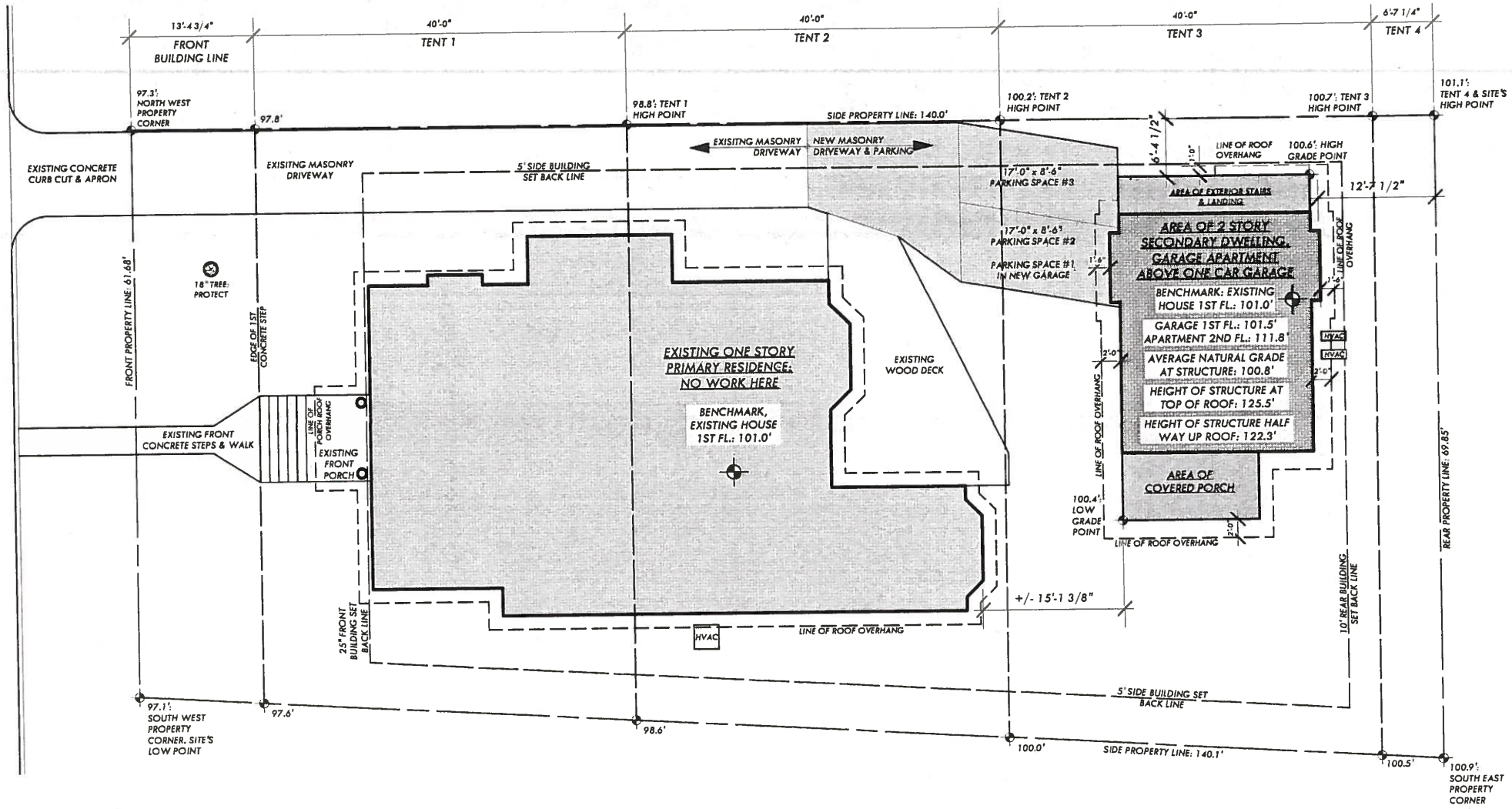
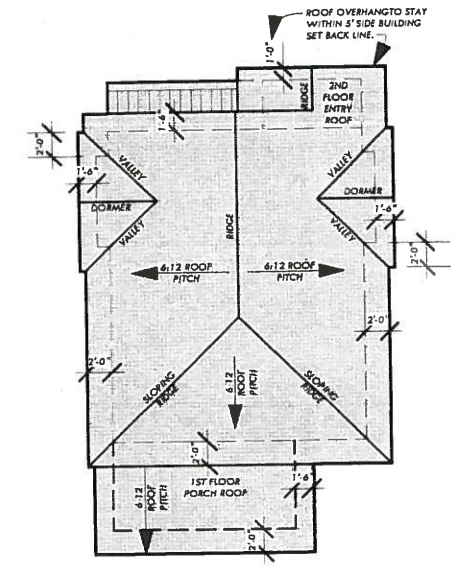
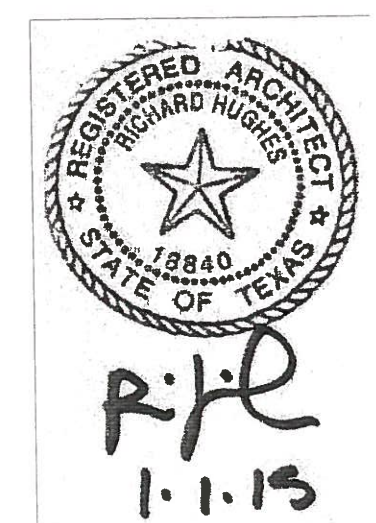


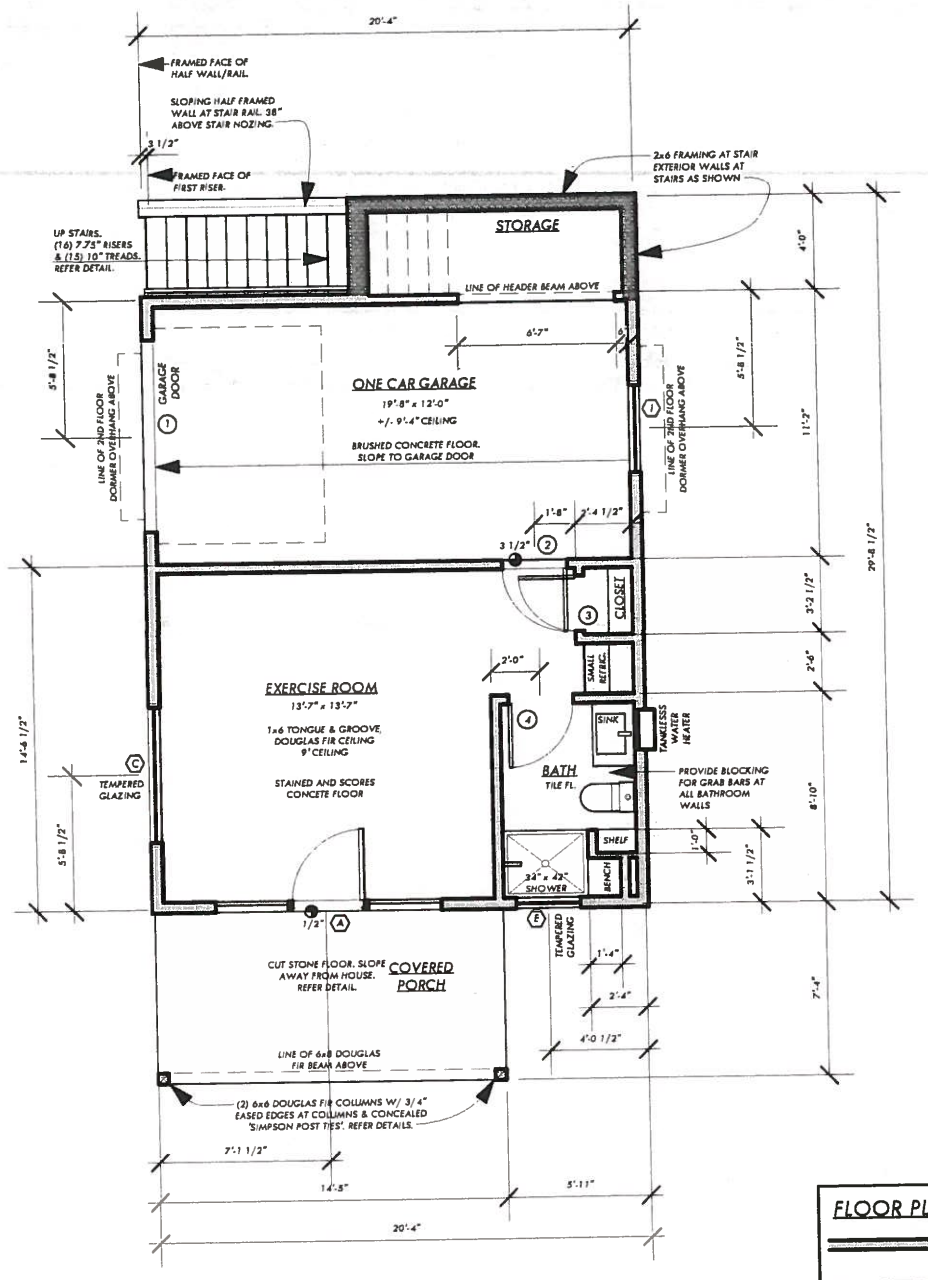
1 PLOT PLAN
SCALE: 1/16" = 1'-0"



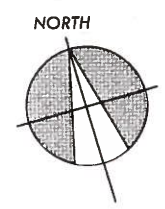
2 ROOF PLAN
SCALE: 1/16" = 1'-0"



1	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E|5|A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228



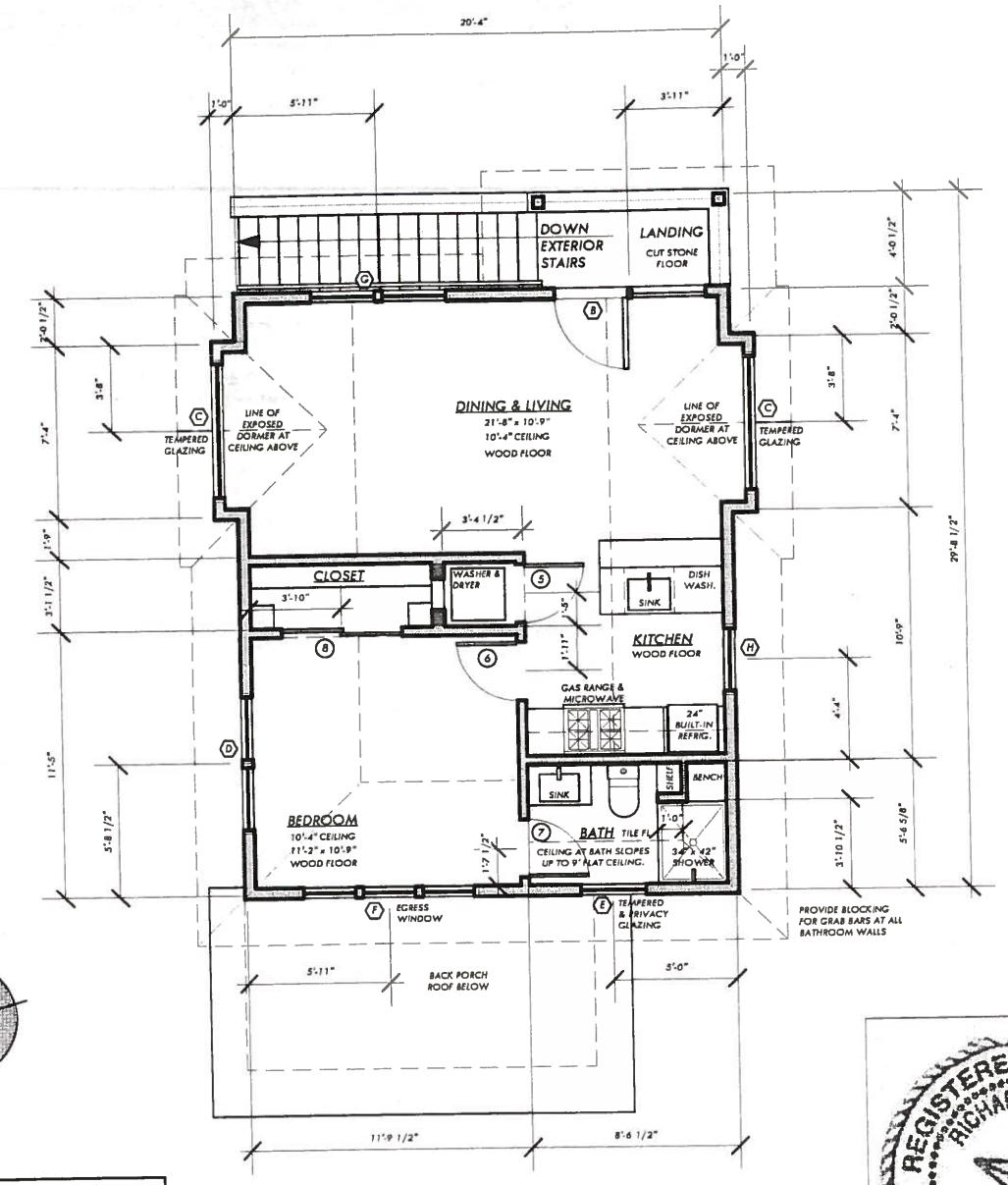
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



FLOOR PLAN LEGEND

NEW 2x4 FRAMED WALL.

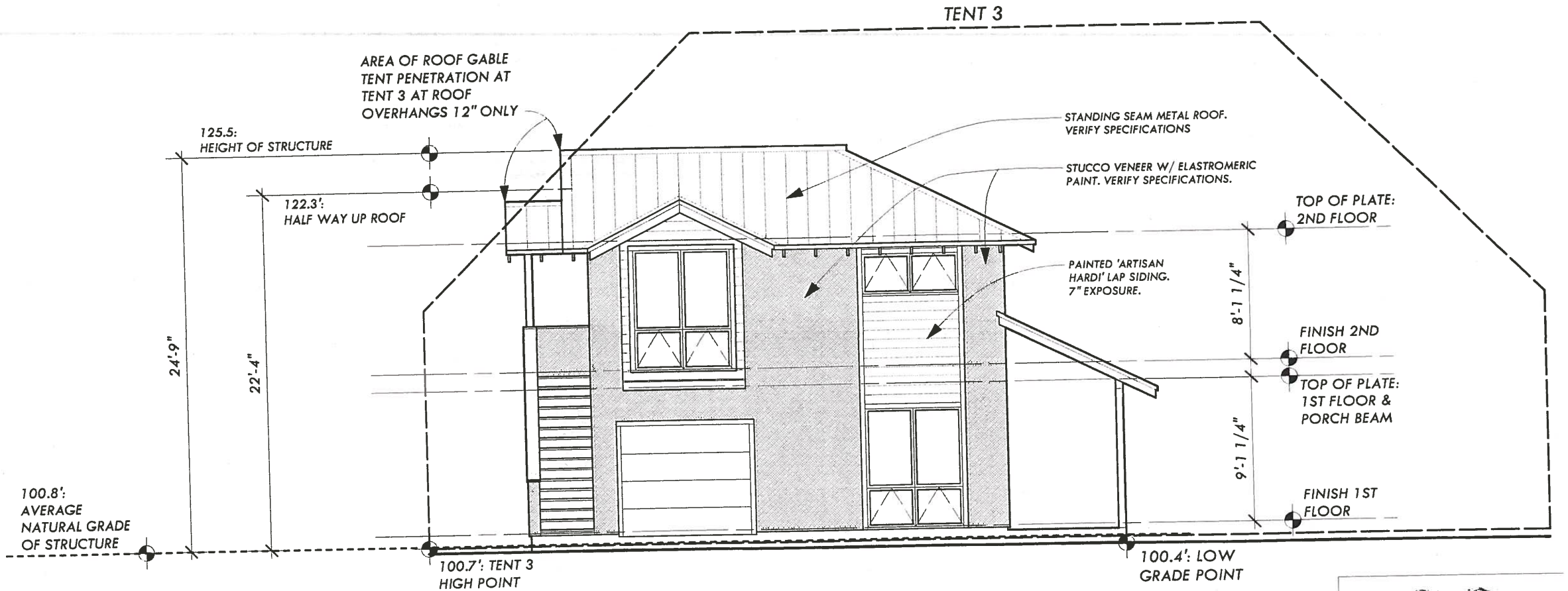
NEW 2x6 FRAMED WALL.



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

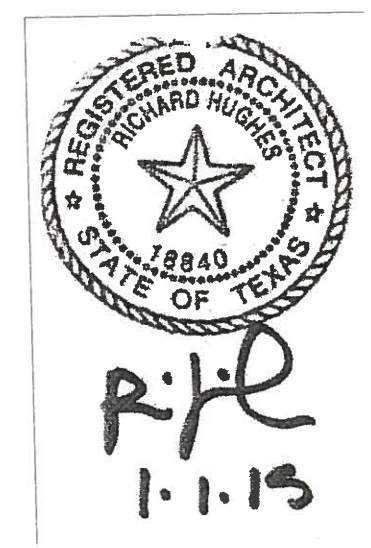
R.J.H.
1.1.15

2	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E 5 A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228

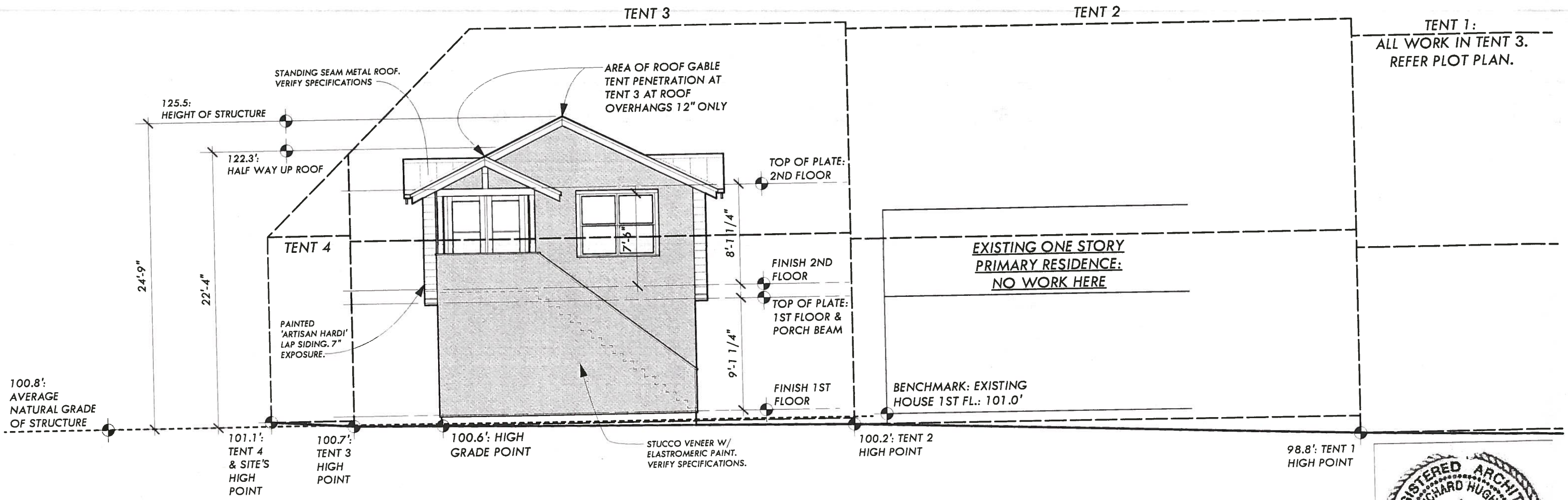


WEST ELEVATION

SCALE: 1/8" = 1'-0"

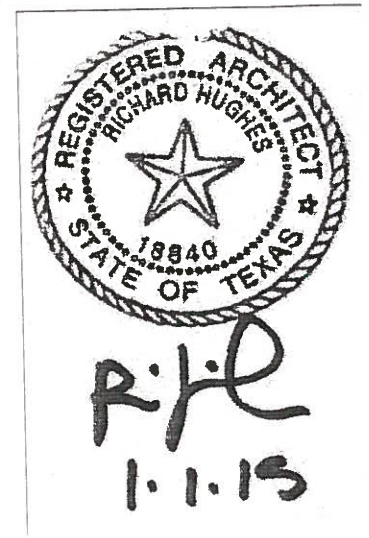


3	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E|5|A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228

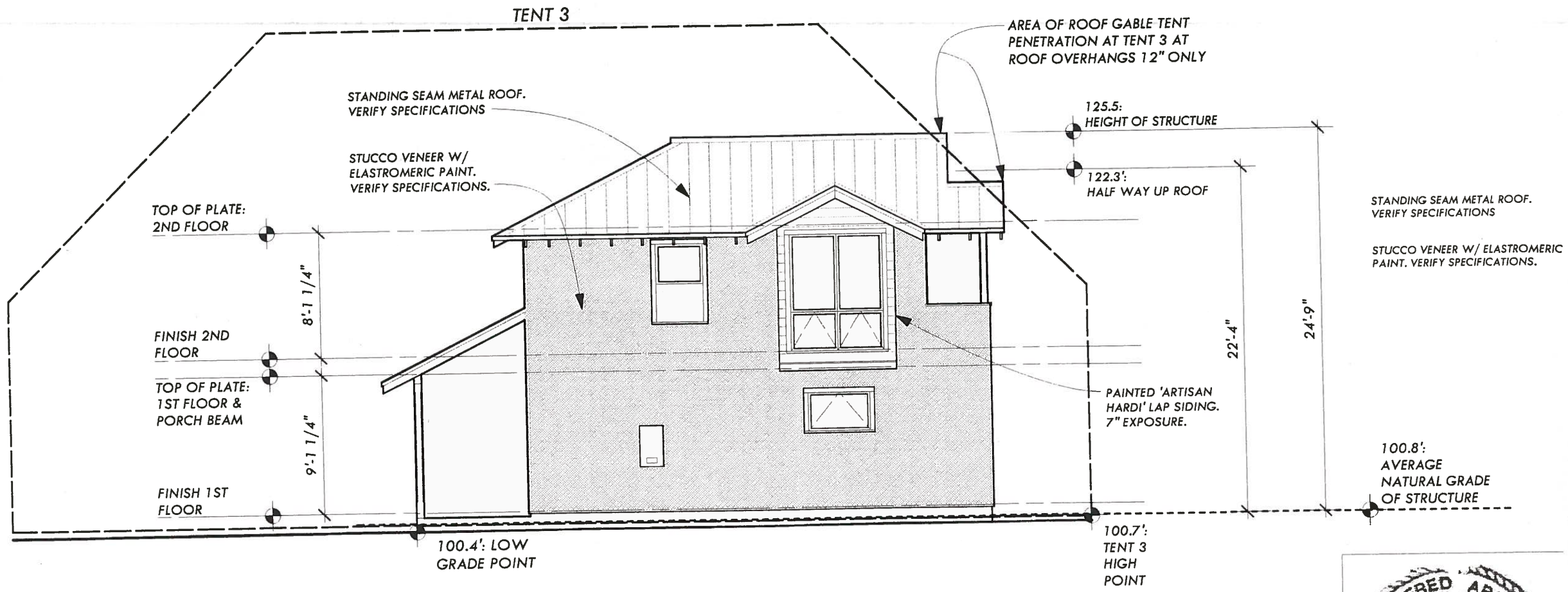


NORTH ELEVATION

SCALE: 1/8" = 1'-0"

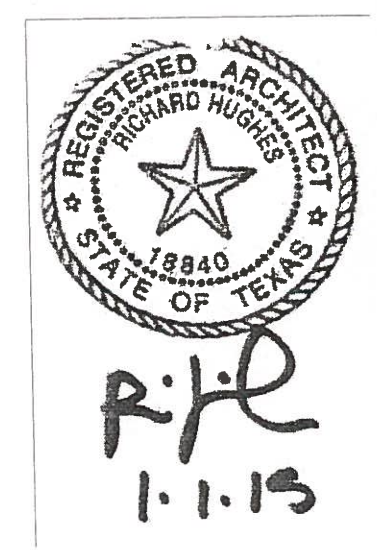


4	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E|5|A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228

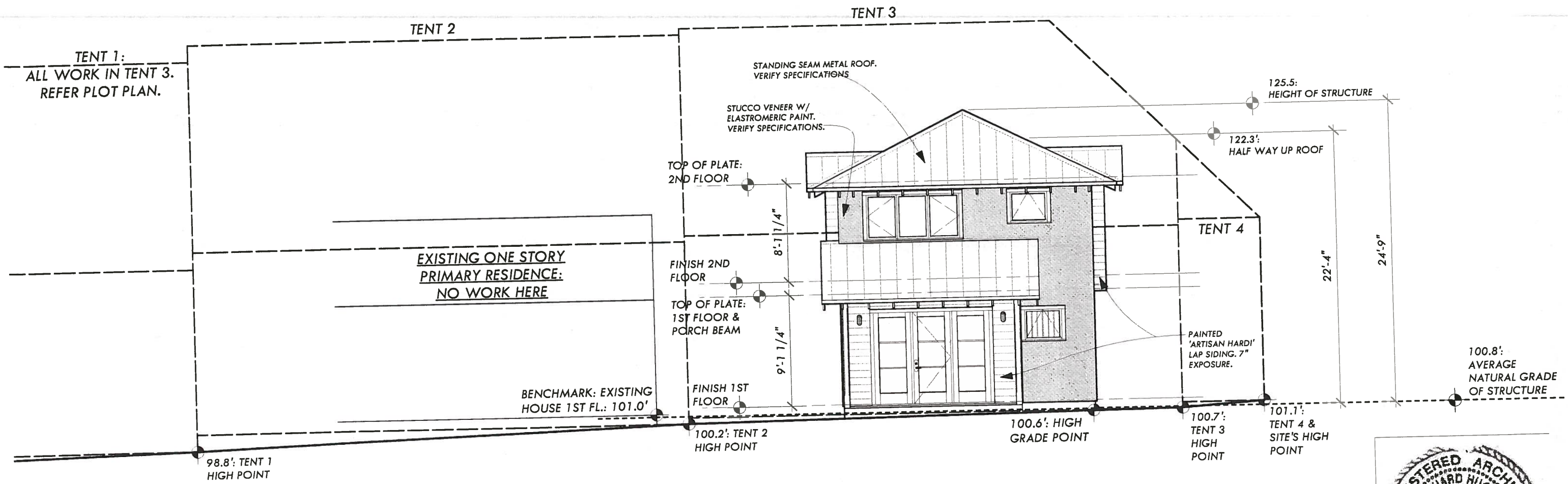


WEST ELEVATION

SCALE: 1/8" = 1'-0"



5	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E 5 A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228

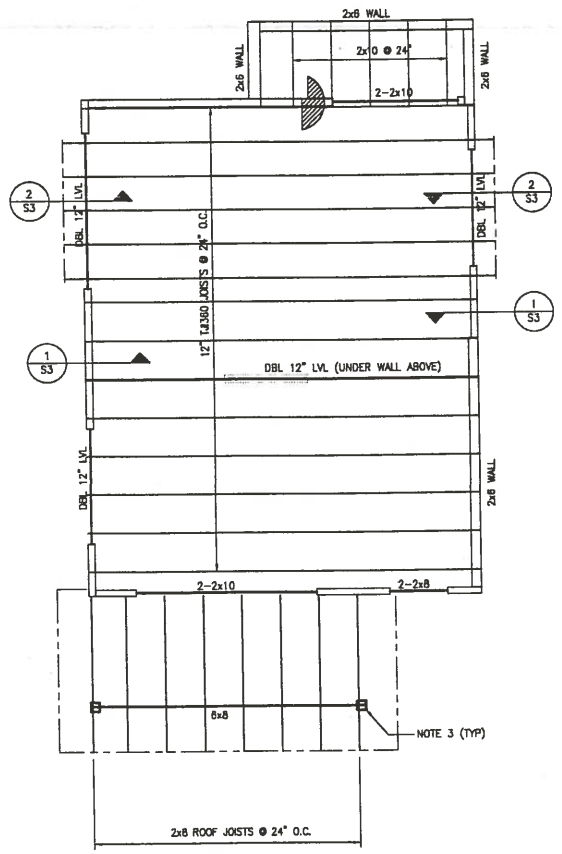


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

R.J.H
1.1.15

6	DATE: 1-1-15	SMITH GARAGE APARTMENT 1305 MARSHALL LANE, AUSTIN, TX 78703	E|5|A ELEMENTFIVEARCHITECTURE www.elememt5architecture.com 2124 EAST 6th ST., SUITE 106 AUSTIN TX 78705 512.473.8228

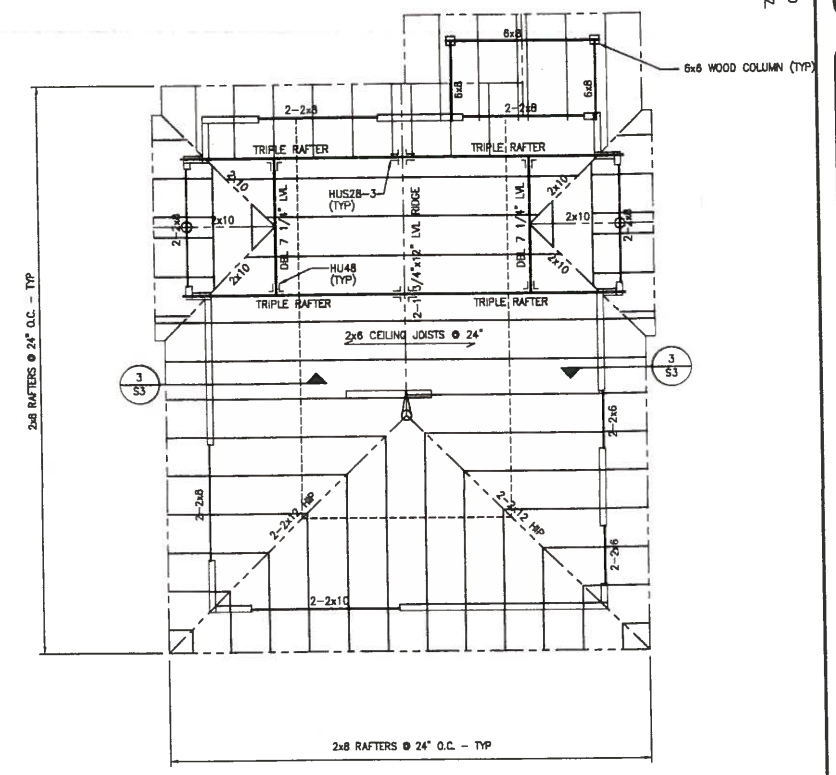


BUILT-UP COLUMN SCHEDULE	
BEAM SIZE	BUILT-UP STUD COLUMN
2- 1 3/4"x14" LVL & UP	4- STUD COLUMN
2- 1 3/4"x12" LVL	3- STUD COLUMN
3- 2 x___	3- STUD COLUMN
2- 2 x 12	3- STUD COLUMN
2- 2 x 10 OR SMALLER	2- STUD COLUMN

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL WALLS SHOWN ARE 2x4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN. WALLS MARKED 2x6 ARE 2x6 @ 16" O.C.
3. 6x6 WOOD COLUMN. PROVIDE SIMPSON "66L" TIE AT EACH COLUMN TO BEAM CONNECTION.

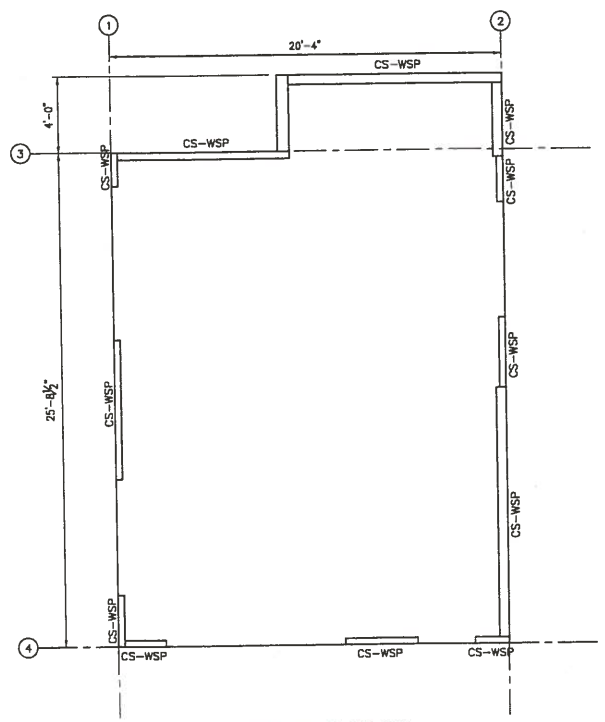
2ND FLOOR FRAMING PLAN
1" = 10'-0"



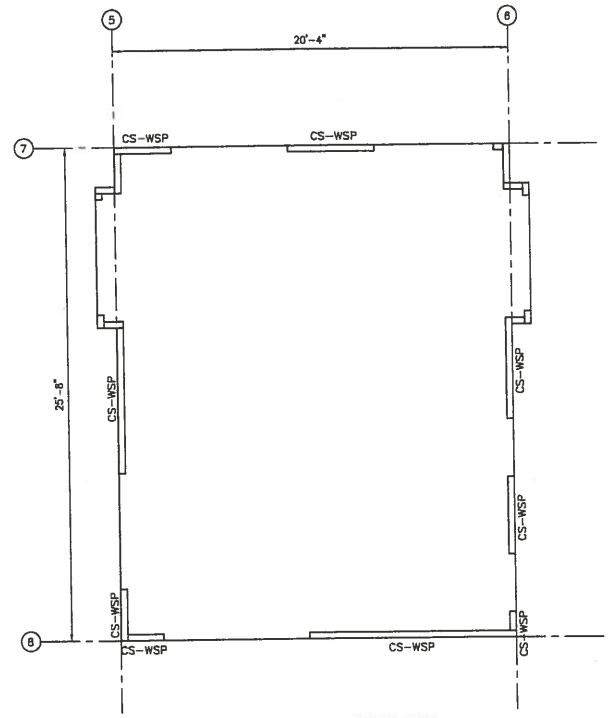
ROOF FRAMING PLAN
1" = 10'-0"

PLAN NOTES:

1. BEAMS AND HEADERS SHALL BE SUPPORTED BY BUILT-UP COLUMNS & BLOCKED SOLID TO FOUNDATION. SEE THIS SHEET FOR BUILT-UP COLUMN SIZES.
2. ALL WALLS SHOWN ARE 2x4 @ 16" O.C. LOAD BEARING WALL U.N.O. IN THIS PLAN.
3. ○ DESIGNATES 3-2x4 POST TO WALL BELOW.



1ST FLOOR WALL BRACING PLAN
1" = 10'-0"



2ND FLOOR WALL BRACING PLAN
1" = 10'-0"

BRACE WALL LINE DATA					
BWL	BWL LENGTH (FEET)	STORY	BWL SPACING (FEET)	REQUIRED LENGTH (FT)	PROVIDED LENGTH (FT)
1	26	1 OF 2	20	8.5	10+
2	26	1 OF 2	20	8.5	10+
3	20	1 OF 2	26	8	8.5
4	20	1 OF 2	26	8	8
5	26	2 OF 2	20	3.5	8+
6	26	2 OF 2	20	3.5	8+
7	20	2 OF 2	26	4.5	7
8	20	2 OF 2	26	4.5	8+
LEGENDS: BWL = BRACED WALL LINE; CS-WSP = CONTINUOUS SHEATHED WOOD STRUCTURAL PANEL; GB = GYPSUM BOARD; CS-PF = CONTINUOUS SHEATHED PORTAL FRAME.					

1. BRACED WALL LINE DATA BASED ON SEISMIC DESIGN CATAGORY 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. GYBSUM BOARD SHALL BE 1/2" THICK AND SHALL BE FASTENED WITH 6d COMMON NAILS @ 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE FRAMING.

06/19/2014

STATE OF TEXAS
TZENGANG CHANG
65580
LICENSED PROFESSIONAL ENGINEER

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CE JOB NO.: 14000

GARAGE APARTMENT
1305 MARSHALL LANE
AUSTIN, TX

REV.	DATE

CHK. BY: TZ
DRWN. BY: TZ
DATE: 06/19/2014

SHEET NO.
S2
OF