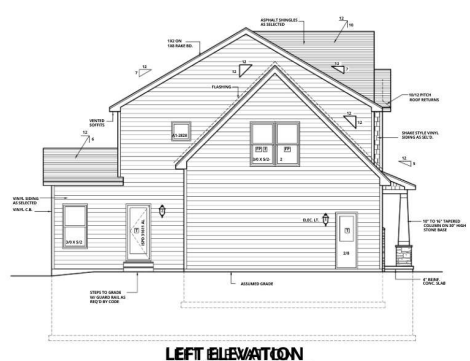
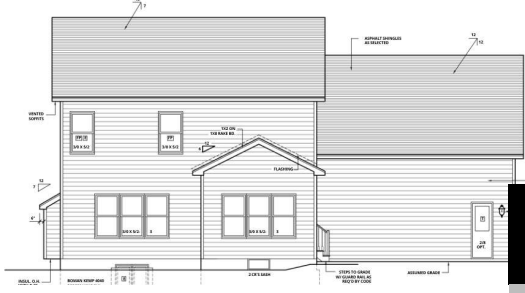
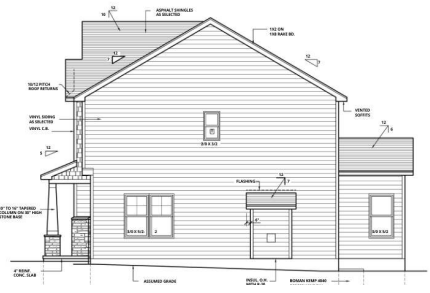


NUMBER OF UNITS	42	60	75	90	105
PER UNIT	4.00	3.85	4.00	4.15	4.30
TOTAL	1680	2310	3000	3735	4515
PER UNIT	1.00	1.00	1.00	1.00	1.00
TOTAL	1680	2310	3000	3735	4515

MINIMUM REQUIRED LOCAL EXHAUST RATES FOR ONE AND TWO-FAMILY DWELLINGS
 TABLE 505.4.1
 AREA TO BE EXHAUSTED
 KITCHENS
 BATHROOMS
 TOILET ROOMS
 EXHAUST RATES
 INTERMITTENT OR 20 cfm CONTINUOUS
 FOR 1.1 CUBIC FT. PER MINUTE = 0.0064719 m³/s.



LEFT ELEVATION



FRONT ELEVATION

FIRST FLOOR LIVING AREA = 1942 SQ. FT.
 SECOND FLOOR LIVING AREA = 927 SQ. FT.
 TOTAL LIVING AREA = 2869 SQ. FT.
 BONUS AREA = 317 SQ. FT.
 TOTAL CONDITIONED VOLUME = 27,899 CU. FT.
 (DOES NOT INC. UNFIN. ATTIC)
 (CONTRACTOR TO VERIFY)

WINDOWS: SILVERLINE OR EQUAL
 GLAZING: 6-20
 SHGC: 0.28

DOORS: SELECTION BY OWNER
 AIR INfiltration RATE FOR WINDOWS, DOORS, & DIVING PARTS TO BE 3.0 L/SF CLEAR OPENING AREA OF 20" PER SQ. FT. AREA OF OPENINGS PER SECT. R308.4 OF 2005 IBCS

WINDOW / DOOR LEAKAGE:
 CLEAR OPENING AREA OF 3.75 SQ. FT. CLEAR OPENING HEIGHT OF 20" PER SECT. R308.4 OF 2005 IBCS
 SPECIFIES THAT THIS FIXTURE OR OPENABLE UNIT REQUIRES FACTORY APPLIED BALANCE PROTECTION PER SECT. R312.2 OF 2005 IBCS

GENERAL NOTES:
 ALL FINISHES & CONSTRUCTION PER 2018 IRC SECTION 105



3033 BRIGHTON-HENRIETTA TOWNLINE RD
 ROCHESTER, NY 14623
 CALL: (585) 252-9170
 FAX: (585) 252-1262
 www.greatliving.com

REVISIONS:	DATE	BY	DESCRIPTION
12/28	CON	CON	UPDATE & FLIP

CLIENT/LOCATION:

BUILDER:

\$680,000

- 3 beds
- 3 baths
- Single Family Residence
- Residential
- Active

24 EASTERN LANE, STANDISH, ME, 04084

<https://agent207.com>

Discover the opportunity to own a brand-new custom home at 24 Eastern Lane in the sought-after Woodbrey Heights Neighborhood of Standish. The Brookfield design combines timeless craftsmanship with modern elegance, featuring 9-foot ceilings, a dramatic two-story foyer with balcony overlook, custom cabinetry, hardwood flooring, and a beautifully curated design palette. With construction already underway, buyers [...]



Basics

Category: Residential

Status: Active

Bathrooms: 3 baths

Year built: 2026

Bathrooms Full: 2

Rooms Total: 8

County: Cumberland

Type: Single Family Residence

Bedrooms: 3 beds

Lot size: 0.46 sq ft

Subdivision Name: Woodbrey Heights

Lot Size Acres: 0.46 acres

Zoning: Res

Building Details

Building Area Total: 1969 sq ft

Sewer: Private Sewer, Soil Test Available, Septic Design Available

Roof: Composition, Shingle

Basement: Interior Entry

Architectural Style: Colonial, New Englander

Heating: Baseboard, Hot Water, Radiant

Levels: Multi-Level

Amenities & Features

Electric: Circuit Breakers

Utilities: Pole

WaterSource: Public

Patio And Porch Features: Porch

Cooling: None

Flooring: Tile, Wood

Garage Spaces: 2

Window Features: Double Pane Windows

Fireplaces Total: 1

Fees & Taxes

Association Fee Frequency: Annually



School Information

High School District: RSU 06/MSAD 06

Courtesy of

List Office Name: Townsend Real Estate

