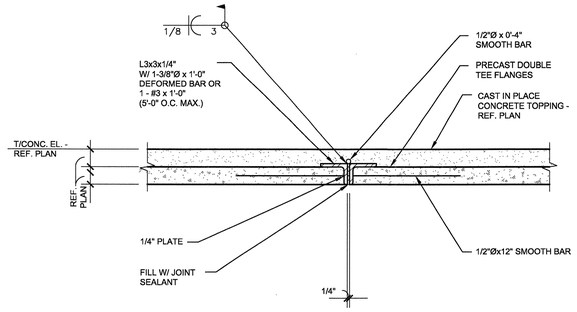
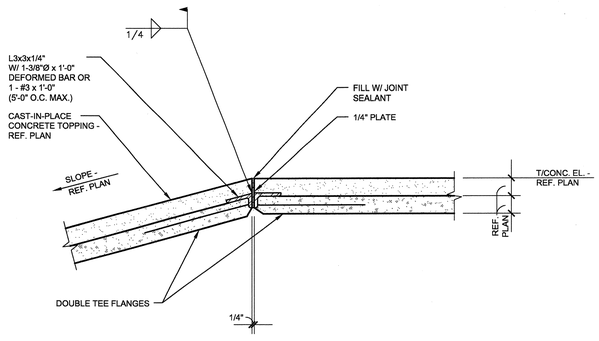


1 SG4.03 **DETAIL**
SCALE: 1 1/2"=1'-0"



2 SG4.03 **DETAIL**
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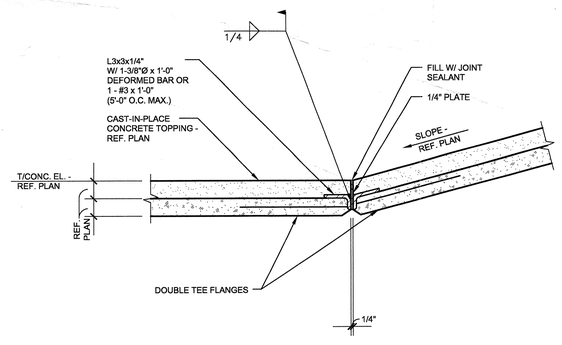

3 SG4.03 **DETAIL**
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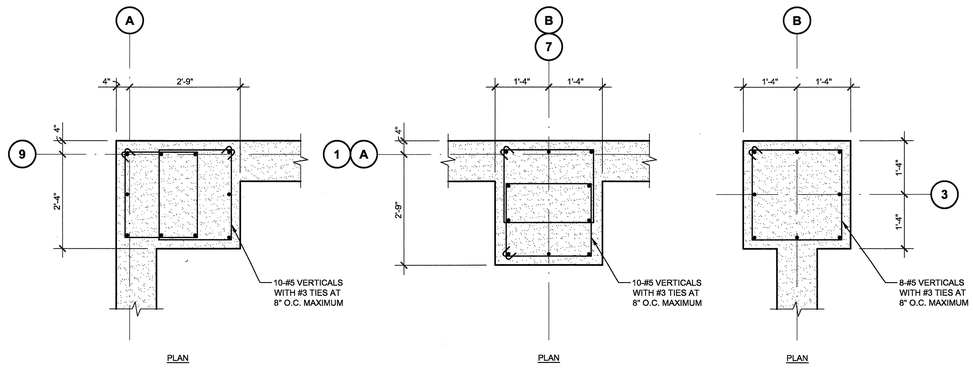
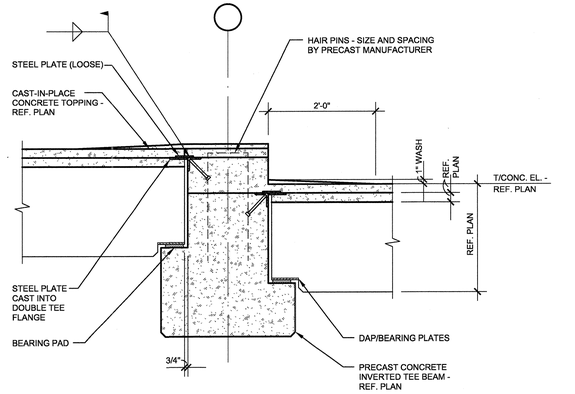


4 SG4.03 **TYPICAL PILASTER DETAILS**
NO SCALE



5 SG4.03 **TYPICAL PRECAST DOUBLE TEE TO BEAM DETAIL**
SCALE: 3/4"=1'-0"

1

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R TRENT PERKINS 84264 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE. THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
SG4.03

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 163
Date: 6/26/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Steel Beam at SW Corner of Fitness

Drawing: S2.21
Cost Impact: None
Spec Section:
Schedule Impact: 2 days

Request: **Date Required: 6/28/2012**
It appears that the W18x46 beam (running north and south) connects to the W14x22 beam (running east and west). There are a couple of concerns/questions.
1. The flanges on the big beam will have to be cut to "wrap" around the column, as it is about 6" wide. Please provide a detail.
2. Please provide a detail to show the connection for the large beam to tie to the smaller beam.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer to detail 3/S4.01. The flanges of the W18x46 may be coped as required.

R. Trent Perkins, PE June 26, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 144
Date: 6/7/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Steel Beams Located in Exterior Walls

Drawing: S2.21, S2.23 & S2.24
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/11/2012**
There are several places on these drawings that appear to show steel beams centered on exterior walls. The largest beam is 10.25" wide looks like it is centered on a 3.5" wall. Please confirm that the dimensions on the drawings have been coordinated with Architectural drawings and with steel sizes and that none of the beams are going to affect the exterior skin.

Requested by: David Miller
Embrey Builders LLC

Response:
SK-13 deals with this issue on the north side of the club.

PPO's response to RFI 176 cleared up this issue on the A2-SP unit above the garage entry.

Many talks with Brian and Les (Embrey) and Ryan and Walter (BGO) have worked on this issue, althouth minor, south of the club in the courtyard using extra studs to bump out the stucco finish and gyp board around the steel beams.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: October 16, 2012

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 136
Date: 5/31/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Support for Exterior Wall Above Fitness/Club Patio

Drawing: S2.21
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/8/2012**
Based on our discusson on 5/30/12 conference call, please provide a method to support the exterior wall above the patio at the Fitness Center. The measurement that the framer came up with was 5 1/2 inches that would need to be padded out.

Requested by: David Miller
Embrey Builders LLC

Response:

See attached detail.

Brande Parkey
Answered by

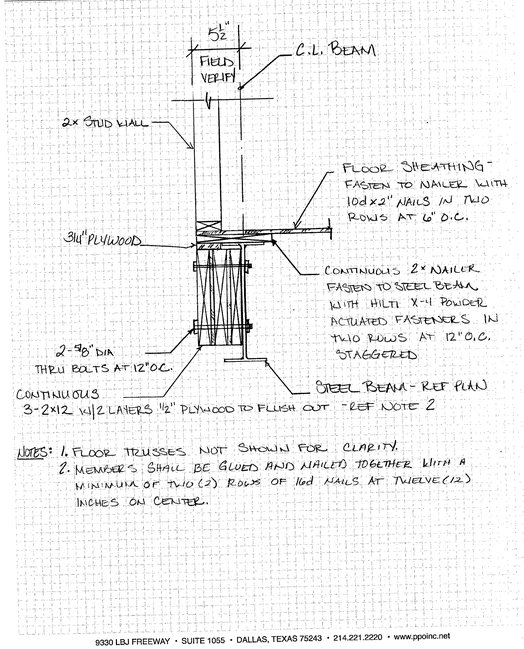
Parkin-Perkins-Olsen
Company

6/14/2012
Date

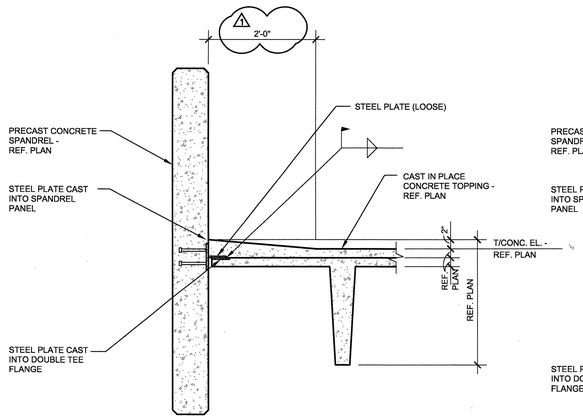
Page 1 of 1

PARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

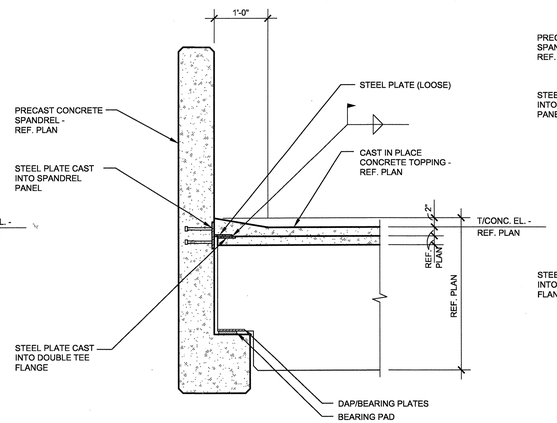
Project
PPO No.
Date
Subject
Calc'd By
Chk'd By
Sht Of



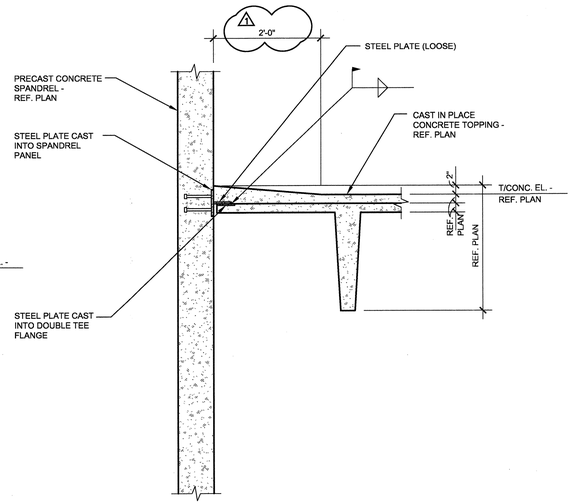
NOTES: 1. FLOOR TRUSSES NOT SHOWN FOR CLARITY.
2. MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER.



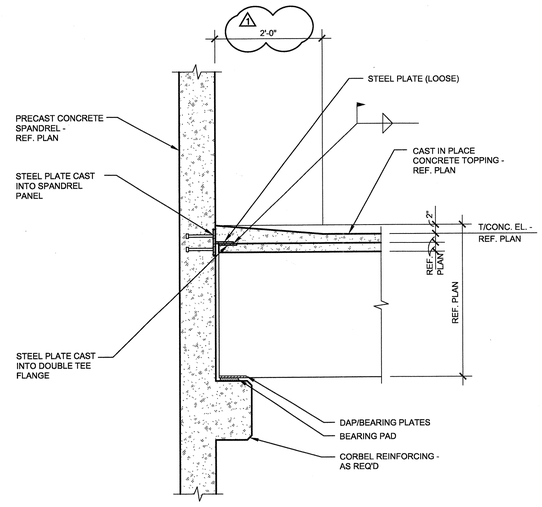
TYPICAL PRECAST DOUBLE TEE TO SPANDREL DETAIL
1 SG4.02 SCALE: 3/4"=1'-0"



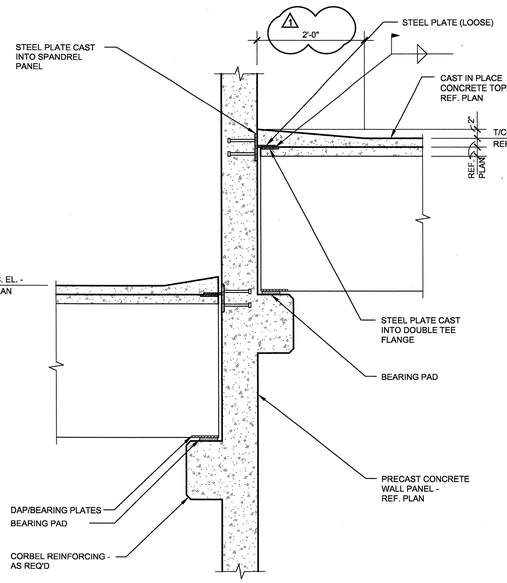
TYPICAL PRECAST DOUBLE TEE TO SPANDREL DETAIL
2 SG4.02 SCALE: 3/4"=1'-0"



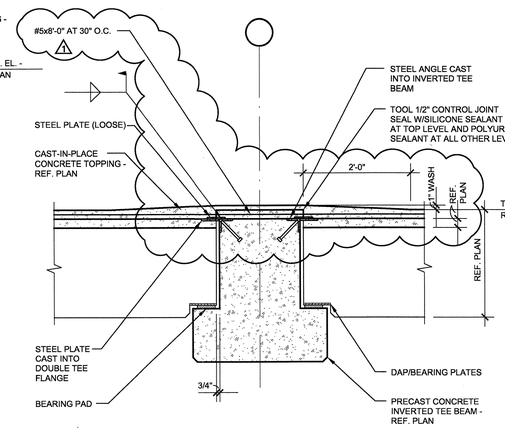
TYPICAL PRECAST DOUBLE TEE TO WALL DETAIL
3 SG4.02 SCALE: 3/4"=1'-0"



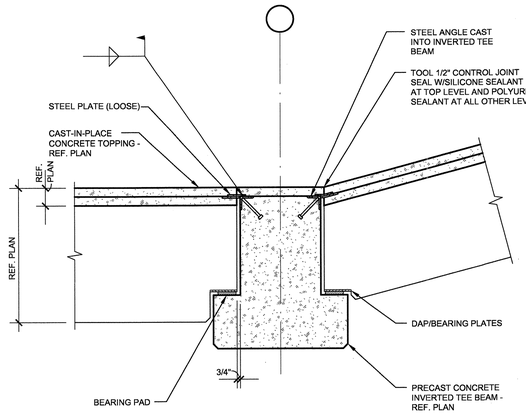
TYPICAL PRECAST DOUBLE TEE TO WALL DETAIL
4 SG4.02 SCALE: 3/4"=1'-0"



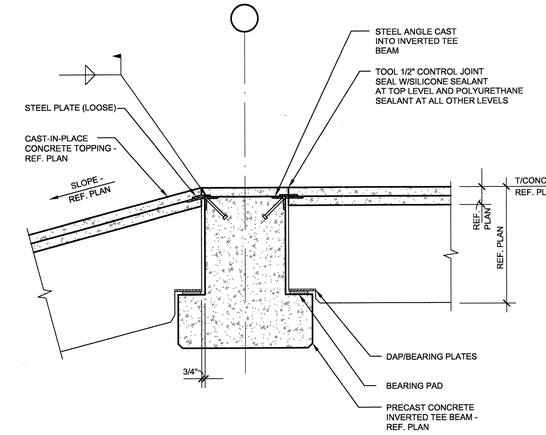
TYPICAL PRECAST DOUBLE TEE TO COLUMN DETAIL
5 SG4.02 SCALE: 3/4"=1'-0"



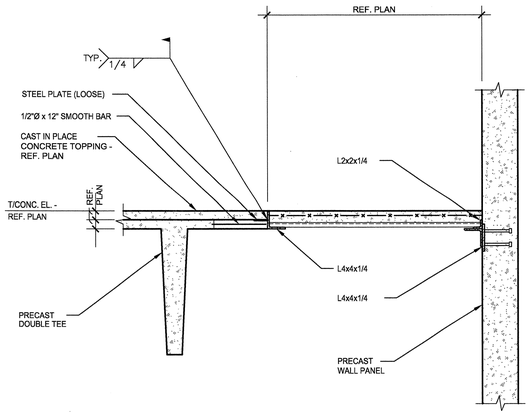
TYPICAL PRECAST DOUBLE TEE TO BEAM DETAIL
6 SG4.02 SCALE: 3/4"=1'-0"



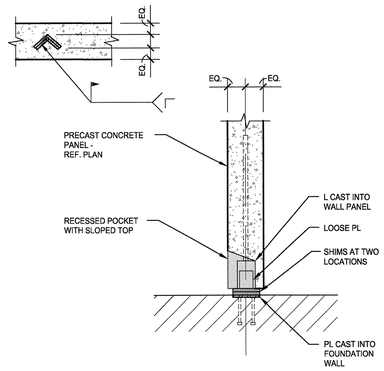
TYPICAL PRECAST DOUBLE TEE TO BEAM DETAIL
7 SG4.02 SCALE: 3/4"=1'-0"



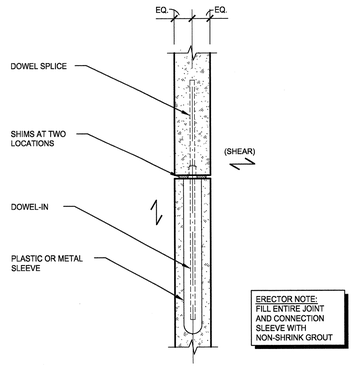
TYPICAL PRECAST DOUBLE TEE TO BEAM DETAIL
8 SG4.02 SCALE: 3/4"=1'-0"



DETAIL
9 SG4.02 SCALE: 3/4"=1'-0"



WALL PANEL TO FOUNDATION CONNECTION
10 SG4.02 SCALE: 3/4"=1'-0"



CONNECTION BETWEEN WALL PANELS
11 SG4.02 SCALE: 3/4"=1'-0"

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
SG4.02

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
10/21/11

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 46
Date: 1/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Typical drop panel detail (pier cap)

Drawing: 3/S3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/6/2012**

3/S3.02 shows typical drop panel detail (pier cap). We are confused and not sure of the proper steel size and placement. Are L bars being used and is it tied to the pier steel or doweled? Also, what is the size of the steel for L bars. Where plan shows #4 at 12" O.C. each way bottom, why is spacing on detail more than 12"? We need to have more clear information on the pier cap steel so we do it correct the 1st time, see attachments with comments.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please see attached for bar placement and submit reinforcing steel shop drawings for approval.

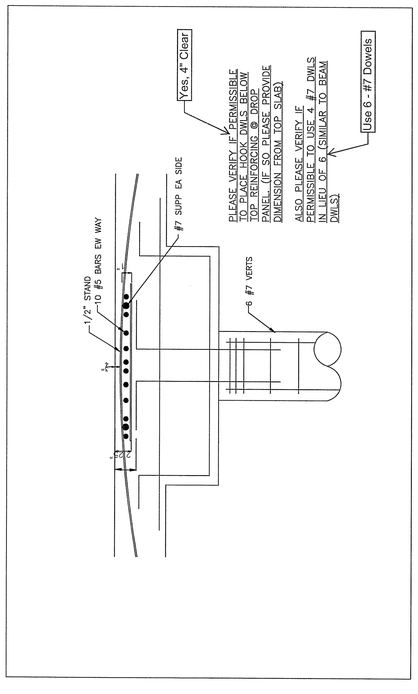
Provide #4 at 12" on center in large areas. Provide #4 bars as indicated in detail 3/S3.02 at 6'-0"x6'-0" drop caps.

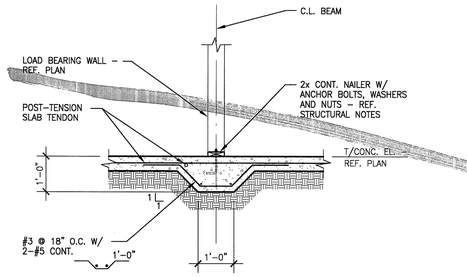
R. Trent Perkins, P.E. February 3, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

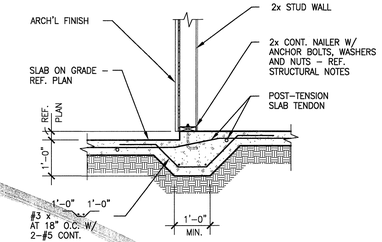
Answered by

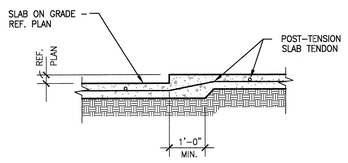
Company

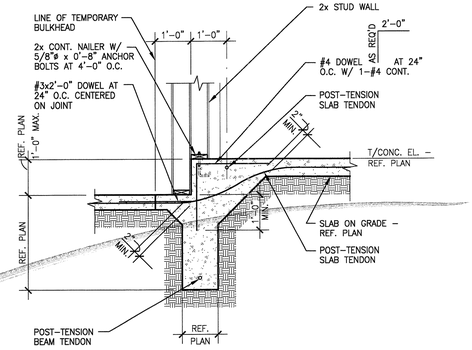
Date



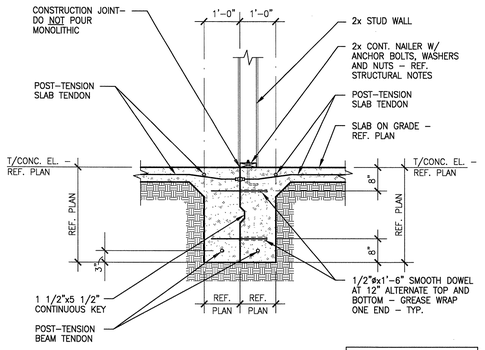






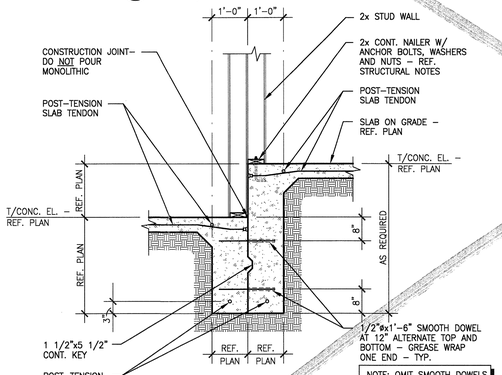


1 S3.02 SECTION
NO SCALE



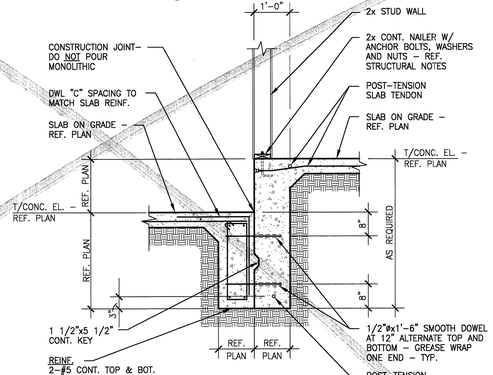
NOTE: OMIT SMOOTH DOWELS AT SIMILAR CONDITION

2 S3.02 SECTION
SCALE: 1/2"=1'–0"

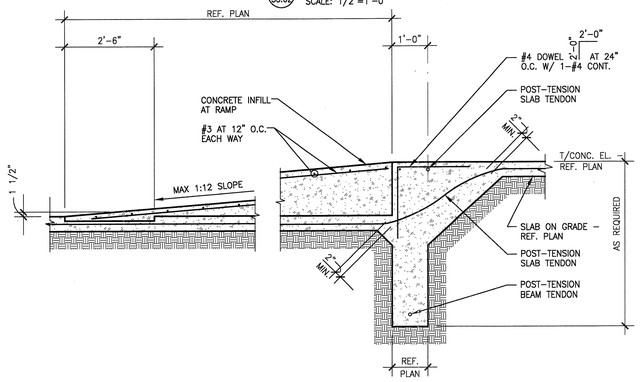


NOTE: OMIT SMOOTH DOWELS AT SIMILAR CONDITION

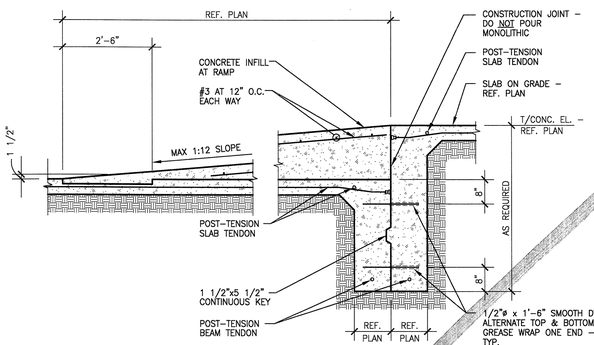
3 S3.02 SECTION
SCALE: 1/2"=1'–0"



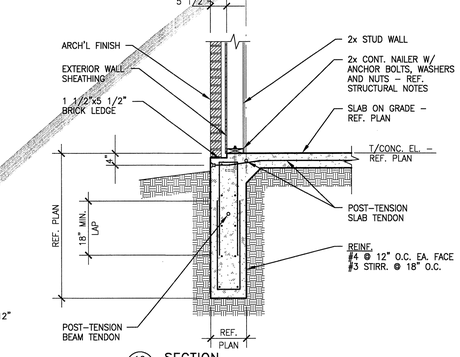
4 S3.02 SECTION AT STEP IN SLAB ON GRADE
SCALE: 1/2"=1'–0"



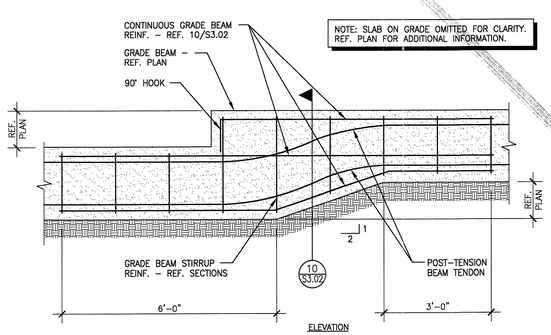
5 S3.02 SECTION
SCALE: 1/2"=1'–0"



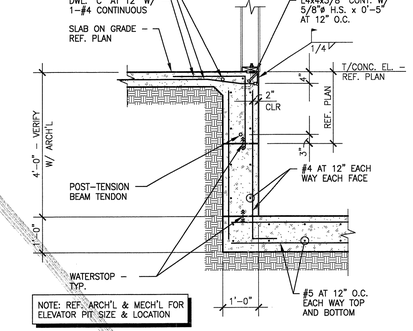
9 S3.02 SECTION AT RAMP
SCALE: 1/2"=1'–0"



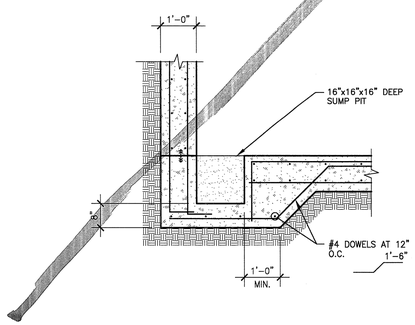
10 S3.02 SECTION
SCALE: 1/2"=1'–0"



11 S3.02 TYPICAL STEP IN GRADE BEAM DETAIL
SCALE: 1/2"=1'–0"



12 S3.02 TYPICAL ELEVATOR PIT WALL SECTION
SCALE: 1/2"=1'–0"



13 S3.02 TYPICAL ELEVATOR SUMP PIT SECTION
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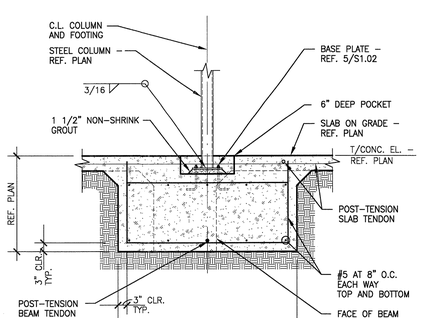
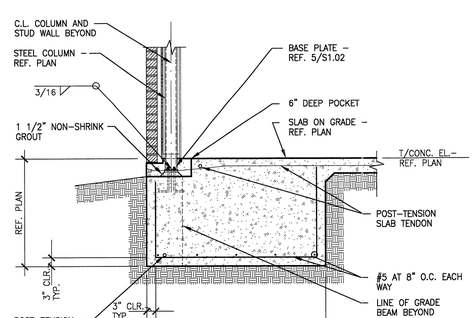


14 S3.02 DETAIL
SCALE: 1/2"=1'–0"



15 S3.02 EXTERIOR FOOTING DETAIL
SCALE: 1/2"=1'–0"

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

REVISIONS

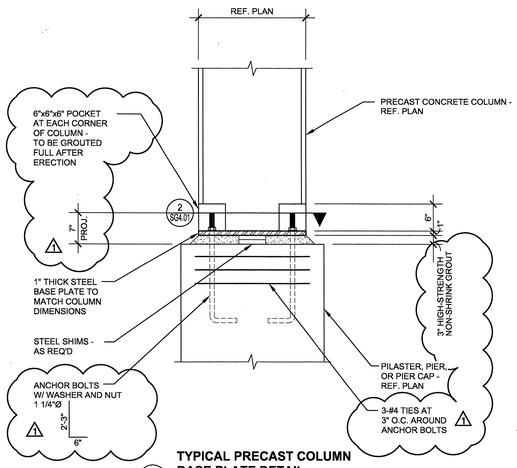
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

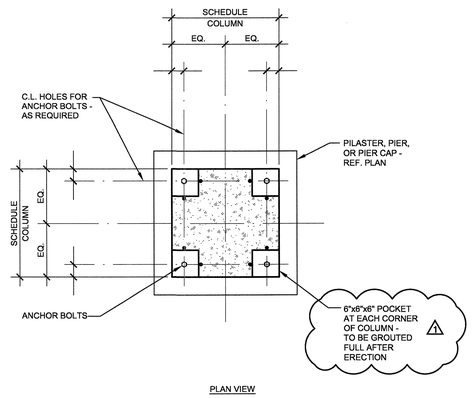
PROJECT
11129

SHEET NUMBER
S3.02



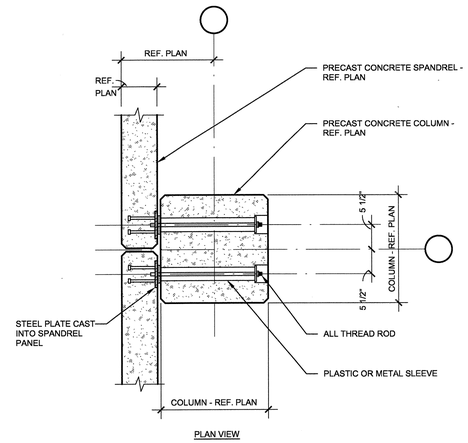
TYPICAL PRECAST COLUMN BASE PLATE DETAIL

1 SG4.01 SCALE: 3/4"=1'-0"



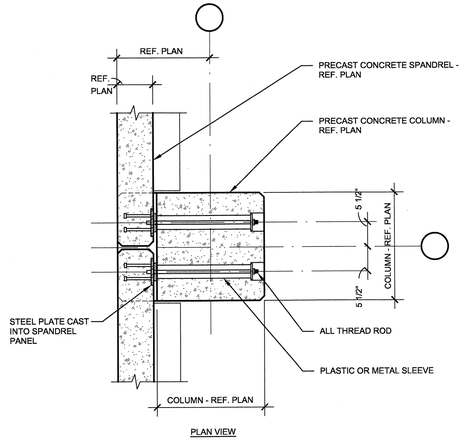
TYPICAL PRECAST COLUMN BASE PLATE DETAIL

2 SG4.01 SCALE: 3/4"=1'-0"



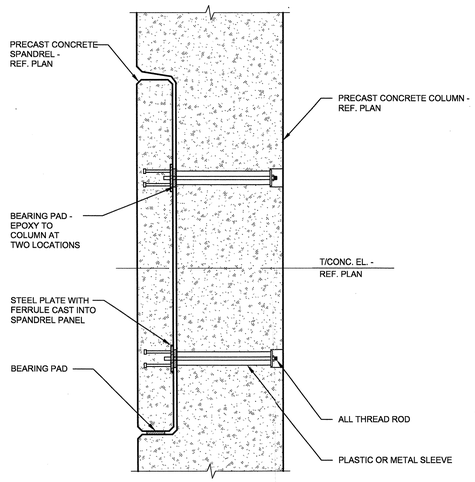
TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

3 SG4.01 SCALE: 3/4"=1'-0"



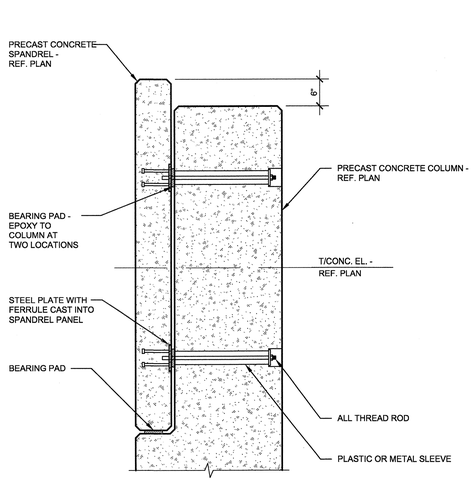
TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

4 SG4.01 SCALE: 3/4"=1'-0"



TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

5 SG4.01 SCALE: 3/4"=1'-0"



TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

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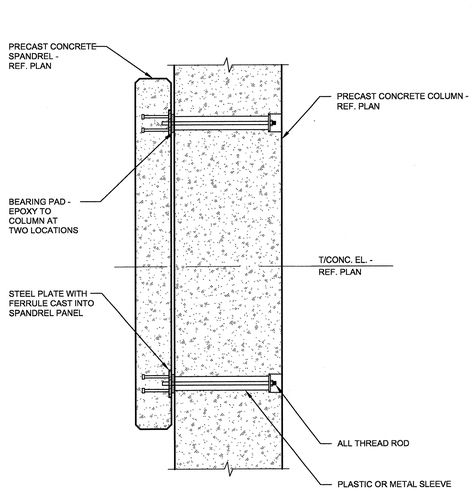
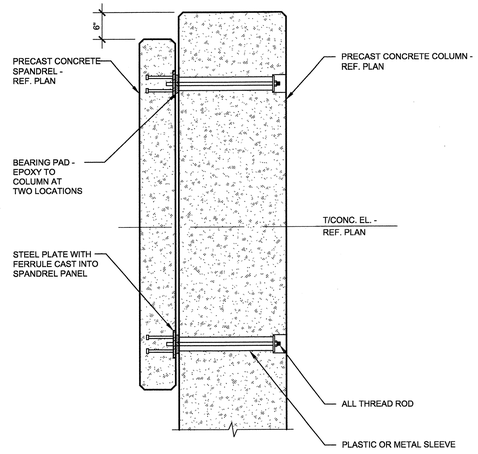


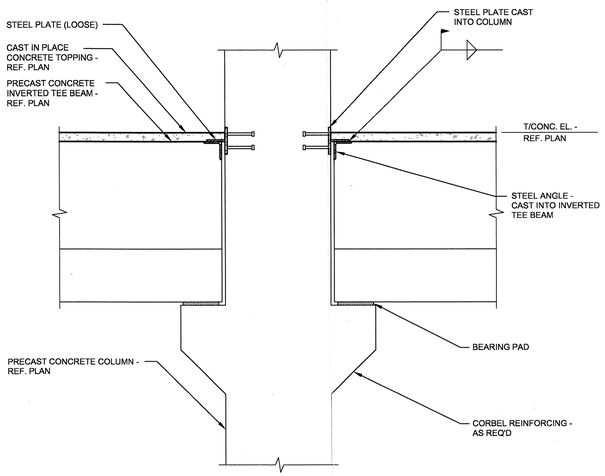
TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

7 SG4.01 SCALE: 3/4"=1'-0"



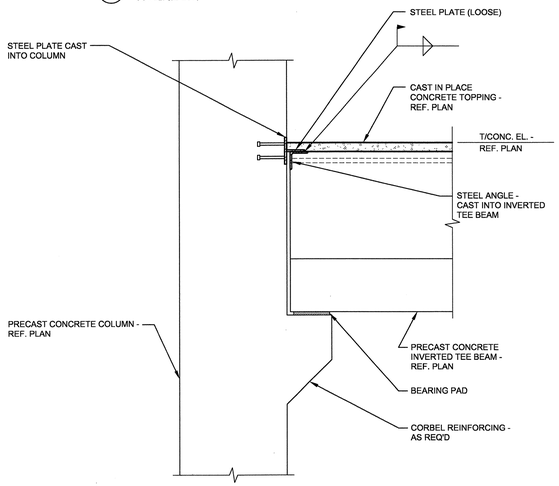
TYPICAL PRECAST BOLTED SPANDREL TO COLUMN DETAIL

8 SG4.01 SCALE: 3/4"=1'-0"



TYPICAL PRECAST BEAM TO COLUMN DETAIL

9 SG4.01 SCALE: 3/4"=1'-0"



TYPICAL PRECAST BEAM TO COLUMN DETAIL

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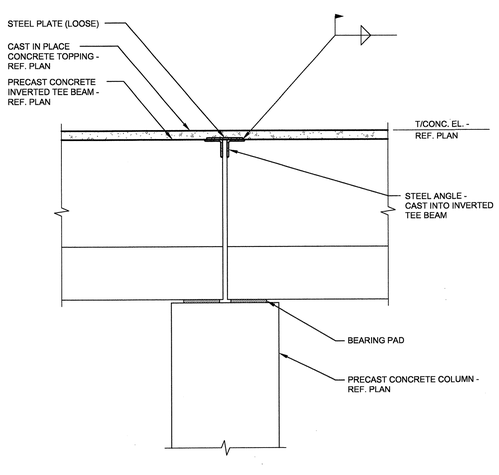

TYPICAL PRECAST BEAM TO COLUMN DETAIL

11 SG4.01 SCALE: 3/4"=1'-0"

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R. TRENT PERKINS 84264 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

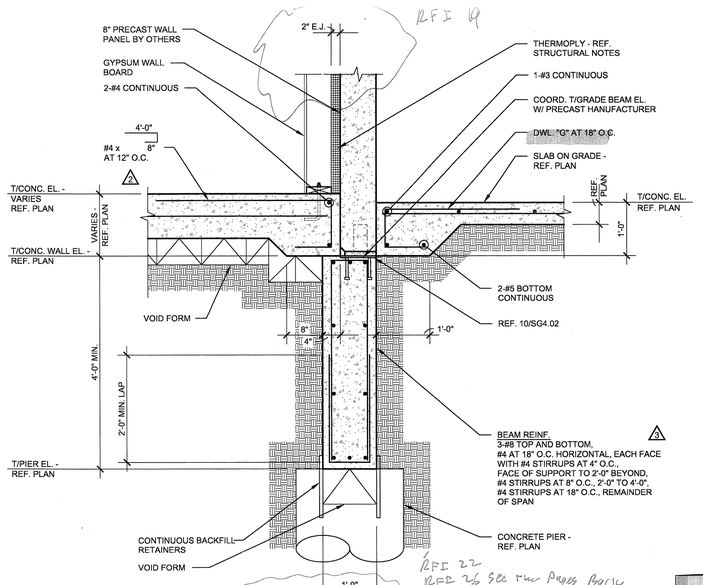
CONSTRUCTION ISSUE
10-17-2011

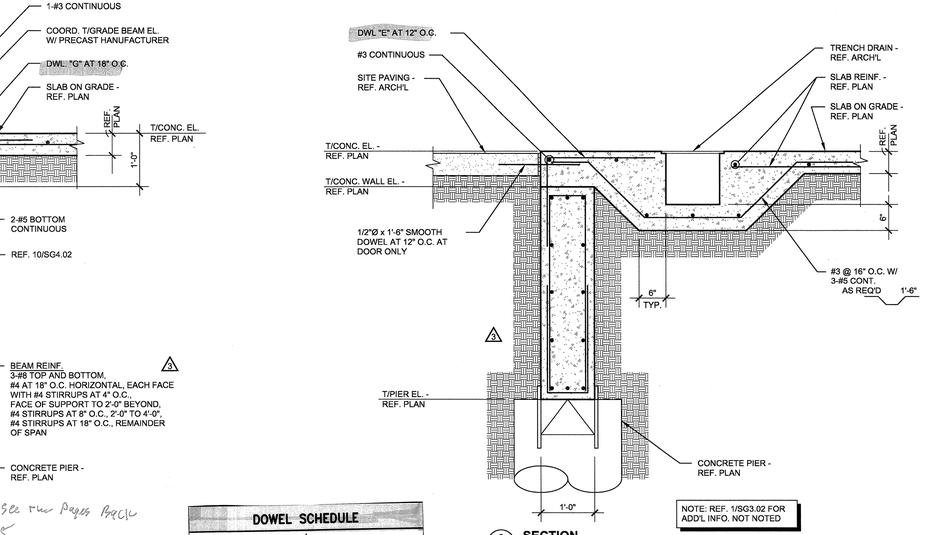
BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

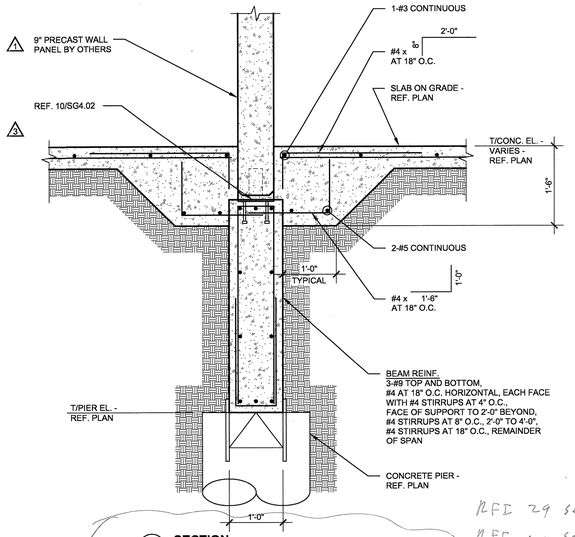
PROJECT
11129

SHEET NUMBER
SG4.01





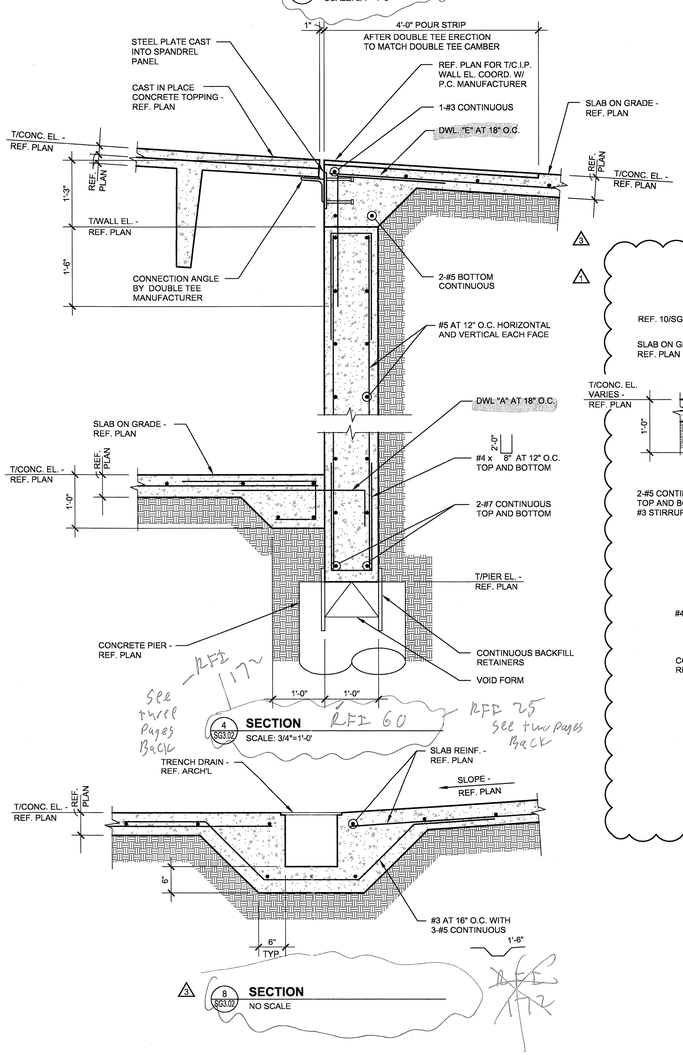
NOTE: REF. 1/SG3.02 FOR ADD'L INFO. NOT NOTED

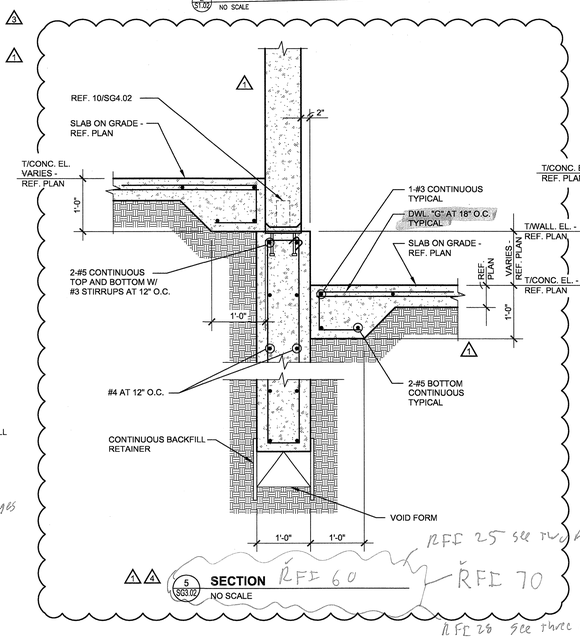


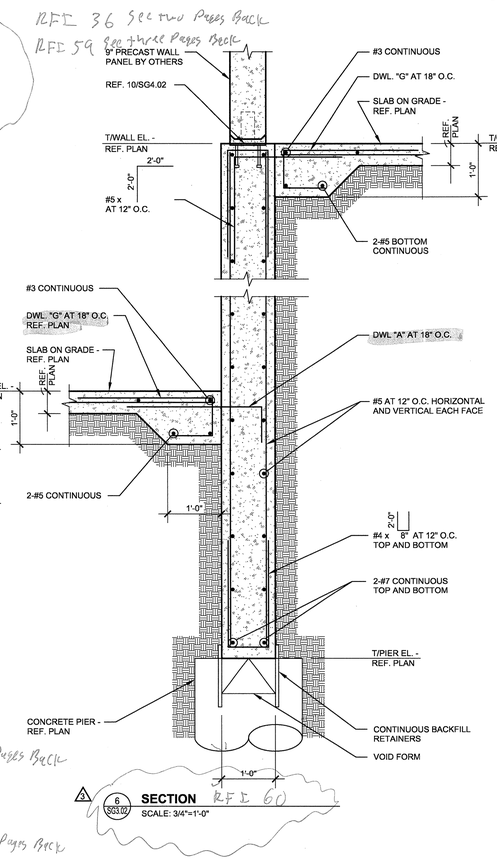
DOWEL SCHEDULE

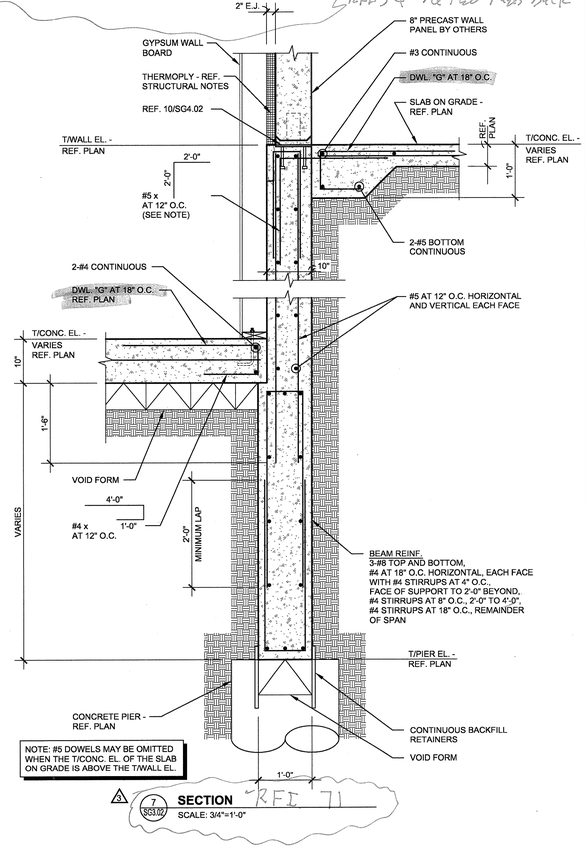
MARK	SIZE	A	B	C
DWL. A	#4	2'-6"	1'-0"	–
DWL. B	#5	2'-9"	0'-8"	–
DWL. C	#3	1'-6"	1'-0"	–
DWL. D	#3	2'-0"	0'-8"	–
DWL. E	#4	2'-0"	AS REQ'D	–
DWL. F	#4	AS REQ'D	0'-8"	–
DWL. G	#4	2'-6"	0'-8"	0'-8"

NOTES:
1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT, UNLESS NOTED OTHERWISE.
3. STRAIGHT BARS SHALL BE PLACED WITH ONE HALF OF BAR LENGTH ON EACH SIDE OF COLD JOINT, UNLESS NOTED OTHERWISE.









NOTE: #5 DOWELS MAY BE OMITTED WHEN THE T/CONC. EL. OF THE SLAB ON GRADE IS ABOVE THE T/WALL EL.

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

12/5/2012

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2232
Project No. 39155
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11
2	SLAB ON VOID FOUNDATION	11/18/11
3	PRECAST SUBMITTAL COORDINATION	01/04/12
4	COORDINATION	01/25/12

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

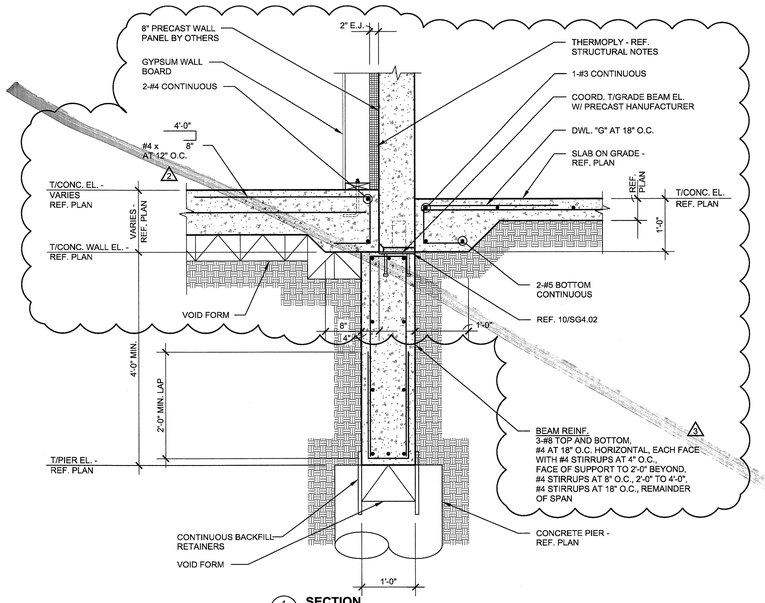
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
SG3.02



1 SG3.02 **SECTION**
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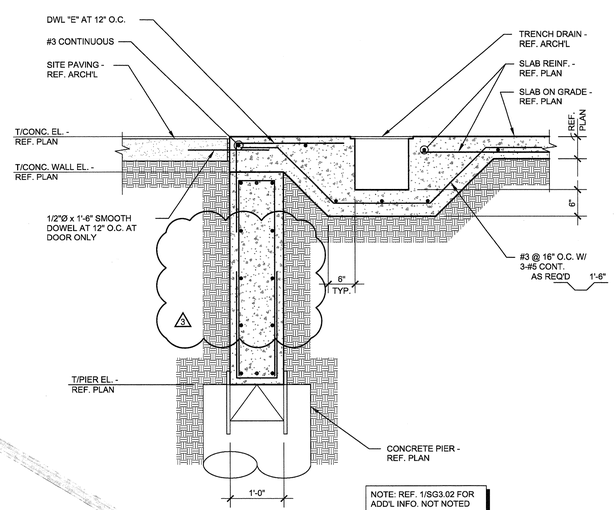

NOTE: REF. 1/SG3.02 FOR ADD'L INFO. NOT NOTED

2 SG3.02 **SECTION**
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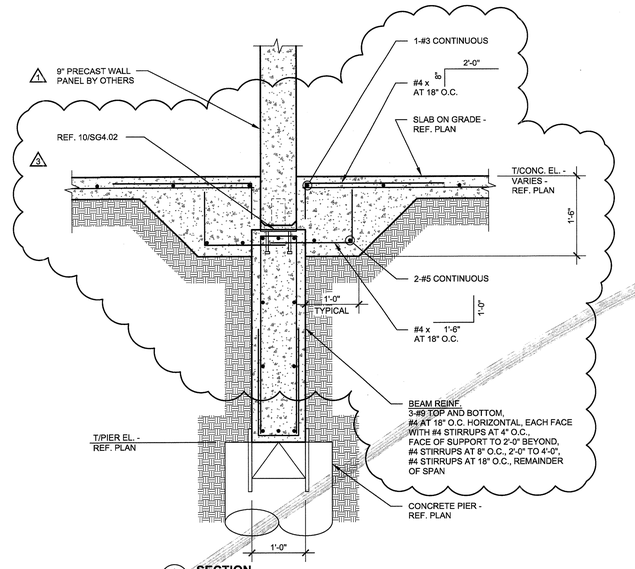

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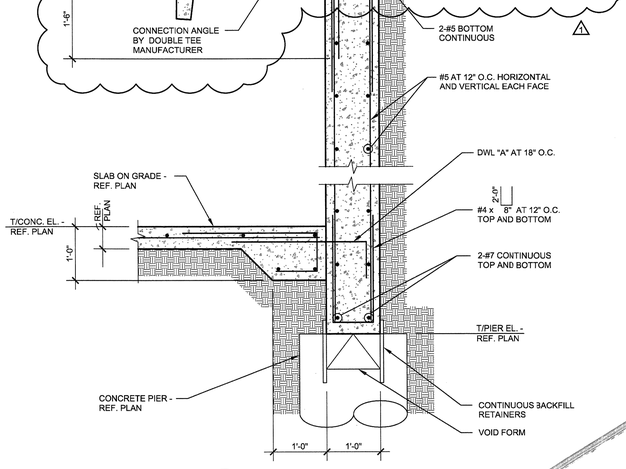

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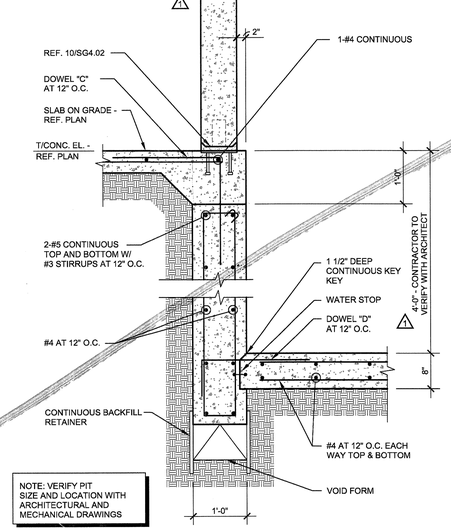
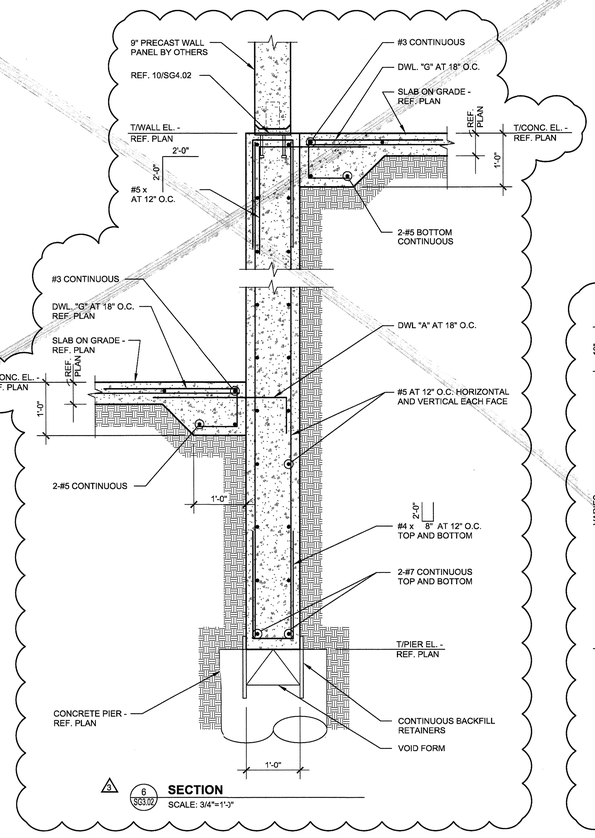


NOTE: VERIFY PIT SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS

1 5 SG3.02 **TYPICAL PIT WALL SECTION**
NO SCALE



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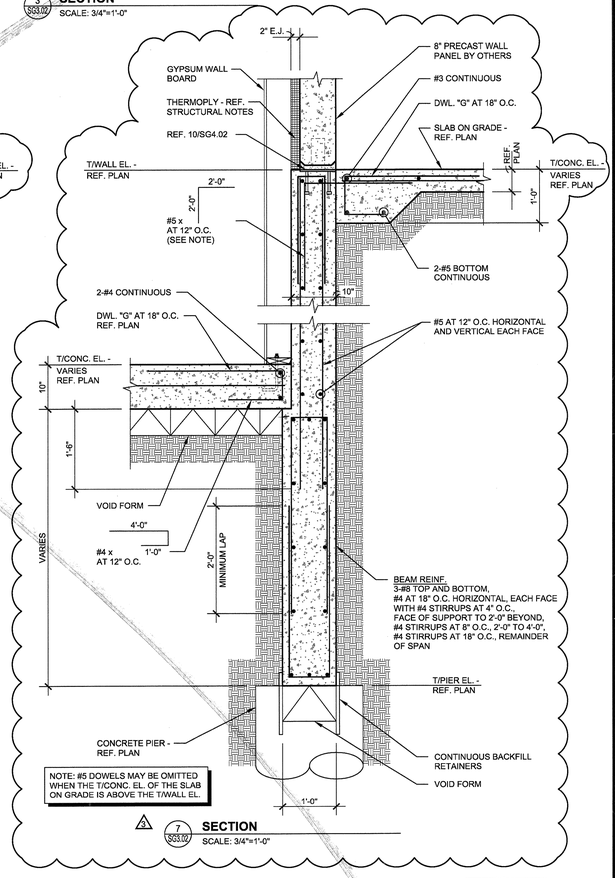

NOTE: #5 DOWELS MAY BE OMITTED WHEN THE T/CONC. EL. OF THE SLAB ON GRADE IS ABOVE THE T/WALL EL.

3 7 SG3.02 **SECTION**
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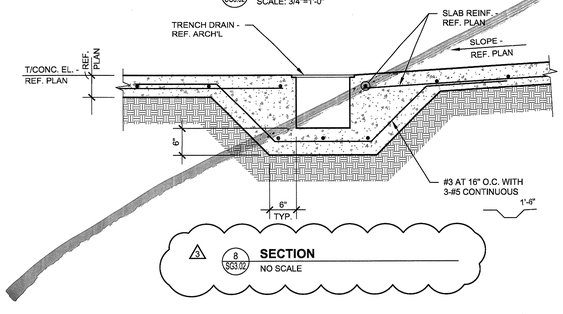

3 8 SG3.02 **SECTION**
NO SCALE

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11
2	SLAB ON VOID FOUNDATION	11/18/11
3	PRECAST SUBMITTAL COORDINATION	01/04/12

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
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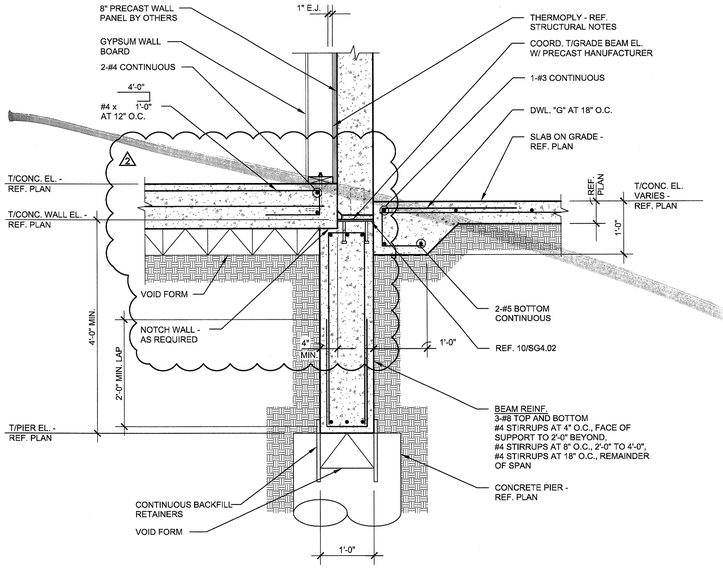
STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
12/19/11

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479



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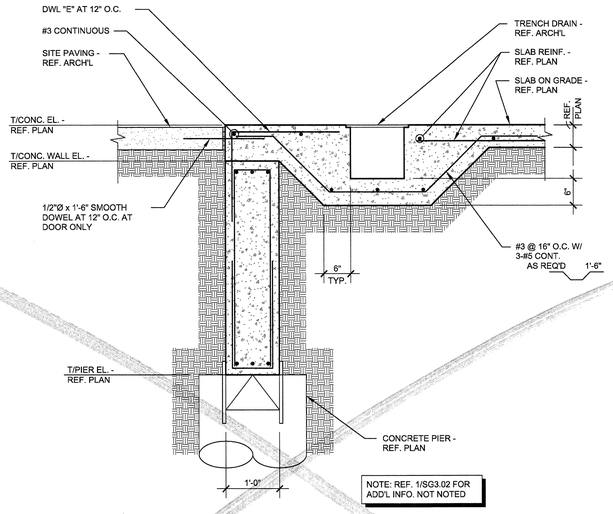

NOTE: REF. 1/SG3.02 FOR ADD'L INFO. NOT NOTED

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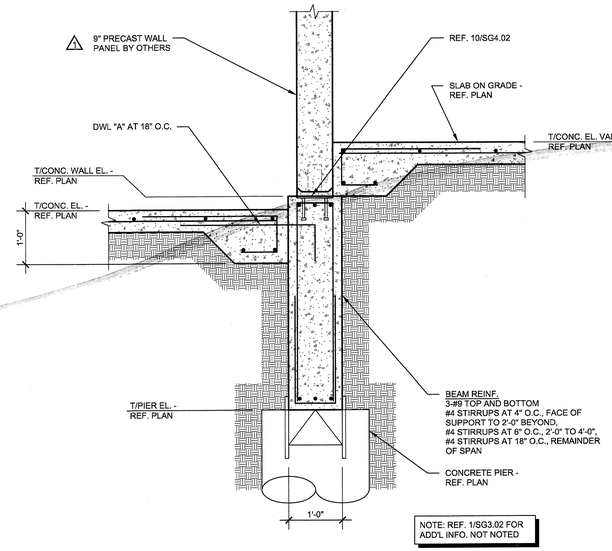

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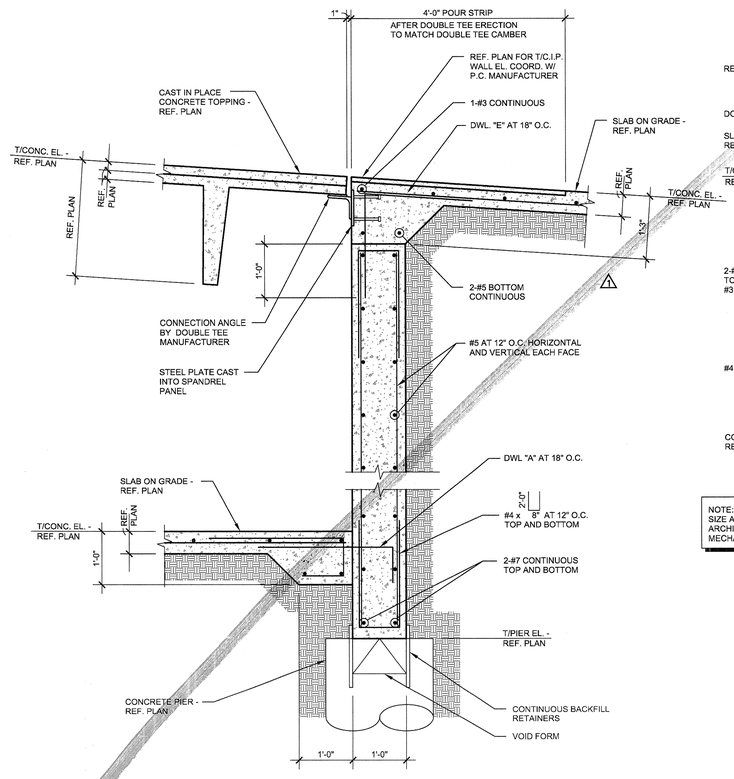

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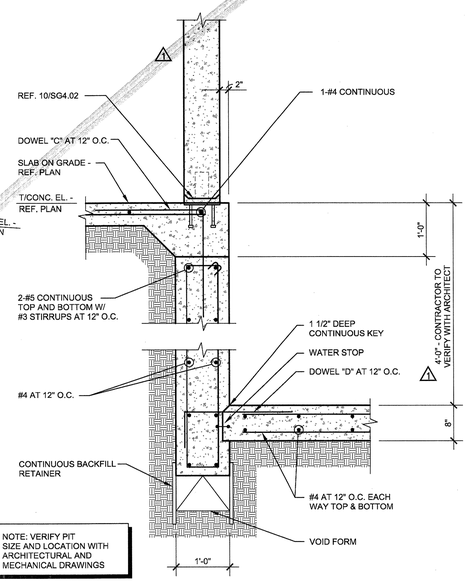
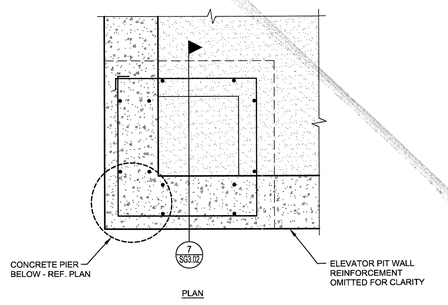
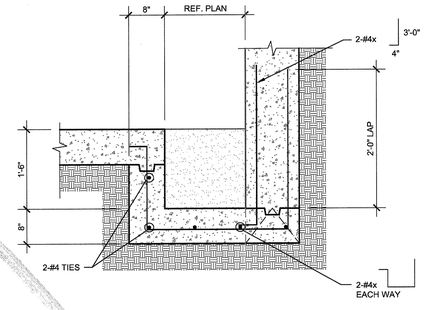


NOTE: VERIFY PIT SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS

1 5 SG3.02 **TYPICAL PIT WALL SECTION**
NO SCALE



6 SG3.02 **TYPICAL ELEVATOR SUMP PIT DETAIL**
NO SCALE



7 SG3.02 **TYPICAL ELEVATOR SUMP PIT DETAIL**
NO SCALE

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39153
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11
2	SLAB ON VOID FOUNDATION	11/18/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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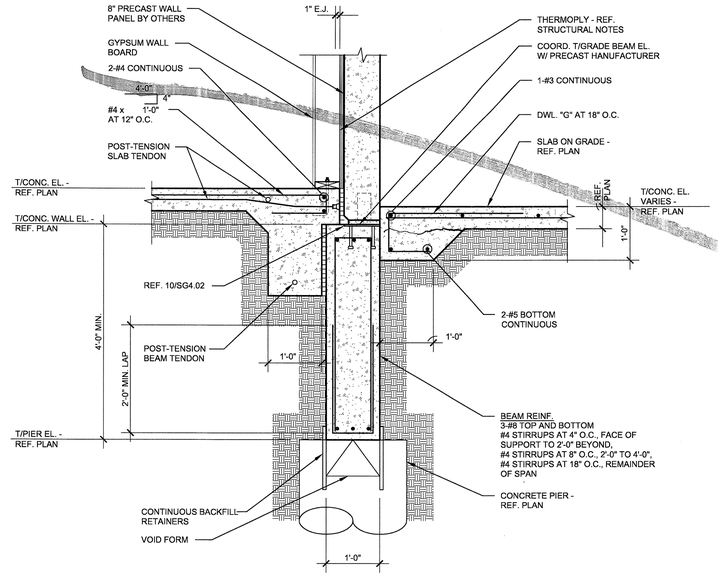

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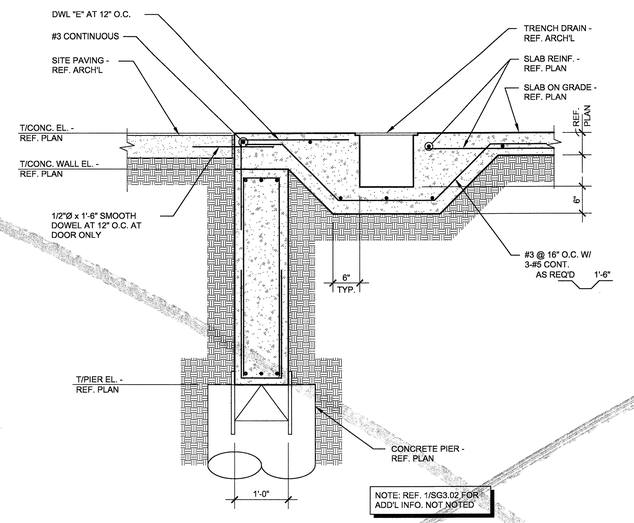

NOTE: REF. 1/SG3.02 FOR ADD'L INFO. NOT NOTED

2 SG3.02 **SECTION**
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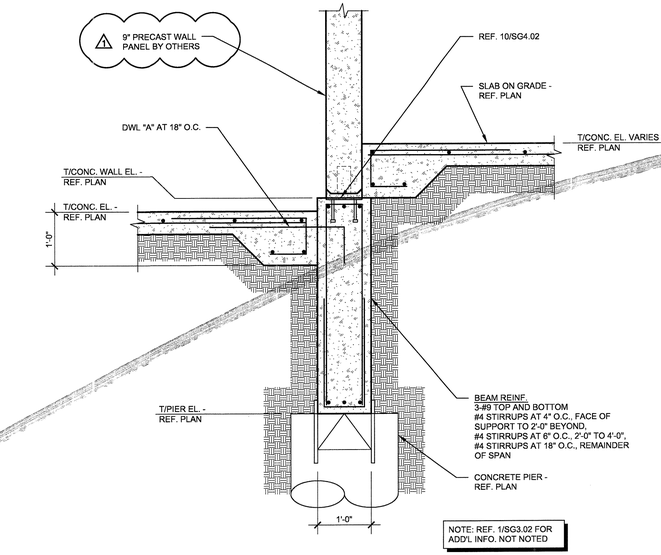

NOTE: REF. 1/SG3.02 FOR ADD'L INFO. NOT NOTED

3 SG3.02 **SECTION**
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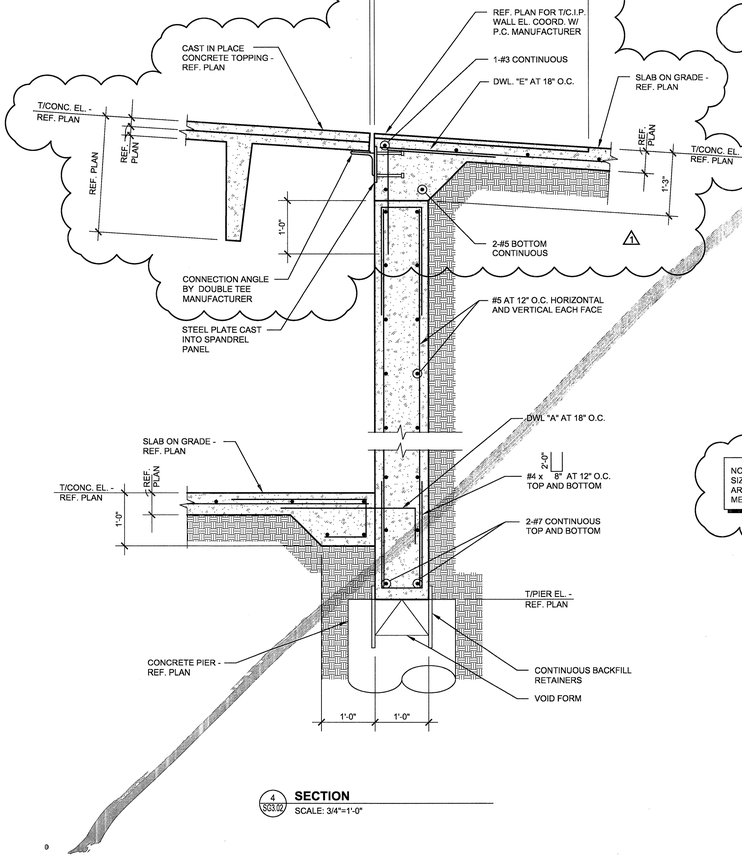

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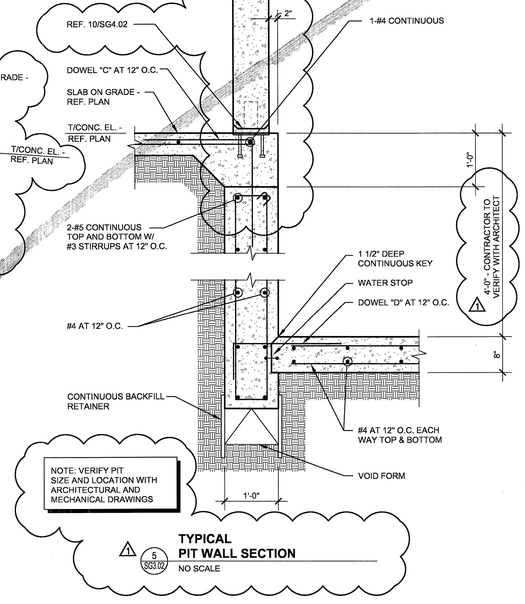
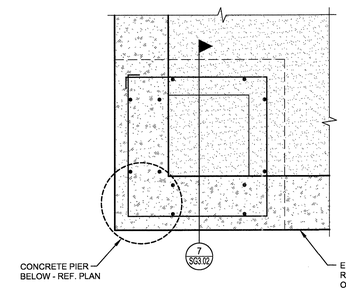
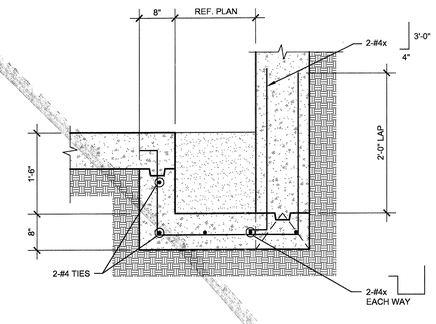


NOTE: VERIFY PIT SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS

5 SG3.02 **TYPICAL PIT WALL SECTION**
NO SCALE



6 SG3.02 **TYPICAL ELEVATOR SUMP PIT DETAIL**
NO SCALE



7 SG3.02 **TYPICAL ELEVATOR SUMP PIT DETAIL**
NO SCALE

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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REVISIONS
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KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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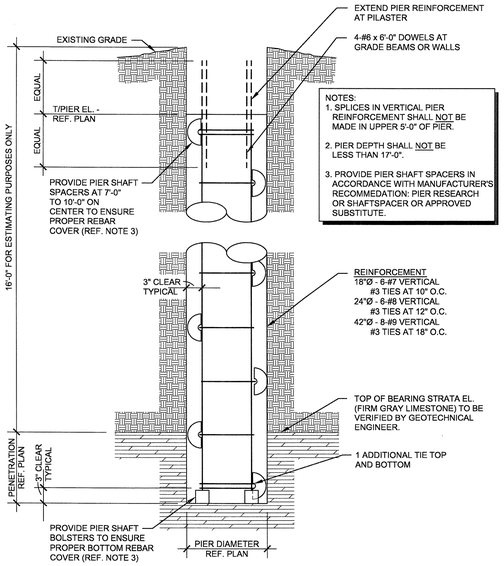
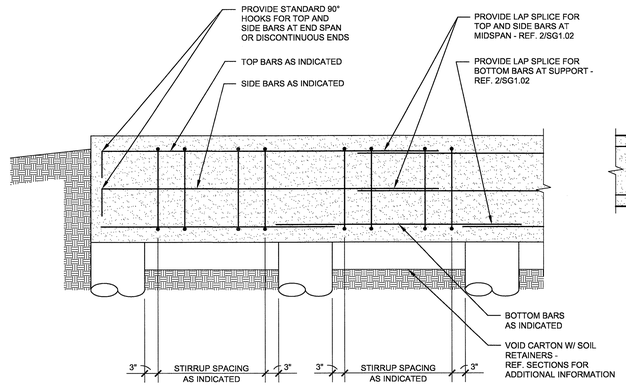
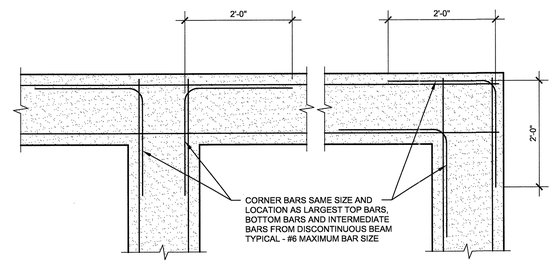
SHEET NUMBER
SG3.02



1 SG3.01 **TYPICAL DRILLED PIER DETAIL**
NO SCALE

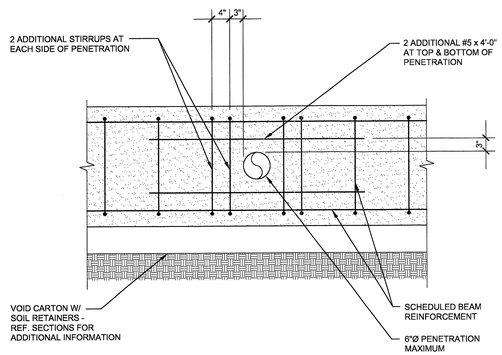


2 SG3.01 **TYPICAL UNSCHEDULED CONCRETE BEAM REINFORCEMENT DETAIL**
NO SCALE



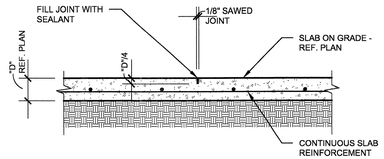
PLAN

3 SG3.01 **TYPICAL CORNER BARS AT CONCRETE WALL, BEAM AND FOOTING INTERSECTION DETAIL**
NO SCALE



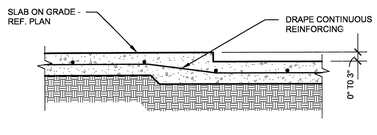
ELEVATION

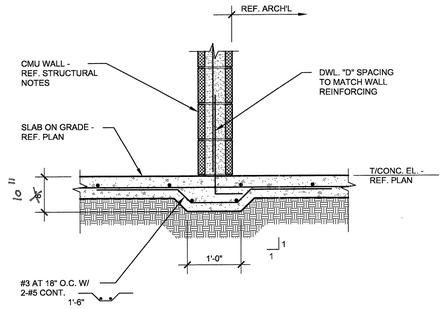
4 SG3.01 **TYPICAL GRADE BEAM PENETRATION DETAIL**
NO SCALE

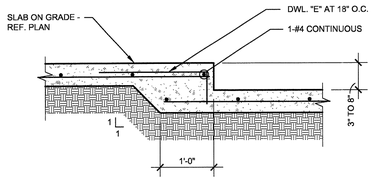


CONTROL JOINT

NOTES:
1. CONTROL JOINTS SHALL BE CUT INTO SLAB WITHIN 8 HOURS OF CONCRETE PLACEMENT AT COLUMN CENTERLINES AND/OR 16'-0" O.C. MAXIMUM.
2. CONTRACTOR SHALL PROVIDE A CONTROL/ CONSTRUCTION JOINT PLAN FOR APPROVAL PRIOR TO FABRICATION OR INSTALLATION OF MATERIALS.
3. CONTRACTOR SHALL COORDINATE LOCATION OF CONTROL/CONSTRUCTION JOINTS WITH ARCHITECTURAL FLOOR FINISHES.

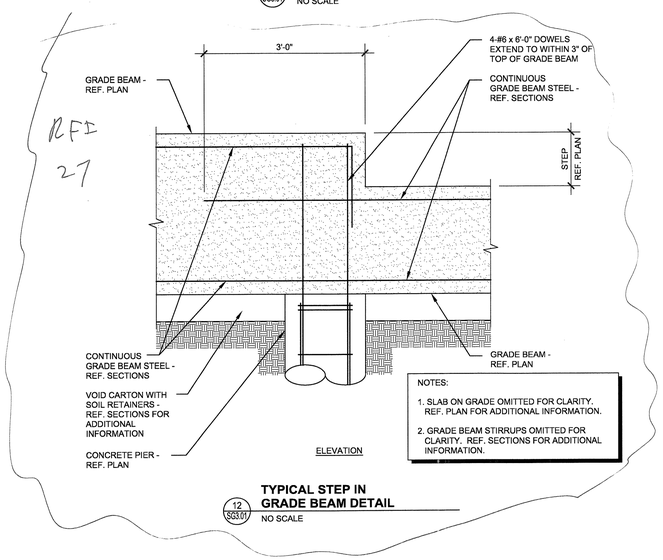






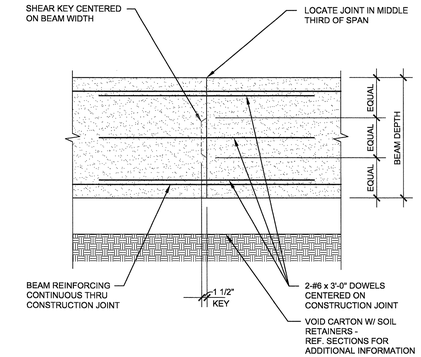
7 SG3.01 **TYPICAL DROP IN SLAB-ON-GRADE DETAILS**
NO SCALE

8 SG3.01 **SECTION**
NO SCALE

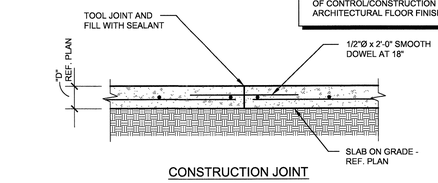


ELEVATION

12 SG3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE

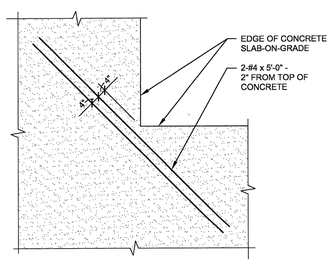


5 SG3.01 **TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL**
NO SCALE



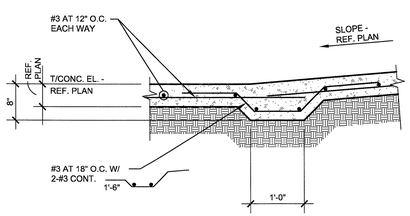
CONSTRUCTION JOINT

6 SG3.01 **TYPICAL JOINTS IN SLAB-ON-GRADE DETAIL**
NO SCALE

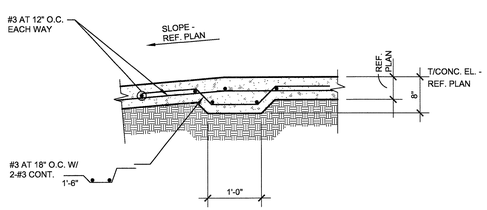


PLAN

11 SG3.01 **TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL**
NO SCALE



9 SG3.01 **SECTION**
NO SCALE



10 SG3.01 **SECTION**
NO SCALE

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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11129

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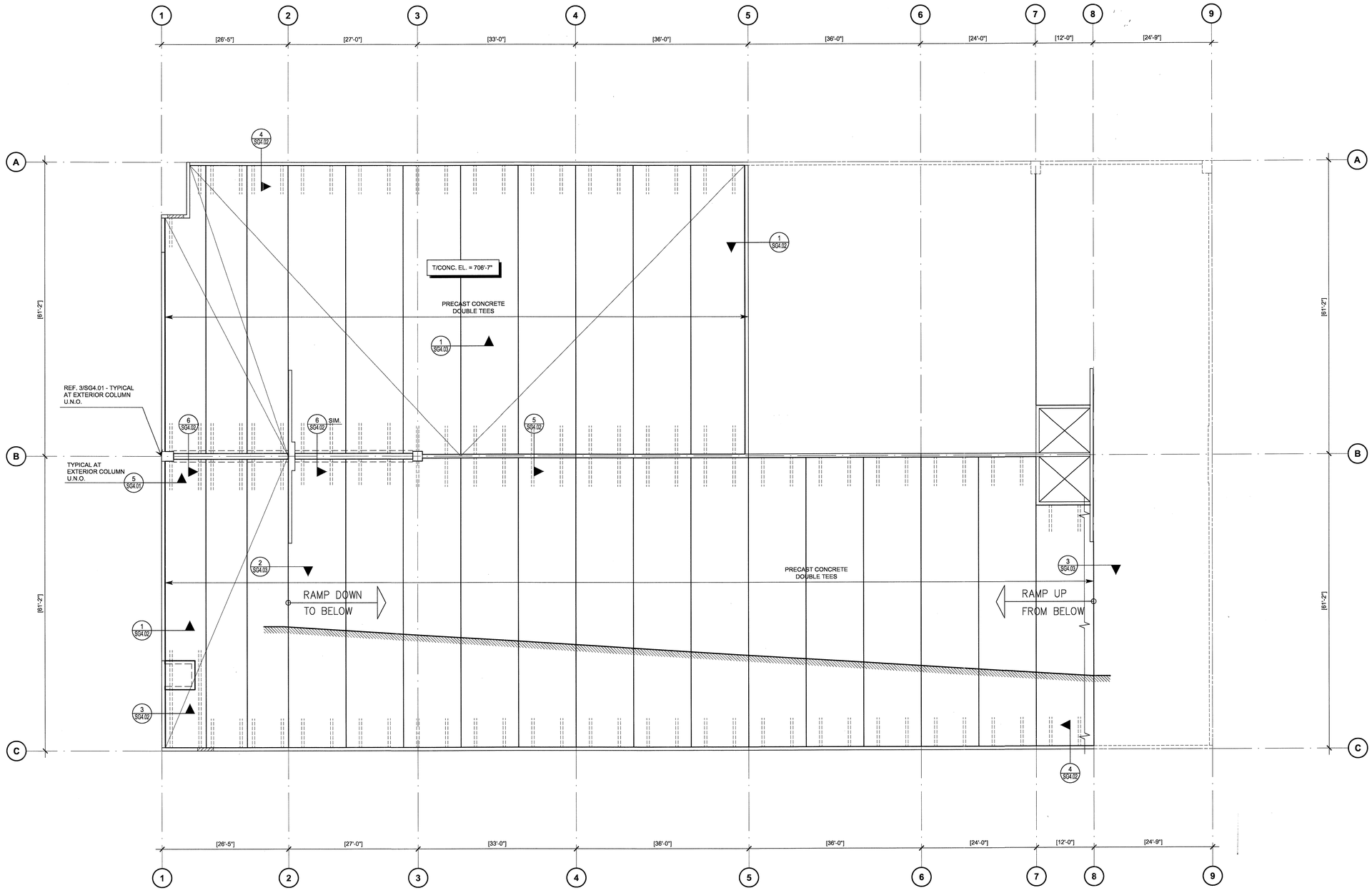
SG3.01



PARKING GARAGE
SEVENTH LEVEL FRAMING PLAN
1 / SG2.04 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS SG4.01 - SG4.03 FOR GARAGE DETAILS.
3. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR OPENINGS AND PENETRATIONS.
5. ALL PRECAST CONCRETE FRAMING AND COMPONENTS SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE STRUCTURAL NOTES.
6. THE PRECAST CONCRETE MANUFACTURER SHALL COORDINATE THE LOCATION AND SUPPORT OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PRECAST CONCRETE DOUBLE TEES SHALL BE FIELD TOPPED AND 30" DEEP.
8. PRECAST CONCRETE INVERTED TEE BEAMS SHALL BE 31" DEEP WITH AN 14" WIDE STEM AND 7" WIDE CORBELS.
9. CAST IN PLACE CONCRETE TOPPING OVER PRECAST CONCRETE DOUBLE TEES SHALL BE 2 3/4" NORMAL WEIGHT CONCRETE. REINFORCE CONCRETE WITH 6x6 - W4.0x4.0 W.W.F.

STATE OF TEXAS
K. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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Dallas, TX 75204
214.520.8878
bgoarchitects.com

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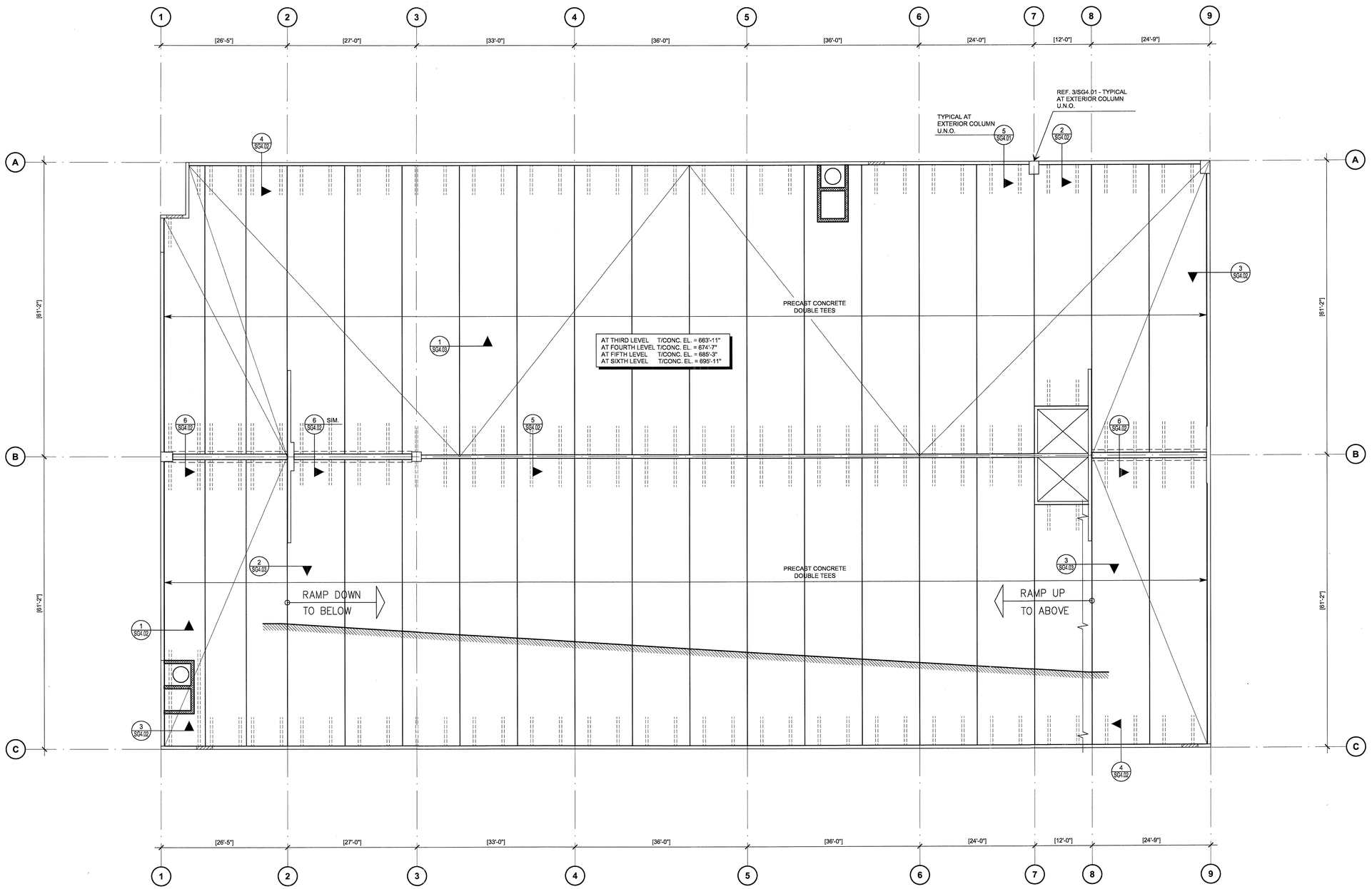

PARKING GARAGE
TYPICAL LEVEL FRAMING PLAN
1 / SG2.03 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS SG4.01 - SG4.03 FOR GARAGE DETAILS.
3. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
4. REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR OPENINGS AND PENETRATIONS.
5. ALL PRECAST CONCRETE FRAMING AND COMPONENTS SHALL BE DESIGNED BY THE MANUFACTURER IN ACCORDANCE WITH THE STRUCTURAL NOTES.
6. THE PRECAST CONCRETE MANUFACTURER SHALL COORDINATE THE LOCATION AND SUPPORT OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PRECAST CONCRETE DOUBLE TEES SHALL BE FIELD TOPPED AND 30" DEEP.
8. PRECAST CONCRETE INVERTED TEE BEAMS SHALL BE 31" DEEP WITH AN 14" WIDE STEM AND 7" WIDE CORBELS. (1)
9. CAST IN PLACE CONCRETE TOPPING OVER PRECAST CONCRETE DOUBLE TEES SHALL BE 2 3/4" NORMAL WEIGHT CONCRETE, REINFORCE CONCRETE WITH 6x6 - W4.0x4.0 W.W.F.

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
6/21/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
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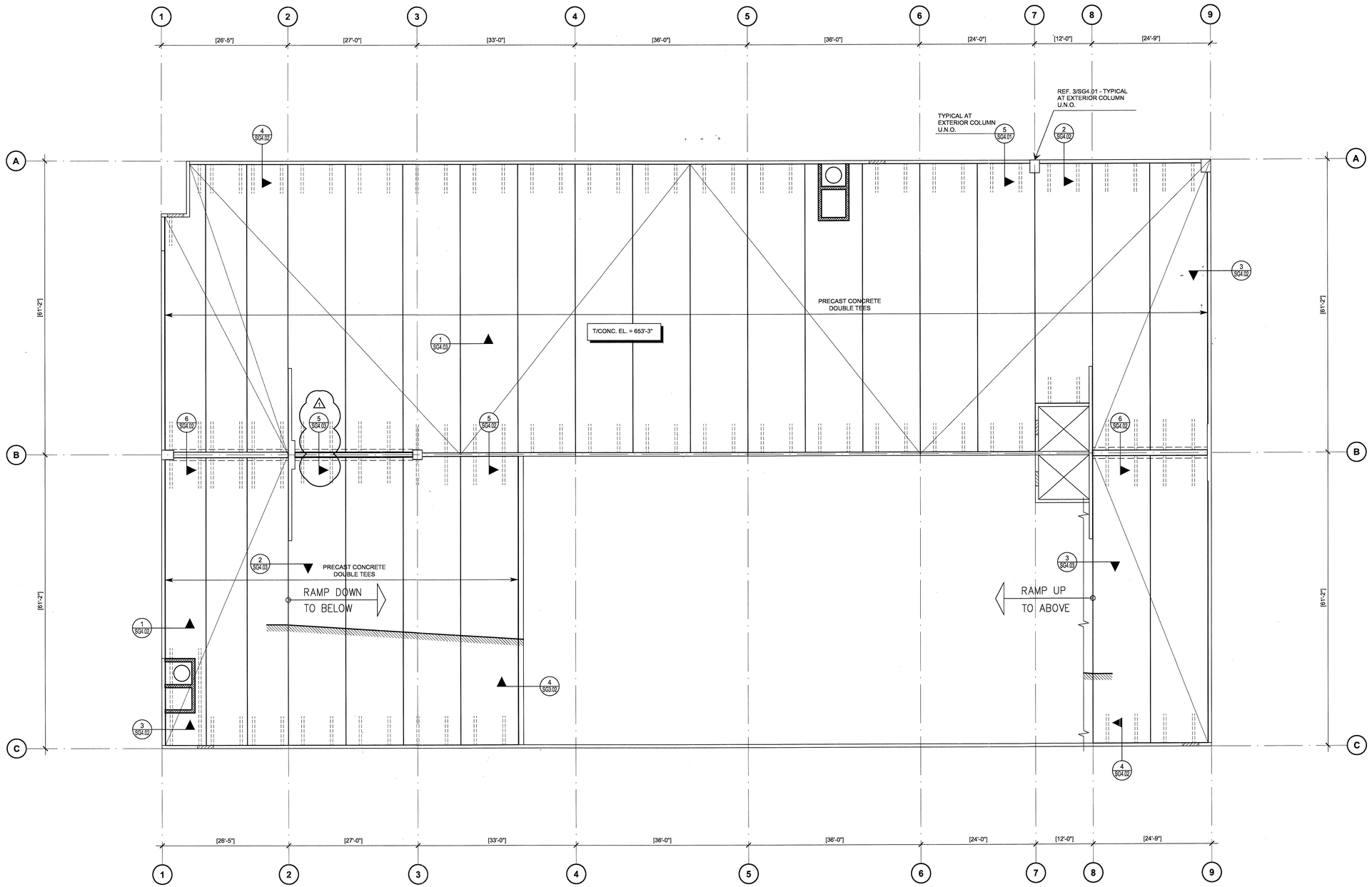
SG2.03



PARKING GARAGE
SECOND LEVEL FRAMING PLAN
1 SG2.02 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS SG4.01 - SG4.03 FOR GARAGE DETAILS.
3. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
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6. THE PRECAST CONCRETE MANUFACTURER SHALL COORDINATE THE LOCATION AND SUPPORT OF ALL ELECTRICAL AND MECHANICAL EQUIPMENT WITH THE ARCHITECTURAL AND MECHANICAL DRAWINGS.
7. PRECAST CONCRETE DOUBLE TEES SHALL BE FIELD TOPPED AND 30" DEEP.
8. PRECAST CONCRETE INVERTED TEE BEAMS SHALL BE 31" DEEP WITH AN 14" WIDE STEM AND 7" WIDE CORBELS.
9. CAST IN PLACE CONCRETE TOPPING OVER PRECAST CONCRETE DOUBLE TEES SHALL BE 2 3/4" NORMAL WEIGHT CONCRETE. REINFORCE CONCRETE WITH 6x6 - W4.0xf4.0 W.W.F.

STATE OF TEXAS
R. TRENT PERKINS
84264
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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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1	PRECAST SUBMITTAL COORDINATION	10/17/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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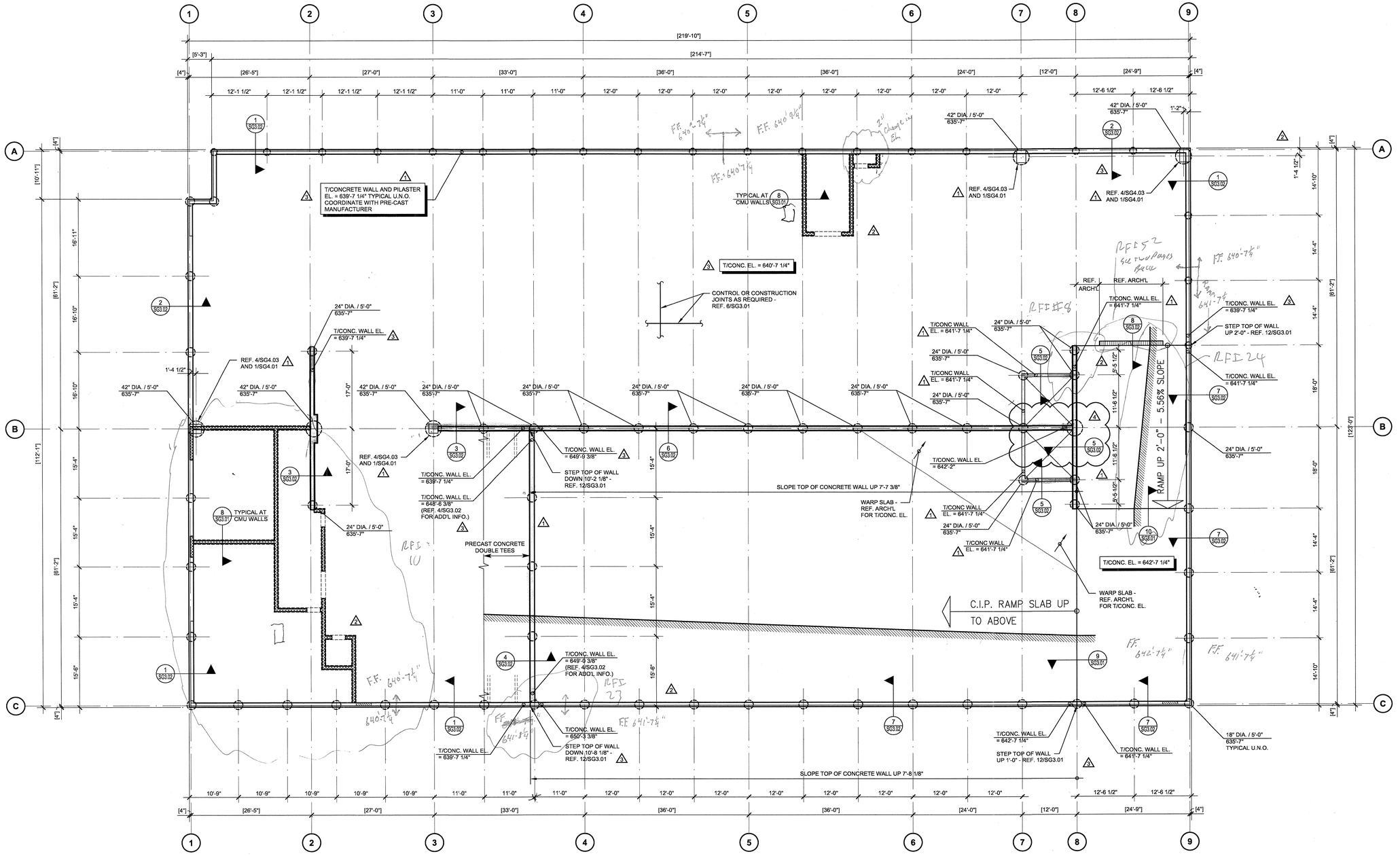

= Poured Beam walls = 1/19/12

= Poured Beam walls = 2/9/12

= Poured Beam Walls =

PARKING GARAGE
FIRST LEVEL
FRAMING / FOUNDATION PLAN
1 SG2.01 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS SG3.01 AND SG3.02 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH COLUMNS, UNLESS NOTED OTHERWISE. INTERMEDIATE PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. T/CONC. = TOP OF CONCRETE ELEVATION.
5. SLAB ON GRADE SHALL BE 7" CONCRETE SLAB OVER SUBGRADE PREPARED PER FOUNDATION NOTES. REINFORCE SLAB WITH #3 AT 18" O.C. EACH WAY, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. COORDINATE DIMENSIONS NOTED THUS [X'-X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
8. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/SG3.01):

   PIER DIAMETER/PIER PENETRATION
   TOP OF PIER ELEVATION

9. COORDINATE ELEVATOR PIT DIMENSIONS WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11
2	COORDINATION	12/14/11
3	PRECAST SUBMITTAL COORDINATION	01/04/12
1	COORDINATION	01/25/12

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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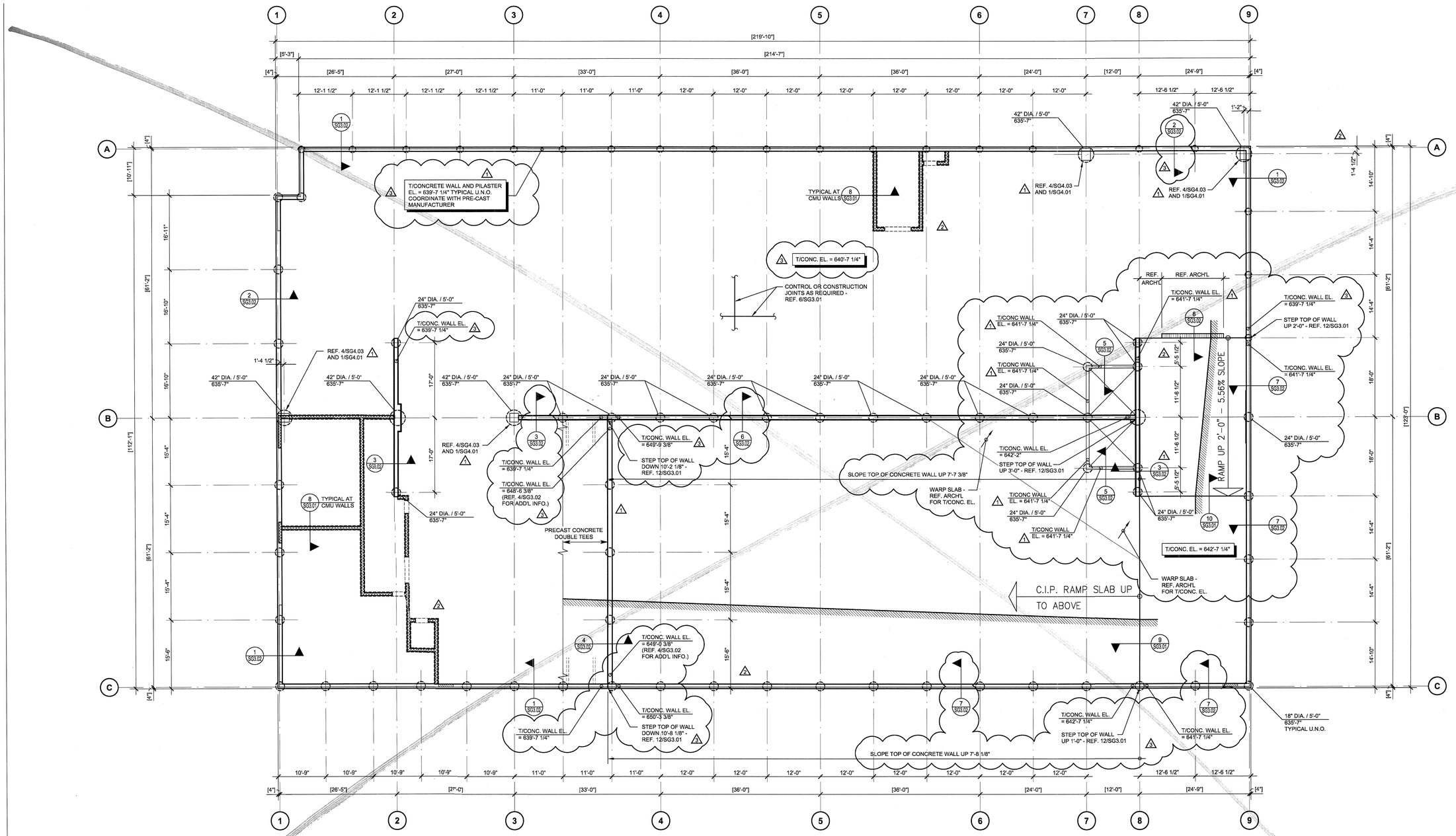

PARKING GARAGE
FIRST LEVEL
FRAMING / FOUNDATION PLAN
1 SG2.01 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS SG3.01 AND SG3.02 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH COLUMNS, UNLESS NOTED OTHERWISE. INTERMEDIATE PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. T/CONC. = TOP OF CONCRETE ELEVATION.
5. SLAB ON GRADE SHALL BE 7" CONCRETE SLAB OVER SUBGRADE PREPARED PER FOUNDATION NOTES. REINFORCE SLAB WITH #3 AT 18" O.C. EACH WAY, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. COORDINATE DIMENSIONS NOTED THUS [X'-X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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4144 N. Central Expy., Suite 855
Dallas, TX 75204
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bgoarchitects.com

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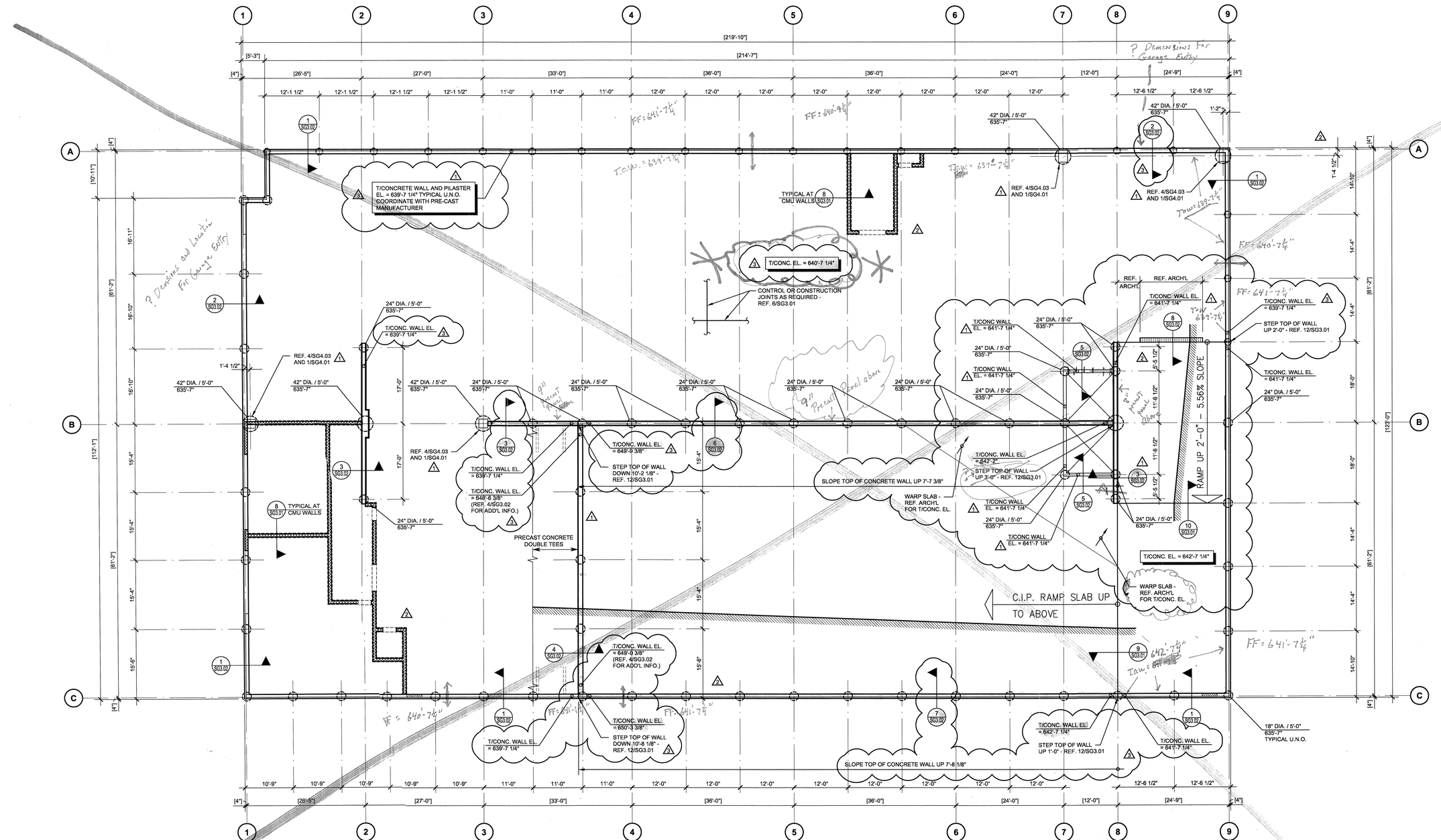

TOP OF CONCRETE WALL ELEVATION

= 639'-7 1/4"

= 641'-7 1/4"

= SLOPES FROM 642'-2" TO 649'-9 3/8"

= SLOPES FROM 642'-7 1/4" TO 650'-3 3/8"

= SLOPES FROM 648'-6 3/8" TO 649'-0 3/8"

PARKING GARAGE
FIRST LEVEL
FRAMING / FOUNDATION PLAN
1/SG2.01 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
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3. PIERS ARE CENTERED BENEATH COLUMNS, UNLESS NOTED OTHERWISE. INTERMEDIATE PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. T/CONC. = TOP OF CONCRETE ELEVATION.
5. SLAB ON GRADE SHALL BE 7" CONCRETE SLAB OVER SUBGRADE PREPARED PER FOUNDATION NOTES. REINFORCE SLAB WITH #3 AT 18" O.C. EACH WAY, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
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8. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/SG3.01):

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   TOP OF PIER ELEVATION

9. COORDINATE ELEVATOR PIT DIMENSIONS WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

INTERIM REVIEW DOCUMENTS
NOT FOR CONSTRUCTION PURPOSES

DATE: 12/28/2011

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11
2	COORDINATION	12/14/11
3	PRECAST SUBMITTAL COORDINATION	__/__/__

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.6878
bgoarchitects.com

DATE
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11129

SHEET NUMBER
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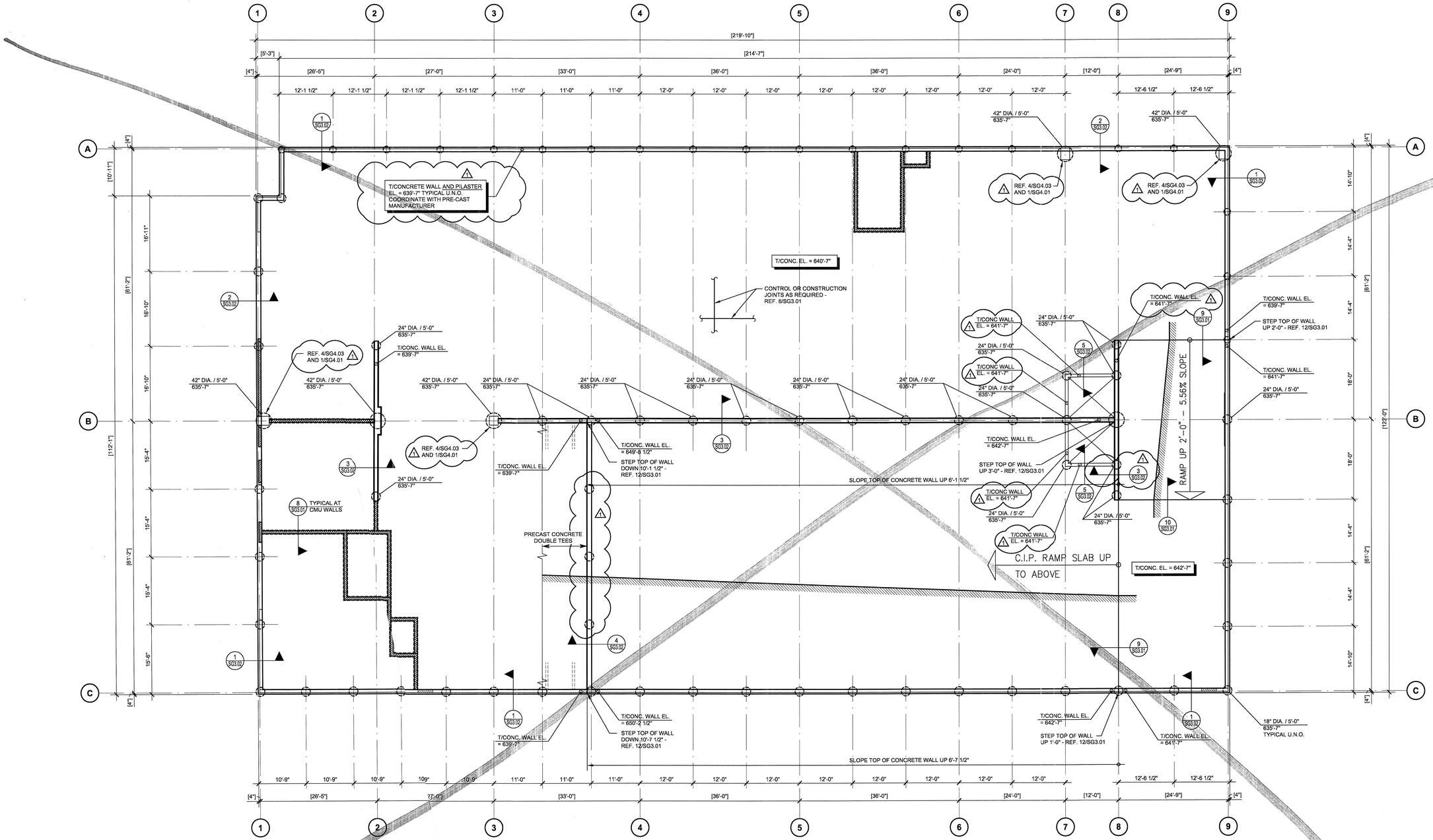

PARKING GARAGE
FIRST LEVEL
FRAMING / FOUNDATION PLAN
1 / SG2.01 SCALE: 3/32"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS SG1.01 AND SG1.02 FOR STRUCTURAL NOTES AND SCHEDULES.
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4. T/CONC. = TOP OF CONCRETE ELEVATION.
5. SLAB ON GRADE SHALL BE 5" CONCRETE SLAB OVER SUBGRADE PREPARED PER FOUNDATION NOTES. REINFORCE SLAB WITH #3 AT 18" O.C. EACH WAY, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
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9. COORDINATE ELEVATOR PIT DIMENSIONS WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

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10/27/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	PRECAST SUBMITTAL COORDINATION	10/17/11

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

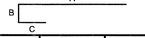
BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
SG2.01

CONCRETE DOWEL SCHEDULE



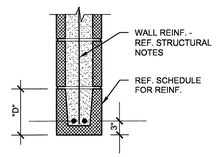
MARK	SIZE	A	B	C
DWL. A	#4	2'-6"	1'-0"	-
DWL. B	#5	2'-9"	0'-8"	-
DWL. C	#3	2'-0"	2'-0"	-
DWL. D	#5	2'-0"	1'-0"	-
DWL. E	#4	2'-0"	AS REQ'D	-
DWL. F	#4	AS REQ'D	0'-8"	-
DWL. G	#4	2'-6"	0'-8"	0'-8"

NOTES:

1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT, UNLESS NOTED OTHERWISE.
3. STRAIGHT BARS SHALL BE PLACED WITH ONE HALF OF BAR LENGTH ON EACH SIDE OF COLD JOINT, UNLESS NOTED OTHERWISE.

CONCRETE REINFORCING LAP SPLICE SCHEDULE

BAR SIZE	LAP
3	1'-6"
4	2'-0"
5	2'-6"
6	3'-0"
7	4'-2"
8	4'-8"
9	5'-4"
10	6'-0"
11	6'-8"



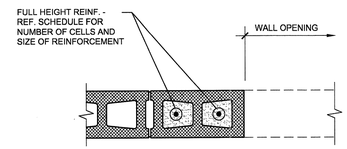
TYPE "A" - CMU LINTEL BLOCK

CONCRETE MASONRY LINTEL SCHEDULE

MARK	TYPE	DEPTH, "D"	REINF.	MAXIMUM OPENING
TYPICAL, U.N.O.	A	8"	2-#4 CONT.	4'-0"
TYPICAL, U.N.O.	A	16"	2-#5 CONT.	8'-0"

NOTES:

1. EXTEND BEAMS 8" BEYOND FACE OF OPENING.
2. VERTICAL CELLS ADJACENT TO OPENINGS SHALL BE REINFORCED PER TYP. WALL REINF. AND GROUTED SOLID - REF. STRUCTURAL NOTES.



PLAN

JAMB SCHEDULE

OPENING WIDTH	CMU JAMB			
	EXTERIOR		INTERIOR	
	NUMBER OF GROUTED CELLS	REINF./CELL	NUMBER OF GROUTED CELLS	REINF./CELL
≤ 4'-0"	2	1-#5	2	1-#5
≤ 8'-0"	3	1-#5	2	1-#5
≤ 12'-0"	3	1-#6	2	1-#5

NOTES:

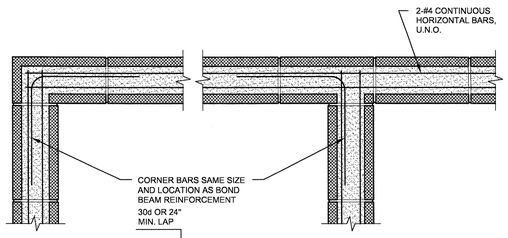
1. HORIZONTAL REINFORCEMENT OMITTED FOR CLARITY. REFER TO 6/SG1.02 FOR ADDITIONAL INFORMATION.
2. AT STORM SHELTERS, USE FOUR (4) GROUTED CELLS WITH 2-#8 BARS (1 EACH FACE) IN EACH CELL (4'-0" OPENING MAX.)

1/SG1.02 **SCHEDULE** — NO SCALE

2/SG1.02 **SCHEDULE** — NO SCALE

3/SG1.02 **TYPICAL CMU LINTEL SCHEDULE** — NO SCALE

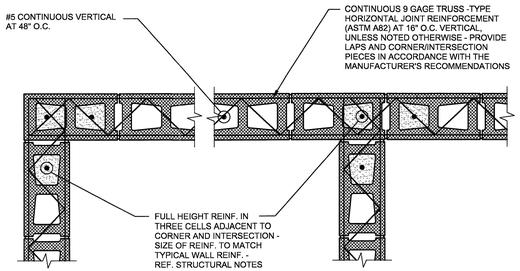
4/SG1.02 **TYPICAL CMU JAMB SCHEDULE** — NO SCALE



PLAN

NOTES:
1. REFER TO 6/SG1.02 FOR ADDITIONAL INFORMATION.
2. UNLESS NOTED OTHERWISE, PROVIDE AN 8" DEEP BOND BEAM AT THE TOP OF CMU WALLS.

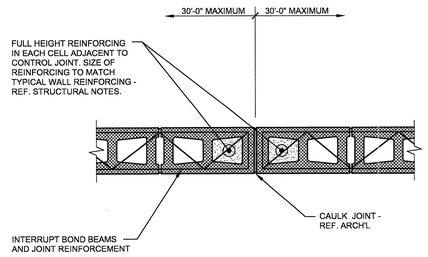
5/SG1.02 **TYPICAL CMU WALL BOND BEAM REINFORCEMENT DETAIL** — NO SCALE



PLAN

NOTE: REF. REINFORCED CONCRETE MASONRY NOTES FOR ADDITIONAL INFORMATION.

6/SG1.02 **TYPICAL CMU WALL REINFORCEMENT DETAIL** — NO SCALE



PLAN

NOTES:
1. REF. 6/SG1.02 FOR ADDITIONAL INFORMATION.
2. CONTROL JOINTS SHALL BE LOCATED AT WALL OPENINGS, AT 30'-0" O.C. MAXIMUM, AND AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
3. OFFSET CONTROL JOINTS TO THE END LINTEL AND SUPPORTING CELLS AT OPENINGS.

7/SG1.02 **TYPICAL CMU WALL CONTROL JOINT DETAIL** — NO SCALE

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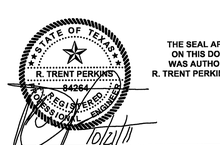

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PPO
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GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE.

2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

   LIVE LOADS

   GARAGE.....40 PSF
   STAIRS.....100 PSF
   MECHANICAL.....150 PSF

   SNOW LOADS

   GROUND SNOW LOAD, Pg.....5 PSF
   SNOW IMPORTANCE FACTOR,Is.....1.0
   SNOW EXPOSURE FACTOR, Ce.....0.9

   THERMAL FACTOR, Ct.....1.2

   WIND LOADS

   BASIC WIND SPEED (THREE SECOND GUST), V3s.....90 MPH
   WIND IMPORTANCE FACTOR, Iw.....1.0
   EXPOSURE CATEGORY.....B

   SEISMIC LOADS

   OCCUPANCY CATEGORY.....II
   SEISMIC IMPORTANCE FACTOR, IE.....1.0
   SPECTRAL RESPONSE COEFFICIENT, SS.....12.2%g
   SPECTRAL RESPONSE COEFFICIENT, S1.....5.1%g
   SITE CLASS.....C
   SEISMIC DESIGN CATEGORY.....A

3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.

5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.

6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

7. CONTRACTOR SHALL INSURE THAT CONSTRUCTION MATERIALS WHOSE WEIGHT EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT STORED ON STRUCTURALLY SUPPORTED FLOOR OR ROOF FRAMING.

8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OR HER OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.

10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS SIGNIFIES ACCEPTANCE OF INFORMATION SHOWN AS CORRECT AND OBLIGES THE USER TO ANY EXPENSE, REAL OR IMPLIED, ARISING FROM THEIR USE.

11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.

12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

1. THE FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PREPARED BY REED ENGINEERING GROUP, INC. (PROJECT NO. 13998) DATED DECEMBER 15, 2006

2. THE FOUNDATION DESIGN IS BASED ON A POTENTIAL VERTICAL MOVEMENT, PVM, ON THE ORDER OF ONE (1) INCH OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE OWNER OR TENANTS, THE FOUNDATION DESIGN MUST BE REVISED.

3. THE FOUNDATION SHALL CONSIST OF AUGER-EXCAVATED, STRAIGHT SHAFT REINFORCED CONCRETE PIERS. REFER TO TYPICAL PIER DETAIL FOR BEARING STRATA. PIERS HAVE BEEN PROPORTIONED FOR THE FOLLOWING:

   END BEARING.....80,000 PSF
   SKIN FRICTION (COMPRESSION).....20,000 PSF
   SKIN FRICTION (TENSION).....13,000 PSF

4. ALL GRADE BEAM SIDES SHALL BE HARD FORMED, EARTH-FORMING IS NOT ACCEPTABLE.

5. CORRUGATED PAPER FORMS, AS MANUFACTURERED BY SUREVOID PRODUCTS INC., SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER TO PROVIDE A NOMINAL SIX (6) INCH VOID BENEATH ALL GRADE BEAMS. 3/8 INCH THICK BY TWELVE (12) INCH HIGH PLASTIC BACKFILL RETAINER BOARDS, AS MANUFACTURED BY SUREVOID PRODUCTS, INC., SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER CONTINUOUSLY ALONG EACH SIDE OF ALL GRADE BEAMS.

6. THE GARAGE SLAB ON GRADE SHALL BE PLACED OVER A FOUR (4) INCH THICK LAYER OF MOIST COARSE SAND OVER UNDISTURBED NATURAL SOIL OR COMPACTED AND TESTED SELECT FILL REQUIRED TO ACHIEVE FINAL GRADES. THE BUILDING AREA SHALL BE STRIPPED OF ALL VEGETATION, TOPSOIL AND ANY OTHER DELETERIOUS MATERIALS. THE EXPOSED SUBGRADE SOILS SHALL BE PROOF-ROLLED WITH A HEAVY VEHICLE TO EVIDENCE WEAK AREAS. SOFT SPOTS IN THE SUBGRADE SHALL BE EXCAVATED TO FIRM SOIL AND REPLACED WITH SELECT FILL IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT.

7. INFORMATION ABOVE IS PRESENTED ONLY AS A SUMMARY OF THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT. THE STRUCTURAL ENGINEER IS NOT RESPONSIBLE FOR SUBSURFACE CONDITIONS ENCOUNTERED IN THE FIELD DIFFERENT TO THOSE ASSUMED FOR DESIGN.

8. BECAUSE OF THE ELAPSED TIME, THE CURRENT SOIL CONDITIONS MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE. THEREFORE, IT IS RECOMMENDED THAT THE BUILDING OWNER CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION DESIGN PARAMETERS ARE CONSISTENT WITH THE CURRENT SOIL CONDITIONS.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.

2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH AS FOLLOWS:

   PIERS AND GRADE BEAMS.....3,500 PSI
   SLAB-ON-GRADE.....3,500 PSI

3. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):

   ALL CONCRETE PLACED AGAINST SOIL.....3"
   SLABS ON GRADE.....AT SLAB MID-DEPTH
   FORMED GRADE BEAMS.....3" BOTTOM, 2" SIDES, 1 1/2" TOP
   CONCRETE ON STEEL DECK.....AT MID-DEPTH OF CONCRETE

   BEAMS, JOISTS AND COLUMNS.....1 1/2"

4. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED ON PLAN. LOCATE VERTICAL JOINTS IN THE MIDDLE THIRD OF SPAN.

5. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

6. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.

7. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

REINFORCING STEEL NOTES

1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-66, "ACI DETAILING MANUAL."

2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.

3. WELDED WIRE FABRIC SHALL BE ELECTRICALLY WELDED, COLD-DRAWN WIRE IN CONFORMANCE WITH ASTM A185, GRADE 65. WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY.

4. LAP WELDED WIRE FABRIC AT LEAST 1 1/2 SQUARES PLUS WIRE END EXTENSIONS BUT NOT LESS THAN TWELVE (12) INCHES, UNLESS NOTED OTHERWISE. EXTEND MESH ACROSS SUPPORTING BEAMS AND WALLS.

ADHESIVE ANCHOR AND DOWEL NOTES

1. WHERE NOTED IN THE PLANS AND DETAILS, ADHESIVE ANCHORS AND DOWELS SHALL BE INSTALLED WITH SIMPSON STRONG-TIE SET HIGH STRENGTH EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

2. ADHESIVE ANCHORS AND/OR DOWELS NOT NOTED IN THE PLANS AND DETAILS ARE NOT ALLOWED WITHOUT PRIOR WRITTEN CONSENT OF THE STRUCTURAL ENGINEER OF RECORD.

3. UNLESS NOTED OTHERWISE, THE MINIMUM EMBEDMENT DEPTH OF ADHESIVE ANCHORS AND DOWELS SHALL BE AS FOLLOWS:

ANCHOR/DOWEL	EMBEDMENT
3/8" DIA. OR #3 BAR	4 1/2"
1/2" DIA. OR #4 BAR	6"
5/8" DIA. OR #5 BAR	9 5/8"
3/4" DIA. OR #6 BAR	11 1/4"
7/8" DIA. OR #7 BAR	13 1/8"
1" DIA. OR #8 BAR	15"

STRUCTURAL PRECAST CONCRETE NOTES

1. ALL PRECAST MEMBERS, CONNECTIONS AND EMBEDS SHALL BE DESIGNED BY THE PRECAST MANUFACTURER FOR ALL DEAD, LIVE, WIND AND SEISMIC LOADS IN ACCORDANCE WITH THE BUILDING CODE NOTED ABOVE AND THE REQUIREMENTS EXPRESSED IN THE CONTRACT DOCUMENTS.

2. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS AND DESIGN CALCULATIONS (INCLUDING ALL PRECAST MEMBERS AND CONNECTIONS) PERFORMED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. SHOP DRAWINGS SHALL INCLUDE FRAMING PLANS SHOWING ALL PREFABRICATED MEMBERS WITH MARK NUMBER FOR EACH MEMBER TYPE.

3. DETAILS FOR THE CONNECTION OF PRECAST MEMBERS TO CAST-IN-PLACE CONCRETE SHALL BE FURNISHED BY THE PRECAST MANUFACTURER. THE CONTRACTOR SHALL FURNISH AND COORDINATE THE LOCATION OF EMBEDS IN CAST-IN-PLACE CONCRETE REQUIRED FOR PRECAST CONNECTIONS.

4. PROVIDE 1/2 INCH CHAMFER AT EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE.

5. HOT-DIP GALVANIZE STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO ELEMENTS AND WHERE INDICATED ON DRAWINGS IN ACCORDANCE WITH ASTM A123.

6. TOUCH-UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

REMOVAL OF FORMWORK AND RESHORING NOTES:

1. REMOVE FORMWORK AND RESHORE IN ACCORDANCE WITH ACI 301 AND RECOMMENDATIONS OF ACI 347 TO ENSURE COMPLETE SAFETY OF FORMWORK AND STRUCTURE.

2. FORMWORK FOR COLUMNS, WALLS, SIDES OF BEAM AND OTHER PARTS NOT SUPPORTING WEIGHT OF CONCRETE MAY BE REMOVED AFTER CONCRETE HAS SUFFICIENTLY CURED TO RESIST DAMAGE FROM FORMWORK REMOVAL OPERATIONS.

3. RETAIN FORMS AND SHORING FOR POST-TENSIONED BEAMS AND SLABS UNTIL MEMBER HAS BEEN FULLY TENSIONED AND UNTIL ALL COLUMNS ABOVE HAVE BEEN CAST AND HARDENED.

4. LOCATE SHORES OR RESHORES ONLY ABOVE WHERE SHORES OR RESHORES ARE LOCATED AT LEVEL BELOW.

5. NO CONSTRUCTION LOADS OR LIVE LOADS ARE PERMITTED ON FLOOR DURING STRIPPING AND UNTIL RESHORING IS COMPLETE.

6. BEGIN RESHORING IMMEDIATELY AFTER FORMS AND SHORES HAVE BEEN REMOVED AND IN NO CASE LATER THAN END OF WORKING DAY ON WHICH STRIPPING OF FORMS OCCURS.

7. PLACE RESHORES SNUG AGAINST SOFFIT OF FLOOR ABOVE. DO NOT TIGHTEN RESHORES AS TO PRELOAD FLOOR BELOW.

8. EXTEND RESHORING OVER A SUFFICIENT NUMBER OF FLOORS TO DISTRIBUTE THE WEIGHT OF NEWLY PLACED CONCRETE AND FORMWORK AS WELL AS CONSTRUCTION LIVE LOADS SO THAT THE DESIGN LIVE LOAD OF FLOORS BELOW IS NOT EXCEEDED. AS A MINIMUM, THREE FLOORS SHALL BE UTILIZED TO SUPPORT THE LEVEL BEING PLACED.

9. DO NOT REMOVE RESHORES SUPPORTING THE UPPERMOST LEVEL UNTIL CONCRETE HAS ACHIEVED ONE HUNDRED PERCENT OF THE SPECIFIED 28-DAY COMPRESSIVE STRENGTH.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:

   WIDE FLANGE SHAPES.....ASTM A992
   CHANNELS, PLATES AND ANGLES.....ASTM A36
   STEEL TUBE.....ASTM A500, GRADE B
   STEEL PIPE.....ASTM A53 (TYPES E OR S), GRADE B

3. THE DETAILER SHALL DESIGN ALL CONNECTIONS TO RESIST FIFTY (50) PERCENT OF THE ALLOWABLE SHEAR CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE NUMBER OF BOLTS SHOWN BELOW FOR EACH BEAM SIZE:

BEAM SIZE	NUMBER OF BOLTS
W8 & W10	2 MINIMUM
W12, W14, W16	3 MINIMUM
W18 & W21	4 MINIMUM
W24 & W27	5 MINIMUM
W30 & W33	6 MINIMUM
W36 & W40	7 MINIMUM

4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.

5. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM F1554, GRADE 36 BOLTS AND NUTS WITH HEXAGONAL HEADS.

6. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.

7. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.

8. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123.

9. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

10. ALL STAIRS, LANDINGS AND SUPPORTS SHALL BE DESIGNED BY THE STAIR MANUFACTURER. THE MINIMUM DESIGN LIVE LOAD FOR STAIRS AND ACCESSORIES SHALL BE ONE HUNDRED (100) POUNDS PER SQUARE FOOT. CONTRACTOR SHALL SUBMIT COMPLETE DESIGN CALCULATIONS AND SHOP DRAWINGS. SUBMITTALS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

11. DO NOT ATTACH EXTERIOR WALL ELEMENTS TO STEEL FRAMING UNTIL ALL DECKING HAS BEEN ATTACHED TO FRAME AND STRUCTURAL BRACING IS IN PLACE (OR ADEQUATE TEMPORARY BRACING HAS BEEN INSTALLED). EXTERIOR WALL ELEMENTS ATTACHING TO STEEL FRAMING SHALL HAVE CONNECTIONS WHICH ALLOW FOR BOTH HORIZONTAL AND VERTICAL ADJUSTMENT TO COMPENSATE FOR MEMBER ROTATION AND DEFLECTION.

WELDING NOTES

1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.

2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1. FILLET WELDS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE.

3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS. STUDS SHALL CONFORM TO ASTM A108.

REINFORCED CONCRETE MASONRY NOTES

1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION HAS BEEN DESIGNED FOR A MINIMUM COMPRESSION STRENGTH (f'm) OF 1,500 PSI. THIS VALUE SHALL BE VERIFIED IN ACCORDANCE WITH NCMA TR 75B, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY."

2. CONCRETE BLOCK SHALL BE ASTM C90, GRADE N, TYPE 1, LIGHT-WEIGHT UNITS OF EIGHT (8) INCH NOMINAL THICKNESS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE BLOCK.

3. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270 AND SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 2,500 PSI OR 1,800 PSI, RESPECTIVELY. AGGREGATES FOR MORTAR SHALL CONFORM TO ASTM C144.

4. GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI. AGGREGATES FOR GROUT SHALL CONFORM TO ASTM C404.

5. LAP SPLICE LENGTH FOR CONTINUOUS DEFORMED BAR REINFORCEMENT IN CONCRETE MASONRY CONSTRUCTION SHALL BE AS FOLLOWS:

   #3 BARS.....19 INCHES MINIMUM
   #4 BARS.....25 INCHES MINIMUM
   #5 BARS.....31 INCHES MINIMUM
   #8 BARS.....57 INCHES MINIMUM

6. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL FABRICATIONS SHALL BE GROUTED SOLID. ANY CELLS AT OR BELOW FINISHED GRADE SHALL BE GROUTED SOLID.

7. REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.

SPECIAL INSPECTION

1. PARKIN-PERKINS-OLSEN CONSULTING ENGINEERING, INC. (PPO) IS NOT THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT. SPECIAL INSPECTION IS NOT PART OF PPO'S CONTRACT, BUT THE FOLLOWING IS PRESENTED HERE FOR THE BENEFIT OF THE CONTRACTOR AND THE BUILDING OFFICIAL.

2. THE OWNER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

3. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SECTION 109 OF THE INTERNATIONAL BUILDING CODE.

4. SPECIAL INSPECTORS SHALL MAINTAIN AND SUBMIT REPORTS IN ACCORDANCE WITH SECTION 1704.1.2 OF THE INTERNATIONAL BUILDING CODE.

5. INSPECTIONS REQUIRED:

INSPECTION TASKS PER 2006 IBC	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
STEEL CONSTRUCTION (SECTION 1704.3 AND TABLE 1704.3)		
STEEL FABRICATION PROCESS PER 1704.2		X
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X
INSPECTION OF HIGH-STRENGTH BOLTING (REFER TO SECTION 1704.3.3 FOR INSPECTION TYPE)	X	X
MATERIAL VERIFICATION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH SECTION 1708.4	-	-
MATERIAL VERIFICATION OF WELD FILLER MATERIALS SHALL BE IN ACCORDANCE WITH AISC 360, SECTION A3.5	-	-
WELDING (REFER TO 1704.3 FOR EXCEPTIONS TO CONTINUOUS INSPECTION)	X	X
STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X
CONCRETE CONSTRUCTION (SECTION 1704.4 AND TABLE 1704.4)		
REINFORCING STEEL PLACEMENT		X
REINFORCING STEEL WELDING	X	
BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	X	
VERIFICATION OF USE OF REQUIRED MIX DESIGN		X
TESTING OF FRESH CONCRETE SLUMP, AIR CONTENT AND TEMPERATURE	X	
CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
ERECTION OF PRECAST CONCRETE MEMBERS		X
VERIFICATION OF CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS AND PRIOR TO SHORE AND FORM REMOVAL		X
FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
MASONRY CONSTRUCTION (SECTION 1704.5 AND TABLE 1704.5.1)		
SITE-PREPARED MORTAR		X
CONSTRUCTION OF MORTAR JOINTS		X
LOCATION OF REINFORCEMENT AND CONNECTORS		X
VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
VERIFY TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
VERIFY SIZE, GRADE AND TYPE OF REINFORCEMENT		X
VERIFY WELDING OF REINFORCING BARS	X	
VERIFY PROTECTION OF MASONRY DURING COLD OR HOT WEATHER		X
VERIFY PRIOR TO GROUTING: GROUT SPACE IS CLEAN, PLACEMENT OF REINFORCEMENT AND CONNECTORS, PROPORTIONS OF SITE-PREPARED GROUT, AND CONSTRUCTION OF MORTAR JOINTS		X
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS	X	
PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED	X	
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED		X
SOILS (SECTION 1704.7)		
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X
PIER FOUNDATIONS (SECTION 1704.9)		
OBSERVE DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH PIER	X	
VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM PIER DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END BEARING STRATA CAPACITY	X	
FOR CONCRETE PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.4	-	-
FOR MASONRY PIERS, PERFORM ADDITIONAL INSPECTIONS IN ACCORDANCE WITH SECTION 1704.5	-	-

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
10/21/11

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 PRECAST SUBMITTAL COORDINATION 10/17/11

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

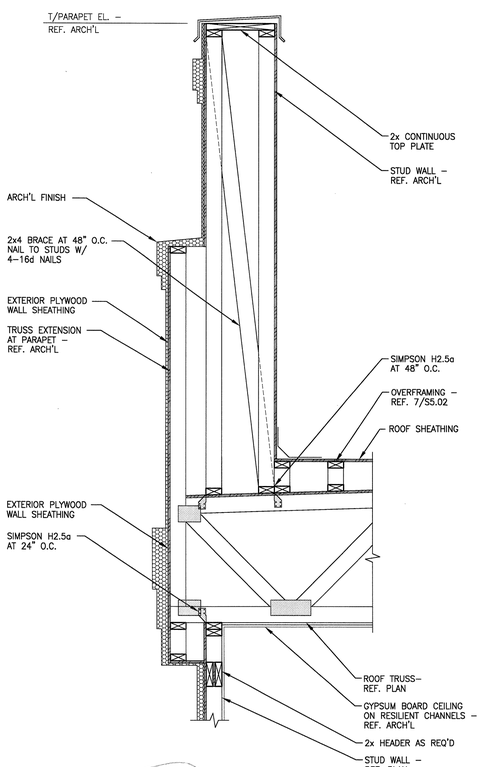
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
SG1.01



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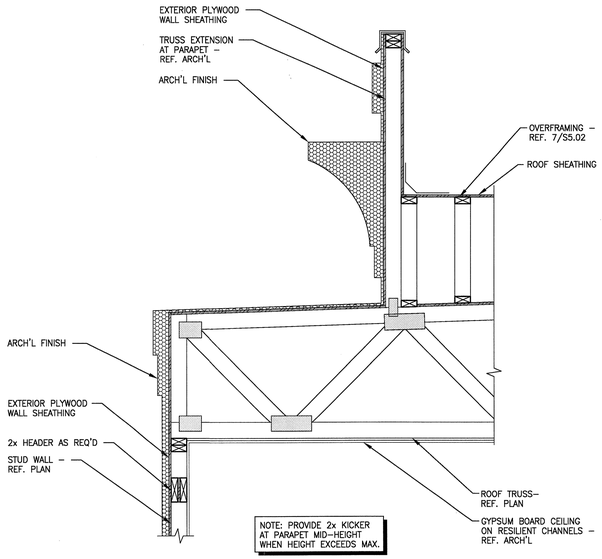

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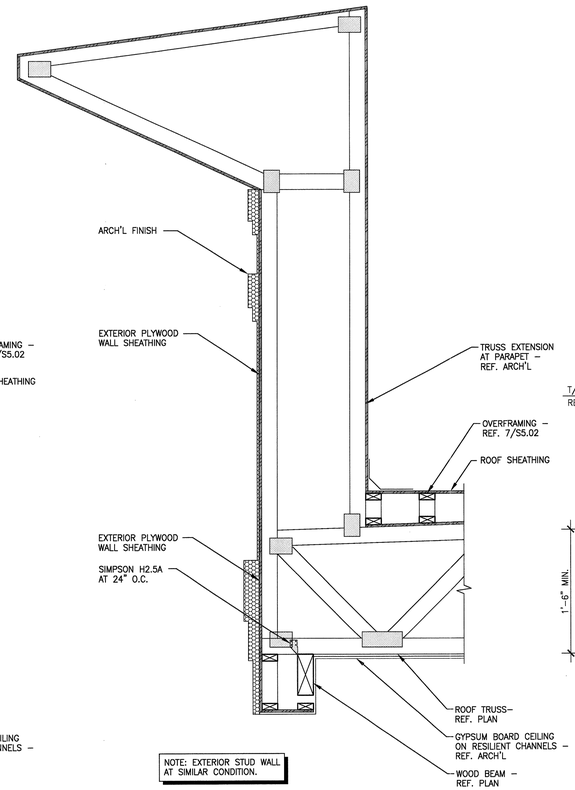

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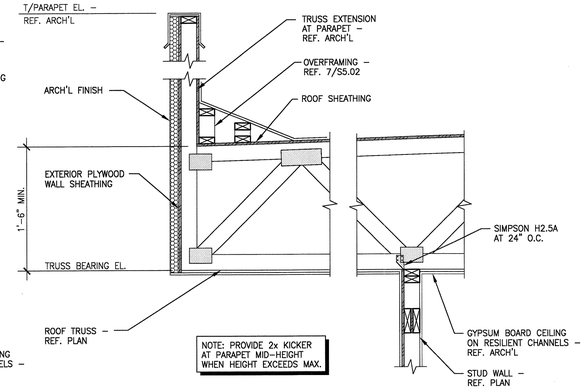

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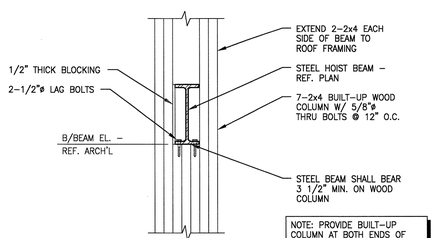

5 S5.02 ELEVATOR BEAM DETAIL
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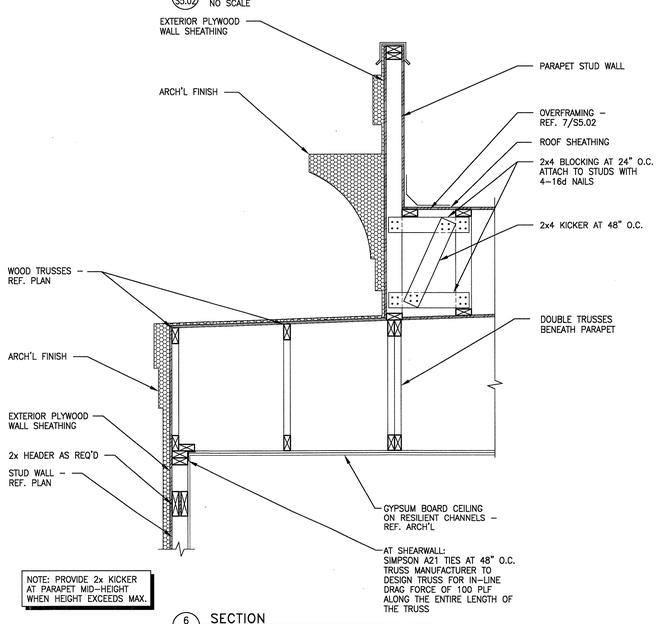

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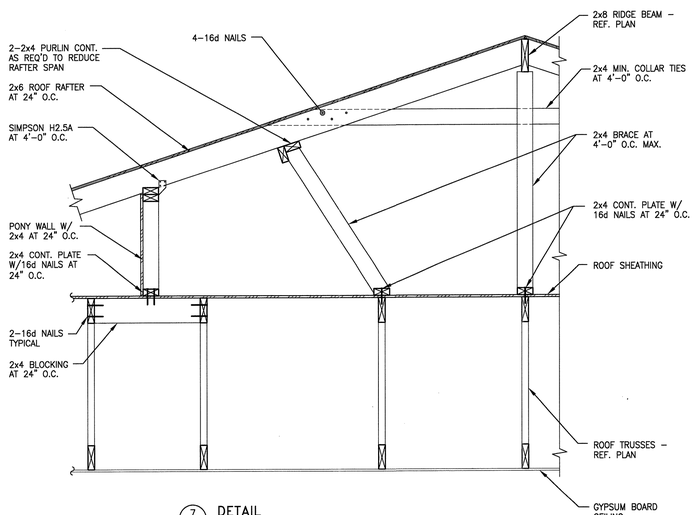

7 S5.02 DETAIL
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LOFT APARTMENTS IN ADDISON, TEXAS

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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
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PROJECT
11129

SHEET NUMBER
S5.02

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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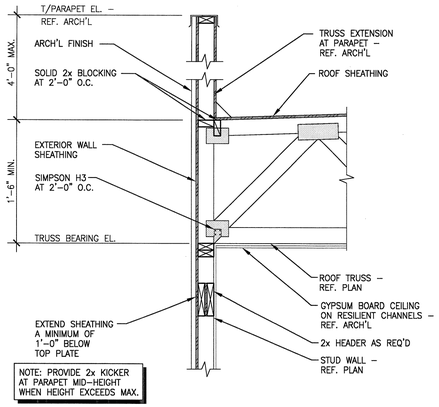
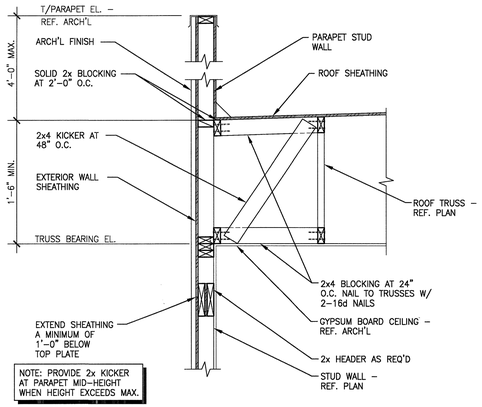


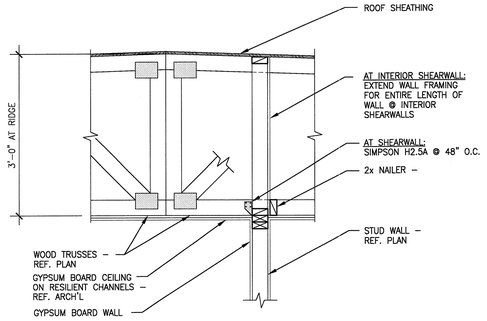
TYPICAL EXTERIOR LOAD BEARING WALL DETAIL (TRUSSES PERPENDICULAR TO WALL)

1 S5.01 NO SCALE



TYPICAL EXTERIOR LOAD BEARING WALL DETAIL (TRUSSES PARALLEL TO WALL)

2 S5.01 NO SCALE



TYPICAL INTERIOR TRUSS CONNECTION (TRUSSES PERPENDICULAR TO WALL)

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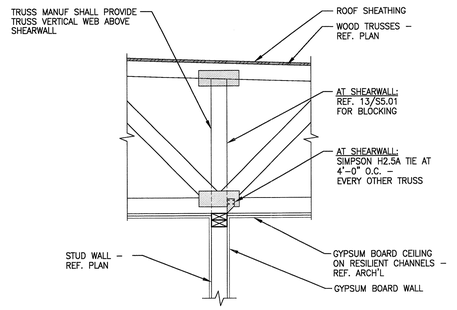
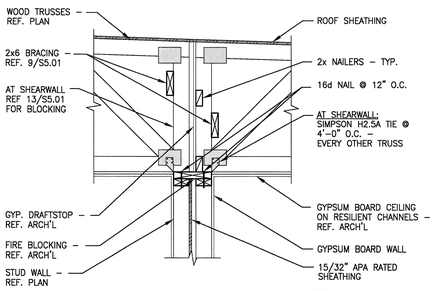


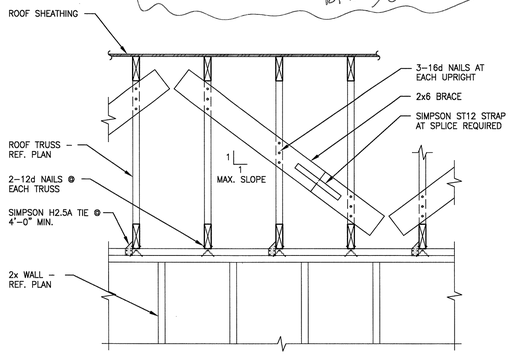
TYPICAL ROOF TRUSS TO INTERIOR LOAD BEARING WALL (ROOF TRUSS PERPENDICULAR TO WALL)

4 S5.01 NO SCALE



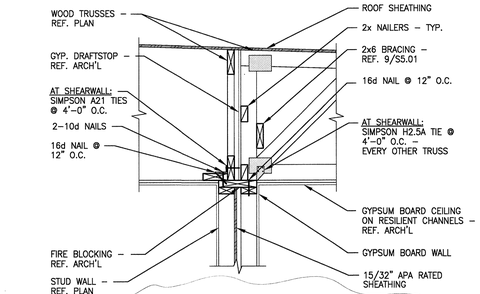
TENANT SEPARATION WALL (ROOF TRUSSES PERPENDICULAR TO WALL)

5 S5.01 NO SCALE RFI 56



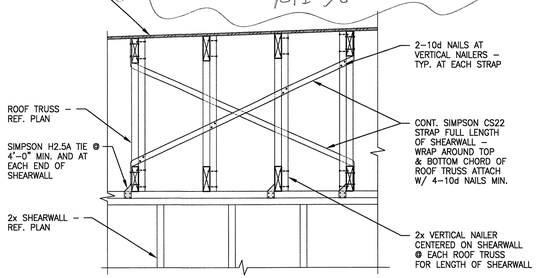
TYPICAL ROOF TRUSS TO INTERIOR SHEARWALL (ROOF TRUSS PERPENDICULAR TO WALL)

13 S5.01 NO SCALE



TENANT SEPARATION WALL (ROOF TRUSSES PARALLEL AND PERPENDICULAR TO WALL)

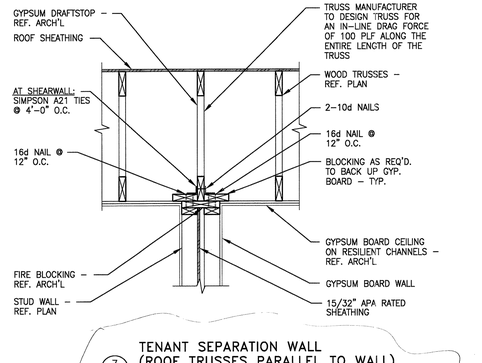
6 S5.01 NO SCALE RFI 56



NOTE: 1x4 LET-IN MAY BE USED IN LIEU OF STRAP

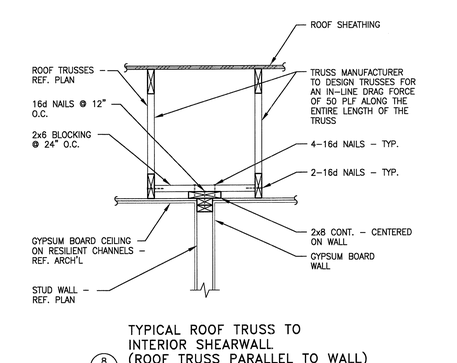
TYPICAL ROOF TRUSS TO INTERIOR SHEARWALL (ROOF TRUSS PERPENDICULAR TO WALL)

10 S5.01 NO SCALE



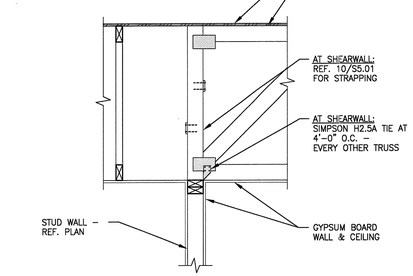
TENANT SEPARATION WALL (ROOF TRUSSES PARALLEL TO WALL)

7 S5.01 NO SCALE RFI 56



TYPICAL ROOF TRUSS TO INTERIOR SHEARWALL (ROOF TRUSS PARALLEL TO WALL)

8 S5.01 NO SCALE



TYPICAL ROOF TRUSS TO INTERIOR LOAD BEARING WALL (ROOF TRUSS PERPENDICULAR TO WALL)

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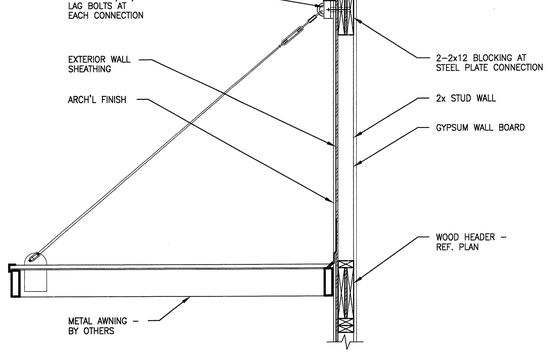
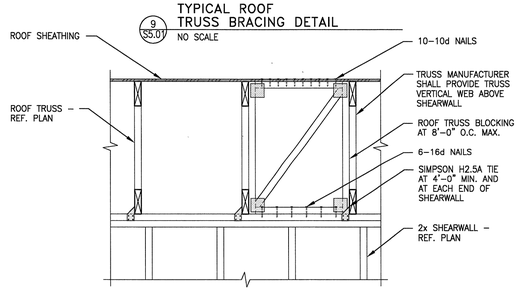


TYPICAL SECTION AT AWNING

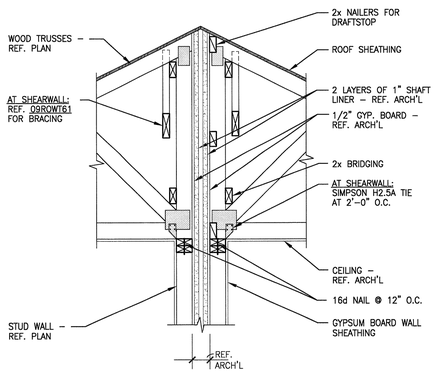
12 S5.01 NO SCALE



NOTES:
1. TRUSS BLOCKING SHALL FURNISH 1000# WORKING LOAD CAPACITY IN SHEAR
   1000# → ☐ ← 1000#
2. SHEAR BLOCKS SHALL NOT BE CUT OR MODIFIED IN THE FIELD WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER OF RECORD.

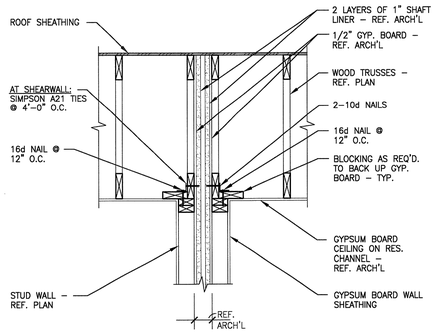
TYPICAL ROOF TRUSS BRACING DETAIL

9 S5.01 NO SCALE



2 HOUR TENANT SEPARATION WALL (ROOF TRUSSES PERPENDICULAR TO WALL)

14 S5.01 NO SCALE



2 HOUR TENANT SEPARATION WALL (ROOF TRUSSES PARALLEL TO WALL)

15 S5.01 NO SCALE

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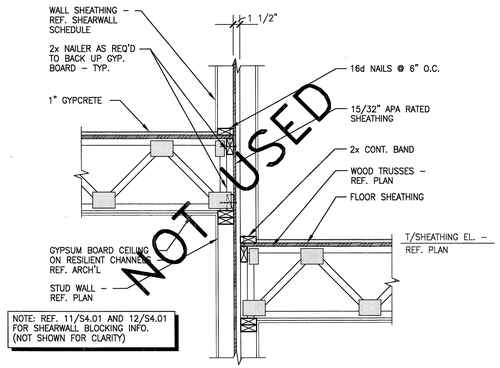

1 S4.04 TENANT SEPARATION WALLS (TRUSSES PERPENDICULAR TO WALL)
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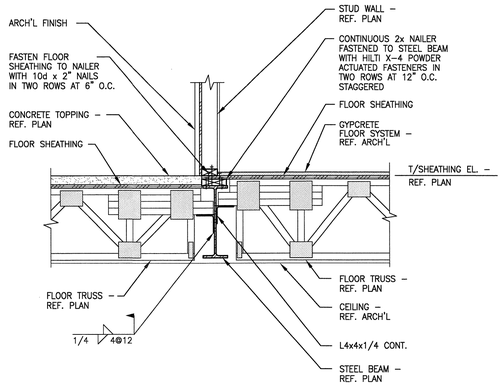

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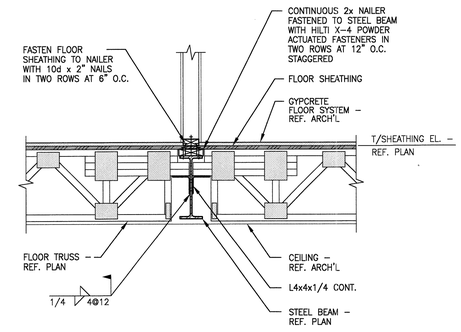

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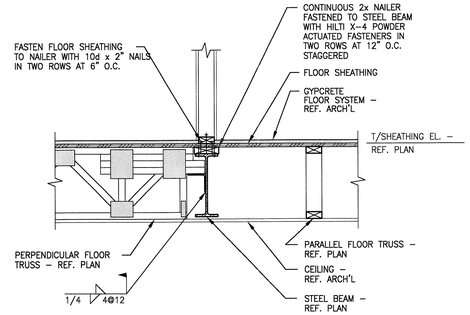

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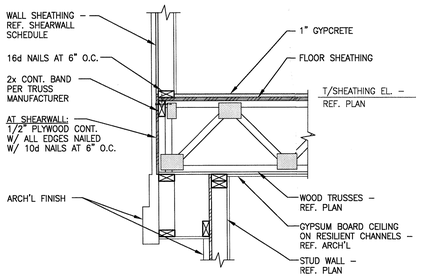

5 S4.04 TYPICAL EXTERIOR WALL DETAL (TRUSSES PERPENDICULAR TO WALL)
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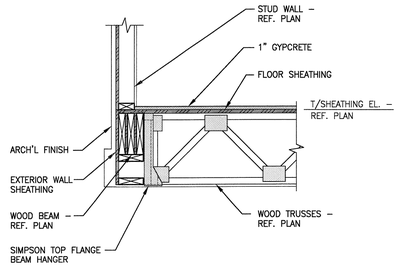

6 S4.04 SECTION
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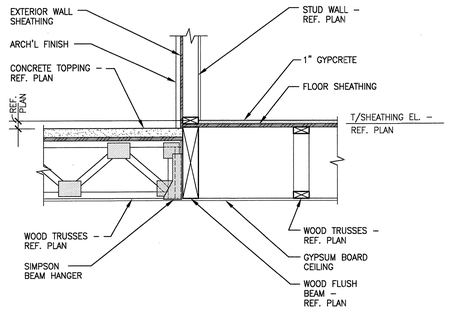

7 S4.04 TYPICAL FLOOR TRUSS TO FLUSH BEAM CONNECTION
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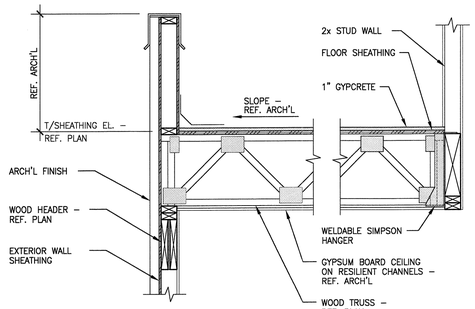

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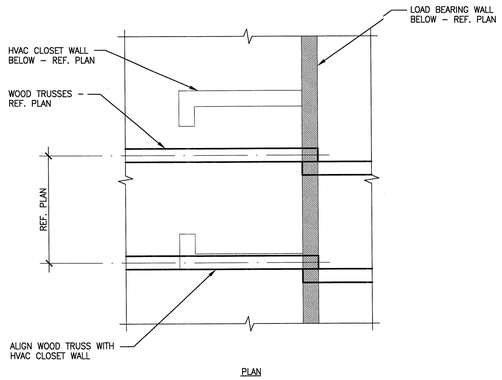

9 S4.04 TYPICAL TRUSS LAYOUT AT HVAC CLOSET
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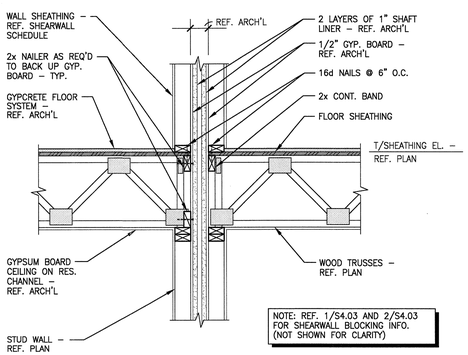

10 S4.04 2 HOUR TENANT SEPARATION WALLS (TRUSSES PERPENDICULAR TO WALL)
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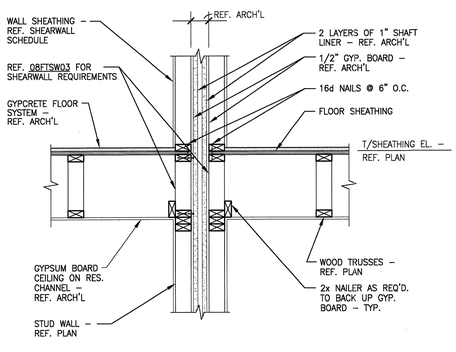

11 S4.04 2 HOUR TENANT SEPARATION WALLS (TRUSSES PARALLEL TO WALL)
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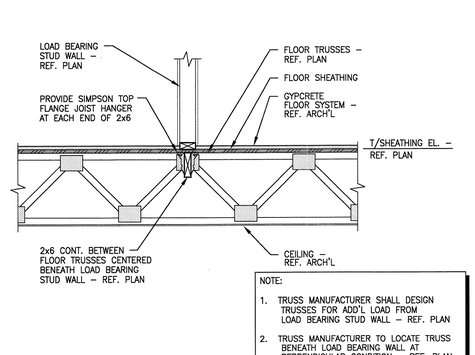

12 S4.04 SECTION
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R. TRENT PERKINS 84264 REGISTERED STATE OF TEXAS

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

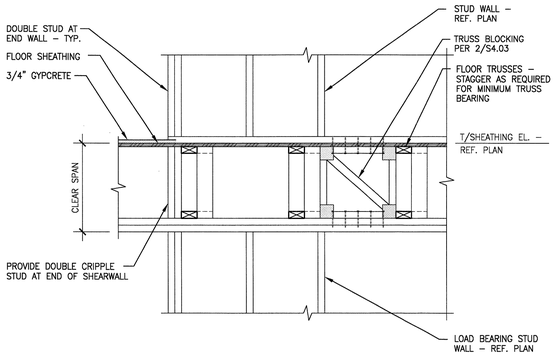
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S4.04



1 S4.03 TYPICAL INTERIOR SHEARWALL DETAIL (TRUSSES PERPENDICULAR TO WALL)
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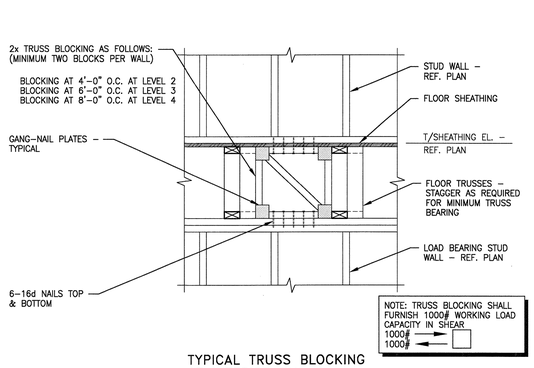
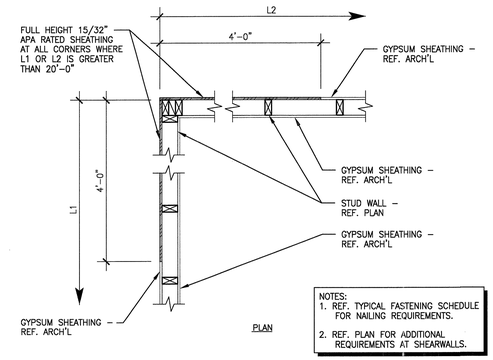


2 S4.03 TYPICAL TRUSS BLOCKING AT INTERIOR SHEARWALL (TRUSSES PERPENDICULAR TO WALL)
NO SCALE



3 S4.03 TYPICAL EXTERIOR CORNER BRACING DETAIL
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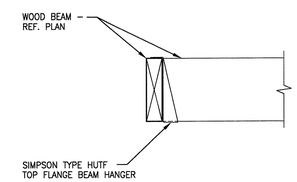

4 S4.03 TYPICAL WOOD BEAM TO BEAM CONNECTION
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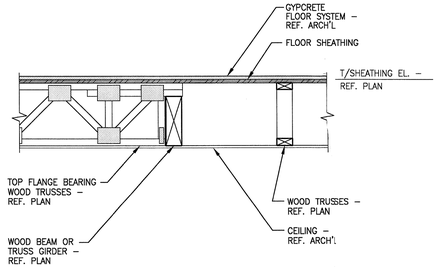

5 S4.03 TYPICAL FLOOR TRUSS TO FLUSH BEAM CONNECTION
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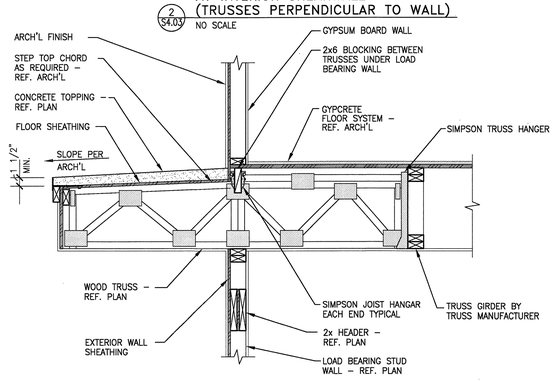

6 S4.03 SECTION
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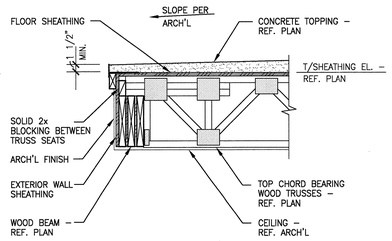

7 S4.03 SECTION
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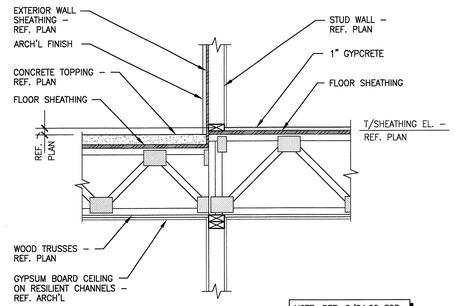

8 S4.03 TYPICAL EXTERIOR LOAD BEARING WALL DETAIL (TRUSSES PERPENDICULAR TO WALL)
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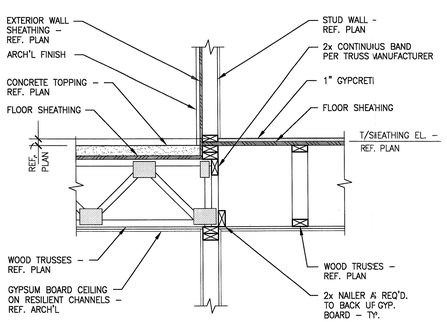

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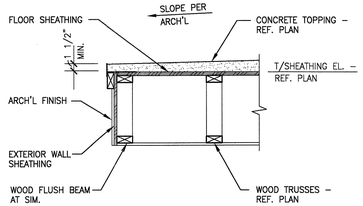

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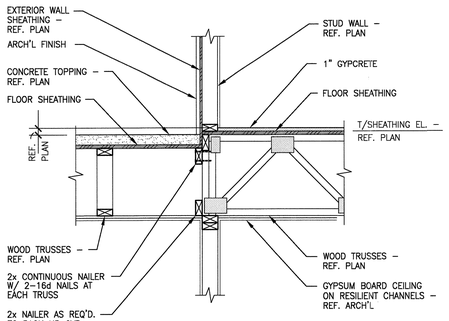

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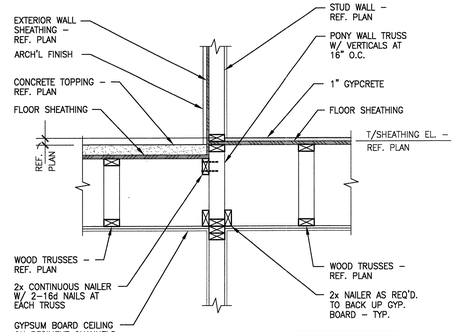

12 S4.03 SECTION
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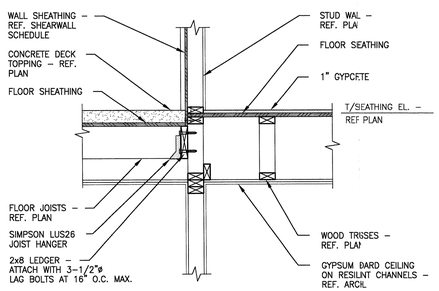

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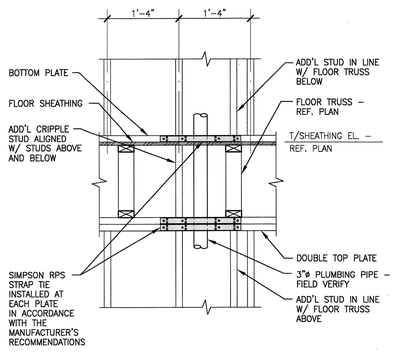

TYPICAL PLATE REPAIR DETAIL AT PLUMBING PENETRATION
14 S4.03
NO SCALE

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STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
10/27/11

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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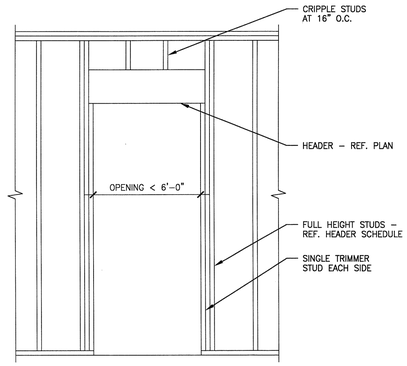

1 S4.02 TYPICAL OPENING FRAMING AT 2x STUD WALL – OPENING < 6'–0"
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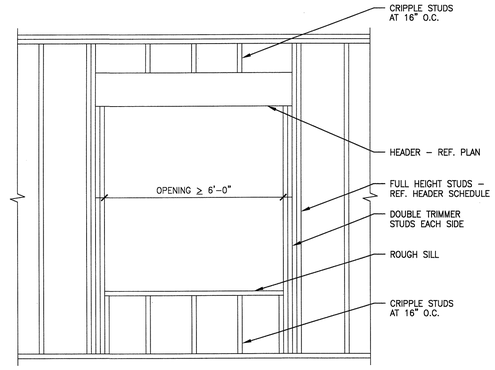

2 S4.02 TYPICAL OPENING FRAMING AT 2x STUD WALL – OPENING ≥ 6'–0"
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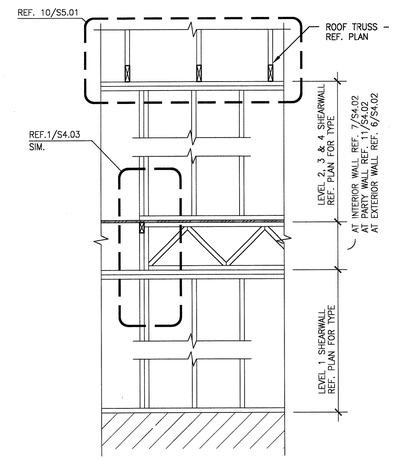
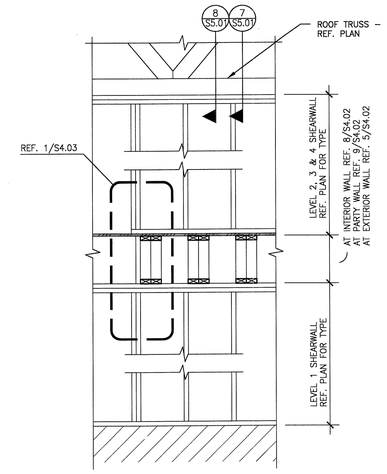


3 S4.02 TYPICAL SHEARWALL ELEVATION
NO SCALE



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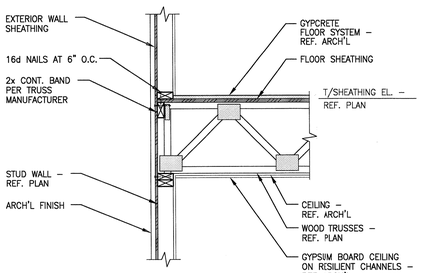
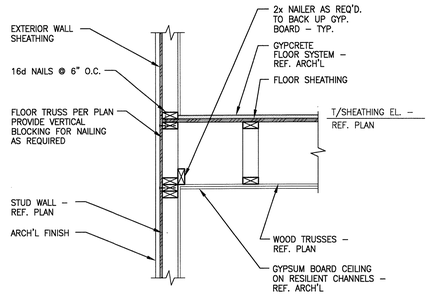
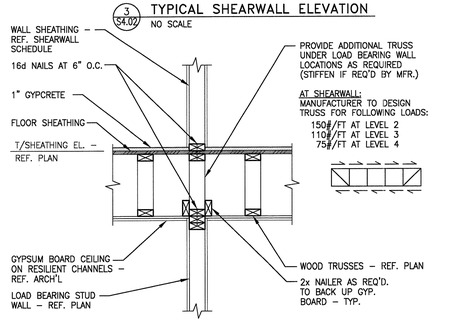


5 S4.02 TYPICAL EXTERIOR WALL DETAIL (TRUSSES PERPENDICULAR TO WALL)
NO SCALE



6 S4.02 TYPICAL EXTERIOR WALL DETAIL (TRUSSES PARALLEL TO WALL)
NO SCALE



7 S4.02 TYPICAL INTERIOR WALL DETAIL (TRUSSES PARALLEL TO WALL)
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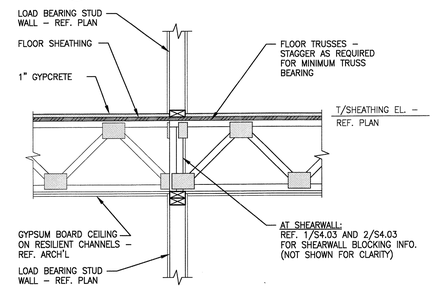
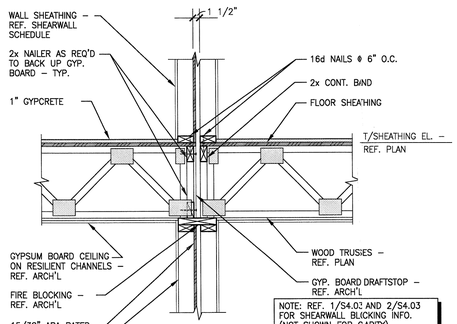
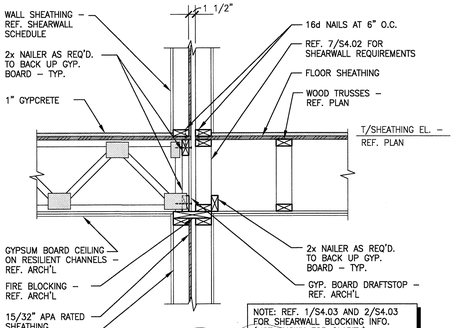


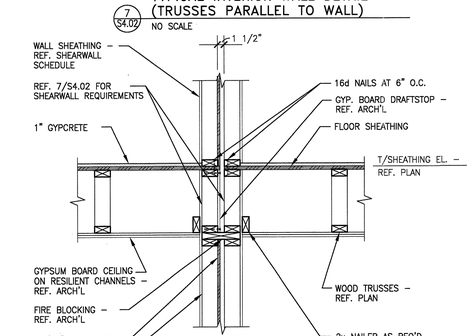
8 S4.02 TYPICAL INTERIOR LOAD BEARING WALL DETAIL (TRUSSES PERPENDICULAR TO WALL)
NO SCALE



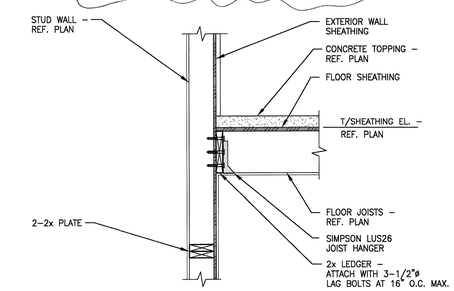
9 S4.02 TENANT SEPARATION WALLS (TRUSSES PERPENDICULAR TO WAIL)
NO SCALE RFI 56



10 S4.02 TENANT SEPARATION WALLS (TRUSSES PARALLEL AND PERPENDICULAR TO WALL)
NO SCALE RFI 56



11 S4.02 TENANT SEPARATION WALLS (TRUSSES PARALLEL TO WALL)
NO SCALE RFI 56



14 S4.02 STAIR LANDING SECTION
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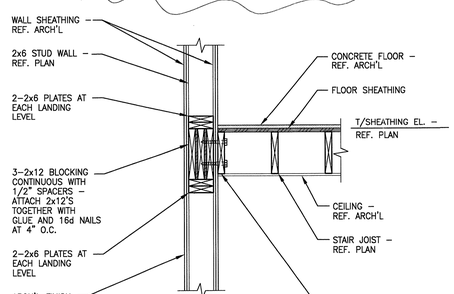

13 S4.02 STAIR LANDING SECTION
NO SCALE

RFI 57

15 S4.02 WALL DETAIL AT STAIR LANDING
NO SCALE

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
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Dallas, Texas 75243
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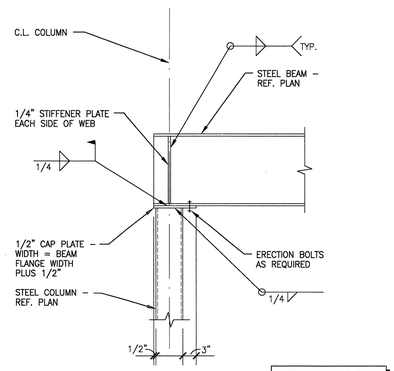
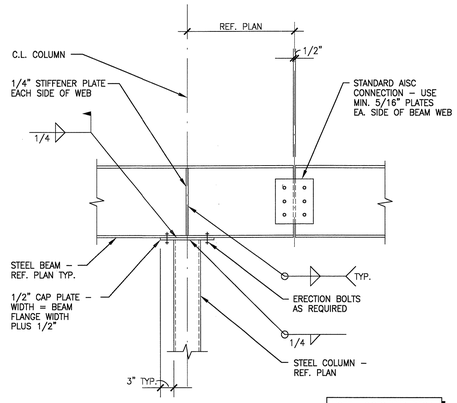


NOTE: JOISTS AND DECK NOT SHOWN FOR CLARITY

1 S4.01 TYPICAL BEAM TO COLUMN CONNECTION DETAIL
NO SCALE

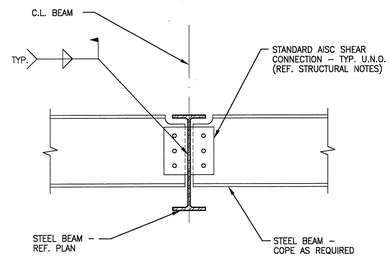
RFI 164



NOTE: JOISTS AND DECK NOT SHOWN FOR CLARITY

2 S4.01 TYPICAL BEAM SPLICE DETAIL
NO SCALE

RFI 164



3 S4.01 TYPICAL BEAM TO BEAM SHEAR CONNECTION DETAIL
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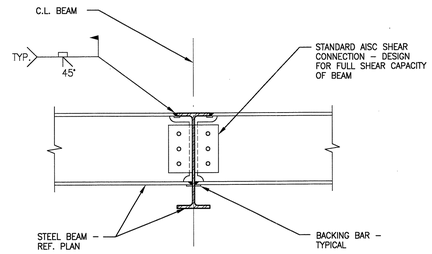
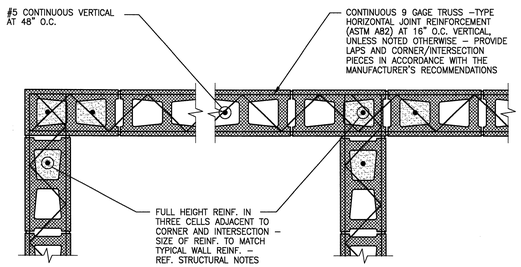


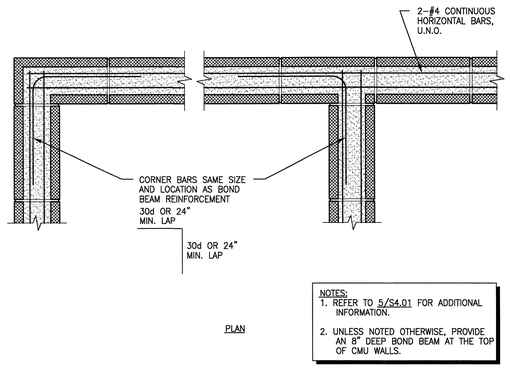
4 S4.01 TYPICAL BEAM TO BEAM MOMENT CONNECTION DETAIL
NO SCALE



PLAN

NOTE: REF. REINFORCED CONCRETE MASONRY NOTES FOR ADDITIONAL INFORMATION.

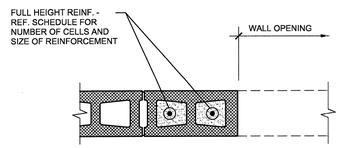
5 S4.01 TYPICAL CMU WALL REINFORCEMENT DETAIL
NO SCALE



PLAN

NOTES:
1. REFER TO 5/S4.01 FOR ADDITIONAL INFORMATION.
2. UNLESS NOTED OTHERWISE, PROVIDE AN 8" DEEP BOND BEAM AT THE TOP OF CMU WALLS.

6 S4.01 TYPICAL CMU WALL BOND BEAM REINFORCEMENT DETAIL
NO SCALE



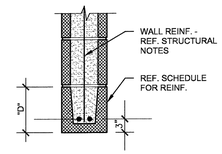
PLAN

JAMB SCHEDULE

OPENING WIDTH	CMU JAMB			
	EXTERIOR		INTERIOR	
	NUMBER OF GROUTED CELLS	REINF./CELL	NUMBER OF GROUTED CELLS	REINF./CELL
<_4'–0"	2	1–#5	2	1–#5
<_8'–0"	3	1–#5	2	1–#5
<_12'–0"	3	1–#6	2	1–#5

NOTES:
1. HORIZONTAL REINFORCEMENT OMITTED FOR CLARITY. REFER TO 02MTYP02 FOR ADDITIONAL INFORMATION.
2. AT STORM SHELTERS, USE FOUR (4) GROUTED CELLS WITH 2–#8 BARS (1 EACH FACE) IN EACH CELL (4'–0" OPENING MAX.)

7 S4.01 TYPICAL CMU JAMB SCHEDULE
NO SCALE



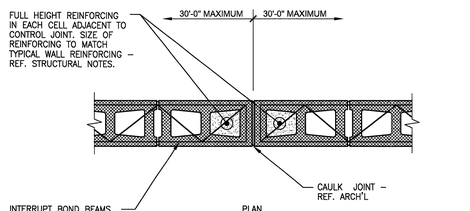
TYPE "A" - CMU LINTEL BLOCK

CONCRETE MASONRY LINTEL SCHEDULE

MARK	TYPE	DEPTH, "D"	REINF.	MAXIMUM OPENING
TYPICAL, U.N.O.	A	8"	2–#4 CONT.	4'–0"
TYPICAL, U.N.O.	A	16"	2–#5 CONT.	8'–0"
TYPICAL, U.N.O.	A	16"	2–#8 CONT.	10'–0"

NOTES:
1. EXTEND BEAMS 8" BEYOND FACE OF OPENING.
2. VERTICAL CELLS ADJACENT TO OPENINGS SHALL BE REINFORCED PER TYP. WALL REINF. AND GROUTED SOLID – REF. STRUCTURAL NOTES.

8 S4.01 TYPICAL CMU LINTEL SCHEDULE
NO SCALE



PLAN

NOTES:
1. REF. 5/S4.01 FOR ADDITIONAL INFORMATION.
2. CONTROL JOINTS SHALL BE LOCATED AT WALL OPENINGS, AT 30'–0" O.C. MAXIMUM, AND AS SHOWN IN THE ARCHITECTURAL DRAWINGS.
3. OFFSET CONTROL JOINTS TO THE END LINTEL AND SUPPORTING CELLS AT OPENINGS.

9 S4.01 TYPICAL CMU WALL CONTROL JOINT DETAIL
NO SCALE

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
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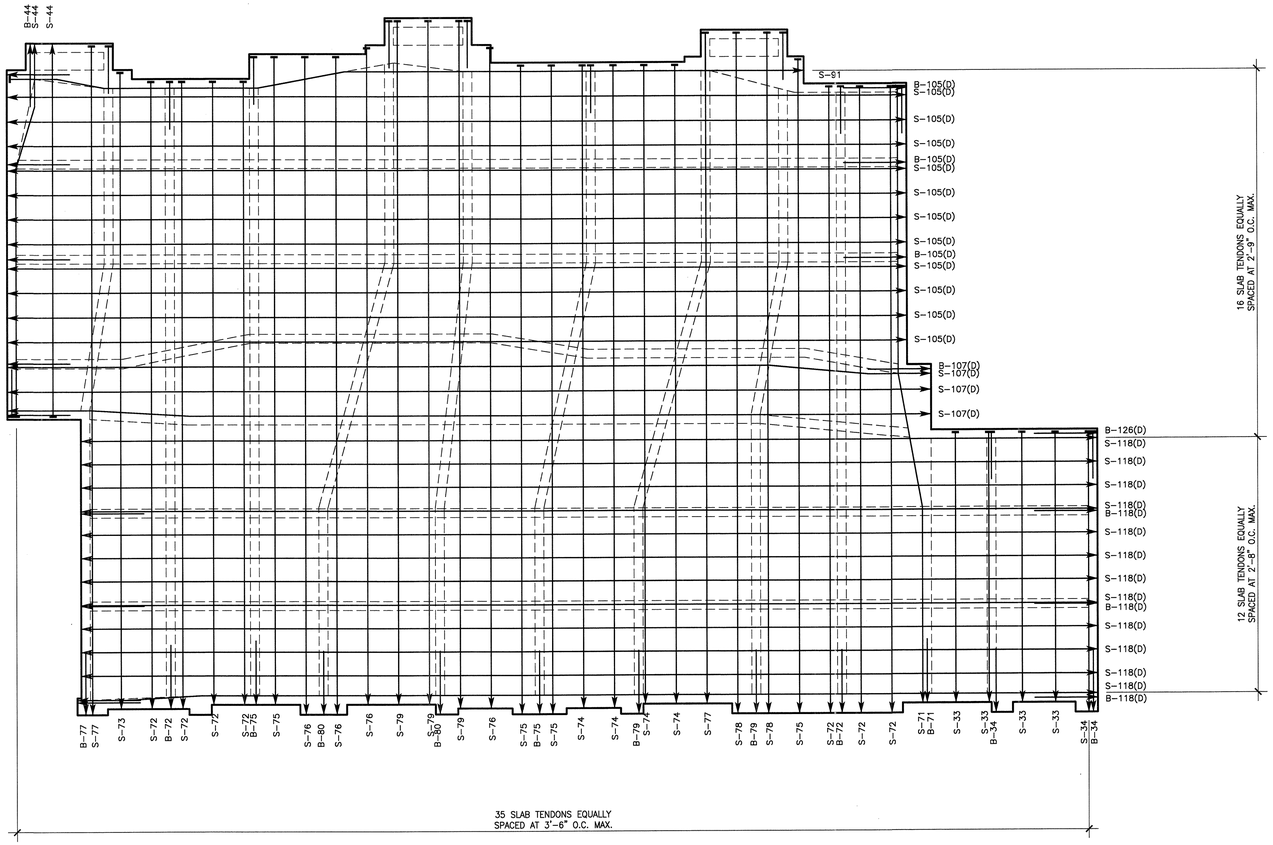


1 S3.22 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

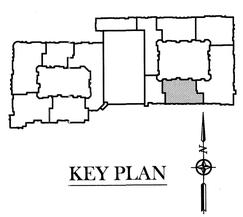
north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.11 – S2.16 FOR ADDITIONAL FOUNDATION INFORMATION.

LEGEND

- ◄—— = TENDON LIVE END (STRESS END)
- |—— = TENDON DEAD END
- ◄—◄ = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
- S-XX = SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- B-XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED
PROFESSIONAL ENGINEER

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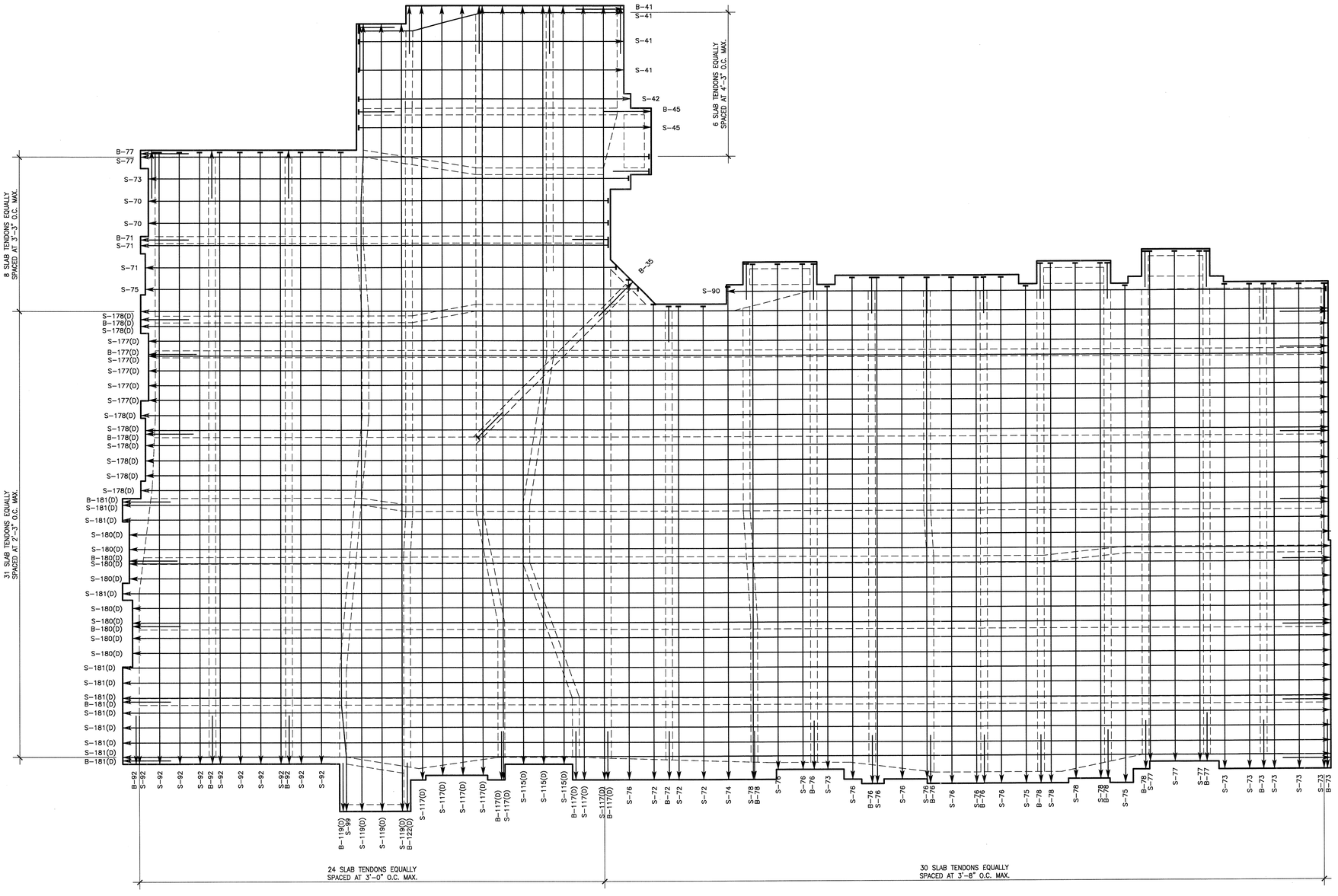
SHEET NUMBER
S3.22



1 / S3.21 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

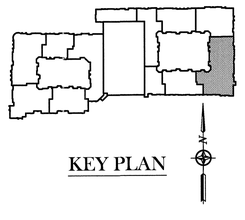
north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.11 – S2.16 FOR ADDITIONAL FOUNDATION INFORMATION.

LEGEND

⟵	=	TENDON LIVE END (STRESS END)
⟝	=	TENDON DEAD END
⟵	=	2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
S-XX	=	SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
B-XX	=	BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
(D)	=	INDICATES DOUBLE PULL TENDON



KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
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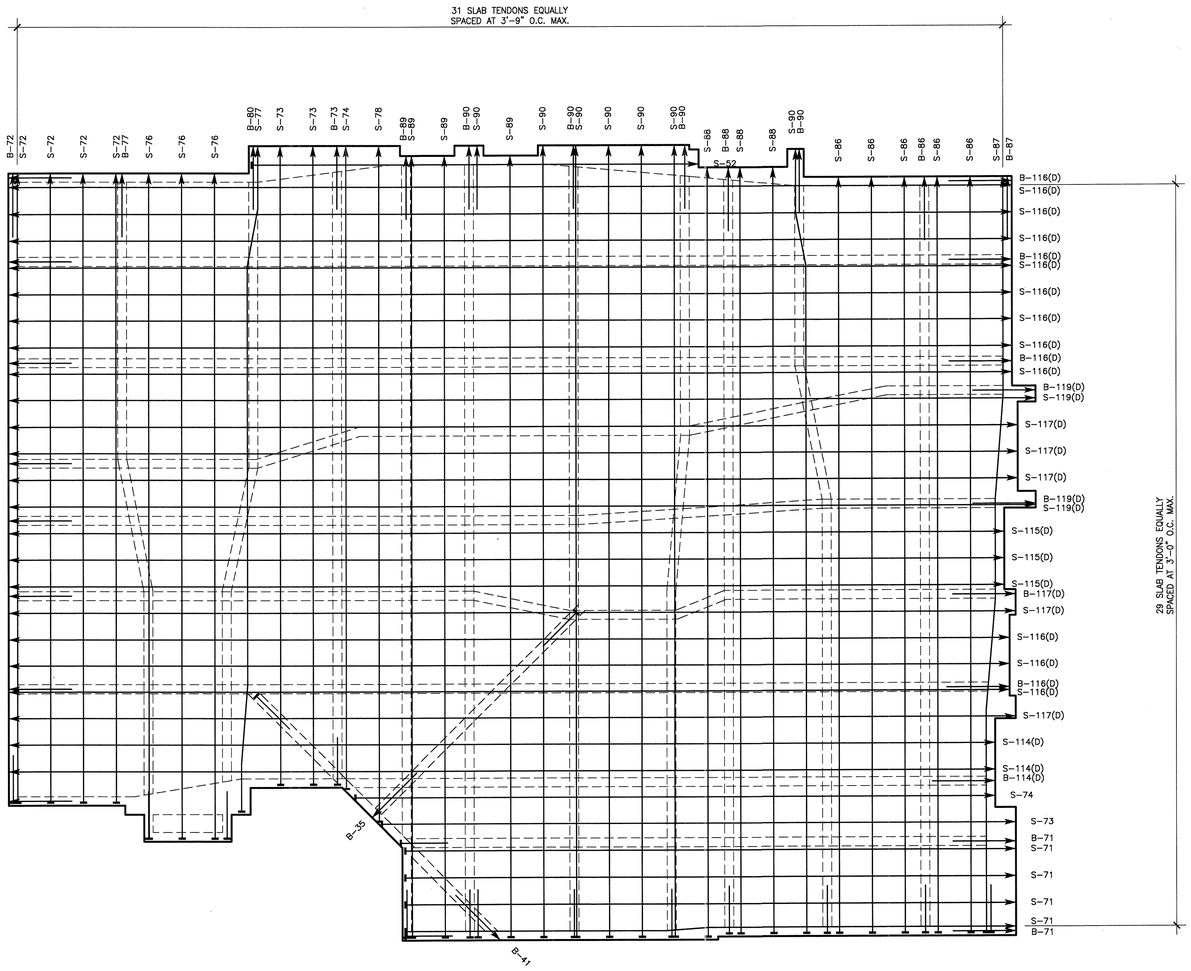
SHEET NUMBER
S3.21



1 S3.20 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

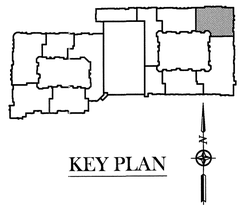
north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.11 – S2.16 FOR ADDITIONAL FOUNDATION INFORMATION.

LEGEND

⟵	=	TENDON LIVE END (STRESS END)
⟝	=	TENDON DEAD END
⟵⟵	=	2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
S–XX	=	SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
B–XX	=	BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
(D)	=	INDICATES DOUBLE PULL TENDON



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
10/21/11

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SHEET NUMBER
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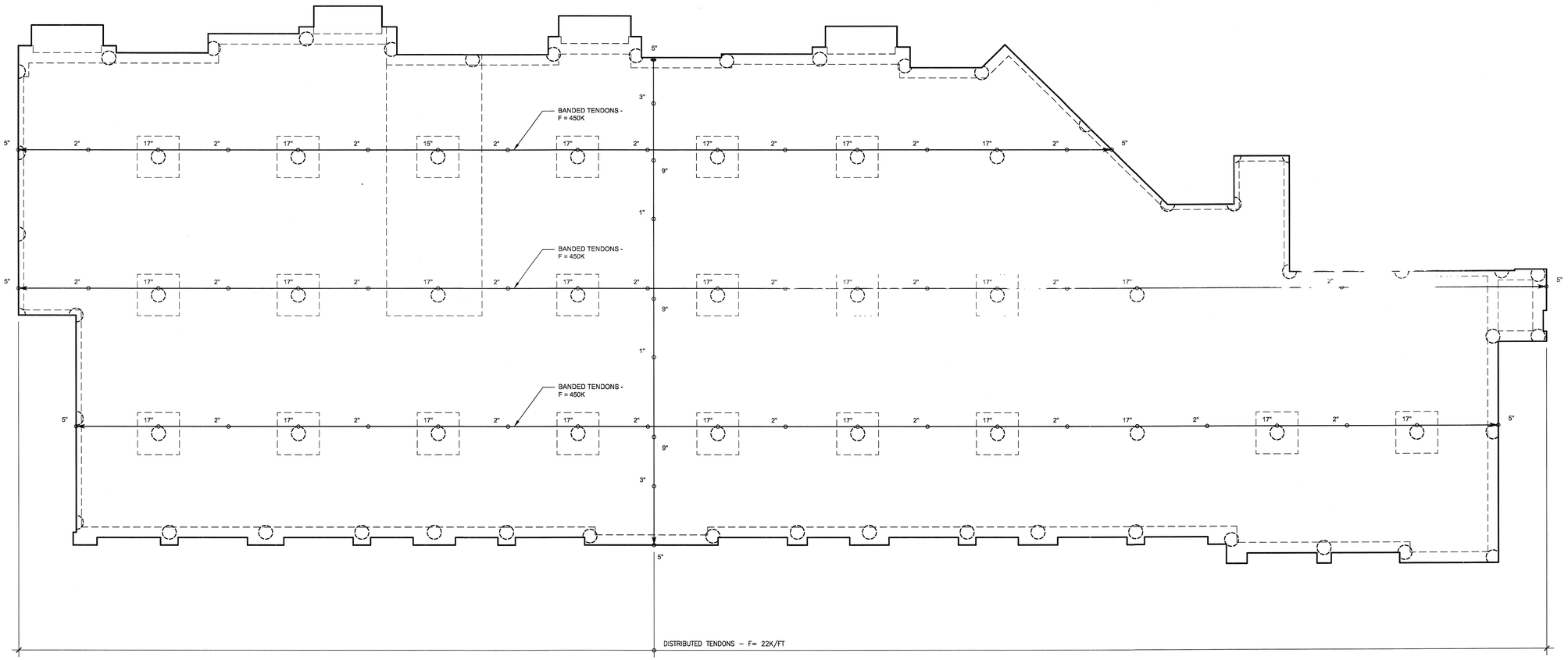


POST–TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST–TENSIONED SLAB DETAILS.
3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=____K ON PLAN, INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
6. UNIFORMLY SPACED TENDON FORCES SHOWN AS F=____K/FT ON PLAN INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS PER FOOT OF SLAB (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED). SPACING OF UNIFORM TENDONS OR GROUPS OF TENDONS SHALL NOT EXCEED EIGHT TIMES THE SLAB THICKNESS, FIVE FEET, OR SPACINGS NOTED ON PLAN. PROVIDE A MINIMUM OF TWO POST–TENSIONING TENDONS THROUGH THE CRITICAL SHEAR SECTION AT THE COLUMN AS SHOWN IN THE TYPICAL DETAILS.
7. RECOMMENDED PLACEMENT SEQUENCE OF TENDONS:
   A. PLACE TENDON GROUP AT COLUMN CENTERLINE FOR UNIFORMLY SPACED TENDONS FIRST.
   B. PLACE BANDED TENDONS SECOND.
   C. PLACE REMAINING UNIFORMLY SPACED TENDONS.
8. SLIGHT HORIZONTAL PLAN DEVIATIONS OF SLAB TENDONS ARE PERMISSIBLE WHEN REQUIRE TO AVOID OPENINGS, INSERTS, AND DOWELS WHICH ARE SPECIFICALLY LOCATED. THE DEVIATION SHALL HAVE A RADIUS OF CURVATURE OF NO LESS THAN TWENTY–ONE FEET OR A HORIZONTAL DEVIATION OF NO MORE THAN 1 TO 12. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCEMENT REQUIRED AT CURVED TENDONS.
9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

= TENDON LIVE END (STRESS END)

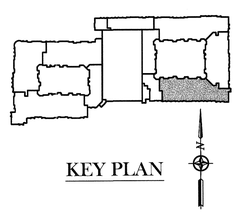
= TENDON DEAD LOAD

X" = TENDON DRAPE

XREF SHEETS:

1 / S3.19 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'–0"

north



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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
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214.520.8878
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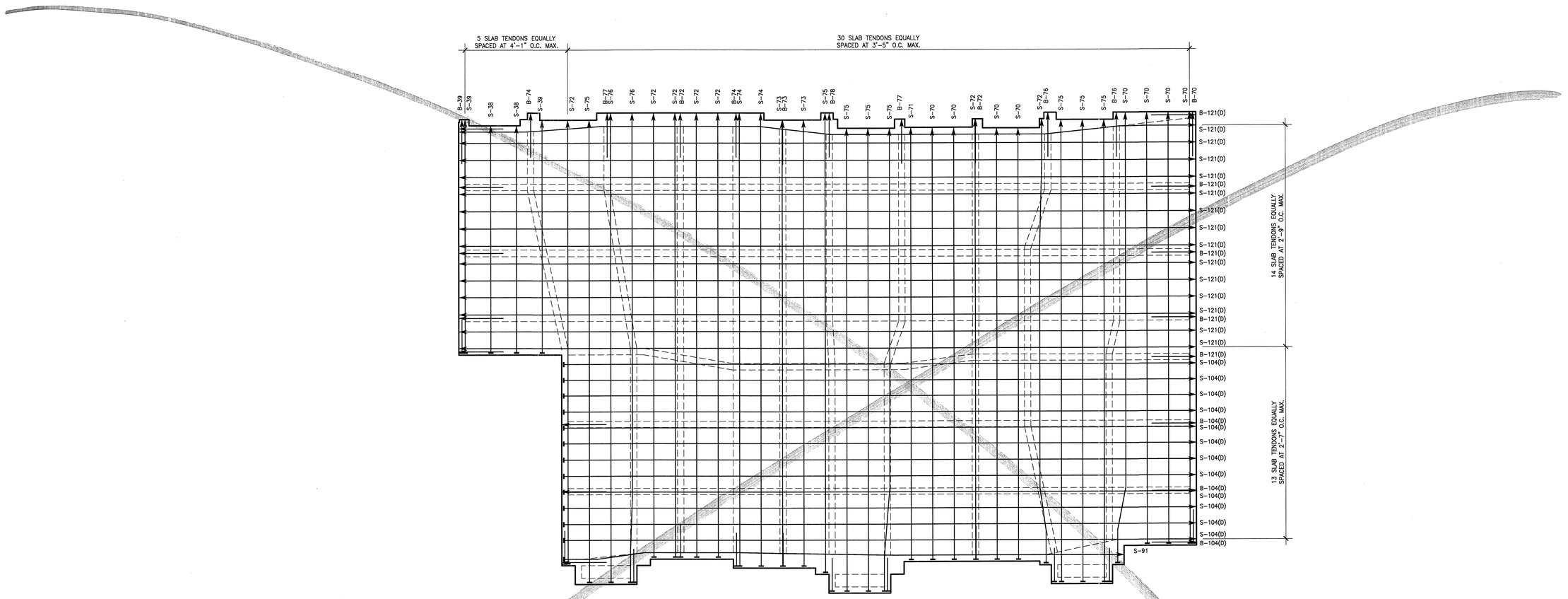
SHEET NUMBER
S3.19



1 S3.19 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
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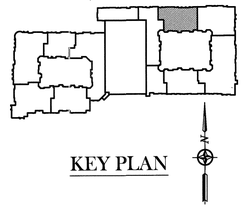
LEGEND

- ⟵ = TENDON LIVE END (STRESS END)
- ⟝ = TENDON DEAD END
- ⟵⟵ = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
- S-XX = SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- B-XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON



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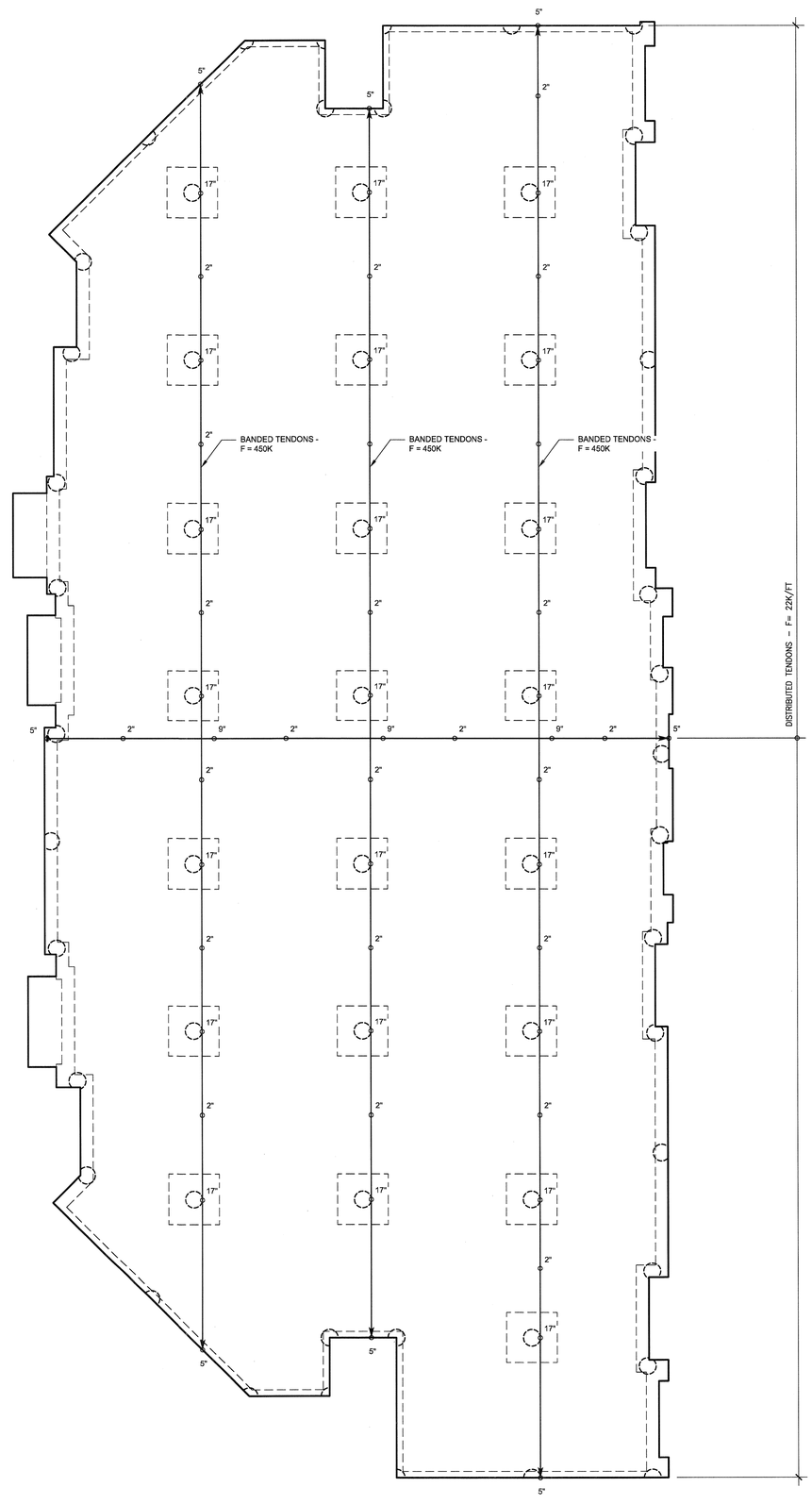

POST–TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST–TENSIONED SLAB DETAILS.
3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=____K ON PLAN, INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
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   B. PLACE BANDED TENDONS SECOND.
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9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

= TENDON LIVE END (STRESS END)

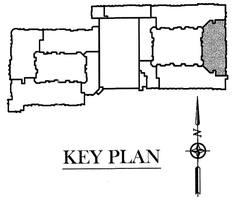
= TENDON DEAD LOAD

= TENDON DRAPE (X")

XREF SHEETS:

1 / S3.18 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'–0"

north



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9330 LBJ Freeway Suite 1055
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

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BGO architects
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Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
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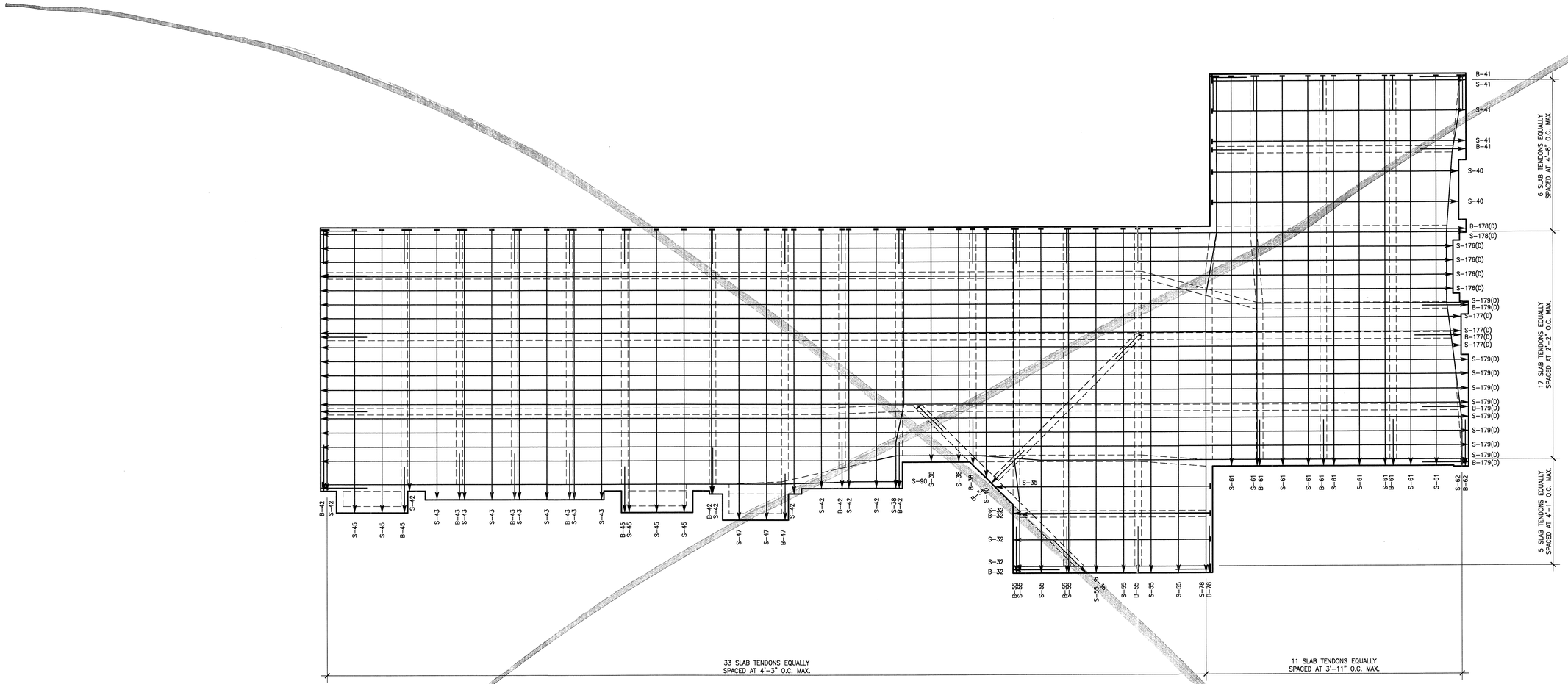
PROJECT
11129

SHEET NUMBER
1
S3.18



1 / S3.18 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
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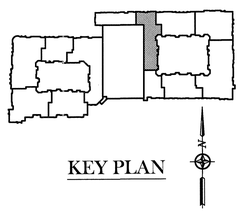
LEGEND

⟵	=	TENDON LIVE END (STRESS END)
⟝	=	TENDON DEAD END
⟵⟵	=	2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
S-XX	=	SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
B-XX	=	BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
(D)	=	INDICATES DOUBLE PULL TENDON



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED
PROFESSIONAL ENGINEER

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CONSULTING ENGINEERING, INC.
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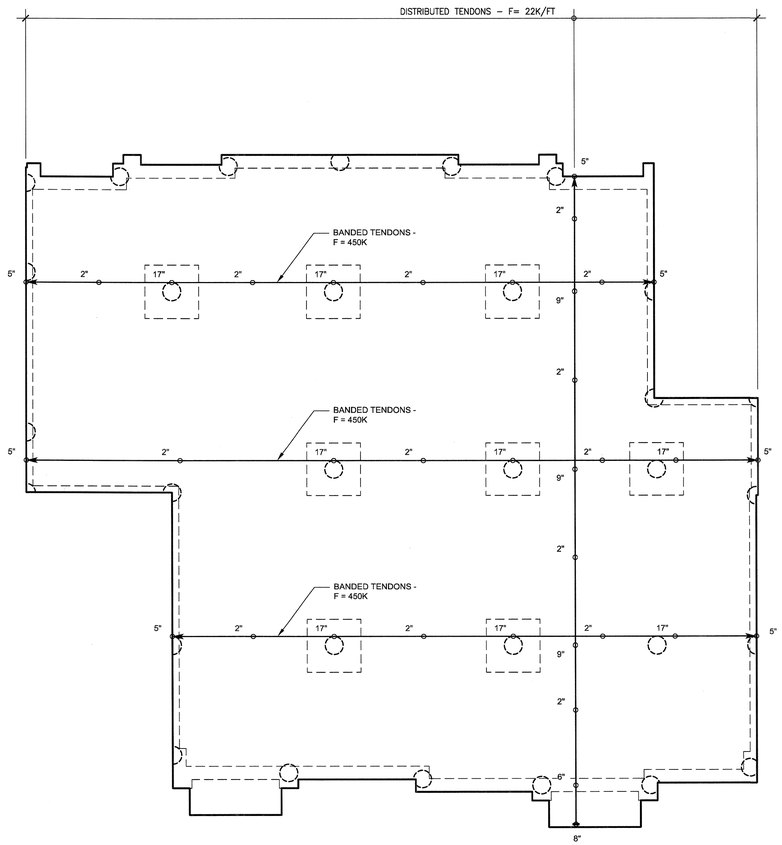
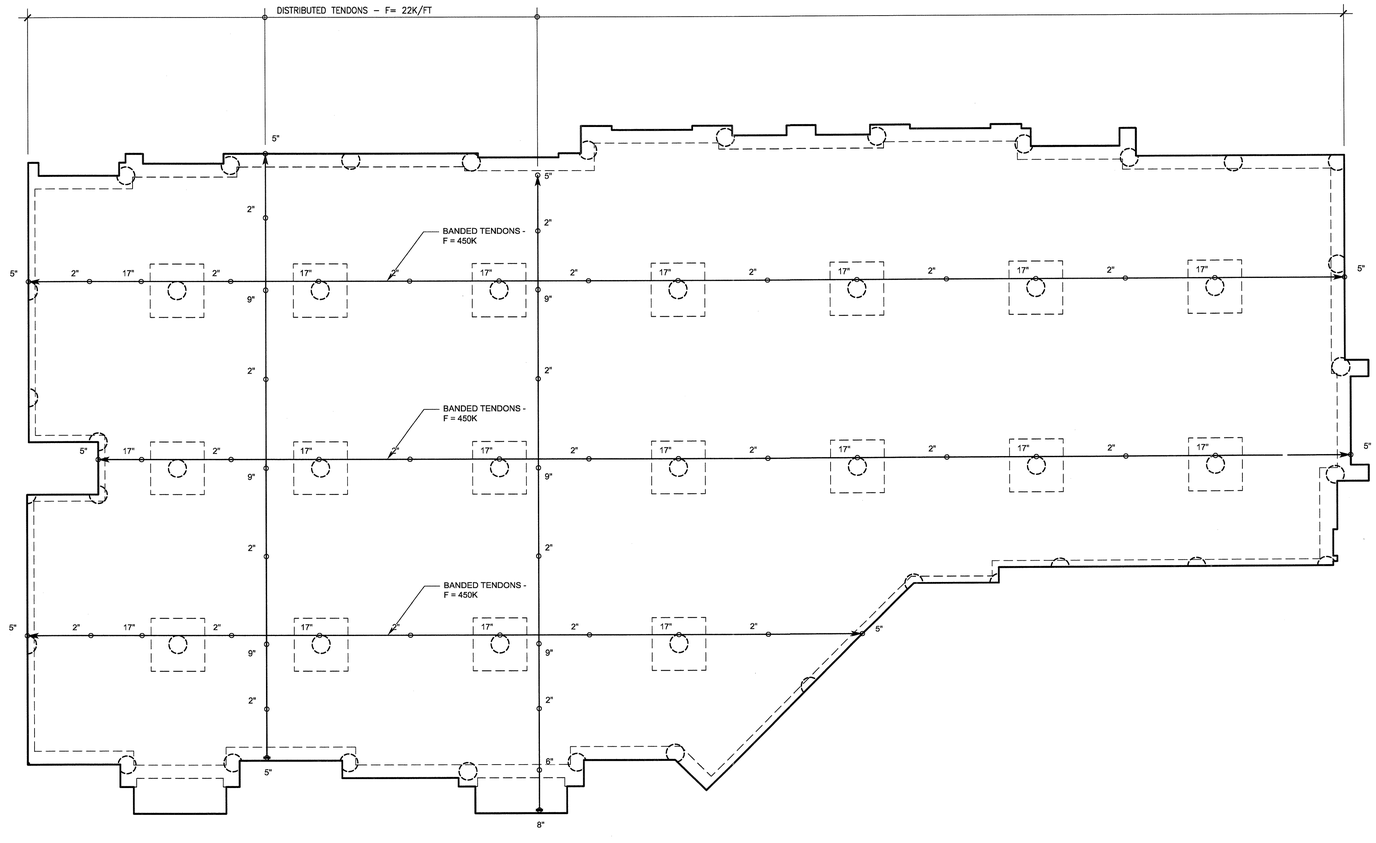


1 S3.17 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



2 S3.17 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

POST-TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=____K ON PLAN, INDICATE THE EFFECTIVE POST-TENSION FORCE IN KIPS (AFTER ALL POST-TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
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7. RECOMMENDED PLACEMENT SEQUENCE OF TENDONS:
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9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

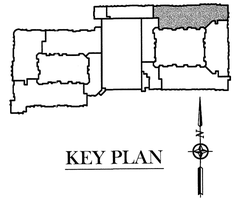
LEGEND

= TENDON LIVE END (STRESS END)

= TENDON DEAD LOAD

X" = TENDON DRAPE

XREF SHEETS:



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SHEET NUMBER
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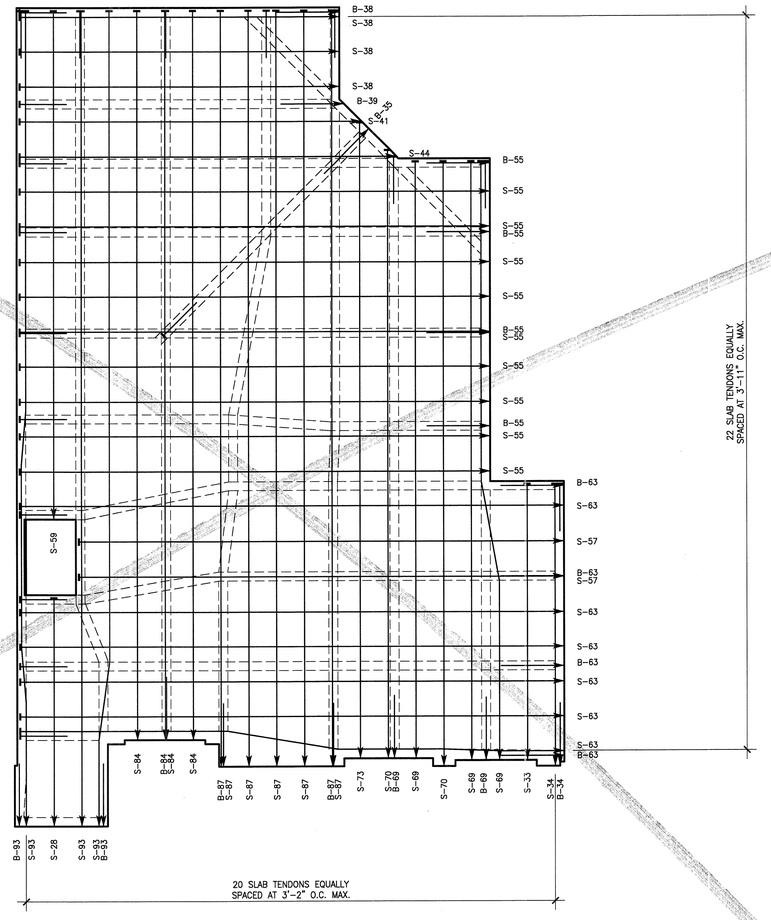

1 / S3.17 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
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LEGEND

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- = TENDON DEAD END
- = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
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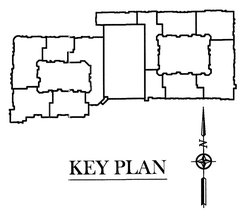
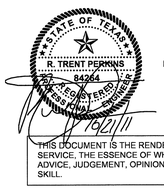
- B-XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON



KEY PLAN



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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

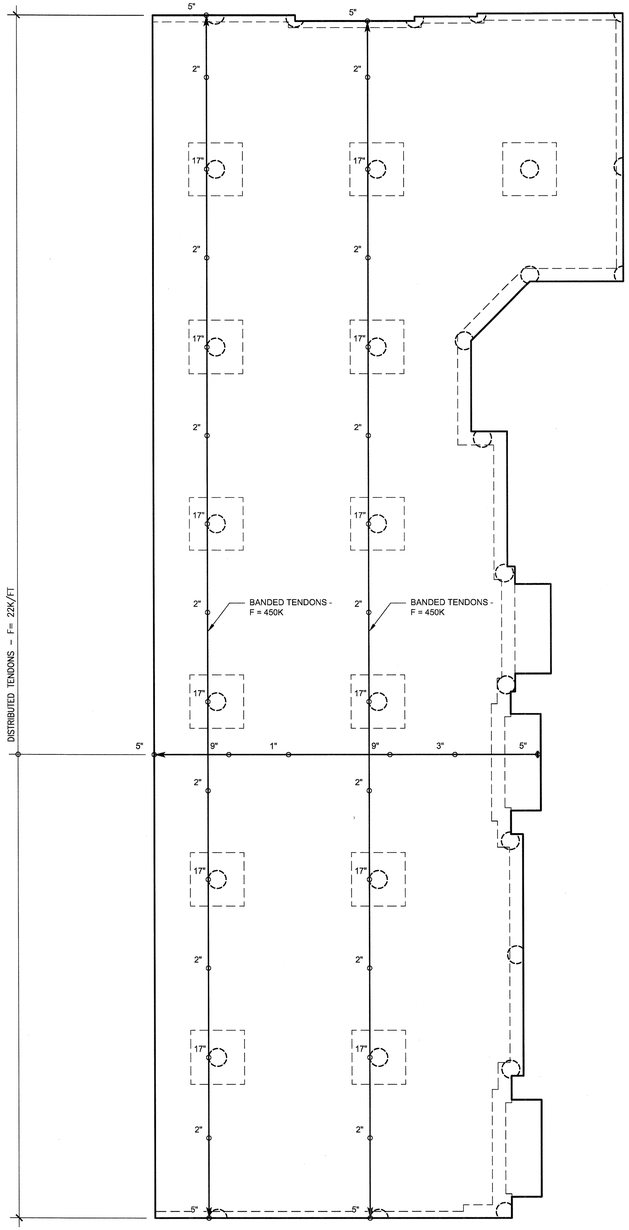
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

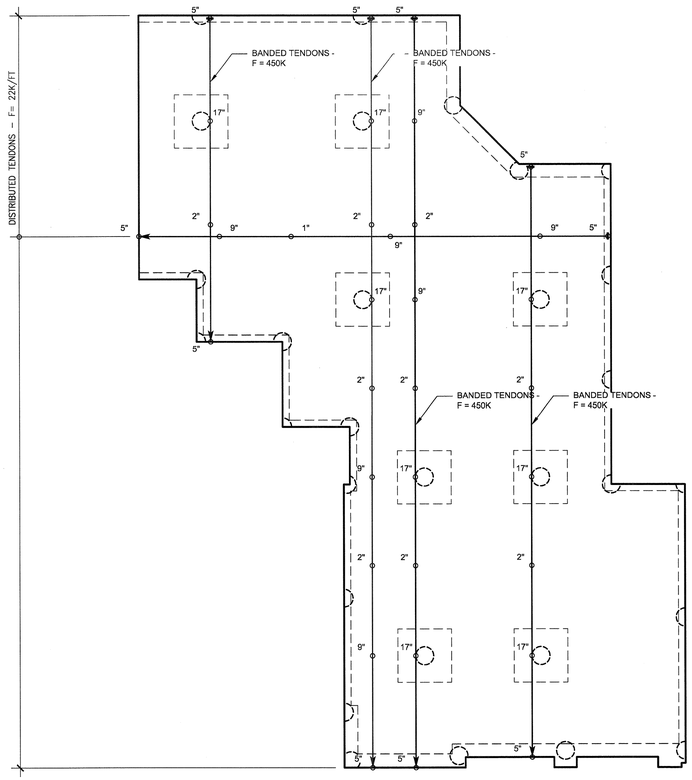
PROJECT
11129

SHEET NUMBER
S3.17



1 S3.16 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



2 S3.16 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

POST-TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
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3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=____K ON PLAN, INDICATE THE EFFECTIVE POST-TENSION FORCE IN KIPS (AFTER ALL POST-TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
6. UNIFORMLY SPACED TENDON FORCES SHOWN AS F=____K/FT ON PLAN INDICATE THE EFFECTIVE POST-TENSION FORCE IN KIPS PER FOOT OF SLAB (AFTER ALL POST-TENSIONING LOSSES HAVE OCCURRED). SPACING OF UNIFORM TENDONS OR GROUPS OF TENDONS SHALL NOT EXCEED EIGHT TIMES THE SLAB THICKNESS, FIVE FEET, OR SPACINGS NOTED ON PLAN. PROVIDE A MINIMUM OF TWO POST-TENSIONING TENDONS THROUGH THE CRITICAL SHEAR SECTION AT THE COLUMN AS SHOWN IN THE TYPICAL DETAILS.
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8. SLIGHT HORIZONTAL PLAN DEVIATIONS OF SLAB TENDONS ARE PERMISSIBLE WHEN REQUIRE TO AVOID OPENINGS, INSERTS, AND DOWELS WHICH ARE SPECIFICALLY LOCATED. THE DEVIATION SHALL HAVE A RADIUS OF CURVATURE OF NO LESS THAN TWENTY-ONE FEET OR A HORIZONTAL DEVIATION OF NO MORE THAN 1 TO 12. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCEMENT REQUIRED AT CURVED TENDONS.
9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

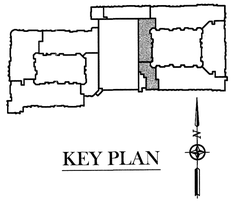
LEGEND

= TENDON LIVE END (STRESS END)

= TENDON DEAD LOAD

= TENDON DRAPE (X")

XREF SHEETS:



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PARKIN - PERKINS - OLSEN
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

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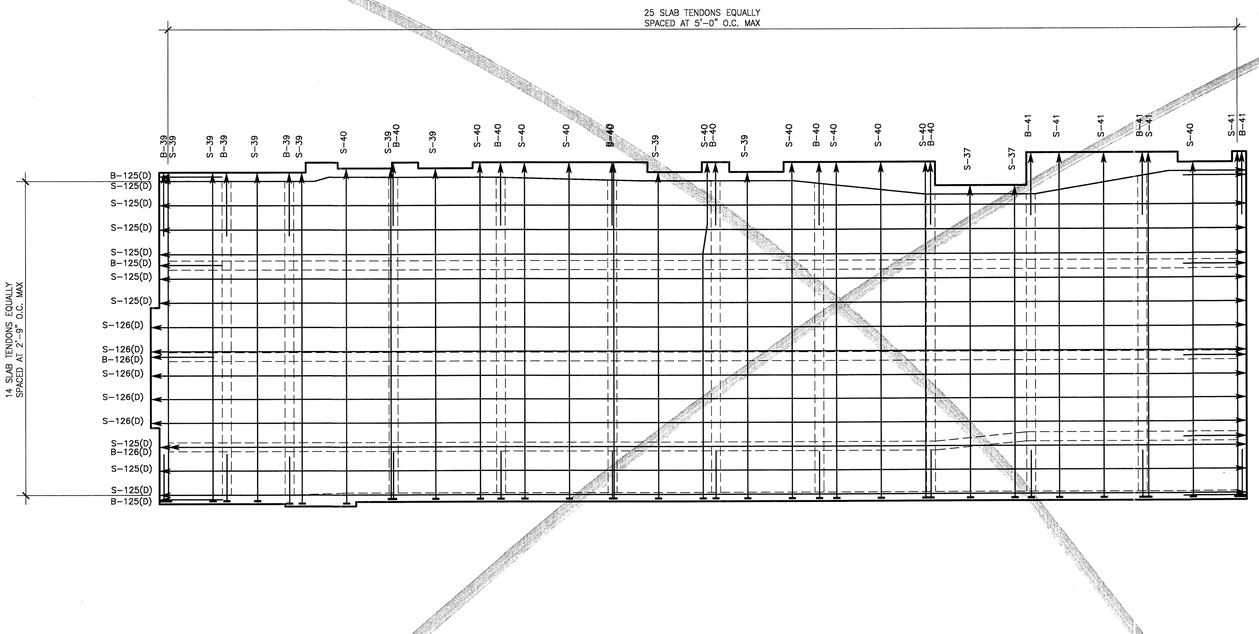

1 / S3.16 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.11 – S2.16 FOR ADDITIONAL FOUNDATION INFORMATION.

LEGEND

⟵	=	TENDON LIVE END (STRESS END)
⊢	=	TENDON DEAD END
⟵	=	2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
S-XX	=	SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
B-XX	=	BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
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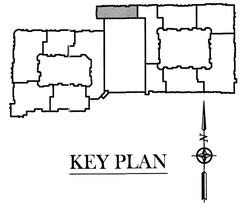

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STATE OF TEXAS
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84264
LICENSED
PROFESSIONAL ENGINEER

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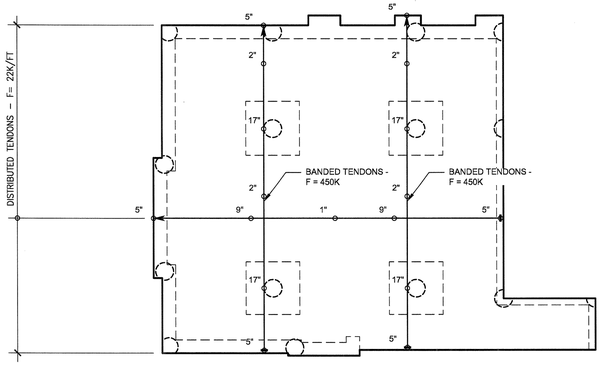
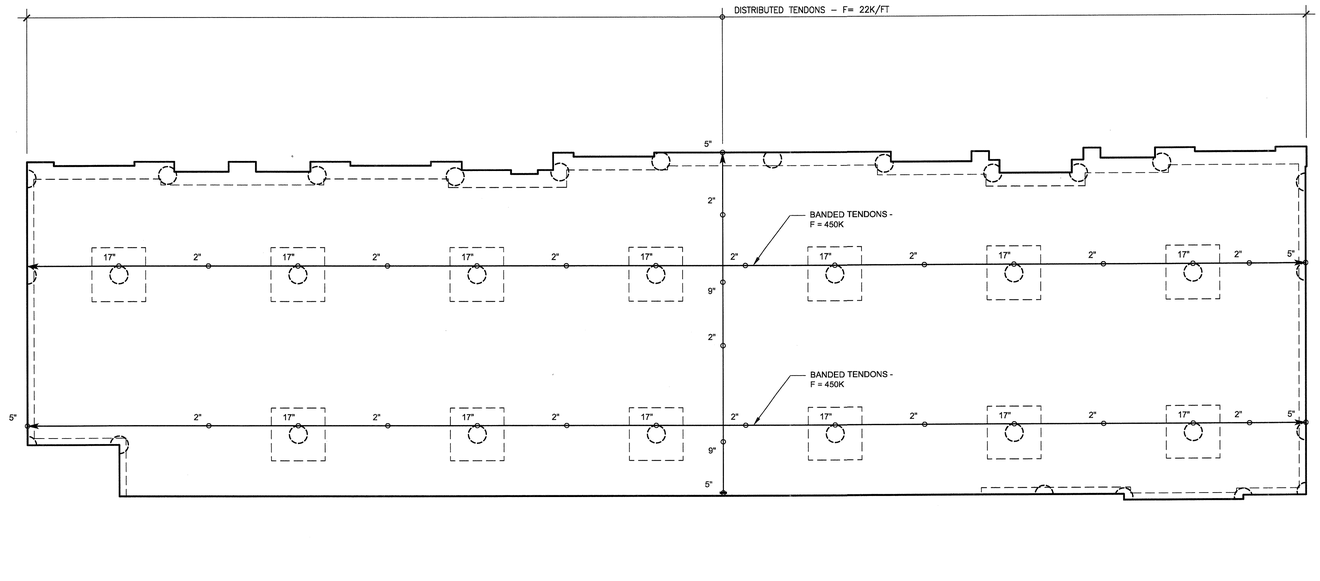


1 S3.15 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



2 S3.15 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

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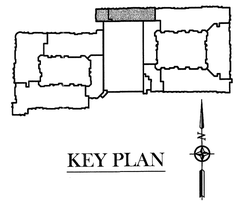
LEGEND

= TENDON LIVE END (STRESS END)

= TENDON DEAD LOAD

X" = TENDON DRAPE

XREF SHEETS:



KEY PLAN

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STATE OF TEXAS
R. TRENT PERKINS
84264
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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
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1	SLAB ON VOID FOUNDATION	11/18/2011

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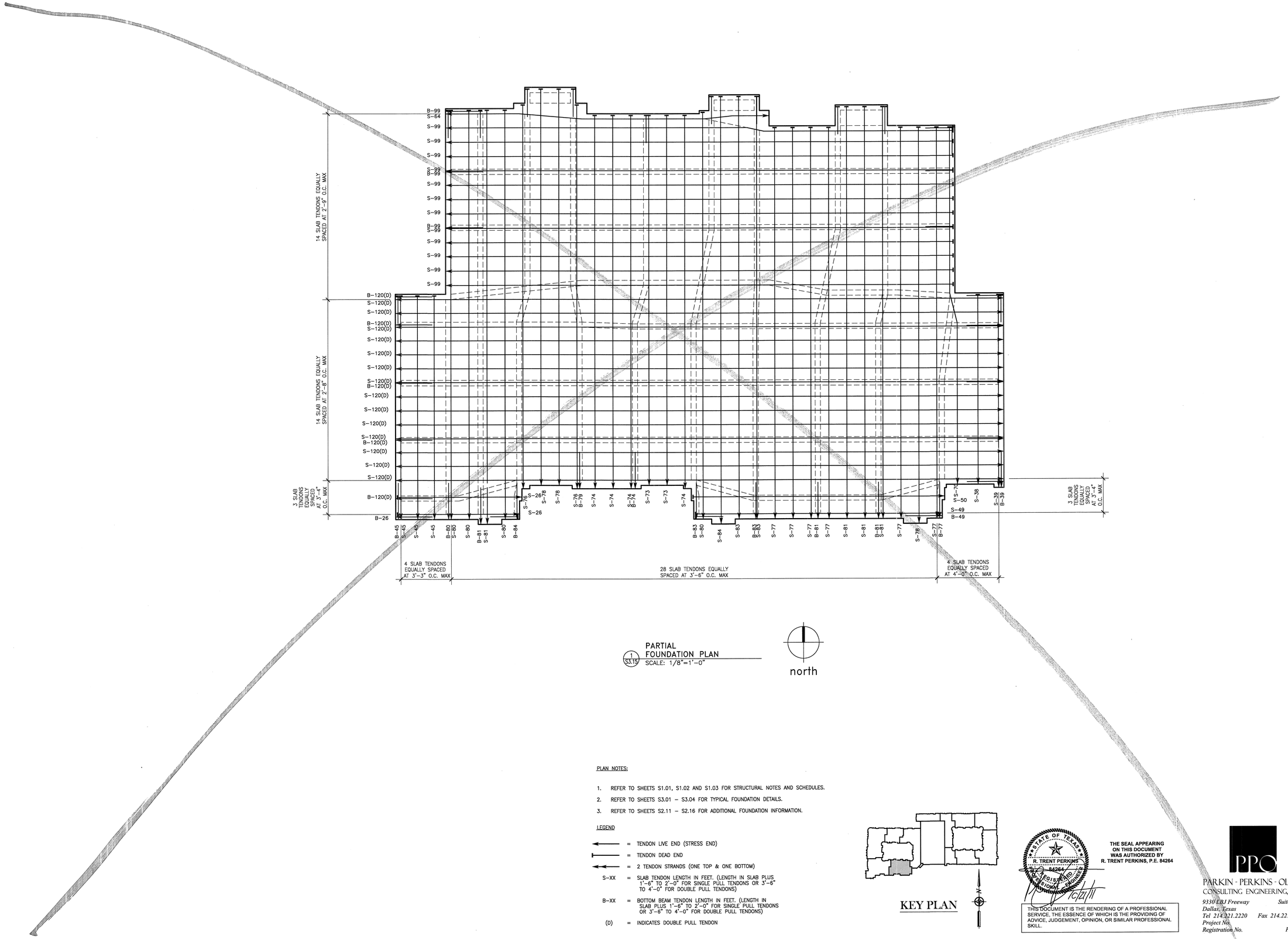

1 S3.15 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'–0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
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LEGEND

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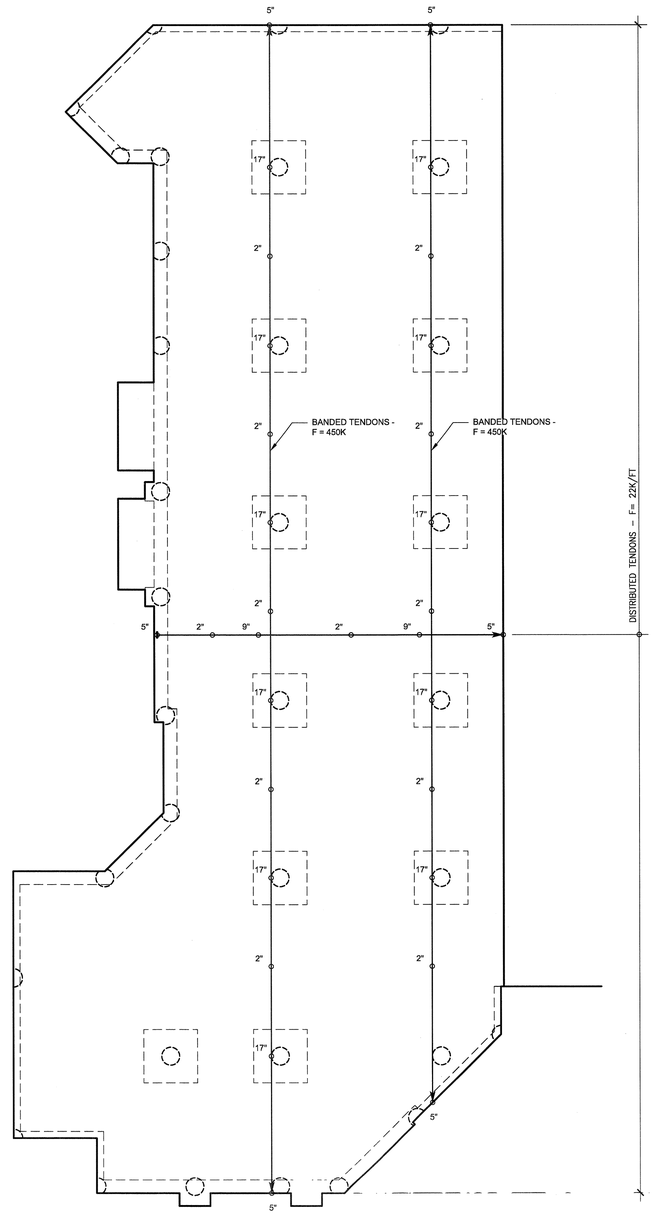

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LEGEND

= TENDON LIVE END (STRESS END)

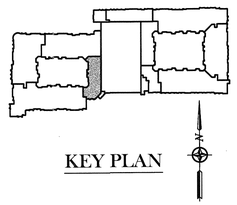
= TENDON DEAD LOAD

= TENDON DRAPE (X")

XREF SHEETS:

1 / S3.14 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



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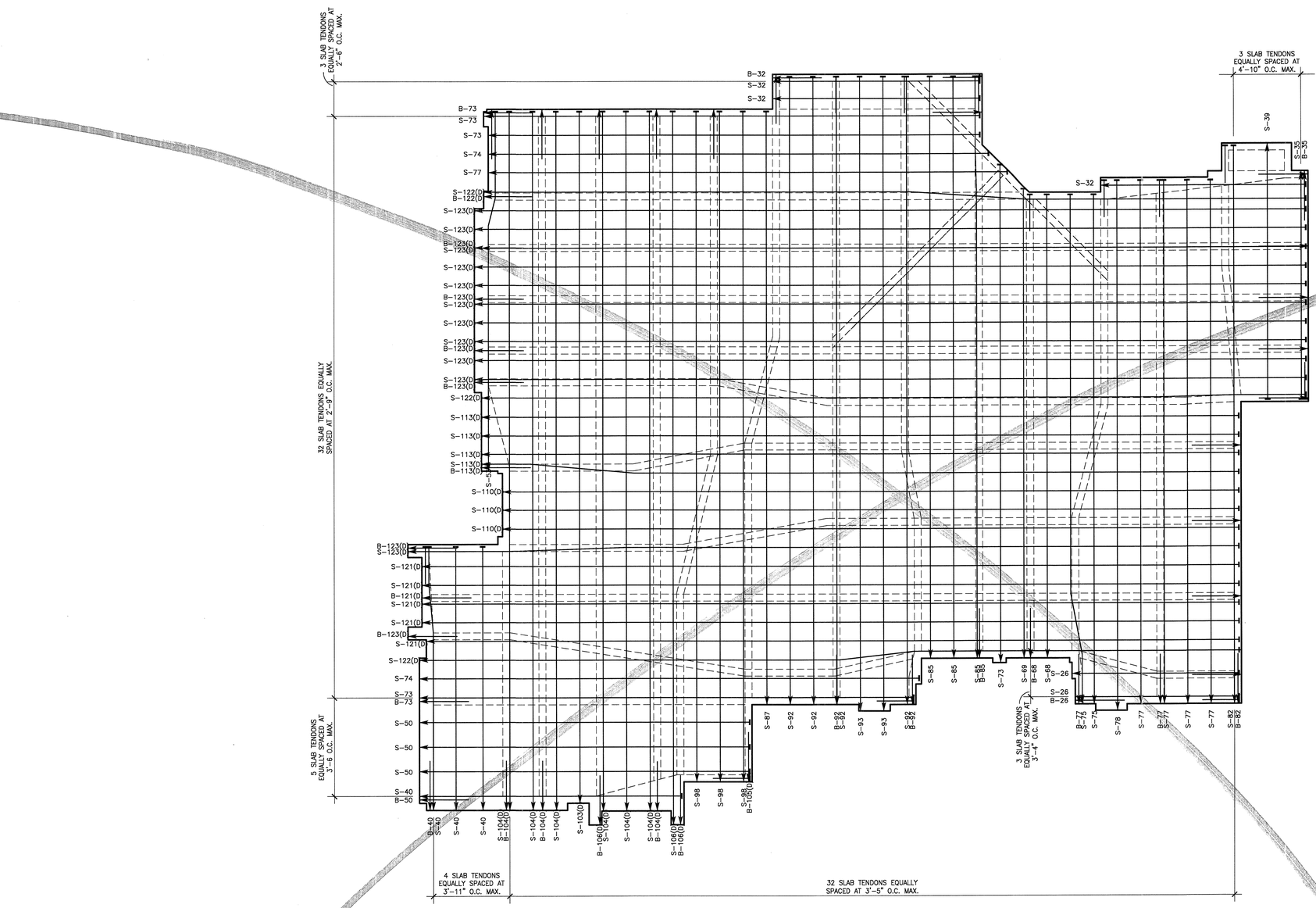

1 S3.14 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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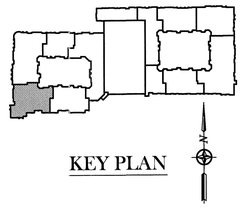

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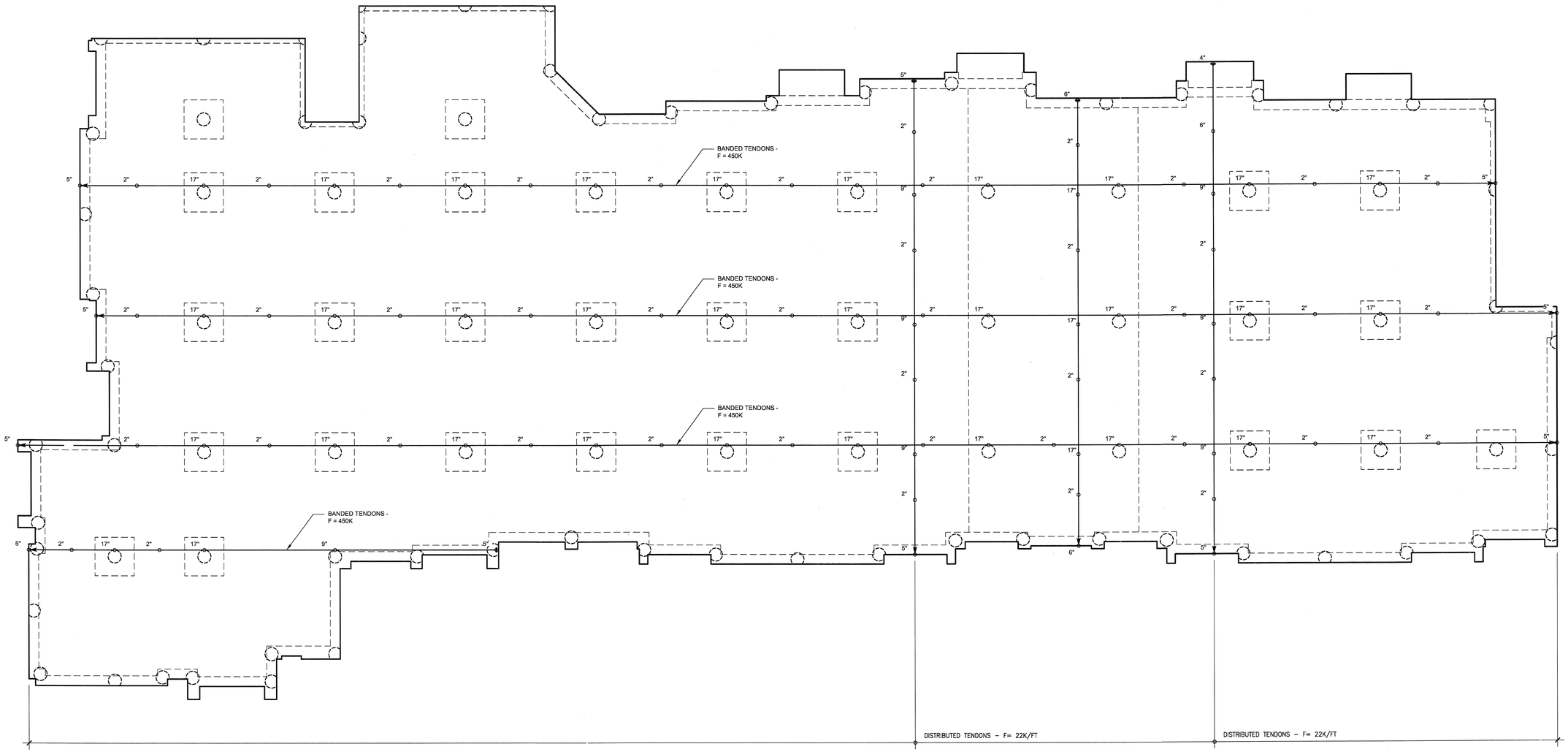

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6. UNIFORMLY SPACED TENDON FORCES SHOWN AS F=____K/FT ON PLAN INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS PER FOOT OF SLAB (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED). SPACING OF UNIFORM TENDONS OR GROUPS OF TENDONS SHALL NOT EXCEED EIGHT TIMES THE SLAB THICKNESS, FIVE FEET, OR SPACINGS NOTED ON PLAN. PROVIDE A MINIMUM OF TWO POST–TENSIONING TENDONS THROUGH THE CRITICAL SHEAR SECTION AT THE COLUMN AS SHOWN IN THE TYPICAL DETAILS.
7. RECOMMENDED PLACEMENT SEQUENCE OF TENDONS:
   A. PLACE TENDON GROUP AT COLUMN CENTERLINE FOR UNIFORMLY SPACED TENDONS FIRST.
   B. PLACE BANDED TENDONS SECOND.
   C. PLACE REMAINING UNIFORMLY SPACED TENDONS.
8. SLIGHT HORIZONTAL PLAN DEVIATIONS OF SLAB TENDONS ARE PERMISSIBLE WHEN REQUIRE TO AVOID OPENINGS, INSERTS, AND DOWELS WHICH ARE SPECIFICALLY LOCATED. THE DEVIATION SHALL HAVE A RADIUS OF CURVATURE OF NO LESS THAN TWENTY–ONE FEET OR A HORIZONTAL DEVIATION OF NO MORE THAN 1 TO 12. REFER TO TYPICAL DETAILS FOR ADDITIONAL REINFORCEMENT REQUIRED AT CURVED TENDONS.
9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

◄—— = TENDON LIVE END (STRESS END)

——| = TENDON DEAD LOAD

X" = TENDON DRAPE

XREF SHEETS:

1 S3.13 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

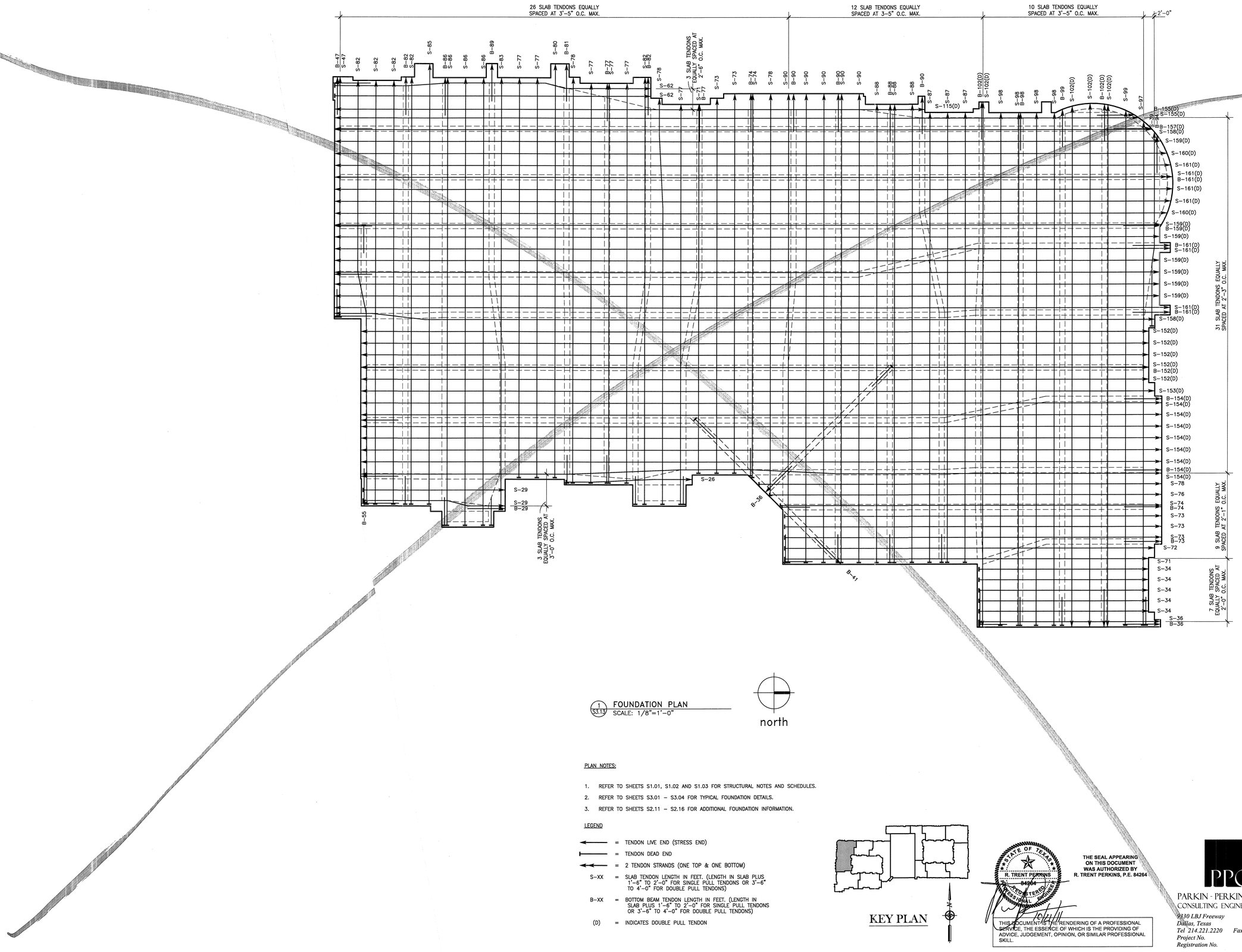
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S3.13



1 S3.13 FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.11 – S2.16 FOR ADDITIONAL FOUNDATION INFORMATION.

LEGEND

- ←—— = TENDON LIVE END (STRESS END)
- —|—— = TENDON DEAD END
- ←←—— = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
- S-XX = SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- B-XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'-6" TO 2'-0" FOR SINGLE PULL TENDONS OR 3'-6" TO 4'-0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON

KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

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KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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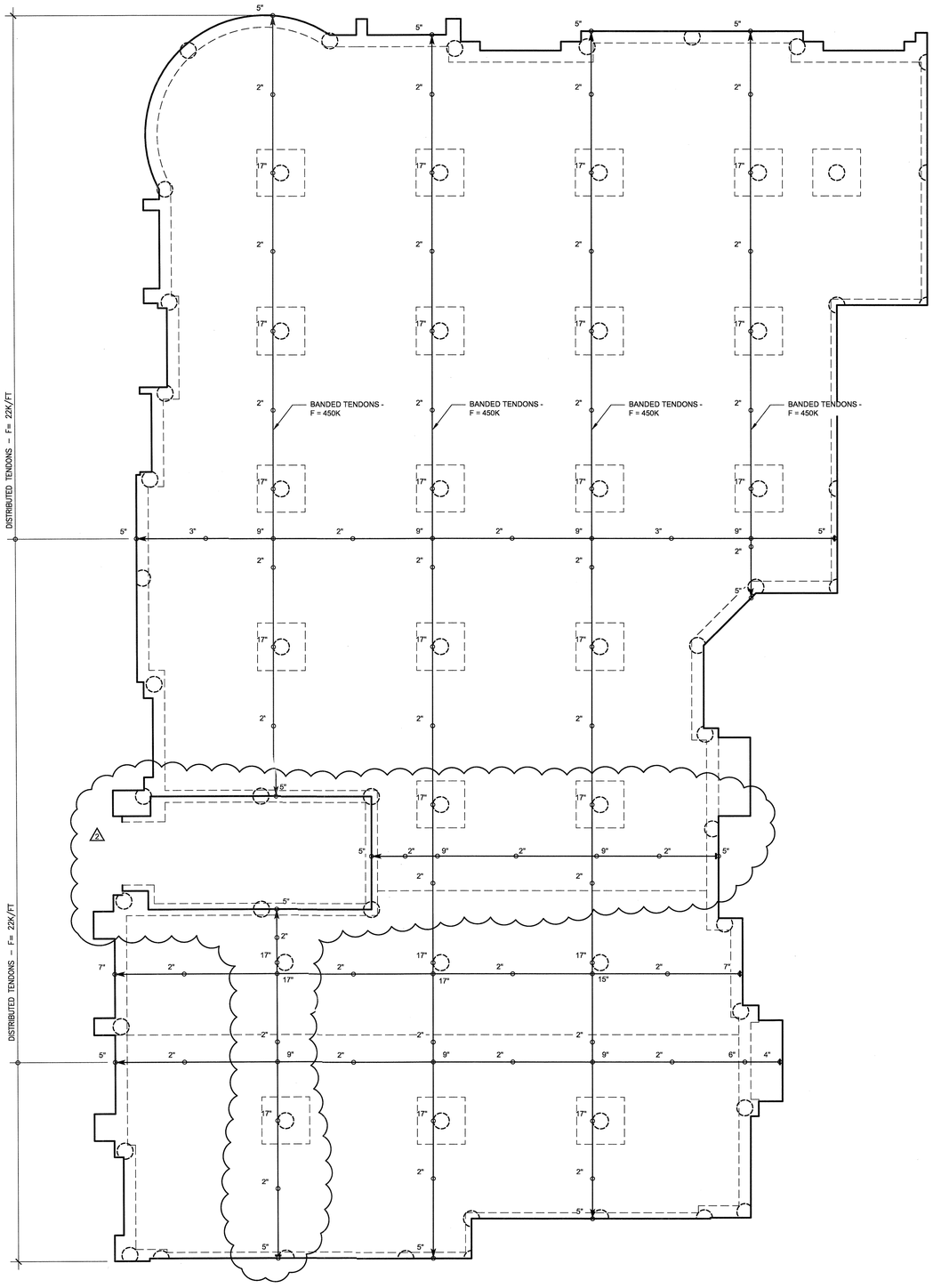

POST–TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST–TENSIONED SLAB DETAILS.
3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=____K ON PLAN, INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
6. UNIFORMLY SPACED TENDON FORCES SHOWN AS F=____K/FT ON PLAN INDICATE THE EFFECTIVE POST–TENSION FORCE IN KIPS PER FOOT OF SLAB (AFTER ALL POST–TENSIONING LOSSES HAVE OCCURRED). SPACING OF UNIFORM TENDONS OR GROUPS OF TENDONS SHALL NOT EXCEED EIGHT TIMES THE SLAB THICKNESS, FIVE FEET, OR SPACINGS NOTED ON PLAN. PROVIDE A MINIMUM OF TWO POST–TENSIONING TENDONS THROUGH THE CRITICAL SHEAR SECTION AT THE COLUMN AS SHOWN IN THE TYPICAL DETAILS.
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9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

= TENDON LIVE END (STRESS END)

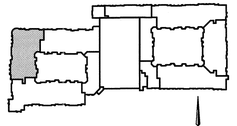
= TENDON DEAD LOAD

= TENDON DRAPE (X")

XREF SHEETS:

1 / S3.12 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'–0"

north



KEY PLAN

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

7/21/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	SLAB ON GRADE FOR METER BANK	12/21/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

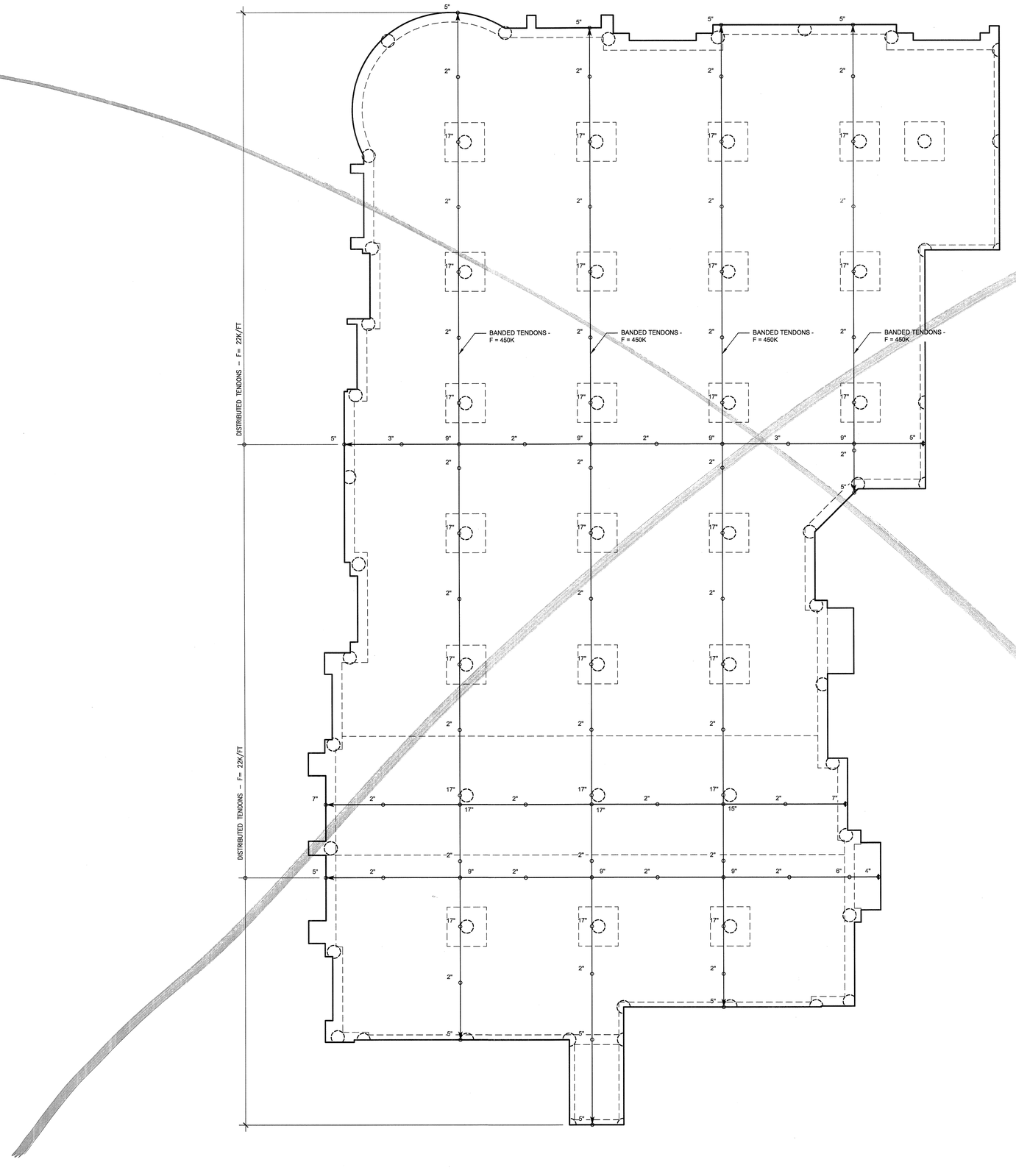
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S3.12



PARTIAL TENDON LAYOUT PLAN
1 / S3.12
SCALE: 1/8"=1'-0"

north

POST-TENSIONING PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR ADDITIONAL INFORMATION INCLUDING CONVENTIONAL REINFORCEMENT REQUIREMENTS.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. TENDON DRAPES ARE MEASURED UPWARD FROM THE BOTTOM OF THE CONCRETE SOFFIT TO THE CENTER OF GRAVITY (CG) OF THE TENDON.
4. TENDON PROFILES SHALL CONFORM TO CONTROL POINTS SHOWN ON THE STRUCTURAL DRAWINGS AND SHALL BE IN APPROXIMATE PARABOLIC DRAPE BETWEEN SUPPORTS, POINTS OF INFLECTION, AND LOW POINTS.
5. BANDED TENDON FORCES SHOWN AS F=___K ON PLAN, INDICATE THE EFFECTIVE POST-TENSION FORCE IN KIPS (AFTER ALL POST-TENSIONING LOSSES HAVE OCCURRED) TO BE PLACED SYMMETRICALLY ABOUT THE CENTERLINE, EXCEPT AT SLAB EDGE CONDITIONS.
6. UNIFORMLY SPACED TENDON FORCES SHOWN AS F=___K/FT ON PLAN INDICATE THE EFFECTIVE POST-TENSION FORCE IN KIPS PER FOOT OF SLAB (AFTER ALL POST-TENSIONING LOSSES HAVE OCCURRED). SPACING OF UNIFORM TENDONS OR GROUPS OF TENDONS SHALL NOT EXCEED EIGHT TIMES THE SLAB THICKNESS, FIVE FEET, OR SPACINGS NOTED ON PLAN. PROVIDE A MINIMUM OF TWO POST-TENSIONING TENDONS THROUGH THE CRITICAL SHEAR SECTION AT THE COLUMN AS SHOWN IN THE TYPICAL DETAILS.
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9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

= TENDON LIVE END (STRESS END)

= TENDON DEAD LOAD

= TENDON DRAPE (X")

XREF SHEETS:

KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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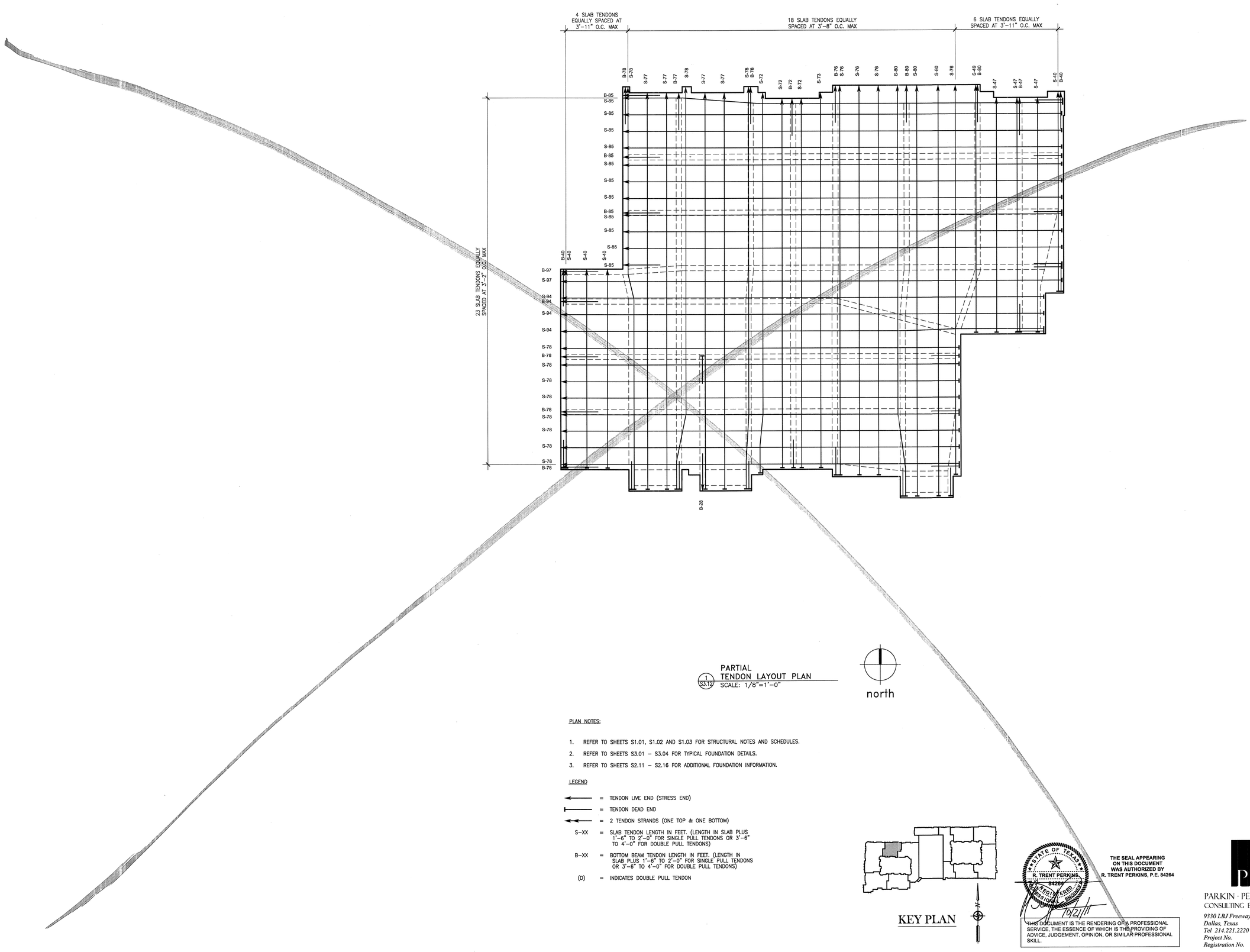

1 S3.12 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
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LEGEND

- ⟵ = TENDON LIVE END (STRESS END)
- ⊢ = TENDON DEAD END
- ⟵ = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
- S–XX = SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
- B–XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON

KEY PLAN

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Dallas, Texas 75243
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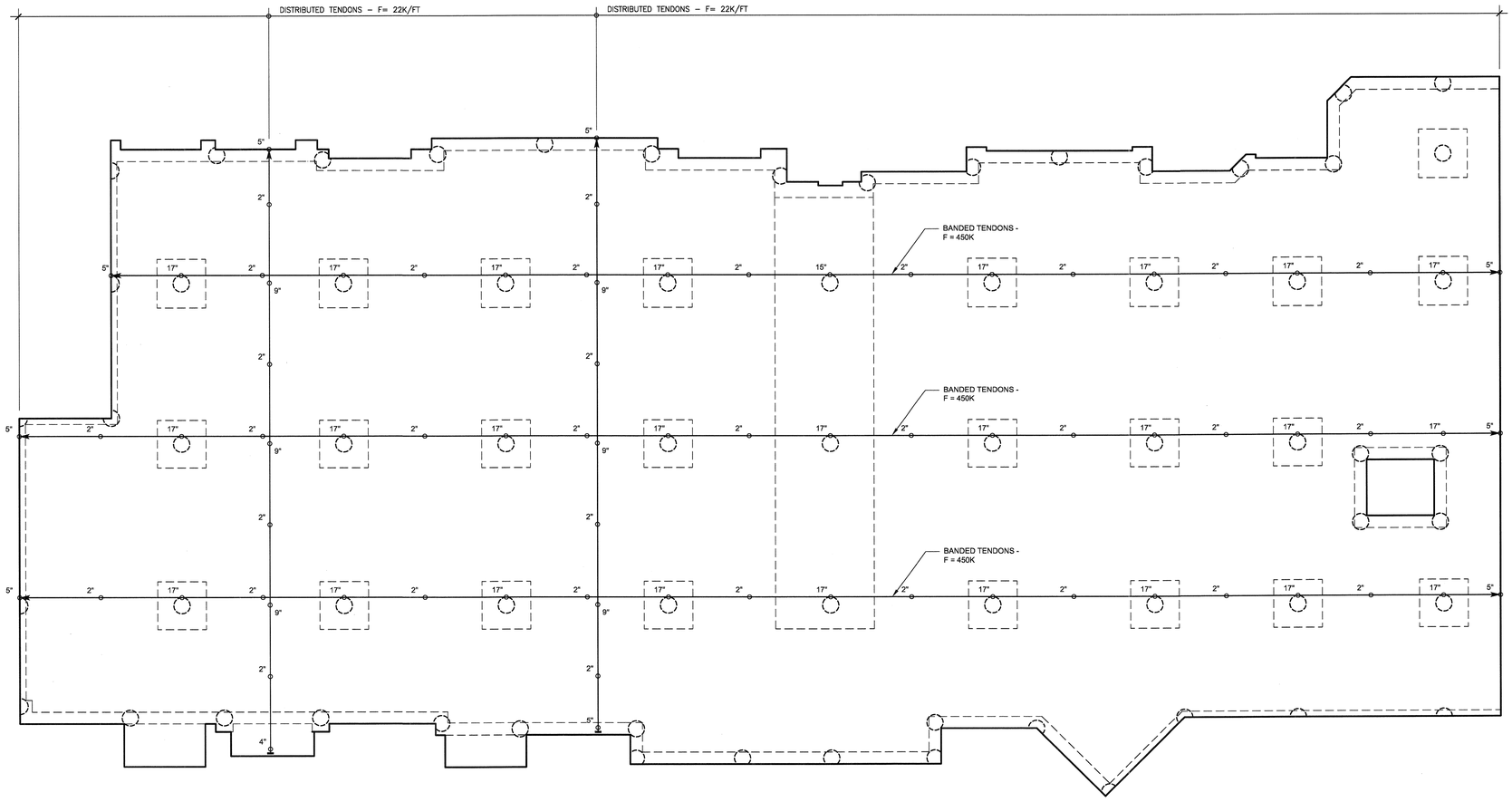

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9. UNIFORMLY SPACED TENDONS SHALL BE STRESSED BEFORE BANDED TENDONS.

LEGEND

= TENDON LIVE END (STRESS END)

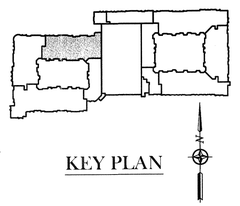
= TENDON DEAD LOAD

= TENDON DRAPE (x")

XREF SHEETS:

1 / S3.11 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
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Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
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Dallas, TX 75204
214.520.8878
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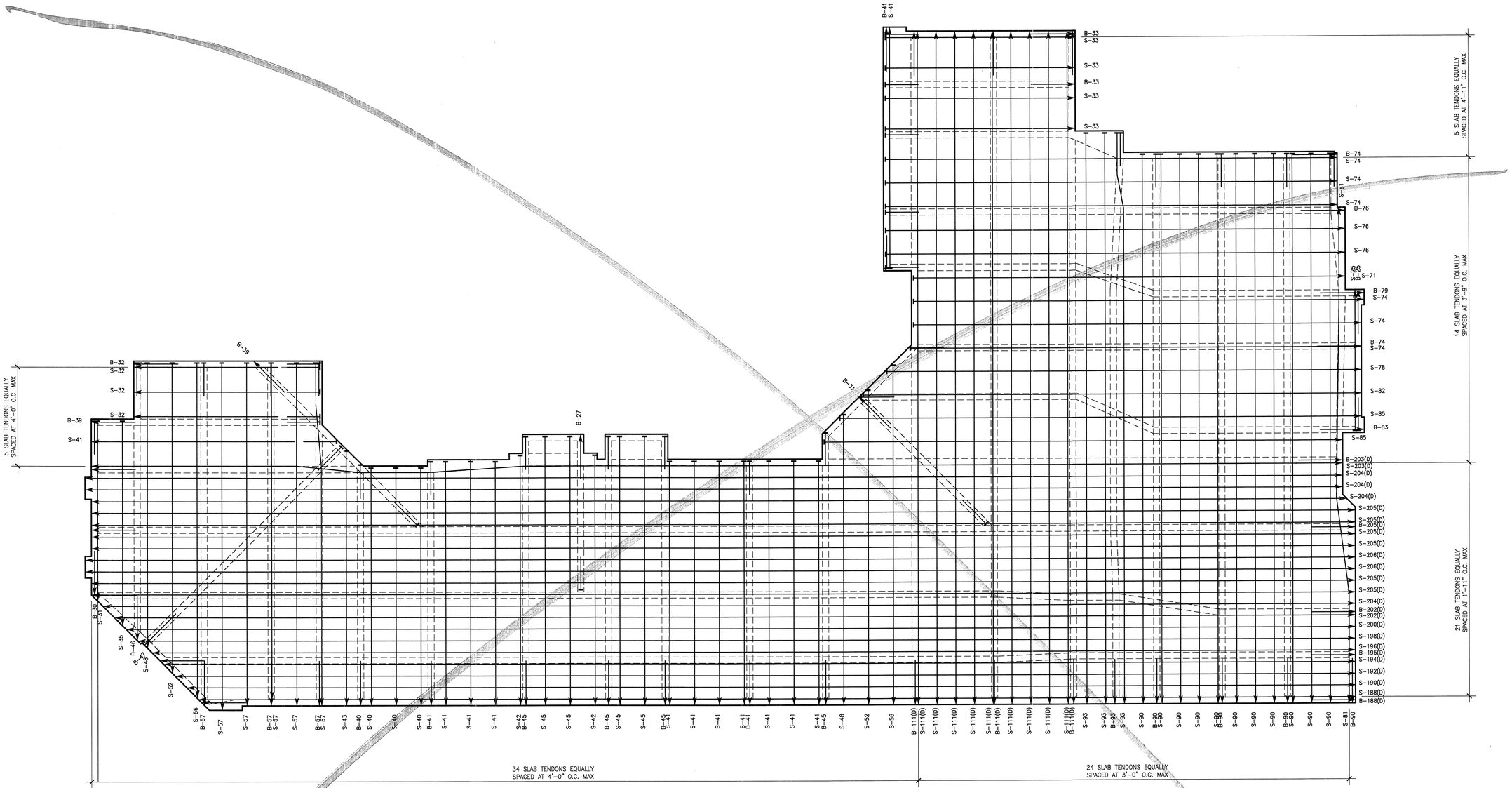
SHEET NUMBER
S3.11



PLAN NOTES:

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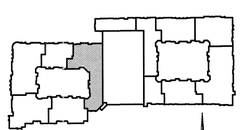
LEGEND

- ◄—— = TENDON LIVE END (STRESS END)
- ——| = TENDON DEAD END
- ◄—— = 2 TENDON STRANDS (ONE TOP & ONE BOTTOM)
- S–XX = SLAB TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
- B–XX = BOTTOM BEAM TENDON LENGTH IN FEET. (LENGTH IN SLAB PLUS 1'–6" TO 2'–0" FOR SINGLE PULL TENDONS OR 3'–6" TO 4'–0" FOR DOUBLE PULL TENDONS)
- (D) = INDICATES DOUBLE PULL TENDON

1 / S3.11 PARTIAL TENDON LAYOUT PLAN
SCALE: 1/8"=1'-0"

north



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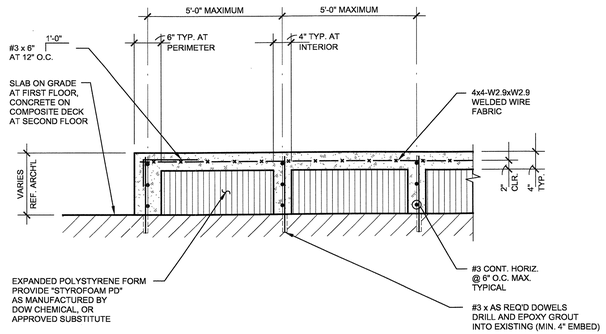
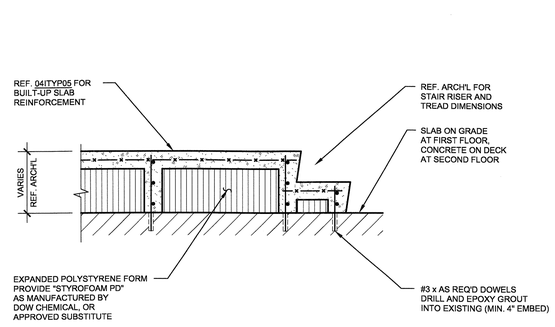
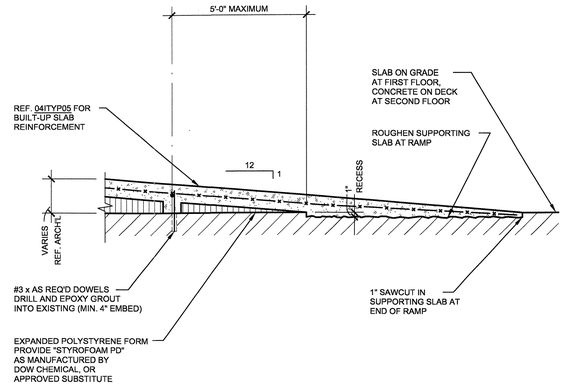


NOTE: PLACE BUILT-UP SLAB RIBS PERPENDICULAR TO STEEL BEAMS.

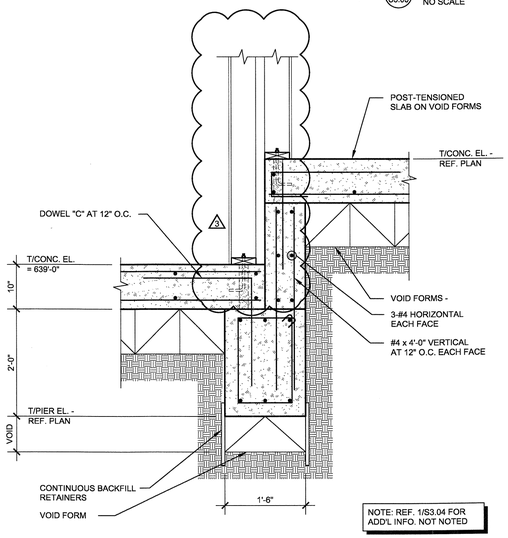
1 S3.05 **TYPICAL BUILT-UP SLAB DETAIL**
NO SCALE



2 S3.05 **TYPICAL BUILT-UP STAIR DETAIL**
NO SCALE

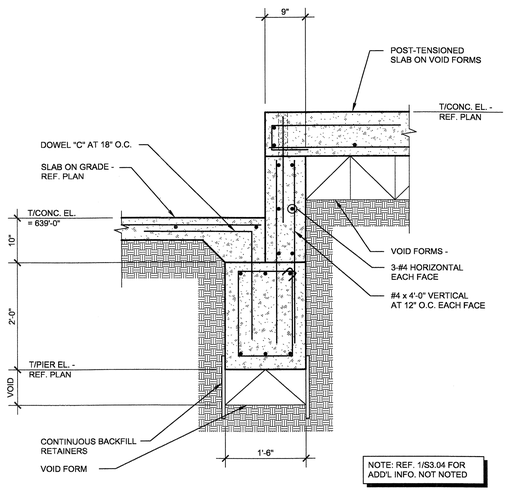


3 S3.05 **TYPICAL BUILT-UP RAMP DETAIL**
NO SCALE



NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

4 S3.05 **SECTION**
NO SCALE



NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

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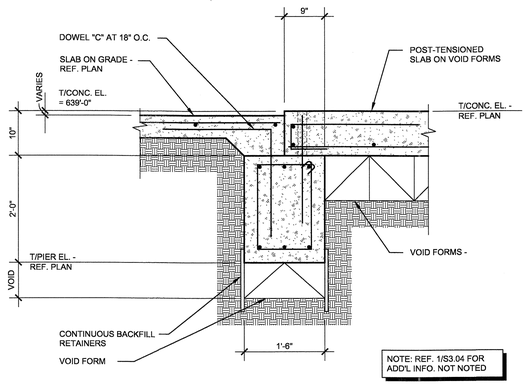

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

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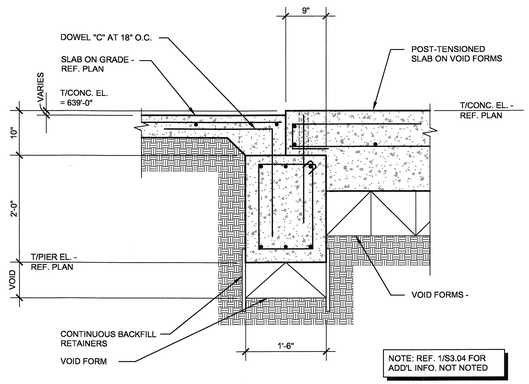

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

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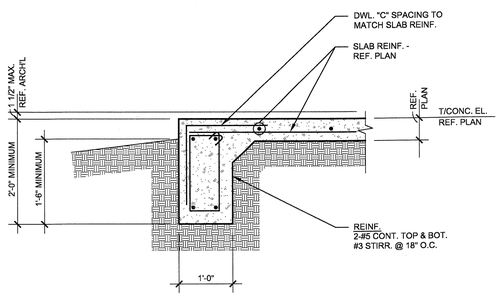

8 S3.05 **SECTION**
NO SCALE

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	SLAB ON GRADE FOR METER BANK	12/21/2011
3	SLAB DROP COORDINATION	04/04/12

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8578
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
2
S3.05

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4/4/12

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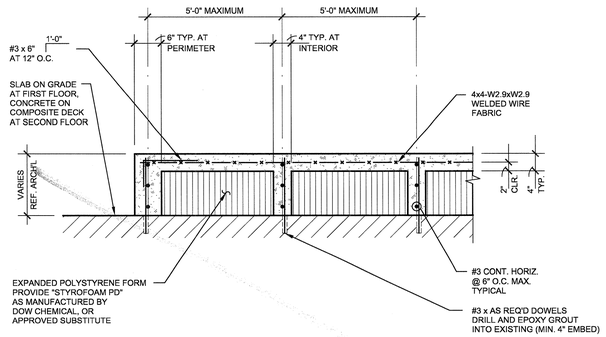
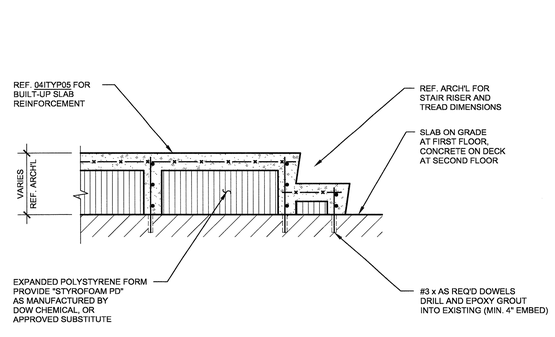
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479



NOTE: PLACE BUILT-UP SLAB RIBS PERPENDICULAR TO STEEL BEAMS.

1 S3.05 **TYPICAL BUILT-UP SLAB DETAIL**
NO SCALE



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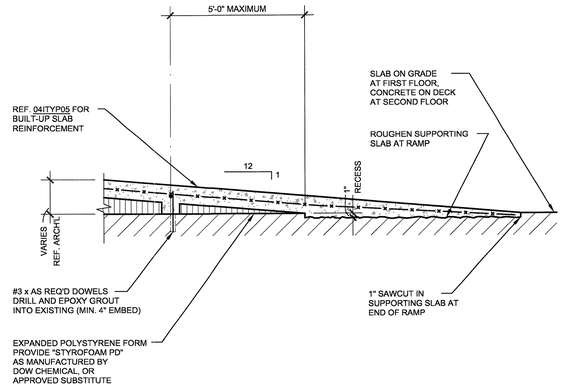
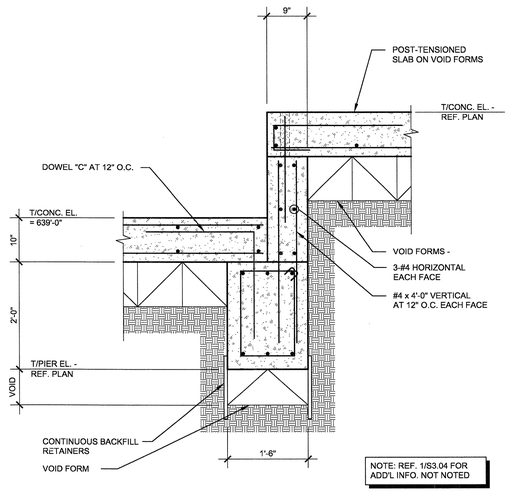
NO SCALE



3 S3.05 **TYPICAL BUILT-UP RAMP DETAIL**
NO SCALE



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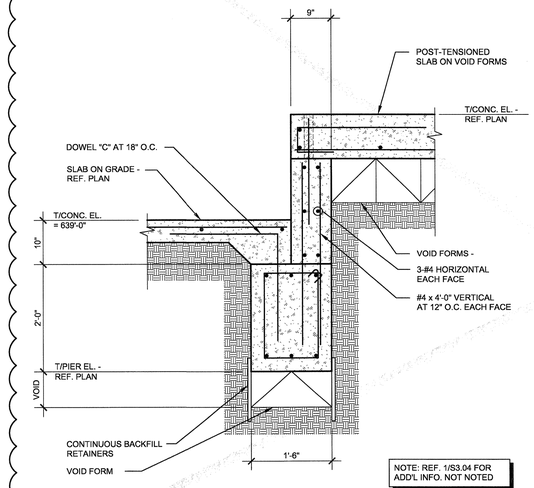

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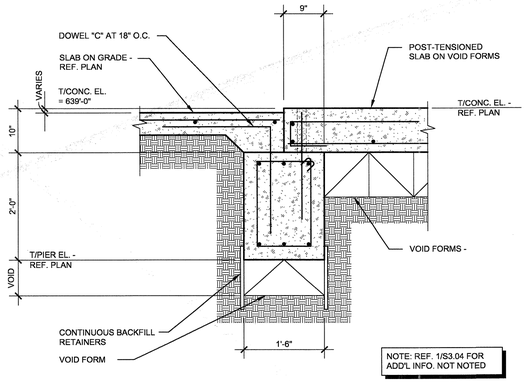

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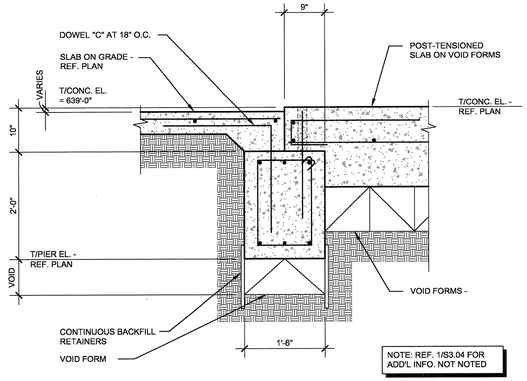

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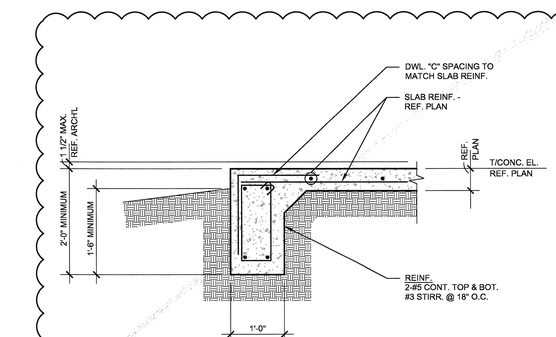

2 8 S3.05 **SECTION**
NO SCALE

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	SLAB ON GRADE FOR METER BANK	12/21/2011
3		

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
2 S3.05

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED · PROFESSIONAL ENGINEER

12/21/11

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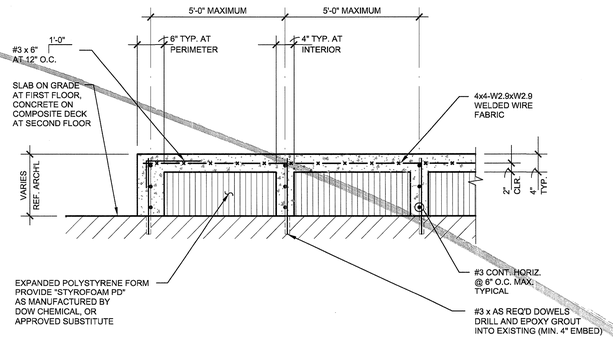
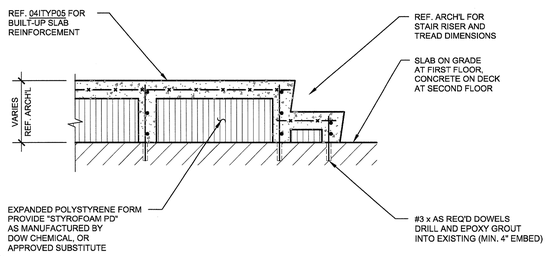
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479



NOTE: PLACE BUILT-UP SLAB RIBS PERPENDICULAR TO STEEL BEAMS.

1 S3.05 **TYPICAL BUILT-UP SLAB DETAIL**
NO SCALE



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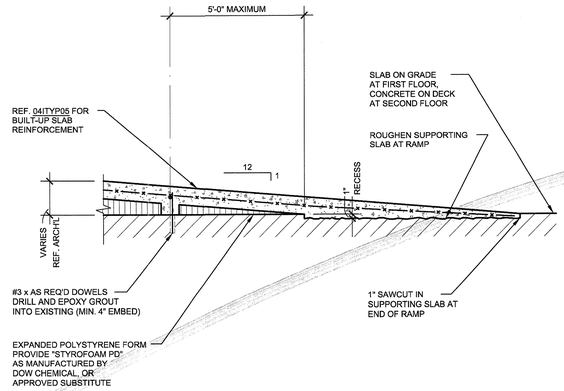

3 S3.05 **TYPICAL BUILT-UP RAMP DETAIL**
NO SCALE

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

4 S3.05 **SECTION**
NO SCALE

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

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BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
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STATE OF TEXAS
R. TRENT PERKINS
84264
LICENSED
PROFESSIONAL
ENGINEER

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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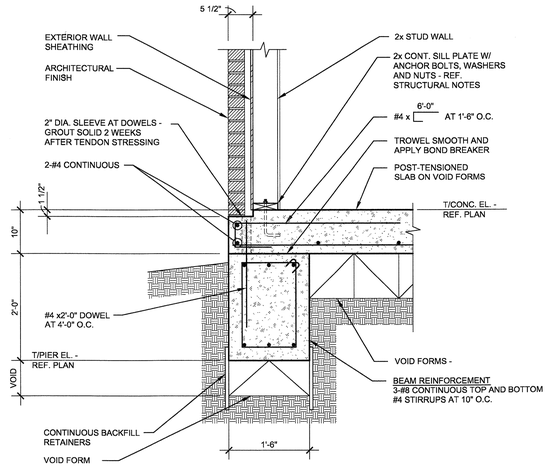

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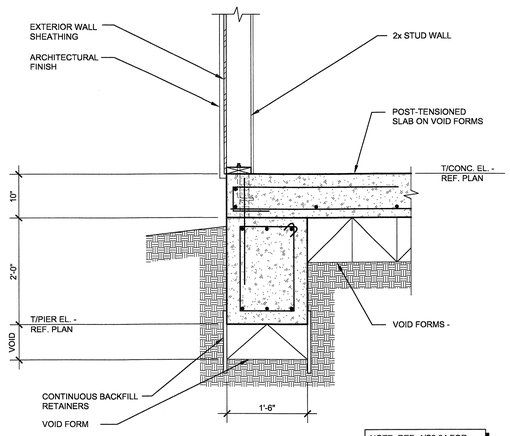

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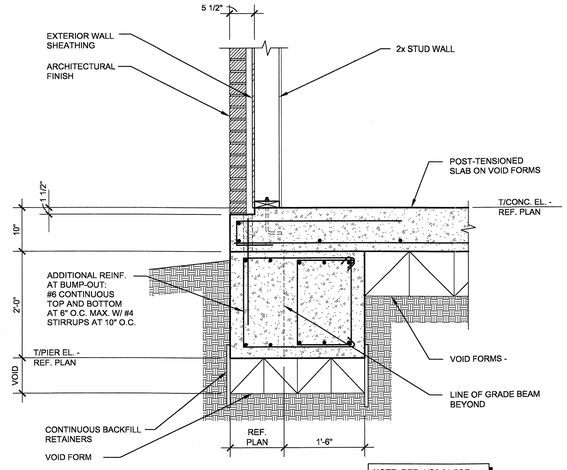

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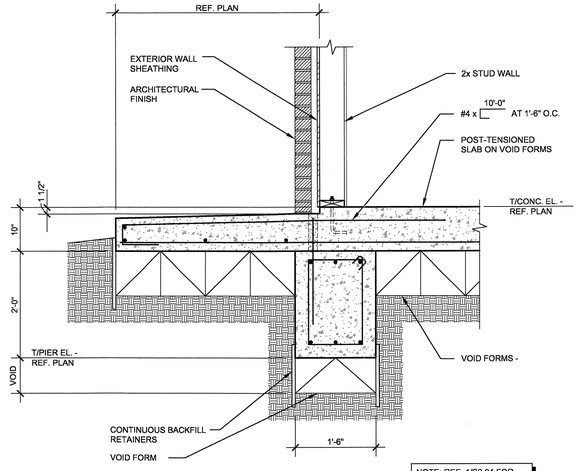

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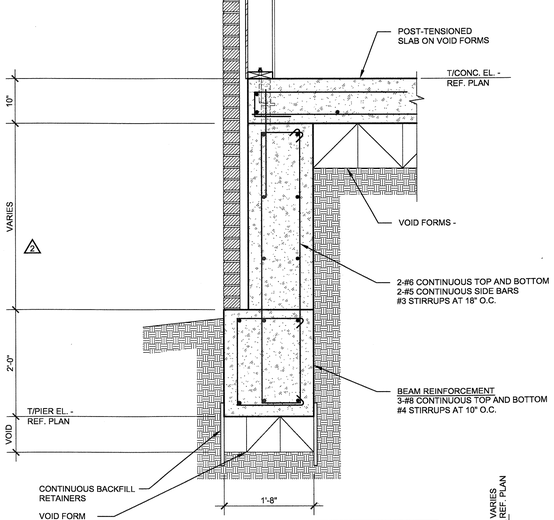

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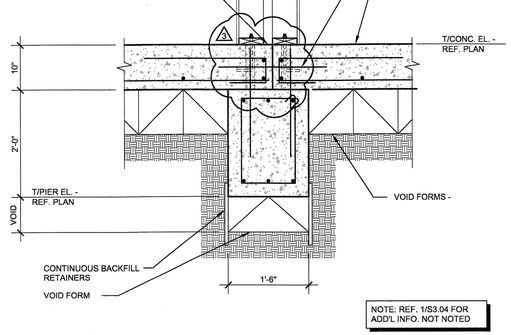

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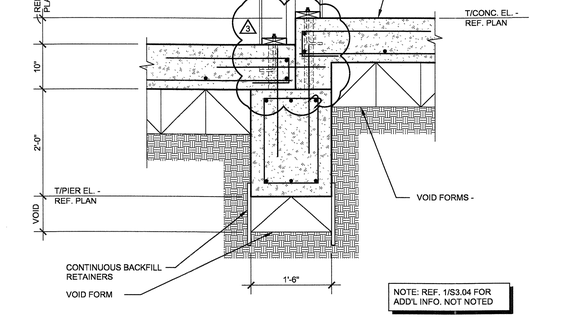

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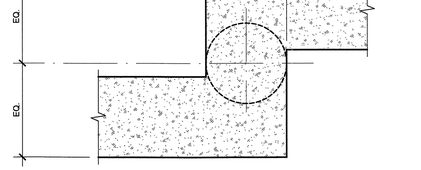

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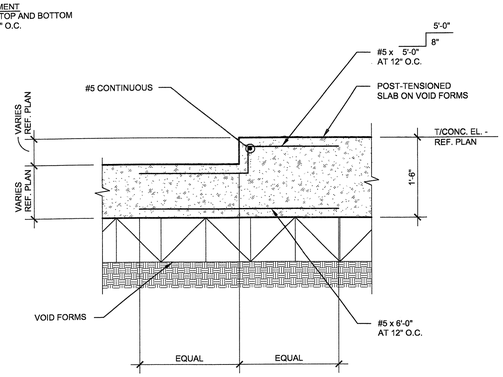

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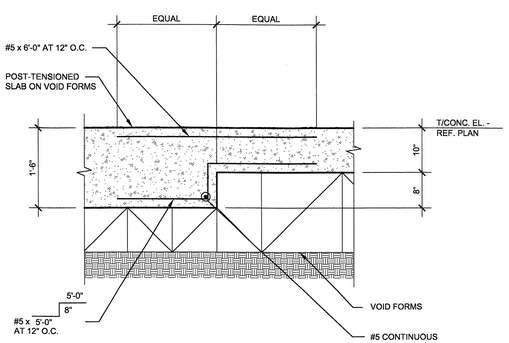

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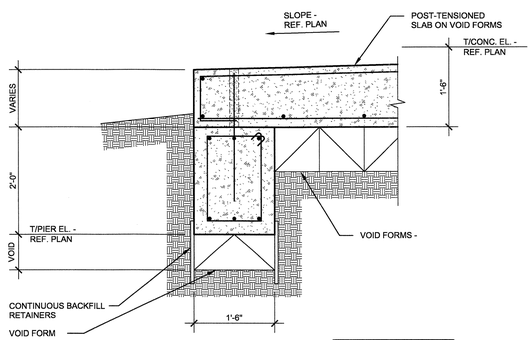

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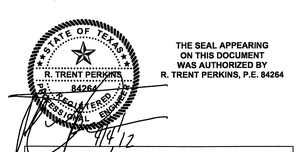

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	COORDINATION	01/25/12
3	SLAB DROP COORDINATION	04/04/12

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
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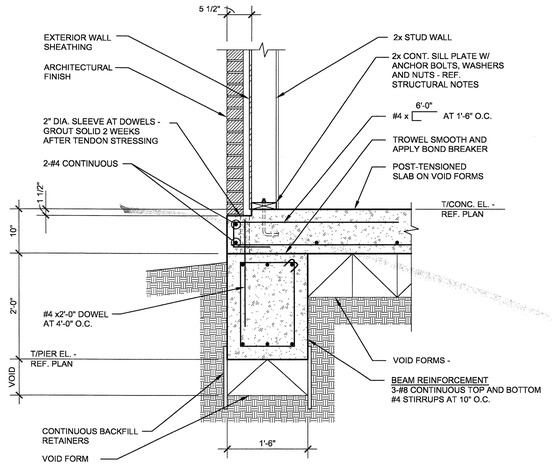
SHEET NUMBER
3
S3.04



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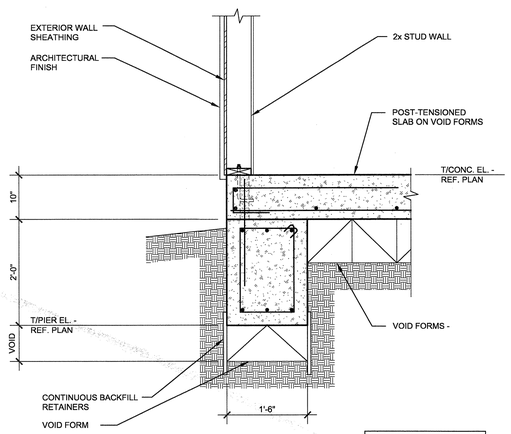

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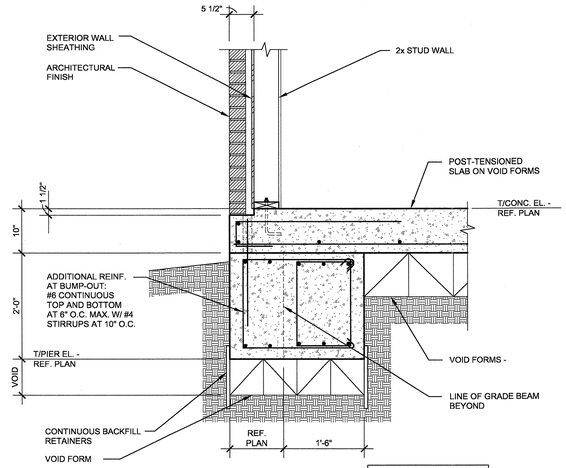

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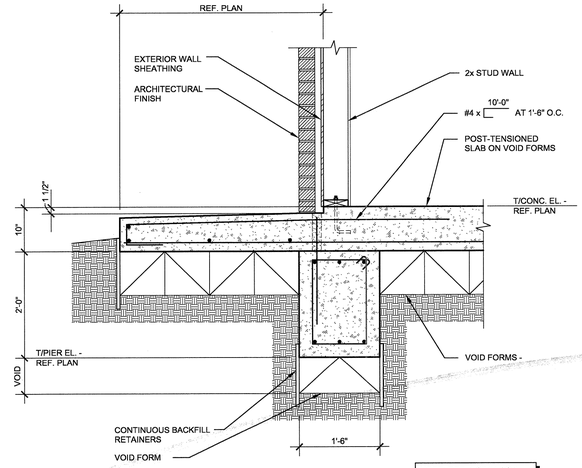

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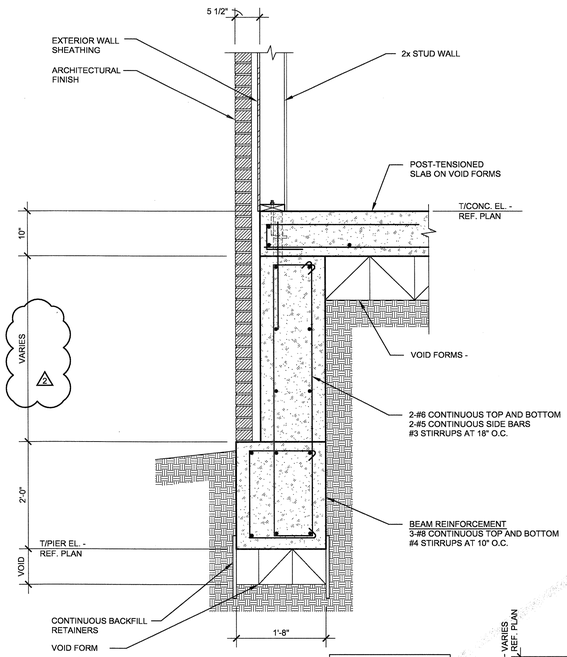

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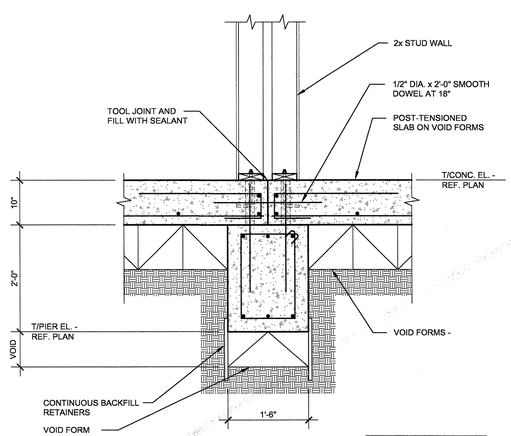

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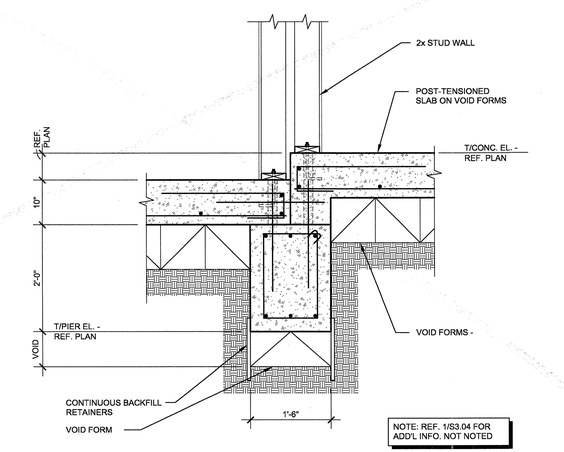

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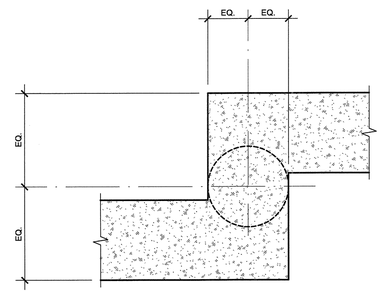

8 S3.04 **PLAN DETAIL**
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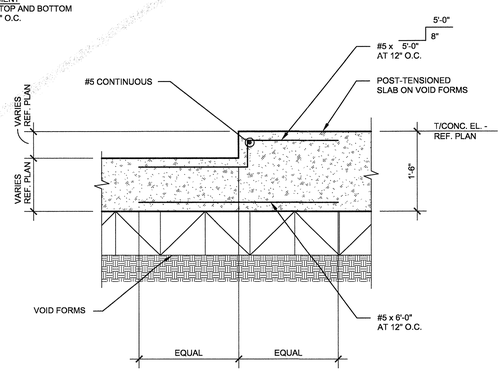

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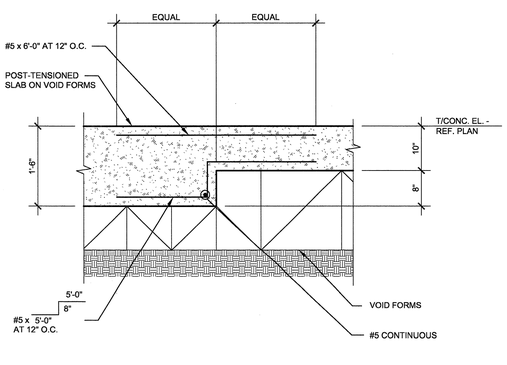

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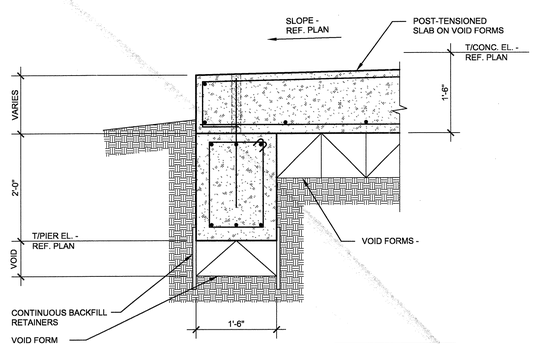

11 S3.04 **SECTION**
NO SCALE

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
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Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	COORDINATION	01/25/12
3	?	

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
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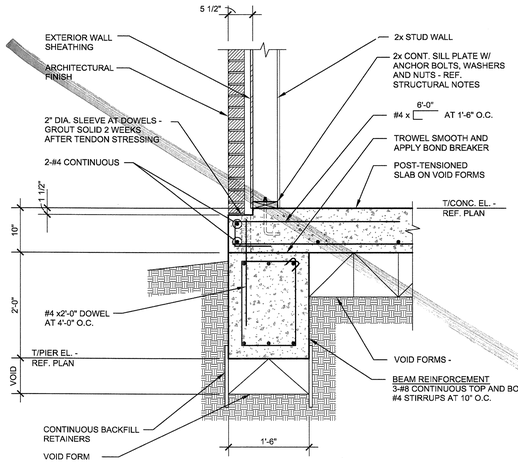
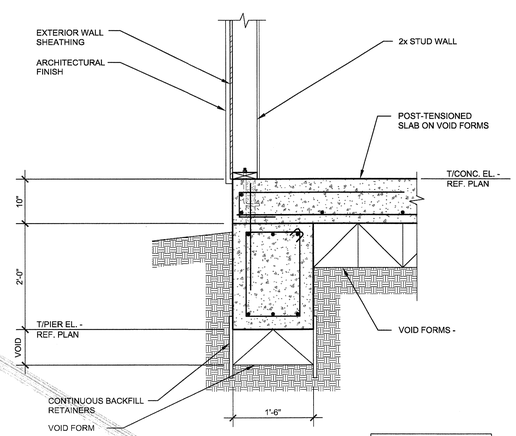


NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

1 S3.04 **SECTION**
NO SCALE



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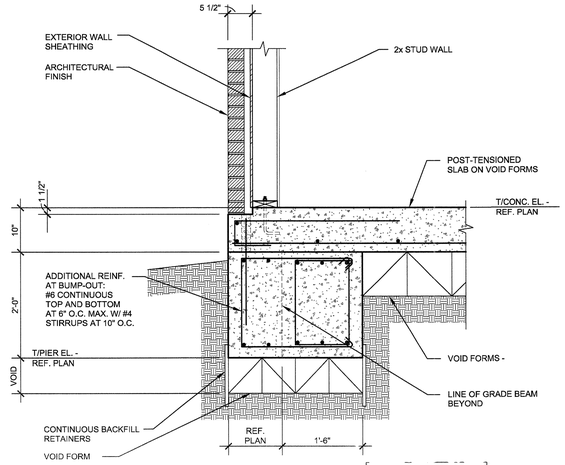

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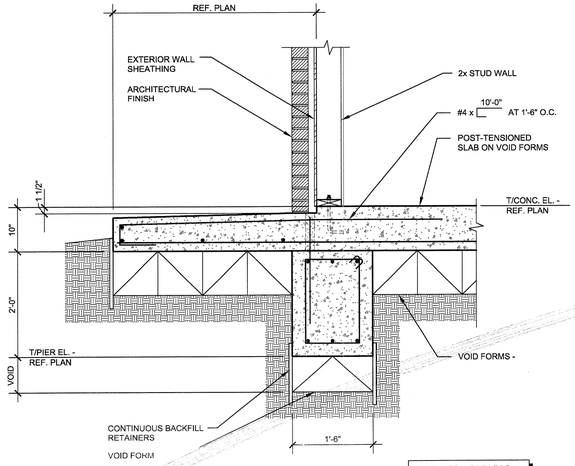


NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

4 S3.04 **SECTION**
NO SCALE

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

5 S3.04 **SECTION**
NO SCALE

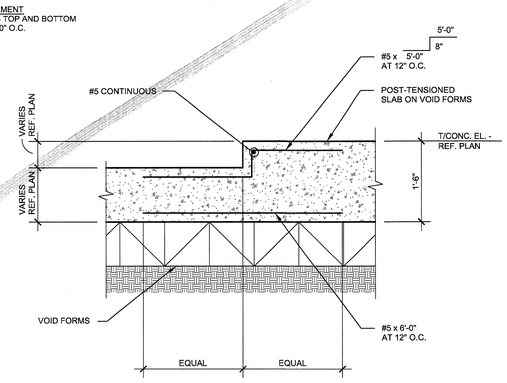
NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

6 S3.04 **SECTION**
NO SCALE

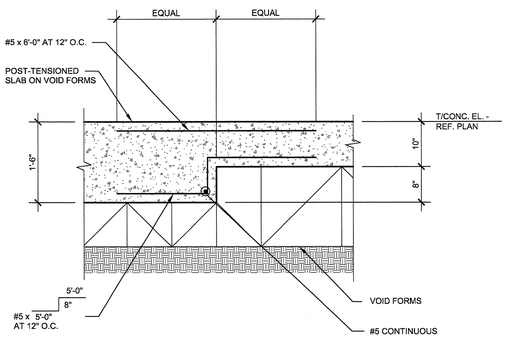
NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

7 S3.04 **SECTION**
NO SCALE

8 S3.04 **PLAN DETAIL**
NO SCALE



9 S3.04 **SECTION**
NO SCALE



10 S3.04 **SECTION**
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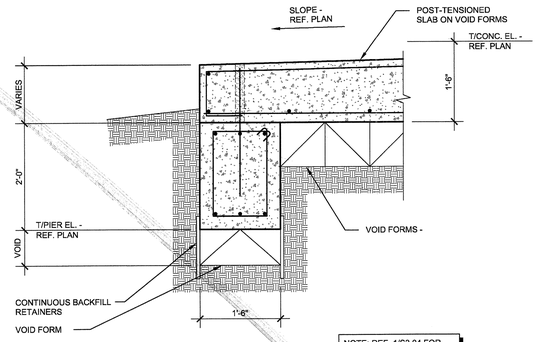

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

11 S3.04 **SECTION**
NO SCALE

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STATE OF TEXAS
R. TRENT PERKINS
84264
LICENSED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
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PROJECT
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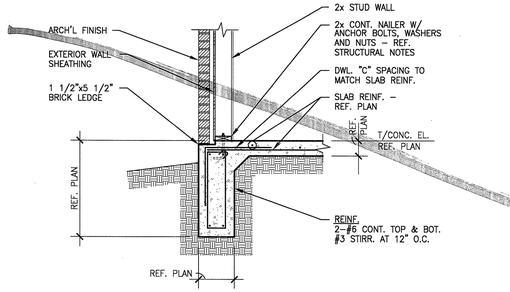
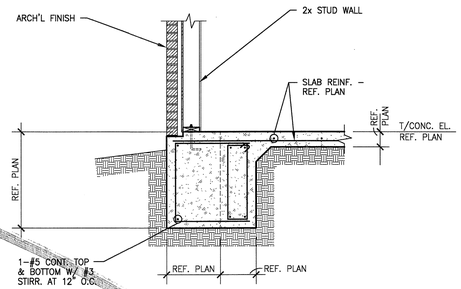


NOTE: BRICK LEDGE DOES NOT OCCUR AT SIM. CONDITION

1 S3.04 SECTION
SCALE: 1/2"=1'–0"



NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

2 S3.04 SECTION
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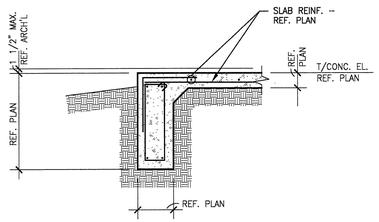

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

3 S3.04 SECTION
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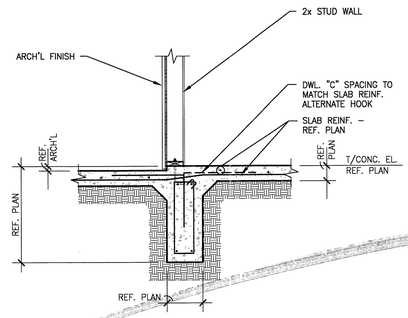

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

4 S3.04 SECTION
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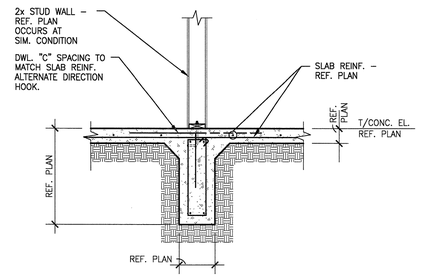

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

5 S3.04 SECTION
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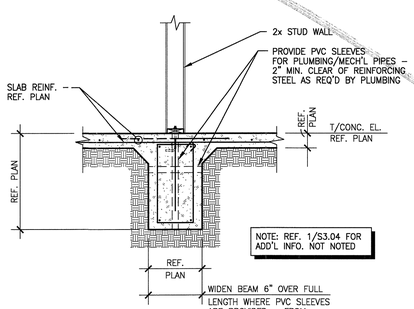

NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

6 S3.04 SECTION
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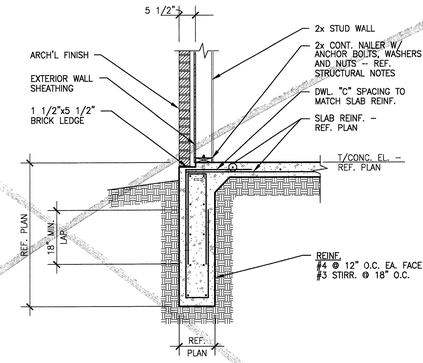

7 S3.04 SECTION
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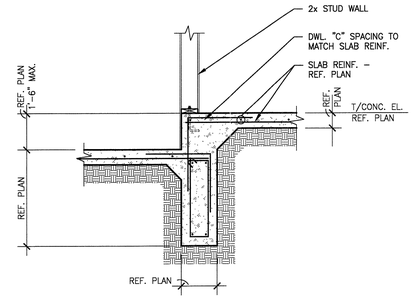
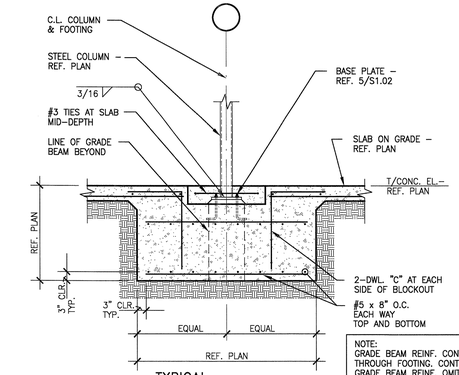


NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

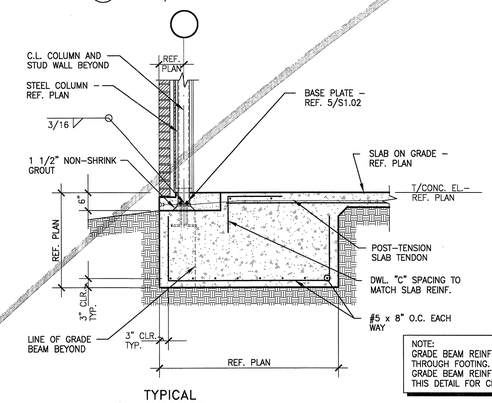
8 S3.04 SECTION
SCALE: 1/2"=1'–0"



NOTE:
GRADE BEAM REINF. CONTINUOUS THROUGH FOOTING. CONTINUOUS GRADE BEAM REINF. OMITTED IN THIS DETAIL FOR CLARITY.

TYPICAL
INTERIOR FOOTING DETAIL

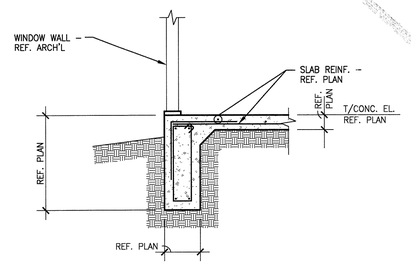
9 S3.04 SCALE: 1/2"=1'–0"



NOTE:
GRADE BEAM REINF. CONTINUOUS THROUGH FOOTING. CONTINUOUS GRADE BEAM REINF. OMITTED IN THIS DETAIL FOR CLARITY.

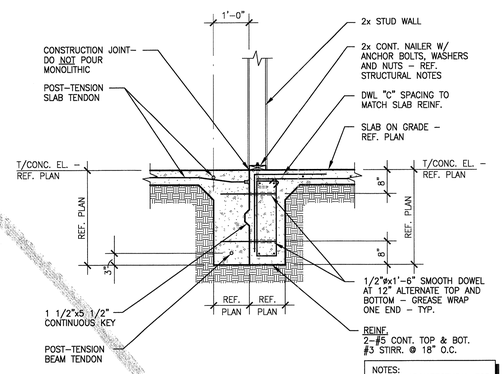
TYPICAL
EXTERIOR FOOTING DETAIL

10 S3.04 SCALE: 1/2"=1'–0"



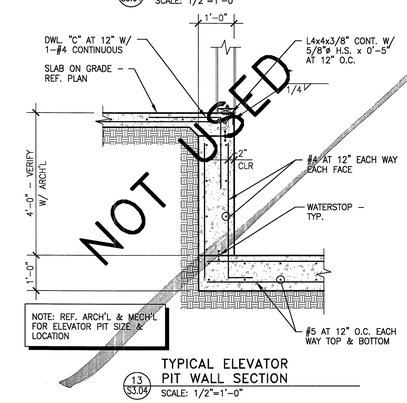
NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

11 S3.04 SECTION
SCALE: 1/2"=1'–0"



NOTES:
1. REF. ARCHITECTURAL FOR WALL LOCATION
2. OMIT SMOOTH DOWELS AT SIMILAR CONDITION

12 S3.04 SECTION
NO SCALE

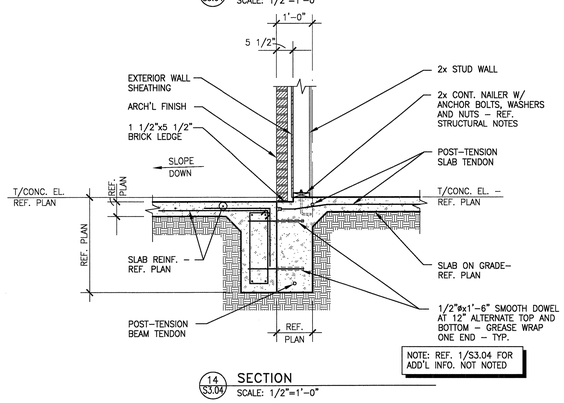


NOTE: REF. ARCH'L & MECH'L FOR ELEVATOR PIT SIZE & LOCATION

NOT USED

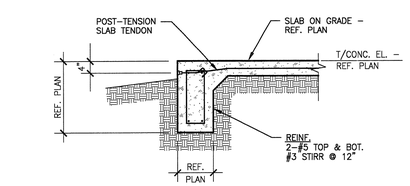
TYPICAL ELEVATOR
PIT WALL SECTION

13 S3.04 SCALE: 1/2"=1'–0"



NOTE: REF. 1/S3.04 FOR ADD'L INFO. NOT NOTED

14 S3.04 SECTION
SCALE: 1/2"=1'–0"



15 S3.04 SECTION
SCALE: 1/2"=1'–0"

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BGO architects
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214.520.8878
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PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
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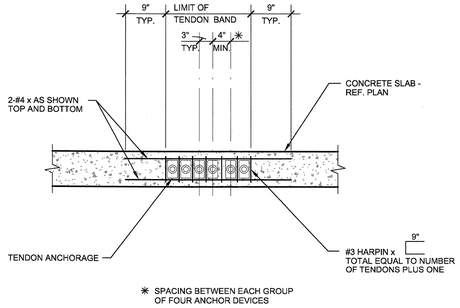
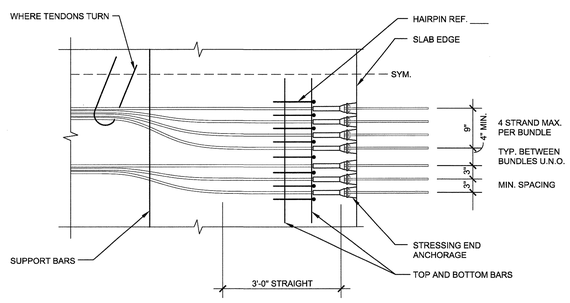
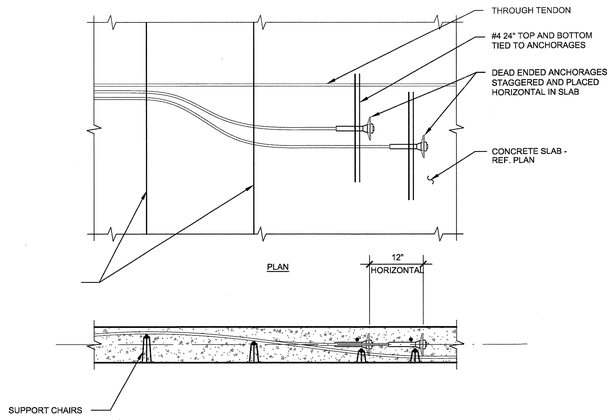


TYPICAL REINFORCEMENT OF TENDON BAND AT SLAB EDGE OR AT INTERMEDIATE STRESSING
1 S3.03 — NO SCALE



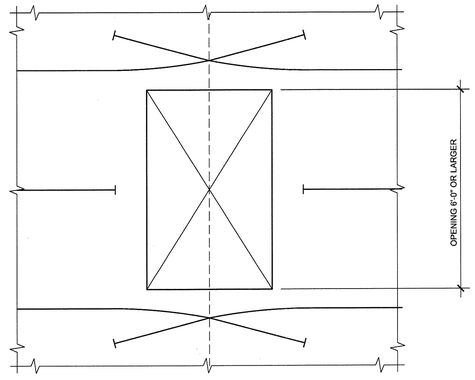
PLAN

FLARING OF BANDED TENDONS AT SLAB EDGE
2 S3.03 — NO SCALE



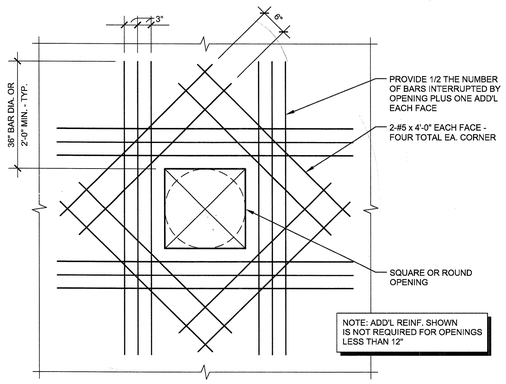
SECTION

PLACEMENT OF ADDED TENDON
3 S3.03 — NO SCALE

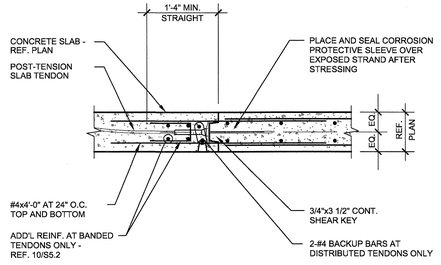


NOTE: PT IS TOTAL POST-TENSIONING PRORATED FOR OPENING

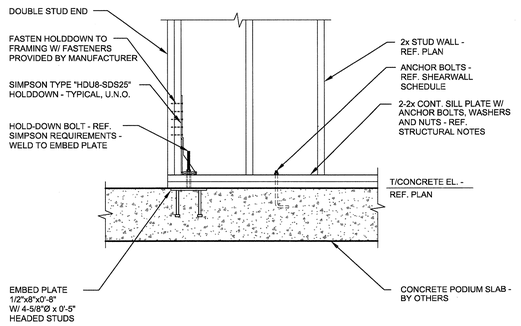
ARRANGEMENT OF TENDONS OPENING 6'-0" OR LARGER
4 S3.03 — NO SCALE



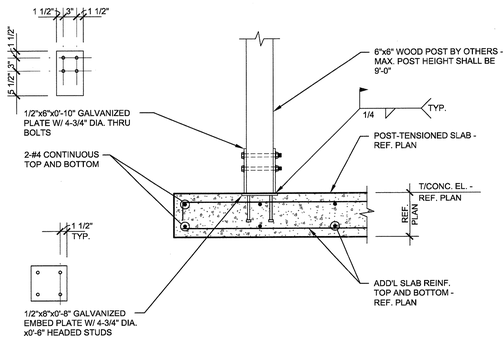
TYPICAL CONCRETE SLAB OPENING DETAIL
5 S3.03 — NO SCALE



TYPICAL POUR STRIP DETAIL
6 S3.03 — NO SCALE

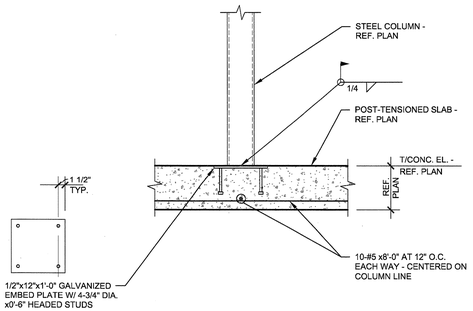


HOLDOWN DETAIL
7 S3.03 — SCALE: 3/4"=1'-0"

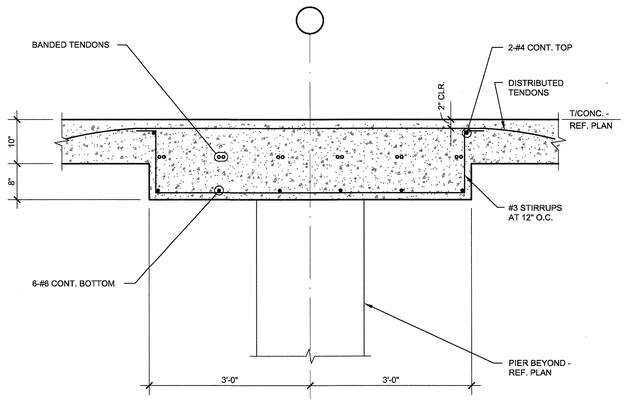


SECTION
8 S3.03 — NO SCALE

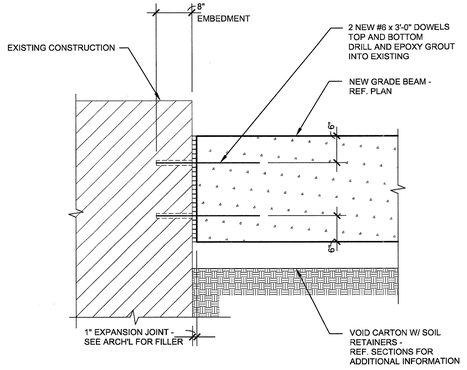
RFI 160



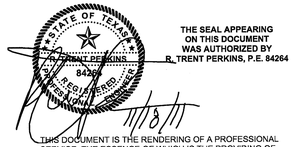
SECTION
9 S3.03 — NO SCALE



TYPICAL SECTION AT SLAB BAND
10 S3.03 — SCALE: 3/4"=1'-0"



DETAIL
11 S3.03 — NO SCALE



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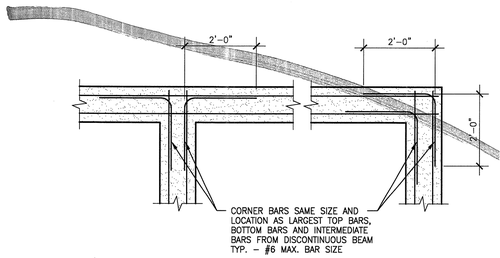
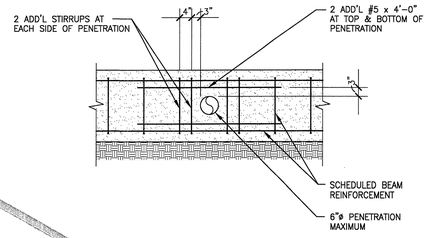


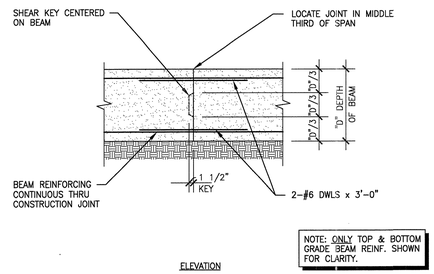
TYPICAL CORNER BARS AT WALL, BEAM AND FOOTING INTERSECTION DETAIL

1 S3.03 NO SCALE



TYPICAL GRADE BEAM PENETRATION DETAIL

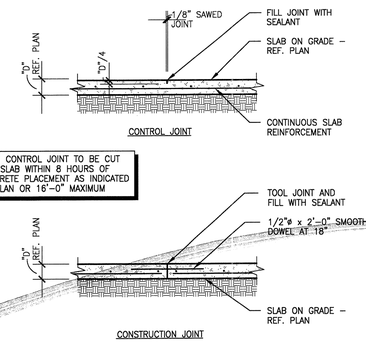
2 S3.03 NO SCALE



NOTE: ONLY TOP & BOTTOM GRADE BEAM REINF. SHOWN FOR CLARITY.

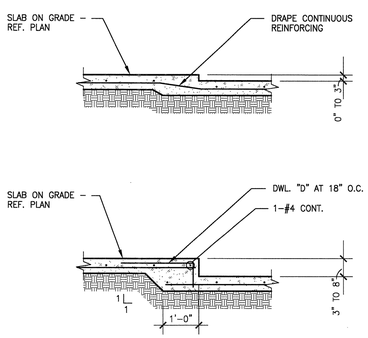
TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL

3 S3.03 SCALE: 1/2"=1'-0"



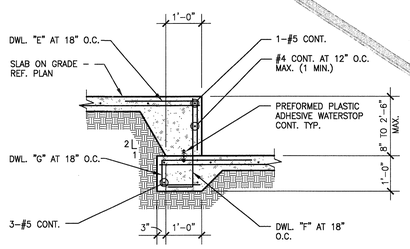
TYPICAL JOINTS IN SLAB–ON–GRADE DETAIL

4 S3.03 NO SCALE



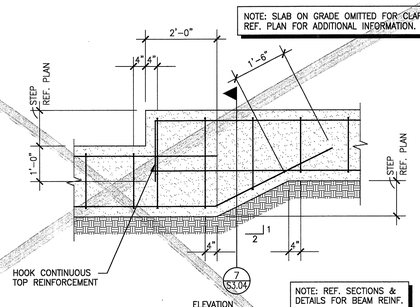
TYPICAL DROP IN SLAB–ON–GRADE DETAILS

5 S3.03 NO SCALE



TYPICAL DROP IN SLAB–ON–GRADE DETAIL

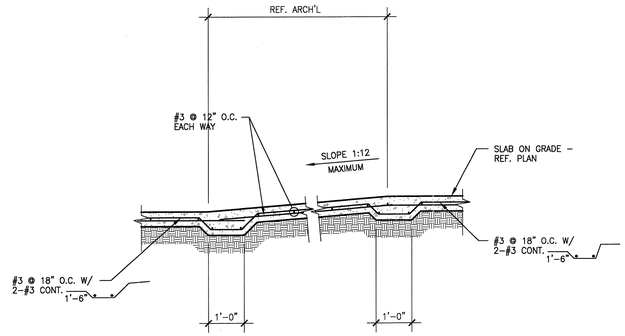
6 S3.03 NO SCALE



NOTE: REF. SECTIONS & DETAILS FOR BEAM REINF.

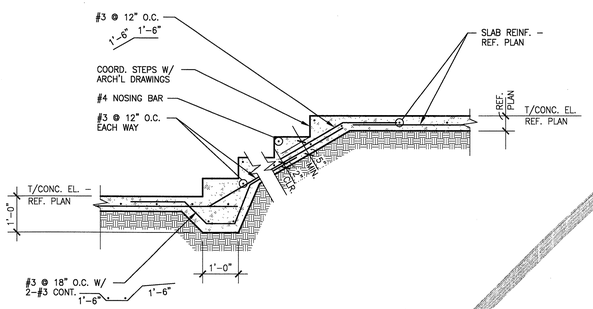
TYPICAL STEP IN TOP AND BOTTOM OF GRADE BEAM DETAIL

7 S3.03 NO SCALE



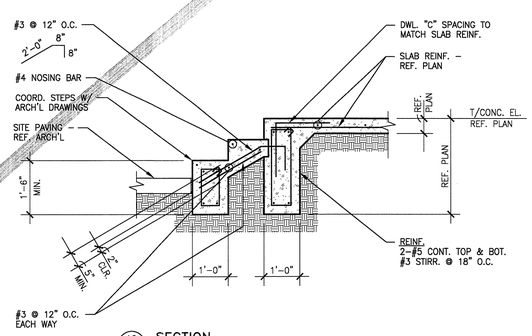
SECTION

8 S3.03 NO SCALE



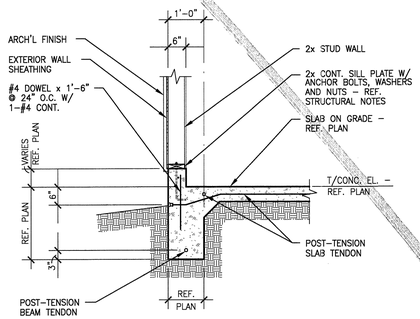
SECTION

9 S3.03 SCALE: 1/2"=1'-0"



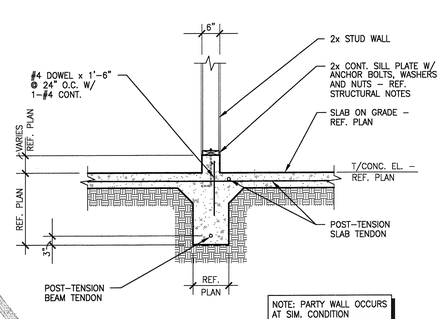
SECTION

10 S3.03 SCALE: 1/2"=1'-0"



SECTION

11 S3.03 SCALE: 1/2"=1'-0"



SECTION

12 S3.03 SCALE: 1/2"=1'-0"

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Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 146
Date: 6/8/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Wall Sheathing at Curved Walls

Drawing: S1.01
Cost Impact:

Spec Section:
Schedule Impact: 5 days

Request: **Date Required: 6/15/2012**

Under Wood Sheathing Notes, Note 4 calls for two layers of 1/4" sheathing attached to metal studs. Can use regular wood framing in lieu of the metal studs?

Requested by: David Miller
Embrey Builders LLC

Response:

Yes. Wood studs may be used as noted in stud schedule 2/S1.03. Attachment shall be made with # 8 wood screws spaced at 6" on center at all panel edges and 12" on center at intermediate supports. Apply a coat of construction adhesive between layers and stagger panel edges.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: June 12, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 170
Date: 7/9/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Expansion Joints in Plywood Decking

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 7/11/2012**

The APA suggests that an expansion joint is placed in "large" floor and roof decks. Please show on the plans where you want us to locate the expansion joints.

Requested by: David Miller
Embrey Builders LLC

Response:

PPO: If sheathing is installed properly, expansion joints are not requitred.

Answered by:

Answered date: July 17, 2012

GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE.

2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

LIVE LOADS

ROOF	20 PSF
TYPICAL FLOOR	40 PSF
PRIVATE BALCONY	100 PSF
PUBLIC ROOMS AND CORRIDOR	100 PSF
GARAGE	40 PSF

SNOW LOADS

GROUND SNOW LOAD, Pg	5 PSF
SNOW IMPORTANCE FACTOR, Is	1.0
SNOW EXPOSURE FACTOR, Ce	0.9
THERMAL FACTOR, Ct	1.0

WIND LOADS

BASIC WIND SPEED (THREE SECOND GUST), V3s	90 MPH
WIND IMPORTANCE FACTOR, Iw	1.0
EXPOSURE CATEGORY	B

SEISMIC LOADS

SEISMIC USE GROUP	I
SEISMIC IMPORTANCE FACTOR, IE	1.0
SPECTRAL RESPONSE COEFFICIENT, SS	12.2%g
SPECTRAL RESPONSE COEFFICIENT, S1	5.1%g
SITE CLASS	C
SEISMIC DESIGN CATEGORY	A

3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.

5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.

6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

7. CONTRACTOR SHALL INSURE THAT CONSTRUCTION MATERIALS WHOSE WEIGHT EXCEEDS THE DESIGN LIVE LOADS INDICATED ON THE STRUCTURAL DRAWINGS ARE NOT STORED ON STRUCTURALLY SUPPORTED FLOOR OR ROOF FRAMING.

8. THE CONTRACTOR SHALL PROVIDE TEMPORARY ERECTION BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OR HER OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.

10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS IS NOT PERMITTED. SUCH SUBMITTALS AND SHOP DRAWINGS MAY BE REJECTED.

11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.

12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

1. THE BUILDING FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PREPARED BY REED ENGINEERING GROUP, INC. (PROJECT NO. 13998) DATED DECEMBER 15, 2006 AND A SUPPLEMENTAL LETTER DATED MAY 2, 2007. REFER TO SHEET SG1.01 FOR PARKING GARAGE FOUNDATION INFORMATION.

2. THE BUILDING FOUNDATION DESIGN IS BASED ON A POTENTIAL VERTICAL MOVEMENT, PVM, ON THE ORDER OF ONE (1) INCH OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE OWNER OR TENANTS, THE FOUNDATION DESIGN MUST BE REVISED.

3. THE BUILDING FOUNDATION SHALL CONSIST OF A SHALLOW, MONOLITHIC, EARTH-FORMED, POST-TENSIONED REINFORCED CONCRETE STIFFENED SLAB AND BEAM SYSTEM. GRADE BEAMS HAVE BEEN PROPORTIONED FOR AN ALLOWABLE BEARING PRESSURE OF 3,000 PSF.

4. ALL UNEXPOSED SURFACES OF FOOTINGS/GRADE BEAMS AT THE BUILDING SHALL BE EARTH-FORMED. PROVIDE FORMWORK FOR ALL EXPOSED SURFACES AND THE UPPER TWELVE (12) INCHES OF ALL EXTERIOR FOOTINGS/GRADE BEAMS.

5. THE SLAB ON GRADE FOUNDATIONS SHALL BE PLACED ON A TEN (10) MIL VAPOR RETARDER OVER EITHER TWELVE (12) INCHES OF SELECT FILL OR SIX (6) INCHES OF LIME STABILIZED CLAY SOIL. THE UNDERLYING SOILS SHALL BE PRESWELLED BY EITHER WATER PRESSURE INJECTION TO A DEPTH OF TEN (10) FEET OR MECHANICAL EXCAVATION/RECOMPATION TO A DEPTH OF EIGHT (8) FEET IN ACCORDANCE WITH THE PROJECT GEOTECHNICAL REPORT. IF WATER PRESSURE INJECTION IS USED, THE INJECTION PROCESS SHALL BE COMPLTED PRIOR TO THE BEGINNING OF EXCAVATION FOR THE PARKING GARAGE.

6. INFORMATION ABOVE IS PRESENTED ONLY AS A SUMMARY OF THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.

7. IT IS RECOMMENDED THAT THE BUILDING OWNER RETAIN A QUALIFIED INDEPENDENT INSPECTION SERVICE TO VERIFY BEARING STRATA, LOCATION, DIMENSIONS, SELECT FILL PLACEMENT/COMPACTION AND REINFORCEMENT SIZE AND PLACEMENT.

8. BECAUSE OF THE ELAPSED TIME, THE CURRENT SOIL CONDITIONS MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE. THEREFORE, IT IS RECOMMENDED THAT THE BUILDING OWNER CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION DESIGN PARAMETERS ARE CONSISTENT WITH THE CURRENT SOIL CONDITIONS.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.

2. UNLESS NOTED OTHERWISE, ALL CONCRETE SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI. ALL CONCRETE THAT WILL BE PERMANENTLY EXPOSED TO WEATHER SHALL CONTAIN AN AIR ENTRAINING AGENT THAT PROVIDES FOUR (4) TO SIX (6) PERCENT AIR BY VOLUME.

3. CONCRETE ON WOOD DECK SHALL HAVE SAND AND LIGHTWEIGHT COARSE AGGREGATE AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS NOTED OTHERWISE. UNIT WEIGHT OF IN PLACE LIGHTWEIGHT CONCRETE SHALL NOT EXCEED ONE HUNDRED FIFTEEN (115) POUNDS PER CUBIC FOOT. CONCRETE SHALL BE REINFORCED WITH NYCON-RC FIBER REINFORCEMENT AS MANUFACTURED BY NYCON, INC. OR APPROVED SUBSTITUTE. DOSING AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

4. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):

ALL CONCRETE PLACED AGAINST SOIL	3"
WALLS, BEAMS AND COLUMNS	1 1/2"
SLABS ON GRADE	AT SLAB MID-DEPTH
FORMED GRADE BEAMS	3" BOTTOM, 2" SIDES, 1 1/2" TOP

5. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED ON PLAN. LOCATE VERTICAL JOINTS IN THE MIDDLE THIRD OF SPAN.

6. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

7. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.

8. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

REINFORCING STEEL NOTES

1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-66, "ACI DETAILING MANUAL."

2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.

3. WELDED WIRE FABRIC SHALL BE ELECTRICALLY WELDED, COLD-DRAWN WIRE IN CONFORMANCE WITH ASTM A185, GRADE 65. WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY.

4. LAP WELDED WIRE FABRIC AT LEAST 1 1/2 SQUARES PLUS WIRE END EXTENSIONS BUT NOT LESS THAN TWELVE (12) INCHES, UNLESS NOTED OTHERWISE. EXTEND MESH ACROSS SUPPORTING BEAMS AND WALLS.

5. FIBER REINFORCEMENT FOR CONCRETE SHALL BE NYCON-RC FIBERS AS MANUFACTURED BY NYCON, INC. OR APPROVED SUBSTITUTE. DOSING AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

POST-TENSION SLAB-ON-GRADE NOTES

1. POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS" PUBLISHED BY THE POST-TENSIONING INSTITUTE (PTI).

2. POST-TENSIONING TENDONS SHALL BE FABRICATED IN A PLANT THAT IS CURRENTLY CERTIFIED BY THE PTI IN ACCORDANCE WITH THE "MANUAL FOR CERTIFICATION OF PLANS PRODUCING UNBONDED SINGLE-STRAND TENDONS" PUBLISHED BY THE PTI.

3. INSTALLATION AND STRESSING OF POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL BE IN ACCORDANCE WITH THE SECOND EDITION OF THE "CONSTRUCTION AND MAINTENANCE PROCEDURES MANUAL FOR POST-TENSIONED SLAB-ON-GROUND CONSTRUCTION" PUBLISHED BY THE PTI.

4. POST-TENSIONING TENDONS SHALL BE UNBONDED, SHEATHED AND COATED 1/2 INCH IN DIAMETER SEVEN (7) WIRE STRAND CABLE AND SHALL CONFORM TO A416, 270 KSI.

5. POST-TENSIONING TENDON DRAPES AND OFFSET CURVES SHALL APPROXIMATE A PARABOLIC PROFILE BETWEEN INFLECTION POINTS. TOTAL DRAPE OF THE BOTTOM BEAM TENDONS SHALL BE ACHIEVED WITHIN A HORIZONTAL DISTANCE FROM THE ANCHORAGE THAT DOES NOT EXCEED TWO (2) TIMES THE BEAM DEPTH.

6. POST-TENSIONING TENDONS AND CONVENTIONAL REINFORCEMENT SHALL BE PLACED TO ALLOW ADEQUATE CLEAR DISTANCE AROUND CONVENTIONAL REINFORCEMENT IN ACCORDANCE WITH ACI 318.

7. POST-TENSIONING TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING CONCRETE PLACEMENT. TENDONS SHALL BE SUPPORTED AT FOUR (4) FEET ON CENTER MAXIMUM.

8. AFTER TENDONS ARE PLACED AND FIRMLY SUPPORTED, TENDONS SHALL BE INSPECTED FOR DAMAGE AND REPAIRED. ALL CUTS OR TEARS IN TENDON SHEATHING SHALL BE TAPED PRIOR TO CONCRETE PLACEMENT.

9. POST-TENSIONING TENDONS SHALL NOT BE DISTURBED BY CONCRETING EQUIPMENT OR LABORERS DURING CONCRETE PLACEMENT.

10. CONCRETE STRENGTH AT TRANSFER OF POST-TENSIONING FORCE SHALL BE A MINIMUM OF 2,000 PSI.

11. POST-TENSIONING SLAB TENDONS SHALL BE STRESSED BEFORE POST-TENSIONING BEAM TENDONS.

12. TO REDUCE SHRINKAGE CRACKING, POST-TENSIONING TENDONS MAY BE PARTIALLY STRESSED TO 30% OF FULL STRESS ON THE DAY AFTER CONCRETE PLACEMENT. IN ADDITION, A SPRAY-APPLIED LIQUID CURING COMPOUND IN ACCORDANCE WITH ASTM C309 MAY BE APPLIED AFTER FINISHING BUT PRIOR TO THE STRESSING OPERATION.

13. TEMPORARY JACKING FORCES IN POST-TENSIONING TENDONS SHALL NOT EXCEED EIGHTY (80) PERCENT OF ULTIMATE TENDON STRENGTH (0.8Fpu). STRESS IN TENDONS AFTER ANCHORAGE SHALL NOT EXCEED SEVENTY (70) PERCENT OF ULTIMATE TENDON STRENGTH (0.7Fpu).

14. CONTRACTOR SHALL SUBMIT POST-TENSIONING TENDON ELONGATION REPORTS THAT INCLUDE THE SPECIFIED ELONGATIONS, FIELD MEASURED ELONGATIONS AND THE DIFFERENCE BETWEEN THESE TWO (2) VALUES EXPRESSED AS PERCENTAGE OF THE SPECIFIED VALUE FOR EACH TENDON. FIELD MEASUREMENTS OF ELONGATIONS SHALL NOT DIFFER FROM SPECIFIED VALUES BY MORE THAN TEN (10) PERCENT OR 1/8 INCH, WHICHEVER IS GREATER.

15. AFTER STRESSING OF THE POST-TENSIONING TENDONS IS COMPLETED AND WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD, THE POST-TENSION TENDON ENDS SHALL BE CUT OR BURNED OF TO WITHIN ONE (1) INCH ~~OF THE~~ SLAB EDGE.

16. COAT THE POST-TENSIONING STRESSING ACHORAGE WITH CORROSION PREVENTAVIE MATERAIL (ASPHALTIC PAINT OR SIMILAR PRODUCT). EXPOSED RECESS SHALL THEN BE FILLED SLUSH WITH NON-SHRINK GROUT THAT ATTAINS A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

17. THE CONTRACTOR SHALL NOT INSTALL DRILL-IN OR POWDER-ACTUATED FASTENERS IN POST-TENSIONED MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

ADHESIVE AND DRILL-IN ANCHOR NOTES

1. UNLESS NOTED OTHERWISE, ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON STRONG-TIE SET HIGH STRENGTH EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

2. UNLESS NOTED OTHERWISE, HEAVY DUTY SCREW ANCHORS SHALL BE SIMPSON STRONG-TIE TITEN HD ANCHORS INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

3. UNLESS NOTED OTHERWISE, WEDGE ANCHORS SHALL BE SIMPSON STRONG-TIE STRONG-BOLT ANCHORS INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES	ASTM A992
CHANNELS, PLATES AND ANGLES	ASTM A36
STEEL TUBE	ASTM A500, GRADE B
STEEL PIPE	ASTM A53 (TYPES E OR S), GRADE B

3. THE DETAILER SHALL DESIGN ALL CONNECTIONS TO RESIST FIFTY (50) PERCENT OF THE ALLOWABLE SHEAR CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE NUMBER OF BOLTS SHOWN BELOW FOR EACH BEAM SIZE:

BEAM SIZE	NUMBER OF BOLTS
W8 & W10	2 MINIMUM
W12, W14, W16	3 MINIMUM
W18 & W21	4 MINIMUM
W24 & W27	5 MINIMUM
W30 & W33	6 MINIMUM
W36 & W40	7 MINIMUM

4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.

5. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM A307, GRADE A BOLTS AND NUTS WITH HEXAGONAL HEADS.

6. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.

7. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.

8. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123.

9. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

10. ALL STAIRS, LANDINGS AND SUPPORTS SHALL BE DESIGNED BY THE STAIR MANUFACTURER. THE MINIMUM DESIGN LIVE LOAD FOR STAIRS AND ACCESSORIES SHALL BE ONE HUNDRED (100) POUNDS PER SQUARE FOOT. CONTRACTOR SHALL SUBMIT COMPLETE DESIGN CALCULATIONS AND SHOP DRAWINGS. SUBMITTALS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

WELDING NOTES

1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.

2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1. FILLET WELDS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE.

3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS. STUDS SHALL CONFORM TO ASTM A108.

SHEAR CONNECTOR NOTES

1. SHEAR CONNECTORS FOR COMPOSITE CONSTRUCTION SHALL BE 3/4 INCH DIAMETER, 4 1/2 INCH LONG HEADED STUDS AS MANUFACTURED BY TRW, NELSON DIVISION OR APPROVED SUBSTITUTE. STUDS SHALL CONFORM TO ASTM A108.

2. SEE TYPICAL SHEAR CONNECTOR PLACING DETAIL FOR FIELD PLACEMENT OF CONNECTORS.

3. AUTOMATICALLY END WELD SHEAR CONNECTORS THROUGH DECK TO SUPPORTING STRUCTURAL MEMBERS IN FIELD, IN ACCORDANCE WITH AWS D1.1 AND THE SHEAR CONNECTOR MANUFACTURER'S RECOMMENDATIONS.

4. REMOVE CERAMIC FERRULES FROM CONNECTOR AND DECK BEFORE PLACING CONCRETE.

REINFORCED CONCRETE MASONRY NOTES

1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION HAS BEEN DESIGNED FOR A MINIMUM COMPRESSION STRENGTH (f'm) OF 1,500 PSI. THIS VALUE SHALL BE VERIFIED IN ACCORDANCE WITH NCMA TR 75B, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY."

2. CONCRETE BLOCK SHALL BE ASTM C90, GRADE N, TYPE 1, LIGHT-WEIGHT UNITS OF EIGHT (8) INCH NOMINAL THICKNESS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE BLOCK.

3. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270 AND SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 2,500 PSI OR 1,800 PSI, RESPECTIVELY. AGGREGATES FOR MORTAR SHALL CONFORM TO ASTM C144.

4. GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI. AGGREGATES FOR GROUT SHALL CONFORM TO ASTM C404.

5. LAP SPLICE LENGTH FOR CONTINUOUS DEFORMED BAR REINFORCEMENT IN CONCRETE MASONRY CONSTRUCTION SHALL BE AS FOLLOWS:

#3 BARS	19 INCHES MINIMUM
#4 BARS	25 INCHES MINIMUM
#5 BARS	31 INCHES MINIMUM
#6 BARS	57 INCHES MINIMUM

7. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL FABRICATIONS SHALL BE GROUTED SOLID. ANY CELLS AT OR BELOW FINISHED GRADE SHALL BE GROUTED SOLID.

8. REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.

STRUCTURAL WOOD NOTES

1. ALL WOOD FRAMING SHALL BE KILN-DRIED WITH A MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION OF NINETEEN (19) PERCENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MEMBER	MATERIAL	DESIGN PROPERTIES
2x BEAMS, HEADERS, JOISTS, SILL PLATES	#2 GRADE SOUTHERN PINE (SYP)	Fb = 975 PSI Fv = 90 PSI E = 1,600,000 PSI
LAMINATED VENEER LUMBER BEAMS (LVL)	TRUSJOIST 1.9E MICROLLAM LVL	Fb = 2,600 PSI Fv = 285 PSI Fc = 2,510 PSI E = 1,900,000 PSI
PARALLELL STRAND LUMBER BEAMS (PSL)	TRUSJOIST 2.0E PARALLAM PSL	Fb = 2,900 PSI Fv = 290 PSI Fc = 2,900 PSI E = 2,000,000 PSI
ANTHONY POWER BEAM (APB)	ANTHONY 30F POWER BEAM	Fb = 3,000 PSI Fv = 290 PSI E = 2,100,000 PSI
BEARING PLATES, LEDGERS	#2 GRADE SOUTHERN-PINE (SYP)	Fb = 975 PSI Fv = 90 PSI E = 1,600,000 PSI
WALL STUDS/POST COLUMNS, U.N.O.	STUD GRADE DOUGLAS FIR-LARCH (DFL)	Fb = 675 PSI Fc = 825 PSI E = 1,400,000 PSI

ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 1997 NATIONAL DESIGN SPECIFICATION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE FABRICATION OR INSTALLATION OF MATERIALS, A WRITTEN SUBSTITUTION REQUEST TO THE ENGINEER FOR REVIEW OF ANY PROPOSED LUMBER SPECIES OR GRADE SUBSTITUTIONS.

3. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

4. MASONRY VENEERS SHALL NOT BE SUPPORTED BY WOOD MEMBERS. THE CONTRACTOR SHALL BRING ANY SUCH CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

WOOD SHEATHING NOTES

1. UNLESS NOTED OTHERISE, FLOOR SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24. PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN SHEATHING AND EACH SUPPORT. ADHESIVES SHALL MEET APA SPECIFICATION AFG-01 AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. UNLESS NOTED OTHERISE, ROOF SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24. PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN SHEATHING AND EACH SUPPORT. ADHESIVES SHALL MEET APA SPECIFICATION AFG-01 AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ROOF SHEATHING THAT IS EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. PROVIDE STANDARD EDGE CLIPS AT MID-SPAN BETWEEN ALL SUPPORTS.

3. WHERE SPECIFIED, EXTERIOR WALL SHEATHING SHALL BE EXPOSURE 1, 15/32 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 32/16.

4. EXTERIOR WALL SHEATHING AT CURVED WALLS SHALL BE COMPRISED OF TWO (2) LAYERS OF EXPOSURE 1, 1/4 INCH THICK APA RATED SHEATHING. APPLY A COAT OF CONSTRUCTION ADHESIVE BETWEEN LAYERS AND STAGGER PANEL EDGES. ATTACH SHEATHING TO LIGHTGAGE STUDS WITH #8 TEK SCREWS SPACED AT SIX (6) INCHES ON CENTER AT PANEL EDGES AND TWELVE (12) INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

WOOD FLOOR AND ROOF FRAMING NOTES

1. NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH OF THE JOIST DEPTH, HOLES BORED IN JOISTS SHALL NOT BE WITHIN TWO (2) INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH OTHER TRADES.

2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.

3. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER. BEAMS COMPRISED OF THREE (3) OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 1/2 INCH DIAMETER THRU BOLTS AT EIGHTEEN (18) INCHES ON CENTER STAGGERED TOP AND BOTTOM. USE 1/2 INCH PLYWOOD OR MEMBERS OF SAME DEPTH AS REQUIRED TO FLUSH OUT WALL.

4. SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.

5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.

6. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

WOOD STUD WALL NOTES

1. UNLESS NOTED OTHERWISE, PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN THE BEAM. UNLESS NOTED OTHERWISE, PROVIDE FOUR (4) 2x STUDS AT EACH END OF ENGINEERED WOOD BEAMS. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

2. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8 INCH FOR LOAD-BEARING WALLS AND 2 1/8 INCH IN NON-LOAD-BEARING WALLS. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/2 INCH FOR LOAD-BEARING WALLS AND 3 1/4 INCH FOR NON-LOAD-BEARING WALLS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD.

3. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. JOINTS SHALL OCCUR AT CENTER OF A SUPPORTING STUD.

4. AT EXTERIOR WALL CORNER CONDITIONS, NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED.

5. AT CONTRACTOR'S OPTION, ENGINEERED FINGER-JOINTED STUDS MAY BE USED.

WOOD CONNECTOR NOTES

1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 FOR EXTERIOR AND/OR TREATED WOOD LOCATIONS. PROVIDE PLAIN FINISH FASTENERES FOR INTERIOR LOCATIONS.

2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED SUBSTITUTE AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED. FRAMING CONNECTORS THAT ARE EXPOSED TO EXTERIOR CONDITIONS AND/OR ARE IN CONTACT WITH TREATED WOOD SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 OR FABRICATED WITH A MINIMUM G185 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653. ALL OTHER FRAMING CONNECTORS SHALL FOR SHALL BE FABRICATED WITH A MINIMUM G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653.

3. UNLESS NOTED OTHERWISE, SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH GALVANIZED 1/2 INCH DIAMETER, ASTM A307, ANCHOR BOLTS AT FOUR (4) FEET ON CENTER (MINIMUM OF TWO (2) BOLTS PER PLATE). AN ANCHOR BOLT SHALL BE LOCATED NO MORE THAN TWELVE (12) INCHES AND NO LESS THAN FOUR (4) INCHES FROM THE END OF EACH SILL PLATE. ANCHOR BOLTS SHALL BE PLACED WITH HEXAGONAL NUTS AND WASHERS WITH A MINIMUM OUTSIDE DIAMETER OF 1 3/8 INCHES. ANCHOR BOLTS SHALL BE PLACED WITH A MINIMUM OF SIX (6) INCHES OF EMBEDMENT INTO FOUNDATION CONCRETE.

4. UNLESS NOTED OTHERWISE, SILL PLATES AT INTERIOR WALLS SHALL BE FASTENED TO THE FOUNDATION WITH HILTI X-CP 72P8S23 POWDER ACTUATED FASTENERS AT FOUR (4) FEET ON CENTER.

PREFABRICATED WOOD TRUSS NOTES

1. DESIGN TRUSSES IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR CONNECTOR PLATES." ALL TRUSSES SHALL BE GRADE STAMPED PER W.C.I.B. RULES.

2. THE CONTRACTOR SHALL COMPLY WITH "HANDLING AND INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-91) BY THE TRUSS PLATE INSTITUTE DURING THE INSTALLATION OF FLOOR AND ROOF TRUSSES.

3. UNLESS NOTED OTHERWISE, FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF SIXTY (60) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (FIFTEEN (15) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND FORTY (40) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

4. EXTERIOR AND BALCONY FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED FIFTY (150) PSF, COMPOSED OF FIFTY (50) PSF DEAD LOAD (FORTY-FIVE (45) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

5. PUBLIC CORRIDOR FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED THIRTY (130) PSF, COMPOSED OF THIRTY (30) PSF DEAD LOAD (TWENTY-FIVE (25) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

6. ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF FORTY (40) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (TEN (10) PSF ON THE TOP CHORD AND TEN (10) PSF ON THE BOTTOM CHORD) AND TWENTY (20) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. THE ROOF TRUSSES SHALL ALSO BE DESIGNED FOR A TEN (10) PSF ATTIC LIVE LOAD THAT DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOADS. IN ADDITION, ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT ALL SNOW AND SNOW DRIFT LOADS REQUIRED BY THE BUILDING CODE NOTED ABOVE. ROOF TRUSS DEFLECTIONS SHALL BE LIMITED TO L/180 FOR TOTAL LOAD AND L/240 FOR LIVE LOAD ONLY.

7. ROOF TRUSSES AND END ANCHORAGES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR A NET UPLIFT OF FIFTEEN (15) PSF.

8. THE CONTRACTOR SHALL SUBMIT COMPLETE TRUSS SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. SHOP DRAWINGS SHALL INCLUDE FRAMING PLANS SHOWING ALL PREFABRICATED MEMBERS WITH MARK NUMBERS FOR EACH MEMBER TYPE.

9. PROVIDE ANCHORAGE, ERECTION BRACING, AND PERMANENT BRIDGING AS RECOMMENDED BY THE TRUSS MANUFACTURER.

10. AT FLOOR TRUSS GIRDERS, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY FIVE (5) FEET OF TRUSS GIRDER SPAN LENGTH. AS A MINIMUM, PROVIDE A MINIMUM OF THREE (3) STUDS AT EACH SUPPORT. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

11. AT ROOF TRUSS GIRDERS, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY TEN (10) FEET OF TRUSS GIRDER SPAN LENGTH. AS A MINIMUM, PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SUPPORT. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

12. TRUSSES SHALL BE DESIGNED TO BEAR ONLY ON BEAMS AND WALLS SPECIFICALLY NOTED AS LOAD BEARING IN THE DRAWINGS.

R. TRENT PERKINS
84264

10/21/11

THE SEAL APPEARING
ON THIS DOCUMENT
WAS AUTHORIZED BY
R. TRENT PERKINS, P.E. 84264

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway — Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 — Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO
architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S1.01

GENERAL NOTES

1. STRUCTURAL DESIGN IS IN ACCORDANCE WITH THE PROVISIONS OF THE 2009 INTERNATIONAL BUILDING CODE.

2. THE BUILDING STRUCTURE HAS BEEN DESIGNED TO RESIST THE FOLLOWING CODE PRESCRIBED LOADS:

LIVE LOADS

ROOF	20 PSF
TYPICAL FLOOR	40 PSF
PRIVATE BALCONY	100 PSF
PUBLIC ROOMS AND CORRIDOR	100 PSF
GARAGE	40 PSF

SNOW LOADS

GROUND SNOW LOAD, Pg	5 PSF
SNOW IMPORTANCE FACTOR, Is	1.0
SNOW EXPOSURE FACTOR, Ce	0.9
THERMAL FACTOR, Ct	1.0

WIND LOADS

BASIC WIND SPEED (THREE SECOND GUST), V3s	90 MPH
WIND IMPORTANCE FACTOR, Iw	1.0
EXPOSURE CATEGORY	B

SEISMIC LOADS

SEISMIC USE GROUP	I
SEISMIC IMPORTANCE FACTOR, IE	1.0
SPECTRAL RESPONSE COEFFICIENT, SS	12.2%g
SPECTRAL RESPONSE COEFFICIENT, S1	5.1%g
SITE CLASS	C
SEISMIC DESIGN CATEGORY	A

3. THE STRUCTURAL DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THEY DO NOT INDICATE THE METHODS OF CONSTRUCTION UNLESS SO STATED OR NOTED. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE WORKMEN AND OTHER PERSONS DURING CONSTRUCTION.

4. THE STRUCTURAL DRAWINGS SHALL NOT BE SCALED FOR DETERMINATION OF QUANTITY, LENGTH OR FIT OF MATERIALS.

5. PRINCIPAL OPENINGS ARE INDICATED ON THE STRUCTURAL DRAWINGS. REFER TO ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR SLEEVES, BLOCKOUTS, INSERTS, CURBS, OPENINGS AND SLAB DEPRESSIONS NOT SHOWN.

6. CONTRACTOR SHALL COMPARE STRUCTURAL AND ARCHITECTURAL DRAWINGS AND REPORT ANY DISCREPANCY TO THE ARCHITECT PRIOR TO FABRICATI

N BRACING AND SHORING OF ALL STRUCTURAL WORK AS REQUIRED FOR STABILITY OF THE STRUCTURE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY CONDITION WHICH, IN HIS OR HER OPINION, MIGHT ENDANGER THE STABILITY OF THE STRUCTURE OR CAUSE DISTRESS IN THE STRUCTURE.

9. LOADINGS FOR MECHANICAL EQUIPMENT ARE BASED ON THE UNIT(S) SHOWN ON THE STRUCTURAL DRAWINGS. ANY CHANGES IN TYPE, SIZE, WEIGHT OR NUMBER OF UNIT(S) SHALL BE REPORTED TO THE ARCHITECT PRIOR TO FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS OR MECHANICAL EQUIPMENT.

10. REPRODUCTION OF THE STRUCTURAL DRAWINGS, EITHER IN PART OR IN WHOLE, FOR SUBMITTALS OR SHOP DRAWINGS IS NOT PERMITTED. SUCH SUBMITTALS AND SHOP DRAWINGS MAY BE REJECTED.

11. CONTRACTOR SHALL SCHEDULE SITE OBSERVATION VISITS WITH THE ENGINEER OF RECORD AND/OR TESTING LABORATORY A MINIMUM OF FORTY-EIGHT HOURS PRIOR TO THE REQUIRED TIME OF THE VISIT.

12. CONTRACTOR SHALL ALLOW TEN (10) WORKING DAYS FOR THE ENGINEER TO REVIEW EACH STRUCTURAL SUBMITTAL OR SHOP DRAWING.

FOUNDATION NOTES

1. THE BUILDING FOUNDATION DESIGN IS BASED ON THE PROJECT GEOTECHNICAL REPORT PREPARED BY REED ENGINEERING GROUP, INC. (PROJECT NO. 13998) DATED DECEMBER 15, 2006 AND A SUPPLEMENTAL LETTER DATED MAY 2, 2007. REFER TO SHEET SG1.01 FOR PARKING GARAGE FOUNDATION INFORMATION.

2. THE BUILDING FOUNDATION DESIGN IS BASED ON A POTENTIAL VERTICAL MOVEMENT, PVM, ON THE ORDER OF ONE (1) INCH OR LESS. IF THIS VALUE IS NOT ACCEPTABLE TO THE OWNER OR TENANTS, THE FOUNDATION DESIGN MUST BE REVISED.

3. THE FOUNDATION SHALL CONSIST OF AUGER-EXCAVATED, STRAIGHT SHAFT REINFORCED CONCRETE PIERS. REFER TO TYPICAL PIER DETAIL FOR BEARING STRATA. PIERS HAVE BEEN PROPORTIONED FOR THE FOLLOWING:

END BEARING	80,000 PSF
SKIN FRICTION (COMPRESSION)	20,000 PSF
SKIN FRICTION (TENSION)	13,000 PSF

4. ALL GRADE BEAM SIDES SHALL BE HARD FORMED, EARTH-FORMING IS NOT ACCEPTABLE.

5. CORRUGATED PAPER FORMS, AS MANUFACTURERED BY SUREVOID PRODUCTS INC., SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER TO PROVIDE A NOMINAL SIX (6) INCH VOID BENEATH ALL GRADE BEAMS. 3/8 INCH THICK BY TWELVE (12) INCH HIGH PLASTIC BACKFILL RETAINER BOARDS, AS MANUFACTURED BY SUREVOID PRODUCTS, INC., SHALL BE INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER CONTINUOUSLY ALONG EACH SIDE OF ALL GRADE BEAMS.

   THE BUILDING SLAB ON GRADE SHALL BE PLACED ON A VAPOR BARRIER/RETARDER OVER CORRUGATED PAPER FORMS, AS MANUFACTURERED BY SUREVOID PRODUCTS INC., INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER TO PROVIDE A NOMINAL EIGHT (8) INCH VOID BENEATH ALL SLABS.

6. INFORMATION ABOVE IS PRESENTED ONLY AS A SUMMARY OF THE PROJECT GEOTECHNICAL REPORT. THE CONTRACTOR IS RESPONSIBLE FOR REVIEWING AND COMPLYING WITH THE RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.

7. IT IS RECOMMENDED THAT THE BUILDING OWNER RETAIN A QUALIFIED INDEPENDENT INSPECTION SERVICE TO VERIFY BEARING STRATA, LOCATION, DIMENSIONS, SELECT FILL PLACEMENT/COMPACTION AND REINFORCEMENT SIZE AND PLACEMENT.

8. BECAUSE OF THE ELAPSED TIME, THE CURRENT SOIL CONDITIONS MAY DIFFER SIGNIFICANTLY FROM THE SAMPLES THAT WERE USED IN THE DEVELOPMENT OF THE PROJECT GEOTECHNICAL REPORT REFERENCED ABOVE. THEREFORE, IT IS RECOMMENDED THAT THE BUILDING OWNER CONSULT WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF THE FOUNDATION DESIGN PARAMETERS ARE CONSISTENT WITH THE CURRENT SOIL CONDITIONS.

STRUCTURAL CONCRETE NOTES

1. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF ACI 301 AND ACI 318. ALL CONCRETE SHALL BE LABORATORY DESIGNED AND CONTROLLED.

2. CONCRETE IN THE FOLLOWING AREAS SHALL HAVE SAND AND GRAVEL OR CRUSHED STONE COARSE AGGREGATES AND CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH AS FOLLOWS:

SLAB ON VOID BOXES	4,000 PSI
PIERS	3,500 PSI
GRADE BEAMS	3,500 PSI
SIDEWALKS AND STAIRS	3,000 PSI*

   * INDICATES CONCRETE SHALL INCLUDE AN AIR ENTRAINING AGENT PROVIDING FOUR (4) TO SIX (6) PERCENT AIR BY VOLUME.

3. CONCRETE ON WOOD DECK SHALL HAVE SAND AND LIGHTWEIGHT COARSE AGGREGATE AND A CORRESPONDING TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 3,000 PSI, UNLESS NOTED OTHERWISE. UNIT WEIGHT OF IN PLACE LIGHTWEIGHT CONCRETE SHALL NOT EXCEED ONE HUNDRED FIFTEEN (115) POUNDS PER CUBIC FOOT. CONCRETE SHALL BE REINFORCED WITH NYCON-RC FIBER REINFORCEMENT AS MANUFACTURED BY NYCON, INC. OR APPROVED SUBSTITUTE. DOSING AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

4. CONCRETE PROTECTION FOR STEEL REINFORCEMENT SHALL BE AS FOLLOWS (SEE ACI 318, SECTION 7.7 FOR CONDITIONS NOT INDICATED):

ALL CONCRETE PLACED AGAINST SOIL	3"
SLABS ON VOID BOXES	1 1/2"
FORMED GRADE BEAMS	3" BOTTOM, 2" SIDES, 1 1/2" TOP
POST-TENSIONED SLAB ON VOID:	
TOP	3/4"
BOTTOM (TYPICAL)	1 1/2"
BOTTOM (DISCONTINUOUS SPANS)	1 1/2"

5. LOCATE JOINTS TO LEAST IMPAIR STRENGTH AND APPEARANCE OF STRUCTURE. LOCATE HORIZONTAL JOINTS IN CONCRETE ONLY WHERE THEY NORMALLY OCCUR OR WHERE INDICATED ON PLAN. LOCATE VERTICAL JOINTS IN THE MIDDLE THIRD OF SPAN.

6. ROUGHEN SURFACE OF HORIZONTAL OR NEARLY HORIZONTAL CONSTRUCTION JOINTS SO THAT AGGREGATE SHALL BE EXPOSED UNIFORMLY, LEAVING NO LAITANCE, LOOSENED PARTICLES OR DAMAGED CONCRETE.

7. THE PLACEMENT OF SLEEVES OR OPENINGS THRU CONCRETE MEMBERS IS PROHIBITED UNLESS SPECIFICALLY INDICATED ON THE STRUCTURAL DRAWINGS OR APPROVED IN WRITING BY THE ENGINEER OF RECORD.

8. PROVIDE CHAMFERS AND REVEALS AS INDICATED IN THE ARCHITECTURAL DRAWINGS.

REINFORCING STEEL NOTES

1. ALL DETAILING OF STEEL REINFORCEMENT AND ACCESSORIES SHALL CONFORM TO ACI COMMITTEE 315 PUBLICATION SP-66, "ACI DETAILING MANUAL."

2. DEFORMED BAR REINFORCEMENT SHALL BE DOMESTIC NEW BILLET STEEL IN CONFORMANCE WITH ASTM A615, GRADE 60.

3. WELDED WIRE FABRIC SHALL BE ELECTRICALLY WELDED, COLD-DRAWN WIRE IN CONFORMANCE WITH ASTM A185, GRADE 65. WELDED WIRE FABRIC SHALL BE PLACED IN FLAT SHEETS ONLY.

4. LAP WELDED WIRE FABRIC AT LEAST 1 1/2 SQUARES PLUS WIRE END EXTENSIONS BUT NOT LESS THAN TWELVE (12) INCHES, UNLESS NOTED OTHERWISE. EXTEND MESH ACROSS SUPPORTING BEAMS AND WALLS.

5. FIBER REINFORCEMENT FOR CONCRETE SHALL BE NYCON-RC FIBERS AS MANUFACTURED BY NYCON, INC. OR APPROVED SUBSTITUTE. DOSING AND INSTALLATION SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

POST-TENSIONED SLAB ON VOID NOTES:

1. POST-TENSIONING MATERIALS INCLUDING TENDONS AND ANCHORAGES SHALL CONFORM TO THE REQUIREMENTS OF THE "SPECIFICATION FOR UNBONDED SINGLE STRAND TENDONS" PUBLISHED BY THE POST-TENSIONING INSTITUTE (PTI).

2. POST-TENSIONING TENDONS SHALL BE FABRICATED IN A PLANT THAT IS CURRENTLY CERTIFIED BY THE PTI IN ACCORDANCE WITH THE "MANUAL FOR CERTIFICATION OF PLANTS PRODUCING UNBONDED SINGLE-STRAND TENDONS" PUBLISHED BY THE PTI.

3. CONTRACTOR SHALL SUBMIT COMPLETE FRICTION LOSS CALCULATIONS AND SHOP DRAWINGS INDICATING TENDON LAYOUT, TENDON ELONGATION AND DEAD-END/STRESSING-END ANCHORAGE DETAILS. CALCULATIONS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

4. THE CONTRACTOR AND POST-TENSIONED TENDON SUPPLIER SHALL VERIFY THE MODULUS OF ELASTICITY AND DIAMETER OF ALL TENDONS USED ON THE PROJECT AND PROVIDE REVISED ELONGATION CALCAULATIONS PRIOR TO STRESSING FOR ANY TENDONS WHICH HAVE PROPERTIES THAT ARE DIFFERENT FROM THE VALUES ASSUMED IN THE SHOP DRAWINGS.

5. LOCATIONS AND DETAILS OF ALL STRESSING POCKETS SHALL BE INCLUDED IN POST-TENSION SHOP DRAWINGS. ALL POCKETS AND BLOCKOUTS SHALL BE ADEQUATELY REINFORCED SO AS NOT TO DECREASE THE STRENGTH OF THE STRUCTURE.

6. THE POST-TENSION SUPPLIER SHALL PROVIDE ALL ANCHORAGE REINFORCING NECESSARY TO DEVELOP ANCHORAGE AND BEARING OF THE ANCHORAGE UNITS. THIS REINFORCING SHALL BE IN ADDITION TO THE REINFORCING INDICATED IN THE CONTRACT DOCUMENTS.

7. IN CONTINUOUS STRESSING SITUATIONS CONSISTING OF MORE THAN ONE (1) SPAN IN WHICH THE POST-TENSIONING FORCE IS NOT EQUAL IN ALL SPANS, TENDONS REQUIRED FOR ADDITIONAL POST-TENSIONING FORCE SHALL BE STRESSED AFTER CONTINUOUS TENDONS.

8. LOCATION OF CONSTRUCTION JOINTS AND/OR ANCHORAGES SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR.

9. POST-TENSIONING TENDONS SHALL BE LOW RELAXATION, UNBONDED, SHEATHED AND COATED 1/2 INCH IN DIAMETER SEVEN (7) WIRE STRAND CABLE AND SHALL CONFORM TO ASTM A416, 270 KSI.

10. POST-TENSIONING TENDONS AND CONVENTIONAL REINFORCEMENT SHALL BE PLACED TO ALLOW ADEQUATE CLEAR DISTANCE AROUND CONVENTIONAL REINFORCEMENT IN ACCORDANCE WITH ACI 318.

11. POST-TENSIONING TENDONS SHALL BE SECURED TO A SUFFICIENT NUMBER OF POSITIONING DEVICES TO ENSURE CORRECT LOCATION DURING CONCRETE PLACEMENT. TENDONS SHALL BE SUPPORTED AT FOUR (4) FEET ON CENTER MAXIMUM. CHAIRS GREATER THAN ONE (1) INCH IN HEIGHT SHALL BE STAPLED TO FORMWORK.

12. TWISTING OR ENTWINING OF INDIVIDUAL WIRES OR STRANDS WITHIN A BUNDLE OR POST-TENSIONED MEMBER SHALL NOT BE PERMITTED.

13. AFTER TENDONS ARE PLACED AND FIRMLY SUPPORTED, TENDONS SHALL BE INSPECTED FOR DAMAGE AND REPAIRED. ALL CUTS OR TEARS IN TENDON SHEATHING SHALL BE TAPED PRIOR TO CONCRETE PLACEMENT.

14. POST-TENSIONING TENDONS SHALL NOT BE DISTURBED BY CONCRETING EQUIPMENT OR LABORERS DURING CONCRETE PLACEMENT.

15. PLUMBING AND/OR ELECTRICAL CONDUIT THAT IS TO BE PLACED IN THE FLOOR SLAB SHALL NOT BE PERMITTED TO REST ON THE POST-TENSIONED TENDONS OR CONVENTIONAL REINFORCEMENT AND SHALL NOT BE PLACED CLOSER THAN 1/4 OF THE SPAN LENGTH TO THE COLUMN.

16. IF CONCRETE IS PLACED BY THE PUMP, THE HOSE SHALL NOT REST ON POST-TENSIONED OR CONVENTIONAL REINFORCEMENT DURING CONCRETE PLACEMENT.

17. CONCRETE STRENGTH OF THE FLOOR SLAB AND SUPPORTIONG COLUMNS SHALL BE A MINIMUM OF 3,000 PSI AT TRANSFER OF POST-TENSIONING FORCE.

18. POST-TENSIONING SLAB TENDONS SHALL BE STRESSED BEFORE POST-TENSIONING BEAM TENDONS.

POST-TENSIONED SLAB ON VOID NOTES, CONTINUED:

19. TEMPORARY JACKING FORCES IN POST-TENSIONING TENDONS SHALL NOT EXCEED EIGHTY (80) PERCENT OF ULTIMATE TENDON STRENGTH (0.8 Fpu). STRESS IN TENDONS IMMEDIATELY AFTER FORCE TRANSFER SHALL NOT EXCEED SEVENTY-FOUR (74) PERCENT OF ULTIMATE TENDON STRESS (0.74 Fpu). STRESS IN TENDONS AFTER ANCHORAGE SHALL NOT EXCEED SEVENTY (70) PERCENT OF ULTIMATE TENDON STRENGTH (0.7 Fpu).

20. ALL EFFFECTIVE POST-TENSIONING FORCES AND ORDINATES TO CENTERLINES OF TENDONS ARE INTENDED AS A GUIDE ONLY. THE SUPPLIER SHALL ADJUST SCHEDULED PRESTRESS FORCES AND/OR DRAPES FOR FRICTION LOSSES AS REQUIRED BY LOCATION OF CONSTRUCTION JOINTS AND/OR ANCHORAGES AND FOR ACTUAL TENDON SIZES USED MAINTAINTING THE MINIMUM CONCRETE COVERS. BID PRICES SHALL BE BASED ON THE FINAL ADJUSTED VALUES. FINAL DESIGN COMPUTATIONS AND VALUES SHALL BE SUBMITTED TO THE STRUCTUAL ENGINEER OF RECORD FOR REVIEW.

21. THE REGISTERED PROFESSIONAL ENGINEER ON THE STAFF OF THE POST-TENSIONING SUPPLIER SHALL SUPERVISE THE STRESSING OPERATIONS AND CERTIFY IN WRITING THAT THE EFFECTIVE POST-TENSIONING FORCE AS REQUIRED BY THE STRUCTURAL DRAWINGS HAS BEEN TRANSFERED TO THE STRUCTURE AND/OR ADDRESS IN WRITING ANY AND ALL TENDON FORCE OR ELONGATIONS NOT MEETING THE REQUIREMENTS OF THE SPECIFICATIONS.

22. THE CONTRACTOR SHALL NOT RE-PULL OR PERFORM ANY REMIEDIAL WORK WITHOUT SUBMITTING A SIGNED AND SEALED LETTER ADDRESSING THE TENDONS NOT MEETING THE REQUIREMENTS OF THE SPECIFICATIONS TO THE ARCHITECT AND WITHOUT APPROVAL OF THE STRUCTURAL ENGINEEER OF RECORD. REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND INSTRUCTIONS.

23. THE CONTRACTOR SHALL CHECK THE STRESSING RECORDS FOR COMPLETENESS AND ACCURACY OF INFORMATION INCLUDING NUMBER OF TENDONS, ELONGATIONS AND GAUGE PRESSURES. ANY INFORMATION THAT IS MISSING OR INCORRECT SHOULD BE CORRECTED BY THE CONTRACTOR PRIOR TO SUBMITTAL. WHEN ALL CORRECTIONS HAVE BEEN MADE, THE CONTRACTOR SHALL FORWARD THE STRESSING RECORD ALONG WITH A LETTER FROM A REGISTERED PROFESSIONAL ENGINEER ON THE STAFF OF THE POST-TENSIONING SUPPLIER STATING THAT THE INFORMATION IS COMPLETE AND ACCURATE TO THE ENGINEER OF RECORD FOR REVIEW.

24. AFTER STRESSING OF THE POST-TENSIONING TENDONS IS COMPLETED AND WITH THE APPROVAL OF THE STRUCTURAL ENGINEER OF RECORD, THE POST-TENSION TENDON ENDS SHALL BE CUT OR BURNED OFF TO WITHIN ONE (1) INCH OF THE SLAB EDGE.

25. COAT THE POST-TENSIONING STRESSING ACHORAGE WITH CORROSION PREVENTATIVE MATERIAL (ASPHALTIC PAINT OR SIMILAR PRODUCT). EXPOSED RECESS SHALL THEN BE FILLED FLUSH WITH NON-SHRINK GROUT THAT ATTAINS A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.

26. THE CONTRACTOR SHALL NOT INSTALL DRILL-IN OR POWDER-ACTUATED FASTENERS IN POST-TENSIONED MEMBERS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.

ADHESIVE AND DRILL-IN ANCHOR NOTES

1. UNLESS NOTED OTHERWISE, ADHESIVE ANCHORS SHALL BE INSTALLED WITH SIMPSON STRONG-TIE SET HIGH STRENGTH EPOXY IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

2. UNLESS NOTED OTHERWISE, HEAVY DUTY SCREW ANCHORS SHALL BE SIMPSON STRONG-TIE TITEN HD ANCHORS INSTALLED IN ACCORDANCE WITH RECOMMENDATIONS OF THE MANUFACTURER.

3. UNLESS NOTED OTHERWISE, WEDGE ANCHORS SHALL BE SIMPSON STRONG-TIE STRONG-BOLT ANCHORS INSTALLED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER.

STRUCTURAL STEEL NOTES

1. ALL STRUCTURAL STEEL DETAILING, FABRICATION AND INSTALLATION SHALL CONFORM TO THE STANDARDS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC).

2. PROVIDE NEW DOMESTIC STRUCTURAL STEEL IN ACCORDANCE WITH THE FOLLOWING:

WIDE FLANGE SHAPES	ASTM A992
CHANNELS, PLATES AND ANGLES	ASTM A36
STEEL TUBE	ASTM A500, GRADE B
STEEL PIPE	ASTM A53 (TYPES E OR S), GRADE B

3. THE DETAILER SHALL DESIGN ALL CONNECTIONS TO RESIST FIFTY (50) PERCENT OF THE ALLOWABLE SHEAR CAPACITY OF THE BEAM, UNLESS NOTED OTHERWISE. AS A MINIMUM, PROVIDE THE NUMBER OF BOLTS SHOWN BELOW FOR EACH BEAM SIZE:

BEAM SIZE	NUMBER OF BOLTS
W8 & W10	2 MINIMUM
W12, W14, W16	3 MINIMUM
W18 & W21	4 MINIMUM
W24 & W27	5 MINIMUM
W30 & W33	6 MINIMUM
W36 & W40	7 MINIMUM

4. CONNECTION BOLTS FOR STRUCTURAL STEEL MEMBERS SHALL BE 3/4 INCH DIAMETER ASTM A325-N BOLTS, UNLESS NOTED OTHERWISE.

5. ANCHOR BOLTS SHALL BE UNFINISHED THREADED FASTENERS THAT CONFORM TO ASTM A307, GRADE A BOLTS AND NUTS WITH HEXAGONAL HEADS.

6. SPLICING OF STRUCTURAL STEEL MEMBERS IS PROHIBITED EXCEPT AS SPECIFICALLY INDICATED IN STRUCTURAL DRAWINGS.

7. ERECT ALL STEEL BEAMS WITH NATURAL OR SPECIFIED CAMBER UP.

8. UNLESS NOTED OTHERWISE, HOT DIP GALVANIZE ALL STRUCTURAL STEEL MEMBERS AND EMBEDS EXPOSED TO WEATHER OR SOIL AND WHERE INDICATED ON DRAWINGS. GALVANIZING SHALL CONFORM TO ASTM A123.

9. TOUCH UP FIELD WELDS ON GALVANIZED ITEMS WITH PAINT CONFORMING TO TT-P-641.

10. ALL STAIRS, LANDINGS AND SUPPORTS SHALL BE DESIGNED BY THE STAIR MANUFACTURER. THE MINIMUM DESIGN LIVE LOAD FOR STAIRS AND ACCESSORIES SHALL BE ONE HUNDRED (100) POUNDS PER SQUARE FOOT. CONTRACTOR SHALL SUBMIT COMPLETE DESIGN CALCULATIONS AND SHOP DRAWINGS. SUBMITTALS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT.

WELDING NOTES

1. WELDING OF STRUCTURAL STEEL SHALL CONFORM TO AWS D1.1. USE E70XX ELECTRODES FOR FIELD AND SHOP WELDS. USE ONLY LOW-HYDROGEN ELECTRODES ON ASTM A242, A514, A572 AND A588 STEEL.

2. WELDS NOT INDICATED IN DRAWINGS SHALL BE MINIMUM SIZE CONTINUOUS FILLET WELD IN ACCORDANCE WITH AWS D1.1. FILLET WELDS SHALL BE CONTINUOUS, UNLESS NOTED OTHERWISE.

3. PROVIDE FILLET WELDS AT ALL CONTACT JOINTS BETWEEN STEEL MEMBERS SUFFICIENT TO DEVELOP THE ALLOWABLE TENSILE CAPACITY OF THE SMALLER MEMBER AT THE JOINT, UNLESS NOTED OTHERWISE.

4. ALL GROOVE WELDS SHALL BE FULL PENETRATION, UNLESS NOTED OTHERWISE.

5. AUTOMATICALLY END WELD HEADED STUDS AND DEFORMED BARS WHERE INDICATED ON DRAWINGS. STUDS SHALL CONFORM TO ASTM A108.

SHEAR CONNECTOR NOTES

1. SHEAR CONNECTORS FOR COMPOSITE CONSTRUCTION SHALL BE 3/4 INCH DIAMETER, 4 1/2 INCH LONG HEADED STUDS AS MANUFACTURED BY TRW, NELSON DIVISION OR APPROVED SUBSTITUTE. STUDS SHALL CONFORM TO ASTM A108.

2. SEE TYPICAL SHEAR CONNECTOR PLACING DETAIL FOR FIELD PLACEMENT OF CONNECTORS.

3. AUTOMATICALLY END WELD SHEAR CONNECTORS THROUGH DECK TO SUPPORTING STRUCTURAL MEMBERS IN FIELD, IN ACCORDANCE WITH AWS D1.1 AND THE SHEAR CONNECTOR MANUFACTURER'S RECOMMENDATIONS.

4. REMOVE CERAMIC FERRULES FROM CONNECTOR AND DECK BEFORE PLACING CONCRETE.

REINFORCED CONCRETE MASONRY NOTES

1. REINFORCED CONCRETE MASONRY WALL CONSTRUCTION HAS BEEN DESIGNED FOR A MINIMUM COMPRESSION STRENGTH (f'm) OF 1,500 PSI. THIS VALUE SHALL BE VERIFIED IN ACCORDANCE WITH NCMA TR 75B, "SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION OF LOAD-BEARING CONCRETE MASONRY."

2. CONCRETE BLOCK SHALL BE ASTM C90, GRADE N, TYPE 1, LIGHT-WEIGHT UNITS OF EIGHT (8) INCH NOMINAL THICKNESS WITH A MINIMUM COMPRESSIVE STRENGTH OF 1,900 PSI ON THE NET AREA OF THE BLOCK.

3. MORTAR SHALL BE TYPE "M" OR "S" IN ACCORDANCE WITH ASTM C270 AND SHALL HAVE A TWENTY-EIGHT (28) DAY COMPRESSIVE STRENGTH OF 2,500 PSI OR 1,800 PSI, RESPECTIVELY. AGGREGATES FOR MORTAR SHALL CONFORM TO ASTM C144.

4. GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8 INCH AND A 28-DAY COMPRESSIVE STRENGTH OF 2,000 PSI. AGGREGATES FOR GROUT SHALL CONFORM TO ASTM C404.

5. LAP SPLICE LENGTH FOR CONTINUOUS DEFORMED BAR REINFORCEMENT IN CONCRETE MASONRY CONSTRUCTION SHALL BE AS FOLLOWS:

#3 BARS	19 INCHES MINIMUM
#4 BARS	25 INCHES MINIMUM
#5 BARS	31 INCHES MINIMUM
#6 BARS	57 INCHES MINIMUM

7. ALL CELLS CONTAINING REINFORCING BARS, BOLTS OR OTHER METAL FABRICATIONS SHALL BE GROUTED SOLID. ANY CELLS AT OR BELOW FINISHED GRADE SHALL BE GROUTED SOLID.

8. REINFORCED CONCRETE MASONRY CONSTRUCTION SHALL BE RUNNING BOND, UNLESS NOTED OTHERWISE.

STRUCTURAL WOOD NOTES

1. ALL WOOD FRAMING SHALL BE KILN-DRIED WITH A MAXIMUM MOISTURE CONTENT AT TIME OF INSTALLATION OF NINETEEN (19) PERCENT AND SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:

MEMBER	MATERIAL	DESIGN PROPERTIES
2x BEAMS, HEADERS, JOISTS, SILL PLATES	#2 GRADE SOUTHERN PINE (SYP)	Fb = 975 PSI Fv = 90 PSI E = 1,600,000 PSI
LAMINATED VENEER LUMBER BEAMS (LVL)	TRUSJOIST 1.9E MICROLLAM LVL	Fb = 2,600 PSI Fv = 285 PSI Fc = 2,510 PSI E = 1,900,000 PSI
PARALLELL STRAND LUMBER BEAMS (PSL)	TRUSJOIST 2.0E PARALLAM PSL	Fb = 2,900 PSI Fv = 290 PSI Fc = 2,900 PSI E = 2,000,000 PSI
ANTHONY POWER BEAM (APB)	ANTHONY 30F POWER BEAM	Fb = 3,000 PSI Fv = 290 PSI E = 2,100,000 PSI
BEARING PLATES, LEDGERS	#2 GRADE SOUTHERN-PINE (SYP)	Fb = 975 PSI Fv = 90 PSI E = 1,600,000 PSI
WALL STUDS/POST COLUMNS, U.N.O.	STUD GRADE DOUGLAS FIR-LARCH (DFL)	Fb = 675 PSI Fc = 825 PSI E = 1,400,000 PSI

   ALLOWABLE STRESSES ARE UNFACTORED AND ARE BASED ON THE 1997 NATIONAL DESIGN SPECIFICATION, PUBLISHED BY THE NATIONAL FOREST PRODUCTS ASSOCIATION.

2. THE CONTRACTOR SHALL SUBMIT, PRIOR TO THE FABRICATION OR INSTALLATION OF MATERIALS, A WRITTEN SUBSTITUTION REQUEST TO THE ENGINEER FOR REVIEW OF ANY PROPOSED LUMBER SPECIES OR GRADE SUBSTITUTIONS.

3. SILL PLATES AND OTHER MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED FOR MOISTURE RESISTANCE.

4. MASONRY VENEERS SHALL NOT BE SUPPORTED BY WOOD MEMBERS. THE CONTRACTOR SHALL BRING ANY SUCH CONDITIONS TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE FABRICATION OR INSTALLATION OF STRUCTURAL MEMBERS.

WOOD SHEATHING NOTES

1. UNLESS NOTED OTHERISE, FLOOR SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24. PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN SHEATHING AND EACH SUPPORT. ADHESIVES SHALL MEET APA SPECIFICATION AFG-01 AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

RFI 170

2. UNLESS NOTED OTHERISE, ROOF SHEATHING SHALL BE TONGUE-AND-GROOVE, EXPOSURE 1, 3/4 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 48/24. PROVIDE A CONTINUOUS BEAD OF CONSTRUCTION ADHESIVE BETWEEN SHEATHING AND EACH SUPPORT. ADHESIVES SHALL MEET APA SPECIFICATION AFG-01 AND BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ROOF SHEATHING THAT IS EXPOSED ON THE UNDERSIDE SHALL BE BONDED WITH EXTERIOR GLUE. PROVIDE STANDARD EDGE CLIPS AT MID-SPAN BETWEEN ALL SUPPORTS.

3. WHERE SPECIFIED, EXTERIOR WALL SHEATHING SHALL BE EXPOSURE 1, 15/32 INCH THICK APA RATED SHEATHING WITH A MINIMUM PANEL INDEX OF 32/16.

4. EXTERIOR WALL SHEATHING AT CURVED WALLS SHALL BE COMPRISED OF TWO (2) LAYERS OF EXPOSURE 1, 1/4 INCH THICK APA RATED SHEATHING. APPLY A COAT OF CONSTRUCTION ADHESIVE BETWEEN LAYERS AND STAGGER PANEL EDGES. ATTACH SHEATHING TO LIGHTGAGE STUDS WITH #8 TEK SCREWS SPACED AT SIX (6) INCHES ON CENTER AT PANEL EDGES AND TWELVE (12) INCHES ON CENTER AT INTERMEDIATE SUPPORTS.

RFI 146

WOOD FLOOR AND ROOF FRAMING NOTES

1. NOTCHES ON THE ENDS OF CONVENTIONAL LUMBER JOISTS SHALL NOT EXCEED ONE FOURTH OF THE JOIST DEPTH, HOLES BORED IN JOISTS SHALL NOT BE WITHIN TWO (2) INCHES OF THE TOP OR BOTTOM OF THE JOIST AND THE DIAMETER OF ANY HOLE SHALL NOT EXCEED ONE THIRD OF THE DEPTH OF THE JOIST. NOTCHES IN THE TOP OR BOTTOM OF JOISTS SHALL NOT EXCEED ONE SIXTH OF THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. THE GENERAL CONTRACTOR SHALL COORDINATE THESE GUIDELINES WITH OTHER TRADES.

2. HOLES AND NOTCHES IN BEAMS AND HEADERS ARE NOT PERMITTED UNLESS VERIFIED IN WRITING BY THE ENGINEER OF RECORD.

3. BEAMS COMPRISED OF TWO (2) MEMBERS OR MORE MEMBERS SHALL BE GLUED AND NAILED TOGETHER WITH A MINIMUM OF TWO (2) ROWS OF 16d NAILS AT TWELVE (12) INCHES ON CENTER. BEAMS COMPRISED OF THREE (3) OR MORE MEMBERS SUPPORTING LOAD THROUGH SIDE HANGERS SHALL HAVE ADDITIONAL 1/2 INCH DIAMETER THRU BOLTS AT EIGHTEEN (18) INCHES ON CENTER STAGGERED TOP AND BOTTOM. USE 1/2 INCH PLYWOOD OR MEMBERS OF SAME DEPTH AS REQUIRED TO FLUSH OUT WALL.

4. SPLICING OF MEMBERS SHALL NOT BE PERMITTED UNLESS SHOWN ON THE PLANS OR VERIFIED IN WRITING BY THE ENGINEER.

5. INSTALL MEMBERS TRUE, PLUMB AND LEVEL AND PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING UNTIL FINAL CONNECTIONS ARE MADE.

6. DURING CONSTRUCTION, THE HEIGHT OF STOCK PILES OF GYPSUM SHEATHING STORED ON ANY WOOD FRAMED LEVEL SHALL NOT EXCEED THE GREATER OF TWENTY-SIX (26) SHEETS OR SIXTEEN (16) INCHES.

WOOD STUD WALL NOTES

1. UNLESS NOTED OTHERWISE, PROVIDE AN EQUAL NUMBER OF 2x STUDS AT EACH END OF BUILT-UP BEAMS AS THE NUMBER OF MEMBERS IN THE BEAM. UNLESS NOTED OTHERWISE, PROVIDE FOUR (4) 2x STUDS AT EACH END OF ENGINEERED WOOD BEAMS. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

2. BORED HOLES IN 2x4 STUDS SHALL NOT EXCEED 1 3/8 INCH FOR LOAD-BEARING WALLS AND 2 1/8 INCH IN NON-LOAD-BEARING WALLS. BORED HOLES IN 2x6 STUDS SHALL NOT EXCEED 2 1/2 INCH FOR LOAD-BEARING WALLS AND 3 1/4 INCH FOR NON-LOAD-BEARING WALLS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8 INCH TO THE EDGE OF THE STUD.

3. DOUBLE PLATES SHALL LAP A MINIMUM OF FOUR (4) FEET. JOINTS SHALL OCCUR AT CENTER OF A SUPPORTING STUD.

4. AT EXTERIOR WALL CORNER CONDITIONS, NOT LESS THAN THREE (3) STUDS SHALL BE INSTALLED.

5. AT CONTRACTOR'S OPTION, ENGINEERED FINGER-JOINTED STUDS MAY BE USED.

WOOD CONNECTOR NOTES

1. NAILS, SPIKES, STAPLES, BOLTS, NUTS, WASHERS, ETC. SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A153 FOR EXTERIOR AND/OR TREATED WOOD LOCATIONS. PROVIDE PLAIN FINISH FASTENERES FOR INTERIOR LOCATIONS.

2. FRAMING CONNECTORS SHALL BE SIMPSON "STRONG-TIE" OR APPROVED SUBSTITUTE AND SHALL BE BUILDING CODE APPROVED FOR THE TYPE OF INSTALLATION INDICATED. FRAMING CONNECTORS THAT ARE EXPOSED TO EXTERIOR CONDITIONS AND/OR ARE IN CONTACT WITH TREATED WOOD SHALL BE HOT-DIP GALVANIZED IN ACCORDANCE WITH ASTM A123 OR FABRICATED WITH A MINIMUM G185 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653. ALL OTHER FRAMING CONNECTORS SHALL FOR SHALL BE FABRICATED WITH A MINIMUM G90 GALVANIZED COATING IN ACCORDANCE WITH ASTM A653.

3. UNLESS NOTED OTHERWISE, SILL PLATES AT THE BUILDING EXTERIOR SHALL BE FASTENED TO THE FOUNDATION WITH GALVANIZED 1/2 INCH DIAMETER, ASTM A307, ANCHOR BOLTS AT FOUR (4) FEET ON CENTER (MINIMUM OF TWO (2) BOLTS PER PLATE). AN ANCHOR BOLT SHALL BE LOCATED NO MORE THAN TWELVE (12) INCHES AND NO LESS THAN FOUR (4) INCHES FROM THE END OF EACH SILL PLATE. ANCHOR BOLTS SHALL BE PLACED WITH HEXAGONAL NUTS AND WASHERS WITH A MINIMUM OUTSIDE DIAMETER OF 1 3/8 INCHES. ANCHOR BOLTS SHALL BE PLACED WITH A MINIMUM OF SIX (6) INCHES OF EMBEDMENT INTO FOUNDATION CONCRETE.

4. UNLESS NOTED OTHERWISE, SILL PLATES AT INTERIOR WALLS SHALL BE FASTENED TO THE FOUNDATION WITH HILTI X-CP 72P8S23 POWDER ACTUATED FASTENERS AT FOUR (4) FEET ON CENTER.

PREFABRICATED WOOD TRUSS NOTES

1. DESIGN TRUSSES IN ACCORDANCE WITH THE "TRUSS PLATE INSTITUTE DESIGN SPECIFICATIONS FOR CONNECTOR PLATES." ALL TRUSSES SHALL BE GRADE STAMPED PER W.C.I.B. RULES.

2. THE CONTRACTOR SHALL COMPLY WITH "HANDLING AND INSTALLING AND BRACING METAL PLATE CONNECTED WOOD TRUSSES" (HIB-91) BY THE TRUSS PLATE INSTITUTE DURING THE INSTALLATION OF FLOOR AND ROOF TRUSSES.

3. UNLESS NOTED OTHERWISE, FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF SIXTY (60) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (FIFTEEN (15) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND FORTY (40) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

4. EXTERIOR AND BALCONY FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED FIFTY (150) PSF, COMPOSED OF FIFTY (50) PSF DEAD LOAD (FORTY-FIVE (45) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

5. PUBLIC CORRIDOR FLOOR TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF ONE-HUNDRED THIRTY (130) PSF, COMPOSED OF THIRTY (30) PSF DEAD LOAD (TWENTY-FIVE (25) PSF ON THE TOP CHORD AND FIVE (5) PSF ON THE BOTTOM CHORD) AND ONE-HUNDRED (100) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. DEFLECTIONS SHALL BE LIMITED TO L/240 FOR TOTAL LOAD AND L/480 FOR LIVE LOAD ONLY.

6. ROOF TRUSSES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER TO SUPPORT A TOTAL LOAD OF FORTY (40) PSF, COMPOSED OF TWENTY (20) PSF DEAD LOAD (TEN (10) PSF ON THE TOP CHORD AND TEN (10) PSF ON THE BOTTOM CHORD) AND TWENTY (20) PSF LIVE LOAD FOR ALL SPAN CONDITIONS INDICATED ON THE DRAWINGS, UNLESS NOTED OTHERWISE. THE ROOF TRUSSES SHALL ALSO BE DESIGNED FOR A TEN (10) PSF ATTIC LIVE LOAD THAT DOES NOT ACT CONCURRENTLY WITH THE ROOF LIVE LOADS. IN ADDITION, ROOF TRUSSES SHALL BE DESIGNED TO SUPPORT ALL SNOW AND SNOW DRIFT LOADS REQUIRED BY THE BUILDING CODE NOTED ABOVE. ROOF TRUSS DEFLECTIONS SHALL BE LIMITED TO L/180 FOR TOTAL LOAD AND L/240 FOR LIVE LOAD ONLY.

7. ROOF TRUSSES AND END ANCHORAGES SHALL BE DESIGNED BY THE TRUSS MANUFACTURER FOR A NET UPLIFT OF FIFTEEN (15) PSF.

8. THE CONTRACTOR SHALL SUBMIT COMPLETE TRUSS SHOP DRAWINGS AND DESIGN CALCULATIONS SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. SHOP DRAWINGS SHALL INCLUDE FRAMING PLANS SHOWING ALL PREFABRICATED MEMBERS WITH MARK NUMBERS FOR EACH MEMBER TYPE.

9. PROVIDE ANCHORAGE, ERECTION BRACING, AND PERMANENT BRIDGING AS RECOMMENDED BY THE TRUSS MANUFACTURER.

10. AT FLOOR TRUSS GIRDERS, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY FIVE (5) FEET OF TRUSS GIRDER SPAN LENGTH. AS A MINIMUM, PROVIDE A MINIMUM OF THREE (3) STUDS AT EACH SUPPORT. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

11. AT ROOF TRUSS GIRDERS, PROVIDE ONE (1) STUD BELOW EACH GIRDER SUPPORT FOR EVERY TEN (10) FEET OF TRUSS GIRDER SPAN LENGTH. AS A MINIMUM, PROVIDE A MINIMUM OF TWO (2) STUDS AT EACH SUPPORT. BUILT-UP STUD COLUMNS SHALL BE PROVIDED AT EACH LEVEL AND WITHIN THE FLOOR SYSTEM TO PROVIDE A CONTINUOUS LOAD PATH TO THE FOUNDATION. BUILT-UP STUD COLUMNS SHALL BE NAILED TOGETHER WITH 16d NAILS AT TWENTY (20) INCHES ON CENTER FOR THE FULL STUD HEIGHT.

12. TRUSSES SHALL BE DESIGNED TO BEAR ONLY ON BEAMS AND WALLS SPECIFICALLY NOTED AS LOAD BEARING IN THE DRAWINGS.

R. TRENT PERKINS
84264
11/18/11

THE SEAL APPEARING
ON THIS DOCUMENT
WAS AUTHORIZED BY
R. TRENT PERKINS, P.E. 84264

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S1.01

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 47
Date: 1/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Shear wall hold down/ anchorage

Drawing: S2.31 through S2.36, 6/S1.03, 6/S1.03
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/6/2012**

Trent: Makerick framing our framing subcontractor has an RFI. We have reviewed the structural plans and have a question concerning the shear wall hold down/ anchorage. Pages S2.31 through S2.36 gives us shear wall types and locations for the different floor levels. The plans tell us that the first floor shear walls are type 1B. The 2nd, 3rd, and 4th floors are type 1A. Detail 5/S1.0 (shear wall schedule) tells us what the wall board application is and its nailing pattern. It also tells us what type of intermediate wall anchorage will be used. We do not see where any end wall anchorage (detail 6/S1.03) is called out. Is there any end wall anchorage? Are we missing something?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

No. Based on our review of the drawings, no endwall anchorages are required.

R. Trent Perkins, P.E. February 6, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 183
Date: 8/17/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Substitution option for sill plate anchors

Drawing: S1.03
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 8/21/2012**

We cannot find the substitution option on the schedule sheet S1.03 for anchor replacement for the sill plate anchors. In some cases the j-bolt anchors may have exceeded the 4'-0" max spacing or some may have not been placed within 12" of a corner section of the slab. Please give us the description of the type of anchor you would like us to use.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please use 1/2" simpson SET XP adhesive anchors with a minimum of 6 3/8" embedment placed in accordance with the recommendations of the manufacturer. Exercise extreme caution when drillinto post-tensioned concrete slabs to avoid damaging tendons ot archorages.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: August 27, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: David Parkin
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 140
Date: 6/4/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Beam / Header Schedule

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/12/2012**

Would it be possible to get a beam/header schedule that shows the beam or header type for a particular opening?

Requested by: David Miller
Embrey Builders LLC

Response:

Per your request, we are providing the following minimum header sizes:

Opening Length	Minimum Header Size
0'-0" to 4'-0"	2-2x8
4'-0" to 8'-0"	2-2x10
8'-0" to 12'-0"	2-2x12

Please note these are minimum sizes only. If the header size noted in the framing plans is different that those noted above, the larger/stronger size shall be installed. For example, on the Roof Framing plans, the "G" headers shall be utilized, in lieu of the minimum sizes noted above.

R. Trent Perkins, P.E. June 12, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

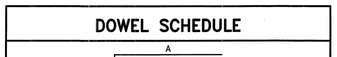
Date

SPECIAL INSPECTION

1. PARKIN-PERKINS-OLSEN CONSULTING ENGINEERING, INC. (PPO) IS NOT THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT. SPECIAL INSPECTION IS NOT PART OF PPO'S CONTRACT, BUT THE FOLLOWING IS PRESENTED HERE FOR THE BENEFIT OF THE CONTRACTOR AND THE BUILDING OFFICIAL.
2. THE OWNER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
3. THESE INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS SPECIFIED IN SECTION 109 OF THE INTERNATIONAL BUILDING CODE.
4. SPECIAL INSPECTORS SHALL MAINTAIN AND SUBMIT REPORTS IN ACCORDANCE WITH SECTION 1704.1.2 OF THE INTERNATIONAL BUILDING CODE.
5. INSPECTIONS REQUIRED:

INSPECTION TASKS PER 2006 IBC	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
STEEL CONSTRUCTION (SECTION 1704.3 AND TABLE 1704.3)		
STEEL FABRICATION PROCESS PER 1704.2		X
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X
INSPECTION OF HIGH-STRENGTH BOLTING (REFER TO SECTION 1704.3.3 FOR INSPECTION TYPE)	X	X
MATERIAL VERIFICATION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH SECTION 1708.4	–	–
MATERIAL VERIFICATION OF WELD FILLER MATERIALS SHALL BE IN ACCORDANCE WITH AISC 360, SECTION A3.5	–	–
WELDING (REFER TO 1704.3 FOR EXCEPTIONS TO CONTINUOUS INSPECTION)	X	X
STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X
CONCRETE CONSTRUCTION (SECTION 1704.4 AND TABLE 1704.4)		
REINFORCING STEEL PLACEMENT		X
REINFORCING STEEL WELDING	X	
BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	X	
VERIFICATION OF USE OF REQUIRED MIX DESIGN		X
TESTING OF FRESH CONCRETE SLUMP, AIR CONTENT AND TEMPERATURE	X	
CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
PRESTRESSED CONCRETE	X	
ERECTION OF PRECAST CONCRETE MEMBERS		X
VERIFICATION OF CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS AND PRIOR TO SHORE AND FORM REMOVAL		X
FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
MASONRY CONSTRUCTION (SECTION 1704.5 AND TABLE 1704.5.1)		
SITE-PREPARED MORTAR		X
CONSTRUCTION OF MORTAR JOINTS		X
LOCATION OF REINFORCEMENT AND CONNECTORS		X
VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
VERIFY TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
VERIFY SIZE, GRADE AND TYPE OF REINFORCEMENT		X
VERIFY WELDING OF REINFORCING BARS	X	
VERIFY PROTECTION OF MASONRY DURING COLD OR HOT WEATHER		X
VERIFY PRIOR TO GROUTING: GROUT SPACE IS CLEAN, PLACEMENT OF REINFORCEMENT AND CONNECTORS, PROPORTIONS OF SITE-PREPARED GROUT, AND CONSTRUCTION OF MORTAR JOINTS		X
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS	X	
PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED	X	
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED		X
WOOD CONSTRUCTION (SECTION 1704.6)		
WOOD FABRICATION PROCESS PER SECTION 1704.2		X
SOILS (SECTION 1704.7)		
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

DOWEL SCHEDULE



MARK	SIZE	A	B	C
DWL. A	#4	2'-6"	1'-0"	–
DWL. B	#5	2'-9"	0'-8"	–
DWL. C	#3	1'-6"	1'-0"	–
DWL. D	#3	2'-0"	0'-8"	–
DWL. E	#4	2'-0"	AS REQ'D	–
DWL. F	#4	AS REQ'D	0'-8"	–
DWL. G	#4	2'-6"	0'-8"	0'-8"

NOTES:

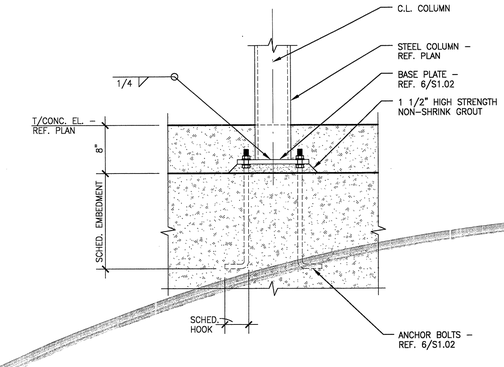
1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT, UNLESS NOTED OTHERWISE.
3. STRAIGHT BARS SHALL BE PLACED WITH ONE HALF OF BAR LENGTH ON EACH SIDE OF COLD JOINT, UNLESS NOTED OTHERWISE.

2 / S1.02 SCHEDULE
NO SCALE

REINFORCING LAP SPLICE SCHEDULE

BAR SIZE	LAP	BAR SIZE	LAP
3	1'-6"	8	4'-8"
4	2'-0"	9	5'-4"
5	2'-6"	10	6'-0"
6	3'-0"	11	6'-8"
7	4'-2"		

3 / S1.02 SCHEDULE
NO SCALE



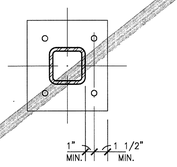
4 / S1.02 TYPICAL BASE PLATE DETAIL
NO SCALE

COLUMN BASE PLATE SCHEDULE

COLUMN SIZE	LOCATION	BASE PLATE	ANCHOR BOLTS	EMBEDMENT	HOOK
TS4x4	TYP. U.N.O.	3/4"x12" x 1'-0"	4–3/4"ø	1'-0"	4"
TS5x5	REF. PLAN	3/4"x14" x 1'-2"	4–3/4"ø	1'-0"	4"
TS6x6	REF. PLAN	1"x15" x 1'-3"	4–1"ø	1'-6"	5"

NOTES:

1. OVERSIZED HOLES IN PLATES ARE PERMITTED FOR TOLERANCE ON LOCATION OF ANCHOR BOLTS IN CONCRETE FOUNDATIONS, REFERENCE MANUAL OF STEEL CONSTRUCTION, LATEST ADDITION FOR HOLE SIZES.



FOUR BOLT PATTERN

5 / S1.02 SCHEDULE
NO SCALE

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCEMENT
F40	4'-0"	4'-0"	NOTE 1.	5–#5 EACH WAY
F45	4'-6"	4'-6"	NOTE 1.	5–#5 EACH WAY
F50	5'-0"	5'-0"	NOTE 1.	6–#5 EACH WAY
F60	6'-0"	6'-0"	NOTE 1.	6–#6 EACH WAY
F70	7'-0"	7'-0"	NOTE 1.	7–#7 EACH WAY
F85	8'-6"	8'-6"	NOTE 1.	8–#6 SHORT DIRECTION, 6–#6 LONG DIRECTION

NOTES:

1. FOOTING DEPTH SHALL MATCH GRADE BEAM DEPTH, U.N.O.

6 / S1.02 SCHEDULE
NO SCALE

TYPICAL POST-TENSION TENDON ELONGATION SCHEDULE

TENDON MARK	ELONGATION	TENDON MARK	ELONGATION	TENDON MARK	ELONGATION	TENDON MARK	ELONGATION	TENDON MARK	ELONGATION	TENDON MARK	ELONGATION
X–14	15/16"	X–57	4 5/16"	X–100 (S)	7 11/16"	X–127 (D)	9 5/8"	X–170 (D)	13"	X–213 (D)	16 5/16"
X–15	1"	X–58	4 3/8"	X–100 (D)	7 1/2"	X–128 (D)	9 11/16"	X–171 (D)	13 1/16"	X–214 (D)	16 7/16"
X–16	1 1/8"	X–59	4 7/16"	X–101 (S)	7 3/4"	X–129 (D)	9 3/4"	X–172 (D)	13 1/8"	X–215 (D)	16 1/2"
X–17	1 3/16"	X–60	4 9/16"	X–101 (D)	7 9/16"	X–130 (D)	9 7/8"	X–173 (D)	13 3/16"	X–216 (D)	16 9/16"
X–18	1 1/4"	X–61	4 5/8"	X–102 (S)	7 13/16"	X–131 (D)	9 15/16"	X–174 (D)	13 5/16"	X–217 (D)	16 5/8"
X–19	1 5/16"	X–62	4 11/16"	X–102 (D)	7 11/16"	X–132 (D)	10"	X–175 (D)	13 3/8"	X–218 (D)	16 3/4"
X–20	1 7/16"	X–63	4 3/4"	X–103 (S)	7 7/8"	X–133 (D)	10 1/16"	X–176 (D)	13 7/16"	X–219 (D)	16 13/16"
X–21	1 1/2"	X–64	4 7/8"	X–103 (D)	7 3/4"	X–134 (D)	10 3/16"	X–177 (D)	13 1/2"	X–220 (D)	16 7/8"
X–22	1 9/16"	X–65	4 15/16"	X–104 (S)	8"	X–135 (D)	10 1/4"	X–178 (D)	13 10/16"	X–221 (D)	16 15/16"
X–23	1 5/8"	X–66	5"	X–104 (D)	7 13/16"	X–136 (D)	10 5/16"	X–179 (D)	13 11/16"	X–222 (D)	17 1/16"
X–24	1 3/4"	X–67	5 1/16"	X–105 (S)	8 1/16"	X–137 (D)	10 3/8"	X–180 (D)	13 3/4"	X–223 (D)	17 1/8"
X–25	1 13/16"	X–68	5 3/16"	X–105 (D)	7 7/8"	X–138 (D)	10 1/2"	X–181 (D)	13 13/16"	X–224 (D)	17 3/16"
X–26	1 7/8"	X–69	5 1/4"	X–106 (S)	8 1/8"	X–139 (D)	10 9/16"	X–182 (D)	13 15/16"	X–225 (D)	17 1/4"
X–27	1 15/16"	X–70	5 5/16"	X–106 (D)	8"	X–140 (D)	10 5/8"	X–183 (D)	14"	X–226 (D)	17 3/8"
X–28	2 1/16"	X–71	5 3/8"	X–107 (S)	8 3/16"	X–141 (D)	10 11/16"	X–184 (D)	14 1/16"	X–227 (D)	17 7/16"
X–29	2 1/8"	X–72	5 1/2"	X–107 (D)	8 1/16"	X–142 (D)	10 13/16"	X–185 (D)	14 1/8"	X–228 (D)	17 1/2"
X–30	2 3/16"	X–73	5 9/16"	X–108 (S)	8 5/16"	X–143 (D)	10 7/8"	X–186 (D)	14 1/4"	X–229 (D)	17 9/16"
X–31	2 1/4"	X–74	5 5/8"	X–108 (D)	8 1/8"	X–144 (D)	10 15/16"	X–187 (D)	14 5/16"	X–230 (D)	17 11/16"
X–32	2 3/8"	X–75	5 11/16"	X–109 (S)	8 3/8"	X–145 (D)	11"	X–188 (D)	14 3/4"	X–231 (D)	17 3/4"
X–33	2 7/16"	X–76	5 13/16"	X–109 (D)	8 3/16"	X–146 (D)	11 1/8"	X–189 (D)	14 7/16"	X–232 (D)	17 13/16"
X–34	2 1/2"	X–77	5 7/8"	X–110 (S)	8 7/16"	X–147 (D)	11 3/16"	X–190 (D)	14 9/16"	X–233 (D)	17 7/8"
X–35	2 9/16"	X–78	5 15/16"	X–110 (D)	8 5/16"	X–148 (D)	11 1/4"	X–191 (D)	14 5/8"	X–234 (D)	18"
X–36	2 11/16"	X–79	6"	X–111 (S)	8 1/2"	X–149 (D)	11 5/16"	X–192 (D)	14 11/16"	X–235 (D)	18 1/16"
X–37	2 3/4"	X–80	6 1/8"	X–111 (D)	8 3/8"	X–150 (D)	11 7/16"	X–193 (D)	14 3/4"	X–236 (D)	18 1/8"
X–38	2 13/16"	X–81	6 3/16"	X–112 (S)	8 5/8"	X–151 (D)	11 1/2"	X–194 (D)	14 7/8"	X–237 (D)	18 3/16"
X–39	2 7/8"	X–82	6 1/4"	X–112 (D)	8 7/16"	X–152 (D)	11 9/16"	X–195 (D)	14 15/16"	X–238 (D)	18 5/16"
X–40	3"	X–83	6 5/16"	X–113 (S)	8 11/16"	X–153 (D)	11 5/8"	X–196 (D)	15"	X–239 (D)	18 3/8"
X–41	3 1/16"	X–84	6 7/16"	X–113 (D)	8 1/2"	X–154 (D)	11 3/4"	X–197 (D)	15 1/16"	X–240 (D)	18 7/16"
X–42	3 1/8"	X–85	6 1/2"	X–114 (S)	8 3/4"	X–155 (D)	11 13/16"	X–198 (D)	15 3/16"	X–241 (D)	18 1/2"
X–43	3 3/16"	X–86	6 9/16"	X–114 (D)	8 5/8"	X–156 (D)	11 7/8"	X–199 (D)	15 1/4"	X–242 (D)	18 5/8"
X–44	3 5/16"	X–87	6 5/8"	X–115 (S)	8 13/16"	X–157 (D)	11 15/16"	X–200 (D)	15 5/16"	X–243 (D)	18 11/16"
X–45	3 3/8"	X–88	6 3/4"	X–115 (D)	8 11/16"	X–158 (D)	12 1/16"	X–201 (D)	15 3/8"	X–244 (D)	18 3/4"
X–46	3 7/16"	X–89	6 13/16"	X–116 (D)	8 3/4"	X–159 (D)	12 1/8"	X–202 (D)	15 1/2"	X–245 (D)	18 13/16"
X–47	3 1/2"	X–90	6 7/8"	X–117 (D)	8 13/16"	X–160 (D)	12 3/16"	X–203 (D)	15 9/16"	X–246 (D)	18 15/16"
X–48	3 5/8"	X–91	6 15/16"	X–118 (D)	8 15/16"	X–161 (D)	12 1/4"	X–204 (D)	15 5/8"	X–247 (D)	19"
X–49	3 11/16"	X–92	7 1/16"	X–119 (D)	9"	X–162 (D)	12 3/8"	X–205 (D)	15 11/16"	X–248 (D)	19 1/16"
X–50	3 3/4"	X–93	7 1/8"	X–120 (D)	9 1/16"	X–163 (D)	12 7/16"	X–206 (D)	15 13/16"	X–249 (D)	19 1/8"
X–51	3 13/16"	X–94	7 3/16"	X–121 (D)	9 1/8"	X–164 (D)	12 1/2"	X–207 (D)	15 7/8"	X–250 (D)	19 1/4"
X–52	3 15/16"	X–95	7 1/4"	X–122 (D)	9 1/4"	X–165 (D)	12 9/16"	X–208 (D)	15 15/16"		
X–53	4"	X–96	7 3/8"	X–123 (D)	9 5/16"	X–166 (D)	12 11/16"	X–209 (D)	16"		
X–54	4 1/16"	X–97	7 7/16"	X–124 (D)	9 3/8"	X–167 (D)	12 3/4"	X–210 (D)	16 1/8"		
X–55	4 1/8"	X–98	7 1/2"	X–125 (D)	9 7/16"	X–168 (D)	12 13/16"	X–211 (D)	16 3/16"		
X–56	4 1/4"	X–99	7 9/16"	X–126 (D)	9 9/16"	X–169 (D)	12 7/8"	X–212 (D)	16 1/4"		

NOTES:

1. ELONGATIONS NOTED ABOVE ARE FOR ESTIMATING PURPOSES ONLY. CONTRACTOR SHALL SUBMIT COMPLETE FRICTION LOSS CALCULATIONS AND SHOP DRAWINGS IN ACCORDANCE WITH THE POST-TENSIONING NOTES, REF. S1.1
2. (S) = SINGLE PULL LIVE END, SINGLE DEAD END – ALL TENDONS ARE SINGLE U.N.O.
3. (D) = DOUBLE PULL LIVE ENDS, NO DEAD END.
4. ON PLAN, "S" INDICATES SLAB TENDON AND "B" INDICATES BEAM BOTTOM TENDON.

7 / S1.02 SCHEDULE
NO SCALE

A / S1.02 SCHEDULE
NO SCALE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S1.02

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

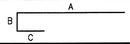
SPECIAL INSPECTION

1. PARKIN-PERKINS-OLSEN CONSULTING ENGINEERING, INC. (PPO) IS NOT THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT. SPECIAL INSPECTION IS NOT PART OF PPO'S CONTRACT, BUT THE FOLLOWING IS PRESENTED HERE FOR THE BENEFIT OF THE CONTRACTOR AND THE BUILDING OFFICIAL.
2. THE OWNER OR REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS TO PROVIDE INSPECTION DURING CONSTRUCTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
3. THESE INSPECTIONS ARE IN addition TO THE INSPECTIONS SPECIFIED IN SECTION 109 OF THE INTERNATIONAL BUILDING CODE.
4. SPECIAL INSPECTORS SHALL MAINTAIN AND SUBMIT REPORTS IN ACCORDANCE WITH SECTION 1704.1.2 OF THE INTERNATIONAL BUILDING CODE.
5. INSPECTIONS REQUIRED:

INSPECTION TASKS PER 2006 IBC	INSPECTION FREQUENCY	
	CONTINUOUS	PERIODIC
STEEL CONSTRUCTION (SECTION 1704.3 AND TABLE 1704.3)		
STEEL FABRICATION PROCESS PER 1704.2		X
MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS AND WASHERS		X
INSPECTION OF HIGH-STRENGTH BOLTING (REFER TO SECTION 1704.3.3 FOR INSPECTION TYPE)	X	X
MATERIAL VERIFICATION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH SECTION 1708.4	–	–
MATERIAL VERIFICATION OF WELD FILLER MATERIALS SHALL BE IN ACCORDANCE WITH AISC 360, SECTION A3.5	–	–
WELDING (REFER TO 1704.3 FOR EXCEPTIONS TO CONTINUOUS INSPECTION)	X	X
STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS		X
CONCRETE CONSTRUCTION (SECTION 1704.4 AND TABLE 1704.4)		
REINFORCING STEEL PLACEMENT		X
REINFORCING STEEL WELDING	X	
BOLTS INSTALLED IN CONCRETE PRIOR TO AND DURING PLACEMENT OF CONCRETE	X	
VERIFICATION OF USE OF REQUIRED MIX DESIGN		X
TESTING OF FRESH CONCRETE SLUMP, AIR CONTENT AND TEMPERATURE	X	
CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES	X	
MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		X
PRESTRESSED CONCRETE	X	
ERECTION OF PRECAST CONCRETE MEMBERS		X
VERIFICATION OF CONCRETE STRENGTH PRIOR TO STRESSING OF TENDONS AND PRIOR TO SHORE AND FORM REMOVAL		X
FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		X
MASONRY CONSTRUCTION (SECTION 1704.5 AND TABLE 1704.5.1)		
SITE-PREPARED MORTAR		X
CONSTRUCTION OF MORTAR JOINTS		X
LOCATION OF REINFORCEMENT AND CONNECTORS		X
VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS		X
VERIFY TYPE, SIZE AND LOCATION OF ANCHORS, INCLUDING OTHER DETAILS OF ANCHORAGE OF MASONRY TO STRUCTURAL MEMBERS, FRAMES OR OTHER CONSTRUCTION		X
VERIFY SIZE, GRADE AND TYPE OF REINFORCEMENT		X
VERIFY WELDING OF REINFORCING BARS	X	
VERIFY PROTECTION OF MASONRY DURING COLD OR HOT WEATHER		X
VERIFY PRIOR TO GROUTING: GROUT SPACE IS CLEAN, PLACEMENT OF REINFORCEMENT AND CONNECTORS, PROPORTIONS OF SITE-PREPARED GROUT, AND CONSTRUCTION OF MORTAR JOINTS		X
GROUT PLACEMENT SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS	X	
PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, AND/OR PRISMS SHALL BE OBSERVED	X	
COMPLIANCE WITH REQUIRED INSPECTION PROVISIONS OF THE CONSTRUCTION DOCUMENTS AND THE APPROVED SUBMITTALS SHALL BE VERIFIED		X
WOOD CONSTRUCTION (SECTION 1704.6)		
WOOD FABRICATION PROCESS PER SECTION 1704.2		X
SOILS (SECTION 1704.7)		
VERIFY MATERIALS BELOW FOOTINGS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY		X
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL		X
PERFORM CLASSIFICATION AND TESTING OF CONTROLLED FILL MATERIALS		X
VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF CONTROLLED FILL	X	
PRIOR TO PLACEMENT OF CONTROLLED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY		X

(1/S1.02) SCHEDULE
NO SCALE

DOWEL SCHEDULE



MARK	SIZE	A	B	C
DWL. A	#4	2'-6"	1'-0"	–
DWL. B	#5	2'-9"	0'-8"	–
DWL. C	#3	1'-6"	1'-0"	–
DWL. D	#3	2'-0"	0'-8"	–
DWL. E	#4	2'-0"	AS REQ'D	–
DWL. F	#4	AS REQ'D	0'-8"	–
DWL. G	#4	2'-6"	0'-8"	0'-8"

NOTES:

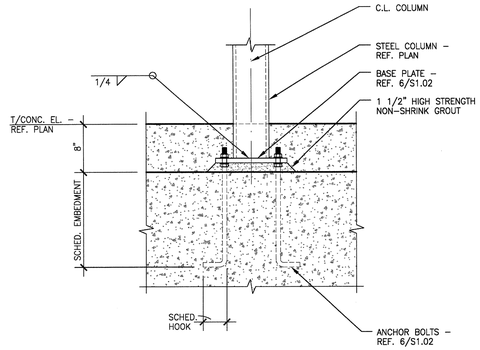
1. SCHEDULED DOWELS ARE MARKED "DWL." ON THE SECTIONS AND DETAILS.
2. DOWEL SPACING TO BE THE SAME AS VERTICAL BEAM OR WALL REINFORCEMENT, UNLESS NOTED OTHERWISE.
3. STRAIGHT BARS SHALL BE PLACED WITH ONE HALF OF BAR LENGTH ON EACH SIDE OF COLD JOINT, UNLESS NOTED OTHERWISE.

(2/S1.02) SCHEDULE
NO SCALE

REINFORCING LAP SPLICE SCHEDULE

BAR SIZE	LAP	BAR SIZE	LAP
3	1'-6"	8	4'-8"
4	2'-0"	9	5'-4"
5	2'-6"	10	6'-0"
6	3'-0"	11	6'-8"
7	4'-2"		

(3/S1.02) SCHEDULE
NO SCALE



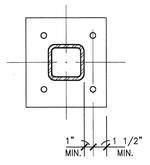
(4/S1.02) TYPICAL BASE PLATE DETAIL
NO SCALE

COLUMN BASE PLATE SCHEDULE

COLUMN SIZE	LOCATION	BASE PLATE	ANCHOR BOLTS	EMBEDMENT	HOOK
TS4x4	TYP. U.N.O.	3/4"x12" x 1'-0"	4-3/4"ø	1'-0"	4"
TS5x5	REF. PLAN	3/4"x14" x 1'-2"	4-3/4"ø	1'-0"	4"
TS6x6	REF. PLAN	1"x15" x 1'-3"	4-1"ø	1'-6"	5"

NOTES:

1. OVERSIZED HOLES IN PLATES ARE PERMITTED FOR TOLERANCE ON LOCATION OF ANCHOR BOLTS IN CONCRETE FOUNDATIONS, REFERENCE MANUAL OF STEEL CONSTRUCTION, LATEST ADDITION FOR HOLE SIZES.



FOUR BOLT PATTERN

(5/S1.02) SCHEDULE
NO SCALE

NOT USED

(7/S1.02) SCHEDULE
NO SCALE

FOOTING SCHEDULE

MARK	WIDTH	LENGTH	DEPTH	REINFORCEMENT
F40	4'-0"	4'-0"	NOTE 1.	5-#5 EACH WAY
F45	4'-6"	4'-6"	NOTE 1.	5-#5 EACH WAY
F50	5'-0"	5'-0"	NOTE 1.	6-#5 EACH WAY
F60	6'-0"	6'-0"	NOTE 1.	6-#6 EACH WAY
F70	7'-0"	7'-0"	NOTE 1.	7-#7 EACH WAY
F85	8'-6"	8'-6"	NOTE 1.	8-#6 SHORT DIRECTION, 6-#6 LONG DIRECTION

NOTES:

1. FOOTING DEPTH SHALL MATCH GRADE BEAM DEPTH, U.N.O.

(6/S1.02) SCHEDULE
NO SCALE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S1.02

TYPICAL FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
JOIST TO SILL OR GIRDER	3–8d COMMON NAILS	TOENAIL
BRIDGING TO JOIST	2–8d COMMON NAILS	TOENAIL EACH END
1x6 SUBFLOOR OR LESS TO EACH JOIST	2–8d COMMON NAILS	FACE NAIL
WIDER THAN 1x6 SUBFLOOR TO EACH JOIST	3–8d COMMON NAILS	FACE NAIL
2x SUBFLOOR TO JOIST OR GIRDER	2–16d COMMON NAILS	BLIND AND FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING	16d COMMON NAILS @ 16" O.C.	TYPICAL FACE NAIL
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	3–16d PER 16"	BRACED WALL PANELS
TOP PLATE TO STUD	2–16d COMMON NAILS	END NAIL
STUD TO SOLE PLATE	4–8d COMMON NAILS	TOENAIL
STUD TO SOLE PLATE (ALTERNATE)	2–16d COMMON NAILS	END NAIL
DOUBLE STUDS	16d @ 24" O.C.	FACE NAIL
DOUBLE TOP PLATES	16d @ 16" O.C.	TYPICAL FACE NAIL
LAP SPLICE AT DOUBLE TOP PLATES (MINIMUM 4'–0" LONG)	8–16d COMMON NAILS @ 4" O.C.	LAP SPLICE
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3–8d COMMON NAILS	TOENAIL
RIM JOIST TO TOP PLATE	8d COMMON NAILS @ 6" O.C.	TOENAIL
TOP PLATE CORNERS AND INTERSECTIONS	2–16d COMMON NAILS	FACE NAIL
CONTINUOUS HEADER, TWO PIECES	16d COMMON NAILS	16" O.C. ALONG EDGE
CEILING JOISTS TO PLATE	3–8d COMMON NAILS	TOENAIL
CONTINUOUS HEADER TO STUD	4–8d COMMON NAILS	TOENAIL
CEILING JOISTS, LAPS OVER PARTITIONS	3–16d COMMON NAILS	FACE NAIL
CEILING JOISTS TO PARALLEL RAFTERS	3–16d COMMON NAILS	FACE NAIL
RAFTERS TO PLATE	3–8d COMMON NAILS	TOENAIL
1x DIAGONAL BRACE TO EACH STUD AND PLATE	2–8d COMMON NAILS	FACE NAIL
1x8 OR LESS SHEATHING TO EACH BEARING	2–8d COMMON NAILS	FACE NAIL
WIDER THAN 1x8 SHEATHING TO EACH BEARING	3–8d COMMON NAILS	FACE NAIL
BUILT–UP CORNER STUDS	16d COMMON NAILS @ 24" O.C.	24" O.C.
BUILT–UP GIRDER AND BEAMS	20d COMMON NAILS @ 32" O.C. 2–20d COMMON NAILS	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
2x PLANKS	16d COMMON NAILS	AT EACH BEARING
COLLAR TIE TO RAFTER	3–10d COMMON NAILS	FACE NAIL
JACK RAFTERS TO HIP	3–10d COMMON NAILS 2–16d COMMON NAILS	TOENAIL FACE NAIL
ROOF RAFTER TO 2x RIDGE BEAM	2–16d COMMON NAILS 2–16d COMMON NAILS	TOENAIL FACE NAIL
JOIST TO BAND JOIST	3–16d COMMON NAILS	FACE NAIL
LEDGER STRIP	3–16d COMMON NAILS	FACE NAIL
WOOD STRUCTURAL PANELS AND PARTICLEBOARD (PANEL THICKNESS)	8d COMMON NAILS (15/32" OR LESS) 10d COMMON NAILS (15/32" OR MORE)	NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS
PANEL SIDING (PANEL THICKNESS):	6d GALVANIZED CASING NAILS (1/2" OR LESS) 8d GALVANIZED CASING NAILS (5/8" THICK)	NAILS SPACED 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
FIBERBOARD SHEATHING (PANEL THICKNESS)	11 GAGE GALVANIZED ROOFING NAIL (1/2" THICK)	NAILS SPACED 3" O.C. AT PANEL EDGES AND 6" O.C. AT INTERMEDIATE SUPPORTS
INTERIOR PANELING (PANEL THICKNESS)	4d FINISH NAILS (1/4" THICK) 6d FINISH NAILS (3/8" THICK)	NAILS SPACED 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS

NOTES:

1. FASTENINGS INDICATED ABOVE ARE MINIMUMS TO BE PROVIDED UNLESS NOTED OTHERWISE.
2. REFER TO TABLE 2304.9.1 IN THE IBC 2009 BUILDING CODE FOR ADD'L REQUIREMENTS AND ALTERNATE FASTENERS.

1 / S1.03 SCHEDULE
NO SCALE

TYPICAL STEEL LINTEL SCHEDULE FOR OPENINGS IN MASONRY VENEER

MAXIMUM SPAN	SIZE	MINIMUM BEARING
3'–0"	L3 1/2x3 1/2x3/8	8"
5'–0"	L4x4x3/8	8"
8'–0"	L5x3 1/2x3/8 LLV	12"
10'–0"	L6x4x3/8 LLV	12"

NOTES:

1. CONTACT ENGINEER OF RECORD FOR OPENINGS LARGER THAN 10'–0"
2. ALL LINTELS IN EXTERIOR WALLS SHALL BE PROTECTED WITH PAINT OR HOT DIP GALVANIZING CONFORMING TO ASTM A123.

7 / S1.03 SCHEDULE
NO SCALE

LOAD BEARING STUD WALL SCHEDULE

LOCATION	LEVEL	GRADE AND SPECIES	SIZE AND SPACING AT 10'–1" PLATE HEIGHTS	SIZE AND SPACING AT PLATE HEIGHTS BETWEEN 10'–1" AND 11'–7"
EXTERIOR WALLS, U.N.O.	4	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	3	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	2	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 12" O.C.	N/A
	1	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2–2x4 @ 16" O.C.	2–2x4 @ 12" O.C.
INTERIOR WALLS, U.N.O.	4	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	3	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 12" O.C.	N/A
	2	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2–2x4 @ 16" O.C.	N/A
	1	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2–2x4 @ 12" O.C.	2–2x4 @ 8" O.C.
PUBLIC CORRIDOR WALLS, U.N.O.	4	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	3	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	2	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 12" O.C.	N/A
	1	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2–2x4 @ 16" O.C.	2–2x4 @ 12" O.C.
INTERIOR DOUBLE PARTY WALLS U.N.O.	4	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	3	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 16" O.C.	N/A
	2	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2x4 @ 12" O.C.	N/A
	1	STUD GRADE DOUGLAS FIR–LARCH (DFL)	2–2x4 @ 16" O.C.	2–2x4 @ 12" O.C.

NOTES:

1. ABOVE SCHEDULE IS APPLICABLE TO LOAD BEARING WALLS ONLY. STUD SIZES AND SPACINGS ARE ENGINEERING MINIMUMS. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
2. COORDINATE ALL PLUMBING WALL LOCATIONS WITH ARCHITECTURAL DRAWINGS. PLUMBING WALLS SHALL BE 2X6 @ 16" O.C., UNLESS NOTED OTHERWISE.
3. ALL BALLOON FRAMED WALLS WITH PLATE HEIGHTS GREATER THAN 13'–0 SHALL BE 2x6 @ 12" O.C.
4. ALL NON–LOAD BEARING WALLS SHALL MEET ARCHITECTURAL REQUIREMENTS. AS A MINIMUM, ALL NON–LOAD BEARING WALLS SHALL BE FRAMED WITH 2x4 STUDS AT 16" O.C.
5. AT CONTRACTOR'S OPTION, ENGINEERED FINGER–JOINTED STUDS IN THE SAME GRADE AND SPECIES MAY BE USED.

2 / S1.03 SCHEDULE
NO SCALE

SHEARWALL SCHEDULE

MARK	DESCRIPTION
1A	5/8" GYPSUM WALLBOARD APPLIED TO ONE FACE OF WALL AS INDICATED ON PLAN. FASTEN TO WALL FRAMING WITH 6d WALLBOARD NAILS AT 7" O.C. AT PANEL EDGES AND INTERMEDIATE STUDS. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 48" O.C.
2A	5/8" GYPSUM WALLBOARD APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1A. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 48" O.C.
1B	5/8" GYPSUM WALLBOARD APPLIED TO ONE FACE OF WALL AS INDICATED ON PLAN. FASTEN TO WALL FRAMING WITH 6d WALLBOARD NAILS AT 4" O.C. AT PANEL EDGES AND INTERMEDIATE STUDS. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 48" O.C.
2B	5/8" GYPSUM WALLBOARD APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1B. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 42" O.C.
1C	5/8" GYPSUM WALLBOARD APPLIED TO ONE FACE OF WALL AS INDICATED ON PLAN. FASTEN TO WALL FRAMING WITH 6d WALLBOARD NAILS AT 4" O.C. AT ALL PANEL EDGES AND INTERMEDIATE STUDS INCLUDING BLOCKING. PROVIDE SOLID 2x BLOCKING AT ALL PANEL EDGES. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 48" O.C.
2C	5/8" GYPSUM WALLBOARD APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1C. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 36" O.C.
1D	TWO LAYERS OF 5/8" GYPSUM WALLBOARD APPLIED TO ONE FACE OF WALL AS INDICATED ON PLAN. BASE PLY SHALL BE FASTENED TO WALL FRAMING WITH 6d WALLBOARD NAILS AT 9" O.C. AT PANEL EDGES AND INTERMEDIATE STUDS, INCLUDING BLOCKING. FACE PLY SHALL BE FASTENED TO WALL FRAMING WITH 8d WALLBOARD NAILS AT 7" O.C. AT PANEL EDGES AND INTERMEDIATE STUDS. PROVIDE SOLID 2x BLOCKING AT ALL PANEL EDGES. STAGGER PANEL EDGES. FASTEN SHEARWALL TO FOUNDATION WITH 1/2"ø ANCHOR BOLTS AT 48" O.C.
2D	TWO LAYERS OF 5/8" GYPSUM WALLBOARD APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1D. FASTEN SHEARWALL TO FOUNDATION WITH 1/2"ø ANCHOR BOLTS AT 24" O.C.
1E	1/2" APA RATED SHEATHING APPLIED TO WALL FACE INDICATED ON PLAN. FASTEN TO WALL FRAMING WITH 10d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUDS. PROVIDE SOLID 2x BLOCKING AT ALL EDGES. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 40" O.C.
2E	1/2" APA RATED SHEATHING APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1E. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 20" O.C.
1F	1/2" APA RATED SHEATHING APPLIED TO WALL FACE INDICATED ON PLAN. FASTEN TO WALL FRAMING WITH 10d NAILS AT 4" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE STUDS. PROVIDE SOLID 2x BLOCKING AT ALL EDGES. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 24" O.C.
2F	1/2" APA RATED SHEATHING APPLIED TO BOTH FACES OF WALL IN ACCORDANCE WITH TYPE 1F. FASTEN SHEAR WALL TO FOUNDATION WITH 1/2" DIAMETER ANCHOR BOLTS AT 12" O.C.

NOTES:

1. FOR SHEARWALL TYPE 1A HILTI X–CP 72P8S23 @ 18" O.C. MAY BE USED AT ALL INTERIOR CONDITIONS.
2. FOR SHEARWALL TYPE 2A AND 1B HILTI X–CP 72P8S23 @ 14" O.C. MAY BE USED AT ALL INTERIOR CONDITIONS.
3. FOR SHEARWALL TYPE 2B HILTI X–CP 72P8S23 AT 6" O.C. MAY BE USED AT ALL INTERIOR CONDITIONS.
4. GYPSUM WALL BOARD USED IN SHEARWALLS SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C36 AND THE APPLICATION REQUIREMENTS OF ASTM C840.

5 / S1.03 SCHEDULE
NO SCALE

BEAM SUPPORT SCHEDULE

FLUSH/DROP BEAM SIZE	STUD / COLUMN SUPPORT 1
2–2x10	2–2x STUDS
2–2x12	2–2x STUDS
3 1/2"x9 1/4" PSL	2–2x STUDS
3 1/2"x11 1/4" PSL	3–2x STUDS
3 1/2"x14" PSL	3–2x STUDS
3 1/2"x16" PSL	4–2x STUDS
3 1/2"x18" PSL	5–2x STUDS
5 1/4"x18" PSL	6–2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF FLUSH OR DROP BEAM.
2. CONTACT ENGINEER OF RECORD FOR OTHER BEAM SIZES.

3 / S1.03 SCHEDULE
NO SCALE

NON–LOAD BEARING HEADER SCHEDULE

SPAN	HEADER
0' TO 3'–0"	2–2x4
3'–0" TO 6'–0"	2–2x6
6'–0" TO 9'–0"	2–2x8
> 9'–0"	2–2x10

NOTES:

1. HEADER MATERIAL TO BE #3 S.Y.P., UNLESS NOTED OTHERWISE.
2. USE 1/2" PLYWOOD SPACERS BETWEEN 2x MEMBERS.

RFI 140

4 / S1.03 SCHEDULE
NO SCALE

SHEARWALL ANCHOR SCHEDULE [1,2]

MARK	DESCRIPTION	MARK	DESCRIPTION
1	CS22	5	LTT20B[3] OR STHD8
2	CS18	6	HTT16[3] OR STHD14
3	CS16 OR 2–CS22	7	HD8A[4] OR PDH8[4]
4	2–CS16	8	HD10A[4]

SHEARWALL ANCHORAGE NOTES:

1. PROVIDE A 2–2X MEMBER AT EACH END OF SHEAR WALLS WHERE ANY ANCHOR IS SPECIFIED.
2. ANCHORS SHALL BE PLACED ON EACH END OF THE DESIGNATED CORRESPONDING WALL, REF. PLAN.
3. FASTEN LTT20B AND HTT16 ANCHORS TO FOUNDATION CONCRETE WITH SIMPSON SSTB16, OR APPROVED SUBSTITUTE, ANCHOR BOLTS. CONTRACTOR MAY USE 5/8"ø HILTI HIT HY150 ADHESIVE ANCHOR BOLTS (MINIMUM 7 1/2" EMBEDMENT) IN LIEU OF CAST–IN ANCHOR BOLTS.
4. FASTEN HD8A, PHD8 AND HD10A ANCHORS TO FOUNDATION CONCRETE WITH SIMPSON SSTB28, OR APPROVED SUBSTITUTE, ANCHOR BOLTS. CONTRACTOR MAY USE 7/8"ø HILTI HIT HY150 ADHESIVE ANCHOR BOLTS (MINIMUM 11 1/4" EMBEDMENT) IN LIEU OF CAST–IN ANCHOR BOLTS.

RFI 183

6 / S1.03 SCHEDULE RFI 47
NO SCALE

WOOD BEAM HANGER SCHEDULE

BEAM SIZE	INSTALLATION TYPE			
	FACE MOUNT	TOP FLANGE	WOOD NAILER	WELDABLE
2–2x10	HU210–2	HU210–2TF	WNP210–2	WM210–2
2–2x12	UU212–2	HU212–2TF	WNP212–2	WM212–2
3 1/2"x9 1/4" PSL	HHUS410	EQQ3.62–SDS3	EQQ3.62–SDS3	GLTV3.56/9.25
3 1/2"x11 1/4" PSL	HHUS410	EQQ3.62–SDS3	EQQ3.62–SDS3	GLTV3.59
3 1/2"x14" PSL	HHUS410	EQQ3.62–SDS3	EQQ3.62–SDS3	GLTV3.514
3 1/2"x16" PSL	HGUS412	EQQ3.62–SDS3	EQQ3.62–SDS3	GLTV3.516
3 1/2"x18" PSL	HGUS412	EQQ3.62–SDS3	EQQ3.62–SDS3	GLTV3.518
5 1/4"x18" PSL	HGUS5.50/14	EQQ5.50–SDS3	EQQ5.50–SDS3	GLTV5.518

FACE MOUNT | TOP FLANGE | WOOD NAILER | WELDABLE

NOTES:

1. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
2. CONTACT ENGINEER OF RECORD FOR OTHER BEAM SIZES.
3. AT END BEAM CONDITIONS, PROVIDE HUCQ412–SDS AND HUCQ610–SDS HANGERS FOR 3 1/2" AND 5 1/4" WIDE BEAMS, RESPECTIVELY.

8 / S1.03 SCHEDULE
NO SCALE

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

10/21/11

PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F–1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S1.03

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 177
Date: 8/6/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: A2 unit beams

Drawing: 9/S2.01, 10/S2.01, 11/S2.01, 12/S2.01
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required: 8/7/2012**

A2 BEAMS
The A2 units have a 2x12 FB that intersects another 2x12 FB at a 45degree angle. There is no hanger noted at these locations.
Does this beam to beam connection need a hanger? Please refer to page S2.01 details #9 #10 #11 and #12. If a hanger is needed can we use a SUR410 / SUL410 or a HSUR410 / HSUL410? I have spoken to the truss co and they have said they cannot tell us if a hanger is needed or what size it should be.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

HSUR410/HSUL410 are acceptable.

R. Trent Perkins, P.E. August 10, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 166
Date: 7/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Header Wood Species

Drawing: S2.01
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required: 7/5/2012**

Can we use DFL in lieu of SYP for 2x12 headers?

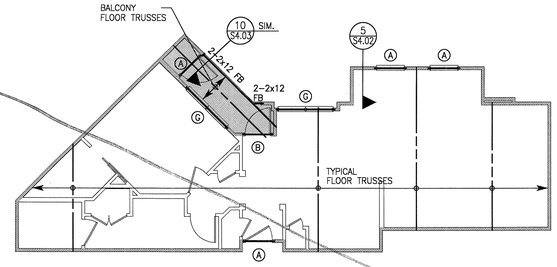
Requested by: David Miller
Embrey Builders LLC

Response:

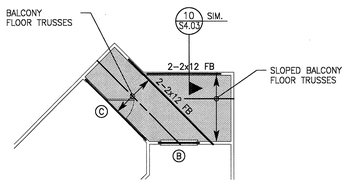
number 1 douglas fir-larch is an acceptable substitute for the number 2 grade southern pine at the 2x12 headers

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: July 05, 2012

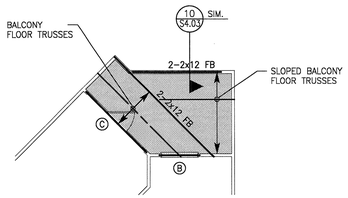


UNIT A2-SP
FLOOR FRAMING PLAN
12 S2.01 SCALE: 1/8"=1'-0"



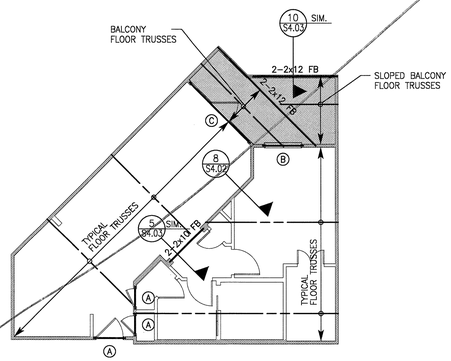
NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A2
PARTIAL 2
FLOOR FRAMING PLAN
11 S2.01 SCALE: 1/8"=1'-0"

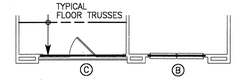


NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A2
PARTIAL 1
FLOOR FRAMING PLAN
10 S2.01 SCALE: 1/8"=1'-0"

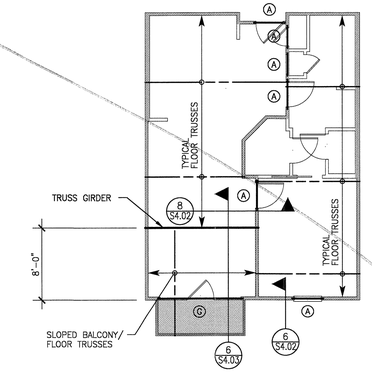


UNIT A2
FLOOR FRAMING PLAN
9 S2.01 SCALE: 1/8"=1'-0"

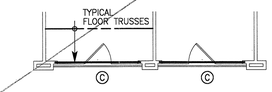


NOTE: REF. 7/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1-HC
PARTIAL 1
FLOOR FRAMING PLAN
8 S2.01 SCALE: 1/8"=1'-0"

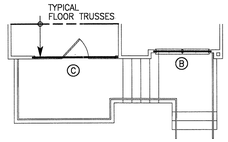


UNIT A1-HC
FLOOR FRAMING PLAN
7 S2.01 SCALE: 1/8"=1'-0"



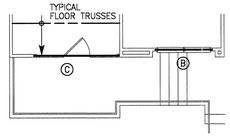
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 4
FLOOR FRAMING PLAN
6 S2.01 SCALE: 1/8"=1'-0"



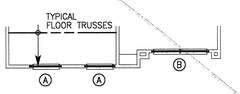
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 3
FLOOR FRAMING PLAN
5 S2.01 SCALE: 1/8"=1'-0"



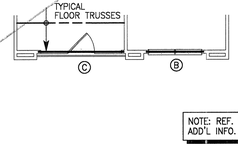
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 2
FLOOR FRAMING PLAN
4 S2.01 SCALE: 1/8"=1'-0"



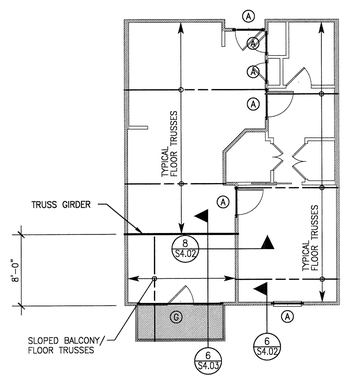
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
ALTERNATE A
FLOOR FRAMING PLAN
2 S2.01 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 1
FLOOR FRAMING PLAN
3 S2.01 SCALE: 1/8"=1'-0"



UNIT A1
FLOOR FRAMING PLAN
1 S2.01 SCALE: 1/8"=1'-0"

NOTE:
FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

13 S2.01 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
3. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1 PLATE HEIGHTS, UNLESS NOTED OTHERWISE.
4. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
6. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
10. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
11. ▭ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
12. ▨ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
13. ▭ INDICATES LIGHT WEIGHT CONCRETE TOPPING AT BALCONIES AND CORRIDORS. CONCRETE TOPPING SHALL BE REINFORCED WITH NYLON AR GLASS FIBER REINFORCEMENT (OR APPROVED SUBSTITUTE) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

THE DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE. THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

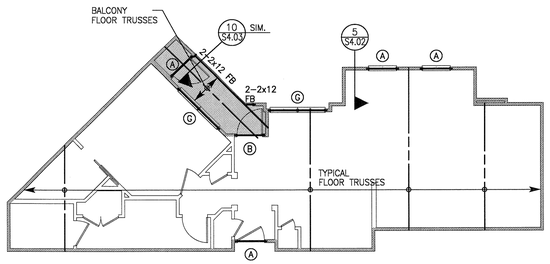
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

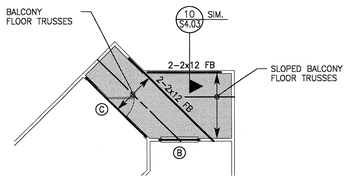
PROJECT
11129

SHEET NUMBER
S2.01



UNIT A2–SP
FLOOR FRAMING PLAN
12 S2.01 SCALE: 1/8"=1'–0"

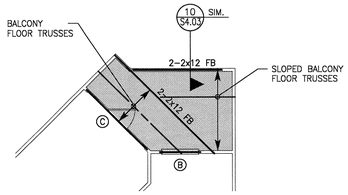
RFI 177



NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A2
PARTIAL 2
FLOOR FRAMING PLAN
11 S2.01 SCALE: 1/8"=1'–0"

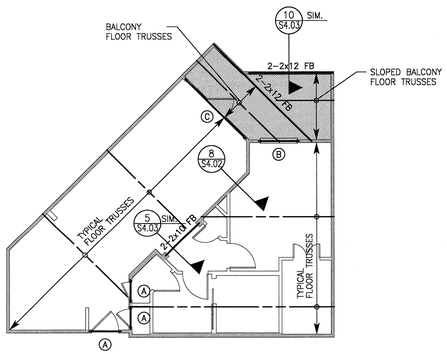
RFI 177



NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

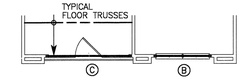
UNIT A2
PARTIAL 1
FLOOR FRAMING PLAN
10 S2.01 SCALE: 1/8"=1'–0"

RFI 177



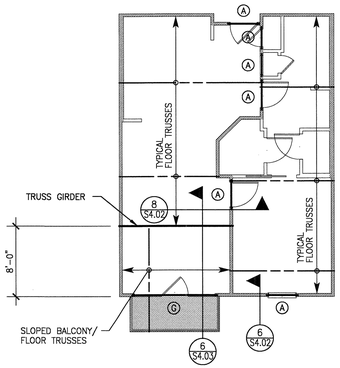
UNIT A2
FLOOR FRAMING PLAN
9 S2.01 SCALE: 1/8"=1'–0"

RFI 177

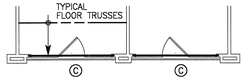


NOTE: REF. 7/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1–HC
PARTIAL 1
FLOOR FRAMING PLAN
8 S2.01 SCALE: 1/8"=1'–0"

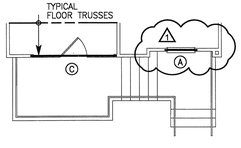


UNIT A1–HC
FLOOR FRAMING PLAN
7 S2.01 SCALE: 1/8"=1'–0"



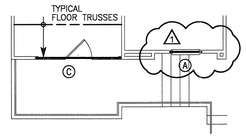
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 4, 5, 6
FLOOR FRAMING PLAN
6 S2.01 SCALE: 1/8"=1'–0"



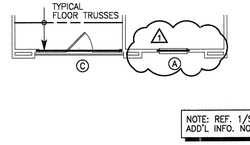
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 3
FLOOR FRAMING PLAN
5 S2.01 SCALE: 1/8"=1'–0"



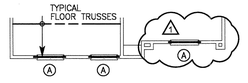
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 2
FLOOR FRAMING PLAN
4 S2.01 SCALE: 1/8"=1'–0"



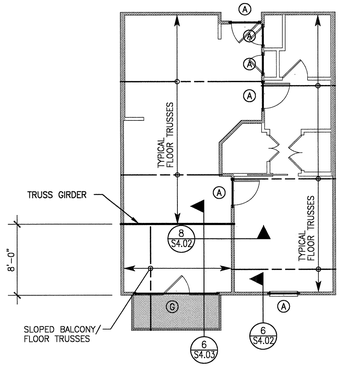
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 1
FLOOR FRAMING PLAN
3 S2.01 SCALE: 1/8"=1'–0"



NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
ALTERNATE A
FLOOR FRAMING PLAN
2 S2.01 SCALE: 1/8"=1'–0"



UNIT A1
FLOOR FRAMING PLAN
1 S2.01 SCALE: 1/8"=1'–0"

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
A	2–2x8	3–2x STUDS	2–2x STUDS
B	2–2x10	3–2x STUDS	2–2x STUDS
C	2–2x12	3–2x STUDS	2–2x STUDS
D	3–2x8	4–2x STUDS	3–2x STUDS
E	3–2x10	4–2x STUDS	3–2x STUDS
F	3–2x12	4–2x STUDS	3–2x STUDS
G	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
H	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
J	3 1/2"x14" PSL	5–2x STUDS	4–2x STUDS
K	3 1/2"x16" PSL	6–2x STUDS	5–2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

13 S2.01 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
3. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'–1 PLATE HEIGHTS, UNLESS NOTED OTHERWISE.
4. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN–DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.

NOT USED
RFI 166

6. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
10. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
11. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
12. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
13. INDICATES LIGHT WEIGHT CONCRETE TOPPING AT BALCONIES AND CORRIDORS. CONCRETE TOPPING SHALL BE REINFORCED WITH NYLON AR GLASS FIBER REINFORCEMENT (OR APPROVED SUBSTITUTE) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	RFI – 101	5/30/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

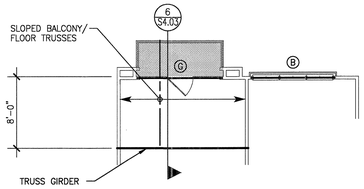
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

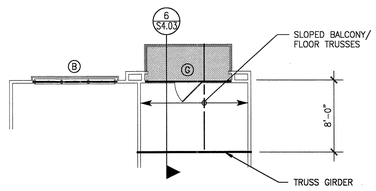
PROJECT
11129

SHEET NUMBER
S2.01



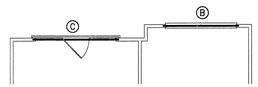
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
ALTERNATE E
FLOOR FRAMING PLAN
8 S2.02 SCALE: 1/8"=1'-0"



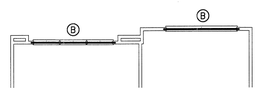
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
ALTERNATE D
FLOOR FRAMING PLAN
7 S2.02 SCALE: 1/8"=1'-0"



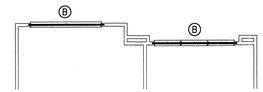
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
ALTERNATE 3
FLOOR FRAMING PLAN
6 S2.02 SCALE: 1/8"=1'-0"



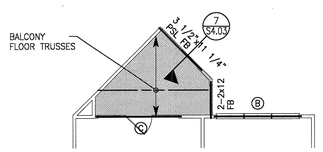
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
ALTERNATE 2
FLOOR FRAMING PLAN
5 S2.02 SCALE: 1/8"=1'-0"



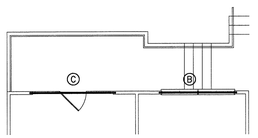
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
ALTERNATE 1
FLOOR FRAMING PLAN
4 S2.02 SCALE: 1/8"=1'-0"



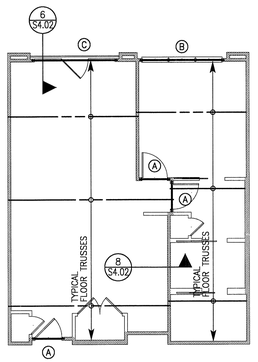
NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
PARTIAL 3
FLOOR FRAMING PLAN
3 S2.02 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.02 FOR ADD'L INFO. NOT NOTED

UNIT A3
PARTIAL 2
FLOOR FRAMING PLAN
2 S2.02 SCALE: 1/8"=1'-0"



UNIT A3
FLOOR FRAMING PLAN
1 S2.02 SCALE: 1/8"=1'-0"

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT–STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2–2x8	3–2x STUDS	2–2x STUDS
(B)	2–2x10	3–2x STUDS	2–2x STUDS
(C)	2–2x12	3–2x STUDS	2–2x STUDS
(D)	3–2x8	4–2x STUDS	3–2x STUDS
(E)	3–2x10	4–2x STUDS	3–2x STUDS
(F)	3–2x12	4–2x STUDS	3–2x STUDS
(G)	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
(J)	3 1/2"x14" PSL	5–2x STUDS	4–2x STUDS
(K)	3 1/2"x16" PSL	6–2x STUDS	5–2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

8 S2.02 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
3. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'–1 PLATE HEIGHTS, UNLESS NOTED OTHERWISE.
4. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN–DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
6. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
10. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
11. ▒▒▒▒ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
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14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

STATE OF TEXAS · R. TRENT PERKINS · 84264 · LICENSED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

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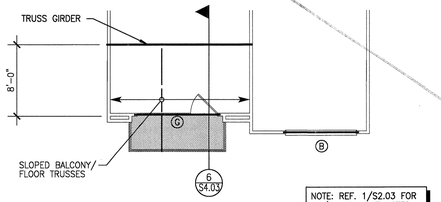
DATE
08-05-2011

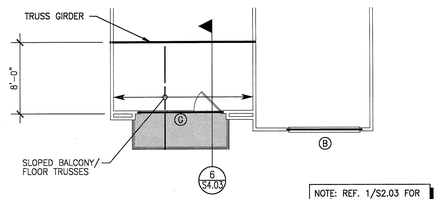
PROJECT
11129

SHEET NUMBER
S2.02



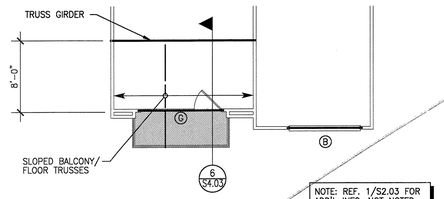
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE G
FLOOR FRAMING PLAN
7 S2.03 SCALE: 1/8"=1'-0"



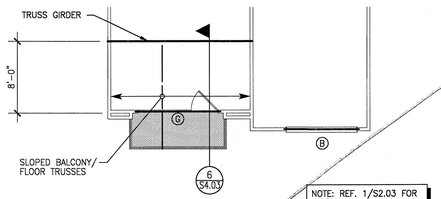
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE C
FLOOR FRAMING PLAN
4 S2.03 SCALE: 1/8"=1'-0"



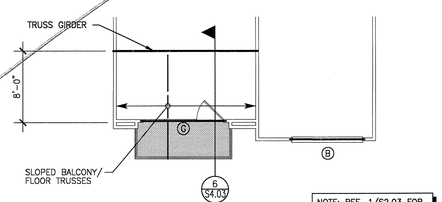
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE B
FLOOR FRAMING PLAN
3 S2.03 SCALE: 1/8"=1'-0"



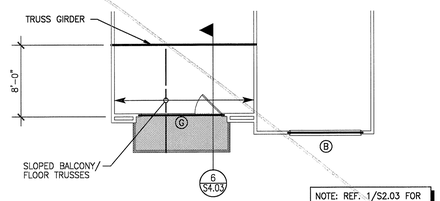
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE F
FLOOR FRAMING PLAN
6 S2.03 SCALE: 1/8"=1'-0"



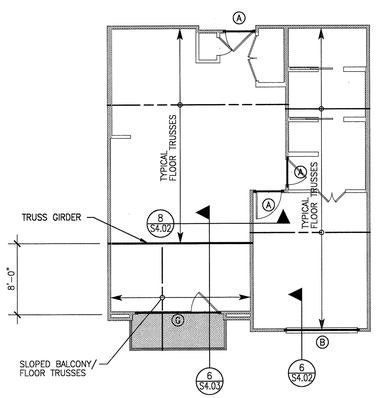
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE E
FLOOR FRAMING PLAN
5 S2.03 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE A
FLOOR FRAMING PLAN
2 S2.03 SCALE: 1/8"=1'-0"



UNIT A4
FLOOR FRAMING PLAN
1 S2.03 SCALE: 1/8"=1'-0"

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NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
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8 S2.03 SCHEDULE
NO SCALE

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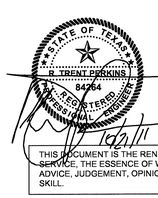

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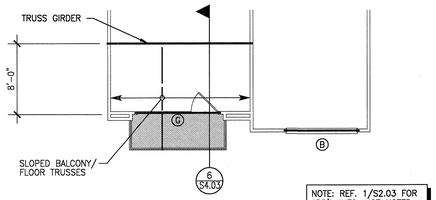
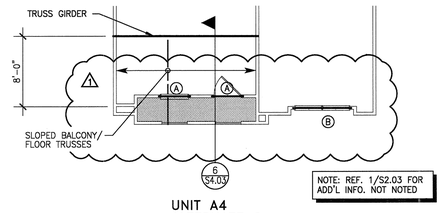


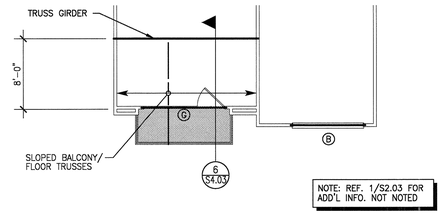
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE G
FLOOR FRAMING PLAN
7 S2.03 SCALE: 1/8"=1'-0"



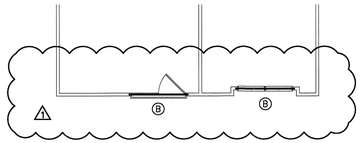
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE C
FLOOR FRAMING PLAN
4 S2.03 SCALE: 1/8"=1'-0"



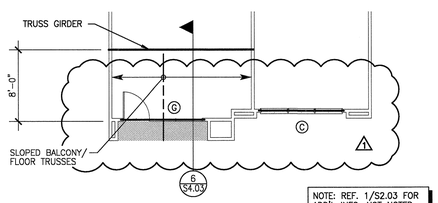
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE B
FLOOR FRAMING PLAN
3 S2.03 SCALE: 1/8"=1'-0"



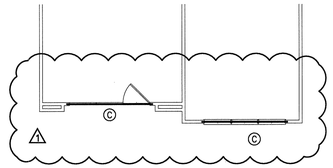
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE F
FLOOR FRAMING PLAN
6 S2.03 SCALE: 1/8"=1'-0"



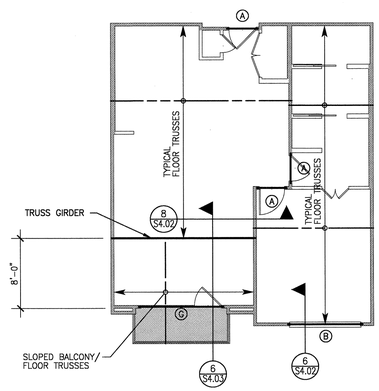
NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE E
FLOOR FRAMING PLAN
5 S2.03 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.03 FOR ADD'L INFO. NOT NOTED

UNIT A4
ALTERNATE A
FLOOR FRAMING PLAN
2 S2.03 SCALE: 1/8"=1'-0"



UNIT A4
FLOOR FRAMING PLAN
1 S2.03 SCALE: 1/8"=1'-0"

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NOTES:

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2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

8 S2.03 SCHEDULE
NO SCALE

PLAN NOTES:

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84264
REGISTERED
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1 RFI - 101 5/30/2012

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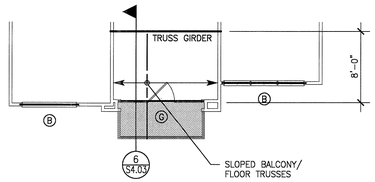
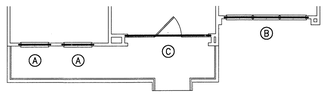


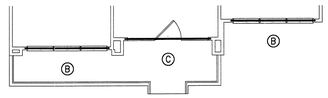
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE L
FLOOR FRAMING PLAN
12 S2.04 SCALE: 1/8"=1'-0"



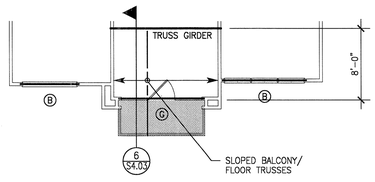
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE G
FLOOR FRAMING PLAN
8 S2.04 SCALE: 1/8"=1'-0"



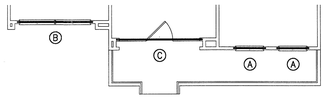
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE B
FLOOR FRAMING PLAN
4 S2.04 SCALE: 1/8"=1'-0"



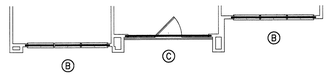
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE K
FLOOR FRAMING PLAN
11 S2.04 SCALE: 1/8"=1'-0"



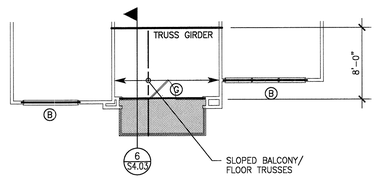
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE F
FLOOR FRAMING PLAN
7 S2.04 SCALE: 1/8"=1'-0"



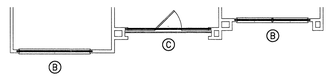
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE A
FLOOR FRAMING PLAN
3 S2.04 SCALE: 1/8"=1'-0"



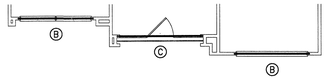
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
PARTIAL 2
FLOOR FRAMING PLAN
2 S2.04 SCALE: 1/8"=1'-0"



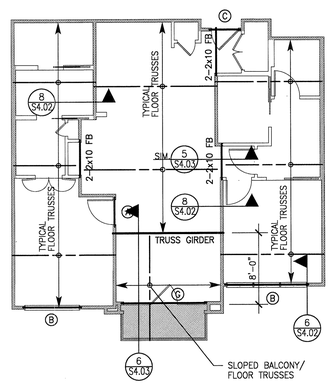
NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE J
FLOOR FRAMING PLAN
10 S2.04 SCALE: 1/8"=1'-0"

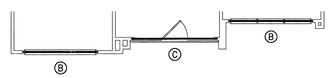


NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE E
FLOOR FRAMING PLAN
6 S2.04 SCALE: 1/8"=1'-0"

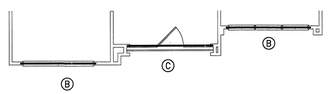


UNIT B1
PARTIAL 1
FLOOR FRAMING PLAN
1 S2.04 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE H
FLOOR FRAMING PLAN
9 S2.04 SCALE: 1/8"=1'-0"



NOTE: REF. 1/S2.04 FOR ADD'L INFO. NOT NOTED

UNIT B1
ALTERNATE D
FLOOR FRAMING PLAN
5 S2.04 SCALE: 1/8"=1'-0"

NOTE:
FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
A	2-2x8	3-2x STUDS	2-2x STUDS
B	2-2x10	3-2x STUDS	2-2x STUDS
C	2-2x12	3-2x STUDS	2-2x STUDS
D	3-2x8	4-2x STUDS	3-2x STUDS
E	3-2x10	4-2x STUDS	3-2x STUDS
F	3-2x12	4-2x STUDS	3-2x STUDS
G	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
H	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
J	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
K	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

13 S2.04 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
3. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1 PLATE HEIGHTS, UNLESS NOTED OTHERWISE.
4. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
6. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
10. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
11. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
12. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
13. INDICATES LIGHT WEIGHT CONCRETE TOPPING AT BALCONIES AND CORRIDORS. CONCRETE TOPPING SHALL BE REINFORCED WITH NYLON AR GLASS FIBER REINFORCEMENT (OR APPROVED SUBSTITUTE) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE. THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.04

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 99
Date: 4/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: B1 HC Unit Differences - Structural vs Architectural

Drawing: S2.05 & A2.6HC
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 4/11/2012**
1/S2.05 shows different wall locations than the unit shown on A2.6HC. Please confirm which is correct and make revisions.

Requested by: David Miller
Embrey Builders LLC

Response:

The Architecture is correct. Please see the attached sheet S2.05 that has been revised accordingly.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 98
Date: 3/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: B1 HC Floorplan

Drawing: S2.5 & A2.6HC
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 4/6/2012**
The floorplan shown for the B1HC unit on S2.5 is different from the floorplan shown on A2.6HC. Please let us know which is correct.

Requested by: David Miller
Embrey Builders LLC

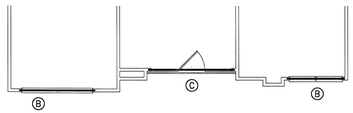
Response:

Architectural Drawings take precedent. Please verify with BGO that A2.6HC is correct.

R. Trent Perkins, P.E. June 14, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

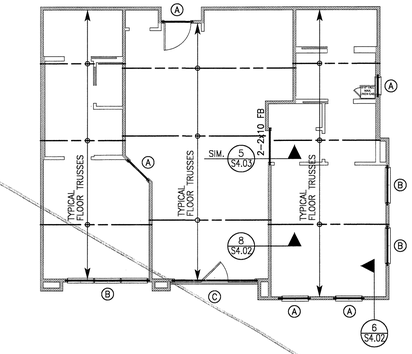
Answered by

Company Date

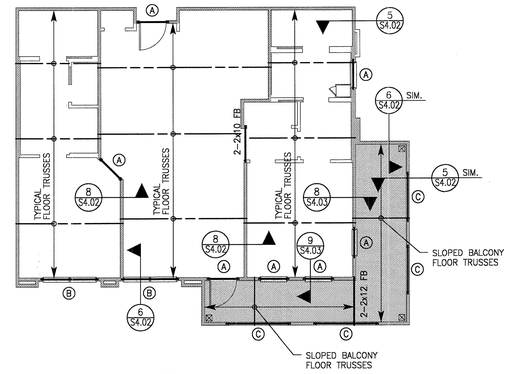


UNIT B2
ALTERNATE 5
FLOOR FRAMING PLAN
9 S2.05 SCALE: 1/8"=1'-0"

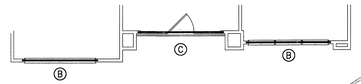
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
ALTERNATE 2
FLOOR FRAMING PLAN
6 S2.05 SCALE: 1/8"=1'-0"

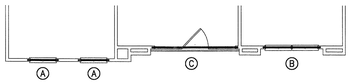


UNIT B2
PARTIAL 1
FLOOR FRAMING PLAN
3 S2.05 SCALE: 1/8"=1'-0"



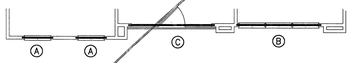
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED

UNIT B2
ALTERNATE 1
FLOOR FRAMING PLAN
5 S2.05 SCALE: 1/8"=1'-0"



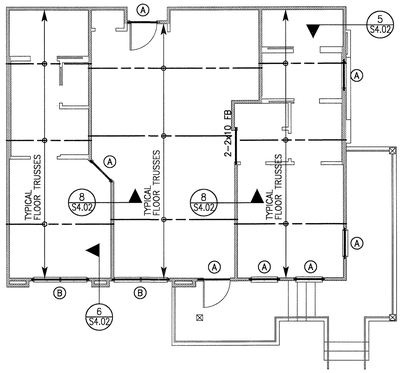
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED

UNIT B2
ALTERNATE 4
FLOOR FRAMING PLAN
8 S2.05 SCALE: 1/8"=1'-0"

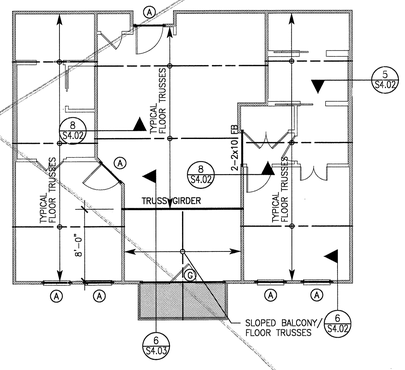


NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED

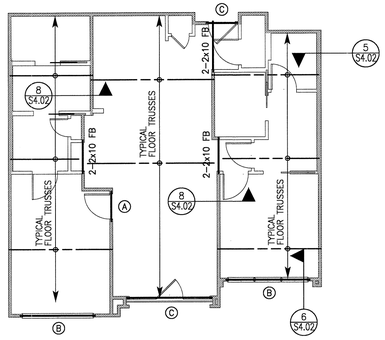
UNIT B2
ALTERNATE 3
FLOOR FRAMING PLAN
7 S2.05 SCALE: 1/8"=1'-0"



UNIT B2
PARTIAL 4
FLOOR FRAMING PLAN
4 S2.05 SCALE: 1/8"=1'-0"



UNIT B2
FLOOR FRAMING PLAN
2 S2.05 SCALE: 1/8"=1'-0"



UNIT B1-HC
ALTERNATE D
FLOOR FRAMING PLAN
1 S2.05 SCALE: 1/8"=1'-0"

NOTE:

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HEADER SCHEDULE

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(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

10 S2.05 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
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14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 94264

10/21/11

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

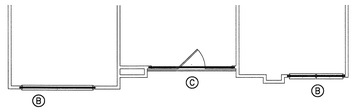
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

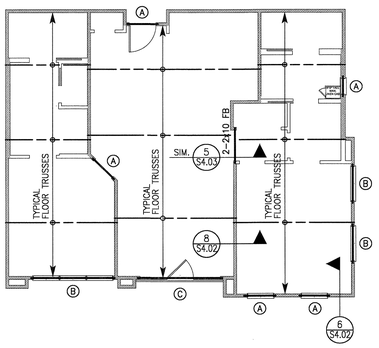
PROJECT
11129

SHEET NUMBER
S2.05

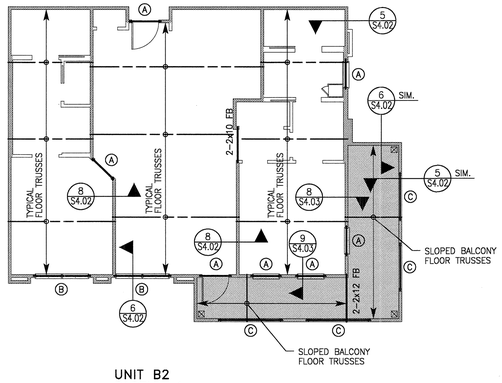


UNIT B2
ALTERNATE 5
FLOOR FRAMING PLAN
9 S2.05 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
ALTERNATE 2
FLOOR FRAMING PLAN
6 S2.05 SCALE: 1/8"=1'-0"



UNIT B2
PARTIAL 1
FLOOR FRAMING PLAN
3 S2.05 SCALE: 1/8"=1'-0"

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C	2-2x12	3-2x STUDS	2-2x STUDS
D	3-2x8	4-2x STUDS	3-2x STUDS
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G	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
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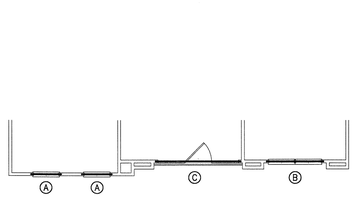
J	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
K	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

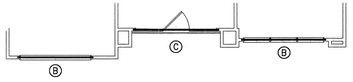
1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

10 S2.05 SCHEDULE
NO SCALE



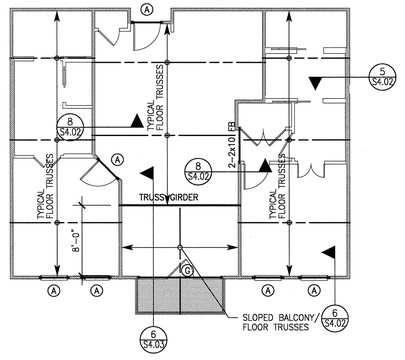
UNIT B2
ALTERNATE 4
FLOOR FRAMING PLAN
8 S2.05 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
ALTERNATE 1
FLOOR FRAMING PLAN
5 S2.05 SCALE: 1/8"=1'-0"

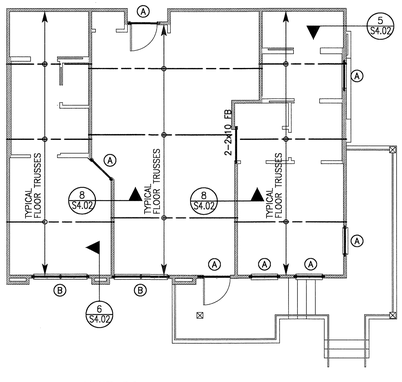
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
FLOOR FRAMING PLAN
2 S2.05 SCALE: 1/8"=1'-0"

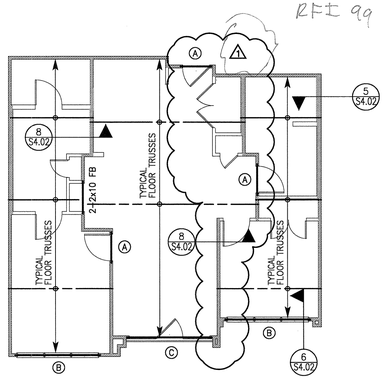
UNIT B2
ALTERNATE 3
FLOOR FRAMING PLAN
7 S2.05 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
PARTIAL 4
FLOOR FRAMING PLAN
4 S2.05 SCALE: 1/8"=1'-0"

RFI 99



RFI 98

UNIT B1-HC
ALTERNATE D
FLOOR FRAMING PLAN
1 S2.05 SCALE: 1/8"=1'-0"

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
3. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1 PLATE HEIGHTS, UNLESS NOTED OTHERWISE.
4. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
5. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
6. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
7. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
10. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
11. ▒▒▒ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
12. ▓▓▓ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
13. ▒▒▒ INDICATES LIGHT WEIGHT CONCRETE TOPPING AT BALCONIES AND CORRIDORS. CONCRETE TOPPING SHALL BE REINFORCED WITH NYLON AR GLASS FIBER REINFORCEMENT (OR APPROVED SUBSTITUTE) IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

5/29/12

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	RFI - 99	5/28/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.05

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 93
Date: 3/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects), Ryan Faulds (B.G.O. Architects, Inc.)

Subject: Stair Tower headers

Drawing: S2.31, S2.33, 6/S2.07
Spec Section:
Cost Impact: None
Schedule Impact: None

Request:
Date Required: 3/28/2012

Stair 1 on S2.31 and Stair 9 on S2.33 call for a 3 1/2 x 11 1/4 PSL beam on one end of the stairs and no beam is called out on the other end. The other stair towers at that level do not call for that size beam. They have a note that refers all stair towers to 6/S2.07, which has different sized beams at both ends. Please check all stair towers and confirm the beam sizes to be used.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer to 6/S2.07 for beam sizes.

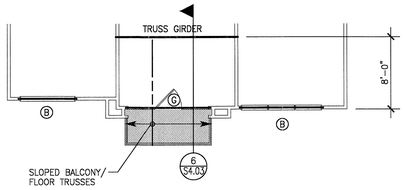
R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

March 28, 2012

Answered by

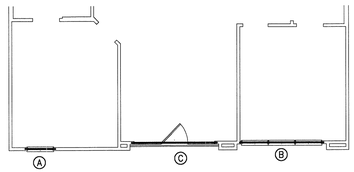
Company

Date



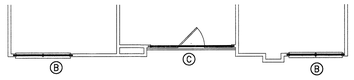
UNIT B2-C
ALTERNATE 1
FLOOR FRAMING PLAN
6 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



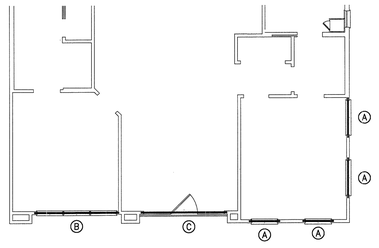
UNIT B2
ALTERNATE 3A
FLOOR FRAMING PLAN
3 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



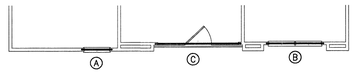
UNIT B2
ALTERNATE 5A
FLOOR FRAMING PLAN
5 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



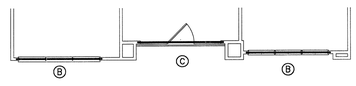
UNIT B2
ALTERNATE 2A
FLOOR FRAMING PLAN
2 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
ALTERNATE 4A
FLOOR FRAMING PLAN
4 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2
ALTERNATE 1A
FLOOR FRAMING PLAN
1 S2.06 SCALE: 1/8"=1'-0"

NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

7 S2.06 SCHEDULE
NO SCALE

PLAN NOTES:

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14. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

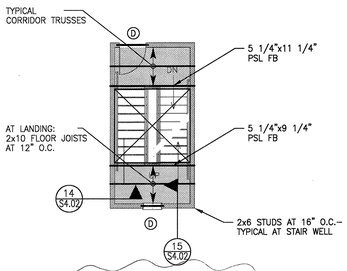
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

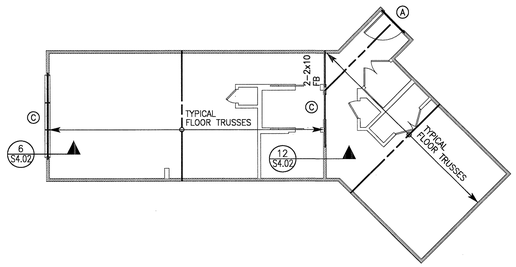
PROJECT
11129

SHEET NUMBER
S2.06

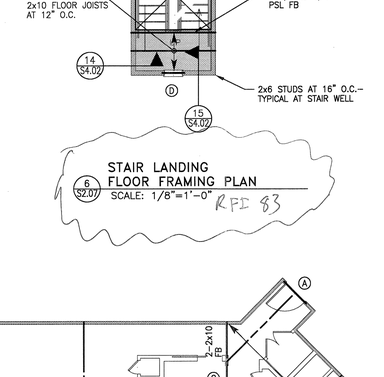


STAIR LANDING
FLOOR FRAMING PLAN
6 / S2.07 SCALE: 1/8"=1'-0"

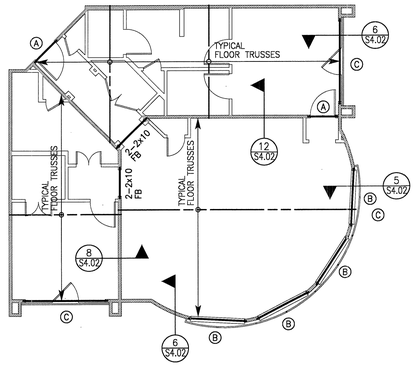
RFI 83



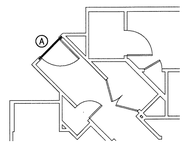
UNIT E1
FLOOR FRAMING PLAN
5 / S2.07 SCALE: 1/8"=1'-0"



UNIT B3
ALTERNATE C
FLOOR FRAMING PLAN
4 / S2.07 SCALE: 1/8"=1'-0"

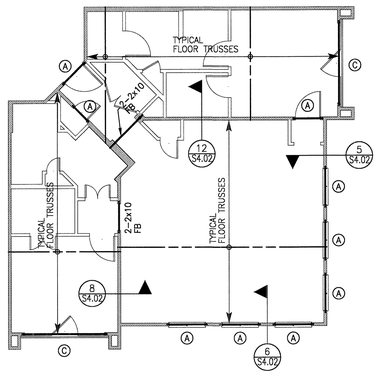


UNIT B3
ALTERNATE B
PARTIAL FLOOR FRAMING PLAN
3 / S2.07 SCALE: 1/8"=1'-0"

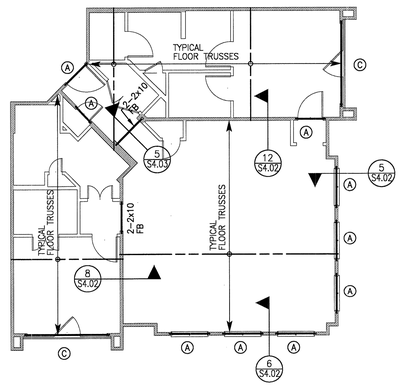


NOTE: REF. 1/S2.07 FOR
ADD'L INFO. NOT NOTED

UNIT B3
ALTERNATE A
PARTIAL FLOOR FRAMING PLAN
2 / S2.07 SCALE: 1/8"=1'-0"



UNIT B3
ALTERNATE C
FLOOR FRAMING PLAN
4 / S2.07 SCALE: 1/8"=1'-0"



UNIT B3
FLOOR FRAMING PLAN
1 / S2.07 SCALE: 1/8"=1'-0"

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
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NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 / S2.07 SCHEDULE
NO SCALE

PLAN NOTES:

1. REFER TO SHEETS S1.01 THRU S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
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Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
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DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.07

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 79
Date: 3/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Jordan & Skala Engineers, Inc. (Dallas)

Subject: Penetrations in structural beams

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/22/2012**
After reviewing the answer to RFI 72 and speaking with our plumber and you in your office today, we would like to propose using 1/2" carpet pad wrapped around any piping through beams as an alternative to installing sleeves as suggested.

Requested by: David Miller
Embrey Builders LLC

Response:

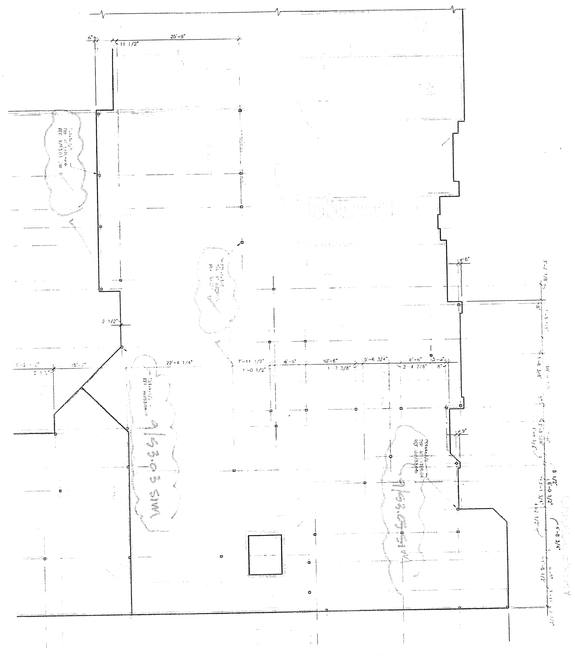
PPO takes no exception structurally. Please verify that this solution is acceptable with the Plumbing Engineer.

March 21, 2012
R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date



EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 84
Date: 3/23/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Column details

Drawing: S2.11S, 3.04
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/30/2012**
Per your conversation with Brian Peterson and David Gallagher on 3/22/12, please confirm that all colums on S2.11S will refer to 9/S3.03 and not 10/S3.04 as shown on that sheet.

Requested by: David Miller
Embrey Builders LLC

Response:

Columns shall be anchored on embed plates as shown on 9/S3.03. Please see attached.

March 23, 2012
R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 72
Date: 3/8/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Jordan & Skala Engineers, Inc. (Dallas)

Subject: Detail for penetrations in structural beams

Drawing: 3.1,P3.0A,P3.0B,P3.0C,P3.0D,P3.0E,P3.1 D,P3.0F,P3.1F,S2.11,S2.12,S2.13,S2.14,S 2.15,S2.16
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/13/2012**
Please provide the appropriate details and procedures for the placement of plumbing pipes in the structural beam locations shown on the included attachment. The beams that are marked on the attachment will all have plumbing stacks located in them, as the beam is located under a party wall in which plumbing is located

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

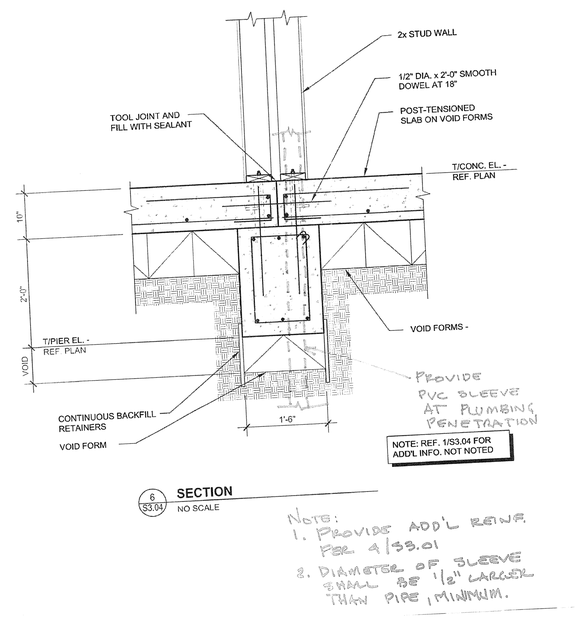
See attached detail for penetrations.

March 13, 2012
R. Trent Perkins, PE
Principal

Answered by

Company

Date



6/S3.04 **SECTION**
NO SCALE

NOTE:
1. PROVIDE ADD'L REINF. PER 4/S3.01
2. DIAMETER OF SLEEVE SHALL BE 1/2" LARGER THAN PIPE Ø MINIMUM.

REF. 3/S3.04 TYPICAL

REF. 8/S3.04 TYPICAL

R15'-0"

#4 AT 24" O.C. EACH WAY BOTTOM

10-#5 x10'-0" EACH WAY TOP - TYPICAL AT PIERS U.N.O.

6'-0"x6'-0"x18" DEEP DROP CAP - TYPICAL

T/CONC. EL. = 640'-9 1/4"

10" THICK POST-TENSIONED CONCRETE SLAB

T/CONC. EL. = 640.70'

SLOPE TO DRAIN

T/CONC. EL. = 640.47'

T/CONC. EL. = 640.37'

T/CONC. EL. = 640.35'

SLOPE

T/CONC. EL. = 640.55'

TS5x5x3/8 - TYP. AT INTERIOR REF. 9/S3.03

TS4x4x3/8 - TYP. AT EXTERIOR REF. 9/S3.03 SIM.

SLOPE PORCH SLAB PER ARCH'L - TYPICAL U.N.O.

PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.

CONCRETE PODIUM DECK PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02, AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 - S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. PIERS AT PODIUM DECK SHALL BE 18" DIAMETER CONCRETE PIERS, UNLESS NOTED OTHERWISE. PIERS ARE CENTERED ON GRID LINES, UNLESS NOTED OTHERWISE. REFER TO 1/S3.01 FOR TYPICAL PIER DETAIL.
4. T/CONC. = TOP OF CONCRETE ELEVATIONS. T/CONC. = REF. PLAN, UNLESS NOTED OTHERWISE.
5. PODIUM DECK SHALL BE 10 INCH THICK POST-TENSIONED CONCRETE SLAB, UNLESS NOTED OTHERWISE. DROP CAPS, SLAB BANDS AND BEAMS SHALL BE 18 INCHES THICK, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

1/S2.11 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE. THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

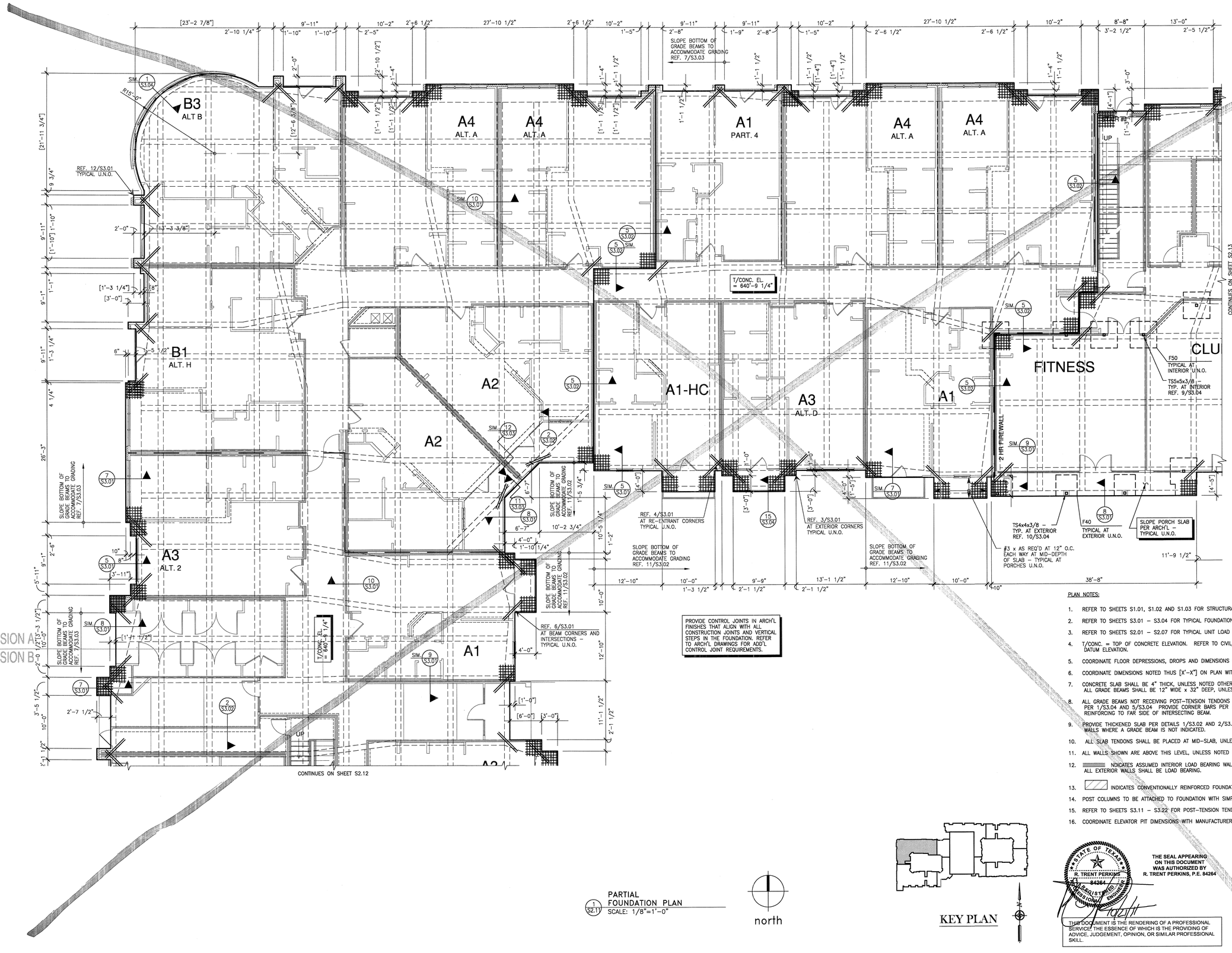
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.11



PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT LOAD BEARING WALL INFORMATION.
4. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
5. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. COORDINATE DIMENSIONS NOTED THUS [X'-X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
7. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE ALL GRADE BEAMS SHALL BE 12" WIDE x 32" DEEP, UNLESS NOTED OTHERWISE.
8. ALL GRADE BEAMS NOT RECEIVING POST-TENSION TENDONS SHALL BE REINFORCED PER 1/S3.04 AND 5/S3.04. PROVIDE CORNER BARS PER 1/S3.03. EXTEND ALL REINFORCING TO FAR SIDE OF INTERSECTING BEAM.
9. PROVIDE THICKENED SLAB PER DETAILS 1/S3.02 AND 2/S3.02 BENEATH ALL LOAD BEARING WALLS WHERE A GRADE BEAM IS NOT INDICATED.
10. ALL SLAB TENDONS SHALL BE PLACED AT MID-SLAB, UNLESS NOTED OTHERWISE.
11. ALL WALLS SHOWN ARE ABOVE THIS LEVEL, UNLESS NOTED OTHERWISE.
12. NDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
13. INDICATES CONVENTIONALLY REINFORCED FOUNDATION.
14. POST COLUMNS TO BE ATTACHED TO FOUNDATION WITH SIMPSON TYPE "AB" CONNECTOR.
15. REFER TO SHEETS S3.11 – S3.22 FOR POST-TENSION TENDON LAYOUTS.
16. COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURERS REQUIREMENTS.

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

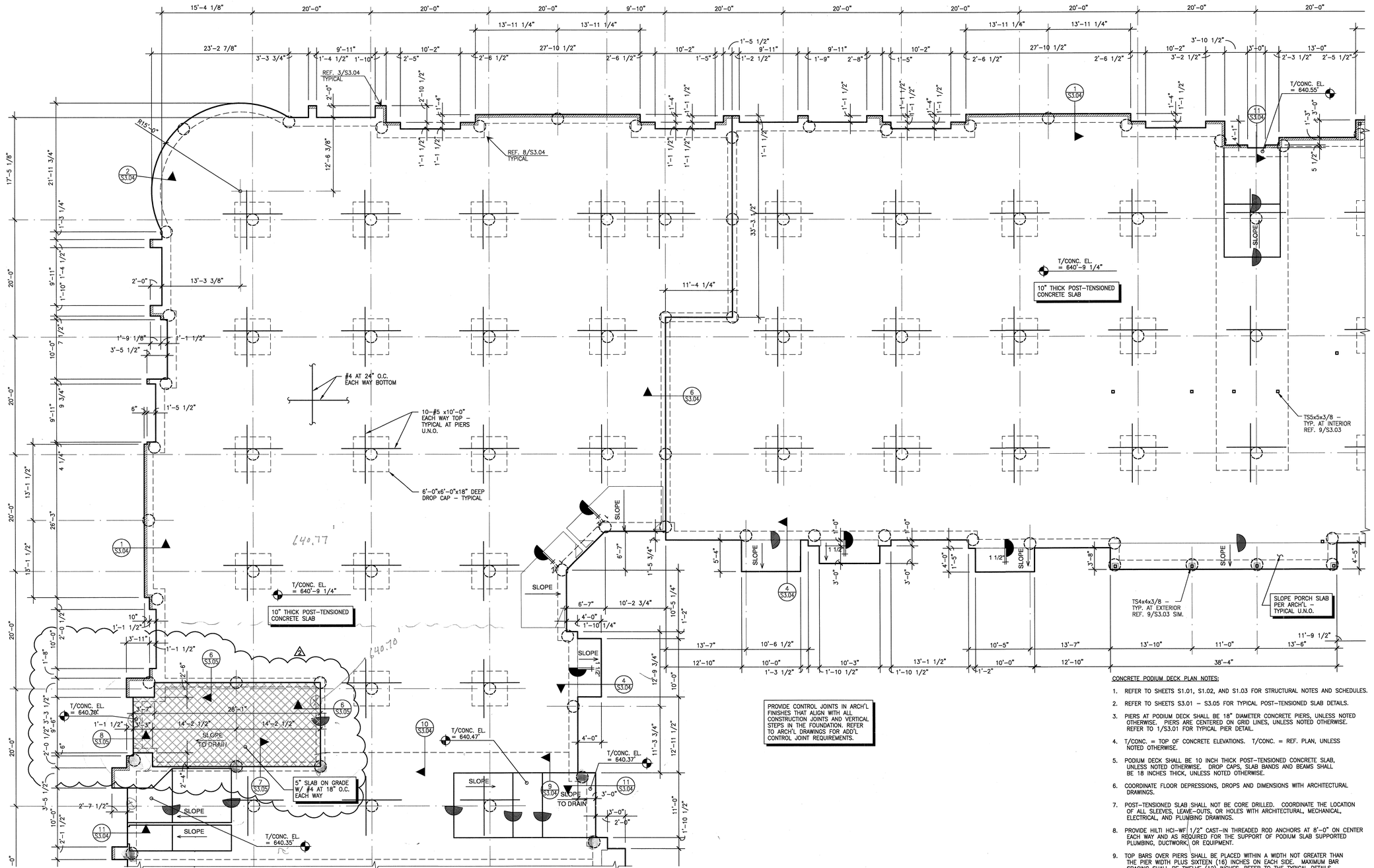
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.11



PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.

CONCRETE PODIUM DECK PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02, AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
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8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
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1 S2.11 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS R. TRENT PERKINS 84264 REGISTERED PROFESSIONAL ENGINEER 8/2/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011
2 SLAB ON GRADE FOR METER BANK 12/21/2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.11

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 135
Date: 5/31/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Slab at Club Poured Short

Drawing: S2.11, S2.13, A9.1
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/8/2012**

On the courtyard side of the Club, where the 45 degree angle is, the concrete slab form board was about 2 inches short right in the angle. Please provide a fix for the following:
1. How can the steel beam be positioned to carry the exterior wall of the floors above?
2. How can the slab be repaired so that we have the correct dimensions for the exterior wall of the clubhouse?

Requested by: David Miller
Embrey Builders LLC

Response:

Per the conference call on May 30, 2012, the beams will remain in the current locations indicated on the drawings and modifications made per the attached sketches. The columns will be attached to the embed plates at their current locations. The maximum offset of the column from its intended location on the structural drawings is two (2) inches. If this limit cannot be maintained with the current locations of the embeds, contact PPO for additional remedial recommendations.

Brande Parkey
Answered by

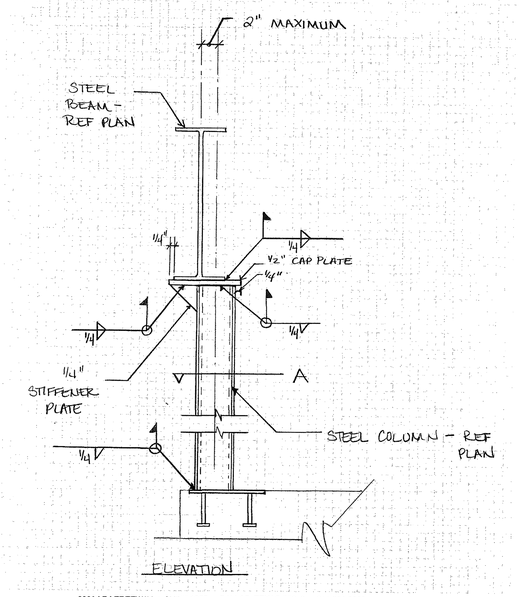
Parkin-Perkins-Olsen
Company

06/07/2012
Date

Page 1 of 1

PARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

Project | PPO No.
Subject | Date
Calc'd By | Chk'd By | Sht | Of



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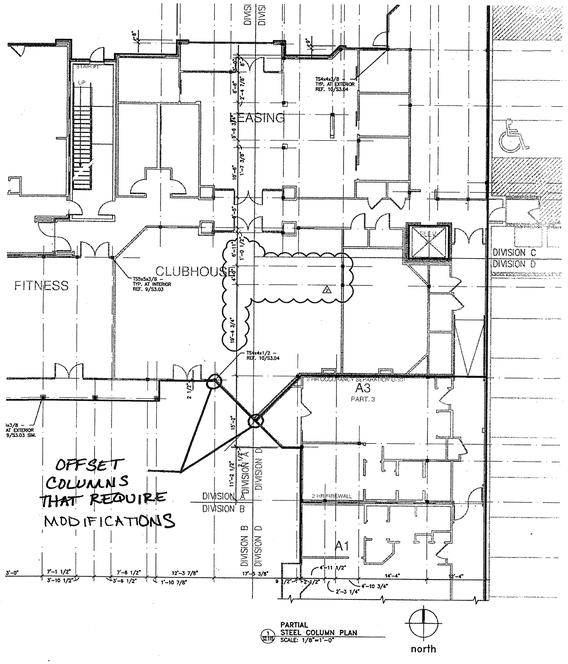
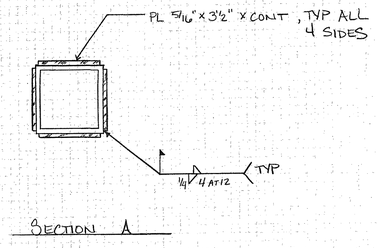


PARKIN PERKINS OLSEN
NG ENGINEERING, INC.

Project | PPO No.
Date
Calc'd By | Chk'd By | Sht | Of



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CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"

PARTIAL PIER AND BEAM PLAN
1 / S2.11P
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

KEY PLAN

PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

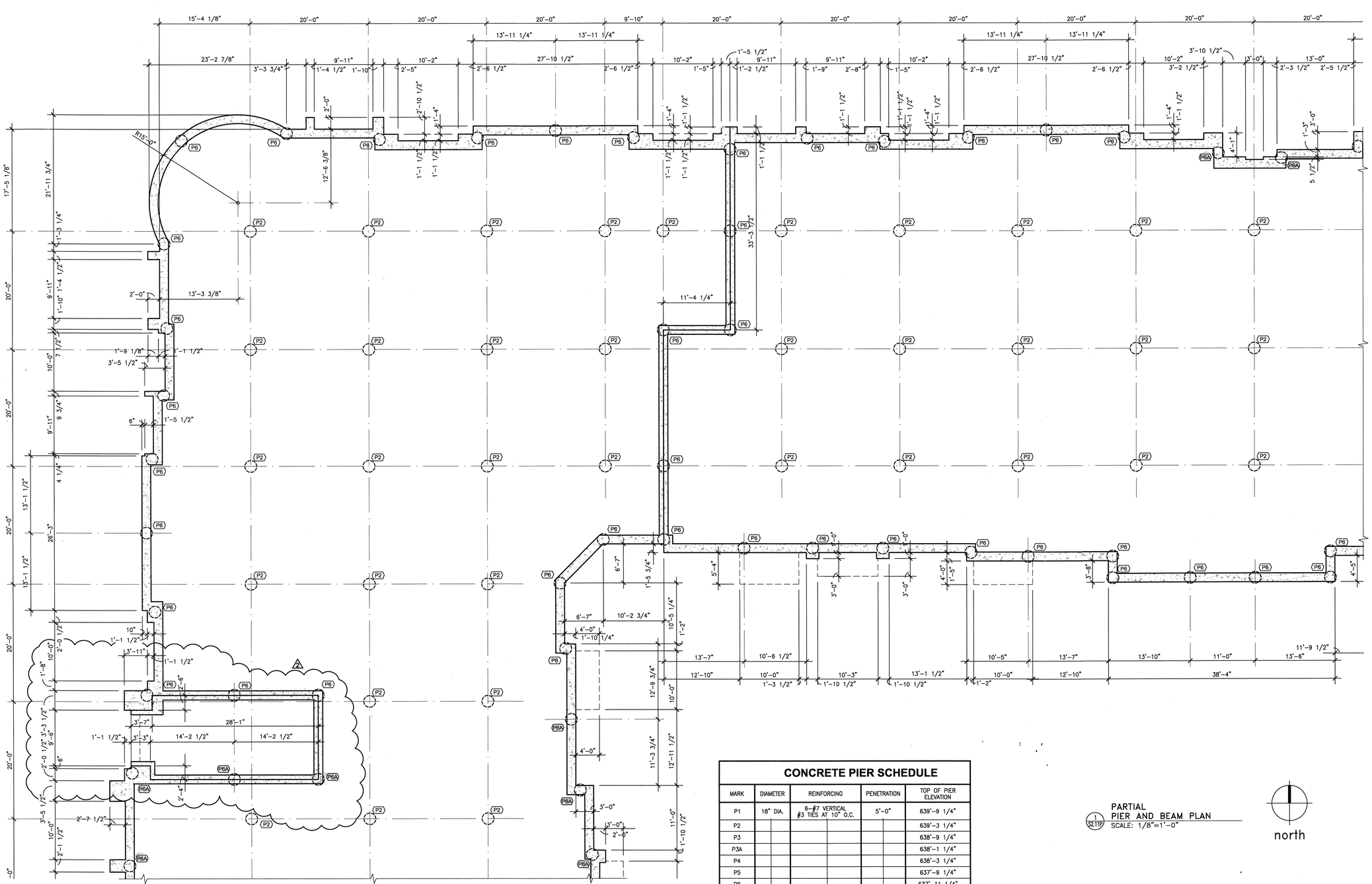
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.11P



CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"

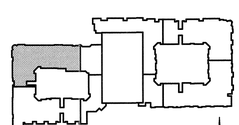
1 S2.11P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
12/21/11

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011
2 SLAB ON GRADE FOR METER BANK 12/21/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.11P

PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 86
Date: 3/26/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Steel dimensions

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required:**

The following is in an email from our structural steel subcontractor:
There are several dimensions that will be needed. I've attached a drawing. They have most of the columns located, but don't have any #'s for the beam to beam connections. Anywhere there's an empty circle, I don't have that number. Not all are needed, I just need to know how to locate those connections and the couple of columns that aren't marked. Also, there is one connection where two big beams come into the same column. One of the beams will be sitting on the column and the other will attach to that beam, but I don't know which one is on the column. There is a small sketch of what I think it is going to look like. This is the club/fitness area, the same would apply to the leasing area where there are beam to beam connections

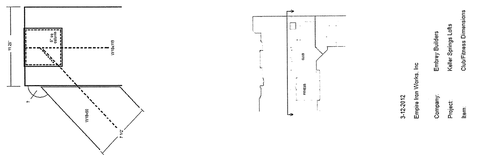
Requested by: David Miller
Embrey Builders LLC

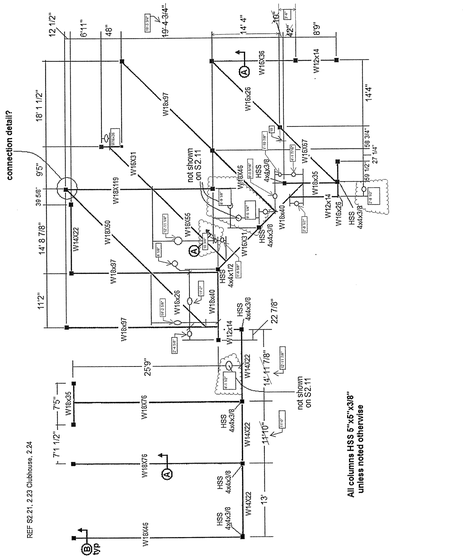
Response:

* Attached are the requested dimensions.
* The W18x119 will rest on the column as indicated on the plan sheet. The W18x50 will attach to the W18x119 beam.
* These responses are specific to the items in this RFI. Questions pertaining to any other location on the project will be addressed on a case by case basis. If additional dimensions for other areas are required, please provide a sketch.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
03/27/12
Date

Page 1 of 1





3-12-2012
Empire Iron Works, Inc
Company: Embrey Builders
Project: Keller Springs Lofts
Item: Club/Fitness Dimensions

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 93
Date: 3/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Steel Columns/ 2 HR Wall at Club

Drawing: S2.11S & A3.1A
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 4/5/2012**

S2.11S shows steel columns in the 2 HR Occupancy Separation Wall. Please provide a detail showing how the 2HR wall transitions into the columns.

Requested by: David Miller
Embrey Builders LLC

Response:

There will be studs 1/2" away from the steel column (on both sides) when they occur in a wall. All steel columns will have intumescent paint on them. This paint is thin, but when exposed to heat, will expand. This is where the 1/2" offset comes from. Please factor in this 1/2" offset when applying drywall over a steel column.

Ryan Faulds
Answered by
BGO architects
Company
April 17, 2012
Date

Page 1 of 1

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 97
Date: 3/28/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Steel Dimensions Needed

Drawing: S2.11S
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 4/2/2012**

Please provide dimensions needed at clouded areas on the attached drawing.

Requested by: David Miller
Embrey Builders LLC

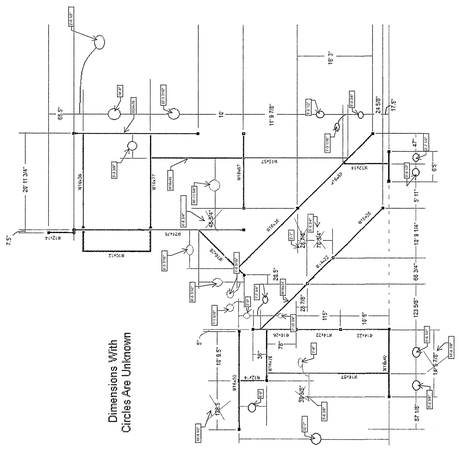
Response:

Please see attached.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
April 2, 2012
Date

Page 1 of 1

3-27-2012
Empire Iron Works
Company: Embrey Builders
Project: Keller Springs Lofts
Subject: Leasing Structural Dimensions Info



Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 153
Date: 6/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Angle Iron at Coped Flanges

Drawing: Details sent on 5/15/12
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/15/2012**

One of the additional angles called for in the "Additional Angle Schedule" calls for a L6x4x7/8 LLH piece. My steel sub can't get this size but can get L6x6x3/4. Can we use that size angle for these areas?

Requested by: David Miller
Embrey Builders LLC

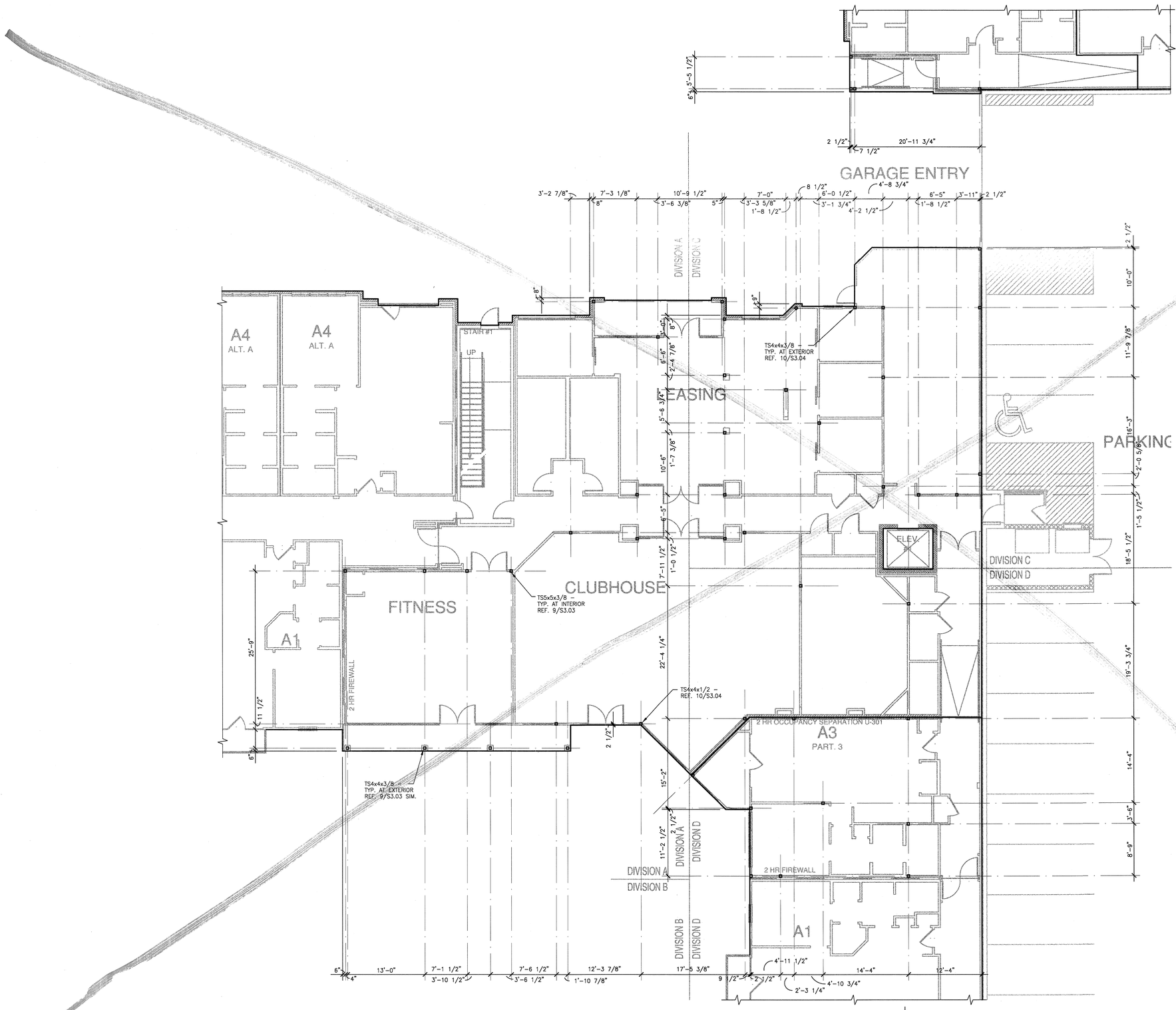
Response:

Please use specified size, or equivalent bent plate member.

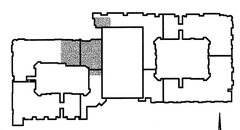
R. Trent Perkins, P.E. June 18, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by
Company
Date

Page 1 of 1



1 S2.11S PARTIAL STEEL COLUMN PLAN
SCALE: 1/8"=1'-0"



KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

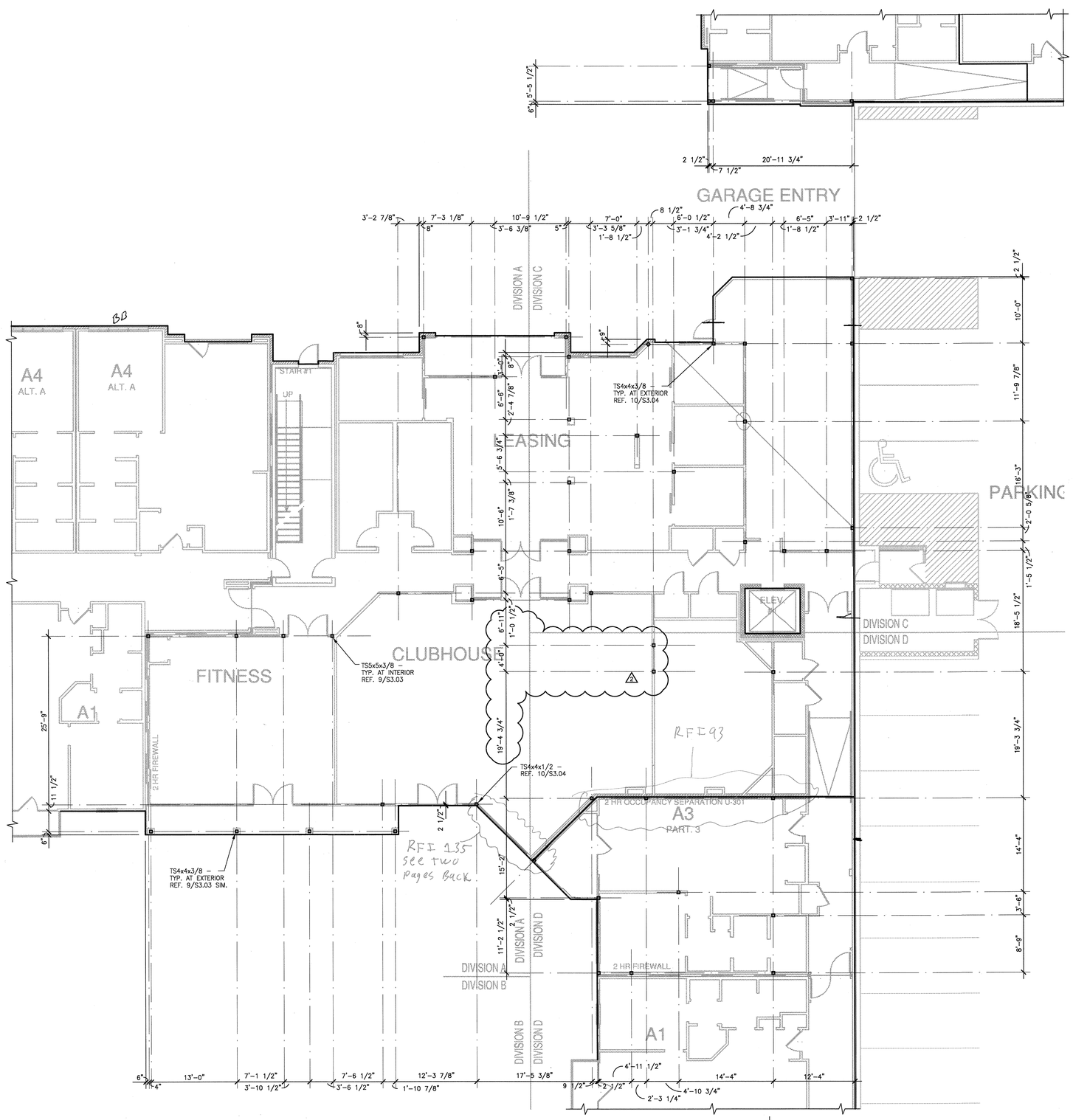
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.11S



1 S2.11S PARTIAL STEEL COLUMN PLAN
SCALE: 1/8"=1'–0"

KEY PLAN

REVISIONS

1	SLAB ON VOID FOUNDATION.	11/18/2011
2	COORDINATION	02/09/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.11S

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED
PROFESSIONAL
ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 107
Date: 4/9/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural/Architectural Difference at Courtyard Entry

Drawing: S2.15 & A3.1E; S2.12 & A3.1B
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 4/17/2012**

S2.15 shows sloping concrete on the interior of the building entry from the courtyard. A3.1E does not show that. It only shows slope outside the door. S2.12 shows a slope down and then flat at the door. A3.1B does not show a slope. Please confirm which is correct for these two.

Requested by: David Miller
Embrey Builders LLC

Response:

Structural plans are in agreement with Architectural Forming plans. Architect to confirm that this information is the design intent.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.

May 28, 2012

Trent is correct, and Yes, this is the design intent.

Ryan Faulds
BGO architects
May 29, 2012

Answered by

Company

Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 171
Date: 7/10/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Driving Vehicles on Slab

Drawing: S2.12
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 7/11/2012**

Please confirm that we are OK to drive vehicles (trucks, bobcats, forklifts) on the slab in the area highlighted on the attached drawing. This is in Pour #11.

Requested by: David Miller
Embrey Builders LLC

Response:

SLAB MAY BE ABLE TO ACCOMODATE LIGHT TRAFFIC FROM SMALLER VEHICLES. PLEASE PROVIDE SPECIFICATIONS FOR PROPOSED EQUIPTMENT FOR OUR REVIEW PRIOR TO DRIVING ANY VEHICLES ON STRUCTURAL SLABS.

R.Trent Perkins

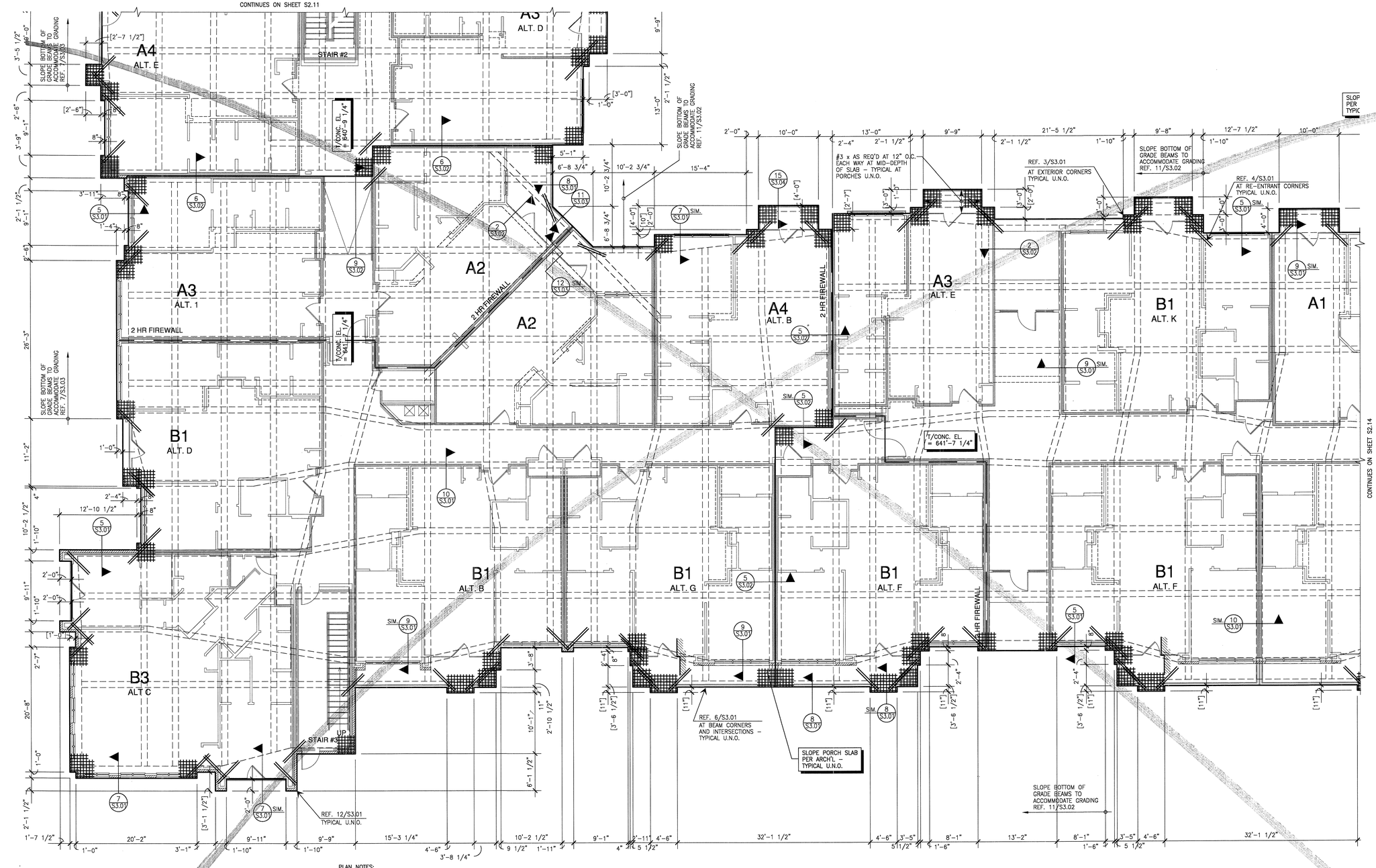
Parkin-Perkins-Olsen Consulting Engineering, INC.

July 17, 2012

Answered by

Company

Date

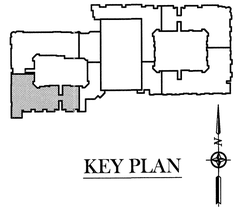


PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT LOAD BEARING WALL INFORMATION.
4. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
5. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. COORDINATE DIMENSIONS NOTED THUS [X'-X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
7. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE ALL GRADE BEAMS SHALL BE 12" WIDE x 32" DEEP, UNLESS NOTED OTHERWISE.
8. ALL GRADE BEAMS NOT RECEIVING POST-TENSION TENDONS SHALL BE REINFORCED PER 1/S3.04 AND 5/S3.04 PROVIDE CORNER BARS PER 1/S3.03. EXTEND ALL REINFORCING TO FAR SIDE OF INTERSECTING BEAM.
9. PROVIDE THICKENED SLAB PER DETAILS 1/S3.02 AND 2/S3.02 BENEATH ALL LOAD BEARING WALLS WHERE A GRADE BEAM IS NOT INDICATED.
10. ALL SLAB TENDONS SHALL BE PLACED AT MID-SLAB, UNLESS NOTED OTHERWISE.
11. ALL WALLS SHOWN ARE ABOVE THIS LEVEL, UNLESS NOTED OTHERWISE.
12. ▬▬ NDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
13. ▨ INDICATES CONVENTIONALLY REINFORCED FOUNDATION.
14. POST COLUMNS TO BE ATTACHED TO FOUNDATION WITH SIMPSON TYPE "AB" CONNECTOR.
15. REFER TO SHEETS S3.11 – S3.22 FOR POST-TENSION TENDON LAYOUTS.
16. COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURERS REQUIREMENTS.

1 S2.12 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north



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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

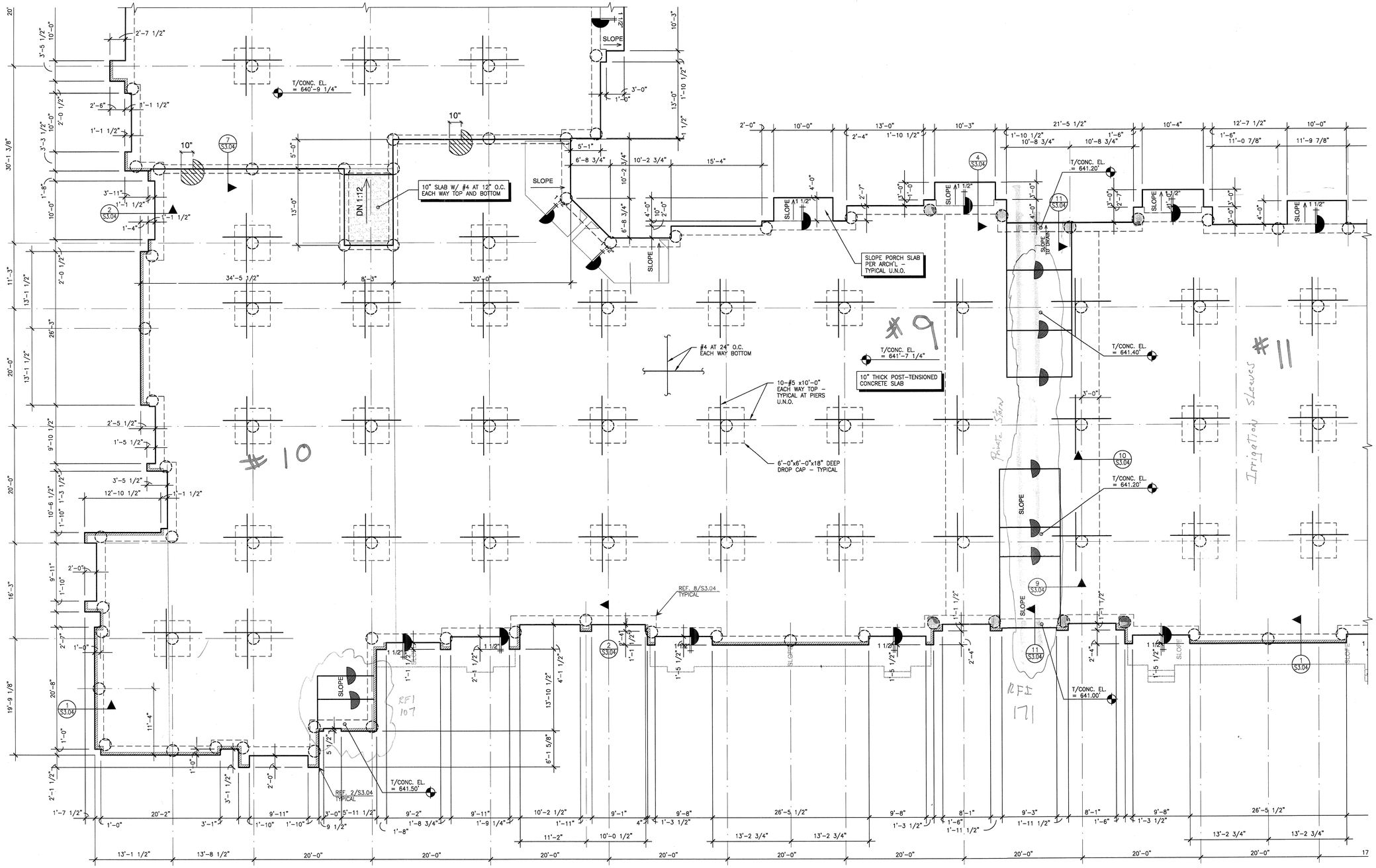
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.12



CONCRETE PODIUM DECK PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02, AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. PIERS AT PODIUM DECK SHALL BE 18" DIAMETER CONCRETE PIERS, UNLESS NOTED OTHERWISE. PIERS ARE CENTERED ON GRID LINES, UNLESS NOTED OTHERWISE. REFER TO 1/S3.01 FOR TYPICAL PIER DETAIL.
4. T/CONC. = TOP OF CONCRETE ELEVATIONS. T/CONC. = REF. PLAN, UNLESS NOTED OTHERWISE.
5. PODIUM DECK SHALL BE 10 INCH THICK POST-TENSIONED CONCRETE SLAB, UNLESS NOTED OTHERWISE. DROP CAPS, SLAB BANDS AND BEAMS SHALL BE 18 INCHES THICK, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

1 S2.12 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · LICENSED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

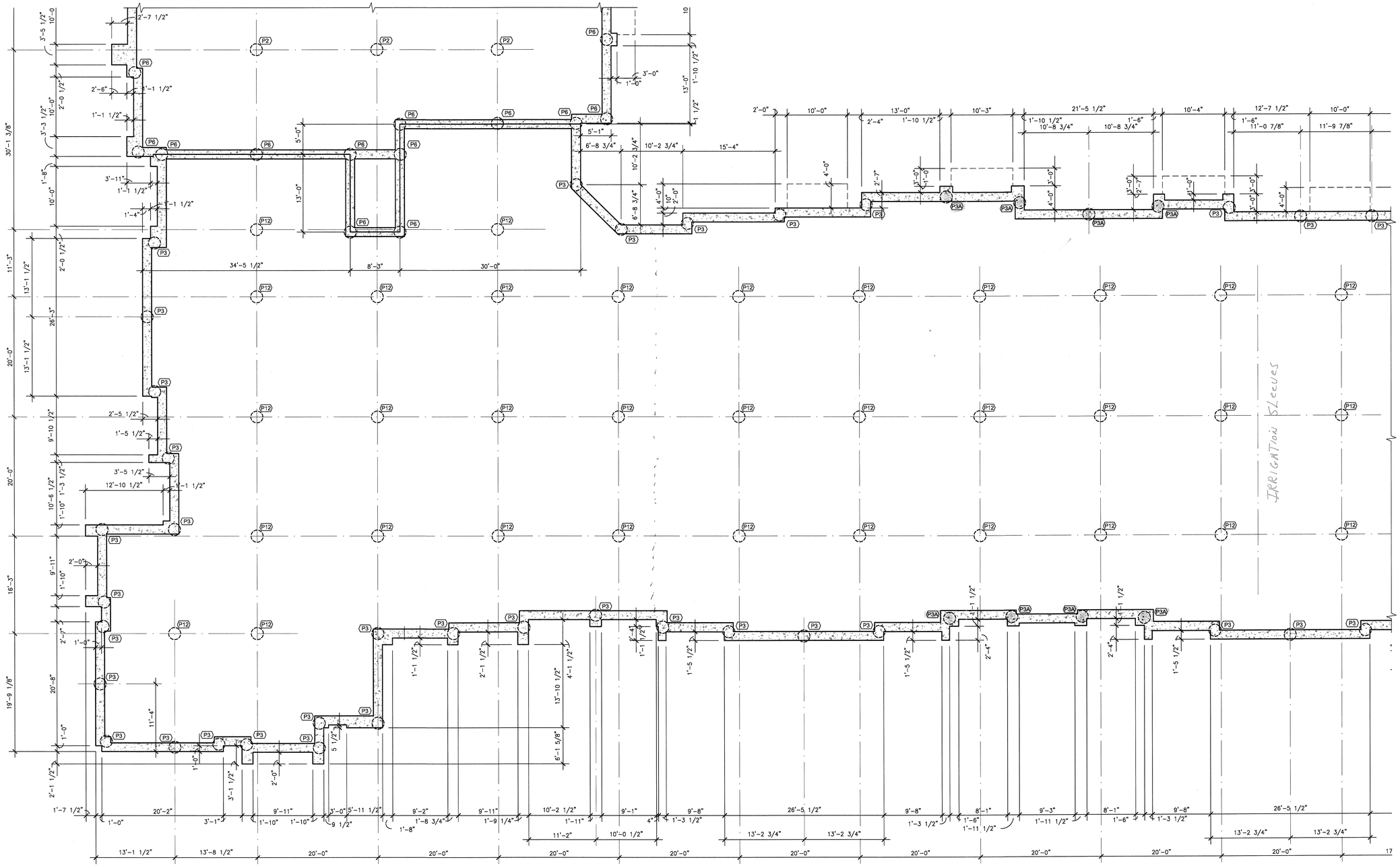
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.12



CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"

P10					641'-1 1/4"
P11					640'-7 1/4"
P12					640'-1 1/4"
P13					639'-7 1/4"
P14					639'-1 1/4"
P15					634'-9 1/4"
P16					634'-7 1/4"
P17					636'-2"

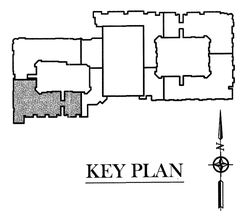
1/S2.12P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px



KEY PLAN

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
11/8/11

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PPQ
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.12P

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 78
Date: 3/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Raising piers on north wall

Drawing: S2.13P, S2.15P & 5/S3.04
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 3/22/2012

Request:
As per our conversation during our meeting at your office, we would like to propose a change in the top of pier elevations for the P9, P8 & P7 piers. After revelving the finished exterior grades on the landscape drawings 1C & 2C, we feel the top of pier elevation could be raised as follows:
P9 - 638' - 9 1/4"
P8 - 637' - 9 1/4"
P7 - 638' - 0"
By raising these it will also benifit the integrity of the perimeter storm drain line. We would also like a detail for using dowels & sonotube on the previously poured P9 piers.

Requested by: David Miller
Embrey Builders LLC

Response:

PPO takes no exception to raising the top of pier elevation as long as it does not conflict with external grades. Please verify with Architect/Civil Engineer that proposed top of pier elevations are acceptable.

Pier extensions should be formed with a sonotube form of the same diameter as the pier shaft and reinforced with 6-#7 verticals (drilled and grouted into the existing pier with a minimum of 13 1/8" of embedment in accordance with the manufacturer's recommendations) and #3 ties at 10" on center as noted in detail 1/S3.01.

March 21, 2012
R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 117
Date: 5/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Repair Needed at Step From Pour 3 to Pour 5

Drawing: S2.13
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 5/22/2012

Request:
At the 12" step down between pour #3 and pour #5 the forms for pour #3 got out of square to the east of the proper line. At our site meeting on 5/11 with PPO (Brande Parkey) we looked at possibly using a treated 2x12 shot or anchored into the face of the #3 slab. This would be used for additional bearing for the 3 1/2" stud party wall for #3. Attached is the location with the dimension showing the length of the treated 2x12. Please advise and respond.

Requested by: David Miller
Embrey Builders LLC

Response:

Attach vertical, pressure-treated 2x12's (cut so that the end of the 2x12's flushes out with the top of the concrete at the high side of the step) at 11 1/4" on center. Attach each piece of 2x12 with two 5/8"x6 1/2" Simpson Titen HD anchors (see sheet S1.1 for requirements) spaced at 6" on center vertically.

May 28, 2012
R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 135
Date: 5/31/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Slab at Club Poured Short

Drawing: S2.11, S2.13, A9.1
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 6/8/2012

Request:
On the courtyard side of the Club, where the 45 degree angle is, the concrete slab form board was about 2 inches short right in the angle. Please provide a fix for the following:
1. How can the steel beam be positioned to carry the exterior wall of the floors above?
2. How can the slab be repaired so that we have the correct dimensions for the exterior wall of the clubhouse?

Requested by: David Miller
Embrey Builders LLC

Response:

Per the conference call on May 30, 2012, the beams will remain in the current locations indicated on the drawings and modifications made per the attached sketches. The columns will be attached to the embed plates at their current locations. The maximum offset of the column from its intended location on the structural drawings is two (2) inches. If this limit cannot be maintained with the current locations of the embeds, contact PPO for additional remedial recommendations.

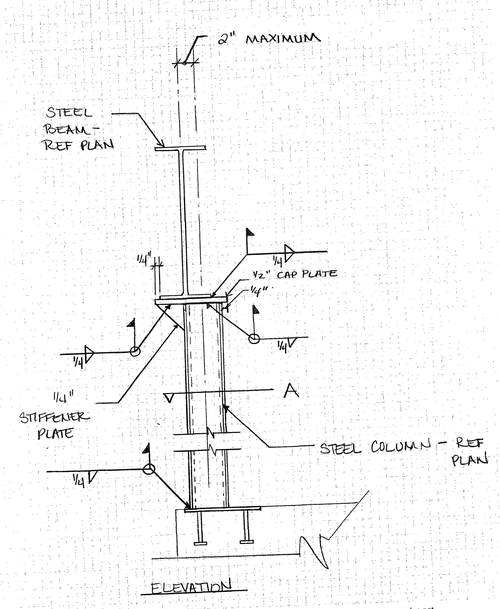
Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

06/07/2012
Date

ARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

Project | PPO No.
Date
Calc'd By | Chk'd By | Sht | Of
bject



Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 110
Date: 4/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Ramp and Gradebeam at NW Corner of Garage

Drawing: S2.13P
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 4/19/2012

Request:
The P5 top of pier elevation at the SW corner of Pour 5 will not allow enough room for the ramp. FF should be at 640.1', which would mean we would have a shorter gradebeam than the typical 2'-0". Please confirm if we are to have an 18" gradebeam there and also confirm where the stepdown is from the P9 pier to the P5 pier. Also profide a detail or cut through that area.

Requested by: David Miller
Embrey Builders LLC

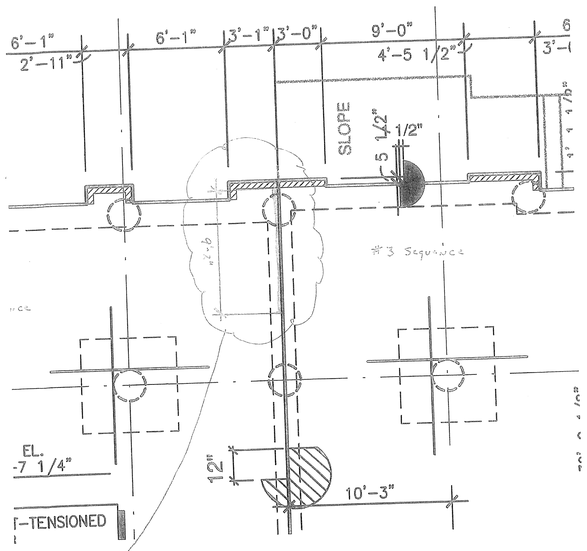
Response:

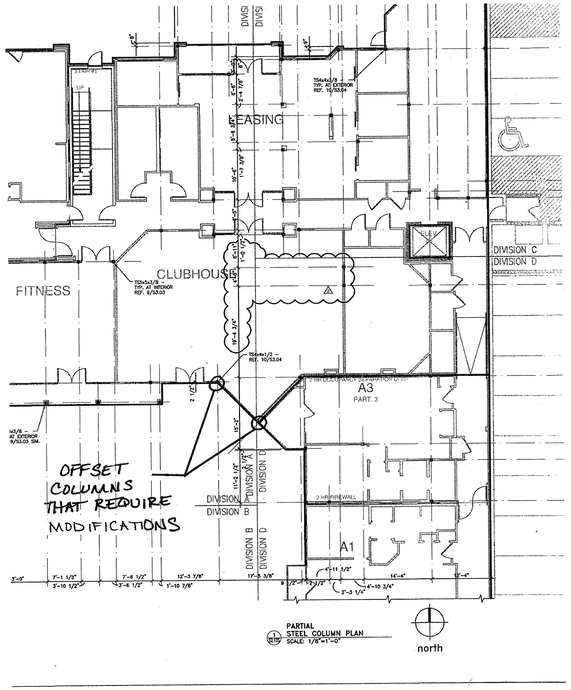
Step top of grade beam down 6" at ramp only. Grade beam depth to remain 24" at all other areas.

See 6/S3.01 for additional information.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: April 17, 2012





PARTIAL STEEL COLUMN PLAN
SCALE: 1/8"=1'-0"

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CONSULTING ENGINEERING, INC.

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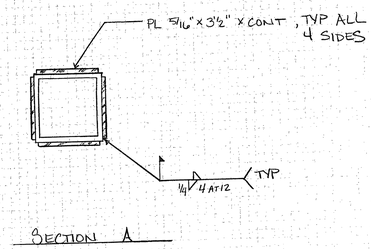


EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 117
Date: 5/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Repair Needed at Step From Pour 3 to Pour 5

Drawing: S2.13
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 5/22/2012**

At the 12" step down between pour #3 and pour #5 the forms for pour #3 got out of square to the east of the proper line. At our site meeting on 5/11 with PPO (Brande Parkey) we looked at possibly using a treated 2x12 shot or anchored into the face of the #3 slab. This would be used for additional bearing for the
3 1/2" stud party wall for #3. Attached is the location with the dimension showing the length of the treated 2x12. Please advise and respond.

Requested by: David Miller
Embrey Builders LLC

Response:

Attach vertical, pressure-treated 2x12's (cut so that the end of the 2x12's flushes out with the top of the concrete at the high side of the step) at 11 1/4" on center. Attach each piece of 2x12 with two 5/8"x6 1/2" Simpson Titen HD anchors (see sheet S1.1 for requirements) spaced at 6" on center vertically.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 131
Date: 5/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Slab Overpour at Pour #1

Drawing: S2.13
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/5/2012**

The slab at the northeast corner of Pour #1 was overpoured to cover the entire gradebeam instead of half of it. Please provide method to repair.

Requested by: David Miller
Embrey Builders LLC

Response:

Please see attached sketch for PPO's suggested solution.

Architect to verify that the presence of this cold joint inside the unit is acceptable.

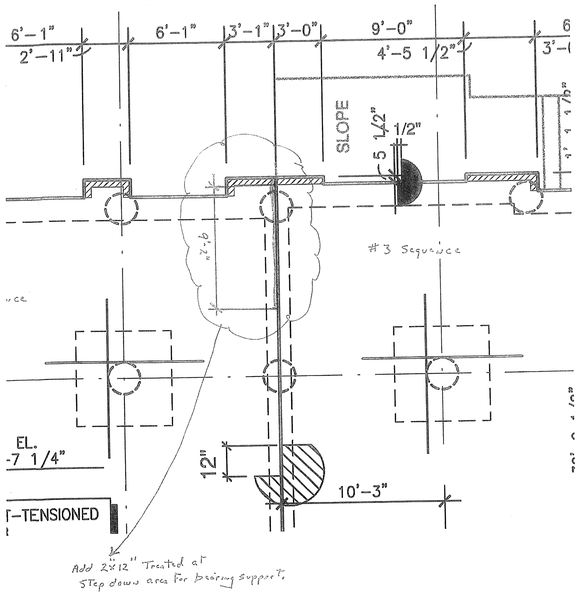
R. Trent Perkins, P.E. May 30, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

BGO is in concurrence with PPO's structural detail. Please do not oversize the holes for the dowels. Provide Greenstreak Swellstop Waterstop (http://www.greenstreak.com/Div3/Waterstops/swellstop.asp) or approval equal in the joint,

WK 06/04/2012

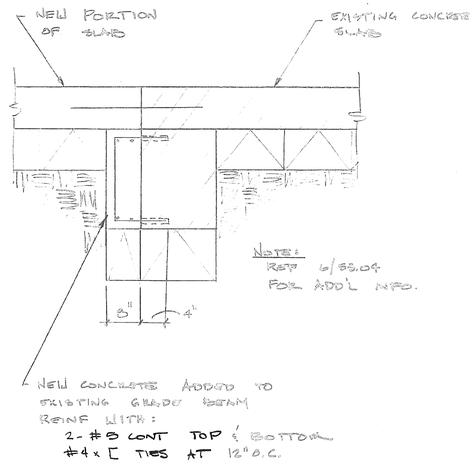
Answered by

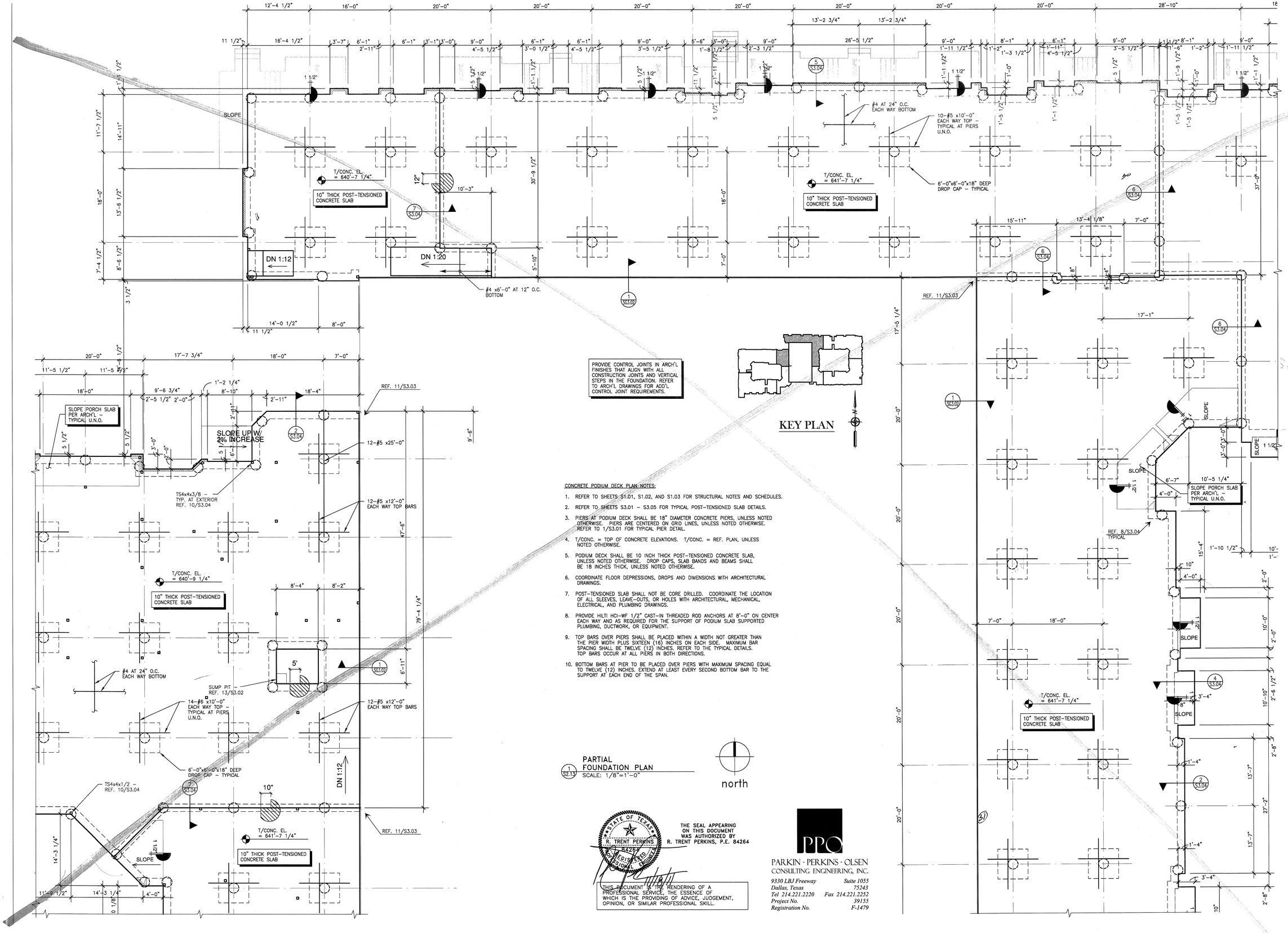
Company Date



PARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

Project KELLER SPRINGS PPO No. 39155
Subject RFI - 131 Calc'd By Chk'd By Date 5/30/12 Sht 1 Of 1





PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.

KEY PLAN

CONCRETE PODIUM DECK PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02, AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. PIERS AT PODIUM DECK SHALL BE 18" DIAMETER CONCRETE PIERS, UNLESS NOTED OTHERWISE. PIERS ARE CENTERED ON GRID LINES, UNLESS NOTED OTHERWISE. REFER TO 1/S3.01 FOR TYPICAL PIER DETAIL.
4. T/CONC. = TOP OF CONCRETE ELEVATIONS. T/CONC. = REF. PLAN, UNLESS NOTED OTHERWISE.
5. PODIUM DECK SHALL BE 10 INCH THICK POST-TENSIONED CONCRETE SLAB, UNLESS NOTED OTHERWISE. DROP CAPS, SLAB BANDS AND BEAMS SHALL BE 18 INCHES THICK, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

1/S2.13 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

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PARKIN - PERKINS - OLSON
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

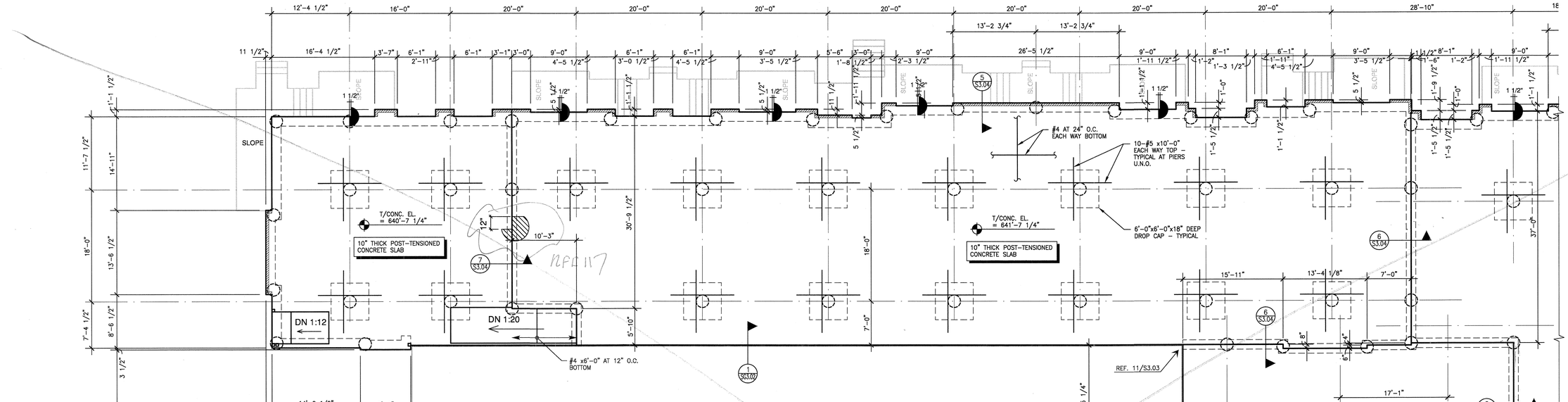
CONSTRUCTION ISSUE
10-17-2011

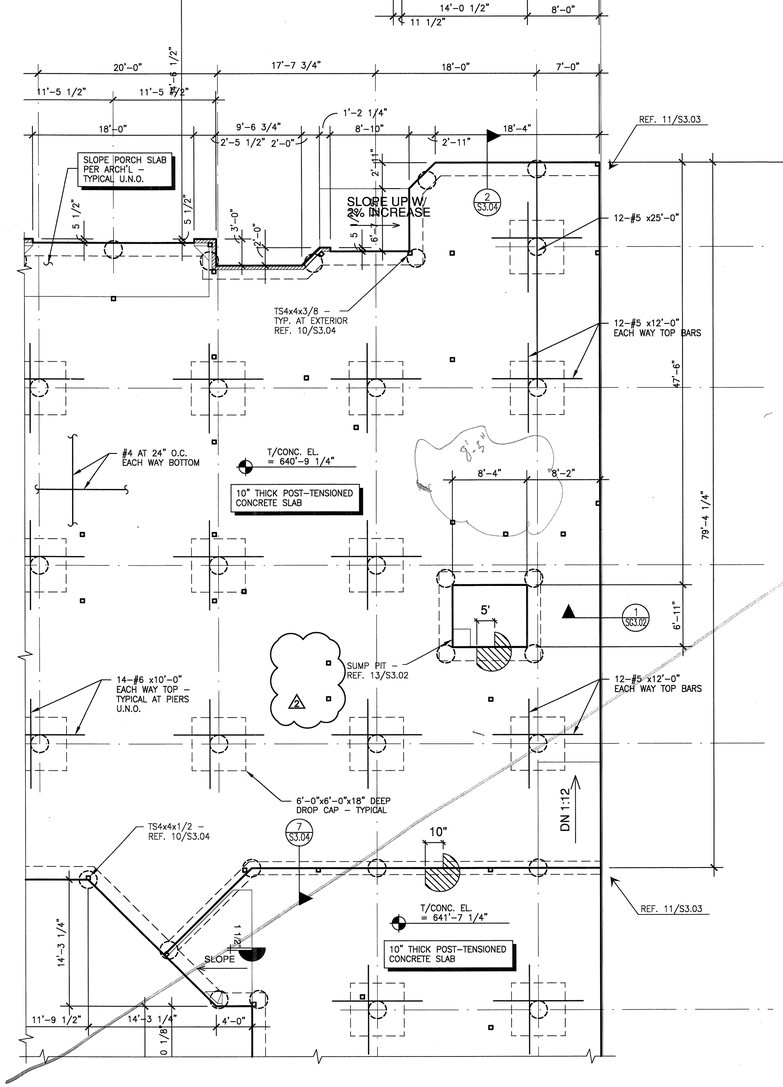
BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.13





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1 S2.13 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011
2 COORDINATION 02/09/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

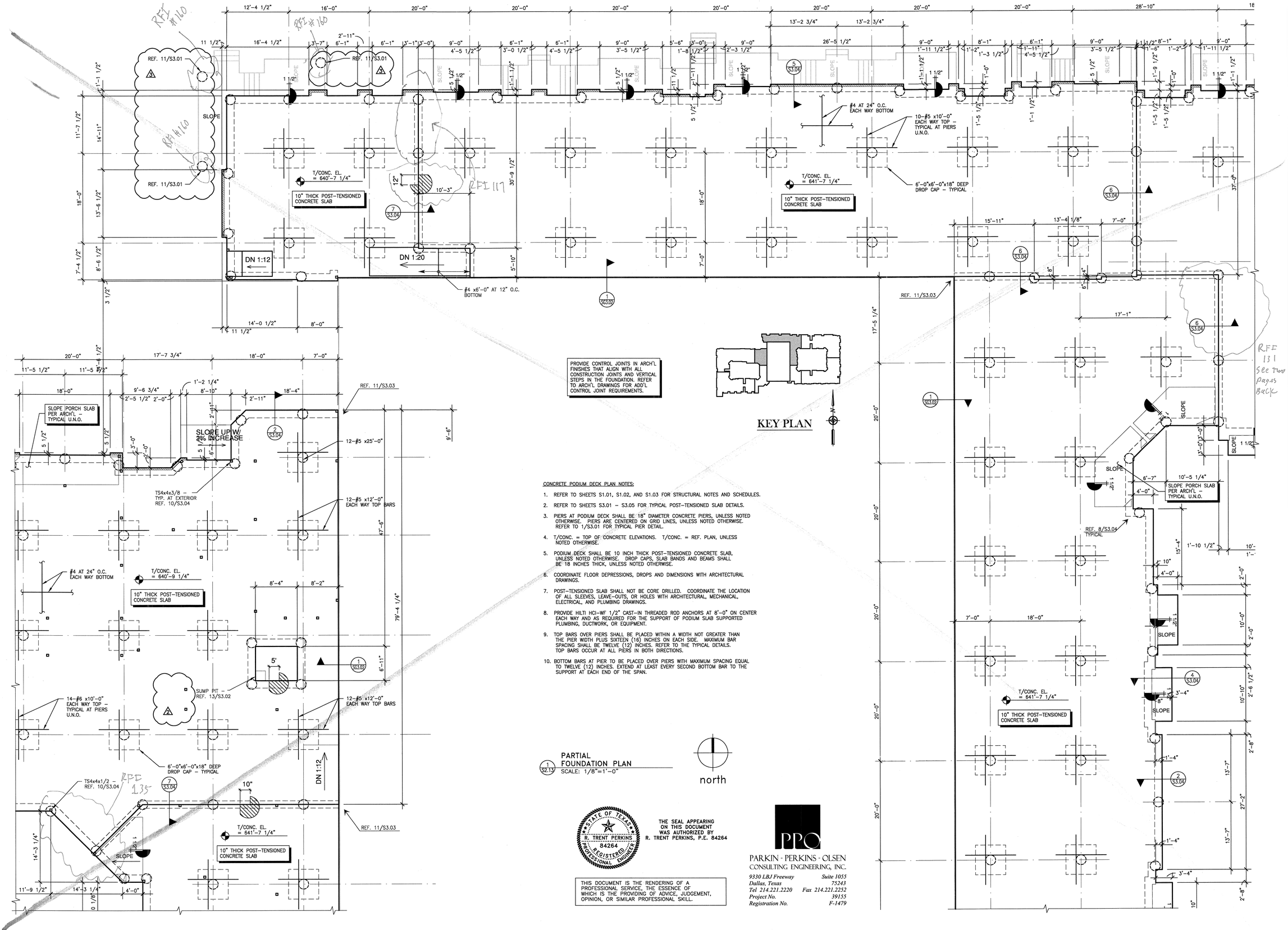
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
2
S2.13



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1 S2.13 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

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Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	COORDINATION	02/09/2012
3	RFI - 101	5/30/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
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PROJECT
11129

SHEET NUMBER
S2.13

4" SLAB ON GRADE REINF. W/ #3 AT 12" O.C. EACH WAY – REF. STRUCTURAL NOTES FOR SUBGRADE PREPARATIONS

SLOPE BOTTOM OF GRADE BEAMS TO ACCOMMODATE GRADING REF. 11/S3.02

SLOPE BOTTOM OF GRADE BEAMS TO ACCOMMODATE GRADING REF. 11/S3.02 AND 7/S3.03

REF. ARCH'L

T/CONC. EL. = 640'-7 1/4"

T/CONC. EL. = 641'-7 1/4"

STAIR #9

UP

B2 PART. 4

A1 PART. 2

A1 PART. 5

B1 PART. 2

A1 PART. 3

2 HR FIREWALL

CONTINUES ON SHEET S2.15

GARAGE ENTRY

LEASING

SLOPE PORCH SLAB PER ARCH'L – TYPICAL U.N.O.

TS4x4x3/8 – TYP. AT EXTERIOR REF. 10/S3.04

F40 TYPICAL AT EXTERIOR U.N.O.

F50 TYPICAL AT INTERIOR U.N.O.

TS5x5x3/8 – TYP. AT INTERIOR REF. 9/S3.04

T/CONC. EL. = 640'-9 1/4"

SUMP PIT – REF. 3/S3.02

ELEV. #1

BHOUSE

2 HR OCCUPANCY SEPARATION U-301

A3 PART. 3

DIVISION C

DIVISION D

DIVISION E

CONTINUES ON SHEET S2.11

CONTINUES ON SHEET S2.14

A2

A4 ALT. B

#3 x AS REQ'D AT 12" O.C. EACH WAY AT MID-DEPTH OF SLAB – TYPICAL AT PORCHES U.N.O.

REF. 4/S3.01 AT RE-ENTRANT CORNERS TYPICAL U.N.O.

REF. 3/S3.01 AT EXTERIOR CORNERS TYPICAL U.N.O.

A4 ALT. G

REF. 6/S3.01 AT BEAM CORNERS AND INTERSECTIONS – TYPICAL U.N.O.

SLOPE PORCH SLAB PER ARCH'L – TYPICAL U.N.O.

SLOPE BOTTOM OF GRADE BEAMS TO ACCOMMODATE GRADING REF. 11/S3.02

GRADE BEAMS TO ACCOMMODATE GRADING REF. 11/S3.02

T/CONC. EL. = 641'-7 1/4"

PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT LOAD BEARING WALL INFORMATION.
4. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
5. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. COORDINATE DIMENSIONS NOTED THUS [X'–X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
7. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE ALL GRADE BEAMS SHALL BE 12" WIDE x 32" DEEP, UNLESS NOTED OTHERWISE.
8. ALL GRADE BEAMS NOT RECEIVING POST–TENSION TENDONS SHALL BE REINFORCED PER 1/S3.04 AND 5/S3.04. PROVIDE CORNER BARS PER 1/S3.03. EXTEND ALL REINFORCING TO FAR SIDE OF INTERSECTING BEAM.
9. PROVIDE THICKENED SLAB PER DETAILS 1/S3.02 AND 2/S3.02 BENEATH ALL LOAD BEARING WALLS WHERE A GRADE BEAM IS NOT INDICATED.
10. ALL SLAB TENDONS SHALL BE PLACED AT MID–SLAB, UNLESS NOTED OTHERWISE.
11. ALL WALLS SHOWN ARE ABOVE THIS LEVEL, UNLESS NOTED OTHERWISE.
12. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
13. INDICATES CONVENTIONALLY REINFORCED FOUNDATION.
14. POST COLUMNS TO BE ATTACHED TO FOUNDATION WITH SIMPSON TYPE "AB" CONNECTOR.
15. REFER TO SHEETS S3.11 – S3.22 FOR POST–TENSION TENDON LAYOUTS.
16. COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURERS REQUIREMENTS.

KEY PLAN

1 S2.13 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'–0"

north

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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PPO
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REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8678
bgoarchitects.com

DATE
08-05-2011

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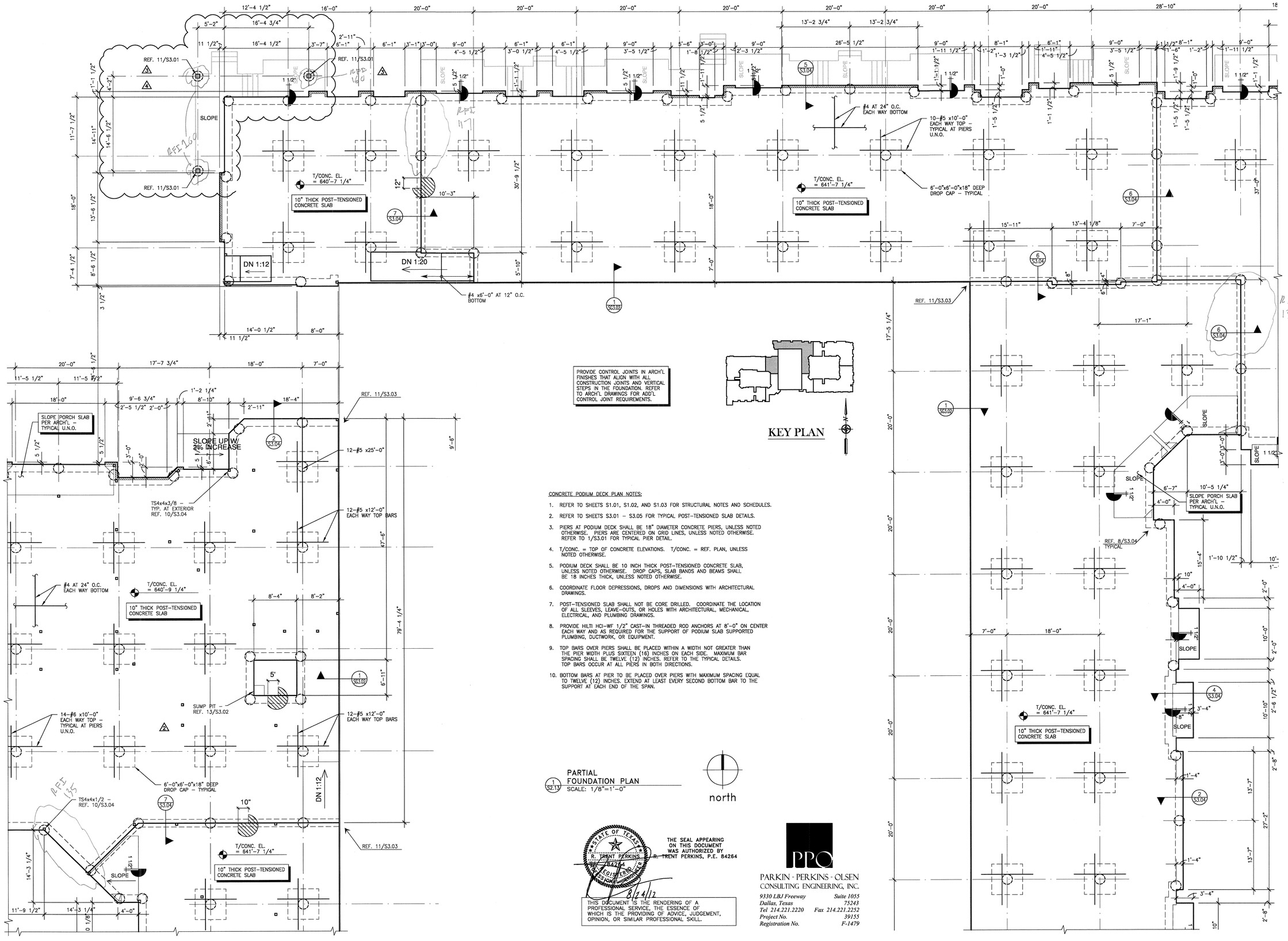
11129

SHEET NUMBER
S2.13



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7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 6'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

1 S2.13 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

8/24/12

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	COORDINATION	02/09/2012
3	RFI - 101	5/30/2012
4	RFI - 178	8/23/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.13

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 198
Date: 10/19/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: 8 x 8 post's Substitution request

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 10/23/2012**

Now that the concrete has been poured at the North West corner of section #1, our framing subcontractor has tried to place the order for the select structural cedar 8x8 posts. He is being told that this item is very rare and nearly impossible to get. We would have to buy a bundle and they would probably be 5 to 6 weeks out. Select structural DF would be 3 to 4 weeks out and would also have to buy it buy the bundle. Can we have an alternate? One suggestion would be to use a PSL column and wrap it or to use real trim columns. Please advise ASAP

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

PPO Response- PSL columns are structurally acceptable. The columns shall be 7" x 7" 1.8E PSL posts.

BGO Response- Walter Kilroy said in an email on October 20th that PPO suggestion of a PSL post is acceptable, and tit will be wrapped with Cedar. It will not be wrapped in Cedar. It will be wrapped in Stucco. These 3 columns will have a 1x6 capital, and a 1x4 base. The base will be held 3/8" off the finish concrete floor height and have backer-rod and sealant at the base.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: November 15, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 206
Date: 11/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: B2 part 4 pier cap at south side of patio

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 11/20/2012**

At the B2 part 4 patio pier cap we raised the south side of the patio for positive drainage. By doing this, the poured pier cap beccame recessed below the finished patio slab by about 5". We need a fix to rise the top of the pier cap out of the elements for the column post to sit on.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Per our conversation yesterday afternoon, please drill and epoxy grout in four #4x0'-8" dowels (with one #3 tie) into the existing pier cap and cast a new 6" tall cap extension.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: November 15, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 110
Date: 4/16/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Ramp and Gradebeam at NW Corner of Garage

Drawing: S2.13P
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
Date Required: 4/19/2012

The P5 top of pier elevation at the SW corner of Pour 5 will not allow enough room for the ramp. FF should be at 640.1', which would mean we would have a shorter gradebeam than the typical 2'-0". Please confirm if we are to have an 18" gradebeam there and also confirm where the stepdown is from the P9 pier to the P5 pier. Also profide a detail or cut through that area.

Requested by: David Miller
Embrey Builders LLC

Response:

Step top of grade beam down 6" at ramp only. Grade beam depth to remain 24" at all other areas.

See 6/S3.01 for additional information.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: April 17, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 160
Date: 6/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Wood Posts on B2 Part 4 Unit

Drawing: 8/S3.03, 11/S3.01, 2/A2.7A, A3.1C
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:
Date Required: 6/20/2012

Structural plans call for these posts to be 6" wood. Architectural calls for these to be 8". With the height of these columns (11 - 13 plus feet), should they be steel? Also, how do the structural beams attach to the columns, whether wood or steel?

Requested by: David Miller
Embrey Builders LLC

Response:

Per BGO, use 8x8 posts.
Fasten beams with Simpson CCQ Post Cap and to foundation with Simpson ABU Post Base.

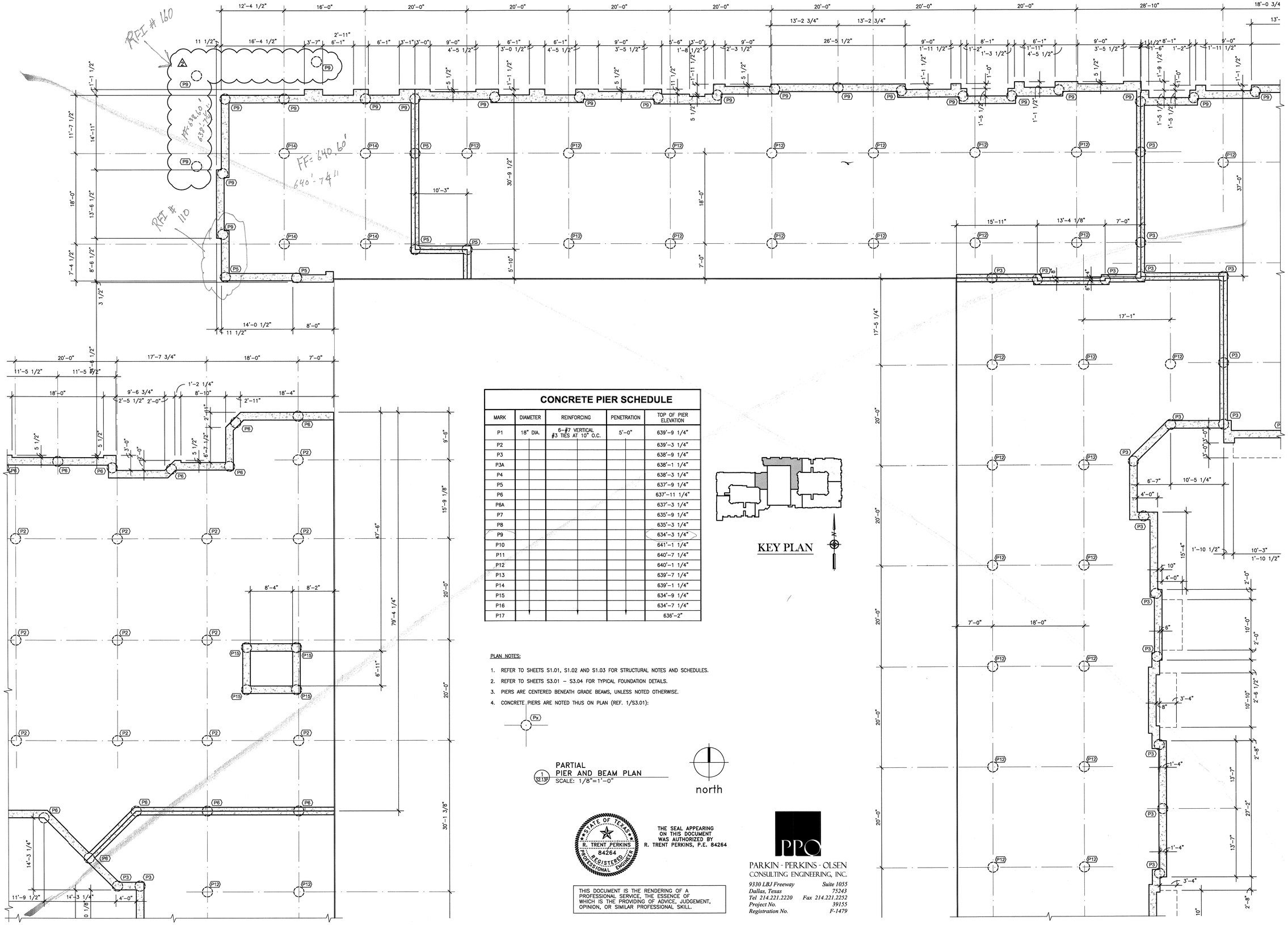
R. Trent Perkins, P.E. June 20, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

Page 1 of 1



CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6–#7 VERTICAL #3 TIES AT 10" O.C.	5'–0"	639'–9 1/4"
P2				639'–3 1/4"
P3				638'–9 1/4"
P3A				638'–1 1/4"
P4				638'–3 1/4"
P5				637'–9 1/4"
P6				637'–11 1/4"
P6A				637'–3 1/4"
P7				635'–9 1/4"
P8				635'–3 1/4"
P9				634'–3 1/4"
P10				641'–1 1/4"
P11				640'–7 1/4"
P12				640'–1 1/4"
P13				639'–7 1/4"
P14				639'–1 1/4"
P15				634'–9 1/4"
P16				634'–7 1/4"
P17				636'–2"

KEY PLAN

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

S2.13P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'–0"

north

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	RFI - 101	5/30/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

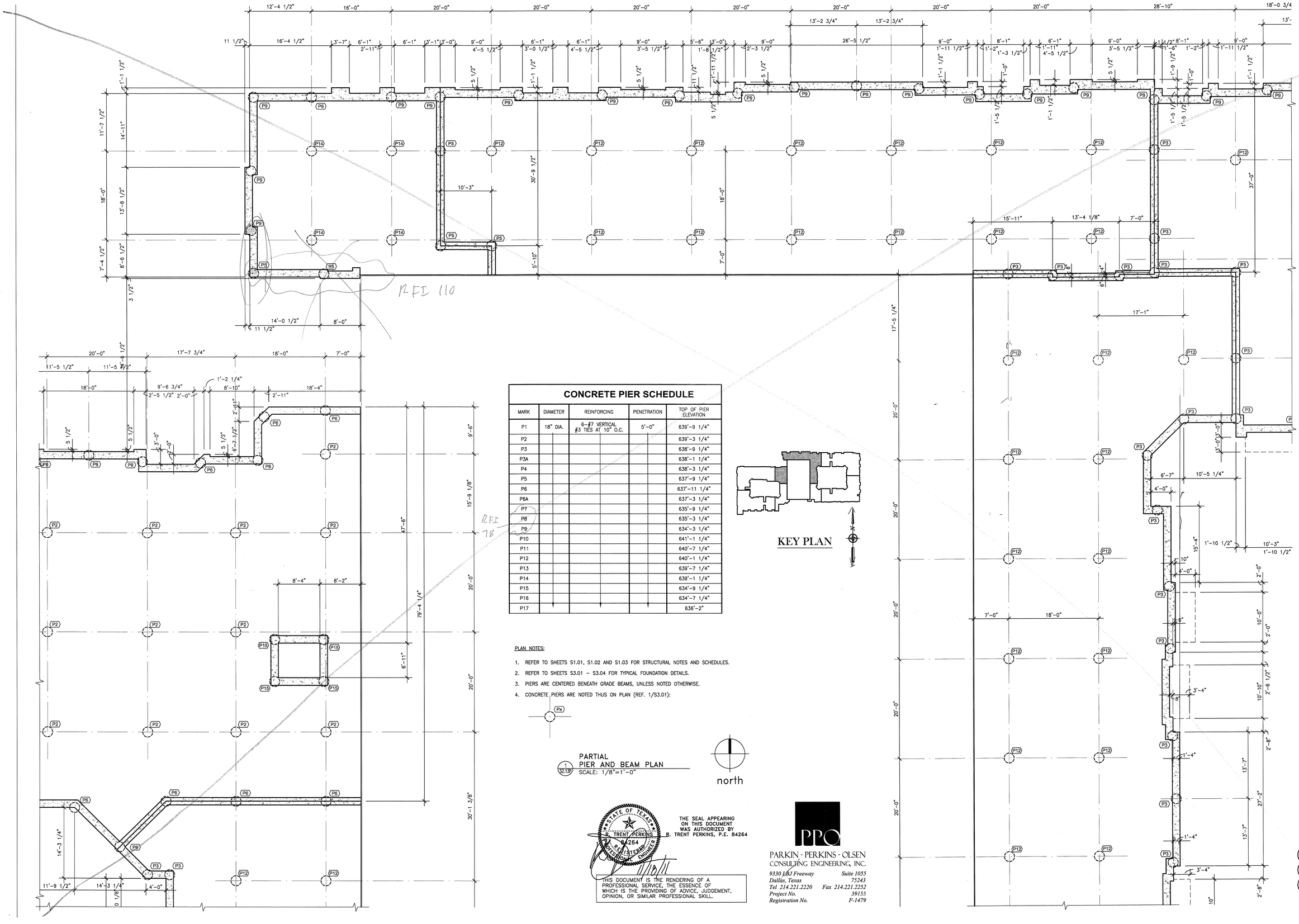
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.13P



CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"

KEY PLAN

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

(Px)

1/S2.13 PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

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PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy.,
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

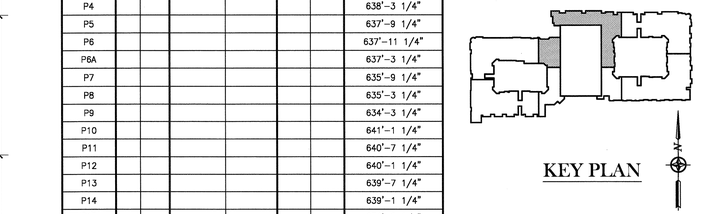
DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.13P

CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"
P18				637'-4 3/4"
P19				639'-4 3/4"



PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	RFI - 101	5/30/2012
3	RFI - 178	8/23/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.13P

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 112
Date: 5/4/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Moving Piers at Stair Tower #5

Drawing: S2.14P
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 5/9/2012**

Please confirm that we can move the P5 piers at the south end of Stair Tower 5 two feet to the north. This is to accomodate underground conduits already in place.

Requested by: David Miller
Embrey Builders LLC

Response:

Confirming conversation in the field, piers may be located as indicated above to avoid conflicts with underground conduits.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Not used

Answered by

Company

Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 119
Date: 5/17/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Reinforcement Between Garage and Elevator #2

Drawing: S2.14
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 5/18/2012**
There isn't a cut through the area between the garage and elevator pit #2. There will be an 8" wide slab between the garage and the elevator pit wall that supports the elevator shaft wall. Does that area need some other type of support than just a couple of #4 bars?

Requested by: David Miller
Embrey Builders LLC

Response:
*Refer to PPO Response to RFI 122 on May 25, 2012.
*If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
05/25/2012
Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 130
Date: 5/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Pour 21 Construction Joint

Drawing: S2.14
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/6/2012**
We would like to place a construction joint per the attached drawing. This joint will go along the south end of the ramp as shown on the drawing. Please confirm that we are OK to proceed with this.

Requested by: David Miller
Embrey Builders LLC

Response:
The proposed construction joint is acceptable to PPO. Please use the attached detail at the construction joint.

Please verify with the Architect that a construction joint is acceptable in this location.

R. Trent Perkins, P.E. May 31, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

This is an acceptable location.

Ryan Faulds
BGO architecture
June 01, 2012

Answered by
Company
Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 159
Date: 6/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Rebar Specs on Pour 21 Slab

Drawing: S2.14
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/22/2012**
S2.14 calls for #5 bars at 12" O.C. each way top and bottom on the Pour 21 slab. We plan to chair the lower mat at 3.5" from the bottom and about 7.5" for the top mat. Please confirm that this is acceptable.

Requested by: David Miller
Embrey Builders LLC

Response:
Provide chairs to provide 1 1/2" of clear cover between the outer layer of reinforcement and the edge of concrete as noted in Structural Concrete Note #4 on sheet S1.01.

R. Trent Perkins, PE June 20, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by
Company
Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 220
Date: 3/4/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: East Elevator Extension

Drawing: S2.1, 3.1D
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/7/2013**
S2.1 shows the north horizontal line of the new grade beam at the north side of the mechanical shaft as being 26'- 6 ½" off exterior wall. Sheet 3.1D shows the dimension from the exterior wall to ramp is 26'- 3". Does this mean we have to cut into the ramp about 3" for the beam placement?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
No. Align new grade beam with edge of ramp.

Answered by: Trent Perkins
Parkin Perkins Olsen
Answered date: March 05, 2013

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 122
Date: 5/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Elevator Pit #2 Dowels

Drawing: S2.14 & 11/S3.03
Cost Impact: None

Spec Section:
Schedule Impact: None

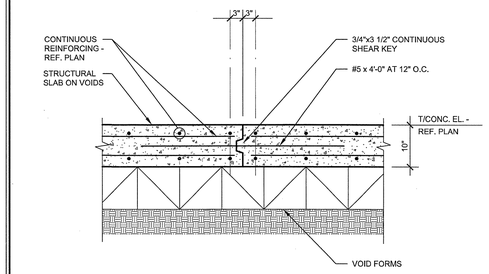
Request: **Date Required: 5/24/2012**
Please provide a detail sketch showing the proper number and placement of dowels to tie the elevator back wall into the beam wall of the garage. S2.14 shows using 11/S3.03 at the NW & SW corner of the pit adjacent to the garage. Please provide a sketch for clarification purposes on the elevator wall butting into the garage.

Requested by: David Miller
Embrey Builders LLC

Response:
**While on site on Thursday, May 24, it was observed that the concrete subcontractor had drilled and epoxy grouted #4 dowels at approximately 18" o.c. horizontally and verticaily in the garage foundation wall to tie into the elevator pit wall. He was preparing to install 2-#4 dowels at 12" o.c. vertical in the garage foundation wall to tie into the intersecting elevator pit walls. Refer to the attached photo. The proposed solution is acceptable to PPO.
**It was also discussed while on site that the 8" wide elevator pit wall adjacent to the garage foundation wall shall be reinforced with #4 bars at 12" on center, each way, and centered in the wall.
**If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
05/25/2012
Date

RFI 130



STRUCTURAL SLAB CONSTRUCTION JOINT DETAIL
NO SCALE

PARKIN - PERKINS - OLSEN CONSULTING ENGINEERING, INC. 9330 LBJ Freeway Suite 1055 Dallas, Texas 75243	Project: Keller Springs Lofts Addison, Texas			
	Project No.: 39155.1	Date: 05/30/2012	Drawing No.:	SK-8

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 165
Date: 6/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Blockout Details Needed for Pour #13

Drawing: PT3.14, S2.14
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 7/5/2012**
Because Pour 11 has already taken place, we need a block-out detail to be able to do Pour #13. Please see the attached drawing that indicates the location of the cables involved and provide a detail showing the information needed.

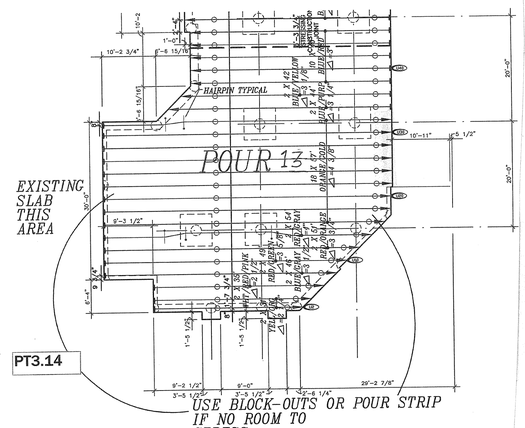
Requested by: David Miller
Embrey Builders LLC

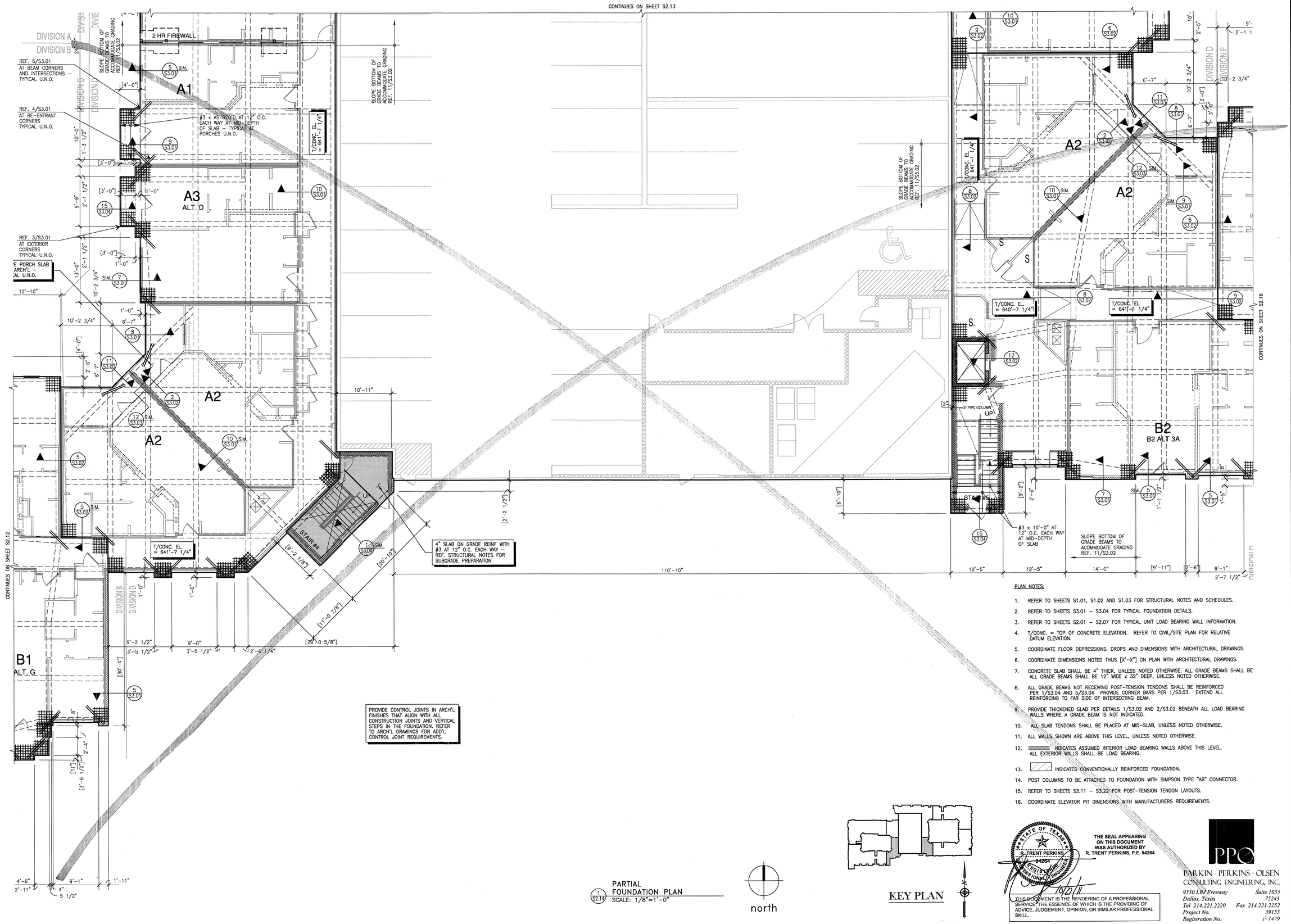
Response:
Please obtain the requested blockout detailing from Raady Cable.

R. Trent Perkins, P.E. June 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by
Company
Date

RFI 165





PARTIAL FOUNDATION PLAN
S2.14 SCALE: 1/8"=1'-0"

north

KEY PLAN

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT LOAD BEARING WALL INFORMATION.
4. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
5. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. COORDINATE DIMENSIONS NOTED THUS [X'-X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
7. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE ALL GRADE BEAMS SHALL BE 12" WIDE x 32" DEEP, UNLESS NOTED OTHERWISE.
8. ALL GRADE BEAMS NOT RECEIVING POST-TENSION TENDONS SHALL BE REINFORCED PER 1/S3.04 AND 5/S3.04. PROVIDE CORNER BARS PER 1/S3.03. EXTEND ALL REINFORCING TO FAR SIDE OF INTERSECTING BEAM.
9. PROVIDE THICKENED SLAB PER DETAILS 1/S3.02 AND 2/S3.02 BENEATH ALL LOAD BEARING WALLS WHERE A GRADE BEAM IS NOT INDICATED.
10. ALL SLAB TENDONS SHALL BE PLACED AT MID-SLAB, UNLESS NOTED OTHERWISE.
11. ALL WALLS SHOWN ARE ABOVE THIS LEVEL, UNLESS NOTED OTHERWISE.
12. ▬▬ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
13. ▨ INDICATES CONVENTIONALLY REINFORCED FOUNDATION.
14. POST COLUMNS TO BE ATTACHED TO FOUNDATION WITH SIMPSON TYPE "AB" CONNECTOR.
15. REFER TO SHEETS S3.11 – S3.22 FOR POST-TENSION TENDON LAYOUTS.
16. COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURERS REQUIREMENTS.

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
6/27/11

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

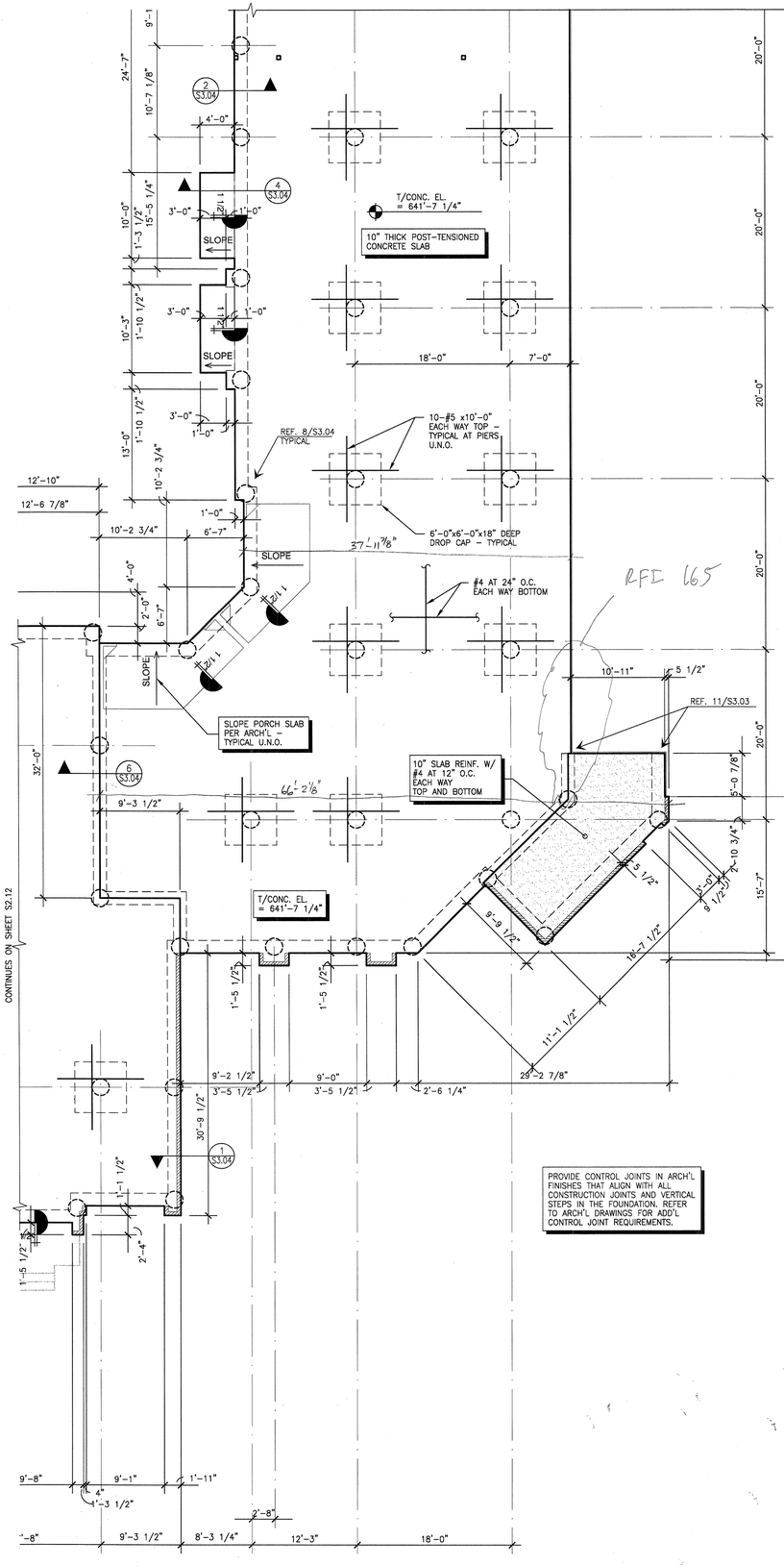
CONSTRUCTION ISSUE
10-17-2011

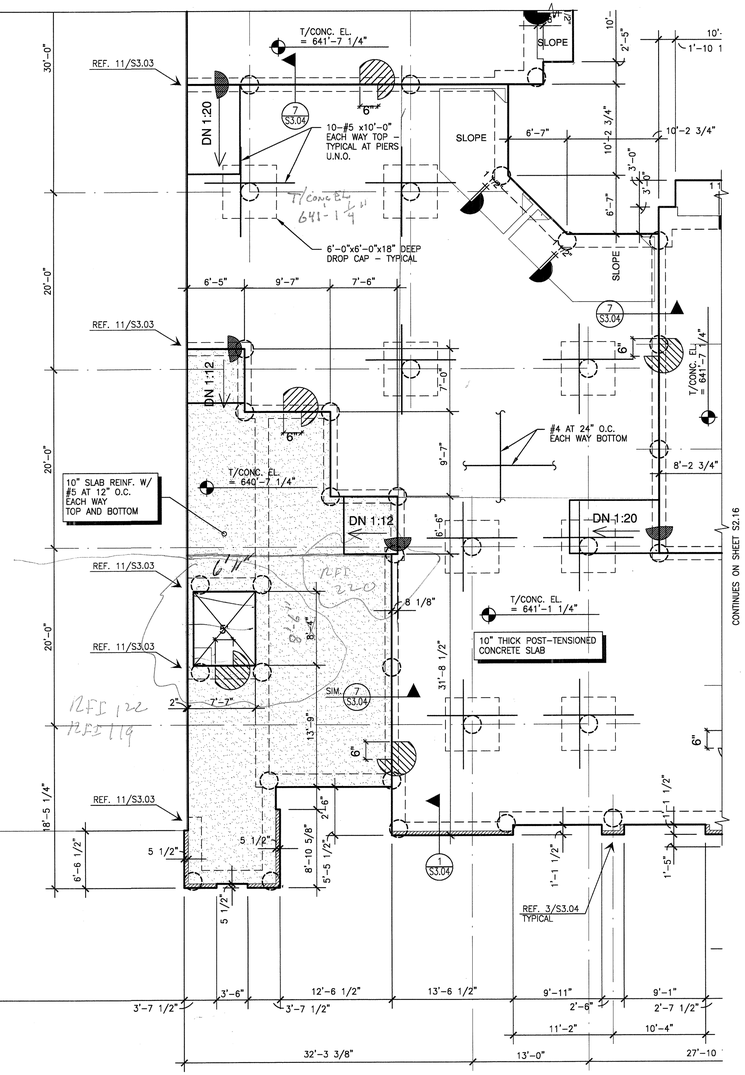
BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.14





CONCRETE PODIUM DECK PLAN NOTES:

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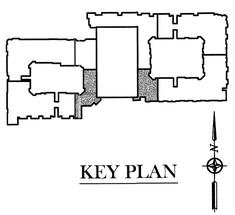
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. PIERS AT PODIUM DECK SHALL BE 18" DIAMETER CONCRETE PIERS, UNLESS NOTED OTHERWISE. PIERS ARE CENTERED ON GRID LINES, UNLESS NOTED OTHERWISE. REFER TO 1/S3.01 FOR TYPICAL PIER DETAIL.
4. T/CONC. = TOP OF CONCRETE ELEVATIONS. T/CONC. = REF. PLAN, UNLESS NOTED OTHERWISE.
5. PODIUM DECK SHALL BE 10 INCH THICK POST-TENSIONED CONCRETE SLAB, UNLESS NOTED OTHERWISE. DROP CAPS, SLAB BANDS AND BEAMS SHALL BE 18 INCHES THICK, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

RFI 159

1/S2.14 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north



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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.14

CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL, #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

1 / S2.14P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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PROJECT
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SHEET NUMBER
S2.14P

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 107
Date: 4/9/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural/Architectural Difference at Courtyard Entry

Drawing: S2.15 & A3.1E; S2.12 & A3.1B
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 4/17/2012**

S2.15 shows sloping concrete on the interior of the building entry from the courtyard. A3.1E does not show that. It only shows slope outside the door. S2.12 shows a slope down and then flat at the door. A3.1B does not show a slope. Please confirm which is correct for these two.

Requested by: David Miller
Embrey Builders LLC

Response:

Structural plans are in agreement with Architectural Forming plans. Architect to confirm that this information is the design intent.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.

May 28, 2012

Trent is correct, and Yes, this is the design intent.

Ryan Faulds
BGO architects
May 29, 2012

Answered by

Company

Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 151
Date: 6/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Drop in Grade Beam - Pour 12

Drawing: S2.15, S2.15P
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/21/2012**

At the Southeast corner of Pour #12 there is a corridor into the building that is sloped to the outside. The plans do not call for the piers or the beam to be lower at that area. This will cause the slab to be less than 10". Brande Parkey was on-site 6/4/12 for this grade beam inspection and directed us to leave out this section unitl a solution was decided. Please advise.

Requested by: David Miller
Embrey Builders LLC

Response:

Please reduce depth of grade beam at this slab area to maintain 10" thick slab.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: June 14, 2012

10" SLAB W/ #5 AT 12" O.C. EACH WAY TOP AND BOTTOM

T/CONC. EL. = 639.00'

T/CONC. EL. = 641'-7 1/4"

10" THICK POST-TENSIONED CONCRETE SLAB

#4 AT 24" O.C. EACH WAY BOTTOM

10-#5 x10'-0" EACH WAY TOP - TYPICAL AT PIERS U.N.O.

DN 1:12

6'-0"x6'-0"x18" DEEP DROP CAP - TYPICAL

10" SLAB W/ #4 AT 12" O.C. EACH WAY TOP AND BOTTOM

T/CONC. EL. = 641.30'

VARIES

REF. 8/S3.04 TYPICAL

T/CONC. EL. = 641.20'

T/CONC. EL. = 642'-1 1/4"

10" THICK POST-TENSIONED CONCRETE SLAB

10" SLAB W/ #4 AT 12" O.C. EACH WAY TOP AND BOTTOM

DN 1:20

SLOPE PORCH SLAB PER ARCH'L - TYPICAL U.N.O.

T/CONC. EL. = 642'-7 1/4"

10" THICK POST-TENSIONED CONCRETE SLAB

REF. 3/S3.04 TYPICAL

PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.

CONCRETE PODIUM DECK PLAN NOTES:

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1 S2.15 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

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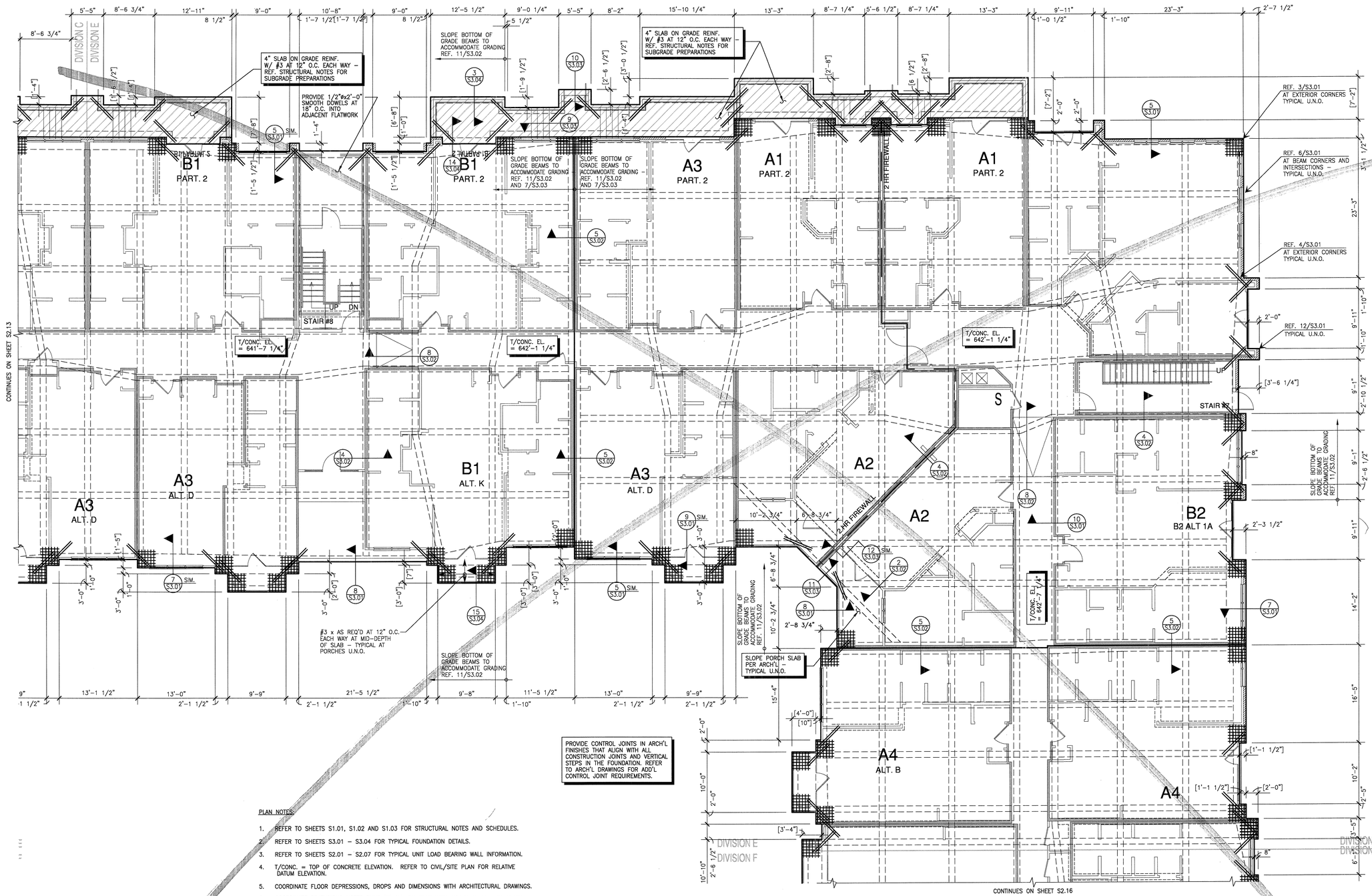

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1 S2.15 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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REVISIONS

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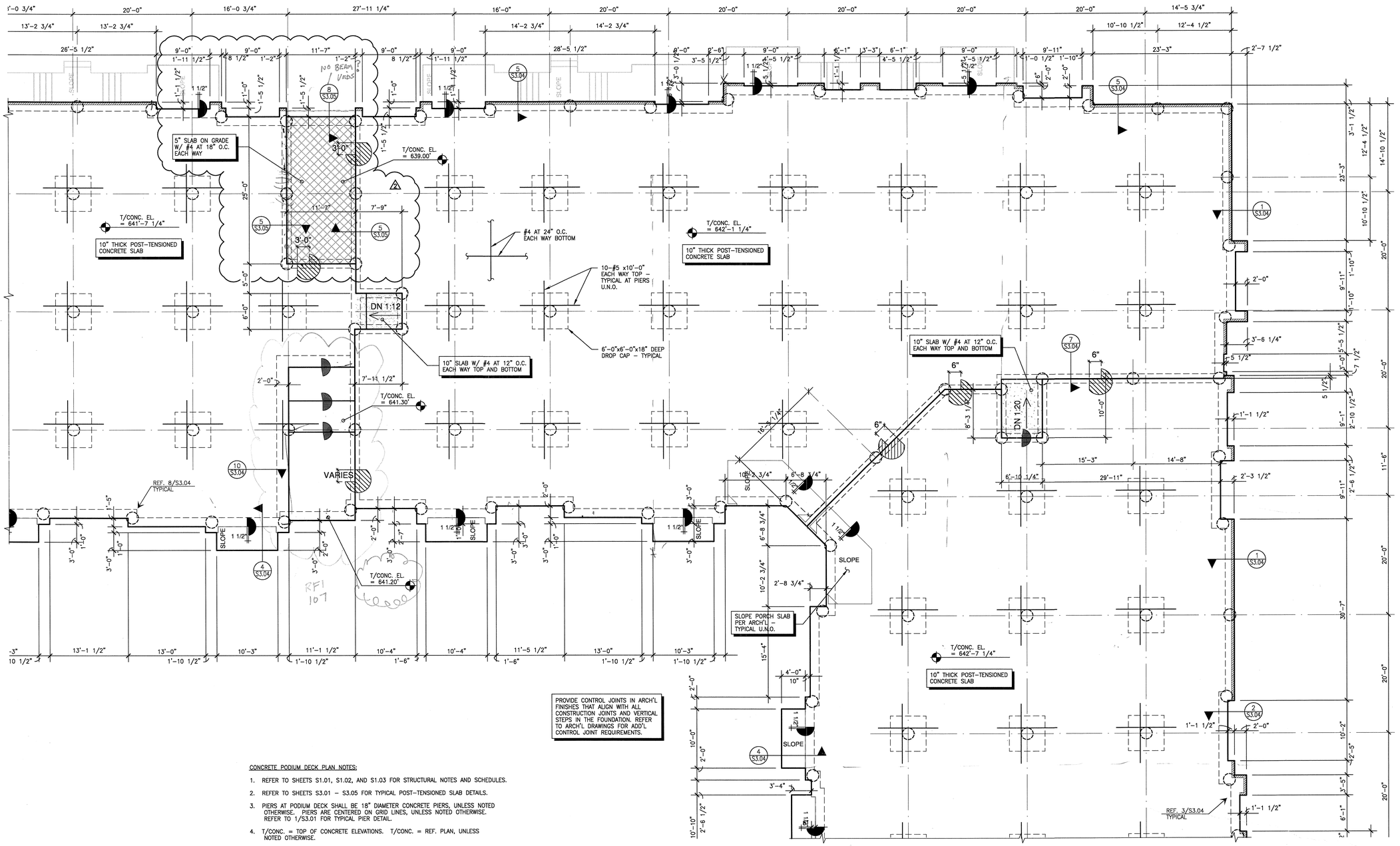

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1/S2.15 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011
2 SLAB ON GRADE FOR METER BANK 12/21/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

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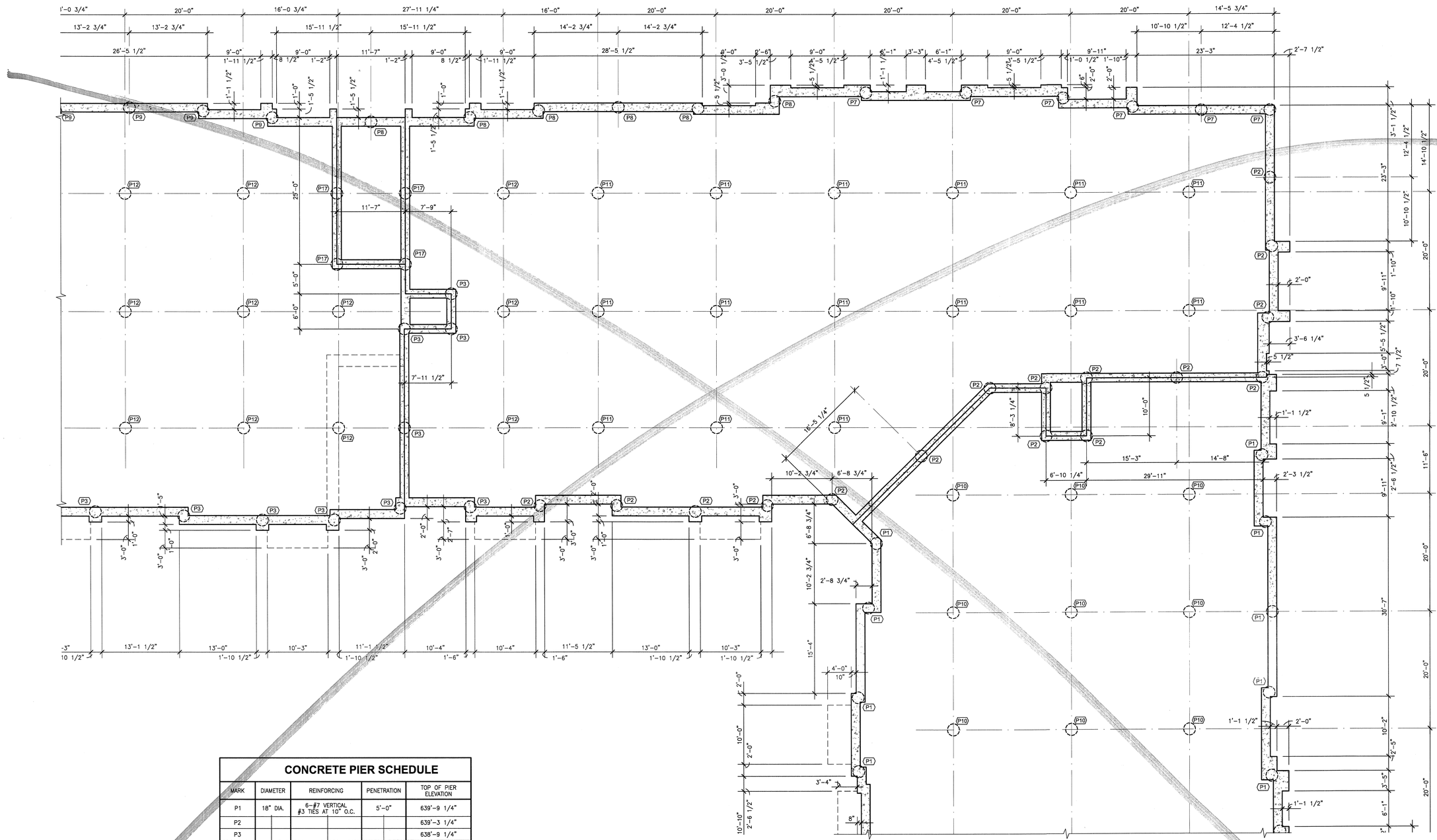

CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
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P9				634'-3 1/4"
P10				641'-1 1/4"
P11				640'-7 1/4"
P12				640'-1 1/4"
P13				639'-7 1/4"
P14				639'-1 1/4"
P15				634'-9 1/4"
P16				634'-7 1/4"
P17				636'-2"

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

1 / S2.15P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

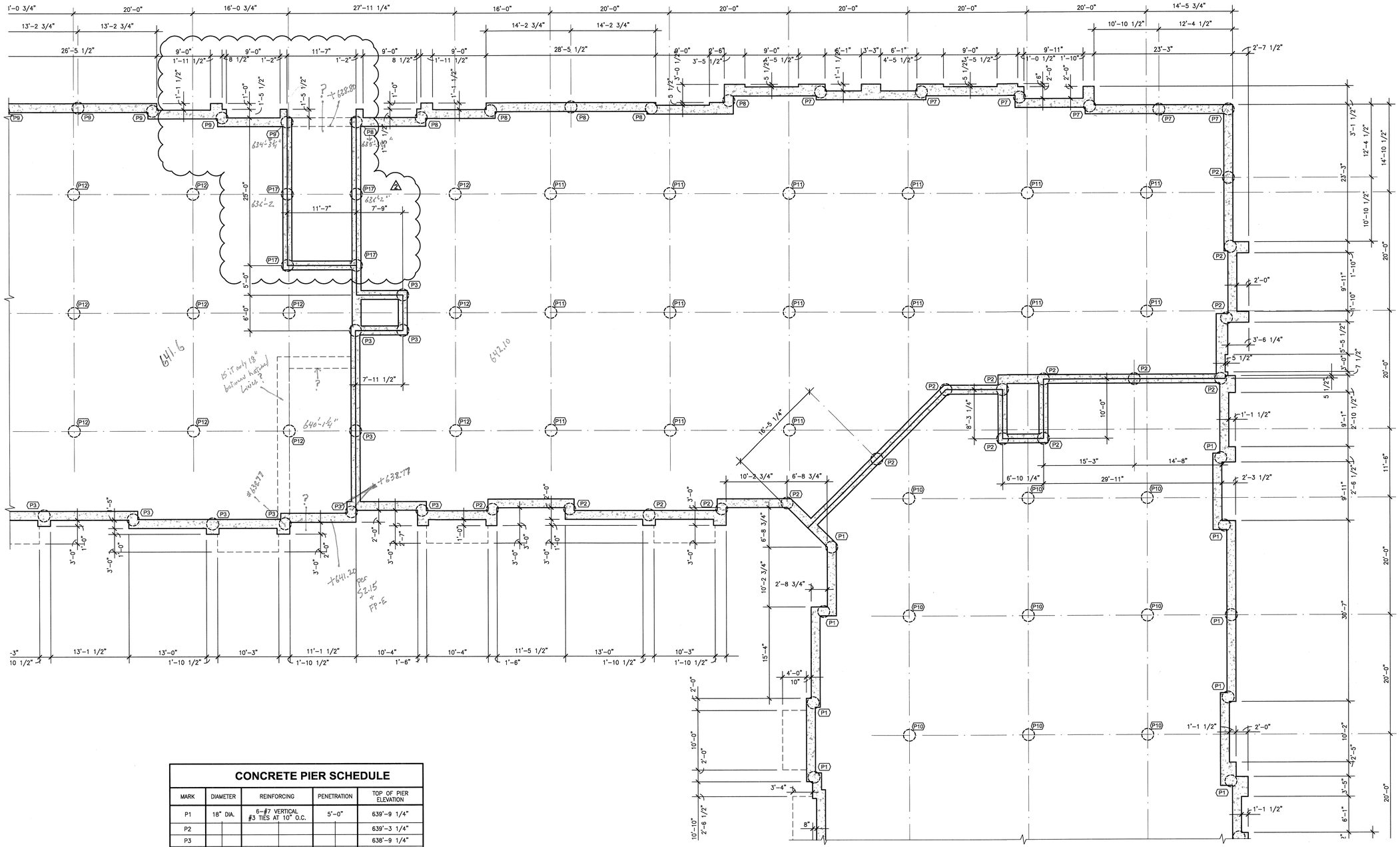
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.15P



CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6–#7 VERTICAL #3 TIES AT 10" O.C.	5'–0"	639'–9 1/4"
P2				639'–3 1/4"
P3				638'–9 1/4"
P3A				638'–1 1/4"
P4				638'–3 1/4"
P5				637'–9 1/4"
P6				637'–11 1/4"
P6A				637'–3 1/4"
P7				635'–9 1/4"
P8				635'–3 1/4"
P9				634'–3 1/4"
P10				641'–1 1/4"
P11				640'–7 1/4"
P12				640'–1 1/4"
P13				639'–7 1/4"
P14				639'–1 1/4"
P15				634'–9 1/4"
P16				634'–7 1/4"
P17				636'–2"

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

1 / S2.15P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

12/1/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1 SLAB ON VOID FOUNDATION 11/18/2011

2 SLAB ON GRADE FOR METER BANK 12/21/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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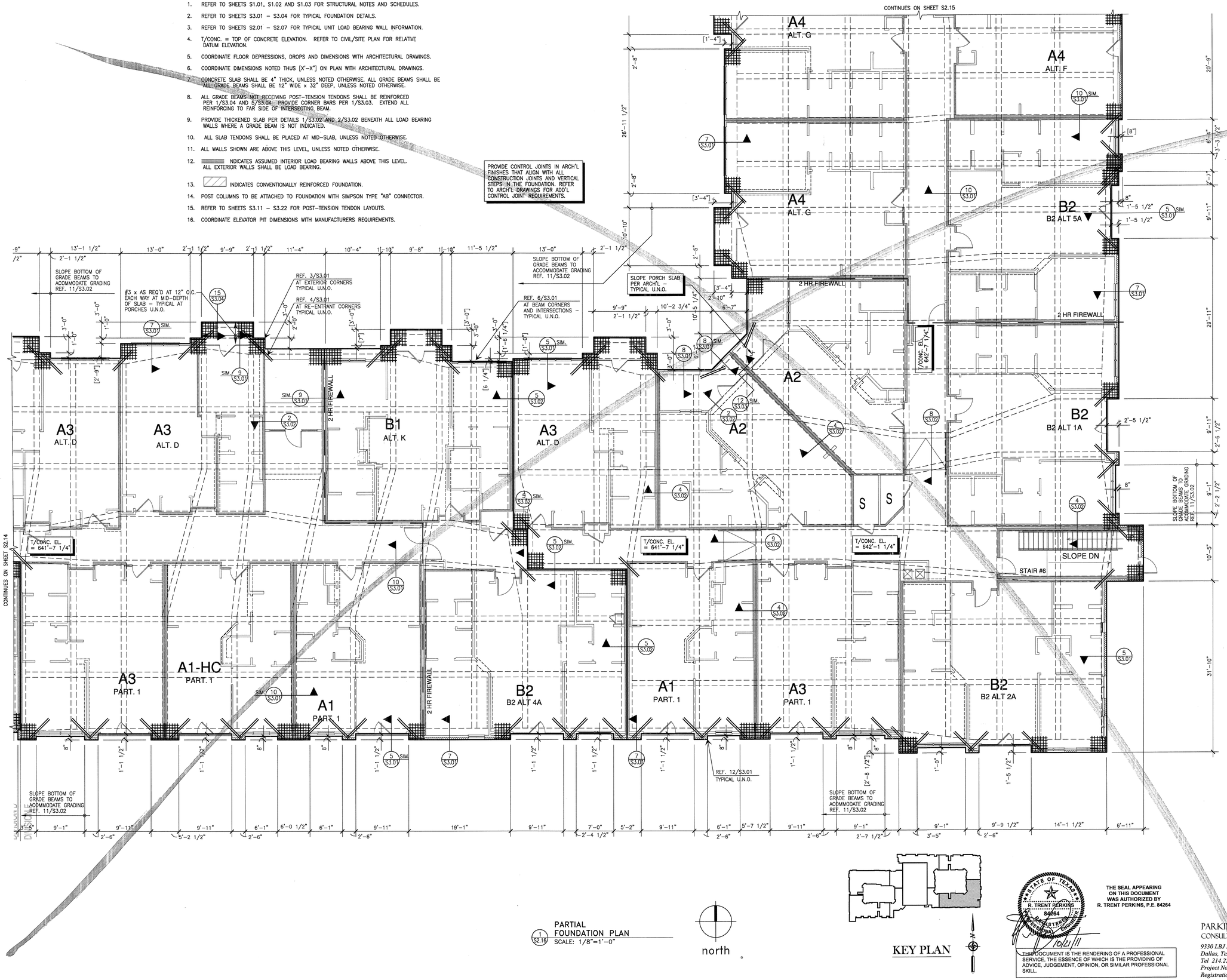
SHEET NUMBER
2
S2.15P

PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT LOAD BEARING WALL INFORMATION.
4. T/CONC. = TOP OF CONCRETE ELEVATION. REFER TO CIVIL/SITE PLAN FOR RELATIVE DATUM ELEVATION.
5. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. COORDINATE DIMENSIONS NOTED THUS [X'–X"] ON PLAN WITH ARCHITECTURAL DRAWINGS.
7. CONCRETE SLAB SHALL BE 4" THICK, UNLESS NOTED OTHERWISE. ALL GRADE BEAMS SHALL BE ALL GRADE BEAMS SHALL BE 12" WIDE x 32" DEEP, UNLESS NOTED OTHERWISE.
8. ALL GRADE BEAMS NOT RECEIVING POST–TENSION TENDONS SHALL BE REINFORCED PER 1/S3.04 AND 5/S3.04. PROVIDE CORNER BARS PER 1/S3.03. EXTEND ALL REINFORCING TO FAR SIDE OF INTERSECTING BEAM.
9. PROVIDE THICKENED SLAB PER DETAILS 1/S3.02 AND 2/S3.02 BENEATH ALL LOAD BEARING WALLS WHERE A GRADE BEAM IS NOT INDICATED.
10. ALL SLAB TENDONS SHALL BE PLACED AT MID–SLAB, UNLESS NOTED OTHERWISE.
11. ALL WALLS SHOWN ARE ABOVE THIS LEVEL, UNLESS NOTED OTHERWISE.
12. ▬▬ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
13. ▨ INDICATES CONVENTIONALLY REINFORCED FOUNDATION.
14. POST COLUMNS TO BE ATTACHED TO FOUNDATION WITH SIMPSON TYPE "AB" CONNECTOR.
15. REFER TO SHEETS S3.11 – S3.22 FOR POST–TENSION TENDON LAYOUTS.
16. COORDINATE ELEVATOR PIT DIMENSIONS WITH MANUFACTURERS REQUIREMENTS.

PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.



1 S2.16 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER · 10/21/11

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PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
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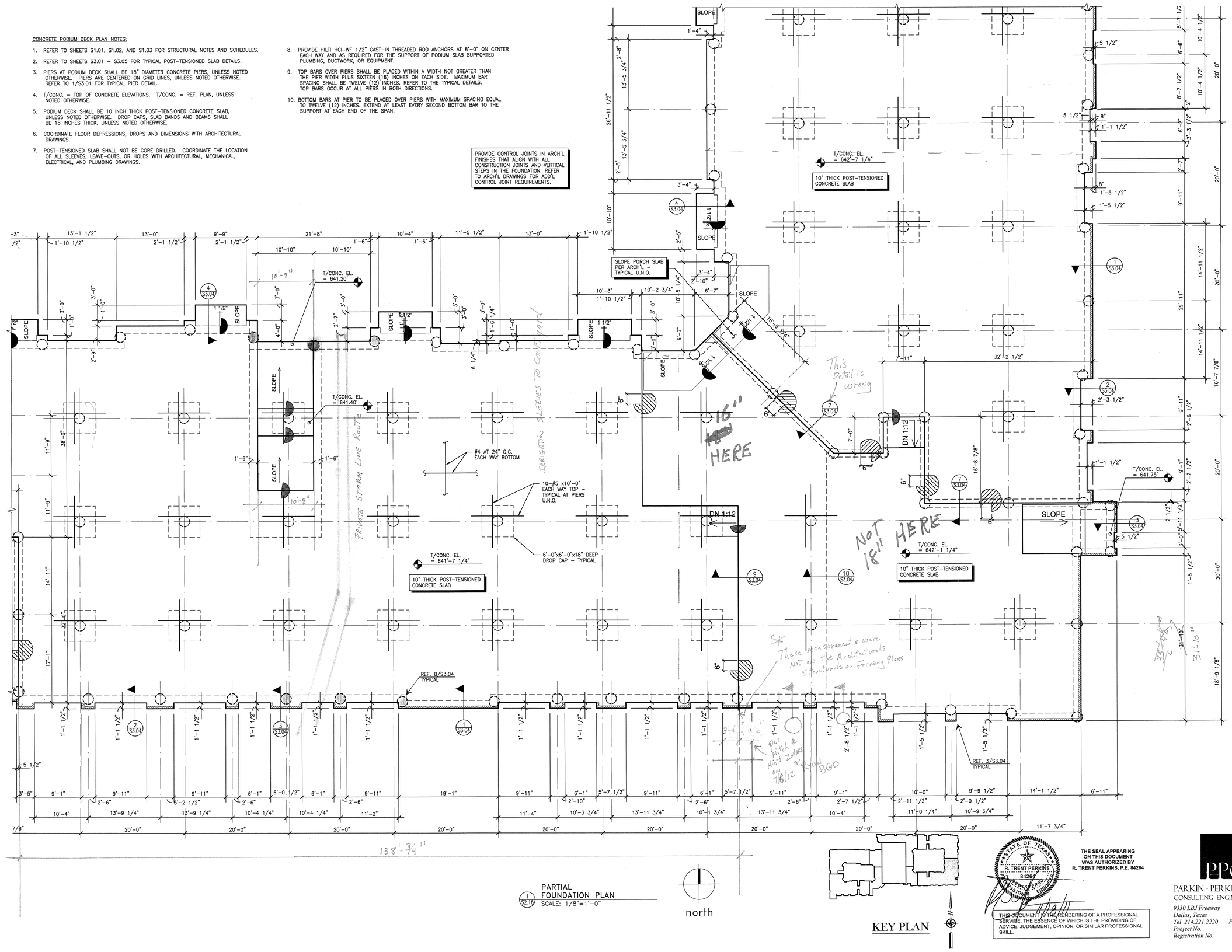
11129

SHEET NUMBER
S2.16

CONCRETE PODIUM DECK PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02, AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.05 FOR TYPICAL POST-TENSIONED SLAB DETAILS.
3. PIERS AT PODIUM DECK SHALL BE 18" DIAMETER CONCRETE PIERS, UNLESS NOTED OTHERWISE. PIERS ARE CENTERED ON GRID LINES, UNLESS NOTED OTHERWISE. REFER TO 1/S3.01 FOR TYPICAL PIER DETAIL.
4. T/CONC. = TOP OF CONCRETE ELEVATIONS. T/CONC. = REF. PLAN, UNLESS NOTED OTHERWISE.
5. PODIUM DECK SHALL BE 10 INCH THICK POST-TENSIONED CONCRETE SLAB, UNLESS NOTED OTHERWISE. DROP CAPS, SLAB BANDS AND BEAMS SHALL BE 18 INCHES THICK, UNLESS NOTED OTHERWISE.
6. COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
7. POST-TENSIONED SLAB SHALL NOT BE CORE DRILLED. COORDINATE THE LOCATION OF ALL SLEEVES, LEAVE-OUTS, OR HOLES WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS.
8. PROVIDE HILTI HCI-WF 1/2" CAST-IN THREADED ROD ANCHORS AT 8'-0" ON CENTER EACH WAY AND AS REQUIRED FOR THE SUPPORT OF PODIUM SLAB SUPPORTED PLUMBING, DUCTWORK, OR EQUIPMENT.
9. TOP BARS OVER PIERS SHALL BE PLACED WITHIN A WIDTH NOT GREATER THAN THE PIER WIDTH PLUS SIXTEEN (16) INCHES ON EACH SIDE. MAXIMUM BAR SPACING SHALL BE TWELVE (12) INCHES. REFER TO THE TYPICAL DETAILS. TOP BARS OCCUR AT ALL PIERS IN BOTH DIRECTIONS.
10. BOTTOM BARS AT PIER TO BE PLACED OVER PIERS WITH MAXIMUM SPACING EQUAL TO TWELVE (12) INCHES. EXTEND AT LEAST EVERY SECOND BOTTOM BAR TO THE SUPPORT AT EACH END OF THE SPAN.

PROVIDE CONTROL JOINTS IN ARCH'L FINISHES THAT ALIGN WITH ALL CONSTRUCTION JOINTS AND VERTICAL STEPS IN THE FOUNDATION. REFER TO ARCH'L DRAWINGS FOR ADD'L CONTROL JOINT REQUIREMENTS.



1 S2.16 PARTIAL FOUNDATION PLAN
SCALE: 1/8"=1'-0"

north

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
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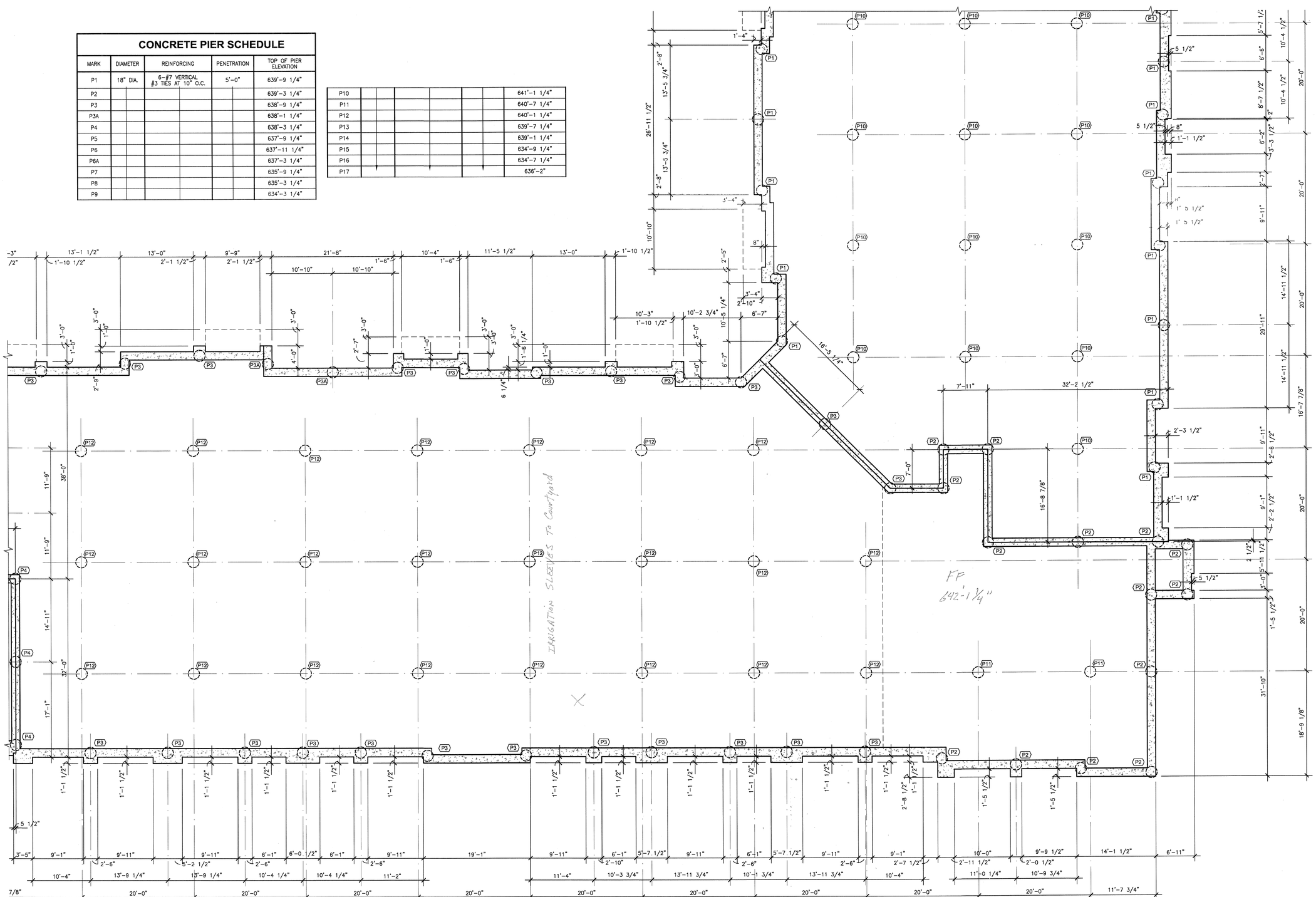
SHEET NUMBER
1
S2.16

CONCRETE PIER SCHEDULE

MARK	DIAMETER	REINFORCING	PENETRATION	TOP OF PIER ELEVATION
P1	18" DIA.	6-#7 VERTICAL #3 TIES AT 10" O.C.	5'-0"	639'-9 1/4"
P2				639'-3 1/4"
P3				638'-9 1/4"
P3A				638'-1 1/4"
P4				638'-3 1/4"
P5				637'-9 1/4"
P6				637'-11 1/4"
P6A				637'-3 1/4"
P7				635'-9 1/4"
P8				635'-3 1/4"
P9				634'-3 1/4"

P10					641'-1 1/4"
P11					640'-7 1/4"
P12					640'-1 1/4"
P13					639'-7 1/4"
P14					639'-1 1/4"
P15					634'-9 1/4"
P16					634'-7 1/4"
P17					636'-2"



PLAN NOTES:

1. REFER TO SHEETS S1.01, S1.02 AND S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S3.01 – S3.04 FOR TYPICAL FOUNDATION DETAILS.
3. PIERS ARE CENTERED BENEATH GRADE BEAMS, UNLESS NOTED OTHERWISE.
4. CONCRETE PIERS ARE NOTED THUS ON PLAN (REF. 1/S3.01):

Px

1 / S2.16P PARTIAL PIER AND BEAM PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2232
Project No. 39155
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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

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4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S2.16P

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Ryan Faulds
B.G.O. Architects, Inc.
4245 N. Central Expressway
Dallas, TX 75205
Ph: (210)829-1898 Fax: (210)829-1899

RFI #: 203
Date: 10/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: Confirmation of no low roof at south entry to the west building

Drawing: S2.22, S2.23, S2.42, 3/S5.02, 3.2B, 3.3B, 3.4B, 1/4.1, 5/8.6A
Spec Section:

Cost Impact: None
Schedule Impact: None

Request: **Date Required: 11/3/2012**

We need to confirm that there is no low roof at the south entry to the west building. S2.22 shows a 5 ¼" x 14" PSL D.B. & low roof framing and trusses. S2.23 shows open to below which would mean no low roof framing. S2.42 shows roof trusses with 3 ½" x 11 ¼" D.B. Ref. 3/S5.02 which shows roof detail. 3.2B, 3.3B, & 3.4B shows open to below which would mean no low roof. 1/ 4.2 shows no low roof, 5/ 8.6A shows no low roof. Please confirm there is no low roof in this area.

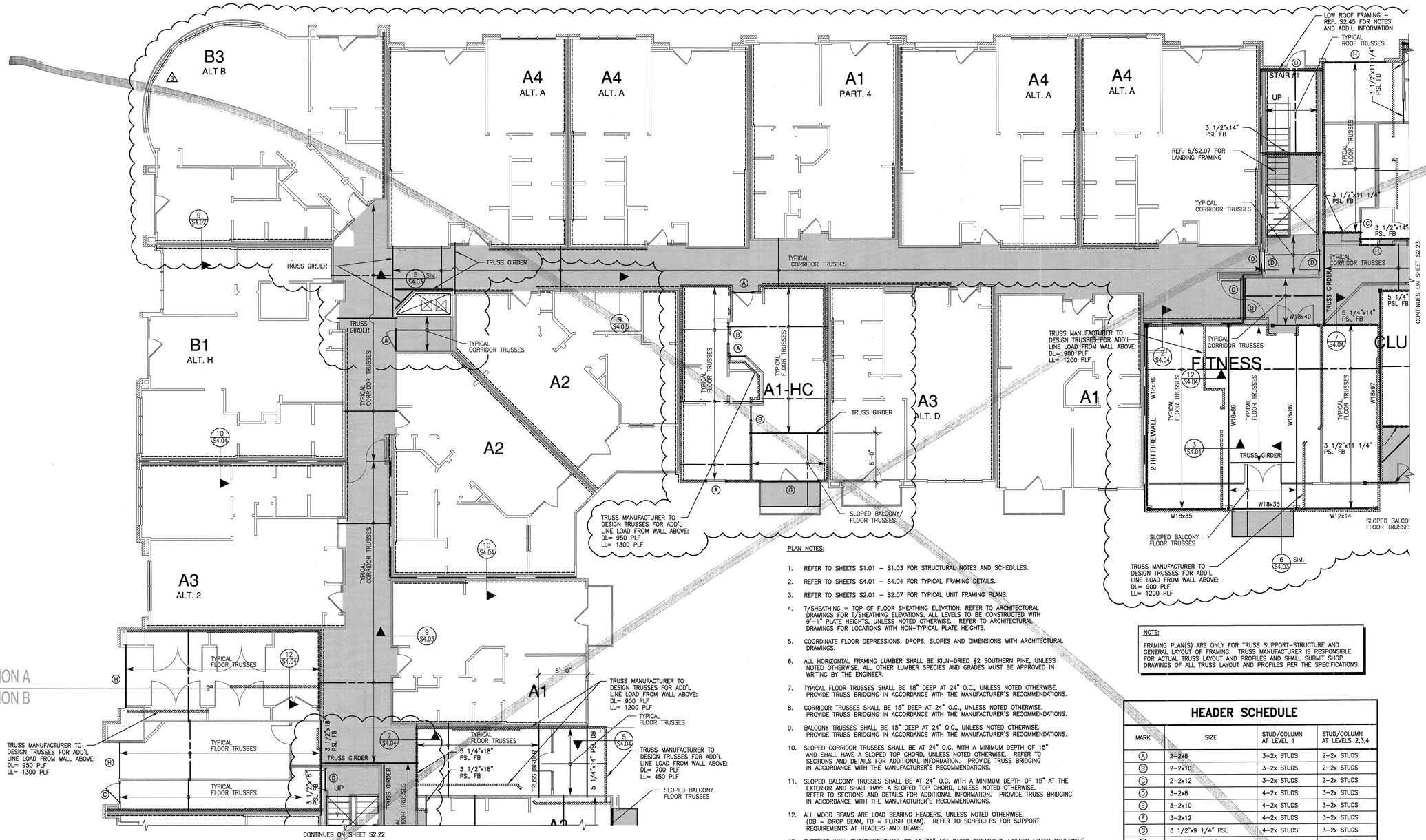
Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Structure's drawing need to be updated to coordinate with architecture. The only roofs in this entry are the metal canopy on the 1st floor, and the main roof above the 4th floor. Because of RFI-035, any water that blows in behind the metal awning will fall on sloped concrete and drain away from the building.

Answered by: Ryan Faulds
B.G.O. Architects, Inc.

Answered date: November 12, 2012



PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. ▭ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. ▨ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. ▭ INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.21 SCHEDULE
NO SCALE

SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X ═══ = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

1/S2.21 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

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REVISIONS
2 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
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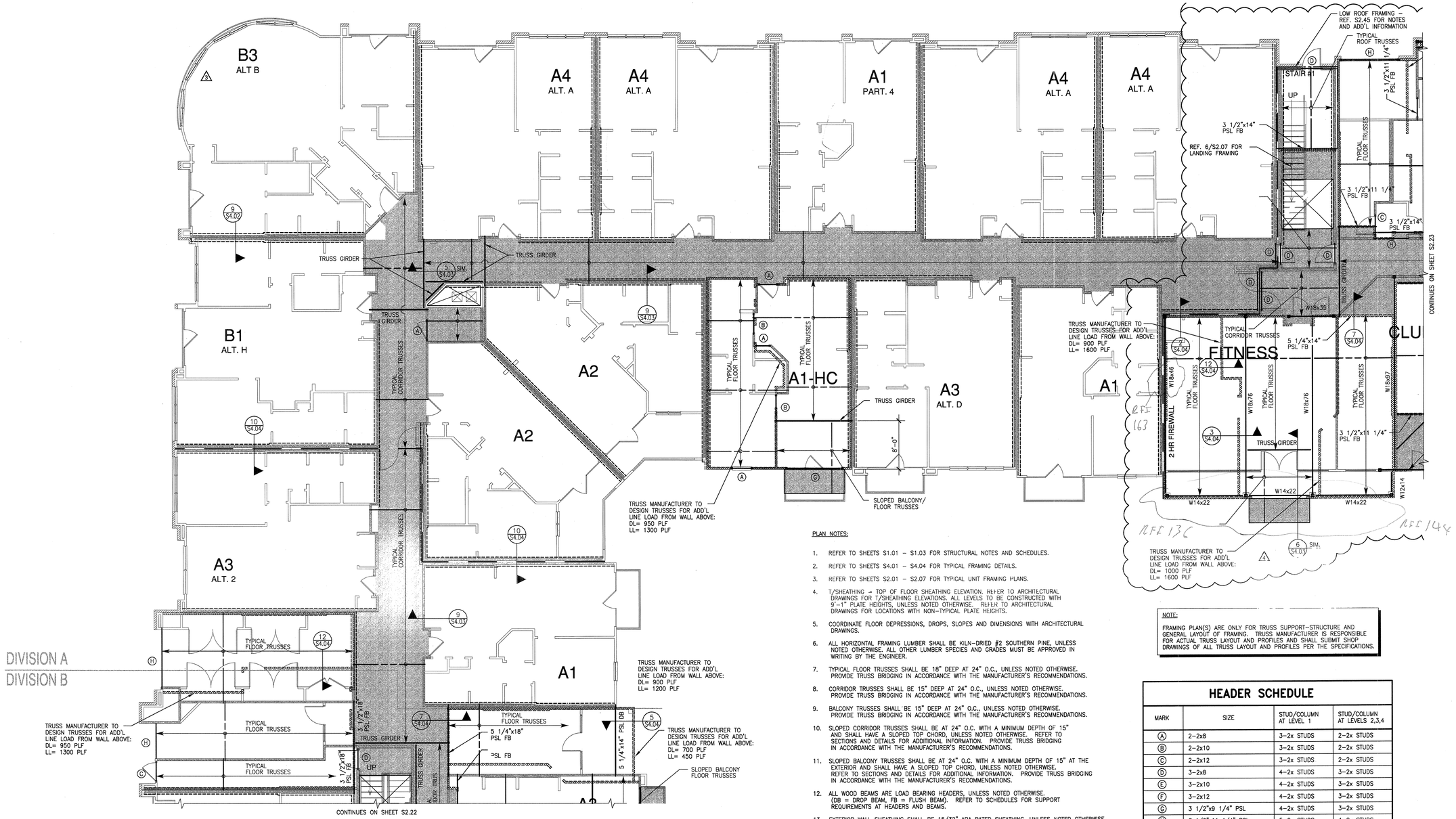

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1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.21 SCHEDULE
NO SCALE

SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

1/S2.21 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011
2 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

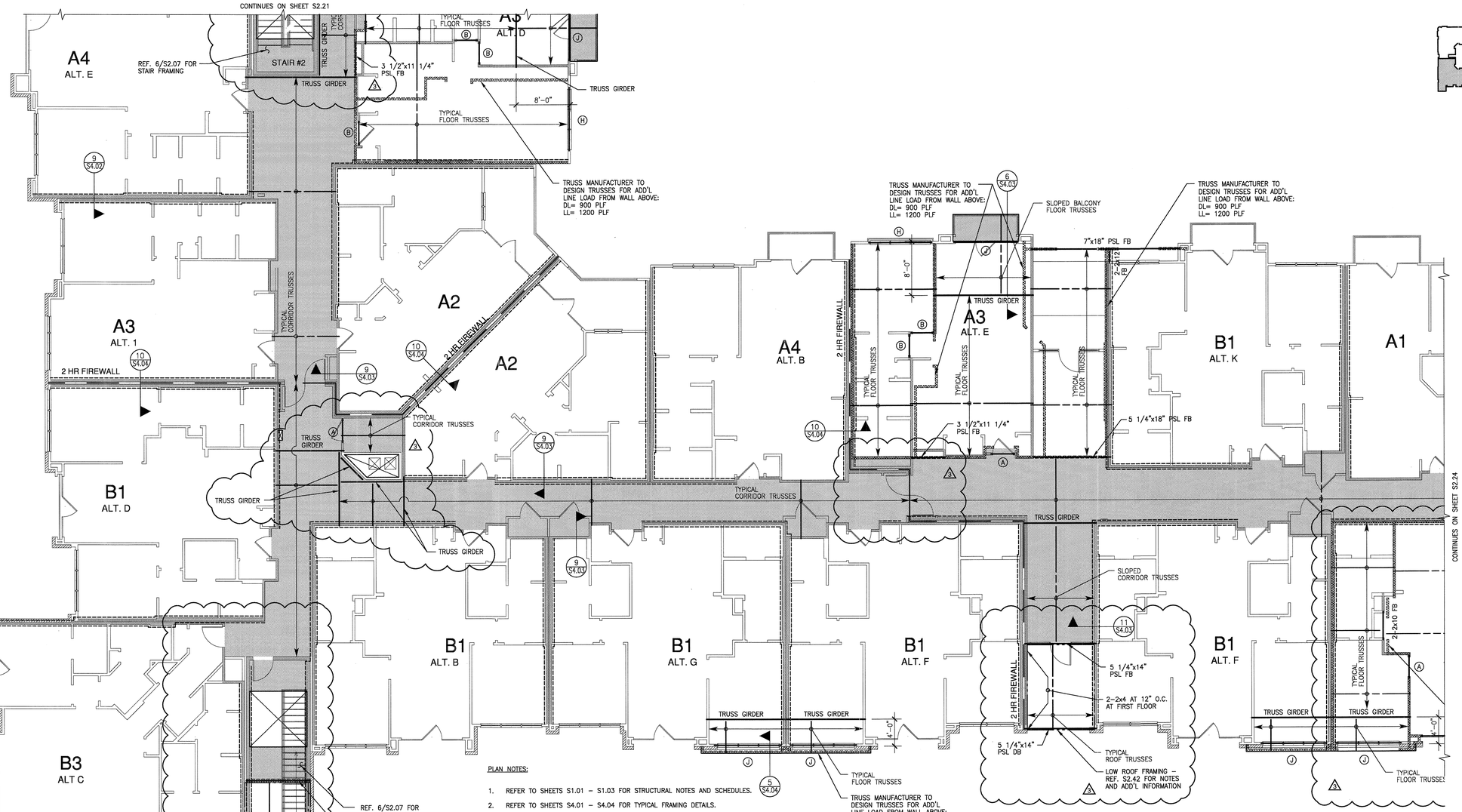
CONSTRUCTION ISSUE
10-17-2011

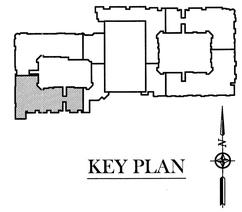
BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.21





KEY PLAN

PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
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3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
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(D)	3–2x8	4–2x STUDS	3–2x STUDS
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(F)	3–2x12	4–2x STUDS	3–2x STUDS
(G)	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
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(K)	3 1/2"x16" PSL	6–2x STUDS	5–2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 S2.22 SCHEDULE
NO SCALE

1 S2.22 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
2 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.22

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 121
Date: 5/18/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Floor Truss Support at A2-SP Unit

Drawing: S2.23 & S2.33
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 5/25/2012**
The 2nd floor plan on S2.23 will work with the steel beams supporting the trusses above. The 3rd floor plan on S2.33 shows the trusses to span from the corridor wall to the exterior wall of the A2-SP unit. Please confirm that the steel support below will support the trusses bearing on the exterior wall for the units above.

Requested by: David Miller
Embrey Builders LLC

Response:

As discussed on site, the W16x36 and W16x77 beams have been designed to "cantilever" through the W24x76 beam using a "moment connection" as shown in detail 4/S4.01.

An additional plate is required at the W10x12 per attached.

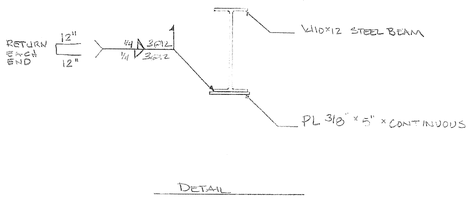
R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

PARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.

Project PPO No.
Date
Subject Calc'd By Chk'd By Sht Of



DETAIL

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 142
Date: 6/6/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Structural Steel Dimensions at Cantilever

Drawing: S2.23
Cost Impact: None
Spec Section:
Schedule Impact:

Request: **Date Required: 6/8/2012**
Please provide the dimension of the cantilevered beams clouded on the attached drawings. This is over the garage entry. We have requested this info from BGO and were told that PPO should provide it.

Requested by: David Miller
Embrey Builders LLC

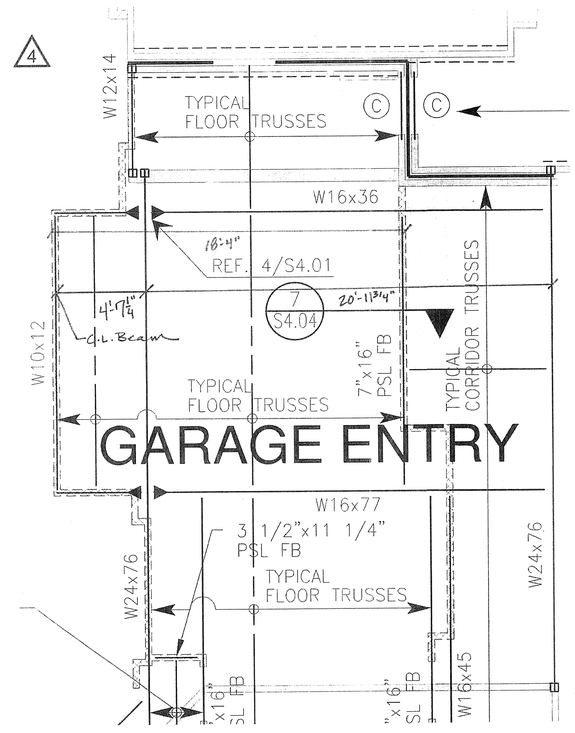
Response:

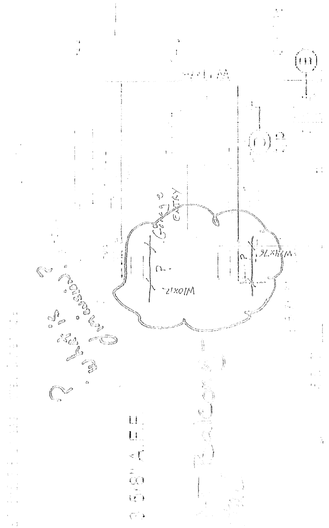
Please see attached. Note that the dimension is based on the architectural dimension shown in red and a corridor width of 7'-4". We recommend that all parties involved review the dimension prior to beam construction to ensure that we are all in agreement on the dimensions.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

06/06/2012
Date





Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 150
Date: 6/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Wood Beams Connecting to Steel Beams

Drawing: S2.23
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 6/20/2012**
There are several places where a wood beam is connected to a steel beam. The truss company has stated that the wood beam can be placed inside the web of the steel beam and rest on the bottom web. The wood beam would then be padded up to reach the floor level. We could also pad underneath the wood beam to bring the top of the beam up to floor level. The wood beam would have to be notched at the top web. Please let us know which method would be acceptable or if there is another method. Also provide any details needed or connections required.

Requested by: David Miller
Embrey Builders LLC

Response:
Per conference call on June 13th, please utilize pre-manufactured, top flange beam hangers to support beams.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: June 14, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 200
Date: 10/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: B2 Part 4 unit Columns and patio dimensions

Drawing: 2.7A, 3.1C, 3.2C, 3.4C, S2.23, S2.33, S2.43
Spec Section:

Cost Impact: None
Schedule Impact: None

Date Required: 10/24/2012

Request:
The attached RFI from Red River Framing is in reference to the B2 Part 4 unit columns and patio dimensions on 2/ 2.7A vs. the B2 Part 1 unit balconies above shown on 1/ 2.7A. The B3 Partial 1 units show the supporting walls 6" past the support columns from the B2 Part 4 units. Please review and advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

PPO takes no exception to the cantilevered truss solution proposed below.

Please ask BGO to confirm that the solution is acceptable Architecturally.

October 27, 2012

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

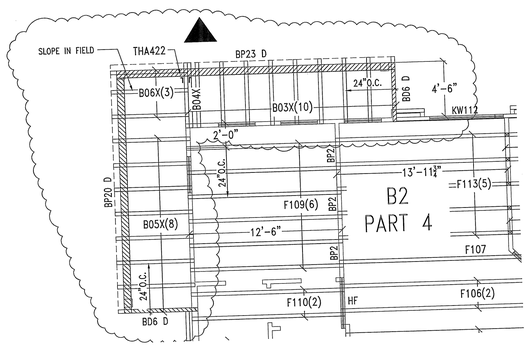
BGO suggests cantilevering the trusses for these B2 units in question as shown in the next pages of this PDF only if the Trusses are signed and sealed by an engineer in the state of Texas.

Ryan Faulds
BGO architects
October 30, 2012

Answered by

Company

Date

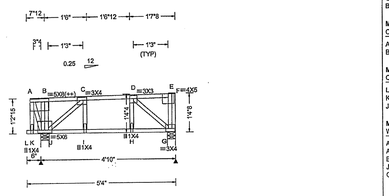


M045F
Keller Springs Floors -Maverick, Inc. -Keller Springs Floors
B03x

Ply: 1
Qty: 10
Wgt: 42.0 lbs

SEQN: 3299 / T376 / SY42
FROM:

DRW:
... / ... 10/25/12



▲Maximum Reactions (lbs)

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
J	2592	/-	/-	/-	/-	/3.5
G	269	/121	/-	/-	/-	/3.5

Bearings J & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	851	0	C - D	330	-169
B - C	851	0	D - E	17	0

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
L - K	0	0	I - H	166	-331
K - J	0	-5	H - G	168	-321
J - I	164	-341			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - K	0	-87	H - D	0	-218
A - J	0	-2010	D - G	432	-244
B - J	0	-188	G - E	0	-140
J - C	0	-893	F - E	0	0
C - I	195	0			

Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 12.0 "

Wind Criteria
Wind Std: NA Speed: NA mph
Enclosure: NA Category: NA EXP: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
I: NA GCpi: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Ce: NA
CAT: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Rep Factors Used: No
FT/RT: 6.0%(0.0%)/5(0)
Plate Type:
WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): -0.042 I 999 426
VERT(TL): -0.071 I 748 360
HORZ(LL): -0.046 A - -
HORZ(TL): -0.076 A - -
Mfg Specified Camber:

Max TC CSI: 0.938
Max BC CSI: 0.883
Max Web CSI: 0.691
Creep Factor: 1.5

VIEW Ver: 12.02.01.0821.15

Lumber
Top chord 4x2 SP 16505-1.5E
Bot chord 4x2 SP_#2__12A
Webs 4x2 SP_#3__12A

Lumber grades designated with "12A" use design values approved 1/5/2012 by ALSC.

Special Loads
----(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 145 plf at 0.00 to 145 plf at 4.96
BC- From 5 plf at 0.00 to 5 plf at 5.21
TC- 1948 lb Conc. Load at 0.00

Plating Notes
(++) - This plate works for both joints covered.

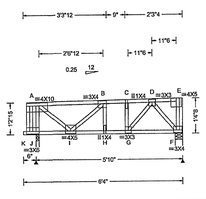
PANEL TRUSS TEXAS, Inc.

M045F
Keller Springs Floors -Maverick, Inc. -Keller Springs Floors
B06x

Ply: 1
Qty: 8
Wgt: 51.8 lbs

SEQN: 58236 / T373 / SY42
FROM:

DRW:
... / ... 10/24/12



▲Maximum Reactions (lbs)

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
J	3195	/-	/-	/-	/-	/1.5
F	782	/-	/-	/-	/-	/3.5

Bearings J & F are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	424	-382	C - D	17	-853
B - C	17	-878	D - E	3	-3

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
K - J	0	0	H - G	874	-18
J - I	0	-782	G - F	517	0
I - H	883	-22			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-3177	C - G	58	-296
A - I	0	-129	G - D	566	-101
I - I	944	0	D - F	0	-867
I - B	0	-936	F - E	0	-3
B - H	102	-210	E - F	0	-123

Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0 "

Wind Criteria
Wind Std: NA Speed: NA mph
Enclosure: NA Category: NA EXP: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
I: NA GCpi: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Ce: NA
CAT: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Rep Factors Used: No
FT/RT: 6.0%(0.0%)/5(0)
Plate Type:
WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.033 B 999 480
VERT(TL): 0.081 B 822 360
HORZ(LL): -0.009 A - -
HORZ(TL): 0.017 B - -
Mfg Specified Camber:

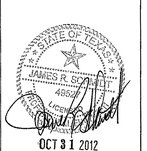
Max TC CSI: 0.740
Max BC CSI: 0.719
Max Web CSI: 0.533
Creep Factor: 1.5

VIEW Ver: 12.02.01.0821.15

Lumber
Top chord 4x2 SP 24005-2.0E
Bot chord 4x2 SP_#2__12A
Webs 4x2 SP_#3__12A

Lumber grades designated with "12A" use design values approved 1/5/2012 by ALSC.

Special Loads
----(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 290 plf at 0.00 to 290 plf at 5.96
BC- From 10 plf at 0.00 to 10 plf at 6.21
TC- 2068 lb Conc. Load at 0.00

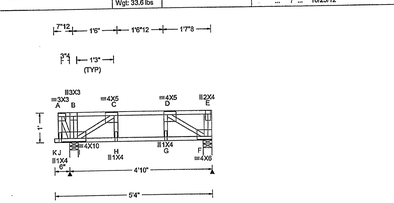


M045F
Keller Springs Floors -Maverick, Inc. -Keller Springs Floors
B04x

Ply: 1
Qty: 1
Wgt: 33.6 lbs

SEQN: 3301 / T375 / SY42
FROM:

DRW:
... / ... 10/25/12



▲Maximum Reactions (lbs)

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
I	1681	/-	/-	/-	/-	/3.5
F	1374	/-	/-	/-	/-	/3.5

Bearings I & F are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	108	-78	C - D	0	-1374
B - C	108	-78	D - E	20	0

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
K - J	0	0	H - G	1374	0
J - I	0	-7	G - F	1373	0
I - H	1378	0			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - J	0	-95	G - D	106	-105
A - I	169	-205	D - F	0	-1705
B - I	0	-704	F - E	0	-73
I - C	0	-1601	E - F	0	-357
C - H	76	-142			

Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 12.0 "

Wind Criteria
Wind Std: NA Speed: NA mph
Enclosure: NA Category: NA EXP: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
I: NA GCpi: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Ce: NA
CAT: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: Custom
TPI Std: 2007
Rep Factors Used: No
FT/RT: 6.0%(0.0%)/5(0)
Plate Type:
WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.040 G 999 426
VERT(TL): 0.060 H 664 360
HORZ(LL): 0.014 A - -
HORZ(TL): 0.028 A - -
Mfg Specified Camber:

Max TC CSI: 0.764
Max BC CSI: 0.954
Max Web CSI: 0.574
Creep Factor: 1.5

VIEW Ver: 12.02.01.0821.15

Lumber
Top chord 4x2 SP 16505-1.5E
Bot chord 4x2 SP_#2__12A
Webs 4x2 SP_#3__12A

Lumber grades designated with "12A" use design values approved 1/5/2012 by ALSC.

Special Loads
----(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 555 plf at 0.00 to 555 plf at 5.21
BC- From 5 plf at 0.00 to 5 plf at 5.21
TC- 100 lb Conc. Load at 0.00

Additional Notes
Truss must be installed as shown with top chord up.

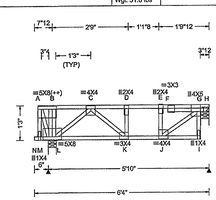
PANEL TRUSS TEXAS, Inc.

M045F
Keller Springs Floors -Maverick, Inc. -Keller Springs Floors
B06x

Ply: 1
Qty: 3
Wgt: 51.8 lbs

SEQN: 58241 / T374 / SY42
FROM:

DRW:
... / ... 10/24/12



▲Maximum Reactions (lbs)

Loc	R	/ U	/ Rw	/ Rh	/ RL	/ W
L	3254	/-	/-	/-	/-	/3.5
G	817	/-	/-	/-	/-	/3.5

Bearings L & G are a rigid surface.

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
A - B	887	0	E - F	94	-725
B - C	887	0	F - G	57	-905
C - D	102	-824	G - H	0	0
D - E	67	-839			

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
N - M	0	0	K - J	839	-87
M - L	0	-7	J - I	1	-2
L - K	572	-479			

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
A - M	0	-121	K - D	0	-414
A - L	0	-2100	E - J	0	-592
B - L	0	-543	J - G	1030	-150
L - C	0	-1161	G - I	55	-20
C - K	757	0			

Loading Criteria (psf)
TCLL: 100.00
TCDL: 45.00
BCLL: 0.00
BCDL: 5.00
Des Ld: 150.00
NCBCLL: 0.00 Soffit: 0.00
Load Duration: 1.00
Spacing: 24.0 "

Wind Criteria
Wind Std: NA Speed: NA mph
Enclosure: NA Category: NA EXP: NA
TCDL: NA psf BCDL: NA psf
Mean Height: NA ft
MWFRS Parallel Dist: NA
C&C Dist a: NA ft
I: NA GCpi: NA
Wind Duration: NA

Snow Criteria
(Pg,Pf in PSF)
Pg: NA Ct: NA
Pf: NA Ce: NA
CAT: NA
Lu: NA Cs: NA
Snow Duration: NA

Code / Misc Criteria
Bldg Code: IBC 2009
TPI Std: 2007
Rep Factors Used: No
FT/RT: 6.0%(0.0%)/5(0)
Plate Type:
WAVE

Defl/CSI Criteria
PP Deflection in loc L/defl L/#
VERT(LL): 0.036 E 999 480
VERT(TL): 0.061 D 813 360
HORZ(LL): -0.015 G - -
HORZ(TL): -0.027 G - -
Mfg Specified Camber:

Max TC CSI: 0.776
Max BC CSI: 0.541
Max Web CSI: 0.721
Creep Factor: 1.5

VIEW Ver: 12.02.01.0821.15

Lumber
Top chord 4x2 SP 16506-1.5E -T2 4x2 SP_#2__12A:
Bot chord 4x2 SP_#2__12A
Webs 4x2 SP_#3__12A

Lumber grades designated with "12A" use design values approved 1/5/2012 by ALSC.

Special Loads
----(Lumber Dur.Fac.=0.90 / Plate Dur.Fac.=0.90)
TC- From 280 plf at 0.00 to 290 plf at 6.21
BC- From 10 plf at 0.00 to 10 plf at 5.90
TC- 2088 lb Conc. Load at 0.00

Plating Notes
(++) - This plate works for both joints covered.

Additional Notes
Truss must be installed as shown with top chord up.

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

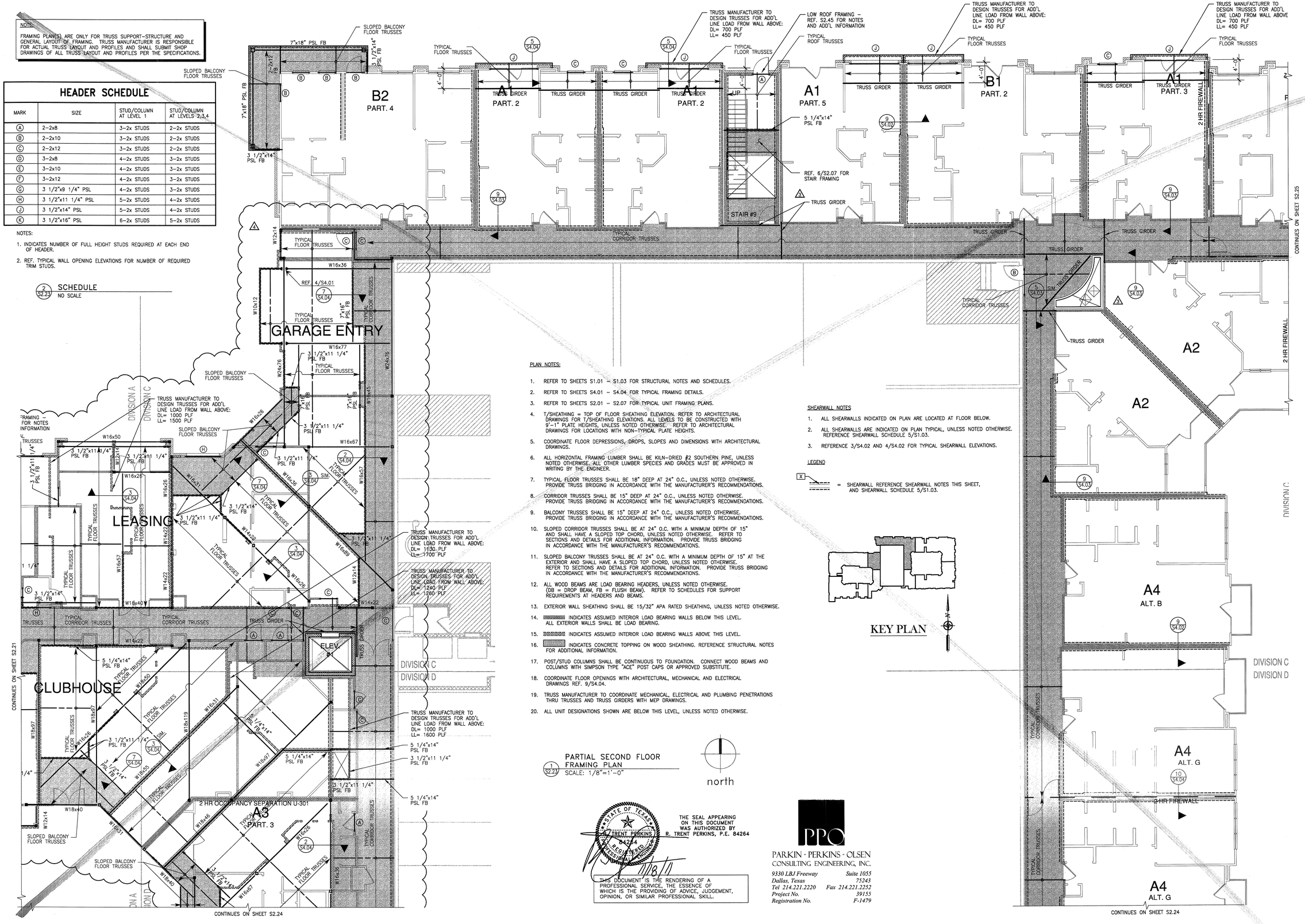
HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.23 SCHEDULE
NO SCALE



PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

1/S2.23 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

THIS DOCUMENT IS THE RENDERING OF A PROFESSIONAL SERVICE, THE ESSENCE OF WHICH IS THE PROVIDING OF ADVICE, JUDGEMENT, OPINION, OR SIMILAR PROFESSIONAL SKILL.

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011
2 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8678
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.23

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT–STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

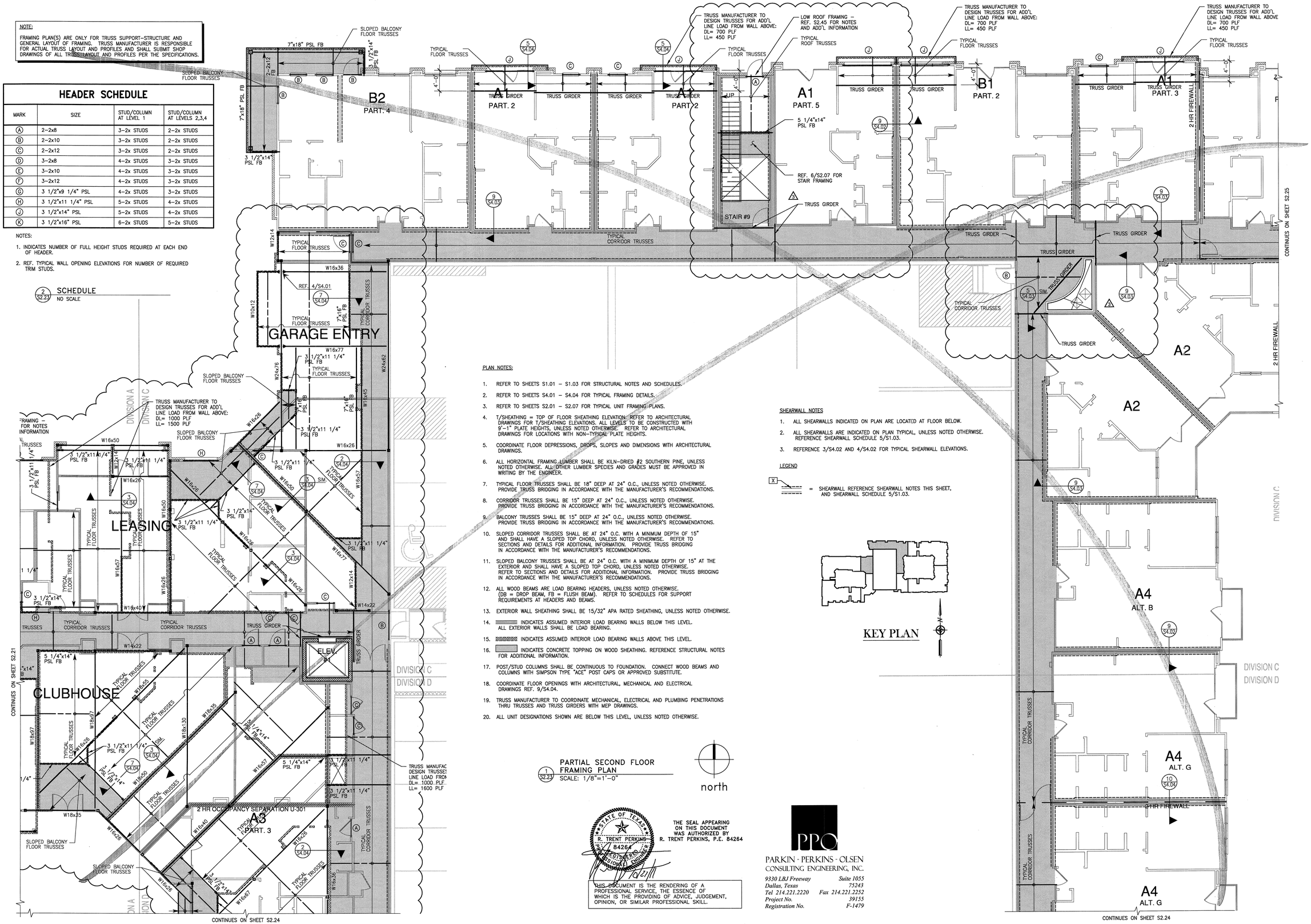
HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2–2x8	3–2x STUDS	2–2x STUDS
(B)	2–2x10	3–2x STUDS	2–2x STUDS
(C)	2–2x12	3–2x STUDS	2–2x STUDS
(D)	3–2x8	4–2x STUDS	3–2x STUDS
(E)	3–2x10	4–2x STUDS	3–2x STUDS
(F)	3–2x12	4–2x STUDS	3–2x STUDS
(G)	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
(J)	3 1/2"x14" PSL	5–2x STUDS	4–2x STUDS
(K)	3 1/2"x16" PSL	6–2x STUDS	5–2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 S2.23 SCHEDULE
NO SCALE



PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'–1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON–TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN–DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. ▭ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. ▨ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. ▭ INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

1 S2.23 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'–0"

north

SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

KEY PLAN

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.

9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011

CONSTRUCTION ISSUE
10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.23

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

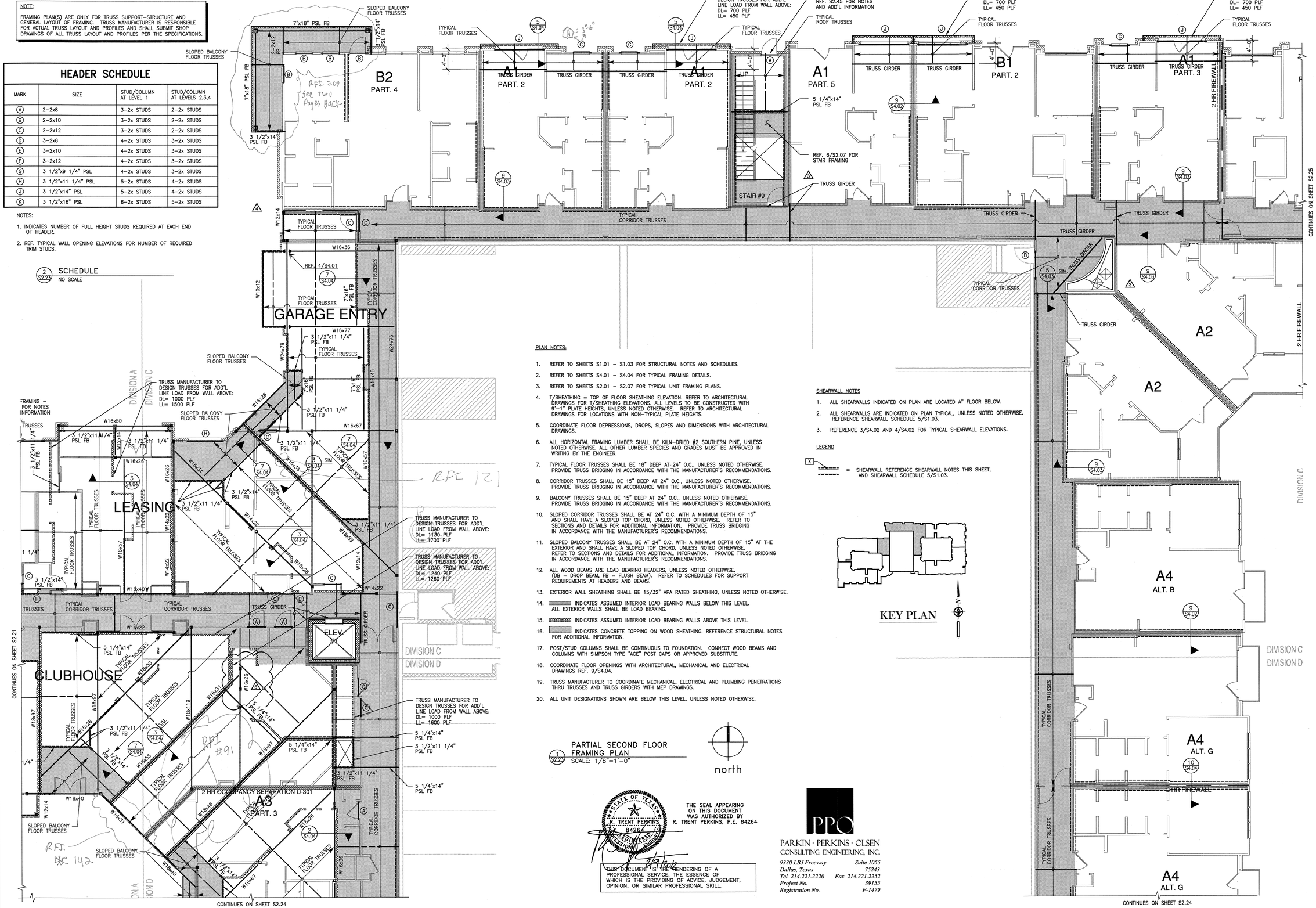
HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 / S2.23 SCHEDULE
NO SCALE



PLAN NOTES:

1. REFER TO SHEETS S1.01 - S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 - S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 - S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
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1 / S2.23 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

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3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

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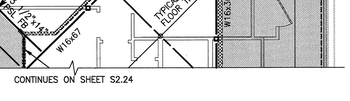
KEY PLAN



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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	COORDINATION 10-17-2011	
2	SLAB ON VOID FOUNDATION	11/18/2011
3	COORDINATION	02/09/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.23

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 188
Date: 9/18/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: Conflict between Structural and Architectural's sheets at stair #8

Drawing: S2.25, S2.35, S2.45, 3.1E, 3.2E, 3.3E, 3.4E, 3.5E
Spec Section:

Cost Impact: None
Schedule Impact: None

Request:
Date Required: 9/18/2012

There is a conflict between the structural plans and the architectural's at stair tower #8. See the following and pleas clarify.
1. S2.25 shows low roof framing over the 1st floor and no storefront at the exterior wall.
2. S3.25 shows no exterior triple window only single window at stairs.
3. S4.25 shows roof deck extending to exterior of building with no window below.
4. 3.2E, 3.3E, & 3.4 E shows clear opening between exterior Q window and stairwell. This clear opening would go from the slab to the bottom of the roof trusses. The exterior storefront and triple windows would match the building elevations on 4.1 & ¼.4 and the roof would match 3.5E
5. There is no stair section in the architectirals to refer to for stair #8. (all other stairs have stair section)
6. Is there a single window AA in stair tower and triple window Q at exterior wall

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please see sheets S2.15, S2.25, S2.35, and S3.05 re-issued on 10/10/12

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: October 10, 2012

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 57
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: CMU Stair Towers Details

Drawing: S2.24, 6/S2.07, 14/15/S4.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 2/27/2012**

We have some questions concerning the CMU stair towers #4 & #5. (1) Page S2.24 has a cut through stairwell #4. This cut directs us to detail #6 on page S2.07. Detail #6 directs us to details #14 & #15 on page S4.02. These details (14 & 15) are wood to wood connections. We will need a wood to CMU connection detail for this application. (2) I have not seen a detail for the window in CMU application. Will there be 2x framing in the window openings? We would also like to confirm that the landings in the 2 CMU stair towers are in fact wood. It has been our experience that the landings in these type assemblies are usually metal.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Landings at CMU stair towers are to be wood framed.

Please see attached details for attachment of 2x landing framing to CMU walls.

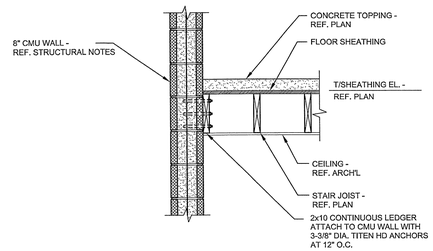
Wood beams at the that support the stair stringers shall be attached to the CMU wall with HU410 beam hanger fastened to CMU wall with 18-1/4x2 3/4" Titen HD anchors installed in accordance with the manufacturer's recommendations. All vertical cells in CMU walls at beam hangers shall be fully grouted over the height of the wall.

Please refer question about window framing to BGO.

R. Trent Perkins, P.E. February 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date



16 / S4.03 **WALL DETAIL AT STAIR LANDING**
NO SCALE

PARKIN - PERKINS - OLSEN CONSULTING ENGINEERING, INC. 9330 LBJ Freeway Suite 1055 Dallas, Texas 75243	Project: Keller Springs Lofts Addison, Texas		
	Project No.: 39155.1	Date: 02/29/2012	Drawing No.: SK-7

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 222
Date: 3/4/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: East Elevator Shaft width

Drawing: S2.1, 1/S2.2, 2/S2.2, 5.4B
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/6/2013**

I want to make sure that the increase size of the elevator shaft was taken into consideration for required clear width between lobby angle wall and north east corner of the elevator shaft wall. The elevator was made 2" bigger in width with both 2" added to the north. Schindler Elevator said they had to have min 8'- 5" and we made both elevators 8'-6" in width.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

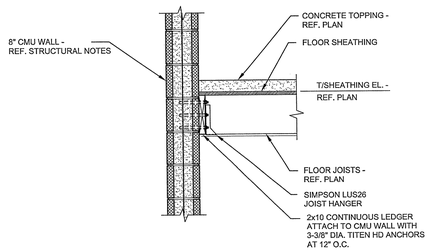
PPO rresponse: BGO to provide response.

BGO: the interior clear dimension on the BGO plans is 8'-5". if you have constructed the elevator shaft at 8'-6" this is acceptable.

Answered by: Erik Earnshaw
Beeler Guest Owens Architects

Answered date: March 05, 2013

yes it is acceptable to use 2x blocking for the windows
Erik Earnshaw 03-07-2012 BGO



15 / S4.03 **STAIR LANDING SECTION**
NO SCALE

PARKIN - PERKINS - OLSEN CONSULTING ENGINEERING, INC. 9330 LBJ Freeway Suite 1055 Dallas, Texas 75243	Project: Keller Springs Lofts Addison, Texas		
	Project No.: 39155.1	Date: 02/29/2012	Drawing No.: SK-6

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RFI

To: Trent Perkins
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9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 221
Date: 3/4/2013
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Walter Kilroy (BGO)

Subject: Temporary bracing detail for load bering girder

Drawing: S2.1, S2.24, Panel Truss sheet F04, 3.1D
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/6/2013**

S2.1 shows the shortest new grade beam location north of the elevator. This new grade beam is located under a critical load bearing triple girder that supports the corridor floor trusses. The supporting stud packs for this girder will have to be removed to cut and remove existing slab and install new grade beam. Please provide a temporary bracing detail for this area so we can proceed.

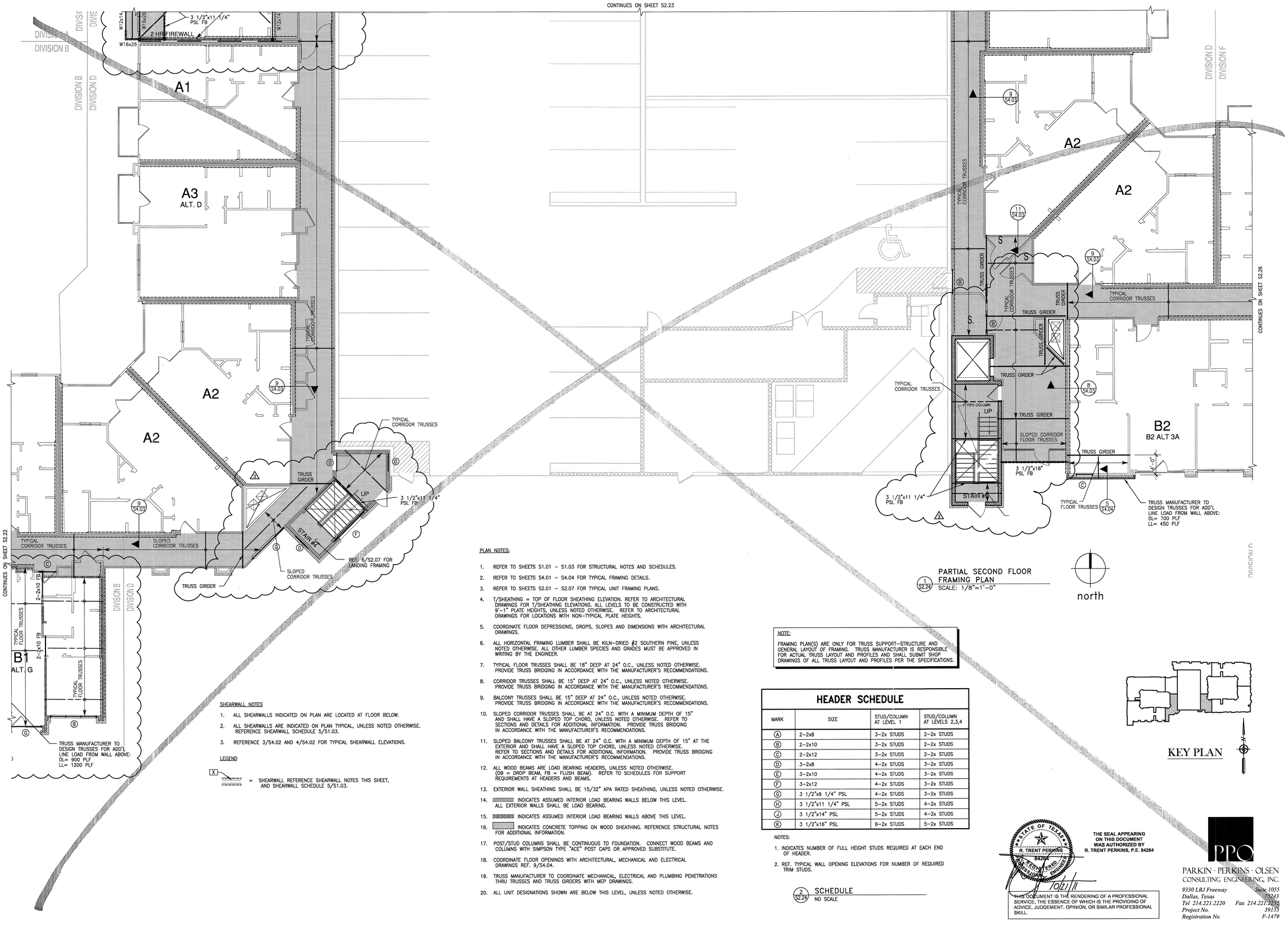
Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Temporary shoring and bracing is the responsibility of the contractor. PPO recommends that Embrey contact a qualified shoring sub-contractor for direction on this process.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: March 05, 2013



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

north

PLAN NOTES:

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(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
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2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

SCHEDULE
NO SCALE

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS R. TRENT PERKINS 84264 REGISTERED PROFESSIONAL ENGINEER 10/21/11

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KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
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BGO architects
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DATE
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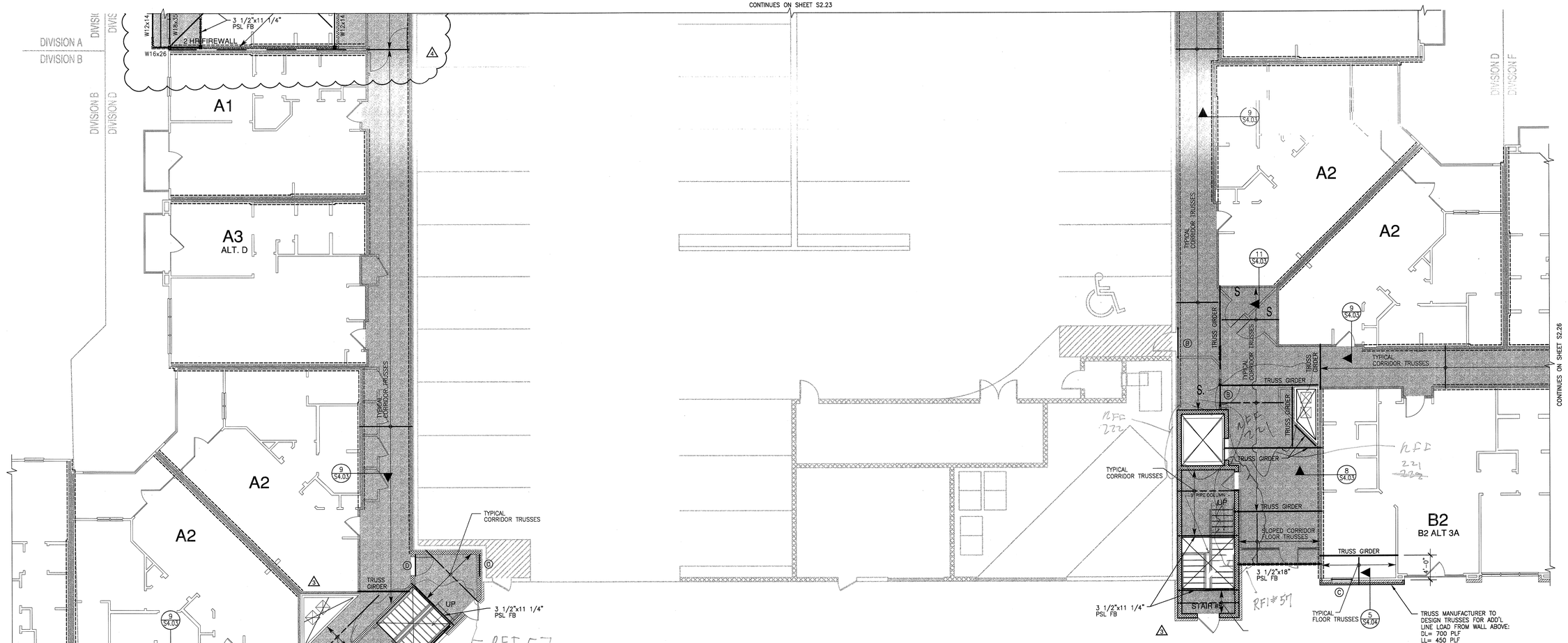
PROJECT
11129

SHEET NUMBER
S2.24



1 S2.24 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

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NOTES:

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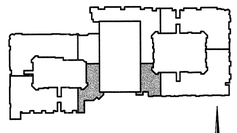
2 S2.24 SCHEDULE
NO SCALE



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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

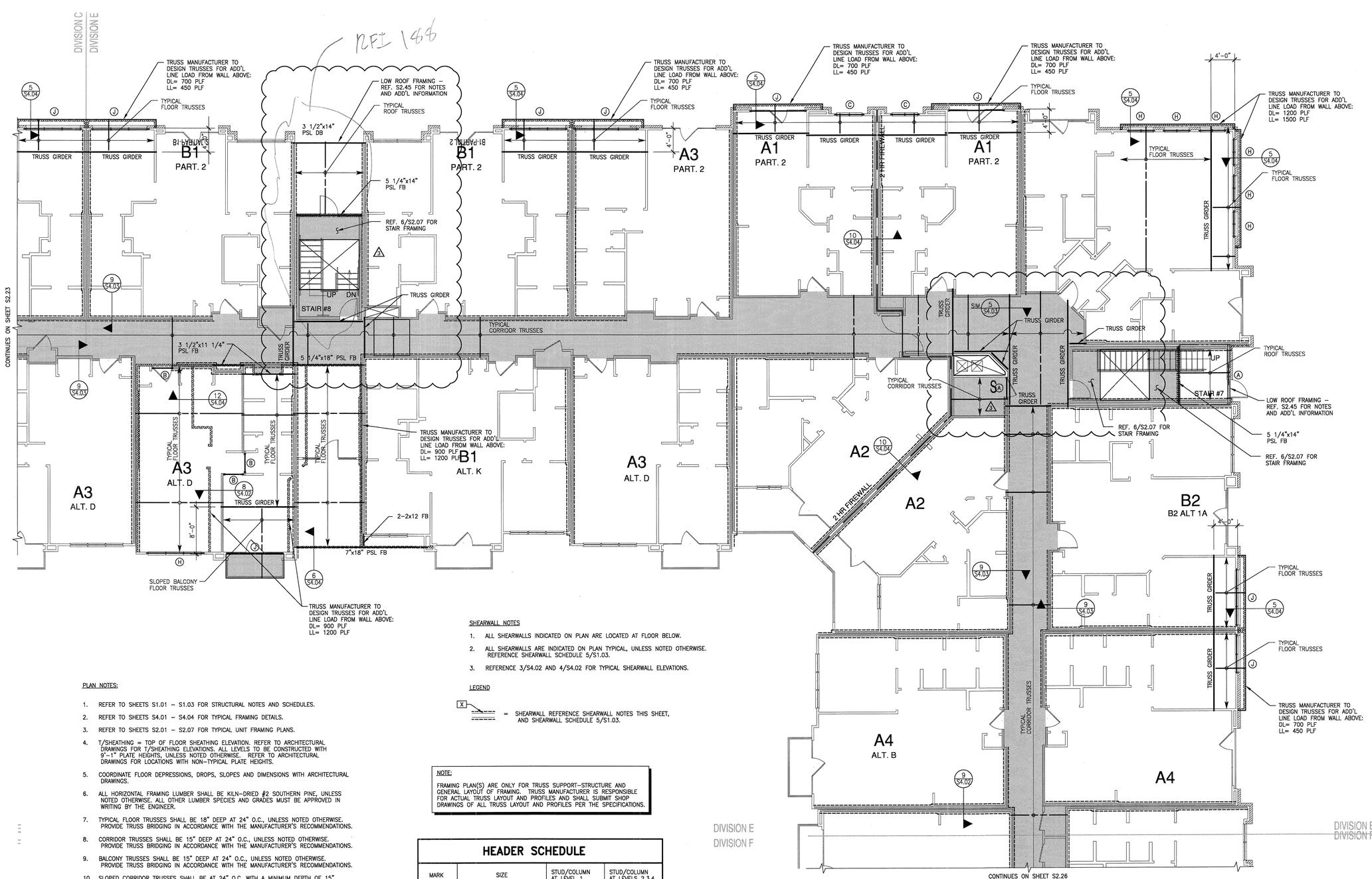
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.24



PLAN NOTES:

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SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
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LEGEND

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(A)	2–2x8	3–2x STUDS	2–2x STUDS
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(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
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2 / S2.25 SCHEDULE
NO SCALE

1 / S2.25 PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

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3 COORDINATION 10-17-2011

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(2/S2.26) SCHEDULE
NO SCALE

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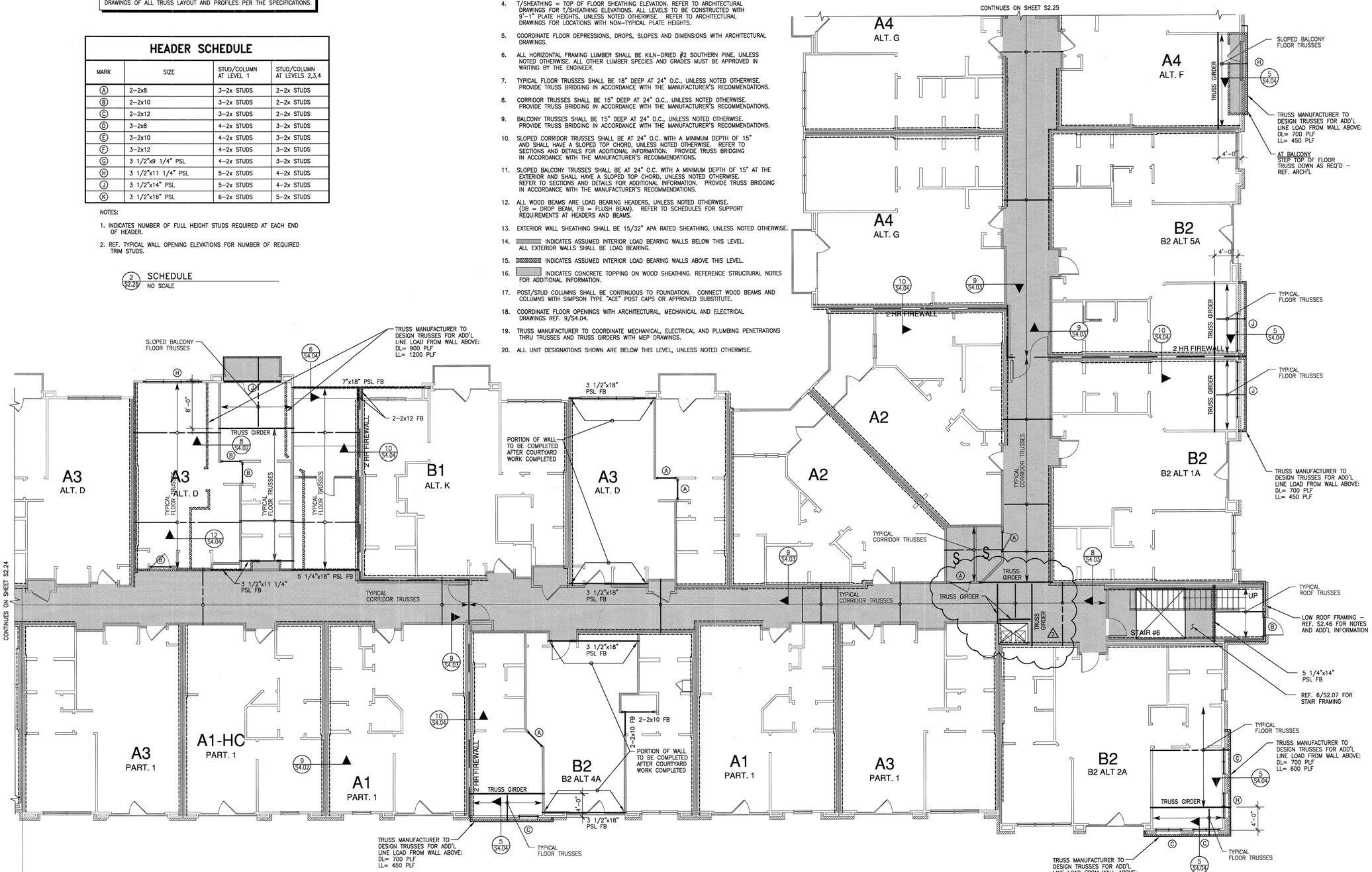

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LEGEND

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(1/S2.26) PARTIAL SECOND FLOOR FRAMING PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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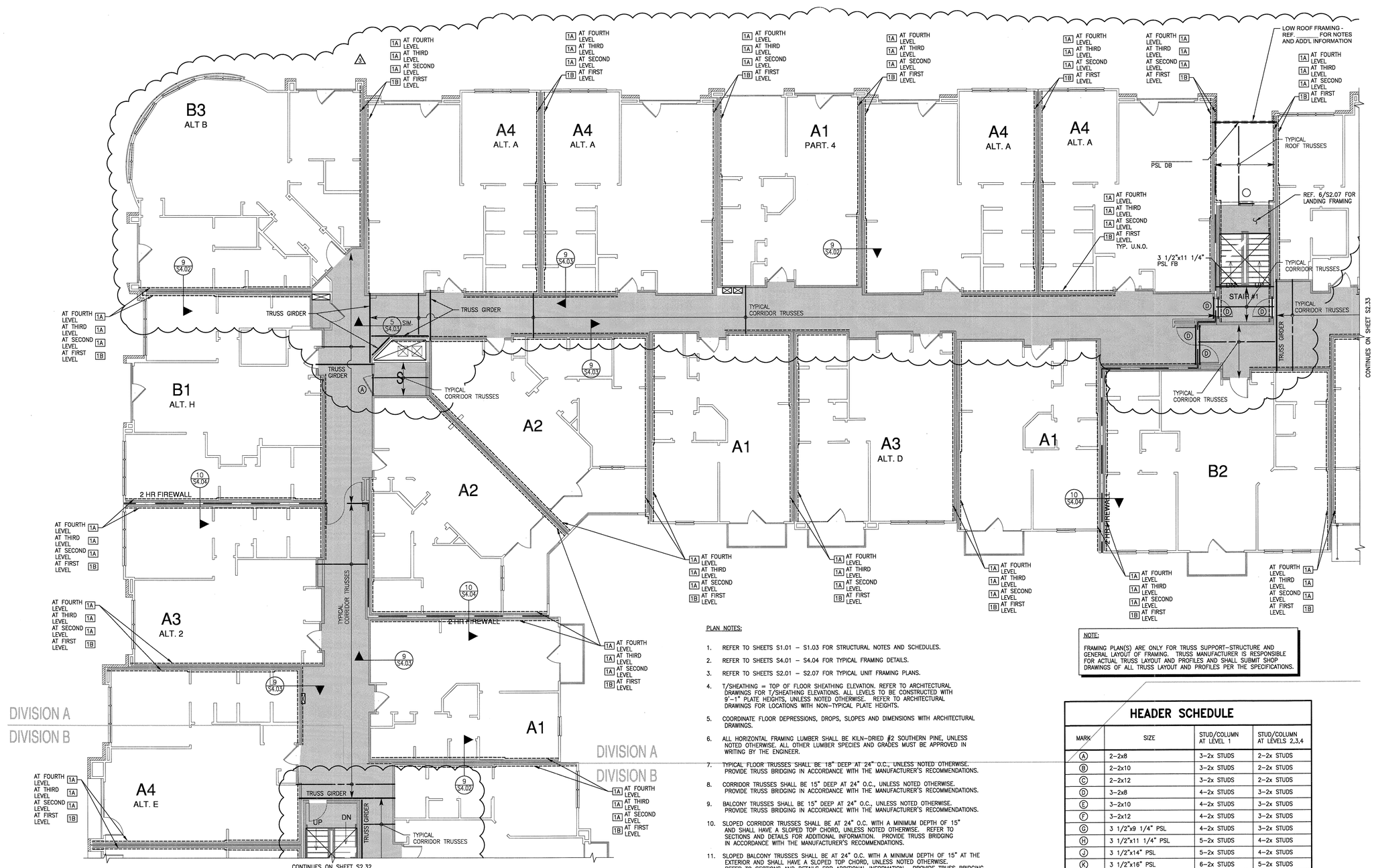

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1 S2.31 PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

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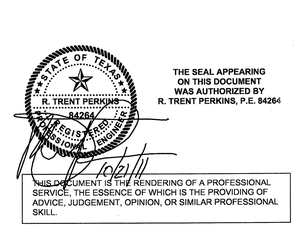
2 S2.31 SCHEDULE
NO SCALE

KEY PLAN



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PPO
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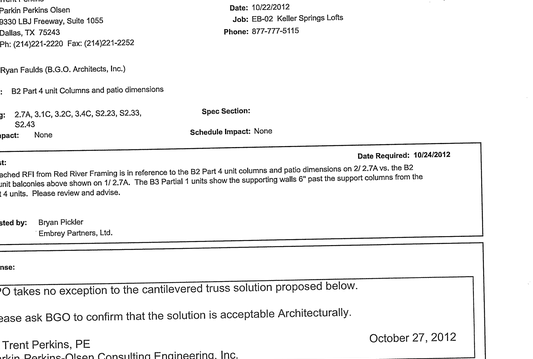
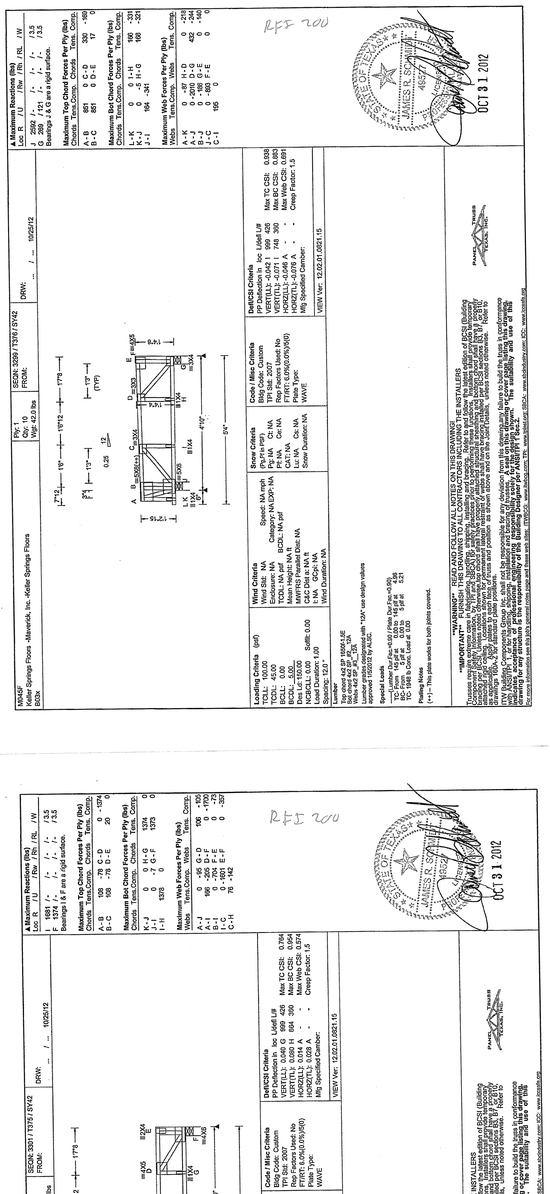




Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 200
Date: 10/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: B2 Part 4 unit Columns and patio dimensions

Drawing: 2.7A, 3.1C, 3.2C, 3.4C, S2.23, S2.33, S2.43

Spec Section:

Cost Impact: None

Schedule Impact: None

Date Required: 10/24/2012

Request:
The attached RFI from Red River Framing is in reference to the B2 Part 4 unit columns and patio dimensions on 2/ 2.7A vs. the B2 Part 1 unit balconies above shown on 1/ 2.7A. The B3 Partial 1 units show the supporting walls 6" past the support columns from the B2 Part 4 units. Please review and advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

PPO takes no exception to the cantilevered truss solution proposed below.

Please ask BGO to confirm that the solution is acceptable Architecturally.

October 27, 2012

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

BGO suggests cantilevering the trusses for these B2 units in question as shown in the next pages of this PDF only if the Trusses are signed and sealed by an engineer in the state of Texas.

Ryan Faulds
BGO architects
October 30, 2012

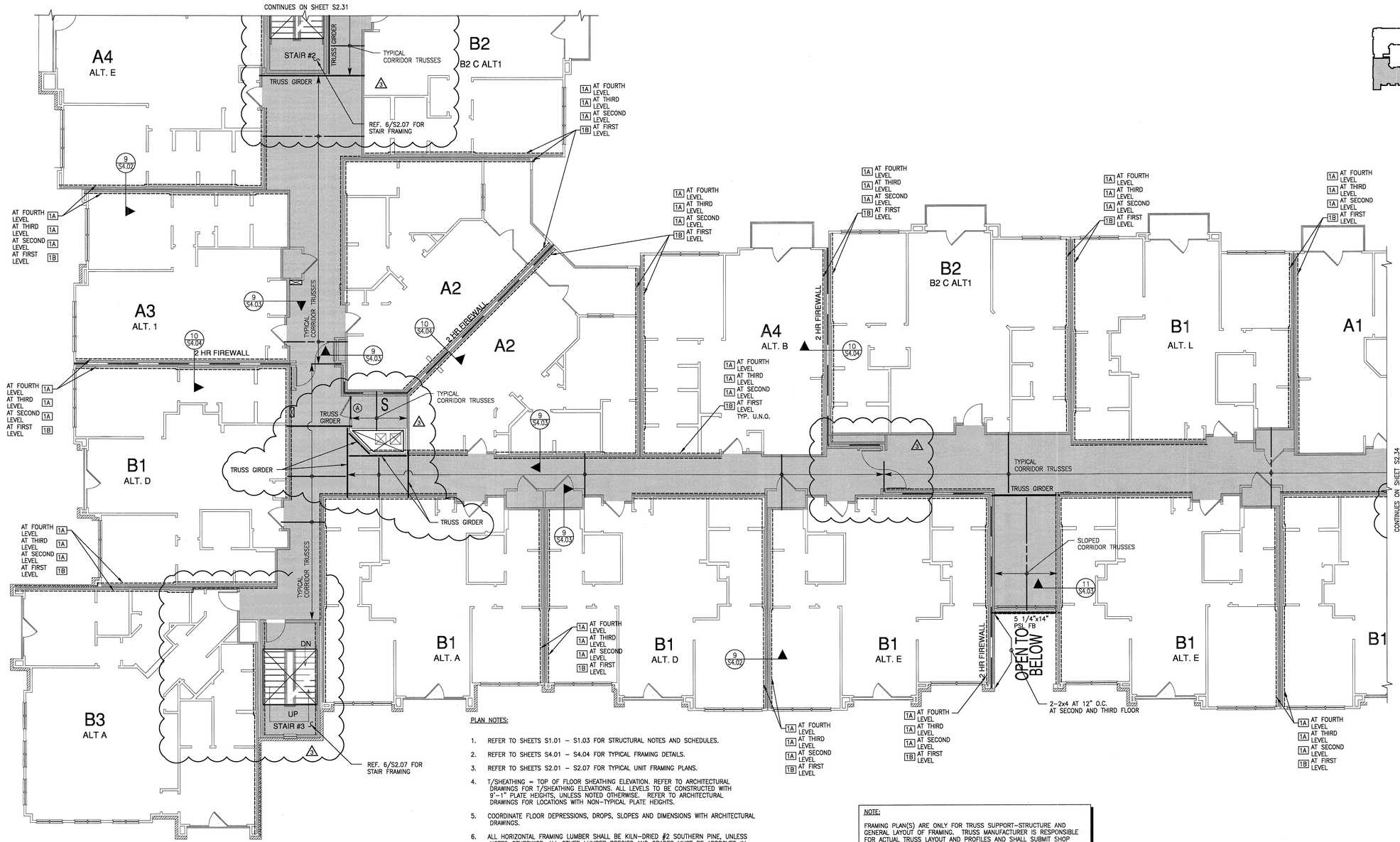
Answered by ____________________

Company ____________________

Date ____________________

Page 1 of 1

RFI 200



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7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

NOTE:

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HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
(C)	2-2x12	3-2x STUDS	2-2x STUDS
(D)	3-2x8	4-2x STUDS	3-2x STUDS
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.32 SCHEDULE
NO SCALE

KEY PLAN

1/S2.32 PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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PARKIN · PERKINS · OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
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Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011

CONSTRUCTION ISSUE
10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
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214.520.8878
bgoarchitects.com

DATE
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PROJECT
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SHEET NUMBER
S2.32

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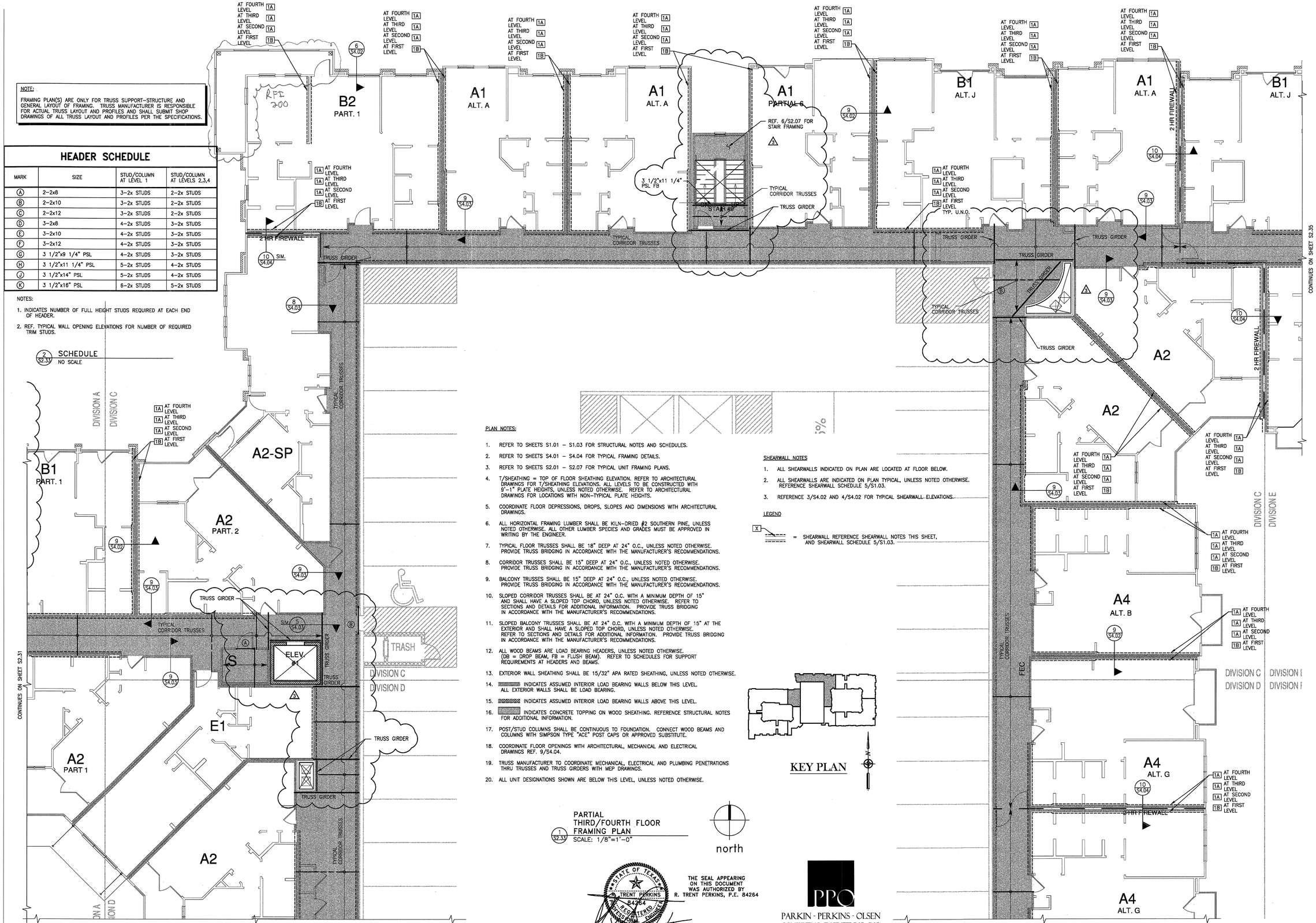
2 S2.33 SCHEDULE
NO SCALE



PLAN NOTES:

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1 S2.33 PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

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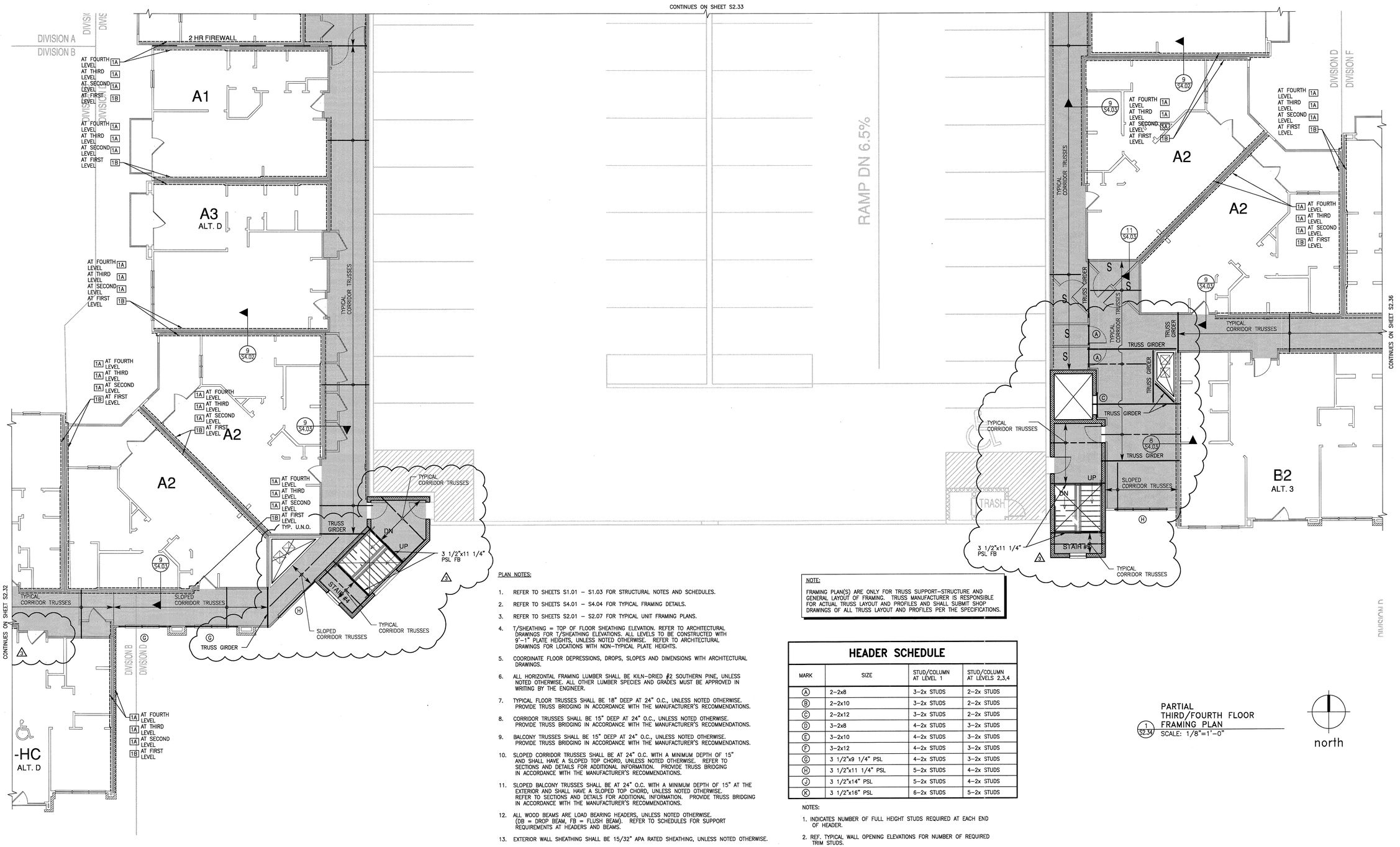

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NOTES:

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(2/S2.34) SCHEDULE
NO SCALE

(1/S2.34) PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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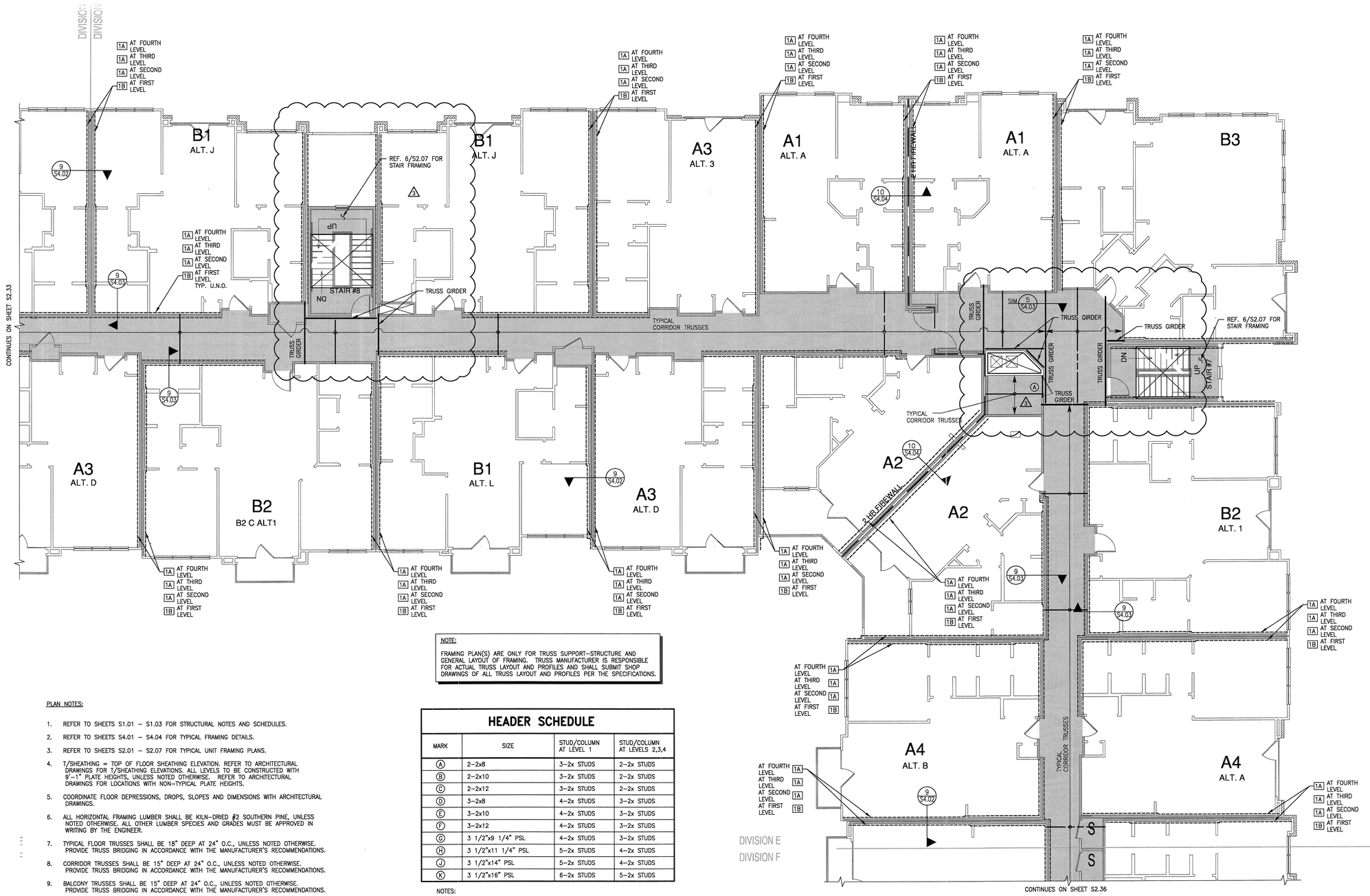

PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN

1 / S2.35 SCALE: 1/8"=1'-0"

north

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NOTES:

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2 / S2.35 SCHEDULE

NO SCALE

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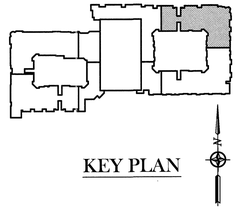

KEY PLAN

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE 10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE 08-05-2011

PROJECT 11129

SHEET NUMBER **S2.35**

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 194
Date: 9/25/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: Structural support for the radius feature above B3 unit

Drawing: S2.41, 3/S5.02, 3/7.7, 3/5A, truss drawings R02

Spec Section:

Cost Impact: None

Schedule Impact: None

Request: **Date Required: 9/28/2012**

On the very northwest corner of turn section #2 we have the radius canopy feature on the roof. This area is located on the structural plans on sheet S2.41 and 3/S5.02. On structural sheet 3/S5.02 it is shown tied into the actual ceiling truss. However, on Panel Truss's approved drawings these are two separate trusses and they are not tied in. This is shown on Panel Truss sheet R02. I have drawn a very rough sketch showing how it's built and have concerns about proper anchoring of the piggy back trusses for wind shear. What you have is the flat ceiling trusses over the B3 unit with plywood roof decking. The flat trusses are R187- R197. Then on top of the roof decking you have the 870 piggy back trusses which form the radius feature. The problem I have is the R870 trusses need to be properly secured structurally for wind shear. I have spoken to Red River about this and they said Bob Cincar with Panel Truss said they had to design it this way. They also said that PPO would need to determine how we secure it and what type of anchors, straps or clips will be needed.

Attachments = Rough sketch
Photos #1= view of the upper R870 trusses on top of decking which is on top of the R 187- R197 trusses
Photo #2= another view of the R870 on decking over the B3 unit ceiling trusses
Photo #3= the approximately 2' diameter inter-circle where the R 870 meet in center
Photo #4= another view angle
Photo #5= a view of the feature from a distance
Photo #6= a view of the R187- R 197 trusses from inside the unit below.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Attach exterior ends of all piggy back trusses to framing/trusses below with CS18 coil strap. At interior end and along the length of all piggy-back trusses, attach to trusses/truss blocking (thru decking) at 24" on center with Simpson HGA10 clips. Fasten to piggy-back trusses with 4-SDS 1/4" x 1 1/2" screws. Fasten to supporting framing (thru decking) 4-SDS 1/4" x 3" screws.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: October 03, 2012

PLAN NOTES:

1. REFER TO SHEETS S1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S4.01 – S4.04 FOR TYPICAL FRAMING DETAILS.
3. REFER TO SHEETS S2.01 – S2.07 FOR TYPICAL UNIT FRAMING PLANS.
4. T/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR T/SHEATHING ELEVATIONS. ALL LEVELS TO BE CONSTRUCTED WITH 9'-1" PLATE HEIGHTS, UNLESS NOTED OTHERWISE. REFER TO ARCHITECTURAL DRAWINGS FOR LOCATIONS WITH NON-TYPICAL PLATE HEIGHTS.
5. COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
6. ALL HORIZONTAL FRAMING LUMBER SHALL BE KILN-DRIED #2 SOUTHERN PINE, UNLESS NOTED OTHERWISE. ALL OTHER LUMBER SPECIES AND GRADES MUST BE APPROVED IN WRITING BY THE ENGINEER.
7. TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
8. CORRIDOR TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
9. BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
10. SLOPED CORRIDOR TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
11. SLOPED BALCONY TRUSSES SHALL BE AT 24" O.C. WITH A MINIMUM DEPTH OF 15" AT THE EXTERIOR AND SHALL HAVE A SLOPED TOP CHORD, UNLESS NOTED OTHERWISE. REFER TO SECTIONS AND DETAILS FOR ADDITIONAL INFORMATION. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
12. ALL WOOD BEAMS ARE LOAD BEARING HEADERS, UNLESS NOTED OTHERWISE. (DB = DROP BEAM, FB = FLUSH BEAM). REFER TO SCHEDULES FOR SUPPORT REQUIREMENTS AT HEADERS AND BEAMS.
13. EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, UNLESS NOTED OTHERWISE.
14. ▒▒▒▒ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
15. ▒▒▒▒ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
16. ▒▒▒▒ INDICATES CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
17. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
18. COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/S4.04.
19. TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
20. ALL UNIT DESIGNATIONS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.

NOTE:

FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

HEADER SCHEDULE

MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
(A)	2-2x8	3-2x STUDS	2-2x STUDS
(B)	2-2x10	3-2x STUDS	2-2x STUDS
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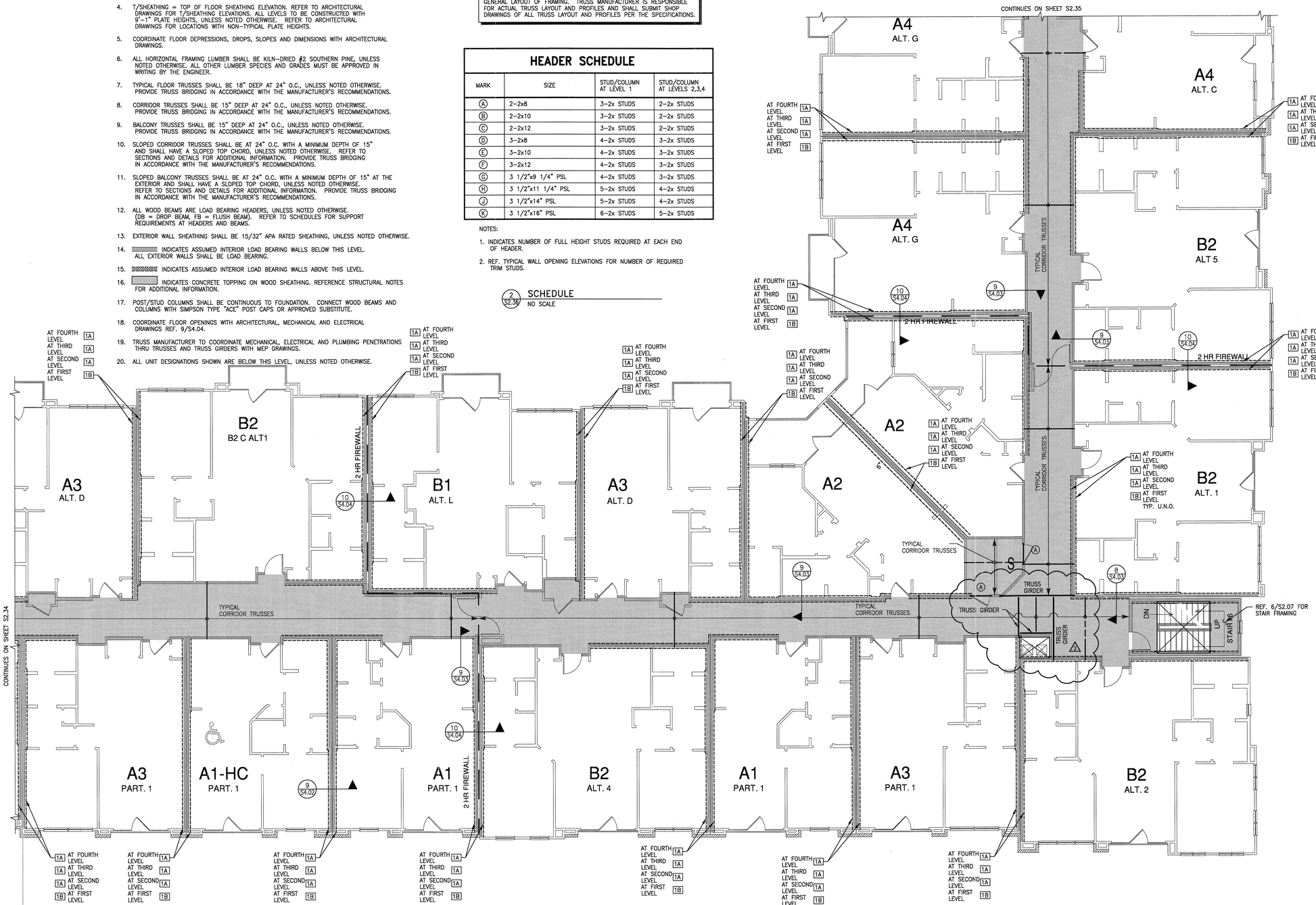
(E)	3-2x10	4-2x STUDS	3-2x STUDS
(F)	3-2x12	4-2x STUDS	3-2x STUDS
(G)	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
(H)	3 1/2"x11 1/4" PSL	5-2x STUDS	4-2x STUDS
(J)	3 1/2"x14" PSL	5-2x STUDS	4-2x STUDS
(K)	3 1/2"x16" PSL	6-2x STUDS	5-2x STUDS

NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.36 SCHEDULE
NO SCALE



SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

X = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

1/S2.36 PARTIAL THIRD/FOURTH FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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CONSULTING ENGINEERING, INC.
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Tel 214.221.2220 Fax 214.221.2252
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Registration No. F-1479

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KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

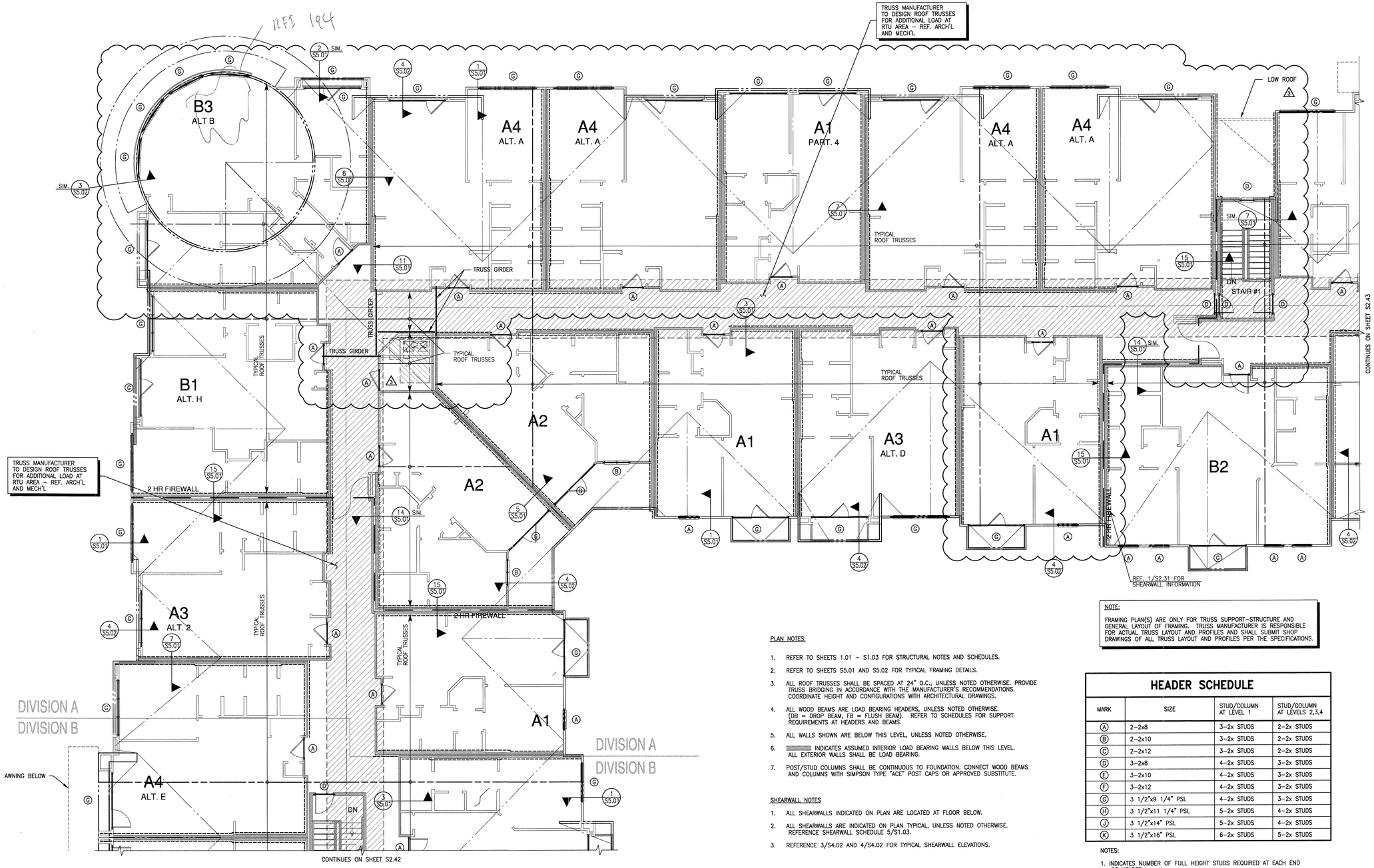
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE 08-05-2011

PROJECT 11129

SHEET NUMBER S2.36



PLAN NOTES:

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2. REFER TO SHEETS S5.01 AND S5.02 FOR TYPICAL FRAMING DETAILS.
3. ALL ROOF TRUSSES SHALL BE SPACED AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COORDINATE HEIGHT AND CONFIGURATIONS WITH ARCHITECTURAL DRAWINGS.
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5. ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
6. ▒▒▒▒ INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
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(F)	3–2x12	4–2x STUDS	3–2x STUDS
(G)	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
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NOTES:

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2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

(2/S2.41) SCHEDULE
NO SCALE

(1/S2.41) PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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3 COORDINATION 10-17-2011

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LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
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Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.41

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 200
Date: 10/22/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: B2 Part 4 unit Columns and patio dimensions

Drawing: 2.7A, 3.1C, 3.2C, 3.4C, S2.23, S2.33, S2.43
Spec Section:
Cost Impact: None
Schedule Impact: None

Request:
Date Required: 10/24/2012

The attached RFI from Red River Framing is in reference to the B2 Part 4 unit columns and patio dimensions on 2/ 2.7A vs. the B2 Part 1 unit balconies above shown on 1/ 2.7A. The B3 Partial 1 units show the supporting walls 6" past the support columns from the B2 Part 4 units. Please review and advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

PPO takes no exception to the cantilevered truss solution proposed below.

Please ask BGO to confirm that the solution is acceptable Architecturally.

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.
October 27, 2012

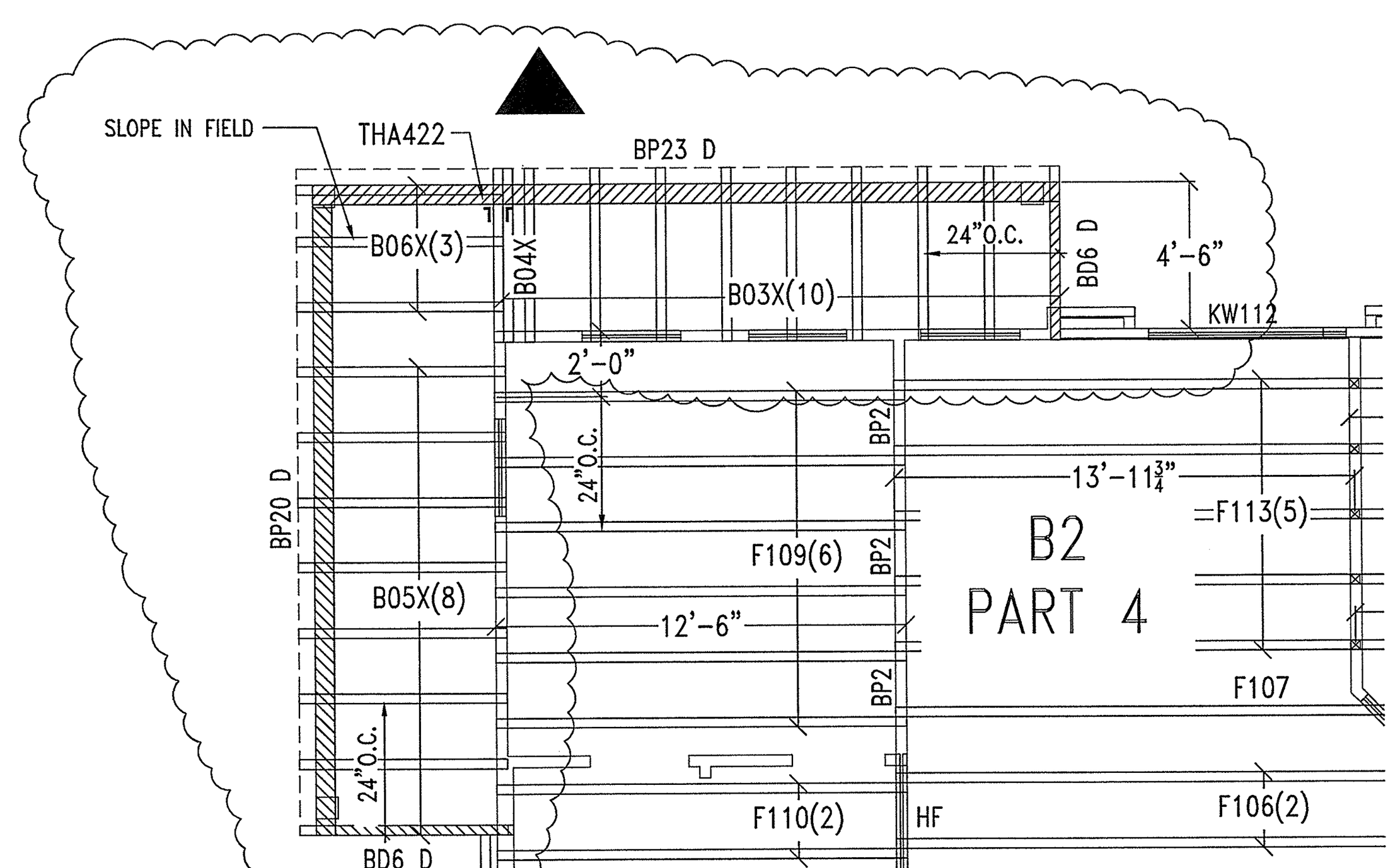
BGO suggests cantilevering the trusses for these B2 units in question as shown in the next pages of this PDF only if the Trusses are signed and sealed by an engineer in the state of Texas.

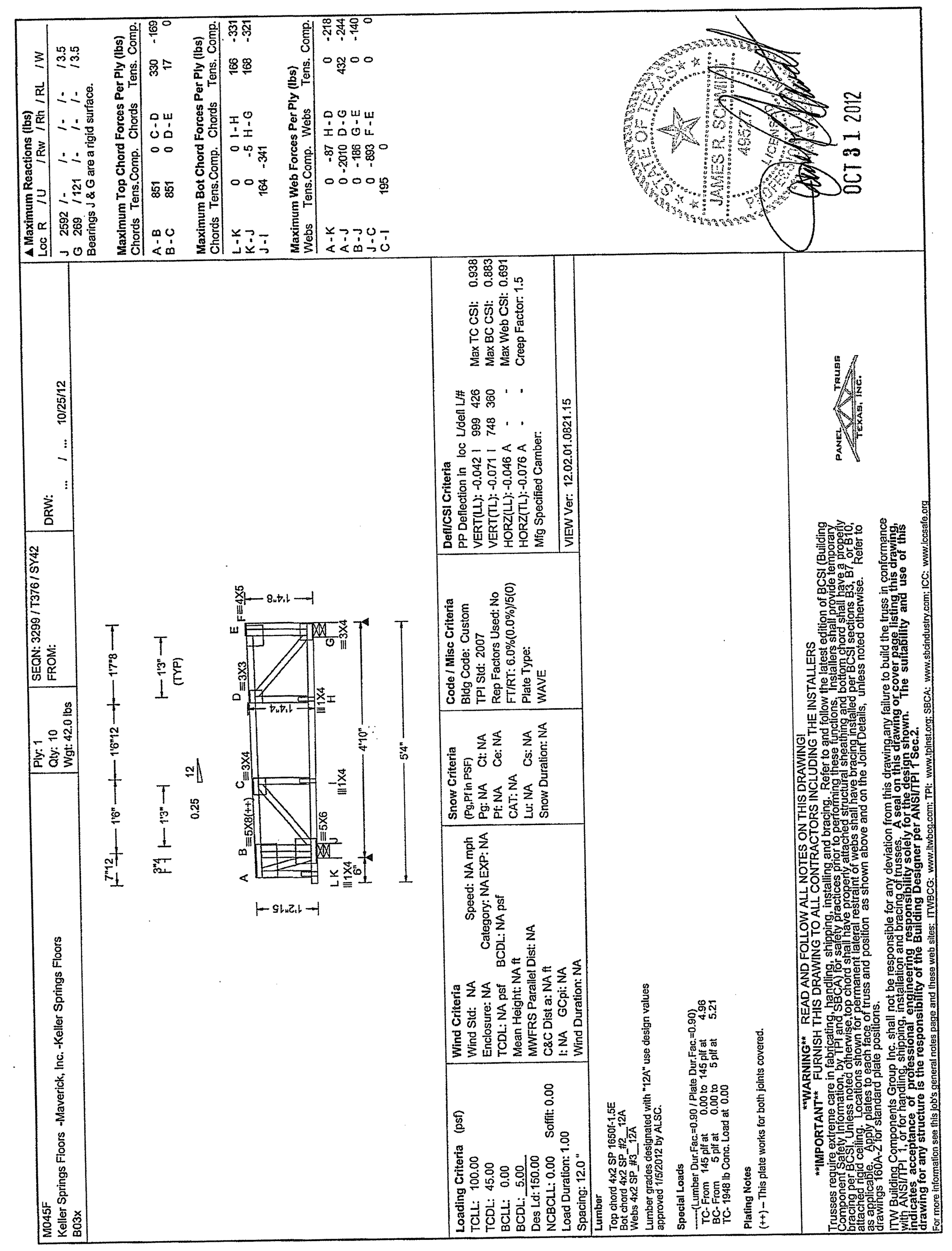
Ryan Faulds
BGO architects
October 30, 2012

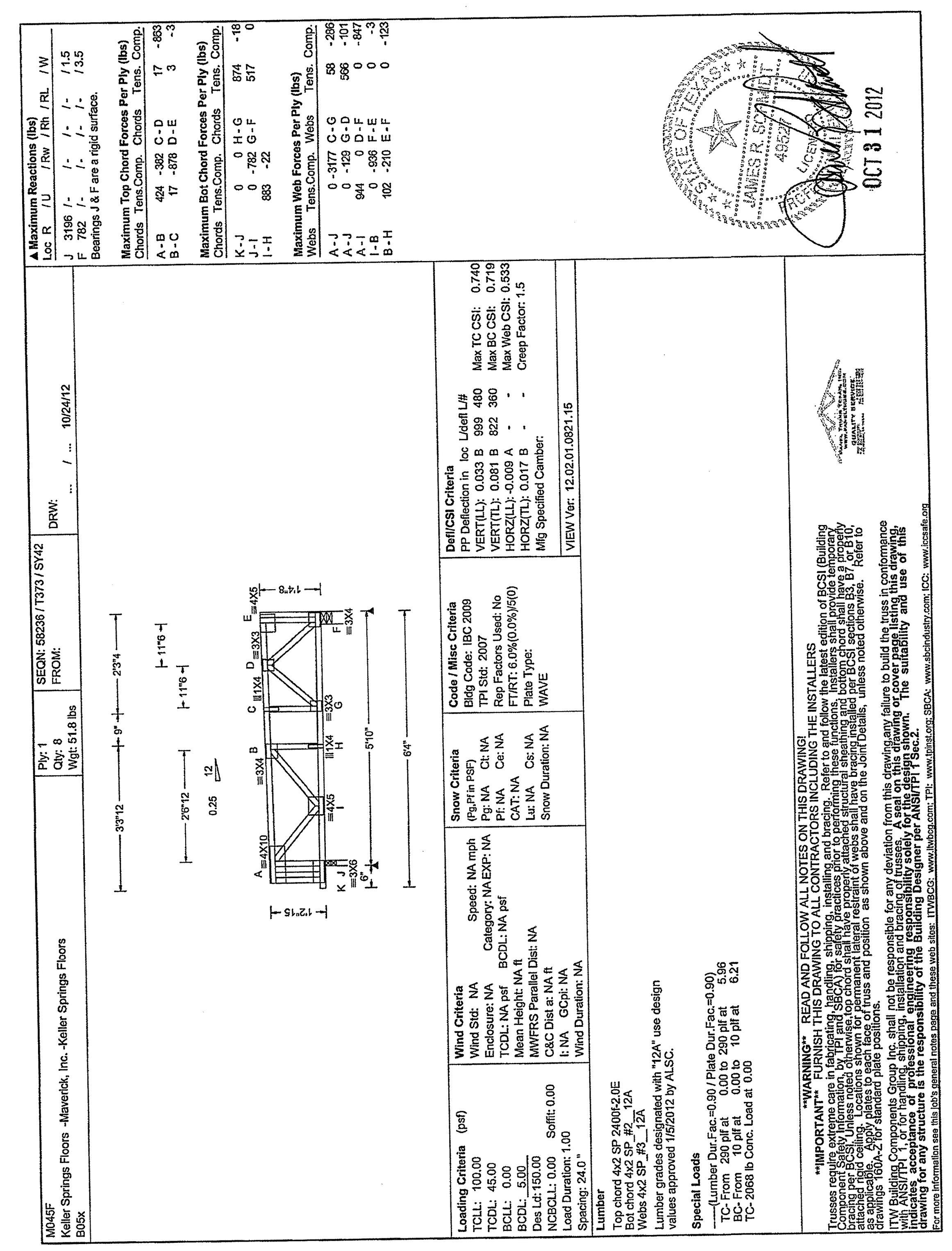
Answered by

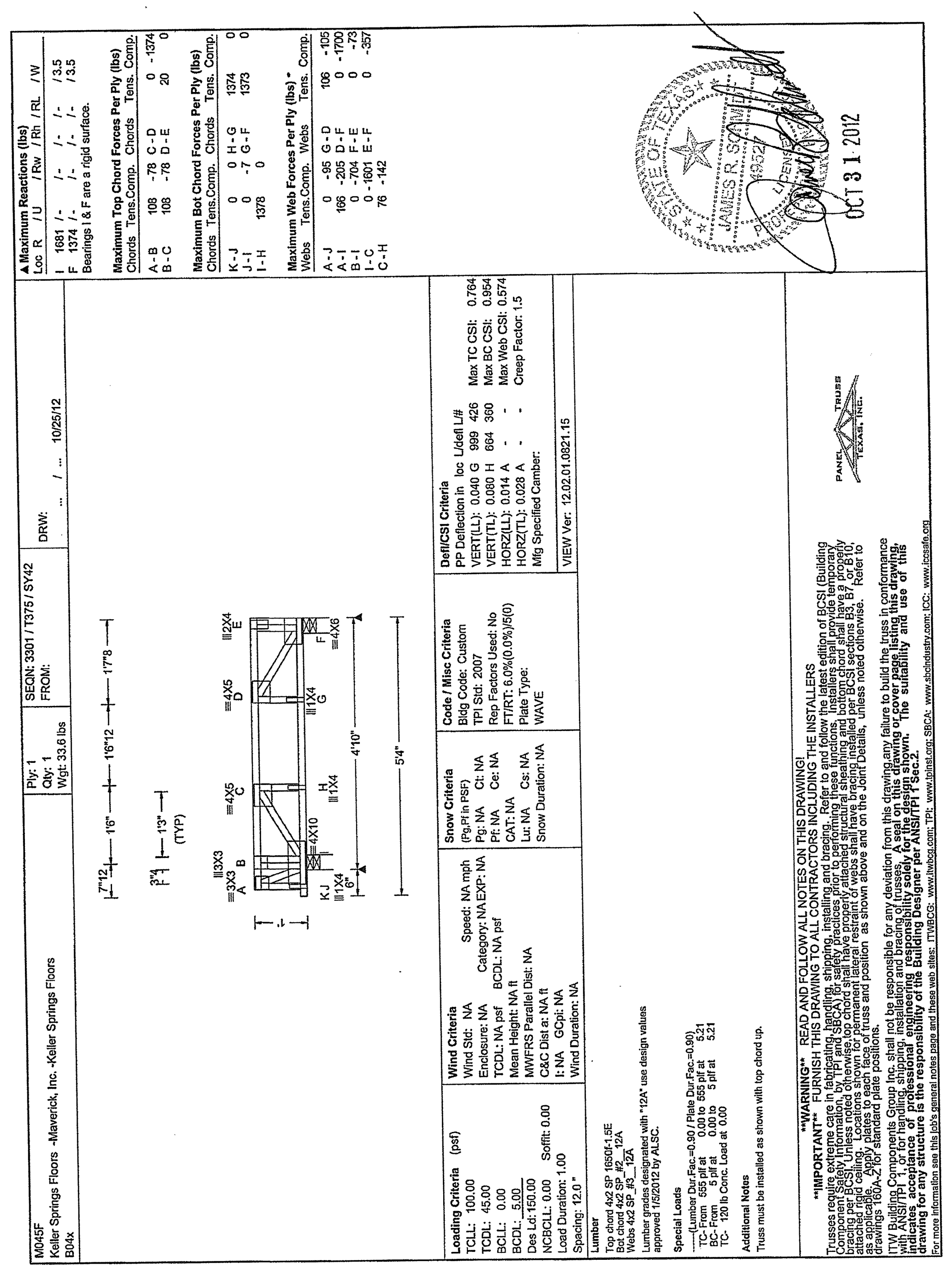
Company

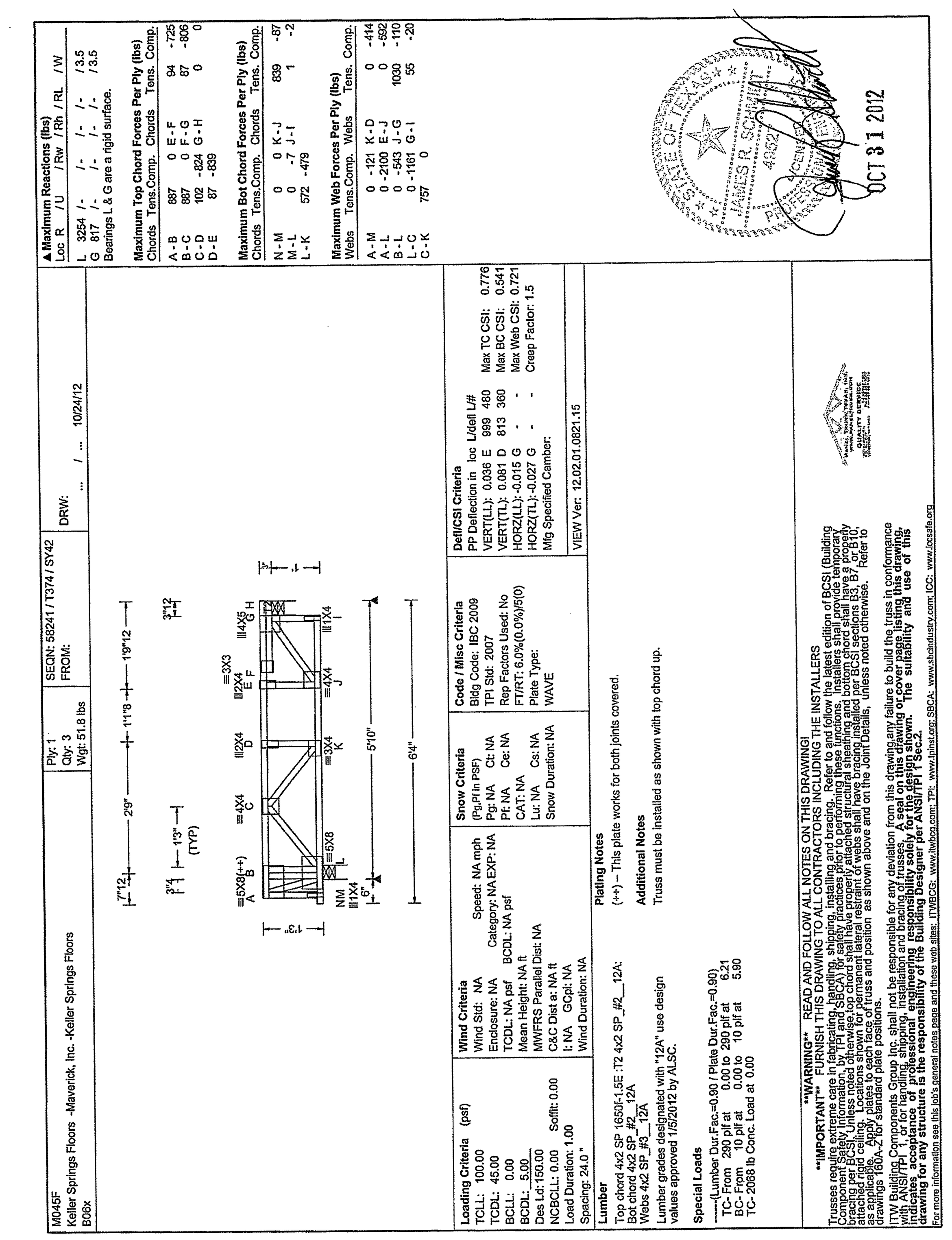
Date

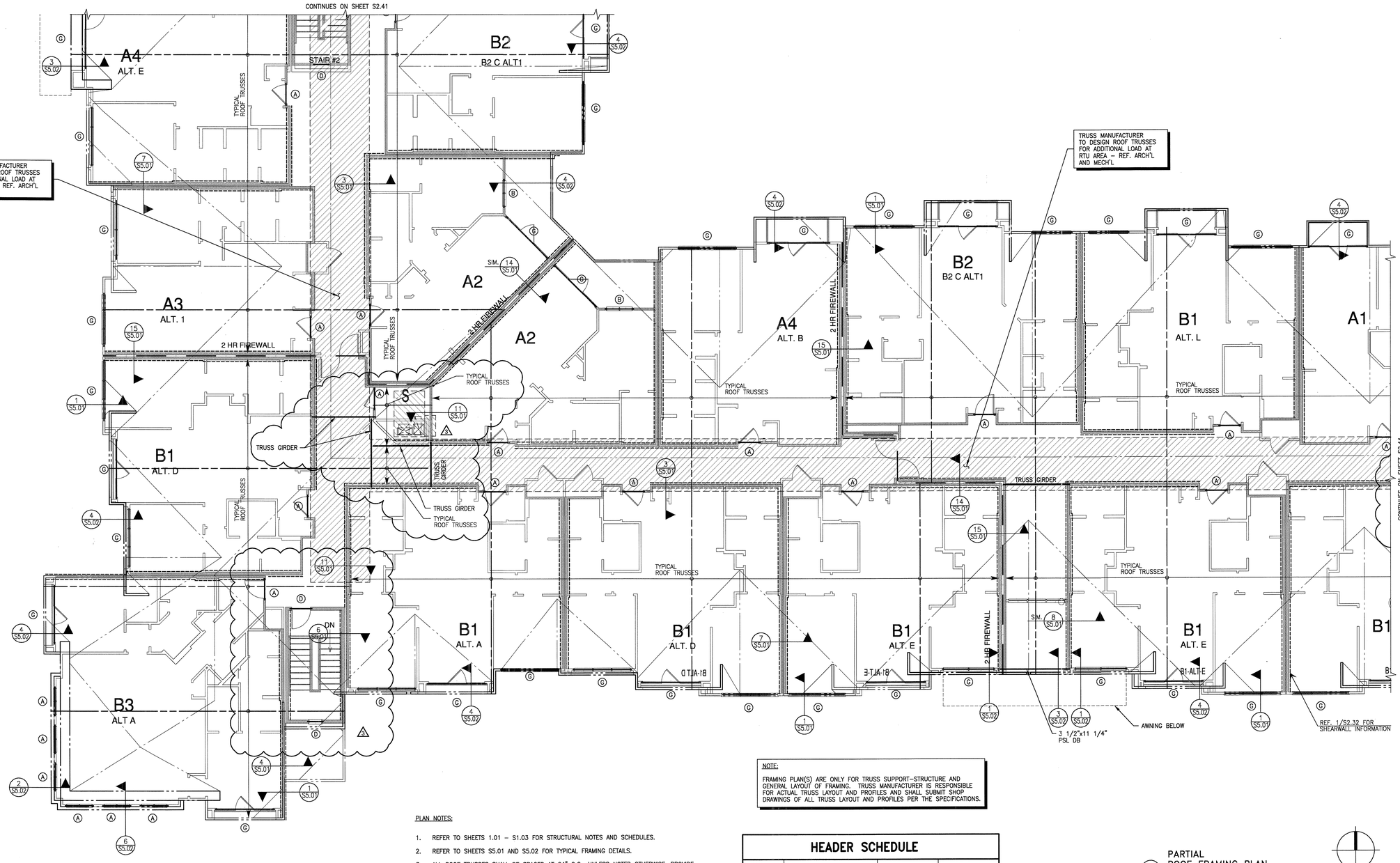












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PLAN NOTES:

1. REFER TO SHEETS 1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
2. REFER TO SHEETS S5.01 AND S5.02 FOR TYPICAL FRAMING DETAILS.
3. ALL ROOF TRUSSES SHALL BE SPACED AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. COORDINATE HEIGHT AND CONFIGURATIONS WITH ARCHITECTURAL DRAWINGS.
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NOTES:

1. INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.42 SCHEDULE
NO SCALE

1/S2.42 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'–0"

north

KEY PLAN

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DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.42

NOTE:

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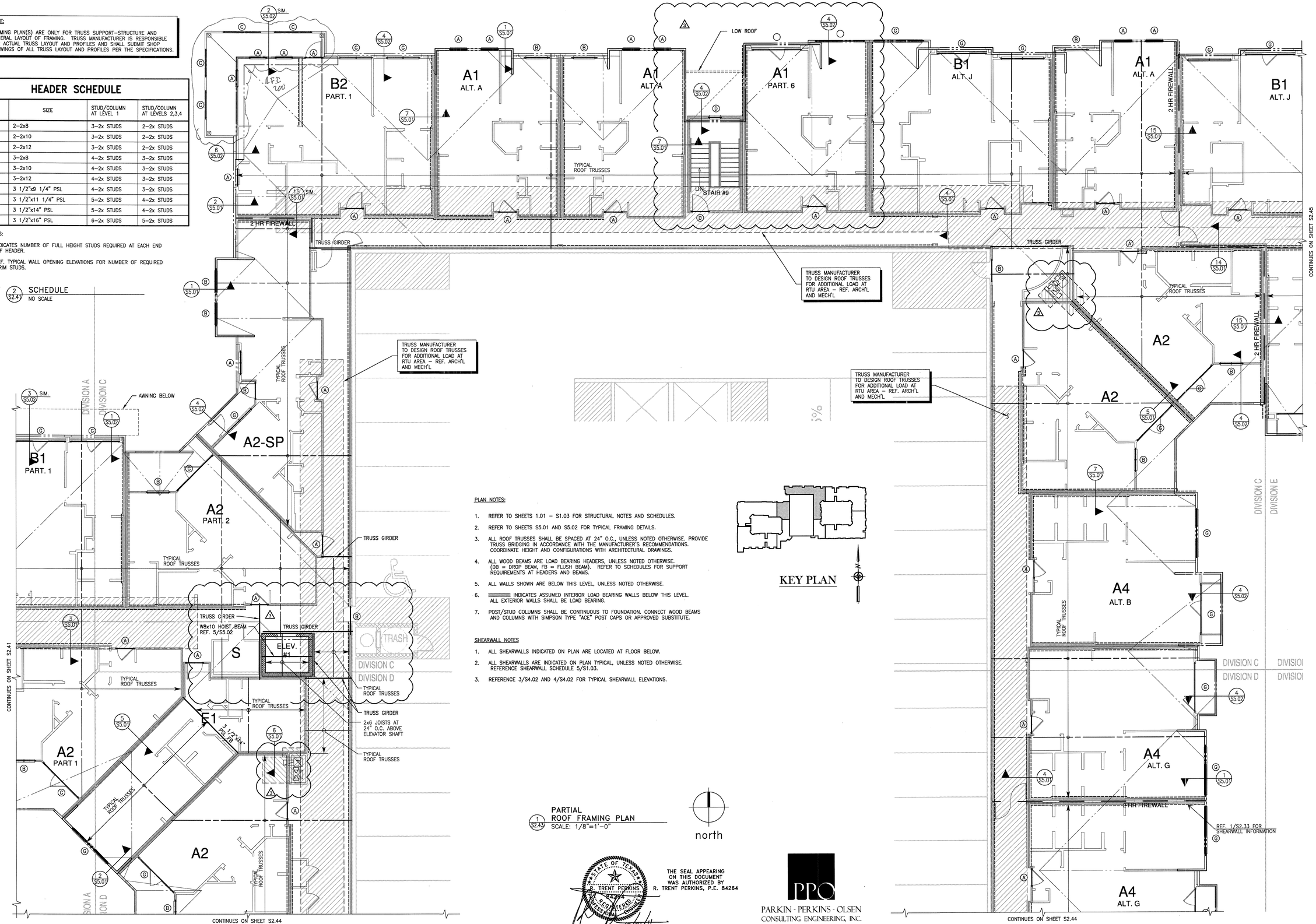
NO SCALE



PLAN NOTES:

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7. POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.

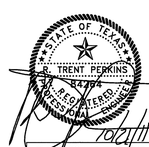
SHEARWALL NOTES

1. ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
2. ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
3. REFERENCE 3/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

KEY PLAN

1 / S2.43 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

north



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

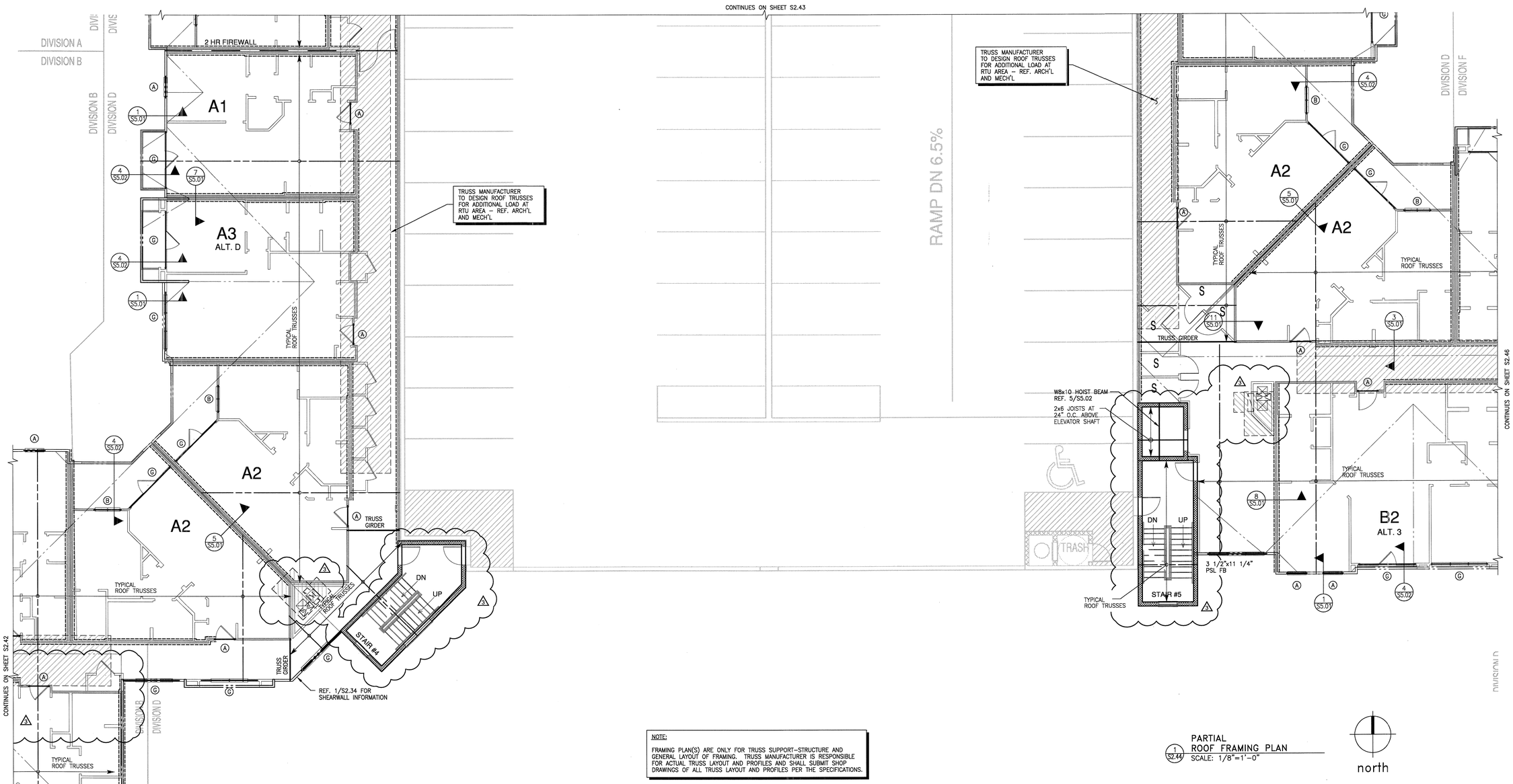
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.43



NOTE:

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1/S2.44 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

1. REFER TO SHEETS 1.01 – S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
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HEADER SCHEDULE

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(A)	2–2x8	3–2x STUDS	2–2x STUDS
(B)	2–2x10	3–2x STUDS	2–2x STUDS
(C)	2–2x12	3–2x STUDS	2–2x STUDS
(D)	3–2x8	4–2x STUDS	3–2x STUDS
(E)	3–2x10	4–2x STUDS	3–2x STUDS
(F)	3–2x12	4–2x STUDS	3–2x STUDS
(G)	3 1/2"x9 1/4" PSL	4–2x STUDS	3–2x STUDS
(H)	3 1/2"x11 1/4" PSL	5–2x STUDS	4–2x STUDS
(J)	3 1/2"x14" PSL	5–2x STUDS	4–2x STUDS
(K)	3 1/2"x16" PSL	6–2x STUDS	5–2x STUDS

NOTES:

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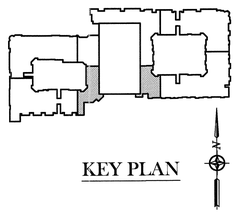
2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2/S2.44 SCHEDULE
NO SCALE



KEY PLAN

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

10/21/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

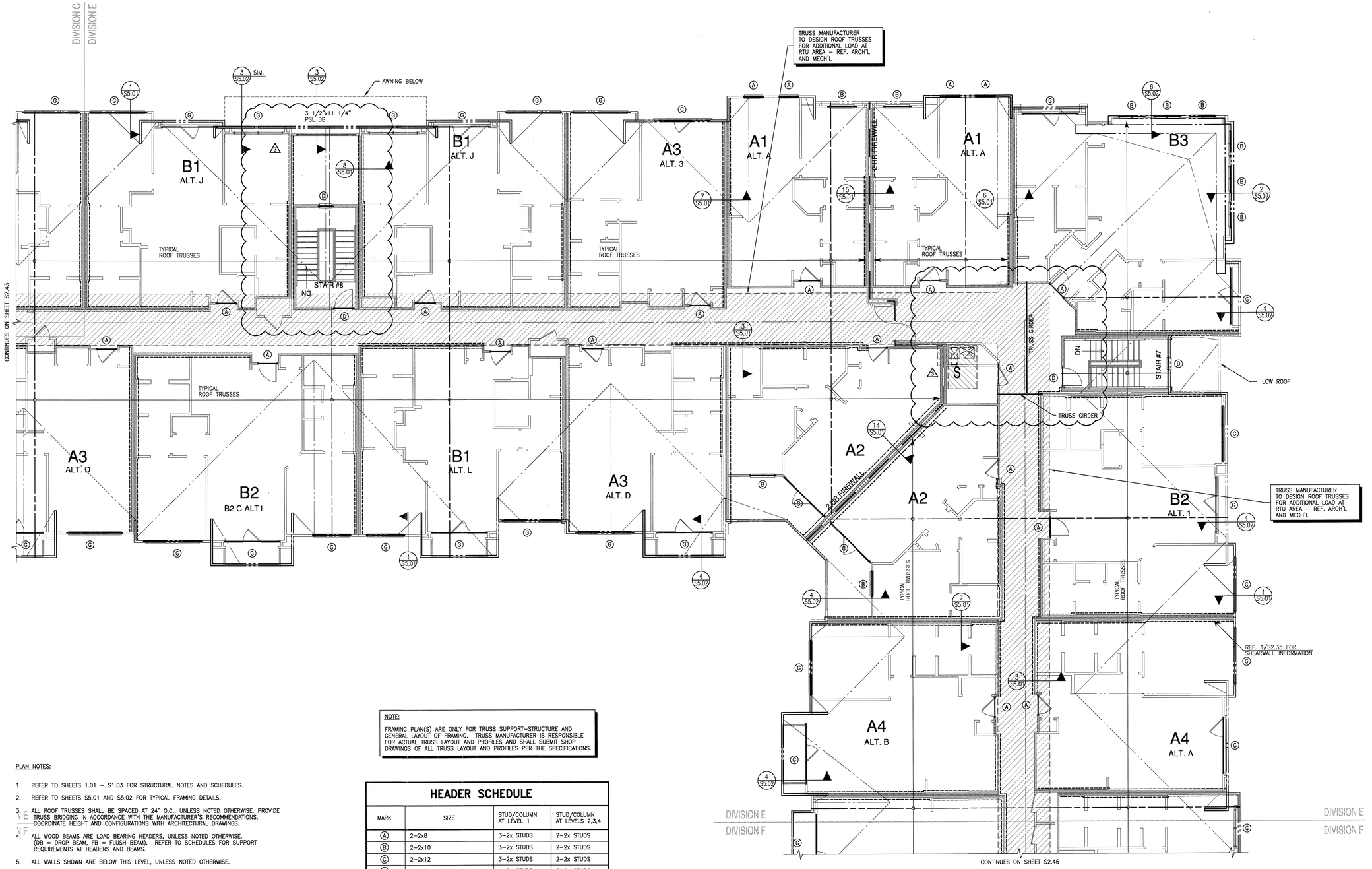
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.44



1 S2.45 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

north

PLAN NOTES:

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HEADER SCHEDULE

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NOTES:

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2. REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 S2.41 SCHEDULE
NO SCALE

KEY PLAN

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
2 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.45

PLAN NOTES:

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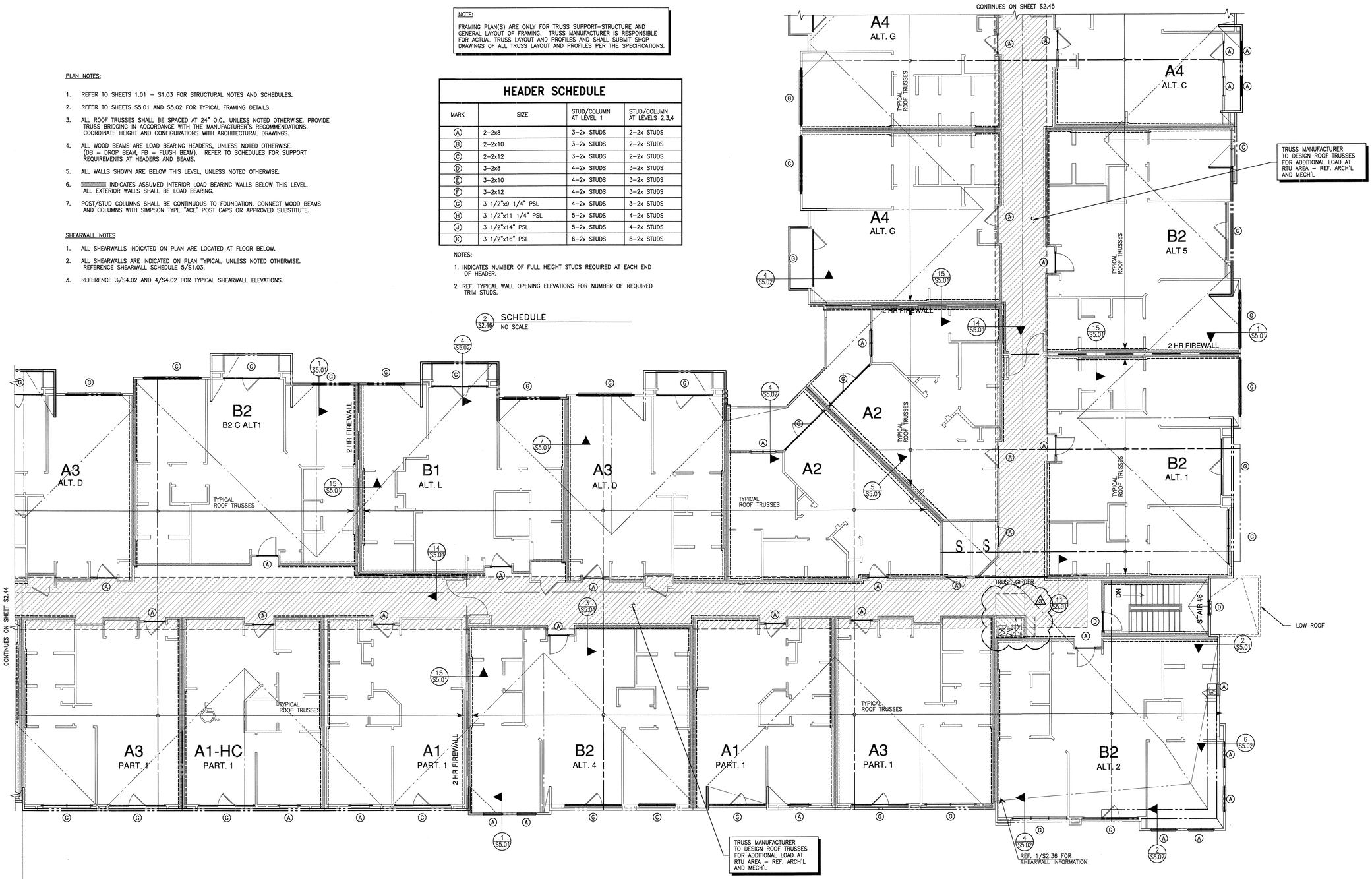
2/S2.46 SCHEDULE
NO SCALE



1/S2.46 PARTIAL ROOF FRAMING PLAN
SCALE: 1/8"=1'-0"

north

KEY PLAN

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Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 COORDINATION 10-17-2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S2.46

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 68
Date: 2/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Purposed change to the elevator detail on 9/S3.01

Drawing: 9/S3.01
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/7/2012**
We would like to purpose a change to the elevator detail on 9/S3.01. Can we pour the bottom 1st similar to the original detail on the construction issue plans (10-17-2011). The enclosed attachments have 9/S3.01 marked *1. We have our proposed change marked *2. Can you give us a detail the forms and pours like our *2 detail.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please see attached.

R. Trent Perkins, PE March 1, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 108
Date: 4/11/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Grade Beam Drop Detail

Drawing: S2.11P, S2.12P, S2.13P, S2.15P, 2.16P
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 4/12/2012**
There are several places on these sheets (there may be other sheets where this occurs) where a gradebeam changes elevation due to changes in top of pier elevation. On 2.11P, there are two entries into the building on the left side - one from the courtyard and one from the outside. The courtyard shows P6 piers that change to a P6A pier. Please provide details for this condition. A different condition would be on S2.13P where the interior piers (between Pours 3 and 5) are a P5 and the exterior pier is a P9. Please provide a detail showing how the grade beams come together.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer to details 6/S3.01 and 7/S3.01.

If you need additional clarification, please do not hesitate to call.

R. Trent Perkins, P.E. April 11, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 82
Date: 3/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Dowels at Pier Caps

Drawing: S3.01 & S3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/22/2012**
In our meeting on 3/16/12 at your office we discussed the already poured piers on slab pour #1 as having 4-#6x6'-0" dowels as shown on 1/S3.01 vs the proper detail as shown on 3/S3.02, which requires 6 #7 dowels. You were going to check to see if we can reduce the required number of #7 dowells to go along with the in place #6 dowells.

Requested by: David Miller
Embrey Builders LLC

Response:

Please provide 4 - 7 "L" dowels in addition to the 4-#6 dowels currently in place.

R. Trent Perkins, PE March 22, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

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Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 68
Date: 2/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Purposed change to the elevator detail on 9/S3.01

Drawing: 9/S3.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/7/2012**
We would like to purpose a change to the elevator detail on 9/S3.01. Can we pour the bottom 1st similar to the original detail on the construction issue plans (10-17-2011). The enclosed attachments have 9/S3.01 marked *1. We have our proposed change marked *2. Can you give us a detail the forms and pours like our *2 detail.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please see attached.

March 1, 2012

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

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RFI #: 108
Date: 4/11/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Grade Beam Drop Detail

Drawing: S2.11P, S2.12P, S2.13P, S2.15P, 2.16P
Cost Impact: None

Spec Section:
Schedule Impact: None

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There are several places on these sheets (there may be other sheets where this occurs) where a gradebeam changes elevation due to changes in top of pier elevation. On 2.11P, there are two entries into the building on the left side - one from the courtyard and one from the outside. The courtyard shows P6 piers that change to a P6A pier. Please provide details for this condition. A different condition would be on S2.13P where the interior piers (between Pours 3 and 5) are a P5 and the exterior pier is a P9. Please provide a detail showing how the grade beams come together.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer to details 6/S3.01 and 7/S3.01.

If you need additional clarification, please do not hesitate to call.

April 11, 2012

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

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CC:

Subject: Dowels at Pier Caps

Drawing: S3.01 & S3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

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Requested by: David Miller
Embrey Builders LLC

Response:

Please provide 4 - 7 "L" dowels in addition to the 4-#6 dowels currently in place.

March 22, 2012

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 160
Date: 6/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Wood Posts on B2 Part 4 Unit

Drawing: 8/S3.03, 11/S3.01, 2/A2.7A, A3.1C
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/20/2012**
Structural plans call for these posts to be 6" wood. Architectural calls for these to be 8". With the height of these columns (11 - 13 plus feet), should they be steel? Also, how do the structural beams attach to the columns, whether wood or steel?

Requested by: David Miller
Embrey Builders LLC

Response:

Per BGO, use 8x8 posts.
Fasten beams with Simpson CCQ Post Cap and to foundation with Simpson ABU Post Base.

June 20, 2012

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

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Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 75
Date: 3/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Forming grade beams per SK#1

Drawing: SK #1
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/20/2012**
As per phone conversation and attached e-mail and SK #1. Please confirm we are to form the grade beams as per SK #1.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

No exceptions taken.

Trent Perkins, PE
Principal

March 13, 2012

Answered by

Company

Date

Page 1 of 1

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 82
Date: 3/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Dowels at Pier Caps

Drawing: S3.01 & S3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 3/22/2012**
In our meeting on 3/16/12 at your office we discussed the already poured piers on slab pour #1 as having 4-#6x6'-0" dowels as shown on 1/S3.01 vs the proper detail as shown on 3/S3.02, which requires 6 #7 dowels. You were going to check to see if we can reduce the required number of #7 dowells to go along with the in place #6 dowells.

Requested by: David Miller
Embrey Builders LLC

Response:

Please provide 4 - 7 "L" dowels in addition to the ~~4-#6~~ dowels currently in place.

R. Trent Perkins, PE
Parkin-Perkins-Olsen Consulting Engineering, Inc.

March 22, 2012

Answered by

Company

Date

Page 1 of 1

Brian Peterson

From: Brande Parkey <bparkey@ppoinc.net>
Sent: Friday, January 06, 2012 4:39 PM
To: Brian Peterson
Cc: 'Trent Perkins'; David Gallagher; 'Scott Wharton'; Bryan Pickler; thomasparadis@verizon.net
Subject: RE: Keller Springs: pier depths

Brian –

Yes, it is acceptable to terminate the building piers once they have achieved the 5 feet of penetration into the bearing strata as determined by the geotechnical engineer per the structural drawings. If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Regards,

Brande L. Parkey, P.E.
Associate

PARKIN-PERKINS-OLSEN
CONSULTING ENGINEERING, INC.

t 214.221.2220 www.ppoinc.net

From: Brian Peterson [mailto:BPeterson@embreydc.com]
Sent: Friday, January 06, 2012 1:54 PM
To: Brande Parkey
Cc: 'Trent Perkins'; David Gallagher; Scott Wharton (swarton@ecslimited.com); Bryan Pickler; thomasparadis@verizon.net
Subject: RE: Keller Springs: pier depths

Brande ,

Does the same principal hold for the building piers. I know we dug a test hole in the courtyard of the East bldg. and hit rock at about 8 ½' from F.F. We did the same thing on the West Bldg. and hit rock around 12'. Just wanted to confirm that 5' into Grey Limestone was sufficient.

Thanks,

1

Brian Peterson
Project Superintendent
Embrey Builders, LLC
bpeterson@embreydc.com
M. 469-422-8724

From: Brande Parkey [mailto:bparkey@ppoinc.net]
Sent: Wednesday, December 28, 2011 5:03 PM
To: Brian Peterson
Cc: 'Trent Perkins'
Subject: Keller Springs: pier depths

Brain –

Per our discussion, the 17'-0" minimum depth requirement indicated in 1/SG3.01 does not need to be met provided that the piers penetrate a minimum of 5'-0" into the bearing strata as indicated on the structural drawings. If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande L. Parkey, P.E.
Associate

PARKIN-PERKINS-OLSEN
CONSULTING ENGINEERING, INC.

t 214.221.2220 www.ppoinc.net

2

Brian Peterson

From: Trent Perkins <tperkins@ppoinc.net>
Sent: Monday, March 12, 2012 5:21 PM
To: Brian Peterson; 'Brande Parkey'
Cc: David Gallagher
Subject: RE: Keller Springs Formed Beams Options

Brian,

Per our telephone conversation earlier today, please utilize ¼" Masonite in lieu of the combination of 1/8" Masonite and backfill retainers.

If you have any questions or require additional information, please do not hesitate to call.

Thank you for this opportunity to be of service.

Regards,

R. Trent Perkins, P.E.
Principal

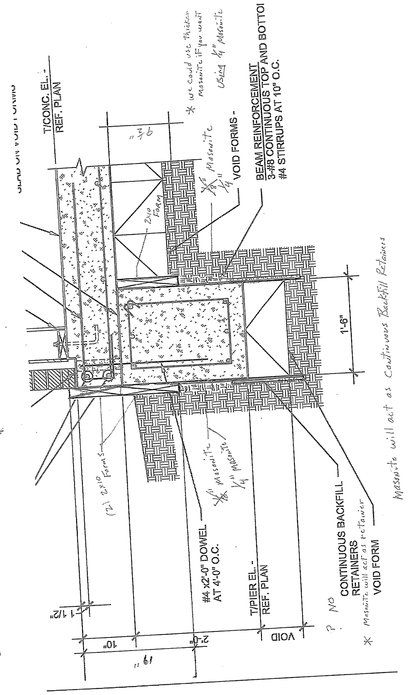
PARKIN-PERKINS-OLSEN
CONSULTING ENGINEERING, INC.

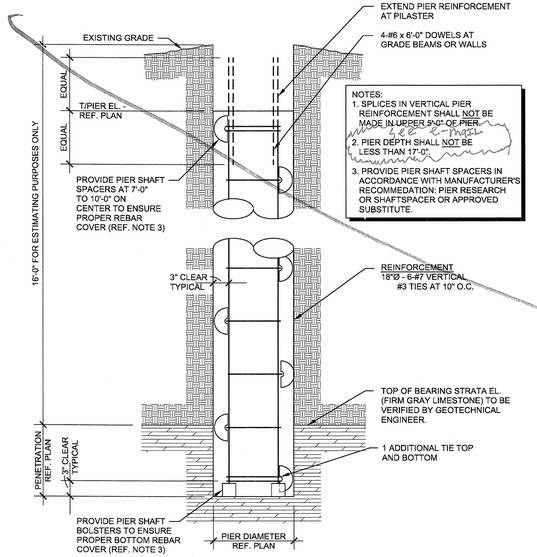
t 214.221.2220 www.ppoinc.net

From: Brian Peterson [mailto:BPeterson@embreydc.com]
Sent: Monday, March 12, 2012 3:14 PM
To: Trent Perkins (tperkins@ppoinc.net); Brande Parkey (bparkey@ppoinc.net)
Cc: David Gallagher
Subject: FW: Keller Springs Formed Beams Options

Guy's,

1





1 S3.01 **TYPICAL DRILLED PIER DETAIL**
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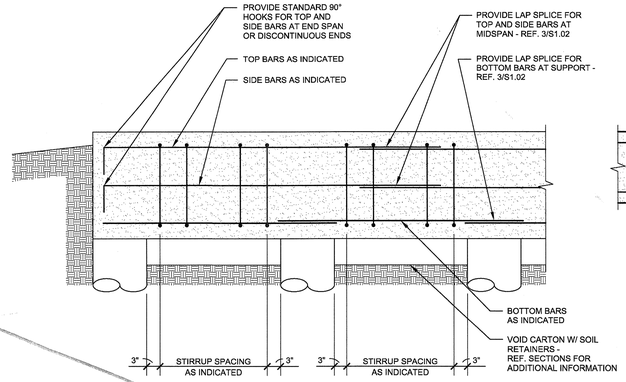

2 S3.01 **TYPICAL UNSCHEDULED CONCRETE BEAM REINFORCEMENT DETAIL**
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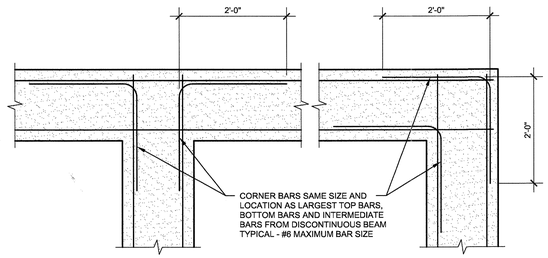

3 S3.01 **TYPICAL CORNER BARS AT CONCRETE WALL, BEAM AND FOOTING INTERSECTION DETAIL**
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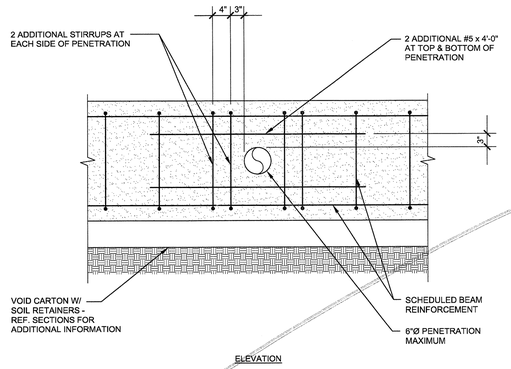

4 S3.01 **TYPICAL GRADE BEAM PENETRATION DETAIL**
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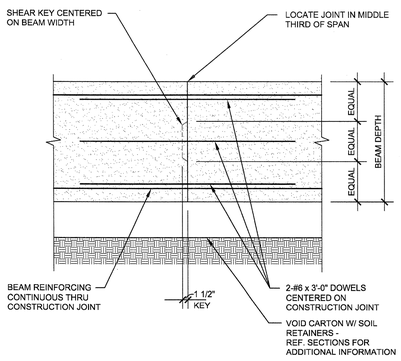

5 S3.01 **TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL**
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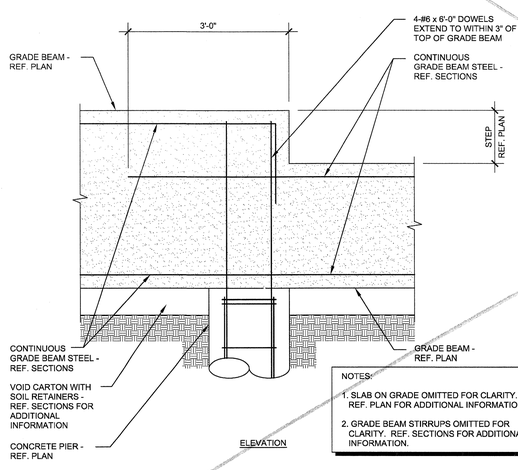

6 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
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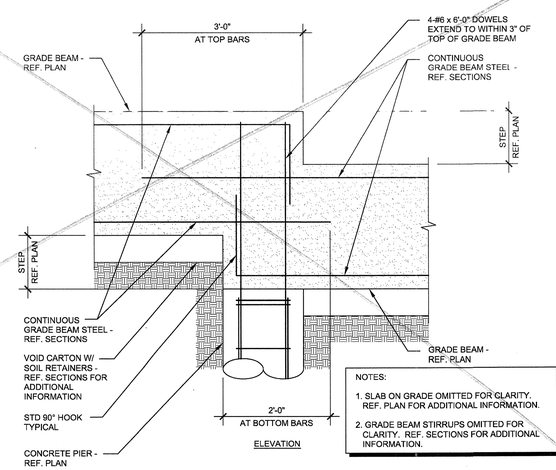

7 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
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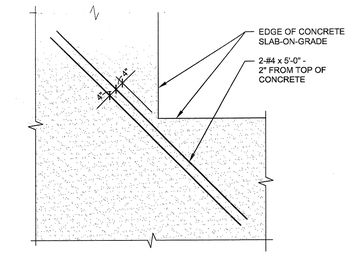

8 S3.01 **TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL**
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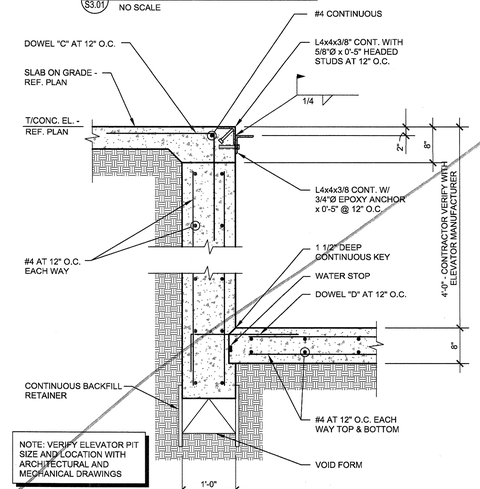

9 S3.01 **TYPICAL ELEVATOR PIT WALL SECTION**
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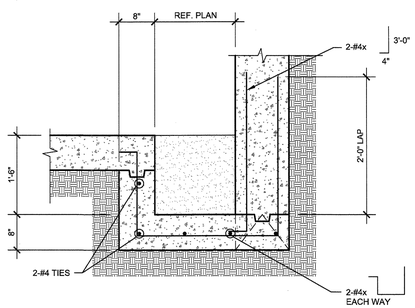

10 S3.01 **TYPICAL ELEVATOR SUMP PIT DETAIL**
NO SCALE

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

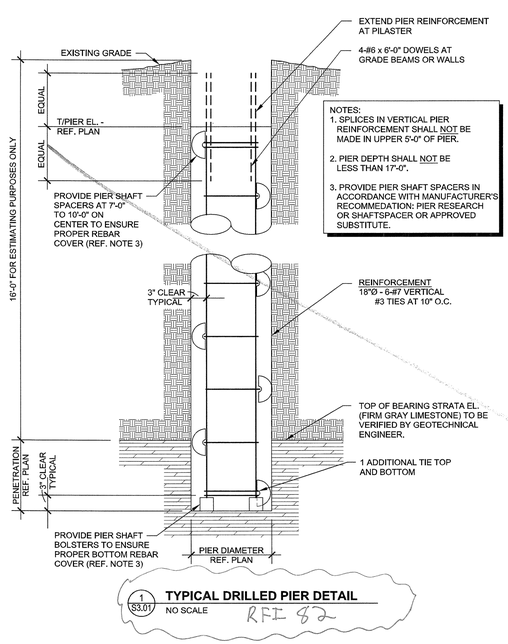
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

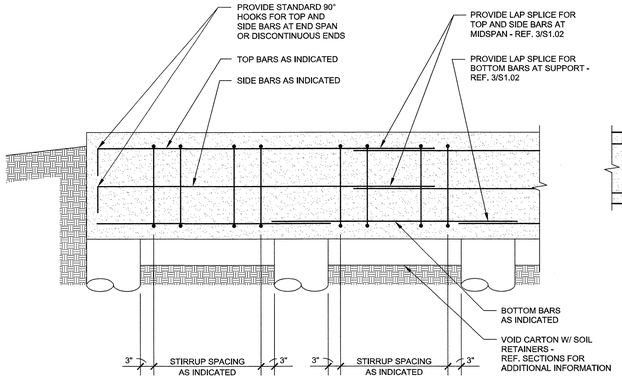
DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S3.01



1 S3.01 **TYPICAL DRILLED PIER DETAIL**
NO SCALE RFI 82



2 S3.01 **TYPICAL UNSCHEDULED CONCRETE BEAM REINFORCEMENT DETAIL**
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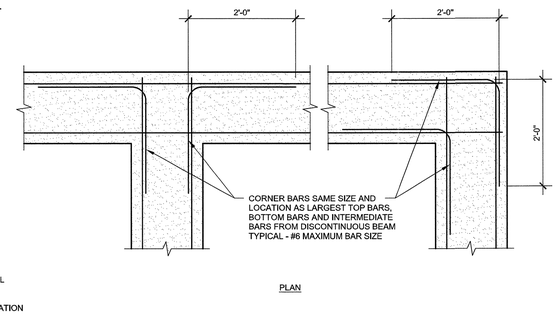
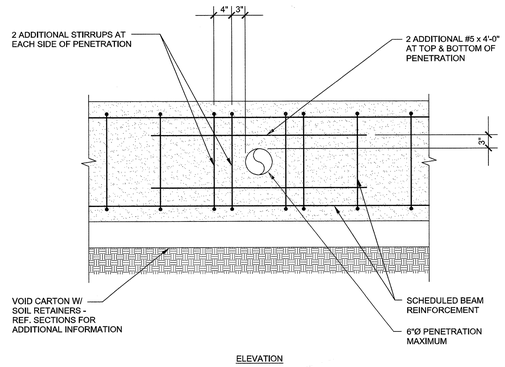


3 S3.01 **TYPICAL CORNER BARS AT CONCRETE WALL, BEAM AND FOOTING INTERSECTION DETAIL**
NO SCALE



4 S3.01 **TYPICAL GRADE BEAM PENETRATION DETAIL**
NO SCALE

5 S3.01 **TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL**
NO SCALE

6 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE RFI 108

7 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE RFI 108

8 S3.01 **TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL**
NO SCALE

9 S3.01 **TYPICAL ELEVATOR PIT WALL SECTION** RFI 68
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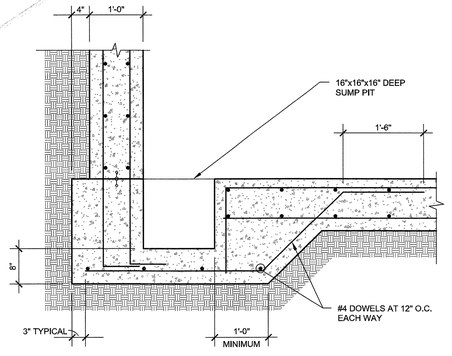

10 S3.01 **TYPICAL ELEVATOR SUMP PIT SECTION**
NO SCALE

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CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax. 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	RFI - 068	03/01/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

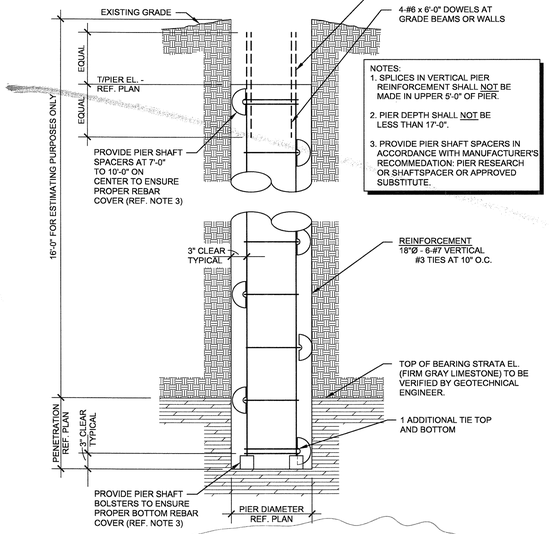
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-2011

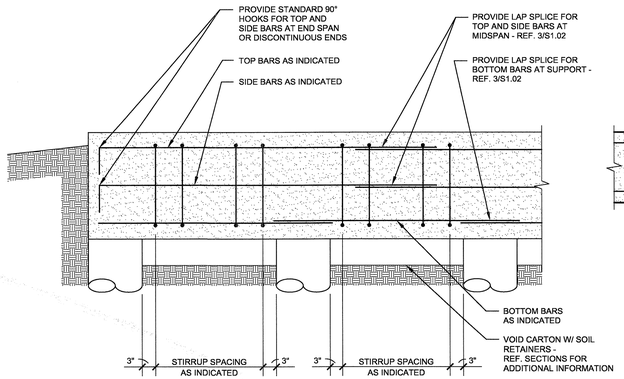
PROJECT
11129

SHEET NUMBER
1
S3.01



1 S3.01 **TYPICAL DRILLED PIER DETAIL**
NO SCALE

RFI 62



2 S3.01 **TYPICAL UNSCHEDULED CONCRETE BEAM REINFORCEMENT DETAIL**
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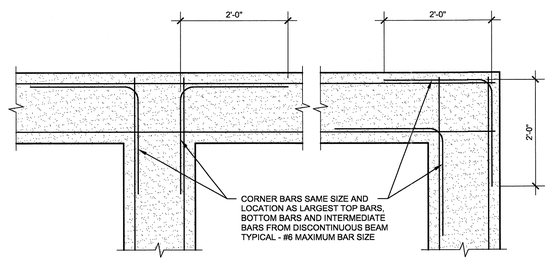

3 S3.01 **TYPICAL CORNER BARS AT CONCRETE WALL, BEAM AND FOOTING INTERSECTION DETAIL**
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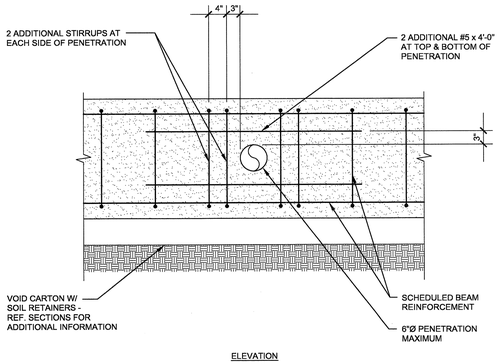

4 S3.01 **TYPICAL GRADE BEAM PENETRATION DETAIL**
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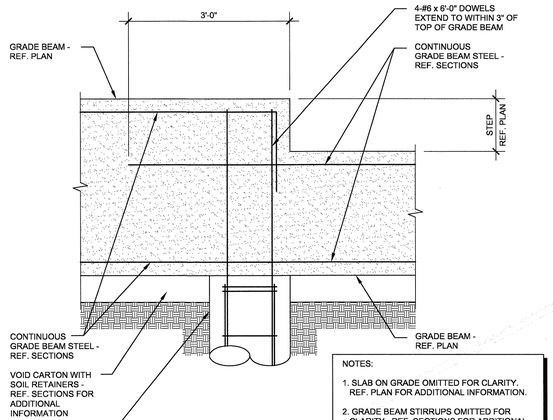
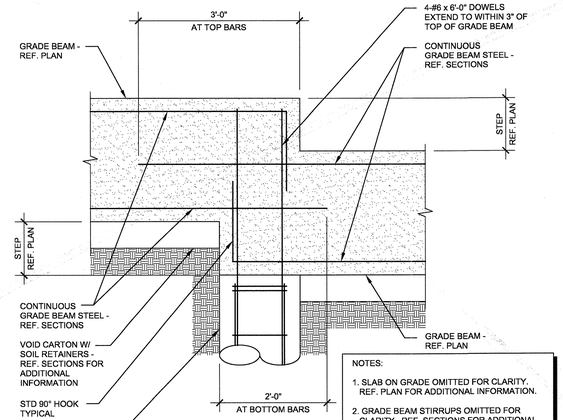
5 S3.01 **TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL**
NO SCALE



6 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE

RFI 108



7 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE

RFI 108

8 S3.01 **TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL**
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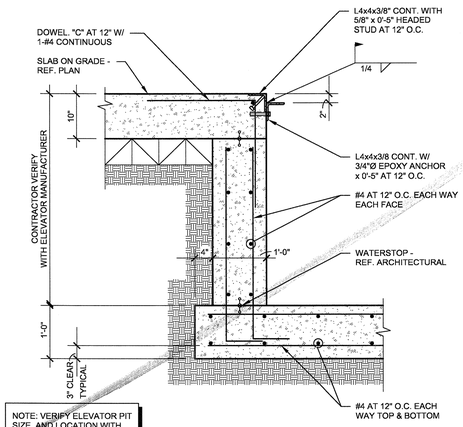
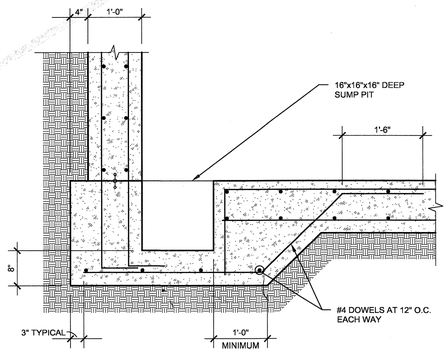


2 9 S3.01 **TYPICAL ELEVATOR PIT WALL SECTION**
NO SCALE

RFI 68



2 10 S3.01 **TYPICAL ELEVATOR SUMP PIT SECTION**
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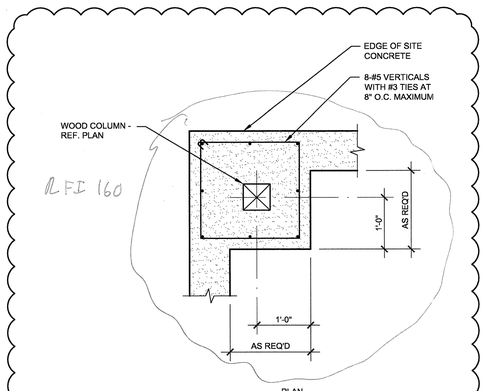


3 11 S3.01 **TYPICAL PILASTER DETAIL**
NO SCALE

PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	RFI - 068	03/01/2012
3	RFI - 101	5/30/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

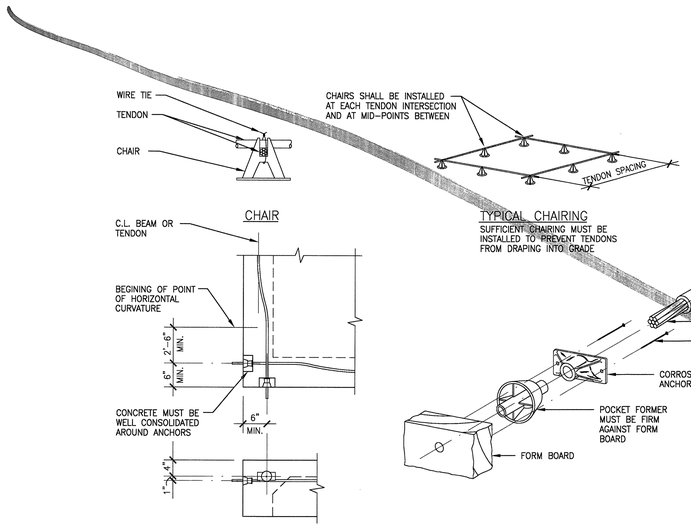
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

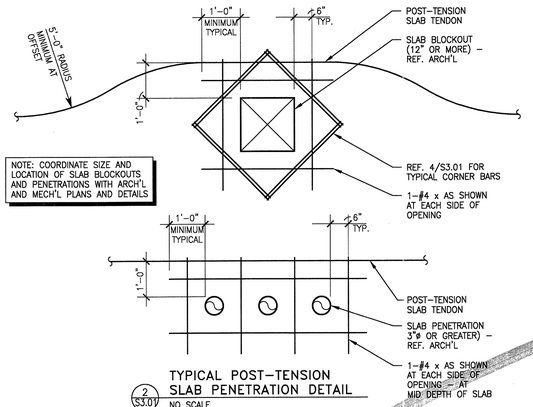
DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S3.01



1 S3.01 TYPICAL POST-TENSION DETAILS
NO SCALE



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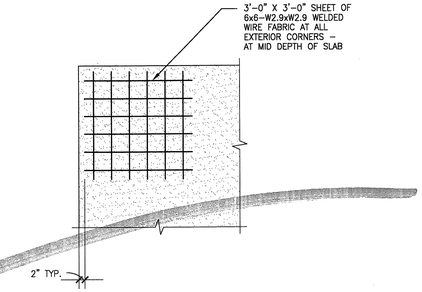

3 S3.01 TYPICAL SLAB CORNER REINFORCING DETAIL
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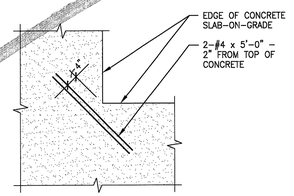
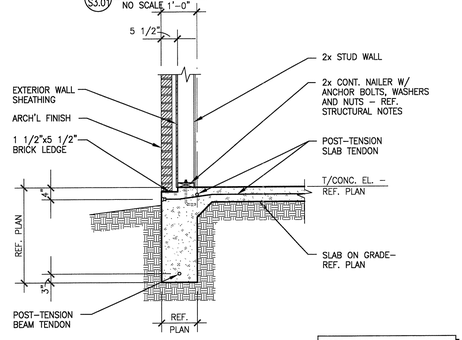
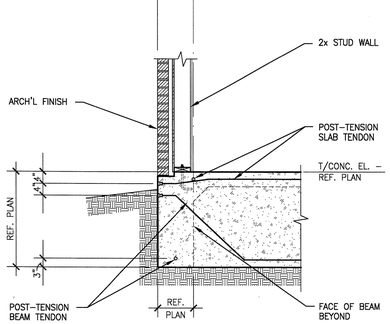


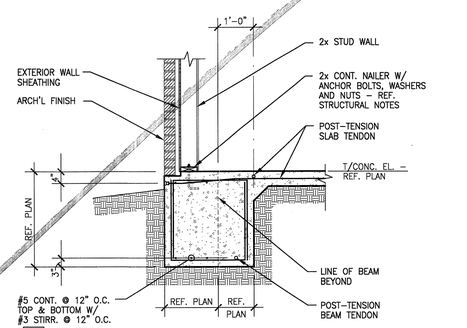
4 S3.01 TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL
NO SCALE



5 S3.01 SECTION
SCALE: 1/2"=1'-0"



6 S3.01 SECTION
SCALE: 1/2"=1'-0"



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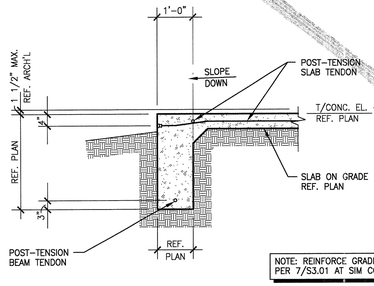

8 S3.01 SECTION
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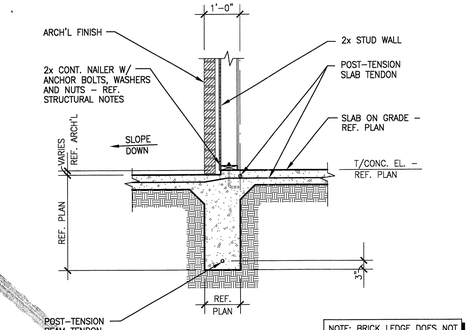

9 S3.01 SECTION
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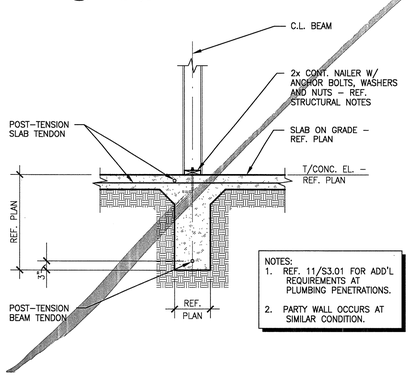
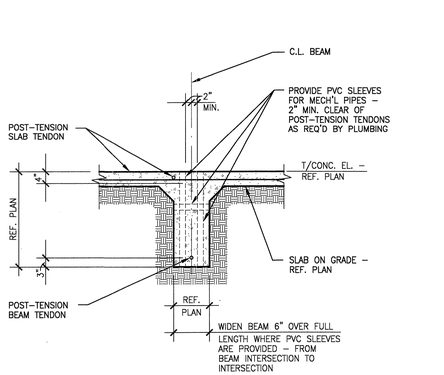
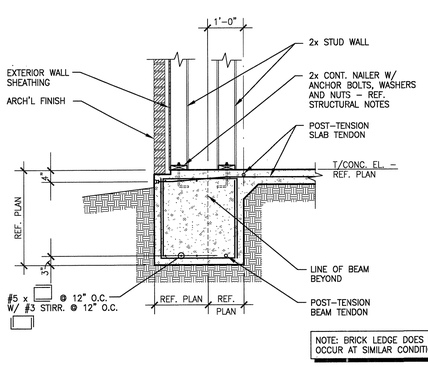


10 S3.01 SECTION
SCALE: 1/2"=1'-0"



11 S3.01 SECTION
SCALE: 1/2"=1'-0"



12 S3.01 SECTION
SCALE: 1/2"=1'-0"

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY R. TRENT PERKINS, P.E. 84264

STATE OF TEXAS · R. TRENT PERKINS · 84264 · REGISTERED PROFESSIONAL ENGINEER

10/21/11

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PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

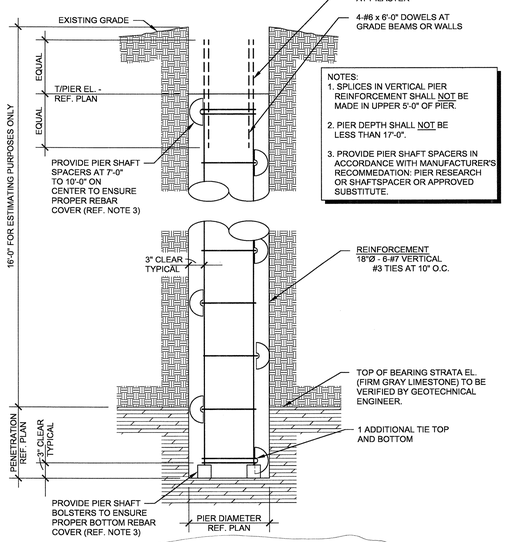
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

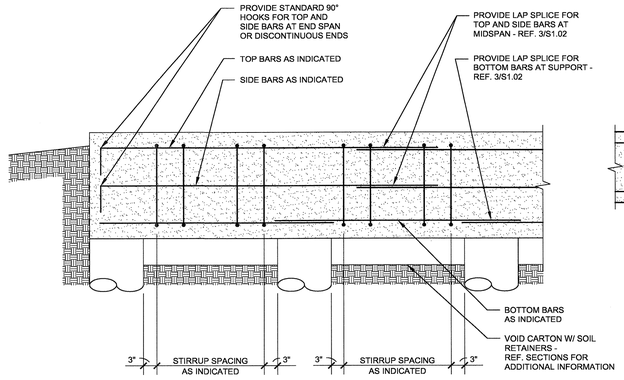
DATE
08-05-2011

PROJECT
11129

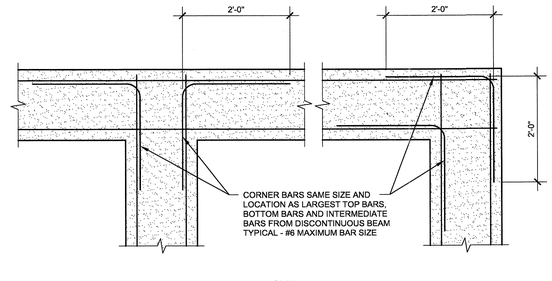
SHEET NUMBER
S3.01



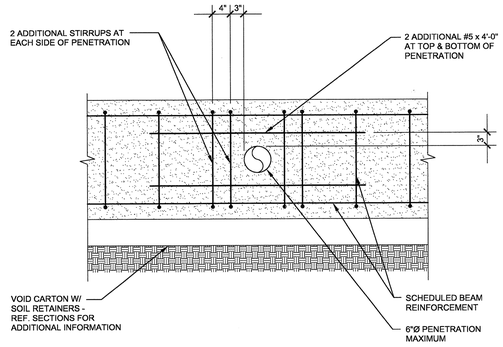
1 S3.01 **TYPICAL DRILLED PIER DETAIL**
NO SCALE RFI 42



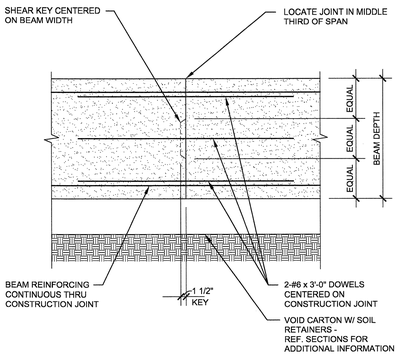
2 S3.01 **TYPICAL UNSCHEDULED CONCRETE BEAM REINFORCEMENT DETAIL**
NO SCALE



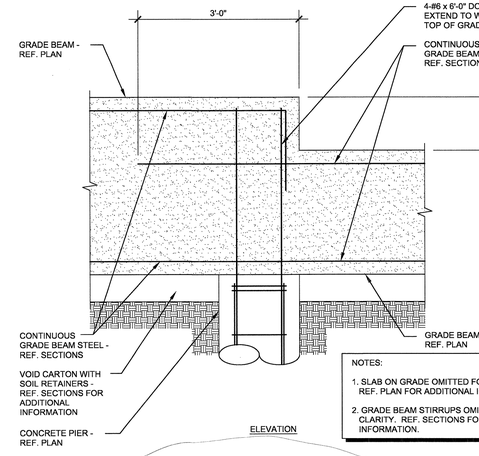
3 S3.01 **TYPICAL CORNER BARS AT CONCRETE WALL, BEAM AND FOOTING INTERSECTION DETAIL**
NO SCALE



4 S3.01 **TYPICAL GRADE BEAM PENETRATION DETAIL**
NO SCALE

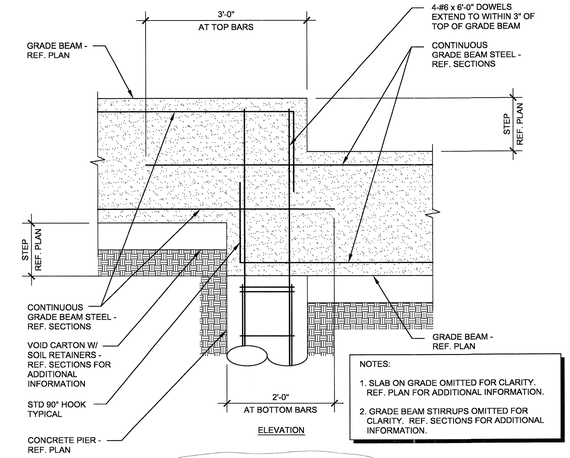


5 S3.01 **TYPICAL GRADE BEAM CONSTRUCTION JOINT DETAIL**
NO SCALE



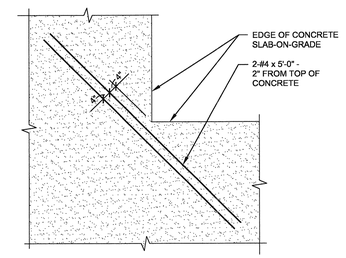
NOTES:
1. SLAB ON GRADE OMITTED FOR CLARITY. REF. PLAN FOR ADDITIONAL INFORMATION.
2. GRADE BEAM STIRRUPS OMITTED FOR CLARITY. REF. SECTIONS FOR ADDITIONAL INFORMATION.

6 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL**
NO SCALE RFI 105

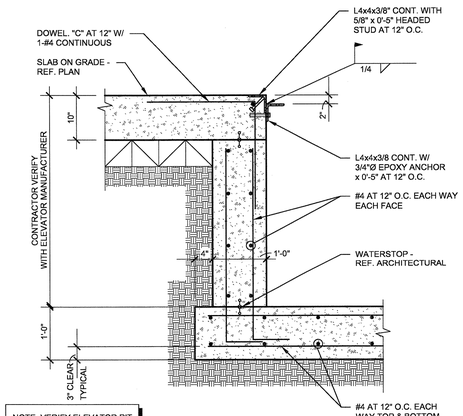


NOTES:
1. SLAB ON GRADE OMITTED FOR CLARITY. REF. PLAN FOR ADDITIONAL INFORMATION.
2. GRADE BEAM STIRRUPS OMITTED FOR CLARITY. REF. SECTIONS FOR ADDITIONAL INFORMATION.

7 S3.01 **TYPICAL STEP IN GRADE BEAM DETAIL** RFI 105
NO SCALE

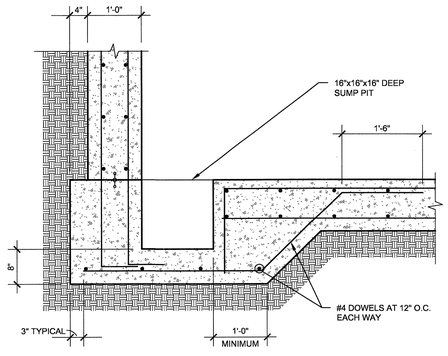


8 S3.01 **TYPICAL RE-ENTRANT SLAB CORNER REINFORCING DETAIL**
NO SCALE

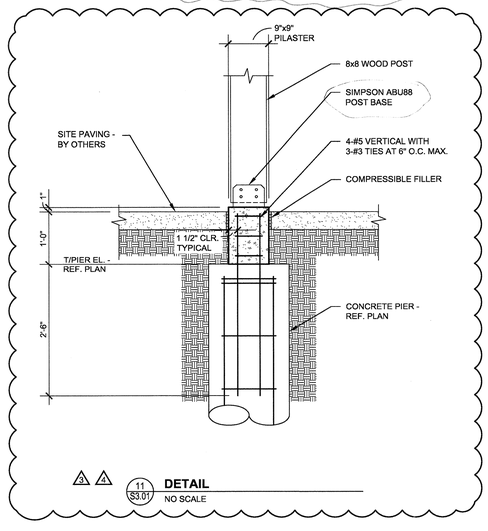


NOTE: VERIFY ELEVATOR PIT SIZE AND LOCATION WITH ARCHITECTURAL AND MECHANICAL DRAWINGS

2 9 S3.01 **TYPICAL ELEVATOR PIT WALL SECTION**
NO SCALE RFI 66



2 10 S3.01 **TYPICAL ELEVATOR SUMP PIT SECTION**
NO SCALE



2 4 11 S3.01 **DETAIL**
NO SCALE

STATE OF TEXAS
R. TRENT PERKINS
84264
REGISTERED PROFESSIONAL ENGINEER
8/24/12

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PPO
PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

REVISIONS

1	SLAB ON VOID FOUNDATION	11/18/2011
2	RFI - 088	03/01/2012
3	RFI - 101	5/30/2012
4	RFI - 178	8/23/2012

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

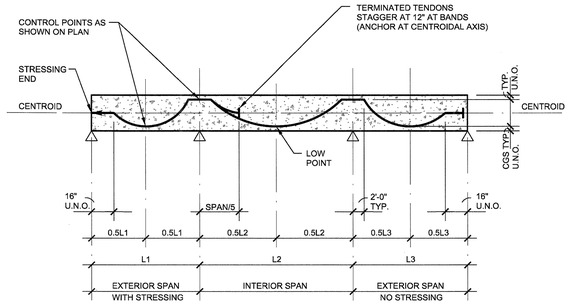
CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

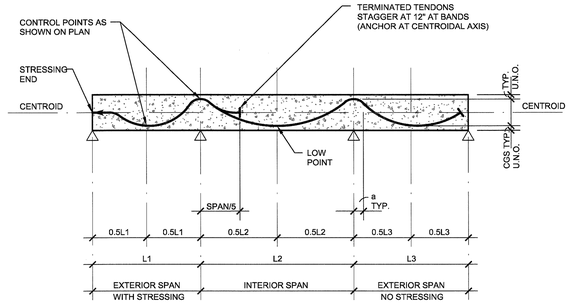
DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
1
S3.01

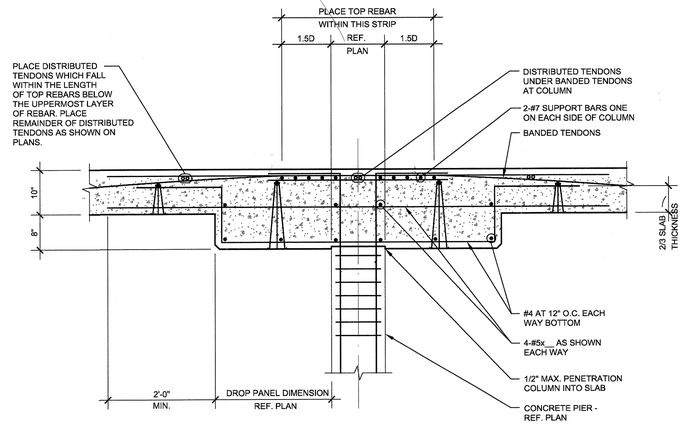


PROFILE FOR BANDED SLAB TENDONS
1 / S3.02 NO SCALE



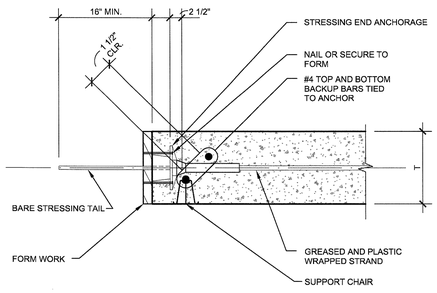
NOTE: a=0.1L

PROFILE FOR DISTRIBUTED SLAB TENDONS
2 / S3.02 NO SCALE

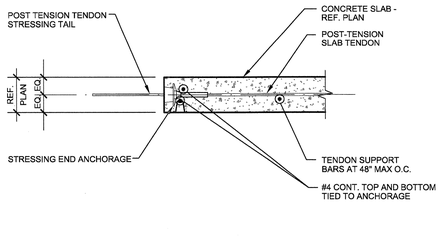


TYPICAL DROP PANEL DETAIL
3 / S3.02 NO SCALE

RFI 46

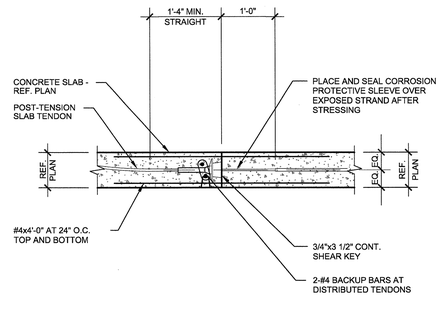


STRESSING END ANCHOR DEVICE FOR DISTRIBUTED TENDONS
4 / S3.02 NO SCALE



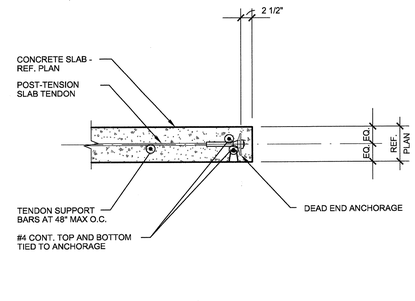
NOTE: REF. 4/S3.02 FOR ADD'L INFO. NOT NOTED

STRESSING END ANCHOR DEVICE AT DISTRIBUTED TENDONS
5 / S3.02 NO SCALE



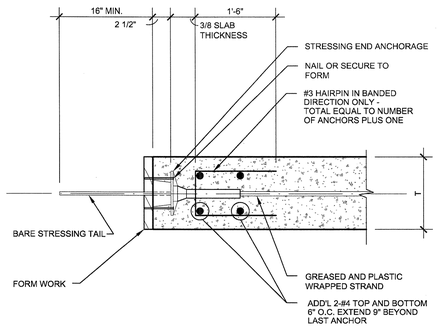
NOTE: REF. 5/S3.02 FOR ADD'L INFO. NOT NOTED

CONSTRUCTION JOINT WITH INTERMEDIATE STRESSING SECTION
6 / S3.02 NO SCALE

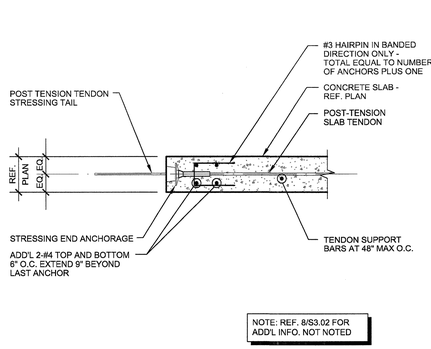


NOTE: REF. 4/S3.02 FOR ADD'L INFO. NOT NOTED

DEAD END ANCHOR DEVICE AT DISTRIBUTED TENDONS
7 / S3.02 NO SCALE

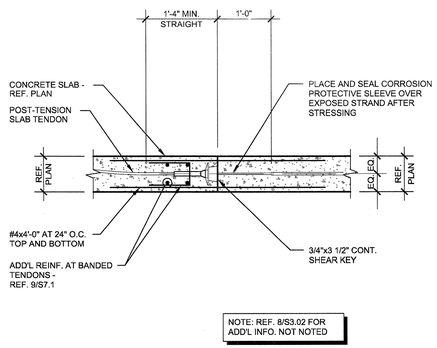


STRESSING END ANCHOR DEVICE FOR BANDED TENDONS
8 / S5.2 NO SCALE



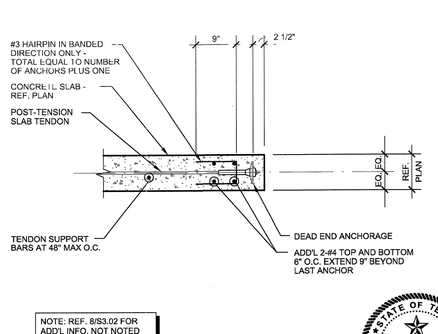
NOTE: REF. 8/S3.02 FOR ADD'L INFO. NOT NOTED

STRESSING END ANCHOR DEVICE AT BANDED TENDONS
9 / S3.02 NO SCALE



NOTE: REF. 8/S3.02 FOR ADD'L INFO. NOT NOTED

CONSTRUCTION JOINT WITH INTERMEDIATE STRESSING SECTION
10 / S3.02 NO SCALE



NOTE: REF. 8/S3.02 FOR ADD'L INFO. NOT NOTED

DEAD END ANCHOR DEVICE AT BANDED TENDONS
11 / S3.02 NO SCALE

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REVISIONS
1 SLAB ON VOID FOUNDATION 11/18/2011

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.9878
bgoarchitects.com

DATE
08-05-2011

PROJECT
11129

SHEET NUMBER
S3.02

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243
Tel 214.221.2220 Fax 214.221.2252
Project No. 39155
Registration No. F-1479

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 160
Date: 6/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Wood Posts on B2 Part 4 Unit

Drawing: 8/S3.03, 11/S3.01, 2/A2.7A, A3.1C
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/20/2012**

Structural plans call for these posts to be 6" wood. Architectural calls for these to be 8". With the height of these columns (11 - 13 plus feet), should they be steel? Also, how do the structural beams attach to the columns, whether wood or steel?

Requested by: David Miller
Embrey Builders LLC

Response:

Per BGO, use 8x8 posts.
Fasten beams with Simpson CCQ Post Cap and to foundation with Simpson ABU Post Base.

R. Trent Perkins, P.E. June 20, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Page 1 of 1

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 95
Date: 3/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Wood Post Detail

Drawing: Detail 8/S3.03
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 4/10/2012**

Please confirm that 8/S3.03 is a standard detail and is not used on this project.

Requested by: David Miller
Embrey Builders LLC

Response:

Detail 8/S3.03 is not a "standard detail".

Detail 8/S3.03 is to be used where a wood post sits on the foundation slab. For example, Unit B2 on sheet 2.07A.

R. Trent Perkins, PE March 30, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 182
Date: 8/13/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: 6" transition step on #19

Drawing: 9/S3.04, 10/S3.04
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 8/14/2012**

Trent,

We still have a question on the transition 6" step on #19. You had previously said that the soffit of the 10" slab and the 18" area was the same and that is the way detail 9/S3.04 shows it. However, the step is only 6" so when that is added to the 10" slab coming into the thickened area you only get 16" not 18". If you look at 10/S3.04 that detail does not reflect our situation on this pour.
Please advise ASAP

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

You are correct. The slab thickness in this area should be 10" + 6" = 16" not 18". The 18" dimension in 10/S3.04 should be 16" instead.

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: August 14, 2012

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 164
Date: 6/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Connection Details Needed for Club Steel

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/28/2012**
We received a Non Compliant report from our testing lab which says that the connection utilized in the field was not shown in the drawings. Please see the attached report and provide a connection detail for the locations shown.

Requested by: David Miller
Embrey Builders LLC

Response:

Please provide a bearing connection as indicated in details 1/S4.01 and 2/S4.01 of the Structural Drawings and Detail B of the Structural Steel Shop Drawings.

R. Trent Perkins, P.E. June 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
Beeler Guest Owens Architects
4245 N. Central Expressway
Suite 300
Dallas, TX 75205
Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 129
Date: 5/29/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen), Alpha Insulation &, Empire Iron Works, Inc., Sills-Swindell Inc

Subject: Fireproofing the Column Cap Plates

Drawing: SK-002a and S4.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/6/2012**
How can we properly fireproof at the column cap plates? SK-002a does not show the cap plates and they will cause a situation that we are unsure of. The attached drawings will show the issue.

Requested by: David Miller
Embrey Builders LLC

Response:
due to field adjustments, this RFI is no longer an issue

Answered by: Erik Earnshaw
Beeler Guest Owens Architects

Answered date: September 06, 2012

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 56
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Party Walls

Drawing: S2.31 through S2.36, s4.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/27/2012**

Party Walls

Details 1 & 2 on page 7.1 of the architectural drawings shows the wall make up to have 1 sheet of plywood in the middle of the double walls. The note tells us to refer to the structural drawings for the nailing pattern. Pages S2.31 through S2.36 gives us the shear wall designations. Our shear walls are types 1A & 1B. The shear wall schedule on page S1.03 tells us that the shear wall sheathing on types 1A & 1B is 1 layer of 5/8 gypsum wall board applied to 1 face of the wall. I cannot find where the shear wall schedule requires 15/32 plywood as a component of the double party walls. There are some details in the structural drawings on page S4.02 that show 15/32 sheathing but again it is not noted as a structural component. Please confirm that this was the correct understanding or not. (Is OSB required as part of the double party wall make up?)

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

The 15/32" APA Rated Sheathing (noted in the Architectural drawings and in details 9, 10, and 11 on sheet S4.02 and details 5, 6, and 7 on sheet S5.01) is not part of the shear-wall assembly.

If the contractor provides adequate temporary bracing of the structure, the sheathing is not required structurally.

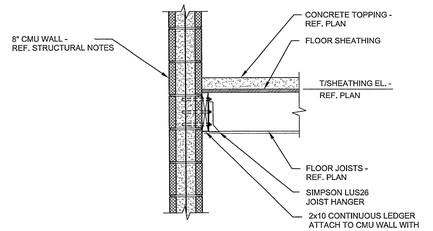
R. Trent Perkins, PE — February 27, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company — Date

RFI 57

yes it is acceptable to use 2x blocking for the windows
Erik Earnshaw 03-07-2012 BGO



15 / S4.03 **STAIR LANDING SECTION**
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway *Suite 1055*
Dallas, Texas *75243*

Project: Keller Springs Lofts
Addison, Texas
Project No.: 39155.1 | Date: 02/29/2012 | Drawing No.: SK-6

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 57
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: CMU Stair Towers Details

Drawing: S2.24, 6/S2.07, 14/15/S4.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/27/2012**

We have some questions concerning the CMU stair towers #4 & #5. (1) Page S2.24 has a cut through stairwell #4. This cut directs us to detail #6 on page S2.07. Detail #5 directs us to details #14 & #15 on page S4.02. These details (14 & 15) are wood to wood connections. We will need a wood to CMU connection detail for this application. (2) I have not seen a detail for the window in CMU application. Will there be 2x framing in the window openings? We would also like to confirm that the landings in the 2 CMU stair towers are in fact wood. It has been our experience that the landings in these type assemblies are usually metal.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Landings at CMU stair towers are to be wood framed.

Please see attached details for attachment of 2x landing framing to CMU walls.

Wood beams at the that support the stair stringers shall be attached to the CMU wall with HU410 beam hanger fastened to CMU wall with 18-1/4x2 3/4" Titen HD anchors installed in accordance with the manufacturer's recommendations. All vertical cells in CMU walls at beam hangers shall be fully grouted over the height of the wall.

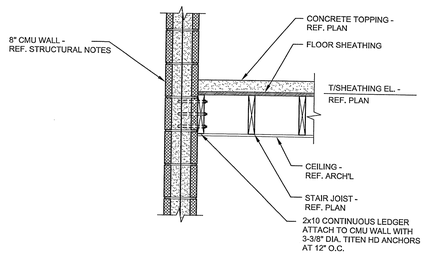
Please refer question about window framing to BGO.

R. Trent Perkins, P.E. — February 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company — Date

RFI 57



16 / S4.03 **WALL DETAIL AT STAIR LANDING**
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway *Suite 1055*
Dallas, Texas *75243*

Project: Keller Springs Lofts
Addison, Texas
Project No.: 39155.1 | Date: 02/29/2012 | Drawing No.: SK-7

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 56
Date: 2/20/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Party Walls

Drawing: S2.31 through S2.36, s4.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/27/2012**

Party Walls

Details 1 & 2 on page 7.1 of the architectural drawings shows the wall make up to have 1 sheet of plywood in the middle of the double walls. The note tells us to refer to the structural drawings for the nailing pattern. Pages S2.31 through S2.36 gives us the shear wall designations. Our shear walls are types 1A & 1B. The shear wall schedule on page S1.03 tells us that the shear wall sheathing on types 1A & 1B is 1 layer of 5/8 gypsum wall board applied to 1 face of the wall. I cannot find where the shear wall schedule requires 15/32 plywood as a component of the double party walls. There are some details in the structural drawings on page S4.02 that show 15/32 sheathing but again it is not noted as a structural component. Please confirm that this was the correct understanding or not. (Is OSB required as part of the double party wall make up?)

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

The 15/32" APA Rated Sheathing (noted in the Architectural drawings and in details 9, 10, and 11 on sheet S4.02 and details 5, 6, and 7 on sheet S5.01) is not part of the shear-wall assembly.

If the contractor provides adequate temporary bracing of the structure, the sheathing is not required structurally.

R. Trent Perkins, PE — February 27, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

Embrey Builders, LLC

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 187
Date: 9/4/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: Parapet walls supports

Drawing: 1/S5.02, 2/4.3
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 9/6/2012**

We have parapet walls that are 10'6" tall, an example of this is 1/S5.02 and 2/4.3 is there a minimum height that we should install additional support that ties back into the roof system for wind load? If so please provide the height and a drawing showing us how to structurally tie them in.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

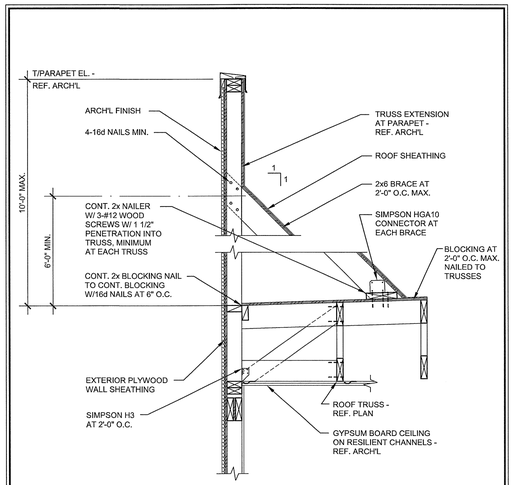
Response:

Please see attached sketches.

R. Trent Perkins, PE — September 5, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

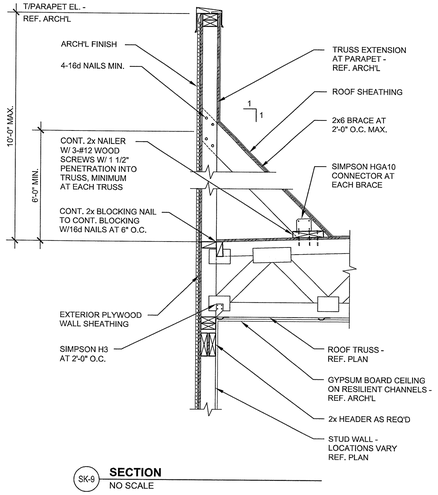
Answered by

Company Date



SK-10 **SECTION**
NO SCALE

PARKIN - PERKINS - OLSEN CONSULTING ENGINEERING, INC. 9330 LBJ Freeway Suite 1055 Dallas, Texas 75243	Project: Keller Springs Lofts Addison, Texas			
	Project No.: 39155	Date: 09/05/2012	Drawing No.:	SK-10



SK-9 **SECTION**
NO SCALE

PARKIN - PERKINS - OLSEN CONSULTING ENGINEERING, INC. 9330 LBJ Freeway Suite 1055 Dallas, Texas 75243	Project: Keller Springs Lofts Addison, Texas			
	Project No.: 39155	Date: 09/05/2012	Drawing No.:	SK-9

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 8
Date: 12/12/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: RFI Pier Dimensions

Drawing: SG 2.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 12/13/2011**
Trent we need to get excat dimensions for locating piers on sheet SG 2.01 also we need the dimensions of the three 42" piers on the preimiter

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
revised sheet SG2.01 to show dimensions

42" piers located
16.5" off of frid A and grid 1
14" off grid 9
centered on grids B and 7

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date:

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 23
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: C.I.P. wall

Drawing: SG2.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/10/2012**
On sheet SG2.01 along grid C the C.I.P. wall is above the adjoining F.F. of the building, as it ramps up to 650'- 3 3/8". How does this 12" wall not interfere with the building framing dimensions or does the 12" wall transition from 12" to 8" at or below the adjoining F.F. elevation of the building

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please refer to drawings issued 12/28/11

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: January 05, 2012

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 12
Date: 12/14/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Bracing for ramp walls on parking garage

Drawing: SG 2.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 12/21/2011**
Trent please provide a detail for shoring the ramp walls on the parking garage on sheet SG2.01

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

As indicated in General Notes 3 and 8 on sheet SG1.01, the design of temporary shoring is the responsibility of the Contractor.
"3. The structural drawings and specifications represent the finished structure. They do not indicate the methods of construction..."
"8. The Contractor shall provide temporary erection bracing and shoring of all structural work as require for the stability of the structure..."

Trent Perkins, P.E.
Answered by

PPO Consulting Engineering, Inc.
Company

12-14-2011
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 10
Date: 12/14/2011
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen), David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Differance in maintenance and fire room

Drawing: SG2.01 arch 3.1D
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 12/21/2011**
On SG 2.01 the maintenance and fire room on the parking garage do not cordinate with arch 3.1D. please give direction

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please see attached drawing SG2.01 - Revised 12/14/2011
Trent Perkins, P.E.
Principal
Parkin-Perkins-Olsen Consulting Engineering, Inc.
12-14-2011

Answered by

Company

Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 24
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: wall details

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**
At grid 9 + B-1 to 8+c where is the 2' step in T.O.W. ? The adjoining F.F. slab is equal to the T.O.W. elevation. We need a detail on how the wall sits, and how steel for the wall works. It appears there will be a large notch in the wall, how will steel and inbeds be affected?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please reference the latest structural drawings issued on January 4, 2012.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

01/13/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 20
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: RFI#20 Possibility of layout errors

Drawing: Attachment
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/10/2012**
Because of the conflict between garage expansion joint demension between Architcturals and the structurals the possibility of lay-out errors looms large. We need to have a forming plan that is reviewed and agreeded upon by the architech and structural engineers. This plan should include building section envelopes for the surveyor to layout form for our contractors to form by. Attached is a copy of the 1st section of the main building we are going to form. It is marked with points I believe we need to get set by the surveyor to form by. I believe a forming plan would help correctly locate these points and eliminate errors. The attachment is the proposed pour sequence we are intending to go by.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

With the most current drawings there is not a conflict with the 2" expansion joint between the garage and the apartments as it is shown correctly on the architectural and structural plans.

The design team has fully reviewed the foundation plans and forming plans and the Architect and Structural engineer do agree that these plans match the framing plans. The garage limits, I would suggest, to be used as your control points. To ensure proper layout in the field we will be glad to provide a cad file to your surveyor if you would send along his contact info we can send him the file. Please be advised this has been the standard of care by all contractors in the recent past for a building of this size and complexity.

Erik Earnshaw
Answered by

BGO Architects
Company

01-05-2012
Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: East Texas Precast Co. Ltd
P.O. Box 579
Waller, TX 77484-0579

RFI #: 52
Date: 2/8/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Elevation conflict on ramp wall

Drawing: PC-01 SG2.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request:

Date Required: 2/15/2012

Sheet PC-01 shows a (+9'-2 1/8") at the intersection of grid B and the top of the ramp wall at grid 3.66 SG2.02 shows this same area as being 10'- 2 1/8". By doing the math on this area I believe 10'- 2 1/8" is correct. PC-01 also shows on the south end of the ramp wall at the intersection with grid C (+9' - 8 1/8"). SG2.01 shows this to be 10' - 8 1/8". Again, I believe SG2.01 is correct. Please confirm and correct.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

The +9' - 2 1/8" on PC-01 is T/slab relative to level 1 fin. floor. (640' - 7 1/4" + 9' - 2 1/8" = 649' - 9 3/8") @ line B. The 10' - 2 1/8" shown on SG2.01 is the step in the wall. (649' - 9 3/8" - 639' - 7 1\4" = 10' 2 1/8"). At line C it is similar. T/slab + 9' 8 1/8"= 650' - 3 3/8" step @ this location is 10' - 8 1/8" (650' - 3 3/8" - 639' - 7 1/4"). Elevations shown on PC-01 Aand PC-02 are correct and match those shown on Sheet SG2.01.

Answered by: East Texas Precast Co. Ltd

Answered date: February 10, 2012

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph.: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 27
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Top of wall step up

Drawing: SG2.01
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**

On sheet SG2.01 at the intersection of grid 8 + B shows to step Top Of Wall up 3'-0" - Ref 12/SG3.01, how long is step up, why is there a step up, and what is the step up for? Please advise

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

This note is left over from a previous revision and should be deleted.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

01/17/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 28
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Pit detail

Drawing: SG2.01 & 5/SG3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**

On sheet Sg2.01 we have a cut through 5/SG3.02 show a pit detail at ventilation shaft. What pit and Why? Please advise

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please refer to revised drawings issued on January 25, 2012. If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olen
Company

01/25/2012
Date

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 132
Date: 5/30/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Garage Topping Slab Details

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 6/7/2012**

There are no details in the plans that show any details on waterproofing, expansion joints or construction joints. These details are needed to properly form and pour the topping slab in the garage. There were no details given by the pre-cast garage sub.

Requested by: David Miller
Embrey Builders LLC

Response:

Please refer to details on sheets SG4.01, SG4.02, and SG4.03 for structural requirements. Refer to Architectural for additional requirements.

Felt paper no wider than 8" set in mastic to hold it in place and to cover all joints between the tees, and turned up the perimeter wall the thickness of the topping

Answered by: Trent Perkins
Parkin Perkins Olsen

Answered date: June 04, 2012

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 25
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: L shaped rebar dowels

Drawing: 4/ SG3.02, 5/SG3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**

Detail 4/SG3.02 and 5/SG3.02 shows rebar dowels from beam walls to the F.F. slab of garage floor. Snice the beam walls are formed and poured 1st we will not be able to install dowel bar 1st. We would have to destroy the panels if we did. Can we pour the walls 1st and then come back and drill and epoxy the dowel later. Please give us the required information for the depth of drilled dowels and epoxy strength required. Also do you want them to be L-bar with the L side in the slab?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

It is acceptable to drill and epoxy grout the dowels. Dowels shall be the same size indicated on the drawings and a minimum of 2'-0" in length. The embedment shall be 8" minimum. Adhesive shall be in accordance with the Adhesive and Drill-In Anchor Notes on sheet S1.01 of the structural drawings. The L-bars may be used; however, straight bars are acceptable.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

01/17/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 29
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Detail clarification

Drawing: 3/Sg3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**

Is 3/Sg3.02 the correct detail @ intersection of grid line 8 + B?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Please refer to revised drawings issued on January 25, 2012. If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

01/25/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 36
Date: 1/19/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Detail for leave out, for oil separator

Drawing: P-3.0D
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/26/2012**

Trent we need to get a detail for a leave on the slab for the two oil separators, please reference RFI# 33 which is attached, and the specs for the oil separators.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

See Attached.

R. Trent Perkins, P.E. February 6, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 26
Date: 1/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Thickend slab

Drawing: 1/SG3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 1/12/2012**

Detail section 1/SG3.02 shows a 1' thickend beam which partially abuts to the pre-cast panel and beam wall. However, typical T.O.W elevation is 1' below the typical top of F.F. for garage slab. Therefore the beam and the pre-cast panel will be recessed 1' from top of F.F. garage and several feet from top of F.F. of building slab. Please advise

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Refer to structural drawings issued on January 4, 2012.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by

Parkin-Perkins-Olsen
Company

01/17/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 54
Date: 2/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: L-bars for Pier Caps

Drawing: 3/S3.02
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required: 2/15/2012**

As previously discussed, there was a question in regards to the number of L-bars from top of pier and into the pier cap. Our concrete man felt that detail 3/S3.02 was calling for (2) #7 L-bar dowels (one on each side of column). We found out there were six L-bars supposed to be coming from the pier cap. What is the fix for the piers already poured?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

Drill and grout in additional dowels as required utilizing Simpson SET adhesive with a minimum of 13 1/8" of embedment in accordance with the recommendations of the manufacturer.

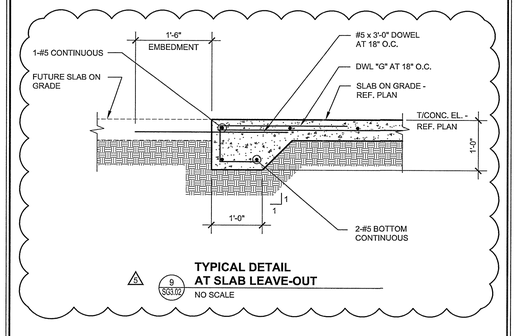
R. Trent Perkins, P.E. February 15, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

RFI 36



TYPICAL DETAIL
AT SLAB LEAVE-OUT
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243

Project: Keller Springs Lofts
Addison, Texas

Project No.: 39155.1 | Date: 02/07/2012 | Drawing No.: SK-5

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 60
Date: 2/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: Confirmation that no expansion material is required

Drawing: SG3.02 sections 6,5,4,1
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 2/21/2012**
We just want to confirm that no expansion material is required where the concrete slabs butts up to poured beam walls and pre-cast panels.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
No expansion joint material is required.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
02/21/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 71
Date: 3/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Possible missing detail on SG2.01

Drawing: SG2.01, 7/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/5/2012**
Along grid #9 where we step the wall up 2'-0" we are shown to reference 7/SG3.02 all along that grid and grid C to 11' south of grid #4. Shouldn't there be another detail other than 7/SG3.02 from the 2'-0" step up at the beginning of the ramp on grid #9 over to grid #8 on C line? 7/SG3.02 shows the top of wall and the top of paving slab at being equal. This does not occur at the 2' ramp between grids #8 and #9. It also does not occur at the 43' X 24' landing area between the 2' ramp and the long ramp. That landing area has a finish elevation of 642' - 7 ¼" and the top of wall is 641' - 7 ¼". It looks like we have to have a leave out along the exterior and pour it after the panel is in place. Is that correct?

Requested by:

Response:
An additional section is not required. The top of concrete elevation for the slab on grade is called out as "varies - ref plan." The section also notes that the #5 dowels may be omitted when the top of concrete elevation of the slab is above the top of wall elevation. The slab leave out is a means and methods question and shall be left to the discretion of the Contractor.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
March 5, 2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw
BGO Architects
4144 N. Central Expressway
Suite 855
Dallas, TX 75205
Ph: (214)520-8878

RFI #: 19
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Trent Perkins (Parkin Perkins Olsen)

Subject: 2" expansion joint

Drawing: 3.1C- 3.1D
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 1/10/2012**
All Architectural plans show a 2" E.J. around the perimeter off the garage to the building see following, 3.1C- 3.1D, 1/6.1, 8/8.2, 1/8.7, 2/8.7, 4/8.7, 8/8.2, 15/8.5, 16/8.5, 20/8.4.

However, the structurals are showing a 1" E.J. in these areas. See 1/SG3.02 has 1" E.J. at framed walls and no E.J. at slab to pre-cast panel or beam stem wall, which is correct and does the slab push right up against the precast panel?

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Answer from PPO please refer to revised structural drawings issued 1/4/12 for clarfication

Answered by: Erik Earnshaw
BGO Architects
Answered date:

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 70
Date: 3/5/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: East Texas Precast Co. Ltd

Subject: Concrete topping at pour strips for the garage.

Drawing: 4/SG3.02, SG4.01, SG4.02, SG4.03, ETP F-10
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 3/5/2012**
Where is the detail for pour strips for the garage? We have no dimensions for the depth or the reinforcement to be used. What is the concrete strength to be used? Are any dowels to be used?
Every detail that shows the pour strips say reference plans. We can't find any definitive detail on pout strips.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
The pour strip indicated in section 4/SG3.02 shall have the same reinforcement as the concrete topping for the double tees. The minimum thickness shall match the topping thickness of the double tees. The purpose of the leave-out in section 4/SG3.02 as indicated on the drawing is to match the top of concrete elevation with the camber of the double tees. The double tee topping thickness and reinforcement shall be as indicated on plan note 9 of sheets SG2.02, SG2.03, and SG2.04. No dowels are required.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
March 5, 2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 105
Date: 4/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Expansion Joint Between Slab and Garage Walls

Drawing: 1/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 4/5/2212**
Detail 1/SG3.02 doesn't show an expansion joint against the precast garage walls. Should we install the same type of expansion that we did on Pour #1?

Requested by: David Miller
Embrey Builders LLC

Response:
Yes, to confirm field conversation during pre-pour observations, please provide plastic spacer board as in Pour #1.

R. Trent Perkins, P.E.
Parkin-Perkins-Olsen Consulting Engineering, Inc.
5-23-2012

Answered by
Company
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 22
Date: 1/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (BGO)

Subject: Top of wall elevation

Drawing: SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 1/10/2012**
Detail 1/SG3.02 is not correct F.F. of building to top of wall between 12" to 24" and does not notch or even rest on T.O.W. at grid #4 and grid A the F.F. = 641' -7 1/4" and T.O.W. = 639' - 7 1/4". That is a 2' difference and slab is only 10". Please advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
Please refer to revised structural drawings issued 01/04/2012 for clarification.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
01/04/2012
Date

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 49
Date: 2/3/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC)

Subject: thickened beam wall rebar requirements

Drawing: 3/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 2/10/2012**
At the intersection of Grid line 2 and Grid line B is a 6' section of thickened beam wall. 3/SG3.02 is the cut-thru of this wall, but does not show this thickened area for rebar requirements. Because of panel limitations we will have to make the width of the beam 18" instead of 16". Therefore, this thickened area of the wall will be 6'-0" X 18". Please advise and detail the proper steel reinforcing requirements see attachments.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

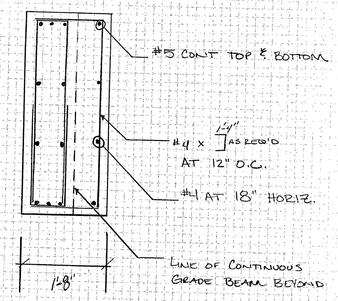
Response:
Reference the attached detail for beam width and reinforcement detailing. If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
02/03/2012
Date

Page 1 of 1

PARKIN PERKINS OLSEN
CONSULTING ENGINEERING, INC.
Project KELLER SPRINGS PPO No. 39155
Subject Calc'd By Chk'd By Date 2/3/12 Sht Of

RFI # 49



NOTE: REF 3/SG3.02 FOR ADD'L INFO NOT SHOWN

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 59
Date: 2/21/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: David Gallagher (Embrey Builders LLC)

Subject: Detail for a 2' leave out on preimeter of garage and 5' block out at columns

Drawing: SG3.02 section 4,5,1,6
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 2/21/2012**
As per East Texas Pre-cast we are going to provide a 2' leave out around the perimeter of the garage slab where connecting the pre-cast panels is required. We need a detail with steel requirements and thicken slab dimensions (if any). For this application East Texas Pre-cast is also requiring a 5' block out at columns we need a detail for it if it is different from the typical 2' leave out.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
1. At the two foot leave out, thickened slab edge requirements shall be as indicated in the details on sheet SG3.02. The slab reinforcement shall be in accordance with the details on sheet SG3.02 and continue across the joint and into the leave out. Tool and seal the joint at the leave out.

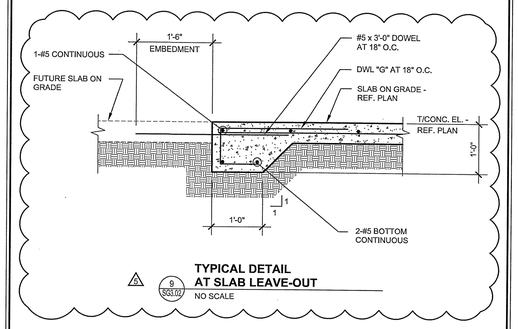
2. Please refer to the attached sketch for the detail at the column block outs.

If you have questions or require additional information regarding this matter, please do not hesitate to contact us.

Brande Parkey
Answered by
Parkin-Perkins-Olsen
Company
02/21/12
Date

Page 1 of 1

RFI # 59



TYPICAL DETAIL AT SLAB LEAVE-OUT
6 / 9 SG3.02
NO SCALE

PARKIN - PERKINS - OLSEN
CONSULTING ENGINEERING, INC.
9330 LBJ Freeway Suite 1055
Dallas, Texas 75243

Project: Keller Springs Lofts
Addison, Texas
Project No.: 39155.1 | Date: 02/07/2012 | Drawing No.: SK-5

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 172
Date: 7/11/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Angle Iron at Garage Ramp/Double Tee Transition

Drawing: 8/SG3.02
Cost Impact: None
Spec Section:
Schedule Impact: None

Request: **Date Required: 7/13/2012**
East Texas Precast calls for a 5" x 5" x 3/8" angle iron per the attached detail. Please confirm that this is the size that you prefer.

Requested by: David Miller
Embrey Builders LLC

Response:
EAST TEXAS PRECAST IS RESPONSIBLE FOR THE DESIGN OF THIS ITEM. PPO TAKES NO EXCEPTION

R. Trent Perkins

Parkin-Perkins-Olsen Consulting Engineering, INC.

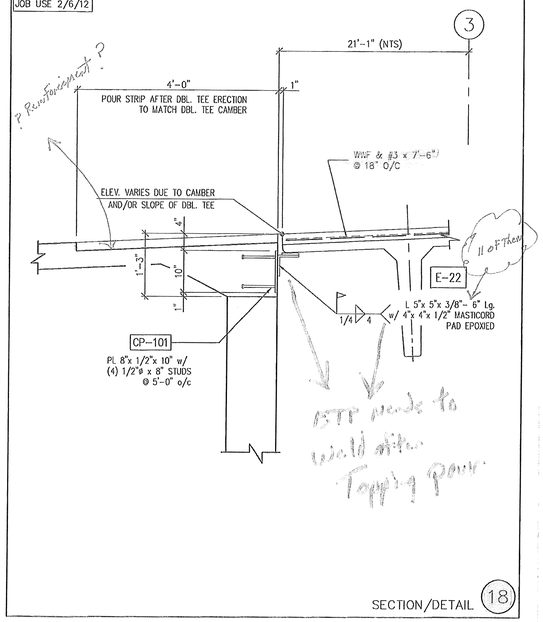
July 17, 2012

Answered by
Company
Date

Page 1 of 1

NO.	REVISION	DATE	EAST TEXAS PRECAST CO., Inc.	DRN	CHK	ENG
			PROJECT KELLER SPRINGS LOFTS GARAGE	DES	JDS	JAR
			SUBJECT C.I.P. RAMP / D.T. TRANSITION	REL	STD	JOB NO 1111

JOB USE 2/6/12



SECTION/DETAIL 18