

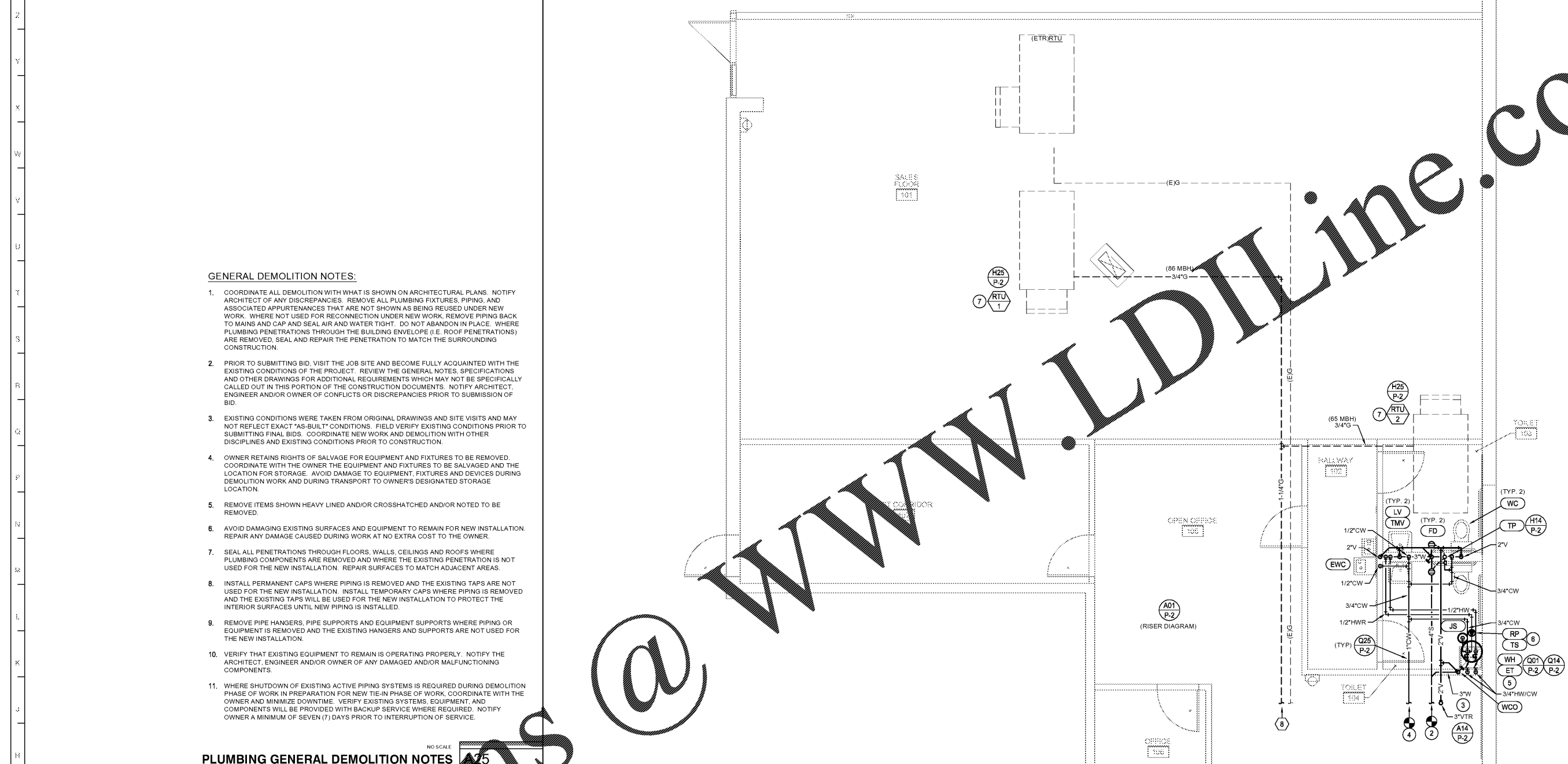


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- GENERAL DEMOLITION NOTES:**
- COORDINATE ALL DEMOLITION WITH WHAT IS SHOWN ON ARCHITECTURAL PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. REMOVE ALL PLUMBING FIXTURES, PIPING, AND ASSOCIATED APPURTENANCES THAT ARE NOT SHOWN AS BEING REUSED UNDER NEW WORK. WHERE NOT USED FOR RECONNECTION UNDER NEW WORK, REMOVE PIPING BACK TO MAINS AND CAP AND SEAL AIR AND WATER TIGHT. DO NOT ABANDON IN PLACE. WHERE PLUMBING PENETRATIONS THROUGH THE BUILDING ENVELOPE (I.E. ROOF PENETRATIONS) ARE REMOVED, SEAL AND REPAIR THE PENETRATION TO MATCH THE SURROUNDING CONSTRUCTION.
 - PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH 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.
 - EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 - OWNER RETAINS RIGHTS OF SALVAGE FOR EQUIPMENT AND FIXTURES TO BE REMOVED. COORDINATE WITH THE OWNER THE EQUIPMENT AND FIXTURES TO BE SALVAGED AND THE LOCATION FOR STORAGE. AVOID DAMAGE TO EQUIPMENT, FIXTURES AND DEVICES DURING DEMOLITION WORK AND DURING TRANSPORT TO OWNER'S DESIGNATED STORAGE LOCATION.
 - REMOVE ITEMS SHOWN HEAVY LINED AND/OR CROSSHATCHED AND/OR NOTED TO BE REMOVED.
 - AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN FOR NEW INSTALLATION. REPAIR ANY DAMAGE CAUSED DURING WORK AT NO EXTRA COST TO THE OWNER.
 - SEAL ALL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS WHERE PLUMBING COMPONENTS ARE REMOVED AND WHERE THE EXISTING PENETRATION IS NOT USED FOR THE NEW INSTALLATION. REPAIR SURFACES TO MATCH ADJACENT AREAS.
 - INSTALL PERMANENT CAPS WHERE PIPING IS REMOVED AND THE EXISTING TAPS ARE NOT USED FOR THE NEW INSTALLATION. INSTALL TEMPORARY CAPS WHERE PIPING IS REMOVED AND THE EXISTING TAPS WILL BE USED FOR THE NEW INSTALLATION TO PROTECT THE INTERIOR SURFACES UNTIL NEW PIPING IS INSTALLED.
 - REMOVE PIPE HANGERS, PIPE SUPPORTS AND EQUIPMENT SUPPORTS WHERE PIPING OR EQUIPMENT IS REMOVED AND THE EXISTING HANGERS AND SUPPORTS ARE NOT USED FOR THE NEW INSTALLATION.
 - VERIFY THAT EXISTING EQUIPMENT TO REMAIN IS OPERATING PROPERLY. NOTIFY THE ARCHITECT, ENGINEER AND/OR OWNER OF ANY DAMAGED AND/OR MALFUNCTIONING COMPONENTS.
 - WHERE SHUTDOWN OF EXISTING ACTIVE PIPING SYSTEMS IS REQUIRED DURING DEMOLITION PHASE OF WORK IN PREPARATION FOR NEW TIE-IN PHASE OF WORK, COORDINATE WITH THE OWNER AND MINIMIZE DOWNTIME. VERIFY EXISTING SYSTEMS, EQUIPMENT, AND COMPONENTS WILL BE PROVIDED WITH BACKUP SERVICE WHERE REQUIRED. NOTIFY OWNER A MINIMUM OF SEVEN (7) DAYS PRIOR TO INTERRUPTION OF SERVICE.

NO SCALE
PLUMBING GENERAL DEMOLITION NOTES A25

- GENERAL PLUMBING NOTES:**
- DRAWINGS ARE DIAGRAMMATIC ONLY AND REPRESENT THE GENERAL SCOPE OF THE WORK. PRIOR TO SUBMITTING BID, VISIT THE JOB SITE TO OBSERVE THE EXISTING CONDITIONS OF THE PROJECT. 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 OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
 - PROVIDE A CONSTRUCTION RECORD SET OF "AS-BUILT" DOCUMENTS TO THE ARCHITECT REFLECTING ANY VARIANCES OF INSTALLED PIPING LOCATIONS OR EQUIPMENT CONTRARY TO THE CONSTRUCTION DOCUMENTS. REFER TO SPECIFICATIONS.
 - PROVIDE TO THE ARCHITECT A COPY OF INSPECTION REPORTS AND APPROVAL CERTIFICATES FROM LOCAL AND STATE AGENCIES. REFER TO SPECIFICATIONS.
 - INSTALLATION SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS OF THE LANDLORD. OBTAIN A COPY OF THE LANDLORD'S REQUIREMENTS AND REVIEW PRIOR TO SUBMITTING.
 - PLANS AND SPECIFICATIONS GOVERN WHEN THEY EXCEED CODE REQUIREMENTS.
 - VERIFY LOCATION AND DEPTH OF EXISTING PIPING AT POINTS OF CONNECTION BEFORE START OF PIPING INSTALLATION.
 - REFER TO ARCHITECT'S PLANS FOR EXACT LOCATION AND MOUNTING HEIGHTS OF PLUMBING FIXTURES.
DO NOT SCALE FLOOR PLANS FOR EXACT HORIZONTAL LOCATION OF PIPE ROUTING.
 - INSTALL CONCEALED PIPING TO THE STRUCTURE AND AS HIGH AS POSSIBLE. INSTALL EXPOSED PIPING TIGHT TO THE STRUCTURE, WALL OR CEILING AND AS HIGH AS POSSIBLE. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS.
 - VALVES SHALL BE THE SIZE UNLESS OTHERWISE NOTED.
 - PIPING IN FINISHED AREAS SHALL BE ROUTED CONCEALED; EXPOSED PIPING, WHERE NECESSARY, SHALL BE ROUTED AS HIGH AS POSSIBLE AND TIGHT TO WALLS.
 - INSTALL NO PLASTIC PIPE OF ANY KIND ABOVE SLAB INSIDE OR UNDER THE BUILDING. INSTALL NO PLASTIC PIPE IN THE CEILING RETURN AIR PLENUM.
 - COORDINATE ALL WORK WITH OTHER TRADES AND CONTRACTORS.
 - COORDINATE PIPING INSTALLATION WITH STRUCTURAL GRADE BEAMS, FOOTINGS, COLUMN PIERS, ETC. SLEEVE PIPING THROUGH GRADE BEAMS, FOOTING, ETC. WHERE REQUIRED AND AS NOTED ON PLANS. COORDINATE SLEEVE INSTALLATIONS WITH THE ARCHITECT, STRUCTURAL ENGINEER, STRUCTURAL CONTRACTOR AND GENERAL CONTRACTOR BEFORE CONCRETE IS INSTALLED.
 - CLEAN FAUCET AERATORS AND PIPE STRAINERS PRIOR TO TURNING BUILDING OVER TO THE OWNER.
 - PROVIDE TRAP PRIMERS WHERE REQUIRED BY LOCAL AUTHORITIES.
 - COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT INSTALL PIPING OVER ELECTRICAL PANELS.
 - COORDINATE ALL ROOF PENETRATIONS WITH OTHER TRADES. MAINTAIN 10' MINIMUM CLEARANCE FROM ALL AIR INTAKES. MAINTAIN 2' CLEARANCE FROM ALL OTHER EQUIPMENT.
 - INSULATE PIPING ROUTED IN EXTERIOR BUILDING WALLS WITH MINIMUM 2" BATT INSULATION TO PREVENT FREEZING.
 - WATER HAMMER ARRESTORS SHALL BE SIZE "A" UNLESS NOTED OTHERWISE.
 - PROVIDE VERTICAL LIFT SPRING LOADED CHECK VALVES IN HOT AND COLD WATER SUPPLIES FOR MOP SINK FAUCETS DOWNSTREAM OF SHUTOFF VALVES.

THE TENANT SPACE INCLUDES AN EXISTING FIRE SPRINKLER SYSTEM. GENERAL CONTRACTOR SHALL INCLUDE IN THEIR BID A COST TO SUBCONTRACT A LICENSED FIRE SPRINKLER CONTRACTOR TO PROVIDE A CODE APPROVED FIRE SPRINKLER DESIGN FOR THE SPACE UNDER A DEFERRED PERMIT. PERFORMANCE SPECIFICATION HAS BEEN PROVIDED ON SHEET P6 FOR GENERAL GUIDANCE ON SYSTEM DESIGN.

BASIS OF DESIGN FOR THE DOMESTIC WATER DISTRIBUTION, SIZING, AND PLUMBING FIXTURE SELECTION AS SHOWN IN THESE DOCUMENTS ARE BASED UPON A MINIMUM AVAILABLE WATER SERVICE PRESSURE OF 43 PSI AT THE POINT OF CONNECTION TO THE UTILITY WATER SERVICE PIPING. SHOULD AVAILABLE DOMESTIC WATER PRESSURE BE LESS THAN 43 PSI AT MINIMUM 16 GPM, THEN LANDLORD SHALL BE RESPONSIBLE FOR PROVIDING A DOMESTIC WATER BOOSTER PUMP SYSTEM. SHOULD AVAILABLE WATER PRESSURE BE GREATER THAN 80 PSI, THEN LANDLORD SHALL BE RESPONSIBLE FOR PROVIDING A PRESSURE REDUCING VALVE TO REDUCE DOMESTIC WATER DISTRIBUTION PRESSURES BELOW 80 PSI.

NO SCALE
PLUMBING GENERAL NOTES A21

PLUMBING PLAN NOTES:

- COORDINATE PIPE ROUTING AWAY FROM ELECTRICAL PANELS. DO NOT ROUTE PIPING OVER ELECTRICAL PANELS.
- CONNECT NEW 4" TS TO EXISTING SANITARY MAIN. FIELD VERIFY EXACT LOCATION, INVERT, SIZE, AND FLOW DIRECTION OF EXISTING MAIN. PROVIDE FLOOR CLEANOUT AS NECESSARY. NOTIFY ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ROUTE NEW 3" VENT THROUGH ROOF WHERE SHOWN. FIELD VERIFY EXACT LOCATION AND CONFIRM VENT IS MINIMUM 10'-0" AWAY FROM ANY BUILDING INTAKE.
- CONNECT NEW 1" CW PIPING TO DOMESTIC COLD WATER TAP. FIELD VERIFY EXACT SIZE AND LOCATION. PROVIDE SHUTOFF VALVE WHERE NOT INSTALLED. PROVIDE NEW WATER METER WITH REMOTE READER.
- ROUTE 3/4" CW TO AND 3/4" HW FROM WATER HEATER. PROVIDE STEEL PLATE SHELF TO MOUNT WATER HEATER. PROVIDE 6"

1/4"=1'-0"
PLUMBING PLAN M01

- WATERTIGHT RUST-PROOF DRAIN PAN AND DRAIN PIPE. DISCHARGE 3/4" T&P RELIEF VALVE DISCHARGE LINE AND 3/4" DRAIN PAN PIPE INTO JANITOR'S SINK WITH AIR GAP PER CODE.
- SET TIMER TO START RECIRC PUMP ONE HOUR BEFORE AND STOP ONE HOUR AFTER NORMAL BUSINESS HOURS. COORDINATE HOURS OF OPERATION WITH TENANT REPRESENTATIVE.
- INSTALL ROOFTOP UNIT CONDENSATE DRAIN WITH P-TRAP. ROUTE DRAIN LINE AWAY FROM UNIT WHERE CONDENSATE DRAINAGE DOES NOT CONNECT IN WORKING AREA AROUND UNIT AND TO NEAREST ROOF DRAIN WITH MINIMUM 1/8" PER FOOT SLOPE.
- COORDINATE WITH UTILITY TO PROVIDE A NEW GAS SERVICE AND METER. ROUTE PIPING ADJACENT TO EXISTING ROOF MOUNTED GAS PIPING AND DOWN TO METER AND SUPPORT PER SPECS. PIPE SIZED USING LONGEST LENGTH METHOD WITH A DEVELOPED LENGTH OF 240" AND 7"WC.

NO SCALE
PLUMBING PLAN NOTES A01

DATE	1/5/2017	DESCRIPTION	ISSUED FOR PERMITS

PLUMBING PLAN

PROJECT NUMBER	2017014056
SHEET NUMBER	0050
DESIGNED BY	MSM
CHECKED BY	
DATE	JANUARY 5, 2017
PROJECT NUMBER	
P-1	

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