

## FRONT ELEVATION

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

BUILDER:



PROJECT:

12x16 Keystone Pavilion  
Hip Style

FINAL	4/30/21	E.S.



**DRAFTING**

CONCEPTS

5219 Old Strasburg Rd.  
Kinzers, PA 17535

P. 717-442-5053 F. 717-370-5925  
John@DraftingConceptsLLC.net

SCALE:

AS NOTED

SHEET TITLE:

Cover sheet

PROJECT NO.:

D255-21

### CODE & LOADING INFORMATION

**OCCUPANCY TYPE**

- RESIDENTIAL STORAGE

**CONSTRUCTION TYPE**

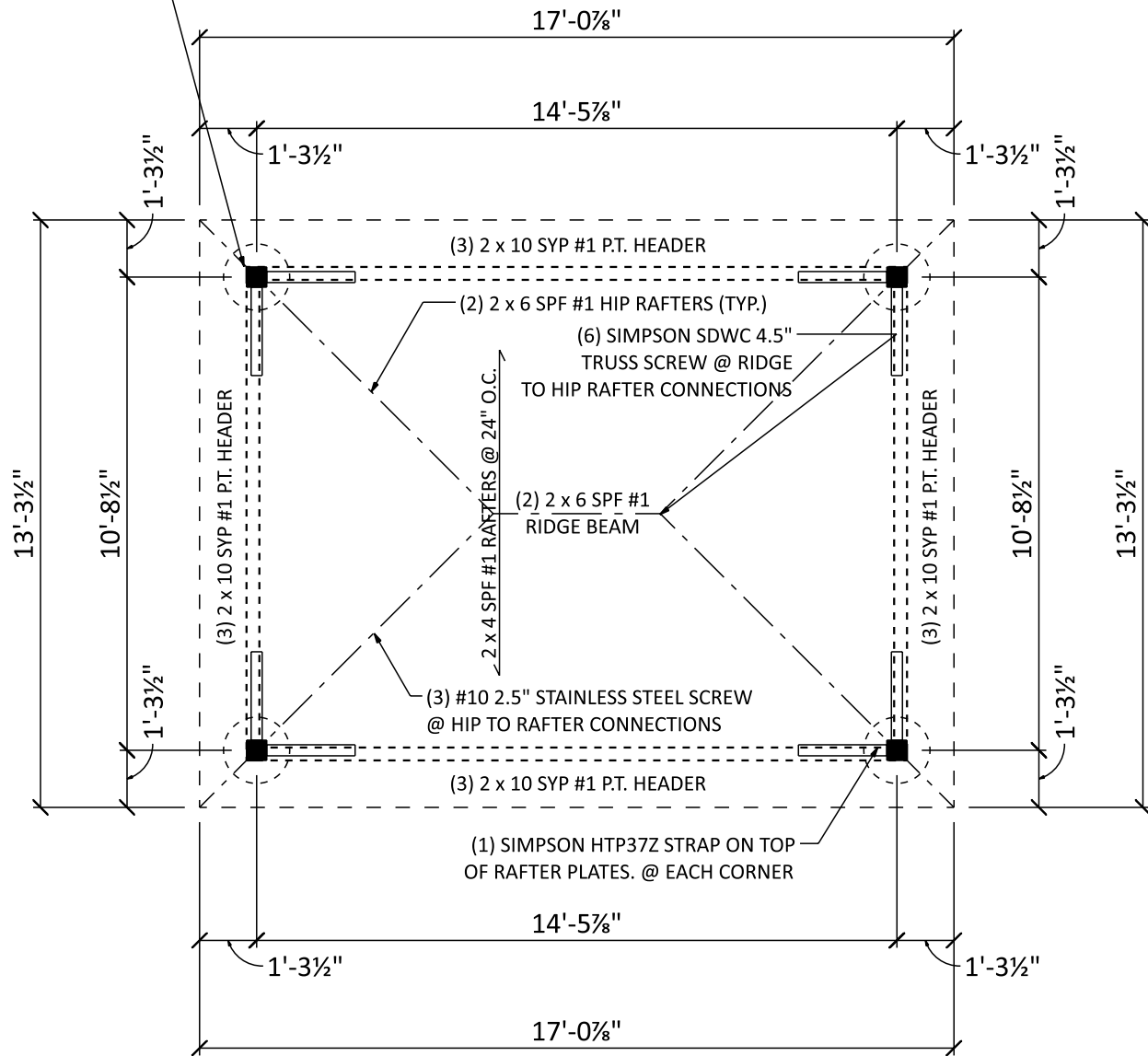
- TYPE 5 B

**LOADING NOTES**

- 1st FLOOR ON GRADE

- GROUND SNOW = 30 PSF
- DEAD LOADS = 10 PSF
- BASIC WIND SPEED = 115 MPH
- EXPOSURE CLASS = B
- SEISMIC DESIGN CATEGORY = B
- FROST LINE DEPTH = 36"  
(OR BY LOCAL CODES)
- ASSUMED SOIL CLASS = GM, GC
- SOIL BEARING CAPACITY = 2000 PSF  
IF SOIL DIFFERS FROM ASSUMED ABOVE  
(REFER TO IRC CODES)

(2) 2/8" x 10" DSG GRK SCREWS  
 @ BOTTOM OF HIP RAFTERS TYP.



# FLOOR PLAN

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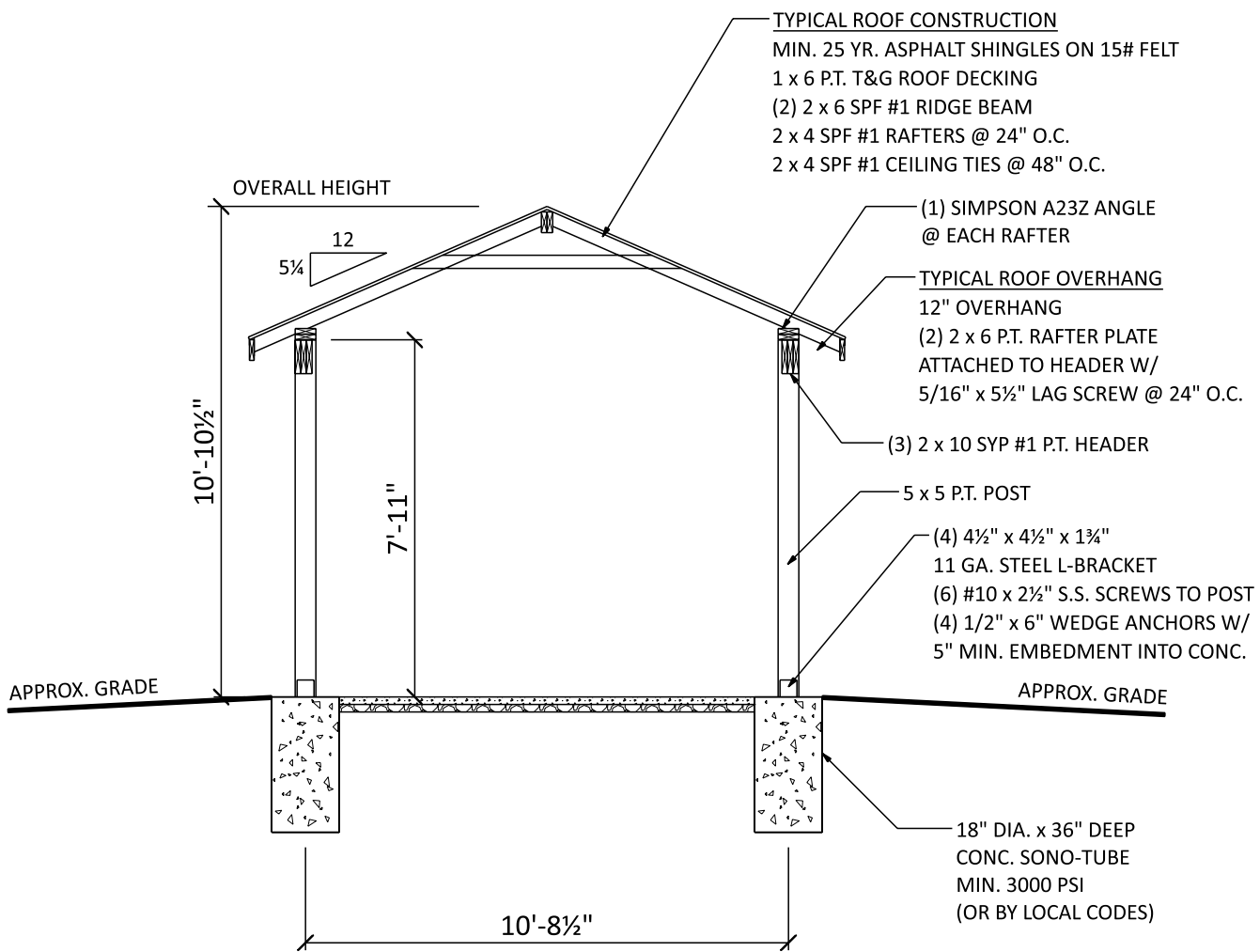
SHEET TITLE:

Floor plan

PROJECT NO.:

D255-21

2



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

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SCALE:

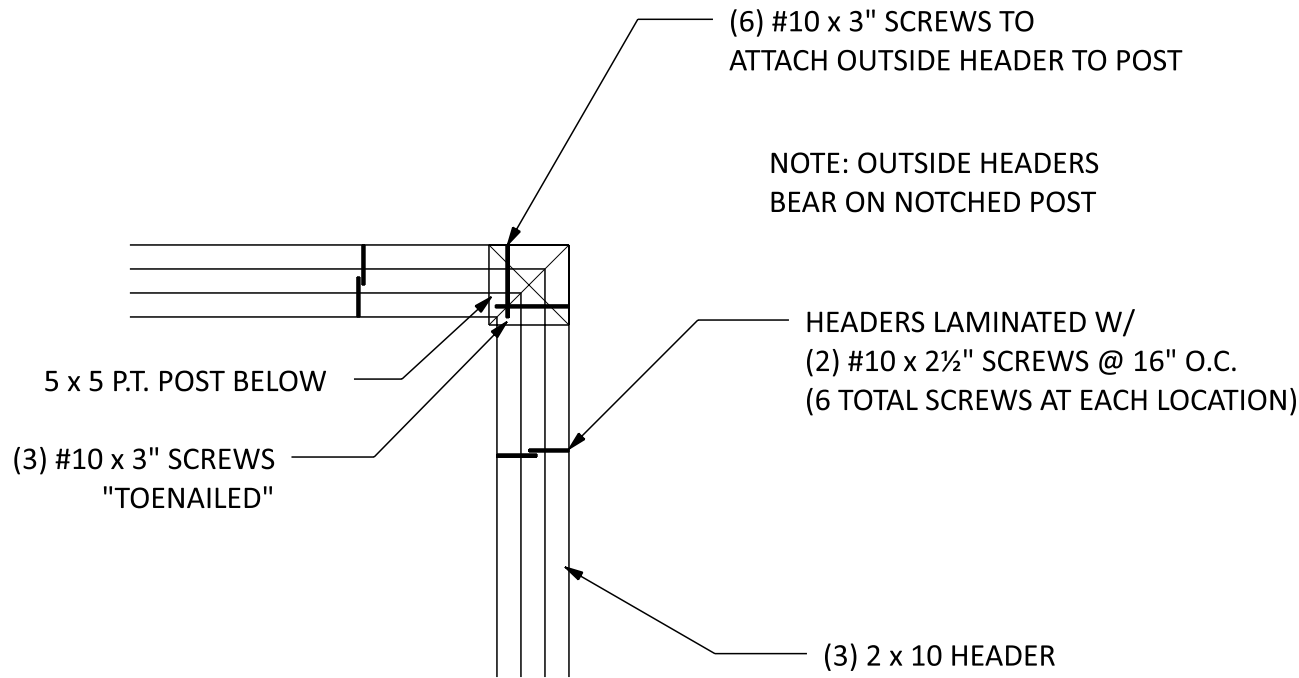
AS NOTED

SHEET TITLE:

Section A

PROJECT NO.:

D255-21



## HEADER TO POST

SCALE: 1" = 1'-0"

BUILDER:



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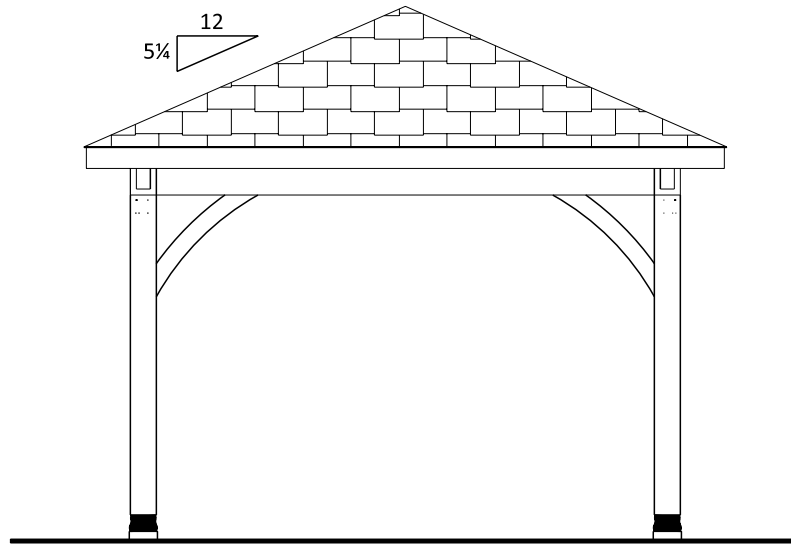
AS NOTED

SHEET TITLE:

Connection detail

PROJECT NO.:

D255-21



## RIGHT ELEVATION

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

BUILDER:



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SCALE:

AS NOTED

SHEET TITLE:

Right elevation

PROJECT NO.:

D255-21

5

**FASTENER SCHEDULE FOR STRUCTURAL MEMBERS**

DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
<b>ROOF</b>		
CEILING JOISTS TO TOP PLATE	(3) 10d	TOE NAIL
CEILING JOISTS NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	(4) 10d	FACE NAIL
COLLAR TIE TO RAFTER, FACE NAIL OR 1X4" X 20 GAGE RIDGE STRAP TO RAFTER	(4) 10d	FACE NAIL EACH RAFTER
RAFTER OR ROOF TRUSS TO PLATE	(3) 16d	TOE NAIL
ROOF RAFTERS TO RIDGE, VALLEY OR HIP RAFTERS	(4) 16d	TOE NAIL
<b>WALL</b>		
STUD TO STUD	16d	24" O.C. FACE NAIL
BUILT-UP HEADER, TWO PIECES	16d	16" O.C. EA. EDGE FACE NAIL
CONTINUOUS HEADER TO STUD	(4) 8d	TOE NAIL
DOUBLE STUDS, FACE NAIL	10d	24" O.C.
TOP PLATE TO TOP PLATE	10d	12" O.C. FACE NAIL
DOUBLE TOP PLATES, MINIMUM 48-INCH OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	(8) 16d	-----
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	16d	12" O.C. FACE NAIL
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING (AT BRACED WALL PANEL)	(3) 16d	16" O.C. FACE NAIL
TOP OR BOTTOM PLATE TO STUD	(3) 16d	END NAIL
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	(3) 10d	FACE NAIL
JOIST TO SILL, TOP PLATE OR GIRDER	(4) 8d	TOE NAIL
RIM JOIST, BAND JOIST, OR BLOCKING TO SILL OR TOP PLATE (ROOF APPLICATIONS ALSO)	10d	6" O.C. TO NAIL
BUILT-UP GIRDERS AND BEAMS, 2-INCH LUMBER LAYERS	10d	24" O.C. FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING		
$\frac{5}{16}$ " - $\frac{1}{2}$ "	6d COMMON NAIL (SUBFLOOR, WALL) 8d COMMON NAIL (ROOF)	6                      12
$\frac{19}{32}$ " - 1"	8d COMMON NAIL	6                      12
$\frac{1}{2}$ " GYPSUM SHEATHING	1 $\frac{1}{2}$ " GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 $\frac{1}{2}$ " LONG; 1 $\frac{1}{2}$ " SCREWS, TYPE W OR S	7                      7
$\frac{5}{8}$ " GYPSUM SHEATHING	1 $\frac{1}{2}$ " GALVANIZED ROOFING NAIL; STAPLE GALVANIZED, 1 $\frac{1}{2}$ " LONG; 1 $\frac{1}{2}$ " SCREWS, TYPE W OR S	7                      7

**ALTERNATE ATTACHMENTS**

NOM. MATERIAL THICKNESS (INCHES)	DESCRIPTION OF FASTENER AND LENGTH (INCHES)	SPACING OF FASTENERS	
		EDGES (INCHES)	INTERMEDIATE SUPPORTS (INCHES)
WOOD STRUCTURAL PANELS, SUBFLOOR, ROOF AND INTERIOR WALL SHEATHING TO FRAMING AND PARTICLEBOARD WALL SHEATHING TO FRAMING			
UP TO $\frac{1}{2}$ "	STAPLES 15 GA. 1 $\frac{3}{4}$ "	4	8
	NAIL 2 $\frac{1}{4}$ "	3	6
	STAPLES 16 GA. 1 $\frac{3}{4}$ "	3	6
$\frac{23}{32}$ " AND $\frac{3}{4}$ "	STAPLES 14 GA. 2	4	8
	STAPLES 15 GA. 1 $\frac{3}{4}$ "	3	6
	NAIL 2 $\frac{1}{4}$ "	4	8

TABLE R602.3(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES

MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (inches)	MAXIMUM WALL STUD SPACING (inches)	PANEL NAIL SPACING		MAXIMUM WIND SPEED (MPH)		
SIZE	PENETRATION (INCHES)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	WIND EXPOSURE CATEGORY		
							B	C	D
6d COMMON (2.0" X 0.113")	1.5	24/0	3/8	16	6	12	110	90	85
8d COMMON (2.5" X 0.131")	1.75	24/16	7/16	16	6	12	130	110	105
				24	6	12	110	90	85

GENERAL NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL RESIDENTIAL CODE.
- BUILDER MUST VERIFY ALL DIMENSIONS AND ACCURACY BEFORE CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS.
- WINDOW AND DOOR, SIZES AND LOCATIONS, MAY VARY.
- ALL STRUCTURAL LUMBER SHALL BE SPRUCE-PINE-FIR #2 OR BETTER, UNLESS OTHERWISE NOTED.
- IF APPLICABLE, WHERE GARAGE IS ATTACHED TO DWELLING UNIT, A (1) HR. FIRE SEPERATION SHALL BE PROVIDED. (1 LAYER 1/2" DRYWALL). DOORS BETWEEN AREAS TO BE 20 MIN. C-LABEL DOOR WITH FIRE-CODE JAMB.
- ANY WOOD IN CONTACT WITH MASONRY TO BE PRESSURE-TREATED WOOD.
- GRADE MUST SLOPE AWAY FROM STRUCTURE.

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General notes

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6