



**TIMBERFRAME SPECIFICATIONS:**

- These drawings depict a heavy timber framed structure.
  - The timbers are FOHC EASTERN WHITE PINE, unless noted otherwise. The timbers meet the WWA standards for #2 (or better). Their moisture content, at fabrication, is approximately 20%. Some warping, twisting, and checking of timbers is anticipated as they reach equilibrium moisture content. EASTERN WHITE PINE shall meet the requirements of IBC 2304.12
  - The timber sizes shown are NOMINAL. The timber sizes are subject to slight revision; but only under the direct supervision of the ENGINEER OF RECORD for the frame.
  - The timber connections are based on traditional methods - using mortises, tenons, splines, pegs, and keys. The connections are designed and detailed under the direct supervision of ENGINEER OF RECORD for the frame.
  - All timber joinery must be approved by ENGINEER OF RECORD for the frame.
  - \* All metal connectors (at post feet, for example) are to be Simpson or equal.
- TIMBER FRAME JOINERY:**
- UNLESS OTHERWISE CALLED OUT IN JOINERY DETAILS ON THE STRUCTURAL AND TIMBER FRAME DRAWINGS, THE JOINERY SHOULD MEET THE FOLLOWING REQUIREMENTS, AND BE DETAILED IN ACCORDANCE WITH TFEC 1-19.
  - ALL PEGS SHALL BE 1" IN DIAMETER, AND MEET THE REQUIREMENTS OF TFEC 1-19.
  - TENONS CONNECTING MEMBERS IN 8X MATERIAL AND LARGER (SMALLEST DIRECTION), SHALL BE 1 1/2" THICK AND 4" IN LENGTH, WITH 3" OF RELISH. IN 6X MATERIAL, 1 1/2" THICK, 4" LONG TENONS WITH 2 1/2" RELISH SHALL BE USED. 4X AND SMALLER MATERIAL, INCLUDING BRACES (UNLESS OTHERWISE CALLED OUT) AND STRUTS, SHALL HAVE A 1 1/2" THICK TENON, AT LEAST 3 1/2" IN LENGTH, AND 2 1/2" OF RELISH.
  - WHERE TENON INTERFERENCE OCCURS, TENONS SHALL BE AS LONG AS POSSIBLE, AND OFFSET (HIGH/LOW) WHERE POSSIBLE. IN THREE-WAY AND FOUR-WAY CONNECTIONS, 1 1/2" THICK HARDWOOD (SPECIFIC GRAVITY EQUAL TO OR GREATER THAN THE CONNECTING TIMBERS) OR 1 3/4" LVL SPLINES ARE STRONGLY ENCOURAGED.
  - HOUSINGS FOR 6X AND LARGER STOCK SHALL BE 1", UNLESS SPECIFIED OTHERWISE. WHERE 6X FRAMING IS NOT DIRECTLY SUPPORTING ROOF OR FLOOR LOADS, 1/2" STUB TENONS MAY BE USED IN PLACE OF FULL 1" HOUSINGS. 4X MATERIAL, INCLUDING BRACES, SHALL BE HOUSED 1/2". BIRDSMOUTHS, REDUCTIONS, AND COPES NOT SUPPORTED BY A BEARING SURFACE SHALL NOT EXCEED MORE THAN 1/4 THE MEMBER DEPTH WITHOUT REQUIRING FURTHER REINFORCEMENT.
  - UNLESS OTHERWISE SPECIFIED, RAFTERS AND PURLINS SHALL BE SECURED INTO THEIR HOUSINGS AND SUPPORTS WITH LOG SCREWS, (1) SCREW AT EACH END FOR 6X AND SMALLER MATERIAL, (2) SCREWS AT EACH END FOR 8X AND LARGER MATERIAL.

**TIMBER SCREWS:**

- UNLESS NOTED OTHERWISE, ALL SCREWS SHALL BE BY GRK RSS, ROTHOBLAAS TBS, SIMPSON OR OTHER APPROVED SCREW, WITH A SHANK DIAMETER OF AT LEAST 0.2", AND A THREAD DIAMETER OF AT LEAST 0.30".
- SCREWS HOLES SHALL NOT BE PRE-DRILLED UNLESS OTHERWISE NOTED, AND HAVE AT LEAST 3" OF THREAD PENETRATION INTO THE CONNECTING MEMBER.

**DIMENSIONAL LUMBER:**

- ALL 2x DIMENSIONAL LUMBER SHALL BE SPRUCE-PINE-FIR NO.1/NO.2 OR OTHER SPECIES WITH EQUIVALENT ALLOWABLE DESIGN STRENGTHS. 2x MATERIAL SHALL BE PLANED 1/8" TO 3/4" UNDER STATED DIMENSION.
- ALL SILL PLATES AND DIMENSIONAL WOOD FRAMING IN CONTACT WITH CONCRETE AND MASONRY SHALL BE PRESERVATIVE TREATED WOOD IN COMPLIANCE WITH AWWA-U1 OR A NATURALLY DECAY RESISTANT SPECIES.

**ENGINEERED WOOD PRODUCTS:**

- ALL LAMINATED VENEER LUMBER (LVL) SHALL HAVE A MINIMUM ALLOWABLE BENDING STRESS OF Fb = 2,600 PSI AND A MODULUS OF ELASTICITY OF E = 2,000,000 PSI. ALL ENGINEERED WOOD PRODUCTS SHALL BE KEPT DRY DURING TRANSPORTATION AND STORAGE, AND SHALL HAVE BEEN SUCCESSFULLY EVALUATED UNDER NER 119.
- ALL WOOD I-JOISTS AND TRUSS JOISTS SHALL BE INSTALLED IN STRICT COMPLIANCE WITH THE MANUFACTURER'S STANDARD RECOMMENDATIONS FOR BRACING, BEARING LENGTHS, STIFFENERS, SQUASH BLOCKS, KNOCK-OUTS, HOLES, AND BRACING.
- WHERE DIMENSIONAL LUMBER ROOF TRUSSES ARE USED, THE FABRICATOR SHALL SUBMIT LAYOUT PLANS AND ENGINEERING DRAWINGS FOR APPROVAL PRIOR TO FABRICATION.

**STRUCTURAL INSULATED PANELS:**

- STRUCTURAL INSULATED PANELS SHALL BE CAPABLE OF WITHSTANDING THE APPLIED DESIGN LOADS. SHOP DRAWINGS SHALL BE PROVIDED BY THE MANUFACTURER AND SUBMITTED TO THE STRUCTURAL ENGINEER BEFORE INSTALLING. PANELS SHALL HAVE AN ICC-ES REPORT OR BE GOVERNED BY NTA 14/1 / SIPA DESIGN GUIDE. SHEAR WALL DETAILING MUST ACHIEVE AT LEAST 250 PLF WITH DIAPHRAGMS ACHIEVING A MINIMUM 200 PLF.
- UNLESS OTHERWISE NOTED, ALL WALL EDGE FRAMING IN PANELS SHALL BE SECURED W/ 8d @ 6" O.C. FROM BOTH FACES.
- PANEL SCREWS SHALL HAVE A MINIMUM THREAD DIAMETER OF 0.255" AND A SHANK DIAMETER OF AT LEAST 0.190" AND A MINIMUM HEAD DIAMETER OF 0.625". 2" DIA. WASHERS SHALL BE USED WITH SCREWS IN ALL ROOF PANELS. UNLESS OTHERWISE CALLED OUT ON THE PANEL DRAWINGS, SCREWS SHALL BE SPACED NO MORE THAN 2' O.C. SCREWS SHALL BE OF SUFFICIENT LENGTH TO ACHIEVE A MINIMUM OF 1 1/2" OF PENETRATION INTO THE CONNECTING MEMBER.

**DESIGN CRITERIA:**

BUILDING CODES:  
 IBC 2021 MASSACHUSETTS WITH AMENDMENTS  
 MA STATE BUILDING CODE 780 9TH EDITION  
 ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS

DESIGN LOADS:  
 DEAD LOAD - 15 PSF (assumed)  
 GROUND SNOW LOAD = 25 PSF, Ct=1.0  
 LIVE LOADS  
 ROOF = 20 PSF, 1st FLOOR = 100 PSF, 2nd FLOOR = 75 PSF, DECKS AND BALCONYS = 60 PSF  
 ULTIMATE WIND SPEED = 105 MPH  
 EXPOSURE B  
 RISK CATEGORY II  
 INT. PRESSURE COEFF. = ±0.18  
 SEISMIC DESIGN CATEGORY = A  
 FROST DEPTH = 48"  
 ALLOWABLE SOIL BEARING = 2000 PSF (ASSUMED)

SEE ARCHITECTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR DIMENSIONS AND DETAILS REQUIRED AS STRUCTURAL WORK, WHICH ARE NOT SHOWN ON THE STRUCTURAL DRAWINGS. ANY DISCREPANCY THAT EXISTS BETWEEN WHAT IS SHOWN AND ACTUAL MUST BE BROUGHT TO THE ATTENTION OF HARDWICK POST & BEAM/ ENGINEER PRIOR TO THE START OF CONSTRUCTION. THE REPRODUCTION OF ANY CONTRACT DOCUMENTS, IN FULL OR IN PART, FOR THEIR USE AS SHOP DRAWINGS WILL NOT BE ACCEPTED AND WILL BE RETURNED AS REJECTED. SUBMITTALS VIA FACSIMILE ARE ALSO UNACCEPTABLE AND WILL NOT BE REVIEWED.

**GENERAL NOTES:**

- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR OTHER CONDITIONS WHICH DIFFER FROM WHAT IS INDICATED ON THE DRAWINGS.
- DIMENSIONS SHOWN ON STRUCTURAL DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR WITH THOSE SHOWN ON THE ARCHITECTURAL DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND ENGINEER PRIOR TO CONSTRUCTION.
- CONSTRUCTION MATERIALS SHALL NOT BE PLACED, STACKED OR OTHERWISE STORED UPON ANY STRUCTURAL ELEMENT IN A MANNER WHICH EXCEEDS THE LIVE LOAD CAPACITY OF THE ELEMENT. UNLESS OTHERWISE NOTED, THIS LIVE LOAD CAPACITY IS 40 PSF.
- NOTES, DETAILS AND DIMENSIONS ON INDIVIDUAL DRAWINGS SHALL TAKE PRECEDENCE OVER GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. SUCH MEASURES SHALL INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, TEMPORARY BRACING/SHORING AGAINST WIND, SNOW, EQUIPMENT, MATERIAL STORAGE AND/OR OTHER LOADS WHICH MAY ARISE PRIOR TO THE COMPLETION OF CONSTRUCTION. PERIODIC INSPECTIONS BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THESE ITEMS NOR ANY OPINION REGARDING THE ADEQUACY OF SUCH MEASURES.
- TIMBER FRAME ELEMENTS HAVE BEEN DESIGNED TO RESIST GRAVITY LOAD ONLY. ALL LATERAL LOADS TO BE CARRIED IN BUILDING ENVELOPE BY OTHERS.

**CONCRETE NOTES:**

- CONCRETE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". REINFORCING STEEL SHALL COMPLY WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED.
- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, AND A MAXIMUM WATER-CEMENT RATIO OF 0.46. CONCRETE EXPOSED TO DE-ICING SALTS SHALL FORMULATED USING AIR ENTRAINING ADMIXTURES PROVIDING NOT LESS THAN 4.5 PERCENT NOR MORE THAN 7.0 PERCENT ENTRAINING AIR. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
- CONCRETE DESIGN MIX SHALL BE PROPORTIONED SUCH THAT CONCRETE SLUMP, AT THE POINT OF PLACEMENT, SHALL BE NO LESS THAN 1 INCH NOR MORE THAN 3 INCHES FOR REINFORCED STRUCTURAL CONCRETE, 4 INCHES FOR ALL OTHER CONCRETE. WATER SHALL NOT BE ADDED TO THE CONCRETE BEFORE PLACEMENT UNLESS PRIOR APPROVAL IS RECEIVED IN WRITING FROM THE STRUCTURAL ENGINEER.
- CONCRETE SLABS ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER LAPPED A MINIMUM OF SIX INCHES AND SEALED.
- CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY EQUIPMENT AND/OR HAND RODDING AND TAMPING UNTIL CONCRETE IS UNIFORMLY DISTRIBUTED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS.
- CONTRACTOR SHALL PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DURING MIXING, PLACEMENT AND CURING. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.
- CONCRETE REINFORCEMENT SHALL BE GRADE 60 STEEL MEETING THE REQUIREMENTS OF ASTM A615 EXCEPT FOR STIRRUPS AND TIES WHICH MAY BE GRADE 40 STEEL.
- REINFORCEMENT SHALL NOT BE SPLICED NOR WELDED EXCEPT AS DETAILED OR AS AUTHORIZED IN WRITING BY THE STRUCTURAL ENGINEER. LAP SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED ON THE DRAWINGS. HORIZONTAL REINFORCEMENT IN WALLS SHALL BE SPLICED USING CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS AND AT ALL INTERSECTIONS.
- VERTICAL REINFORCEMENT SHALL BE DOWELLED INTO FOUNDATION. DOWELS SHALL TERMINATE WITH A STANDARD HOOK NOT LESS THAN SIX INCHES OR 12 BAR DIAMETERS, WHICHEVER IS GREATER.
- WELDED WIRE FABRIC SHALL CONFORM TO THE REQUIREMENTS OF ASTM A185. LAP WIRE FABRIC A MINIMUM OF ONE FULL MESH PLUS 2 INCHES AT SIDES AND ENDS AND TIE TOGETHER.
- PROVIDE CLEAR CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS:  
 CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH .....3"  
 CONCRETE EXPOSED TO EARTH OR WEATHER - #6 AND LARGER .....2"  
 #5 AND SMALLER, WWF .....1-1/2"  
 CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND .....1-1/2"
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307. EXPANSION BOLTS SHALL BE HILTI KWIK BOLTS OR APPROVED EQUIVALENT. EXPANSION BOLTS SHALL BE INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS. WHERE EMBEDMENT LENGTH, EDGE DISTANCE(S) AND/OR SPACING REQUIREMENTS OF THE MANUFACTURER CANNOT BE MET, EPOXY ANCHORS SHALL BE USED.
- NON SHRINK GROUT SHALL BE 5000 PSI FIVE STAR GROUT OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ANCHOR BOLTS SHALL BE 1/2" DIA. WITH A MINIMUM EMBEDMENT LENGTH OF 8 INCHES. ANCHOR BOLTS SHALL BE INSTALLED AT 48" O.C. AND WITHIN 12 INCHES OF EACH END OF FOUNDATION SILL PLATES. SILL PLATES SHALL BE SECURED TO FOUNDATION WITH NUT & WASHERS. UNLESS NOTED OTHERWISE.
- CONCRETE SLABS ON GRADE SHALL HAVE W2.9xW2.9 6x6 WWF REINFORCEMENT CENTERED IN SLAB OR #4's @ 16" EA. WAY, CENTERED.

**ABBREVIATIONS**

@	AT	EXP.	EXPOSED	REF.	REFRIGERATOR
&	AND	FD	FIXED	R.O.	ROUGH OPENING
ABOVE	ABOVE FINISH FLOOR	FFE	FINISH FLOOR ELEVATION	SD	SMOKE DETECTOR
ALUM.	ALUMINUM	FT	FULLY THREADED	SECT.	SECTION
BB	BULEBOARD	GFL	GROUND FAULT INTERRUPTER	SHT.	SHEET
CAB.	CABINET	GL	GLASS	SIM.	SIMILAR
CF	CUBIC FEET	GLB.	GLUED LAMINATED BEAM	SPF	SPRUCE, PINE, OR FIR
CMU	CONCRETE MASONRY UNIT	GWB	GYPSON WALL BOARD	SQ.	SQUARE
COL.	COLUMN	ICF	INSULATED CONCRETE FORM	SQFT	SQUARE FEET
CONC.	CONCRETE	INS.	INSULATION	STL	STEEL
DF	DOUGLAS FIR	LVL	LAMINATED VENEER LUMBER	SVF	SOUTHERN YELLOW PINE
DIA.	DIAMETER	O.C.	ON CENTER	T&G	TONGUE & GROOVED
DN	DOWN	PLY	PLYWOOD	TBD	TO BE DETERMINED
DW	DISHWASHER	PVC	POLY VINYL CHLORIDE	TYP.	TYPICAL
EA.	EACH	PT	PARTIALLY THREADED	VB	VAPOR BARRIER
EL.	ELEVATION	P.T.	PRESSURE TREATED	VIF	VERIFY IN FIELD
				WD	WOOD

**SHEET INDEX**

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G1	EXTERIOR ELEVATIONS
G2	WINDOW & DOOR SCHEDULE
TF1	POST LOCATIONS FOUNDATION PLAN BASEMENT PLAN 1ST FLOOR PLAN 2ND FLOOR PLAN 1ST FLOOR FRAMING 2ND FLOOR FRAMING ROOF RAFTER PLAN ELEVATION B & F ELEVATION C ELEVATION D ELEVATION E SECTIONS BENT 1 BENT 2 BENT 3 BENT 4 BENT 5 BENT 6
TF2	ELEVATION B & F
TF3	ELEVATION C
TF4	FOUNDATION DETAILS

**HARDWICK**  
**POST & BEAM**

P.O. BOX 225  
 HARDWICK, MA 01037  
 PH: (413) 477-6430  
 FAX: (413) 477-0937  
 Lic. No. 010089  
 WWW.HARDWICKPOSTANDBEAM.COM

**PROPOSED PROJECT:**  
**MORNING GLORY**  
**FLOWER BARN**

**CLIENT:**

SIMON AND ROBYN ATHEARN  
 35 ROAD TO GREAT NECK  
 WEST TISBURY, MA 02575

**FILE NAME:**

HP&B GO\_MORNINGGLORY\_COVER\_1.0

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** 1/8" = 1' 0"

ALL MATERIALS IS #2 OR  
 BETTER BOXED HEART.  
 EASTERN WHITE PINE OR  
 DOUGLAS FIR.

STD. CHAMFER  
 STD. SMOOTH PLANED  
 STD. OIL EXPOSED FACES

MAIN BUILDING -  
 EASTERN WHITE PINE

DECK, ENTRY & AWNING -  
 DOUGLAS FIR

**GENERAL PROJECT INFO:**

MORNING GLORY FARM  
 MARTHAS VINEYARD  
 EASTERN WHITE PINE

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

COVER PAGE

PAGE NUMBER

GO



**PROPOSED PROJECT:**  
**MORNING GLORY FLOWER BARN**

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B GO\_MORNINGGLORY\_COVER\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

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ALL MATERIALS IS #2 OR BETTER BOXED HEART. EASTERN WHITE PINE OR DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

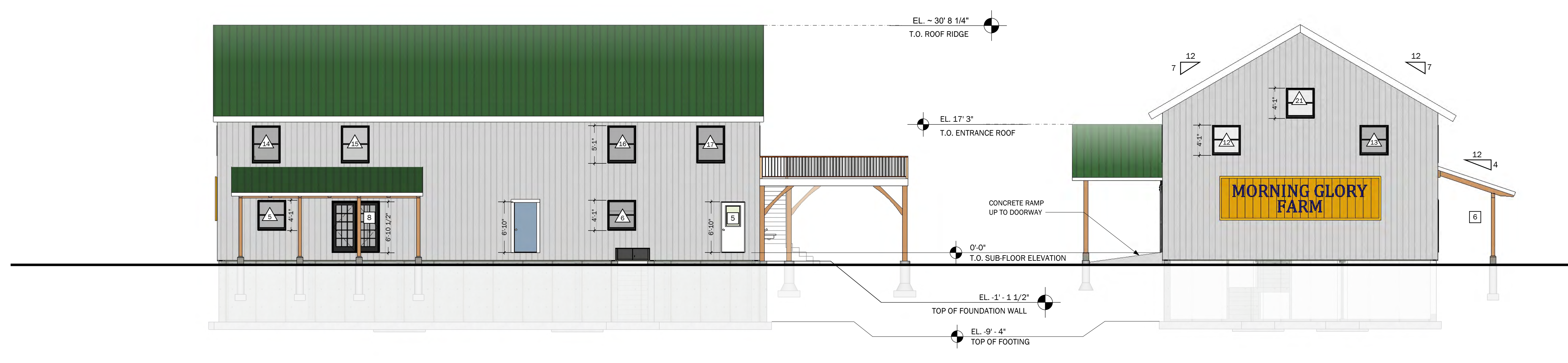
MAIN BUILDING -  
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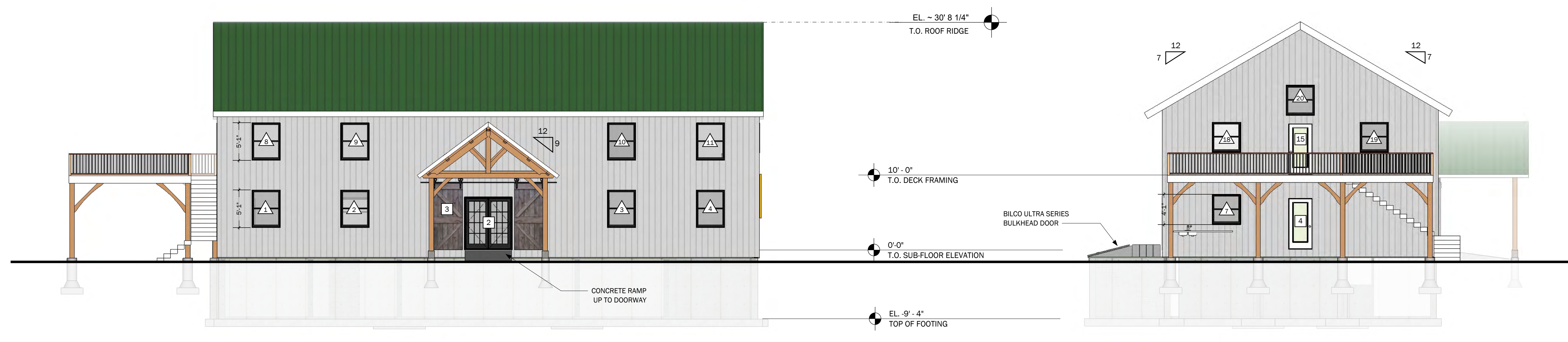
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**EXTERIOR ELEVATIONS**



**NORTH ELEVATION**  
SCALE: 1/8" = 1' 0"

**EAST ELEVATION**  
SCALE: 1/8" = 1' 0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1' 0"

**WEST ELEVATION**  
SCALE: 1/8" = 1' 0"



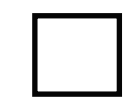


### WINDOW SCHEDULE

KEY	MANUFACTURER	OPERATION	SIZE	R.O. (WxH)	JAMB	INT. FINISH	EXT. FINISH/COLOR	HARDWARE	NOTES
1	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
2	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
3	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
4	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
5	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
6	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
7	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
8	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
9	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
10	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
11	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
12	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
13	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
14	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
15	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
16	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
17	ANDERSON 400	DOUBLE-HUNG	38410	46.25" x 61"	7.25"	Black	Black	STANDARD	
18	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
19	ANDERSON 400	DOUBLE-HUNG	38310	46.25" x 49"	7.25"	Black	Black	STANDARD	
20	ANDERSON 400	FIXED	DHP34310	42.75" x 49"	7.25"	Black	Black	STANDARD	
21	ANDERSON 400	FIXED	DHP34310	42.75" x 49"	7.25"	Black	Black	STANDARD	
22									
23									
24									

#### General notes:

- Window sizes are listed width x height. Where three numbers are shown, a sloped top window is indicated.
- All exterior windows shall comply with WUI (Wildland Urban Interface) requirements.
- Window sizes are approximate unit sizes and NOT rough openings. Manufacturer shall dictate required rough opening requirements after field measurement is verified.
- Where windows are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for gyp crete and floor finish thickness.
- Where specific sill heights are listed for egress, or adjacent to stairs, adjust sill or mull height to be in compliance of 44" max for egress (to operable control) and 42" min. adjacent to stairs.

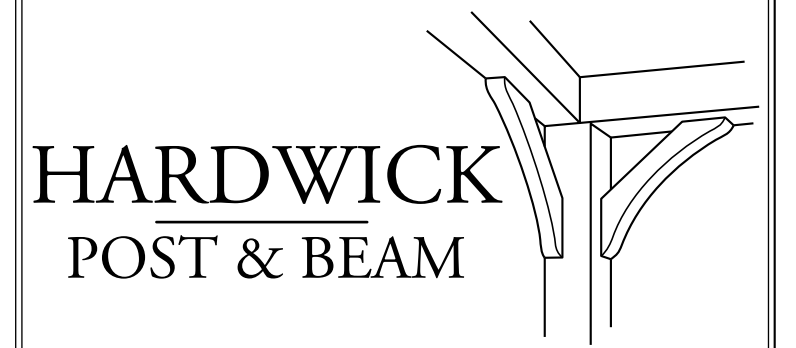


### DOOR SCHEDULE

KEY	MANUFACTURER	OPERATION	SIZE	R.O. (WxH)	JAMB	INT. FINISH	EXT. FINISH/COLOR	HARDWARE	NOTES
1	TDB	RH. IN-SWING	2-10/6-8	3'0" x 6'10"	3.5"			STANDARD	BASEMENT
2	Jeld-Wen	FRENCH LH. IN-SWING	6-2/7-0	75" x 84.5"	7.25"	Black	Black	STANDARD	EXTERIOR - ENTRANCE
3	TBD	BARN		N/A	N/A			N/A	
4	Jeld-Wen	LH. IN-SWING	3-2/6-8	38.5" x 82.5"	7.25"	Black	Black	STANDARD	EXTERIOR - KITCHEN
5	Jeld-Wen	RH. IN-SWING	3-2/6-8	38.5" x 82.5"	7.25"	Black	Black	STANDARD	EXTERIOR - BATHROOM
6	TBD	LF. OUT-SWING		3'0" x 6'10"	10.25"				COOLER
7	TBD	LF. IN-SWING		3'2" x 6'10"	7.25"				EXTERIOR
8	Jeld-Wen	FRENCH LH. IN-SWING	6-2/6-8	75" x 82.5"	7.25"	Black	Black		EXTERIOR - WORKSHOP
9	TBD	LF. IN-SWING		3'2.5" x 6'10"	3.5"				INTERIOR
10	TBD	RH. IN-SWING		2'10.5" x 6'10"	3.5"				INTERIOR
11	TBD	LF. IN-SWING		2'10.5" x 6'10"	3.5"				INTERIOR
12									
13	TBD	LF. OUT-SWING		2'8.5" x 6'10"	3.5"				PANTRY
14	TBD	RH. OUT-SWING		3'2.5" x 6'10"	3.5"				INTERIOR TO BASEMENT
15	Jeld-Wen	RH. IN-SWING	3-2/6-8	38.5" x 82.5"	7.25"	Black	Black	STANDARD	EXTERIOR - DECK DOOR
16									
17									
18									
19	TBD	BYPASS DOORS		4'7"x6'10"	3.5"				WORKSHOP CLOSET
20									

#### General notes:

- Door sizes are listed width x height in inches.
- Door sizes are unit sizes and NOT rough openings. Contractor shall determine exact RO required for door and frame.
- Where exterior doors are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for gyp crete and floor finish thickness.



P.O. BOX 225  
HARDWICK, MA 01037  
PH: (413) 477-6430  
FAX: (413) 477-0937  
LIC. No. 010089  
WWW.HARDWICKPOSTANDBEAM.COM

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FLOWER BARN

**CLIENT:**  
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35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B GO\_MORNINGGLORY\_COVER\_10

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**SCALE:** 1/8" = 1' 0"

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STD. OIL EXPOSED FACES

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4	FT ENGINEERING	12-15-22
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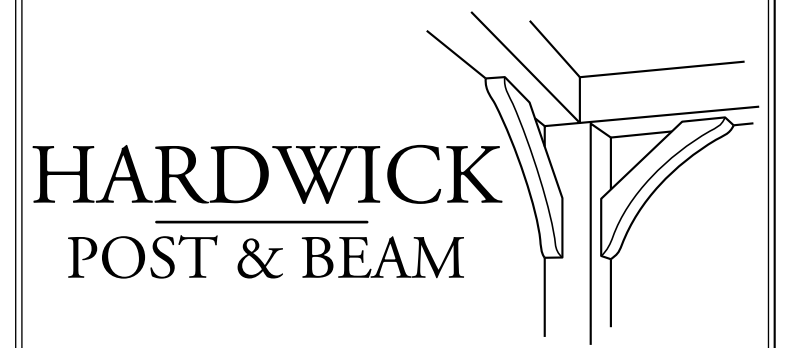
### SCHEDULES

PAGE NUMBER  
**G2**

**DRAWING LEGEND**

- TIMBER/WALL IN SECTION - THIS SIDE
- TIMBER IN SECTION - FAR SIDE
- TENON IN TIMBER - HIDDEN
- BRACES - ABOVE
- TIMBER IN SECTION - BOTH SIDES
- TIMBER SIZE - (VISIBLE FACE)

8 x 12



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 PH: (413) 477-6430  
 FAX: (413) 477-0937  
 LIC. NO. 010089  
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**PROPOSED PROJECT:**  
 MORNING GLORY  
 FLOWER BARN

**CLIENT:**  
 SIMON AND ROBYN ATHEARN  
 35 ROAD TO GREAT NECK  
 WEST TISBURY, MA 02575

**FILE NAME:**  
 HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR BETTER BOXED HEART. EASTERN WHITE PINE OR DOUGLAS FIR.

STD. CHAMFER  
 STD. SMOOTH PLANED  
 STD. OIL EXPOSED FACES

MAIN BUILDING - EASTERN WHITE PINE

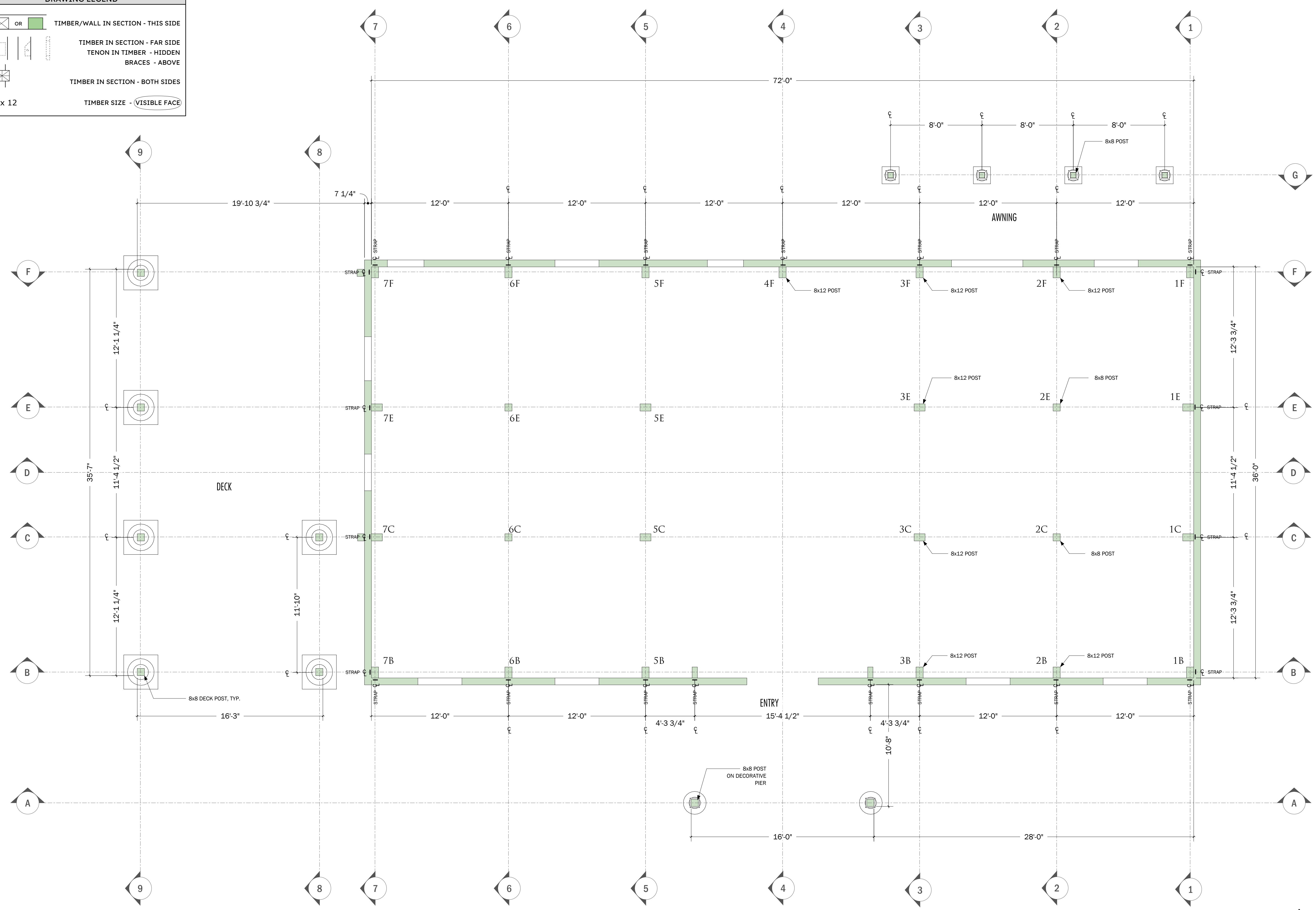
DECK, ENTRY & AWNING - DOUGLAS FIR

**GENERAL PROJECT INFO:**  
 MORNING GLORY FARM  
 MARTHAS VINEYARD  
 EASTERN WHITE PINE &  
 DOUGLAS FIR

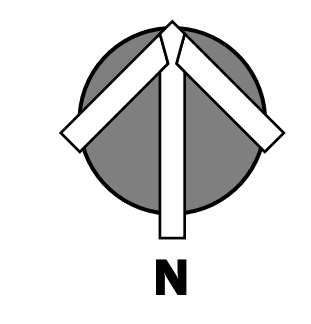
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1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

POST PLAN

PAGE NUMBER  
 TF 1.01



**POST LOCATIONS PLAN VIEW**  
 SCALE: 3/16" = 1' 0"





**DRAWING LEGEND**

**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
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WEST TISBURY, MA 02575

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**DATE MODIFIED:** 11-03-23

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**CHECKED BY:** XXXXXX

**SCALE:** VARIES

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EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

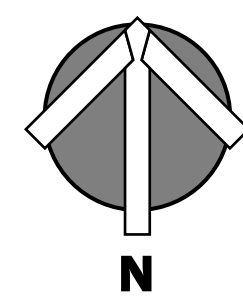
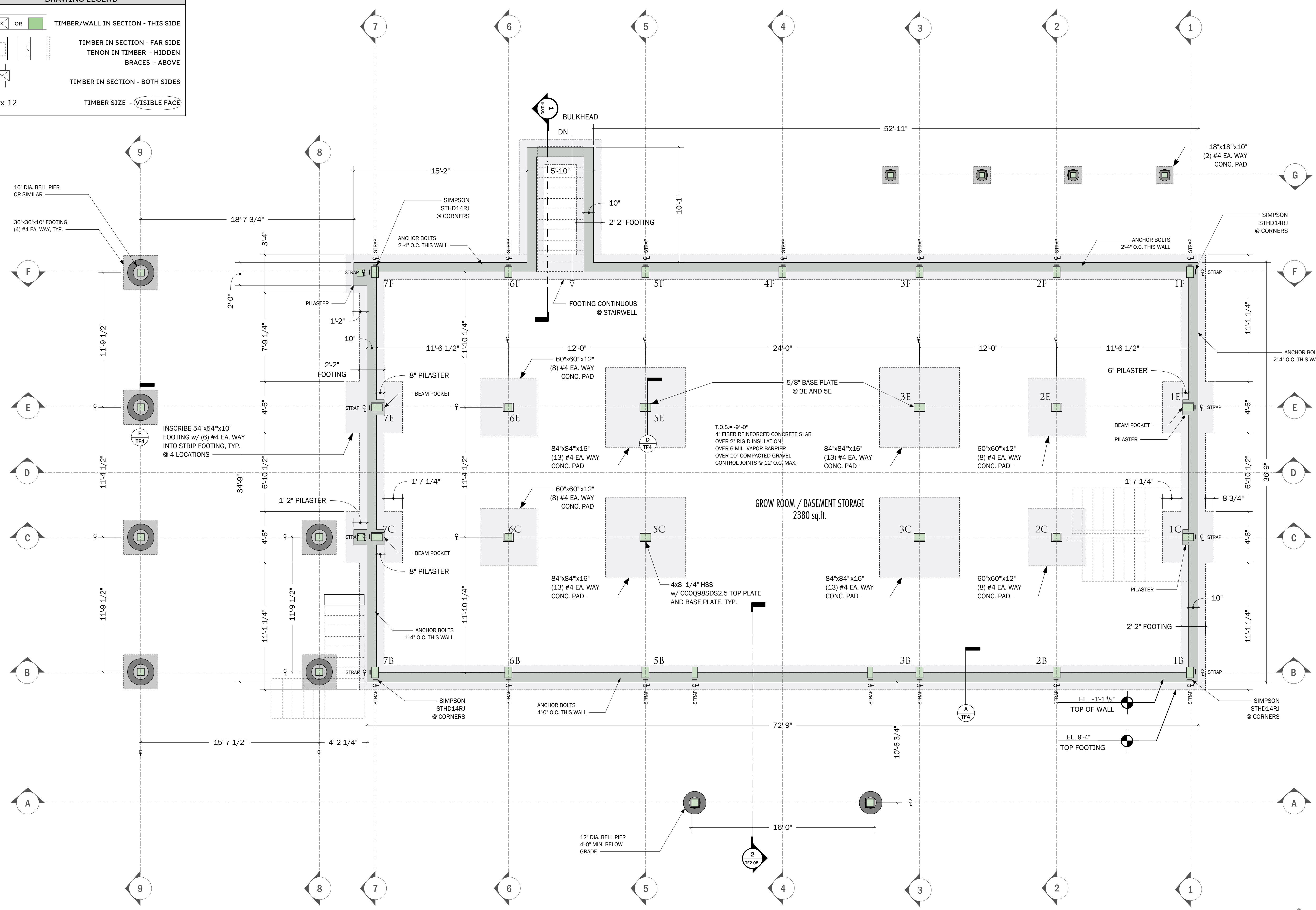
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EASTERN WHITE PINE &  
DOUGLAS FIR




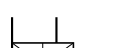
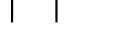
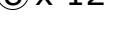

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

**FOUNDATION PLAN**

PAGE NUMBER  
**TF 1.02**



**DRAWING LEGEND**

 OR  TIMBER/WALL IN SECTION - THIS SIDE  
 TIMBER IN SECTION - FAR SIDE  
 TENON IN TIMBER - HIDDEN  
 BRACES - ABOVE  
 TIMBER IN SECTION - BOTH SIDES  
 8 x 12 TIMBER SIZE - (VISIBLE FACE)

**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

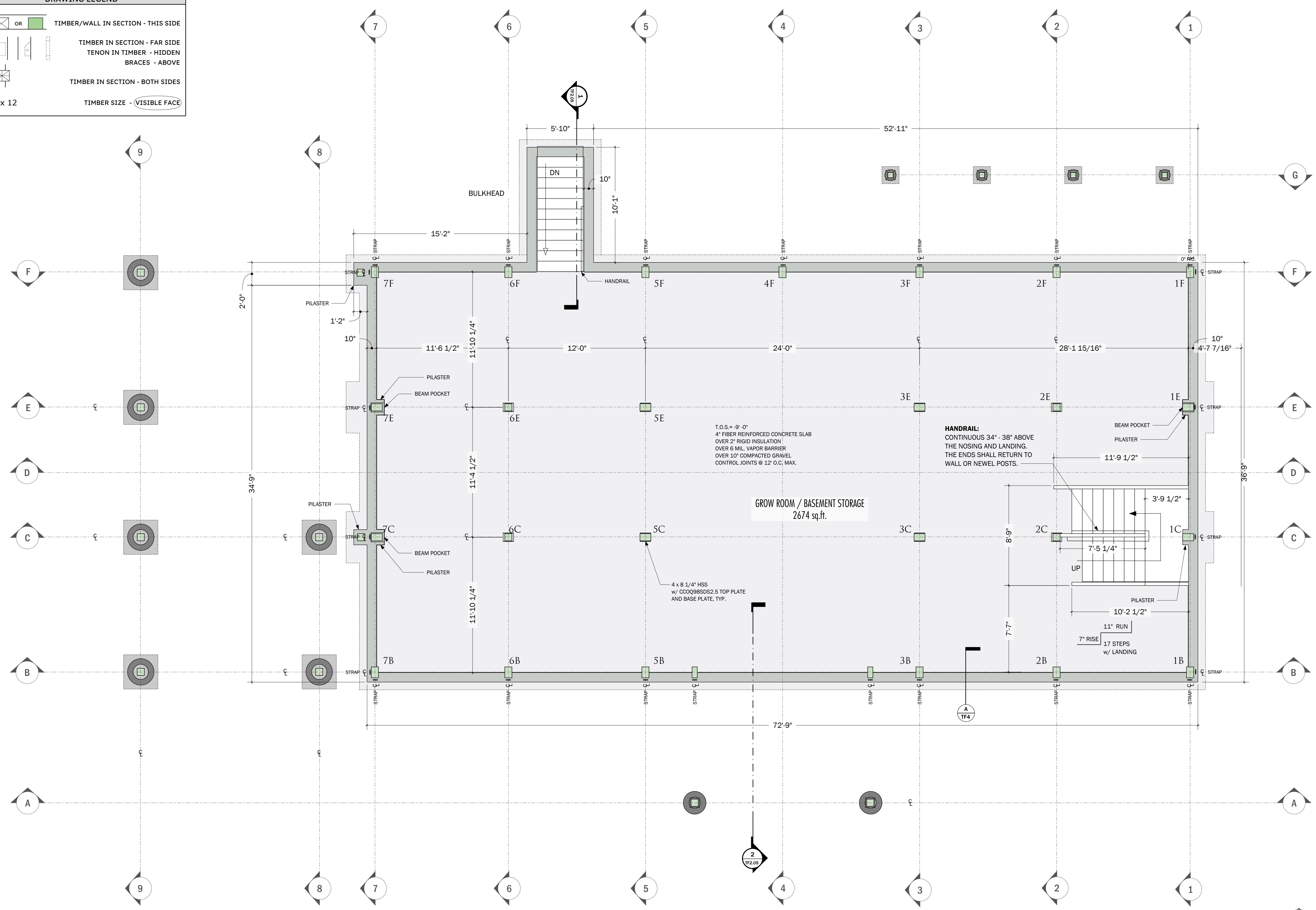
STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

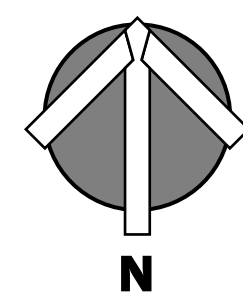
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EASTERN WHITE PINE &  
DOUGLAS FIR

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

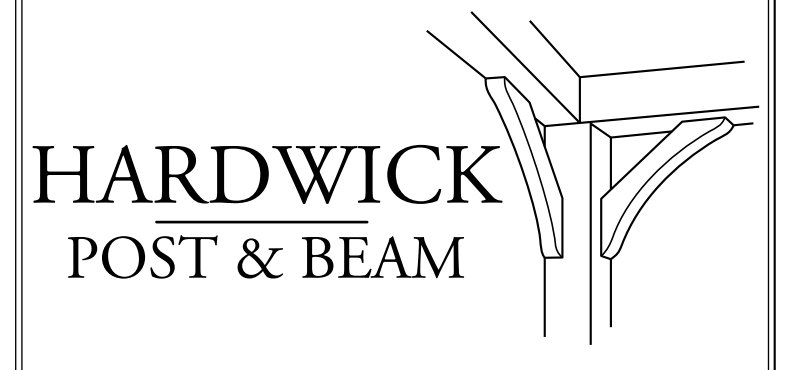


**BASEMENT PLAN**  
SCALE: 1/4" = 1' 0"





DRAWING LEGEND	
	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)



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**PROPOSED PROJECT:**  
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**CLIENT:**  
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**SCALE:** VARIES

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STD. CHAMFER  
 STD. SMOOTH PLANED  
 STD. OIL EXPOSED FACES

MAIN BUILDING - EASTERN WHITE PINE

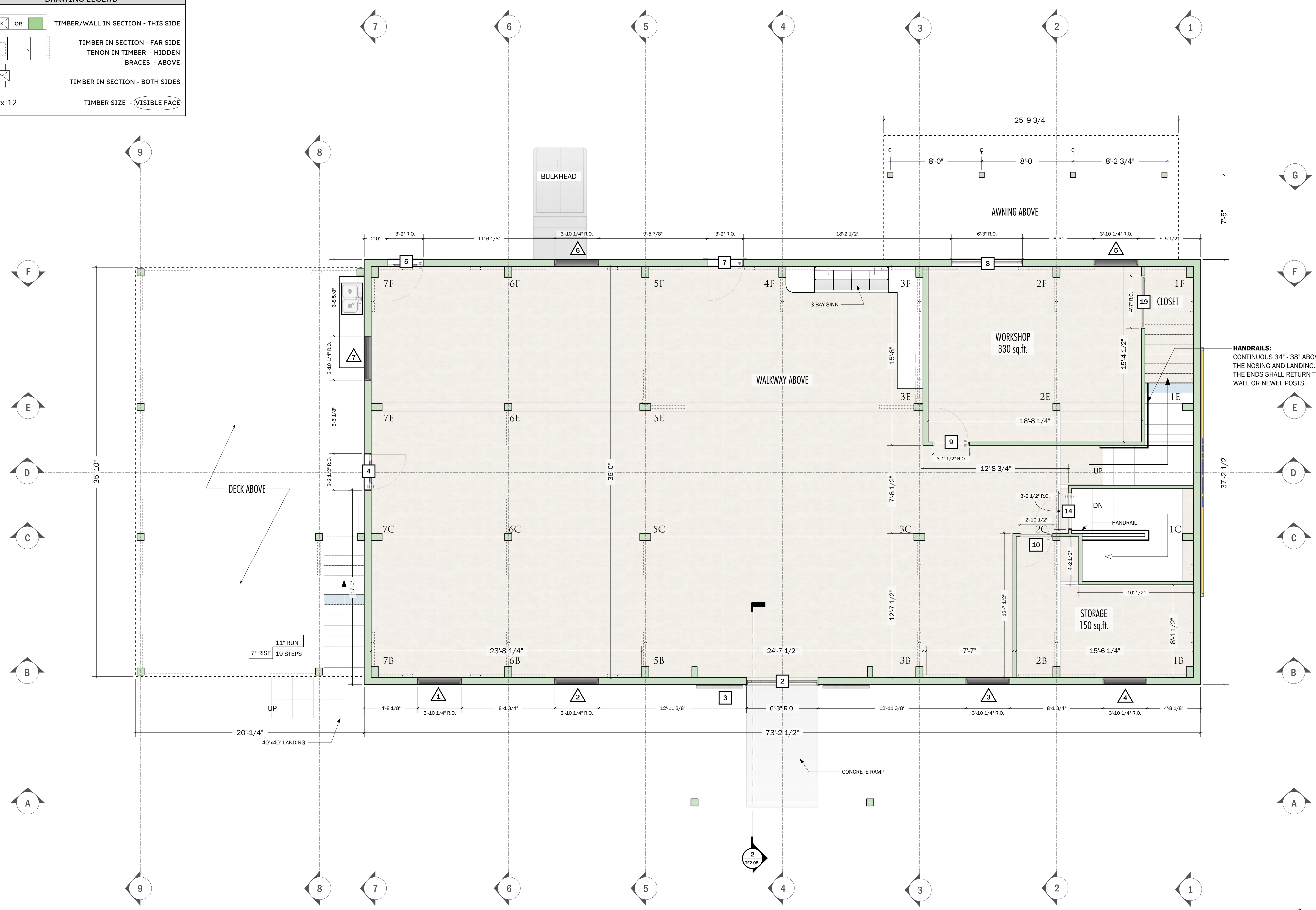
DECK, ENTRY & AWNING - DOUGLAS FIR

**GENERAL PROJECT INFO:**  
 MORNING GLORY FARM  
 MARTHAS VINEYARD  
 EASTERN WHITE PINE &  
 DOUGLAS FIR

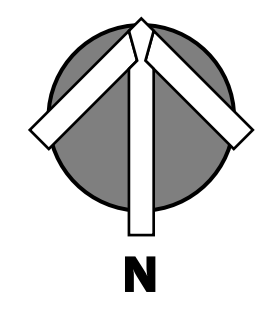
NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

1ST FLOOR PLAN

PAGE NUMBER  
 TF 1.04

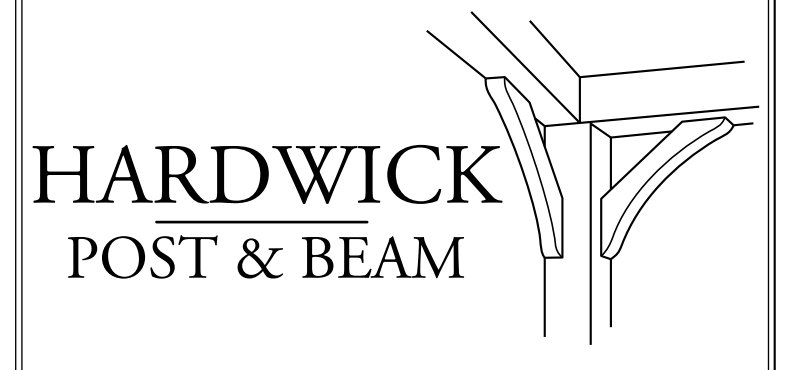


**1ST FLOOR PLANVIEW**  
 SCALE: 1/4" = 1' 0" 2,724 sq. ft.





DRAWING LEGEND	
	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)



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**PROPOSED PROJECT:**  
 MORNING GLORY  
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**CLIENT:**  
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 WEST TISBURY, MA 02575

**FILE NAME:**  
 HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR BETTER BOXED HEART. EASTERN WHITE PINE OR DOUGLAS FIR.

STD. CHAMFER  
 STD. SMOOTH PLANED  
 STD. OIL EXPOSED FACES

MAIN BUILDING - EASTERN WHITE PINE

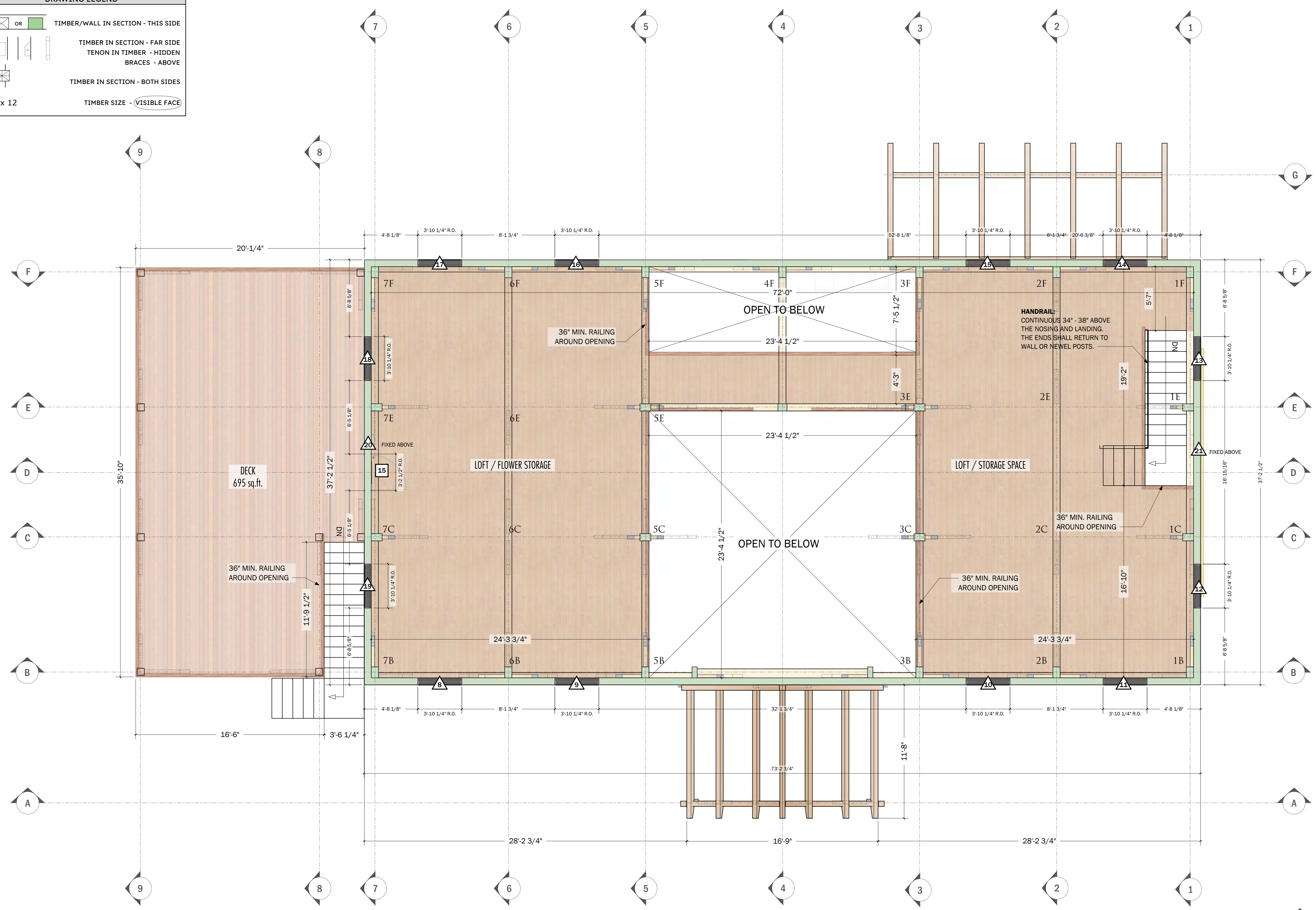
DECK, ENTRY & AWNING - DOUGLAS FIR

**GENERAL PROJECT INFO:**  
 MORNING GLORY FARM  
 MARTHAS VINEYARD  
 EASTERN WHITE PINE &  
 DOUGLAS FIR

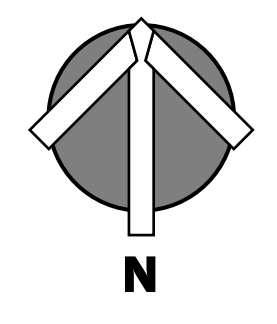
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1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

2ND FLOOR PLAN

PAGE NUMBER  
 TF 1.05



**2ND FLOOR PLANVIEW**  
 SCALE: 1/4" = 1' 0" 2,004 sq. ft.





**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
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**FILE NAME:**  
HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

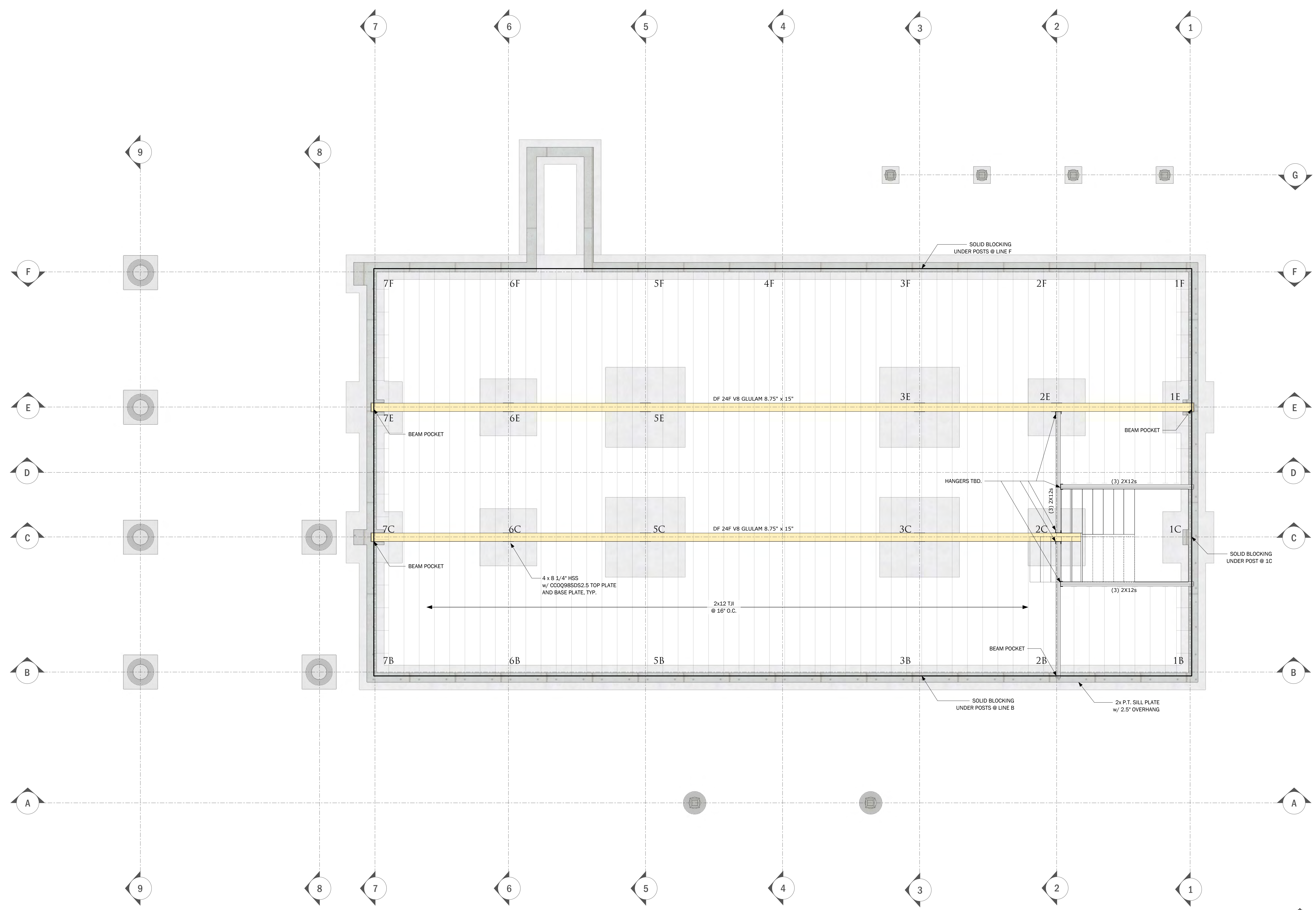
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EASTERN WHITE PINE &  
DOUGLAS FIR

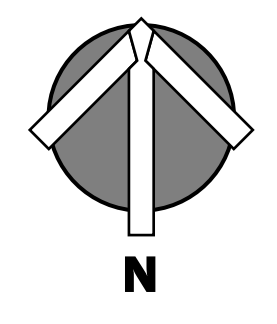
NO.	REVISIONS	DATE
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3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

1ST FLOOR FRAMING

PAGE NUMBER  
TF 1.06

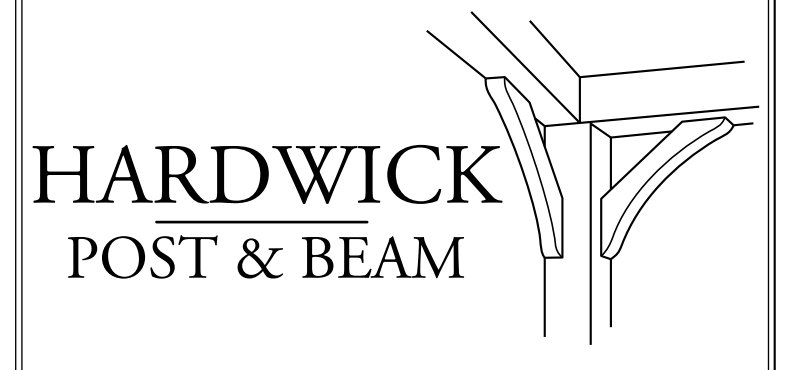


**1ST FLOOR FRAMING PLAN**  
SCALE: 1/4" = 1' 0"





DRAWING LEGEND	
	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)



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**PROPOSED PROJECT:**  
 MORNING GLORY  
 FLOWER BARN

**CLIENT:**  
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 WEST TISBURY, MA 02575

**FILE NAME:**  
 HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
 BETTER BOXED HEART.  
 EASTERN WHITE PINE OR  
 DOUGLAS FIR.

STD. CHAMFER  
 STD. SMOOTH PLANED  
 STD. OIL EXPOSED FACES

MAIN BUILDING -  
 EASTERN WHITE PINE

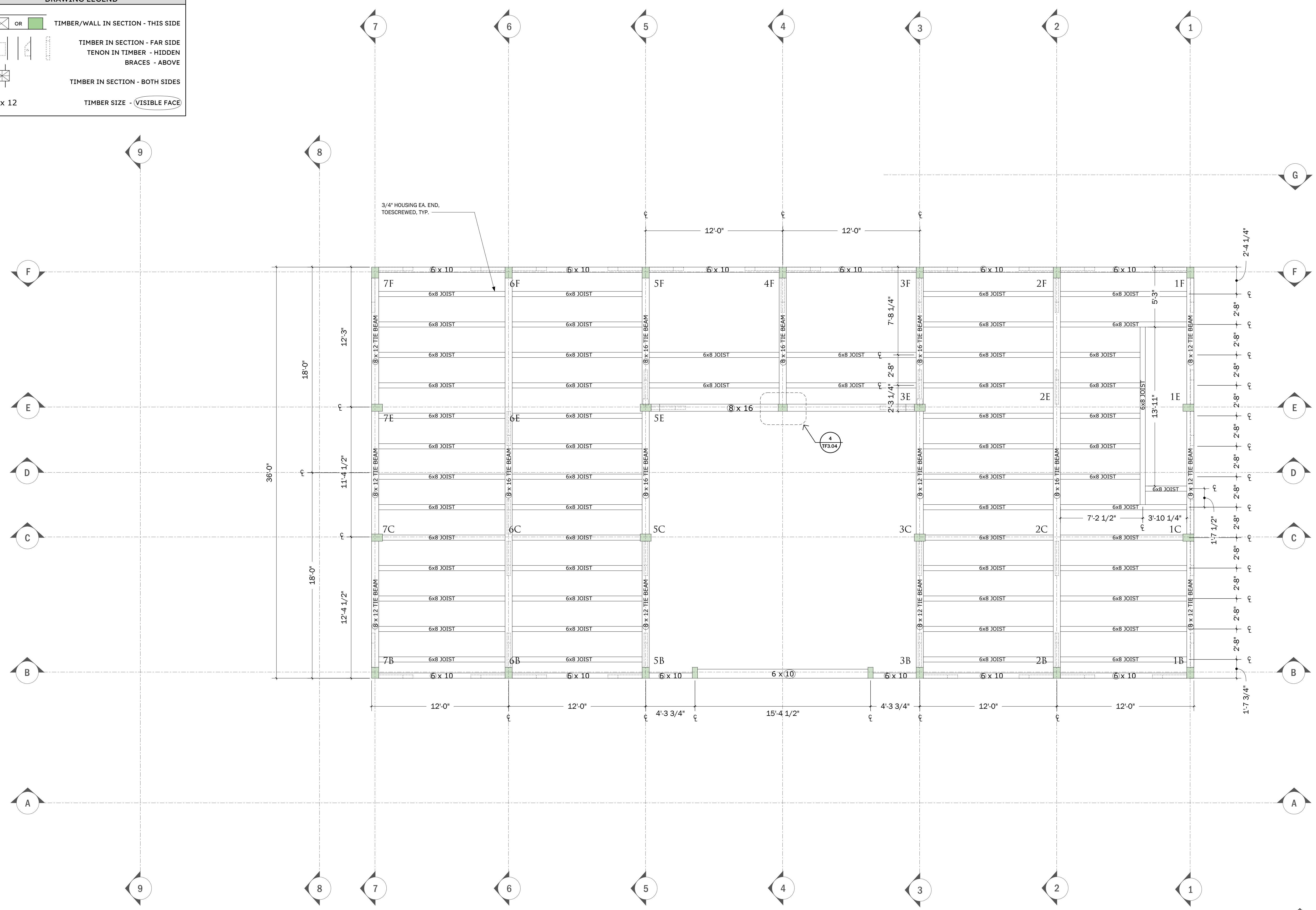
DECK, ENTRY & AWNING -  
 DOUGLAS FIR

**GENERAL PROJECT INFO:**  
 MORNING GLORY FARM  
 MARTHAS VINEYARD  
 EASTERN WHITE PINE &  
 DOUGLAS FIR

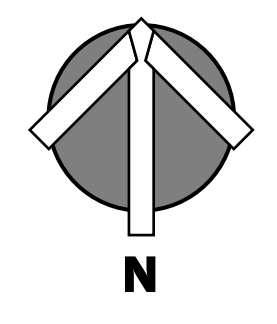
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5	BATHROOM REDESIGN	2-03-23

2ND FLOOR FRAMING

PAGE NUMBER  
 TF 1.07




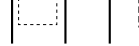
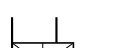
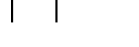
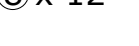


**2ND FLOOR FRAMING PLAN**  
 SCALE: 1/4" = 1' 0"





**DRAWING LEGEND**

 OR  TIMBER/WALL IN SECTION - THIS SIDE  
 TIMBER IN SECTION - FAR SIDE  
 TENON IN TIMBER - HIDDEN  
 BRACES - ABOVE  
 TIMBER IN SECTION - BOTH SIDES  
 TIMBER SIZE - (VISIBLE FACE)

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**PROPOSED PROJECT:**  
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FLOWER BARN

**CLIENT:**  
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35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF 1\_MORNINGGLORY\_PLANVIEWS\_10  
**DATE MODIFIED:** 11-03-23  
**DRAWN BY:** GM  
**CHECKED BY:** XXXXXX  
**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

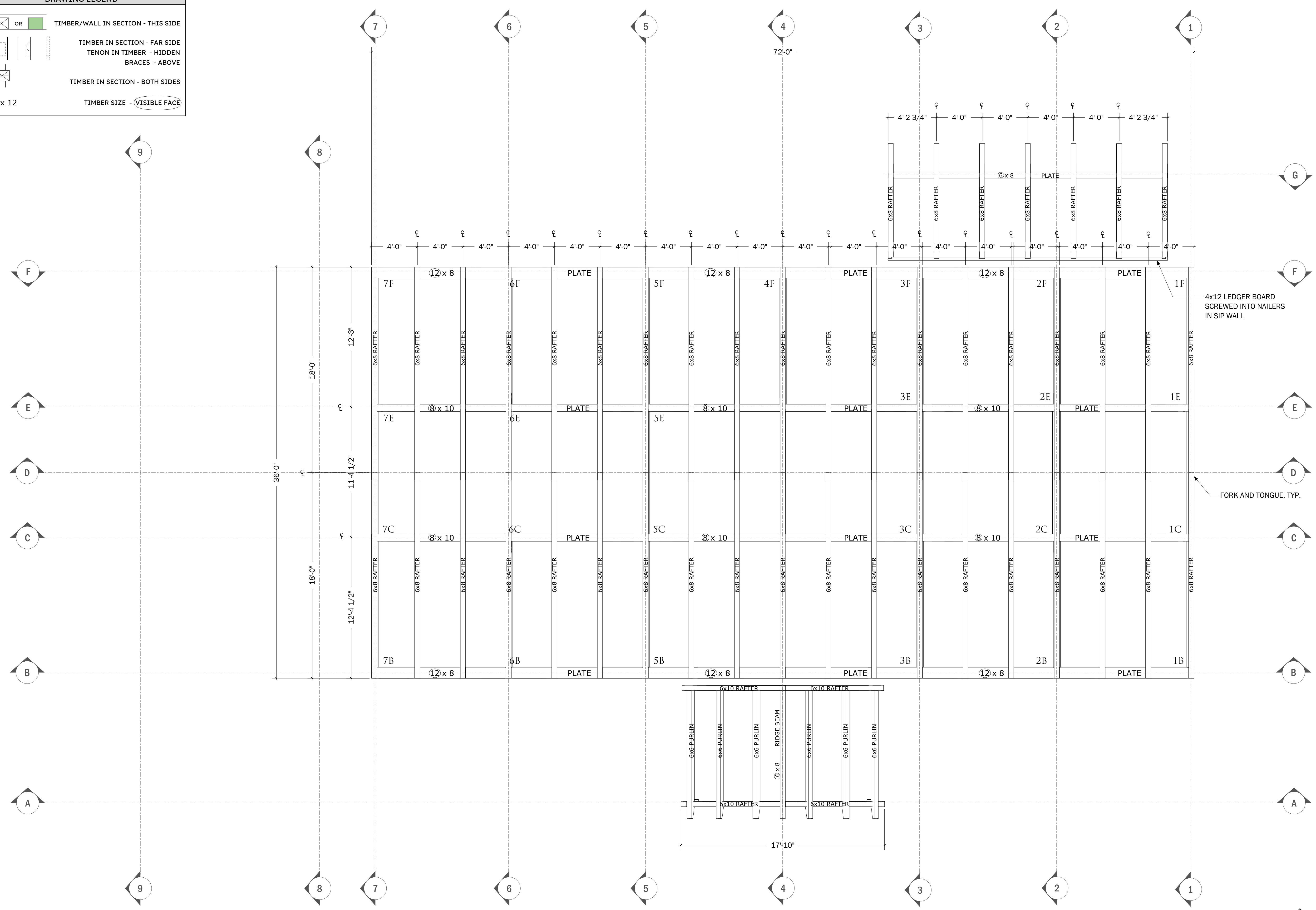
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EASTERN WHITE PINE &  
DOUGLAS FIR

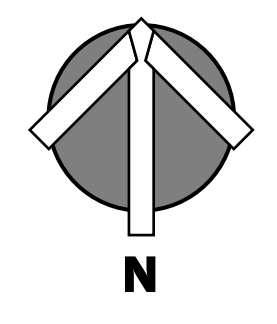
NO.	REVISIONS	DATE
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**ROOF FRAMING**

PAGE NUMBER  
**TF 1.08**



**ROOF RAFTER PLAN**  
SCALE: 1/4" = 1' 0"





**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF2\_MORNINGGLORY\_ELEVATIONS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

DECK, ENTRY & AWNING -  
DOUGLAS FIR

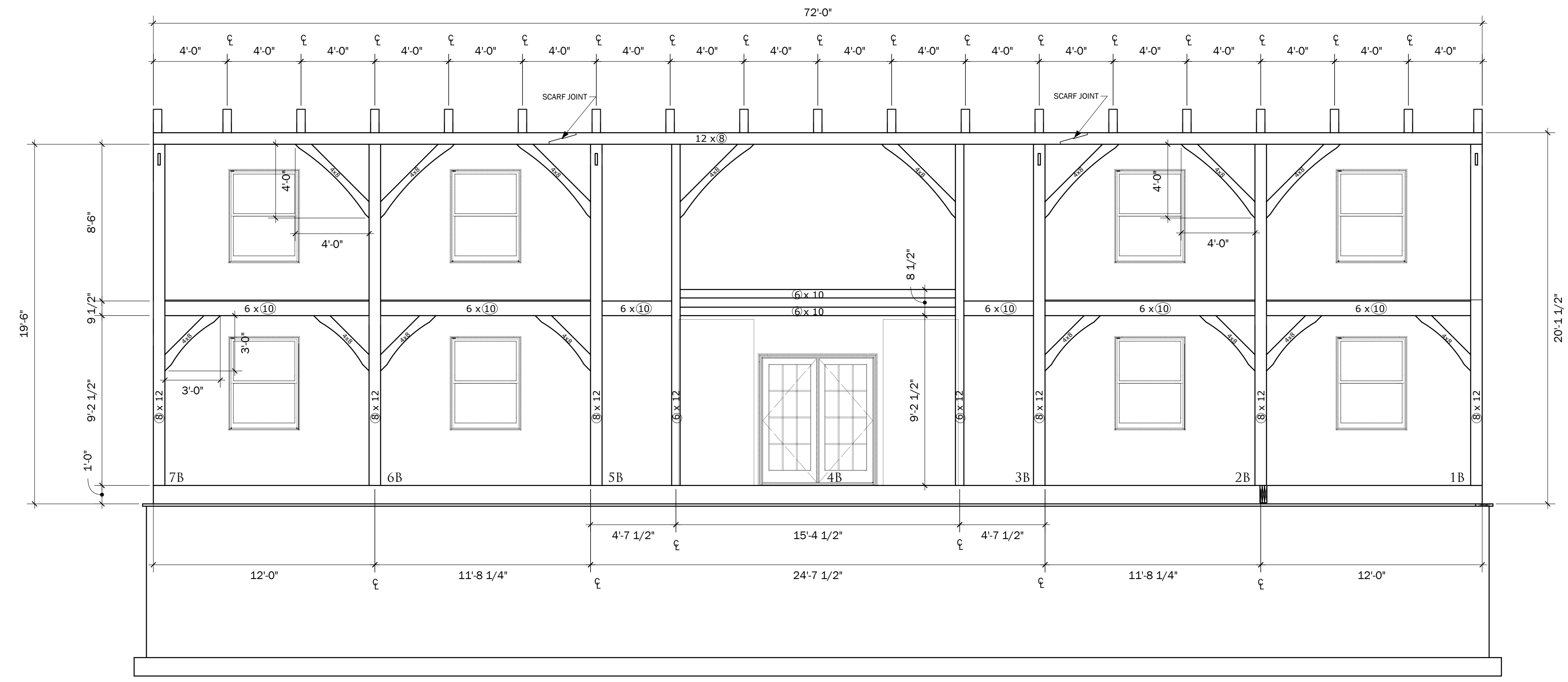
**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
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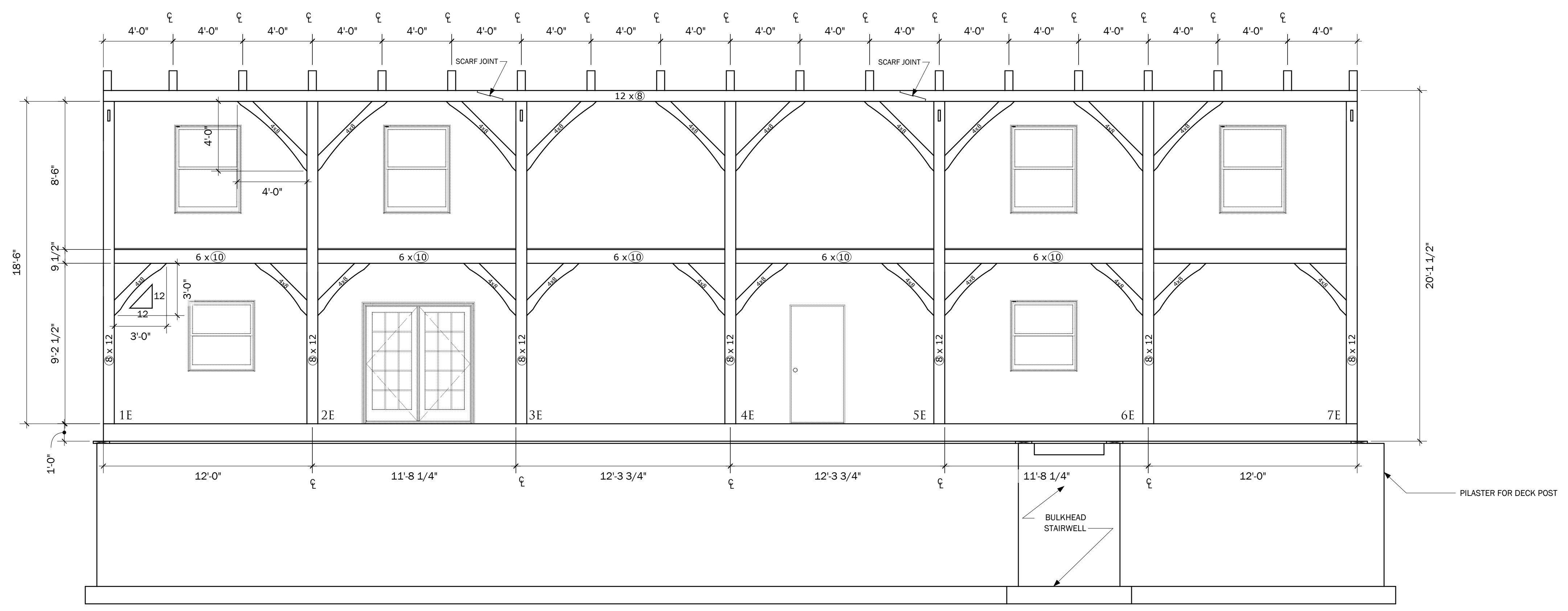
**ELEVATIONS B & F**

PAGE NUMBER

TF 2.01



**ELEVATION B**  
SCALE: 1/4" = 1' 0"



**ELEVATION F**  
SCALE: 1/4" = 1' 0"

**DRAWING LEGEND**

	OR		TIMBER/WALL IN SECTION - THIS SIDE
			TIMBER IN SECTION - FAR SIDE
			TENON IN TIMBER - HIDDEN
			BRACES - ABOVE
			TIMBER IN SECTION - BOTH SIDES
			TIMBER SIZE - (VISIBLE FACE)



**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF2\_MORNINGGLORY\_ELEVATIONS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

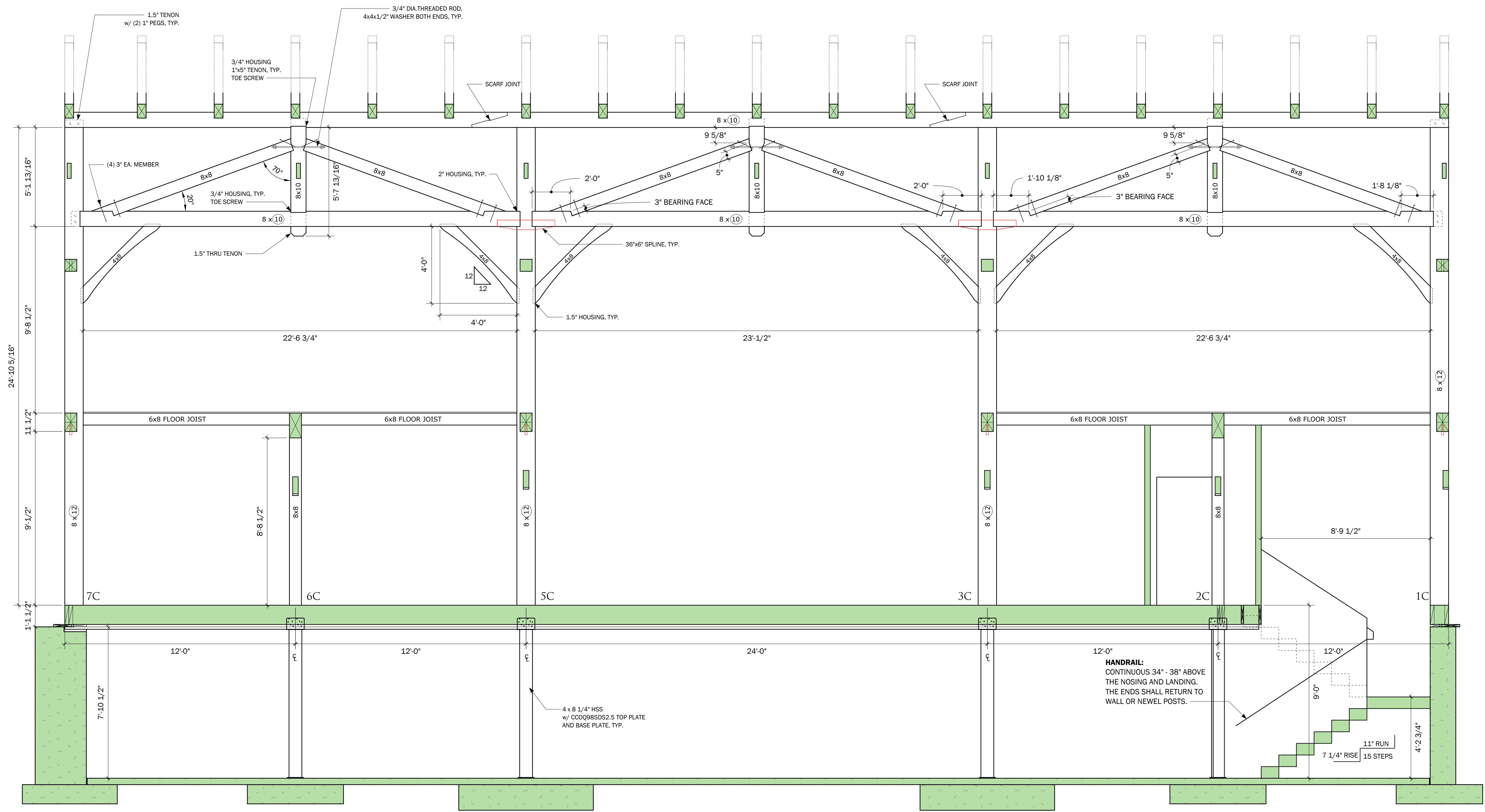
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
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4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

**ELEVATION C**

PAGE NUMBER  
**TF 2.02**



**ELEVATION C**  
SCALE: 3/8" = 1' 0"

**DRAWING LEGEND**

	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)

8 x 12



**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
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**FILE NAME:**  
HP&B TF2\_MORNINGGLORY\_ELEVATIONS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

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BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

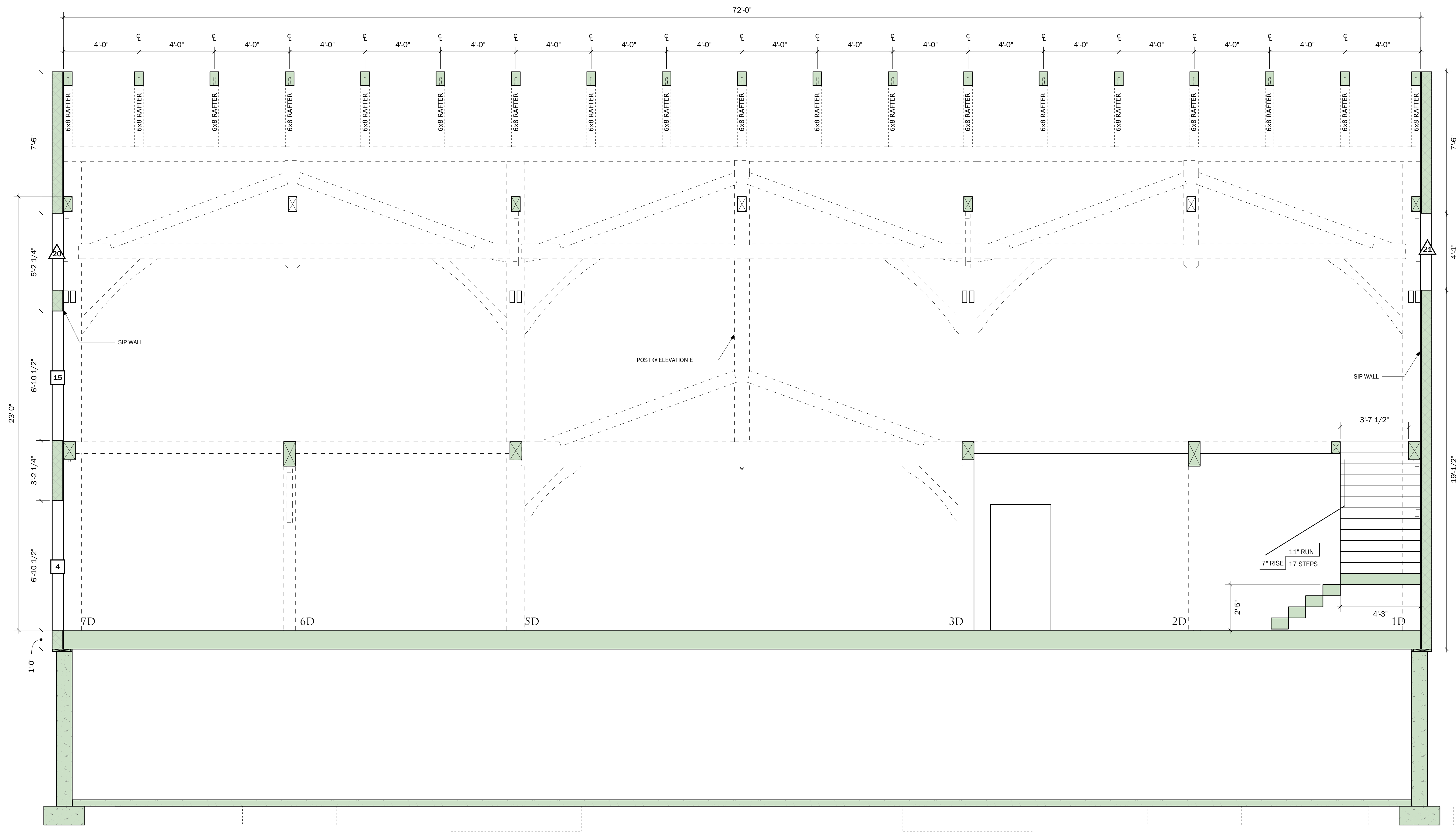
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

**ELEVATION D**

PAGE NUMBER  
**TF 2.03**



**ELEVATION D**  
SCALE: 3/8" = 1' 0"

**DRAWING LEGEND**

	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE TENON IN TIMBER - HIDDEN BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)

8 x 12



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FAX: (413) 477-0937  
LIC. NO. 010089  
WWW.HARDWICKPOSTANDBEAM.COM

**PROPOSED PROJECT:**  
**MORNING GLORY FLOWER BARN**

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF2\_MORNINGGLORY\_ELEVATIONS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR BETTER BOXED HEART. EASTERN WHITE PINE OR DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

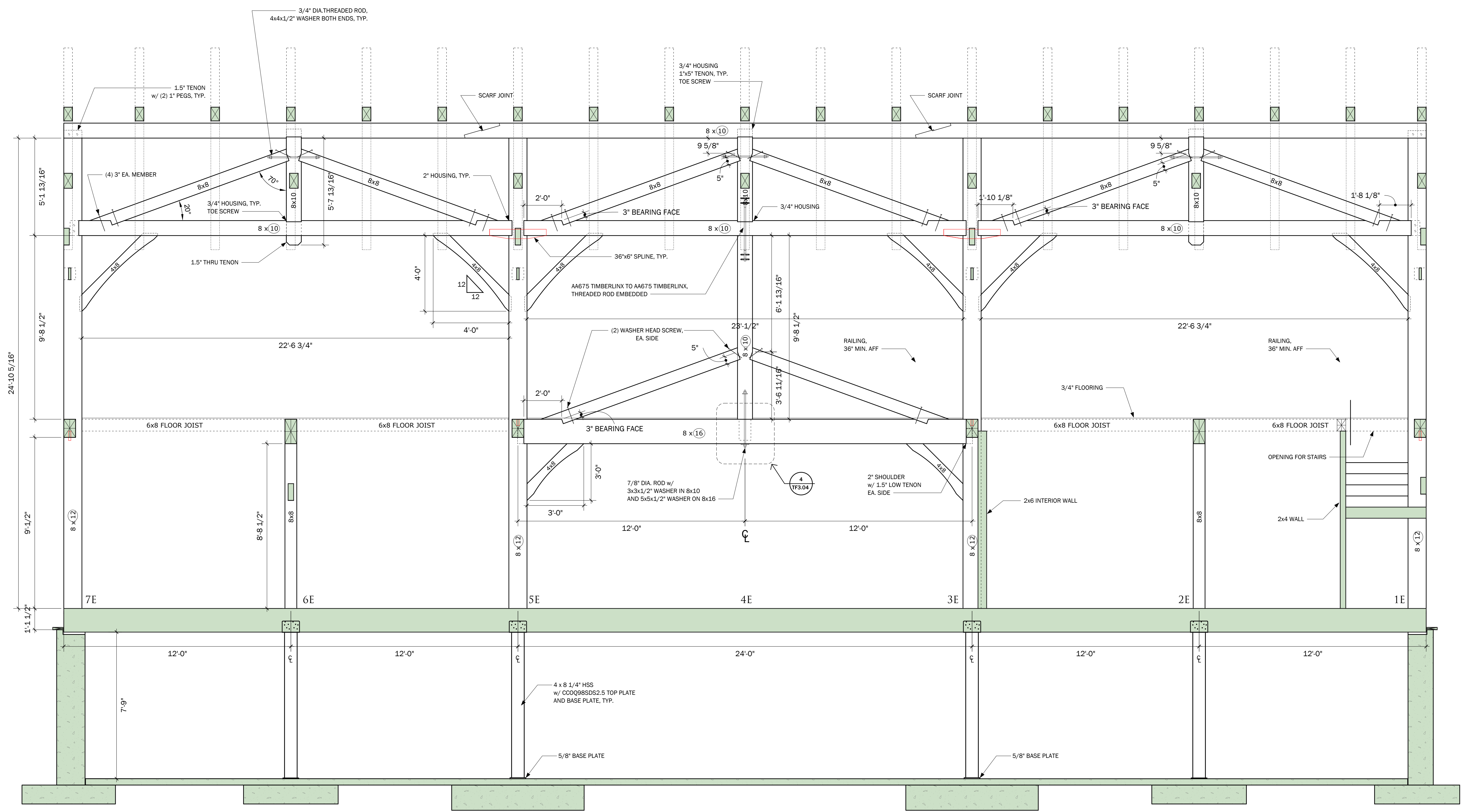
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

**ELEVATION E**

PAGE NUMBER  
**TF 2.04**



**ELEVATION E**  
SCALE: 3/8" = 1' 0"

**DRAWING LEGEND**

	OR		TIMBER/WALL IN SECTION - THIS SIDE
			TIMBER IN SECTION - FAR SIDE
			TENON IN TIMBER - HIDDEN
			BRACES - ABOVE
			TIMBER IN SECTION - BOTH SIDES
			TIMBER SIZE - (VISIBLE FACE)



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**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF2\_MORNINGGLORY\_ELEVATIONS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR BETTER BOXED HEART. EASTERN WHITE PINE OR DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING - EASTERN WHITE PINE

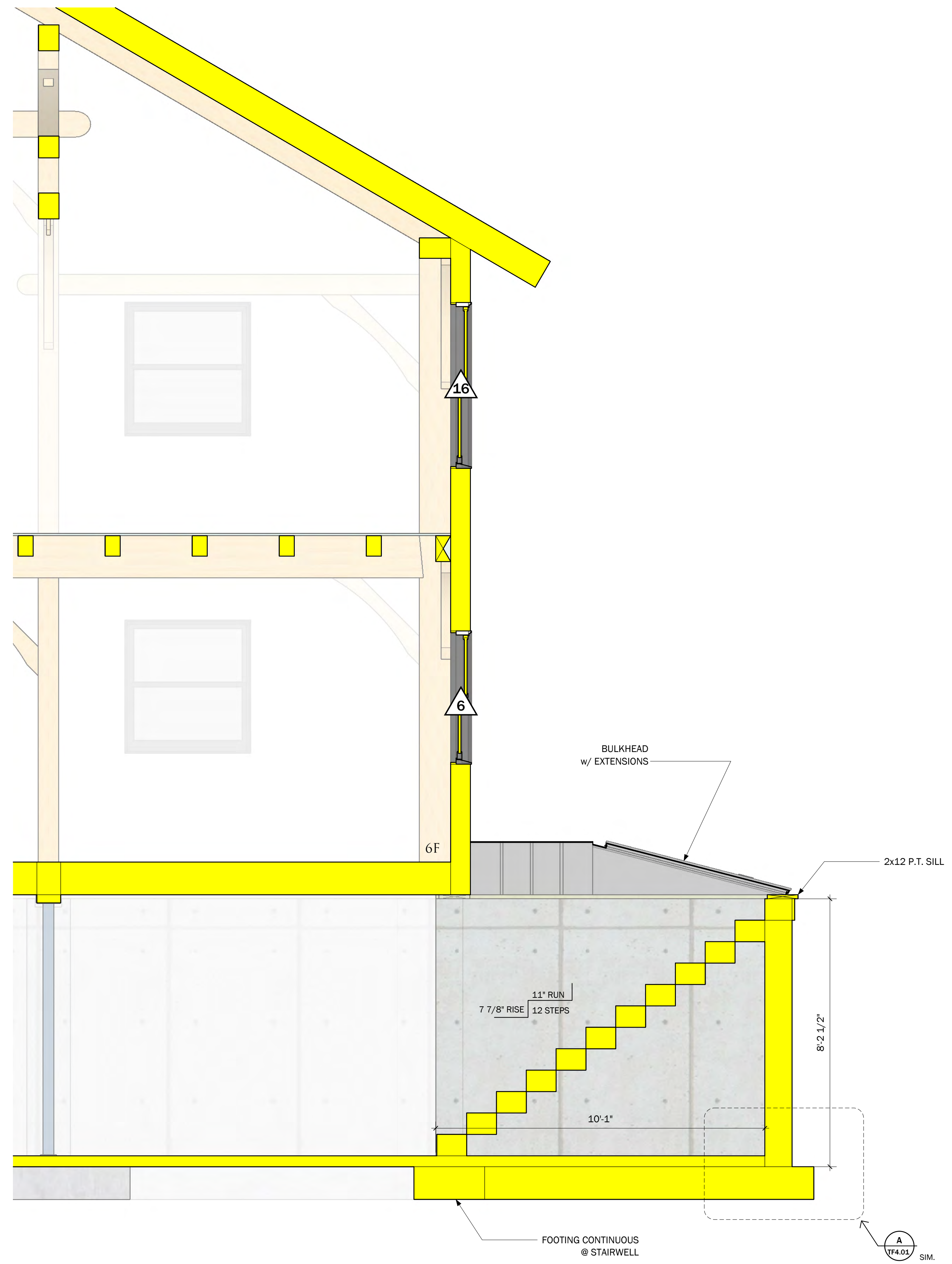
DECK, ENTRY & AWNING - DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

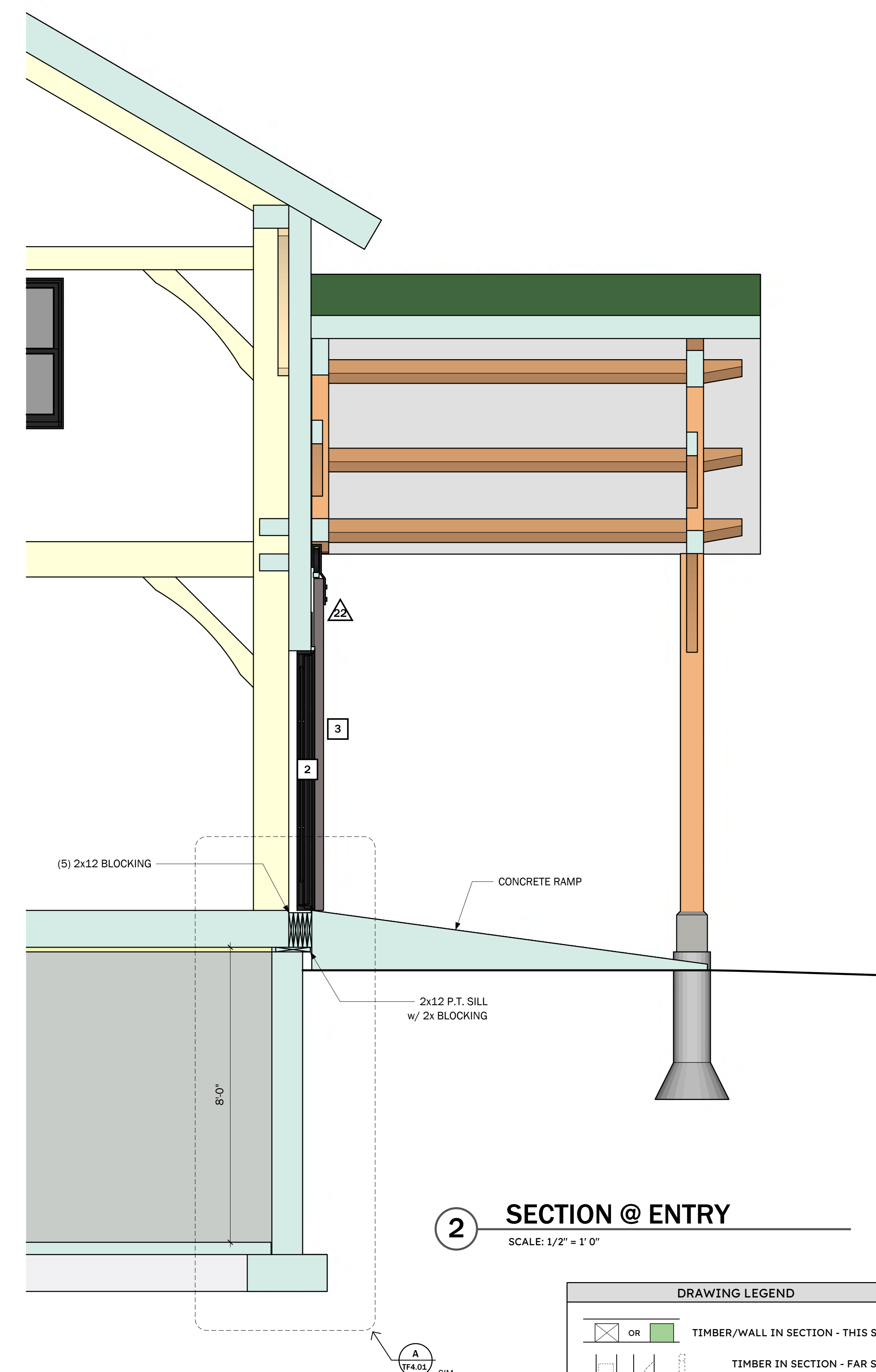
NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

SECTIONS

PAGE NUMBER  
**TF 2.05**



**1 SECTION @ BULKHEAD**  
SCALE: 1/2" = 1' 0"



**2 SECTION @ ENTRY**  
SCALE: 1/2" = 1' 0"

**DRAWING LEGEND**

	OR		TIMBER/WALL IN SECTION - THIS SIDE
			TIMBER IN SECTION - FAR SIDE
			TENON IN TIMBER - HIDDEN
			BRACES - ABOVE
			TIMBER IN SECTION - BOTH SIDES
			TIMBER SIZE - (VISIBLE FACE)

8 x 12











**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF3\_MORNINGGLORY\_BENTS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

DECK, ENTRY & AWNING -  
DOUGLAS FIR

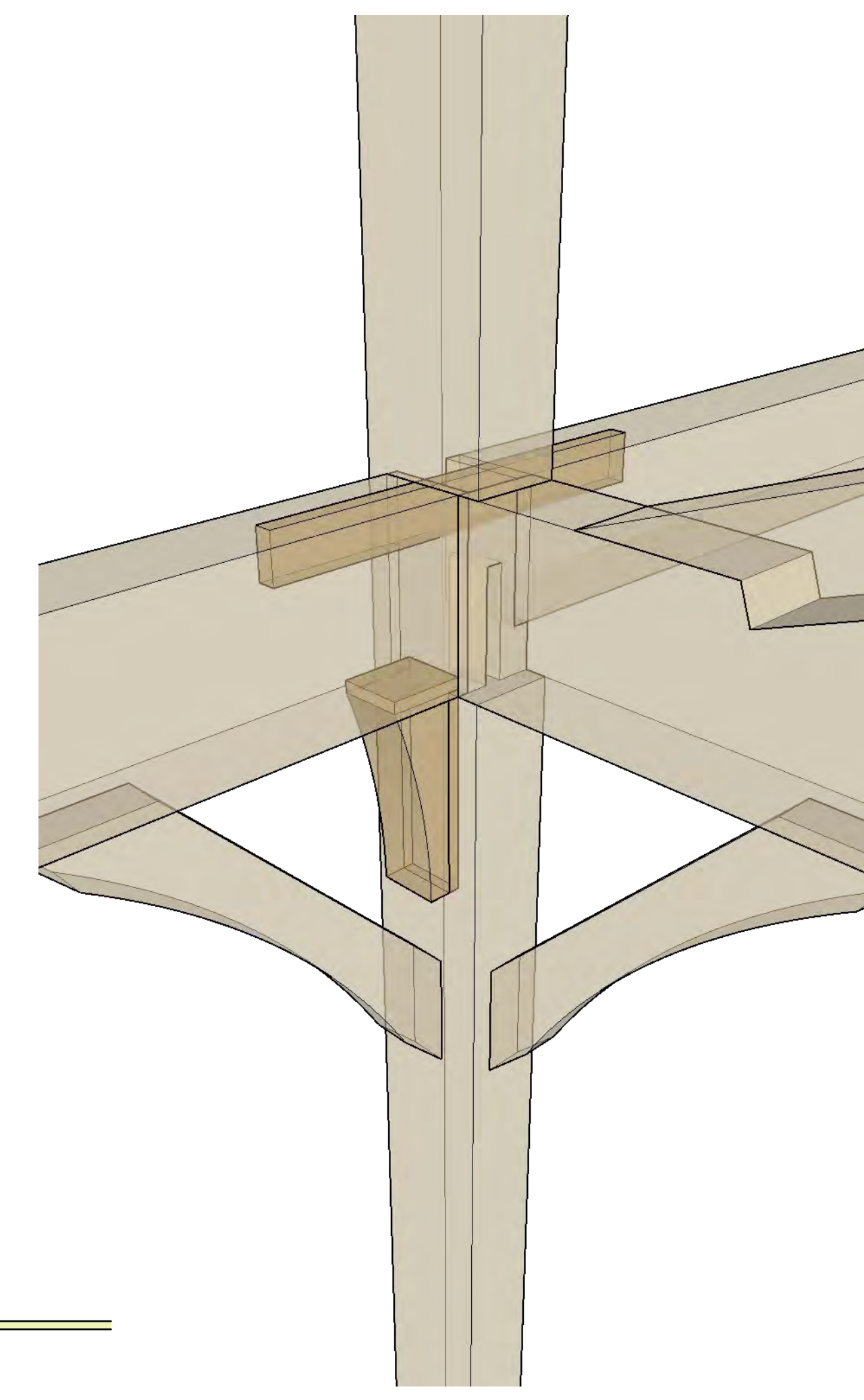
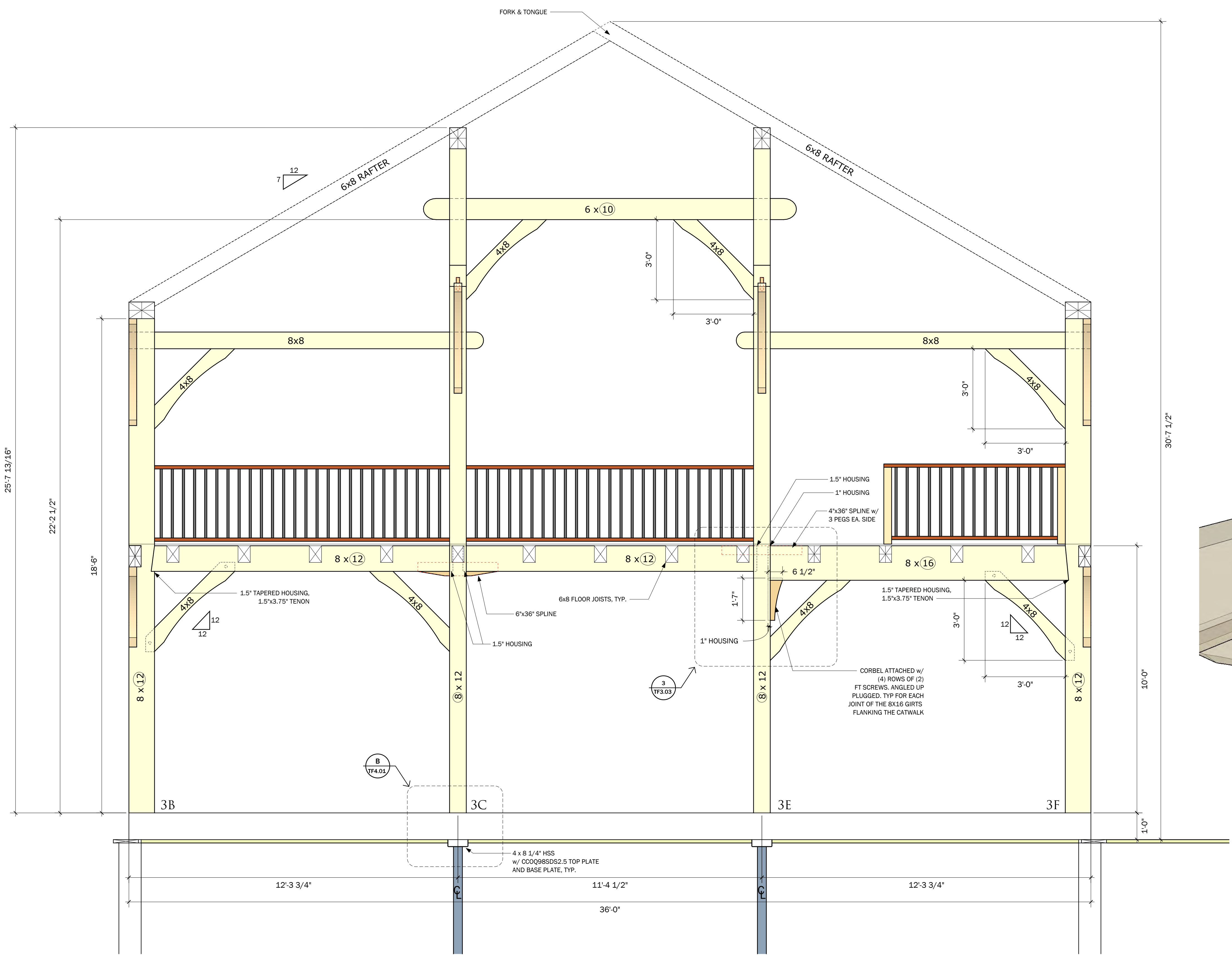
**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-26-22
2	BATH/STORAGE LOCATION	8-26-22
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5	BATHROOM REDESIGN	2-03-23

**BENT #3**

PAGE NUMBER

**TF 3.03**



**3 CORBEL DETAIL**  
SCALE: NTS

**DRAWING LEGEND**

	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)

8 x 12

**BENT #3**  
SCALE: 1/2" = 1' 0"



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**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF3\_MORNINGGLORY\_BENTS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEAT.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

DECK, ENTRY & AWNING -  
DOUGLAS FIR

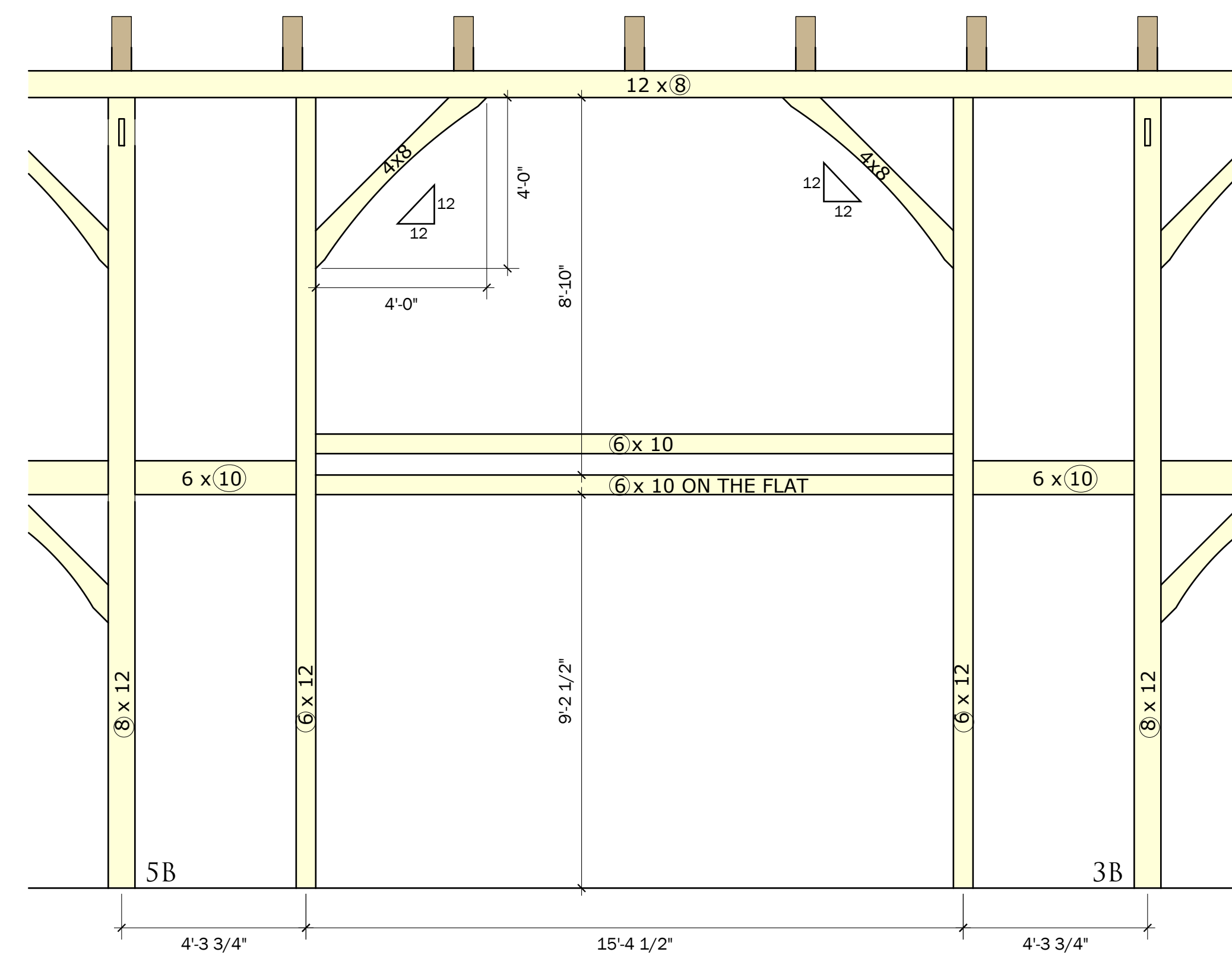
**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-26-22
2	BATH/STORAGE LOCATION	8-26-22
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4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

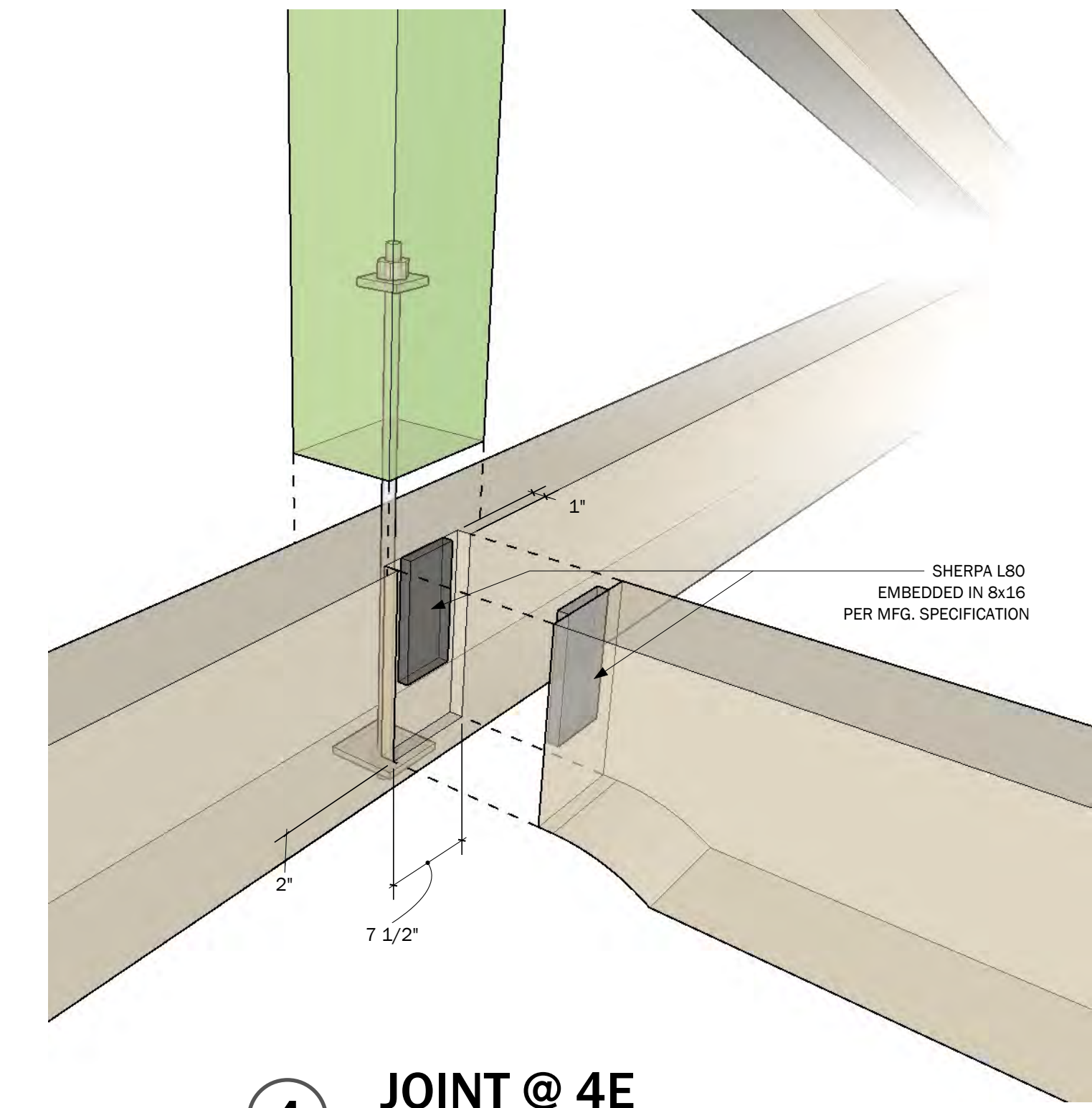
**BENT #4**

PAGE NUMBER

**TF 3.04**



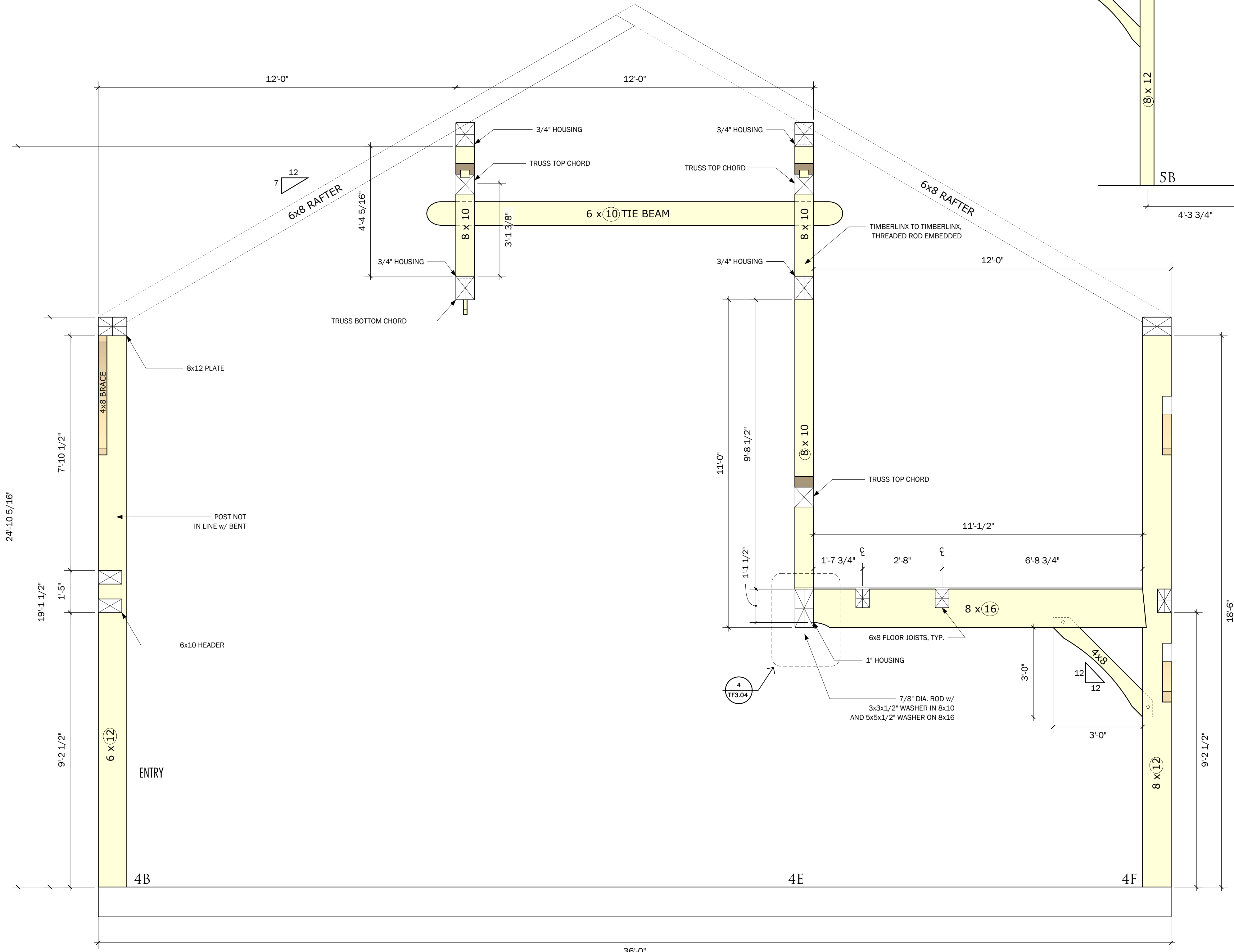
**ELEV. B @ ENTRY**  
SCALE: 3/8" = 1' 0"



**4 JOINT @ 4E**  
SCALE: NTS

**DRAWING LEGEND**

	OR		TIMBER/WALL IN SECTION - THIS SIDE
			TIMBER IN SECTION - FAR SIDE
			TENON IN TIMBER - HIDDEN
			BRACES - ABOVE
			TIMBER IN SECTION - BOTH SIDES
			TIMBER SIZE - (VISIBLE FACE)



**BENT #4**  
SCALE: 1/2" = 1' 0"



**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
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WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF3\_MORNINGGLORY\_BENTS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

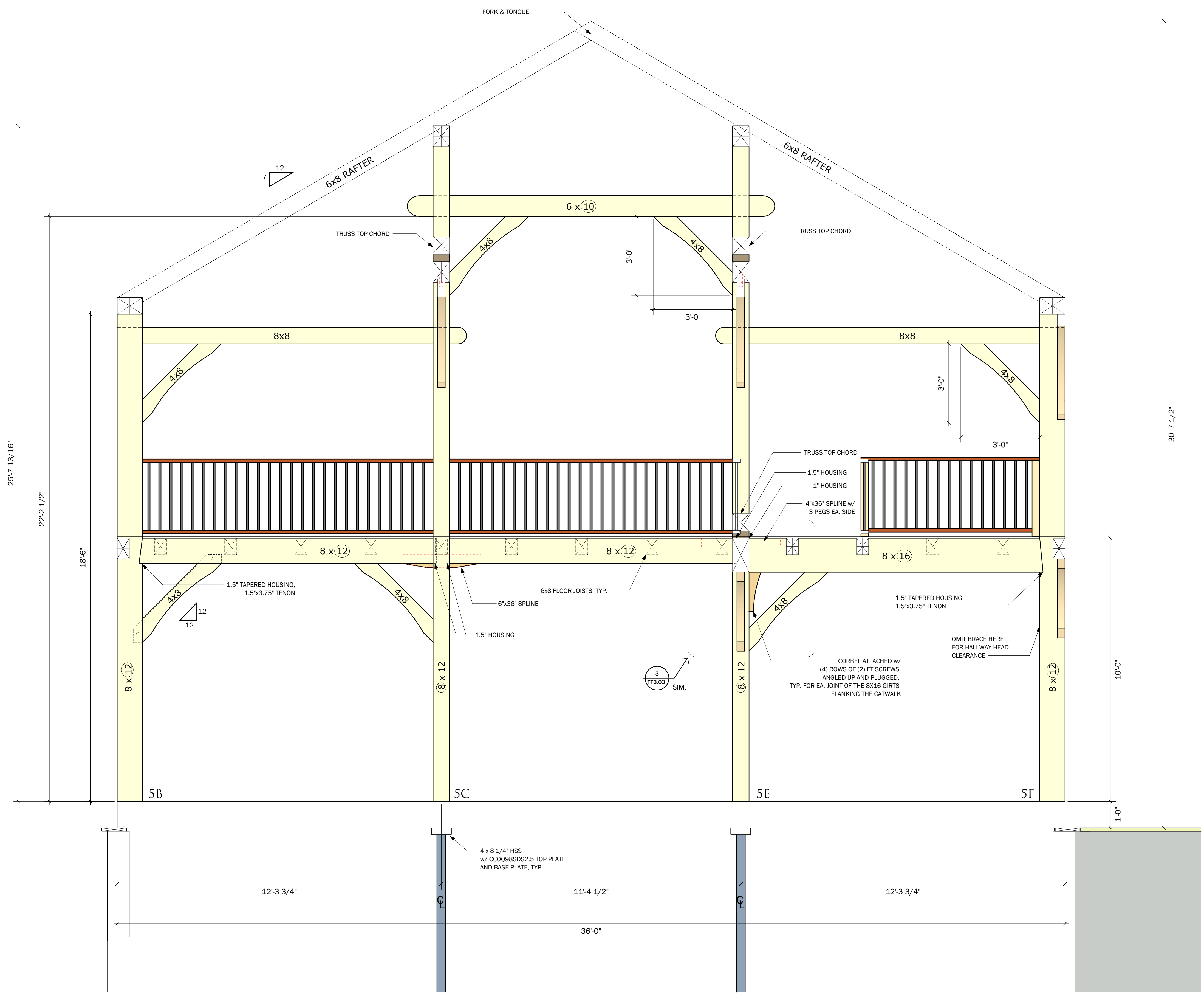
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
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**BENT #5**

PAGE NUMBER  
**TF 3.05**



**BENT #5**  
SCALE: 1/2" = 1' 0"

**DRAWING LEGEND**

	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)



**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
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35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF3\_MORNINGGLORY\_BENTS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

DECK, ENTRY & AWNING -  
DOUGLAS FIR

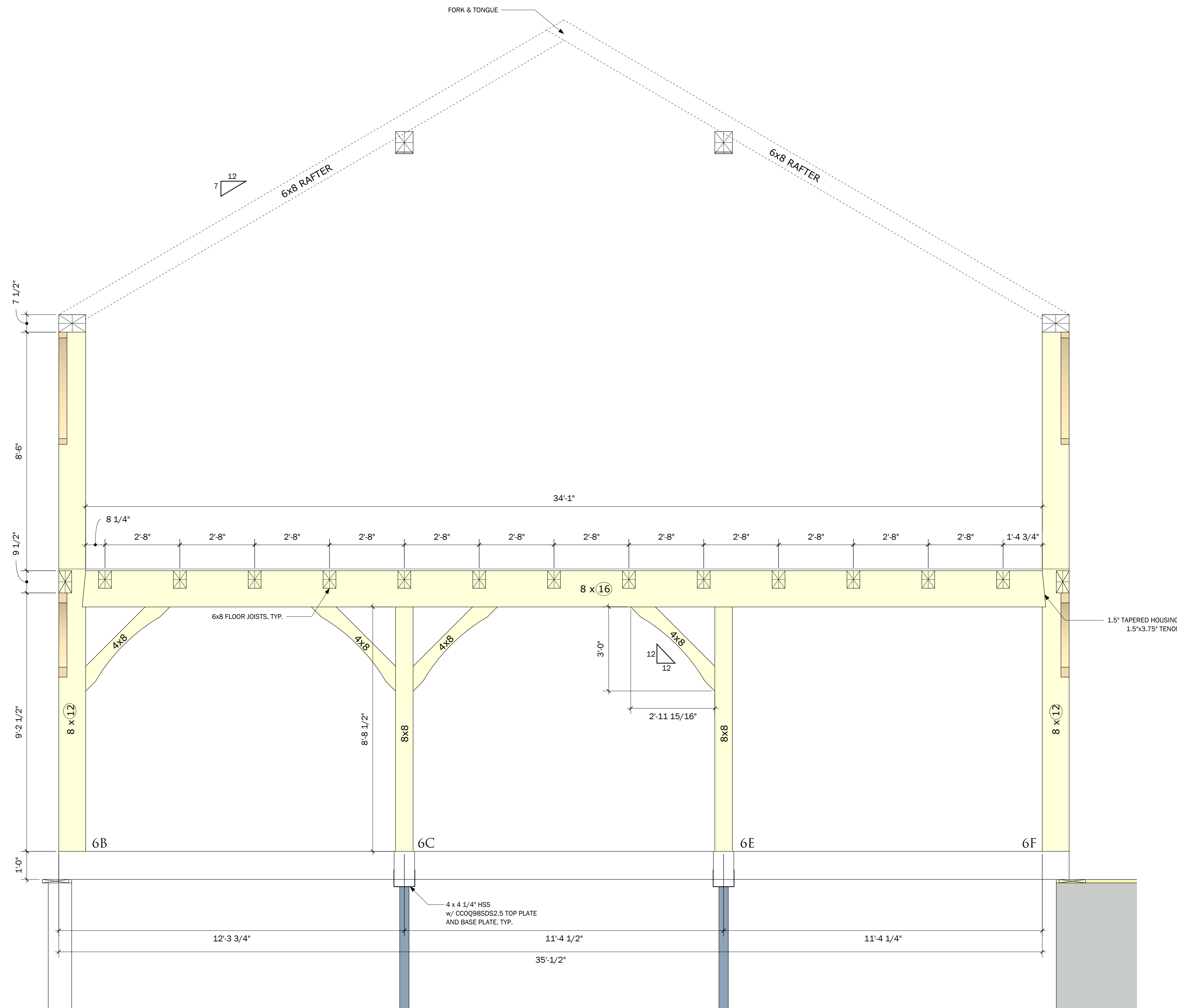
**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-26-22
2	BATH/STORAGE LOCATION	8-26-22
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BENT #6

PAGE NUMBER

TF 3.06



**BENT #6**  
SCALE: 1/2" = 1' 0"

**DRAWING LEGEND**

	TIMBER/WALL IN SECTION - THIS SIDE
	TIMBER IN SECTION - FAR SIDE
	TENON IN TIMBER - HIDDEN
	BRACES - ABOVE
	TIMBER IN SECTION - BOTH SIDES
	TIMBER SIZE - (VISIBLE FACE)



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**PROPOSED PROJECT:**  
MORNING GLORY  
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**CLIENT:**  
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**FILE NAME:**  
HP&B TF3\_MORNINGGLORY\_BENTS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXXX

**SCALE:** VARIES

ALL MATERIALS IS #2 OR  
BETTER BOXED HEART.  
EASTERN WHITE PINE OR  
DOUGLAS FIR.

STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

MAIN BUILDING -  
EASTERN WHITE PINE

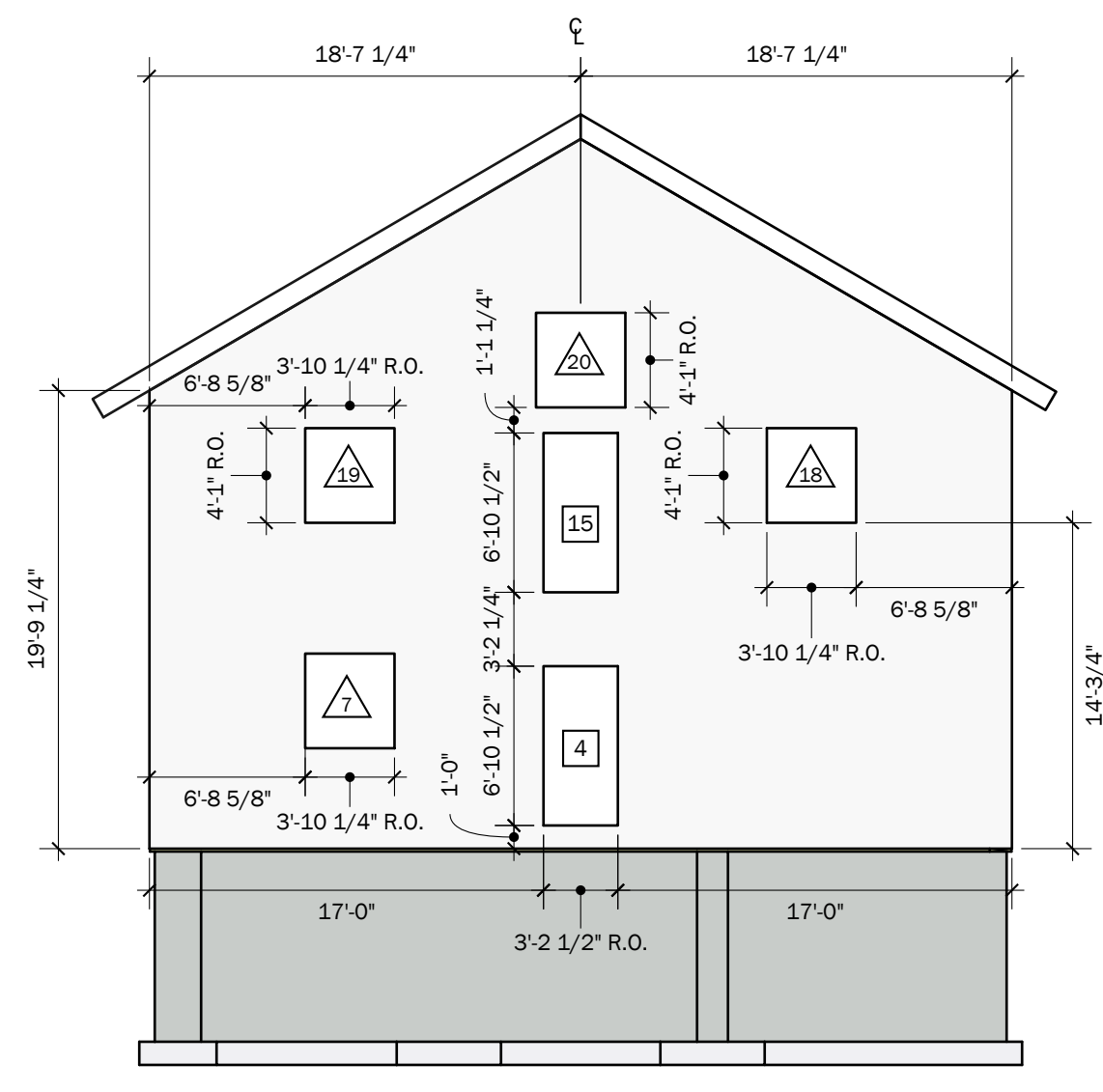
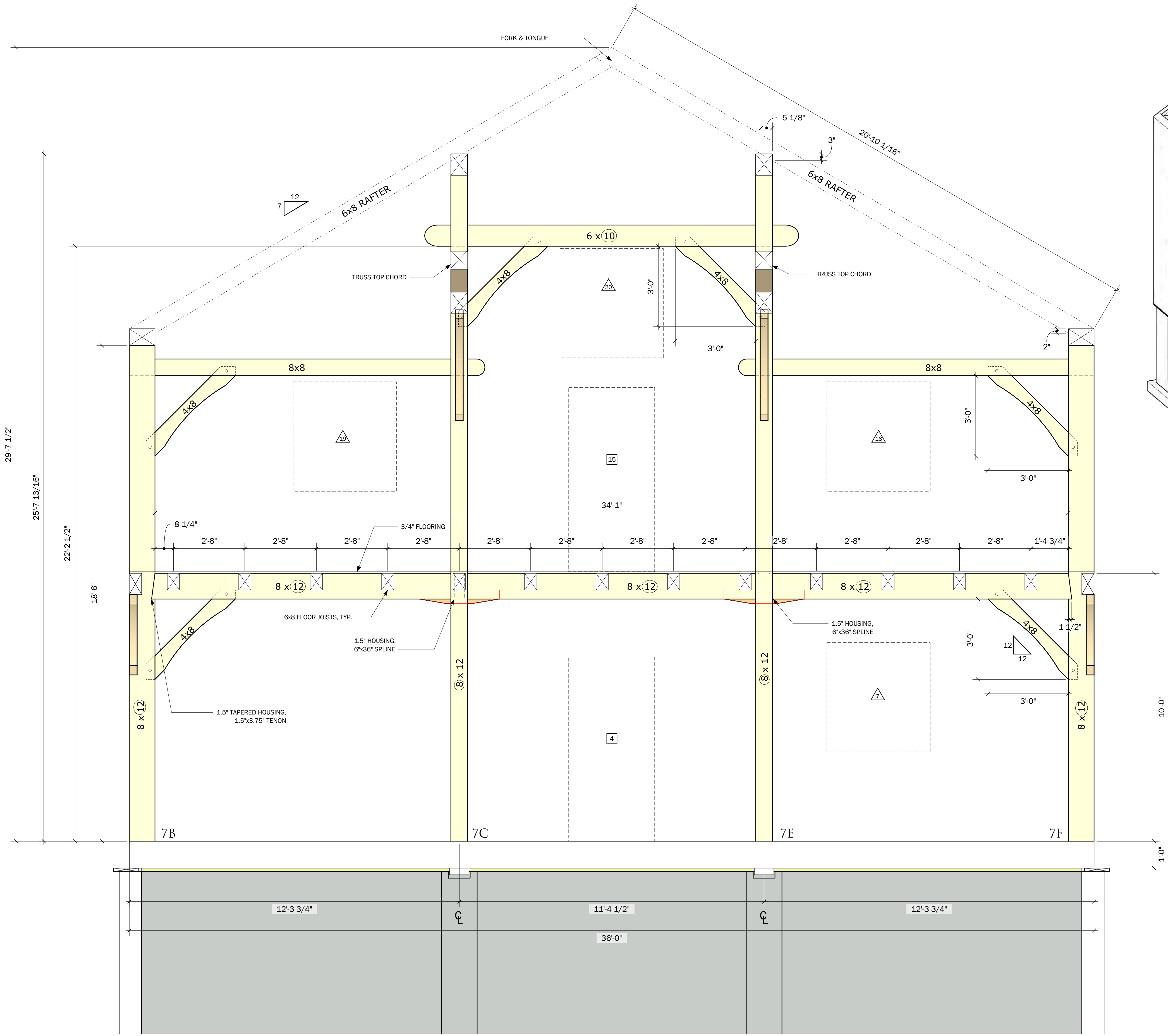
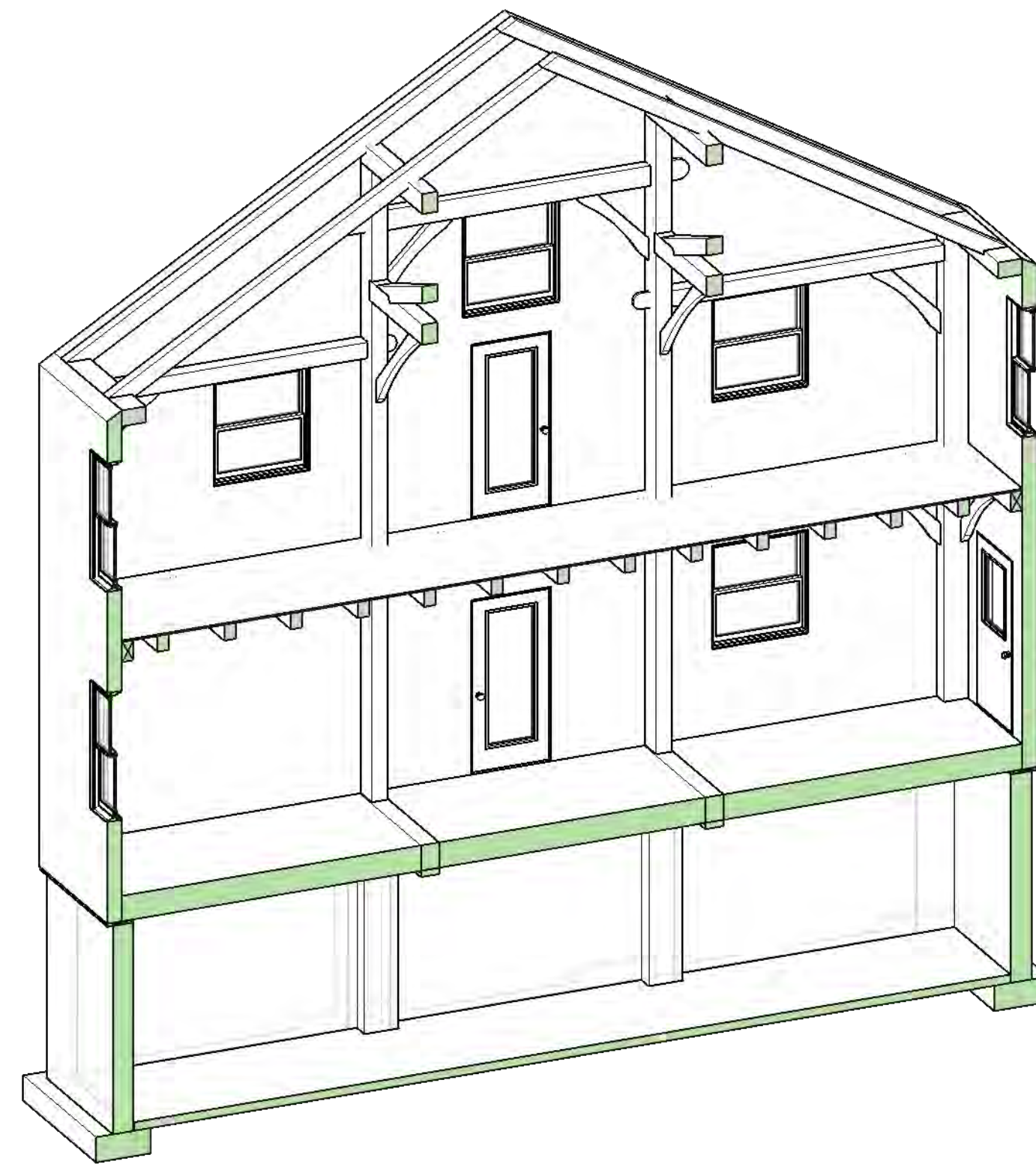
DECK, ENTRY & AWNING -  
DOUGLAS FIR

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

NO.	REVISIONS	DATE
1	CONCEPT	8-26-22
2	BATH/STORAGE LOCATION	8-26-22
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5	BATHROOM REDESIGN	2-03-23

**BENT #7**

PAGE NUMBER  
**TF 3.07**



**SIP WALL ROs**  
SCALE: 1/8" = 1' 0" VIEWED FROM EXTERIOR

**BENT #7**  
SCALE: 1/2" = 1' 0"

**DRAWING LEGEND**

	OR		TIMBER/WALL IN SECTION - THIS SIDE
			TIMBER IN SECTION - FAR SIDE
			TENON IN TIMBER - HIDDEN
			BRACES - ABOVE
			TIMBER IN SECTION - BOTH SIDES
			TIMBER SIZE - (VISIBLE FACE)

8 x 12



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**PROPOSED PROJECT:**  
MORNING GLORY  
FLOWER BARN

**CLIENT:**  
SIMON AND ROBYN ATHEARN  
35 ROAD TO GREAT NECK  
WEST TISBURY, MA 02575

**FILE NAME:**  
HP&B TF4\_MORNINGGLORY\_FOUNDATIONDETAILS\_10

**DATE MODIFIED:** 11-03-23

**DRAWN BY:** GM

**CHECKED BY:** XXXXX

**SCALE:** VARIES

ALL MATERIALS IS #1 OR  
BETTER.  
EASTERN WHITE PINE

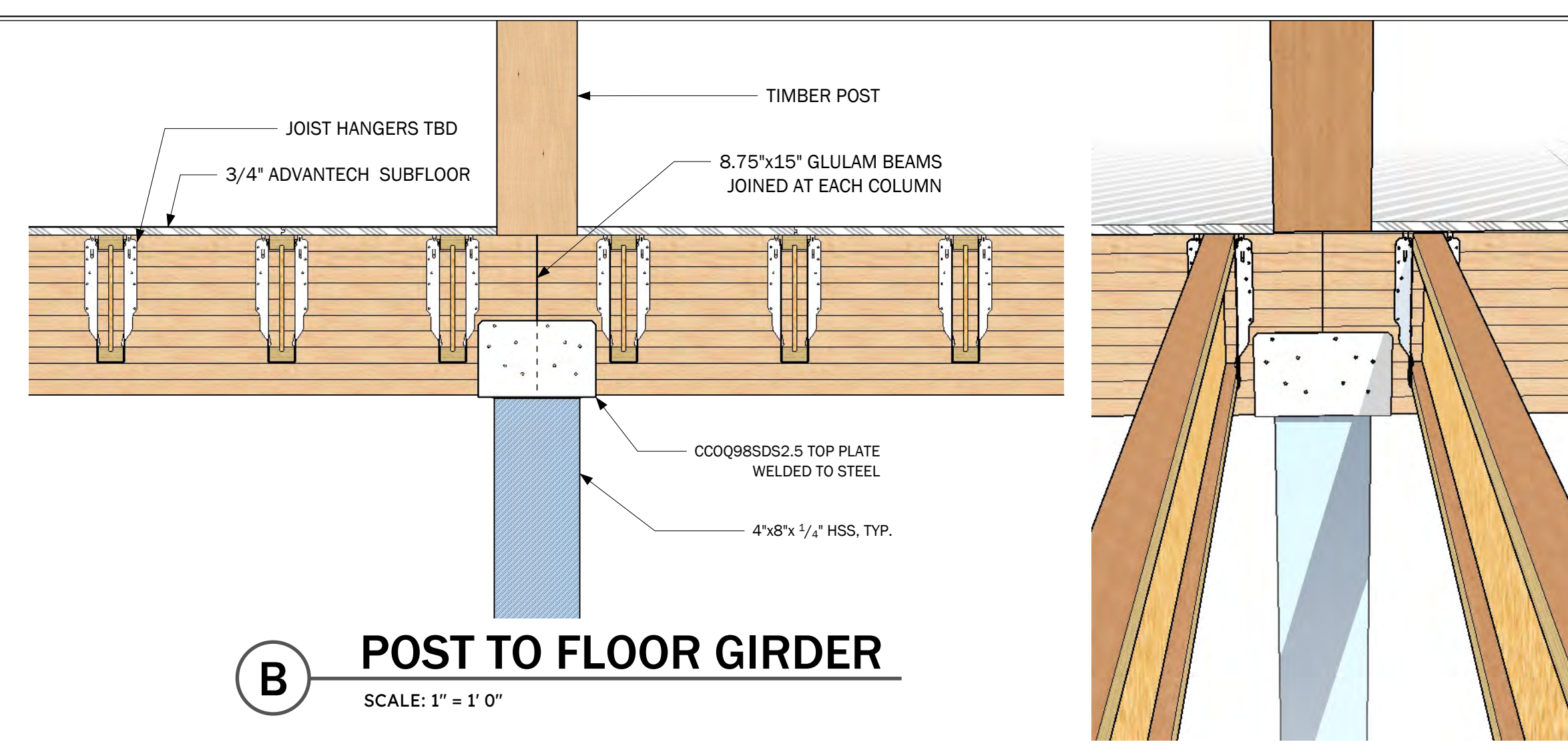
STD. CHAMFER  
STD. SMOOTH PLANED  
STD. OIL EXPOSED FACES

**GENERAL PROJECT INFO:**  
MORNING GLORY FARM  
MARTHAS VINEYARD  
EWP

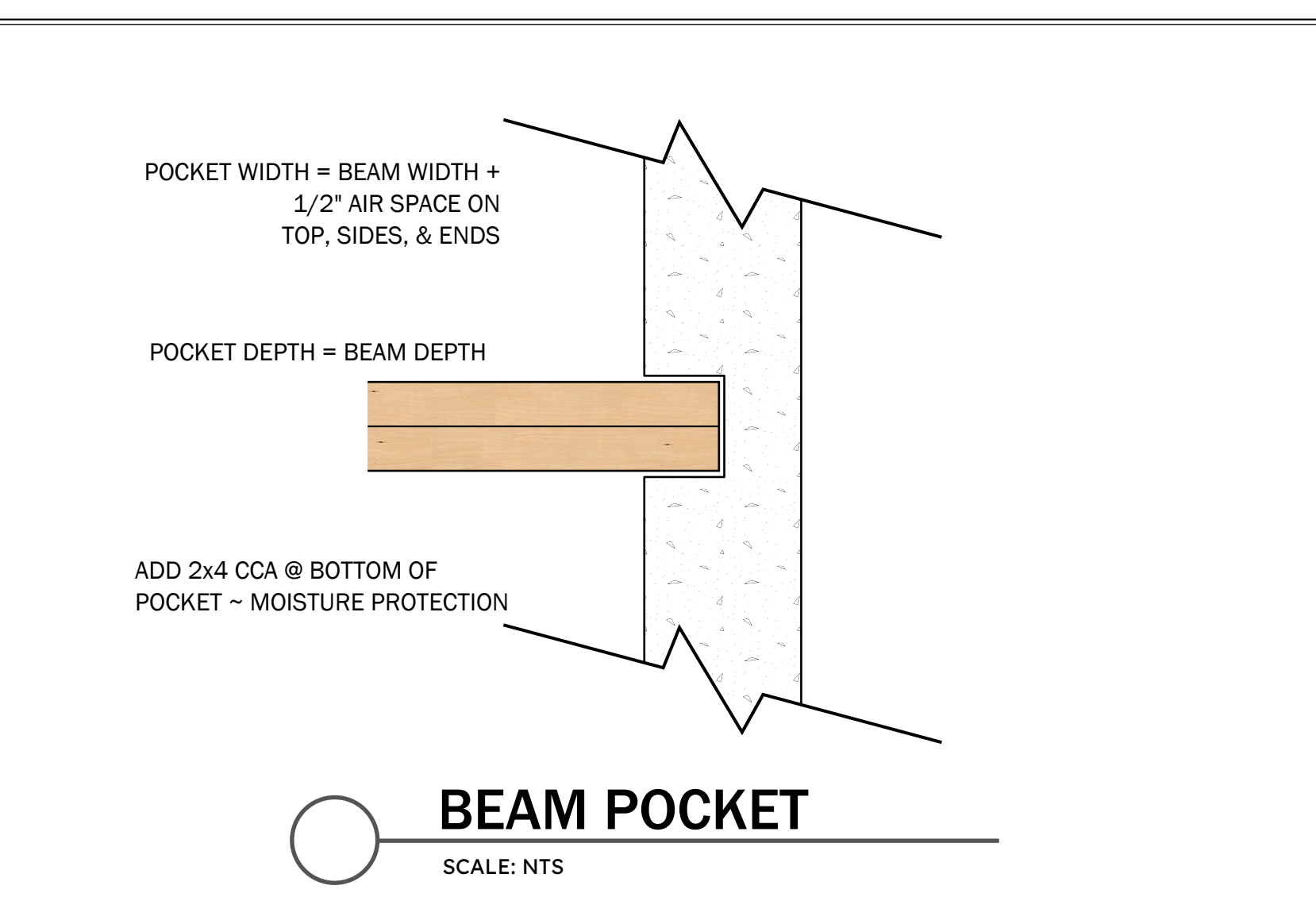
NO.	REVISIONS	DATE
1	CONCEPT	8-22-22
2	FT ENGINEERING	12-15-22
3		
4		

**FOUNDATION DETAILS**

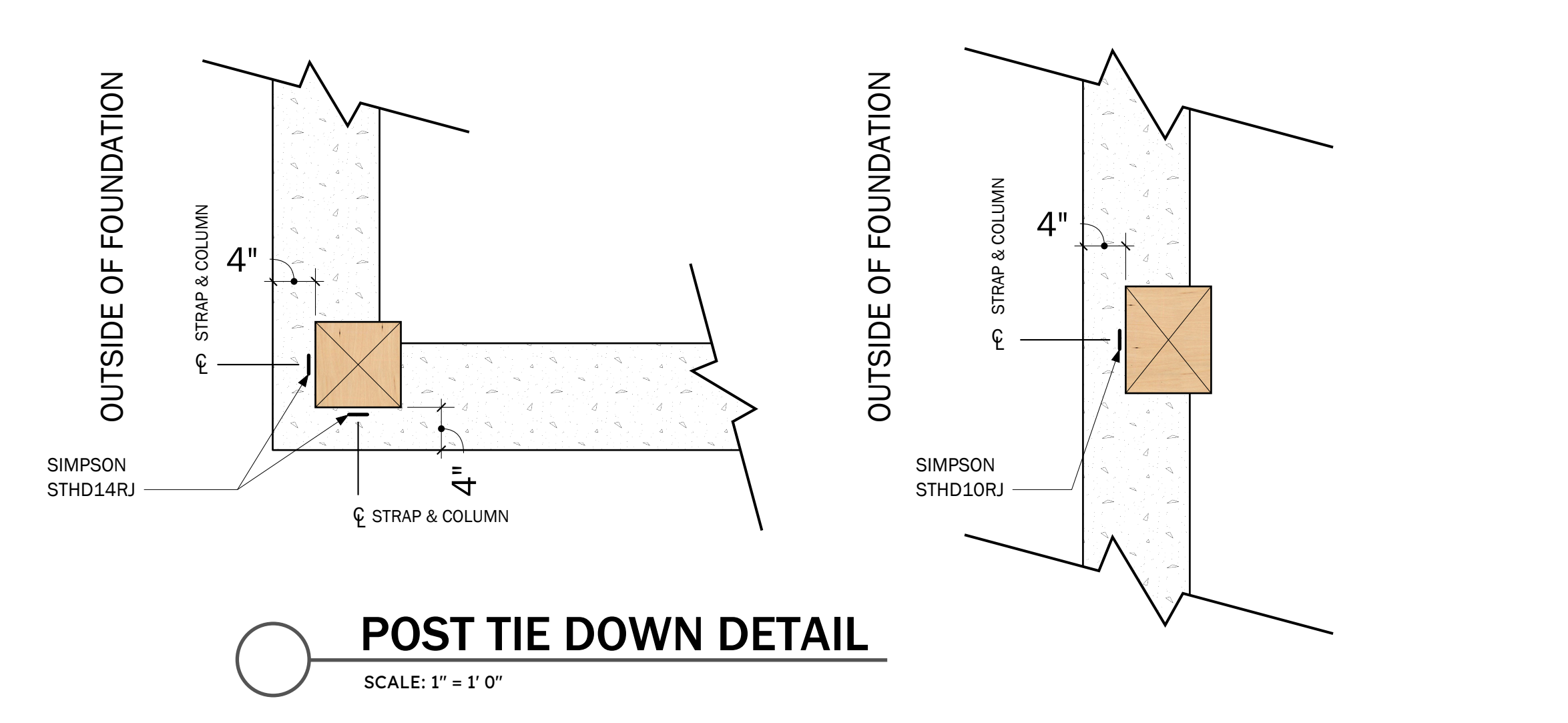
PAGE NUMBER  
**TF 4.01**



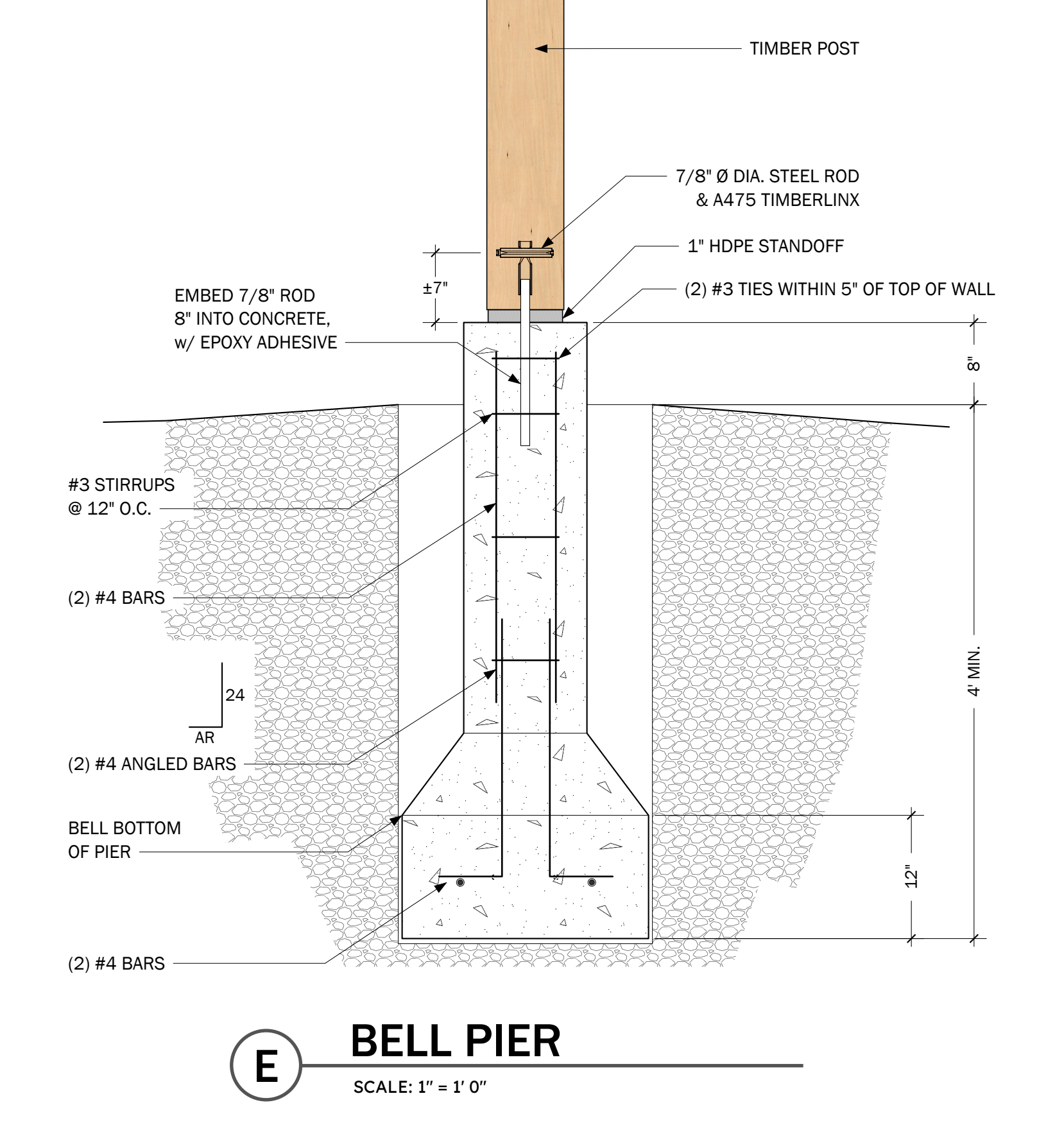
**B POST TO FLOOR GIRDER**  
SCALE: 1" = 1' 0"



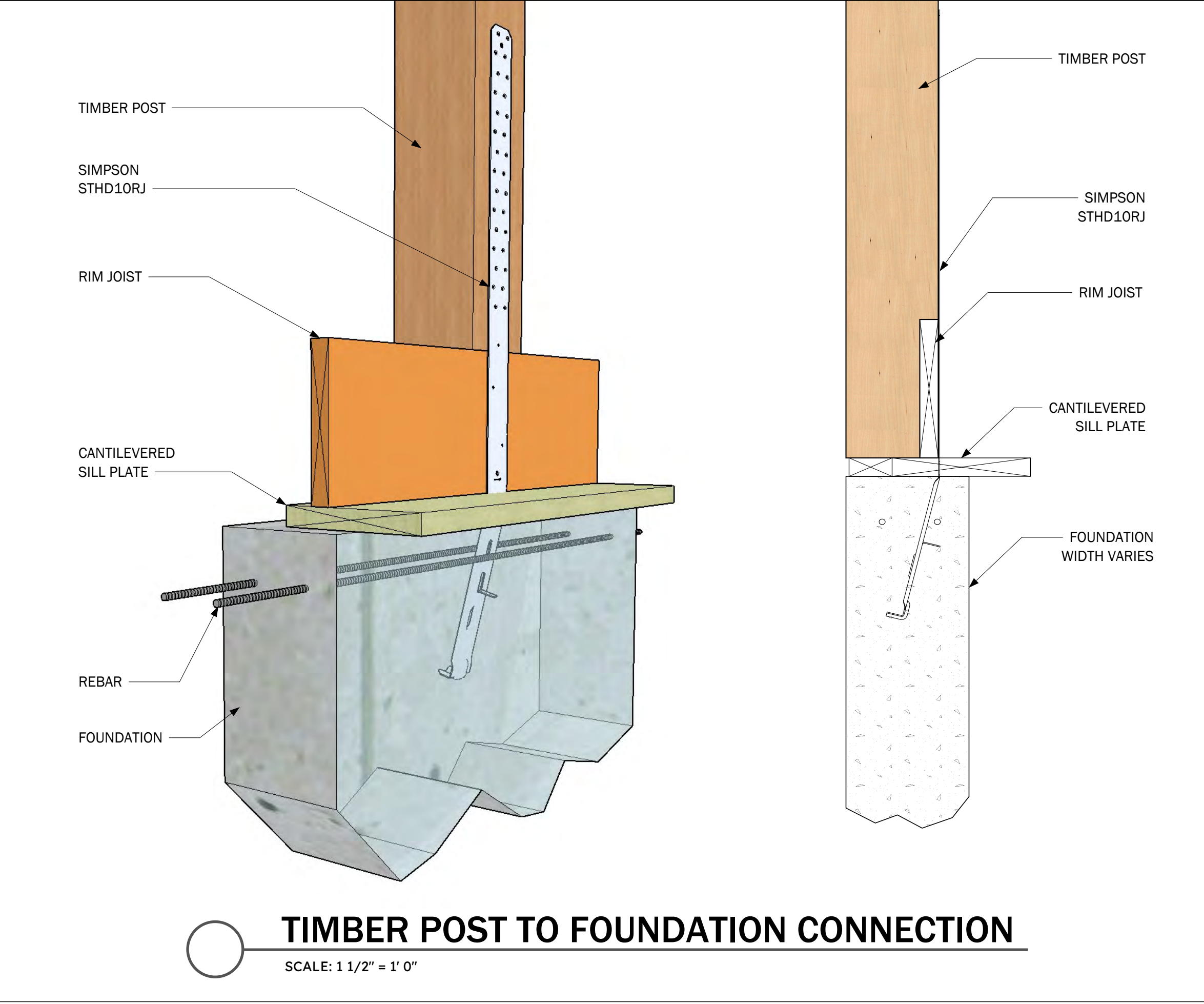
**C BEAM POCKET**  
SCALE: NTS



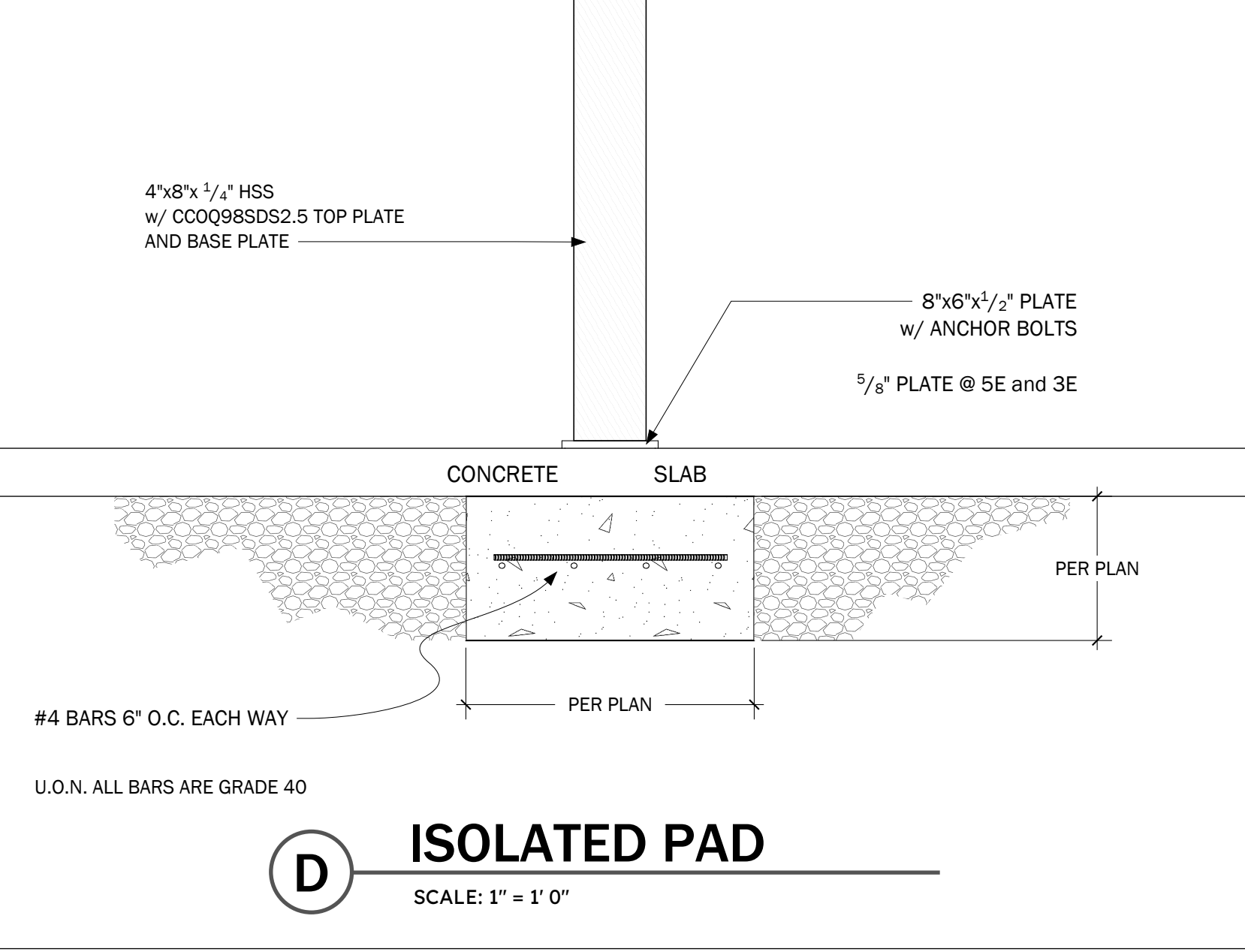
**D POST TIE DOWN DETAIL**  
SCALE: 1" = 1' 0"



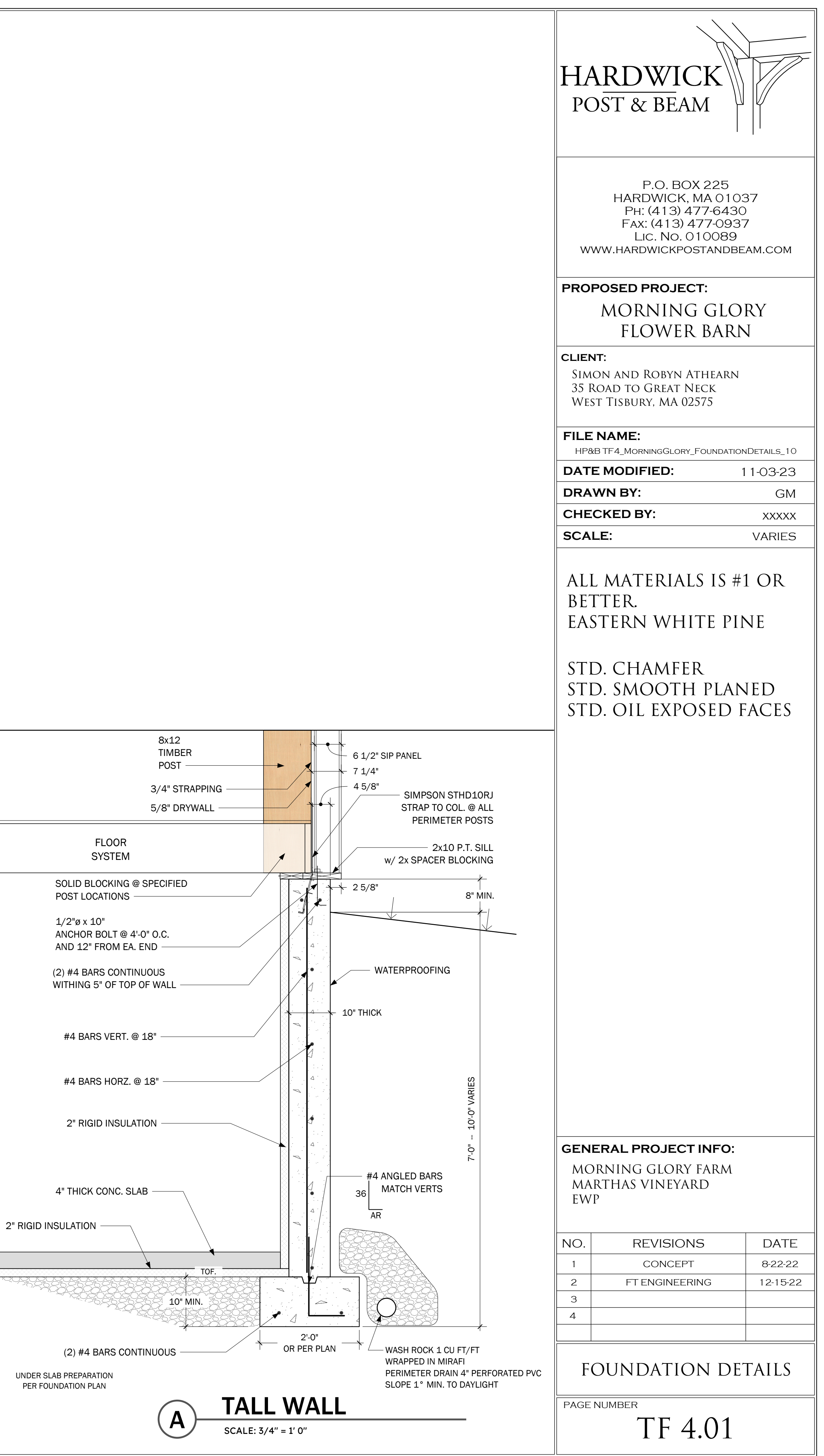
**E BELL PIER**  
SCALE: 1" = 1' 0"



**F TIMBER POST TO FOUNDATION CONNECTION**  
SCALE: 1 1/2" = 1' 0"



**G ISOLATED PAD**  
SCALE: 1" = 1' 0"



**H TALL WALL**  
SCALE: 3/4" = 1' 0"