



**Town of Stockbridge
Special Permit Application (6.1.2)**

(\$200 Application Fee plus the cost of publication of notice of public hearing and postage costs paid by applicant prior to hearing)

Application for: Extension, Alteration, Reconstruction, or Change of Use of Nonconforming Structures, Uses and Lots per zoning bylaw section 6.1.2:

Application is hereby made to the **Board of Selectmen** by:

Applicant (name): Mah-Kee-Nac Real Estate Co., LLC

Applicant Signature:  , attorney for Applicant

Applicant Mailing Address: 4 New King Street, Suite 130, White Plains, NY 10604

Applicant phone and email: (914) 997-2177; mbenerofe@campgroup.com

On the 3rd day of February, 2022 for property shown on the Stockbridge

Assessors Map # 205, Lot # 71 Book 1601, Page 302

Owner of property: Mah-Kee-Nac Real Estate Co., LLC

Owner's signature:  , attorney for Owner

Address of property: 6 Hawthorne Road

Mailing Address: 4 New King Street, Suite 130, White Plains, NY 10604

Description of property: 41.9 +/- acre parcel with improvements

Present use of property: Summer Camp

Project Description: Please see Exhibit "A" Attached

Appropriate Section of Zoning Bylaw: 6.1.2

Describe the reason you believe that the lot and/or structure to be in nonconformance with the current Zoning Bylaw: i.e. lacks frontage, lacks area square footage, height of structure, infringement on setbacks:

The current use (Summer Camp) is a pre-existing, non-conforming use

1. Attach six sets of scale drawings or prepared site plan with measurements showing the existing conditions and proposed changes, including location, size and height of proposed building.
2. Also attach six plot plans showing the locations of all structures and buildings with scaled measurements to all lot lines and between all structures,
3. along with a total of five copies of this application, **six complete sets of documents.**
4. Submit **digital plans** and application to: selectmen@stockbridge-ma.gov

All applications must be accompanied by six complete sets of documents, all areas of the above form must be completed, and the proper fee paid, or the application will be deemed to be incomplete and returned to the applicant.

Exhibit “A” to Special Permit Application

Camp Mah-Kee-Nac Real Estate Co., LLC
6 Hawthorne Road (Assessors Map 205, Lot 71)

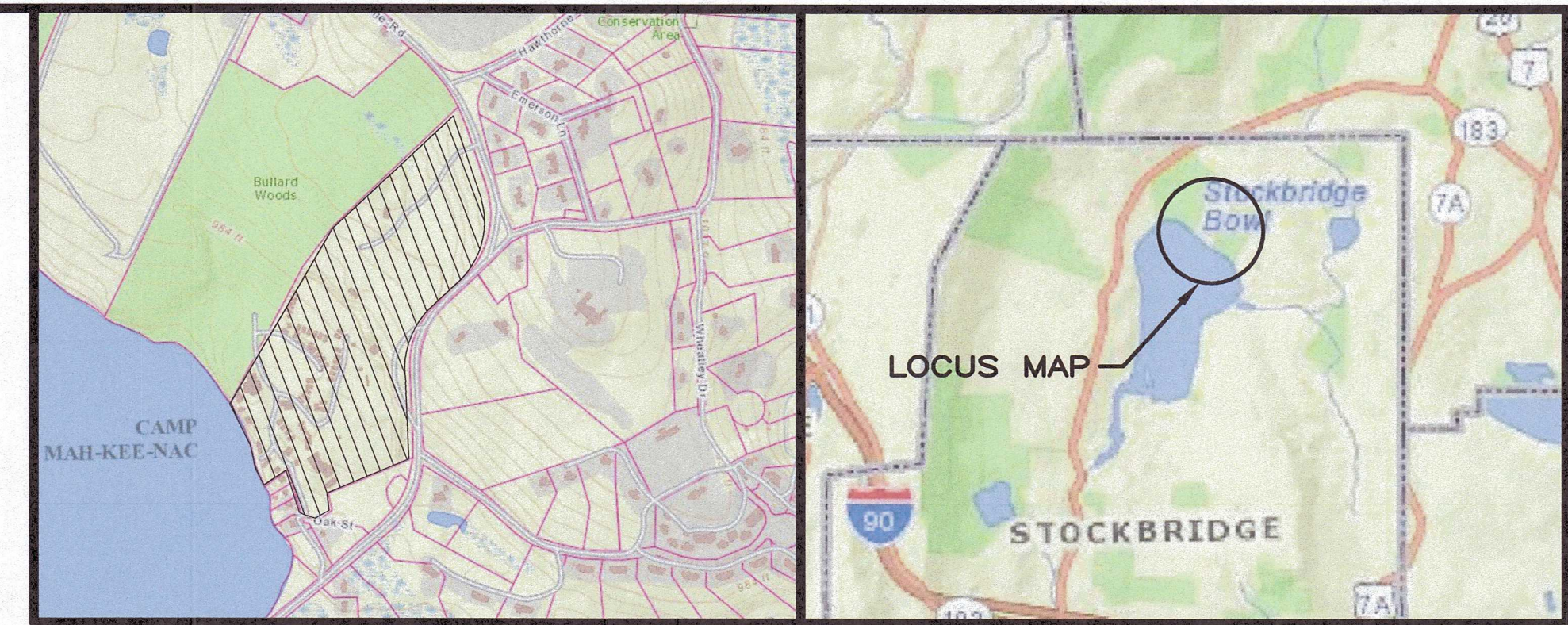
The Applicant seeks a Special Permit (the “Special Permit”) from the Town of Stockbridge Board of Selectmen pursuant to Section 6.1.2 of the Town of Stockbridge Massachusetts Zoning By-Laws (the “Zoning By-Laws”). The current use of the Property (Summer Camp) is a pre-existing, non-conforming use – the Property has been continuously used as a Summer Camp since 1929. Section 6.1.2 of the Zoning By-Laws provides, in pertinent part: “The Board of Selectmen may authorize by special permit, any change, extension, alteration or reconstruction of a pre-existing nonconforming structure or use...provided the Selectmen find in accordance with Chapter 40A of the General Laws, that such extension, alteration, reconstruction will not be more detrimental than the pre-existing nonconforming structure or use to the neighborhood.”

Camp Mah-Kee-Nac (the “Camp”) is a Summer Camp located at 6 Hawthorne Road, Stockbridge and consists of a 41.9 acre campus. The Camp is owned by the Applicant, Mah-Kee-Nac Real Estate Co., LLC.

In May of 2021, a fire at the camp destroyed several buildings, including, without limitation, a building known as “Seneca House” and several staff housing buildings (collectively, the “Destroyed Buildings”). The Applicant seeks to construct two buildings, shown as “Proposed Staff Building” and “Proposed Seneca Building” on the attached site plan labeled “Proposed Conditions for Mah-Kee-Nac Real Estate Co., LLC” (collectively, the “New Buildings”). The aggregate square footage of the Destroyed Buildings was 5,738, while the total square footage of the footprints of the New Buildings is 4,514 – a net reduction in total square footage of 1,224. Moreover, the Proposed Seneca Building is proposed to be built in the area that was formerly occupied by three of the Destroyed Buildings (Former Building #30, Former Building #31 and Former Building #32), and the Proposed Staff Building is proposed to be built in the area that was formerly occupied by one of the Destroyed Buildings (Former Seneca Building). The Former Seneca Building had a square footage of 2,707, while the Proposed Staff Building has a building footprint of 1,530 square feet. Therefore, the New Buildings represent the same use, but to a lesser extent.

In addition, the New Buildings were designed to (1) comply with the Americans with Disabilities Act, and (2) decrease the impervious area located within Zone 1 Wellhead Protection Area, as required by the Massachusetts Department of Environmental Protection (which has approved this plan) – both improvements as compared to the Destroyed Buildings.

The construction of the New Buildings (a) complies with all Section of the By-laws, and (b) will not be substantially more detrimental to the neighborhood. Therefore, the application meets the standard for grant of the Special Permit.



KEY MAP

LOCUS MAP

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- APPROXIMATE PROPERTY LINE
- EDGE OF TREELINE(CANOPY)
- EXISTING GRAVEL ROAD
- EDGE OF PAVED ROAD
- EXISTING STRUCTURES
- FORMER STRUCTURES
- WELL SETBACKS
- BUFFER ZONE
- OVER HEAD WIRES
- LIMIT OF BORDERING VEGETATED WETLAND
- WATER SUPPLY PIPE
- SANITARY SEWER
- FORCE MAIN
- INTERMITTENT STREAM
- PROPOSED SILT FENCE WITH STAKED STRAW WATTLE
- EXISTING WELL
- IRON PIPE
- EXISTING SEWER MANHOLE
- TEMPORARY BENCH MARK (TBM)
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STONE DRIP EDGE

GENERAL NOTES:

CONTOUR INTERVAL IS 1' REFERENCED TO A LOCAL ARBITRARY DATUM.

CONTRACTOR IS TO NOTIFY ENGINEER BEFORE PROCEEDING IF SUBSURFACE CONDITIONS DIFFER FROM THOSE INDICATED ON THIS PLAN.

ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL NOTIFY DIG SAFE AT LEAST 72 HOURS PRIOR TO COMMENCEMENT OF WORK.

THE PROPOSED WORK MAY FALL UNDER THE JURISDICTION OF THE WETLANDS PROTECTION ACT. CONTRACTOR AND/OR OWNER IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.

ALL PROPOSED WORK SHALL BE IN COMPLIANCE WITH MASSACHUSETTS PLUMBING, BUILDING, AND FIRE CODE REQUIREMENTS. LOW VOLUME PLUMBING FIXTURES ARE TO BE USED. NO GARBAGE DISPOSALS ARE ALLOWED. NO BACKWASH OF WATER PURIFICATION OR FILTRATION DEVICES SHALL DISCHARGE INTO THE PROPOSED SYSTEM.

ALL DISTURBED AREAS ARE TO BE SEEDED AND MULCHED.

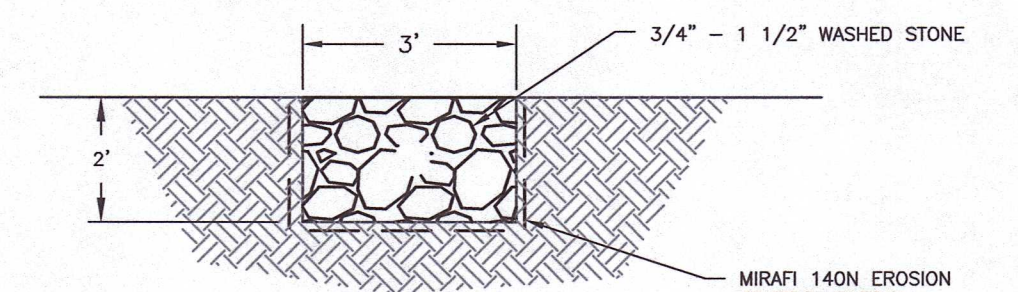
CONTRACTOR SHALL TRANSFER BENCHMARK TO A PERMANENT SUITABLE LOCATION AWAY FROM POSSIBLE DISTURBANCE UPON COMMENCEMENT OF CONSTRUCTION.

PROPERTY LINES AS SHOWN WERE ESTABLISHED FROM AVAILABLE MAPS AND REPRESENTATION FOUND IN THE FIELD AND ARE REPRESENTED AS APPROXIMATE ONLY.

TOPOGRAPHIC SURVEY PERFORMED BY WHITE ENGINEERING, INC. ON OCTOBER 12, 2021

WETLAND DELINEATION PERFORMED BY WHITE ENGINEERING, INC. ON OCTOBER 12, 2021

APPROVAL OF THIS PLAN AND APPLICATION BY A BOARD OF HEALTH DOES NOT IMPLY OR CONSTITUTE APPROVAL BY ANY OTHER BOARD OF AGENCY.



DRIP EDGE DETAIL

N.T.S.

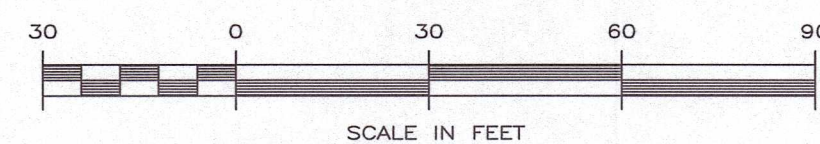
FORMERLY EXISTING STRUCTURES	SQUARE FEET OF EACH STRUCTURE
CABIN D	691
CABIN E	563
SENECA BUILDING	2707
BUILDING #30	618
BUILDING #31	615
BUILDING #32	544
COMBINED TOTAL	5,738

PROPOSED STRUCTURES	SQUARE FEET OF BUILDING FOOTPRINT
NEW SENECA	2,984
STAFF BUILDING	1,530
STAFF+SENECA	4,514
TOTAL IMPERVIOUS AREA	4,514

THE LISTED FORMERLY EXISTING STRUCTURES WERE DESTROYED IN A FIRE IN MAY OF 2021. THEIR FORMER COMBINED SQUARE FEET WITHIN ZONE 1 IS GREATER THAN THE COMBINED SQUARE FEET OF THE NEW PROPOSED STRUCTURES (SENECA & STAFF).

SITE PLAN

SCALE: 1" = 30'



WHITE ENGINEERING INC.
CIVIL & ENVIRONMENTAL

55 SOUTH MERRIAM STREET, PITTSFIELD, MA 01201

PHONE: (413) 443-8011

WEB: WHITEENG.COM

FAX: (413) 443-8012

LICENSED IN CONNECTICUT, MASSACHUSETTS, NEW YORK AND VERMONT

DATE: JANUARY 13, 2022

DRN: AJB/CJM/RMJ

APVD: BMW

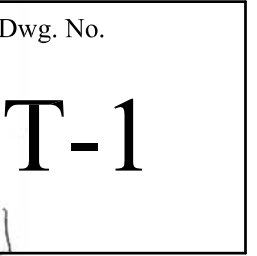
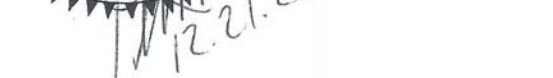
DWG NO:

DESIGN: BMW

CHKD: BMW/CJM

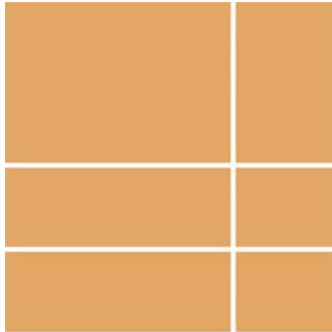
SCALE: AS NOTED

21-08-02A
SHEET 1 OF 1





1 Site Plan
SCALE: 1/16" = 1'-0"



BERKSHIRE
DESIGN INC.

REVISIONS:			
Number	Date	Note	

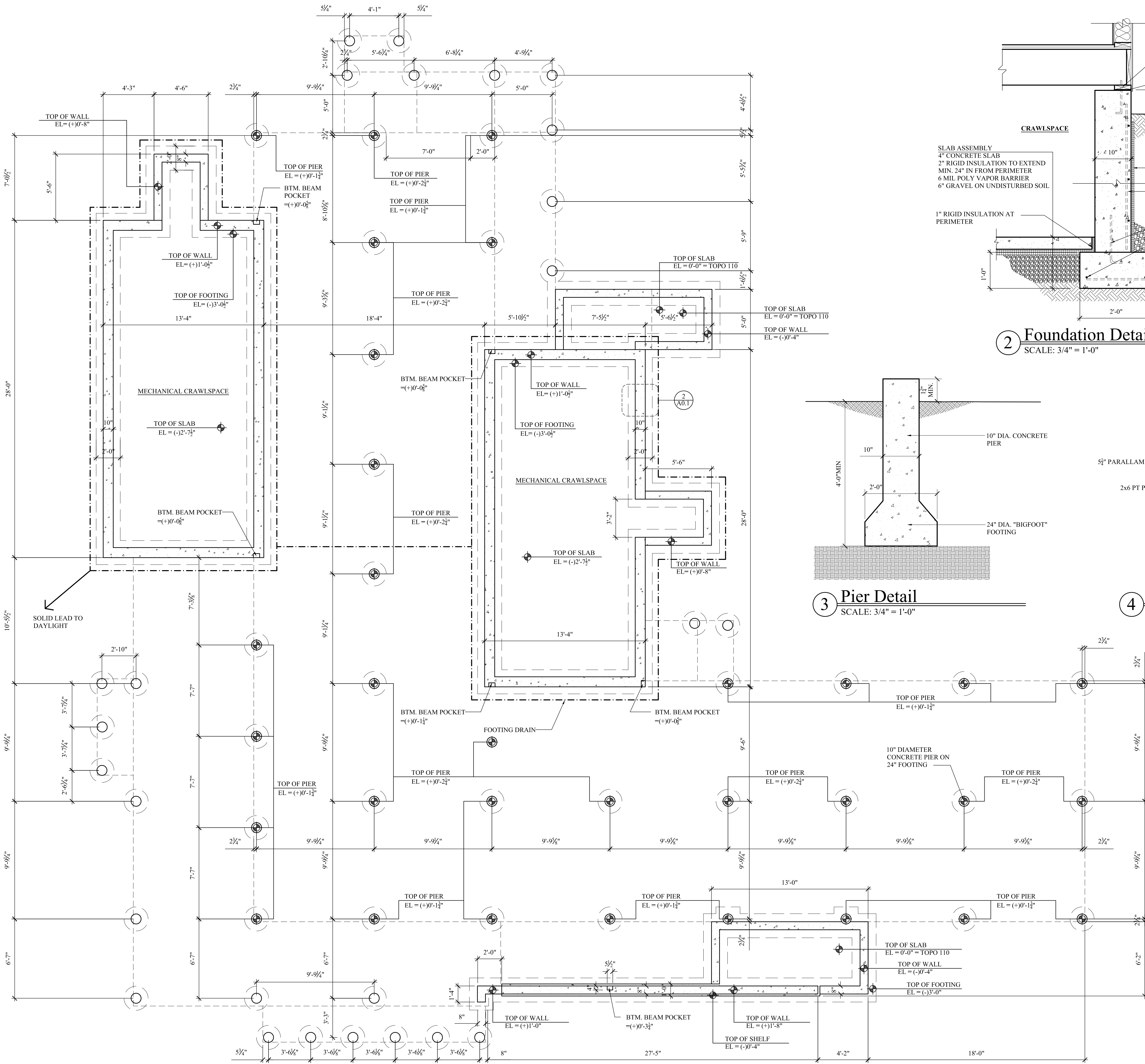
New Construction
Camp Mah-kee-nac
Seneca & Staff House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
SITE PLAN

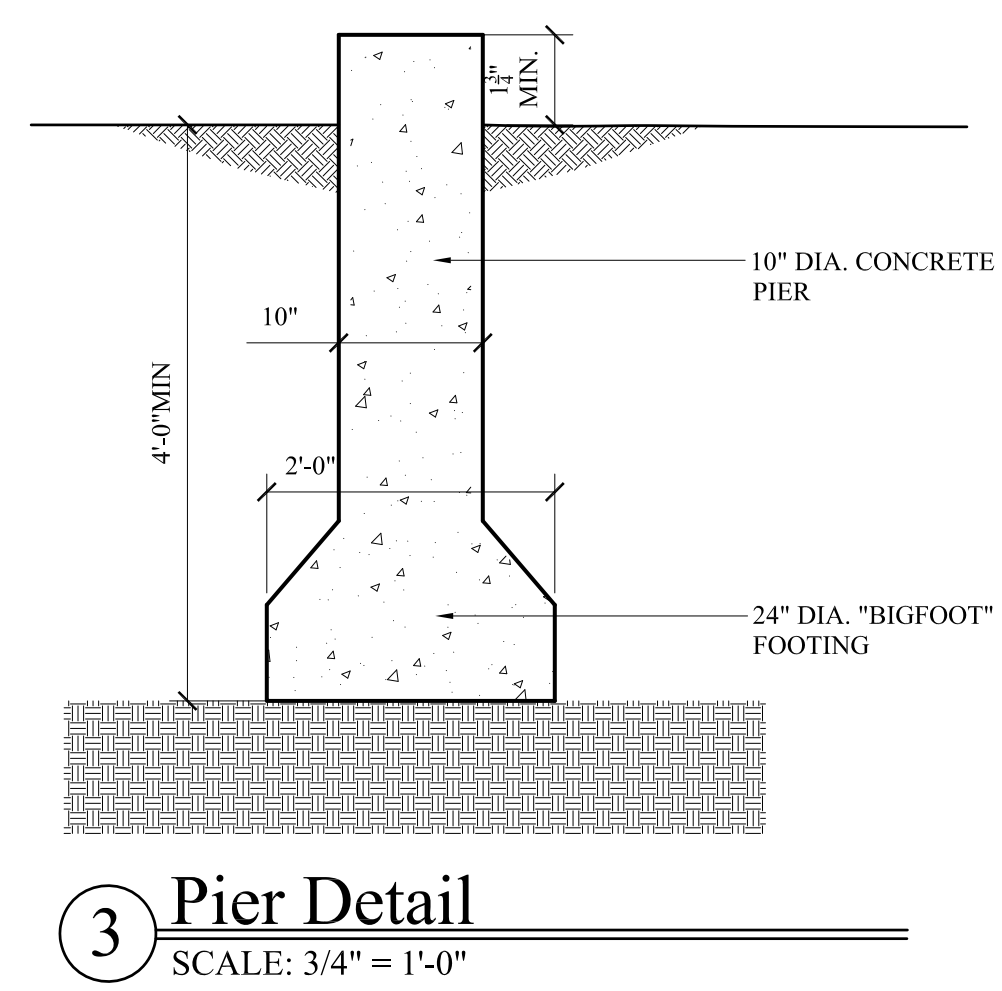
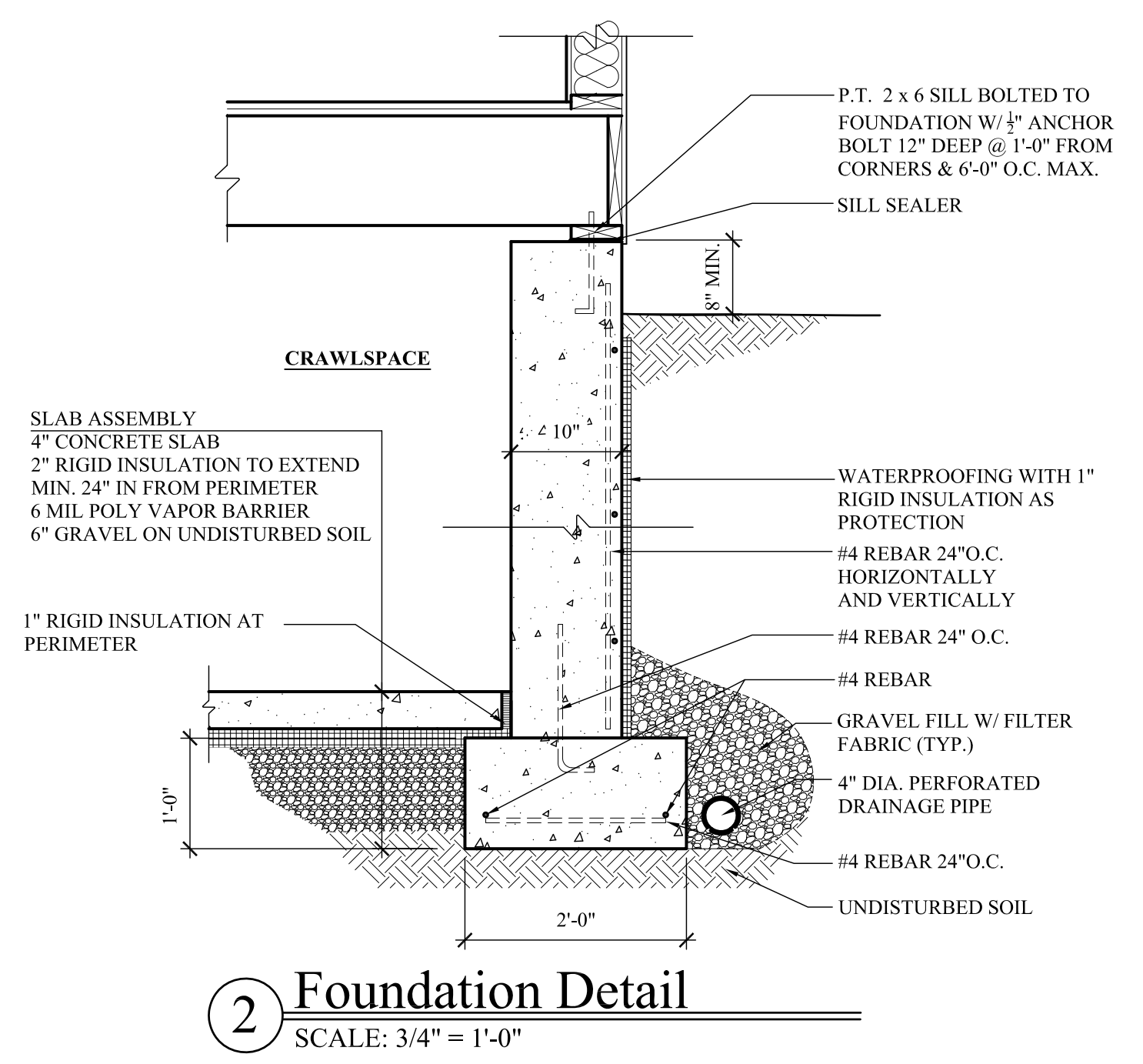
Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Arch. Stamp	Dwg. No. L1.0
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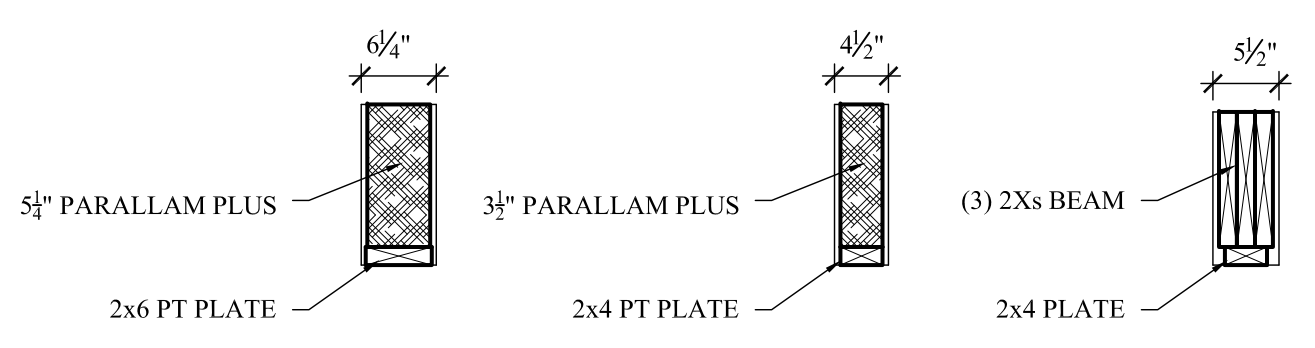


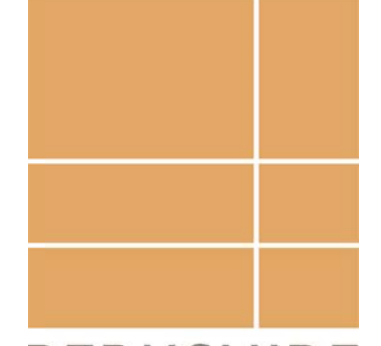
1 Foundation & Pier Plan
SCALE: 1/4" = 1'-0"

TOP OF FINISHED GRADE
EL = 0'-0" = TOPO 110



4 Beam Pocket Details
SCALE: 3/4" = 1'-0"





**BERKSHIRE
DESIGN INC.**

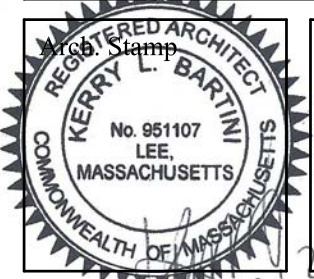
REVISIONS:		
Number	Date	Note

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

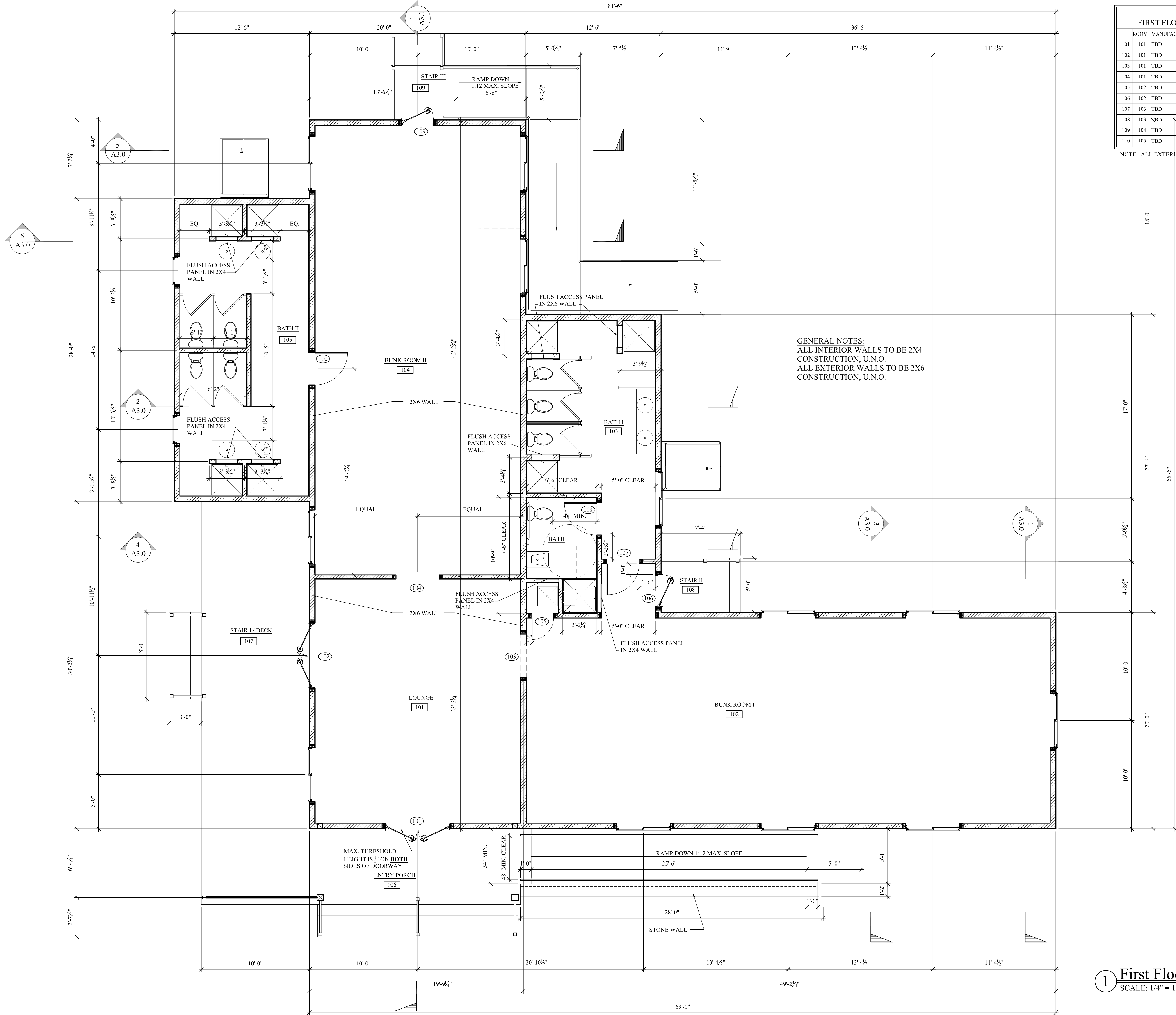
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Foundation & Pier Plan

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Dwg. No.
A0.1



DOOR SCHEDULE									
	ROOM	MANUFACTURER	MODEL #	TYPE	OPERATION	MAT'L. W x H x TK	HARDWARE	LOCK	REMARKS
	101	TBD	TBD	EXT.	SWING	(2) 3'-0" X 6'-8"	TBD	KEYED	
	102	TBD	TBD	EXT.	SWING	(2) 3'-0" X 6'-8"	TBD	KEYED	
	103	TBD	TBD	TBD	FRAMED OPENING	4'-0" X 6'-8"			
	104	TBD	TBD	TBD	FRAMED OPENING	4'-0" X 6'-8"			
	105	TBD	TBD	INT.	SWING	2'-0" X 6'-8"	TBD	PASS THRU	
	106	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
	107	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
	108	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PRIVACY	
	109	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
	110	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	

NOTE: ALL EXTERIOR DOORS TO HAVE MAX. U-FACTOR OF .77

FINISH SCHEDULE - FIRST FLOOR									
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS			
			LVT	LAMINATE	COMPOSITE	DECING			
				NONE					
				WOOD	NONE				
				WOOD	NONE				
101	LOUNGE								
102	BUNK I								
103	BATH I								
104	BUNK II								
105	BATH II								
106	ENTRY PORCH								
107	STAIR I								
108	STAIR II								
109	STAIR III								

GENERAL NOTES:
ALL INTERIOR WALLS TO BE 2X4
CONSTRUCTION, U.N.O.
ALL EXTERIOR WALLS TO BE 2X6
CONSTRUCTION, U.N.O.



REVISIONS:	
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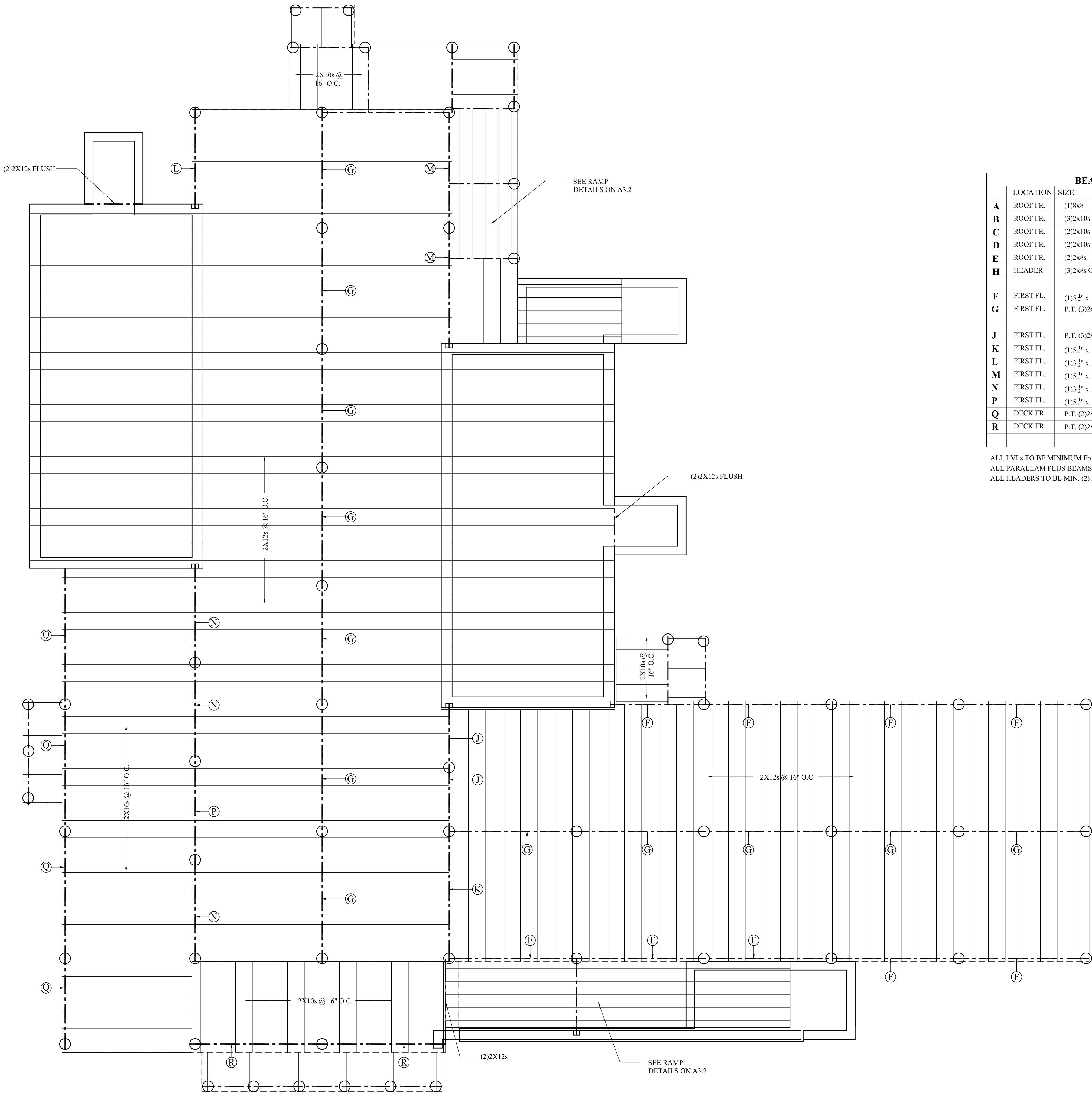
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Dwg. Title:
First Floor Plan

Date: 12.21.21 Scale: As Noted Drawn By: KB Checked By:

Dwg. No.
A1.0

1 First Floor Plan
SCALE: 1/4" = 1'-0"



BEAM SCHEDULE					
	LOCATION	SIZE	MAX. CLEAR SPAN	TYPE	NOTES
A	ROOF FR.	(1)8x8	7'-0"	DROPPED	
B	ROOF FR.	(3)2x10s OR (2)2x12s	6'-6"	DROPPED	
C	ROOF FR.	(2)2x10s	5'-6"	DROPPED	
D	ROOF FR.	(2)2x10s	4'-6"	DROPPED	
E	ROOF FR.	(2)2x8s	3'-6"	DROPPED	
H	HEADER	(3)2x8s OR (2)2x10s	5'-6"	DROPPED	
F	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	9'-10"	DROPPED	ADD PLYWOOD TO TOP OF BEAM TO ALIGN W/ TOP OF PARALLAMS.
G	FIRST FL.	P.T. (3)2x12s	9'-10"	DROPPED	
J	FIRST FL.	P.T. (3)2x12s	4'-9"	DROPPED	
K	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	10'-0"	DROPPED	
L	FIRST FL.	(1)3 1/4" x 11 3/8" PARALLAM PLUS	7'-0"	DROPPED	
M	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	8'-10"	DROPPED	
N	FIRST FL.	(1)3 1/4" x 11 3/8" PARALLAM PLUS	7'-7"	DROPPED	
P	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	7'-7"	DROPPED	
Q	DECK FR.	P.T. (2)2x12s	10'-6"	DROPPED	
R	DECK FR.	P.T. (2)2x12s	10'-0"	DROPPED	

ALL LVLs TO BE MINIMUM Fb = 2950 psi
ALL PARALLAM PLUS BEAMS TO BE MIN. 1827psi SERVICE LEVEL 2
ALL HEADERS TO BE MIN. (2) 2x6s, U.N.O.

1 First Floor Framing Plan
SCALE: 1/4" = 1'-0"



**BERKSHIRE
DESIGN INC.**

REVISIONS:

Number	Date	Note
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New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:

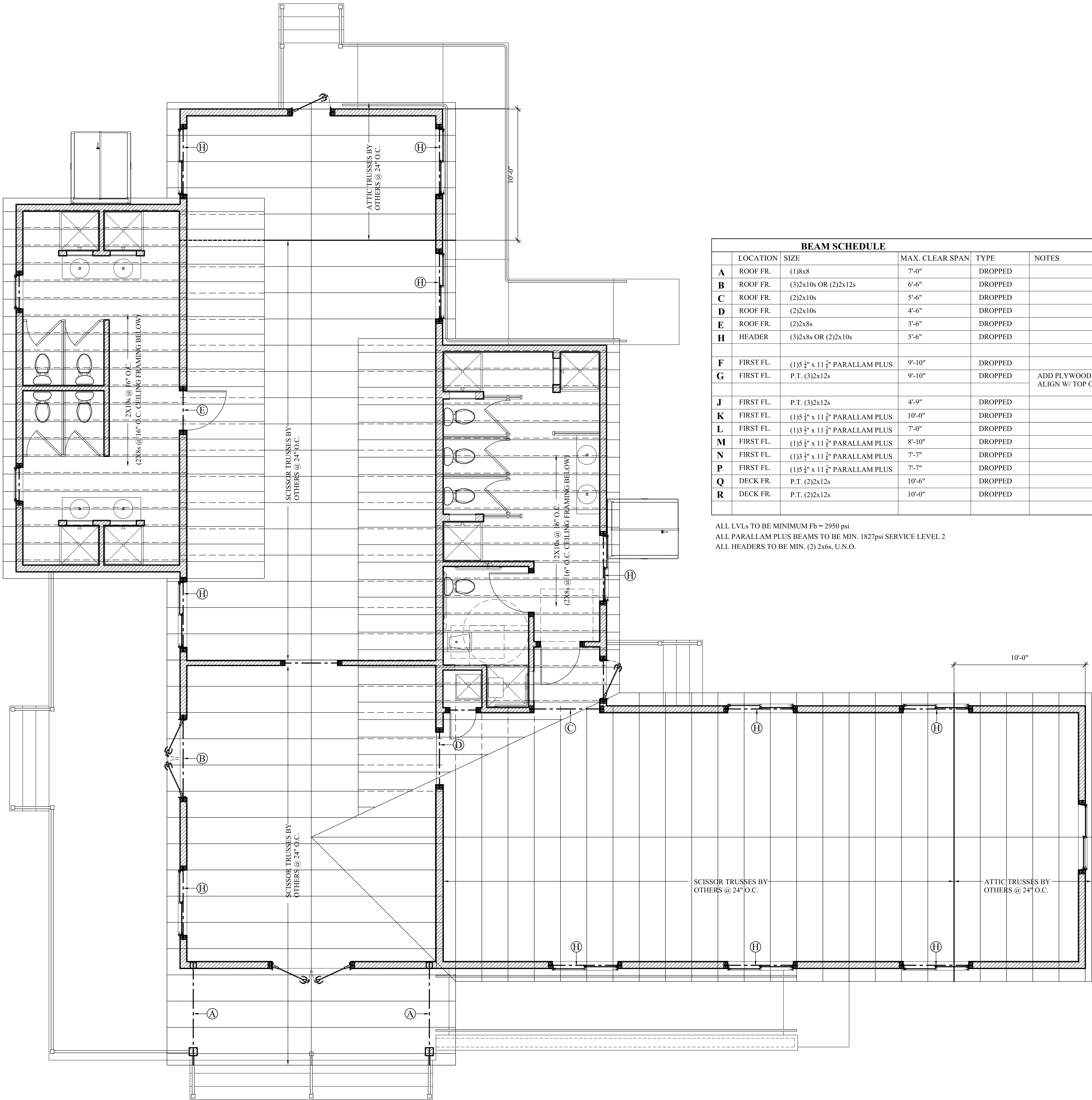
**Roof Plan
Framing Plans**

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Dwg. No.

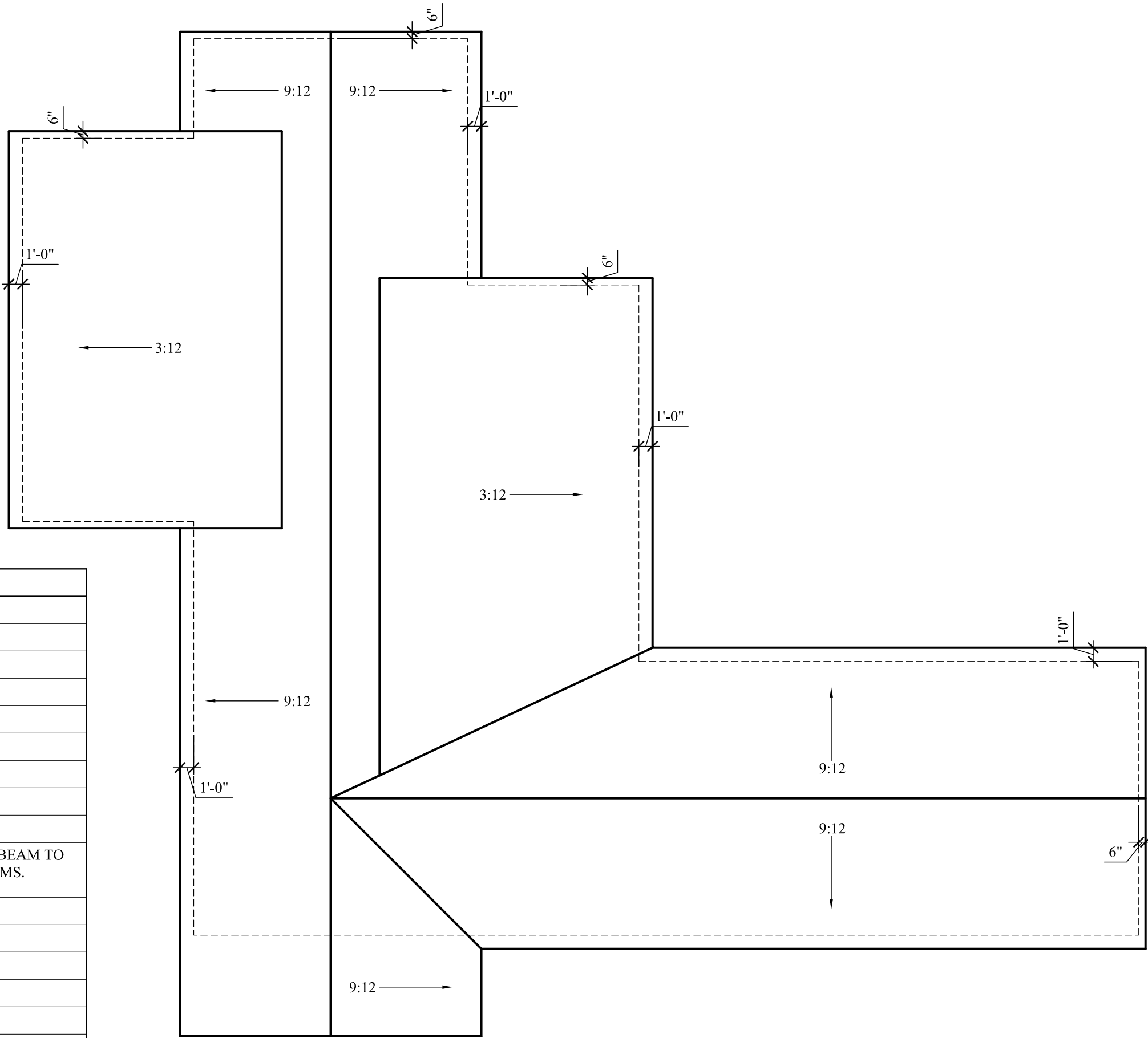
A1.1



1 **Roof Framing Plan**
SCALE: 1/4" = 1'-0"

BEAM SCHEDULE					
	LOCATION	SIZE	MAX. CLEAR SPAN	TYPE	NOTES
A	ROOF FR.	(1)8x8	7'-0"	DROPPED	
B	ROOF FR.	(3)2x10s OR (2)2x12s	6'-6"	DROPPED	
C	ROOF FR.	(2)2x10s	5'-6"	DROPPED	
D	ROOF FR.	(2)2x10s	4'-6"	DROPPED	
E	ROOF FR.	(2)2x8s	3'-6"	DROPPED	
H	HEADER	(3)2x8s OR (2)2x10s	5'-6"	DROPPED	
F	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	9'-10"	DROPPED	ADD PLYWOOD TO TOP OF BEAM TO ALIGN W/ TOP OF PARALLAMS.
G	FIRST FL.	P.T. (3)2x12s	9'-10"	DROPPED	
J	FIRST FL.	P.T. (3)2x12s	4'-9"	DROPPED	
K	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	10'-0"	DROPPED	
L	FIRST FL.	(1)3 1/2" x 11 3/8" PARALLAM PLUS	7'-0"	DROPPED	
M	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	8'-10"	DROPPED	
N	FIRST FL.	(1)3 1/2" x 11 3/8" PARALLAM PLUS	7'-7"	DROPPED	
P	FIRST FL.	(1)5 1/4" x 11 3/8" PARALLAM PLUS	7'-7"	DROPPED	
Q	DECK FR.	P.T. (2)2x12s	10'-6"	DROPPED	
R	DECK FR.	P.T. (2)2x12s	10'-0"	DROPPED	

ALL LVLs TO BE MINIMUM Fb = 2950 psi
ALL PARALLAM PLUS BEAMS TO BE MIN. 1827psi SERVICE LEVEL 2
ALL HEADERS TO BE MIN. (2) 2x6s, U.N.O.



2 **Roof Plan**
SCALE: 1/8" = 1'-0"



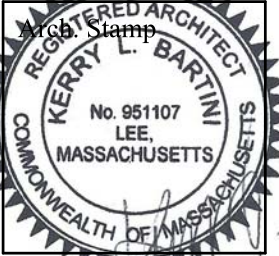
REVISIONS:	
Number	Date

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

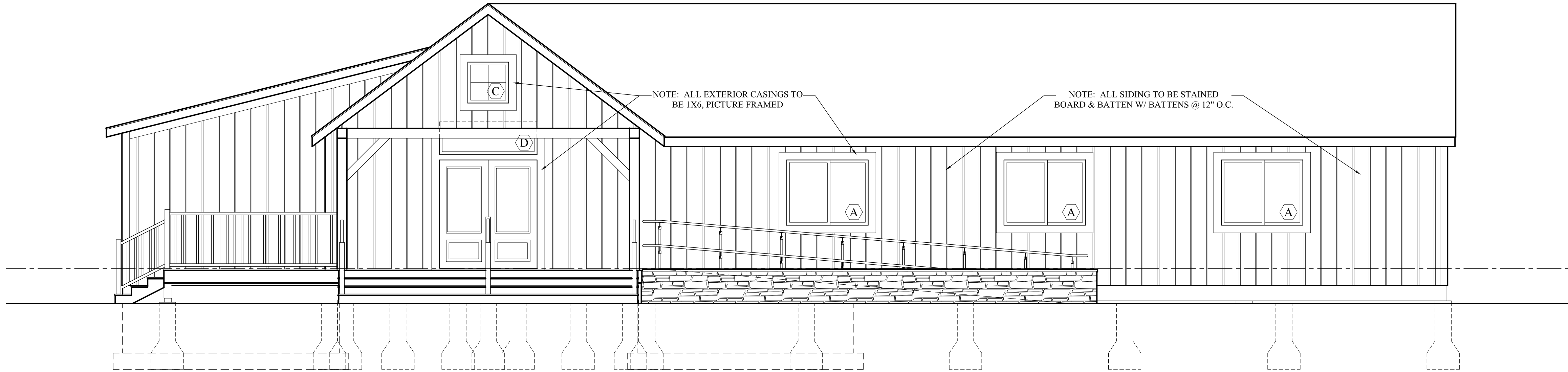
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
**Framing Plan
Roof Plan**

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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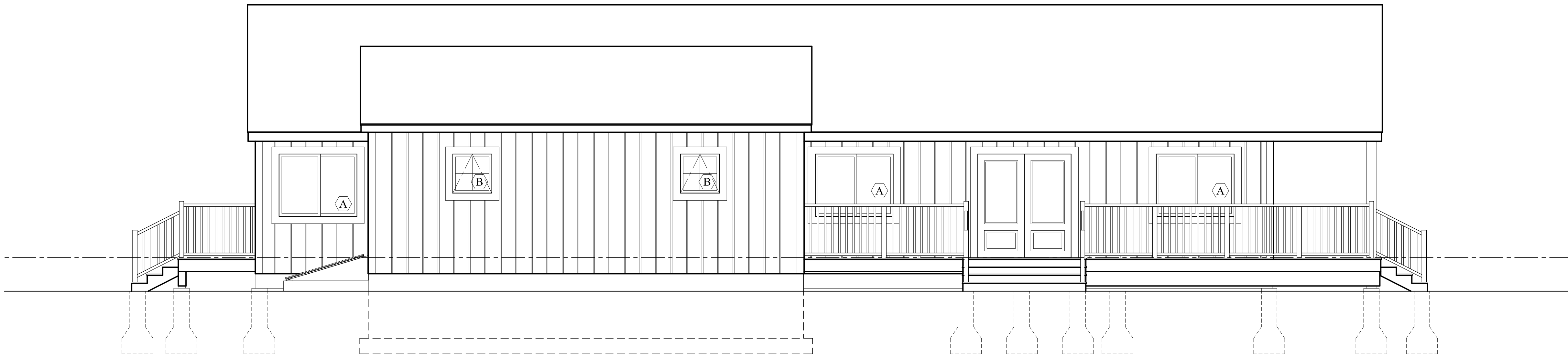
Dwg. No.
A1.2



1 **Front Elevation**
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
SYMBOL	MANUFACT.	TYPE	CAT.#	R.O.	QUAN	REMARKS
A	ANDERSEN 200	GLIDING	244GW5040	5'-0" x 4'-0"	12	TEMPERED
B	ANDERSEN 100	AWNING	2626	2'-6" x 2'-6"	2	
C		FIXED		2'-6" x 2'-6"	1	SINGLE PANE
D	ANDERSEN 100	TRANSOM	6020	6'-0" x 2'-0"	1	

NOTE: ALL WINDOWS TO HAVE MAX. U-FACTOR OF .45



2 **Side Elevation**
SCALE: 1/4" = 1'-0"



REVISIONS:	
Number	Date

New Construction
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Lenox, MA

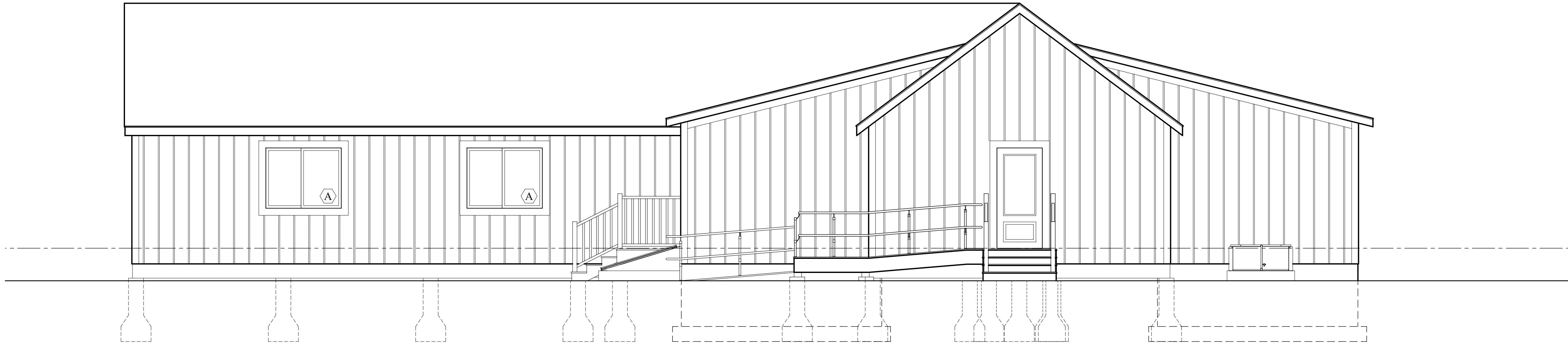
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Exterior Elevations

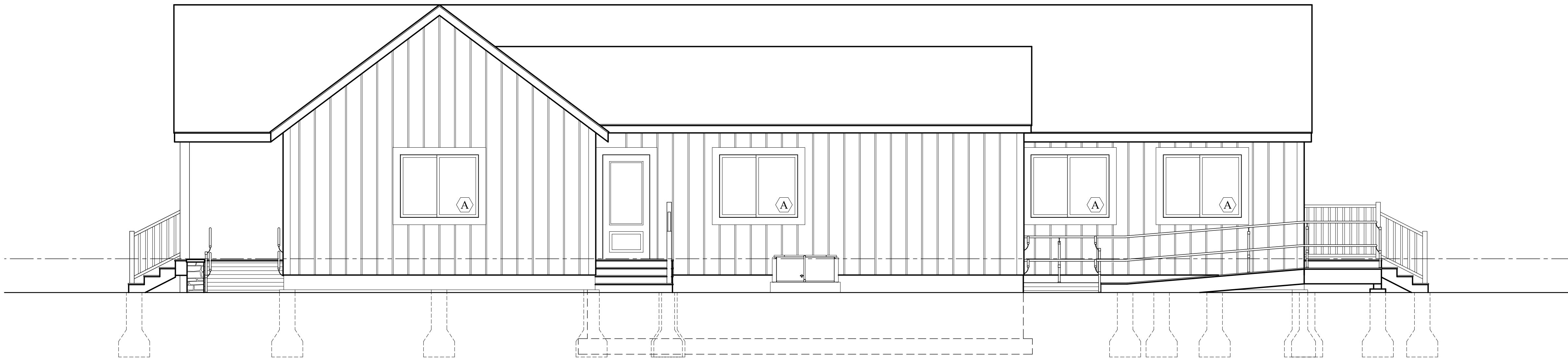
Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

Dwg. No.
A2.0





1 **Rear Elevation**
SCALE: 1/4" = 1'-0"



2 **Side Elevation**
SCALE: 1/4" = 1'-0"



REVISIONS:		
Number	Date	Note

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413.448.8099

Dwg. Title:
Exterior Elevations

Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

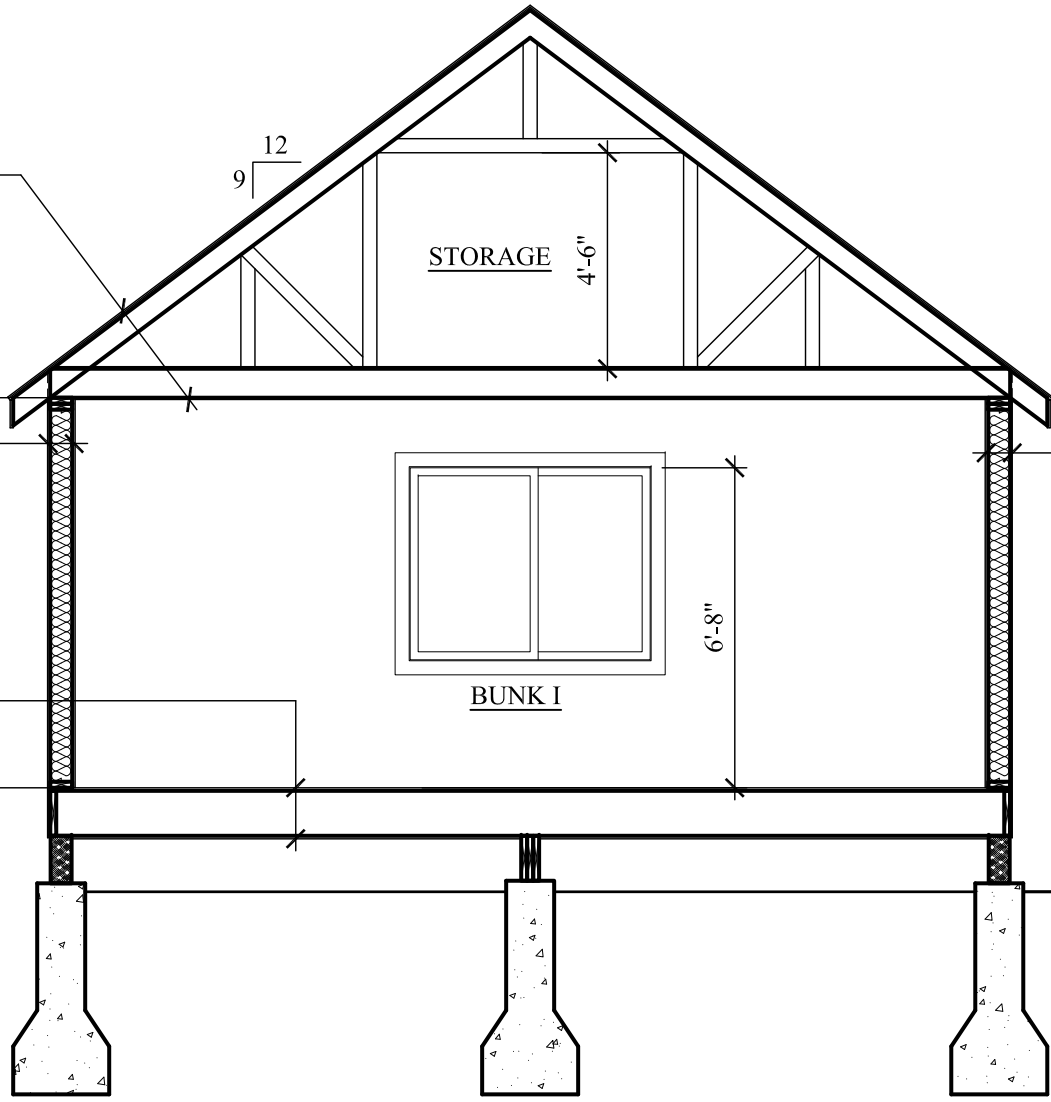
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A2.1



TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
ATTIC TRUSSES @ 24" O.C. BY OTHERS
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.
1/2" PT PLYWOOD



TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

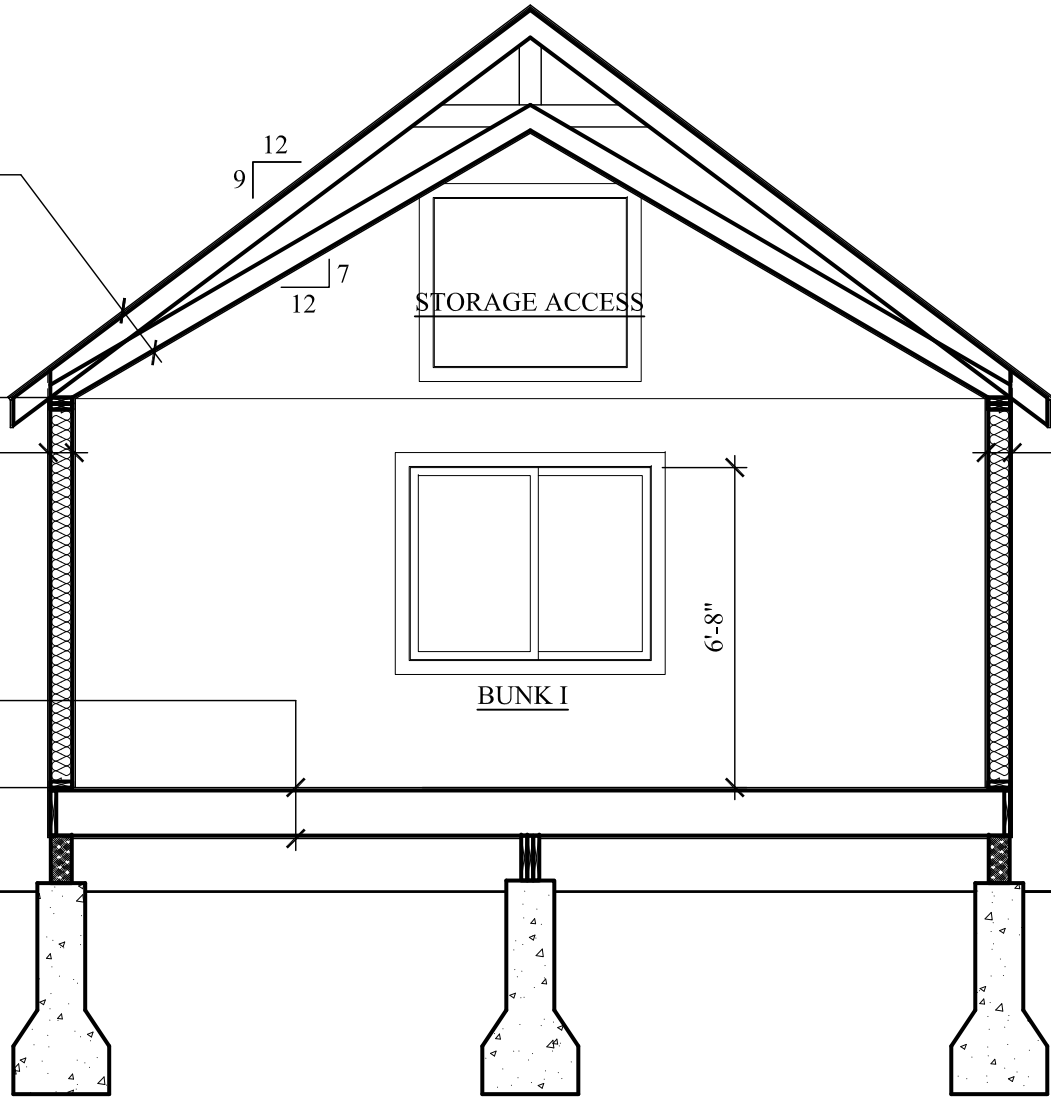
1 Section

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

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
SCISSOR TRUSSES @ 24" O.C. BY OTHERS
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING, TBD
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.
1/2" PT PLYWOOD



TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

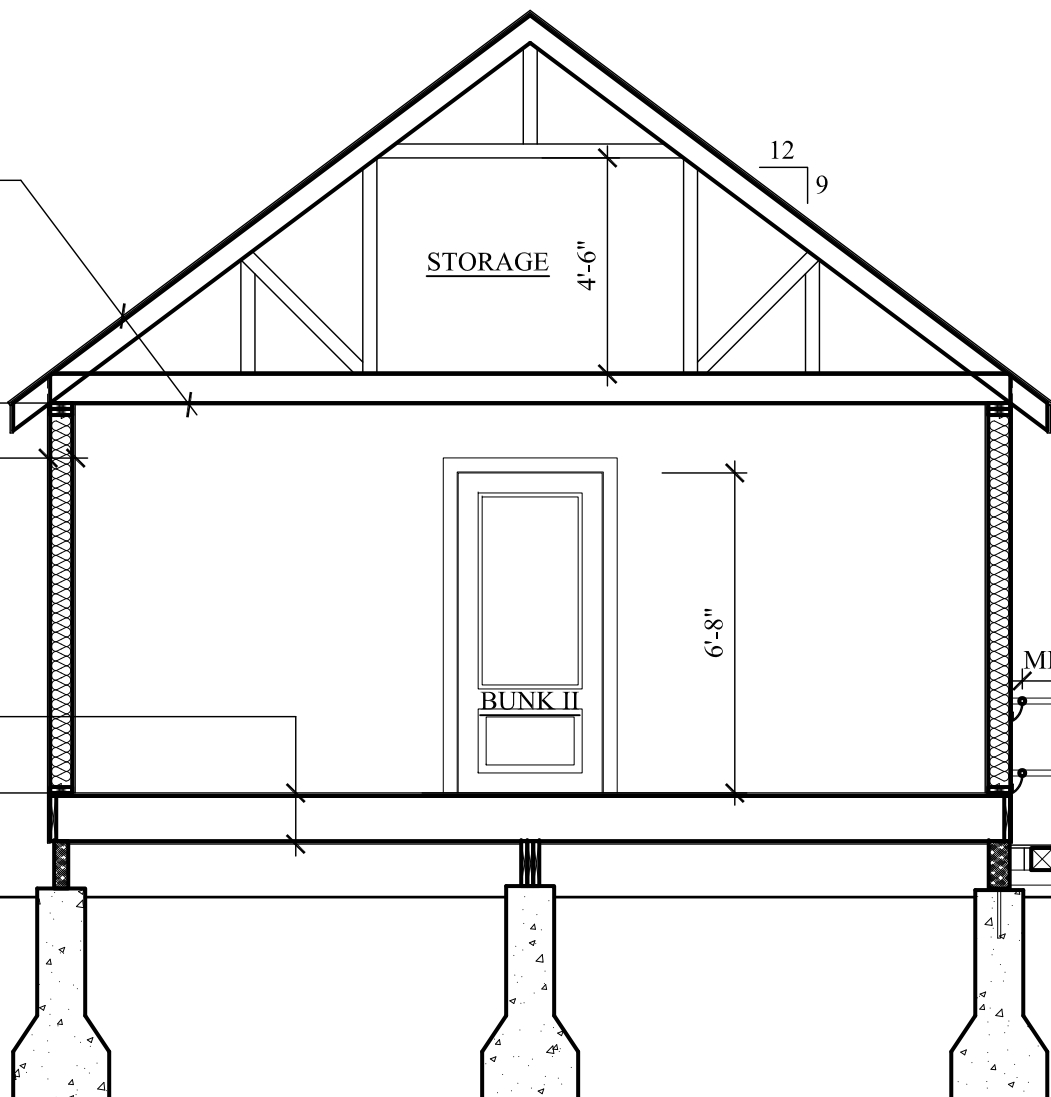
3 Section

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

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
ATTIC TRUSSES @ 24" O.C. BY OTHERS
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.
1/2" PT PLYWOOD



5 Section

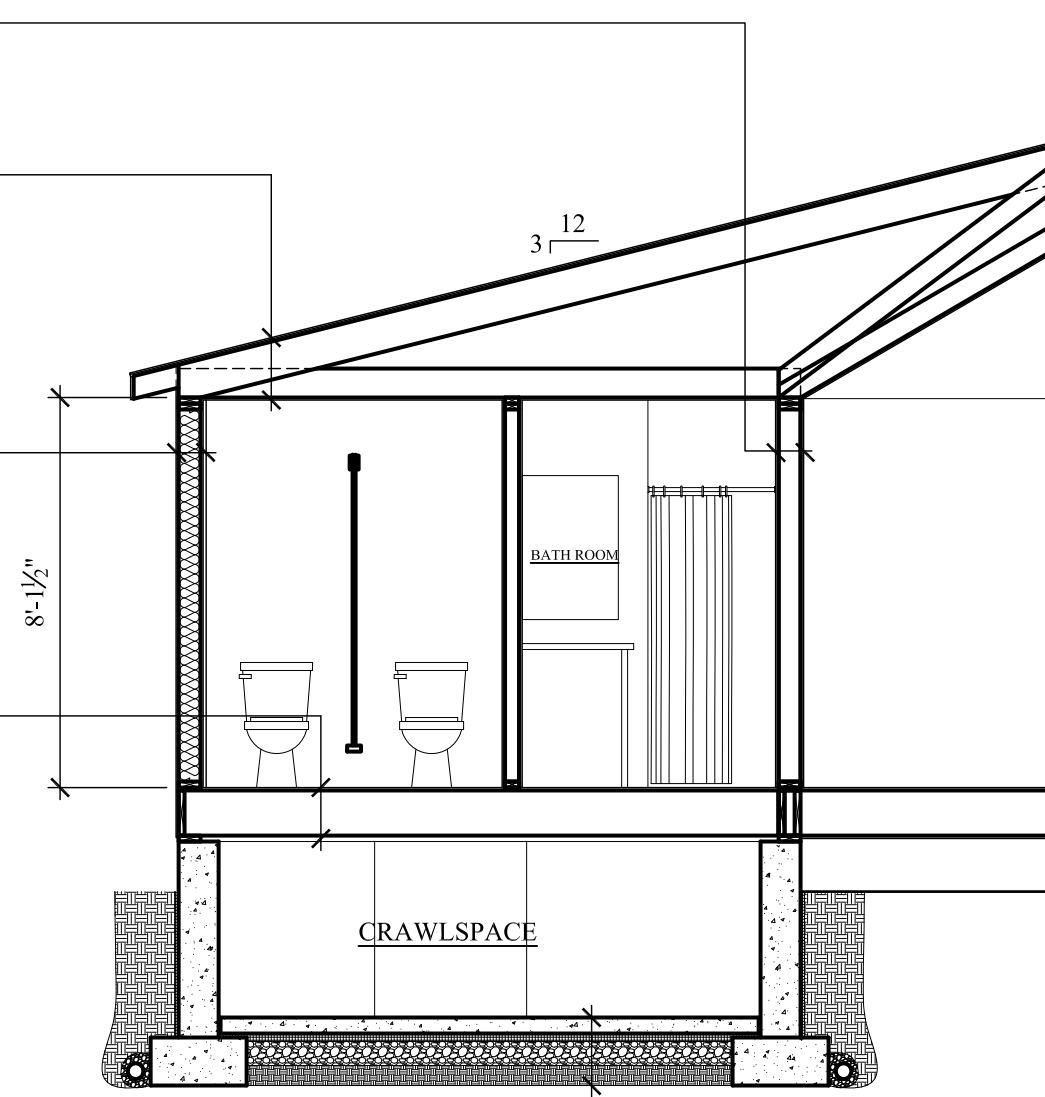
SCALE: 1/4" = 1'-0"

TYP. WALL ASSEMBLY
T&G WOOD WALLS
2X6s @ 16" O.C.
T&G WOOD WALLS

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
2X10s @ 16" O.C.
2X8 CEILING JOISTS @ 16" O.C.
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.



TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
2X10s @ 16" O.C.
2X8 CEILING JOISTS @ 16" O.C.
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.

2 Section

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

TYP. WALL ASSEMBLY
T&G WOOD WALLS
2X6s @ 16" O.C.
T&G WOOD WALLS

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
2X10s @ 16" O.C.
2X8 CEILING JOISTS @ 16" O.C.
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
5/8" MOLD RESISTANT GYPSUM WALL BOARD
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.

TYP. SLAB ASSEMBLY
4" CONCRETE SLAB
2" RIGID INSULATION
6 MIL POLY VAPOR BARRIER
6" GRAVEL ON UNDISTURBED SOIL

TYP. WALL ASSEMBLY
T&G WOOD WALLS
2X6s @ 16" O.C.
T&G WOOD WALLS

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
2X10s @ 16" O.C.
2X8 CEILING JOISTS @ 16" O.C.
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.

TYP. SLAB ASSEMBLY
4" CONCRETE SLAB
2" RIGID INSULATION
6 MIL POLY VAPOR BARRIER
6" GRAVEL ON UNDISTURBED SOIL

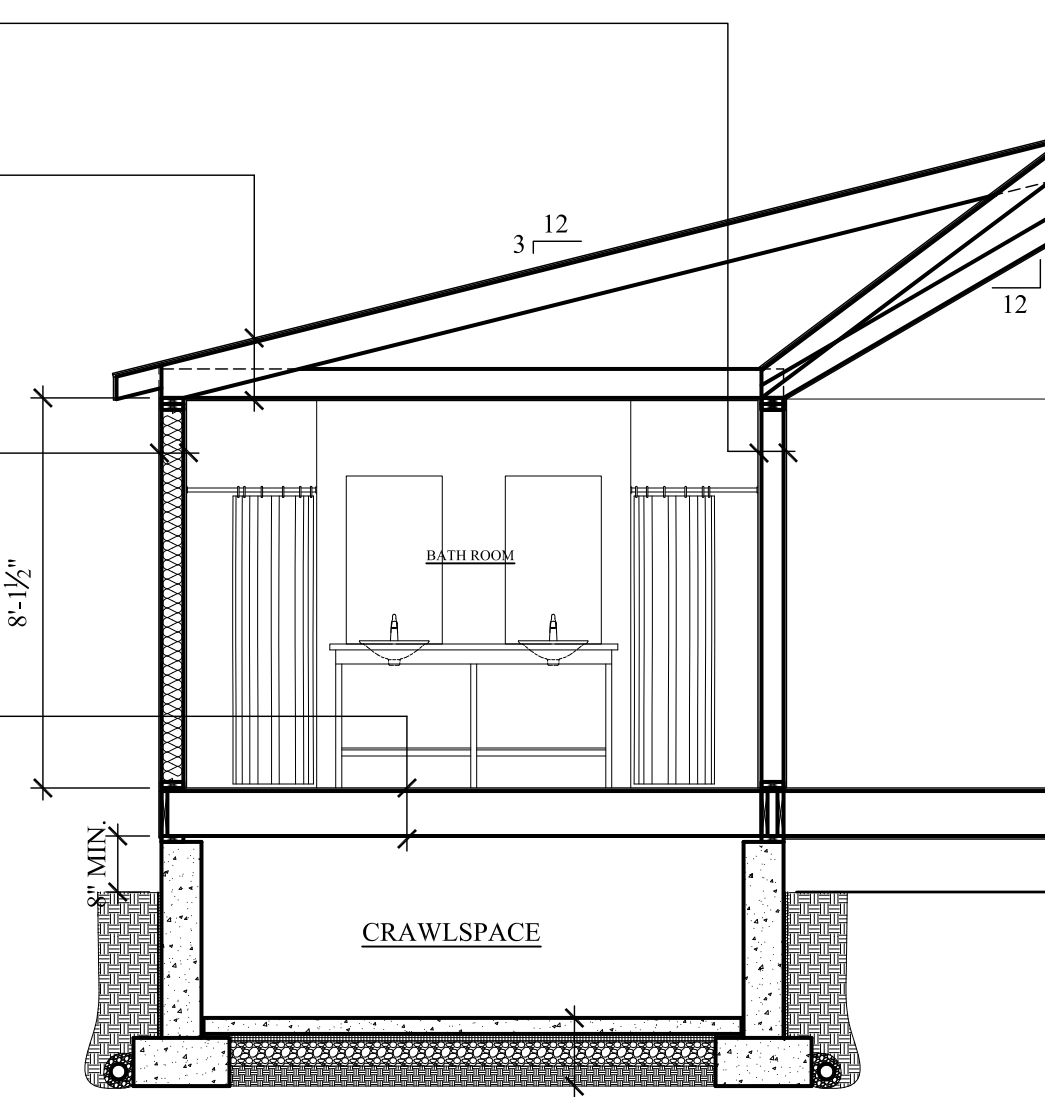
4 Section

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

TYP. ROOF ASSEMBLY
LIMITED LIFETIME ASPHALT SHINGLES
ICE & WATER SHIELD
5/8" ZIP SYSTEM ROOF SHEATHING
SCISSOR TRUSSES @ 24" O.C. BY OTHERS
T&G WOOD CEILING

TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.
1/2" PT PLYWOOD



TYP. WALL ASSEMBLY
BOARD & BATTEN SIDING W/ BATTENS @ 12" O.C.
1/2" ZIP SYSTEM WALL SHEATHING
2X6s @ 16" O.C.
R-21 MIN. BATT INSULATION
6-MIL POLY VAPOR BARRIER
T&G WOOD WALLS

TYP. FLOOR ASSEMBLY
FINISHED FLOOR
6-MIL POLY VAPOR BARRIER
3/4" PLYWOOD SUB-FLOOR
2X12s @ 16" O.C.

TYP. SLAB ASSEMBLY
4" CONCRETE SLAB
2" RIGID INSULATION
6 MIL POLY VAPOR BARRIER
6" GRAVEL ON UNDISTURBED SOIL

6 Section

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



BERKSHIRE
DESIGN INC.

REVISIONS:

Number Date Note

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA

413.448.8099

Dwg. Title:

Sections

Date:

12.21.21

Scale:

As Noted

Drawn By:

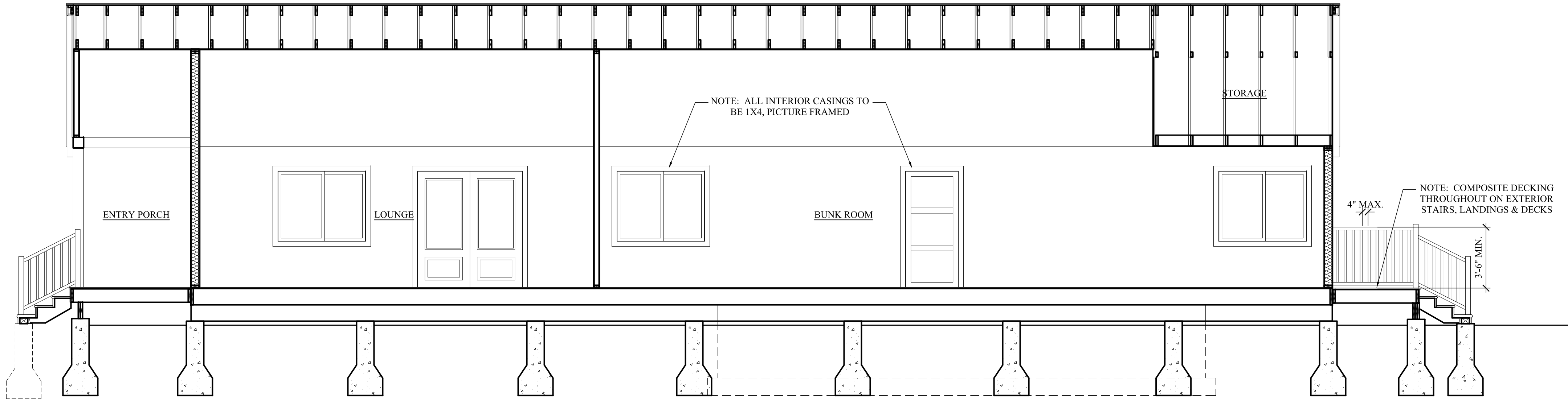
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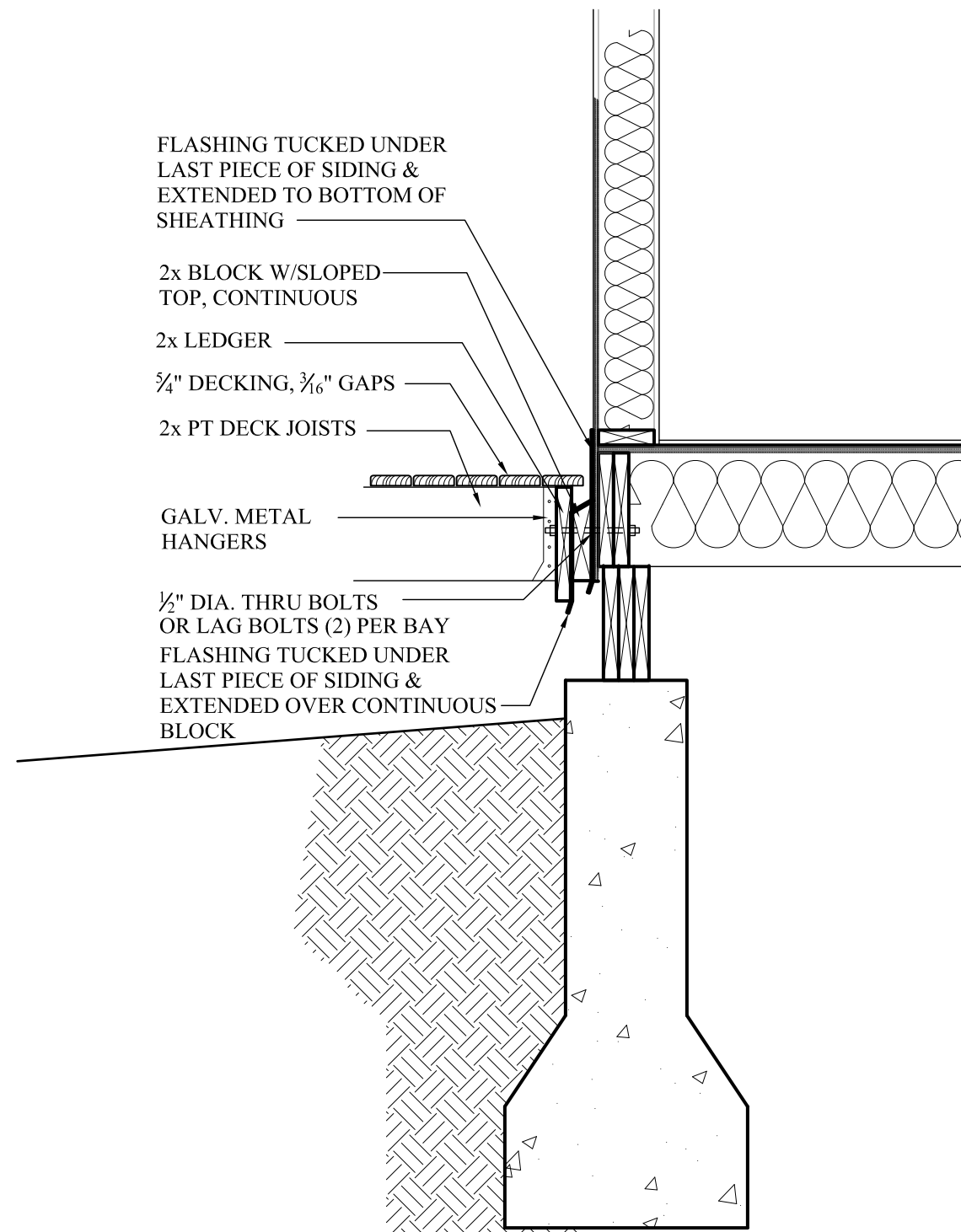
Dwg. No.

A3.0

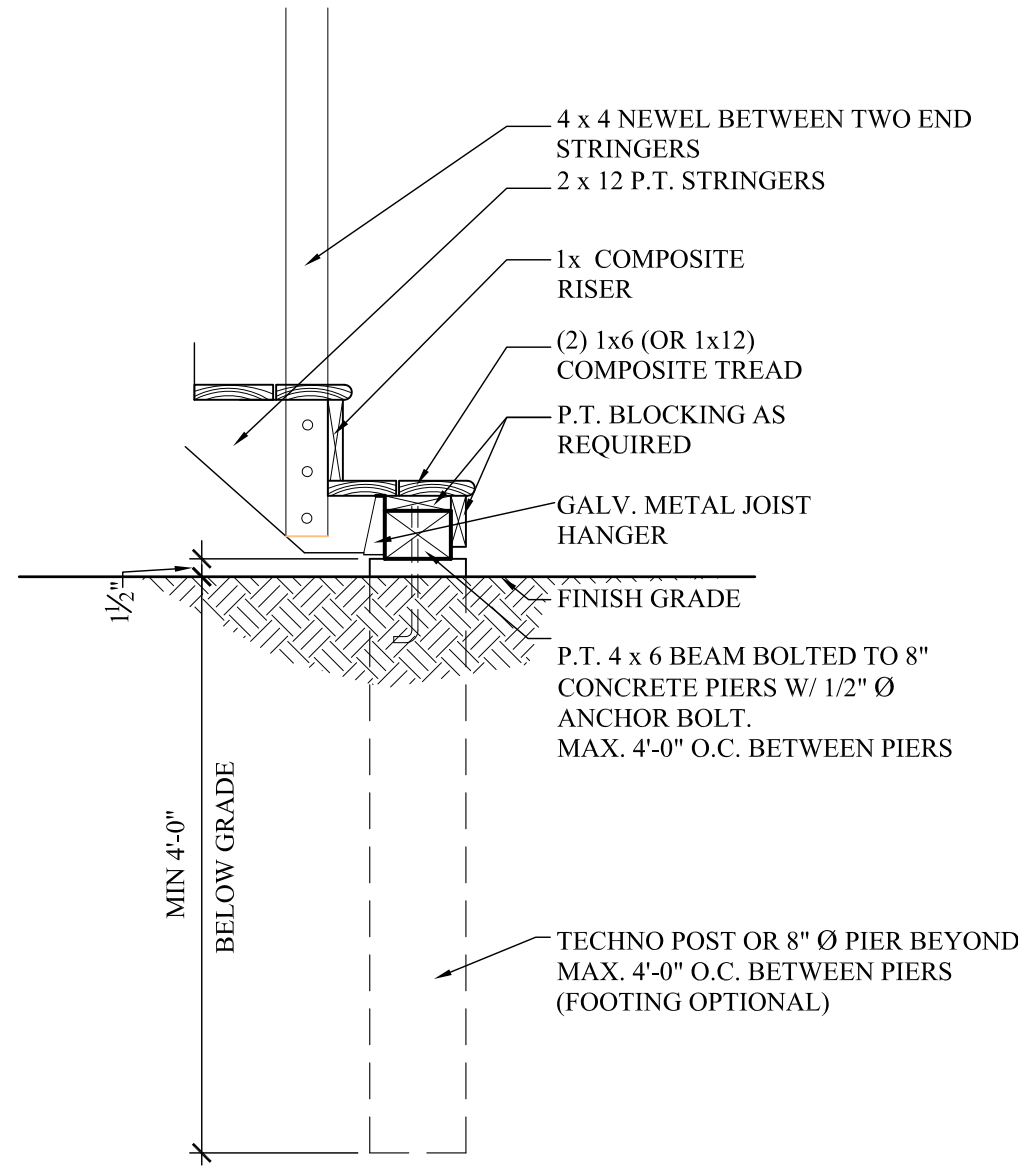




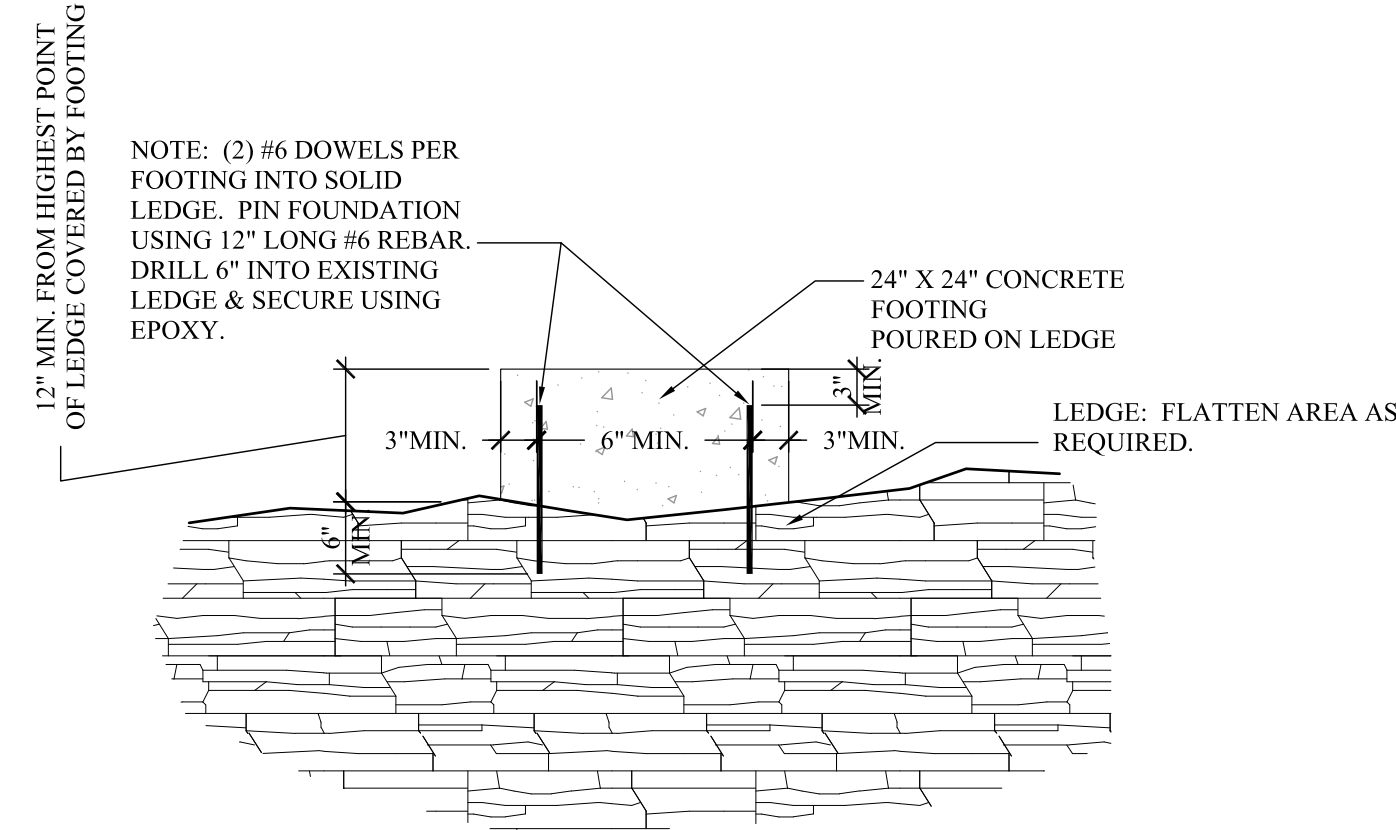
1 Section
SCALE: 1/4" = 1'-0"



2 Ledger Detail
SCALE: 3/4" = 1'-0"



3 Stair Detail
SCALE: 3/4" = 1'-0"



4 Ledge Detail
SCALE: 3/4" = 1'-0"



REVISIONS:	
Number	Date

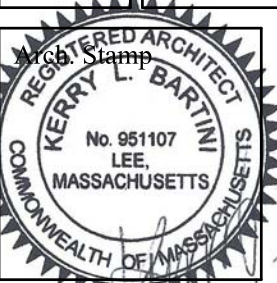
New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

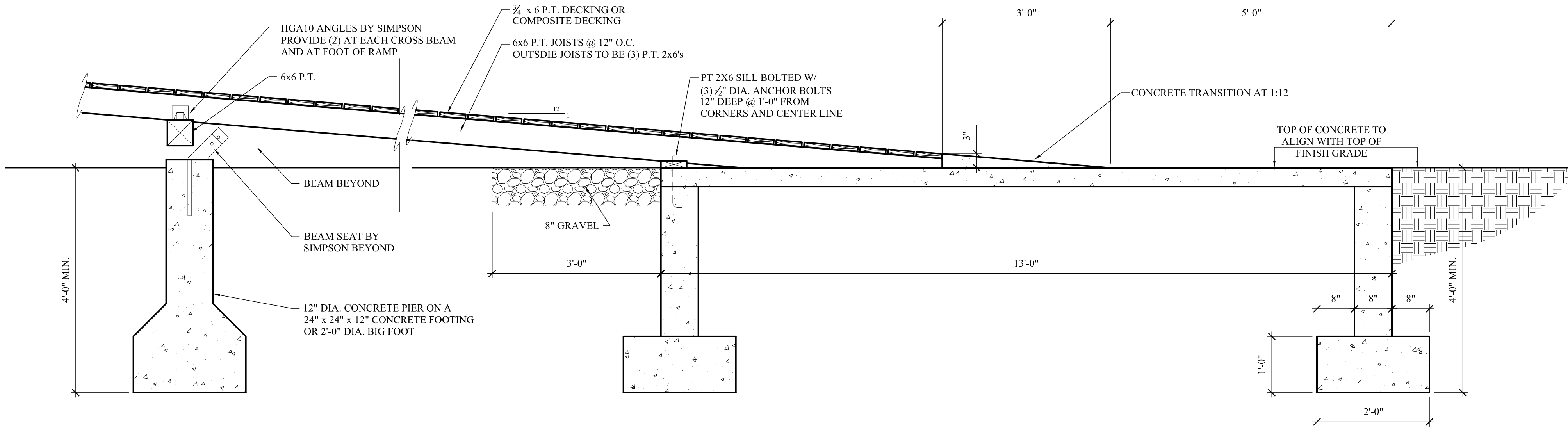
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Sections & Details

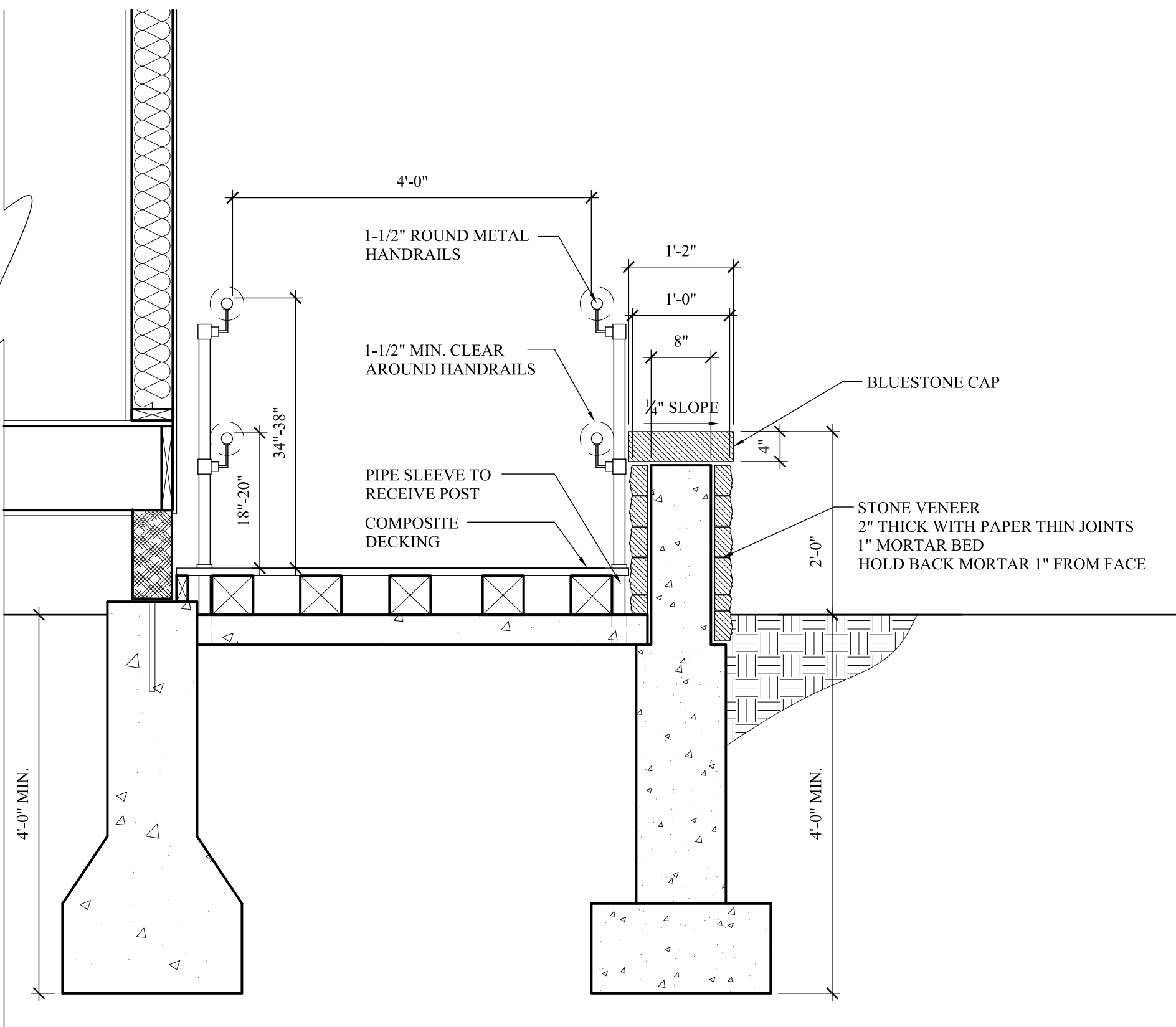
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12.21.21	As Noted	KB	

Dwg. No.
A3.1

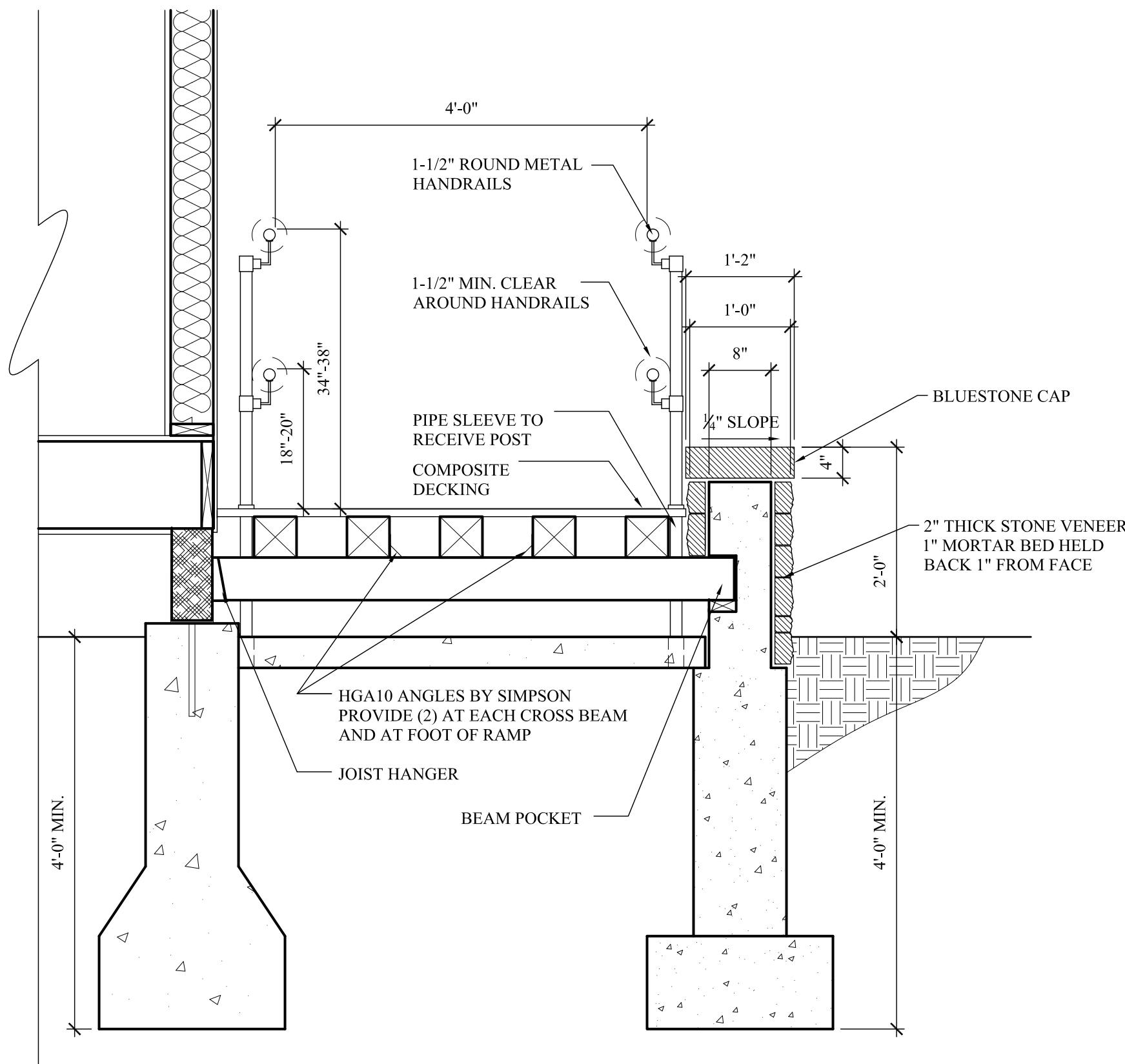




1 Entry Ramp Detail
SCALE: 3/4" = 1'-0"



2 Entry Ramp Detail
SCALE: 3/4" = 1'-0"



3 Entry Ramp Detail
SCALE: 3/4" = 1'-0"



REVISIONS:		
Number	Date	Note

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

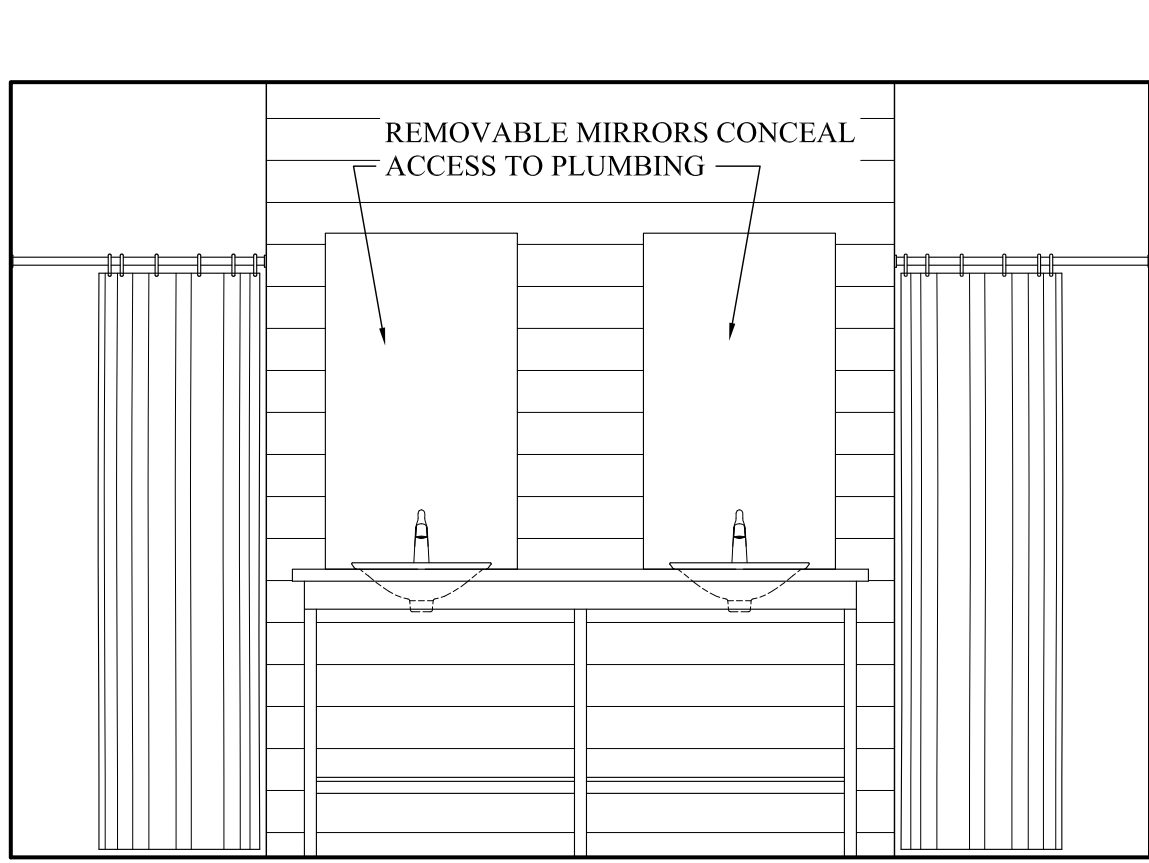
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Details

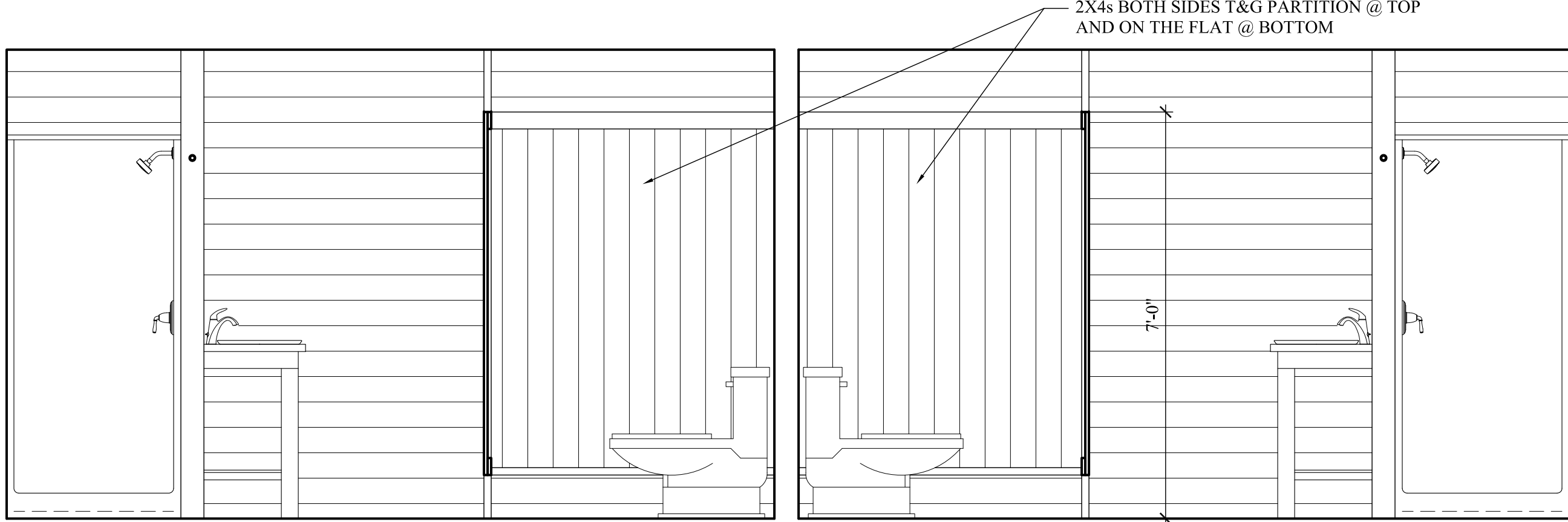
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12.21.21	As Noted	KB	

Dwg. No.
A3.2

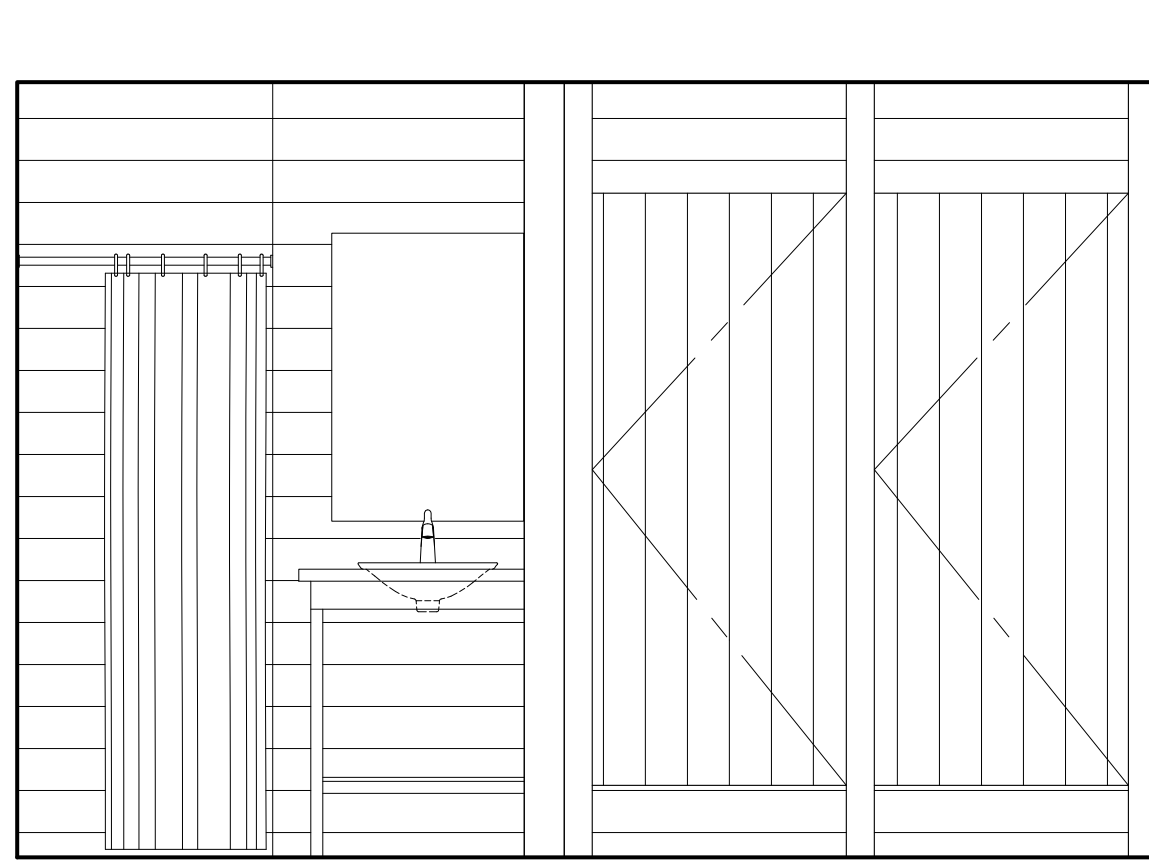




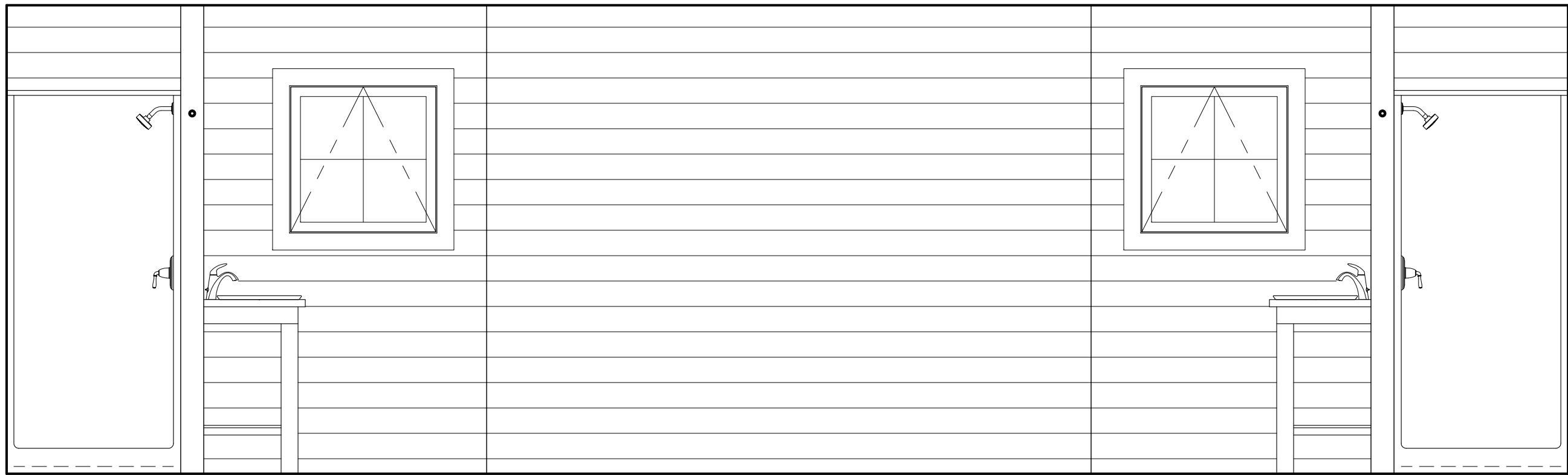
1 Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



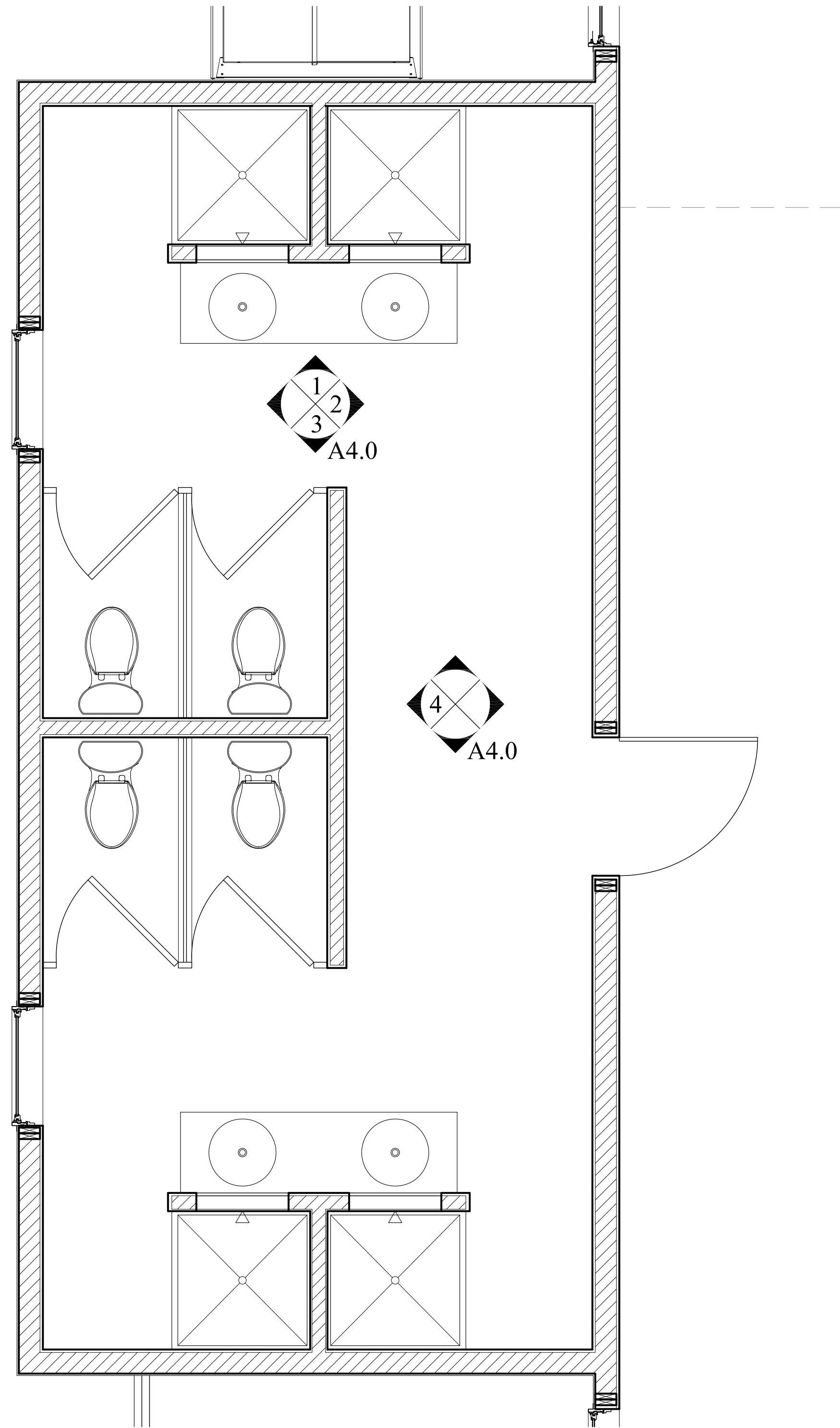
2 Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



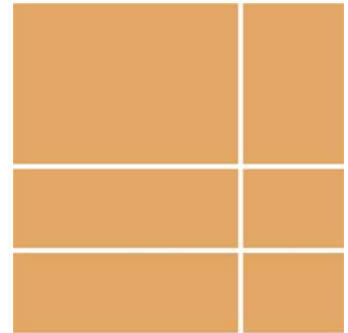
3 Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



4 Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



5 Bath II Enlarged Plan
SCALE: 1/2" = 1'-0"



BERKSHIRE
DESIGN INC.

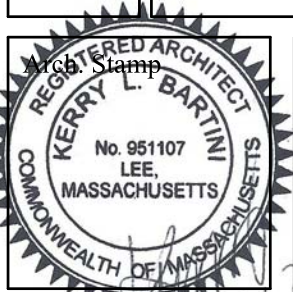
REVISIONS:	
Number	Date

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

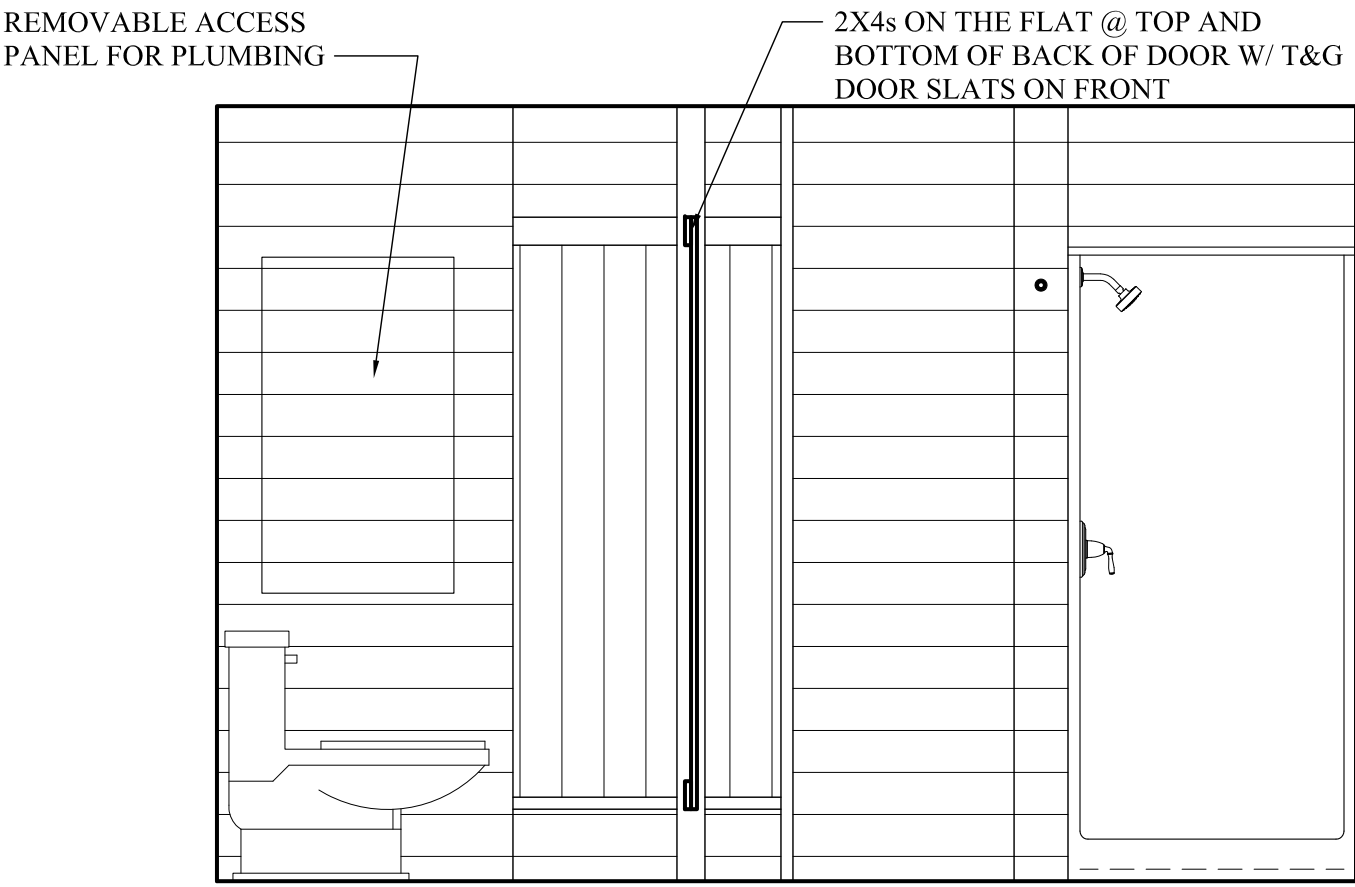
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Interior Elevations

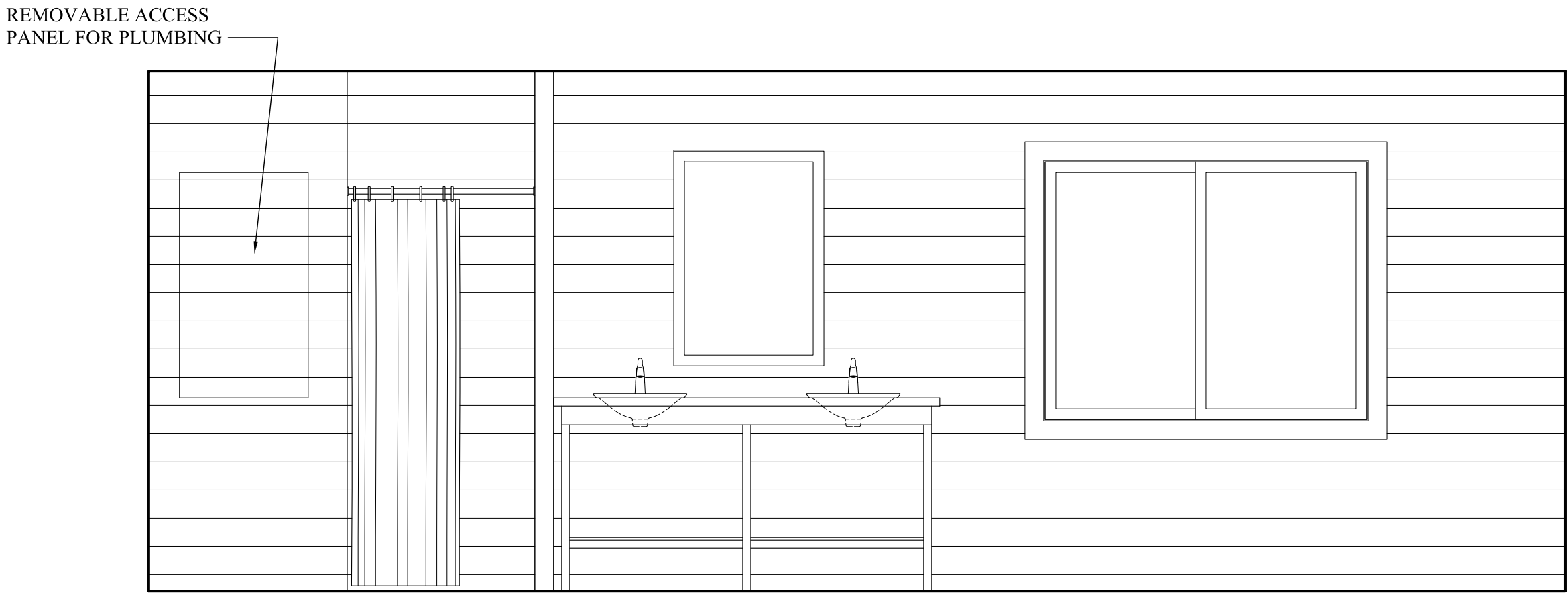
Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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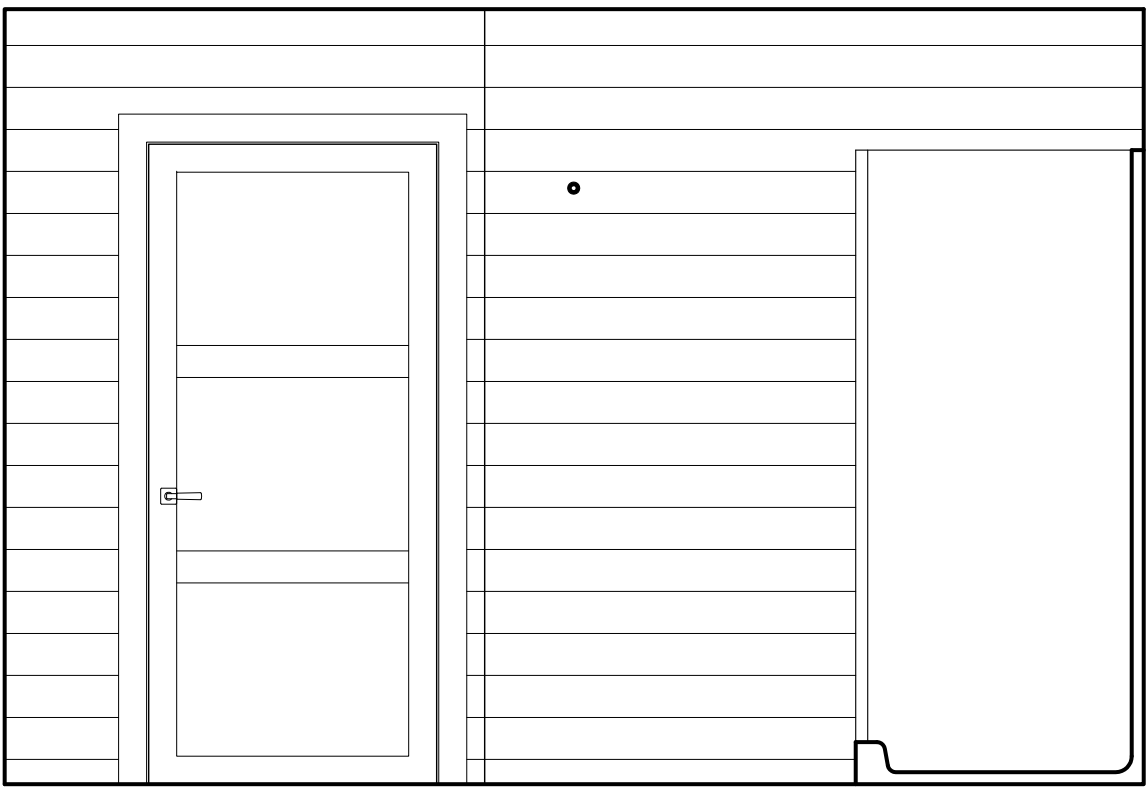
Dwg. No.
A4.0



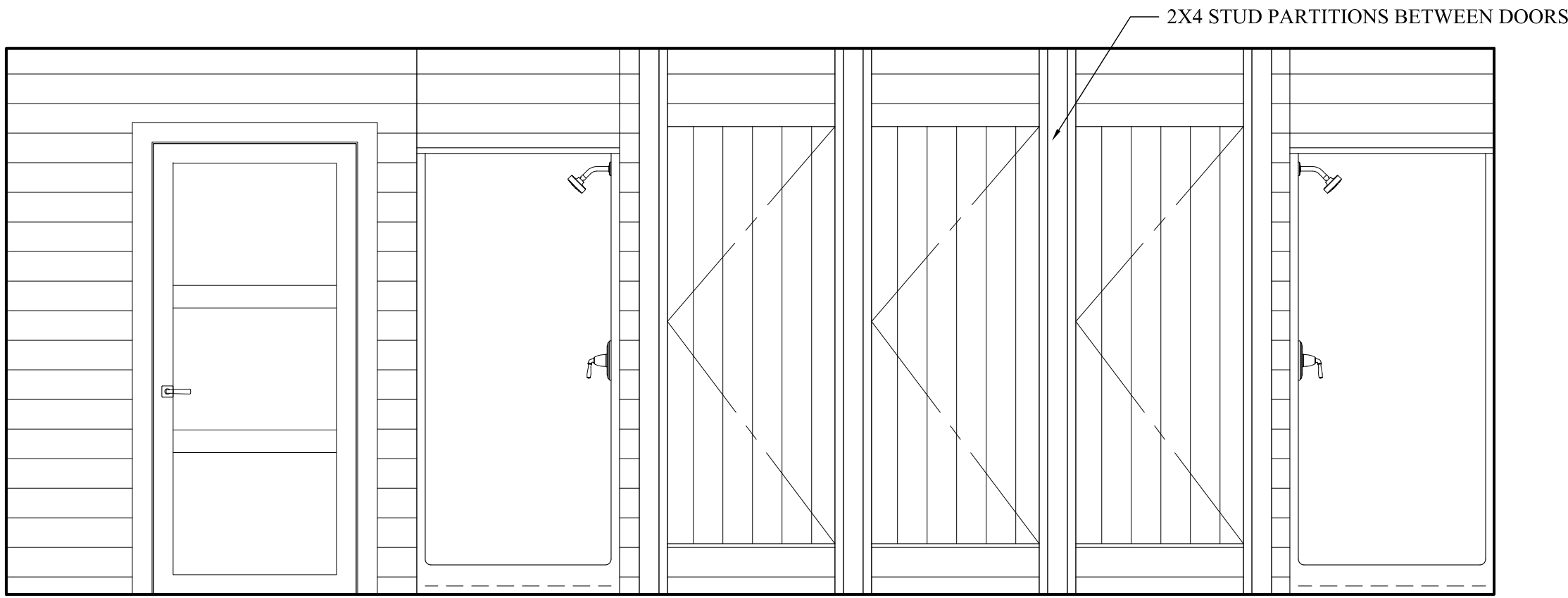
1 Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



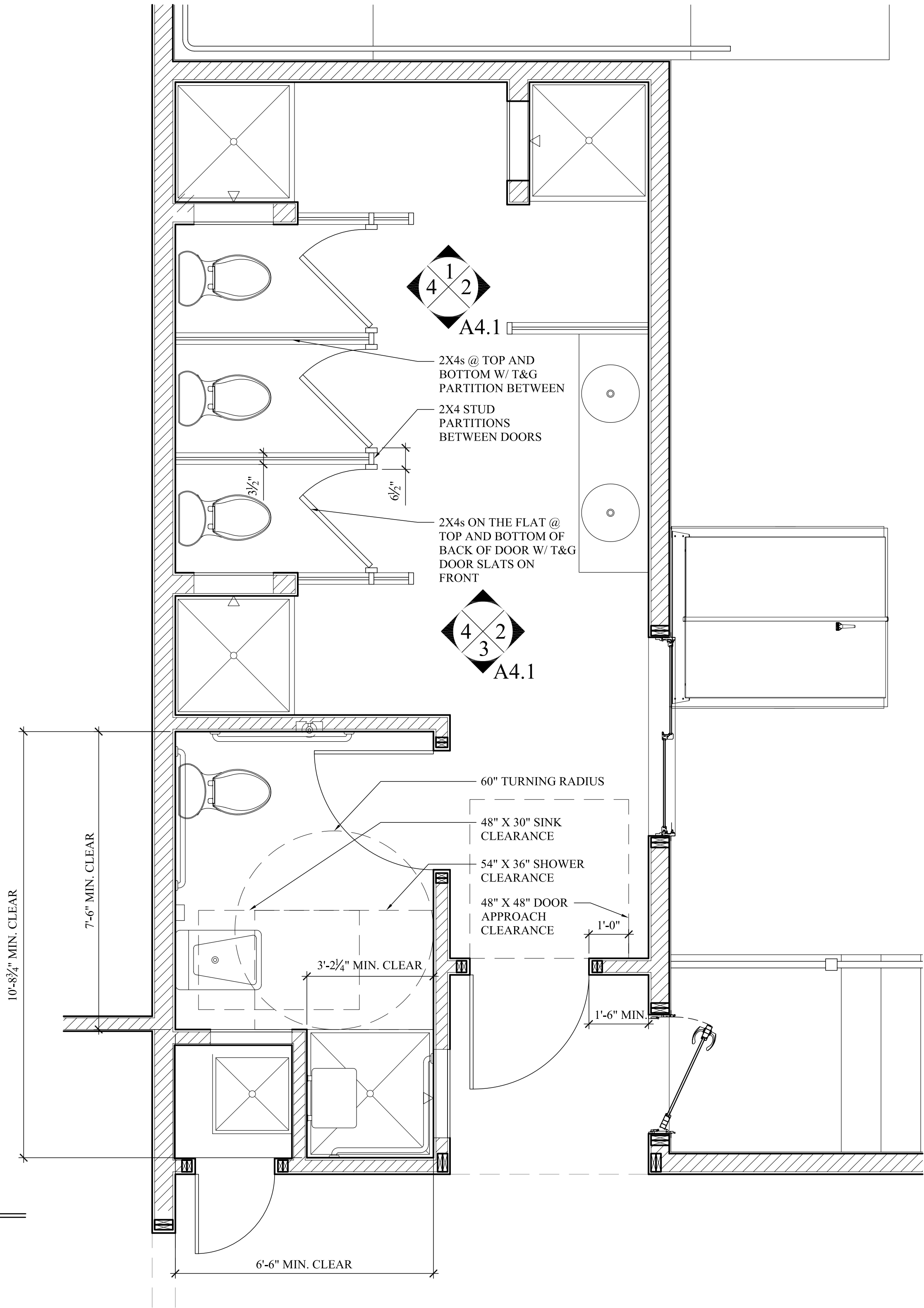
2 Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



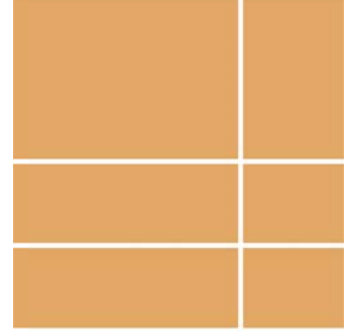
3 Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



4 Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



5 Bath I Enlarged Plan
SCALE: 1/2" = 1'-0"



**BERKSHIRE
DESIGN INC.**

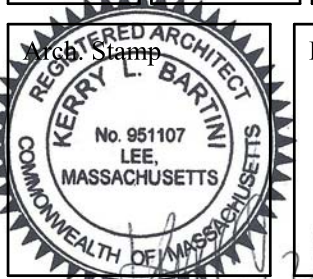
REVISIONS:	
Number	Date

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

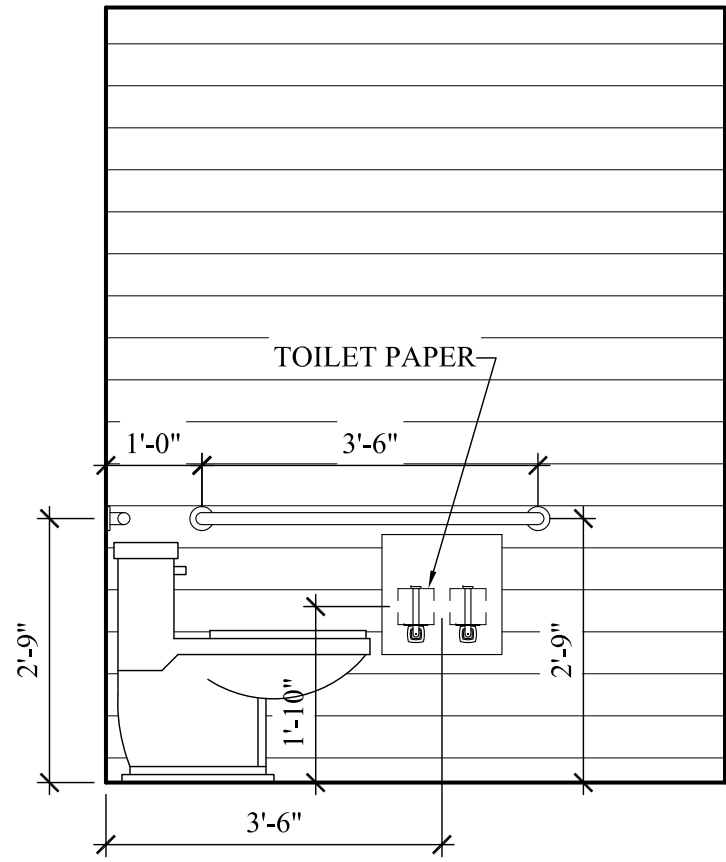
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Interior Elevations

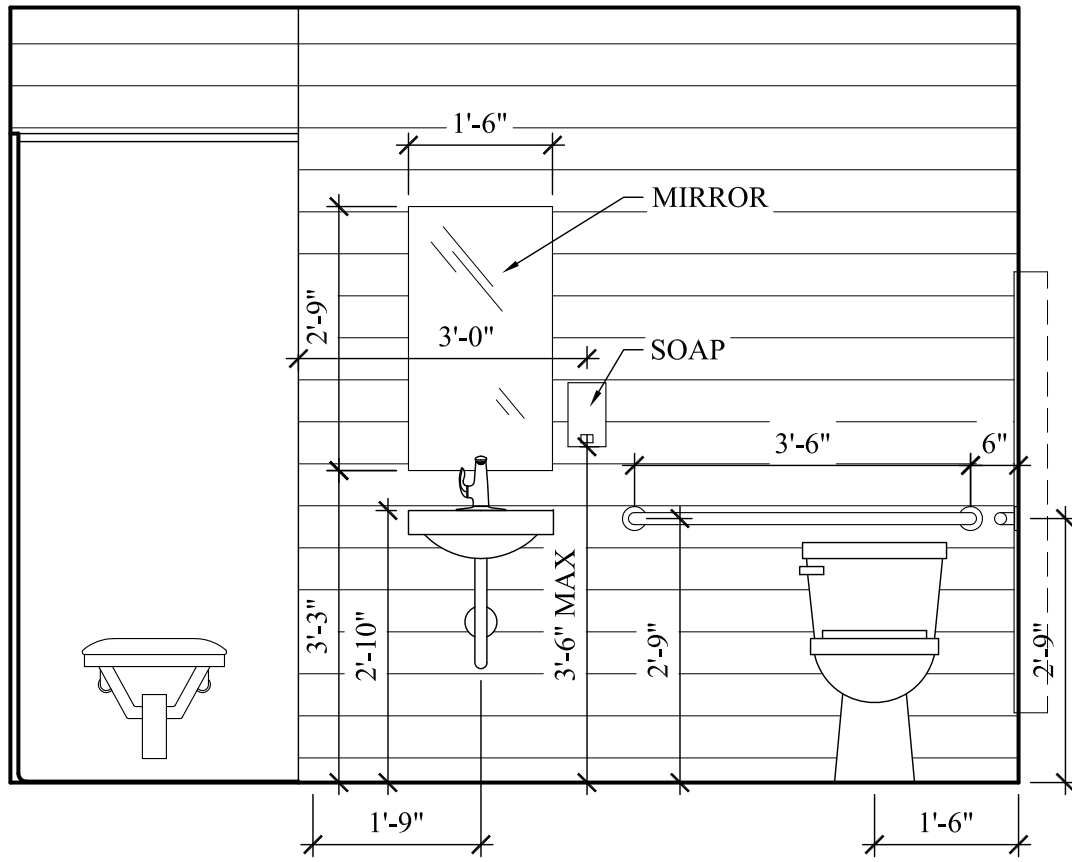
Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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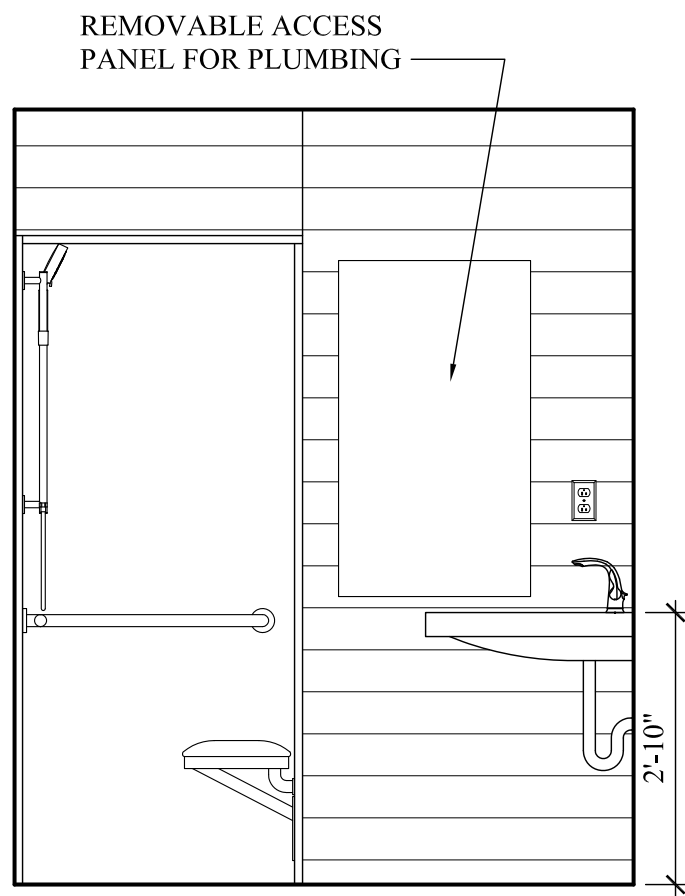
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A4.1



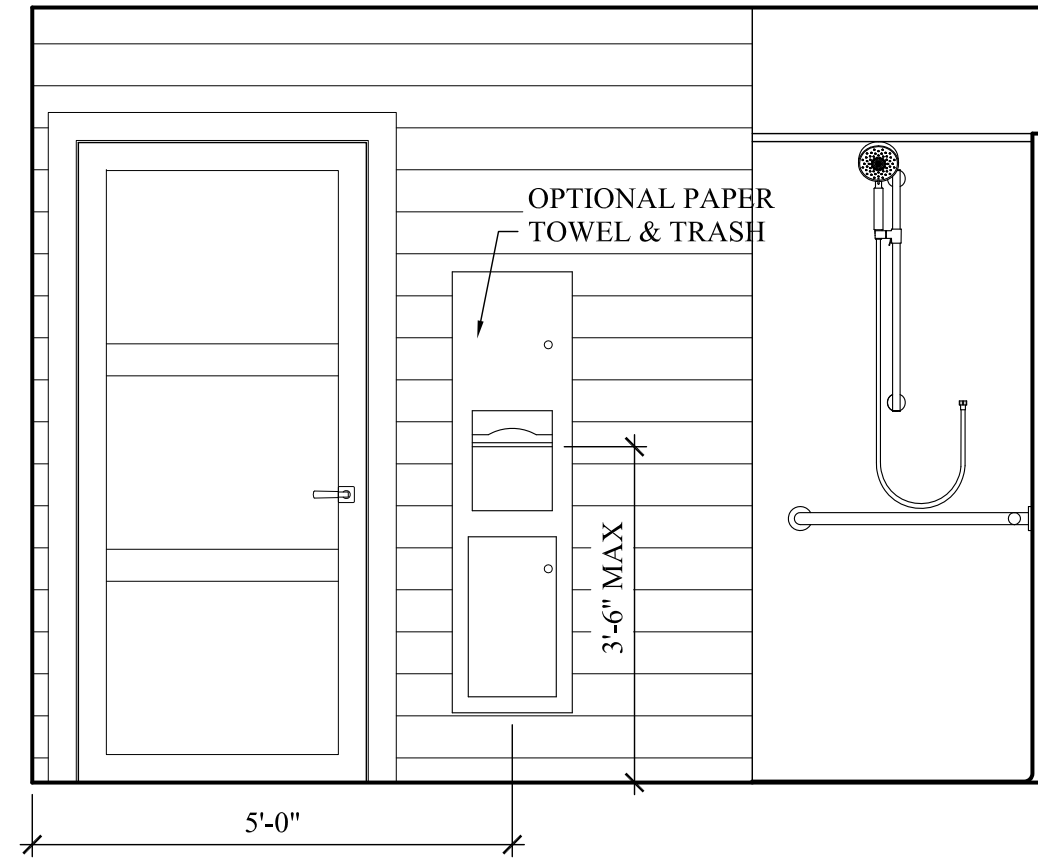
1 HC Bath Interior Elevation
SCALE: 1/2" = 1'-0"



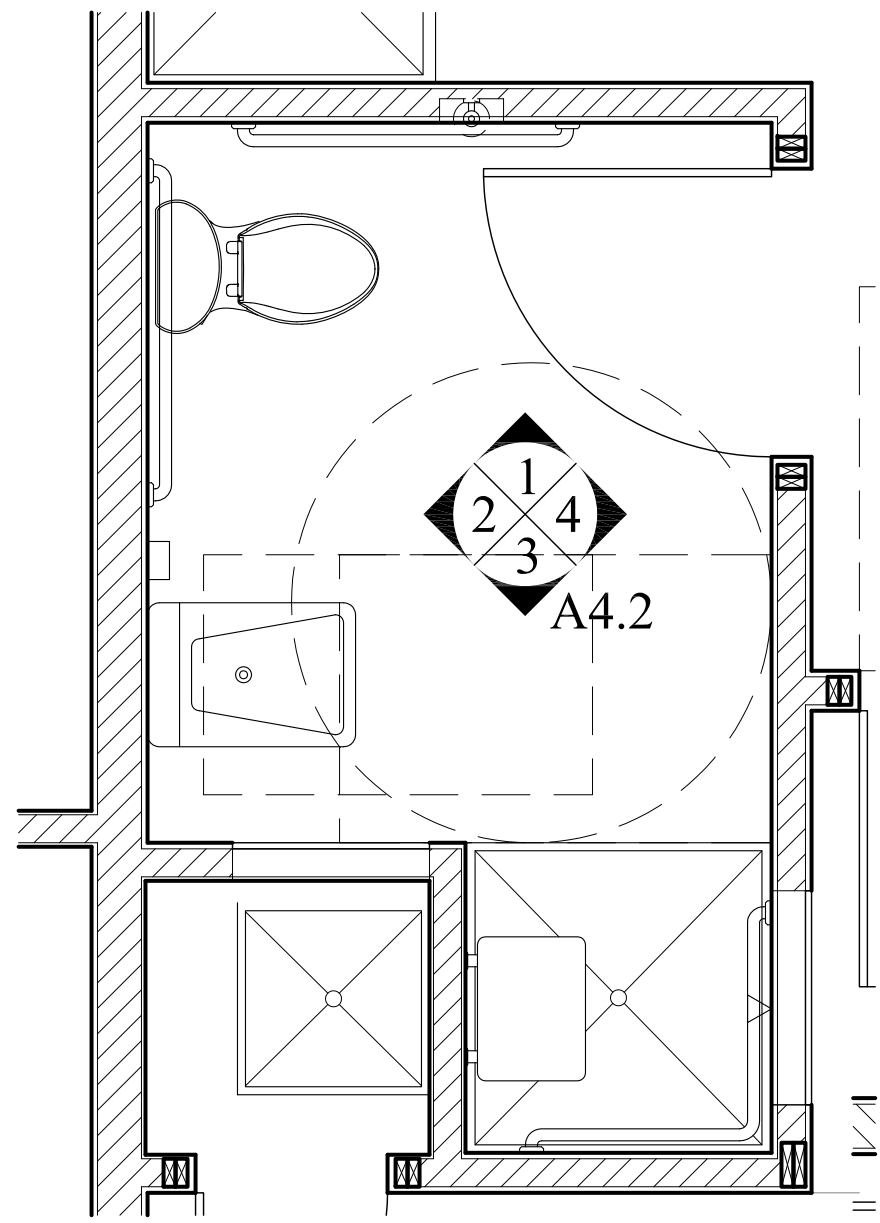
2 HC Bath Interior Elevation
SCALE: 1/2" = 1'-0"



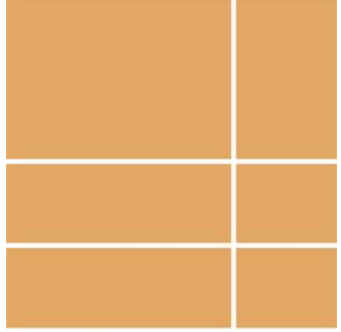
3 HC Bath Interior Elevation
SCALE: 1/2" = 1'-0"



4 HC Bath Interior Elevation
SCALE: 1/2" = 1'-0"



5 HC Bath Enlarged Plan
SCALE: 1/2" = 1'-0"



BERKSHIRE
DESIGN INC.

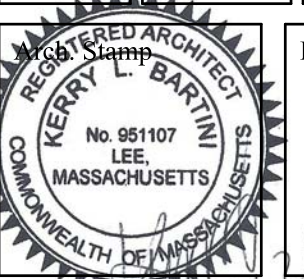
REVISIONS:	
Number	Date

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

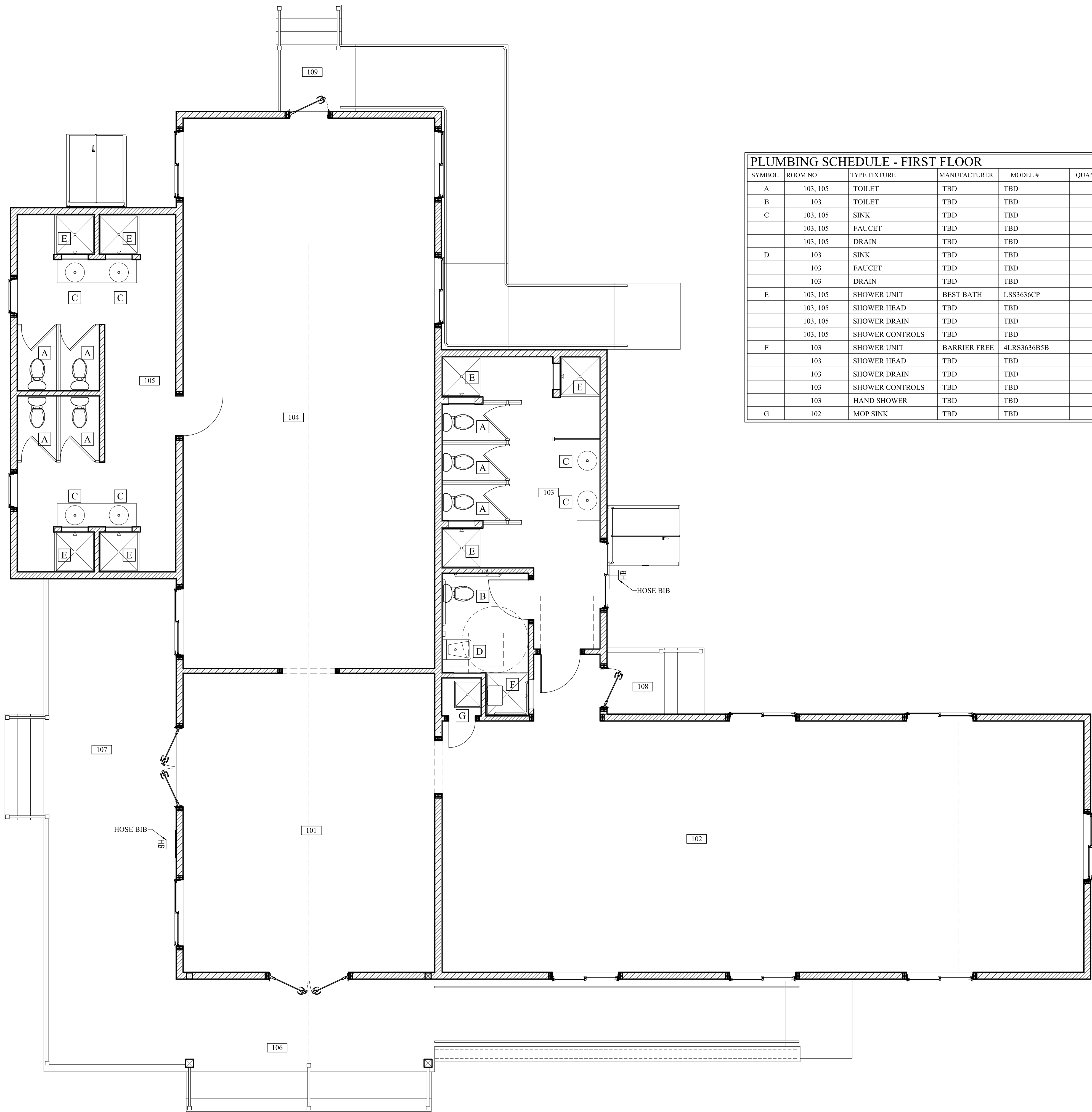
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Interior Elevations

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Dwg. No.
A4.2



PLUMBING SCHEDULE - FIRST FLOOR							
SYMBOL	ROOM NO	TYPE FIXTURE	MANUFACTURER	MODEL #	QUANTITY	FINISH/COLOR	REMARKS
A	103, 105	TOILET	TBD	TBD		TBD	
B	103	TOILET	TBD	TBD		TBD	
C	103, 105	SINK	TBD	TBD		TBD	
	103, 105	FAUCET	TBD	TBD		TBD	
	103, 105	DRAIN	TBD	TBD		TBD	
D	103	SINK	TBD	TBD		TBD	
	103	FAUCET	TBD	TBD		TBD	
	103	DRAIN	TBD	TBD		TBD	
E	103, 105	SHOWER UNIT	BEST BATH	LSS3636CP		TBD	
	103, 105	SHOWER HEAD	TBD	TBD		TBD	
	103, 105	SHOWER DRAIN	TBD	TBD		TBD	
	103, 105	SHOWER CONTROLS	TBD	TBD		TBD	
F	103	SHOWER UNIT	BARRIER FREE	4LRS3636B5B		TBD	
	103	SHOWER HEAD	TBD	TBD		TBD	
	103	SHOWER DRAIN	TBD	TBD		TBD	
	103	SHOWER CONTROLS	TBD	TBD		TBD	
	103	HAND SHOWER	TBD	TBD		TBD	
G	102	MOP SINK	TBD	TBD		TBD	

1 First Floor Electrical Plan
SCALE: 1/4" = 1'-0"



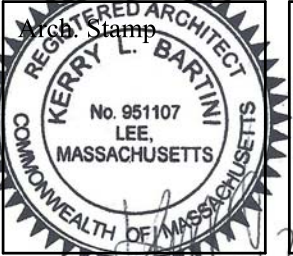
REVISIONS:		
Number	Date	Note

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

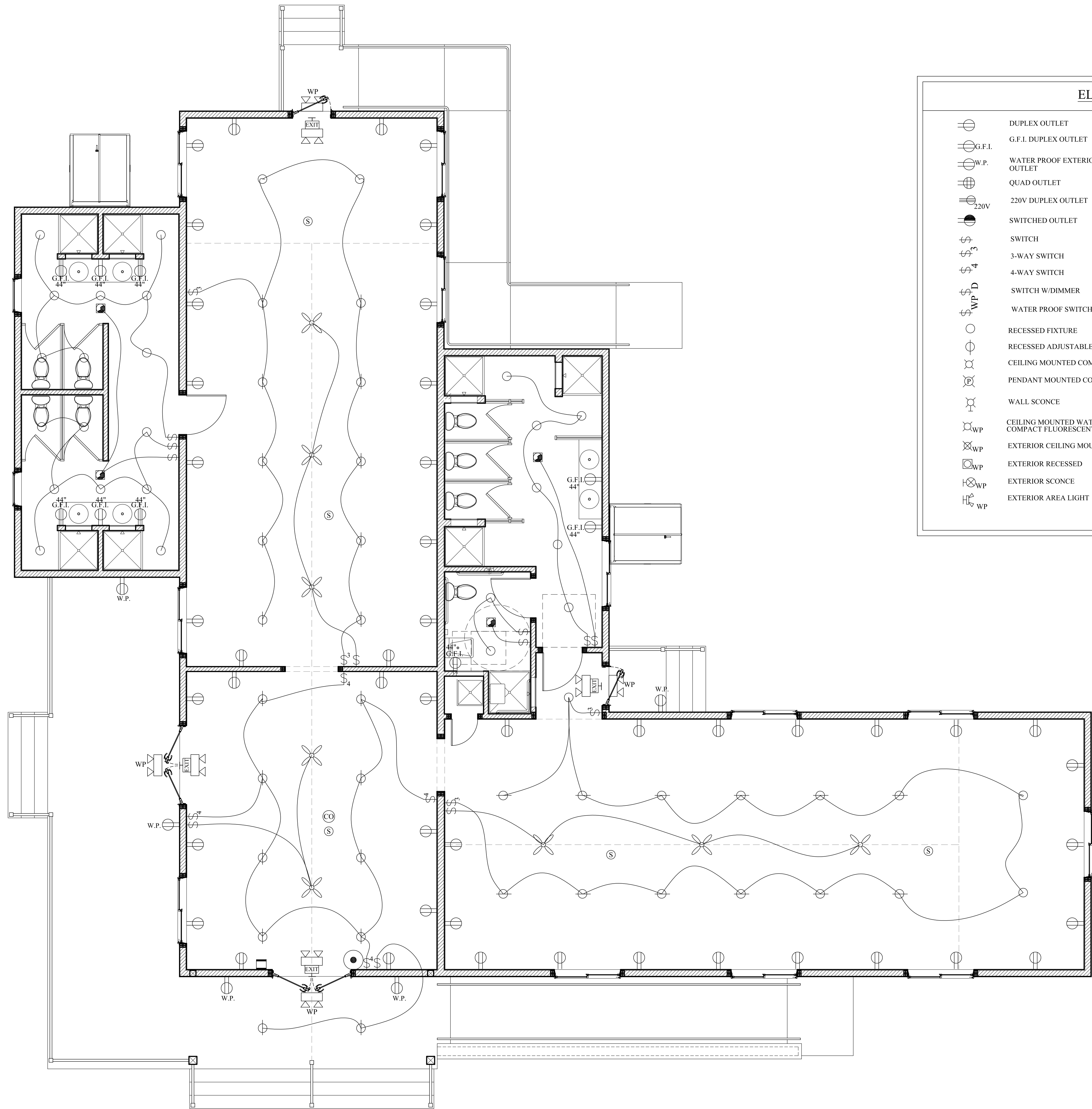
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Plumbing
First Floor Plan

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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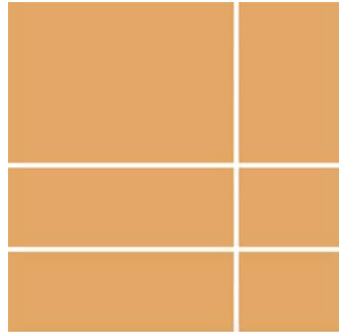


Dwg. No.
P1.0



ELECTRICAL KEY:			
	DUPLEX OUTLET		CARBON MONOXIDE DETECTOR
	G.F.I. DUPLEX OUTLET		SMOKE DETECTOR
	WATER PROOF EXTERIOR DUPLEX OUTLET		LIGHTED EXIT SIGN
	QUAD OUTLET		MANUAL PULL STATION
	220V DUPLEX OUTLET		HORN STROBE
	SWITCHED OUTLET		INTERIOR DOUBLE EMERGENCY LIGHT
	SWITCH		EXTERIOR DOUBLE EMERGENCY LIGHT
	3-WAY SWITCH		FIRE EXTINGUISHER
	4-WAY SWITCH		
	SWITCH W/DIMMER		
	WATER PROOF SWITCH		
	RECESSED FIXTURE		
	RECESSED ADJUSTABLE FIXTURE		
	CEILING MOUNTED COMPACT FLUORESCENT		
	PENDANT MOUNTED COMPACT FLUORESCENT		
	WALL SCONCE		MECH FAN
	CEILING MOUNTED WATER PROOF COMPACT FLUORESCENT		MECH FAN with LIGHT
	EXTERIOR CEILING MOUNTED		CEILING FAN
	EXTERIOR RECESSED		CEILING FAN W/ LIGHT
	EXTERIOR SCONCE		
	EXTERIOR AREA LIGHT		

1 First Floor Electrical Plan
SCALE: 1/4" = 1'-0"



BERKSHIRE
DESIGN INC.

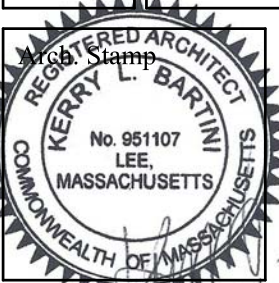
REVISIONS:		
Number	Date	Note

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413.448.8099

Dwg. Title:
Electrical
First Floor Plan

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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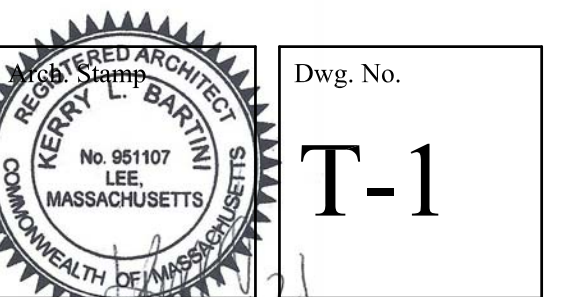


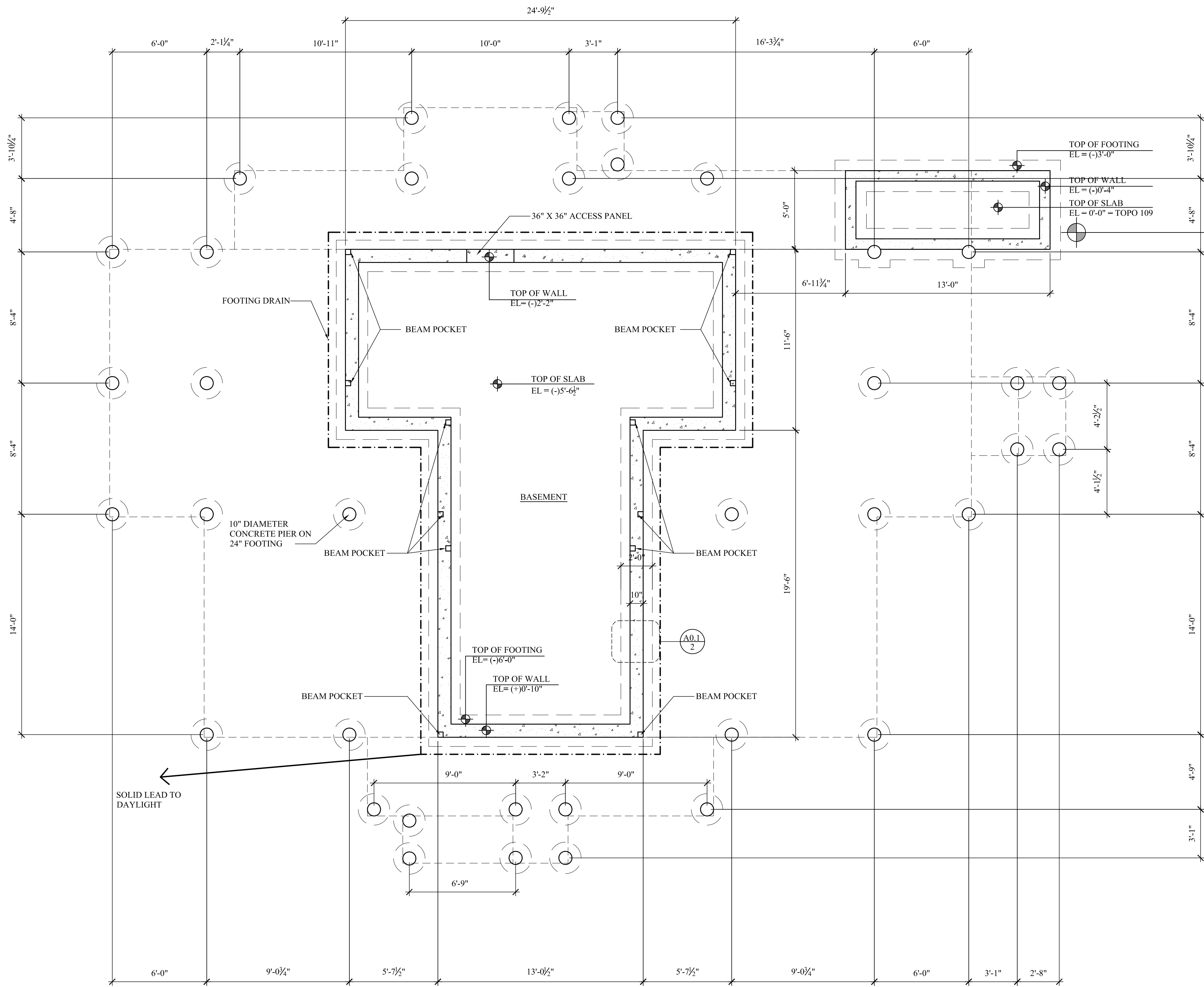
Dwg. No.
E1.0

Pittsfield, MA

CONSTRUCTION DOCUMENTS

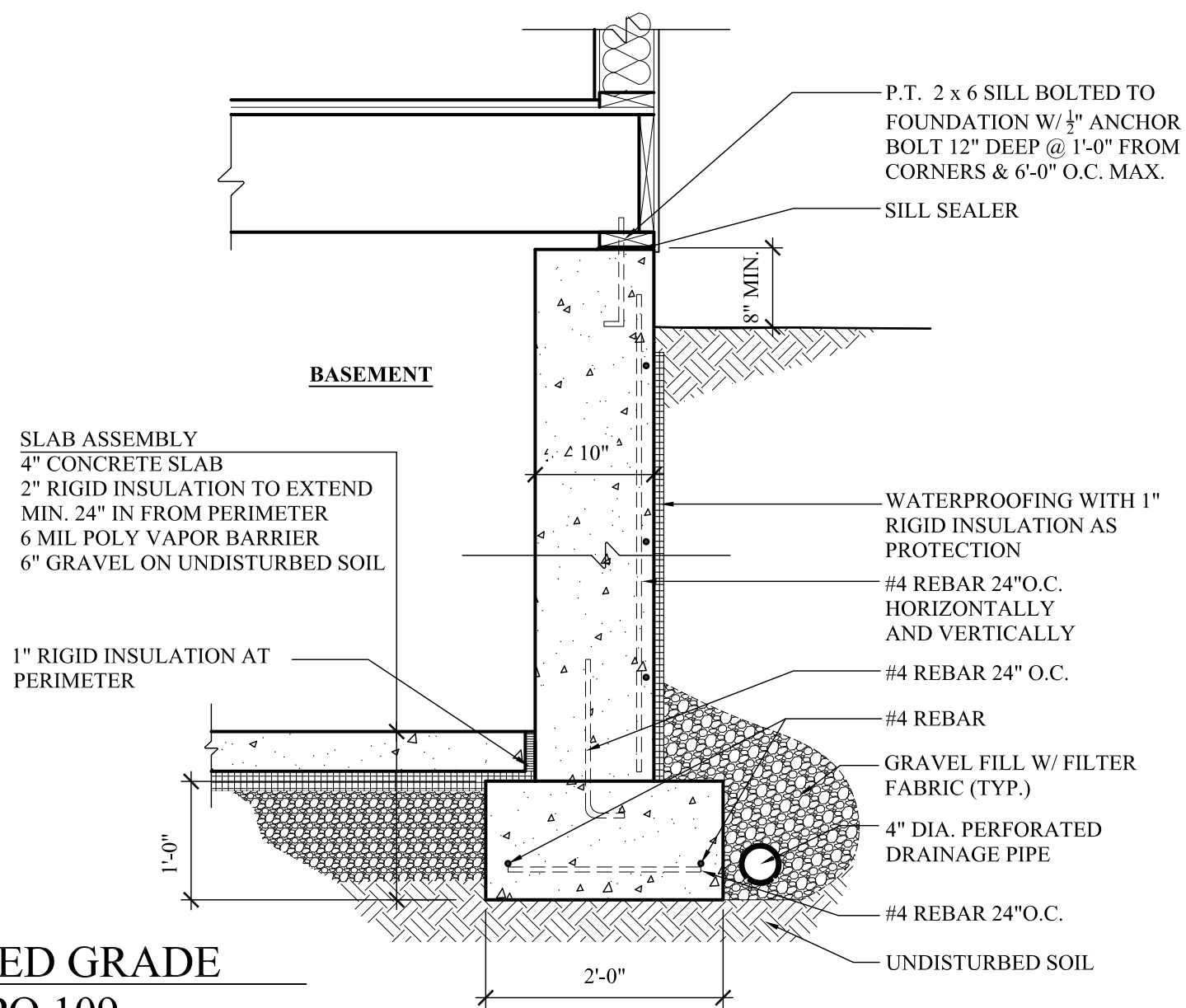
LENOX, MA



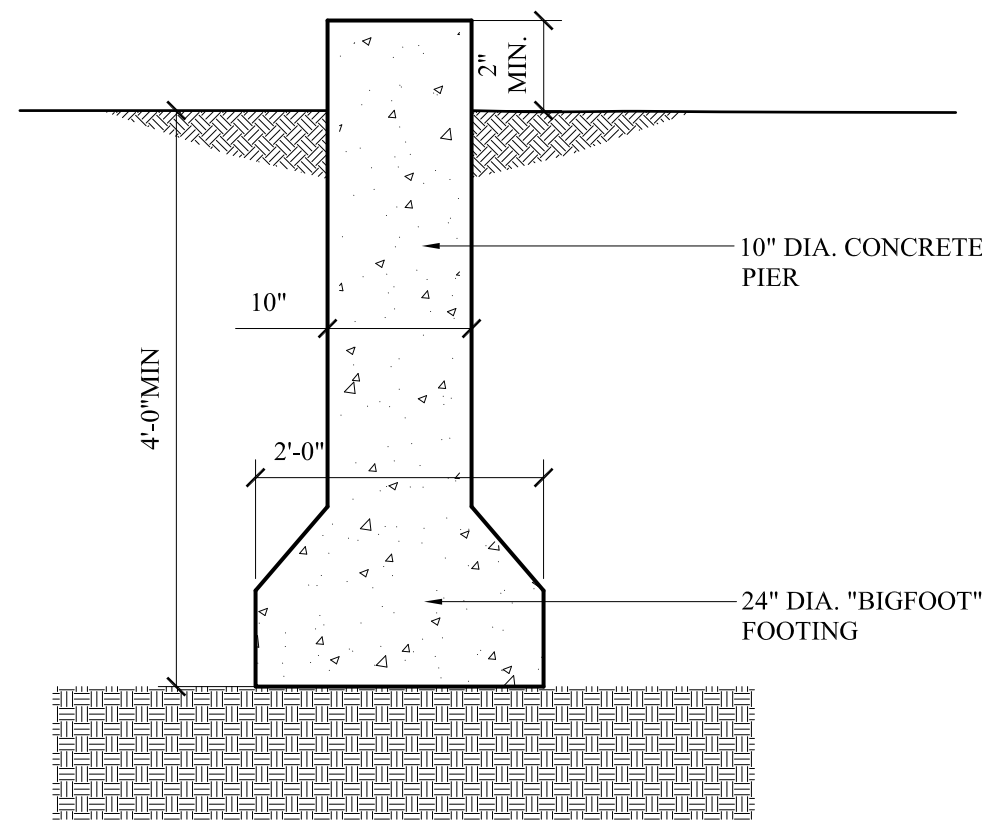


1 Foundation Plan
SCALE: 1/4" = 1'-0"

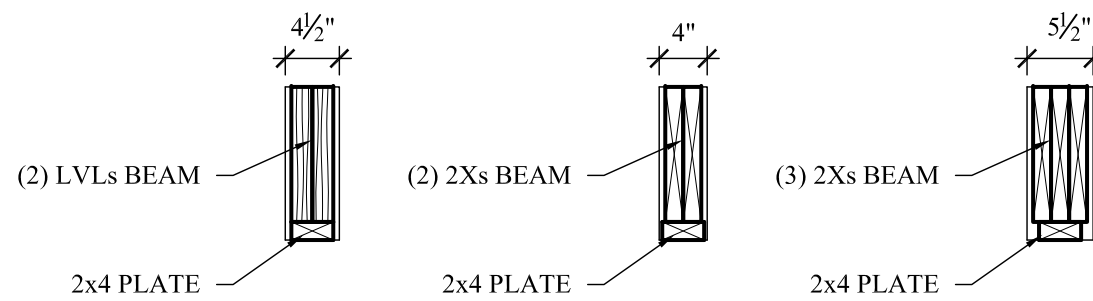
TOP OF FINISHED GRADE
EL = 0'-0" = TOPO 109



2 Foundation Detail
SCALE: 3/4" = 1'-0"



3 Pier Detail
SCALE: 3/4" = 1'-0"



4 Beam Pocket Detail
SCALE: 3/4" = 1'-0"



REVISIONS:		
Number	Date	Note
1	1.17.22	

New Construction
Camp Mah-kee-nac
Seneca House
6 Hawthorne Road
Lenox, MA

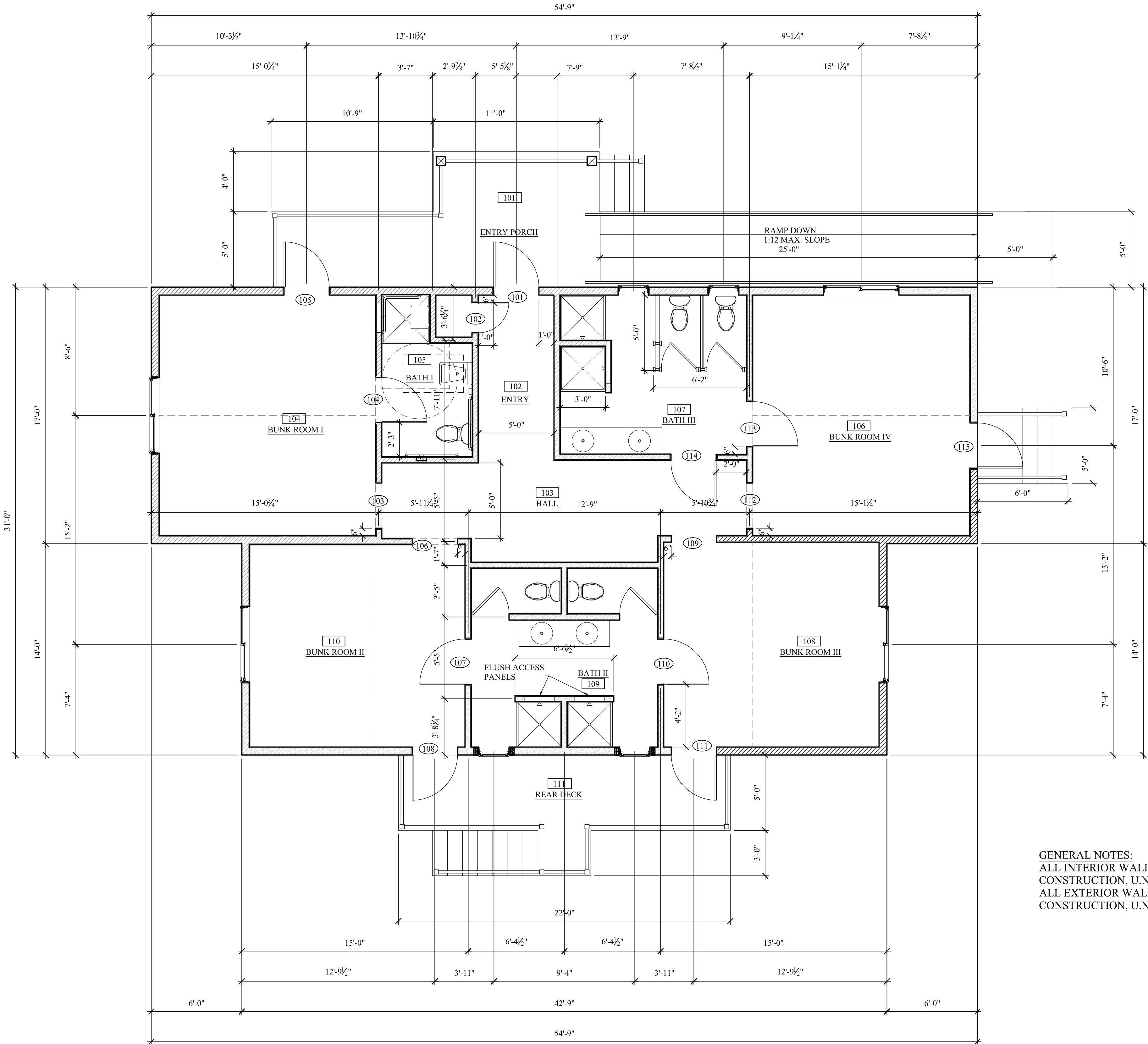
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

Dwg. Title:
Foundation Plan

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Dwg. No.
A0.1



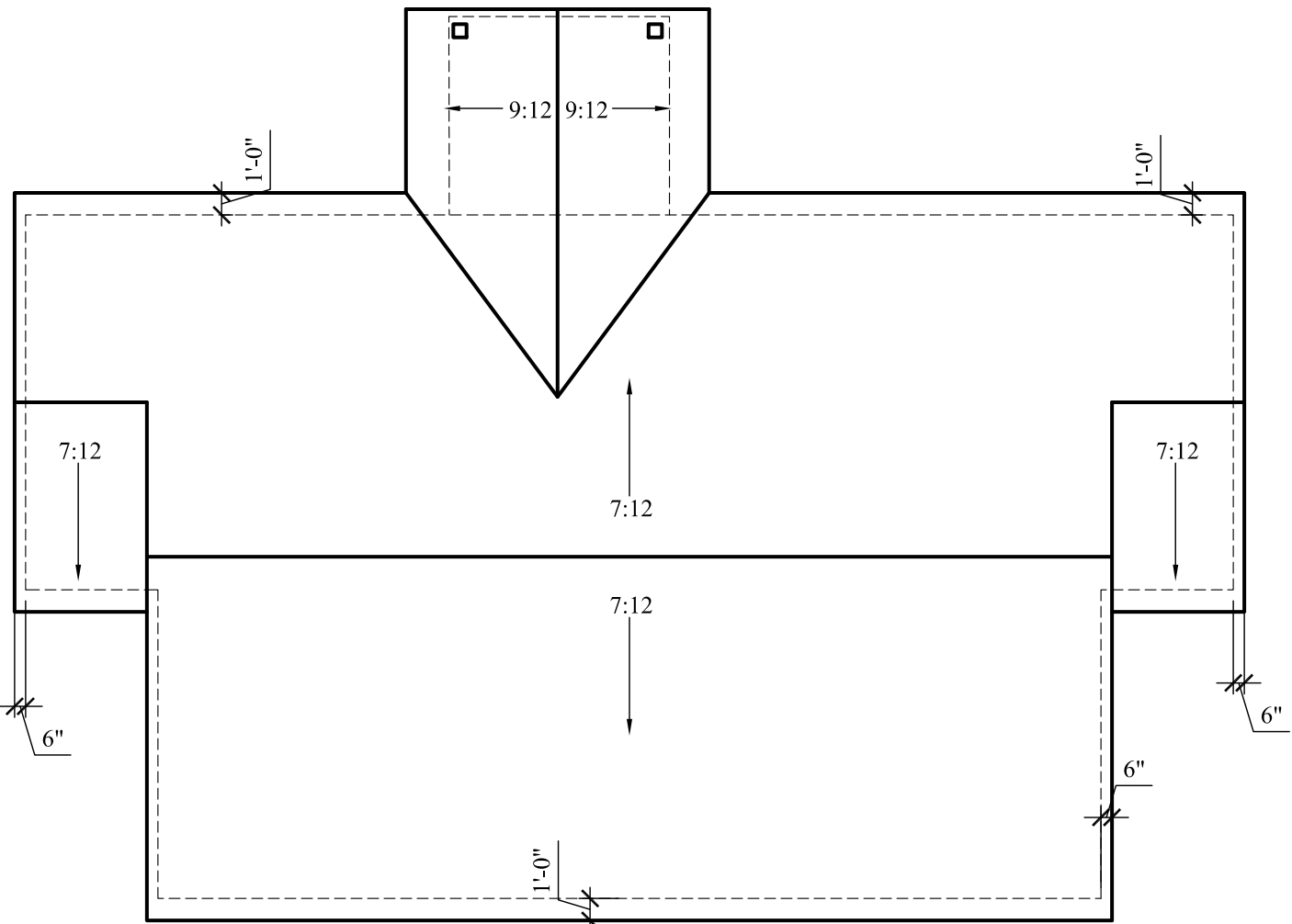


1 **First Floor Plan**
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE									
FIRST FLOOR									
	ROOM	MANUFACTURER	MODEL #	TYPE	OPERATION	MAT'L W X H X TK	HARDWARE	LOCK	REMARKS
101	102	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
102	102	TBD	TBD	INT.	SWING	2'-0" X 6'-8"	TBD	PASS THRU	
103	104	TBD	TBD	FRAMED OPENING		3'-0" X 6'-8"	TBD	PASS THRU	
104	104	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
105	104	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
106	110	TBD	TBD	FRAMED OPENING		3'-0" X 6'-8"	TBD	PASS THRU	
107	110	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
108	110	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
109	108	TBD	TBD	FRAMED OPENING		3'-0" X 6'-8"	TBD	PASS THRU	
110	108	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
111	108	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	
112	106	TBD	TBD	FRAMED OPENING		3'-0" X 6'-8"	TBD	PASS THRU	
113	106	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
114	107	TBD	TBD	INT.	SWING	3'-0" X 6'-8"	TBD	PASS THRU	
115	106	TBD	TBD	EXT.	SWING	3'-0" X 6'-8"	TBD	KEYED	

NOTE: ALL EXTERIOR DOORS TO HAVE MAX. U-FACTOR OF .77

FINISH SCHEDULE - FIRST FLOOR									
ROOM #	ROOM NAME	FLOOR	BASE	WALLS	CEILING	REMARKS			
		LVT	LAMINATE	COMPOSITE DECKING	NONE	WOOD	NONE	WOOD	NONE
101	ENTRY PORCH		●	●		●	●		
102	ENTRY		●	●		●	●		
103	HALL		●	●		●	●		
104	BUNK I		●	●		●	●		
105	BATH I		●	●		●	●		
106	BUNK IV		●	●		●	●		
107	BATH III		●	●		●	●		
108	BUNK III		●	●		●	●		
109	BATH II		●	●		●	●		
110	BUNK II		●	●		●	●		
111	REAR DECK		●	●		●	●		



GENERAL NOTES:
ALL INTERIOR WALLS TO BE 2X4 CONSTRUCTION, U.N.O.
ALL EXTERIOR WALLS TO BE 2X6 CONSTRUCTION, U.N.O.

2 **Roof Plan**
SCALE: 1/8" = 1'-0"



REVISIONS:

Number	Date	Note
1	1.17.22	

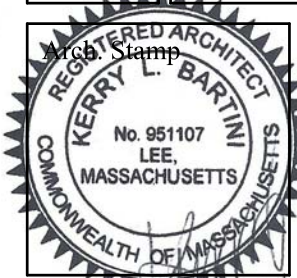
New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

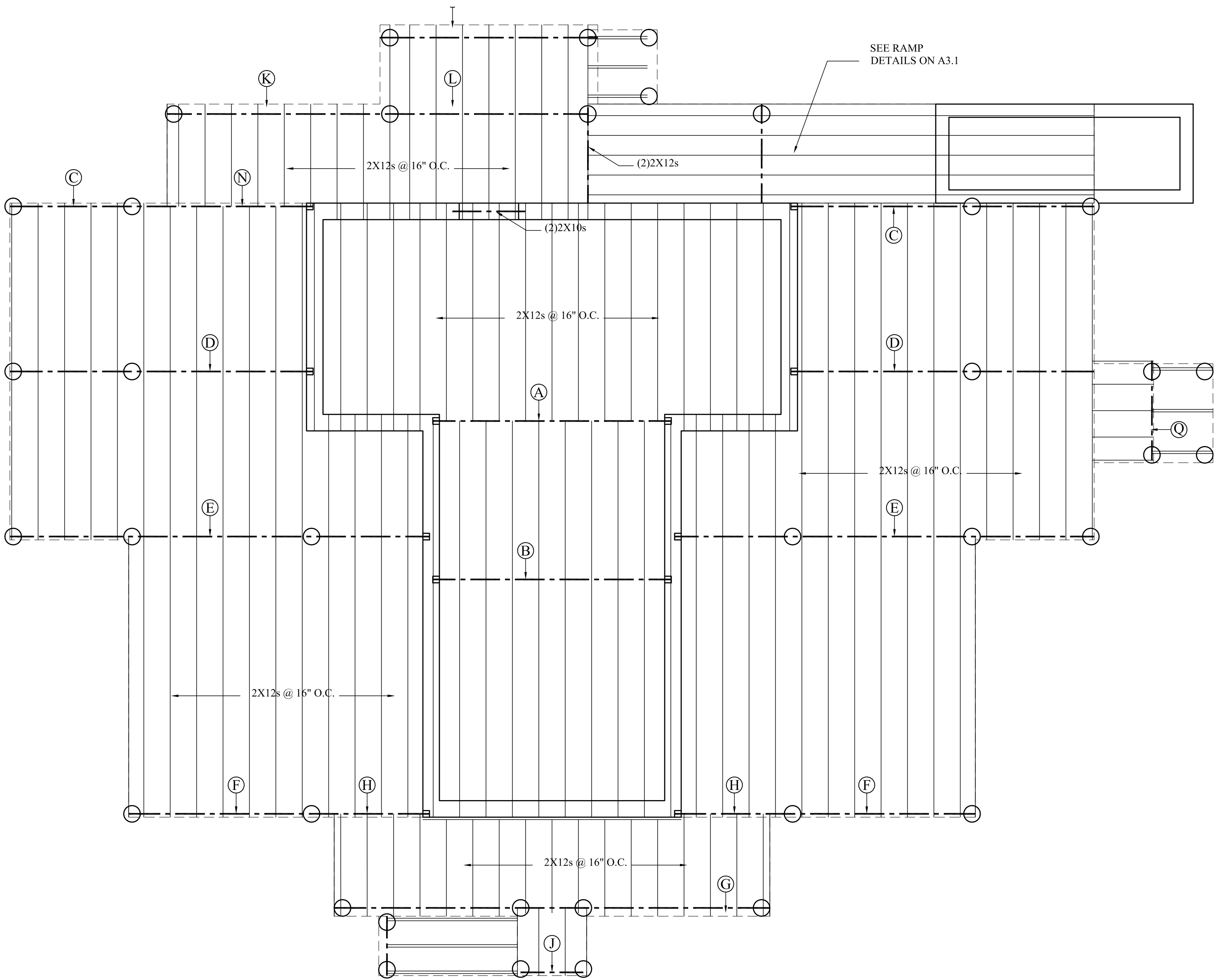
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

Dwg. Title:
First Floor Plan
Roof Plan

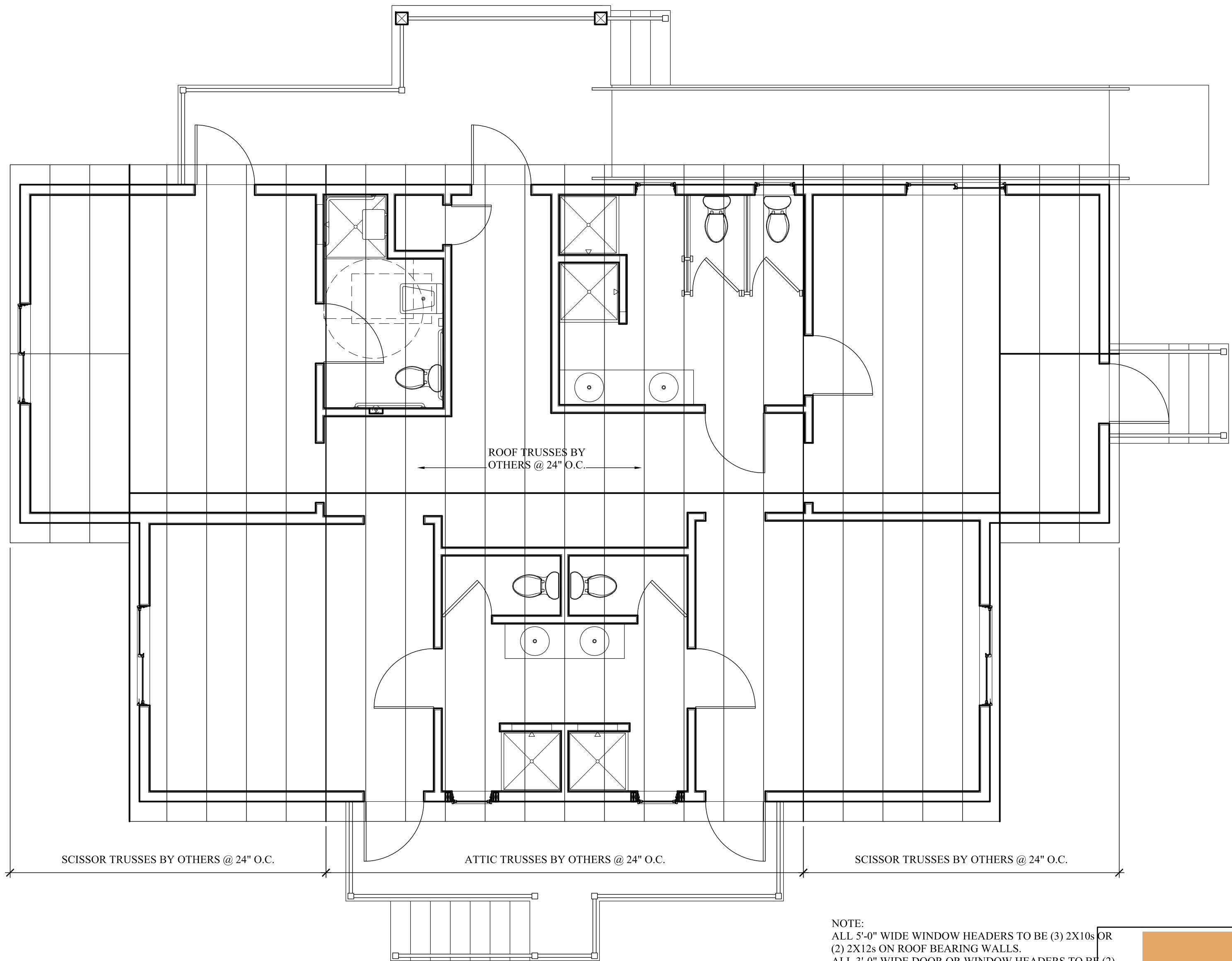
Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

Dwg. No.
A1.0





1 **First Floor Framing Plan**
SCALE: 1/4" = 1'-0"



2 **Roof Framing Plan**
SCALE: 1/4" = 1'-0"

BEAM SCHEDULE				
	LOCATION	SIZE	MAX. CLEAR SPAN	TYPE
A	FIRST FL. FR.	(2) 9-1/4" LVLs	12'-0"	DROPPED
B	FIRST FL. FR.	(2) 9-1/4" LVLs	12'-0"	DROPPED
C	FIRST FL. FR.	(1) 5 1/2" X 11 1/8" PARALLAM PLUS	9'-6"	DROPPED
D	FIRST FL. FR.	(3) 2x12s	9'-6"	DROPPED
E	FIRST FL. FR.	(3) 2x12s	9'-6"	DROPPED
F	FIRST FL. FR.	(1) 5 1/2" X 11 1/8" PARALLAM PLUS	9'-6"	DROPPED
G	DECK FR.	(2) 2x8s	9'-0"	DROPPED
H	FIRST FL. FR. / DECK FR.	(3) 2x12s	6'-0"	DROPPED
J	DECK FR.	(2) 2x8s	3'-6"	FLUSH
K	DECK FR.	(2) 2x10s	11'-0"	DROPPED
L	DECK FR.	(3) 2x10s	10'-0"	DROPPED
M	DECK FR.	(2) 2x10s	10'-0"	DROPPED
N	FIRST FL. FR. / DECK FR.	(1) 3 1/2" X 11 1/8" PARALLAM PLUS	9'-0"	DROPPED
Q	DECK FR.	(2) 2x8s	5'-0"	FLUSH

ALL LVLS TO BE MINIMUM Fb = 2950 psi
ALL PARALLAM PLUS BEAMS TO BE MIN. 1827psi SERVICE LEVEL 2
ALL HEADERS TO BE MIN. (2) 2x6s, U.N.O.

NOTE:
ALL 5'-0" WIDE WINDOW HEADERS TO BE (3) 2X10s OR
(2) 2X12s ON ROOF BEARING WALLS.
ALL 3'-0" WIDE DOOR OR WINDOW HEADERS TO BE (2)
2X8s OR (3) 2X6s ON ROOF BEARING WALLS.
ALL GABLE END & INTERIOR DOOR & WINDOW
HEADERS TO BE (2) 2X6s, U.N.O.



REVISIONS:

Number	Date	Note
1	1.17.22	

New Construction

Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

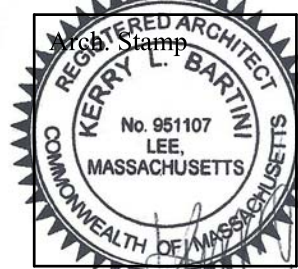
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA

413-528-6000

Dwg. Title:

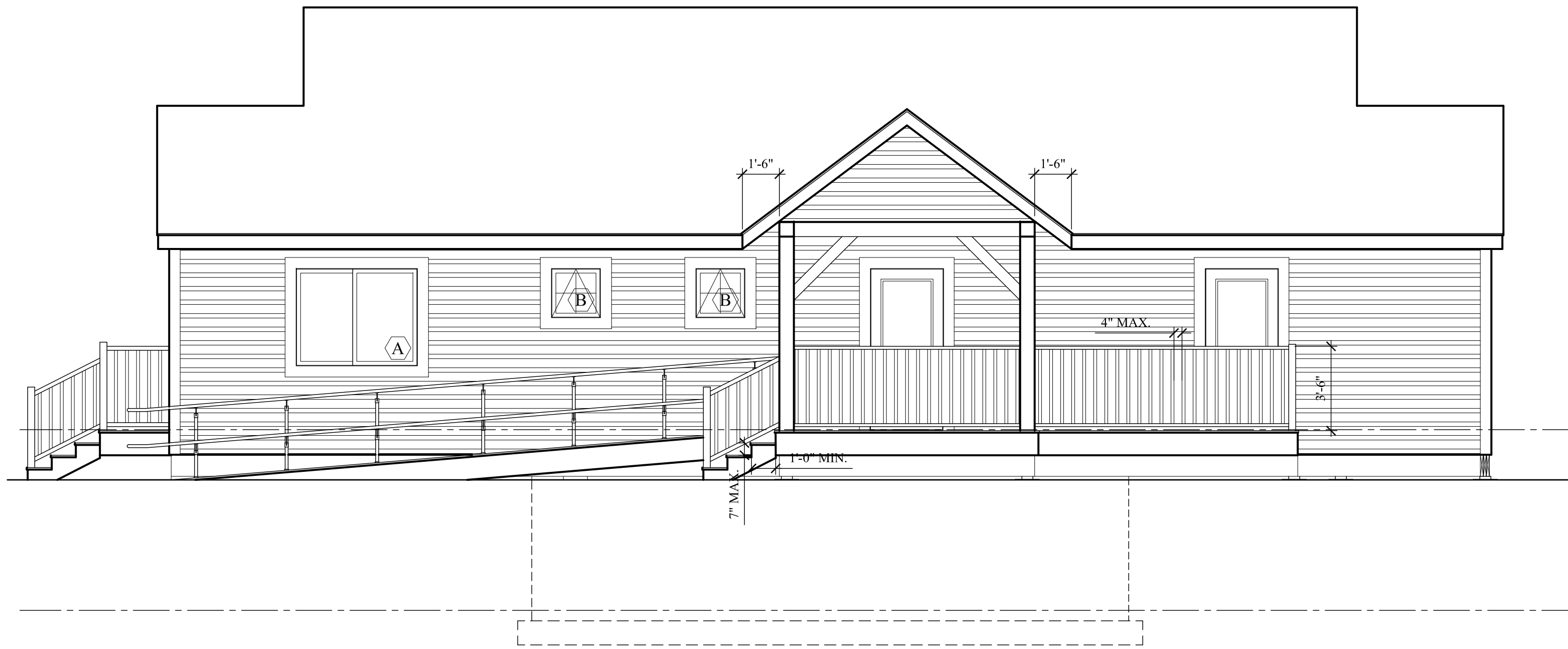
Framing Plans

Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

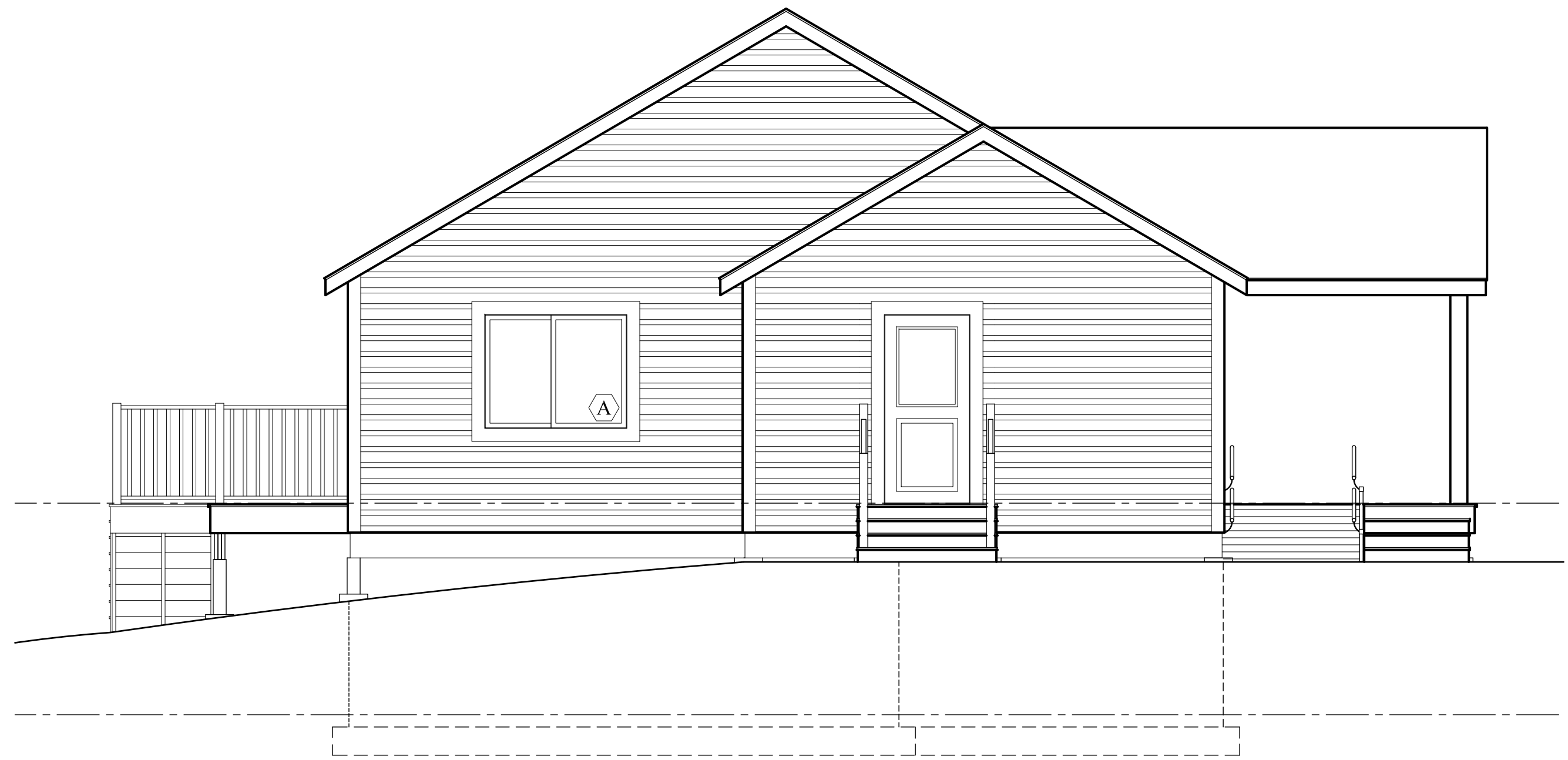


Dwg. No.

A1.1



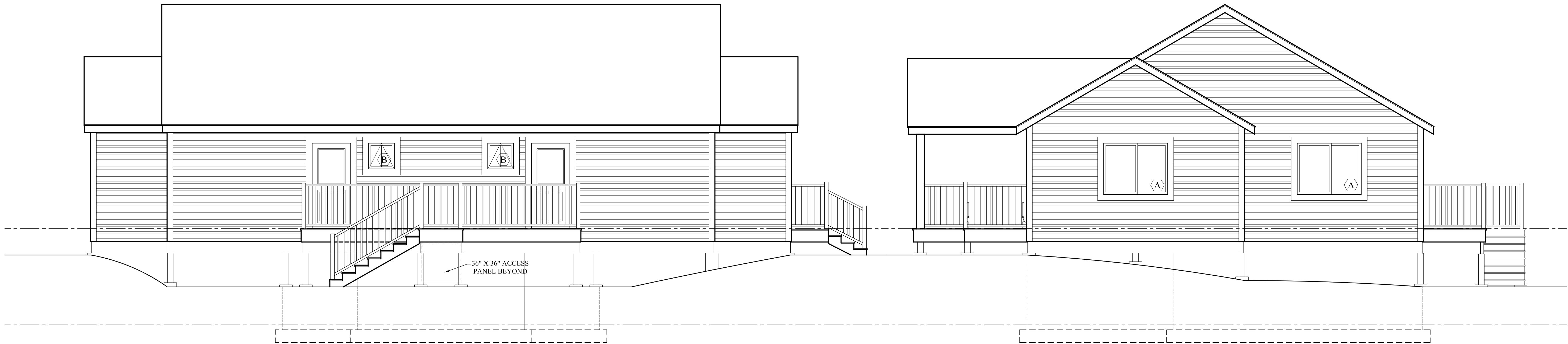
1 Front Elevation
SCALE: 1/4" = 1'-0"



2 Side Elevation
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE						
SYMBOL	MANUFACT.	TYPE	CAT.#	R.O.	QUAN.	REMARKS
A	ANDERSEN 200	GLIDING	244GW5040	5'-0" x 4'-0"	4	TEMPERED
B	ANDERSEN 100	AWNING	2016	2'-0" x 1'-6"	4	USE OBSCURE PATTERN GLASS

NOTE: ALL WINDOWS TO HAVE MAX. U-FACTOR OF .45



3 Rear Elevation
SCALE: 1/4" = 1'-0"



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



REVISIONS:

Number	Date	Note
1	1.17.22	

New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

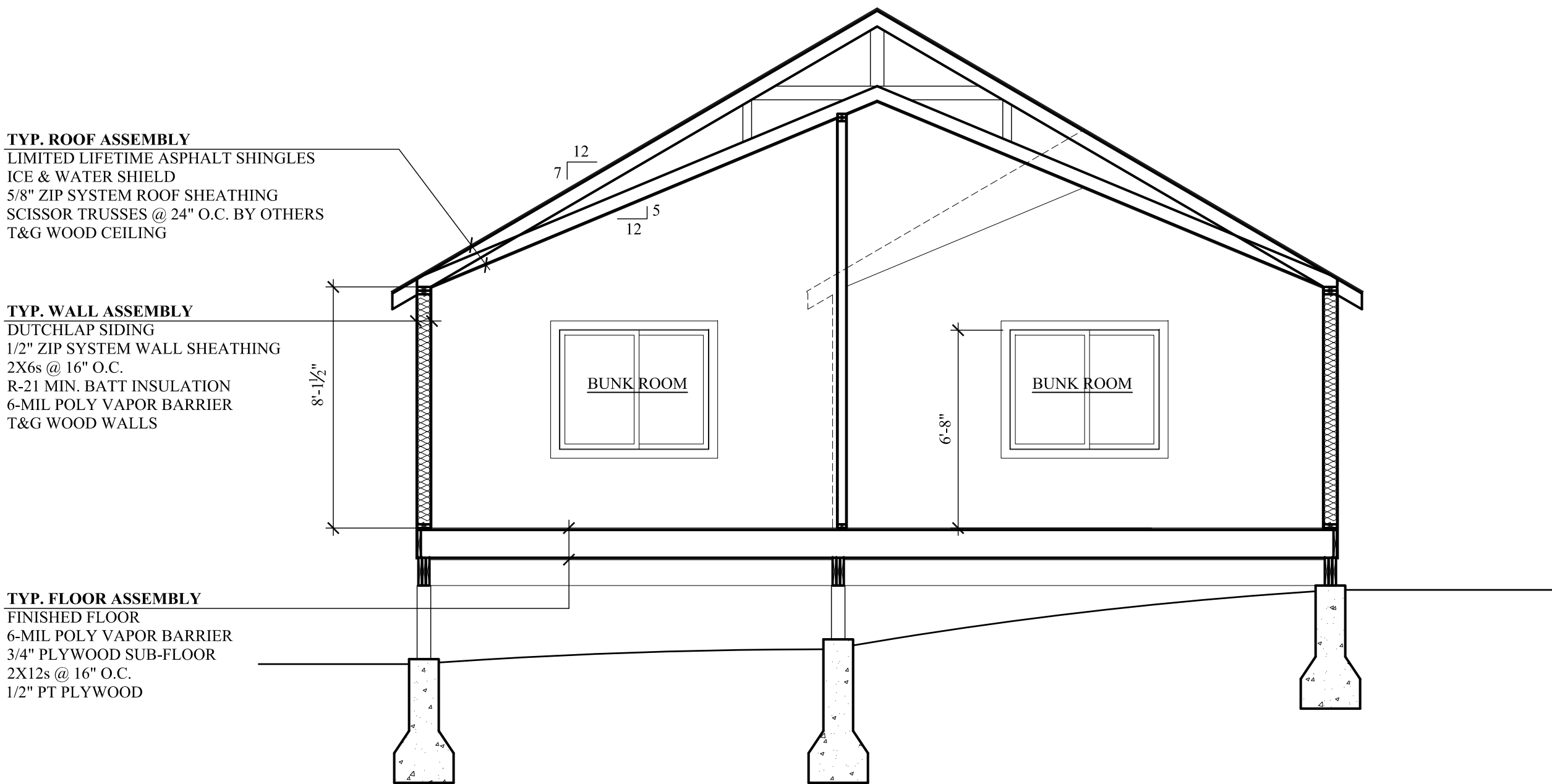
Dwg. Title:

Elevations

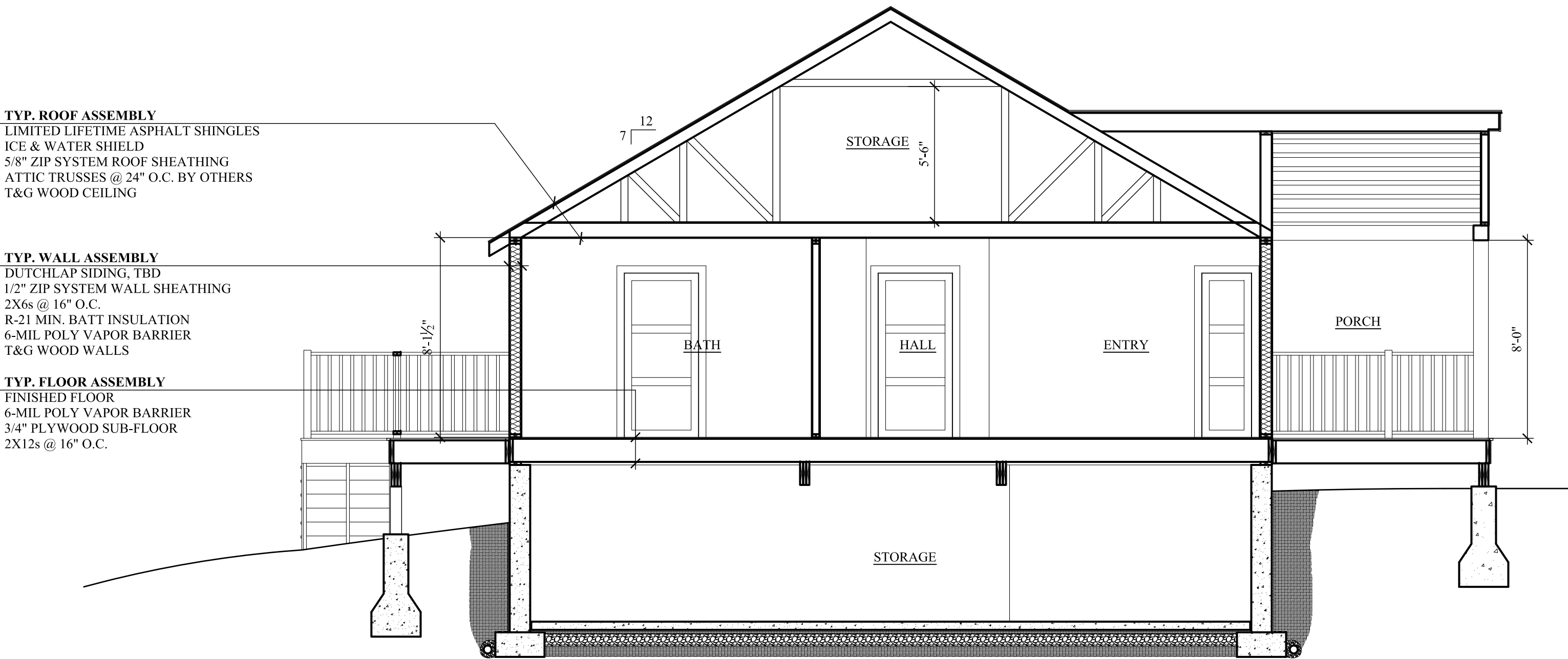
Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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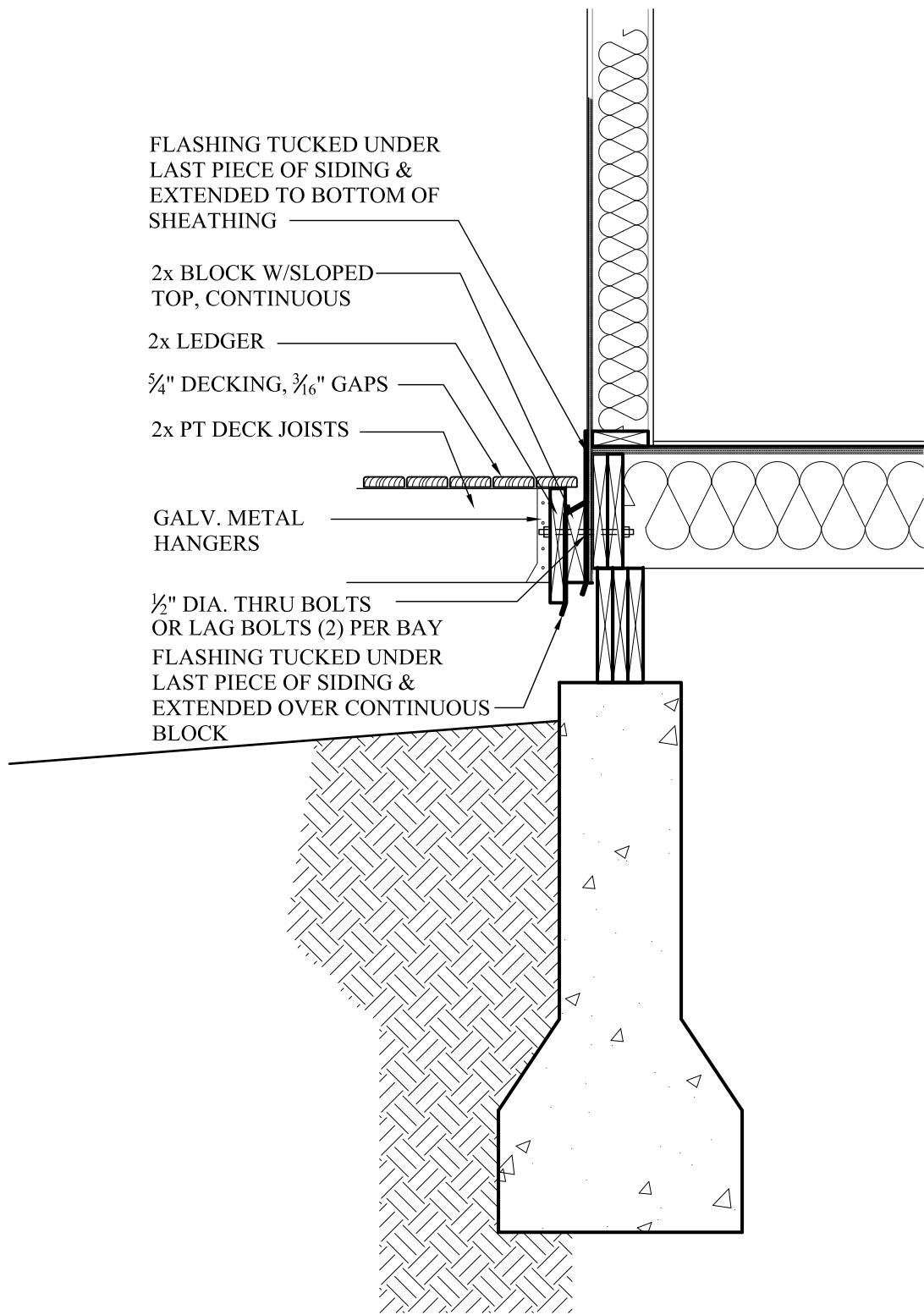
Dwg. No.
A2.0



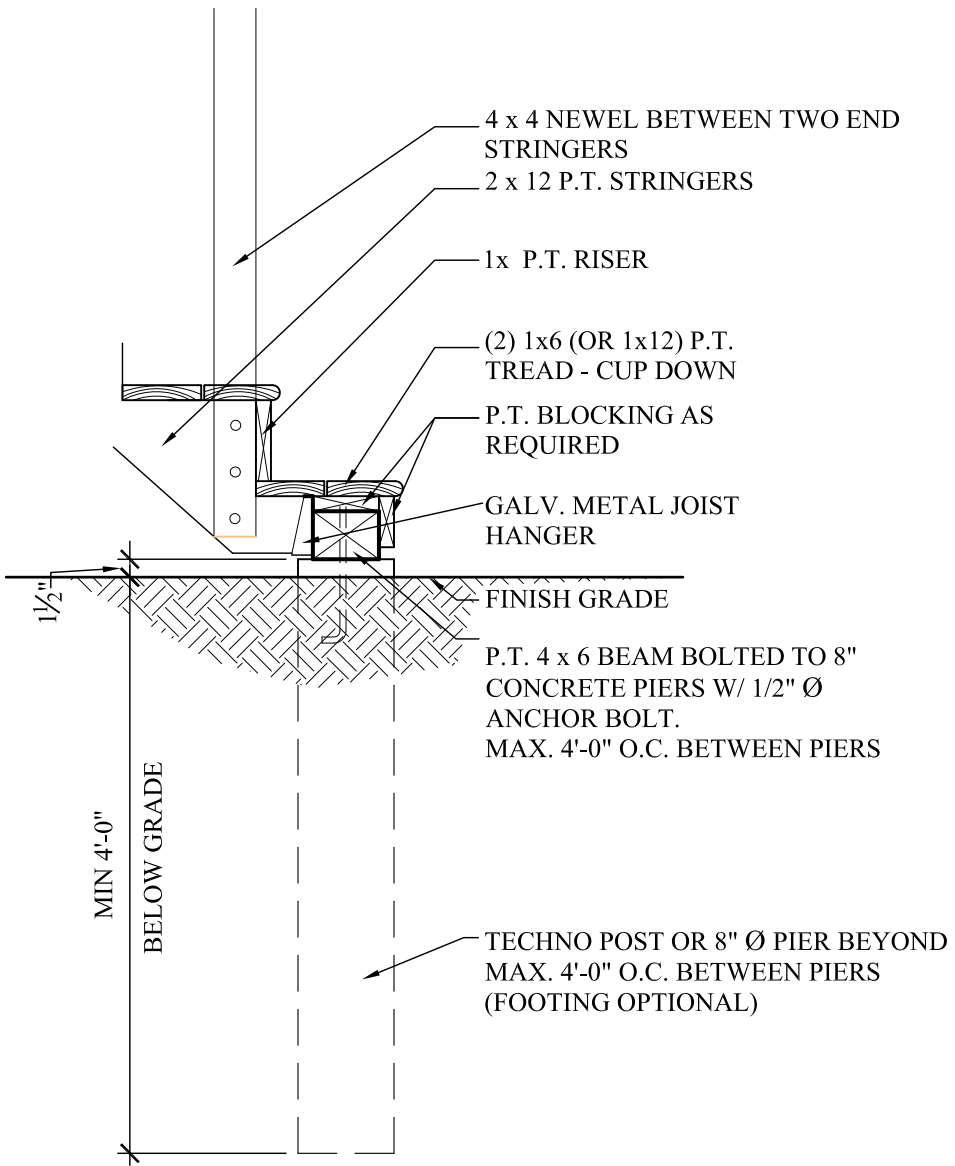
1 Section
SCALE: 1/4" = 1'-0"



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



3 Ledger Detail
SCALE: 3/4" = 1'-0"



4 Stair Detail
SCALE: 3/4" = 1'-0"



REVISIONS:		
Number	Date	Note
1	1.17.22	

New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

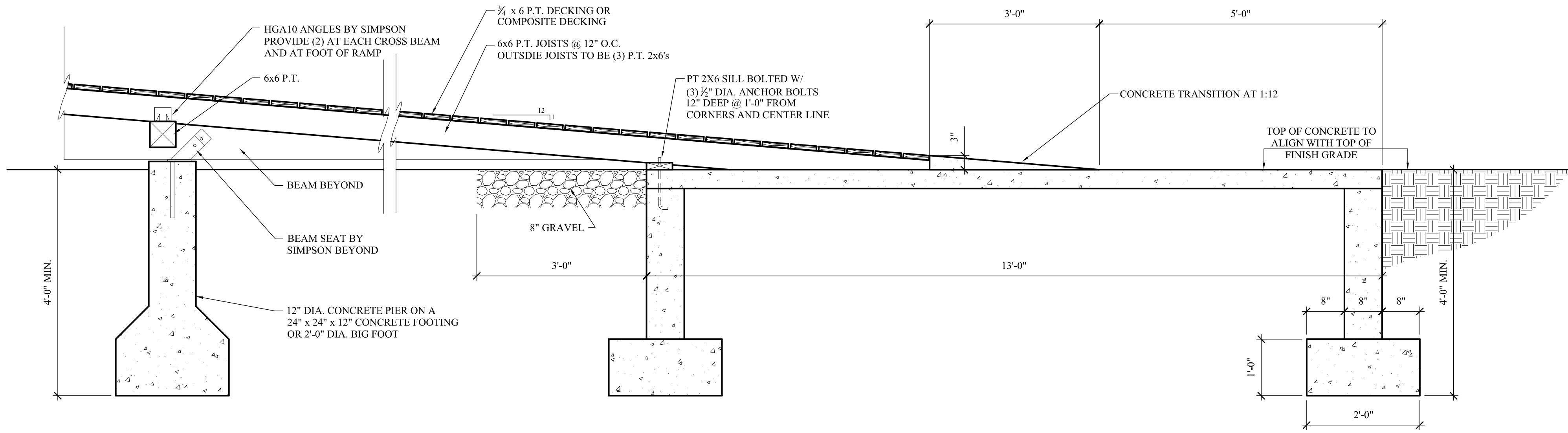
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

Dwg. Title:
Sections & Details

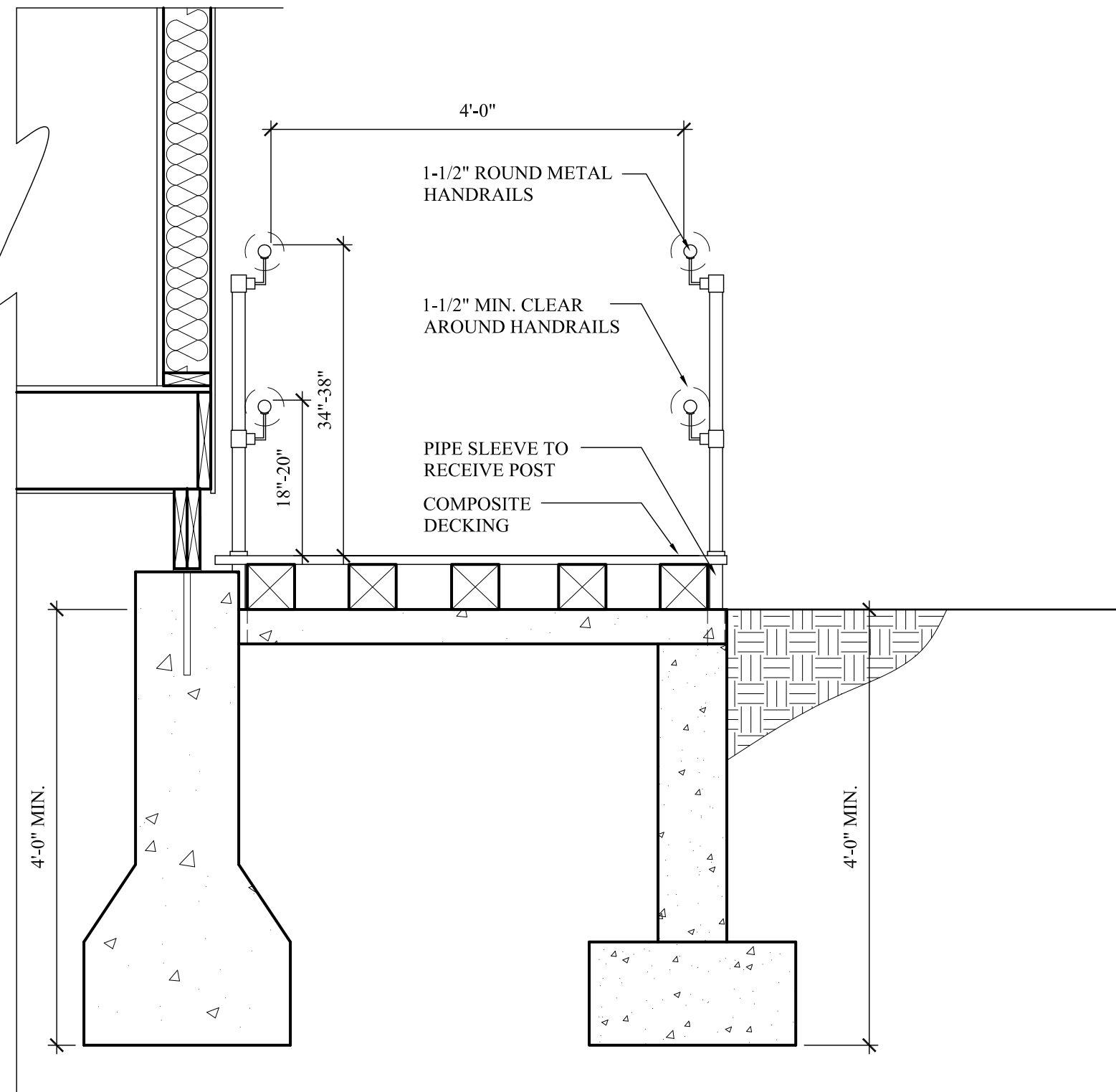
Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

Dwg. No.
A3.0

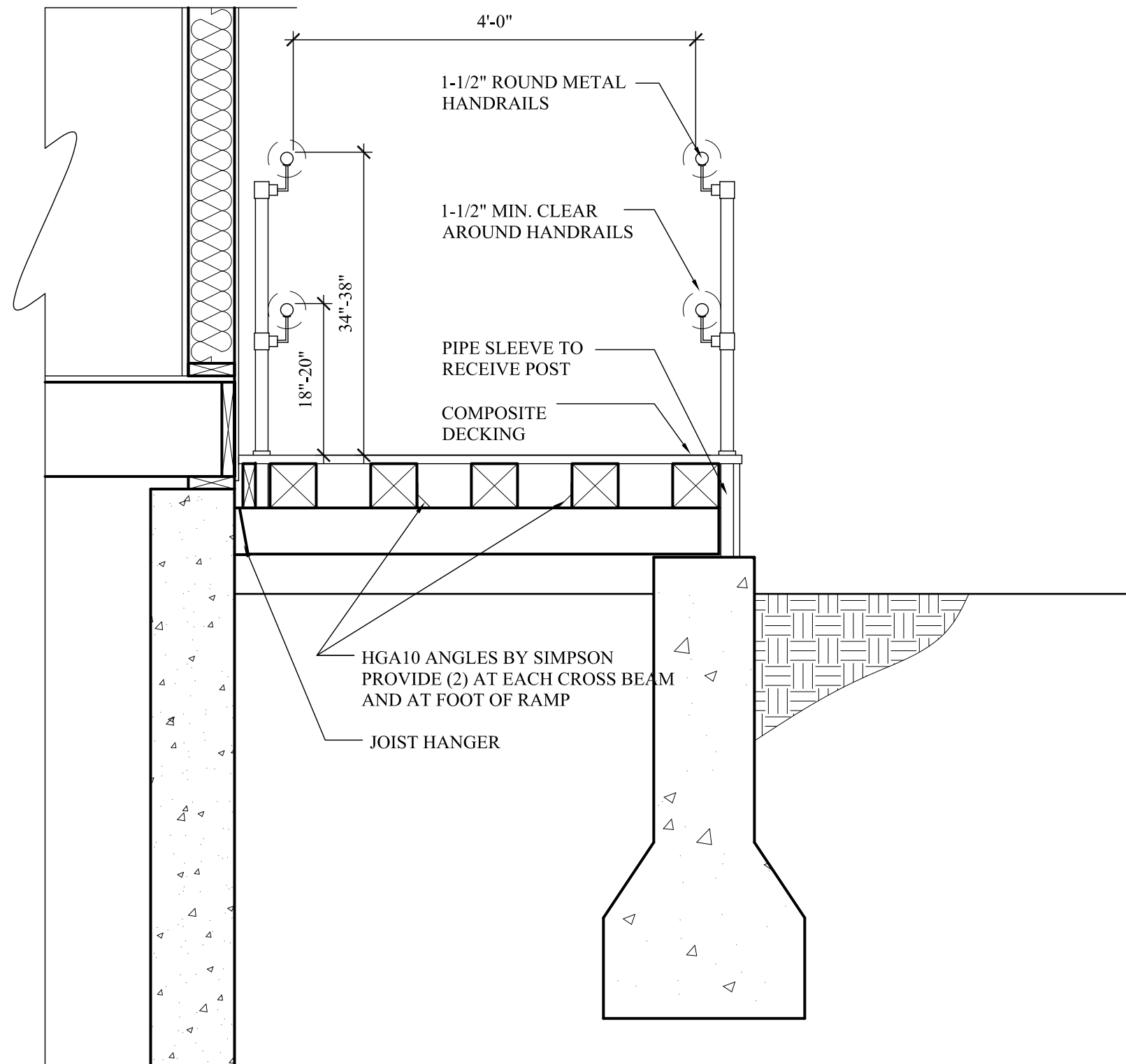




1 Ramp Detail
SCALE: 3/4" = 1'-0"



2 Ramp Detail
SCALE: 3/4" = 1'-0"



3 Ramp Detail
SCALE: 3/4" = 1'-0"



REVISIONS:		
Number	Date	Note
1	1.17.22	

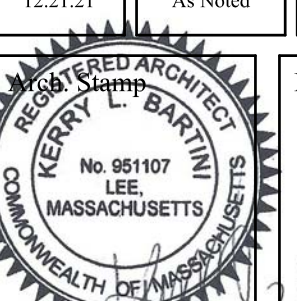
New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

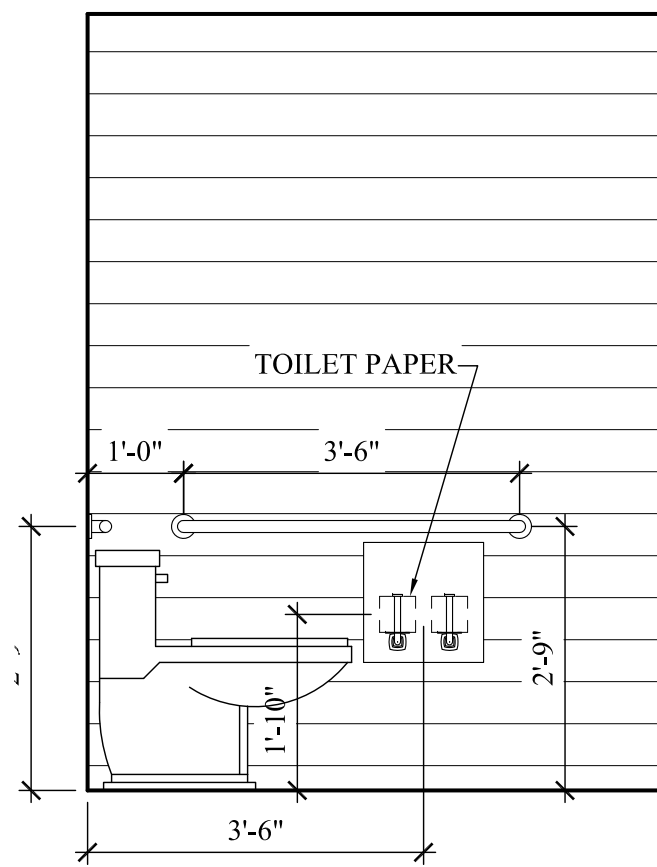
BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

Dwg. Title:
Ramp Details

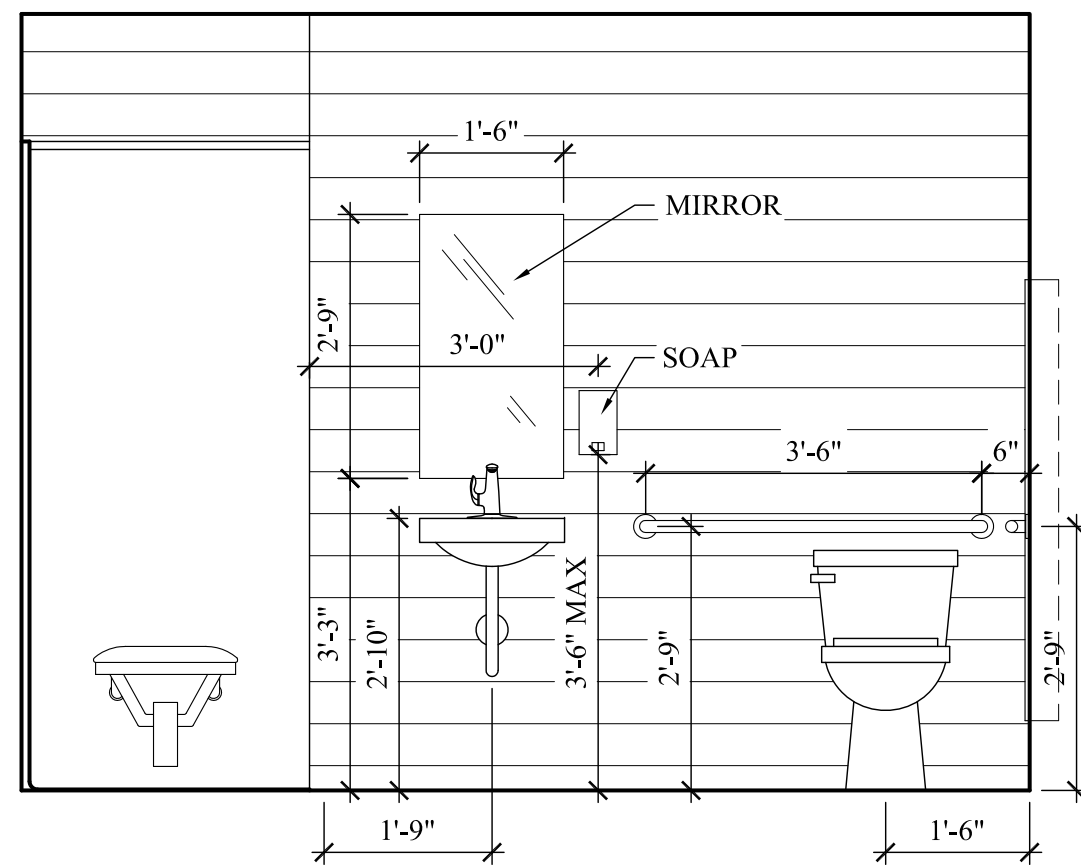
Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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Dwg. No. A3.1

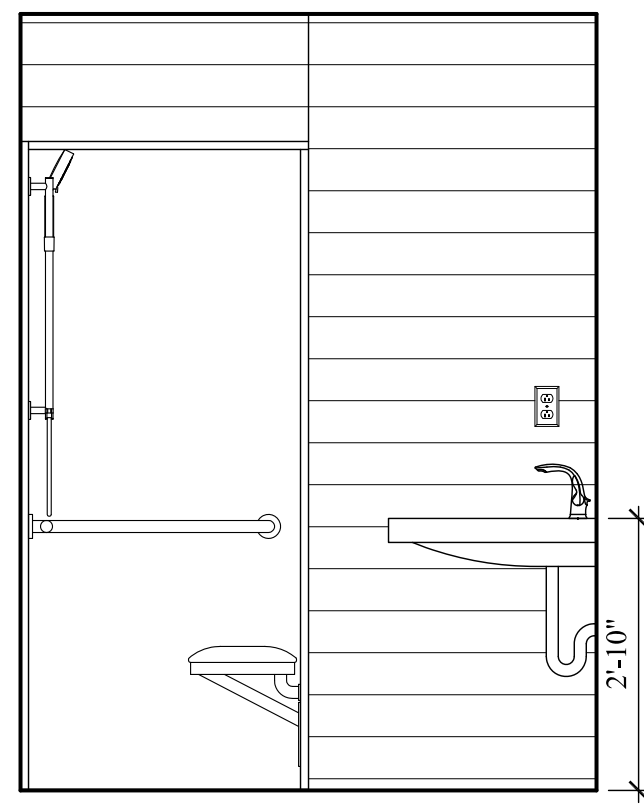




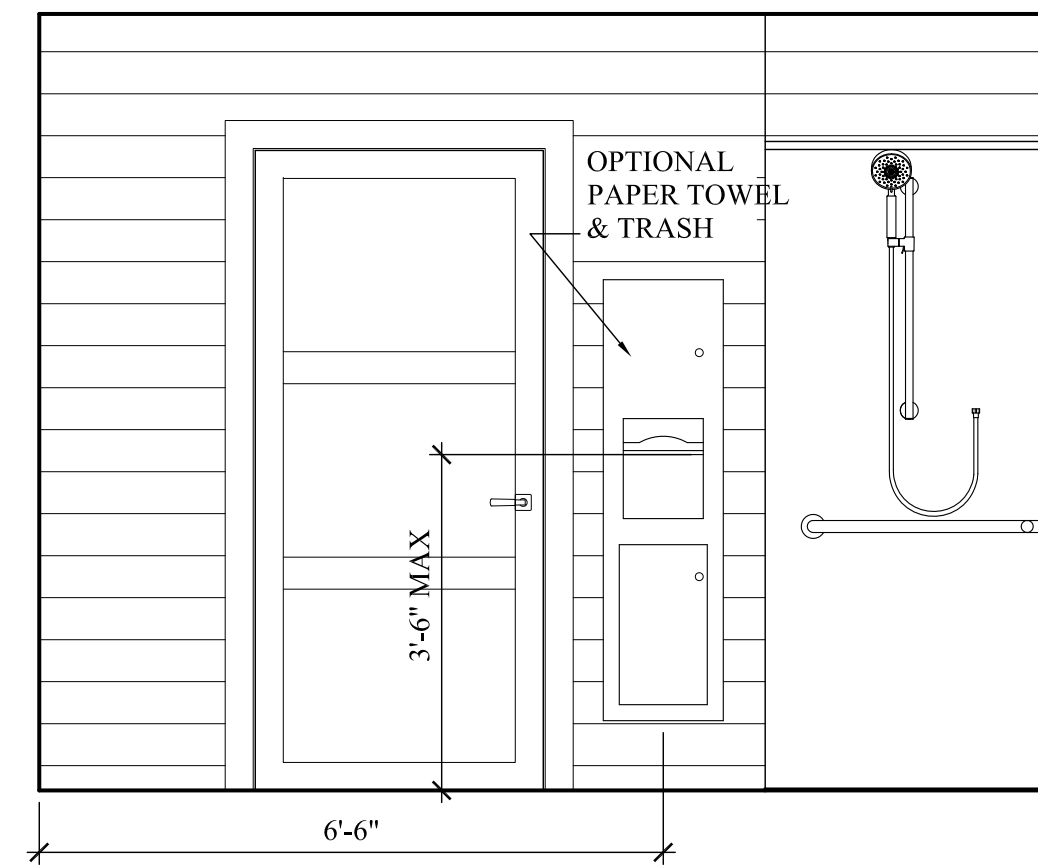
① Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



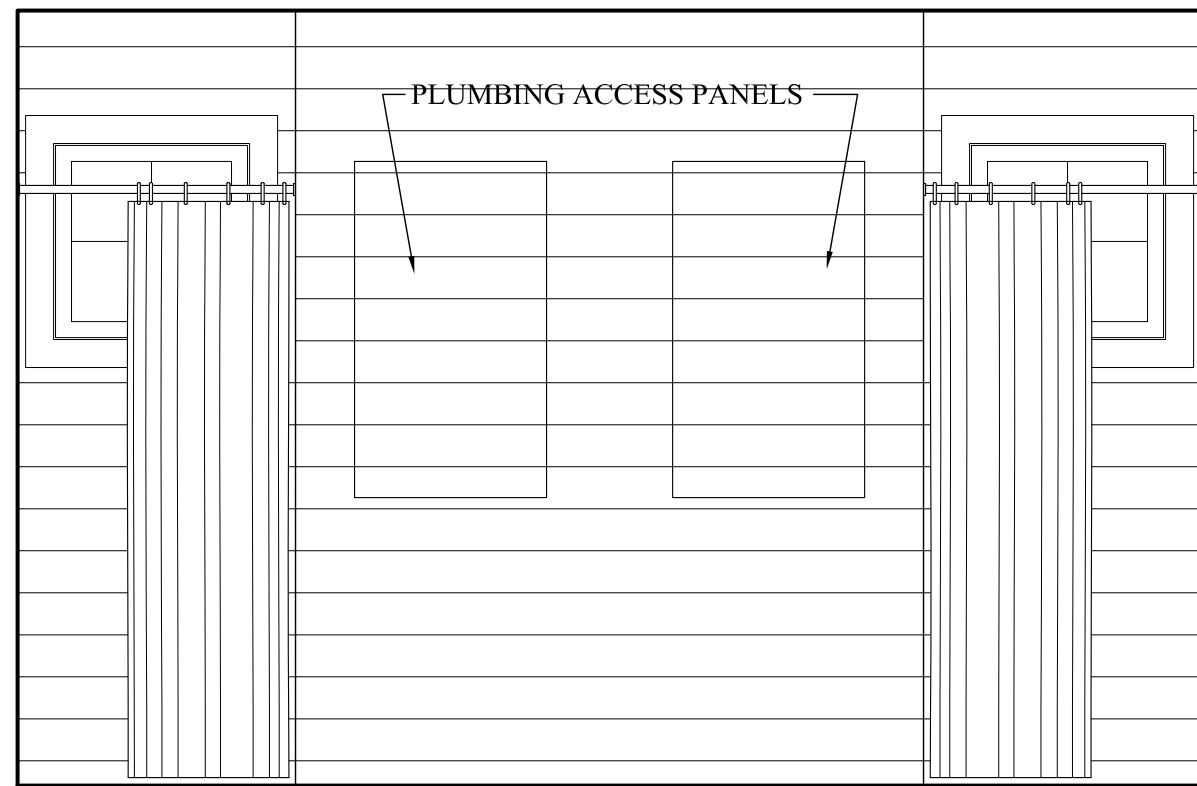
② Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



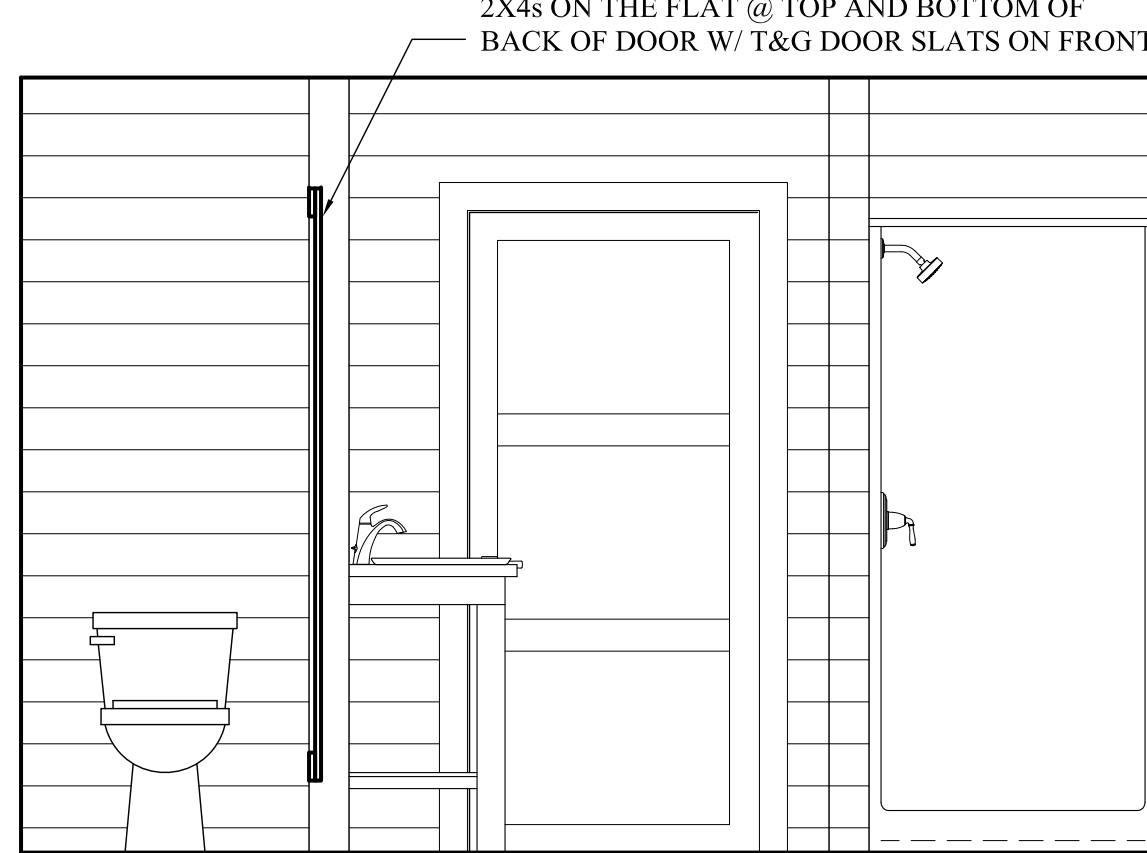
③ Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



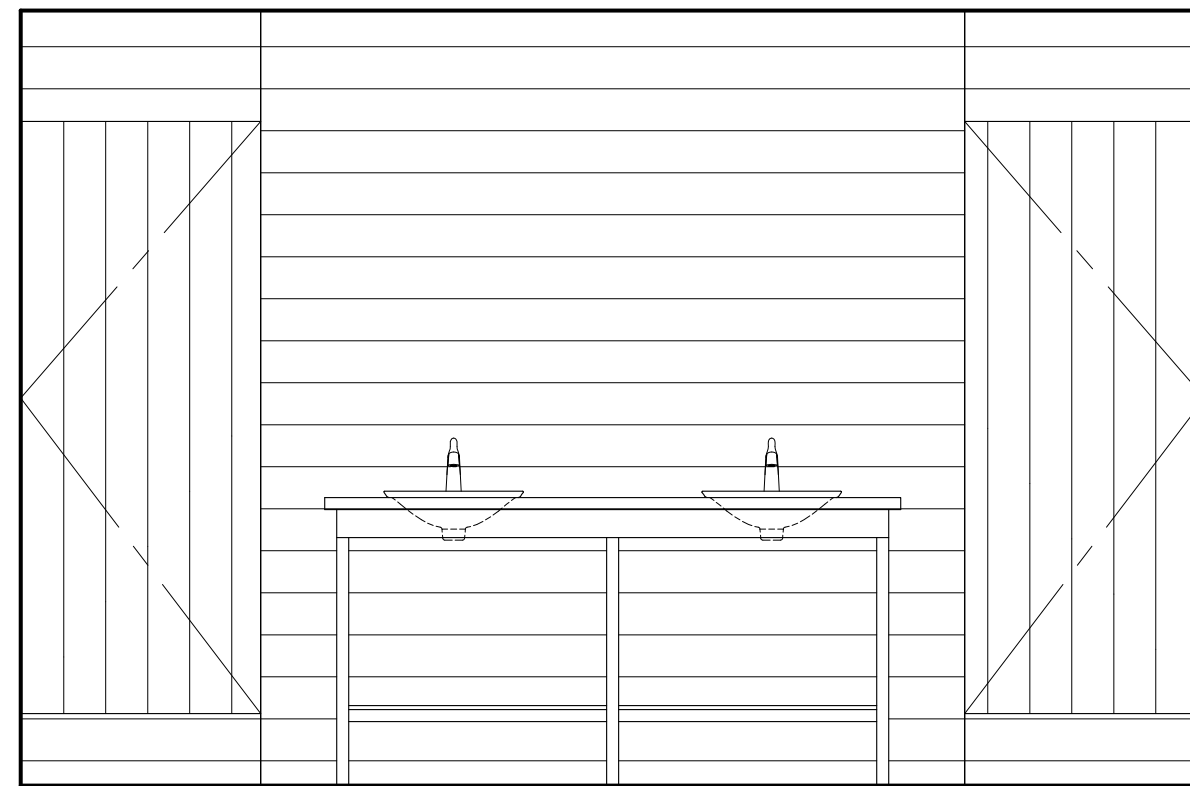
④ Bath I Interior Elevation
SCALE: 1/2" = 1'-0"



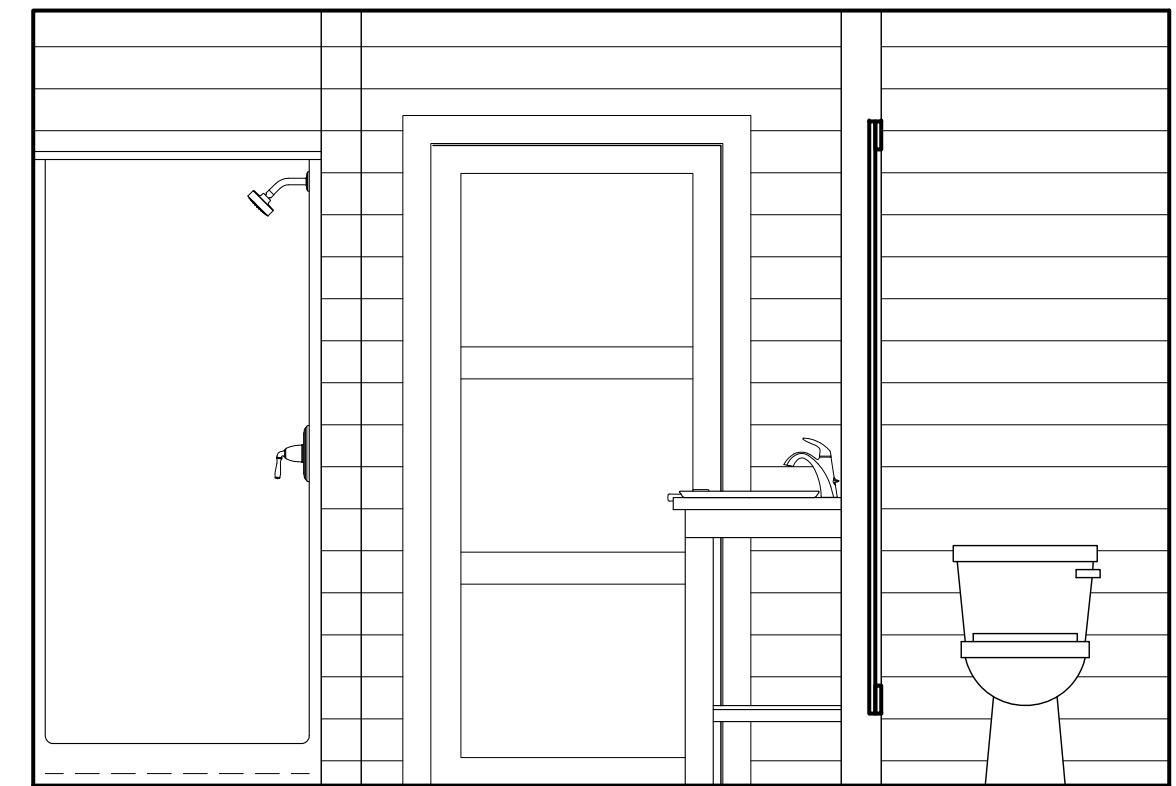
⑤ Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



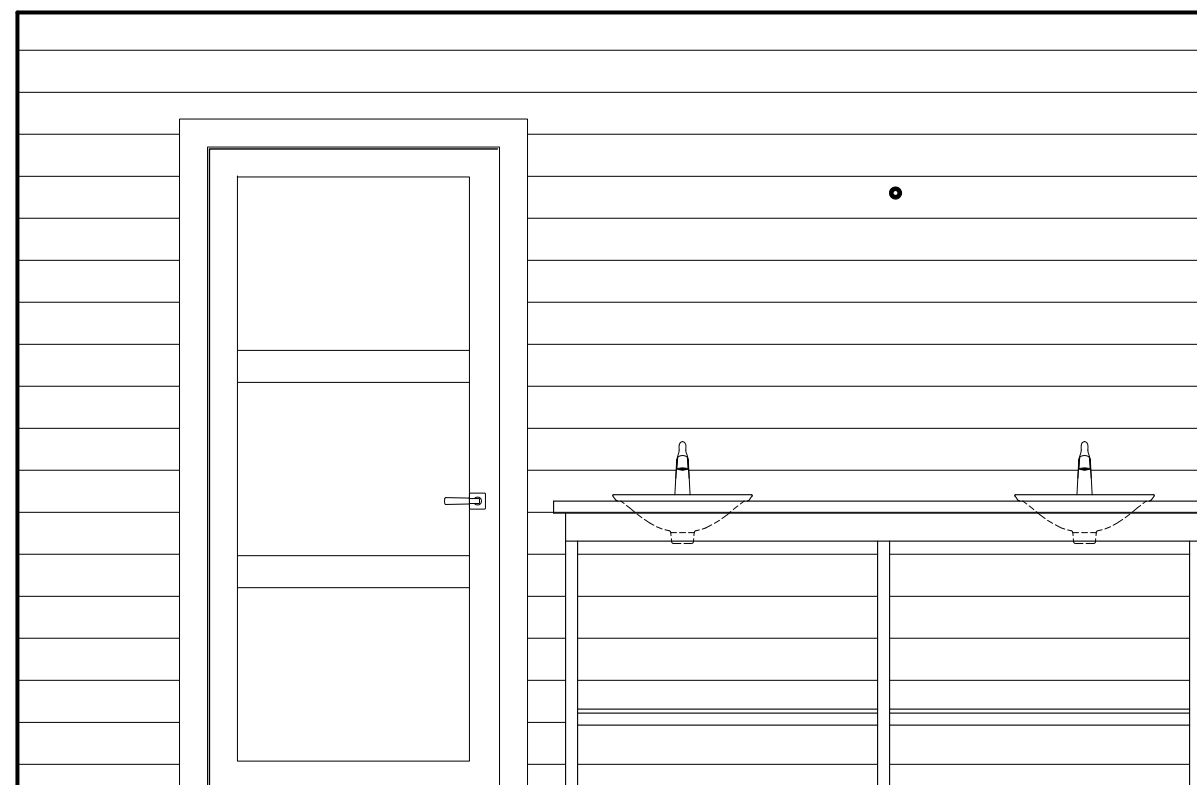
⑥ Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



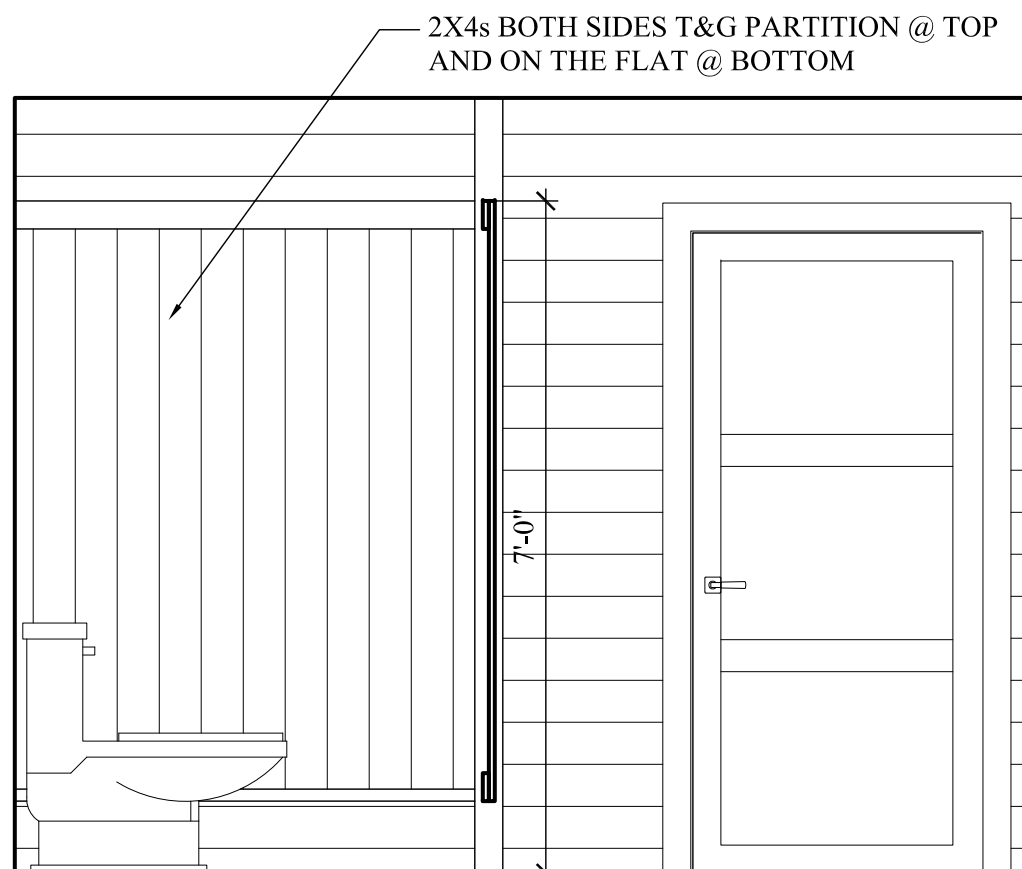
⑦ Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



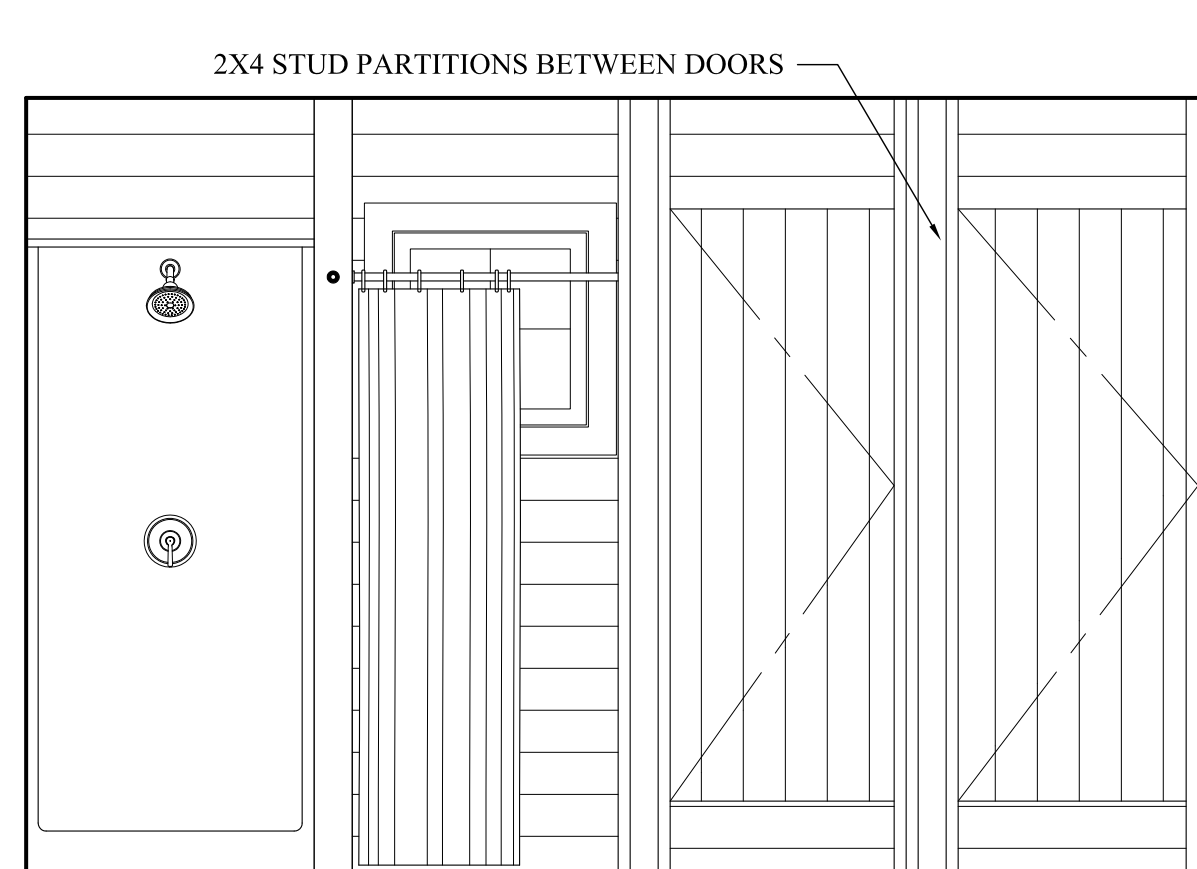
⑧ Bath II Interior Elevation
SCALE: 1/2" = 1'-0"



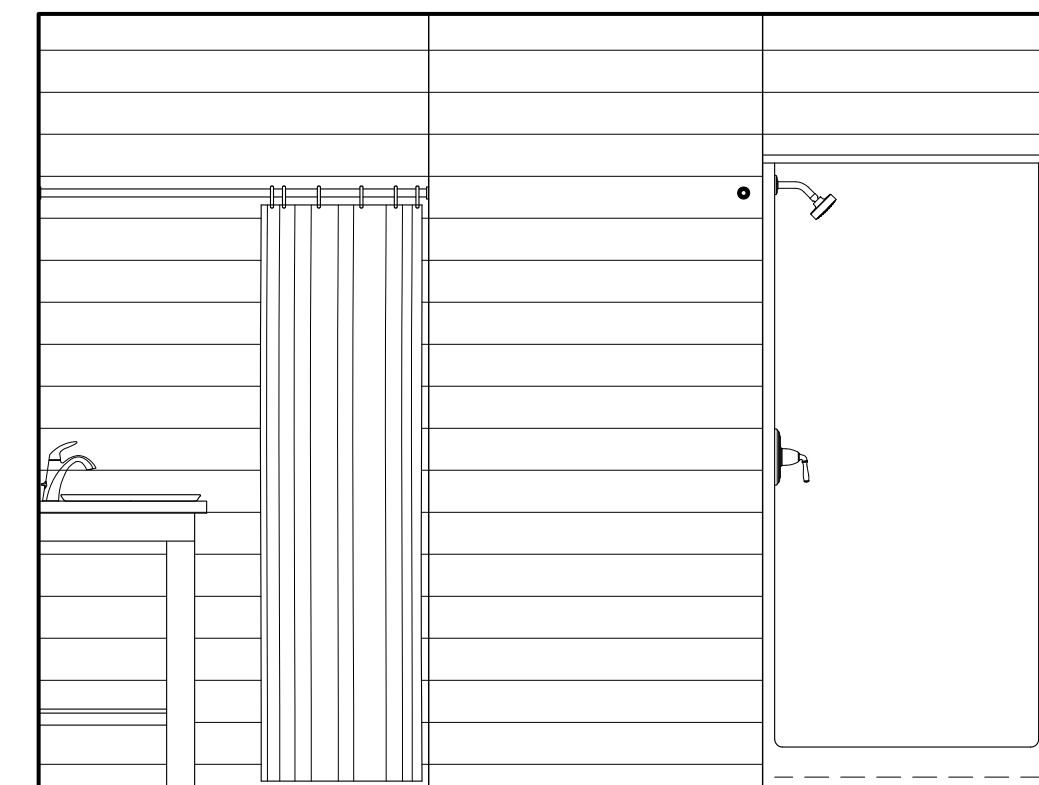
⑨ Bath III Interior Elevation
SCALE: 1/2" = 1'-0"



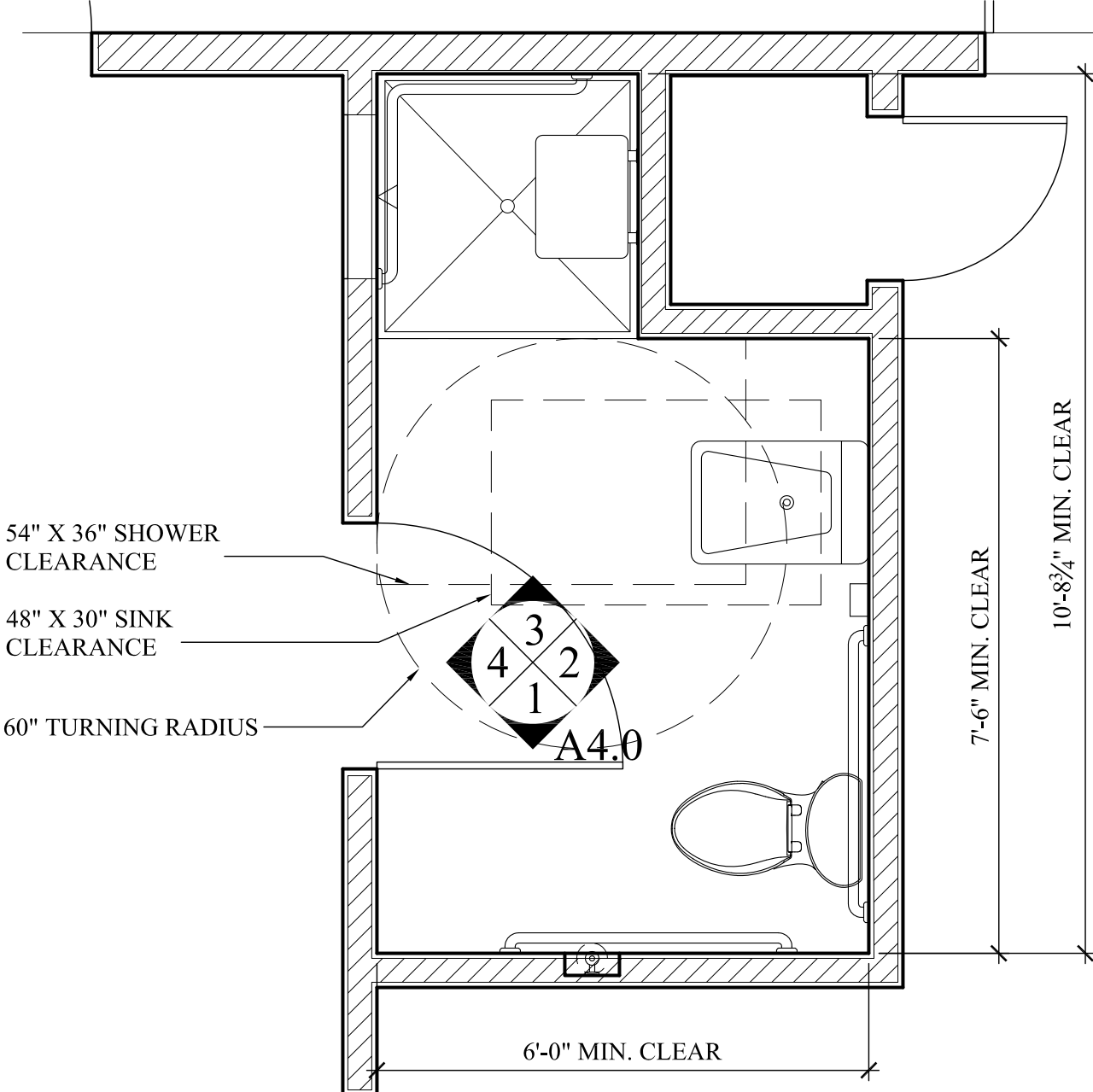
⑩ Bath III Interior Elevation
SCALE: 1/2" = 1'-0"



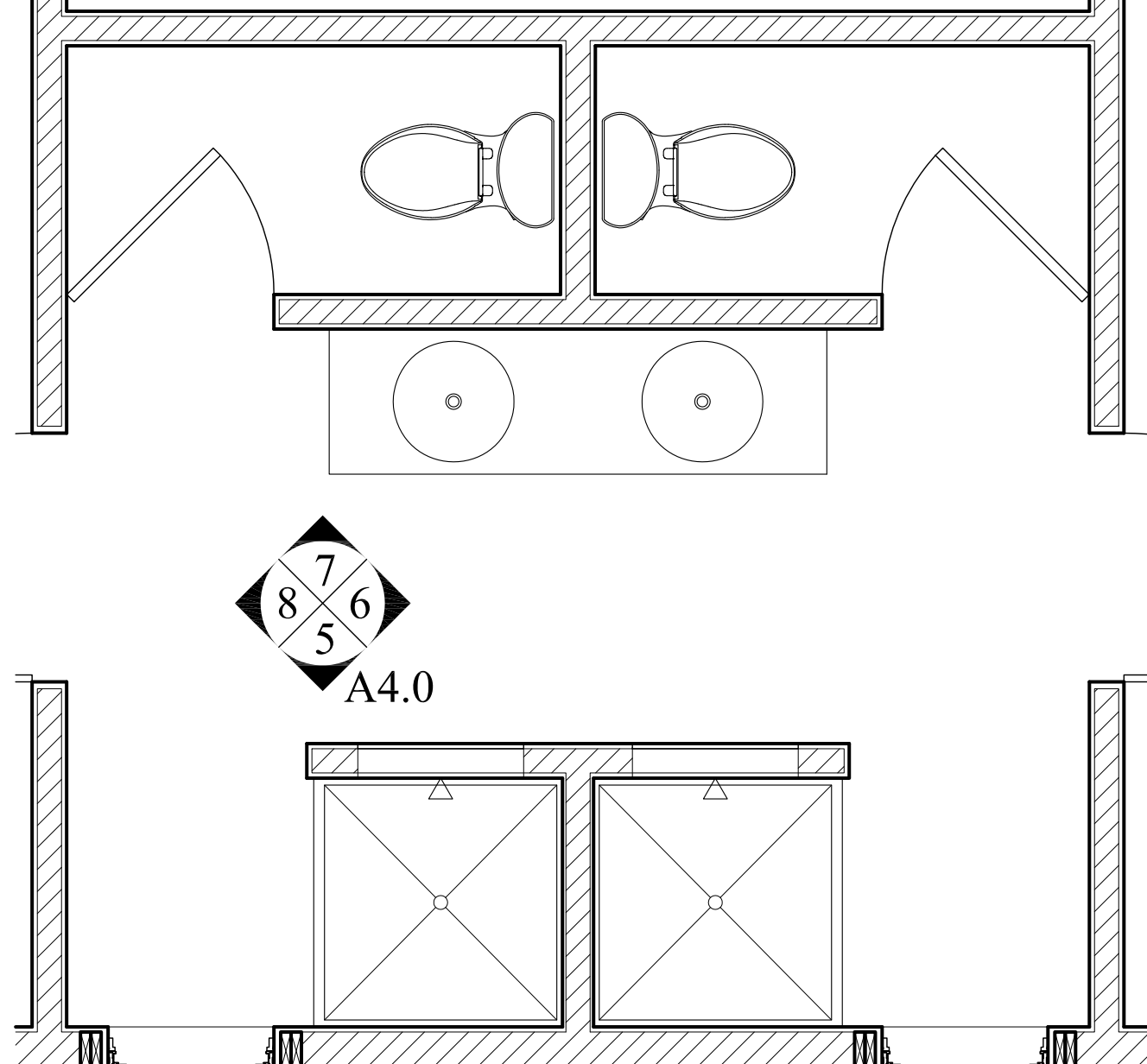
⑪ Bath III Interior Elevation
SCALE: 1/2" = 1'-0"



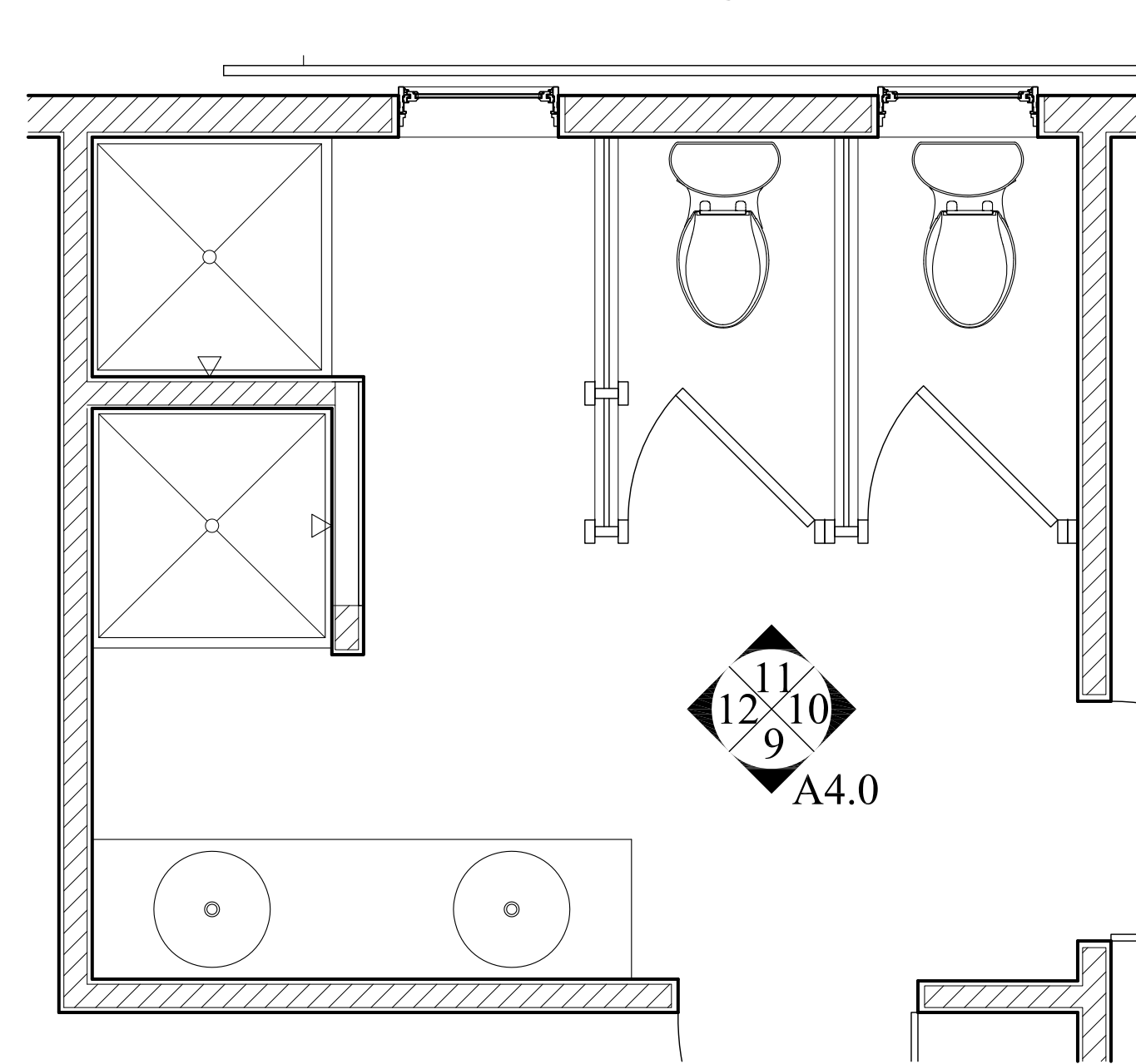
⑫ Bath III Interior Elevation
SCALE: 1/2" = 1'-0"



⑬ Bath I Enlarged Plan
SCALE: 1/2" = 1'-0"



⑭ Bath II Enlarged Plan
SCALE: 1/2" = 1'-0"



⑮ Bath III Enlarged Plan
SCALE: 1/2" = 1'-0"



REVISIONS:		
Number	Date	Note
1	1.17.22	

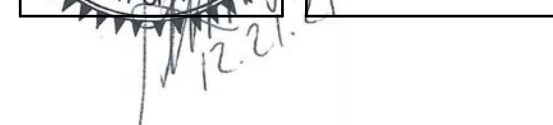
New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

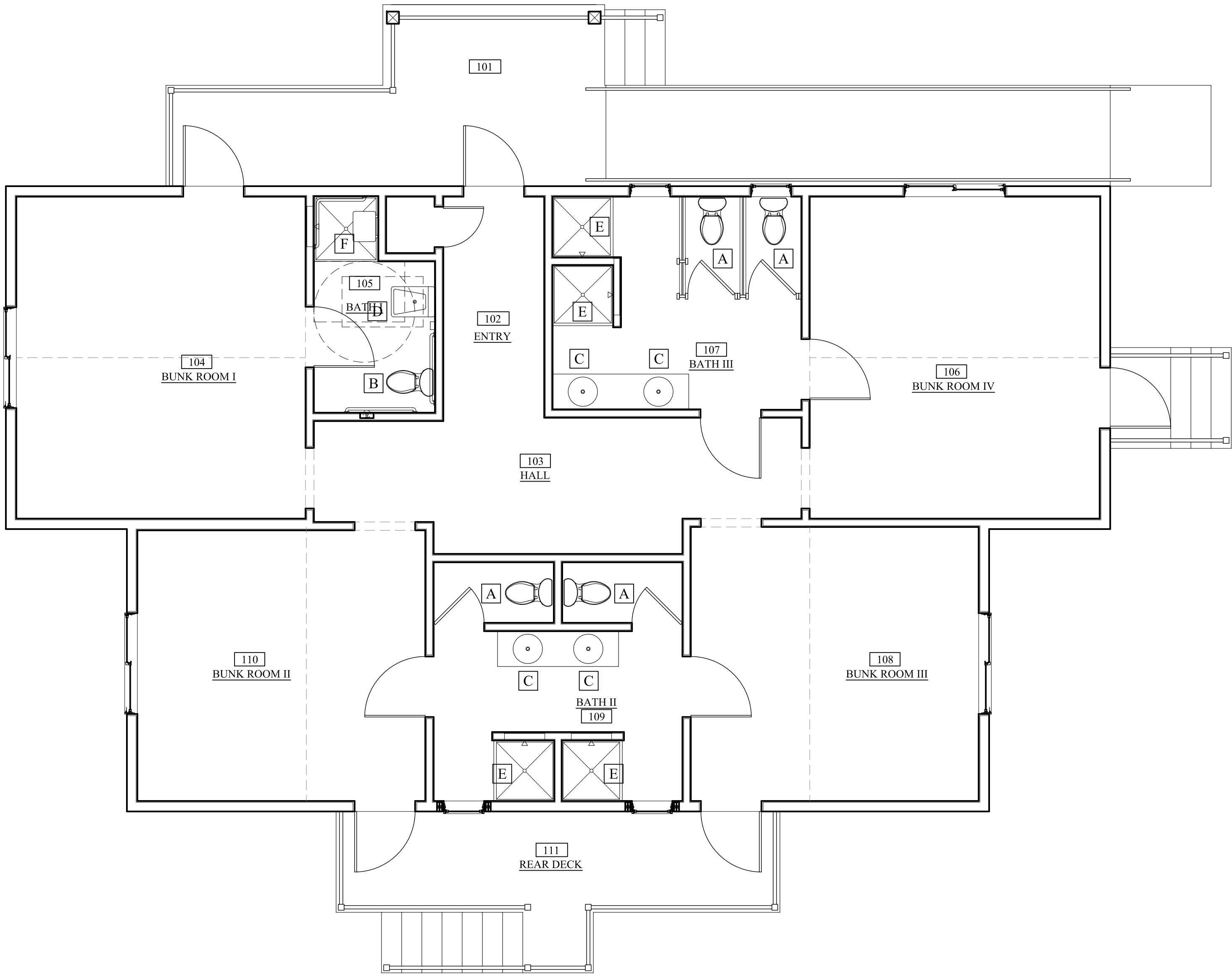
Dwg. Title:
Interior Elevations

Date:	Scale:	Drawn By:	Checked By:
12.21.21	As Noted	KB	

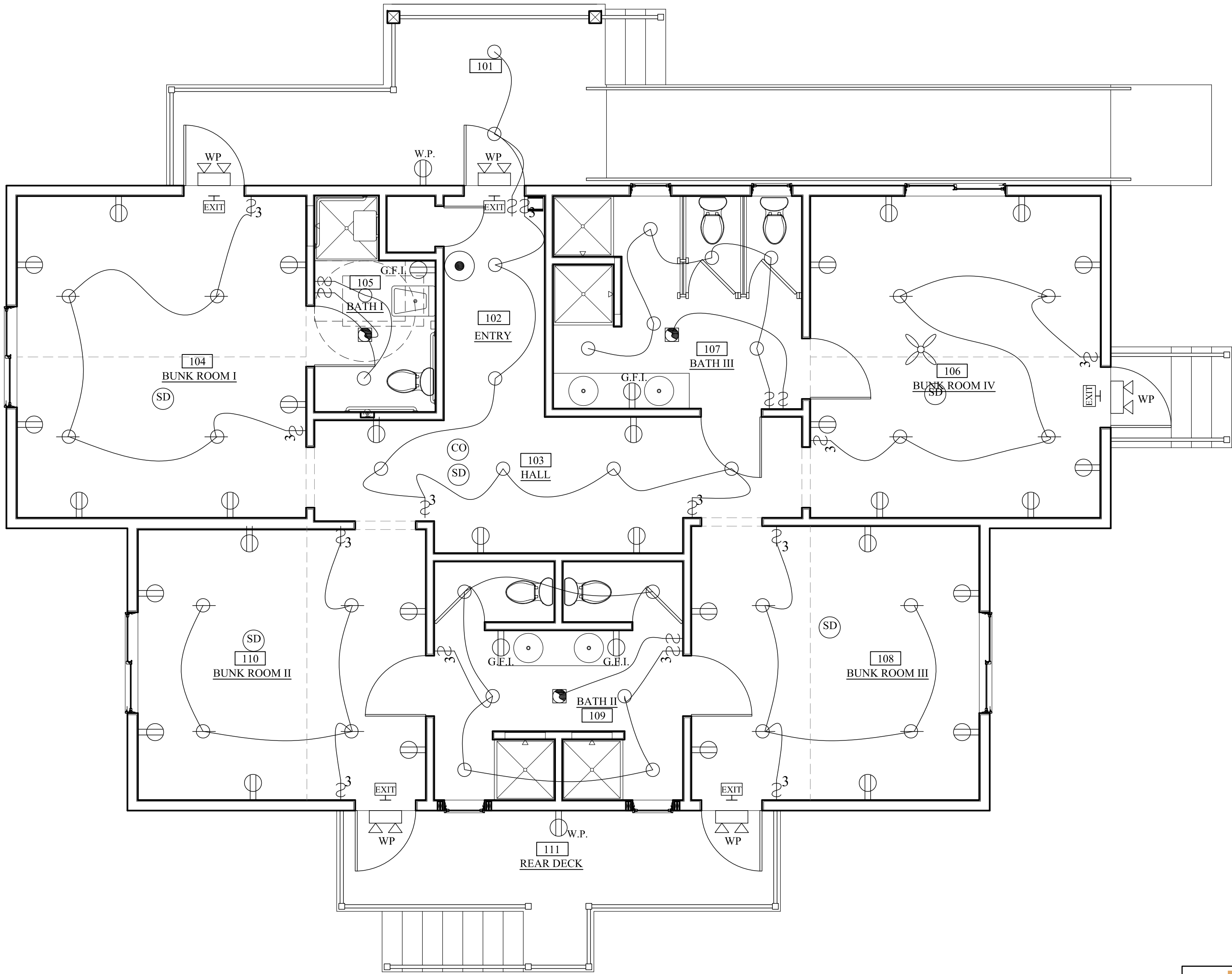
Dwg. No.
A4.0



PLUMBING SCHEDULE - FIRST FLOOR							
SYMBOL	ROOM NO	TYPE FIXTURE	MANUFACTURER	MODEL #	QUANTITY	FINISH/COLOR	REMARKS
A	107, 109	TOILET	TBD	TBD		TBD	
B	105	TOILET	TBD	TBD		TBD	
C	107, 109	SINK	TBD	TBD		TBD	
	107, 109	FAUCET	TBD	TBD		TBD	
	107, 109	DRAIN	TBD	TBD		TBD	
D	105	SINK	TBD	TBD		TBD	
	105	FAUCET	TBD	TBD		TBD	
	105	DRAIN	TBD	TBD		TBD	
E	107, 109	SHOWER UNIT	BEST BATH	LSS3636CP		TBD	
	107, 109	SHOWER HEAD	TBD	TBD		TBD	
	107, 109	SHOWER DRAIN	TBD	TBD		TBD	
	107, 109	SHOWER CONTROLS	TBD	TBD		TBD	
F	105	SHOWER UNIT	BEST BATH	LSS4038ASB		TBD	WITH ACCESSORIES
	105	SHOWER HEAD	TBD	TBD		TBD	
	105	SHOWER DRAIN	TBD	TBD		TBD	
	105	SHOWER CONTROLS	TBD	TBD		TBD	
	105	HAND SHOWER	TBD	TBD		TBD	



1 First Floor Plumbing Plan
SCALE: 1/4" = 1'-0"



1 First Floor Electrical Plan
SCALE: 1/4" = 1'-0"

ELECTRICAL KEY:			
	DUPLEX OUTLET		CARBON MONOXIDE DETECTOR
	G.F.I. DUPLEX OUTLET		SMOKE DETECTOR
	WATER PROOF EXTERIOR DUPLEX OUTLET		MECH FAN
	QUAD OUTLET		MECH FAN with LIGHT
	220V DUPLEX OUTLET		CEILING FAN
	SWITCHED OUTLET		CEILING FAN W/ LIGHT
	SWITCH		LIGHTED EXIT SIGN
	3-WAY SWITCH		MANUAL PULL STATION
	4-WAY SWITCH		INTERIOR DOUBLE EMERGENCY LIGHT
	SWITCH W/ DIMMER		EXTERIOR DOUBLE EMERGENCY LIGHT
	WATER PROOF SWITCH		FIRE EXTINGUISHER
	RECESSED FIXTURE		
	RECESSED ADJUSTABLE FIXTURE		
	CEILING MOUNTED COMPACT FLUORESCENT		
	PENDANT MOUNTED COMPACT FLUORESCENT		
	WALL SCONCE		
	CEILING MOUNTED WATER PROOF COMPACT FLUORESCENT		
	EXTERIOR CEILING MOUNTED		
	EXTERIOR RECESSED		
	EXTERIOR SCONCE		
	EXTERIOR AREA LIGHT		

**BERKSHIRE
DESIGN INC.**

REVISIONS:

Number	Date	Note
1	1.17.22	

New Construction
Camp Mah-kee-nac
Staff House
6 Hawthorne Road
Lenox, MA

BERKSHIRE DESIGN INC.
ARCHITECTS AIA
8 Bank Row, Pittsfield, MA
413-528-6000

Dwg. Title:
**First Floor Plumbing
& Electrical Plans**

Date: 12.21.21	Scale: As Noted	Drawn By: KB	Checked By:
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12.21.21

Dwg. No.
P1.0