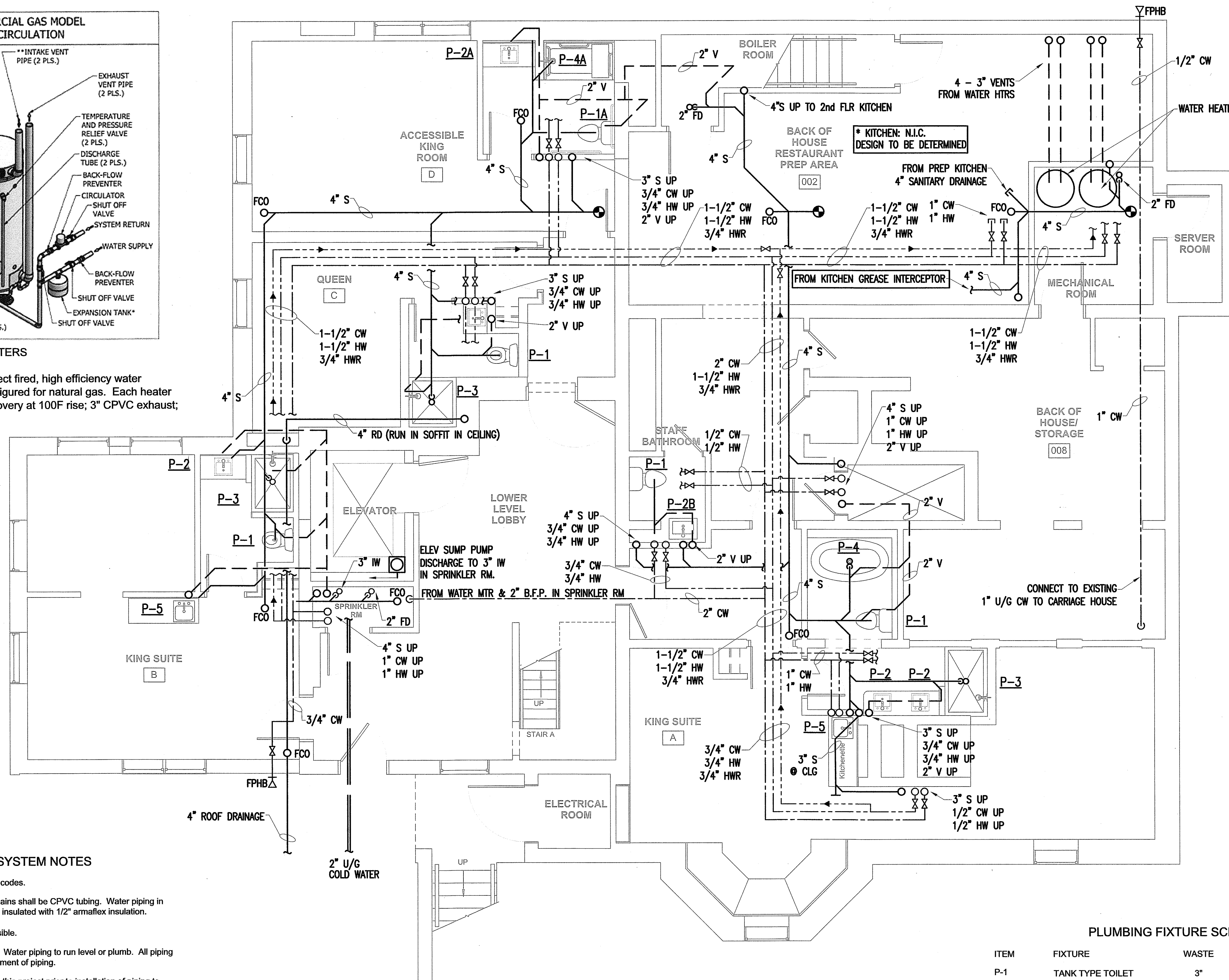


DOMESTIC WATER HEATERS

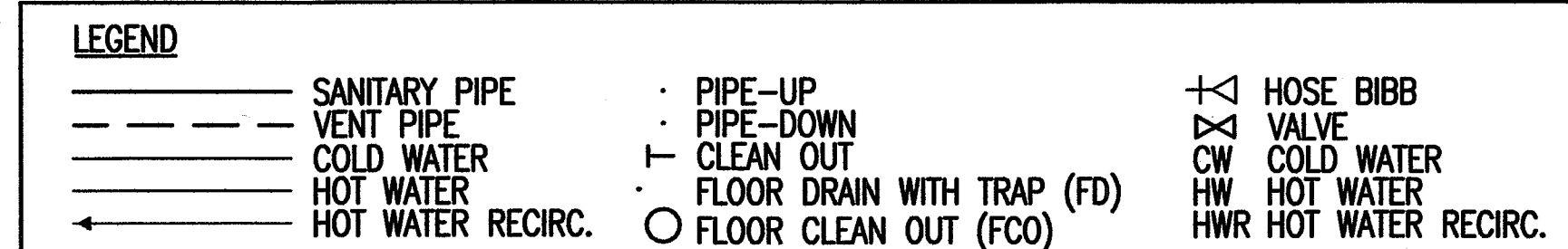
Furnish and install two Bradford White EF-60T-199-3N direct fired, high efficiency water heaters. Water heaters to be 92% thermal efficiency, configured for natural gas. Each heater to be 60 gallon storage; 199,000 BTU input; 223 GPH recovery at 100F rise; 3" CPVC exhaust; 3" PVC fresh air intake. Heaters to be piped in parallel.

Includes Symmons TM-920-DT-C-RF tempering valve, Amtrol 25V expansion tank, Taco #007B hot water recirculation pump with aquastat control.



MISCELLANEOUS PLUMBING SYSTEM NOTES

- All plumbing will be installed in accordance with state and local codes.
- Waste and vent piping to be PVC. Cold and hot water piping mains shall be CPVC tubing. Water piping in guest rooms to be PEX tubing. Cold and hot water mains to be insulated with 1/2" armaflex insulation.
- All piping to be run concealed in finished spaces wherever possible.
- Drainage piping to be run with a pitch of 1/8" per foot minimum. Water piping to run level or plumb. All piping shall be run with adequate hangers to prevent any undue movement of piping.
- Refer to structural, heating, sprinkler, etc. plans associated with this project prior to installation of piping to determine exact locations of main runs.
- Refer to architectural plans for mounting details on fixtures and countertop heights.
- All piping is shown diagrammatically. Actual location of piping shall be determined in the field and is to be coordinated with other trades as necessary.
- It is not the intention of these drawings to show every fitting, hanger, valve, device, etc. All such items shall be installed as necessary to provide a complete operational plumbing system in accordance with normal trade practice.
- Shower bases and walls to be provided by others.
- All floor drains to be equipped with trap primers.
- Elevator sump pump to be oil sensor style with discharge pumped to 3" indirect waste hub located in sprinkler room.
- Provide water sub meters at kitchen cold and hot water supply lines as necessary to separately meter water usage to hotel and restaurant.
- Plumbing risers shown on these plans may have to be relocated as necessary to conform with structural conditions of the building.
- Before beginning underground drainage work, video camera existing underground piping to verify location, depth, and condition.



PLUMBING FIXTURE SCHEDULE

ITEM	FIXTURE	WASTE	VENT	C.W.	H.W.
P-1	TANK TYPE TOILET	3"	2"	1/2"	-
P-1A	ADA TANK TYPE TOILET	3"	2"	1/2"	-
P-2	LAVATORY	1-1/2"	1-1/2"	3/4"	-
P-2A	ADA LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
P-2B	ADA WALL HUNG LAVATORY	1-1/2"	1-1/2"	1/2"	1/2"
P-3	SHOWER	2"	1-1/2"	1/2"	1/2"
P-3A	ADA SHOWER	2"	1-1/2"	1/2"	1/2"
P-4	BATHTUB	1-1/2"	1-1/2"	1/2"	1/2"
P-4A	ADA BATHTUB	1-1/2"	1-1/2"	1/2"	1/2"
P-5	GUEST SINK	1-1/2"	1-1/2"	1/2"	1/2"
P-6	CLOTHES WASHER	2"	1-1/2"	1/2"	1/2"
FD-1	FLOOR DRAIN	2"	1-1/2"	-	-
FPHB	FROST PROOF HOSE BIBB	-	-	1/2"	-
EP	ELEVATOR SUMP PUMP	-	-	-	-

CONSULTANTS:

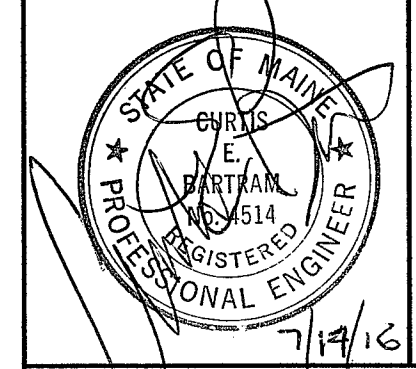
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REV.	INITIAL ISSUE	DESCRIPTION	DATE
0			07/12/2016

PROJECT NO:
 CAD DWG FILE: SOUTHERN ME PLUMBING-THE FRANCIS INNOVING
 DRAWN BY: DAK
 CHK'D BY: FAM
 SCALE: 1/4" = 1'-0"
 COPYRIGHT:
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**GROUND FLOOR
 PLUMBING PLAN**
 P-1
 SHEET 1 OF 4