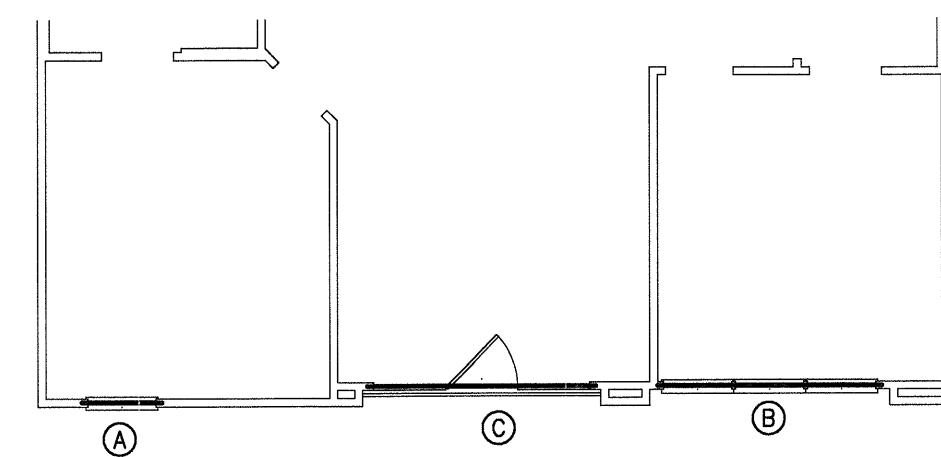
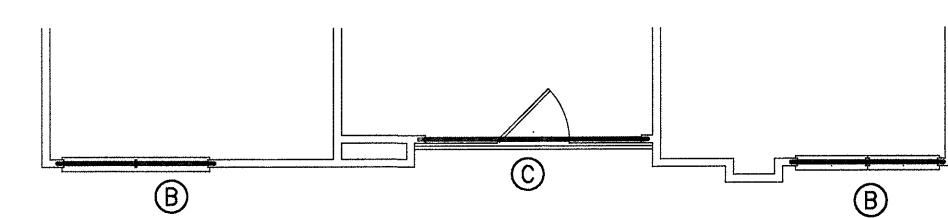


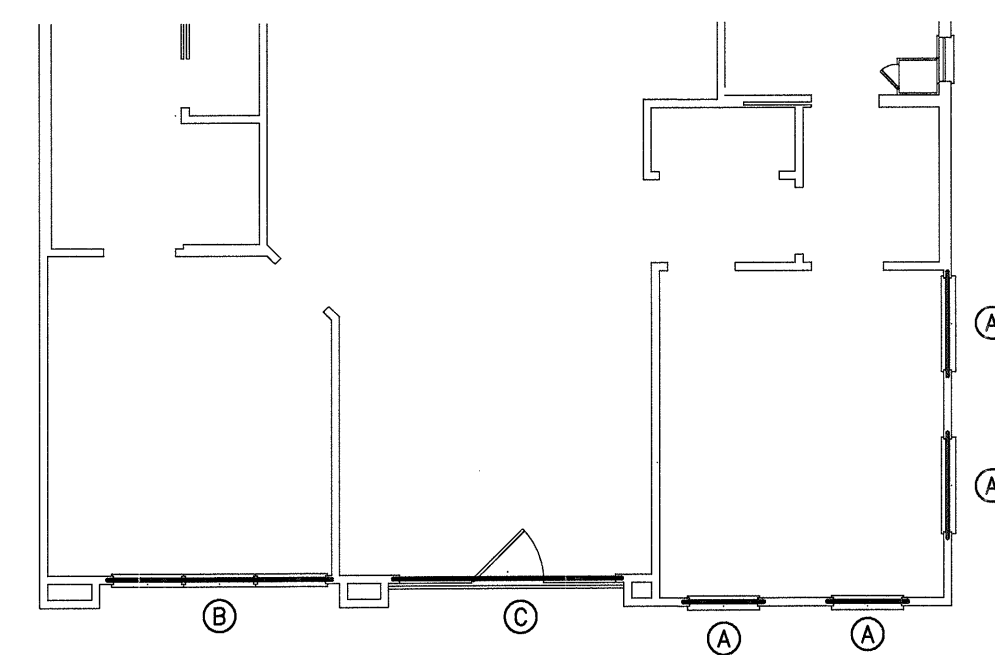
UNIT B2-C  
ALTERNATE 1  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



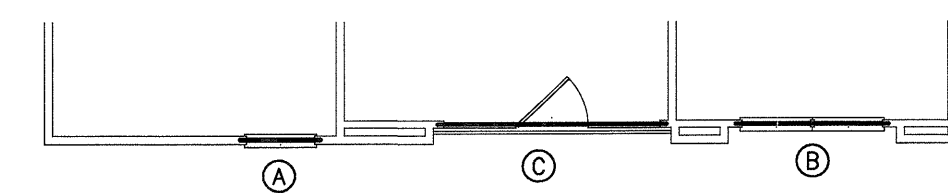
UNIT B2  
ALTERNATE 3A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



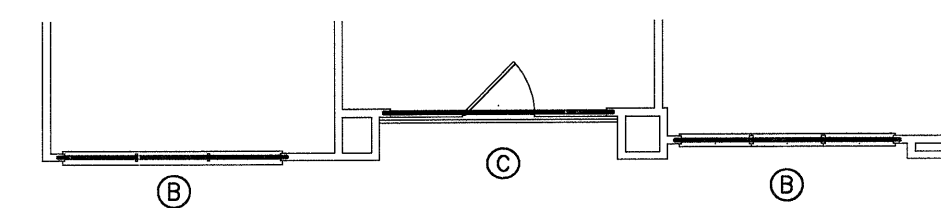
UNIT B2  
ALTERNATE 5A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2  
ALTERNATE 2A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2  
ALTERNATE 4A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED



UNIT B2  
ALTERNATE 1A  
FLOOR FRAMING PLAN  
SCALE: 1/8"=1'-0"  
NOTE: REF. 2/S2.05 FOR ADD'L INFO. NOT NOTED

**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.

**7 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.
- 1/SHEATHING = TOP OF FLOOR SHEATHING ELEVATION. REFER TO ARCHITECTURAL DRAWINGS FOR 1/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.
- [Symbol] INDICATES ASSUMED INTERIOR LOAD BEARING WALLS BELOW THIS LEVEL. ALL EXTERIOR WALLS SHALL BE LOAD BEARING.
- [Symbol] INDICATES ASSUMED INTERIOR LOAD BEARING WALLS ABOVE THIS LEVEL.
- [Symbol] INDICATES LIGHT WEIGHT CONCRETE TOPPING AT BALCONIES AND CORRIDORS. CONCRETE TOPPING SHALL BE REINFORCED WITH NYLON OR 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.

**REVISIONS**

**KELLER SPRINGS LOFTS**

LOFT APARTMENTS IN ADDISON, TEXAS

CONSTRUCTION ISSUE  
10-17-2011



4144 N. Central Expy.,  
Suite B55  
Dallas, TX 75204  
214.520.6878  
bgoarchitects.com

**DATE**

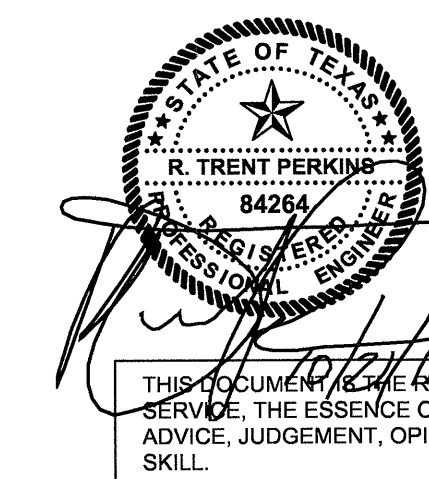
08-05-2011

**PROJECT**

11129

**SHEET NUMBER**

**S2.06**



THE SEAL APPEARING  
ON THIS DOCUMENT  
WAS AUTHORIZED BY  
R. TRENT PERKINS, P.E. 84284



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

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