

REVISIONS  
 Δ COORDINATION  
 10-17-2011

**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

**S2.21**

**PLAN NOTES:**

- REFER TO SHEETS S1.01 - S1.03 FOR STRUCTURAL NOTES AND SCHEDULES.
- REFER TO SHEETS S4.01 - S4.04 FOR TYPICAL FRAMING DETAILS.
- REFER TO SHEETS S2.01 - S2.07 FOR TYPICAL UNIT FRAMING PLANS.
- 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.
- COORDINATE FLOOR DEPRESSIONS, DROPS, SLOPES 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.
- CORRIDOR TRUSSES SHALL BE 15" 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 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.
- 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.
- EXTERIOR WALL SHEATHING SHALL BE 15/32" APA RATED SHEATHING, 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 CONCRETE TOPPING ON WOOD SHEATHING. REFERENCE STRUCTURAL NOTES FOR ADDITIONAL INFORMATION.
- POST/STUD COLUMNS SHALL BE CONTINUOUS TO FOUNDATION. CONNECT WOOD BEAMS AND COLUMNS WITH SIMPSON TYPE "ACE" POST CAPS OR APPROVED SUBSTITUTE.
- COORDINATE FLOOR OPENINGS WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS REF. 9/54.04.
- TRUSS MANUFACTURER TO COORDINATE MECHANICAL, ELECTRICAL AND PLUMBING PENETRATIONS THRU TRUSSES AND TRUSS GIRDERS WITH MEP DRAWINGS.
- 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:**
- INDICATES NUMBER OF FULL HEIGHT STUDS REQUIRED AT EACH END OF HEADER.
  - REF. TYPICAL WALL OPENING ELEVATIONS FOR NUMBER OF REQUIRED TRIM STUDS.

2 SCHEDULE  
 NO SCALE

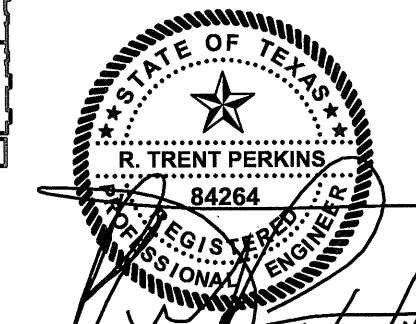
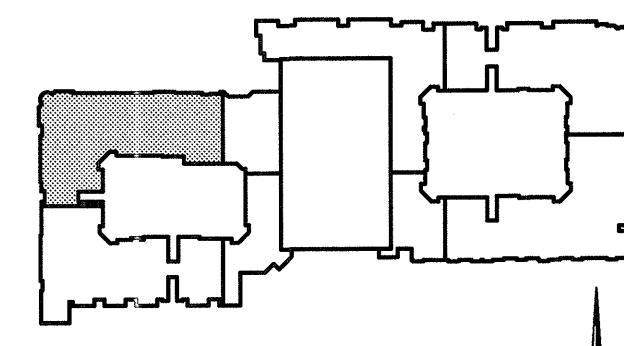
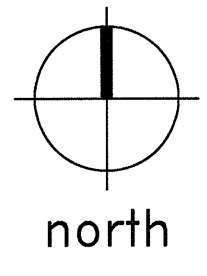
**SHEARWALL NOTES**

- ALL SHEARWALLS INDICATED ON PLAN ARE LOCATED AT FLOOR BELOW.
- ALL SHEARWALLS ARE INDICATED ON PLAN TYPICAL, UNLESS NOTED OTHERWISE. REFERENCE SHEARWALL SCHEDULE 5/S1.03.
- REFERENCE 3/54.02 AND 4/54.02 FOR TYPICAL SHEARWALL ELEVATIONS.

**LEGEND**

- (X) = SHEARWALL REFERENCE SHEARWALL NOTES THIS SHEET, AND SHEARWALL SCHEDULE 5/S1.03.

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



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

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