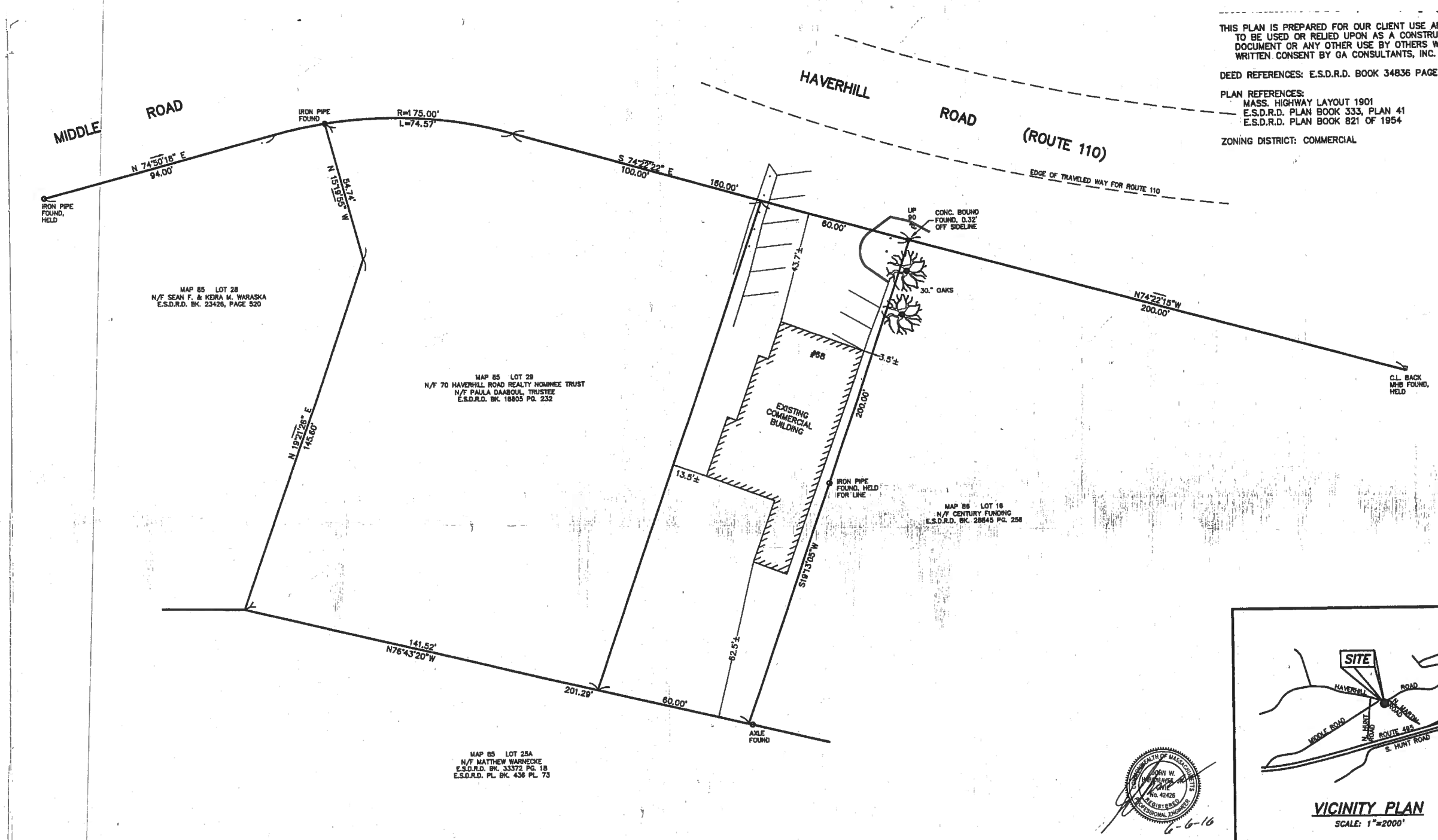
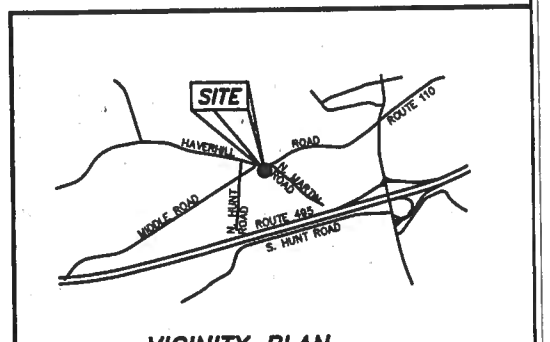
THIS PLAN IS PREPARED FOR OUR CLIENT USE AND IS NOT TO BE USED OR RELIED UPON AS A CONSTRUCTION DOCUMENT OR ANY OTHER USE BY OTHERS WITHOUT WRITTEN CONSENT BY GA CONSULTANTS, INC.

DEED REFERENCES: E.S.D.R.D. BOOK 34836 PAGE 522

PLAN REFERENCES:
MASS. HIGHWAY LAYOUT 1901
E.S.D.R.D. PLAN BOOK 333, PLAN 41
E.S.D.R.D. PLAN BOOK 821 OF 1954

ZONING DISTRICT: COMMERCIAL





VICINITY PLAN
SCALE: 1"=2000'

COMMONWEALTH OF MASSACHUSETTS
JOHN W. HOLMGREN
No. 42426
REGISTERED PROFESSIONAL ENGINEER
6-6-16

PLAN OF LAND

ASSESSOR'S MAP 86, LOT 17
68 HAVERHILL ROAD
AMESBURY, MASSACHUSETTS

68 HAVERHILL ROAD, LLC
C/O MICHAEL LYSIK
31 LENA MEADOWS WAY, AMESBURY, MA 01913

PROFESSIONAL LAND SURVEYOR

COMMONWEALTH OF MASSACHUSETTS
ROBERT M. GRASSO
NO. 40815
PROFESSIONAL LAND SURVEYOR
6-6-16

ROBERT M. GRASSO, P.L.S.

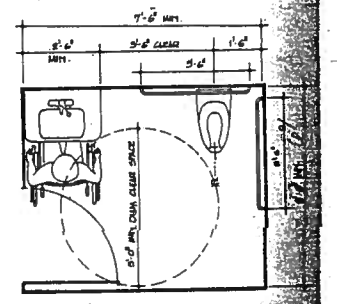
DATE: 6-6-2016

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS

DESIGNED BY	DRAWN BY	CHECKED BY	SHEET NO.
J.W.H.	J.W.H.	R.M.G.	1 OF 1

30.5.4 has two (2) grab bars forty-two (42) inches long, one on the wall in back of the water closet and one on the side wall closest to the water closet. Grab bars shall be one and one-quarter (1 1/4) inches in outside diameter, have a one and one-half (1 1/2) inch clearance between the bar and the wall, and be set at a height of thirty (30) inches above and parallel to the floor. Grab bars shall also be non-rusting and acid-etched or roughened. Where a tank prevents location of the rear grab bar, a bar may be installed three (3) inches above the tank. Grab bars ends shall be located six (6) inches from the corner of the wall.



PLAN–PRIVATE TOILET ROOM

30.6 Where urinals are provided, one urinal shall be either wall-mounted with the rim of the basin fifteen (15) inches above the floor maximum, or floor-mounted.

30.7 The top of any shelf and/or bottom of any mirror which is provided above a lavatory shall be set at a height no greater than thirty-eight (38) inches above the floor. Tilted mirrors, where provided, shall be installed at a height of forty-two (42) inches above the floor to the bottom of the mirror.

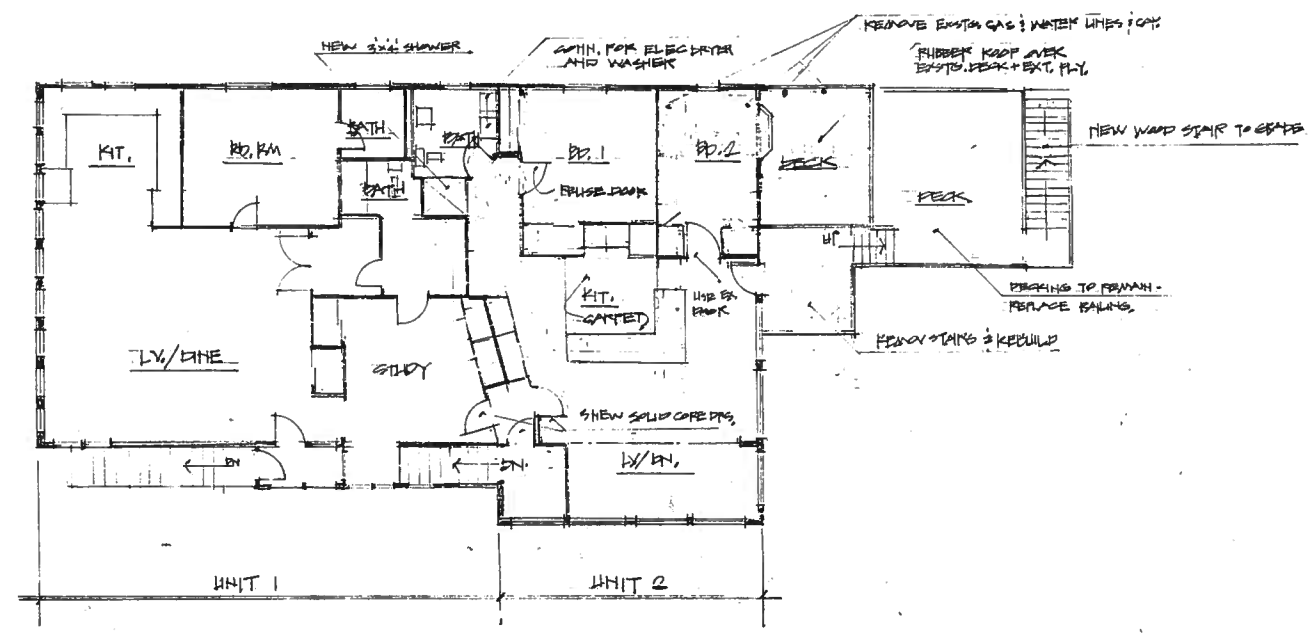
30.8 Dispensers: Towel dispensers, drying devices, or other types of devices and dispensers shall have at least one of each device mounted at a maximum height of forty-two (42) inches above the floor, and at least one of each device shall be located within reach of the accessible lavatory.

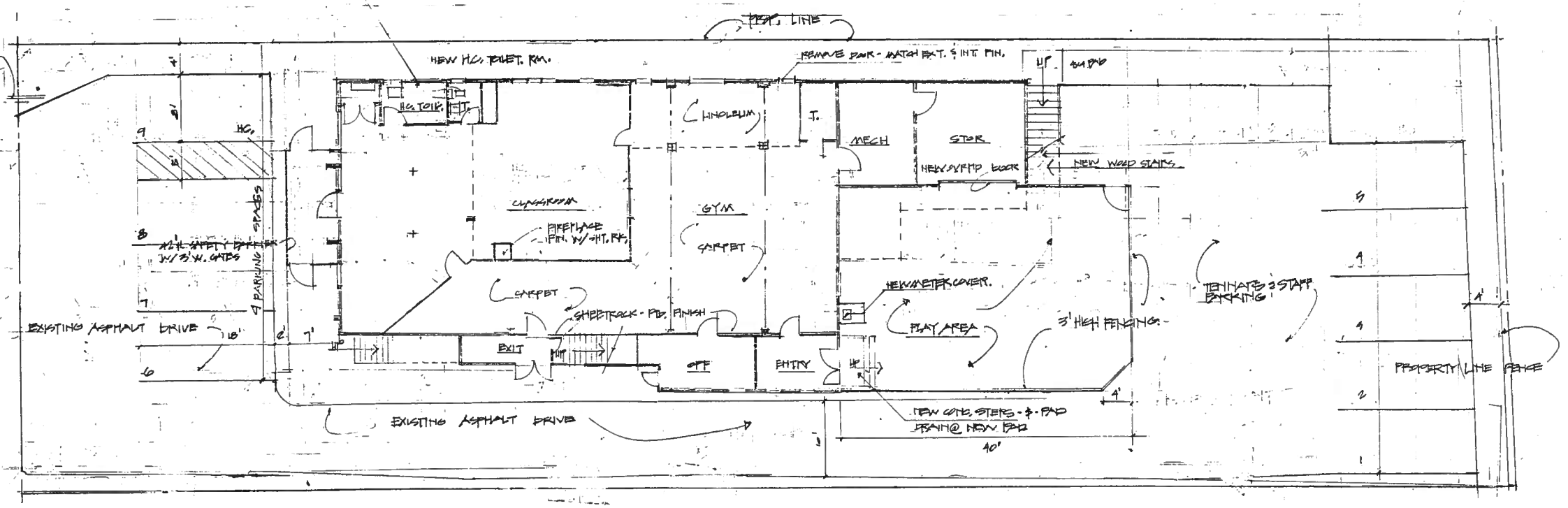
30.9 Toilet paper dispensers shall be located on the side wall closest to the toilet, and be set at a height of twenty-four (24) inches above the floor. Dispensers that control delivery, or that do not permit continuous paper flow are not allowed.

SECOND FLOOR - 1/8" = 1'-0"

SCOPE OF WORK - FIRST FLOOR

= 1. INSTALL HVAC UNITS FOR EACH OPEN SPACE.





DAYCARE OFF-STREET PARKING W/ DROP OFF IN 2 SECTIONS.

	CARS
EMPLOYEES =	2.0
DROP OFF FOR 12 =	3.0
0.1/STUDENT =	1.2
2ND. FLOOR RES. =	3.0
TOT. =	9.2 OR 9 SPACES

PROPOSED RENOVATION FOR STEPPING STONES

68 HAVERHILL RD. AMESBURY, MASS.

TYRUS PARTER, ARCH.
MAY 10, 2016

SITE PLAN - FIRST FLOOR - 1/8" = 1'-0"

Exit Requirements

Accessible means of egress - not required for alterations to existing buildings

Ref. IBC Section 1007.1 and IEBC Section 605.1 Exception 2.

There are two Day Care spaces in the work area. Each Day Care space has an exit located at the level of discharge.

Separated Occupancy

Fire separation of the First Floor [occupancy E], from the Second Floor [occupancy R] shall be two [2] hour fire rated construction.

Ref. IBC Table 508.4

Type of Construction

Type 5B Wood frame non-sprinkled. Fire-resistance rating requirements for structural building members is one [1] hour.

Ref. Table 601 Fire-resistance rating requirements for building elements

Fire safety requirements

Illuminated exit signs are required at each exit door, unless there is only one door required for a room, or where the exit is obvious.

All laundry rooms and storage rooms over 100 square feet in area must be isolated from the rest of the day care by one hour fire-resistive construction.

Day care centers that serve more than 20 children must have a hard-wired smoke and fire detection system.

Day care centers must be equipped with working fire extinguishers.

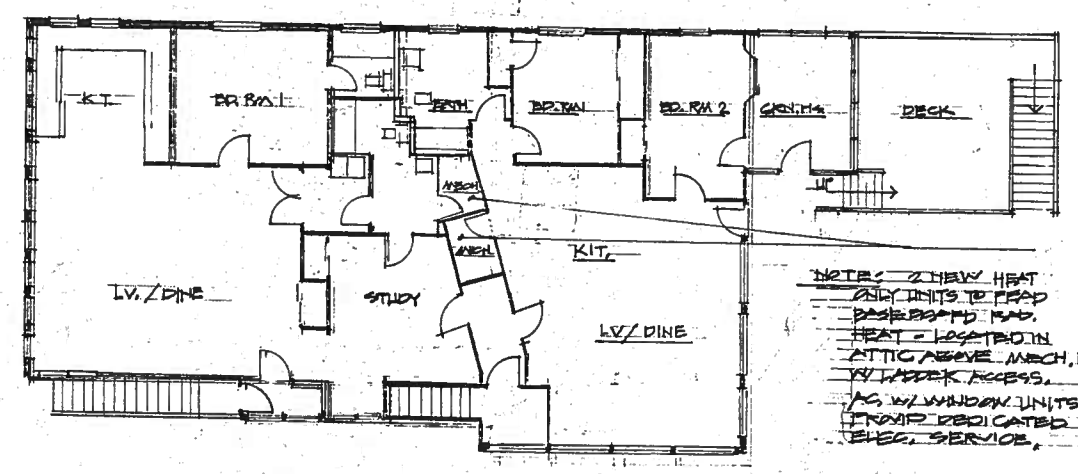
Sanitary facilities

One toilet and one sink are required for every 20 male children, and for every 20 female children. All installations must comply with the International Plumbing Code.

Window requirements

Operable windows or mechanical ventilation must be provided in all occupied rooms or spaces. The total area of all window openings must be at least 4 percent of the floor area of the room.

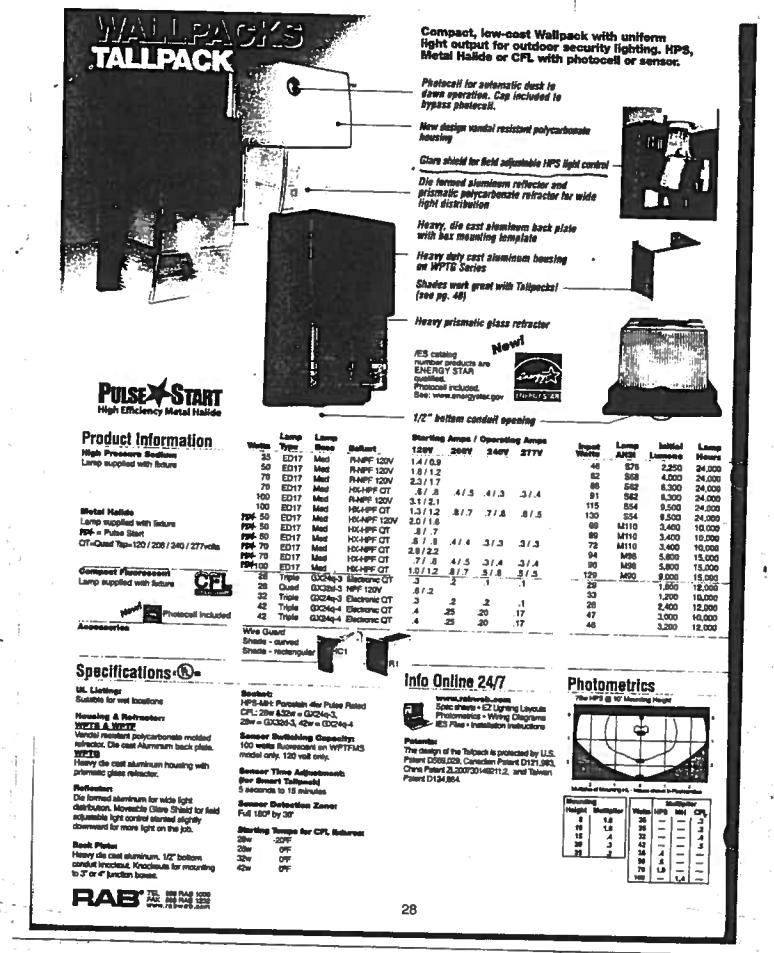
Windows and glass next to doors, in doors, or close to the floor needs safety glazing or a code compliant barrier.



NOTES: 2 NEW HEAT PUMP UNITS TO READ BASEBOARD HTG. HEAT - LOCATED IN ATTIC ABOVE MECH. RM. W/ LADDER ACCESS. AC W/ WINDOW UNITS - FROM DEDICATED ELEC. SERVICE.

ELECTRICAL PLAN - 1/8" = 1'-0"

SECOND FLOOR



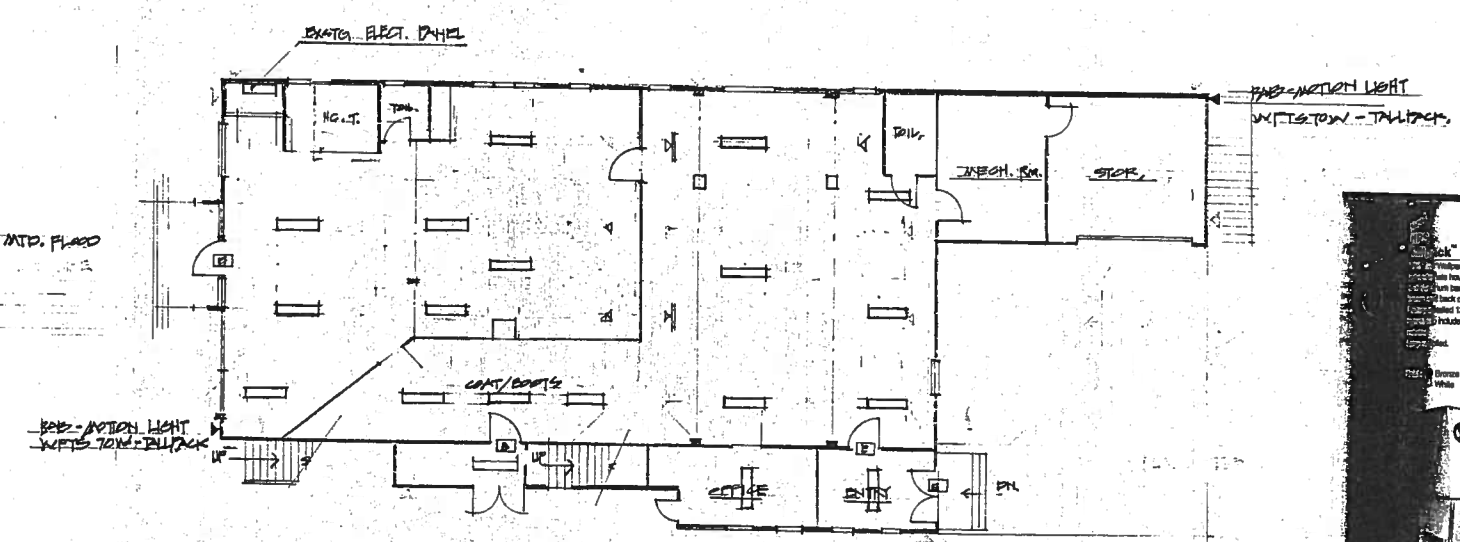
LEGEND

- EXIT SIGN : ILLUM.
- MOTION DETECTOR - SURFACE MTD. PLACE
- 4' - 2 LAMP - CLG. MTD. - LED PLAMP

STEPPING STONES - DAYCARE

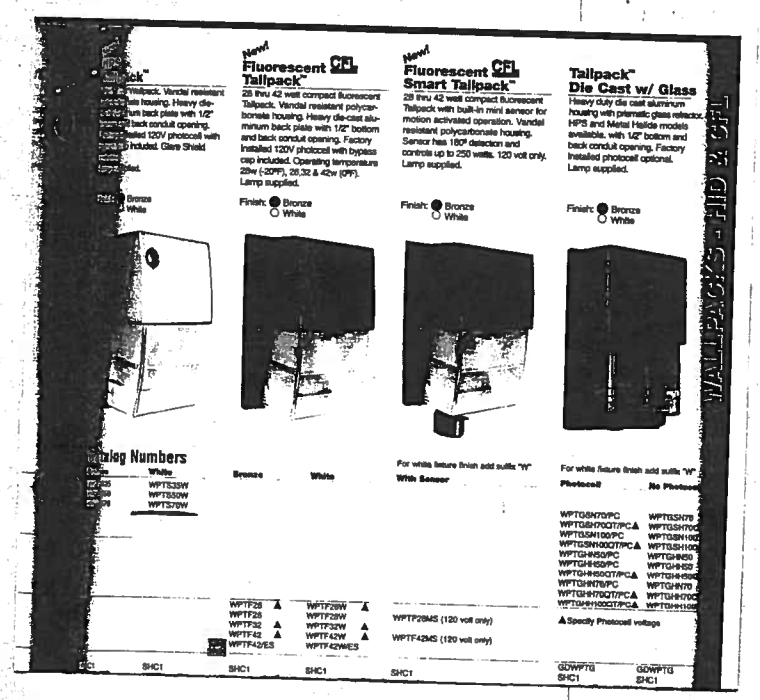
168 HAVERHILL ROAD
AMESBURY, MASS.

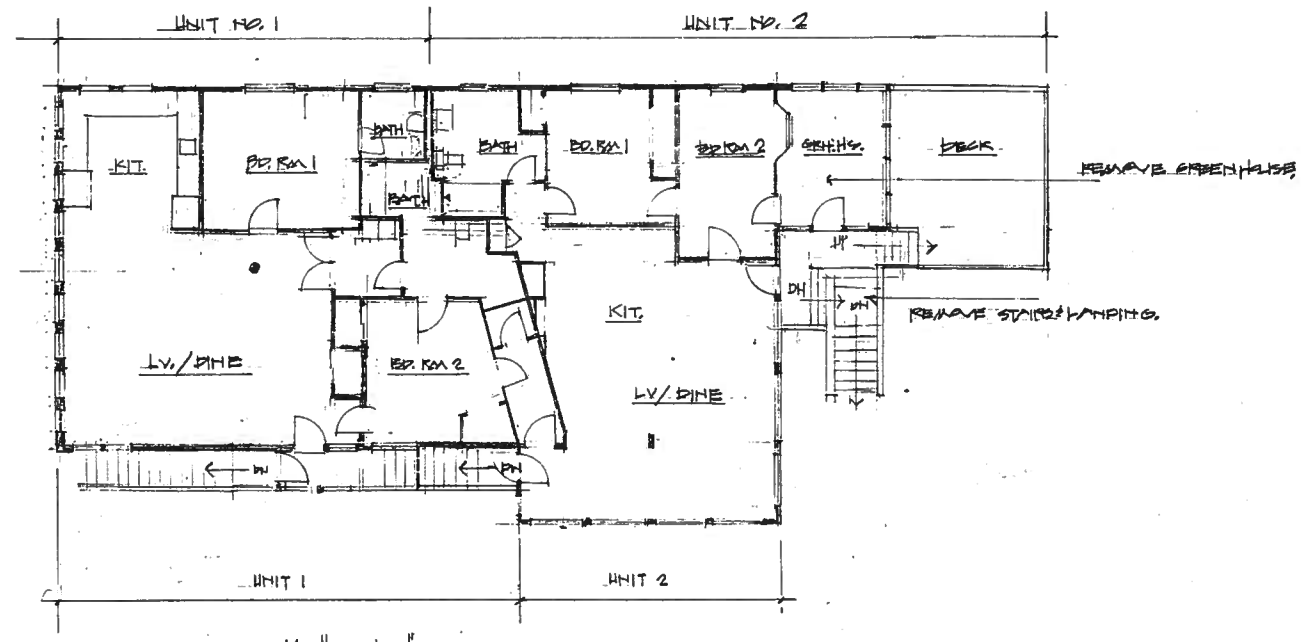
TYRUS PORTER - ARCH
MAY 12, 2016



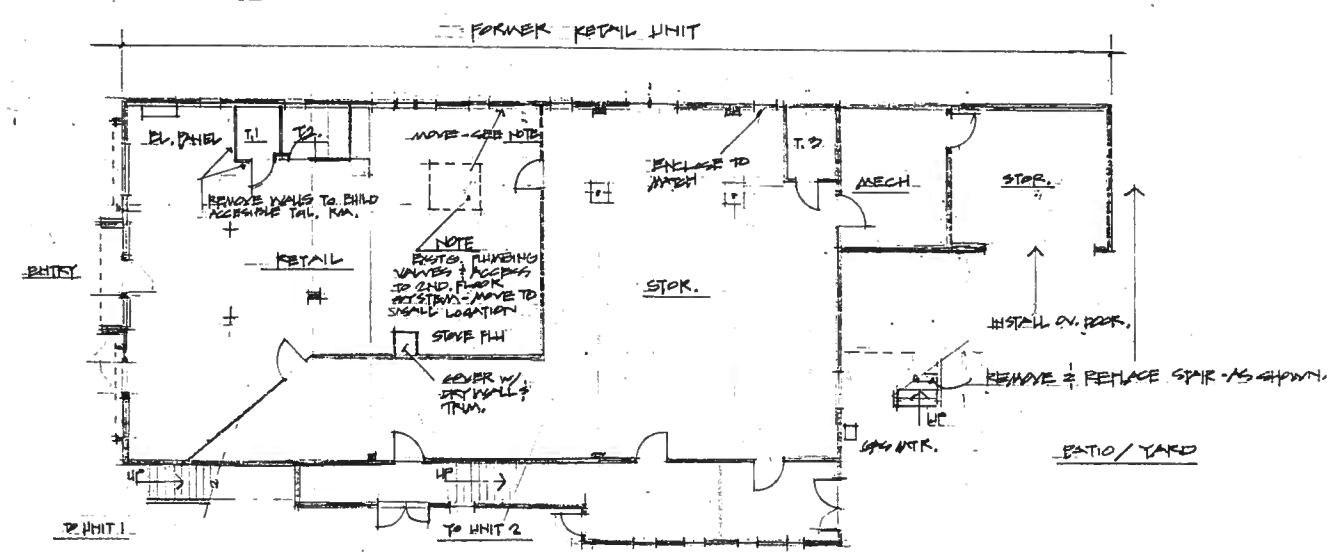
ELECTRICAL PLAN - 1/8" = 1'-0"

FIRST FLOOR





EXISTING PLAN - 1/8" = 1'-0"
SECOND FLOOR



PARKING 11 SP

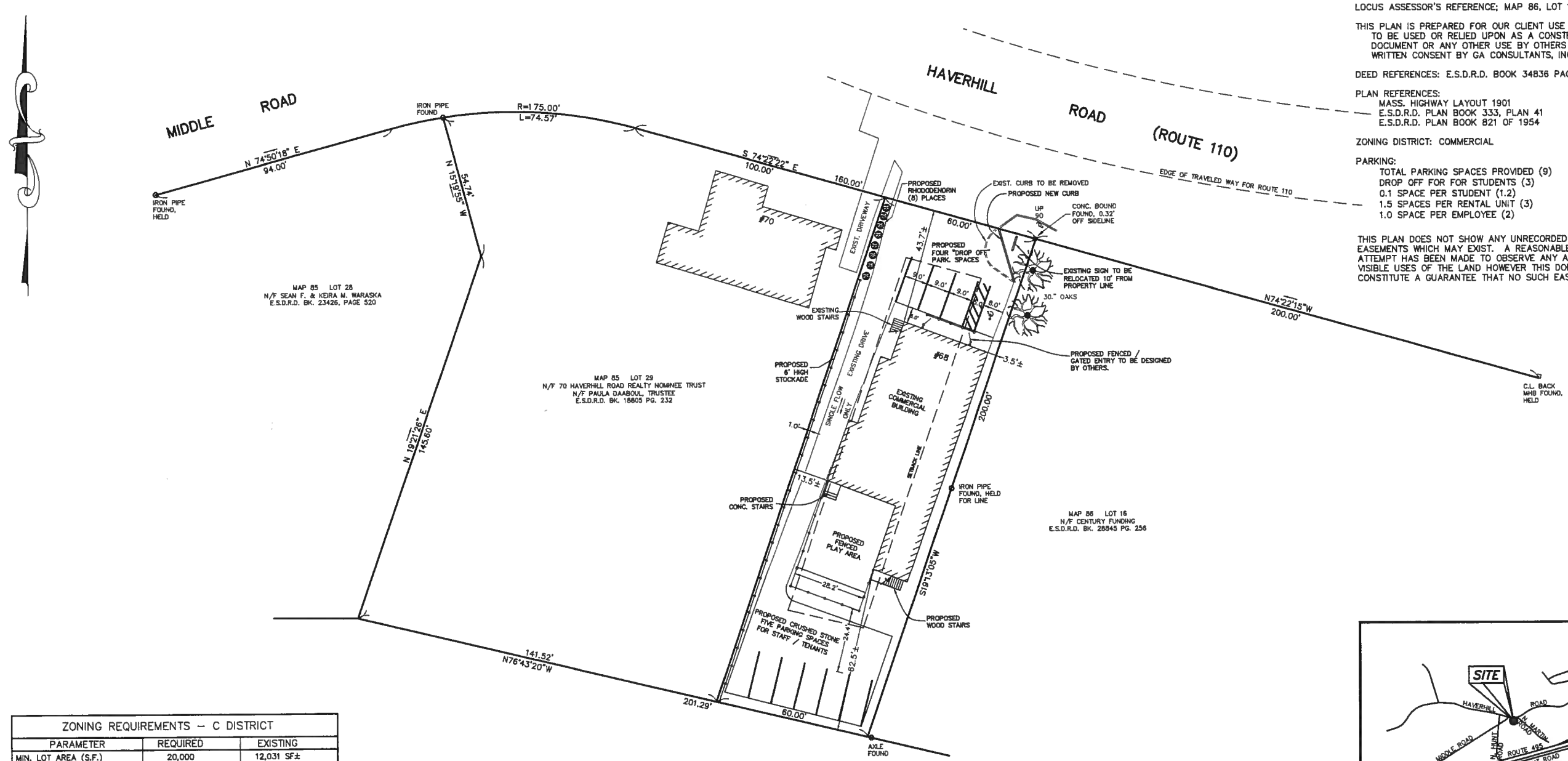
EXISTING PLAN - 1/8" = 1'-0"
FIRST FLOOR

STEPPING STONES - DAYCARE

68 HAVERHILL ROAD
AMESBURY, MASS.

TYRUS PORTER - ARCH.

APRIL 8, 2016



NOTES:

OWNERSHIP OF ABUTTING LOTS SHOWN HEREON ARE ACCORDING TO TOWN OF AMESBURY ASSESSOR'S DEPARTMENT AT THE TIME OF THE SURVEY.

LOCUS ASSESSOR'S REFERENCE; MAP 86, LOT 17

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DEED REFERENCES: E.S.D.R.D. BOOK 34836 PAGE 522

PLAN REFERENCES:
MASS. HIGHWAY LAYOUT 1901
E.S.D.R.D. PLAN BOOK 333, PLAN 41
E.S.D.R.D. PLAN BOOK 821 OF 1954

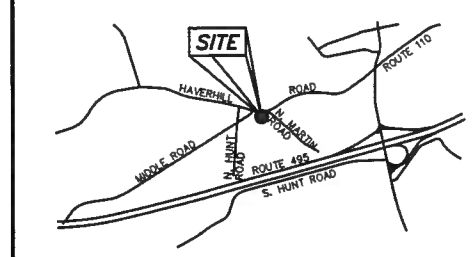
ZONING DISTRICT: COMMERCIAL

PARKING:
TOTAL PARKING SPACES PROVIDED (9)
DROP OFF FOR FOR STUDENTS (3)
0.1 SPACE PER STUDENT (1.2)
1.5 SPACES PER RENTAL UNIT (3)
1.0 SPACE PER EMPLOYEE (2)

THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT VISIBLE USES OF THE LAND HOWEVER THIS DOES NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

ZONING REQUIREMENTS – C DISTRICT		
PARAMETER	REQUIRED	EXISTING
MIN. LOT AREA (S.F.)	20,000	12,031 SF±
MIN. LOT FRONTAGE (FT.)	100	60.00
MAXIMUM BUILDING AREA (%)	40	24
MINIMUM FRONT SETBACK (FT.)	20	43.7
MINIMUM SIDE SETBACK (FT.)	15	3.5
MINIMUM REAR SETBACK (FT.)	40	62.5
MINIMUM OPEN SPACE	30	*

* NO INCREASE IN IMPERVIOUS AREA PROPOSED.



VICINITY PLAN
SCALE: 1"=2000'

TOWN OF AMESBURY, MA PLANNING BOARD

PLANNING BOARD APPROVAL UNDER SUBDIVISION CONTROL LAW IS NOT REQUIRED.

DATE

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

DATE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

PROPOSED PLAN OF LAND

ASSESSOR'S MAP 86, LOT 17
68 HAVERHILL ROAD
AMESBURY, MASSACHUSETTS

68 HAVERHILL ROAD, LLC
C/O MICHAEL LYSIK
31 LENA MEADOWS WAY, AMESBURY, MA 01913

GA CONSULTANTS, INC. PROFESSIONAL ENGINEERS & LAND SURVEYORS
10 STATE STREET, NEWBURYPORT, MA 01950 TEL. 978-502-5197

PROFESSIONAL ENGINEER
COMMONWEALTH OF MASSACHUSETTS JOHN W. HARGREAVES, JR. CIVIL No. 42426 REGISTERED PROFESSIONAL ENGINEER
7-8-16
JOHN W. HARGREAVES, JR., P.E.

DATE: 7-7-2016

DESIGNED BY	DRAWN BY	CHECKED BY	SHEET NO.
J.W.H.	J.W.H.	R.M.G.	2 OF 2