

---

**SPECIAL PERMIT 6.1.2 – PINCUS**  
**Pre-Existing Non-Conforming – Select Board**  
Proposed House Replacement, Septic System Replacement and  
Related Work

---

**Property Location:**

*8 Hawthorne Road  
Map 205 Lot 65  
Stockbridge, MA*

**Owner/Applicant:**

Daniel and Becky Pincus  
The Peanut Gallery LLC  
c/o Martin & Oliveira  
75 Church Street, Pittsfield MA 01201

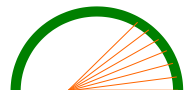
**Civil Engineer:**

*Foresight Land Services, Inc.  
1496 West Housatonic Street  
Pittsfield, MA 01201*

**May 2022**

*FLS Project# E2942*

**FORESIGHT**  
**LAND SERVICES**



## **TABLE OF CONTENTS**

Special Permit for Pre-Existing Non-Conforming (6.1.2) to Stockbridge Select Board  
Proposed House Replacement, Septic System Replacement and Related Work  
8 Hawthorne Road, Stockbridge, MA  
Applicant: Daniel and Becky Pincus  
Managers of The Peanut Gallery LLC

- Special Permit Application
- Addendum to Special Permit Application / Project Narrative

- **EXHIBITS**

Exhibit A – Survey of Land in Stockbridge, Mass. Prepared for Doriot Anthony Dwyer,  
dated February 26, 1981, by Dennis C. Drumm

Exhibit B – Engineering Plans by Foresight Land Services, Inc.

- SAS-1 Subsurface Wastewater Disposal System Plan, dated January 19, 2022
- C-2 Proposed Site Plan, dated March 23, 2022

Exhibit C – Site Photos

Exhibit D – INOA Architectural Plan Set – Floor Plans & Elevations

- A100.00 Basement and First Floor Plans
- A101.00 2nd Floor and Roof Plan
- A200.00 Building Elevations
- A201.00 Building Elevations



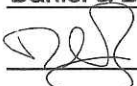
**Town of Stockbridge  
Special Permit Application (6.1.2)**

(\$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): Daniel & Becky Pincus, Managers of The Peanut Gallery LLC

Applicant Signature: 

Applicant Mailing Address: C/O Martin & Oliveira, 75 Church Street, Pittsfield, MA 01201

Applicant phone and email: Phone#: 917-566-5992 Email: danielpincus@mac.com

On the 9 day of April, 2022 for property shown on the Stockbridge

Assessors Map # 205, Lot # 65 Book 06962, Page 137

Owner of property: Daniel & Becky Pincus, Managers of The Peanut Gallery LLC

Owner's signature: 

Address of property: 8 Hawthorne Road, Map 205, Lot 65

Mailing Address: C/O Martin & Oliveira, 75 Church Street, Pittsfield, MA 01201

Description of property: See attached sheet

Present use of property: Single Family House

Project Description: See attached sheet

Appropriate Section of Zoning Bylaw: 6.1.2-1

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:

See attached

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](mailto: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.**



Steven A. Mack, P.E.\*  
Marc S. Volk  
Marc A. LeVasseur

**ADDENDUM TO SPECIAL PERMIT APPLICATION**

**Section 6.1.2 - Board of Selectmen**

**M.G.L., Ch. 40A, §6**

**Daniel and Becky Pincus Managers of**

**The Peanut Gallery LLC**

**Applicant/Owner**

**Property Location: 8 Hawthorne Road, Stockbridge, MA**

**Map 205, Lot 65**

The applicant is the owner of an existing one-story single-family dwelling located in the R-4 zone on a .91-acre lot with 100 feet of frontage on Hawthorne Road. The lot is non-conforming with regard to frontage, acreage, and side yard setbacks. The existing lot is shown on a plan entitled "Survey of Land in Stockbridge, Mass, Prepared for Doriot Anthony Dwyer Feb. 26, 1981". The property has approximately 100 feet of frontage on the east side of Stockbridge Bowl. The property is located just east of the Hawthorne Road causeway. The existing dwelling was built approximately 1955 and is a camp style house with one floor and a front deck. The lot is accessed by a gravel drive off Hawthorne Road to the front of the house.

The owner is seeking a Special Permit under Section 6.1.2 and M.G.L. Ch. 40A Section 6, to demolish the existing structure and reconstruct a new two-story dwelling that will have a poured foundation with a lower floor garage, first floor, and second floor. The proposed structure is proposed to be accessed by a stone driveway with access to a new built in garage. The driveway will be in the same location as the existing driveway.

The following is a summary of the existing and proposed setbacks, lot coverage, and density.



**ZONING TABLE**

<b>DISTRICT: R-4 (TAX MAP #205, LOT #65)</b>				
<b>REQUIREMENT</b>		<b>EXISTING</b>		<b>PROPOSED</b>
LOT WIDTH/FRONTAGE:		300'	100	N/C
<b>MIN. SETBACK</b>	FRONT (S):House	50'	72.6'±	90.6
	FRONT Septic Wall	50'	0	10'
	SIDE (E):	50'	51.8'±	33.6'
	SIDE (W): LAKE	50'	43.4' house, 32.6' deck	47'
	REAR (N):	50'	146.3'	51.2'
HEIGHT		35'	< 20	34.9'

	<b>EXISTING</b>
<b>TOTAL LOT SIZE:</b>	0.9 Acres (37,750 SF)
<b>COVERAGE ALLOWED:</b>	10% (3,775 SF±)
<b>MASS ALLOWED:</b>	20% (7,550 SF±)

	<b>EXISTING</b>		<b>PROPOSED</b>	
	<b>COVERAGE</b>	<b>MASS</b>	<b>COVERAGE</b>	<b>MASS</b>
HOUSE	992 SF±	992 SF±	2,784 SF±	2,784 SF±
DECK	509 SF	509 SF	796 SF	796 SF
LOWER/GARAGE	0	0		1,127 SF
2 <sup>nd</sup> FLOOR Cantilever	0	0	197	1,853 SF
<b>TOTAL AREA:</b>	1,501 SF±	1,501 SF±	3,775 SF±	6,560 SF±
<b>TOTAL PERCENTAGE:</b>	4 %±	4 %±	10 %±	17.4 %±

Included with this submission are plans prepared by Foresight Land Services showing the existing conditions and proposed conditions, locations of all structures and buildings with scaled measurements to all lot lines; architectural floor plans showing the proposed floor plans, proposed elevations and an artistic rendering of the proposed dwelling showing the Lake view.

The property is in the Lake and Pond Overlay District and is the subject of an application for a LPOD Special Permit from the Planning Board that has been approved and issued and an Order of Conditions from the Conservation Commission which has closed the meeting and are in

the process of issuing an Order of Conditions. The septic system design plan has been approved by Tri-Town Health Department.

The proposed reconstruction is in compliance with Section 6.1.2 as follows:

The parcel fronts on Hawthorne Road and lies in the R-4 Residence zone. The lot is also subject to the Lake and Pond Overlay District (LPOD) within 150 feet of the High-Water mark of Stockbridge Bowl. The parcel is preexisting non-conforming and contains approximately 0.90 acres of land with approximate 100 feet of frontage. The R4 zoning district requires 4 acres and 300 feet of frontage. The site is currently developed with the same use (residential) as proposed. The existing house is setback from the west side line at 32.5' (50' req.) to the existing deck and meets all other setback distances and is setback to the High-Water mark of Stockbridge Bowl by approximately 71 feet to the deck. The proposed new construction will meet the front and rear zoning setback distances. The side setbacks are proposed as 47' to the west and 33.6' to the east being no closer than the existing 32.5' existing side yard setback. The proposed structure will not encroach on the rear or lakeside (LPOD) setbacks any more than the existing structure with a new deck at 71 feet. The proposed house coverage 3775 SF meets the 10% coverage of the parcels 37,750 SF size. House coverage includes the first floor and deck and an overhang of the second floor.

A new septic system is proposed to replace the existing non-conforming (Title 5) septic system. The new septic system is located in a very limited area, testing witnessed and approved by Tri-Town Health Department. Soil exploration in the remainder of the parcel resulted in shallow to ledge conditions, not suitable to support a conforming septic system. A replacement septic design for the proposed use has been approved by Tri-Town Health Department. The remainder of the parcel is also within the 100-foot setback restriction to existing wells on the

subject parcel and the abutting parcels to the north and east. To meet Mass State sanitary regulations (Title 5), the new septic system is proposed as a raised system requiring a surrounding retaining wall because of site constraints. The septic system has been designed to fit between existing ledge conditions to the east, the existing and proposed driveway to the west, and as much possible setback from Hawthorne Road and required house setback and ledge conditions to the north. The proposed septic system is within the 50' front setback to zoning and proposes an approximate 8-foot tall retaining wall offset 10 feet from the front line. The height of the proposed septic system and retaining wall has been reduced by two feet by the use of Alternative Technology in accordance with Title 5 regulations.

The proposed septic system is both within the 50' west side and 50' front setback and has a retaining wall, varying in height but at the tallest near to Hawthorne Road is 8 feet, required by Title 5, greater than 6 feet in side yard, and 4 feet front zoning requirement. The wall is proposed to be semi terraced with two 16" setback shelves at 2 feet height and 5 feet height that are proposed to have native vine plantings, such as Virginia Creeper and Clematis. Similar trailing planting are proposed from the top and the base of the wall also. The intention is to mask the wall with vegetation. There is no alternative septic location on the site. The project proposes that the septic system is required for the lot being a buildable site and constitutes a site related hardship per location/topography.

The reconstruction will not be substantially more detrimental than the pre-existing, nonconforming structure or use to the character of the neighborhood:

3. The proposed alteration and reconstruction is in conformity with Section 6.3.6 as follows:

- a. The alteration is in compliance with all provisions and requirements of the

bylaw, and in harmony with its general intent and purposes. The existing cottage, built in the 1950's, is in a very deteriorated condition. The upgrading of property in Stockbridge is consistent with Section 1.3, Purposes, as it will conserve the value of land and buildings within the town.

b. The proposed alteration and reconstruction is essential and desirable to public convenience and welfare at the proposed location. The upgrading of the existing structure and septic are a benefit to the public in that it will increase the conformity of the site components to current codes and the septic will improve absorption discharge treatment. The project should have no impact to public convenience, though it will improve access to the site for emergency purposes.

c. The alteration and reconstruction will not be detrimental to adjacent uses or to the established or future character of the neighborhood. The proposed project will improve the character of the neighborhood by eliminating a deteriorated existing structure and construction of a new code compliant structure. The project will not have adverse impact on the environment, public health or safety.

d. The addition will not create undue traffic congestion or unduly impair pedestrian safety. The dwelling on the property will remain a single-family dwelling, and therefore there will not be any adverse impact on vehicular or pedestrian traffic.

e. The proposed expansion will not overload any public services to the location. The single-family dwelling property will continue to be served by onsite septic and well, not impacting public services. A new electrical service is proposed. The project will not overload any public services.

RECEIVED  
DEPT. OF DEEDS  
PITTSFIELD, MASS.

May 19 2 22 PM 1981  
PES 140 OLDA 5

COUNTY OF SUFFOLK  
MIDDLE DISTRICT, DEPT. OF DEEDS  
PLAN RECORDED AND FILED FOR REC. AT  
May 19, 1981 2:22 P.M.  
IN DRAWING D-No. 21  
SEE INSTRUMENT RECORDED IN  
BOOK --- PAGE ---

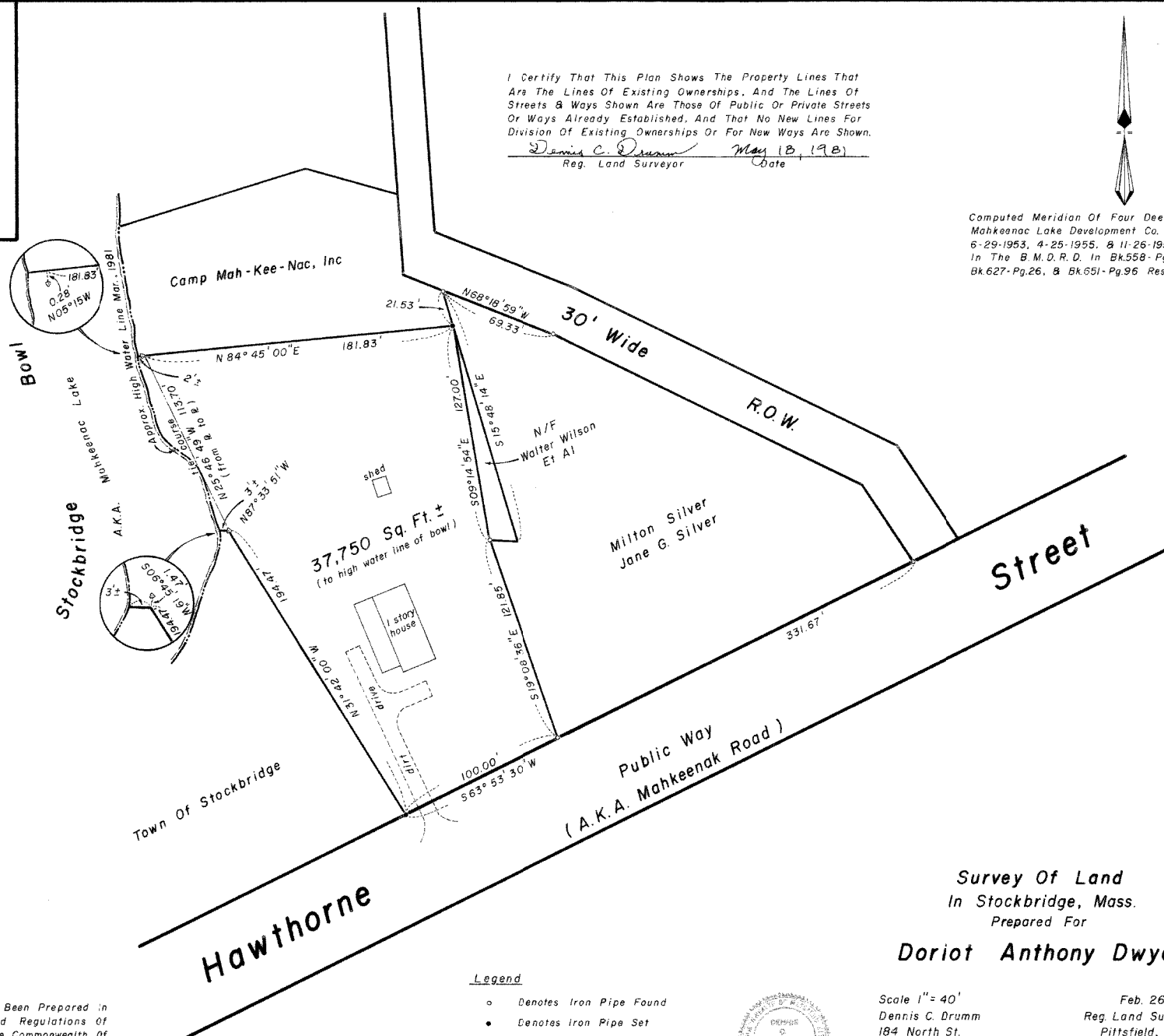
REGISTERED

*Dennis C. Drumm*

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

*Dennis C. Drumm* May 18, 1981  
Reg. Land Surveyor Date

Computed Meridian Of Four Deeds Given By  
Mahkeenac Lake Development Co. On 9-5-1950,  
6-29-1953, 4-25-1955, & 11-26-1956 And Recorded  
In The B.M.D.R.D. In Bk.558-Pg.361, Bk.598-Pg.460,  
Bk.627-Pg.26, & Bk.651-Pg.96 Respectively.



I Certify That This Plan Has Been Prepared In  
Conformity With The Rules And Regulations Of  
The Registers Of Deeds Of The Commonwealth Of  
Mass. And That This Survey Conforms To The Proce-  
dural And Technical Standards For The Practice  
Of Land Surveying In The Commonwealth Of Mass.

*Dennis C. Drumm*  
Reg. Land Surveyor

Legend

- o Denotes Iron Pipe Found
- Denotes Iron Pipe Set
- Δ Denotes Drill Hole Set In Ledge Outcropping



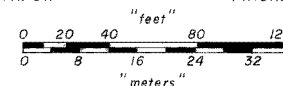
*Dennis C. Drumm*

Survey Of Land  
In Stockbridge, Mass.  
Prepared For

Doriot Anthony Dwyer

Scale 1" = 40'  
Dennis C. Drumm  
184 North St.

Feb. 26, 1981  
Reg. Land Surveyor  
Pittsfield, Mass.









GENERAL NOTES

- Topographic Survey was performed by Foresight Land Services on July 20 2021, using Robotic Electronic Total Station with Data Collector.
- Plan was compiled on a PC-based computer using AutoCAD Civil 3D 2018.
- 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 a plan entitled, "Survey of Land In Stockbridge, Mass. Prepared for Doriot Anthony Dwyer", Scale 1"=40' recorded as Plan Drawer D-No. 21 in Berkshire Southern District Registry of Deeds.
- Vertical Datum is assumed a temporary benchmark was established on-site, TBM 1 a Spike in root of 20" Oak, el. 107.69'.
- 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.

LAND USE TABLES  
PINCUS PROPERTY

ZONING TABLES

DISTRICT: R-4 TAX MAP #205, LOT #65			
ZONING SETBACKS	REQ.	EXISTING RESIDENCE	PROPOSED RESIDENCE
FRONT: EAST	50'	72.6' ±	90.61'
SIDE: NORTH	50'	51.8' ±	33.60'
SIDE: SOUTH/LAKE	50'	HOUSE 43.4 ± DECK 32.6'	47.01'
REAR: WEST	50'	146.3 ±	51.22'
HEIGHT:	35'	19'-2" ±	34'11"

TOTAL LOT SIZE:	37,750 SF (0.87 ACRES)
10% COVERAGE ALLOWED:	3,775 SF
20% MASS ALLOWED:	7,550 SF

EXISTING – RESIDENCE	COVERAGE	MASS
FIRST FLOOR:	992± SF	992± SF
DECK & PORCH:	509± SF	509± SF
SECOND FLOOR:	0 SF	0 SF

TOTAL EXISTING	COVERAGE	MASS
TOTAL AREA:	1,501± SF	1,501± SF
TOTAL PERCENTAGE: (ENTIRE LOT)	4%	4%

PROPOSED – RESIDENCE	COVERAGE	MASS
FIRST FLOOR:	2,784 ± SF	2,784 ± SF
DECK:	796 ± SF	796 ± SF
SECOND FLOOR:	197 SF CANTILEVERED	1,853 ± SF
BASEMENT:	WI FIRST FLOOR & DECK	1,127 ± SF

TOTAL PROPOSED	COVERAGE	MASS
TOTAL AREA:	3,775 ± SF	6,560 ± SF
TOTAL PERCENTAGE: (ENTIRE LOT)	10 %	17.4 %

LPOD

AREA OF LAKE & POND OVERLAY DISTRICT (LPOD)	32,296 SF
---	-----------

LAKE & POND OVERLAY DISTRICT COVERAGE	EXISTING		PROPOSED	
	AREA	PERCENT OF LPOD	AREA	PERCENT OF LPOD
HOUSE	992± SF	3.07%	2,784 ± SF	8.6 %
DECK	509± SF	1.57%	796 ± SF	2.5 %
TOTAL	1,501 ± SF	4.64%	3,580 ± SF	11.1 %
VEGETATIVE COVER	30,195 ± SF	93 %	25,758 ± SF	80 %

PLANTING LEGEND

- WP = WHITE PINE
- BF = BALSAM FIR
- BB = BLACK BIRCH
- SM = SUGAR MAPLE
- RM = RED MAPLE
- ML = MOUNTAIN LAUREL
- RM = MAPLE LEAF VIBURNUM
- ☼ = TREE PRESERVED FROM ORIGINAL SITE PLAN - DATED: 1/10/2022 (6 TREES TOTAL)

TABLE OF PROPOSED NATIVE PLANTINGS	
NATIVE TREES	
SPECIES	AMOUNT
White pine	4
Balsam fir	23
Black birch	10
Sugar maple	19
Red maple	22
TOTAL PROPOSED TREES	78
NATIVE SHRUBS	
SPECIES	AMOUNT
Mountain laurel	11
Maple leaf viburnum	4
TOTAL PROPOSED SHRUBS	15
NATIVE HERBACEOUS PLANTS	
Common lady fern	--
Christmas fern	--
TOTAL PROPOSED HERBACEOUS PLANTS	±1,300 SQUARE FEET

TABLE OF TREES PROPOSED FOR REMOVAL	
WITHIN 100' BUFFER ZONE	
TREE SPECIES	AMOUNT
Elm	1
Poplar	1
White birch	1
Ash	3
White pine	3
Sugar maple	7
Eastern hemlock	17
SUBTOTAL	33
OUTSIDE OF 100' BUFFER ZONE	
TREE SPECIES	AMOUNT
Elm	1
White birch	3
Eastern hemlock	7
Sugar maple	8
White pine	9
SUBTOTAL	28
TOTAL NUMBER OF 8" Ø OR GREATER TREES PROPOSED FOR REMOVAL	40
TOTAL NUMBER OF TREES PROPOSED FOR REMOVAL	61
APPROXIMATE TOTAL NUMBER OF EXISTING TREES WITHIN PROPERTY LIMITS	±248

TABLE NOTES:  
Portions of the information of existing trees included in this table are based upon field observations & measurements within the subject parcel; therefore the data included in the table above should be considered approximate only. Vegetation with a Diameter at Breast Height (DBH) of less than ±2" were considered saplings/brush and were not included in this table.

LEGEND

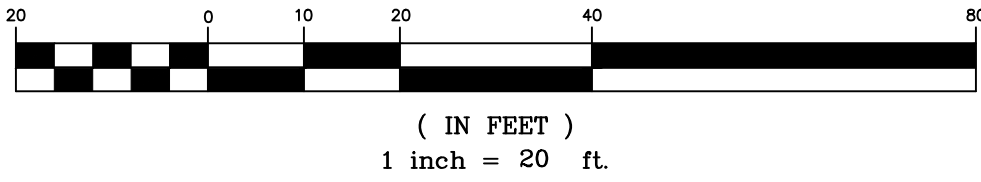
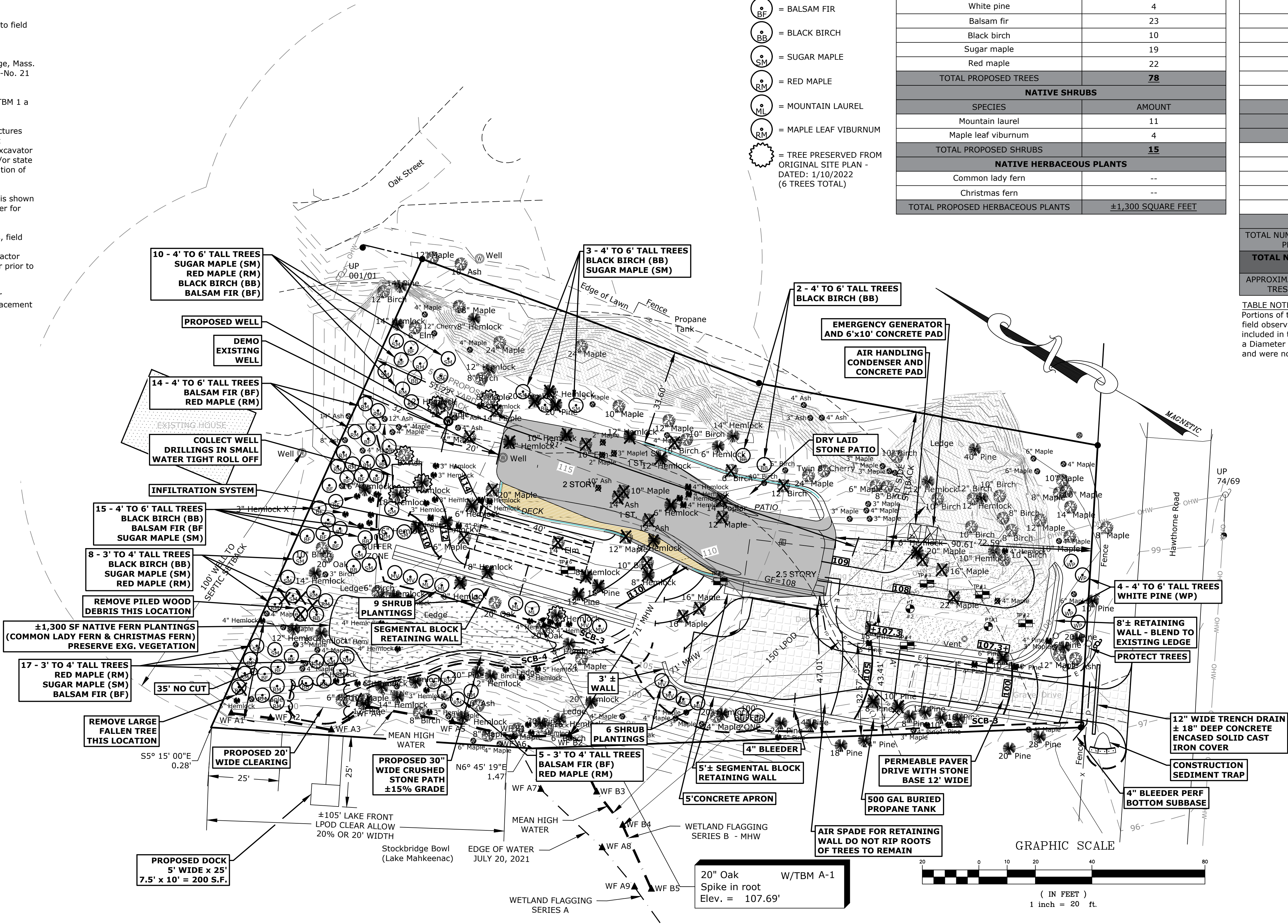
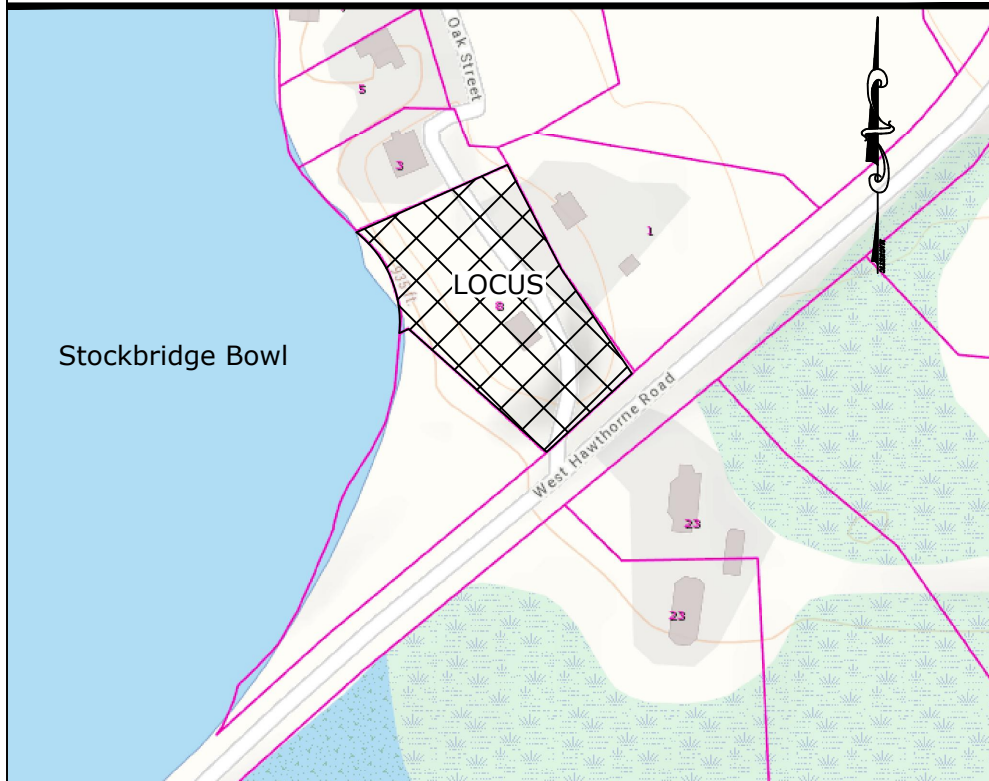
- ANCHOR
- DECIDUOUS TREE
- EVERGREEN TREE
- ELECTRIC METER
- FENCE POST
- IRON PIPE FOUND
- PERC TEST
- TEST PIT
- UTILITY POLE
- WELL
- 1' EXISTING CONTOUR LINE
- 5' EXISTING CONTOUR LINE
- PROPERTY LINE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- EDGE OF GRASS
- EDGE OF LAKE
- OVERHEAD WIRE
- FENCE
- EXISTING BUILDING
- LEDGE

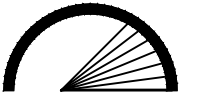
RECORD OWNER

DORIOT A DWYER  
DEED BOOK 915 PAGE 269  
PARCEL ID#: 205\_65

VICINITY MAP

APPROXIMATE SCALE: 1" = 200'



3-23-22	REVISED PER PEER REVIEW		JTA/MSV
3-8-22	REVISED PER CON COMM COMMENTS		JTA/MSV
1-10-22	REVIEW FOR PERMITTING		
12-23-21	REVIEW FOR PERMITTING		
NO.	DATE	REVISION/ISSUE	BY
SHEET TITLE			PROJECT NO.
<i>Proposed Site Plan</i>			<i>E2942</i>
			SCALE
			<i>AS NOTED</i>
			DATE
PROJECT TITLE			<i>PRELIM</i>
<i>DANIEL &amp; BECKY PINCUS 8 Hawthorne Street Stockbridge, MA.</i>			DESIGNED BY
			<i>MSV</i>
			DRAWN BY
			<i>DMW</i>
			CHECKED BY
<i>FORESIGHT LAND SERVICES</i>			SHEET NO.
			<i>C-2</i>
<i>ENGINEERING SURVEYING PLANNING</i>			OF SHEETS
FORESIGHT LAND SERVICES, INC.			DRAWN BY
1496 WEST HOUSATONIC STREET - PITTSFIELD, MA 01201			<i>E2942/01</i>
TEL (413) 499-1560 FAX (413) 499-3307 WWW.FORESIGHTLAND.COM			

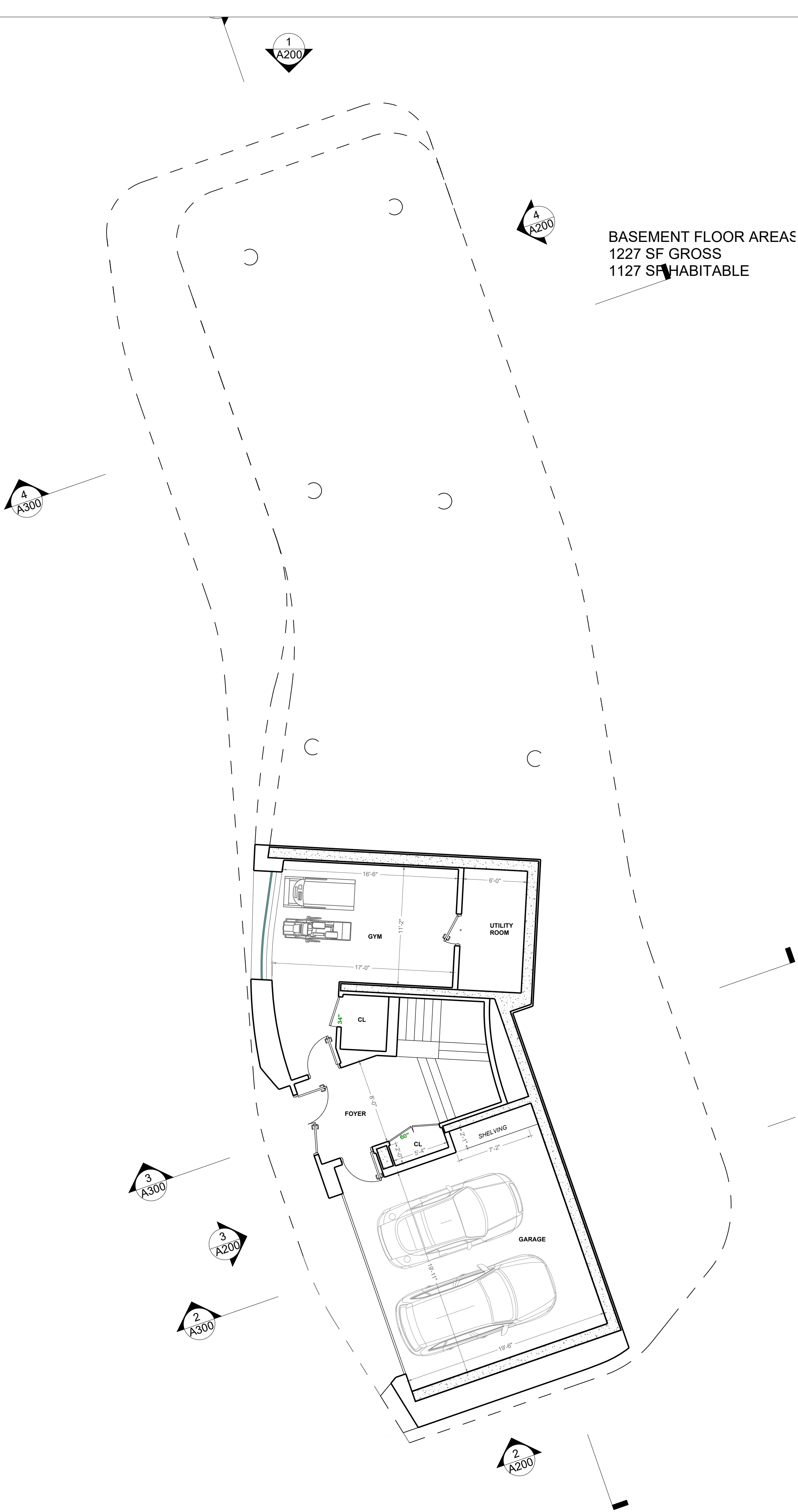






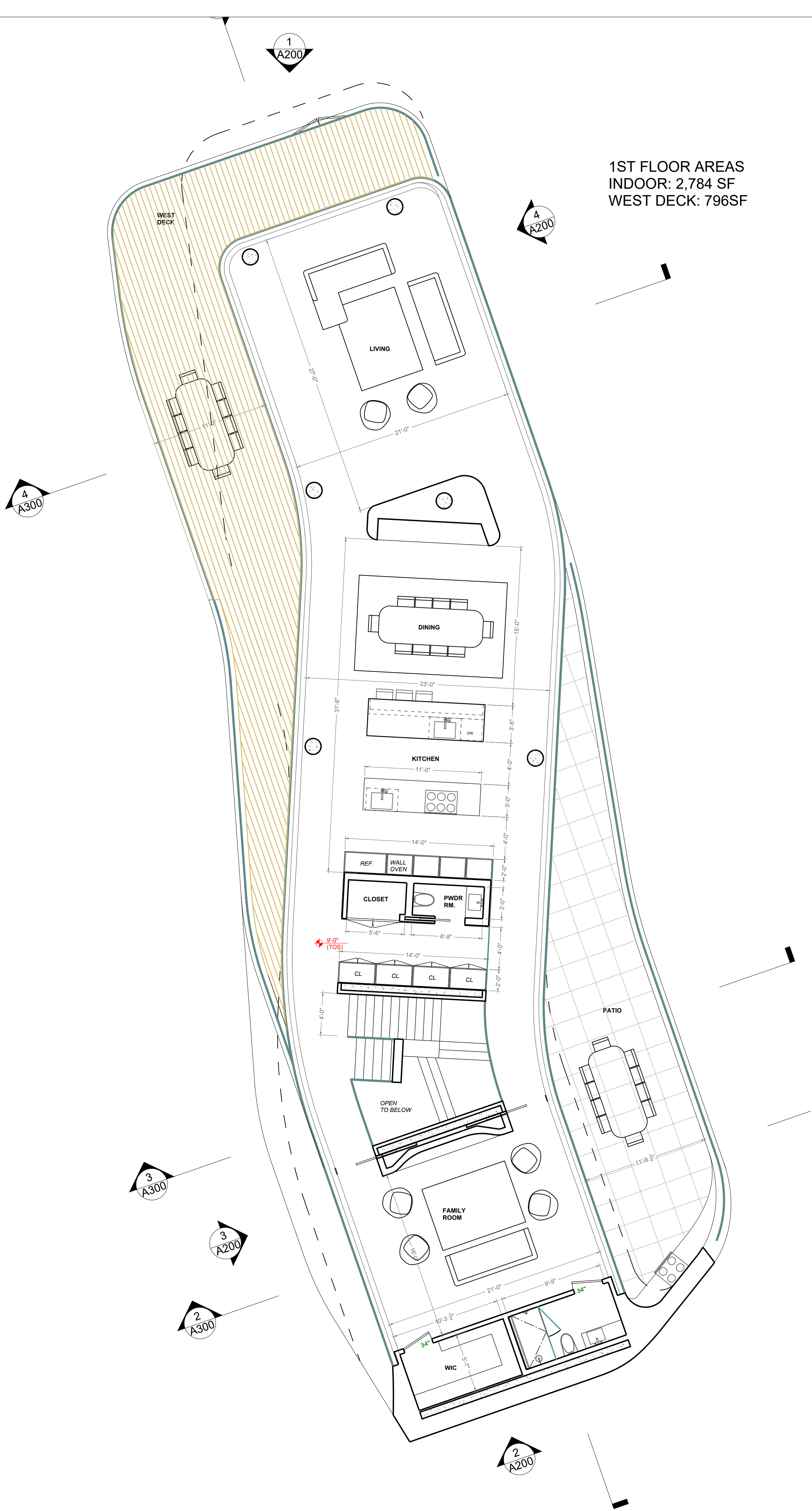






BASEMENT FLOOR AREAS  
1227 SF GROSS  
1127 SF HABITABLE

BASEMENT PLAN



1ST FLOOR AREAS  
INDOOR: 2,784 SF  
WEST DECK: 796SF

1ST FLOOR PLAN

PROJECT NAME:

PH

OWNER NAME:

DANIEL AND BECKY PINCUS

PROJECT ADDRESS:

8 Hawthorne Road  
Stockbridge, MA

ARCHITECT

INOA ARCHITECTURE  
225 West 36th Street #506, New York NY 10018  
T: 212 964 0094

STRUCTURAL ENGINEER

ADG  
744 Broad Street, 19th Floor  
Newark, NJ 07102  
Phone: (973) 242 2626

MEP ENGINEER

REAL ENGINEERING  
205 US Route 46 West, Suite #1  
Totowa, NJ 07512  
Tel: 1-973-837-8066

CIVIL ENGINEER AND SURVEYOR

FORESIGHT LAND SERVICES  
1496 W. HOUSATONIC ST.  
PITTSFIELD, MA 01201  
TEL: (413) 528-8822

△ DATE REVISION

KEY PLAN:

REFERENCE NORTH:

APPROVAL:

DWG TITLE:

BASEMENT AND  
1ST FLOOR PLANS

SEAL & SIGNATURE:



DATE: 01/12/2022

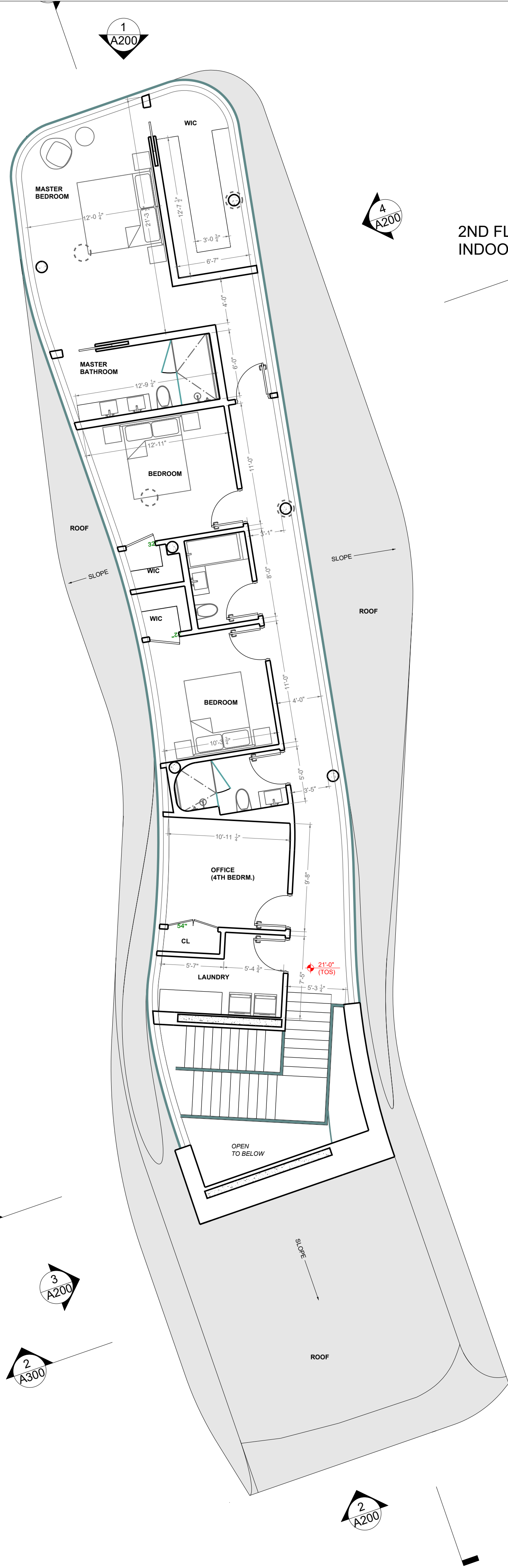
SCALE: 5/32" = 1'-0"

DRAWING NO:

A100.00

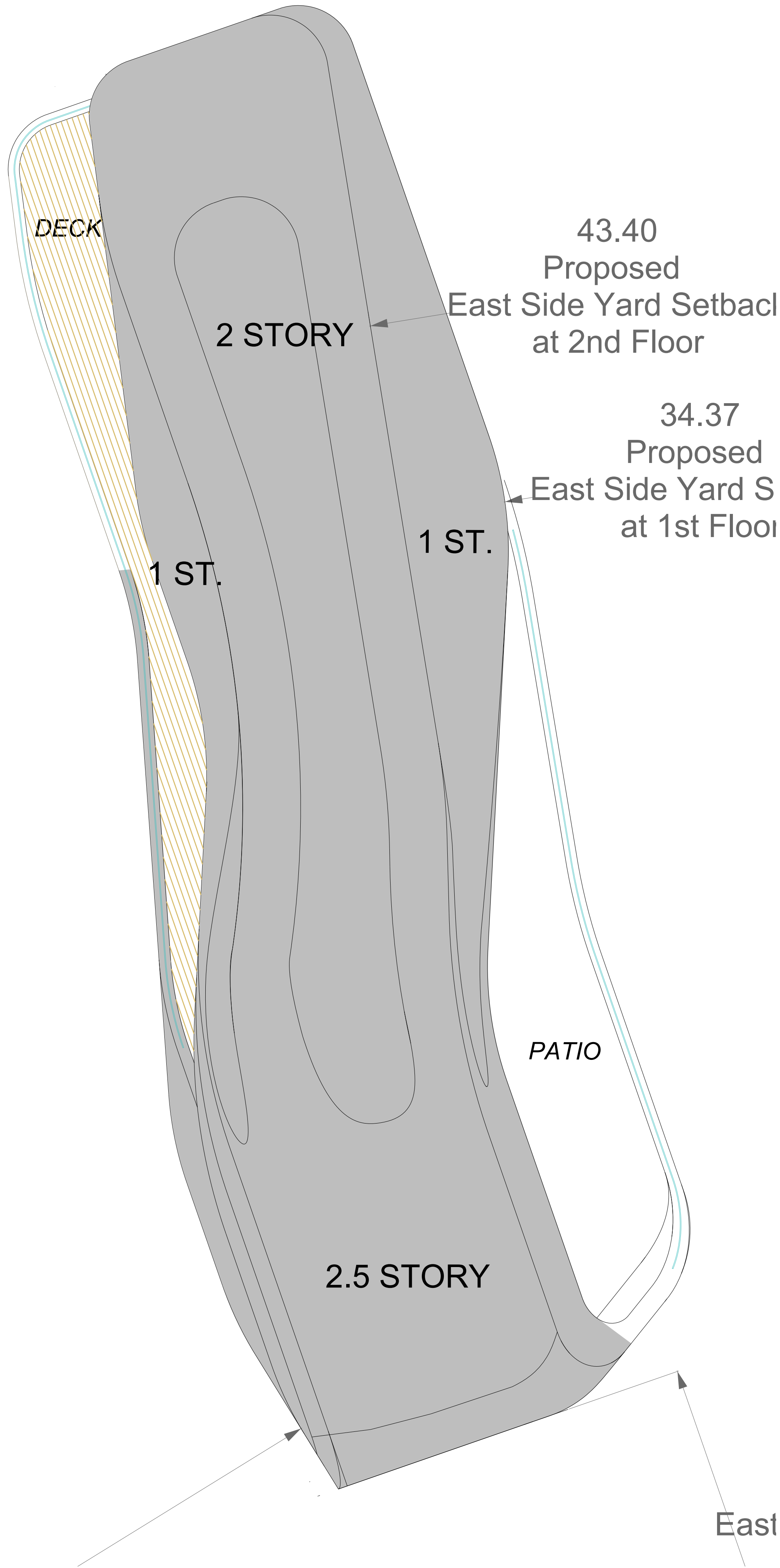
DOB BSCAN:





2ND FLOOR AREA  
INDOOR: 1,853 SF

2ND FLOOR PLAN



ROOF PLAN

PROJECT NAME:

PH

OWNER NAME:

DANIEL AND BECKY PINCUS

PROJECT ADDRESS:

8 Hawthorne Road  
Stockbridge, MA

ARCHITECT

INOA ARCHITECTURE  
225 West 36th Street #506, New York NY 10018  
T: 212 564 0094

STRUCTURAL ENGINEER

ADG  
744 Broad Street, 19th Floor  
Newark, NJ 07102  
Phone: (973) 242 2626

MEP ENGINEER

REAL ENGINEERING  
205 US Route 46 West, Suite #1  
Totowa, NJ 07512  
Tel: 1-973-837-8066

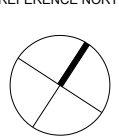
CIVIL ENGINEER AND SURVEYOR

FORESIGHT LAND SERVICES  
1496 W. HOUSATONIC ST.  
PITTSFIELD, MA 01201  
TEL. (413) 528-8822

△	DATE	REVISION

KEY PLAN:

REFERENCE NORTH:



APPROVAL:

DWG TITLE:  
2ND FLOOR AND  
ROOF PLAN

SEAL & SIGNATURE:



DATE: 01/12/2022

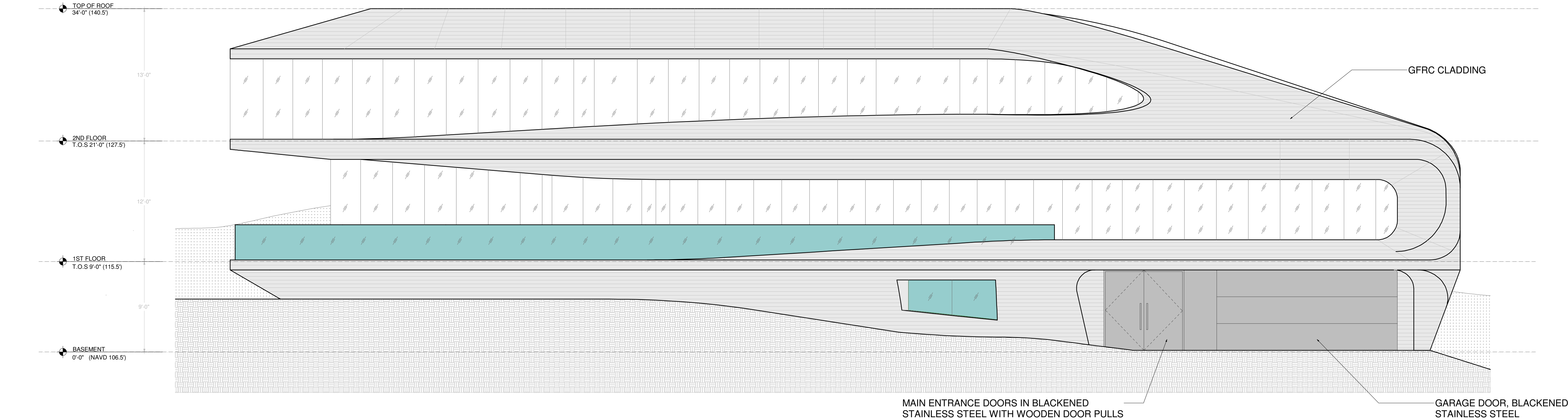
SCALE: 5/32" = 1'-0"

DRAWING NO:

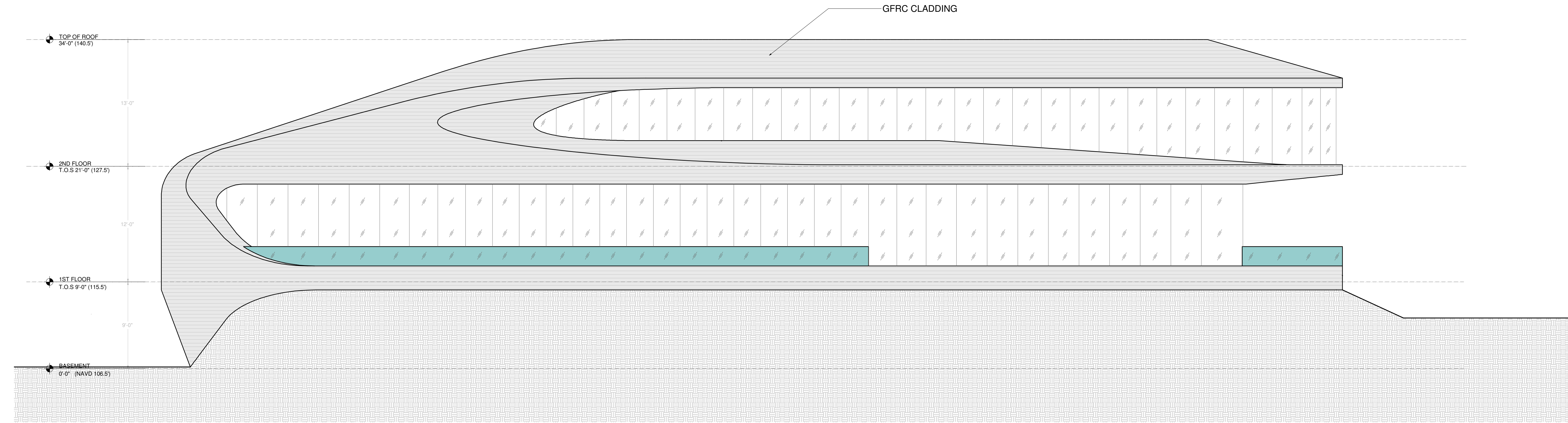
A101.00

DOB BSCAN:





FRONT ELEVATION



BACK ELEVATION

PROJECT NAME:

PH

OWNER NAME:

DANIEL AND BECKY PINCUS

PROJECT ADDRESS:

8 Hawthorne Road  
Stockbridge, MA

ARCHITECT

INOA ARCHITECTURE

225 West 36th Street #506, New York NY 10018  
T: 212 564 0094

STRUCTURAL ENGINEER

ADG

744 Broad Street, 19th Floor  
Newark, NJ 07102

Phone: (973) 242 2626

MEP ENGINEER

REAL ENGINEERING

205 US Route 46 West, Suite #1  
Totowa, NJ 07512

Tel: 1-973-837-6066

CIVIL ENGINEER AND SURVEYOR

FORESIGHT LAND SERVICES

1496 W. HOUSATONIC ST.

PITTSFIELD, MA 01201

TEL. (413) 528-8822

△ DATE REVISION

KEY PLAN:

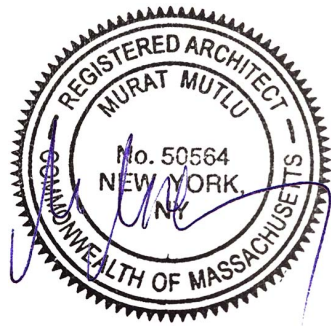
REFERENCE NORTH

APPROVAL:

DWG TITLE:

BUILDING ELEVATIONS

SEAL & SIGNATURE:



DATE: 01/12/2022

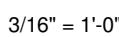
SCALE:

DRAWING NO:

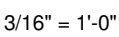
A200.00

DOB BSCAN:





1



2

FORESIGHT LAND SERVICES  
 1496 W. HOUSATONIC ST.  
 PITTSFIELD, MA 01201  
 TEL. (413) 528-8822

APPROVAL:

DOB BSCAN