

REVISIONS

COORDINATION	10-17-2011
SLAB ON VOID FOUNDATION	11/18/2011

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/S4.04.
 - 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.

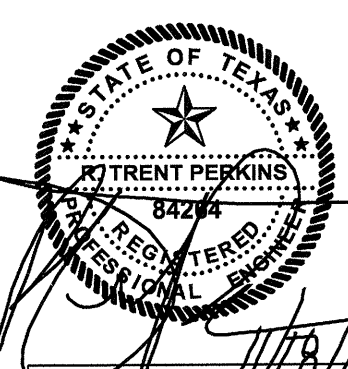
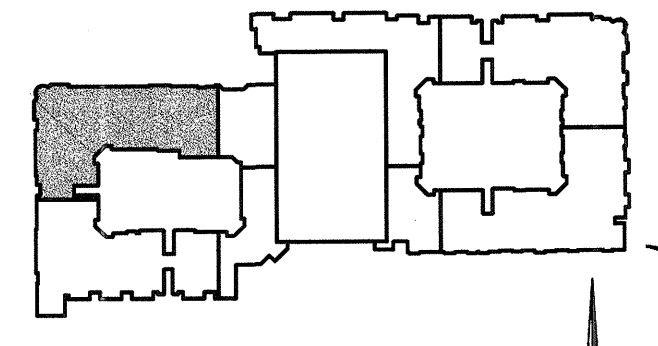
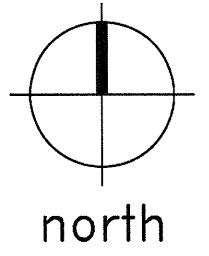
(2) SCHEDULE
 NO SCALE

- 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/S4.02 AND 4/S4.02 FOR TYPICAL SHEARWALL ELEVATIONS.

LEGEND

[Symbol] = 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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