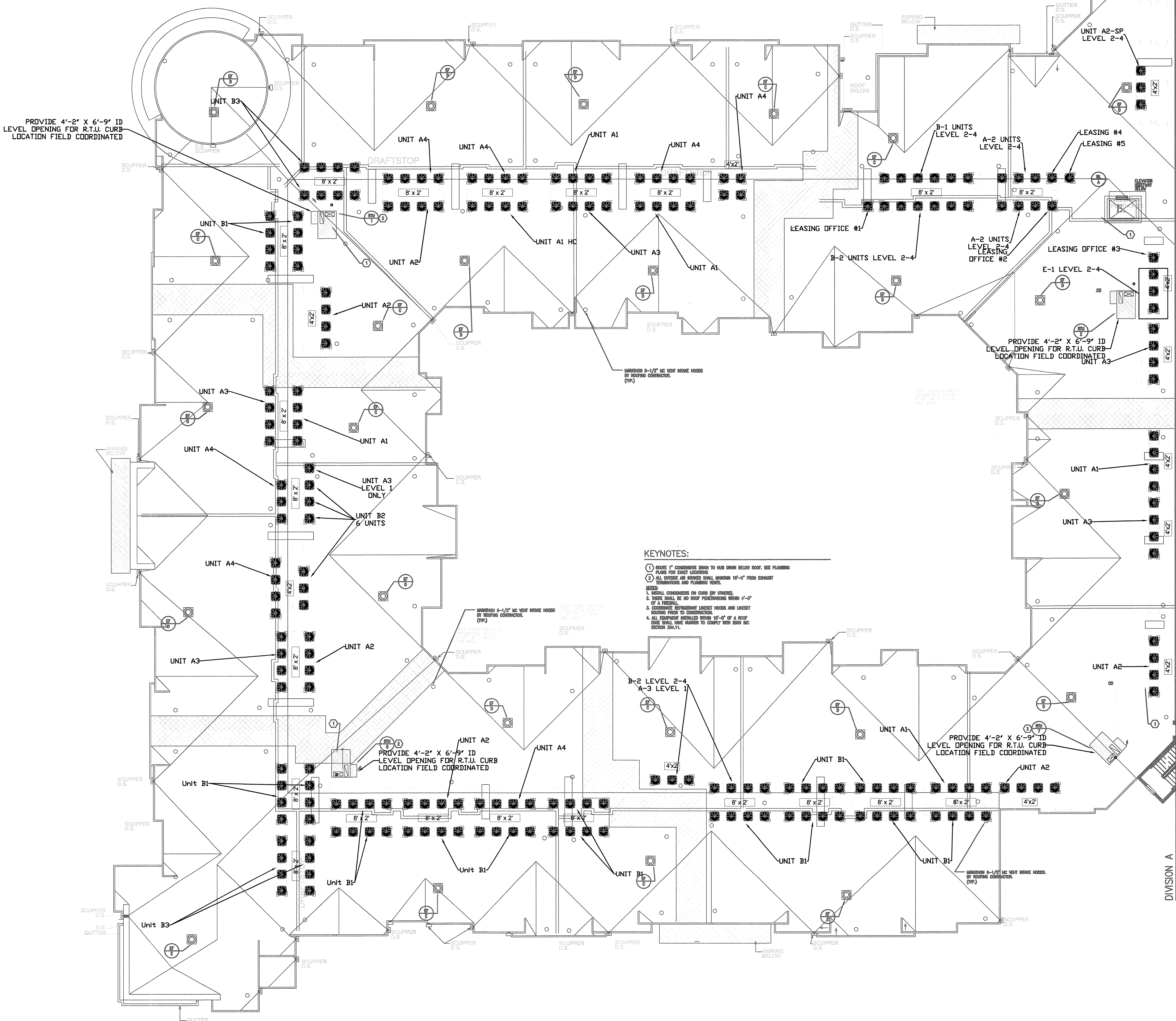


SEE SHEET FOR DETAILS TO MATCH WITH 2009 IBC SECTION 30A.11.

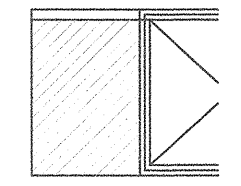


**KEYNOTES:**

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 TERMINAL.
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 IBC SECTION 30A.11.



72-18 ELEVATOR SHAFT RELIEF LAYOUT STUBBED INTO SIDE OF ELEVATOR SHAFT AND SEALED AIR & WATER TIGHT. MOUNT LAYOUT 12" BELOW TOP OF FINISHING. PROVIDE WITH APPROVED DAMPER INVELOVED TO THE ALARM DAMPER SHALL FAIL IN THE OPEN POSITION.

**AS BUILT**

**KEYNO**

1. ROOF 1
2. PLUMB F
3. ALL OUT
4. TERMIN

**NOTES:**

1. INSTALL CC
2. TRIM 5/8"
3. COORDINATE
4. ALL EQUIP

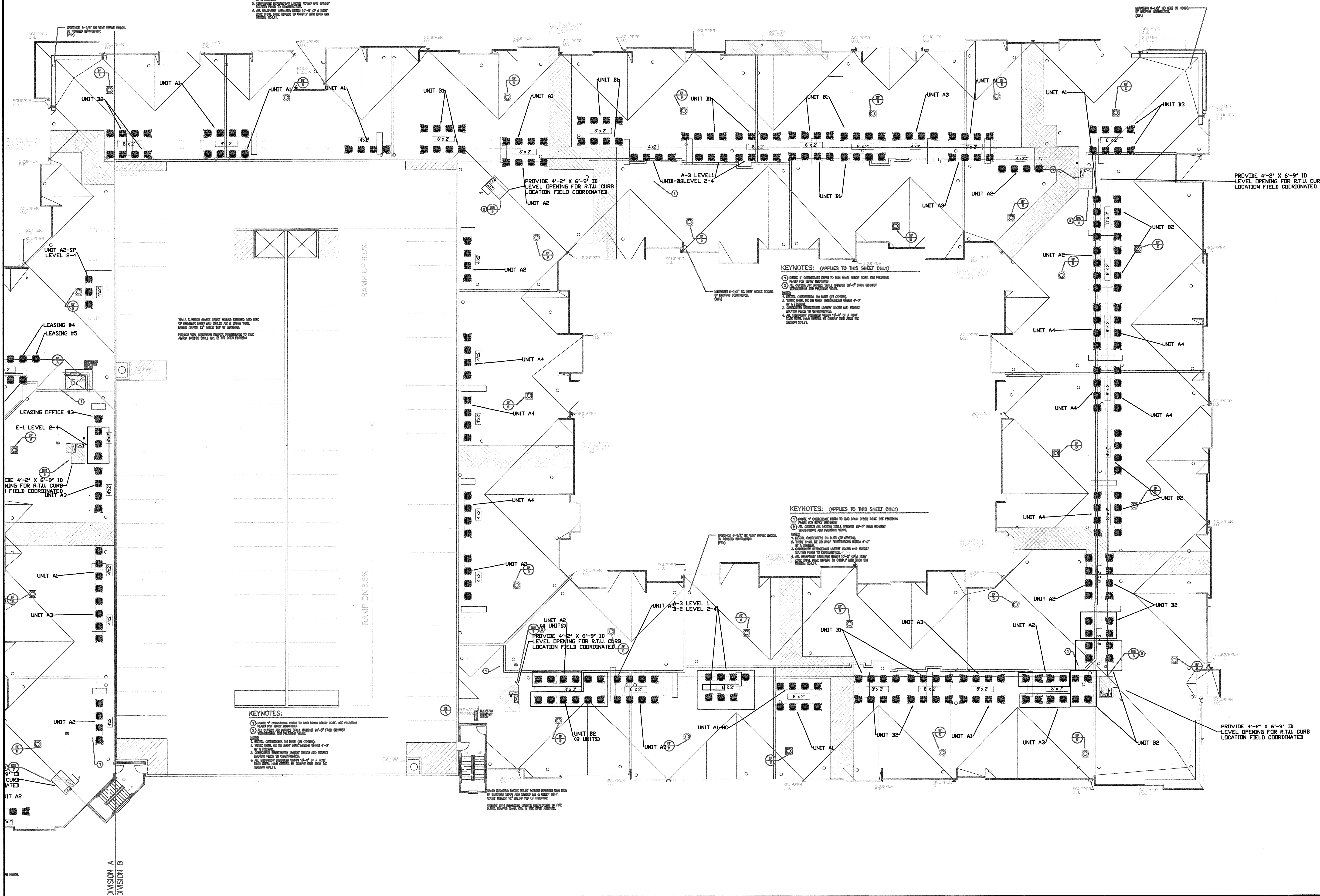
SEE SWL SECTION 30

**FOR APPROVAL ONLY**

|   |          |       |             |
|---|----------|-------|-------------|
| REV.  | DATE     | BY    | DESCRIPTION |
|   | 2/16/12  | CKD   | BY          |
| DWN BY  | JD       | SCALE | NTS         |
| <b>KELLER SPRINGS</b>   |          |       |             |
| <b>ROOF PLAN</b>  |          |       |             |
| <b>EQUIPMENT LAYOUT</b>   |          |       |             |
|   |          |       |             |
| 13850 Diplomat Drive<br>P.O. Box 819060<br>Dallas, Tx. 75381-9060<br>(972) 888-9300 |          |       |             |
| JOB NO.   | DWG. NO. |       |             |
| B-11485-3-401   | 1 of 2   |       |             |

**KEYNOTES: (APPLIES TO THIS SHEET ONLY)**

1. ROOF 1" CONDENSATE DRAIN TO HANG DOWN BELOW ROOF. SEE PLUMBING PLAN FOR DRAIN LOCATION.
2. ALL CURBS AND WELLS SHALL BE 18"-0" FROM EXISTING FOUNDATION OR FINISH FLOOR.
3. SMALL CONDENSATE ON CURB (BY OWNER).
4. CURB SHALL BE TO ROOF FLOOR FINISH 4'-0" OF A FINISH FLOOR.
5. CONDENSATE DRAINAGE SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO CONSTRUCTION.
6. ALL EQUIPMENT SHALL BE 18"-0" OF A ROOF CURB WALL. SEE OWNER TO COMPLY WITH THIS AND OTHER DATA.



**KEYNOTES: (APPLIES TO THIS SHEET ONLY)**

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**KEYNOTES:**

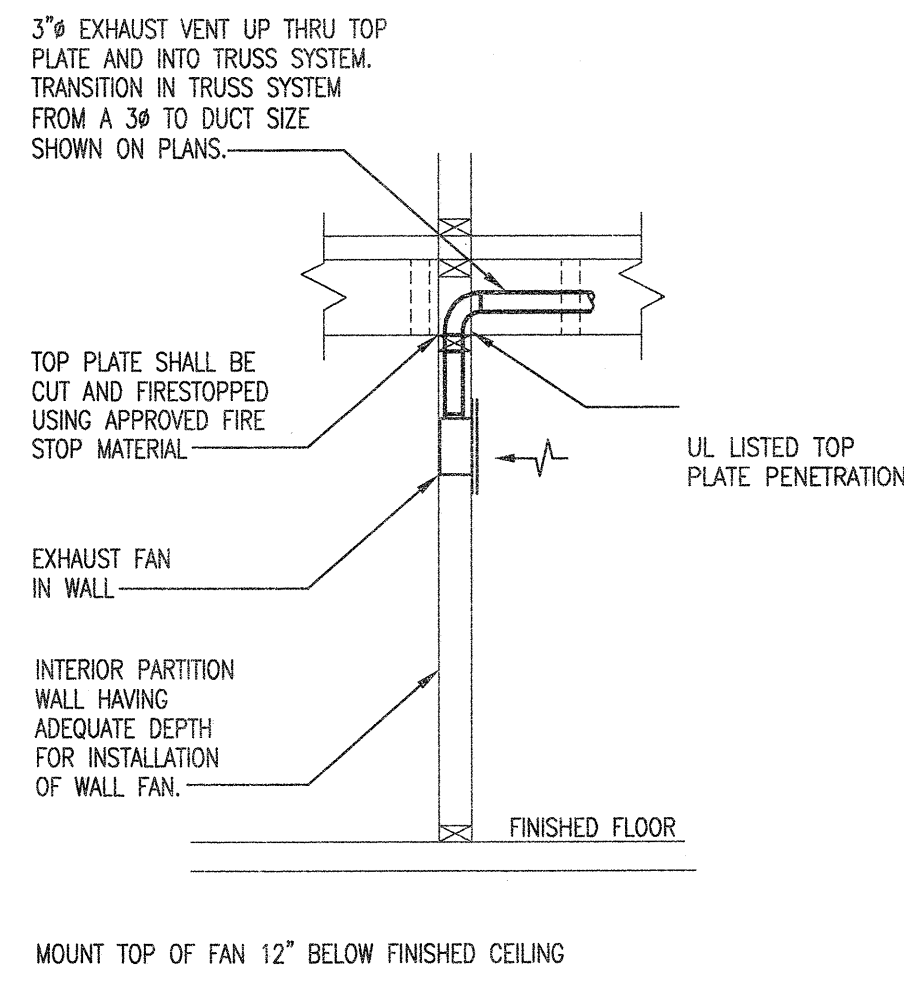
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AS BUILT

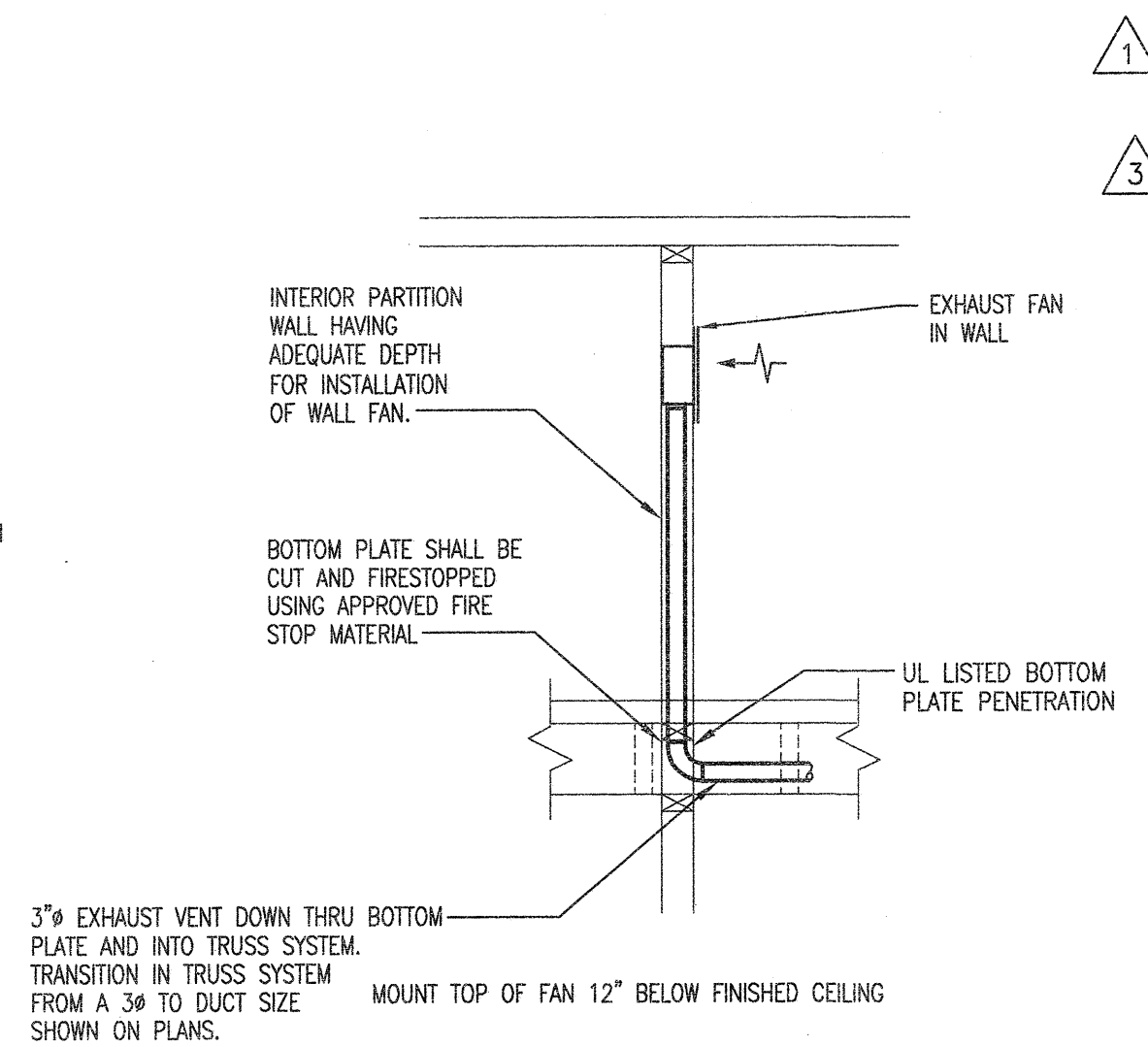
FOR APPROVAL ONLY

|  |          |       |             |
|--|----------|-------|-------------|
| REV.   | DATE     | BY    | DESCRIPTION |
|  | 2/16/12  | CKD   | BY          |
| DWN BY   | JD       | SCALE | NTS         |
| KELLER SPRINGS<br>ROOF PLAN<br>EQUIPMENT LAYOUT  |          |       |             |
| <br><b>TD Industries</b><br>13850 Diplomat Drive<br>P.O. Box 819060<br>Dallas, Tx. 75381-9060<br>(972) 888-9300 |          |       |             |
| JOB NO.  | DWG. NO. |       |             |
| B-11485-3-401  | 2 of 2   |       |             |

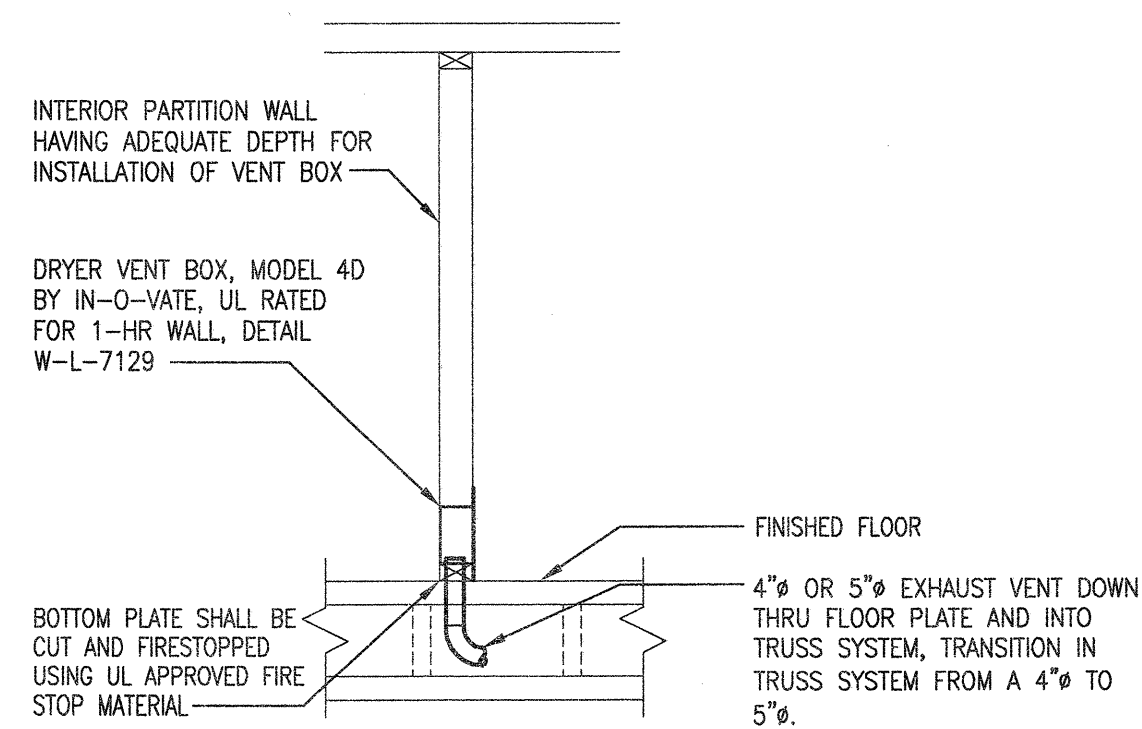




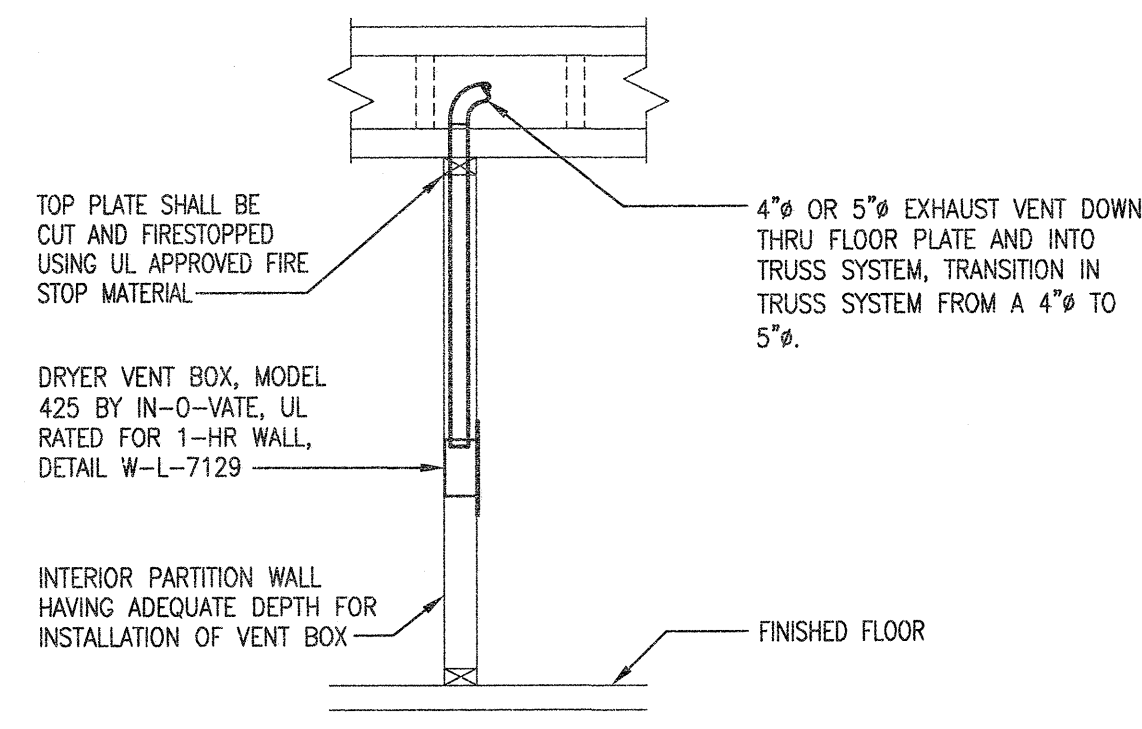
**EXHAUST FAN DUCTING DETAIL**  
SCHEMATIC - NO SCALE



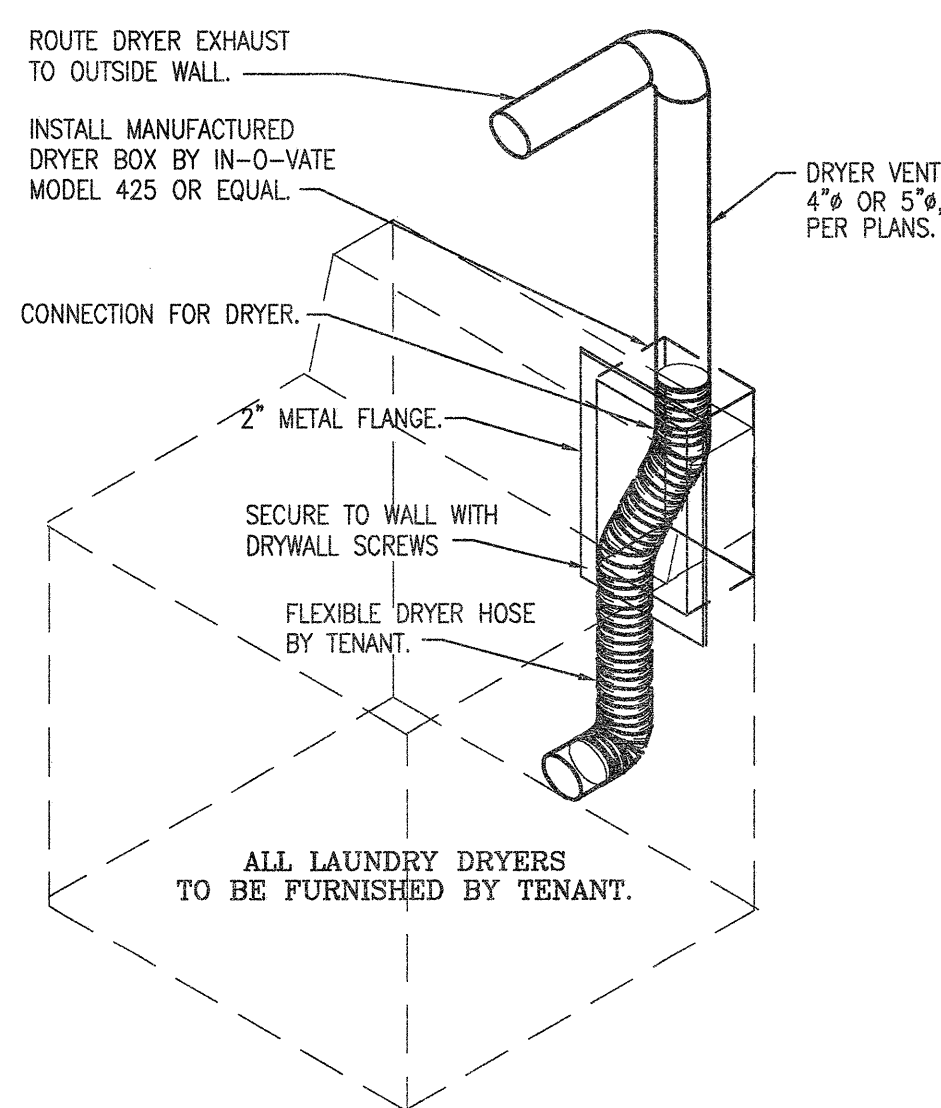
**TOP LEVEL EXHAUST FAN DUCTING DETAIL**  
SCHEMATIC - NO SCALE



**TOP LEVEL DRYER VENT DUCTING DETAIL**  
SCHEMATIC - NO SCALE

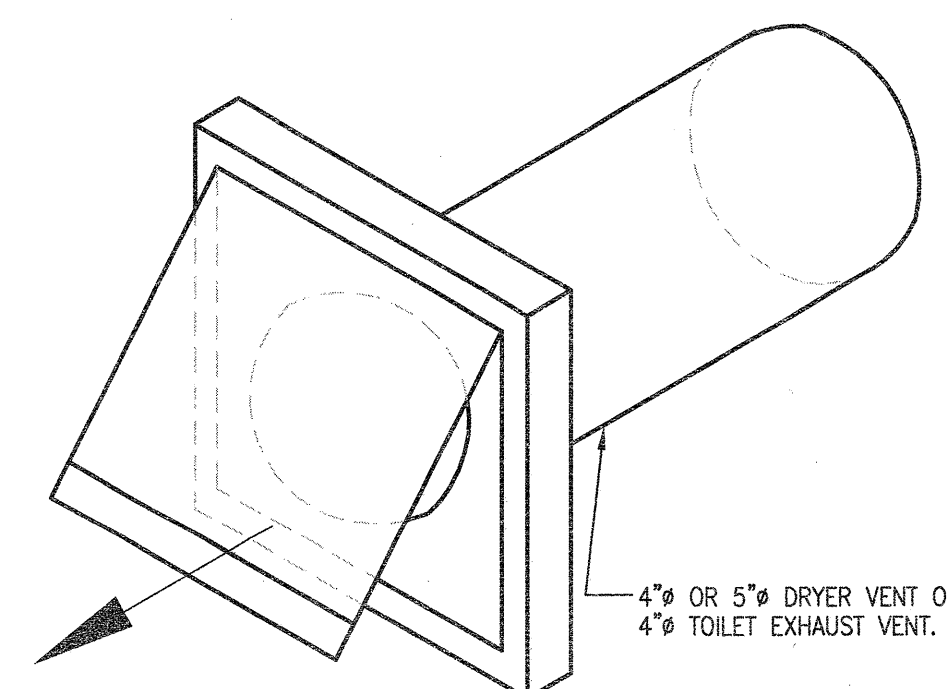


**LOWER LEVELS DRYER VENT DUCTING DETAIL**  
SCHEMATIC - NO SCALE



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 VENTRAFT, 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.WG) | 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. INSULATED TROOP 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: PDC08B (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-F1    | 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 |

NOTE:  
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         |

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

**ALTERNATE DRYER VENTING** SUBJECT TO BUILDING OFFICIAL APPROVAL

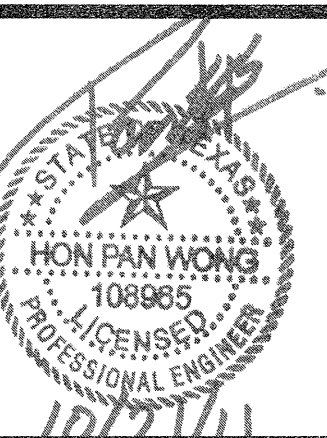
(TO BE USED WHEN 2009 IMC SECTION 506.4.1 CANNOT BE MET)

BASIS FOR ALTERNATE DESIGN:

- 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.
- 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.
- 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.
- 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
- 9-2-2011 DESIGN REVISIONS
  - 9-13-2011 ANS/FHA COMMENTS
  - 9-23-2011 DESIGN REVISIONS
  - 10-17-2011 CONSTRUCTION ISSUE

**KELLER SPRINGS LOFTS**

LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

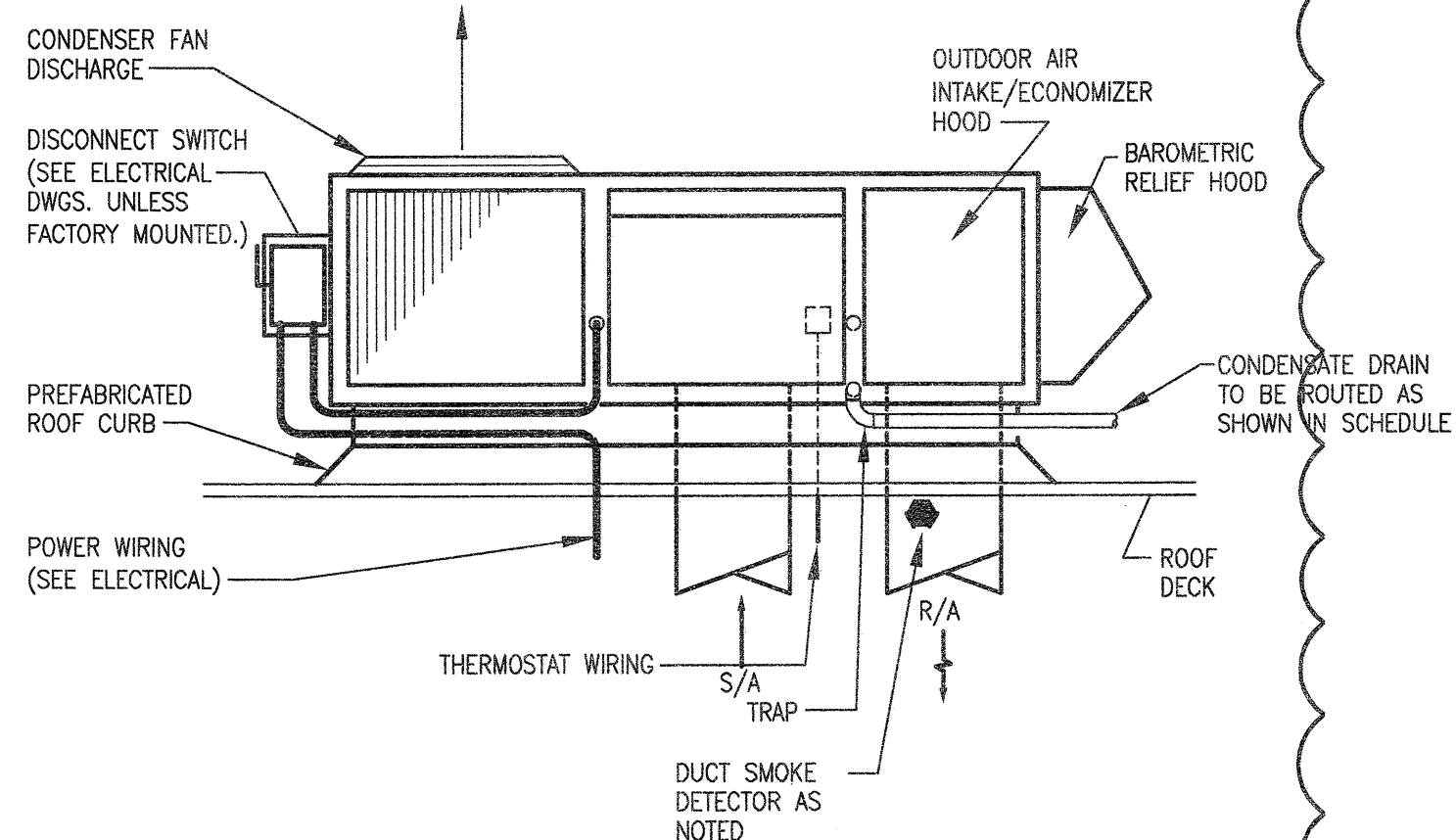
**BGO architects**  
4144 N. Central Expy. Suite 855  
Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

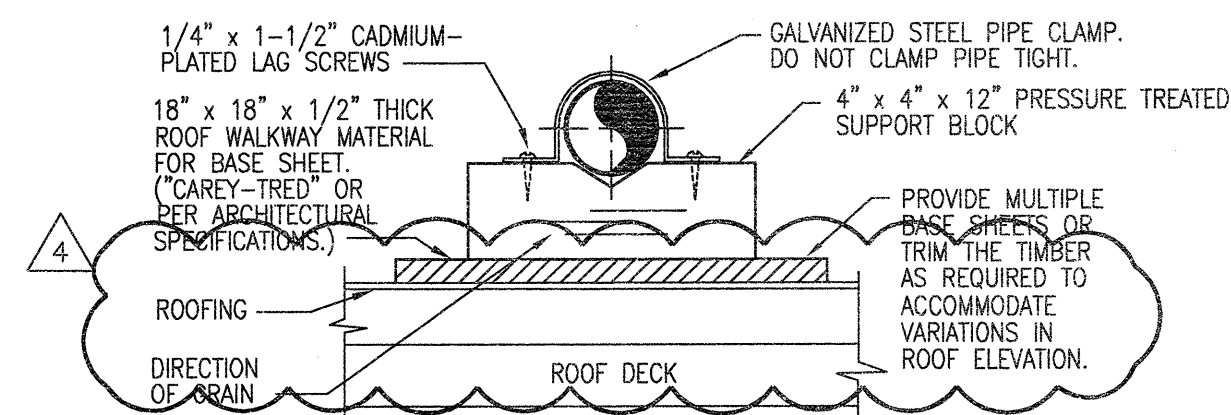
**M-1.1**  
DETAILS & SCHEDULES MECHANICAL



**ROOF TOP AIR CONDITIONER DETAIL**

SCHEMATIC - NO SCALE

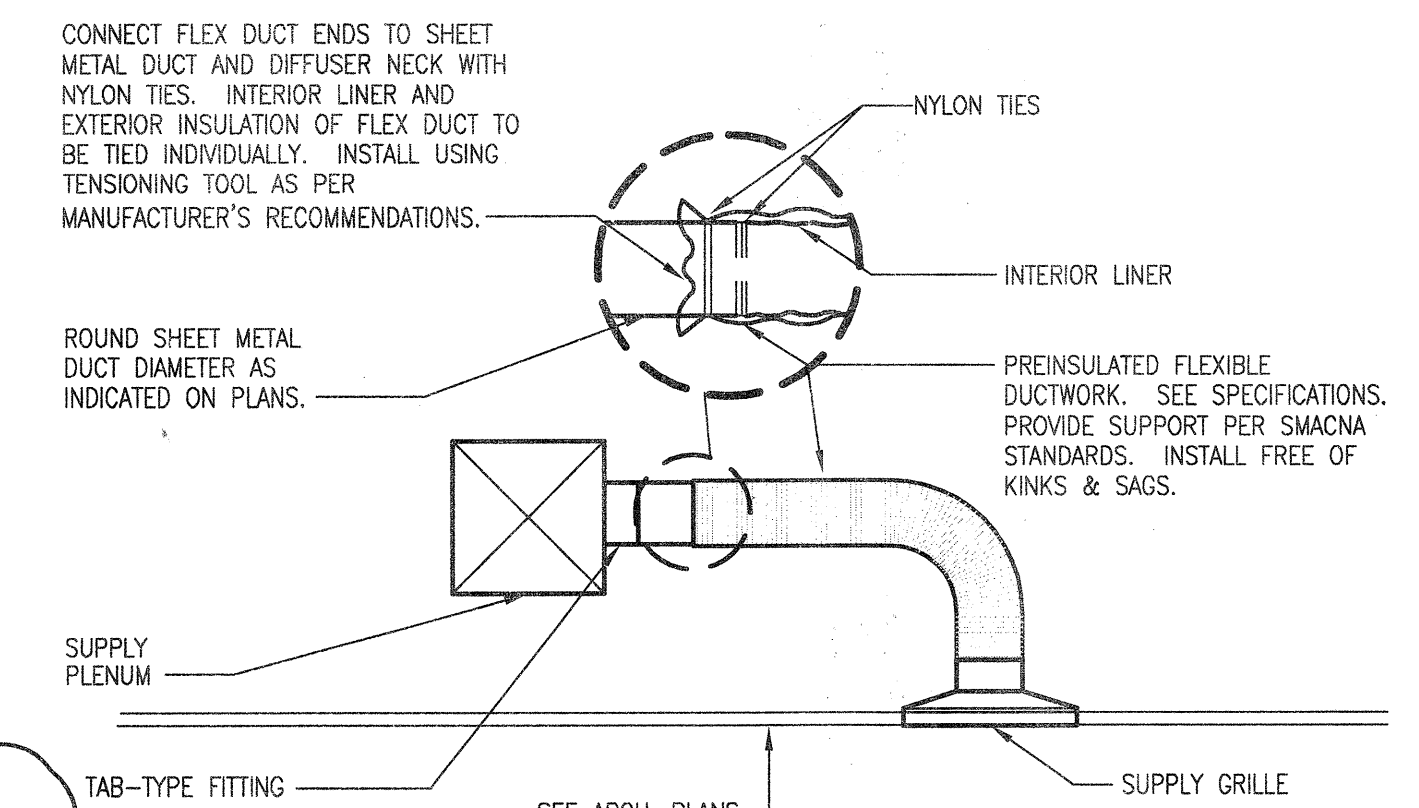
NOTE: ALL CONNECTIONS AND SERVICES MUST BE INSIDE THE PERIMETER CURB. DISCONNECT SWITCHES, BRACKETS, AND CONDUIT MUST BE CLEAR OF ALL UNIT PANELS AND AIR FLOW. MOUNTING BRACKETS MUST BE TO STRUCTURAL MEMBERS OF UNIT.



NOTES:  
1. PLACE BASE SHEETS ON ROOFING BEFORE GRAVEL, IF ANY. SET BLOCKS FREE ON BASE SHEETS. STACK BLOCKS AND NAIL THEM TOGETHER WHERE REQUIRED TO ELEVATE PIPING.  
2. SUPPORTS SHALL BE PLACED EVERY 6' ON CENTER (BASED ON SCHEDULE 40 PVC).

**PIPING SUPPORT (CONDENSATE)**

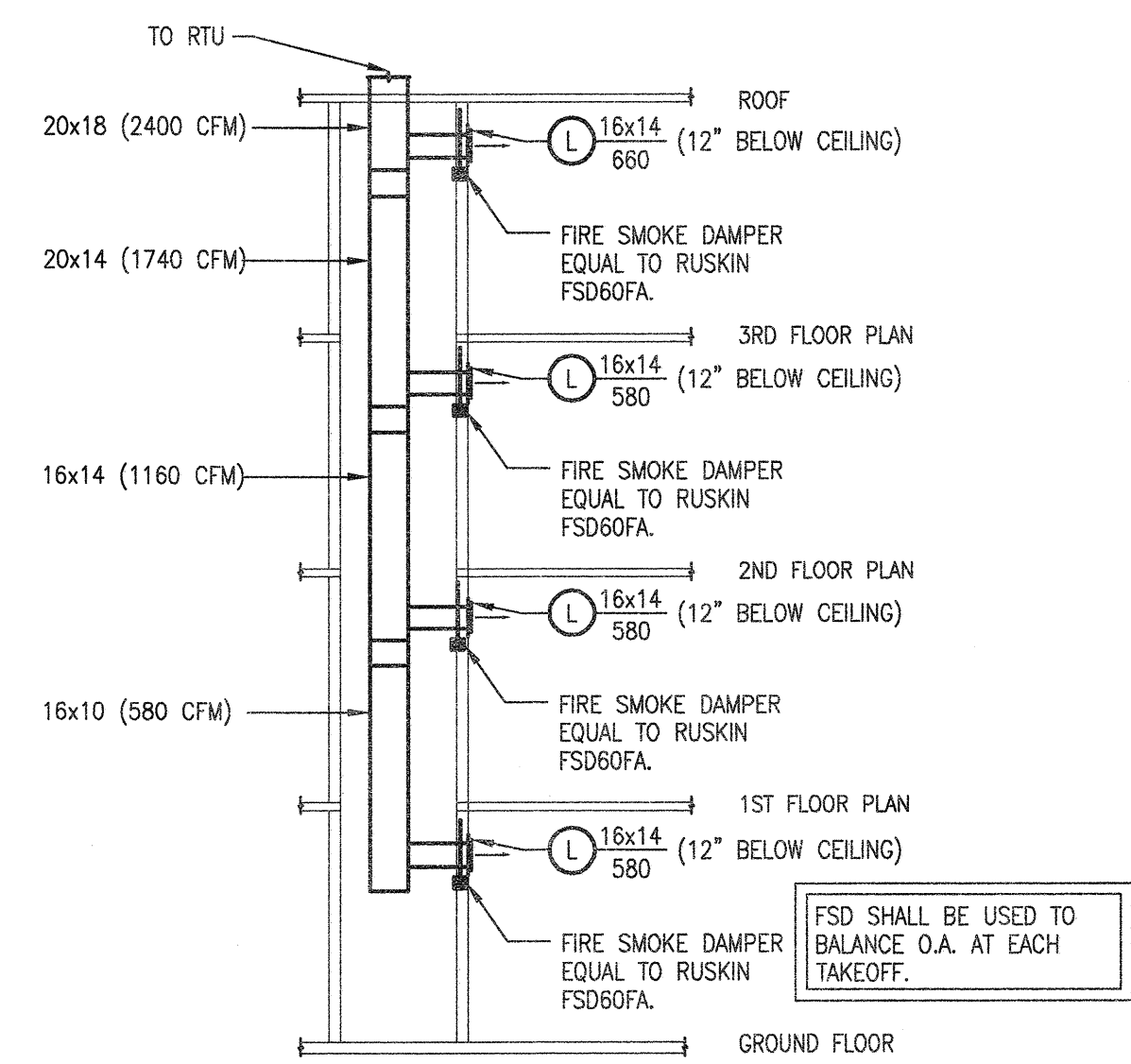
SCHEMATIC - NO SCALE



**FLEXIBLE DUCT TAKE-OFF DETAIL**

SCHEMATIC - NO SCALE

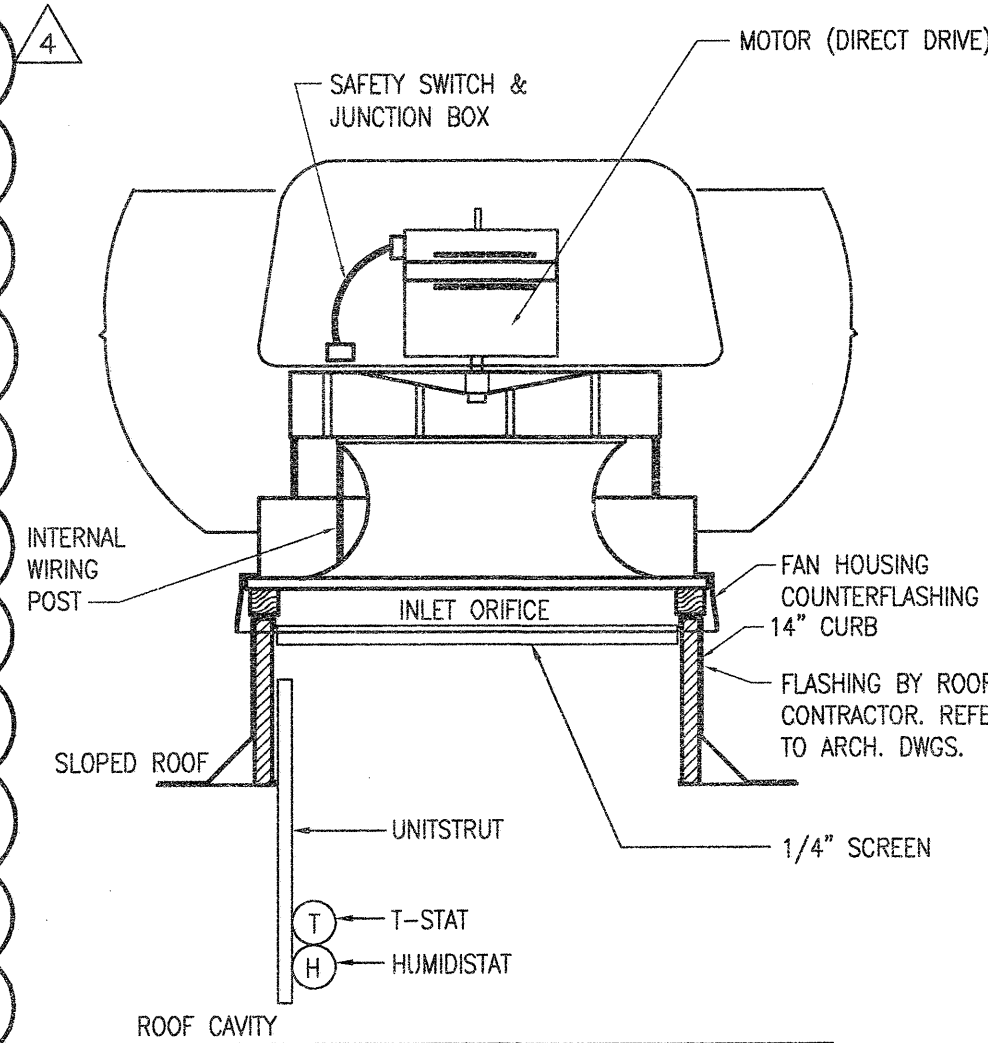
NOTE: SEAL INTERIOR LINER OF FLEX DUCT WITH MASTIC AT CONNECTION TO METAL DUCTWORK, DUCTBOARD AND DIFFUSERS.



**4 STORY CORRIDOR SUPPLY AIR RISER**

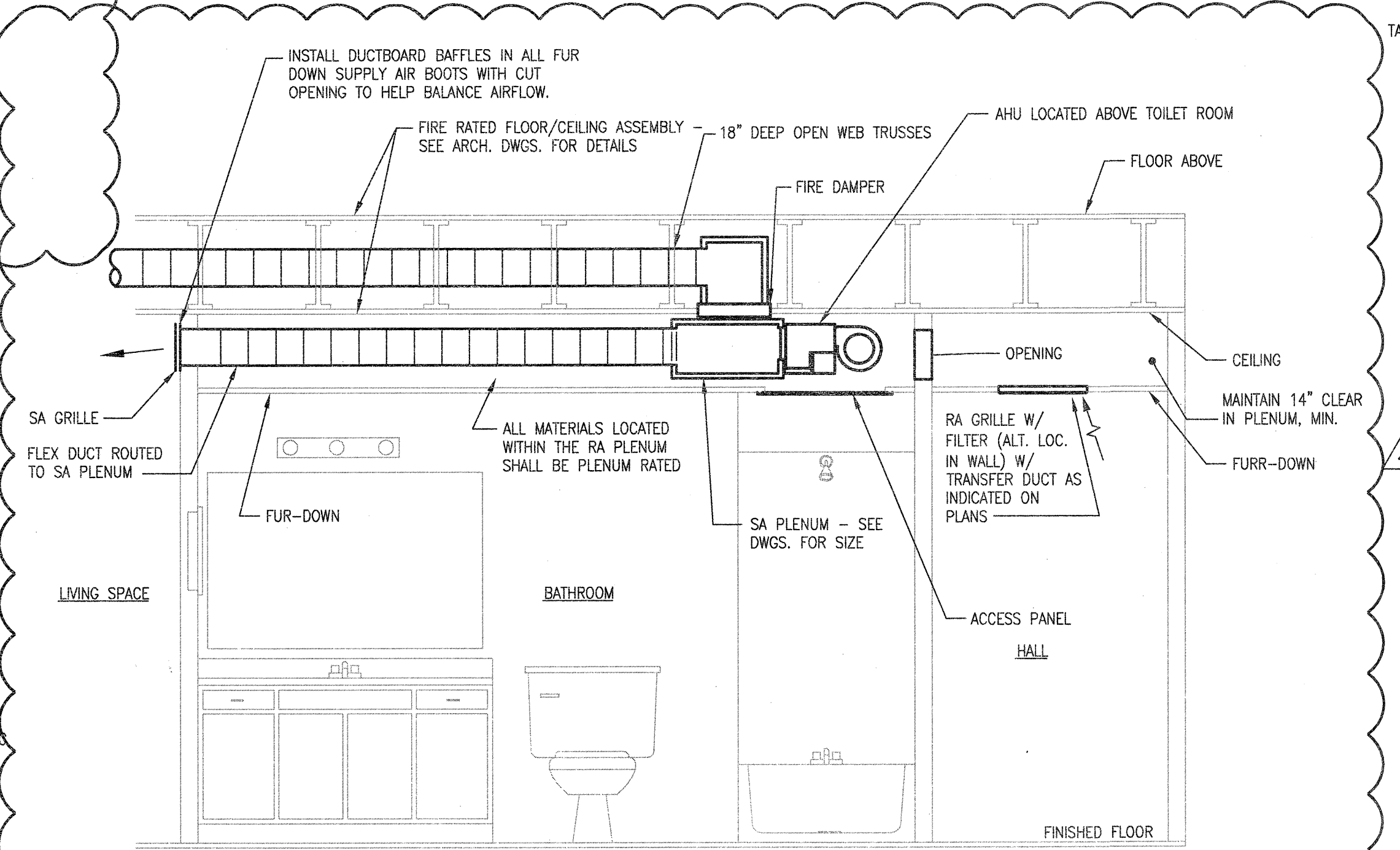
SCHEMATIC - NO SCALE

FSD SHALL BE USED TO BALANCE O.A. AT EACH TAKEOFF.



**ROOF VENTILATION FAN**

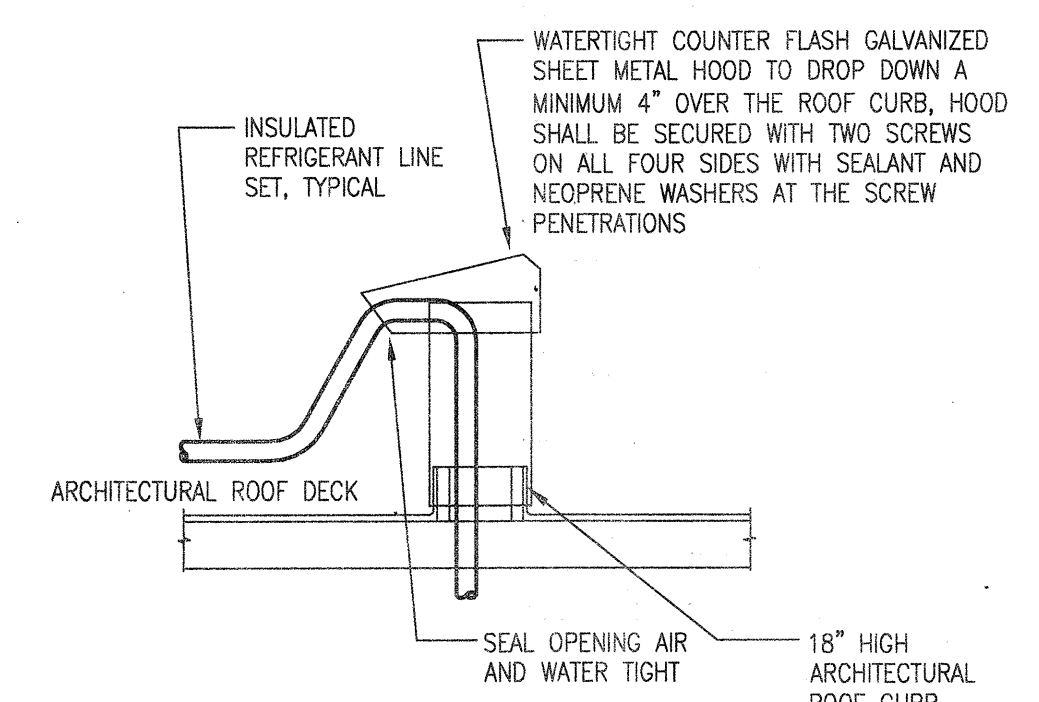
SCHEMATIC - NO SCALE



**TYPICAL SECTION THROUGH BATHROOM**

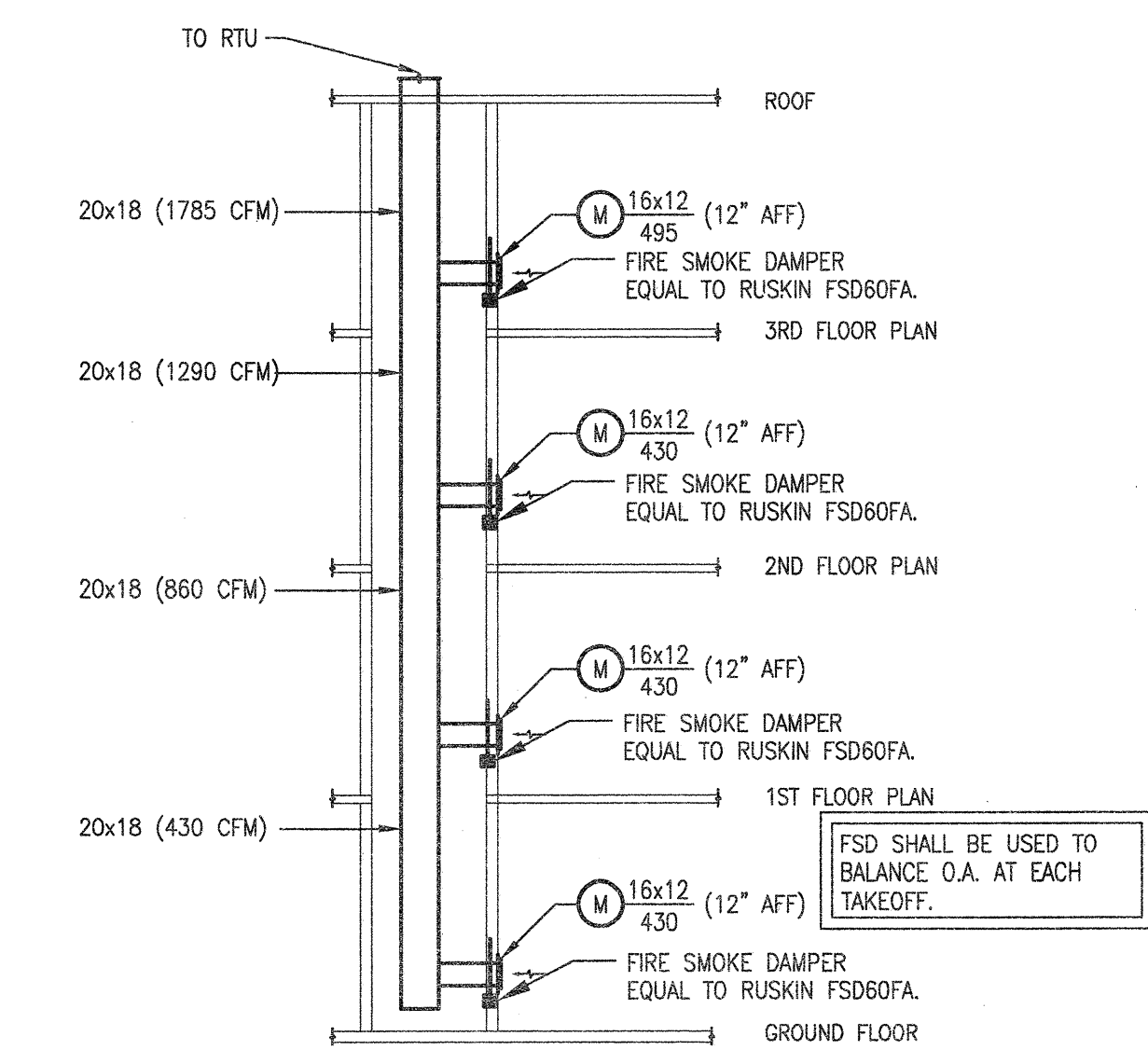
SCHEMATIC - NO SCALE

NOTES:  
1. BATHROOM WALLS SHALL BE FULL HEIGHT FROM FINISHED FLOOR TO BOTTOM OF RATED ASSEMBLY.  
2. ROUTE AIR HANDLER CONDENSATE DRAIN TO LAVATORY TAIL PIECE.  
3. PROVIDE SECONDARY CONDENSATE DRAIN ROUTED TO DISCHARGE OVER TUB. PROVIDE DISCHARGE CAP FOR A NEAT AND CLEAN APPEARANCE.  
4. ALL PLENUM PENETRATIONS TO BE SEALED AIRTIGHT.



**REFRIGERANT LINE SET HOOD DETAIL**

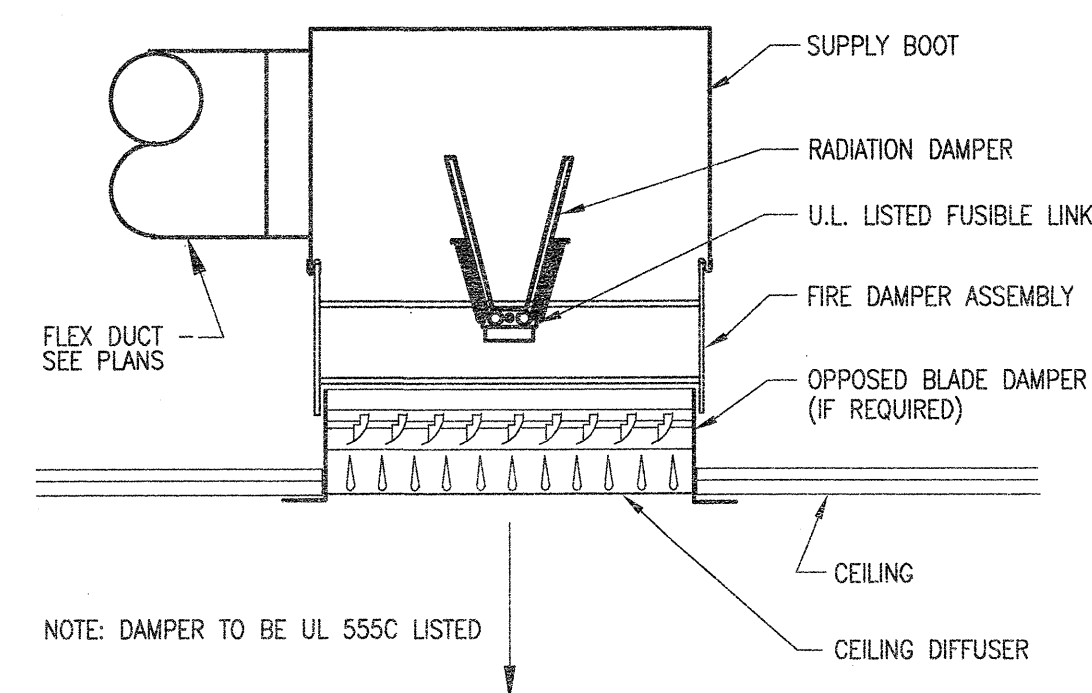
SCHEMATIC - NO SCALE



**4 STORY CORRIDOR RETURN AIR RISER**

SCHEMATIC - NO SCALE

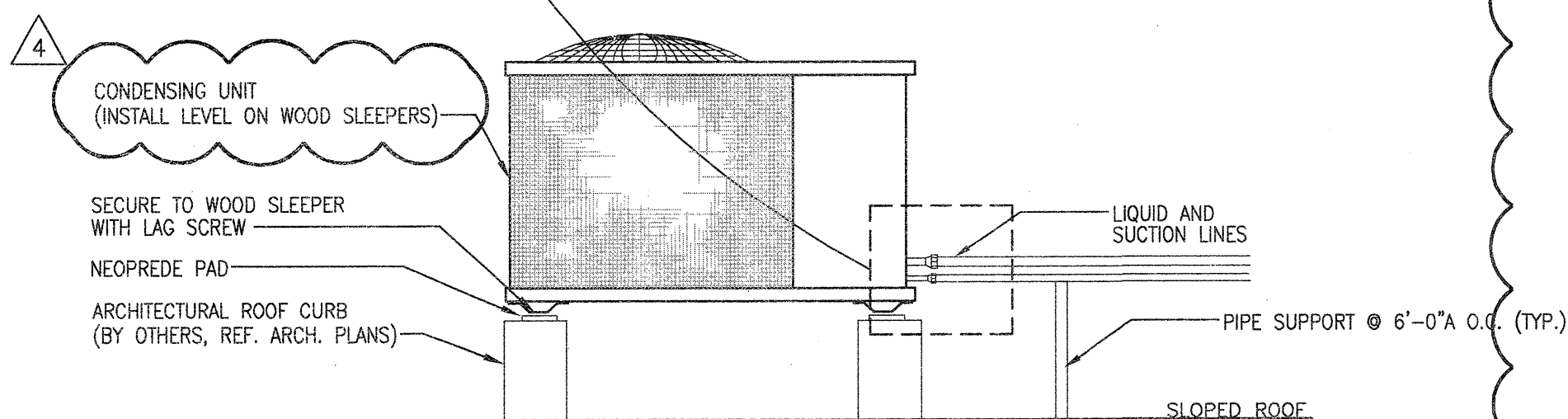
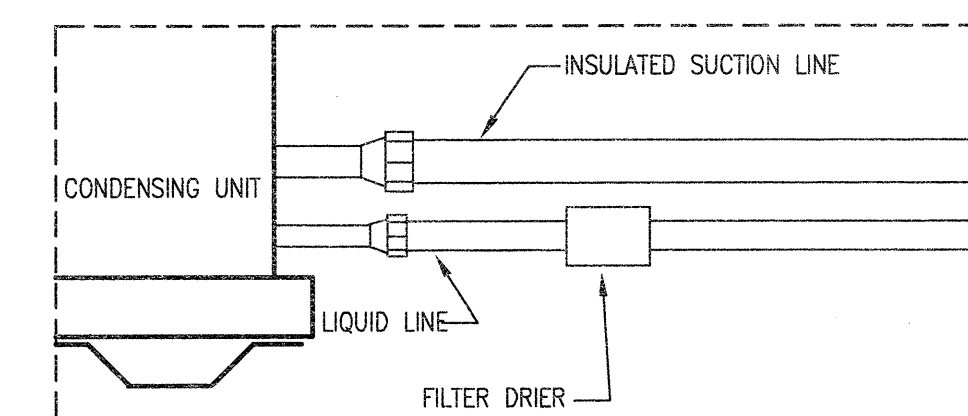
FSD SHALL BE USED TO BALANCE O.A. AT EACH TAKEOFF.



**CEILING RADIATION DAMPER DETAIL**

SCHEMATIC - NO SCALE

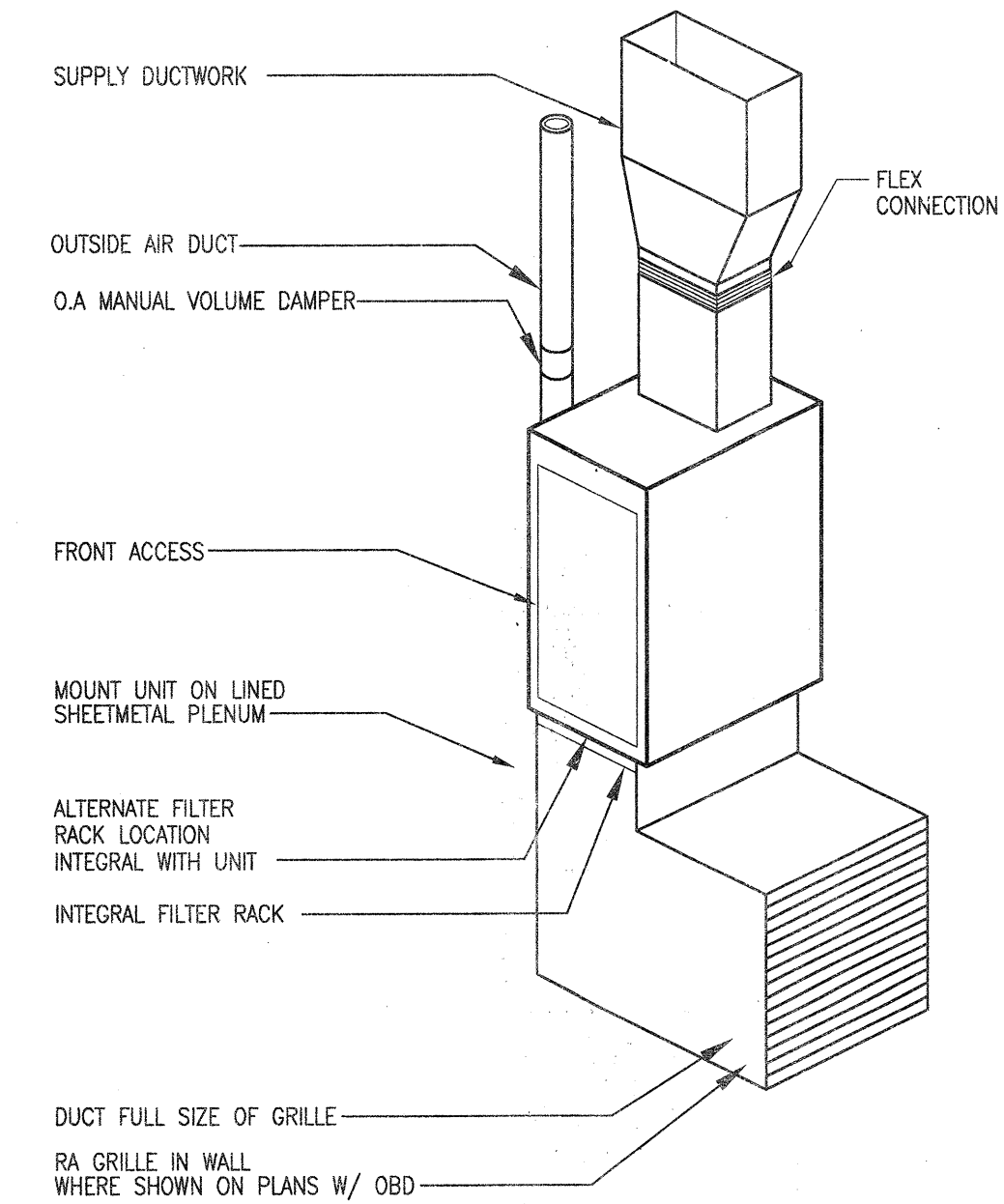
NOTE: DAMPER TO BE UL 555C LISTED



NOTES:  
1. MAINTAIN 24" CLEAR BETWEEN CONDENSING UNITS  
2. MECHANICAL CONTRACTOR TO COORDINATE ROOF CURB DIMENSIONS WITH INSTALLING CONTRACTOR PRIOR TO CONSTRUCTION.

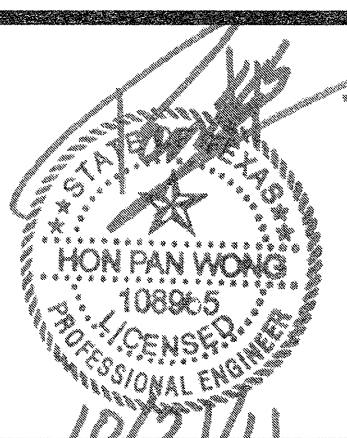
**SPLIT SYSTEM OUTDOOR CONDENSING UNIT MOUNTING**

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

**AS BUILT**

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

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

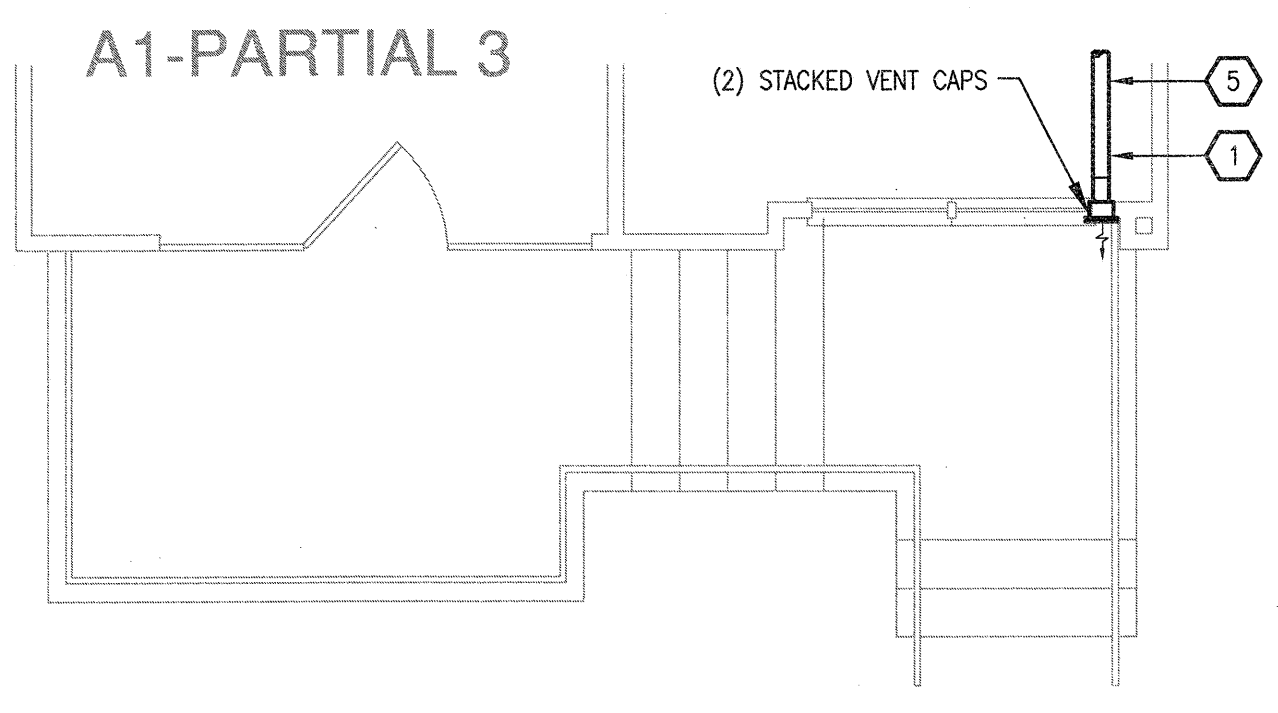
**M-1.2**

**DETAILS MECHANICAL**

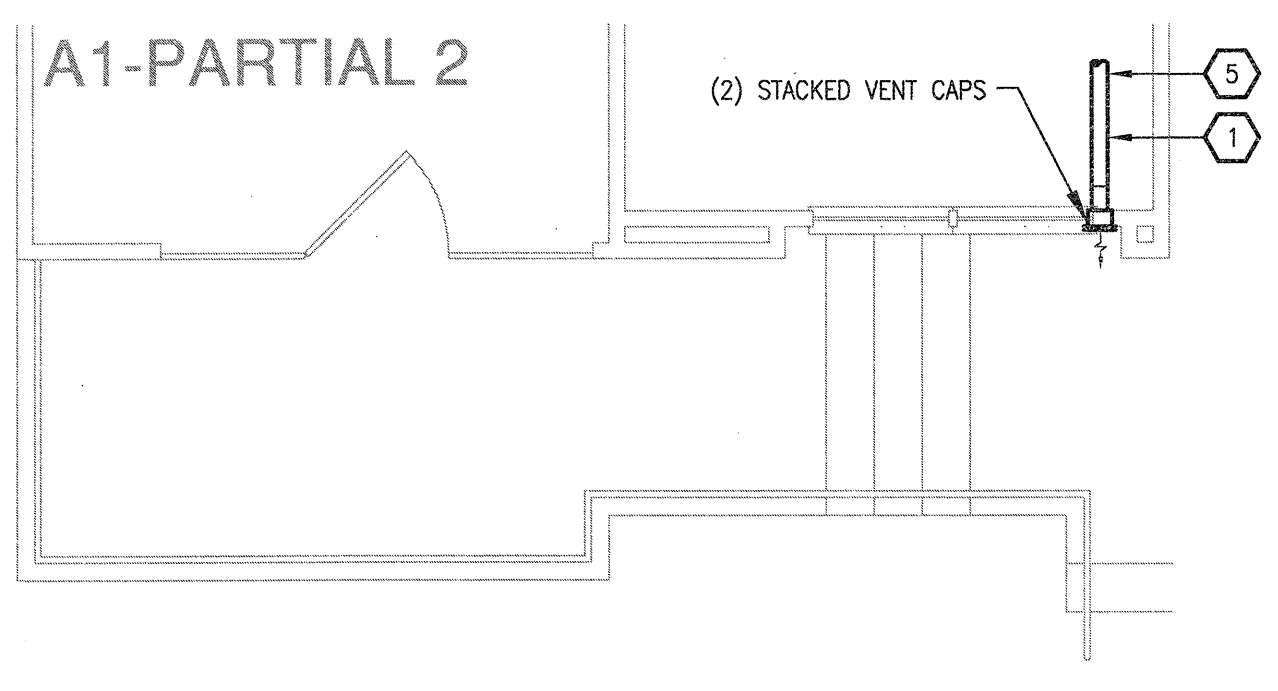
**JSE** Jordan & Skala Engineers  
14750 Midway Road, Suite 330  
Dallas, TX 75244-5138  
Project Number - 113-0355  
Texas Firm Registration # F-4990  
Checked By: AHS

- 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.

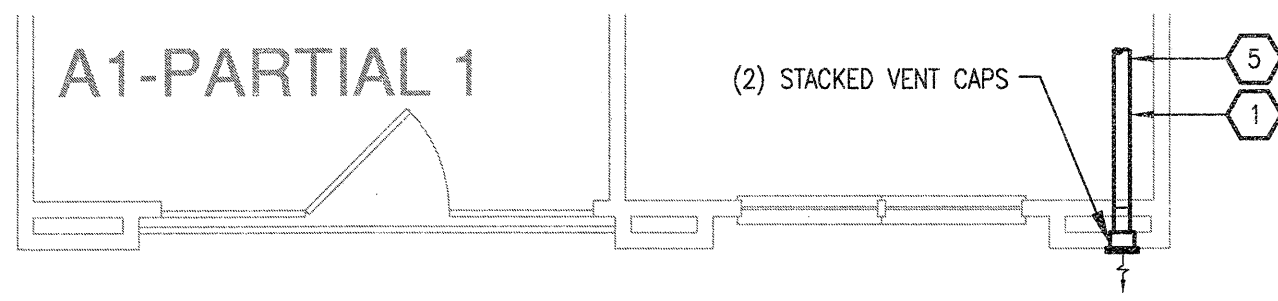
- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
  - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
  - UNDERCUT DOORS (BY OTHERS) FOR DRYER TO PROVIDE 100 SQ. IN. OF TRANSFER 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.



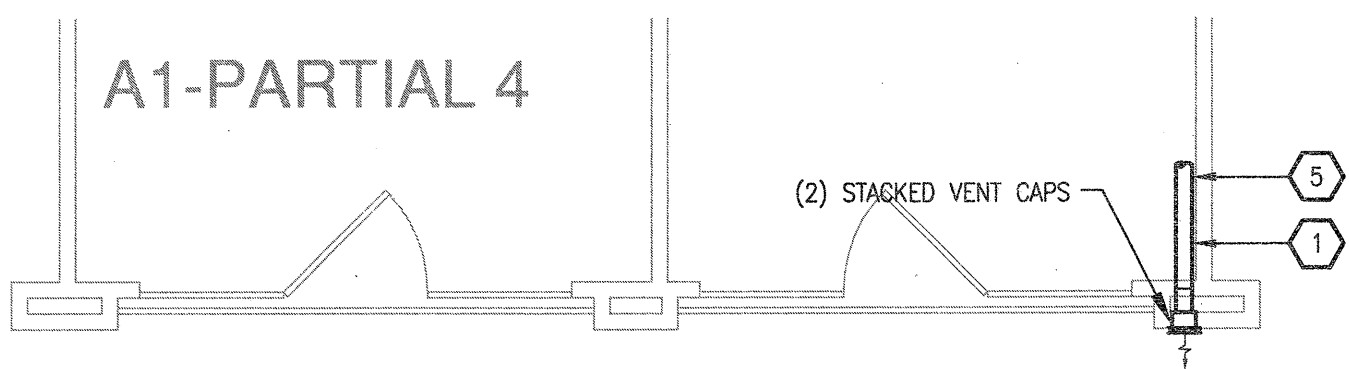
**6 UNIT A1 - PARTIAL 3**  
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



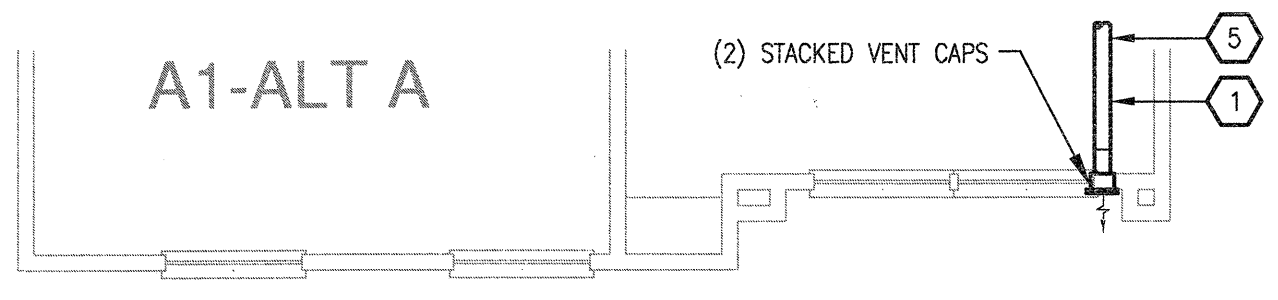
**5 UNIT A1 - PARTIAL 2**  
SCALE: 1/4" = 1'-0" OCCURS AT: (5) TOTAL UNITS ON SITE



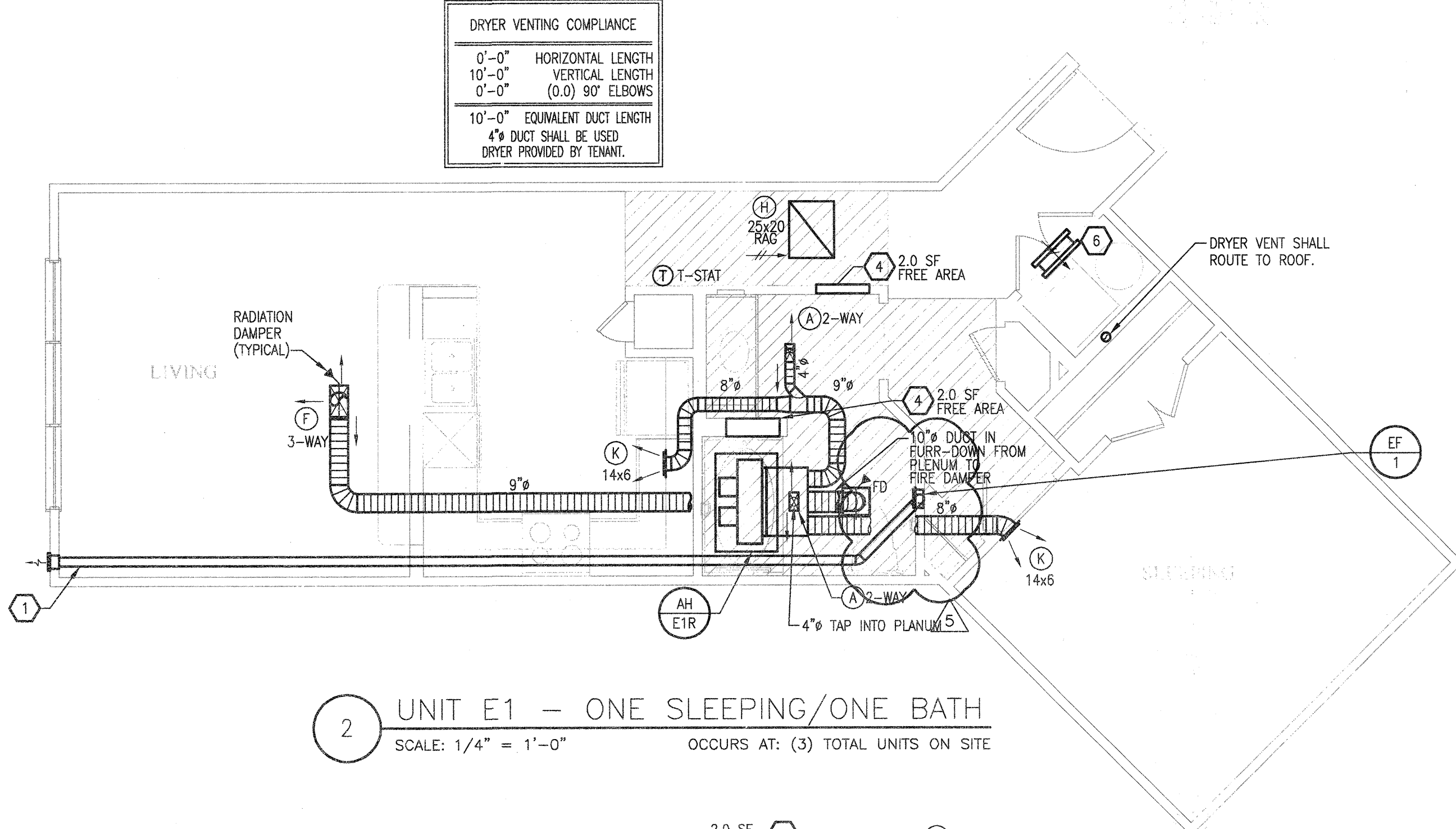
**4 UNIT A1 - PARTIAL 1**  
SCALE: 1/4" = 1'-0" OCCURS AT: (8) TOTAL UNITS ON SITE



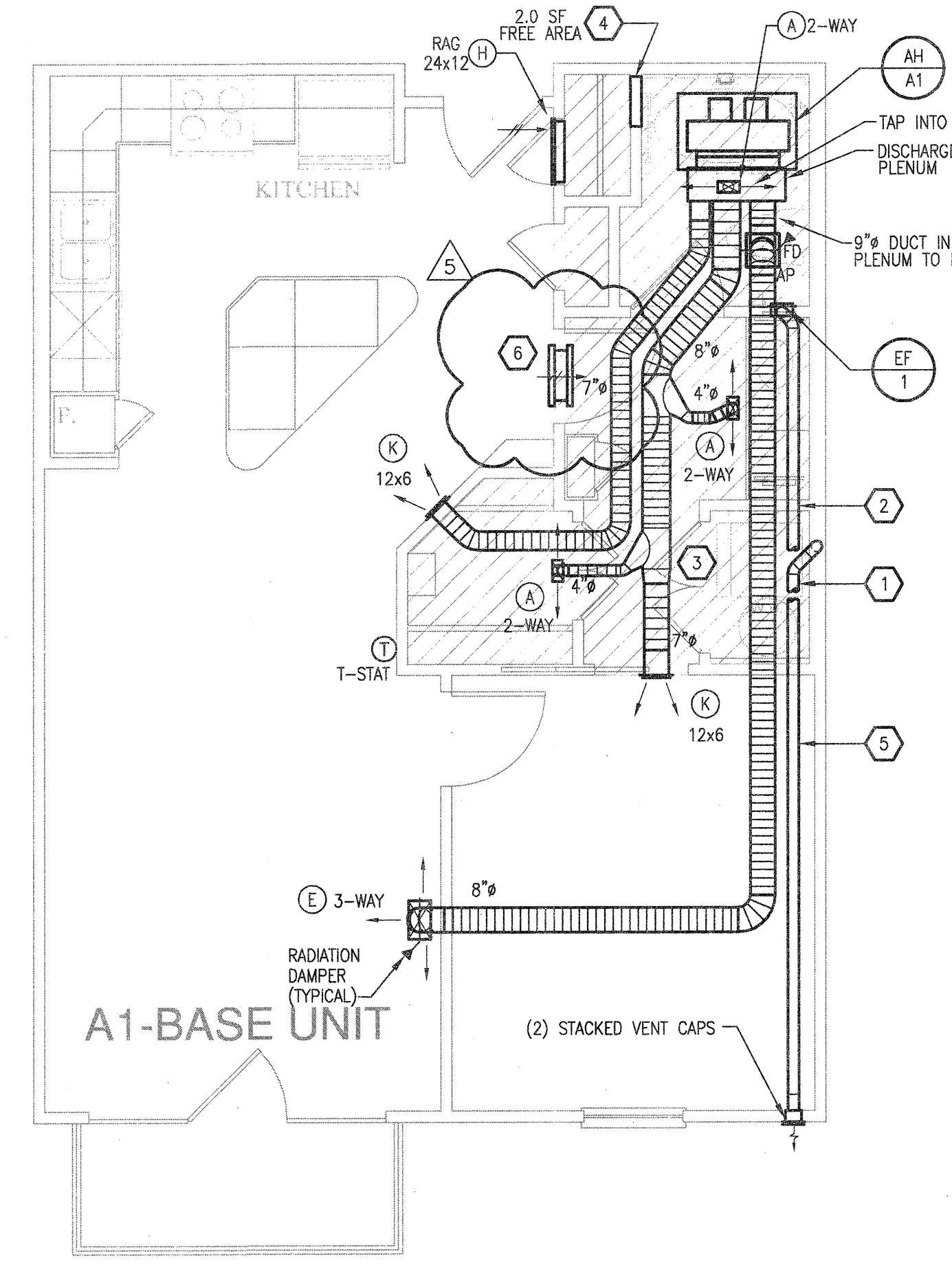
**7 UNIT A1 - PARTIAL 4**  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



**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



**1 UNIT A1 - ONE SLEEPING/ONE BATH**  
SCALE: 1/4" = 1'-0" OCCURS AT: (19) 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 |
| 5 | 12-21-2011 | DESIGN REVISIONS   |

**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

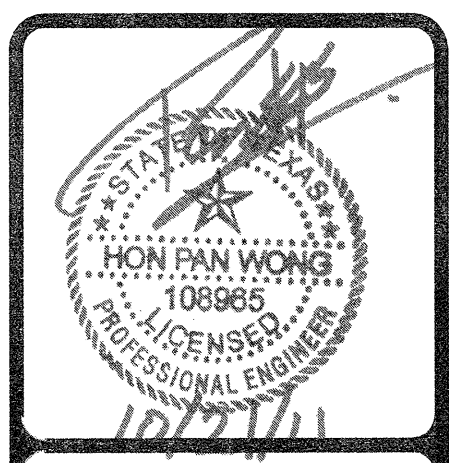
**BGO architects**  
4144 N. Central Expy. Suite 855  
Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE  
**08-05-11**

PROJECT  
**11129**

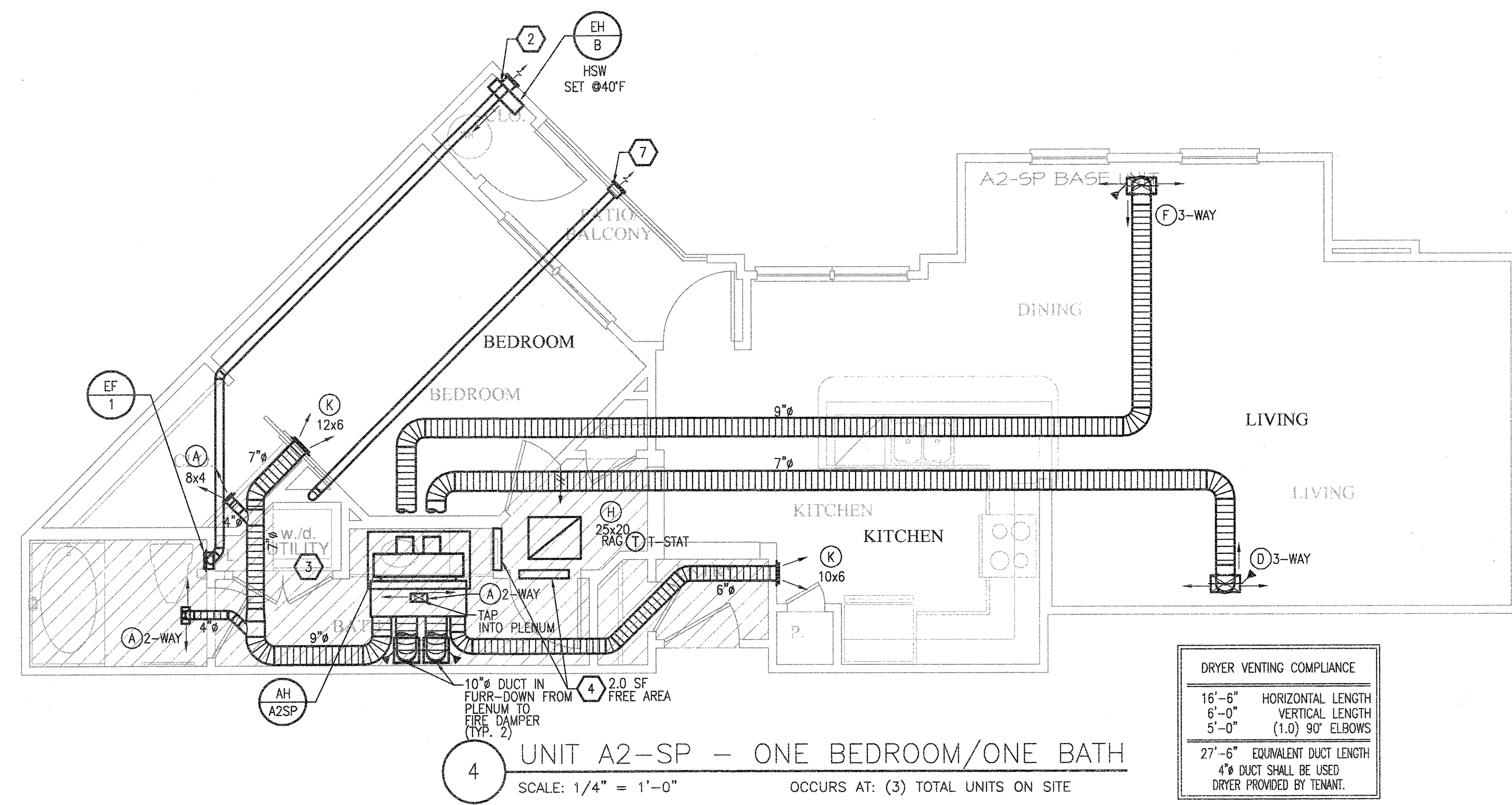
SHEET NUMBER  
**M-2.1**  
E1 &  
A1 UNIT  
MECHANICAL

**JSE** Jordan & Skala Engineers  
14340 Midway Road, Suite 330  
Dallas, TX 75244 5138  
V: (469) 383-1616 F: (469) 385-1615  
Project Number - 113-0555 Texas Firm Registration # F-4990  
Drawn By: CJH Checked By: AHS



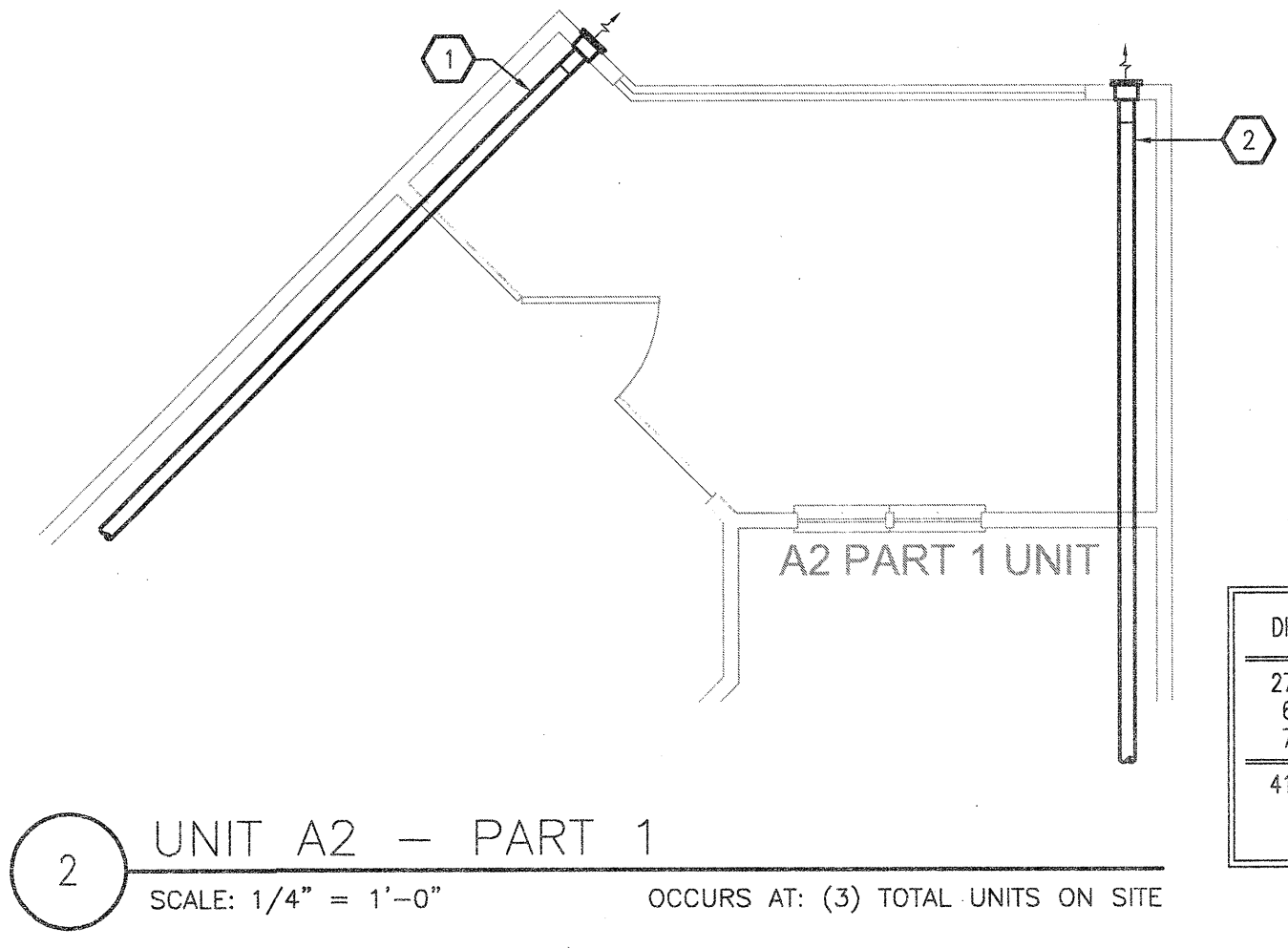
REVISIONS

|   |            |                    |
|---|------------|--------------------|
| 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 |



DRYER VENTING COMPLIANCE

|   |                        |
|---|------------------------|
| 16'-6"  | HORIZONTAL LENGTH      |
| 6'-0"   | VERTICAL LENGTH        |
| 5'-0"   | (1.0) 90° ELBOWS       |
| 27'-6"  | EQUIVALENT DUCT LENGTH |
| 4" DUCT SHALL BE USED DRYER PROVIDED BY TENANT. |                        |

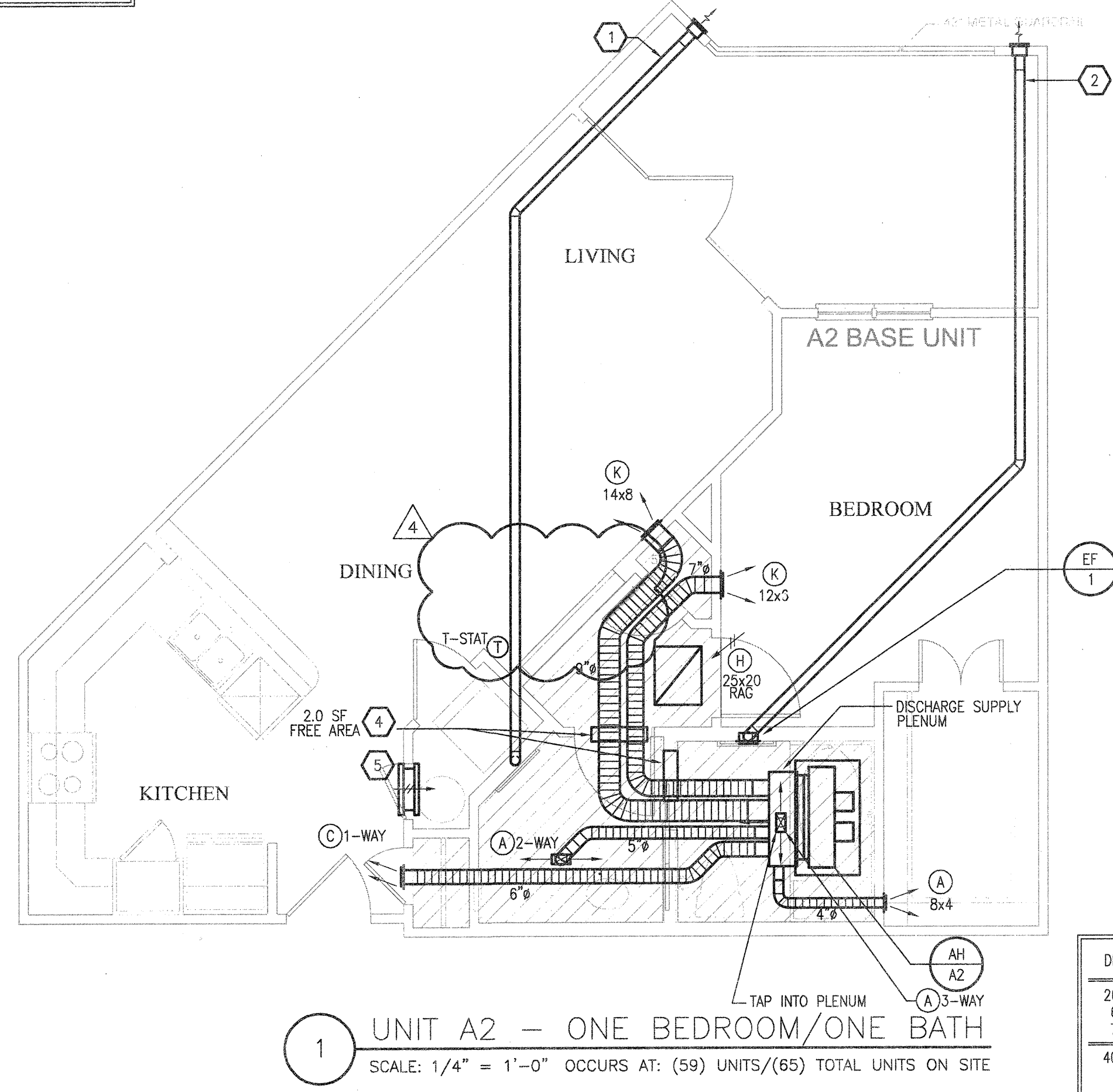
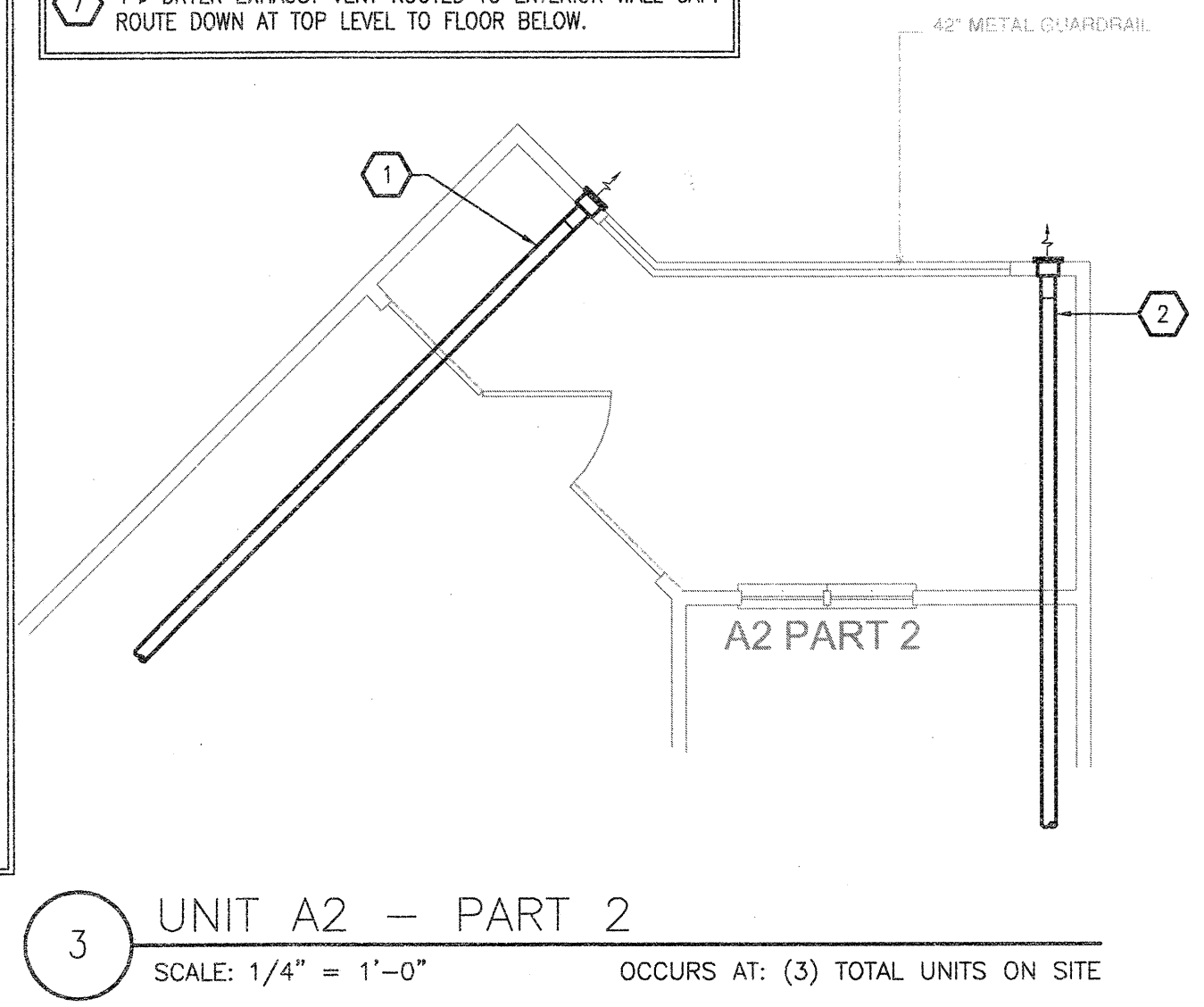


DRYER VENTING COMPLIANCE

|   |                        |
|---|------------------------|
| 27'-6"  | HORIZONTAL LENGTH      |
| 6'-0"   | VERTICAL LENGTH        |
| 7'-6"   | (1.5) 90° ELBOWS       |
| 41'-0"  | 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 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 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.
  - 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 FREE AREA.
  - 4" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.



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. |                        |

**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

**BGO architects**  
4144 N. Central Expy. Suite 855  
Dallas, TX 75204  
214.520.8878  
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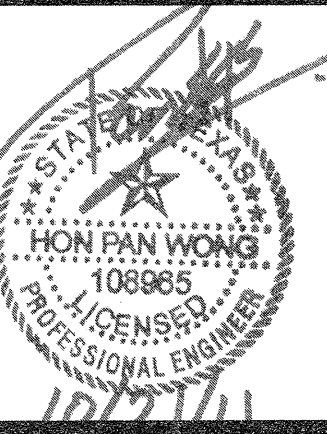
DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-2.2**  
A2 &  
A2-SP UNIT  
MECHANICAL

**JSE** Jordan & Skala Engineers  
14340 Midway Road, Suite 300  
Dallas, TX 75244-5138  
V: (469) 383-1616 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 ANS/FHA COMMENTS    |
| 3         | 9-23-2011 DESIGN REVISIONS    |
| 4         | 10-17-2011 CONSTRUCTION ISSUE |

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

AS BUILT



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

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-2.3**

**A2-SP UNIT MECHANICAL**

**JSE** Jordan & Skala Engineers  
14740 Midway Road, Suite 330  
Dallas, TX 75244 5138  
V: (214) 385 1616 F: (214) 385 1615  
Project Number - 113-0355 Texas Firm Registration # F-4990  
Drawn By: CHH Checked By: AHS

- 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 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.

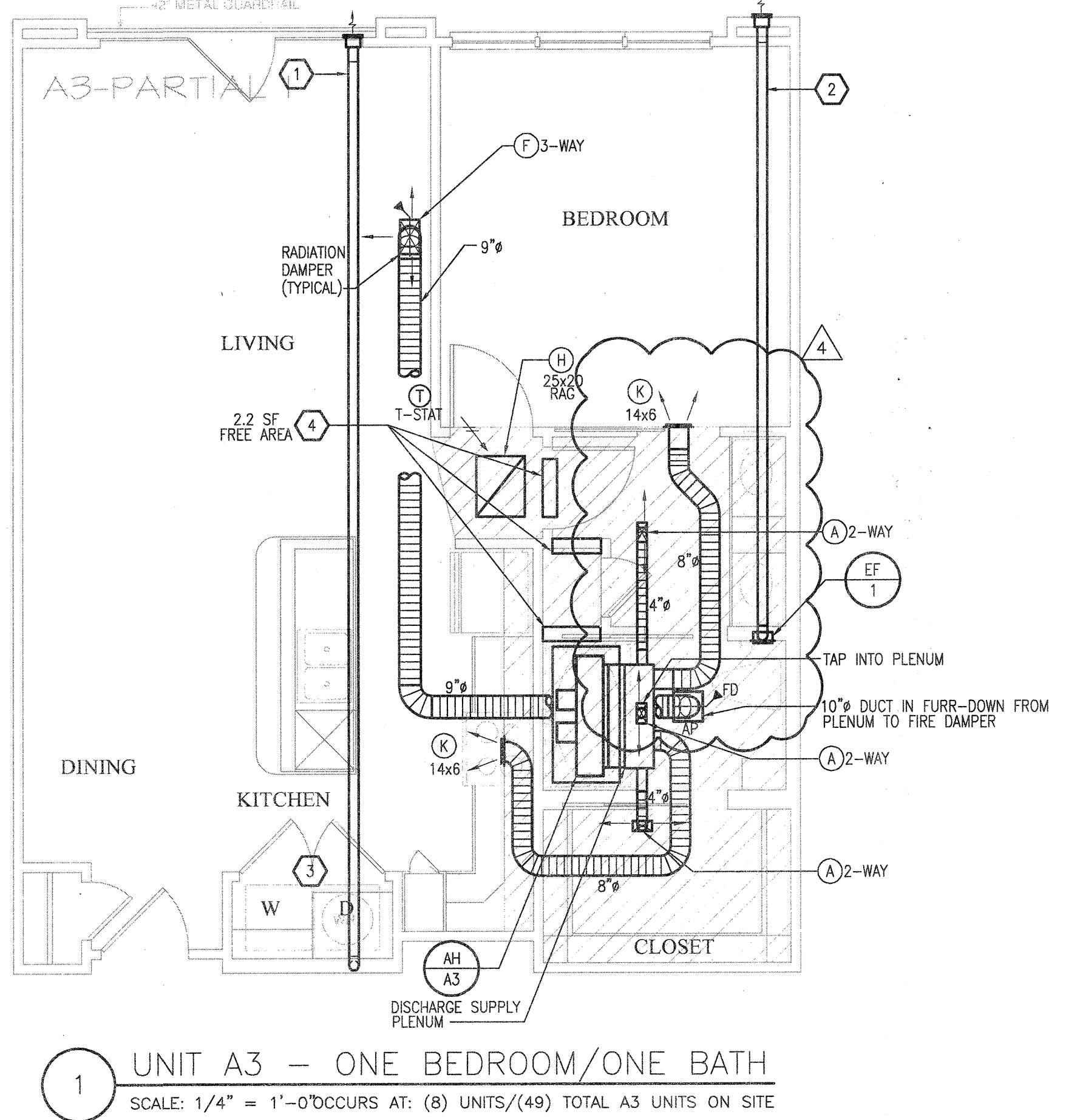
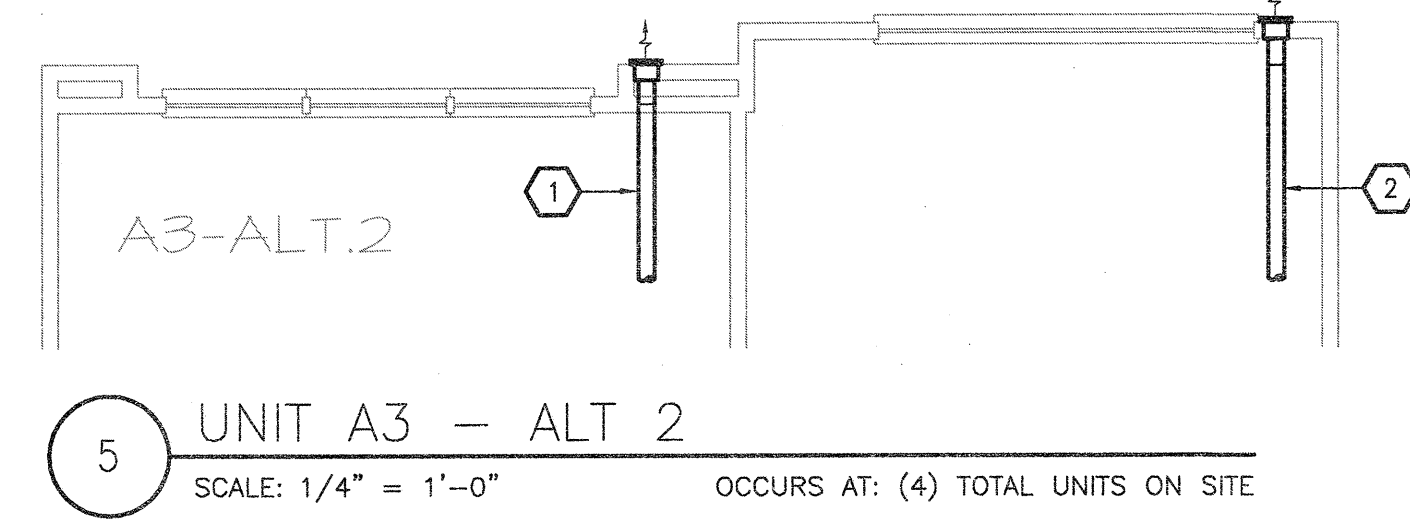
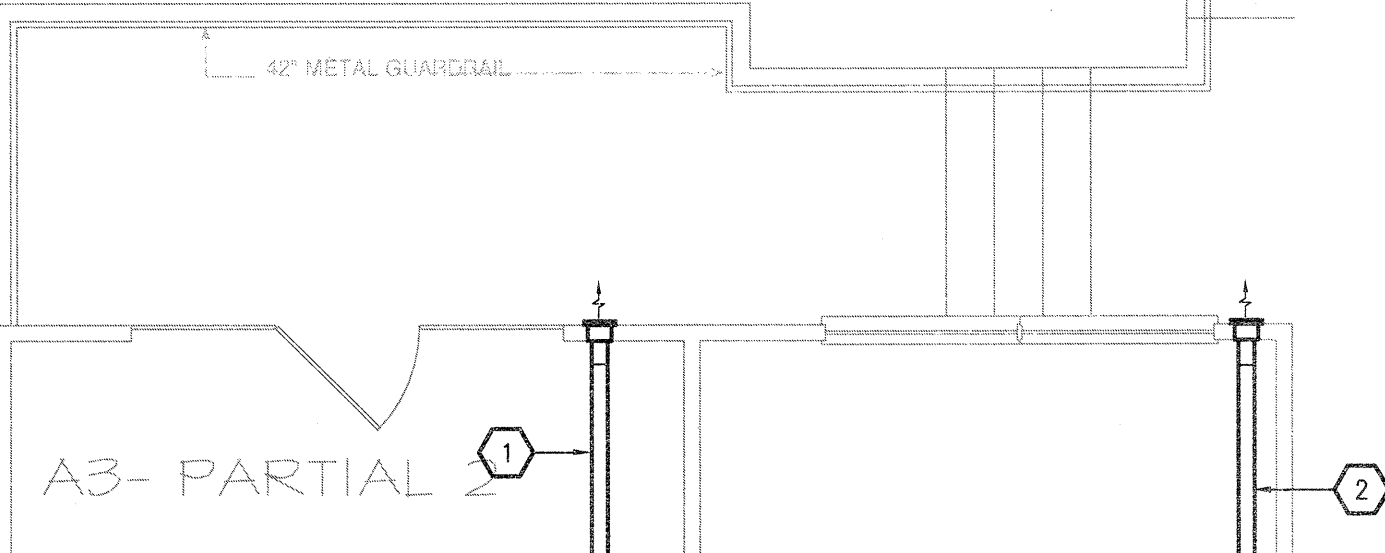
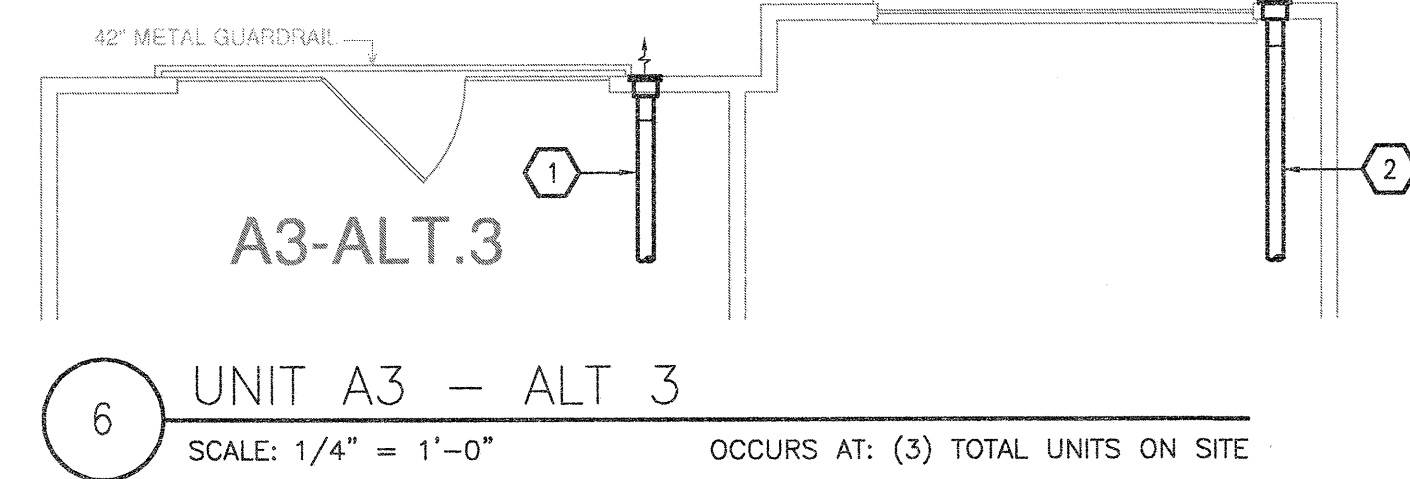
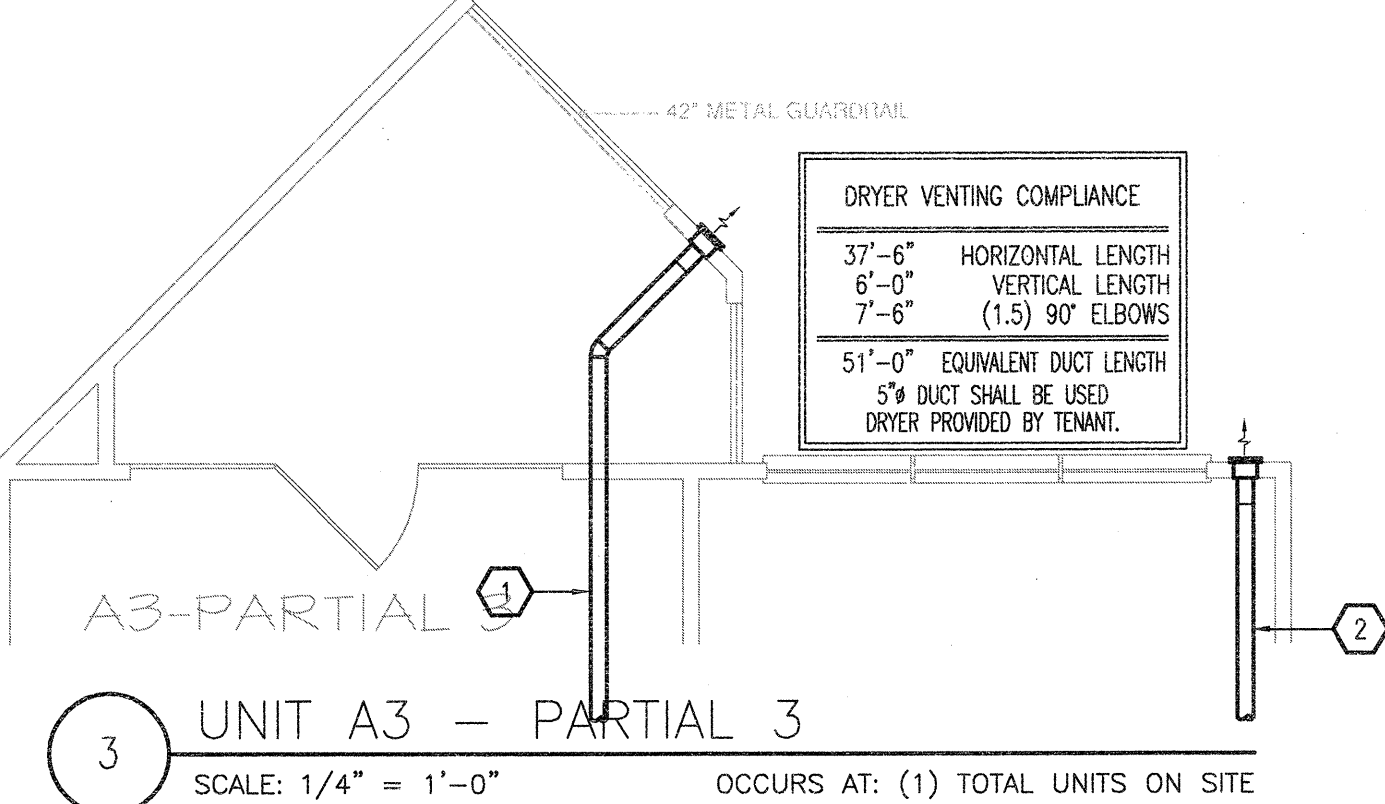
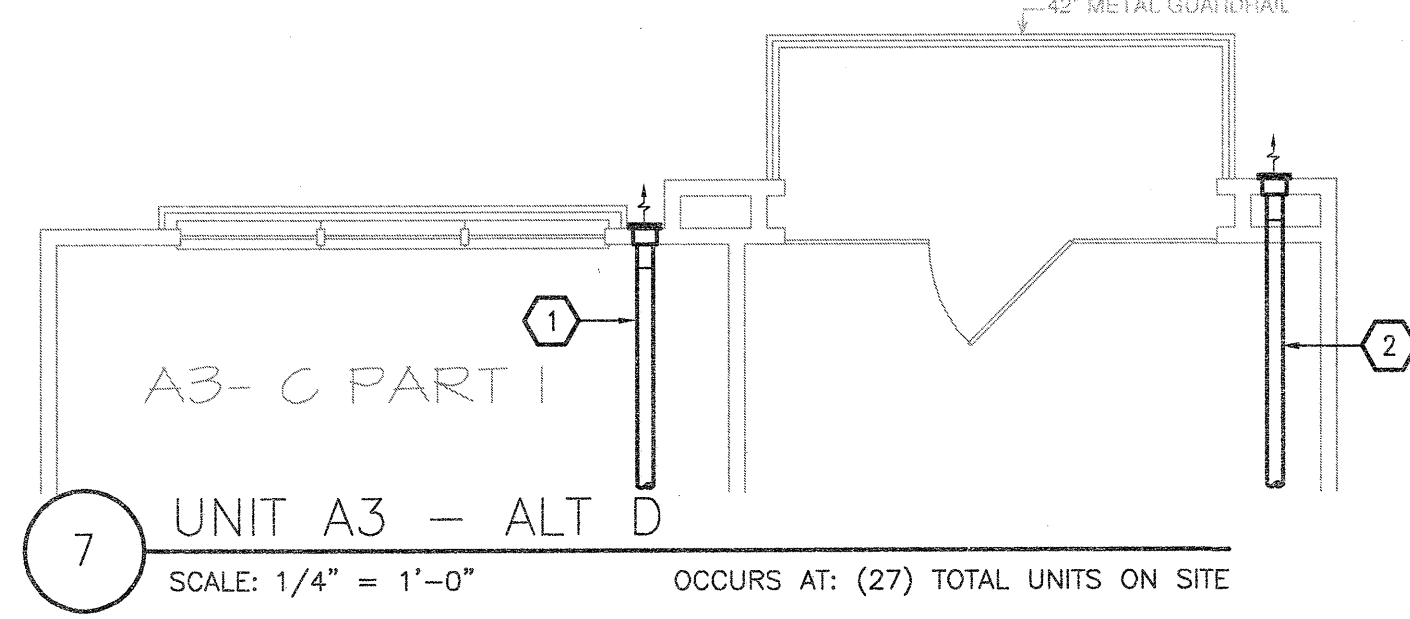
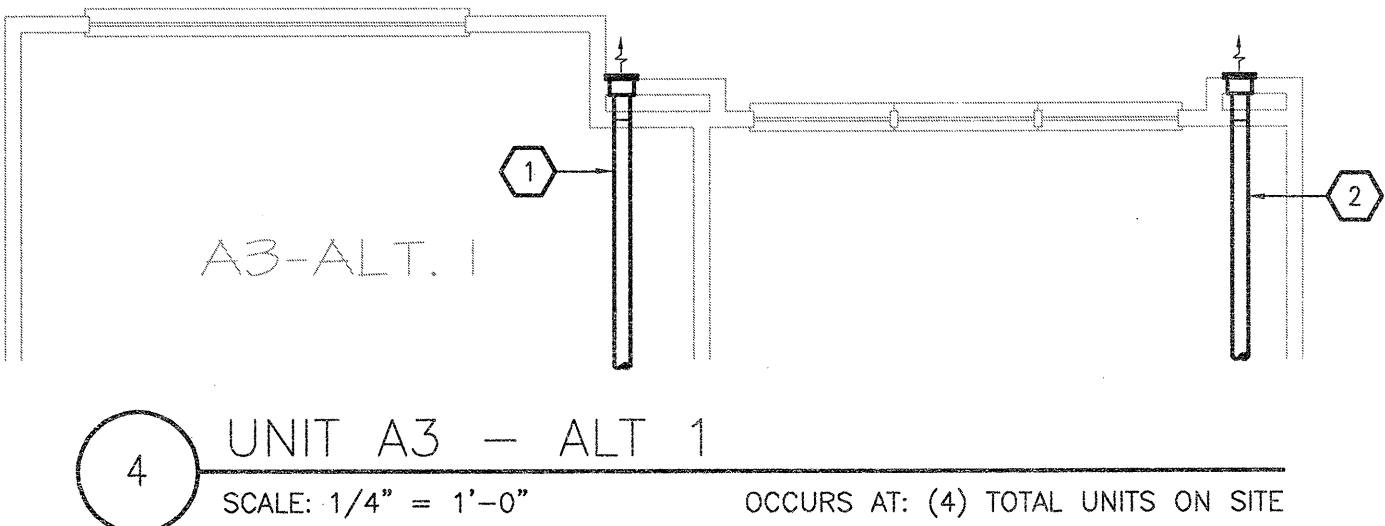
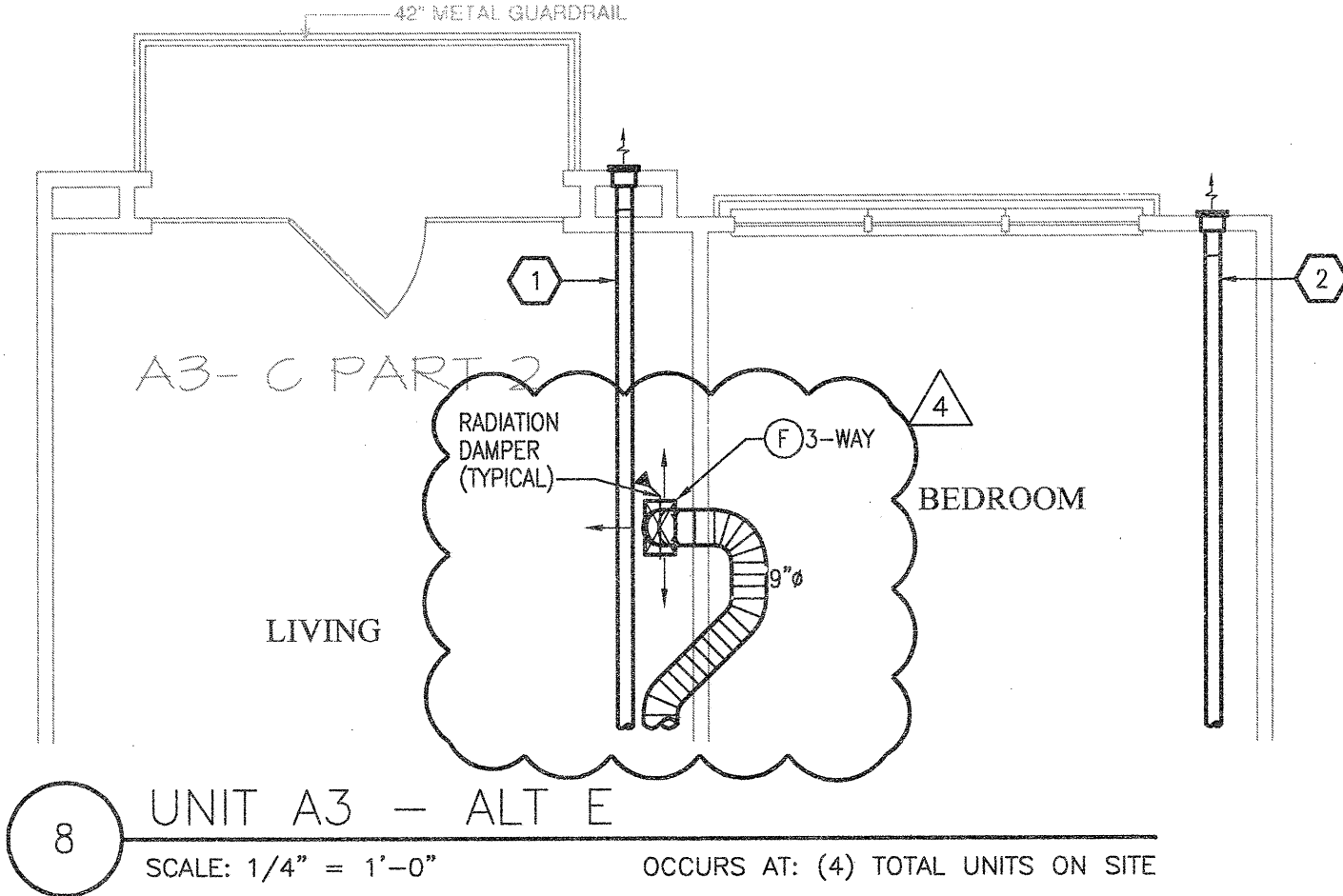
- GENERAL NOTES**
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
  - MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
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  - CONTRACTOR SHALL COORDINATE DUCTWORK ROUTING THROUGH 18-INCH DEEP OPEN WEB STRUCTURE AND ATTIC SPACE TO AVOID STRUCTURAL AND ARCHITECTURAL CONFLICT.
  - ALL SOFFIT VENTS AND WALL CAPS SHALL HAVE BACKDRAFT DAMPERS. TOILET EXHAUST SHALL INCLUDE INSECT SCREEN.
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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 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        |
| 9'-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. |                        |



**AS BUILT**



- 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 FURR-DOWN BY OTHERS. REFER TO ARCHITECTURAL PLANS FOR DIMENSIONS.

**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

**AS BUILT**

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

DATE  
08-05-11

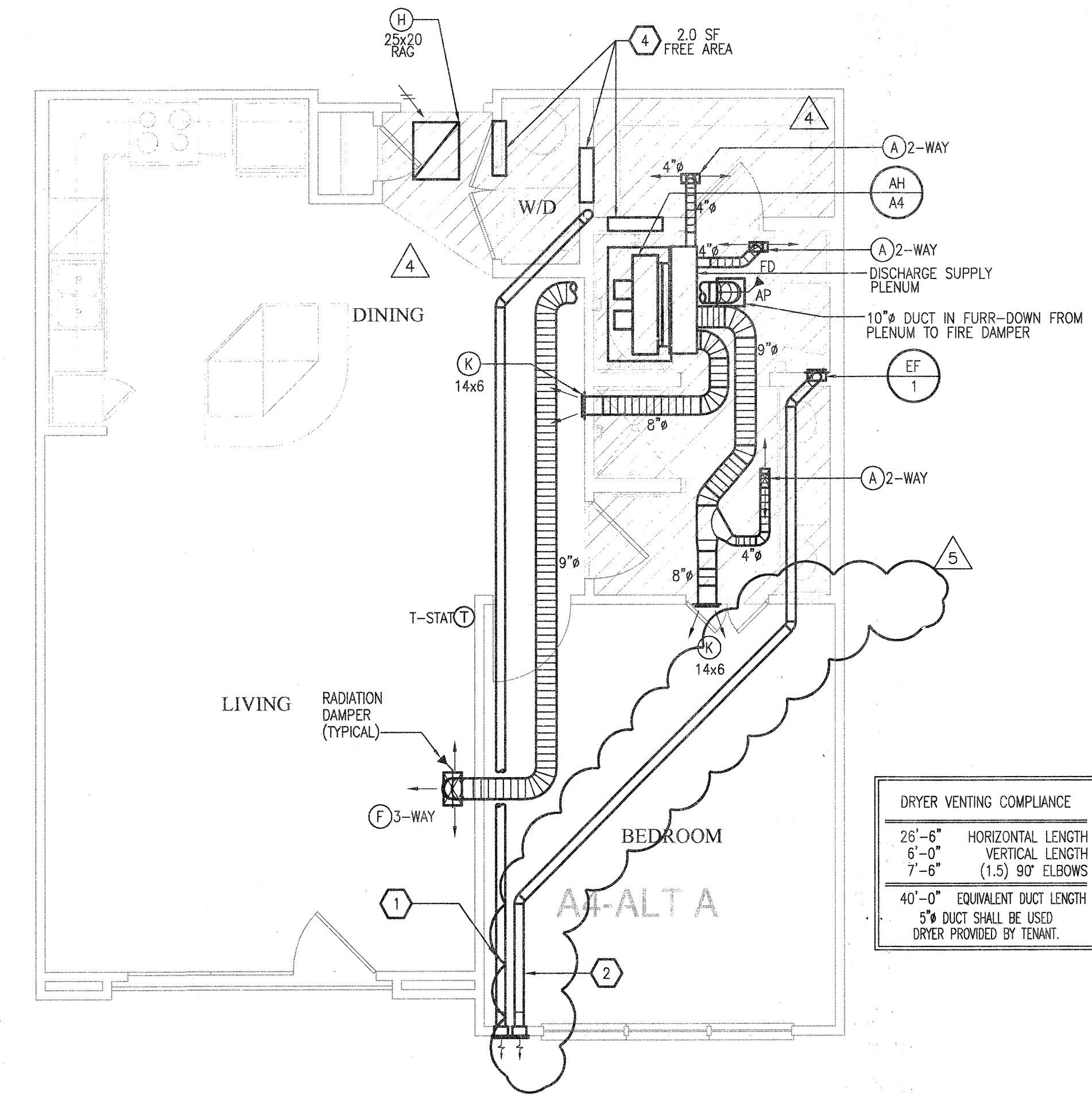
PROJECT  
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SHEET NUMBER

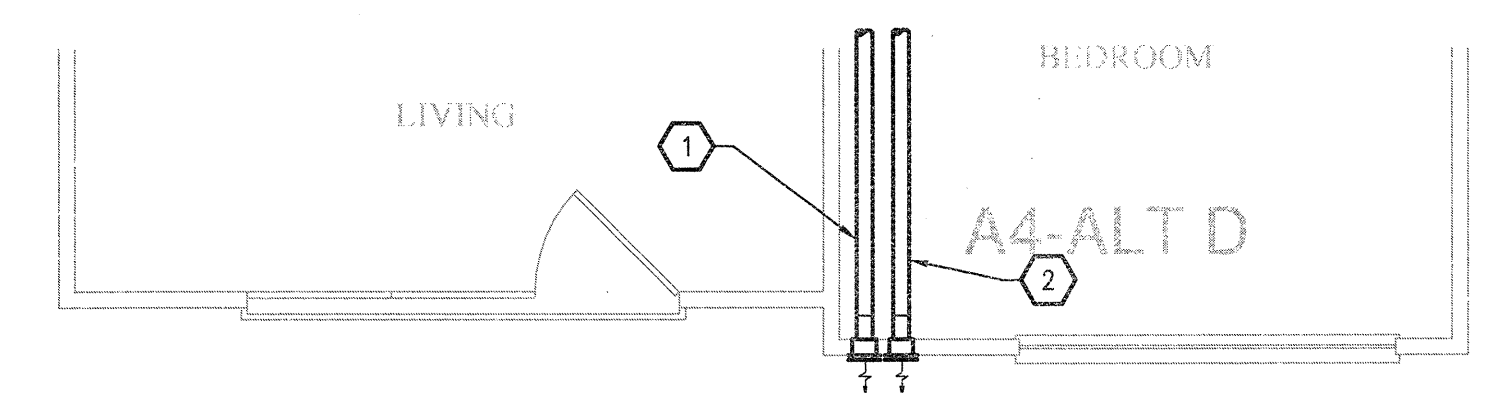
**M-2.4**

**A4 UNIT MECHANICAL**

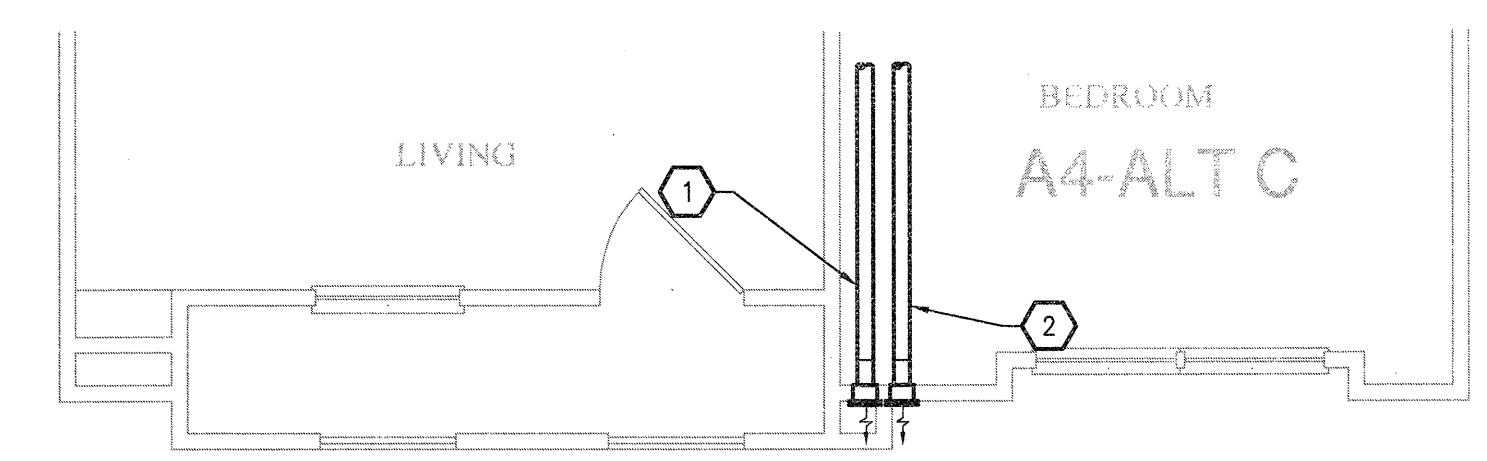
**JSE** Jordan & Skala Engineers  
 14240 Midway Road, Suite 350  
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 Project Number - 113-0355 Texas Firm Registration # F-4990  
 Drawn By: CJH Checked By: AHS



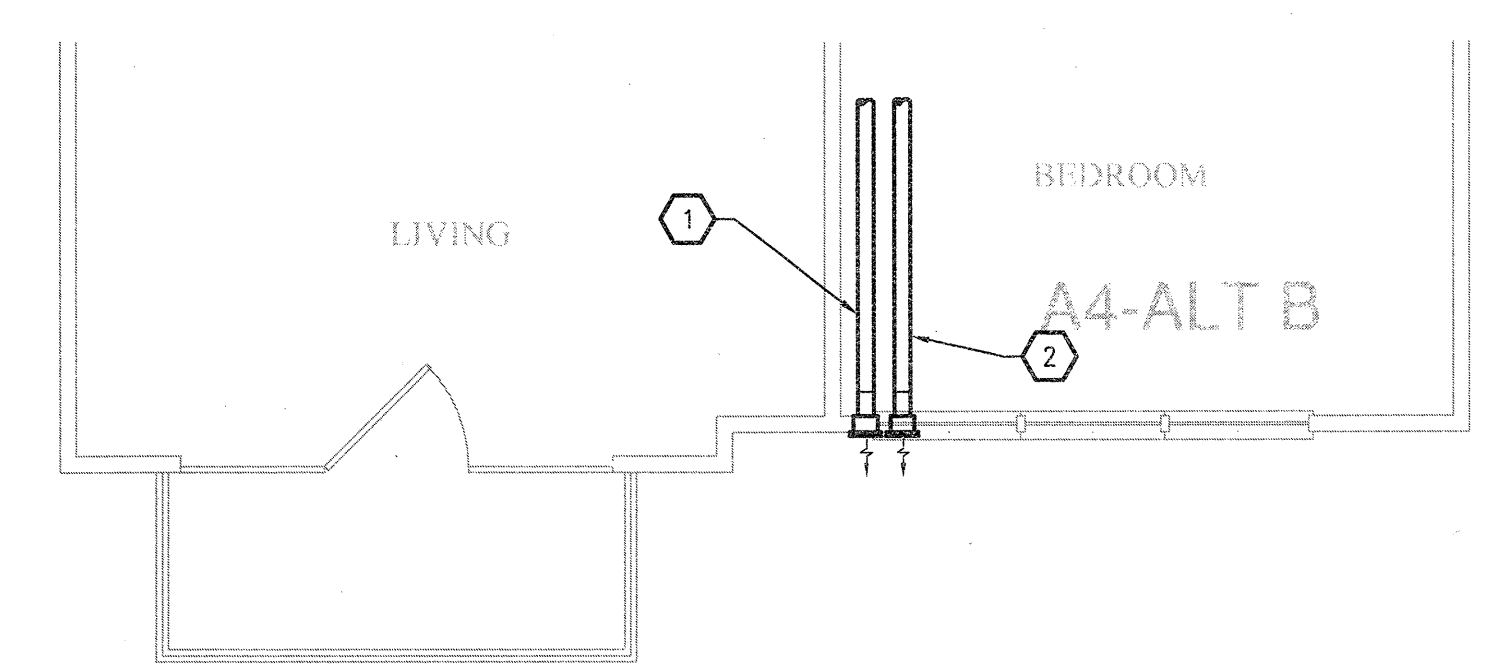
① UNIT A4 - ONE BEDROOM/ONE BATH  
 SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



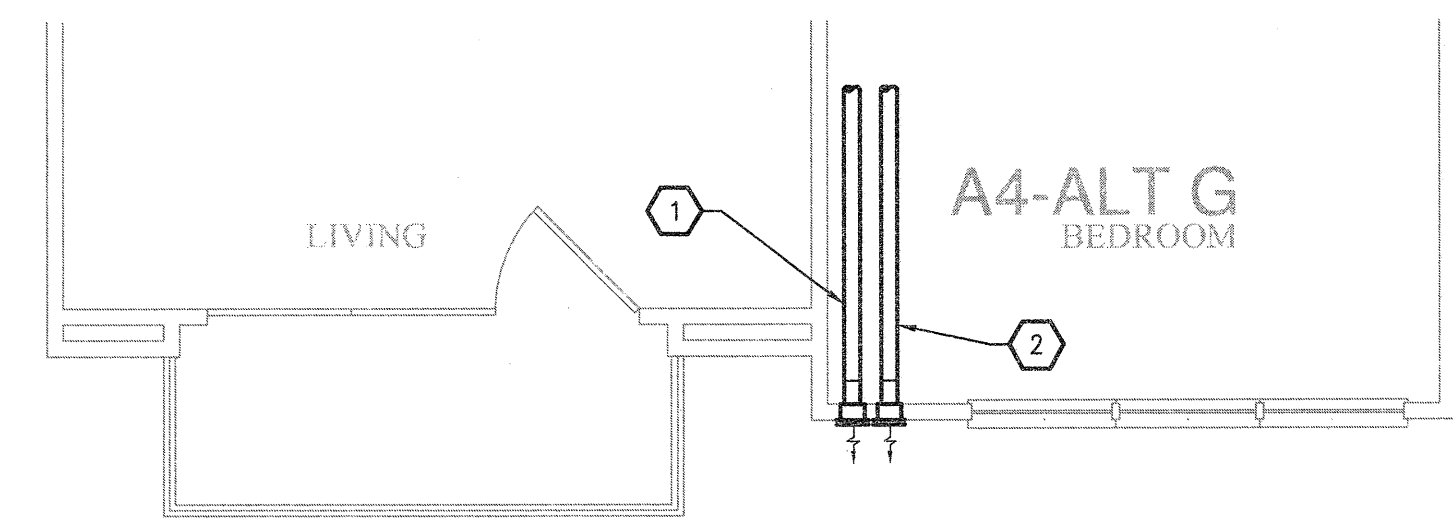
④ UNIT A4 - ALT C  
 SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



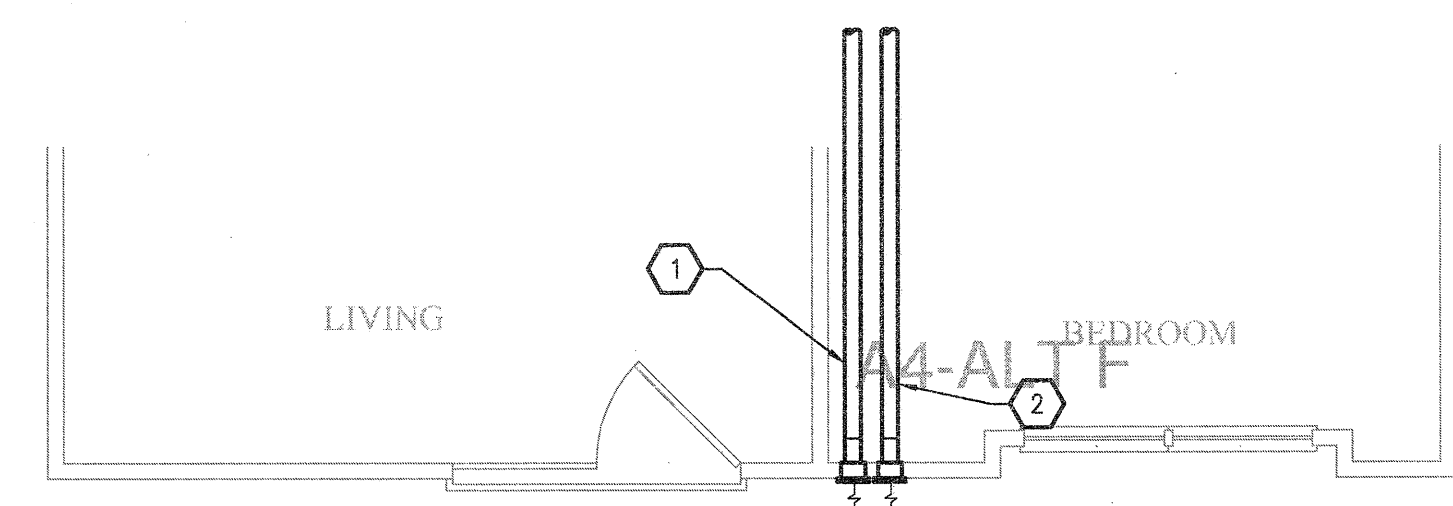
③ UNIT A4 - ALT B  
 SCALE: 1/4" = 1'-0" OCCURS AT: (12) TOTAL UNITS ON SITE



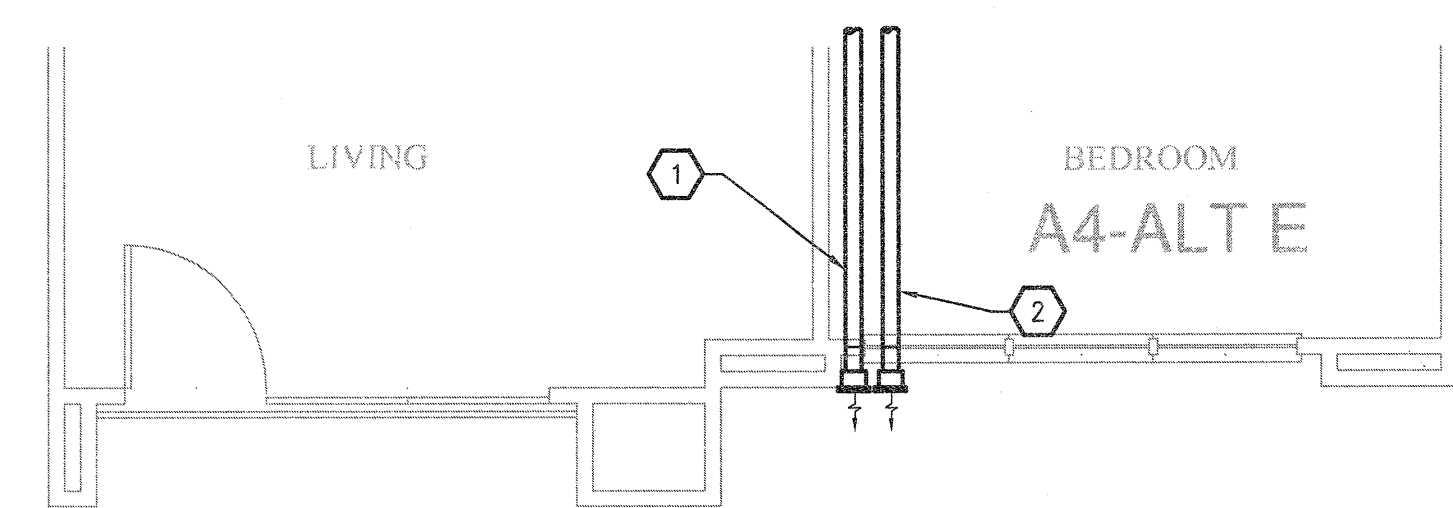
② UNIT A4 - ALT A  
 SCALE: 1/4" = 1'-0" OCCURS AT: (19) TOTAL UNITS ON SITE



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



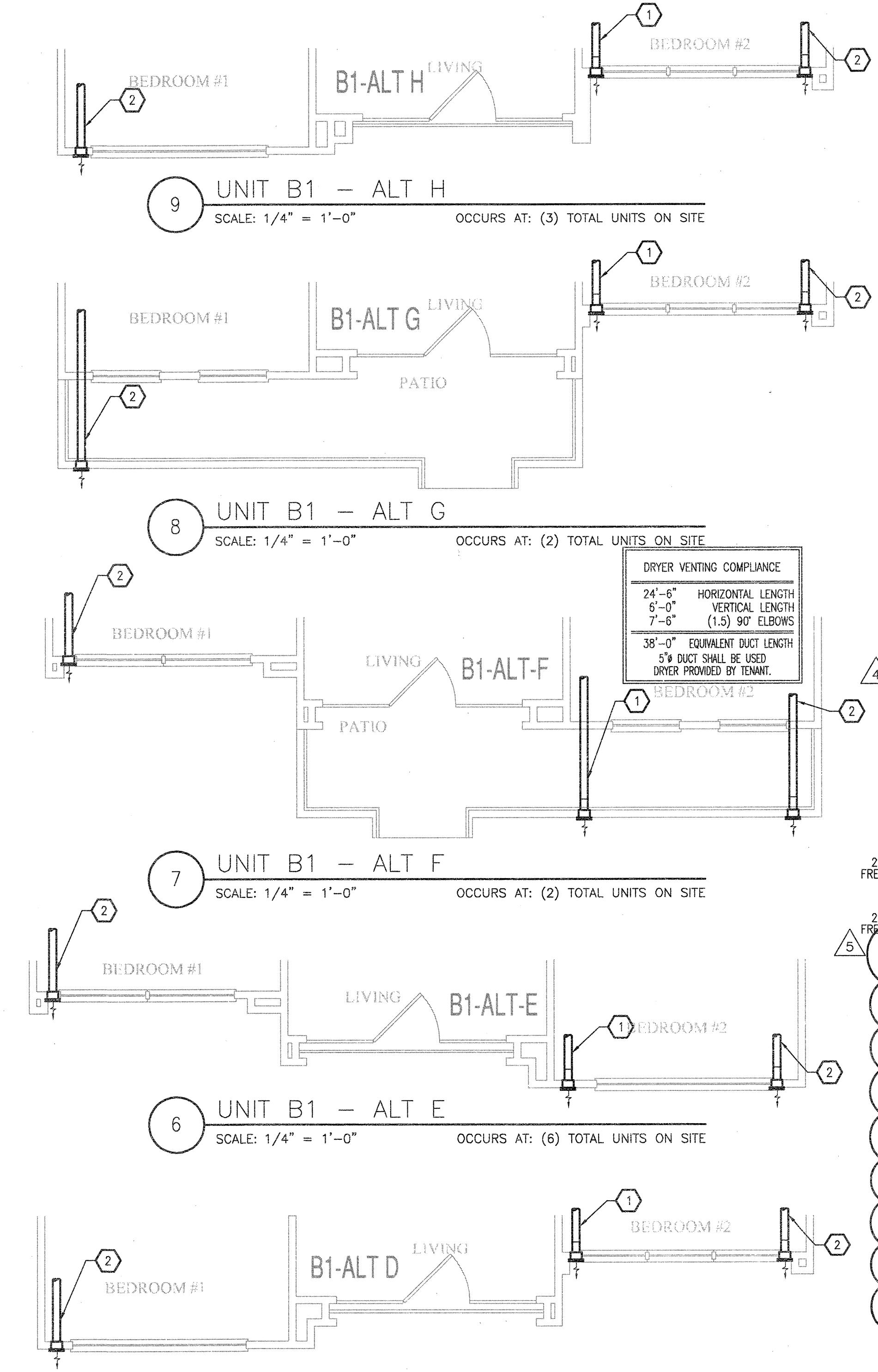
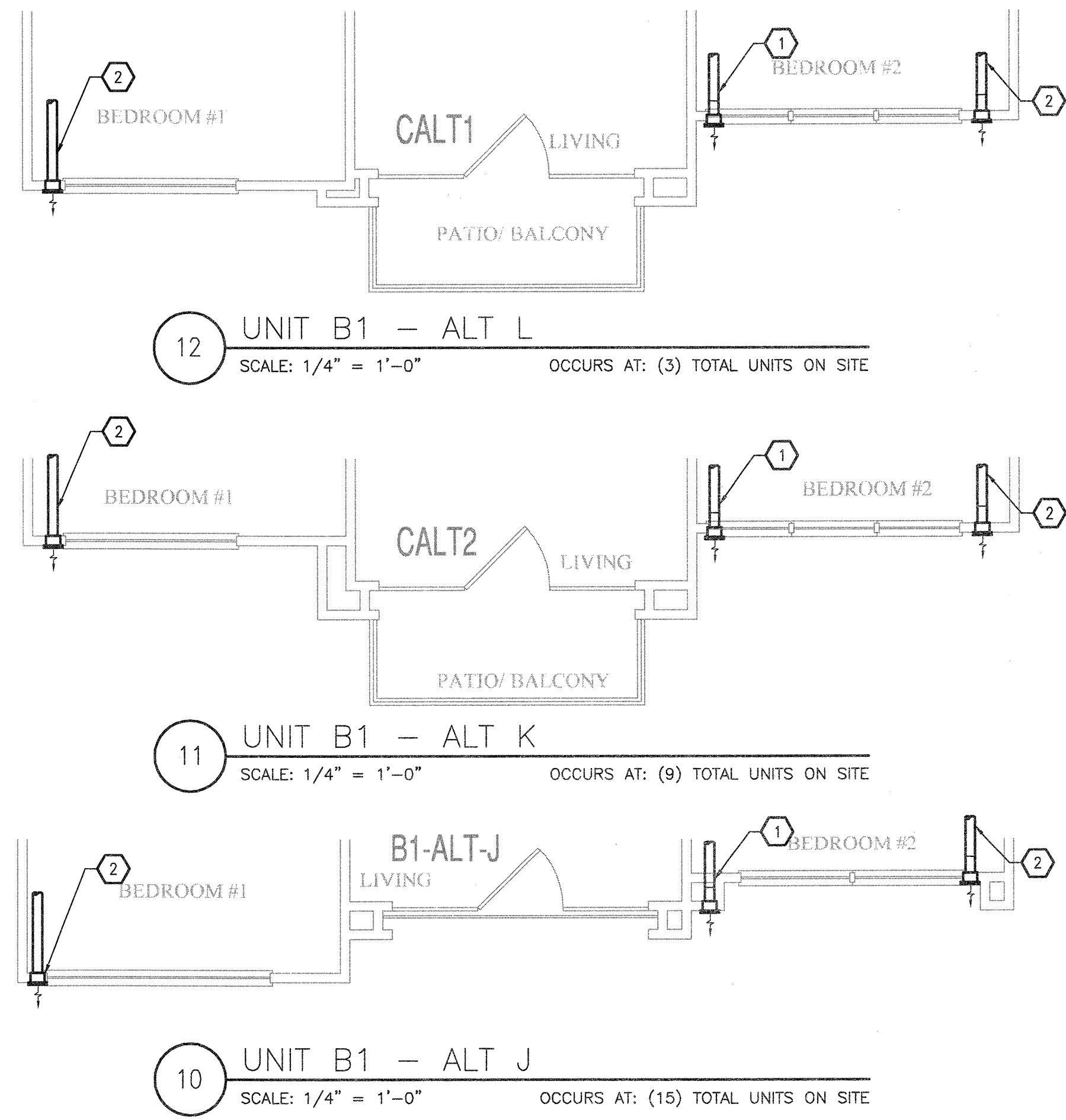
⑥ UNIT A4 - ALT F  
 SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



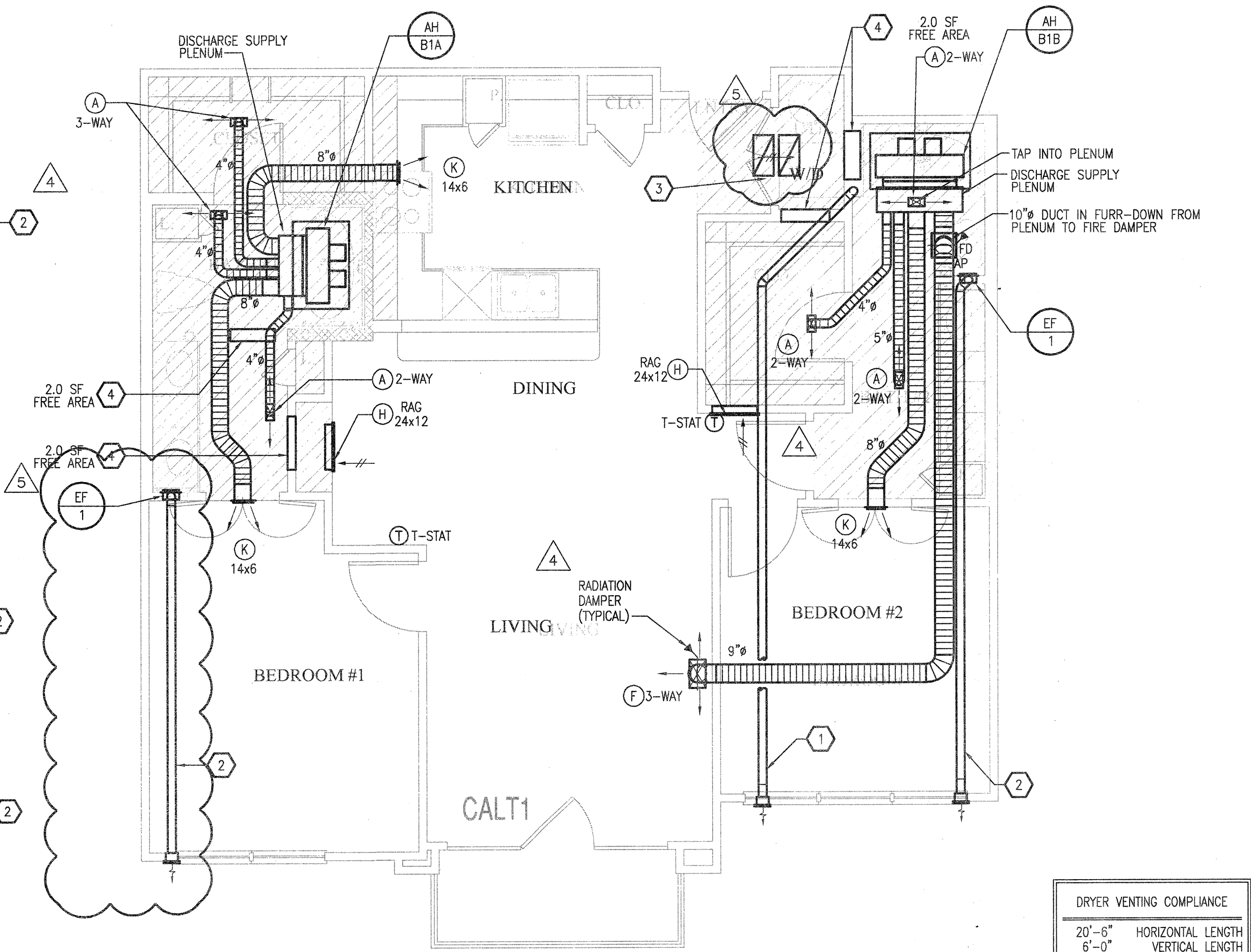
⑤ UNIT A4 - ALT E  
 SCALE: 1/4" = 1'-0" OCCURS AT: (7) TOTAL UNITS ON SITE

- 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.
  - TRANSFER AIR GRILLES LOCATED ABOVE DOOR. MOUNT TYPE "J" GRILLE ON EACH SIDE OF WALL 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**  
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.

**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

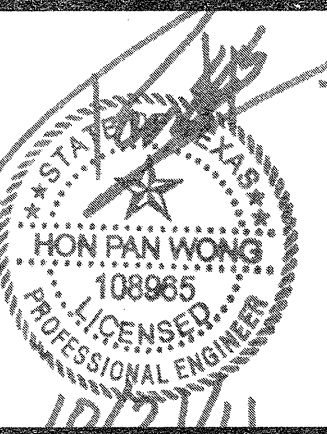
**AS BUILT**

**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**

**JSE** Jordan & Skala Engineers  
14740 Midway Road, Suite 350  
Dallas, TX 75244 5138  
V: (469) 385-1676 F: (469) 385-1615  
Project Number - 113-0555 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

AS BUILT



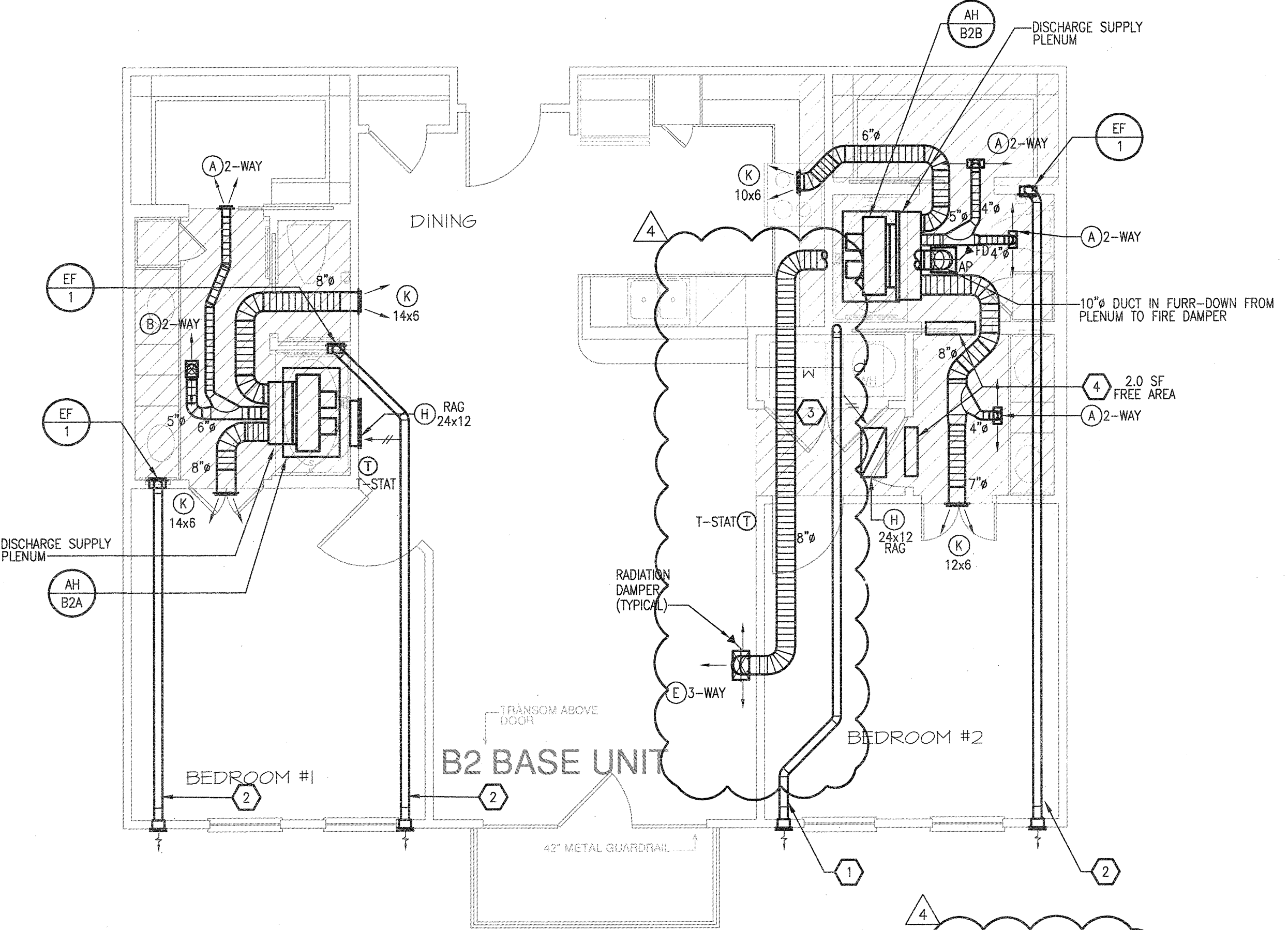
4144 N. Central Expy.  
Suite 855  
Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER  
M-2.6

B2 UNIT  
MECHANICAL



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

| DRYER VENTING COMPLIANCE  |                        |
|---------------------------|------------------------|
| 20'-0"                    | HORIZONTAL LENGTH      |
| 6'-0"                     | VERTICAL LENGTH        |
| 10'-0"                    | (2) 90° ELBOWS         |
| 36'-0"                    | EQUIVALENT DUCT LENGTH |
| 5" DUCT SHALL BE USED     |                        |
| DRYER PROVIDED BY TENANT. |                        |

**GENERAL NOTES**

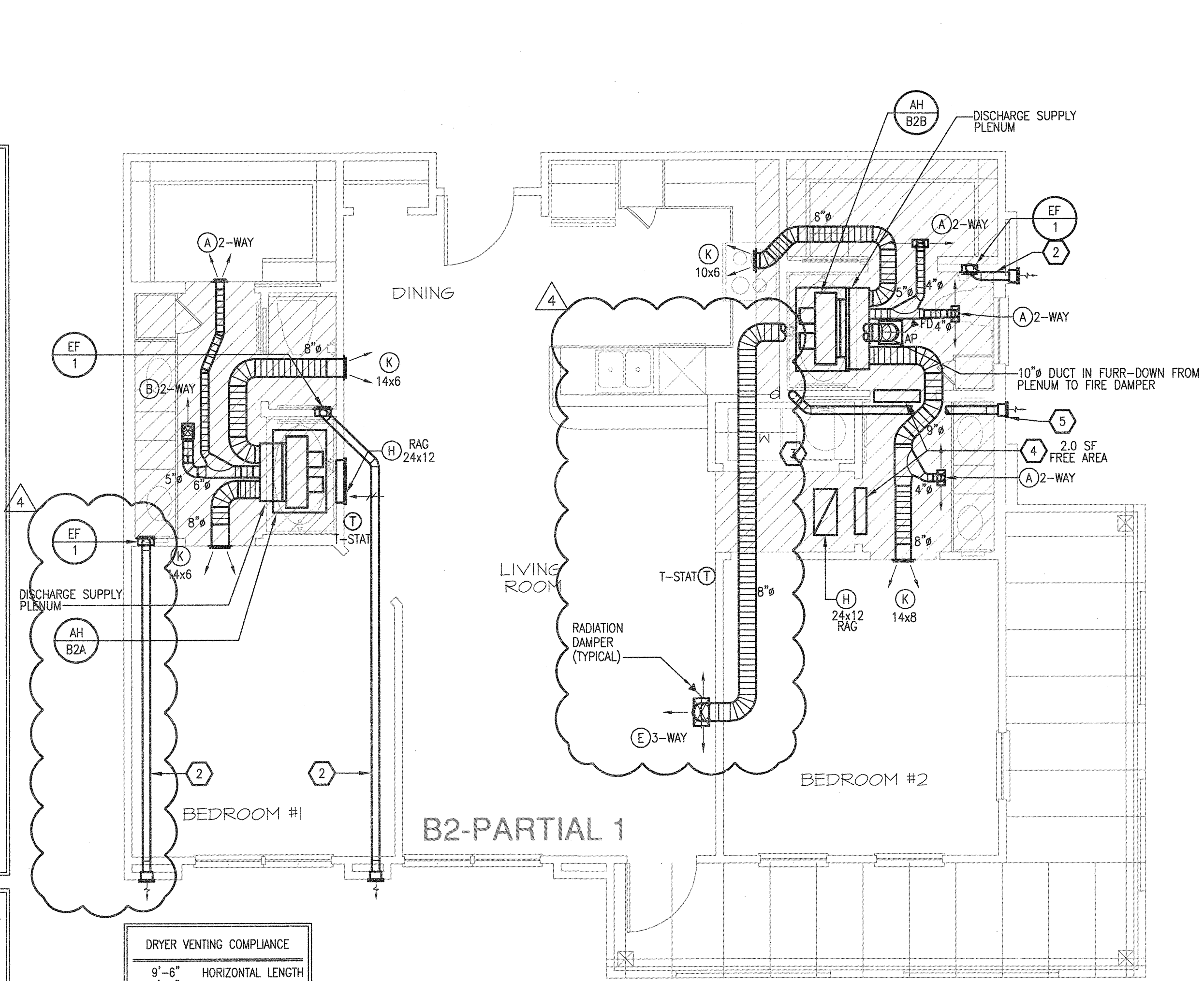
- COORDINATE DRYER VENT WALL BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
- KITCHEN RANGE HOOD IS RECIRCULATING.
- COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH 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 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 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 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.

- 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.

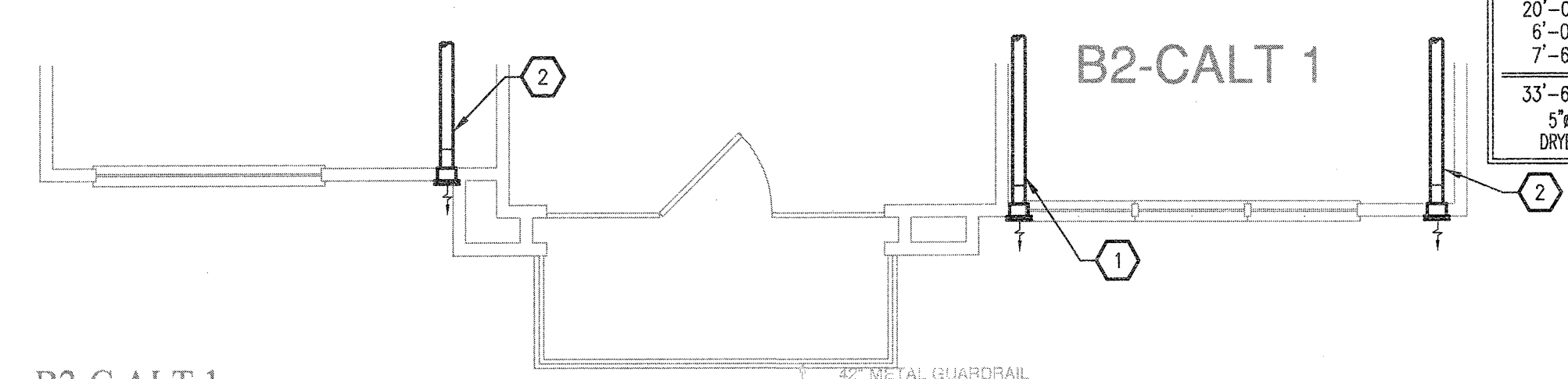
- KEYNOTES (APPLIES TO THIS SHEET ONLY)**
- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
  - 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
  - UNDERCUT DOORS (BY OTHERS) FOR DRYER TRANSFER AIR TO PROVIDE 100 SQ. IN. 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.



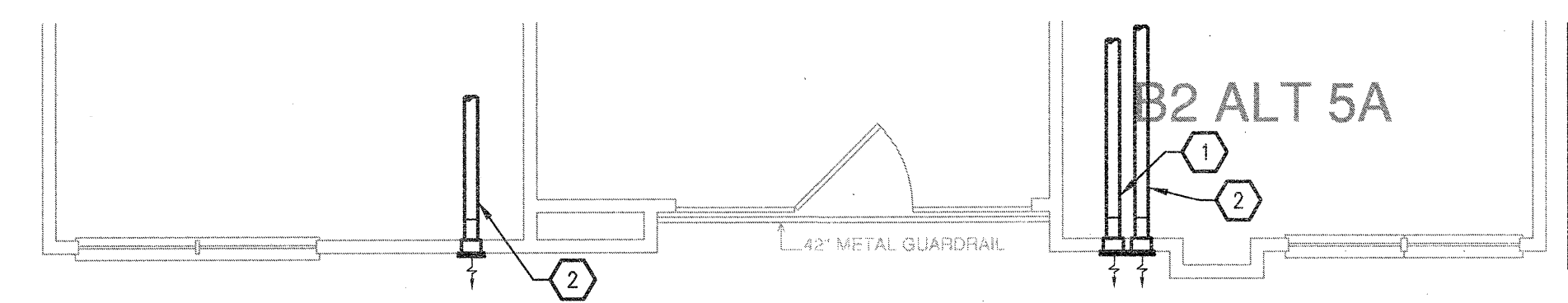
**DRYER VENTING COMPLIANCE**

|                           |                        |
|---------------------------|------------------------|
| 9'-6"                     | HORIZONTAL LENGTH      |
| 6'-0"                     | VERTICAL LENGTH        |
| 7'-6"                     | (1.5) 90° ELBOWS       |
| 23'-0"                    | EQUIVALENT DUCT LENGTH |
| 5" DUCT SHALL BE USED     |                        |
| DRYER PROVIDED BY TENANT. |                        |

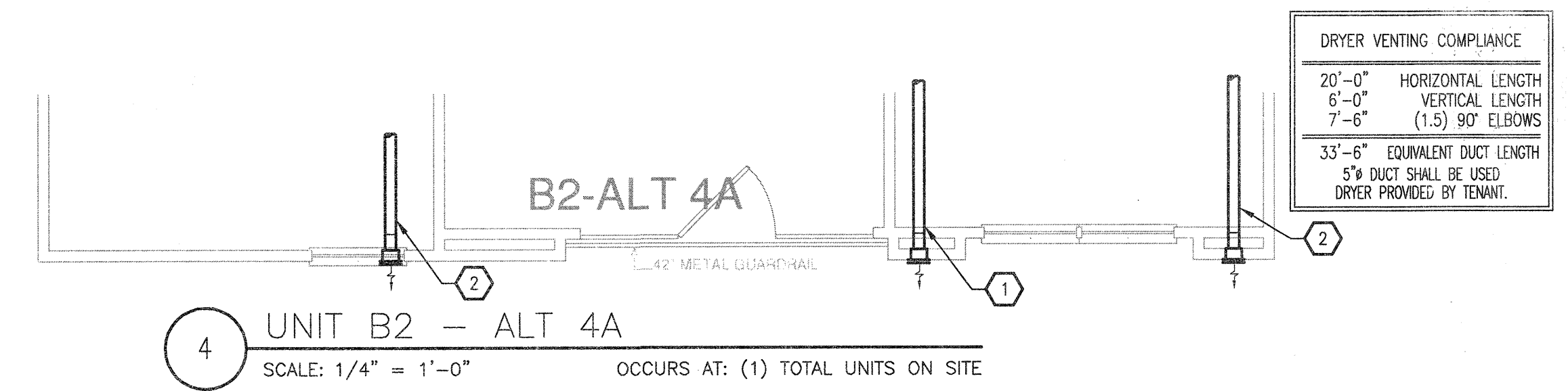
**7 UNIT B2 - PARTIAL 1**  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE



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



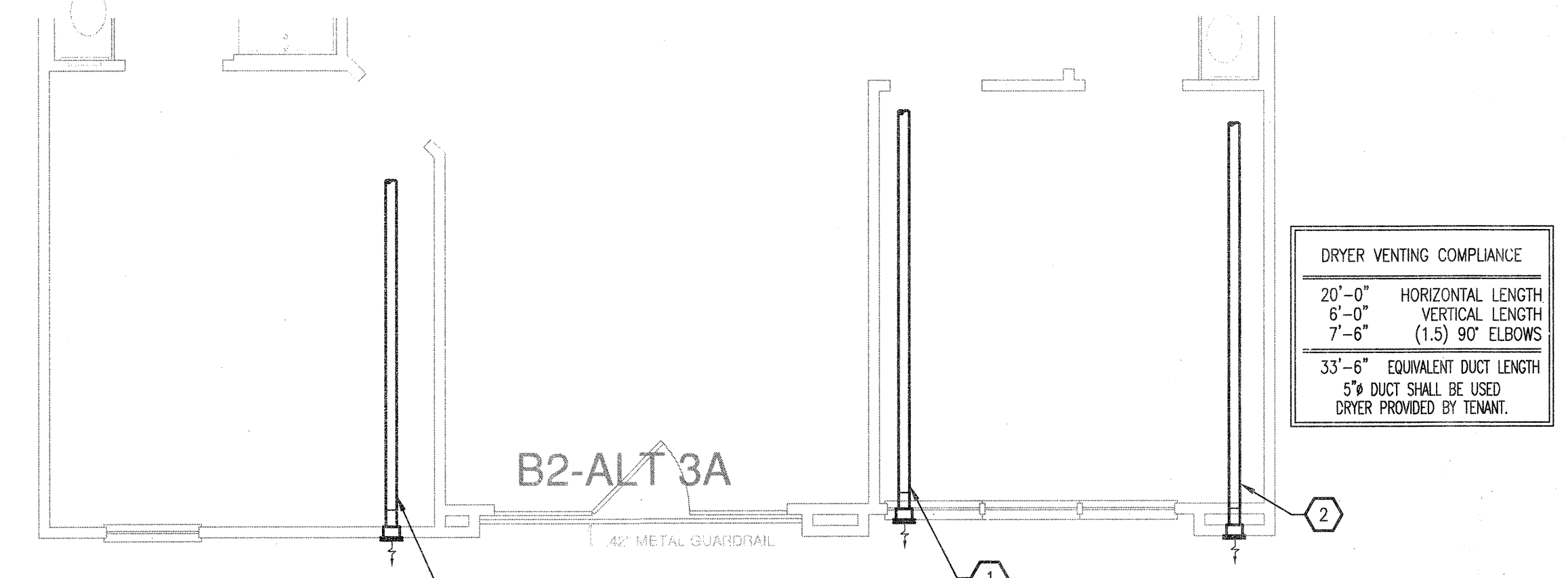
**5 UNIT B2 - ALT 5A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



**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. |                        |

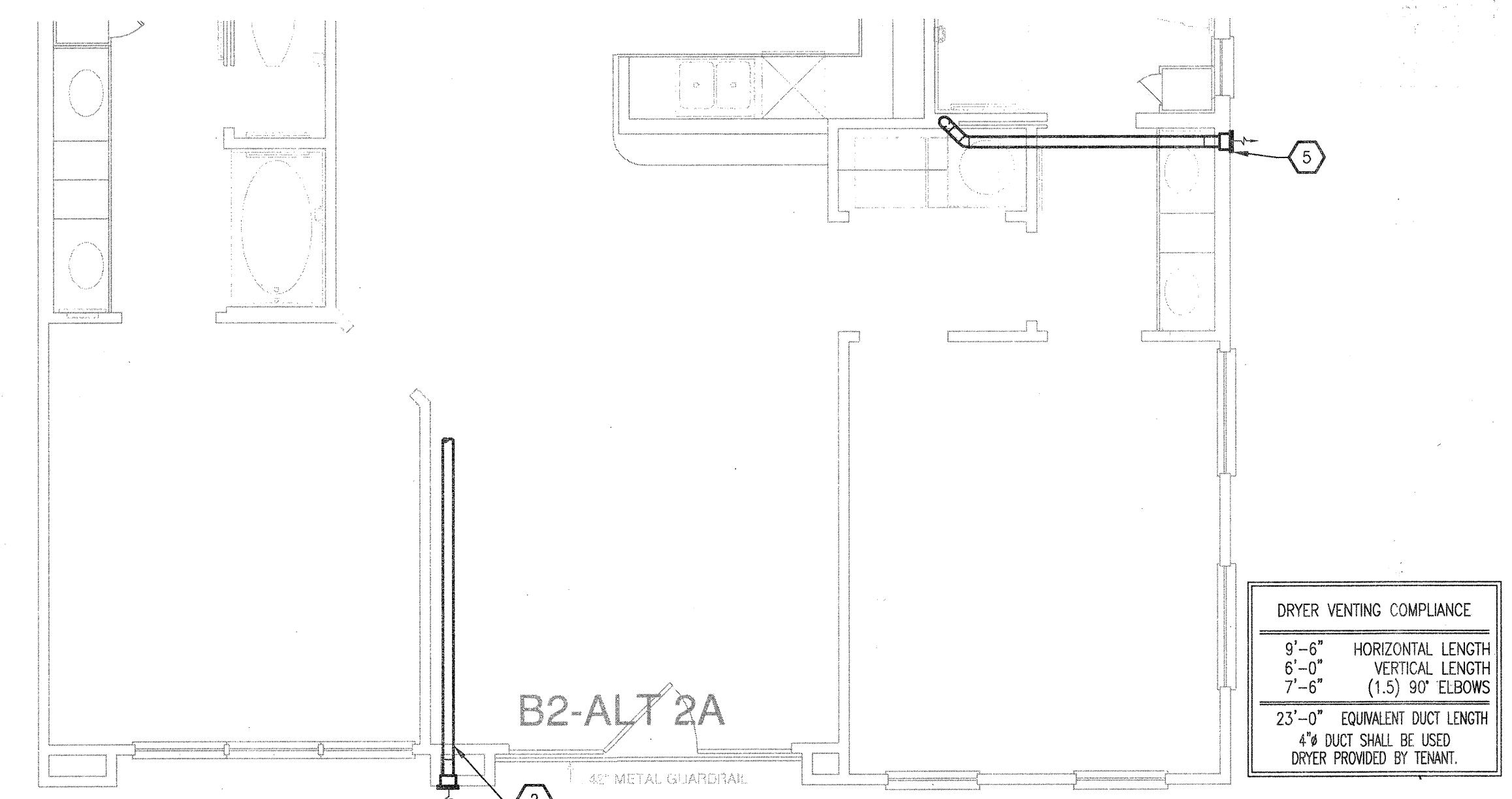
**4 UNIT B2 - ALT 4A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



**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. |                        |

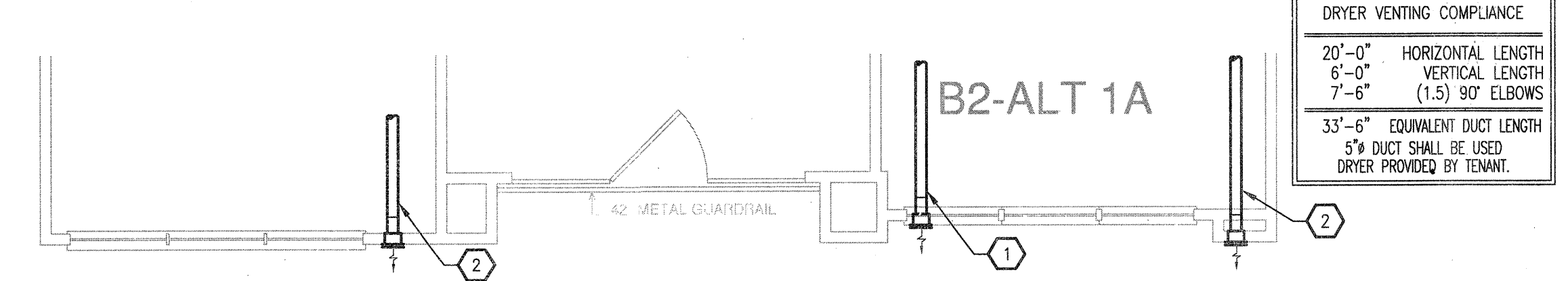
**3 UNIT B2 - ALT 3A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



**DRYER VENTING COMPLIANCE**

|                           |                        |
|---------------------------|------------------------|
| 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. |                        |

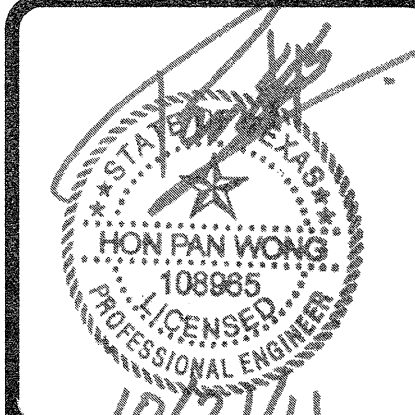
**2 UNIT B2 - ALT 2A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (1) TOTAL UNITS ON SITE



**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. |                        |

**1 UNIT B2 - ALT 1A**  
SCALE: 1/4" = 1'-0" OCCURS AT: (2) 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 |

**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

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

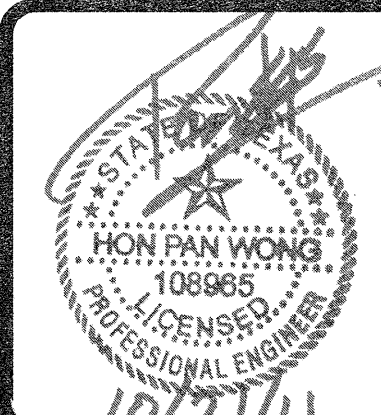
DATE  
**08-05-11**

PROJECT  
**11129**

SHEET NUMBER  
**M-2.7**

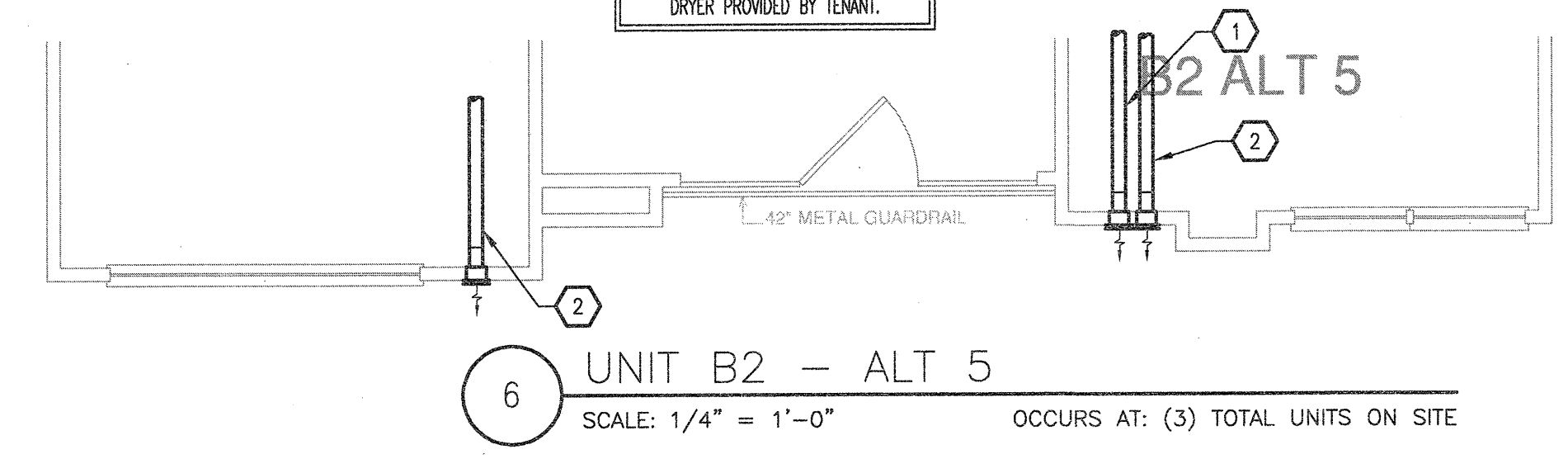
**B2 ALT UNIT MECHANICAL**

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

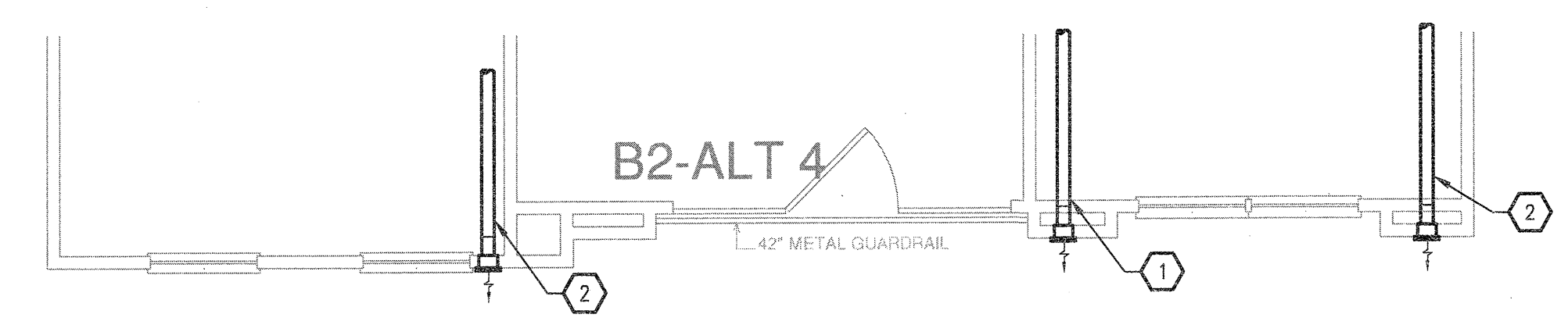


| REVISIONS |            |                    |
|-----------|------------|--------------------|
| 1         | 9-2-2011   | DESIGN REVISIONS   |
| 2         | 9-13-2011  | ANSI/FHA COMMENTS  |
| 3         | 9-23-2011  | DESIGN REVISIONS   |
| 4         | 10-17-2011 | CONSTRUCTION ISSUE |

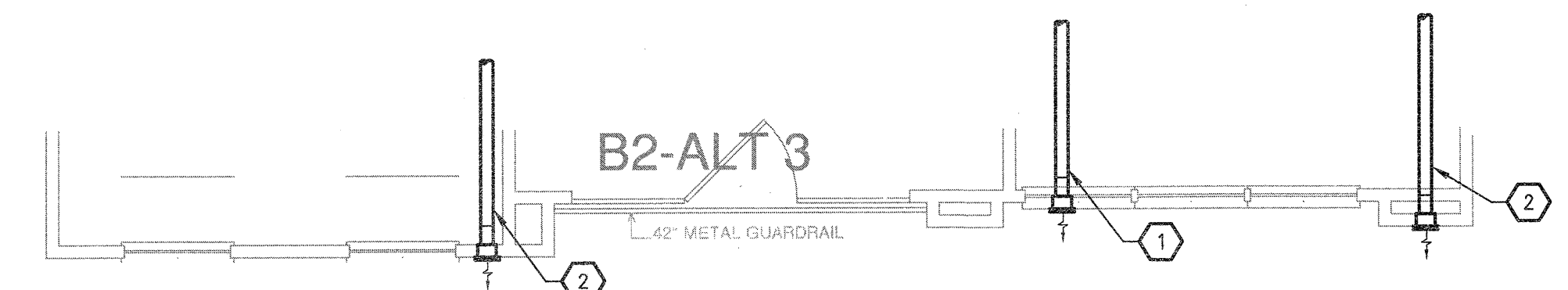
| DRYER VENTING COMPLIANCE                        |                        |
|---|------------------------|
| 20'-0"  | HORIZONTAL LENGTH      |
| 6'-0"   | VERTICAL LENGTH        |
| 7'-6"   | (1.5) 90° ELBOWS       |
| 33'-6"  | EQUIVALENT DUCT LENGTH |
| 5% DUCT SHALL BE USED DRYER PROVIDED BY TENANT.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



6 UNIT B2 - ALT 5  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

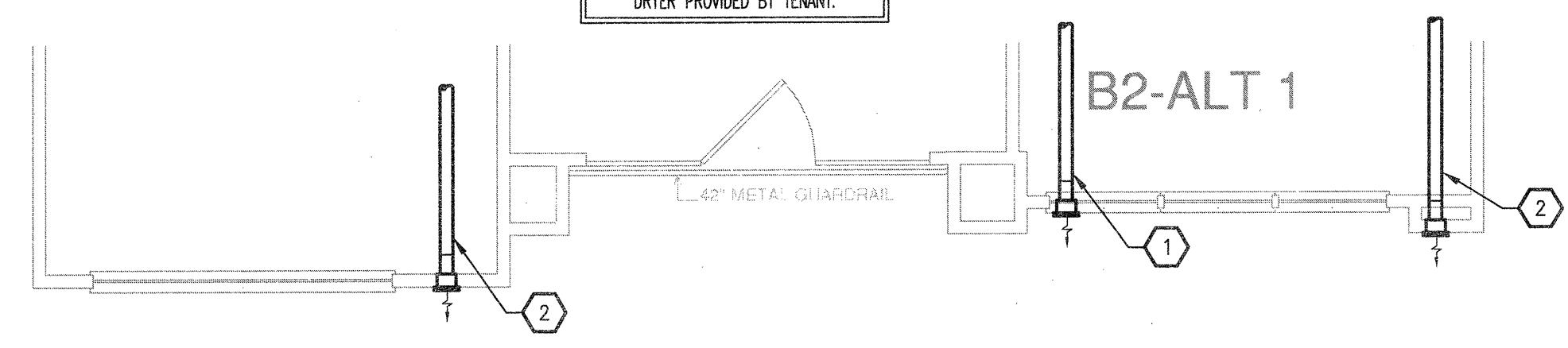


5 UNIT B2 - ALT 4  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

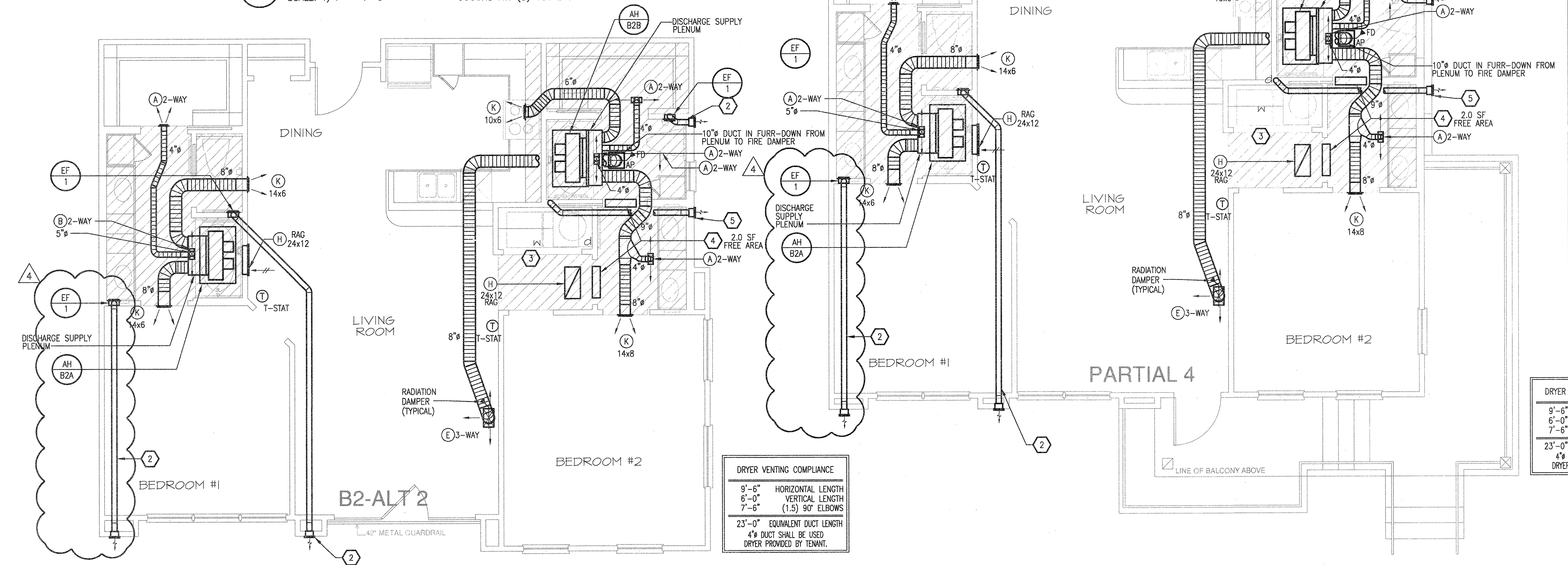


4 UNIT B2 - ALT 3  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

| 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 1  
SCALE: 1/4" = 1'-0" OCCURS AT: (6) 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. |                        |

3 UNIT B2 - ALT 2  
SCALE: 1/4" = 1'-0" OCCURS AT: (3) TOTAL UNITS ON SITE

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

**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.
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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.
- 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. |                        |

**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

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

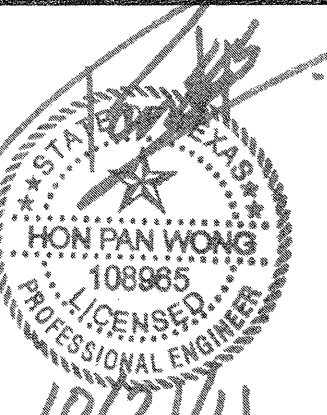
DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-2.8**  
B2 &  
B2 ALT UNIT  
MECHANICAL

**USE** Jordan & Skala Engineers  
14740 Midway Road, Suite 350  
Dallas, TX 75244-5138  
P: (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

AS BUILT



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

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

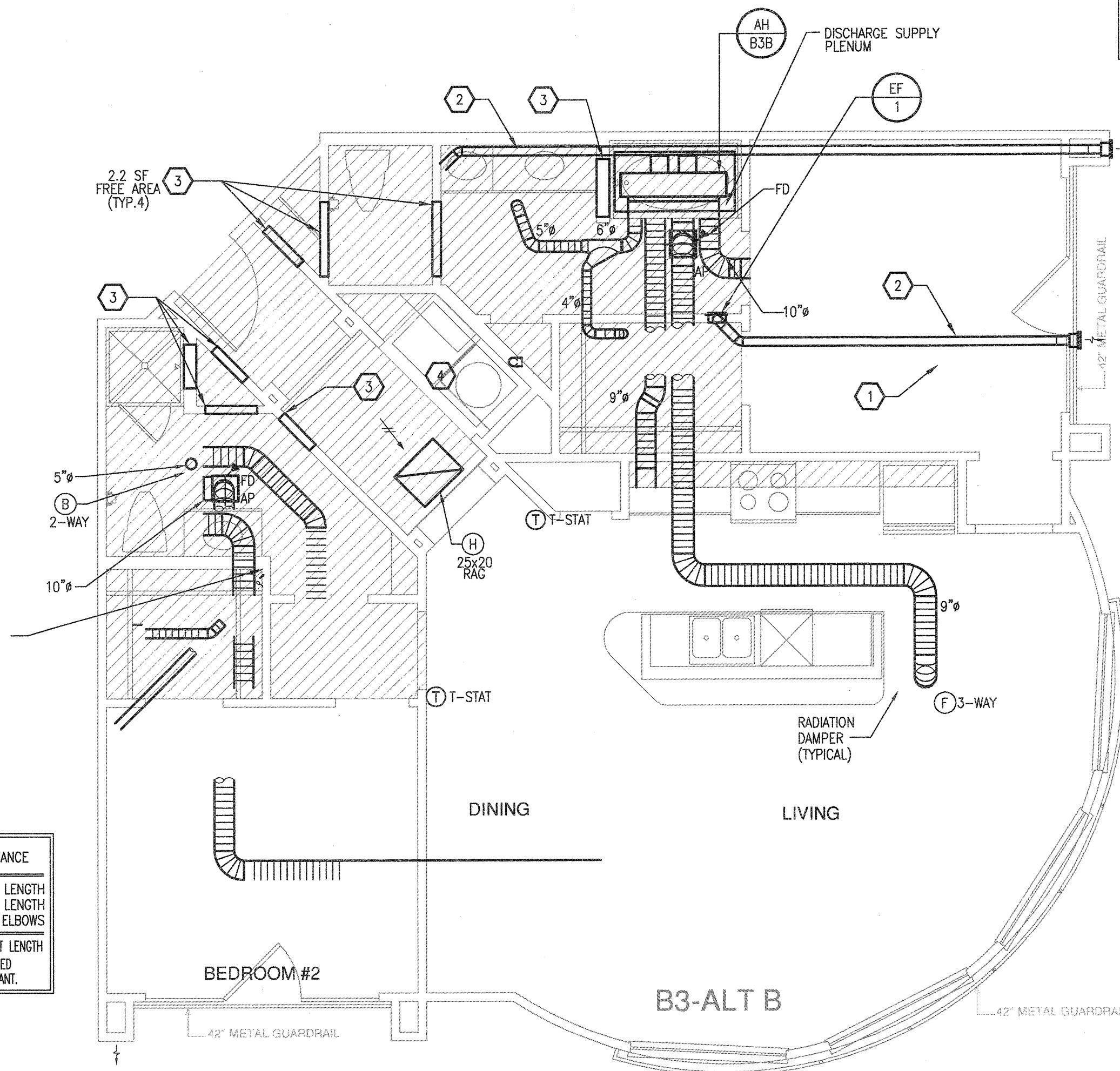
**M-2.9**  
B3 &  
B3 ALT UNIT  
MECHANICAL

**GENERAL NOTES**

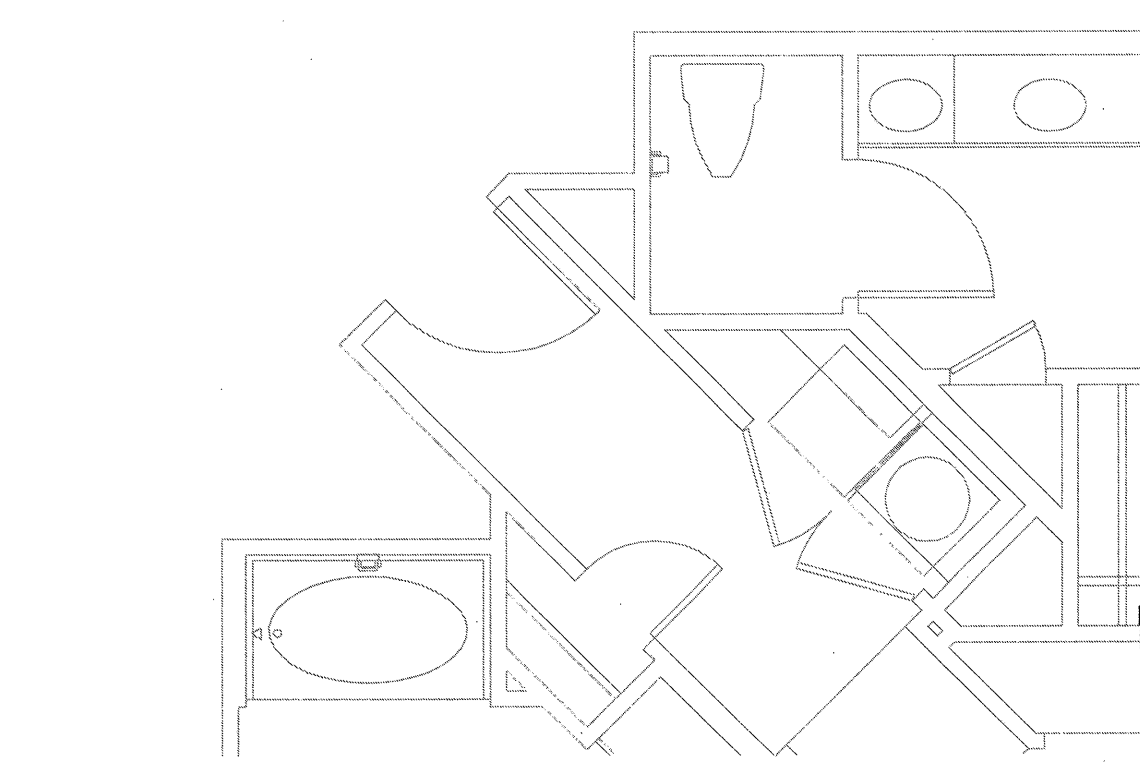
- COORDINATE DRYER VENT WALL, BOX INSIDE WALL WITH PLUMBING AND ELECTRICAL DISCIPLINES PRIOR TO INSTALLATION.
- MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCTWORK AND EQUIPMENT IN BATHROOMS WITH PLUMBING.
- KITCHEN RANGE HOOD IS RECIRCULATING.
- COORDINATE ALL WALL CAP AND SOFFIT VENT LOCATIONS WITH 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)**

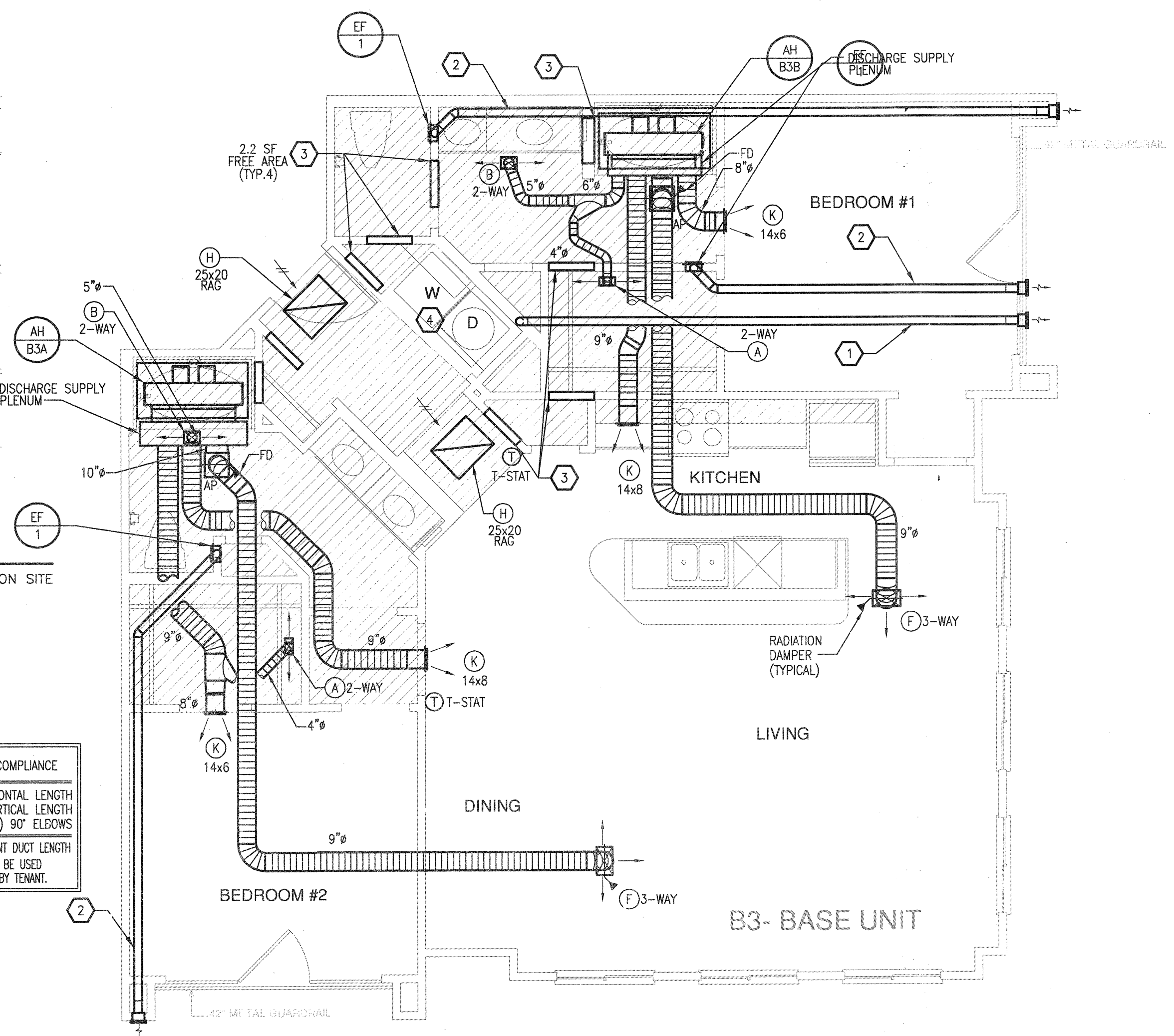
- 5" DRYER EXHAUST VENT ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- 4" TOILET EXHAUST ROUTED TO EXTERIOR WALL CAP. ROUTE DOWN AT TOP LEVEL TO FLOOR BELOW.
- TRANSFER AIR OPENING. SEE PLANS FOR MINIMUM FREE AREA REQUIRED IN FURRED DOWN PLENUM SPACE.
- UNDERCUT DOORS (BY OTHERS)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



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



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



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

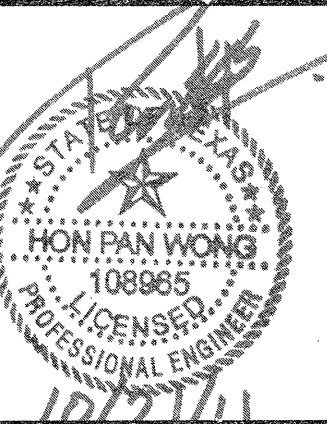
DRYER VENTING COMPLIANCE

|   |                                  |
|---|----------------------------------|
| 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. |                                  |

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. |                                  |

**JSE** Jordan & Skala Engineers  
14740 Midway Road, Suite 330  
Dallas, TX 75244 5138  
V: (469) 385-1616 F: (469) 385-1615  
Project Number - 113-055 Texas Firm Registration # F-4990  
Drawn By: CHJ 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 |

**KELLER SPRINGS LOFTS**

LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**

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

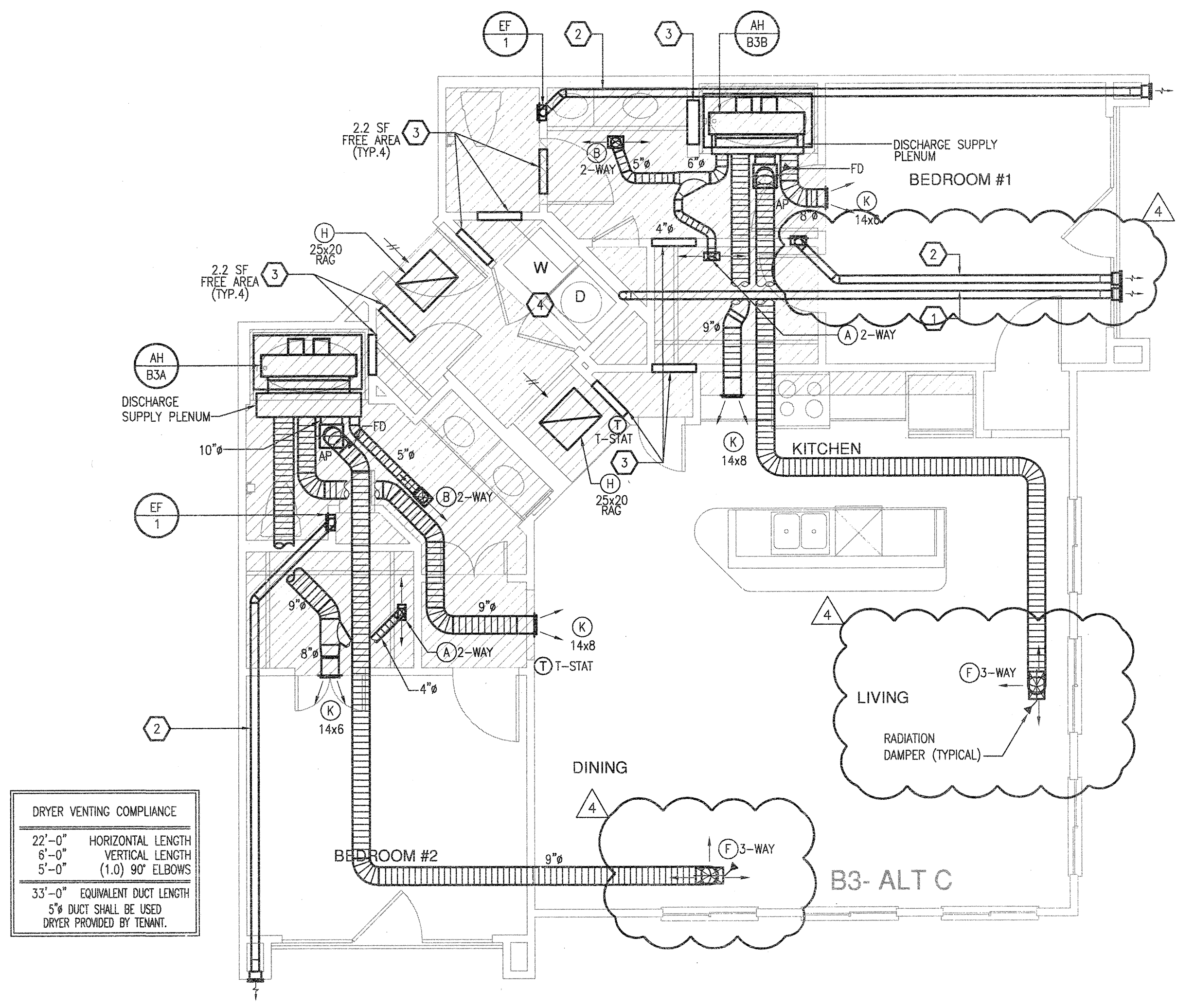
DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER  
**M-2.10**

**B3-1 UNIT MECHANICAL**

**USE** Jordan & Skala Engineers  
13740 Midway Road, Suite 320  
Dallas, TX 75244 5138  
Project Number - 113-0355 Texas Firm Registration # F-4990  
Drawn By: CJH Checked By: AHS



| 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<br>DRYER PROVIDED BY TENANT. |                        |

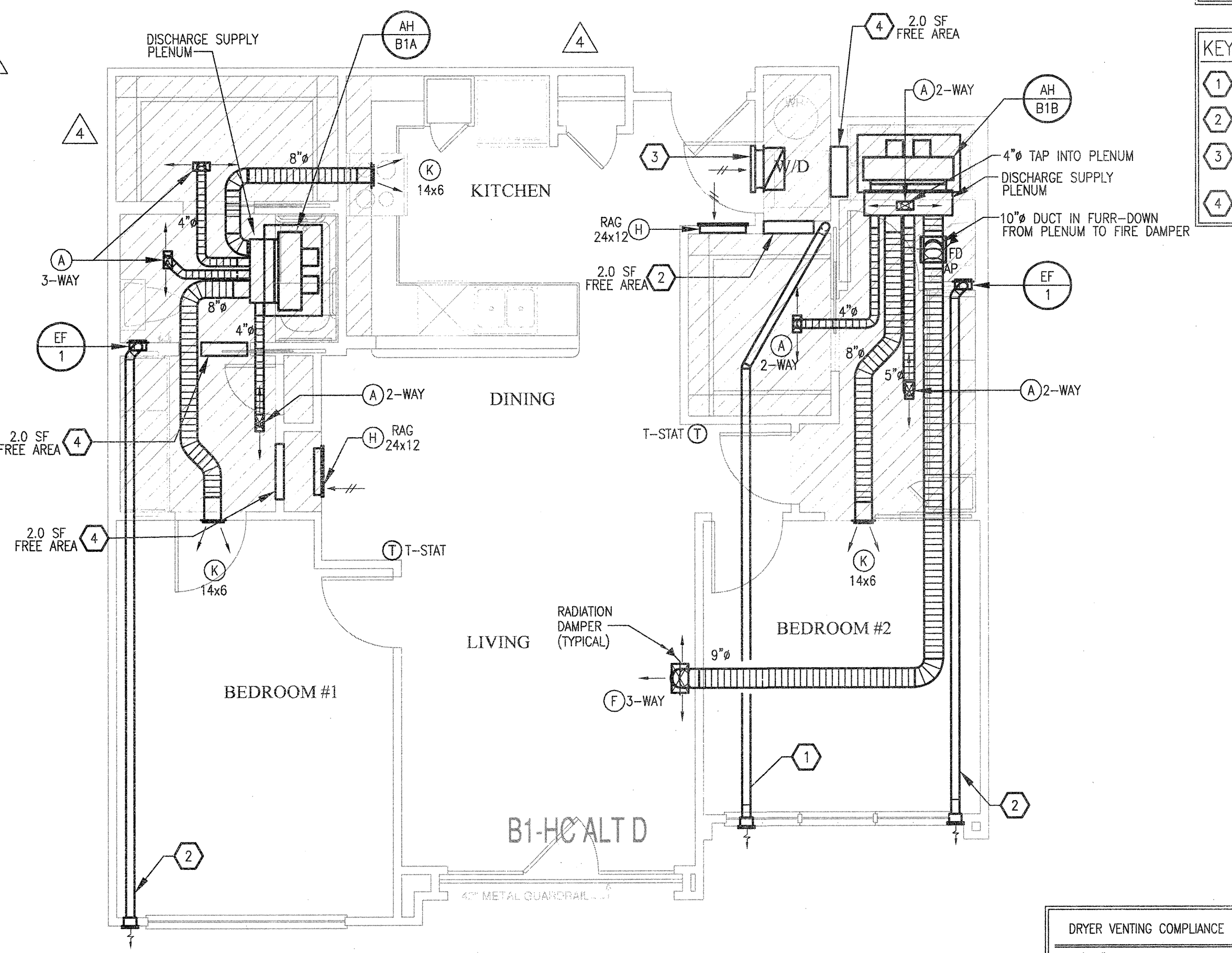
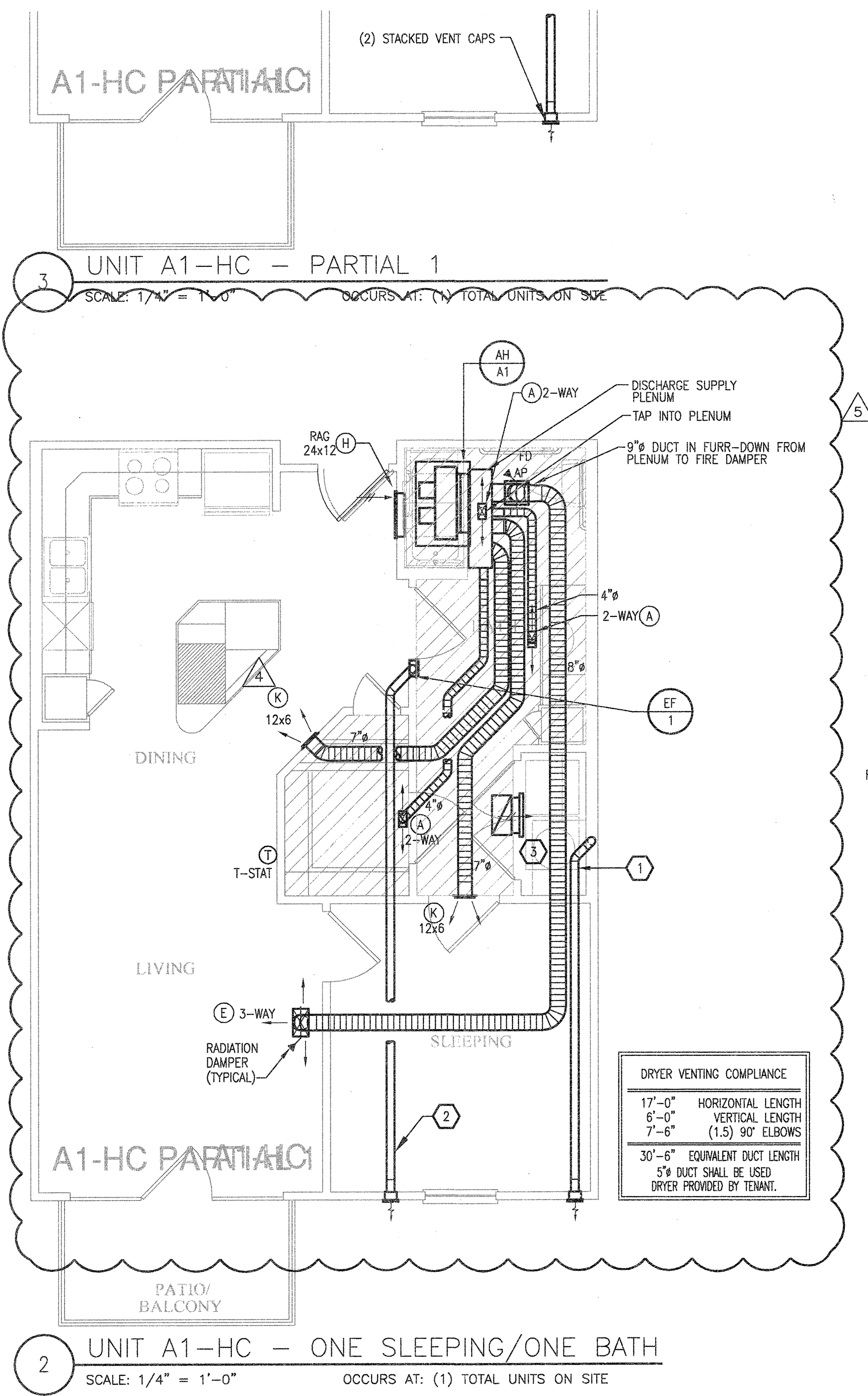
**GENERAL NOTES**

- 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 ATIC 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.
- 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



- 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.
  - 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.

**REVISIONS**

| NO. | DATE       | DESCRIPTION        |
|-----|------------|--------------------|
| 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

**AS BUILT**

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

DATE  
08-05-11

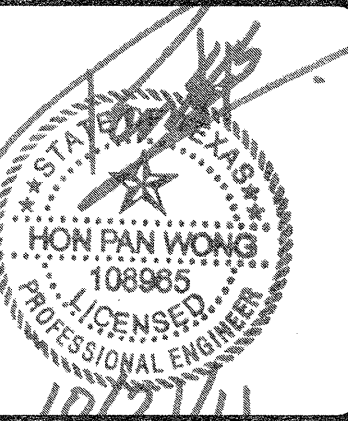
PROJECT  
11129

SHEET NUMBER

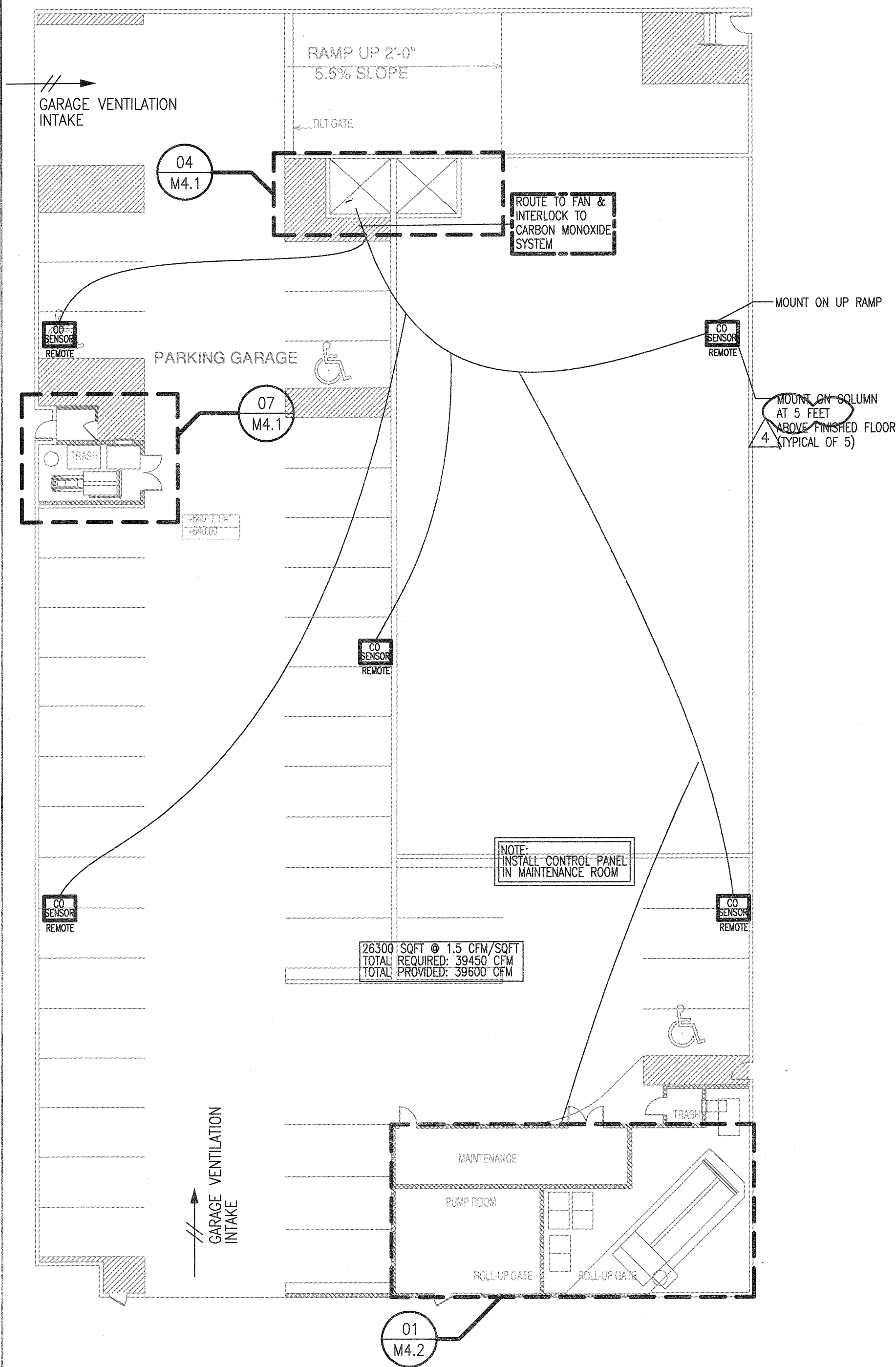
**M-2.11**  
A1-HC & BA-HC UNIT  
MECHANICAL

**JSE** Jordan & Skala Engineers  
14725 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

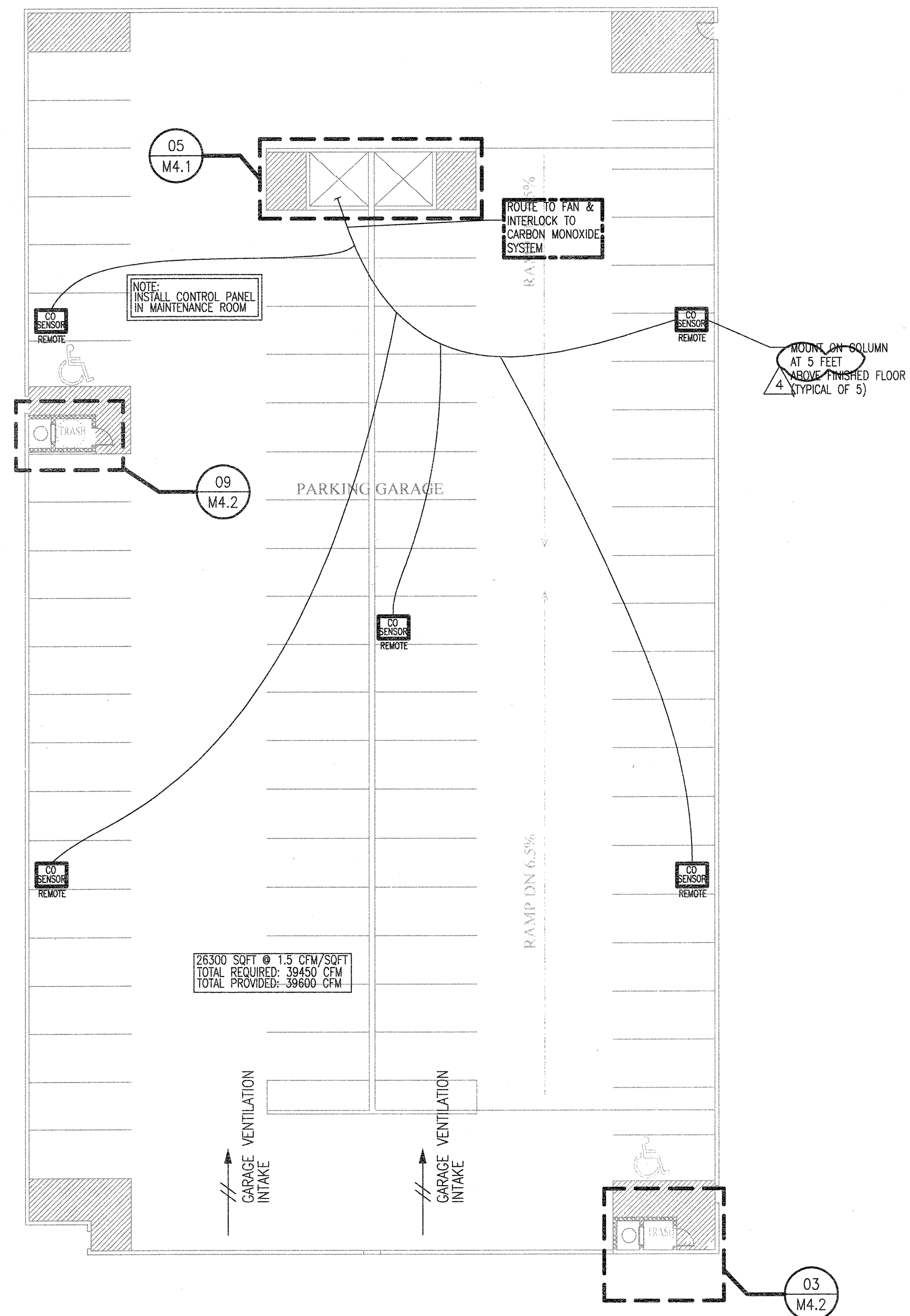




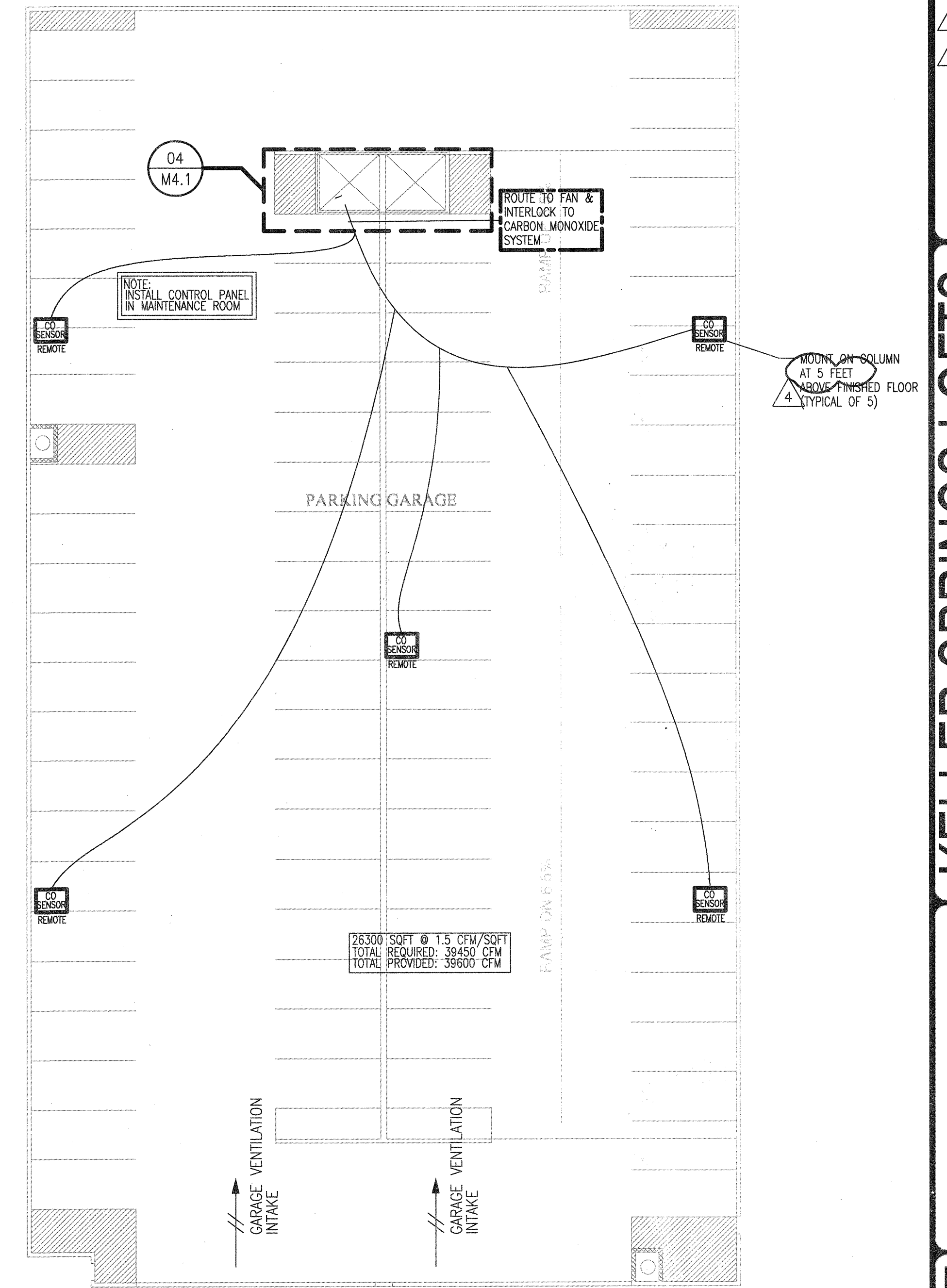
| REVISIONS |            |                    |
|-----------|------------|--------------------|
| 1         | 9-2-2011   | DESIGN REVISIONS   |
| 2         | 9-13-2011  | ANSI/FHA COMMENTS  |
| 3         | 9-23-2011  | DESIGN REVISIONS   |
| 4         | 10-17-2011 | CONSTRUCTION ISSUE |



1 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.

KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

AS BUILT



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Dallas, TX 75204  
214.520.8878  
bgoarchitects.com

DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

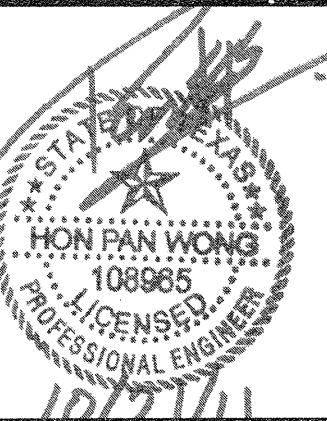
M-3.0

GARAGE MECHANICAL



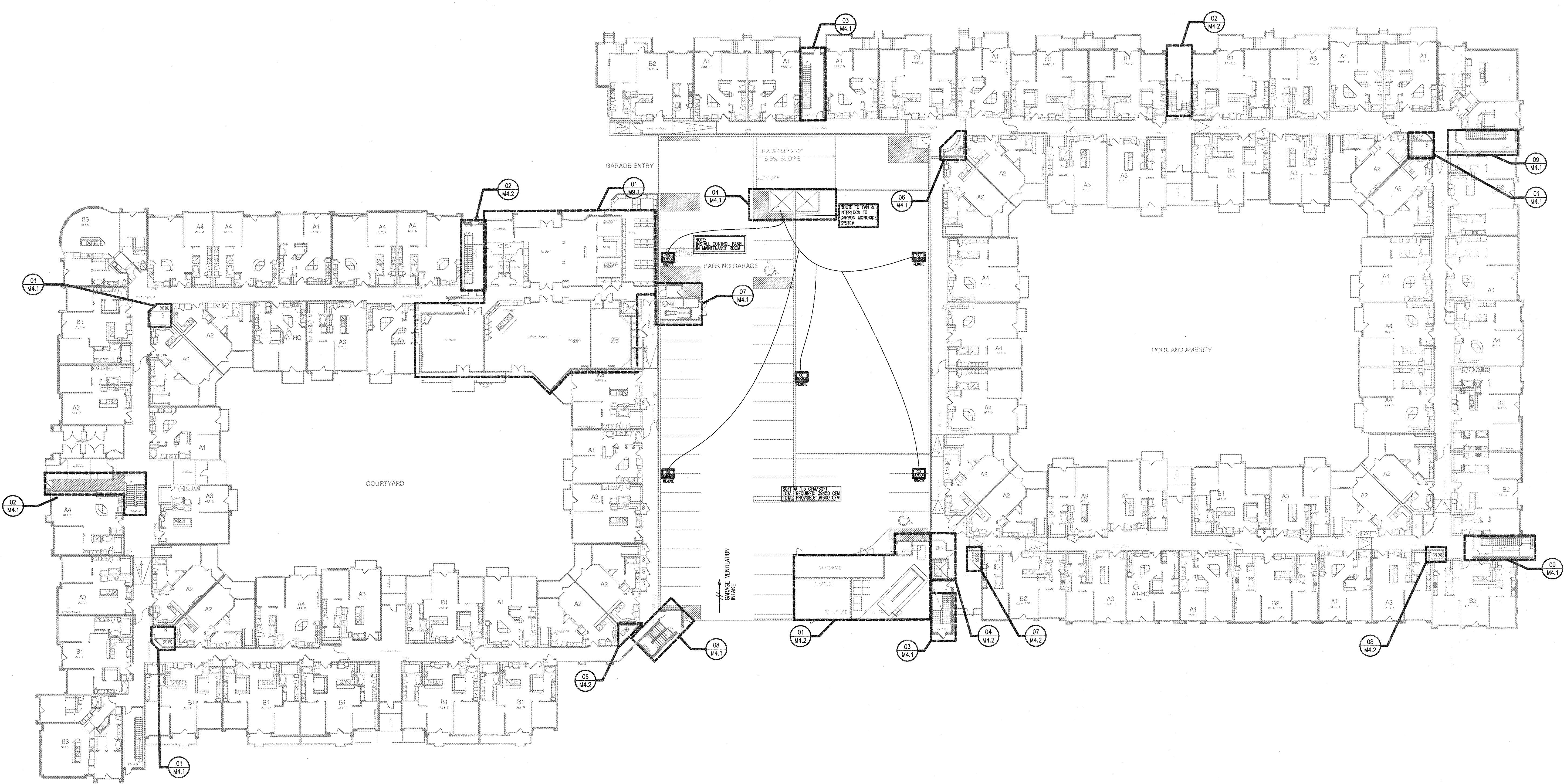
Project Number - 113-055  
Drawn By: CJH

Texas Firm Registration # F-4990  
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



1 OVERALL FIRST FLOOR PLAN  
SCALE: NOT TO SCALE

**KELLER SPRINGS LOFTS**

LOFT APARTMENTS IN ADDISON, TEXAS

**AS BUILT**



4144 N. Central Expy. Suite 855  
Dallas, TX 75204  
214.520.8878  
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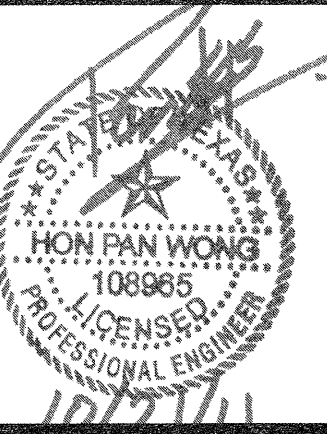
DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-3.1**  
**FIRST FLOOR**  
**BUILDING**  
**MECHANICAL**

**JSE** Jordan & Skala Engineers  
14240 Midway Road, Suite 330  
Dallas, TX 75244-0149  
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 ANS/FHA COMMENTS    |
| 3         | 9-23-2011 DESIGN REVISIONS    |
| 4         | 10-17-2011 CONSTRUCTION ISSUE |

# KELLER SPRINGS LOFTS

LOFT APARTMENTS IN ADDISON, TEXAS

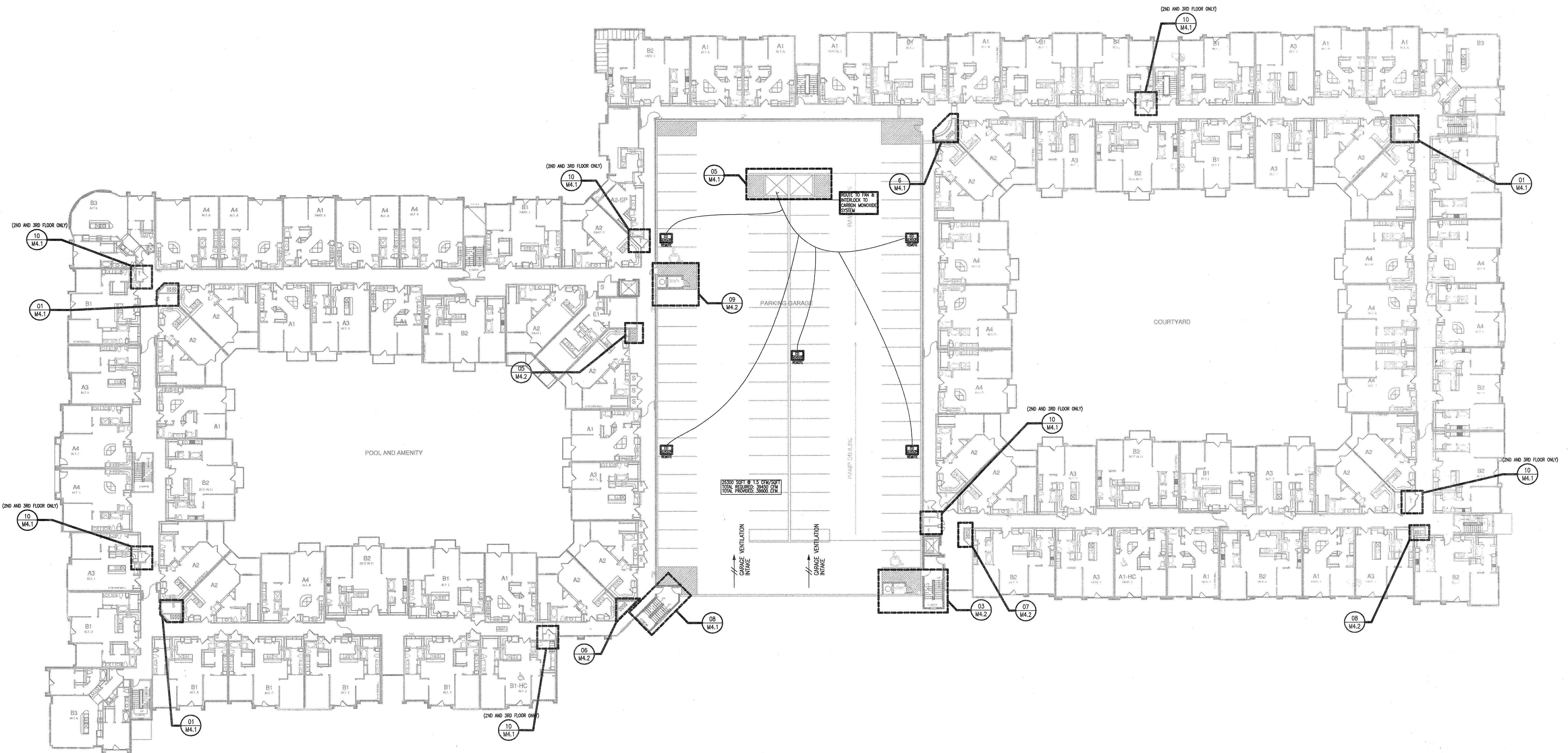
**AS BUILT**

**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

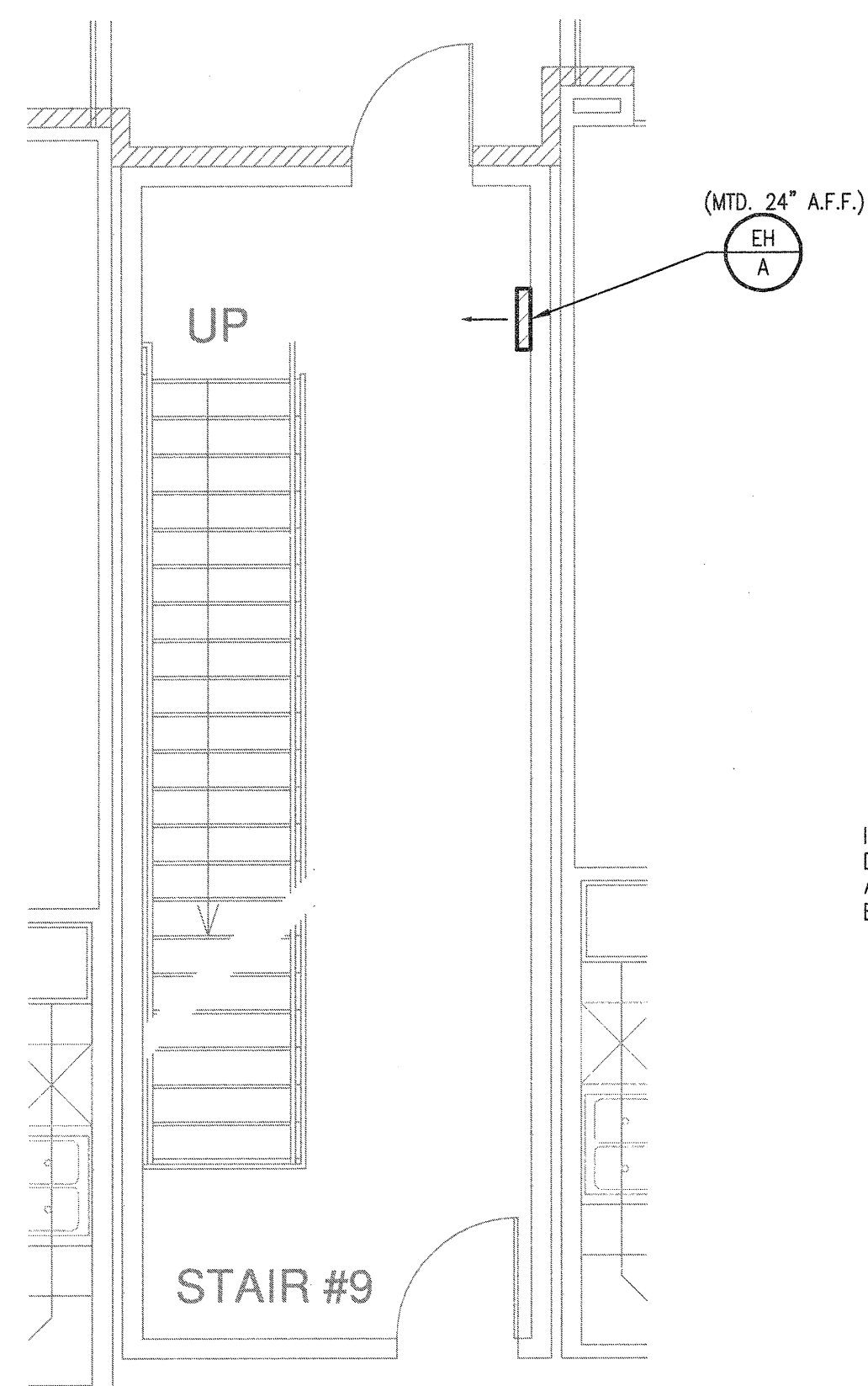


1 OVERALL SECOND-FOURTH FLOOR PLAN  
SCALE: NOT TO SCALE

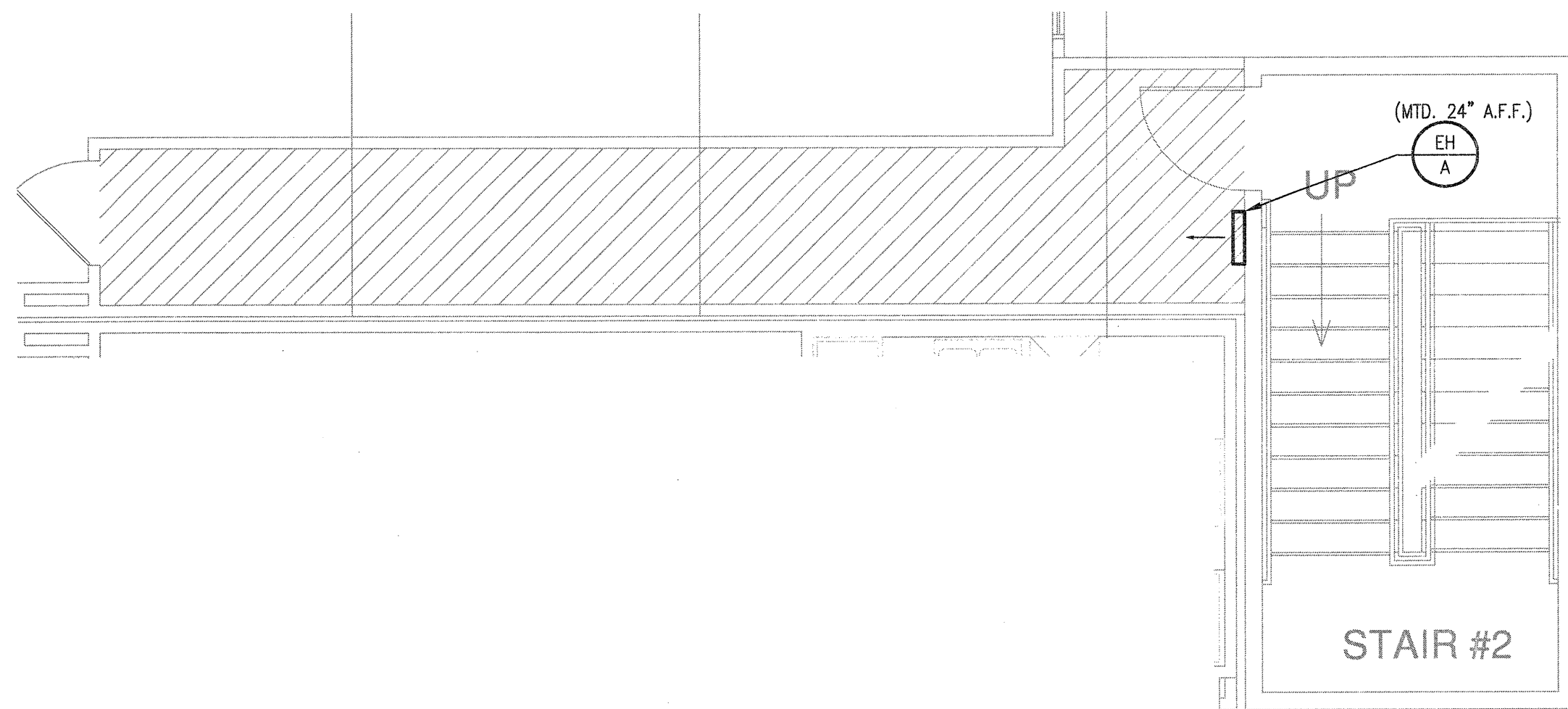
**JSE** Jordan & Skala Engineers  
14740 Midway Road, Suite 320  
Dallas, TX 75244 5138  
V: (469) 385 1616 F: (469) 385 1615  
Project Number - 113-0355 Texas Firm Registration # F-4990  
Drawn By: CJH Checked By: AHS

**KEYNOTES:** (APPLIES TO THIS SHEET ONLY)

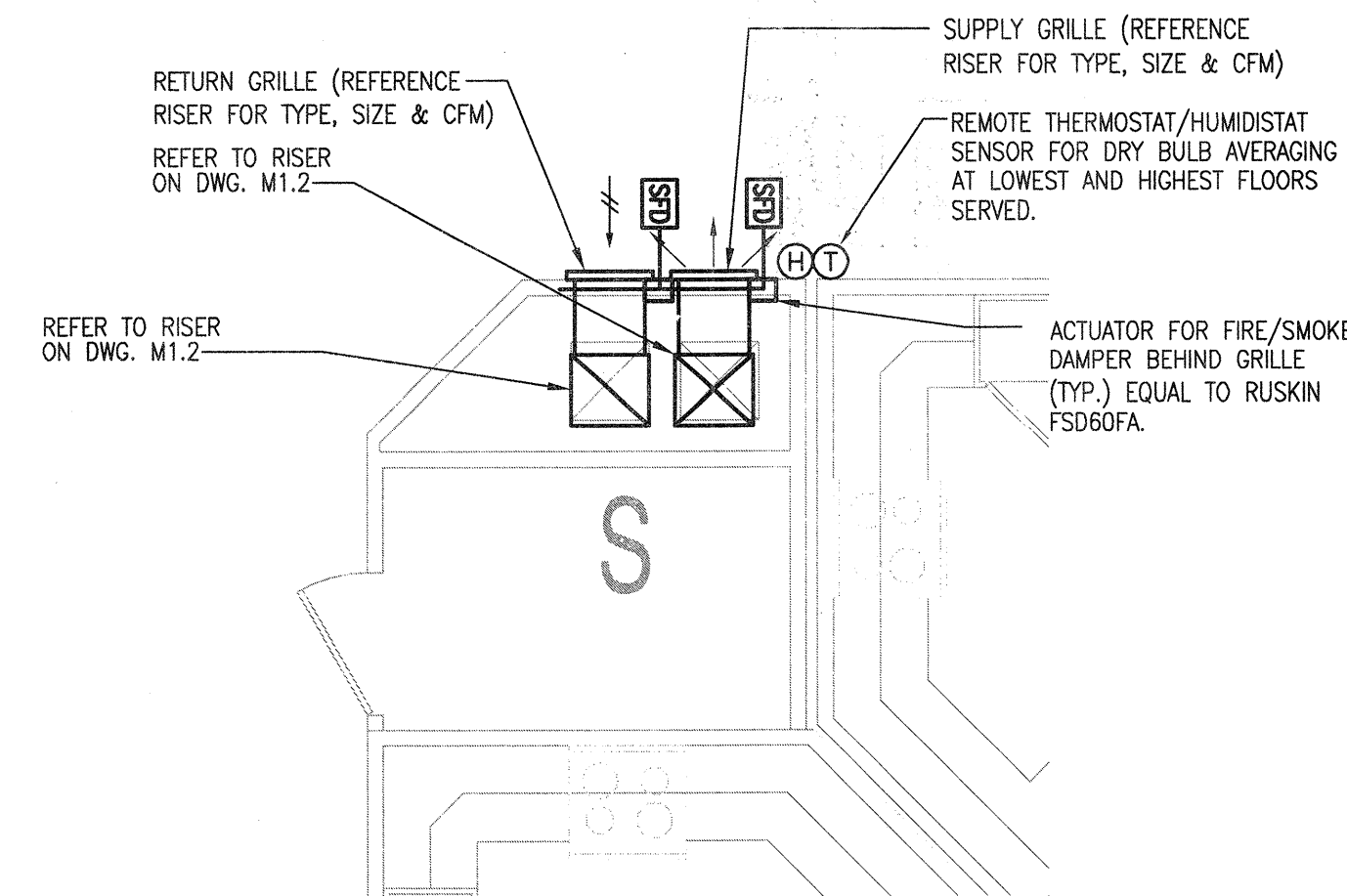
① ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN.



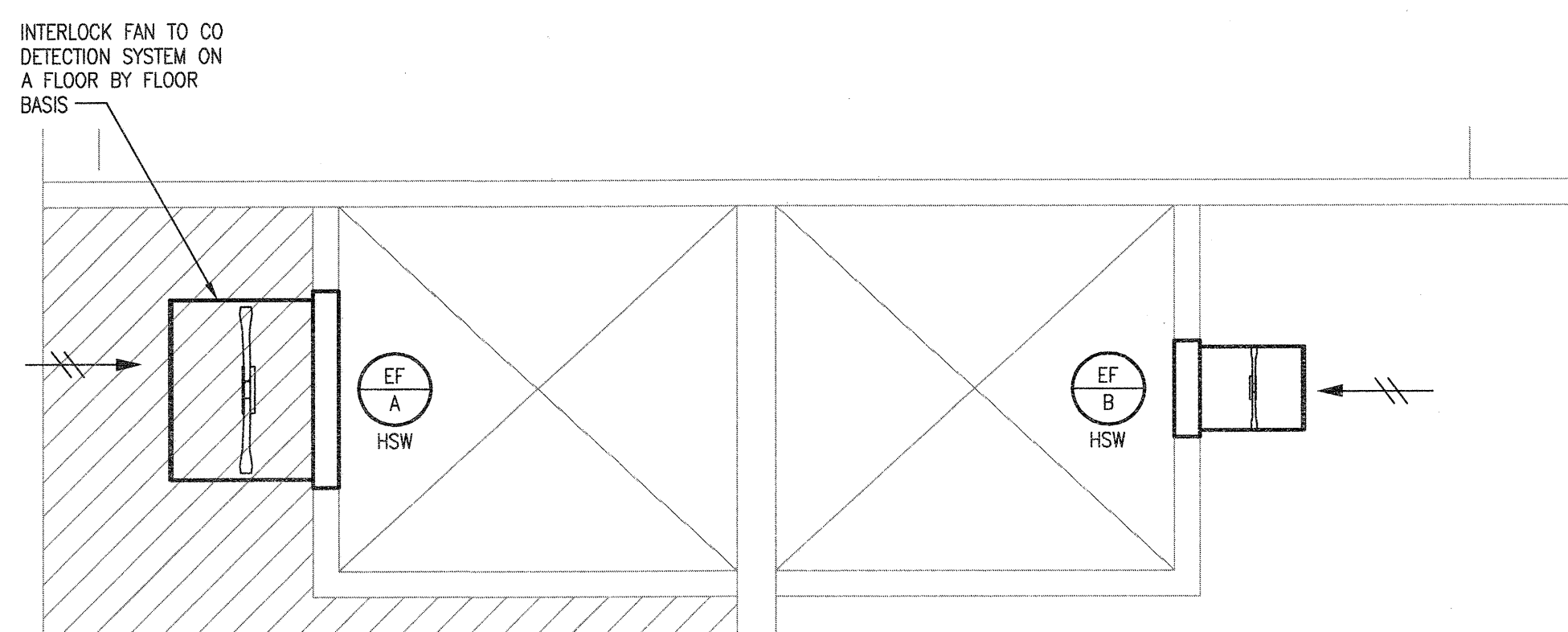
3 STAIRWELL—MECHANICAL  
SCALE: 1/4" = 1'-0"



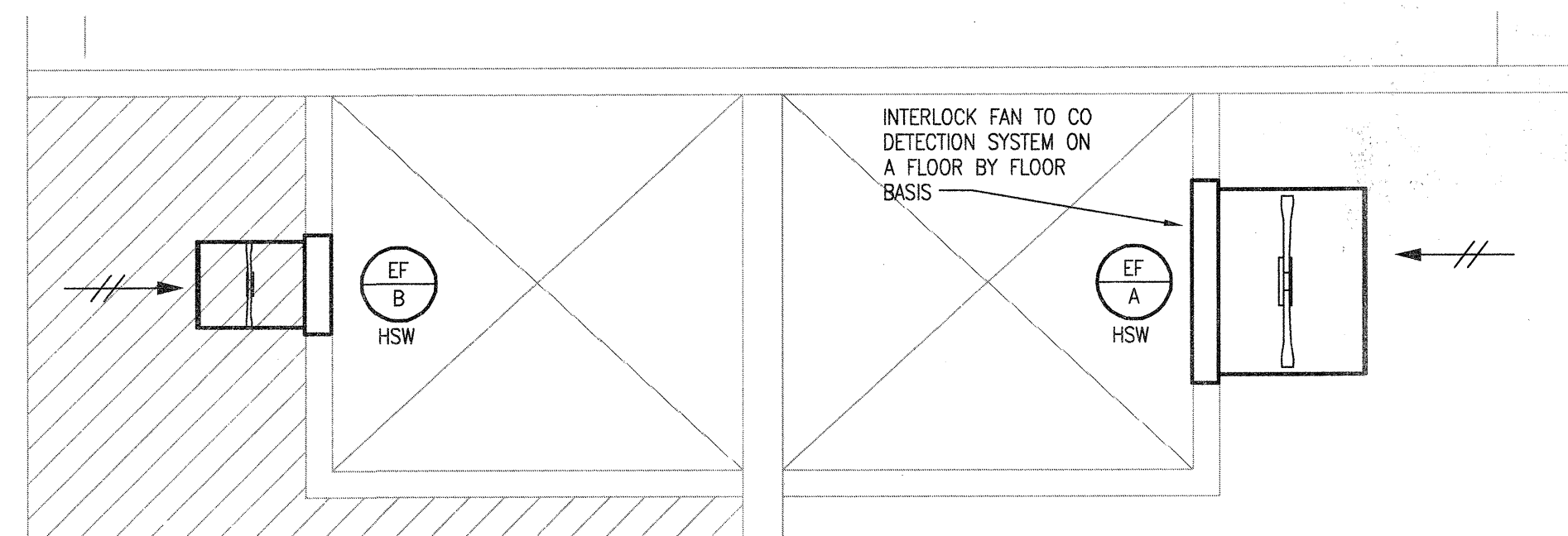
2 STAIRWELL—MECHANICAL  
SCALE: 1/4" = 1'-0"



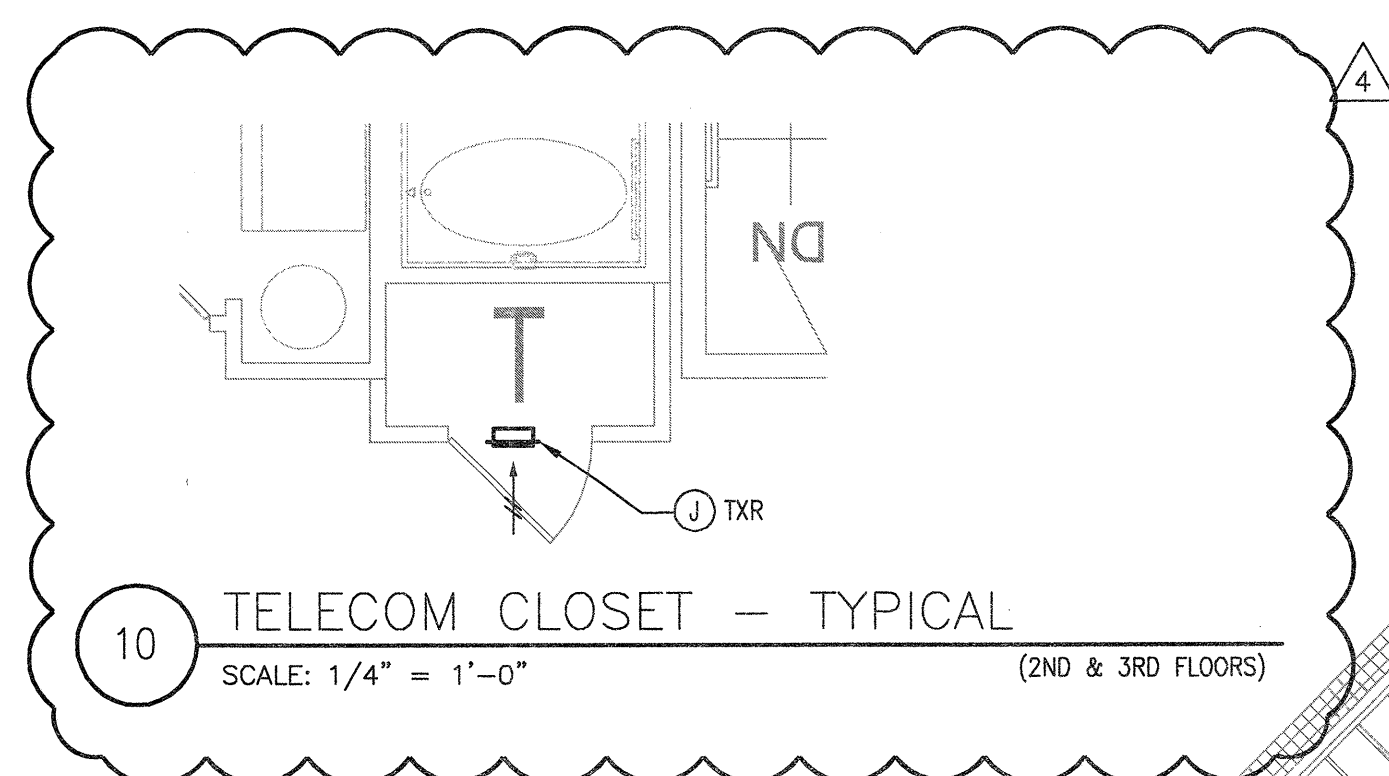
1 CORRIDOR PRESSURIZATION —MECHANICAL  
SCALE: 1/4" = 1'-0"



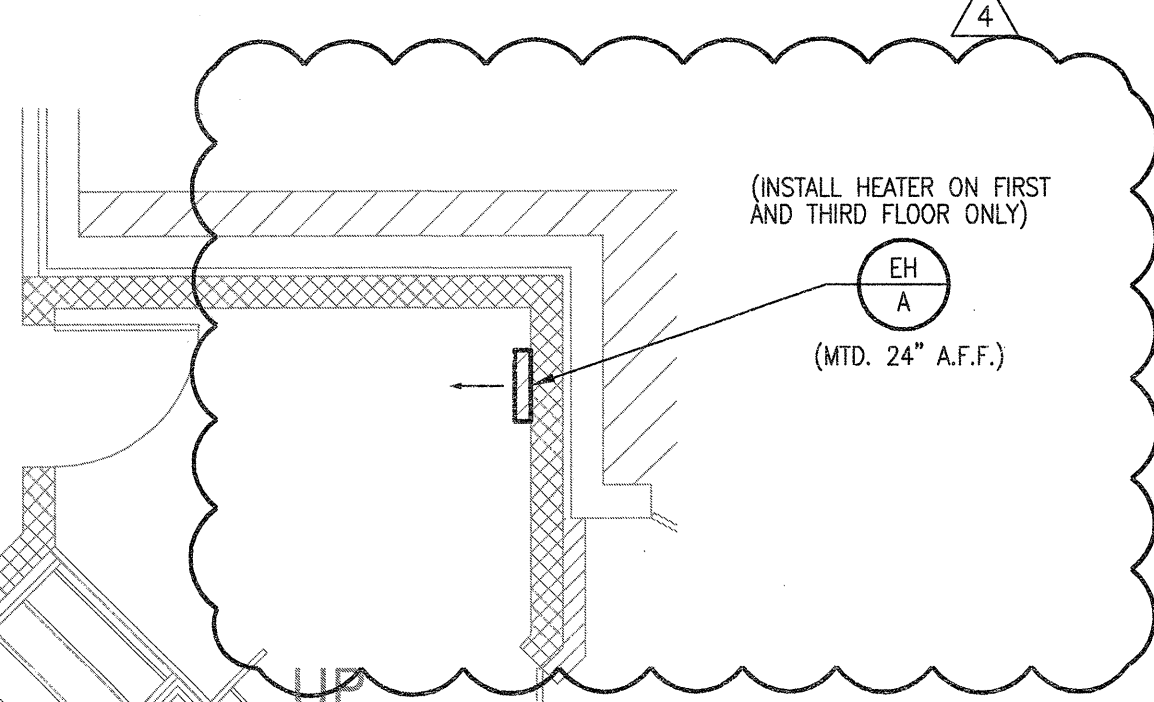
5 GARAGE VENTING—MECHANICAL  
SCALE: 1/4" = 1'-0" 2nd, 4th, 6th FLOORS



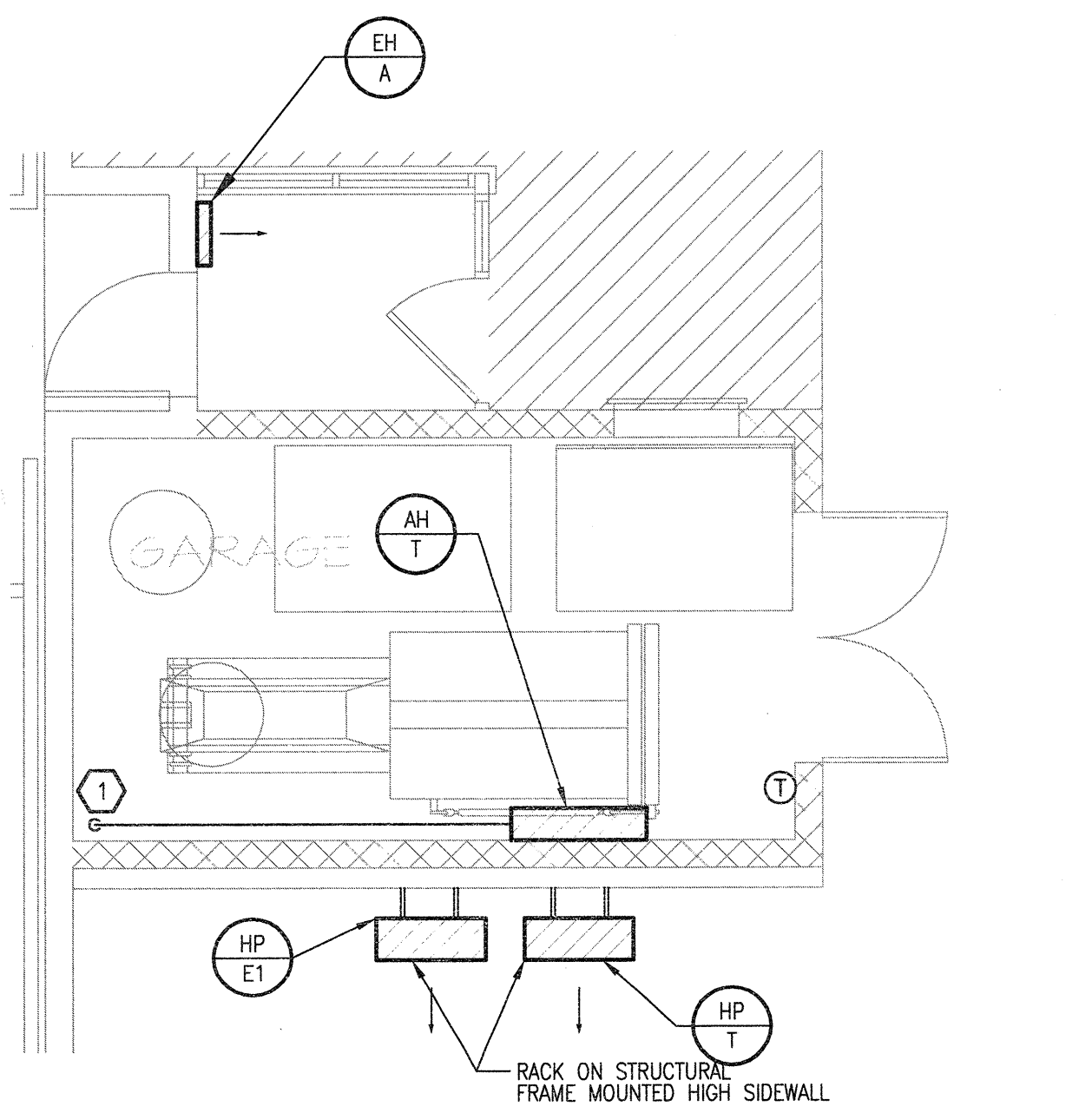
4 GARAGE VENTING—MECHANICAL  
SCALE: 1/4" = 1'-0" 1st, 3rd, 5th FLOORS



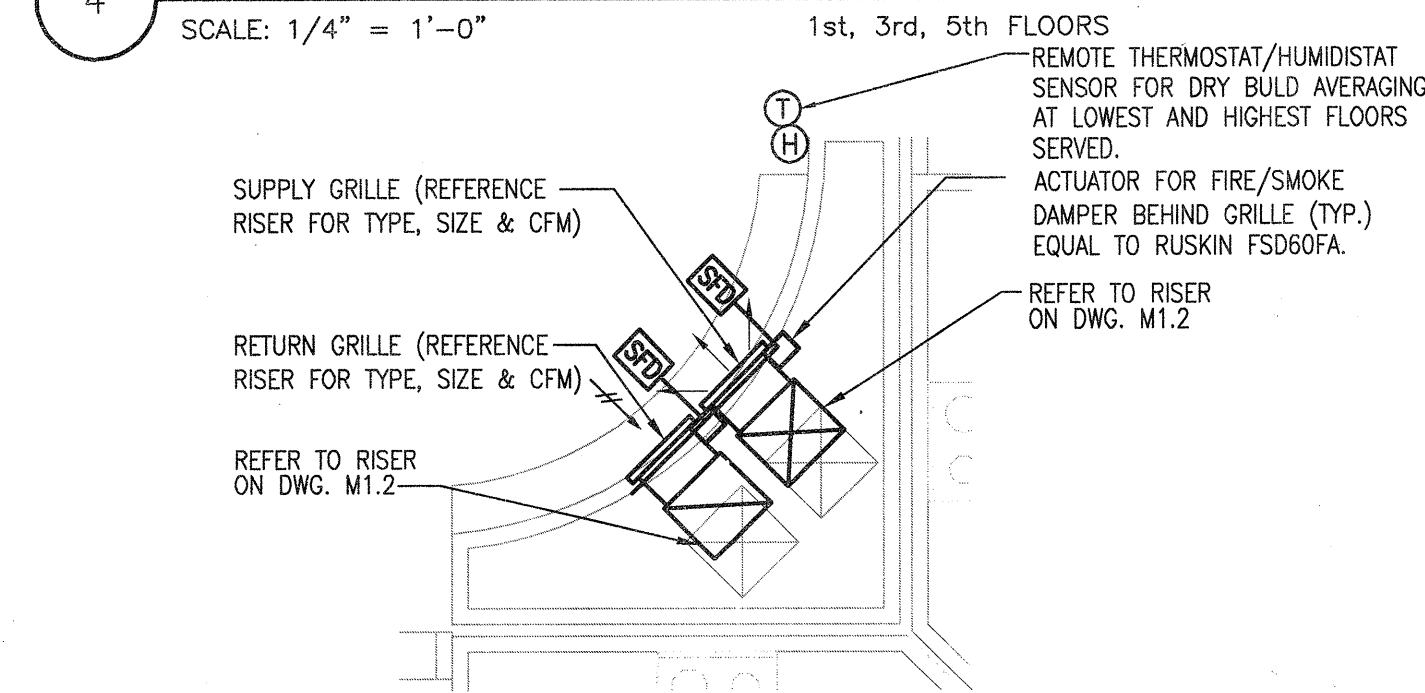
10 TELECOM CLOSET — TYPICAL  
SCALE: 1/4" = 1'-0" (2ND & 3RD FLOORS)



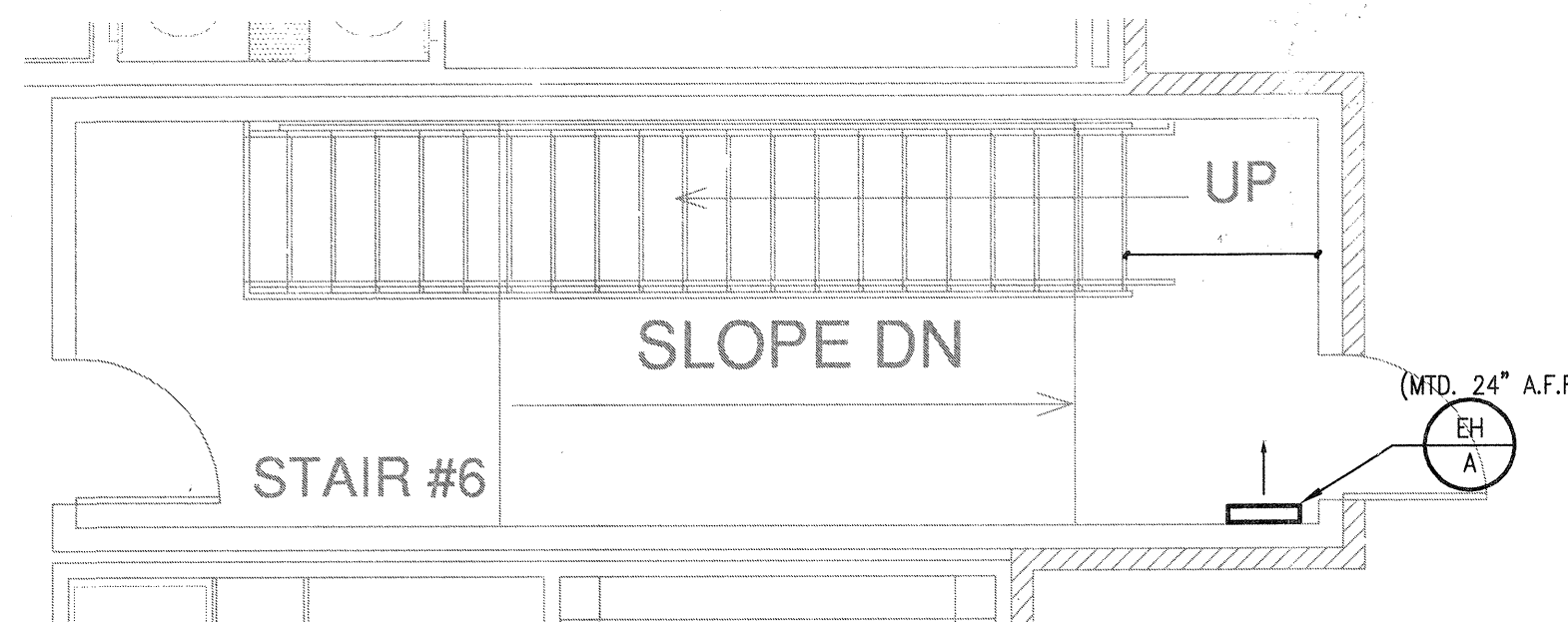
8 STAIRWELL—MECHANICAL  
SCALE: 1/4" = 1'-0"



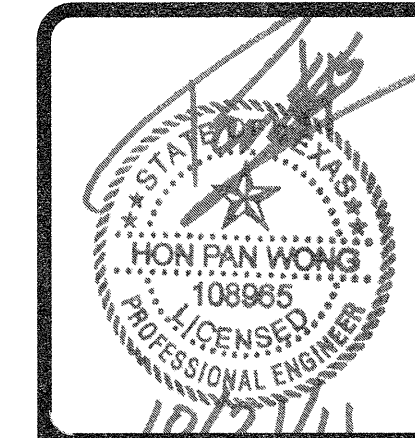
7 TRASH—MECHANICAL  
SCALE: 1/4" = 1'-0" 1st FLOOR



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

**AS BUILT**

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

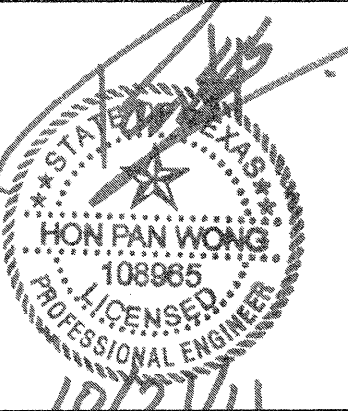
DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-4.1**  
PART PLANS  
MECHANICAL

**USE** Jordan & Skala Engineers  
14740 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: CJH Checked By: AHS

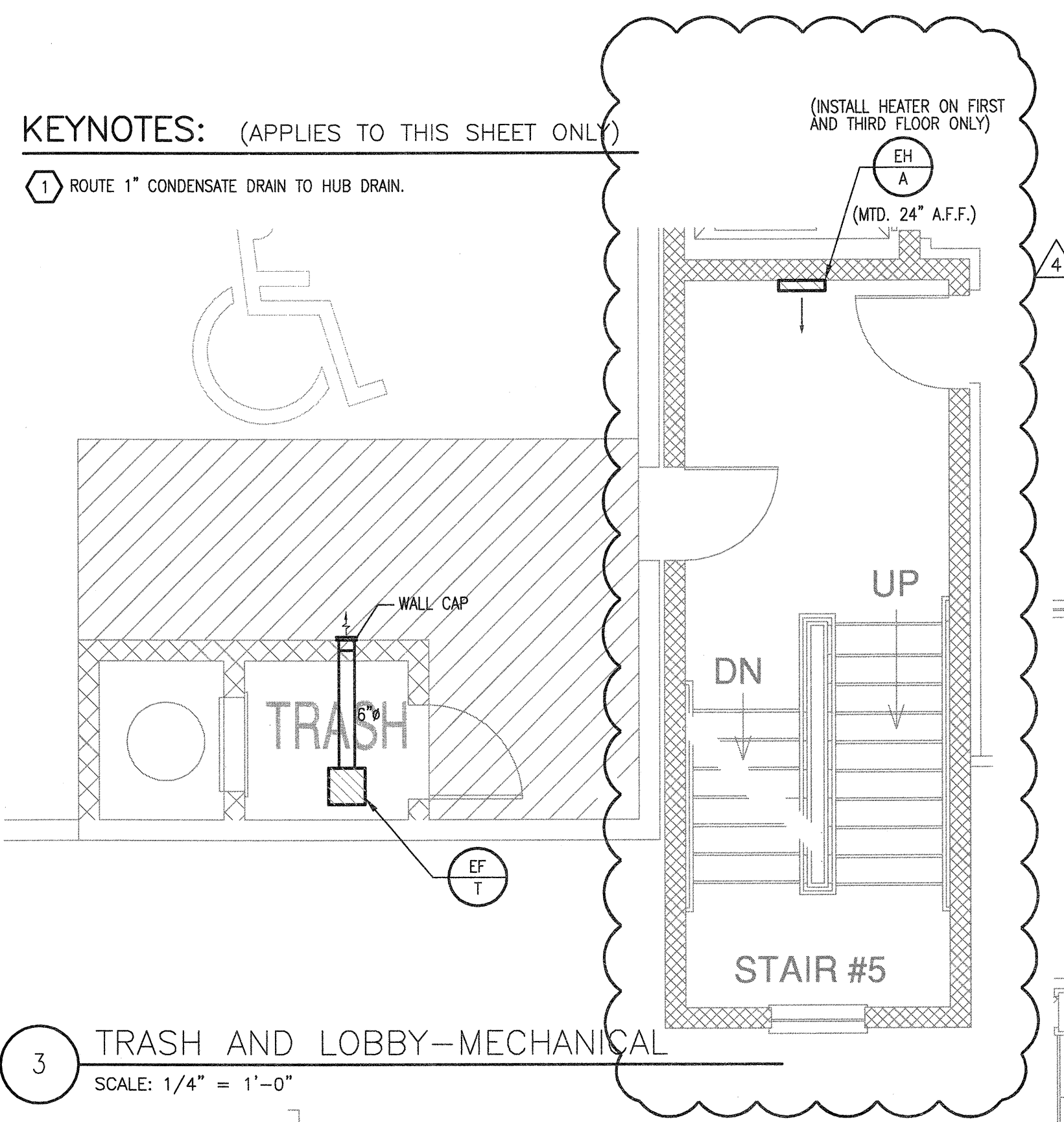


| REVISIONS |                               |
|-----------|-------------------------------|
| 1         | 9-2-2011 DESIGN REVISIONS     |
| 2         | 9-13-2011 ANS/FHA COMMENTS    |
| 3         | 9-23-2011 DESIGN REVISIONS    |
| 4         | 10-17-2011 CONSTRUCTION ISSUE |

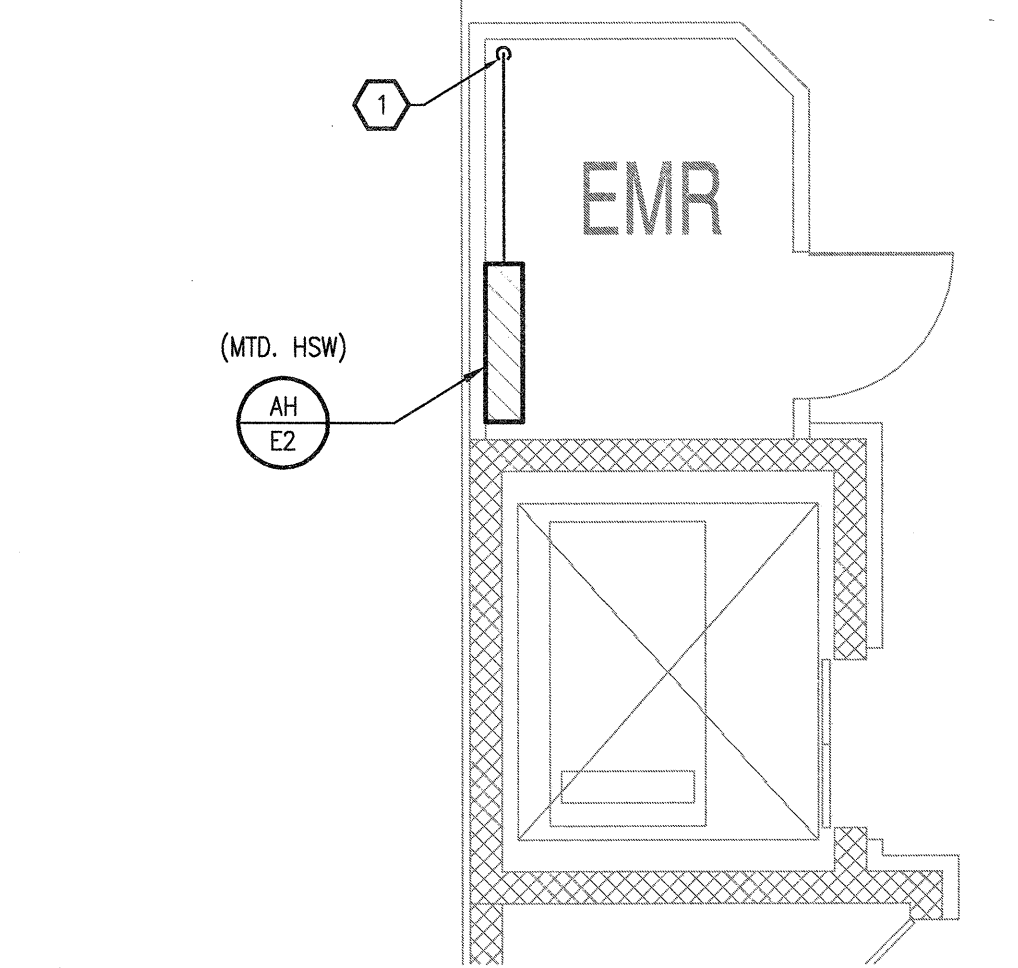
**KELLER SPRINGS LOFTS**  
LOFT APARTMENTS IN ADDISON, TEXAS

**KEYNOTES:** (APPLIES TO THIS SHEET ONLY)

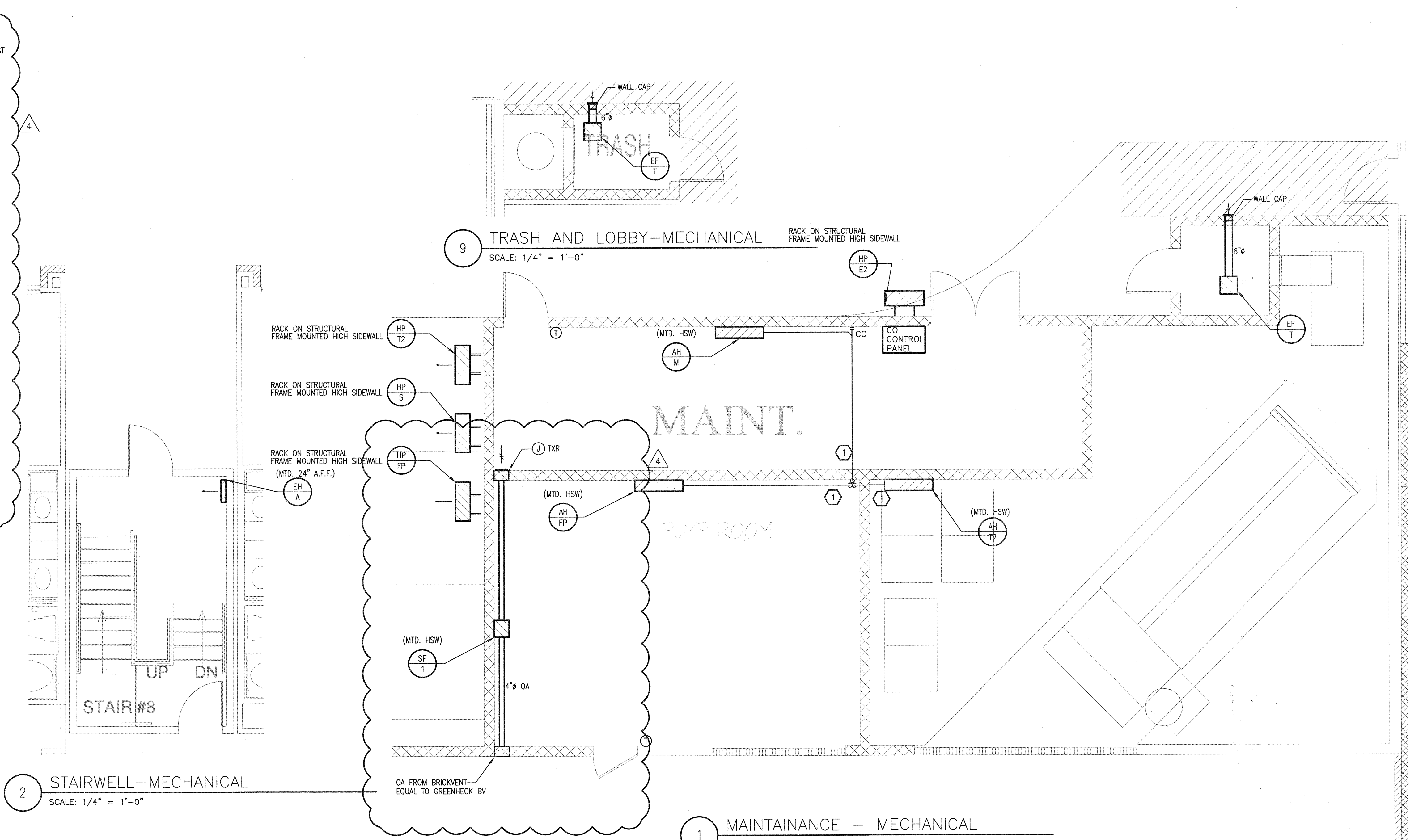
- 1 ROUTE 1" CONDENSATE DRAIN TO HUB DRAIN.



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



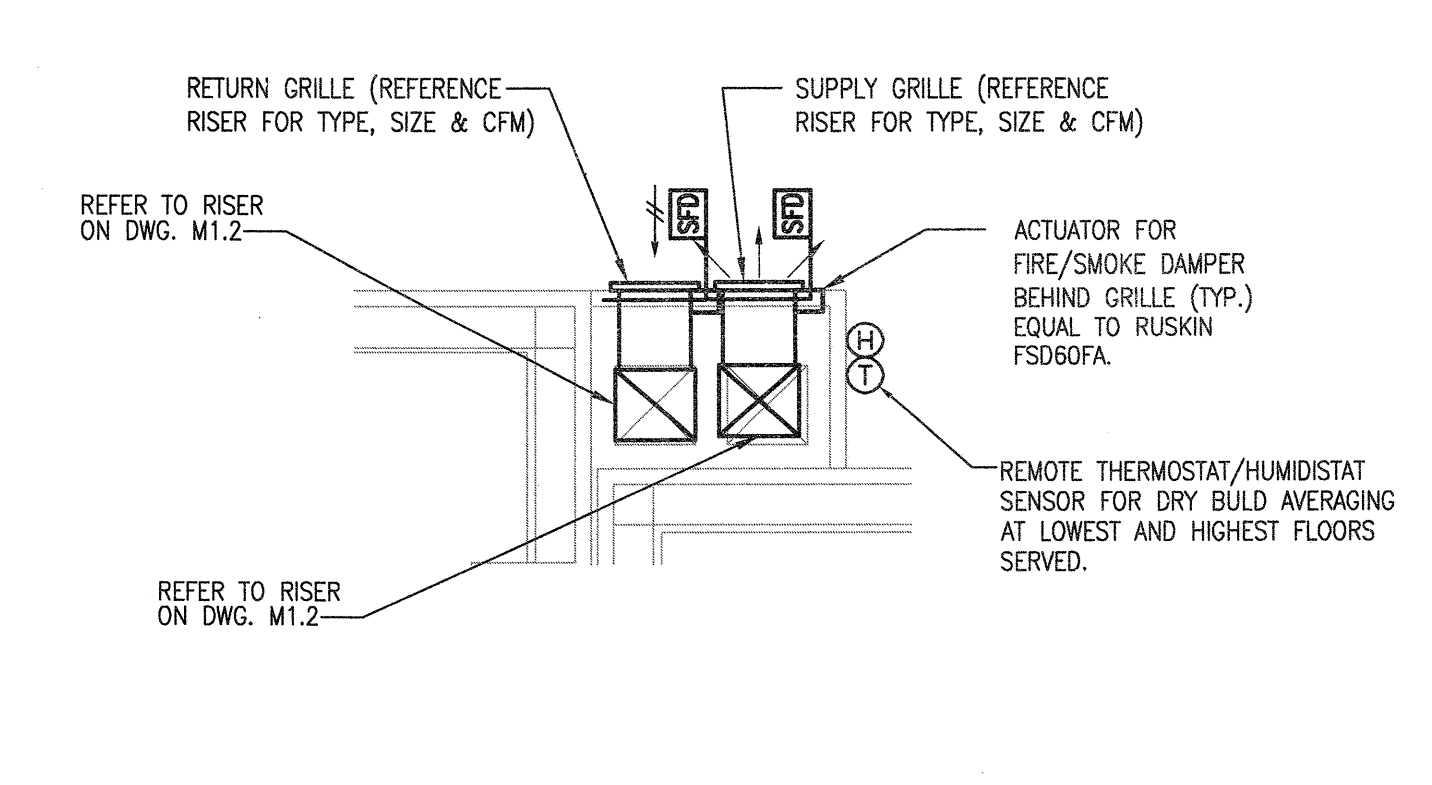
4 ELEVATOR MECHANICAL ROOM  
SCALE: 1/4" = 1'-0"



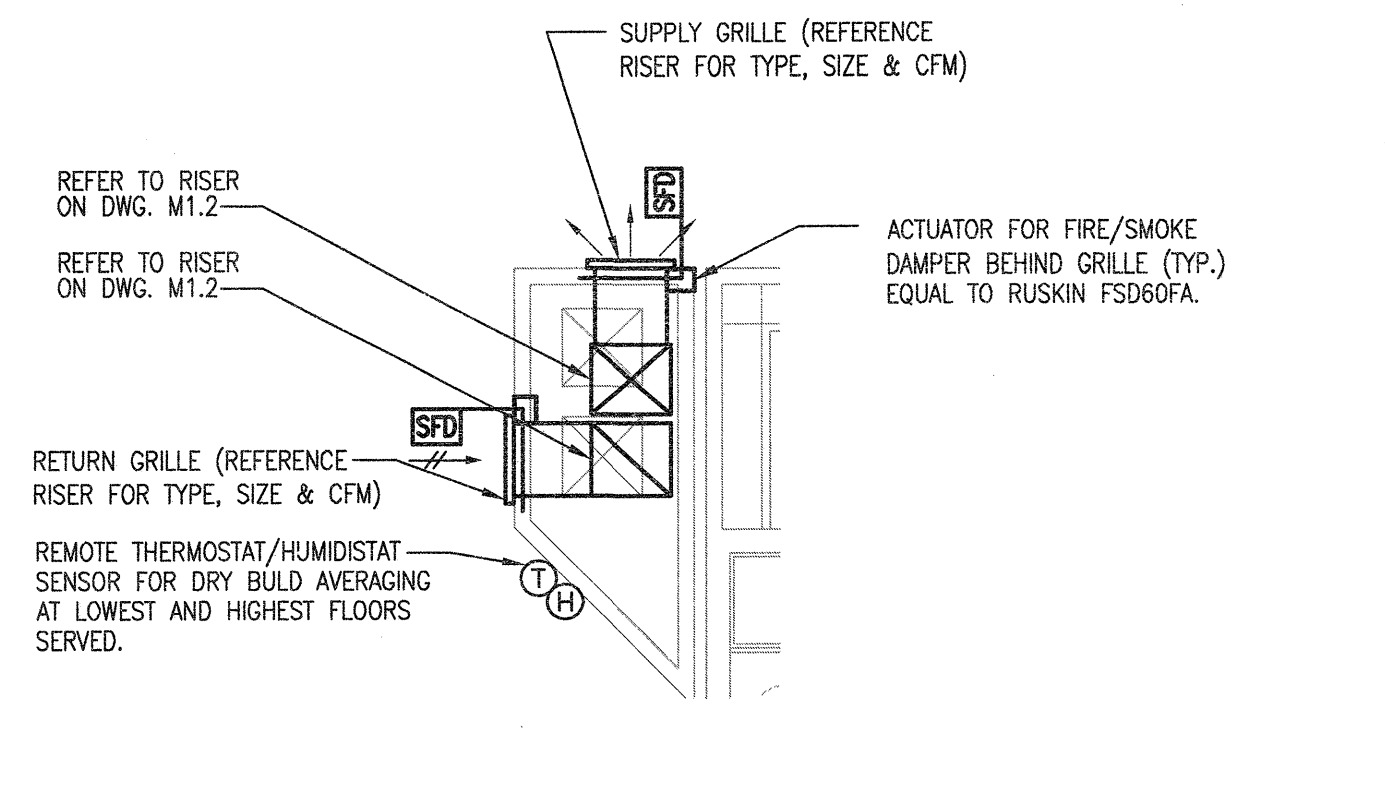
2 STAIRWELL-MECHANICAL  
SCALE: 1/4" = 1'-0"

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

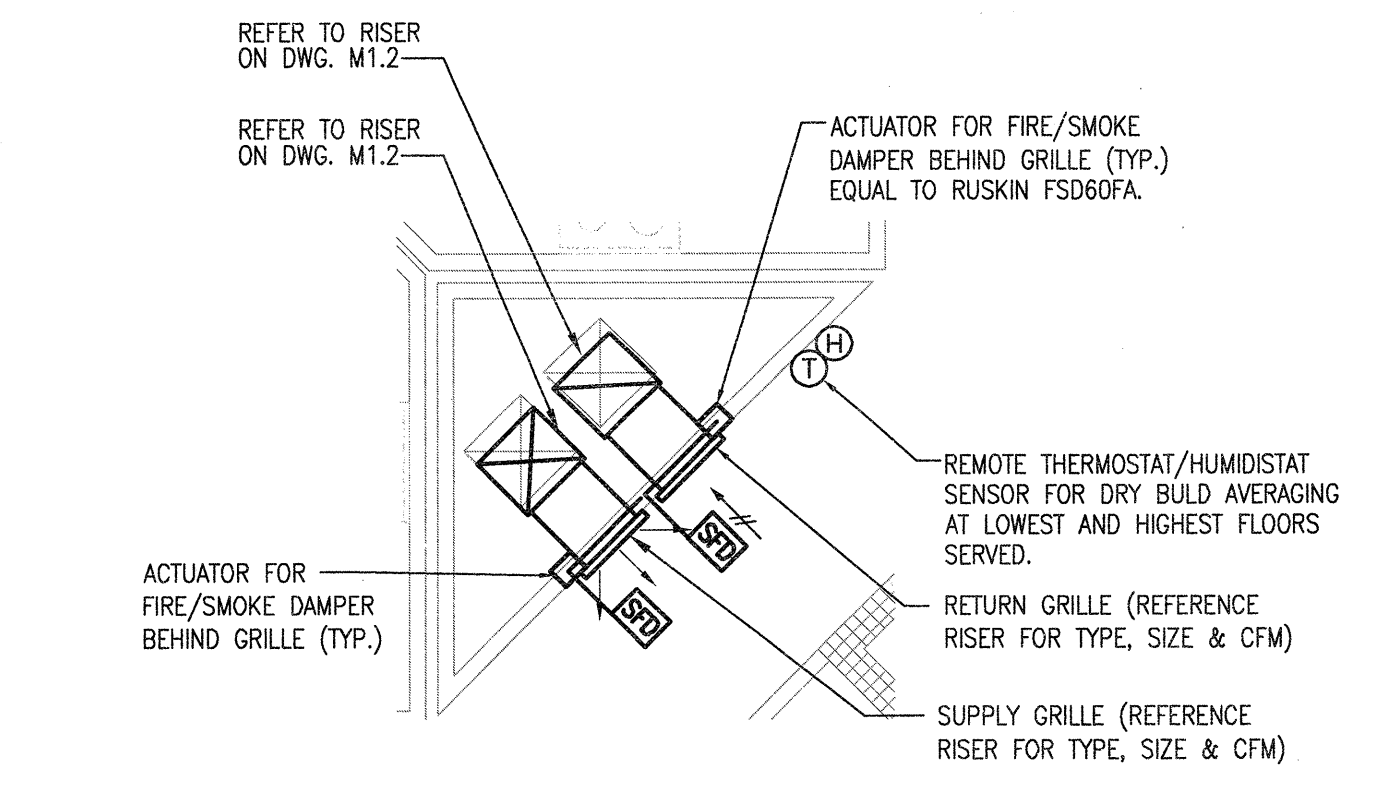
1 MAINTENANCE - MECHANICAL  
SCALE: 1/4" = 1'-0"



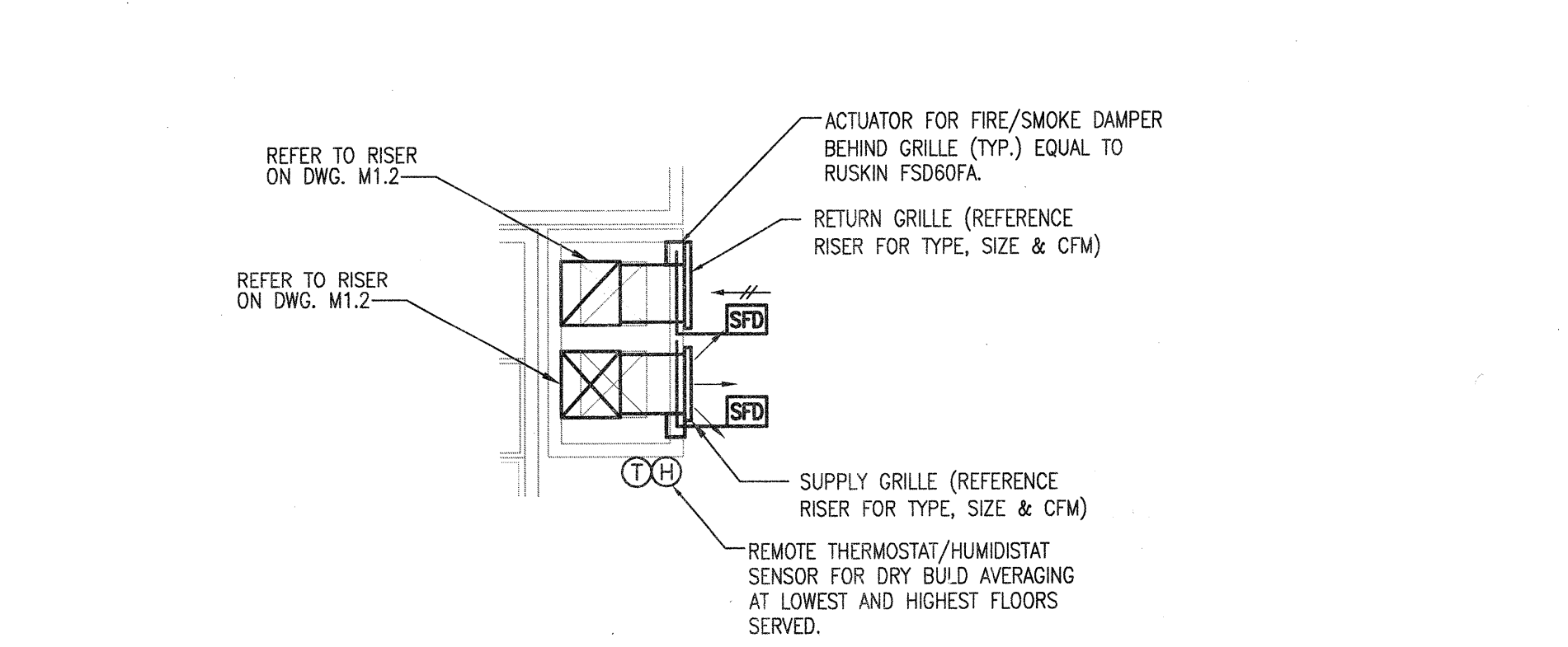
8 CORRIDOR PRESSURIZATION -MECHANICAL  
SCALE: 1/4" = 1'-0"



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



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



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

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DATE  
08-05-11

PROJECT  
11129

SHEET NUMBER

**M-4.2**  
PART  
PLANS  
MECHANICAL

**USE** Jordan & Skala Engineers  
14240 Midway Road, Suite 330  
Dallas, TX 75244-5138  
Project Number - 113-0355  
Drawn By: CJH  
Texas Firm Registration # F-4990  
Checked By: AHS

4

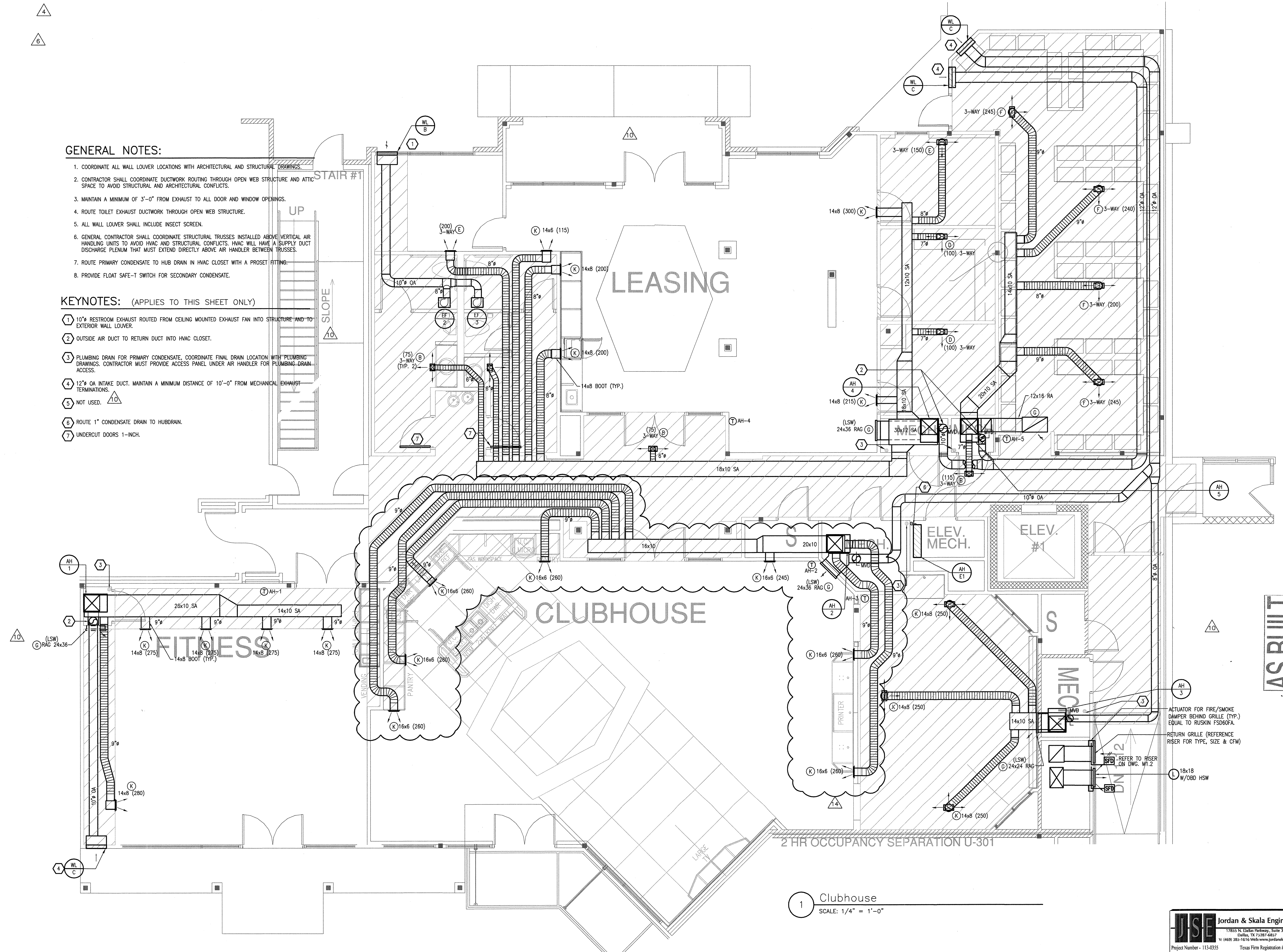
6

**GENERAL NOTES:**

1. COORDINATE ALL WALL LOUVER LOCATIONS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
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.
6. 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.
7. ROUTE PRIMARY CONDENSATE TO HUB DRAIN IN HVAC CLOSET WITH A PROSET FITTING.
8. PROVIDE FLOAT SAFE-T SWITCH FOR SECONDARY CONDENSATE.

**KEYNOTES: (APPLIES TO THIS SHEET ONLY)**

- 1 10" RESTROOM EXHAUST ROUTED FROM CEILING MOUNTED EXHAUST FAN INTO STRUCTURE AND TO EXTERIOR WALL LOUVER.
- 2 OUTSIDE AIR DUCT TO RETURN DUCT INTO HVAC CLOSET.
- 3 PLUMBING DRAIN FOR PRIMARY CONDENSATE, COORDINATE FINAL DRAIN LOCATION WITH PLUMBING DRAWINGS. CONTRACTOR MUST PROVIDE ACCESS PANEL UNDER AIR HANDLER FOR PLUMBING DRAIN ACCESS.
- 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"



**REVISIONS**

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

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DATE  
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11129

SHEET NUMBER  
**M-9.1**

**CLUBHOUSE MECHANICAL**

**JSE** Jordan & Skala Engineers  
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Dallas, TX 75248-6857  
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Project Number - 113-0355 Texas Firm Registration # F-4990  
Drawn By: CJH Checked By: AHS