

THE MENOTOMY BUILDING

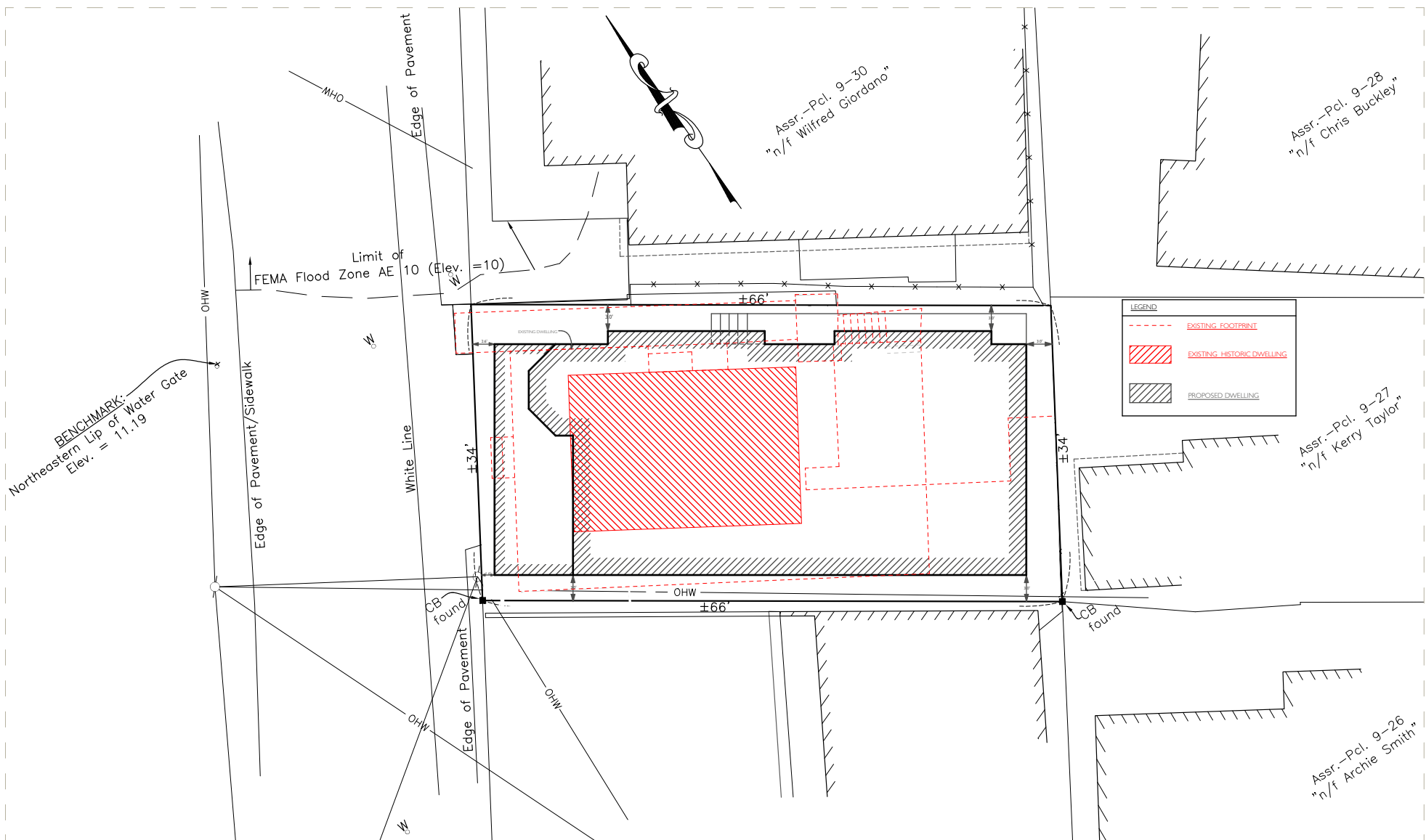
14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

sullivan + associates
ARCHITECTS

508 693 0500
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LOCUS PLAN



SITE PLAN

SCALE: 1/16" = 1'-0"



CODE COMPLIANCE : TOWN OF TBD		
THE MENOTOMY BUILDING		
14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557		
DISTRICT = TBD		
	REQUIRED	ACTUAL
MINIMUM LOT SIZE	TBD	TBD
FRONT SETBACK	' MINIMUM	TBD
SIDEYARD SETBACK	3' MINIMUM	TBD
REAR YARD SETBACK	3' MINIMUM	TBD
ROOF HEIGHT	35' MAX. PITCHED	TBD
	' MAX FLAT	TBD
NOTES:		

WINDOW SCHEDULE - FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF	MODEL#	LITES	FRAME SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
A	3	FIXED	TBD	TBD	6/ 2	5'-2"	5'-6"	
B	14	DOUBLE - HUNG	TBD	TBD	8/1	2'-6"	4'-7"	
C	14	AWNING	TBD	TBD	04	2'-4"	3'-0"	
D	2	AWNING	TBD	TBD	06	2'-10"	3'-0"	
E	8	DOUBLE - HUNG	TBD	TBD	8/1	3'-6"	5'-6"	
F	5	DOUBLE - HUNG	TBD	TBD	6/1	3'-0"	5'-0"	
G	2	FIXED	TBD	TBD	6/ 2	5'-9"	5'-6"	

Notes:
Windows and Doors to be insulated Low-E argon-filled double-pane glass to meet or exceed energy performance U-Factor of 0.32.
Window Manufacturer/Contractor to obtain sign-off from Architect on which units require tempered glass before placing order.
Windows and Doors glazing are required to meet *Wind Borne Debris Region* requirements for Large Missile Test of ASTM E 1996 and of ASTM E 1886.
Garage door glazed opening protection for windborne debris shall meet the requirements of an *approved* impact resisting standard or ANSI/DASMA 1.15.
Wood structural panels constructed to meet code, shall be provided for all exterior glazed openings,
and any existing openings as indicated on architectural plans (See detail W-02)
Windows and Doors to meet required Design Pressures ratings for *Wind Speed, Exposure Zone, and Roof Height* listed on these drawings
Contractor to submit Manufacturer's Design Pressures ratings for sign-off approval on all windows and doors before placing order.
Contractor to verify quantities before placing order.
Contractor to obtain rough openings from manufacturer for framing.
All Windows to be _____; Color: _____
All Terrace Doors to be _____; Color: _____
Terrace Door Interior to be _____; Color: _____
Hardware: _____
Hardware: _____

DOOR SCHEDULE- FOR PRICING ONLY								
MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.)		NOTES
						WIDTH	HEIGHT	
1	1	FRENCH	TBD	TBD	06	3'-0"	6'-9 3/4"	
2	2	FRENCH	TBD	TBD	06	3'-0"	6'-9 3/4"	
3	1	FRENCH	TBD	TBD	06	3'-0"	6'-9 3/4"	

EXISTING SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING FIRST FLOOR	1,238
EXISTING SECOND FLOOR	799
	2,037 sq ft

PROPOSED SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	1,407
PROPOSED SECOND FLOOR	1,399
PROPOSED THIRD FLOOR	1,408
	4,214 sq ft

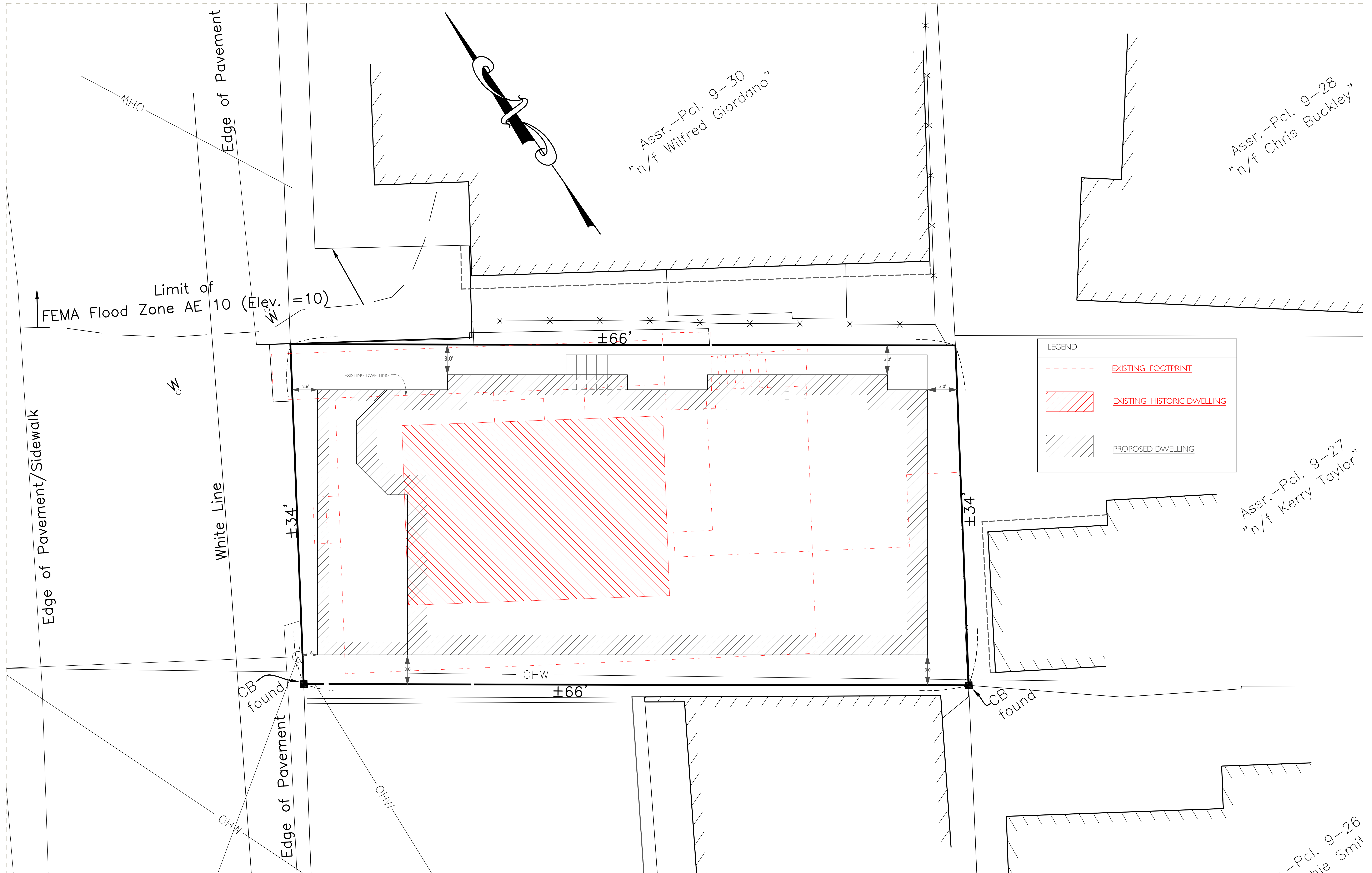
EXISTING DECK SQUARE FOOTAGE	
NAME	AREA (SQFT)
EXISTING BALCONY	174
EXISTING DECK	87
	261 sq ft

PROPOSED DECK SQUARE FOOTAGE	
NAME	AREA (SQFT)
PROPOSED DECK	241
PROPOSED ENTRY PORCH	81
PROPOSED ROOF DECK	321
	643 sq ft

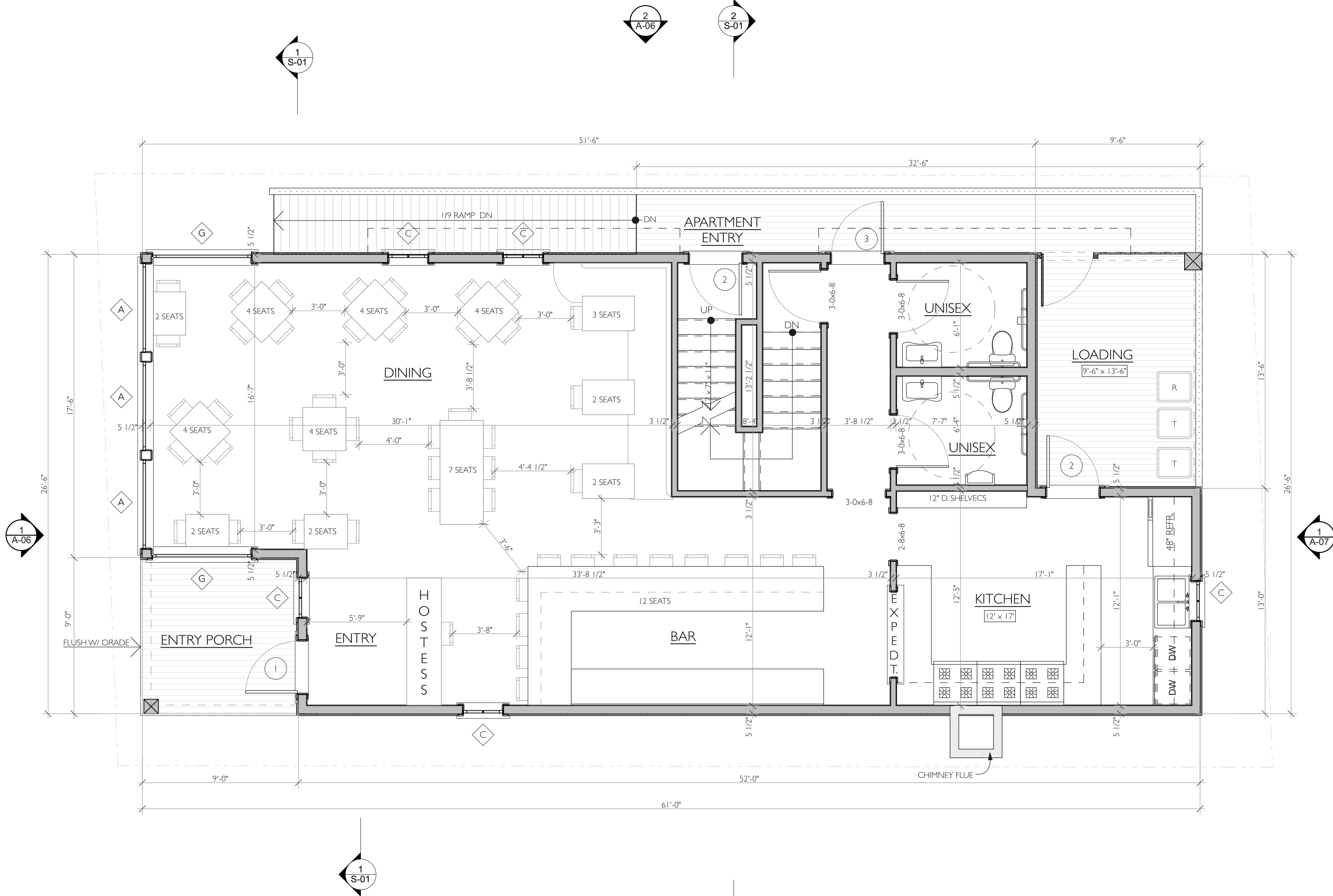
SHEET INDEX	
ID	NAME
A-01	FIRST FLOOR PLAN
A-02	SECOND FLOOR PLAN
A-03	THIRD FLOOR PLAN
A-04	ROOF PLAN
A-05	BASEMENT PLAN
A-06	EXTERIOR ELEVATIONS
A-07	EXTERIOR ELEVATIONS
S-01	BUILDING SECTION

ARCHITECTS
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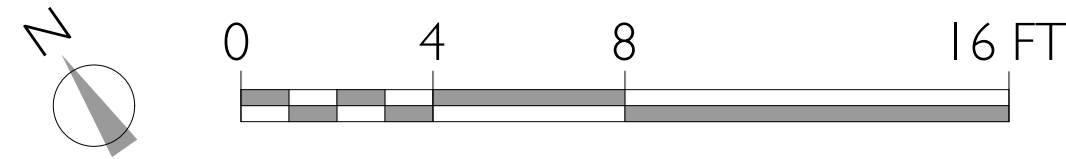


LEGEND	
	EXISTING FOOTPRINT
	EXISTING HISTORIC DWELLING
	PROPOSED DWELLING

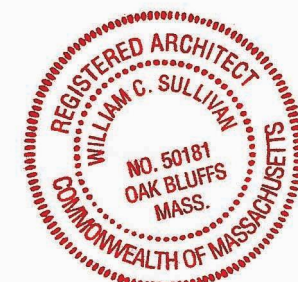


FIRST FLOOR PLAN

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



PERMIT SET
NOT FOR CONSTRUCTION

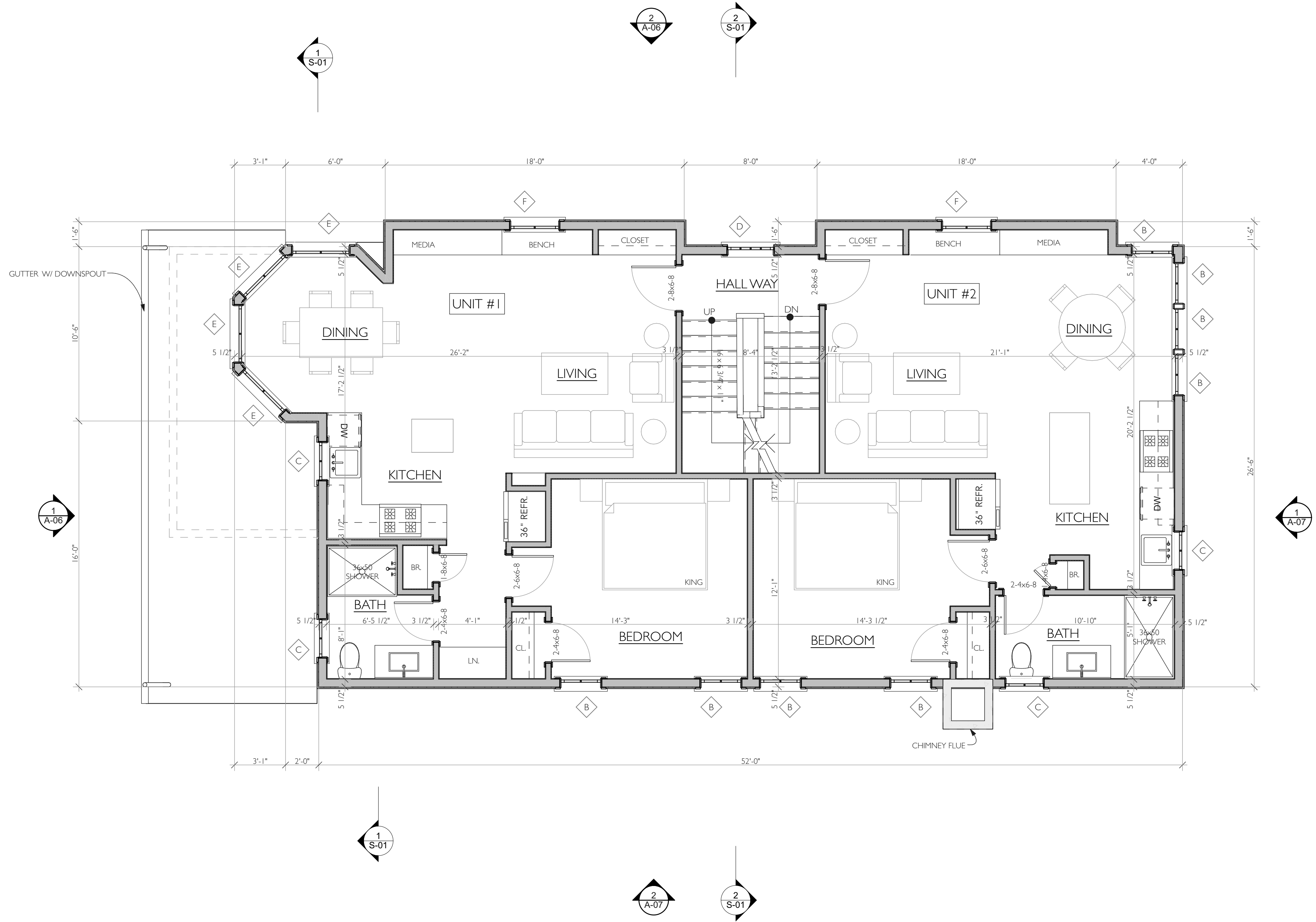


SET:	DATE:

THE MENOTOMY BUILDING
14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
FIRST FLOOR PLAN

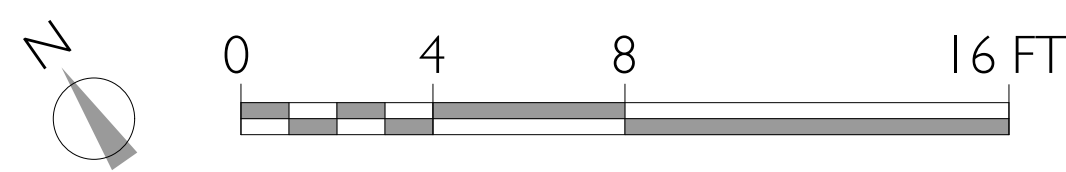
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DRAWN BY:	
DATE:	2020-01-22
MAP/PARCEL:	9-29-0
JOB #:	19R04
DRAWING #:	

A-01

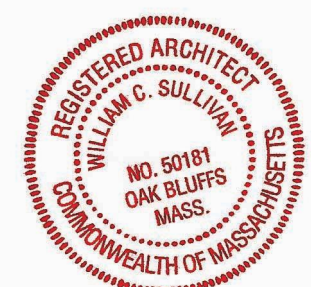


SECOND FLOOR PLAN

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



PERMIT SET
NOT FOR CONSTRUCTION

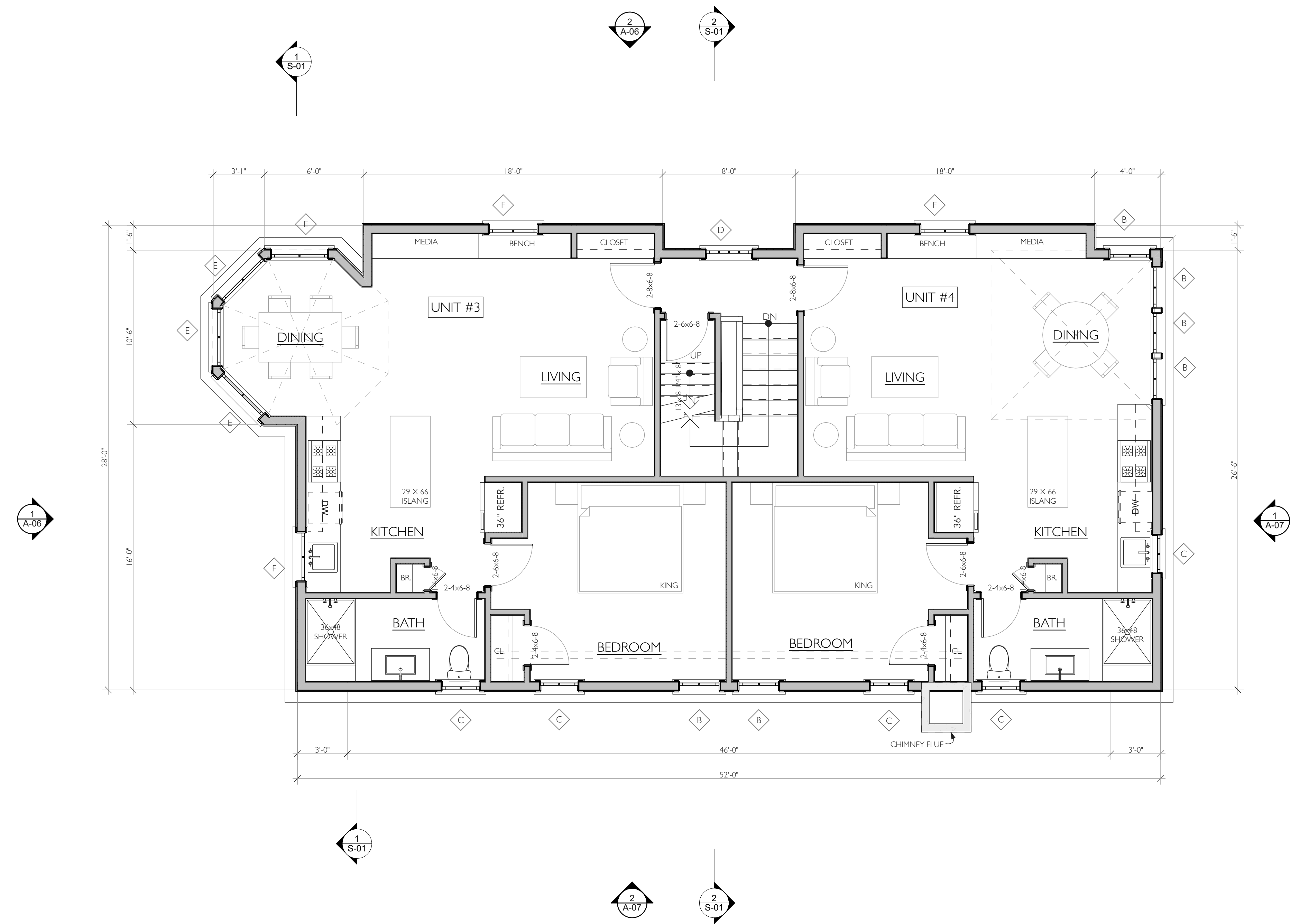


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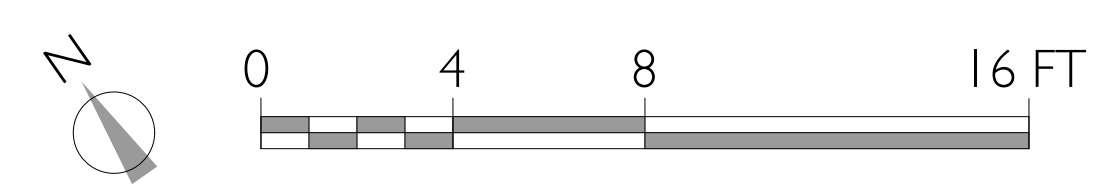
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ADDRESS:	14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	SECOND FLOOR PLAN

DRAWN BY:	MT
DATE:	2020-01-22
MAP/PARCEL:	9-29-0
JOB #:	19R04
DRAWING #:	

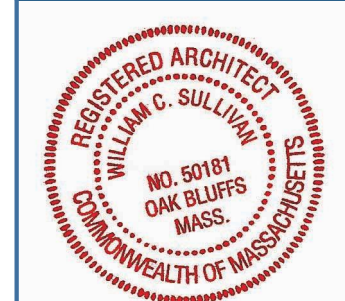
A-02



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



PERMIT SET
NOT FOR CONSTRUCTION

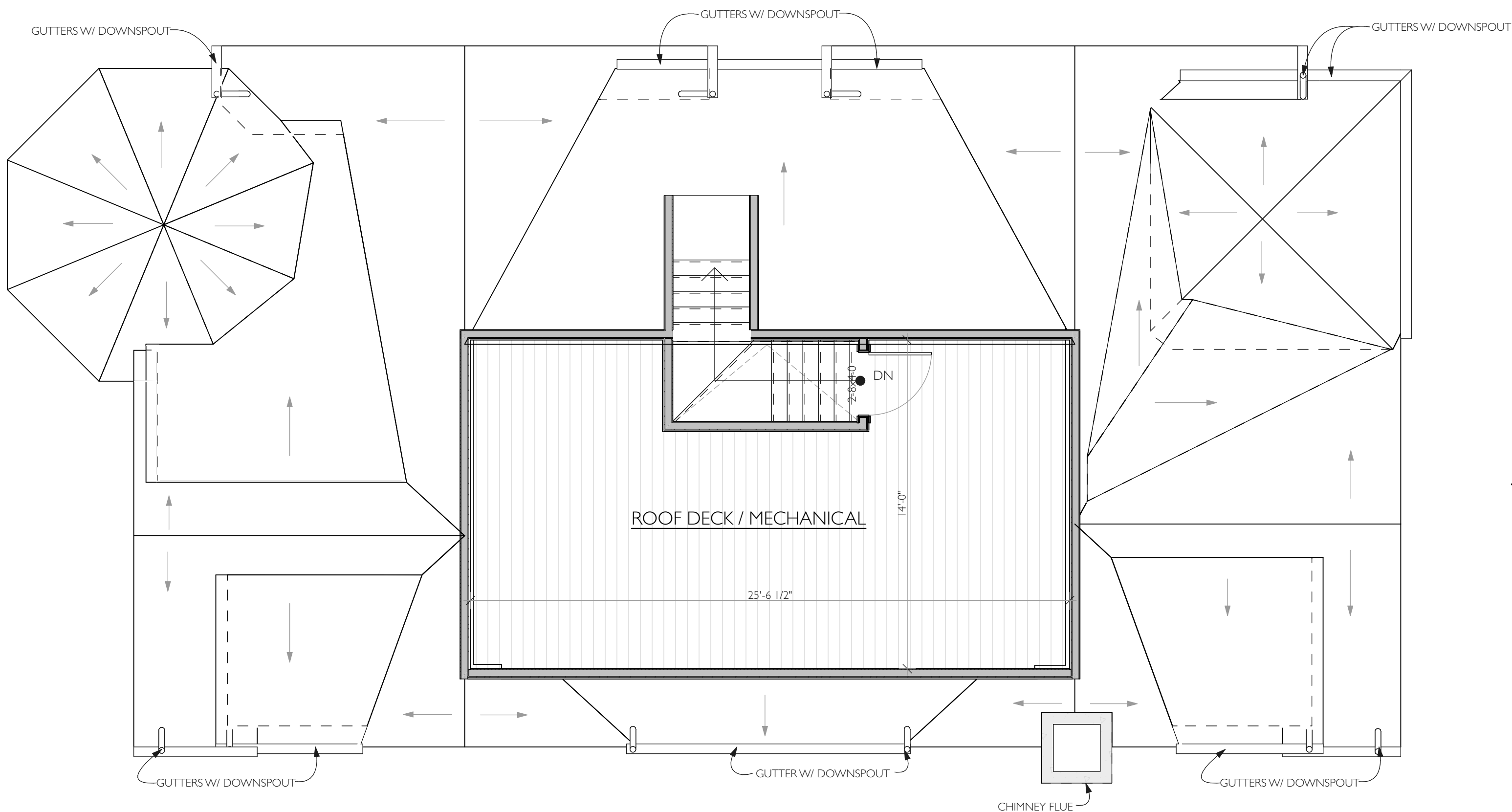
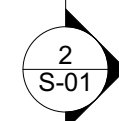
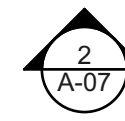
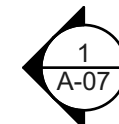
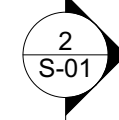
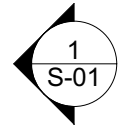
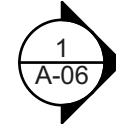


SET:	DATE:

PROJECT NAME:	THE MENOTOMY BUILDING
ADDRESS:	14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	THIRD FLOOR PLAN

DRAWN BY:	MT
DATE:	2020-01-22
MAP/PARCEL:	9-29-0
JOB #:	19R04
DRAWING #:	

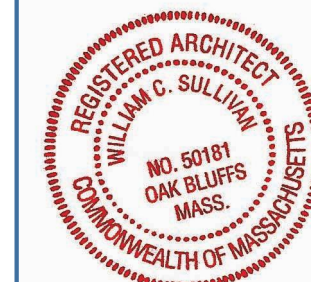
A-03



ROOF PLAN

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

PERMIT SET
NOT FOR CONSTRUCTION



SET: DATE:

PROJECT NAME: THE MENOTOMY BUILDING
ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE: ROOF PLAN

PROJECT NAME:
DRAWN BY: MT

DATE: 2020-01-22

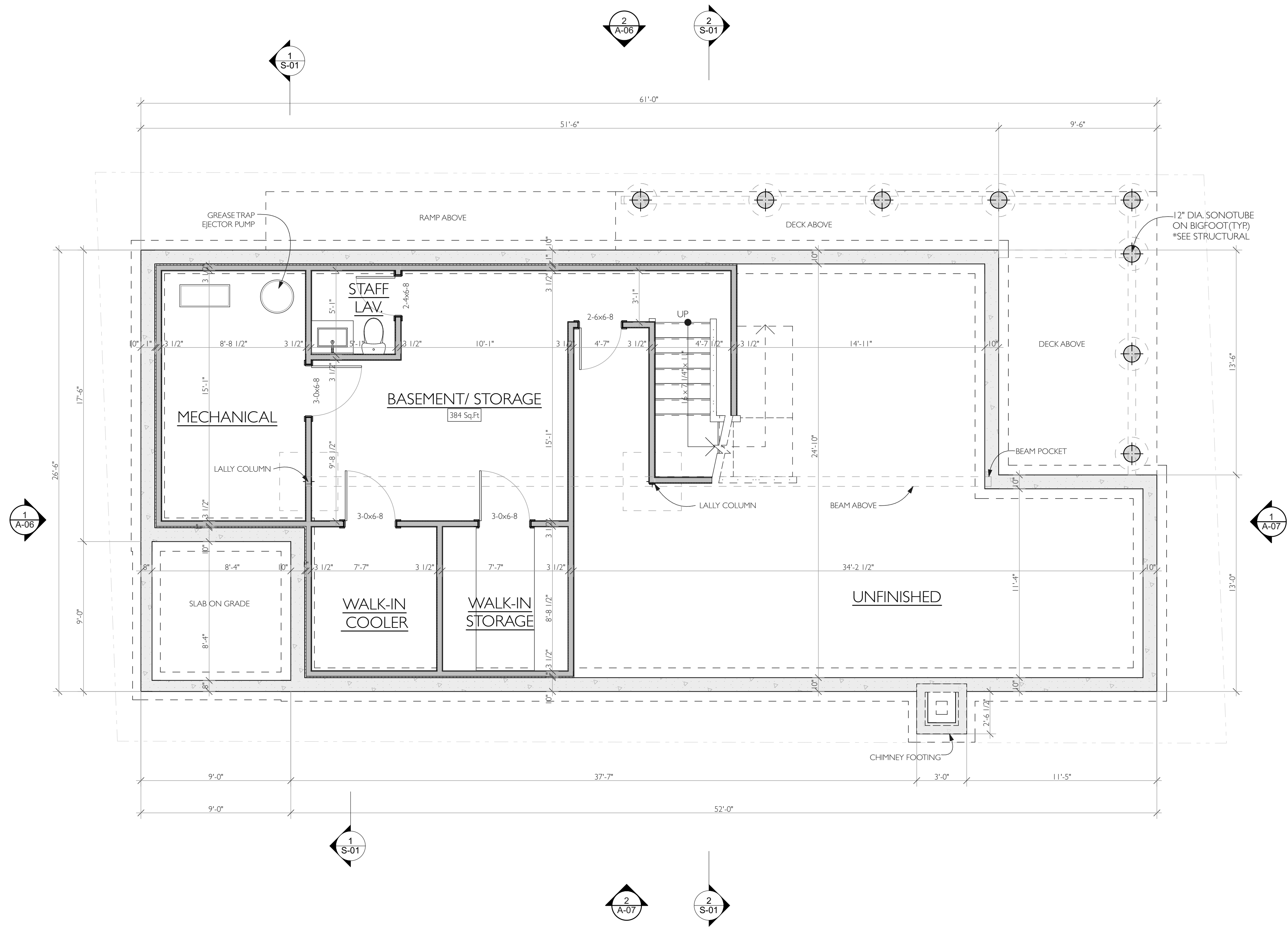
MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #:

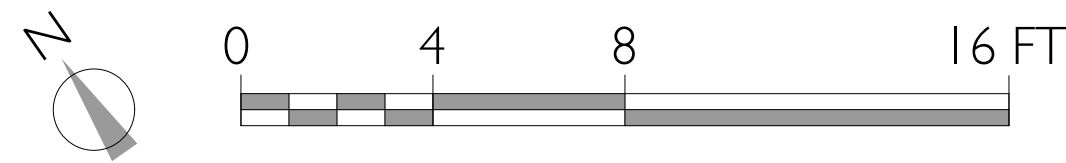
A-04

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BASEMENT PLAN

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



PERMIT SET
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PROJECT NAME:	THE MENOTOMY BUILDING
ADDRESS:	14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	BASEMENT PLAN
DRAWN BY:	MT
DATE:	2020-01-22
MAP/PARCEL:	9-29-0
JOB #:	19R04
DRAWING #:	

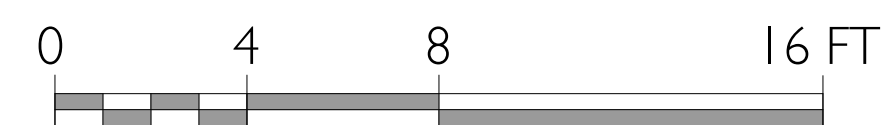
A-05



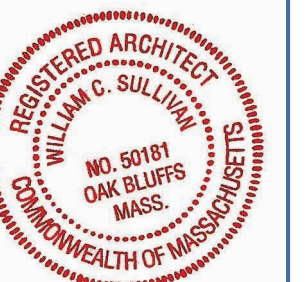
1
A-06 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2
A-06 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



PERMIT SET
NOT FOR CONSTRUCTION



SET: DATE:

THE MENOTOMY BUILDING
14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
EXTERIOR ELEVATIONS

PROJECT NAME:
DRAWN BY: MT
DATE: 2020-01-22
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #:

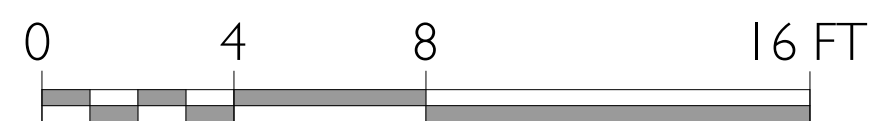
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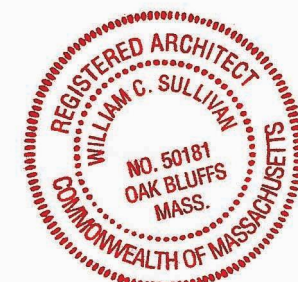
1 EAST ELEVATION
A-07 SCALE 1/4" = 1'-0"



2 SOUTH ELEVATION
A-07 SCALE 1/4" = 1'-0"



PERMIT SET
NOT FOR CONSTRUCTION



SET:	DATE:

PROJECT NAME:	THE MENOTOMY BUILDING
ADDRESS:	14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE:	EXTERIOR ELEVATIONS

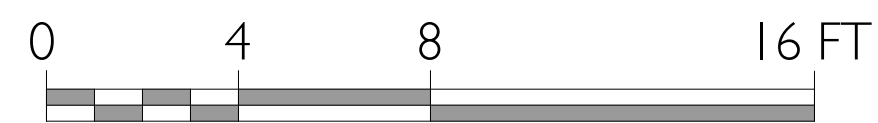
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DATE:	2020-01-22
MAP/PARCEL:	9-29-0
JOB #:	19R04
DRAWING #:	



1
S-01 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



2
S-01 **BUILDING SECTION**
SCALE: 1/4" = 1'-0"



PERMIT SET
NOT FOR CONSTRUCTION