MAP



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Exhibit A-2
Lenox Zoning Map

Blantyre
16 Blantyre Road, Lenox, MA

USDA WEB SOIL SURVEY MAP



Map Unit Symbol	Map Unit Name
107C	Farmington loam, 3 to 15 percent slopes, rocky
76A	Kendaia silt loam, 0 to 3 percent slopes
500B	Amenia silt loam, 3 to 8 percent slopes
500C	Amenia silt loam, 8 to 15 percent slopes

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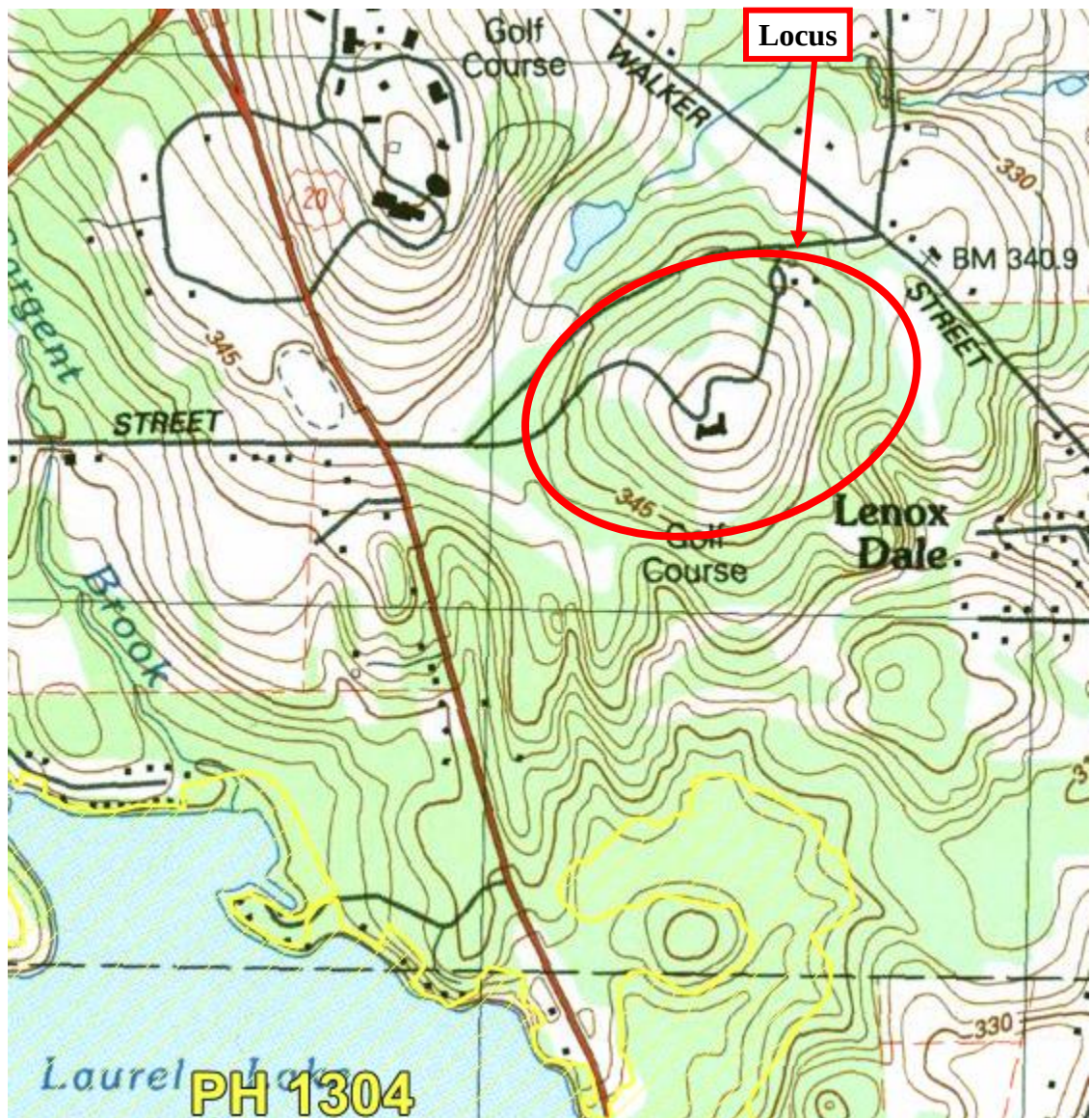
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Exhibit A-3
USDA Web Soil Survey Map

Blantyre
16 Blantyre Road, Lenox, MA

PRIORITY HABITATS AND ESTIMATED HABITATS Effective October 1, 2008
Priority Habitats for use with the MA Endangered Species Act Regulations (321 CMR 10)
Estimated Habitats for use with the MA Wetland Protection Act Regulations (310 CMR 10)
Produced by Natural Heritage & Endangered Species Program

MA Division of Fisheries and Wildlife



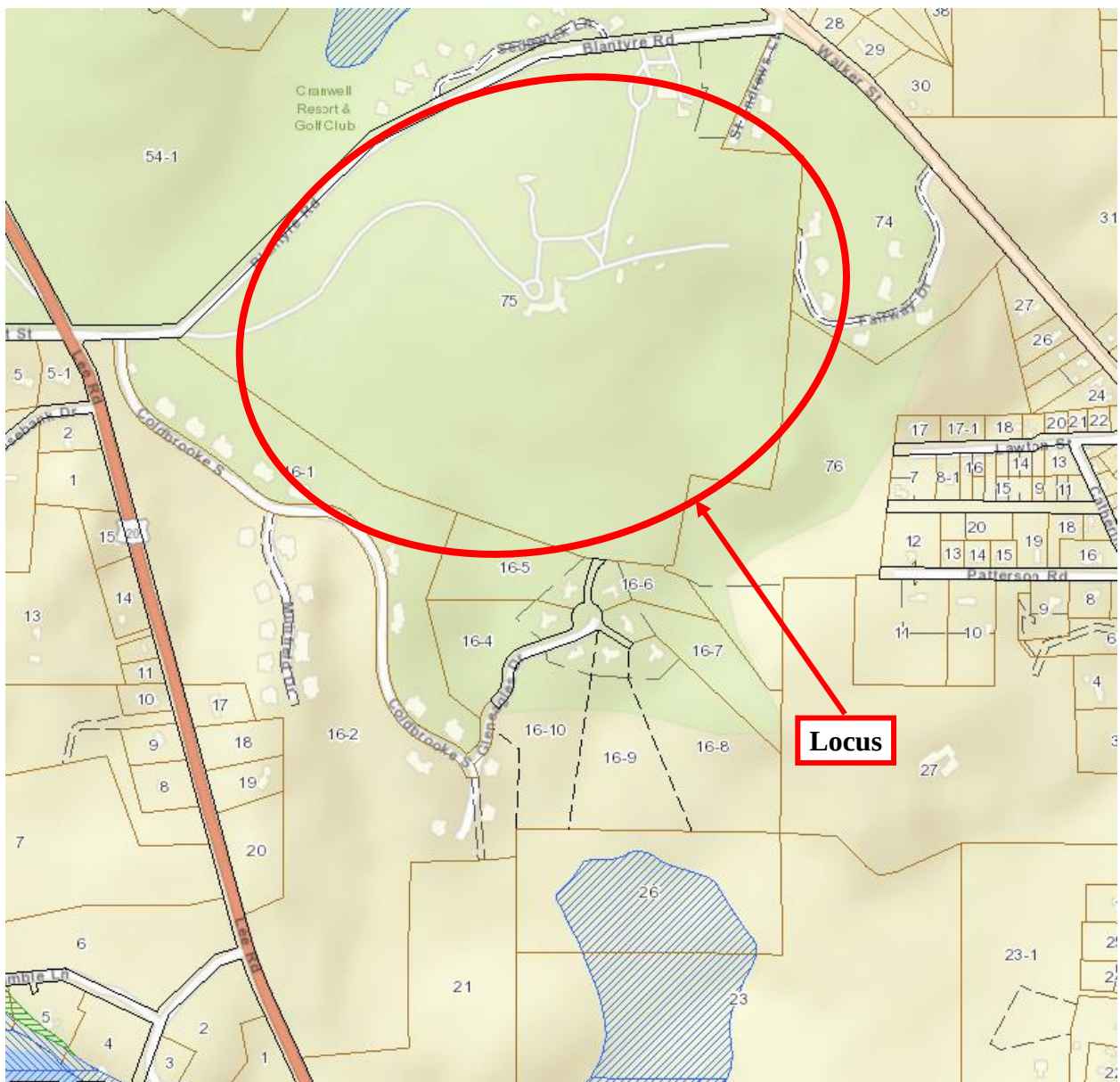
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Exhibit A-4
Priority Habitat Map
Stockbridge QUAD
Source: MassGIS

Blantyre
16 Blantyre Road, Lenox, MA

NATIONAL FLOOD INSURANCE PROGRAM



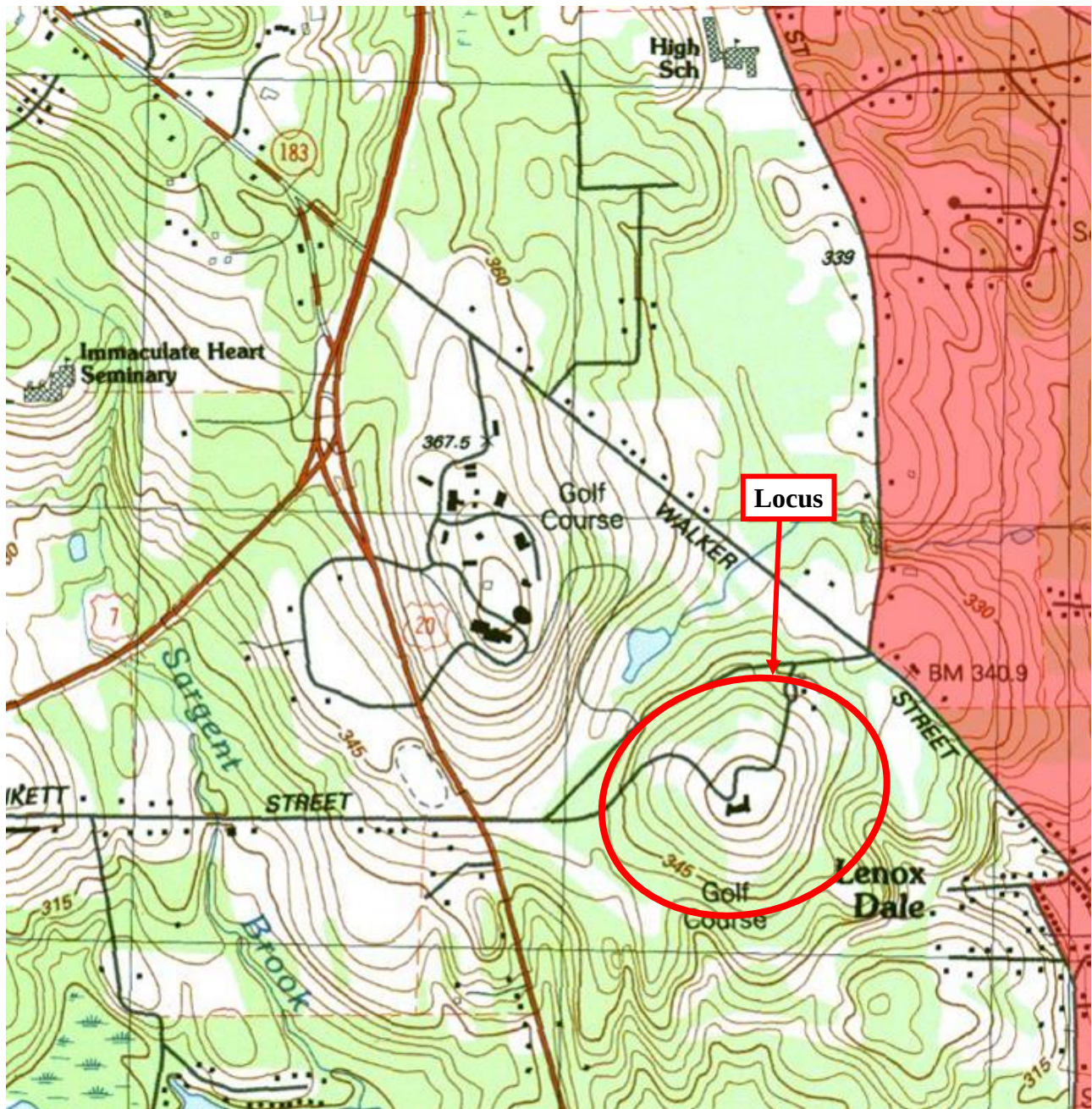
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Exhibit A-5
Stockbridge QUAD
Panel #250029 0005 B
Source: MassGIS

Blantyre
16 Blantyre Road, Lenox, MA

AREA OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)



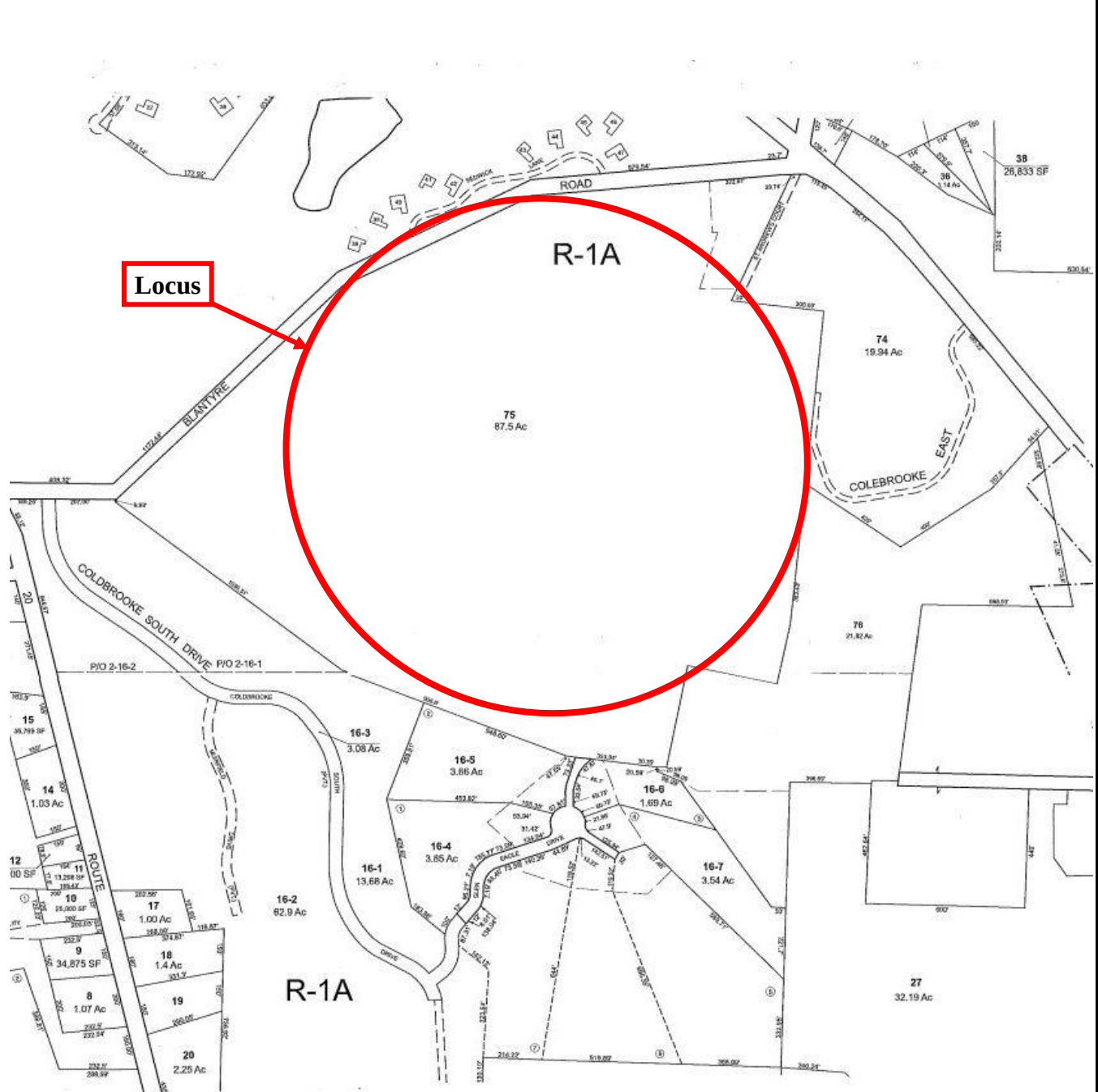
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Exhibit A-6
Stockbridge QUAD
Area of Critical Environmental Concern
Source: MassGIS

Blantyre
16 Blantyre Road, Lenox, MA

ASSESSOR'S MAP



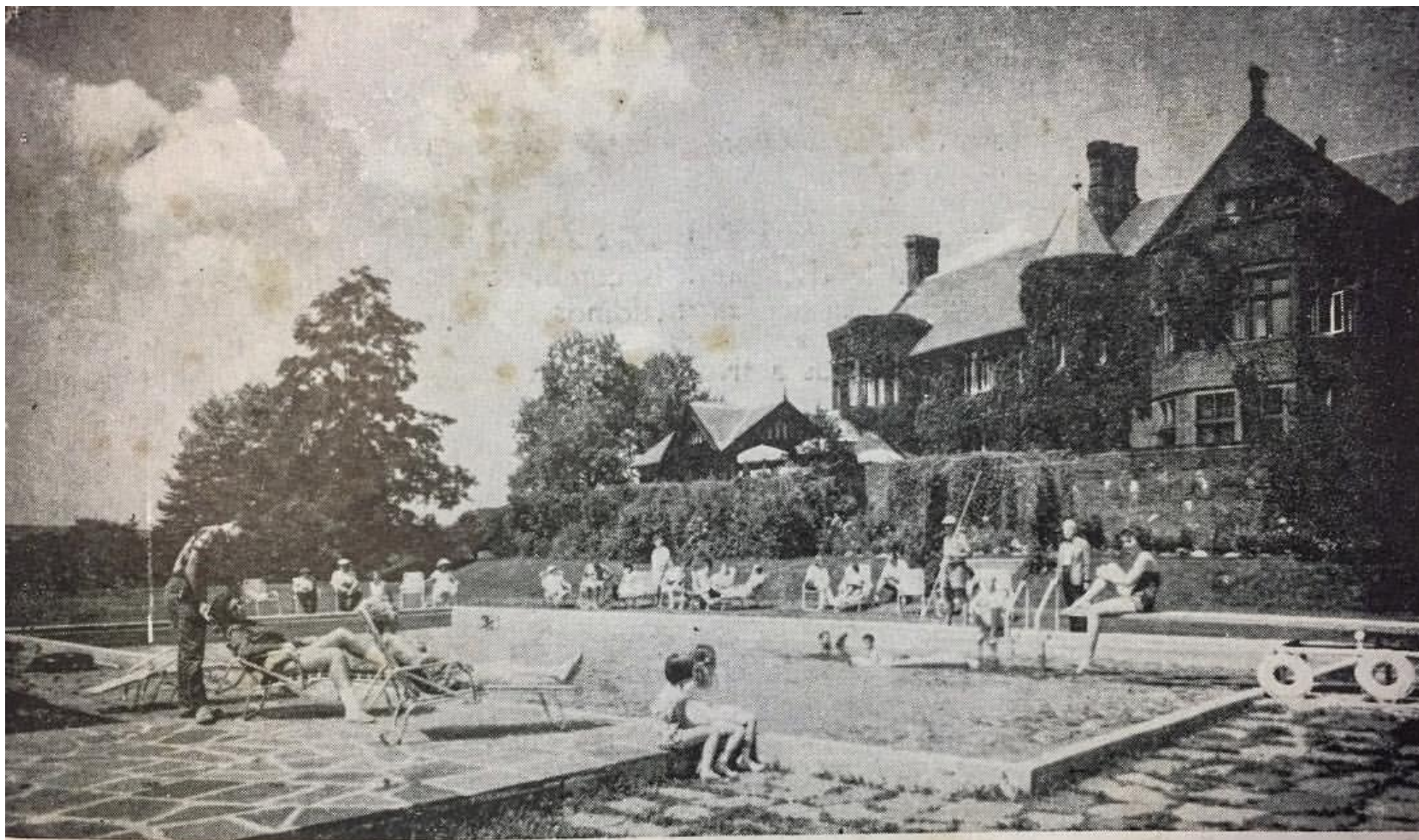
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Exhibit A-7
Lenox Assessor's Map
Map #4 & 2, Lots #75 and #76

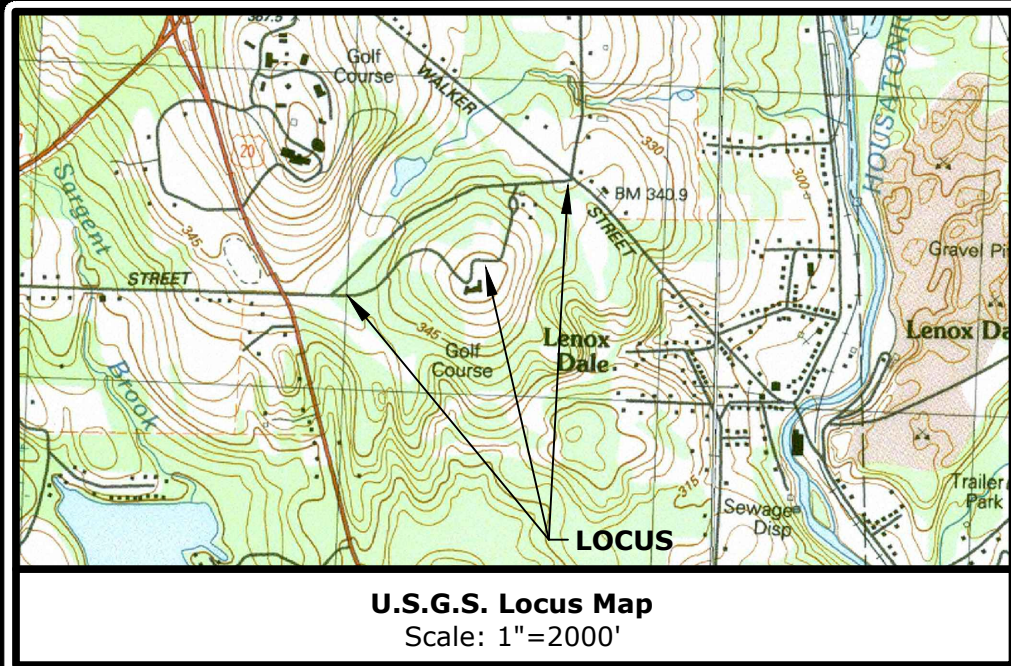
Blantyre
16 Blantyre Road, Lenox, MA

Historic Pool Photos – Blantyre



Historic Pool Photos – Blantyre





BLANTYRE PHASE ONE

CIVIL / SITEWORK

Blantyre Road

Lenox, MA

CONSTRUCTION-PHASE MEASURES FOR CONTROL OF SEDIMENT AND EROSION AND PROTECTION OF WETLANDS

GENERAL SITEWORK CONSTRUCTION NOTES

A. PROTECTION OF WETLANDS, WATER QUALITY, AND STORMWATER MANAGEMENT

- WORK PROPOSED ON THIS PLAN MAY INCLUDE AREAS WHICH ARE SUBJECT TO REGULATION UNDER THE MASS. WETLANDS PROTECTION ACT (WPA), FEDERAL CLEAN WATERS ACT (CWA), NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND/OR OTHER STATUTES AND REGULATIONS PERTAINING TO WETLANDS, WATER QUALITY, AND STORMWATER MANAGEMENT.
- CONTRACTOR SHALL PERFORM ALL PROPOSED WORK IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS AND AS OUTLINED BELOW.
- CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE OR EXCESS EARTH MATERIALS EXCAVATED FROM THE SITE ("SPOIL MATERIAL") IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. UNLESS AN ON-SITE SPOIL AREA IS SPECIFIED, CONTRACTOR SHALL DISPOSE OF EXCESS CLEAN EARTH MATERIAL OFF-SITE IN AN UPLAND AREA OUTSIDE ANY WETLAND BUFFER ZONES OR RESOURCE AREAS.
- CONTRACTOR SHALL DISPOSE OF ANY DEMOLITION DEBRIS, CONSTRUCTION DEBRIS, WOOD WASTES, CONTAMINATED SOILS, HAZARDOUS MATERIALS AND OTHER SPECIAL WASTES IN STRICT ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS.

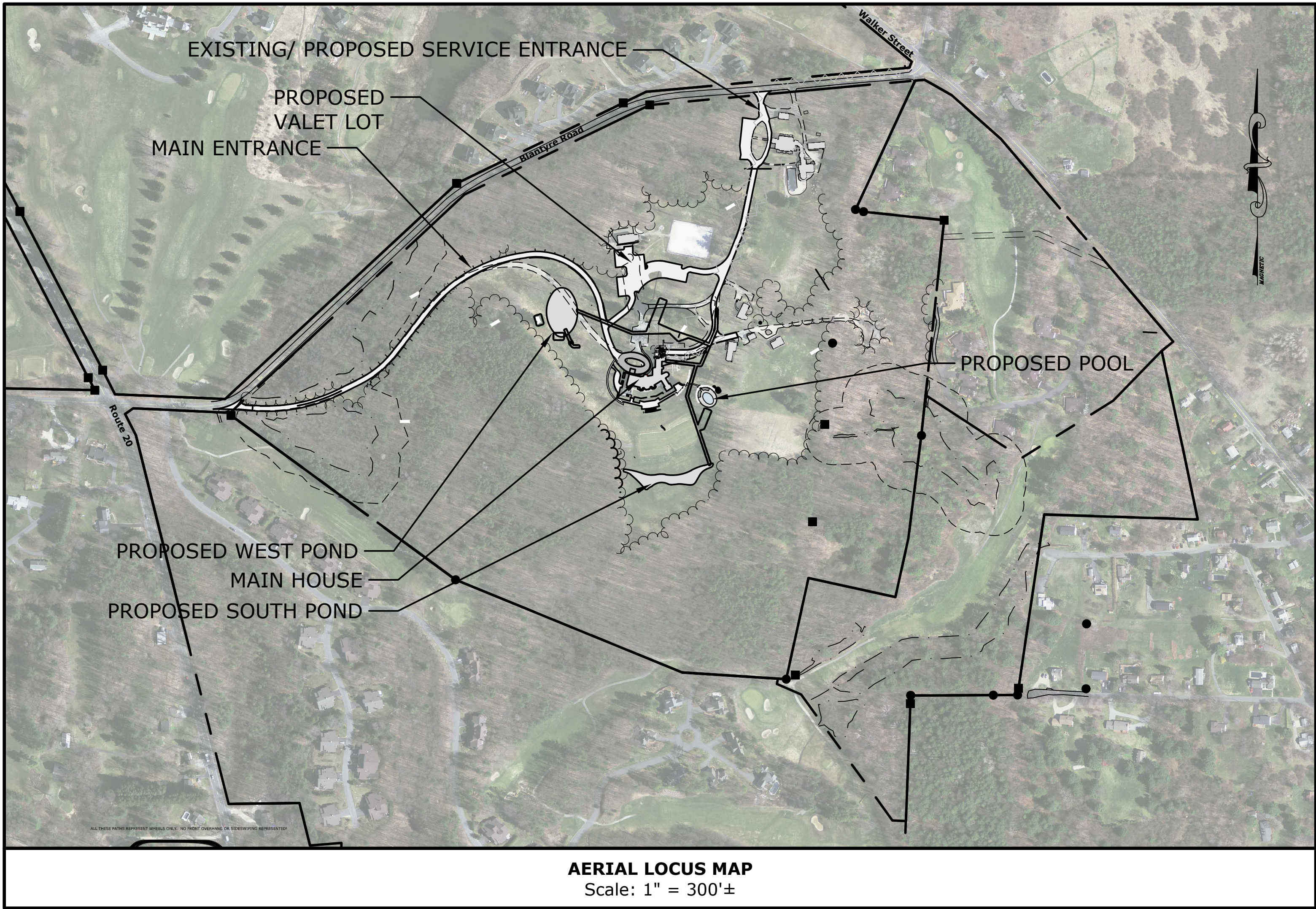
B. WORK LIMITS AND PROTECTION FROM DAMAGE

- SEWER AND WATER SERVICES: SITEWORK CONTRACTOR SHALL INSTALL SEWER, WATER AND BUILDING DRAINAGE LINES SUBJECT TO THE MASS. STATE PLUMBING CODE TO WITHIN TEN FEET (10') FROM THE BUILDING FOUNDATION. SITEWORK CONTRACTOR SHALL ALSO EXCAVATE AND BACKFILL THE TRENCHES TO THE BUILDING FOUNDATION, BUT THE PLUMBING CONTRACTOR SHALL MAKE THE FINAL INSTALLATION AND CONNECTION OF THE SEWER, WATER AND BUILDING DRAINAGE SERVICE LINES WITHIN THE FINAL TEN FEET TO THE BUILDING FOUNDATION. (NOTE: BUILDING DRAINAGE LINES INCLUDES STORM DRAIN LINES SUCH AS ROOF LEADERS; IT DOES NOT INCLUDE FOUNDATION DRAINS, OR SURFACE DRAINS OUTSIDE THE BUILDING, WHICH ARE SITEWORK COMPONENTS.)
- GRADING: SITEWORK CONTRACTOR SHALL PERFORM ALL EXCAVATION, GRADING, AND SUBGRADING OUTSIDE OF THE BUILDING ENVELOPE. UNLESS OTHERWISE INDICATED ON PLANS AND SPECIFICATIONS, SITEWORK CONTRACTOR SHALL PERFORM FINE GRADING WORK TO WITHIN FIVE FEET (5') FROM BUILDING, IN COORDINATION WITH THE BUILDING AND/OR LANDSCAPE CONTRACTOR. FINAL GRADING WITHIN THE FINAL FIVE FEET AROUND BUILDINGS SHALL BE PERFORMED BY THE BUILDING AND/OR LANDSCAPE CONTRACTOR. ALL FINAL GRADING SHALL BE COORDINATED WITH ARCHITECTURAL AND LANDSCAPING PLANS.
- SITEWORK CONTRACTOR SHALL CONFINE ACTIVITIES TO THE WORK LIMITS SHOWN ON THE PLANS OR DIRECTED IN THE FIELD.
- UNLESS OTHERWISE INDICATED, SITEWORK CONTRACTOR SHALL PROTECT ALL TREES, STRUCTURES, AND UTILITIES AGAINST DAMAGE, AND SHALL REPAIR OR REPLACE DAMAGED AREAS AT SITEWORK CONTRACTOR'S EXPENSE.
- SITEWORK CONTRACTORS SHALL TAKE MEASURES NECESSARY TO PROTECT THE ROOTS OF TREES TO BE PROTECTED FROM DAMAGE DUE TO SITEWORK CONSTRUCTION ACTIVITIES. UNLESS OTHERWISE SPECIFIED, WHERE TRENCHES WILL CROSS UNDER THE CANOPY OF TREES TO BE PROTECTED, CONTRACTOR SHALL ARRANGE TO HAVE A QUALIFIED ARBORIST OR LANDSCAPER ROOT PRUNE AND/OR AIR SPADE THE ROOTS OF THE TREES ALONG BOTH SIDES OF THE TRENCH PRIOR TO BEGINNING THE TRENCHING.
- IN ORDER TO AVOID DAMAGING TREE ROOTS BY COMPACTING THE SOIL, CONTRACTOR SHALL NOT ALLOW EQUIPMENT OR VEHICLES TO OPERATE UNDER TREE CANOPIES EXCEPT WHERE NECESSARY TO CARRY OUT THE WORK. NO MATERIALS SHALL BE STOCKPILED OR STAGED UNDER THE TREE CANOPIES.

C. SOIL CONDITIONS

- REFER TO SPECIFICATIONS FOR SOILS INFORMATION. ANY REFERENCES ON THE PLANS TO LEDGE, BEDROCK, OR GROUNDWATER LEVELS ARE FOR INFORMATION ONLY AND SITEWORK CONTRACTOR SHALL NOT RELY UPON THESE REFERENCES AS REPRESENTING THE LIMITS, QUANTITIES, PRESENCE OR ABSENCE OF THESE CONDITIONS.

- DO NOT DISTURB EXISTING VEGETATED AREAS FAR IN ADVANCE OF CONSTRUCTION. LIMIT DISTURBANCE ONLY TO THE EXTENT AND DURATION REQUIRED FOR IMMINENT CONSTRUCTION ACTIVITIES. RETAIN AND PROTECT NATURAL VEGETATION AND VEGETATIVE FILTER STRIPS WHEREVER POSSIBLE.
- TEMPORARY VEGETATION OR A HEAVY MAT OF WOOD CHIPS SHALL BE ESTABLISHED ON ALL EARTH STOCKPILES OR STRIPPED AREAS WHICH WILL BE BARE FOR MORE THAN TWO MONTHS AND LESS THAN 12 MONTHS. SUCH VEGETATION SHALL CONSIST OF A COMMERCIAL CONSERVATION SEED MIXTURE WITH A HIGH PERCENTAGE OF ANNUAL RYE GRASS. PERMANENT HERBACEOUS COVER SHALL BE ESTABLISHED ON AREAS WHICH WOULD BE BARE MORE THAN 12 MONTHS.
- A HEAVY MAT OF STRAW MULCH, WOOD CHIPS, EROSION CONTROL NETTING, MESH OR BLANKET MATTING SHALL BE USED ON DISTURBED AREAS IF VEGETATION CANNOT BE ESTABLISHED DUE TO SEASON OR ON-GOING CONSTRUCTION PROCESS, OR IF OTHERWISE REQUIRED.
- SILT FENCE OR CAREFULLY POSITIONED STAKED STRAW BALES SHALL BE INSTALLED ALONG THE DOWNHILL EDGE OF DISTURBED EARTHWORK AREAS WHERE REQUIRED TO CONTROL EROSION AND SEDIMENTATION.
- WATER COURSES, INCLUDING INTERMITTENT DRAINAGE SWALES, SHALL BE PROTECTED FROM SILTATION BY SILT FENCE BARRIERS OR CAREFULLY POSITIONED STAKED STRAW BALE CHECK DAMS.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED DOWNHILL OF DISTURBED AREAS AND UPSTREAM OF WATERCOURSES AND/OR WETLANDS. TRAPPED SEDIMENTS SHALL BE REMOVED FROM THE BASINS DURING THE CONSTRUCTION PERIOD BEFORE THEY BECOME 50% FULL TO PREVENT SEDIMENT FROM BEING TRANSPORTED DOWNHILL. DISPOSE OF SEDIMENTS IN ON-SITE UPLAND DISPOSAL AREAS, PROPERLY GRADED, SEEDED AND MULCHED.
- PERMANENT DRAINAGE CONTROL STRUCTURES SHALL BE INSTALLED AS EARLY AS POSSIBLE IN THE CONSTRUCTION PROCESS. DRAINS SHALL BE PROVIDED WITH DRAIN INLET SEDIMENT FILTERS AND/OR TRAPS.
- DO NOT FUEL CONSTRUCTION EQUIPMENT OR STORE FUEL OR OTHER POTENTIAL CONTAMINANTS WITHIN 100 FEET OF WATER COURSES OR WETLANDS. STRICTLY ADHERE TO ALL GENERAL AND SPECIAL CONDITIONS OF ANY WETLANDS PROTECTION ACT PERMITS, INCLUDING PLANS, DETAILS, CONSTRUCTION SEQUENCING OUTLINE, AND OTHER APPLICABLE REQUIREMENTS.



AERIAL LOCUS MAP
Scale: 1" = 300'±

- APPROX = APPROXIMATE
CIP = CAST IRON PIPE
CMP = CORRUGATED METAL PIPE
CPP = CORRUGATED POLYVINYL PIPE
DI = DROP INLET
DS = DOOR SILL
ELEV = ELEVATION
INV = INVERT
PVC = POLYVINYL CHLORIDE
UP = UTILITY POLE
UPT = UTILITY POLE WITH TRANSFORMER
UG = UNDERGROUND
LP = LIGHT POLE
VCP = VITRIFIED CLAY PIPE
- 1' EXISTING CONTOUR LINE
5' EXISTING CONTOUR LINE
EDGE OF ASPHALT
EDGE OF GRAVEL
EDGE OF CURB
APPROXIMATE PROPERTY LINE
GUARD RAIL
EDGE OF ASPHALT SAW CUT

LEGEND

- LIQUID PROPANE
DROP INLET
BENCHMARK
UTILITY POLE
UTILITY POLE ANCHOR
MAILBOX
BOUND FOUND
IRON PIPE FOUND
SIGN
WATER VALVE
UTILITY PEDESTAL
BOULDER
AIR-CONDITIONER
- RIPRAP
- FENCE
OVER HEAD WIRE
SWALE
EDGE OF CONCRETE
RETAINING WALL
STONEWALL
PAVED WATER WAY

- WATER SHUT OFF VALVE
MANHOLE
HYDRANT
WETLAND FLAG
TRANSFORMER
LATH FOUND
ELECTRICAL METER
GATE POST
COLUMN
HAND HOLD
CONIFEROUS TREE
DECIDUOUS TREE

- EXISTING BUILDING
BOULDERS
LEDGE
- DRAINAGE LINE
WATER LINE
FLAGGED WETLAND BOUNDARY
BUFFER ZONE

GENERAL NOTES

- Wetlands were delineated by Foresight Land Services on January 2 and 3, 2019, And field surveyed by Foresight Land Services in January 2019.
- Topographic Survey was performed by Foresight Land Services on March 13, 2018, January 23, 28, 29, 30, February 4, 5, 6, 7, 11, 12, 13, 14, 20, 21, 26, 27, 28, March 6, 11, 12, 14, March 19 2019, using Electronic Total Station with Data Collector.
- Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2014.
- Contours are computer-generated interpolations, edited to generally conform to field observations. Contour interval = 1 (one) foot. Contractor shall verify critical elevations and grades in the field prior to construction.
- Horizontal Datum is based upon plan entitled "Plan of Land in Lenox, Massachusetts known as Cranwell Resort & Golf club, Surveyed for Berkshire-Cranwell Limited Partnership, April 1998, Scale 1"=200'" by Foresight Land Services Recorded in the Berkshire Middle Registry of Deeds Plat File E-219.
- Vertical Datum is based upon North American Vertical Datum (NAVD27). Temporary benchmarks was established on site, TBM #1, A Plastic stake set in Utility Pole 0.5/0.4, Elev.=1128.38, TBM #2, A "X" Filed in Hydrant, Elev.= 1155.14', TBM #3, A PK Nail in 12" Cherry Tree, Elev.=1128.04', TBM #4, A PK Nail in 14" Maple Tree, Elev.=1114.68', TBM #5, A PK Nail in 16" Maple Tree, Elev.=1122.5', TBM #6, A PK Nail in 14" Cherry Tree, Elev.=1118.41', TBM#7, A PK Nail in 30" Cherry Tree, Elev.=1105.36', TBM #8, A PK Nail in 30" Cherry Tree, Elev.=1116.66', TBM #9, A PK Nail in 22" Pine Tree, Elev.=1127.78, TBM #10, A "X" filed in Hydrant, Elev.=1186.47'.
- Approximate Property Line is as shown on Plan entitled "Plan Of Land In Lenox, MA, Surveyed For Red Lion Realty Trust, May, 1981, Prepared by Brown Associates, Inc. Civil Engineers, Land Surveyors, Berkshire Common, Third Floor North, Pittsfield Mass., and "Definitive Plan Coldbrooke Southeast in Lenox, Massachusetts, Surveyed For Muirfield Properties LTD., September 1996, Prepared by Foresight Land Services, Division of Brown Associates, Inc. Foresight Building, Pittsfield, Ma. 01201." Recorded in the Berkshire Middle District Registry of Deeds Plat E-43.
- Reference is made to Flood Insurance Rate Map (FIRM), Town of Lenox, Massachusetts, Berkshire County, Panel 5 of 5, Community-Panel Number 250029 0005B, Map Revised: July 5, 1982. No portion of the subject property is with-in a 100-Year Flood Boundary.
- The locations and information about underground pipes, utilities or other structures are compiled from available record data and visible field evidence and are not represented as being exact or complete. Prior to beginning excavation, the excavator shall give adequate advance notice to the Dig Safe Center, the municipal and/or state Public Works Department, and private utility companies, to allow for field location of facilities in the vicinity.
- If Contractor observes any field conditions which vary significantly from what is shown on these plans, the contractor shall immediately notify the Owner and Engineer for resolution of the conflicting information.
- The Contractor shall record tie measurements, depths, dimensions, materials, field conditions and other pertinent data about all underground pipes, utilities and structures encountered during the work, both existing and constructed. Contractor shall submit Record drawings with this information to the Owner and Engineer prior to completion of the work.
- Contractor shall immediately report any damage to existing pipes, utilities, or structures to the Owner and Engineer, and obtain directions as to repair, replacement or abandonment.

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C-000	COVER SHEETS, NOTES, LEGEND & INDEX
C-101	EXISTING CONDITIONS 1
C-102	EXISTING CONDITIONS 2
C-103	EXISTING CONDITIONS 3
C-200	PROPOSED OVERALL SITE PLAN
C-301	PROPOSED DRIVEWAY & PROFILE (STA 00+00 TO 13+75)
C-302	PROPOSED DRIVEWAY & PROFILE (STA 13+75 TO 21+71.82)
C-303	PROPOSED MAINTENANCE & SERVICE DRIVEWAY ALTERATIONS
C-401	PROPOSED MAIN HOUSE IMPROVEMENTS & POOL AREA
C-402	PROPOSED DRAINAGE SCHEDULE
C-403	PROPOSED EVENTS LAWN TERRACES
C-501	PROPOSED LANDSCAPE PONDS
C-502	PROPOSED LANDSCAPE POND PROFILES
C-503	PROPOSED WEST LANDSCAPE POND CROSS-SECTIONS
C-504	PROPOSED SOUTH LANDSCAPE POND CROSS-SECTIONS
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C-602	PROPOSED WATER MAIN & PROFILE (STA 08+75 TO 12+55)
C-701	PROPOSED GRAVITY SEWER & PROFILE (STA 00+00 TO 11+55)
C-702	PROPOSED GRAVITY SEWER & PROFILE (STA 11+55 TO 19+00)
C-800	SITE DETAILS
C-801	SITE DETAILS
C-802	SITE DETAILS



BLANTYRE PHASE 1 CIVIL/SITEWORK

Blantyre Road, Lenox, MA

PROJECT

REVISIONS		A2M	A2M
07/28/2024	ISSUE FOR PERMITTING		
11/11/2024	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M	A2M

PRELIMINARY

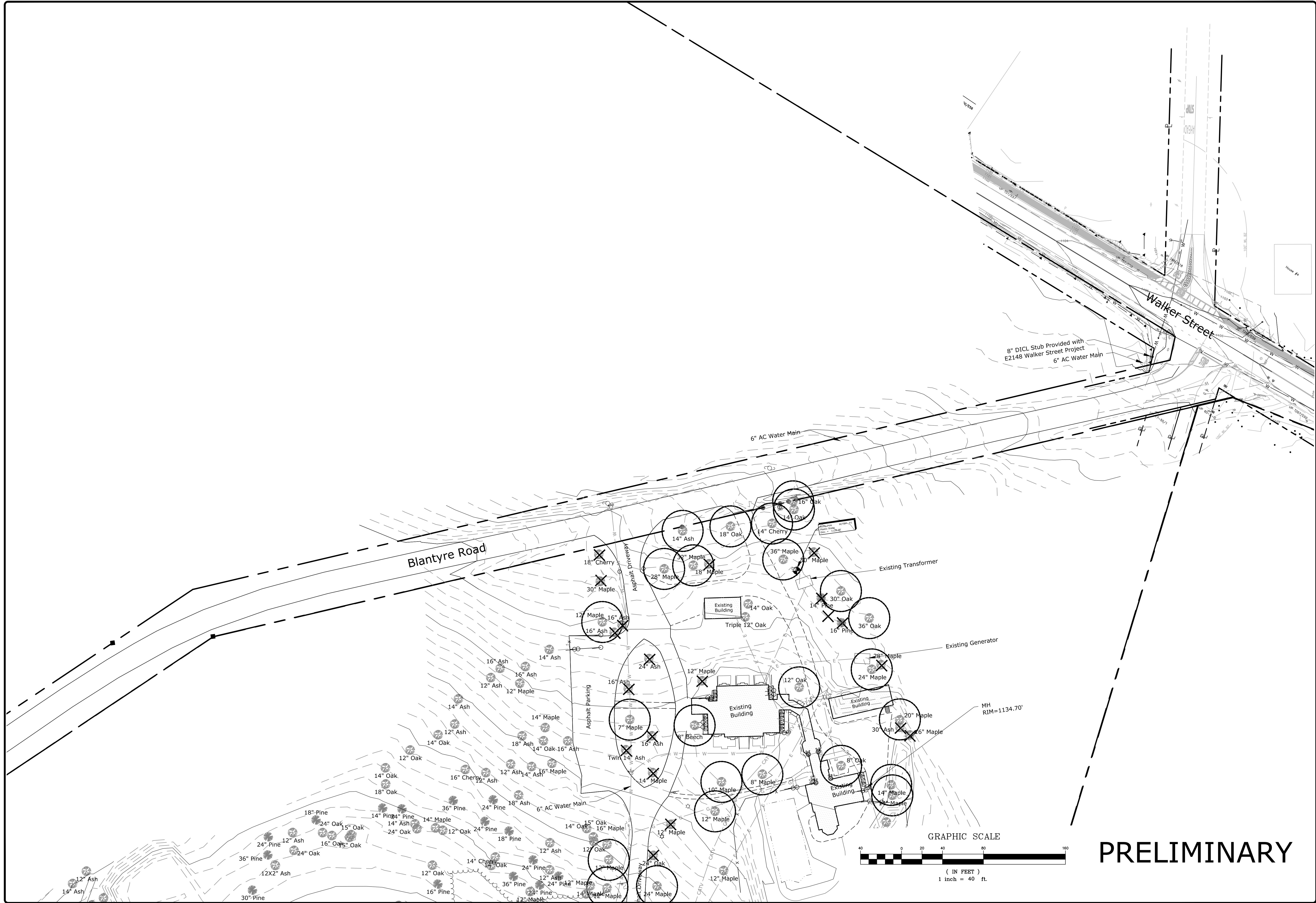
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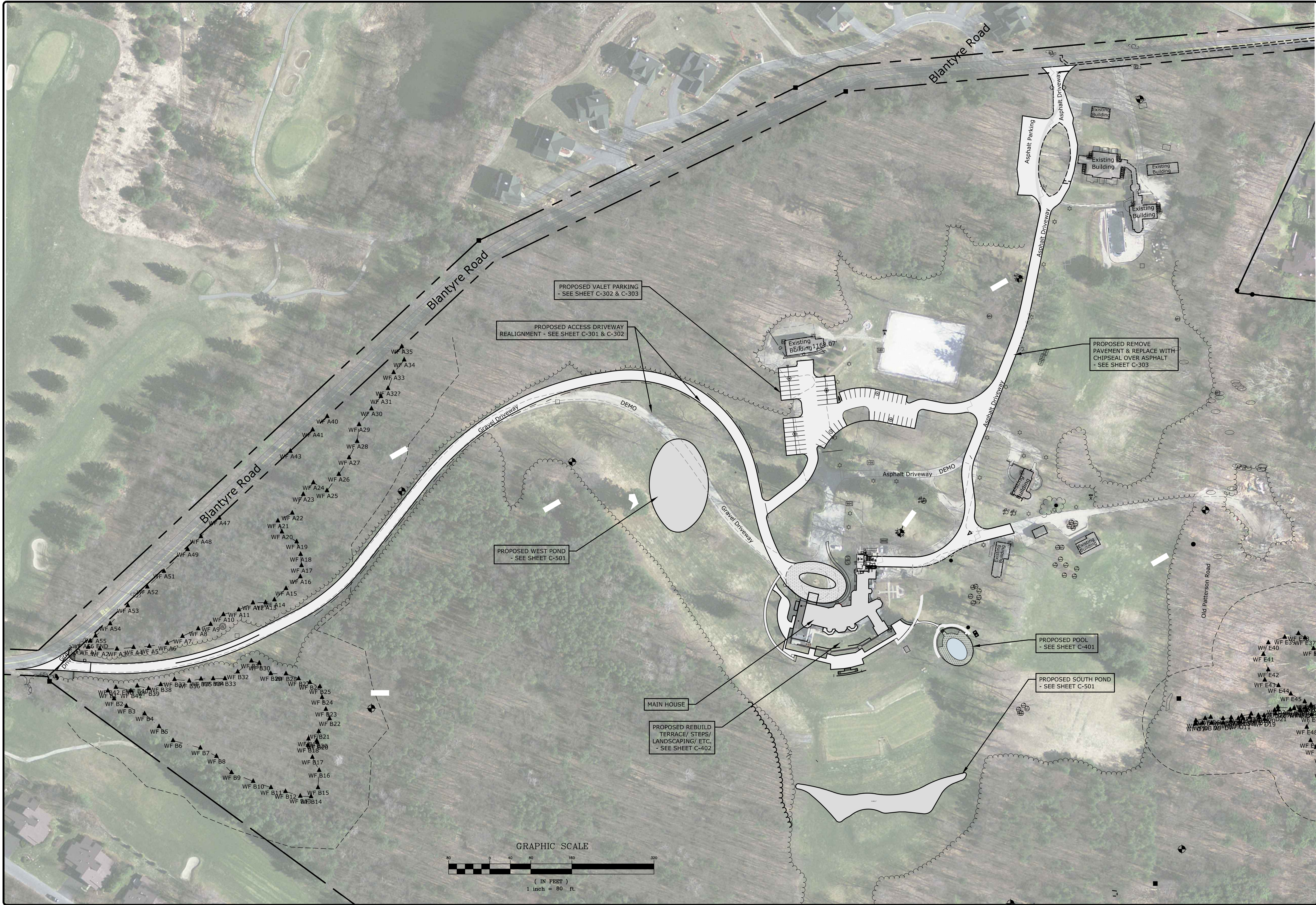
COVER SHEET, NOTES, LEGEND & INDEX

SHEET NUMBER

C-000



REVISIONS	
ISSUE FOR PRICING	A2M
ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M
01/28/2022	
11/11/2022	



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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

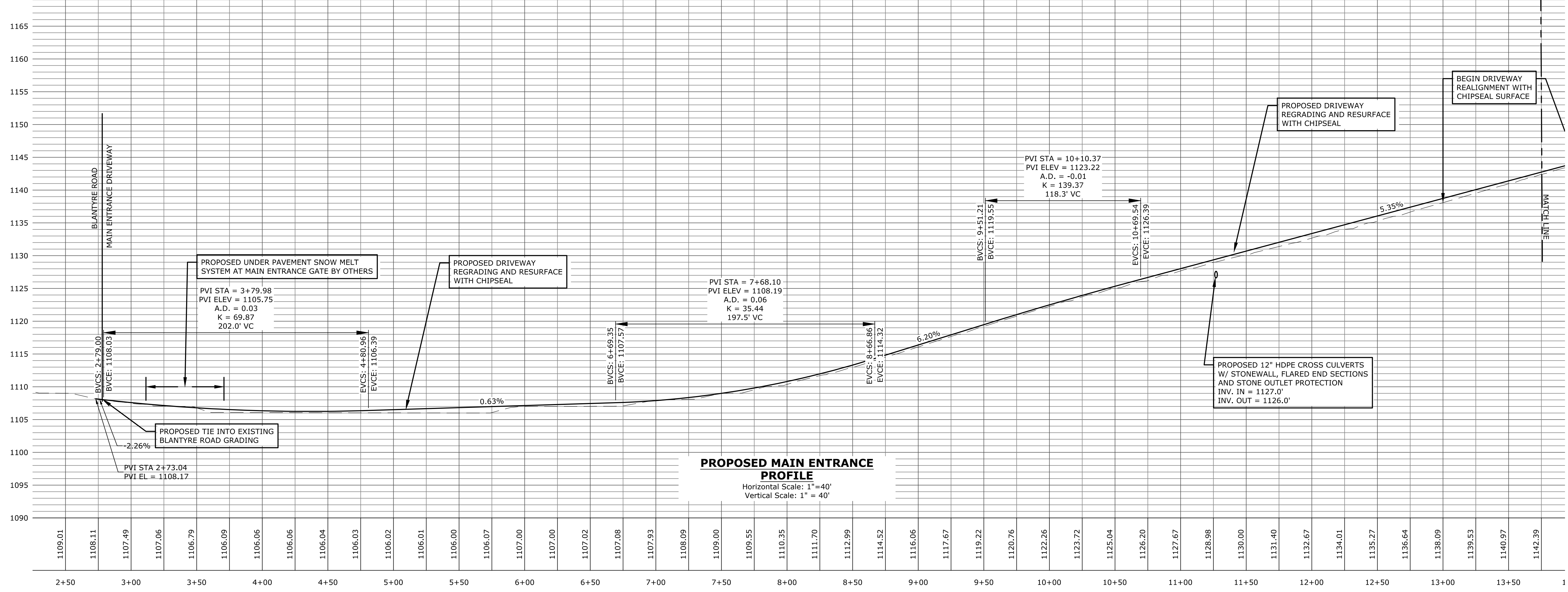
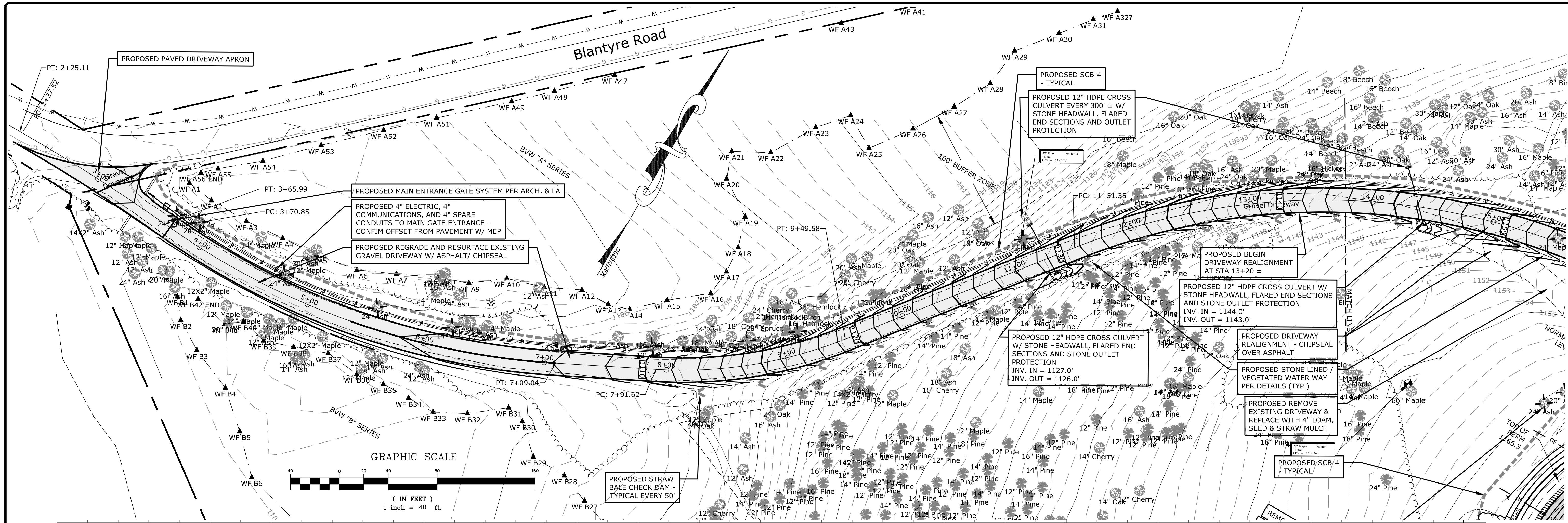
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01/28/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M

PRELIMINARY

FLS Proj No.: E2352-2

DRAWING TITLE:
PROPOSED
OVERALL
SITE PLAN

SHEET NUMBER:
C-200



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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK

Blantyre Road, Lenox, MA

REVISIONS

DATE	DESCRIPTION
07/28/2022 <td>ISSUE FOR PRICING</td>	ISSUE FOR PRICING
1/11/2022 <td>ISSUE FOR SPECIAL PERMIT ADDENDUM</td>	ISSUE FOR SPECIAL PERMIT ADDENDUM

FLS Proj No.: E2352-2

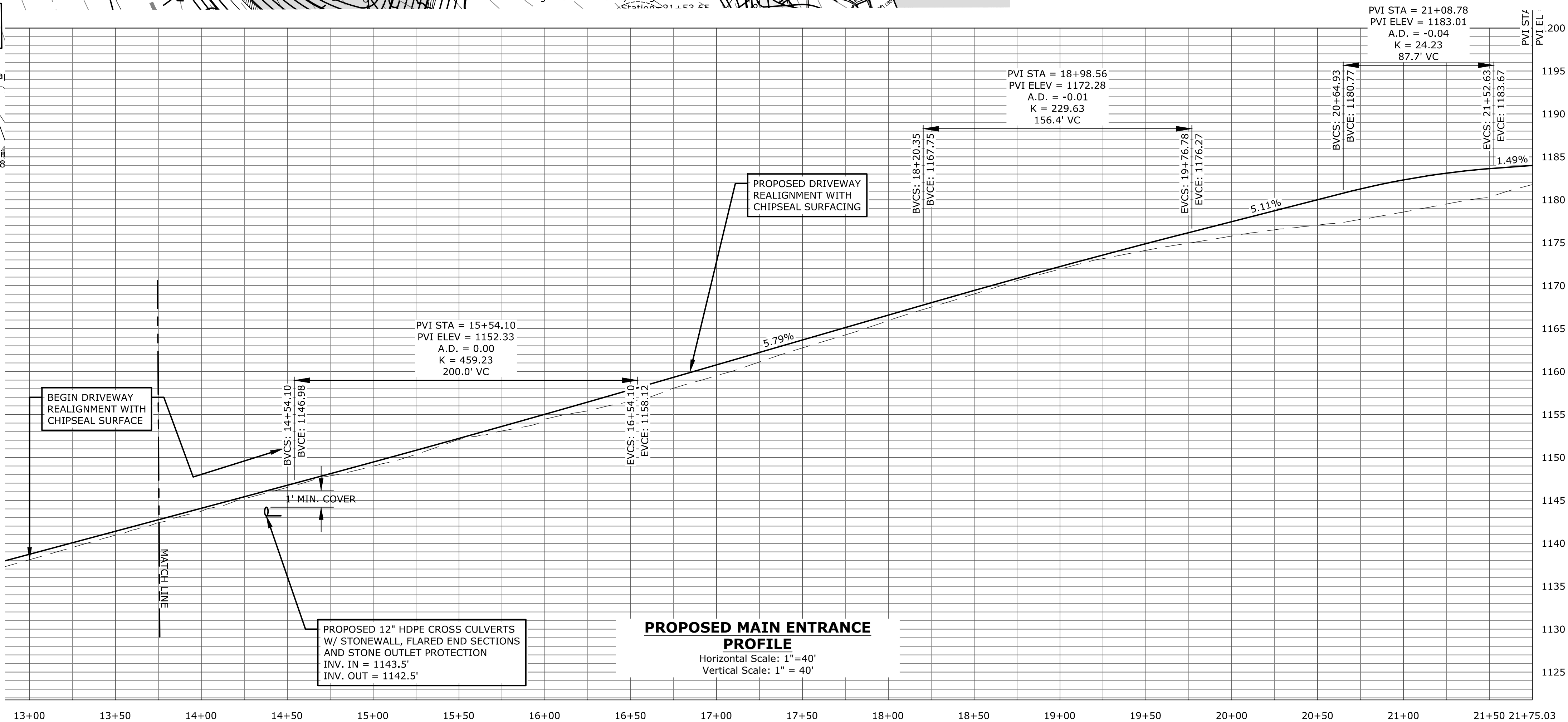
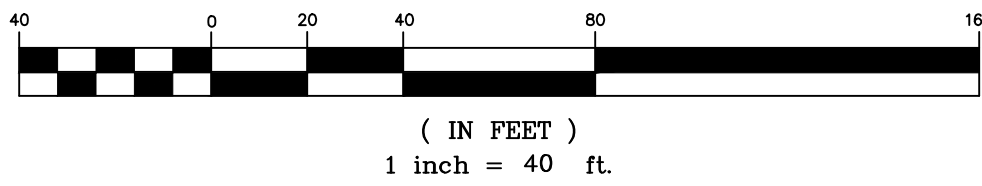
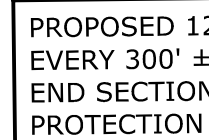
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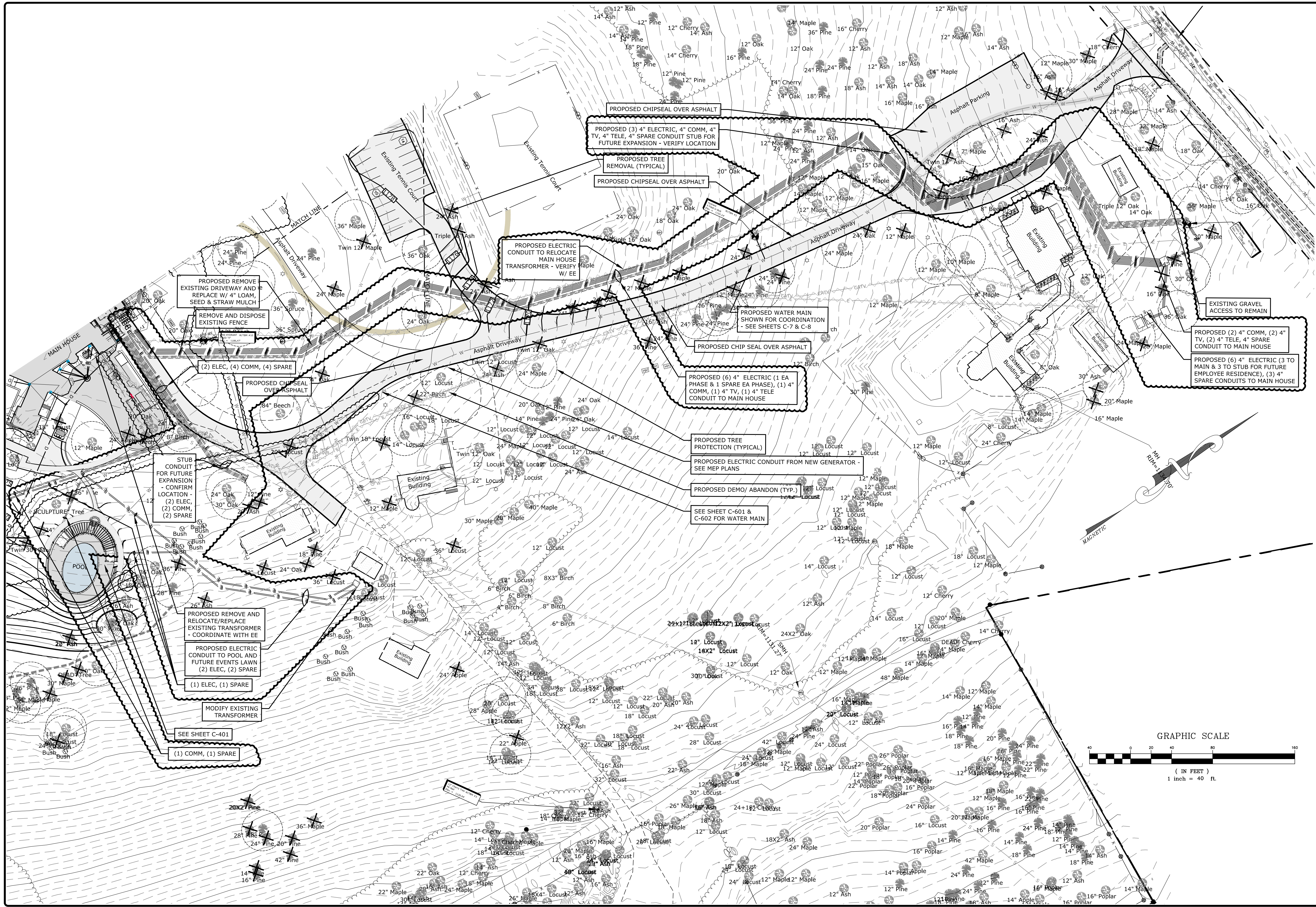
PROPOSED DRIVEWAY PLAN & PROFILE

(STA 00+00 TO STA 13+75)

SHEET NUMBER

C-301





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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

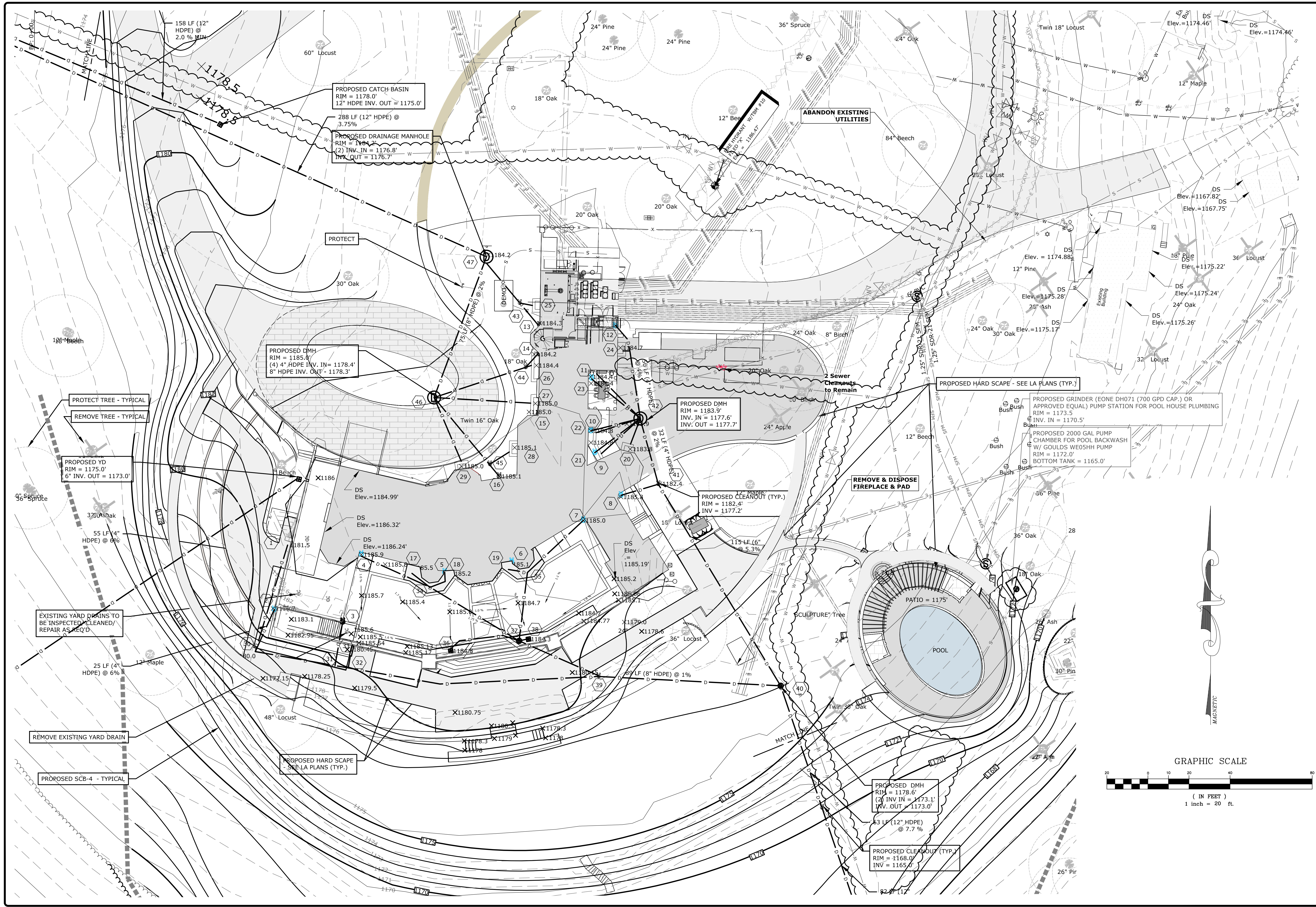
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07/28/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M

PRELIMINARY

FLS Proj No.: E2352-2

DRAWING TITLE:
PROPOSED
MAINTENANCE &
SERVICE DRIVEWAY
ALTERATIONS

SHEET NUMBER:
C-303



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BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

PROJECT

REVISIONS	
01/28/2022	ISSUE FOR PRICING
01/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM

PRELIMINARY

FLS Proj No.: E2352-2

DRAWING TITLE:
**PROPOSED
MAIN HOUSE
IMPROVEMENTS &
POOL AREA**

SHEET NUMBER:
C-401

DRAINAGE STRUCTURE DATA						
NO.	TYPE	RIM ELEV.	INV. ELEV. IN.	INV. ELEV. OUT	MATERIAL	REMARKS
1	DWNS	-	-	1179.1'	4" HDPE	REPLACE
2	DWNS	-	-	1177.3'	4" HDPE	REPLACE
3	DWNS	-	-	??	4" HDPE	PROPOSED
4	DWNS	-	-	1183.5'	4" HDPE	REPLACE
5	DWNS	-	-	1182.8'	4" HDPE	REPLACE
6	DWNS	-	-	1182.7"	4" HDPE	REPLACE
7	DWNS	-	-	1182.6'	4" HDPE	REPLACE
8	DWNS	-	-	1183.4'	4" HDPE	REPLACE
9	DWNS	-	-	1181.2'	4" HDPE	REPLACE
10	DWNS	-	-	1181.2'	4" HDPE	REPLACE
11	DWNS	-	-	1182.0'	4" HDPE	REPLACE
12	DWNS	-	-	1182.5'	4" HDPE	REPLACE
13	DWNS	-	-	1181.9'	4" HDPE	REPLACE
14	DWNS	-	-	1181.8'	4" HDPE	REPLACE
15	DWNS	-	-	1182.6'	4" HDPE	REPLACE
16	DWNS	-	-	1183.7"	4" HDPE	REPLACE
17	WW	-	-	1180.2'	4" HDPE	PROPOSED
18	WW	-	-	1179.9'	4" HDPE	PROPOSED
19	WW	-	-	1180.9'	4" HDPE	PROPOSED
20	WW	-	-	1178.0'	4" HDPE	PROPOSED
21	WW	-	-	1180.6'	4" HDPE	PROPOSED
22	WW	-	-	1180.6'	4" HDPE	PROPOSED

DWNS = DOWN SPOUT
WW = WINDOW WELL
C/O = CLEAN OUT
TD = TRENCH DRAIN
CB = CATCH BASIN
DMH = DRAINAGE MANHOLE

23	WW	-	-	1180.5'	4" HDPE	PROPOSED
24	WW	-	-	1181.2'	4" HDPE	PROPOSED
25	WW	-	-	1180.4'	4" HDPE	PROPOSED
26	WW	-	-	1179.4'	4" HDPE	PROPOSED
27	WW	-	-	1180.6'	4" HDPE	PROPOSED
28	WW	-	-	1181.2'	4" HDPE	PROPOSED
29	WW	-	-	1180.9'	4" HDPE	PROPOSED
30	C/O	1180.5'		1175.8'	4" SCH 40 PVC	PROPOSED
31	TEE WYE	-	-	1175.4'	4" x 6" HDPE	PROPOSED
32	TEE WYE	-	-	1175.3'	4" x 6" HDPE	PROPOSED
33	TD	1182.0'		1175.5'	4" HDPE	PROPOSED
34	C/O	1185.25'		1179.5'	4" SCH 40 PVC	PROPOSED
35	C/O	1185.0'		1178.6'	4" SCH 40 PVC	PROPOSED
36	CB	1184.8'		1175.9'	6" HDPE	PROPOSED
37	DMH	1184.35'	(2) 1175.2'	1175.1'	IN-6" HDPE OUT-8" HDPE	PROPOSED
38	CB	1184.3'	-	1175.3'	6" HDPE	PROPOSED
39	C/O	1178.7'	-	1174.1'	4" SCH 40 PVC	PROPOSED
40	DMH	1178.6'	(2) 1173.1'	1173.1'	IN- 8"x6" HDPE OUT-12" HDPE	PROPOSED
41	C/O	1182.4'		1177.2'	4" SCH 40 PVC	PROPOSED
42	DMH	1183.9'	(7)1177.8'	1177.7'	4" HDPE	PROPOSED
43	C/O	1184.25'	-	1180.2'	4" HDPE	PROPOSED
44	C/O	1184.25'	-	1179.3'	4" HDPE	PROPOSED
45	C/O	1185.0'	-	1181.0'	4" HDPE	PROPOSED
46	DMH	1185.0'	(4)1178.4'	1178.3'	8" HDPE	PROPOSED
47	DMH	1184.2'	(2)1176.8'	1176.7'	12" HDPE	PROPOSED



PROJECT

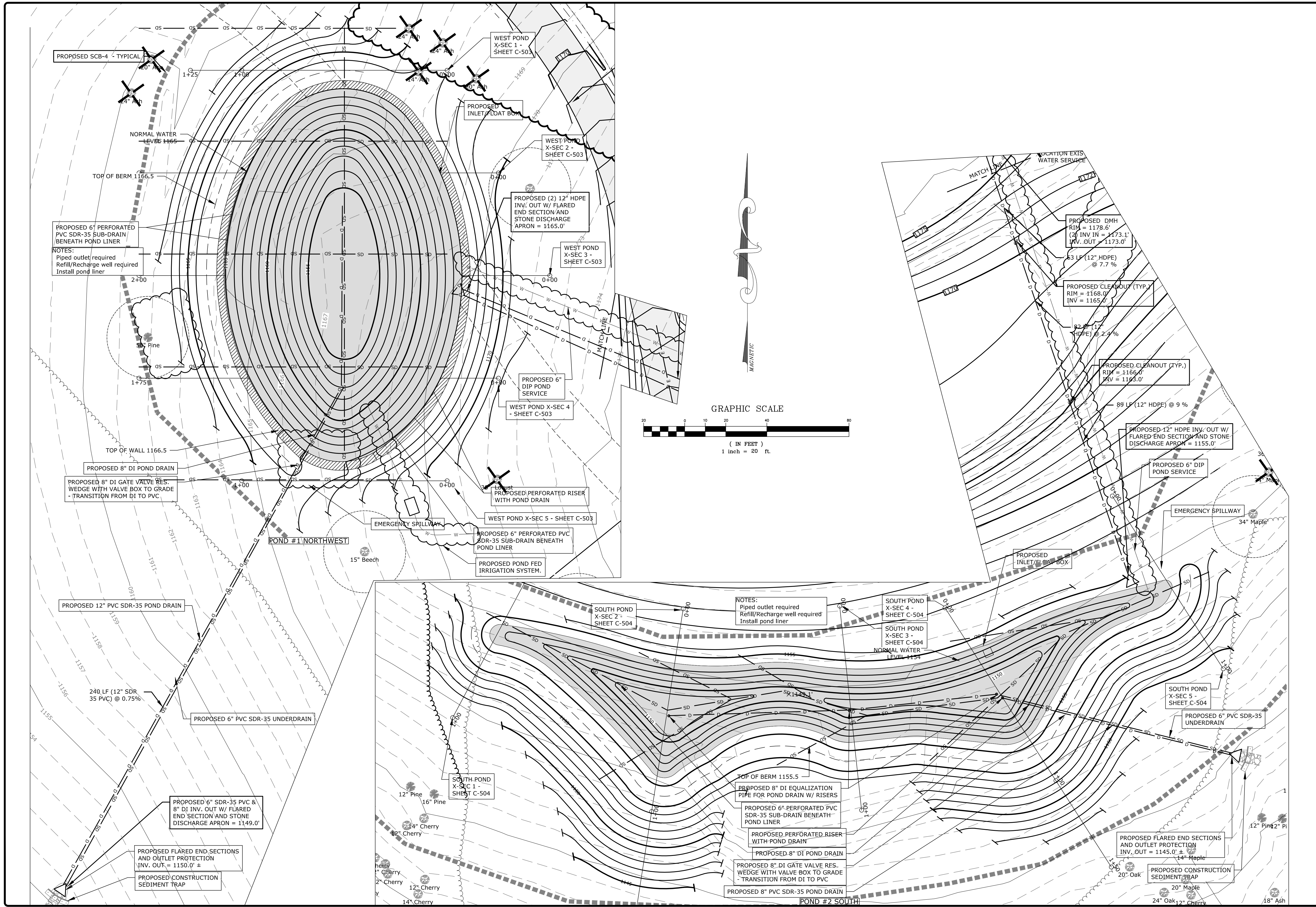
BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

REVISIONS		PRELIMINARY	
01/28/2022	ISSUE FOR PRICING	A2M	
01/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M	

FLS Proj No.: E2352-2

DRAWING TITLE:
**PROPOSED
DRAINAGE
SCHEDULE**

SHEET NUMBER:
C-402



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BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

PROJECT

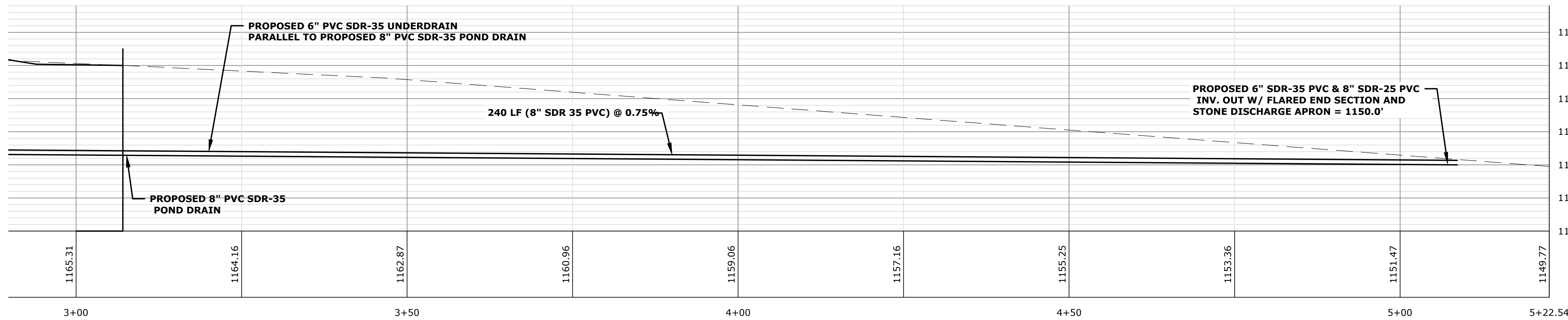
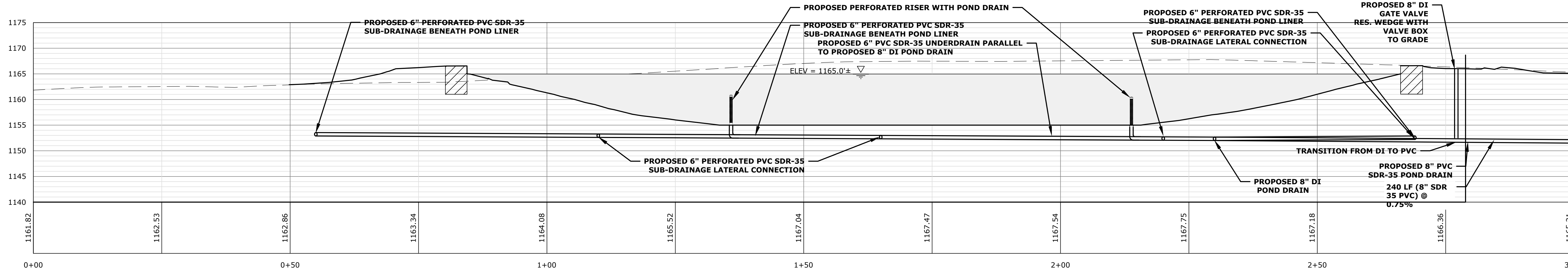
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11/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M

PRELIMINARY

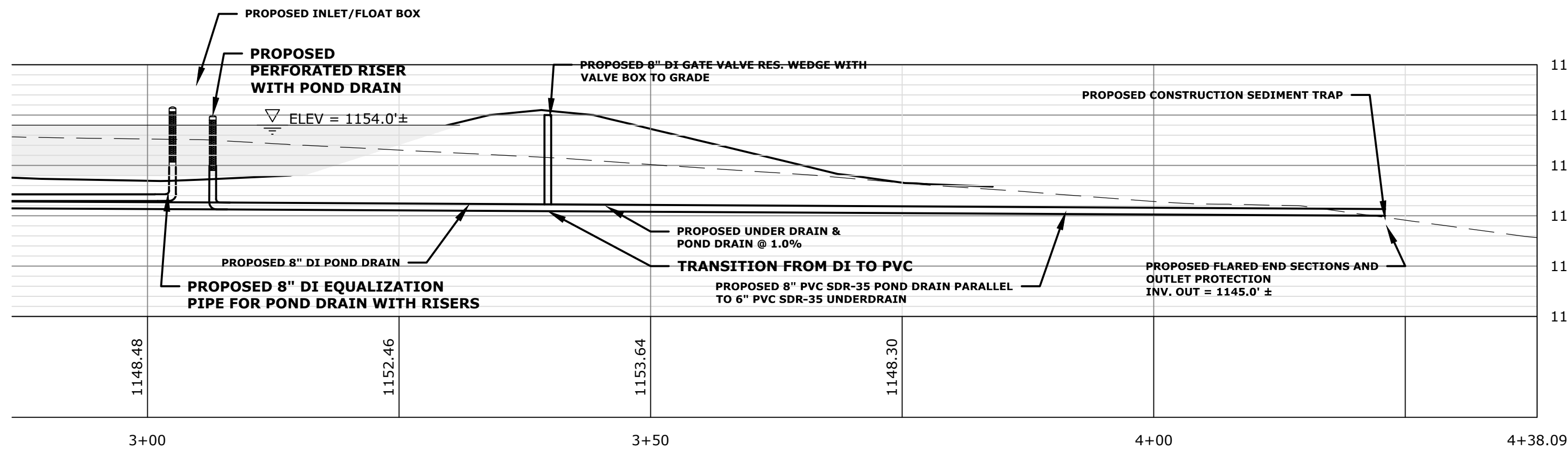
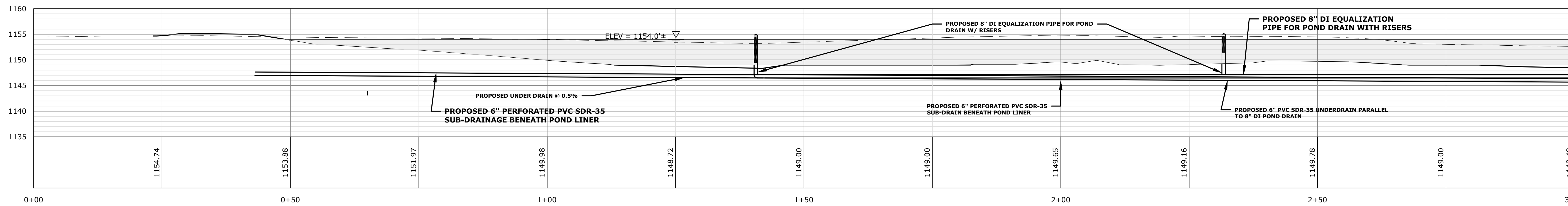
FLS Proj No.: E2352-2

**PROPOSED
LANDSCAPE
PONDS**

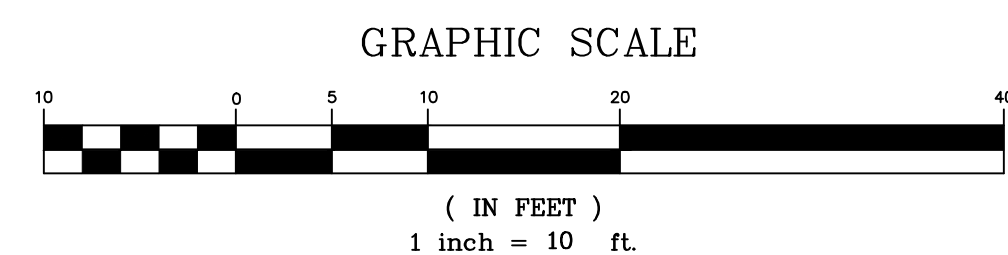
SHEET NUMBER:
C-501



PROPOSED WEST POND PROFILE
Horizontal Scale: 1"=20'
Vertical Scale: 1" = 20'



PROPOSED SOUTH POND PROFILE
Horizontal Scale: 1"=20'
Vertical Scale: 1" = 20'



BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

PROJECT

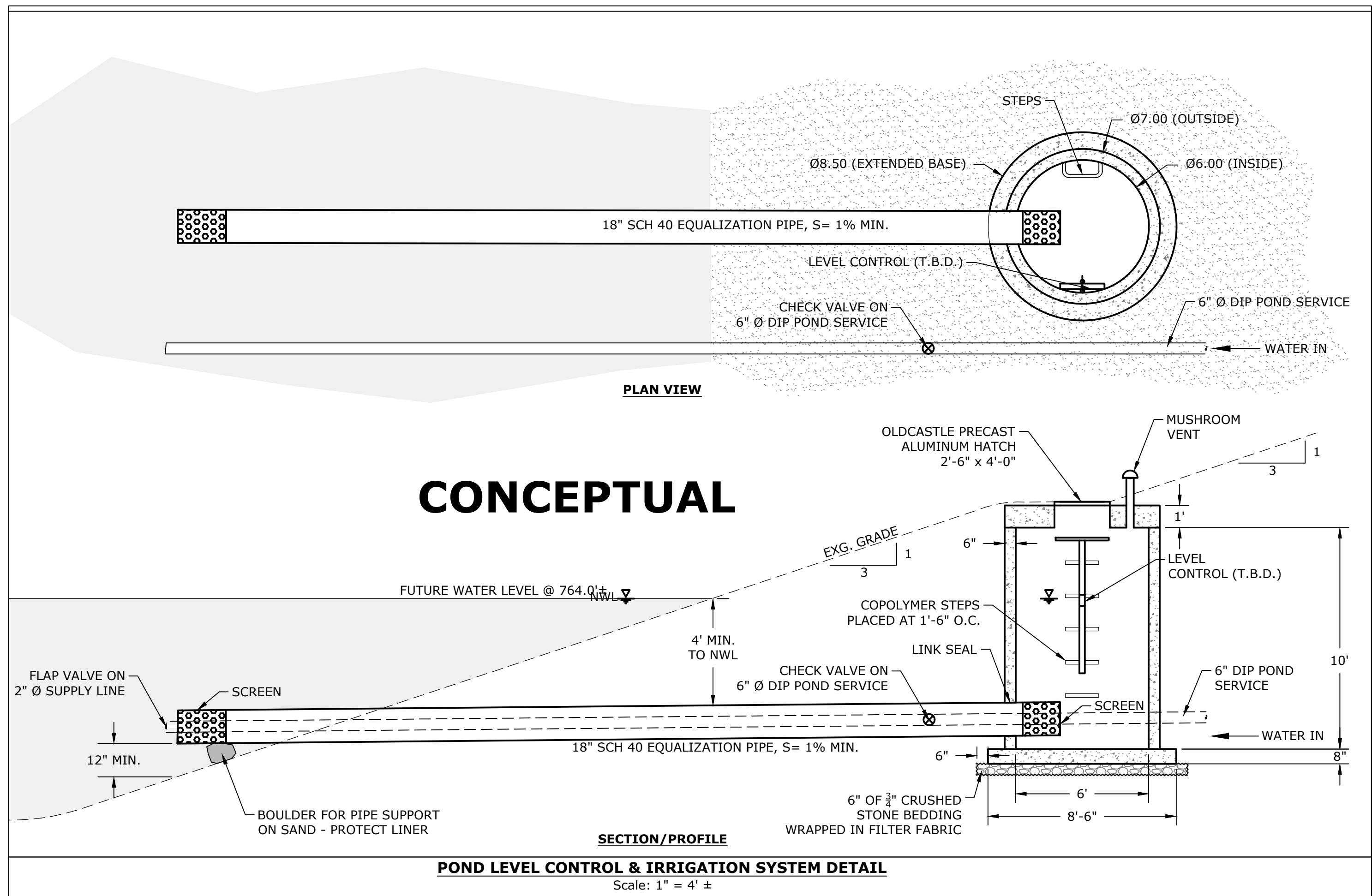
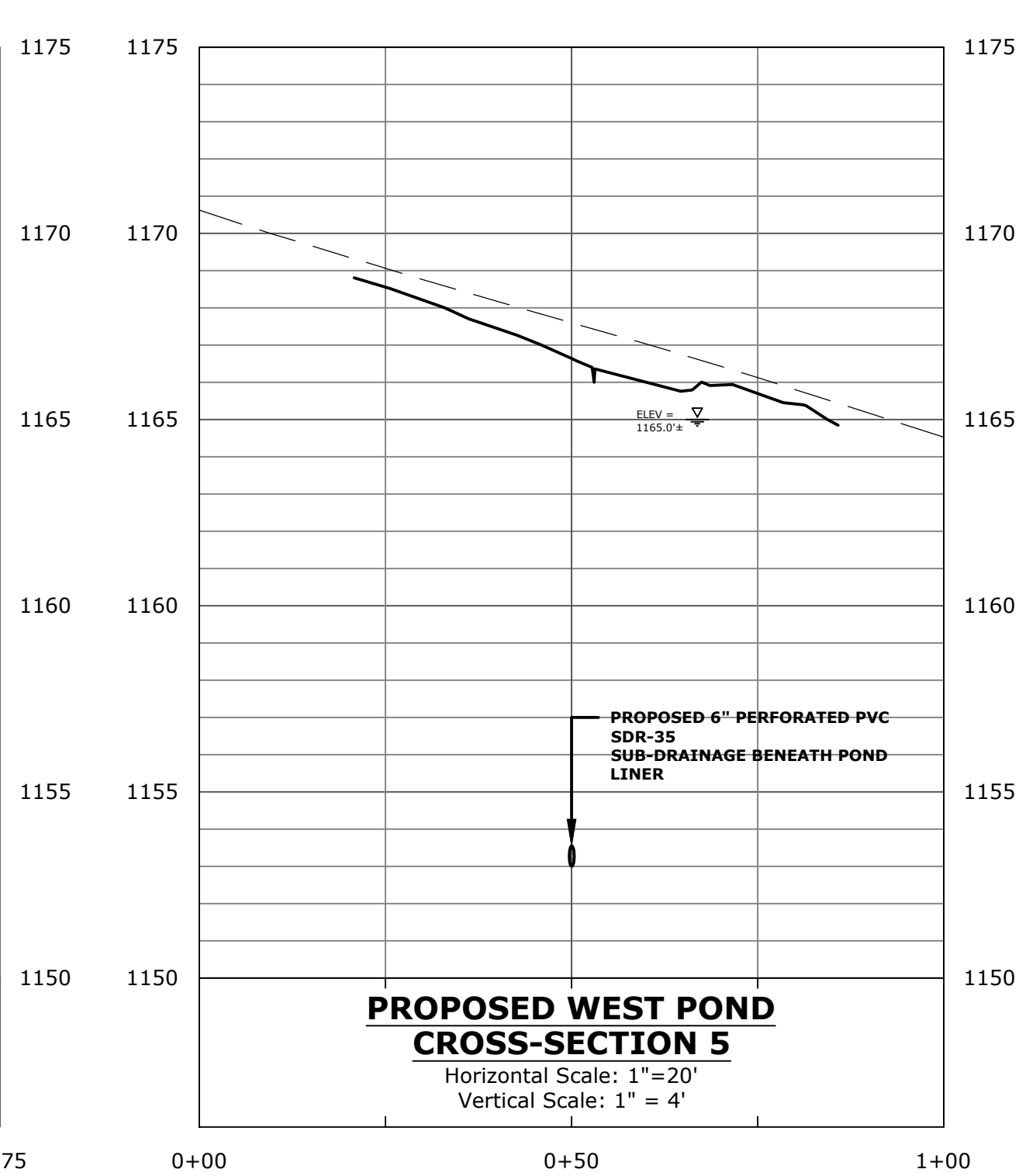
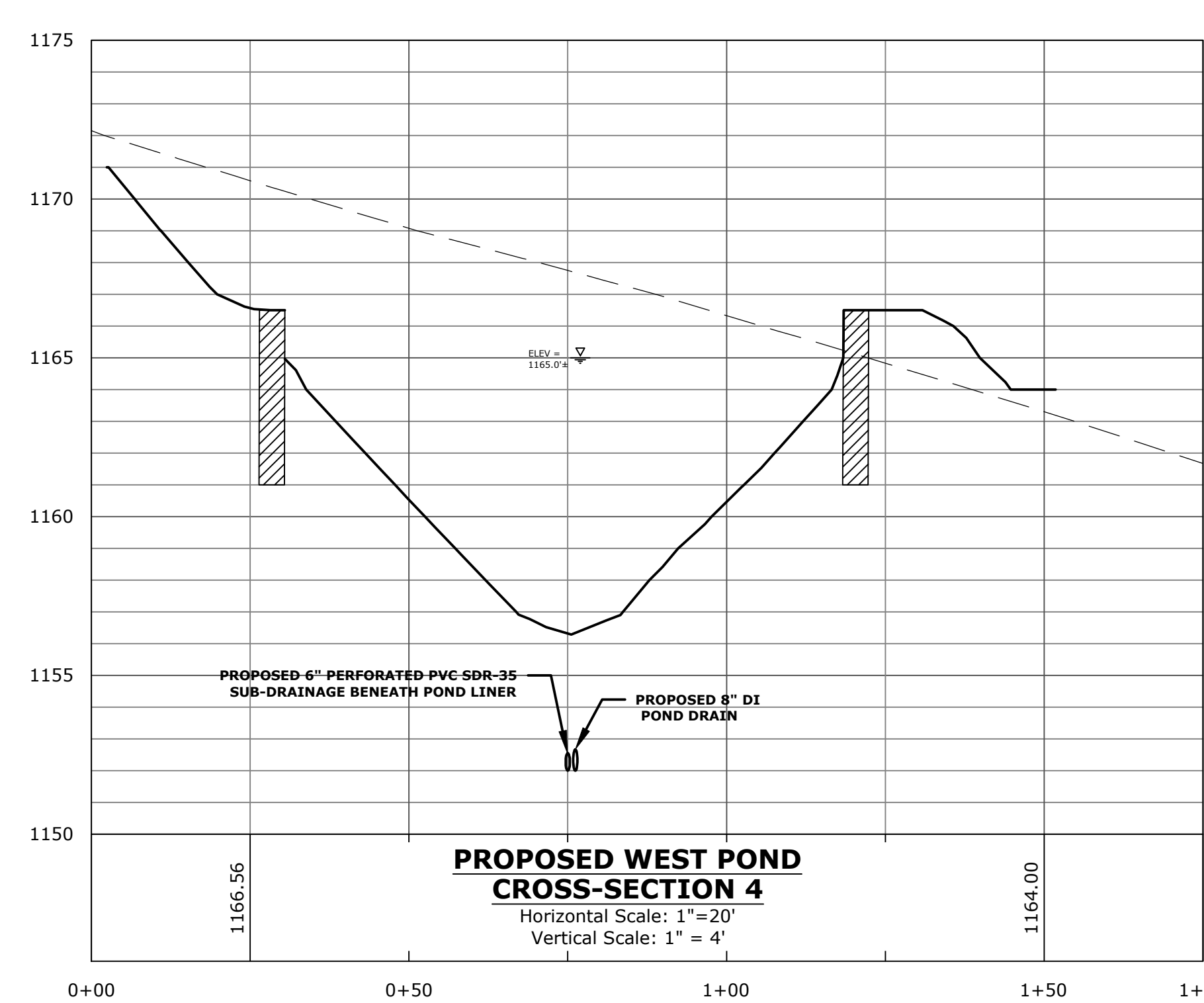
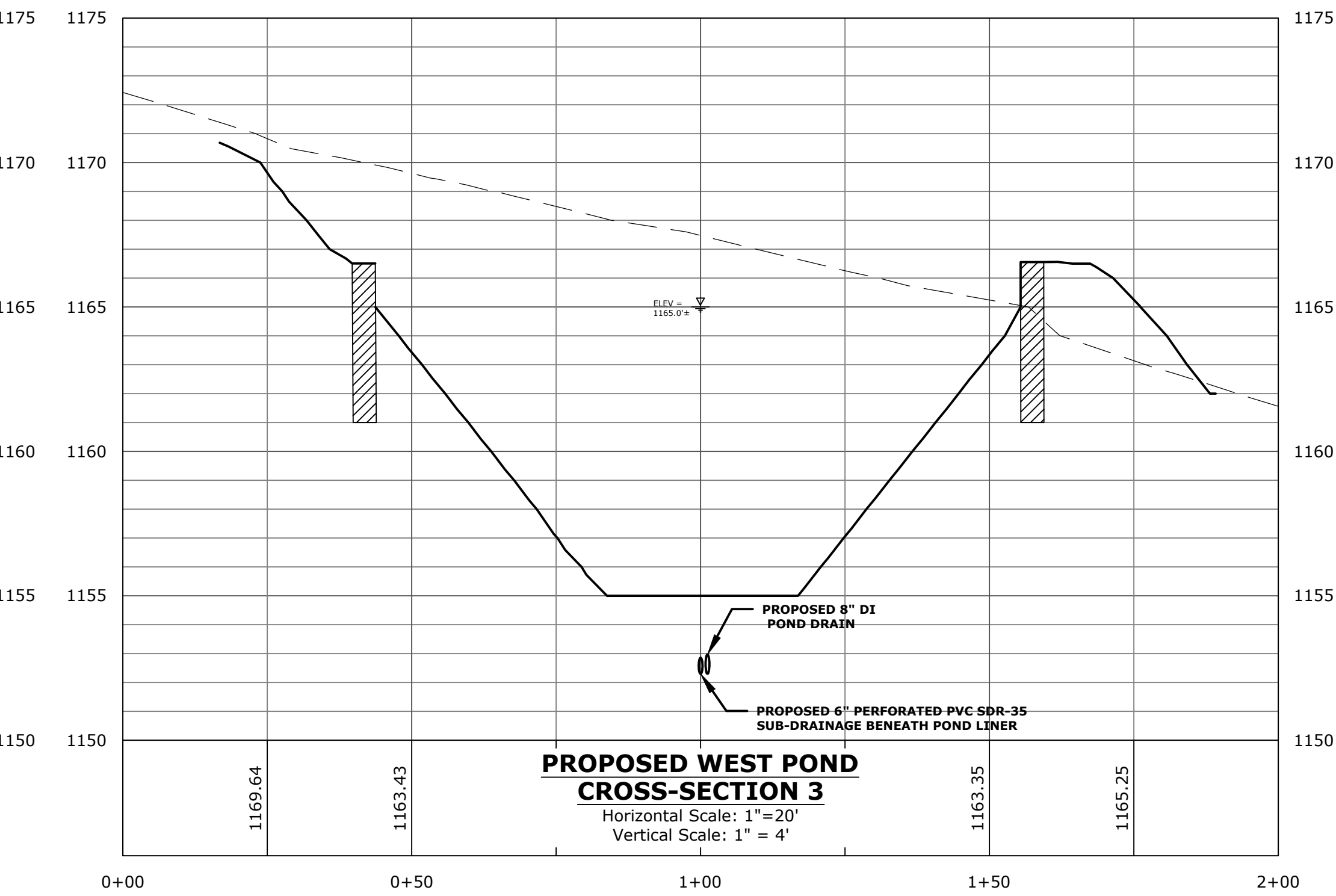
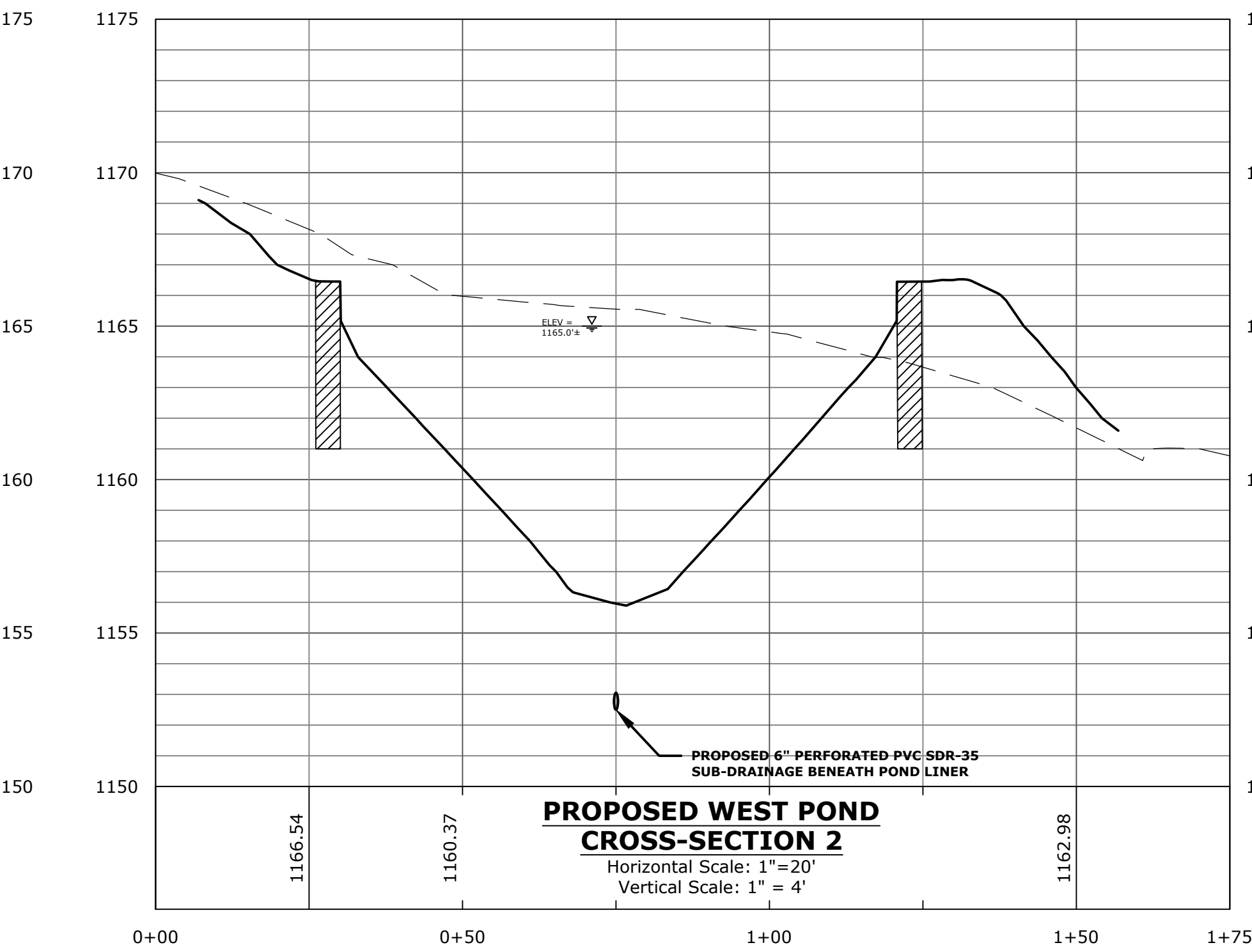
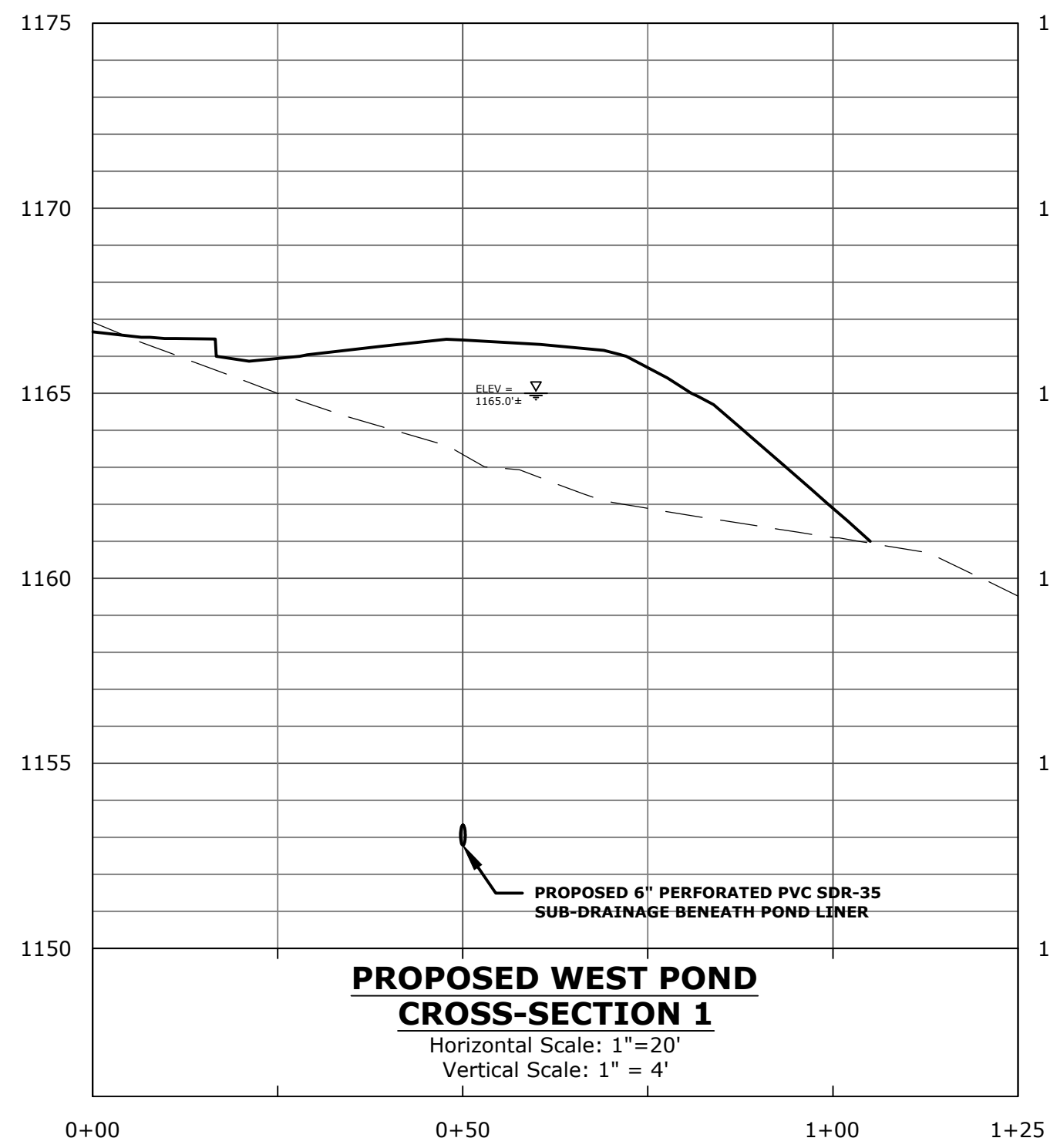
REVISIONS	
01/28/2022	ISSUE FOR PRICING
01/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM
01/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM

PRELIMINARY

FLS Proj No.: E2352-2

DRAWING TITLE:
PROPOSED LANDSCAPE POND PROFILES

SHEET NUMBER:
C-502

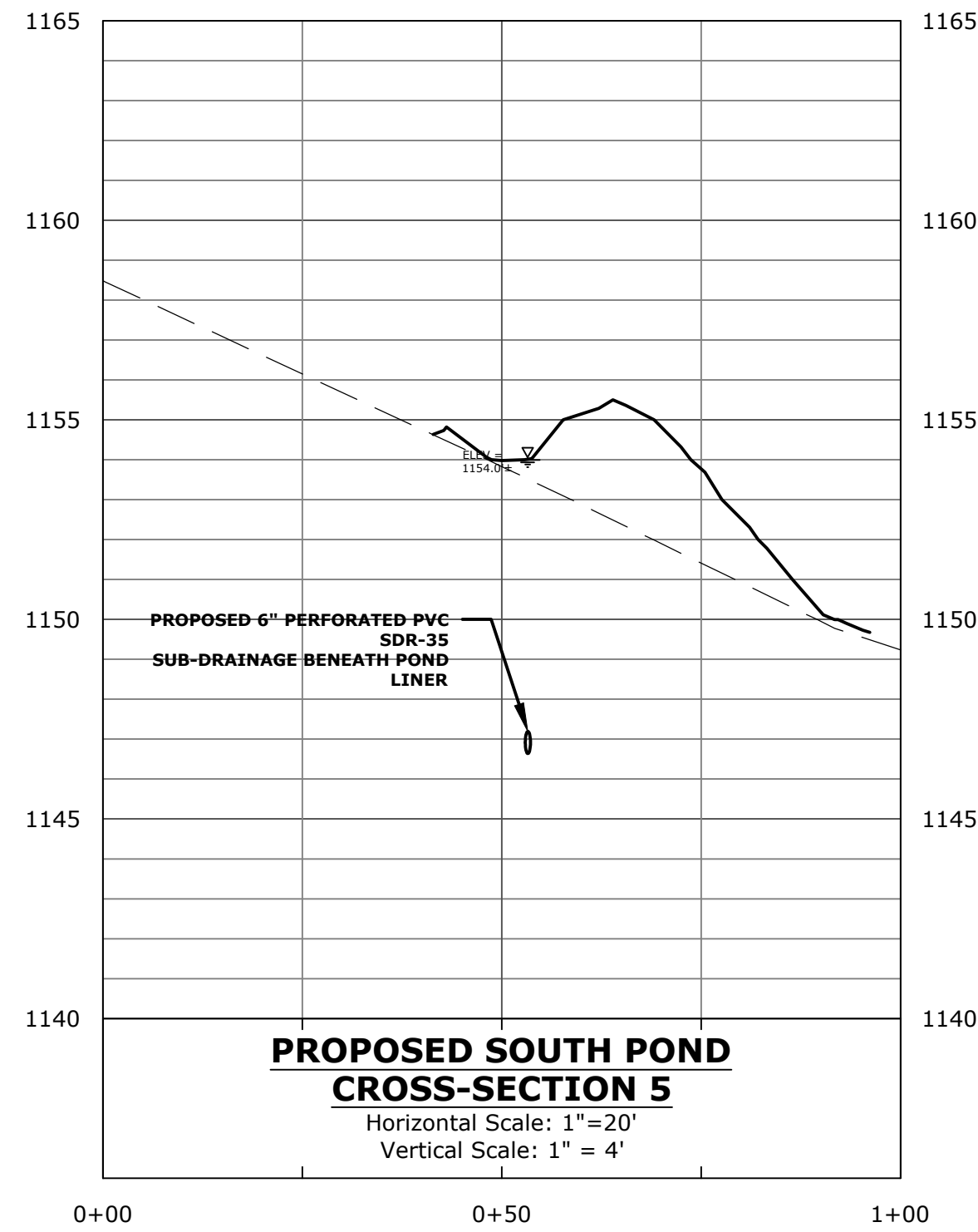
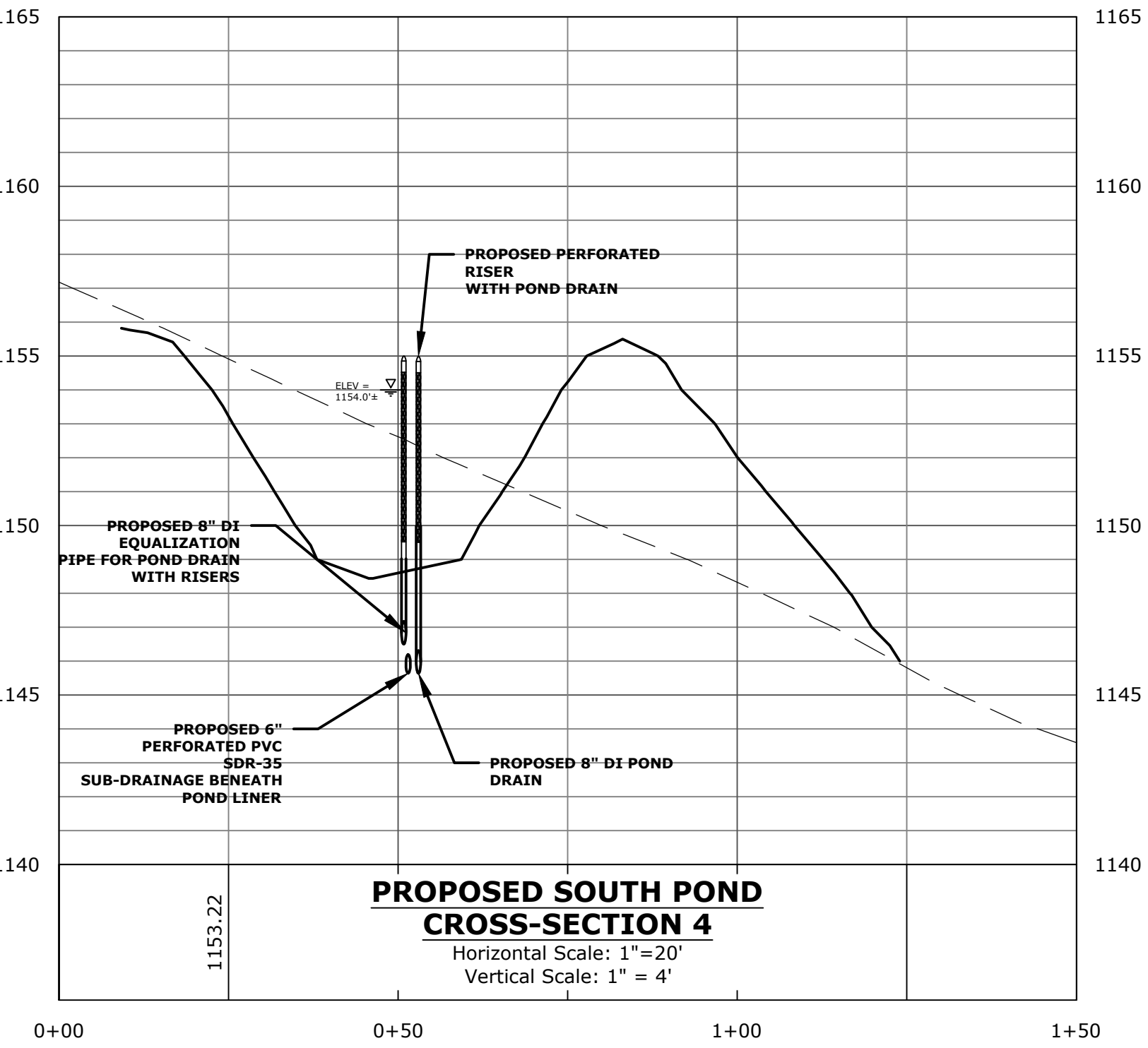
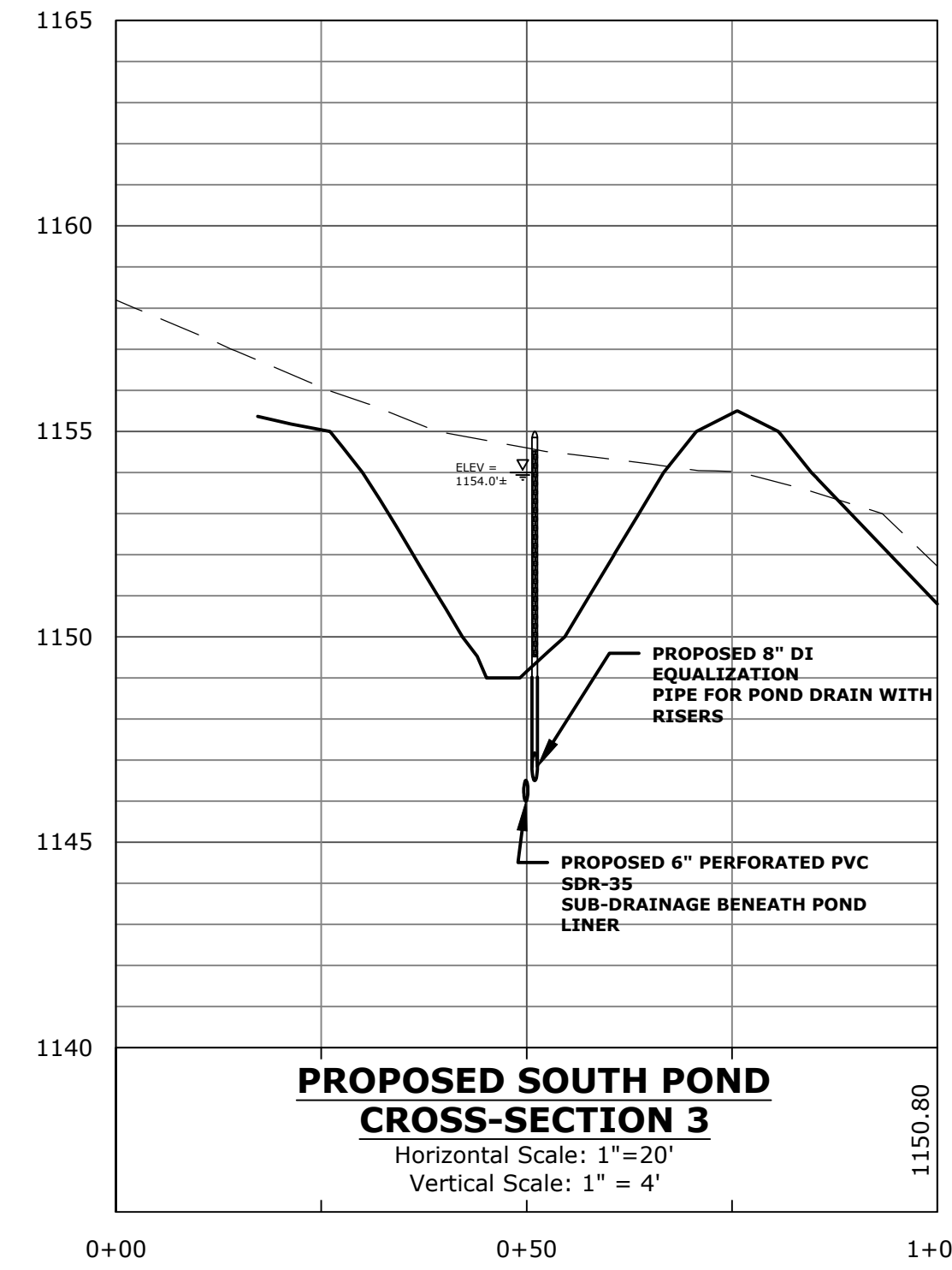
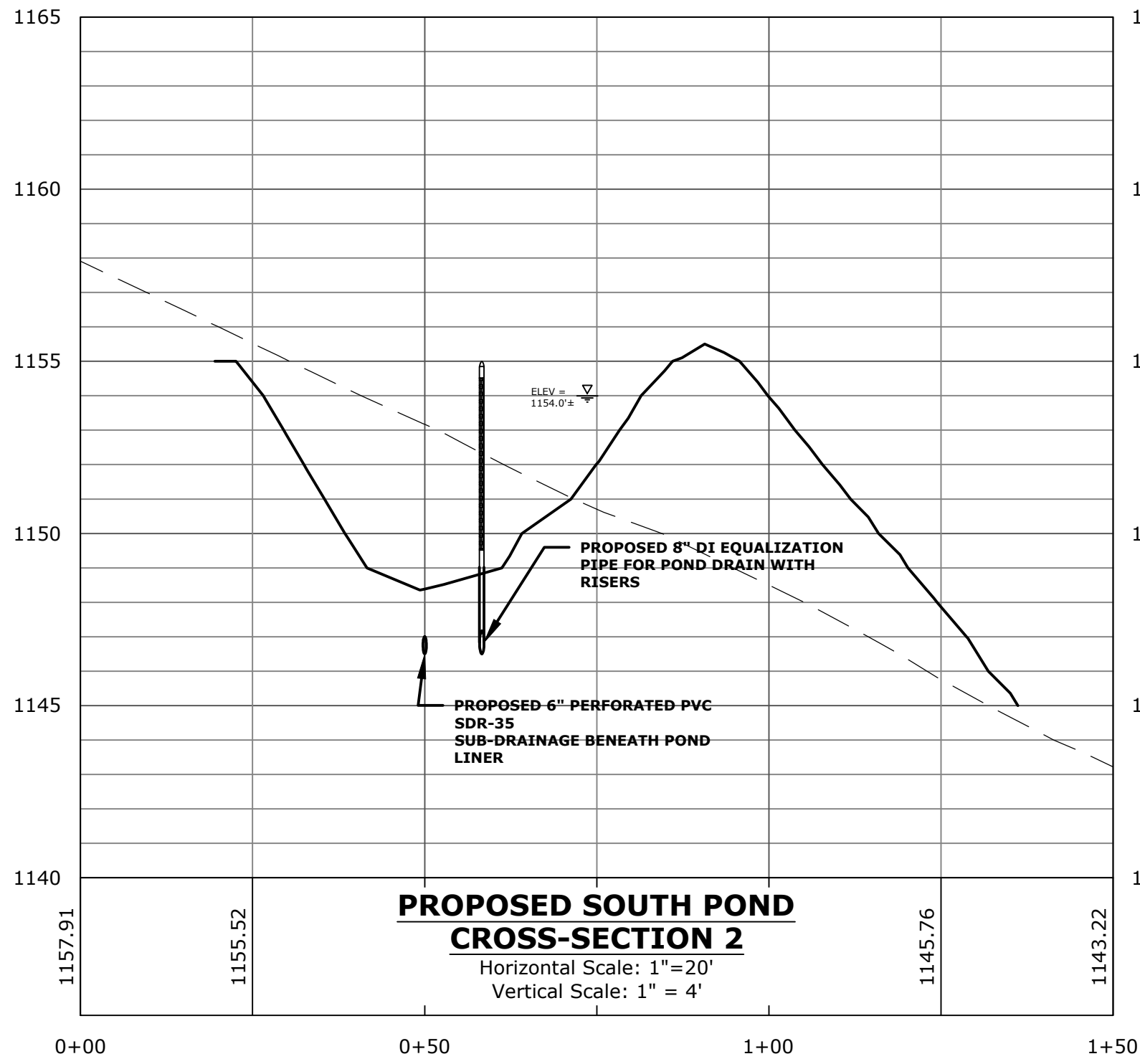
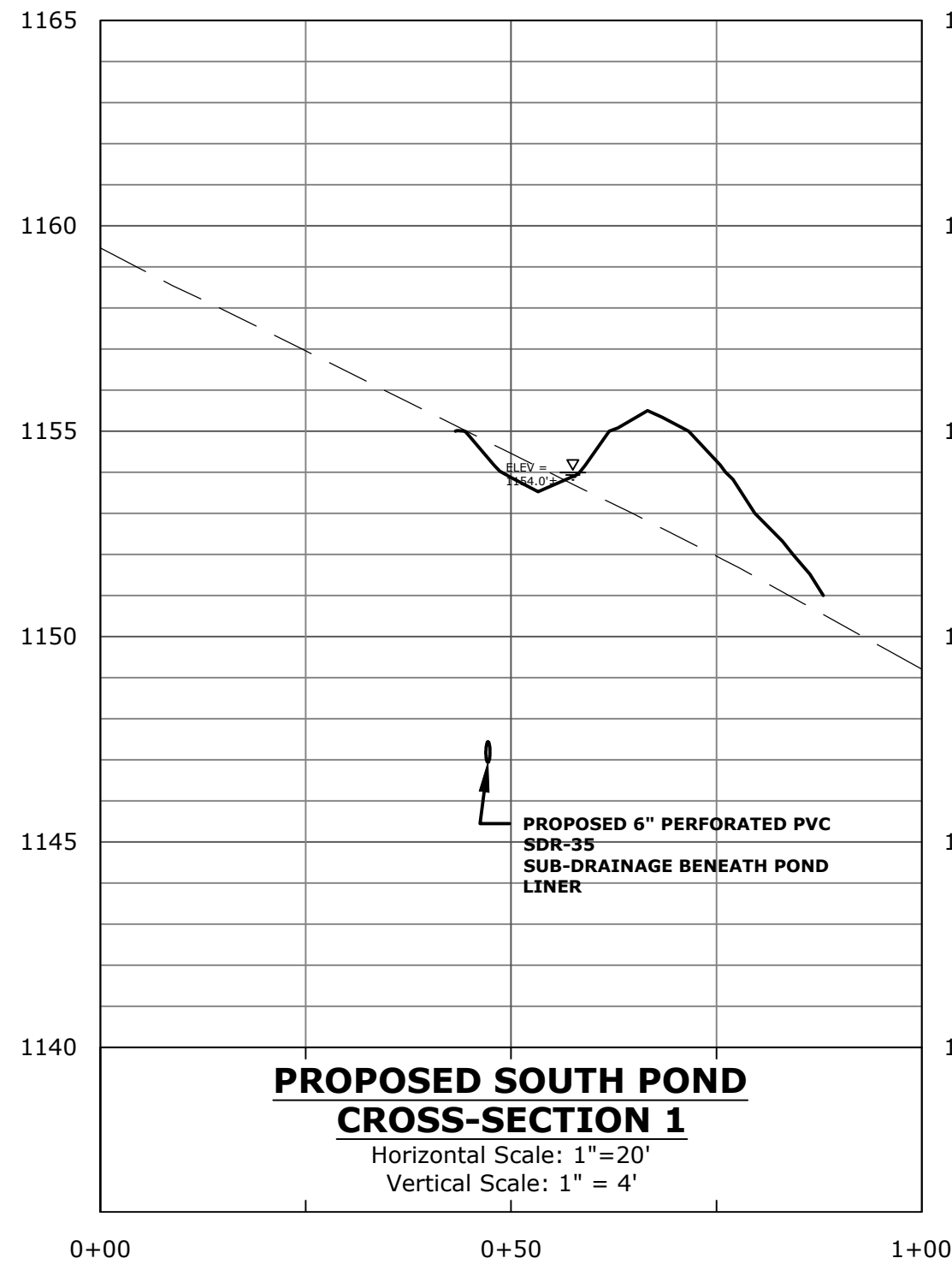


REVISIONS	
01/28/2022	ISSUE FOR PRICING
01/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM

FLS Proj No.: E2352-2

DRAWING TITLE:
**PROPOSED WEST
LANDSCAPE POND
CROSS-SECTIONS**

SHEET NUMBER:
C-503



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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

REVISIONS	DATE	DESCRIPTION
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2	11/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM

PRELIMINARY

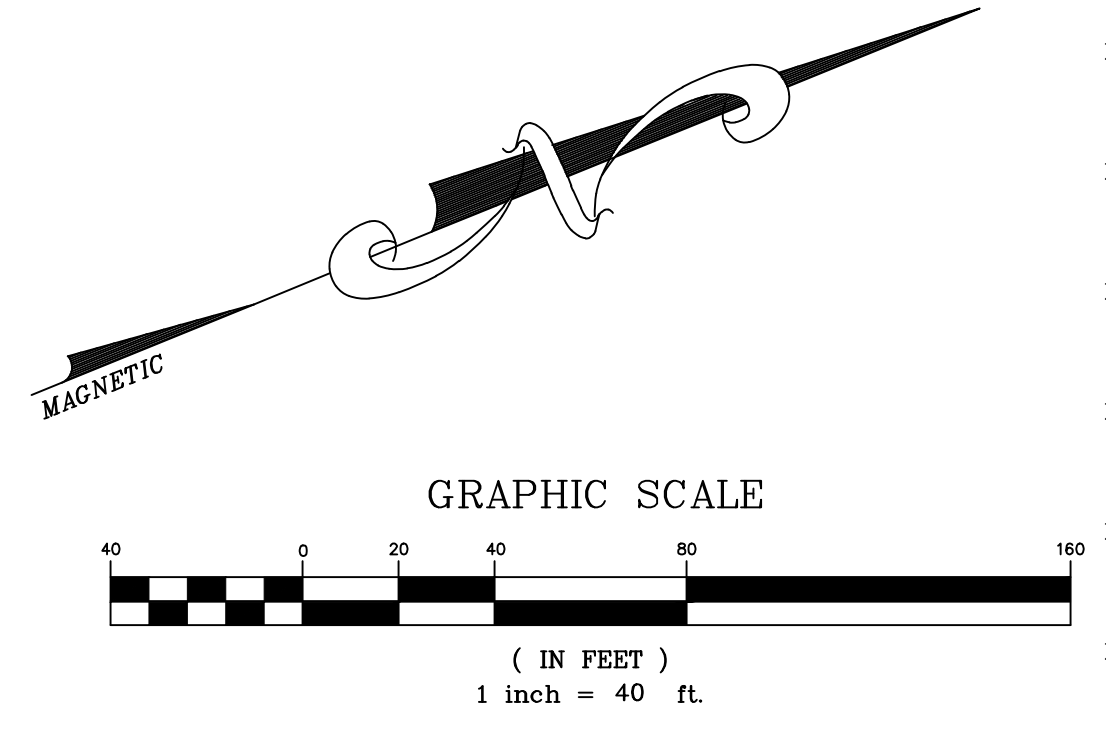
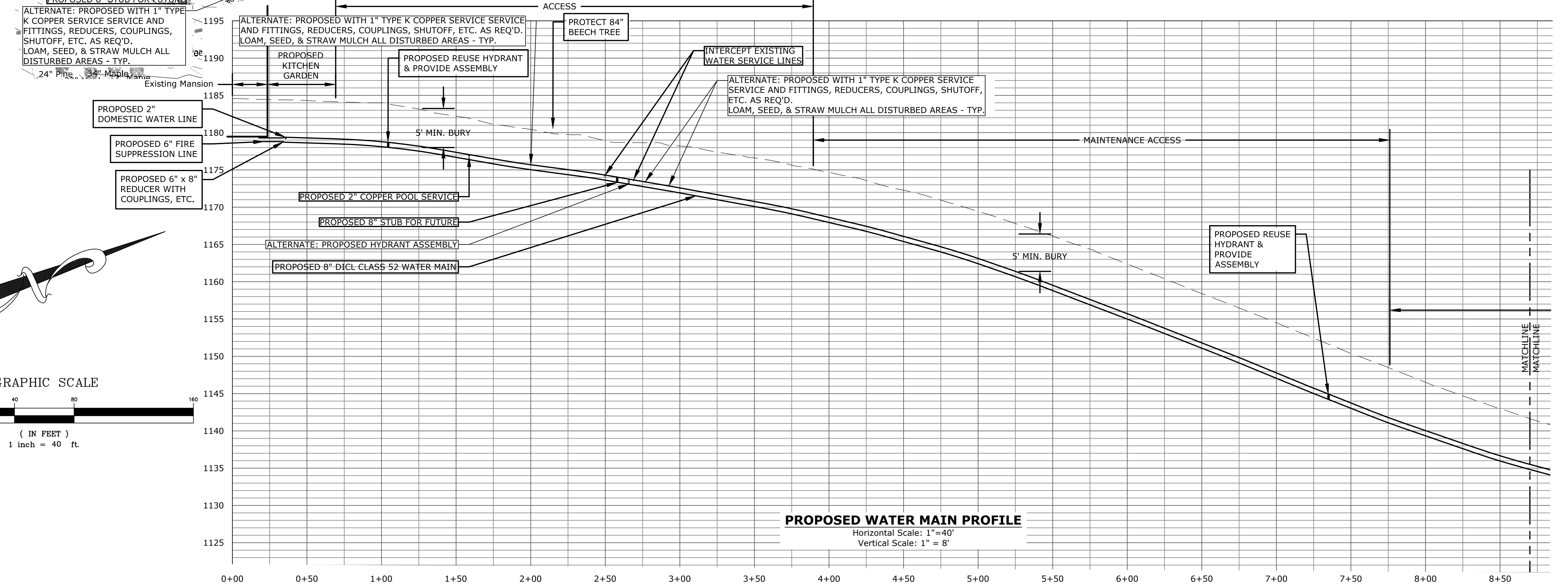
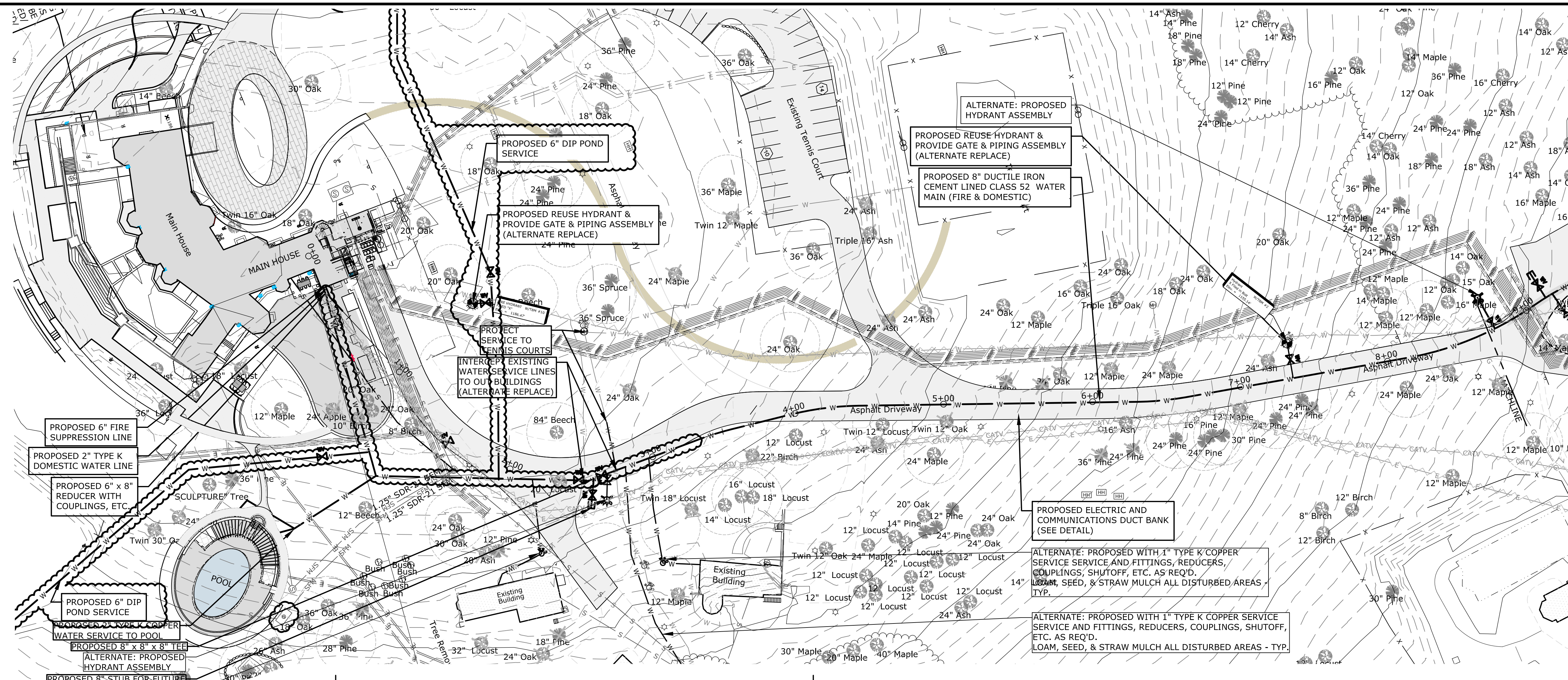
FLS Proj No.: E2352-2

DRAWING TITLE:

PROPOSED SOUTH
LANDSCAPE POND
CROSS-SECTIONS

SHEET NUMBER:

C-504



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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

REVISIONS

	ISSUE FOR PRICING	A2M
01/28/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M

PRELIMINARY

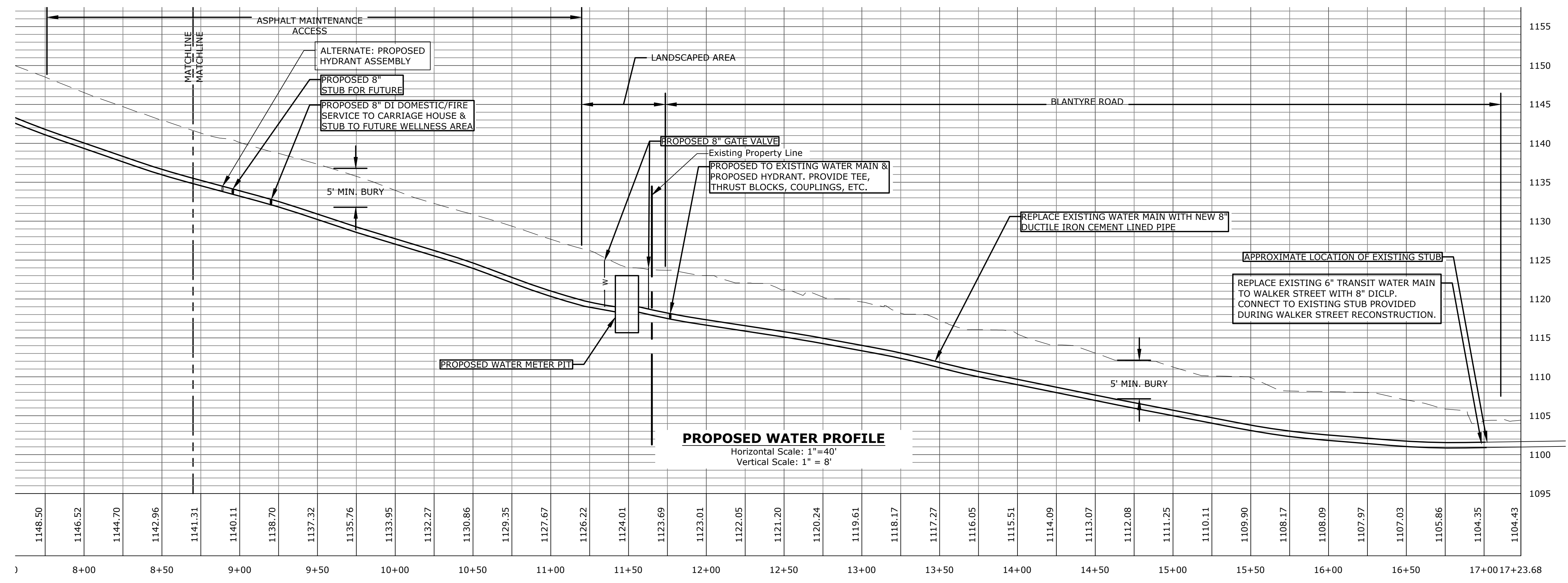
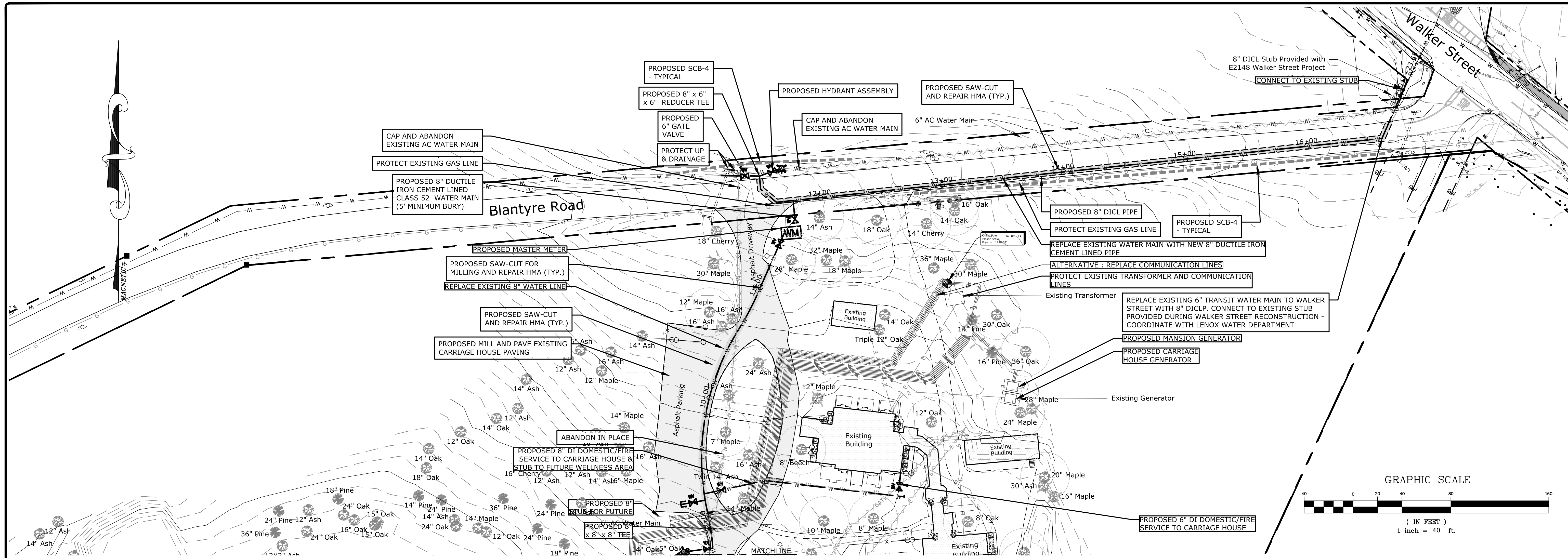
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DRAWING TITLE

**PROPOSED
WATER MAIN &
PROFILE**
(STA 0+00 TO
STA 8+75)

SHEET NUMBER

C-601



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CIVIL ENGINEERS/SURVEYOR

BLANTYRE PHASE 1 CIVIL/SITEWORK

Blantyre Road, Lenox, MA

PROJECT

REVISIONS

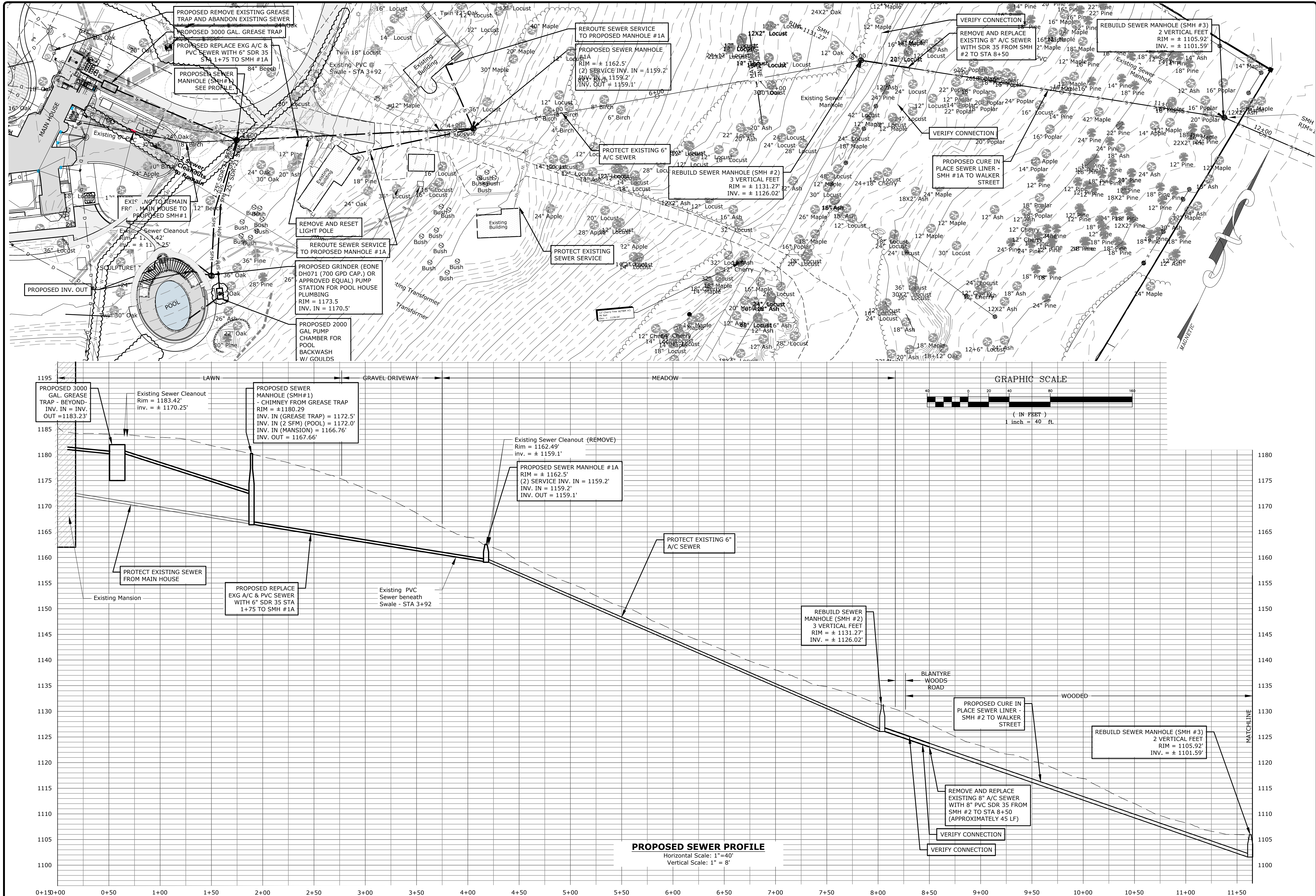
DATE	DESCRIPTION	BY	APP'D
8/28/2022	ISSUE FOR PRICING	AJM	
11/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	AJM	

PRELIMINARY

FLS Proj No.: E2352-2

DRAWING TITLE: PROPOSED WATER MAIN & PROFILE (STA 8+75 TO STA 17+02.85)

SHEET NUMBER: C-602



CIVIL ENGINEER/SURVEYOR



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PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

REVISIONS

DATE	DESCRIPTION
07/28/2024	ISSUE FOR PRICING
11/11/2023	ISSUE FOR SPECIAL PERMIT ADDENDUM

FLS Proj No.: E2352-2

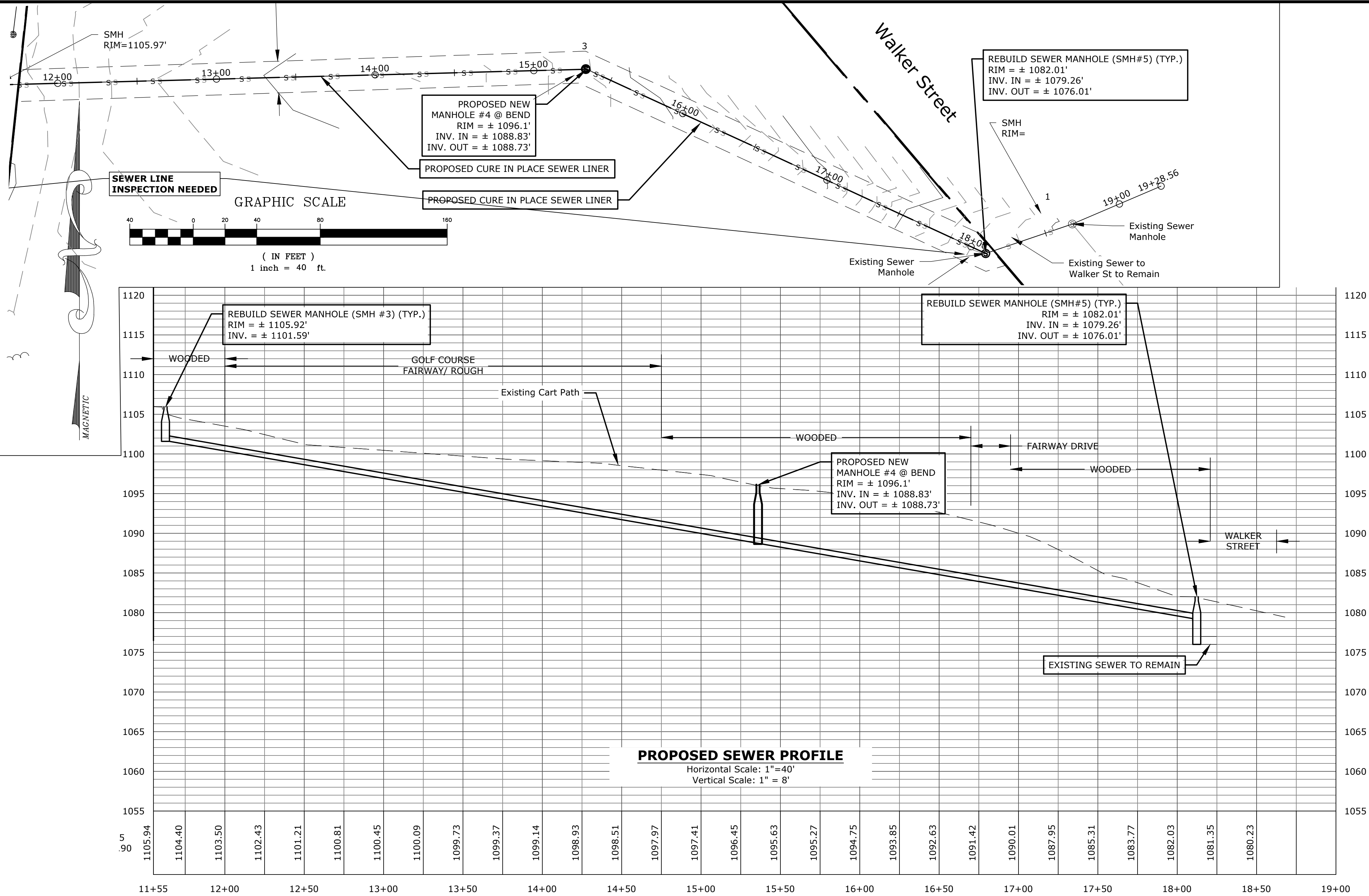
DRAWING TITLE:

**PROPOSED GRAVITY
SEWER & PROFILE
(STA 00+00 TO 11+55)**

SHEET NUMBER:

C-701

PRELIMINARY



CIVIL ENGINEER/SURVEYOR

FORESIGHT
LAND SERVICES

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FORESIGHT LAND SERVICES, INC.
1408 WEST MAIN STREET, SUITE 200
LENOX, MA 01901
TEL: (413) 499-1560 FAX: (413) 499-3327 www.foresightland.com

PROJECT

BLANTYRE PHASE 1 CIVIL/SITEWORK
Blantyre Road, Lenox, MA

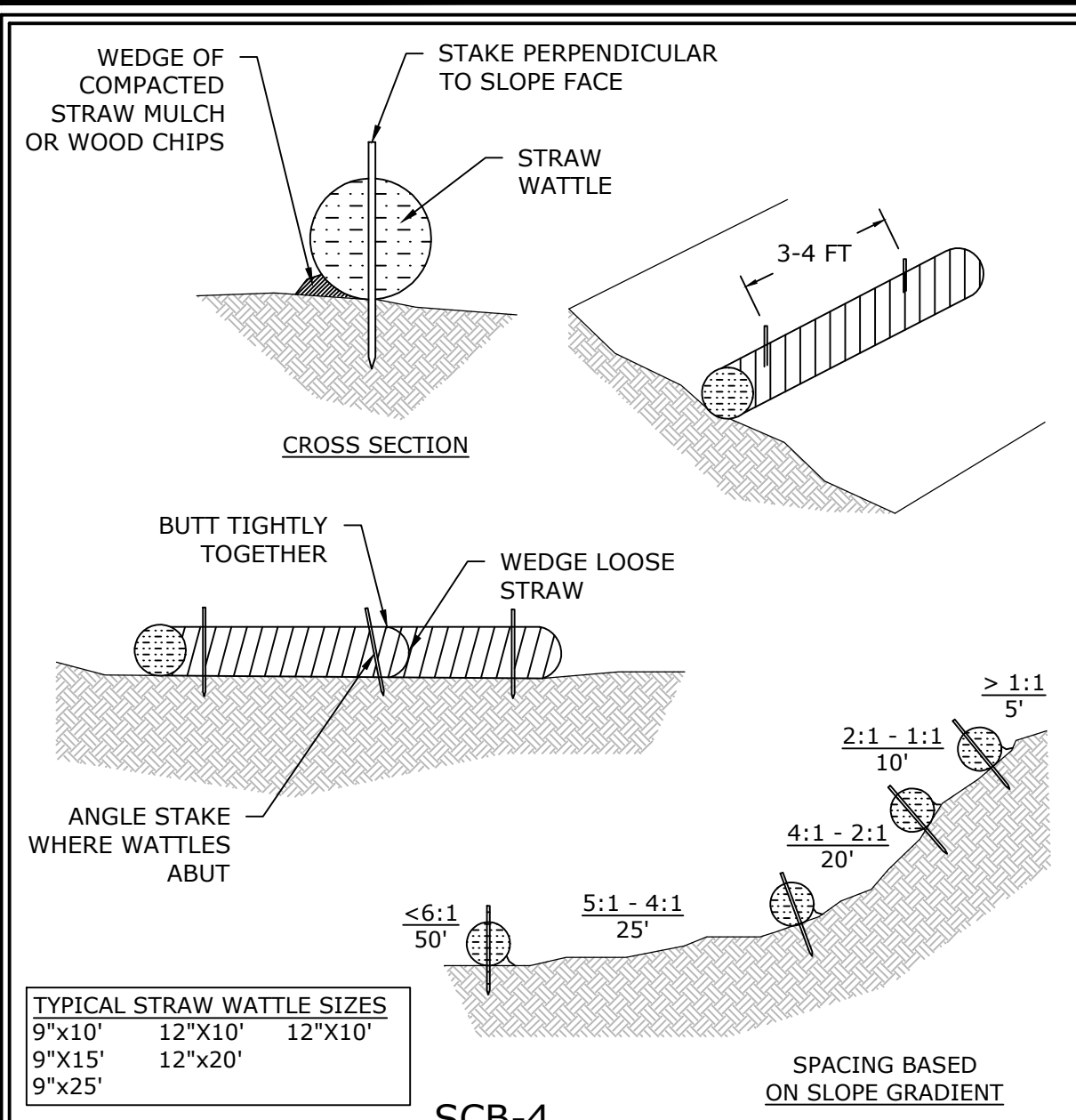
07/28/2024	ISSUE FOR PRICING	A2M
11/11/2022	ISSUE FOR SPECIAL PERMIT ADDENDUM	A2M

PRELIMINARY

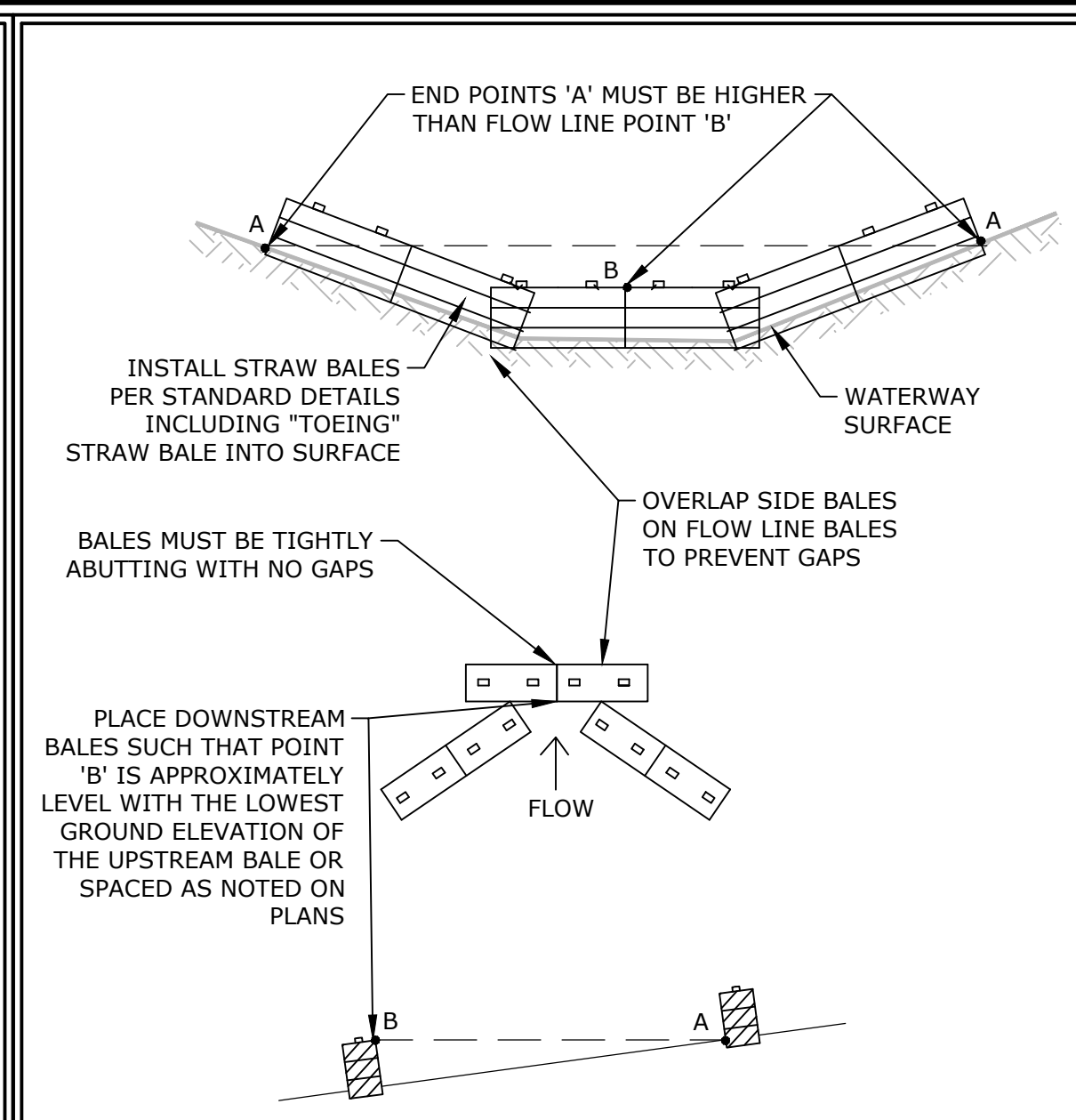
FLS Proj No.: E2352-2

DRAWING TITLE:
**PROPOSED GRAVITY
SEWER & PROFILE
(STA 11+55 TO 19+00)**

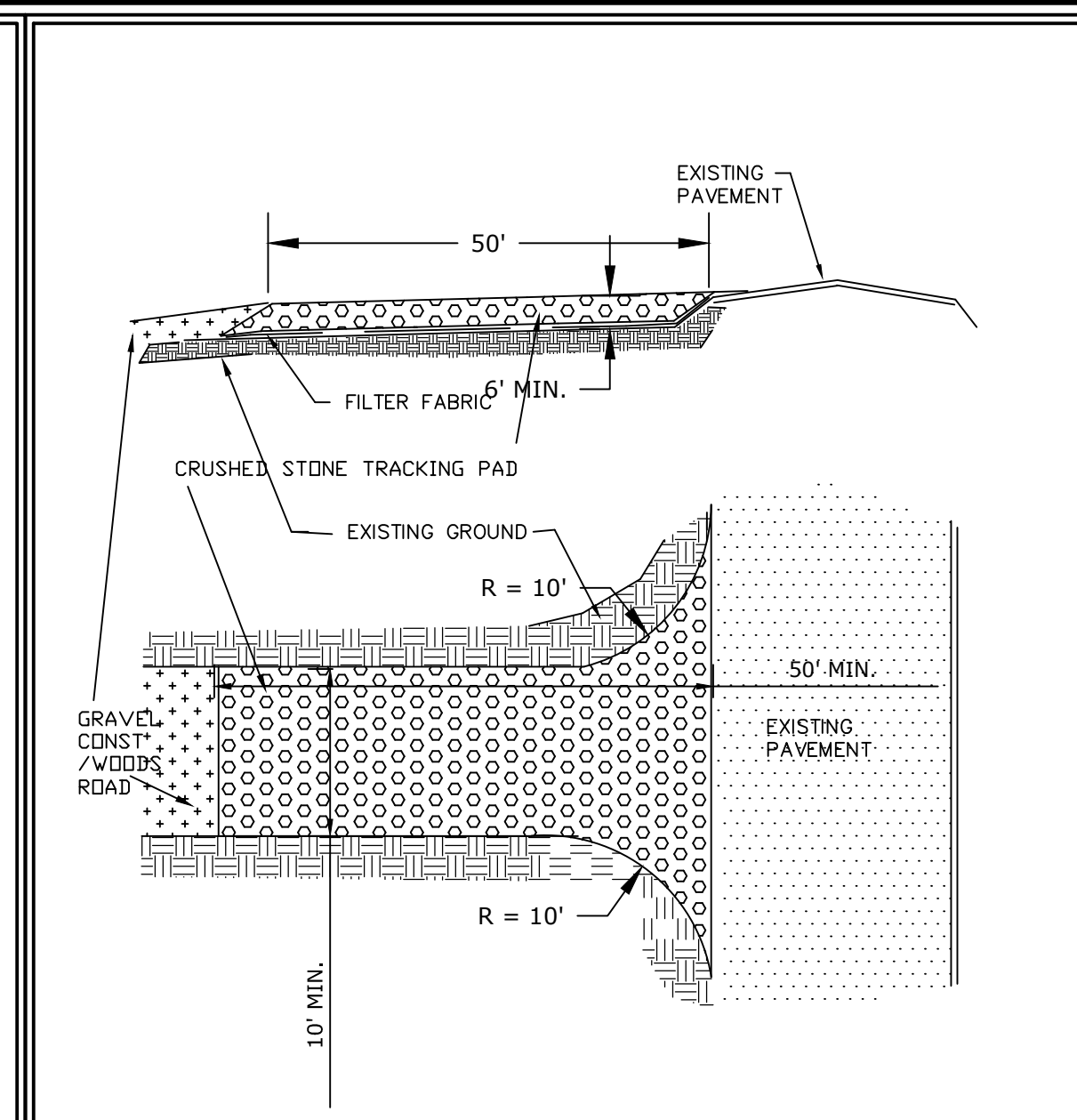
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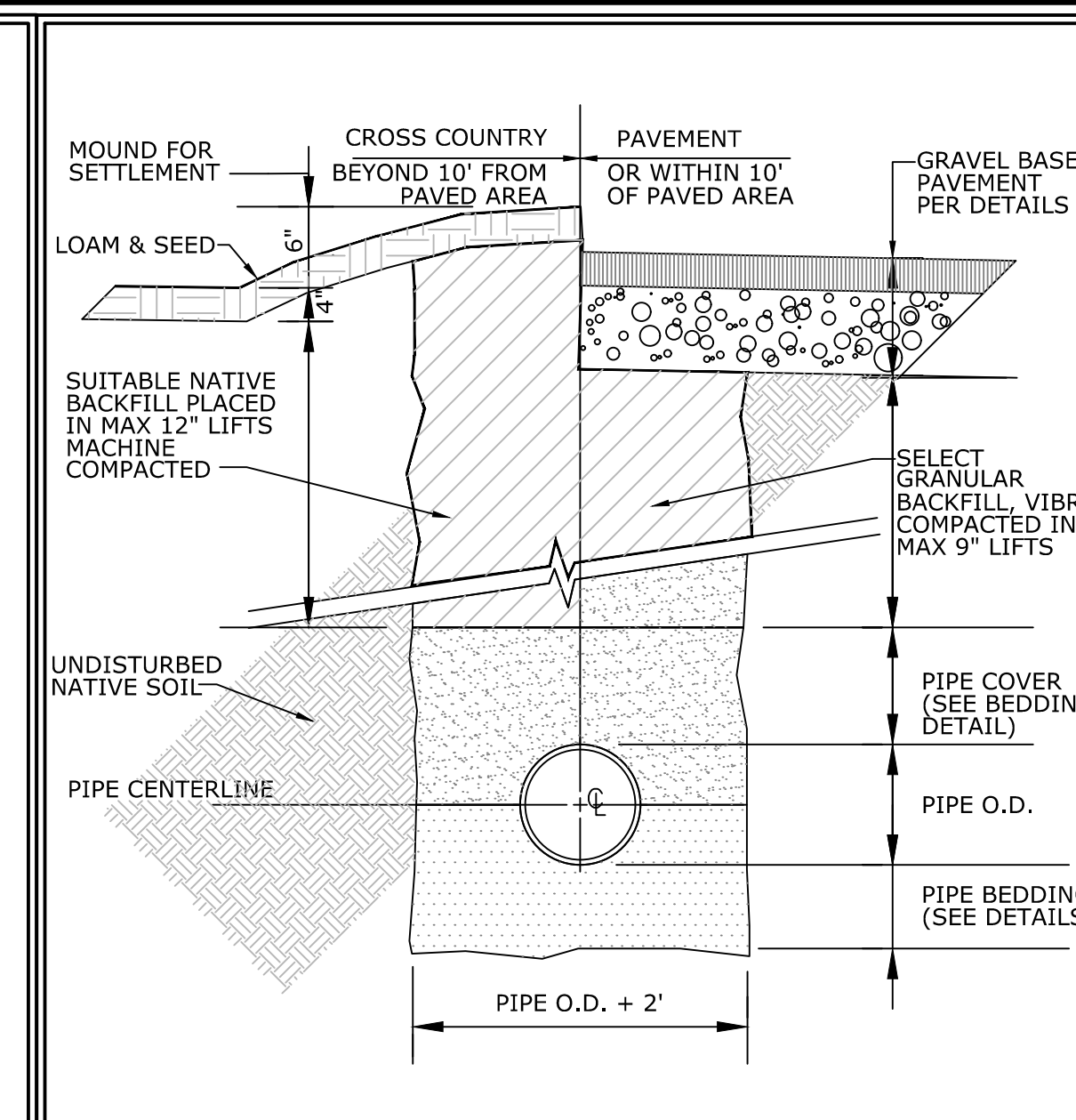
SCB-4 TYPICAL STRAW WATTLE INSTALLATION



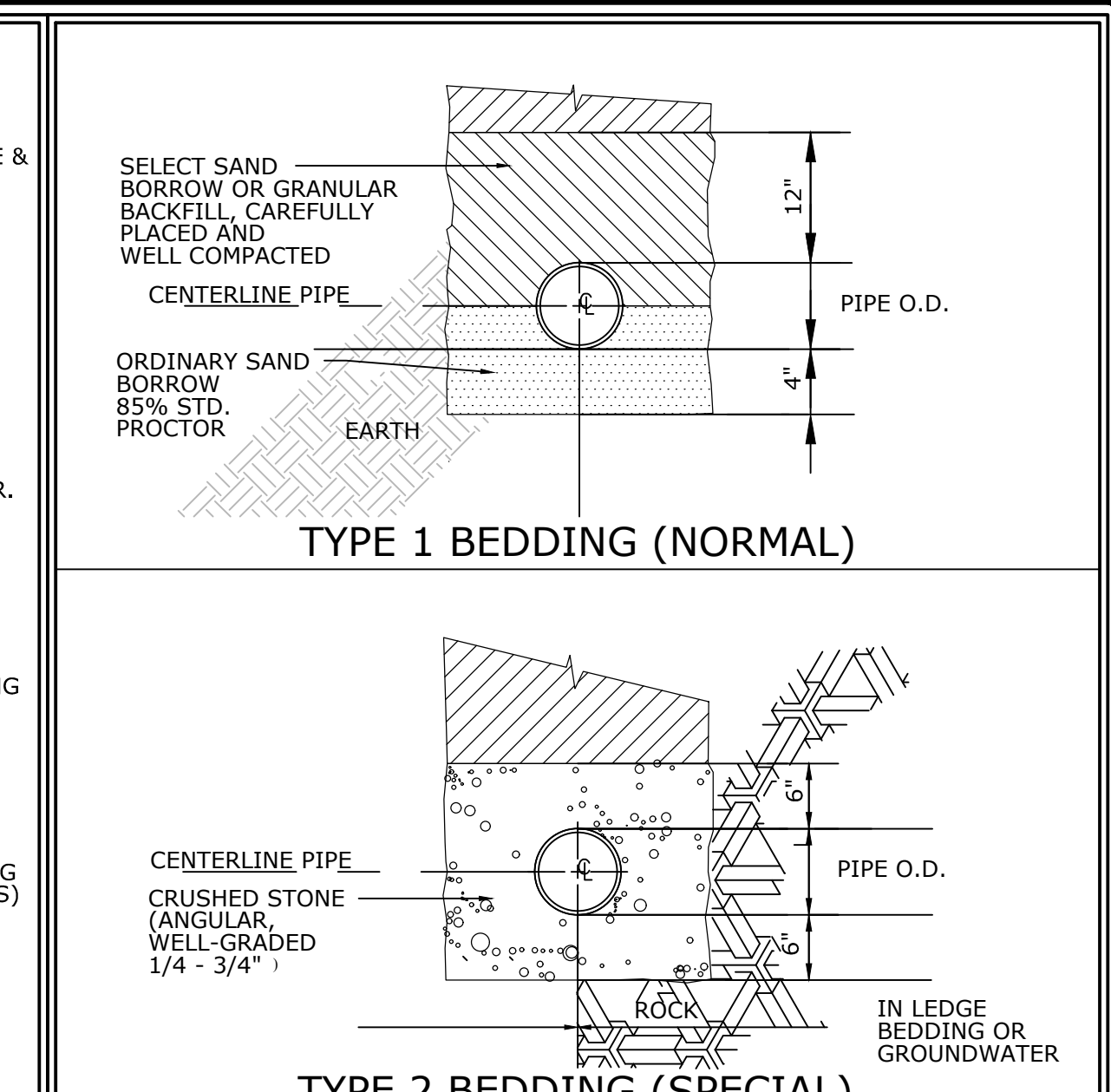
STRAW BALE CHECK DAM



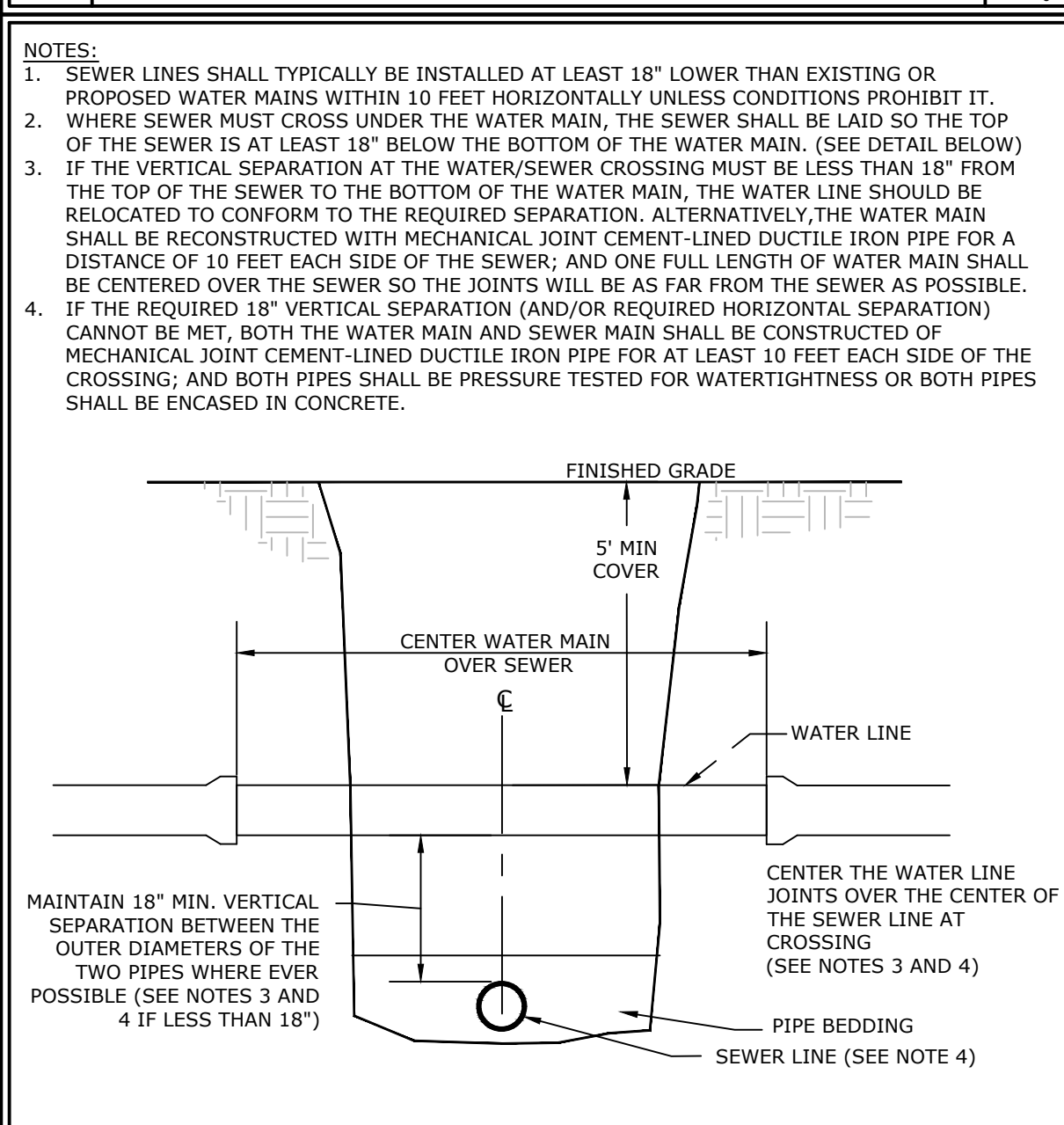
STABILIZED CONSTRUCTION ENTRANCE



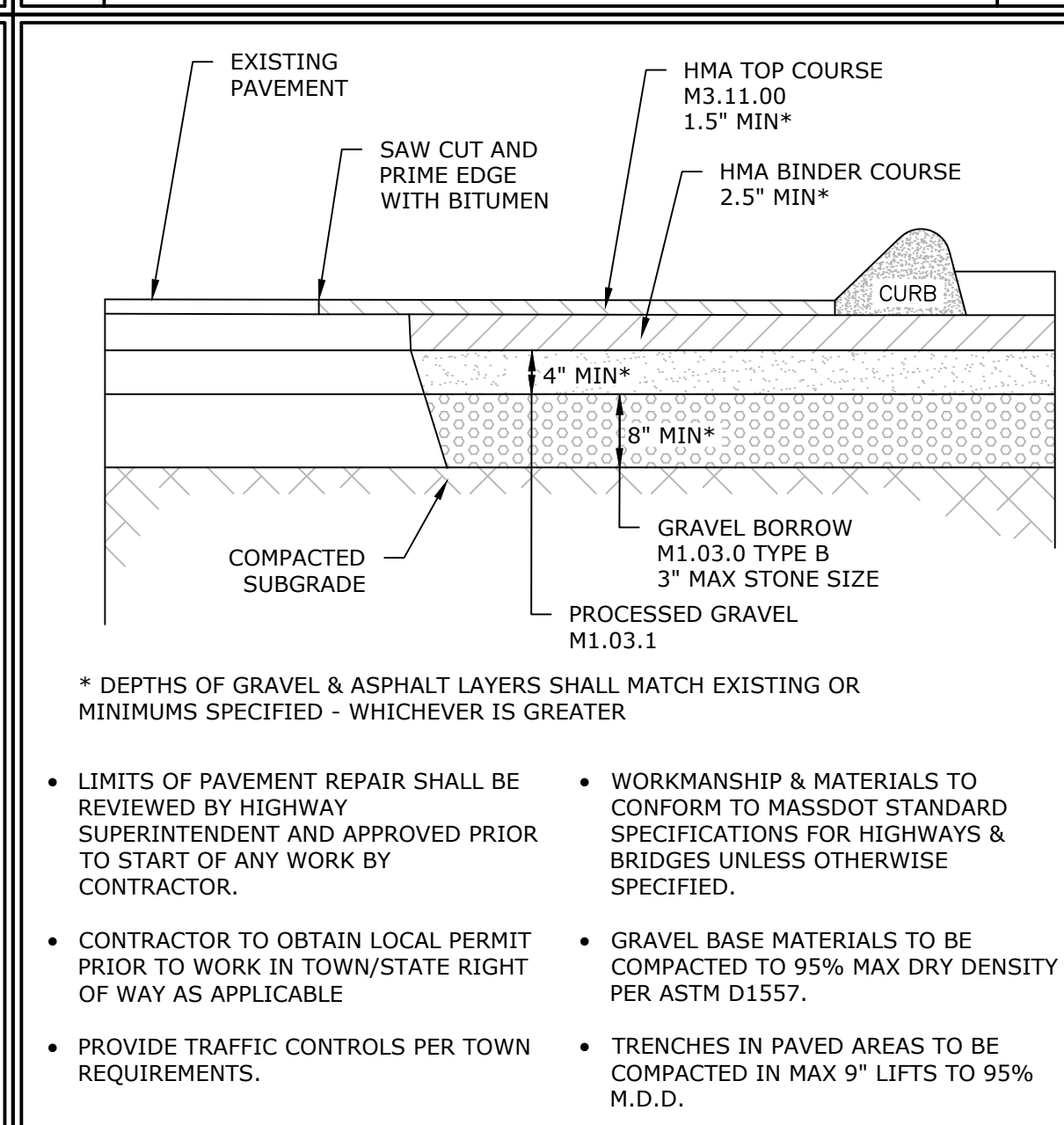
TRENCH CROSS SECTION



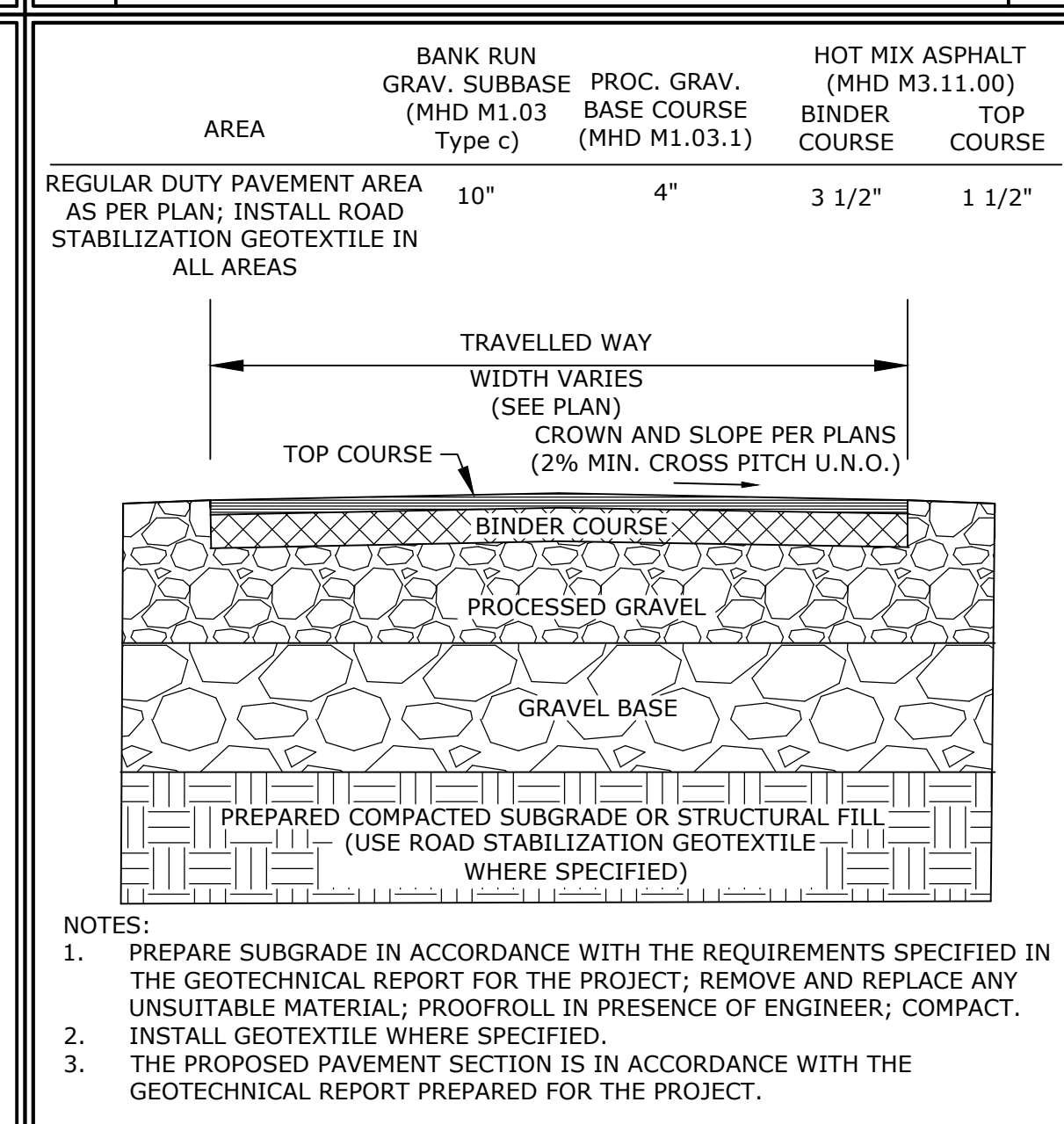
PIPE BEDDING



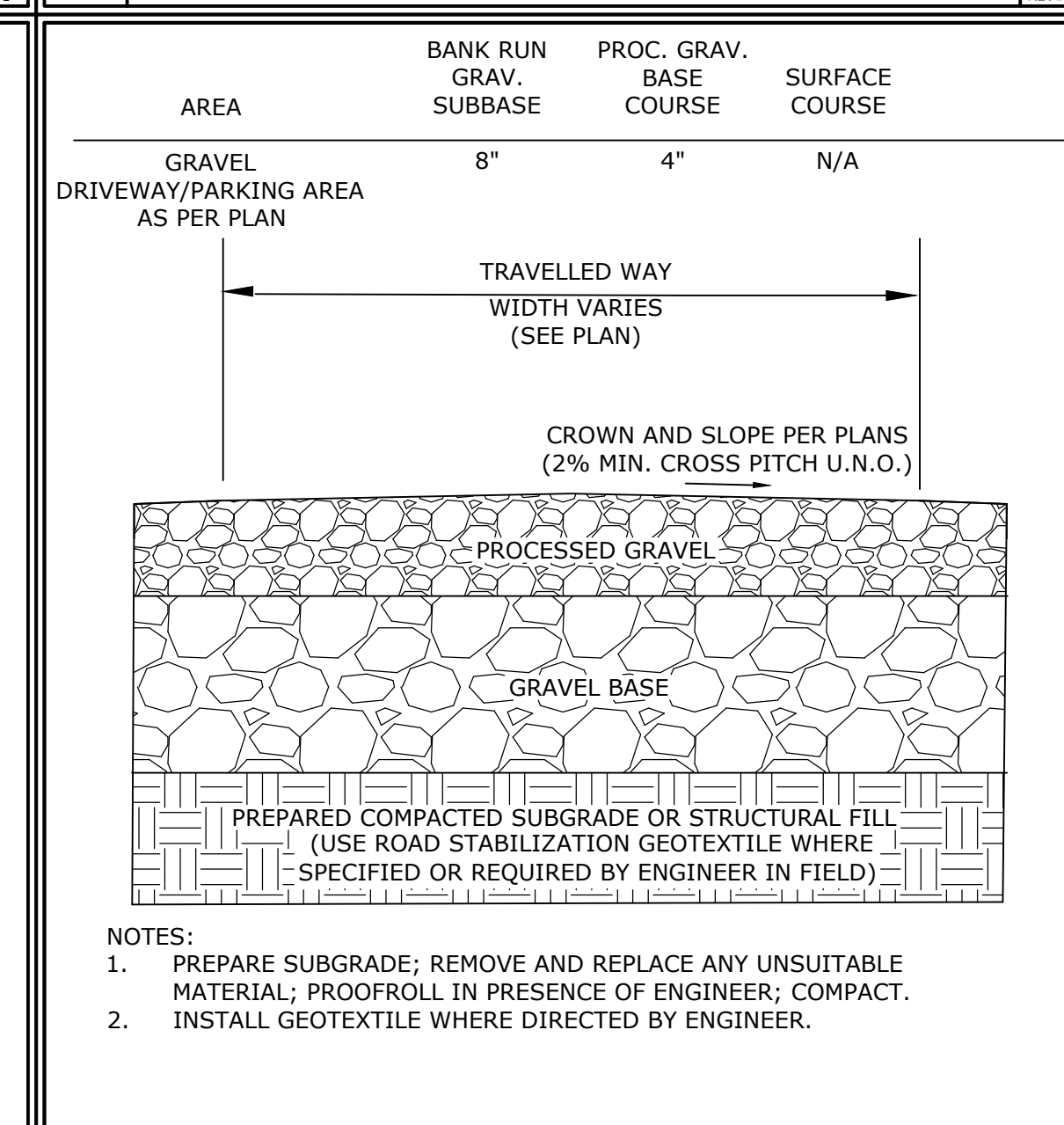
SEWER/WATER CROSSING DETAIL



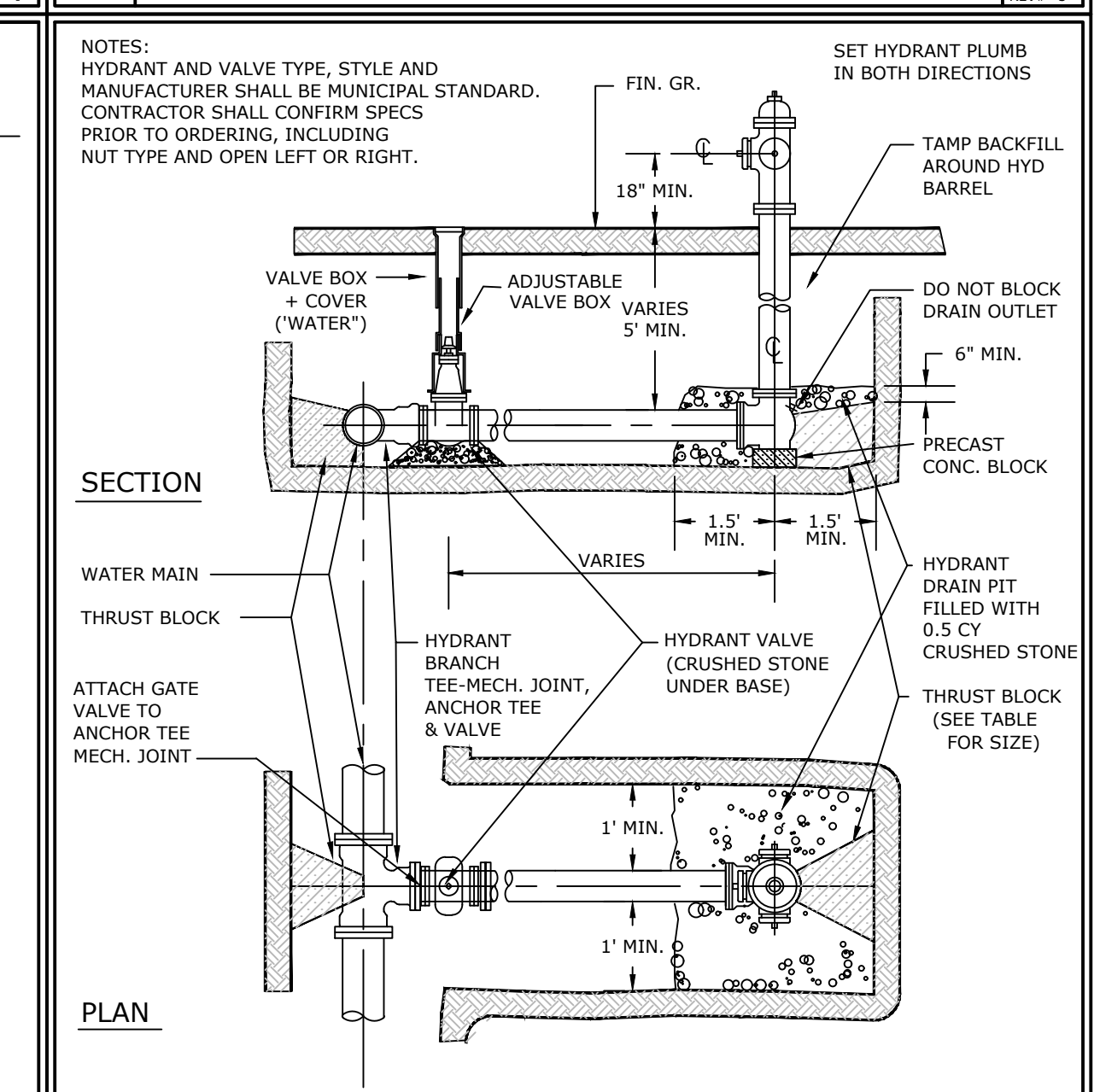
PAVEMENT REPAIR DETAIL



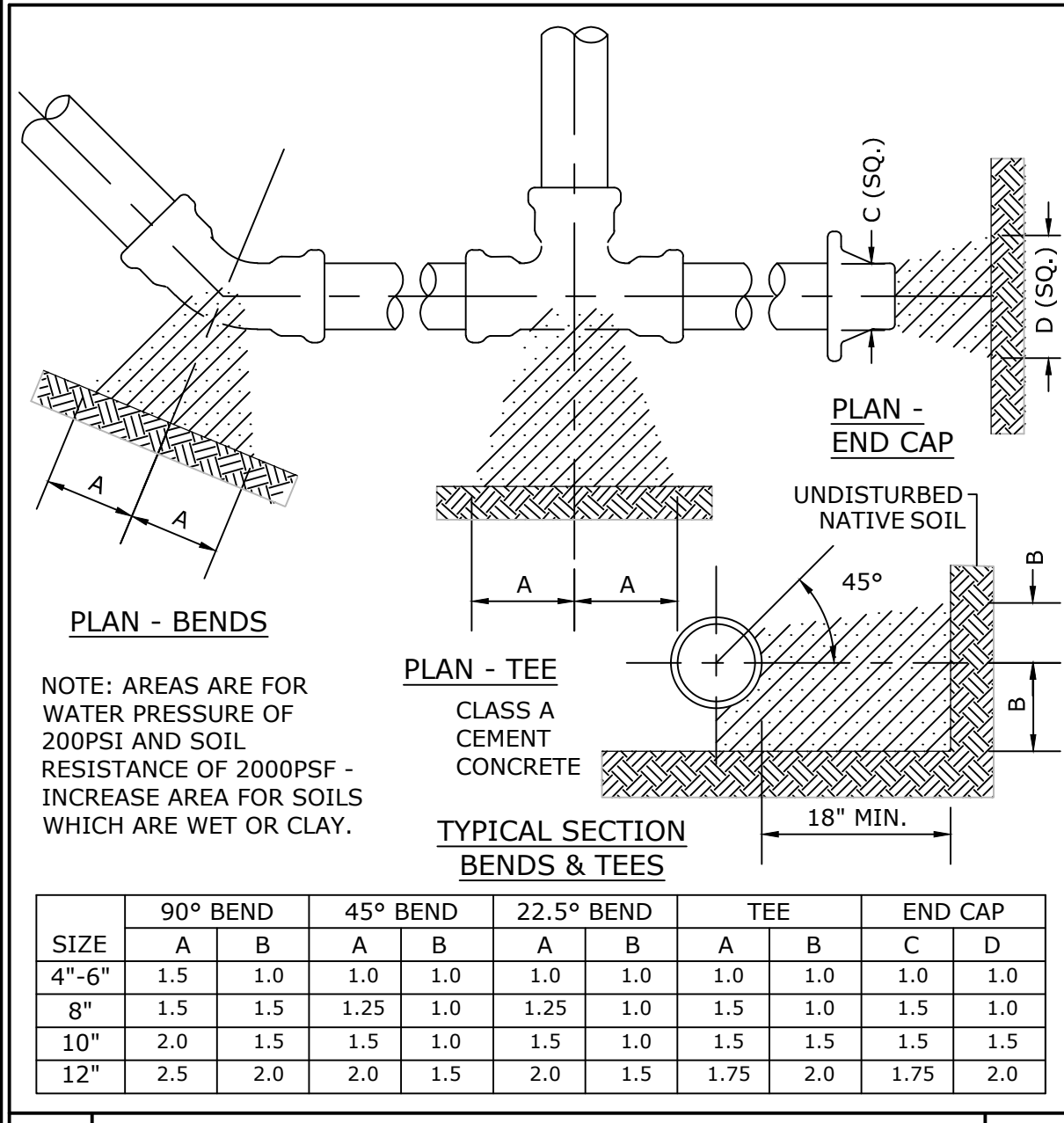
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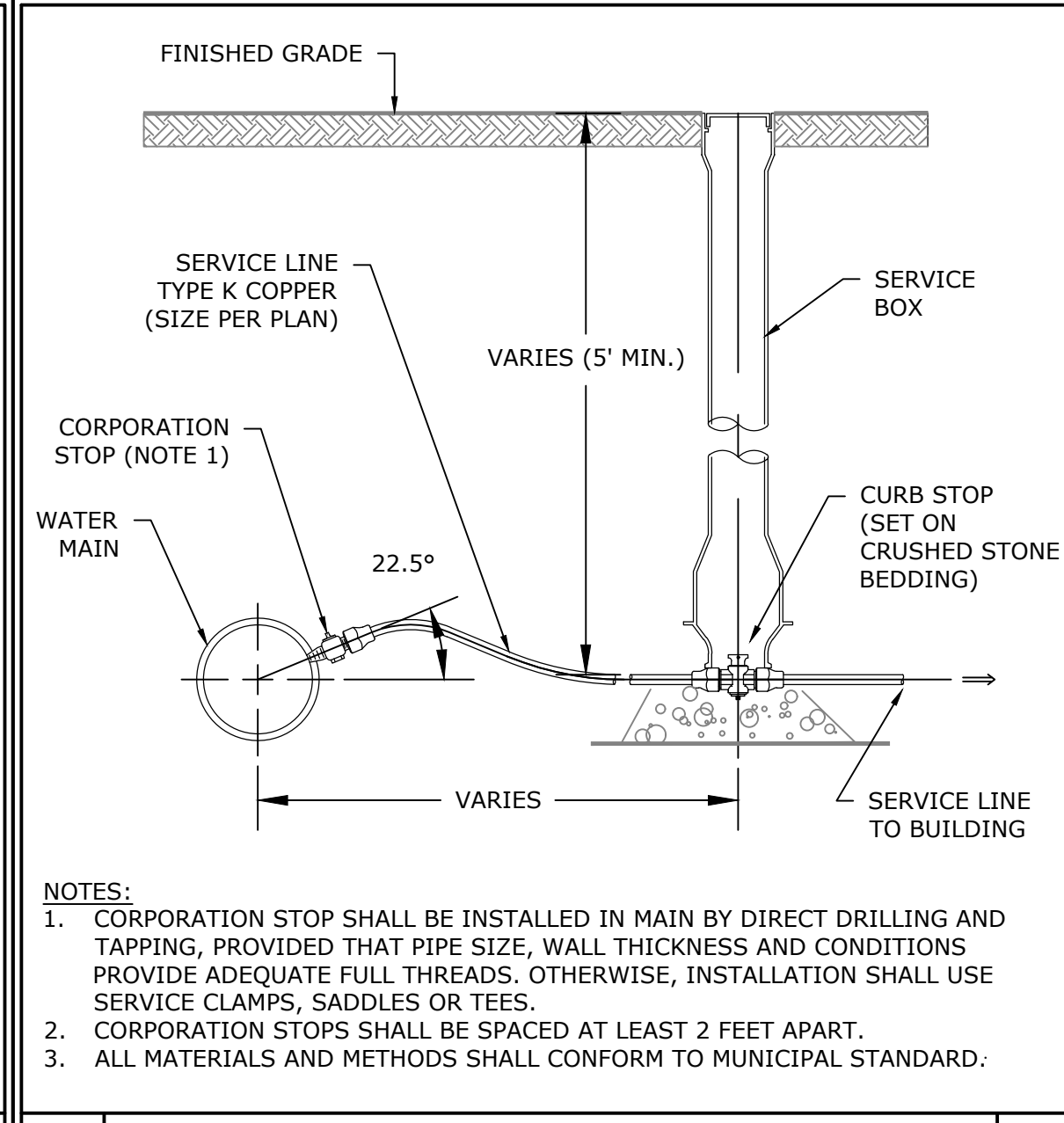
GRAVEL DRIVEWAY SECTION



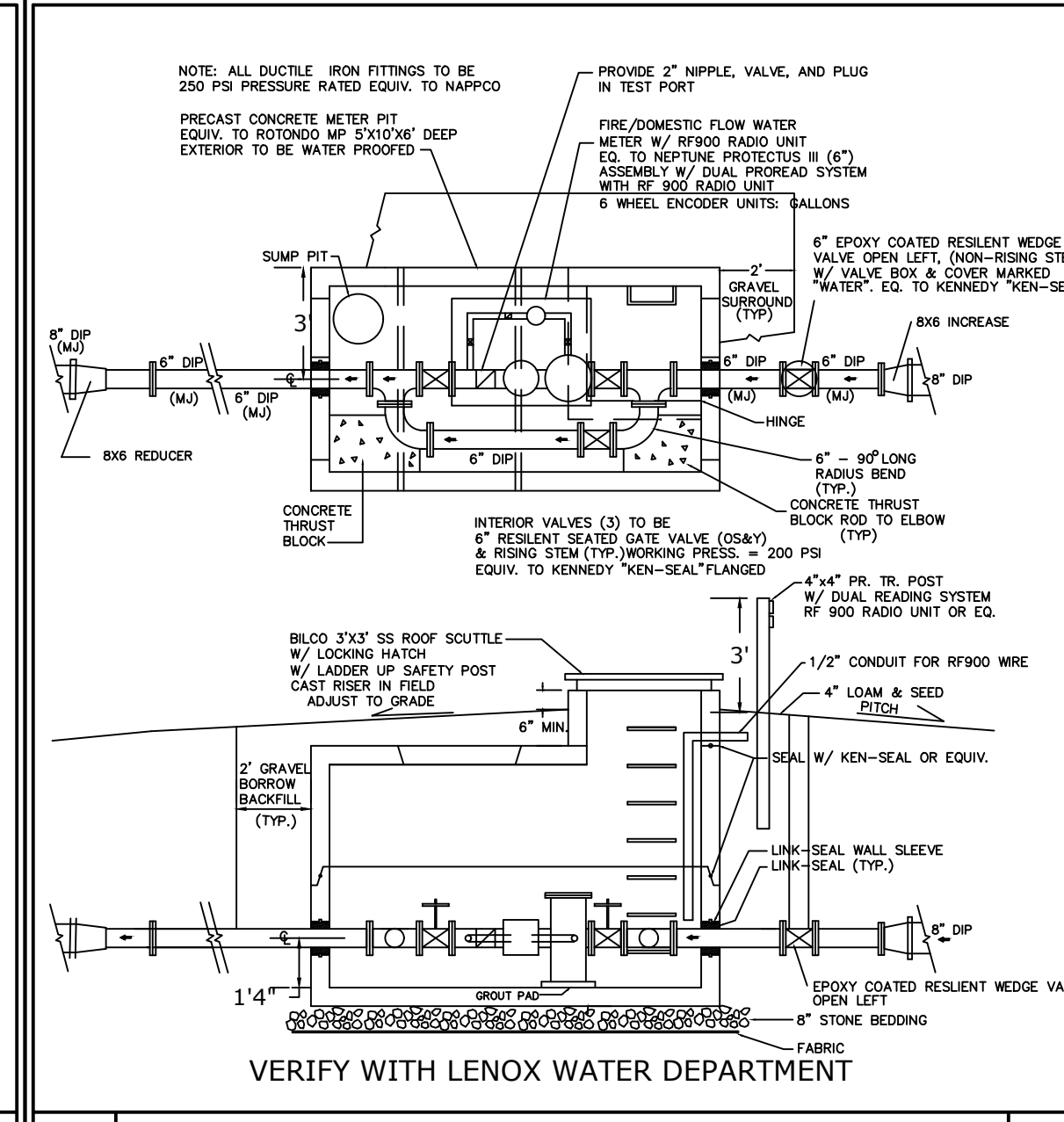
HYDRANT ASSEMBLY



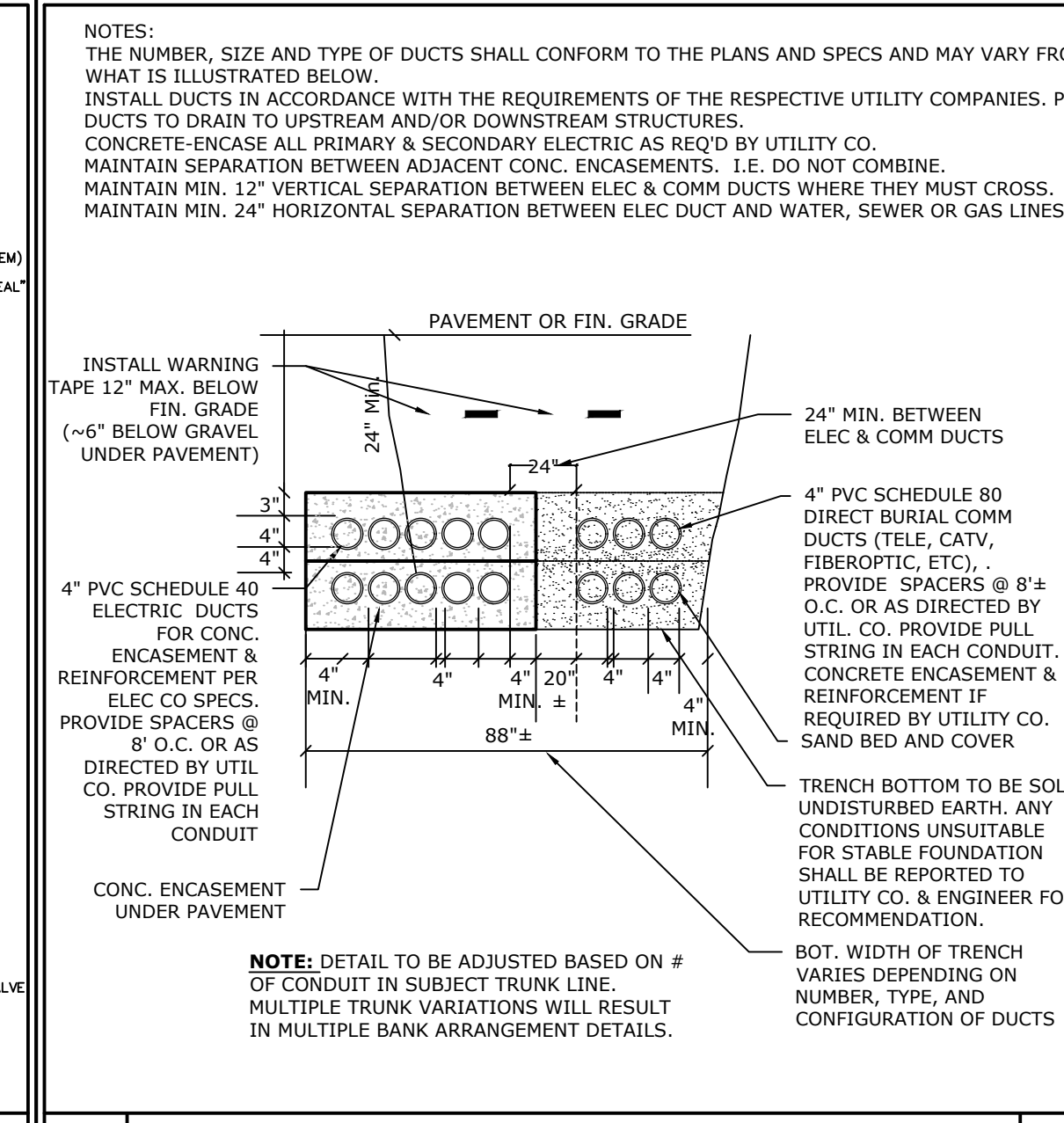
THRUST BLOCKS



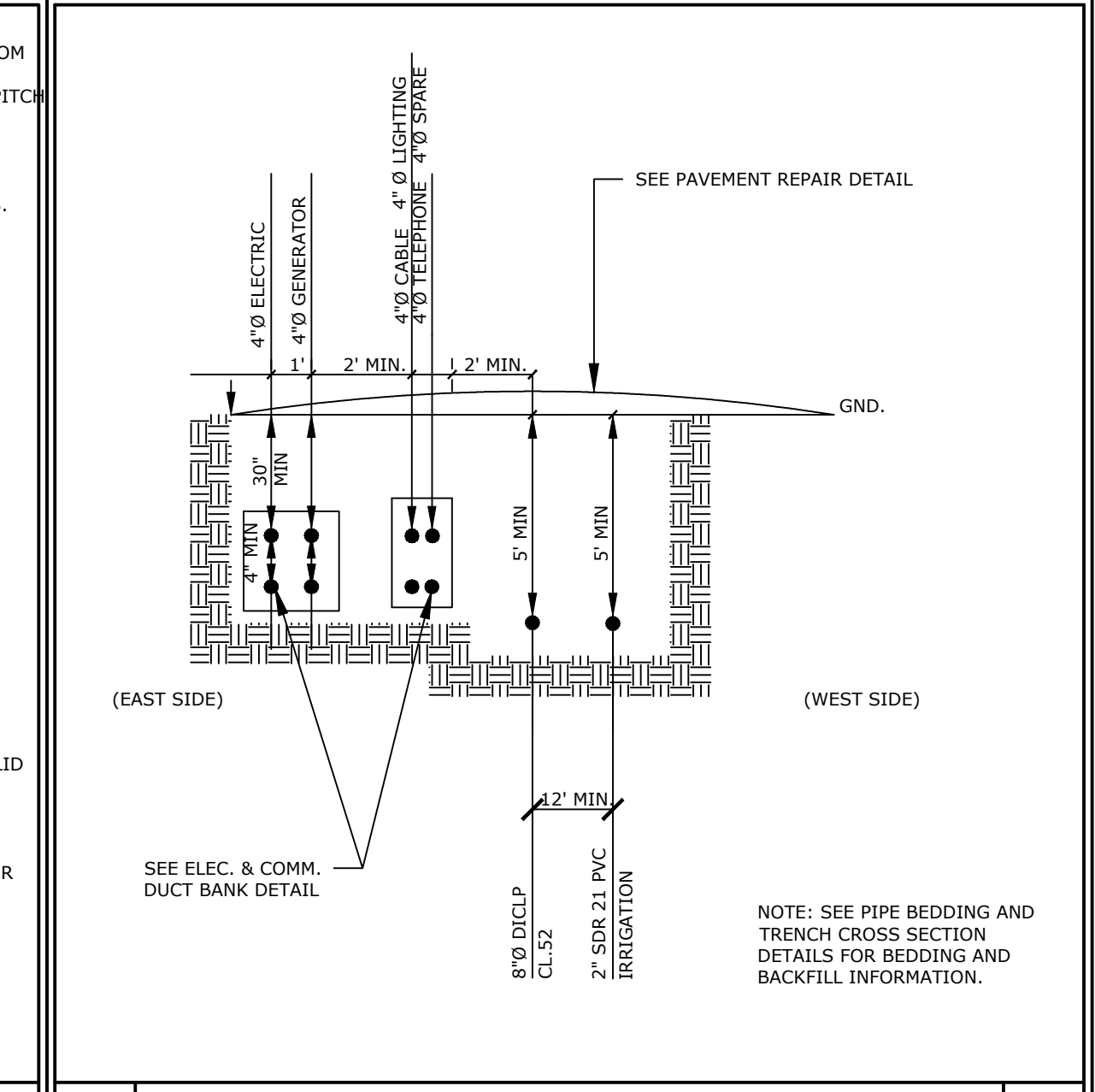
WATER SERVICE CONNECTION



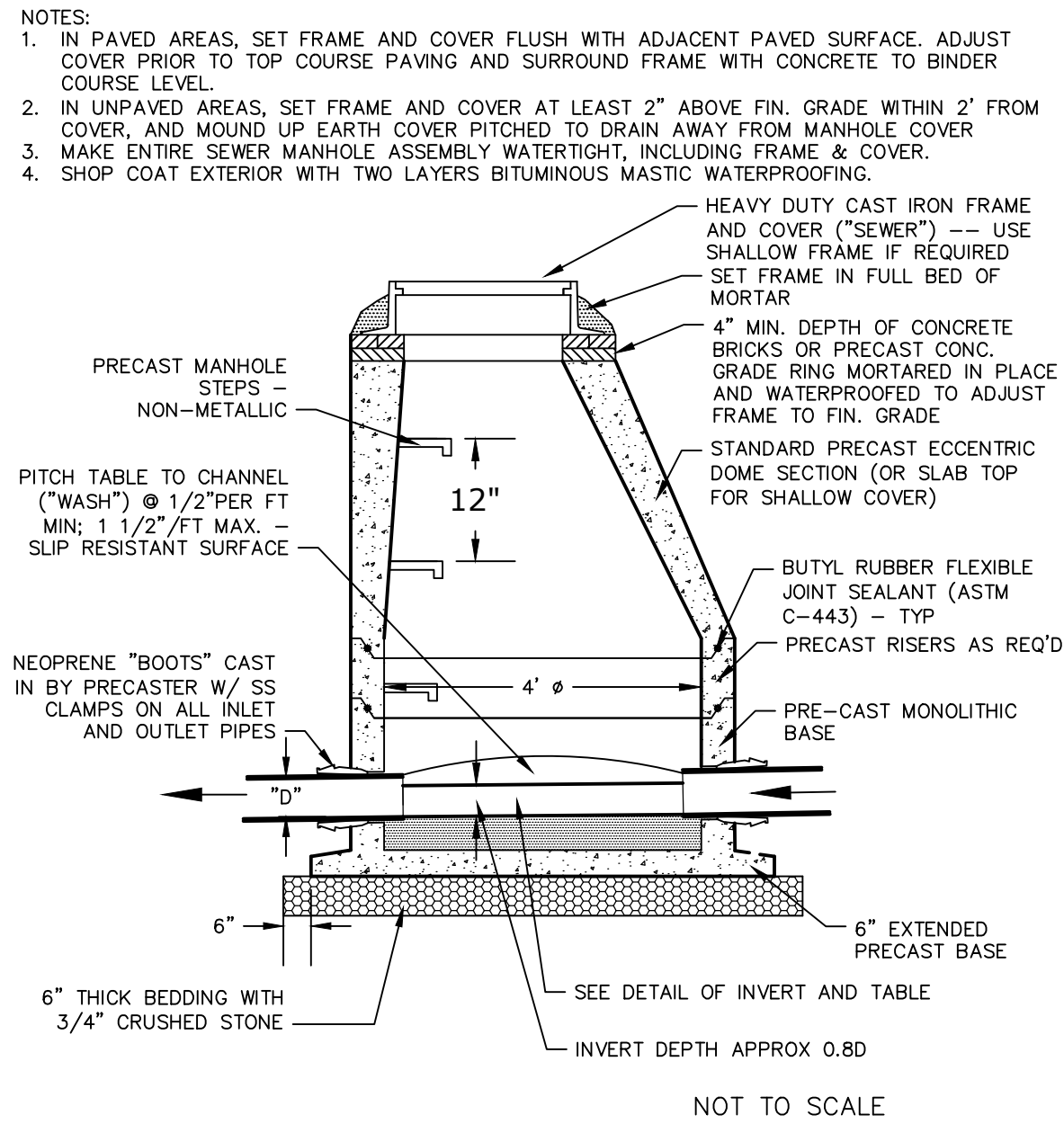
WATER METER PIT NOT TO SCALE



ELEC & COMM DUCT BANK

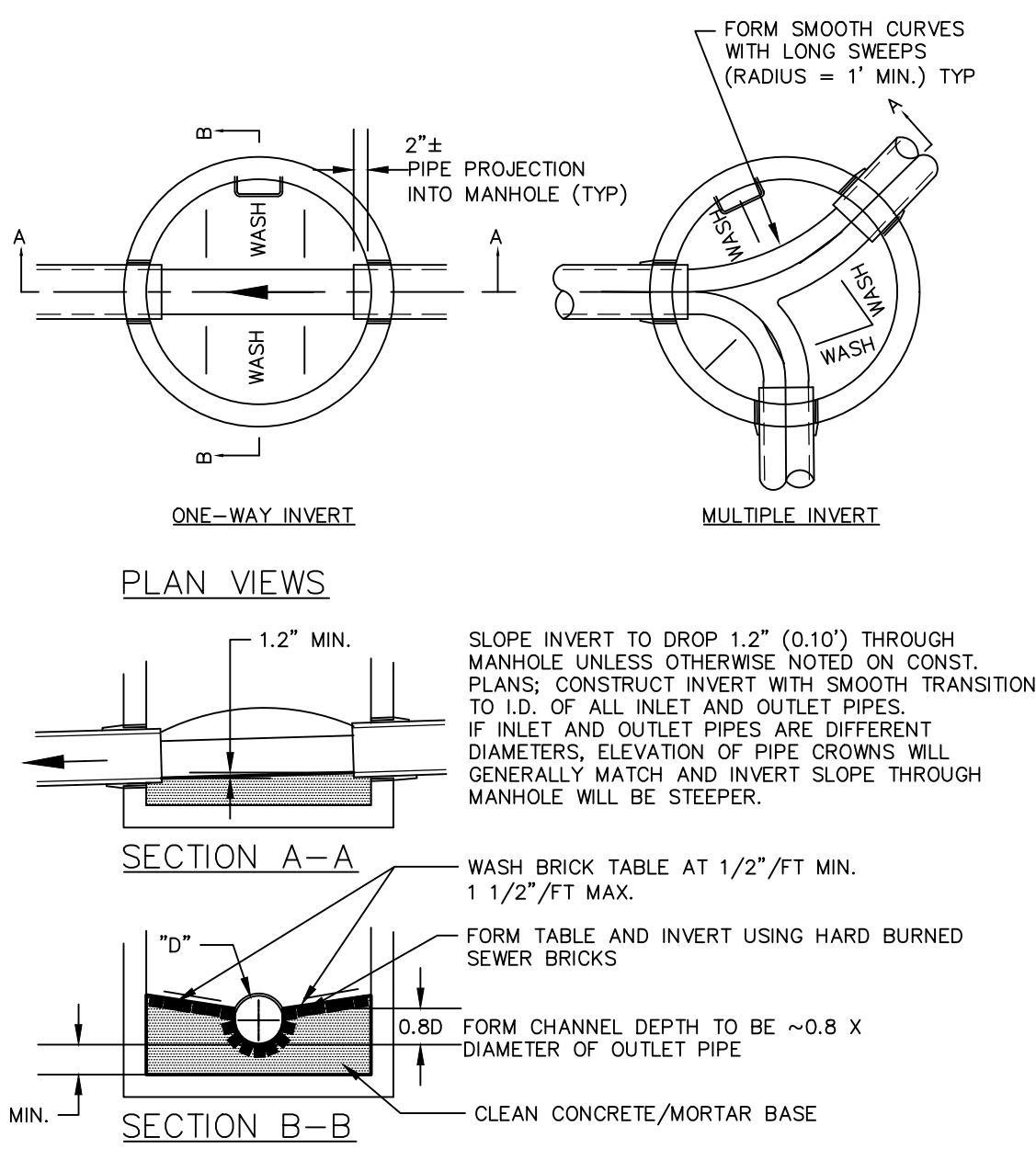


PROP. UTILITY TRENCH



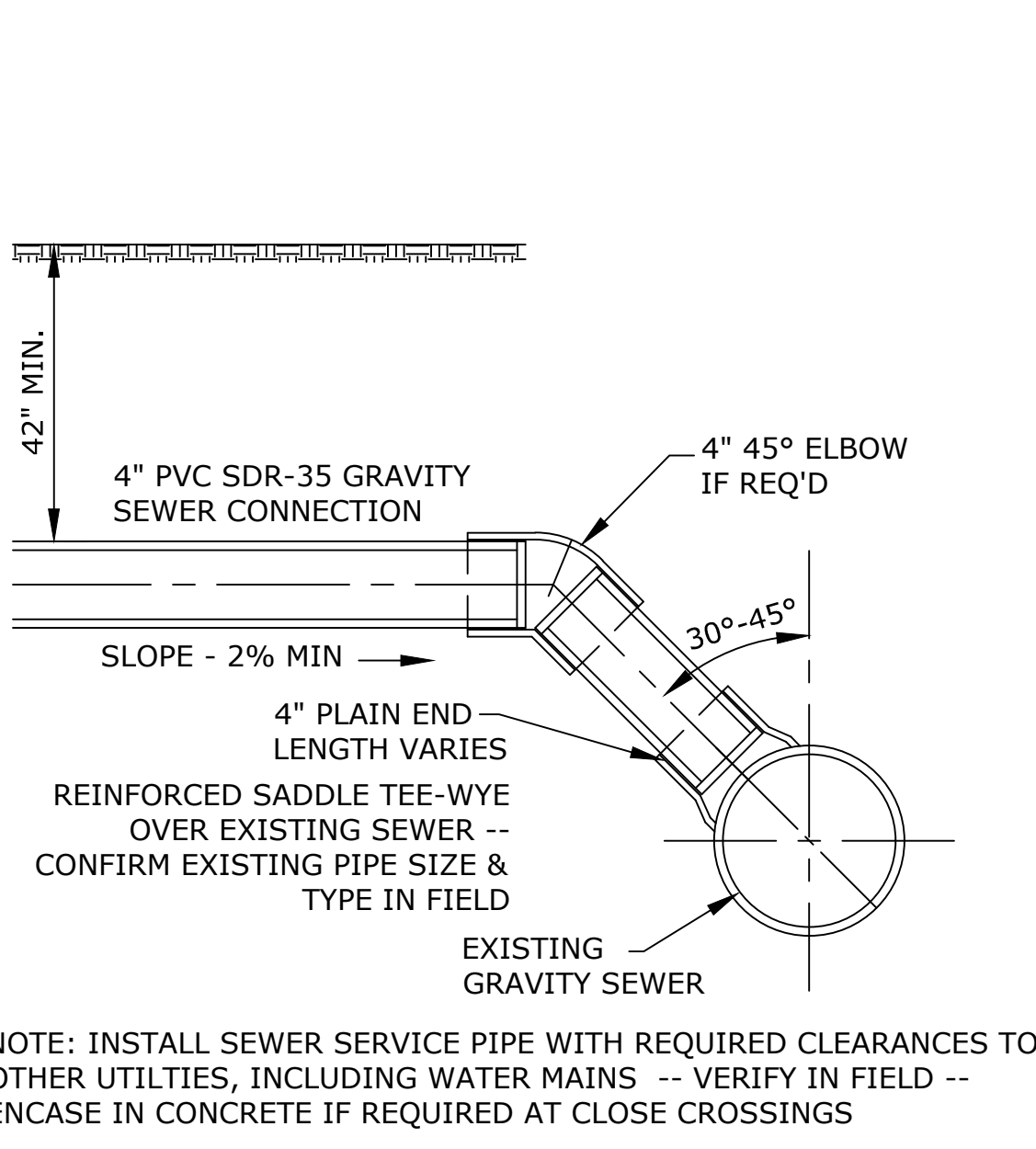
PRECAST SEWER MANHOLE

33001A
4/5/2016
REV# 2



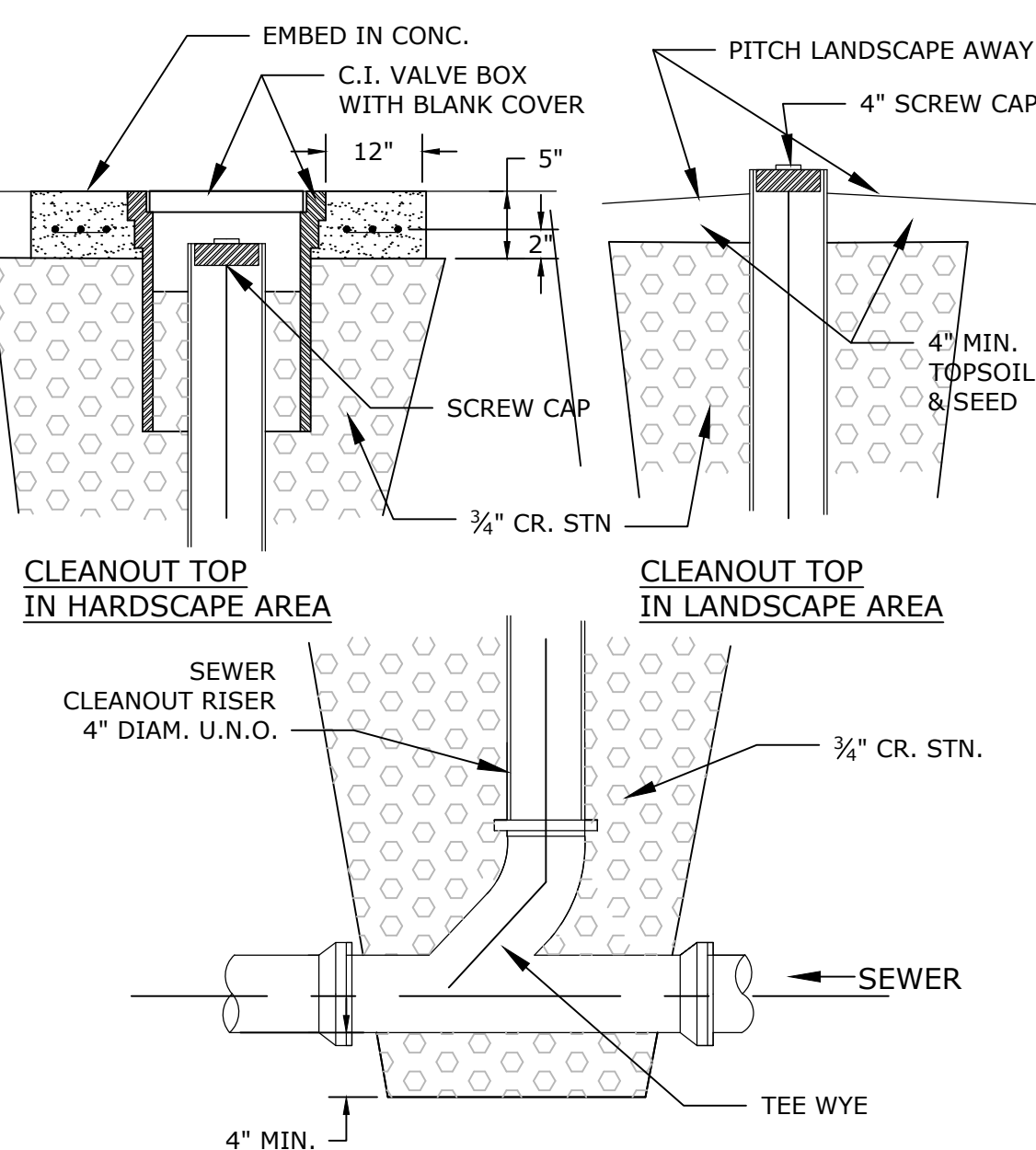
SEWER MANHOLE WITH BRICK INVERT AND TABLE

33001B
4/5/2016
REV# 2



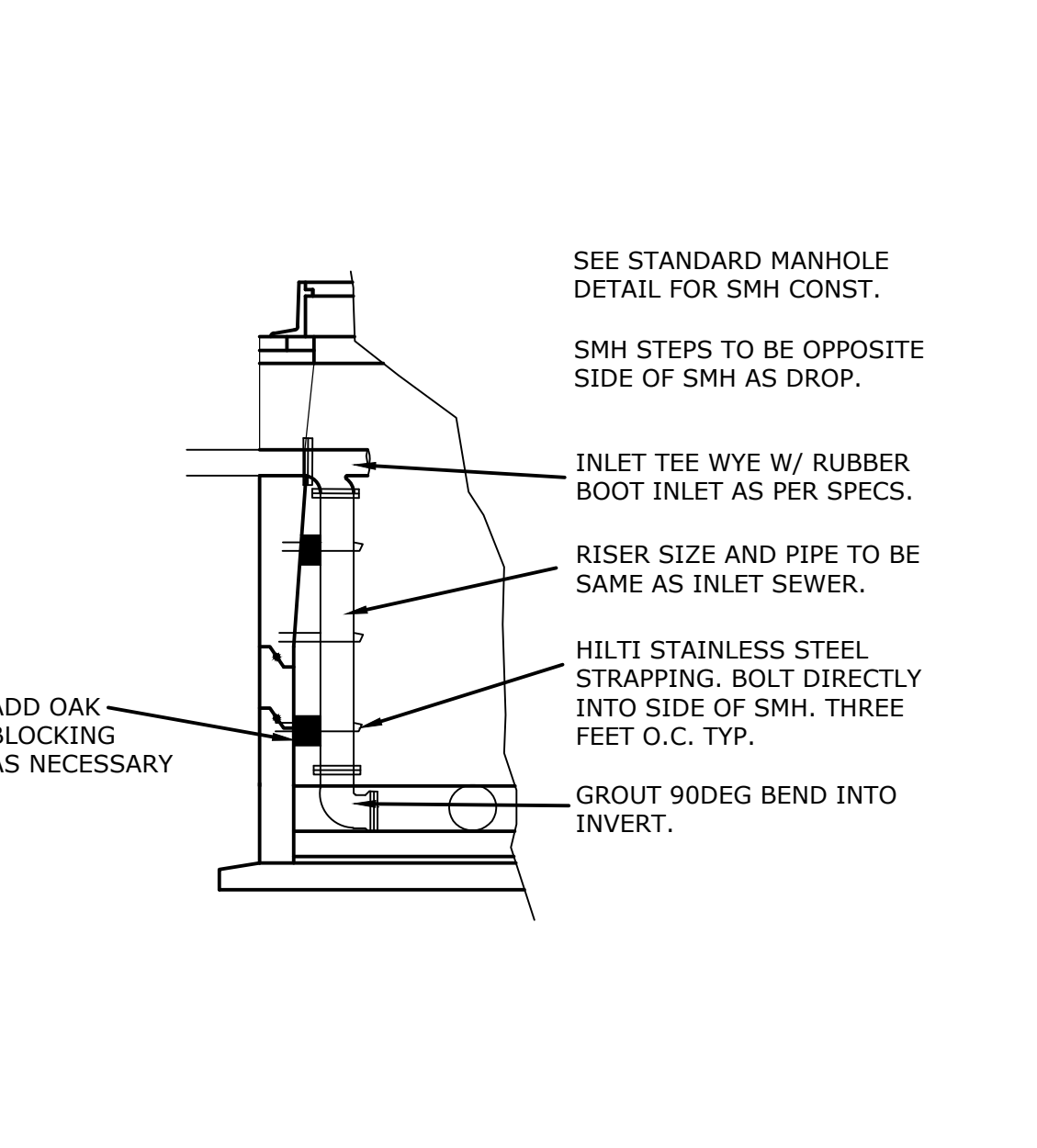
GRAVITY SEWER SERVICE CONNECTION

33009B
8/17/09
REV# 2



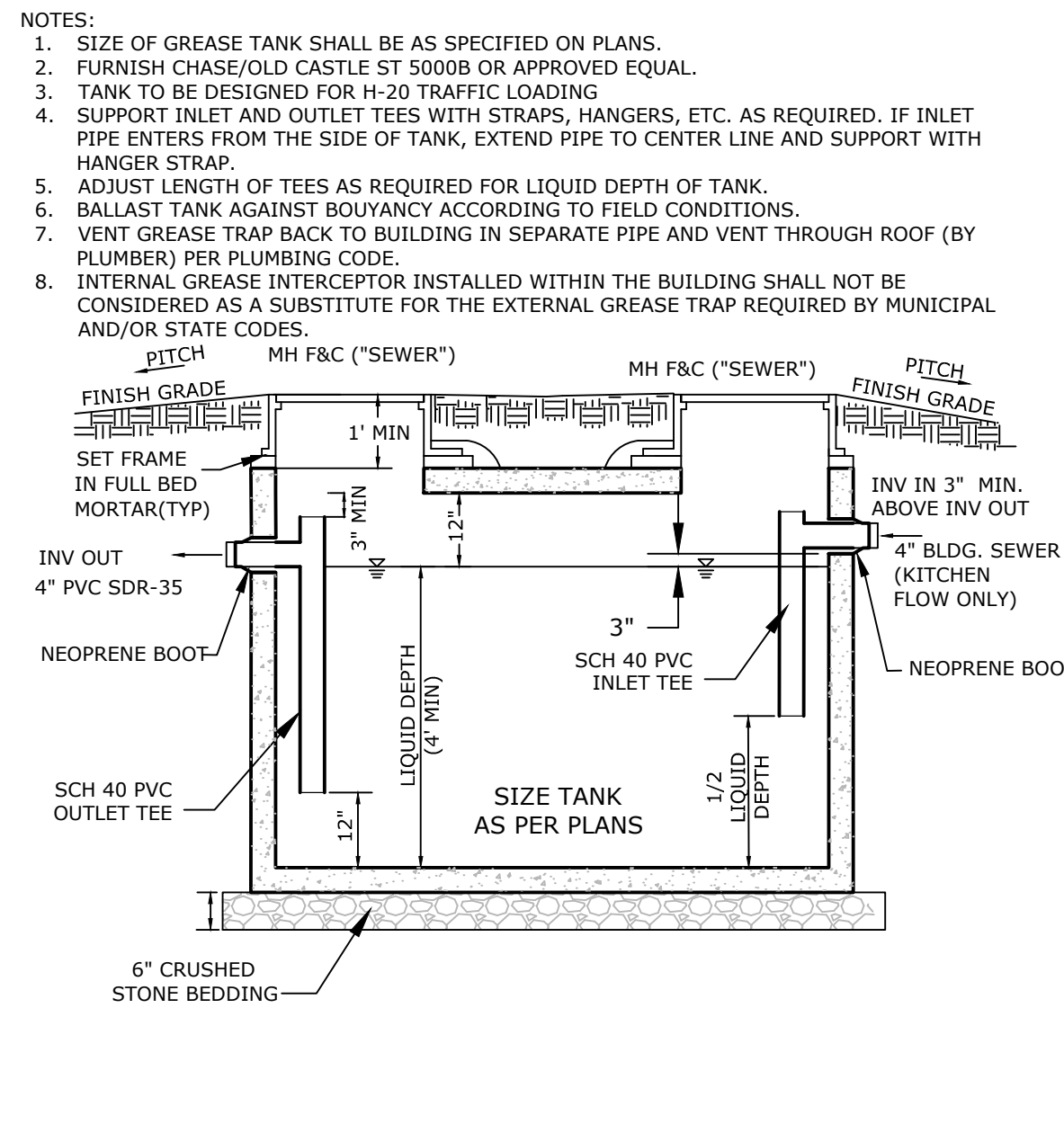
SEWER CLEANOUT - EXTERIOR

33011C
5-17-19
REV# 2



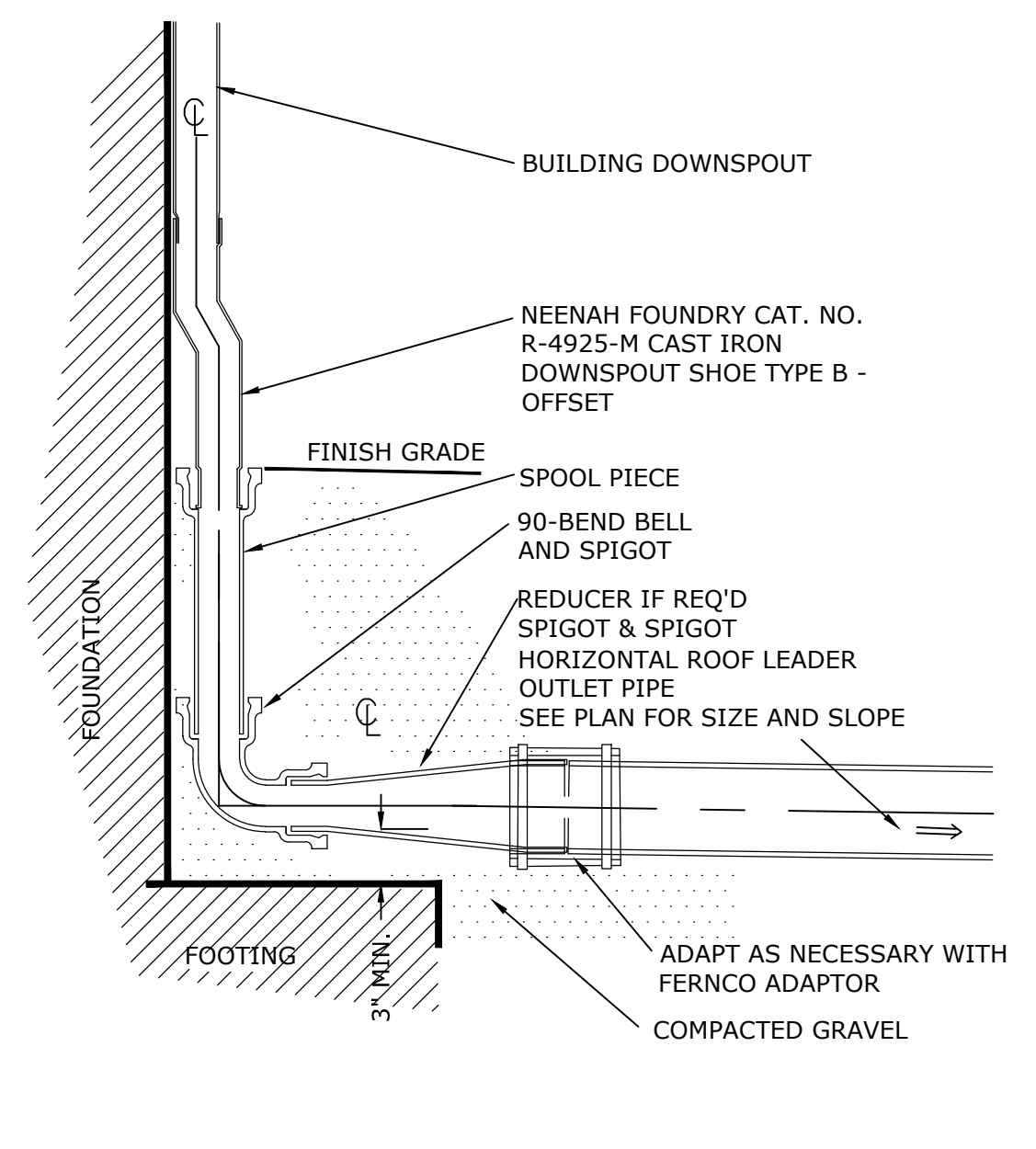
DROP SEWER MANHOLE SECTION

33012A
REV# 0



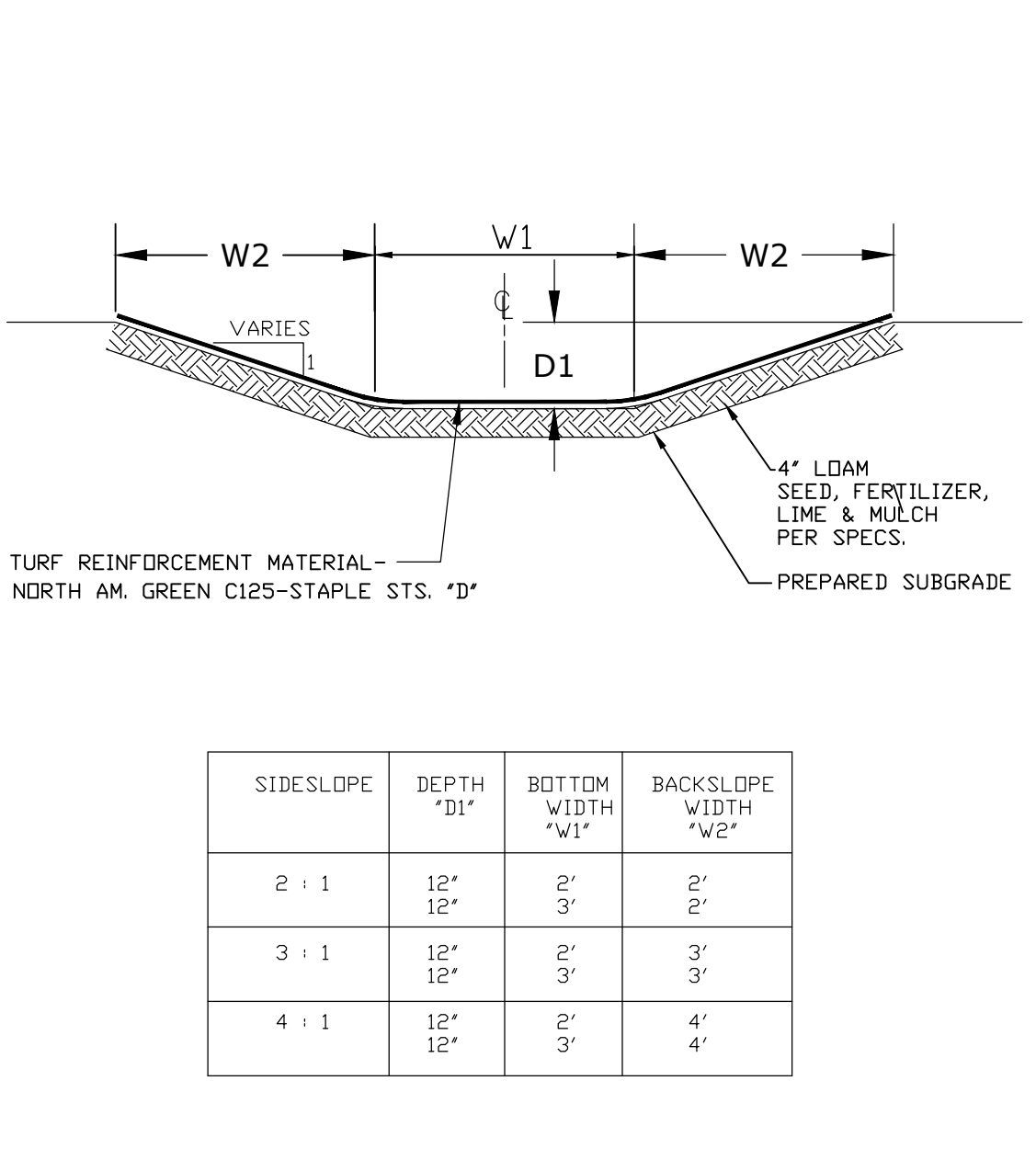
GREASE TRAP

33021A
12/19/2016



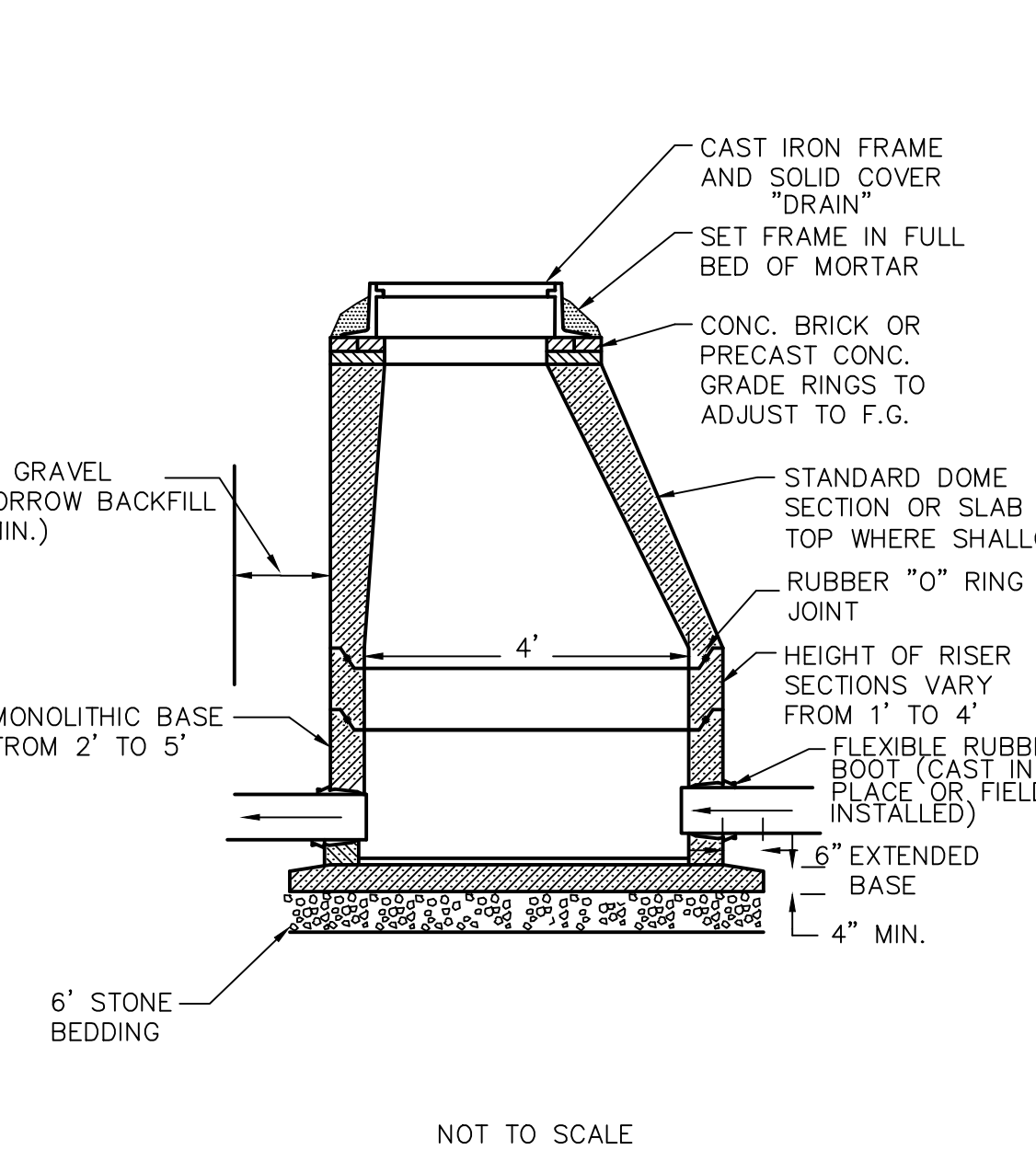
DOWNSPOUT LEADER INLET

32122B
5/19/2011

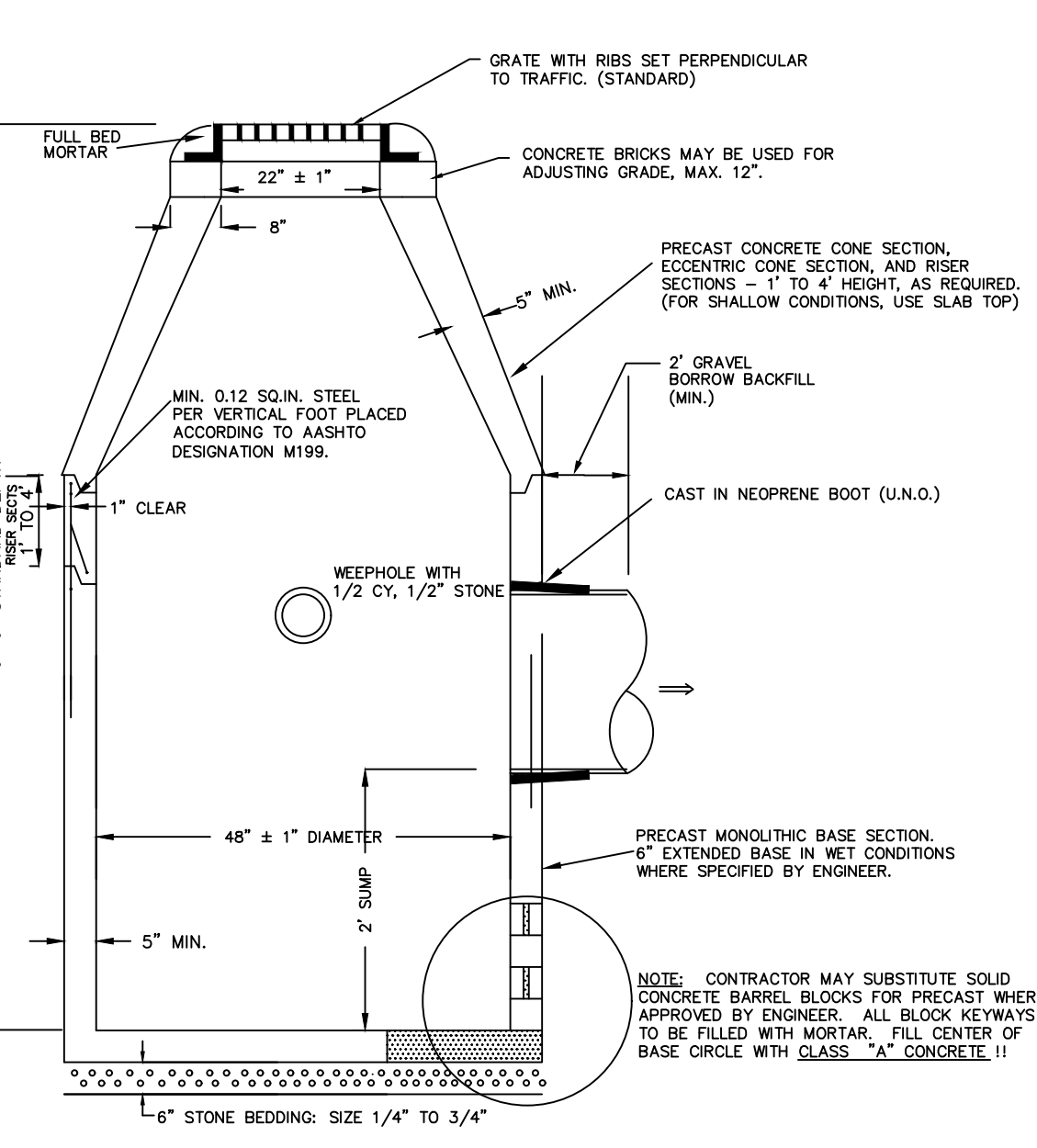


REINFORCED VEGETATED WATERWAY

32105E
4/2/93
REV# 1

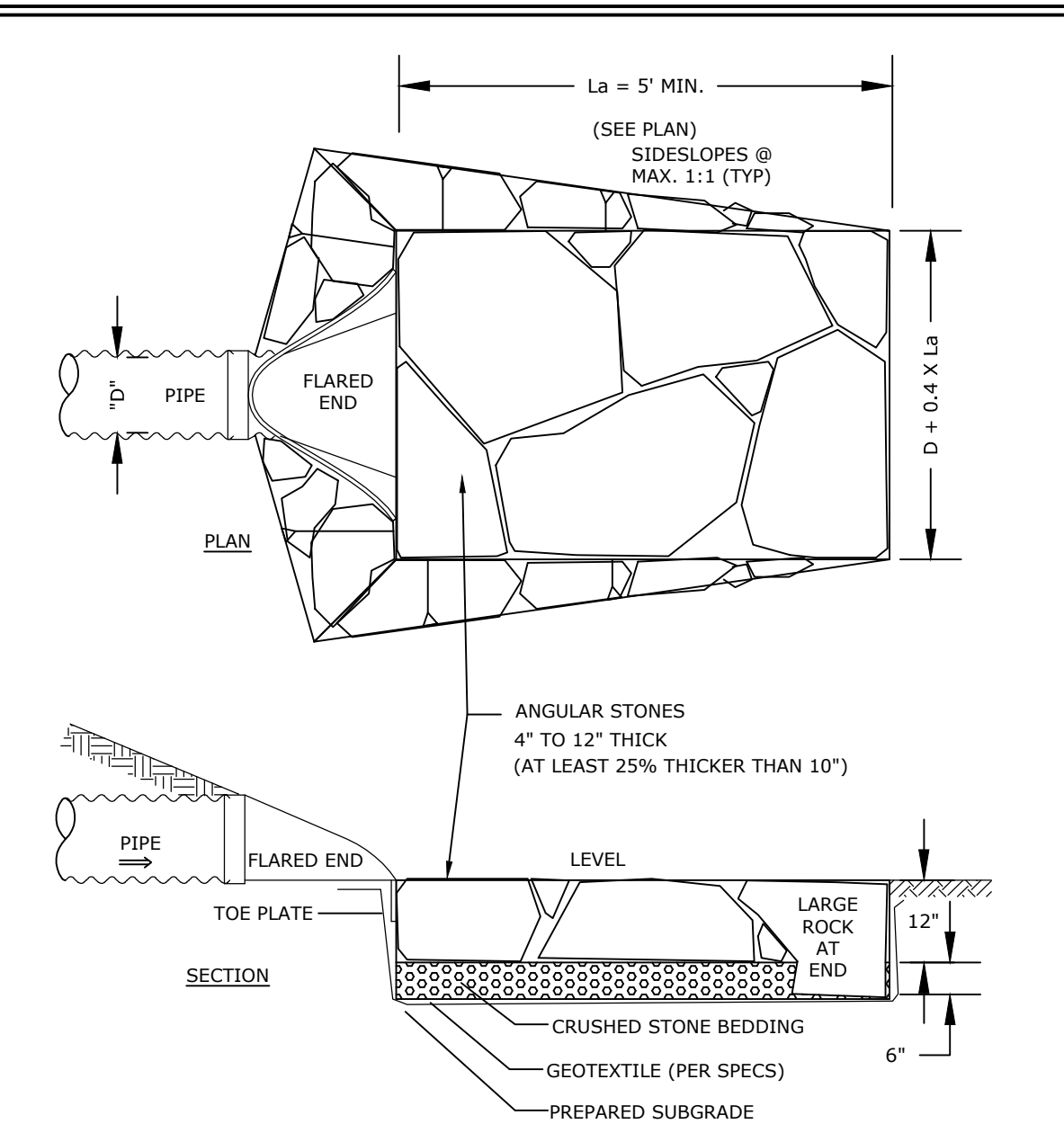


DRAINAGE MANHOLE



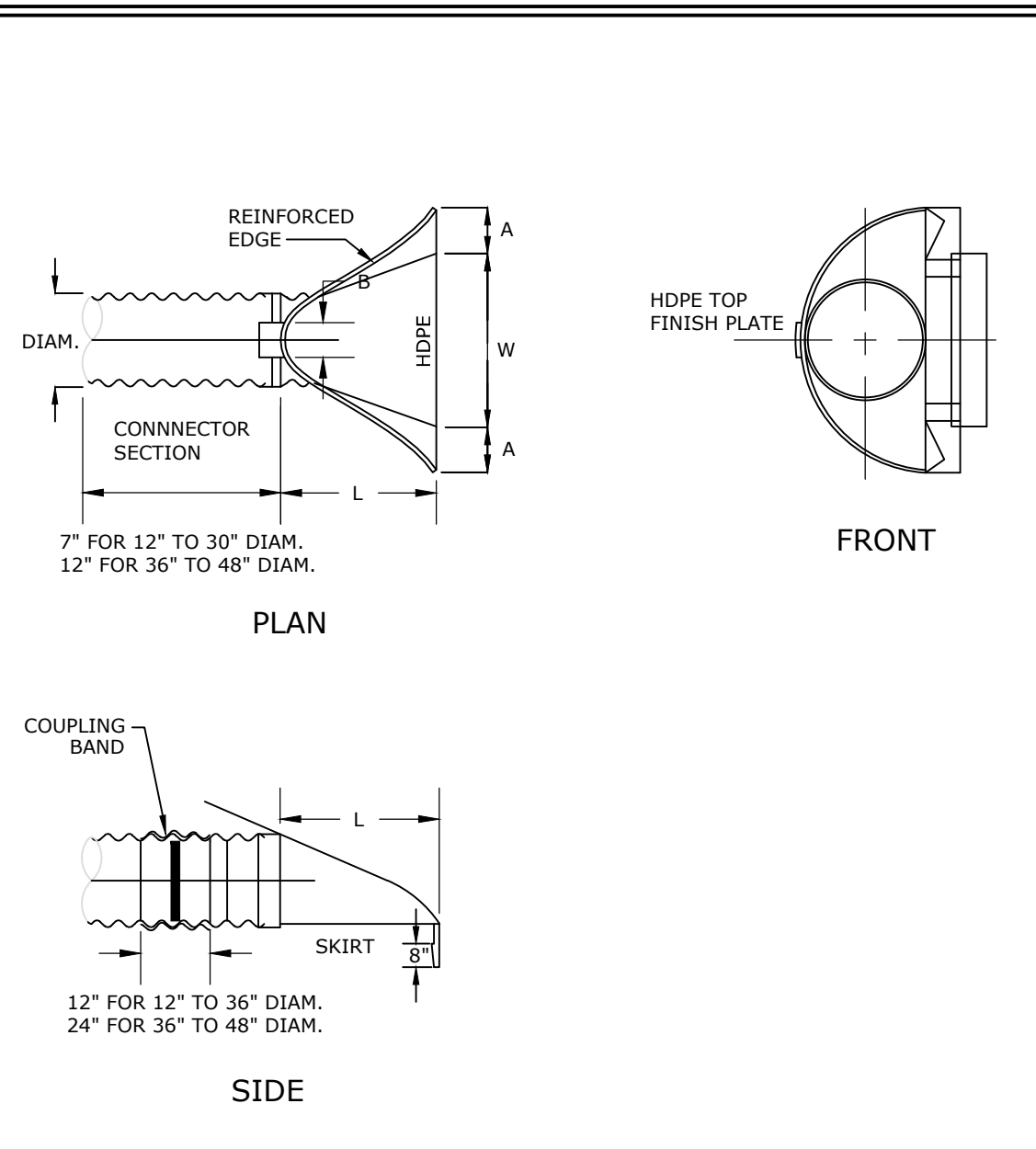
PRECAST CONCRETE CATCH BASIN

32111A
12/15/93
REV# 1



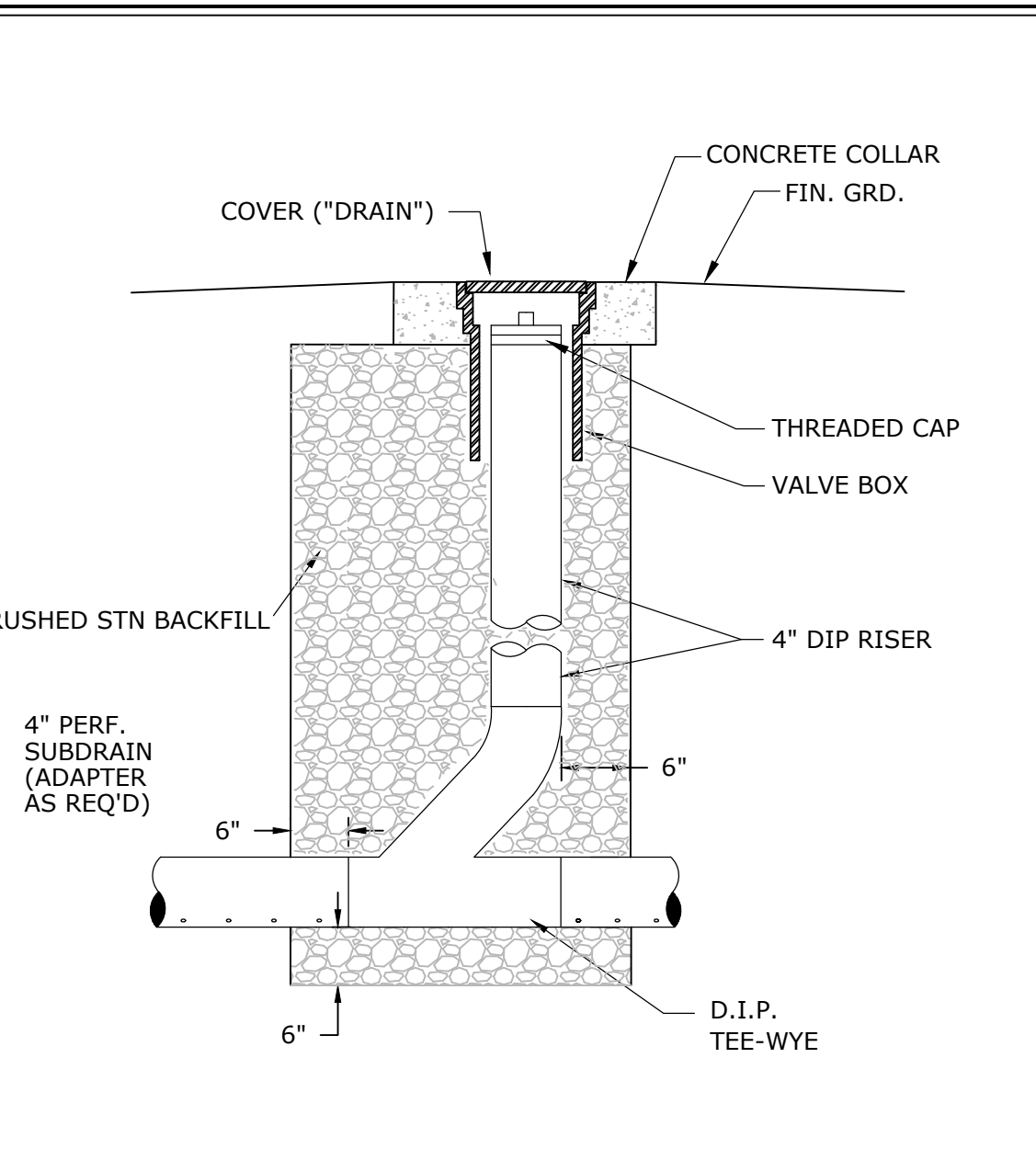
STONE DISCHARGE APRON

32106A

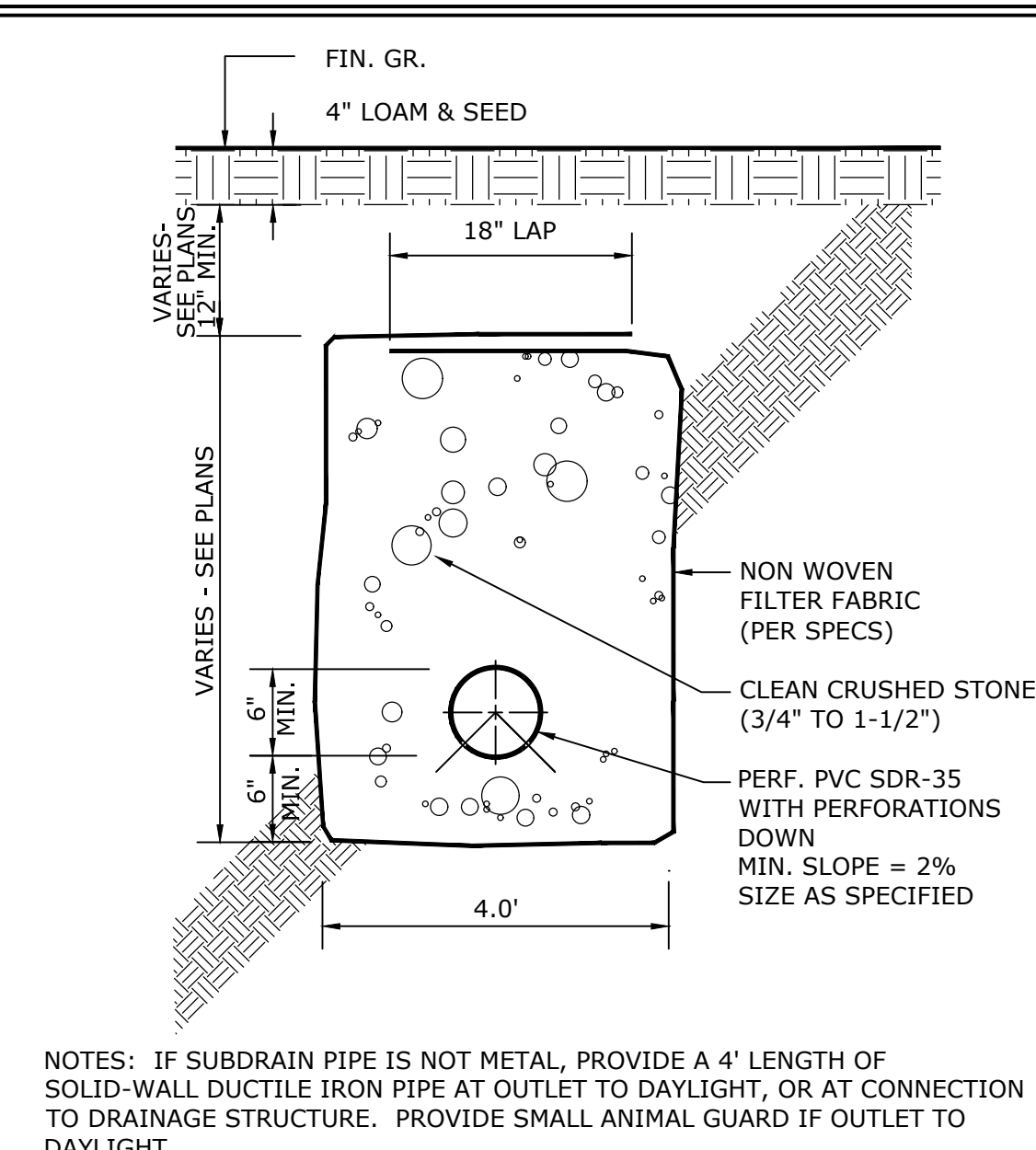


FLARED END SECTION

32117A
6/22/93
REV# 0

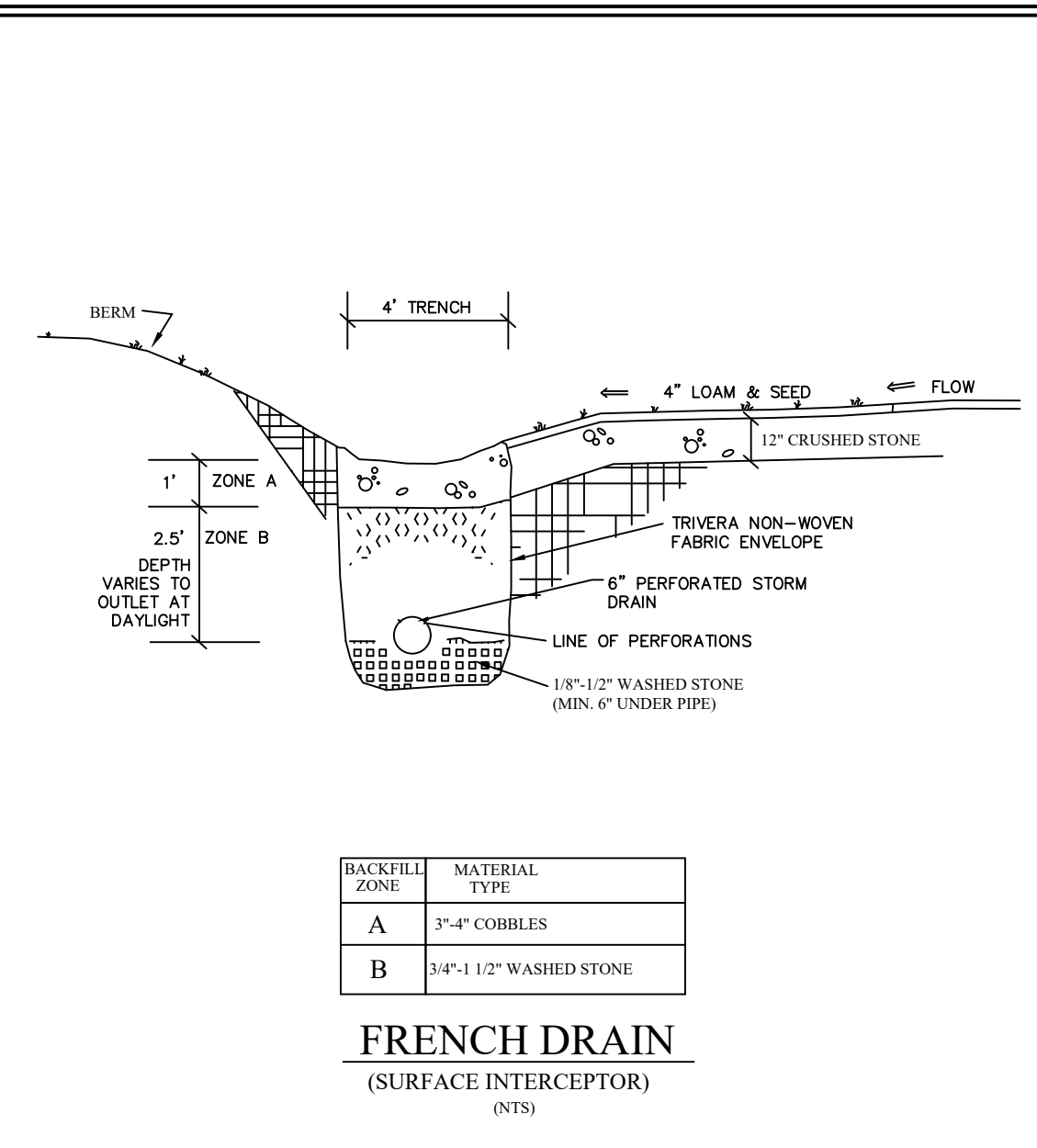


SUBDRAIN CLEANOUT



SUBDRAIN

32103A
6/10/2011
REV# 1



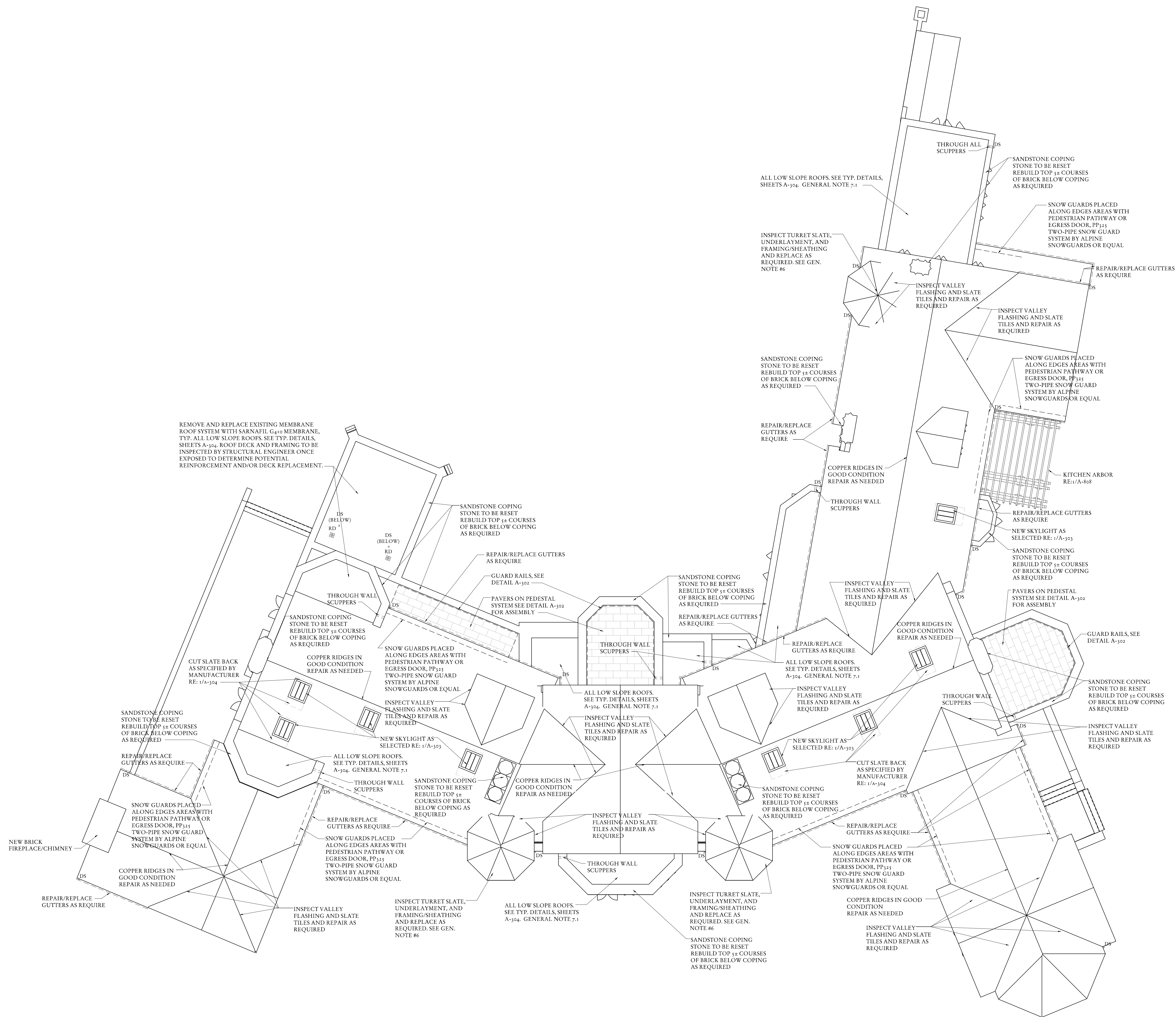
FRENCH DRAIN

32104A
7/16/93
REV# 0



1. Concrete : 5,000 P.S.I
Minimum Strength @ 28 Days
2. Steel Reinforcing— ASTM A-615,
Grade 60.
3. Cover to Steel—1" Minimum
4. Tanks are Designed to Meet ASTM
C858 and ACI 318 With AASHTO
HS-20 Loading
5. Earth Cover —0 to 5 Feet Max.
6. Construction Joint—Sealed with
1" Dia Butyl Rubber or Equivalent

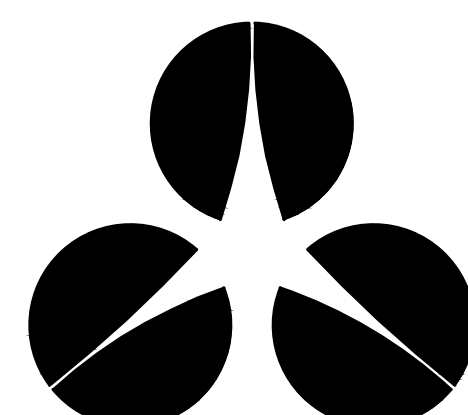
 Oldcastle Precast®	<u>GT-3000</u>	6'-0" x 14'-0" x 6'-0" I.D.
	FILE NAME: 324ECGGT3000_DET.DWG	Grease Trap
	ISSUE DATE: January, 2008	3,000 Gallon Capacity
	<u>www.oldcastleprecast.com</u>	Copyright © 2008 Oldcastle Precast



1 ROOF PLAN
1/8" = 1'-0"

GENERAL NOTES

1. MOST VINES REMOVED, BUT MANY SMALL TENDRILS REMAIN AND MUST BE CAREFULLY REMOVED.
2. WATER INFILTRATION MUST BE CONTROLLED AND BUILDING ENVELOPE SEALED PRIOR TO ANY REPAIRS OR RESTORATION WORK TO MASONRY WALLS, WOOD TRIM, OR WINDOW REPAIRS/REPLACEMENTS
3. WINDOWS
 - 3.1. ALL WINDOWS TO BE REPLACED EXCEPT TARGETED ORIGINAL HISTORIC WINDOWS AS NOTED
 - 3.2. HISTORIC LEADED GLASS TRANSOMS TO REMAIN AND BE PRESERVED/HISTORIC AS NEEDED.
 - 3.3. HISTORIC LEADED GLASS TRANSOMS AT EAST CONSERVATORY TO BE PRESERVED/RESTORED AS NEEDED.
4. FLASHING
 - 4.1. ALL WATERPROOFING THROUGHOUT THE BUILDING REQUIRES REPLACEMENT WITH CORRECT DETAILING AND MATERIALS, VERIFIED BY CONTRACTOR & ENVELOPE CONSULTANTS
5. DRAINAGE
 - 5.1. ALL COPPER LEADERS AND GUTTERS TO BE INSPECTED TO DETERMINE IF NEW ONES ARE REQUIRED. ASSUME ALL GUTTERS REQUIRE REPLACEMENT. REPLACE WITH COPPER GUTTERS
 - 5.2. INSPECT VALLEY FLASHING FOR NEEDED REPLACEMENT/REPAIR. ASSUME 25% WILL NEED REPAIRS.
6. SLATE ROOFS
 - 6.1. ASSUME 3-5% OF TILES SPECIFICALLY ALONG ROOF VALLEYS, DORMERS, AND TWO TURRETS WILL NEED REPLACEMENT DUE TO CRACKED, MISSING, OR DISLOCATED TILES.
 - 6.2. REMOVE EXISTING UNDERLAYMENT AT ANY DAMAGED LOCATIONS AND PROVIDE NEW 30LB FELT UNDERLAYMENT AS REQUIRED.
 - 6.3. EXAMINE TURRET WOOD FRAMING FOR WATER DAMAGE. REPAIR AS REQUIRED.
7. FLAT ROOFS
 - 7.1. REMOVE AND REPLACE EXISTING MEMBRANE ROOF SYSTEM WITH SARNAFIL G410 MEMBRANE. TYP. ALL LOW SLOPE ROOFS. SEE TYP. DETAILS, SHEETS A-304. ROOF DECK AND FRAMING TO BE INSPECTED BY STRUCTURAL ENGINEER ONCE EXPOSED TO DETERMINE POTENTIAL REINFORCEMENT AND/OR DECK REPLACEMENT. VERIFY EXISTING PITCH PROVIDES SUFFICIENT DRAINAGE TOWARDS EXISTING DRAINS/SCUPPERS. MODIFY PITCH AS REQUIRED FOR SUFFICIENT DRAINAGE (1/8"=12" MINIMUM REQ'D).
 - 7.2. SNOW GUARDS PLACED ALONG EDGES OF ALL STEEPLY PITCHED ROOF AREAS. PP325 TWO-PIPE SNOW GUARD SYSTEM BY ALPINE SNOWGUARDS OR EQUAL MASONRY
9. MASONRY
 - 9.1. REPAIR ALL CRACKING, ESPECIALLY AT PARAPETS, BELOW OR ADJACENT TO ROOFLINES, ROOF DRAINAGE VALLEYS, GUTTERS, AND LEADERS. REPAIR PARAPETS DOWN TO 1 COURSE OF ROOF FLASHING ON INSIDE WYTHE AND DOWN TO LINTEL ON OUTSIDE WYTHE AS REQUIRED. REFER TO BUILDING ENVELOPE REPORT FOR RECOMMENDATIONS. REMOVE AND CLEAN ALL BIOLOGICAL GROWTH AND EFFLORESCENCE
 - 9.2. REPOINT WALLS BETWEEN BRICK TO BRICK, BRICK TO STONE AND STONE TO STONE AS REQUIRED. MORTAR MIX TO BE DEVELOPED THROUGH MORTAR TESTING AND PETROGRAPHY OF MORTAR SAMPLES OF BRICK/SANDSTONE. MATCH EXISTING BOND, COLOR, TEXTURE, AND SIZE.
 - 9.3. ALL SANDSTONE COPING STONES AT PARAPETS AND CHIMNEYS TO BE REMOVED TO ALLOW REVIEW OF THE MASONRY BELOW BY THE STRUCTURAL ENGINEER IN ORDER TO DETERMINE LEVEL OF REPAIR/RECONSTRUCTION NEEDED.
 - 9.4. ALL PARAPETS WHERE GUARD RAILS ARE TO BE PROVIDED ARE TO BE REMOVED AND REBUILT AS ILLUSTRATED IN DETAIL 1/A-302. WHERE PARAPETS ARE TO BE REBUILT, EXISTING MASONRY IS TO BE REMOVED TO THE LEVEL OF THE ROOF DECK OR BELOW ROOF FLASHING MINIMUM
 - 9.5. STRUCTURAL ENGINEER TO CONDUCT NON-DESTRUCTION EVALUATION OF ALL PARAPETS AND CHIMNEYS UPON REMOVAL OF CAPS
10. STUCCO
 - 10.4. REPAIR MINOR CRACKS AS NECESSARY (ALLOCATE 10% OF EXISTING STUCCO TO BE REPAIRED)
11. EXTERIOR WOOD TRIM & HALF TIMBERING
 - 11.1. REPAIR AND RESTORE IN-SITU IN MOST CASES
 - 11.2. SILLIS AND LOWER SECTION OF STILES AT WINDOW FRAME TRIM, HALF TIMBERING, CORBELS, AND ORNAMENT TO BE CONSOLIDATED OR REPAIRED WITH DUTCHMEN OR REPLACED AS REQUIRED.



edm

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engineering
management

pittsfield, ma
unionville, ct
troy, ny

(888) 336-6500

team@edm-ae.com

credits:

KEN FULK

REV. 1997

210 SEVENTH ST. SAN FRANCISCO 94103
T 415.393.1164 F 415.393.1374 KENFULK.COM



MICHAEL G. IMBER
ARCHITECTS

designed by	drawn by
MGIA	MGIA
checked by	
EDM	
approved by	
TAW	

Blantyre Mansion Renovation

16 Blantyre Rd.
Lenox, MA 01240

notes:



REV:	DATE:	DESCRIPTION:	BY:
1	07.08.2022	exterior package	BM
2	08.04.2022		

Roof Plan

date

10.05.2022

project number

bln-5870

scale

1/8" = 1'-0"

drawing number

A-301



architecture
engineering
management

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troy, ny

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OWNER:

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T 415.385.1184 F 415.385.1174 KENFULK.COM



design by: MGIA
drawn by: MGIA

checked by: EDM

approved by: TAW

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Renovation

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Lenox, MA 01240

NOTES:



REV	DATE	DESCRIPTION	BY

DATE:
10.05.2022

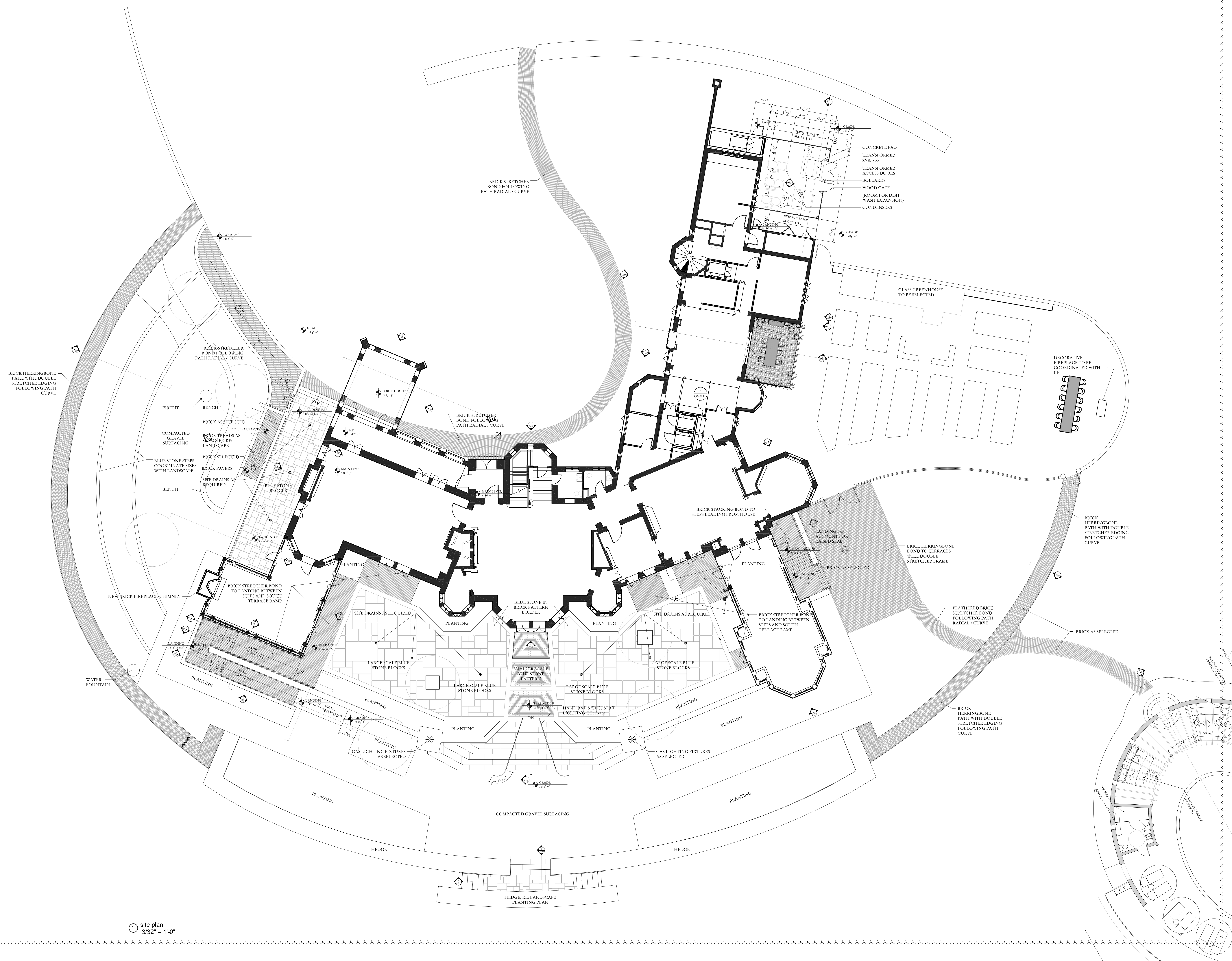
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bln-5870

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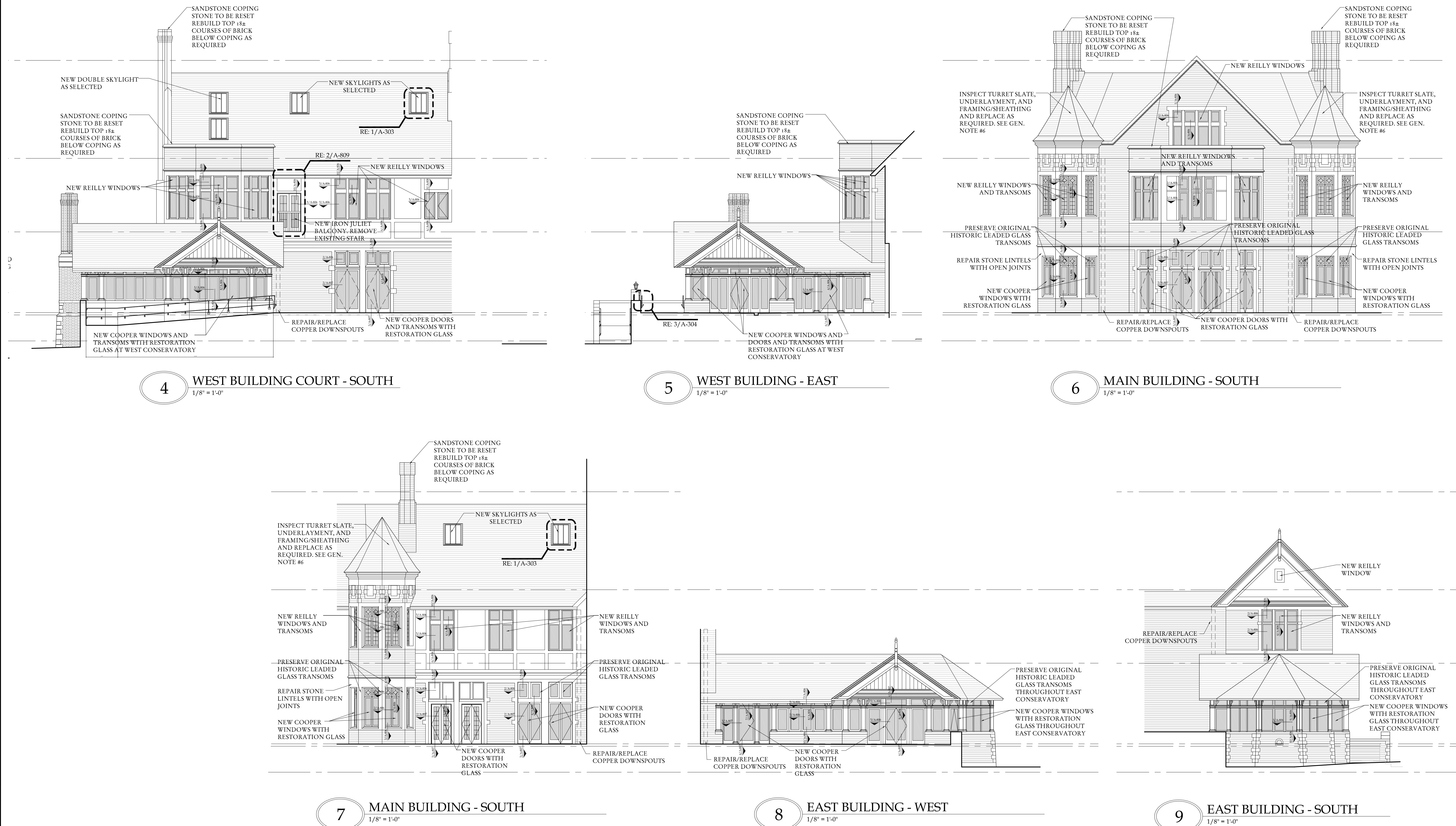
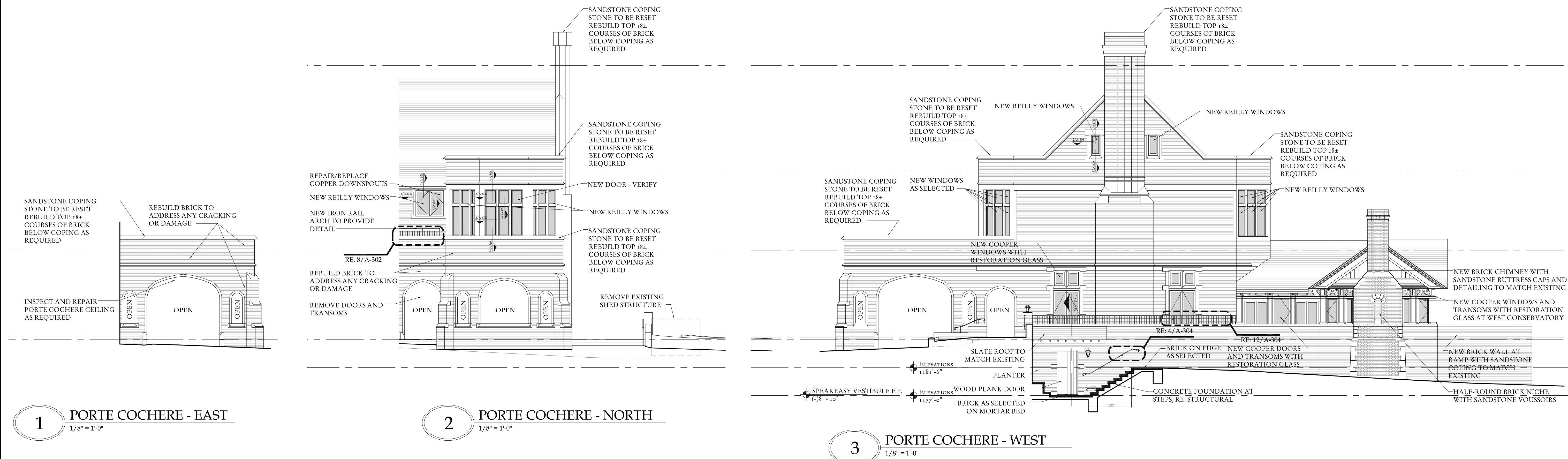
Drawing Number:

A-400

2018 COPYRIGHT edm



1 site plan
3/32" = 1'-0"



GENERAL NOTES

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MICHAEL G. IMBER
ARCHITECTS

design by: MGIA
checked by: MGIA

EDM
approved by: TAW

Blantyre Mansion
Renovation

16 Blantyre Rd,
Lenox, MA 01240

ISSUES:

REV	DATE	REVISION	BY
1	07.28.2022	initial package	EDM
2	08.04.2022	final package	EDM

exterior elevations

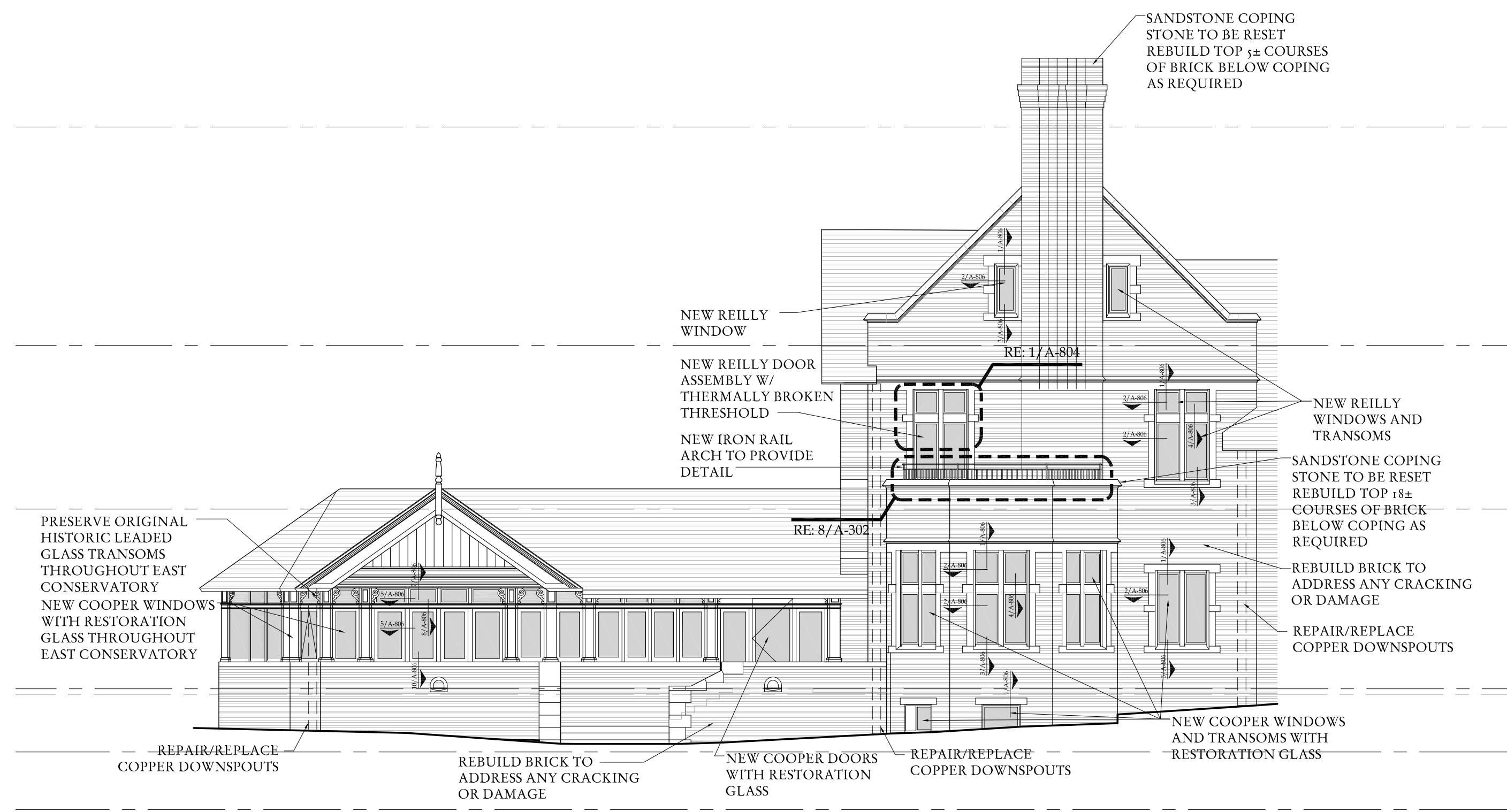
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PROJECT NUMBER: bln-5870

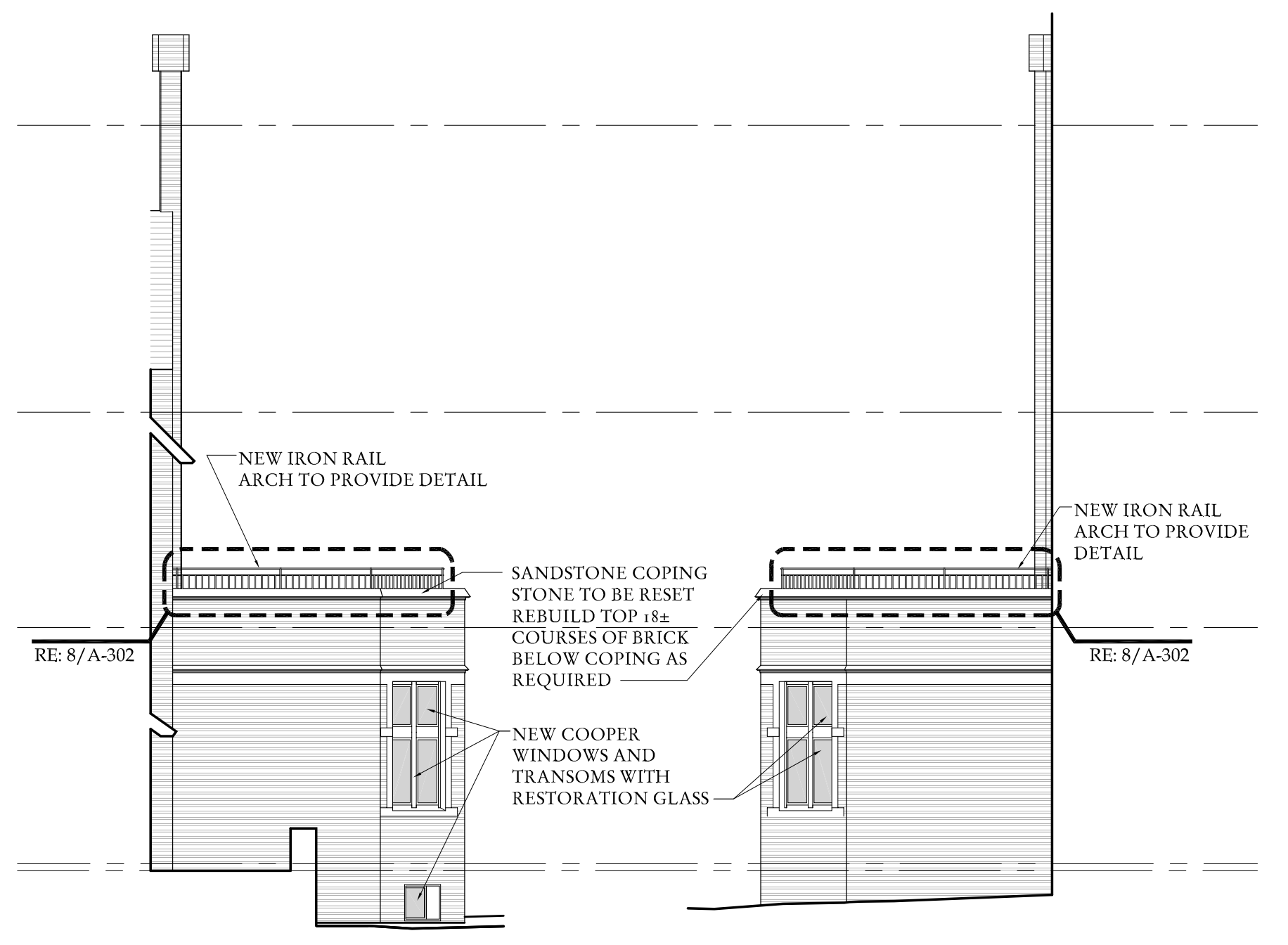
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DRAWING NUMBER:

A-401

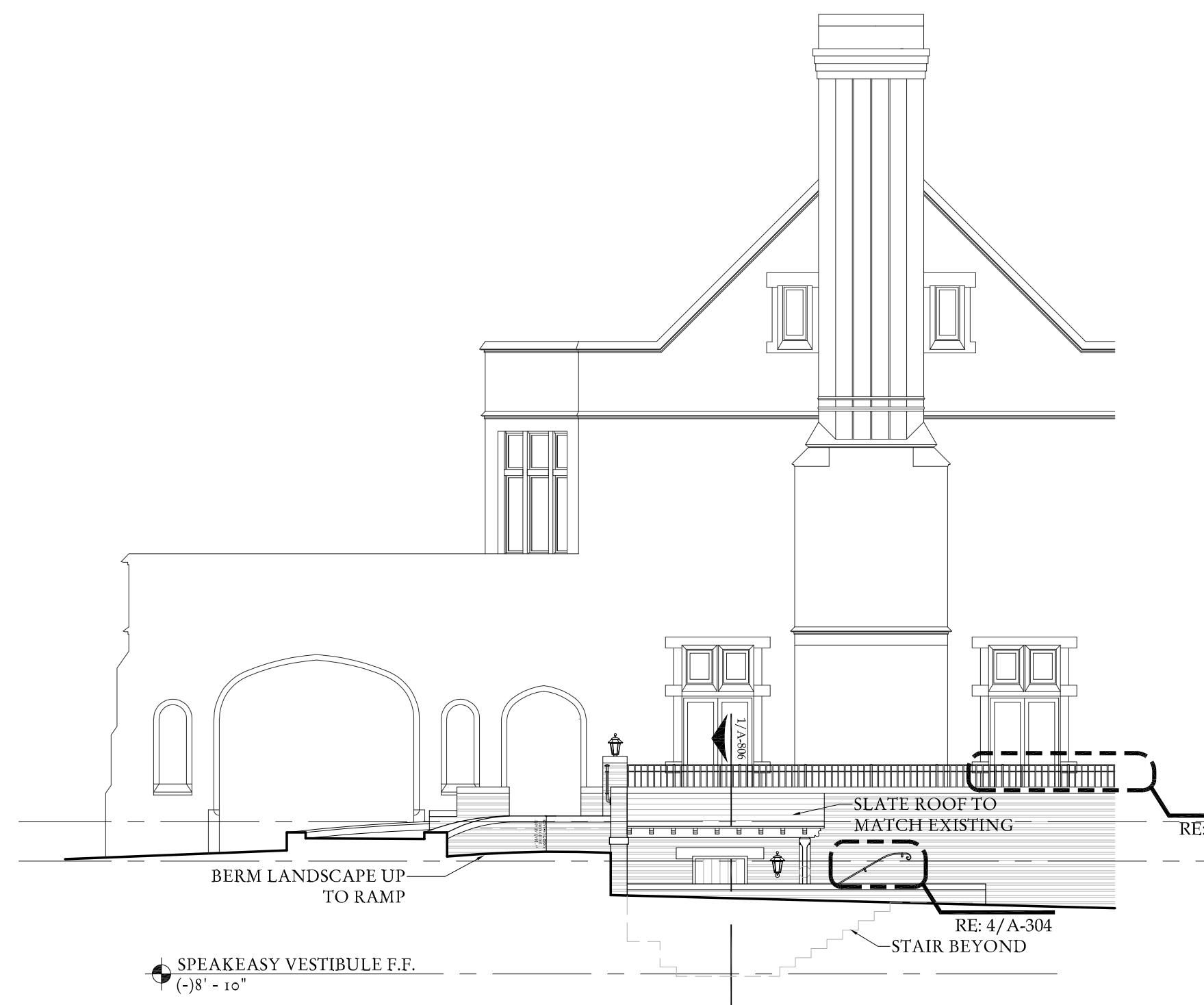


1 MAIN BUILDING EAST WING - EAST
1/8" = 1'-0"

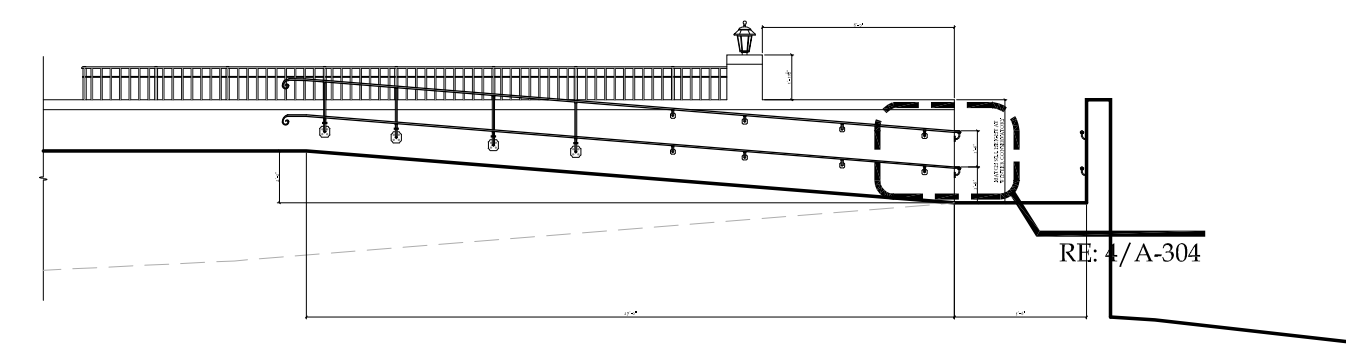


2 MAIN BUILDING EAST WING - SOUTH
1/8" = 1'-0"

3 MAIN BUILDING EAST WING - NORTH
1/8" = 1'-0"



4 SPEAKEASY ENTRANCE - WEST
1/8" = 1'-0"



5 SUMMER CONSERVATORY - SECTION
1/8" = 1'-0"



6 SUMMER CONSERVATORY - SECTION
1/8" = 1'-0"



7 SUMMER CONSERVATORY - SECTION
1/8" = 1'-0"

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5. DRAINAGE
 - 5.1. ALL COPPER LEADERS AND GUTTERS TO BE INSPECTED TO DETERMINE IF NEW ONES ARE REQUIRED. ASSUME ALL GUTTERS REQUIRE REPLACEMENT. REPLACE WITH COPPER GUTTERS
 - 5.2. INSPECT VALLEY FLASHING FOR NEEDED REPLACEMENT/REPAIR. ASSUME 25% WILL NEED REPAIRS.
6. SLATE ROOFS
 - 6.1. ASSUME 3-5% OF TILES SPECIFICALLY ALONG ROOF VALLEYS, DORMERS, AND TWO TURRETS WILL NEED REPLACEMENT DUE TO CRACKED, MISSING, OR DISLOCATED TILES.
 - 6.2. REMOVE EXISTING UNDERLAYMENT AT ANY DAMAGED LOCATIONS AND PROVIDE NEW 30LB FELT UNDERLAYMENT AS REQUIRED.
 - 6.3. EXAMINE TURRET WOOD FRAMING FOR WATER DAMAGE. REPAIR AS REQUIRED.
7. FLAT ROOFS
 - 7.1. REMOVE AND REPLACE EXISTING MEMBRANE ROOF SYSTEM WITH SARNAFIL G410 MEMBRANE. TYP. ALL LOW SLOPE ROOFS. SEE TYP. DETAILS, SHEETS A-304. ROOF DECK AND FRAMING TO BE INSPECTED BY STRUCTURAL ENGINEER ONCE EXPOSED TO DETERMINE POTENTIAL REINFORCEMENT AND/OR DECK REPLACEMENT. VERIFY EXISTING PITCH PROVIDES SUFFICIENT DRAINAGE TOWARDS EXISTING DRAINS/SCUPPERS. MODIFY PITCH AS REQUIRED FOR SUFFICIENT DRAINAGE (1/8":12" MINIMUM REQ'D).
 - 7.2. SNOW GUARDS PLACED ALONG EDGES OF ALL STEEPLY PITCHED ROOF AREAS. PP325 TWO-PIPE SNOW GUARD SYSTEM BY ALPINE SNOWGUARDS OR EQUAL MASONRY
9. MASONRY
 - 9.1. REPAIR ALL CRACKING, ESPECIALLY AT PARAPETS, BELOW OR ADJACENT TO ROOFLINES, ROOF DRAINAGE VALLEYS, GUTTERS, AND LEADERS. REPAIR PARAPETS DOWN TO 1 COURSE OF ROOF FLASHING ON INSIDE WYTHE AND DOWN TO LINTEL ON OUTSIDE WYTHE AS REQUIRED. REFER TO BUILDING ENVELOPE REPORT FOR RECOMMENDATIONS.
 - 9.2. REMOVE AND CLEAN ALL BIOLOGICAL GROWTH AND EFFLORESCENCE
 - 9.3. REPOINT WALLS BETWEEN BRICK TO BRICK, BRICK TO STONE AND STONE TO STONE AS REQUIRED. MORTAR MIX TO BE DEVELOPED THROUGH MORTAR TESTING AND PETROGRAPHY OF MORTAR SAMPLES OF BRICK/SANDSTONE. MATCH EXISTING BOND, COLOR, TEXTURE, AND SIZE.
 - 9.4. ALL SANDSTONE COPING STONES AT PARAPETS AND CHIMNEYS TO BE REMOVED TO ALLOW REVIEW OF THE MASONRY BELOW BY THE STRUCTURAL ENGINEER IN ORDER TO DETERMINE LEVEL OF REPAIR/RECONSTRUCTION NEEDED.
 - 9.5. ALL PARAPETS WHERE GUARD RAILS ARE TO BE PROVIDED ARE TO BE REMOVED AND REBUILT AS ILLUSTRATED IN DETAIL 1/A-302. WHERE PARAPETS ARE TO BE REBUILT, EXISTING MASONRY IS TO BE REMOVED TO THE LEVEL OF THE ROOF DECK OR BELOW ROOF FLASHING MINIMUM
 - 9.6. STRUCTURAL ENGINEER TO CONDUCT NON-DESTRUCTION EVALUATION OF ALL PARAPETS AND CHIMNEYS UPON REMOVAL OF CAPS
10. STUCCO
 - 10.4. REPAIR MINOR CRACKS AS NECESSARY (ALLOCATE 10% OF EXISTING STUCCO TO BE REPAIRED)
11. EXTERIOR WOOD TRIM & HALF TIMBERING
 - 11.1. REPAIR AND RESTORE IN-SITU IN MOST CASES
 - 11.2. SILLS AND LOWER SECTION OF STILES AT WINDOW FRAME TRIM, HALF TIMBERING, CORBELS, AND ORNAMENT TO BE CONSOLIDATED OR REPAIRED WITH DUTCHMEN OR REPLACED AS REQUIRED.



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design by: MGIA

checked by: EDM

approved by: TAW

Blantyre Mansion
Renovation

16 Blantyre Rd,
Lenox, MA 01240

ISSUES

REV	DATE	DESCRIPTION	BY

exterior elevations

DATE

10.05.2022

PROJECT NUMBER

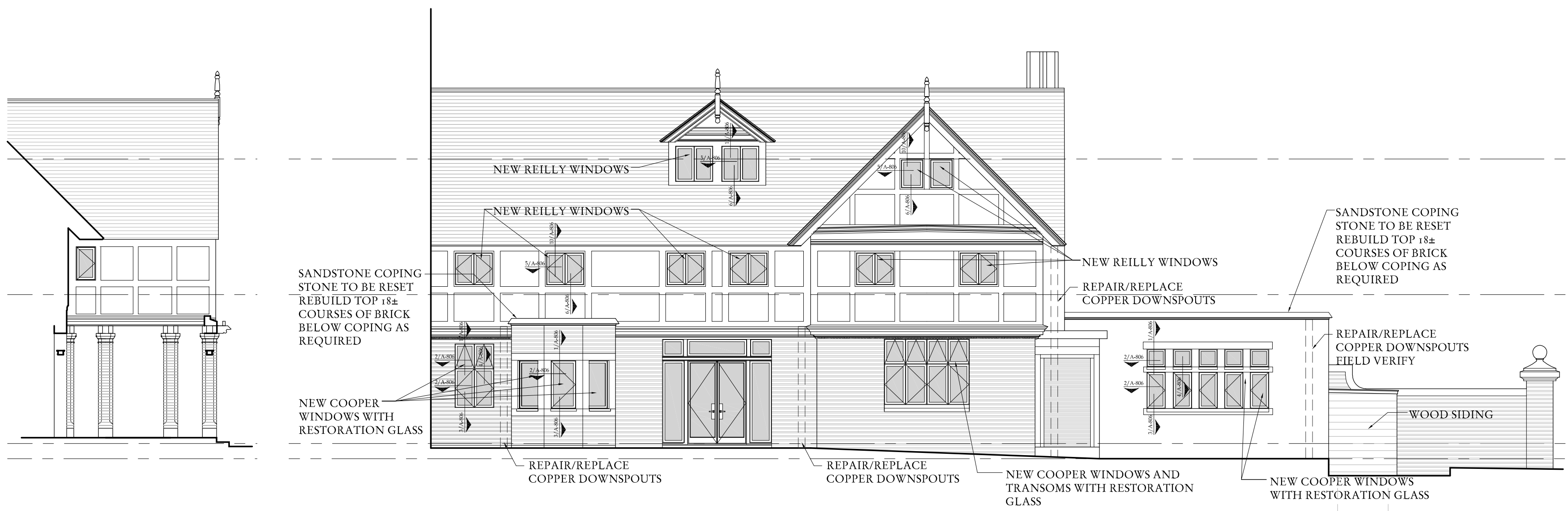
bln-5870

SCALE

1/8" = 1'-0"

DRAWING NUMBER

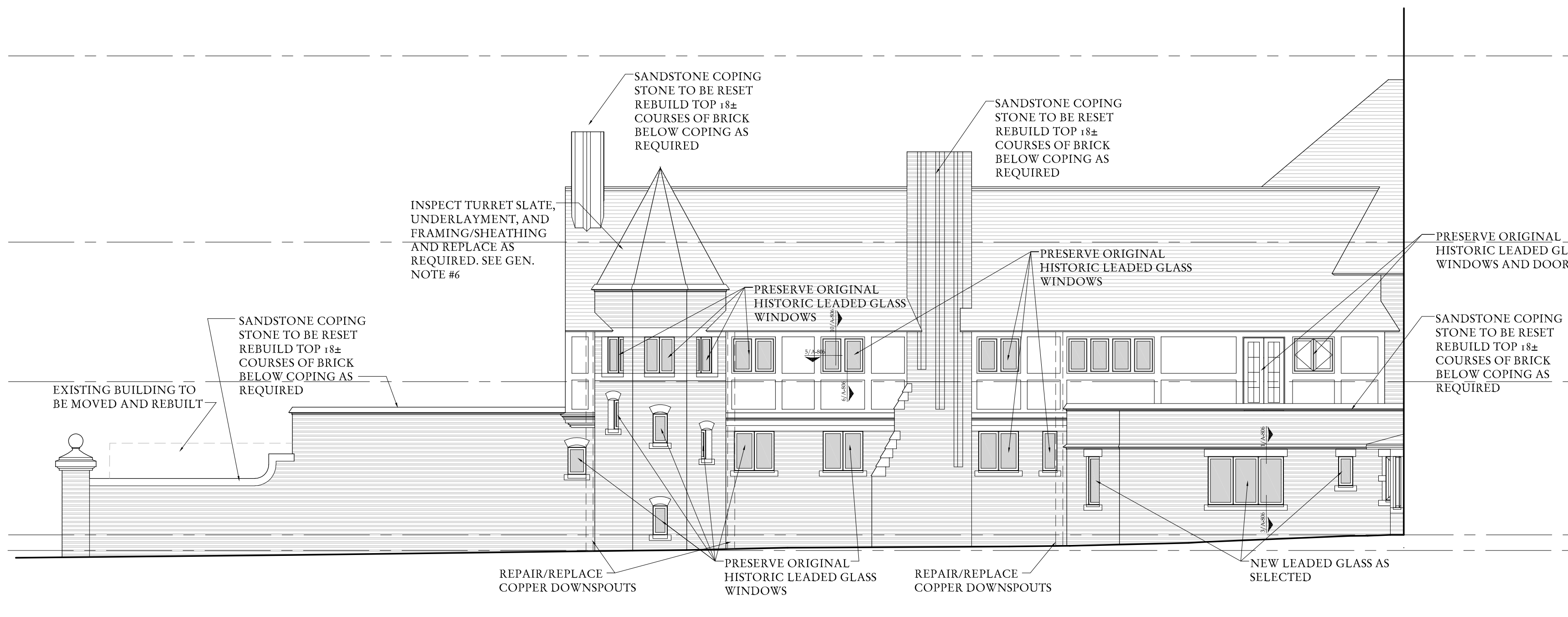
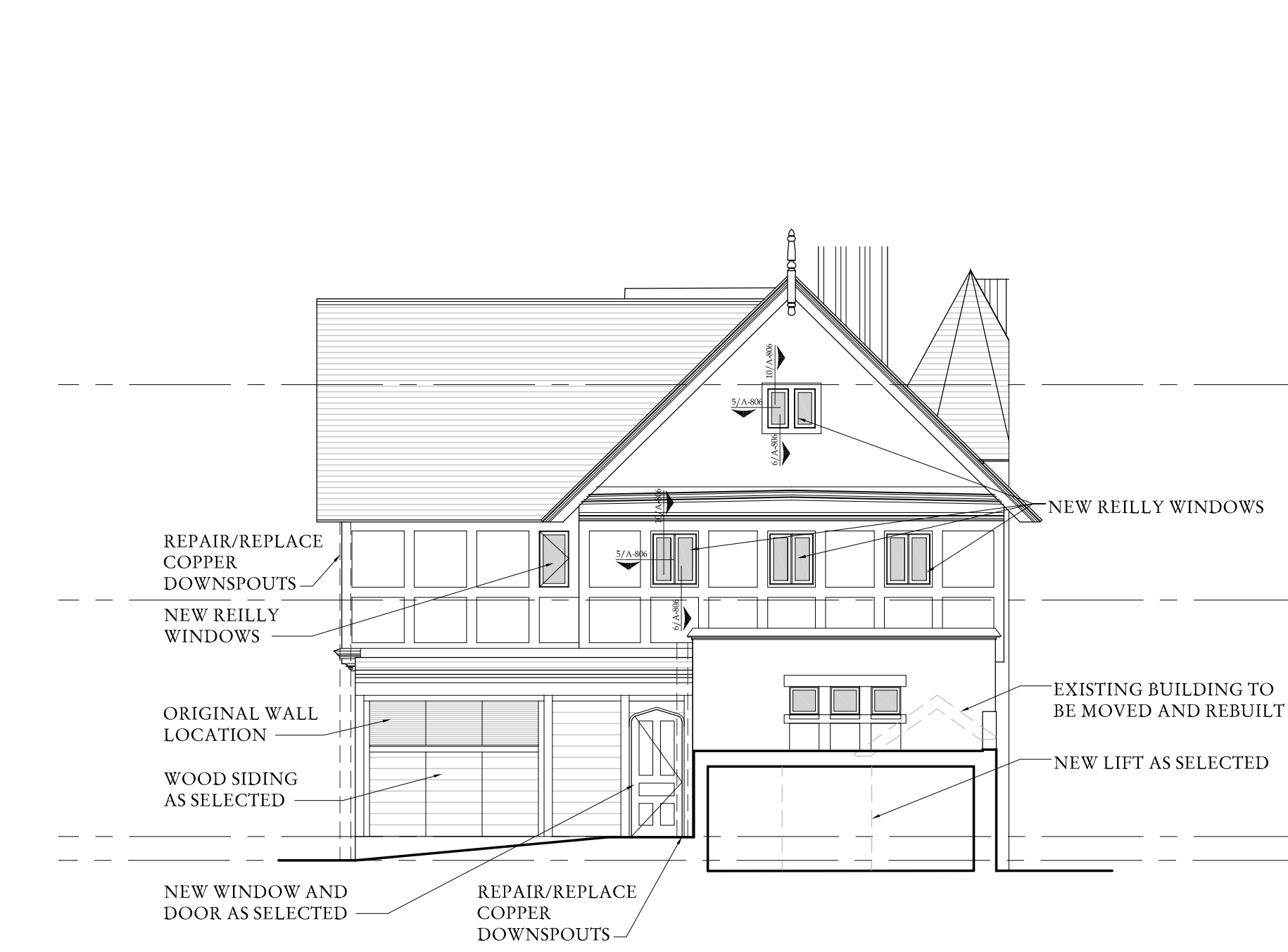
A-402



1 KITCHEN ARBOR SECTION
1/8" = 1'-0"

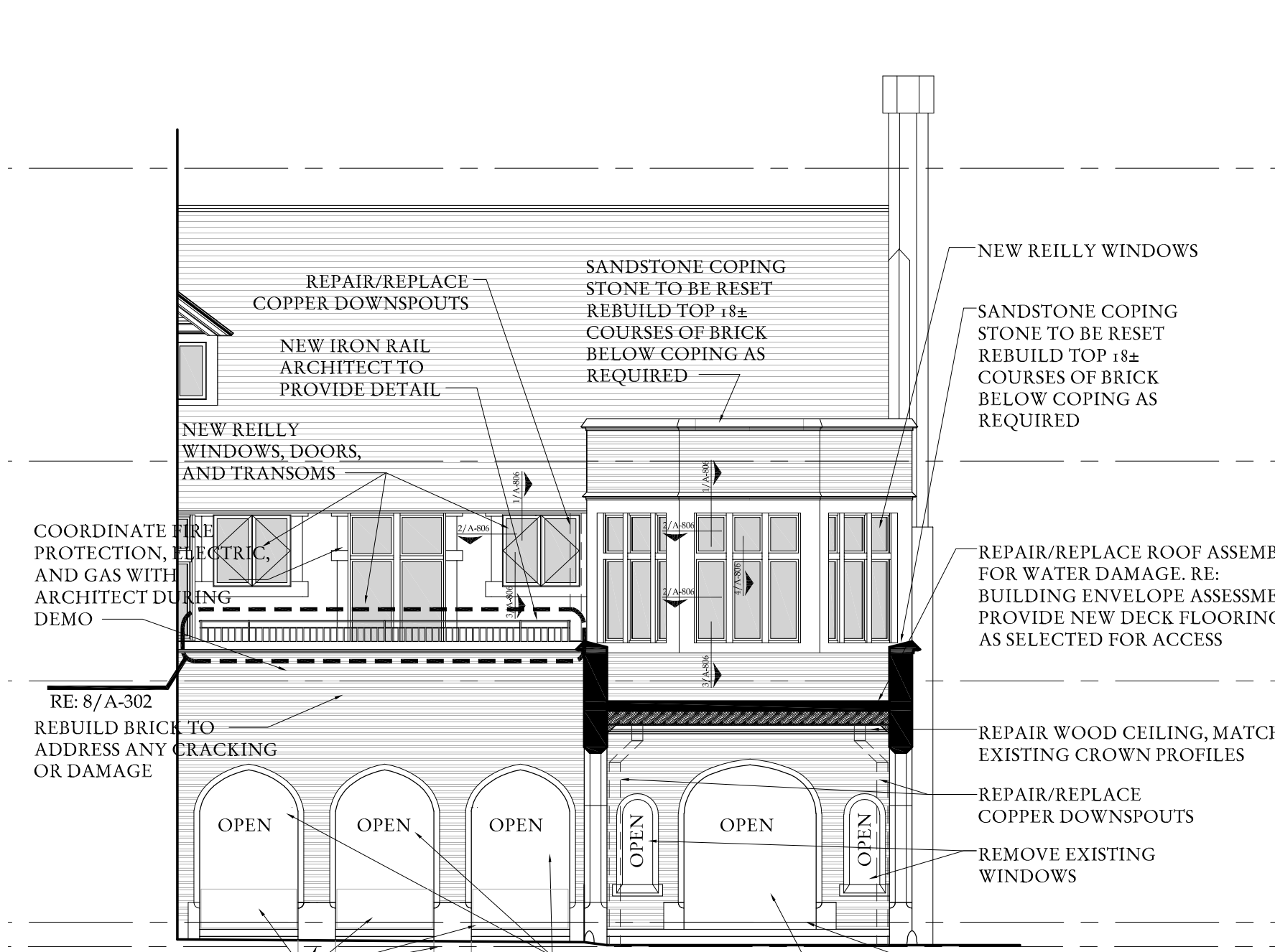
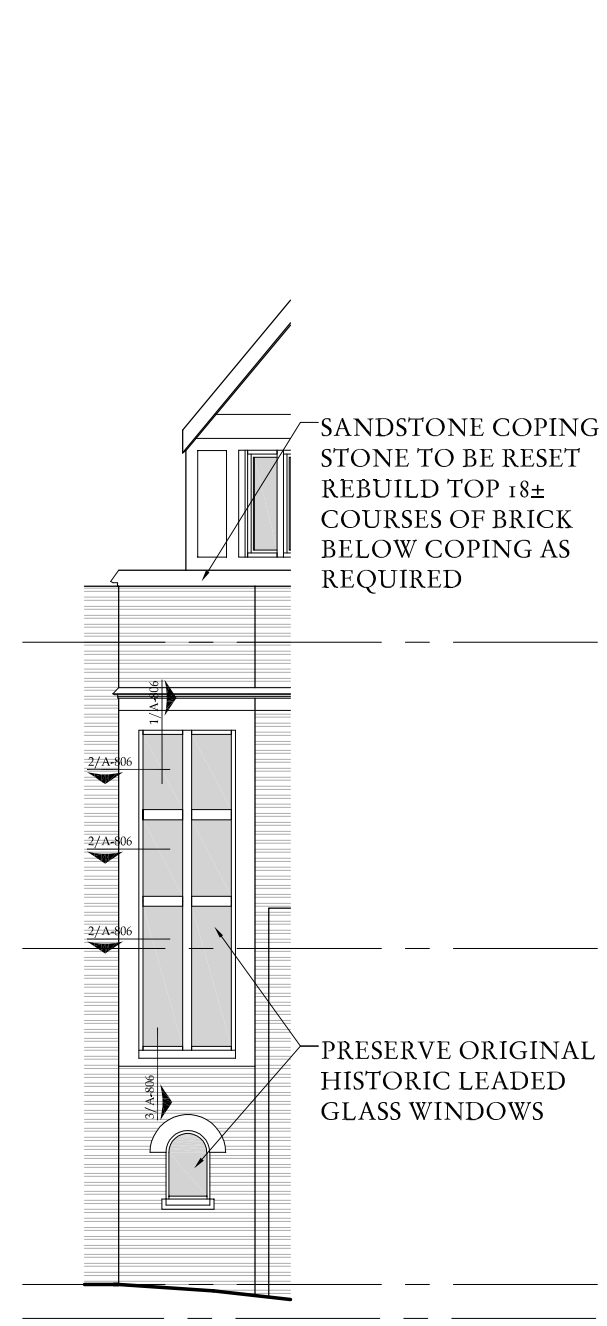
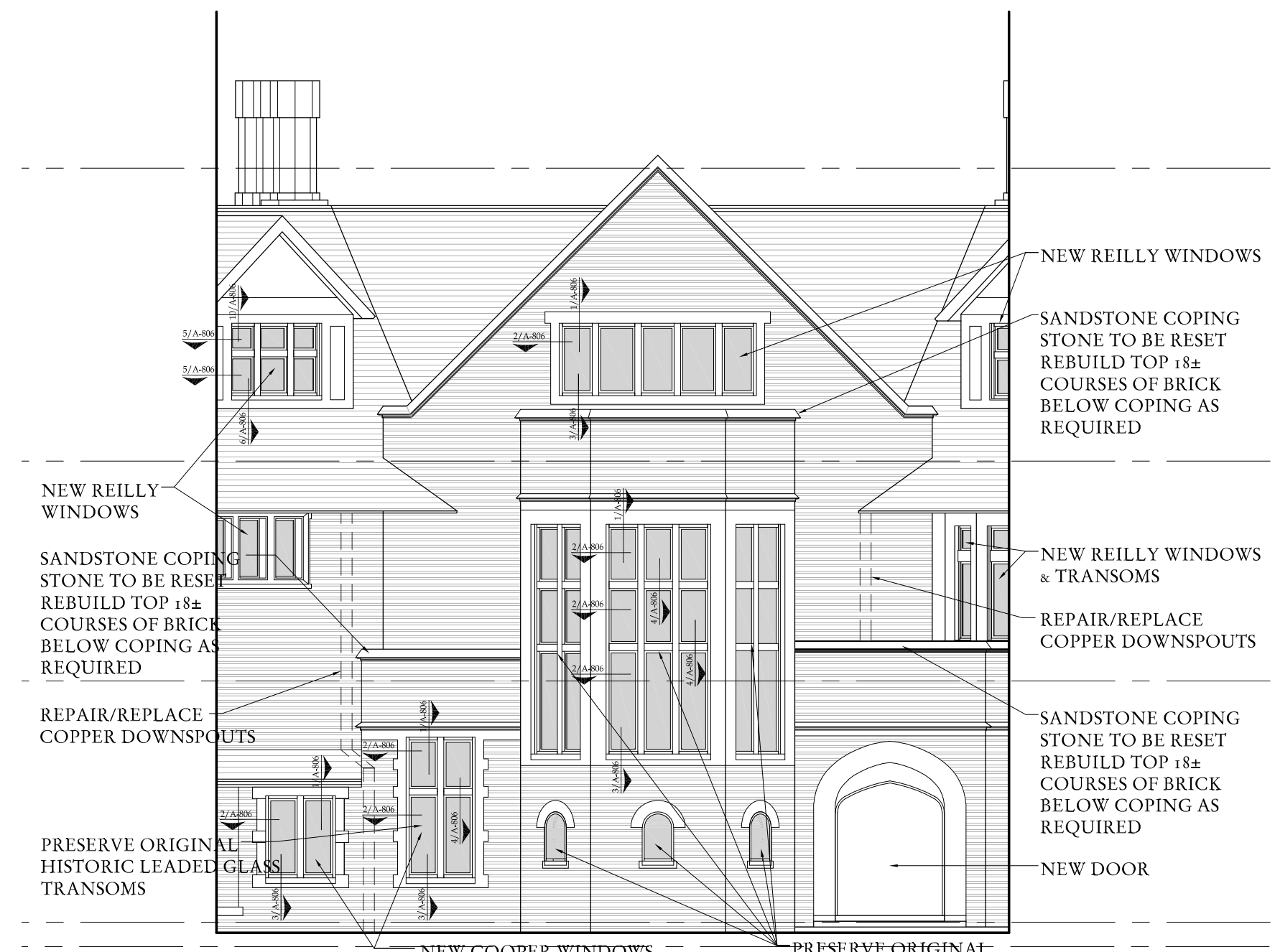
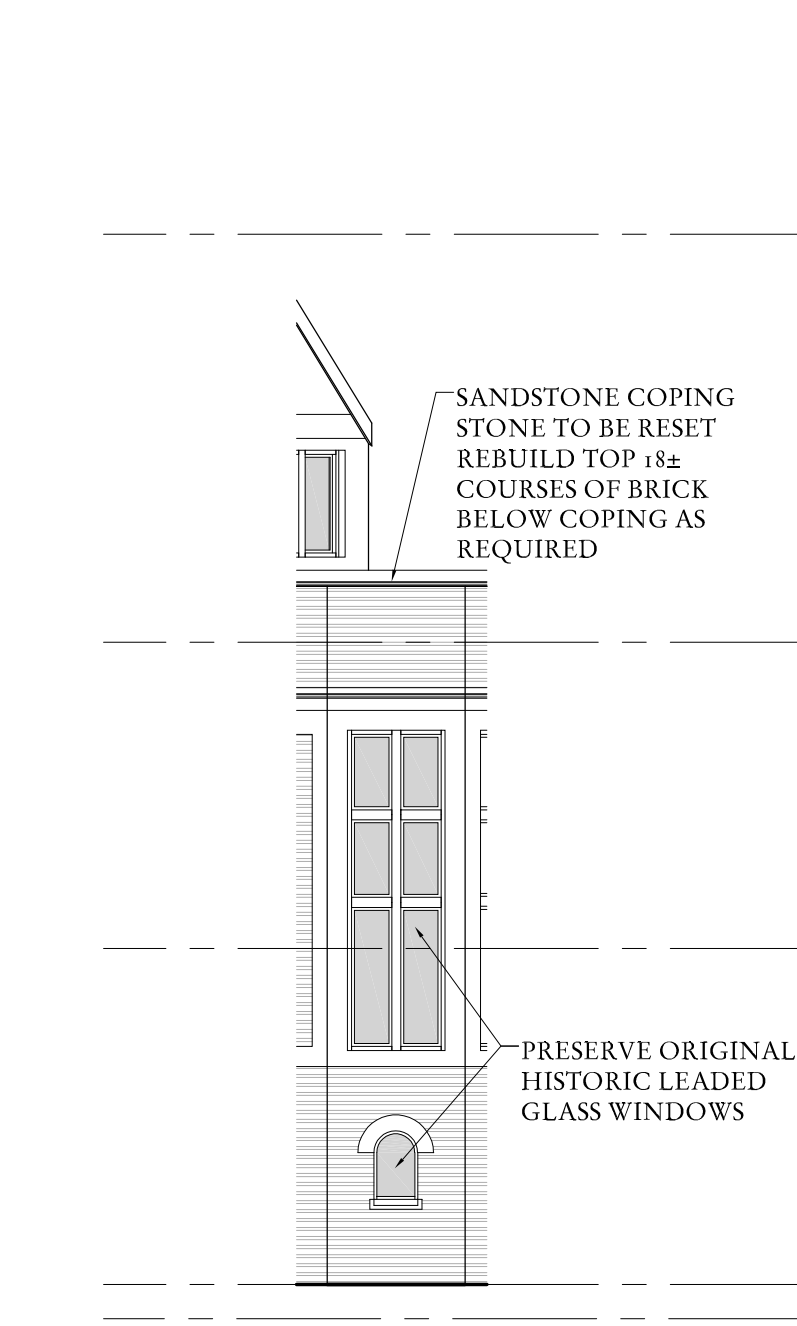
2 KITCHEN W/O ARBOR FOR CLARITY
1/8" = 1'-0"

3 KITCHEN ENTRY - WEST
1/8" = 1'-0"



4 KITCHEN - SOUTH
1/8" = 1'-0"

5 KITCHEN - EAST
1/8" = 1'-0"



6 MAIN BUILDING - EAST
1/8" = 1'-0"

7 MAIN BUILDING - NORTH
1/8" = 1'-0"

8 MAIN BUILDING - WEST
1/8" = 1'-0"

9 PORTE COCHERE - SOUTH
1/8" = 1'-0"

GENERAL NOTES

- Most vines removed, but many small tendrils remain and must be carefully removed.
- Water infiltration must be controlled and building envelope sealed prior to any repairs or restoration work to masonry walls, wood trim, or window repairs/replacements.
- Windows
 - All windows to be replaced except targeted original historic windows as noted.
 - Historic leaded glass transoms to remain and be preserved/restored as needed.
 - Historic leaded glass transoms at east conservatory to be preserved/restored as needed.
- Flashing
 - All waterproofing throughout the building requires replacement with correct detailing and materials, verified by contractor & envelope consultants.
- Drainage
 - All copper leaders and gutters to be inspected to determine if new ones are required. Assume all gutters require replacement. Replace with copper gutters.
 - Inspect valley flashing for needed replacement/repair. Assume 25% will need repairs.
- Slate Roofs
 - Assume 3-5% of tiles specifically along roof valleys, dormers, and two turrets will need replacement due to cracked, missing, or dislocated tiles.
 - Remove existing underlayment at any damaged locations and provide new 30lb felt underlayment as required.
 - Examine turret wood framing for water damage. Repair as required.
- Flat roofs
 - Remove and replace existing membrane roof system with Sarnafil 6410 membrane. TYP. ALL LOW SLOPE ROOFS. SEE TYP. DETAILS, SHEETS A-304. ROOF DECK AND FRAMING TO BE INSPECTED BY STRUCTURAL ENGINEER ONCE EXPOSED TO DETERMINE POTENTIAL REINFORCEMENT AND/OR DECK REPLACEMENT. VERIFY EXISTING PITCH PROVIDES SUFFICIENT DRAINAGE TOWARDS EXISTING DRAINS/SCUPPERS. MODIFY PITCH AS REQUIRED FOR SUFFICIENT DRAINAGE (1/8"=12" MINIMUM REQ'D).
 - Snow guards placed along edges of all steeply pitched roof areas. PP325 TWO-PIPE SNOW GUARD SYSTEM BY ALPINE SNOWGUARDS OR EQUAL MASONRY.
- Masonry
 - Repair all cracking, especially at parapets, below or adjacent to rooflines, roof drainage valleys, gutters, and leaders. Repair parapets down to 1 course of roof flashing on inside wythe and down to lintel on outside wythe as required. Refer to building envelope report for recommendations.
 - Remove and clean all biological growth and efflorescence.
 - Repoint walls between brick to brick, brick to stone and stone to stone as required. Mortar mix to be developed through mortar testing and petrography of mortar samples of brick/sandstone. Match existing bond, color, texture, and size.
 - All sandstone coping stones at parapets and chimneys to be removed to allow review of the masonry below by the structural engineer in order to determine level of repair/reconstruction needed.
 - All parapets where guard rails are to be provided are to be removed and rebuilt as illustrated in detail 1/A-302. WHERE PARAPETS ARE TO BE REBUILT, EXISTING MASONRY IS TO BE REMOVED TO THE LEVEL OF THE ROOF DECK OR BELOW ROOF FLASHING MINIMUM.
 - STRUCTURAL ENGINEER TO CONDUCT NON-DESTRUCTION EVALUATION OF ALL PARAPETS AND CHIMNEYS UPON REMOVAL OF CAPS.
- Stucco
 - Repair minor cracks as necessary (allocate 10% of existing stucco to be repaired).
- Exterior Wood Trim & Half Timbering
 - Repair and restore in-situ in most cases.
 - Sills and lower section of stiles at window frame trim, half timbering, corbels, and ornament to be consolidated or repaired with dutchmen or replaced as required.

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MICHAEL G. IMBER
ARCHITECTS

design by:	drawn by:
MGIA	MGIA
checked by:	
EDM	
approved by:	
TAW	

Blantyre Mansion
Renovation

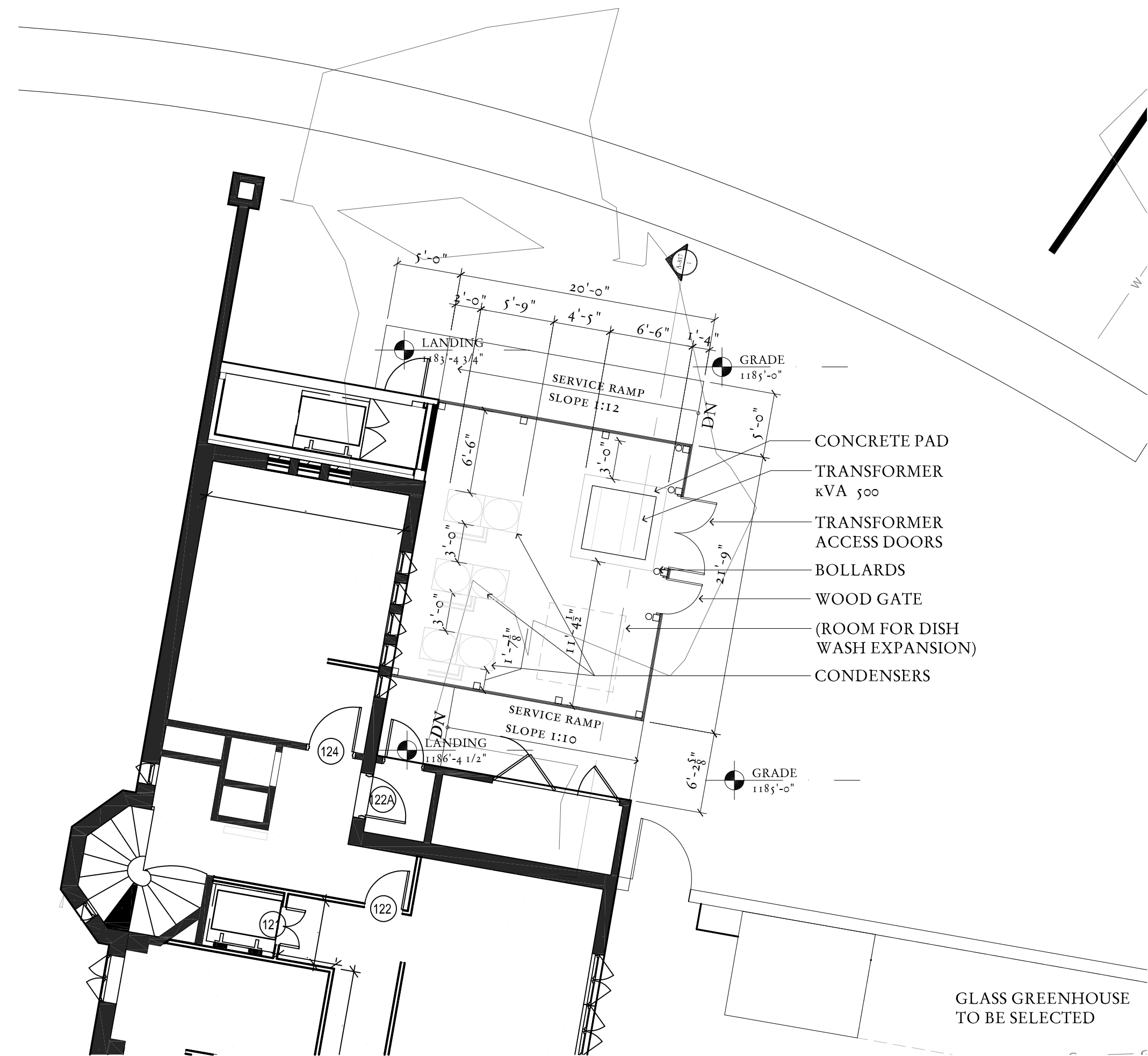
16 Blantyre Rd,
Lenox, MA 01240

REV	DATE	REVISION	BY

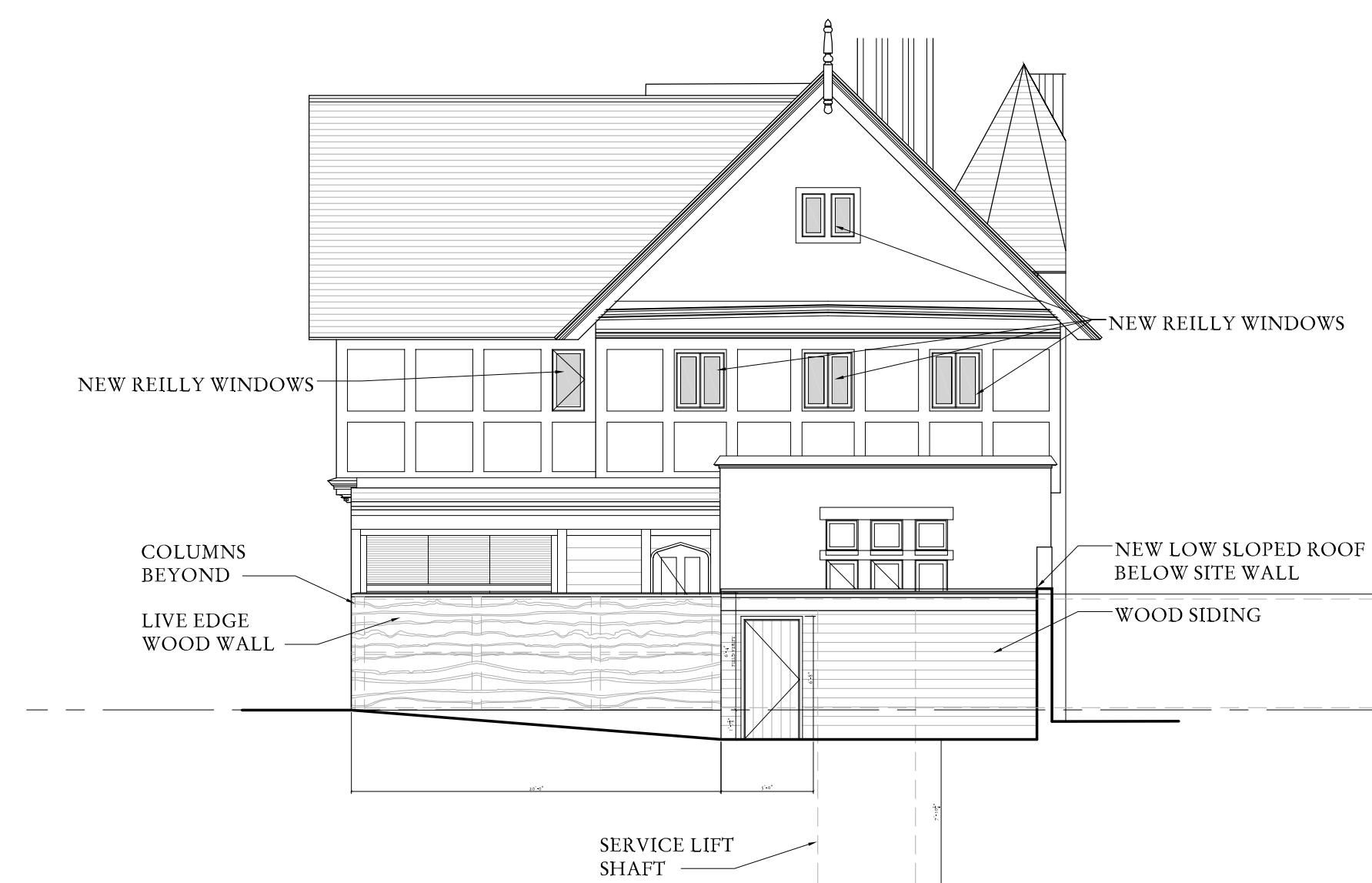
exterior elevations

date:	10.05.2022
project number:	bln-5870
scale:	1/8" = 1'-0"
drawing number:	

A-403



1 PLAN - SERVICE YARD
1/8" = 1'-0"



3 SERVICE YARD - EAST
1/8" = 1'-0"



0 WOOD PLANK WITH LIVE EDGE
NTS



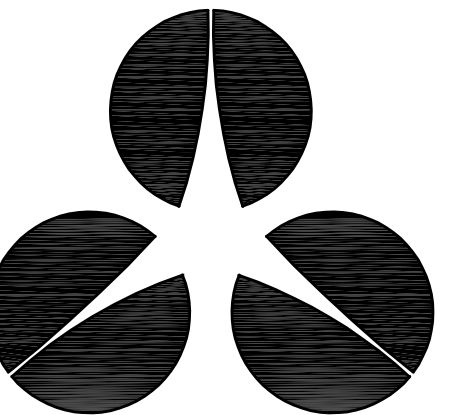
2 KITCHEN W/O ARBOR FOR CLARITY
1/8" = 1'-0"



4 KITCHEN ENTRY - WEST
1/8" = 1'-0"

GENERAL NOTES

1. MOST VINES REMOVED, BUT MANY SMALL TENDRILS REMAIN AND MUST BE CAREFULLY REMOVED.
2. WATER INFILTRATION MUST BE CONTROLLED AND BUILDING ENVELOPE SEALED PRIOR TO ANY REPAIRS OR RESTORATION WORK TO MASONRY WALLS, WOOD TRIM, OR WINDOW REPAIRS/REPLACEMENTS
3. WINDOWS
 - 3.1. ALL WINDOWS TO BE REPLACED EXCEPT TARGETED ORIGINAL HISTORIC WINDOWS AS NOTED
 - 3.2. HISTORIC LEADED GLASS TRANSOMS TO REMAIN AND BE PRESERVED/RESTORED AS NEEDED.
 - 3.3. HISTORIC LEADED GLASS TRANSOMS AT EAST CONSERVATORY TO BE PRESERVED/RESTORED AS NEEDED.
4. FLASHING
 - 4.1. ALL WATERPROOFING THROUGHOUT THE BUILDING REQUIRES REPLACEMENT WITH CORRECT DETAILING AND MATERIALS, VERIFIED BY CONTRACTOR & ENVELOPE CONSULTANTS
5. DRAINAGE
 - 5.1. ALL COPPER LEADERS AND GUTTERS TO BE INSPECTED TO DETERMINE IF NEW ONES ARE REQUIRED. ASSUME ALL GUTTERS REQUIRE REPLACEMENT. REPLACE WITH COPPER GUTTERS
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MICHAEL G. IMBER
ARCHITECTS

design by:	drawn by:
MGIA	MGIA
checked by:	
EDM	
approved by:	
TAW	

Blantyre Mansion
Renovation

16 Blantyre Rd,
Lenox, MA 01240

REVISIONS

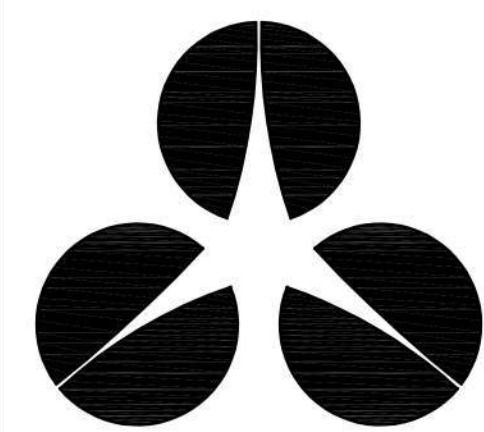
REV	DATE	DESCRIPTION	BY

exterior elevations -
service yard

DATE
10.05.2022
PROJECT NUMBER
bln-5870
SCALE
1/8" = 1'-0"
DRAWING NUMBER

A-404



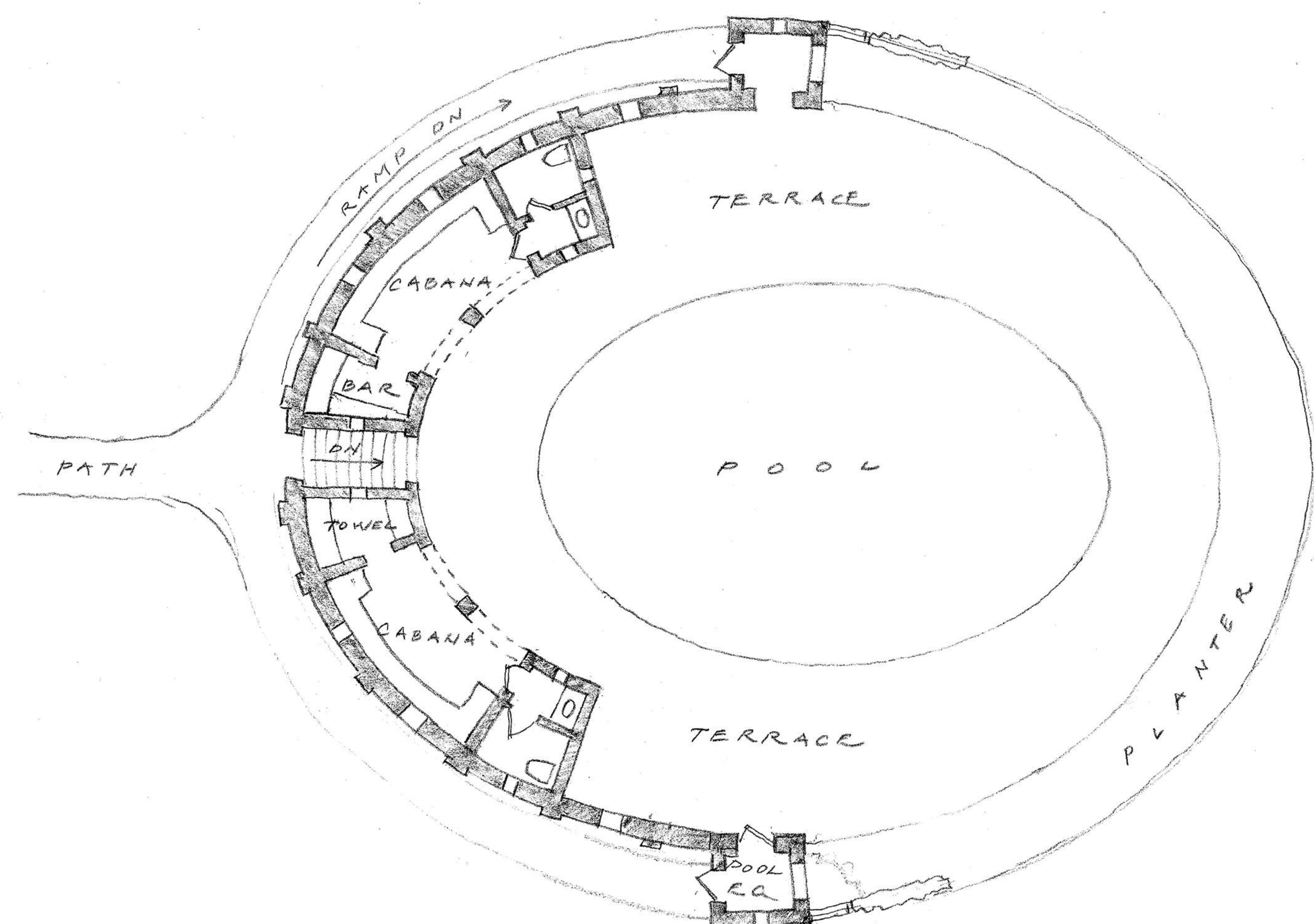
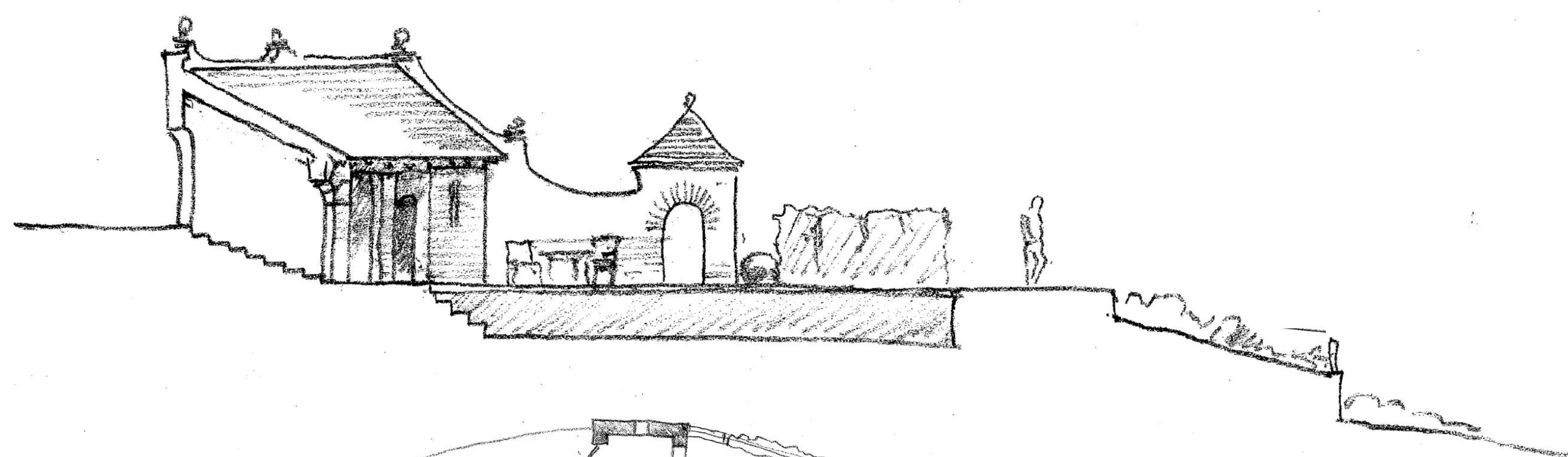
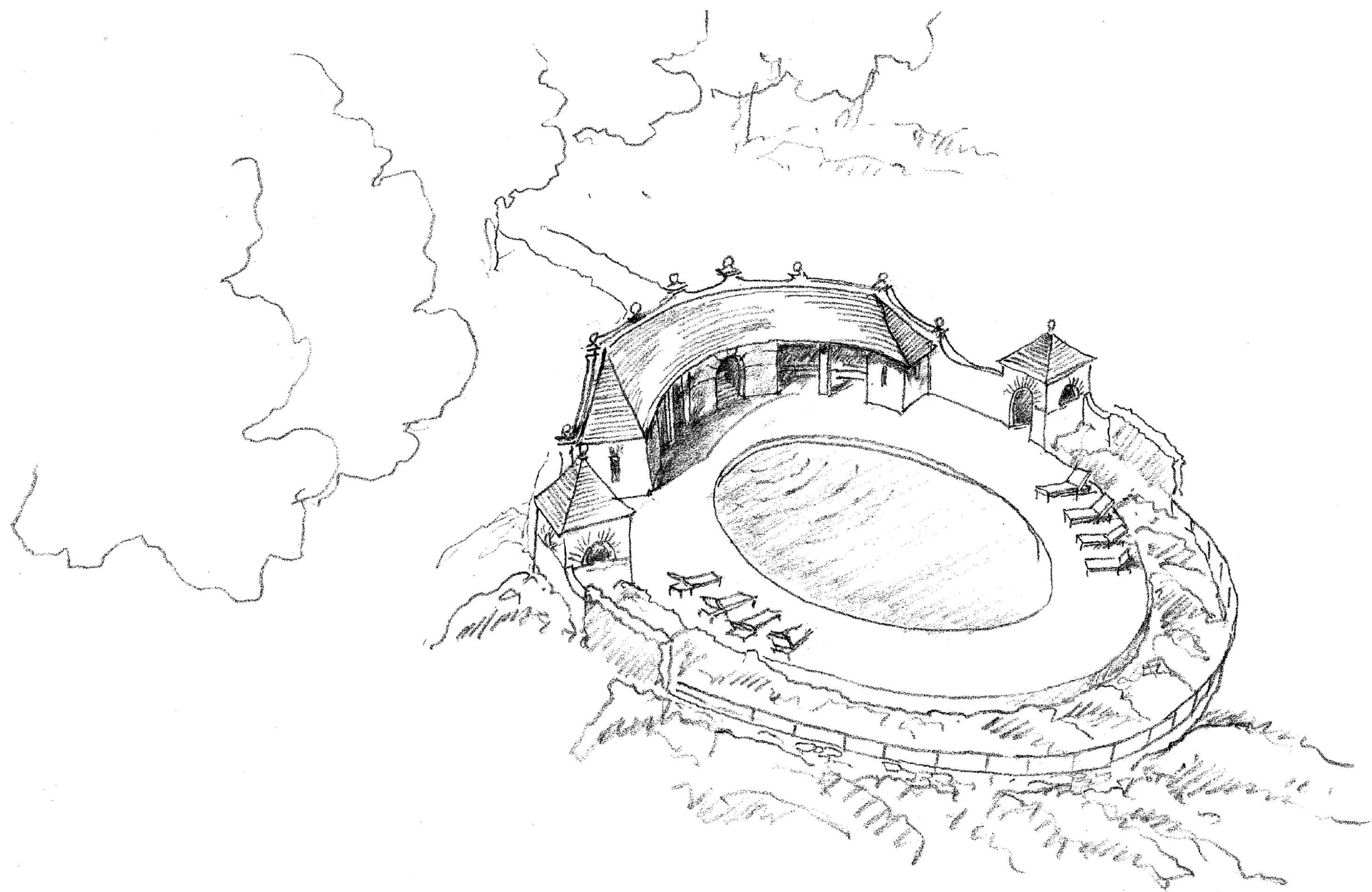


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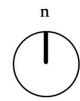
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1 SKETCHES
N.T.S.

"PRELIMINARY"
NOT TO BE USED FOR CONSTRUCTION

design by:		drawn by:	
checked by:		approved by:	
begin:			
date:			
project number:			
scale:			
drawing number:			



Key

- 1. Compacted gravel with new specimen tree
- 2. Dining terrace (brick)
- 3. Brick paths
- 4. Lawn with existing tree
- 5. Gates to the productive garden
- 6. Brick path to the swimming pool

Dining Terrace

The dining terrace would be a brick rectangular plinth accessed from the existing external steps leading from the dining room. This would connect to the productive garden through a set of double gates (which could be left permanently open during the day to allow easy flow between both spaces). A compacted gravel area to the south of the dining terrace, would provide additional informal seating or a gathering space with a feature tree. To the east, the dining terrace would give way to lawn. The lawn would be held by a brick oval path connecting to a second single gate into the productive garden. A spur to the brick path would lead to the swimming pool. All paths connect back to the south terraces and house.



Folly Farm Berkshire (Dan Pearson Studio)



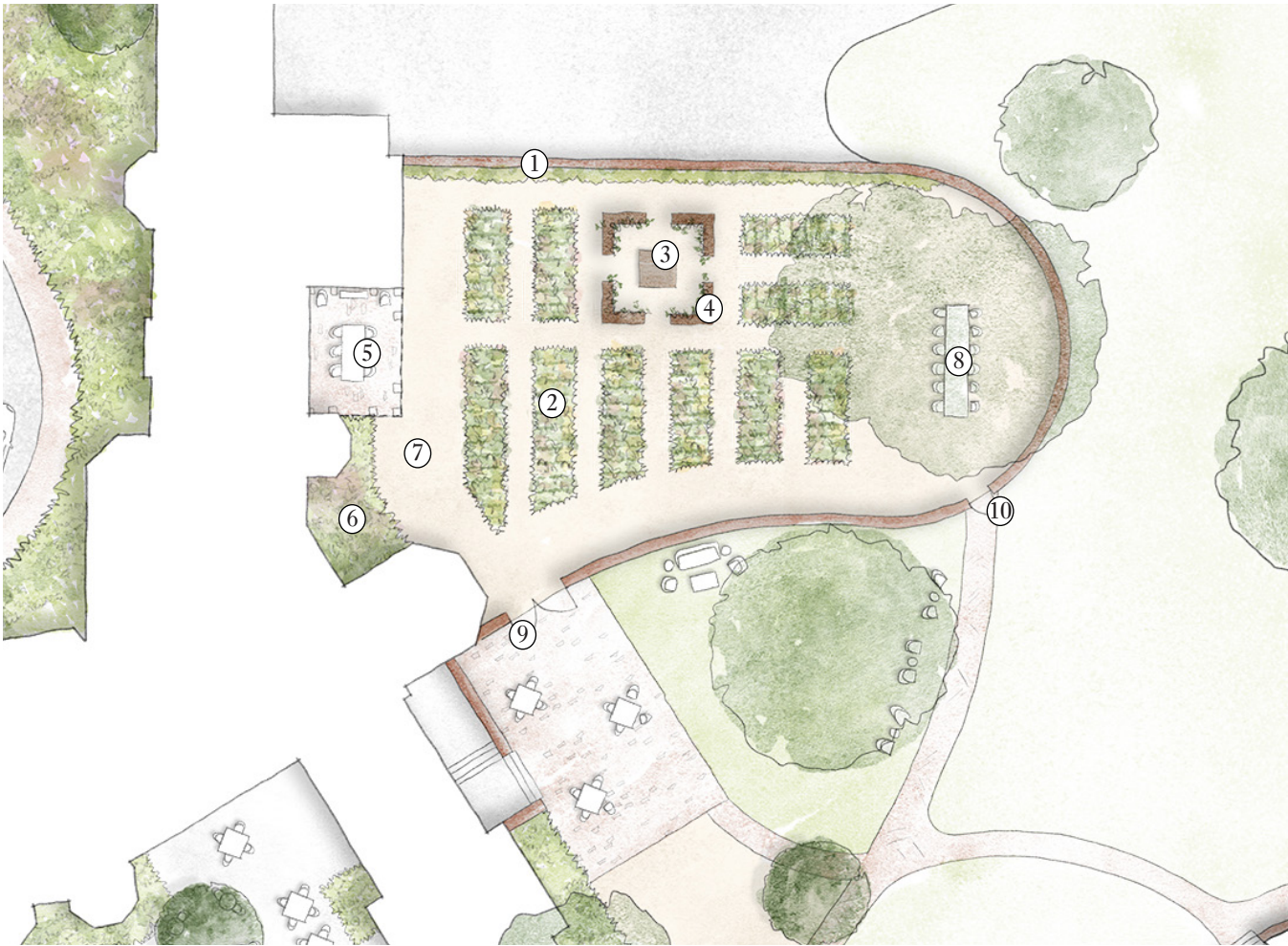
Folly Farm Berkshire - brick detail (Dan Pearson Studio)



Compacted gravel surfacing

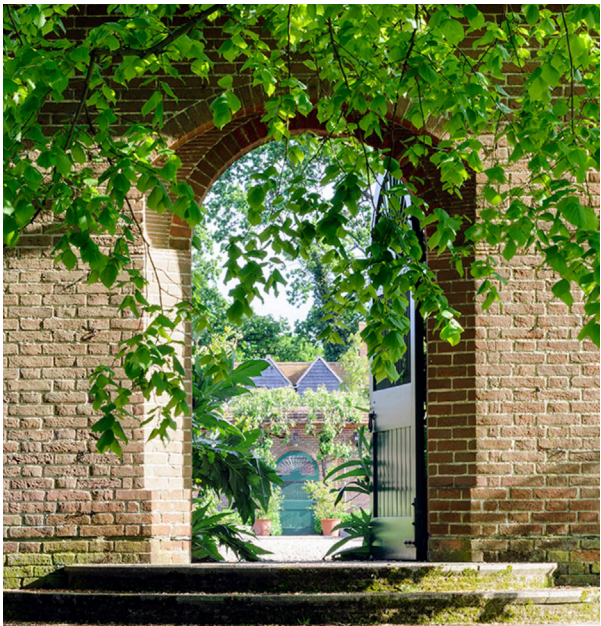


The Old Rectory Gloucestershire (Dan Pearson Studio)



- Key
1. Brick wall /or partial hedge (for discussion) with espalier fruit trees if brick wall
 2. Productive beds with brick edging
 3. Central seat
 4. Support for growing espalier fruit
 5. Chef's table
 6. In ground planting bed
 7. Compacted gravel surfacing
 8. Long dining table
 9. Double metal gates linking to dining terrace
 10. Single pedestrian gate

Folly Farm (Dan Pearson Studio)



Brick wall slot
Abington Place Newmarket (Dan Pearson Studio)

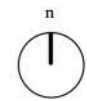


Productive Garden

The productive garden would be an enclosed space to keep the deer and wild turkeys out. A series of linear beds would allow vegetables, fruit, and herbs to be grown for use in the kitchen. It would provide an experience for all the senses.

The brick wall would allow additional growing opportunities for trained fruit trees. The chefs table would provide a dining experience overlooking the productive garden. The dining area would be mirrored at the other end of the garden with a long table situated under the existing tree canopy.

A simple palette of hard materials is proposed with a brick plinth beneath the chefs table echoing the dining terrace, compacted (self binding) gravel between the beds and spill out areas and timber for the gates, trellis and tripods for growing. Brick would reappear in the edging for the productive beds.



Key

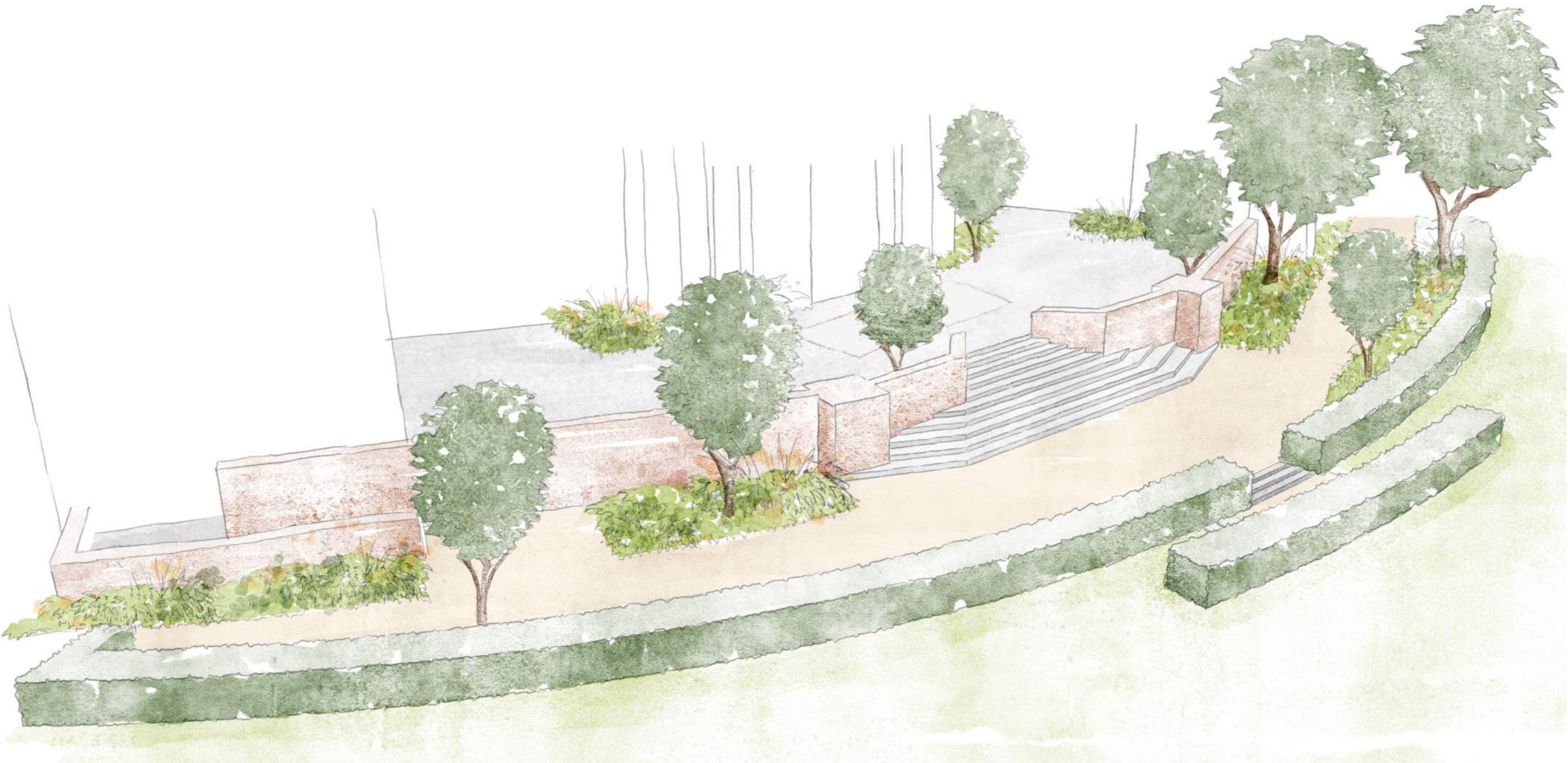
- 1. Compacted (self binding) gravel surfacing
- 2. Seating opportunities
- 3. In-ground planting beds
- 4. Hedge
- 5. New steps (solid blue stone or similar) to access the wider terraces
- 6. Ramped access



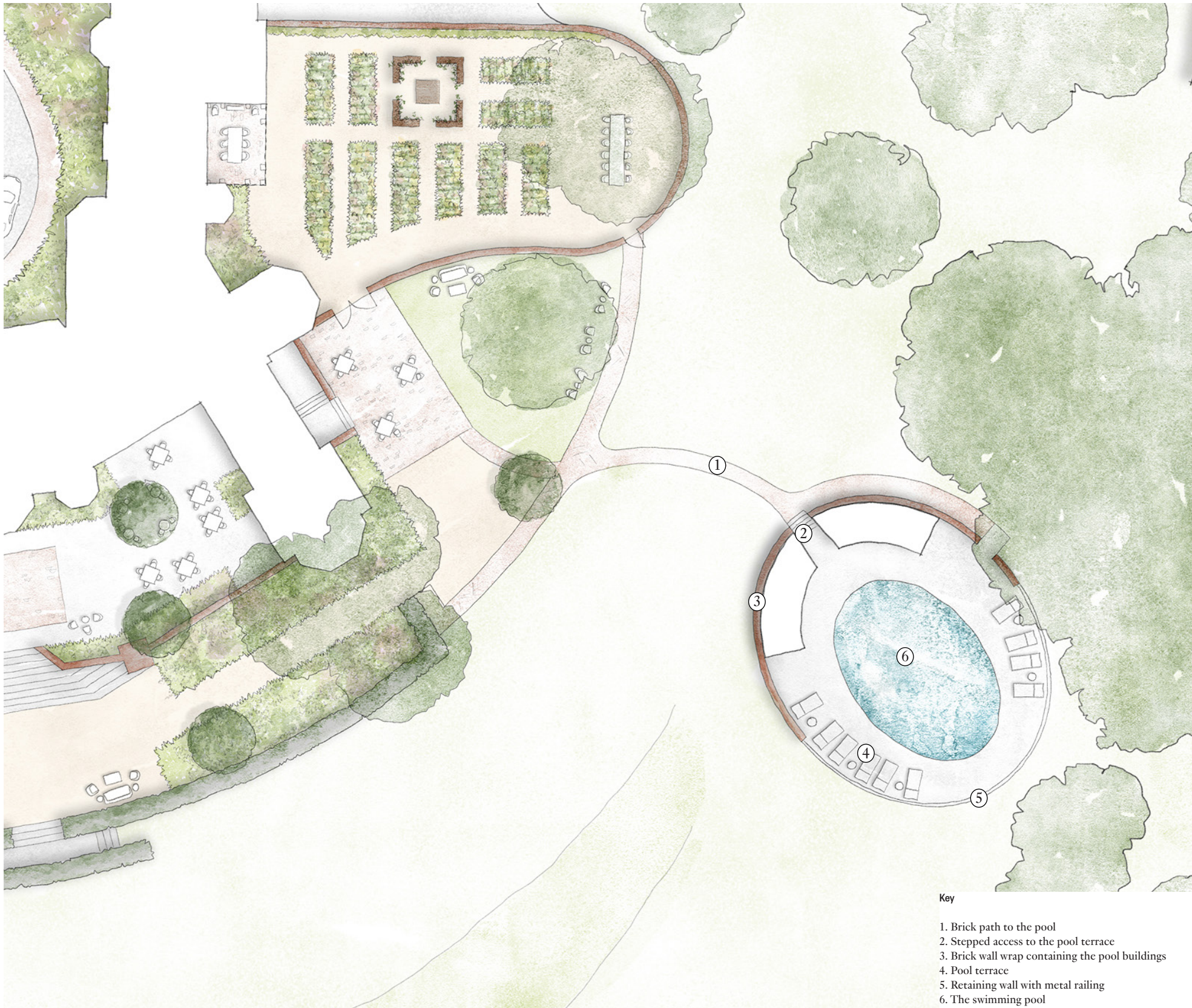
South Terrace - Lower

The lower terrace would be a new garden to provide a gentle transition from the upper terrace into the wider landscape. The garden would be held by a curved hedge which would create seating opportunities immediately opposite the new steps, these would provide informal places to perch. There would be generous in-ground planting beds with paths leading through the planting to further garden rooms east and west. The steps would be solid bluestone to connect to the upper terrace, the wall would be brick to match the house. The surfacing to the lower terrace would be a compacted (self binding) gravel, an aggregate that matches the bluestone would be used.

South Terraces



Folly Farm Berkshire (Dan Pearson Studio)



Swimming Pool

The swimming pool would be oval, with the boundary echoing the pool shape. A curved wall would hold back the view of the pool from the house. This wall would allow the new buildings associated with the pool to be hidden on the approach to the pool and accessed down a small flight of steps situated between the two pool buildings to then reveal the pool and terrace. A ramp would wrap around the outer wall to create a step free route into the pool terrace. The wall would transition into a low retaining wall as the landform naturally falls away. A railing would be required to hold the south facing pool terrace, while allowing views out into the woodland and the wider terraces.



Coastal House Dartmouth UK (Dan Pearson Studio)

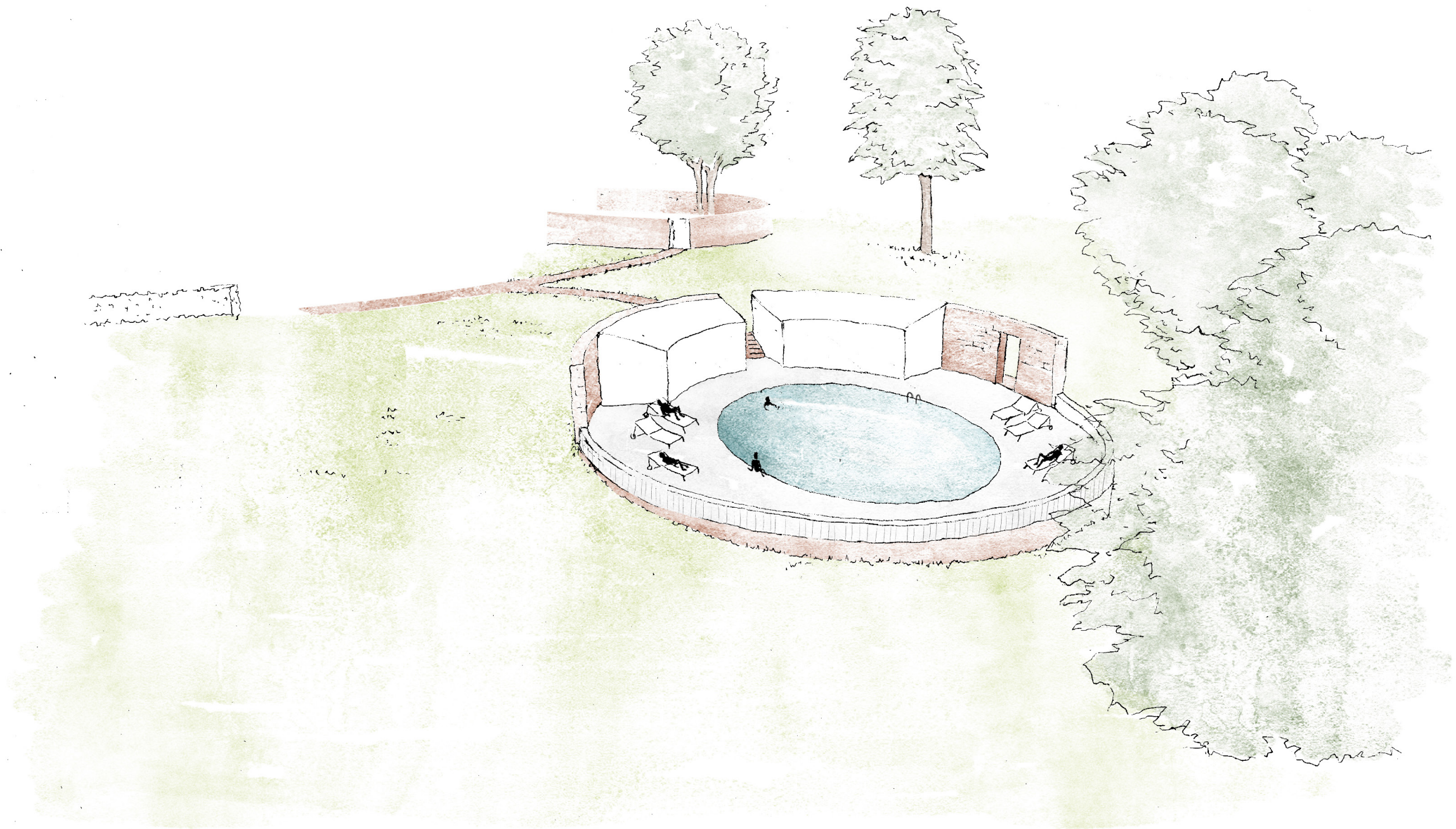


Pool house reference image - Great Dixter Barn

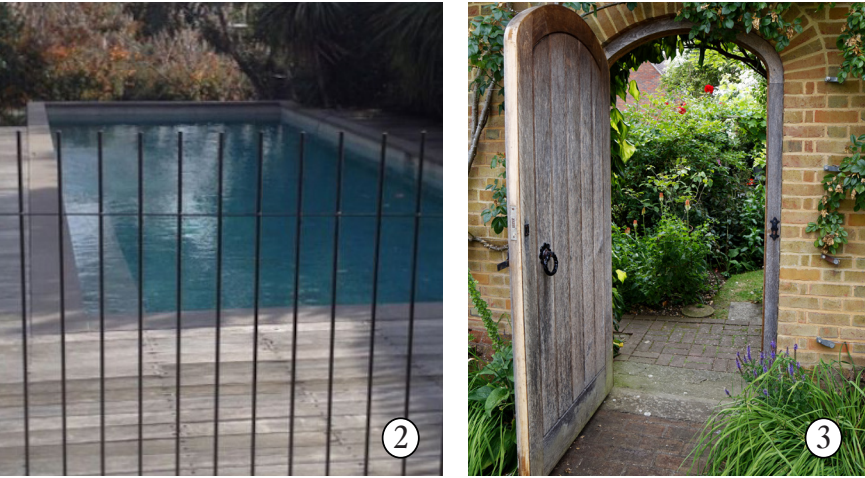


Coastal House Dartmouth UK (Dan Pearson Studio)

Swimming Pool





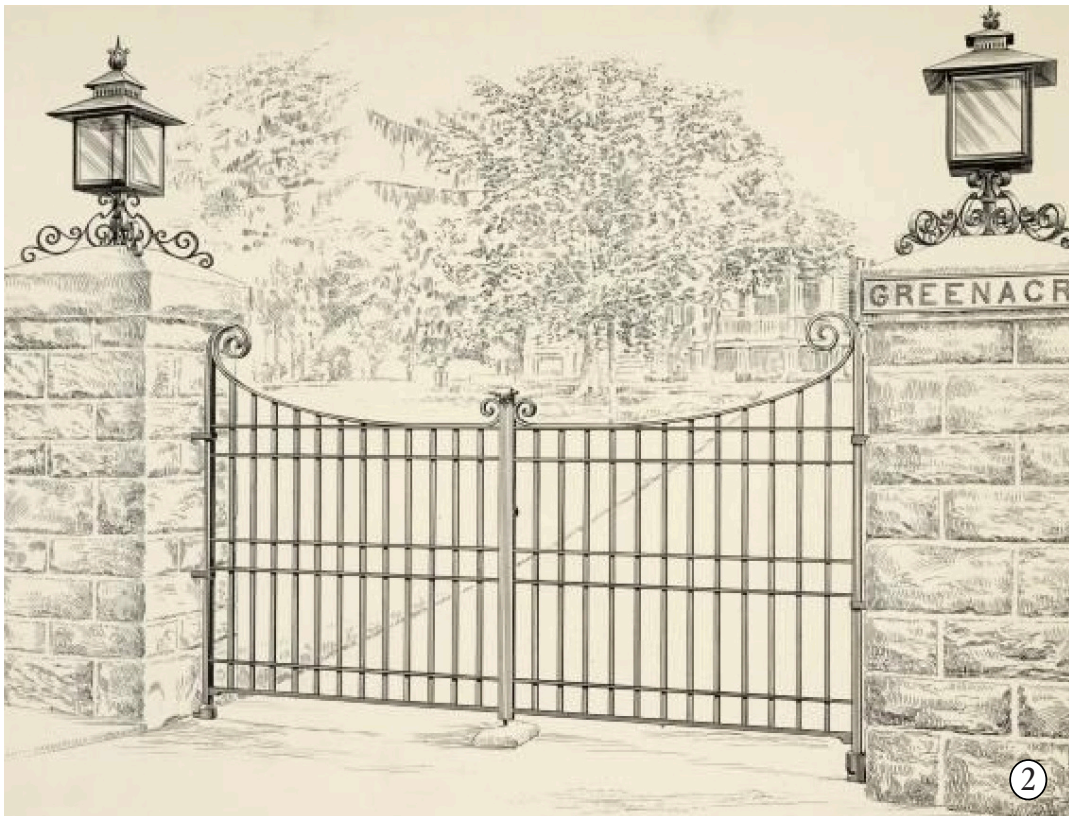


1a-c. Bespoke handrail to steps with integrated lighting. Top of handrail to be curved.
2. Bespoke metal balustrade to pool terrace.
3. Single leaf timber gate to the pool terrace.
4. Double leaf metal gate into productive garden.
5. Single leaf timber and gate into the productive garden.

Key:

Bespoke handrail to steps with integrated lighting

Bespoke balustrade to pool terrace

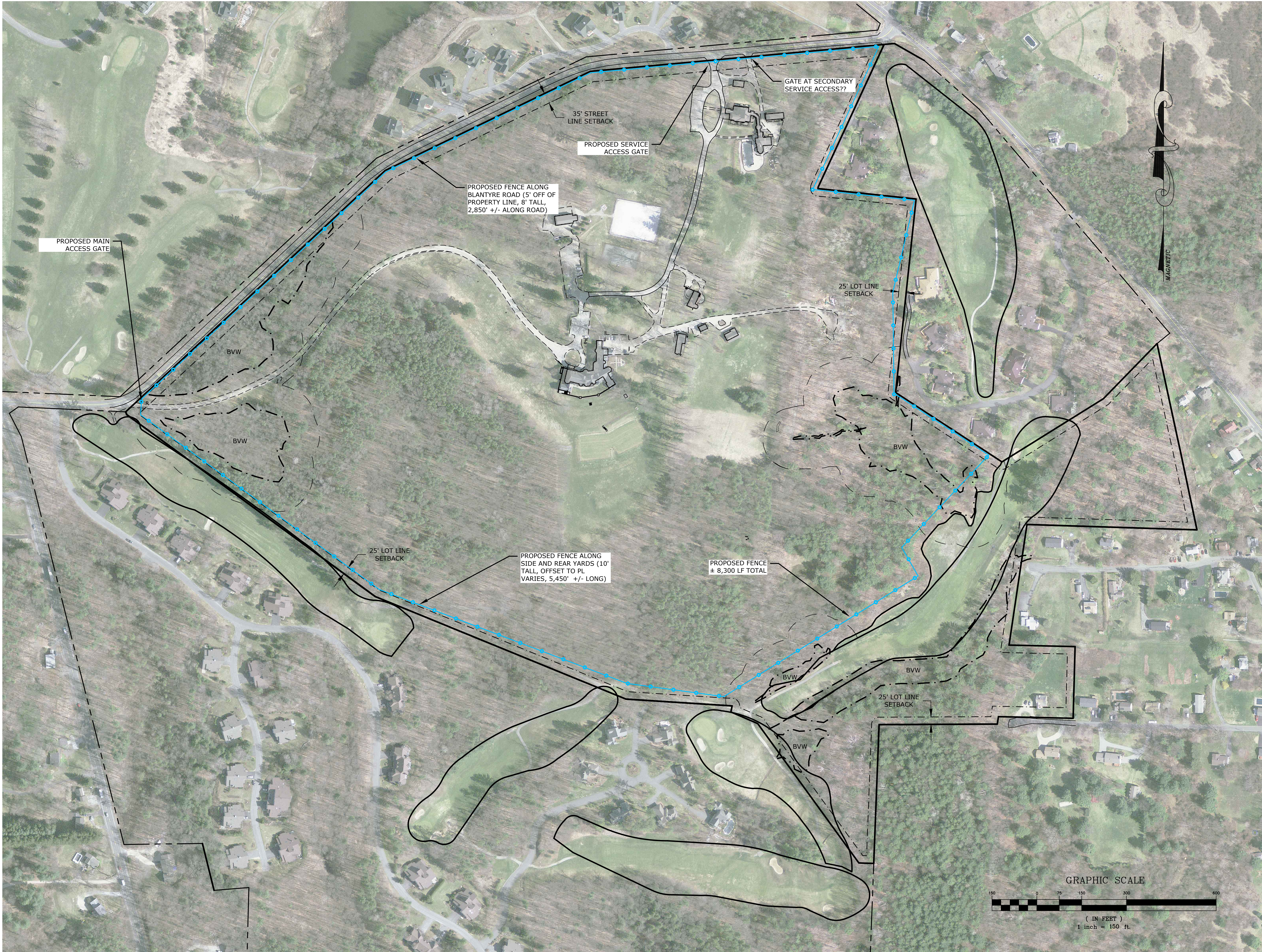


Note:

Entrance gate to be bespoke sliding gate. To look similar to the top two precedent images.



- 1. Bespoke black wrought iron gate.
- 2. Bespoke black wrought iron gate with lanterns.
- 3. Black metal sliding gate.
- 4. Black metal deer fencing as boundary treatment.



SITE DATA

Data provided by Town of Lenox, MA
Zoning Bylaw Updated: November 7, 2019
Zoned: R-1A Residential

Dimensional Requirements:

Min. Lot Dimensions	
Area	= 1 Acre
Lot Frontage	= 150 Ft.
Lot Width at Building Setback	= 150 Ft.
Min. Yard Setback (Ft.)	
Street Line	= 35
Lot Line	= 25
District Boundary Line	= 25
Height (Ft.)	= 35
Max Lot Coverage %	= 20

LEGEND

—	PROPERTY LINE
- - -	ZONING SETBACK LINE
- - -	WETLAND LINE
- - -	WETLAND BUFFER LINE
- - -	GOLF EASEMENT LINE
—●—	PROPOSED FENCE

RECORD OWNER
BLANTYRE LLC
BOOK 7053 PAGE 148

PRELIMINARY

PROPOSED PERIMETER FENCING PLAN

Prepared For
BLANTYRE LLC

BLANTYRE ROAD
LENOX, MA.

FORESIGHT
LAND SERVICES

**ENGINEERING**
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PLANNING

FORESIGHT LAND SERVICES, INC.
1496 WEST HOUBATONIC STREET • PITTSFIELD, MA 01201
TEL: (413) 499-1560 FAX: (413) 499-3307 WWW.FORESIGHTLAND.COM

SCALE: 1" = 150'	DWN. BY: DMW	CHK. BY:
DATE: June 23, 2021	DWG. NO. E2352-2 D01-EX	
JOB NO. E2352	Layout Tab: W01	