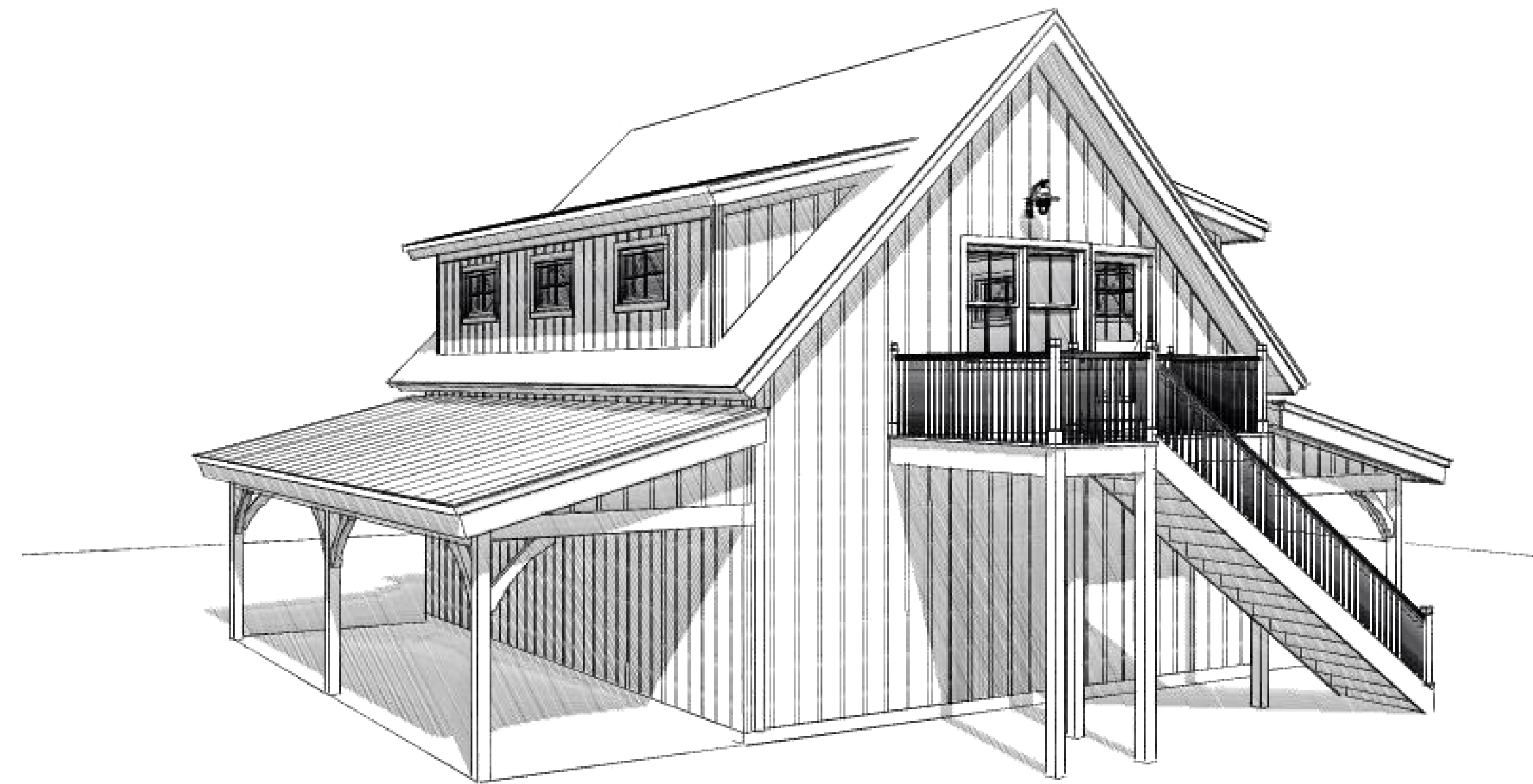


# A AMERICAN POST & BEAM® HOME DESIGNED FOR: JESSICA & MICHAEL HOLTHAM



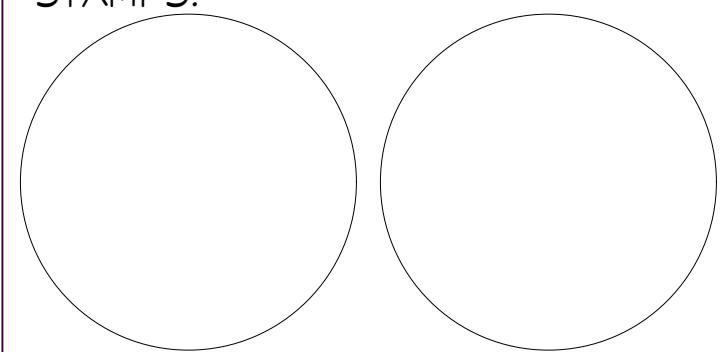
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Modern Solutions to Traditional Living

61 PLAINS ROAD CLAREMONT, NH 03743  
1-800-696-2424 www.americanpostandbeam.com



CONSULTANTS:

STAMPS:



HOLTHAM  
575 EDGARTOWN  
WEST TISBURY ROAD,  
WEST TISBURY, MA  
USA

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0	11/23/20	Preliminary House Design	MH	JD

PROJECT NO: A-00415  
PROJECT NAME: HOLTHAM  
DEALER/RM: MIKE POLLARI  
CUSTOM:

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SHEET TITLE:

Cover Sheet

G-001



# AMERICAN POST & BEAM PACKAGE SPECIFICATIONS

# MILLWORK SCHEDULE

NOTE: CHECKED BOXES INDICATE AMERICAN POST & BEAM MATERIALS OR SERVICES

**FRAME SYSTEM**  MIDGIRTS & WINDOW POSTS

**TIMBER FRAME** **LOCATION**

SEE FLOOR PLANS **OUTDOOR OVERHANG, 1ST FLOOR & 2ND FLOOR**

**FRAME(S) SPECIES**  PREFINISHED (1 COAT)

PINE EASTERN WHITE #2 or Better  CHAMFERING -  1/2"  3/8"  45°  BEADED

**DOUGLAS FIR** SELECT STRUCTURAL  CURVED BRACES

**HEMLOCK** EASTERN #2  ROUGH SAWN -To 1/2"  ROUGH SAWN -Full Dim.

545 = SURFACED 4 SIDES

**STICK BUILT STRUCTURAL PANELS**

WALL PANELS (See A-404)  PRE-ASSEMBLED  BUILD PAK

FRAMING THICKNESS : \_\_\_\_\_

SHEATHING : \_\_\_\_\_

HORIZONTAL BLOCKING BW STUDS 4# O/C (@ VERTICAL SIDING ONLY)

ROOF - PRE-CUT :  SHEATHING : \_\_\_\_\_

PRE-MANUFACTURED ROOF TRUSSES

SHEATHING : \_\_\_\_\_  GABLE END TRUSSES : \_\_\_\_\_

TYPE	LOCATION

**STRUCTURAL INSULATED PANELS (SIP)**

MANUFACTURER: **FOARD**

**WALL PANELS**  **ROOF PANELS**

PANEL THICKNESS : **6 1/2"**  PANEL THICKNESS : **10 1/4"**

FOAM CORE : **EPS**  FOAM CORE : **EPS**

**PRE-CUT** STRUCTURAL EMBEDMENTS ARE INCLUDED WHEN NEEDED FOR SUPPORT IN PANELS (SEE A-404 and A-405)

**2x BLOCKING INCLUDED** (FOR WINDOW & DOOR OPENINGS, EAVES ETC.)

STRAPPING (SEE A-501)

LOCATION (See A-404)	LOCATION (See A-404)

**HOME SLICKER DRAINAGE MEMBRANE**

AT PANEL WALLS  AT STICK BUILT WALLS (w/1/4" PLYWOOD SPACERS B.O.)

**FLOOR SYSTEM**

**FIRST FLOOR SYSTEM**

JOISTS: \_\_\_\_\_

SHEATHING : \_\_\_\_\_  BEARING WALLS (Material Only)

GIRDERS  RIM BOARD

FASTENERS  JOIST HANGERS

SILL PLATE  STRUCTURAL SUPPORTS

SILL SEAL

BY OTHERS - \_\_\_\_\_

**SECOND FLOOR SYSTEM**

JOISTS: \_\_\_\_\_

SHEATHING : \_\_\_\_\_  BEARING WALLS

GIRDERS  RIM BOARD

FASTENERS  JOIST HANGERS

BY OTHERS - **2X12**

**THIRD / ATTIC FLOOR SYSTEM**

JOISTS: \_\_\_\_\_

SHEATHING : \_\_\_\_\_  BEARING WALLS

GIRDERS  RIM BOARD

FASTENERS  JOIST HANGERS

**SIDING (EXTERIOR)**  PREPRIMED  PREFINISHED  1 COAT  2 COAT

**MRC STK BOARD & BATTEN SIDING**

BY OTHERS - \_\_\_\_\_

**TRIM (EXTERIOR)**  4/4 (3/4" FINISHED)  PREFINISHED  1 COAT  2 COAT

5/4 (1" FINISHED)  PREPRIMED

**MRC TRIM A & BTR**  
**18" GABLES**  
**12" EAVES**

SEE A-501 FOR ROOF OVERHANGS AND TRIM BOARD SIZES

BY OTHERS - \_\_\_\_\_

**WRAP & STRAP INSULATION** (RIGID POLYISOCYANURATE)

AT WALLS \_\_\_\_\_"  AT ROOF \_\_\_\_\_"

w/ STRAPPING (SEE A-502)  w/ STRAPPING (SEE A-501)

**ROOFING**  **RIDGE CAP**  VENTING UNIT

**GAF TIMBERLINE HDZ SHINGLES-CHARCOAL**

BY OTHERS - \_\_\_\_\_

**INTERIOR WALL FINISH** (OF EXTERIOR WALL PACKAGE)

PREFINISHED  1 COAT  2 COAT

BY OTHERS - **1/2" GWB w/ 5/8" Plywood Spacers**

**INTERIOR ROOF FINISH** (OF EXTERIOR ROOF PACKAGE)

PREFINISHED  1 COAT  2 COAT

**2x8 T46 SPF**

BY OTHERS - \_\_\_\_\_

**CEILING FINISH**  PREFINISHED  1 COAT  2 COAT

2x8 T46 IS FOR SUBFLOOR ONLY - MATERIAL FOR FINISH FLOOR BY OTHERS

**ADDITIONAL MATERIALS**

QUANTITIES LISTED BELOW REPRESENT ESTIMATES. MATERIALS WILL BE INCLUDED IN THE PROVIDED PACKAGE BASED ON QUANTITIES NOTED. IF BUILDER REQUIRES MORE MATERIAL THAN NOTED ON THIS SHEET, THESE ADDITIONAL MATERIALS WILL BE PROVIDED AT AN ADDITIONAL COST. BUILDER TO VERIFY AND COORDINATE EXTRA MATERIALS TO BE PROVIDED BY AMERICAN POST & BEAM.

**TIMBERS**

SIZE	LENGTH	QUANTITY	FOR USE AT

**OTHER**

**WINDOWS**

MANUFACTURER: **ANDERSEN 400 SERIES (HIGH PERFORMANCE LOW E GLASS STANDARD)**

EXTERIOR CLAD COLOR: **SANDSTONE**  INTERIOR WOOD SPECIES: **PINE**  INTERIOR PRE-FINISH:

EXT. JAMB SIZE: \_\_\_\_\_  GRILLES: \_\_\_\_\_  GRILLE WIDTHS: \_\_\_\_\_  SCREENS

FULL DIVIDED LIGHTS (INCLUDES SPACE BAR)

HARDWARE: **OIL RUBBED BRONZE**

**EXTERIOR DOORS**

PATIO DOOR MANUFACTURER: \_\_\_\_\_  ENTRY DOOR MANUFACTURER: \_\_\_\_\_

EXTERIOR CLAD COLOR: \_\_\_\_\_  INTERIOR WOOD SPECIES: \_\_\_\_\_  INTERIOR PRE-FINISH:

EXT. JAMB SIZE: \_\_\_\_\_  GRILLES: \_\_\_\_\_  GRILLE WIDTHS: \_\_\_\_\_  SCREENS

HARDWARE: \_\_\_\_\_

NOTE: NARROW MULLIONS STANDARD (UNLESS NOTED OTHERWISE)

NOTES: \_\_\_\_\_

**WINDOW SCHEDULE**

QTY	ID	Rough Opening	Location	Notes
1	TW3046-2 T	6'-3 7/8"x4'-8 7/8"		
1	TW3046-3	9'-5 1/2"x4'-8 7/8"		
2	AX281	2'-8"x2'-8"	1ST FLOOR	
2	FLX 107 15/16" X 15 1/2"	9'-0"x1'-6 1/2"	1ST FLOOR	
6	AW41	4'-0 1/2"x2'-4 7/8"		

**DOOR SCHEDULE**

QTY	ID	Rough Opening	Location	FIRE	Remarks
1	3068R (B.O.)	3'-2 1/2"x6'-10 1/2"		---	---
1	3068R (B.O.)	3'-2 1/2"x6'-10 1/2"	1ST FLOOR	---	---
2	9080 OH Door (B.O.)	9'-0"x8'-0"	1ST FLOOR	---	---

**ROOM AREAS SCHEDULE**

FLOOR	ROOM	AREA
Top of Slab,		
	1ST FLOOR	764.73
		<b>764.73 ft²</b>
Top of Plate,		
	2ND FLOOR	740.24
		<b>740.24 ft²</b>
		<b>1,504.97 ft²</b>

**FOUNDATION (BY OTHERS)**

SLAB (4")

STEM WALLS (8" POURED)

FULL BASEMENT (\_\_\_\_" CONCRETE BLOCK)

FULL BASEMENT (SUPERIOR WALL)

CRAWL SPACE (\_\_\_\_" POURED)

**ENGINEERING REQUIREMENTS**

ENGINEERING STAMP REQUIRED ON DRAWINGS

**MASS** STATE

ELEVATION OF SITE \_\_\_\_\_ FT. ABOVE SEA LEVEL

**ENGINEER:** \_\_\_\_\_

**DESIGN LOADS - CODE INFORMATION**

BUILDING CODE: **MASS 9TH EDITION**

ENERGY CODE: **MASS 9TH EDITION**

PSF GROUND SNOW LOAD **35**

WIND EXPOSURE **C**

MPH BASIC WIND SPEED **120**

FIRST FLOOR: 40 PSF LIVE LOAD / 20 PSF DEAD LOAD

SECOND FLOOR: 40 PSF LIVE LOAD / 10 PSF DEAD LOAD

ATTIC/STORAGE: 40 PSF LIVE LOAD / 10 PSF DEAD LOAD

EXTERIOR DECKS: GROUND SNOW LOAD or 60 PSF (Greater of the two)

**MATERIALS BY BUILDER** - TO COMPLETE PACKAGE ASSEMBLY

- SEE A-501 AND A-502 FOR MATERIAL TO BE SUPPLIED BY BUILDER.
- THE USE OF AN AIR BARRIER (SUCH AS TYVEK OR TYPAR) AS PART OF THE PACKAGE BUILT-UP WALL SYSTEM IS OPTIONAL AND SHOULD BE USED AT THE DISCRETION OF THE BUILDER AND LOCALLY ACCEPTED BUILDING PRACTICE
- FLASHING FOR DOORS, WINDOWS (IF REQUIRED)
- STEP FLASHING, CRICKET, AND VALLEY FLASHING AT CHIMNEYS
- CAULKING & GULIE (CLEAR SILICONE RECOMMENDED FOR DOORS & WINDOWS)
- FOAM POLYCEL AT INSULATION JOINTS
- FLASHING AT ROOF TO ADJACENT SIDE WALLS

**WORK BY BUILDER** - IN ADDITION TO PACKAGE ASSEMBLY

- ALL WORK SHOWN ON DRAWINGS AS 'BY OTHERS' OR (B.O.)
- SITE WORK, CONCRETE WORK, MASONRY WORK, EXTERIOR DECKS AND STEPS, ALL INTERIOR STUD PARTITIONS AND FINISHES, INTERIOR MILLWORK INCLUDING ALL INTERIOR DOORS AND TRIM, PAINTING AND STAINING, PLUMBING, ELECTRICAL, HEATING AND AIR CONDITIONING
- COORDINATION AND INSTALLATION OF ALL UTILITIES (SEWER, WATER, ELECTRIC, AND TELEPHONE)
- CONSTRUCTION OF CRICKET ROOFS WHEN REQUIRED BETWEEN TIMBER FRAMES, INCLUDING INSULATION, VAPOR BARRIERS, AND ROOF VENTS AT CRICKET ROOFS.
- OBTAIN PERMITS AND LOCAL APPROVALS.

**DIMENSIONS / DETAILS BY BUILDER**

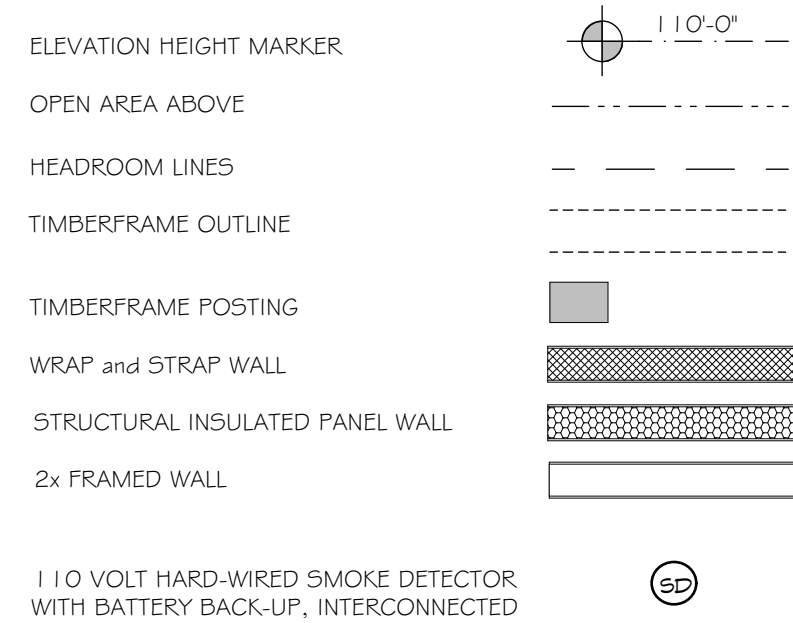
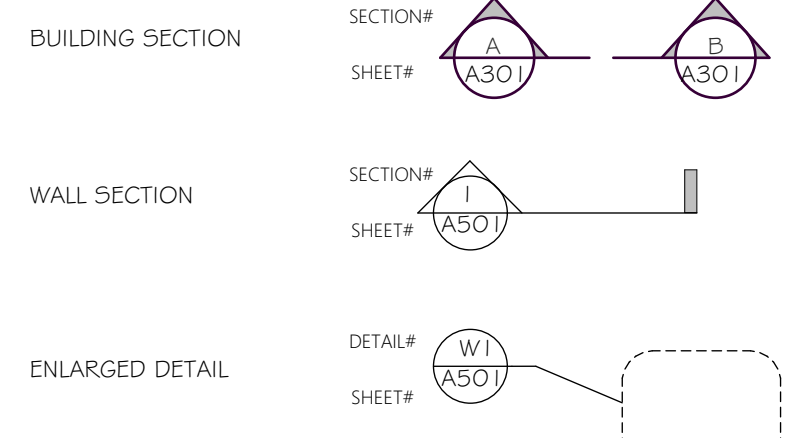
- WORK NOTED 'BY OTHERS' OR (B.O.) SHALL BE COORDINATED AND DETAILED BY THE BUILDER.
- FINAL DIMENSIONS OF INTERIOR LAYOUT SHALL BE DETERMINED BY BUILDER IN ACCORDANCE WITH OWNERS FINAL SELECTION OF INTERIOR FINISHES. REVIEW WINDOW AND SKYLIGHT LOCATIONS.
- DO NOT SCALE DRAWINGS.
- BUILDER SHALL MAKE ALL NECESSARY ADJUSTMENTS TO ACCOMMODATE CABINETS, COUNTERS, APPLIANCES, SHELVING, FLOOR FINISHES, PLUMBING AND ELECTRICAL FIXTURES.
- NOTE THAT STAIR RISER AND TREAD DIMENSIONS MUST BE CALCULATED AT THE SITE TO ACCOMMODATE THE OWNERS FINAL SELECTION OF FIRST AND SECOND FLOOR FINISHES.

- FINAL LOCATION OF ALL INTERIOR PARTITIONS TO BE DETERMINED @ SITE
- ALL EXTERIOR DECKS, STEPS, RAILS AND SUPPORTS ARE BY OTHERS (B.O.) AND SHOULD MEET STATE AND LOCAL CODES.
- LOCATION AND ENGINEERING OF ANY RETAINING WALLS IS BY OTHERS (B.O.)
- ANY CONSTRUCTION BY OTHERS NOTED AS TO BE VERIFIED (T.B.V.), IS TO BE VERIFIED FOR ACCURACY BY THE OWNER AND/OR BUILDER
- THE STAIR RISER AND TREAD DIMENSIONS ARE CALCULATED FROM THE TOP OF THE PLYWOOD DECK TO THE TOP OF THE SECOND FLOOR 2x8 DECKING OR TOP OF SLEEPER FLOOR PLYWOOD. BUILDER TO ADJUST FOR FLOOR FINISHED AS NEEDED.
- FIREPLACE AND/OR WOODSTOVE INSTALLATION IS TO COMPLY WITH ALL LOCAL, STATE AND NATIONAL FIRE SAFETY CODES AND REGULATIONS.
- RELOCATION OF EXISTING MILLWORK, AND INSTALLATION OF FILL FRAMING TO SPREAD LOCALLY.
- ALL DOORS, WALLS AND CEILINGS BETWEEN THE GARAGE AND LIVING SPACES ARE TO MEET ALL FIRE AND SAFETY CODE REGULATIONS.

**LEGEND**

(B.O.) = INDICATES 'BY OTHERS'

(T.B.V.) = TO BE VERIFIED 'BY OTHERS'



**NOTES**

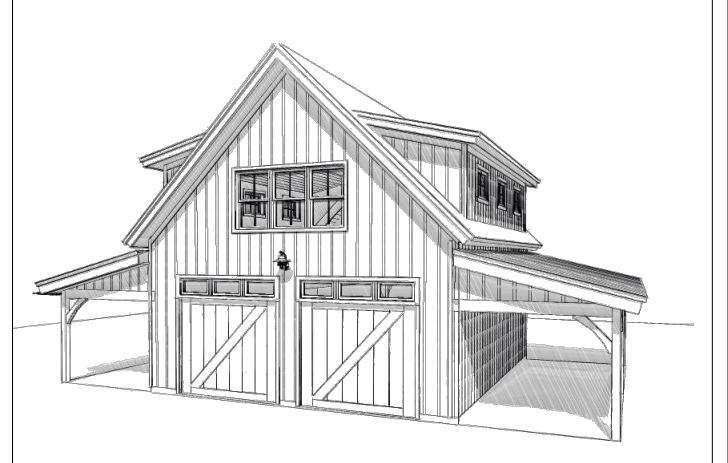
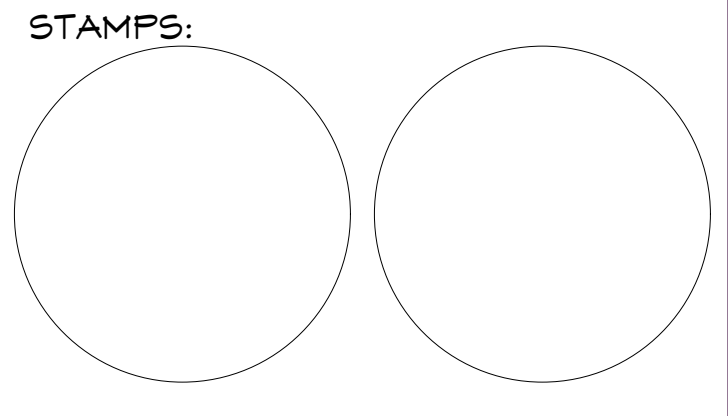
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**NO. DATE DESCRIPTION BY APP**

**PROJECT NO:** A-00415

**PROJECT NAME:** HOLTHAM

**DEALER/RM:** MIKE POLLARI

**CUSTOM:**

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**Spec Sheet**

**G-002**

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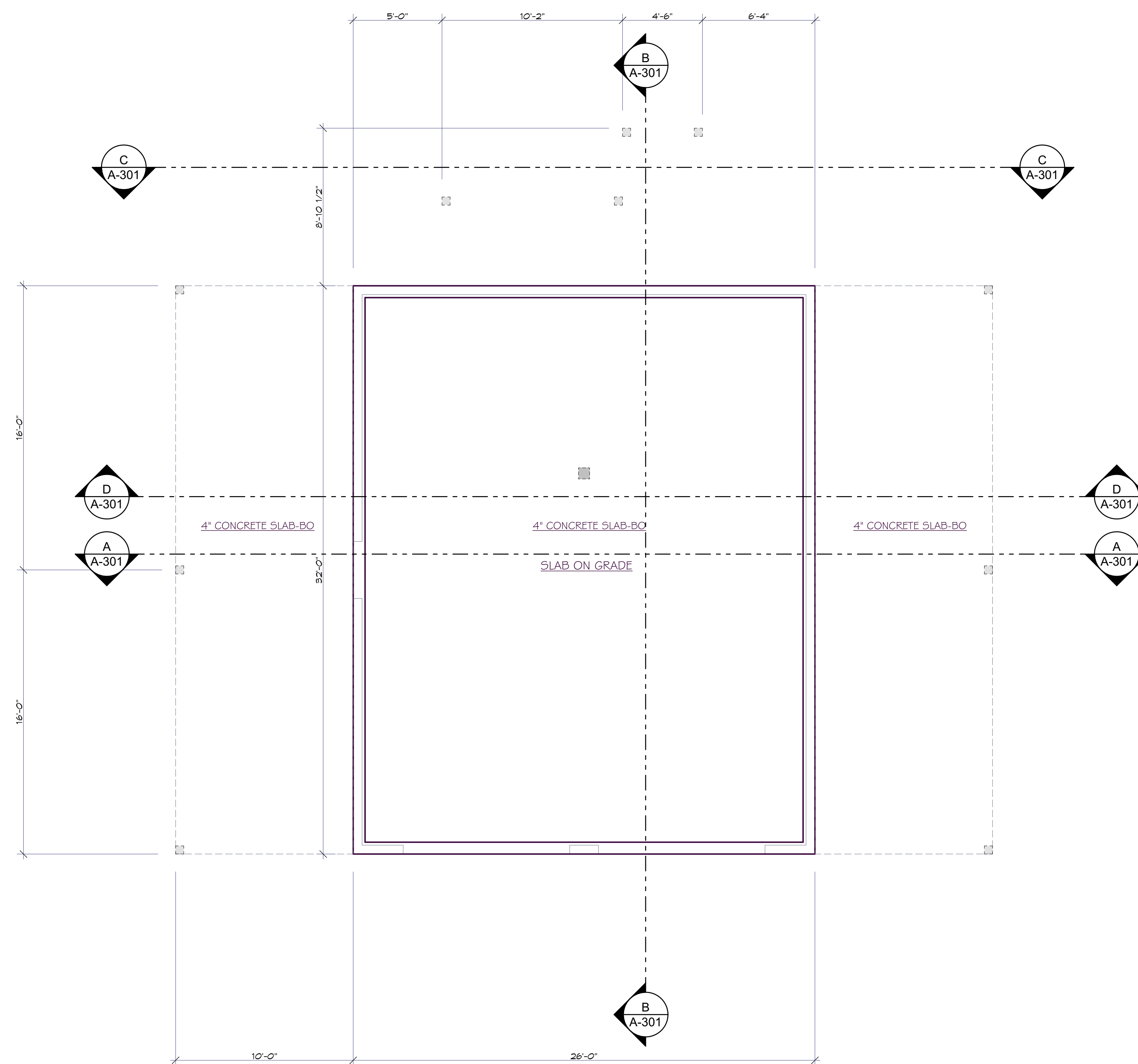
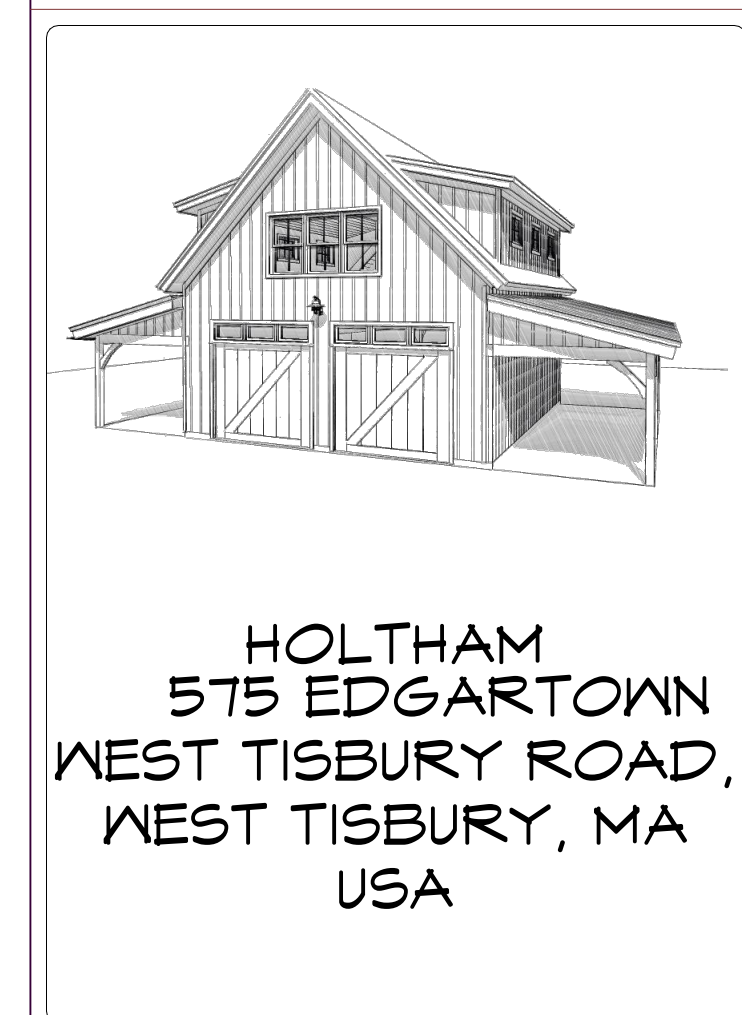
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**Basement**  
SCALE: 1/4" = 1'-0"

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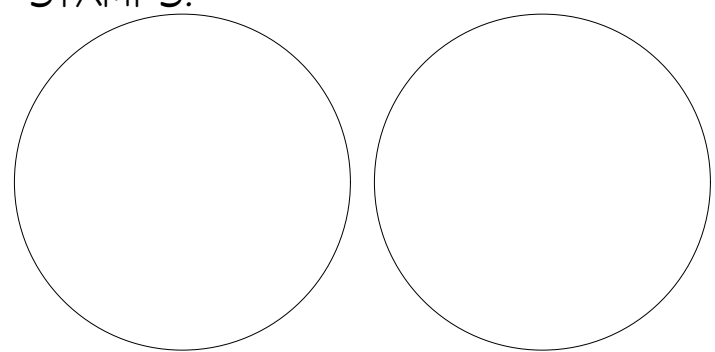
SHEET TITLE:  
**Basement**

**A-101**



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WEST TISBURY ROAD,  
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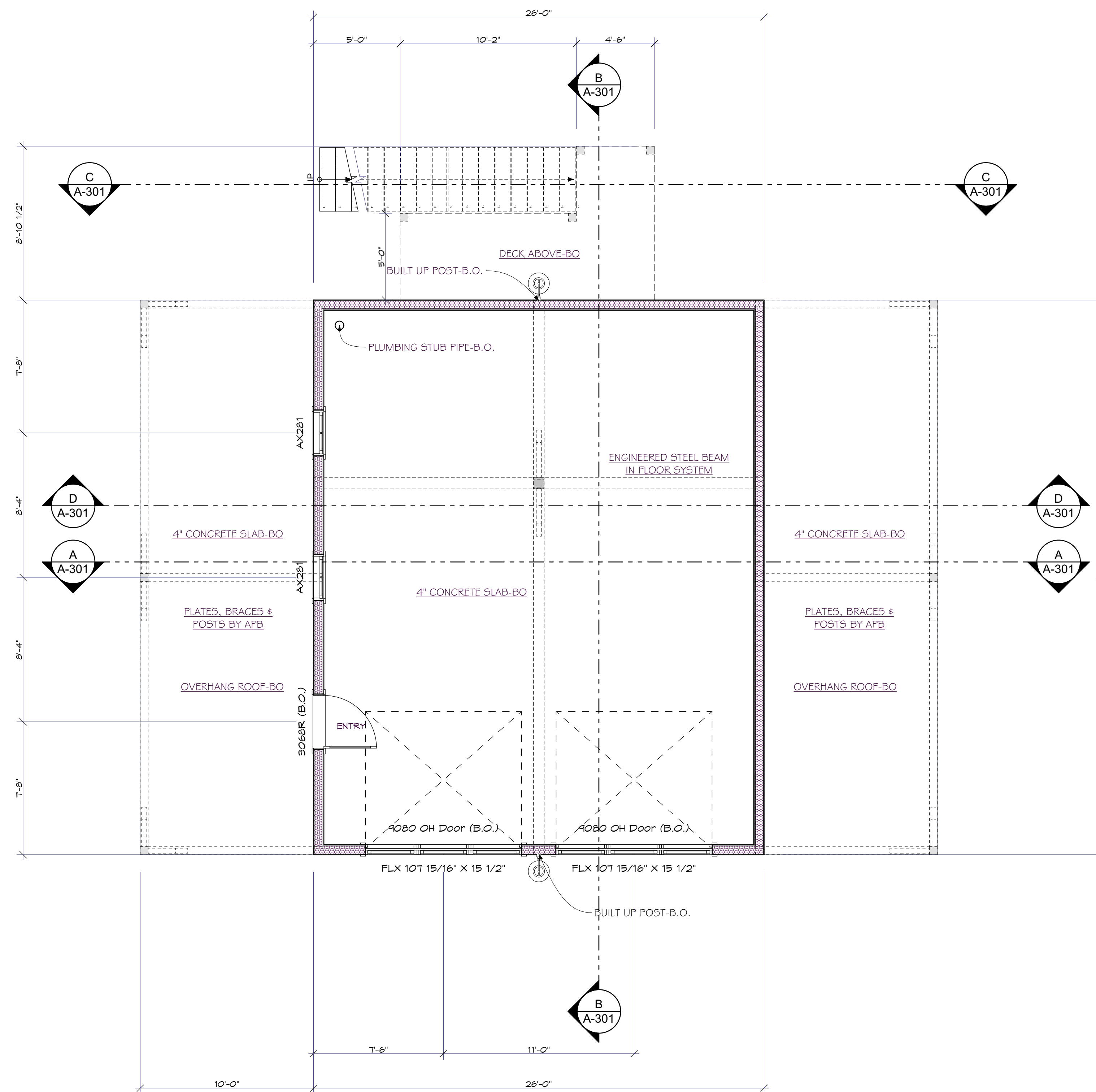
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SHEET TITLE:

First Floor Plan

**A-102**



**First Floor Plan**

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

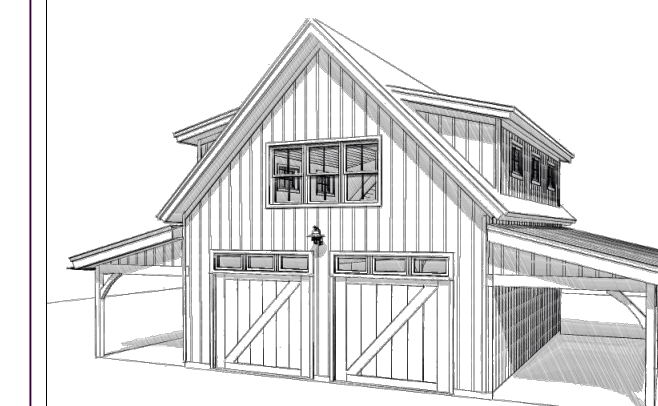
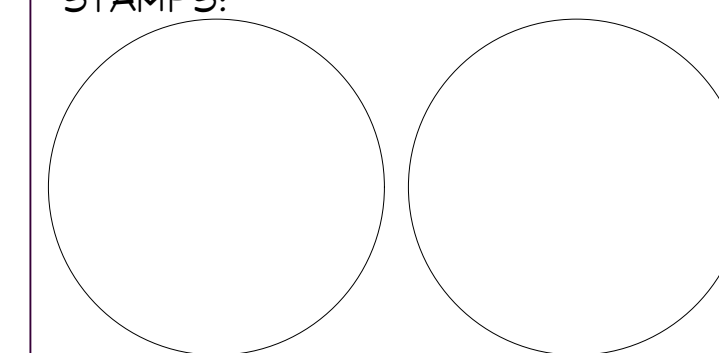






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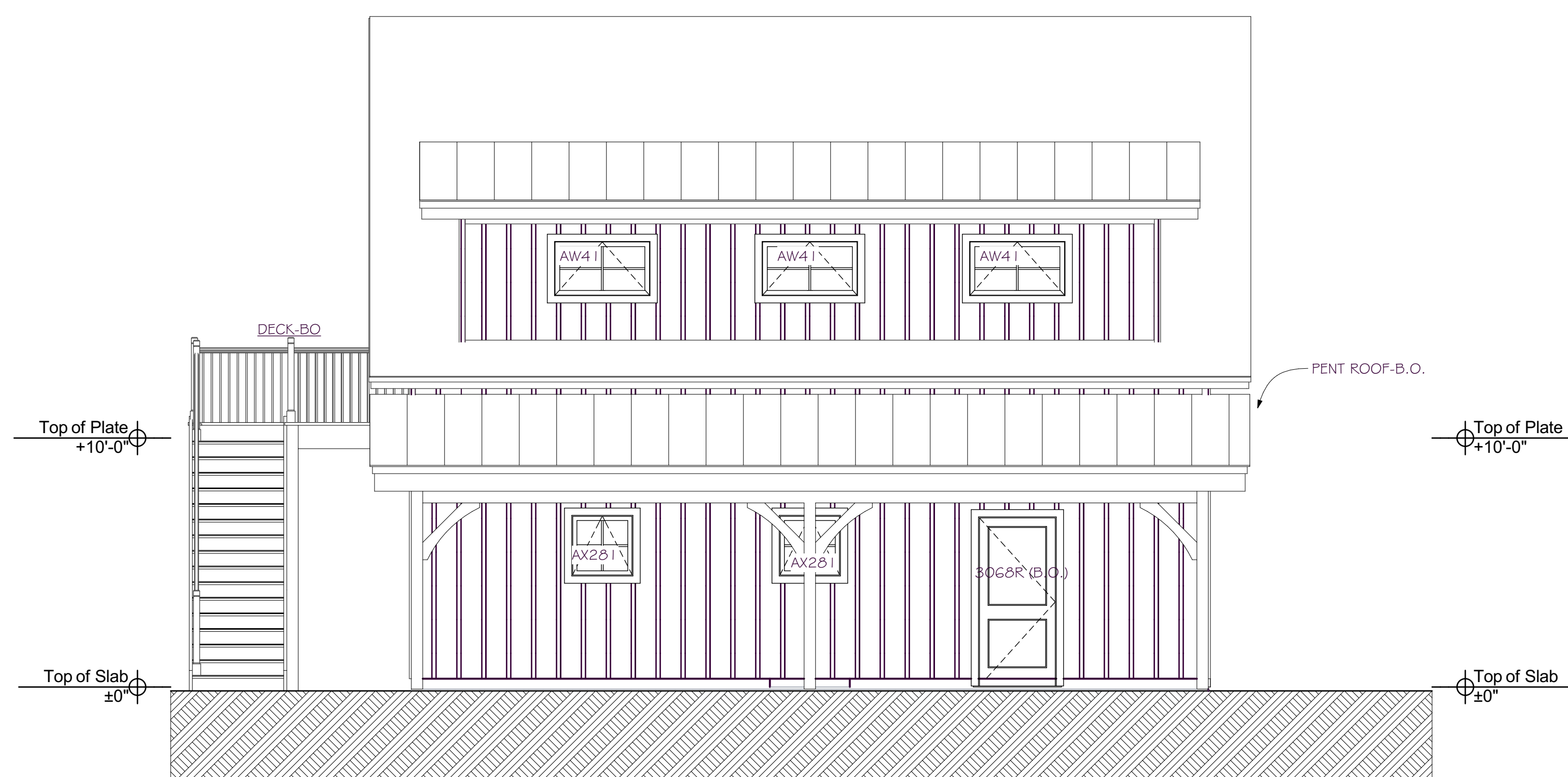
**Exterior Elevations**

**A-201**



**North Elevation**

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



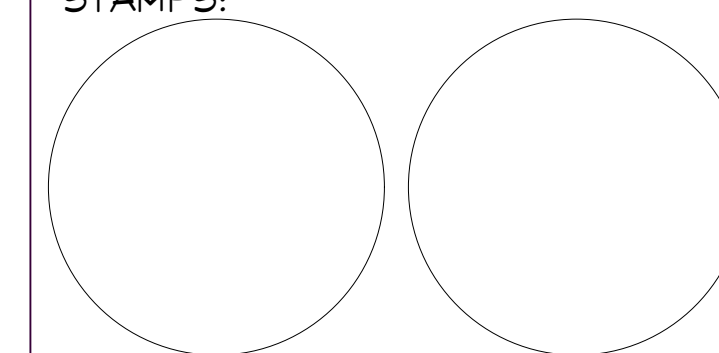
**East Elevation**

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



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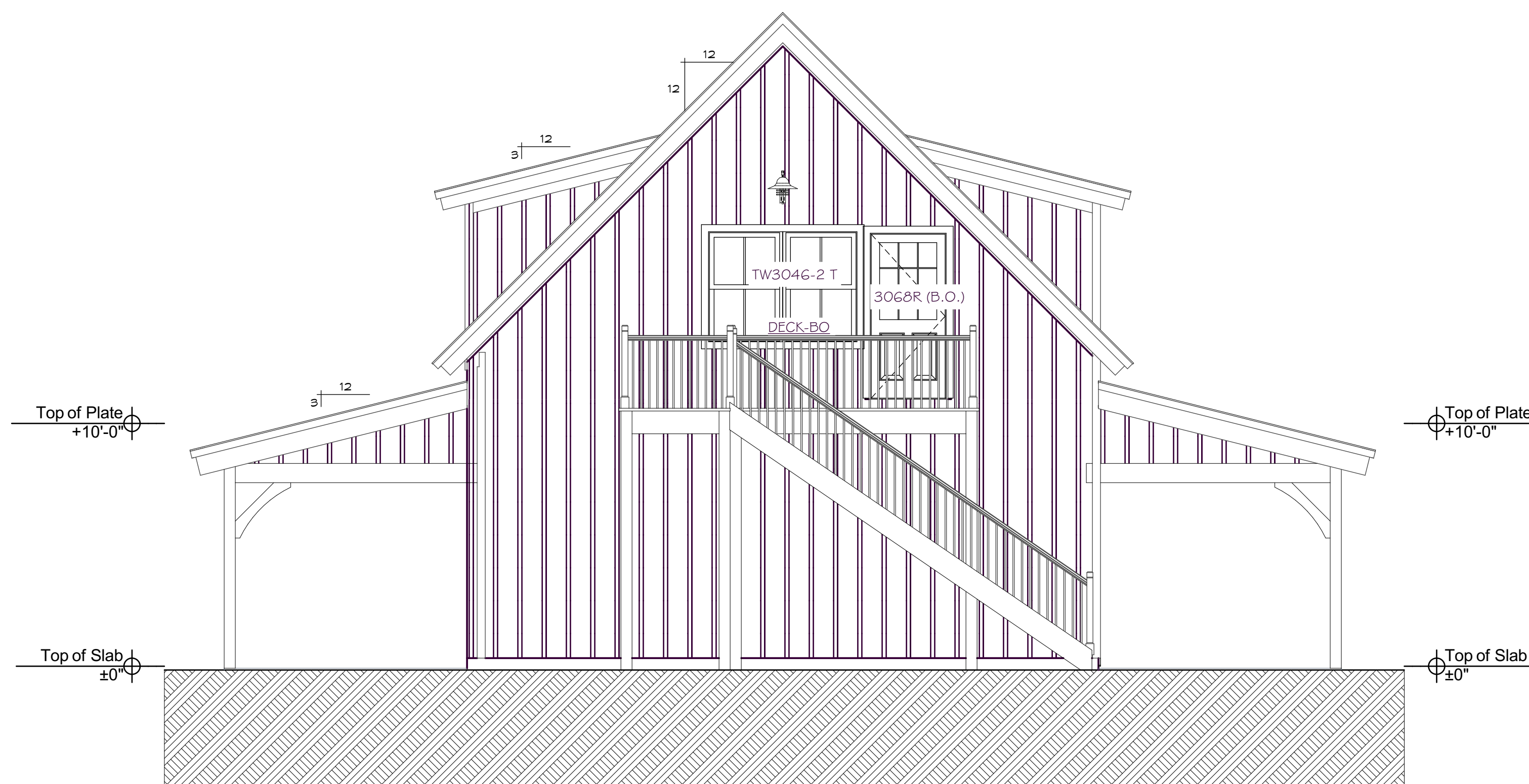
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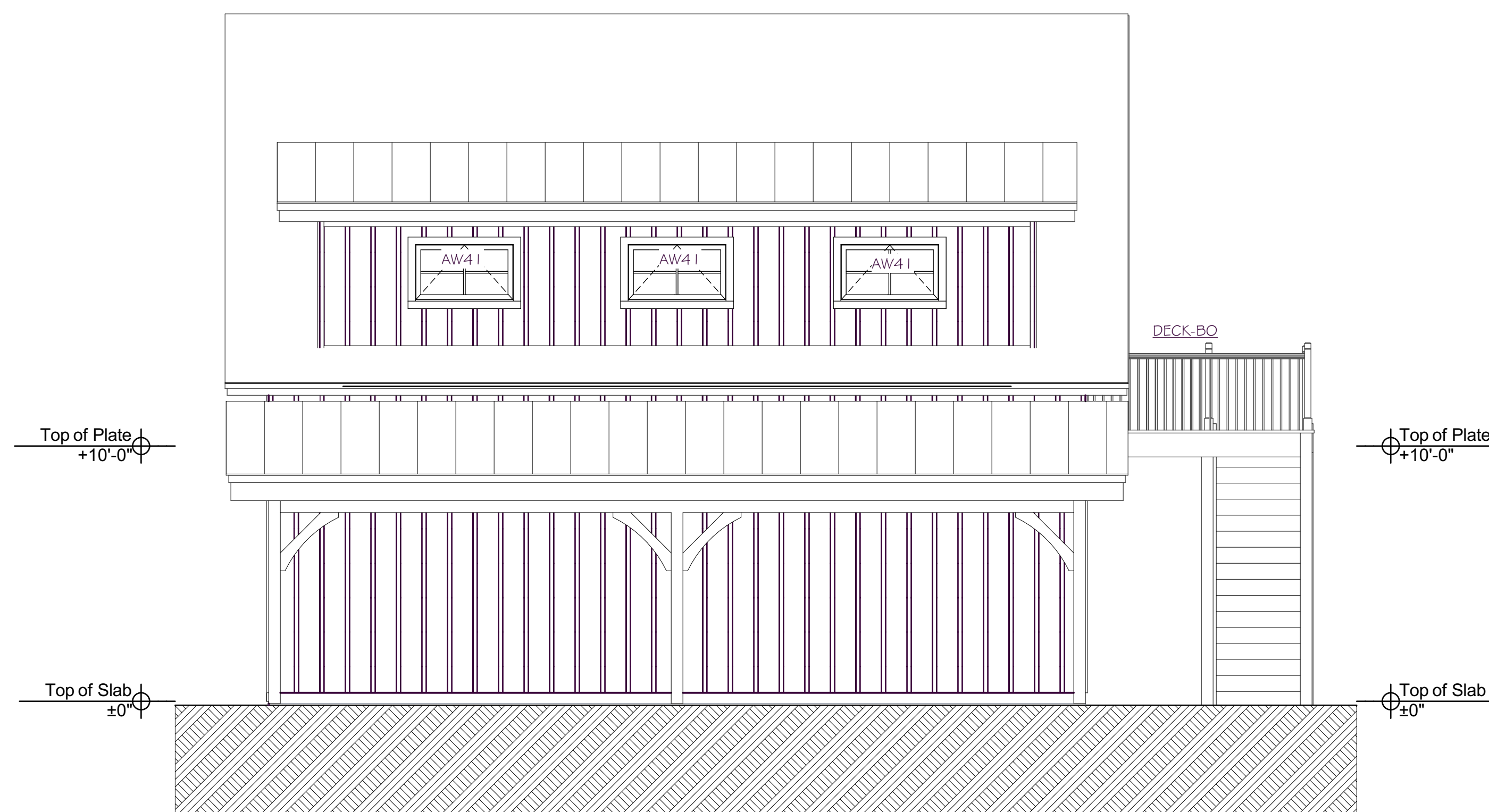
Exterior  
Elevations

A-202



**South Elevation**

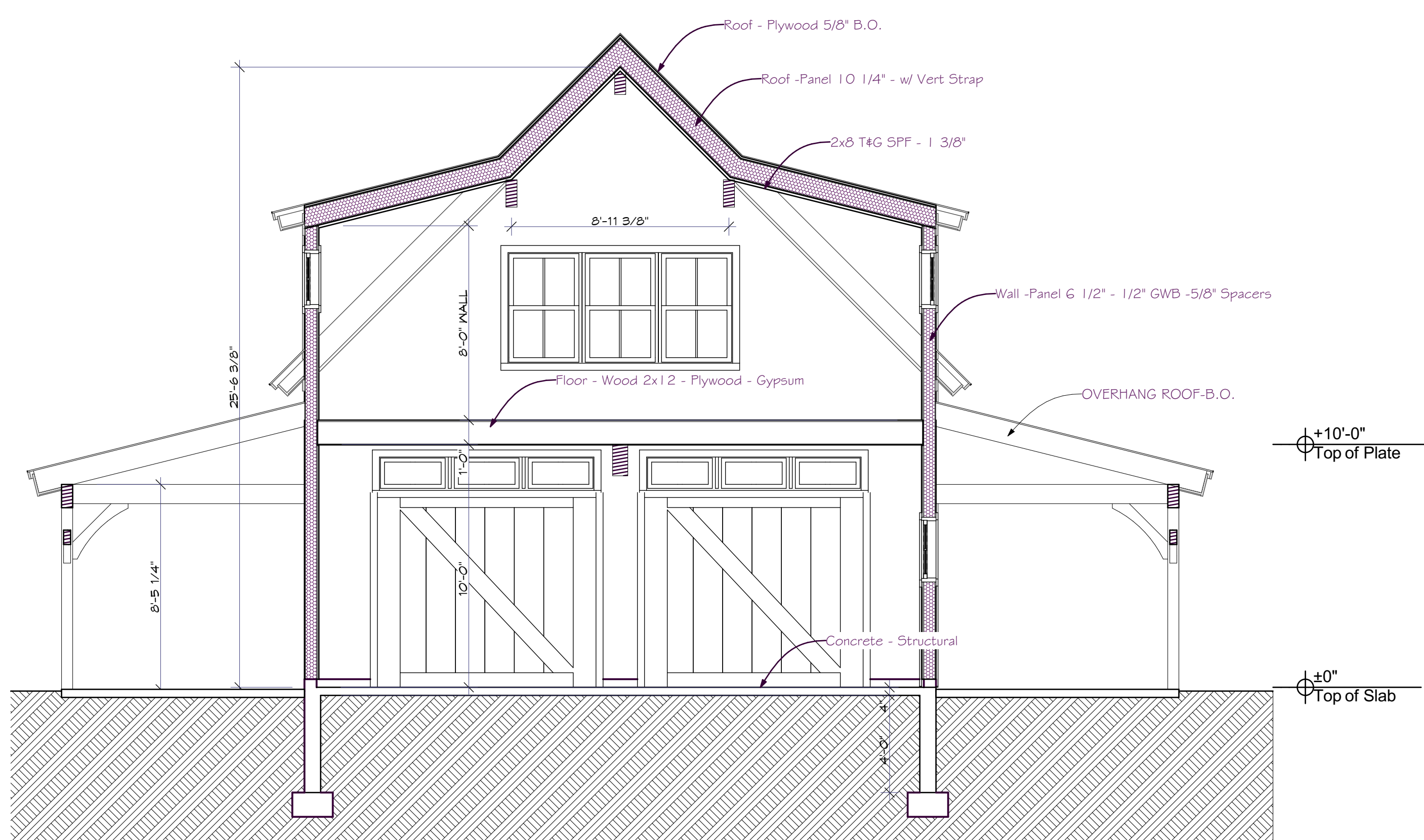
SCALE: 1/4" = 1'-0"



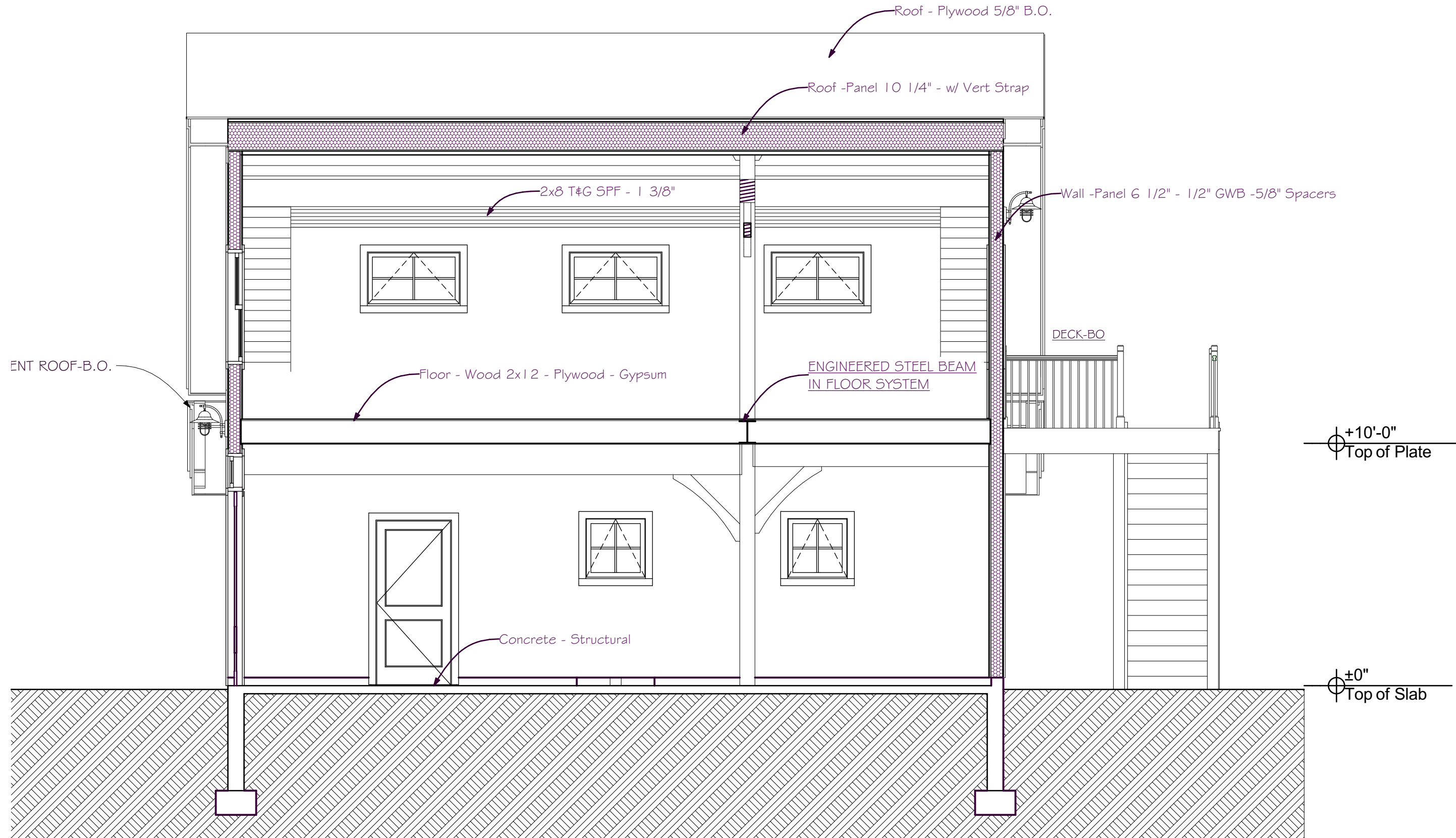
**West Elevation**

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





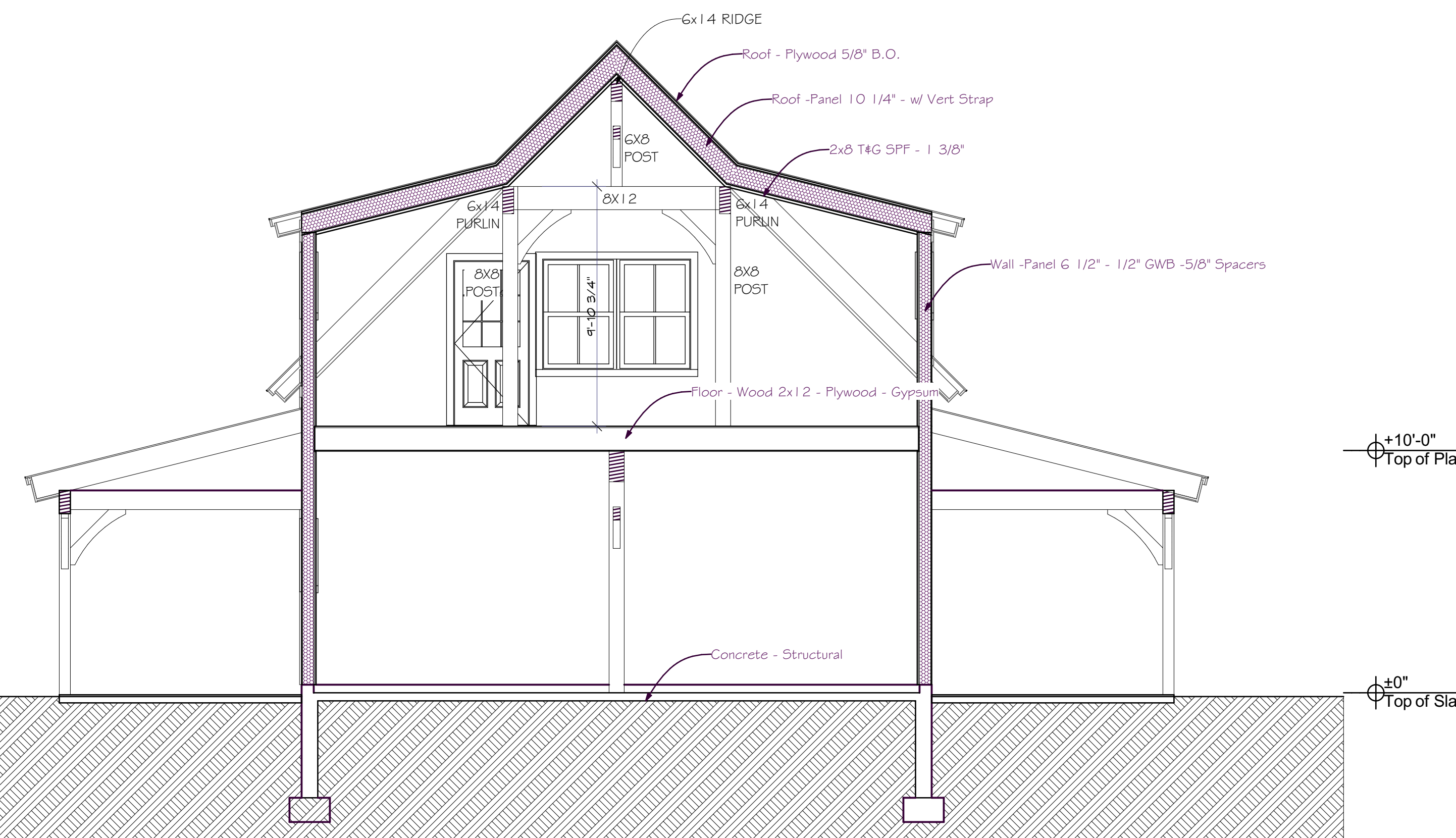
**Building Section A**  
SCALE: 1/4" = 1'-0"



**Building Section B**  
SCALE: 1/4" = 1'-0"



**Building Section C**  
SCALE: 1/4" = 1'-0"



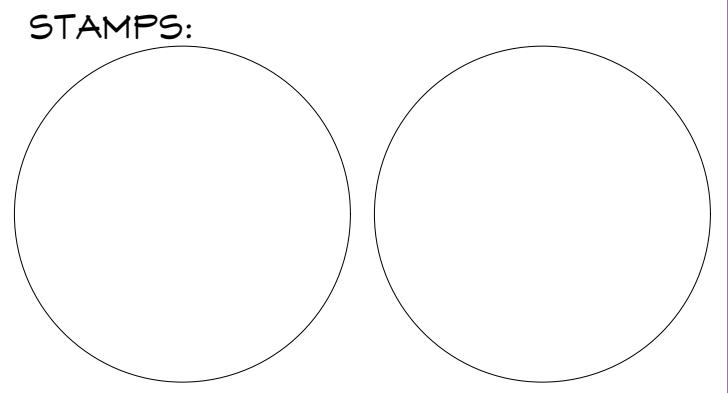
**Building Section D**  
SCALE: 1/4" = 1'-0"

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WEST TISBURY, MA  
USA

NO.	DATE	DESCRIPTION	BY	APP
5	6/10/23	REV D1 PLAN CHANGES	MH	
4	12/15/22	REV D PLAN CHANGES	MH	CBR
3	4/3/22	REV C PLAN CHANGES	MH	RB
2	3/11/22	REV B PLAN CHANGES	MH	RB
1	2/9/22	REV A PLAN CHANGES	MH	RB
0	11/23/20	Preliminary House Design	MH	JD

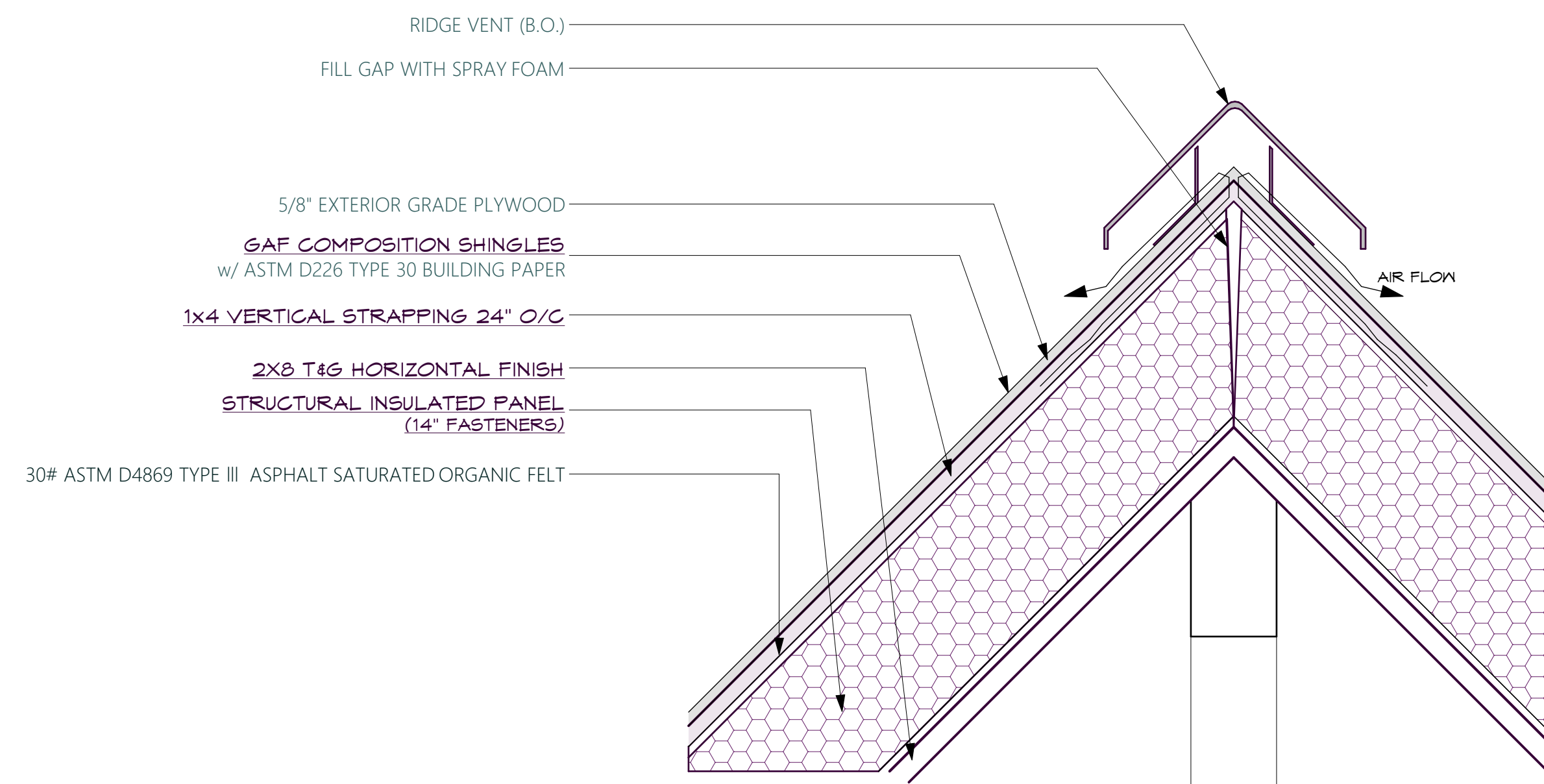
PROJECT NO: A-00415  
PROJECT NAME: HOLTHAM  
DEALER/RM: MIKE POLLARI  
CUSTOM:

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SHEET TITLE:  
**Building Sections**

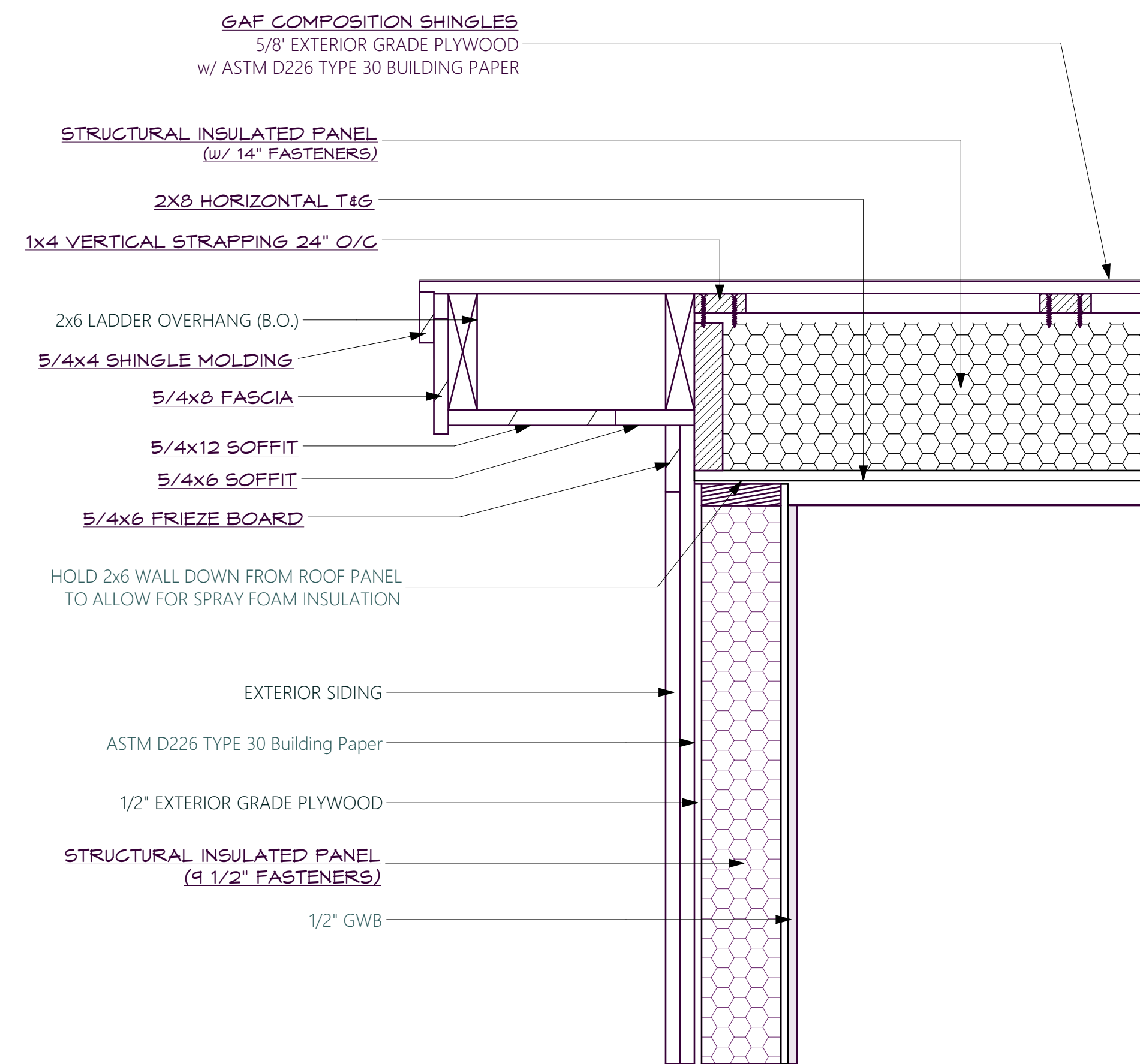
**A-301**





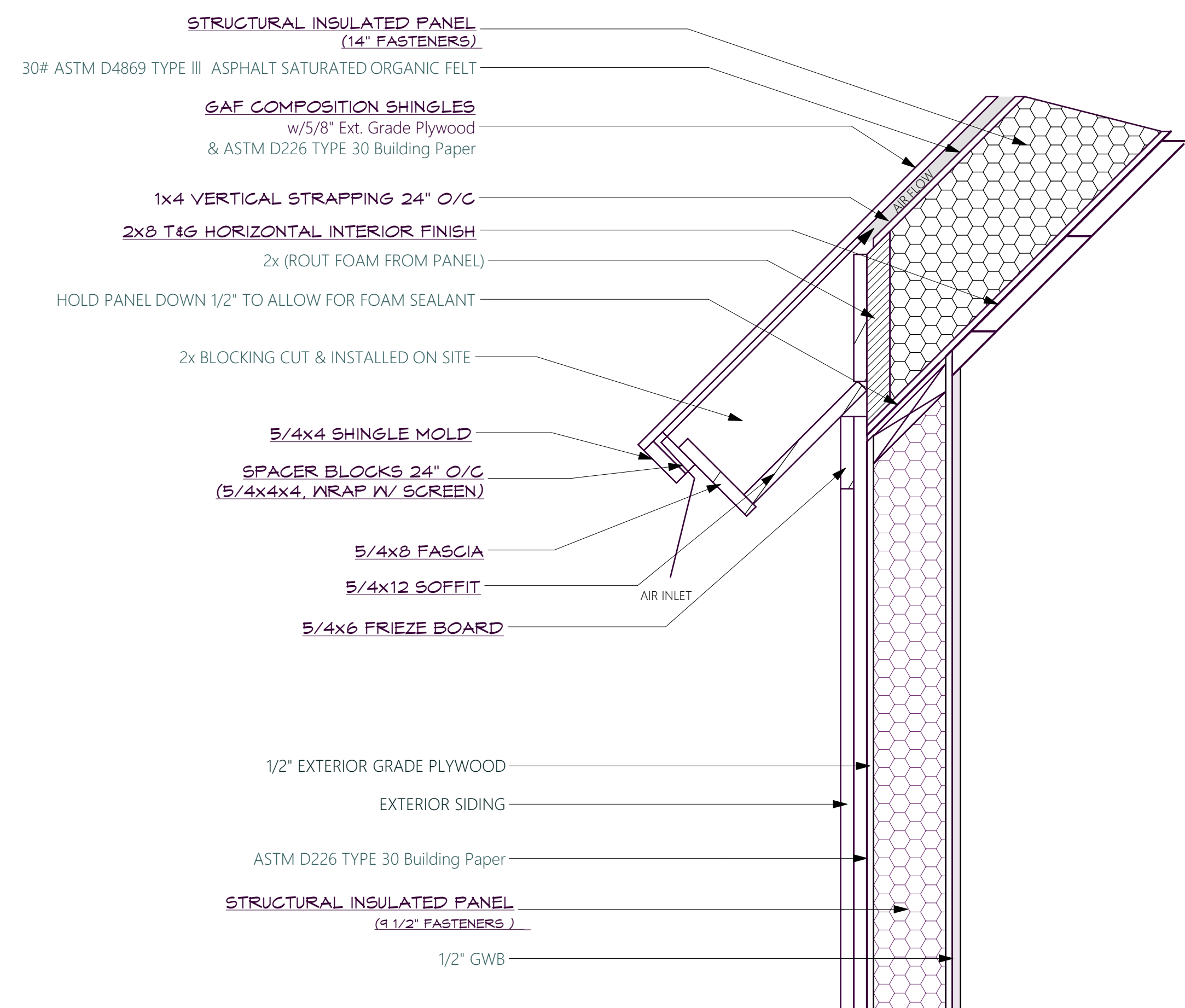
**R Ridge Details**

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



**RK Rake Details**

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



**E1 Eave Details**

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

REFER TO FOARD BUILDING SYSTEMS MANUAL FOR PANEL INSTALLATION GUIDELINES

- NOTES:**  
**BOLD UNDERLINED TEXT INDICATES AMERICAN POST & BEAM PACKAGE ITEMS**  
 — STANDARD TEXT INDICATES MATERIAL OR WORK BY OTHERS  
 — FOR FOUNDATION & FIRST FLOOR DECK SEE DRWG "S-101"  
 — REFER TO NAILING SCHEDULE DRWG "S-002"  
 — NON-HARDENING SILICONE LATEX CAULK RECOMMENDED

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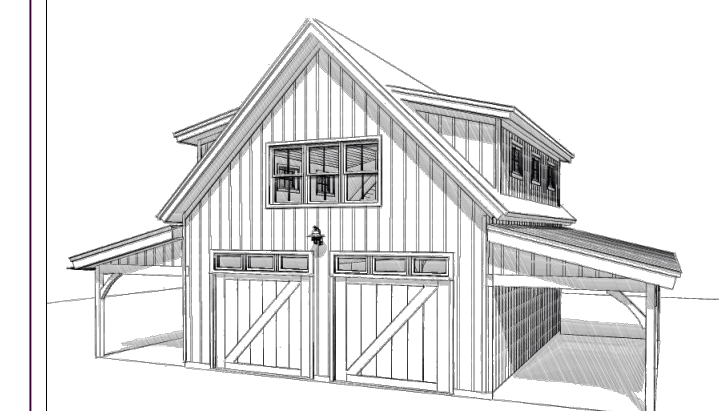
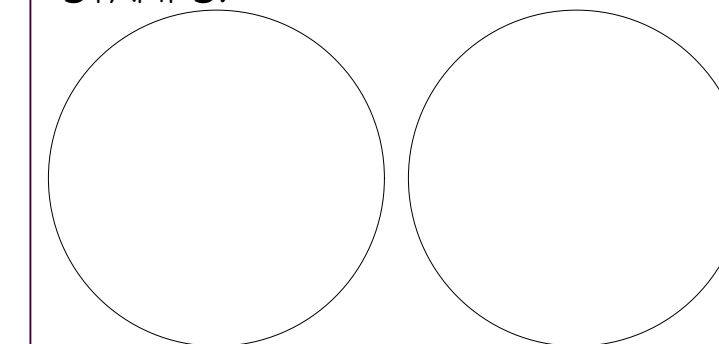
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PROJECT NO: A-00415  
 PROJECT NAME: HOLTHAM  
 DEALER/RM: MIKE POLLARI  
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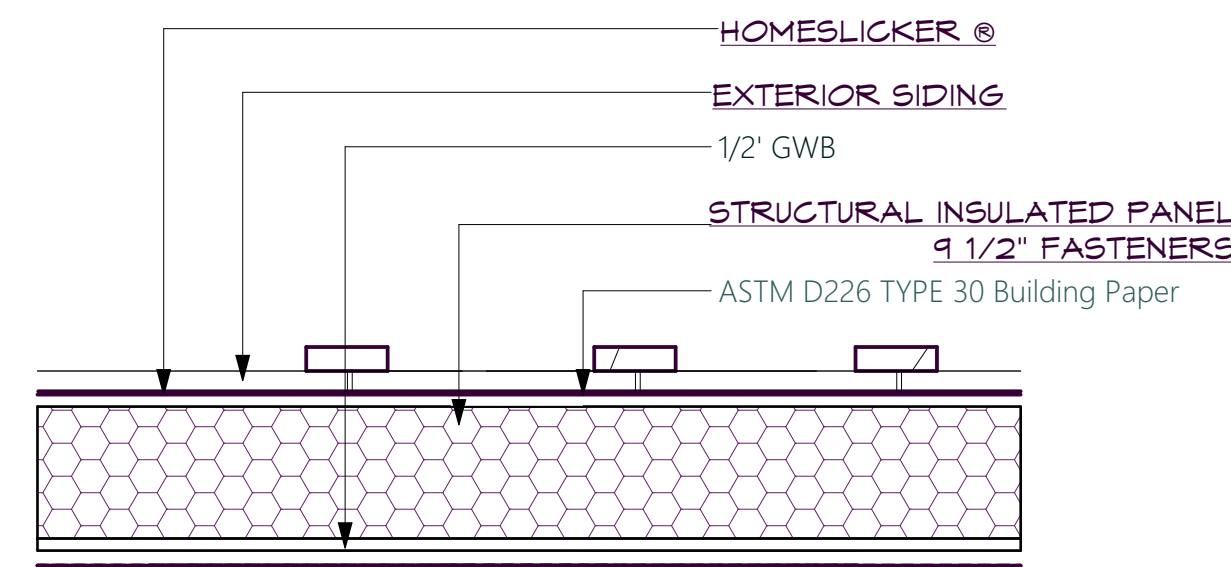
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SHEET TITLE:

Roof Details

A-501



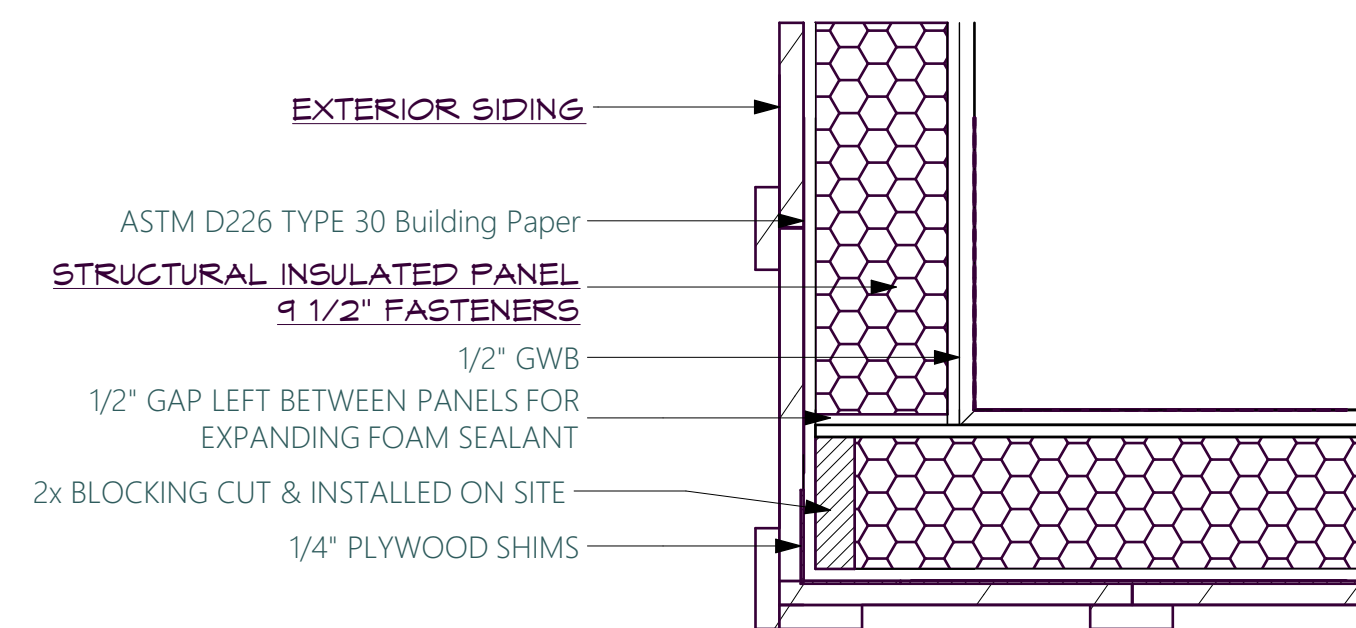


**W1 Wall to Frame Details-Garage**

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

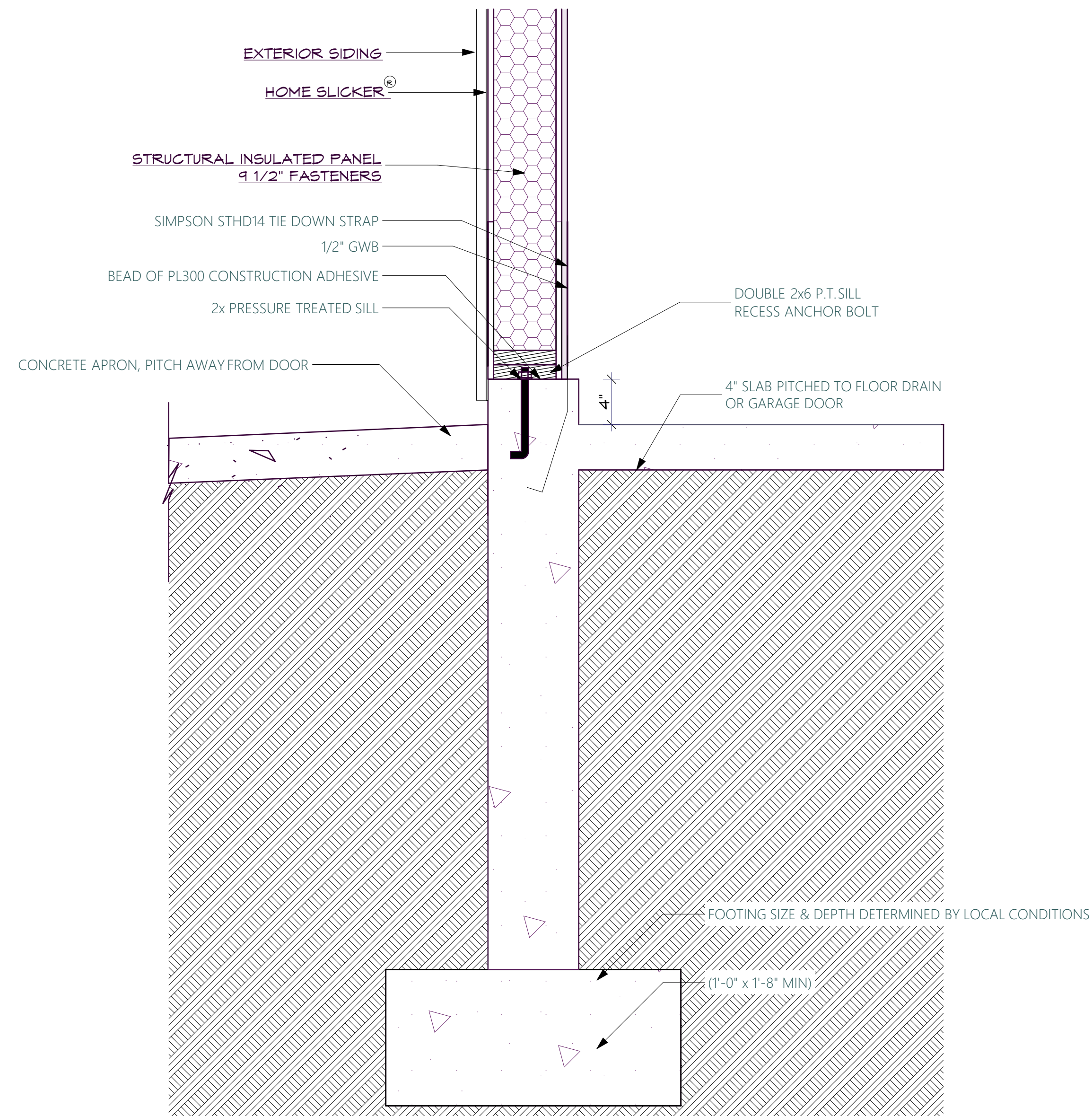
REFER TO FOARD BUILDING SYSTEMS MANUAL FOR PANEL INSTALLATION GUIDELINES

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**— REFER TO NAILING SCHEDULE DRWG "S-002"**  
**— NON-HARDENING SILICONE LATEX CAULK RECOMMENDED**



**W2 Wall to Inside Corner Details-Garage**

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



**W4 Wall to Sill Details**

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

Labels: POST, 1/2" GWB, PANEL, WATER RESISTIVE BARRIER, HOME SLICKER, CLADDING, SHEATHING, TRIM BOARD, SIDING

**1. INSTALL PANELS OVER FRAME AND APPLY WATER RESISTIVE BARRIER PER MANUFACTURER'S INSTRUCTIONS. INSTALL HOME SLICKER AFTER WINDOWS ARE PROPERLY INSTALLED AND FLASHED. REFER TO WINDOW INSTALLATION DETAILS ON FLASHING INTEGRATION.**

**2. ROLL OUT HOME SLICKER WHEREVER SIDING OR CLADDING WILL BE APPLIED WITH CHANNELS RUNNING VERTICALLY. DO NOT STRETCH HOME SLICKER - IT SHOULD LIE FLAT AGAINST THE WALL, NAIL OR STAPLE (MIN. 12" SPACES FOR HOME SLICKER 10 EVERY 3 SQUARE FEET. (FOR STUCCO OR STONE APPLICATIONS, INSTALL AN ADDITIONAL WATER RESISTIVE BARRIER OVER THE EXPOSED CHANNELS OF HOME SLICKER.))**

**3. BUTT EDGES OF NEW ROLLS OR NEW COURSES TOGETHER - DO NOT OVERLAP LAYERS OF HOME SLICKER. COVER ENTIRE WALL SURFACE WHEREVER SIDING MATERIALS WILL BE INSTALLED.**

**4. INSTALL SIDING OR CLADDING SYSTEM OVER WALL SURFACE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. ALLOW FOR THICKNESS OF HOME SLICKER IN WALL SELECTION. \*DO NOT OVERNAIL.**

**NOTES:**  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. DO NOT SCALE DRAWINGS.

**HOMESLICKER®**  
 INSTALLATION INSTRUCTIONS

**HOMESLICKER®**  
 CORNER DETAIL

Labels: WATER RESISTIVE BARRIER, PANEL, SCREEN, WATER TABLE, HOME SLICKER, LEAVE GAP FOR DRAINAGE AND AIR FLOW

**BOTTOM DETAIL**  
 TO PREVENT INSECT INFILTRATION ALONG BOTTOM EDGE OF SIDING, ATTACH SLICKER SCREEN" OR A 6" - WIDE SCREEN MATERIAL (1/8" MAX. HOLE SIZE) ALONG THE WALL 3" ABOVE BOTTOM EDGE OF HOME SLICKER. FOLD UP ONTO OUTER SURFACE OF INSTALLED HOME SLICKER AND FASTEN WITH A LARGE HEAD NAIL TO HOLD IN PLACE PRIOR TO APPLYING SIDING OR CLADDING.

**NOTES:**  
 1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.  
 2. DO NOT SCALE DRAWINGS.

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 BOTTOM DETAIL

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PROJECT NO: A-00415  
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 DEALER/RM: MIKE POLLARI  
 CUSTOM:

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**SHEET TITLE:**  
 Wall Details

**A-502**





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



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



T&G Coverage  
SCALE: 1/4" = 1'-0"



T&G Coverage  
SCALE: 1/4" = 1'-0"

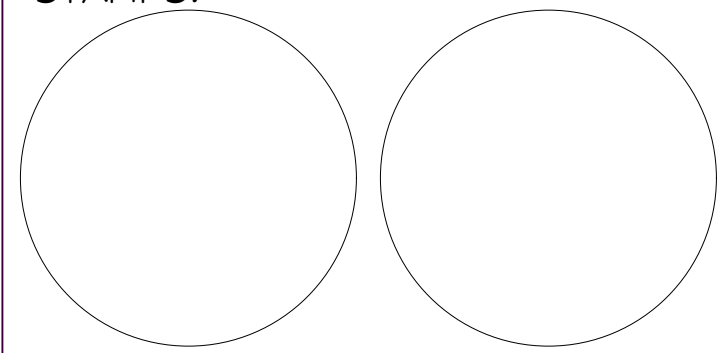
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SHEET TITLE:

Frame

A-701





Wall Package Coverage

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



Wall Package Coverage

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



Roof Package Coverage

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



Roof Package Coverage

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

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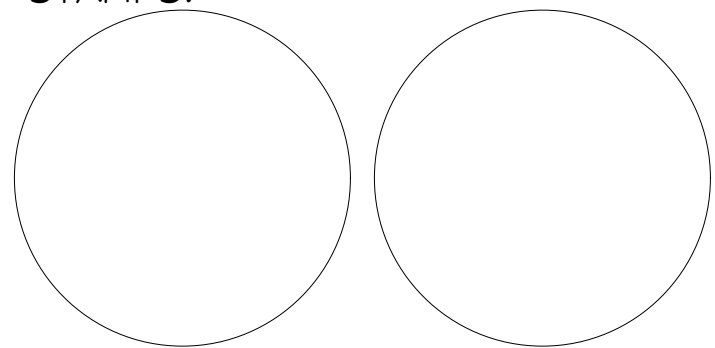
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SHEET TITLE:

Wall & Roof  
Package

A-702