

3RD FLOOR WALL BRACING PLAN

1/4" = 1'-0" IN 22:34
1/8" = 1'-0" IN 11:17

1. BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATEGORY A AND A WIND SPEED OF 90 MPH OR LESS.
2. MAXIMUM BWL SPACING SHALL NOT EXCEED 60 FEET O.C.;
3. WOOD STRUCTURAL PANEL SHALL BE 1/2" OSB (OR PLYWOOD) SHEATHING AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
4. ALL HORIZONTAL PANEL SPLICES SHALL BE BLOCKED WITH BLOCKING EQUAL TO WALL STUD SIZE AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C.
5. THE FLOOR DECK SHALL BE 3/4" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
6. THE ROOF DECK SHALL BE 5/8" MIN OSB OR PLYWOOD DECK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.
7. GYPSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 8d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

BRACE WALL LINE DATA				
BWL	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
12	3 OF 3	16	7	20+
13	3 OF 3	16	3.5	15+
14	3 OF 3	41	7.5	15+
15	3 OF 3	41	7.5	15+

LEGEND: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.

City of Austin
REVIEWED FOR CODE COMPLIANCE

Zhangyong Zhang
4/5/2018



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OC JOB NO.: 15043

15113 EAST 2ND ST
AUSTIN, TX

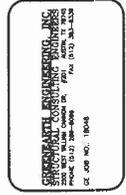
REV.	DATE

CHK. BY: TZ
DRWN. BY: OB
DATE: 4/5/2018

SHEET NO.
S30.

DETAILS SCALE TO 3/8"=1'-0" IN 11X17 SHEET

Zhiyong Zhang
4/5/2018



1513 EAST 2ND ST
AUSTIN, TX

CITY OF AUSTIN
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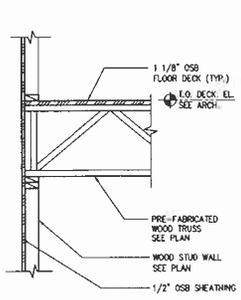
REV.	DATE

CHK. BY: TZ
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DATE: 4/5/2018

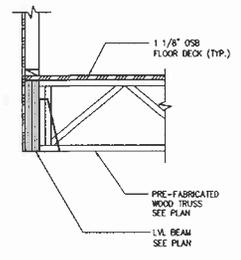
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S400
OF

GENERAL NOTES

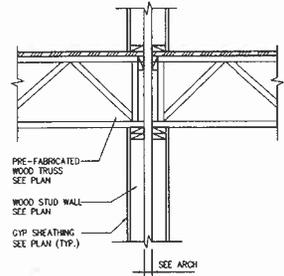
- 1. 2015 International Residential Code.
- 2. National Design Specifications for Wood Construction with Supplement, National Forest and Paper Products, Latest Edition.
- 3. Wood Plywood Design Specification, American Plywood Association, Latest Edition.
- 4. Metal Plate Connected Wood Trusses: Design Standard for Metal Plate Connected Wood Trusses AISI/TPI 1-95.
- 5. 20 psf
- 6. 40 psf
- 7. 80 psf
- 8. Note: all structural framing lumber shall be clearly marked no. 2 southern yellow pine or equal that non-weathering exterior walls may be stud grade southern yellow pine, douglas fir, or fir.
- 9. Deck, beams, and top plates shall be no. 2 Southern Yellow Pine or Douglas Fir.
- 10. Joists shall have solid blocking at 4'-0" o.c. maximum vertically. End nail with 2-16d nails or with 2-16d nails.
- 11. Studs of all wall corners and on each side of all openings, unless noted or detailed otherwise.
- 12. Exterior wall framing shall be braced by a 1/2" thick panel of APA rated sheathing with an nailing schedule from the top plate to the sill plate. There will be taller than 15'-0" zones multiple equal to extend from sill plate to top plate. Provide 2x blocking as required to support sill plate with 8d common nails at 6" on center of supported edges and 12" on center at intermediate.
- 13. Deck or handrails shall be provided at supports and cantilever ends of all wood joists, and between ends not exceeding 8'-0" apart.
- 14. Members framing into the side of a header, hip, valley, ridge, truss or any other beams shall be 1/2" metal plate hangers manufactured by the Simpson Company or equal. The hanger shall be sized in accordance with the manufacturer's recommendations for the size of joint supported.
- 15. Attachment of all framing members and sheathing shall be as specified in the International Residential Code (Table R602.3) unless noted otherwise in the drawings. Common nailing schedule, or nailing shall be used for all framing unless noted otherwise.
- 16. 1 plate at the bottom and a double plate at the top of all stud walls. Exterior sill plates shall be 1" thick with 1/2" anchor bolts with a minimum embedment of 8" spaced at 4'-0" on center. Spacing of two bolts per plate segment. All plates in contact with concrete or masonry shall be fast with a preservative.
- 17. Joists under all interior partition walls oriented parallel to the joists.
- 18. Studs (or cripples) at each end of any header, beam, ridge, valley, or hip spanning over 10'-0" otherwise. Provide double studs (or cripples) at each end of any header, beam, ridge, valley, or hip 0' to 10'-0" unless noted otherwise.
- 19. Rating of pressure treated lumber products are highly corrosive to metal connectors and fasteners, and metal connectors used in conjunction with the new generation of pressure treated lumber shall be galvanized or stainless steel. These locations include, but are not limited to the following:
 - bolts of side plate in foundation.
 - from side plate to wall studs.
 - all exterior plywood sheathing to side plate.
 - at ledger to concrete.
 - to truss ledger connections.
 - nailing on truss plates.
 - bolts to concrete.
 - board to truss joints.
- 20. JOIST MEMBERS
 - on the drawings, joists shall be 12" 20" series engineered wood joists, and beams shall be 2" Trusspan beams as manufactured by the True Joist Corporation.
 - joists or beams. Drill holes through ends of engineered wood members for mechanical, electrical or voice in accordance with the recommendations of the engineered wood product manufacturer.
 - beams up to three members thick shall be nailed together with three rows of 16d nails at 12" on or more multiple wood beams and multiple wood beams utilizing beams thicker than 1 3/4" and together with 1/2" diameter bolts top and bottom of supports and ends of the beam, then at staggered top and bottom for the full length of the beam.
 - as of two 1 3/4" Max-Lam beams are noted on the drawings, contractor may provide single 3" Max-Lam of double 1 3/4" beams.
 - fasteners where required by the manufacturer for the specified support condition.



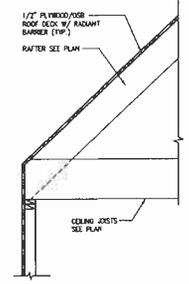
1 SECTION
3/4" = 1'-0"



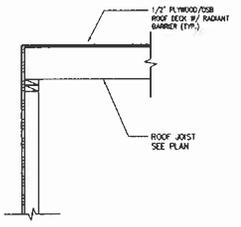
2 SECTION
3/4" = 1'-0"



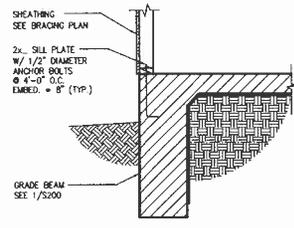
3 SECTION
3/4" = 1'-0"



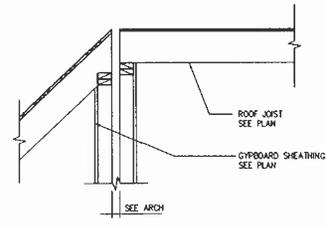
4 SECTION
3/4" = 1'-0"



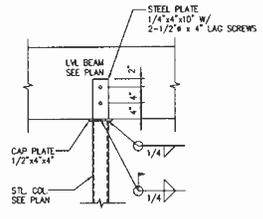
5 SECTION
3/4" = 1'-0"



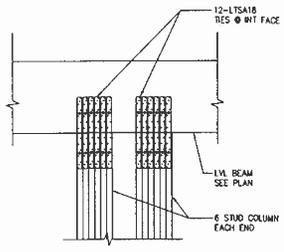
6 SECTION
3/4" = 1'-0"



7 SECTION
3/4" = 1'-0"

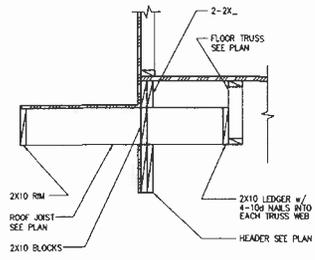


8 TYPICAL DETAIL
N.T.S.



9 L.V. MOMENT FRAME DETAIL
3/4" = 1'-0"

NOTE: PROVIDE SIMPSON HD3 HOLD-DOWN AT EACH END OF THE FRAME.

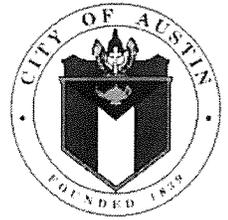


10 SECTION
3/4" = 1'-0"



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

CASE#: C15-2015-0052
 Address: 106 & 108 COMAL ST



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering; or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Scan from my

Written comments must be submitted to the contact person listed on the notice before 9 a.m. the day of the public hearing to be viewed by the Board the night of the meeting. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice. All comments received will become part of the public record of this case.

Case Number: C15-2021-0051
Contact: Elaine Ramirez; elaine.ramirez@austintexas.gov
Public Hearing: Board of Adjustment; May 10th, 2021

Jami Caruso
 Your Name (please print) I am in favor
 I object

1501 E 2nd St. #B
 Your address(es) affected by this application

Jami Caruso 5/4/21
 Signature Date

Daytime Telephone: (512) 297-9812

Comments: I'm in favor because, for one, I know the couple who bought the lot and happen to know they intend to live there. They're locals - let's let them build their dream home!

If you use this form to comment, it must currently be returned via e-mail (as we do not have access to our mail due to COVID-19 and social distancing):
 Elaine Ramirez
 Scan & Email to: elaine.ramirez@austintexas.gov

From: Jami Caruso
 To: elaine.ramirez@austintexas.gov
 Date: Tuesday, May 4, 2021, 4:22:28 PM
 *** Essential Email - Executive Council ***
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