

TIMBERFRAME SPECIFICATIONS:

- These drawings depict a heavy timber framed structure.
- The timbers are FOHC EASTERN WHITE PINE, unless noted otherwise. The timbers meet the WWPA 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 ½" THICK AND 4" IN LENGTH, WITH 3" OF RELISH. IN 6X MATERIAL, 1 ½" THICK, 4" LONG TENONS WITH 2 ½" 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 ½" 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 ½" 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 1/2" 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 AWPA-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 DURINGTRANSPORTATION 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 11/2" OF PENETRATION INTO THE CONNECTING MEMBER.

DESIGN CRITERA:

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

ALLOWABLE SOIL BEARING = 2000 PSF (ASSUMED)

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"

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
- 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
- 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
- THE CONTRACTOR SHALL BE SOLEY 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 SHALL COMPLY WITH THE PROVISIONS OF THE AMERICAN CONCRETE INSTITIUTE (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 ENTRAINED 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
- 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
- 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.

AND TIES WHICH MAY BE GRADE 40 STEEL.

AROUND ALL CORNERS AND AT ALL INTERSECTIONS.

11. PROVIDE CLEAR CONCRETE COVER OVER REINFORCEMENT AS FOLLOWS: CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ..

CONCRETE EXPOSED TO EARTH OR WEATHER -#6 AND LARGER ..

#5 AND SMALLER, WWF... CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND .

- 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. UNLESS NOTED OTHERWISE.
- 15. CONCRETE SLABS ON GRADE SHALL HAVE W2.9xW2.9 6x6 WWF REINFORCEMENT CENTERED IN SLAB OR #4's @ 16" EA. WAY, CENTERED.

							ITECTURAL DRAWINGS
		ABE	BREVIATIONS			G0 G1 G2 TF1	COVER PAGE EXTERIOR ELEVATIONS WINDOW & DOOR SCHEDULI POST LOCATIONS
)	AT	EXP.	EXPOSED	REF.	REFRIGIERATOR		FOUNDATION PLAN BASEMENT PLAN 1ST FLOOR PLAN
FF.	AND	FD FFE	FIXED FINISH FLOOR ELEVATION	R.O. SD	ROUGH OPENING SMOKE DETECTOR		2ND FLOOR PLAN 1ST FLOOR FRAMING
rr. LUM.	ABOVE FINISH FLOOR ALUMINUM	FT FT	FULLY THREADED	SECT.	SECTION		2ND FLOOR FRAMING
LUIVI. B	BLUEBOARD	GFI.	GROUND FAULT INTERRUPTER	SHT.	SHEET		ROOF RAFTER PLAN
AB.	CABINET	GL GL	GLASS	SIM.	SIMILAR	TF2	ELEVATION B & F
F.	CUBIC FEET	GLB.	GLUED LAMINATED BEAM	SPF	SPRUCE, PINE, OR FIR	112	ELEVATION C
MU	CONCRETE MASONRY UNIT	GWB	GYPSUM WALL BOARD	SQ.	SQUARE SQUARE		ELEVATION D
OL.	COLUMN	ICF	INSULATED CONCRETE FORM	SQFT	SQUARE FEET		ELEVATION E
ONC.	CONCRETE	INS.	INSULATION	STL	STEEL		SECTIONS
F	DOUGLAS FIR	LVL	LAMINATED VENEER LUMBER	SYP	SOUTHERN YELLOW PINE	TF3	BENT 1
IA.	DIAMETER	O.C.	ON CENTER	T&G	TONGUE & GROOVED		BENT 2
N	DOWN	PLY	PLYWOOD	TBD	TO BE DETERMINED		BENT 3
W	DISHWASHER	PVC	POLY VINYL CHLORIDE	TYP.	TYPICAL		BENT 4
A.	EACH	PT	PARTIALLY THREADED	VB	VAPOR BARRIER		BENT 5
L.	ELEVATION	P.T.	PRESSURE TREATED	VIF	VERIFY IN FIELD		BENT 6
				WD	WOOD		BENT 7
				1		TF4	FOUNDATION DETAILS

HARDWICK POST & BEAM

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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 GO_MORNINGGLORY_COVER_10 **DATE MODIFIED:** 11-03-23 DRAWN BY:

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

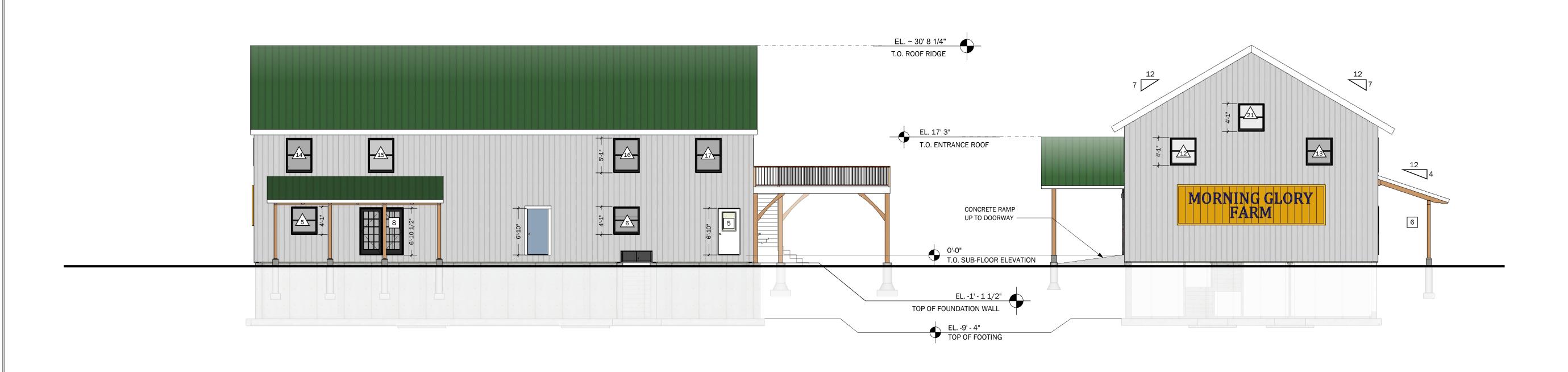
SHEET INDEX

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

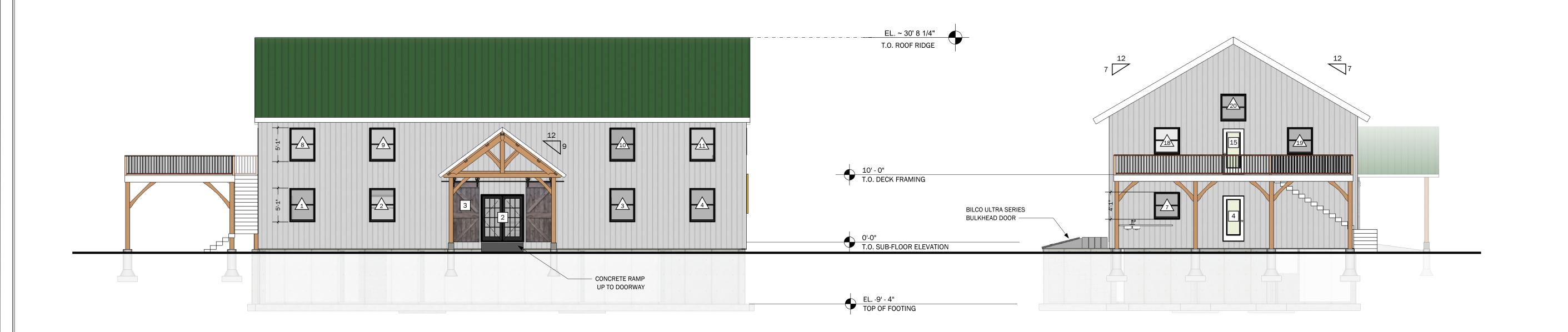
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PROPOSED PROJECT:

MORNING GLORY Flower Barn

CLIENT:

Simon and Robyn Athearn 35 Road to Great Neck West Tisbury, MA 02575

FILE NAME:

 HP&B GO_MORNINGGLORY_COVER_10

 DATE MODIFIED:
 1 1-03-23

 DRAWN BY:
 GM

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 XXXXXX

 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
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EXTERIOR ELEVATIONS

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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:

- 1. Window sizes are listed width x height. Where three numbers are shown, a sloped top window is indicated.
- 2. All exterior windows shall comply with WUI (Wildland Urban Interface) requirements.
- 3. Window sizes are approximate unit sizes and NOT rough openings. Manufacturer shall dictate required rough opening requirements after field measurement is verified.
- 4. Where windows are bound tight to floor and frame above, adjust vertical dimension accordingly to accommodate for gyp crete and floor finish thickness.
- 5. 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	<u> </u>	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	<u> </u>	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	<u> </u>	3'2.5" x 6'10"	3.5"			1	INTERIOR
10	TBD	RH. IN-SWING	<u> </u>	2'10.5" x 6'10"	3.5"			1	INTERIOR
11	TBD	LF. IN-SWING		2'10.5" x 6'10"	3.5"			1	INTERIOR
12									
13	TBD	LF. OUT-SWING		2'8.5" x 6'10"	3.5"				PANTRY
14	TBD	RH. OUT-SWING	<u> </u>	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	<u>'</u>			<u> </u>					
17	<u>'</u>			<u> </u>					
18	<u>'</u>			<u> </u>					
19	TBD	BYPASS DOORS		4'7"x6'10"	3.5"				WORKSHOP CLOSET
20	<u> </u>		'	<u> </u>	<u> </u>				

General notes:

- 1. Door sizes are listed width x height in inches.
- 3. Door sizes are unit sizes and NOT rough openings. Contractor shall determine exact RO required for door and frame.
- 4. 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:

MORNING GLORY FLOWER BARN

CLIENT:

Simon and Robyn Athearn 35 Road to Great Neck West Tisbury, MA 02575

FILE NAME:

DATE MODIFIED: 11-03-23 DRAWN BY: CHECKED BY: XXXXX

1/8" = 1'0"

HP&B GO_MORNINGGLORY_COVER_10

SCALE:

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:

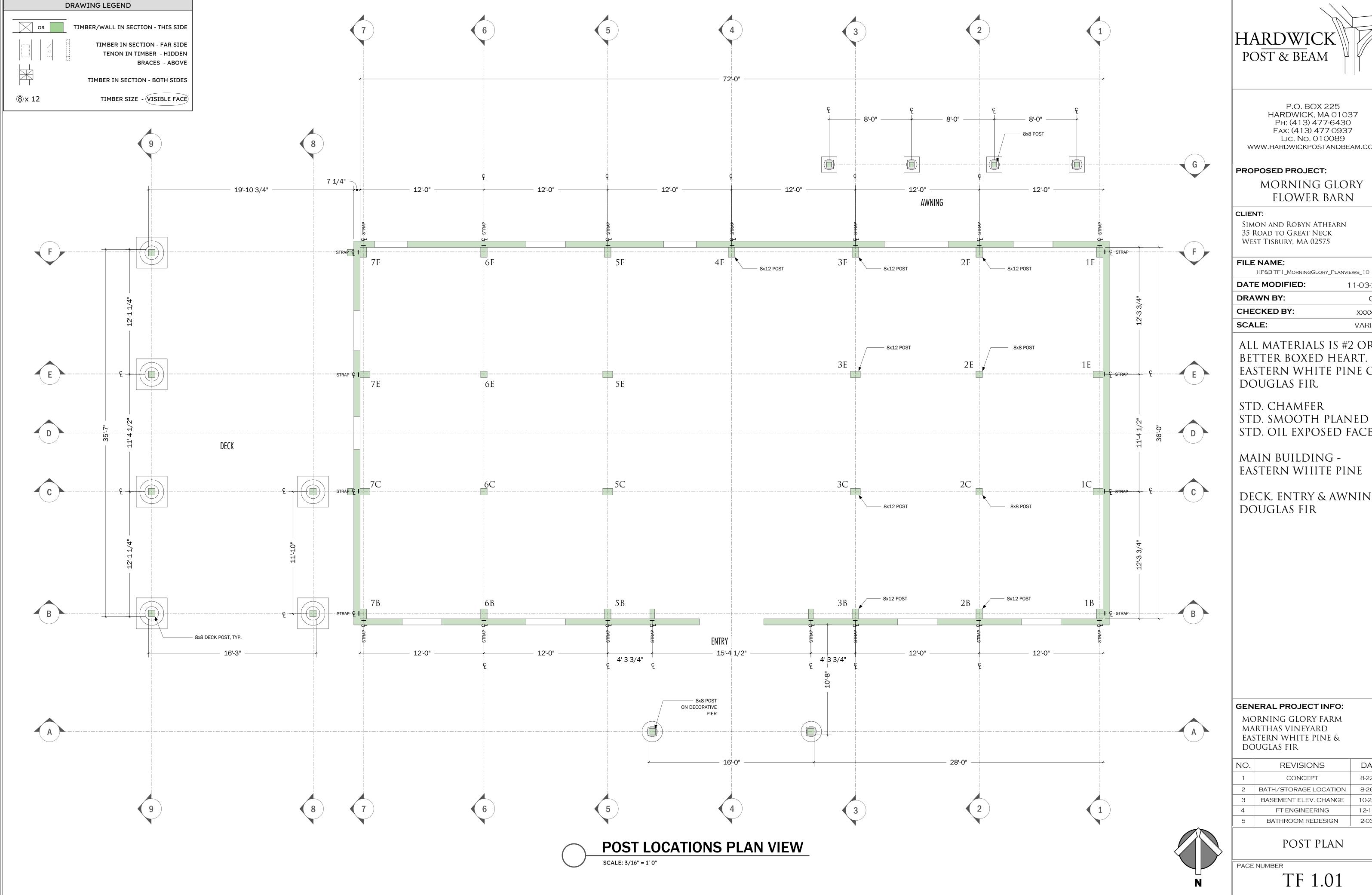
MORNING GLORY FARM marthas vineyard EASTERN WHITE PINE

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SCHEDULES

PAGE NUMBER

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MORNING GLORY FLOWER BARN

Simon and Robyn Athearn 35 Road to Great Neck West Tisbury, MA 02575

THE AD THE IMPORTANT COLORNIA LANGUEWS_TO					
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. SMOOTH PLANED STD. OIL EXPOSED FACES

EASTERN WHITE PINE

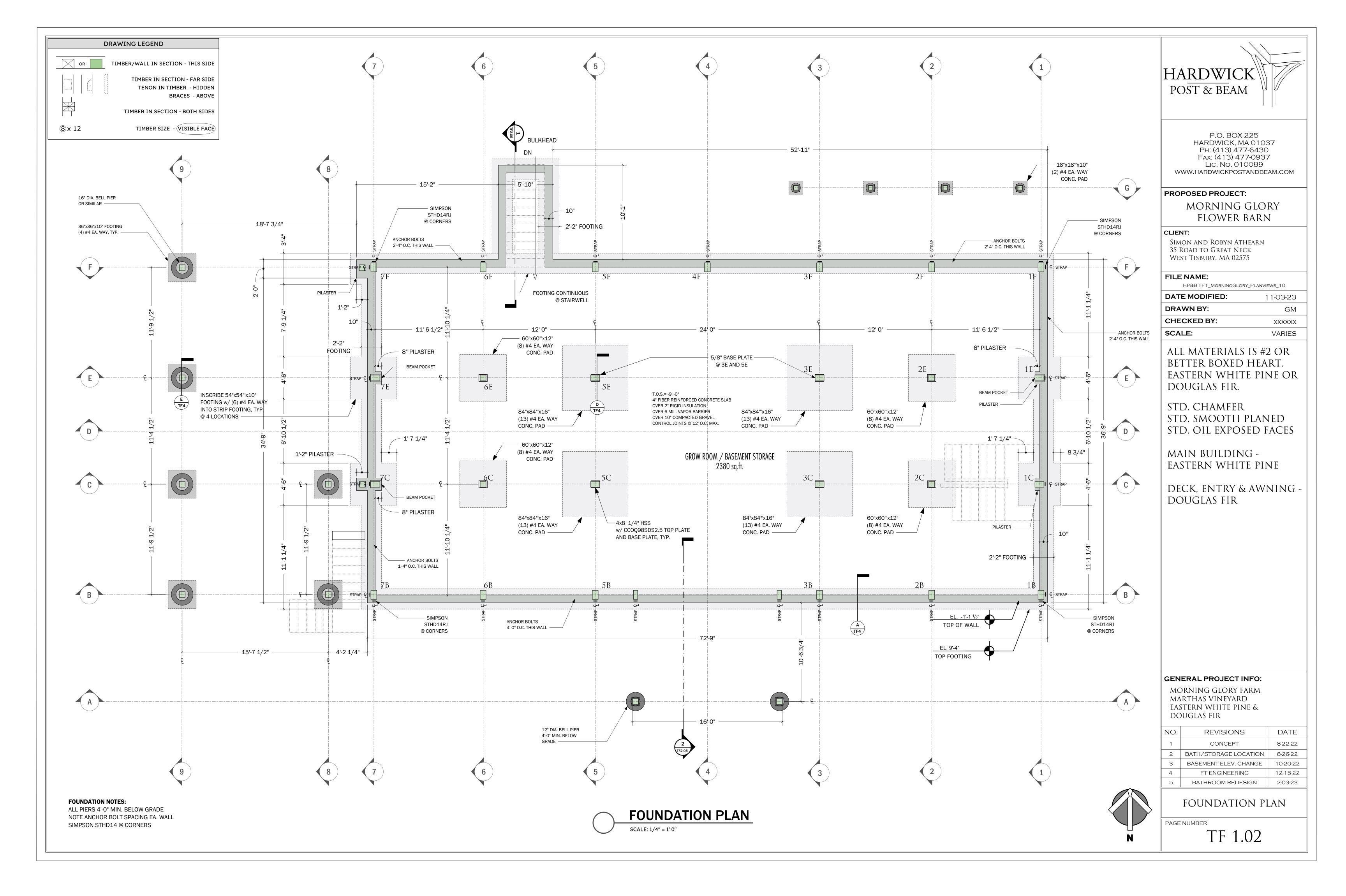
DECK, ENTRY & AWNING

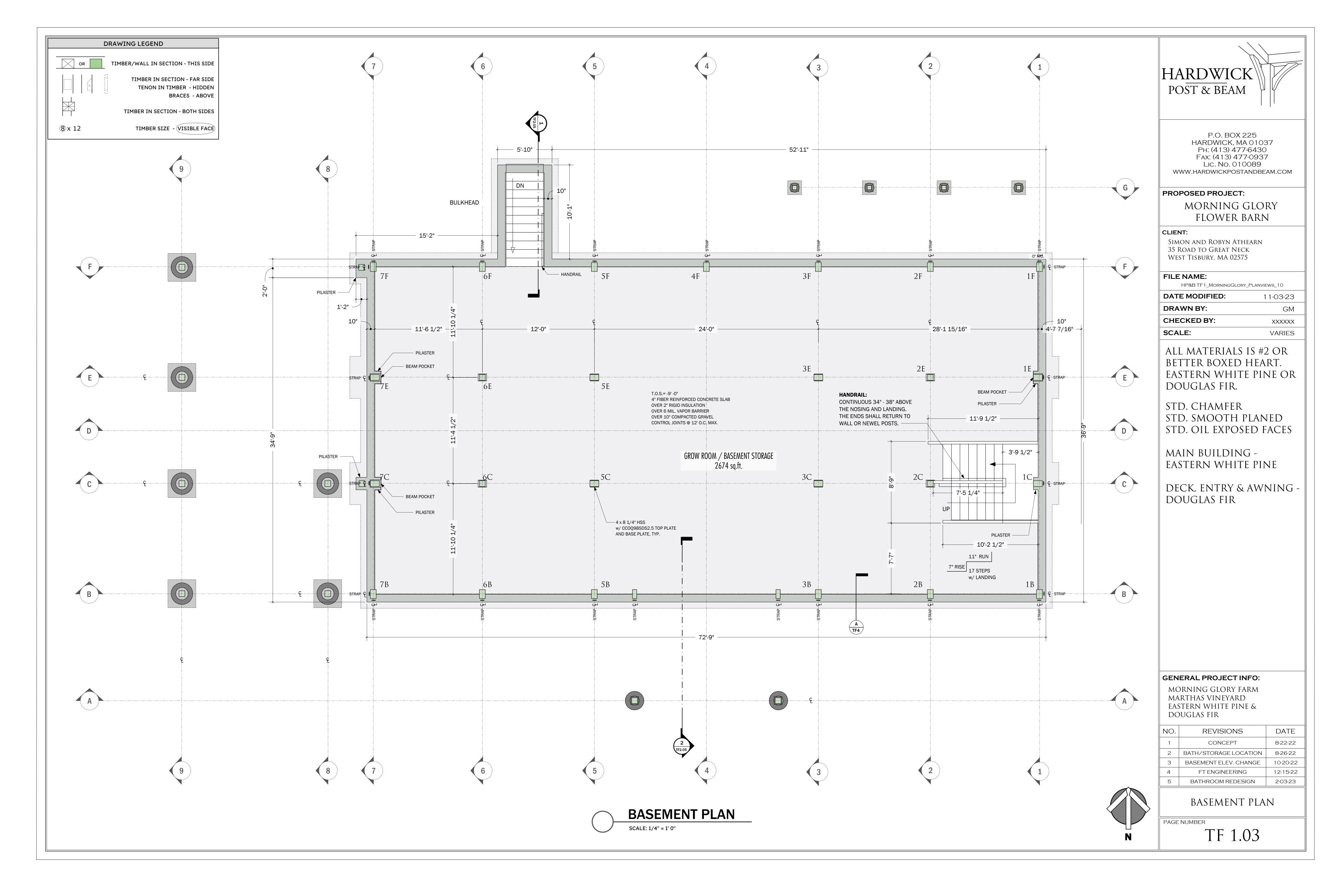
MARTHAS VINEYARD Eastern White Pine &

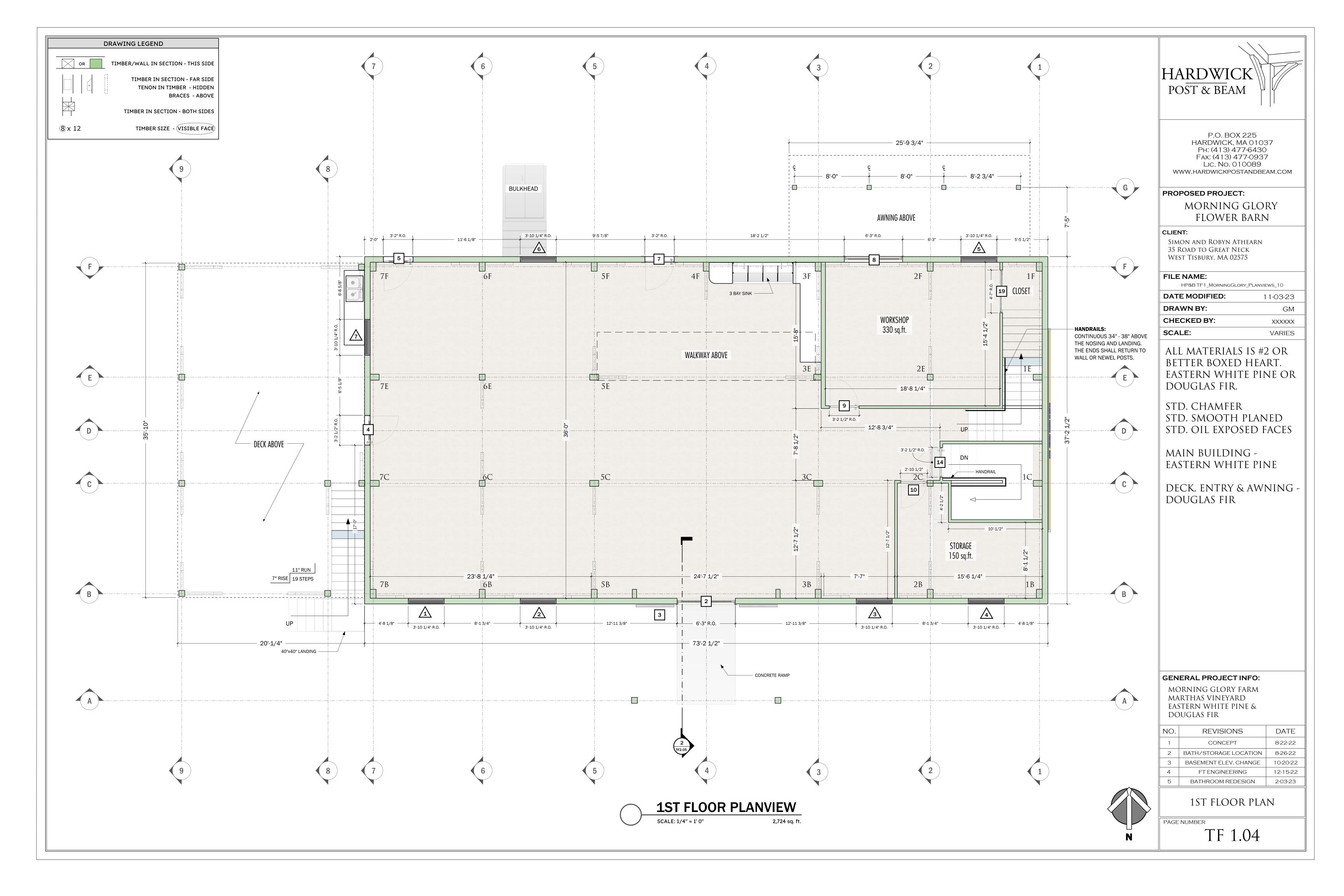
NO.	REVISIONS	DATE
1 CONCEPT		8-22-22
2	BATH/STORAGE LOCATION	8-26-22
3	BASEMENT ELEV. CHANGE	10-20-22
4	FT ENGINEERING	12-15-22
5	BATHROOM REDESIGN	2-03-23

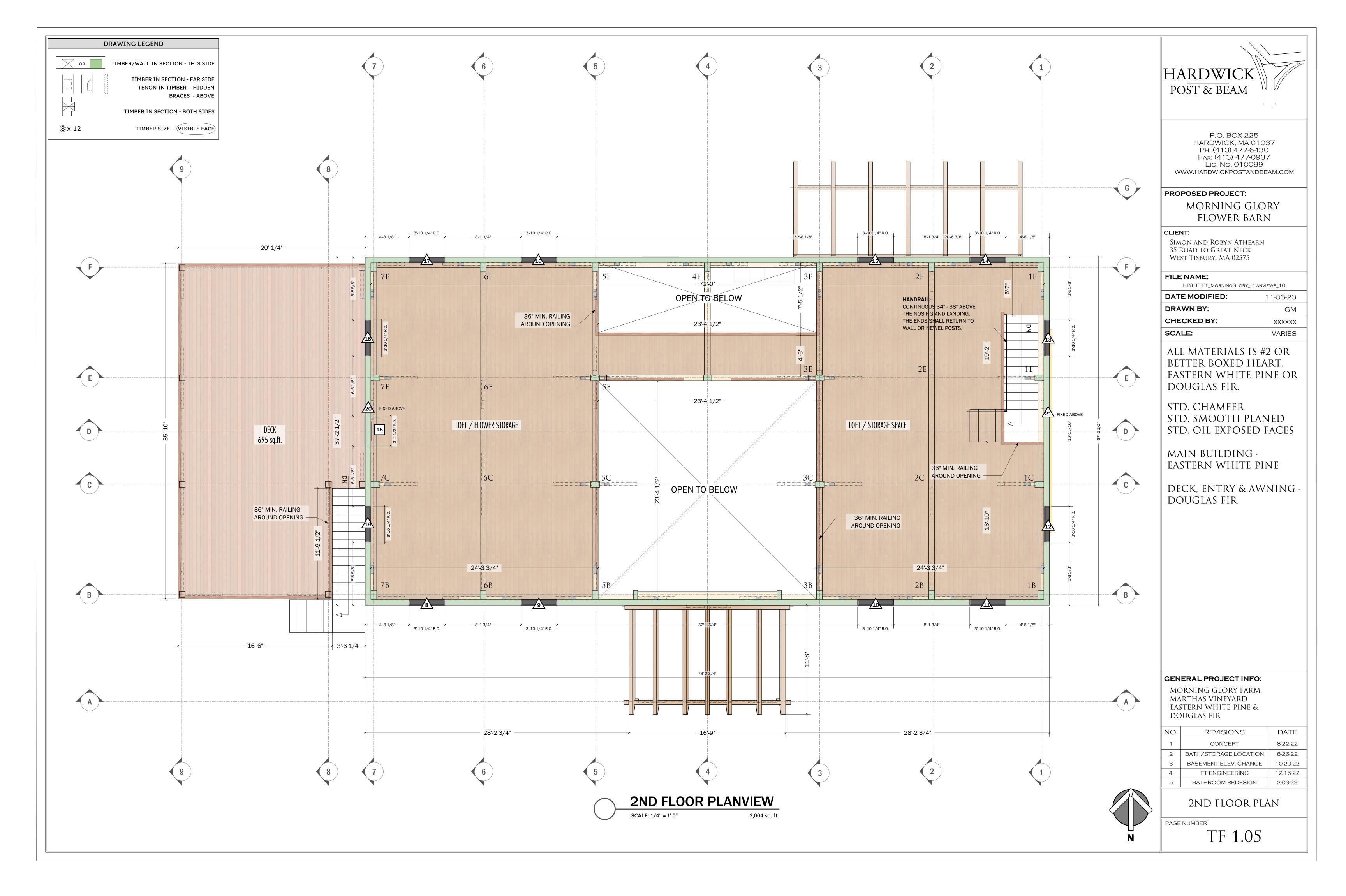
POST PLAN

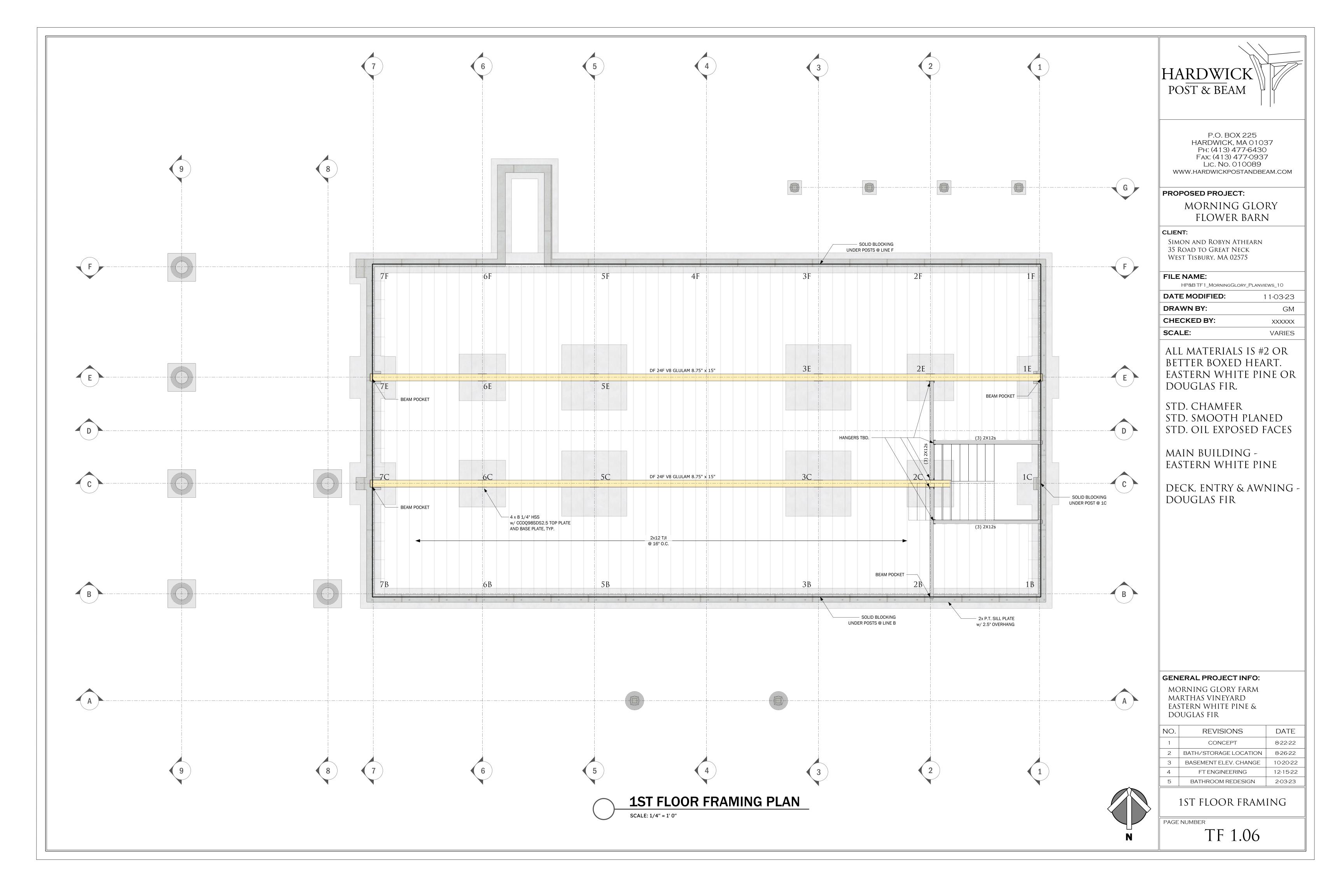
TF 1.01

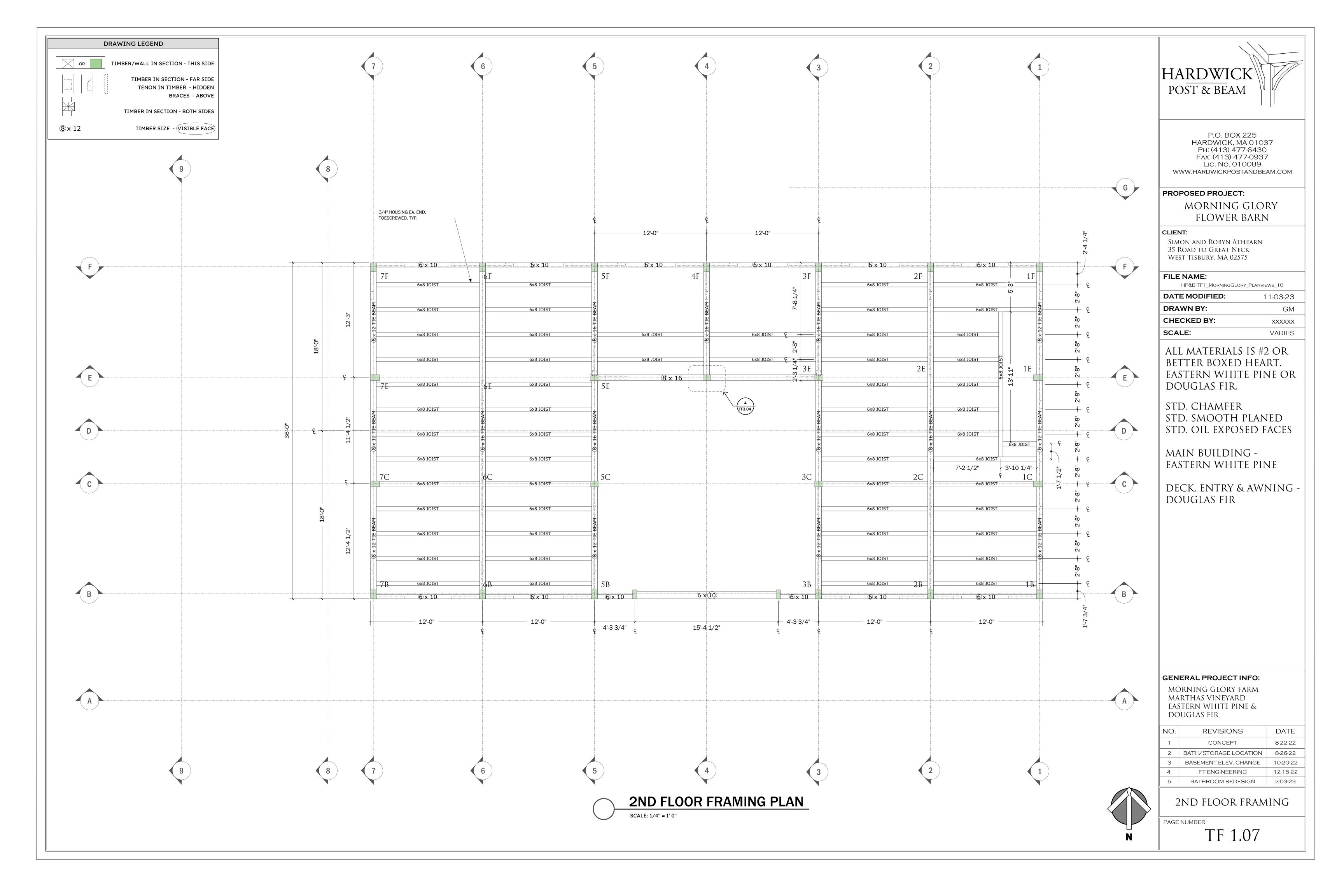


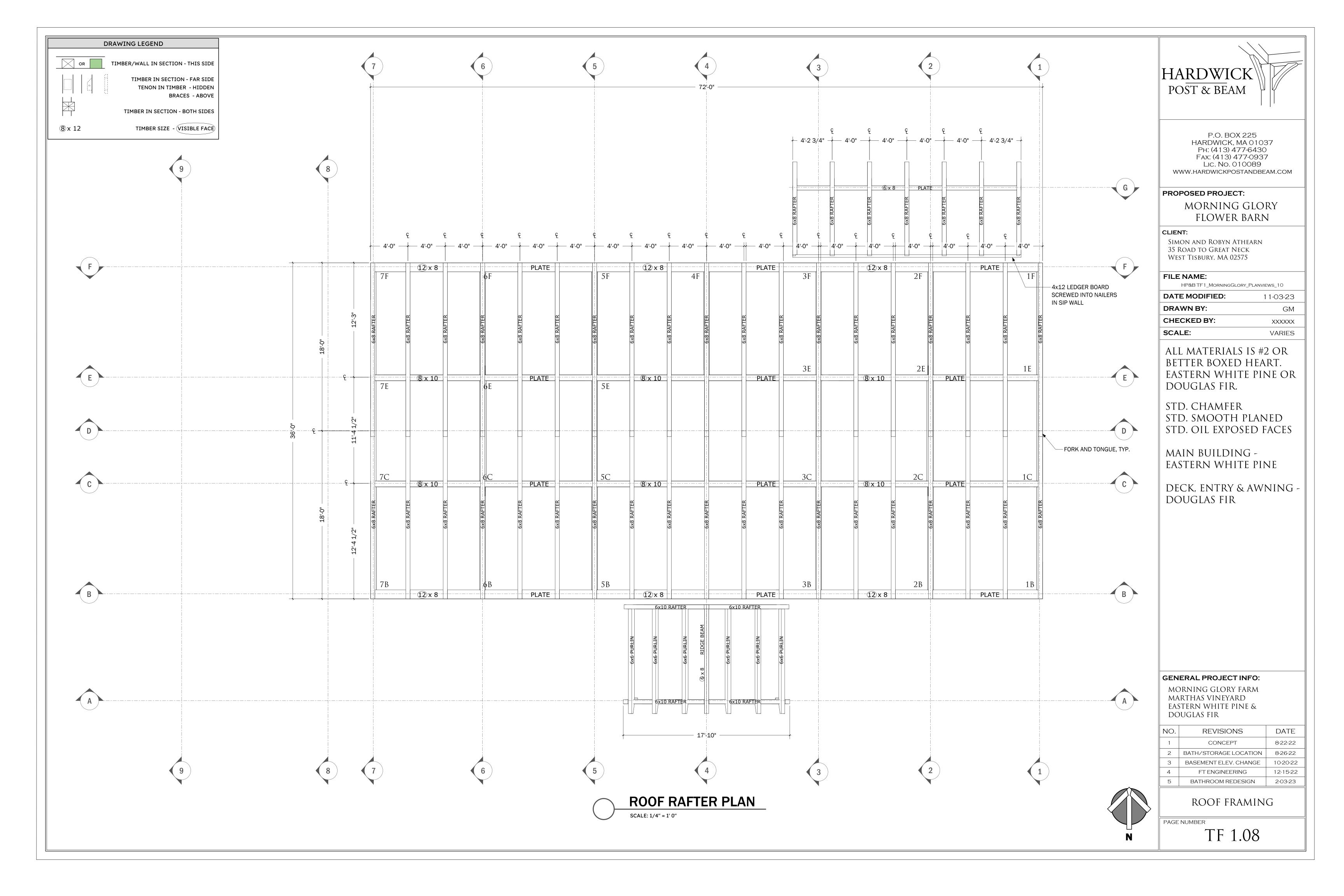


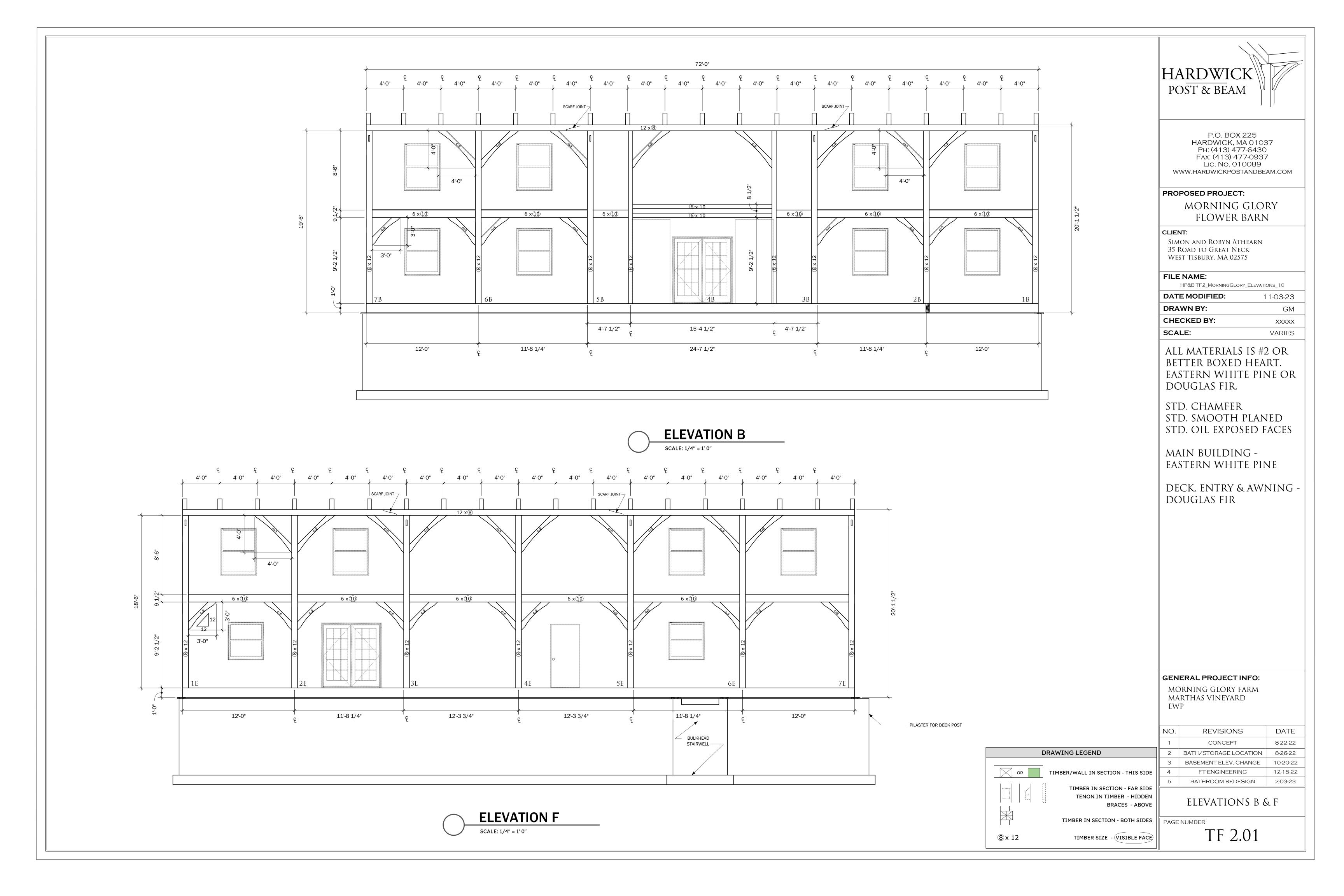


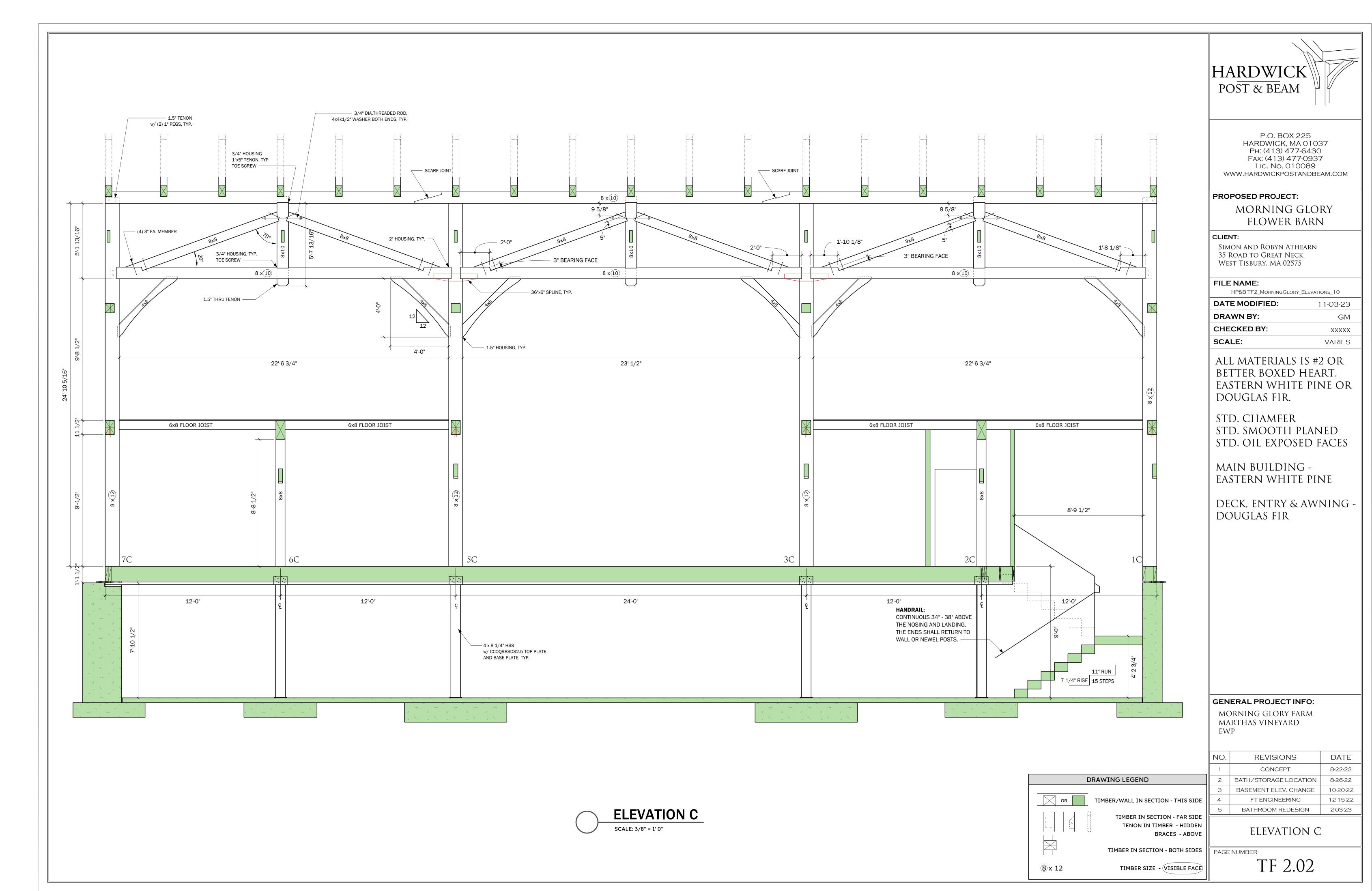


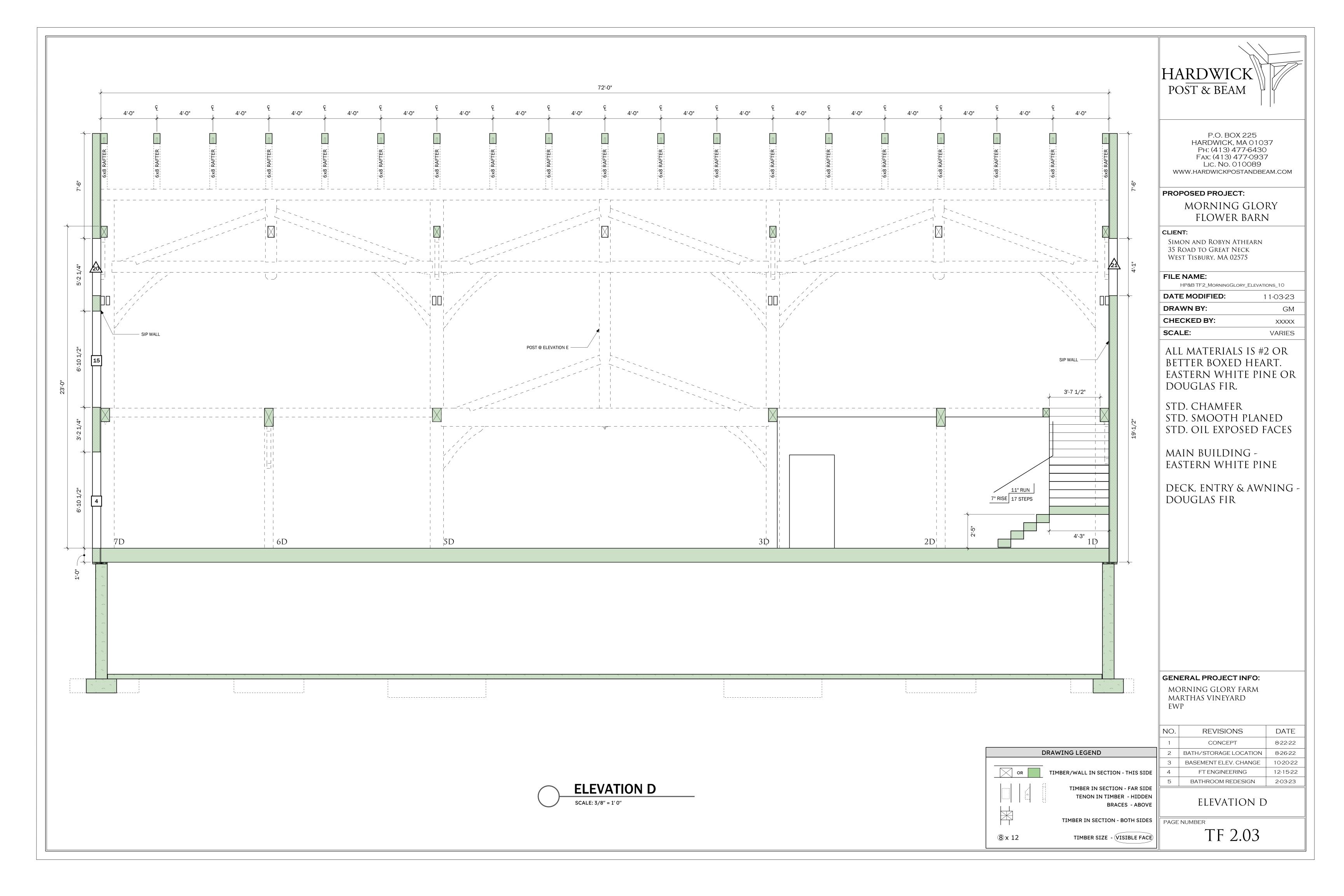


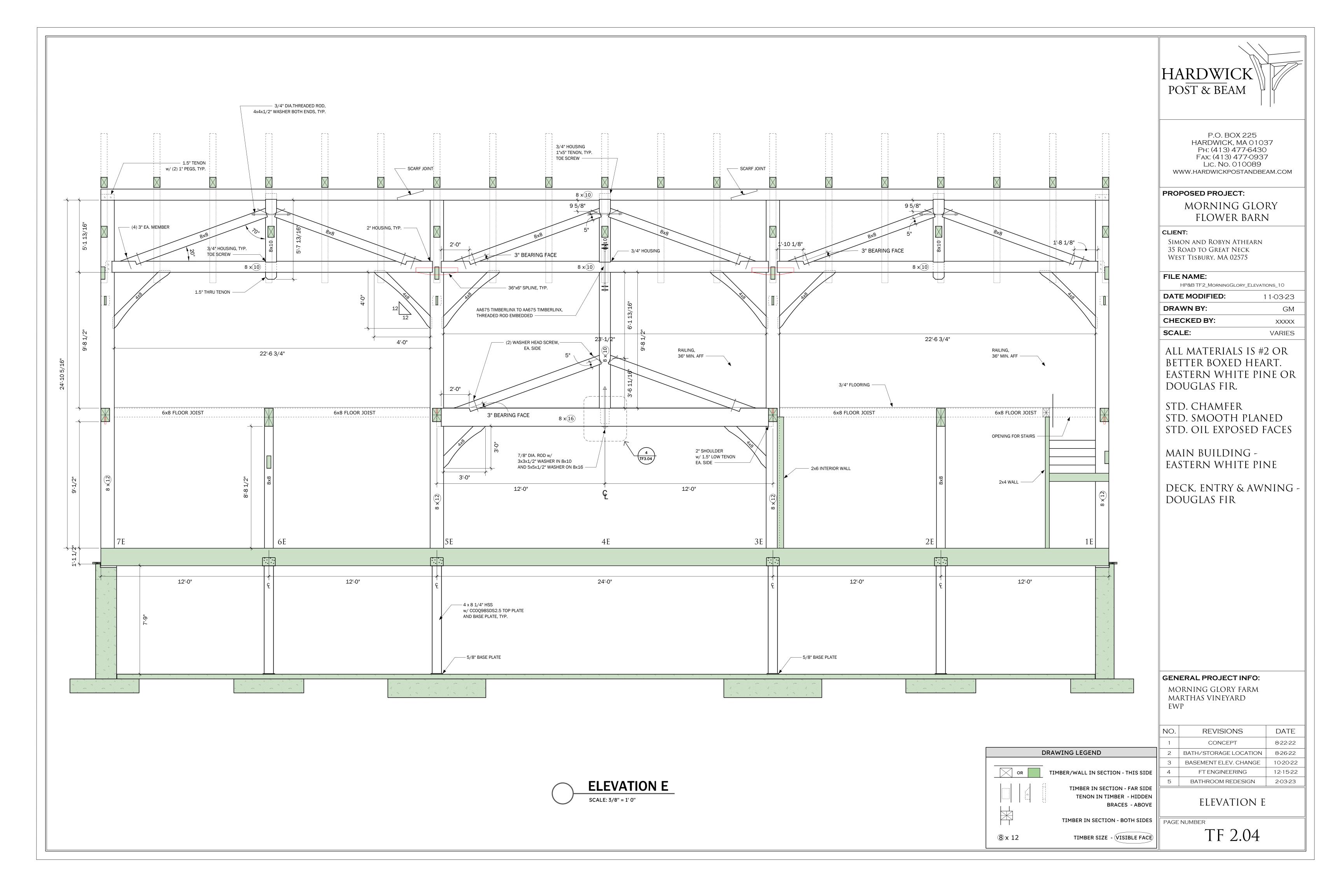


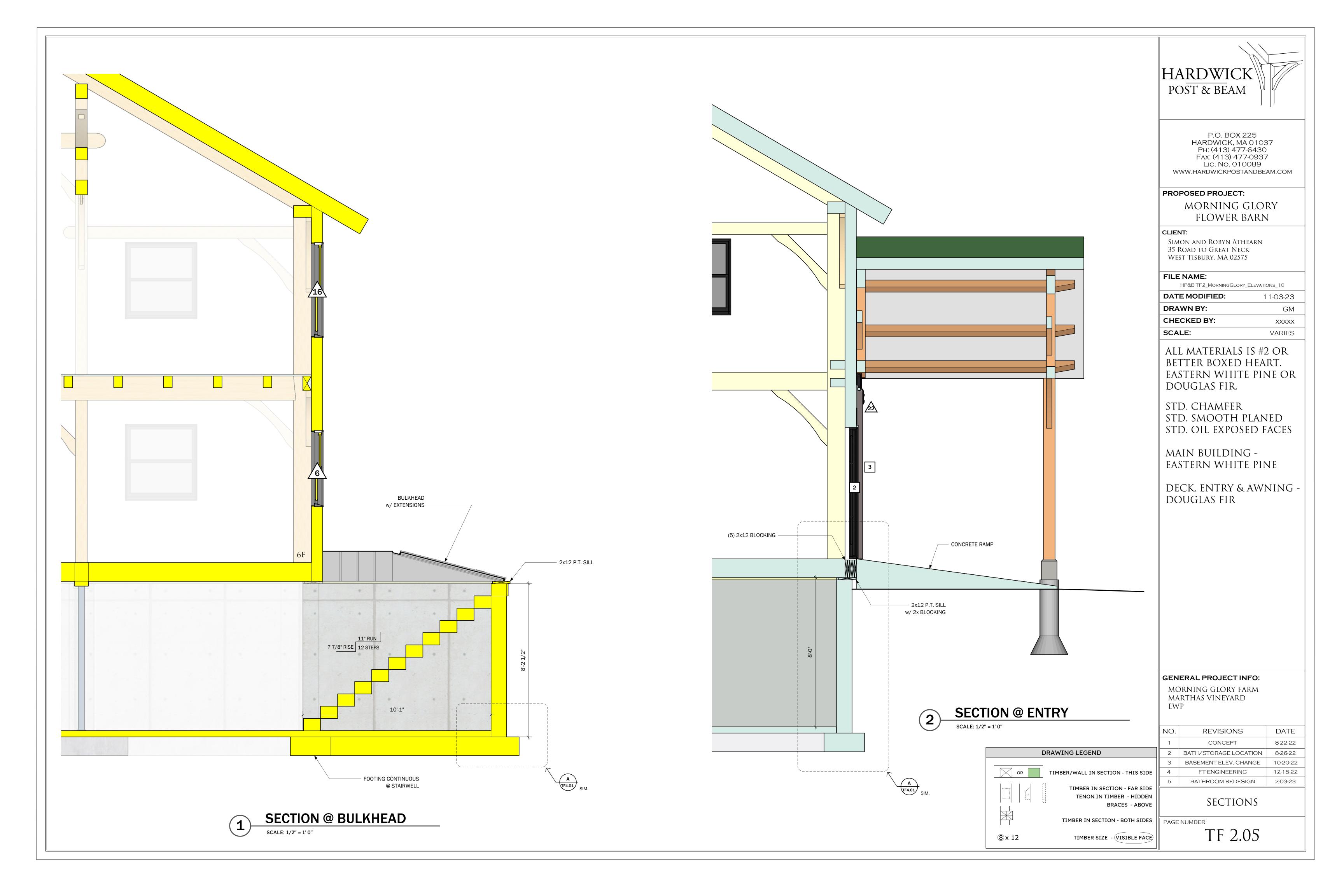


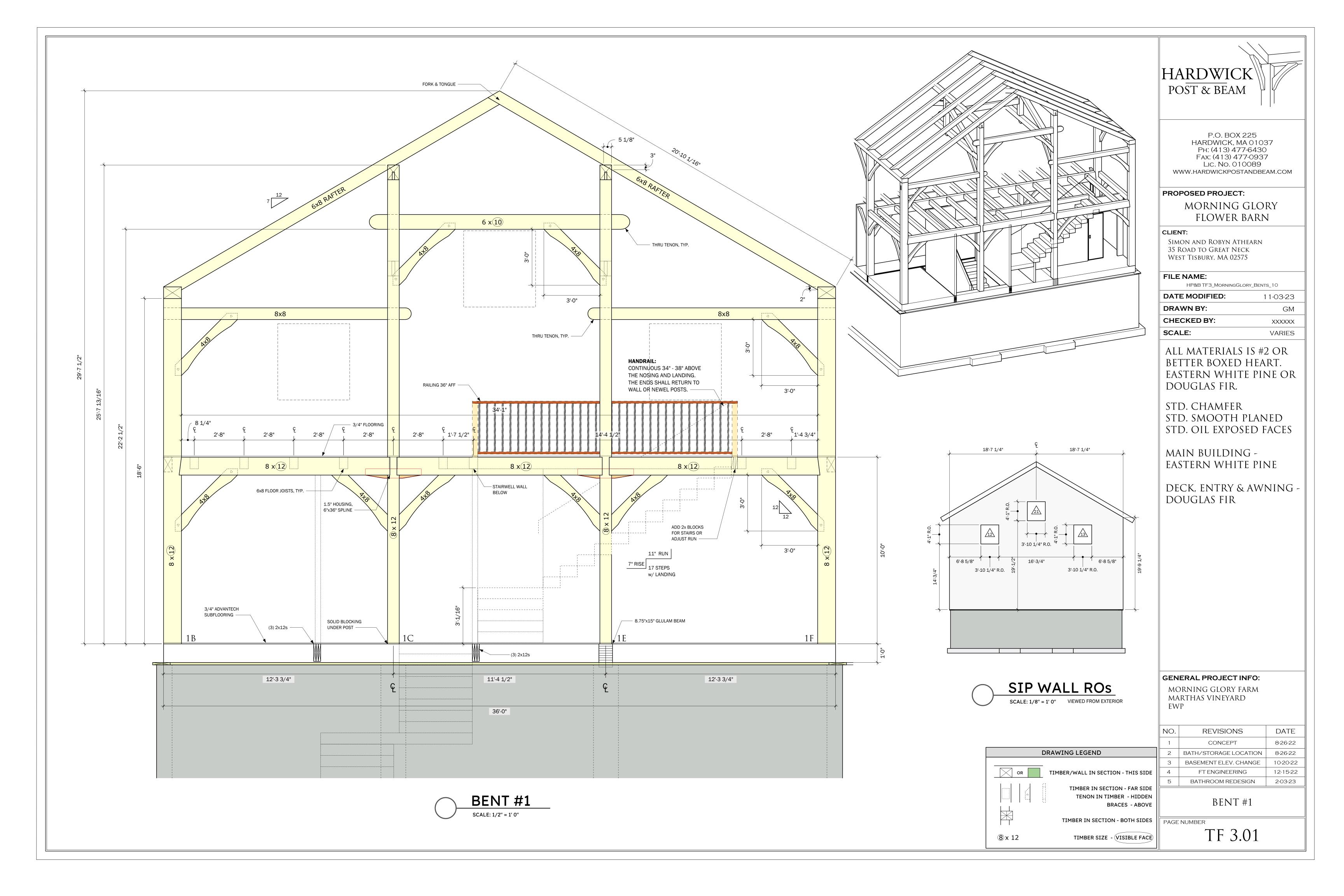


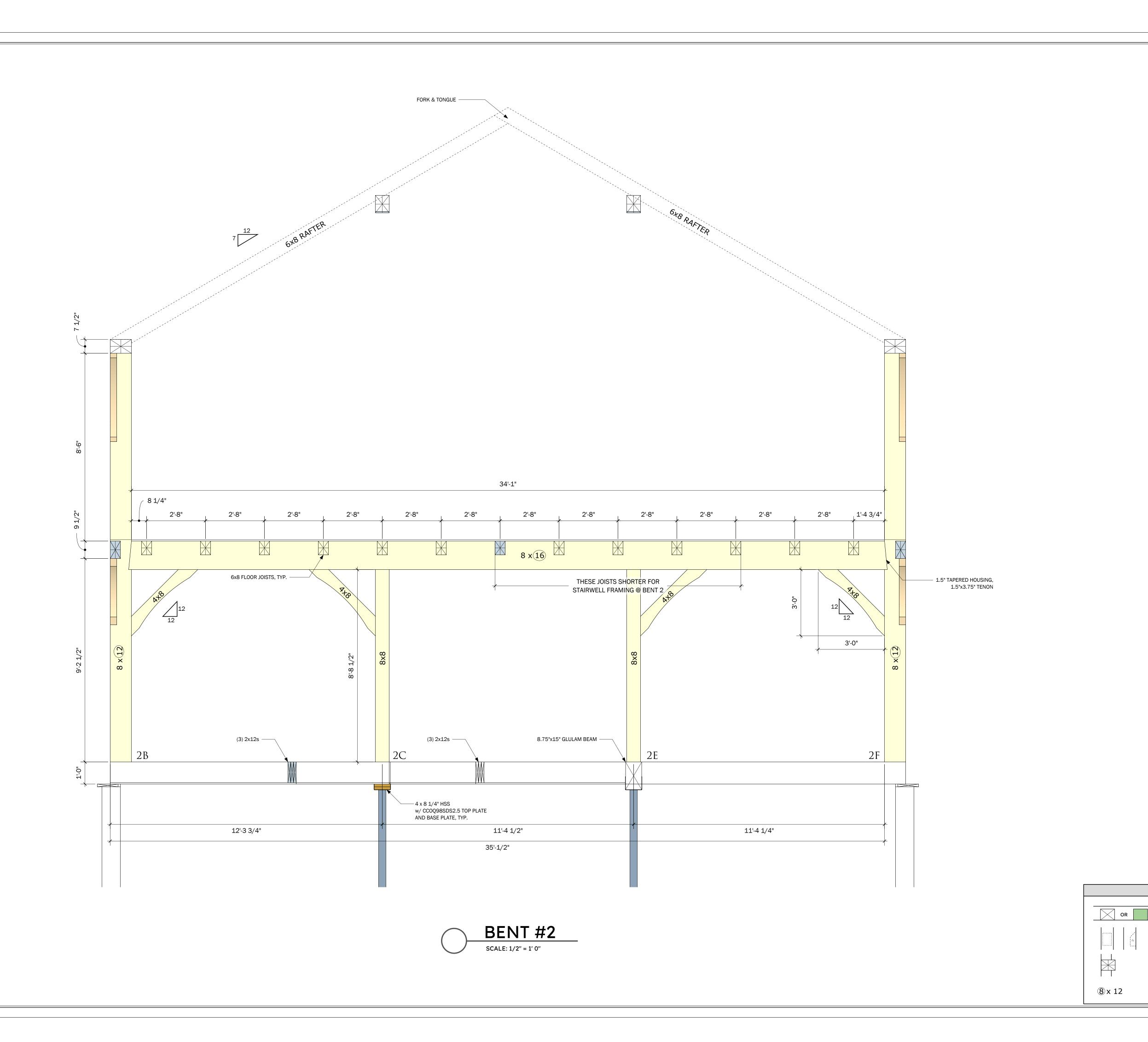














P.O. BOX 225
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Ph: (413) 477-6430
FAX: (413) 477-0937
LIC. NO. 010089
WWW.HARDWICKPOSTANDBEAM.COM

PROPOSED PROJECT:

MORNING GLORY Flower Barn

CLIENT:

Simon and Robyn Athearn 35 Road to Great Neck West Tisbury, MA 02575

FILE NAME:

E NAME:HP&B TF3_MORNINGGLORY_BENTS_10

DATE MODIFIED: 11-03-23

DRAWN BY: GM

CHECKED BY:
SCALE:

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

XXXXXX

VARIES

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
DRAWING LEGEND	2	BATH/STORAGE LOCATION	8-26-22
	3	BASEMENT ELEV. CHANGE	10-20-22
TIMBER/WALL IN SECTION - THIS SIDE	4	FT ENGINEERING	12-15-22
0	5	BATHROOM REDESIGN	2-03-23
TIMBER IN SECTION - FAR SIDE			

BENT #2

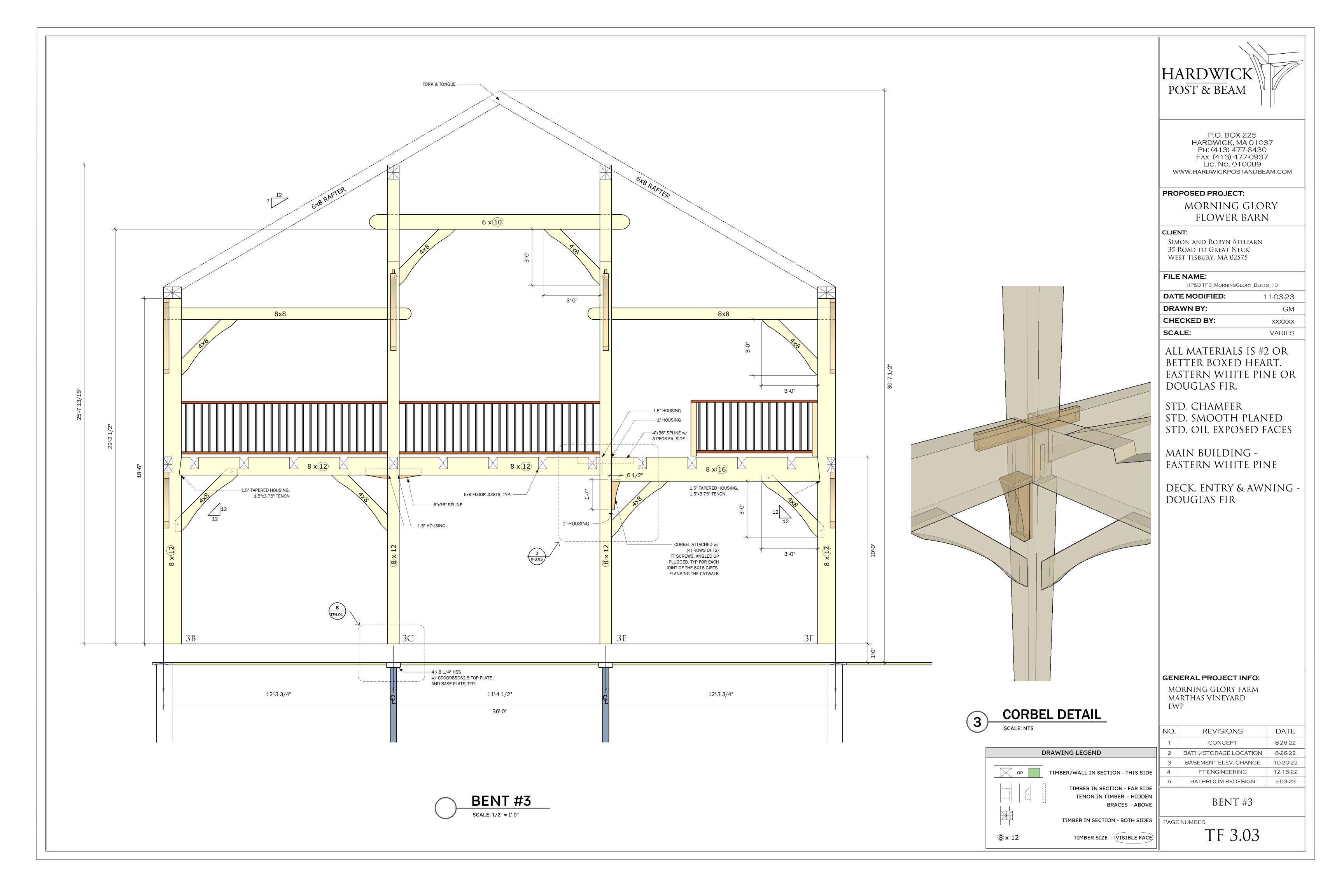
TIMBER IN SECTION - BOTH SIDES PAGE NUMBER

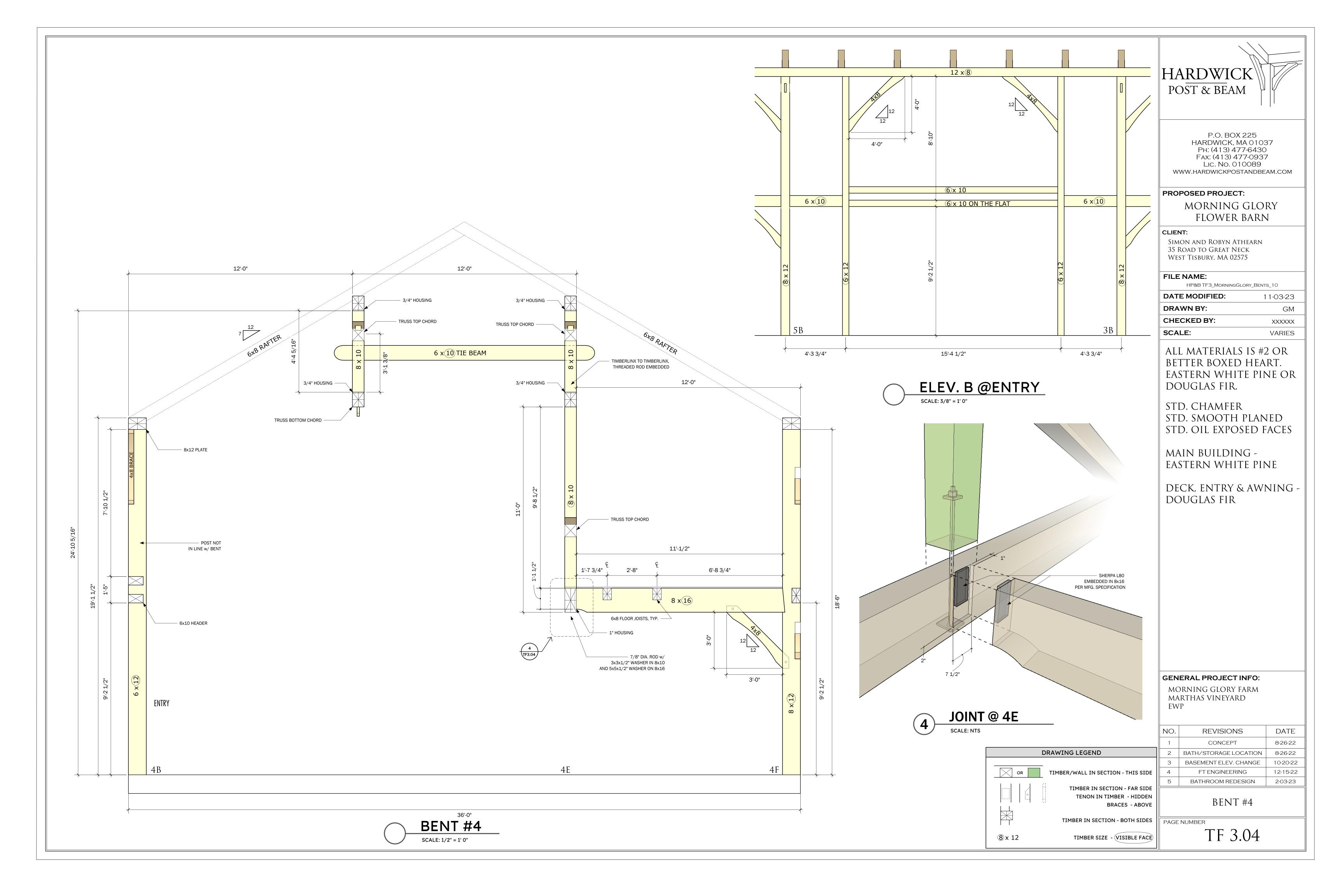
TENON IN TIMBER - HIDDEN

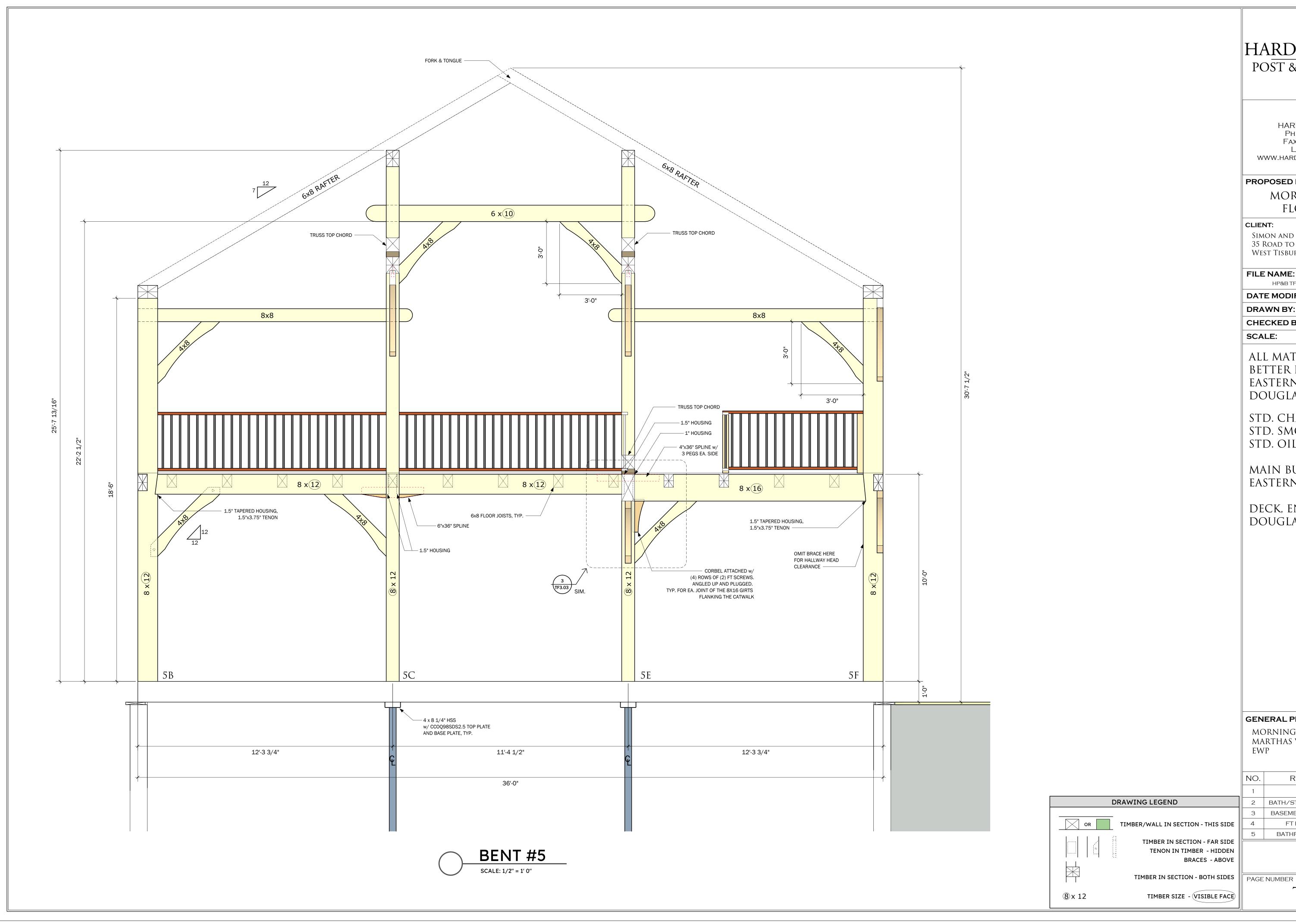
TIMBER SIZE - VISIBLE FACE

BRACES - ABOVE

TF 3.02









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 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

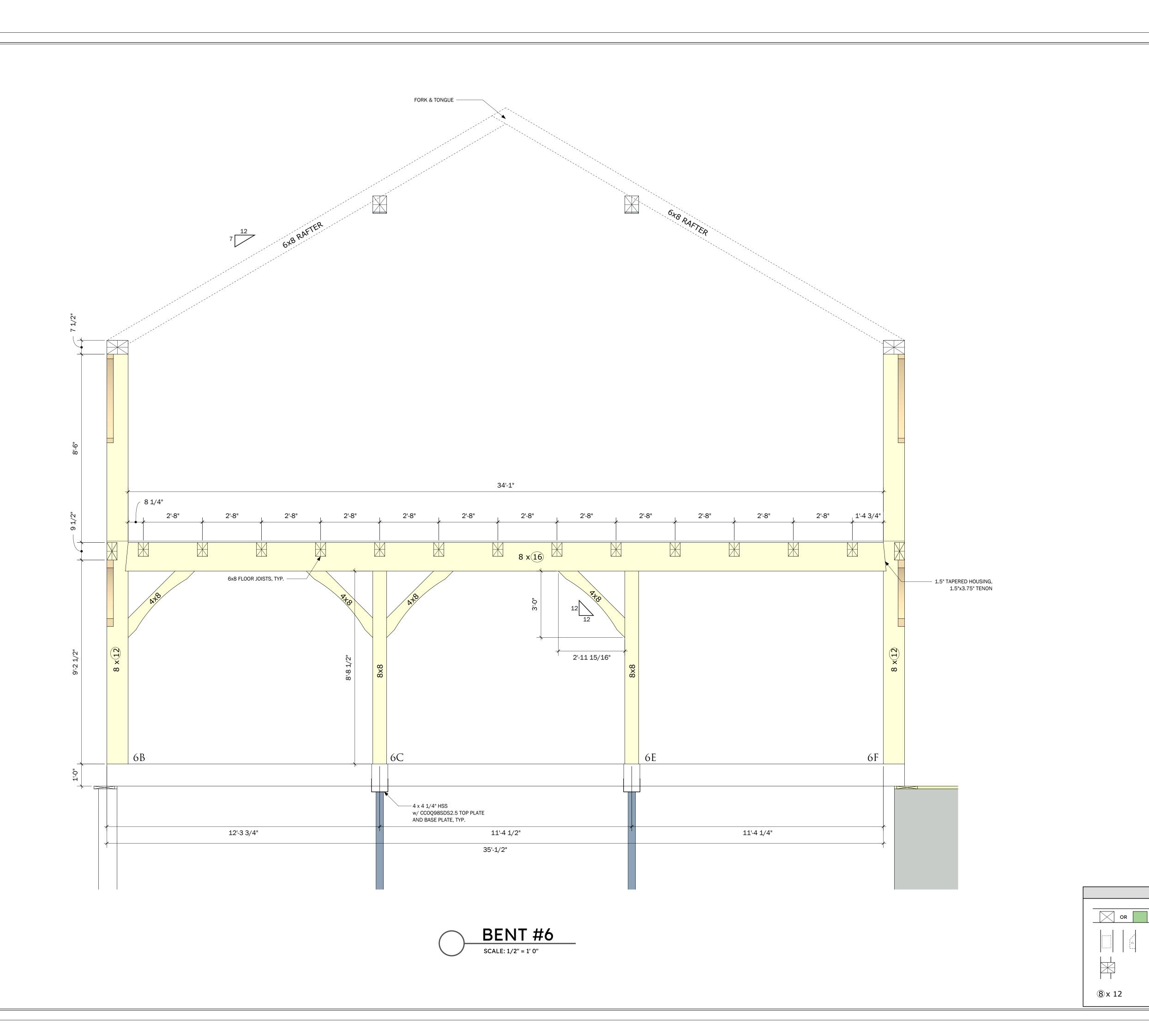
GENERAL PROJECT INFO:

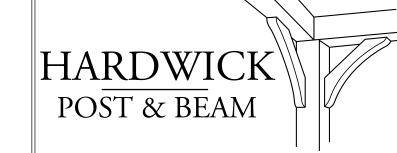
MORNING GLORY FARM marthas vineyard

	NO.	REVISIONS	DATE
_	1	CONCEPT	8-26-22
	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

BENT #5

TF 3.05





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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:

E NAME:

HP&B TF3_MORNINGGLORY_BENTS_10

DATE MODIFIED: 11-03-23

DRAWN BY: GM

CHECKED BY:

SCALE:

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

XXXXXX

VARIES

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
DRAWING LEGEND	2	BATH/STORAGE LOCATION	8-26-22
_	3	BASEMENT ELEV. CHANGE	10-20-22
TIMBER/WALL IN SECTION - THIS SIDE	4	FT ENGINEERING	12-15-22
<u>-</u>	5	BATHROOM REDESIGN	2-03-23
TIMBER IN SECTION - FAR SIDE TENON IN TIMBER - HIDDEN		DENIT 4/	

BRACES - ABOVE

TIMBER SIZE - VISIBLE FACE

BENT #6

TIMBER IN SECTION - BOTH SIDES PAGE NUMBER

TF 3.06

