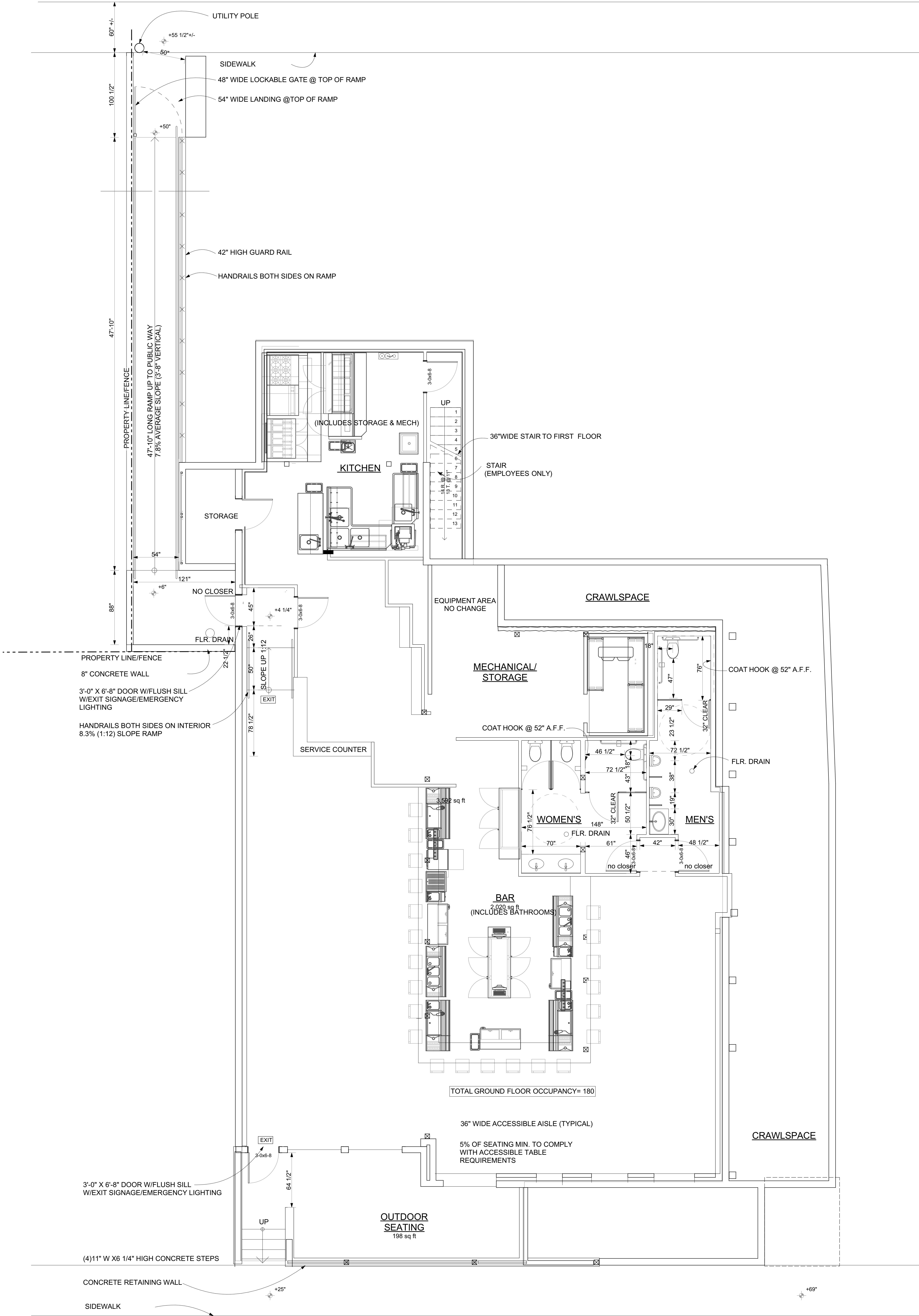


KENNEBEC AVENUE



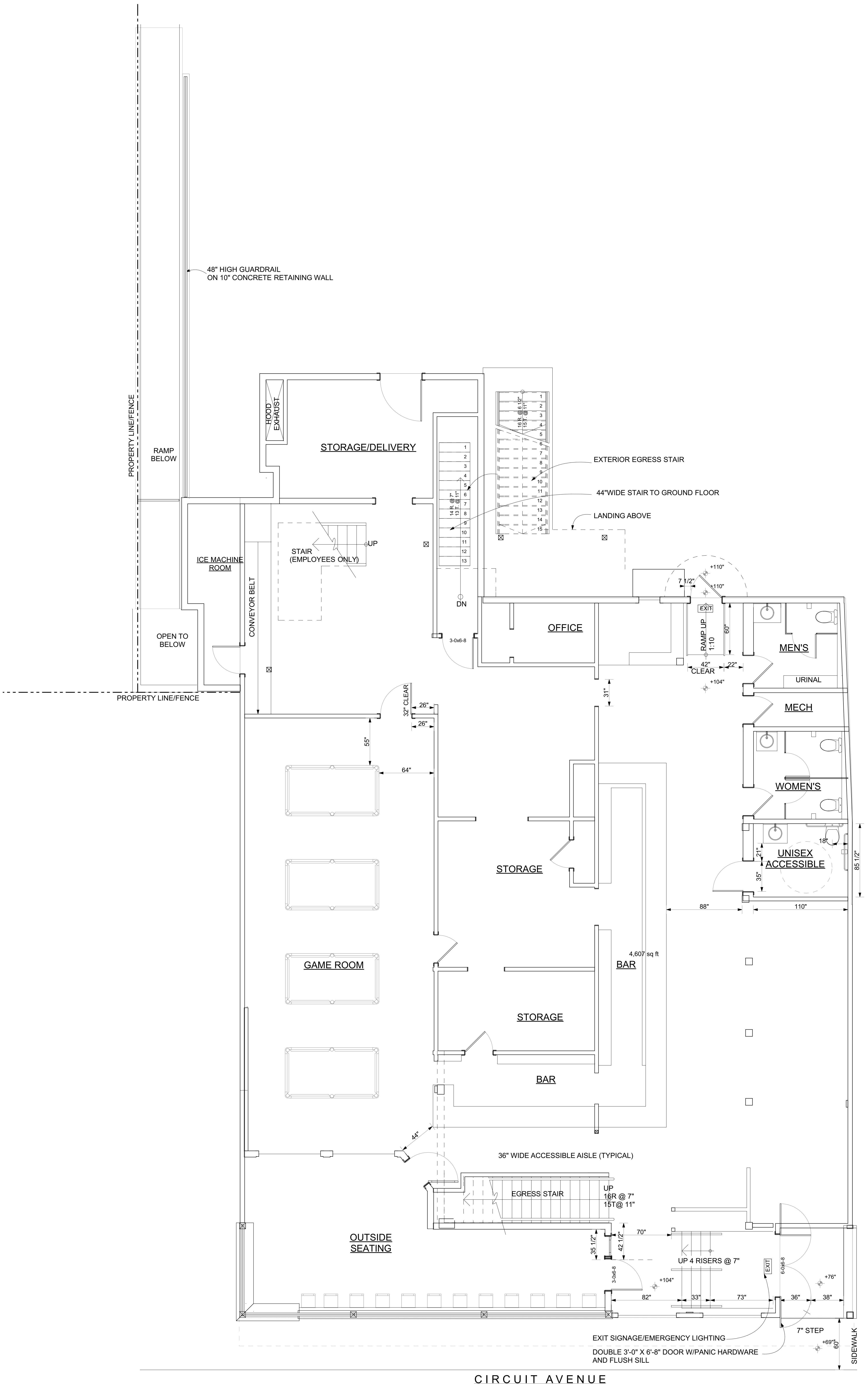
CIRCUIT AVENUE

A0	DATE: 09-07-16	LAMPOST EXISTING 6 CIRCUIT AVENUE, OAK BLUFFS GROUND FLOOR PLAN
	SCALE: 1/4" = 1'-0"	
	DRAWING #:	

Maurice O'Connor Architect
P.O. Box 293
Oak Bluffs, MA 02557
508-645-0108
MOArchitect.COM



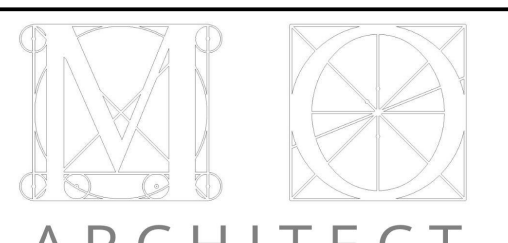
ARCHITECT



DRAWING #:	DATE:
A1	09-07-16
SCALE:	
1/4" = 1'-0"	

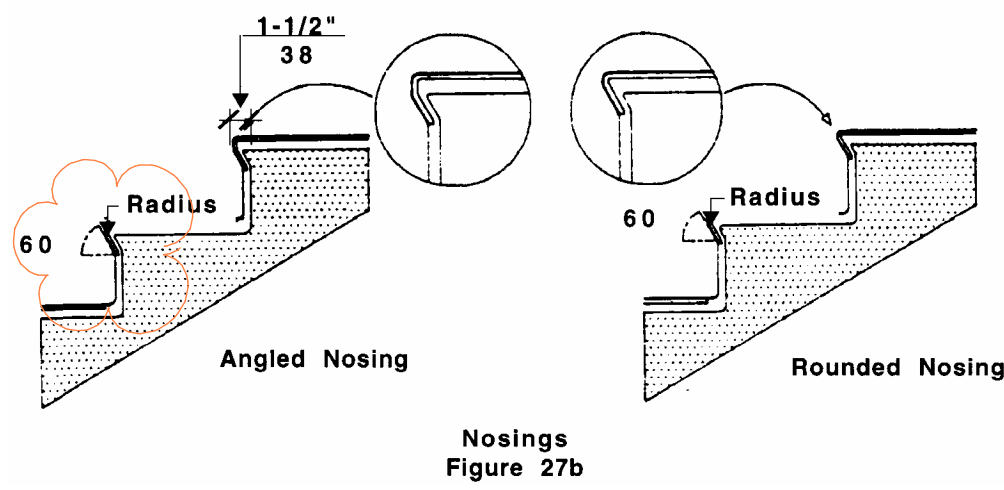
LAMPOST EXISTING
 6 CIRCUIT AVENUE, OAK BLUFFS
FIRST FLOOR

Maurice O'Connor Architect
 P.O. Box 293
 Oak Bluffs, MA 02557
 508-643-0008
 MOArchitect.COM



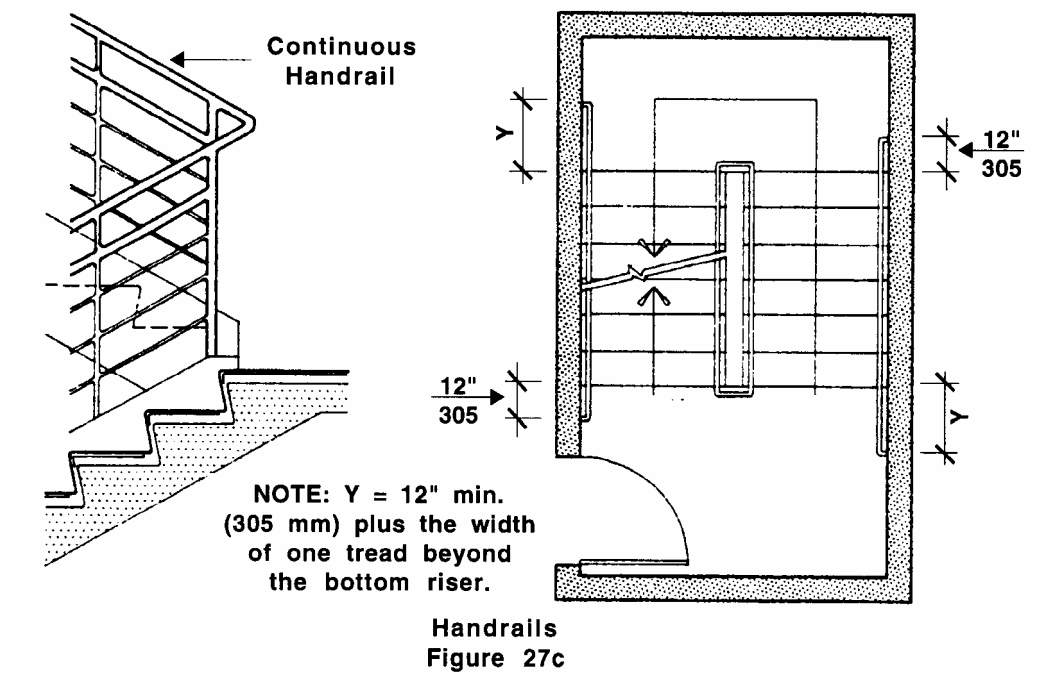
ARCHITECT

27.3 **NOSINGS**
 The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the tread shall be no greater than 1/2 inch (13mm). Risers shall be sloped or the underside of the nosing shall have an angle not less than 60 degree from the horizontal. Nosings shall project no more than 1 1/2 inches (38mm). See Fig. 27b.



27.4 **HANDRAILS**
 Handrails shall have the following features:

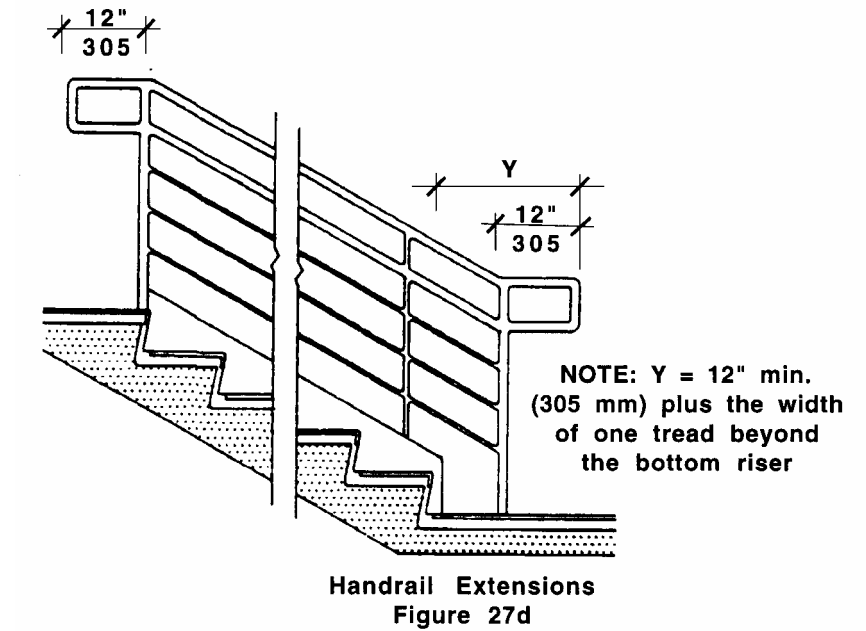
27.4.1 Location: Stairways shall have continuous handrails at both sides of all stairs. The inside handrail on switchback or dogleg stairs shall always be continuous. See Fig. 27c.



27.4.2 Height: Top of handrail gripping surface shall be mounted between 34 inches (864mm) and 38 inches (965mm) above stair nosings. Handrails shall be measured vertically from the top of the gripping surface of the handrails to the stair nosing.

27.4.3 Extensions: Where handrails terminate at the top and bottom of a stair run, they shall have extensions that comply with the following:

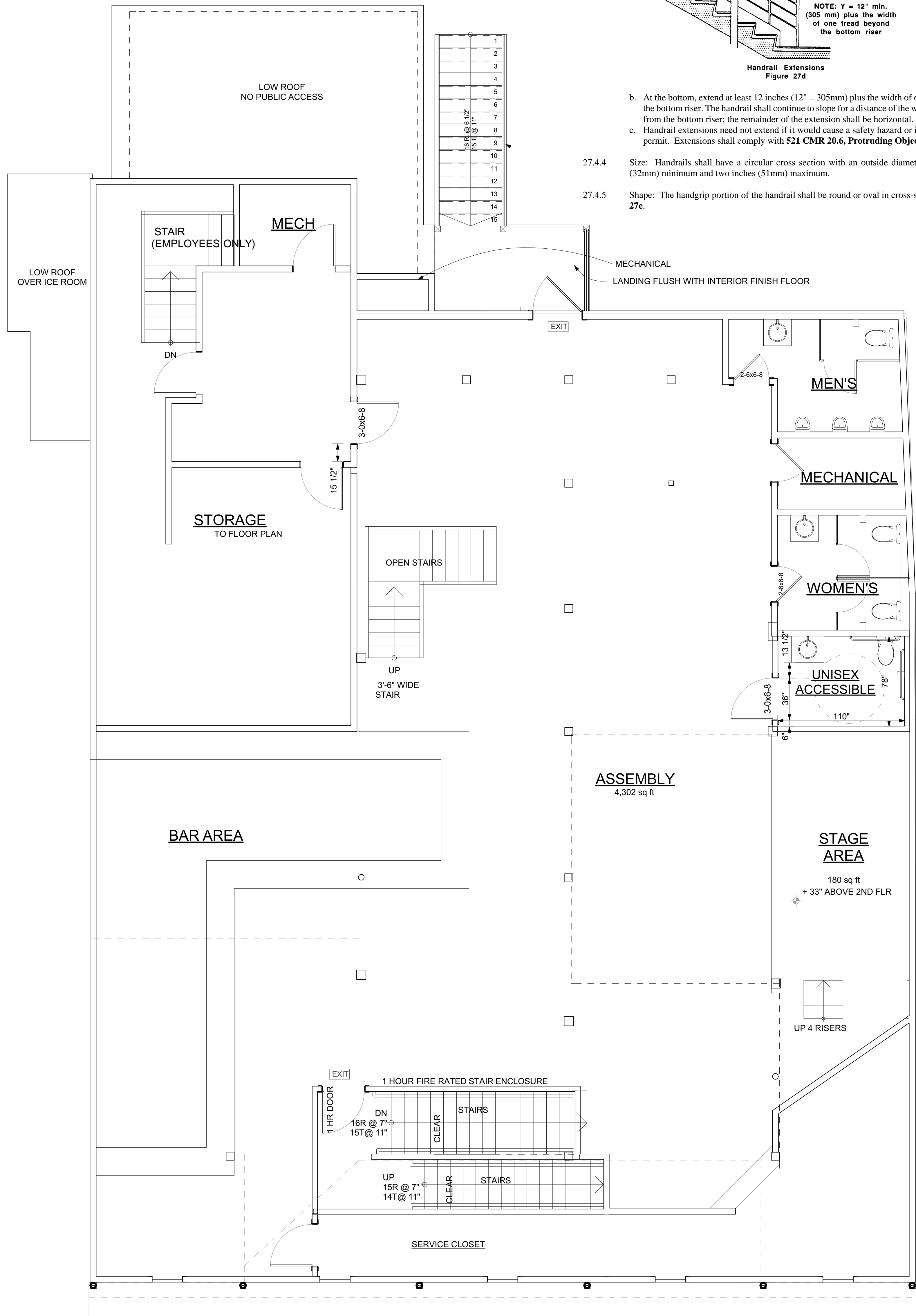
a. At the top, extend at least 12 inches (12" = 305mm) beyond the top riser and parallel with the floor or ground surface. See Fig. 27d.

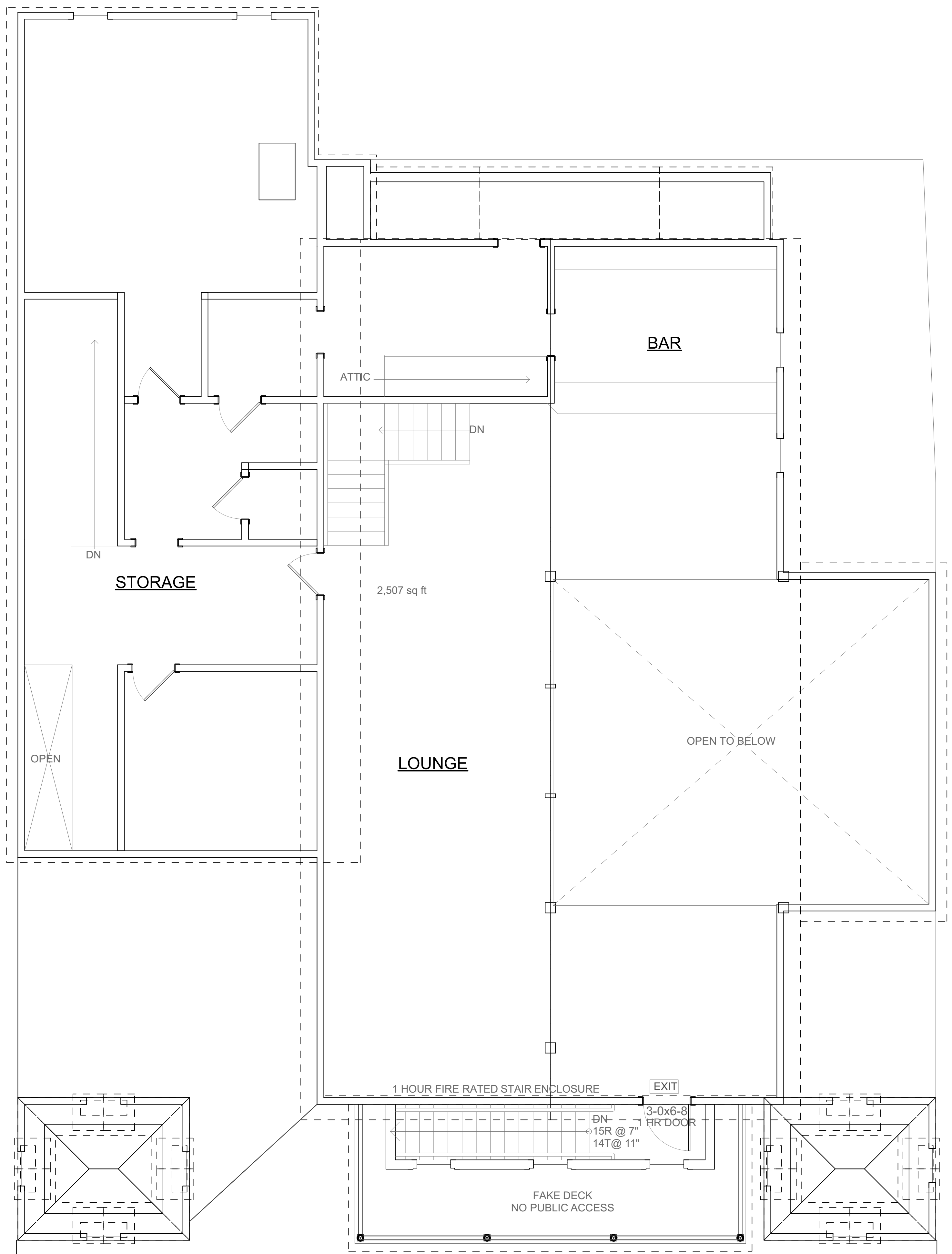


b. At the bottom, extend at least 12 inches (12" = 305mm) plus the width of one tread beyond the bottom riser. The handrail shall continue to slope for a distance of the width of one tread from the bottom riser; the remainder of the extension shall be horizontal. See Fig. 27d.
 c. Handrail extensions need not extend if it would cause a safety hazard or if space does not permit. Extensions shall comply with 521 CMR 20.6, Protruding Objects.

27.4.4 Size: Handrails shall have a circular cross section with an outside diameter of 1 1/4 inches (32mm) minimum and two inches (51mm) maximum.

27.4.5 Shape: The handgrip portion of the handrail shall be round or oval in cross-section. See Fig. 27e.







WEST ELEVATION

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



EAST ELEVATION

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

DRAWING #: A4	DATE: 09-07-16	LAMPOST EXISTING 6 CIRCUIT AVENUE, OAK BLUFFS EXTERIOR ELEVATIONS
	SCALE: 1/4" = 1'-0"	

<p>Maurice O'Connor Architect</p> <p>P.O. Box 293 Oak Bluffs, MA 02557 508-463-6208 MOArchitect.COM</p>	 <p>ARCHITECT</p>
---	--