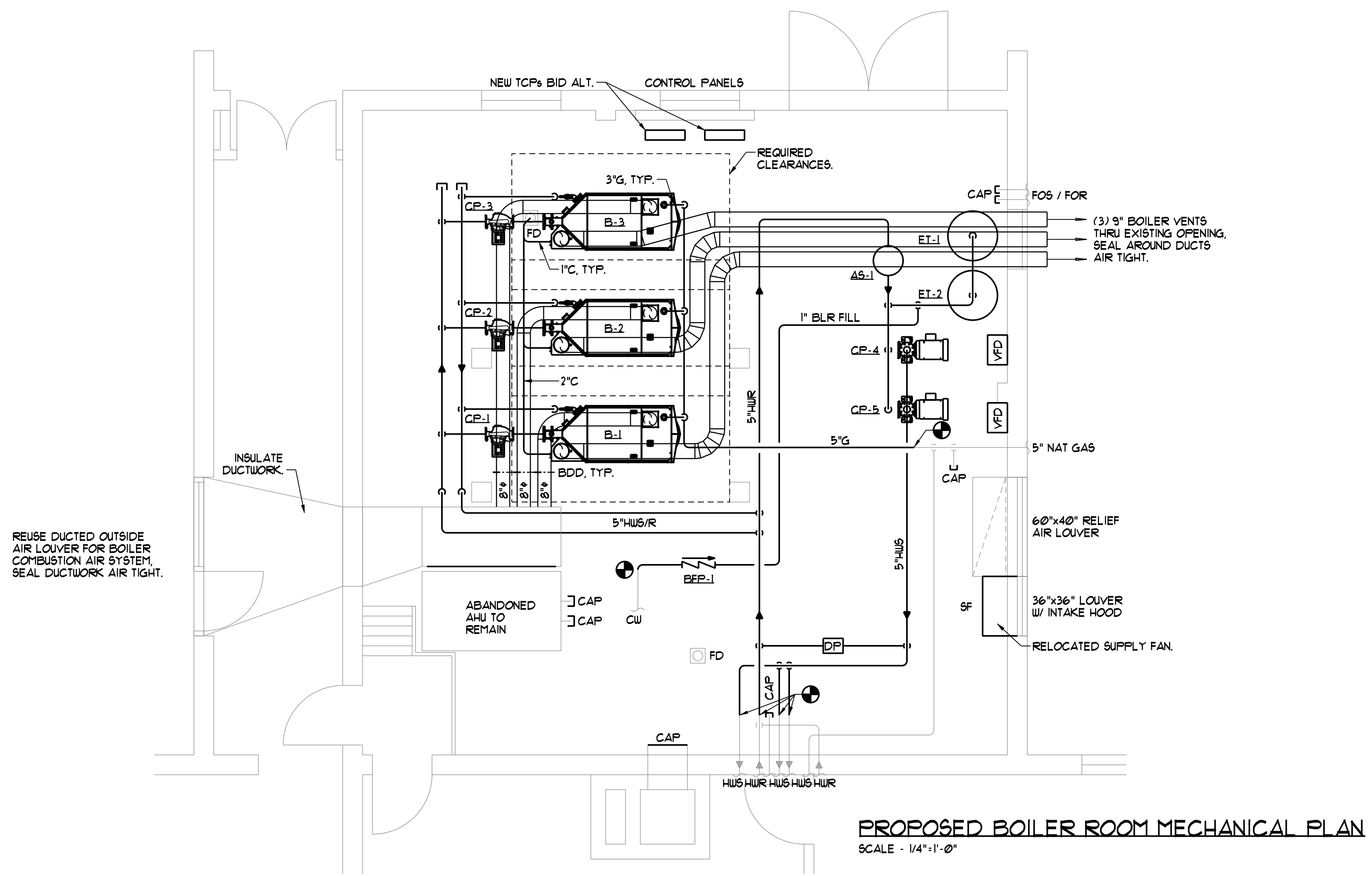


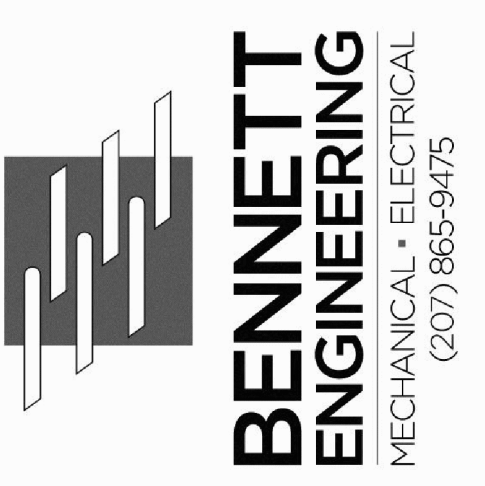
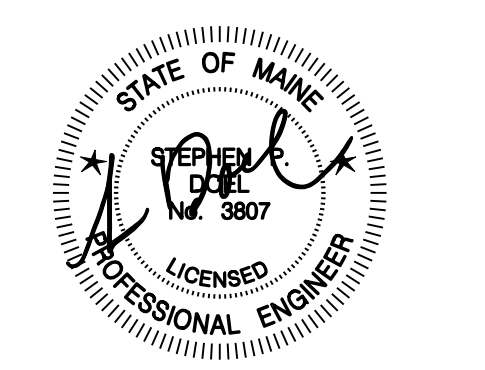
BOILER ROOM MECHANICAL DEMOLITION PLAN
SCALE - 1/4"=1'-0"



PROPOSED BOILER ROOM MECHANICAL PLAN
SCALE - 1/4"=1'-0"

MECHANICAL NOTES

1. EXISTING CONDITIONS INDICATED ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
2. REMOVE EXPANSION TANKS IN 16th FLOOR STORAGE ROOM AND CAP PIPING.
3. THE DHW SYSTEM IS CURRENTLY FED FROM THE STEAM SYSTEM AND WILL BE REPLACED UNDER A SEPARATE CONTRACT WITHIN THE SAME SCHEDULE. COORDINATE BOILER SYSTEM SHUTDOWN WITH DHW CONTRACTOR.
4. MODIFY/REPLACE/ADD CONCRETE EQUIPMENT PADS AS REQUIRED AND PER DETAIL ON DRAWING M21.
5. SYSTEMS REQUIRED TO BE SHUT DOWN SHALL BE COORDINATED WITH THE OWNER A MINIMUM OF 48 HOURS IN ADVANCE OF SHUTDOWN PERIOD.
6. EXISTING GAS FIRED GENERATOR MUST REMAIN FUNCTIONAL WITH MINIMAL SHUTDOWN.
7. INSULATION ON THE EXISTING TANK FOR BOILER FEED UNIT IS BELIEVED TO CONTAIN ASBESTOS AND WILL BE REMOVED UNDER A SEPARATE CONTRACT.
8. REPLACE/INSTALL NEW ISOLATION VALVES IN PIPING EXITING BOILER ROOM THAT ARE PART OF THE BOILER SYSTEM.
9. EXISTING HYDRONIC PIPING SYSTEM SHALL BE FLUSHED THOROUGHLY PRIOR TO INSTALLATION OF NEW SYSTEM.
10. EXISTING NOVAR LINGO ELECTRIC CONTROLS SYSTEM SHALL REMAIN. EXISTING PNEUMATIC CONTROLS SYSTEM IS TO BE REMOVED. CONTRACTOR SHALL REPLACE EXISTING PNEUMATIC VALVE ACTUATORS IN BUILDING WITH ELECTRIC AND CONNECT TO NOVAR SYSTEM, APPROXIMATELY 45 LOCATIONS. PROVIDE BID ALTERNATE FOR COMPLETE CONTROL SYSTEM UPGRADE PER SPECIFICATIONS. BOILER ROOM IS APPROXIMATELY 10FT HIGH, PROVIDE APPROPRIATELY SIZED SUPPORTS FROM CEILING OR FLOOR AS REQUIRED. DEVICES REQUIRING ACCESS SHALL BE LOCATED NO HIGHER THAN 12FT.



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**FRANKLIN TOWERS
BOILER REPLACEMENT**
211 Cumberland Avenue, Portland, ME
Mechanical Plans

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