LAMPOST APARTMENTS
6 CIRCUIT AVENUE, OAK BLUFFS
FOR PERMITTING
DATE OF ISSUE: 10-07-16

Maurice O’Connor Architect
P.O. Box 293, Oak Bluffs, MA 02557
508-645-6068
New roof deck

Addition for interior stair

Existing ramp to ground floor restaurant

New shed dormer

New elevator tower

New low roof

New roof deck

New wall 3'-0" back from property line with 15% opening

New low roof

New shed dormer

New roof deck

Scale: 1/8" = 1'-0"
DRAWING #:

DATE: 10-07-16

SOUTH EXTERIOR ELEVATION

LAMPOST APPARTMENTS
6 CIRCUIT AVENUE
OAK BLUFFS

MAP/PARCEL: M-P8

Maurice O’Connor
Architect
P.O. Box 293
Oak Bluffs, MA 02557
508-645-6068
MOarchitect.com

JOB #:

46'-8" ADDITION FOR INTERIOR STAIR
EXISTING EGRESS DOOR AND EXTERIOR LANDING AND STAIR TO BE REMOVED

NEW SHED DORMER

NEW ELEVATOR TOWER

ADDITION FOR INTERIOR STAIR

EXISTING TOILET ROOMS TO BE REMOVED

EXISTING EGRESS DOOR FROM APARTMENTS

SCALE: 1/8" = 1'-0"

SOUTH ELEVATION
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. 27a.

27.4.2 Height: Top of handrail gripping surface shall be mounted between 34 inches (34" = 864mm) and 38 inches (38" = 965mm) above stair nosings. Handrails shall be measured vertically from the nosing shall have an angle not less than 60 degree from the horizontal. Nosings shall project not more than 1½ inches (1½" = 38mm). See Fig. 27b.

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.

27.4.4 Size: Handrails shall have the following features:

a. The handgrip portion of the handrail shall be round or oval in cross-section.

b. The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the nosing shall be no greater than ½ inch (½" = 13mm). Risers shall be sloped or the underside ofOpen risers are not permitted. Extensions shall comply with 521 CMR 20.6, Protruding Objects.

27.00: 521 CMR

ARCHITECTURAL ACCESS BOARD

1/27/06 521 CMR - 123

1/27/06 521 CMR - 124

1/27/06 521 CMR - 125

27.3

The undersides of nosings shall not be abrupt. The radius of curvature at the leading edge of the nosing shall be no greater than ½ inch (½" = 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 1½ inches (1½" = 38mm). See Fig. 27b.

27.2

Handrails shall have the following features:

- Handrails shall have a circular cross section with an outside diameter of 1¼ inches (1¼" = 32mm) minimum and two inches (51mm) maximum.

- The handgrip portion of the handrail shall be round or oval in cross-section.

- Handrails shall have the following features:

- No abrupt nosing shall have an angle not less than 60 degree from the horizontal. Nosings shall project no more than 1½ inches (1½" = 38mm). See Fig. 27b.

- Extensions shall comply with 521 CMR 20.6, Protruding Objects.

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EXTERIOR ELEVATIONS

6 CIRCUIT AVENUE, OAK BLUFFS

SCALE: 1" = 1'-0"

WEST ELEVATION

Proposed awning cover includes signage and lighting

EAST ELEVATION

LAMPPOST EXISTING

MECHANICAL BUMP OUT

Proposed awning cover includes signage and lighting

GRADE PLAN

2'-11" x 5'-2"

BELOW FIRST FLOOR

4'-0" x 6'-8"

DOOR TO STORAGE AREA

MECHANICAL