

TIMBERFRAME SPECIFICATIONS:

- These drawings depict an exposed, heavy timber framed structure.
- The timbers are HEMLOCK, unless noted otherwise. The timbers meet the NELMA 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.
- 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 SCREWS:

- UNLESS NOTED OTHERWISE, ALL SCREWS SHALL BE BY GRK RSS, ROTHBLAAS 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.

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.
- ALL BRACES SHALL BE HELD BY ONE PEG PER JOINT UNLESS NOTED OTHERWISE.
- ALL NON BRACE TENONS SHALL BE HELD WITH (2) PEGS UNLESS NOTED OTHERWISE.
- TENONS CONNECTING MEMBERS IN 8X MATERIAL AND LARGER (SMALLEST DIRECTION), SHALL BE 2" THICK AND 5" 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.

DESIGN CRITERIA:

BUILDING CODES:
IBC 2015 MASSACHUSETTS WITH AMENDMENTS
ASCE 7-10 MINIMUM DESIGN LOADS FOR BUILDINGS

DESIGN LOADS:

DEAD - 15 PSF (assumed)
GROUND SNOW LOAD = 53 PSF, Ct=1.2
NOMINAL WIND SPEED = 125 MPH
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:

1. 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.
2. 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.
3. 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.
4. 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.
5. 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.
6. TIMBER FRAME ELEMENTS HAVE BEEN DESIGNED TO RESIST GRAVITY LOAD ONLY. ALL LATERAL LOADS TO BE CARRIED IN BUILDING ENVELOPE BY OTHERS.

CONCRETE NOTES:

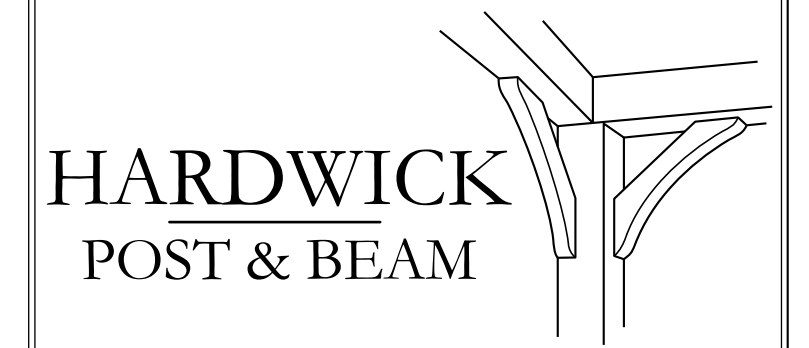
1. CONCRETE SHALL COMPLY WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITUTE (ACI) 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", ACI 318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE". REINFORCING STEEL SHALL COMPLY WITH THE CONCRETE REINFORCING STEEL INSTITUTE (CRSI) "MANUAL OF STANDARD PRACTICE" EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE INDICATED.
2. 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 ENTRAINED AIR. AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260.
3. 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.
4. CONCRETE SLABS ON GRADE SHALL BE PLACED OVER A VAPOR BARRIER LAPPED A MINIMUM OF SIX INCHES AND SEALED.
5. CONCRETE SHALL BE CONSOLIDATED USING VIBRATORY EQUIPMENT AND/OR HAND RODDING AND TAMPING UNTIL CONCRETE IS UNIFORMLY DISTRIBUTED AROUND REINFORCEMENT AND OTHER EMBEDDED ITEMS.
6. CONTRACTOR SHALL PROTECT CONCRETE FROM PHYSICAL DAMAGE OR REDUCED STRENGTH DURING MIXING, PLACEMENT AND CURING. COLD WEATHER CONCRETE PLACEMENT SHALL COMPLY WITH ACI 306.
7. CONCRETE REINFORCEMENT SHALL BE GRADE 60 STEEL MEETING THE REQUIREMENTS OF ASTM A615 EXCEPT FOR STIRRUPS AND TIES WHICH MAY BE GRADE 40 STEEL.
8. 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.
9. 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.
10. 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.
11. PROVIDE CLEAR CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS:
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH3"
CONCRETE EXPOSED TO EARTH OR WEATHER - #6 AND LARGER2"
#5 AND SMALLER, WWF1-1/2"
CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND1-1/2"
12. 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.
13. NON SHRINK GROUT SHALL BE 5000 PSI FIVE STAR GROUT OR APPROVED EQUAL, INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
14. 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.
15. 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
AF.	ABOVE FINISH FLOOR	FFE	FINISH FLOOR ELEVATION	SD	SMOKE DETECTOR
ALUM.	ALUMINUM	FT	FULLY THREADED	SECT.	SECTION
BB	BLUEBOARD	GFI.	GROUND FAULT INTERRUPTER	SHT.	SHEET
CAB.	CABINET	GL	GLASS	SHM.	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	SYP	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

ARCHITECTURAL DRAWINGS	
G0	COVER PAGE
TF1	EXTERIOR ELEVATIONS
TF2	SCHEDULES
TF3	FOUNDATION
TF4	FOUNDATION DETAILS
TF5	PLANVIEW
TF6	LOFT FRAMING
TF7	ROOF PLAN
TF8	ELEVATION A
TF9	ELEVATION B
TF10	ELEVATION C
TF11	ELEVATION D
TF12	BENT #1
TF13	BENT #2
TF14	BENT #3
TF15	BENT #4



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PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2 OR BETTER HEMLOCK.

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
3	FTET REDLINES	07-13-23
4		

COVER PAGE
PAGE NUMBER
G0

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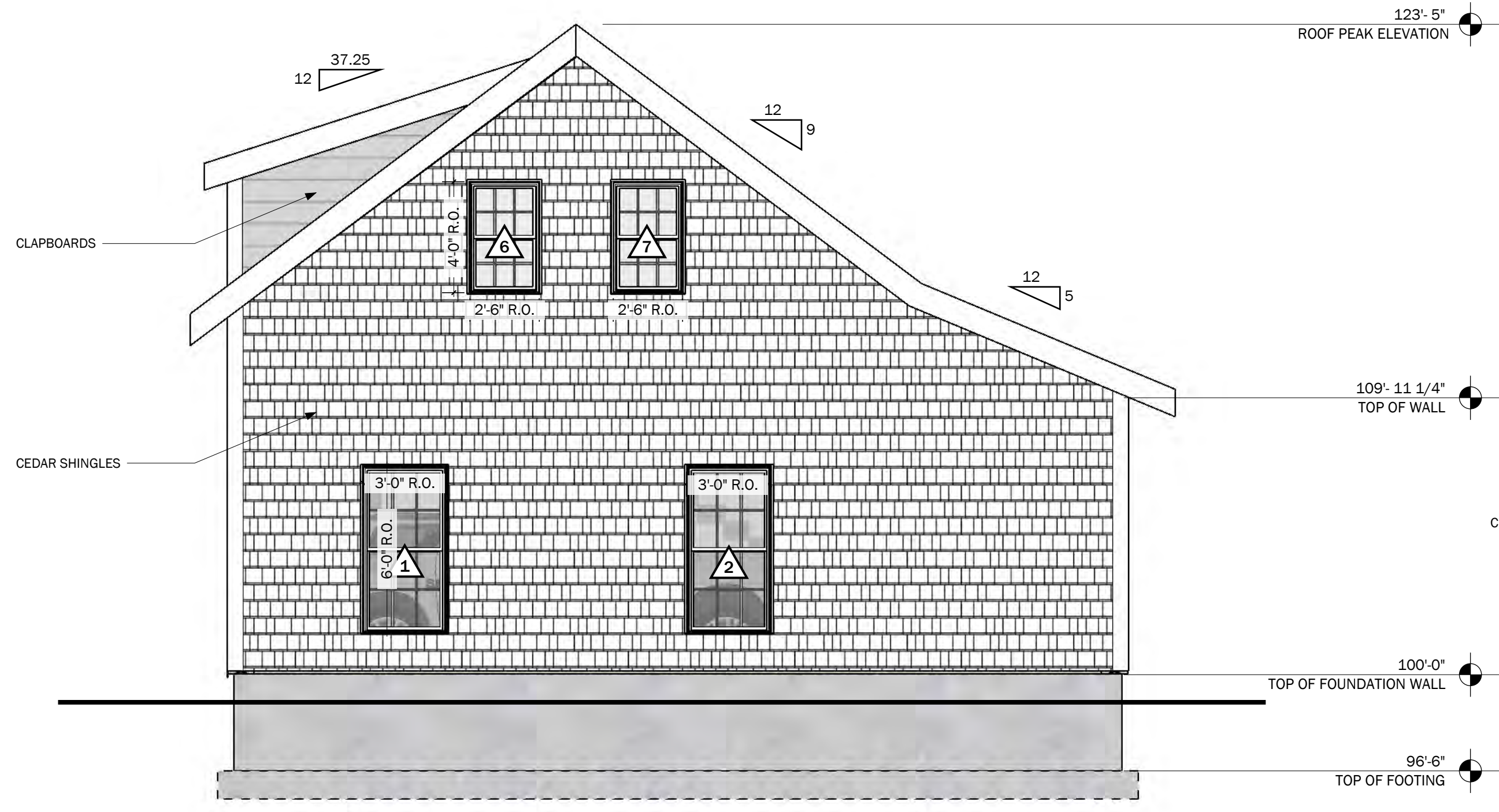
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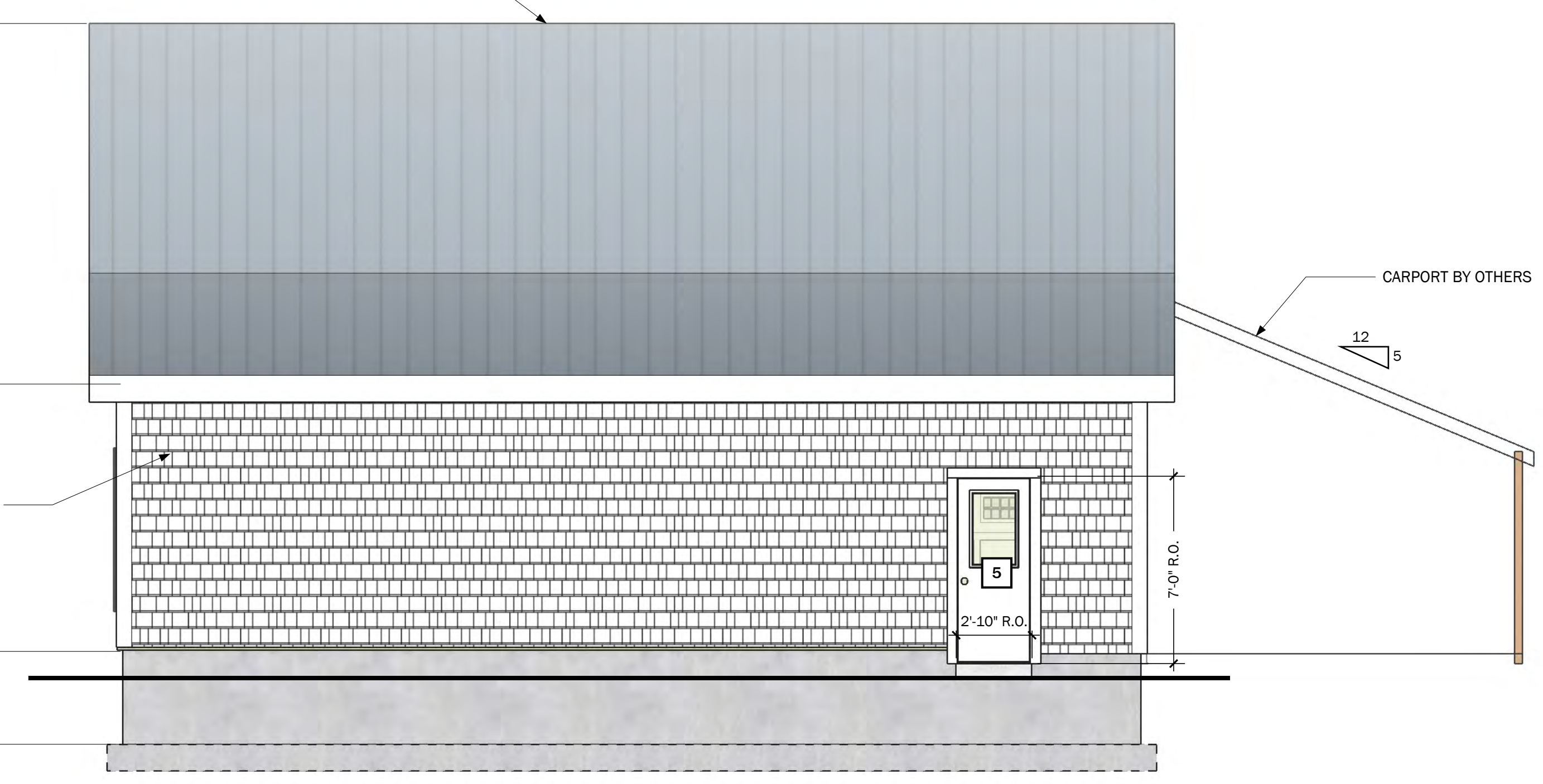
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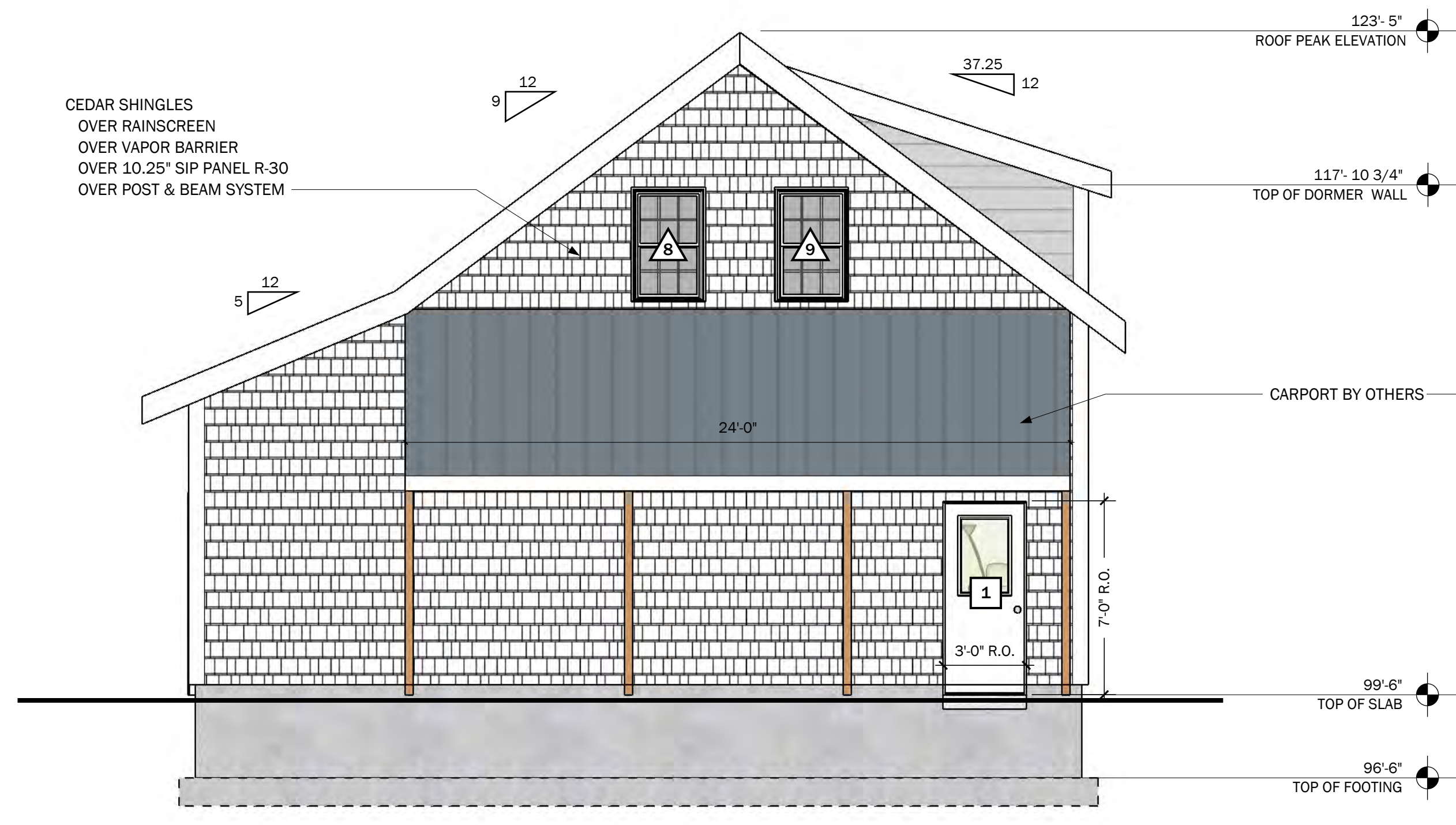
STANDING SEAM METAL ROOF
OVER ICE & WATER SHIELD & 15# FELT PAPER
OVER 1.5" VENTED ROOF
OVER 15# FELT PAPER
OVER 10.25" SIP ROOF PANEL R-30
OVER 1x8 T&G PINE
OVER POST & BEAM SYSTEM



EAST ELEVATION
SCALE: 1/4" = 1' 0"

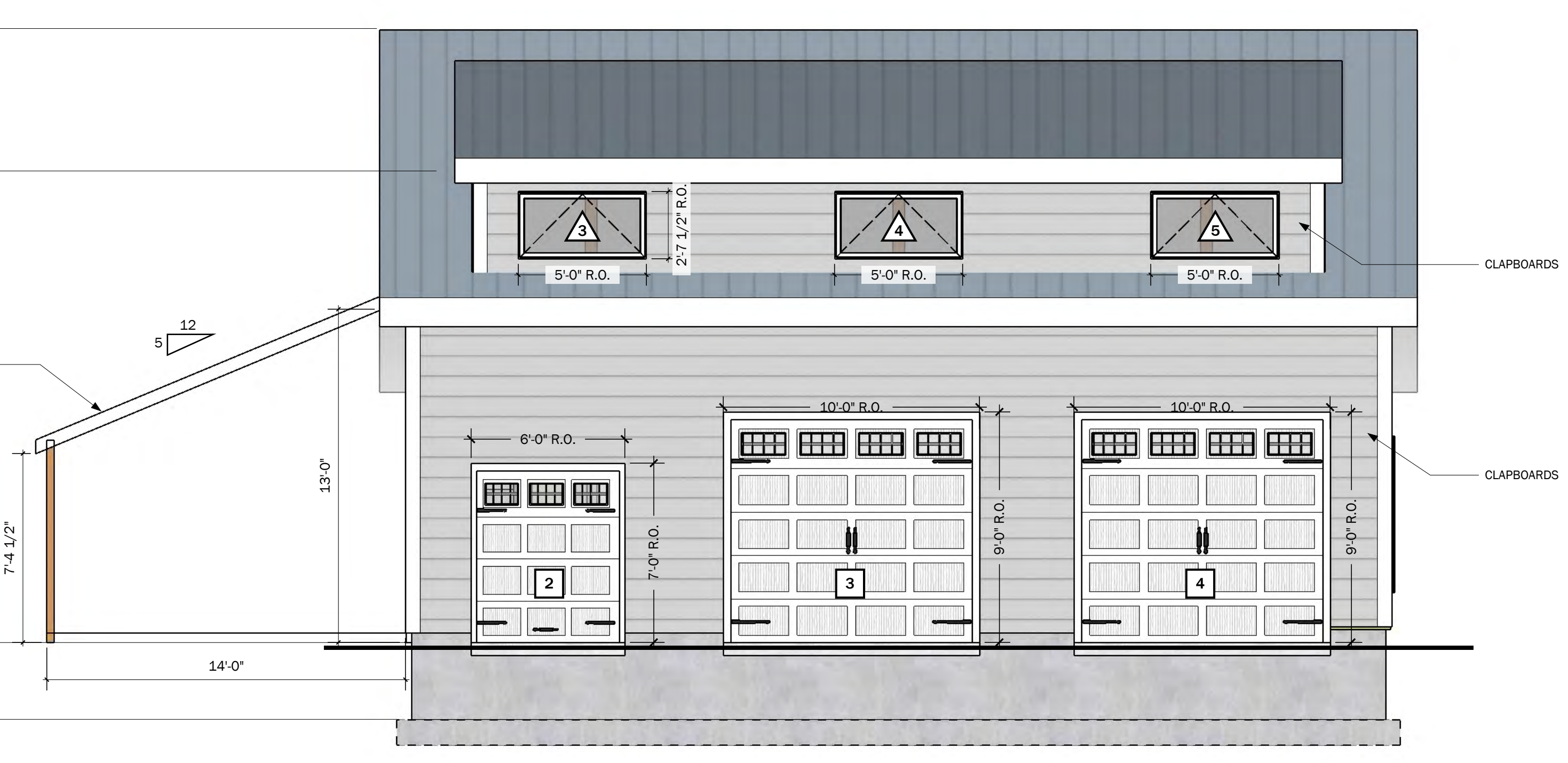


NORTH ELEVATION
SCALE: 1/4" = 1' 0"



WEST ELEVATION
SCALE: 1/4" = 1' 0"

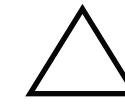
ELEVATION GRADES AND FOUNDATION DROPS
SHOWN ARE CONCEPTUAL. FOUNDATION DROPS
AND GRADE WILL BE DETERMINED
ON SITE BY CONTRACTOR.



SOUTH ELEVATION
SCALE: 1/4" = 1' 0"

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EXTERIOR ELEVATIONS



WINDOW SCHEDULE

KEY	MANUFACTURER	OPERATION	SIZE	R.O. (WxH)	JAMB	INT. FINISH	EXT. FINISH/COLOR	HARDWARE	NOTES
1	TBD	DOUBLE-HUNG		36" x 72"	6.5"			STANDARD	
2	TBD	DOUBLE-HUNG		36" x 72"	6.5"			STANDARD	
3	TBD	AWNING		60" x 31.5"	6.5"			STANDARD	
4	TBD	AWNING		60" x 31.5"	6.5"			STANDARD	
5	TBD	AWNING		60" x 31.5"	6.5"			STANDARD	
6	TBD	DOUBLE-HUNG		30" x 48"	6.5"			STANDARD	
7	TBD	DOUBLE-HUNG		30" x 48"	6.5"			STANDARD	
8	TBD	DOUBLE-HUNG		30" x 48"	6.5"			STANDARD	
9	TBD	DOUBLE-HUNG		30" x 48"	6.5"			STANDARD	
10									

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.

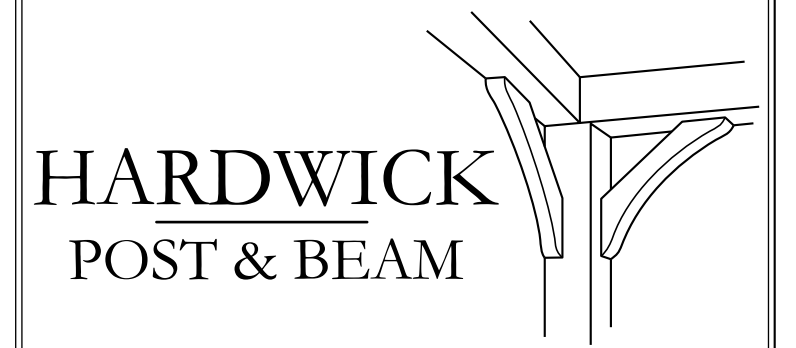


DOOR SCHEDULE

KEY	MANUFACTURER	OPERATION	SIZE	R.O. (WxH)	JAMB	INT. FINISH	EXT. FINISH/COLOR	HARDWARE	NOTES
1	TBD	LF. IN-SWING	3-0/6-8	3'0" x 7'0"	6.5"			STANDARD	
2	TBD	OVERHEAD	6-0/7-0	6'0" x 7'0"	6.5"			STANDARD	
3	TBD	OVERHEAD	10-0/9-0	10'0" x 9'0"	6.5"			STANDARD	
4	TBD	OVERHEAD	10-0/9-0	10'0" x 9'0"	6.5"			STANDARD	
5	TBD	RH. IN-SWING	2-10/6-8	2'10" x 7'0"	6.5"			STANDARD	

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.



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PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
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DATE MODIFIED: 07-17-23
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SCALE: VARIES

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SCHEDULES

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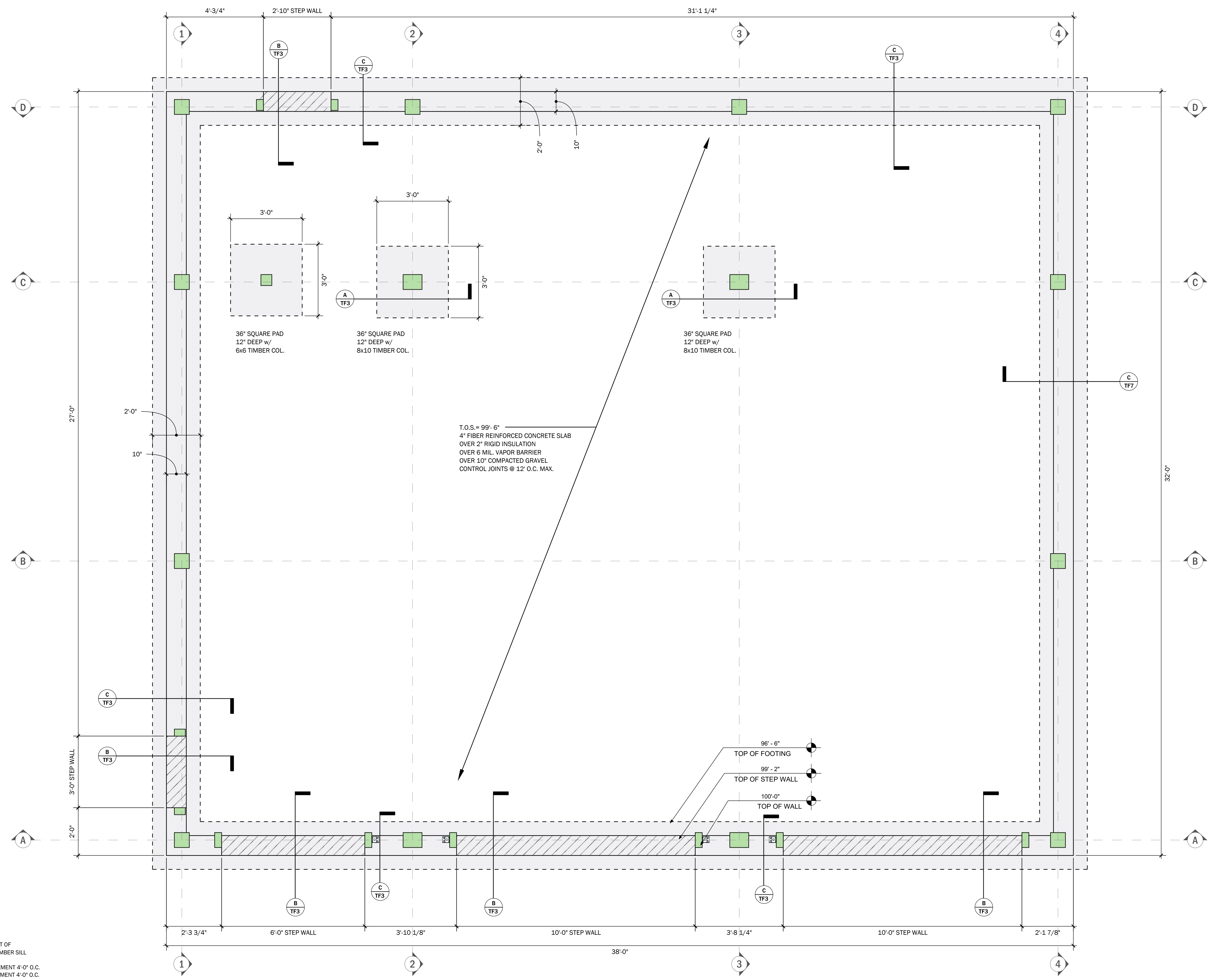
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

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FOUNDATION
TF3 of 15

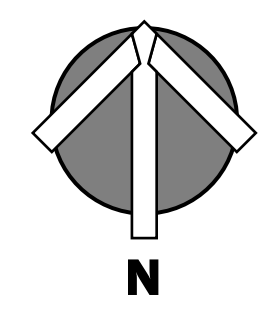


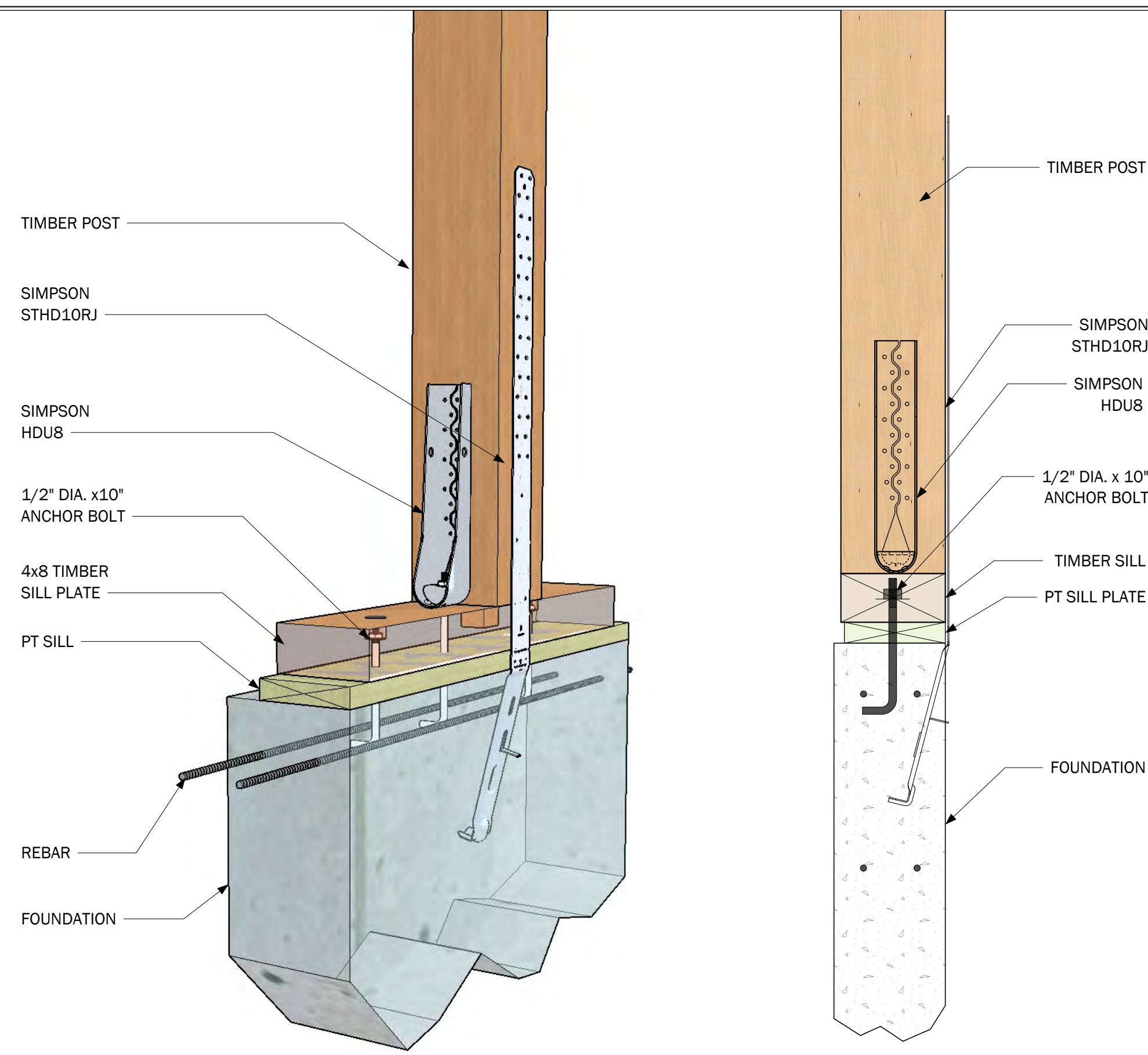
STEP WALL 
POSTS ABOVE 

NOTE: FOR ATTACHMENT OF
P.T. SILL PLATE AND TIMBER SILL
12" ANCHOR BOLT PLACEMENT 4'-0" O.C.
8" ANCHOR BOLT PLACEMENT 4'-0" O.C.
STAGGERED TO HAVE AN ANCHOR BOLT 2'-0" O.C.
AND 6" FROM EACH END.

T.O.S. = 99'-6"
4" FIBER REINFORCED CONCRETE SLAB
OVER 2" RIGID INSULATION
OVER 6 MIL VAPOR BARRIER
OVER 10" COMPACTED GRAVEL
CONTROL JOINTS @ 12' O.C. MAX.

FOUNDATION PLAN
SCALE: 1/2" = 1'-0"



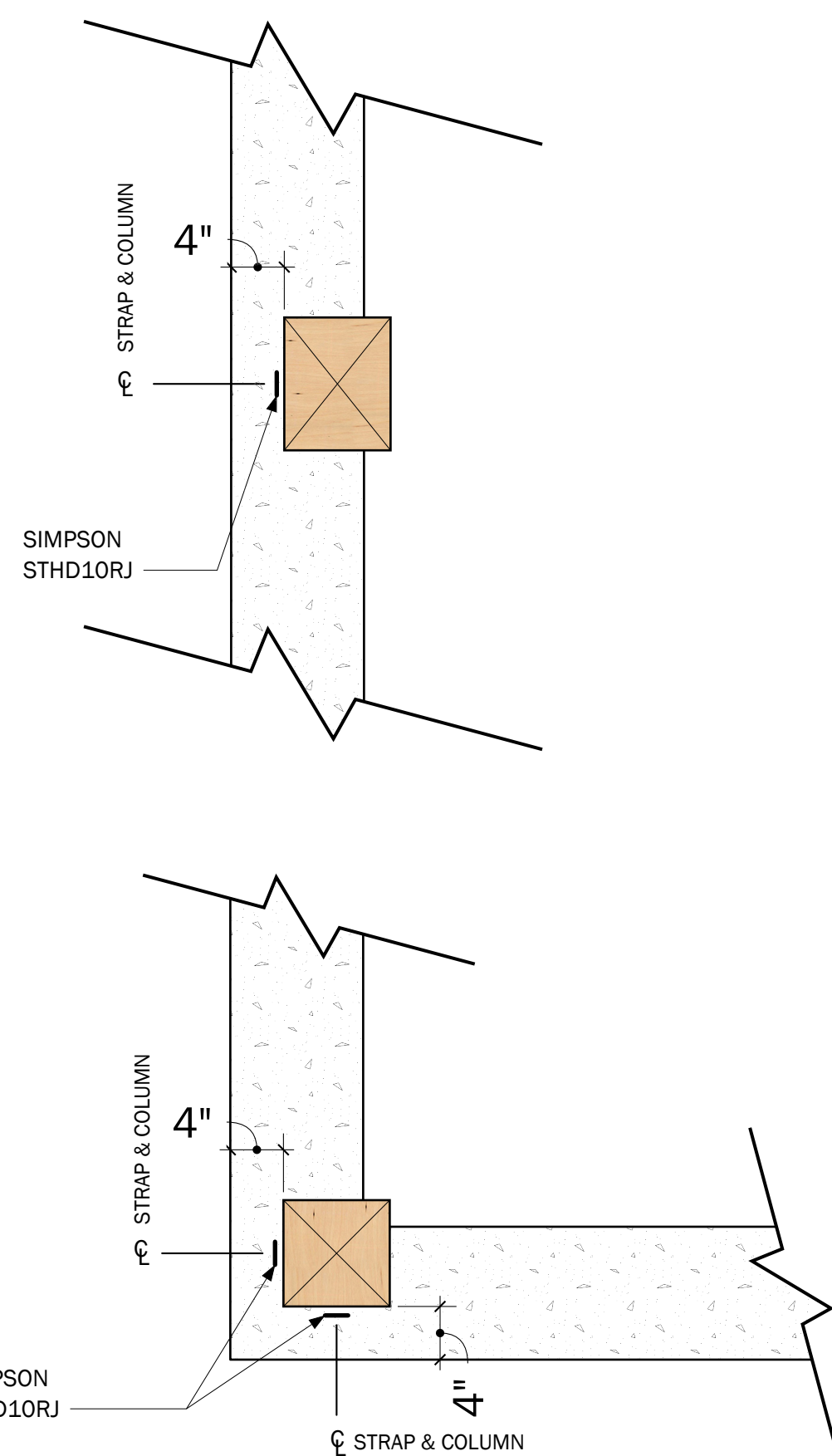


TIMBER POST TO FOUNDATION @ GARAGE DOORS

SCALE: 1 1/2" = 1' 0"

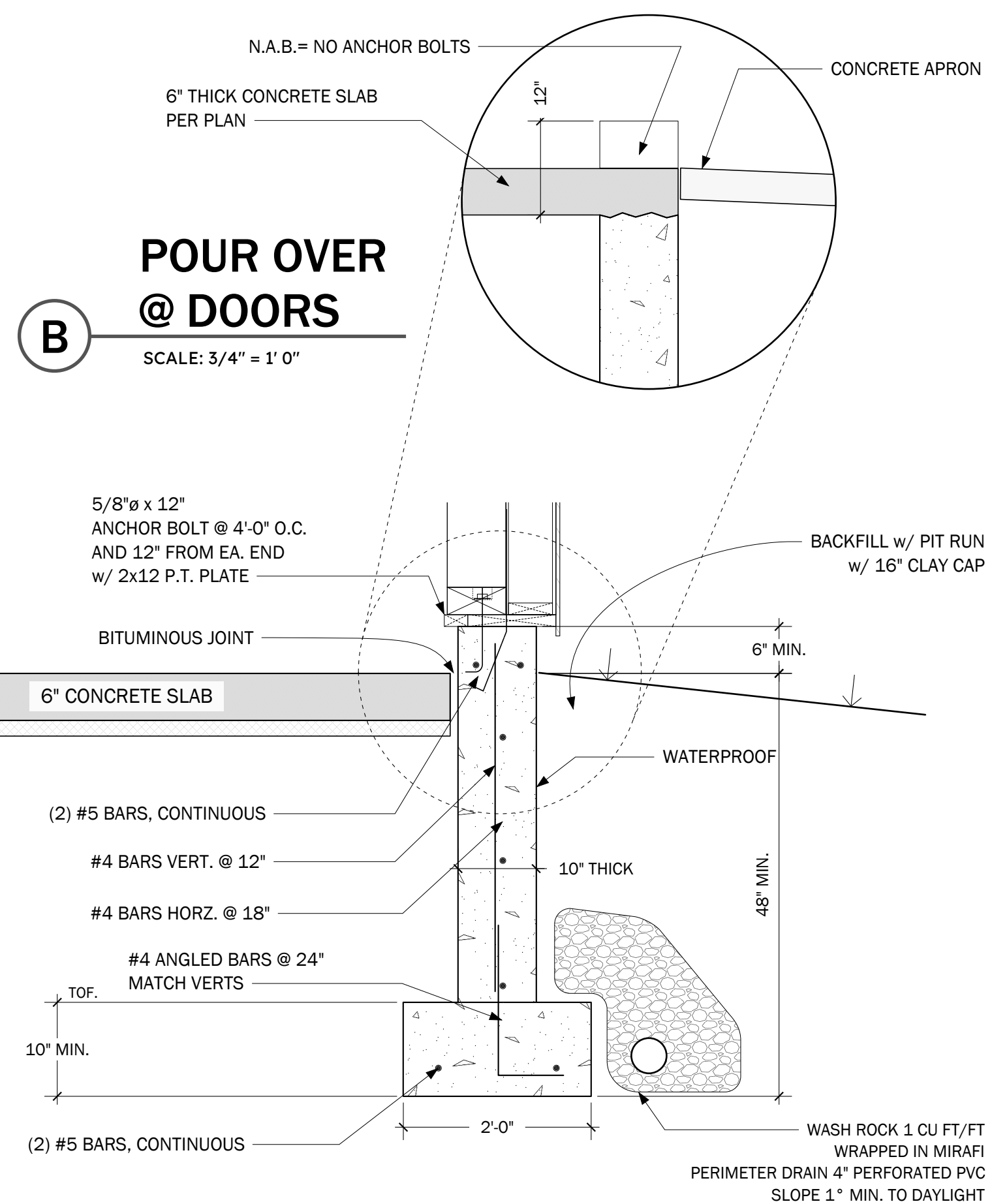
OUTSIDE OF FOUNDATION

OUTSIDE OF FOUNDATION



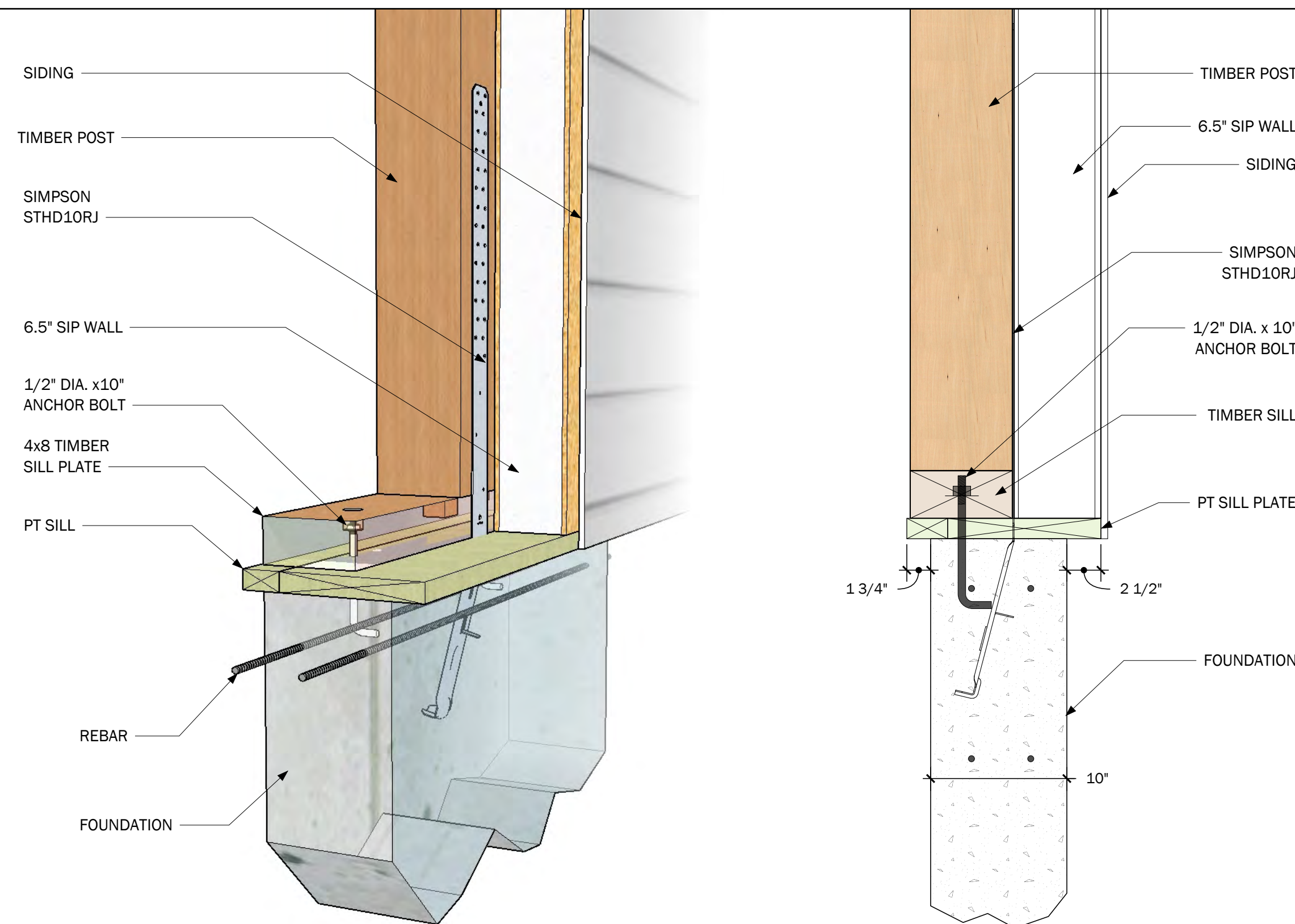
POST TIE DOWN DETAIL

SCALE: 1" = 1' 0"



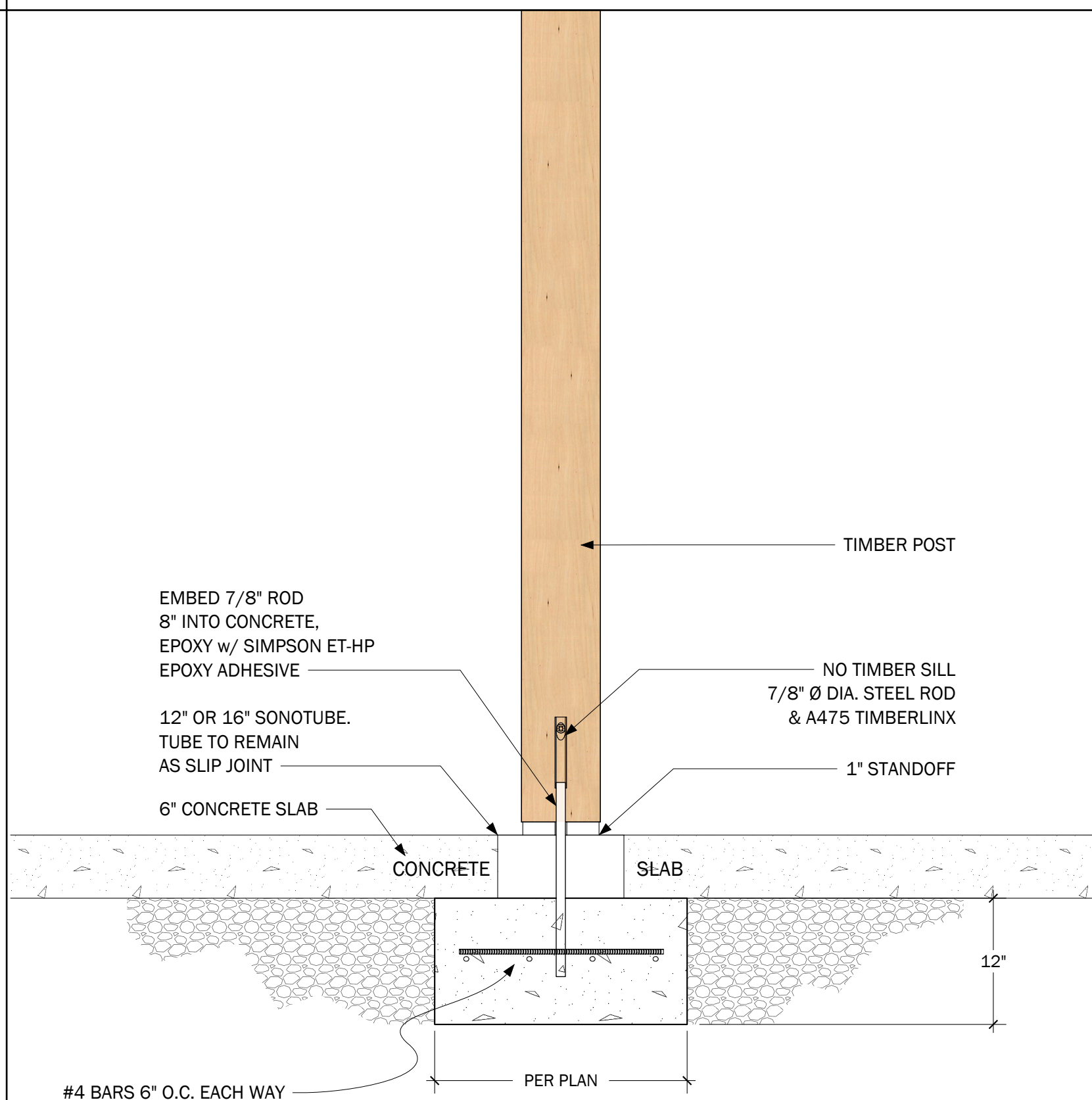
FROST WALL

SCALE: 3/4" = 1' 0"



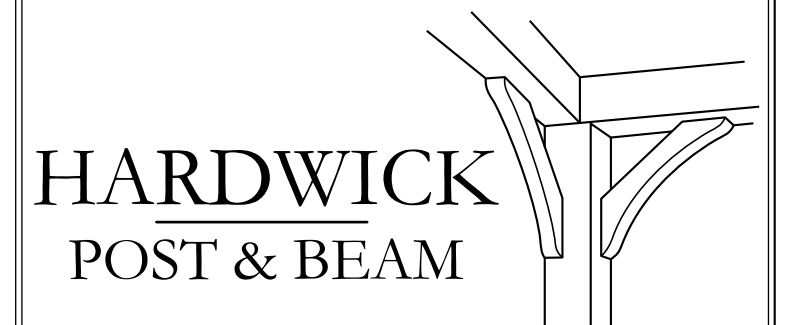
TIMBER POST TO FOUNDATION CONNECTION

SCALE: 1 1/2" = 1' 0"



ISOLATED PAD

SCALE: 1" = 1' 0"



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FOUNDATION DETAILS

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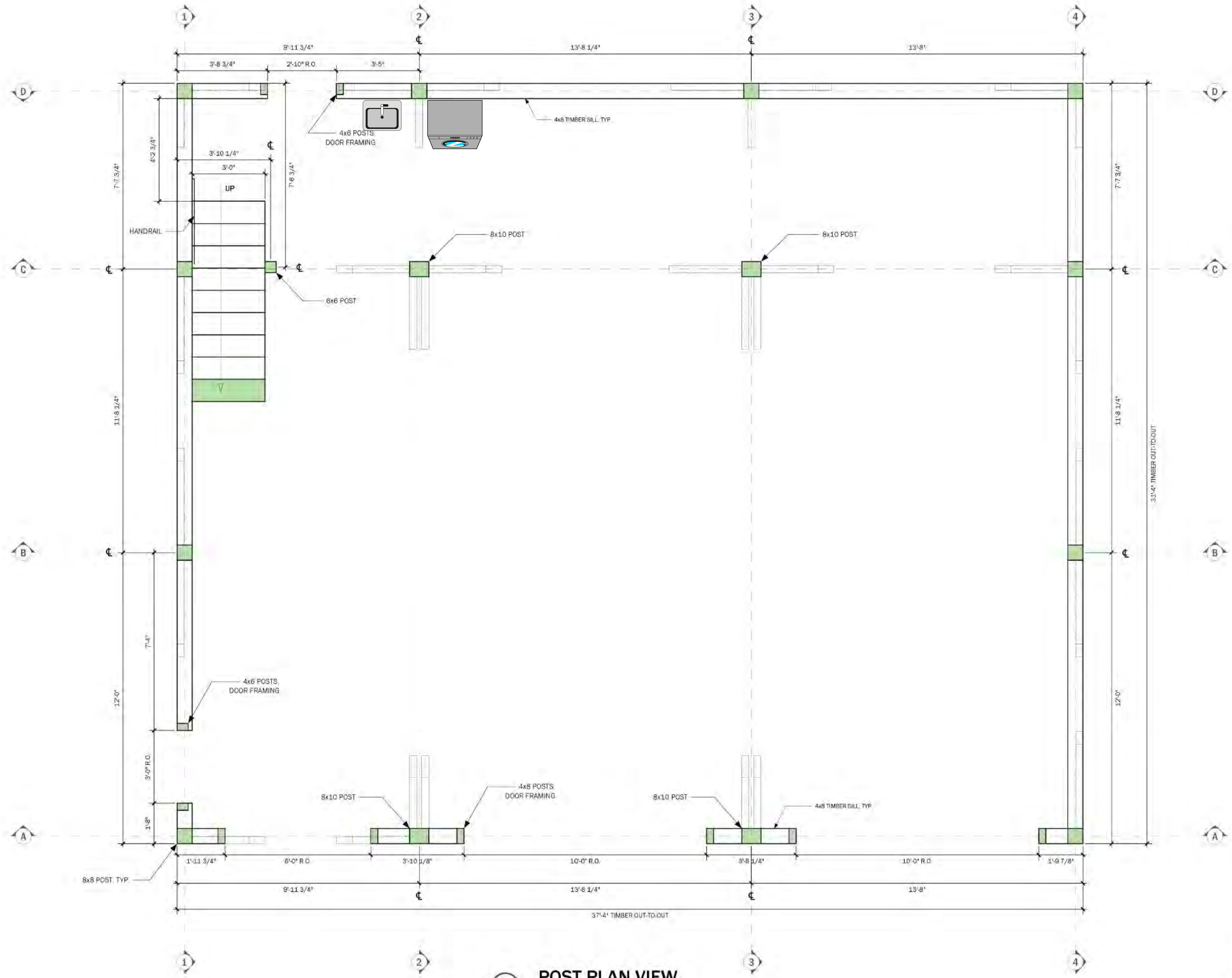
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OR BETTER
HEMLOCK.

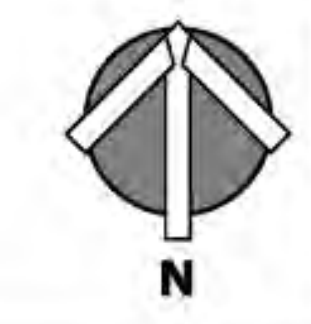
NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
3	FTET REDLINES	07-13-23
4		

PLANVIEW

TF4 of 14



POST PLAN VIEW
SCALE: 1/2" = 1' 0"



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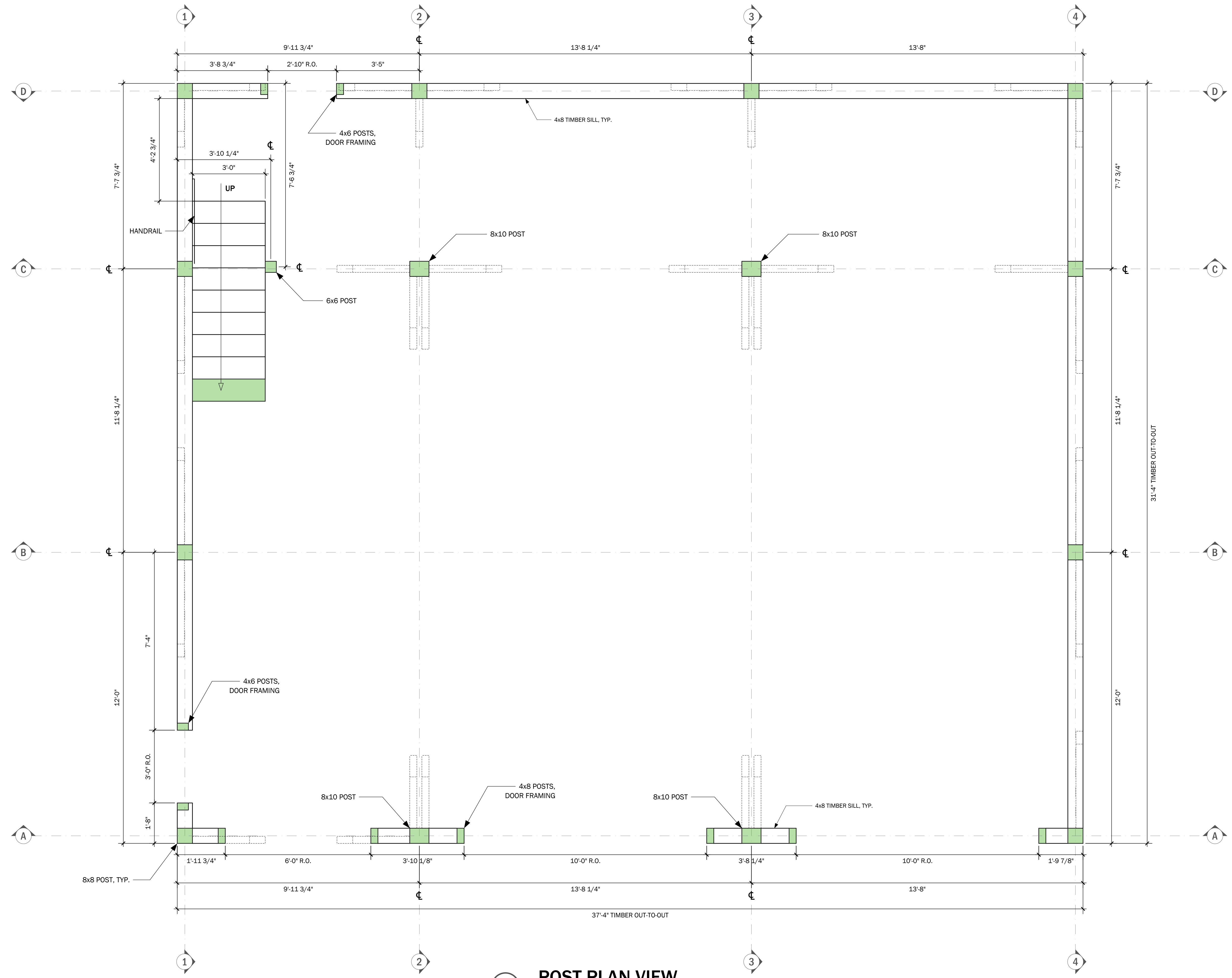
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.



POST PLAN VIEW
SCALE: 1/2" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
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3	FTET REDLINES	07-13-23
4		

PLANVIEW

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PROPOSED PROJECT:
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32 STONEY HILL LANE
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SITE INFO:
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WEST TISBURY, MA 02575

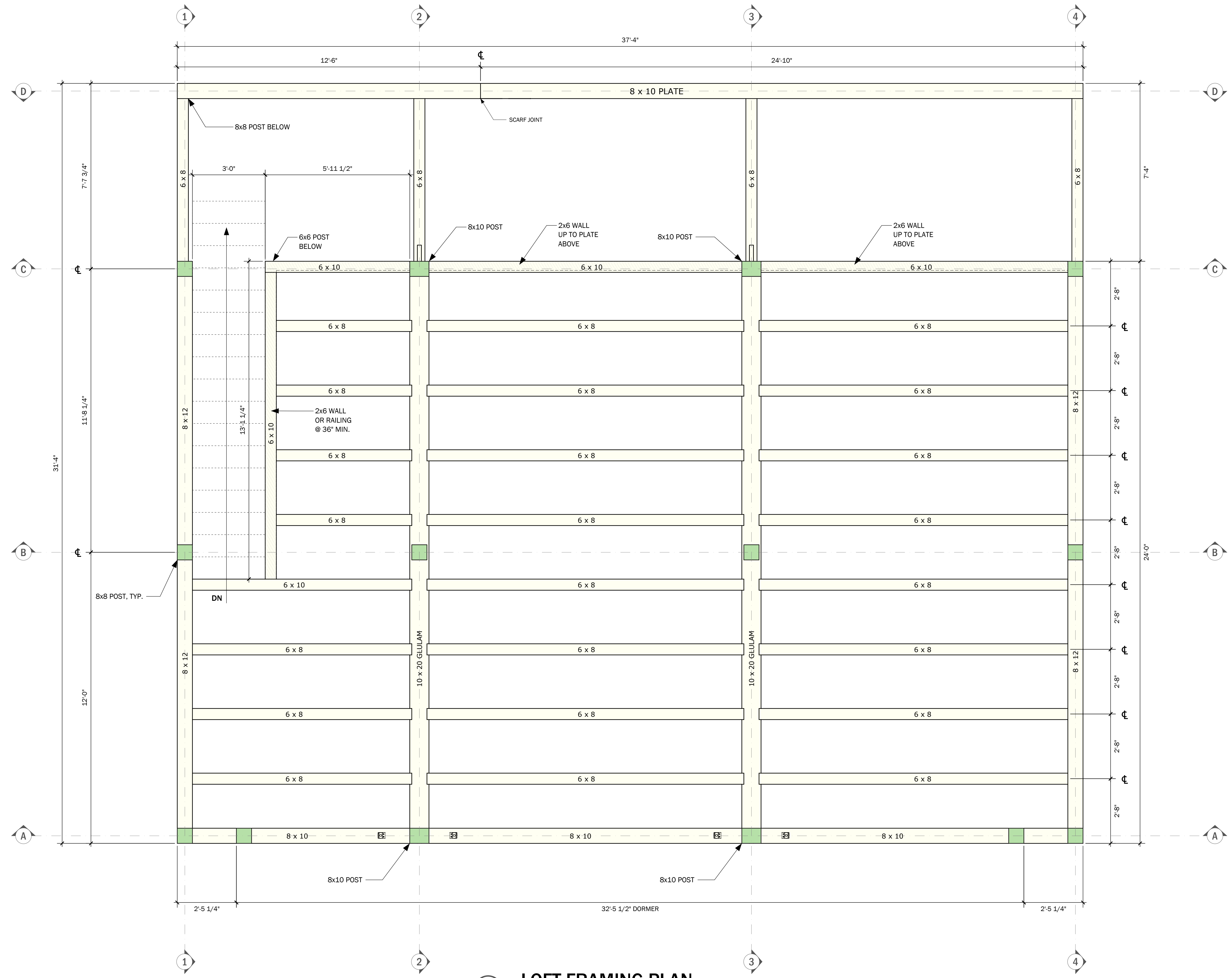
FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
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4		

LOFT FRAMING

TF6 of 15



LOFT FRAMING PLAN
SCALE: 1/2" = 1' 0"

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PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
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WEST TISBURY, MA 02575

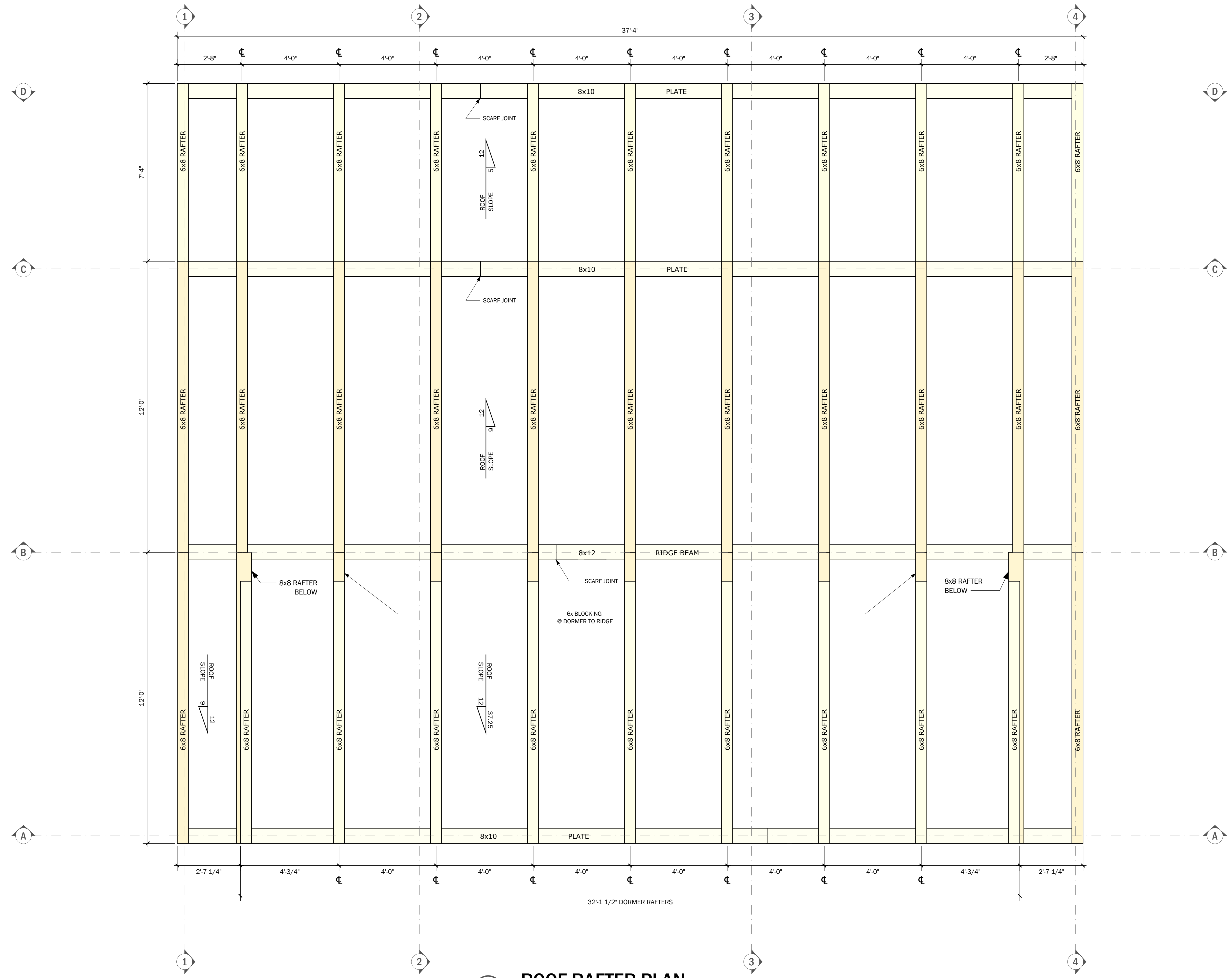
FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.

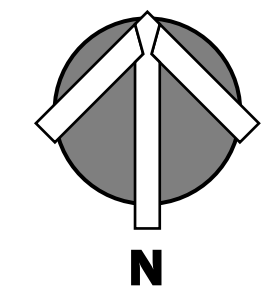
NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
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ROOF PLAN

TF7 of 15



ROOF RAFTER PLAN
SCALE: 1/2" = 1' 0"



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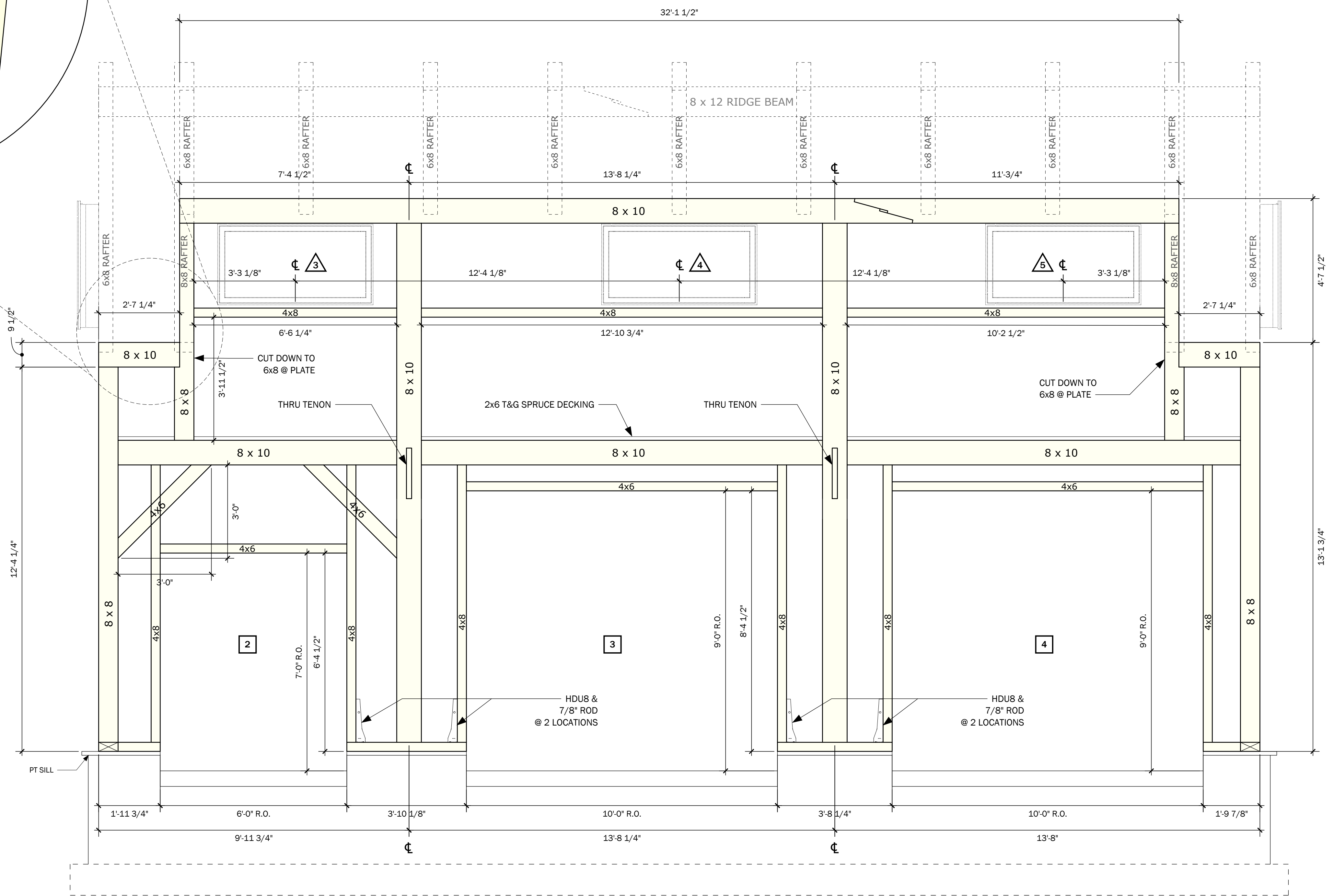
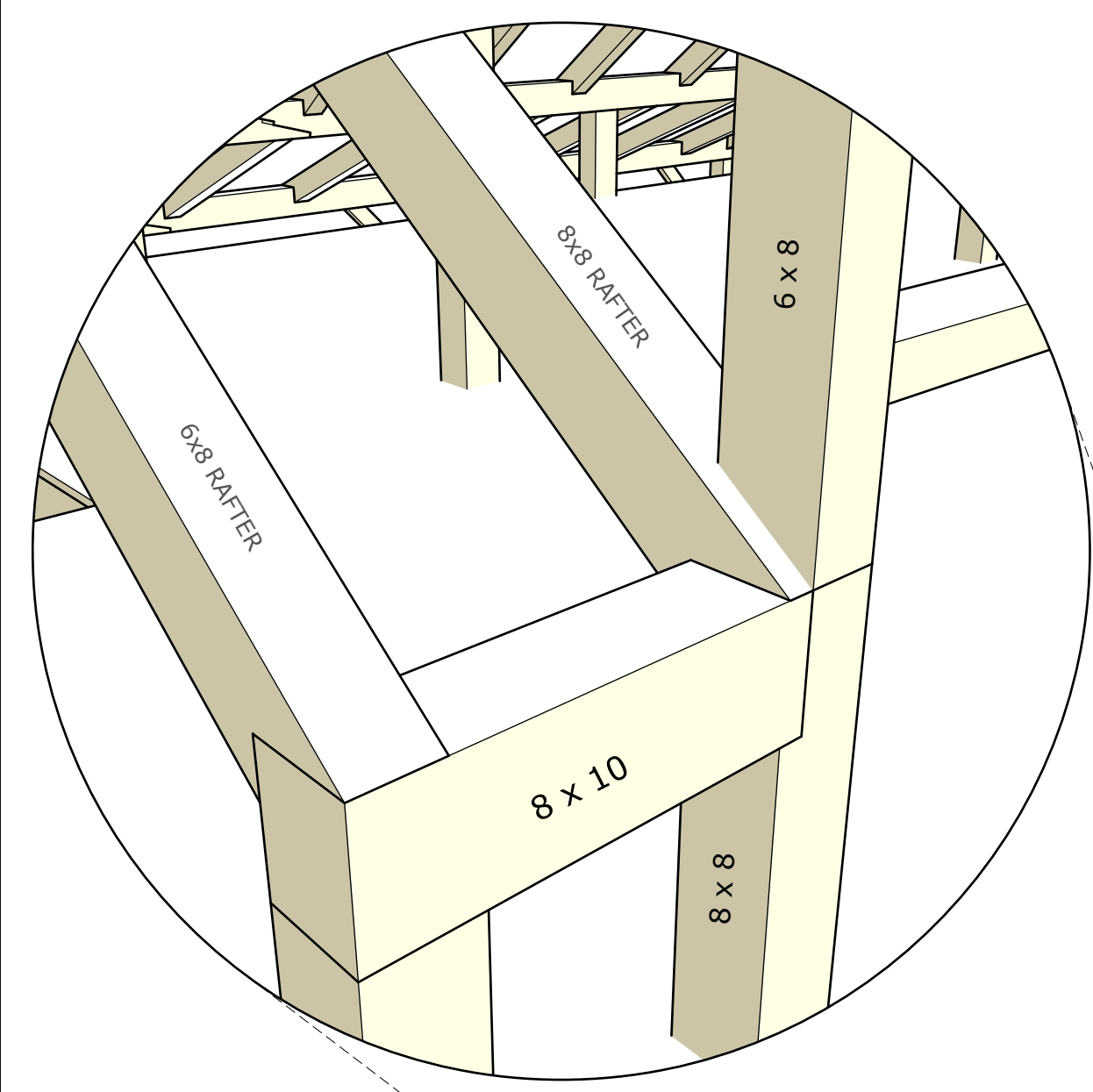
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
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HEMLOCK.



ELEVATION A
SCALE: 1/2" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
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4		

ELEVATION A

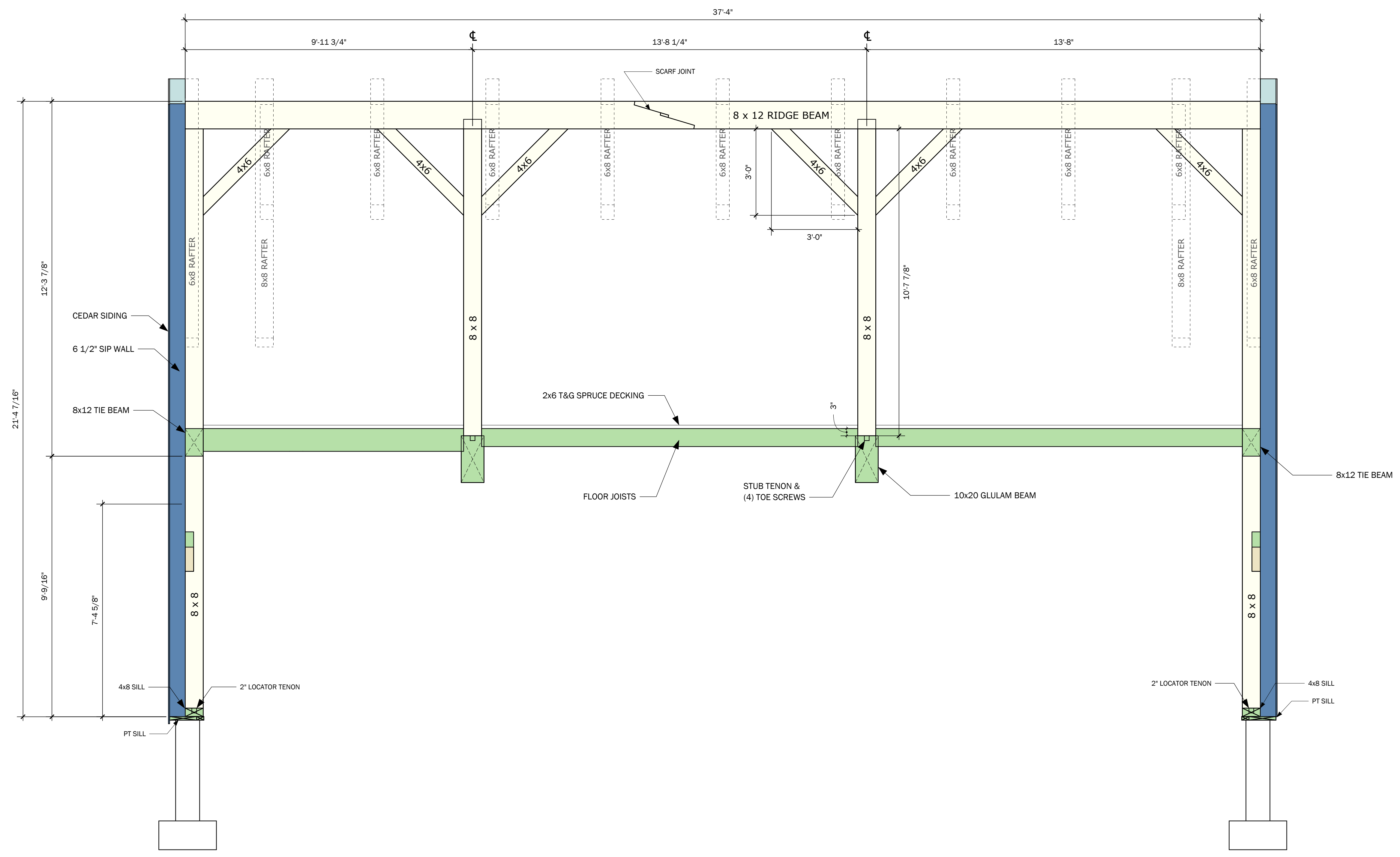
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

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HEMLOCK.



ELEVATION B
SCALE: 1/2" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
3	FTET REDLINES	07-13-23
4		

ELEVATION B

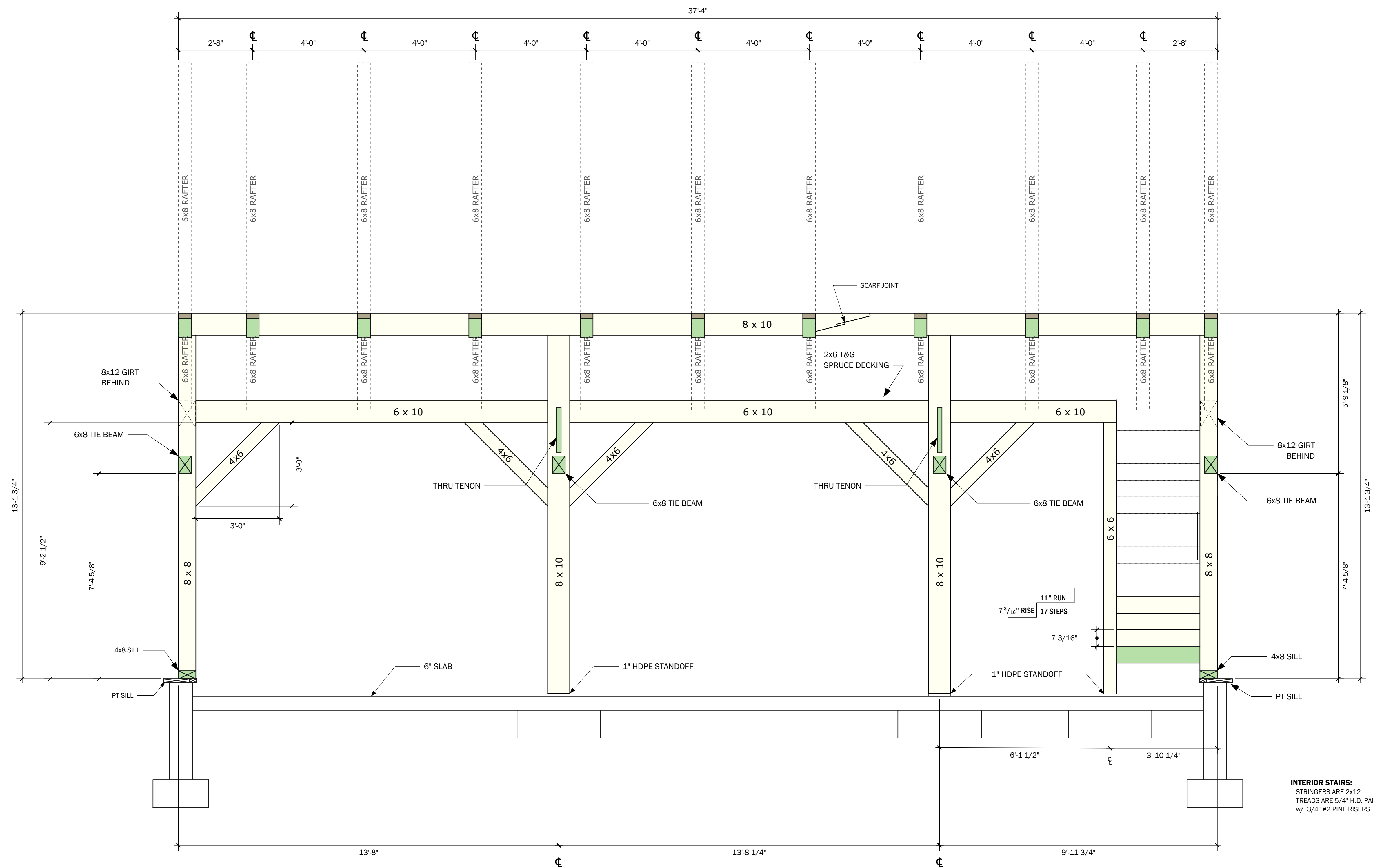
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.



INTERIOR STAIRS:
STRINGERS ARE 2x12
TREADS ARE 5/4" H.D. PARTICLE BOARD
w/ 3/4" #2 PINE RISERS

ELEVATION C
SCALE: 1/2" = 1' 0"

NO.	REVISIONS	DATE
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ELEVATION C

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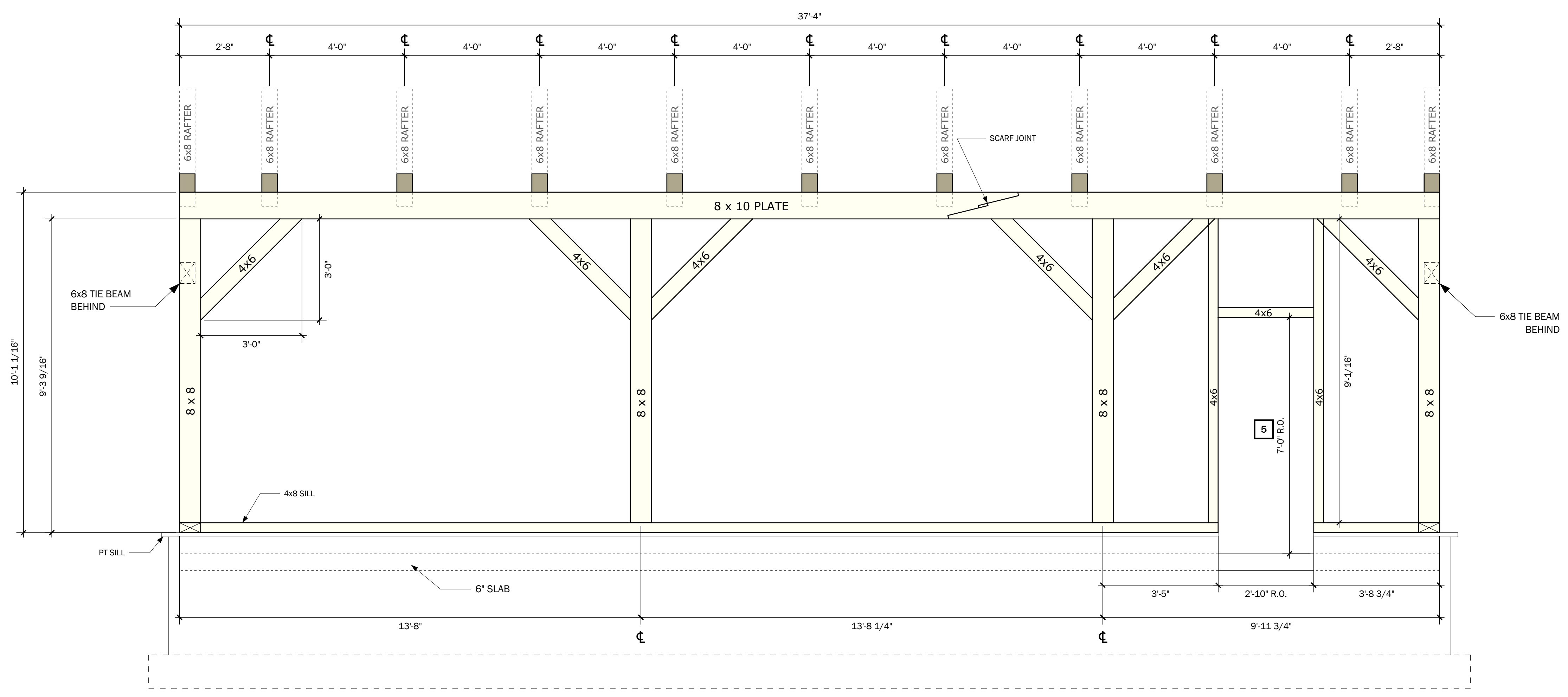
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

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OR BETTER
HEMLOCK.



ELEVATION D
SCALE: 1/2" = 1' 0"

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
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ELEVATION D

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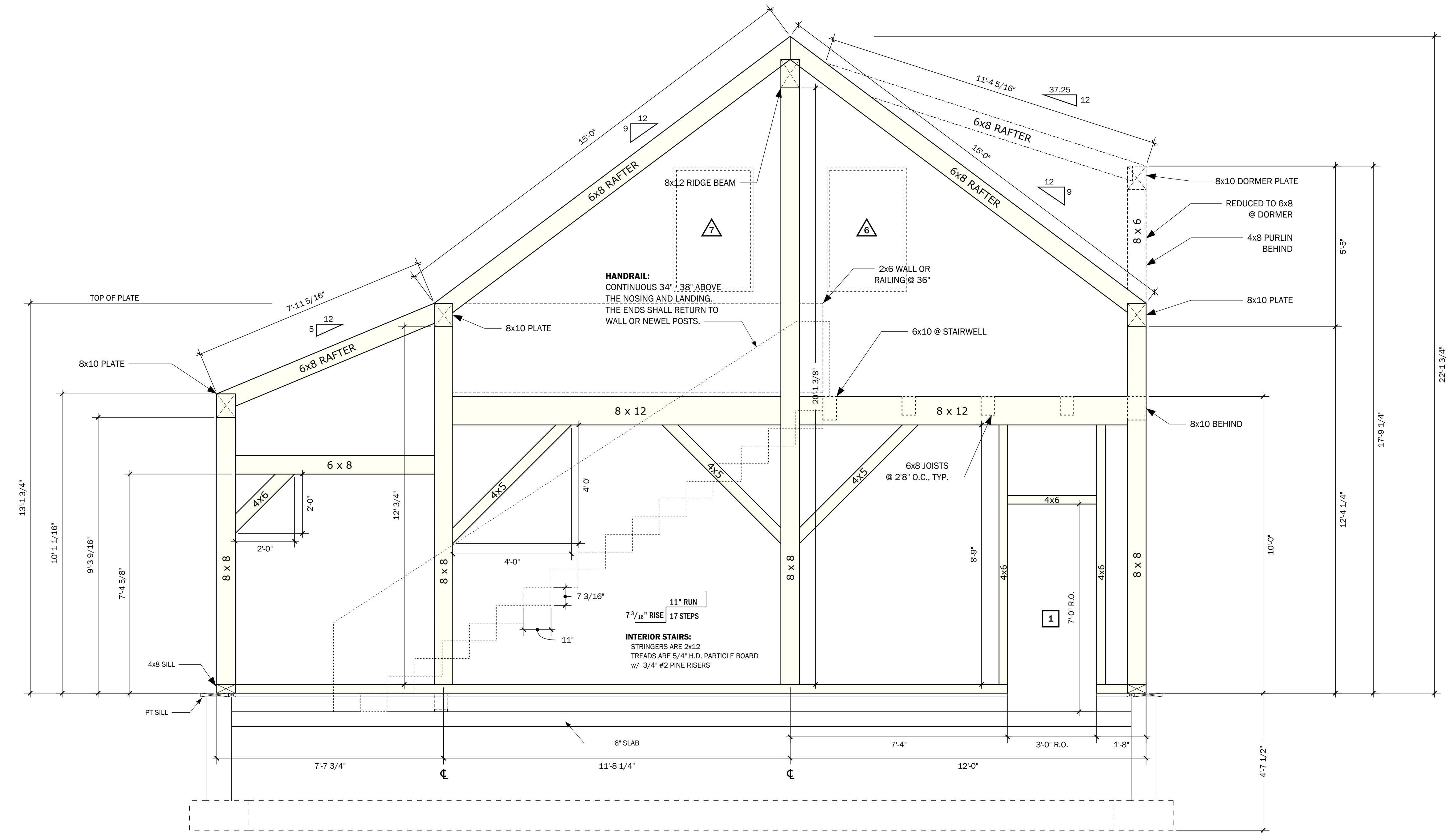
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
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HEMLOCK.



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

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
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3	FTET REDLINES	07-13-23
4		

BENT #1

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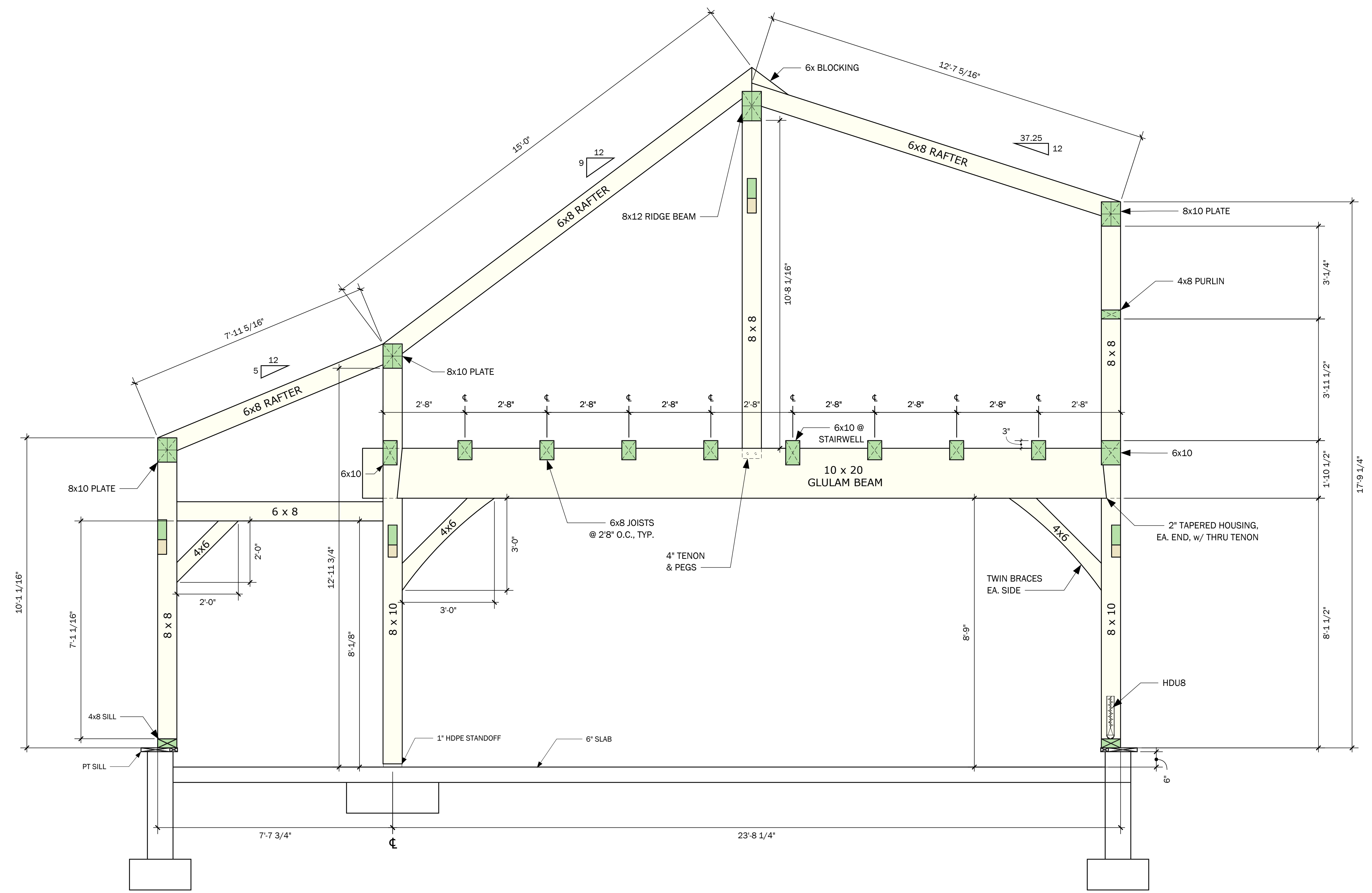
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.



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

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
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4		

BENT #2

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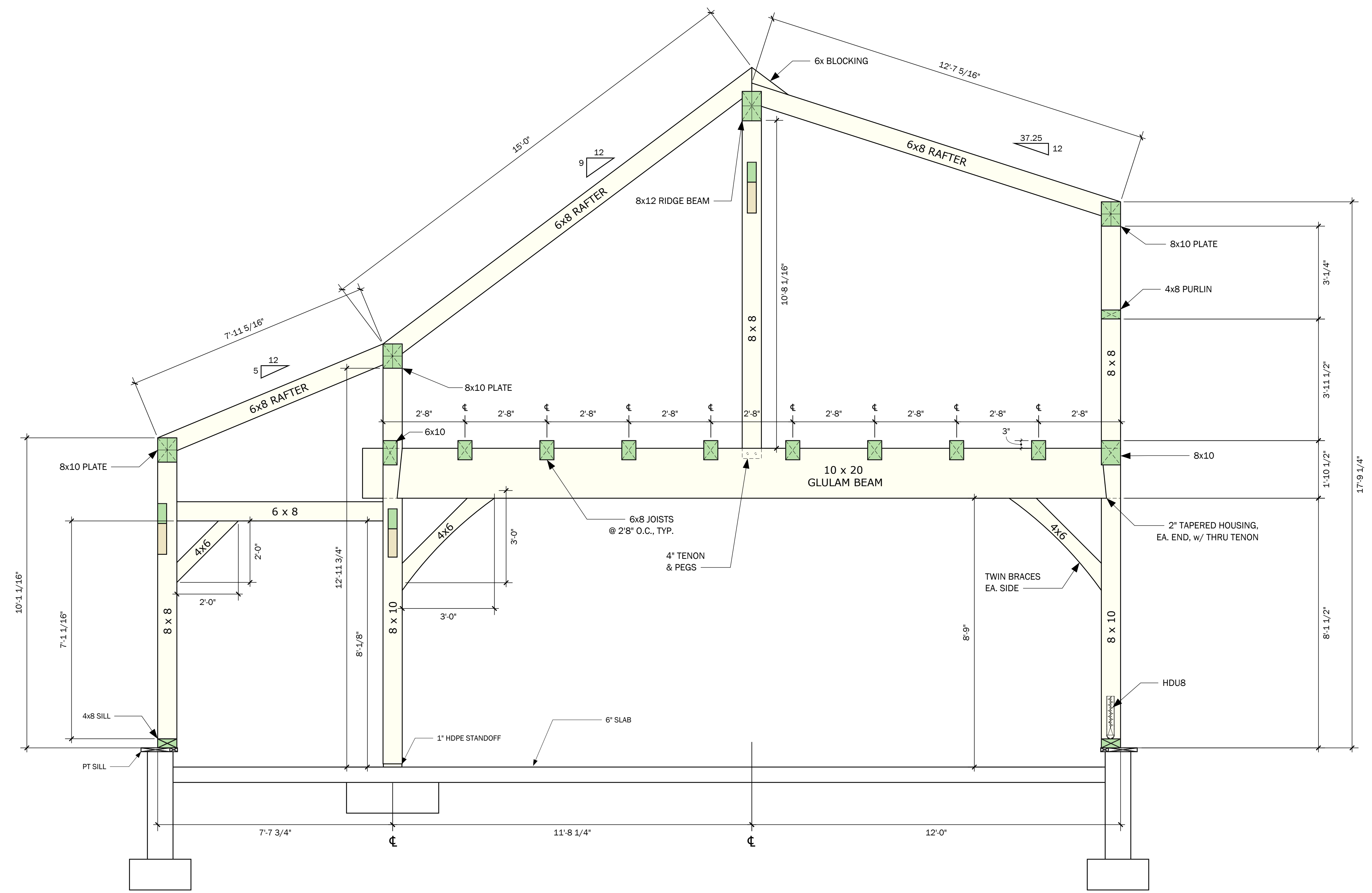
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.



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

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
3	FTET REDLINES	07-13-23
4		

BENT #3

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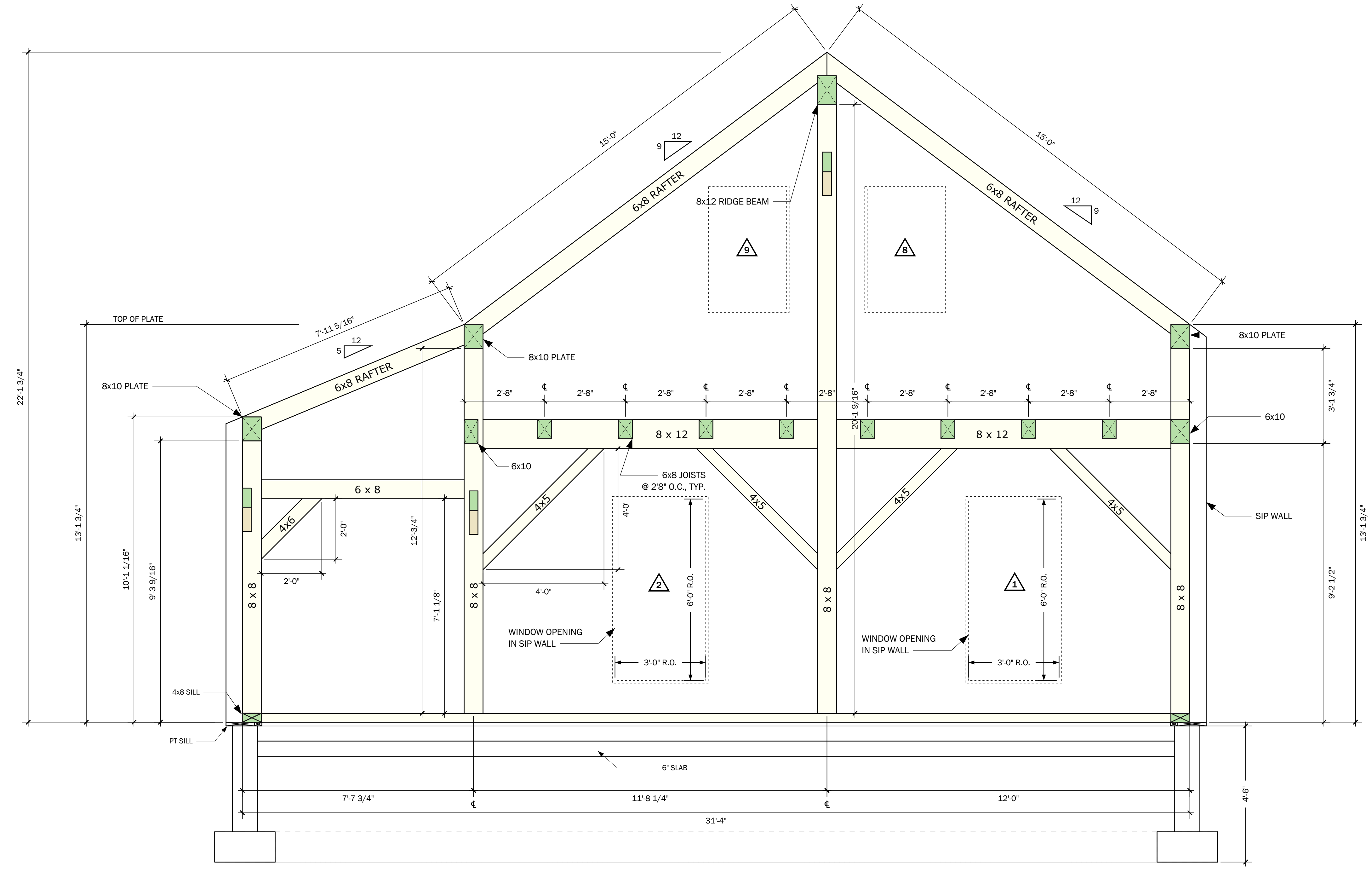
PROPOSED PROJECT:
SPRAGUE GARAGE

CLIENT:
SPRAGUE
32 STONEY HILL LANE
WEST TISBURY, MA 02475

SITE INFO:
SPRAGUE
WEST TISBURY, MA 02575

FILE NAME: HP&B SPRAGUE_CDS_04
DATE MODIFIED: 07-17-23
DRAWN BY: CGM
CHECKED BY: XXX
SCALE: VARIES

ALL MATERIAL IS #2
OR BETTER
HEMLOCK.



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

NO.	REVISIONS	DATE
1	CONCEPT	04-04-23
2	BEAM CHANGE	06-14-23
3	FTET REDLINES	07-13-23
4		

BENT #4