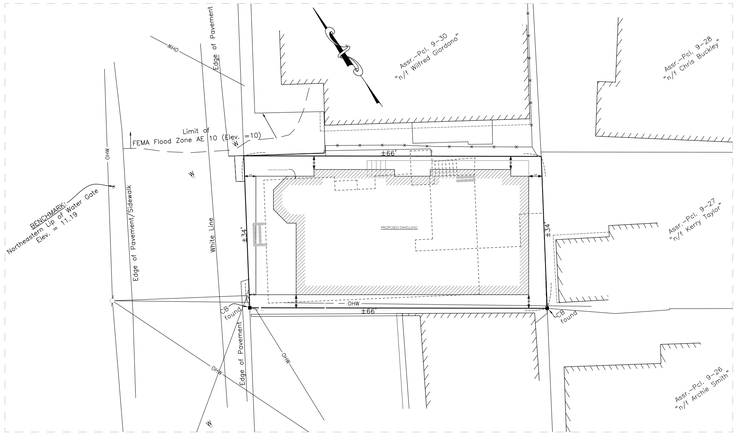
THE MENOTOMY BUILDING

14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

sullivan + associates
ARCHITECTS

508 693 0500
sullivanassociatesarchitects.com

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.) WIDTH	FRAME SIZE (NOT R.O.) HEIGHT	NOTES
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 115.~~
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: _____ Hardware: _____
All Terrace Doors to be _____; Color: _____ Hardware: _____
Terrace Door Interior to be _____; Color: _____

DOOR SCHEDULE- FOR PRICING ONLY

MARK	QUANT.	TYPE	MANUF.	MODEL#	LITES	UNIT SIZE (NOT R.O.) WIDTH	UNIT SIZE (NOT R.O.) HEIGHT	NOTES
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

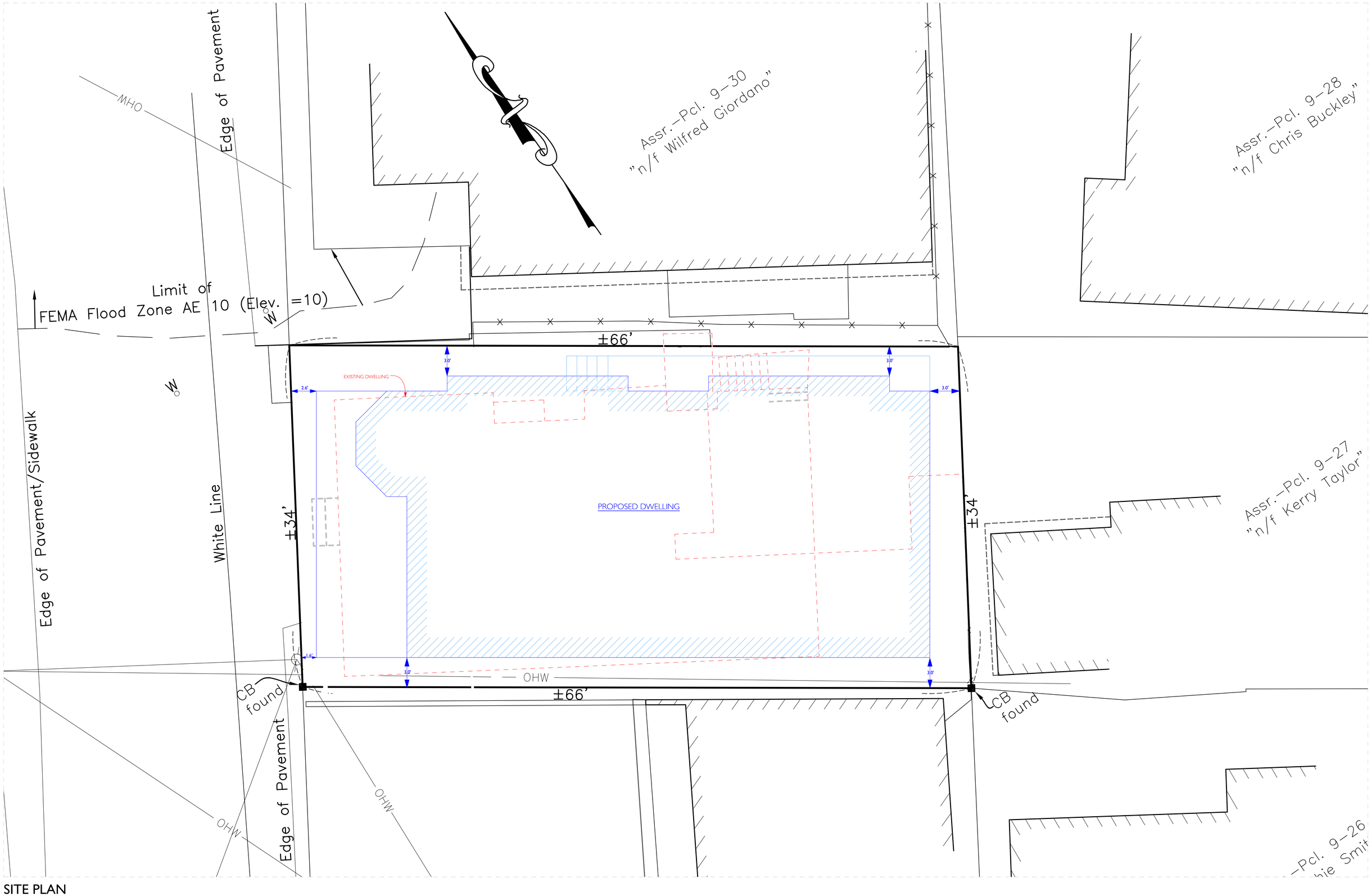
SHEET INDEX

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
SULLIVAN AND ASSOCIATES ARCHITECTS
52 NARRAGANSETT AVENUE
OAK BLUFFS MA, 02557
(508) 693-0500

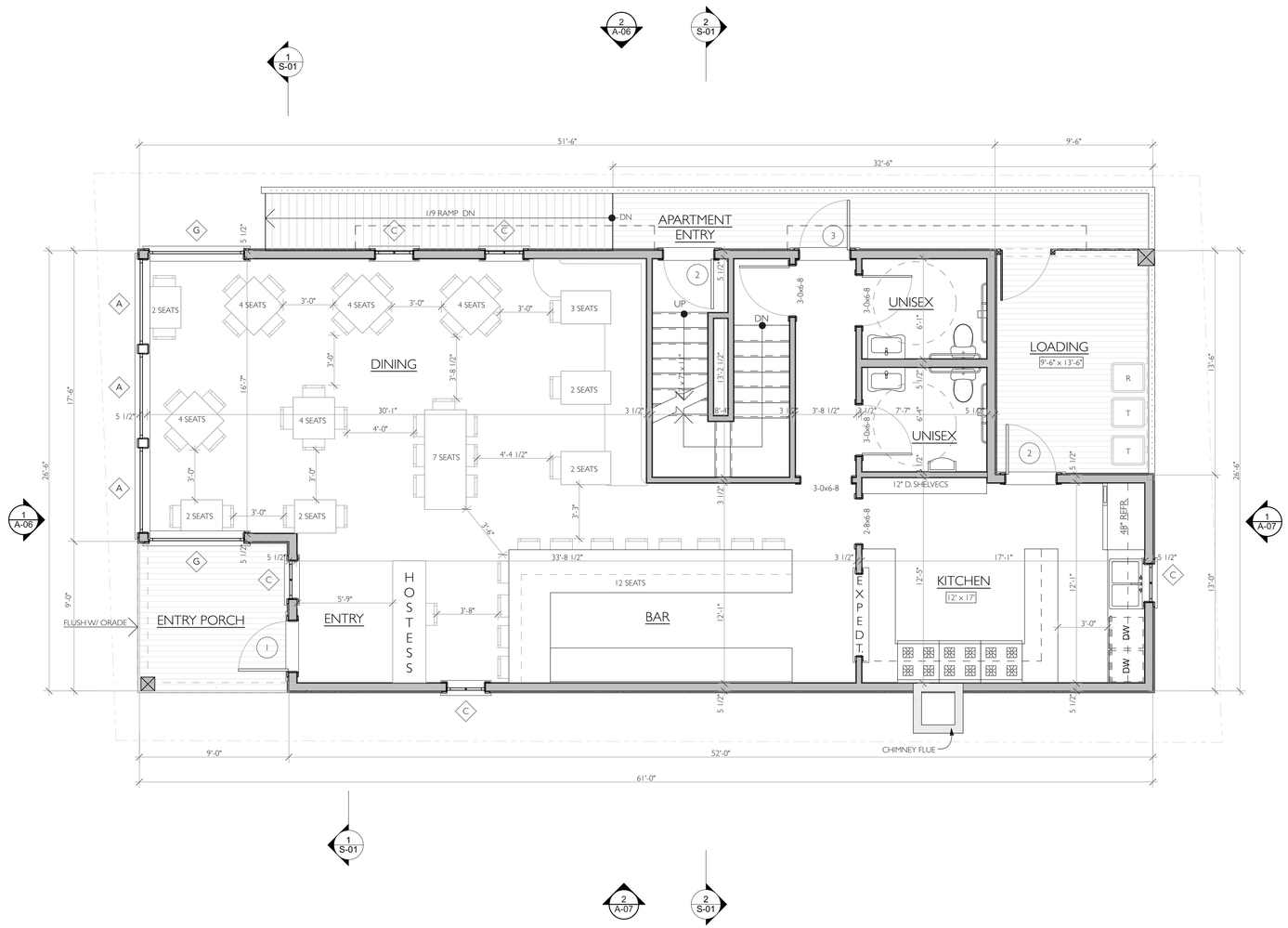
SEPTIC & SURVEYING ENGINEERING
VINEYARD LAND SURVEYING & ENGINEERING, INC
12 COURNOYER ROAD, P.O. BOX 421
WEST TISBURY , MA 02575
(508) 693-3774

DATE OF ISSUE:2020-01-13



SITE PLAN

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



FIRST FLOOR PLAN

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

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

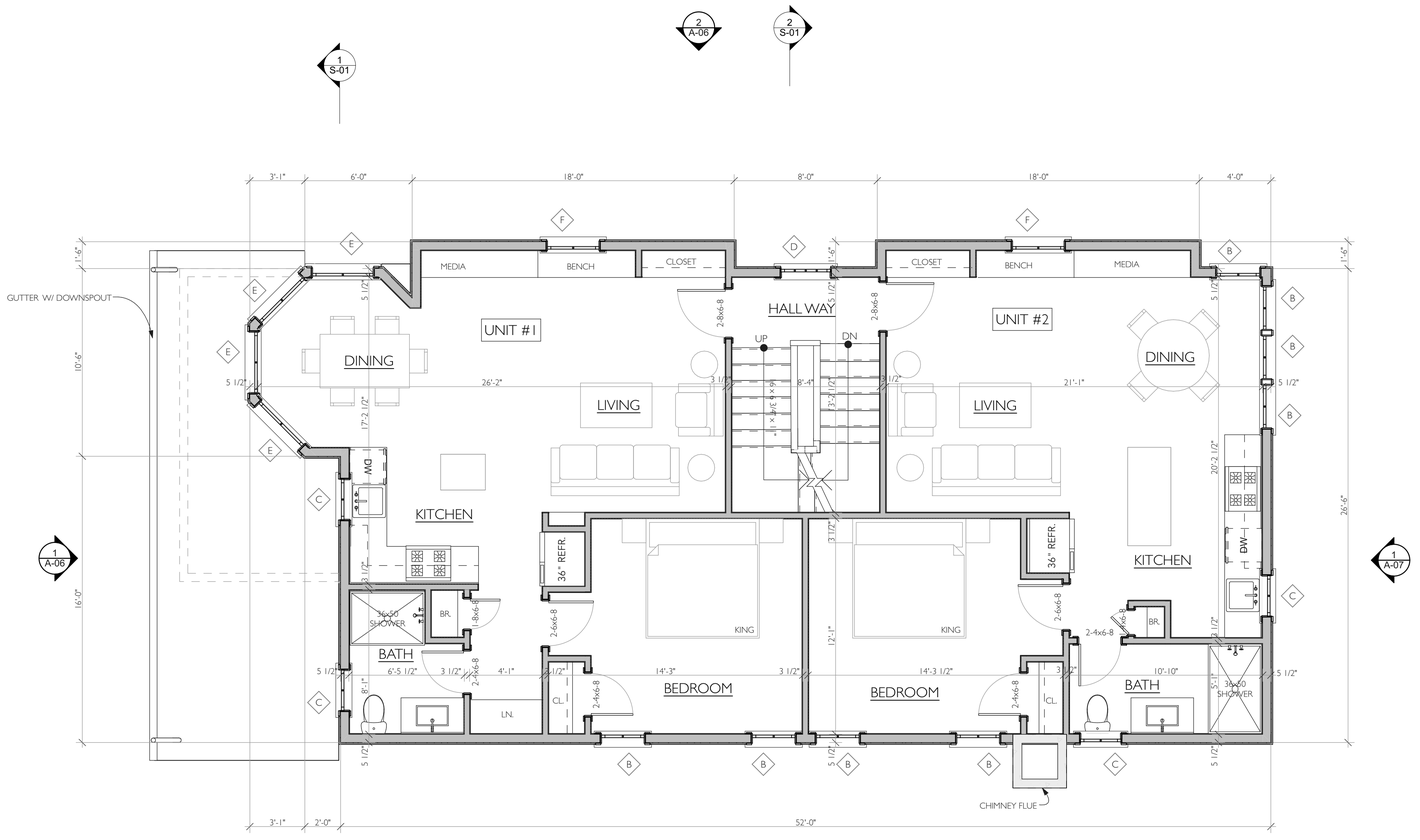
sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

REGISTERED ARCHITECT
WILLIAM C. SULLIVAN
NO. 50181
OAK BLUFFS
MASS.
COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

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

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: A-01



SECOND FLOOR PLAN

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

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

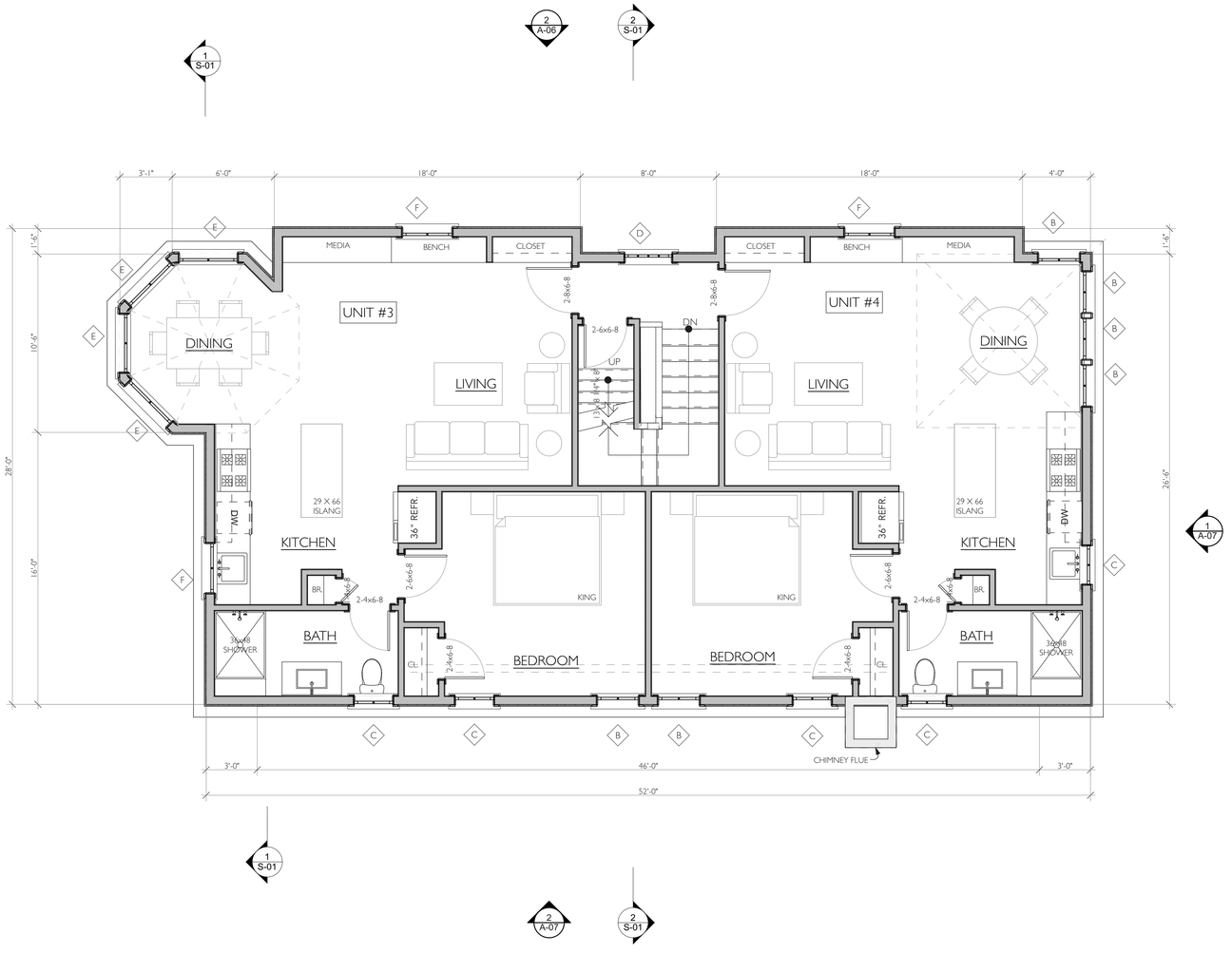
sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

REGISTERED ARCHITECT
WILLIAM C. SULLIVAN
NO. 50181
OAK BLUFFS
MASS.
COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

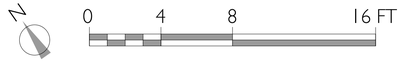
PROJECT NAME: THE MENOTOMY BUILDING
ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557
SHEET TITLE: SECOND FLOOR PLAN

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: A-02



THIRD FLOOR

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



PERMIT SET
NOT FOR CONSTRUCTION

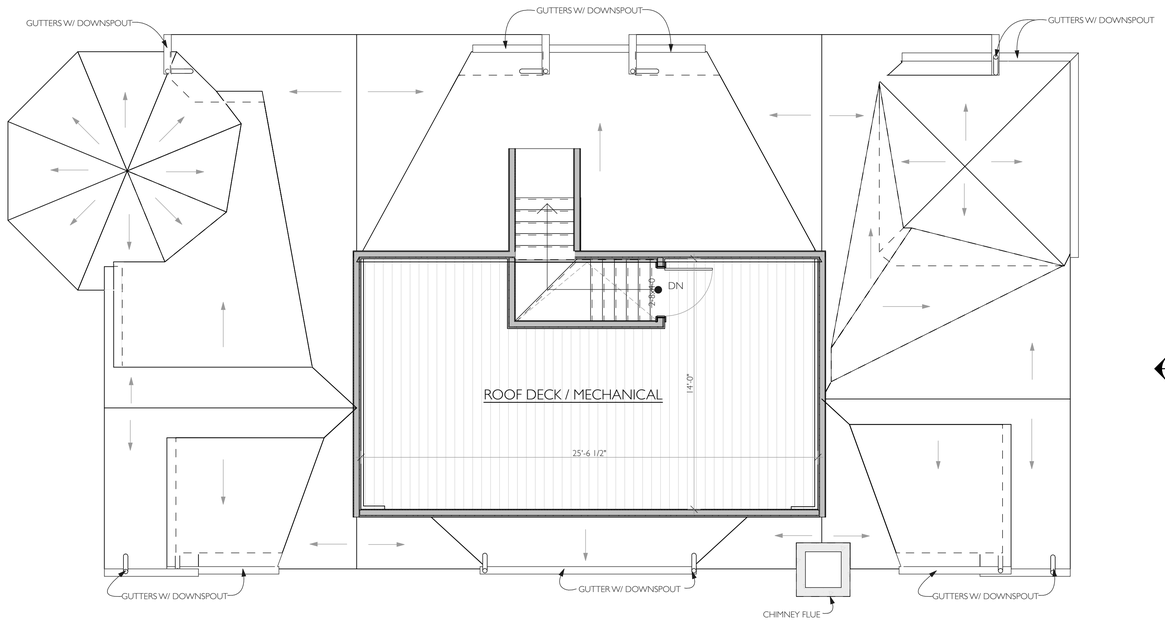
sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

REGISTERED ARCHITECT
WILLIAM C. SULLIVAN
NO. 50181
OAK BLUFFS
MASS.
COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

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

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: A-03



ROOF PLAN

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

PERMIT SET
NOT FOR CONSTRUCTION

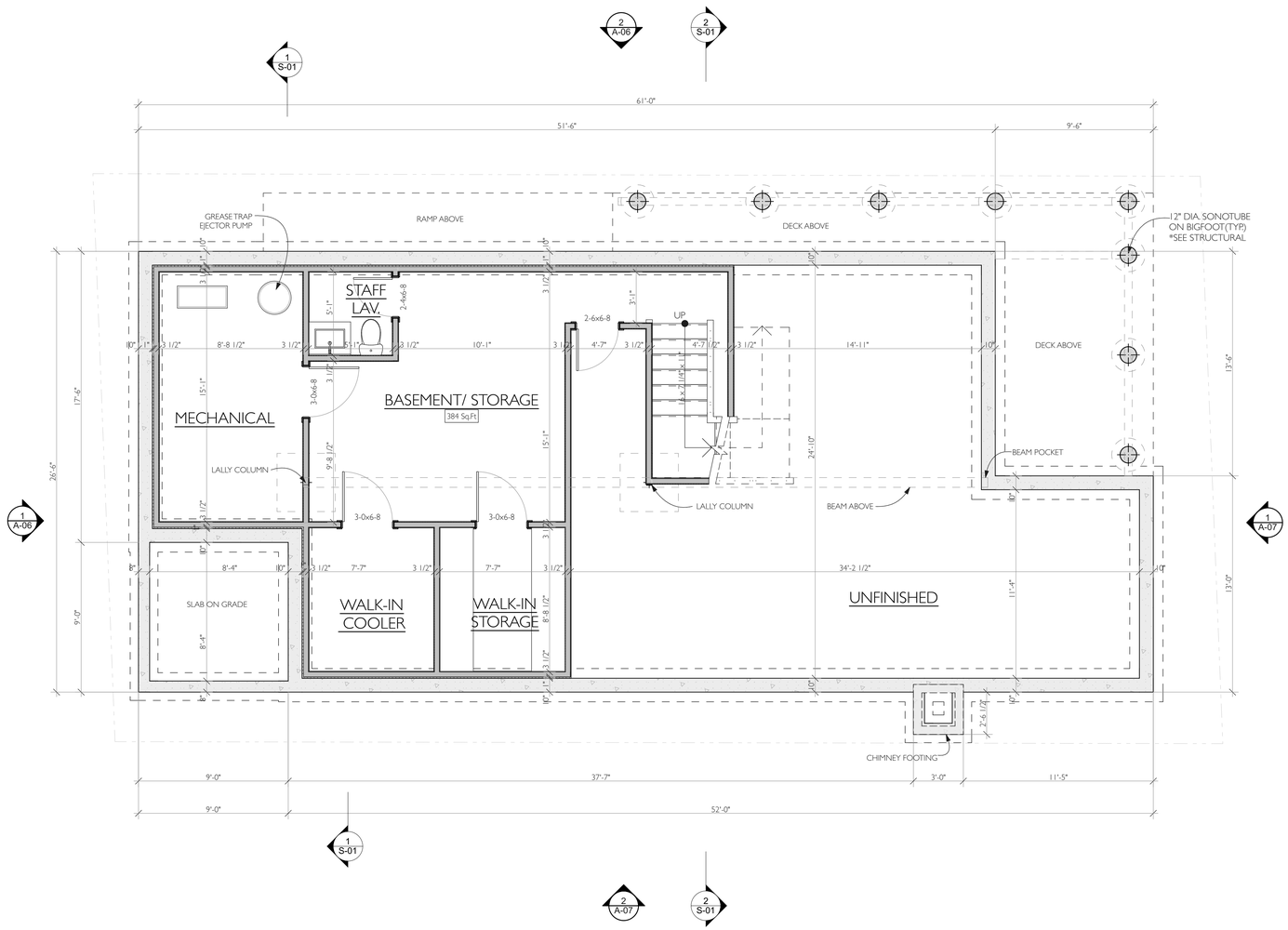
sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

REGISTERED ARCHITECT
WILLIAM C. SULLIVAN
NO. 50181
OAK BLUFFS
MASS.
COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

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

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: A-04



BASEMENT PLAN

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

N

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: BASEMENT PLAN

DRAWN BY: MT

DATE: 2020-01-13

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"

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

REGISTERED ARCHITECT
WILLIAM C. SULLIVAN
NO. 50181
OAK BLUFFS
MASS.
COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

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

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: A-06

1 A-07 EAST ELEVATION

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

2 A-07 SOUTH ELEVATION

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

0 4 8 16 FT

PERMIT SET

NOT FOR CONSTRUCTION

sullivan + associates ARCHITECTS

508 693 0500

sullivanassociatesarchitects.com

REGISTERED ARCHITECT WILLIAM C. SULLIVAN NO. 50181 OAK BLUFFS MASS. COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: EXTERIOR ELEVATIONS

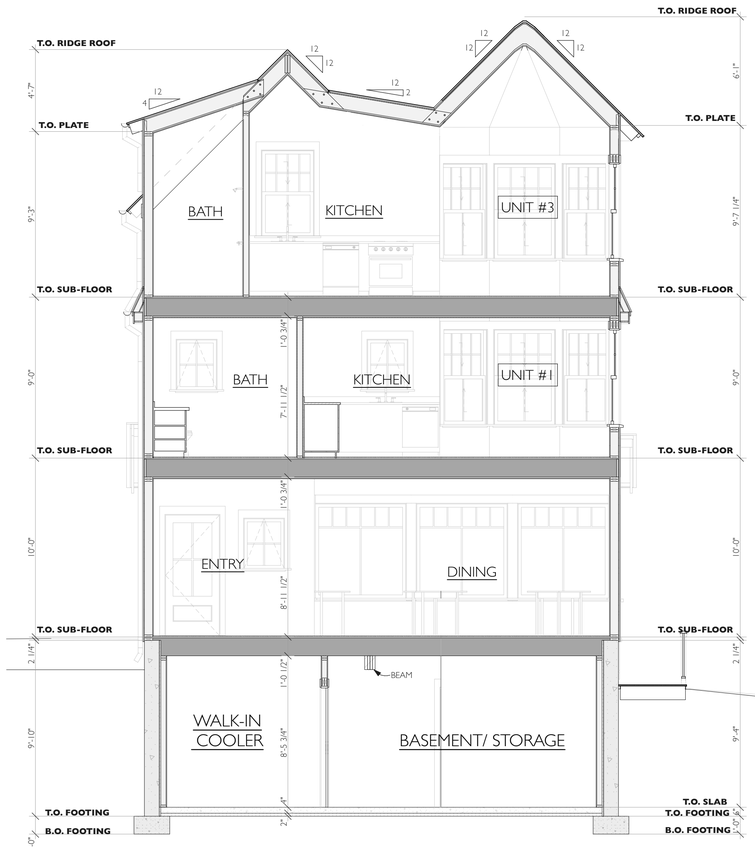
DRAWN BY: MT

DATE: 2020-01-13

MAP/PARCEL: 9-29-0

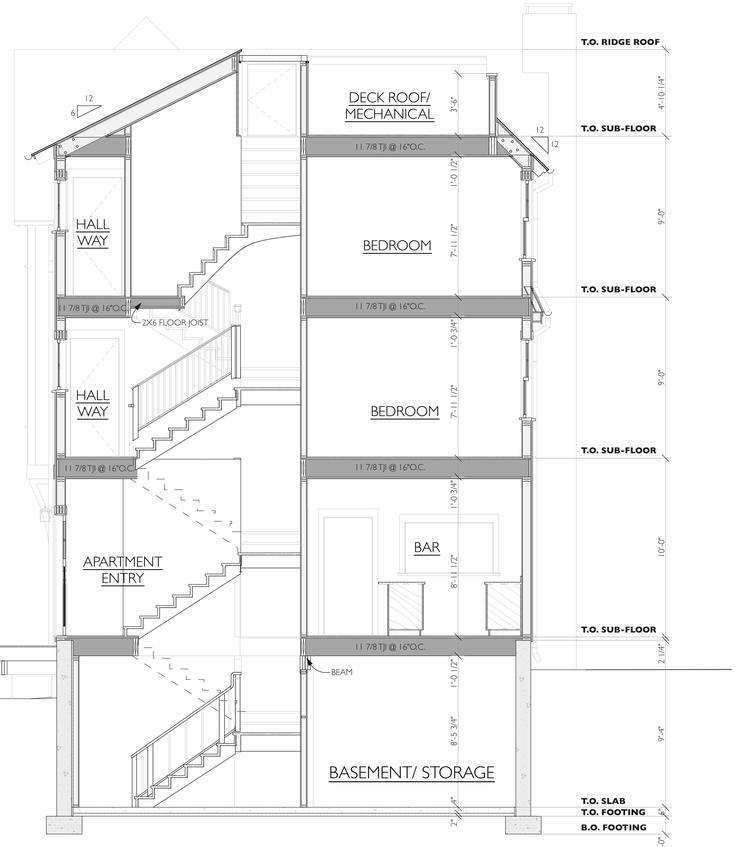
JOB #: 19R04

DRAWING #: A-07



1 S-01 **BUILDING SECTION**

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



2 S-01 **BUILDING SECTION**

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

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

sullivan + associates
ARCHITECTS
508 693 0500
sullivanassociatesarchitects.com

SET:	DATE:

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

DRAWN BY: MT
DATE: 2020-01-13
MAP/PARCEL: 9-29-0
JOB #: 19R04
DRAWING #: S-01