RESURGAM. MAINE. CITY OF PORTLAND

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/24/16

1 M-1 BOILER ROOM – DEMOLITION PLAN "A"
SCALE: 1" = 2'-1"

2 M-1 BOILER ROOM – DEMOLITION PLAN "B"
SCALE: 1" = 2'-1"

3 M-1 BOILER ROOM – DEMOLITION PLAN "C"
SCALE: 1" = 2'-1"

4 M-1 BOILER ROOM – NEW FLOOR PLAN "A"
SCALE: 1" = 2'-1"

5 M-1 BOILER ROOM – NEW FLOOR PLAN "B"
SCALE: 1" = 2'-1"

6 M-1 BOILER ROOM – NEW FLOOR PLAN "C"
SCALE: 1" = 2'-1"

NOTES:

1) SOME SITES VARY IN LAYOUT, EQUIPMENT ORIENTATION, AND PIPE SIZES. FIELD VERIFY.
2) PROVIDE ALL NECESSARY TEMPORARY OR PERMANENT CAPS OR PLUGS FOR PIPING. DO NOT LEAVE PIPING OPEN ENDED.
3) NEW EQUIPMENT GAS SUPPLIES SUPPLIED W/ VALVE TRAIN INCLUDING PRESSURE REGULATOR (TYP.)
4) GAS PIPE SIZE BASED ON IGC TBL. 402.4(1) LESS THAN 2 PSI WITH 0.5-IN. W.C. MAX. PRESSURE DROP & 90-FT. LONGEST LEG. REMOVE GAS PIPE TO METER AND REPLACE WITH NEW. FIELD VERIFY PIPE LENGTHS, SIZES, FITTINGS, ETC.
   – USE 1-1/2" FOR BLDGS; 1,3,4,7,9,10.
   – USE 2" FOR COMMUNITY BUILDING.
5) KEEP VENTS AS HIGH AS POSSIBLE. FIELD VERIFY ADEQUATE CLEARANCES TO ALL OPENINGS, WALLS, ETC. (TYP.) SEE SCHEDULES FOR VENT SIZE(S).

FACILITY STRATEGIES GROUP, LLC
1012 Market St., Suite 307
Fort Mill, SC 29708
Ph: 803-372-7116
Fx: 803-548-2511
www.fstrategies.com

This plan and all associated notes, schedules, and specifications are the property of Facility Strategies Group, LLC. Use of these plans other than for this specific project and location is prohibited. Unauthorized use will be subject to legal action.

Seals

STATE OF MAINE
MATTHEW M. PESCE
No. 12069
LICENSED
PROFESSIONAL ENGINEER
4/9/15

Project Name:
Boiler/DHW Renovation,
Washington Gardens
Portland, Maine

Revisions

Rev.	Date	Description
0	04/09/15	Bid set

Drawn by: PJM
Checked by: MMP

Sheet Name
MECHANICAL FLOORPLANS: DEMOLITION & NEW CONST.

Sheet Number
M-1

RESURGAM. MAINE. CITY OF PORTLAND
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 02/24/16

1. REFER TO ALL NOTES AND SPECIFICATIONS FOR DETAILS AND REQUIREMENTS.
2. REFER TO SCHEDULES FOR MODEL SPECIFICATIONS AND NOTES, EQUIVALENT SUBSTITUTES ACCEPTABLE.
3. NOTE: * BOILER SUPPLY MUST CONNECT TO SYSTEM BETWEEN SYSTEM PUMP P-2 AND SYSTEM/BOILER RETURNS.
4. TS1 SENSOR MUST BE LOCATED DOWNSTREAM OF BOILER "CLOSE-T" ON SECONDARY PIPING TO SENSE MIXED WATER TEMPERATURE.
5. P-1 TO BE BOILER MANUFACTURER'S SUPPLIED PRIMARY PUMP (PER SCHEDULES).
6. P-2, REFER TO SCHEDULES.
7. AS-1 IS TACO AIR SEPARATOR MODEL 49-XX. (XX - MATCH TO SYSTEM PIPE SIZE.)

1 M0.3 PRIMARY/SECONDARY BOILER INSTALLATION SCHEMATIC
NOT TO SCALE

1. REFER TO ALL NOTES AND SPECIFICATIONS FOR DETAILS AND REQUIREMENTS.
2. REFER TO SCHEDULES FOR MODEL SPECIFICATIONS AND NOTES.
3. MAINTAIN ALL INTAKE AND EXHAUST CLEARANCES PER CODE.
4. SUPPLY WITH LIQUID FILLED TYPE TEMPERATURE GAGES AT DHW SUPPLY AND RETURN.
5. FOR COMMUNITY BUILDING, TWO UNITS WILL BE INSTALLED IN PARALLEL PER MANUFACTURER'S INSTALLATION REQUIREMENTS.

2 M0.3 INSTANTANEOUS HOT WATER HEATER DETAIL
NOT TO SCALE

3 M0.3 CONDENSATE NEUTRALIZATION DETAIL (TYP.)
NOT TO SCALE

4 M0.3 CONDENSATE DRAIN DETAIL (TYP.)
NOT TO SCALE

5 M0.3 GAS SUPPLY DETAIL
NOT TO SCALE

FACILITY STRATEGIES GROUP, LLC
1012 Market St., Suite 307
Fort Mill, SC 29708
Ph: 803-372-7116
Fx: 803-548-2511
www.fstrategies.com

This plan and all associated notes, schedules, and specifications are the property of Facility Strategies Group, LLC. Use of these plans other than for this specific project and location is prohibited. Unauthorized use will be subject to legal action.

Seals
STATE OF MAINE MATTHEW M. PESCE No. 12069 LICENSED PROFESSIONAL ENGINEER
4/9/15

Project Name:
Boiler/DHW Renovation,
Washington Gardens
Portland, Maine

Revisions

Rev.	Date	Description
0	04/09/15	Bid set

Drawn by: PJM
Checked by: MMP
Sheet Name
MECHANICAL NOTES & SPECIFICATIONS
Sheet Number
M-0.3
3 of 4