

Architect:

MIDWEST ARCHITECTS
1120 NW Eagle Ridge Blvd.
Grain Valley, Missouri 64029
t: (816) 229-8115

Client:
Ward Development
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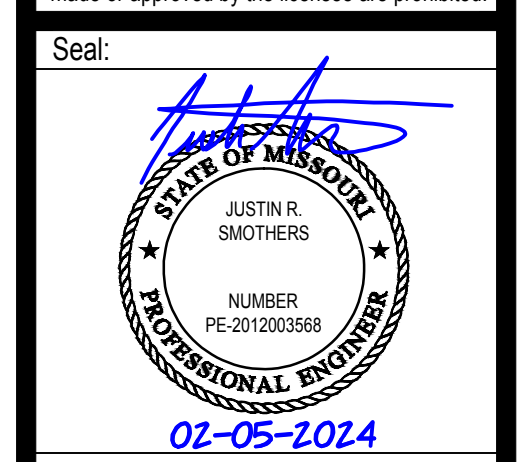
Consultants:

Civil Engineering:
Engineering Solutions
50 SE 30th Street
Lee's Summit, Missouri 64082
t: (816) 623-9888

Structural Engineering:
Needham DBS
15950 College Blvd
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MEP Engineering:
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1925 Central Street, Suite 201
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Project Number: 22-245
Project Type: NEW CONSTRUCTION
Project Name and Address:

TOWN CENTRE 22, LOT 4
NE Town Centre Blvd
Lee's Summit, Missouri 64064

Issue:	Date:
Bid Set	02.27.23
Bid Set Revisions	03.10.23
Bid Set Revisions 2	03.16.23
Bid Set Revisions 3	04.11.23
Building Permit Set	04.20.23
Plancheck	05.12.23
C3 - Fire Pump Room	08.29.23
P1 - GAS Pressue Change	02.05.24

Sheet Title:

PLUMBING PLAN - WEST

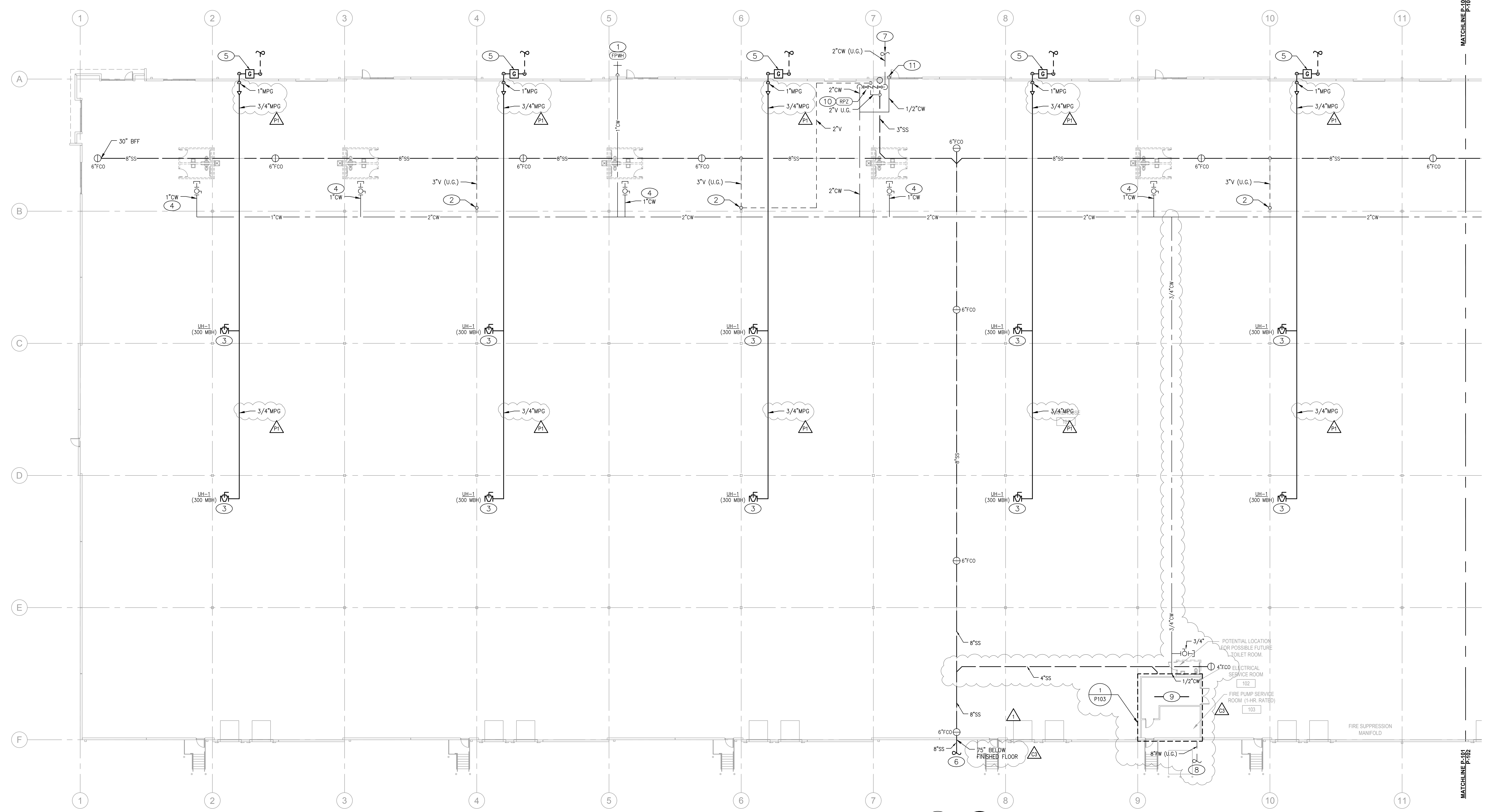
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KEYED PLAN NOTES

- 3/4" CW TO HOSE BIBB NEAR DOOR. INSTALL HOSE BIBB AT 18" A.F.C. COORDINATE LOCATION WITH GC PRIOR TO INSTALLATION.
- 3" V UP COLUMN TO 4" VTR. VERIFY 10'-0" CLEARANCE FROM ALL BUILDING OPENINGS AND MIN. 3'-0" FROM EDGE OF ROOF. SEAL ROOF PENETRATION WEATHERTIGHT.
- PRIOR TO EQUIPMENT CONNECTIONS PROVIDE 3/4" CSA APPROVED VENTLESS GAS REGULATOR TO DROP PRESSURE FROM 5 PSIG TO 7" W.C. INSTALL DIRT LEG AND SHUT-OFF VALVE PRIOR TO FINAL CONNECTION.
- PROVIDE CAPPED 1" CW LINE WITH SHUT-OFF VALVE.
- COORDINATE WITH GAS COMPANY FOR INSTALLATION OF TENANT METER WITH CAPACITY FOR 600 MBH @ 5 PSIG. PLUMBING CONTRACTOR TO VERIFY ALL EQUIPMENT GAS CAPACITIES AND OPERATING PRESSURES PRIOR TO INSTALLATION OF ANY PIPING.
- 8" SANITARY TO UTILITY SERVICE. CONTRACTOR SHALL WORK WITH LOCAL WASTE WATER AUTHORITY AND BEAR ALL COST FOR INSTALLATION OF A NEW SEWER LINE CONNECTING INTO THE SEWER MAIN FOR A COMPLETE INSTALLATION. REFER TO CIVIL PLANS FOR CONTINUATION.
- 2" DOMESTIC WATER SERVICE ENTRANCE. CONTRACTOR SHALL WORK WITH THE WATER COMPANY FOR THE INSTALLATION OF A NEW WATER MAIN ENTRANCE, INCLUDING TAP, METER, METER PIT, PIPING, ETC. FOR A COMPLETE INSTALLATION. SEE CIVIL PLANS FOR CONTINUATION AND LOCATION OF WATER METER.
- 8" FIRE SERVICE TO MAIN. REFER TO CIVIL DRAWINGS.
- SEE ENLARGED VIEW ON SHEET M-103 FOR CONTINUED PIPING.
- PROVIDE 2" RPZ BACKFLOW PREVENTER. INSTALL 24" A.F.F. AND 6" FROM WALL. ROUTE DRAIN FROM RPZ TO FLOOR DRAIN. TERMINATE DRAIN WITH AIR GAP. SEE DOMESTIC WATER SERVICE ENTRY DETAIL.
- 1/2" CW TO TRAP PRIMER EQUAL TO ZURN Z1022-DU. CONTINUE WITH 1/2" CW UNDERGROUND TO FLOOR DRAIN TRAP PRIMER CONNECTION.

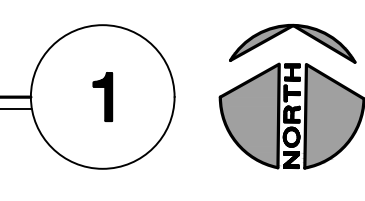
GENERAL NOTES

- DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF WORK. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND PLANS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS PORTION OF THE CONSTRUCTION DOCUMENTS. NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- COORDINATE INSTALLATION OF MECHANICAL AND PLUMBING SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND ORDERLY INSTALLATION AND AVOID CONFLICTS. INSTALL DUCTWORK AND PIPING AS TIGHT TO STRUCTURE AS POSSIBLE. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. VERIFY DUCT SPACE AVAILABLE ABOVE ALL CEILING PRIOR TO ANY FABRICATION OF INSTALLATION.
- OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS AND SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF.
- ALL ROOF AND WALL PENETRATIONS SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR. PROVIDE ALL REQUIRED SLEEVES, FLASHINGS, CURBS, REINFORCED ANGLES, SUPPORTING FRAMES, ETC. UNLESS THEY ARE SPECIFICALLY CALLED OUT TO BE FURNISHED BY OTHERS.



PLUMBING PLAN - WEST

SCALE: 1/16" = 1'-0"



Architect:

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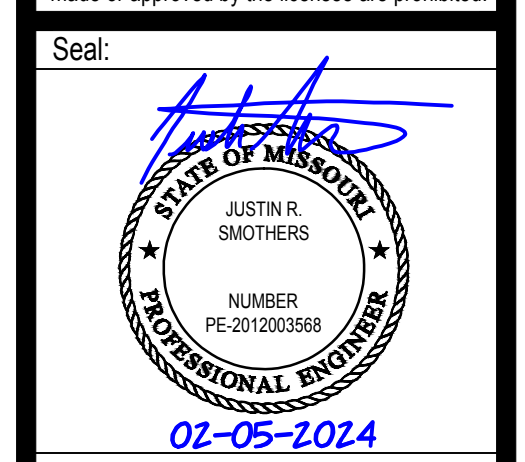
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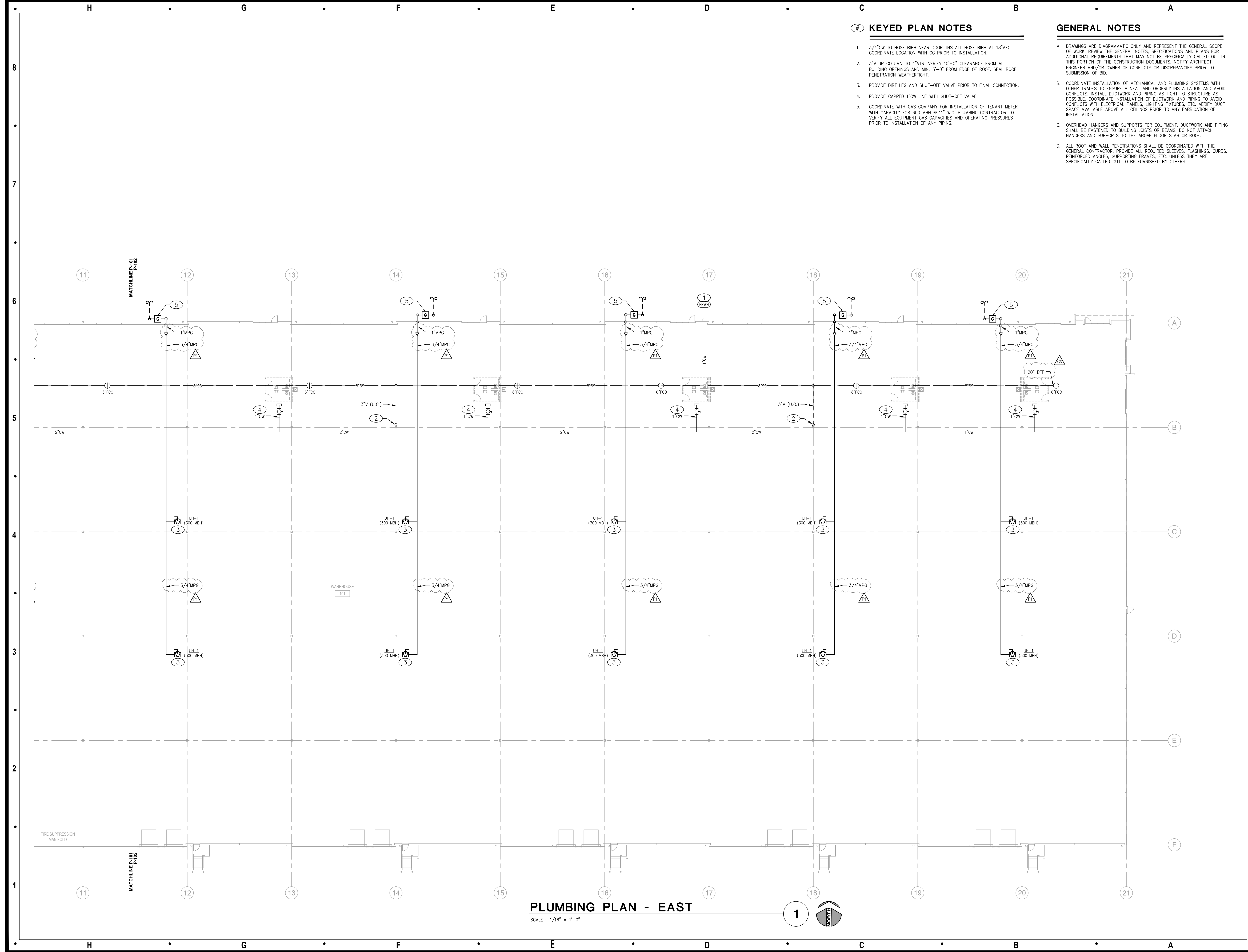
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PLUMBING PLAN - EAST

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