

3006 Hemphill Park Blvd.

PROJECT INFORMATION

LEGAL DESCRIPTION: LOT 11 BLK 9, FRUTH ADDITION
ZONING: SF-3-HD-NCCD-NP
YEAR CONSTRUCTED: 1935
OCCUPANCY: R-1
CONSTRUCTION TYPE: V-B

Area	Square Feet	Percentage
Lot	5613	
House	1609	
Garage	220	
Exist. stone & conc. walk:	196	
New Stoop & landings	68	
Total Impervious	2093	37%
Building Coverage	1897	34%
F.A.R.		0.29

INDEX TO DRAWINGS

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SCOPE OF WORK

- Remove later rear addition - see plan
- Regrade to provide positive drainage away from building
- Replace all rotted wood
- Restore the original windows
- Prep, prime, and paint all exterior wood
- Reconstruct rear addition on existing slab – see plan
- Install new composition shingle roof
- Relocate electric service and install new panel and wiring
- Replace existing plumbing as necessary

GENERAL NOTES

- All work shall be performed in a professional matter, and in accordance with the International Residential Code, 2021, related trade codes, and applicable local codes, ordinances and laws.
- Base drawings used in these documents may contain small dimensional discrepancies. Contractor shall verify critical dimensions before beginning work. Do not scale drawings. Ask Architect for needed dimensions if not provided.
- This property is a contributing building in the Aldridge Place Local Historic District. Historic designation of this building requires the Contractor and his subcontractors to exercise special caution in executing the work to prevent unnecessary damage to historic features, conditions, or materials. Contractor shall inform all subcontractors and workmen of these requirements.
- The Contractor shall thoroughly example and familiarize himself with the requirements of the Contract Documents. Any conflicts shall be brought to the Architect's attention for resolution prior to the work being installed.
- Perform all work in a safe and conscientious manner to prevent injuries and damage to the building and workers. Contractor shall maintain OSHA Standards for job safety and worker protection, and comply with applicable state and local government requirements.
- Building permitting will be coordinated by the Owner and Architect prior to construction. Contractor is responsible for all trade permits, inspections, and compliance requirements.
- Maintain the building and site in a safe, clean and orderly condition.
- The Contractor shall visit the site of the proposed work and full acquaint himself with the existing conditions regarding site access, staging, parking limitations, security, and other aspects of constructibility.
- The Contractor shall coordinate work between all trades in this contract to ensure a smooth and timely workflow.
- All work to be warranted for one year from the date of Substantial Completion unless otherwise noted.

SITE PROTECTION NOTES

TREES:

1) Grading for positive drainage away from building will be performed within limitations placed on the property by Austin's tree protection ordinance and rules. Utility excavation, if required, must include additional tree protection as identified by a certified arborist, and may include air spading.

2) Erect tree protection fencing at perimeter of LOC. Where CRZ is unprotected outside of the fencing, install 6" mulch in unprotected area. Where fence is within 4" of trunk, install 2x4 strapped on planking up to 8', in addition to fence installation.

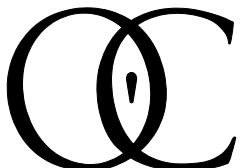
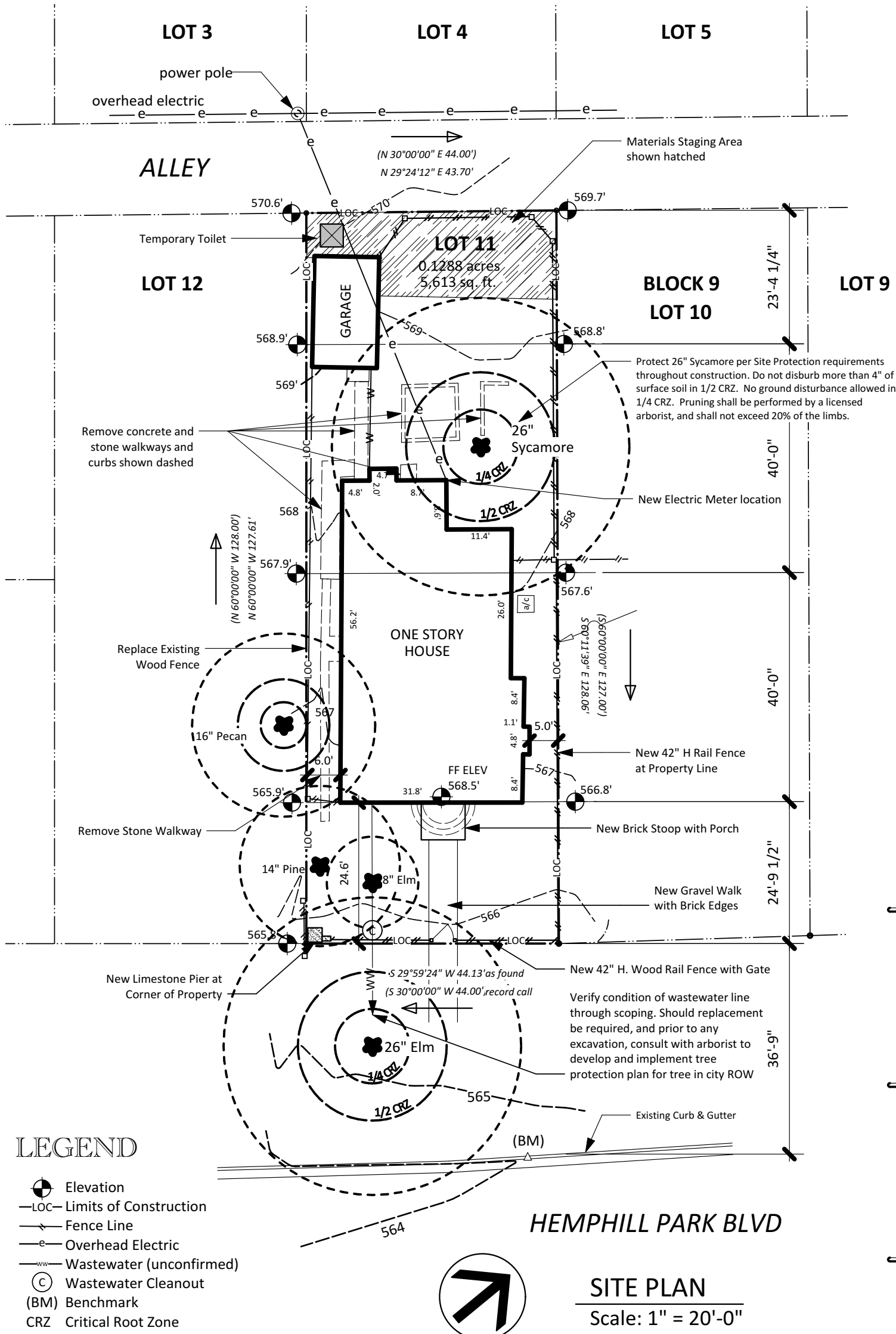
SITE:

1) Should existing vegetation be damaged or lost during construction activities, install erosion and sedimentation controls per 25-8-181 of the Austin Land Development Code.

2) Debris disposal shall be provided by trailer, removed from site when full and on weekends.

3) The limited concrete needed for foundation pads will be bagged mix, no wash-out will be needed.

4) Protect existing outbuildings and fencing from damage during construction activities. Repair construction damage, if any, prior to completion of project.



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FIVE BIRDS DEVELOPMENT
3006 HEMPHILL PARK
AUSTIN, TEXAS 78705

ISSUE DATE
PRINT: 3/3/22

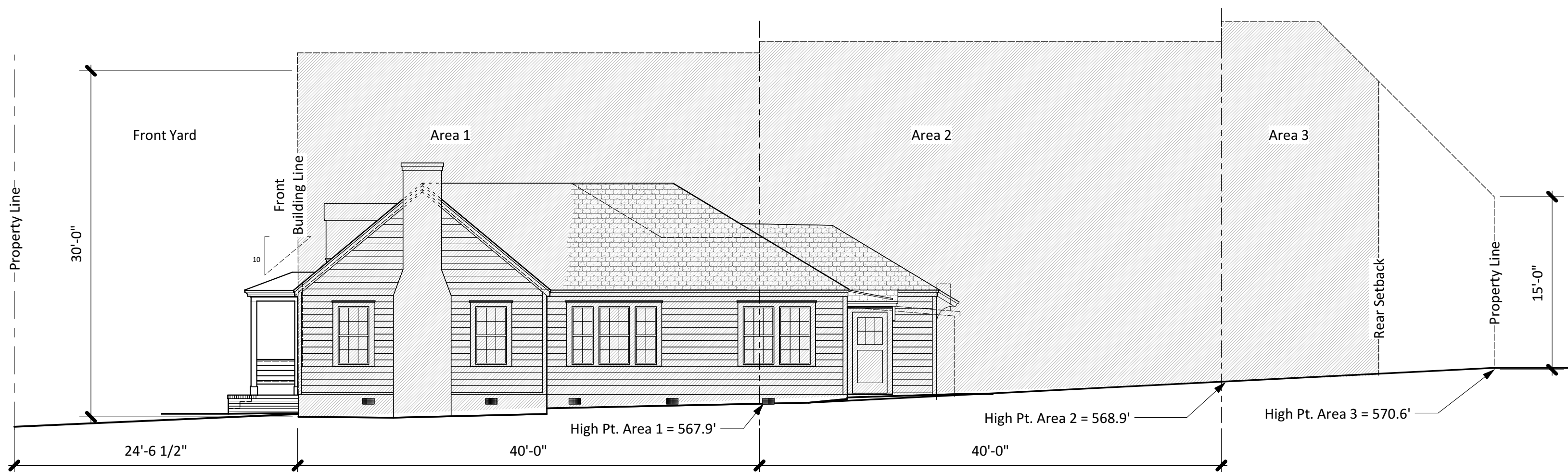
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COVER
SHEET

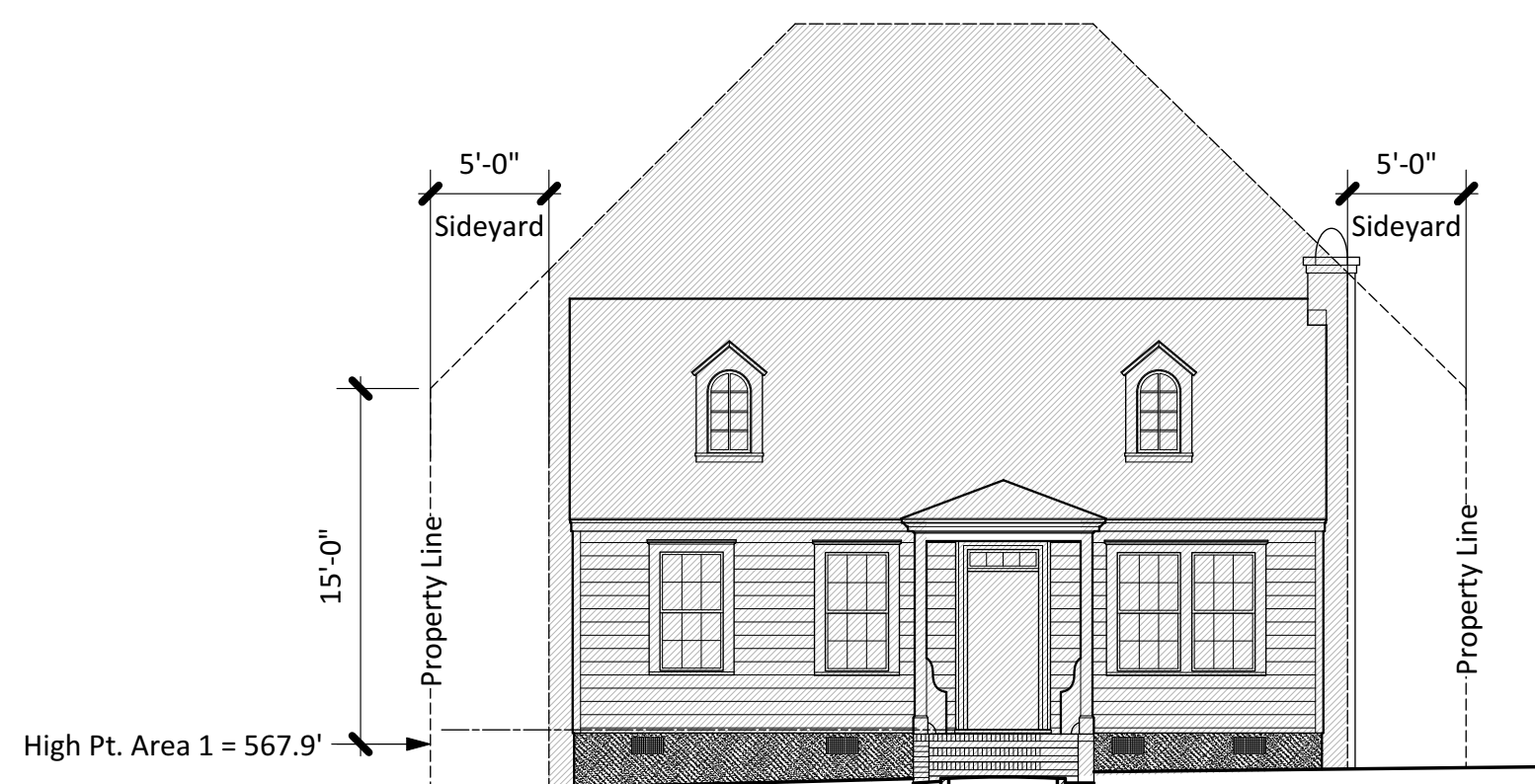
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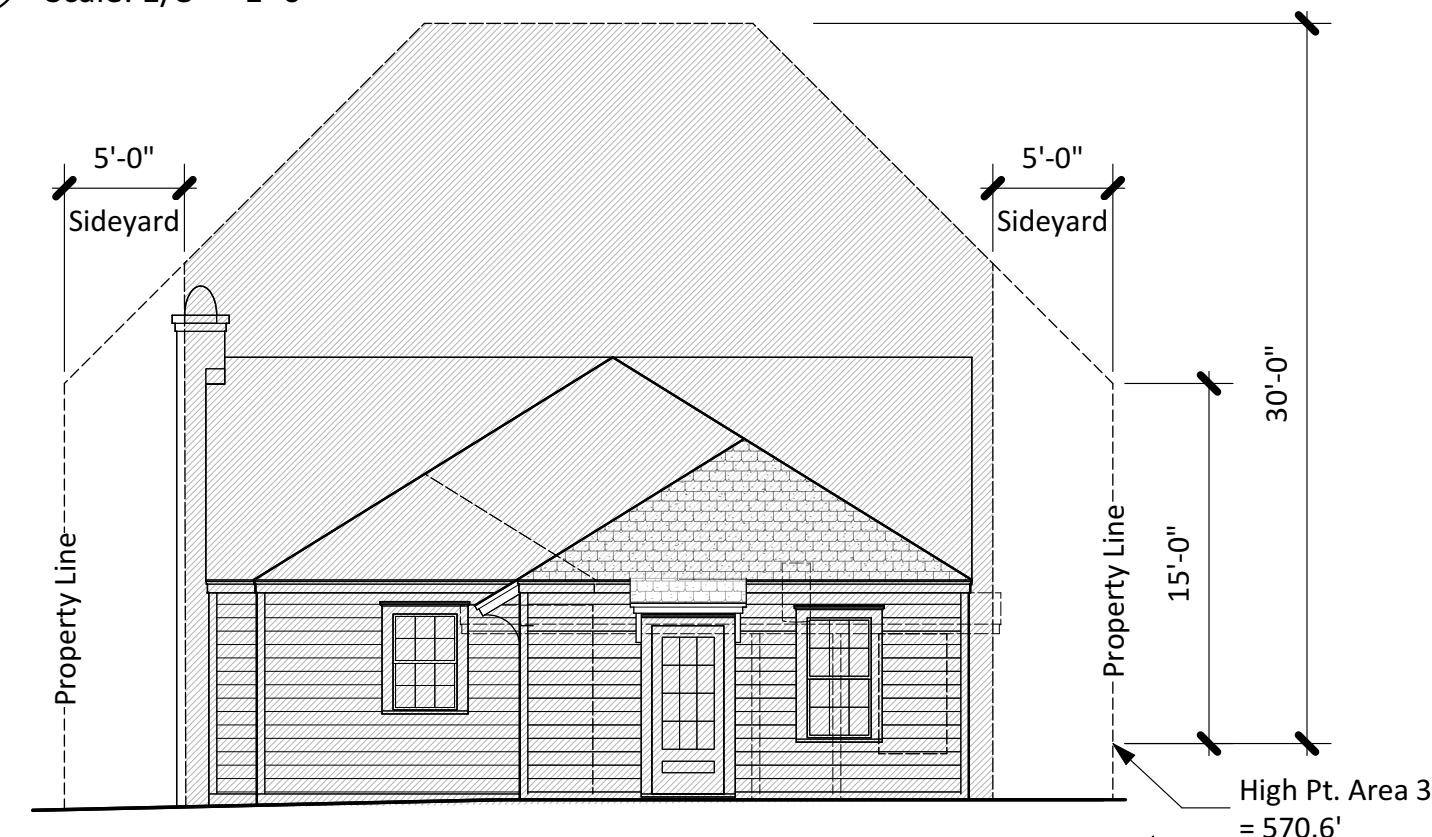
HEMPHILL PARK BLVD.



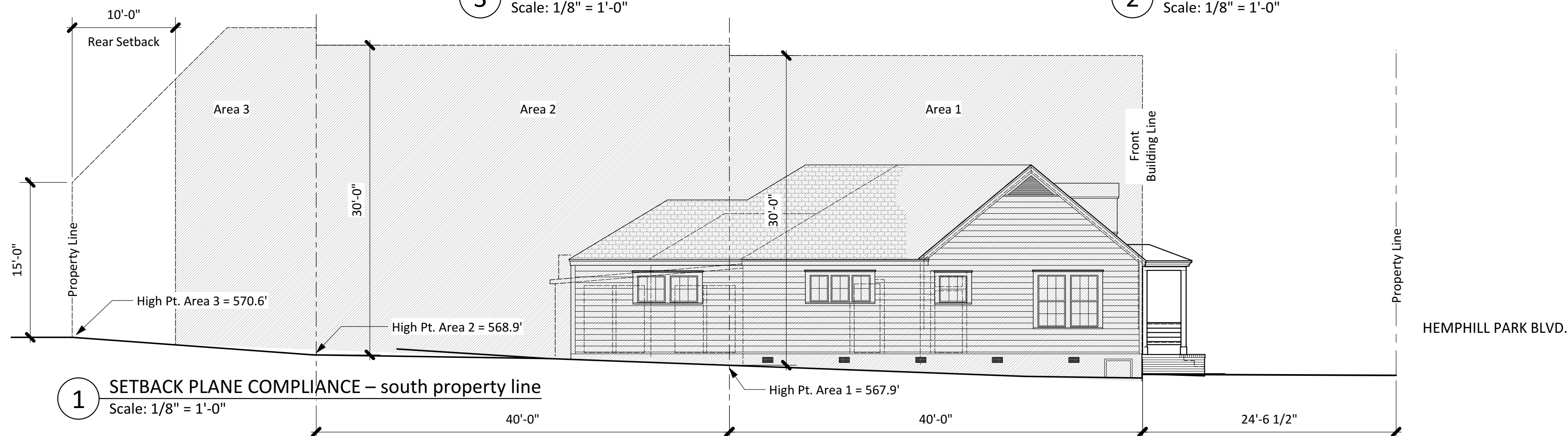
4 SETBACK PLANE COMPLIANCE – north property line
Scale: 1/8" = 1'-0"



3 SETBACK PLANES – East property line
Scale: 1/8" = 1'-0"

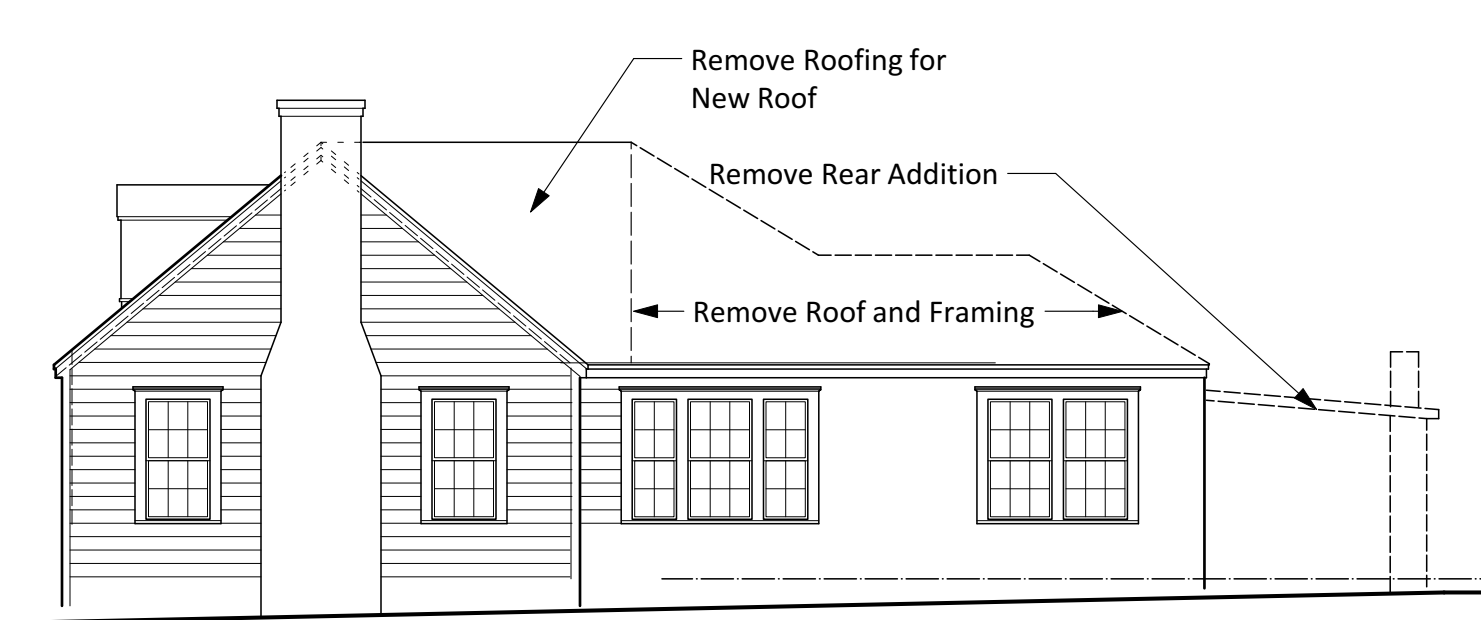


2 SETBACK PLANES – west property line
Scale: 1/8" = 1'-0"

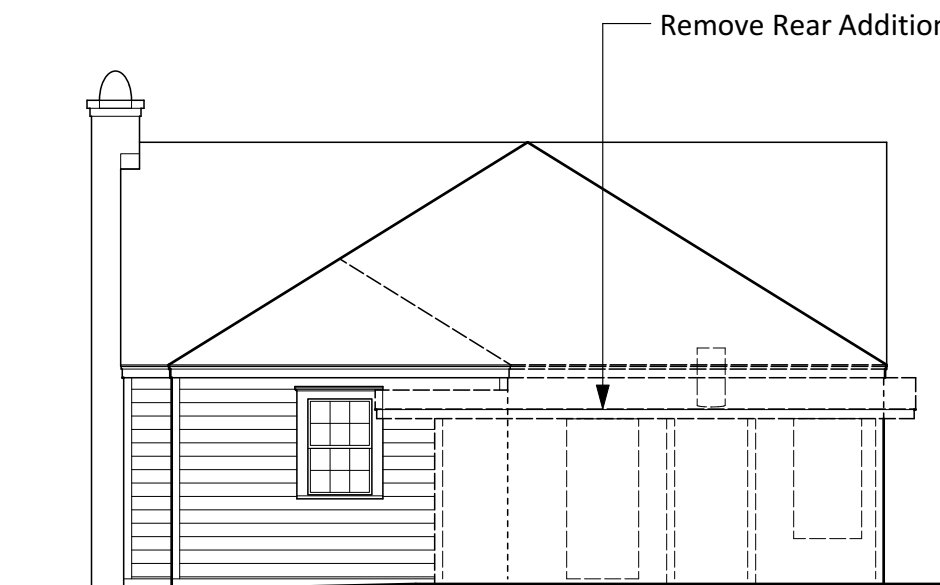


1 SETBACK PLANE COMPLIANCE – south property line
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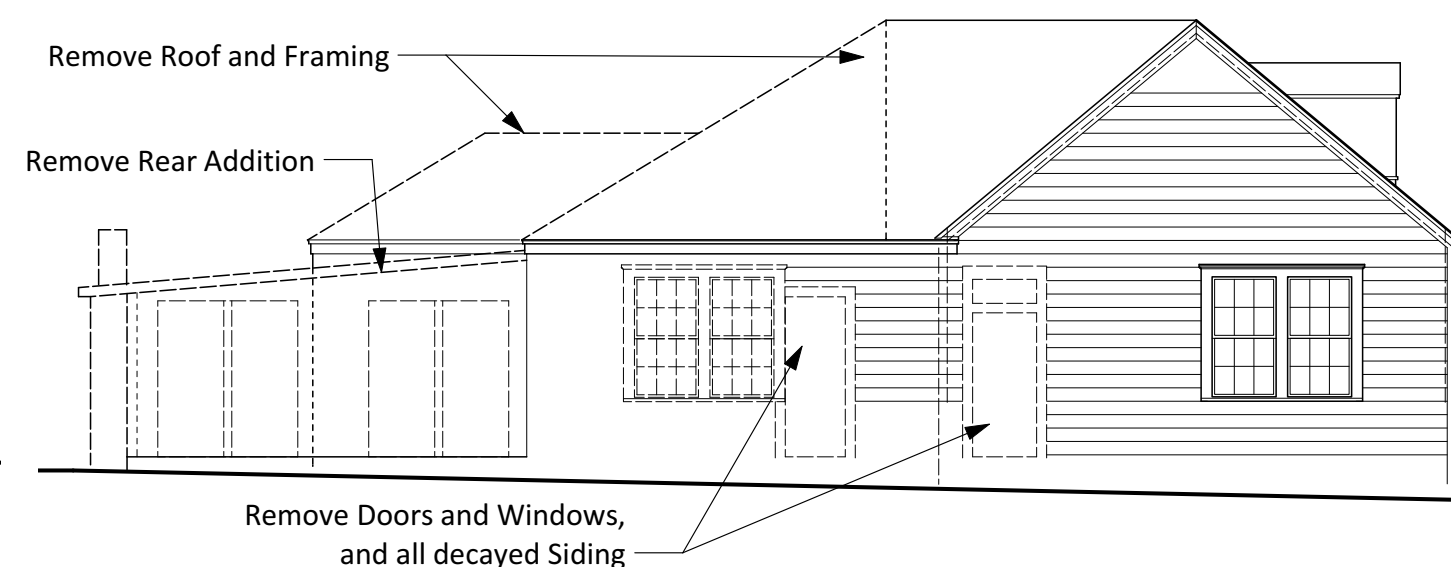
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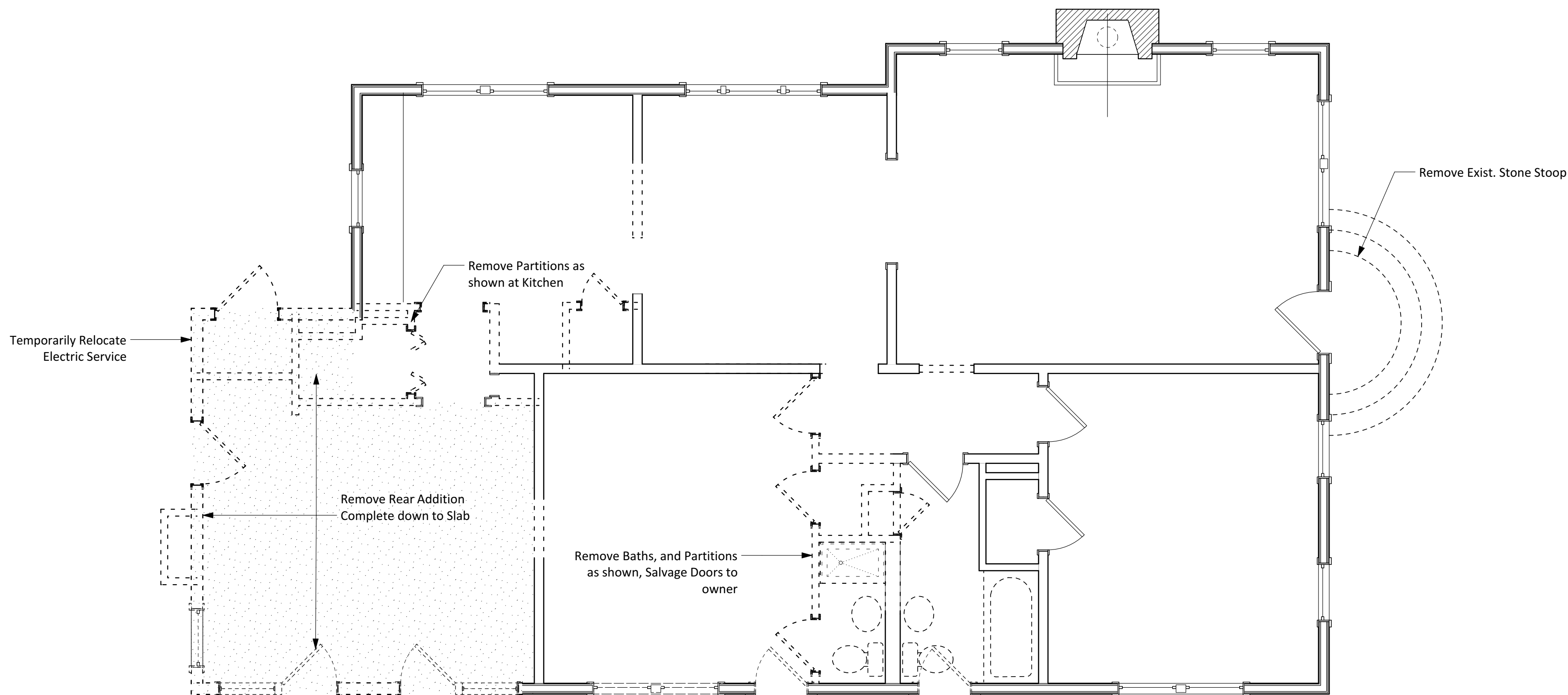
4 DEMOLITION NORTH ELEV.
Scale: 1/8" = 1'-0"



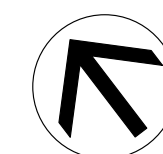
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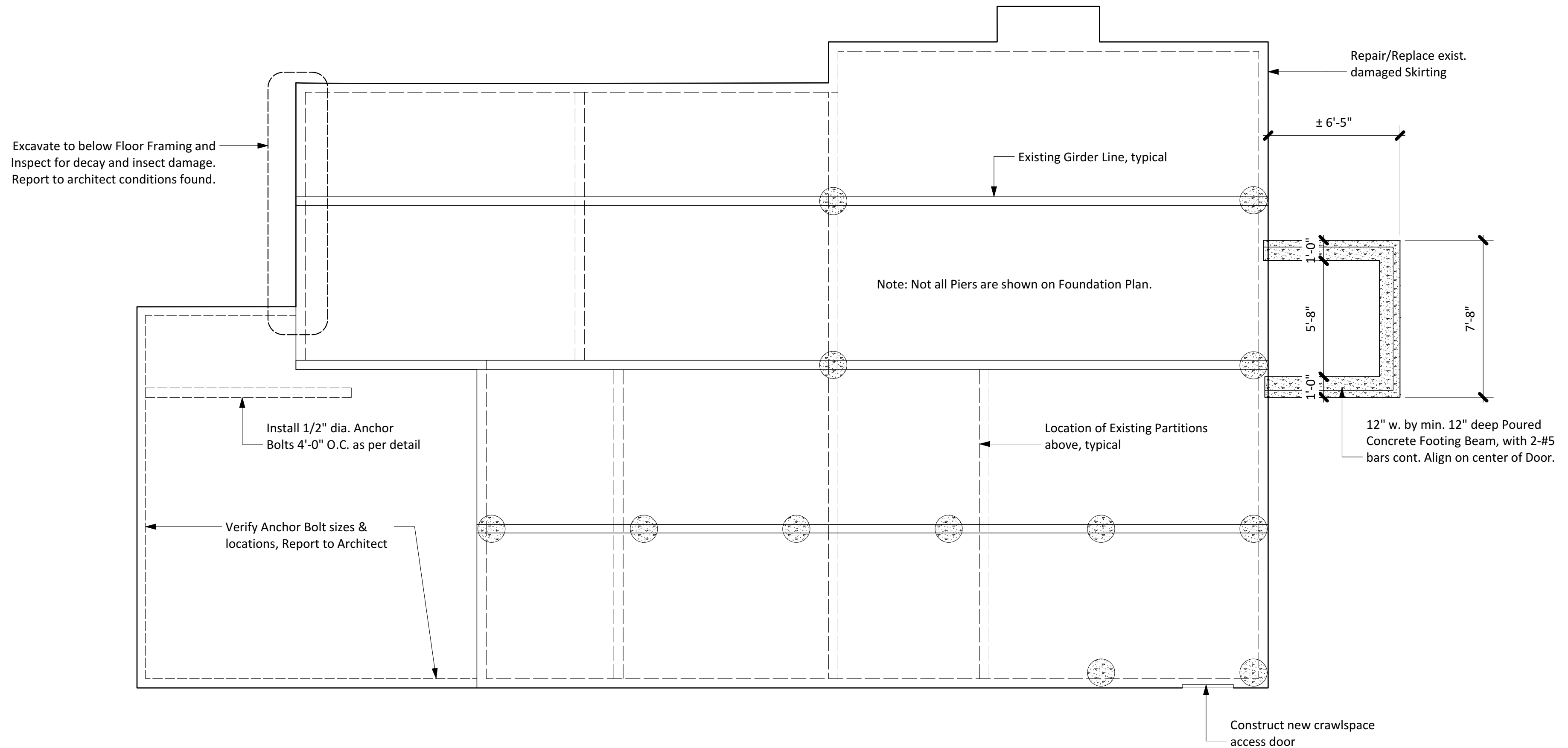


2 DEMOLITION SOUTH ELEV.
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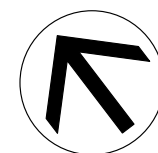


1 DEMOLITION PLAN
Scale: 1/4" = 1'-0"





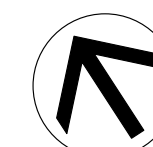
1 FOUNDATION PLAN
Scale: 1/4" = 1'-0"

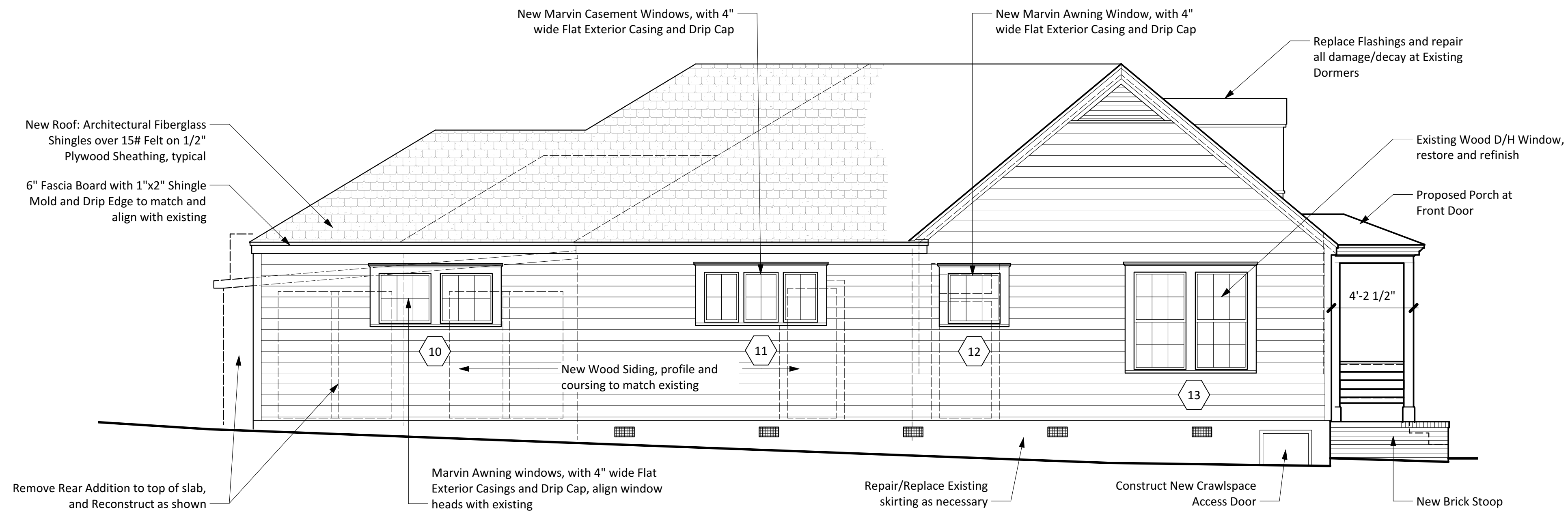




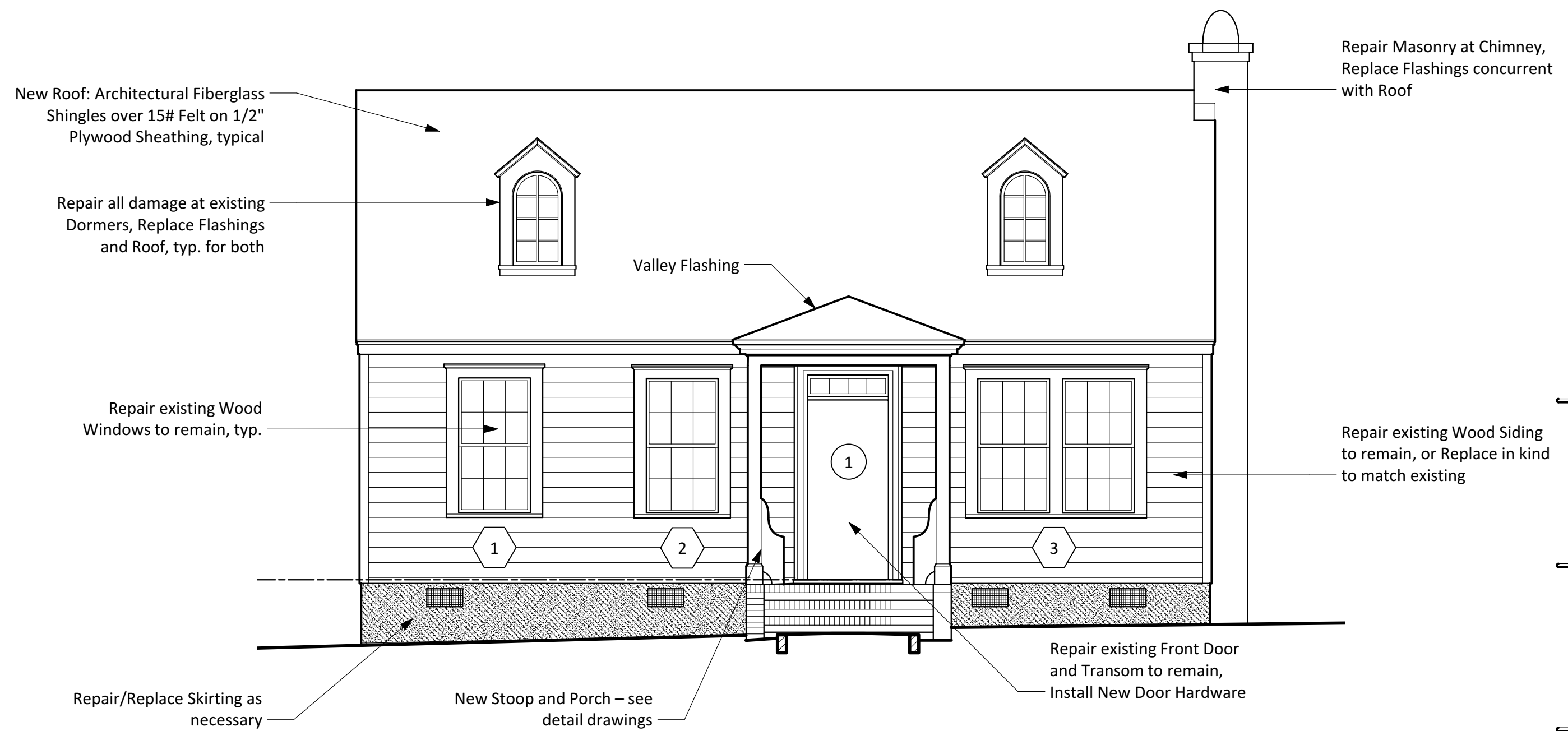
FIVE BIRDS DEVELOPMENT
3006 HEMPHILL PARK
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A-121

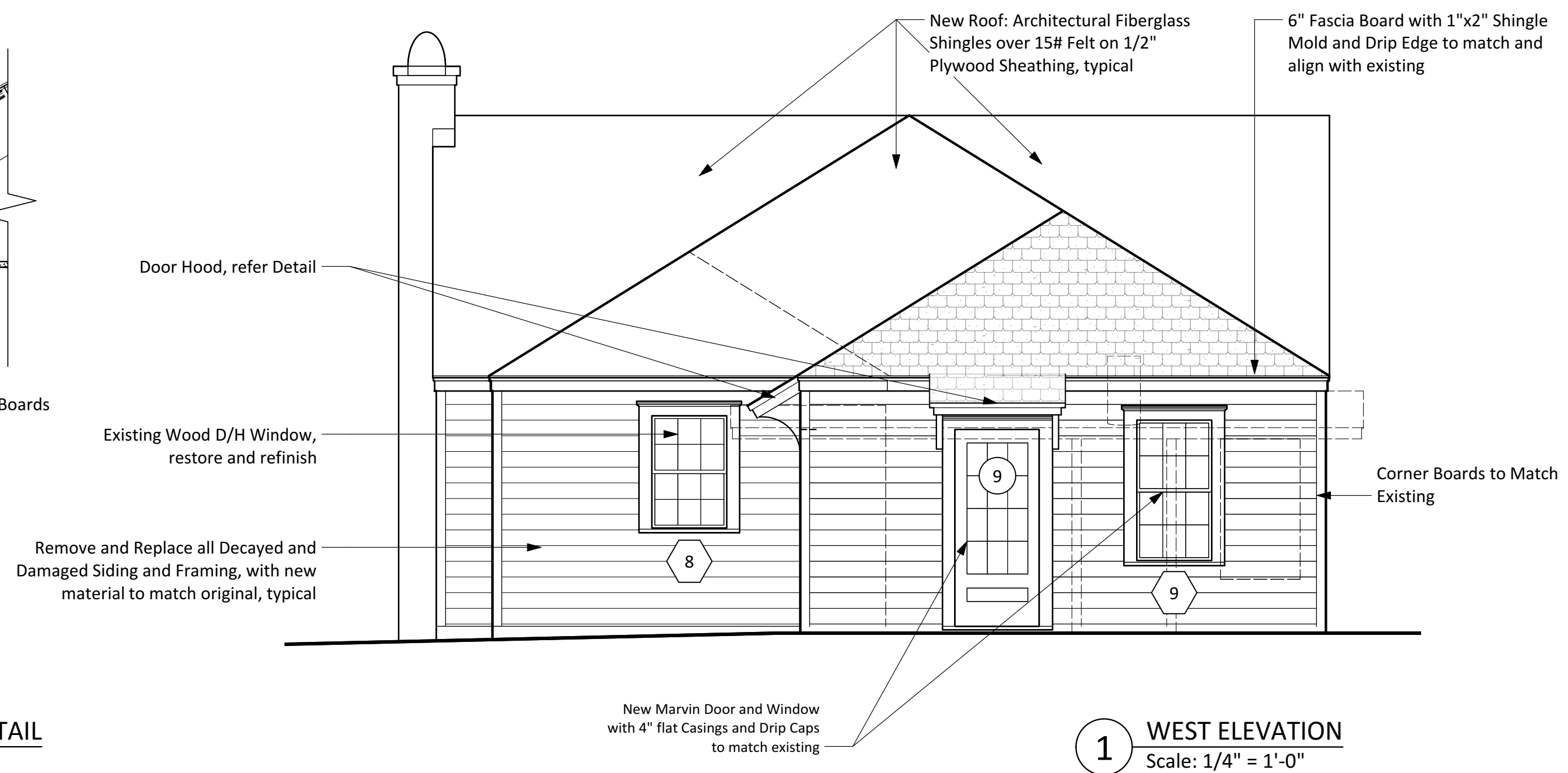
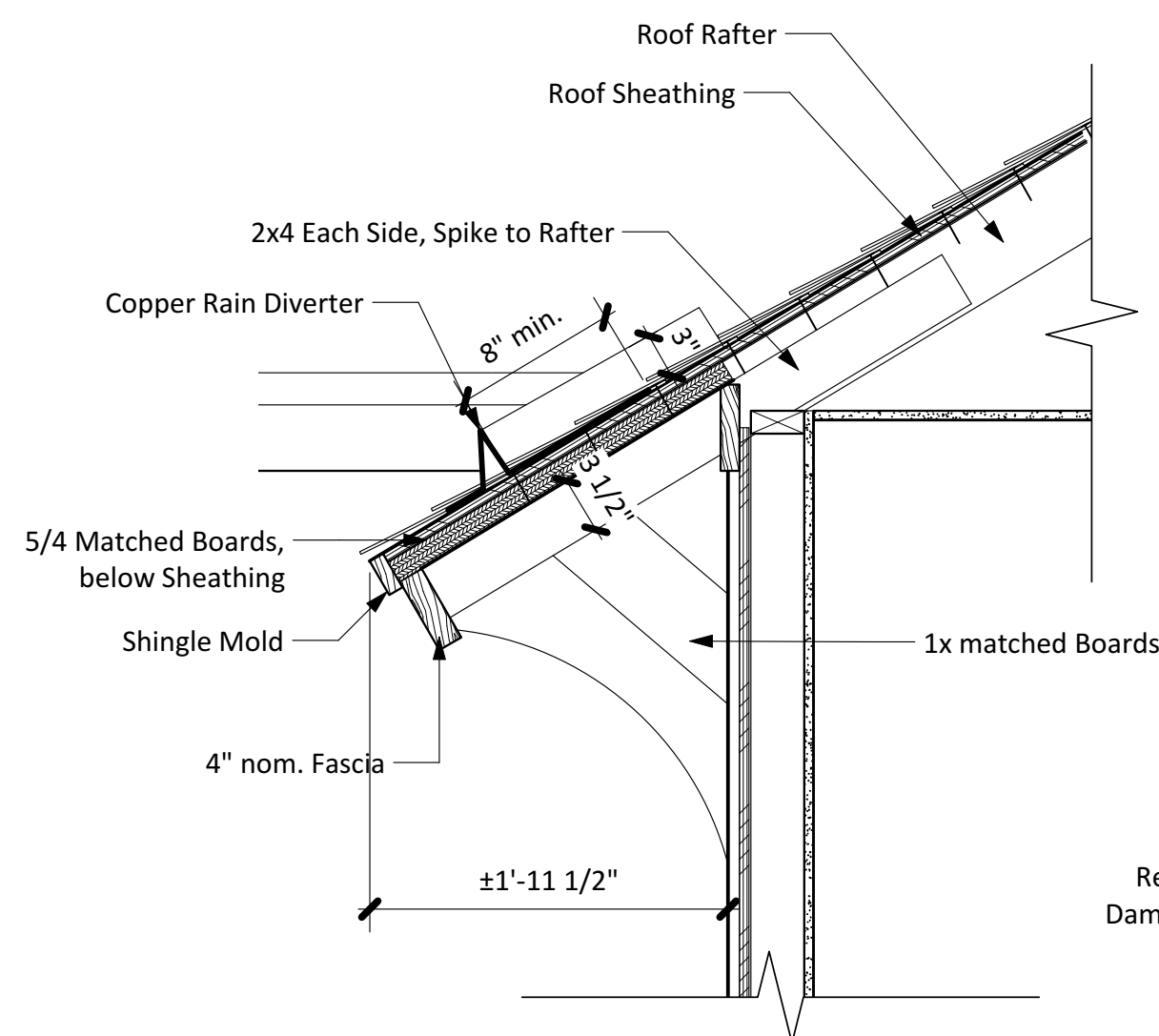
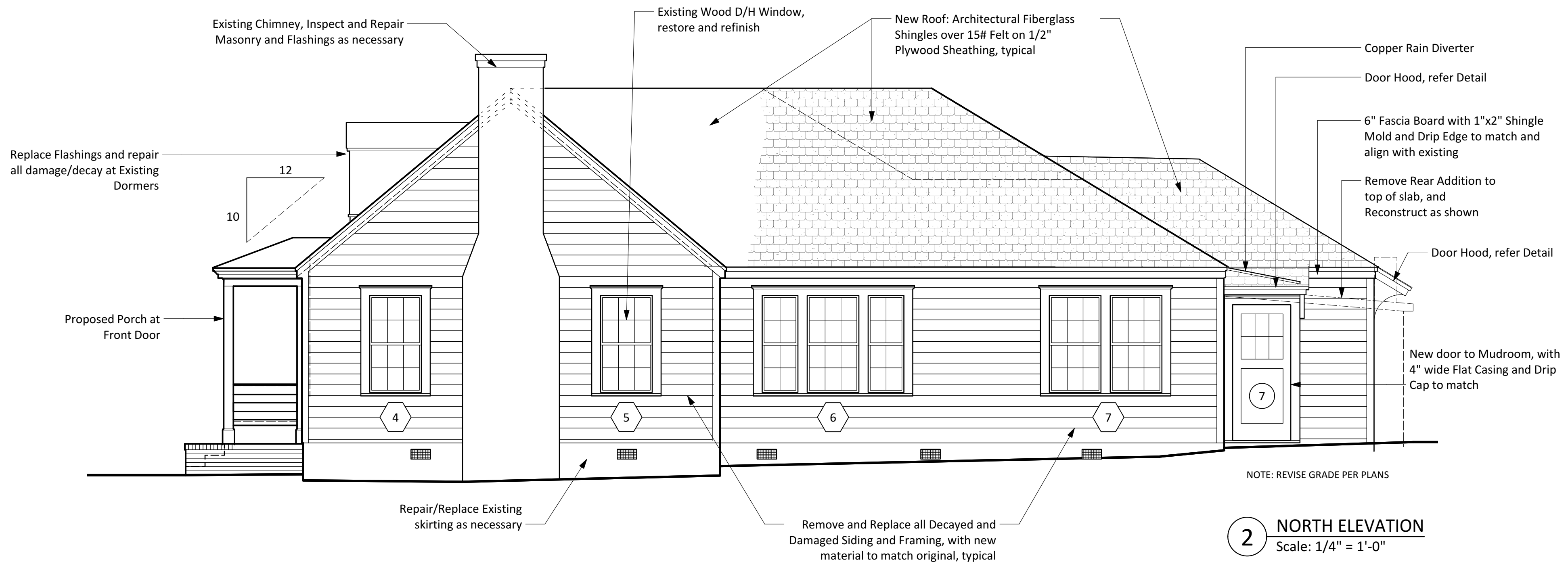


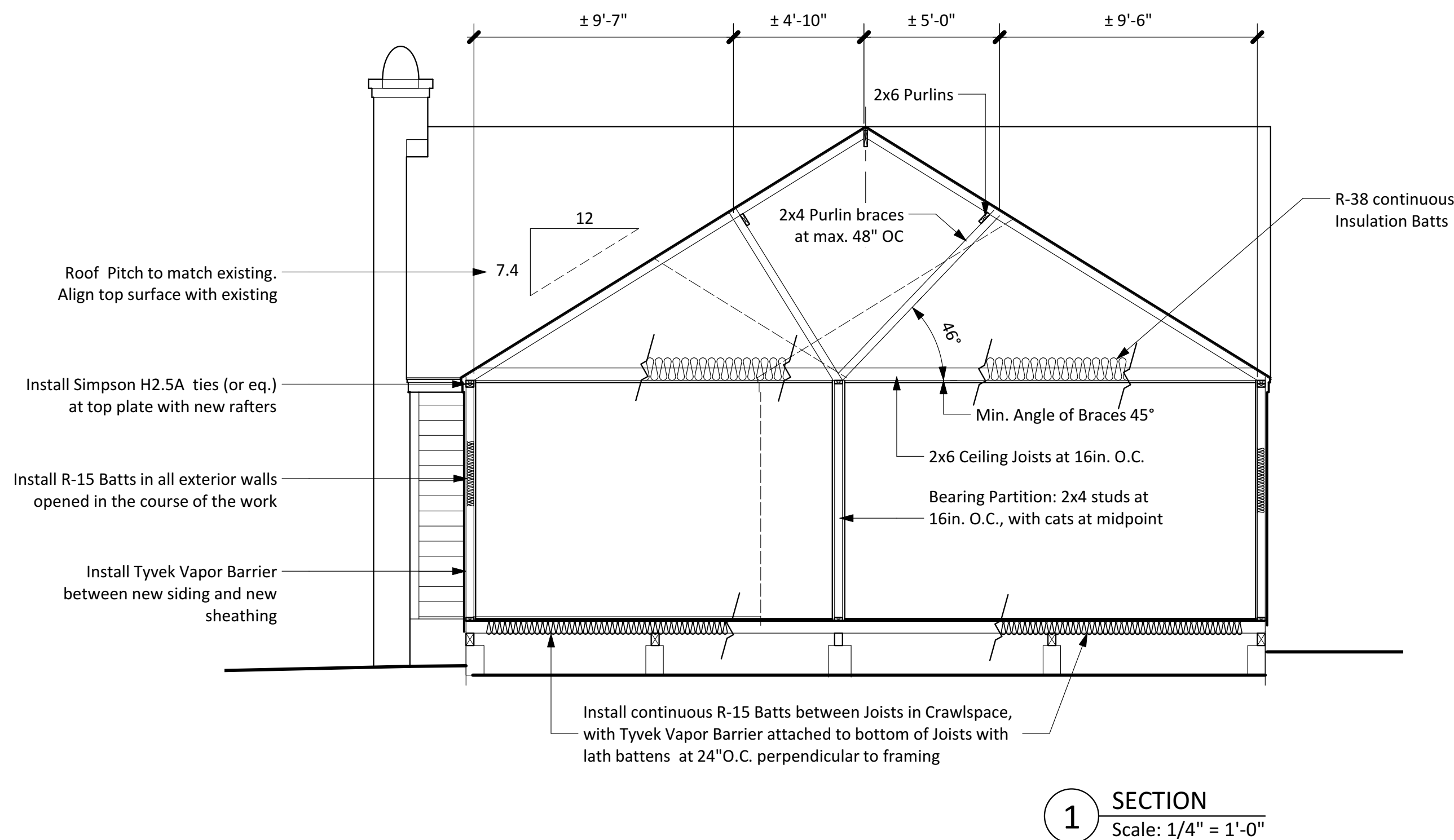
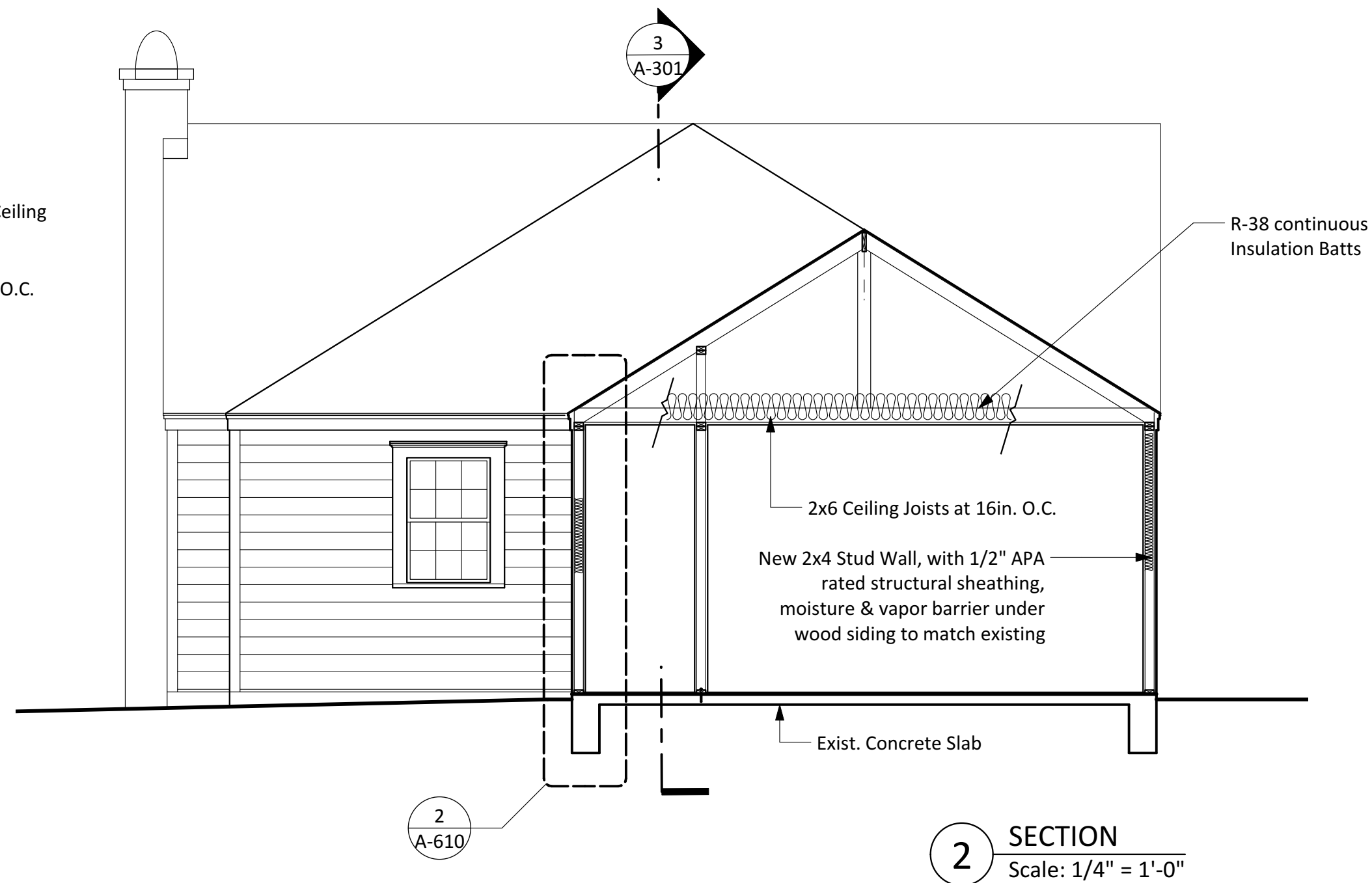
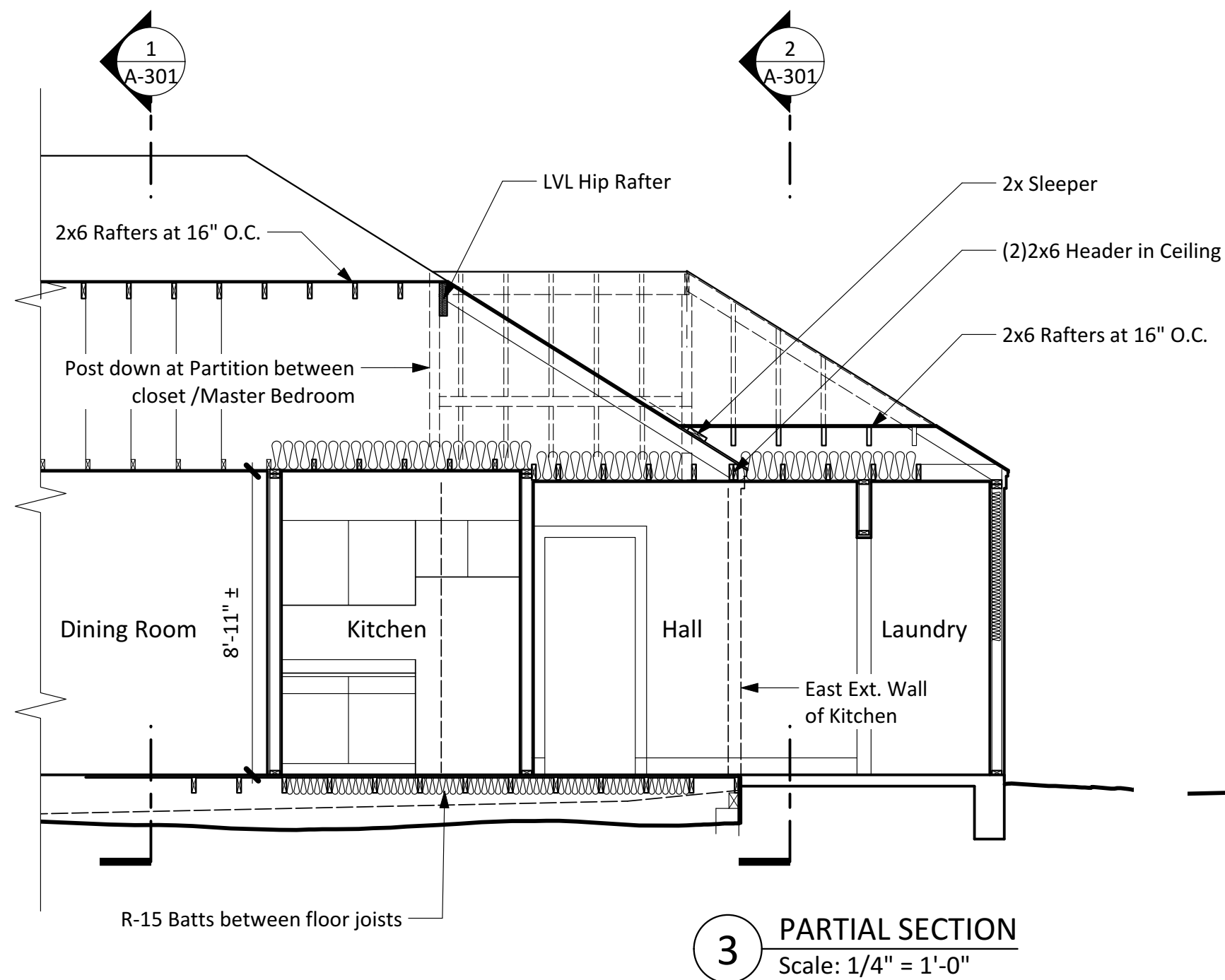


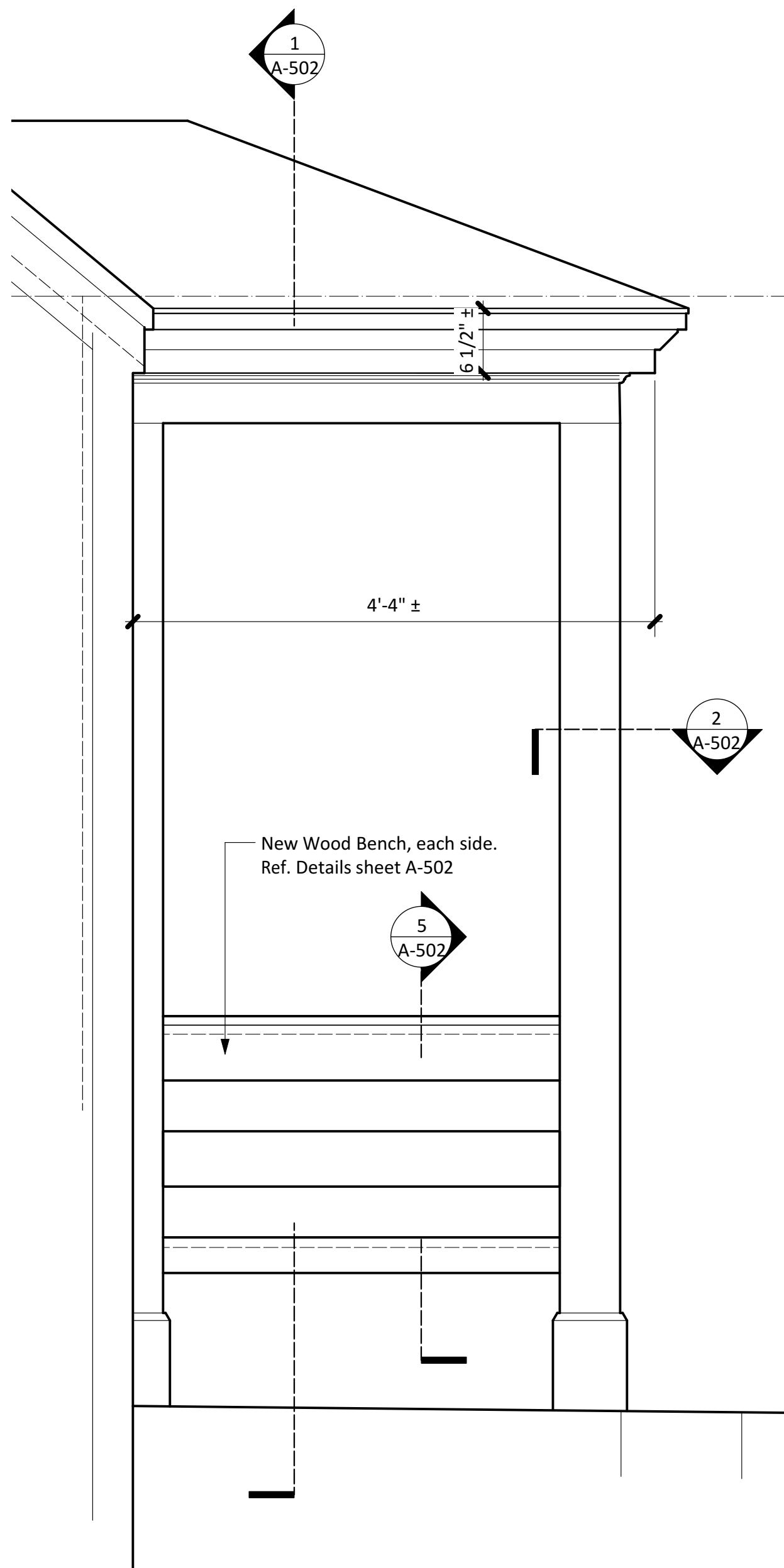
2 SOUTH ELEVATION
Scale: 1/4" = 1'-0"



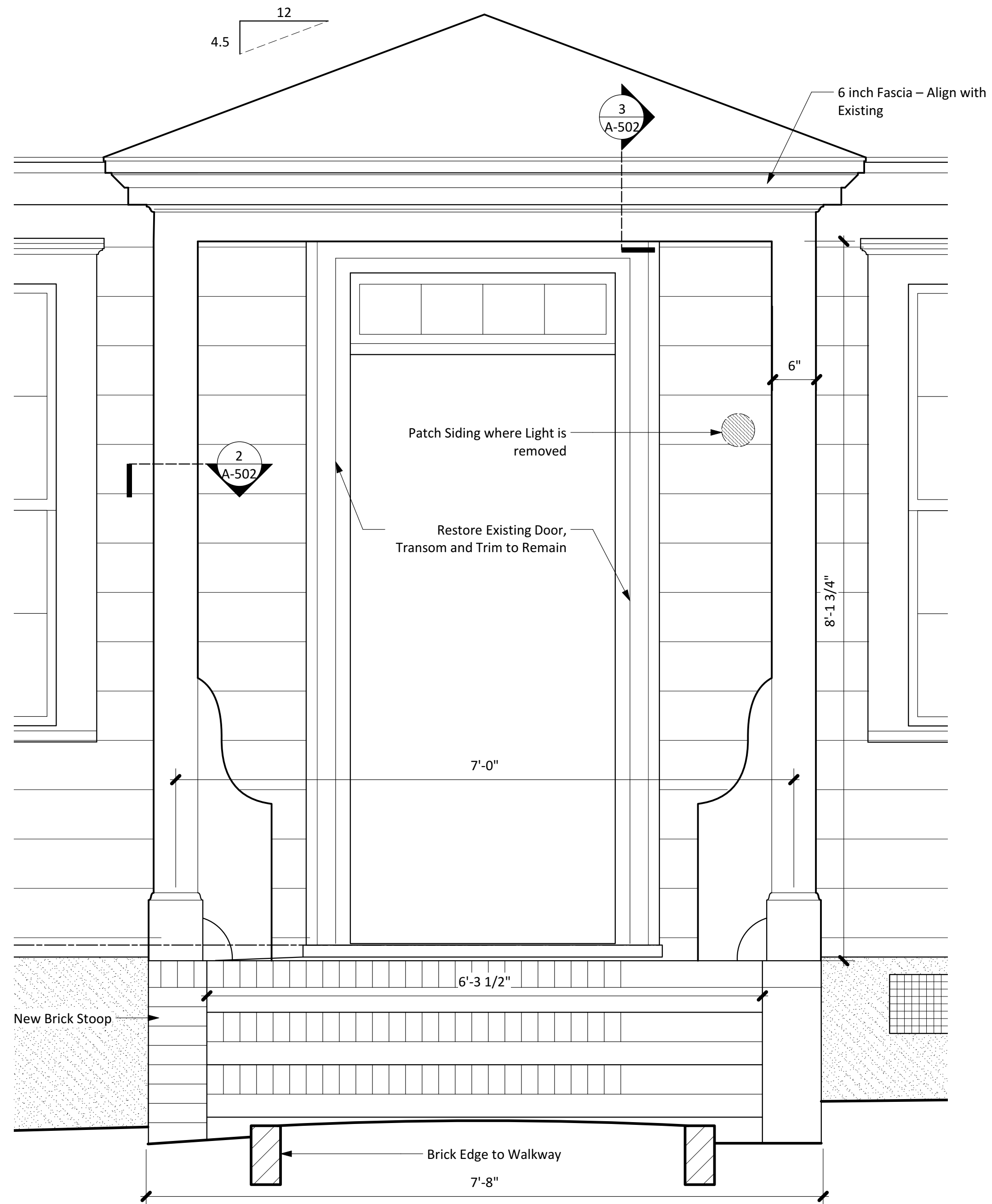
1 EAST ELEVATION
Scale: 1/4" = 1'-0"



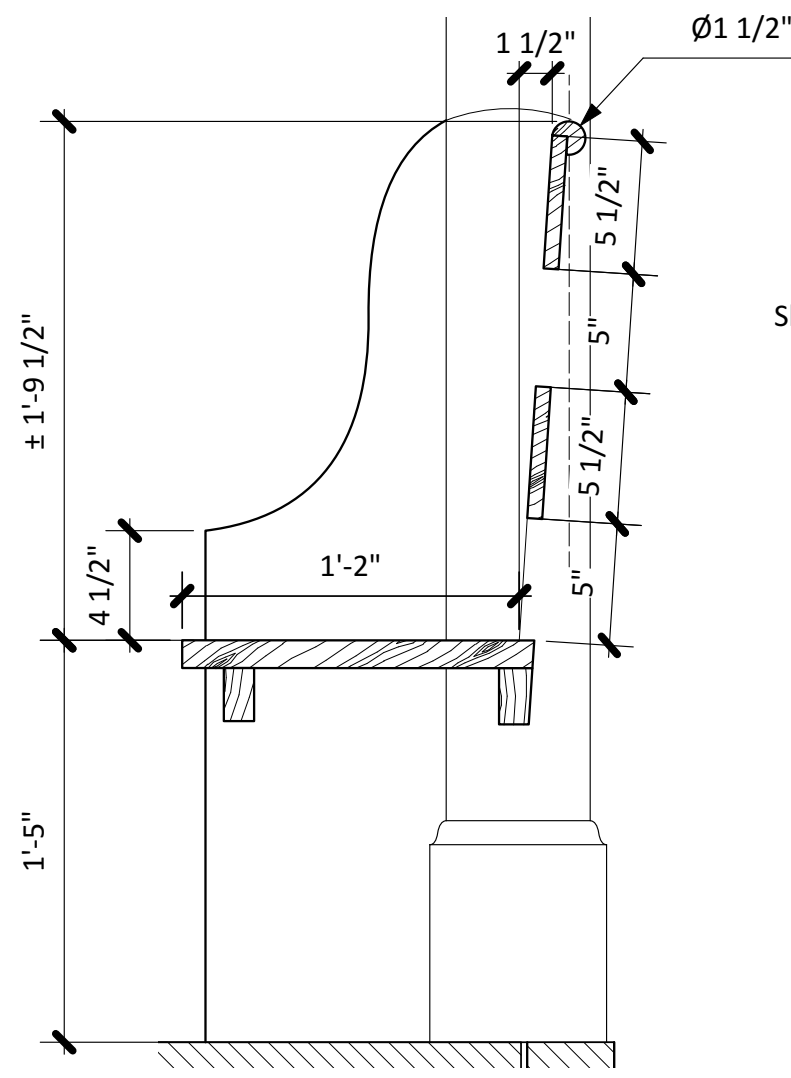




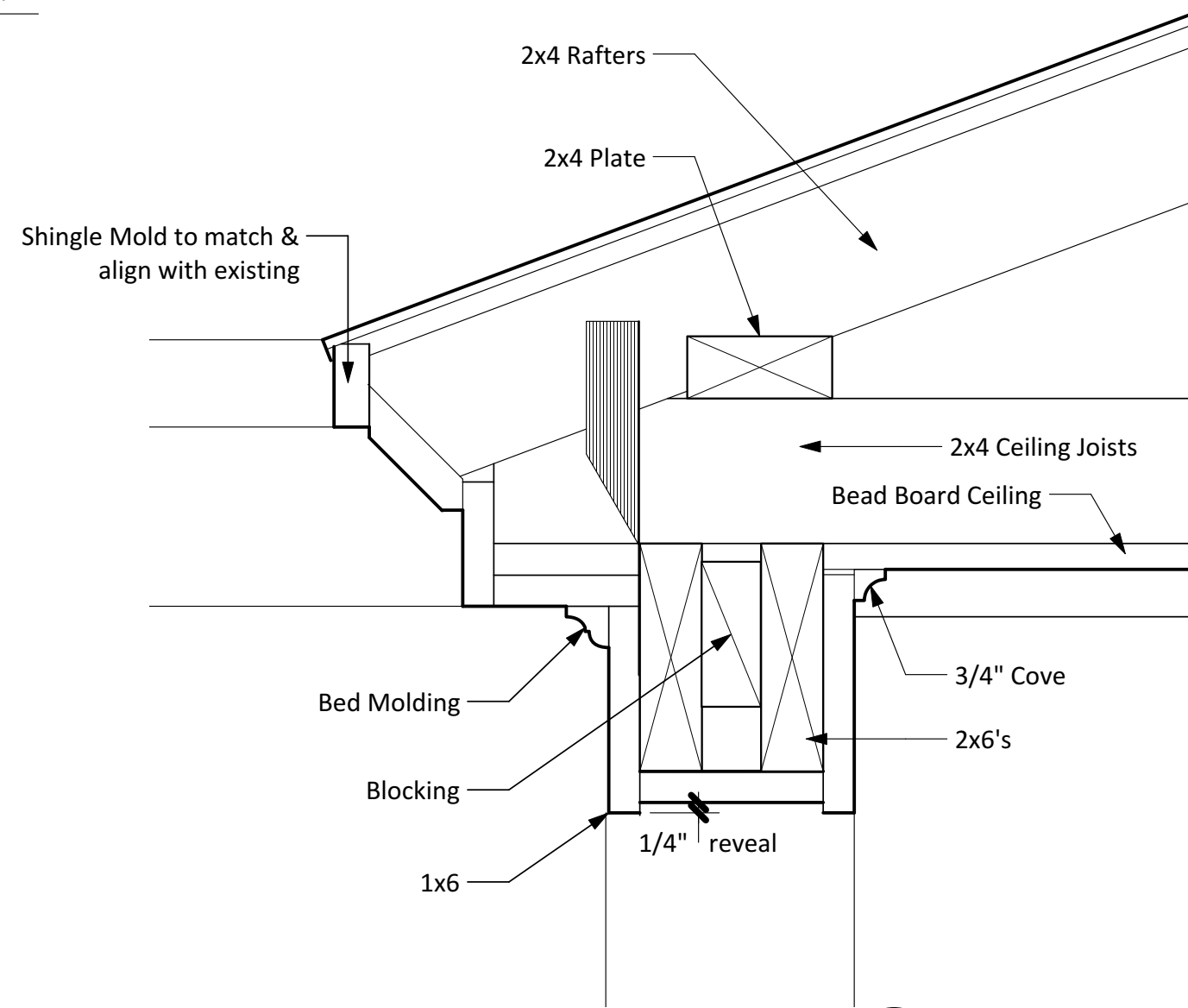
2 ENTRY PORCH DETAIL
Scale: 1" = 1'-0"



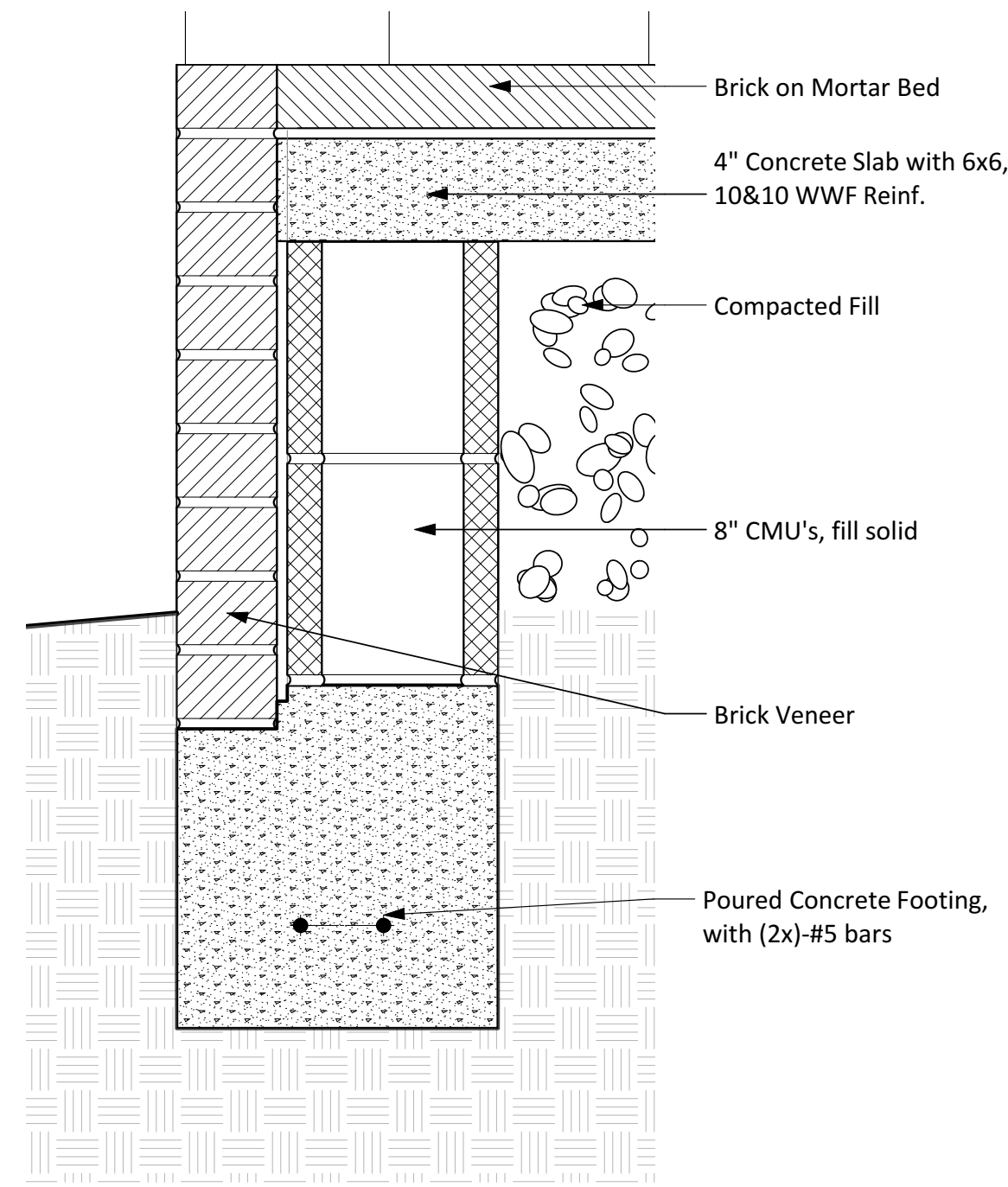
1 FRONT ENTRY DETAIL
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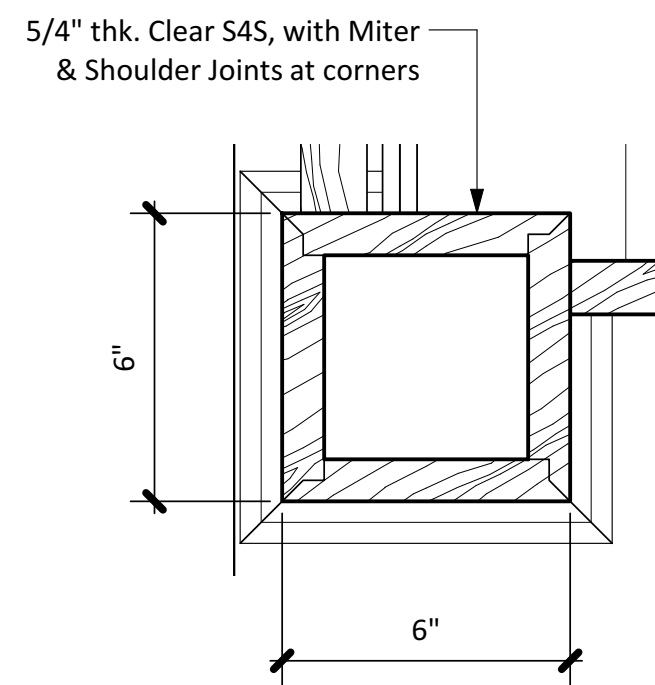
5 BENCH
Scale: 1 1/2" = 1'-0"



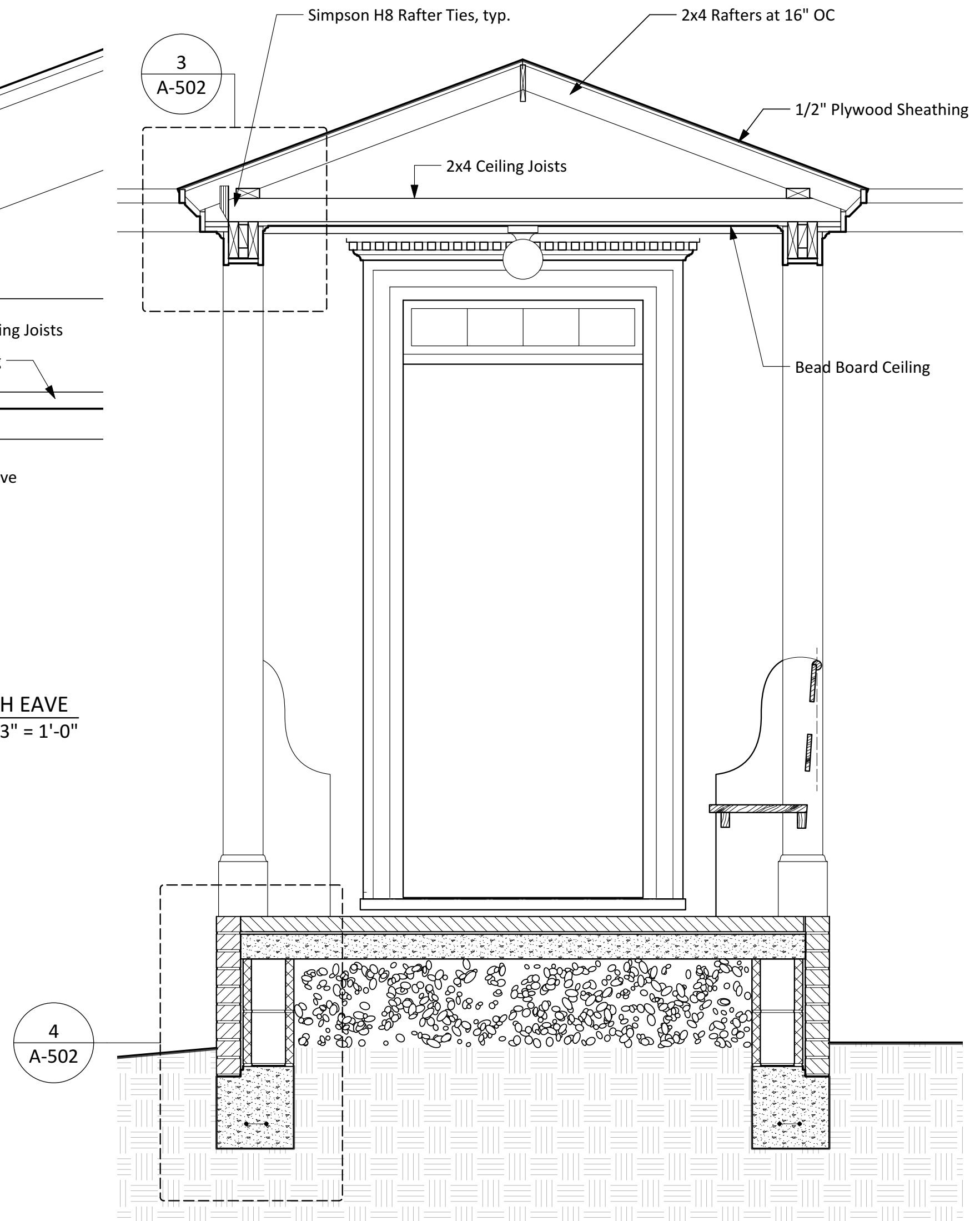
3 PORCH EAVE
Scale: 3" = 1'-0"



4 BRICK STOOP DETAIL
Scale: 2" = 1'-0"

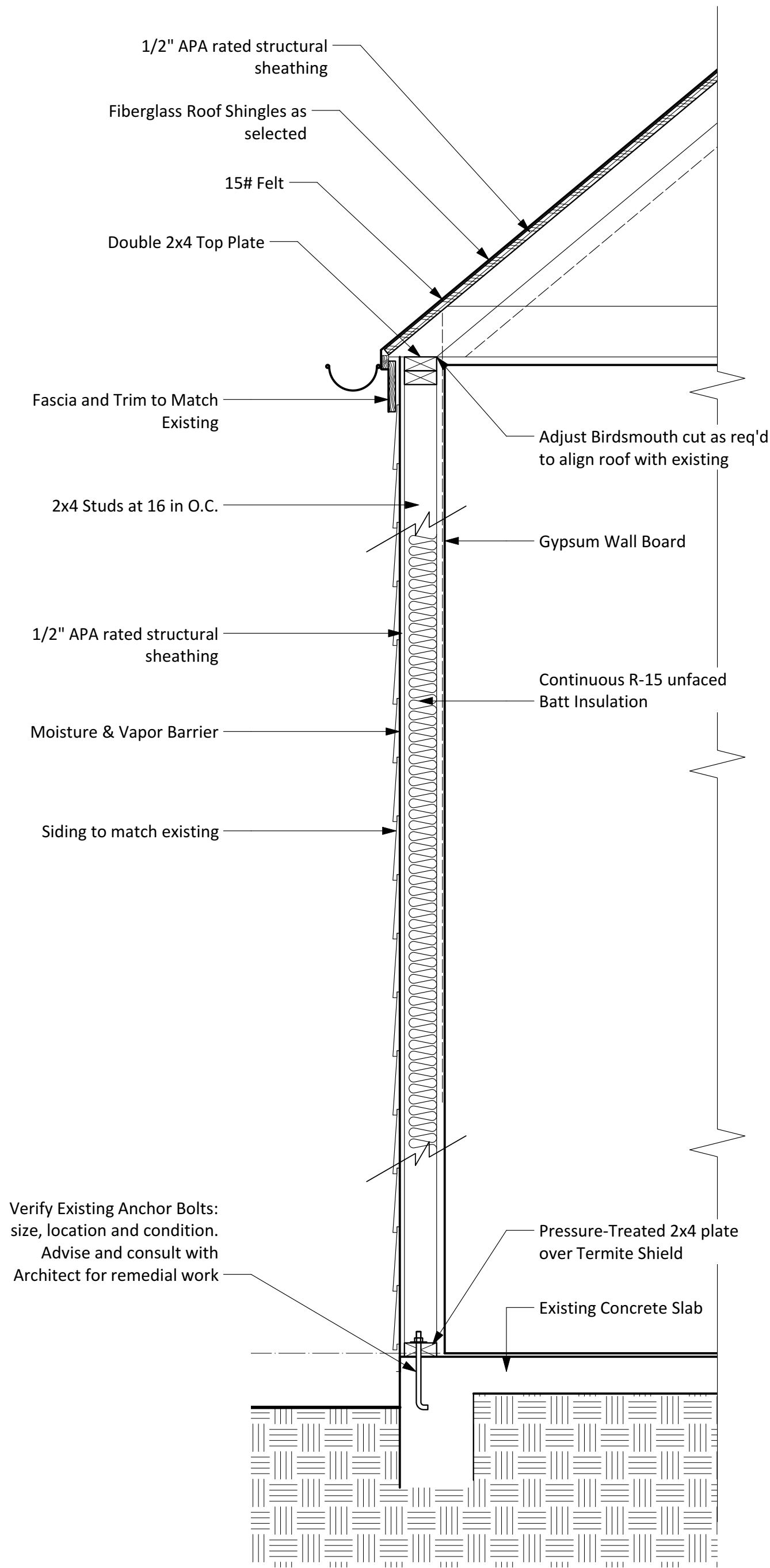


2 POST DETAIL
Scale: 3" = 1'-0"



1 SECTION PROPOSED PORCH
Scale: 3/4" = 1'-0"

4 A-502

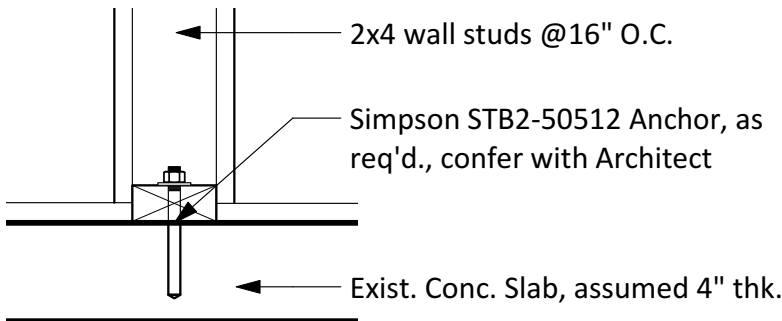


2 WALL SECTION
Scale: 1" = 1'-0"

DOOR SCHEDULE					
No.	Location	Type	Width	Scope	
1	Front Door	Swing	3'-0"	Existing, refinish	
2	Living Room	Cased opening	2'-8"	New opening	
3	Dining Room	Cased opening	5'-0"	Existing	
4	Kitchen	Cased opening	5'-0"	New to match #3	
5	Back Hall	Cased opening	2'-8"	New opening	
6	Master Bedroom	Swing	2'-8"	New	
7	Back Door	Swing	3'-0"	New	
8	Laundry	Bi-fold	2'-8"	New	
9	Master Bedroom	Swing	3'-0"	New	
10	Closet	Pocket	2'-8"	New	
11	Master Bath	Pocket	2'-8"	New	
12	Water Closet	Swing	2'-0"	New	
13	Coat Closet	Swing	2'-8"	Salvage existing door & frame in new opening	
14	Bath #2	Swing	2'-6"	Existing, refinish	
15	Bedroom #2	Swing	2'-8"	Existing, refinish	
16	Closet	Swing	2'-6"	Existing, refinish	

WINDOW SCHEDULE					
No.	Location	Sash Opn'g	Config.	Lites	Scope
1	Front Bedroom	34"x 60"	D/H	6/6	Existing: repair and refinish
2	Front Bedroom	34"x 60"	D/H	6/6	Existing: repair and refinish
3	Living Room	34"x 60"	(2x) D/H	6/6-6/6	Existing: repair and refinish
4	Living Room	34"x 60"	D/H	6/6	Existing: repair and refinish
5	Living Room	34"x 60"	D/H	6/6	Existing: repair and refinish
6	Dining Room	24"-34"-24"x 60"	(3x) D/H	4/4-6/6-4/4	Existing: repair and refinish
7	Kitchen	34"x 60"	(2x) D/H	6/6-6/6	Existing: repair and refinish
8	Kitchen	34"x 48"	D/H		Existing: repair and refinish
9	Master Bedroom	34"x 60"	D/H	6/6	New: UWDH-G2 3260
10	Master Bedroom	34"x 30"	(2x) Awning	each 6 lite	New: UWAWN 3632-2
11	Master Bath	30"x 21"	(3x) Awning	each 4 lite	New: UWAWN 2032-3
12	Bath #2	34"x 30"	Awning	6 lite	New: UWAWN 3632
13	Front Bedroom	34"x 60"	(2x) D/H	6/6-6/6	Existing: repair and refinish

FINISH SCHEDULE						
Room Name	Floor	Baseboard	Walls		Ceiling	
			Material	Finish	Material	Height
Living Room	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'
Dining Room	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'
Kitchen			Gypsum Bd.		Gypsum Bd.	8'-10'
Back Hall	Tile		Gypsum Bd.		Gypsum Bd.	8'-10'
Laundry	Tile		Gypsum Bd.		Gypsum Bd.	8'-10'
Master Bedroom			Gypsum Bd.		Gypsum Bd.	8'-10'
Master Closet			Gypsum Bd.		Gypsum Bd.	8'-10'
Master Bathroom	Tile		Gypsum Bd.		Gypsum Bd.	8'-10'
Hall	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'
Coat Closet	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'
Bath	Tile		Gypsum Bd.		Gypsum Bd.	8'-10'
Bedroom #2	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'
Closet	Hardwood		Gypsum Bd.		Gypsum Bd.	8'-10'



1 RETRO-FIT ANCHOR BOLTS
Scale: 1 1/2" = 1'-0"

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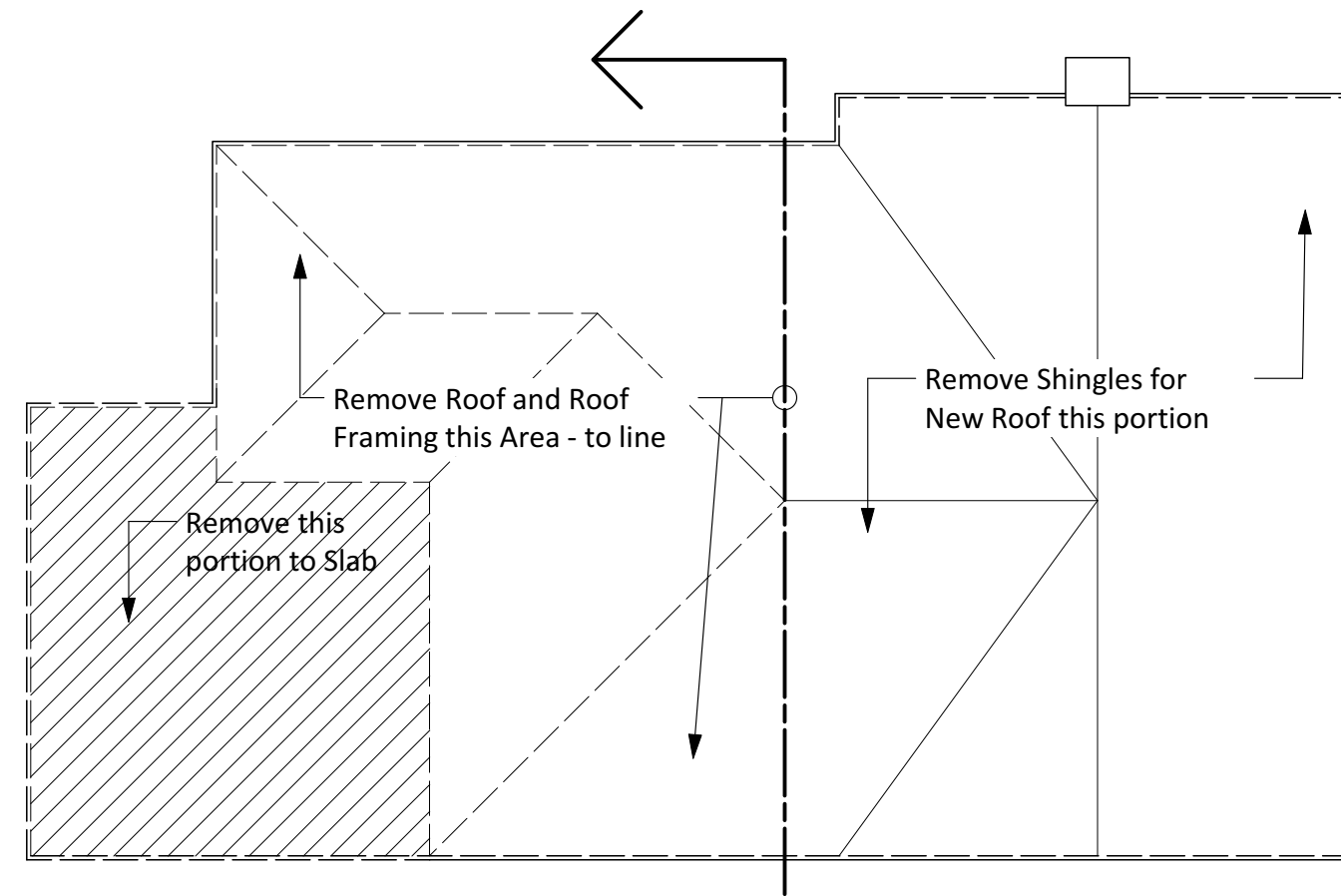
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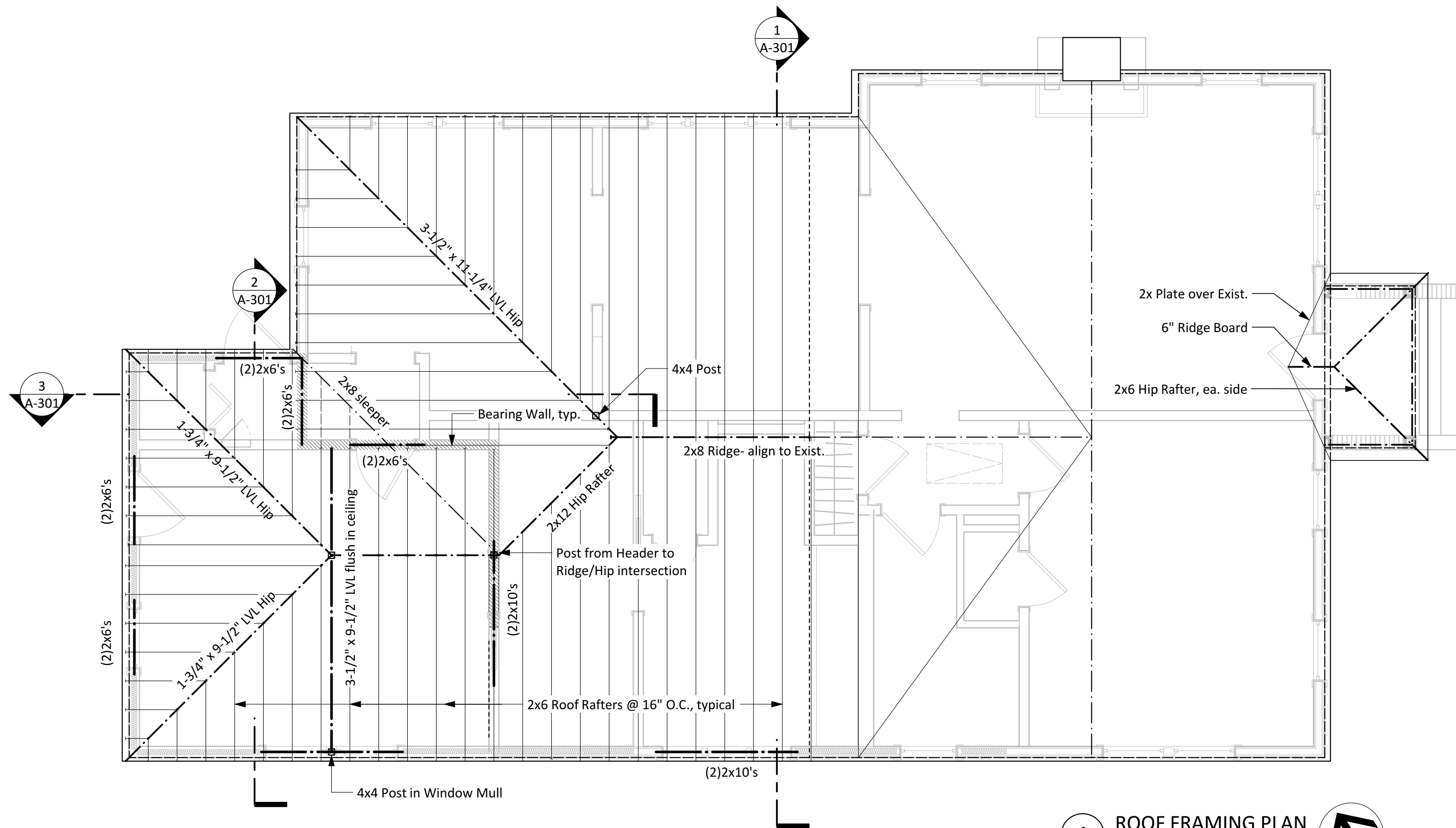
ISSUE DATE
PRINT: 3/3/22

SHEET NAME
SCHEDULES,
WALL
SECTION &
DETAILS

SHEET NUMBER
A-610



2 ROOF DEMOLITION PLAN
Scale: 1/8" = 1'-0"



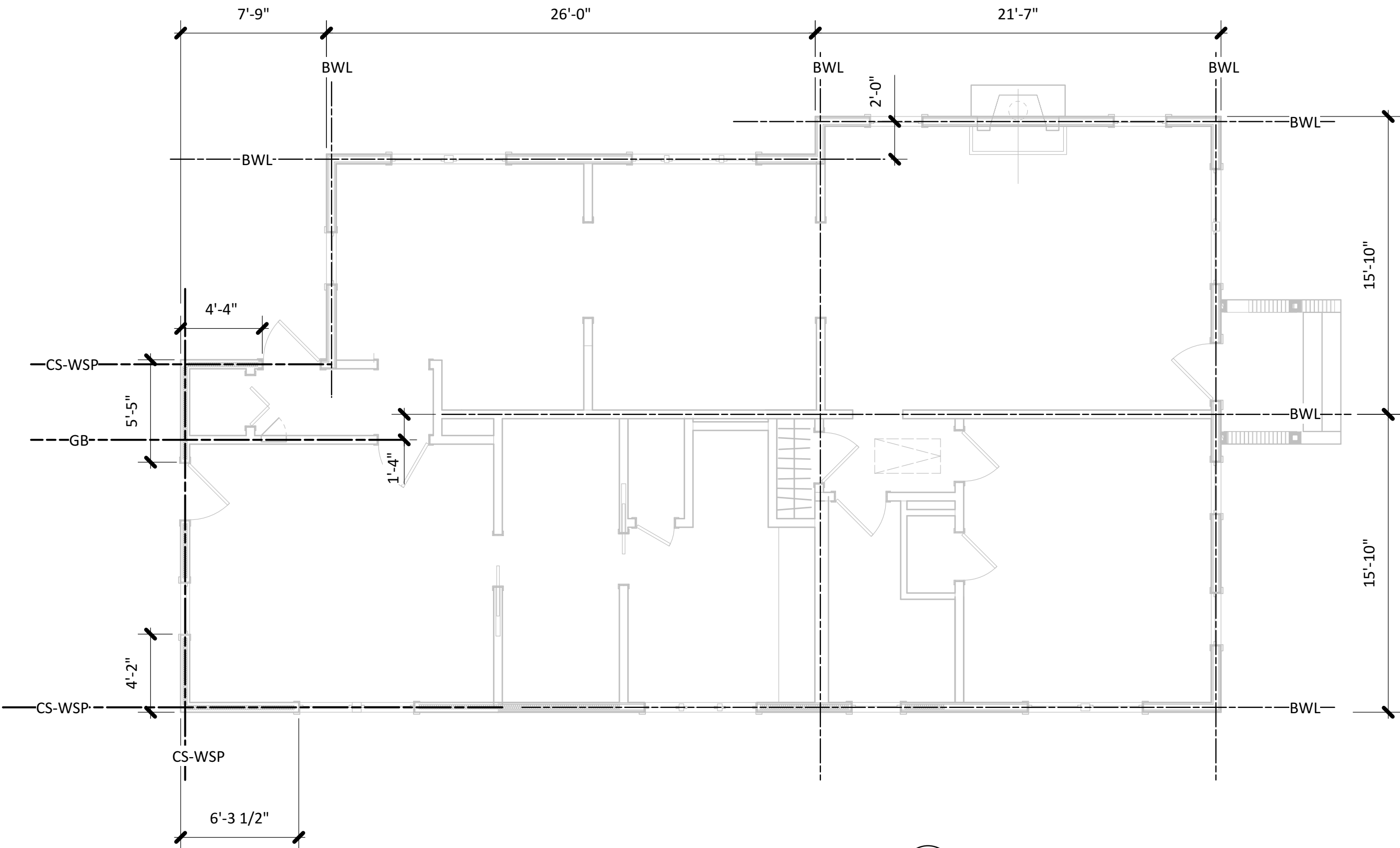
1 ROOF FRAMING PLAN
Scale: 1/4" = 1'-0"

0 5 10 FT

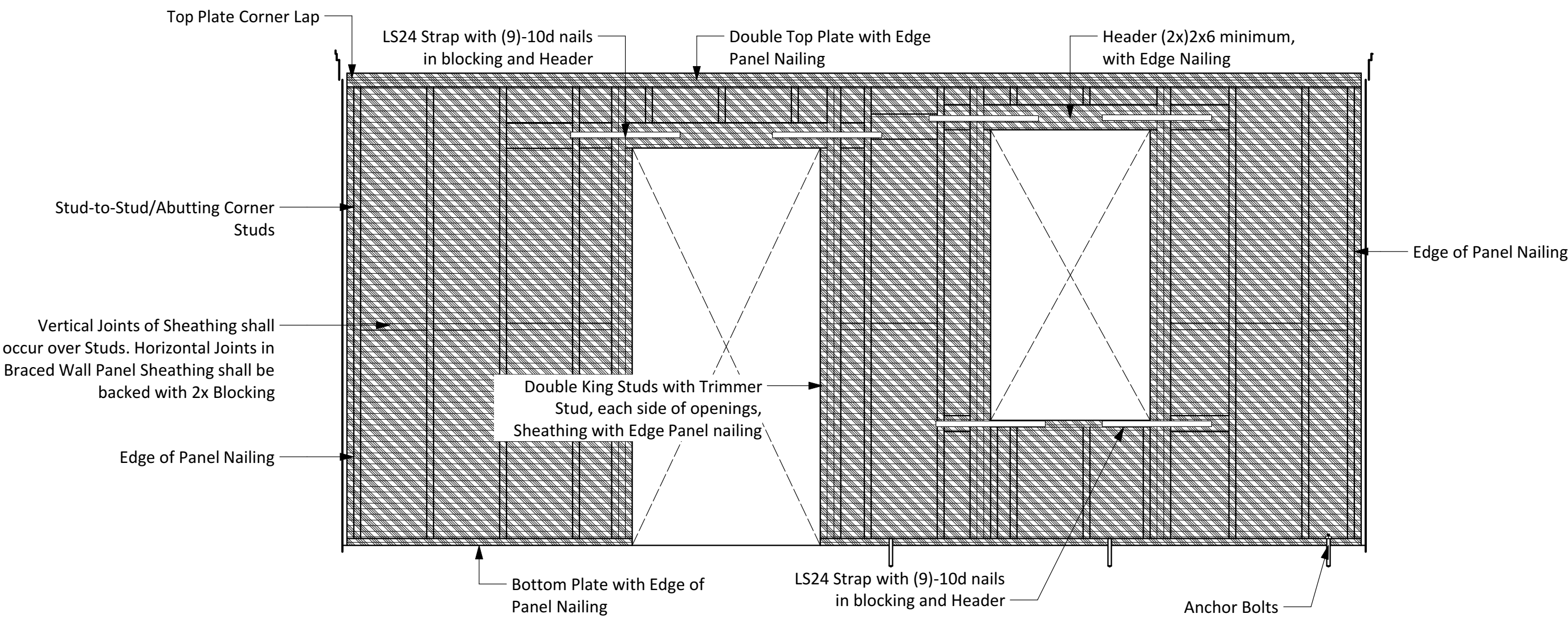
Existing Braced Wall Line
New Braced Wall Line

CS-WSP Continuously Sheathed Wood Structural Panel: min. 7/16th's APA rated structural sheathing is applied to all sheathable surfaces along the braced wall line, including areas above and below openings, and at walls too short to be considered braced wall panels. APA rated structural sheathing panels shall be fastened with 6d common nails at 6" O.C. at edges and 12" O.C. in the field. Gypsum wall board of 1/2" min. thickness shall be installed on the interior of braced wall lines.

GB Gypsum Board braced Wall Line: min. 1/2" Gypsum Board each side, fastened at 7" O.C. along the edges and 7" O.C. in the field with app'v'd fasteners as per table R702.3.5



2 BRACED WALL PLAN
Scale: 3/16" = 1'-0"



1 TYPICAL SHEARWALL FRAMING

OUTLINE SPECIFICATIONS AND GENERAL NOTES

1.

Contractor shall verify all job and field conditions affecting work, and obtain all dimensions to ensure the proper strength, fit and location of the work. Report, in writing, to the Architect any conditions which may interfere with or otherwise affect, or prevent, the proper execution and completion of the work. Do not scale the drawings, any discrepancies shall be reported, in writing to the Architect for clarification.
2.

All construction shall comply fully with the applicable provisions of the International Residential Code for One and Two-Family Dwellings, 2021 Edition and all applicable local codes. All requirements specified in the code shall be adhered to as if they were called for, or shown, on the drawings. This shall not be construed to mean that any requirements set forth on the drawings may be modified because they are more stringent than the code requirements or because they are not specifically required by code.
3.

Contractor shall provide all the necessary support, bracing, shoring, etc., (temporary and/or permanent) as required for the safe installation of new construction.

DESIGN LOADS

- A.

DEAD Loads include the self-weight of the structural members and all permanent superimposed loads. Permanent superimposed loads include the following:

1.

Ceiling and Mechanical at Roof

5 PSF

2.

Ceiling and Mechanical at Floors

5 PSF

3.

Roof(Architectural roof system and roof insulation)

8 PSF
- B.

LIVE loads include the following uniformly distributed loads or concentrated loads, which ever produces the greater load effects:

Residential- Single/Two Family Dwellings

UNIFORM

CONCENTRATED

1. Uninhabitable Attics no storage

10

N/A

2. Uninhabitable Attics with Storage

20

N/A

3. Habitable Attics & Sleeping Areas

30

N/A

4. All other areas except balconies

40

N/A

5. Roof

12 to 20

N/A
- C.

SNOW Loads

1.

Ground Snow Load, Pg

5 PSF
- D.

WIND Loads

1. Wind Lateral Load on structural frame is based on ASCE 7-10 using the following Design Criteria:

a.

Basic Wind Speed V_{ult}

105 MPH

b.

Exposure Category

B

c.

Internal Pressure Coefficient, G_{cpi}

+/-0.18

d.

Risk Category

II

FOUNDATION AND CONCRETE

1.

All concrete shall be in accordance with ACI Building Code 7. Details and General provisions, for concrete construction, shall conform to the requirements of the latest ACI Buildings Code, ACI 318, and Manual ACI 315.
2.

Concrete Mix Schedule:

Concrete Class	Strength PSI	Agg. Type	Agg. Size	Slump (inches)	Max W/C
A	3000	NWT	1-1/2"	5-7	—

NWT refers to Normal Weight Concrete with an air dry unit weight of ±145 PCF (ASTM C33 aggregate)

Strength is the required compressive cylinder strength at 28 days.

W/C ratio shall be as necessary to meet the required minimum strength.
3.

Concrete exposed to weather shall be air entrained.
4.

Footings shall bear a minimum of 1'-0" into undisturbed soil with a minimum allowable bearing capacity of two (2) tons per square foot minimum all in accordance with IRC. Exterior footings shall be 1'-0" minimum below finished grade.
5.

Rod reinforcement shall be intermediate grade deformed bars, conforming to ASTM A615-60; reinforcement shall conform to ASTM A185 and A82. Reinforcing Steel clear cover shall be minimum 3" in footings and 2" in sides and tops of Sono-tubes.

UNIT MASONRY

- All concrete masonry units shall conform to the Specifications, for hollow load bearing concrete block masonry units ASTM C-90, and shall be hollow load bearing concrete block masonry units grade N. All masonry units shall have a minimum compressive strength of 1000 PSI. Mortar shall conform to the Specifications for mortar, for unit masonry ASTM C-270 and shall be type N mortar. All concrete masonry unit walls to be laid up in running bond. Mortar to be type S or N and joints to be 3/8" thick tooled concave joints, full mortar bedding. Horizontal joint reinforcing to be truss type every second course.

ENGINEERED LUMBER

1.

All engineered lumber shall be either Laminated Veneer Lumber (LVL) or Parallel Strand Lumber (PSL) as shown on the drawings with the following properties.

LVL

$E_m=1.9 \times 10^6$ lb/in²

Fb= 2600 lb/ft²

PSL

$E_m=2.0 \times 10^6$ lb/in²

Fb= 2900 lb/ft²
2.

Engineered Lumber headers and girders shall not be cut or notched. Where multiple member units are indicated on the drawings, they shall be nailed together with minimum three (3) rows of 16d nails at 12" o.c. unless otherwise noted.
3.

Installation shall conform to manufacturer's standard details. Provide all backer blocks, filler blocks, web stiffeners, and hangers as required. Provide minimum 3 1/2" bearing length at ends of LVL or PSL girders. Where engineered lumber girders bear on steel columns, the columns shall have steel bearing caps of adequate size to provide full bearing beneath the girders.

CARPENTRY

1.

Termite protection shall be provided complying with the requirements of §R-318 of the IRC. Soil poisoning shall conform to Health Department and all applicable standards installed by licensed applicator.
2.

All wall bearing beams to have standard angles, anchors and bearing plates, unless otherwise noted. All wood posts, resting on top of concrete walls, shall have clip angle anchorage to concrete base. All Posts, resting on top of steel beams, shall have clip angles bolted or welded to the flanges of the steel beam.
3.

All structural framing lumber shall be #2 or better SOUTHERN YELLOW PINE or DOUG-FIR, unless otherwise noted on the drawings, and/or shown, with SPF utility shoes and plates, stud grade FPF. Wood headers, Beams and Top Plates shall be #2 or better SOUTHERN YELLOW PINE or DOUG-FIR.
4.

All roof and wall plywood panels shall be exterior CDX grade, with exterior glue, shall meet the requirements of the latest edition of the U.S. Products Standard PS-1, and shall be identified with the appropriate grade trademark of the American Plywood Association. All Plywood sub-floor panels shall be of same as above, and shall meet the requirements of the latest edition of the U.S. Product Standard PS-1, and shall be identified with the appropriate grade trademark of the American Plywood Association.
5.

All exterior exposed posts, girders and joists shall be wood pressure treated in accordance with the requirements of the current AWWA Standards U2, Use Category UC3B for water-borne preservative treatment. All wood must be labeled certifying conformance to requirements. Wood structural members in contact with masonry, or concrete, must be preservative treated in accordance with the requirements of the current AWWA Standards C-1 and C-2 for oil-borne chemical preservative treatment. Bearing plates, and moisture barrier, shall be provided between wood members and wall.
6.

All lumber and connections shall be in accordance with the Wood Frame Construction Manual for One- and Two-Family Dwellings (WFCM) and with the National Design Specifications for Stress Graded Lumber and its fastenings. Lumber is to be furnished and installed, complete with all fastenings, anchors, blocking, bridging, saddles, hangers, etc. required to complete the job. All steel bolts connecting wood members shall be supplied with and tightened against steel washers or plates. Joist hangers and connectors, steel bridging and other special connections and hardware must be installed in accordance with WFCM requirements. Where fasteners are not specifically indicated or specified they shall be furnished in adequate number and size.
7.

All carpentry work shall be performed in concordance with good trade practice, recommendations of manufacturers' and in conformance with the WFCM and these Specifications.

• Fasten securely all parts of carpentry work in their proper place, brace, plumb and level all members and secure with sufficient nails, spikes and bolts to insure rigidity.

• Nail lapped joists over any bearing together with two 10d nails, secure butted joists with 1 inch wide by 18 inch metal straps and two 8d nails to each joist.

• Provide solid surfaces at least 1-1/4 inches wide, in both directions, at all corners for securing sub-flooring, drywall, etc. Form surfaces with framing members, or with 2-inch wood blocking secured at least two 8d nails at each end.

• Floor trusses and joists shall be doubled under partitions parallel to trusses & joists. Provide, at least, double joists or trusses, and headers, at water closet drain bends, and at all vent and mechanical openings 2' or more in width, unless otherwise shown on the drawings.

• Tail joists, over 4 feet long, and header joists shall be hung in approved metal stirrups, or hangers, and spiked securely unless supported on a wall or girder.

• All studs shall be provided and secured to supporting members in strict accordance with WFCM and as noted herein:

• Secure sole plates with 16d nails 15" O.C. through sub-flooring and into framing or blocking, and provide suitable splice plate at end, securely nailed in place.

• Studs not less than 2 x 4 16" O.C. doubled around openings and tripled at corners.

• Plates and blocking same width as related studs or wider.

• Framing to suit work of other trades.

• Provide (2) 2 x 4 studs at the ends of beams unless otherwise noted on drawings.

• Provide solid bearing for full width of trusses, rafters, girders, etc..

• Sub-flooring shall be installed with face grain across supports; glued and nailed with 6d common nails 6 inches O.C. along supported edges and 10 inches O.C. at intermediate supports; break joints in adjacent courses; locate end joints over supports and drive nails flush or slightly below surface. Underlayment, where required, shall be similarly installed.

• Roof sheathing, shall be laid with face grain at right angles to supports; locate end joints over supports; stagger joints.

• Furring, where required, shall be true to line, not over 16" O.C. and fastened securely.
8.

Provide wood bridging (7' -0" on center maximum spacing) for all wood joists and solid bridging between joists at bearing on wood stud bearing walls. Secure bottom of bridging after sub-floor has been nailed.
9.

Where rafters and joists frame, into other wood beams, provide galvanized steel Joist Hangers of Type"LU" as manufactured by the SIMPSON Strong-Tie Co. or equal. Hangers shall be sized and installed in accordance with the manufacturers' recommendations for the size of the member supported.
10.

Provide fireblocking as per IRC §R302.11 requirements.
11.

Insulation in all exterior frame walls shall be fiberglass type, and thickness as shown on drawings. Insulation shall be in roof, ceilings living space and at unheated to heated spaces.
12.

All lumber shall be protected from the weather with a tarpaulin or heavy gauge plastic. All wood material shall be stock piled on wood dunnage, in a relatively flat dry area. The same protection shall be provided during shipping and installation. All material to be installed as per manufacturer's recommendations and specifications.

13.

Blind flash all junctions where vertical meets horizontal (roof, chimneys, windows, doors, etc.) Skylights to be double insulated, self flashing with curb.
14.

All interior partitions shall be 2" x 4" wood studs 16" on center with 1/2" gypsum board, unless otherwise shown on drawings.

FINISHES

1.

All glazing at glass doors, entrance sidelights, tub and shower enclosures and other hazardous locations shall comply with the requirements of IRC §R308. Safety glazing to be identified.
2.

All partitions, exterior walls and ceilings, will be covered with 1/2" thick gypsum wall board, Moisture resistant gypsum wall board to be used at bathrooms and other "wet" areas with cementious backer board, Durock or equal, under all tile and marble.

Fastener Schedule as per IRC Table R602.3(1)

Description of Framing Elements	No. and Type of fastener	Spacing and Location
Joist to sill or girder	4-8d box	Toe Nail
	3-8d common	
	3-10d box	
Top or Bottom Plate to Stud	3-16d box	Toe Nail
	4-8d box	
	3-16d box	End Nail
	2-16d common	
	3-10d box	
Stud to Bottom Plate	3-8d or 2-16d	Toe Nail
Stud to Stud	16d common	24" o.c. face nail
Bottom plate to joist, rim joist, band joist or blocking , not at braced wall panels	16d common	16" o.c. face nail
	16d box	12" o.c. face nail
Bottom Plate to Joist, rim joist, band joist or blocking, at Braced Wall Panels	3-16d box	16" o.c. face nail
	2-16d common	
Top Plate to Top Plate	16d common	16" o.c. face nail
Double Top Plate splice	8-16d common	Face nail on each side of end joint – minimum 24' lap splice length each side of end joint
	12-16d box	
	12-10d box	
Rim Joist, band joist or blocking to sill or top plate, toe nail	8d box	4" o.c. Toe Nail
	8d common	6" o.c. toe Nail
	10d box	
Top plates, laps at corners and intersections	2-16d common	Face nail
	3-10d box	
Built-up header, 2 pieces with 1/2" spacer	16d common	16" o.c. along each edge face nail
	16d box	12" o.c. along each edge face nail
Stud to Stud and abutting corner Studs at braced wall lines	16d box	12" o.c. face nail
	16d common	16" o.c. face nail
Built-up girders and beams, 2" lumber layers	10d box	Each Layer at 24" o.c., top and bottom staggered, with 3-10d box nails at ends and splices
Blocking between joists or rafters to top plate	3-8d common	Toe Nail
	4-8d box	
	3-10d common	
Ceiling Joists, laps over partitions	4-10d box	Face nail
	3-16d common	
Ceiling Joists to parallel rafters, 5:12 Pitch, Rafters 16"o.c.	6-16d common	Roof Spans to 36 ft., Live Load of 20 psf
Ceiling Joists to parallel rafters, 7:12 Pitch, Rafters 16"o.c.	5-16d common	Roof Spans to 36 ft., Live Load of 20 psf
Ceiling Joists to parallel rafters, 9:12 Pitch, Rafters 16"o.c.	4-16d common	Roof Spans to 36 ft., Live Load of 20 psf
Ceiling Joists to parallel rafters, 12:12 Pitch, Rafters 16"o.c.	3-16d common	Roof Spans to 36 ft., Live Load of 20 psf
Rafter to Plate	3-16d box	2 toe nails on one side and 1 toe nail on the opposite side of each rafter
	3-10d common	
	4-10d box	
Roof Rafters to Ridge, valley or hip rafters	4-16d box	Toe Nail
	3-10d common	
	4-10d box	
Roof Rafters to Ridge, valley or hip rafters	3-16d box	End Nail
	2-16d common	
	3-10d box	
Collar Ties to Rafters, face nail	3-10d common	Face nail each rafter
	4-10d box	
1/2" Plywood subfloor, wall and roof sheathing to framing member	8d common	12" o.c. field
		6" o.c. along panel edges
		4" o.c. at gable end wall framing
5/8" Plywood subfloor, wall and roof sheathing to framing member	10d common	12" o.c. field
		6" o.c. along panel edges
		4" o.c. at gable end wall framing
Note: This schedule has been condensed from tables R602.3(1) through R602.3(4) and R802.5.2(1)of the IRC showing only the most common framing connections. Connections not shown here, should be consulted in the tables of the IRC, chapters 6 & 8.		

FIVE BIRDS DEVELOPMENT

3006 HEMPHILL PARK

AUSTIN, TEXAS 78705

ISSUE DATE
PRINT: 3/3/22

SHEET NAME

FRAMING
NOTES

SHEET NUMBER

AS-122

NOT FOR
CONSTRUCTION
TERESA O'CONNELL
#15432


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