THE MENOTOMY BUILDING

14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

sullivan + associates
ARCHITECTS

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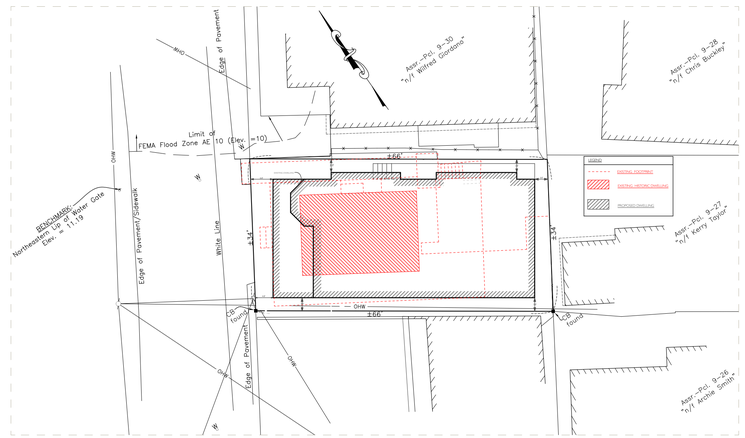
LOCUS PLAN



SITE PLAN

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

CODE COMPLIANCE : TOWN OF TBD

THE MENOTOMY BUILDING

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DISTRICT = B1

	REQUIRED	ACTUAL
MINIMUM LOT SIZE	TBD	TBD
FRONT SETBACK	5' MINIMUM	4'/ 5'
SIDEYARD SETBACK	3' MINIMUM	3'
REAR YARD SETBACK	3' MINIMUM	3'
ROOF HEIGHT	35' MAX. PITCHED	32.9'
	' MAX FLAT	N/A

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 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"	

EXISTING SQUARE FOOTAGE

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

EXISTING DECK SQUARE FOOTAGE

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

PROPOSED SQUARE FOOTAGE

NAME	AREA (SQFT)
PROPOSED FINISHED BASEMENT	374
PROPOSED FIRST FLOOR	1,341
PROPOSED SECOND FLOOR	1,329
PROPOSED THIRD FLOOR	1,338
	4,382 sq ft

PROPOSED DECK SQUARE FOOTAGE

NAME	AREA (SQFT)
PROPOSED DECK	241
PROPOSED ENTRY PORCH	81
PROPOSED ROOF DECK	323
	645 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

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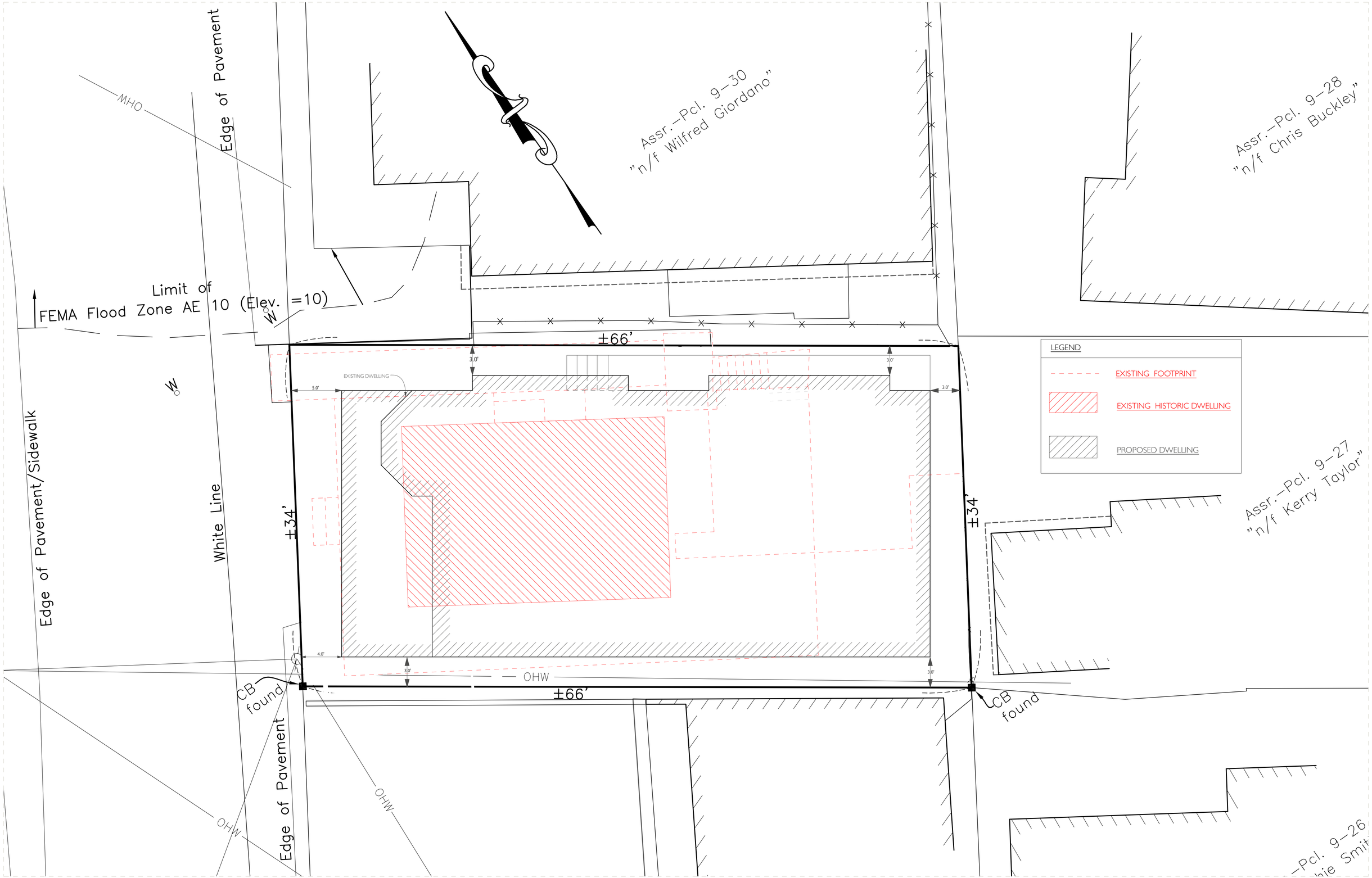
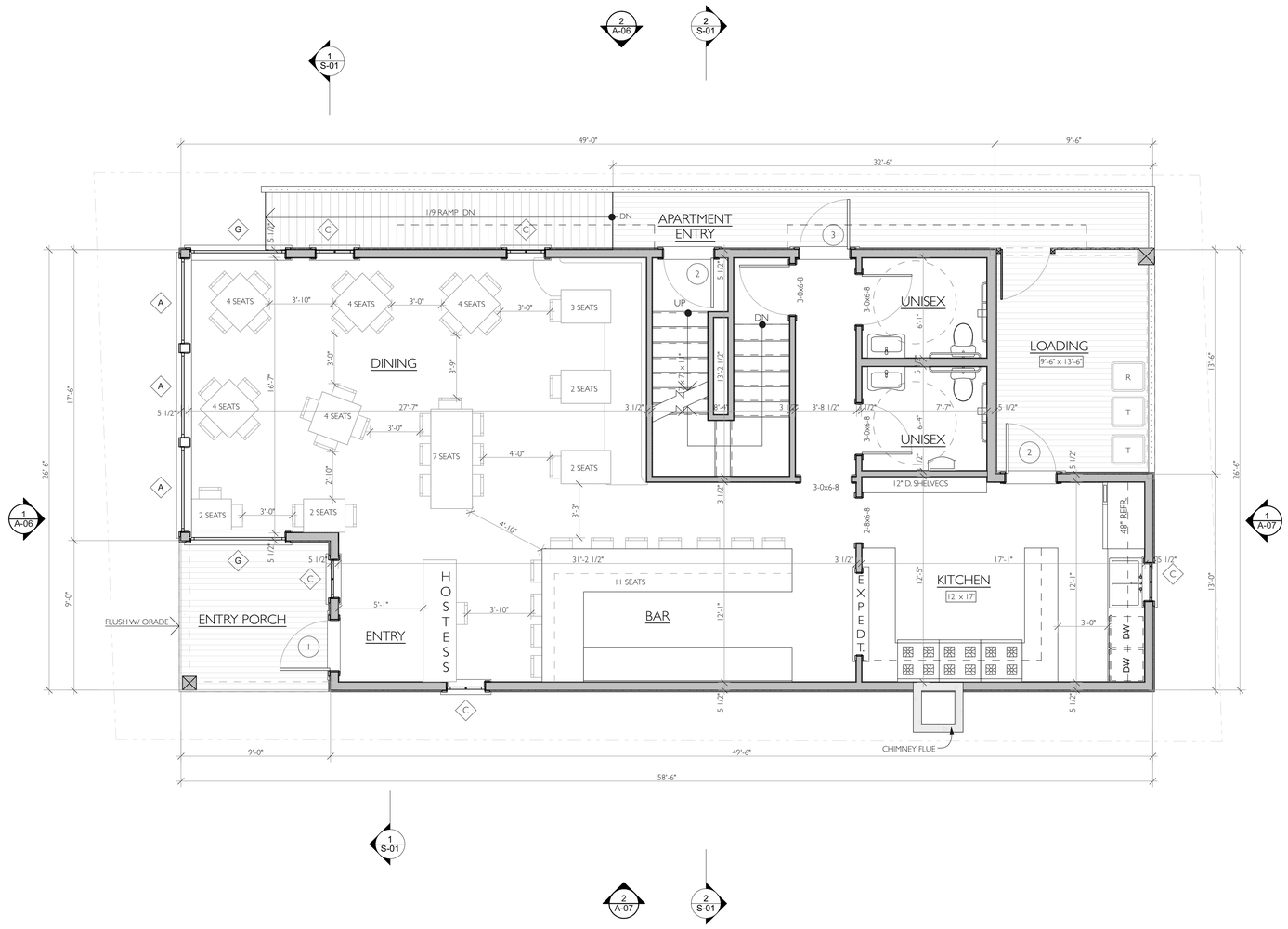
DATE OF ISSUE:2020-05-04



SITE PLAN

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



FIRST FLOOR PLAN

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

0 4 8 16 FT

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SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: FIRST FLOOR PLAN

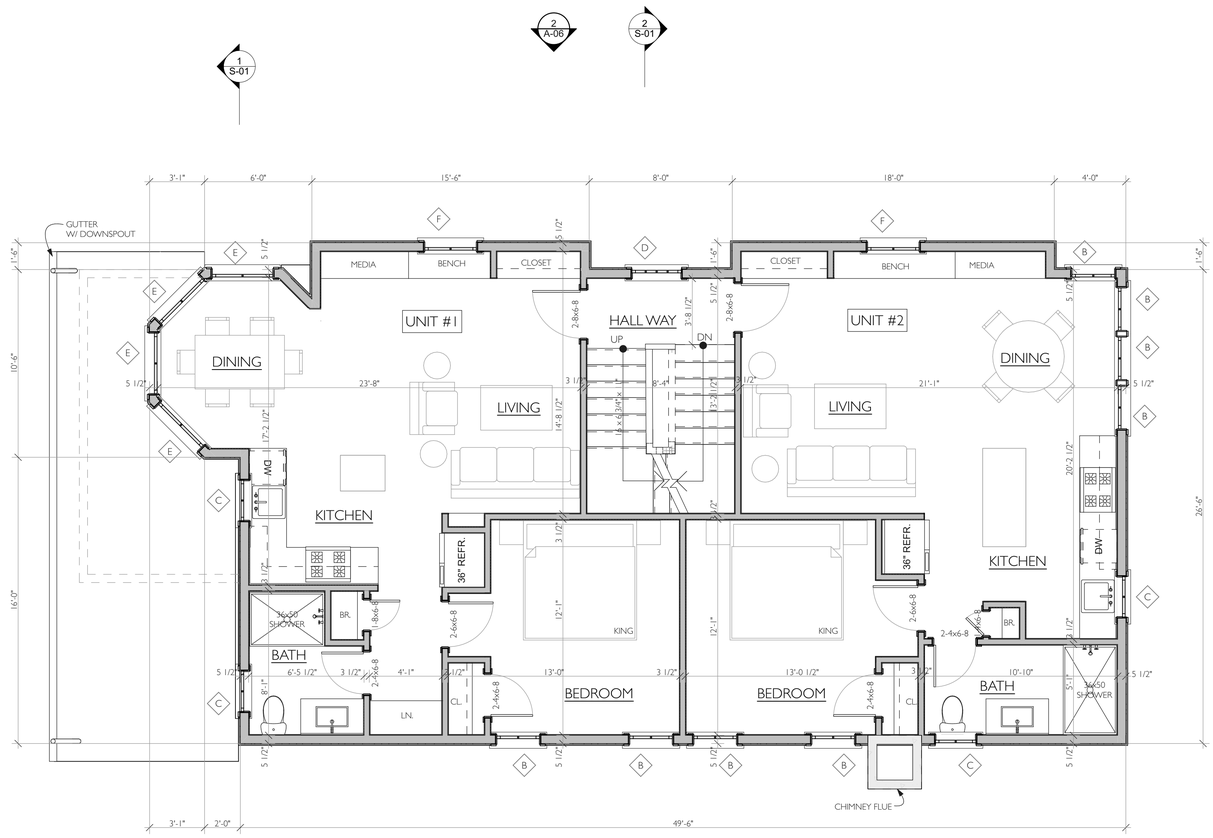
DRAWN BY: MT

DATE: 2020-05-04

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-01



SECOND FLOOR PLAN

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

N

0 4 8 16 FT

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SET:	DATE:

PROJECT NAME: THE MENOTOMY BUILDING

ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: SECOND FLOOR PLAN

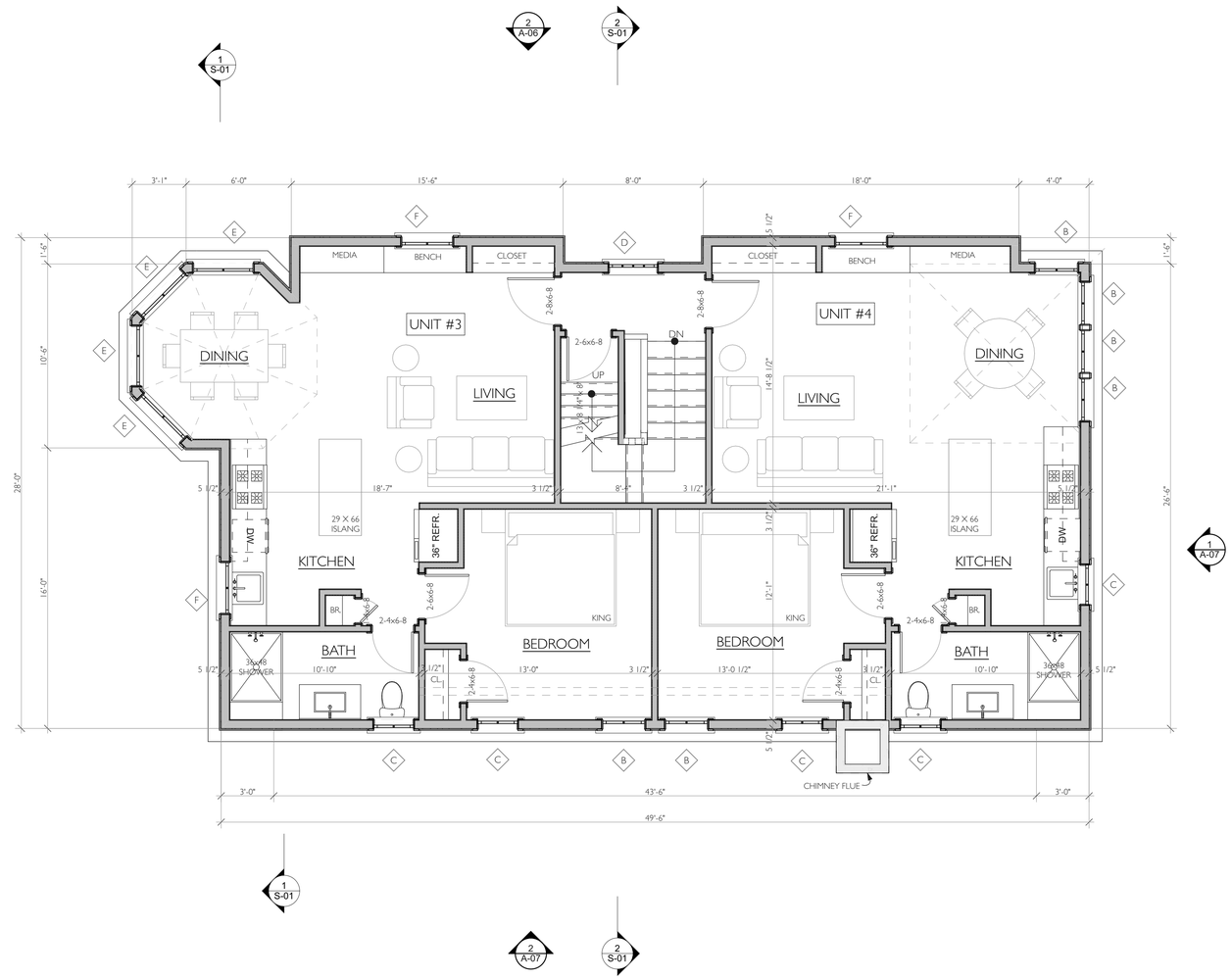
DRAWN BY: MT

DATE: 2020-05-04

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-02



THIRD FLOOR

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

0 4 8 16 FT

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SHEET TITLE: THIRD FLOOR PLAN

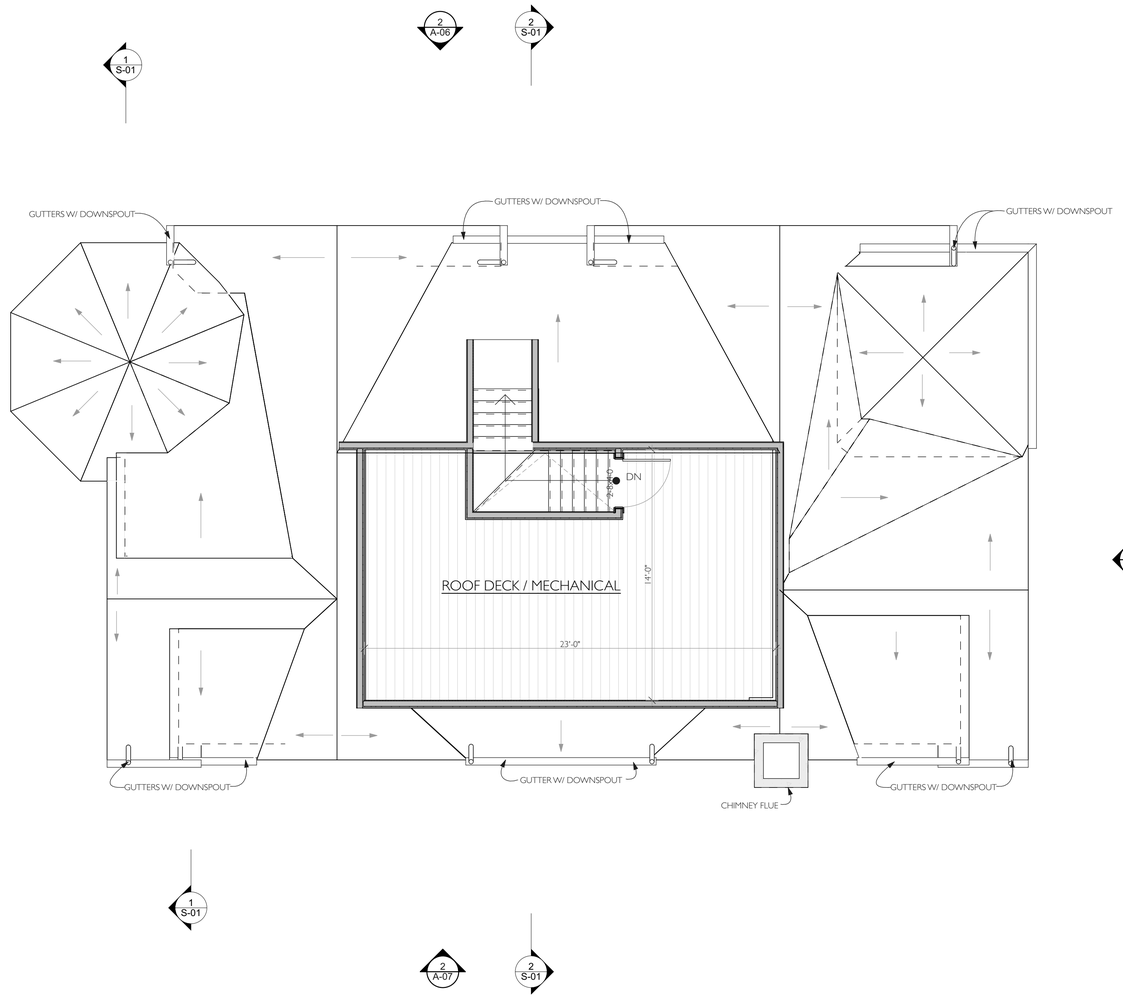
DRAWN BY: MT

DATE: 2020-05-04

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: A-03



ROOF PLAN

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

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SHEET TITLE: ROOF PLAN

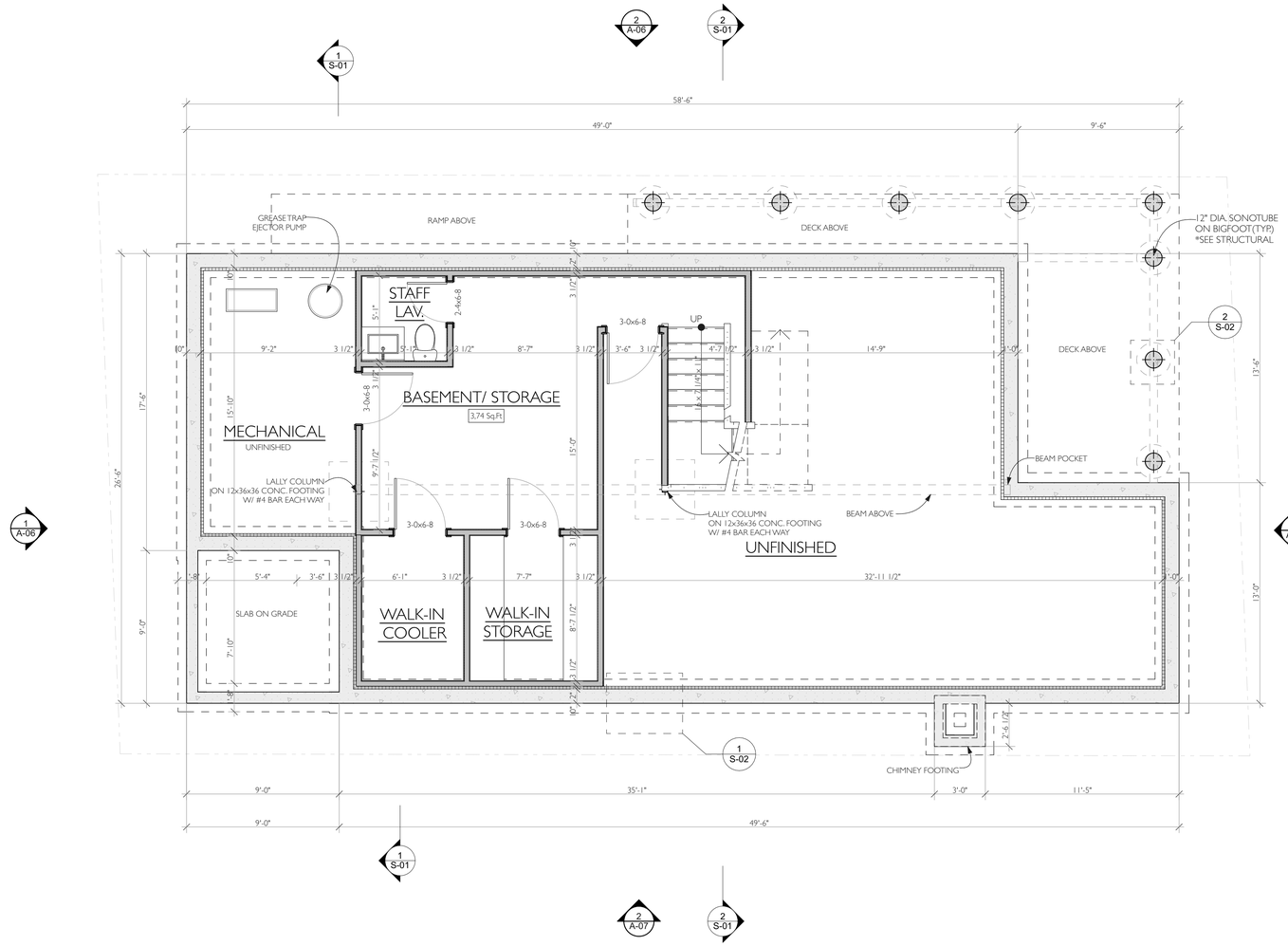
DRAWN BY: MT

DATE: 2020-05-04

MAP/PARCEL: 9-29-0

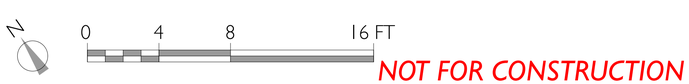
JOB #: 19R04

DRAWING #: A-04



BASEMENT PLAN

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



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SHEET TITLE: BASEMENT PLAN

DRAWN BY: MT

DATE: 2020-05-04

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

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ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MT

DATE: 2020-05-04

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

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ADDRESS: 14 KENNEBEC AVENUE, OAK BLUFFS, MA 02557

SHEET TITLE: EXTERIOR ELEVATIONS

DRAWN BY: MT

DATE: 2020-05-04

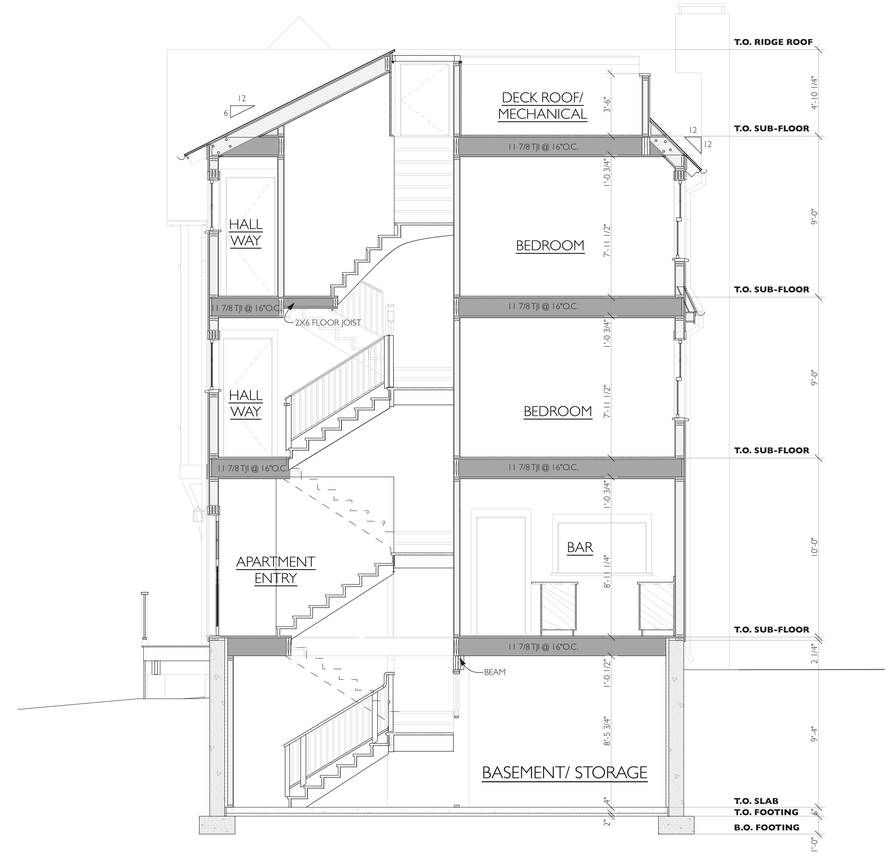
MAP/PARCEL: 9-29-0

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

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SHEET TITLE: BUILDING SECTION

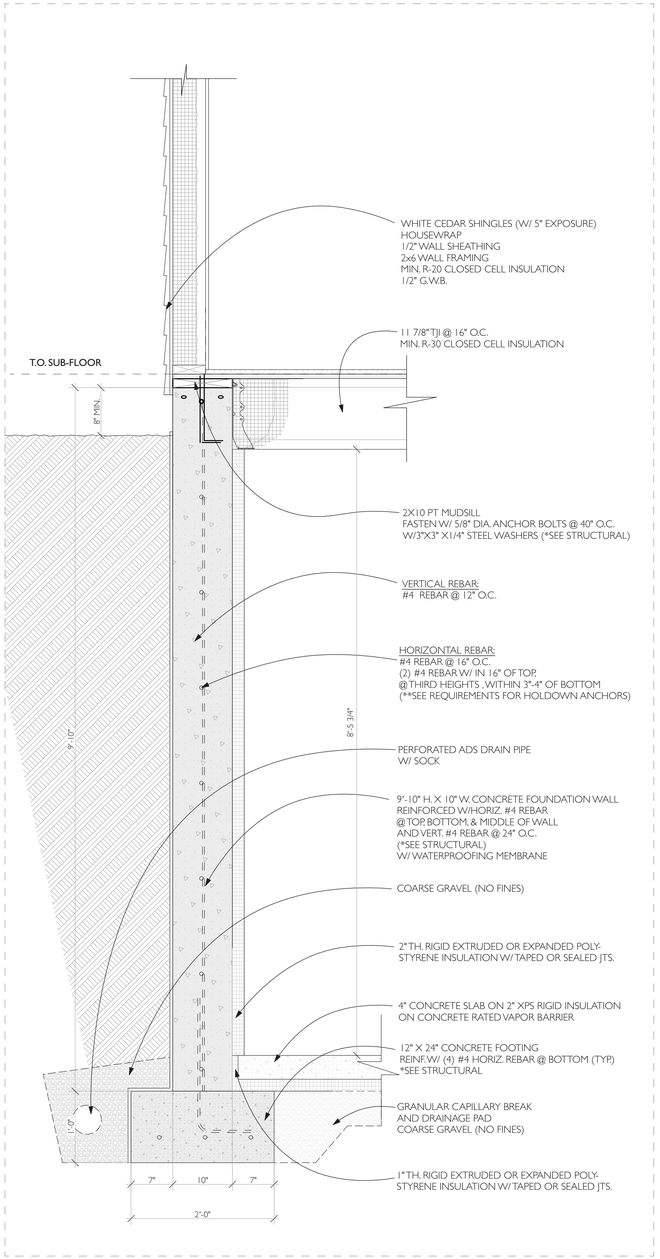
DRAWN BY: MT

DATE: 2020-05-04

MAP/PARCEL: 9-29-0

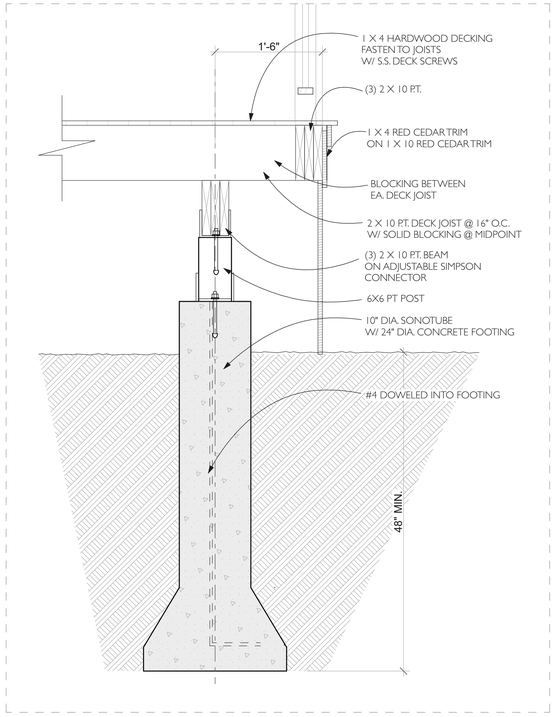
JOB #: 19R04

DRAWING #: S-01



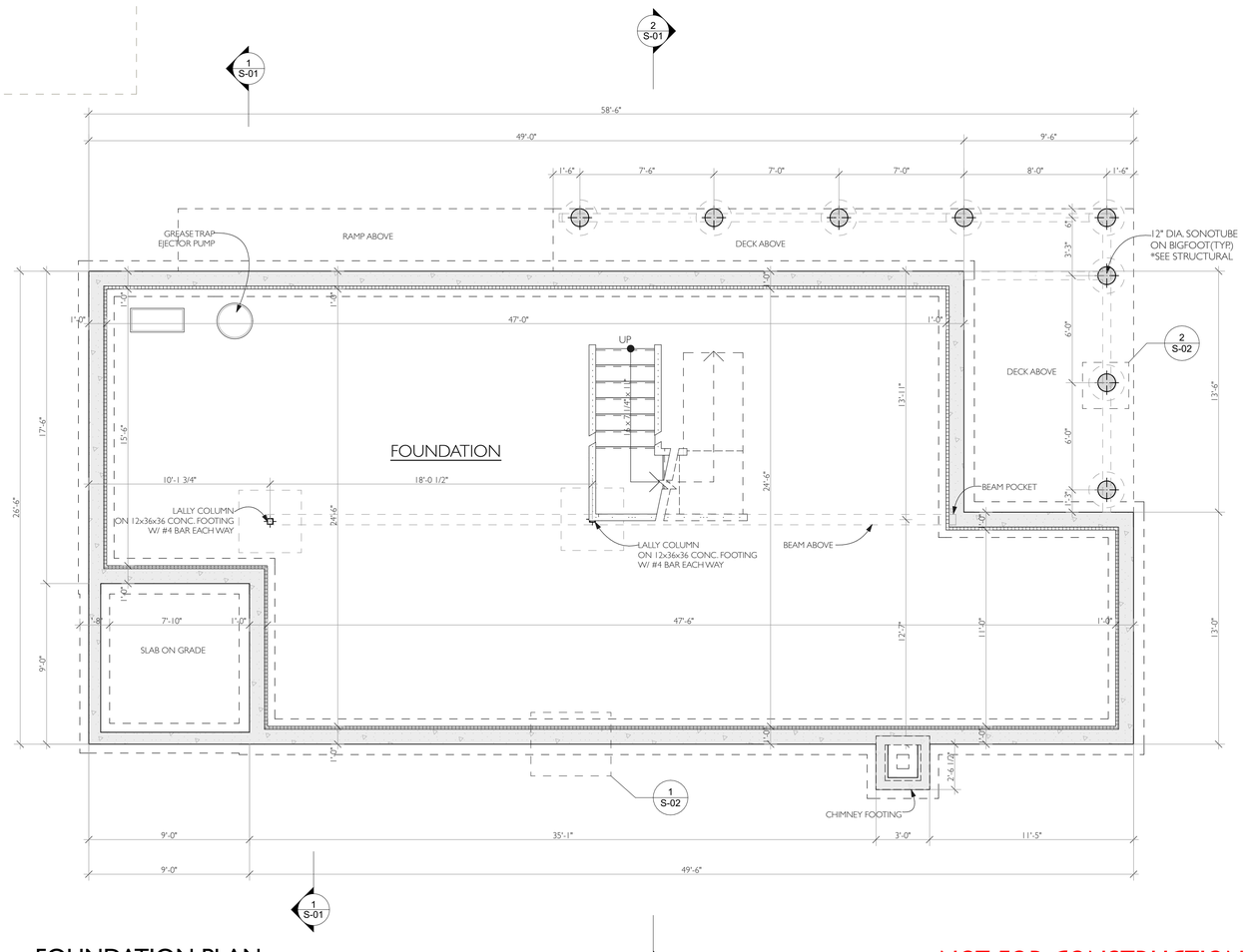
1 S-02 FOUNDATION DETAIL

SCALE: 1" = 1'-0"



2 S-02 BIGFOOTING DETAIL

SCALE: 1" = 1'-0"



FOUNDATION PLAN

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

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SHEET TITLE: FOUNDATION PLAN

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DATE: 2020-05-04

MAP/PARCEL: 9-29-0

JOB #: 19R04

DRAWING #: S-02