



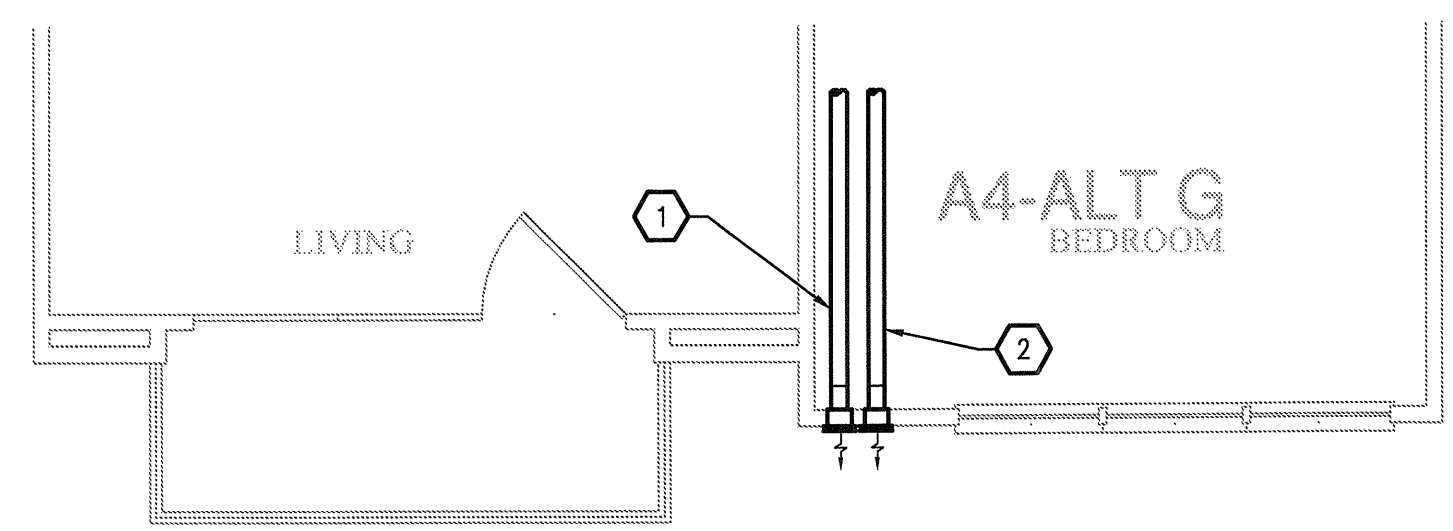
REVISIONS		
1	9-2-2011	DESIGN REVISIONS
2	9-13-2011	ANSI/FHA COMMENTS
3	9-23-2011	DESIGN REVISIONS
4	10-17-2011	CONSTRUCTION ISSUE
5	12-21-2011	DESIGN REVISIONS

KELLER SPRINGS LOFTS

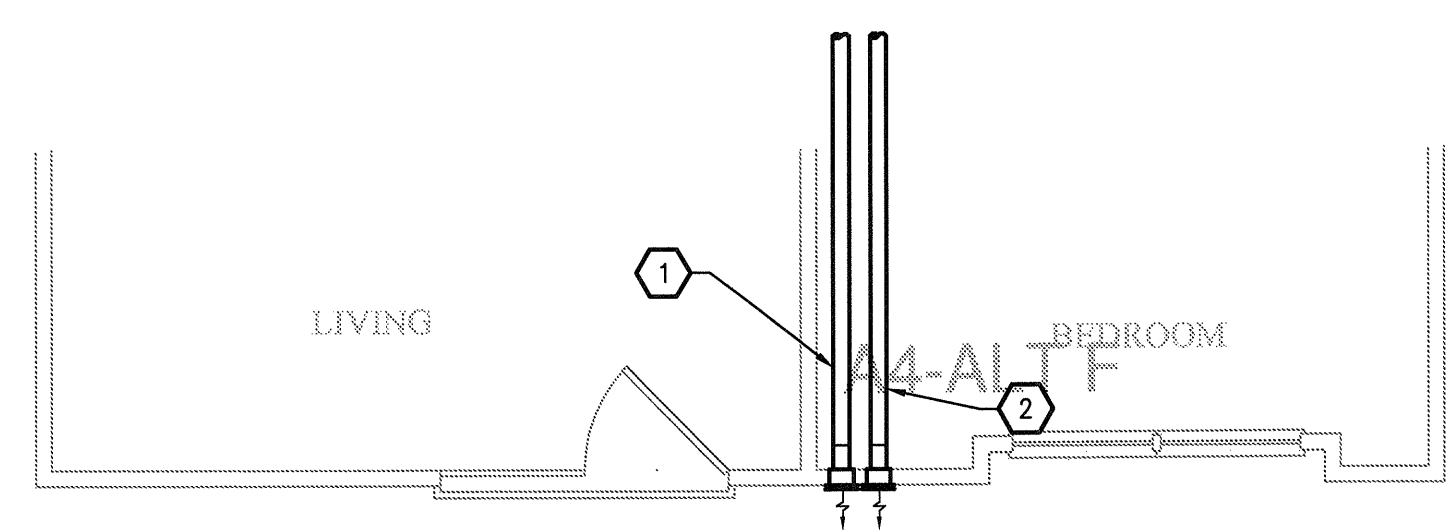
LOFT APARTMENTS IN ADDISON, TEXAS

- 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.

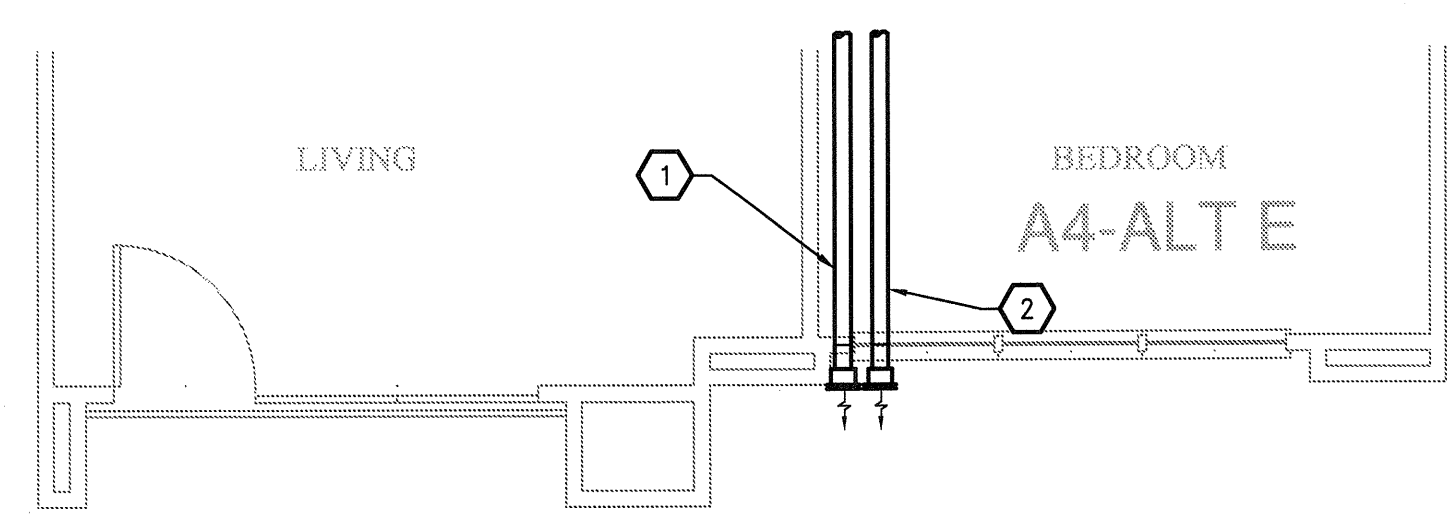
- GENERAL NOTES**
1. COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
 2. MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
 3. KITCHEN RANGE HOOD IS RECIRCULATING.
 4. COORDINATE ALL WALL CAP AND SOFFIT 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 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.
 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.
 11. MINIMUM 14" INSIDE CLEAR ARCHITECTURAL FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.



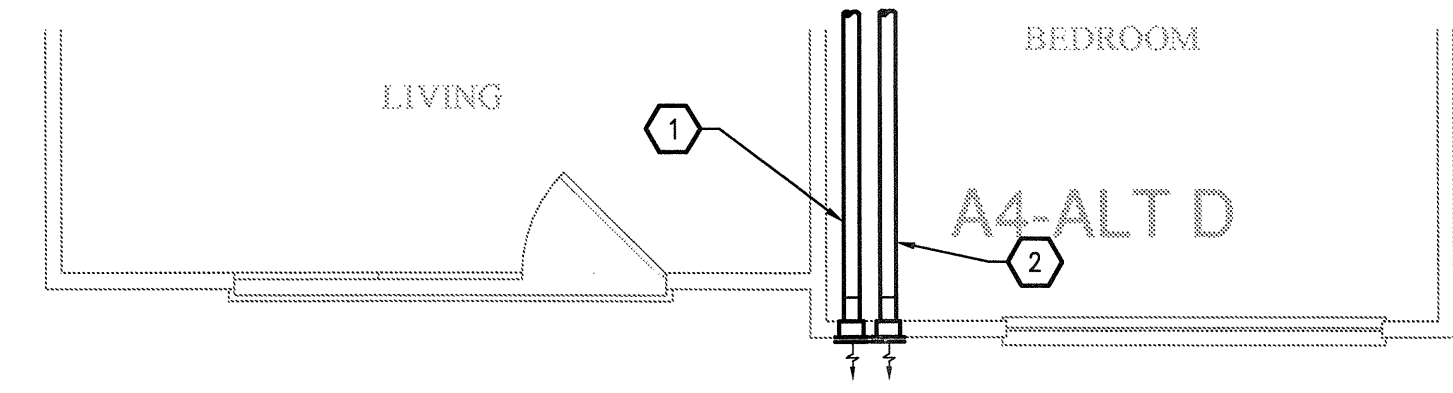
7 UNIT A4 - ALT G
SCALE: 1/4" = 1'-0"



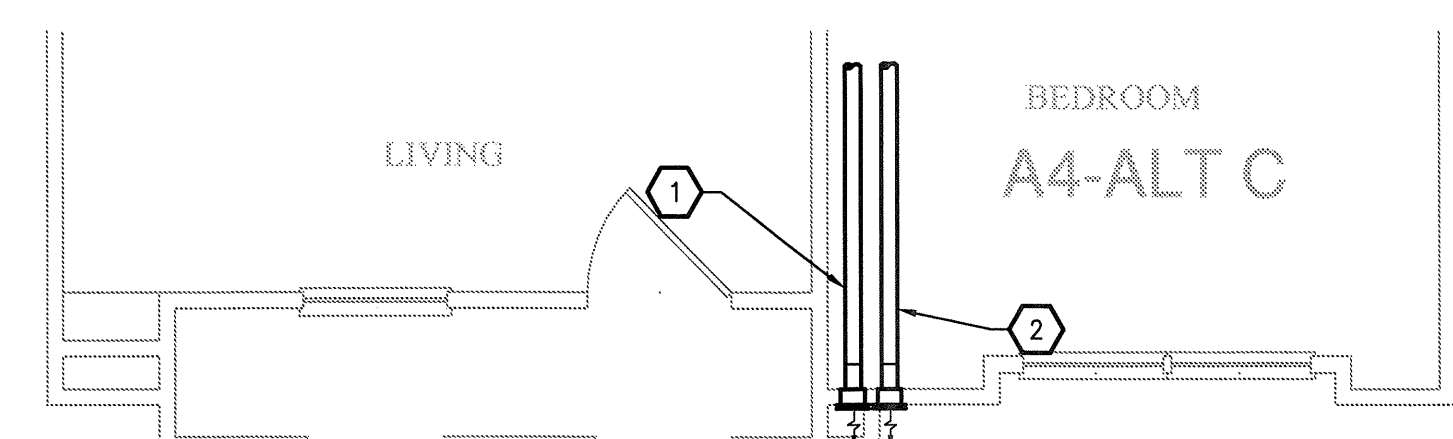
6 UNIT A4 - ALT F
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



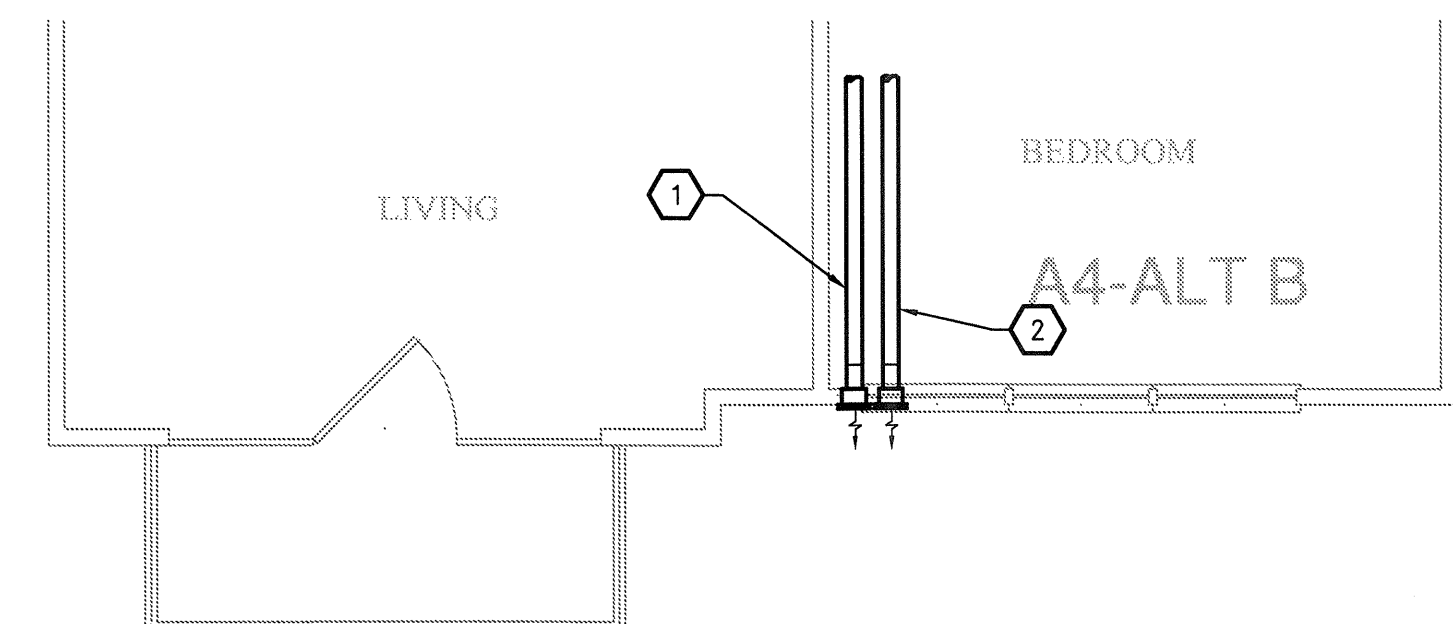
5 UNIT A4 - ALT E
SCALE: 1/4" = 1'-0" OCCURS AT: (7) TOTAL UNITS ON SITE



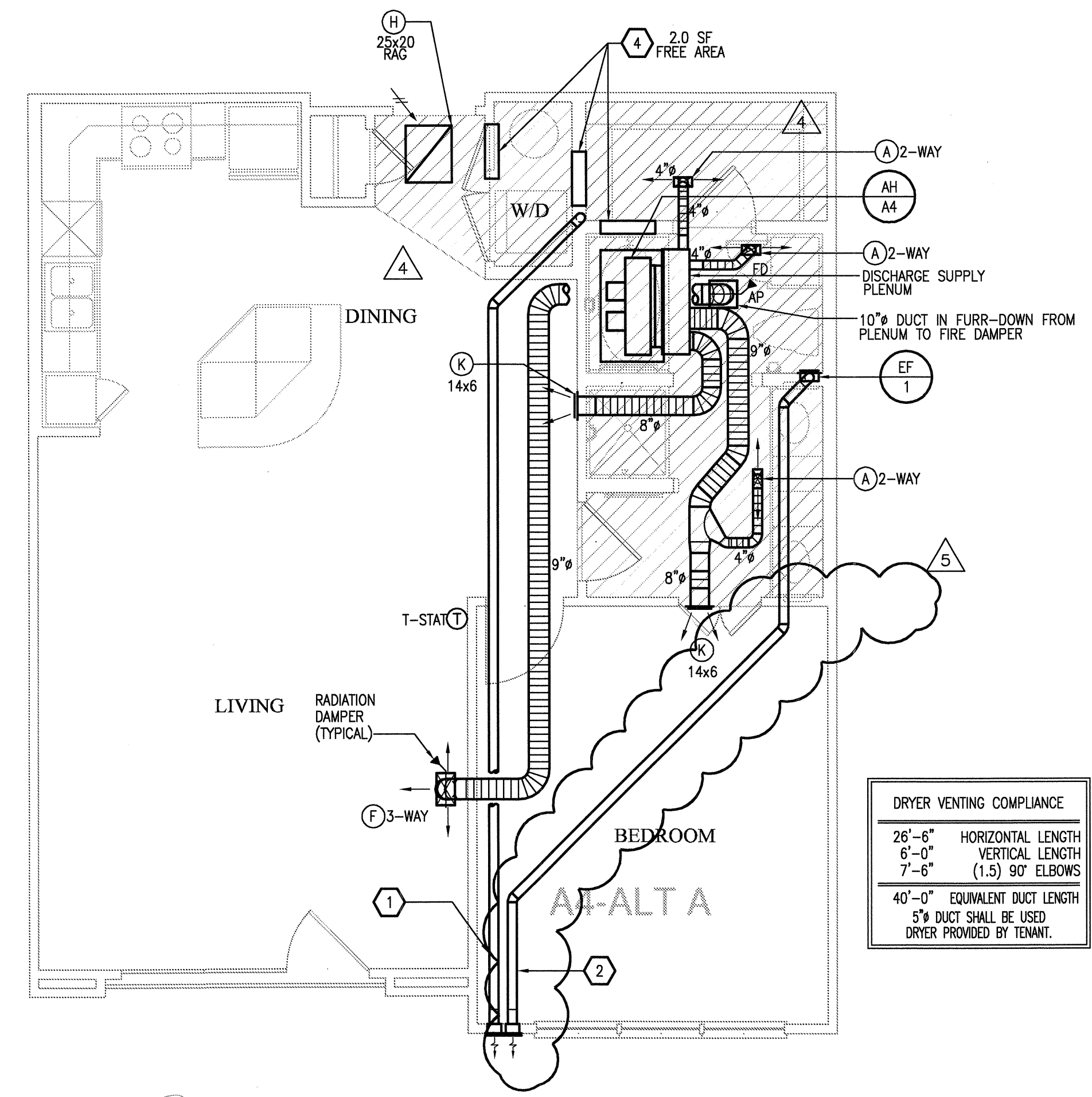
4 UNIT A4 - ALT D
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



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
RFE U5

DRYER VENTING COMPLIANCE

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

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-2.4

A4 UNIT MECHANICAL

JSE Jordan & Skala Engineers
14320 Woodway Road, Suite 330
Dallas, TX 75244-5138
P: (469) 385-1616 F: (469) 385-1615
Project Number - 113-0555 Texas Firm Registration # F-4990
Drawn By: CHJ Checked By: AHS