

Jones Gillam Renz Architects

Address

730 N 9th St. Salina, KS 67401

1881 Main St., Suite 301 Kansas City. MO 64108 jgr@jgrarchitects.com (785) 827-0386

Date

Contact

Web jgrarchitects.com

Feb. 13, 2024

ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS

JONES GILLAM RENZ DOCUMENT JGR 710

PROJECT: The Heritage at Abilene Report No. Five (5)

PROJECT: The Heritage at Abilene
New Building, Restoration and Rehab Apartments

Abilene, Texas

OWNER: Overland Property Group

Dan Maximuk

5345 W. 151st Terrace Leawood, KS 66224 913-396-6310

Architect's Proj No. 20-3065
CONTRACTOR: MCP Group

3501 SW Fairlawn Rd. Contract For: General Construction

Topeka, KS 66614 Mechanical, Electrical 785-273-3880

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Prior to proceeding in accordance with these instructions, indicate your acceptance of these instructions for minor change to the Work as consistent with the Contract Documents and return a copy to the Architect.

DESCRIPTION:

. Sheets M1.4 & C3.01 were revised to route the building drain out the opposite end of the building. (Building A)

Attachments:

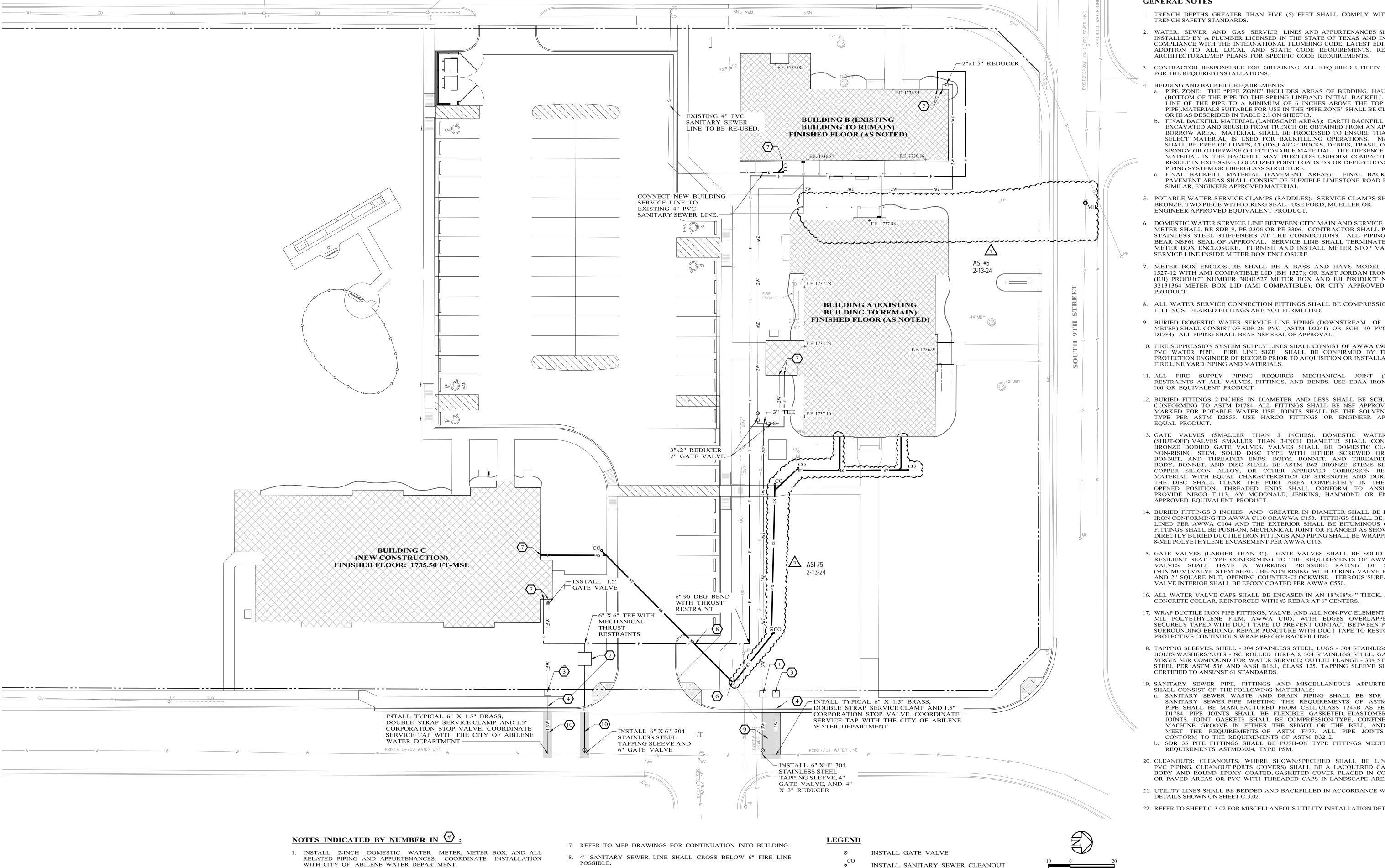
1. Revised Sheet M1.4 & C3.01

Issued by: Jones Gillam Renz Architects 730 N. Ninth Street, Salina KS 67401

Maggie Gillam, Project Manager 785 827 0386 mgillam@jgrarchitects.com

Copies to:

MCP Group - Eric Hubener, Will Hubener OPG - Dan Maximuk JGR Architect - Maggie Gillam LST - John Lewis-Smith Structural - Mike Falbe



9. FURNISH AND INSTALL ± 200 SQ. FT. OF ASPHALT REPAIR.

10. FURNISH AND INSTALL \pm 85 SQ. FT. OF ASPHALT REPAIR.

11. FURNISH AND INSTALL \pm 75 SQ. FT. OF ASPHALT REPAIR.

2. 6" DOUBLE CHECK VALVE BACKFLOW PREVENTER (CONTRACTOR TO FIELD

VERIFY FIRE SUPPLY LINE SIZE PER FIRE SUPPRESSION DESIGN. USE WATTS

MODEL 709-DNRS-S 4 DOUBLE CHECK VALVE BACKFLOW PREVENTION

ASSEMBLY. DOUBLE CHECK ASSEMBLY SHALL BE INSTALLED BELOW

GRADE IN CONCRETE VAULT WITH ALUMINUM ACCESS HATCH. ACCESSS

HATCH: ALUMINIUM ACCESS HATCH, CAST-IN CONCRETE VAULT LID. ACCESS HATCH TO BE HINGED WITH "HOLD-OPEN" ARM, "DROP HANDLE",

3. INSTALL 1-INCH DOMESTIC WATER METER, METER BOX, AND ALL

WITH CITY OF ABILENE WATER DEPARTMENT.

5. CONTRACTOR TO FIELD VERIFY EXISTING LINE DEPTH.

RELATED PIPING AND APPURTENANCES. COORDINATE INSTALLATION

4. INSTALL 1.5" WATER SERVICE LINE PER CITY STANDARDS FOR

6. BREAK 4" SERVICE LINE INTO EXISTING MANHOLE. GROUT AROUND 4"

SPRING ASSIST, AND SLAM LOCK.

PIPE FOR WATER TIGHT SEAL.

GENERAL NOTES

- 1. TRENCH DEPTHS GREATER THAN FIVE (5) FEET SHALL COMPLY WITH OSHA TRENCH SAFETY STANDARDS.
- 2. WATER, SEWER AND GAS SERVICE LINES AND APPURTENANCES SHALL BE INSTALLED BY A PLUMBER LICENSED IN THE STATE OF TEXAS AND IN STRICT COMPLIANCE WITH THE INTERNATIONAL PLUMBING CODE, LATEST EDITION IN ADDITION TO ALL LOCAL AND STATE CODE REQUIREMENTS. REFER TO
- 3. CONTRACTOR RESPONSIBLE FOR OBTAINING ALL REQUIRED UTILITY PERMITS
- FOR THE REQUIRED INSTALLATIONS.
- 4. BEDDING AND BACKFILL REQUIREMENTS: a. PIPE ZONE: THE "PIPE ZONE" INCLUDES AREAS OF BEDDING, HAUNCHING (BOTTOM OF THE PIPE TO THE SPRING LINE) AND INITIAL BACKFILL (SPRING LINE OF THE PIPE TO A MINIMUM OF 6 INCHES ABOVE THE TOP OF THE PIPE).MATERIALS SUITABLE FOR USE IN THE "PIPE ZONE" SHALL BE CLASS I, II, OR III AS DESCRIBED IN TABLE 2.1 ON SHEET13.
- b. FINAL BACKFILL MATERIAL (LANDSCAPE AREAS): EARTH BACKFILL MAY BE EXCAVATED AND REUSED FROM TRENCH OR OBTAINED FROM AN APPROVED BORROW AREA. MATERIAL SHALL BE PROCESSED TO ENSURE THAT ONLY SELECT MATERIAL IS USED FOR BACKFILLING OPERATIONS. MATERIAL SHALL BE FREE OF LUMPS, CLODS, LARGE ROCKS, DEBRIS, TRASH, ORGANIC, SPONGY OR OTHERWISE OBJECTIONABLE MATERIAL. THE PRESENCE OF SUCH MATERIAL IN THE BACKFILL MAY PRECLUDE UNIFORM COMPACTION AND RESULT IN EXCESSIVE LOCALIZED POINT LOADS ON OR DEFLECTIONS IN THE PIPING SYSTEM OR FIBERGLASS STRUCTURE.
- . FINAL BACKFILL MATERIAL (PAVEMENT AREAS): FINAL BACKFILL IN PAVEMENT AREAS SHALL CONSIST OF FLEXIBLE LIMESTONE ROAD BASE OR SIMILAR, ENGINEER APPROVED MATERIAL.
- 5. POTABLE WATER SERVICE CLAMPS (SADDLES): SERVICE CLAMPS SHALL BE
- ENGINEER APPROVED EQUIVALENT PRODUCT.
- METER SHALL BE SDR-9, PE 2306 OR PE 3306. CONTRACTOR SHALL PROVIDE STAINLESS STEEL STIFFENERS AT THE CONNECTIONS. ALL PIPING SHALL BEAR NSF61 SEAL OF APPROVAL. SERVICE LINE SHALL TERMINATE INSIDE METER BOX ENCLOSURE. FURNISH AND INSTALL METER STOP VALVE ON SERVICE LINE INSIDE METER BOX ENCLOSURE.
- METER BOX ENCLOSURE SHALL BE A BASS AND HAYS MODEL PMSBCF 1527-12 WITH AMI COMPATIBLE LID (BH 1527); OR EAST JORDAN IRONWORKS (EJI) PRODUCT NUMBER 38001527 METER BOX AND EJI PRODUCT NUMBER 32131364 METER BOX LID (AMI COMPATIBLE); OR CITY APPROVED EQUAL PRODUCT.
- 8. ALL WATER SERVICE CONNECTION FITTINGS SHALL BE COMPRESSION TYPE FITTINGS. FLARED FITTINGS ARE NOT PERMITTED.
- 9. BURIED DOMESTIC WATER SERVICE LINE PIPING (DOWNSTREAM OF WATER METER) SHALL CONSIST OF SDR-26 PVC (ASTM D2241) OR SCH. 40 PVC (ASTM D1784). ALL PIPING SHALL BEAR NSF SEAL OF APPROVAL.
- 10. FIRE SUPPRESSION SYSTEM SUPPLY LINES SHALL CONSIST OF AWWA C900, DR-18 PVC WATER PIPE. FIRE LINE SIZE SHALL BE CONFIRMED BY THE FIRE PROTECTION ENGINEER OF RECORD PRIOR TO ACQUISITION OR INSTALLATION OF FIRE LINE YARD PIPING AND MATERIALS.
- 11. ALL FIRE SUPPLY PIPING REQUIRES MECHANICAL JOINT (THURST) RESTRAINTS AT ALL VALVES, FITTINGS, AND BENDS. USE EBAA IRON SERIES 100 OR EQUIVALENT PRODUCT.
- 12. BURIED FITTINGS 2-INCHES IN DIAMETER AND LESS SHALL BE SCH. 40 PVC CONFORMING TO ASTM D1784. ALL FITTINGS SHALL BE NSF APPROVED AND MARKED FOR POTABLE WATER USE. JOINTS SHALL BE THE SOLVENT WELD TYPE PER ASTM D2855. USE HARCO FITTINGS OR ENGINEER APPROVED EQUAL PRODUCT.
- 13. GATE VALVES (SMALLER THAN 3 INCHES). DOMESTIC WATER GATE (SHUT-OFF) VALVES SMALLER THAN 3-INCH DIAMETER SHALL CONSIST OF BRONZE BODIED GATE VALVES. VALVES SHALL BE DOMESTIC CLASS 125, NON-RISING STEM, SOLID DISC TYPE WITH EITHER SCREWED OR UNION BONNET, AND THREADED ENDS. BODY, BONNET, AND THREADED ENDS. BODY, BONNET, AND DISC SHALL BE ASTM B62 BRONZE. STEMS SHALL BE COPPER SILICON ALLOY, OR OTHER APPROVED CORROSION RESISTANT MATERIAL WITH EQUAL CHARACTERISTICS OF STRENGTH AND DURABILITY. THE DISC SHALL CLEAR THE PORT AREA COMPLETELY IN THE FULLY OPENED POSITION. THREADED ENDS SHALL CONFORM TO ANSI B16.15. PROVIDE NIBCO T-113, AY MCDONALD, JENKINS, HAMMOND OR ENGINEER APPROVED EQUIVALENT PRODUCT.
- 14. BURIED FITTINGS 3 INCHES AND GREATER IN DIAMETER SHALL BE DUCTILE IRON CONFORMING TO AWWA C110 ORAWWA C153. FITTINGS SHALL BE CEMENT LINED PER AWWA C104 AND THE EXTERIOR SHALL BE BITUMINOUS COATED. FITTINGS SHALL BE PUSH-ON, MECHANICAL JOINT OR FLANGED AS SHOWN. ALL DIRECTLY BURIED DUCTILE IRON FITTINGS AND PIPING SHALL BE WRAPPED WITH 8-MIL POLYETHYLENE ENCASEMENT PER AWWA C105.
- 15. GATE VALVES (LARGER THAN 3"). GATE VALVES SHALL BE SOLID WEDGE, RESILIENT SEAT TYPE CONFORMING TO THE REOUIREMENTS OF AWWA C509. VALVES SHALL HAVE A WORKING PRESSURE RATING OF 200 PSI (MINIMUM).VALVE STEM SHALL BE NON-RISING WITH O-RING VALVE PACKING AND 2" SQUARE NUT, OPENING COUNTER-CLOCKWISE. FERROUS SURFACES OF VALVE INTERIOR SHALL BE EPOXY COATED PER AWWA C550.
- 16. ALL WATER VALVE CAPS SHALL BE ENCASED IN AN 18"x18"x4" THICK, 3,000 PSI CONCRETE COLLAR, REINFORCED WITH #3 REBAR AT 6" CENTERS.
- 17. WRAP DUCTILE IRON PIPE FITTINGS, VALVE, AND ALL NON-PVC ELEMENTS WITH 8 MIL POLYETHYLENE FILM, AWWA C105, WITH EDGES OVERLAPPED AND SECURELY TAPED WITH DUCT TAPE TO PREVENT CONTACT BETWEEN PIPE AND SURROUNDING BEDDING. REPAIR PUNCTURE WITH DUCT TAPE TO RESTORE THE PROTECTIVE CONTINUOUS WRAP BEFORE BACKFILLING.
- 18. TAPPING SLEEVES. SHELL 304 STAINLESS STEEL; LUGS 304 STAINLESS STEEL; BOLTS/WASHERS/NUTS - NC ROLLED THREAD, 304 STAINLESS STEEL; GASKETS -VIRGIN SBR COMPOUND FOR WATER SERVICE: OUTLET FLANGE - 304 STAINLESS STEEL PER ASTM 536 AND ANSI B16.1, CLASS 125. TAPPING SLEEVE SHALL BE CERTIFIED TO ANSI/NSF 61 STANDARDS.
- 19. SANITARY SEWER PIPE, FITTINGS AND MISCELLANEOUS APPURTENANCES SHALL CONSIST OF THE FOLLOWING MATERIALS:
- a. SANITARY SEWER WASTE AND DRAIN PIPING SHALL BE SDR 35 PVC SANITARY SEWER PIPE MEETING THE REQUIREMENTS OF ASTM D3034. PIPE SHALL BE MANUFACTURED FROM CELL CLASS 1245B AS PER ASTM D1784. PIPE JOINTS SHALL BE FLEXIBLE GASKETED, ELASTOMERIC-TYPE JOINTS. JOINT GASKETS SHALL BE COMPRESSION-TYPE, CONFINED IN A MACHINE GROOVE IN EITHER THE SPIGOT OR THE BELL, AND SHALL MEET THE REQUIREMENTS OF ASTM F477. ALL PIPE JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ASTM D3212.
- b. SDR 35 PIPE FITTINGS SHALL BE PUSH-ON TYPE FITTINGS MEETING THE REOUIREMENTS ASTMD3034, TYPE PSM.
- 20. CLEANOUTS: CLEANOUTS, WHERE SHOWN/SPECIFIED SHALL BE LINE TYPE PVC PIPING. CLEANOUT PORTS (COVERS) SHALL BE A LACQUERED CAST-IRON BODY AND ROUND EPOXY COATED, GASKETED COVER PLACED IN CONCRETE OR PAVED AREAS OR PVC WITH THREADED CAPS IN LANDSCAPE AREA.
- 21. UTILITY LINES SHALL BE BEDDED AND BACKFILLED IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEET C-3.02.
- 22. REFER TO SHEET C-3.02 FOR MISCELLANEOUS UTILITY INSTALLATION DETAILS.

INSTALL SANITARY SEWER MANHOLE

——1.5W—— 1.5" DOMESTIC WATER LINE

——2W—— 2" DOMESTIC WATER LINE

——3W——— 3" DOMESTIC WATER LINE

——4W——— 4" DOMESTIC WATER LINE

— F — 6" FIRE LINE 4" SANITARY SEWER LINE (2% MIN SLOPE) SCALE IN FEET

2/13/2024

*

ROBERT R. PRICHARD

/1\ 2-17-2

12/28/202

20-3065 UTILITY

PLAN

PLUMBING SIZING SYMBOLS

WASTE STACK VENT (X = SIZE)

DRAIN (X = SIZE)

VENT (X = SIZE)

HERITAC BUILDING, RESTORA

1 ASI #5 02-12-

EXPOSED PIPING TO BE ROUTED AS HIGH AS POSSIBLE. UTILIZE COPPER, RIGID PEX, OR POLYPROPYLENE, ROUTED PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING FROM ARCHITECT PRIOR TO ROUGHING IN.

COORDINATE INSTALLATION OF PIPING IN MECHANICAL CLOSET W/ M.C. & E.C. SEE PLUMBING FIXTURE SCHEDULE ON SHEET M6.2 FOR FIXTURE ROUGH-IN INFORMATION.

DOMESTIC WATER PLAN NOTES BY SYMBOL

REDUCING VALVE SET TO 80 PSI IF REQUIRED IN WATER SERVICE RISER. COORDINATE REQUIREMENTS WITH CITY OF ABILENE.

PROVIDE SHUT-OFF VALVE AND PRESSURE

- 2. SEE CIVIL DRAWINGS FOR CONTINUATION.
- 3. FIRE SPRINKLER RISER. SEE DETAIL 1:M6.1. INSTALL IN ACCORDANCE WITH NFPA 13R. COORDINATE LOCATION OF ALL VALVES AND APPURTENANCES WITH AHJ.
- 4. PROVIDE 3/4" DOMESTIC WATER BRANCH TO APARTMENT WITH SHUT-OFF VALVE IN ACCESSIBLE LOCATION.
- 5. ROUTE 1-1/4" UP TO APARTMENTS ABOVE.
- 6. PROVIDE 3/4" CW BRANCH TO WATER HEATER AND ROUTE 3/4" HW FROM WATER HEATER AND 3/4" CW TO APARTMENT FIXTURES. SEE WATER HEATER PIPING DIAGRAM ON SHEET

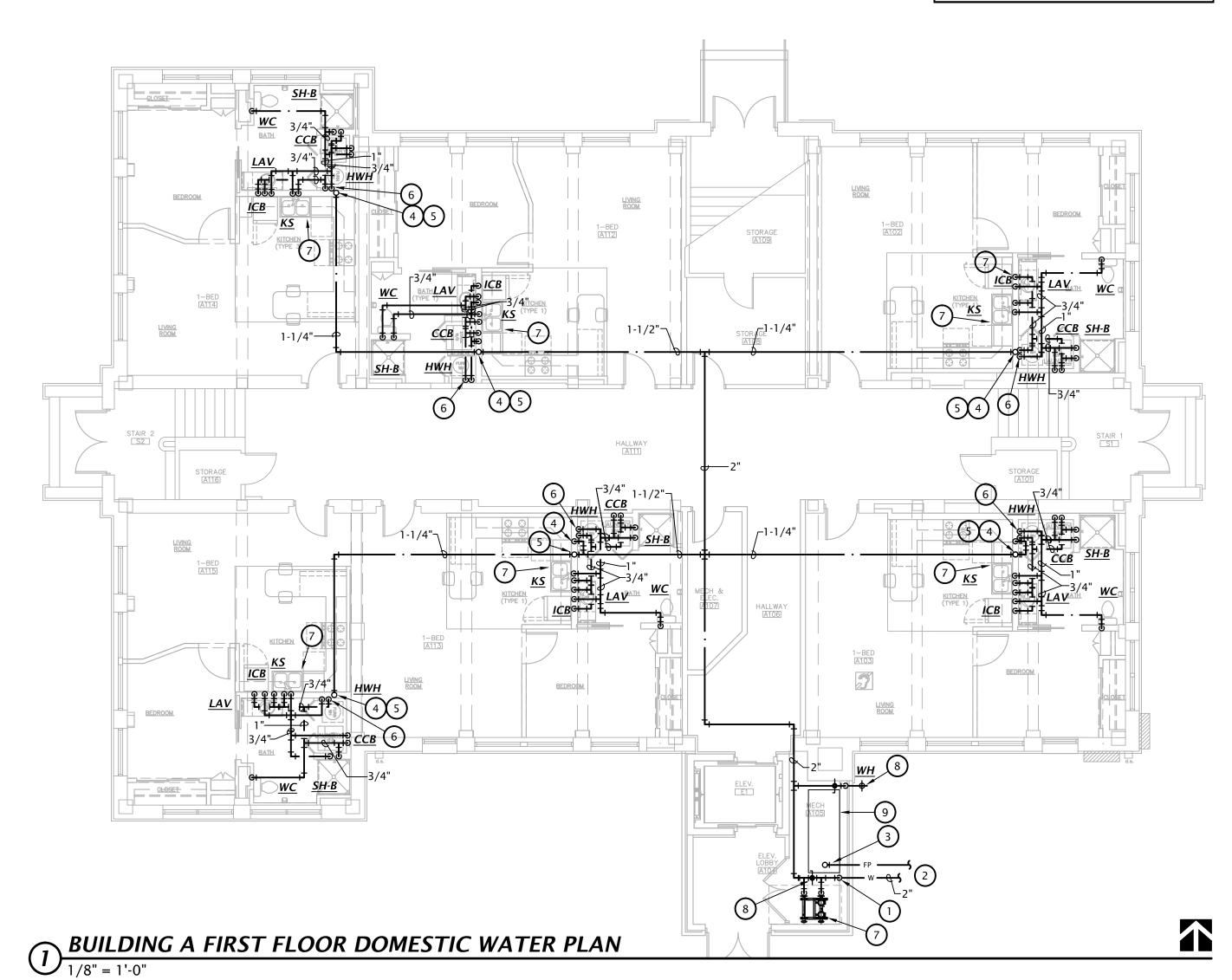
• PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.

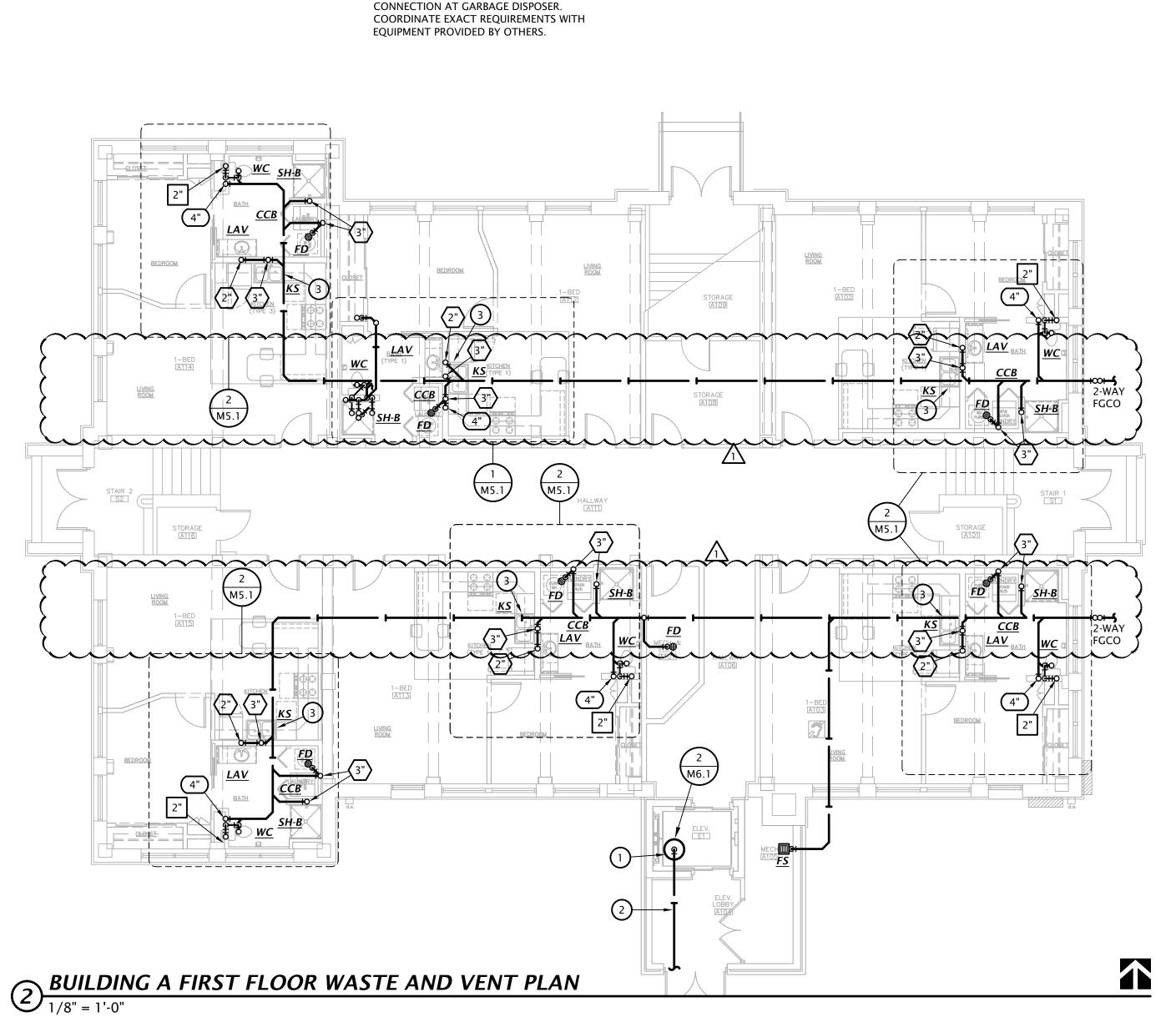
- PROVIDE VALVED 1/2" HW BRANCH BELOW SINK AND CONNECT DISHWASHER. COORDINATE REQUIREMENTS WITH EQUIPMENT PROVIDED BY OTHERS.
- 8. COORDINATE LOCATION OF WALL HYDRANT WITH E.C.
- 7. PROVIDE WATER PRESSURE BOOSTER SYSTEM CAPABLE OF INCREASING PRESSURE OF 98 GPM BY 23.3 PSI, EQUIVALENT TO QUANTUM FLO "PRODIGY E2", COMPLETE WITH (2) 1.5 HP VARIABLE SPEED DUPLEX PUMPS, 3" HEADERS, 208V/3Ø MOTORS, SINGLE POINT POWER CONNECTION. PROVIDE MANUFACTURER'S ANALYSIS OF SYSTEM PRIOR TO INSTALLATION.
- 8. PROVIDE FULL SIZED VALVED BYPASS OF BOOSTER SYSTEM.
- 9. PROVIDE SKID MOUNTED FIRE PUMP.

		ALTERNATE MATERIAL/SIZE	
		Cross-linked polyethylene (PEX)	Polypropylene (PP)
INDICATED	1/2"	3/4"	1/2"
	3/4"	1"	1"
	1"		1-1/4"
	1-1/4"		1-1/2"
	1-1/2"		2"
	2"		2-1/2"
	2-1/2"		3"
	ייב		2 1/2"

L copper pipe. If alternate materials are used, sizes shall be as indicated above. Where no pipe size is shown, use of indicated material in design pipe size

Note: Pipe sizes indicated on drawings are for Type is prohibited. Do not use materials other than those





PIPING SHALL NOT BE INSTALLED ABOVE ELECTRICAL PANELS.

ELEVATOR SUMP PIT.

FROM ARCHITECT PRIOR TO ROUGHING IN.

• EXPOSED DRAIN PIPING TO BE ROUTED AS HIGH AS POSSIBLE. UTILIZE CAST IRON, ROUTED

PERPENDICULAR TO BUILDING SURFACES. NEATLY TRAIN PIPING TOGETHER ALONG EXISTING

*** WASTE AND VENT PLAN NOTES BY SYMBOL**

CONSTRUCTION AND COORDINATE WITH OTHER TRADES. OBTAIN APPROVAL OF ROUTING

SEE PLUMBING FIXTURE SCHEDULE ON SHEET M6.2 FOR FIXTURE ROUGH-IN INFORMATION.

2. ROUTE 2" DISCHARGE FROM SUMP PUMP TO

EXTEND TO STORM DRAIN ON SITE.

EXTERIOR AND DISCHARGE TO GRADE OR

3. CONNECT DISHWASHER TO INDIRECT DRAIN

COORDINATE WITH CIVIL ENGINEER AND G.C..