

REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS
3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE

# KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS



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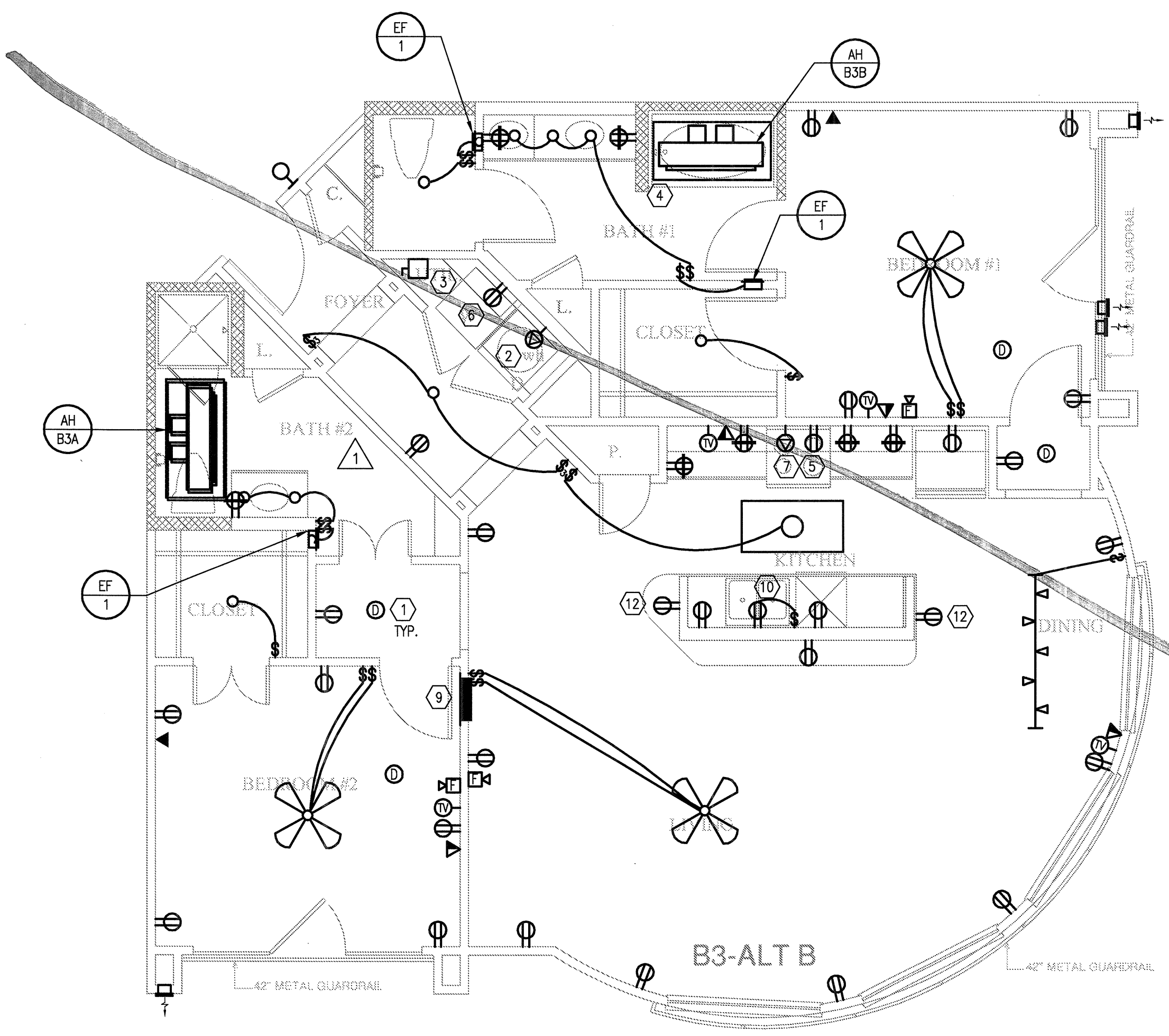
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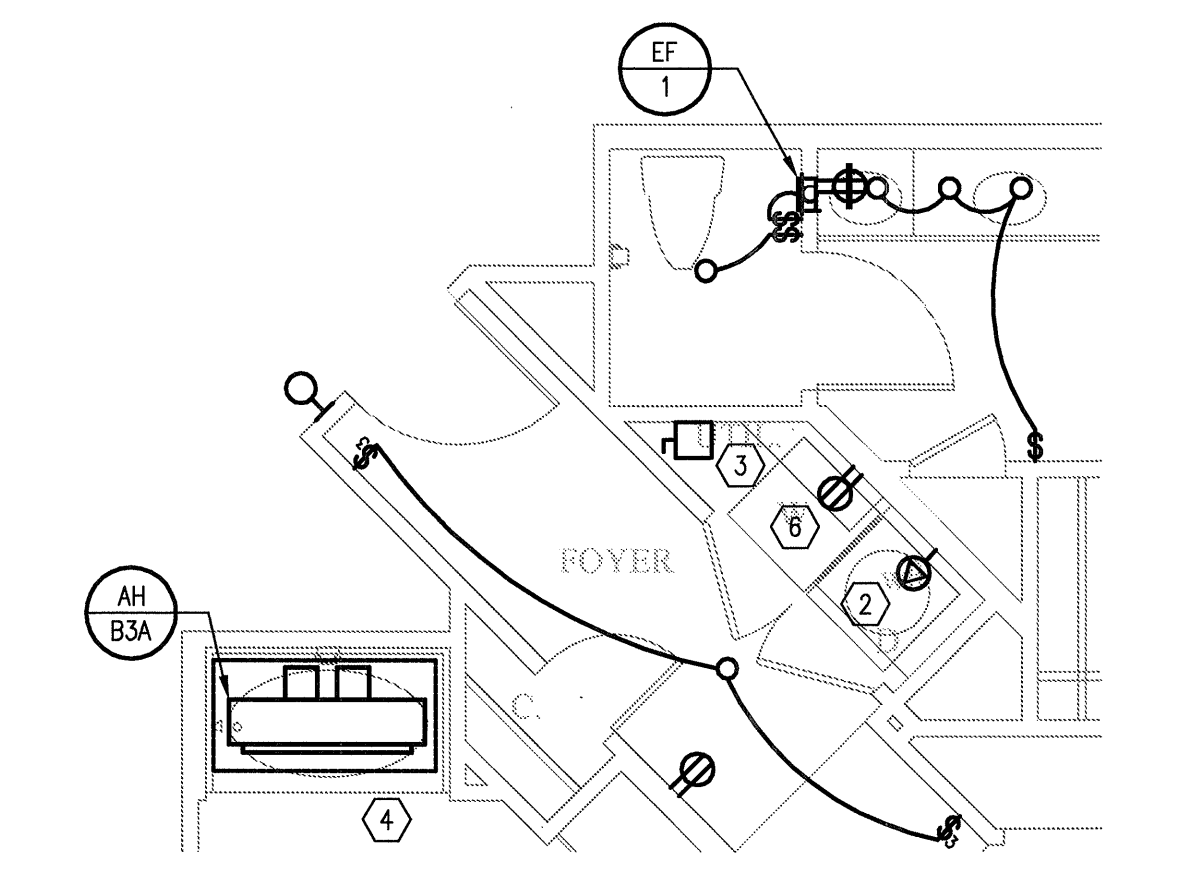
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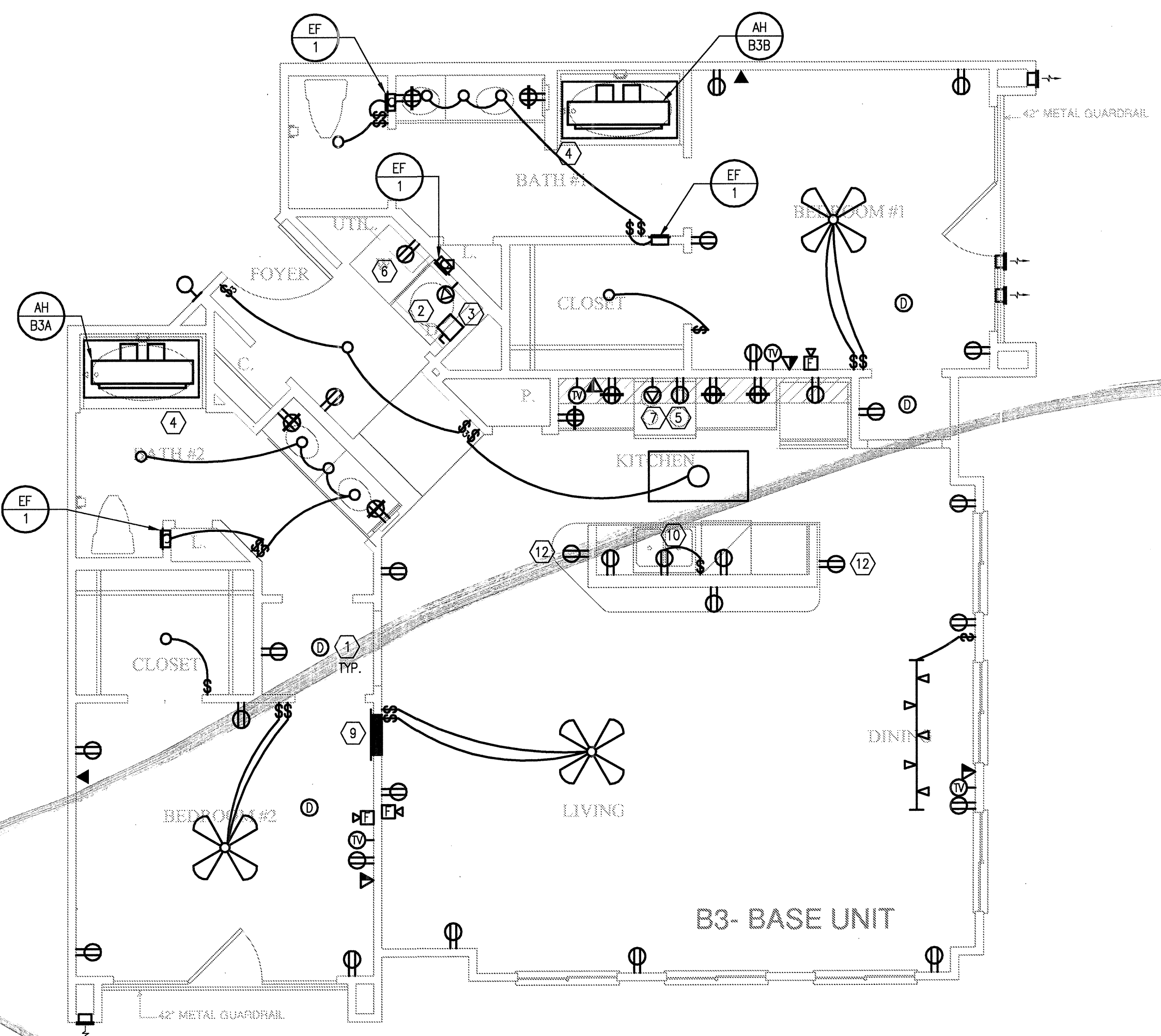
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Project Number - 113-0355 Texas Firm Registration # F-4990  
Drawn By: MJ Checked By: RAD



**3 UNIT B3 - ALT B**  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



**2 UNIT B3 - ALT A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



**1 UNIT B3 - TWO BEDROOM/TWO BATH**  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

**GENERAL NOTES:**

- REFER TO MECHANICAL EQUIPMENT CONNECTION SCHEDULE FOR ALL HVAC INFORMATION.
- ALL RECEPTACLE OUTLETS AT KITCHEN COUNTERTOPS AND IN BATHROOMS SHALL BE GFCI RATED.
- REFER TO MECHANICAL PLANS FOR LOCATION(S) OF EQUIPMENT TO BE SERVED.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF CONDENSING UNITS.
- SWITCH ALL BATH EXHAUST FANS INDEPENDENT OF LIGHTS.
- VERIFY LOCATION OF WATER HEATER AND INCOMING WATER SUPPLY LINE WITH PLUMBING CONTRACTOR. PROVIDE GFI RECEPTACLE IN ATTIC FOR REMOTE READ WATER METERING. CONNECT RECEPTACLE TO NEAREST RECEPTACLE CIRCUIT.
- UNLESS OTHERWISE NOTED, ALL WIRE SIZES TO BE #12.
- CIRCUITS SERVING BEDROOM OUTLETS TO BE AFCI PROTECTED.
- RECEPTACLES SERVING LAUNDRY, KITCHEN, AND BATHROOM COUNTERS/BASINS TO BE GFCI PROTECTED.
- SMOKE DETECTORS SHALL BE INSTALLED IN ALL SLEEPING ROOMS WHERE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
- OUTDOOR RECEPTACLES TO BE WEATHERPROOF AND GFCI PROTECTED.
- CENTER ALL CEILING FANS IN ROOMS.
- ANY ADJUSTMENTS FOR ADAPTABLE UNITS TO BE COORDINATED BY PURCHASER AT TIME OF AGREEMENT.
- ALL GROUND FLOOR UNITS MUST COMPLY WITH THE "FAIR HOUSING" ELECTRICAL GUIDELINES. PROVIDE CONTROLS/OUTLETS IN ADDITION TO N.E.C. REQUIREMENTS. ALL CONTROLS/OUTLETS OVER CABINETS MUST BE A MINIMUM OF 36" FROM A CORNER AND 12" FROM WALL OR OTHER OBSTRUCTION.
- ON UPPER LEVEL UNITS WITH ATTIC ACCESS, PROVIDE ATTIC LIGHTING WITH SWITCH LOCATED ADJACENT TO AND ABOVE (ATTIC SIDE) ACCESS OPENING.
- A MINIMUM OF 75 dba FOR FIRE ALARM ANNUNCIATION SHALL BE MAINTAINED IN EVERY OCCUPIED SPACE.
- INSTALL ALL DISPOSAL SWITCHES AT ISLAND UNDER SINK IN ACCESSIBLE LOCATION. COORDINATE LOCATION WITH ARCHITECT.
- INSTALL ALL UNDERCABINET LIGHTS ABOVE COMPUTER DESK TO CABINET ABOVE.
- REFER TO NEC ARTICLE 210 FOR BRANCH CIRCUITS, LIGHTING AND RECEPTACLES REQUIREMENTS.
- MECHANICAL CONTRACTOR SHALL SUPPLY BATH EXHAUST FAN SWITCH

**KEY NOTES:**

- SMOKE DETECTORS SHALL BE CONNECTED TO UNSWITCHED HOT CONDUCTOR IN CIRCUIT AND HAVE BUILT-IN STROBES IN ADAPTABLE UNITS.
- CONTRACTOR SHALL FURNISH AND INSTALL A NEMA 14-30R RECEPTACLE AND CIRCUIT OF 3#10, #10G FOR DRYER. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT ACTUALLY FURNISHED.
- CONTRACTOR SHALL FURNISH AND INSTALL A 30 AMP, 2 POLE, NEMA 1 DISCONNECT AND CIRCUIT OF 2#10, 1#10G FOR WATER HEATER. A LOCK-OFF CIRCUIT BREAKER MAY BE USED INSTEAD OF A DISCONNECT SWITCH WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL ALSO COORDINATE EXACT WATER METER REQUIREMENTS WITH OWNER'S FIELD REPRESENTATIVE PRIOR TO INSTALLATION AND PROVIDE AS NECESSARY FOR A COMPLETE AND OPERATIONAL WATER METER READING SYSTEM.
- PROVIDE UL LISTED NEMA DISCONNECT TO AHU. SEE MECHANICAL EQUIPMENT CONNECTION SCHEDULE FOR ELECTRICAL INSTALLATION AND DISCONNECT REQUIREMENTS. SHEET E100. A LOCK-OFF CIRCUIT BREAKER MAY BE USED INSTEAD OF A DISCONNECT SWITCH WHERE APPROVED BY THE AUTHORITY HAVING JURISDICTION.
- CONTRACTOR SHALL FURNISH AND INSTALL A OUTLET PLUG AND CIRCUIT OF 2#12, #12G FOR RANGE HOOD. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT ACTUALLY FURNISHED.
- CONTRACTOR SHALL FURNISH AND INSTALL A NEMA 5-20R RECEPTACLE AND CIRCUIT OF 2#12, #12G FOR WASHER. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT ACTUALLY FURNISHED.
- CONTRACTOR SHALL FURNISH AND INSTALL A NEMA 14-50R RECEPTACLE AND CIRCUIT OF 3#6, #10G FOR RANGE. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT ACTUALLY FURNISHED.
- TENANT TELEPHONE AND SECURITY SYSTEM EQUIPMENT. PROVIDE FLUSH MOUNTED CABINET (MOUNT 48" AFF).
- CONTRACTOR SHALL INSTALL LOAD CENTER FLUSH MOUNTED. INSTALLATION SHALL MAINTAIN FIRE RATING OF WALL.
- CONTRACTOR SHALL FURNISH AND INSTALL SWITCH AND SINGLE RECEPTACLE FOR CONNECTION OF DISPOSAL. ALL HANDICAP UNITS SHALL HAVE SWITCH MOUNTED IN FACE OF CABINET. COORDINATE EXACT REQUIREMENTS WITH EQUIPMENT ACTUALLY FURNISHED. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATION.
- CARBON MONOXIDE SENSORS TO BE HARD WIRED AND MOUNTED 12" AFF. LOCATE NEAR GARAGE/STAIR ENTRY WITHIN UNITS CONNECTED TO GARAGE(S), TYPICAL.
- PROVIDE SHALLOW DEPTH J-BOX TO BE PLACED IN STUD CUT-OUT MAX 12" BELOW COUNTER.
- WALL SCONCE IN CORRIDOR TO BE HARD WIRED TO UNIT LOAD CENTER. REF. ID DRAWINGS FOR FIXTURE TYPE.