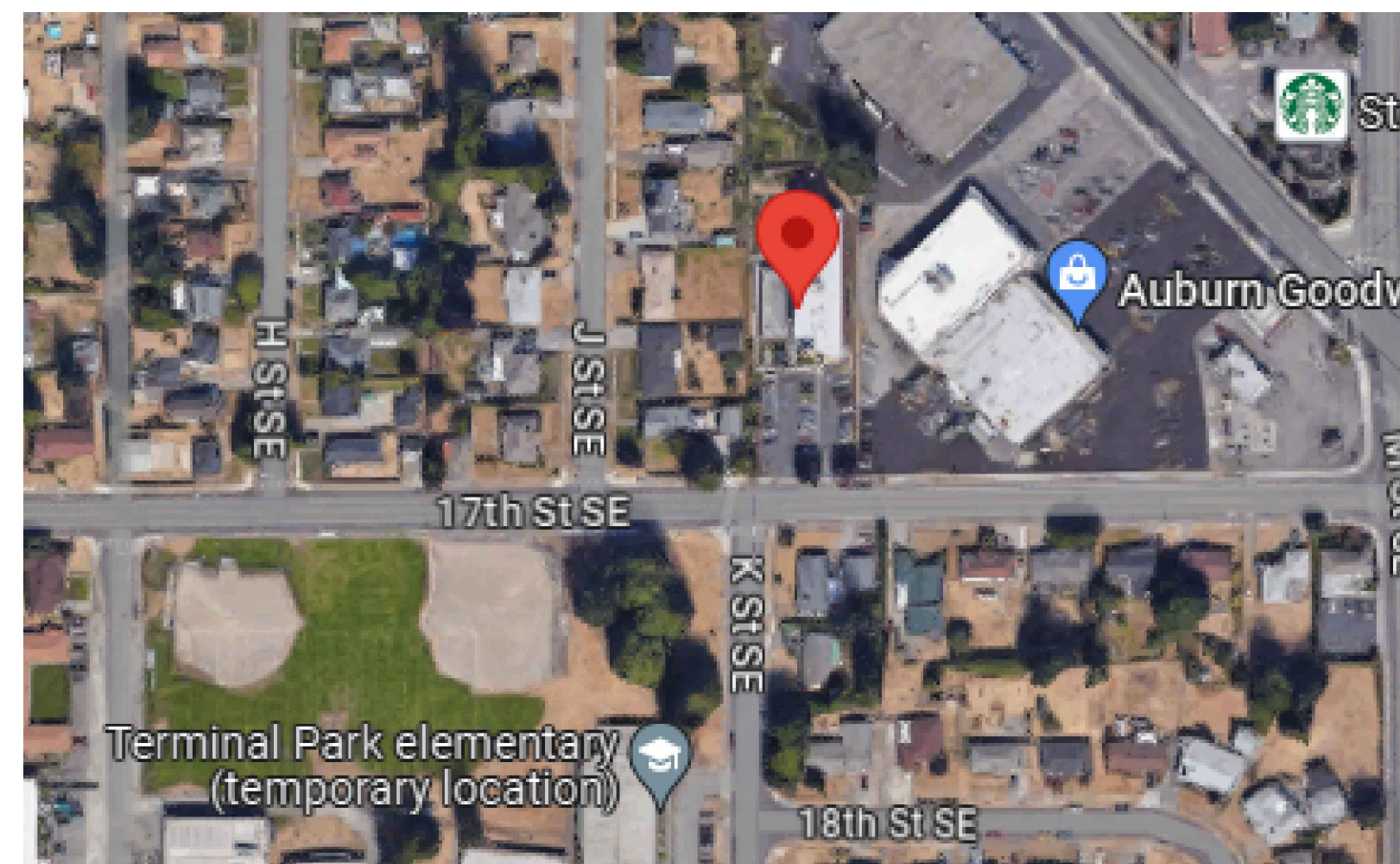
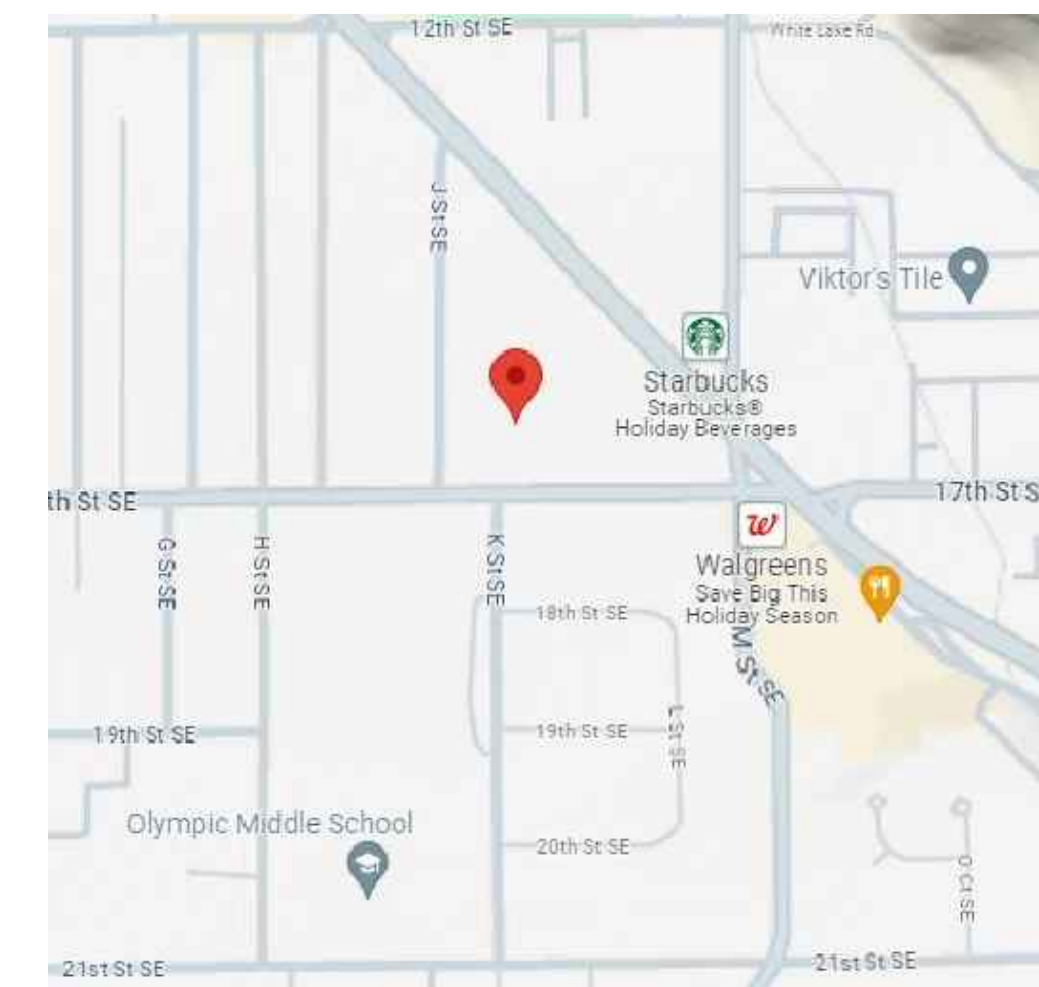


PLAZA 17 BOILER UPGRADES

1001 17th STREET SOUTH EAST
AUBURN, WASHINGTON 98002



AERIAL PHOTO
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

HYDRONIC SYSTEM UPGRADES

SHEET LIST

SHEET NUMBER	DESCRIPTION
M1.0	PROJECT COVER SHEET, AND SHEET LIST
M1.1	EXISTING TYPICAL FIRST FLOOR PLAN - FOR REFERENCE
M1.2	EXISTING TYPICAL FLOOR PLAN (2 THRU 6 FLOORS) - FOR REFERENCE
M1.3	TYPICAL (70 UNIT) LIVING UNIT MECHANICAL PLAN, ENLARGED BOILER PLAN, BOILER PIPING SCHEMATIC DIAGRAM

EXISTING GAS BOILER SCHEDULE

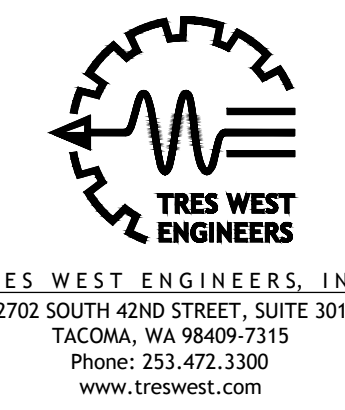
UNIT NO	MANUFACTURER / MODEL	LOCATION	WATER		FUEL		INPUT (MBH)	OUTPUT (MBH)	EFFICIENCY	ELECTRICAL		STARTER FURN. BY	DISCONNECT FURN. BY	NOTES
			MIN. GPM	PD (FT)	TYPE	PRESSURE				AMP	VOLT/PH			
B-1	THERMAL SOLUTIONS EVA-1500	BOILER/MECH RM	-	-	NATURAL	8" WC	1500	1320	87%	13.7	120/1	MFR.	MFR.	180°F 1, 2, 3
B-2	THERMAL SOLUTIONS EVA-1500	BOILER/MECH RM	-	-	NATURAL	8" WC	1500	1320	87%	13.7	120/1	MFR.	MFR.	180°F 1, 2, 3

EXISTING NOTES:
 1. PROVIDE 2-STAGE BURNERS.
 2. EC TO PROVIDE REMOTE SHUT-OFF BUTTON AT EACH EXIT DOOR FROM THE BOILER ROOM.

NEW CONSTRUCTION GENERAL NOTE

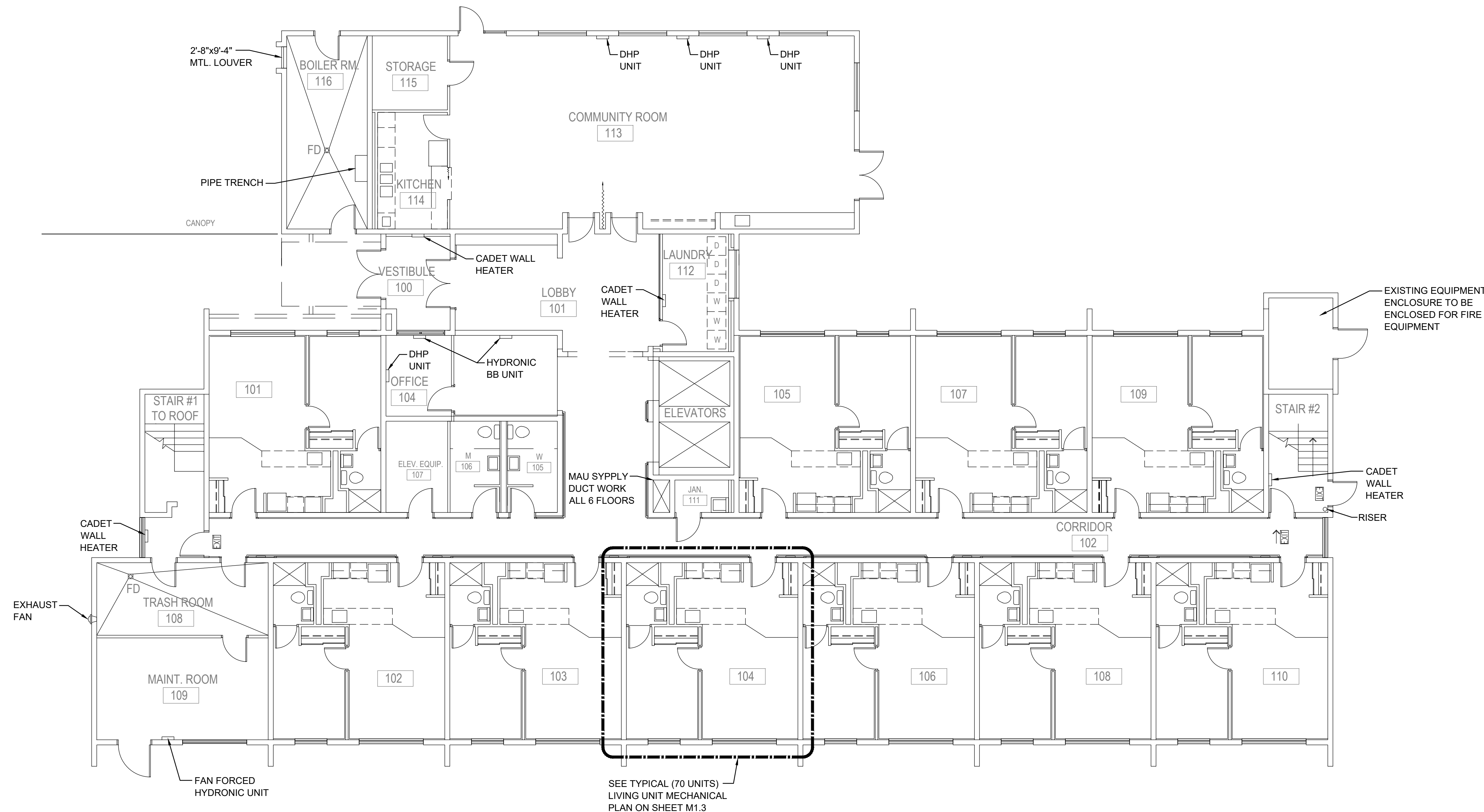
- REPLACE CIRCUIT SETTERS AND THERMOSTATIC RADIATOR VALVES. REBALANCE ENTIRE SYSEM. SEE SHEETS M1.2 AND M1.3 FOR MORE INFORMATION.
- REBUILD BUILDING PUMPS P-1, P-2. REPLACE BOILER PUMPS BCP-1, BCP-2. SEE SCHEDULE THIS SHEET.

NOTE:
 PLAN AND NOTES BELOW ARE EXISTING FOR REFERENCE ONLY. REFER TO "NEW CONSTRUCTION GENERAL NOTE" FOR WORK TO BE COMPLETED.

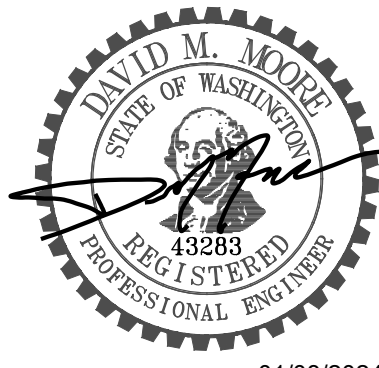


EXISTING PUMP SCHEDULE

UNIT NO	MANUFACTURER / MODEL	LOCATION	MOTOR		HEAD (FT)	FLOW (GPM)	ELECTRICAL			STARTER FURN. BY	DISCONNECT FURN. BY	
			HP (W)	RPM			FLA	MOP	VOLTS/PH			
P-1	ARMSTRONG 4380 2x2x8	MECH. RM	1.5	1800	42	50	11	-	208/3	MFR.	MFR.	REBUILD PUMPS WITH NEW BEARINGS AND SEALS
P-2	ARMSTRONG 4380 2x2x8	MECH. RM	1.5	1800	42	50	11	-	208/3	MFR.	MFR.	REBUILD PUMPS WITH NEW BEARINGS AND SEALS
CP-1	ARMSTRONG E13B	MECH. RM	1/6	3400	18	12	3	-	120/1	MFR.	MFR.	
BCP-1	ARMSTRONG 4380 2x2x8	MECH. RM	1	1800	20	88	4	-	208/3	MFR.	MFR.	REPLACE (E) PUMPS WITH NEW. SAME MAKE/MODEL
BCP-2	ARMSTRONG 4380 2x2x8	MECH. RM	1	1800	20	88	4	-	208/3	MFR.	MFR.	REPLACE (E) PUMPS WITH NEW. SAME MAKE/MODEL



EXISTING FIRST FLOOR PLAN - FOR REFERENCE, SCHEDULES
 SCALE: 1/8" = 1'-0"



PROJECT TITLE
 PLAZA 17
 BOILER SYSTEM
 UPGRADES
 KING COUNTY
 HOUSING AUTHORITY

PROJECT ADDRESS
 1001 17th Street South East
 AUBURN, WA 98002

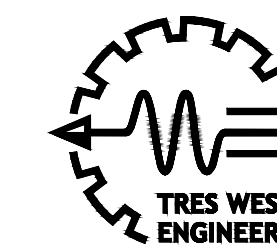
REVISION DATE
 DWG ISSUE DATE
 01-08-2024

SHEET TITLE
 EXISTING FIRST
 FLOOR PLAN - FOR
 REFERENCE AND
 SCHEDULES

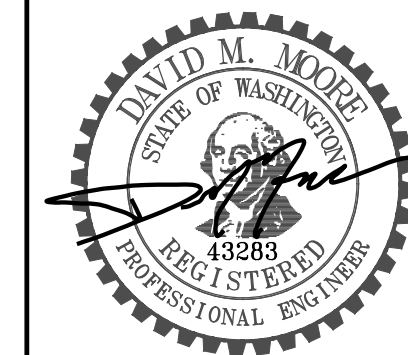
DRAWN SCM
 CHECKED DMM
 TWE JOB # 230907
 CLIENT JOB #
 SHEET SCALE

SHEET NUMBER
M1.1
 SHEET 2 OF 4

230907 M1.1.dwg
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TRES WEST ENGINEERS, INC.
 2702 SOUTH 42ND STREET, SUITE 301
 TACOMA, WA 98409-7315
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 www.treswest.com



01/08/2024

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PROJECT ADDRESS
 1001 17th Street South East
 AUBURN, WA 98002

REVISION	DATE
DWG ISSUE	DATE
	01-08-2024

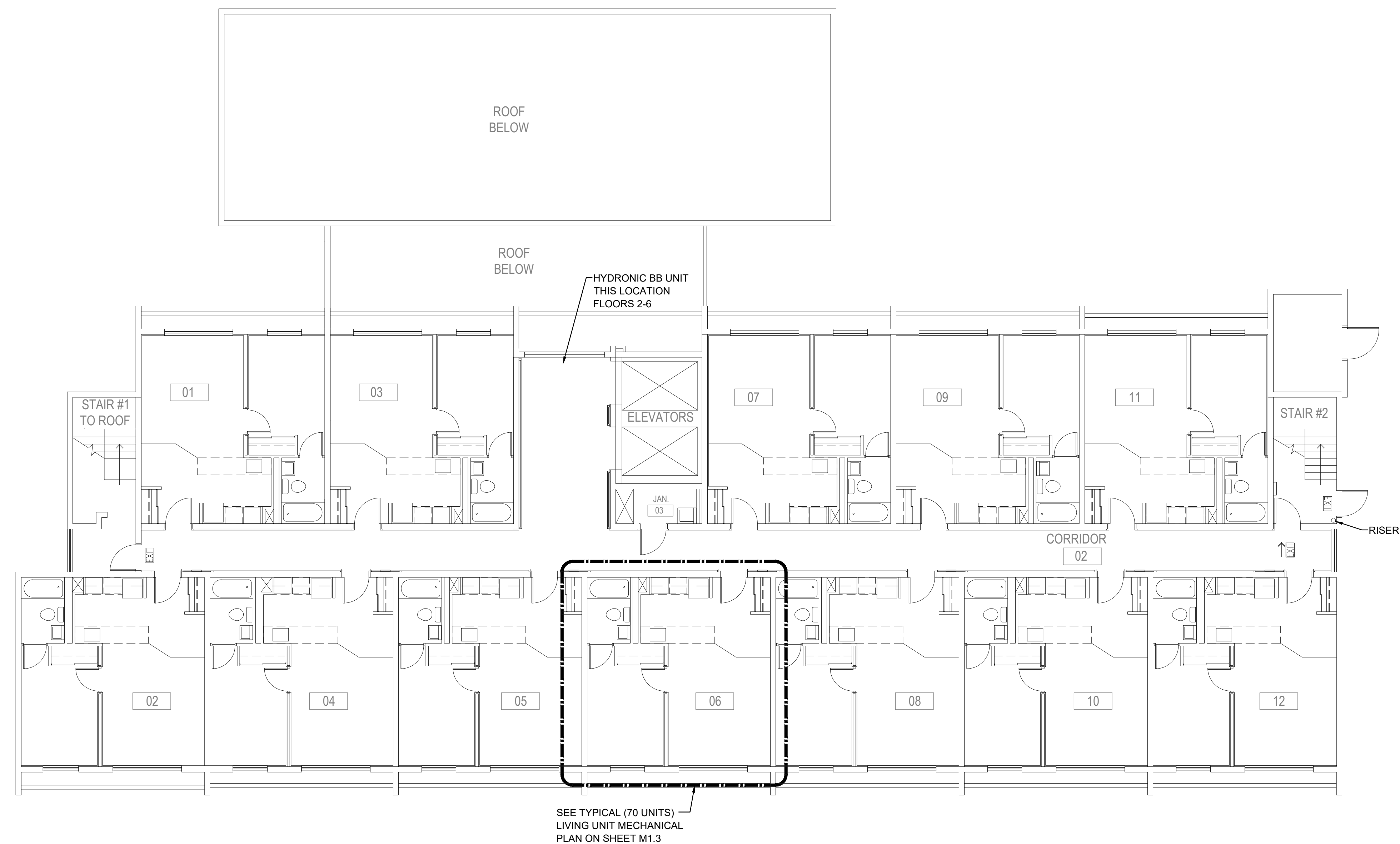
SHEET TITLE
 EXISTING
 TYPICAL FLOOR
 PLAN (2 THRU 6) -
 FOR REFERENCE

DRAWN	SCM
CHECKED	DMM
TWE JOB #	230907
CLIENT JOB #	
SHEET SCALE	

SHEET NUMBER

M1.2

SHEET 3 OF 4



EXISTING TYPICAL FLOOR PLAN (2 THRU 6) - FOR REFERENCE
 SCALE: 1/8" = 1'-0"





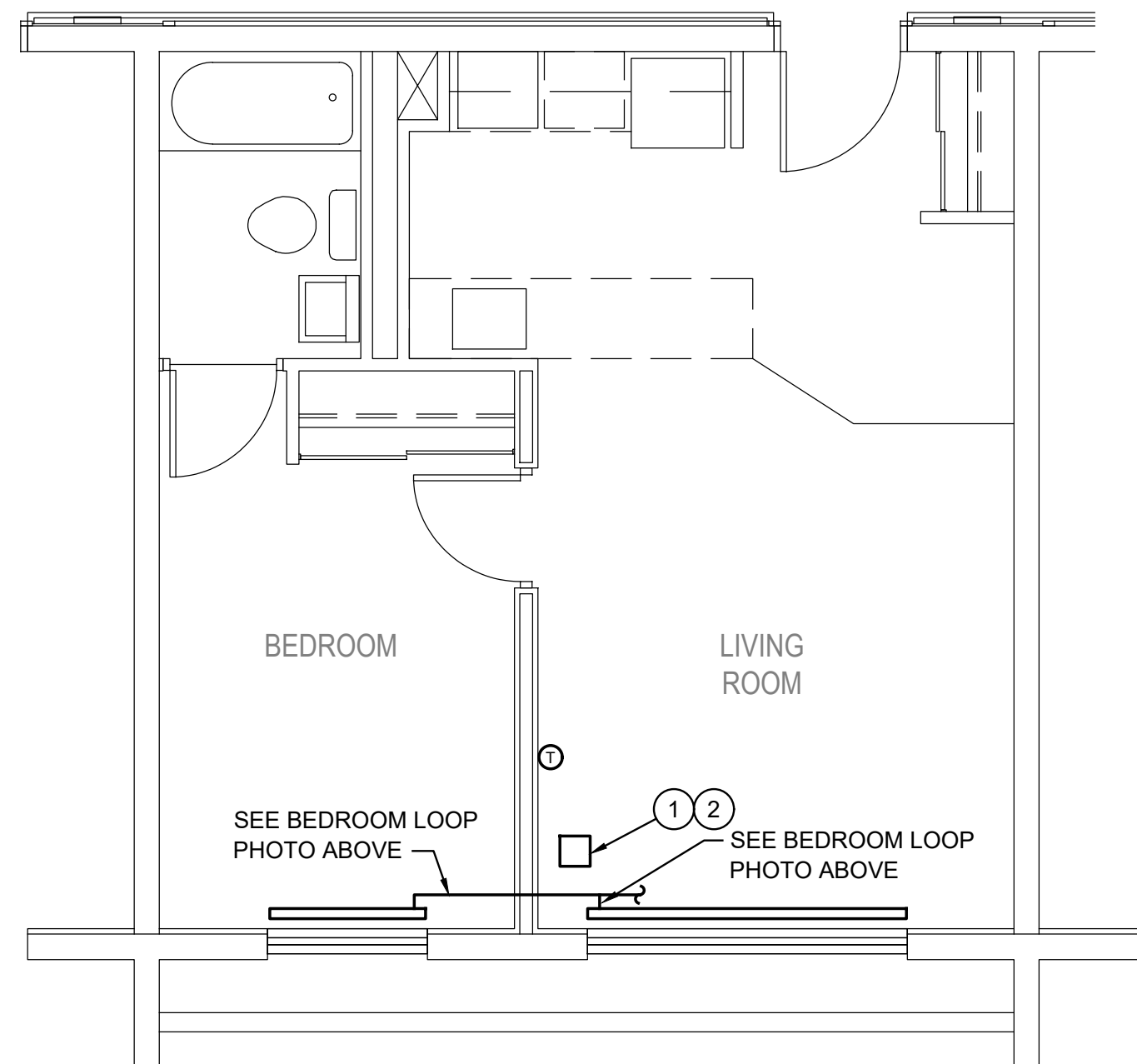
LIVING ROOM LOOP
SCALE: NONE



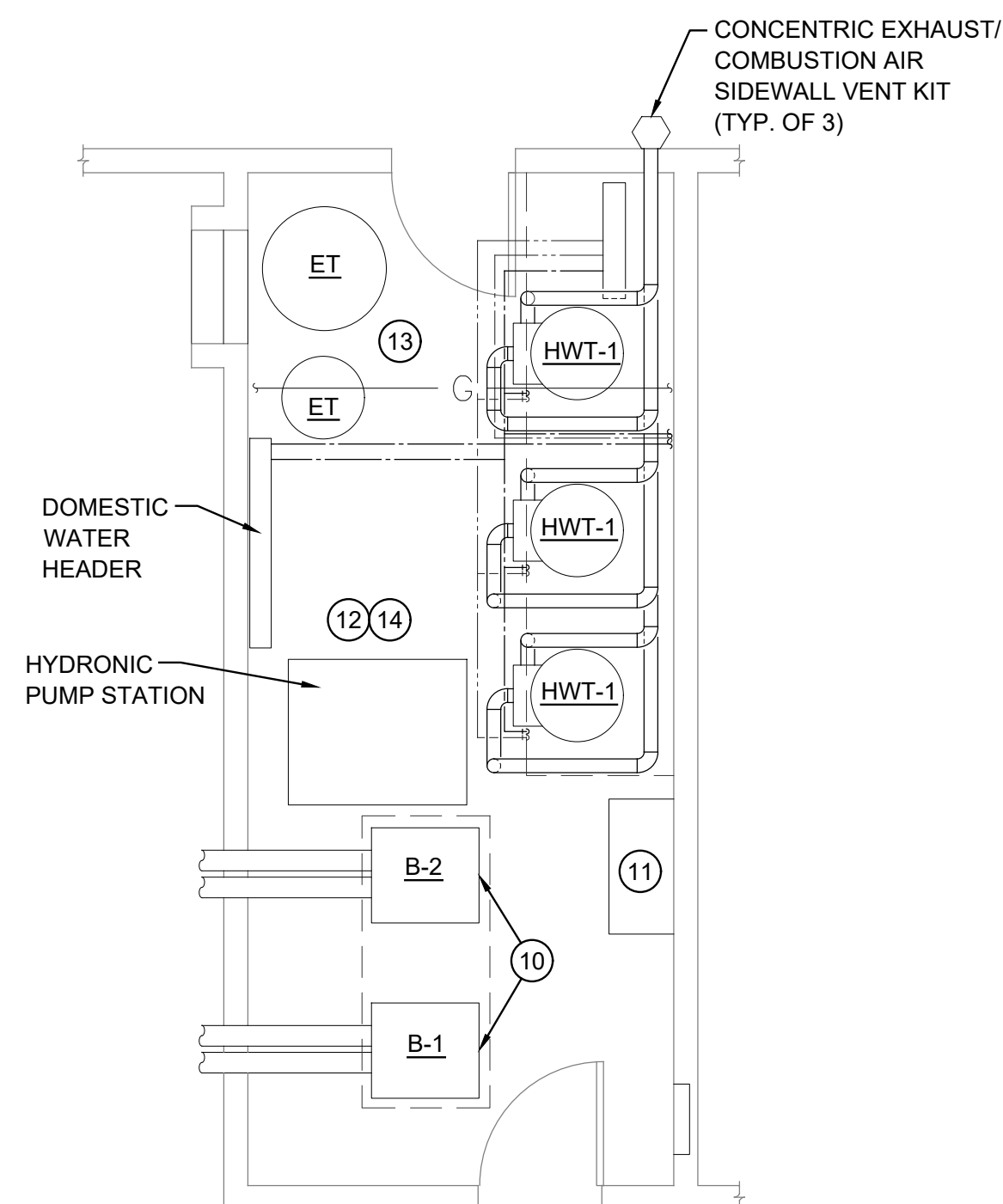
BEDROOM LOOP
SCALE: NONE



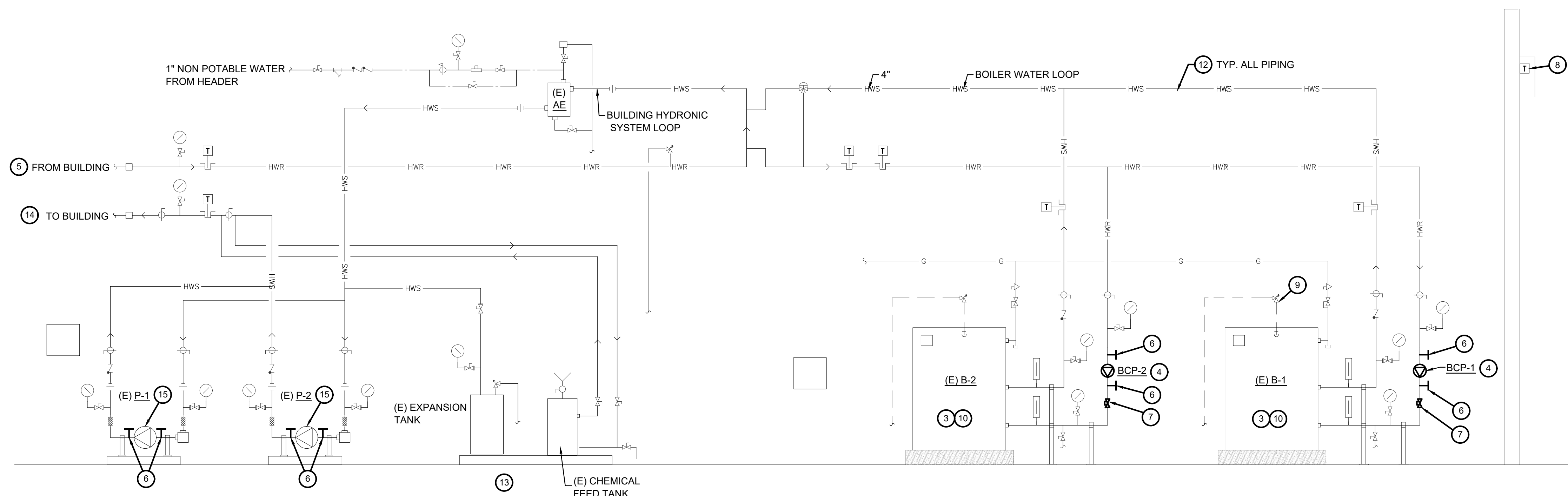
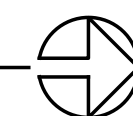
BEDROOM END OF LOOP BACK TO SUPPLY WITH DRAIN
SCALE: NONE



TYPICAL (70 UNITS) LIVING UNIT MECHANICAL PLAN
SCALE: 1/4" = 1'-0"



ENLARGED BOILER ROOM PLAN
SCALE: 1/4" = 1'-0"



EXISTING BOILER ROOM PIPING SCHEMATIC DIAGRAM
SCALE: DIAGRAMMATIC

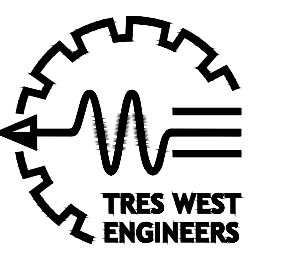
PLAN NOTES

BASE BID LIVING AREA

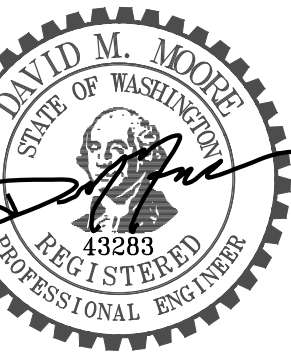
- 1 REPLACE OR ADD UNIT HEATER CIRCUIT SETTER AND THERMOSTATIC RADIATOR VALVES IN ELEVATOR LOBBIES, AND FIRST FLOOR OFFICES. CLEAN STRAINERS. TOTAL OF 8 UNITS. REPLACE HEATER CIRCUIT SETTER AND THERMOSTATIC RADIATOR VALVES IN LIVING UNITS, CLEAN STRAINERS. TOTAL OF 70 UNITS.
- 2 REBALANCE THE FLOW CONTROL VALVE FOR EACH CORNER ROOM, ELEVATOR LOBBY AND STAIRWELLS TO 0.8 GPM. REBALANCE ALL OTHERS ROOMS TO 0.5 GPM. TOTAL OF 78 VALVES.

BASE BID MECHANICAL ROOM

- 3 CLEAN, TEST, START AND COMMISSION BOILER #1 AND BOILER #2. PROVIDE FACTORY CHECK LIST START UP AND COMMISSIONING OF BOILERS.
- 4 REPLACE BOILER LOOP PUMPS BCP-1 AND BCP-2.
- 5 RELOCATE BOILER HYDRONIC LOOP PRESSURE SENSOR AND WIRING TO A NEW LOCATION 2/3 DOWN THE LONGEST LOOP TO PROVIDE MORE ACCURATE LOOP PRESSURE READING FOR THE CONTROL SYSTEM.
- 6 PROVIDE PT PORTS.
- 7 REPLACE BOILER PRIMARY LOOP CIRCUIT SETTERS (2). PROVIDE PT PORTS.
- 8 RELOCATE THE OUTSIDE AIR SENSOR TO PROPERLY SENSE TEMPERATURE FOR CONTROL FEEDBACK. PLACE IN SHADED AREA AND ADD SUN SHIELD.
- 9 REPLACE BOILER #1 TP RELIEF VALVE.
- 10 ADD ACID NEUTRALIZATION TRAP TO EACH BOILER CONDENSATE DRAIN DISCHARGE.
- 11 RECOMMISSION AND RESET PARAMETERS AND SCHEDULES FOR BOILER CONTROL PANEL AND HYDRONIC LOOP PUMP VFD'S.
- 12 INSULATE MISSING INSULATION ON PRIMARY HEATING LOOP PIPING (APPROXIMATELY 30 FEET).
- 13 FLUSH ENTIRE HYDRONIC LOOP PIPING SYSTEM, CHEMICALLY TREAT AND REFILL.
- 14 BALANCE ENTIRE HEATING WATER LOOP. PROVIDE BALANCE REPORT.
- 15 REBUILD PUMPS WITH NEW BEARINGS AND SEALS.



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REVISION	DATE
DWG ISSUE	DATE 01-08-2024

SHEET TITLE
TYPICAL (70 UNIT) LIVING
UNIT MECHANICAL PLAN,
ENLARGED BOILER
PLAN, BOILER PIPING
SCHEMATIC DIAGRAM

DRAWN SCM
CHECKED DMM
TWE JOB # 230907
CLIENT JOB #
SHEET SCALE

SHEET NUMBER
M1.3
SHEET 4 OF 4

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