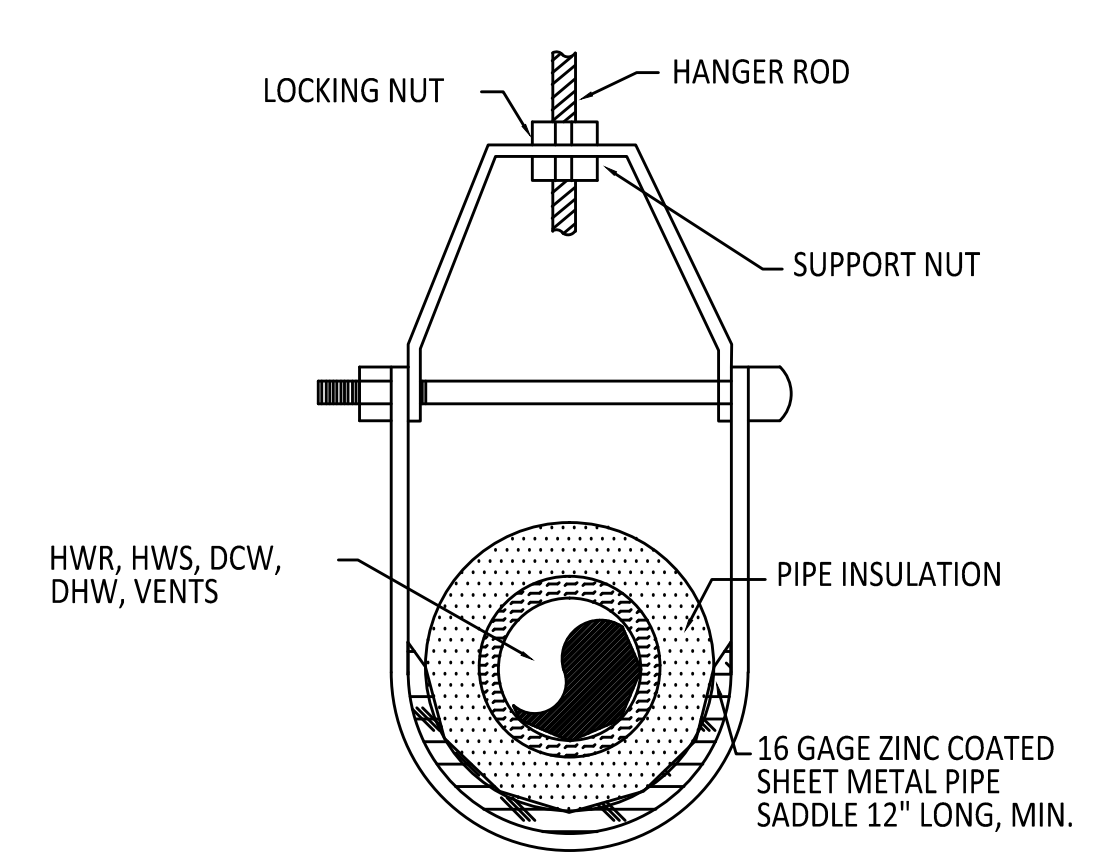


PLUMBING LEGEND			
EQUIPMENT		PIPING	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CLEANOUT TO GRADE (CO)		EXISTING PIPING
	DOUBLE CLEANOUT TO GRADE (DCO)		PIPING TO BE REMOVED
	WALL CLEANOUT (WCO)		SANITARY SEWER PIPING
	VENT THROUGH ROOF (V.T.R.)		VENT PIPING
	FLOOR DRAIN (FD)		DOMESTIC COLD WATER PIPING
	FLOOR SINK (FS)		DOMESTIC HOT WATER PIPING
	TRENCH DRAIN (TD)		DOMESTIC RECIRCULATION PIPING
	AREA DRAIN (AD)		GAS PIPING
	HOSE BIBB (HB)		LOW PRESSURE GAS PIPING
	YARD HYDRANT (YH)		MEDIUM PRESSURE GAS PIPING
	TRAP PRIMER (TP)		LIQUID PETROLEUM GAS PIPING
	ACCESS PANEL (AP)		STORM DRAIN PIPING
	WATER HAMMER ARRESTOR (WHA)		OVER FLOW DRAIN PIPING
	ROOF DRAIN (RD)		ROOF DRAIN PIPING
	WALL BOX (WB)		CONDENSATE PIPING
	EXPANSION TANK (ET)		COMPRESSED AIR
	SUMP PUMP (SP)		ACID WASTE PIPING
	WATER HEATER (WH)		
	BACKFLOW PREVENTER (BFP)		
	RECIRCULATING PUMP (RP)		
	GAS METER		
FITTINGS		TEXT SYMBOLS	
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	UNION		MECHANICAL KEYED NOTES
	ELBOW UP		PIPE LEADER LINE FOR SIZES
	ELBOW DOWN		POINT OF CONNECTION
	TEE UP		POINT OF DISCONNECTION
	TEE DOWN		EQUIPMENT DESIGNATION
	BREAK		REVISION DELTA
	CAP		ARROW INDICATES DIRECTION OF FLOW
VALVES			RISE IN DIRECTION OF FLOW
SYMBOL	DESCRIPTION		DROP IN DIRECTION OF FLOW
	GATE VALVE		
	CHECK VALVE		
	BALL VALVE		
	PRESSURE REDUCING VALVE		
	OUTSIDE STEM AND YOKE		
	BALANCING, GAS COCK OR GAUGE COCK		
	STEAM TRAP		
	VALVE IN RISER		
	AUTO FLOW CONTROL VALVE		

NOTE: THIS SYMBOLS LEGEND IS A GENERAL REPRESENTATION OF DEVICES USED. SOME PROJECTS MAY NOT UTILIZE ALL SYMBOLS REPRESENTED. COORDINATE ALL SYMBOLS FROM PLANS.

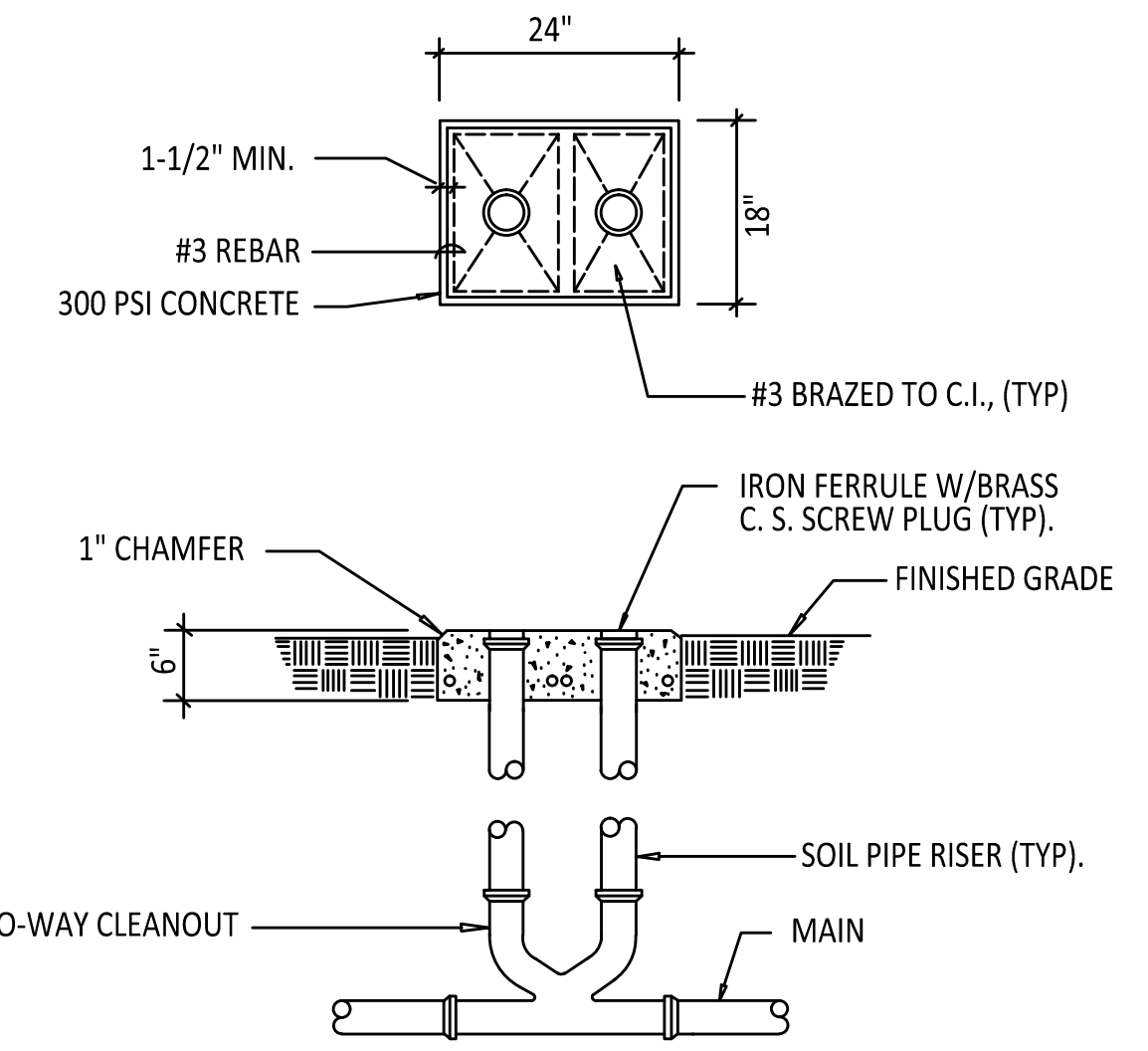
GENERAL PROJECT NOTES:

- A. COMPLETE ALL WORK IN FULL COMPLIANCE WITH THE U.P.C., U.M.C., I.B.C., LIFE SAFETY CODE, N.F.P.A., ADA, AND ALL LOCAL CODES AND ORDINANCES.
- B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE LAYOUT AND INSTALLATION OF THE PLUMBING SYSTEMS INCLUDING ALL COORDINATION WITH NEW AND EXISTING SERVICES, MECHANICAL EQUIPMENT, ELECTRICAL EQUIPMENT, CONDUIT, CEILING, AND ANY OTHER EQUIPMENT THAT MAY REQUIRE COORDINATION EFFORTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR COORDINATION OF TEMPORARY CUT-OFF OF WATER, SEWER AND NATURAL GAS WITH OWNER AND FOR ALL NECESSARY TRENCHING, BACKFILLING, CUTTING, PATCHING, REPAIRING, ETC., ASSOCIATED WITH THE INSTALLATION OF THE PLUMBING SYSTEM SHOWN ON THE PLANS AND DESCRIBED IN THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE FIXTURES WITH THE LOCAL CODE REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- C. VERIFY INVERTS BEFORE ROUTING ANY AND ALL PIPING. NO COMPENSATION WILL BE MADE FOR CONTRACTOR'S FAILURE TO COORDINATE WORK WITH GENERAL CONTRACTOR AND OWNER, AND TO TOTALLY FAMILIARIZE HIMSELF WITH ALL CONSTRAINTS AND LIMITATIONS OF THE WORK REQUIRED.
- D. WASTE PIPING SHALL BE STANDARD PVC. VENT PIPING SHALL BE PVC.
- E. ALL WATER PIPING SHALL BE PEXA. PVC CANNOT BE USED FOR DOMESTIC HOT WATER PIPING.
- F. MINIMUM DEPTH OF BURY:
WATER 48 IN.
SEWER 24 IN.
- G. ROUTE PIPING AS NEARLY AS POSSIBLE TO THE ROUTING INDICATED ON THE PLANS, BUT MAKE MINOR CHANGES IN ROUTING TO ACCOMMODATE THE CONDITIONS AT THE SITE. DO NOT UNDERTAKE MAJOR REROUTING OF PIPING WITHOUT WRITTEN APPROVAL FROM OWNER OR ENGINEER. BE RESPONSIBLE FOR ALL REQUIRED TRANSITIONS, OFFSETS, MINOR RELOCATIONS, AND ALL ASSOCIATED FITTINGS, PIPING, AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATIONAL SYSTEM.
- H. WHENEVER POSSIBLE, IT IS DESIRABLE TO LAY PARALLEL WATER AND SEWER LINES AT LEAST TEN FEET APART HORIZONTALLY, AND THE WATER LINE SHOULD BE AT A HIGHER ELEVATION THAN THE SEWER LINE. IF THIS IS NOT POSSIBLE, SEPARATE TRENCHES WILL BE REQUIRED IN ALL CASES (THIS SHALL BE EFFECTIVE EVEN THOUGH ONE LINE HAS BEEN INSTALLED PRIOR TO THE OTHER), AND THE WATER LINE SHALL BE AT LEAST TWO FEET ABOVE THE SEWER LINE. WHEN WATER AND SEWER LINES CROSS EACH OTHER, THE WATER SHALL BE AT LEAST THREE FEET ABOVE THE SEWER LINE; OTHERWISE, THE SEWER LINE SHALL BE OF CAST IRON PIPE, OR EQUIVALENT FOR NINE FEET EACH SIDE OF THE WATER LINE.
- I. INSTALL ISOLATION VALVES AND UNIONS AT ALL BRANCH TAKEOFFS. PROVIDE ACCESS PANELS TO ALL INACCESSIBLE PLUMBING EQUIPMENT TO INCLUDE BUT NOT LIMITED TO VALVES, CONTROL VALVES, ETC.
- J. ALL PIPING (DOMESTIC HOT WATER, DOMESTIC COLD WATER) IN THE BUILDING SHALL BE INSULATED ACCORDING TO THE NEW MODEL ENERGY CODE.
- K. PROVIDE WALL CLEANOUTS AT ALL SINKS, LAVATORIES, WATER COOLERS, AND WALL MOUNTED URINALS.
- L. PROVIDE 12 IN. LONG VERTICAL UPWARD CAPPED AIR RISERS AT EACH FIXTURE FOR BOTH HW & CW CONNECTIONS TO SERVE AS SHOCK ABSORBERS. PROVIDE WATER HAMMER ARRESTOR BEHIND ACCESS PANEL AT ALL GANG FIXTURE LOCATIONS.
- M. INSTALL CONDENSATE AND OVERFLOW PIPING FROM ALL MECHANICAL EQUIPMENT DRAIN POINTS. EXTEND AND TERMINATE PER UMC/UPC. ALL CONDENSATE AND OVERFLOW PIPING SHALL BE INSULATED PER SPECIFICATIONS FOR APPROPRIATE TEMPERATURE RANGE.
- N. INSULATE ALL COLD AND HOT WATER SUPPLY TUBING AND P-TRAPS AT EACH LAVATORY WITH "TRAP-WRAP" BY BROCAR PRODUCTS INC. INCLUDE ALL FITTINGS FOR A COMPLETE INSTALLATION.



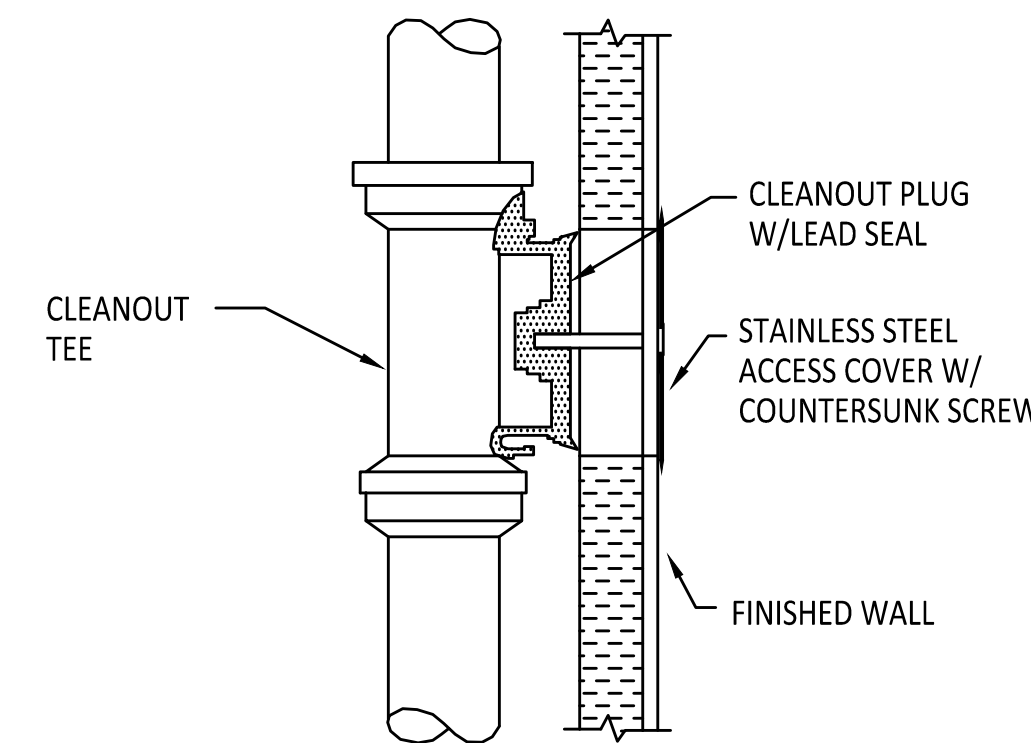
PIPING HANGER DETAIL

N.T.S.



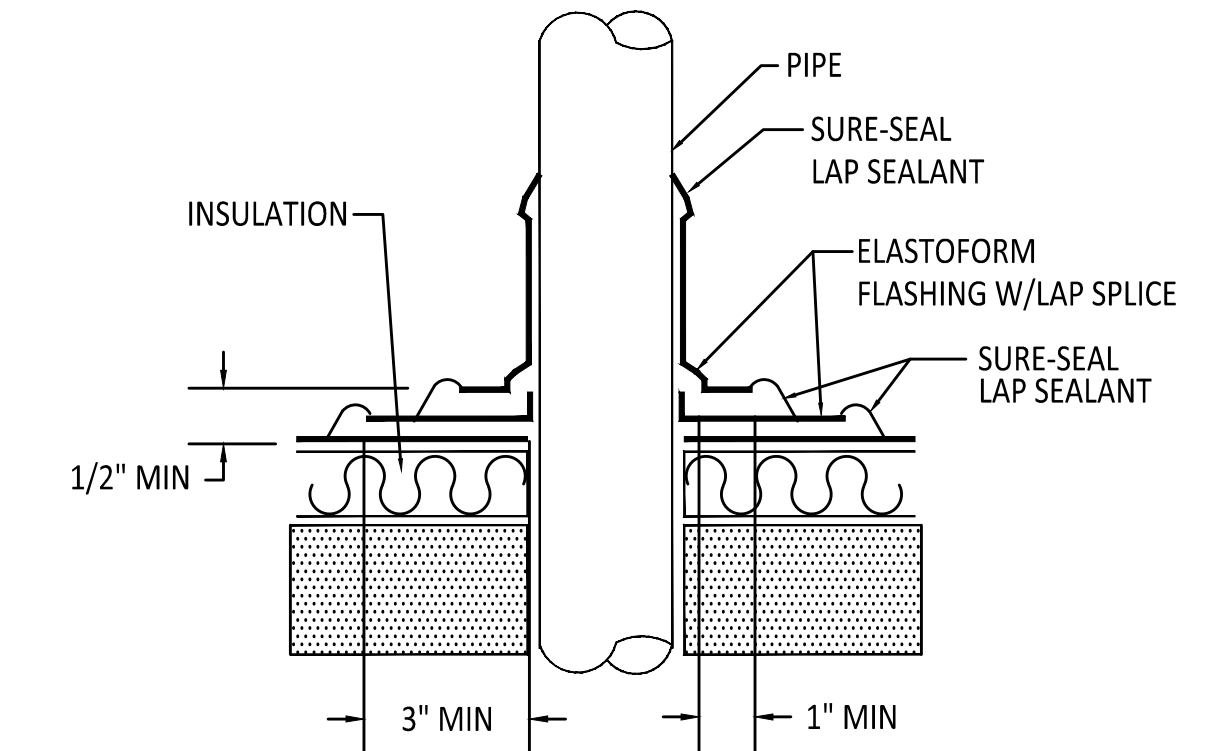
DOUBLE CLEANOUT TO GRADE DETAIL

N.T.S. CODTS002



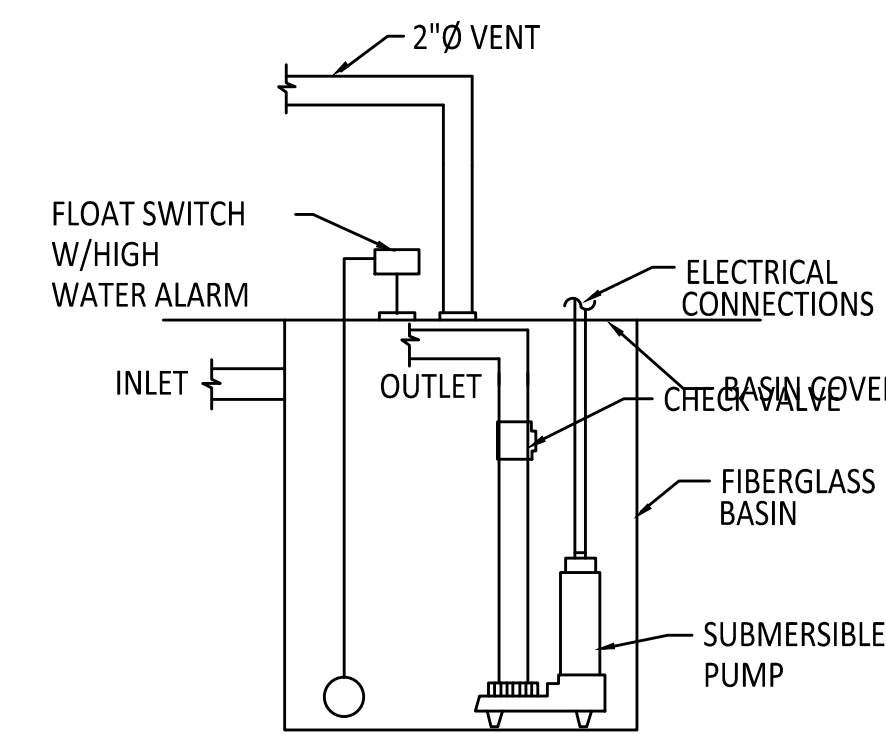
WALL CLEANOUT DETAIL

N.T.S. CODTS003



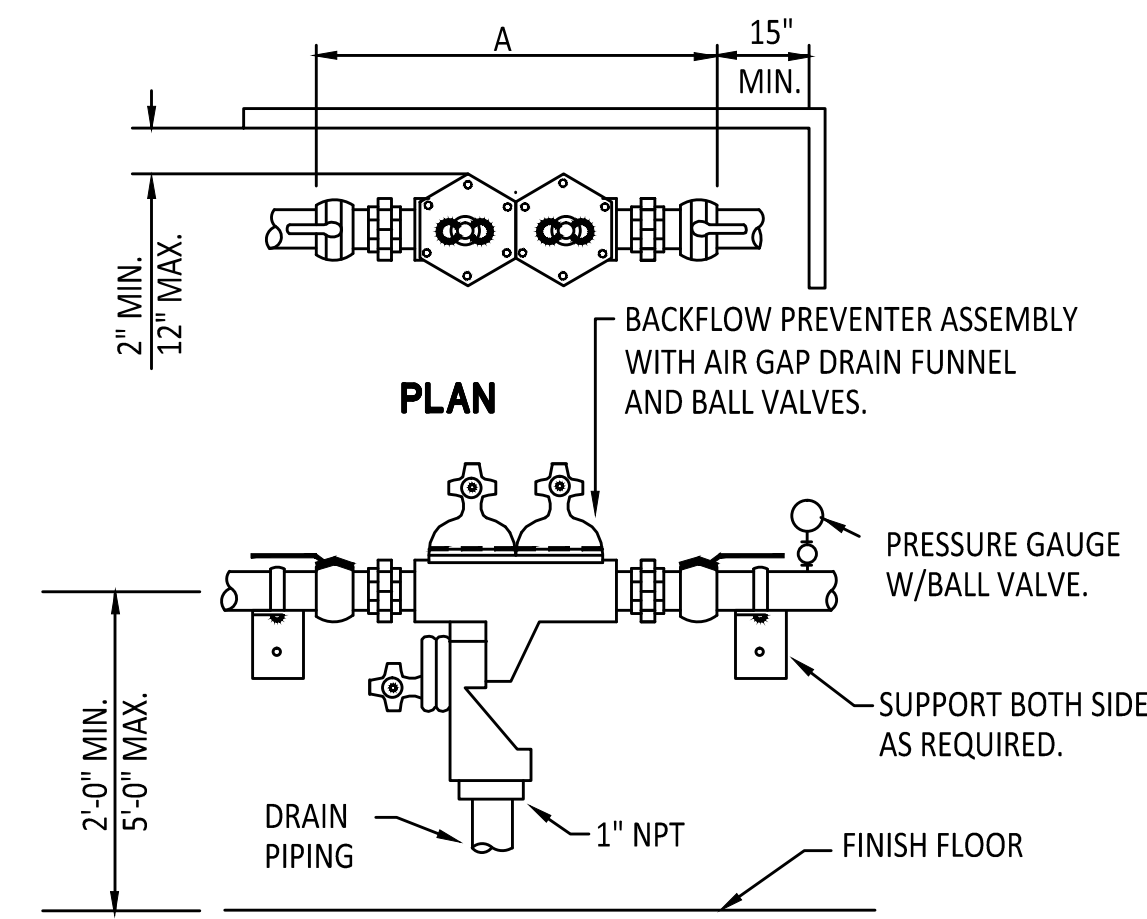
PIPE PENETRATION THRU ROOF

NOT TO SCALE PIPE009



SUMP PUMP DETAIL

N.T.S.



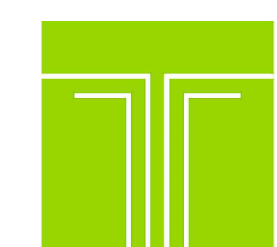
ELEVATION BACKFLOW PREVENTER PIPING DETAIL

N.T.S.

DIMENSIONS AND WEIGHTS		
UNIT SIZE	A	UNIT WT.
1"	19"	22 LBS.

GENERAL NOTES:

- 1. ROUTE BACKFLOW PREVENTER DRAIN PIPING TO NEAREST FLOOR DRAIN.
- 2. DRAIN PIPING SIZE FOR ONE BFP SHALL BE A MINIMUM OF 1 1/2 TIMES THE BFP PORT SIZE. FOR 2 OR MORE BFP'S (ON THE SAME DRAIN PIPING) THE COLLECTING DRAIN PIPING AREA SHALL BE A MINIMUM OF THE SUM OF THE INDIVIDUAL BFP DRAIN PIPING AREAS.



TIPTON ENGINEERING
427 LUISA PLACE
SANTA FE, NM 87505
KARLT@TIPTONENGINEERING.CO
WWW.TIPTONENGINEERING.CO

MD	PD	ED	PM

PROJECT #: