

# CONSTRUCTION PLOT PLAN in MONTEREY, MASSACHUSETTS

Prepared for  
**AMY SAL TZMAN**  
April 18, 2022  
BEING THAT LAND DESCRIBED IN  
SOUTHERN BERSHIRE REGISTRY OF DEEDS:

BOOK: 2263 PAGE: 96  
GRANTOR: Paula Schutzman  
GRANTEE: Amy Salzman  
DATED: August 1, 2014

**TAX MAP INFORMATION**  
LOT 1 IS TAX MAP 113, LOT 21  
LOT 1 IS KNOWN AS LAUREL BANK  
PARCEL "C" IS TAX MAP 113, LOT 34

**ZONING INFORMATION**  
LOT 1 IS ZONED LAKE SHORE DISTRICT  
PARCEL "C" IS ZONED LAKE SHORE DISTRICT  
LOTS EXISTED IN CURRENT CONFIGURATION  
ON JUNE 19, 1973

SEE THE FOLLOWING DEEDS:

BOOK 365 PAGE 580  
GRANTOR: ETHEL CHAMST  
GRANTEE: HARRY & NELLIE SCHEINER  
DATED: JULY 9, 1969

ALSO

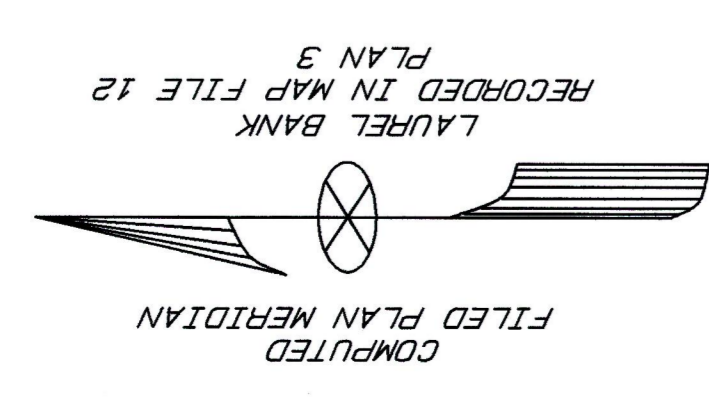
BOOK 368 PAGE 627  
GRANTOR: HENRY P. & LORRAINE L. REARD  
GRANTEE: HARRY & NELLIE SCHEINER  
DATED: JUNE 19, 1973

NOTE: SEE FILED PLAN ENTITLED:  
" PLAN OF LAND SURVEYED FOR \*  
FREDRIC R. KASNER  
MONTEREY, MASSACHUSETTS  
MARCH 2001 - SCALE 1" = 60'  
BY: CHARLES M. PARSONS  
RECORDED: PLAT FILE K, PLAN B8

NOTE: SEE FILED PLAN ENTITLED:  
" THE COMMONWEALTH OF MASSACHUSETTS \*  
PLAN OF ROAD  
IN THE TOWN OF  
MONTEREY, BERSHIRE COUNTY  
LAID OUT BY THE COUNTY COMMISSIONERS  
SCALE 1" = 40' - AUGUST 1984  
RECORDED: DRAWER 40, PLAN B

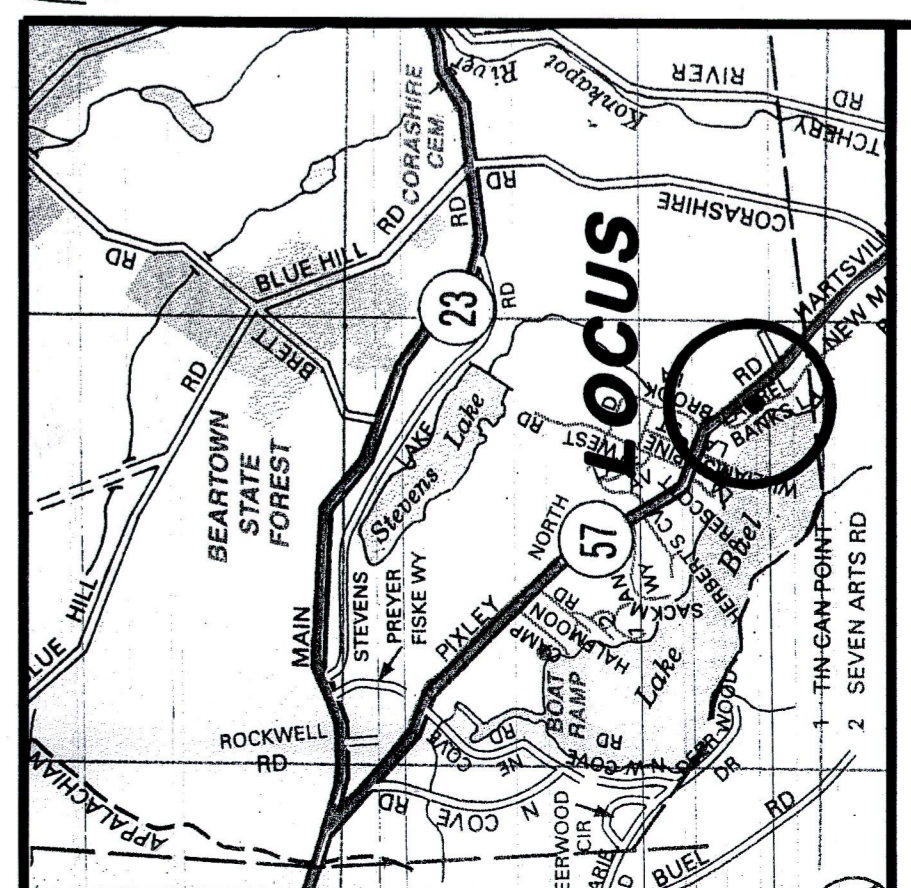
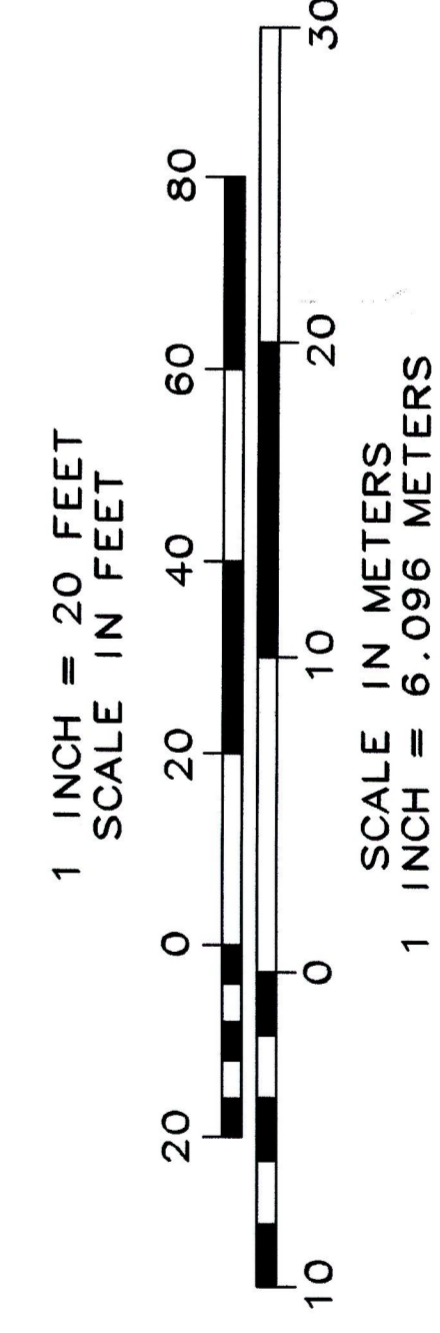
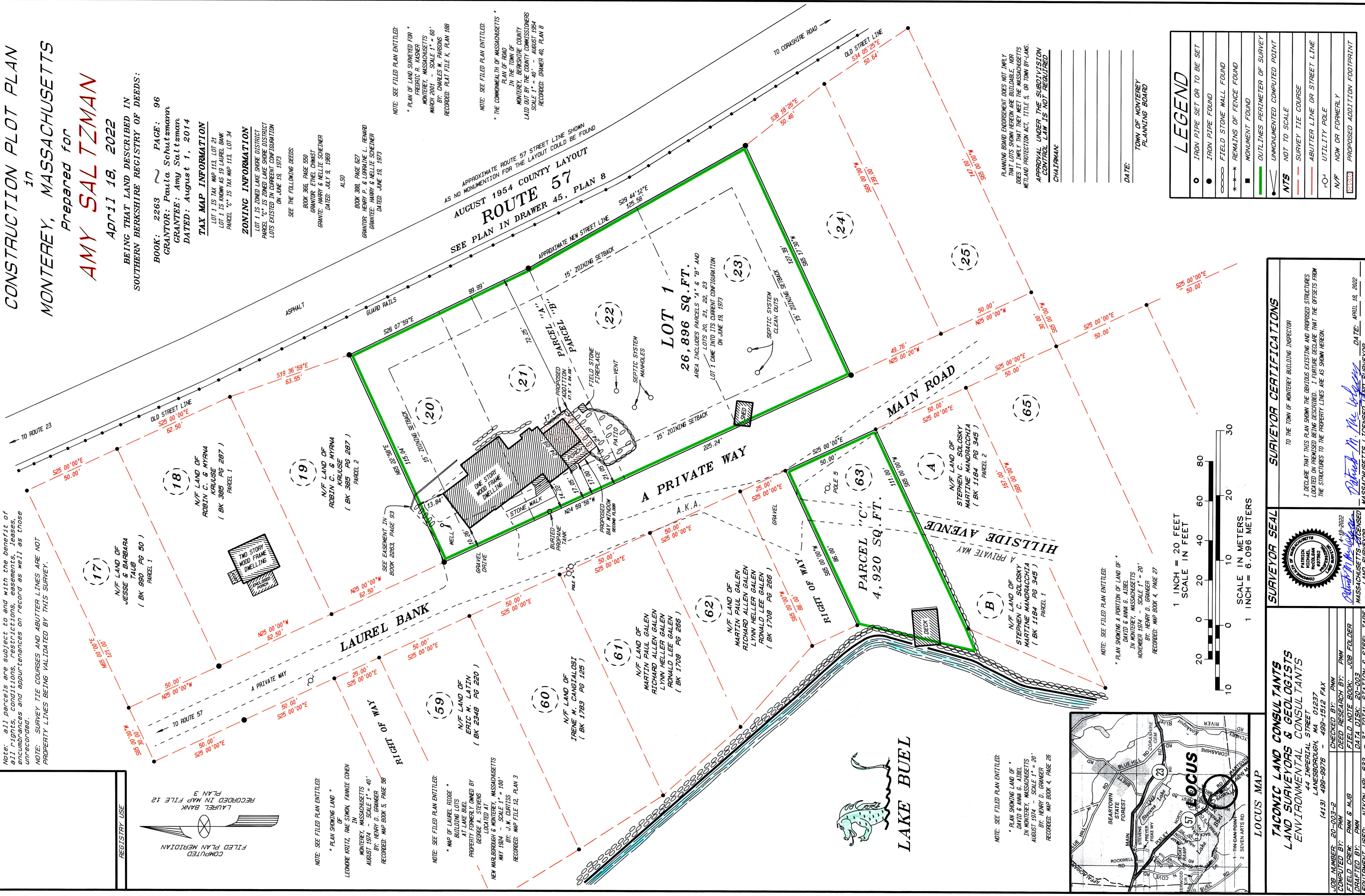
Note: all parcels are subject to and with the benefit of all rights, conditions, restrictions, easements, leases, encumbrances and appurtenances on record as well as those unrecorded.  
NOTE: SURVEY TIE COURSES AND ABUTTER LINES ARE NOT PROPERTY LINES BEING VALIDATED BY THIS SURVEY.

REGISTRY USE



NOTE: SEE FILED PLAN ENTITLED:  
" PLAN SHOWING LAND \*  
OF  
LEONORE KRITZ, RAE SIMON, FANNIE COHEN  
MONTEREY, MASSACHUSETTS  
AUGUST 1974 - SCALE 1" = 40'  
BY: HENRY D. GRANGER  
RECORDED: MAP BOOK 5, PAGE 86

NOTE: SEE FILED PLAN ENTITLED:  
" MAP OF LAUREL RIDGE \*  
BUILDING LOTS  
AT LAKE BUEL  
PROPERTY FORMERLY OWNED BY  
GEORGE A. STEVENS  
LOCATED AT  
NEW HARBOROUGH & MONTEREY, MASSACHUSETTS  
MAY 1924 - SCALE 1" = 100'  
BY: J.M. CURTISS  
RECORDED: MAP FILE 12, PLAN 3



NOTE: SEE FILED PLAN ENTITLED:  
" PLAN SHOWING LAND OF \*  
DAVID & ANNA G. AIBEL  
IN MONTEREY, MASSACHUSETTS  
AUGUST 1974 - SCALE 1" = 20'  
BY: HENRY D. GRANGER  
RECORDED: MAP BOOK 4, PAGE 26

NOTE: SEE FILED PLAN ENTITLED:  
" PLAN SHOWING A PORTION OF LAND OF \*  
DAVID & ANNA G. AIBEL  
IN MONTEREY, MASSACHUSETTS  
NOVEMBER 1974 - SCALE 1" = 20'  
BY: HENRY D. GRANGER  
RECORDED: MAP BOOK 4, PAGE 27

DATE: \_\_\_\_\_  
TOWN OF MONTEREY  
PLANNING BOARD

LEGEND	
○	IRON PIPE SET OR TO BE SET
●	IRON PIPE FOUND
○—○	FIELD STONE WALL FOUND
—	REMAINS OF FENCE FOUND
—	MONUMENT FOUND
—	OUTLINES PERIMETER OF SURVEY
—	UNMONUMENTED COMPUTED POINT
NTS	NOT TO SCALE
—	SURVEY TIE COURSE
—	ABUTTER LINE OR STREET LINE
○—	UTILITY POLE
N/F	NOW OR FORMERLY
RETRACT	PROPOSED ADDITION FOOTPRINT

**TACONIC LAND CONSULTANTS  
LAND SURVEYORS & GEOLOGISTS  
ENVIRONMENTAL CONSULTANTS**  
44 IMPERIAL STREET  
LANESBOROUGH, MA 01237  
(413) 499-9976 - 499-1512 FAX

JOB NUMBER: 20-003-2  
COMPUTED BY: PMW  
FIELD CREW: PMW & MJB  
DRAFTER BY: PMW  
EQUIPMENT USED: NIXON MAPL 632 - 3 TOTAL STATION & STEEL TAPE

**SURVEYOR SEAL**

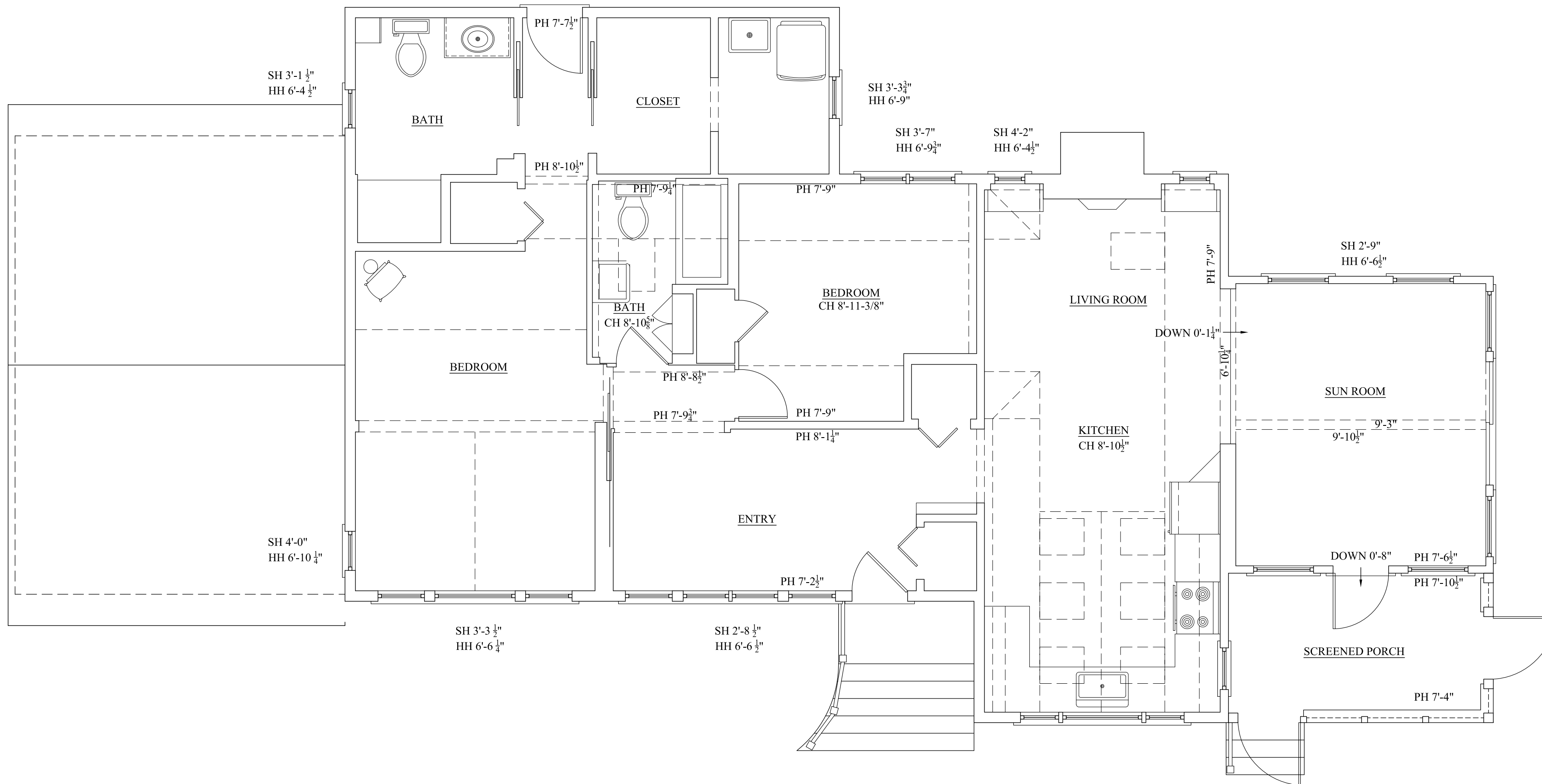


Patrick M. McKeown  
MASSACHUSETTS LICENSED LAND SURVEYOR

**SURVEYOR CERTIFICATIONS**

TO THE TOWN OF MONTEREY BUILDING INSPECTOR  
I DECLARE THAT THIS PLAN SHOWS THE OBVIOUS EXISTING AND PROPOSED STRUCTURES  
LOCATED ON PREMISES BEING DESCRIBED. I FURTHER DECLARE THAT THE OFFSETS FROM  
THE STRUCTURES TO THE PROPERTY LINES ARE AS SHOWN HEREON.

DATE: APRIL 18, 2022  
Patrick M. McKeown  
MASSACHUSETTS LICENSED LAND SURVEYOR



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



REVISIONS:		
Number	Date	Note

**Addition Renovation**  
**Saltzman Residence**  
 Amy Saltzman  
 Laurel Banks Road

BERKSHIRE DESIGN INC.  
 ARCHITECTS AIA  
 8 Bank Row, Pittsfield, MA  
 72 Main Street, Great Barrington, MA  
 413-528-6000

Dwg. Title:  
**Existing First Floor**

Date: 3.7.19	Scale: As Noted	Drawn By: KB	Checked By:
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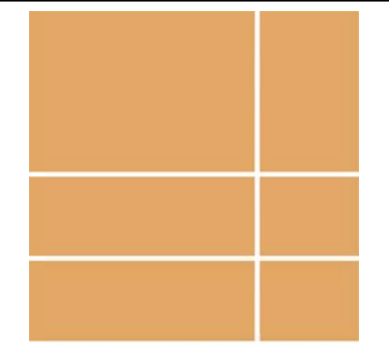
Arch. Stamp	Dwg. No. <b>Ex.1.0</b>
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**1 Existing Front Elevation**  
SCALE: 1/4" = 1'-0"



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



**BERKSHIRE  
DESIGN INC.**

**REVISIONS:**

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ARCHITECTS AIA  
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Dwg. Title:

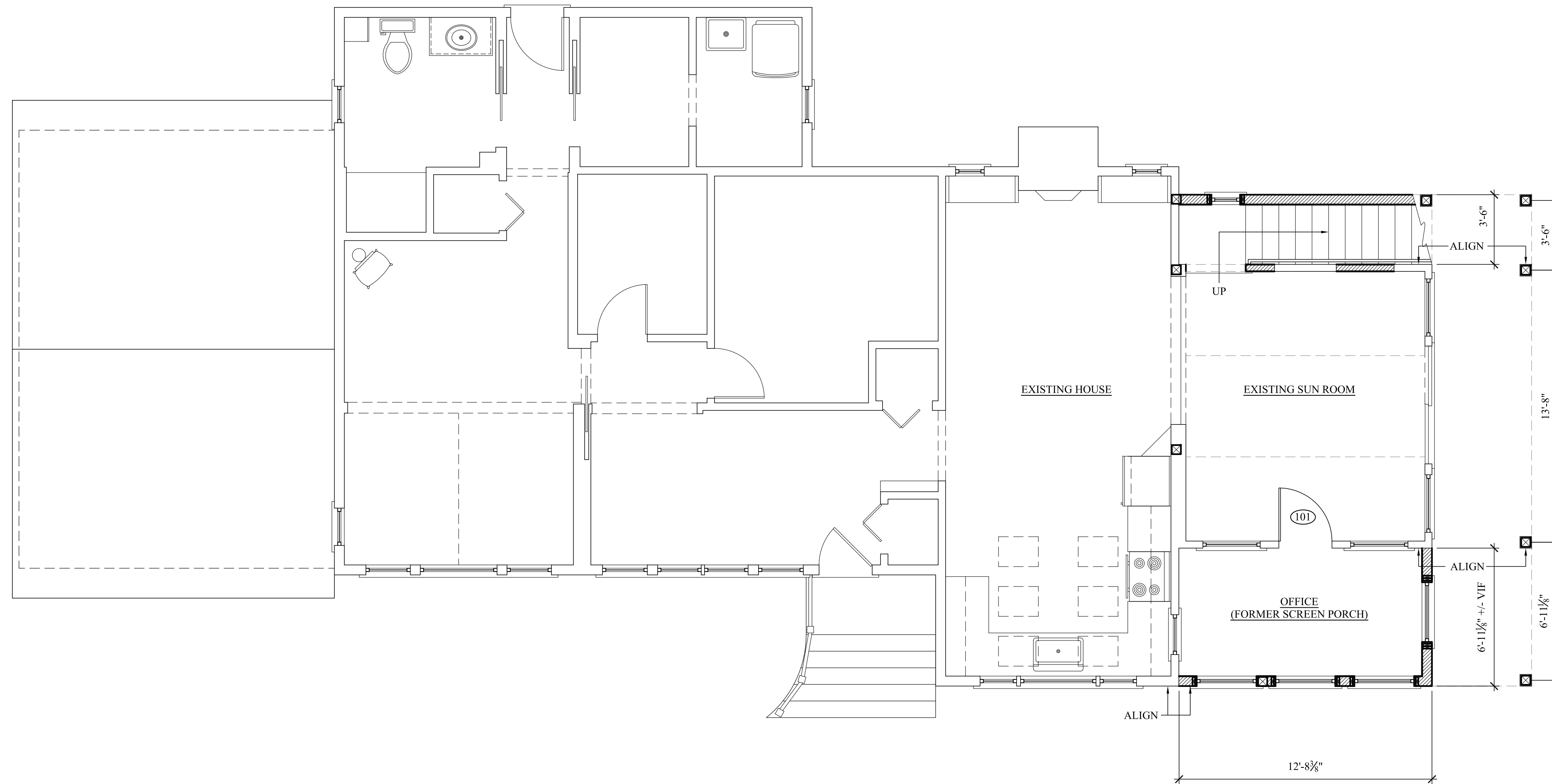
**Existing Elevations**

Date: 3.7.19	Scale: As Noted	Drawn By: KB	Checked By:
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Arch. Stamp

Dwg. No.

**Ex.2.0**



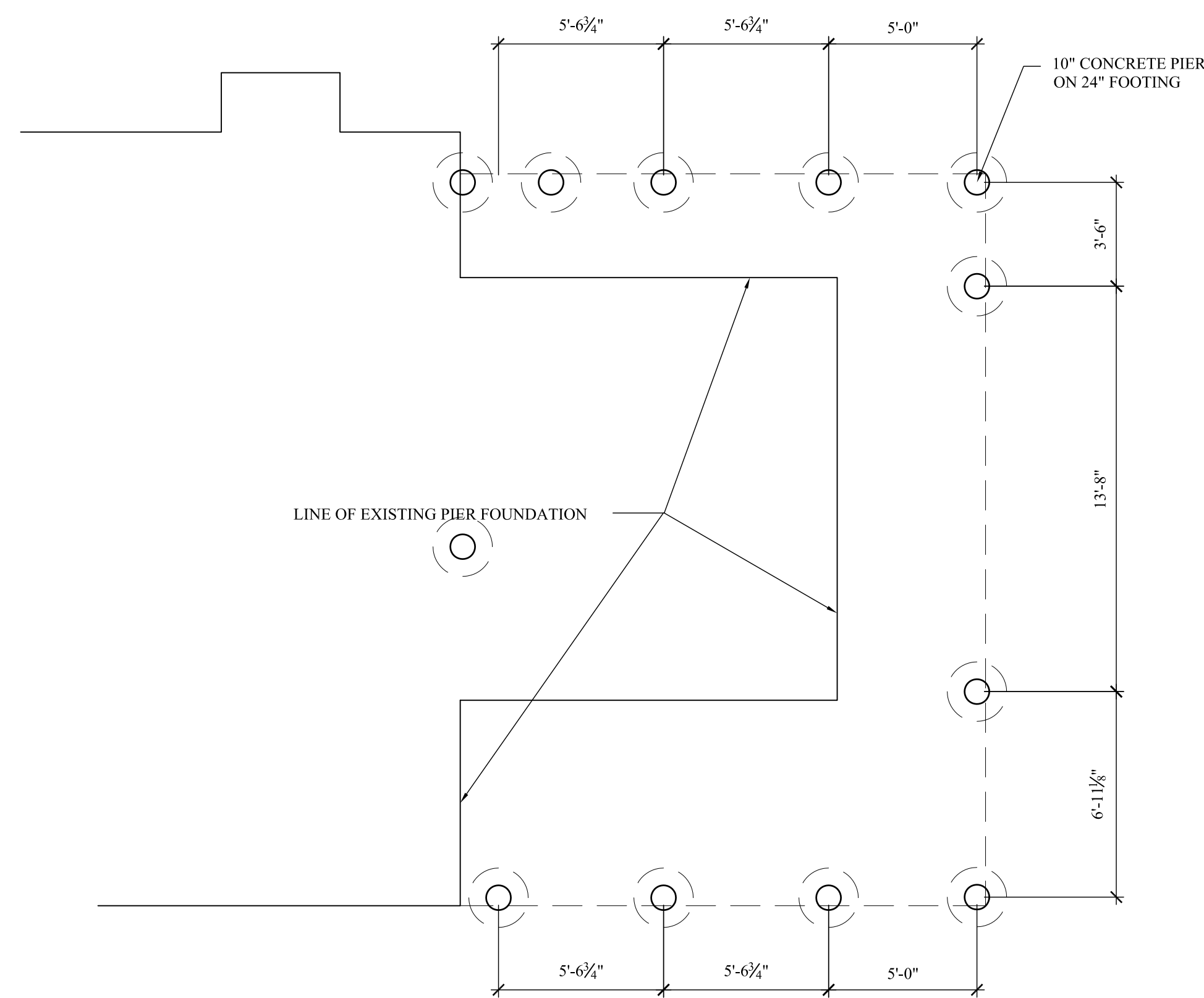
**1 First Floor Plan**  
SCALE: 1/4" = 1'-0"

FIRST FLOOR								
DOOR #	ROOM	MANUFACTURER	MODEL #	TYPE	OPERATION	MATL W x H x TK	HARDWARE	REMARKS
101	SUN	BROSCO	PR1515	INT.	SWING	VIF EXISTING SIZE	TBD	
201		BROSCO	PR44-S	INT.	SWING	2'-8" X 6'-8"	TBD	
202		BROSCO	PR44-S	INT.	POCKET	2'-4" X 6'-8"	TBD	
203		BROSCO	PR44-S	INT.	SWING	2'-6" X 6'-8"	TBD	

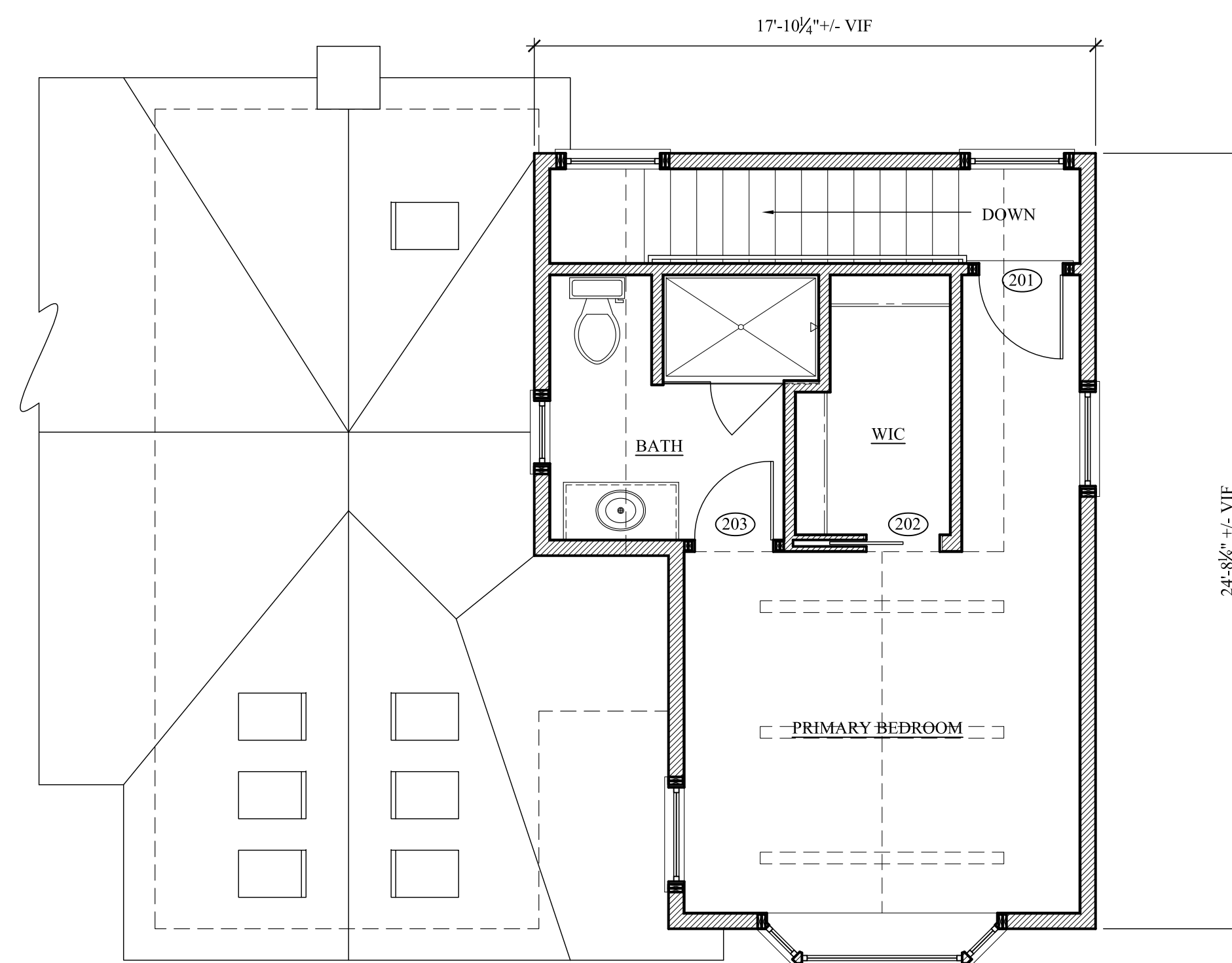
FINISH SCHEDULE																
ROOM #	ROOM NAME	FLOOR				BASE				WALLS		CEILING		REMARKS		
		MATCH EXISTING	REPAIR EXISTING	CARPET	TILE	TREX/DICKING	MATCH EXISTING	REPAIR EXISTING	WOOD	TILE	NONE	MATCH EXISTING	REPAIR EXISTING		PAINTED GWP	WOOD
	SUN ROOM		●								●			●		
	STAIR	●									●			●		
	OFFICE	●									●			●		
	HALL				●						●			●		
	PRIMARY BEDROOM				●						●			●		
	PRIMARY BATH				●						●			●		
	PRIMARY CLOSET				●						●			●		

TABLE OF SQUARE FOOTAGES		
	EXISTING	PROPOSED
FIRST FLOOR	1311 SF	1412 SF
SECOND FLOOR	0 SF	375 SF
TOTAL HABITABLE AREA	1311 SF	1787 SF
		+476 SF
FOOTPRINT	1751 SF	1852 SF
HEIGHT*	19' +/-	31' +/-

\*TAKEN FROM GRADE @ FRONT OF GARAGE



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



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



REVISIONS:		
Number	Date	Note

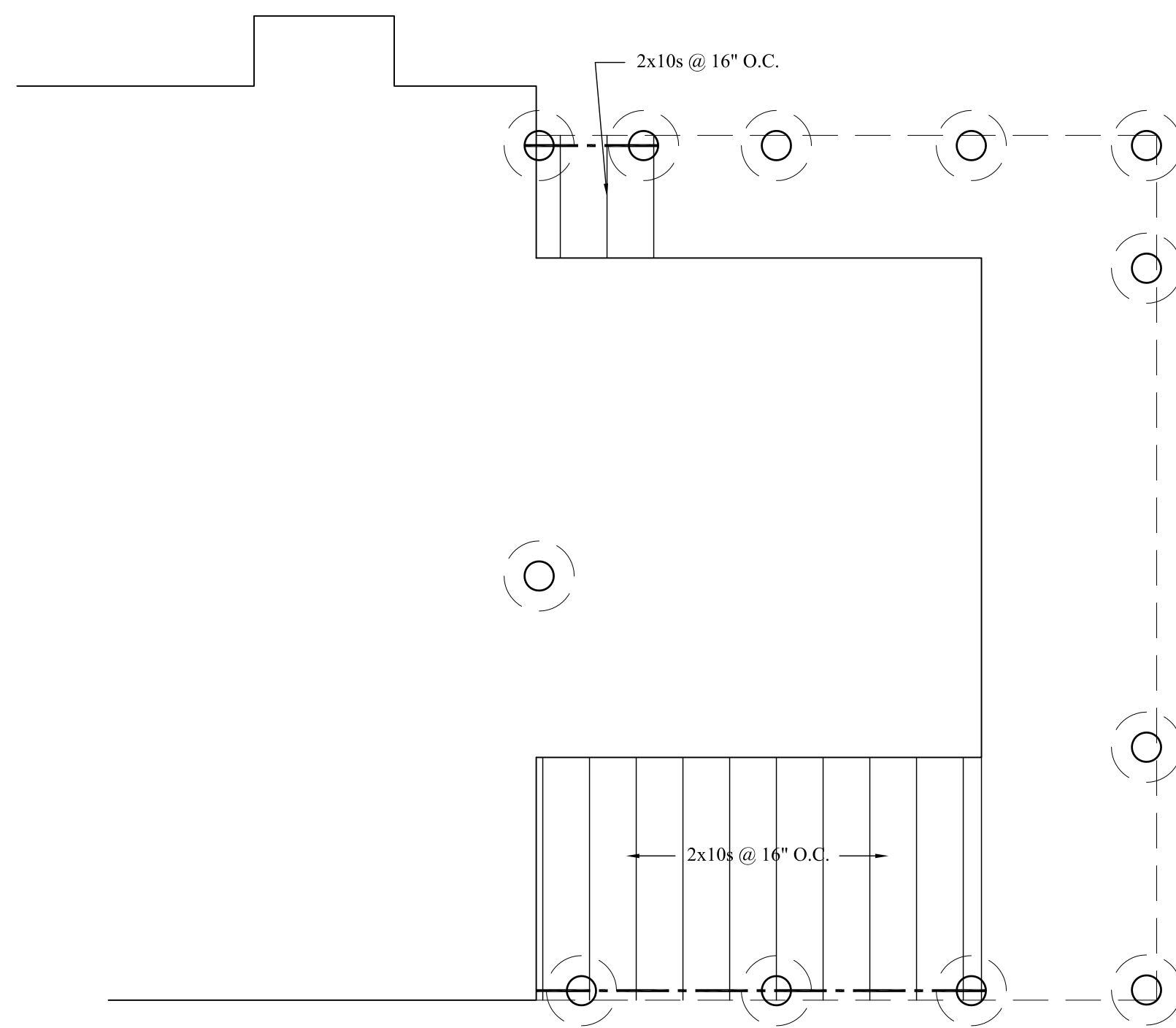
Addition Renovation  
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Monterey, MA

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

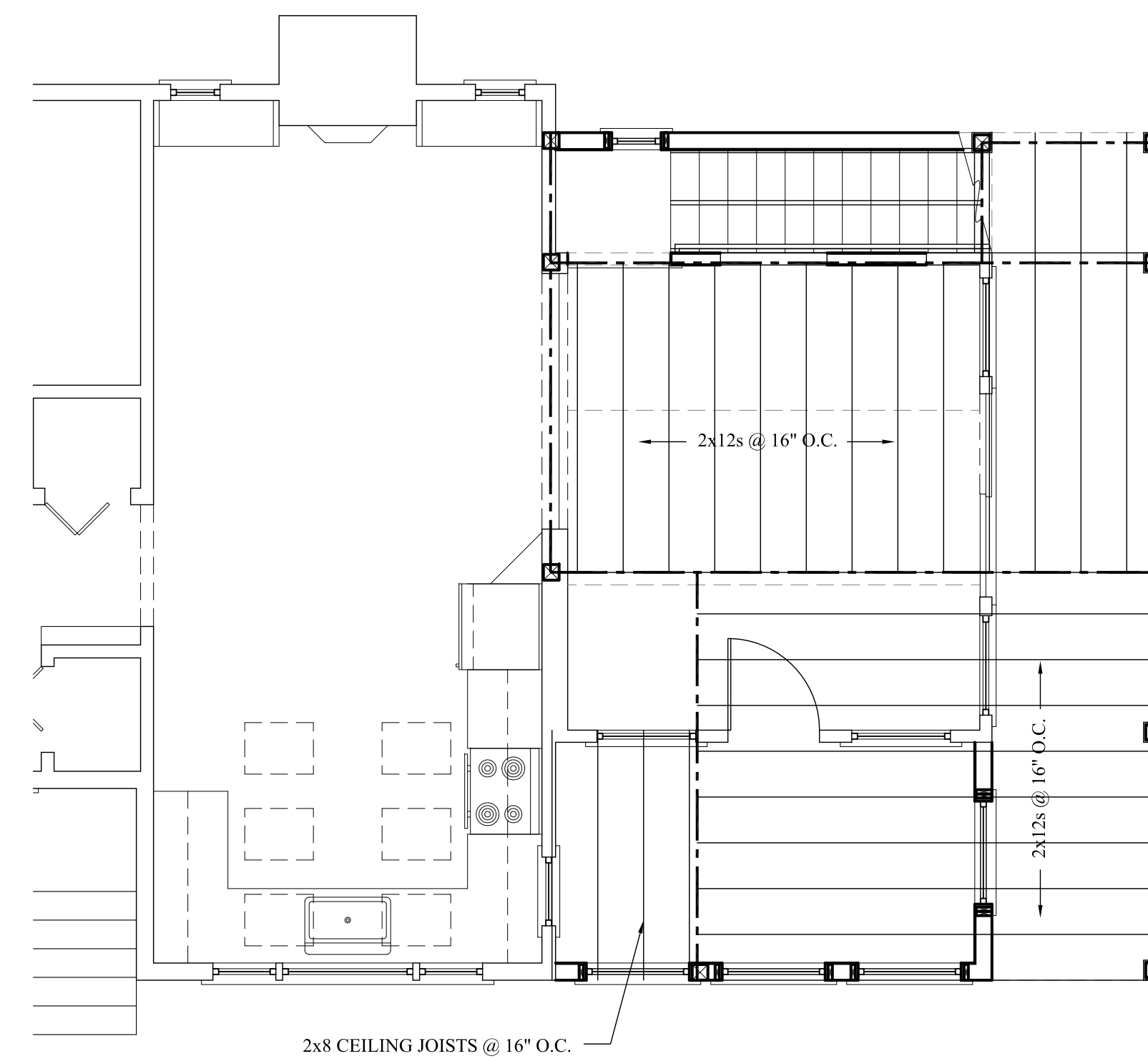
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Date: 3.21.22	Scale: As Noted	Drawn By: KIB	Checked By:
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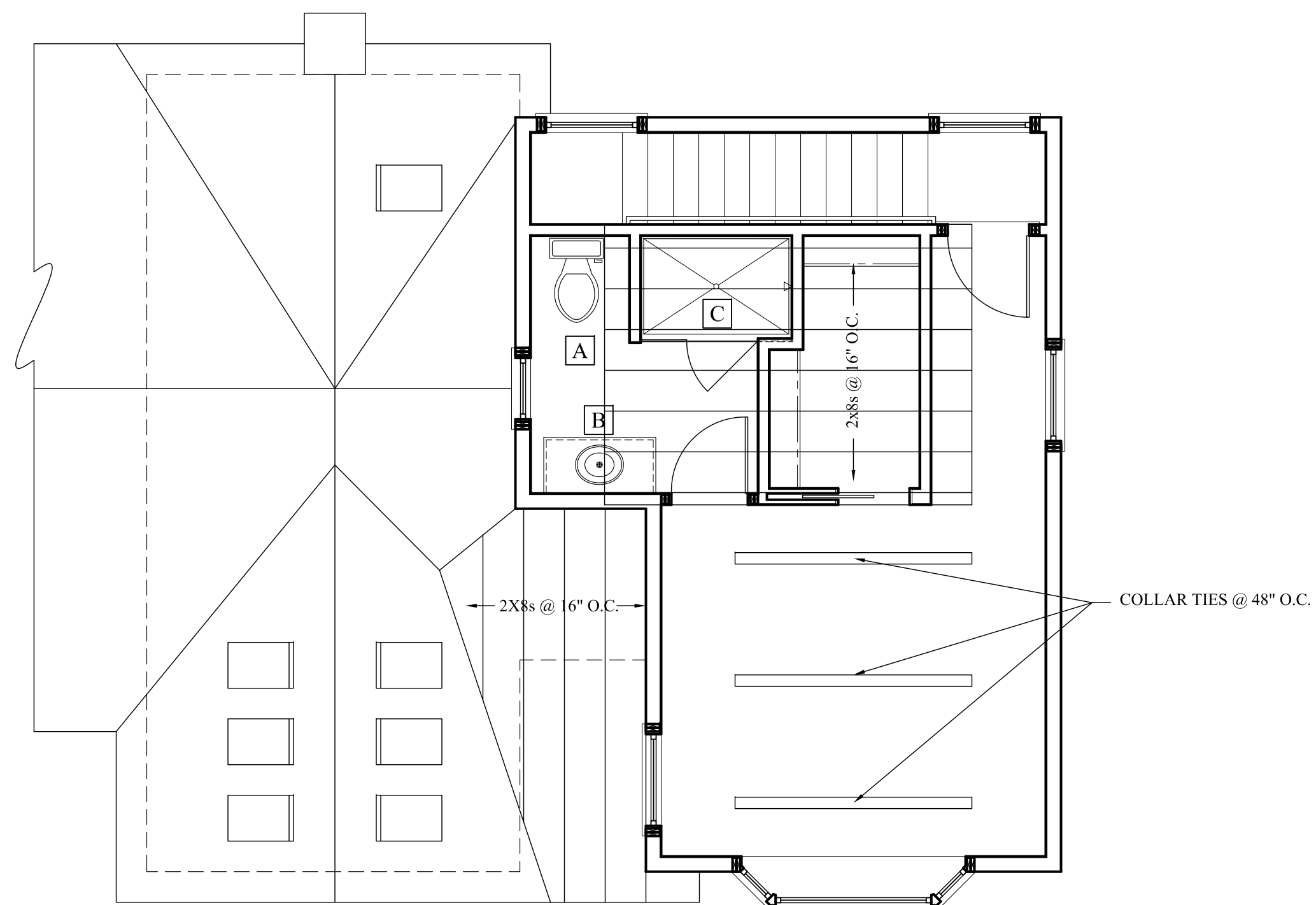
Arch. Stamp: **PRELIMINARY NOT FOR CONSTRUCTION**  
Dwg. No. **A1.0**



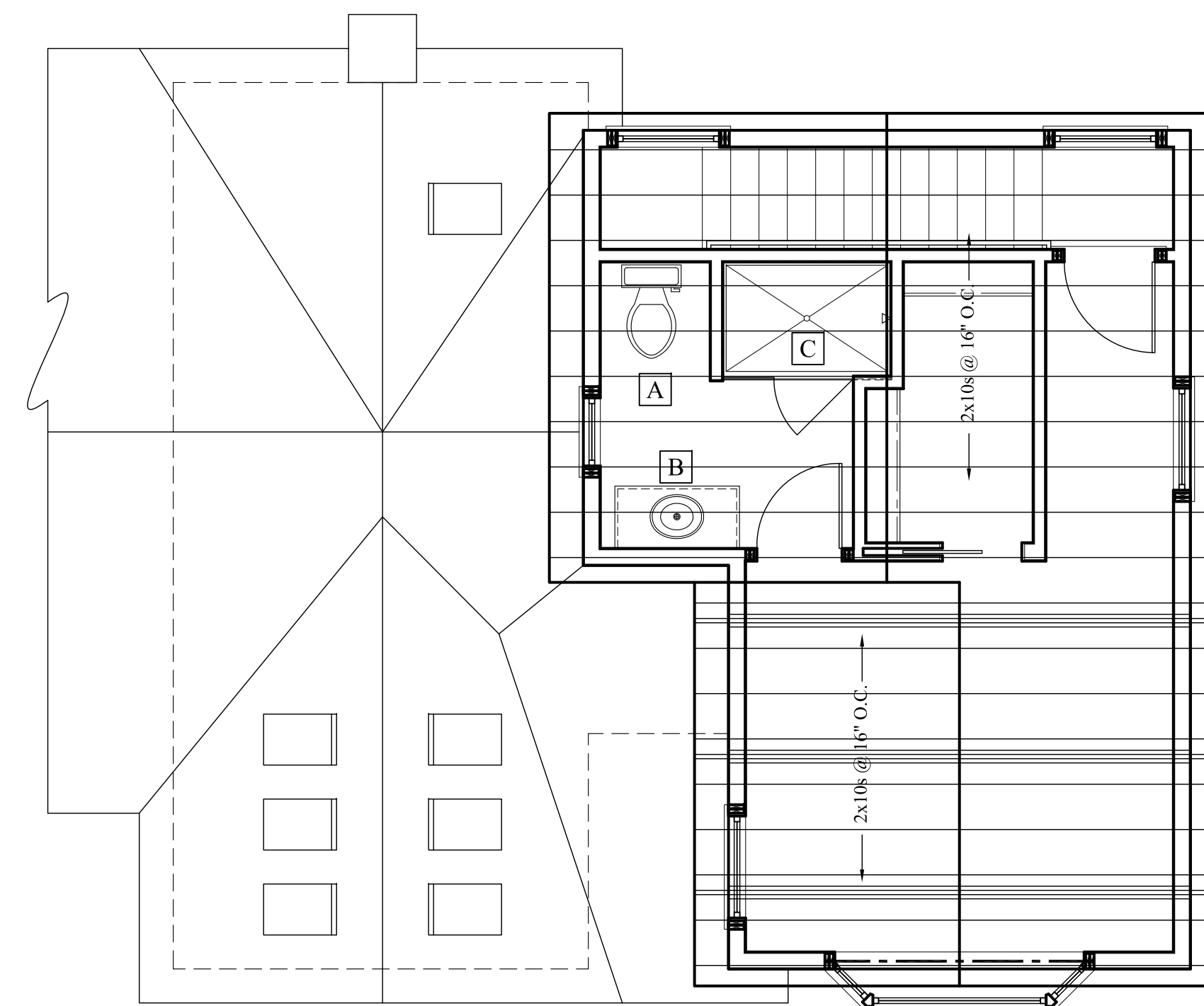
**1** First Floor Framing Plan  
SCALE: 1/4" = 1'-0"



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



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



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



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Dwg. Title: **Framing Plans**

Date:	Scale:	Drawn By:	Checked By:
3.21.22	As Noted	KH	

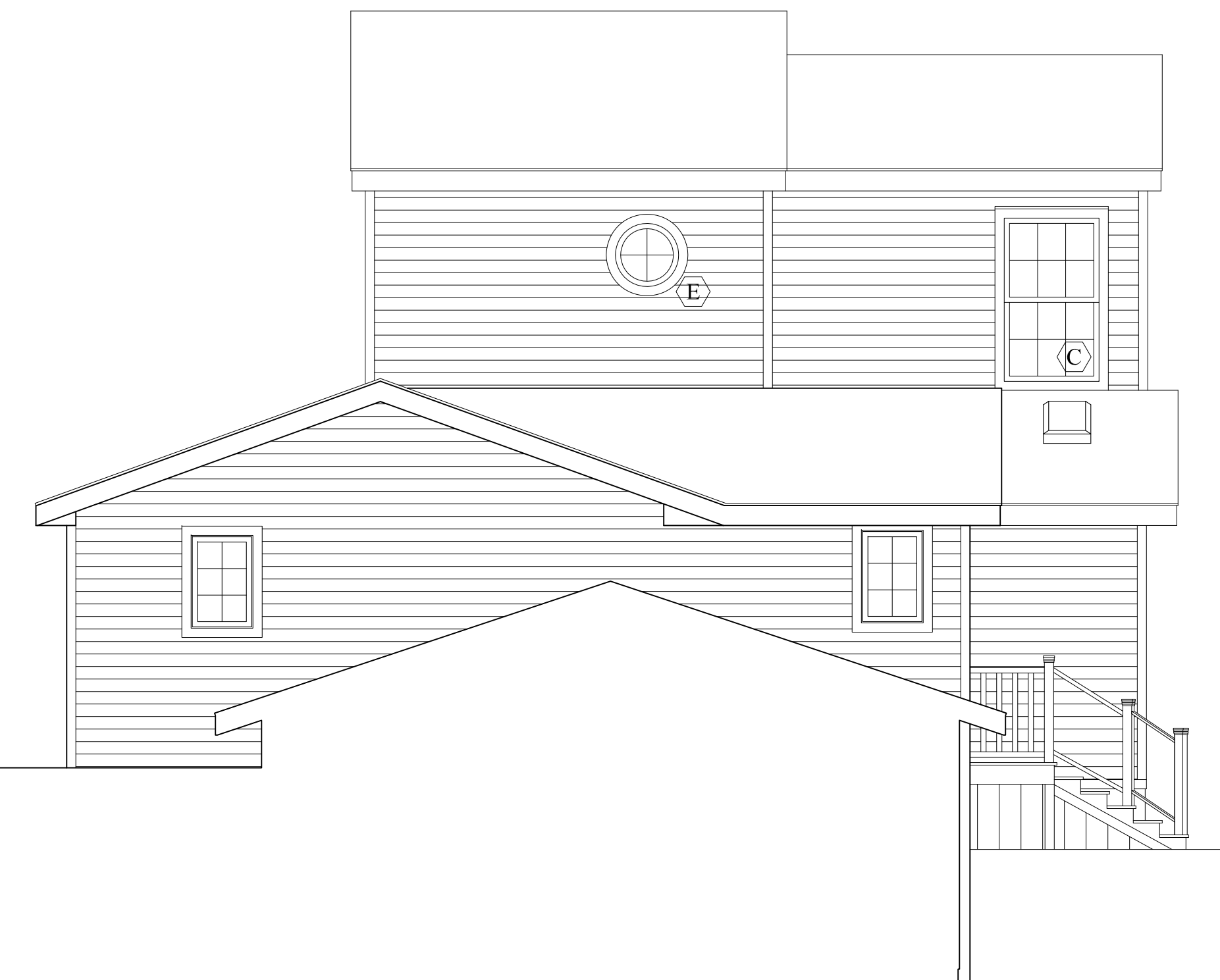
Arch. Stamp: **PRELIMINARY NOT FOR CONSTRUCTION**

Dwg. No. **A1.1**



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

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



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

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

WINDOW SCHEDULE						
SYMBOL	MANUFACT.	TYPE	CAT.#	R.O. W x H	QUAN	REMARKS
A	ANDERSEN 400	45 BAY	45-P-4050-20	7'-2 1/2" x 5'-1 7/8"	1	
B	ANDERSEN 400	DH	TW210310	3'-0 1/8" x 4'-0 7/8"	3	
C	ANDERSEN 400	DH	TW210410	3'-0 1/8" x 5'-0 7/8"	4	
D	ANDERSEN 400	CM	CR125	1'-5 1/2" x 2'-4 7/8"	1	
E	ANDERSEN 400	SP	CIR20	2'-0 5/8" ROUND	1	



REVISIONS:		
Number	Date	Note

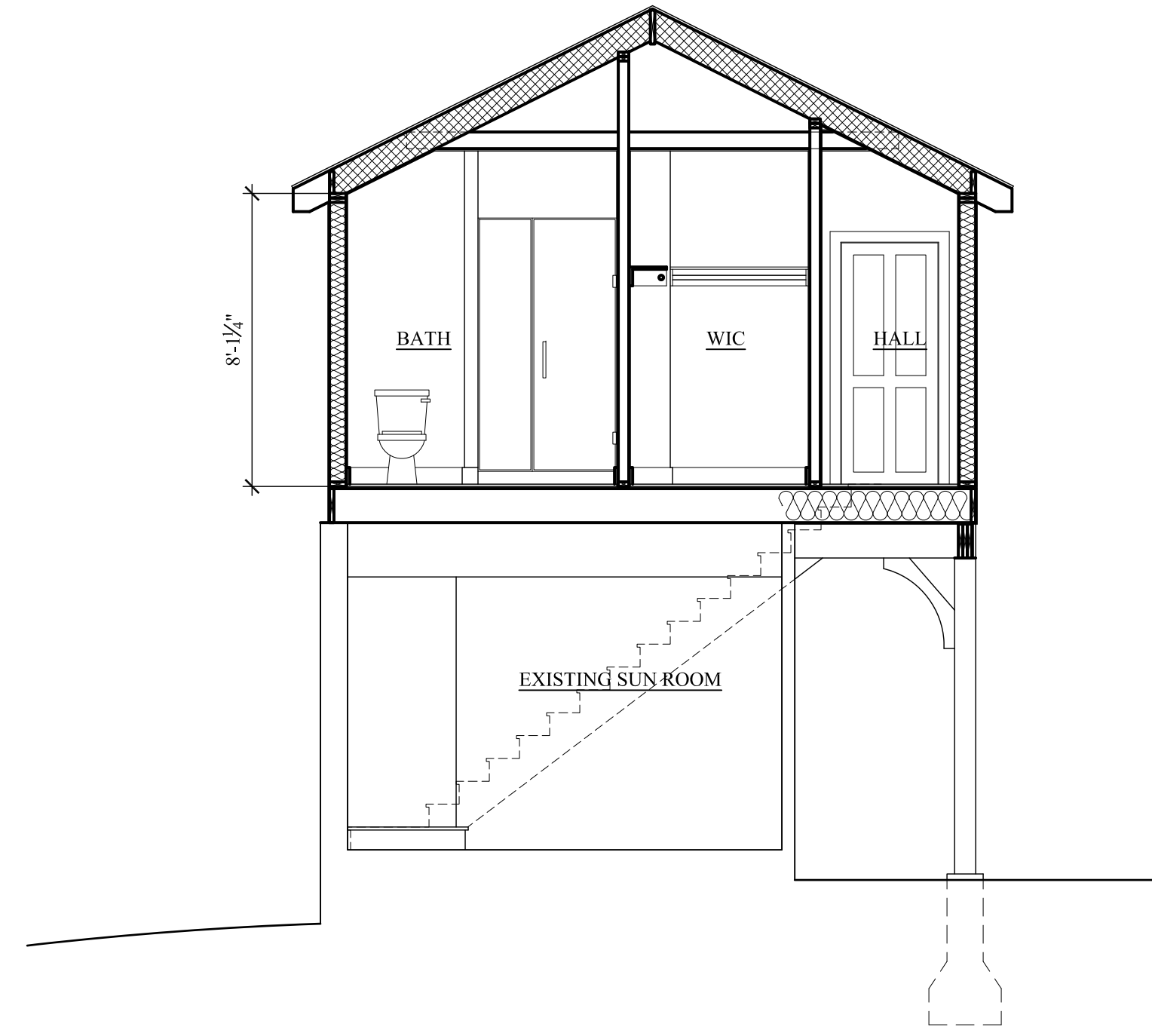
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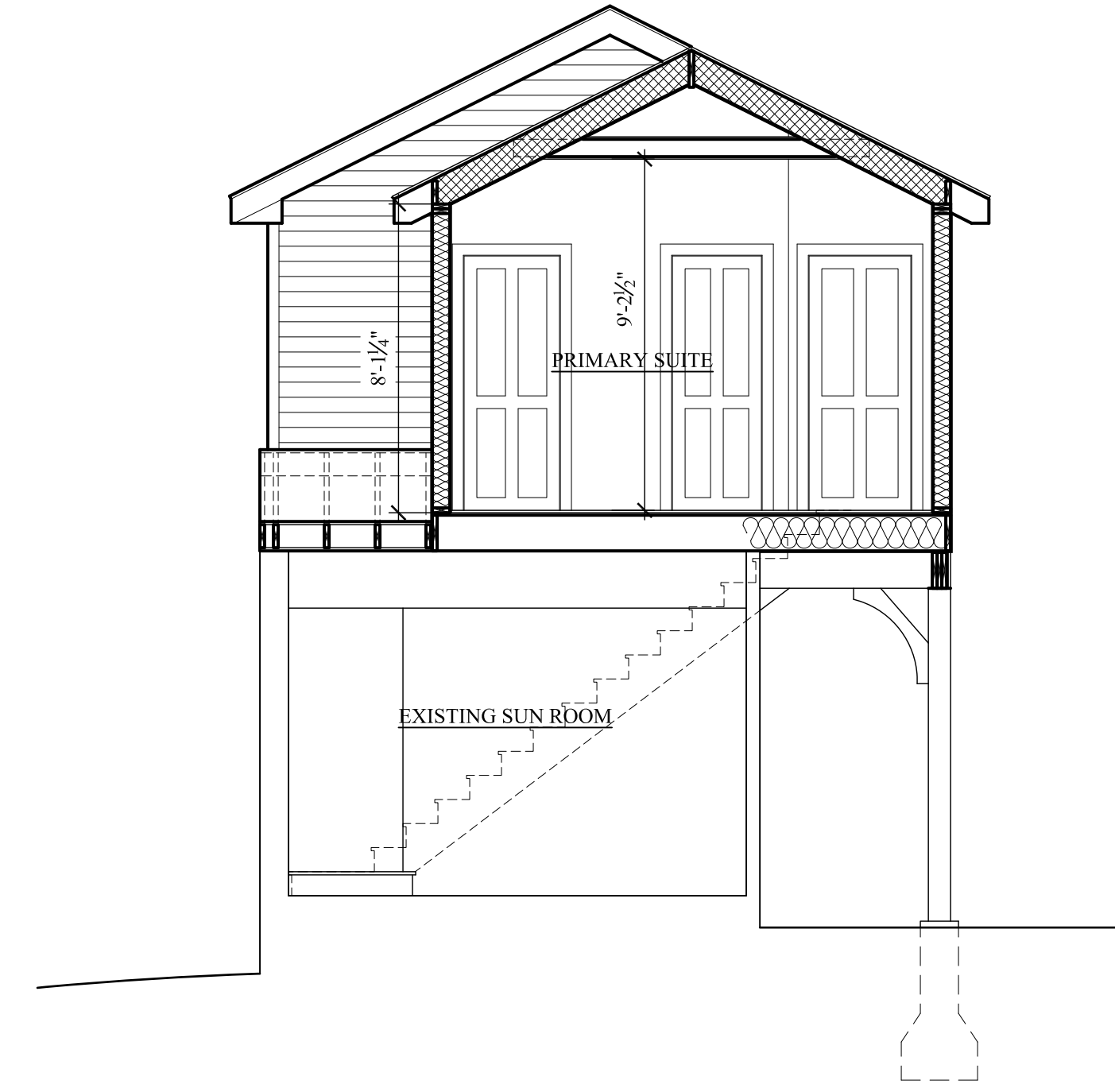
Dwg. Title:  
**Elevations**

Date: 3.21.22	Scale: As Noted	Drawn By: KJB	Checked By:
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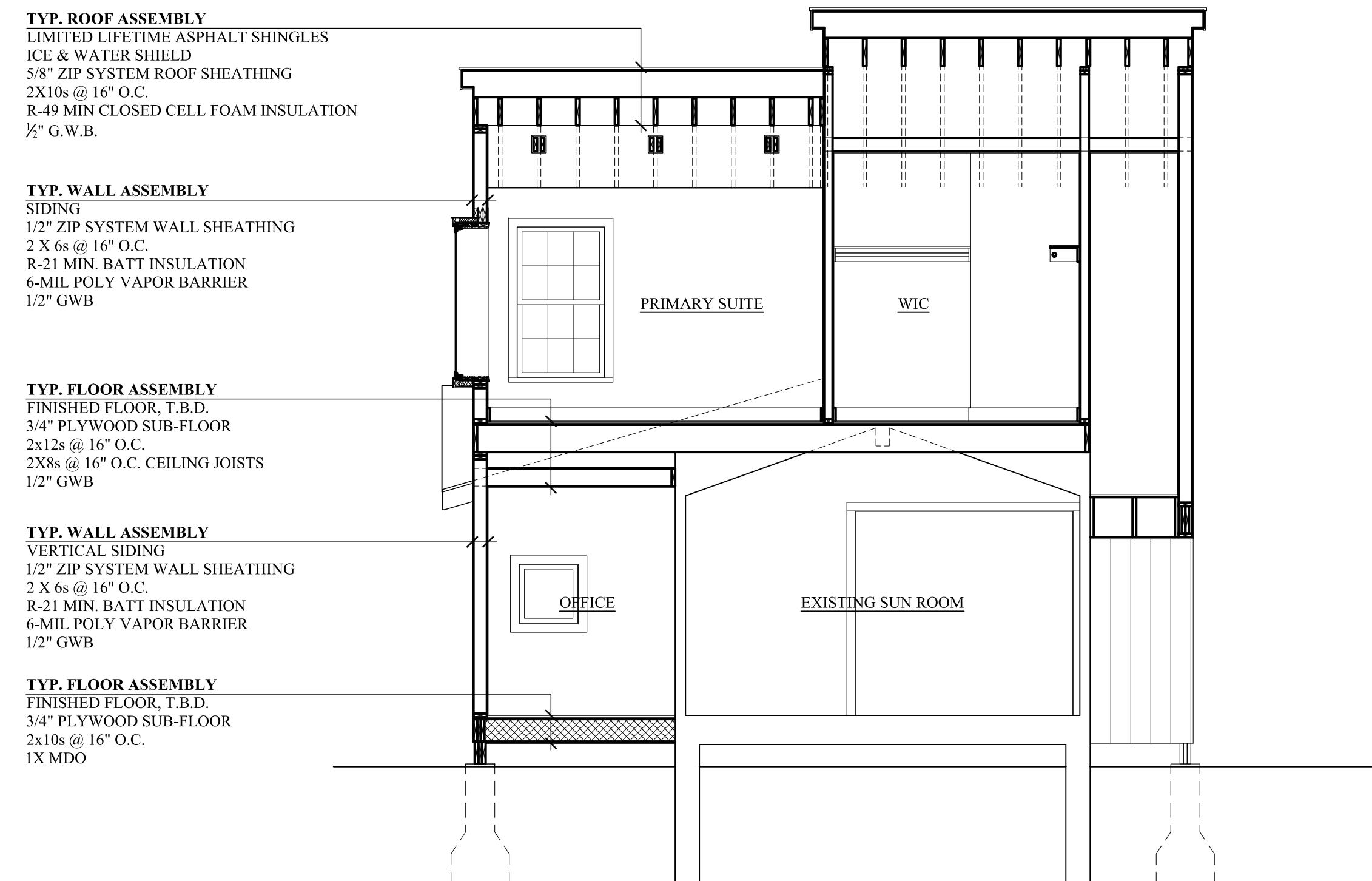
Arch. Stamp  
Dwg. No.  
**A2.0**



1 **Gable Section @ Bath**  
SCALE: 1/4" = 1'-0"



2 **Gable Section @ Bedroom**  
SCALE: 1/4" = 1'-0"



3 **Longitudinal Section**  
SCALE: 1/4" = 1'-0"



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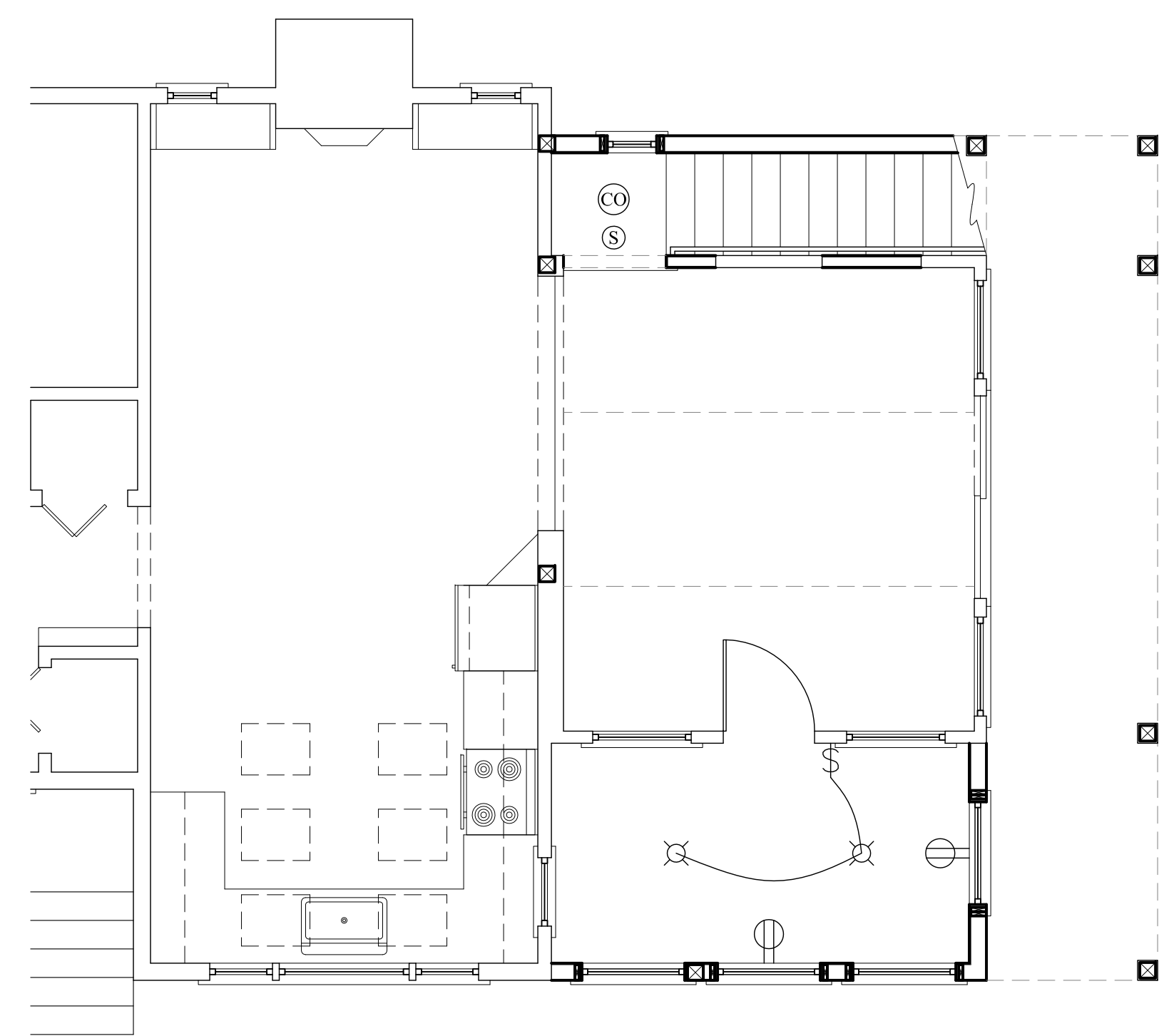
Dwg. Title: **Sections**

Date: 3.21.22	Scale: As Noted	Drawn By: KB	Checked By:
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Arch. Stamp

Dwg. No. **A3.0**

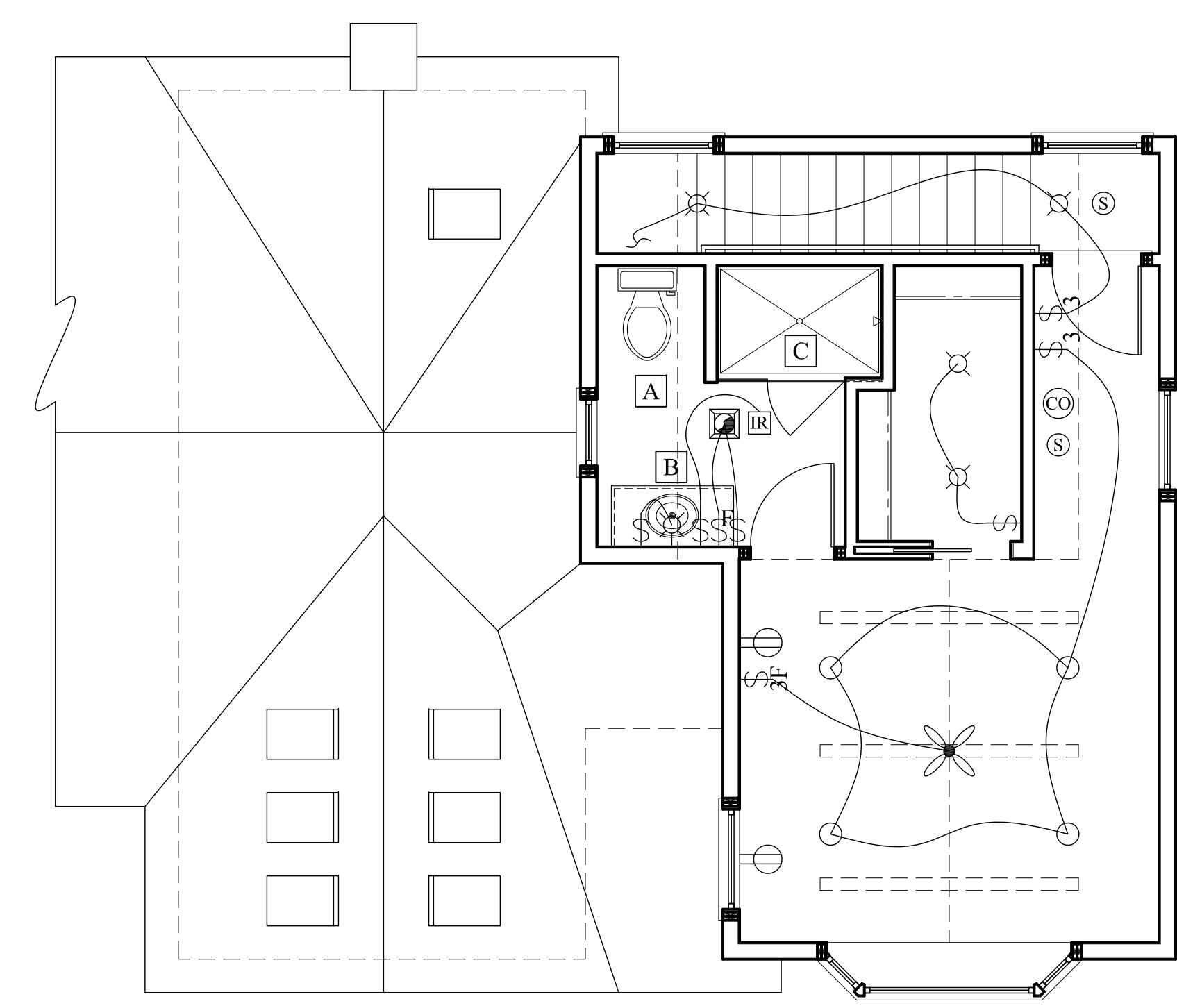
PLUMBING SCHEDULE - SECOND FLOOR							
SYMBOL	ROOM NO	TYPE FIXTURE	MANUFACTURER	MODEL #	QUANTITY	FINISH/COLOR	REMARKS
A	PR. BATH	TOILET	TBD	TBD	1	TBD	
B	PR. BATH	SINK	TBD	TBD	1	TBD	
		FAUCET	TBD	TBD	1	TBD	
		DRAIN	TBD	TBD	1	TBD	
C	PR. BATH	SHOWER BASE UNIT	KOHLER	K-8659	1	TBD	
		SHOWER HEAD	TBD	TBD	1	TBD	
		SHOWER CONTROLS	TBD	TBD	1	TBD	
		SHOWER DRAIN	TBD	TBD	1	TBD	



**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		TELEPHONE LINE
	QUAD OUTLET		CABLE TELEVISION
	220V DUPLEX OUTLET		DATA
	SWITCHED OUTLET		MECH FAN
	COMBO SWITCH AND OUTLET		MECH FAN with LIGHT
	FLOOR OUTLET		CEILING FAN
	SWITCH		CEILING FAN W/ LIGHT
	3-WAY SWITCH		EXTERIOR CEILING MOUNTED
	4-WAY SWITCH		EXTERIOR RECESSED
	SWITCH W/DIMMER		EXTERIOR SCENCE
	WATER PROOF SWITCH		EXTERIOR AREA LIGHT
	RECESSED FIXTURE		CEILING MOUNTED WATER PROOF COMPACT FLUORESCENT
	RECESSED ADJUSTABLE FIXTURE		INFRARED HEAT LAMP
	CEILING MOUNTED COMPACT FLUORESCENT		
	PENDANT MOUNTED COMPACT FLUORESCENT		
	WALL SCENCE		
	WALL SCENCE WITH INTEGRAL SWITCH		

1. MOUNT SWITCHES @ 42" A.F.F. UNLESS NOTED OTHERWISE
2. MOUNT OUTLETS @ 14" A.F.F. UNLESS NOTED OTHERWISE



**2 Second Floor Electrical Plan**  
SCALE: 1/4" = 1'-0"



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Dwg. Title:  
**Electrical Plans**

Date:	Scale:	Drawn By:	Checked By:
3.21.22	As Noted	KR	

Arch. Stamp	Dwg. No.
	<b>E1.0</b>