

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 175
Date: 7/27/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: Air handlers and CFM columns

Drawing: M1.0
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: Date Required: 7/31/2012
The HVAC subcontractor noticed what appears to be an error on the equipment schedule (M1.0). The A1.A2, B1A,B1B,B2A,B2B, AND E1 units show two ton drive air handlers (ACNF2405) but the cfm column list these units at 555 cfm which is more consistent with a 1-1/2 ton drive air handler. As can be seen, all the other units have the same drive air handler, but they are listed as 735 in the cfm column. The only thing that is different is the size of the outdoor unit which doesn't affect the cfm rating, it appears that either the air handler model number or the cfm column is incorrect. Please give direction on this.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
ACNF24 can be set on high and low settings to deliver two different air flows. The reason a 1-1/2 ton air handler is specified is due to the lack of external static a "pancake" air handler can provide at nominal cfm (600cfm for a 1.5 ton and 800 cfm for a 2.0 ton). In short, to deliver nominal cfm at 0.4" of external static, a 2.0 ton air handler is specified.

Corey Hewitt

Answered by: _____
Jordan & Skala Engineers
Company

08-01-2012
Date

Page 1 of 1

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RFI

To: Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 2
Date: 11/22/2011
Job: EB-02 Keller Springs Lofts
Phone:

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: Bathroom Exhaust fans

Drawing:
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: Date Required: 11/23/2011
Is it acceptable to substitute a Broan 80 CFM low sone (2zones) ILO of the 50 CFM fan shown on the plans for the bathrooms? If this is acceptable, the 80 CFM low sone will require a 4" duct which will not work in a 3 1/2" wall and we will need to make adjustments to wall mount locations. The 80 CFM fan was not allowed at the collection, as it was stated that, that size fan would cause a negative pressure on the system.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
It is Jordan & Skala's recommendation to specify the 50 cfm fan to keep the building from being a negative pressure.

Corey Hewitt

Answered by: _____
Jordan & Skala Engineers
Company

12-05-2011
Date

Page 1 of 1

H.V.A.C. NOTES

HVAC GENERAL NOTES

- 1. ALL MECHANICAL EQUIPMENT AND INSTALLATIONS SHALL CONFORM WITH THE REQUIREMENTS OF THE 2009 INTERNATIONAL MECHANICAL CODE...
2. PRIOR TO PURCHASING ANY MATERIALS OR STARTING ANY WORK, CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS...
3. SHOP DRAWINGS SHALL BE SUBMITTED TO AND APPROVED BY THE ARCHITECT PRIOR TO ORDERING, PURCHASING, OR FABRICATING ANY MECHANICAL EQUIPMENT...

AIR DISTRIBUTION:

- 1. SUPPLY, OA AND RETURN DUCTWORK SHALL BE CONSTRUCTED OF GALVANIZED SHEETMETAL AS RECOMMENDED IN SMACNA DUCT CONSTRUCTION STANDARDS...
2. ALTERNATE DUCTWORK - 1" THICK FIBERGLASS DUCT BOARD (MINIMUM R-6 OR AS REQUIRED BY APPLICABLE ENERGY CODE)...
3. EXHAUST DUCTWORK SHALL BE GALVANIZED SHEET METAL CONSTRUCTED TO SMACNA STANDARDS AND SHALL NOT BE INSULATED UNLESS NOTED OTHERWISE...

MECHANICAL/ELECTRICAL COORDINATION:

- 1. CONTRACTOR SHALL COORDINATE ELECTRICAL CHARACTERISTICS AND REQUIREMENTS OF ALL MECHANICAL EQUIPMENT WITH ELECTRICAL DRAWINGS PRIOR TO ORDERING...
2. ALL MECHANICAL EQUIPMENT REQUIRING ELECTRICAL POWER SHALL BE INSTALLED WITH DISCONNECT SWITCHES AT EACH PIECE OF EQUIPMENT...

DUCT SMOKE DETECTORS:

- 1A. ALL FANS SUPPLYING MORE THAN 2000 CFM OF AIR TO ANY SPACE SHALL BE INSTALLED WITH A SMOKE DETECTOR IN THE RETURN DUCTWORK...
1B. THE SMOKE DETECTOR SHALL BE WIRED TO STOP THE FAN UPON DETECTION OF SMOKE, AND SIGNAL THE BUILDING FIRE ALARM CONTROL PANEL...

LEGEND table with columns: SYMBOL, DESCRIPTION, ABBREVIATIONS, SYMBOL, DESCRIPTION, ABBREVIATIONS. Includes symbols for ceiling diffuser, return grille, fire damper, exhaust fan, etc.

APARTMENT SPLIT SYSTEM DX WITH ELEC. HEAT

Table with columns: TAG, INDOOR AH MODEL NO., OUTDOOR CU MODEL NO., NOM. TONS, MBH TOT. COOL, MBH SENS. COOL, TOTAL CFM, ESP, MAX. FAN HP, AUXILIARY HEATING KW, ACCESSORIES. Lists units AH/CU-A1 through AH/CU-E1R.

- NOTES:
A. COOLING CAPACITIES ARE BASED ON 105°F AMBIENT, 75° DB/63° WB ENTERING AIR TEMPERATURE.
B. COMPRESSOR MANUFACTURER SHALL PROVIDE A REFRIGERANT PIPING DIAGRAM APPROVED BY FACTORY FOR TYPICAL SYSTEMS SHOWING COMPONENTS SUCH AS SUCTION LINE ACCUMULATOR AND RECOMMENDED PIPE SIZES FOR PROPER OPERATION.

- ACCESSORIES:
1. FACTORY-INSTALLED ELECTRIC HEAT WITH THERMAL OVERLOADS.
2. 7-DAY PROGRAMMABLE T-STAT.
3. REMOVABLE/THROWAWAY FILTER IN RETURN GRILLE.

SELECTIONS ARE BASED ON PRODUCTS BY GOODMAN. RFI 175 See Back of Sheet

COMMON AREA SPLIT SYSTEM DX WITH ELEC. HEAT

Table with columns: TAG, INDOOR MODEL No. (AH), OUTDOOR MODEL No. (CU), NOM. TONS, MBH TOT. COOL, MBH SENS. COOL, TOTAL CFM, ESP IN. W.G., FAN HP, HEATING KW (OUTPUT), O/A CFM, ACCESSORIES. Lists units AH/CU-1 through AH/CU-5.

- NOTES:
A. COOLING CAPACITIES ARE BASED ON 105°F AMBIENT, 80°F DB/67°F WB ENTERING AIR TEMPERATURE.
B. COMPRESSOR MANUFACTURER SHALL PROVIDE A REFRIGERANT PIPING DIAGRAM APPROVED BY FACTORY FOR TYPICAL SYSTEMS SHOWING COMPONENTS SUCH AS SUCTION LINE ACCUMULATOR AND RECOMMENDED PIPE SIZES FOR PROPER OPERATION.

- ACCESSORIES:
1. 7-DAY PROGRAMMABLE T-STAT PER 2009 IECC.
2. REMOVABLE/THROWAWAY FILTER IN FILTER RACK.
3. INDOOR UNIT TO HAVE FACTORY MOUNTED THERMAL EXPANSION VALVE IF REQUIRED FOR 13.0 SEER RATING.

SELECTIONS ARE BASED ON PRODUCTS BY GOODMAN. RFI 175 See Back of Sheet

FANS

Table with columns: TAG, MODEL, DUTY, CFM, E.S.P., SONES, MOTOR SIZE, RPM, DRIVE, WEIGHT (LBS), ACCESSORIES. Lists fans EF-1 through SF-1.

- ACCESSORIES:
1. GRAVITY BACKDRIFT DAMPER.
2. WIRE INTO DEDICATED WALL SWITCH (COORDINATE WITH ELECTRICAL).
3. DISCONNECT BY DIV. 15.

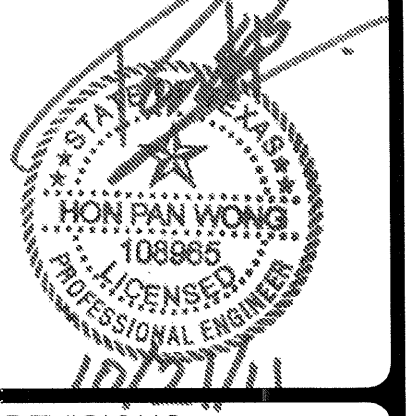
SELECTIONS ARE BASED ON PRODUCTS BY BROAN (EF-1), KANALFLAKT (EF-C,D,E,F,G), S&P (SF-1) AND GREENHECK (ALL REMAINING FANS).

GRILLES, REGISTERS & DIFFUSERS

Table with columns: TAG, SERIES, CFM, BLOW, DUTY, NECK, SIZE, DAMPER, MATERIAL. Lists grilles A through M.

- NOTES:
A. REFER TO ARCHITECTURAL DRAWINGS FOR TYPE OF CEILING AND/OR SUSPENSION SYSTEM.
B. FINISH SHALL BE OF THE TYPE AND COLOR SELECTED BY ARCHITECT. SUBMIT FINISH CHART WITH SHOP DRAWINGS.

SELECTIONS ARE BASED ON PRODUCTS BY: AIRMAE (A THRU K) AND TITUS (L AND M).



REVISIONS table with columns: REVISION, DATE, DESCRIPTION. Lists revisions 1 through 4.

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS



DATE: 08-05-11

PROJECT: 11129

SHEET NUMBER: M-1.0

NOTES & SCHEDULES MECHANICAL



Embrey Builders, LLC

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RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 186
Date: 8/24/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC:

Subject: request to change route of exhaust and dryer duct

Drawing: M1.1
Cost Impact: None

Spec Section:
Schedule Impact: None

Request: **Date Required:** 8/27/2012
M-1.1 shows the top level exhaust fan detail and the top level dryer ducting detail to go down into the 3rd floor ceiling. Since we have a flat roof here we would like to run both of these through the 4th floor ceiling. The units with stackable washer and dryers make going down on the 4th floor extremely difficult with the dryer vent being located above the washer box. Need an answer ASAP for the crews to come back next week and start the rough in on the 4th floor.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:
JSE: seal roof penetrations weather tight. Architect must also approve.
BGO: penetrating 4th floor ceiling is acceptable. Penetrating the roof is not acceptable. Make sure no stucco banding is penetrated. Coordinate so all units are the same.

Answered by: Heath Parnell
Jordan & Skala Engineers, Inc.

Answered date: August 27, 2012



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

BGO
architects

4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-1.1
DETAILS &
SCHEDULES
MECHANICAL

USE Jordan & Skala Engineers
14740 Sandway Road, Suite 300
Dallas, TX 75244-5136
V: (469) 383-1616 F: (469) 383-1615
Project Number - 111-0355 Texas Firm Registration # F-4990
Drawn By: CHJ Checked By: AHS

GARAGE VENTILATION CONTROL SYSTEM

CARBON MONOXIDE DETECTION SYSTEM: PROVIDE (1) STAND ALONE GAS DETECTION SYSTEM WITH FIVE TO SIX REMOTE SENSORS PER PARKING GARAGE LEVEL MANUFACTURED BY CRITICAL ENVIRONMENT TECHNOLOGIES (RANDY BARNES AT BARTOS INDUSTRIES 214-350-6871). INCLUDED WITH THE CARBON MONOXIDE CONTROL SYSTEM WILL BE A WATER/DUST TIGHT CORROSION RESISTANT CONTROL PANEL ENCLOSURE AND AUTOMATIC RESETTING THERMAL CIRCUIT FUSE.

EVERY GAS DETECTION CONTROL PANEL AND REMOTE SENSOR SHALL BE INTERLOCKED TO THE FAN(S) AS NOTED ON THESE PLANS AND SCHEDULES. MECHANICAL VENTILATION SYSTEMS FOR ENCLOSED PARKING GARAGES ARE NOT REQUIRED TO OPERATE CONTINUOUSLY WHERE THE SYSTEM IS ARRANGED TO OPERATE AUTOMATICALLY UPON DETECTION OF A CONCENTRATION OF CARBON MONOXIDE OF 25 PARTS PER MILLION (PPM). THE SYSTEM SHALL NOT REDUCE THE VENTILATION RATE BELOW 0.05 CFM/SQFT OF FLOOR AREA AND SHALL BE CAPABLE OF PRODUCING A VENTILATION RATE OF 1.5 CFM/SQFT OF FLOOR AREA.

MODEL NUMBERS:
CO CONTROL PANEL: PDCA088 (LOCATE PANELS AS SHOWN ON PLANS)
REMOTE CO DETECTION SENSOR (TYP. 5): DST-MCO (LOCATE SENSORS AS SHOWN ON PLANS)

ELECTRIC HEATERS

TAG	MODEL No.	DESCRIPTION	HEAT CAPACITY	MOUNTING	ACCESSORIES
EH-A	AFA	WALL HEATER	4.0 KW	SEE DRAWINGS	1,2,3,4
EH-B	AFA	WALL HEATER	3.0 KW	SEE DRAWINGS	1,2,3,4

NOTE:
A. UNIT INSTALLED MUST BE CAPABLE OF DELIVERING KW OUTPUT SPECIFIED AT AVAILABLE VOLTAGE AND PHASE.

ACCESSORIES:
1. TAMPER PROOF CONTROLS.
2. INTEGRAL THERMOSTAT & DISCONNECT SWITCH.
3. AUTO-RESET THERMAL OVERLOADS.
4. WALL/CEILING MOUNTING BRACKET.

SELECTIONS ARE BASED ON PRODUCTS BY: RAYWALL

DUCTLESS SPLIT SYSTEM HEAT PUMPS

TAG	MODEL NO. OUTDOOR/INDOOR	AIRFLOW (INDOOR UNIT) (CFM)	TOTAL COOLING (MBH)	TOTAL HEATING (MBH)	COOLING EAT (DB/WB)	ACCESSORIES
AH/HP-E1,E2	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AH/HP-F	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AH/HP-M	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AH/HP-T2	PUZ-A36NHA/PKA-A36GAL	990	34.2	37.0	80/67	1,2,3,4,5,6
AH/HP-FP	PUZ-A36NHA/PKA-A36GAL	990	34.2	37.0	80/67	1,2,3,4,5,6

NOTES:
A. COOLING CAPACITIES BASED ON 95°F AMBIENT COOLING, 80°F DB/67°F WB ENTERING AIR TEMPERATURE AND 47°F AMBIENT HEATING.
B. ROUTE 3/4" AH CONDENSATE TO NEAREST PLUMBING DRAIN. SEE PLUMBING DRAWINGS.
C. 13 SEER MINIMUM UNITS.

ACCESSORIES:
1. MICROPROCESSOR CONTROL WITH NON-REMOVABLE MOUNTING BRACKET.
2. DISCONNECT SWITCH FOR INDOOR UNIT SHALL BE BY DIVISION 16.
3. DISCONNECT SWITCH FOR OUTDOOR UNIT SHALL BE BY DIVISION 16.
4. CONDENSATE PUMP W/CHECK VALVE ON INDOOR UNIT (FIELD MOUNTED).
5. WASHABLE FILTER.
6. PRE-CHARGED REFRIGERANT LINE SET.

SELECTIONS ARE BASED ON PRODUCTS BY: MITSUBISHI

WALL LOUVERS

TAG	MODEL No.	DUTY	SIZE WxH (INCHES)	FREE AREA (SQ.FT.)	CFM	MAX. PRESS. DROP (IN. W.C.)	OPERATOR	ACCESSORIES
WL-A	EAH-690	RELIEF	72"x18"	3.0	SEE PLANS	0.05"	ELECTRIC	1,2,3,4
WL-B	EDJ-401	EXHAUST	24"x12"	0.60	SEE PLANS	0.05"	NONE	1,2
WL-C	EDJ-401	INTAKE	30"x12"	0.75	SEE PLANS	0.05"	NONE	1,2

NOTES:
A. FINAL COLOR SELECTION SHALL BE MADE BY ARCHITECT AT TIME OF SHOP DRAWING APPROVAL.

ACCESSORIES:
1. BIRD SCREEN.
2. BAKED ENAMEL FINISH.
3. SHALL BE OPERABLE, CLOSER, BUT OPEN DURING LOSS OF POWER AND DURING FIRE ALARM.
4. INTERLOCK TO FIRE ALARM SYSTEM / SMOKE DETECTOR.

SELECTIONS BASED ON GREENHECK

DX PACKAGED ROOFTOP UNITS WITH GAS HEAT

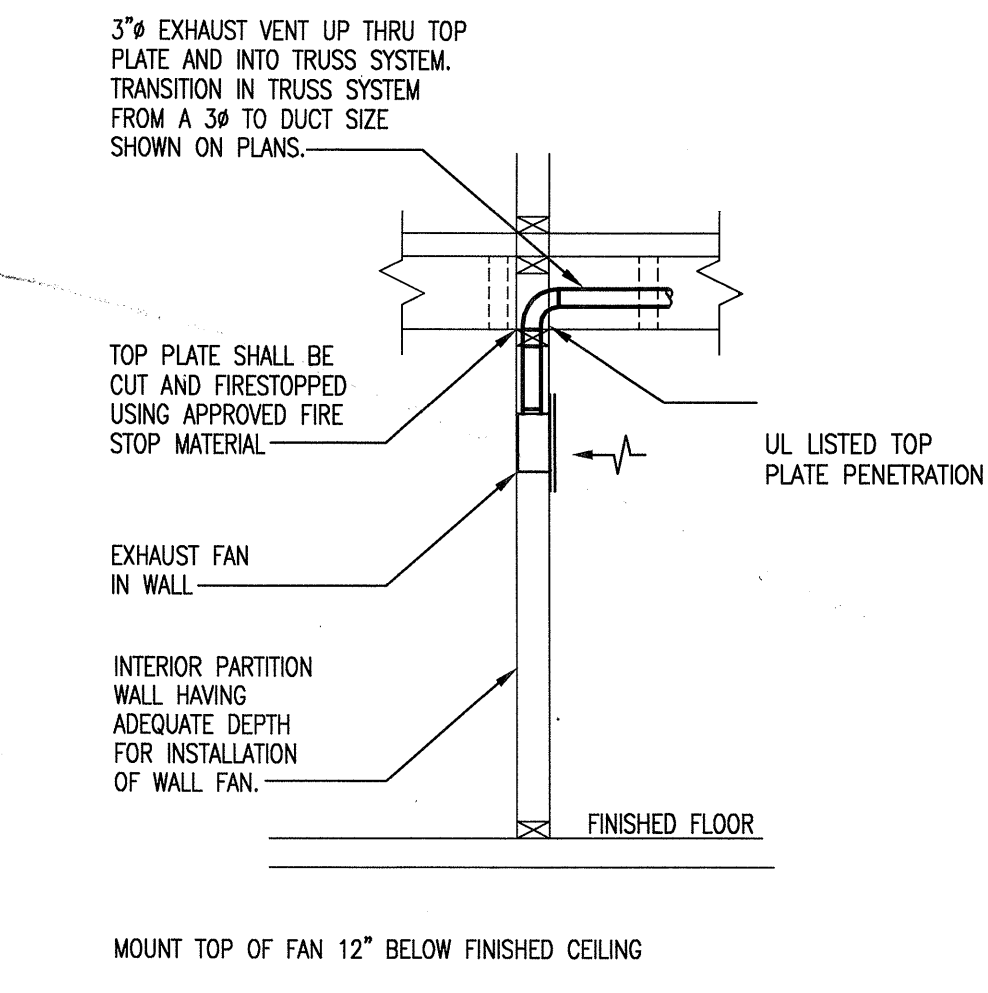
TAG	MODEL No.	NOMINAL TONS	COOL/HEAT DUTY	TOTAL CFM	MIN. O.A. CFM	ESP (IN.W.G.)	MAX FAN BHP	COOLING			HEATING		ACCESSORIES
								MBH COOL. TOTAL	MBH COOL. SENSIBLE	EER	INPUT	OUTPUT	
RTU-1,2,3,4,5,6,7,8	48HCEB07	6.0	COOL/HEAT	2,400	615	1.0	1.96	70.8	53.0	12.0	90.0/125.0	103.0	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18

NOTES:
A. COOLING CAPACITY BASED ON 80°F DB/67°F WB ENTERING AIR TEMPERATURE AND 105°F DB OUTDOOR AIR TEMPERATURE.
B. R-410a REFRIGERANT.

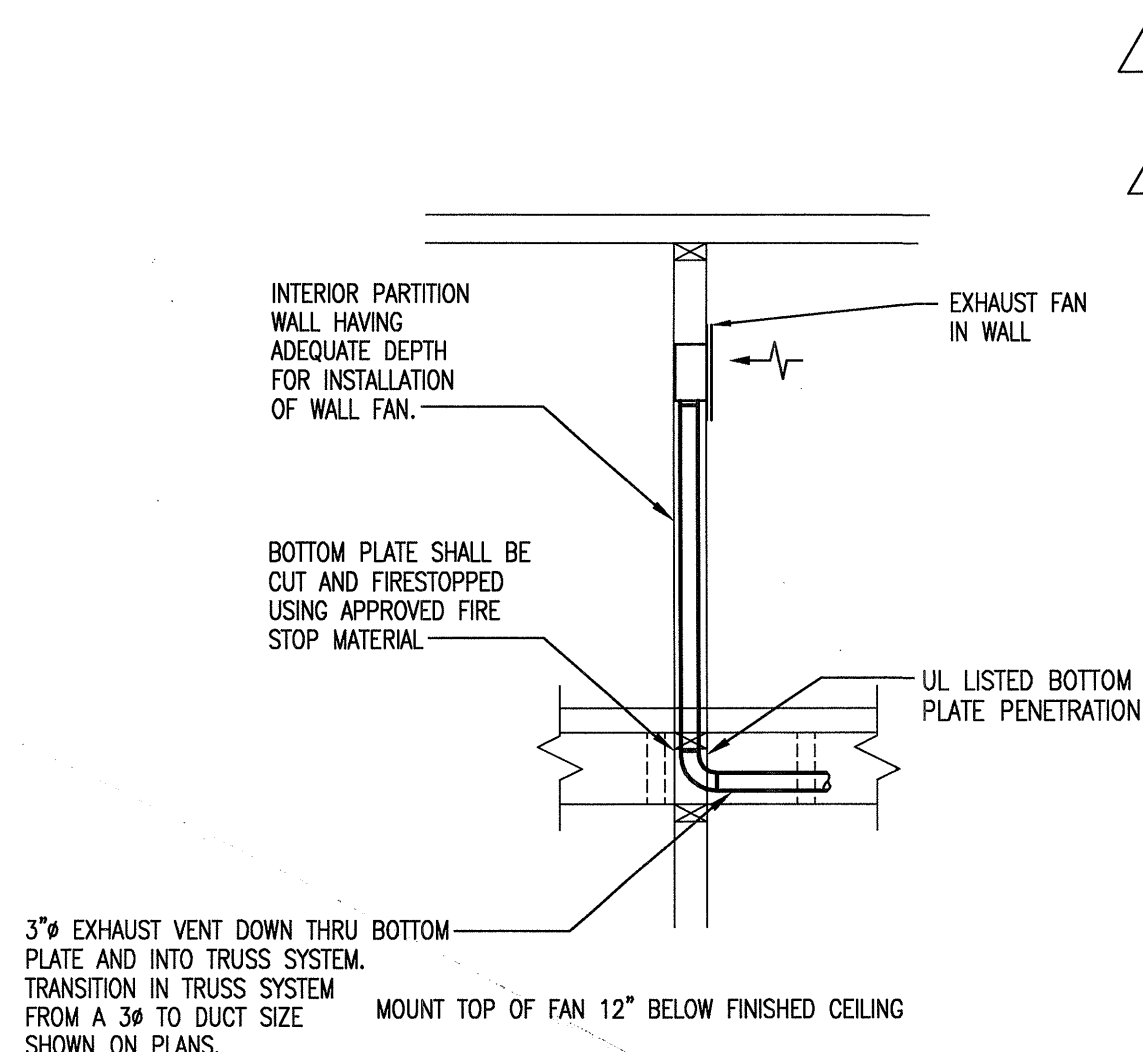
ACCESSORIES:
1. HORIZONTAL CONFIGURATION WITH 14" MIN HIGH ROOF CURB.
2. 7-DAY PROGRAMMABLE COMBINATION THERMOSTAT/HUMIDISTAT WITH LOCKING COVER BY UNIT MANUFACTURER.
3. COMPRESSOR ANTI-RECYCLE CONTROLS.
4. UNIT SHALL SHUTDOWN UPON SIGNAL FROM BUILDING FIRE ALARM SYSTEM. PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT.
5. BELT DRIVE MOTOR.
6. LOW AMBIENT OPERATION.
7. CRANKCASE HEATER.
8. SINGLE POINT POWER CONNECTION WITH DISCONNECT.

9. FACTORY-INSTALLED HUMIDIFIER DEHUMIDIFICATION SYSTEM.
10. FIELD SUPPLIED BELT DRIVE.
11. SMOKE DETECTOR IN RETURN AIR DUCT.
12. SUPPLY AIR FANS SHALL RUN CONTINUOUSLY.
13. BAROMETRIC RELIEF DAMPER.
14. ECONOMIZER.
15. REMOTE THERMOSTAT SENSOR FOR DRY BULB AVERAGING AT LOWEST AND HIGHEST FLOORS SERVED.
16. MINIMUM OF 2 STAGES OF GAS HEAT.
17. HORIZONTAL DUCT OUTSIDE AIR DAMPER.
18. POWERED EXHAUST. (RTU-1,3,5,7) ONLY

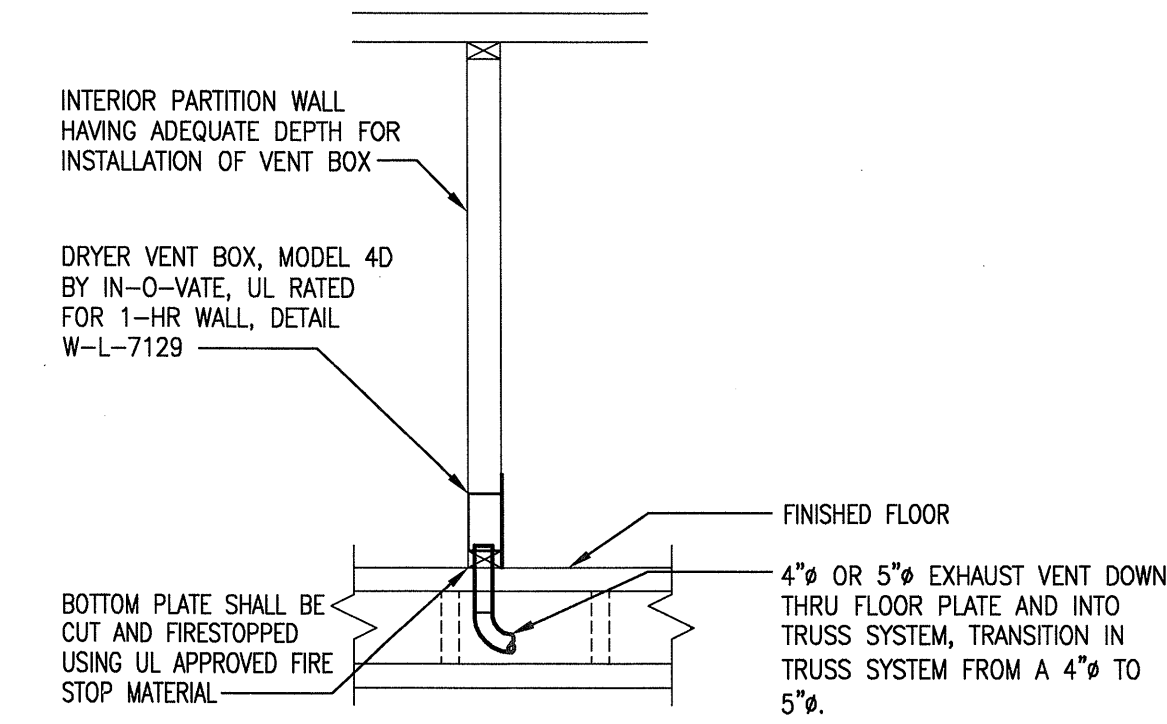
SELECTIONS ARE BASED ON PRODUCTS BY: CARRIER.



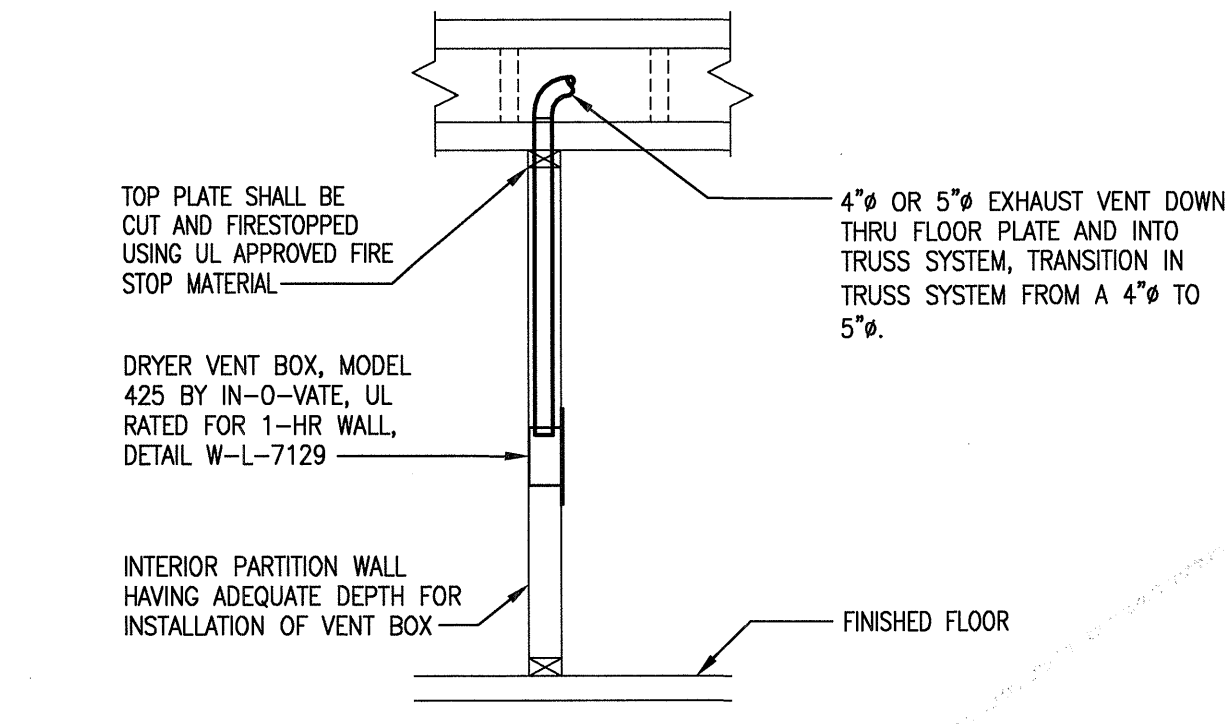
EXHAUST FAN DUCTING DETAIL
SCHEMATIC - NO SCALE



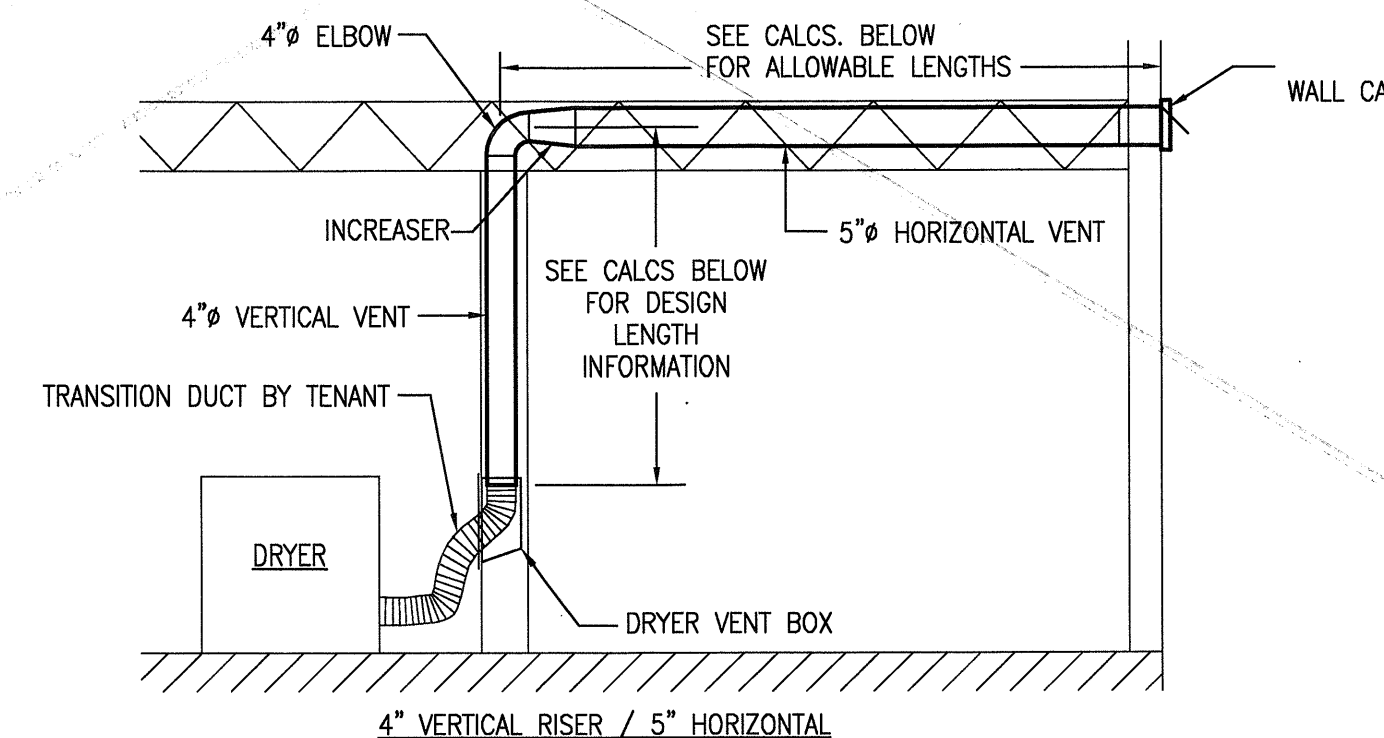
TOP LEVEL EXHAUST FAN DUCTING DETAIL
SCHEMATIC - NO SCALE



TOP LEVEL DRYER VENT DUCTING DETAIL
SCHEMATIC - NO SCALE



LOWER LEVELS DRYER VENT DUCTING DETAIL
SCHEMATIC - NO SCALE



ALTERNATE DRYER VENTING SUBJECT TO BUILDING OFFICIAL APPROVAL

(TO BE USED WHEN 2009 IMC SECTION 506.4.1 CANNOT BE MET)

BASIS FOR ALTERNATE DESIGN:
(1) CALCULATE ALLOWABLE DUCT PRESSURE LOSS PER 2009 IMC 506.4.1:
PER CODE - 25 FT. EQUIVALENT
TYPICAL DRYER EXHAUST RATE - 200 CFM
COEFFICIENT OF FRICTION (f4) FOR 200 CFM THROUGH 4" ROUND DUCT = 2.2 IN. W.G. PER 100 FT.
CODE PRESSURE LOSS => 25 FT. x 2.2 IN. W.G. / 100 FT. = 0.55 IN. W.G.

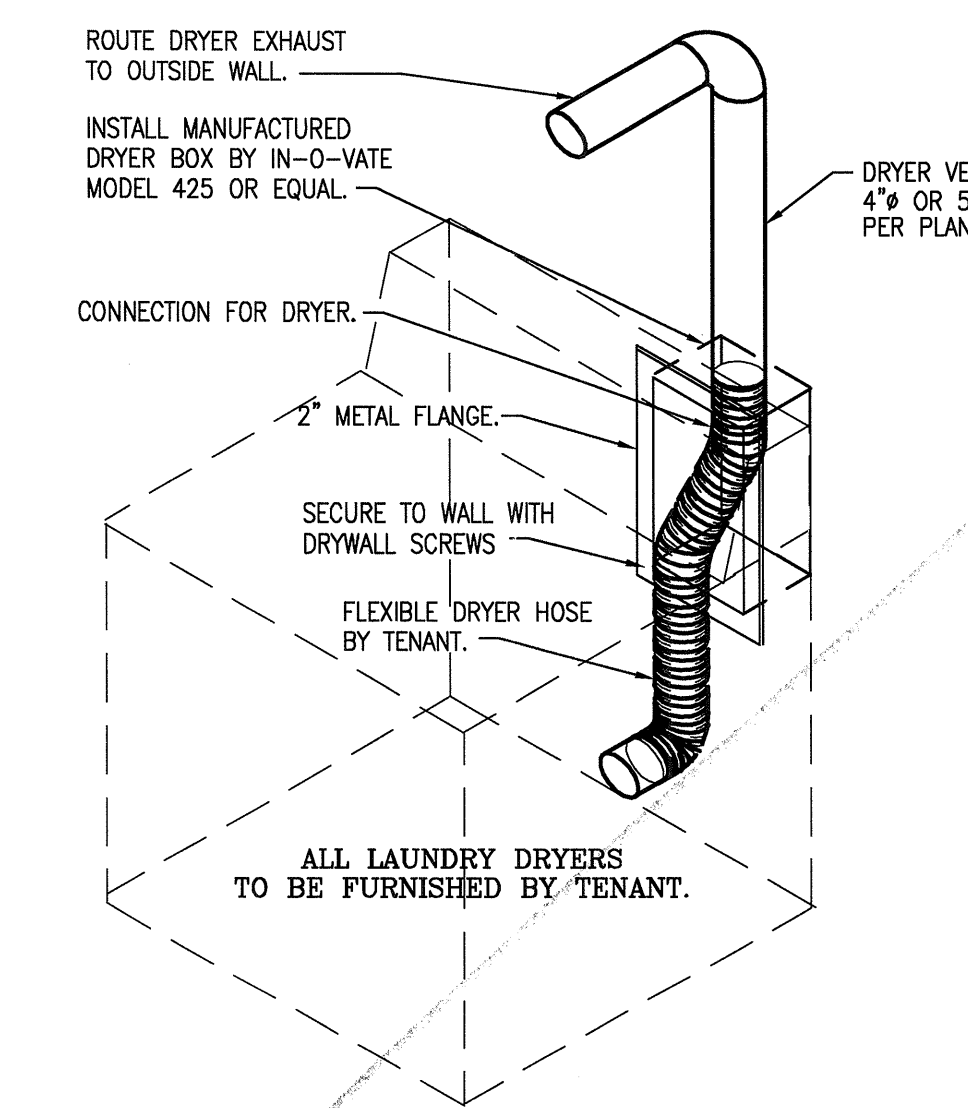
(2) ALTERNATE ENGINEERED DESIGN IS COMPOSED AS ILLUSTRATED ABOVE:
1. A VERTICAL LENGTH OF 4" ROUND VENT DUCT STUBBED UP FROM A RECESSED DRYER VENT BOX.
2. ONE (1) 4" ROUND 90° ELBOW AT THE TOP OF THE VERTICAL DUCT WITHIN THE RATED FLOOR/CEILING ASSEMBLY.
3. ONE (1) 4"-TO-5" ROUND TRANSITION INCREASER.
4. A HORIZONTAL LENGTH OF 5" ROUND VENT DUCT ROUTED OUT THROUGH THE EXTERIOR WALL TO A WALL CAP.
THEREFORE ALTERNATE ENGINEERED DESIGN MUST NOT EXCEED 0.55 IN. W.G. PRESSURE LOSS THROUGH THE DRYER VENT SYSTEM.

(3) FITTING PRESSURE LOSS DEDUCTIONS AND FRICTION FACTORS:
VERTICAL LENGTH 1: 6'-0" OF 4" VERTICAL DUCT = 0.13 IN. W.G.
4" 90 DEGREE ELBOW = 0.11"
4"-TO-5" INCREASER = 0.00"
WALL CAP TERMINATION = 0.00"
COEFFICIENT OF FRICTION (f5) FOR 200 CFM THROUGH 5" ROUND DUCT = 0.76 IN. W.G. PER 100 FT.

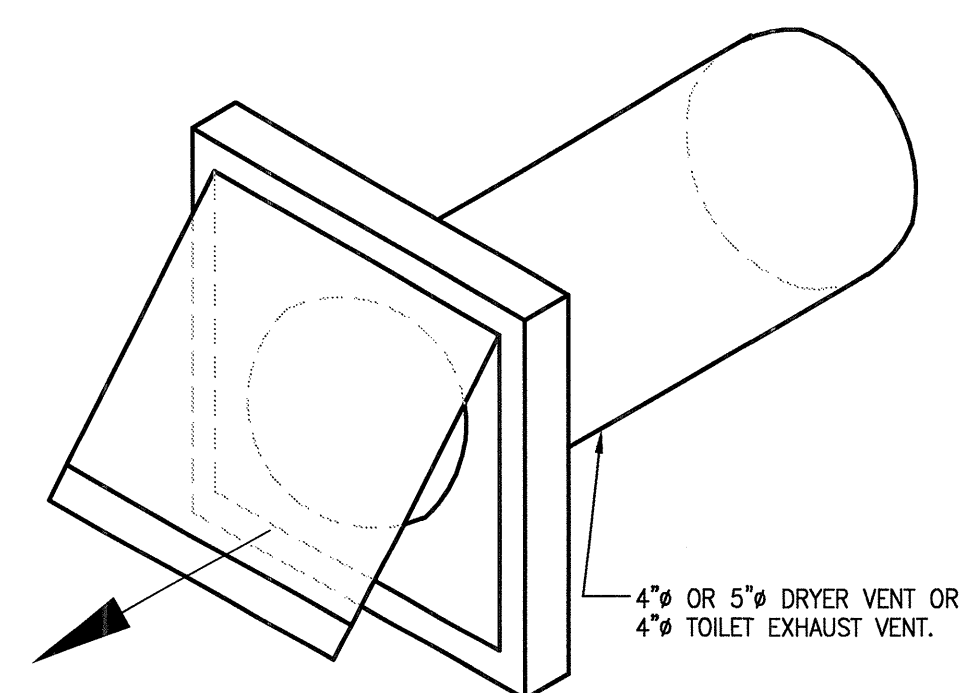
(4) CALCULATE THE MAXIMUM EQUIVALENT 5" ROUND HORIZONTAL DUCT LENGTH LIMITATIONS:
MAXIMUM 5" HORIZ. DUCT PRESS. LOSS = CODE PRESS. LOSS - 4" VERTICAL DUCT LOSS - 4" ELBOW =>
1: 0.55 IN. - 0.13 IN. - 0.11 IN. = 0.31 IN. W.G.
THEREFORE THE MAXIMUM ALLOWABLE PRESSURE DROP THROUGH THE 5" ROUND DUCT IS 0.31 IN. W.G.
MAXIMUM EQUIVALENT 5" HORIZ. DUCT LENGTH = MAX. 5" PRESS. LOSS / f5 =>
1: 0.31 IN. / (0.76 IN./100 FT.) = 40.8 EQUIVALENT FT.

THEREFORE THE MAXIMUM EQUIVALENT 5" ROUND HORIZONTAL DUCT LENGTH IS 40.8 EQUIVALENT FT. AND THE TOTAL EQUIVALENT LENGTH IS 51.8 EQUIVALENT FT.

CODE ALTERNATE DRYER VENT LENGTH DESIGN WITH VENT BOX
SCHEMATIC - NO SCALE

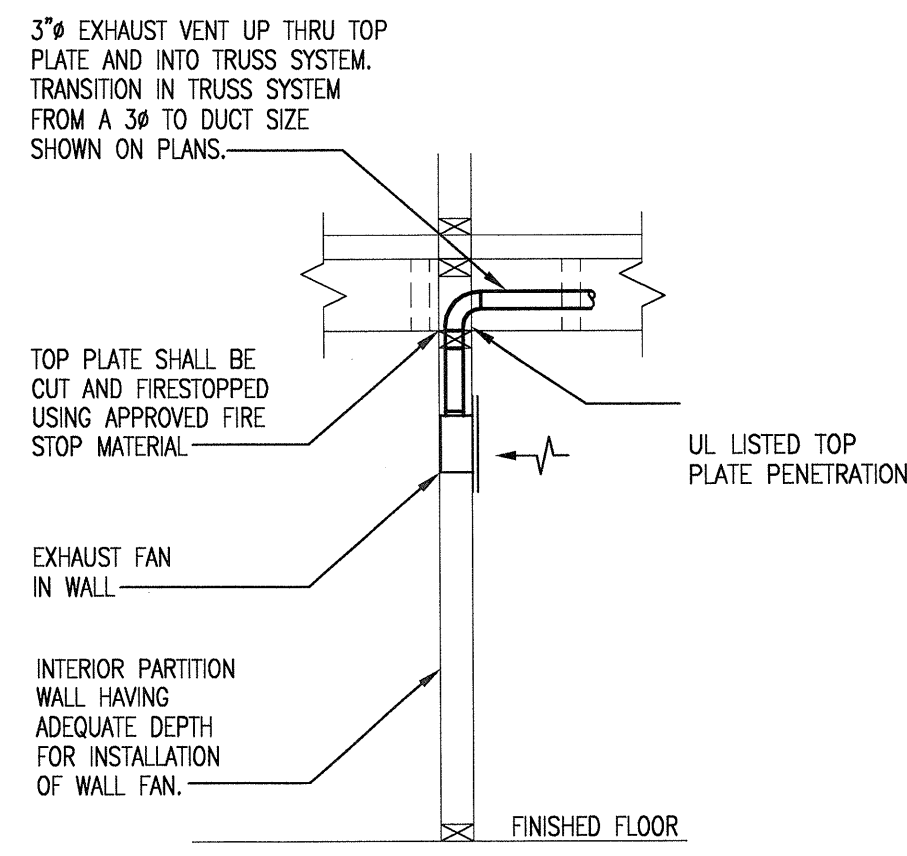


DRYER VENT BOX DETAIL
SCHEMATIC - NO SCALE



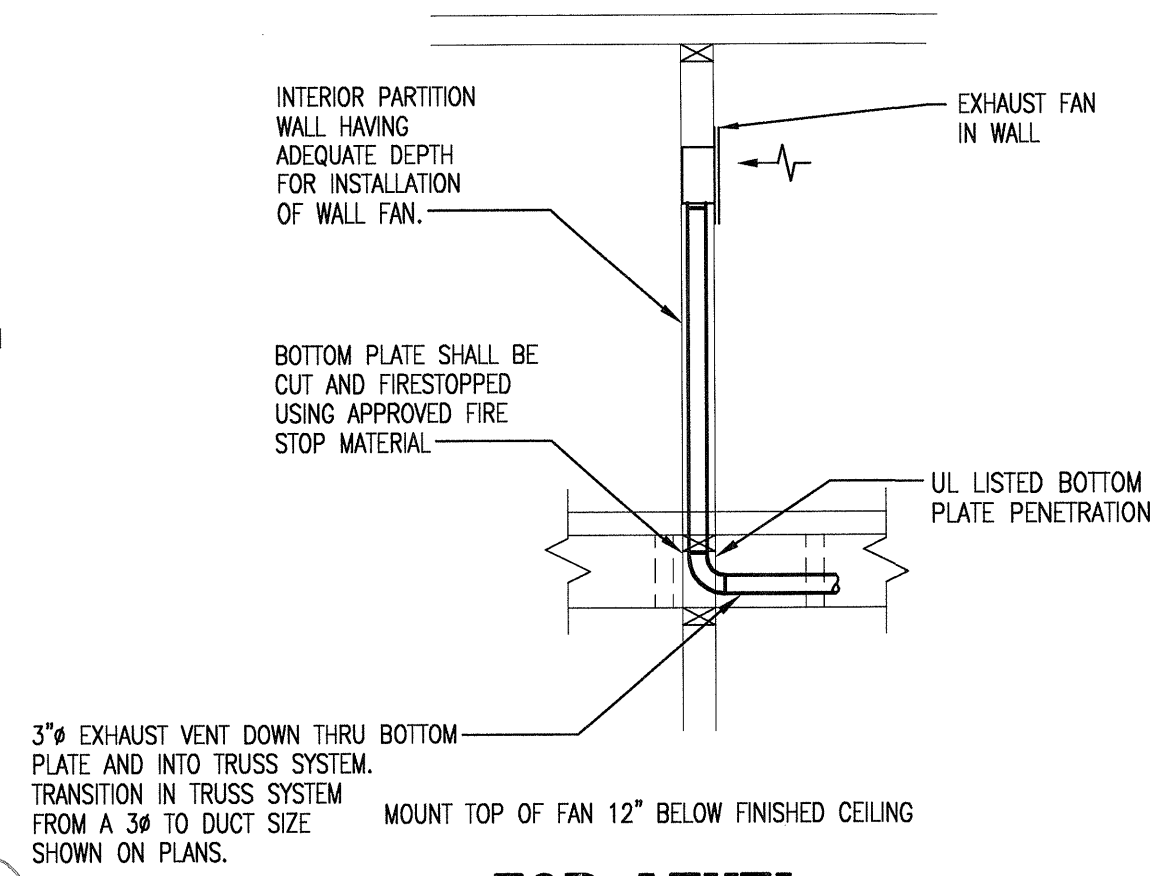
DRYER AND TOILET EXHAUST WALL CAP DETAIL
SCHEMATIC - NO SCALE

USE Jordan & Skala Engineers
14740 Sandway Road, Suite 300
Dallas, TX 75244-5136
V: (469) 383-1616 F: (469) 383-1615
Project Number - 111-0355 Texas Firm Registration # F-4990
Drawn By: CHJ Checked By: AHS

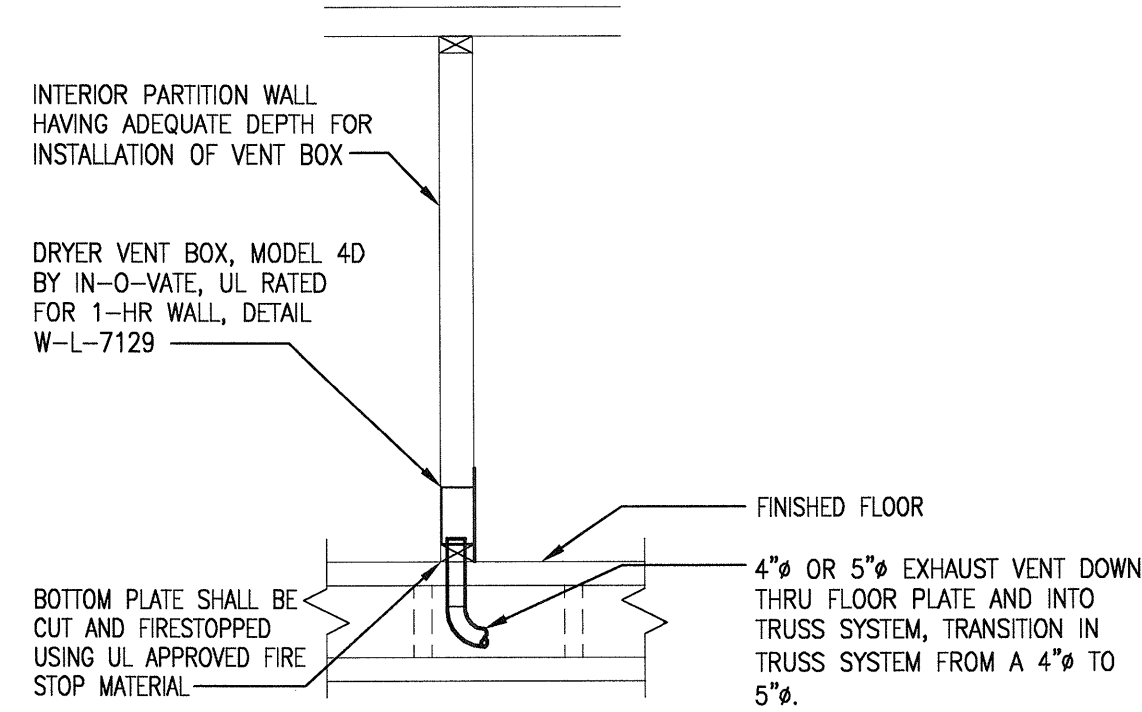


EXHAUST FAN DUCTING DETAIL
SCHEMATIC - NO SCALE

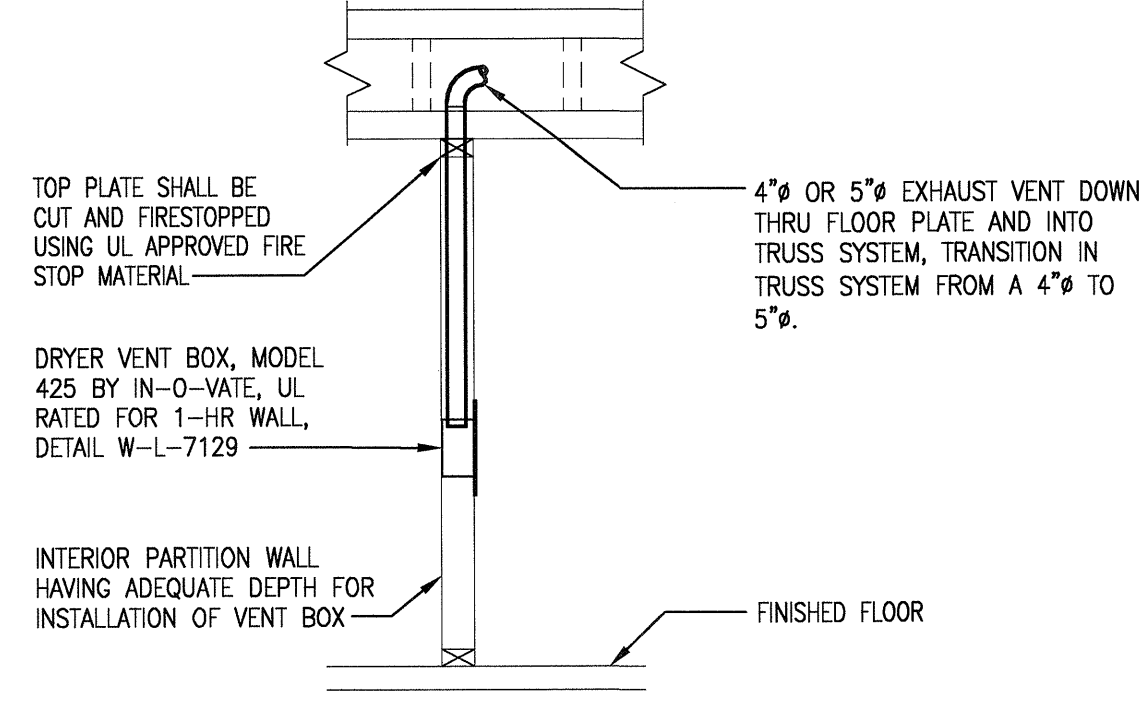
RPE 186



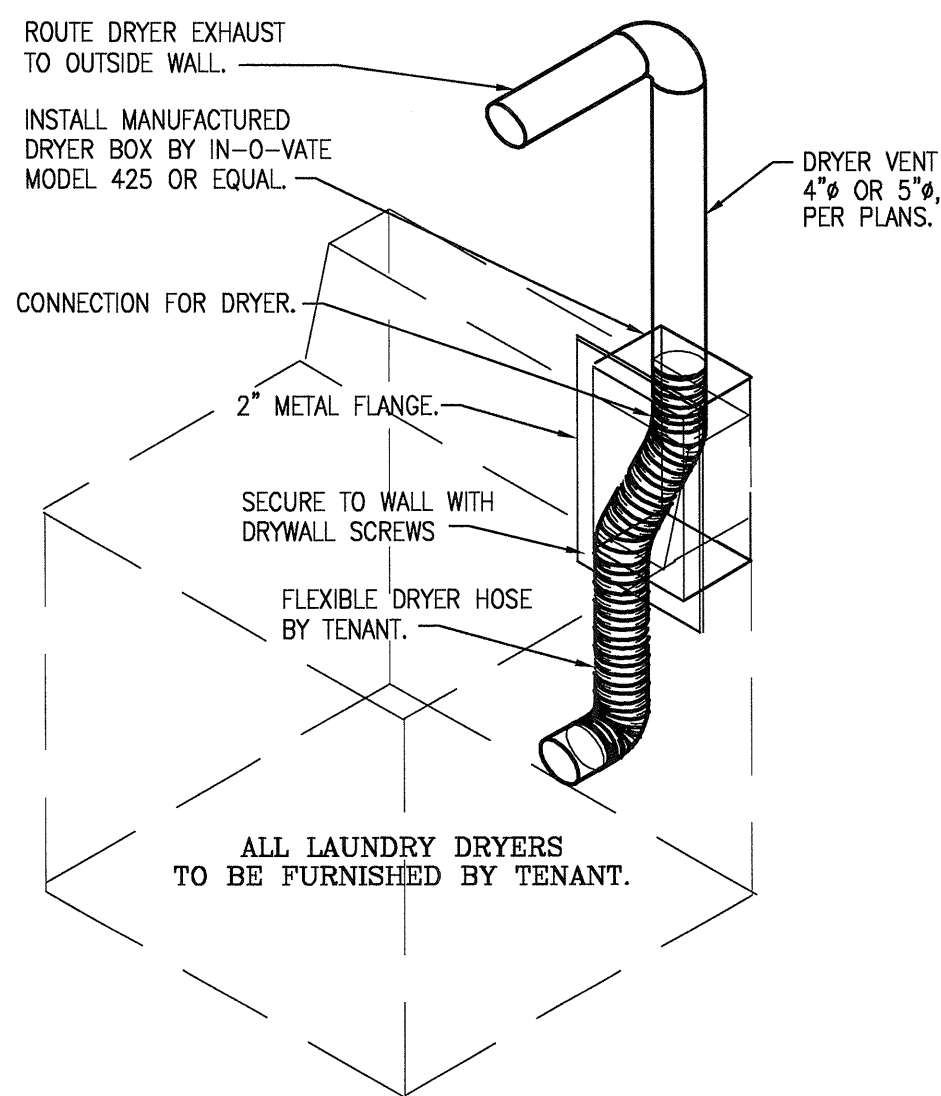
TOP LEVEL EXHAUST FAN DUCTING DETAIL
SCHEMATIC - NO SCALE



TOP LEVEL DRYER VENT DUCTING DETAIL
SCHEMATIC - NO SCALE

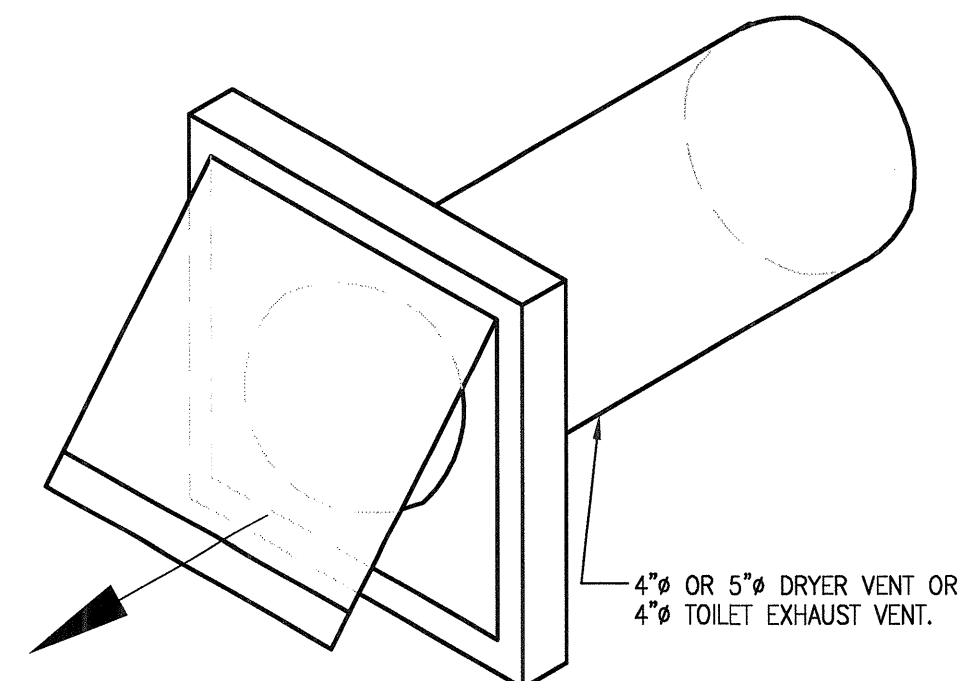


LOWER LEVELS DRYER VENT DUCTING DETAIL
SCHEMATIC - NO SCALE



NOTE:
1. DRYER VENT BOXES IN FIRE RATED WALLS SHALL BE UL LISTED.
2. INSTALL MANUFACTURED ONE HOUR RATED "DRYER BOX" BY IN-O-VATE.
3. INSTALL PER MANUFACTURER'S REQUIREMENTS TO MAINTAIN FIRE RATING. WWW.DRYERBOX.COM

DRYER VENT BOX DETAIL
SCHEMATIC - NO SCALE



NOTE:
1. PROVIDE WITH INTEGRAL BACKDRAFT DAMPER
2. WALL CAP BY VENTCRAFT, OR APPROVED EQUAL.
3. PROVIDE CAP WITH PAINT GRIP COATING FOR FIELD PAINTING.

DRYER AND TOILET EXHAUST WALL CAP DETAIL
SCHEMATIC - NO SCALE

DX PACKAGED ROOFTOP UNITS WITH GAS HEAT

TAG	MODEL No.	NOMINAL TONS	COOL/HEAT DUTY	TOTAL CFM	MIN. O.A. CFM	ESP (IN.W.G)	MAX FAN BHP	COOLING		HEATING		ACCESSORIES	
								MBH COOL. TOTAL	MBH COOL. SENSIBLE	EER	INPUT		OUTPUT
RTU-1,2,3,4,5,6,7,8	48HCEB07	6.0	COOL/HEAT	2,400	615	1.0	1.96	70.8	53.0	12.0	90.0/125.0	103.0	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18

NOTES:
A. COOLING CAPACITY BASED ON 80°F DB/67°F WB ENTERING AIR TEMPERATURE AND 105°F DB OUTDOOR AIR TEMPERATURE.
B. R-410a REFRIGERANT.

ACCESSORIES:
1. HORIZONTAL CONFIGURATION WITH 14" MIN HIGH ROOF CURB.
2. 7-DAY PROGRAMMABLE COMBINATION THERMOSTAT/HUMIDISTAT WITH LOCKING COVER BY UNIT MANUFACTURER.
3. COMPRESSOR ANTI-RECYCLE CONTROLS.
4. UNIT SHALL SHUTDOWN UPON SIGNAL FROM BUILDING FIRE ALARM SYSTEM. PROVIDE SMOKE DETECTOR IN RETURN AIR DUCT.
5. BELT DRIVE MOTOR.
6. LOW AMBIENT OPERATION.
7. CRANKCASE HEATER.
8. SINGLE POINT POWER CONNECTION WITH DISCONNECT.
9. FACTORY-INSTALLED HUMIDIFIER/DEHUMIDIFICATION SYSTEM.
10. FIELD SUPPLIED BELT DRIVE.
11. SMOKE DETECTOR IN RETURN AIR DUCT.
12. SUPPLY AIR FANS SHALL RUN CONTINUOUSLY.
13. BAROMETRIC RELIEF DAMPER.
14. ECONOMIZER.
15. REMOTE THERMOSTAT SENSOR FOR DRY BULD AVERAGING AT LOWEST AND HIGHEST FLOORS SERVED.
16. MINIMUM OF 2 STAGES OF GAS HEAT.
17. MOTORIZED 0-100% OUTSIDE AIR DAMPER.
18. POWERED EXHAUST. (RTU-1,3,5,7) ONLY

SELECTIONS ARE BASED ON PRODUCTS BY: CARRIER.

GARAGE VENTILATION CONTROL SYSTEM

CARBON MONOXIDE DETECTION SYSTEM: PROVIDE (1) STAND ALONE GAS DETECTION SYSTEM WITH FIVE TO SIX REMOTE SENSORS PER PARKING GARAGE LEVEL MANUFACTURED BY CRITICAL ENVIRONMENT TECHNOLOGIES (RANDY BARNES AT BARTOS INDUSTRIES 214-350-6871). INCLUDED WITH THE CARBON MONOXIDE CONTROL SYSTEM WILL BE A WATER/DUST TIGHT CORROSION RESISTANT CONTROL PANEL ENCLOSURE AND AUTOMATIC RESETTING THERMAL CIRCUIT FUSE.

EVERY GAS DETECTION CONTROL PANEL AND REMOTE SENSOR SHALL BE INTERLOCKED TO THE FAN(S) AS NOTED ON THESE PLANS AND SCHEDULES. MECHANICAL VENTILATION SYSTEMS FOR ENCLOSED PARKING GARAGES ARE NOT REQUIRED TO OPERATE CONTINUOUSLY WHERE THE SYSTEM IS ARRANGED TO OPERATE AUTOMATICALLY UPON DETECTION OF A CONCENTRATION OF CARBON MONOXIDE OF 25 PARTS PER MILLION (PPM). THE SYSTEM SHALL NOT REDUCE THE VENTILATION RATE BELOW 0.05 CFM/SQFT OF FLOOR AREA AND SHALL BE CAPABLE OF PRODUCING A VENTILATION RATE OF 1.5 CFM/SQFT OF FLOOR AREA.

MODEL NUMBERS:
CO CONTROL PANEL: PDCA088 (LOCATE PANELS AS SHOWN ON PLANS)
REMOTE CO DETECTION SENSOR (TYP. 5): DST-MCO (LOCATE SENSORS AS SHOWN ON PLANS)

ELECTRIC HEATERS

TAG	MODEL No.	DESCRIPTION	HEAT CAPACITY	MOUNTING	ACCESSORIES
EH-A	AFA	WALL HEATER	4.0 kW	SEE DRAWINGS	1,2,3,4
EH-B	AFA	WALL HEATER	3.0 kW	SEE DRAWINGS	1,2,3,4

NOTE:
A. UNIT INSTALLED MUST BE CAPABLE OF DELIVERING KW OUTPUT SPECIFIED AT AVAILABLE VOLTAGE AND PHASE.

ACCESSORIES:
1. TAMPER PROOF CONTROLS.
2. INTEGRAL THERMOSTAT & DISCONNECT SWITCH.
3. AUTO-RESET THERMAL OVERLOADS.
4. WALL/CEILING MOUNTING BRACKET.

SELECTIONS ARE BASED ON PRODUCTS BY: RAYWALL

DUCTLESS SPLIT SYSTEM HEAT PUMPS

TAG	MODEL NO. OUTDOOR/INDOOR	AIRFLOW (INDOOR UNIT) (CFM)	TOTAL COOLING (MBH)	TOTAL HEATING (MBH)	COOLING EAT (DB/WB)	ACCESSORIES
AHHP-E1	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AHHP-1	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AHHP-M	PUZ-A18NHA/PKA-A18GAL	425	18.0	19.0	80/67	1,2,3,4,5,6
AHHP-T2	PUZ-A36NHA/PKA-A36GAL	990	34.2	37.0	80/67	1,2,3,4,5,6
AHHP-T4	PUZ-A36NHA/PKA-A36GAL	990	34.2	37.0	80/67	1,2,3,4,5,6

NOTES:
A. COOLING CAPACITIES BASED ON 95°F AMBIENT COOLING, 80°F DB/67°F WB ENTERING AIR TEMPERATURE AND 47°F AMBIENT HEATING.
B. ROUTE 3/4" AH CONDENSATE TO NEAREST PLUMBING DRAIN. SEE PLUMBING DRAWINGS.
C. 13 SEER MINIMUM UNITS.

ACCESSORIES:
1. MICROPROCESSOR CONTROL WITH NON-REMOVABLE MOUNTING BRACKET.
2. DISCONNECT SWITCH FOR INDOOR UNIT SHALL BE BY DIVISION 16.
3. DISCONNECT SWITCH FOR OUTDOOR UNIT SHALL BE BY DIVISION 16.
4. CONDENSATE PUMP W/CHECK VALVE ON INDOOR UNIT (FIELD MOUNTED).
5. WASHABLE FILTER.
6. PRE-CHARGED REFRIGERANT LINE SET.

SELECTIONS ARE BASED ON PRODUCTS BY: MITSUBISHI AND CARRIER (E1,E2,E3).

WALL LOUVERS

TAG	MODEL No.	DUTY	SIZE WxH (INCHES)	FREE AREA (SQ.FT.)	CFM	MAX. PRESS. DROP (IN. W.C.)	OPERATOR	ACCESSORIES
WL-A	EAH-690	RELIEF	72"x18"	3.0	SEE PLANS	0.05"	ELECTRIC	1,2,3,4
WL-B	EDJ-401	EXHAUST	24"x12"	0.60	SEE PLANS	0.05"	NONE	1,2
WL-C	EDJ-401	INTAKE	24"x12"	0.75	SEE PLANS	0.05"	NONE	1,2

NOTE:
A. FINAL COLOR SELECTION SHALL BE MADE BY ARCHITECT AT TIME OF SHOP DRAWING APPROVAL.

ACCESSORIES:
1. BIRD SCREEN.
2. BAKED ENAMEL FINISH.
3. SHALL BE NORMALLY CLOSED, BUT OPEN DURING LOSS OF POWER AND DURING FIRE ALARM.
4. INTERLOCK TO FIRE ALARM SYSTEM / SMOKE DETECTOR.

SELECTIONS BASED ON GREENHECK.

PACKAGED TERMINAL AIR CONDITIONERS

TAG	MODEL No.	MBH TOT. COOL	MBH INT. HEAT	MIN EER	TOTAL CFM	OA CFM	AUX. HEAT KW	ACCESSORIES
PTAC-EL1,EL2,EL3	PTCC070	6.0	5.7	12.7	240	0	2.9	1,2,3,4

NOTE:
A. COOLING CAPACITIES ARE BASED ON 95°F AMBIENT, 80°F DB/67°F WB ENTERING AIR TEMPERATURE.

ACCESSORIES:
1. 7-DAY PROGRAMMABLE THERMOSTAT
2. INSULATED WALL SLEEVE.
3. ARCHITECTURAL ALUMINUM LOUVER.
4. HARD WIRE KIT.

SELECTIONS ARE BASED ON PRODUCTS BY: TRANE

ALTERNATE DRYER VENTING SUBJECT TO BUILDING OFFICIAL APPROVAL

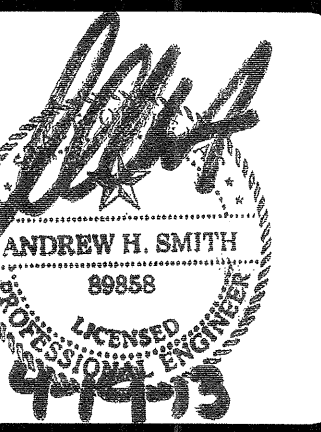
(TO BE USED WHEN 2009 IMC SECTION 506.4.1 CANNOT BE MET)

BASIS FOR ALTERNATE DESIGN:

- (1) CALCULATE ALLOWABLE DUCT PRESSURE LOSS PER 2009 IMC 506.4.1: PER CODE - 25 FT. EQUIVALENT TYPICAL DRYER EXHAUST RATE - 200 CFM COEFFICIENT OF FRICTION (f4) FOR 200 CFM THROUGH 4" ROUND DUCT = 2.2 IN. W.G. PER 100 FT. CODE PRESSURE LOSS => 25 FT. x 2.2 IN. W.G. / 100 FT. = 0.55 IN. W.G.
- (2) ALTERNATE ENGINEERED DESIGN IS COMPOSED AS ILLUSTRATED ABOVE:
1. A VERTICAL LENGTH OF 4" ROUND VENT DUCT STUBBED UP FROM A RECESSED DRYER VENT BOX.
2. ONE (1) 4" ROUND 90° ELBOW AT THE TOP OF THE VERTICAL DUCT WITHIN THE RATED FLOOR/CEILING ASSEMBLY.
3. ONE (1) 4"-TO-5" ROUND TRANSITION INCREASER.
4. A HORIZONTAL LENGTH OF 5" ROUND VENT DUCT ROUTED OUT THROUGH THE EXTERIOR WALL TO A WALL CAP. THEREFORE ALTERNATE ENGINEERED DESIGN MUST NOT EXCEED 0.55 IN. W.G. PRESSURE LOSS THROUGH THE DRYER VENT SYSTEM.
- (3) FITTING PRESSURE LOSS DEDUCTIONS AND FRICTION FACTORS:
VERTICAL LENGTH 1: 6'-0" OF 4" VERTICAL DUCT = 0.13 IN. W.G.
4" 90 DEGREE ELBOW = 0.11"
4"-TO-5" INCREASER = 0.00"
WALL CAP TERMINATION = 0.00"
COEFFICIENT OF FRICTION (f5) FOR 200 CFM THROUGH 5" ROUND DUCT = 0.76 IN. W.G. PER 100 FT.
- (4) CALCULATE THE MAXIMUM EQUIVALENT 5" ROUND HORIZONTAL DUCT LENGTH LIMITATIONS:
MAXIMUM 5" HORIZ. DUCT PRESS. LOSS = CODE PRESS. LOSS - 4" VERTICAL DUCT LOSS - 4" ELBOW => 1: 0.55 IN. - 0.13 IN. - 0.11 IN. = 0.31 IN. W.G. THEREFORE THE MAXIMUM ALLOWABLE PRESSURE DROP THROUGH THE 5" ROUND DUCT IS 0.31 IN. W.G. MAXIMUM EQUIVALENT 5" HORIZ. DUCT LENGTH = MAX. 5" PRESS. LOSS / f5 => 1: 0.31 IN. / (0.76 IN./100 FT.) = 40.8 EQUIVALENT FT.

THEREFORE THE MAXIMUM EQUIVALENT 5" ROUND HORIZONTAL DUCT LENGTH IS 40.8 EQUIVALENT FT. AND THE TOTAL EQUIVALENT LENGTH IS 51.8 EQUIVALENT FT.

CODE ALTERNATE DRYER VENT LENGTH DESIGN WITH VENT BOX
SCHEMATIC - NO SCALE



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
5	12-21-2011	DESIGN REVISIONS
6	1-17-2012	DESIGN REVISIONS
7	2-15-2012	TRANSFORMER REVISIONS
8	3-27-2012	CLUBHOUSE REVISIONS
9	4-17-2012	COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

5-15-2012 COORDINATION
5-30-2012 SITE COORDINATION
6-01-12 LIGHTING REVISIONS
6-29-12 SITE COORDINATION
9-05-12 CLUB REVISIONS
4-19-13 EL. LOBBY REVISIONS



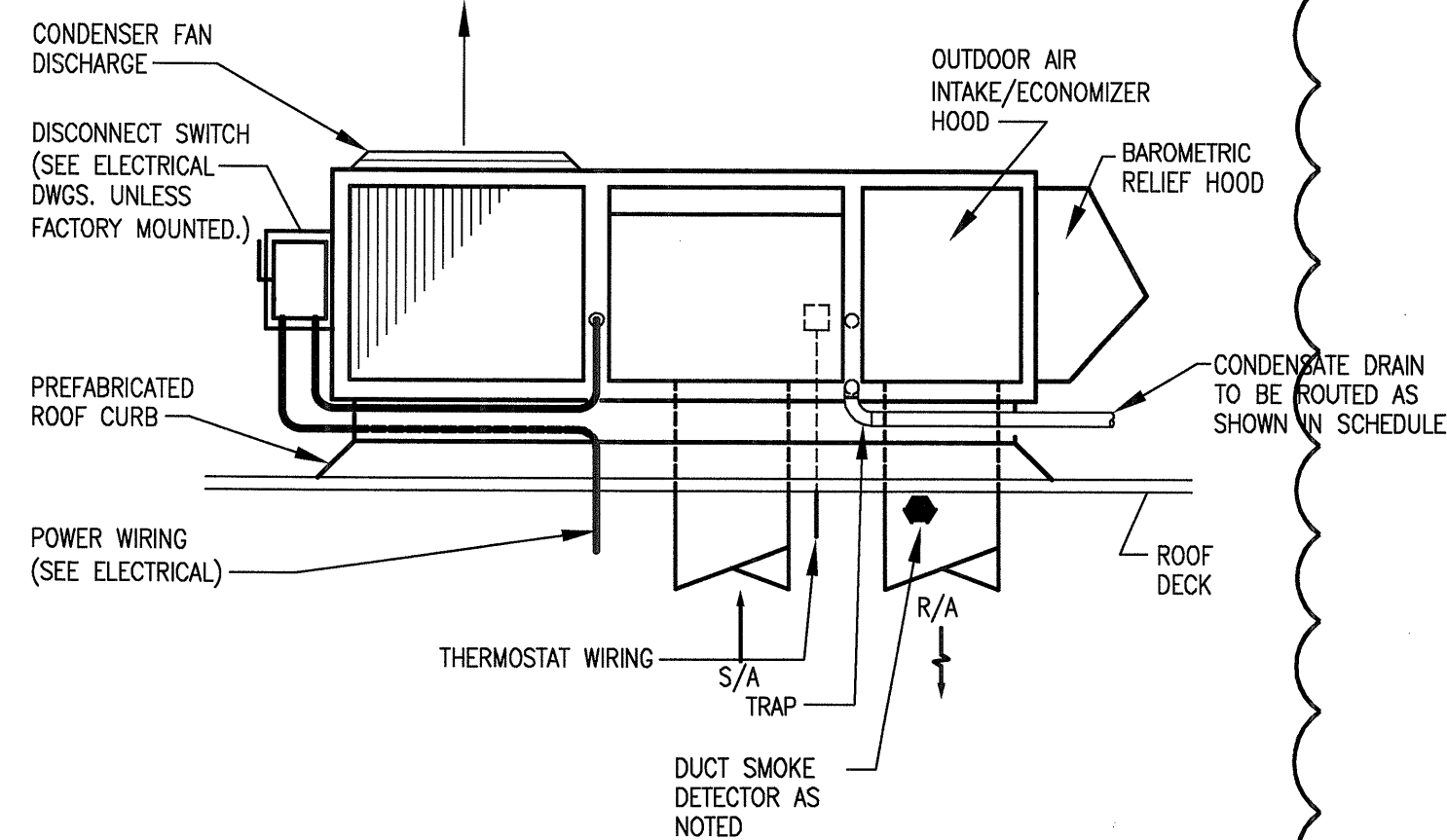
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

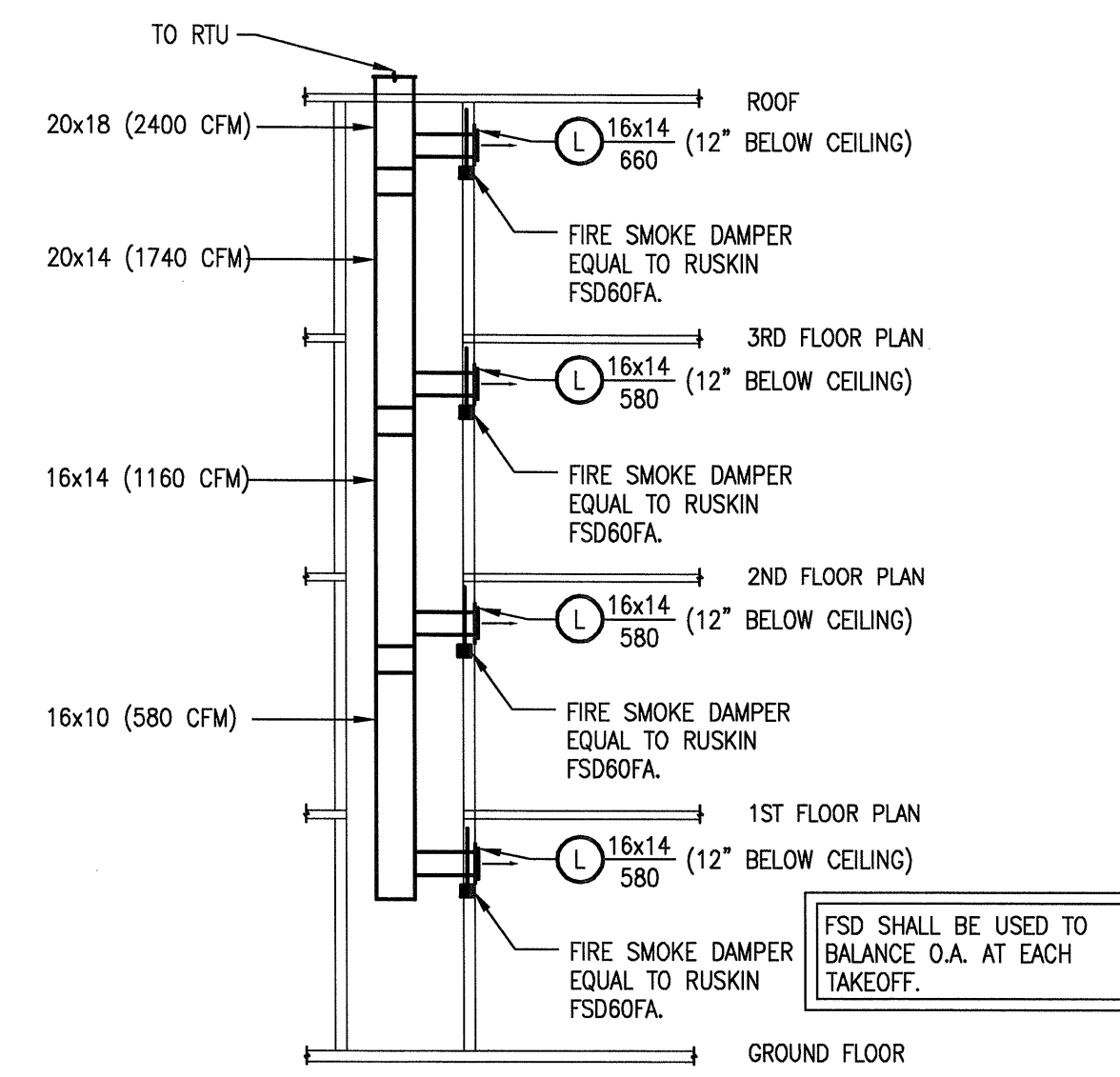
PROJECT
11129

SHEET NUMBER

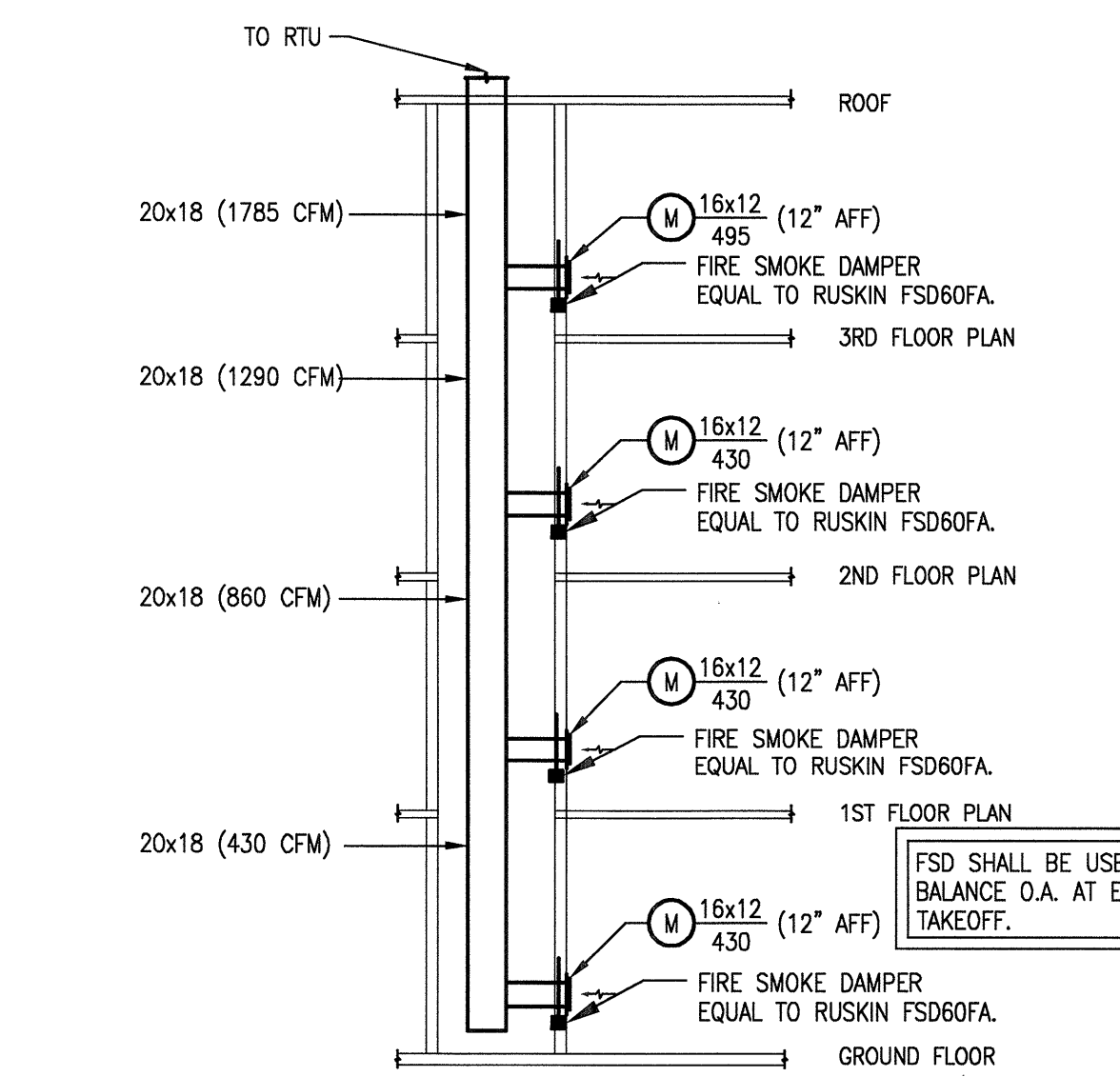
M-1.1
DETAILS & SCHEDULES
MECHANICAL



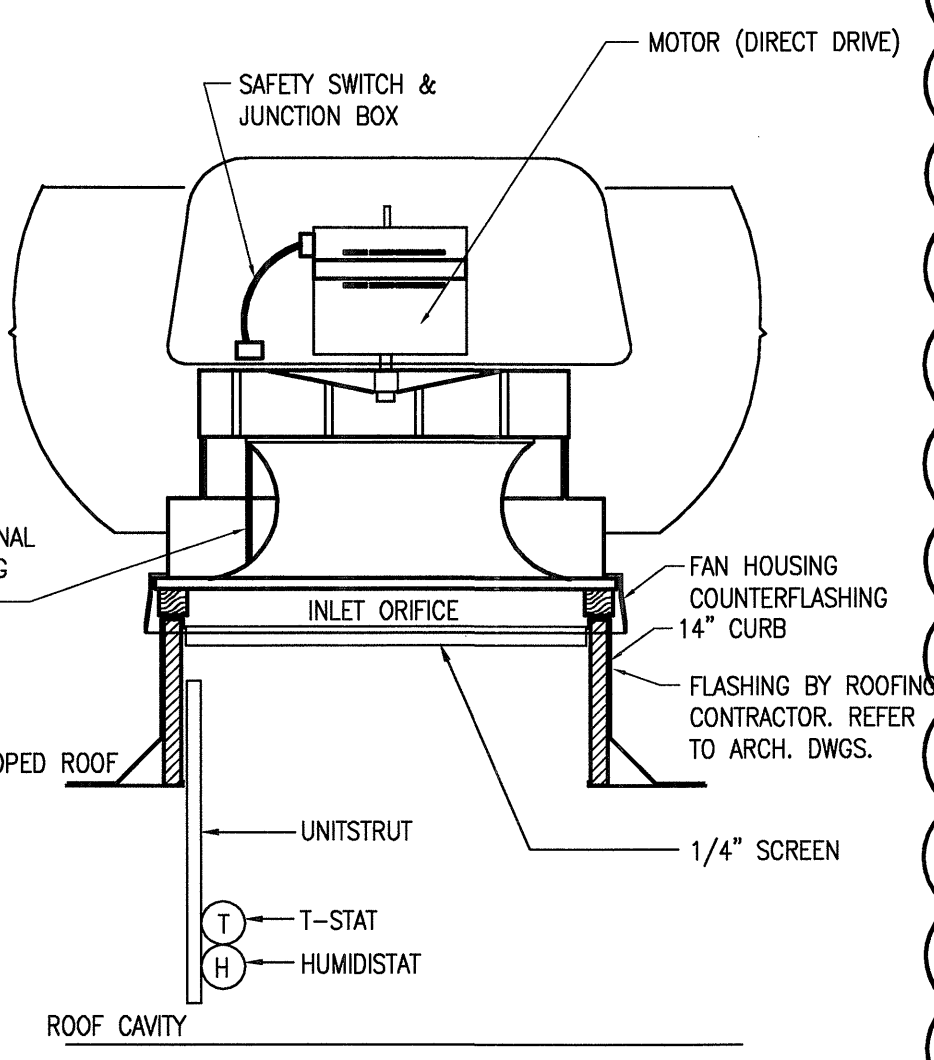
ROOF TOP AIR CONDITIONER DETAIL
SCHEMATIC - NO SCALE



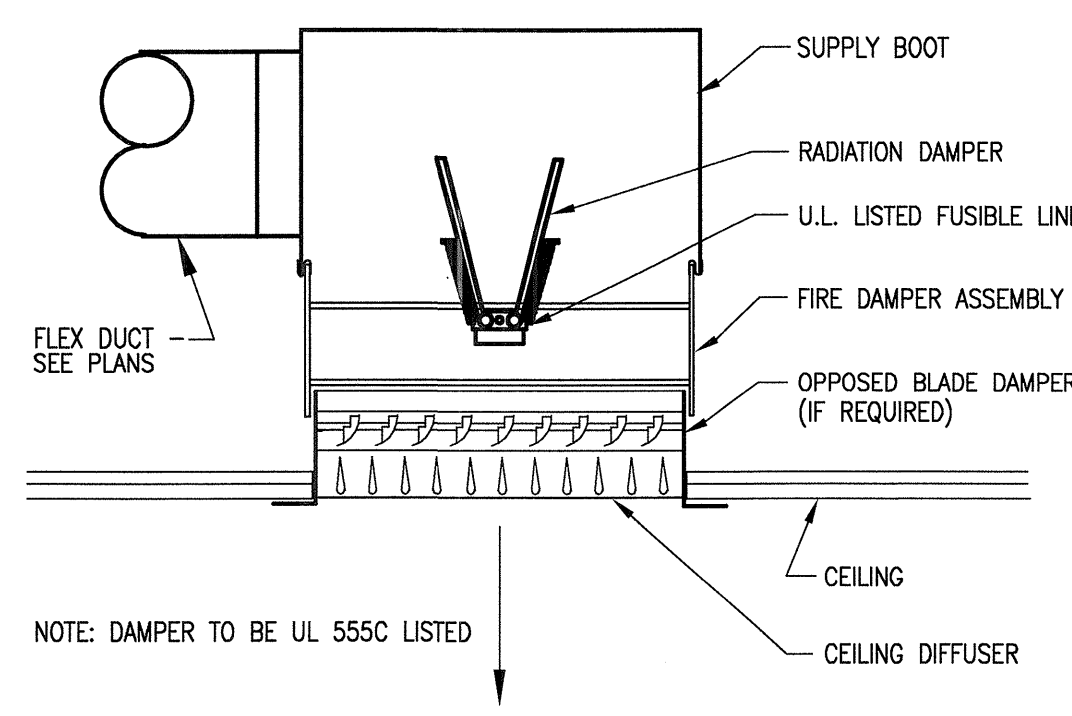
4 STORY CORRIDOR SUPPLY AIR RISER
SCHEMATIC - NO SCALE



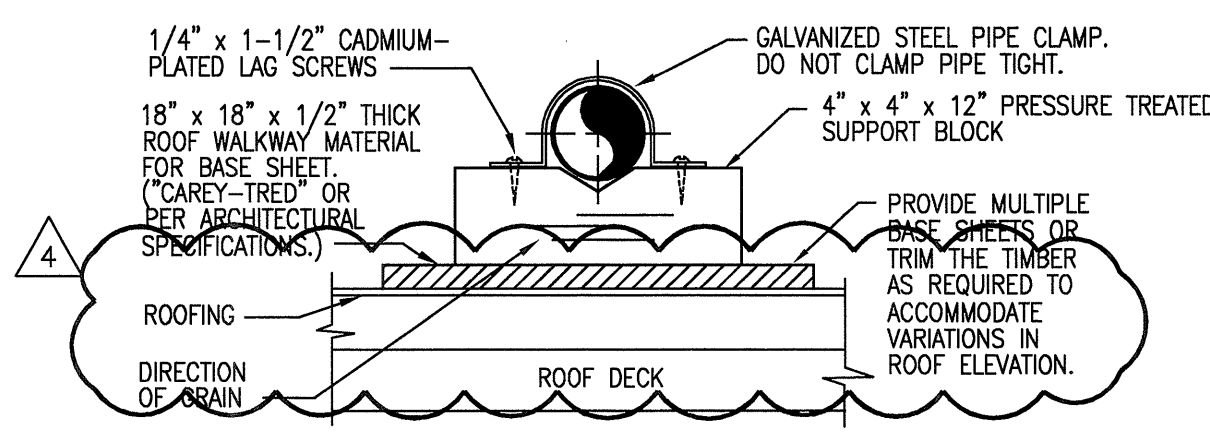
4 STORY CORRIDOR RETURN AIR RISER
SCHEMATIC - NO SCALE



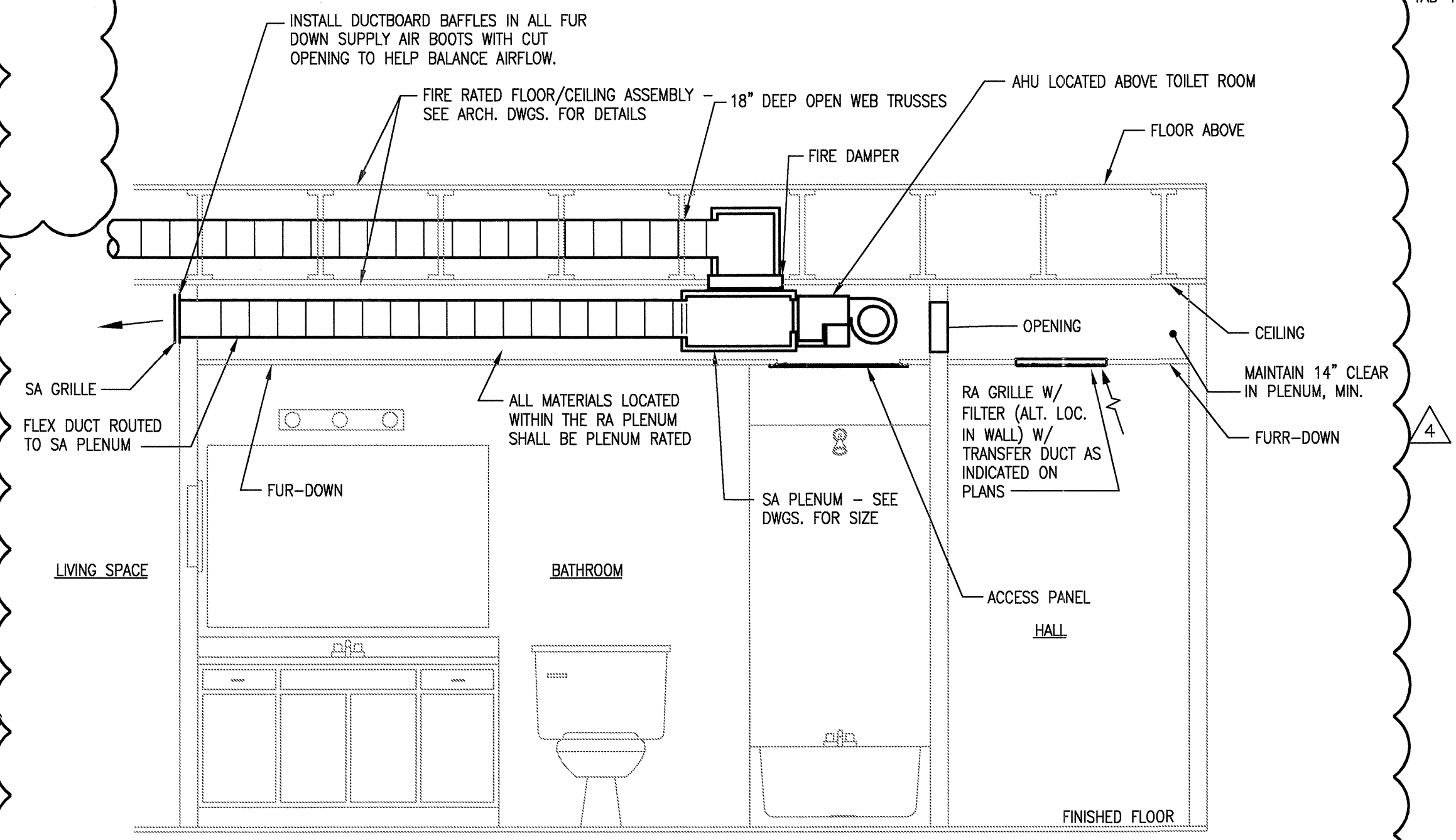
ROOF VENTILATION FAN
SCHEMATIC - NO SCALE



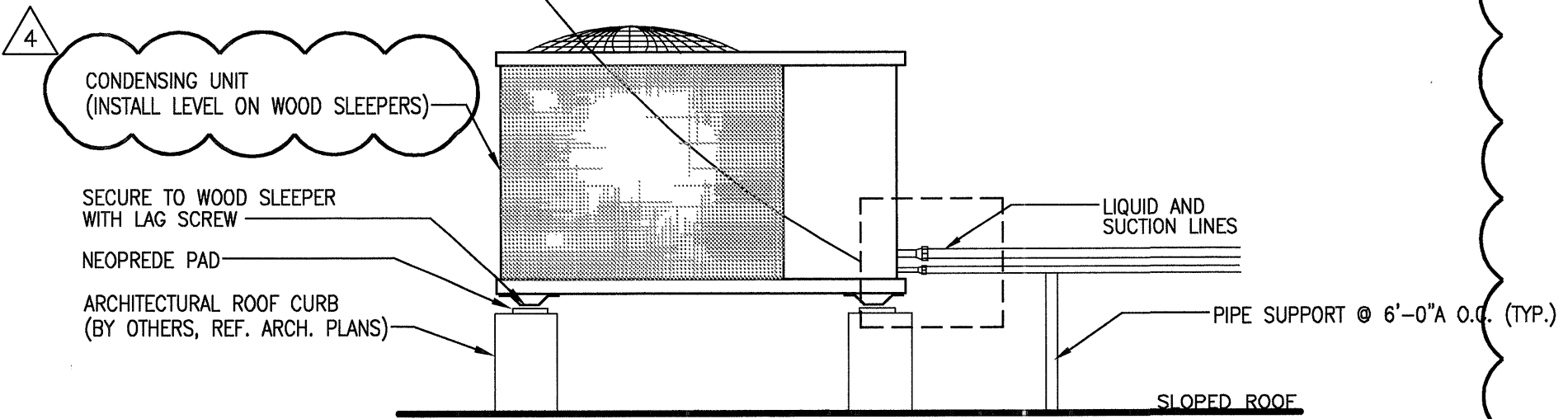
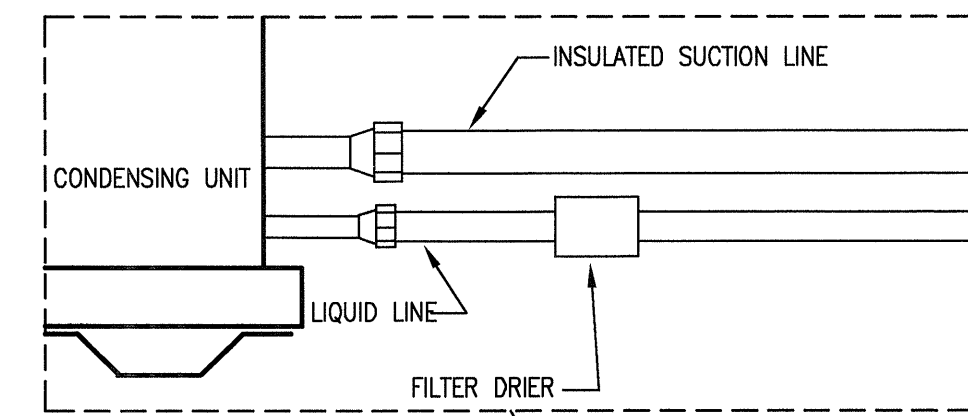
CEILING RADIATION DAMPER DETAIL
SCHEMATIC - NO SCALE



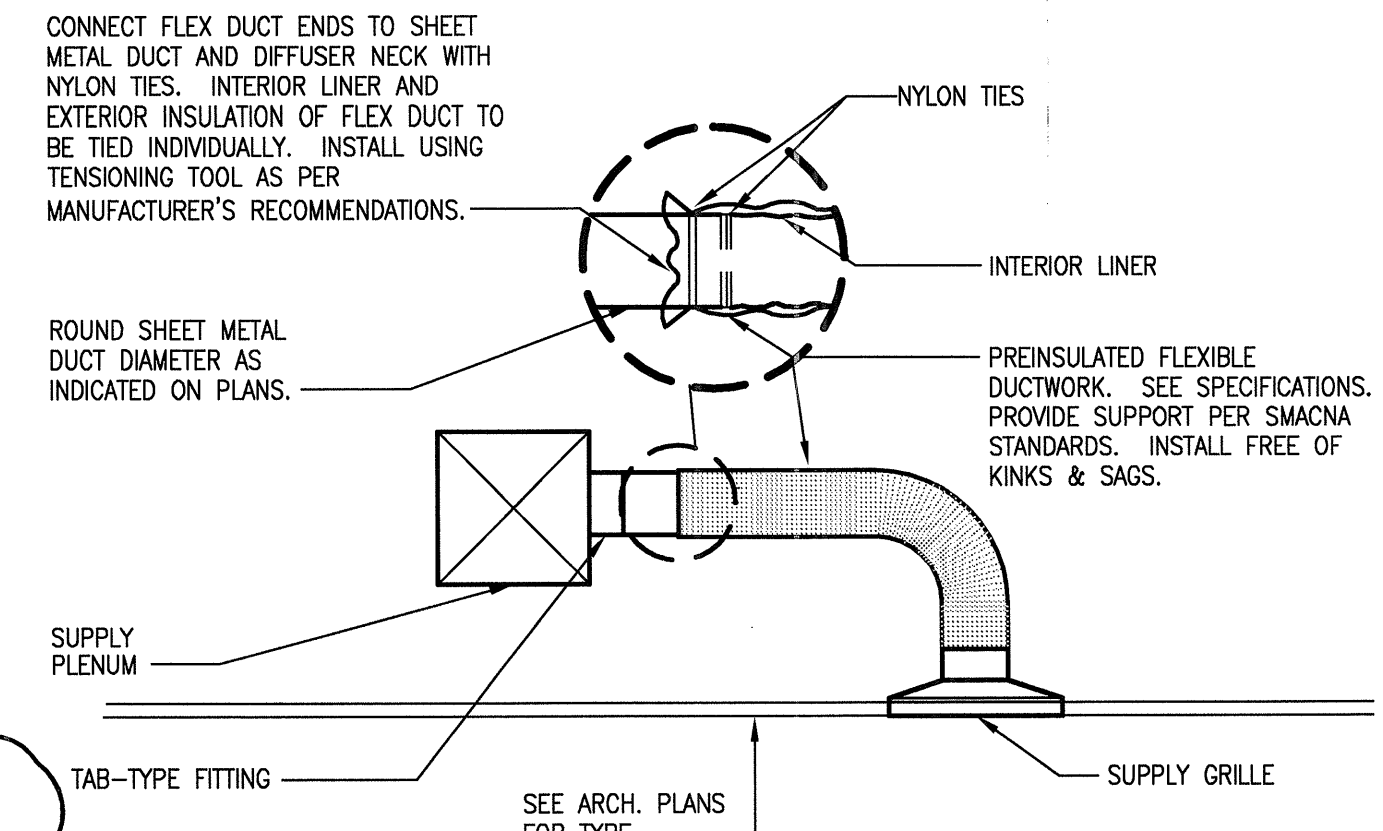
PIPING SUPPORT (CONDENSATE)
SCHEMATIC - NO SCALE



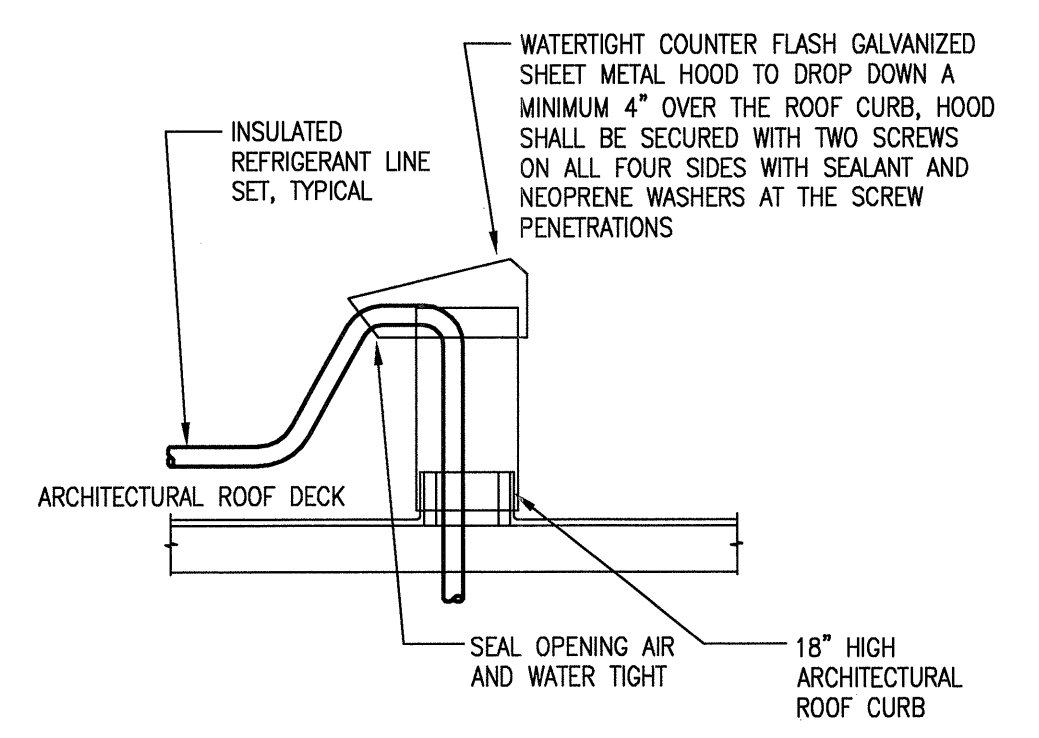
TYPICAL SECTION THROUGH BATHROOM
SCHEMATIC - NO SCALE



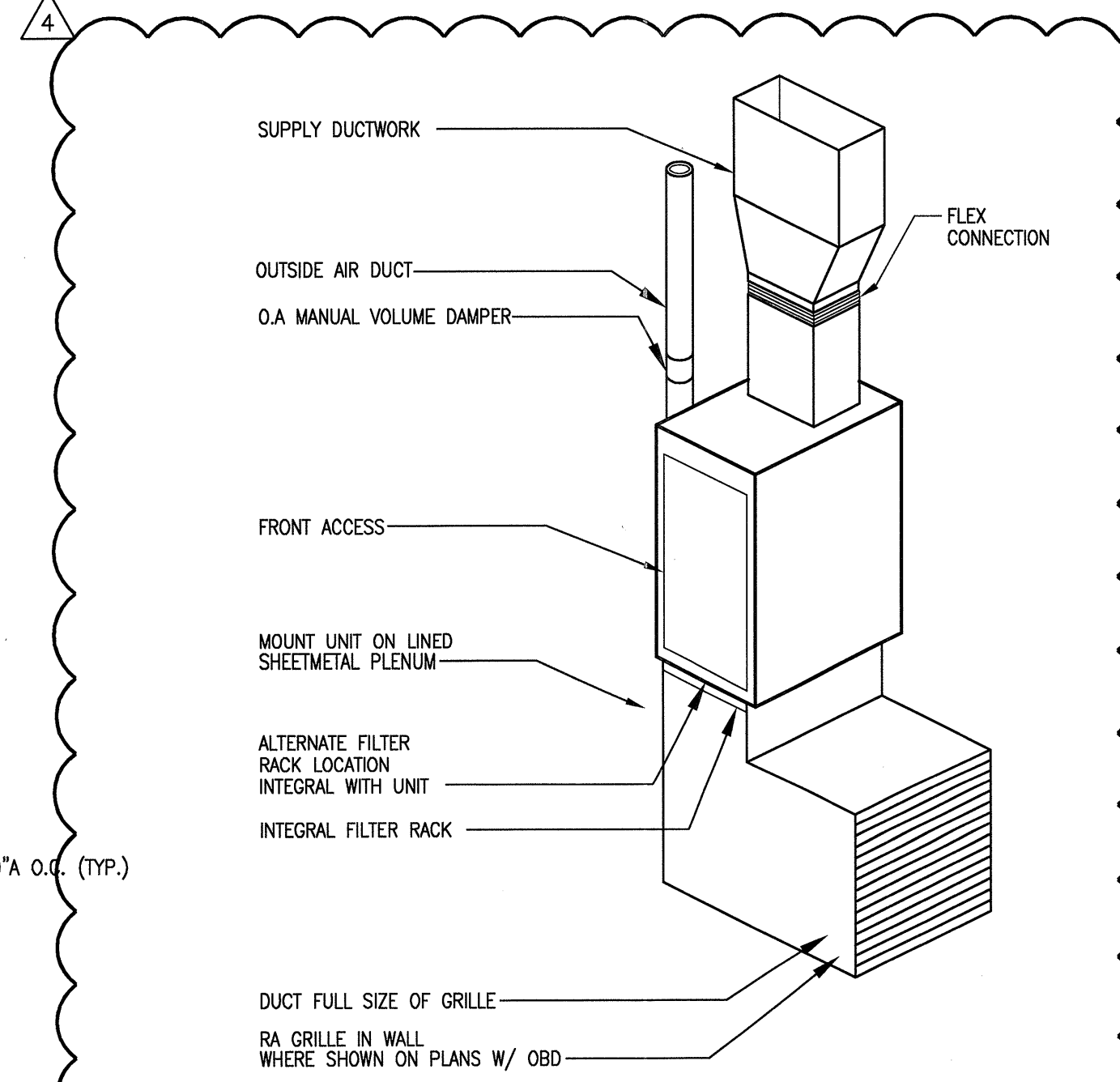
SPLIT SYSTEM OUTDOOR CONDENSING UNIT MOUNTING
SCHEMATIC - NO SCALE



FLEXIBLE DUCT TAKE-OFF DETAIL
SCHEMATIC - NO SCALE



REFRIGERANT LINE SET HOOD DETAIL
SCHEMATIC - NO SCALE



(COMMON AREA) AH MOUNTING DETAIL
SCHEMATIC - NO SCALE



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

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-1.2
DETAILS MECHANICAL

JSE Jordan & Skala Engineers
14270 Midway Road, Suite 330
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 115
Date: 5/14/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earmshaw (Beeler Guest Owens Architects), Heath Parnell (Jordan & Skala Engineers, Inc.)

Subject: HVAC Supply Duct and Return Air Duct Locations

Drawing: M2.1, M2.2, M2.4, M2.6 and corresponding Structural sheets
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required:** 5/22/2012
In the A1, A2, A4 and B2 unit types, there are either supply ducts or return air ducts terminating in a load bearing wall. Please provide a way to get around this issue.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer question to Architect and/or Mechanical Engineer for additional requirements necessary for penetrating a load-bearing wall.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Provide a type A header where duct penetration will not fit between the stud wall framing.

R. Trent Perkins, P.E. May 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by _____

Company _____ Date _____

Page 1 of 1

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 158
Date: 6/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Ryan Faulds (B.G.O. Architects, Inc.)

Subject: Fur down in A2-SP units

Drawing: 4/M-2.2, sheet 2.3A
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required:** 6/22/2012
4/M-2.2 shows no fur down over washer/dryer unit in A2-SP, sheet 2.3A shows A2-SP with fur down. Please clarify and advise.

Requested by: Bryan Pickler
Embrey Partners, Ltd.

Response:

No furrdown is required over the washer/dryer.

Heath Parnell

Answered by _____

Jordan & Skala 8/01/12

Company _____ Date _____

Page 1 of 1

EMBREY BUILDERS, LLC.
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 115
Date: 5/14/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects), Heath Parnell (Jordan & Skala Engineers, Inc.)

Subject: HVAC Supply Duct and Return Air Duct Locations

Drawing: M2.1, M2.2, M2.4, M2.6 and corresponding Structural sheets
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required:** 5/22/2012
In the A1, A2, A4 and B2 unit types, there are either supply ducts or return air ducts terminating in a load bearing wall. Please provide a way to get around this issue.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer question to Architect and/or Mechanical Engineer for additional requirements necessary for penetrating a load-bearing wall.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Provide a type A header where duct penetration will not fit between the stud wall framing.

R. Trent Perkins, P.E. May 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date

- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS RECIRCULATING.
 - COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
 - ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
 - COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
 - RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FURR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
 - ROUTE TOILET AND DRYER EXHAUST ABOVE AND BELOW ONE ANOTHER IN TRUSS SPACE.
 - TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE ON EACH SIDE OF WALL TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.

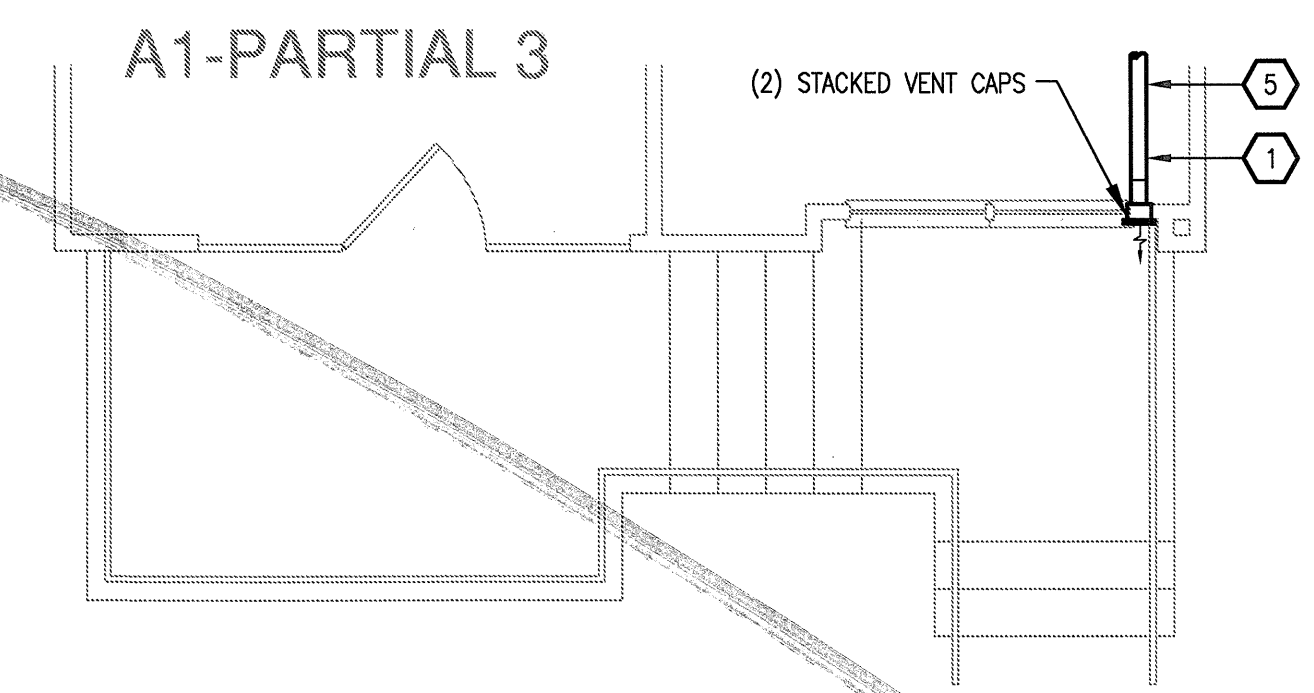
DRYER VENTING COMPLIANCE

0'-0"	HORIZONTAL LENGTH
10'-0"	VERTICAL LENGTH
0'-0"	(0.0) 90° ELBOWS
10'-0"	EQUIVALENT DUCT LENGTH
4" DUCT SHALL BE USED DRYER PROVIDED BY TENANT.	

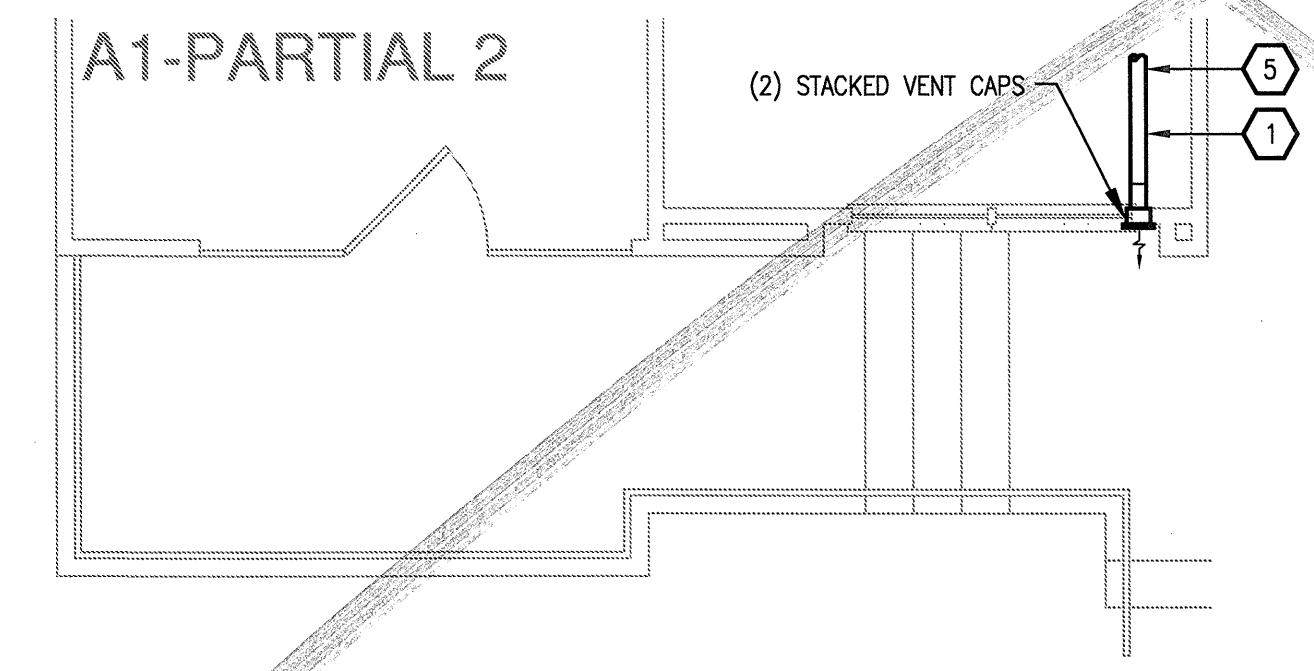


REVISIONS

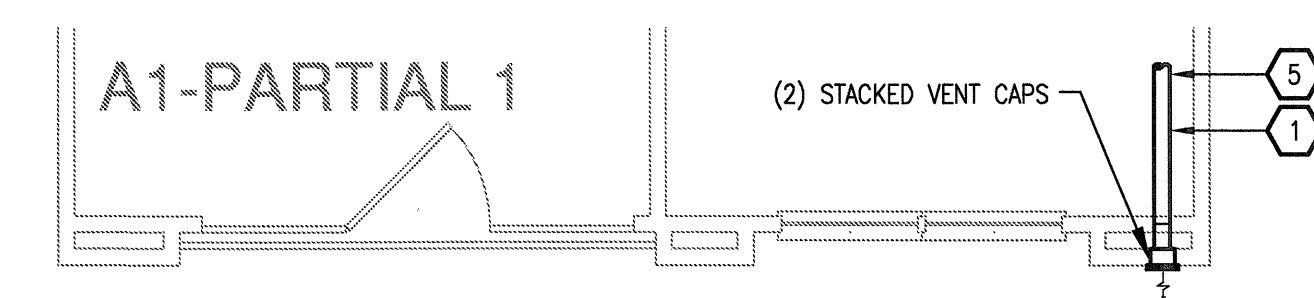
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE



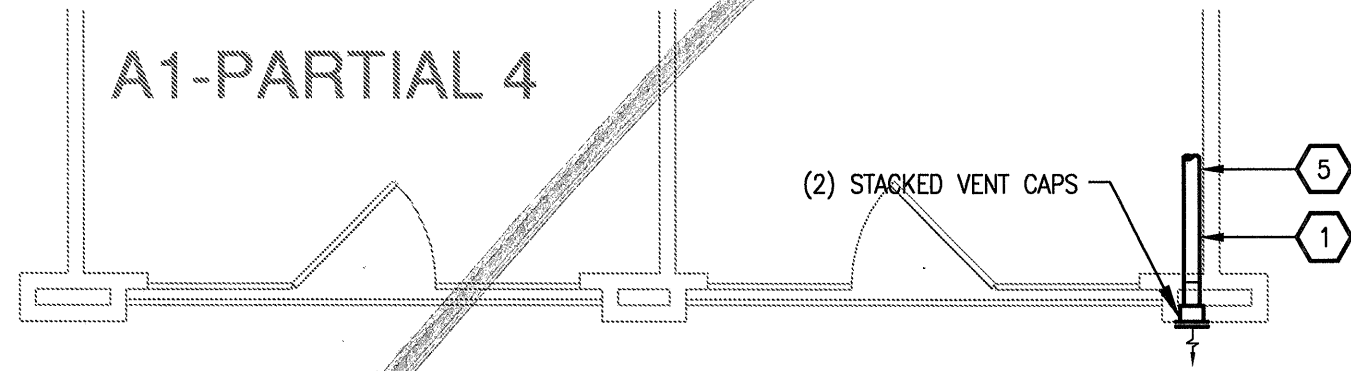
6 UNIT A1 - PARTIAL 3
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



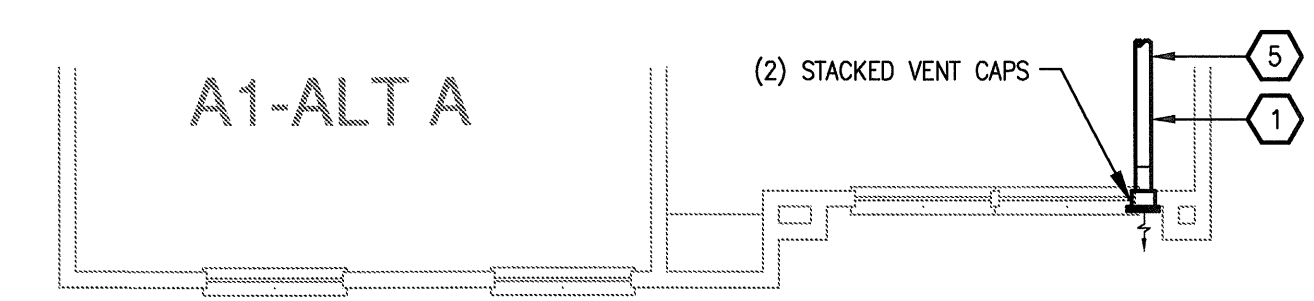
5 UNIT A1 - PARTIAL 2
SCALE: 1/4" = 1'-0" OCCURS AT: (5) TOTAL UNITS ON SITE



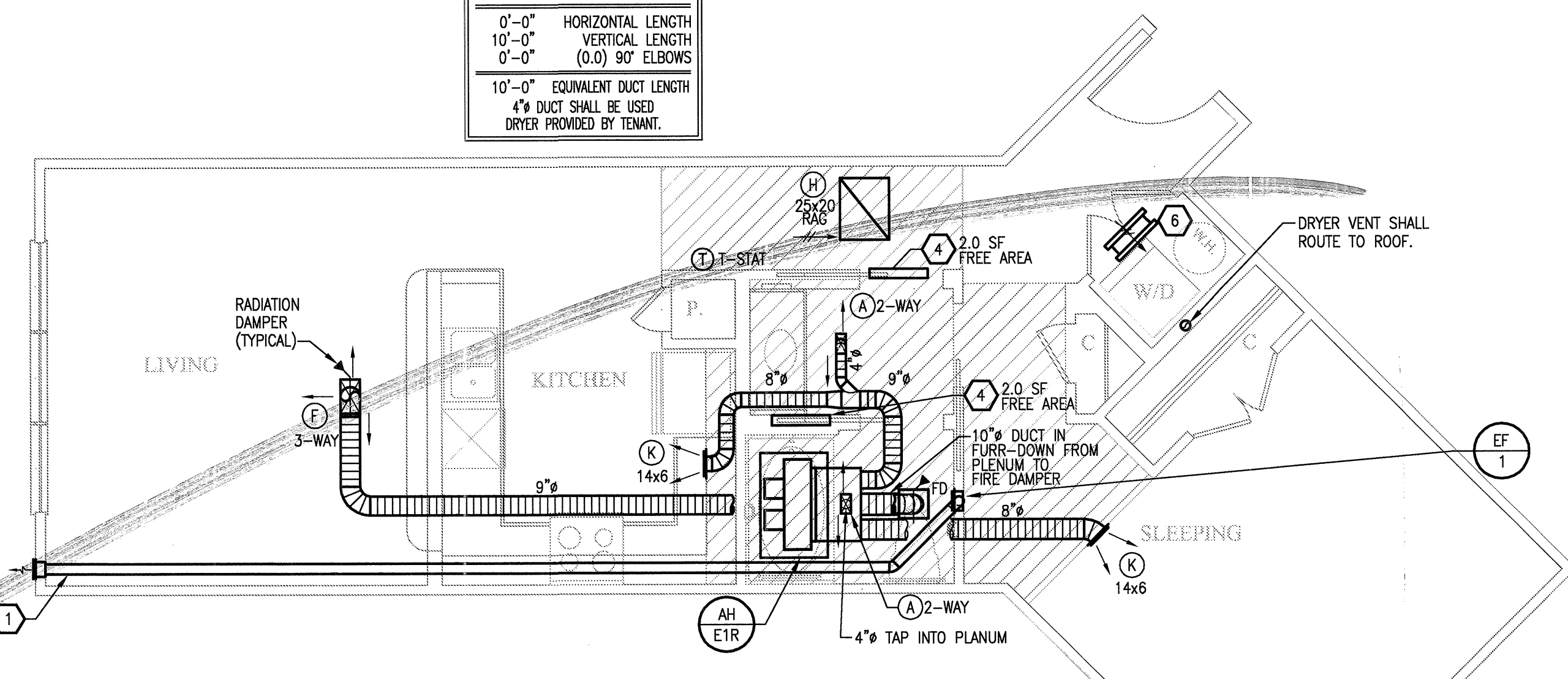
4 UNIT A1 - PARTIAL 1
SCALE: 1/4" = 1'-0" OCCURS AT: (8) TOTAL UNITS ON SITE



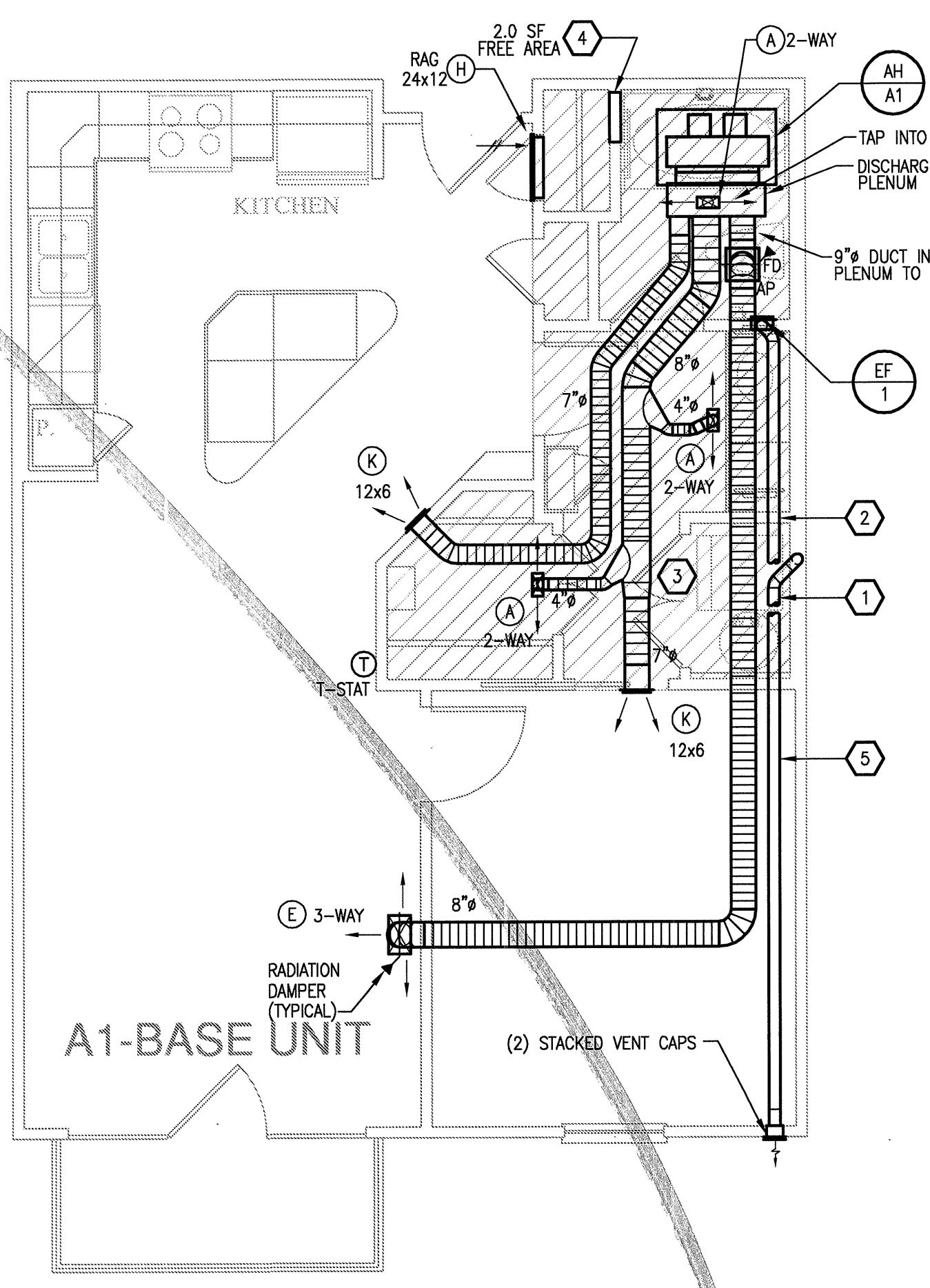
7 UNIT A1 - PARTIAL 4
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



3 UNIT A1 - ALT A
SCALE: 1/4" = 1'-0" OCCURS AT: (18) TOTAL UNITS ON SITE



2 UNIT E1 - ONE SLEEPING/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



DRYER VENTING COMPLIANCE

17'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
30'-6"	EQUIVALENT DUCT LENGTH
4" DUCT SHALL BE USED DRYER PROVIDED BY TENANT.	

1 UNIT A1 - ONE SLEEPING/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (19) TOTAL UNITS ON SITE

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-2.1
E1 &
A1 UNIT
MECHANICAL

JSE Jordan & Skala Engineers
11240 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CHH Checked By: AHS

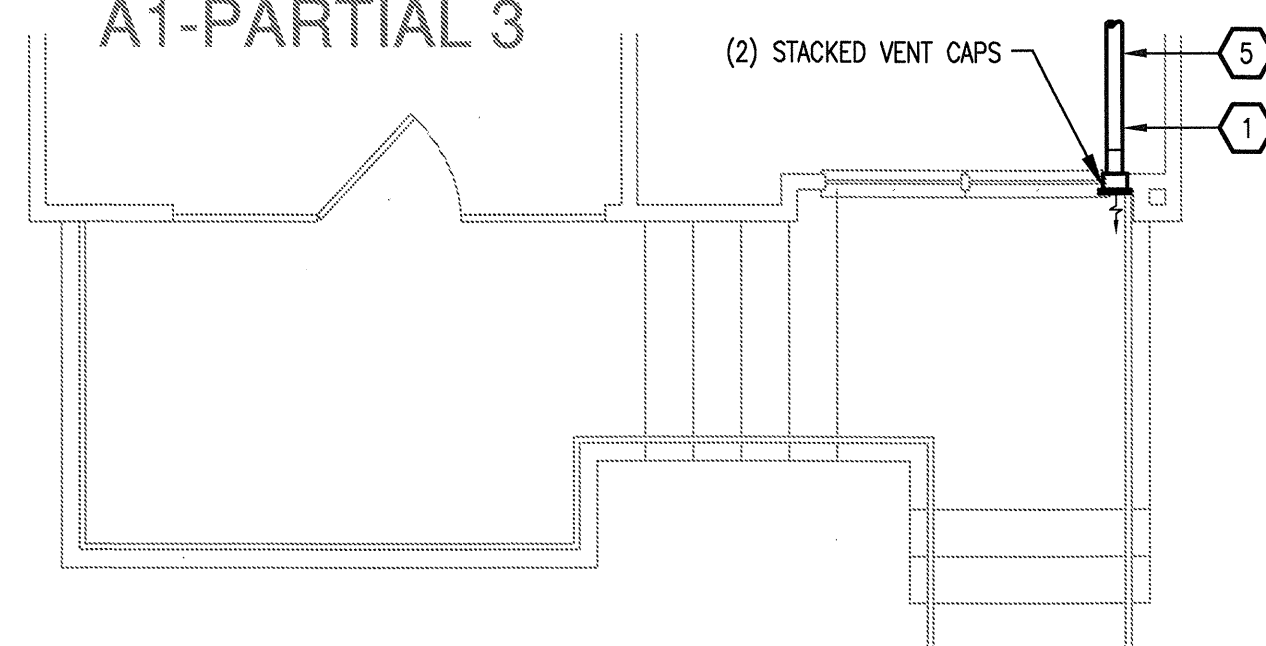
GENERAL NOTES

- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
- KITCHEN RANGE HOOD IS RECIRCULATING.
- COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
- ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
- COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
- RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FUR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
- MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
- ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
- MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FUR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

KEYNOTES (APPLIES TO THIS SHEET ONLY)

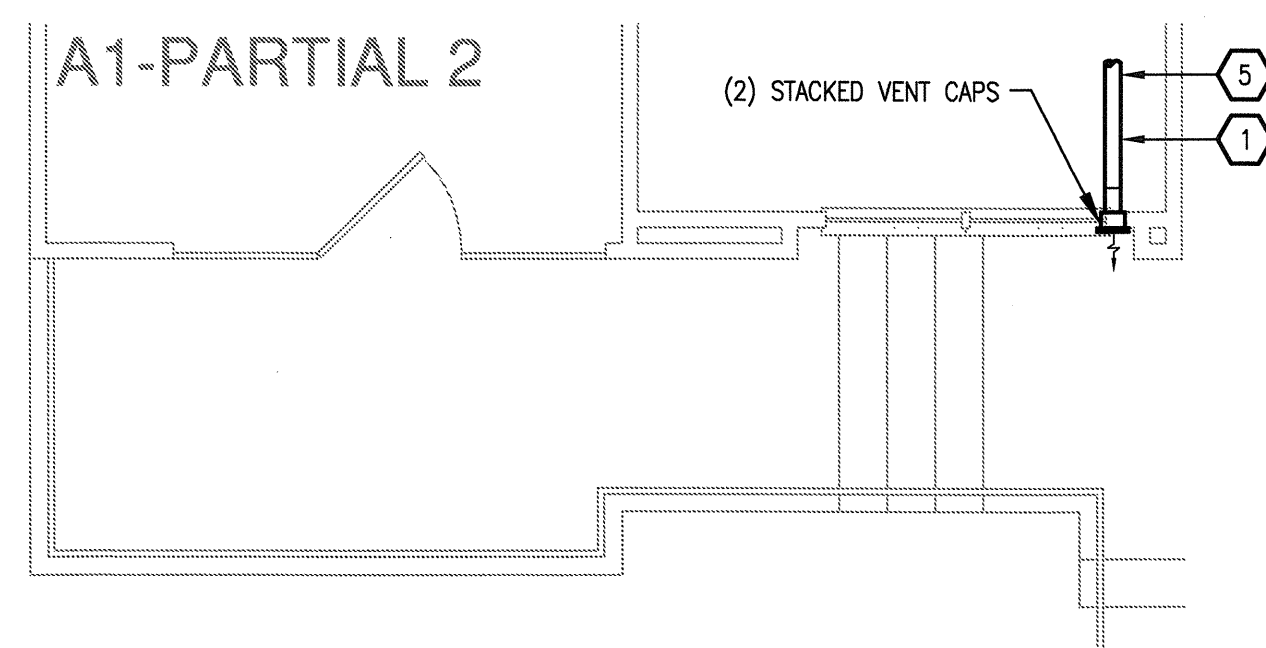
- 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
- TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
- ROUTE TOILET AND DRYER EXHAUST ABOVE AND BELOW ONE ANOTHER IN TRUSS SPACE.
- TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE ON EACH SIDE OF WALL TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.

A1-PARTIAL 3



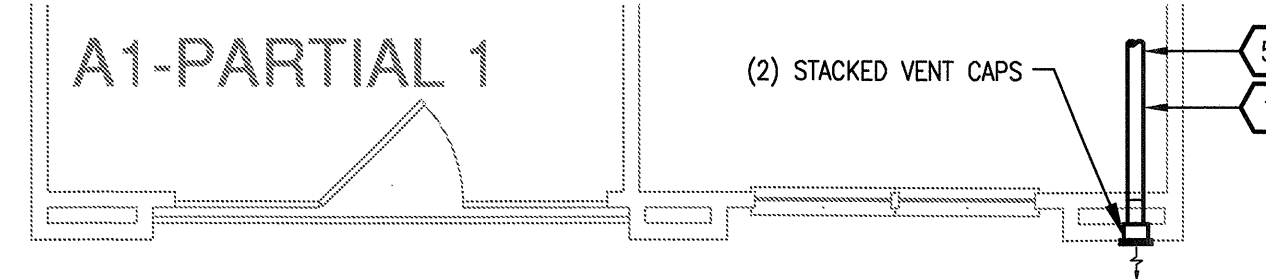
6 UNIT A1 - PARTIAL 3
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

A1-PARTIAL 2



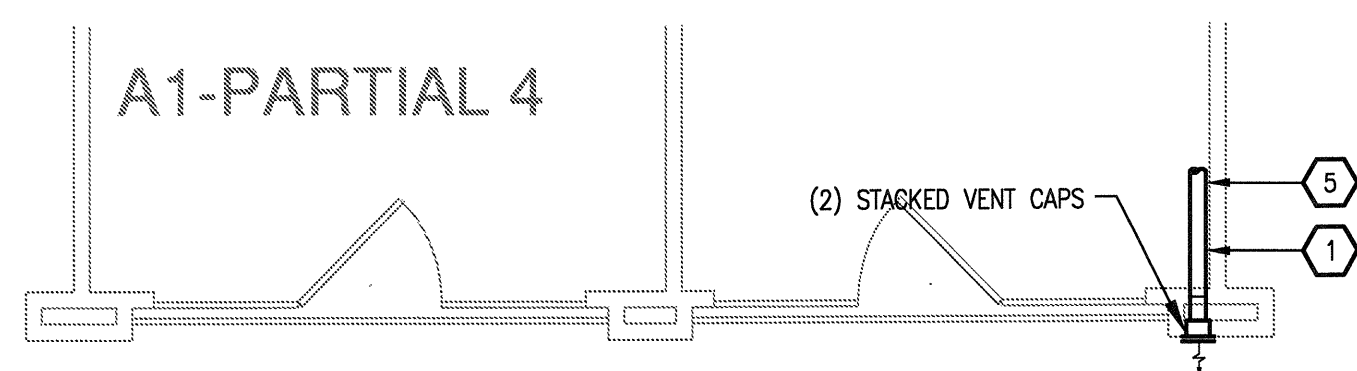
5 UNIT A1 - PARTIAL 2
SCALE: 1/4" = 1'-0" OCCURS AT: (5) TOTAL UNITS ON SITE

A1-PARTIAL 1



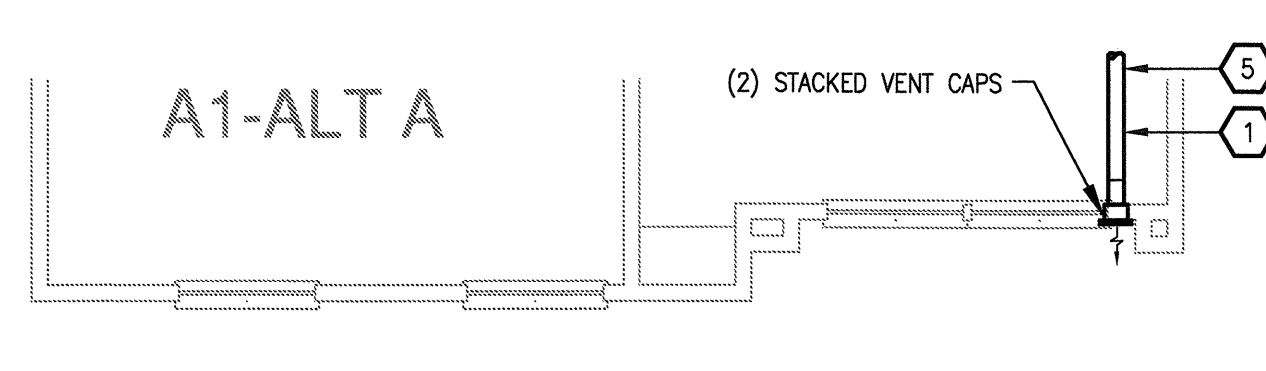
4 UNIT A1 - PARTIAL 1
SCALE: 1/4" = 1'-0" OCCURS AT: (8) TOTAL UNITS ON SITE

A1-PARTIAL 4



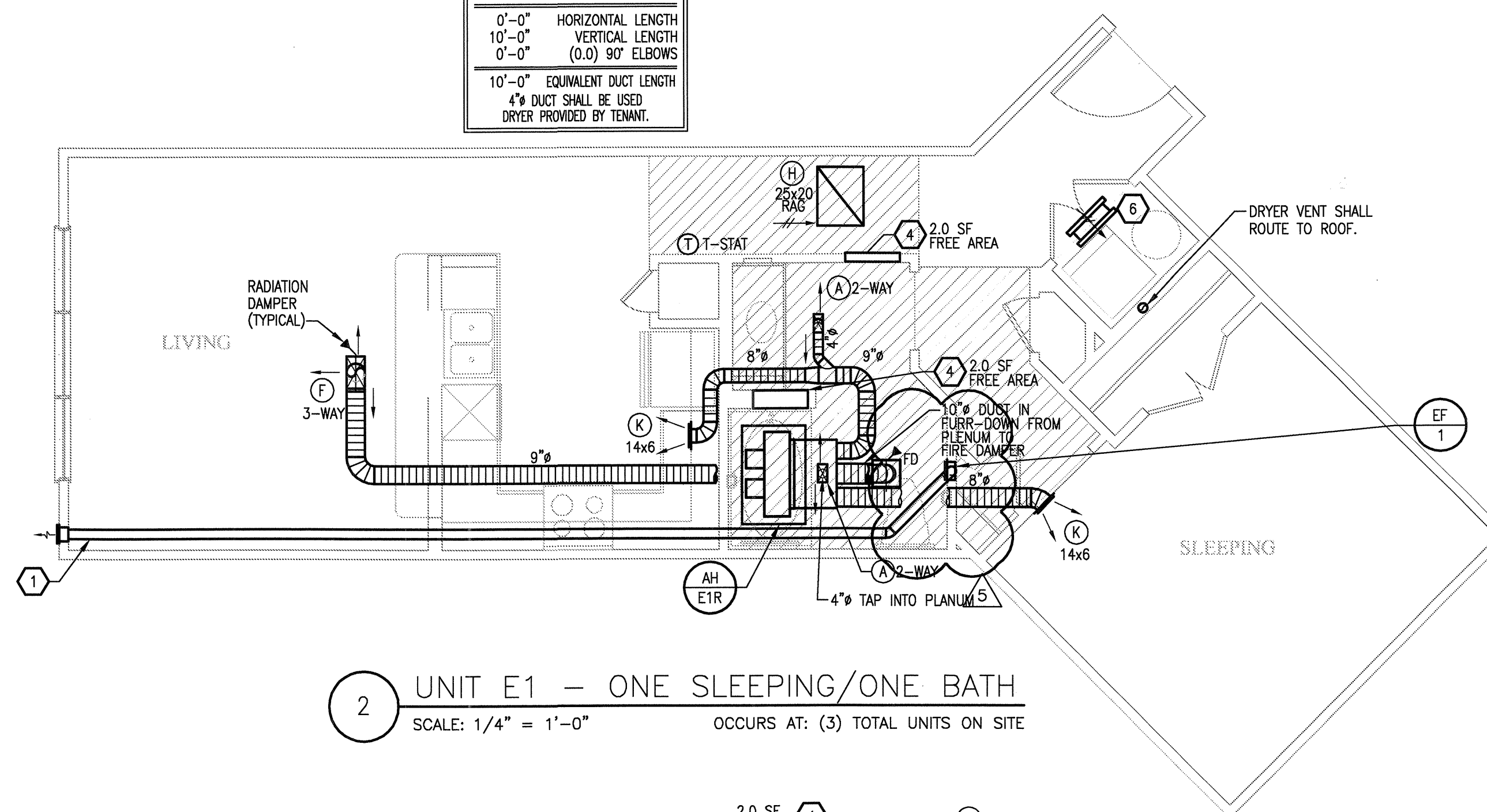
7 UNIT A1 - PARTIAL 4
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

A1-ALT A

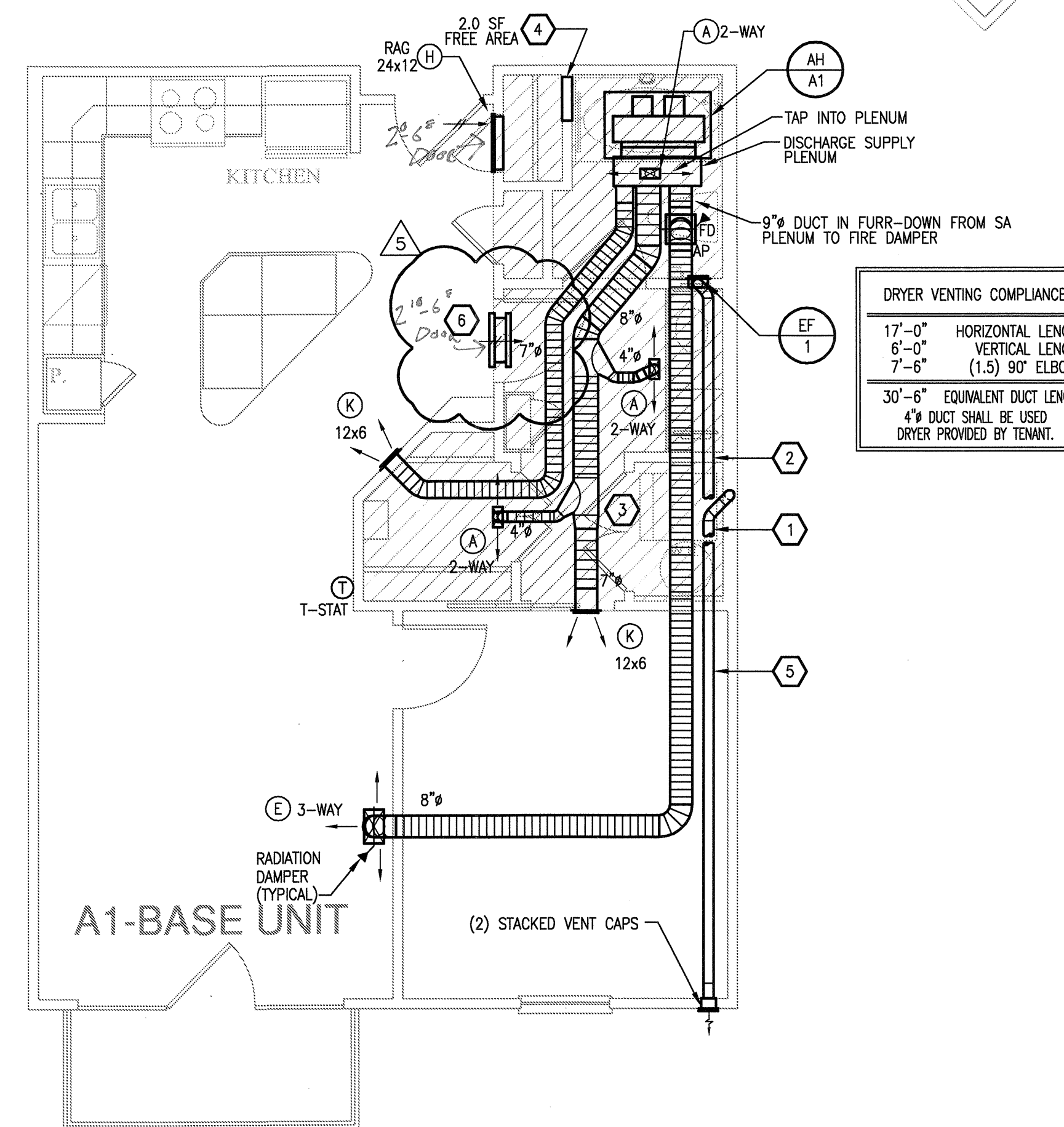


3 UNIT A1 - ALT A
SCALE: 1/4" = 1'-0" OCCURS AT: (18) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE	
0'-0"	HORIZONTAL LENGTH
10'-0"	VERTICAL LENGTH
0'-0"	(0.0) 90° ELBOWS
10'-0"	EQUIVALENT DUCT LENGTH
4" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



2 UNIT E1 - ONE SLEEPING/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



1 UNIT A1 - ONE SLEEPING/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (19) TOTAL UNITS ON SITE

R.F. 115



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
5	12-21-2011	DESIGN REVISIONS

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.1
E1 &
A1 UNIT
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 330
Dallas, TX 75244-5138
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 157
Date: 6/15/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Misprint unit type

Drawing: M-2.3
Cost Impact: None

Spec Section:
Schedule Impact: None

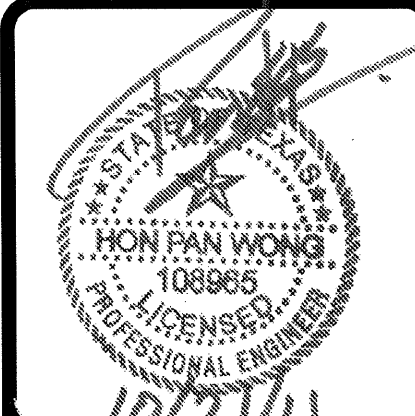
Request: **Date Required:** 6/22/2012
Sheet M-2.3 shows designation A2-SP unit but the floor plans designate an A3 unit. Please revise sheet M-2.3 to show the title A3 unit and not the A2-SP unit.

Requested by: Heath Parnell
Jordan & Skala Engineers, Inc.

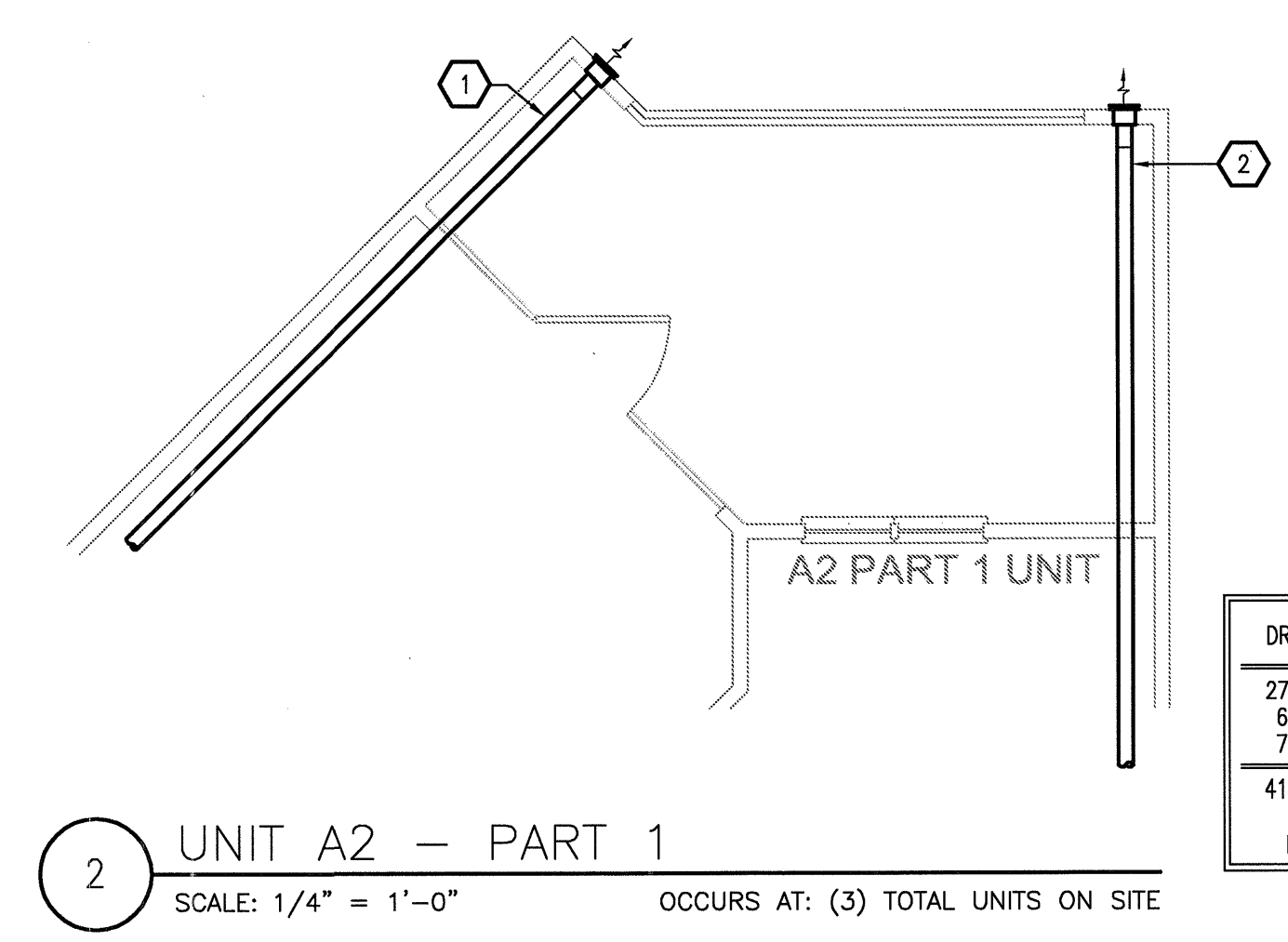
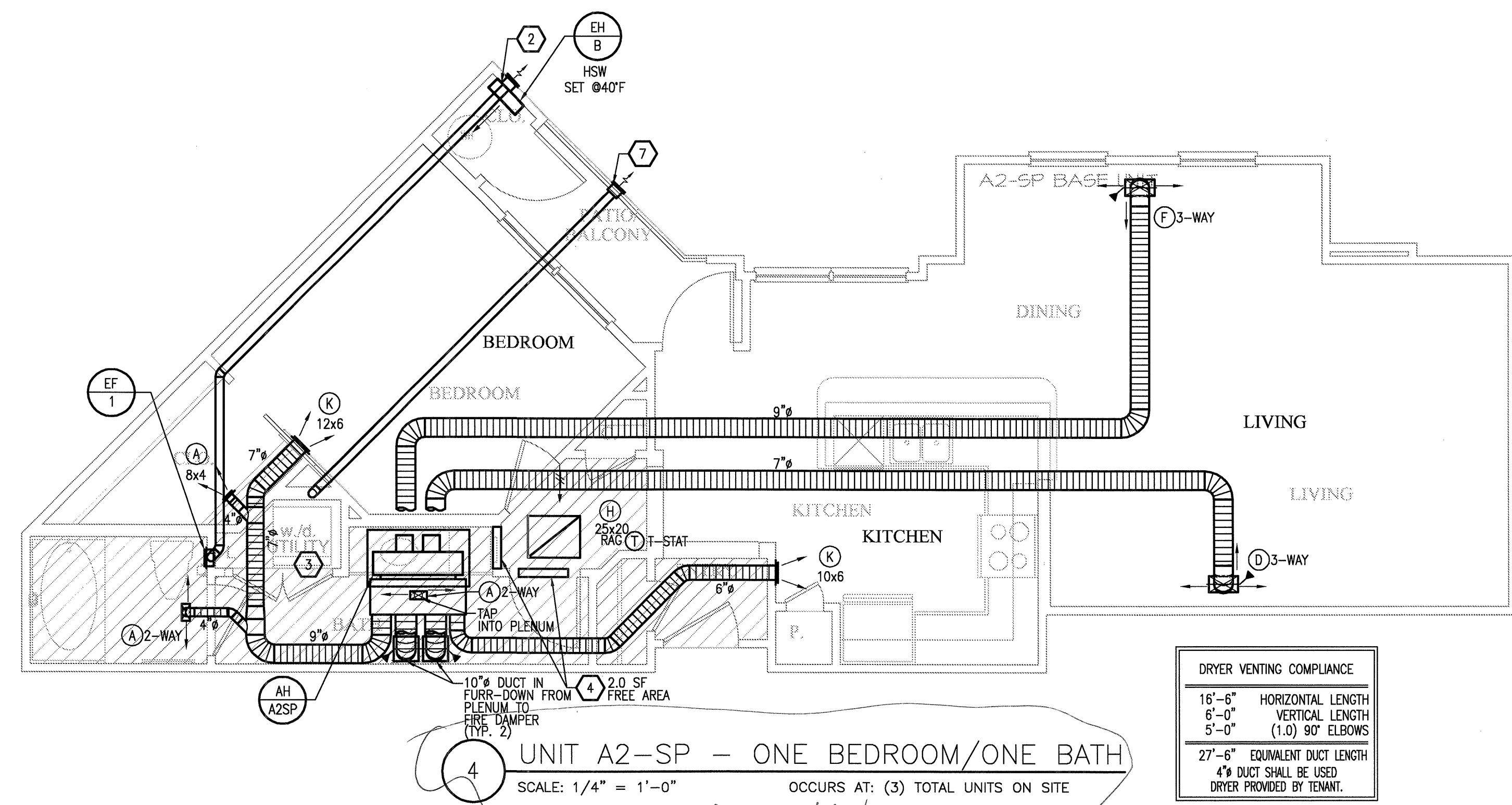
Response:
See attached for updated sheet title

Answered by: Heath Parnell
Jordan & Skala Engineers, Inc.

Answered date: August 02, 2012

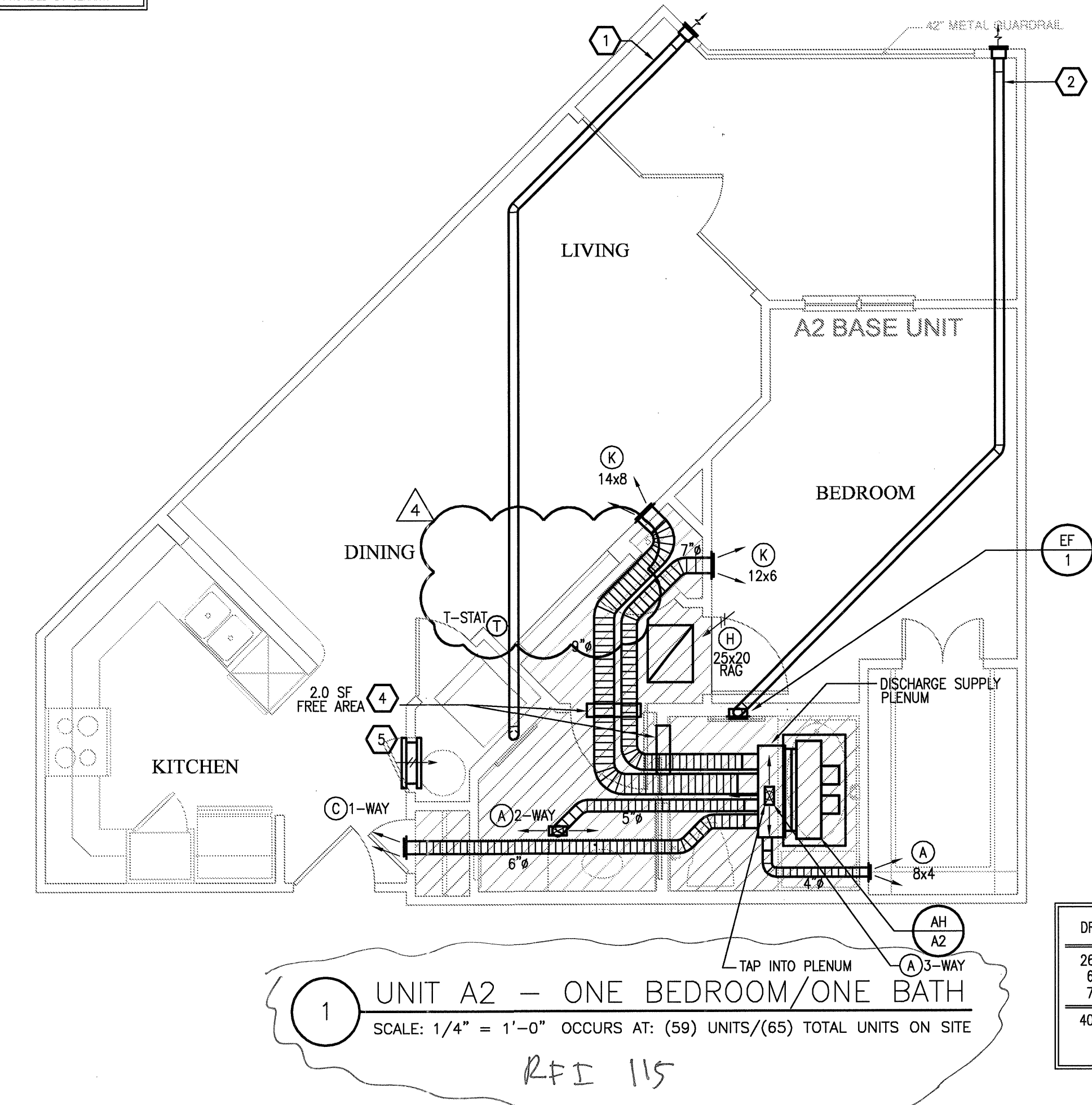
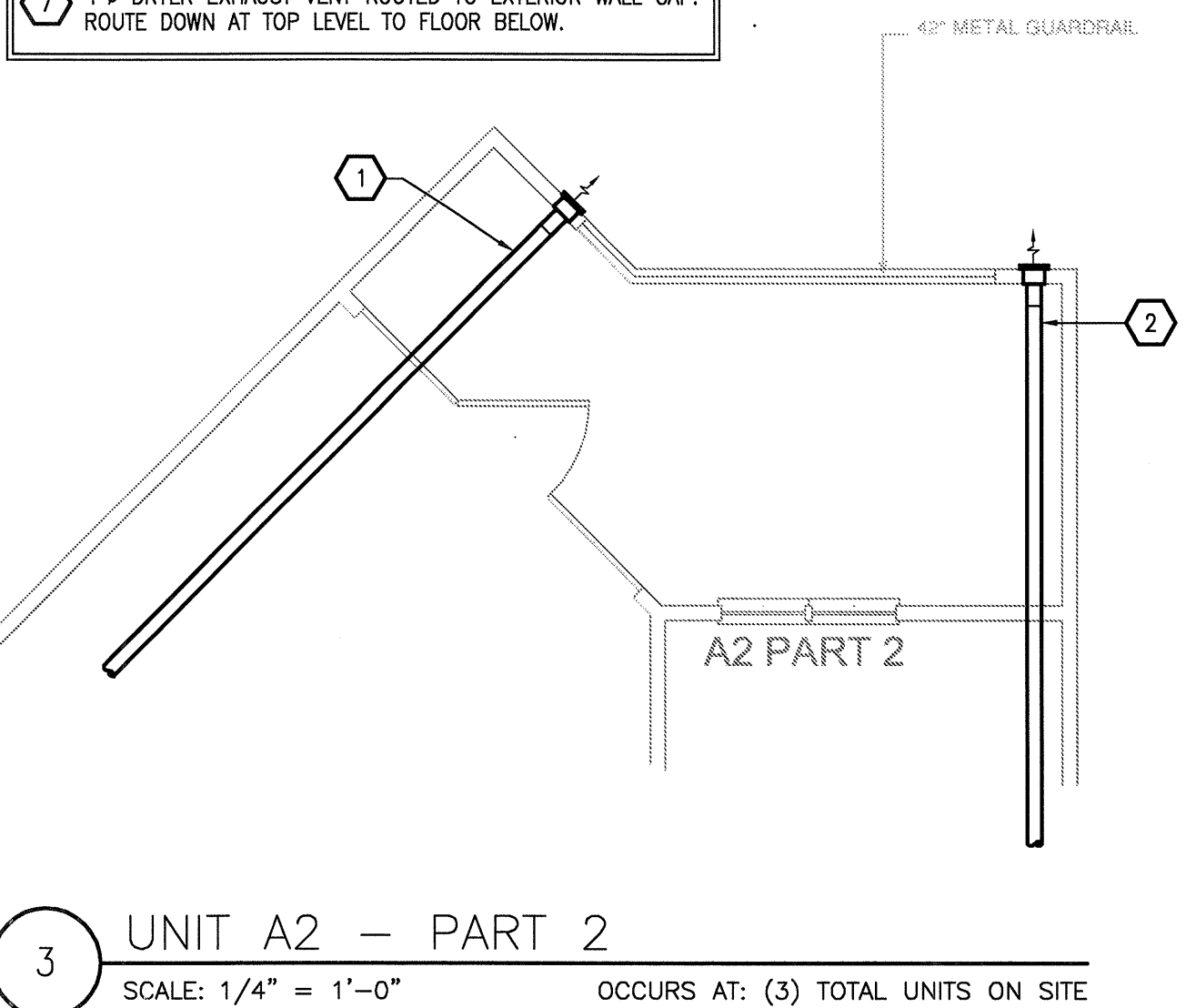


REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS
3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE



- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS REDIRCULATING.
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 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
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 - TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE ON EACH SIDE OF WALL TO PROVIDE 100 SQ. IN. OF FREE AREA.
 - 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.



KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Exp. Suite 855
Dallas, TX 75204
214-520-8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-2.2
A2 &
A2-SP UNIT
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



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

BGO
architects

4144 N. Central Exp.
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Dallas, TX 75204
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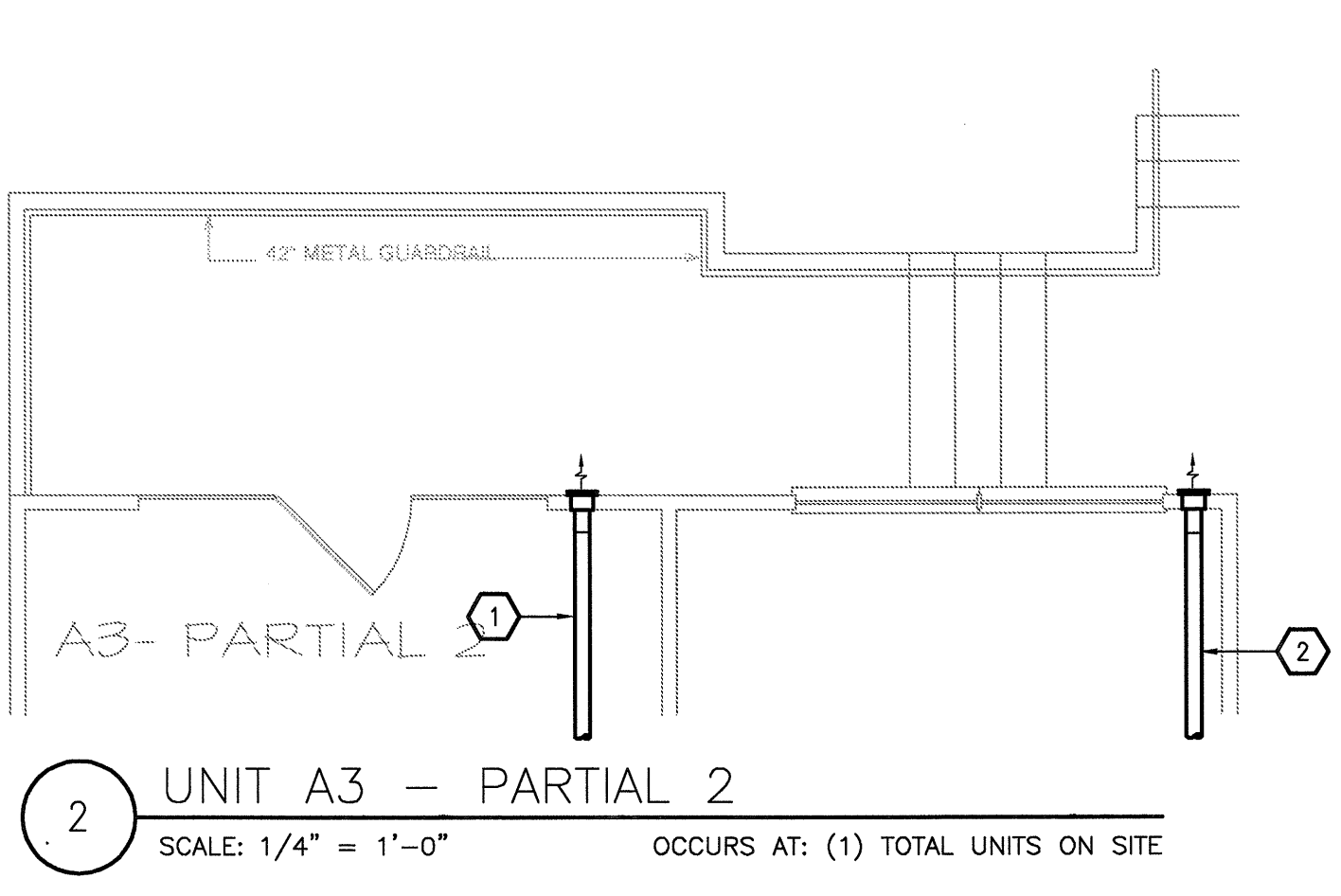
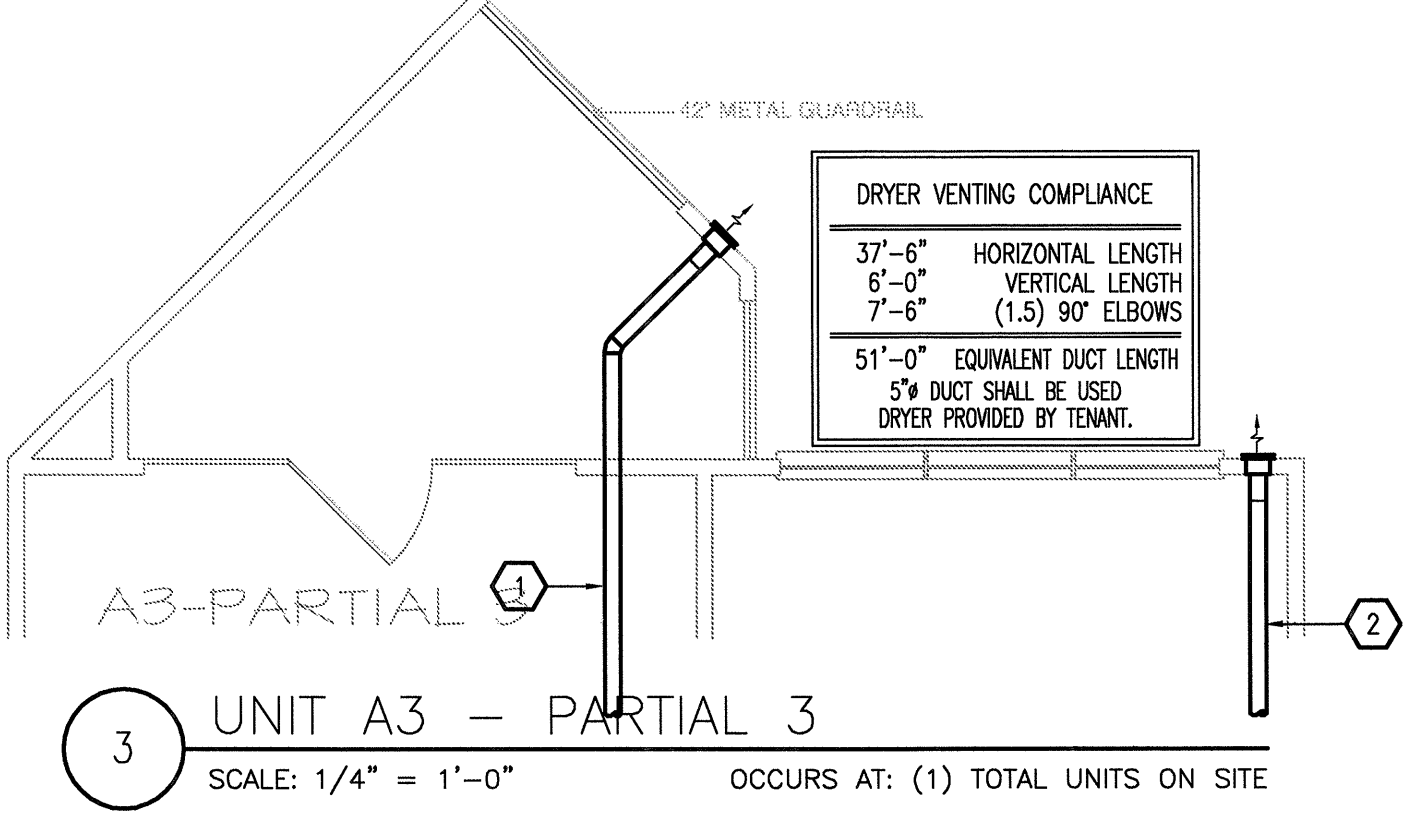
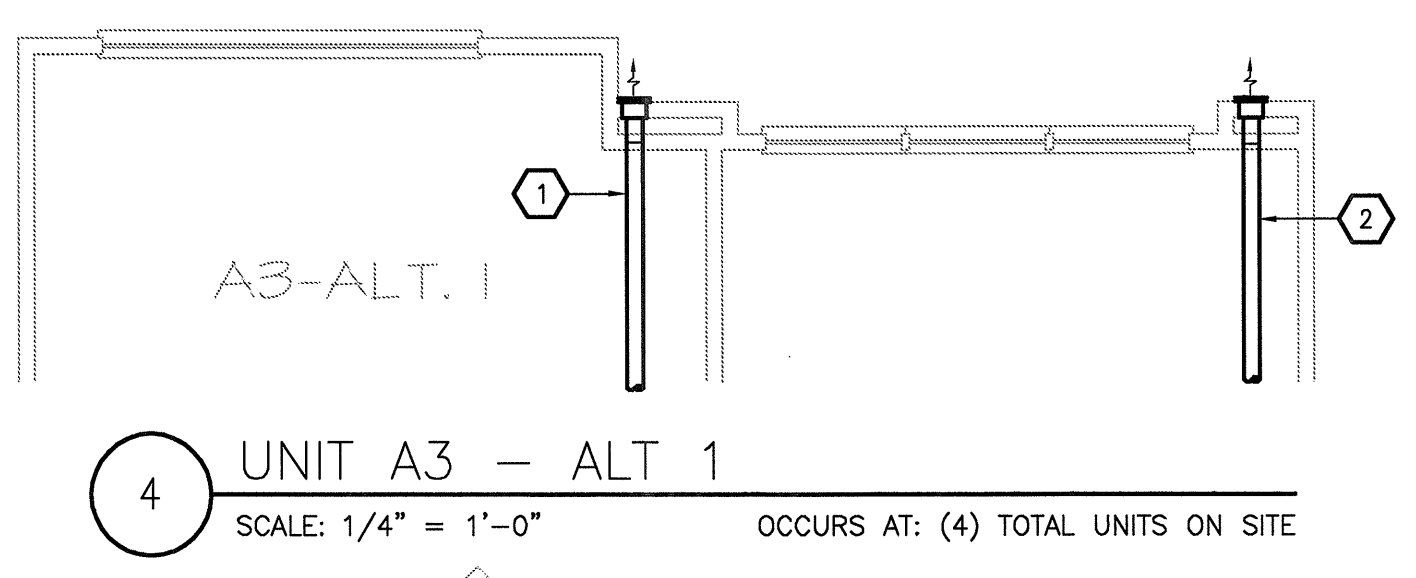
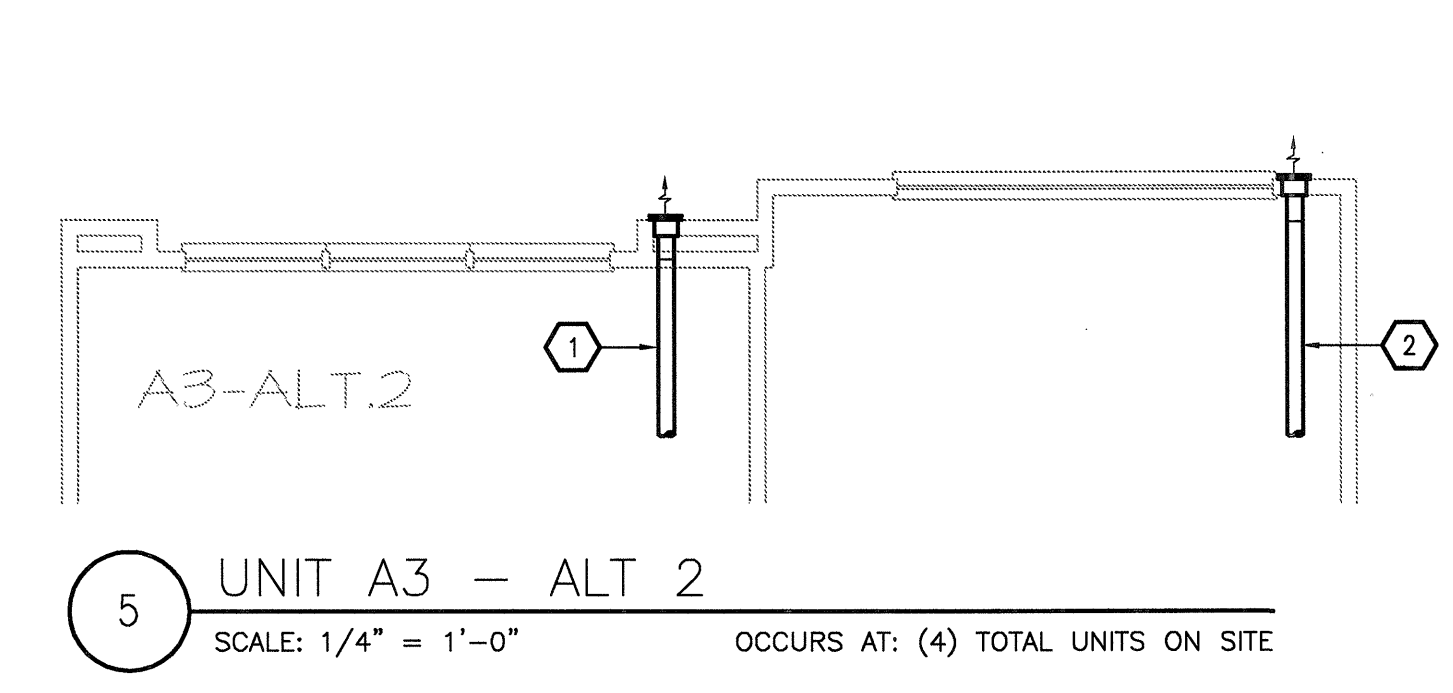
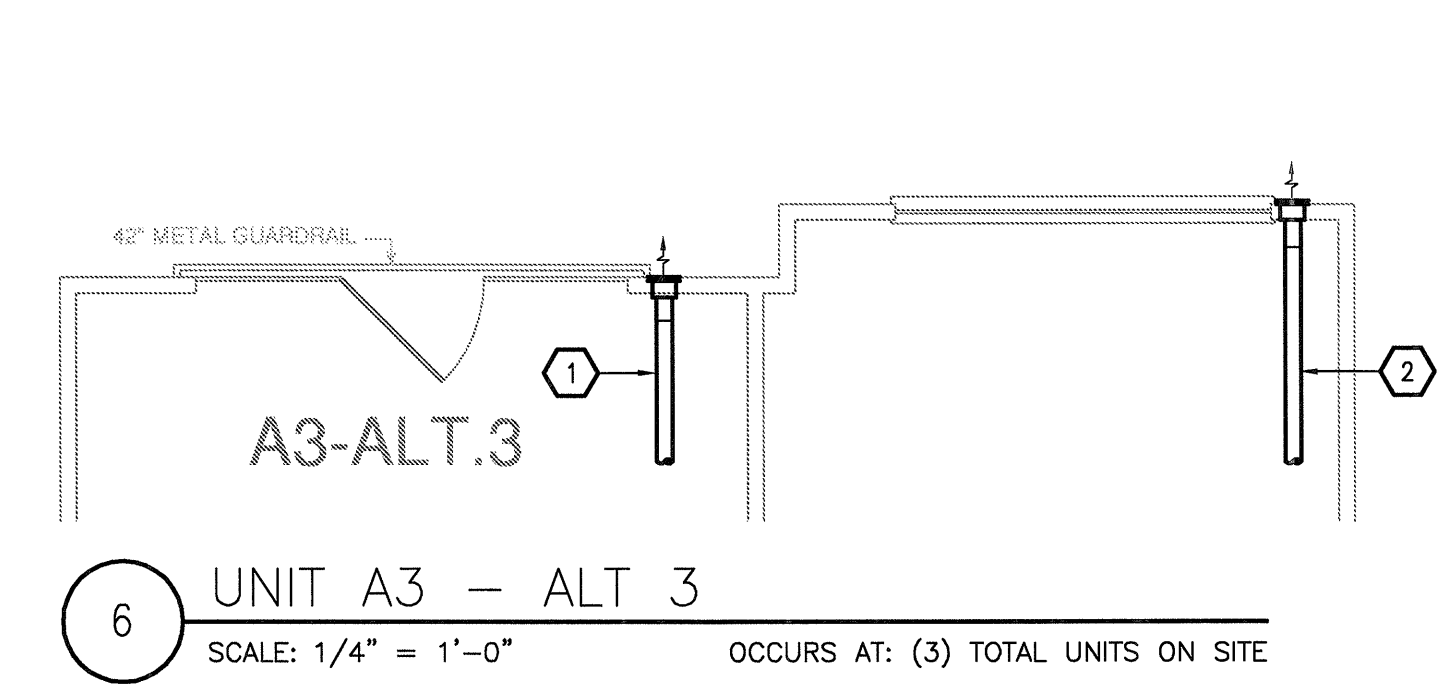
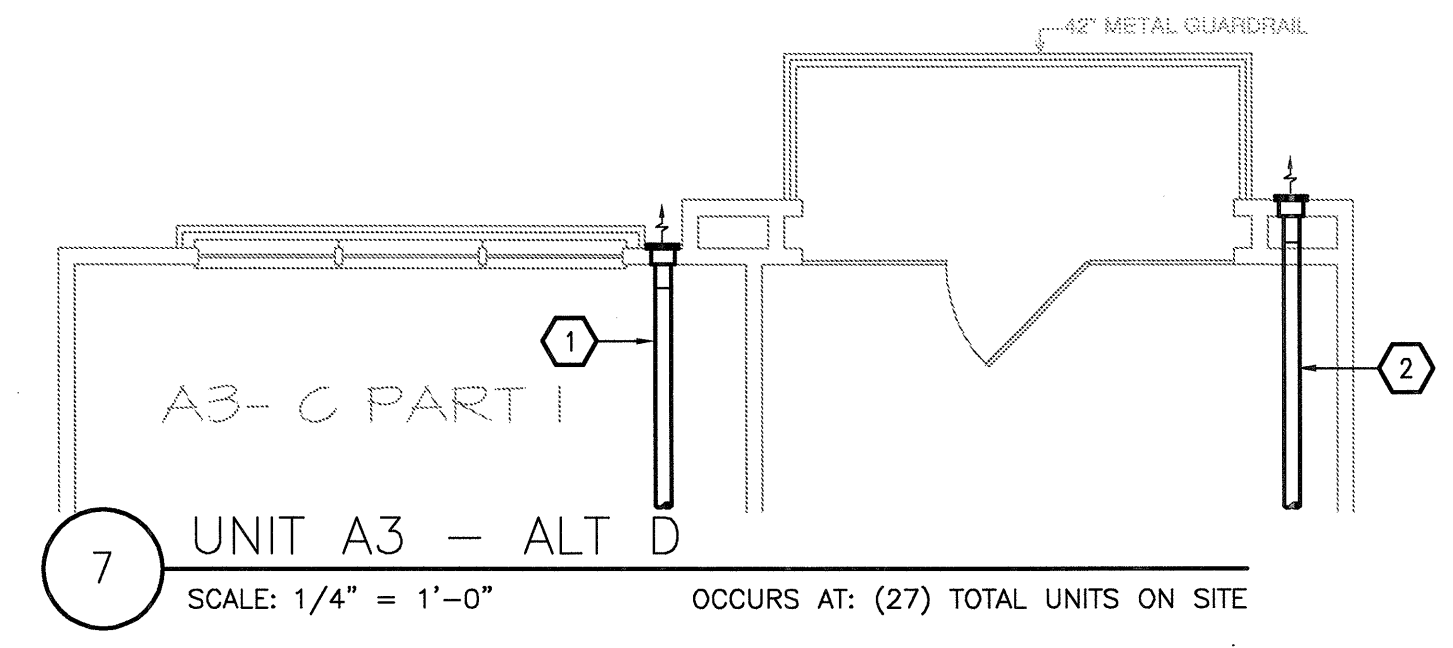
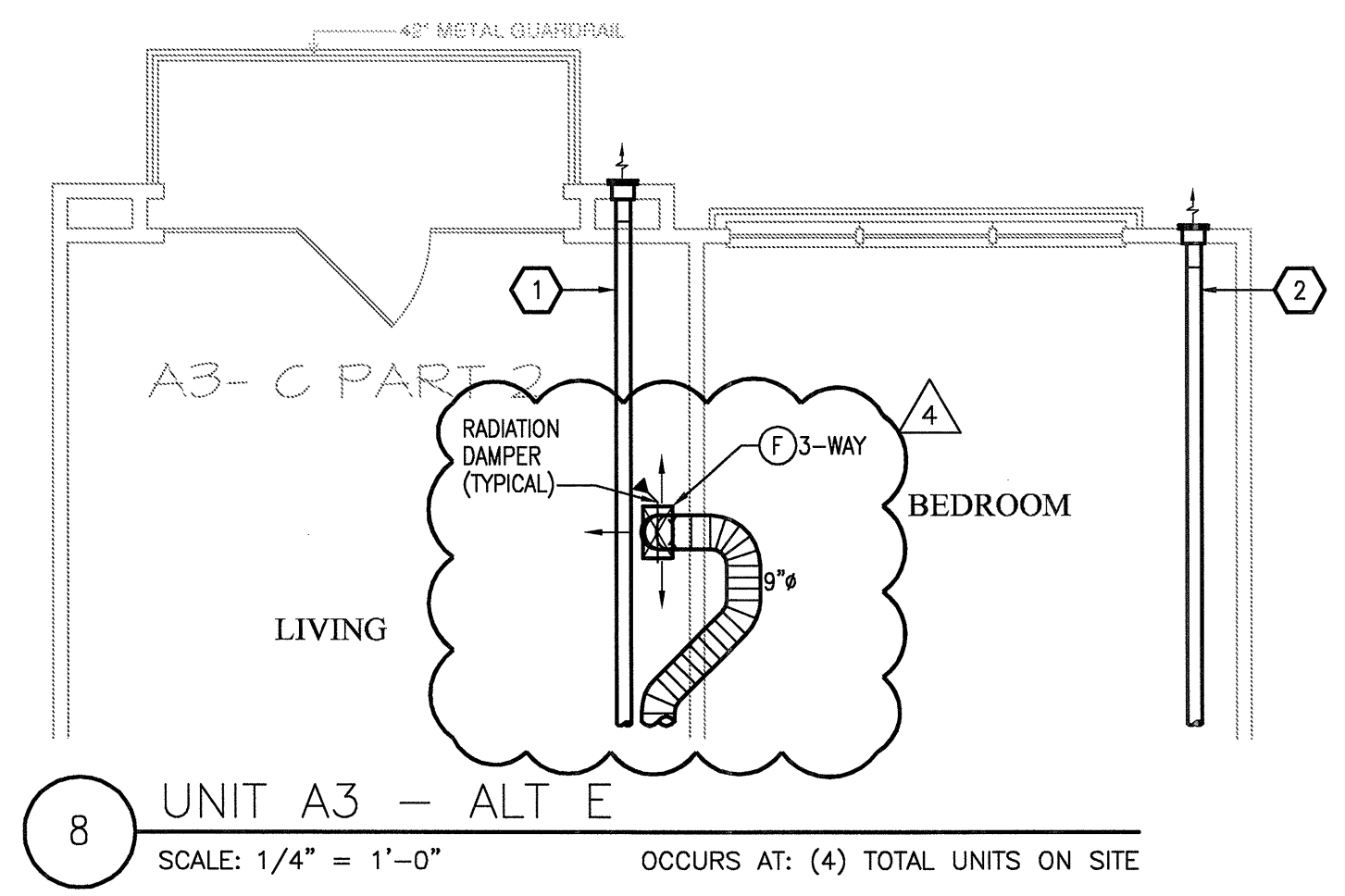
DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.3
A-3
A2-SP-UNIT MECHANICAL

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 6" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TRANSFER AIR. TO PROVIDE 100 SQ. IN. OF FREE AREA.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.

- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS RECIRCULATING.
 - COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
 - ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
 - COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
 - RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FUR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FUR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

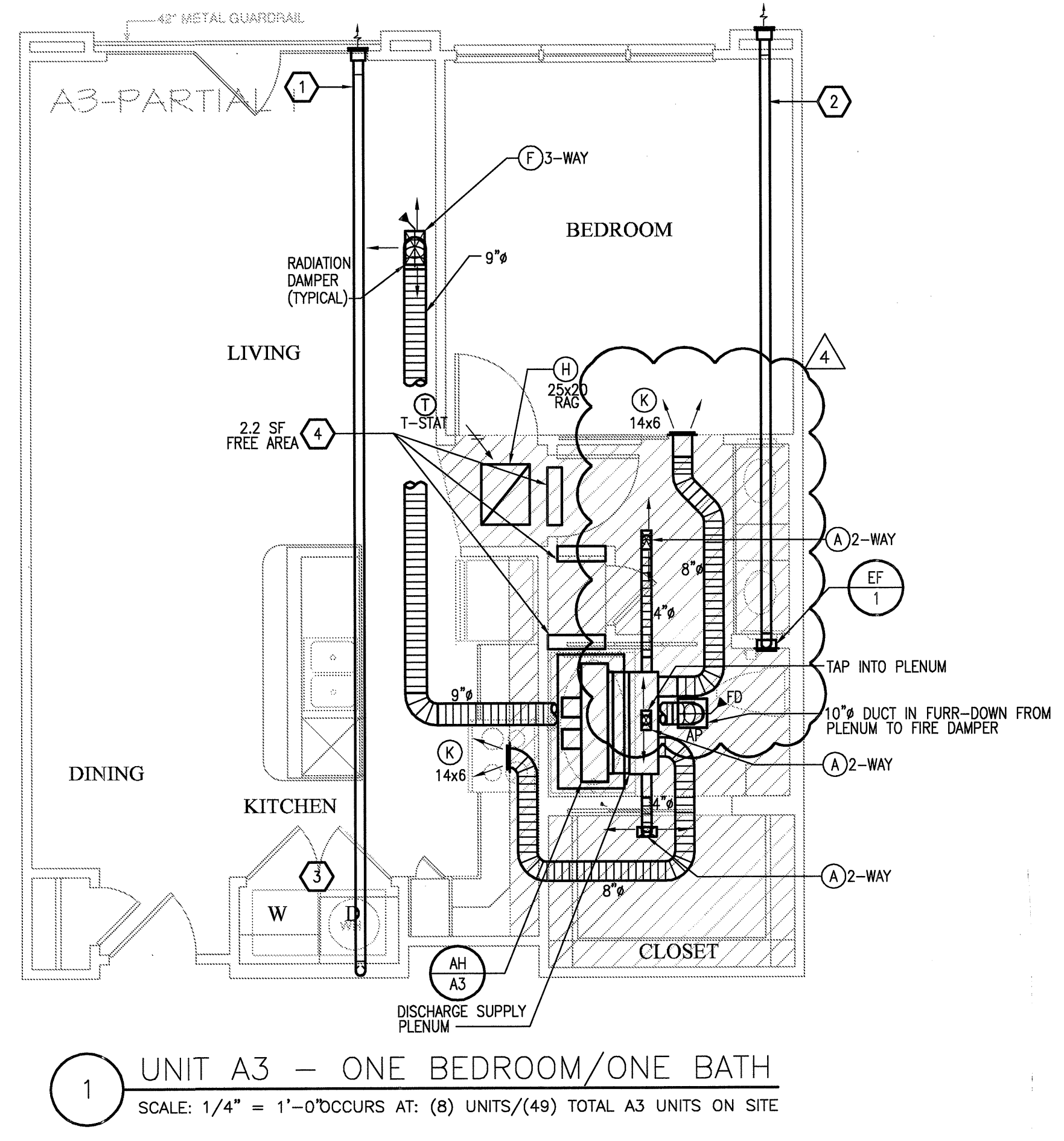


DRYER VENTING COMPLIANCE

33'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
5'-0"	(1.0) 90° ELBOWS
44'-0"	EQUIVALENT DUCT LENGTH
5% DUCT SHALL BE USED DRYER PROVIDED BY TENANT.	

DRYER VENTING COMPLIANCE

37'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
51'-0"	EQUIVALENT DUCT LENGTH
5% DUCT SHALL BE USED DRYER PROVIDED BY TENANT.	



RFE 157

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1615 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

EMBREY BUILDERS, LLC.

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
9330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 115
Date: 5/14/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Eamshaw (Beeler Guest Owens Architects), Heath Parnell (Jordan & Skala Engineers, Inc.)

Subject: HVAC Supply Duct and Return Air Duct Locations

Drawing: M2.1, M2.2, M2.4, M2.6 and corresponding
Structural sheets
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required:** 5/22/2012
In the A1, A2, A4 and B2 unit types, there are either supply ducts or return air ducts terminating in a load bearing wall. Please provide a way to get around this issue.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer question to Architect and/or Mechanical Engineer for additional requirements necessary for penetrating a load-bearing wall.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Provide a type A header where duct penetration will not fit between the stud wall framing.

R. Trent Perkins, P.E. May 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by

Company

Date



REVISIONS		
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
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KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

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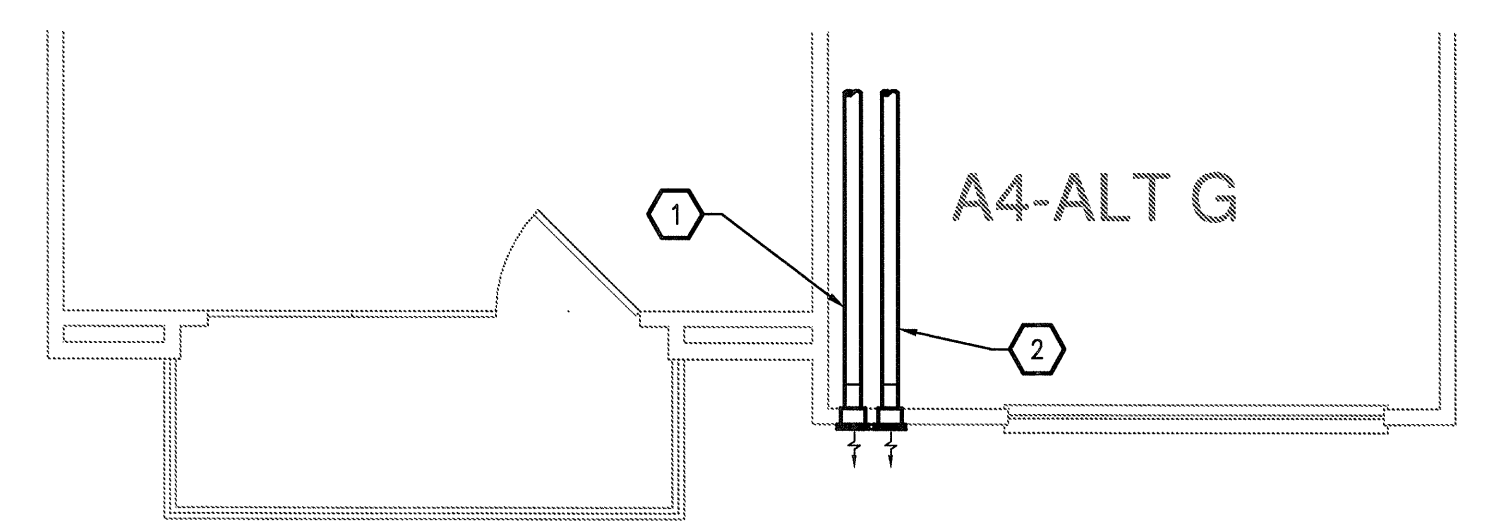
DATE
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PROJECT
11129

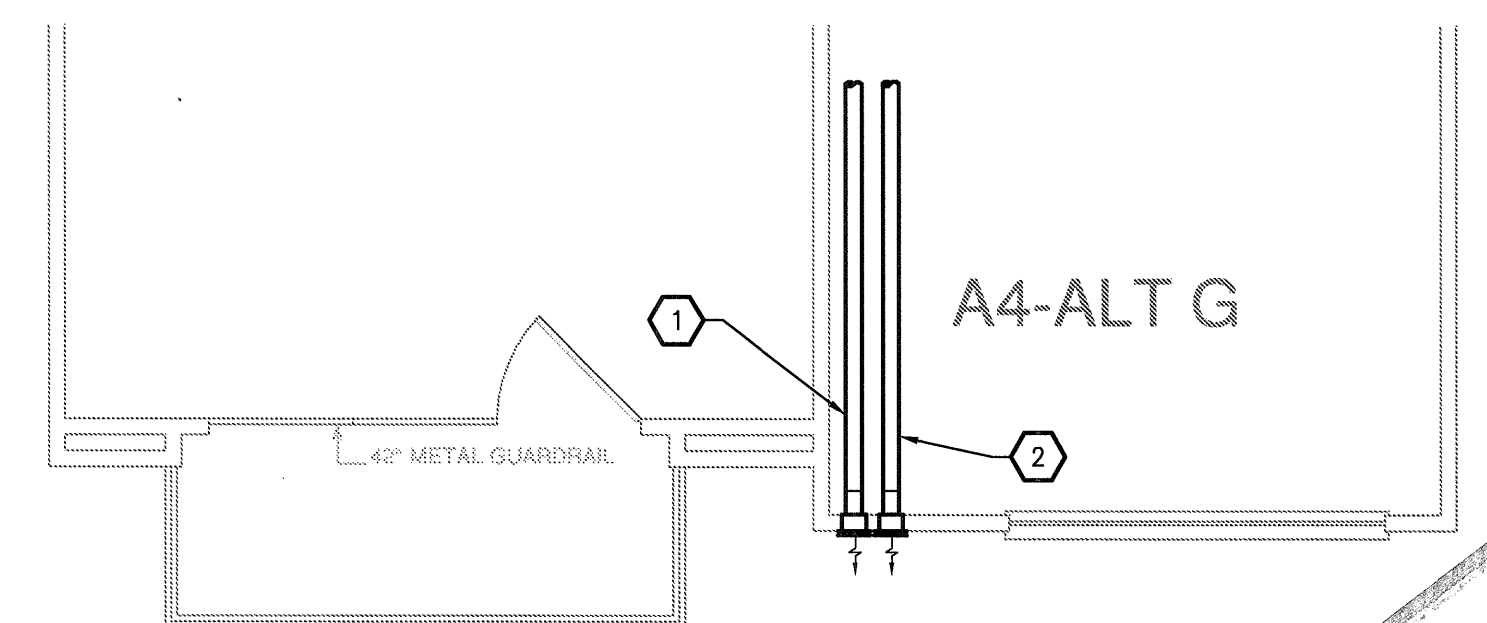
SHEET NUMBER
M-2.4
A4 UNIT MECHANICAL

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
1. 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 2. 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 3. UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 4. TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.

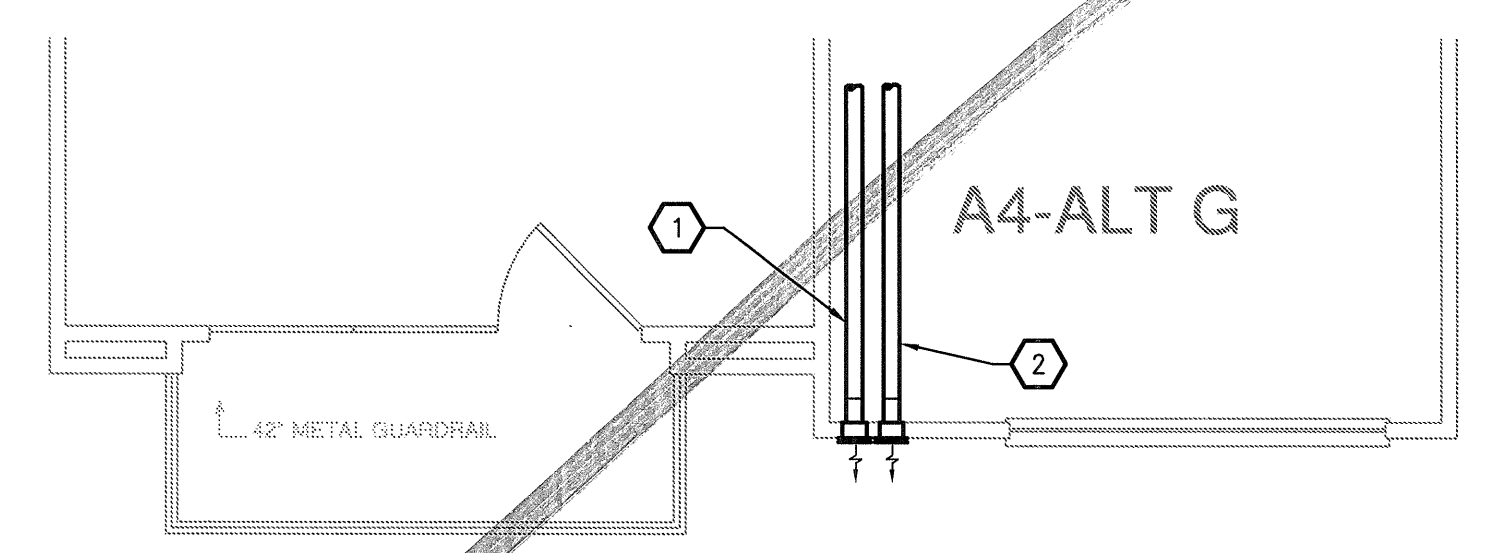
- GENERAL NOTES**
1. COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 2. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 3. KITCHEN RANGE HOOD IS RECIRCULATING.
 4. COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 5. CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
 6. ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
 7. COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL. THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
 8. RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FUR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 9. MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 10. ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 11. MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FUR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.



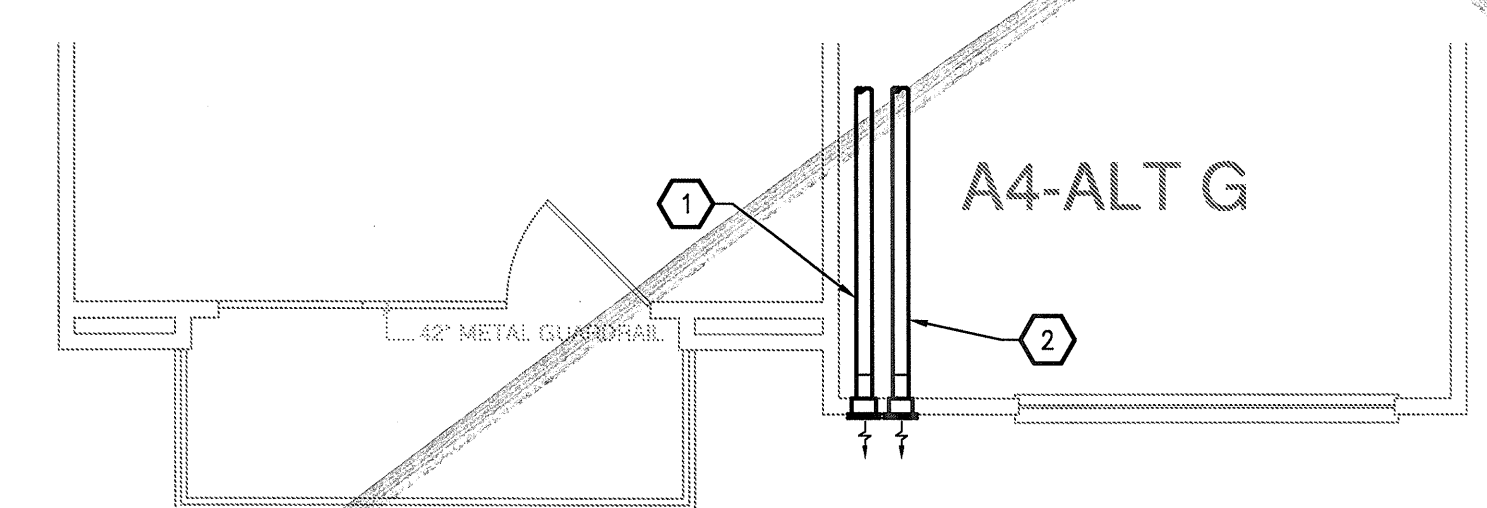
7 UNIT A4 - ALT G
SCALE: 1/4" = 1'-0"



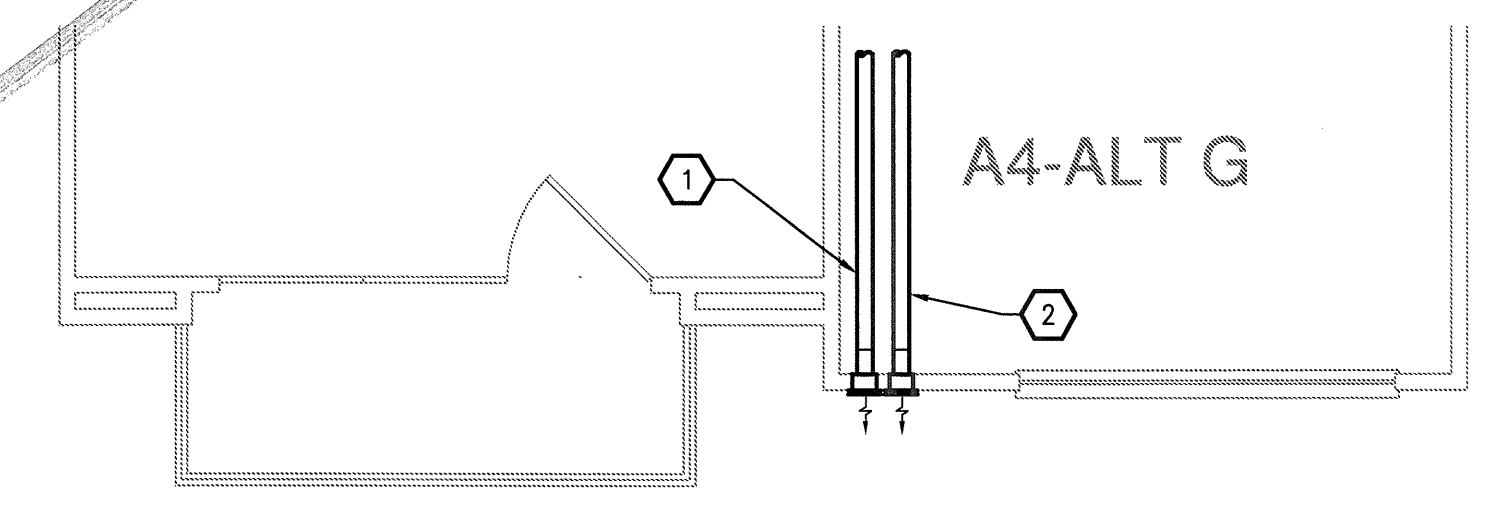
6 UNIT A4 - ALT F
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



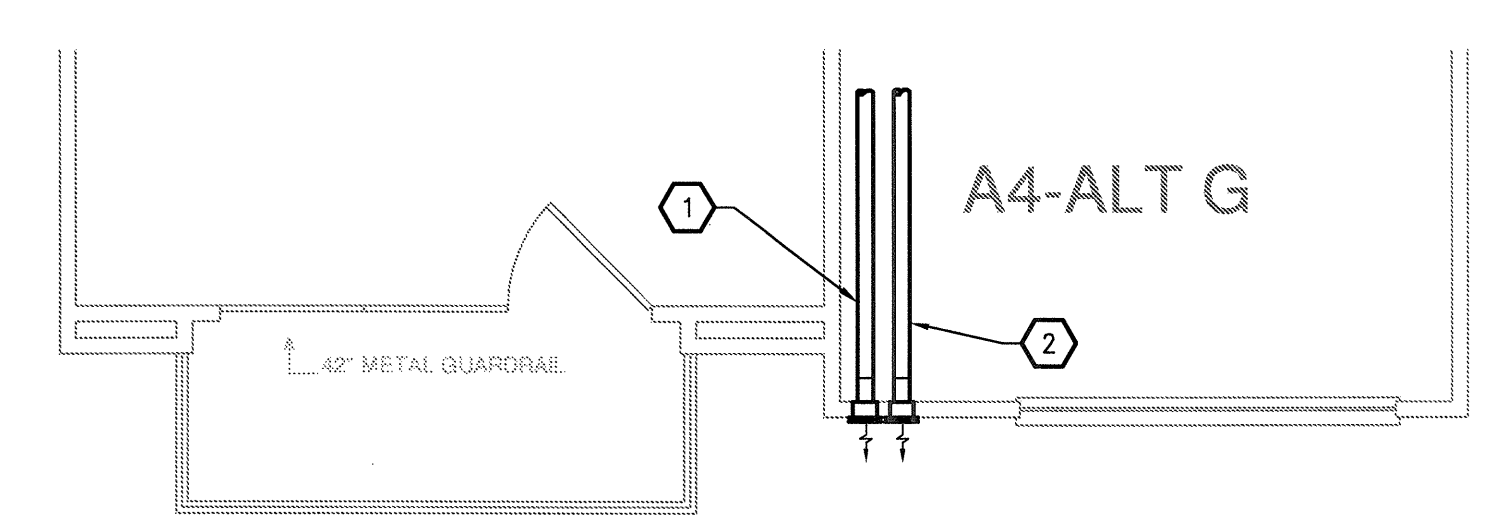
5 UNIT A4 - ALT E
SCALE: 1/4" = 1'-0" OCCURS AT: (7) TOTAL UNITS ON SITE



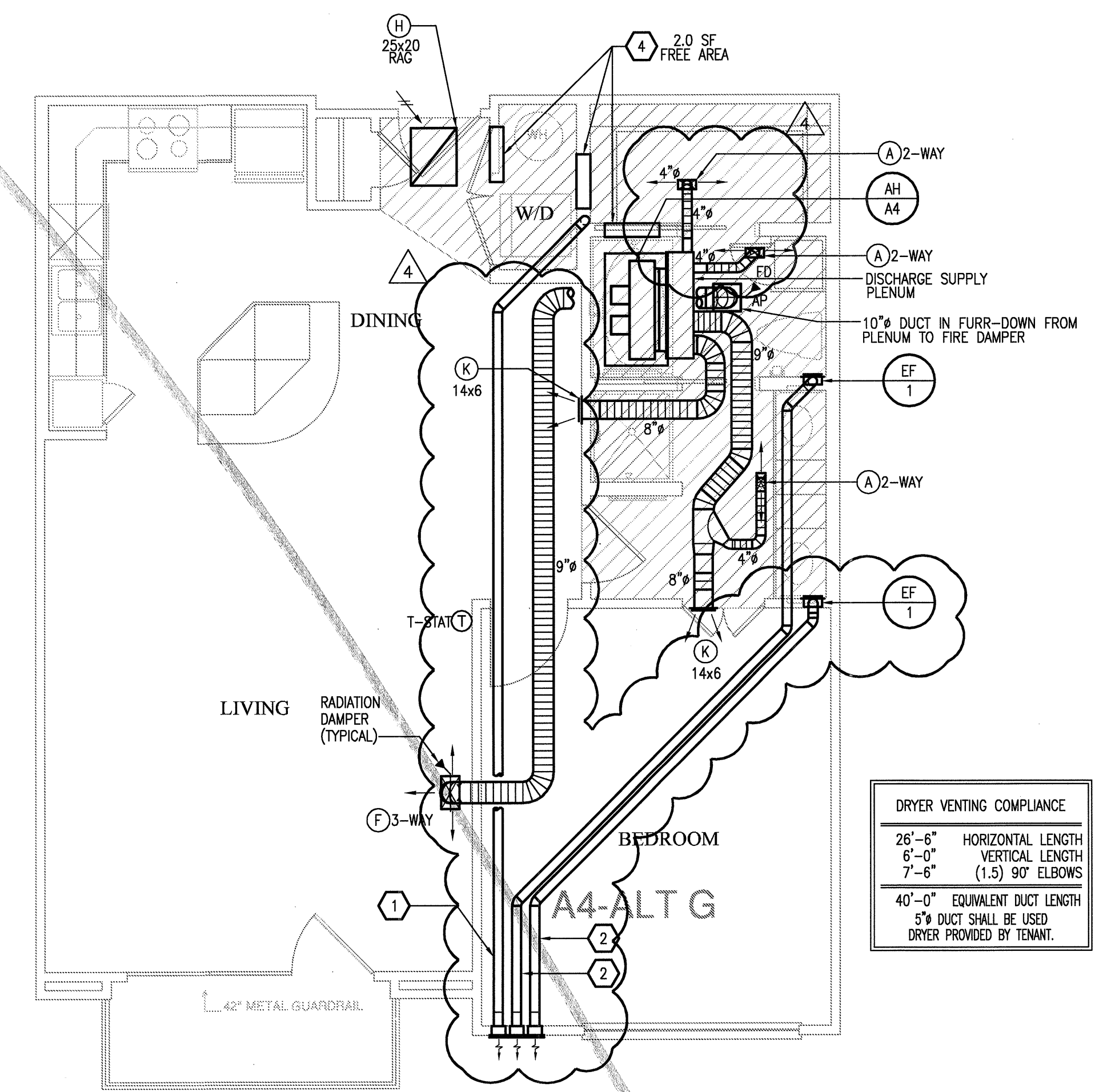
4 UNIT A4 - ALT C
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



3 UNIT A4 - ALT B
SCALE: 1/4" = 1'-0" OCCURS AT: (12) TOTAL UNITS ON SITE



2 UNIT A4 - ALT A
SCALE: 1/4" = 1'-0" OCCURS AT: (19) TOTAL UNITS ON SITE



1 UNIT A4 - ONE BEDROOM/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

26'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
40'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 330
 Dallas, TX 75244-5138
 V: (469) 385-1616 F: (469) 385-1615
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CJIH Checked By: AHS



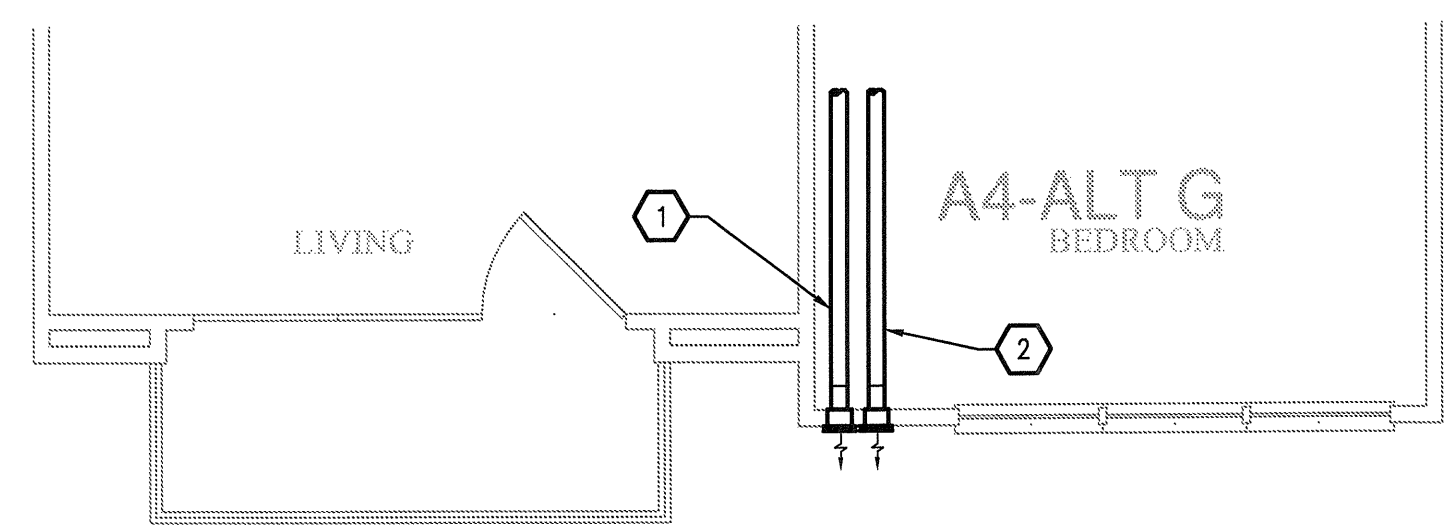
REVISIONS		
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE
5	12-21-2011	DESIGN REVISIONS

KELLER SPRINGS LOFTS

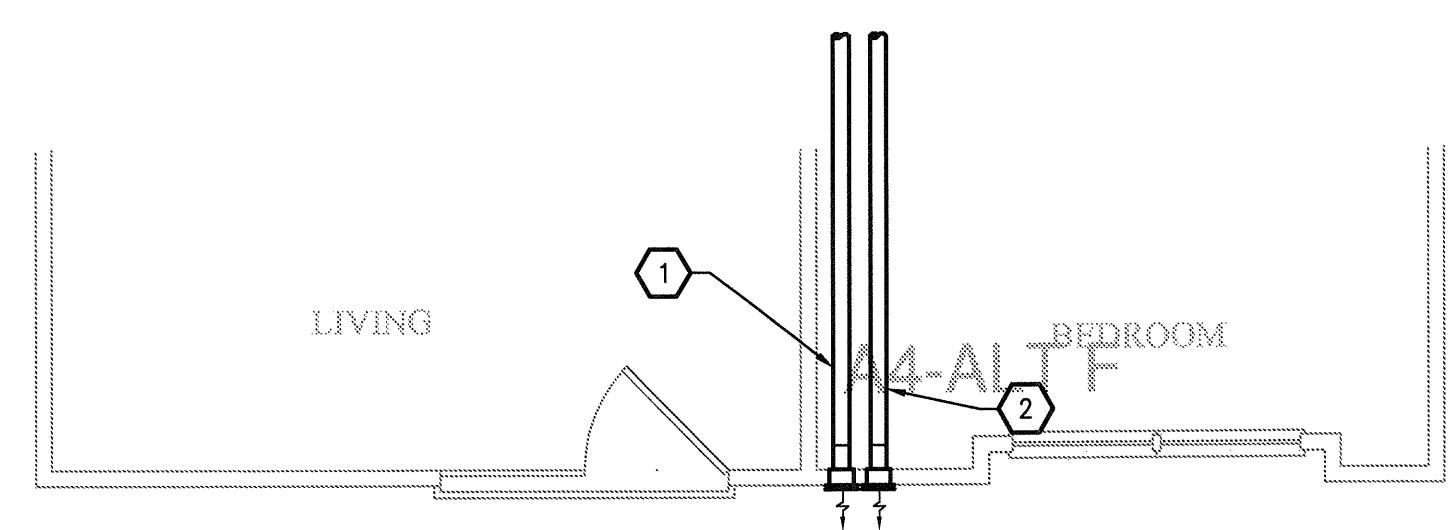
LOFT APARTMENTS IN ADDISON, TEXAS

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 1 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 2 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 3 UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - 4 TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.

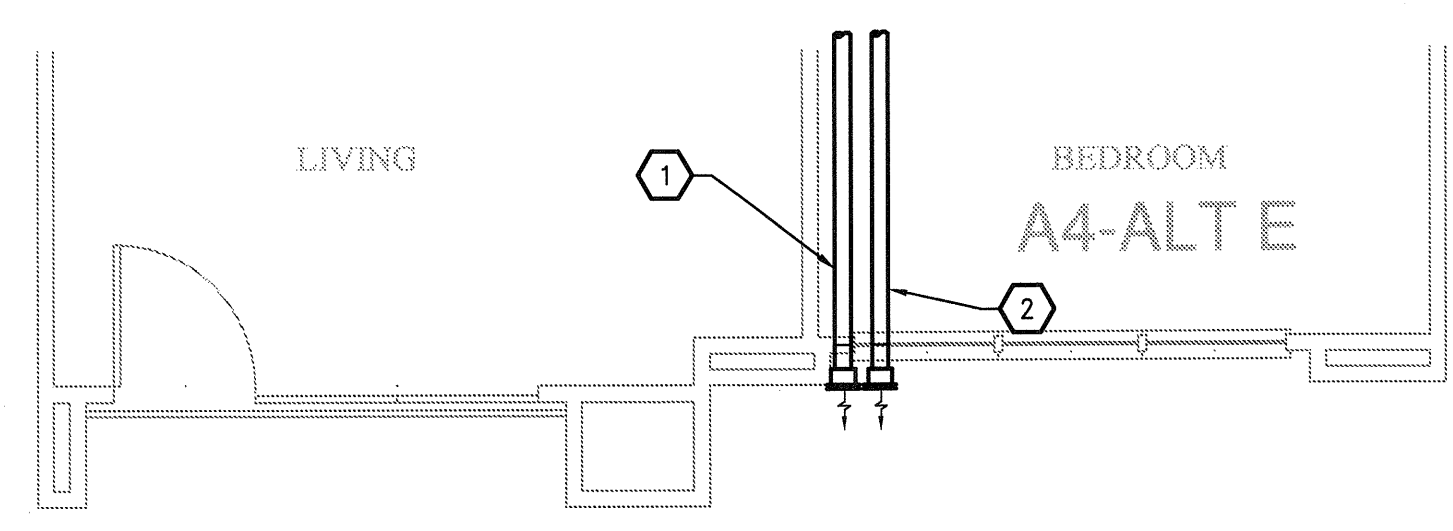
- GENERAL NOTES**
1. COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 2. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 3. KITCHEN RANGE HOOD IS RECIRCULATING.
 4. COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 5. CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
 6. ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
 7. COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL. THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
 8. RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FUR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 9. MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 10. ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH DEEP OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
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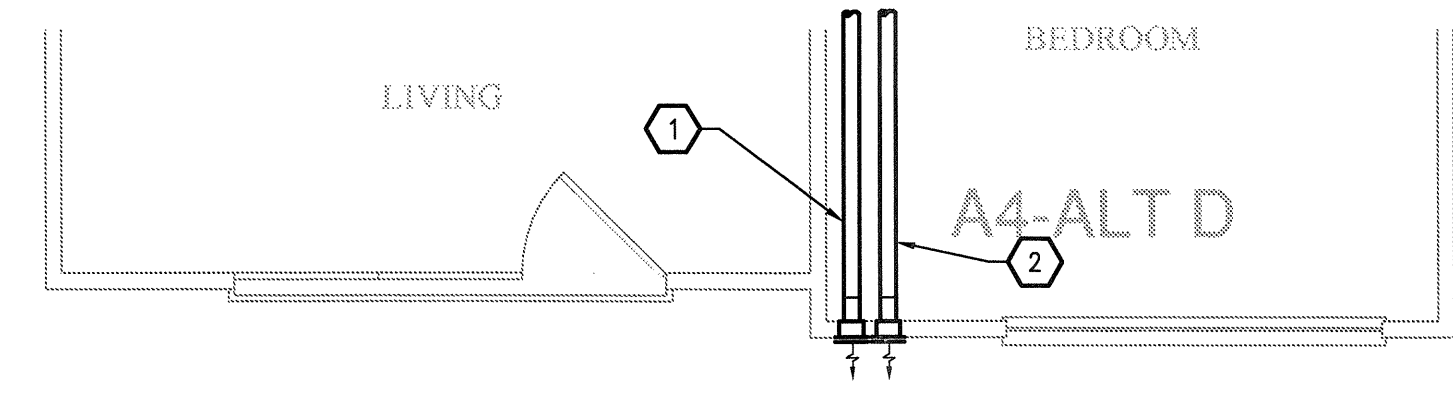
7 UNIT A4 - ALT G
SCALE: 1/4" = 1'-0"



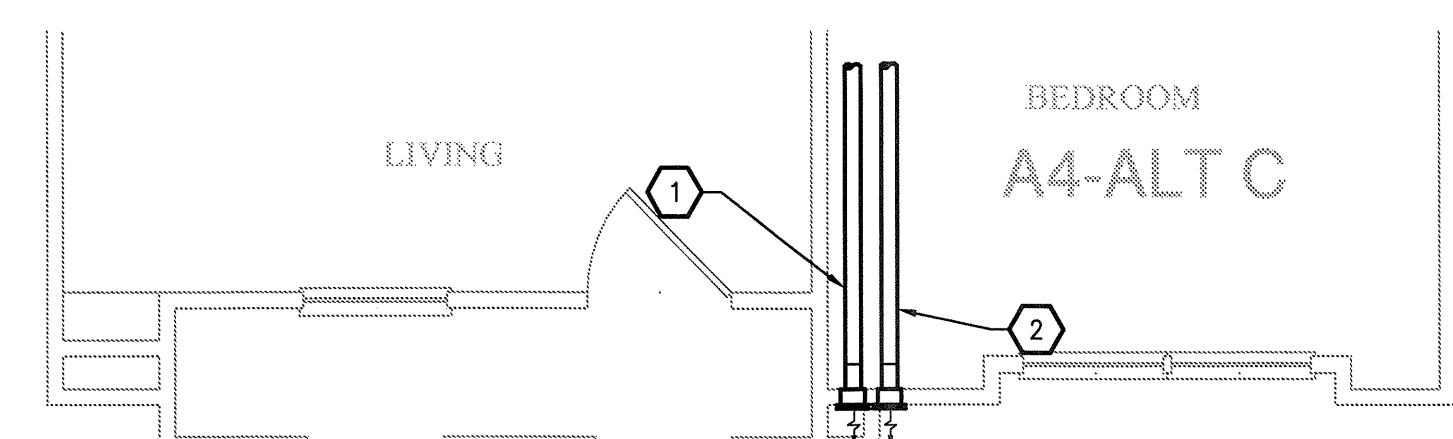
6 UNIT A4 - ALT F
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



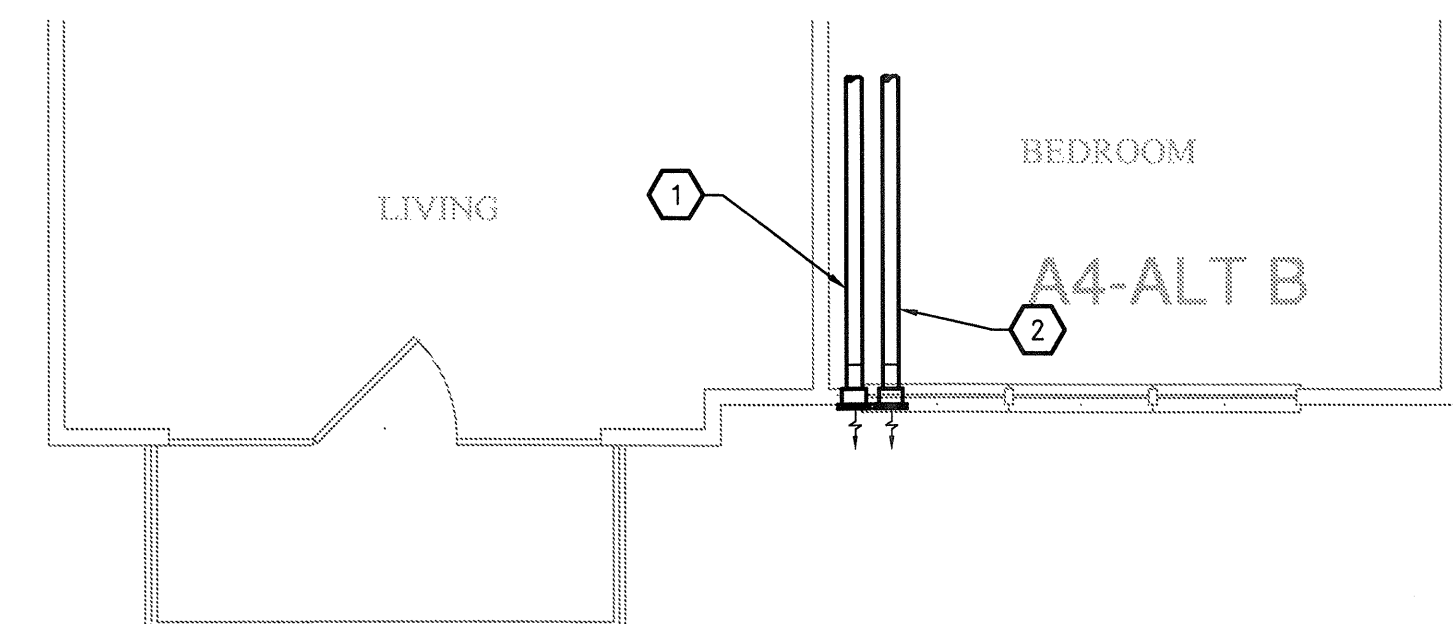
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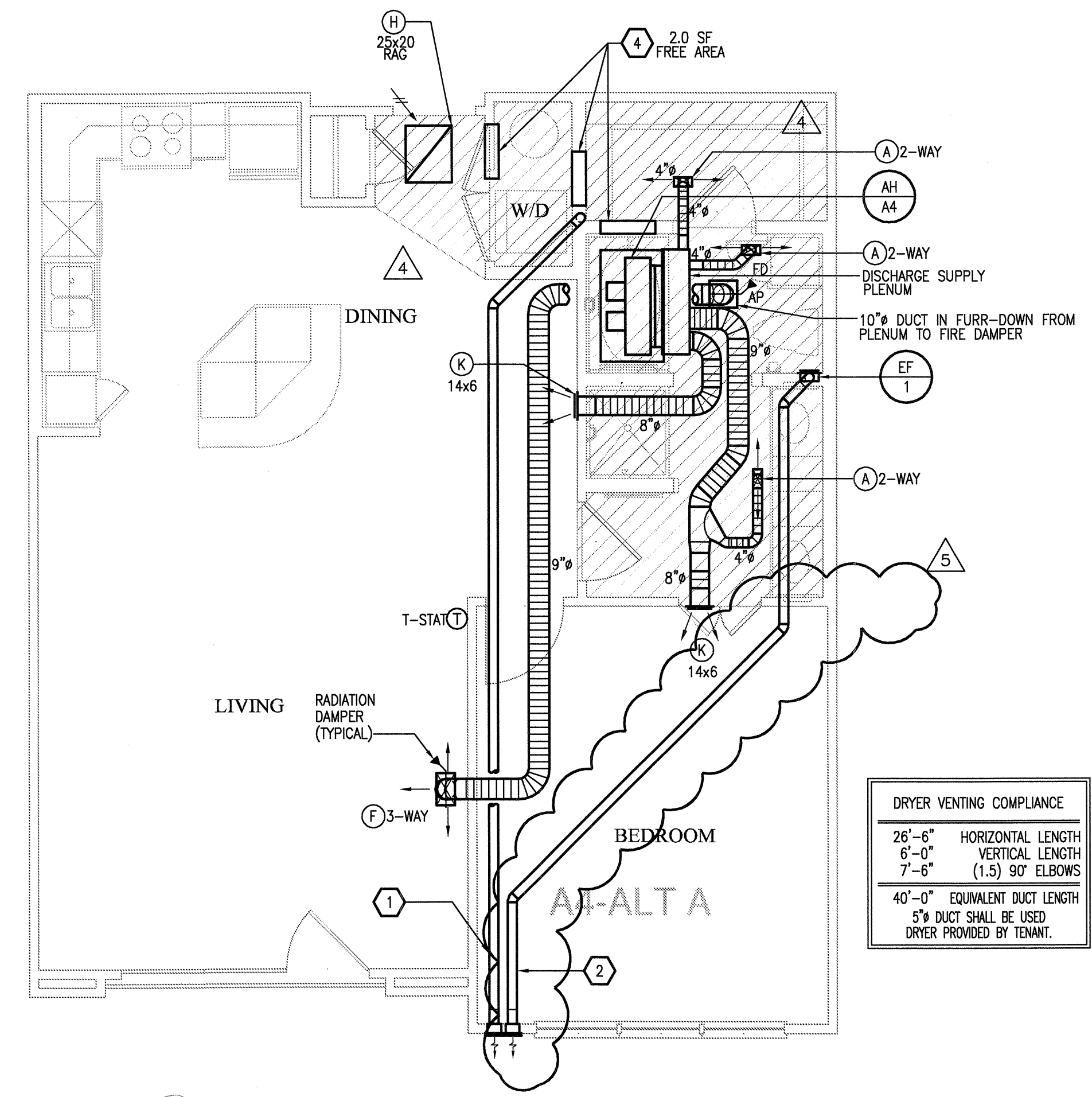
4 UNIT A4 - ALT D
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



3 UNIT A4 - ALT C
SCALE: 1/4" = 1'-0" OCCURS AT: (12) TOTAL UNITS ON SITE



2 UNIT A4 - ALT B
SCALE: 1/4" = 1'-0" OCCURS AT: (19) TOTAL UNITS ON SITE



1 UNIT A4 - ONE BEDROOM/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE
RFE U5

EMBREY BUILDERS, LLC.

1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Trent Perkins
Parkin Perkins Olsen
8330 LBJ Freeway, Suite 1055
Dallas, TX 75243
Ph: (214)221-2220 Fax: (214)221-2252

RFI #: 115
Date: 5/14/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects), Heath Parnell (Jordan & Skala Engineers, Inc.)

Subject: HVAC Supply Duct and Return Air Duct Locations

Drawing: M2.1, M2.2, M2.4, M2.6 and corresponding Structural sheets
Spec Section:
Cost Impact: None
Schedule Impact: None

Request: **Date Required:** 5/22/2012
In the A1, A2, A4 and B2 unit types, there are either supply ducts or return air ducts terminating in a load bearing wall. Please provide a way to get around this issue.

Requested by: David Miller
Embrey Builders LLC

Response:

Refer question to Architect and/or Mechanical Engineer for additional requirements necessary for penetrating a load-bearing wall.

R. Trent Perkins, P.E. May 28, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Provide a type A header where duct penetration will not fit between the stud wall framing.

R. Trent Perkins, P.E. May 29, 2012
Parkin-Perkins-Olsen Consulting Engineering, Inc.

Answered by _____
Company _____ Date _____



REVISIONS		
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3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO
architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.5

B1 UNIT MECHANICAL

- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
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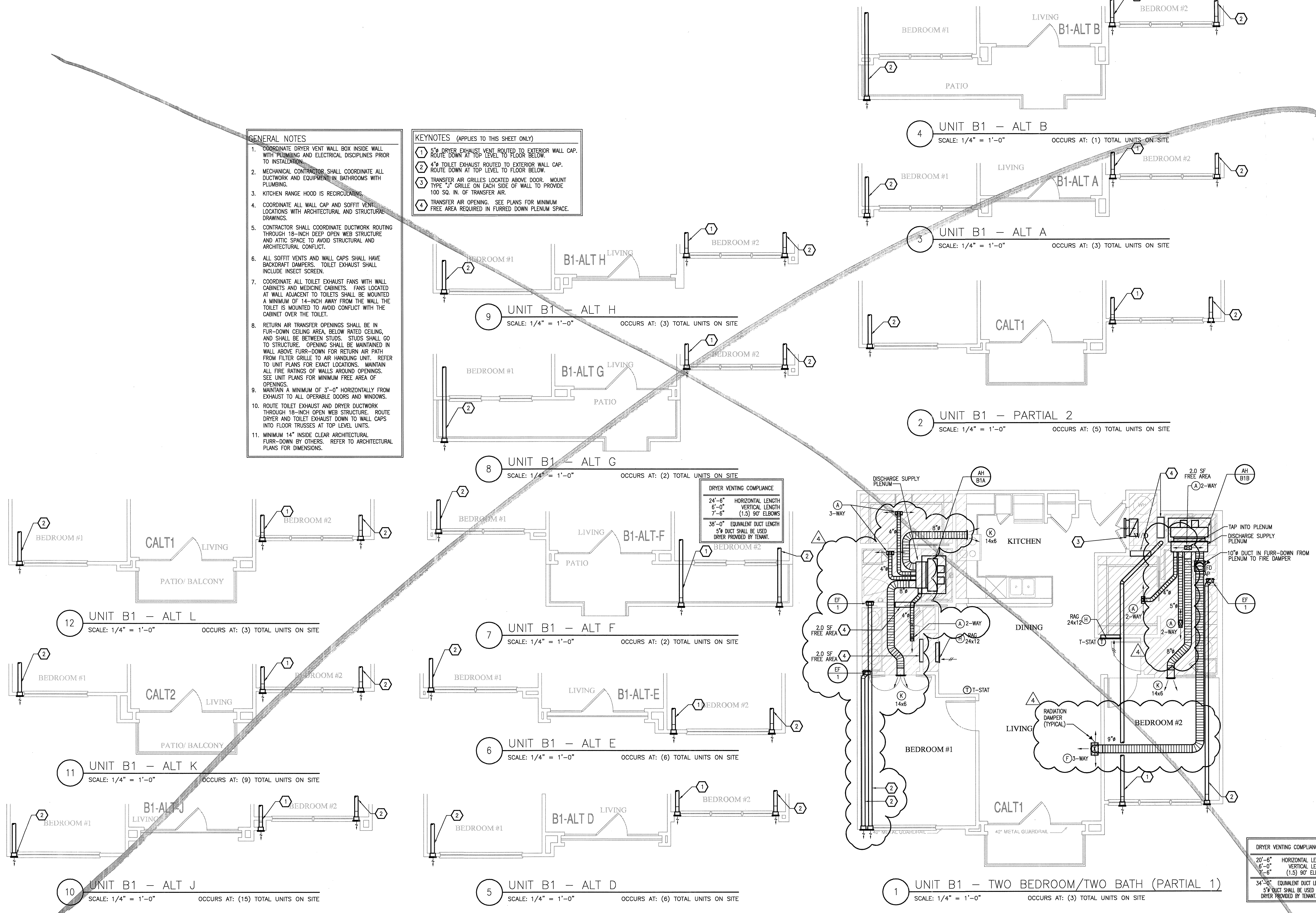
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 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.

DRYER VENTING COMPLIANCE

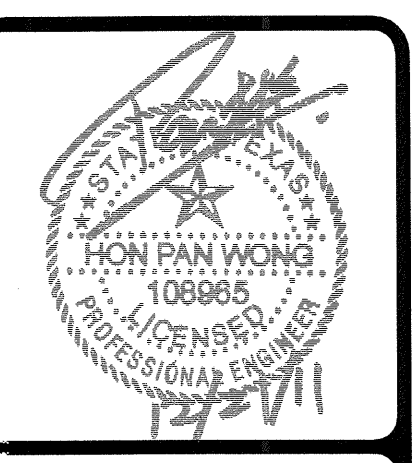
24'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
38'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

DRYER VENTING COMPLIANCE

20'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
34'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Houston, TX 77055-5138
Project Number - 113-0355 Texas Firm Registration #E-4990
Drawn By: CJH Checked By: AHS



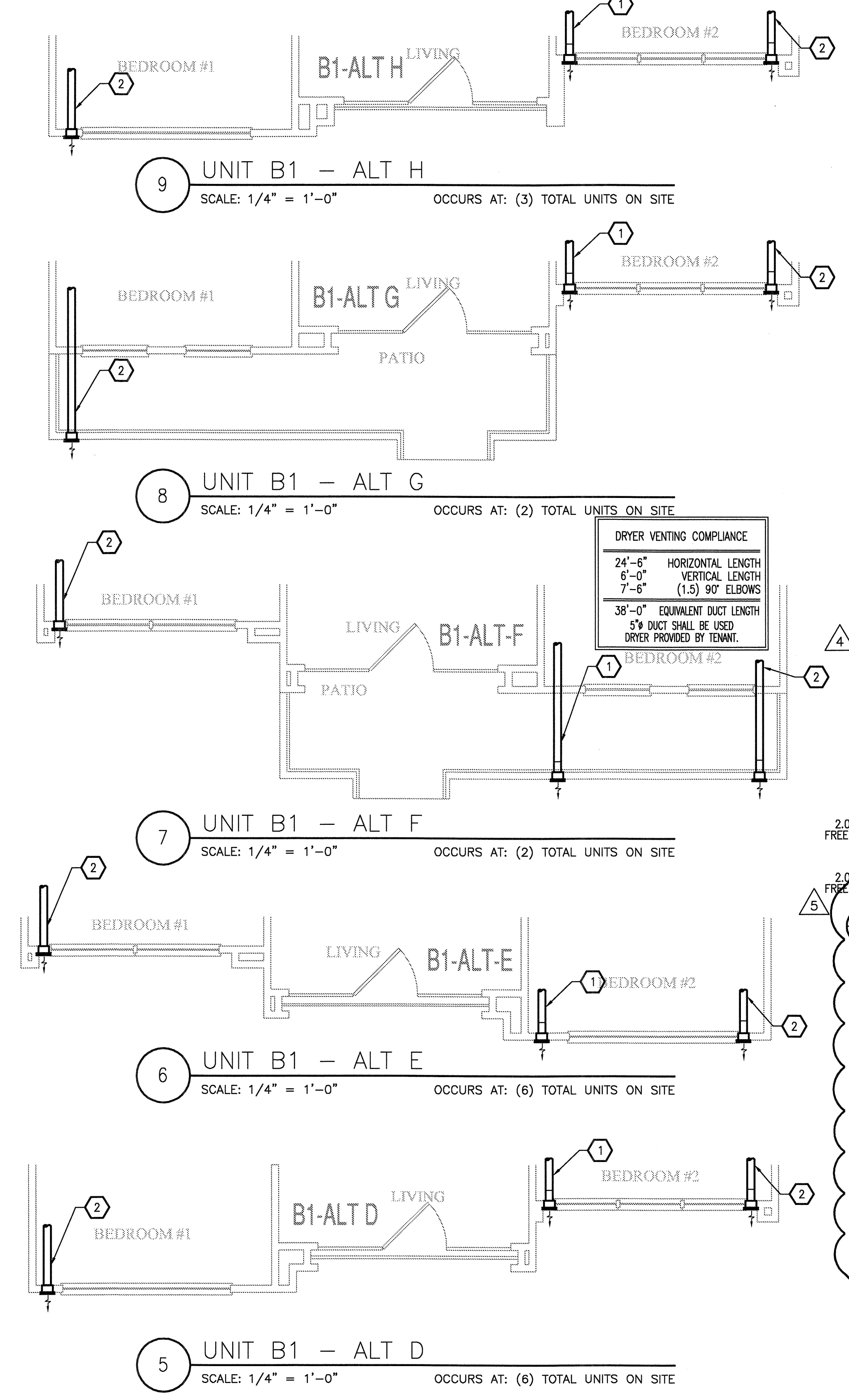
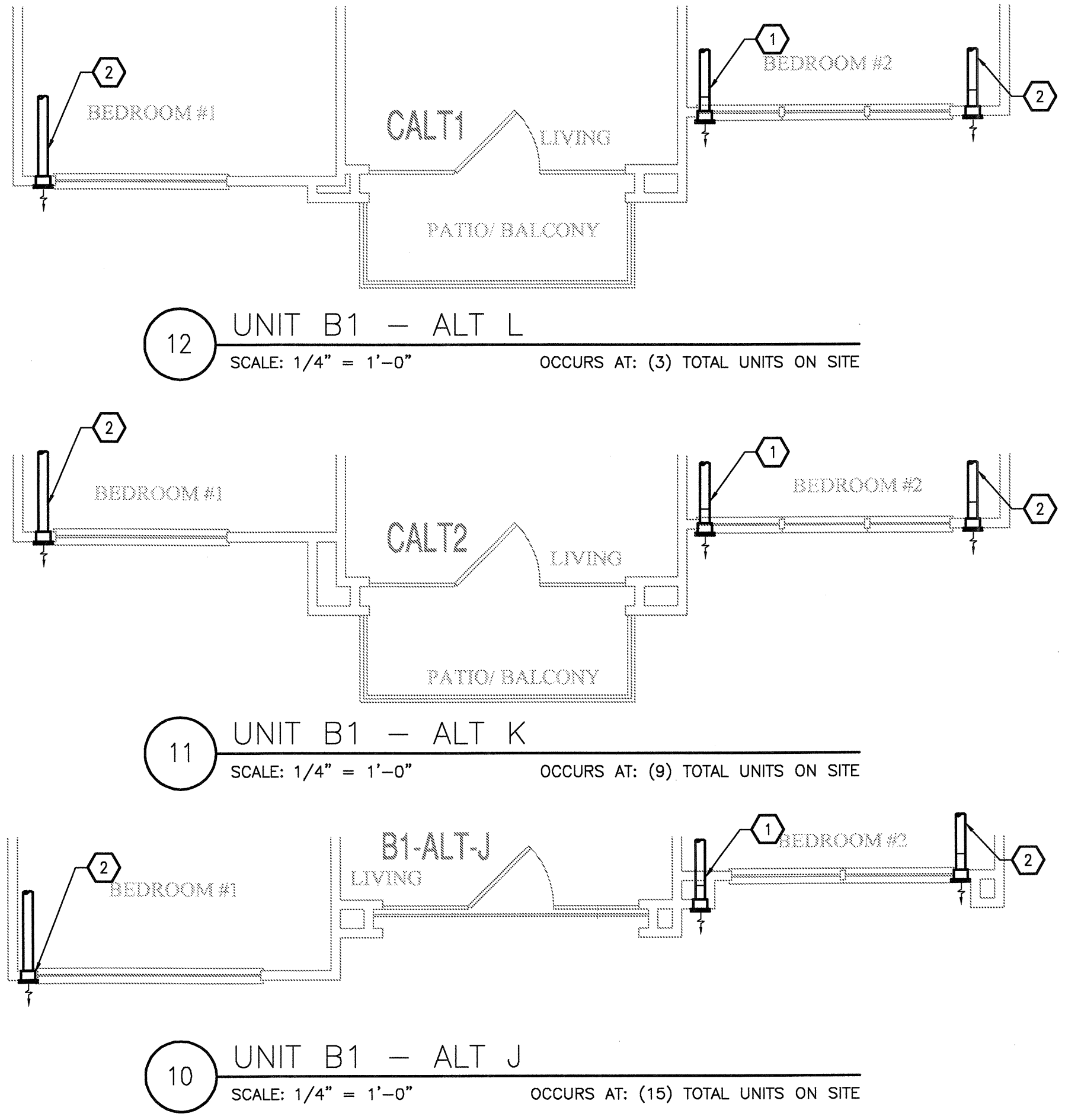
REVISIONS		
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE
5	12-21-2011	DESIGN REVISIONS

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

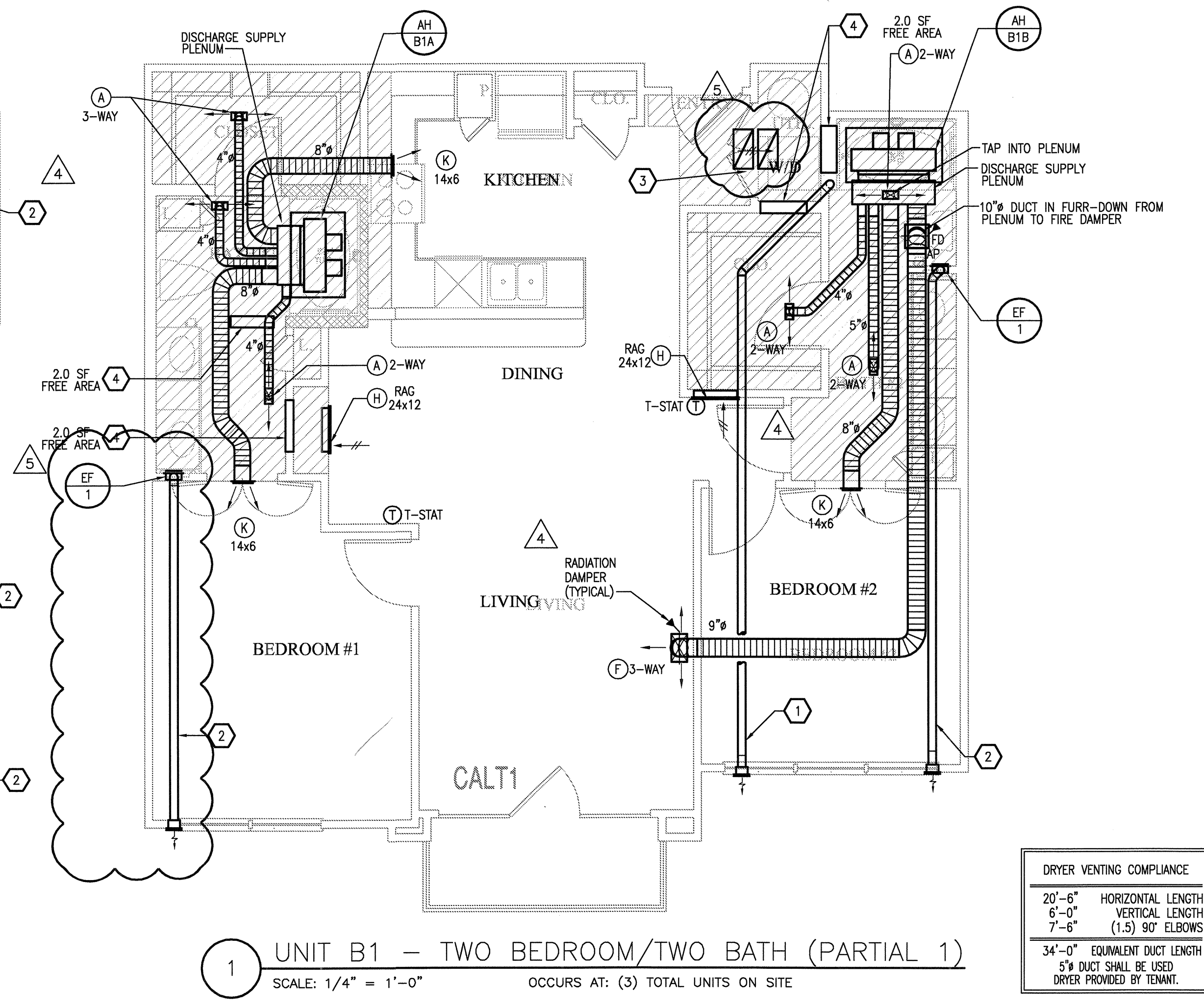
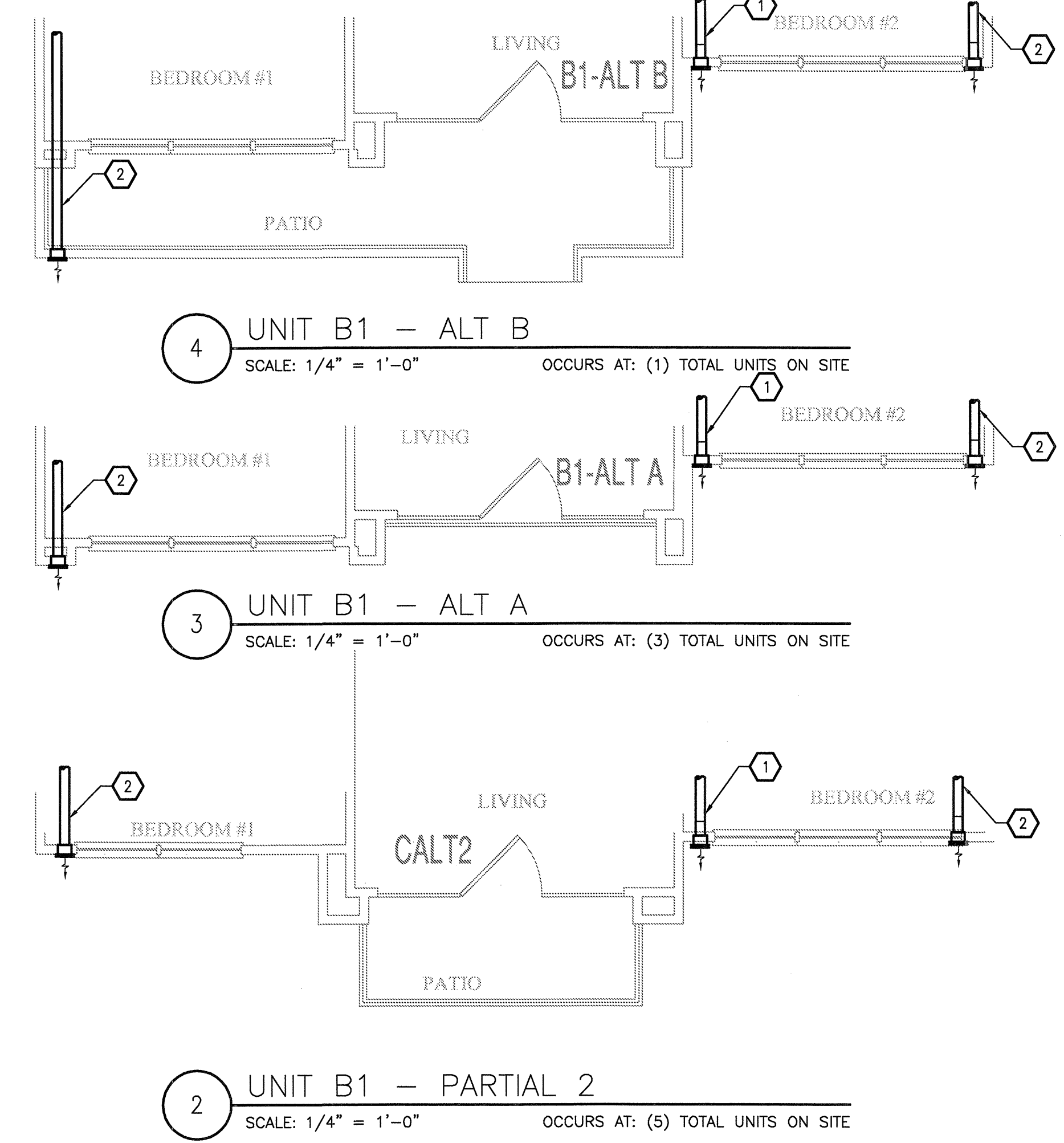
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DRYER VENTING COMPLIANCE

24'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
38'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



DRYER VENTING COMPLIANCE

20'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
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34'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

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 Dallas, TX 75244-5138
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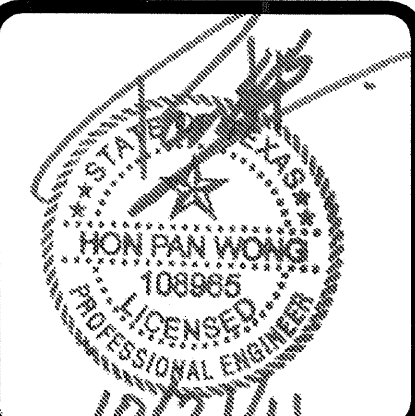
BGO architects
 4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
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DATE
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PROJECT
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SHEET NUMBER
M-2.5

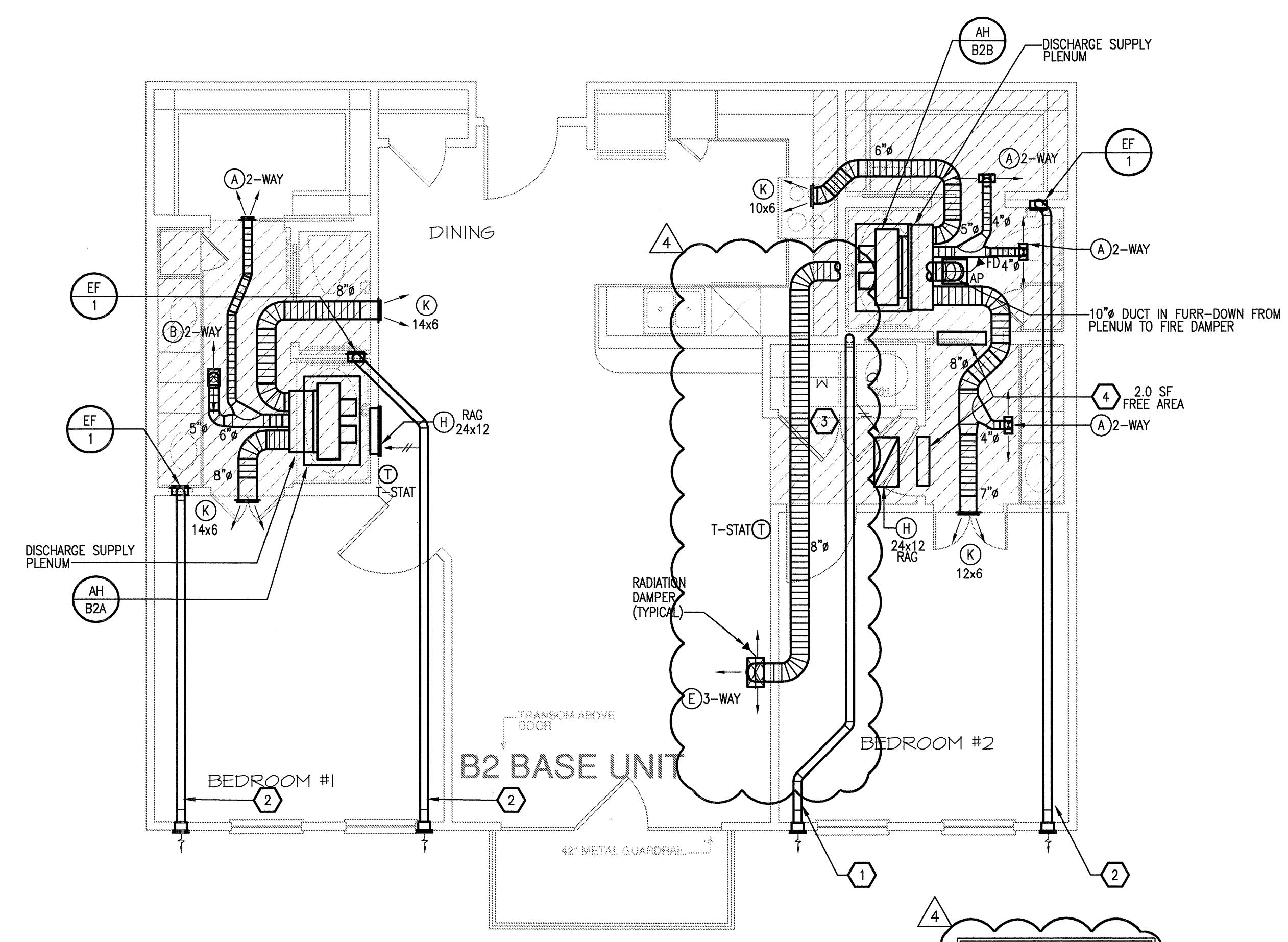
B1 UNIT MECHANICAL



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



1 UNIT B2 - TWO BEDROOM/TWO BATH
 SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE
 RFE 115

DRYER VENTING COMPLIANCE
 20'-0" HORIZONTAL LENGTH
 8'-0" VERTICAL LENGTH
 10'-0" (2) 90° ELBOWS
 36'-0" EQUIVALENT DUCT LENGTH
 5" DUCT SHALL BE USED
 DRYER PROVIDED BY TENANT.

- GENERAL NOTES**
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BGO architects
 4144 N. Central Expy.
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DATE
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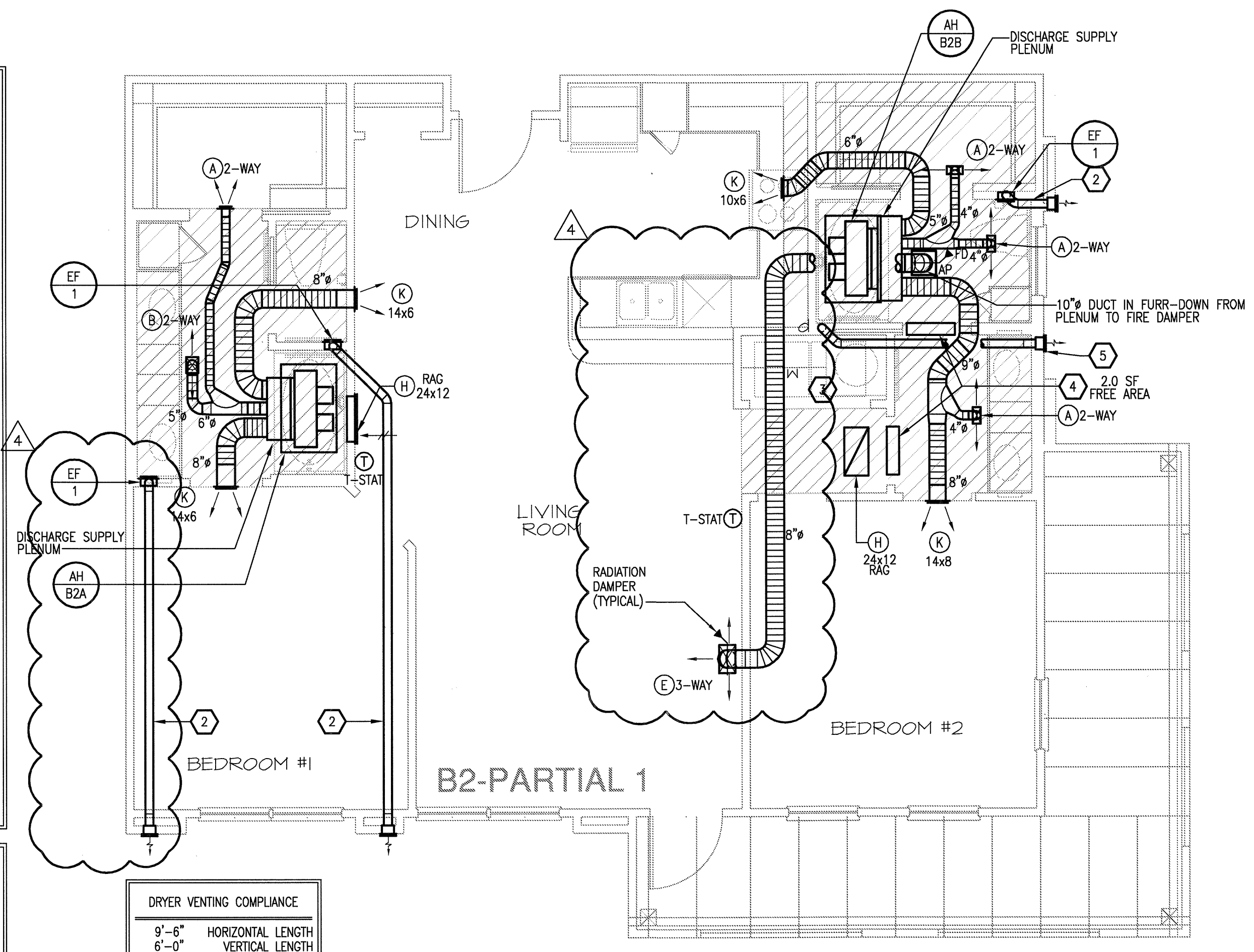
PROJECT
 11129

SHEET NUMBER
M-2.6

B2 UNIT MECHANICAL

- GENERAL NOTES**
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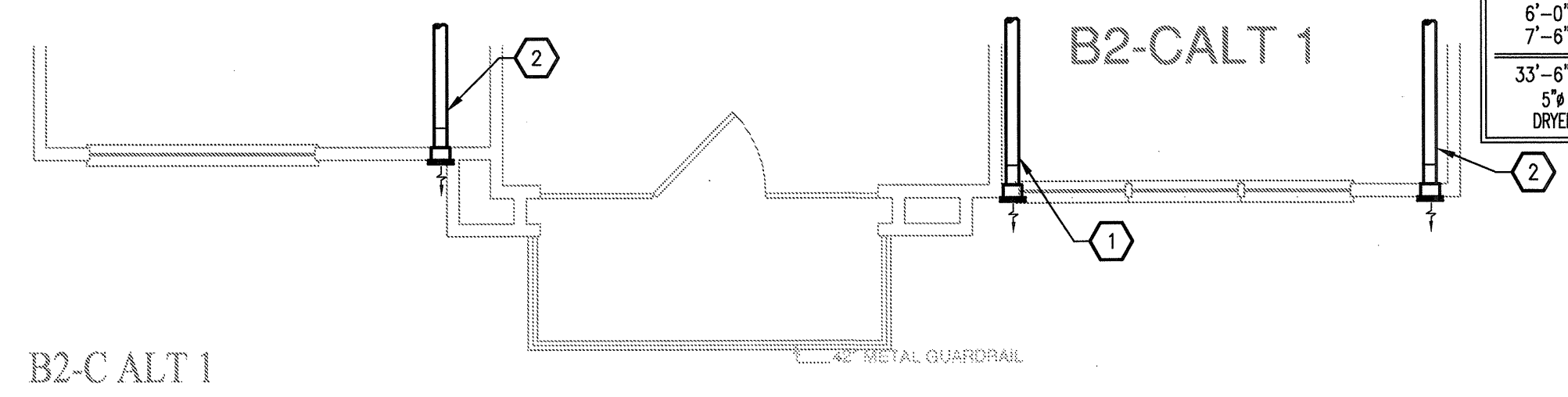
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- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TRANSFER AIR TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
 - 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.



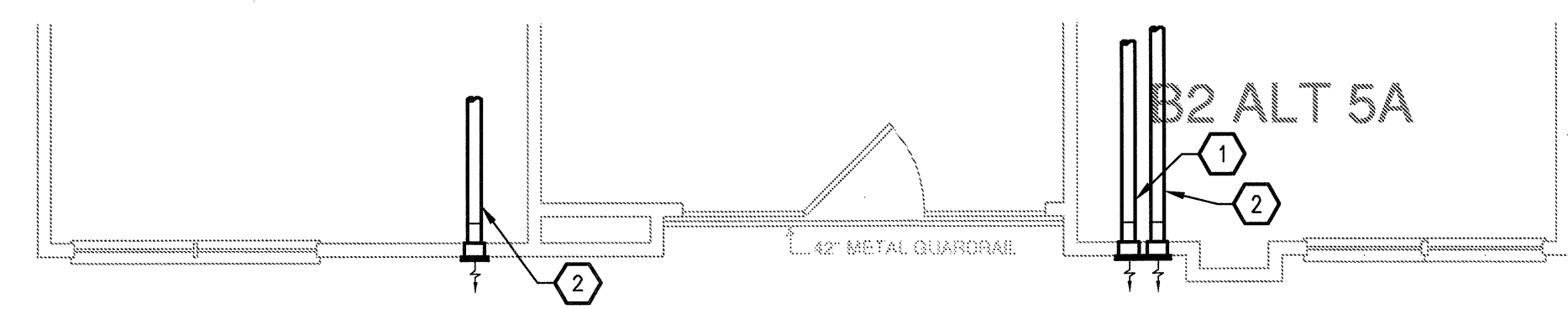
DRYER VENTING COMPLIANCE

9'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
23'-0"	EQUIVALENT DUCT LENGTH
4" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

7 UNIT B2 - PARTIAL 1
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



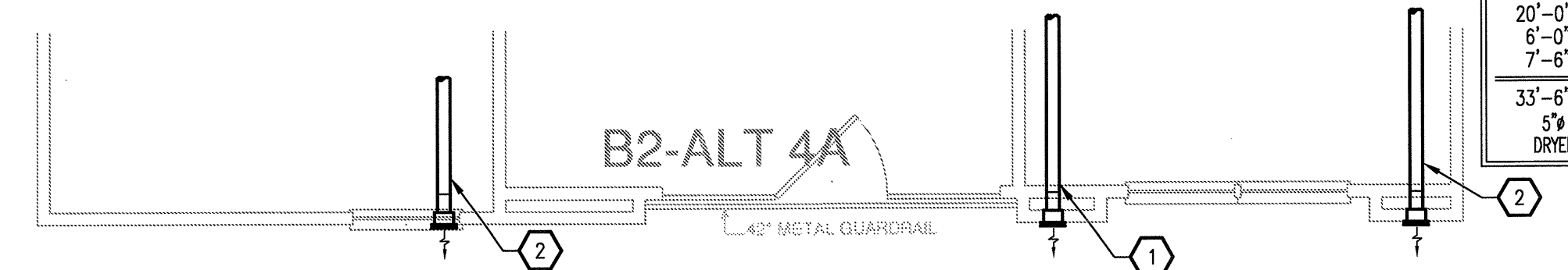
6 UNIT B2-C - ALT 1
SCALE: 1/4" = 1'-0" OCCURS AT: (12) TOTAL UNITS ON SITE



5 UNIT B2 - ALT 5A
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

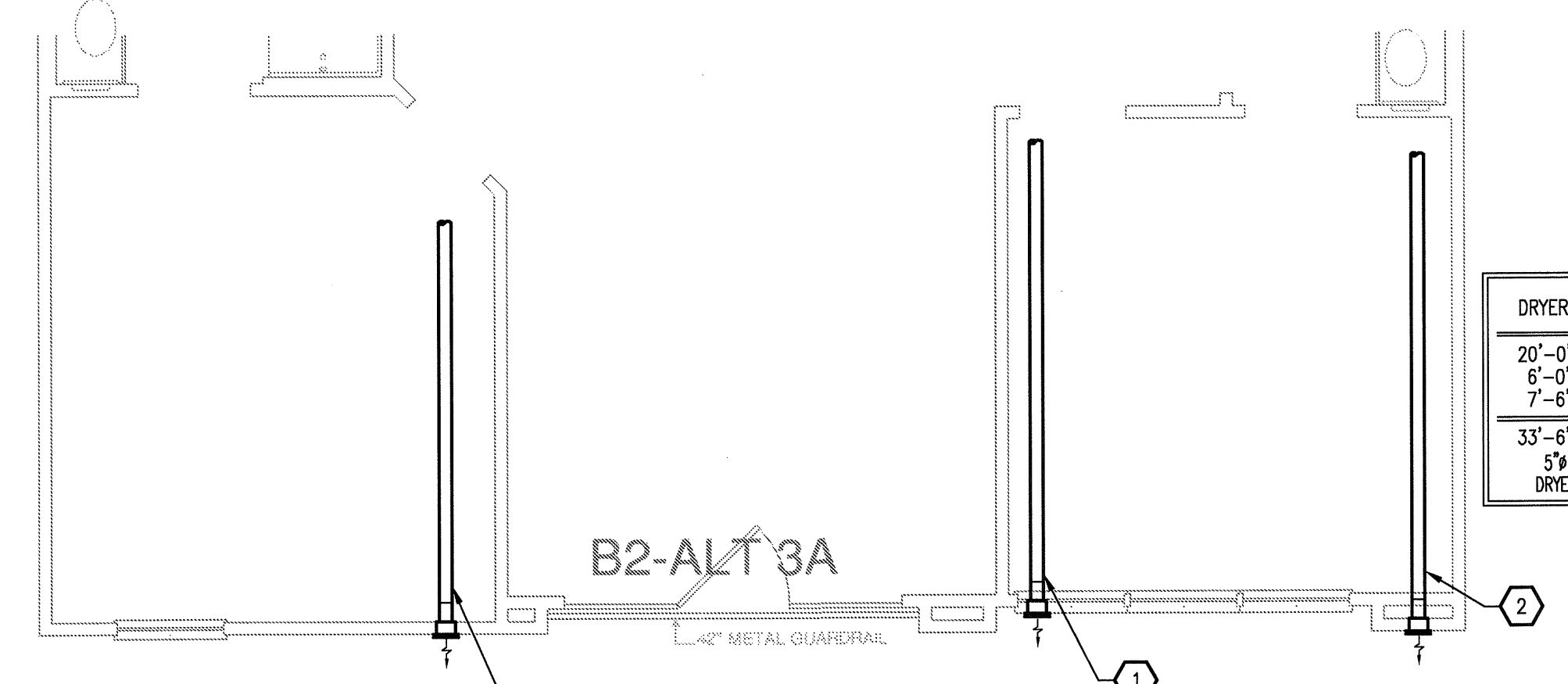
20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



4 UNIT B2 - ALT 4A
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

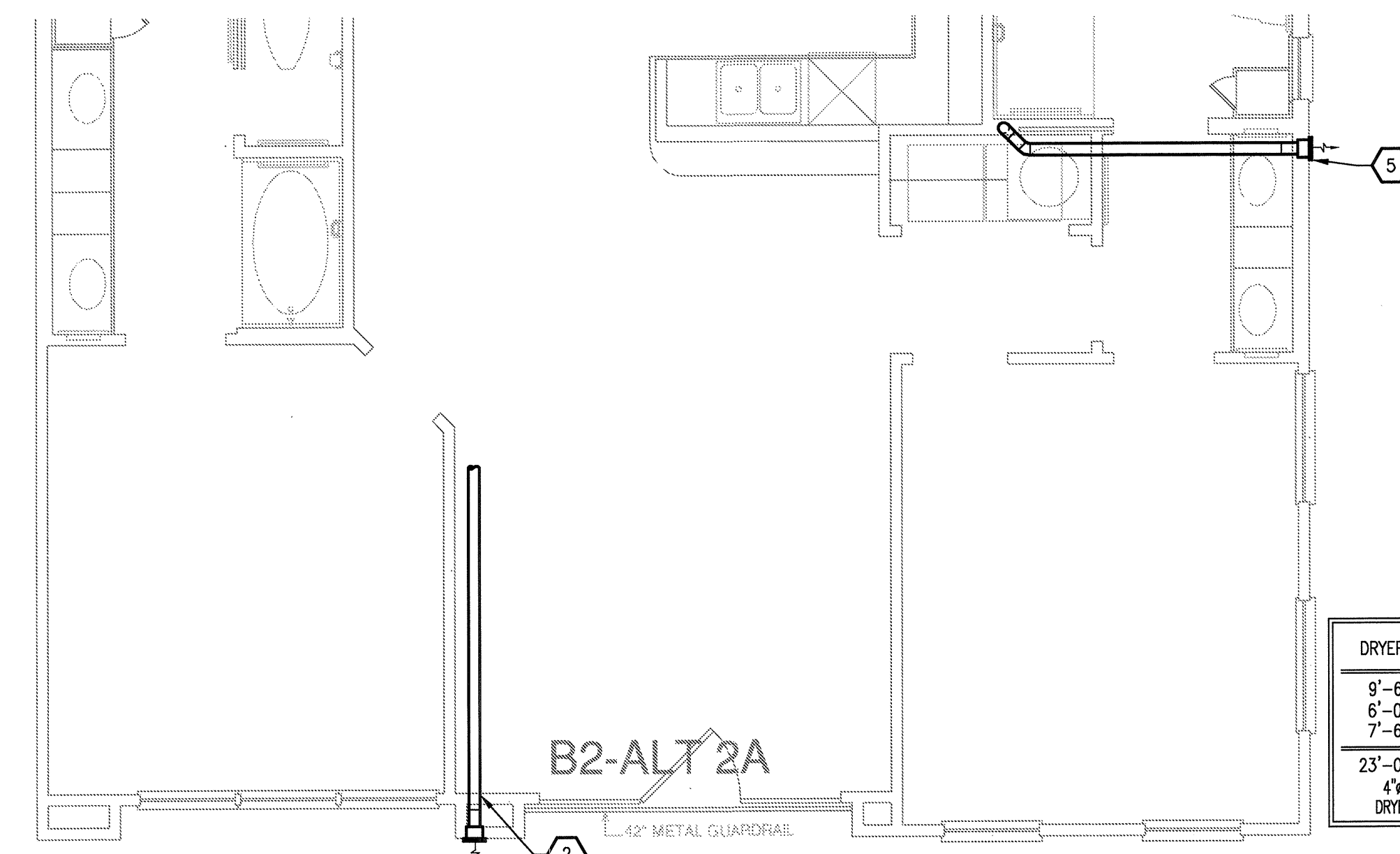
20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



3 UNIT B2 - ALT 3A
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

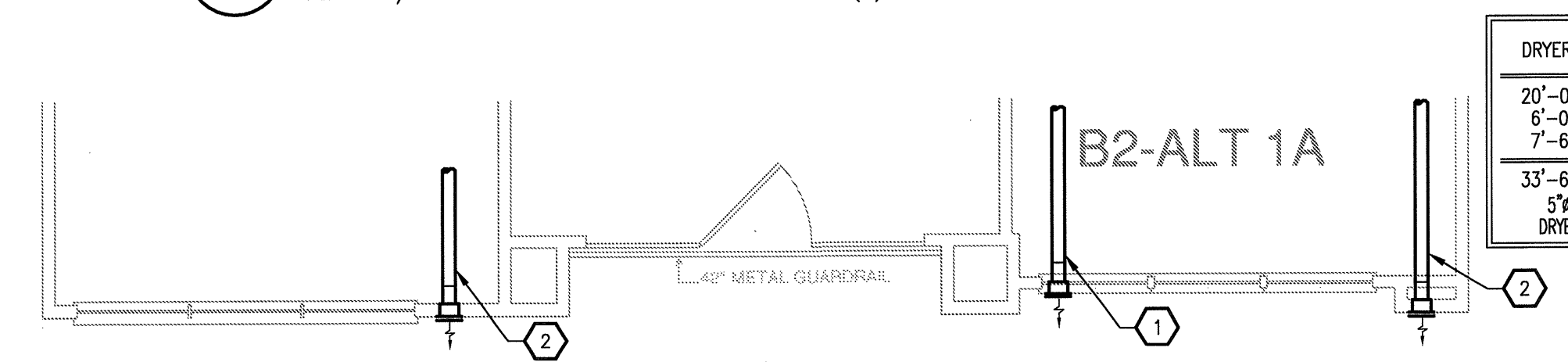
20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



2 UNIT B2 - ALT 2A
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

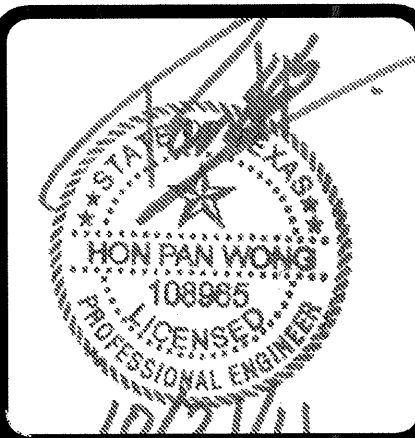
9'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
23'-0"	EQUIVALENT DUCT LENGTH
4" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



1 UNIT B2 - ALT 1A
SCALE: 1/4" = 1'-0" OCCURS AT: (2) TOTAL UNITS ON SITE

DRYER VENTING COMPLIANCE

20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



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

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

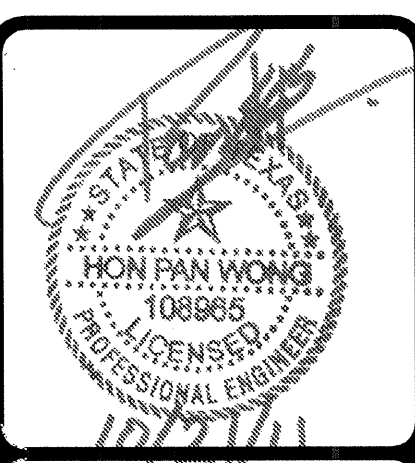
DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.7

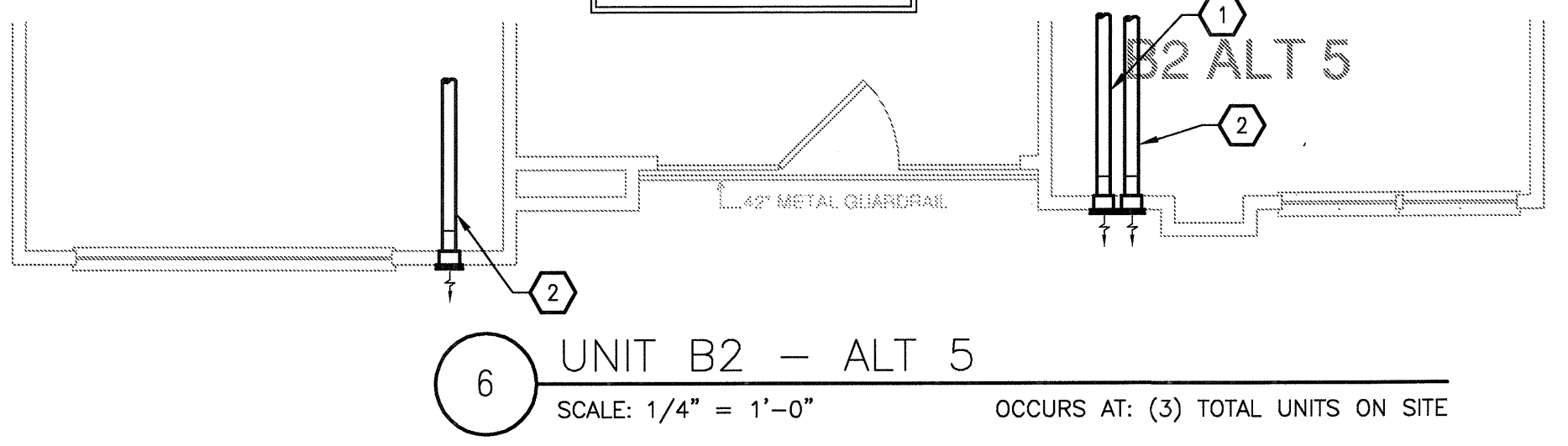
B2 ALT UNIT MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

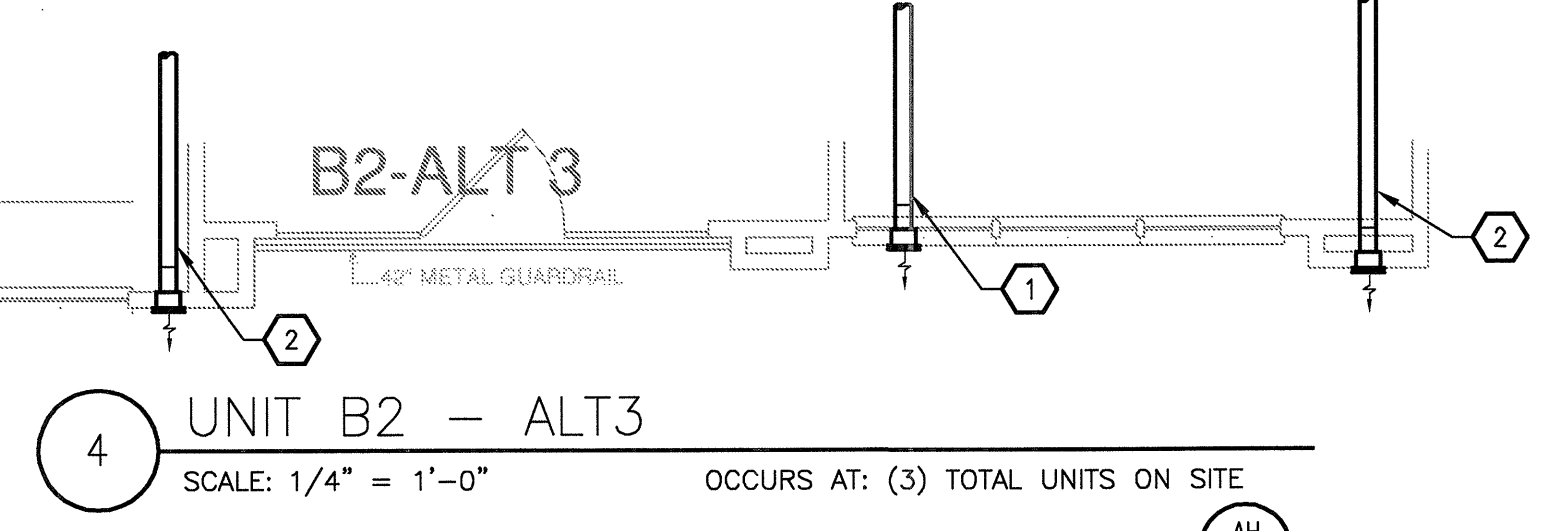
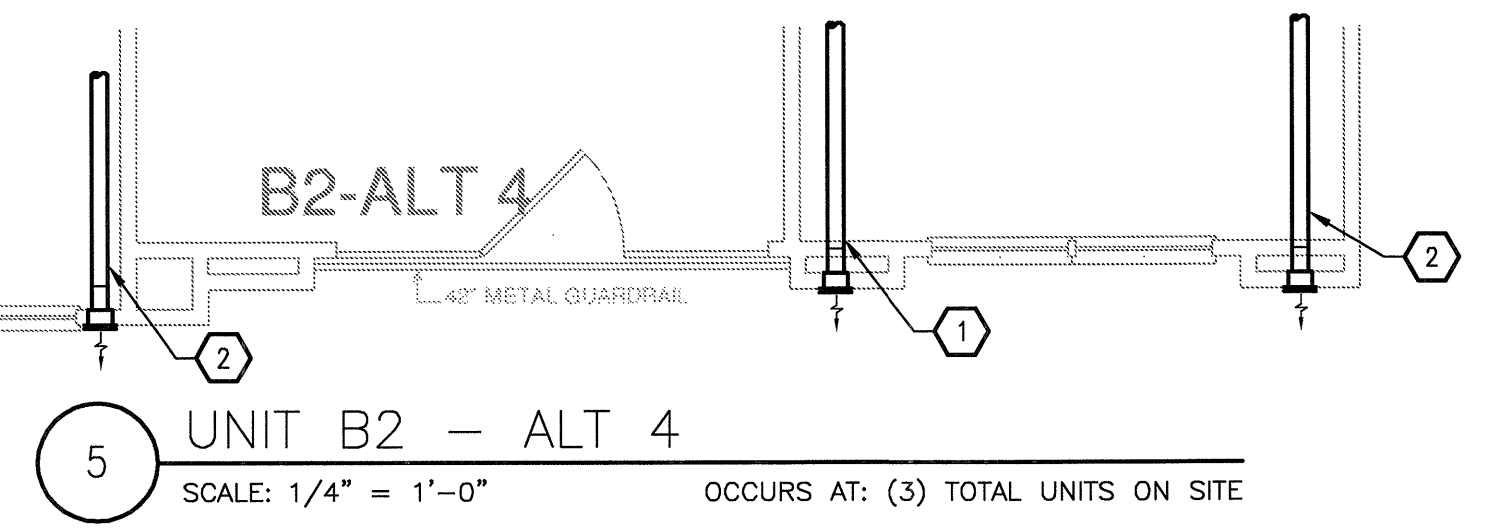
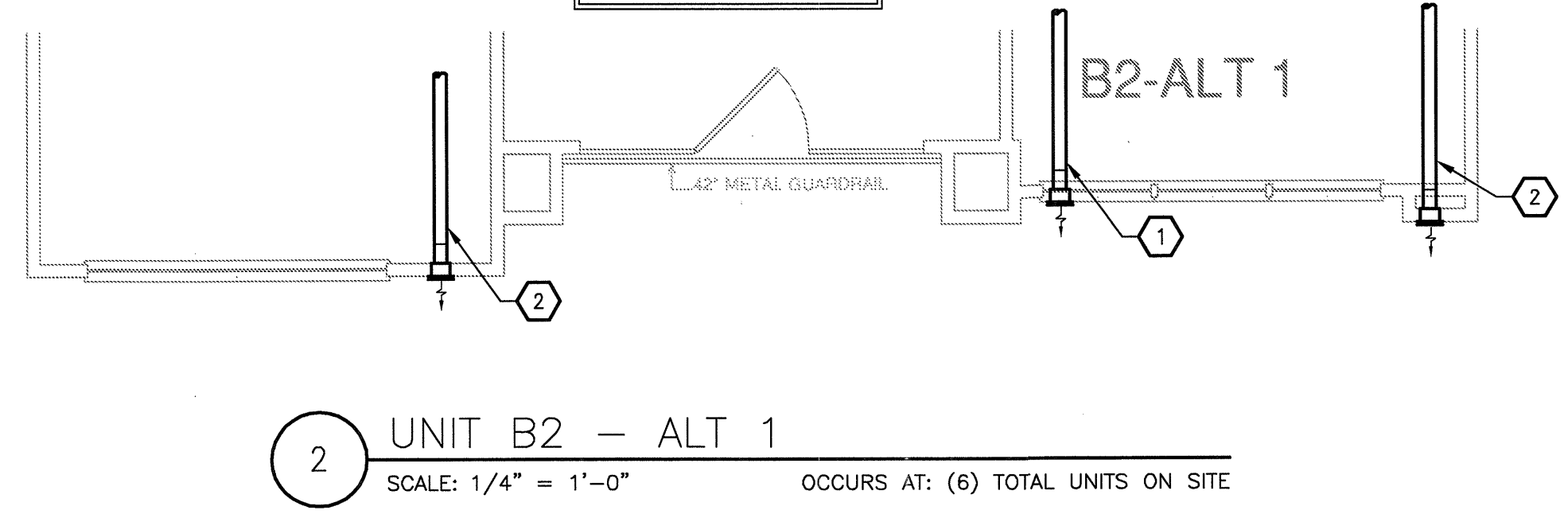


REVISIONS		
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE

DRYER VENTING COMPLIANCE	
20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5# DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

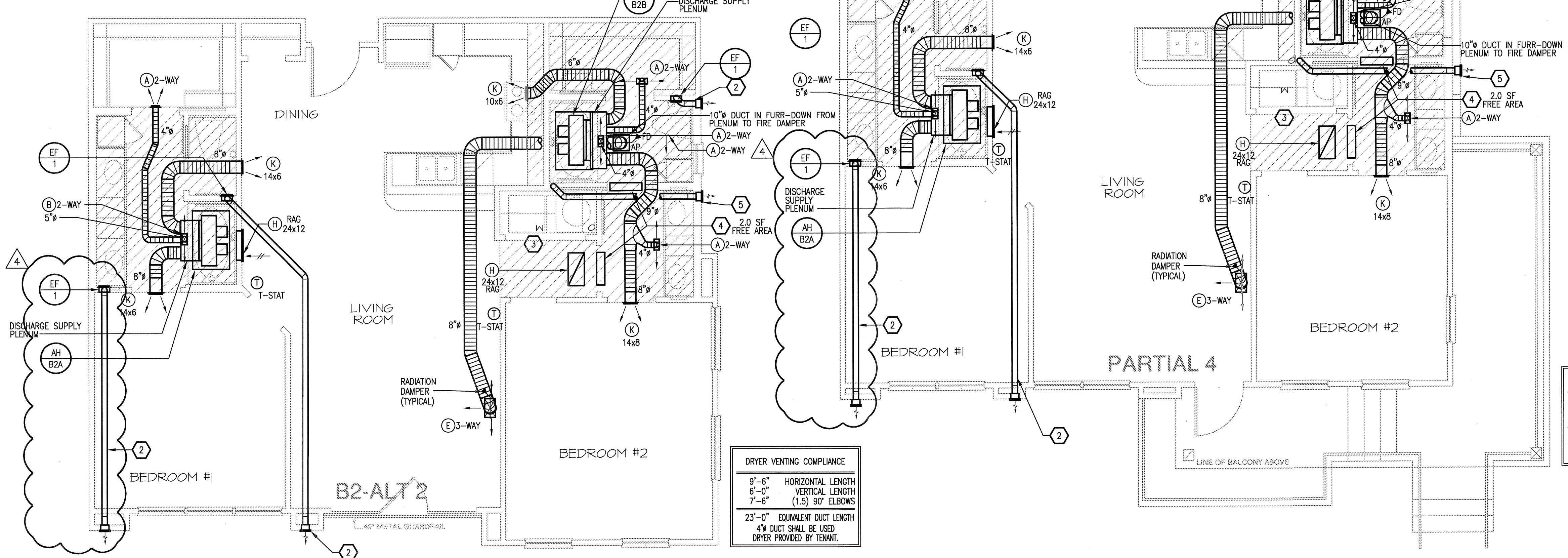


DRYER VENTING COMPLIANCE	
20'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
33'-6"	EQUIVALENT DUCT LENGTH
5# DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



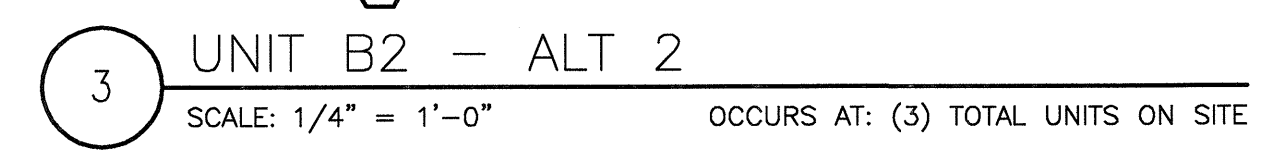
- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS RECIRCULATING.
 - COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
 - ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
 - COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
 - RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FURR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 5# DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4# TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
 - 4# DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.



DRYER VENTING COMPLIANCE	
9'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
23'-0"	EQUIVALENT DUCT LENGTH
4# DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

DRYER VENTING COMPLIANCE	
9'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
23'-0"	EQUIVALENT DUCT LENGTH
4# DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	



KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
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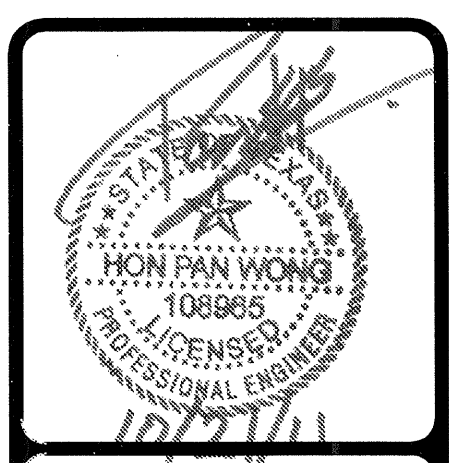
DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-2.8
B2 &
B2 ALT UNIT
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



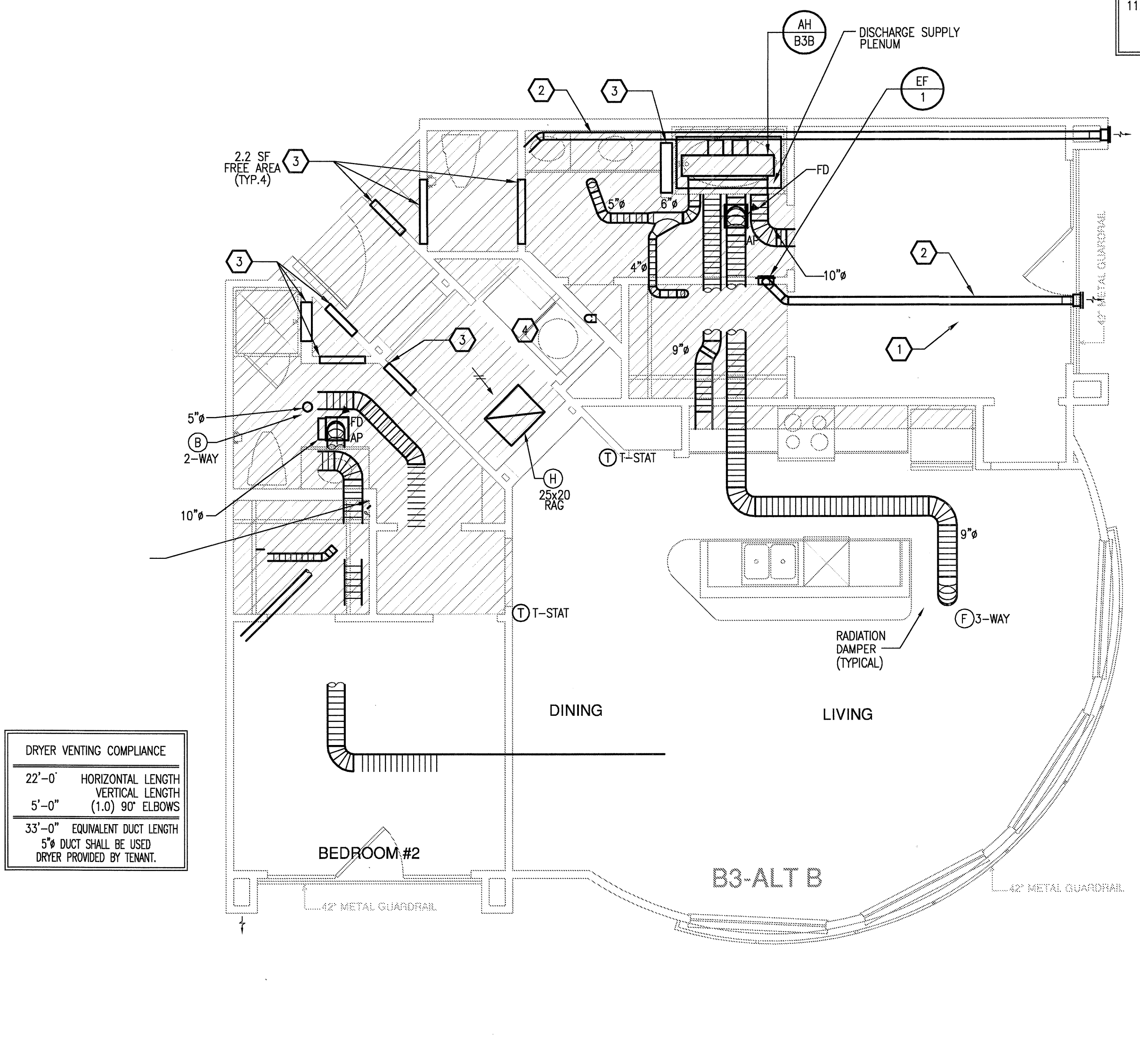
REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS
3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

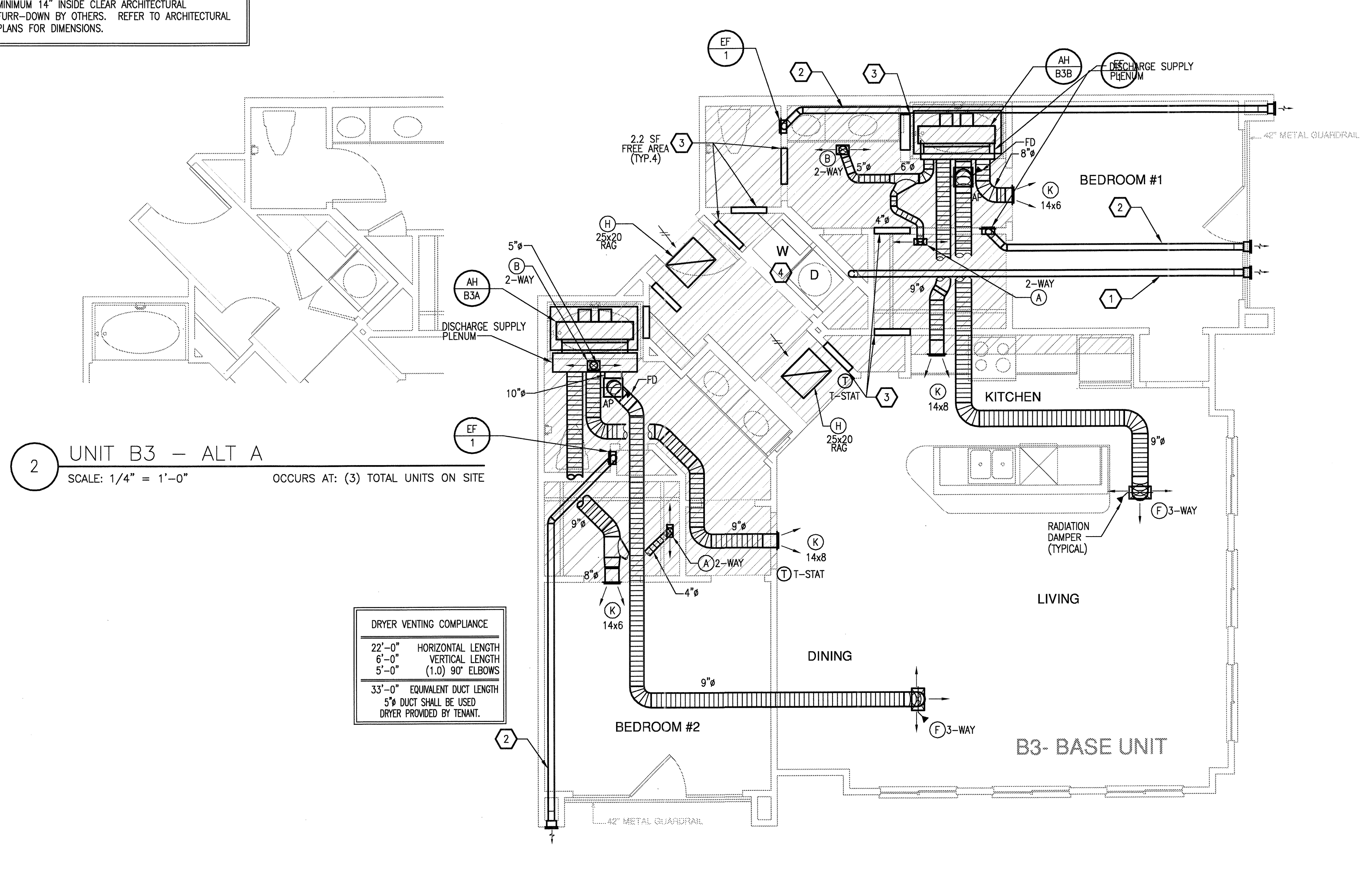
- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS RECIRCULATING.
 - COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
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 - RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FURR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
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 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.



DRYER VENTING COMPLIANCE
 22'-0" HORIZONTAL LENGTH
 5'-0" VERTICAL LENGTH (1.0) 90° ELBOWS
 33'-0" EQUIVALENT DUCT LENGTH
 5" DUCT SHALL BE USED
 DRYER PROVIDED BY TENANT.

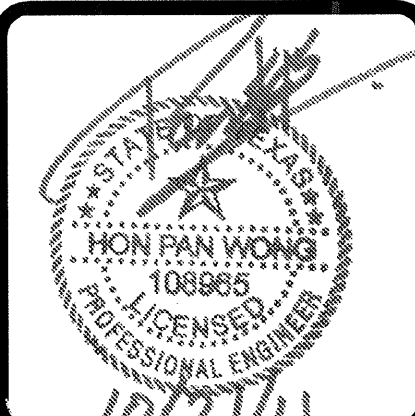
3 UNIT B3 - ALT B
 SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



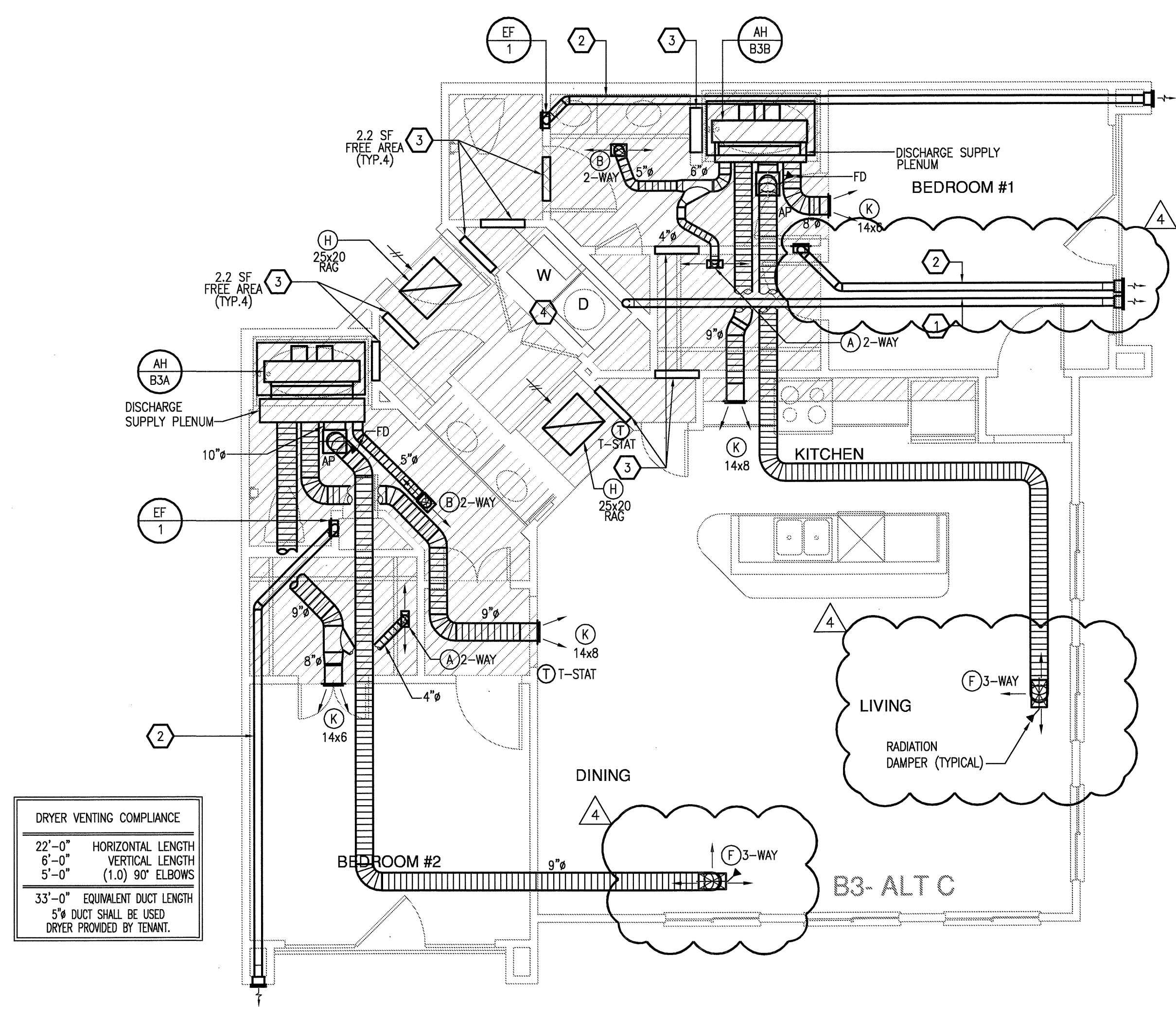
DRYER VENTING COMPLIANCE
 22'-0" HORIZONTAL LENGTH
 6'-0" VERTICAL LENGTH (1.0) 90° ELBOWS
 33'-0" EQUIVALENT DUCT LENGTH
 5" DUCT SHALL BE USED
 DRYER PROVIDED BY TENANT.

1 UNIT B3 - TWO BEDROOM/TWO BATH
 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



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



DRYER VENTING COMPLIANCE	
22'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
5'-0"	(1.0) 90° ELBOWS
33'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

- GENERAL NOTES**
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 - KITCHEN RANGE HOOD IS RECIRCULATING.
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 - COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
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 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
 - UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.

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

KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
 4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

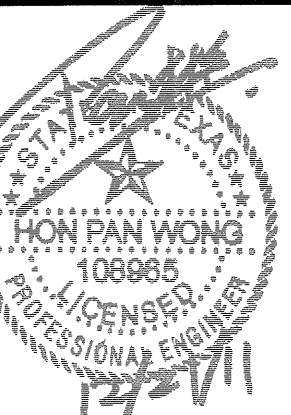
DATE
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PROJECT
 11129

SHEET NUMBER
M-2.10

B3-1 UNIT MECHANICAL

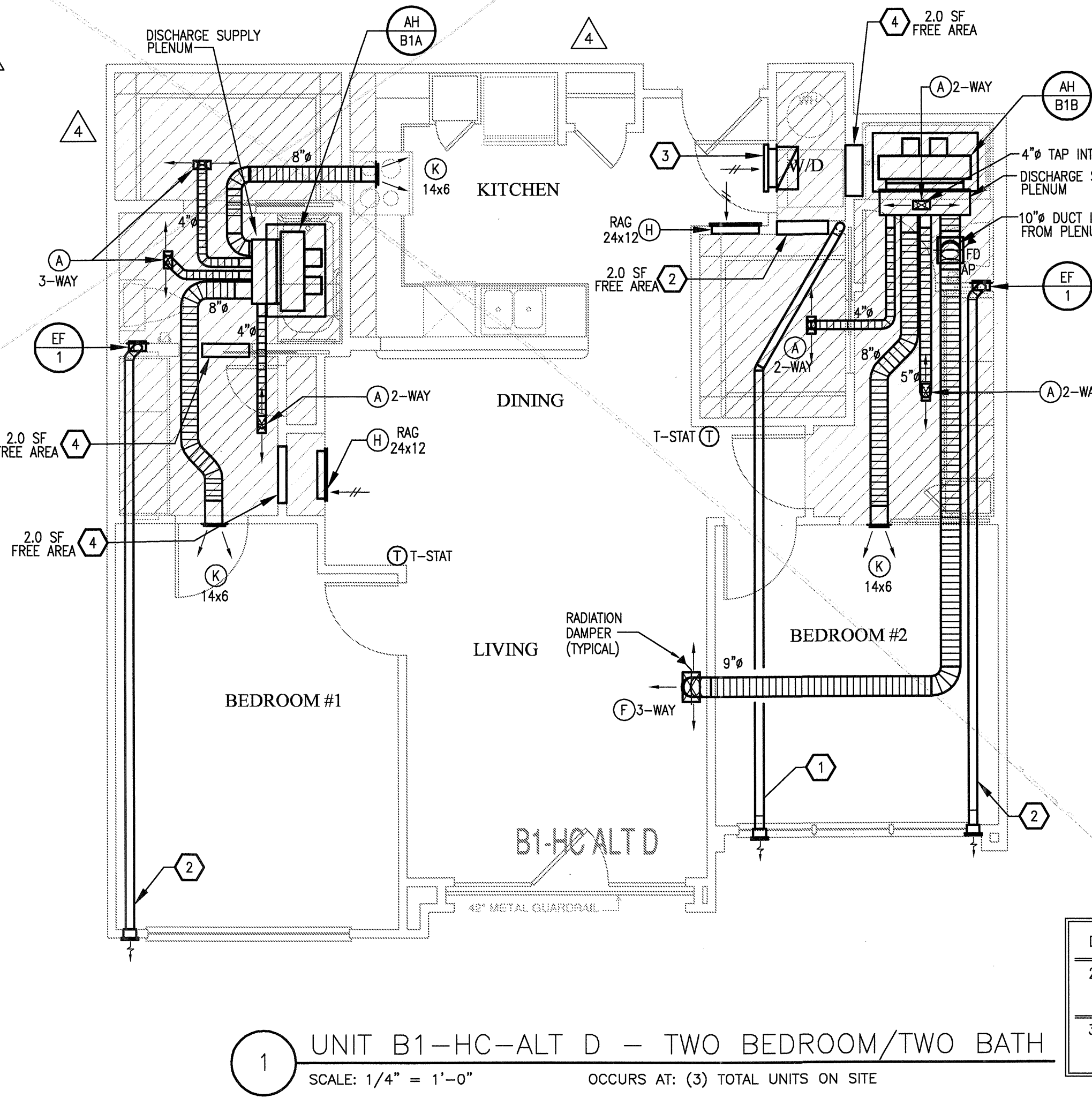
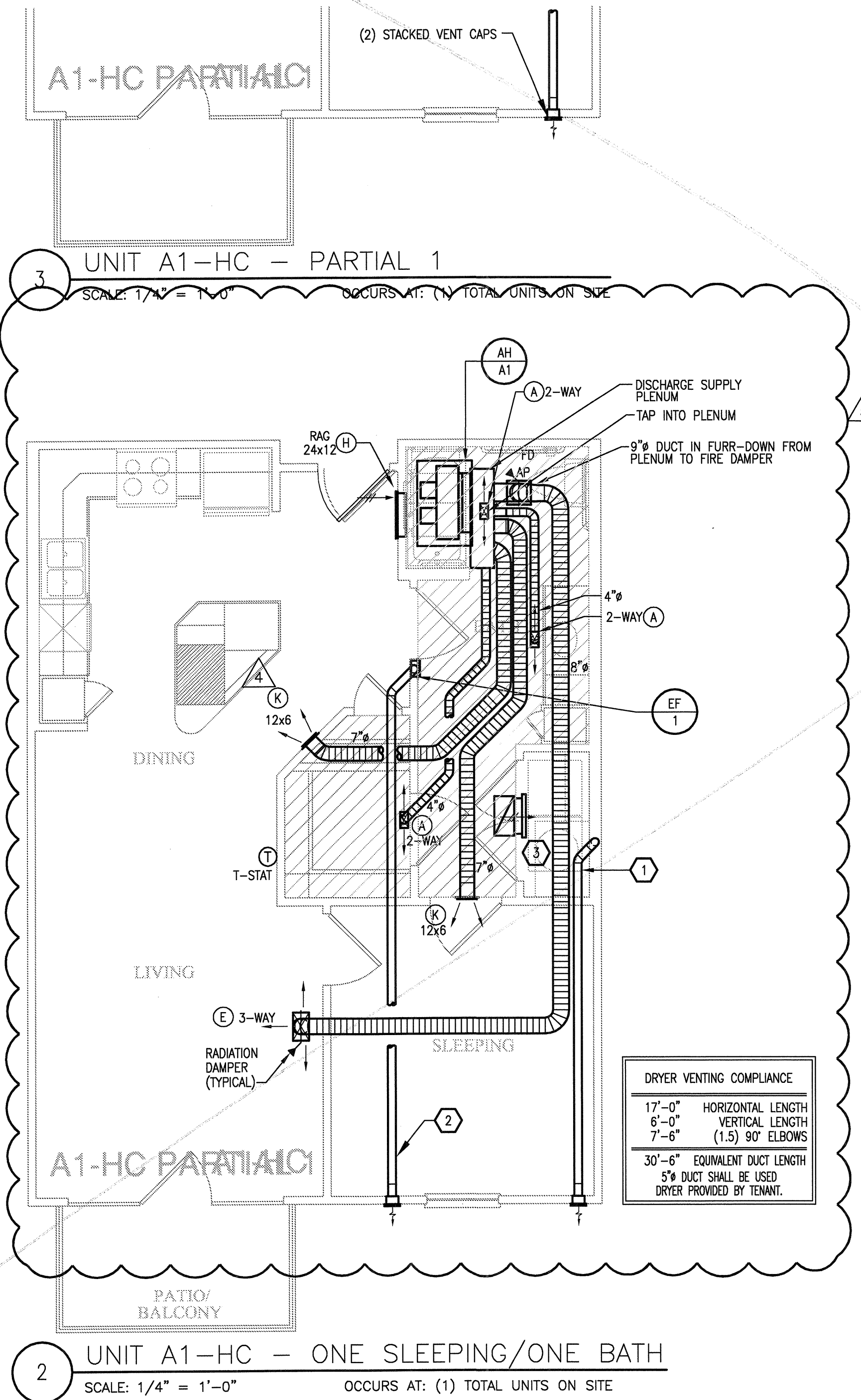
JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 350
 Dallas, TX 75244-5138
 V: (469) 383-1618, F: (469) 383-7615
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CIH Checked By: AHS



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
5	12-21-2011	DESIGN REVISIONS

- GENERAL NOTES**
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 - KITCHEN RANGE HOOD IS RECIRCULATING.
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 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
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 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
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- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
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 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE WALL AND CEILING TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.



DRYER VENTING COMPLIANCE	
20'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
34'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED DRYER PROVIDED BY TENANT.	

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

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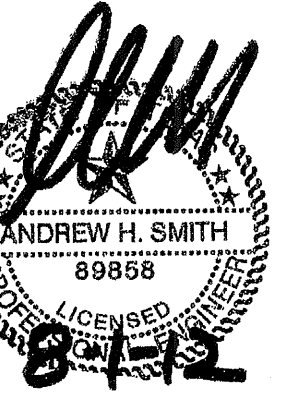
DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-2.11
A1-HC & BA-HC UNIT MECHANICAL

JSE Jordan & Skala Engineers
14240 Meadow Road, Suite 310
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



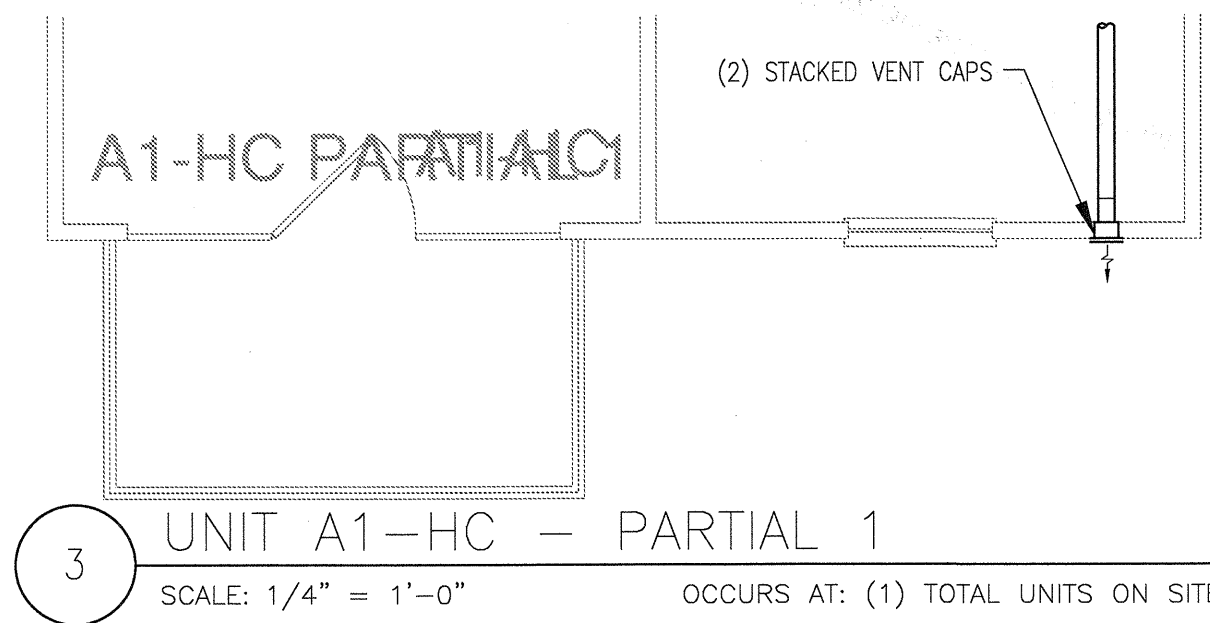
REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS
3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE
5	12-21-2011 DESIGN REVISIONS
6	1-17-2012 DESIGN REVISIONS
7	2-15-2012 TRANSFORMER REVISIONS
8	3-27-2012 CLUBHOUSE REVISIONS
9	4-17-2012 COORDINATION

GENERAL NOTES

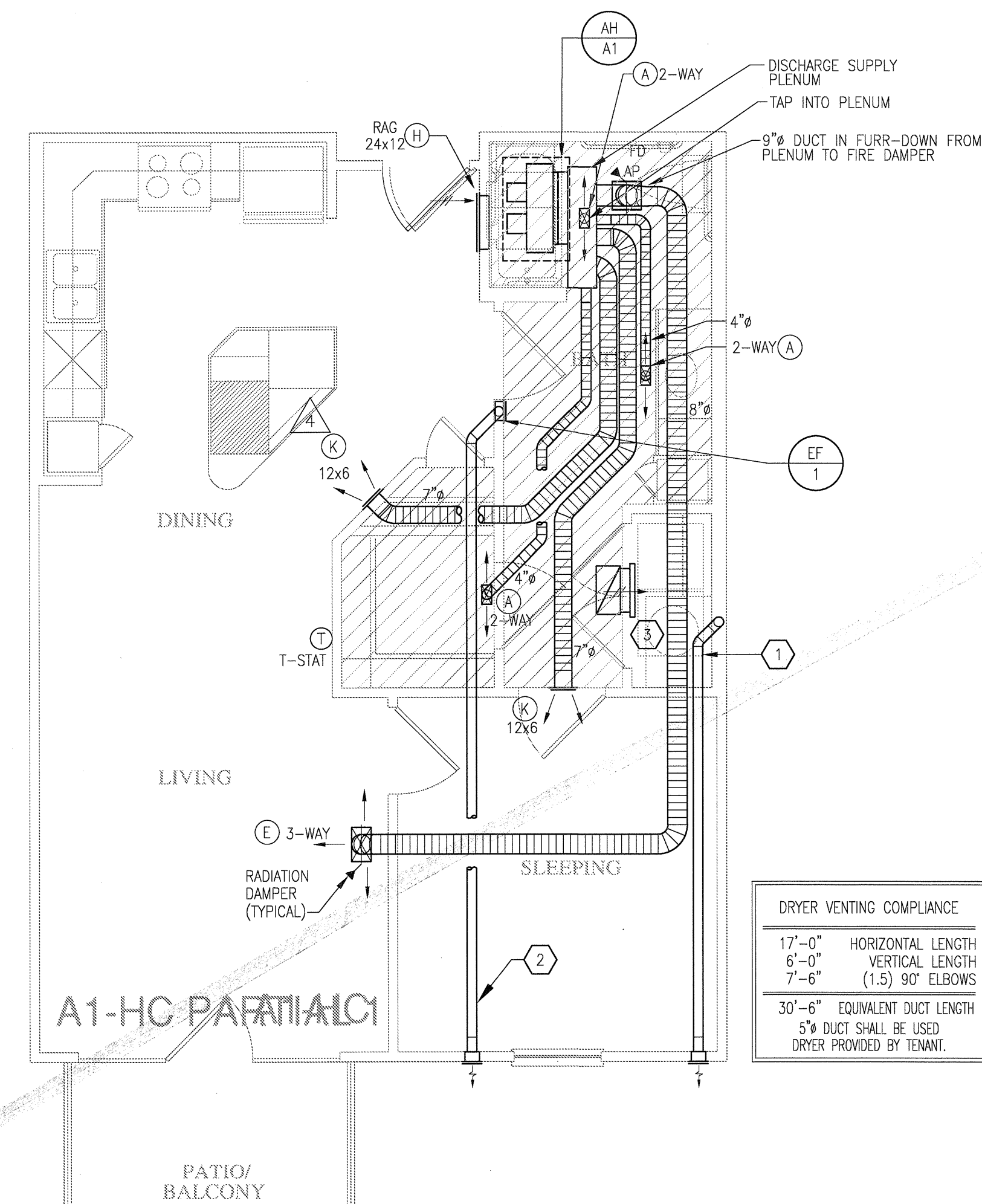
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
- KITCHEN RANGE HOOD IS RECIRCULATING.
- COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
- ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
- COORDINATE ALL TOILET EXHAUST FANS WITH WALL CABINETS AND MEDICINE CABINETS. FANS LOCATED AT WALL ADJACENT TO TOILETS SHALL BE MOUNTED A MINIMUM OF 14-INCH AWAY FROM THE WALL. THE TOILET IS MOUNTED TO AVOID CONFLICT WITH THE CABINET OVER THE TOILET.
- RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE. FURR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
- MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
- ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
- MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

KEYNOTES (APPLIES TO THIS SHEET ONLY)

- DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE WALL AND CEILING TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
- TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.

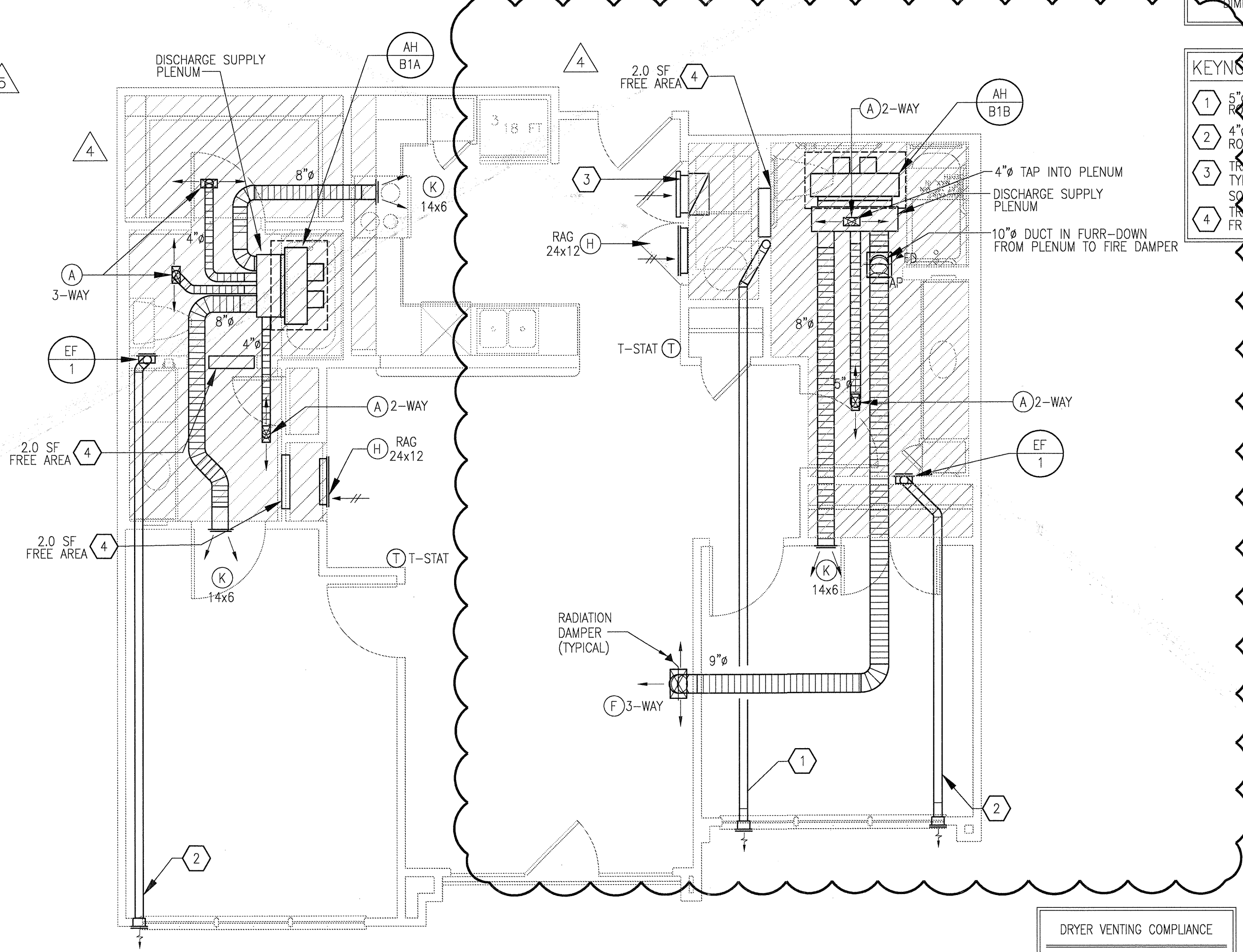


3 UNIT A1-HC - PARTIAL 1
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



DRYER VENTING COMPLIANCE	
17'-0"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
30'-6"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

2 UNIT A1-HC - ONE SLEEPING/ONE BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



DRYER VENTING COMPLIANCE	
20'-6"	HORIZONTAL LENGTH
6'-0"	VERTICAL LENGTH
7'-6"	(1.5) 90° ELBOWS
34'-0"	EQUIVALENT DUCT LENGTH
5" DUCT SHALL BE USED	
DRYER PROVIDED BY TENANT.	

1 UNIT B1-HC-ALT D - TWO BEDROOM/TWO BATH
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

REVISIONS	
10	5-15-2012 COORDINATION
11	5-30-2012 SITE COORDINATION
12	6-01-12 LIGHTING REVISIONS
13	6-29-12 SITE COORDINATION

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.11
A1-HC & BA-HC UNIT MECHANICAL

JSE Jordan & Skala Engineers
17855 N. Dallas Parkway, Suite 320
Dallas, TX 75207-4897
V: (469) 385-1616 Web: www.jordanskala.com
Project Number - 113-0355 Texas Firm Registration # P-4990
Drawn By: CJH Checked By: AHS

Embrey Builders, LLC
1020 N. E. Loop 410, Suite 700
San Antonio, TX 78209
Ph : (210) 824-6044 Fax: (210) 824-7656

RFI

To: Heath Parnell
Jordan & Skala Engineers, Inc.
14240 Midway Road, Suite 350
Dallas, TX 75244
Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 116
Date: 5/14/2012
Job: EB-02 Keller Springs Lofts
Phone: 877-777-5115

CC: Erik Earnshaw (Beeler Guest Owens Architects)

Subject: Mechanical Plans Do Not Match Architectural Plans

Drawing: M2.11 & A2.6HC
Cost Impact: None

Spec Section:
Schedule Impact: None

Date Required: 5/22/2012

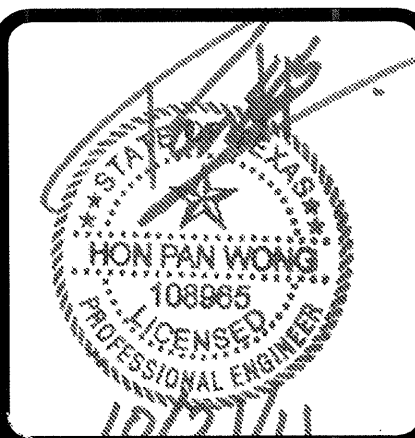
Request:
The B1-HC unit on sheet M2.11 has not been revised and doesn't match the floorplan of the B1-HC unit on A2.6HC. Please revise and reply.

Requested by: David Miller
Embrey Builders LLC

Response:
See attached for updated plan

Answered date: August 23, 2012

Answered by: Heath Parnell
Jordan & Skala Engineers, Inc.

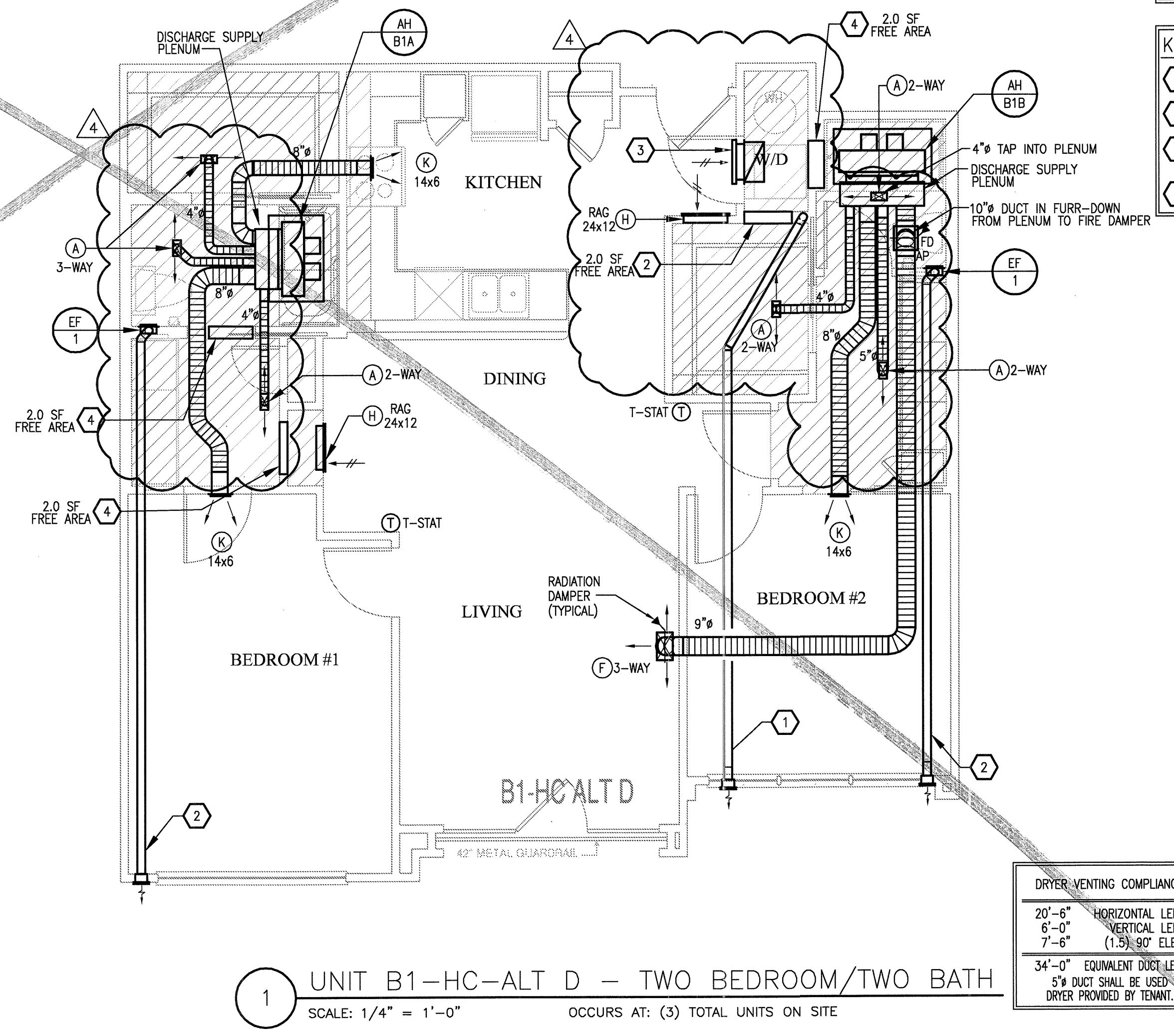
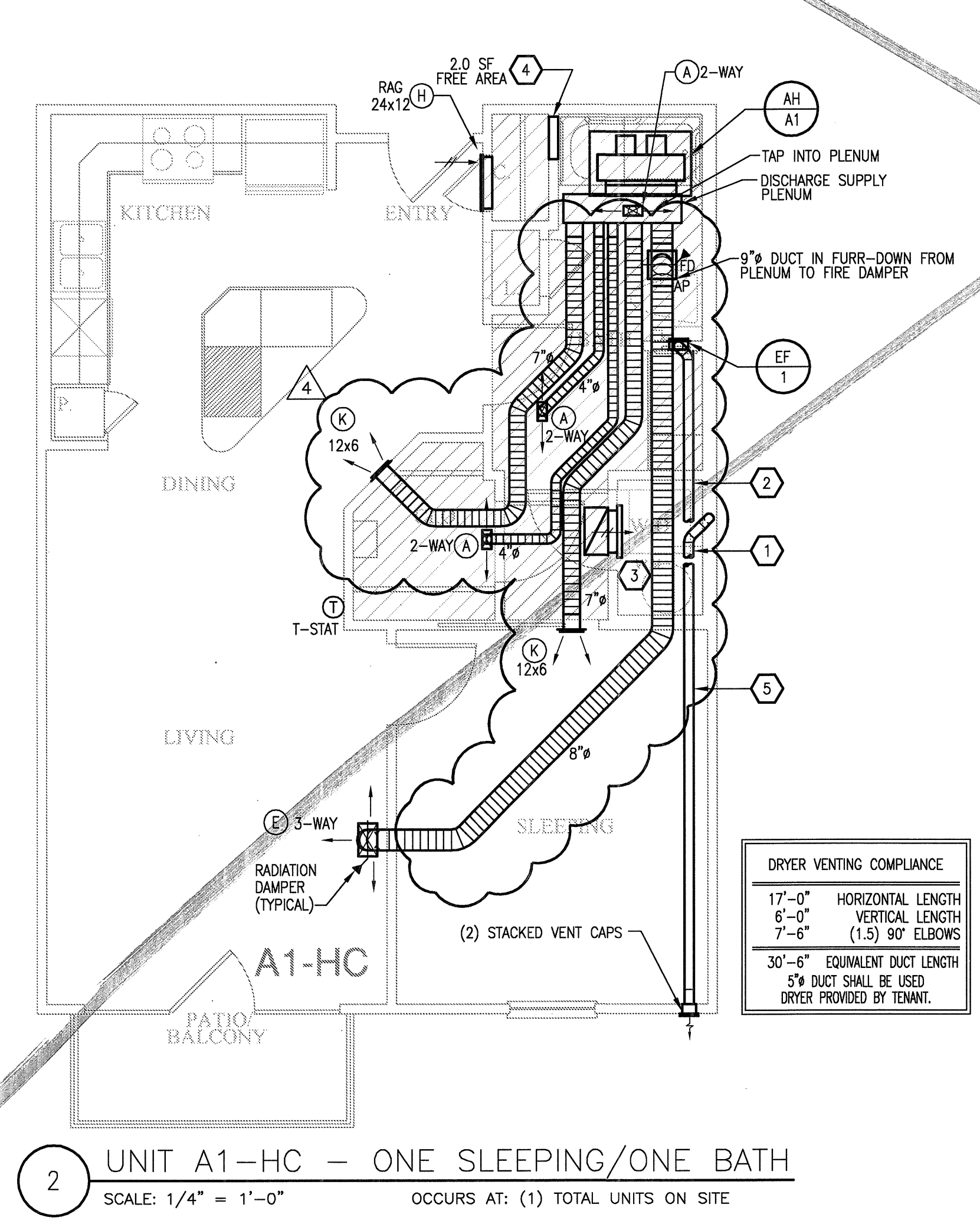
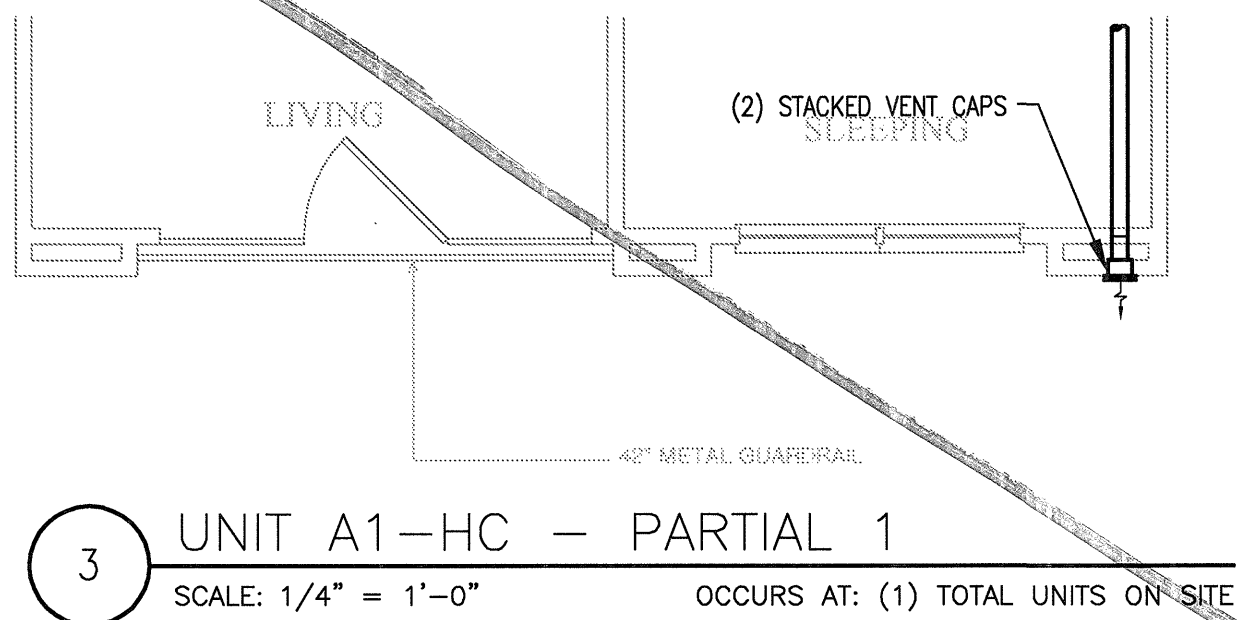


REVISIONS

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

- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 - KITCHEN RANGE HOOD IS RECIRCULATING.
 - COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
 - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
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 - RETURN AIR TRANSFER OPENINGS SHALL BE IN FUR-DOWN CEILING AREA, BELOW RATED CEILING, AND SHALL BE BETWEEN STUDS. STUDS SHALL GO TO STRUCTURE. OPENING SHALL BE MAINTAINED IN WALL ABOVE FURR-DOWN FOR RETURN AIR PATH FROM FILTER GRILLE TO AIR HANDLING UNIT. REFER TO UNIT PLANS FOR EXACT LOCATIONS. MAINTAIN ALL FIRE RATINGS OF WALLS AROUND OPENINGS. SEE UNIT PLANS FOR MINIMUM FREE AREA OF OPENINGS.
 - MAINTAIN A MINIMUM OF 3'-0" HORIZONTALLY FROM EXHAUST TO ALL OPERABLE DOORS AND WINDOWS.
 - ROUTE TOILET EXHAUST AND DRYER DUCTWORK THROUGH 18-INCH OPEN WEB STRUCTURE. ROUTE DRYER AND TOILET EXHAUST DOWN TO WALL CAPS INTO FLOOR TRUSSES AT TOP LEVEL UNITS.
 - MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
 - TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE WALL AND CEILING TO PROVIDE 100 SQ. IN. OF TRANSFER AIR.
 - TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.



KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-2.11
A1-HC & BA-HC UNIT MECHANICAL

JSE Jordan & Skala Engineers
14240 Wilshire Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

Embrey Builders, LLC
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Eamshaw
 BGO Architects
 4144 N. Central Expressway
 Suite 855
 Dallas, TX 75205
 Ph: (214)520-8878

RFI #: 128
 Date: 5/29/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Heath Parnell (Jordan & Skala Engineers, Inc.)

Subject: Corridor duct issues

Drawing: None
 Cost Impact: None

Spec Section:
 Schedule Impact: None

Request: Date Required: 6/5/2012
 We are laying out the corridor duct that run through the shafts from the roof and have found some conditions that need addressing. The attached drawings and the following narrative should clarify these items:

- The curved corridor wall at section C needs to be flat or have flat areas to mount the grilles.
- The corridor wall at the shaft works well on floors 2-4 but changes on the first floor and creates a problem. Suggest using the upper floor configuration on the first floor.

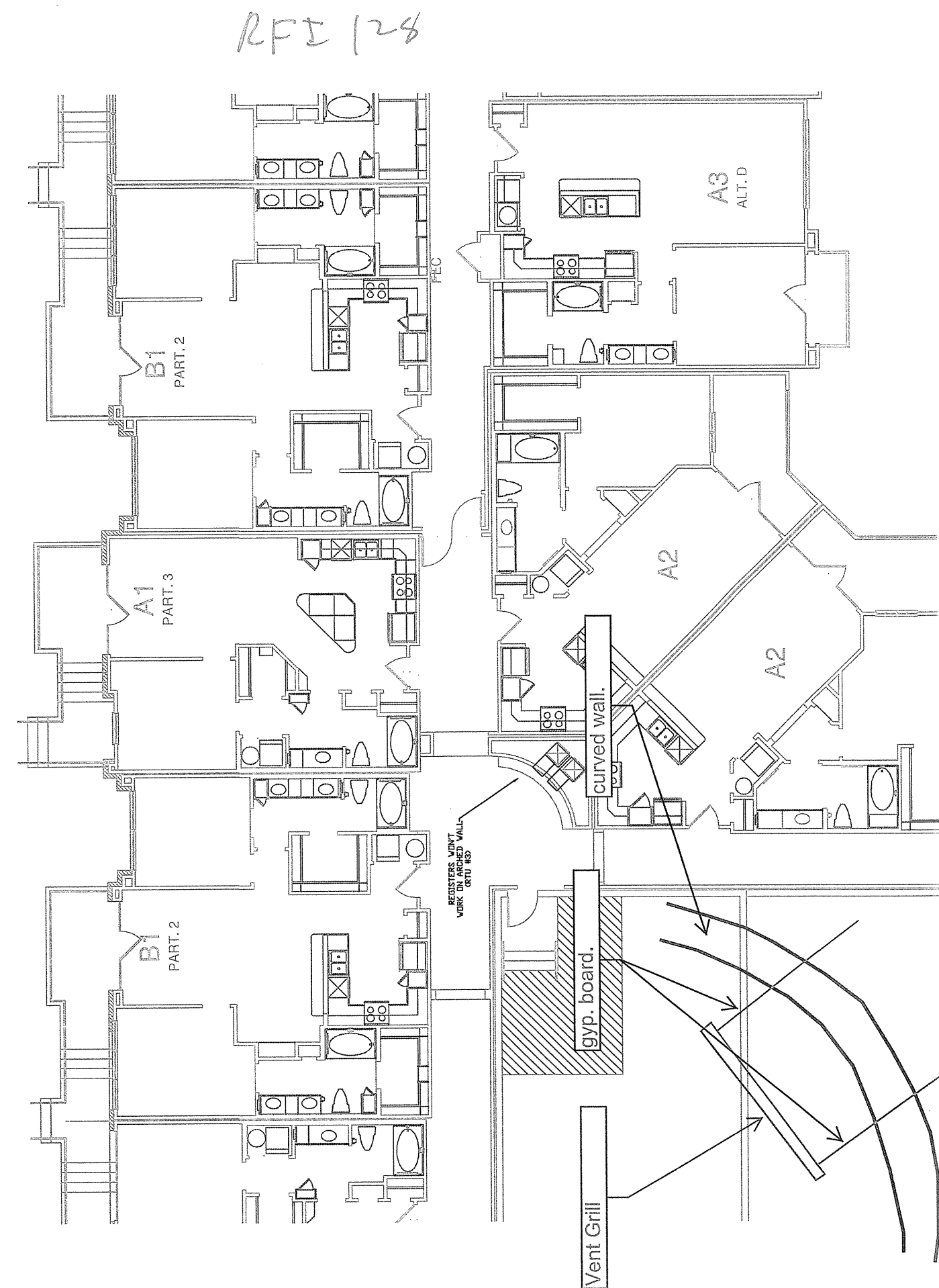
Requested by: Bryan Pfister
 Embrey Partners, Ltd.

Response:

- For air grills being installed in curved walls, I recommend popping the grill 2-3 inches off of the wall to allow for gypsum board to wrap around the grill where it protrudes from the wall.
- The upper floors will not work due to the ramp and handrail. See next pages for possible solution.

Ryan Faulds
 BGO architects
 June 28, 2012

Answered by _____
 Company _____ Date _____



Embrey Builders, LLC
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Heath Parnell
 Jordan & Skala Engineers, Inc.
 14240 Midway Road, Suite 350
 Dallas, TX 75244
 Ph: 469/385-1616 Fax: 469/385-1615

RFI #: 133
 Date: 5/30/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC: Erik Eamshaw (Beeler Guest Owens Architects)

Subject: Supply and Return Air Grills on All Floors

Drawing: M3.1, M3.0, A3.1C, A3.2C, A3.3C, A3.4C
 Cost Impact: None

Spec Section:
 Schedule Impact: None

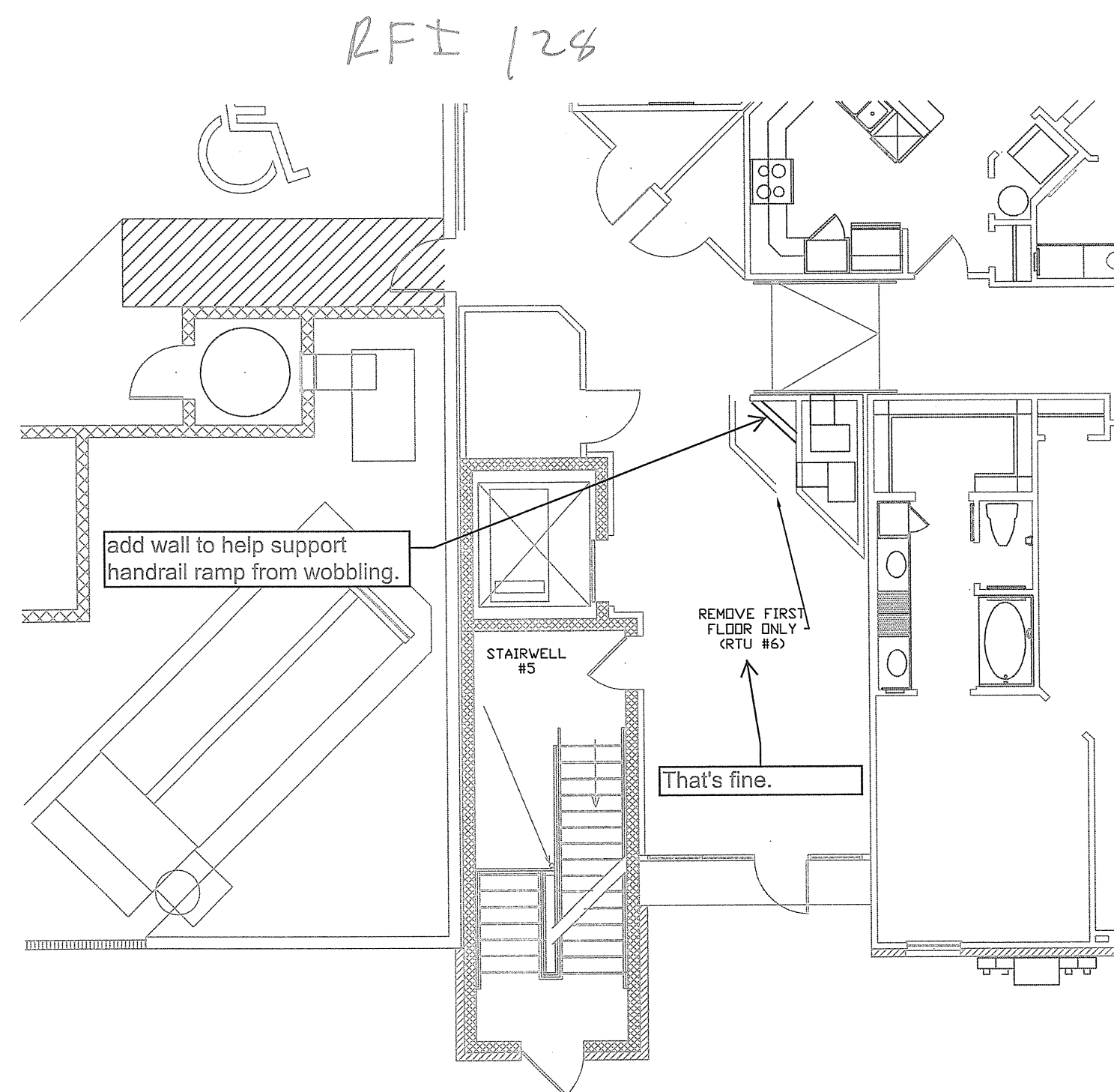
Request: Date Required: 6/7/2012
 The supply and return air grills will not work on the curved walls on each floor as shown on A3.1C, A3.2C, A3.3C and A3.4C. A portion of the wall will need to be straight for the grills.

Requested by: David Miller
 Embrey Builders LLC

Response:

Based on correspondence between Ryan Faulds at BGO and David Miller with Embrey via email on Thursday July 12th, the walls will be updated to provide flat areas for the supply and return grilles.

Heath Parnell
 Answered by _____
 Jordan & Skala
 Company _____ Date _____



Embrey Builders, LLC
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Eamshaw
 Beeler Guest Owens Architects
 4245 N. Central Expressway
 Suite 300
 Dallas, TX 75205
 Ph: 214/520-8878 Fax: 214/520-8879

RFI #: 134
 Date: 5/30/2012
 Job: EB-02 Keller Springs Lofts
 Phone: 877-777-5115

CC:

Subject: First Floor Grills Near Elevator #2

Drawing: A3.1D, M3.1, Detail 7/M4.2
 Cost Impact: None

Spec Section:
 Schedule Impact: None

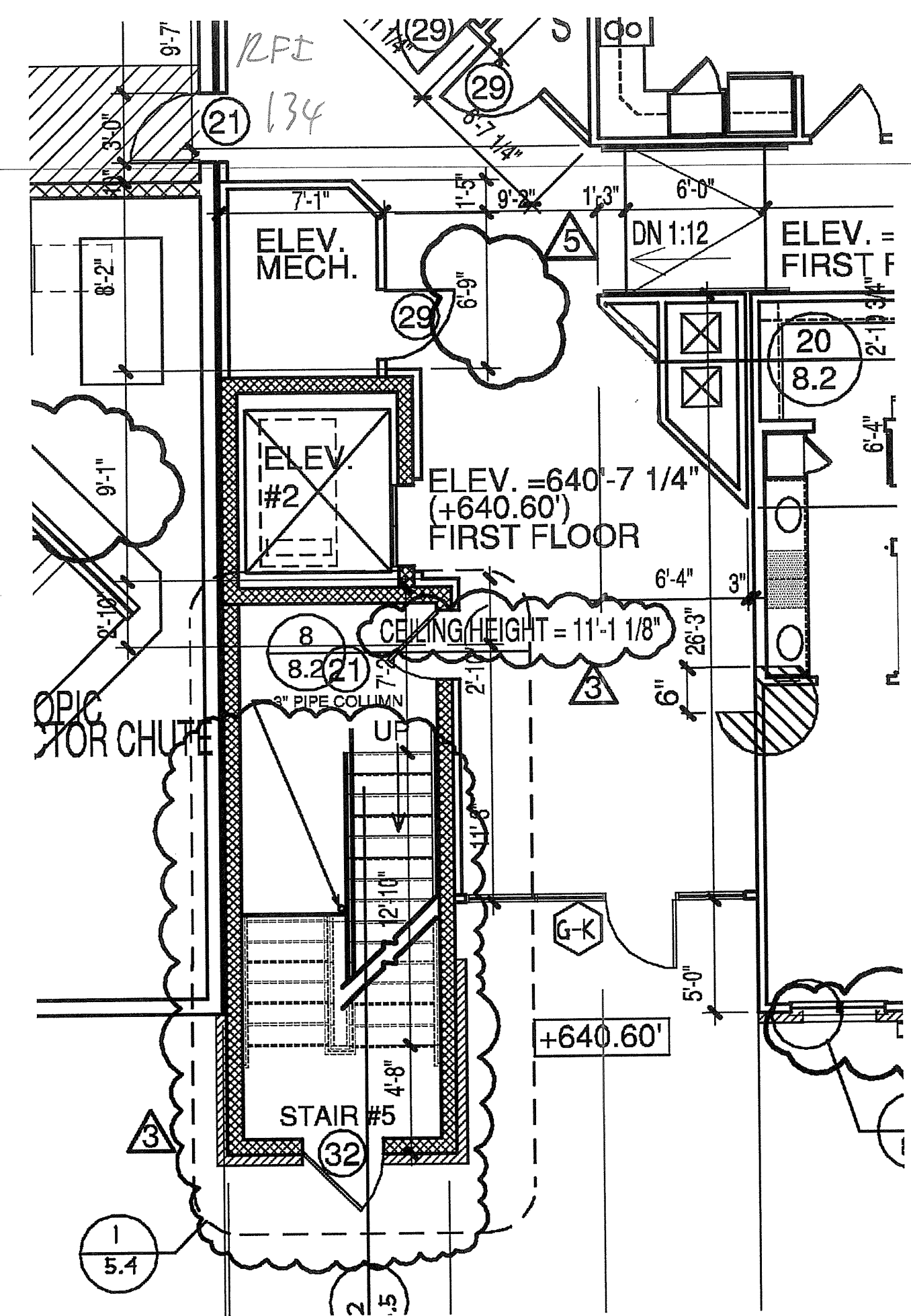
Request: Date Required: 6/7/2012
 Due to the ramp at the mechanical shaft (near elevator #2), there is an added wall on the first floor that is not shown on the other floors. This additional wall will cause issues with the grill located in that area. Detail 7/M4.2 shows the walls as they will be on floors 2, 3 and 4. Can the additional wall be modified to give the HVAC sub room for his grill? Please see attached sketch.

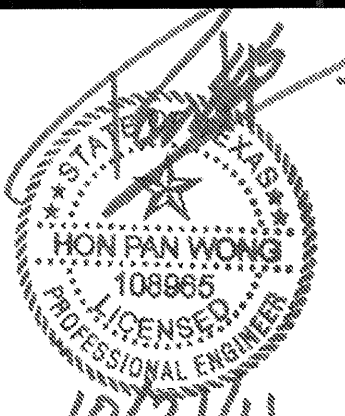
Requested by: David Miller
 Embrey Builders LLC

Response: This sketch looks to be what was proposed on RFI-128. GC to verify they are the same solution. I take no exception to this solution.

Ryan Faulds
 BGO architects
 June 28, 2012

Answered by _____
 Company _____ Date _____



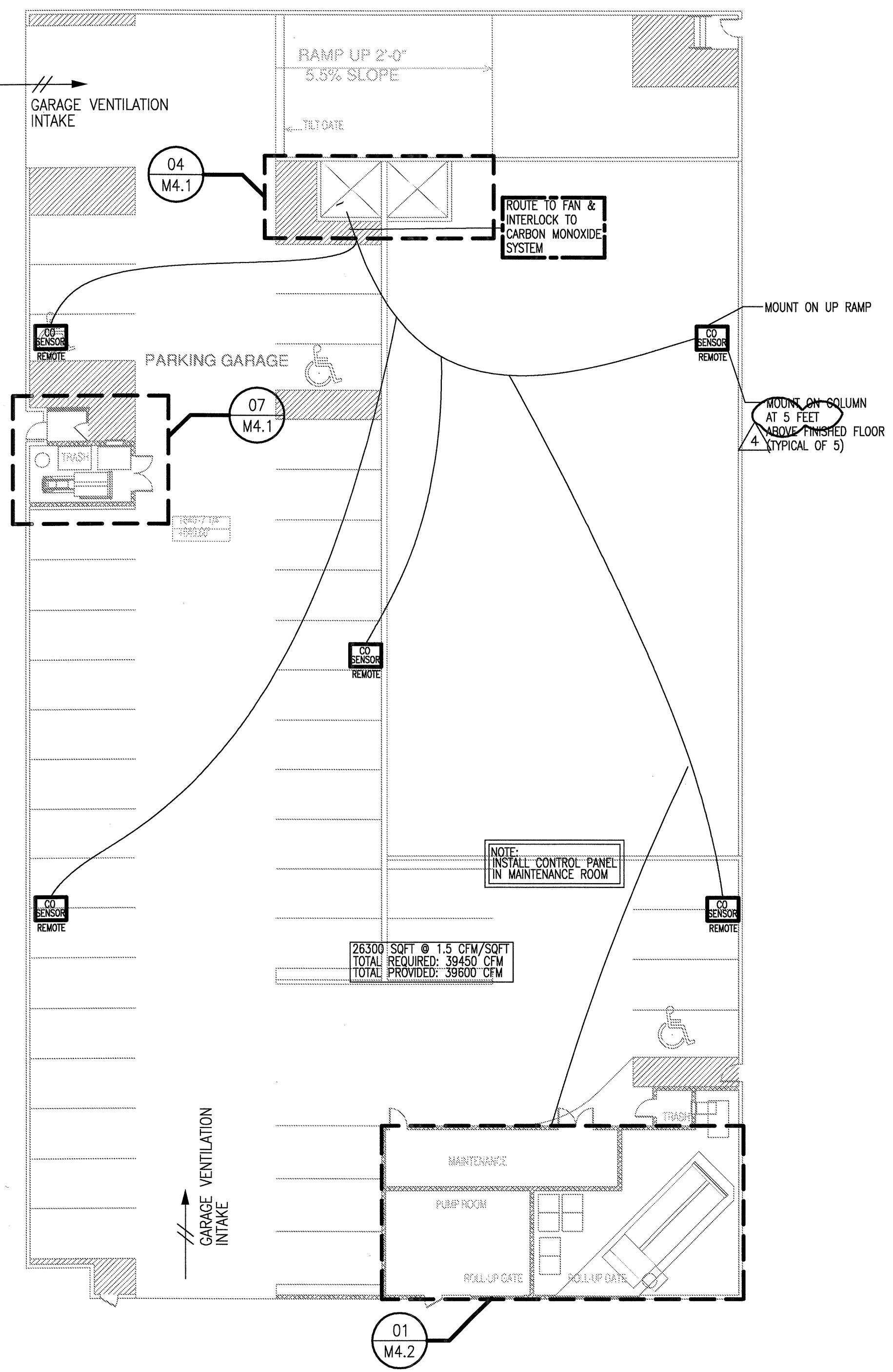


REVISIONS

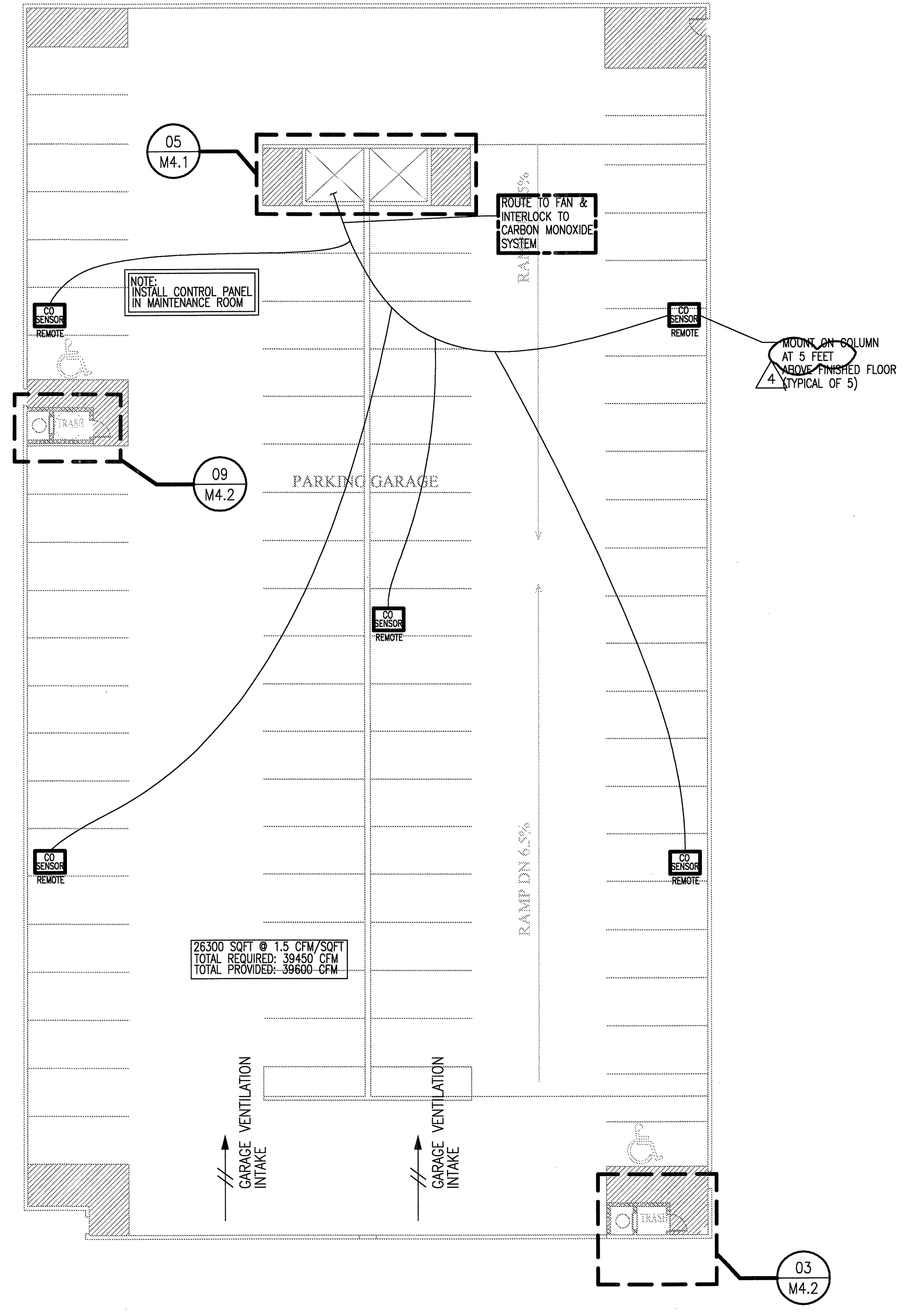
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE

KELLER SPRINGS LOFTS

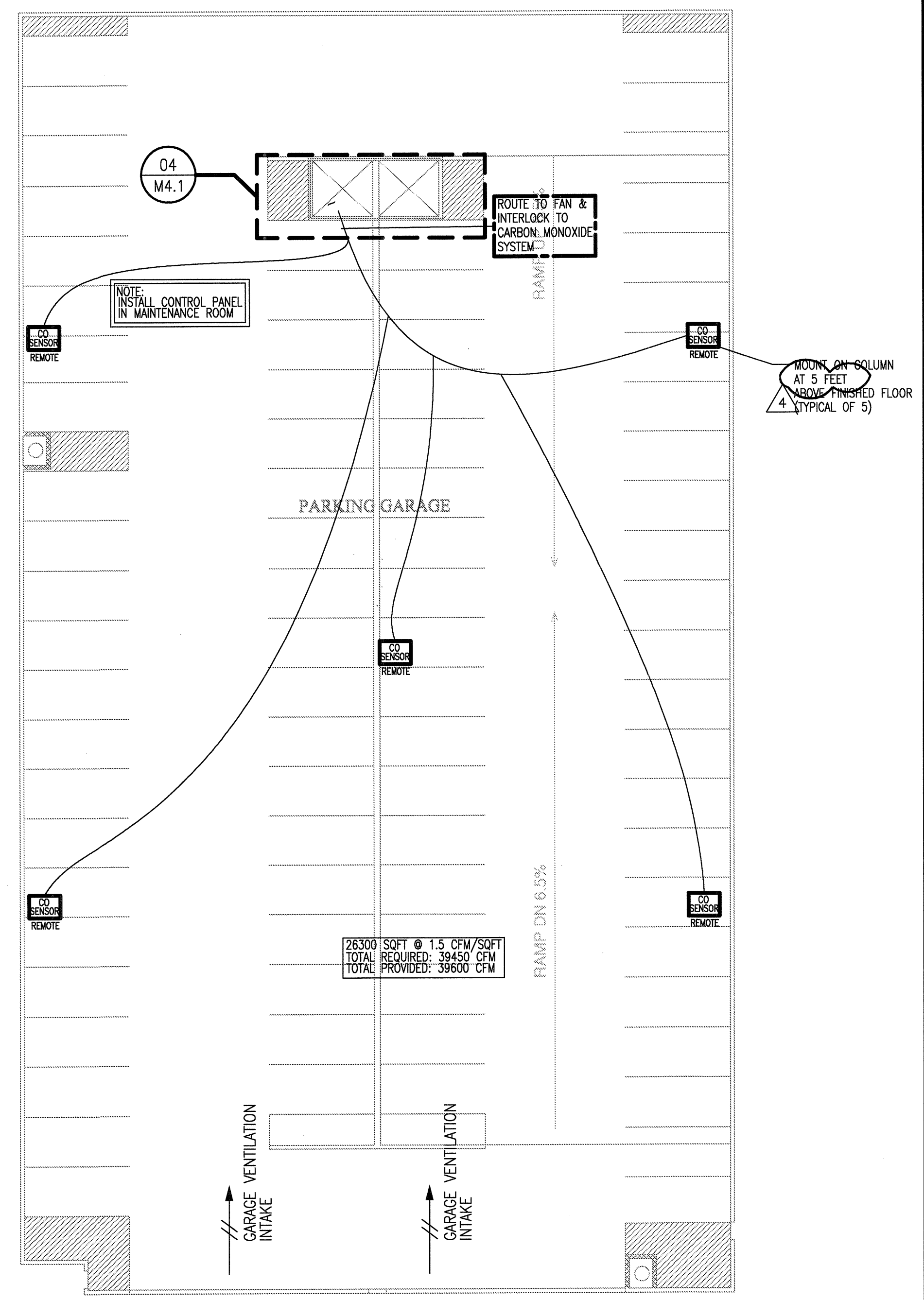
LOFT APARTMENTS IN ADDISON, TEXAS



1 1ST FLOOR GARAGE PLAN — MECHANICAL
SCALE: 1/16" = 1'-0"

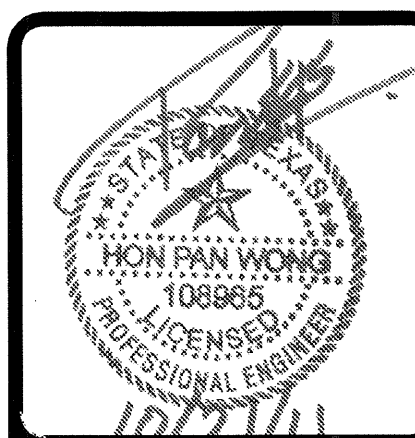


2 2ND FLOOR GARAGE PLAN — MECHANICAL
SCALE: 1/16" = 1'-0"



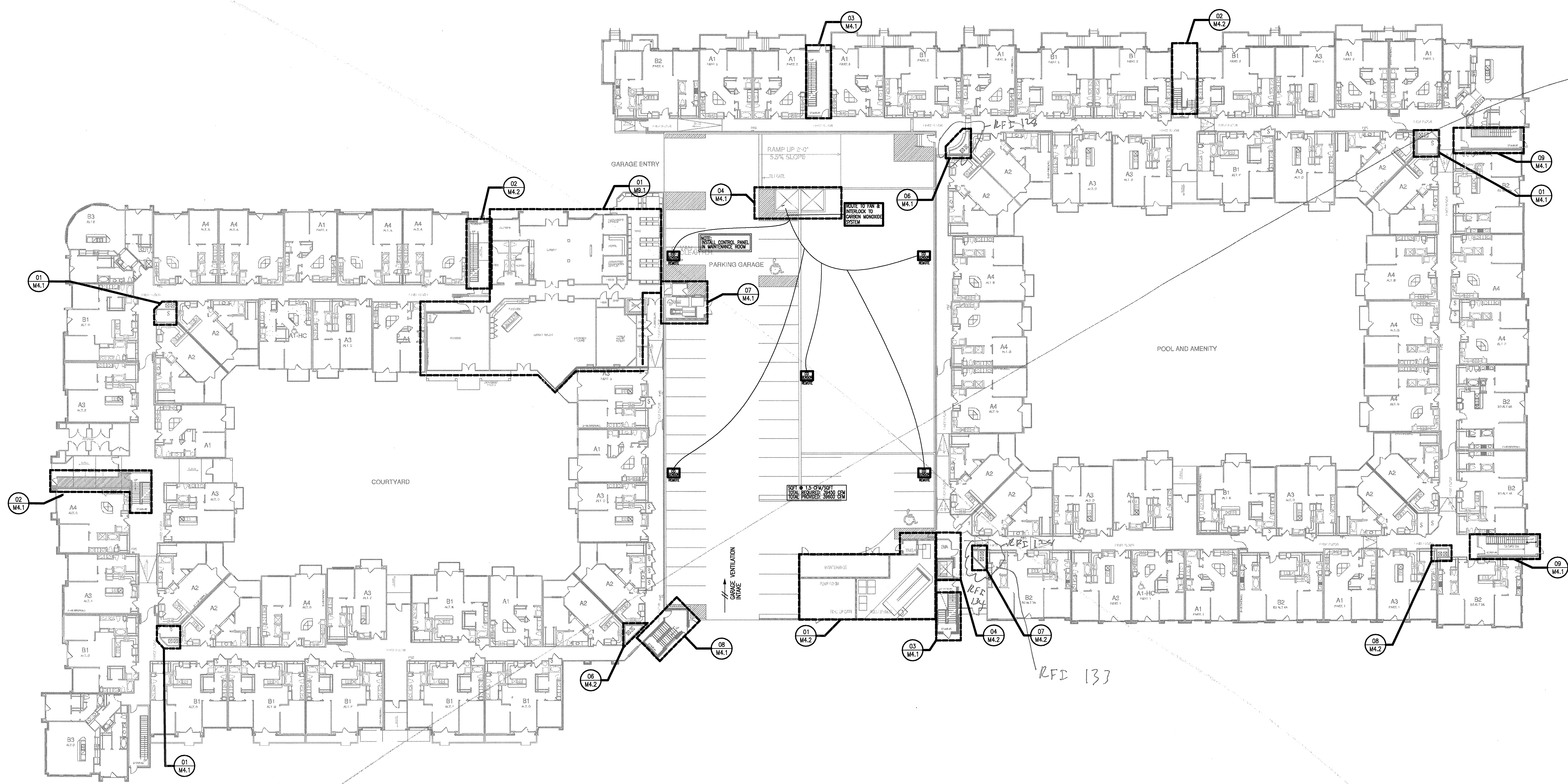
3 3RD FLOOR GARAGE PLAN — MECHANICAL
SCALE: 1/16" = 1'-0"

7th FLOOR IS OPEN ABOVE, NO MECHANICAL VENTING IS REQUIRED.



REVISIONS

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1 OVERALL FIRST FLOOR PLAN
SCALE: NOT TO SCALE

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS



4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

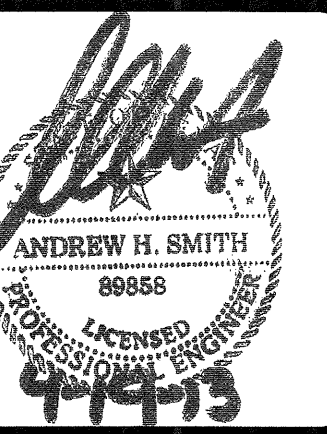
DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-3.1
FIRST FLOOR
BUILDING
MECHANICAL

JSE Jordan & Skala Engineers
14200 Midway Road, Suite 300
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CH Checked By: AHS



REVISIONS

- 1 9-2-2011 DESIGN REVISIONS
- 2 9-13-2011 ANS/FHA COMMENTS
- 3 9-23-2011 DESIGN REVISIONS
- 4 10-17-2011 CONSTRUCTION ISSUE
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- 6 1-17-2012 DESIGN REVISIONS
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- 9 4-17-2012 COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

- 10 5-15-2012 COORDINATION
- 11 5-30-2012 SITE COORDINATION
- 12 6-01-12 LIGHTING REVISIONS
- 13 6-29-12 SITE COORDINATION
- 14 9-05-12 CLUB REVISIONS
- 15 4-19-13 EL. LOBBY REVONS



4144 N. Central Expy.
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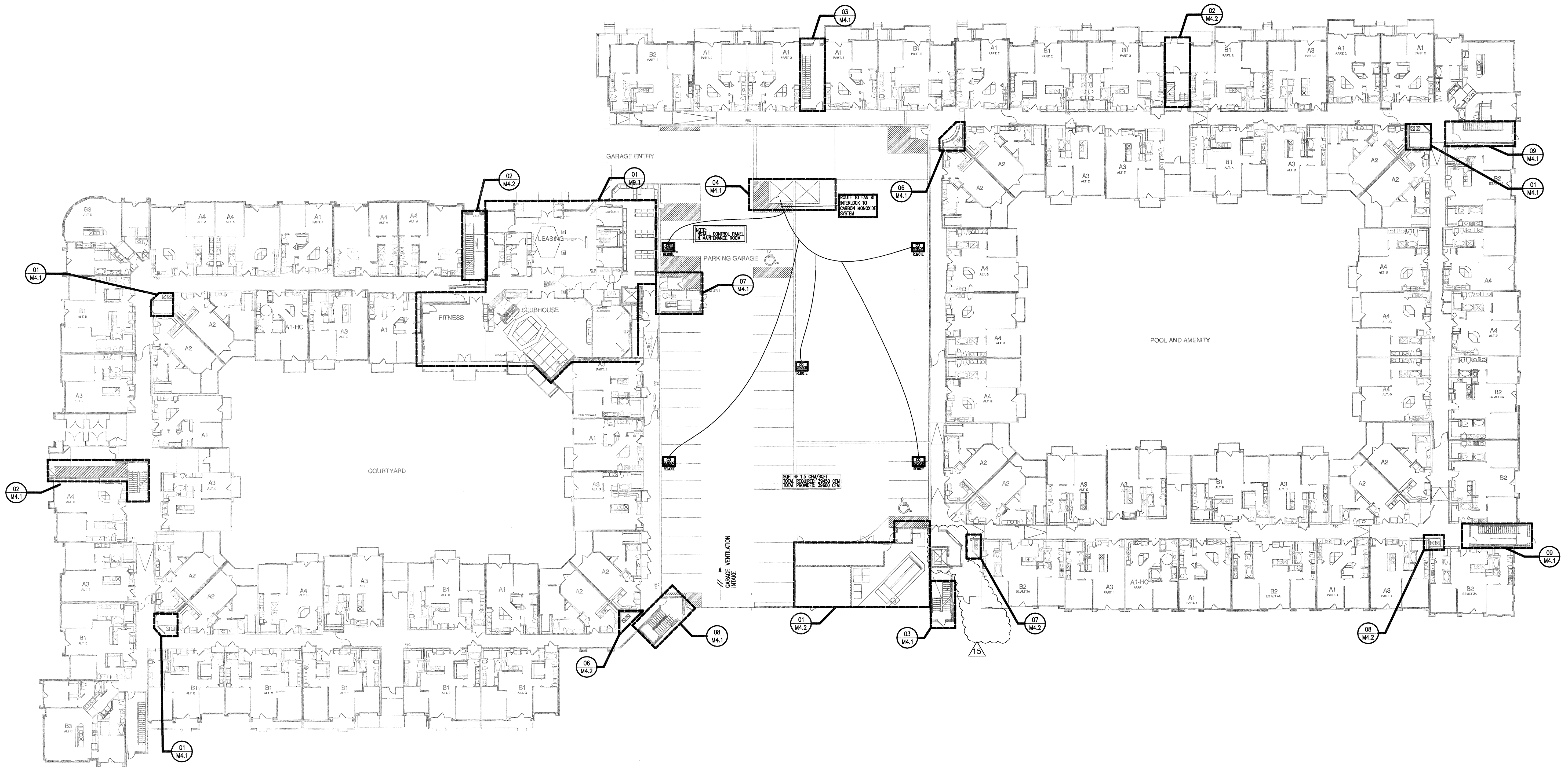
DATE
08-05-11

PROJECT
11129

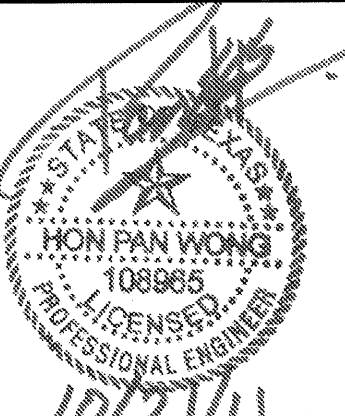
SHEET NUMBER

M-3.1
FIRST FLOOR
BUILDING
MECHANICAL

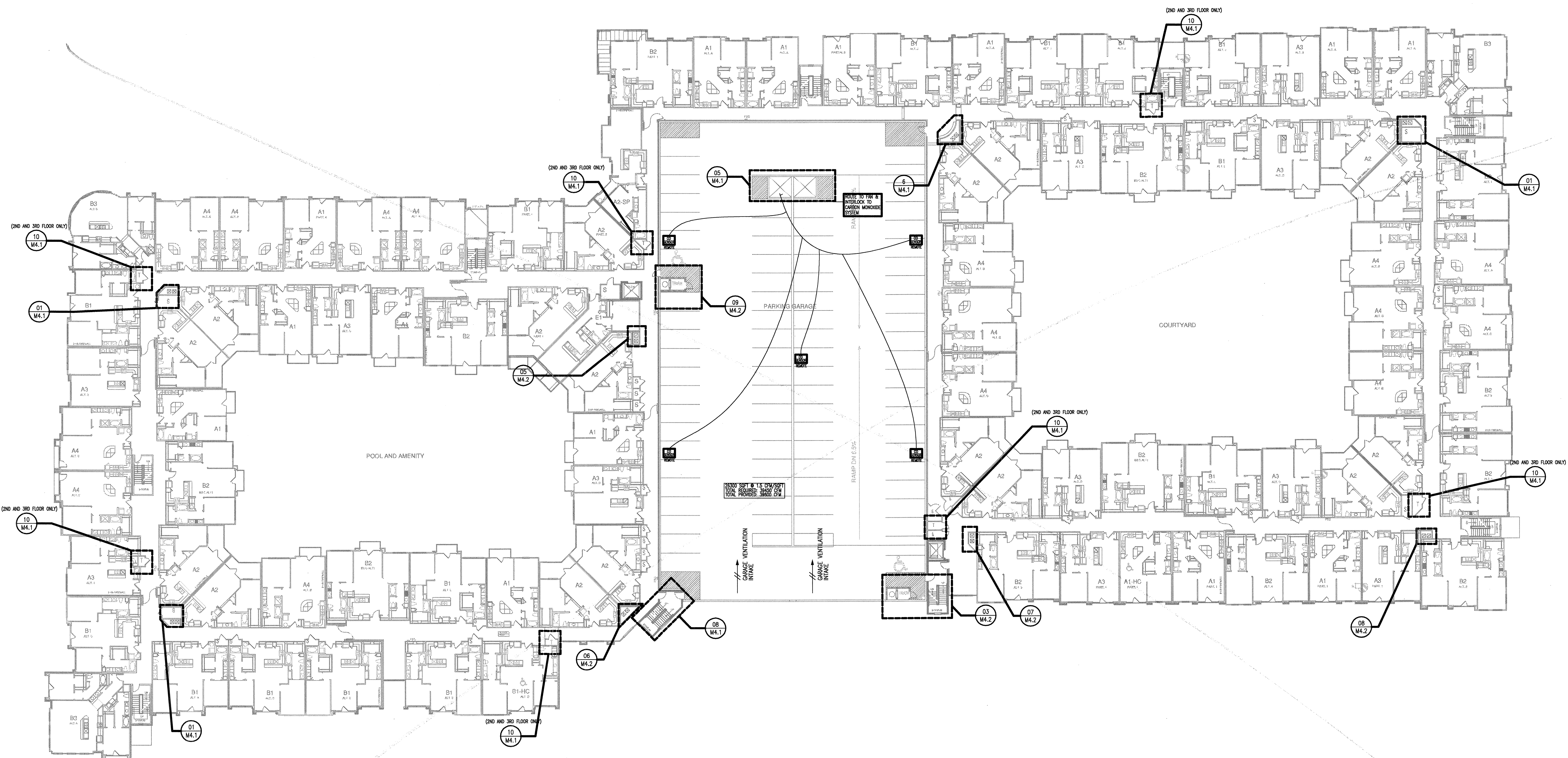
JSE Jordan & Skala Engineers
17855 N. Dallas Parkway, Suite 370
Dallas, TX 75247-4657
V: (469) 383-5516 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



1 OVERALL FIRST FLOOR PLAN
SCALE: NOT TO SCALE



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



1 OVERALL SECOND-FOURTH FLOOR PLAN
SCALE: NOT TO SCALE

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

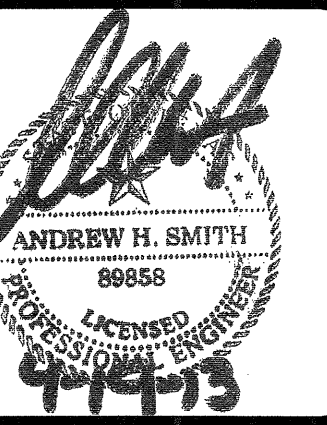
BGO
architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-3.2
SECOND FLOOR
BUILDING
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-9138
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



REVISIONS

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8	3-27-2012	CLUBHOUSE REVISIONS
9	4-17-2012	COORDINATION

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

10	5-15-2012	COORDINATION
11	5-30-2012	SITE COORDINATION
12	6-01-12	LIGHTING REVISIONS
13	6-29-12	SITE COORDINATION
14	9-05-12	CLUB REVISIONS
15	4-19-13	EL. LOBBY REVISIONS



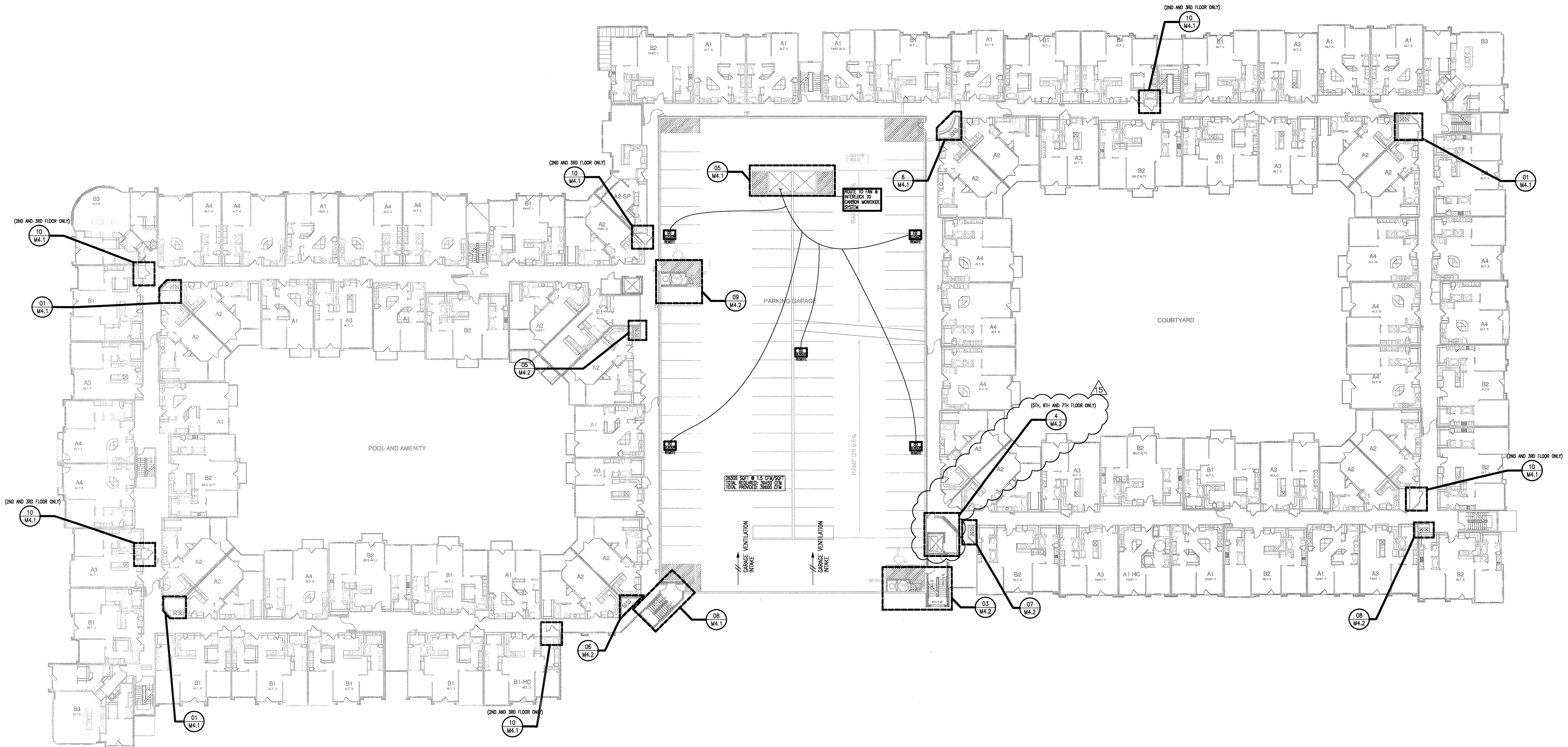
4144 N. Central Expy.
Suite 895
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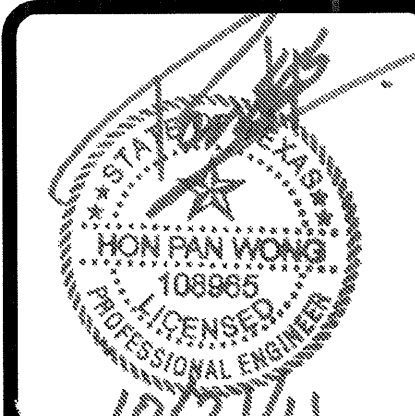
PROJECT
11129

SHEET NUMBER
M-3.2
SECOND FLOOR
BUILDING
MECHANICAL

JSE Jordan & Skala Engineers
17855 N. Dallas Parkway, Suite 320
Dallas, TX 75247-6657
V: (469) 385-1516 F: (469) 385-1615
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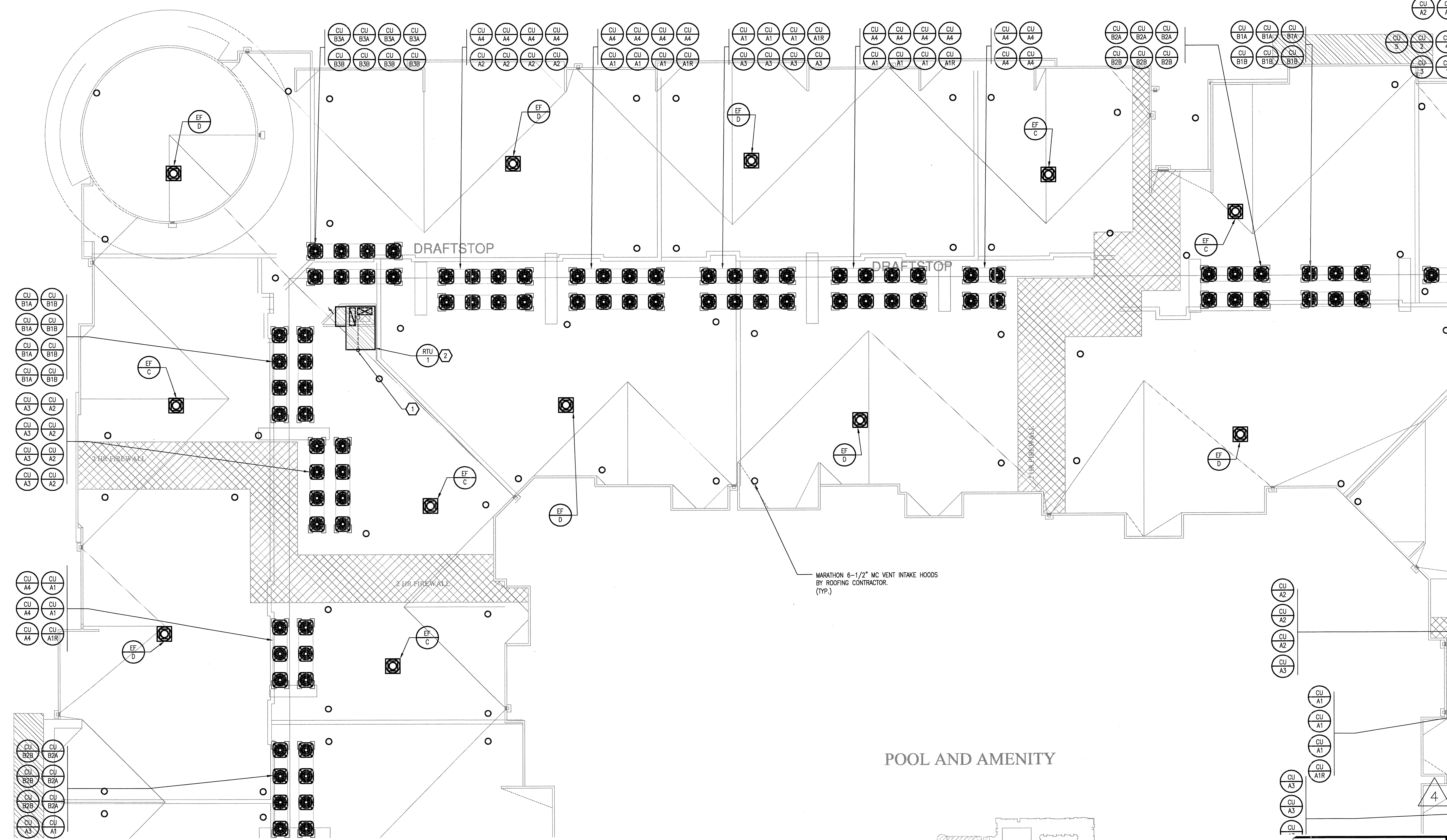
1 OVERALL SECOND-FOURTH FLOOR PLAN
SCALE: NOT TO SCALE



KEYNOTES: (APPLIES TO THIS SHEET ONLY)

- 1 ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN BELOW ROOF. SEE PLUMBING PLANS FOR EXACT LOCATIONS
 - 2 ALL OUTSIDE AIR INTAKES SHALL MAINTAIN 10'-0" FROM EXHAUST TERMINATIONS AND PLUMBING VENTS.
- NOTES:
- 1. INSTALL CONDENSERS ON CURB (BY OTHERS).
 - 2. THERE SHALL BE NO ROOF PENETRATIONS WITHIN 4'-0" OF A FIREWALL.
 - 3. COORDINATE REFRIGERANT LINESET HOODS AND LINESET ROUTING PRIOR TO CONSTRUCTION.
 - 4. ALL EQUIPMENT INSTALLED WITHIN 10'-0" OF A ROOF EDGE SHALL HAVE GUARDS TO COMPLY WITH 2009 IMC SECTION 304.11.

REVISIONS	
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KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

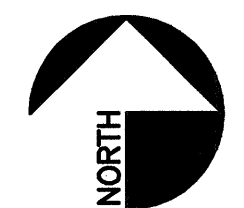
BGO architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

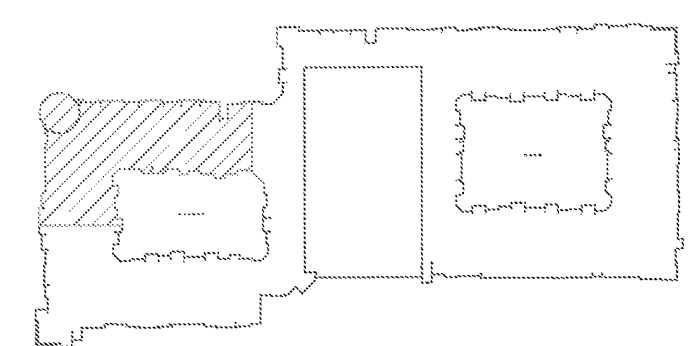
PROJECT
11129

SHEET NUMBER
M-3.5A
ROOF PLAN
DIVISION A
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
Tel: (972) 383-1010, F: (972) 383-1615
Project Number - 111-0355 Texas Firm Registration # F-4990
Drawn By: CHH Checked By: AHS



1 DIVISION 'A' ROOF PLAN
SCALE: 1/8" = 1'-0"





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

BGO architects
 4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

DATE
 08-05-11

PROJECT
 11129

SHEET NUMBER
M-3.5B
ROOF PLAN
DIVISION B
MECHANICAL

JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 350
 Dallas, TX 75244-5138
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CJH Checked By: AHS

POOL AND AMENITY

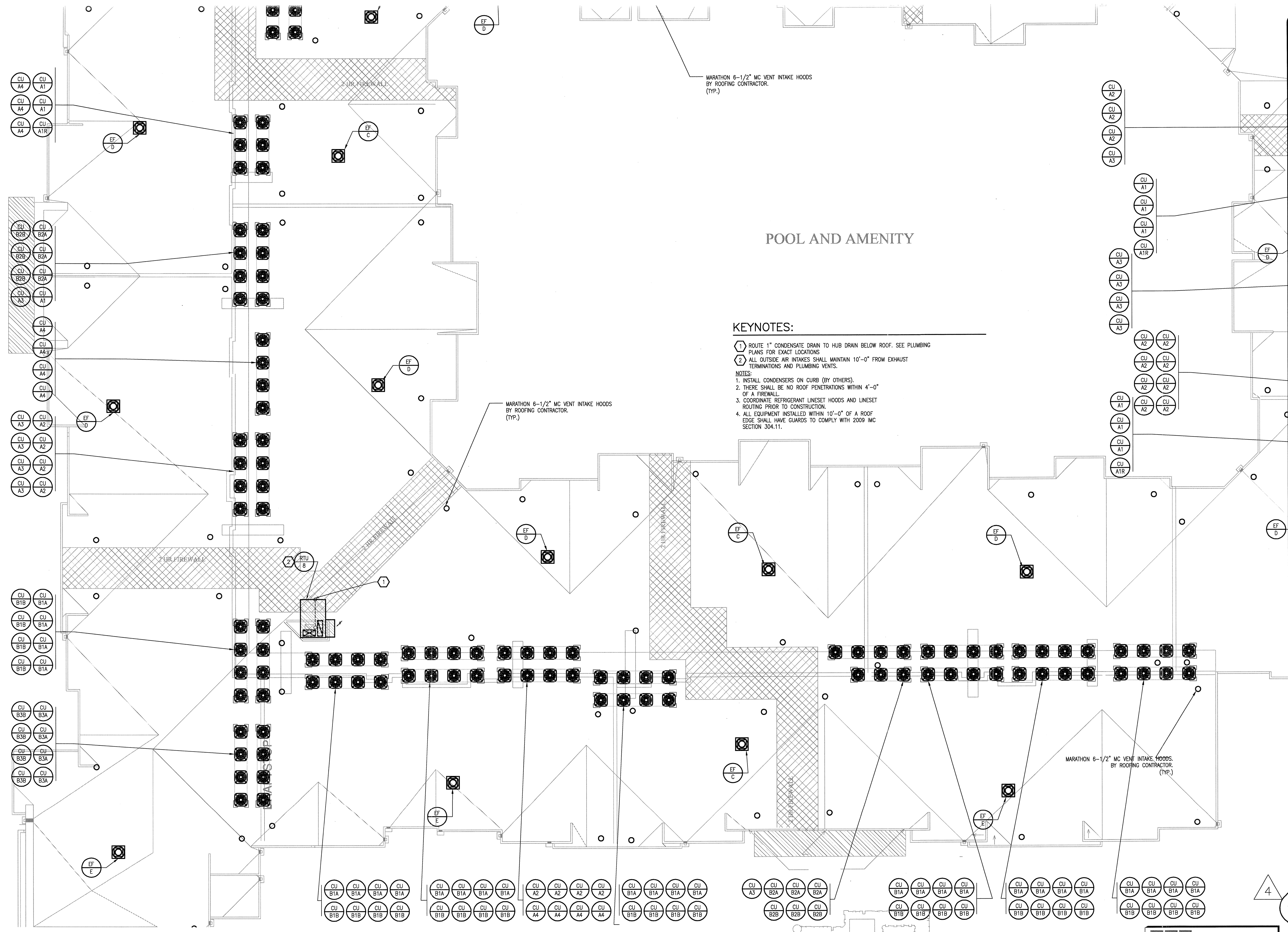
KEYNOTES:

- ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN BELOW ROOF. SEE PLUMBING PLANS FOR EXACT LOCATIONS
 - ALL OUTSIDE AIR INTAKES SHALL MAINTAIN 10'-0" FROM EXHAUST TERMINATIONS AND PLUMBING VENTS.
- NOTES:**
- INSTALL CONDENSERS ON CURB (BY OTHERS).
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 - COORDINATE REFRIGERANT LINESET HOODS AND LINESET ROUTING PRIOR TO CONSTRUCTION.
 - ALL EQUIPMENT INSTALLED WITHIN 10'-0" OF A ROOF EDGE SHALL HAVE GUARDS TO COMPLY WITH 2009 IMC SECTION 304.11.

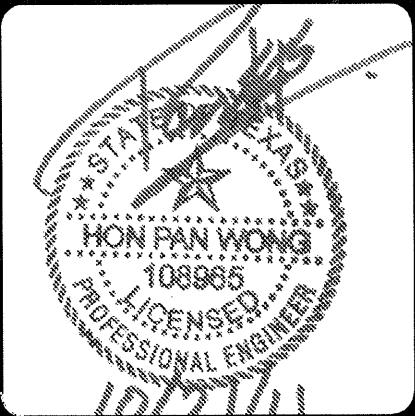
MARATHON 6-1/2" MC VENT INTAKE HOODS BY ROOFING CONTRACTOR. (TYP.)

MARATHON 6-1/2" MC VENT INTAKE HOODS BY ROOFING CONTRACTOR. (TYP.)

MARATHON 6-1/2" MC VENT INTAKE HOODS BY ROOFING CONTRACTOR. (TYP.)



1 DIVISION 'B' ROOF PLAN
 SCALE: 1/8" = 1'-0"



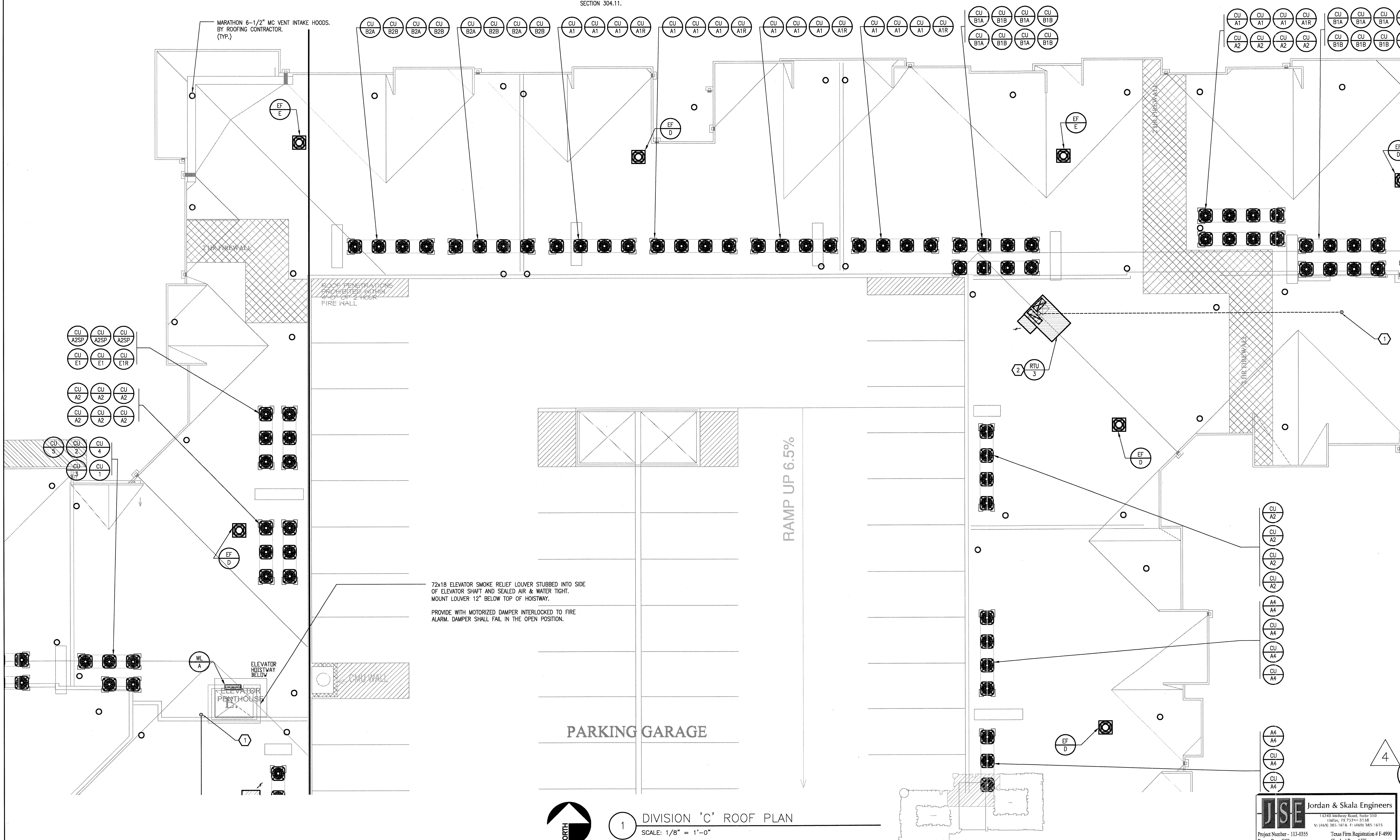
REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS
3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE

KEYNOTES: (APPLIES TO THIS SHEET ONLY)

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- 2 ALL OUTSIDE AIR INTAKES SHALL MAINTAIN 10'-0" FROM EXHAUST TERMINATIONS AND PLUMBING VENTS.

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3. COORDINATE REFRIGERANT LINESET HOODS AND LINESET ROUTING PRIOR TO CONSTRUCTION.
4. ALL EQUIPMENT INSTALLED WITHIN 10'-0" OF A ROOF EDGE SHALL HAVE GUARDS TO COMPLY WITH 2009 IMC SECTION 304.11.



KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
4144 N. Central Expy., Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

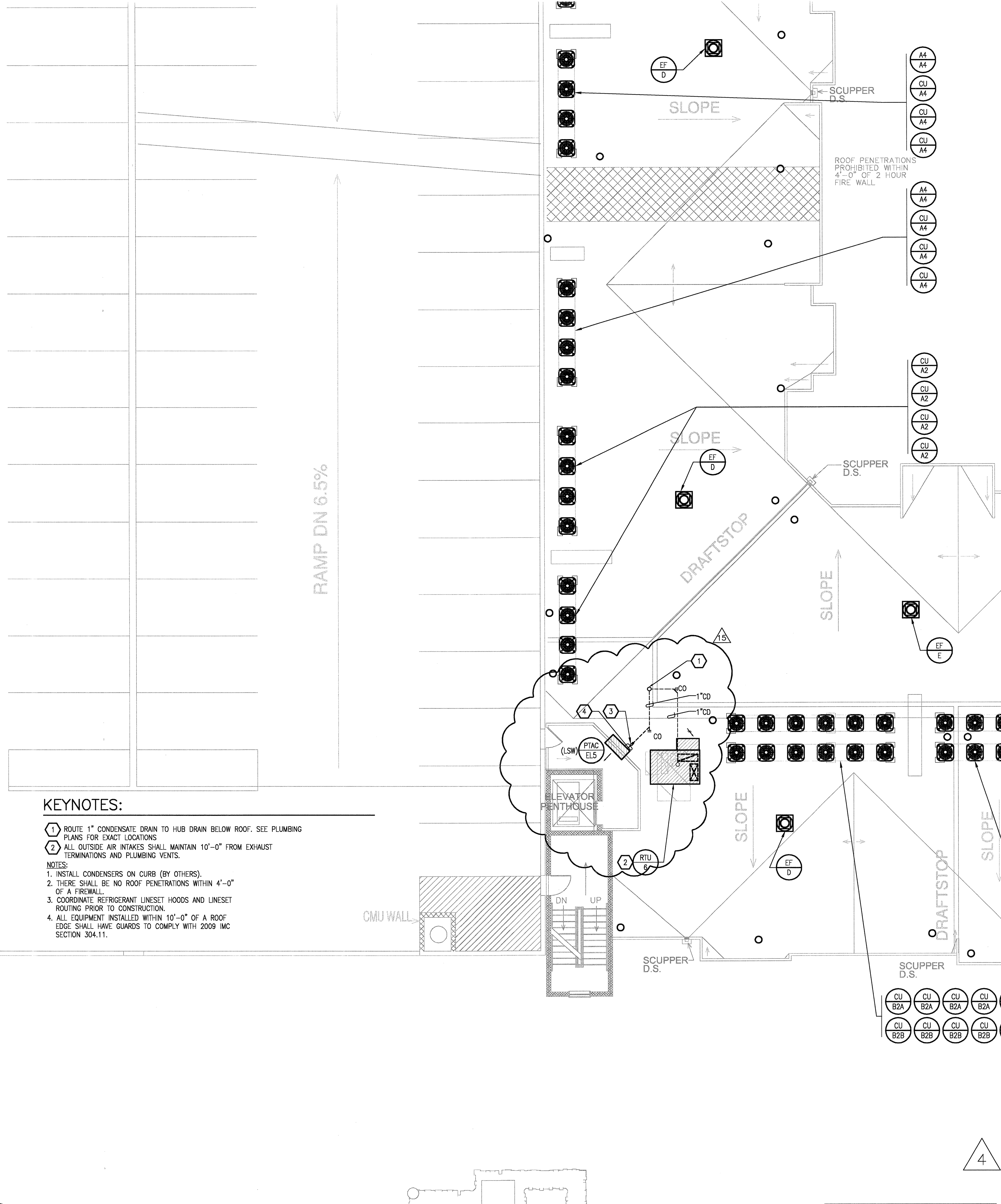
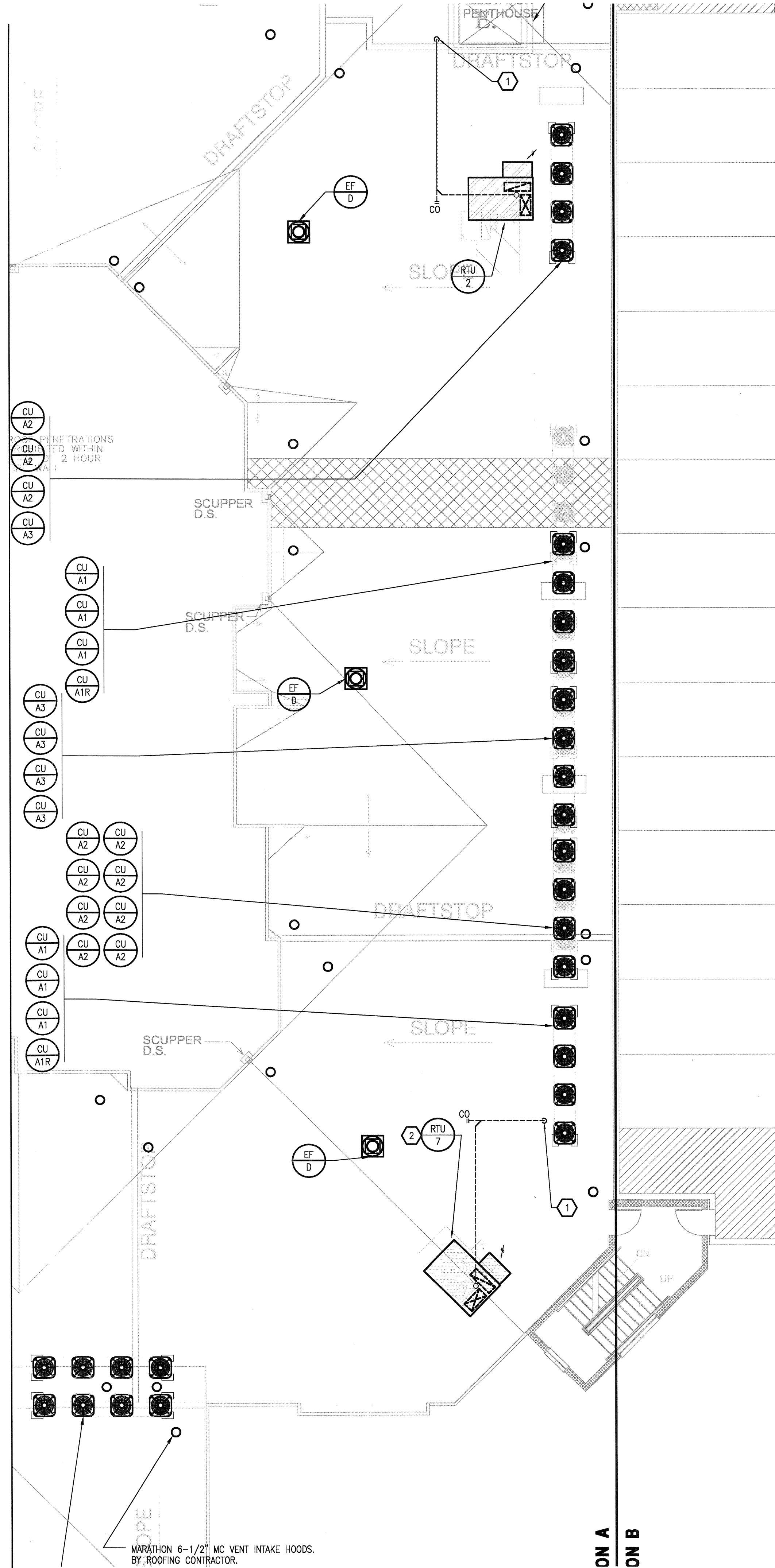
DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-3.5C
ROOF PLAN
DIVISION C
MECHANICAL

JSE Jordan & Skala Engineers
14240 Woodberry Road, Suite 350
Dallas, TX 75244-5138
V: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

1 DIVISION 'C' ROOF PLAN
SCALE: 1/8" = 1'-0"



KEYNOTES:

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1 DIVISION 'D' ROOF PLAN
SCALE: 1/8" = 1'-0"

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
5	12-21-2011	DESIGN REVISIONS
6	1-17-2012	DESIGN REVISIONS
7	2-15-2012	TRANSFORMER REVISIONS
8	3-27-2012	CLUBHOUSE REVISIONS
9	4-17-2012	COORDINATION

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

- 10 5-15-2012 COORDINATION
- 11 5-30-2012 SITE COORDINATION
- 12 6-01-12 LIGHTING REVISIONS
- 13 6-29-12 SITE COORDINATION
- 14 9-05-12 CLUB REVISIONS
- 15 4-19-13 EL. LOBBY REVISIONS

BGO architects

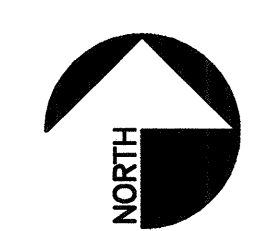
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

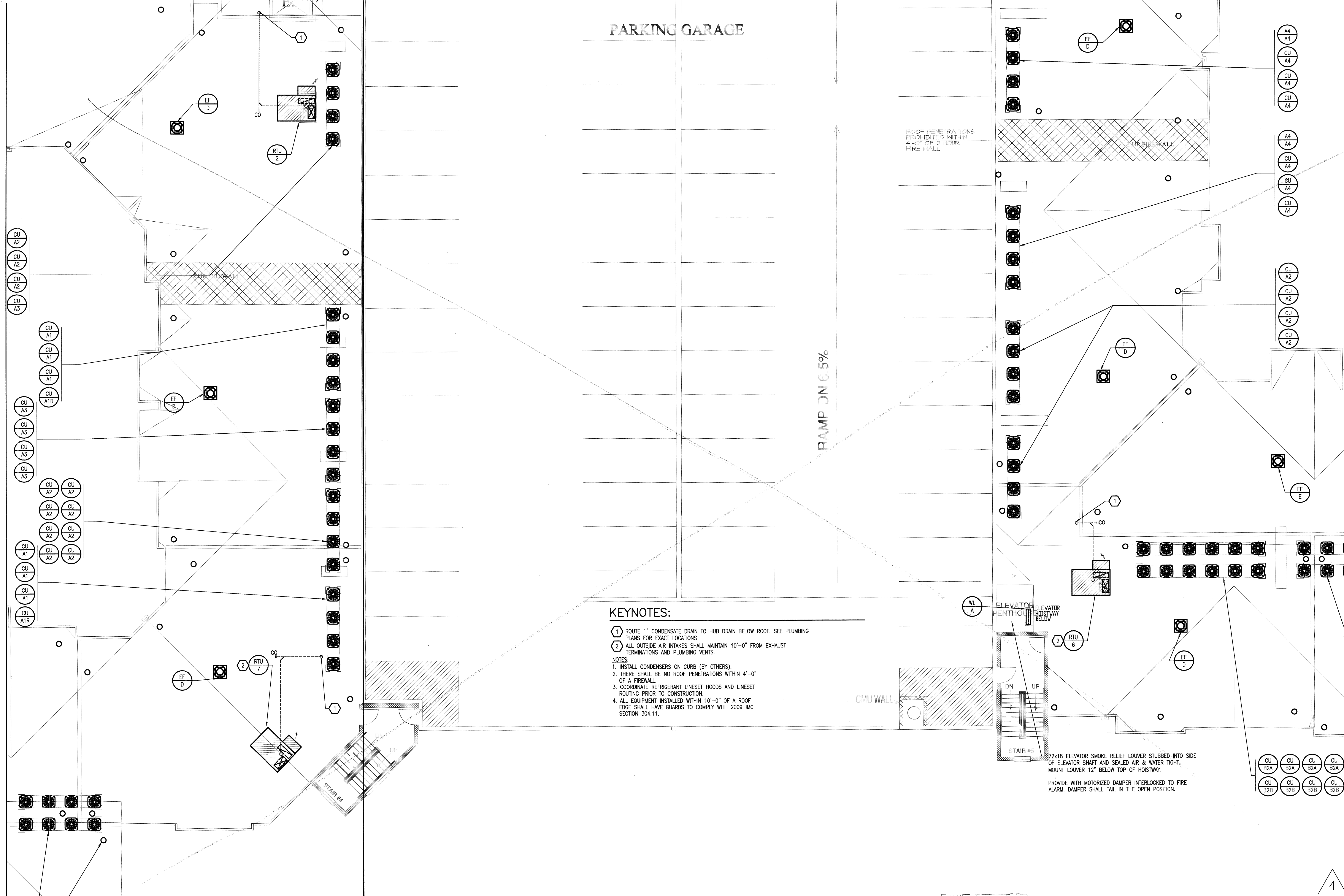
SHEET NUMBER
4

M-3.5D
ROOF PLAN
DIVISION D
MECHANICAL



JSE Jordan & Skala Engineers

17855 N. Dallas Parkway, Suite 320
Dallas, TX 75287-4657
V: (469) 382-1616 F: (469) 382-1615
Texas Firm Registration # F-4990
Project Number - 113-0355
Drawn By: CJH
Checked By: AHS

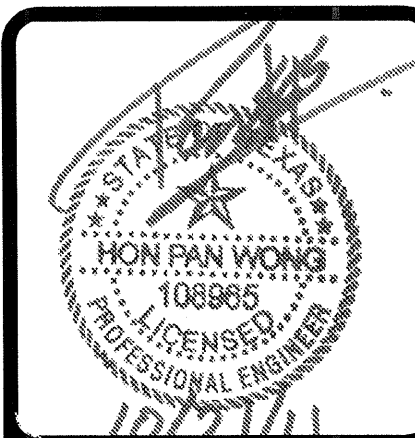


PARKING GARAGE

RAMP DN 6.5%

KEYNOTES:

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REVISIONS

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3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE

KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS



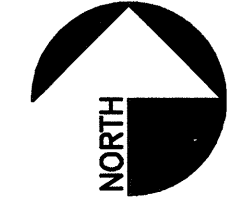
4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

DATE
 08-05-11

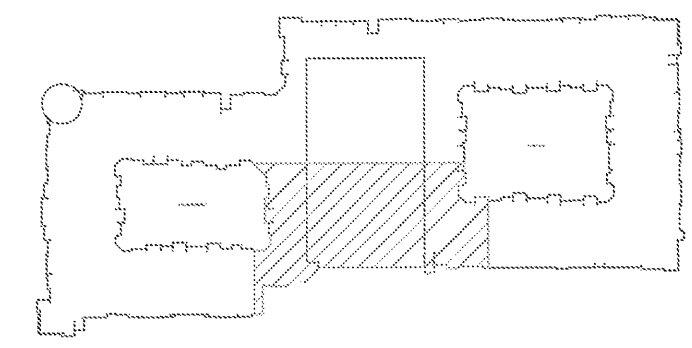
PROJECT
 11129

SHEET NUMBER
M-3.5D
ROOF PLAN
DIVISION D
MECHANICAL

USE Jordan & Skala Engineers
 14245 Midway Road, Suite 350
 Dallas, TX 75244-5138
 Tel: (469) 383-1616 F: (469) 383-1615
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CJH Checked By: AHS



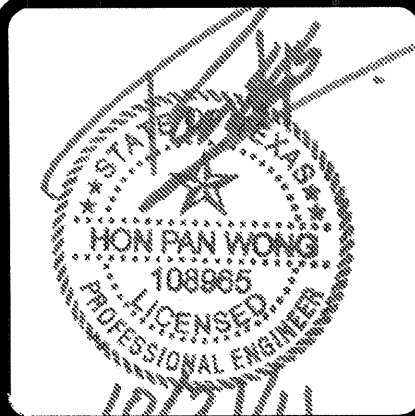
1 DIVISION 'D' ROOF PLAN
 SCALE: 1/8" = 1'-0"



1/2" MC VENT INTAKE HOODS.
 BY ROOFING CONTRACTOR.

ON A
 ON B

72x18 ELEVATOR SMOKE RELIEF LOUVER STUBBED INTO SIDE OF ELEVATOR SHAFT AND SEALED AIR & WATER TIGHT. MOUNT LOUVER 12" BELOW TOP OF HOISTWAY. PROVIDE WITH MOTORIZED DAMPER INTERLOCKED TO FIRE ALARM. DAMPER SHALL FAIL IN THE OPEN POSITION.



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

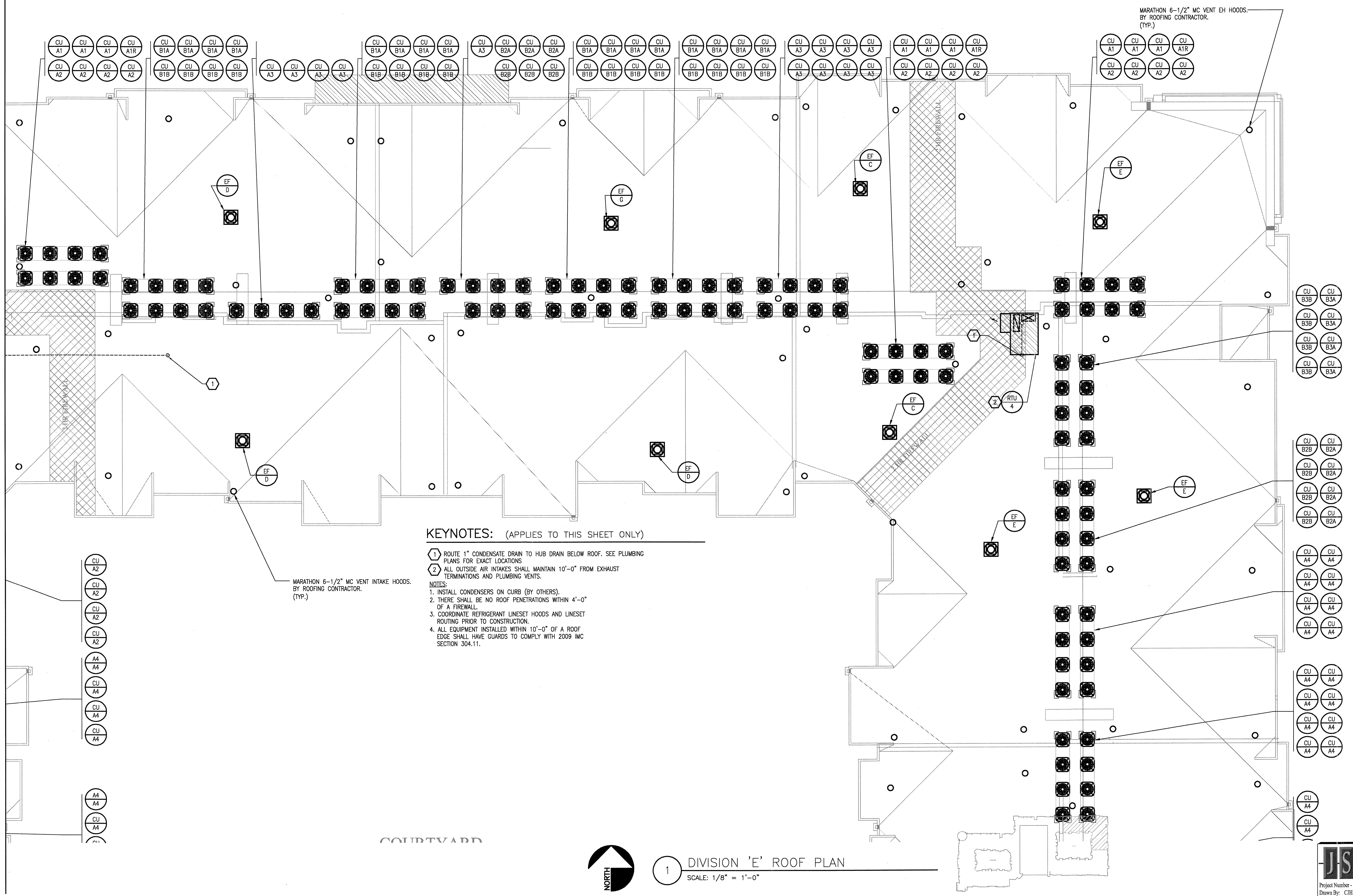
BGO
architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

PROJECT
11129

SHEET NUMBER
M-3.5E
ROOF PLAN
DIVISION E
MECHANICAL

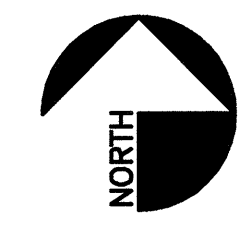
JSE Jordan & Skala Engineers
14240 Midway Road, Suite 350
Dallas, TX 75244-5138
Tel: (469) 385-1616 Fax: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CHJ Checked By: AHS

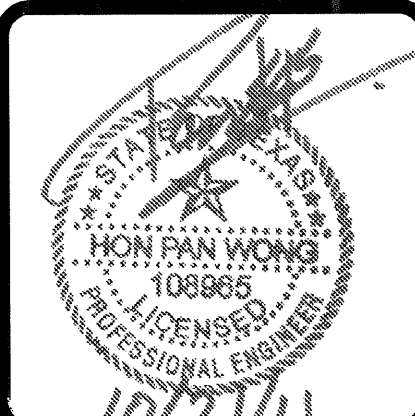


KEYNOTES: (APPLIES TO THIS SHEET ONLY)

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 - 2 ALL OUTSIDE AIR INTAKES SHALL MAINTAIN 10'-0" FROM EXHAUST TERMINATIONS AND PLUMBING VENTS.
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1 DIVISION 'E' ROOF PLAN
SCALE: 1/8" = 1'-0"





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

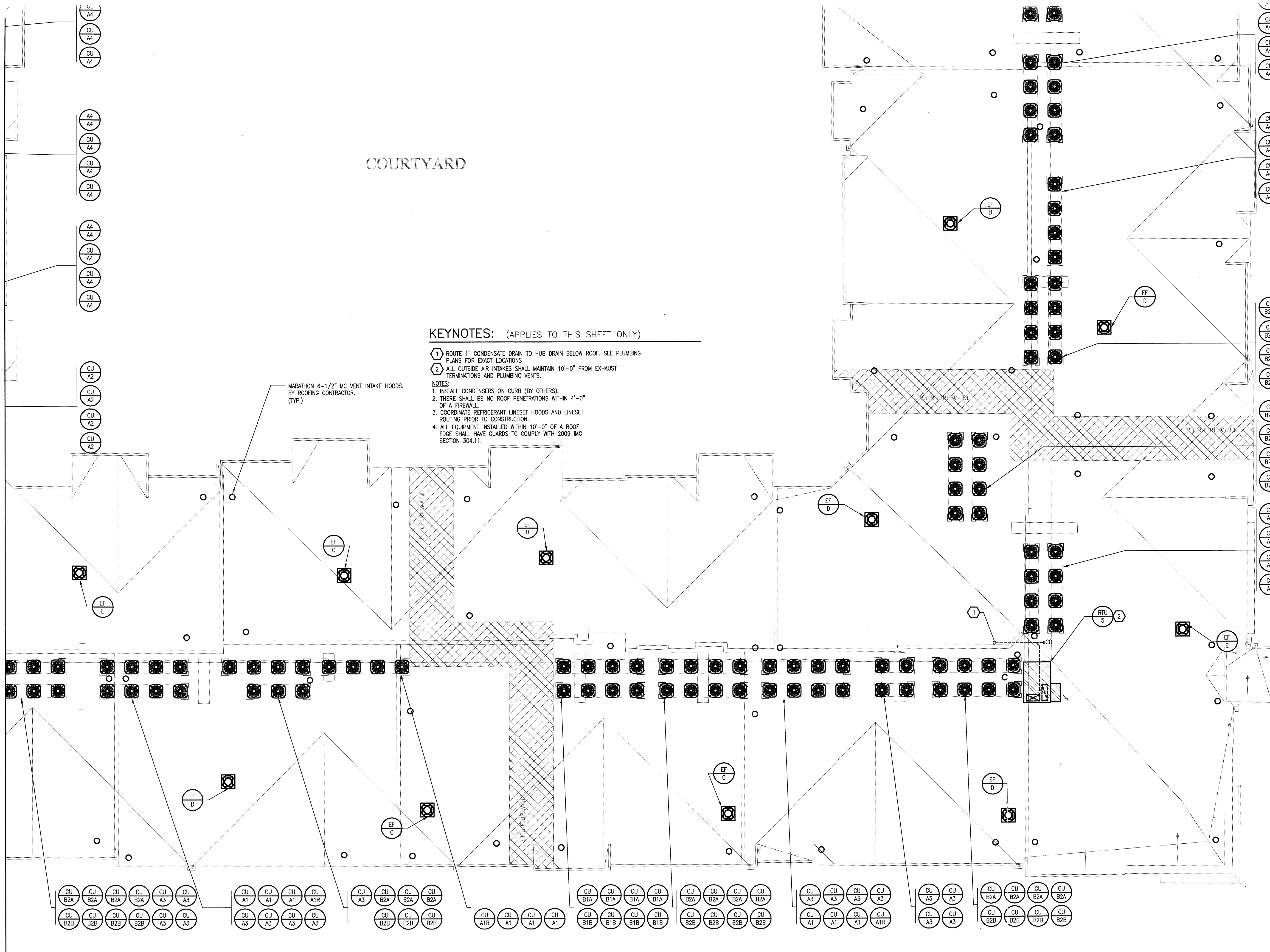
BGO architects
 4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

DATE
 08-05-11

PROJECT
 11129

SHEET NUMBER
M-3.5F
ROOF PLAN
DIVISION F
MECHANICAL

JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 350
 Dallas, TX 75244-5138
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CJH Checked By: AHS

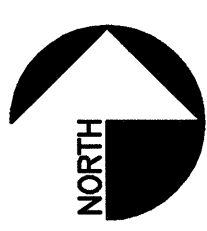


COURTYARD

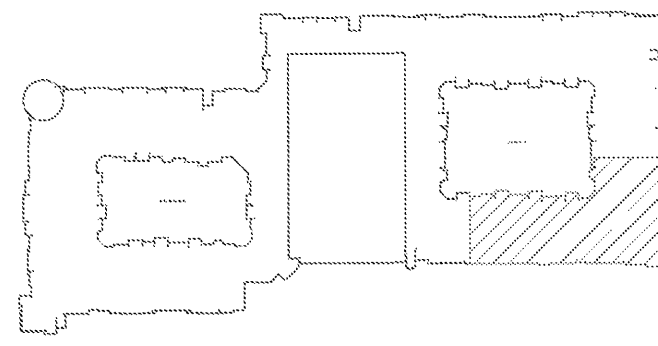
KEYNOTES: (APPLIES TO THIS SHEET ONLY)

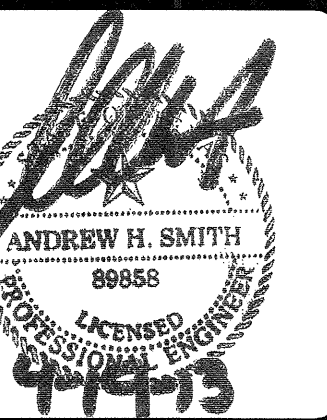
1. ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN BELOW ROOF. SEE PLUMBING PLANS FOR EXACT LOCATIONS
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MARATHON 6-1/2" MC VENT INTAKE HOODS.
 BY ROOFING CONTRACTOR.
 (TYP.)



1 DIVISION 'F' ROOF PLAN
 SCALE: 1/8" = 1'-0"





REVISIONS	
1	9-2-2011 DESIGN REVISIONS
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3	9-23-2011 DESIGN REVISIONS
4	10-17-2011 CONSTRUCTION ISSUE
5	12-21-2011 DESIGN REVISIONS
6	1-17-2012 DESIGN REVISIONS
7	2-15-2012 TRANSFORMER REVISIONS
8	3-27-2012 CLUBHOUSE REVISIONS
9	4-17-2012 COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

10	5-15-2012 COORDINATION
11	5-30-2012 SITE COORDINATION
12	6-01-12 LIGHTING REVISIONS
13	6-29-12 SITE COORDINATION
14	9-05-12 CLUB REVISIONS
15	4-19-13 EL. LOBBY REVISIONS

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

DATE
08-05-11

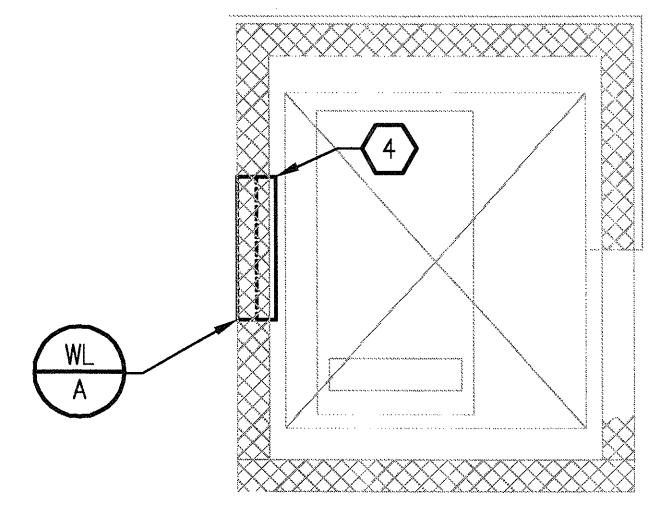
PROJECT
11129

SHEET NUMBER

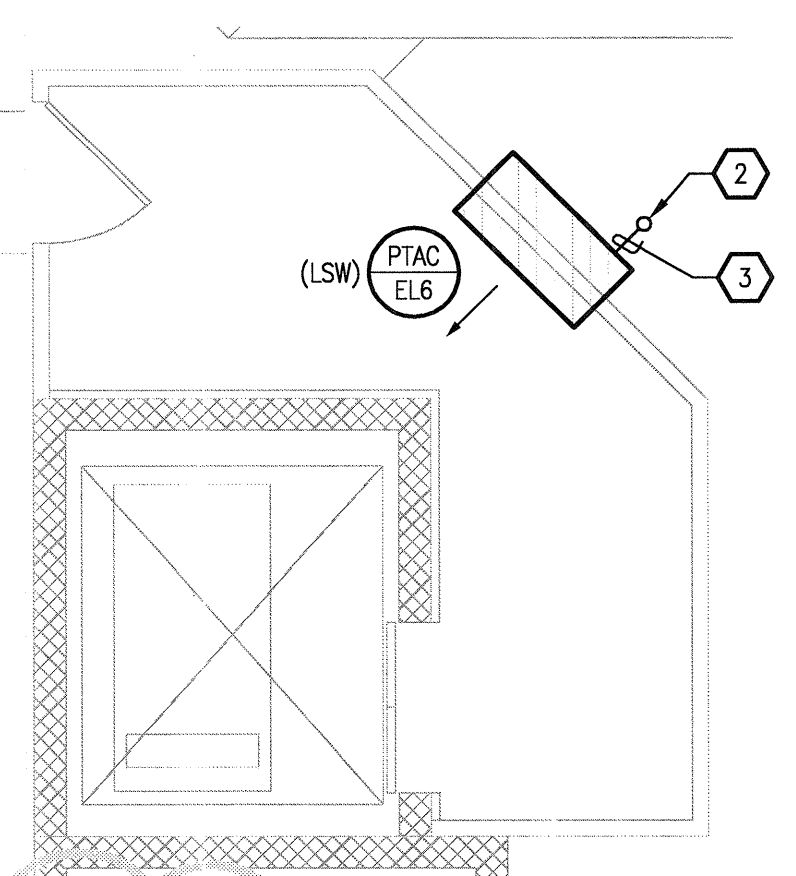
M-3.6
LEVEL 6 & 7
GARAGE
MECHANICAL

KEYNOTES:

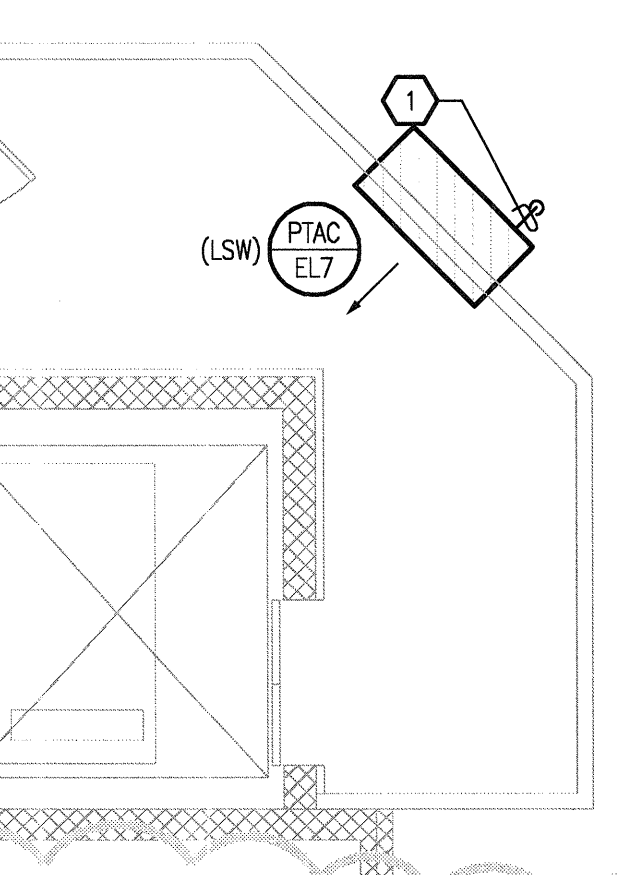
- 1 3/4"CD ROUTED DOWN TO FLOOR BELOW.
- 2 3/4"CD ROUTED FROM PTAC ABOVE. TIE CD FROM LEVEL 6 AND LEVEL 7 INTO A 1"CD RISER.
- 3 3/4"CD ROUTED FROM PTAC TO CD RISER. ROUTE RISER DOWN TO ROOF BELOW.
- 4 72x18 ELEVATOR SMOKE RELIEF LOUVER STUBBED INTO SIDE OF ELEVATOR SHAFT AND SEALED AIR & WATER TIGHT. MOUNT LOUVER 12" BELOW TOP OF HOISWAY. PROVIDE WITH MOTORIZED DAMPER INTERLOCKED TO FIRE ALARM. DAMPER SHALL FAIL IN THE OPEN POSITION.



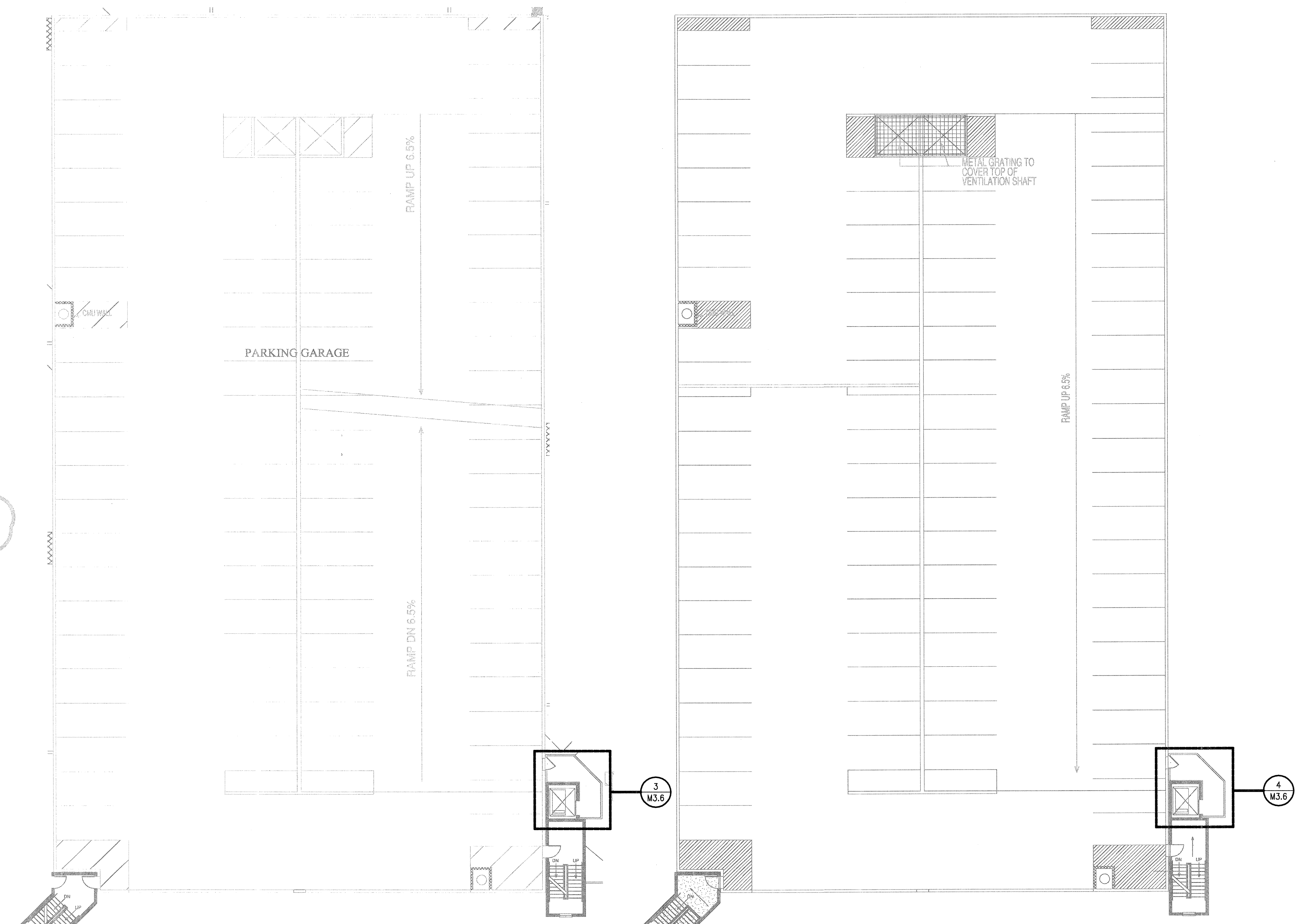
5 TOP OF ELEVATOR SHAFT — MECHANICAL
SCALE: 1/4" = 1'-0"



3 6TH FLOOR ENLARGED ELEVATOR LOBBY — MECHANICAL
SCALE: 1/4" = 1'-0"



4 7TH FLOOR ENLARGED ELEVATOR LOBBY — MECHANICAL
SCALE: 1/4" = 1'-0"



1 6TH FLOOR GARAGE PLAN — MECHANICAL
SCALE: 1/16" = 1'-0"

2 7TH FLOOR GARAGE PLAN — MECHANICAL
SCALE: 1/16" = 1'-0"

JSE Jordan & Skala Engineers
17835 N. Dallas Parkway, Suite 320
Dallas, TX 75244-4607
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: **MEK** Checked By: **KRM**

EMBREY BUILDERS, LLC.
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Jordan & Skala Engineers, Inc. RFI #: 66
 14240 Midway Road, Suite 350 Date: 2/24/2012
 Dallas, TX 75244 Job: EB-02 Keller Springs Lofts
 Ph: 469/985-1616 Fax: 469/985-1615 Phone: 877-777-5115

CC: David Gallagher (Embrey Build (Embrey Construction LLC))

Subject: HVAC requirements for elevator shaft

Drawing: M-4.2 detail #4, M-9.1 Spec Section:
 Cost Impact: None Schedule Impact: None

Request: Date Required: 3/2/2012

Heath below is a RFI requested by our HVAC subcontractor TDIndustries.
 Bryan,

This morning, Jay Bitner with Schindler Elevator indicated that they would not be using the two rooms designated on the plans for elevator equipment (EMR) for their elevator machinery. The elevator machinery will actually be located in the elevator shaft. I have 2 questions:

- Should we eliminate the two ductless split system for the two rooms designated EMR? These rooms are shown on sheets M-4.2, detail #4 and M-9.1.
- Is there now a requirement for HVAC at the elevator shaft? See item #26 on the attached information supplied by Jay.

As a side note, Jay indicated that Schindler has installed several systems of this type and has not seen the shafts conditioned and has not seen a problem with over-heating. I mentioned that TDIndustries is installing HVAC in the shaft of a different project currently under construction. However, that elevator shaft is located in a parking garage, which may have necessitated the HVAC. Another elevator located within the building on the same project did not require HVAC. Since both of Keller Springs elevators are located within the building, I'm thinking that conditioning of the elevator shafts will not be necessary. However, I will defer to the others to make that determination.

Requested by: Bryan Pickler
 Embrey Partners, Ltd.

- Response: 1. HVAC may be removed from the elevator machine room.
 2. Per Schindler's recommendations, HVAC to be added or not required for the elevator shaft.

Corey Hewitt

Answered by: Jordan & Skala Engineers Date: 2012-02-28
 Company: Date:

Embrey Builders, LLC
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw RFI #: 134
 Beeleer Guest Owens Architects Date: 5/30/2012
 4245 N. Central Expressway Job: EB-02 Keller Springs Lofts
 Suite 300 Phone: 877-777-5115
 Dallas, TX 75205
 Ph: 214/520-8878 Fax: 214/520-8879

CC:

Subject: First Floor Grills Near Elevator #2

Drawing: A3.1D, M3.1, Detail 7M4.2 Spec Section:
 Cost Impact: None Schedule Impact: None

Request: Date Required: 6/7/2012

Due to the ramp at the mechanical shaft (near elevator #2), there is an added wall on the first floor that is not shown on the other floors. This additional wall will cause issues with the grill located in that area. Detail 7M4.2 shows the walls as they will be on floors 2, 3 and 4. Can the additional wall be modified to give the HVAC sub room for his grill? Please see attached sketch.

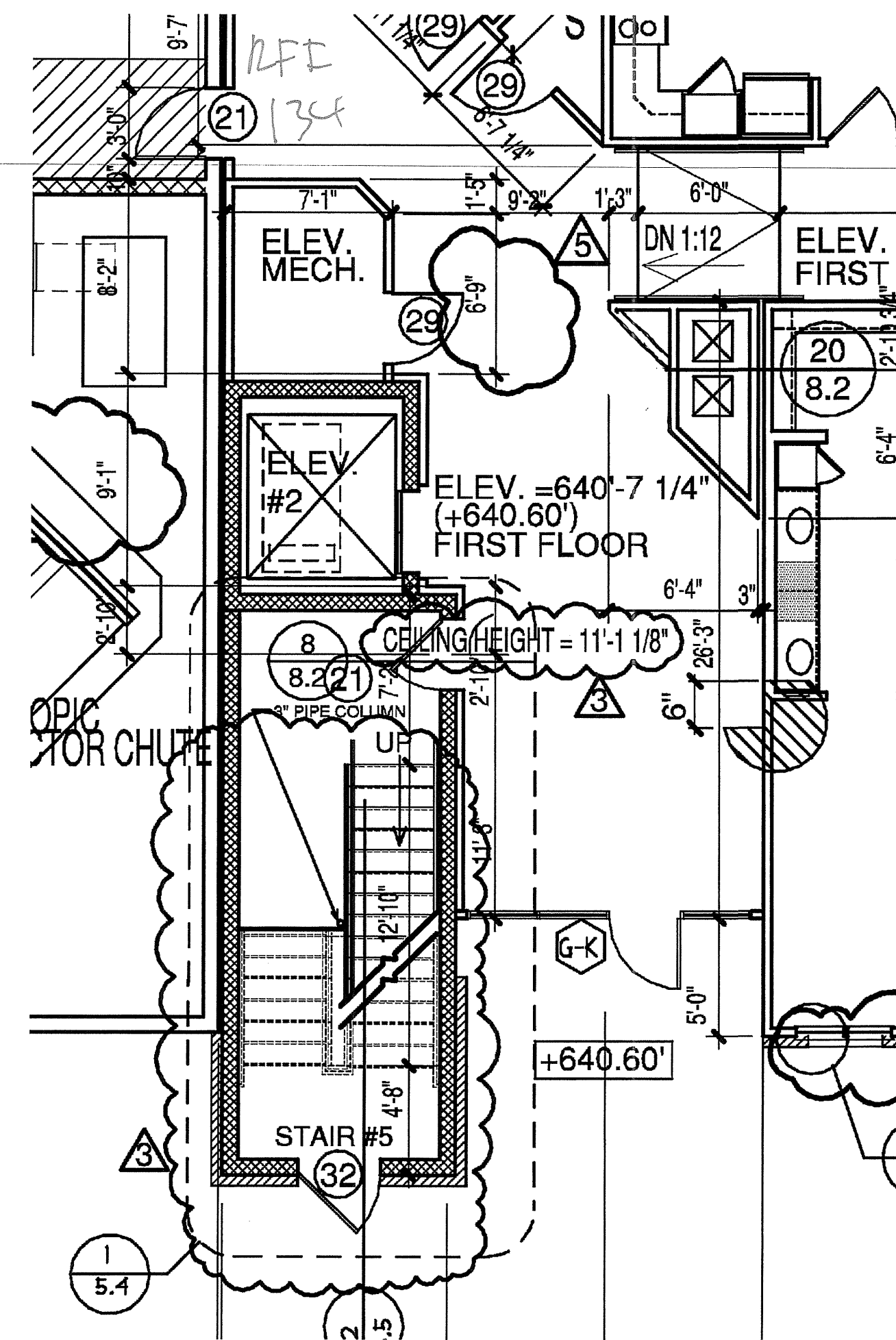
Requested by: David Miller
 Embrey Builders LLC

Response: This sketch looks to be what was proposed on RFI-128. GC to verify they are the same solution. I take no exception to this solution.

Ryan Faulds
 BGO architects
 June 28, 2012

Answered by:

Company: Date:



Embrey Builders, LLC
 1020 N. E. Loop 410, Suite 700
 San Antonio, TX 78209
 Ph: (210) 824-6044 Fax: (210) 824-7656

RFI

To: Erik Earnshaw RFI #: 128
 BGO Architects Date: 5/28/2012
 4144 N. Central Expressway Job: EB-02 Keller Springs Lofts
 Suite 855 Phone: 877-777-5115
 Dallas, TX 75205
 Ph: (214)520-8878

CC: Heath Parnoll (Jordan & Skala Engineers, Inc.)

Subject: Corridor duct issues

Drawing: Spec Section:
 Cost Impact: None Schedule Impact: None

Request: Date Required: 6/5/2012

We are laying out the corridor duct that run through the shafts from the roof and have found some conditions that need addressing. The attached drawings and the following narrative should clarify these items:

- The curved corridor wall at section C needs to be flat or have flat areas to mount the grilles.
- The corridor wall at the shaft works well on floors 2-4 but changes on the first floor and creates a problem. Suggest using the upper floor configuration on the first floor.

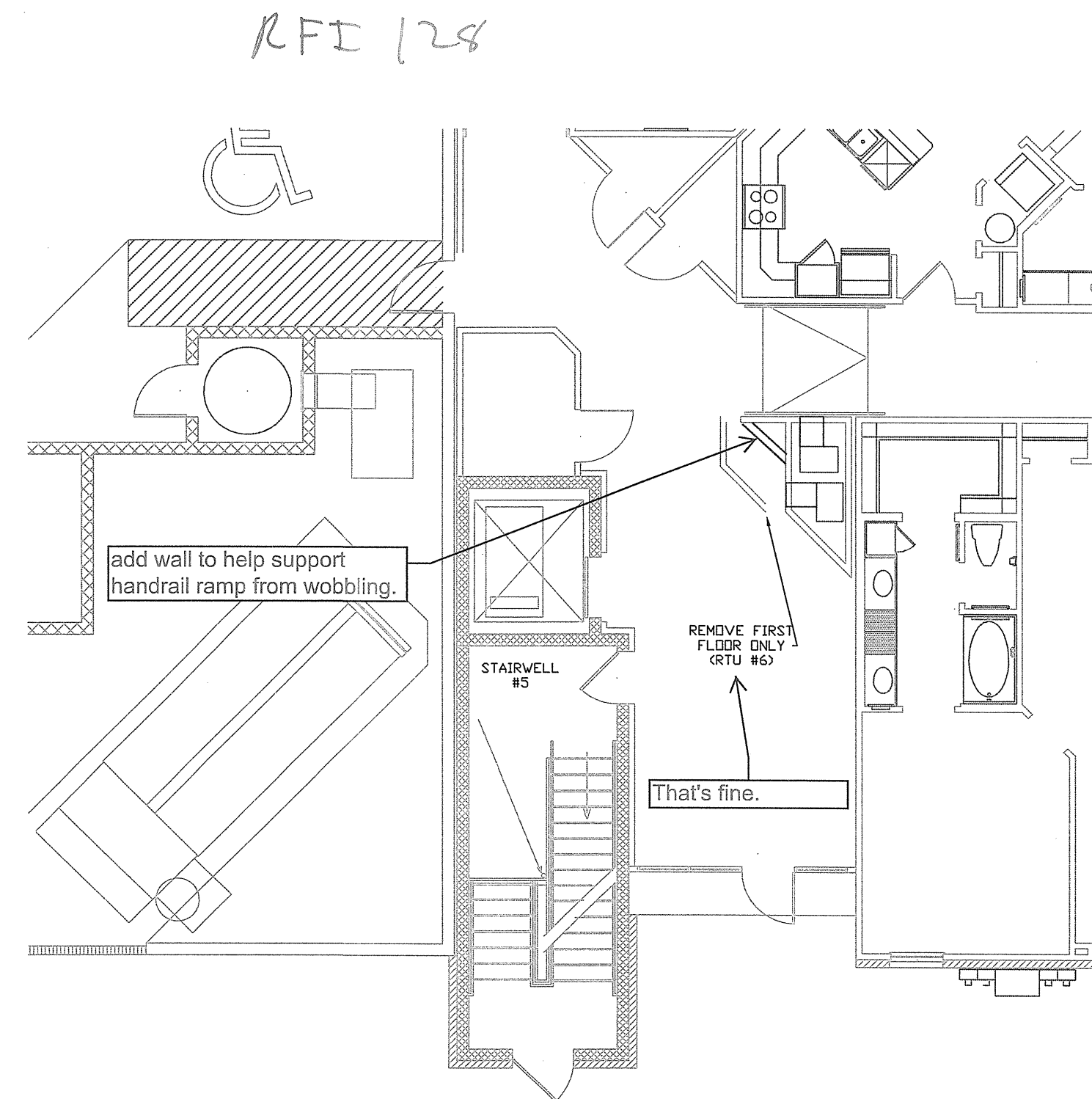
Requested by: Bryan Pickler
 Embrey Partners, Ltd.

- Response: 1- For air grills being installed in curved walls, I recommend popping the grill 2-3 inches off of the wall to allow for gypsum board to wrap around the grill where it protrudes from the wall.
 2- The upper floors will not work due to the ramp and handrail. See next pages for possible solution.

Ryan Faulds
 BGO architects
 June 28, 2012

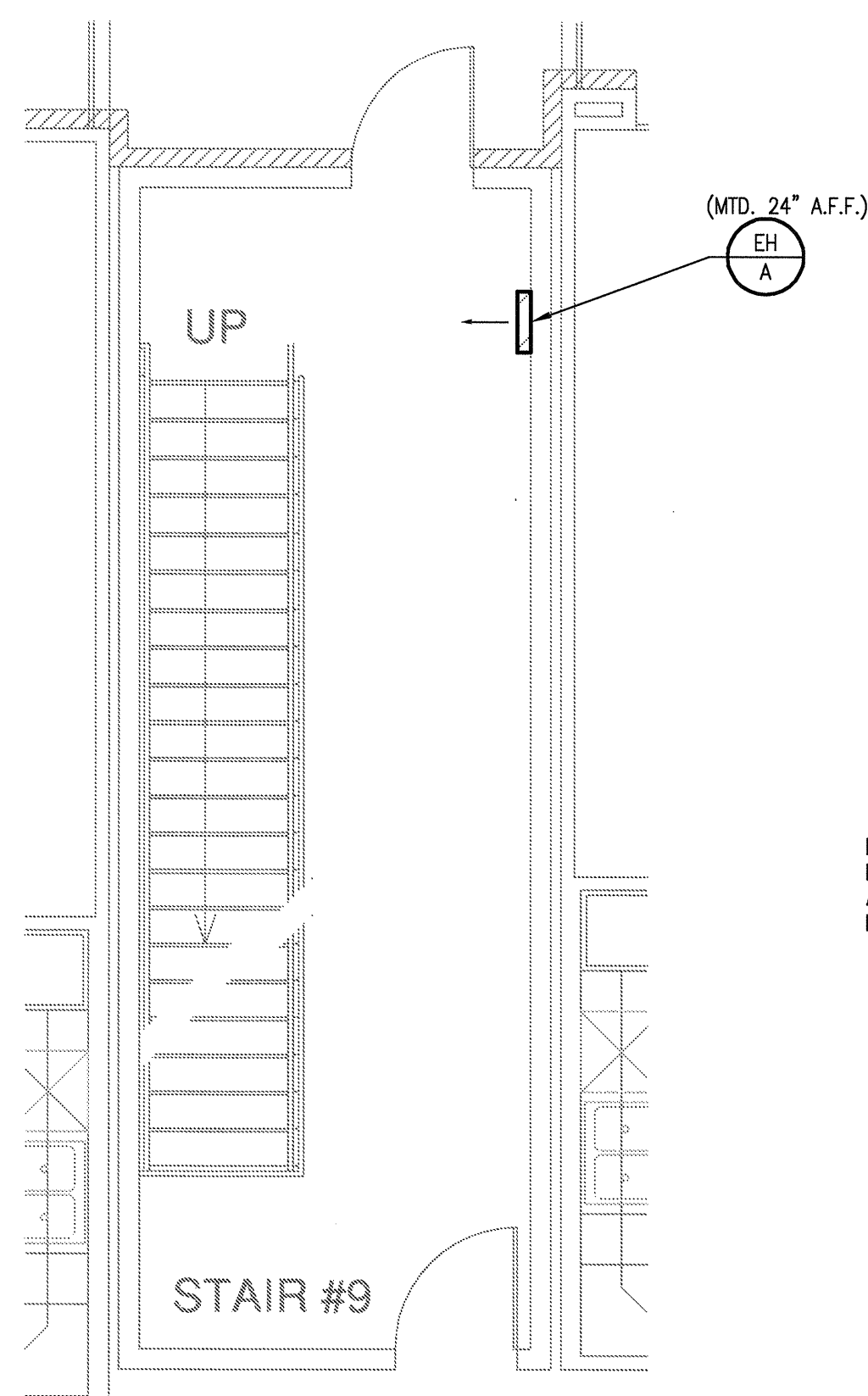
Answered by:

Company: Date:

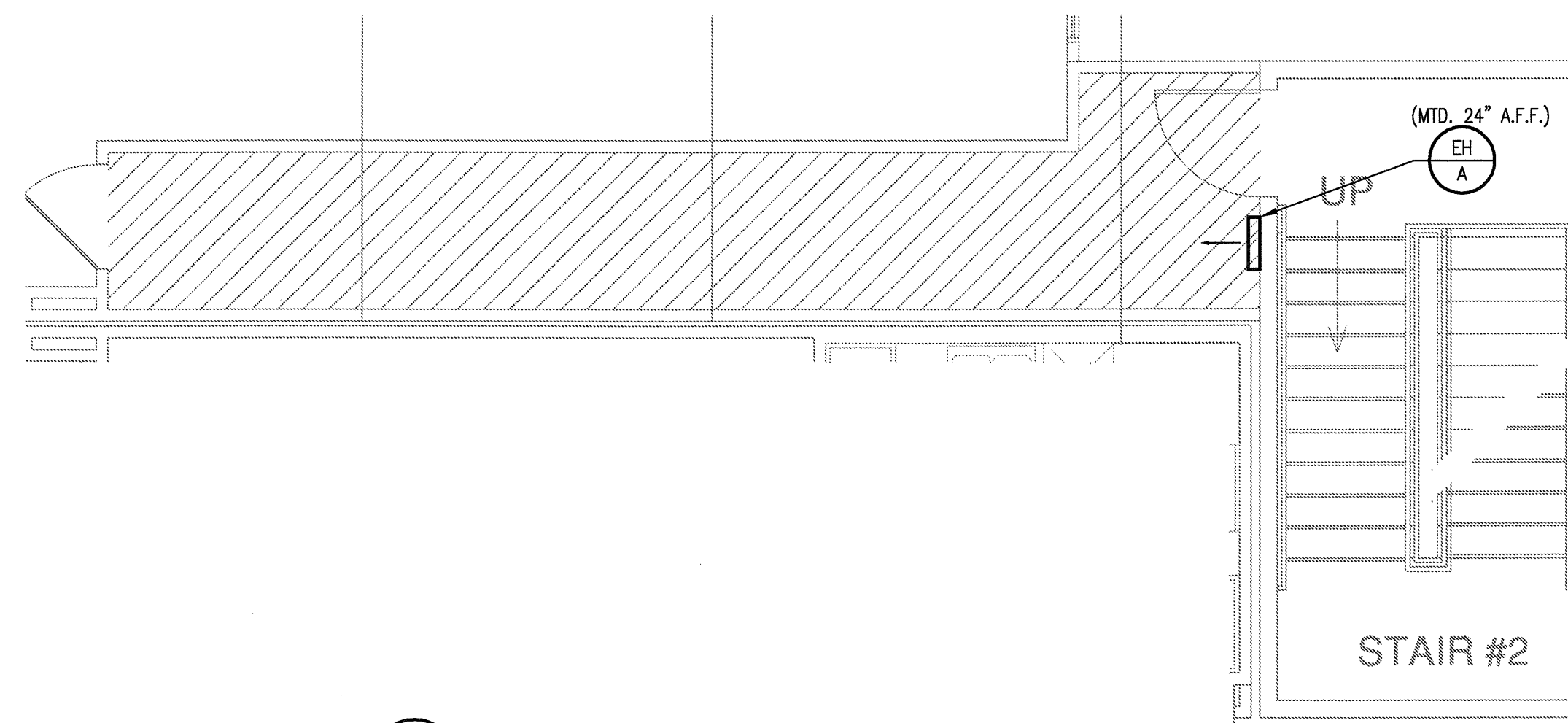


KEYNOTES: (APPLIES TO THIS SHEET ONLY)

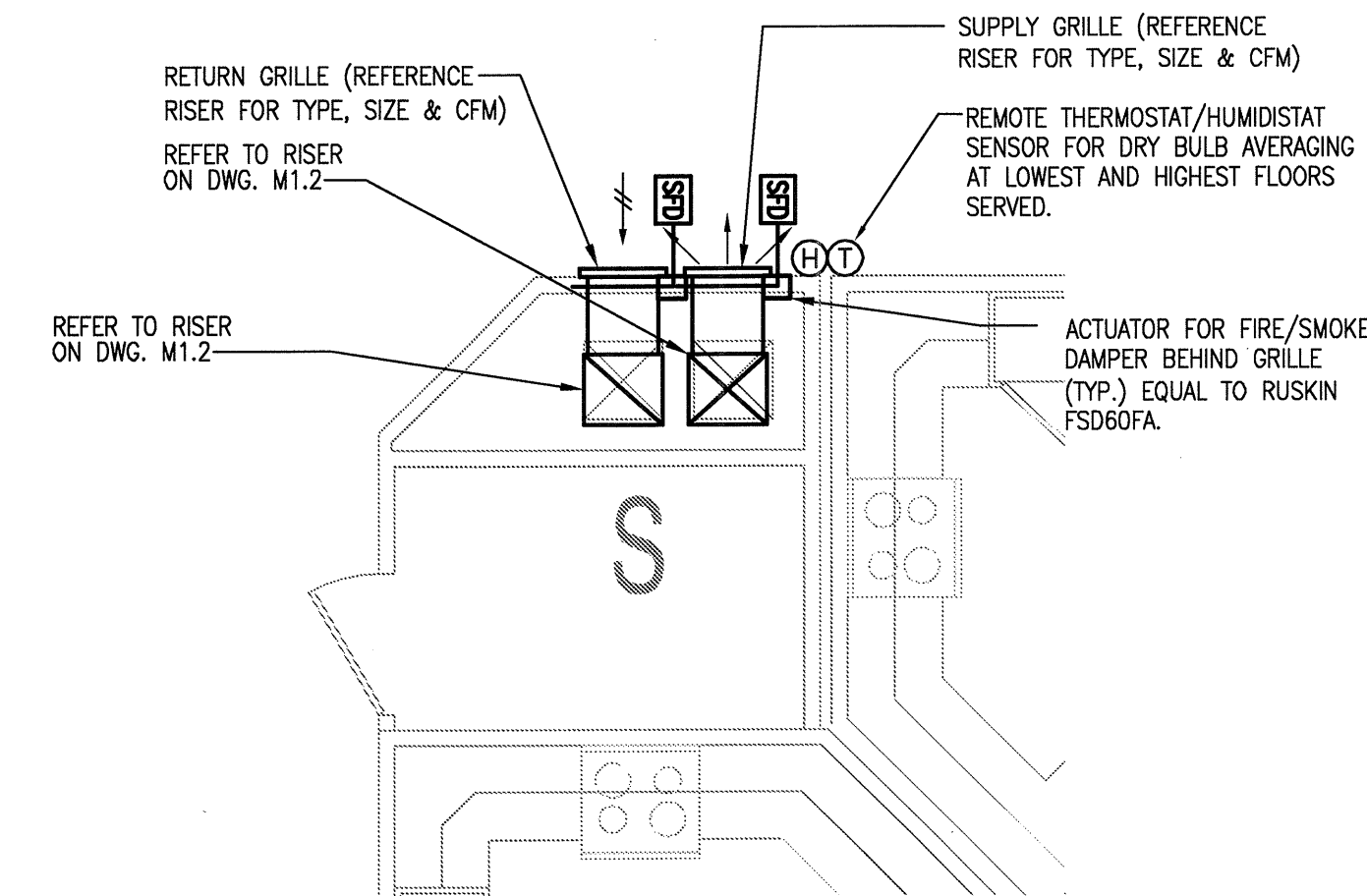
1 ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN.



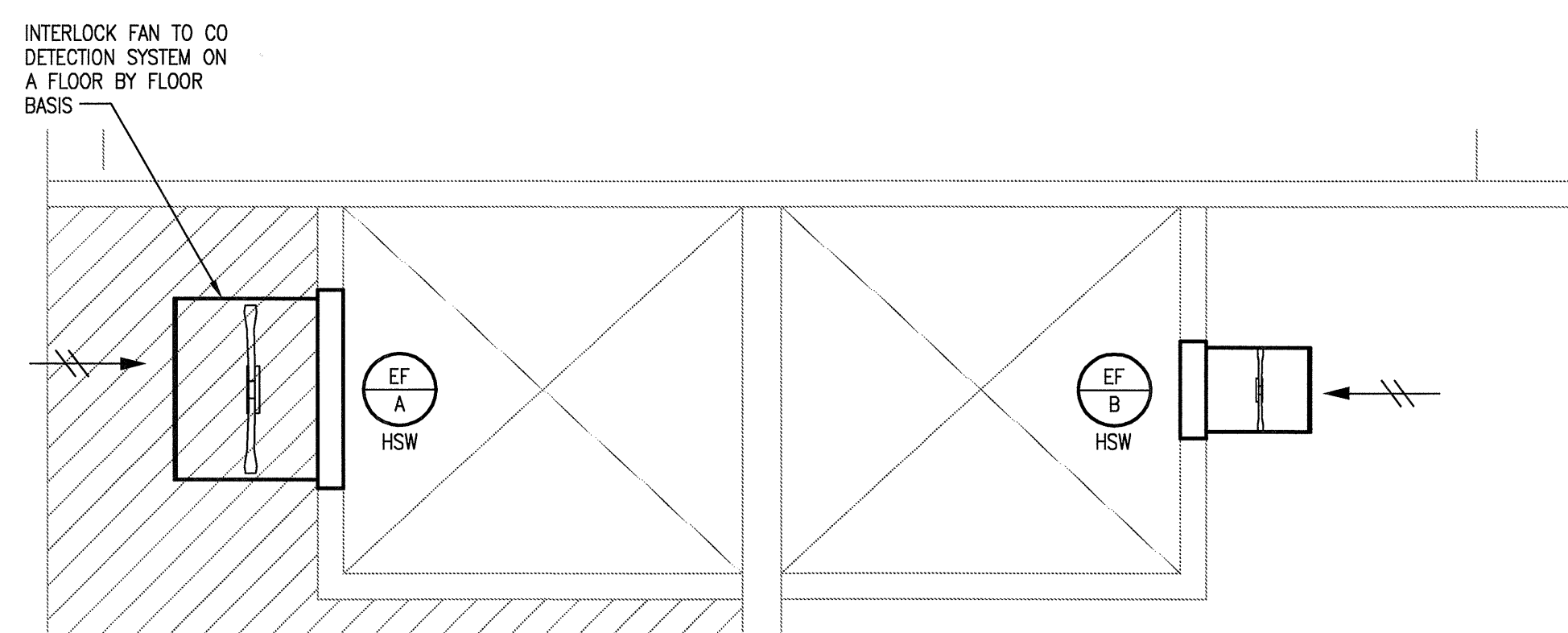
3 STAIRWELL-MECHANICAL
SCALE: 1/4" = 1'-0"



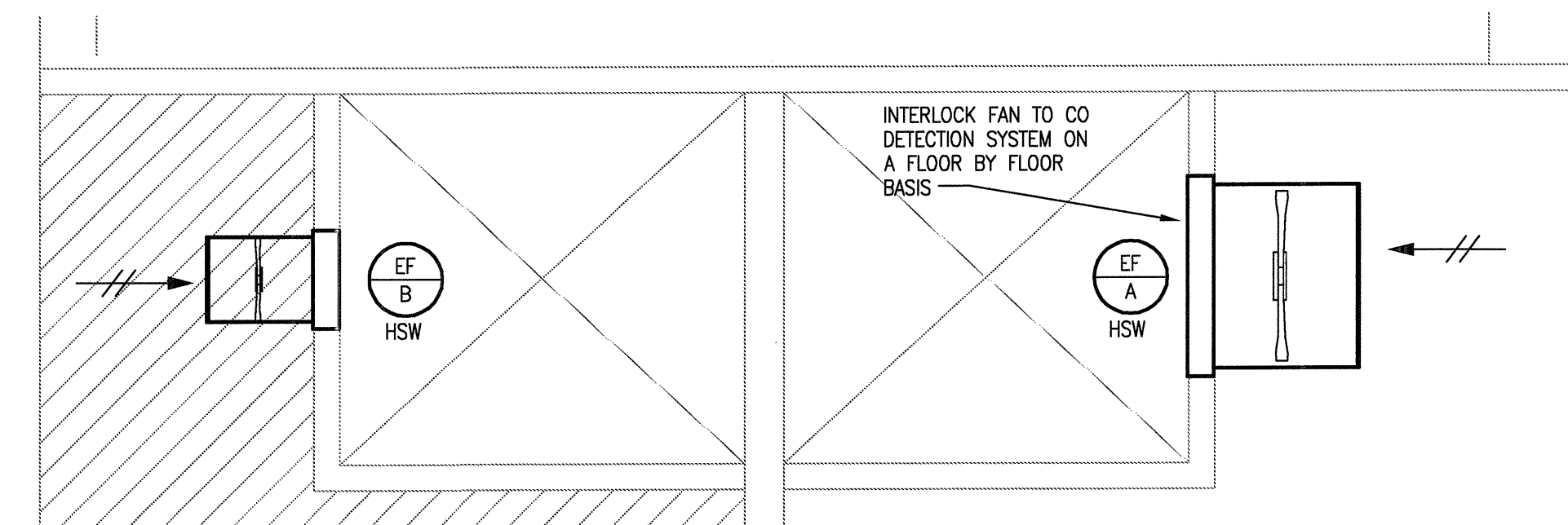
2 STAIRWELL-MECHANICAL
SCALE: 1/4" = 1'-0"



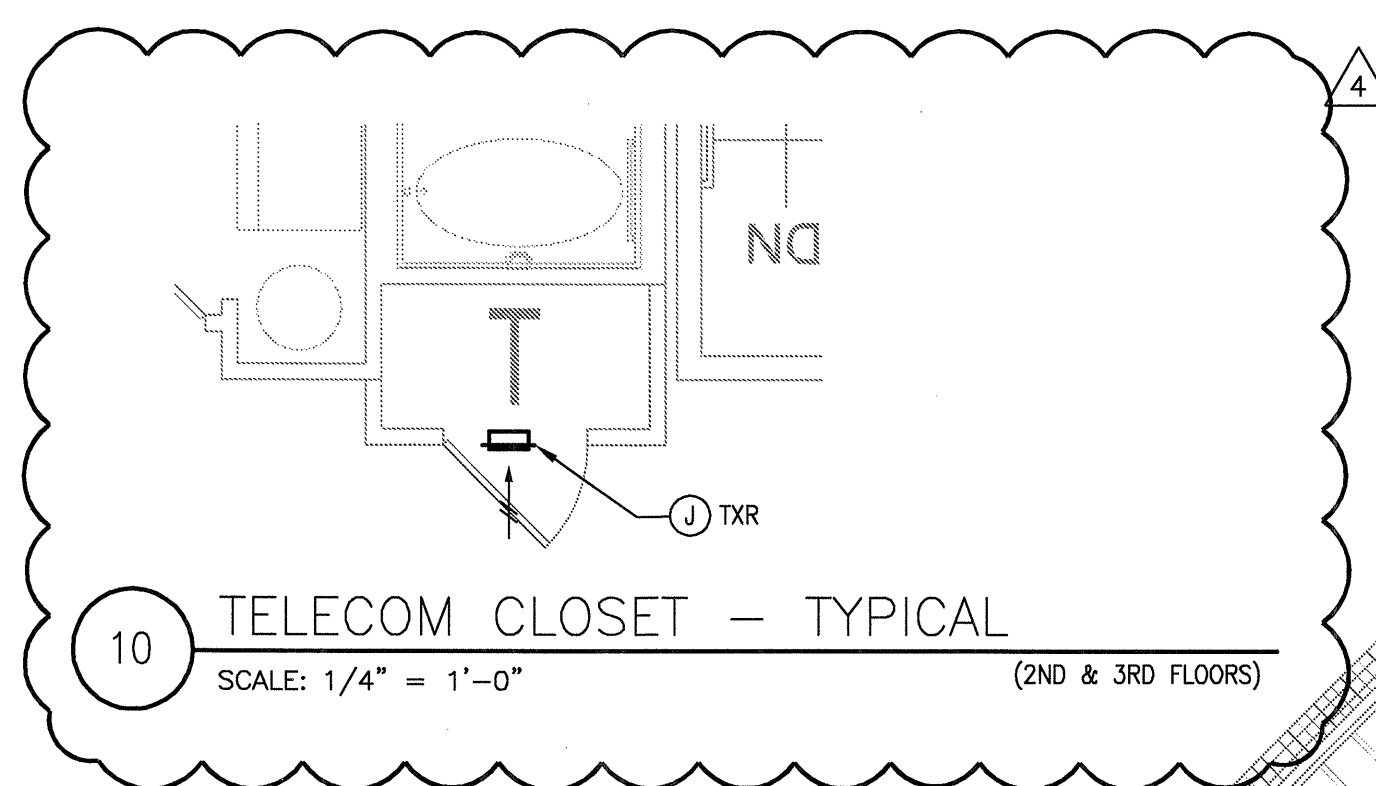
1 CORRIDOR PRESSURIZATION -MECHANICAL
SCALE: 1/4" = 1'-0"



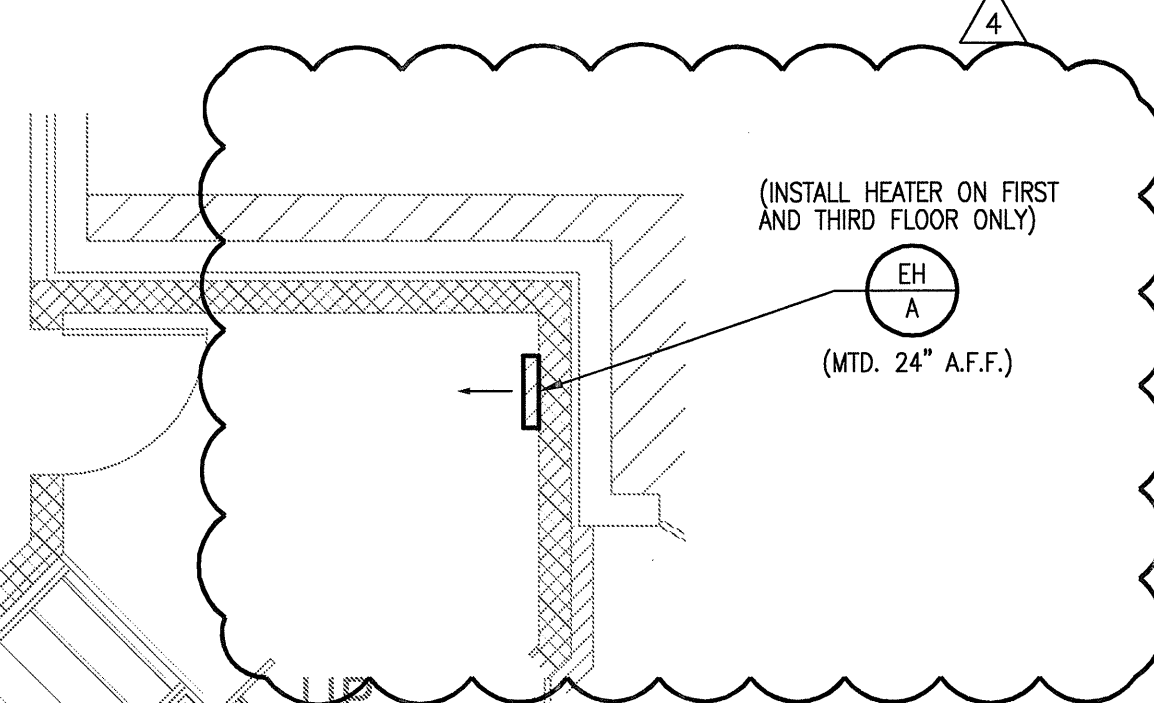
5 GARAGE VENTING-MECHANICAL
SCALE: 1/4" = 1'-0" 2nd, 4th, 6th FLOORS



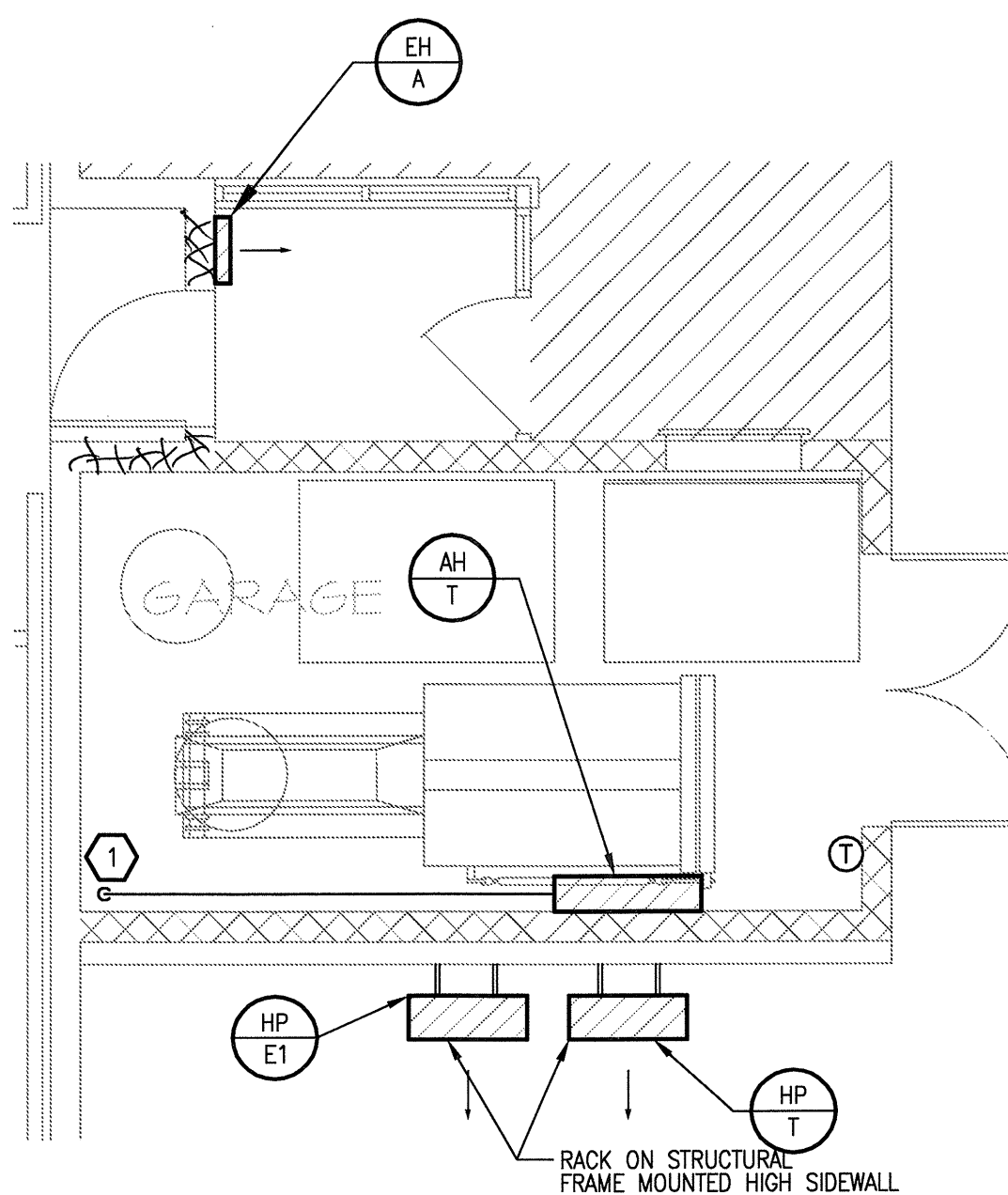
4 GARAGE VENTING-MECHANICAL
SCALE: 1/4" = 1'-0" 1st, 3rd, 5th FLOORS



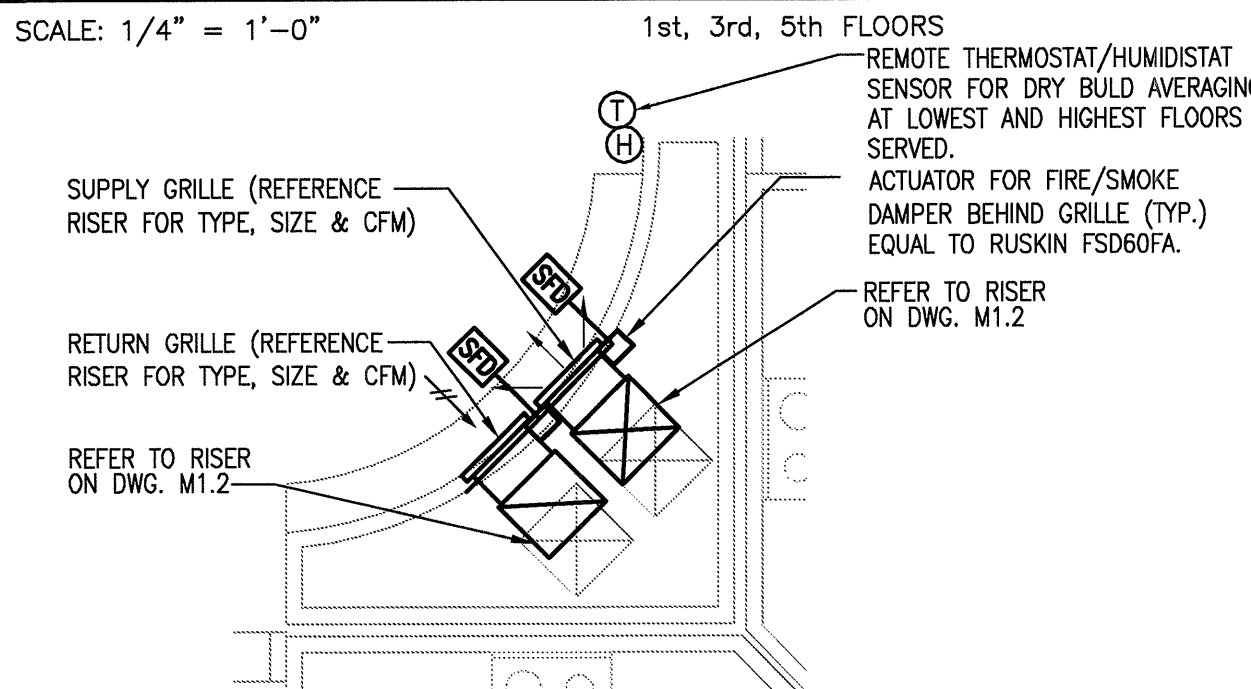
10 TELECOM CLOSET - TYPICAL
SCALE: 1/4" = 1'-0" (2ND & 3RD FLOORS)



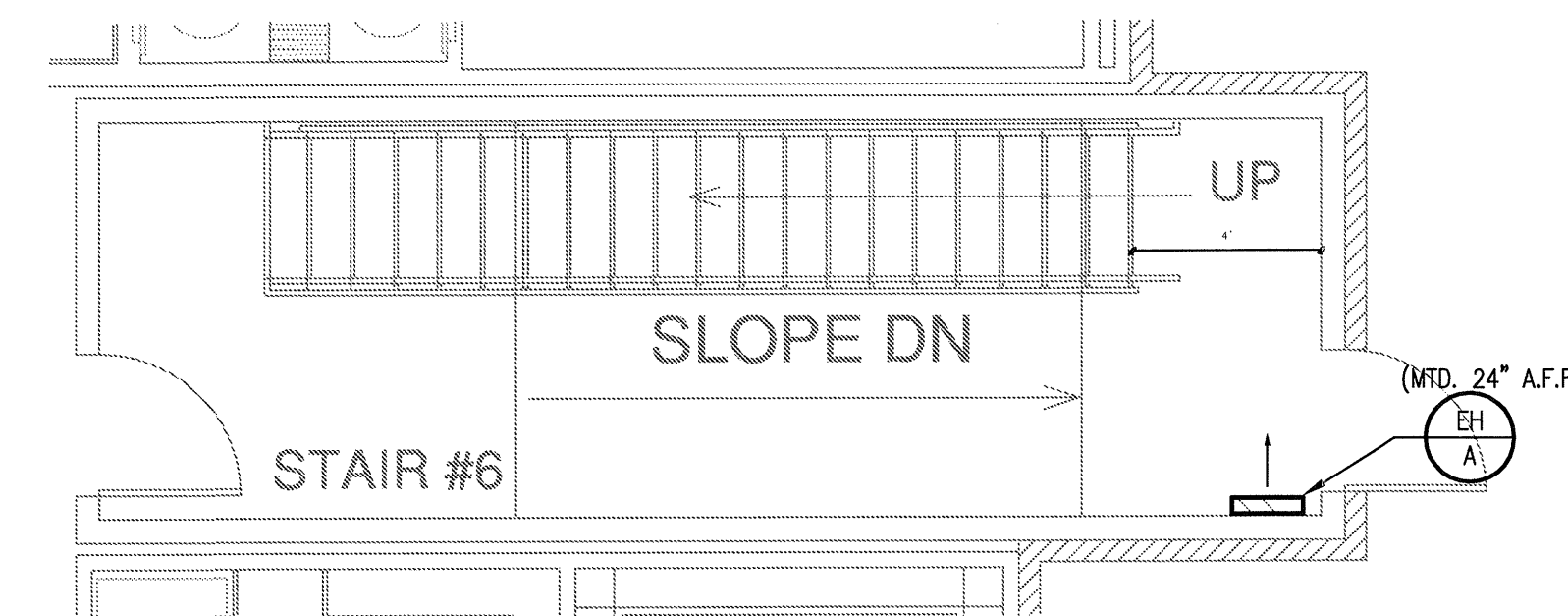
8 STAIRWELL-MECHANICAL
SCALE: 1/4" = 1'-0"



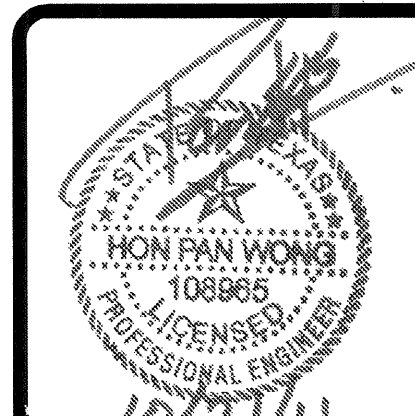
7 TRASH-MECHANICAL
SCALE: 1/4" = 1'-0" 1st FLOOR



6 CORRIDOR PRESSURIZATION -MECHANICAL
SCALE: 1/4" = 1'-0"



9 STAIRWELL-MECHANICAL
SCALE: 1/4" = 1'-0"



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



4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

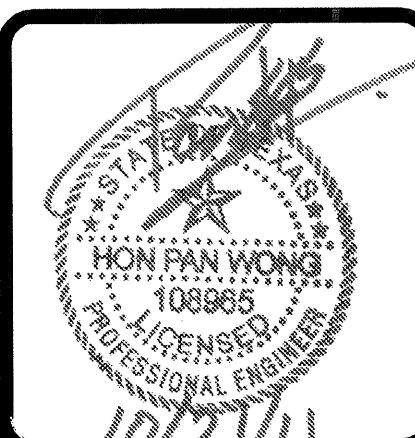
DATE
08-05-11

PROJECT
11129

SHEET NUMBER

M-4.1
PART
PLANS
MECHANICAL

JSE Jordan & Skala Engineers
14240 Midway Road, Suite 330
Dallas, TX 75244-5138
Tel: 469-383-3616 Fax: 469-383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CHH Checked By: AHS



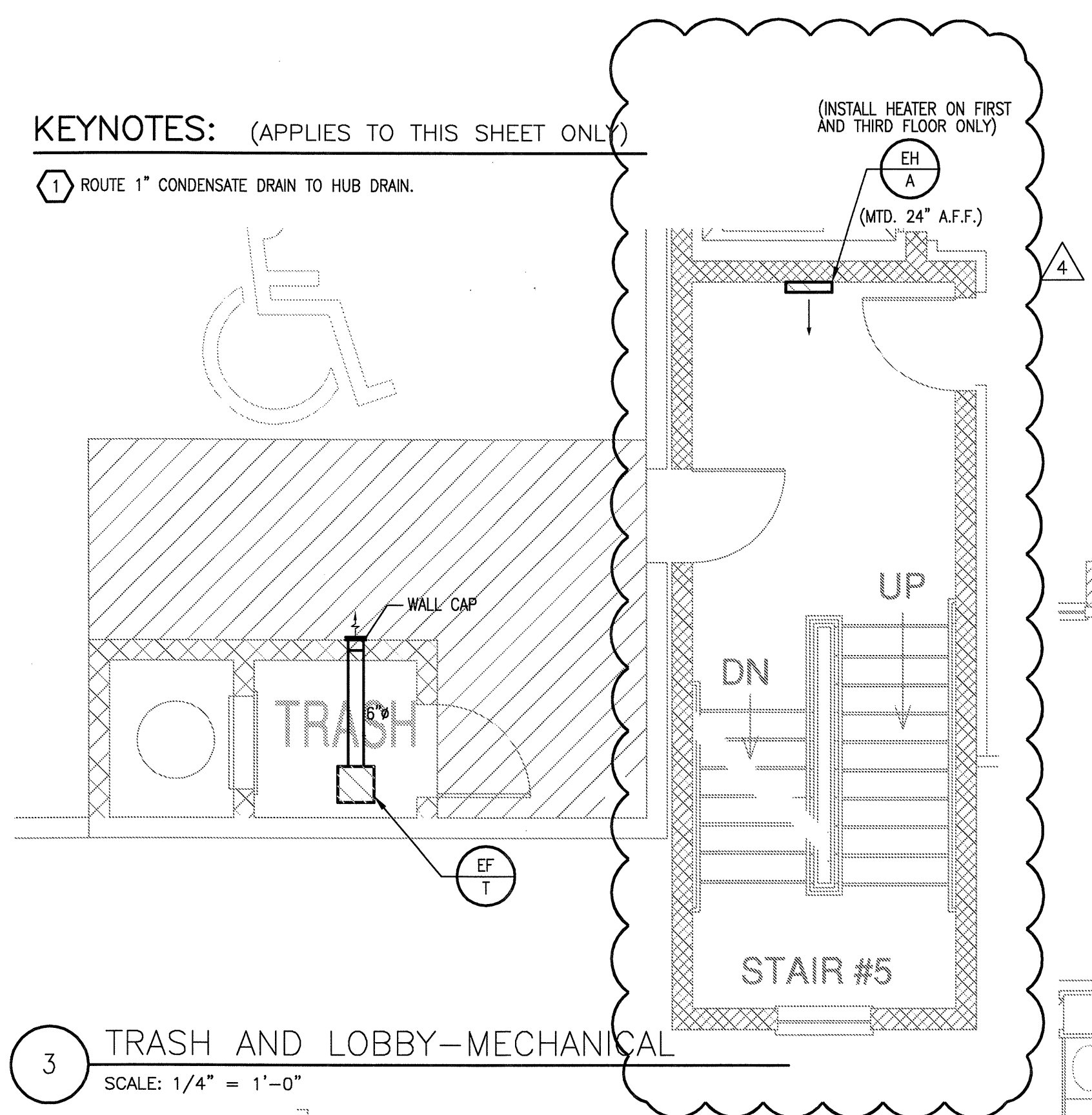
REVISIONS

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9-13-2011	ANSI/FHA COMMENTS
9-23-2011	DESIGN REVISIONS
10-17-2011	CONSTRUCTION ISSUE

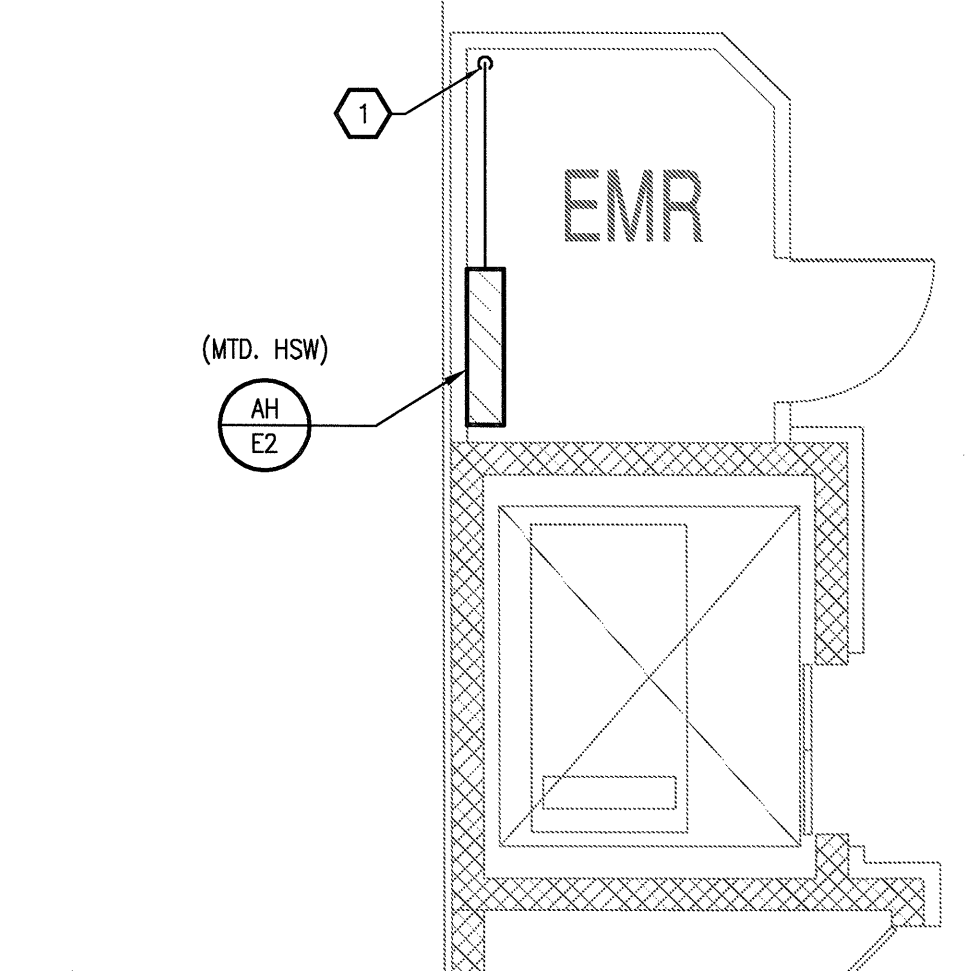
KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

KEYNOTES: (APPLIES TO THIS SHEET ONLY)

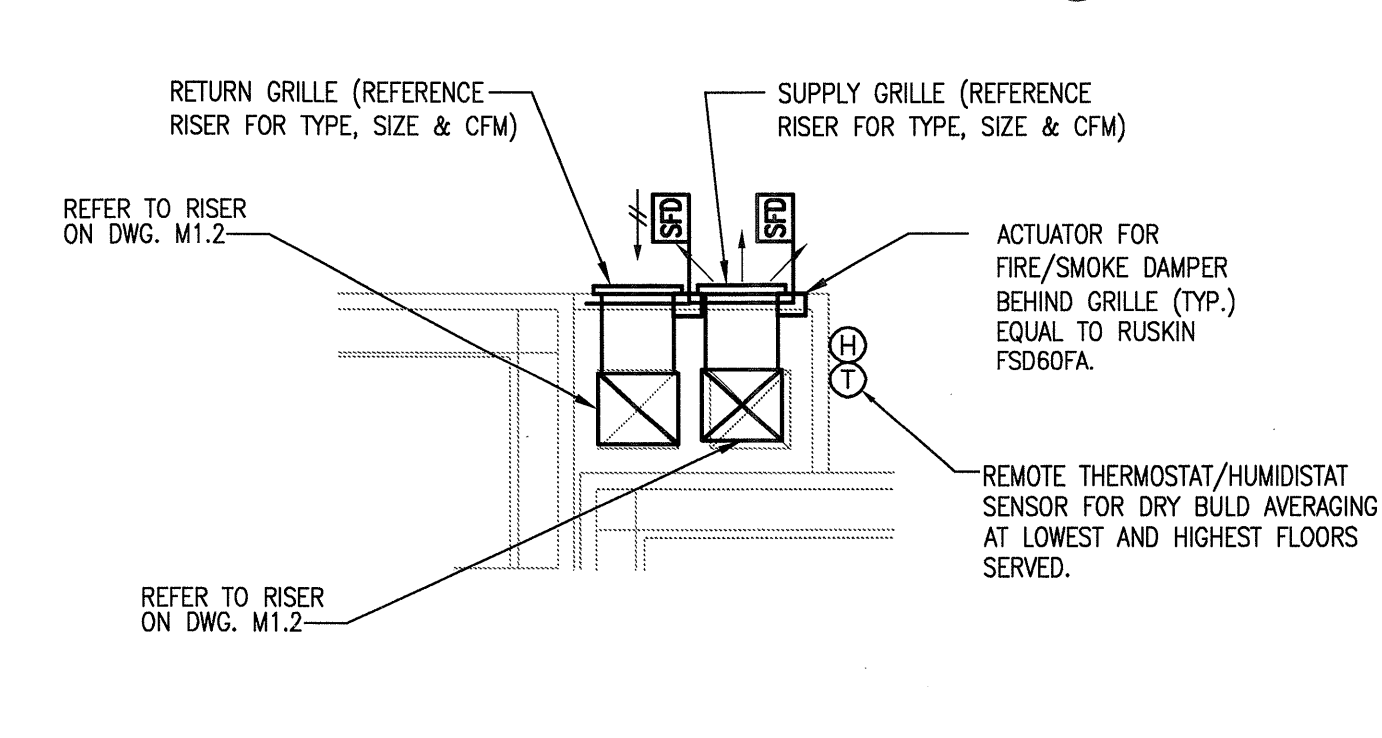
1 ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN.



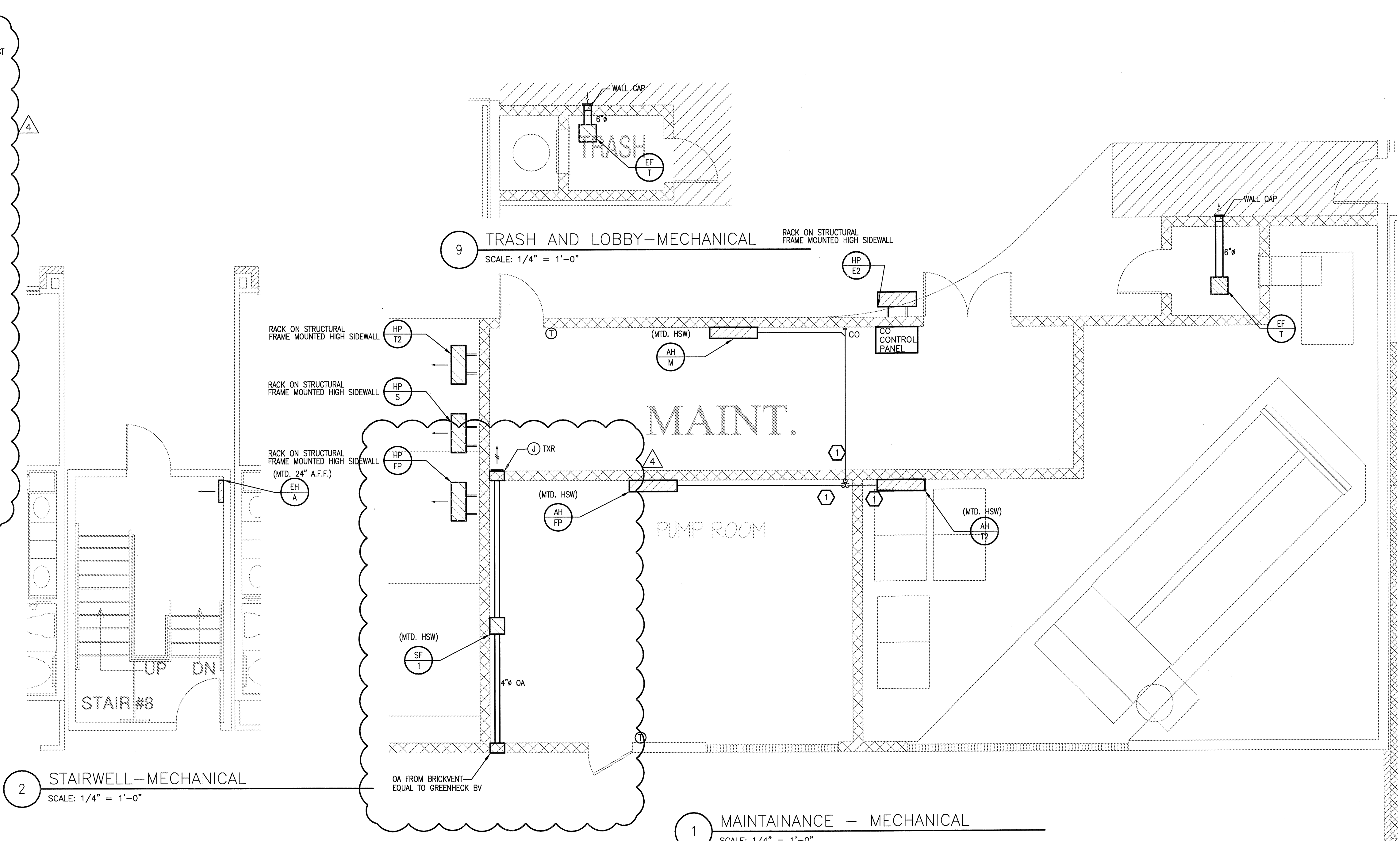
3 TRASH AND LOBBY-MECHANICAL
 SCALE: 1/4" = 1'-0"



4 ELEVATOR MECHANICAL ROOM
 SCALE: 1/4" = 1'-0" RFF 66



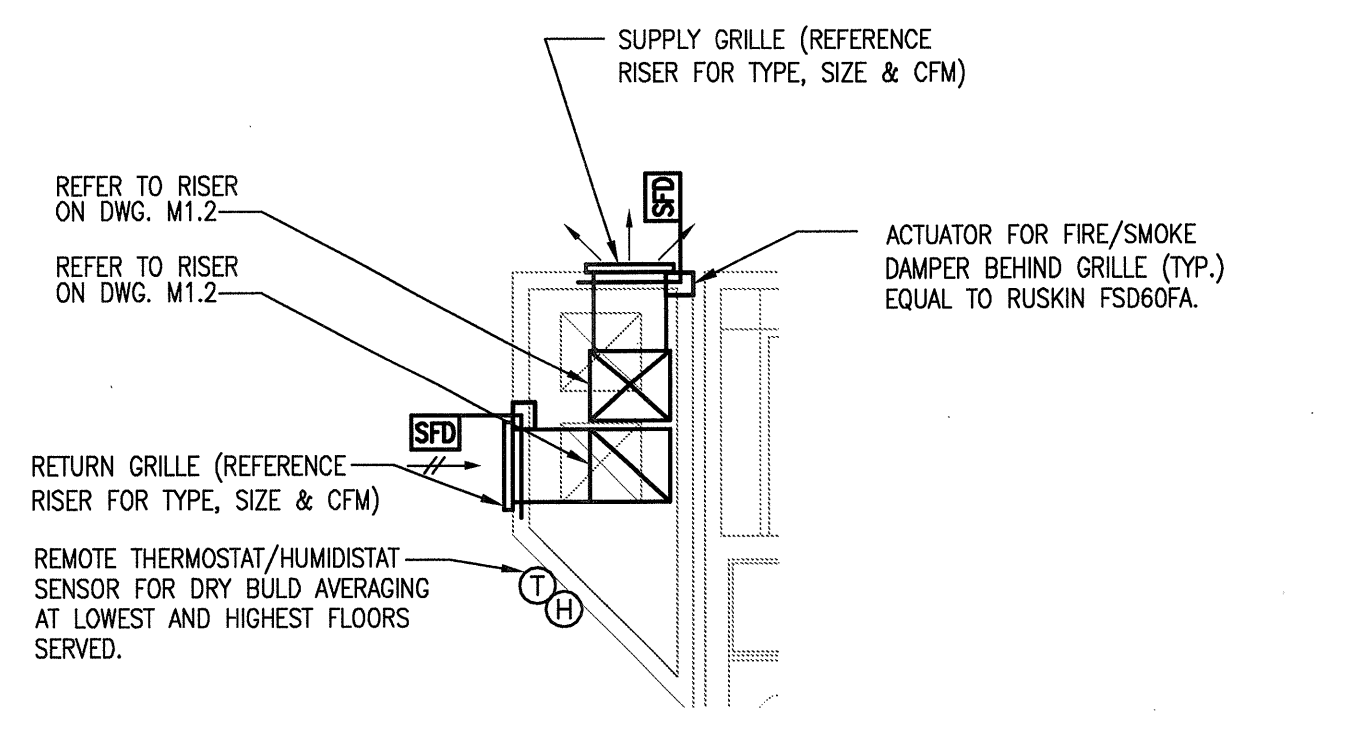
8 CORRIDOR PRESSURIZATION -MECHANICAL
 SCALE: 1/4" = 1'-0"



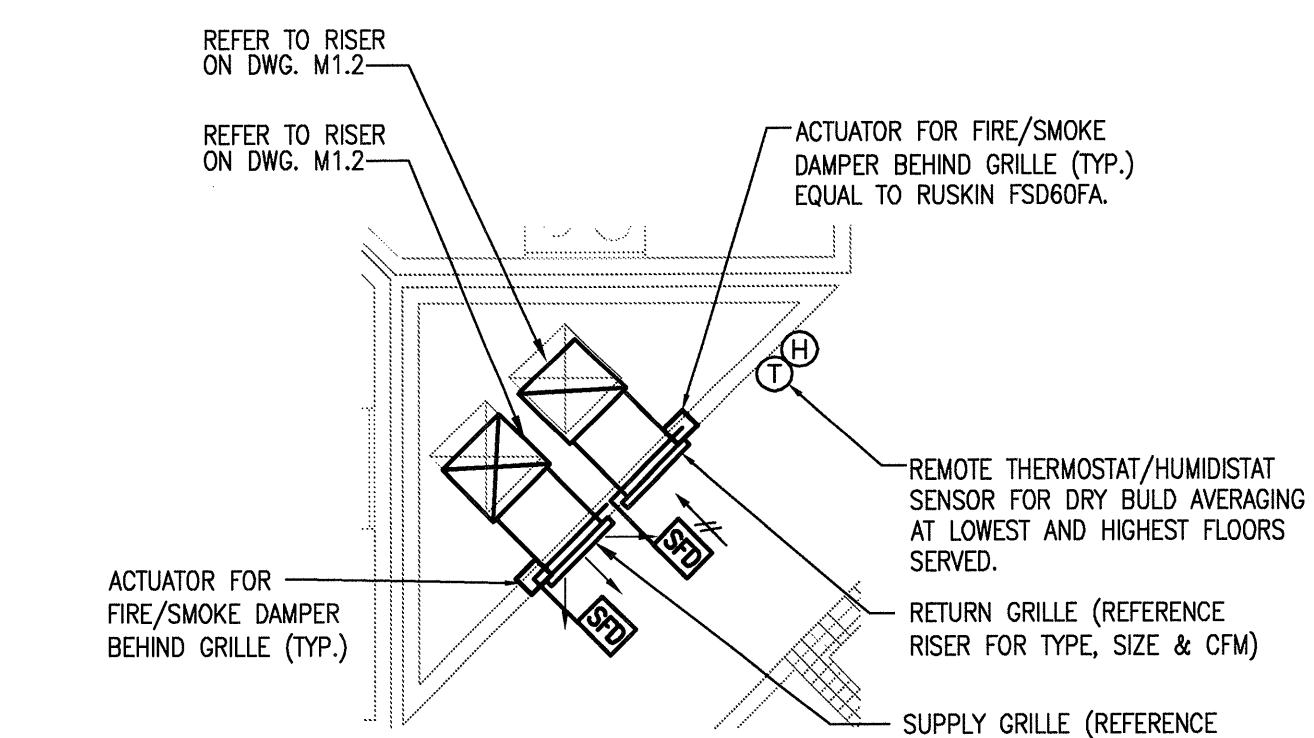
2 STAIRWELL-MECHANICAL
 SCALE: 1/4" = 1'-0"

9 TRASH AND LOBBY-MECHANICAL
 SCALE: 1/4" = 1'-0"

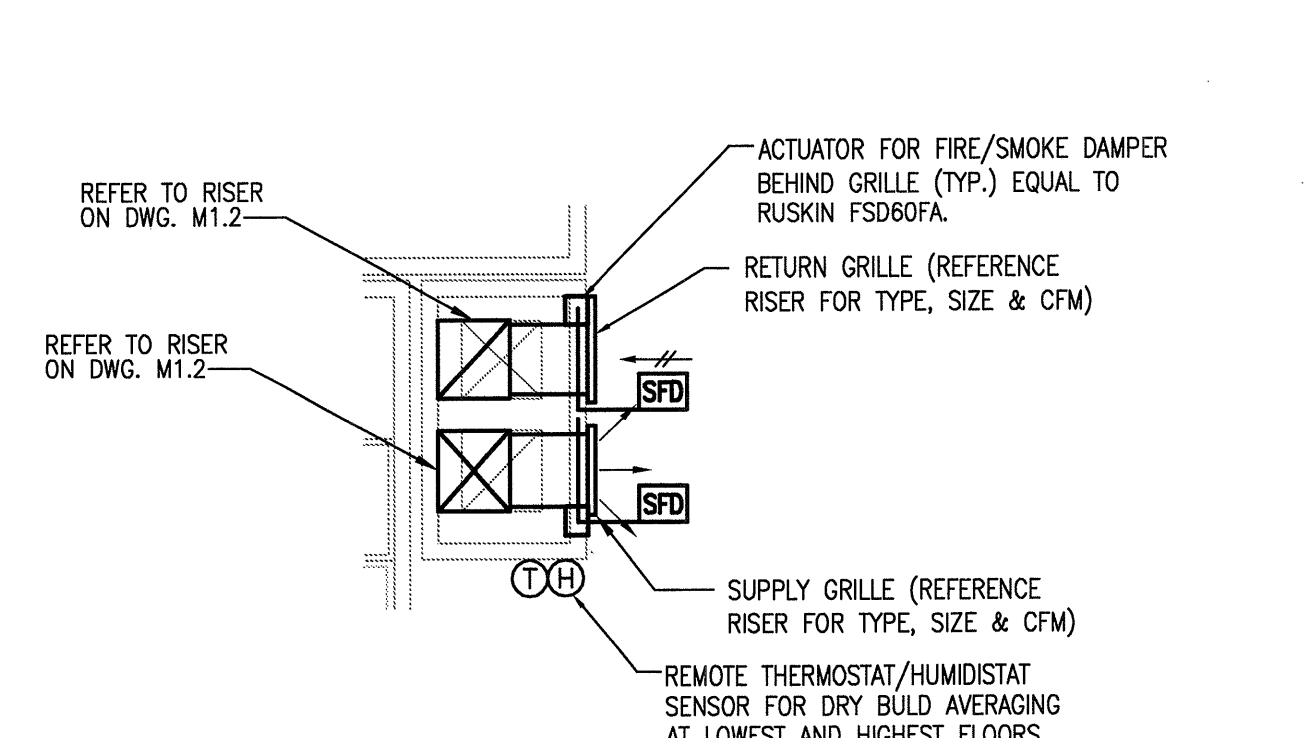
1 MAINTAINANCE - MECHANICAL
 SCALE: 1/4" = 1'-0"



7 CORRIDOR PRESSURIZATION -MECHANICAL
 SCALE: 1/4" = 1'-0" RFF 128 RFF 134



6 CORRIDOR PRESSURIZATION -MECHANICAL
 SCALE: 1/4" = 1'-0"



5 CORRIDOR PRESSURIZATION -MECHANICAL
 SCALE: 1/4" = 1'-0"

BGO architects
 4144 N. Central Exp. Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

DATE
 08-05-11

PROJECT
 11129

SHEET NUMBER

M-4.2
 PART
 PLANS
 MECHANICAL

USE Jordan & Skala Engineers
 14249 Midway Road, Suite 330
 Dallas, TX 75244-5139
 V: (469) 385-1616 F: (469) 385-1615
 Project Number - 113-0355 Texas Firm Registration # F-4990
 Drawn By: CJH Checked By: AHS



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
5	12-21-2011	DESIGN REVISIONS
6	1-17-2012	DESIGN REVISIONS

KELLER SPRINGS LOFTS
 LOFT APARTMENTS IN ADDISON, TEXAS

BGO architects
 4144 N. Central Expy.
 Suite 855
 Dallas, TX 75204
 214.520.8878
 bgoarchitects.com

DATE
 08-05-11

PROJECT
 11129

SHEET NUMBER

M-9.1

CLUBHOUSE MECHANICAL

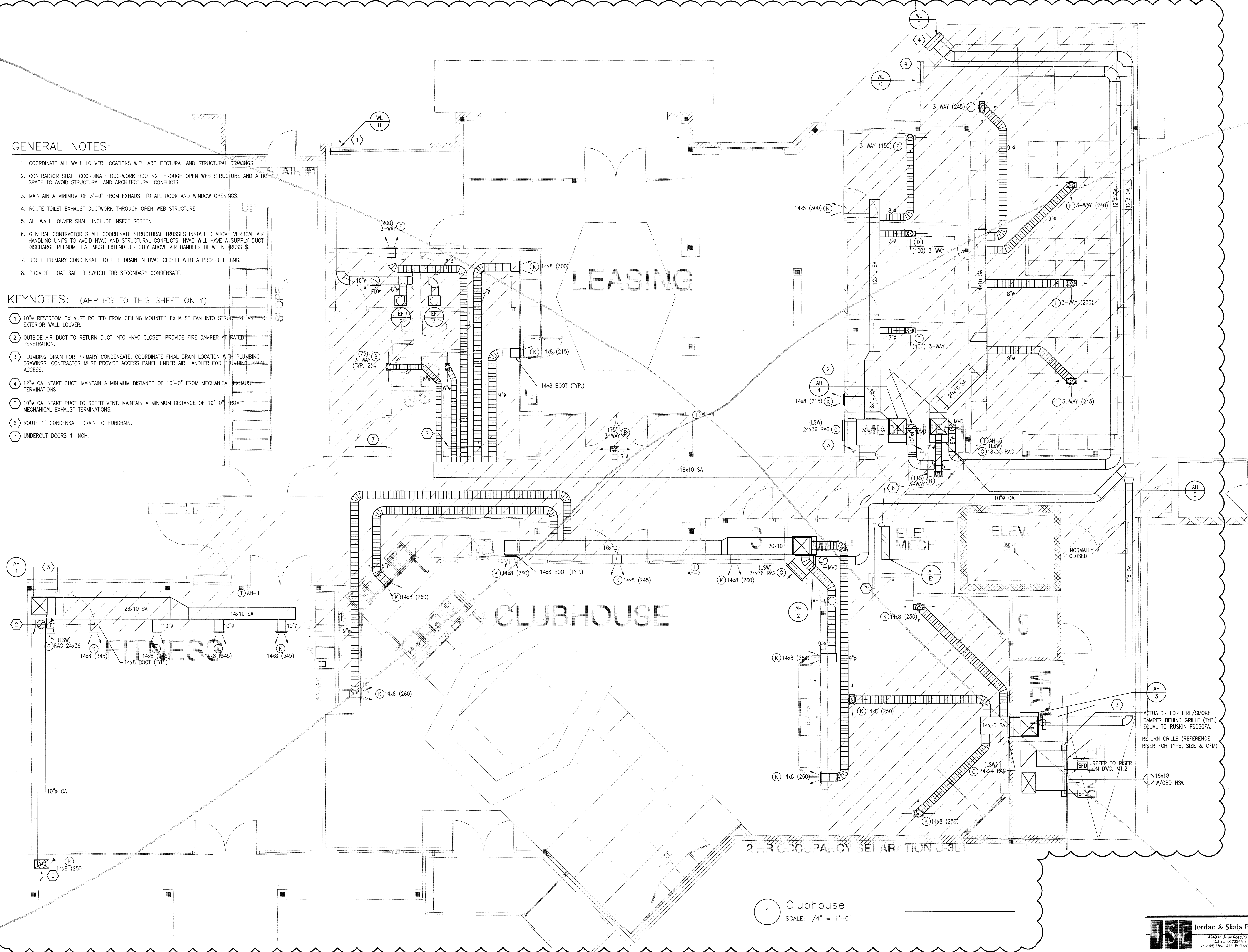
JSE Jordan & Skala Engineers
 14240 Midway Road, Suite 110
 Dallas, TX 75244-5138
 V: (469) 383-1818 F: (469) 383-1615
 Project Number - 113-055
 Drawn By: CJH
 Texas Firm Registration # F-490
 Checked By: AHS

GENERAL NOTES:

- COORDINATE ALL WALL LOUVER LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICTS.
- MAINTAIN A MINIMUM OF 3'-0" FROM EXHAUST TO ALL DOOR AND WINDOW OPENINGS.
- ROUTE TOILET EXHAUST DUCTWORK THROUGH OPEN WEB STRUCTURE.
- ALL WALL LOUVER SHALL INCLUDE INSECT SCREEN.
- GENERAL CONTRACTOR SHALL COORDINATE STRUCTURAL TRUSSES INSTALLED ABOVE VERTICAL AIR HANDLING UNITS TO AVOID HVAC AND STRUCTURAL CONFLICTS. HVAC WILL HAVE A SUPPLY DUCT DISCHARGE PLENUM THAT MUST EXTEND DIRECTLY ABOVE AIR HANDLER BETWEEN TRUSSES.
- ROUTE PRIMARY CONDENSATE TO HUB DRAIN IN HVAC CLOSET WITH A PROSET FITTING.
- PROVIDE FLOAT SAFE-T SWITCH FOR SECONDARY CONDENSATE.

KEYNOTES: (APPLIES TO THIS SHEET ONLY)

- 10" RESTROOM EXHAUST ROUTED FROM CEILING MOUNTED EXHAUST FAN INTO STRUCTURE AND TO EXTERIOR WALL LOUVER.
- OUTSIDE AIR DUCT TO RETURN DUCT INTO HVAC CLOSET. PROVIDE FIRE DAMPER AT RATED PENETRATION.
- PLUMBING DRAIN FOR PRIMARY CONDENSATE, COORDINATE FINAL DRAIN LOCATION WITH PLUMBING DRAWINGS. CONTRACTOR MUST PROVIDE ACCESS PANEL UNDER AIR HANDLER FOR PLUMBING DRAIN ACCESS.
- 12" OA INTAKE DUCT. MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM MECHANICAL EXHAUST TERMINATIONS.
- 10" OA INTAKE DUCT TO SOFFIT VENT. MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM MECHANICAL EXHAUST TERMINATIONS.
- ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN.
- UNDERCUT DOORS 1-INCH.



1 Clubhouse
 SCALE: 1/4" = 1'-0"

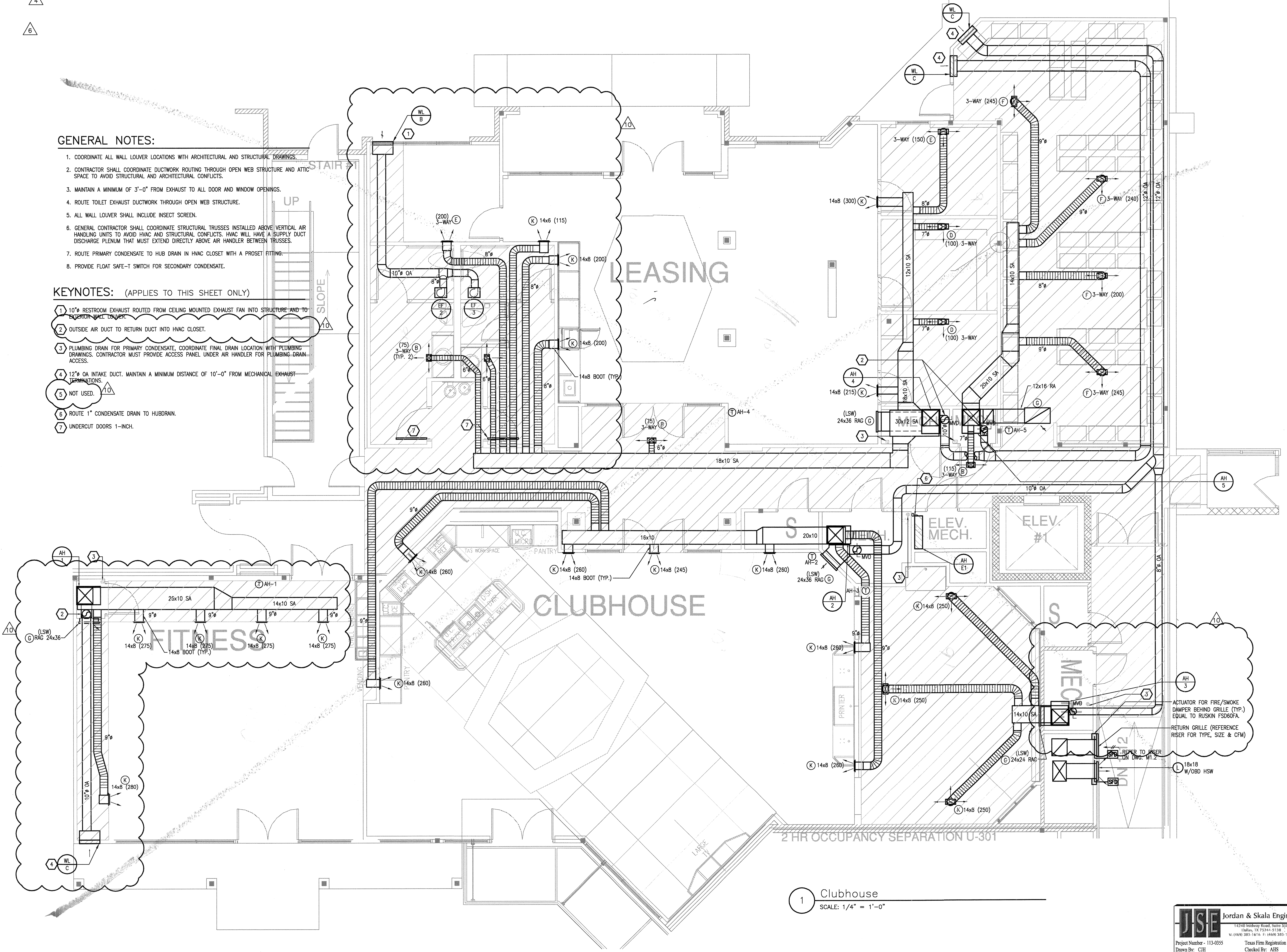
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GENERAL NOTES:

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2. CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICTS.
3. MAINTAIN A MINIMUM OF 3'-0" FROM EXHAUST TO ALL DOOR AND WINDOW OPENINGS.
4. ROUTE TOILET EXHAUST DUCTWORK THROUGH OPEN WEB STRUCTURE.
5. ALL WALL LOUVER SHALL INCLUDE INSECT SCREEN.
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KEYNOTES: (APPLIES TO THIS SHEET ONLY)

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- 4 12" OA INTAKE DUCT. MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM MECHANICAL EXHAUST TERMINATIONS.
- 5 NOT USED.
- 6 ROUTE 1" CONDENSATE DRAIN TO HUBDRAIN.
- 7 UNDERCUT DOORS 1-INCH.



1 Clubhouse
SCALE: 1/4" = 1'-0"

JSE Jordan & Skala Engineers
14740 Midway Road, Suite 330
Dallas, TX 75244-5138
Tel: (469) 385-1414, Fax: (469) 385-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CHJ Checked By: AHS



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
5	12-21-2011	DESIGN REVISIONS
6	1-17-2012	DESIGN REVISIONS
7	2-15-2012	TRANSFORMER REVISIONS
8	3-27-2012	CLUBHOUSE REVISIONS
9	4-17-2012	COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

10 5-15-2012 CLUBHOUSE COORDINATION

BGO architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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08-05-11

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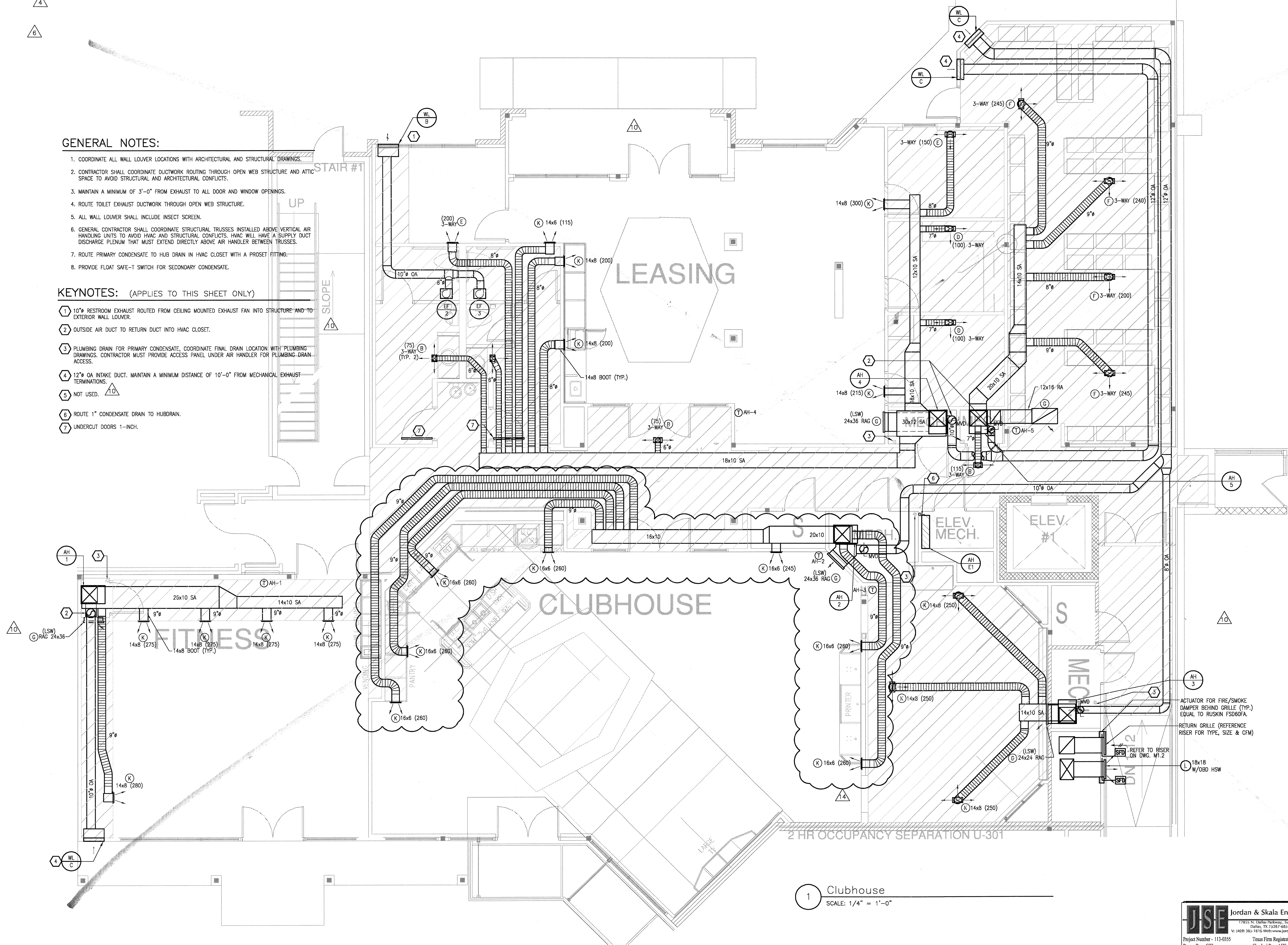
CLUBHOUSE MECHANICAL

GENERAL NOTES:

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3. MAINTAIN A MINIMUM OF 3'-0" FROM EXHAUST TO ALL DOOR AND WINDOW OPENINGS.
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KEYNOTES: (APPLIES TO THIS SHEET ONLY)

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- 4 12" OA INTAKE DUCT. MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM MECHANICAL EXHAUST TERMINATIONS.
- 5 NOT USED. 10
- 6 ROUTE 1" CONDENSATE DRAIN TO HUBDRAIN.
- 7 UNDERCUT DOORS 1-INCH.



1 Clubhouse
SCALE: 1/4" = 1'-0"

REVISIONS

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2	9-13-2011	ANSI/FHA COMMENTS
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6	1-17-2012	DESIGN REVISIONS
7	2-15-2012	TRANSFORMER REVISIONS
8	3-27-2012	CLUBHOUSE REVISIONS
9	4-17-2012	COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

10	5-15-2012	COORDINATION
11	5-30-2012	SITE COORDINATION
12	6-01-12	LIGHTING REVISIONS
13	6-29-12	SITE COORDINATION
9-05-12		

BGO architects
4144 N. Central Expy.
Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

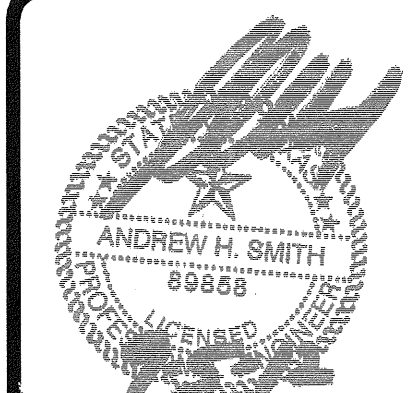
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11129

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CLUBHOUSE MECHANICAL

JSE Jordan & Skala Engineers
17855 N. Dallas Parkway, Suite 120
Dallas, TX 75287-6852
W: (469) 383-1616 Web: www.jordanaskala.com
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS



REVISIONS	
1	9-2-2011 DESIGN REVISIONS
2	9-13-2011 ANSI/FHA COMMENTS DESIGN REVISIONS
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7	2-15-2012 REVISIONS CLUBHOUSE
8	3-27-2012 REVISIONS
9	4-17-2012 COORDINATION

KELLER SPRINGS LOFTS
LOFT APARTMENTS IN ADDISON, TEXAS

10	5-15-2012 COORDINATION
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12	6-01-12 LIGHTING REVISIONS
13	6-29-12 SITE COORDINATION
14	9-05-12 CLUB REVISIONS

BGO architects
4144 N. Central Expy. Suite 855
Dallas, TX 75204
214.520.8878
bgoarchitects.com

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CLUBHOUSE MECHANICAL

JSE Jordan & Skala Engineers
17833 N. Dallas Parkway, Suite 320
Dallas, TX 75247-4857
V: (469) 383-1616 Web: www.jordanskala.com
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

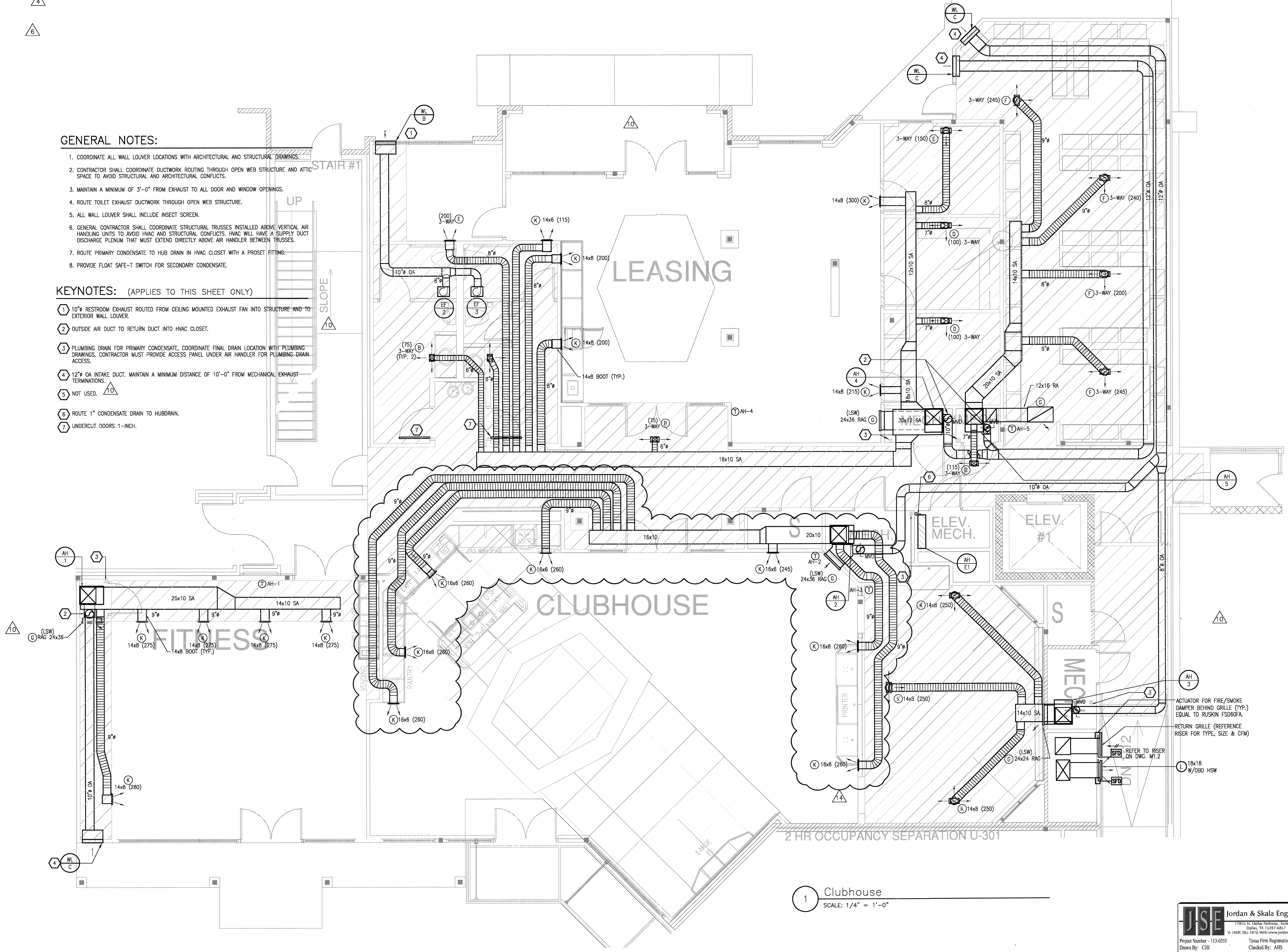
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4
6



1 Clubhouse
SCALE: 1/4" = 1'-0"