

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-9.1
CLUBHOUSE MECHANICAL

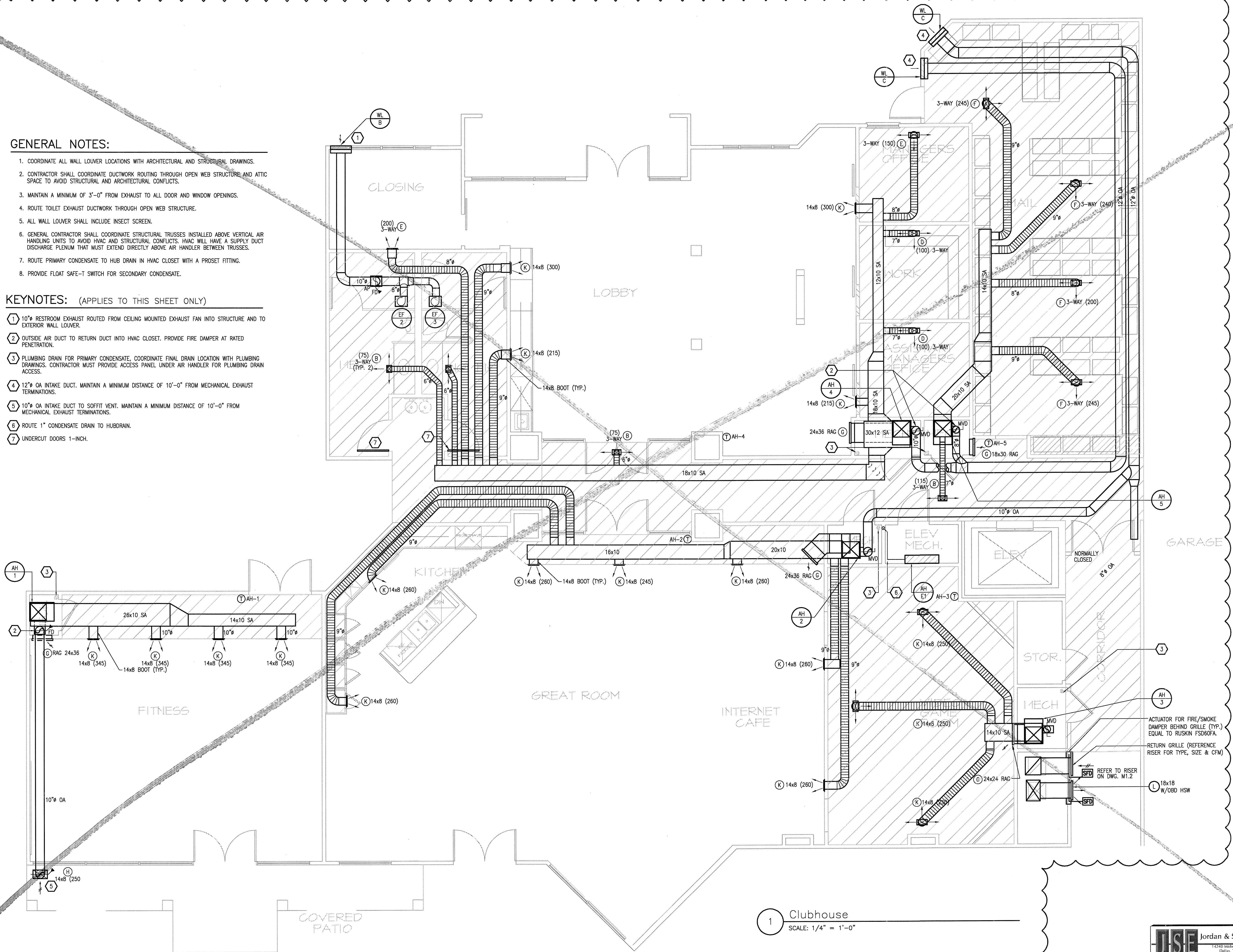
JSE Jordan & Skala Engineers
14345 Meadow Road, Suite 330
Dallas, TX 75242-5138
V: (469) 383-1616 F: (469) 383-1615
Project Number - 113-0355 Texas Firm Registration # F-4990
Drawn By: CJH Checked By: AHS

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" Ø 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" Ø OA INTAKE DUCT. MAINTAIN A MINIMUM DISTANCE OF 10'-0" FROM MECHANICAL EXHAUST TERMINATIONS.
- 10" Ø 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"