

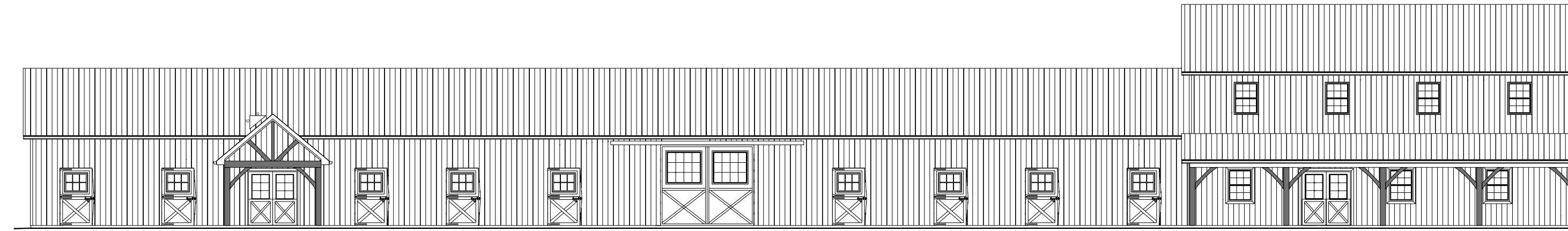
SCOPE OF WORK:  
-CONSTRUCT A 38' X 192' HORSE BARN

OCCUPANCY TYPE: U

CONSTRUCTION TYPE: 5 B

MEANS OF EGRESS:  
-MAX TRAVEL DISTANCE NOT TO EXCEED 200'

# WHEATLAND FARMS



SITE ADDRESS:

WHEATLAND FARMS  
15158 BERLIN TURNPIKE  
PURCELLVILLE VA 20132

TOWNSHIP:  
COUNTY:  
STATE:

### GENERAL CONSTRUCTION NOTES FOR TYPE 5 B

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 IBC
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS AND SHOULD THE INFORMATION SHOWN IN THE DRAWINGS OR NOTES CONFLICT WITH ANY SPECIFICATIONS CONTACT THE ENGINEER FOR CLARIFICATION
- PROVIDE BRIDGING PER JOIST SPECS
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE PINE FIR #2 OR BETTER UNLESS NOTED OTHERWISE
- THE ENGINEER IS NOT LIABLE FOR SITE SAFETY ISSUES. THESE ARE THE SOLE RESPONSIBILITY OF THE CONSTRUCTION MANAGER AND CONTRACTOR

### FASTNER SCHEDULE FOR STRUCTURAL MEMBERS OTHER TYPES OF CONSTRUCTION MAY DIFFER (SEE LOCAL CODES)

FASTNER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENERS	SPACING OF FASTENERS
<b>ROOF</b>		
CEILING JOIST TO PLATE: TOE NAIL	(3) 12 d	---
CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS: FACE NAIL	(3) 12 d	---
COLLAR TIE RAFTER: FACE NAIL	(3) 12 d	---
RAFTER TO PLATE: TOE NAIL	(3) 12 d	---
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS: TOE NAIL	(4) 12 d	---
<b>WALL</b>		
BUILT UP CORNER STUDS:	12 d	24" O.C.
BUILT UP HEADER (2) PLY	12 d	16" O.C. ALONG EA. EDGE
CONTINUOUS HEADER TO STUD: TOE NAIL	(4) 12 d	---
DOUBLE STUDS: FACE NAIL	12 d	24" O.C.
DOUBLE TOP PLATES: FACE NAIL	12 d	16" O.C.
DOUBLE TOP PLATES, MINIMUM 48" OFFSET OF END JOINTS FACE NAIL IN LAPPED AREA	(8) 12 d	---
SOLE PLATE TO JOIST OR BLOCKING: FACE NAIL	12 d	16" O.C.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	(3) 12 d	16" O.C.
TOP OR SOLE PLATE TO STUD: END NAIL	(2) 12 d	---
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS: FACE NAIL	(2) 12 d	---
JOIST TO SILL OR GIRDER: TOE NAIL	(3) 12 d	---
RIM JOIST TO TOP PLATE (ROOF APPLICATION ALSO): TOE NAIL	12 d	6" O.C.
BUILT UP GIRDERS AND BEAMS	12 d	NAIL EA. LAYER AS FOLLOWS: 32" O.C. AT TOP AND BOTTOM AND STAGGERED, (2) NAILS AT ENDS AND EA. SPLICE

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTNER	SPACING OF FASTNERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORT (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND EXTERIOR WALL SHEATHING TO FRAMING			
5/16" - 1/2"	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6"	12"
19/32" - 1"	8d COMMON NAIL	6"	12"
1/2" GYPSUM SHEATHING	1/2" GALVANIZED ROOFING NAIL; STAPLE GALVANIZED 1 1/2" LONG, 1 1/4" SCREWS, TYPE W OR S	7"	7"
5/8" GYPSUM SHEATHING	1 3/4" GALVANIZED ROOFING NAIL; 5/8" STAPLE GALVANIZED, 1 5/8" SCREWS, TYPE W OR S	7"	7"

NOMINAL MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTNER AND LENGTH (INCHES)	SPACING OF FASTNERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORT (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND EXTERIOR WALL SHEATHING TO FRAMING			
UP TO 1/2"	STAPLES 15 GA, 1 3/4"	4	6
	NAILS 2 1/4"	3	6
23/32" AND 3/4"	STAPLES 16 GA, 1 3/4"	3	6
	STAPLES 14 GA, 2"	4	6
23/32" AND 3/4"	STAPLES 15 GA, 1 3/4"	3	6
	NAILS 2 1/4"	4	6

### CONTRACTOR:

SUNRISE VALLEY  
CONSTRUCTION LLC  
305 SNAKE LANE  
KINZERS PA 17535

DRAWING SCHEDULE	
COVER SHEET	1
ELEVATIONS	2
FLOOR PLANS	3

### LOADING NOTES:

- DEAD LOAD: ROOF= 10 PSF
- LIVE LOAD : ROOF = 20 PSF
- GROUND SNOW LOAD (PG) = 40 PSF
- SNOW IMPORTANCE FACTOR (I) = 0.8
- SNOW EXPOSURE FACTOR (CE) = 1.0
- THERMAL FACTOR (CT) = 1.2
- BASIC WIND SPEED (V) = 115 MPH
- WIND IMPORTANCE FACTOR (I) = 0.87
- WIND EXPOSURE CATEGORY = C
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSI  
(IF SOIL DIFFERS FROM ASSUMED ABOVE,  
REFER TO 2015 IBC CODES)

CLIMATE ZONE = 4

General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. While every effort has been made in the preparation of this plan to avoid mistakes the drafter cannot guarantee against human error. Drawings are sole property of DRA LLC and cannot be copied or reproduced without written permission. All calculations and member sizing are suggestions and are not engineered unless plans have engineer's seal.

Drafting: Reliable, Accurate.  
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FAX: (717)789-3566  
EMAIL: wedra4u@gmail.com

PRELIMINARY DRAWING:  
ISSUED FOR CONSTRUCTION: 2/18/2021  
REVISION:

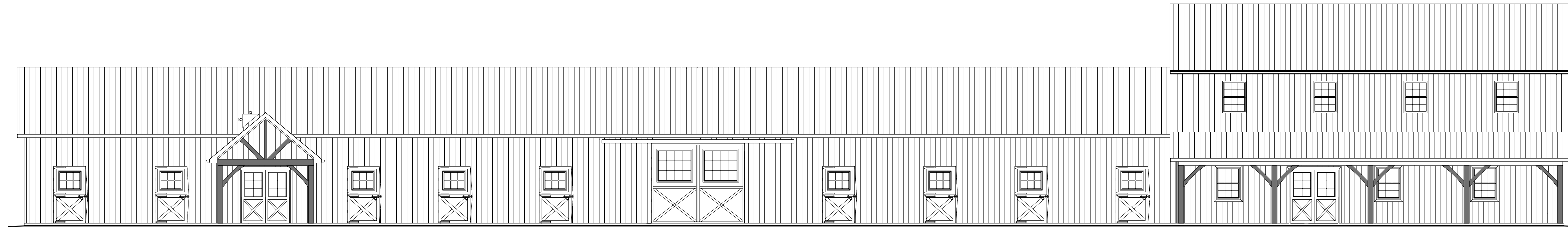
Project #

D312-19

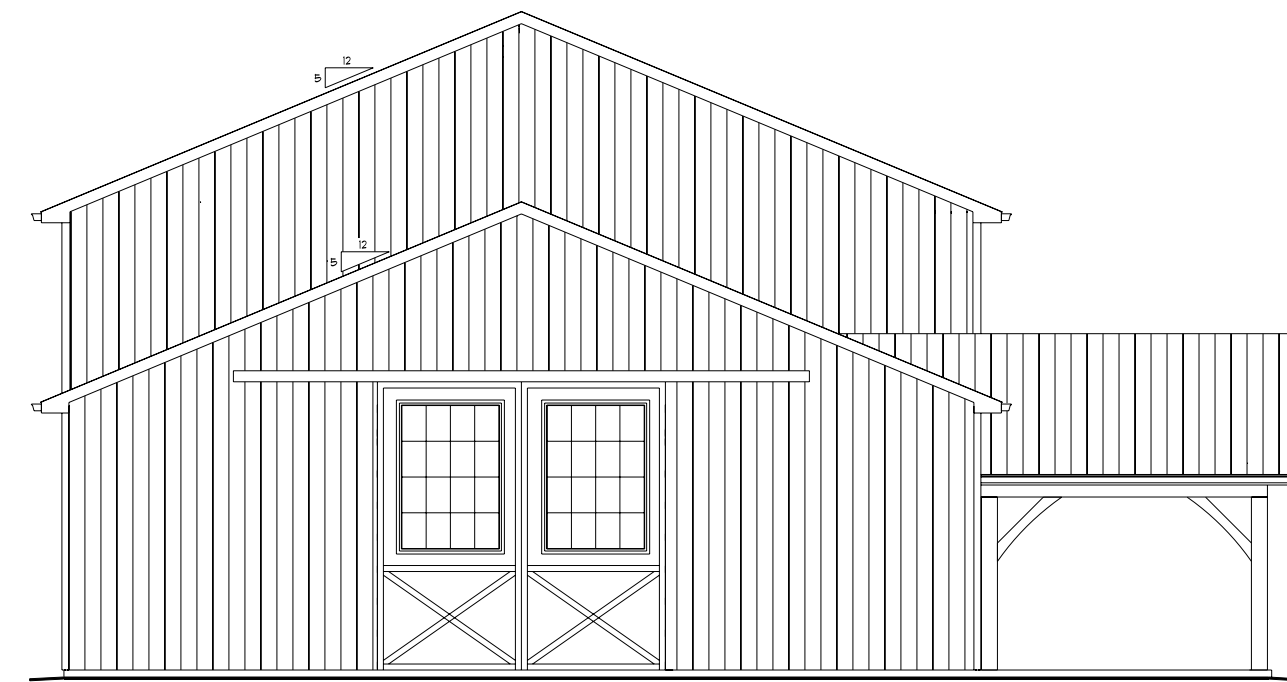
COVER SHEET

1

Custom Blueprints & Drafting



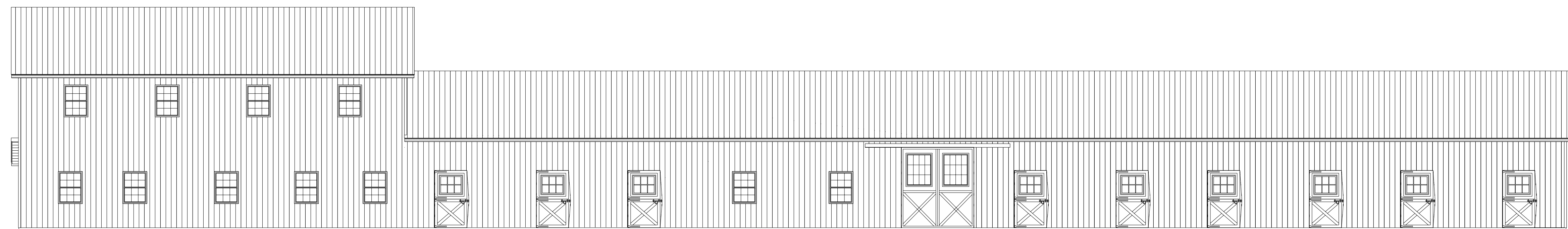
**FRONT ELEVATION2**  
SCALE: 1/8" = 1'-0"



**LEFT ELEVATION2**  
SCALE: 1/8" = 1'-0"



**RIGHT ELEVATION2**  
SCALE: 1/8" = 1'-0"

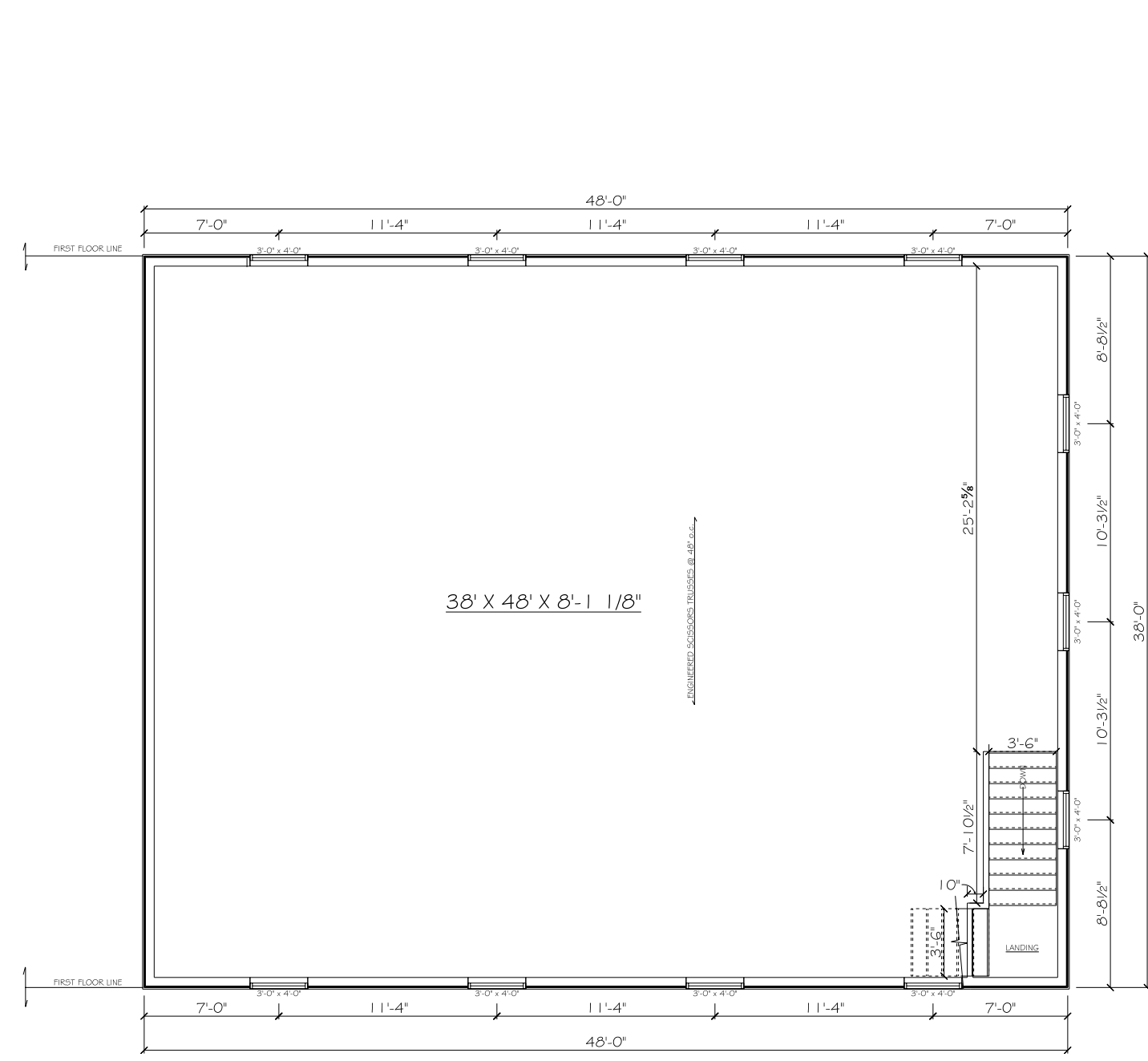


**REAR ELEVATION3**  
SCALE: 1/8" = 1'-0"

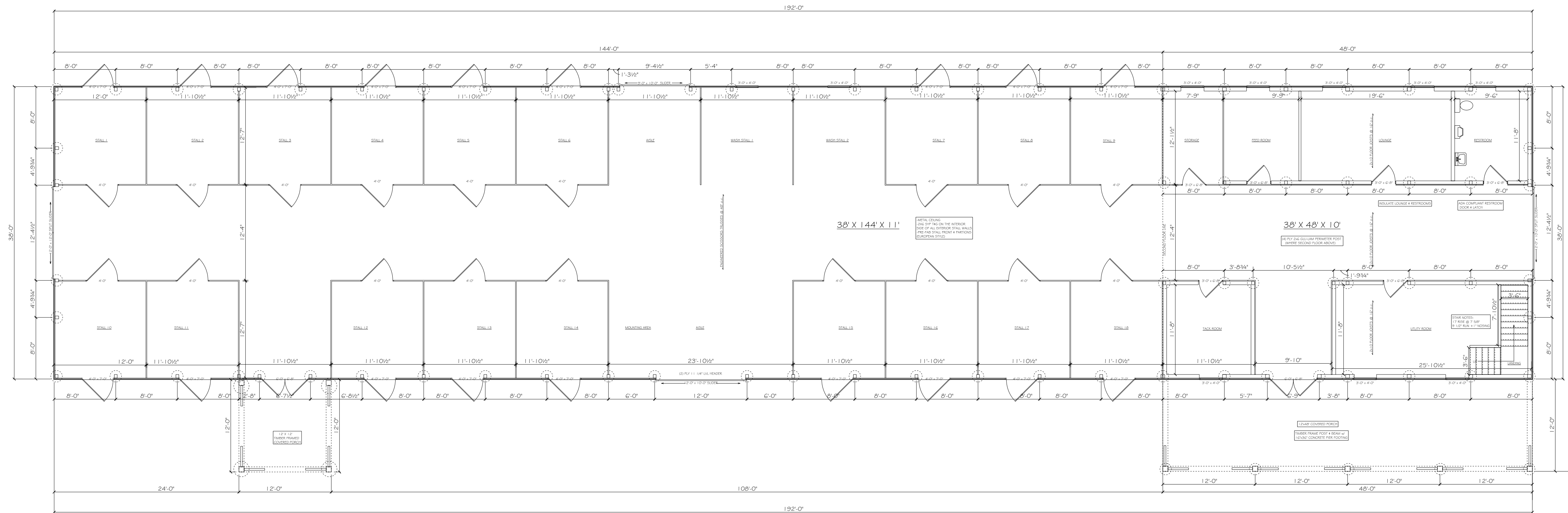
*Drafting. Reliable. Accurate.*  
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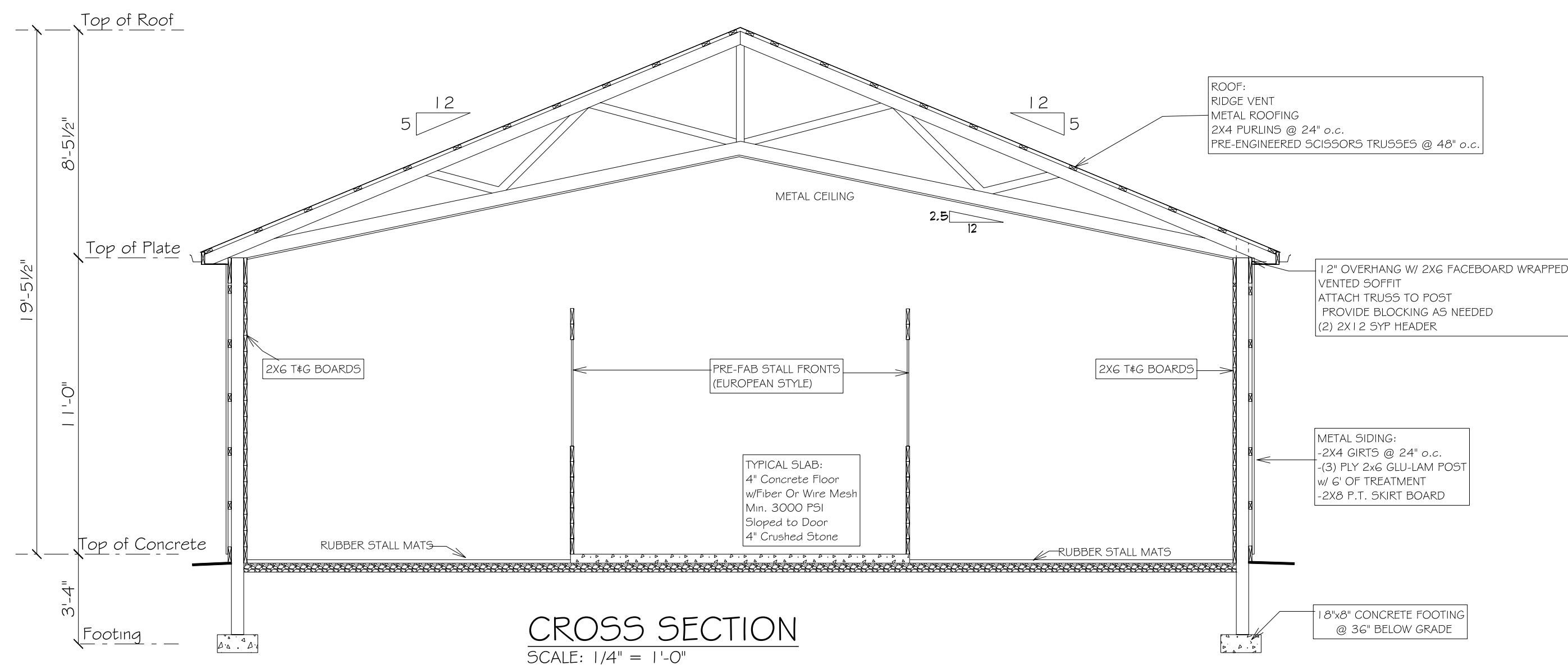
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ELEVATIONS



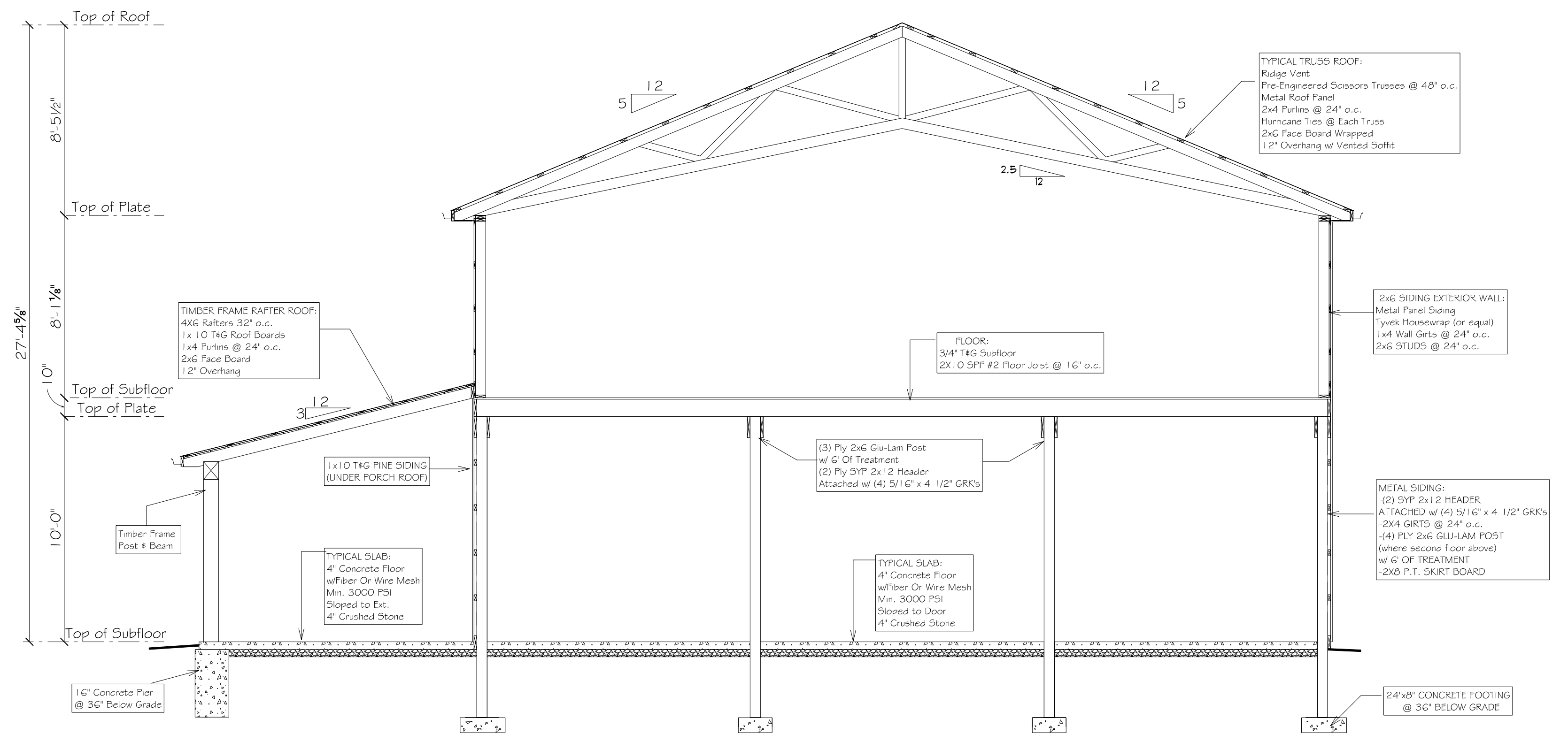
**SECOND FLOOR**  
SCALE: 1/8" = 1'-0"



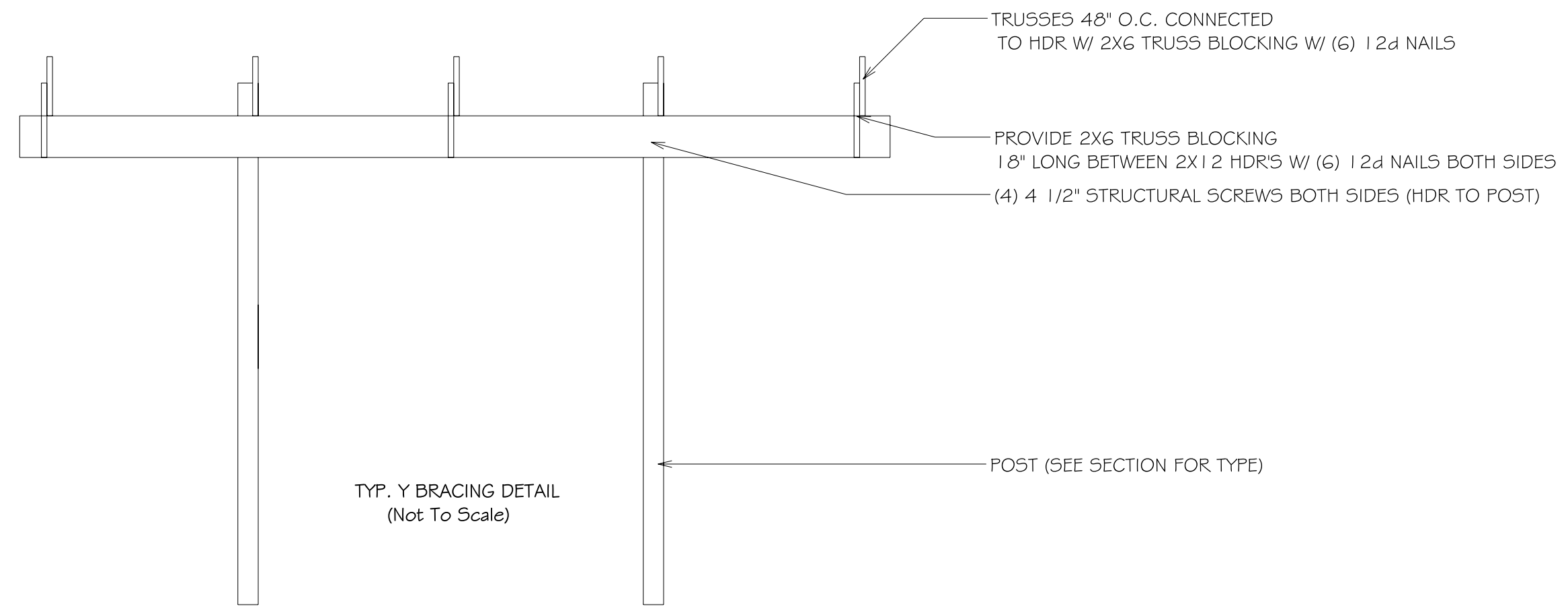
**MAIN FLOOR**  
SCALE: 1/8" = 1'-0"



**CROSS SECTION**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR SECTION**  
SCALE: 1/4" = 1'-0"



**TYP. Y BRACING DETAIL**  
(Not To Scale)

Drafting: Reliable, Accurate DRA LLC 1076 HIDDEN VALLEY RD LOUISVILLE PA 17047 PHONE: (717)769-3373 FAX: (717)769-3346 EMAIL: wedra4u@gmail.com	PRELIMINARY DRAWING : ISSUED FOR CONSTRUCTION : 2/18/2021 REVISION :	PROJECT # <b>D312-19</b>
	General contractor shall verify all dimensions, construction details and specifications. Drafter is not liable for any errors that may appear on drawings. Drawings are sole property of DRA LLC and cannot be copied or reproduced without written permission.	<b>FLOOR PLANS</b>