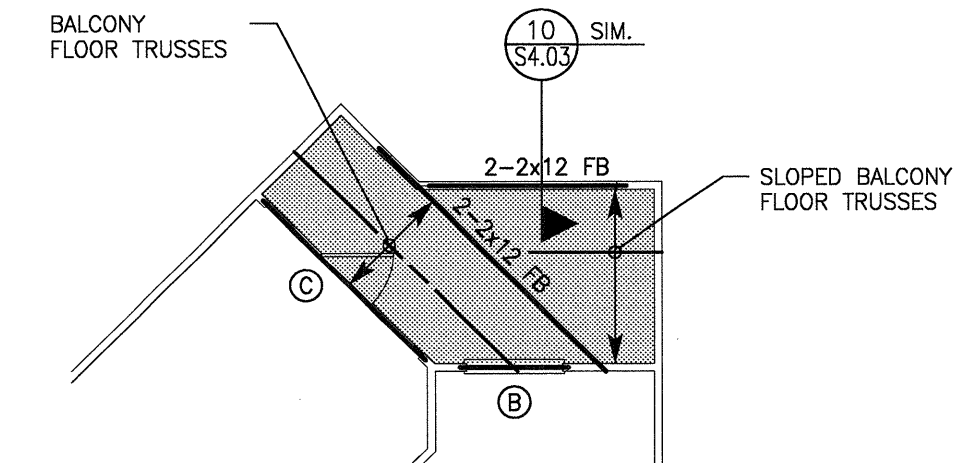
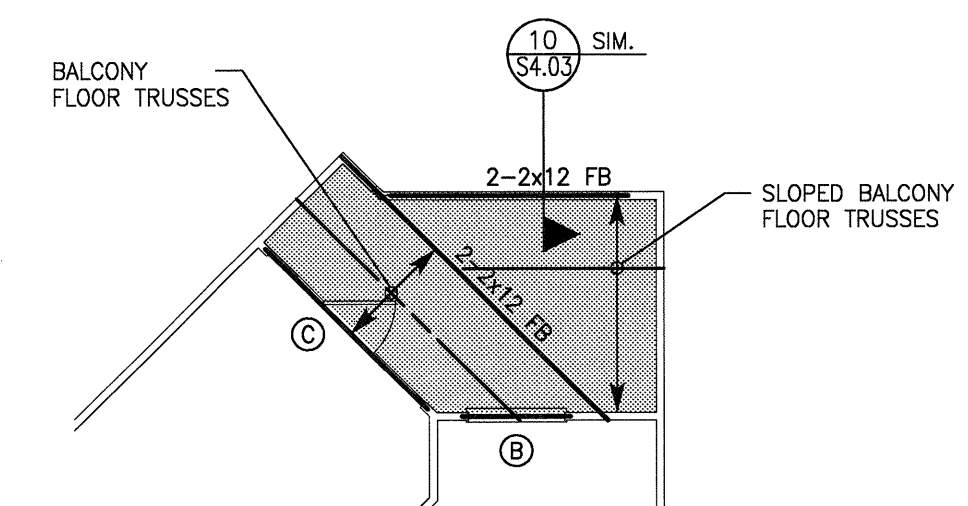


UNIT A2-SP
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
RFI 177



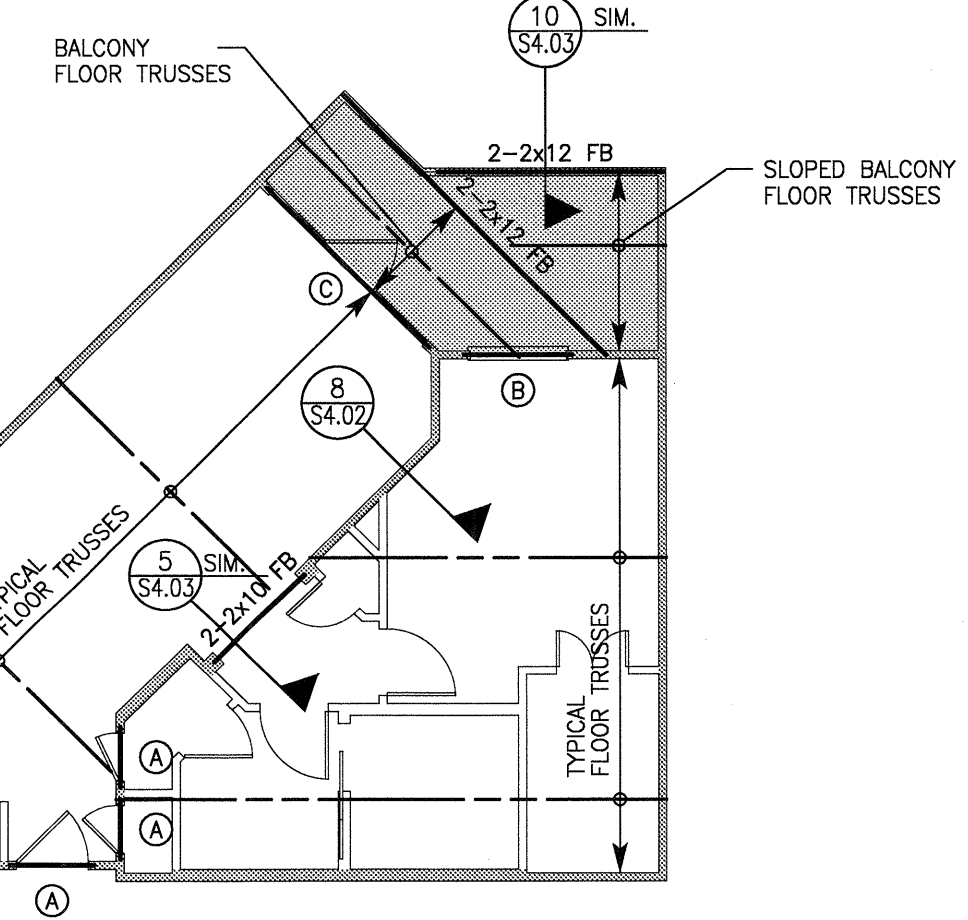
NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A2
PARTIAL 2
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
RFI 177

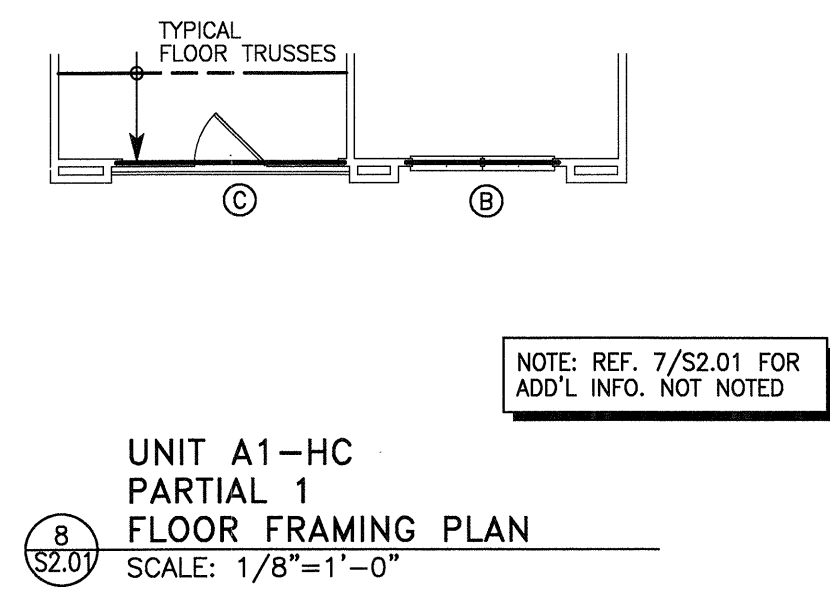


NOTE: REF. 9/S2.01 FOR ADD'L INFO. NOT NOTED

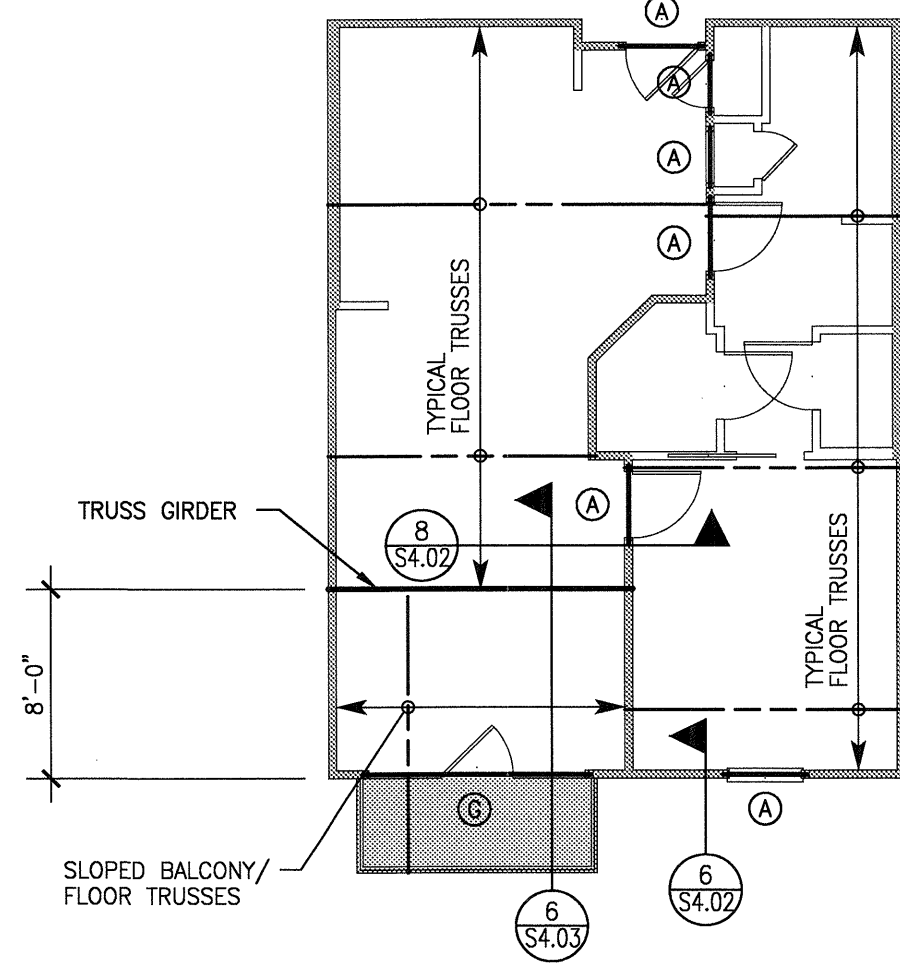
UNIT A2
PARTIAL 1
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
RFI 177



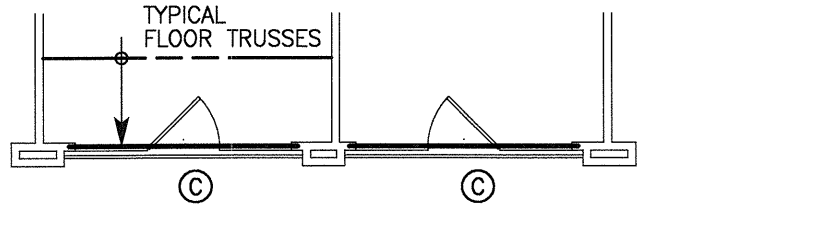
UNIT A2
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
RFI 177



UNIT A1-HC
PARTIAL 1
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"
NOTE: REF. 7/S2.01 FOR ADD'L INFO. NOT NOTED

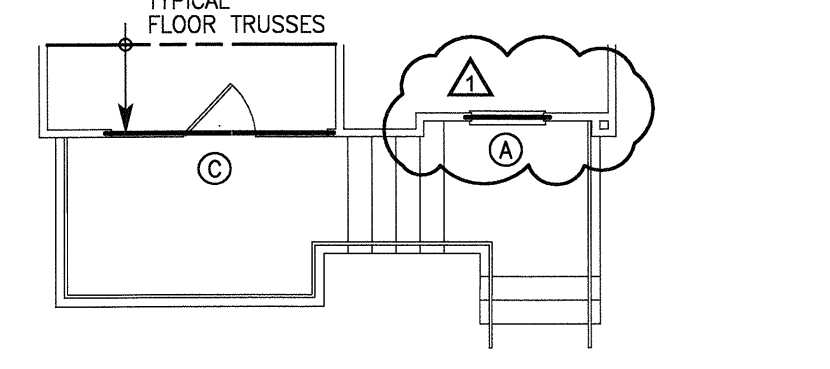


UNIT A1-HC
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



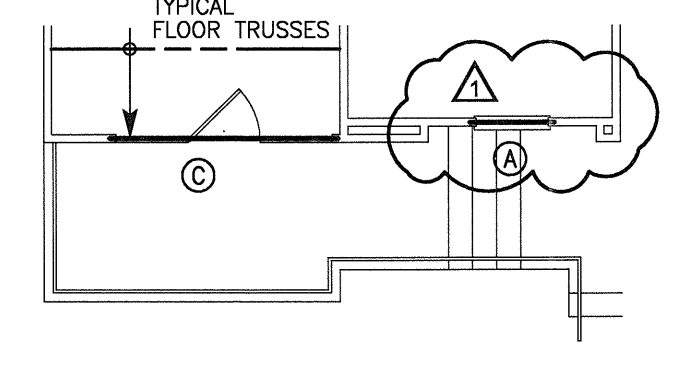
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

UNIT A1
PARTIAL 4, 5, 6
FLOOR FRAMING PLAN
SCALE: 1/8"=1'-0"



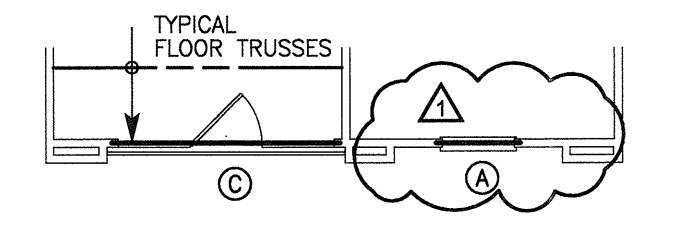
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

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



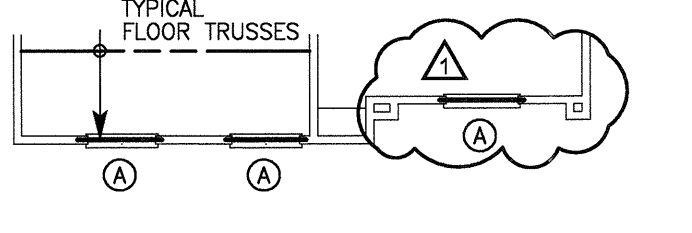
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

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



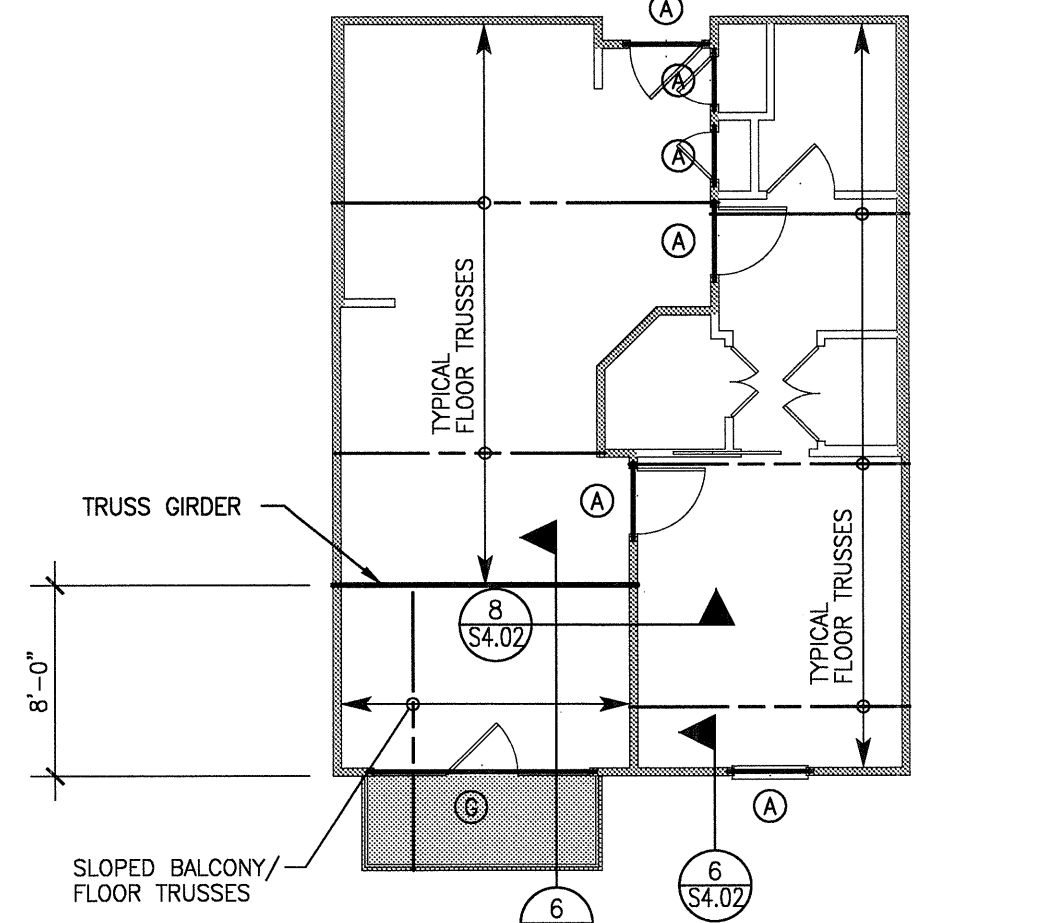
NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

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



NOTE: REF. 1/S2.01 FOR ADD'L INFO. NOT NOTED

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



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

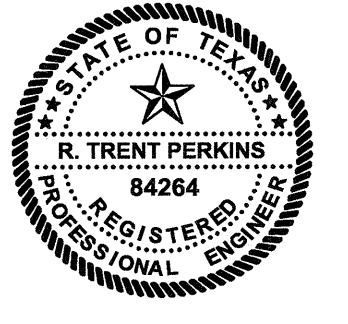
NOTE:
FRAMING PLAN(S) ARE ONLY FOR TRUSS SUPPORT-STRUCTURE AND GENERAL LAYOUT OF FRAMING. TRUSS MANUFACTURER IS RESPONSIBLE FOR ACTUAL TRUSS LAYOUT AND PROFILES AND SHALL SUBMIT SHOP DRAWINGS OF ALL TRUSS LAYOUT AND PROFILES PER THE SPECIFICATIONS.

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
(I)	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) SCHEDULE
NO SCALE

- PLAN NOTES:
- REFER TO SHEETS S1.01 THRU S1.03 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. 84264



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Registration No. F-1479

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REVISIONS	
△ RR - 101	5/30/2012

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE
10-17-2011

BGO architects
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DATE
08-05-2011

PROJECT
11129

SHEET NUMBER

S2.01