

REVISIONS

NO.	DATE	DESCRIPTION

**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE  
10-17-2011

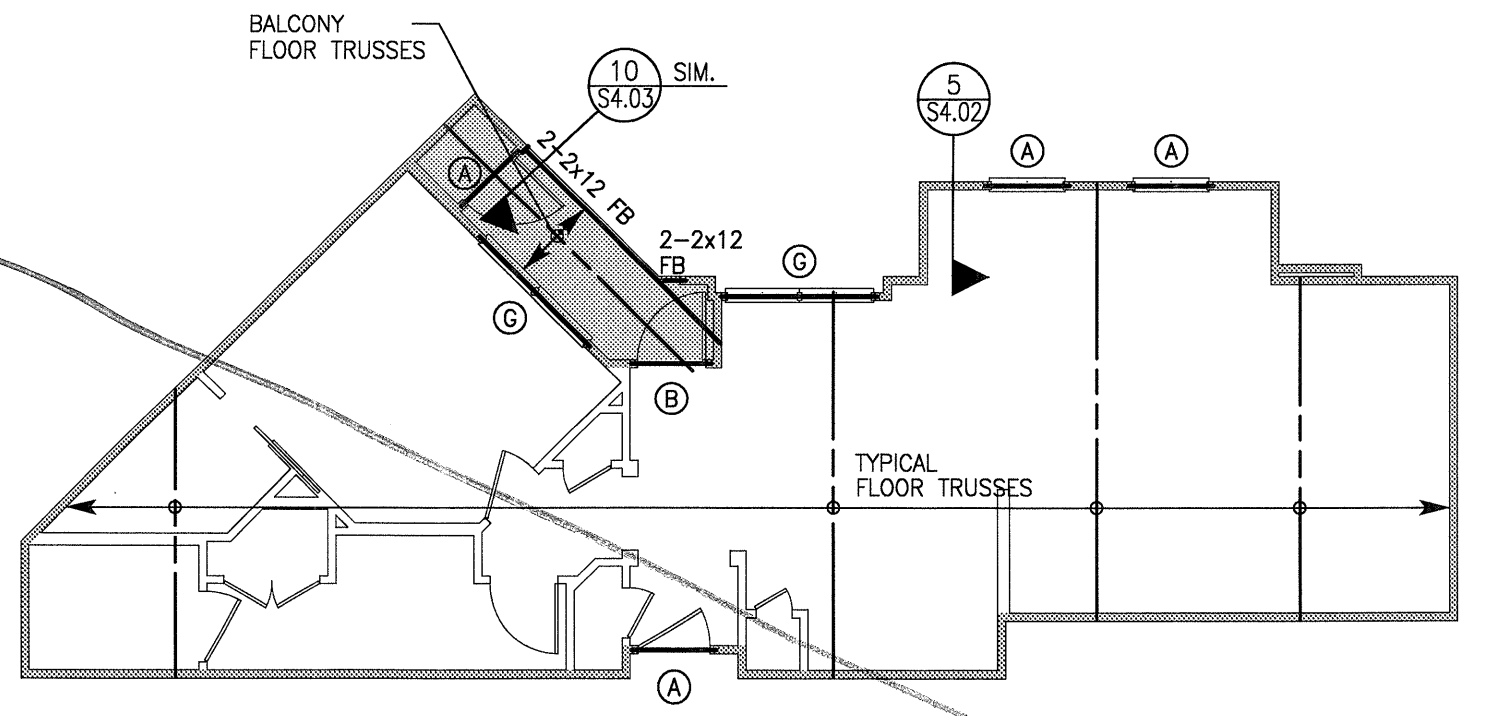
**BGO architects**  
4144 N. Central Expy., Suite 855  
Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE  
08-05-2011

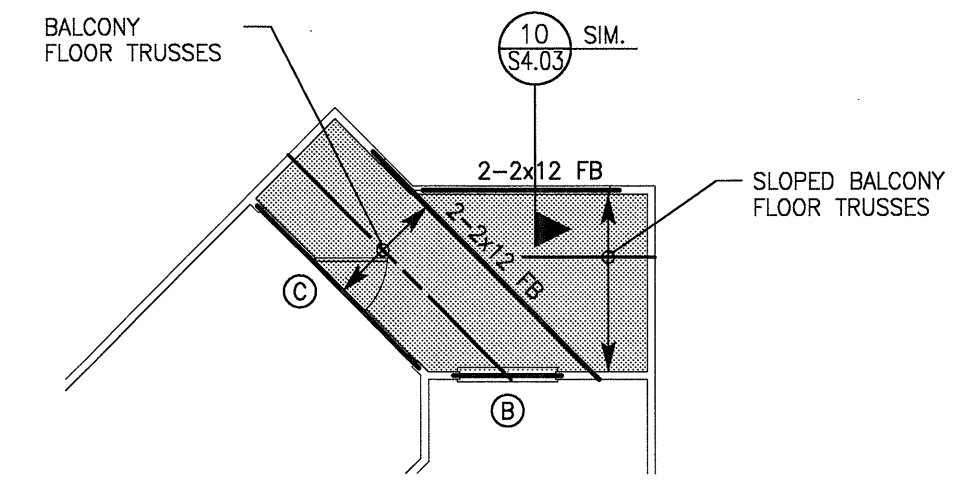
PROJECT  
11129

SHEET NUMBER  
S2.01

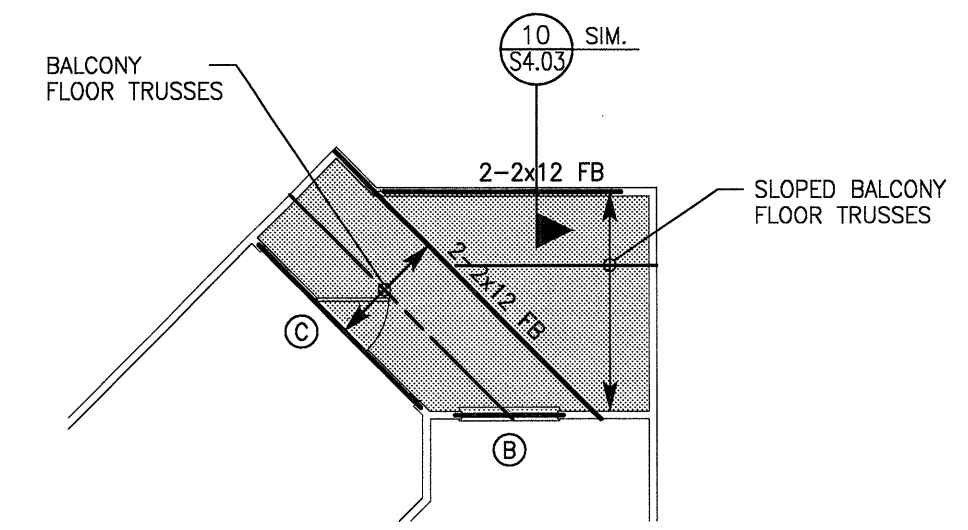
**S2.01**



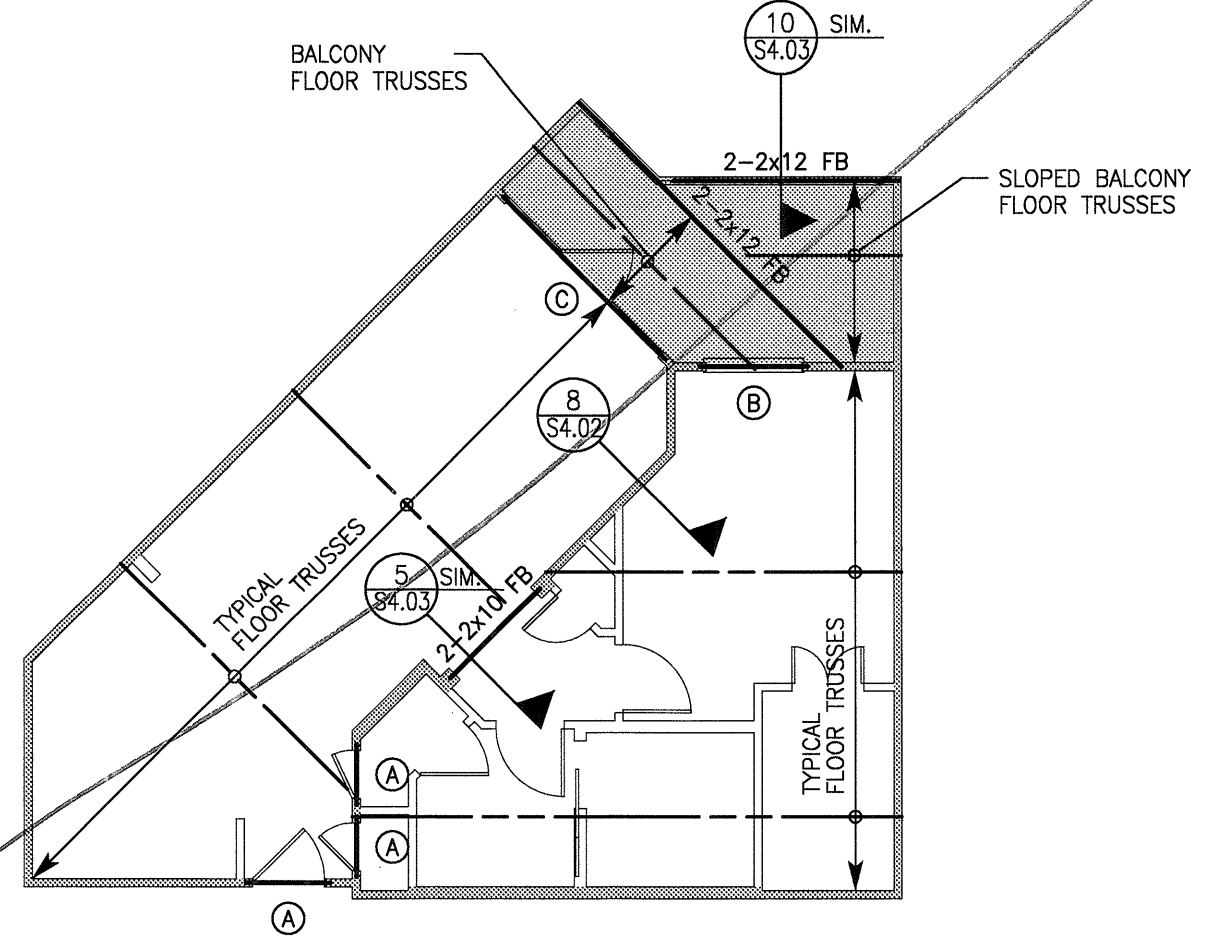
UNIT A2-SP  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



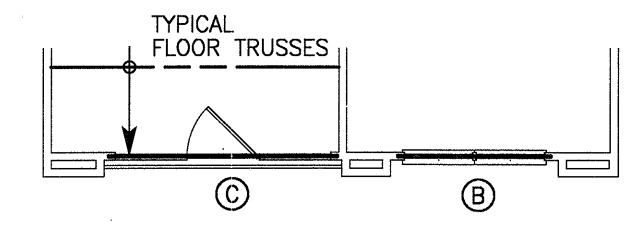
UNIT A2  
PARTIAL 2  
FLOOR FRAMING PLAN  
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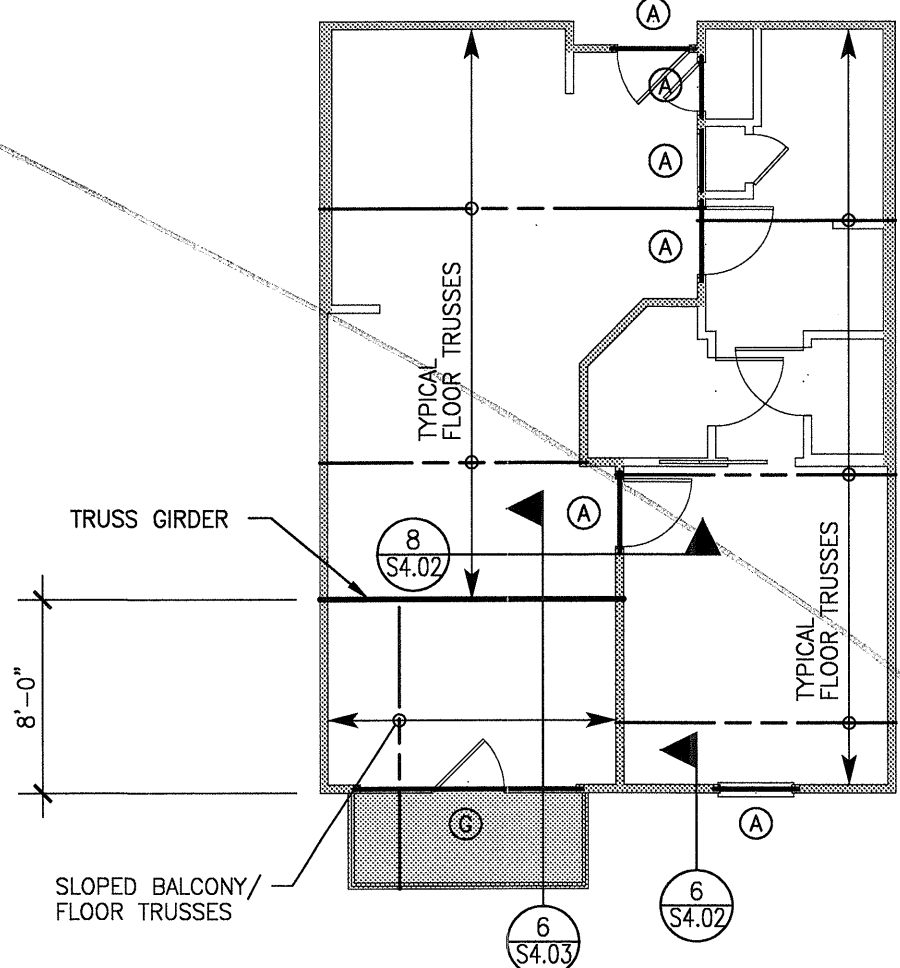
UNIT A2  
PARTIAL 1  
FLOOR FRAMING PLAN  
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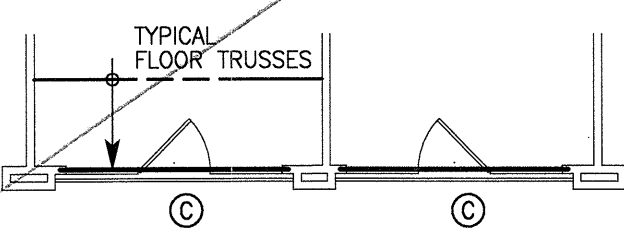
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FLOOR FRAMING PLAN  
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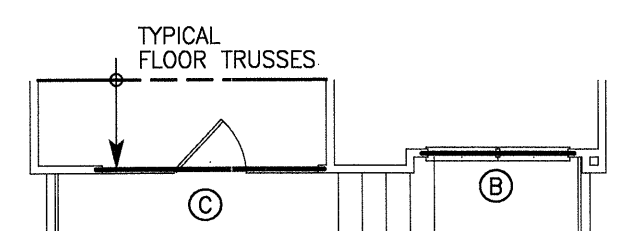
UNIT A1-HC  
PARTIAL 1  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



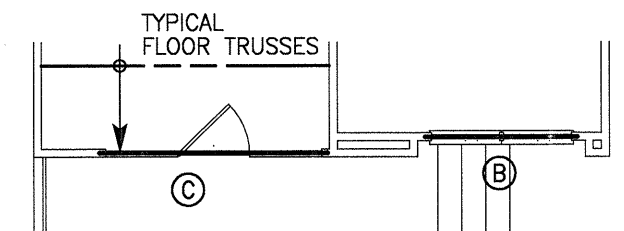
UNIT A1-HC  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



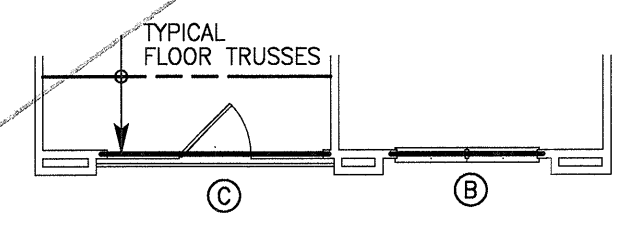
UNIT A1  
PARTIAL 4  
FLOOR FRAMING PLAN  
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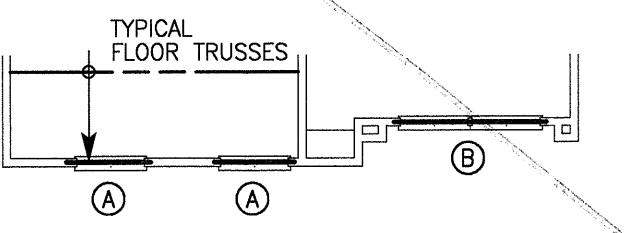
UNIT A1  
PARTIAL 3  
FLOOR FRAMING PLAN  
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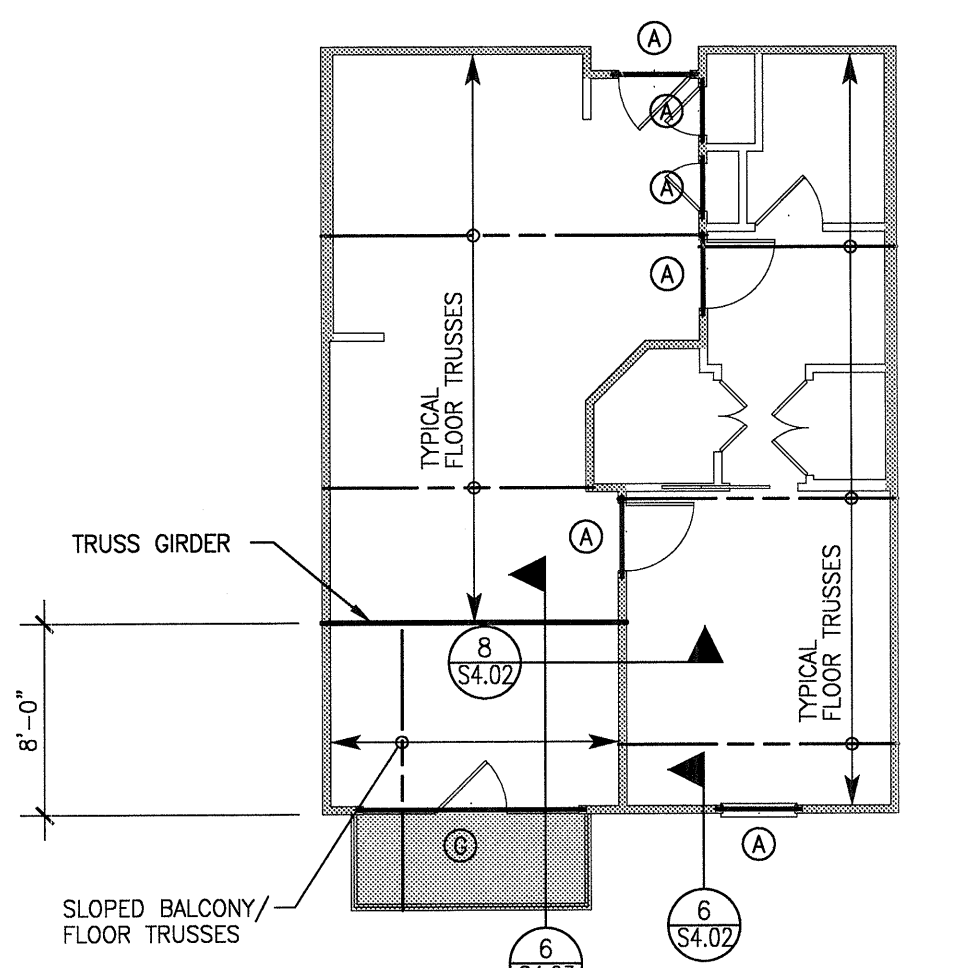
UNIT A1  
PARTIAL 2  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



UNIT A1  
PARTIAL 1  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



UNIT A1  
ALTERNATE A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"



UNIT A1  
FLOOR FRAMING PLAN  
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.

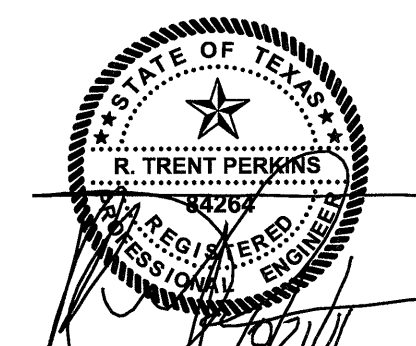
HEADER SCHEDULE			
MARK	SIZE	STUD/COLUMN AT LEVEL 1	STUD/COLUMN AT LEVELS 2,3,4
A	2-2x8	3-2x STUDS	2-2x STUDS
B	2-2x10	3-2x STUDS	2-2x STUDS
C	2-2x12	3-2x STUDS	2-2x STUDS
D	3-2x8	4-2x STUDS	3-2x STUDS
E	3-2x10	4-2x STUDS	3-2x STUDS
F	3-2x12	4-2x STUDS	3-2x STUDS
G	3 1/2"x9 1/4" PSL	4-2x STUDS	3-2x STUDS
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:
- INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
  - REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

13 SCHEDULE  
NO SCALE

PLAN NOTES:

- REFER TO SHEETS S1.01 THRU S4.03 FOR STRUCTURAL NOTES AND SCHEDULES.
- REFER TO SHEETS S4.01 THRU S4.04 FOR TYPICAL FRAMING DETAILS.
- 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.
- COORDINATE FLOOR DEPRESSIONS, DROPS AND DIMENSIONS WITH ARCHITECTURAL DRAWINGS.
- 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.
- TYPICAL FLOOR TRUSSES SHALL BE 18" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- BALCONY TRUSSES SHALL BE 15" DEEP AT 24" O.C., UNLESS NOTED OTHERWISE. PROVIDE TRUSS BRIDGING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 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.
- 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.
- ALL WALLS SHOWN ARE BELOW THIS LEVEL, UNLESS NOTED OTHERWISE.
- INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
- INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
- 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.
- 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. 04264



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