THE MENOTOMY BUILDING

14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

sullivan + associates
ARCHITECTS

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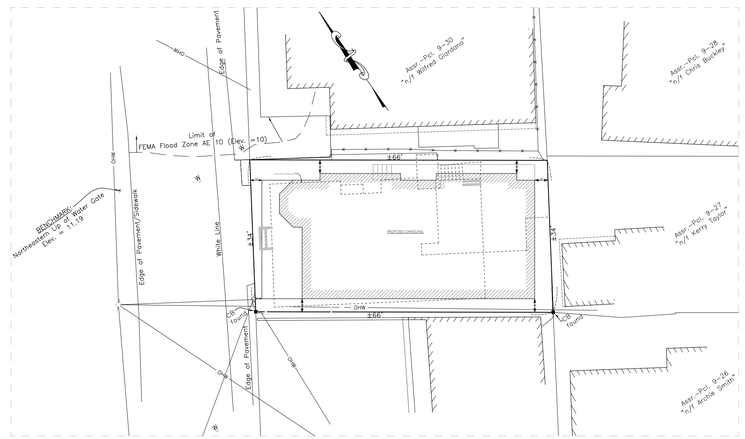
LOCUS PLAN



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	5	FIXED	TBD	TBD	6/ 2	5'-0"	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"	

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.)		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"	

SQUARE FOOTAGE

NAME	AREA (SQFT)
PROPOSED FIRST FLOOR	1,407
PROPOSED SECOND FLOOR	1,404
PROPOSED THIRD FLOOR	1,416
	4,227 sq ft

DECK & PORCH 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

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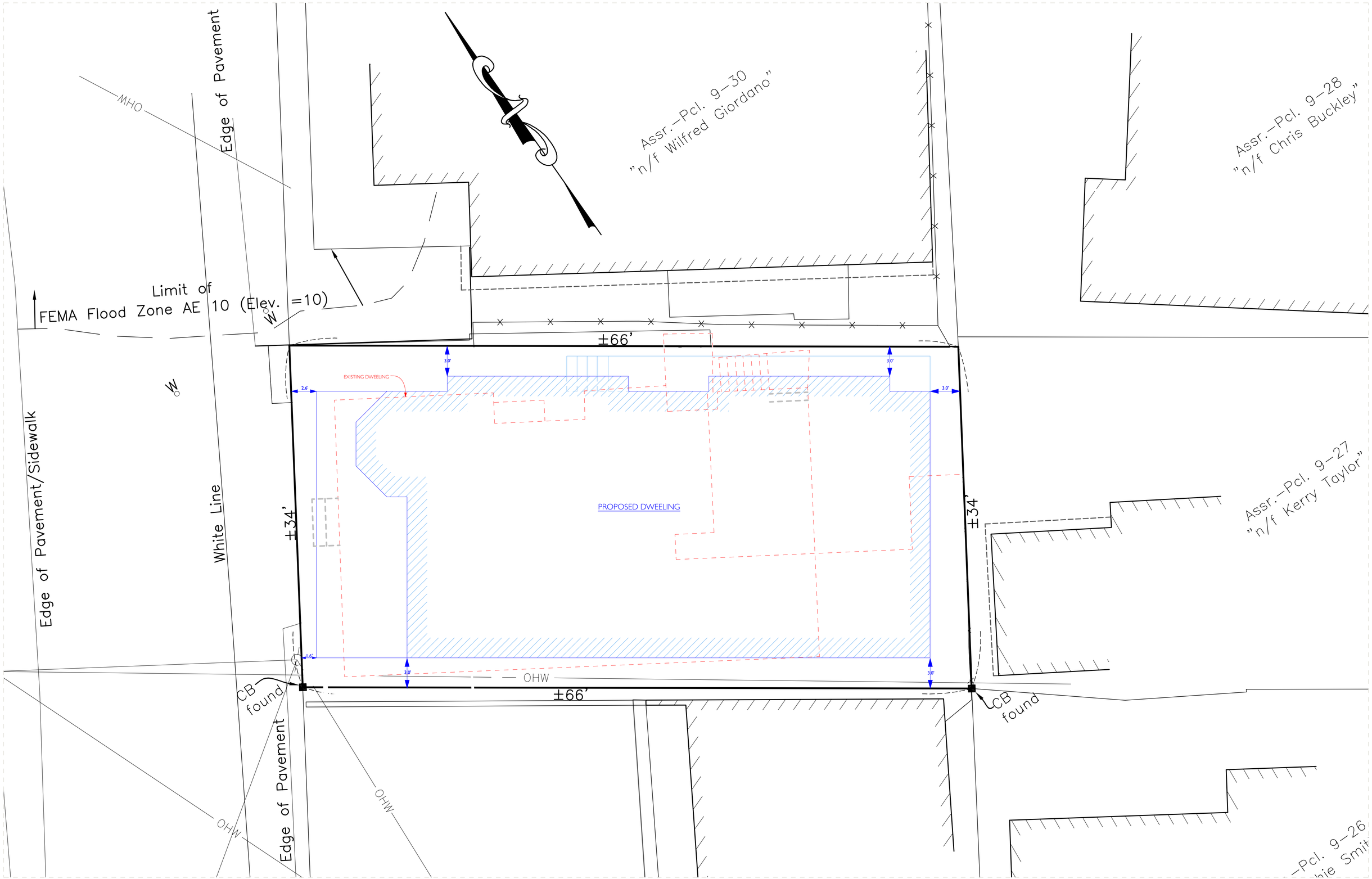
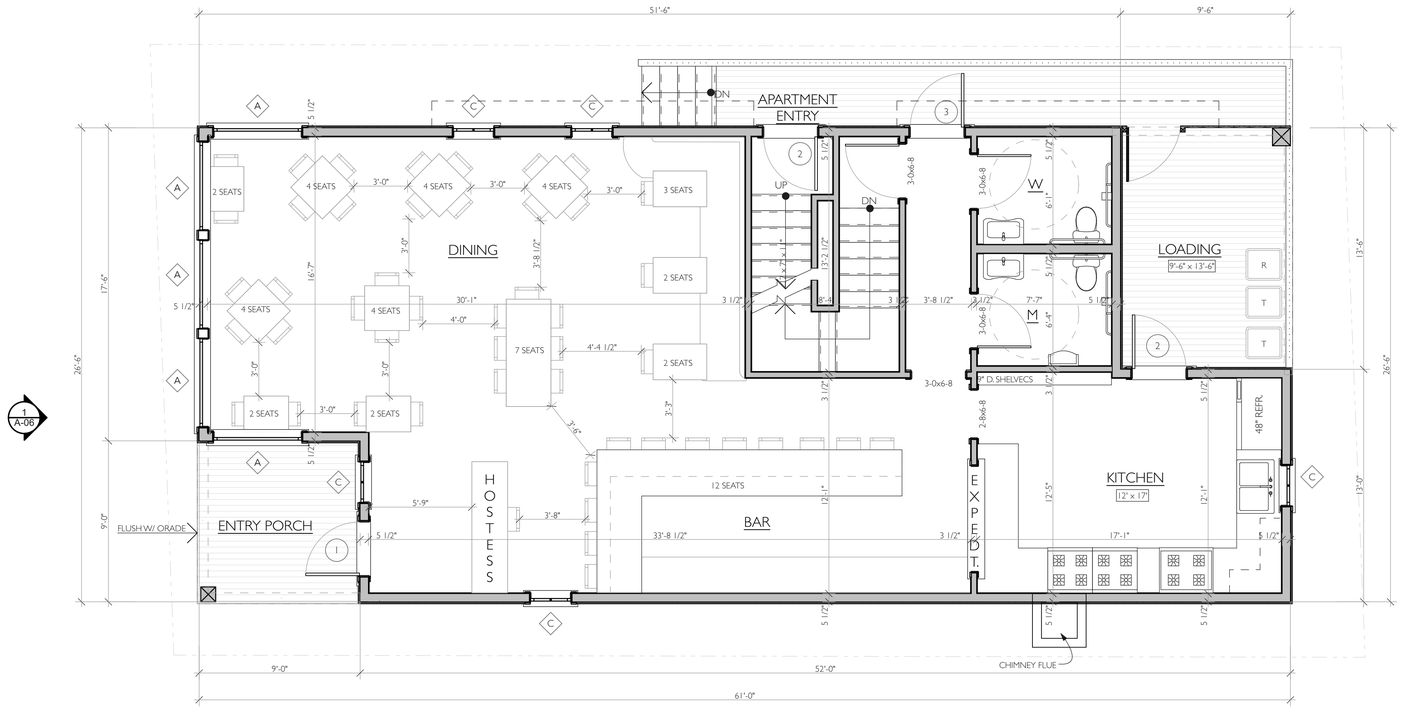
DATE OF ISSUE:2019-12-16



SITE PLAN

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



FIRST FLOOR PLAN

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

N

0 4 8 16 FT

PERMIT SET

NOT FOR CONSTRUCTION

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COMMONWEALTH OF MASSACHUSETTS

SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: FIRST FLOOR PLAN

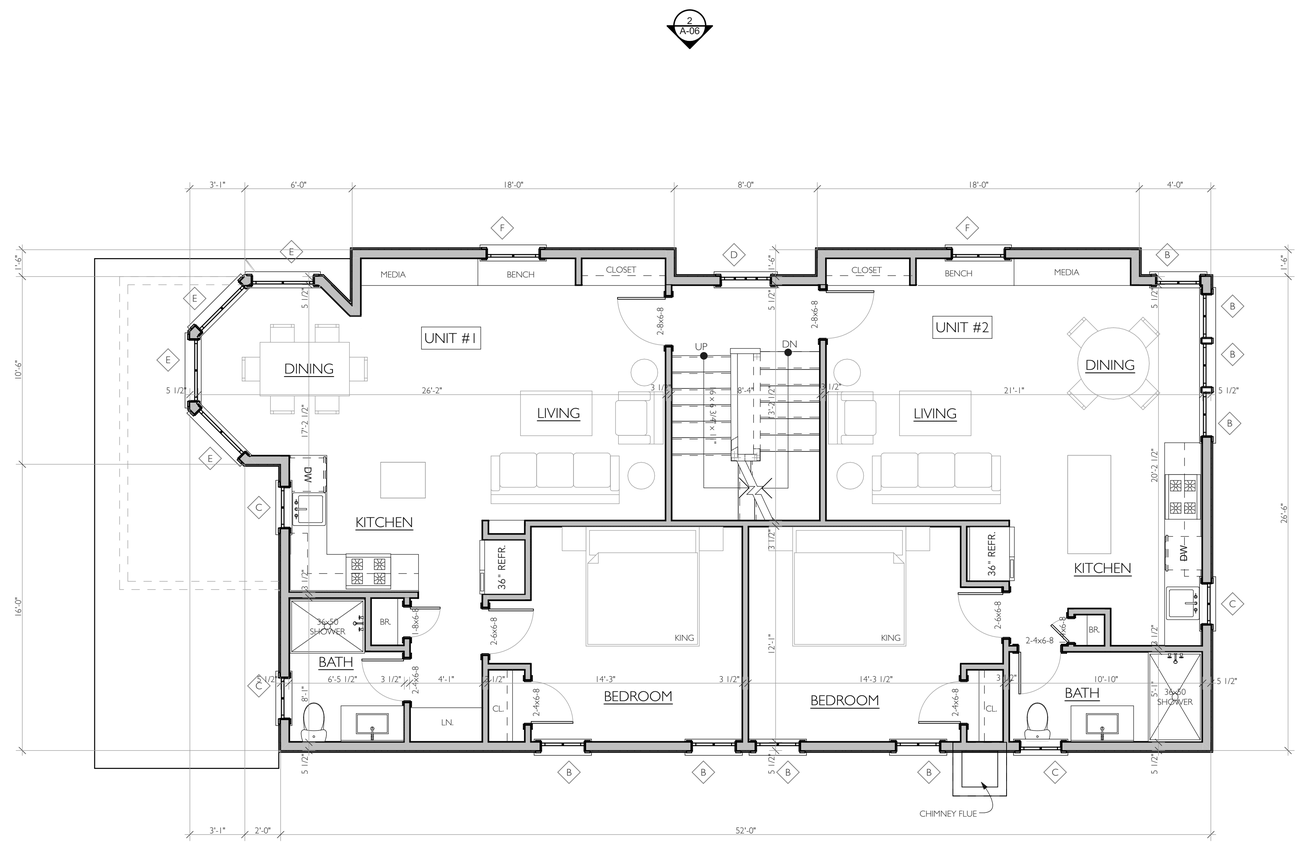
DRAWN BY: MT

DATE: 2019-12-16

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-01



SECOND FLOOR PLAN

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

N

0 4 8 16 FT

PERMIT SET
NOT FOR CONSTRUCTION

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SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: SECOND FLOOR PLAN

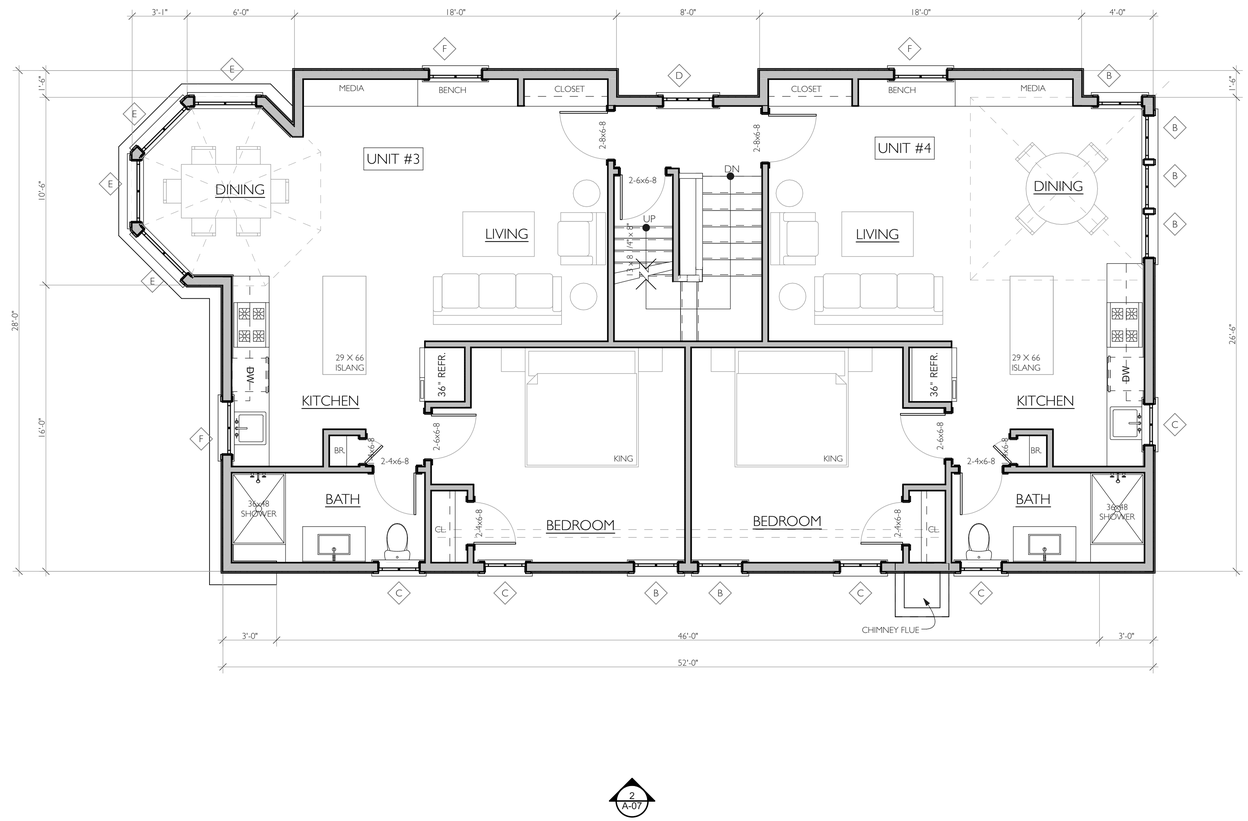
DRAWN BY: MT

DATE: 2019-12-16

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-02



THIRD FLOOR

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

N

0 4 8 16 FT

PERMIT SET
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PROJECT NAME: THE MENOTOMY BUILDING

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SHEET TITLE: THIRD FLOOR PLAN

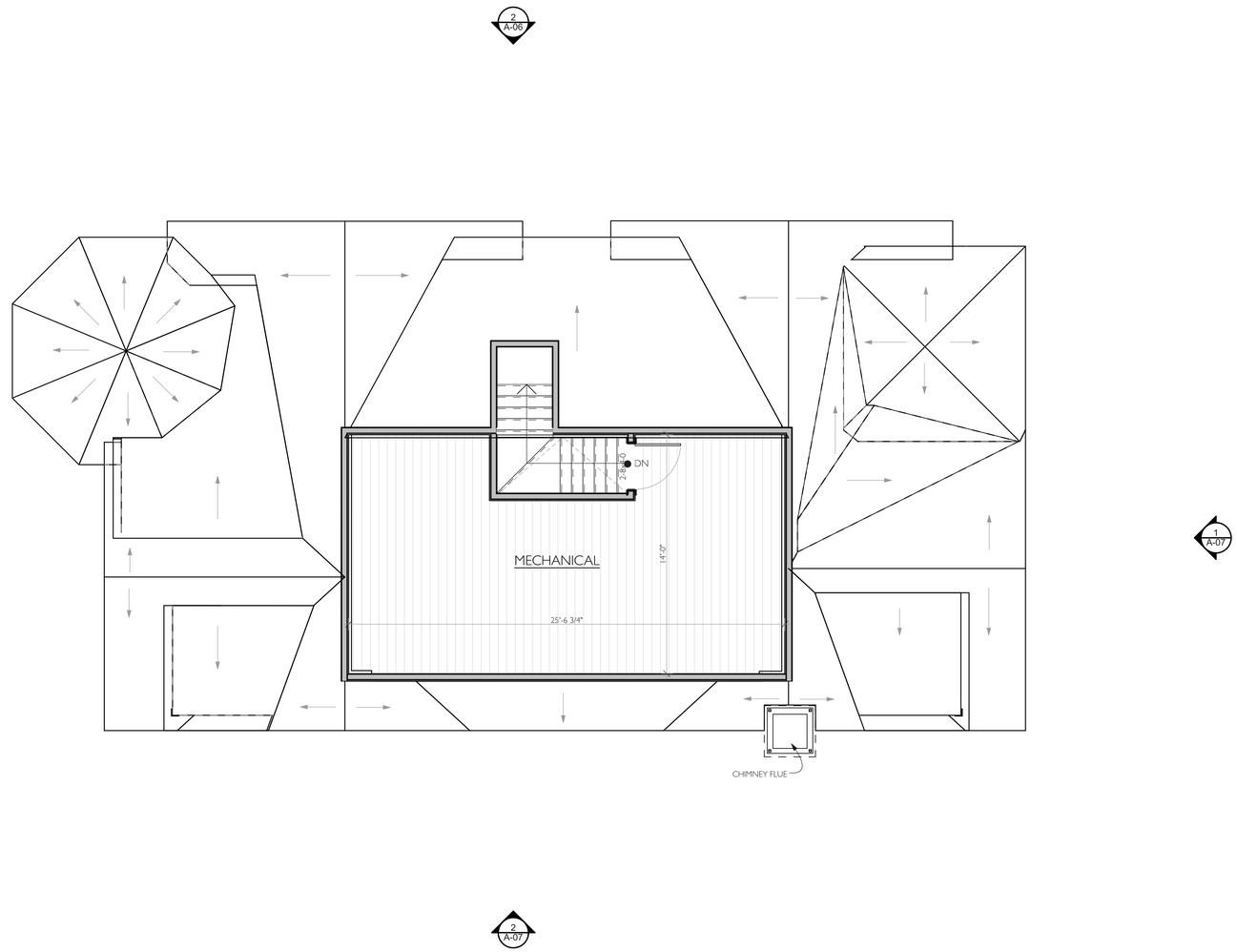
DRAWN BY: MT

DATE: 2019-12-16

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-03



ROOF PLAN

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

PERMIT SET
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SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

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SHEET TITLE: ROOF PLAN

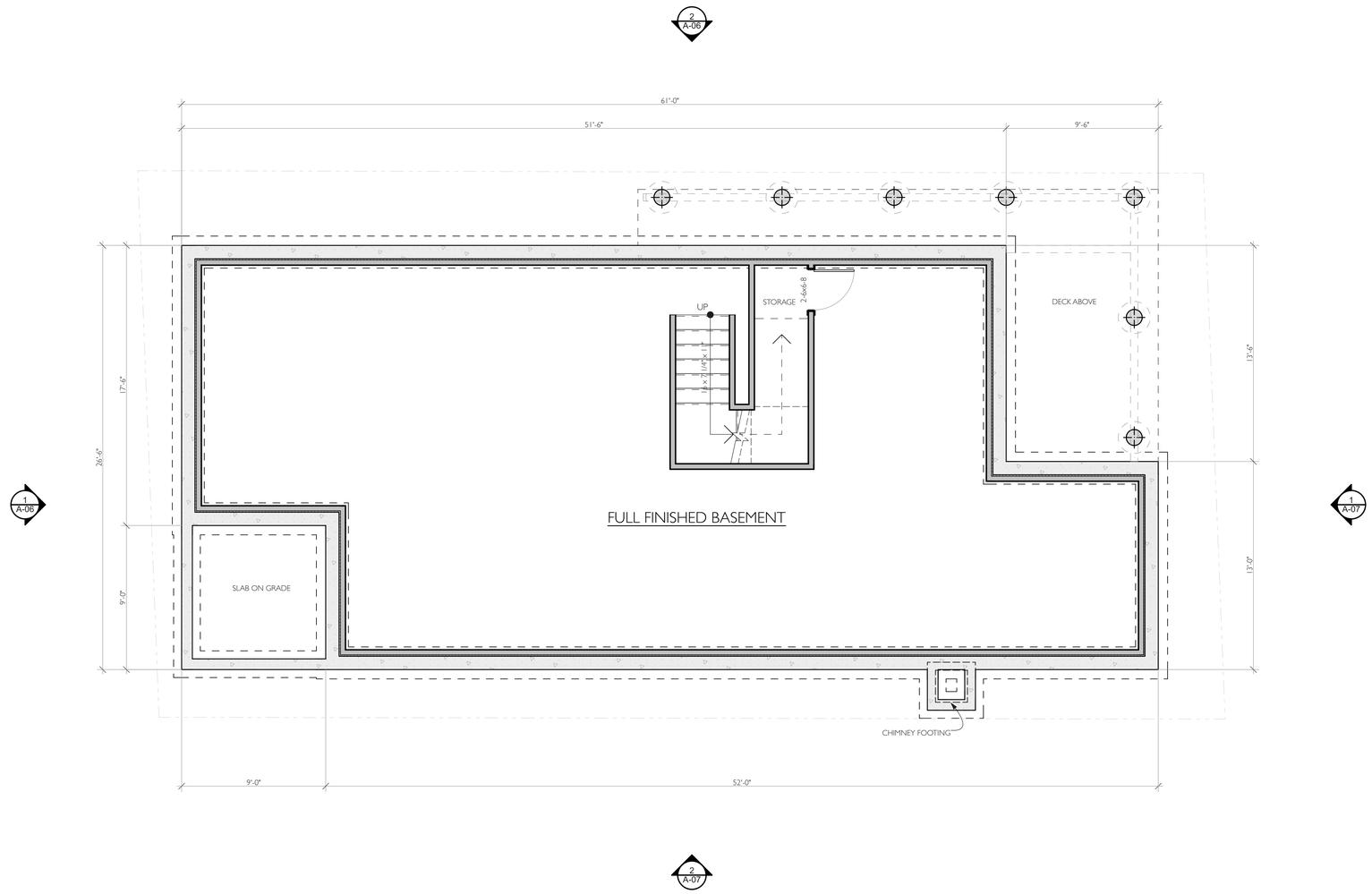
DRAWN BY: MT

DATE: 2019-12-16

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
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ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: BASEMENT PLAN

DRAWN BY: MT

DATE: 2019-12-16

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

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PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MT

DATE: 2019-12-16

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

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SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MT

DATE: 2019-12-16

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-07