

ADDENDUM:

#1

TODAY'S DATE:

2/24/2023

PROJECT NAME: Sunnydale Envelope & Roof

CONTACT / TITLE: Don Hatfield

PROJECT MANAGER

PHONE / EMAIL: 206.482.2678

donaldh@kcha.org

This Addendum is used to Identify Items in the Original Documents with Action as Follows:

BID

RFQ

RFP

CLARIFY

CHANGE

DELETE

ADD

SUBSTITUTE

50 Page(s) Total for this Addenda including this page.

1. Omit Bid Plans Set issued 02.09.23 and Replace with Bid Set Plans noted "ADDENDUM #1 REV BID SET"
2. Omit Scope of Work issued 02.09.23 and Replace with Scope of work noted "ADDENDUM #1 REV BID SET"

END OF ADDENDA #

SUNNYDALE APARTMENTS

EXTERIOR RENOVATIONS

PERMIT SET - 10.28.2022



253.625.7090 / NEXUS@nexusbec.com
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402

PROJECT INFORMATION

PROJECT NAME: SUNNYDALE APARTMENTS
 ADDRESS OF PROPERTY: 15035 8TH AVE S, BURIEEN, WA 98148
 PARCEL NUMBER: 176060-0350
 LEGAL DESCRIPTION: CORMODES 5-ACRE GARDEN TRS N 1/2 OF E 251.16 FT OF POR OF TRACT 32 LY BTW A LINE 150 FT N OF & PLW N LINE OF S 152ND ST & A LINE MIDWAY BTW THE N LINE OF S 152ND ST & THE N LINE OF TRACT 32 LESS E 30 FT
 JURISDICTION: CITY OF BURIEEN
 ZONING: RM-24
 CODES UTILIZED: INTERNATIONAL EXISTING BUILDING CODE (IEBC), 2018 WITH WASHINGTON STATE AMENDMENTS WASHINGTON STATE ENERGY CODE (WSEC), 2018 RESIDENTIAL PROVISIONS
 LOT SIZE: 17,949 SF
 YEAR BUILT: 1987
 USE: MULTI-FAMILY RESIDENTIAL (EXISTING)
 OCCUPANCY TYPE: R-2 (EXISTING)
 CONSTRUCTION TYPE: V-B (EXISTING)
 NO. OF LIVING UNITS: 15 (EXISTING)
 TOTAL FLOORS: 2 + BASEMENT
 BUILDING SF: 12,384 SF (EXISTING)
 BUILDING HEIGHT: 25'-9" +/- (EXISTING)
 SPRINKLER: FULLY SPRINKLERED (EXISTING)

PROJECT DESCRIPTION

RE-ROOF AND RE-CLAD INCLUDING REPLACEMENT DOORS AND WINDOWS. NEW EXTERIOR UNIT ACCESS ENTRIES ADDED TO UNITS #27 AND #28.

RCW 64.55

OWNER HAS SUBMITTED A SALE PROHIBITION COVENANT WITH THE COUNTY AND WILL PROVIDE REQUIRED PAPERWORK TO JURISDICTION TO SHOW COMPLIANCE ACCORDING TO RCW 64.55.010, DEFINITION OF MULTIUNIT RESIDENTIAL BUILDING, EXCEPTION (v).

ABBREVIATIONS

NO.	NUMBER
OC	ON CENTER
OPP	OPPOSITE DIRECTION (MIRRORED)
PPT	PRESERVATIVE PRESSURE TREATED
TBD	TO BE DETERMINED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
V.I.F.	VERIFY IN FIELD
WSEC	WASHINGTON STATE ENERGY CODE

SYMBOLS

	SECTION REFERENCE
	DETAIL REFERENCE
	EXTERIOR ELEVATION
	DOOR NUMBER
	WINDOW TYPE
	NORTH ARROW
	ELEVATION DATUM
	EXISTING CONSTRUCTION TO REMAIN
	NEW CONSTRUCTION

ENERGY CODE UPDATES

SECTION R503 ALTERATIONS

SECTION R503.1 GENERAL

ALTERATIONS TO AN EXISTING BUILDING, BUILDING SYSTEM OR PORTION THEREOF SHALL CONFORM TO THE PROVISIONS OF THIS CODE AS THEY RELATE TO NEW CONSTRUCTION WITHOUT REQUIRING THE UNALTERED PORTIONS OF THE EXISTING BUILDING OR BUILDING SYSTEM TO COMPLY WITH THIS CODE...

SECTION R503.1.1 BUILDING ENVELOPE

BUILDING ENVELOPE ASSEMBLIES THAT ARE PART OF THE ALTERATION SHALL COMPLY WITH SECTION R402.1.1 OR R402.1.4, SECTIONS R402.2.1 THROUGH R402.2.11, R402.3.1, R402.3.2, R402.4.3, AND R402.4.4.

EXCEPTION:

3. CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITY IS NOT EXPOSED.

SECTION R503.1.1.1 REPLACEMENT FENESTRATION

REPLACEMENT FENESTRATION UNIT SHALL MEET THE APPLICABLE REQUIREMENTS FOR U-FACTOR AND SHGC IN TABLE R402.1.1.

PROPOSED DESIGN CONFORMS:

NEW FENESTRATIONS WILL MEET U-VALUE REQUIREMENTS IN TABLE R402.1.1 (NO SHGC REQUIREMENT IS LISTED ON TABLE) SEE WINDOW SCHEDULE FOR MORE INFORMATION. BASE SCOPE DOES NOT INCLUDE EXPOSING WALL OR ROOF CAVITY. IN LOCATIONS WHERE CAVITY IS EXPOSED TO REPLACE DAMAGED SHEATHING, WALL CAVITIES WILL BE FILLED WITH R-15 BATT INSULATION (2x4 EXISTING WALLS)

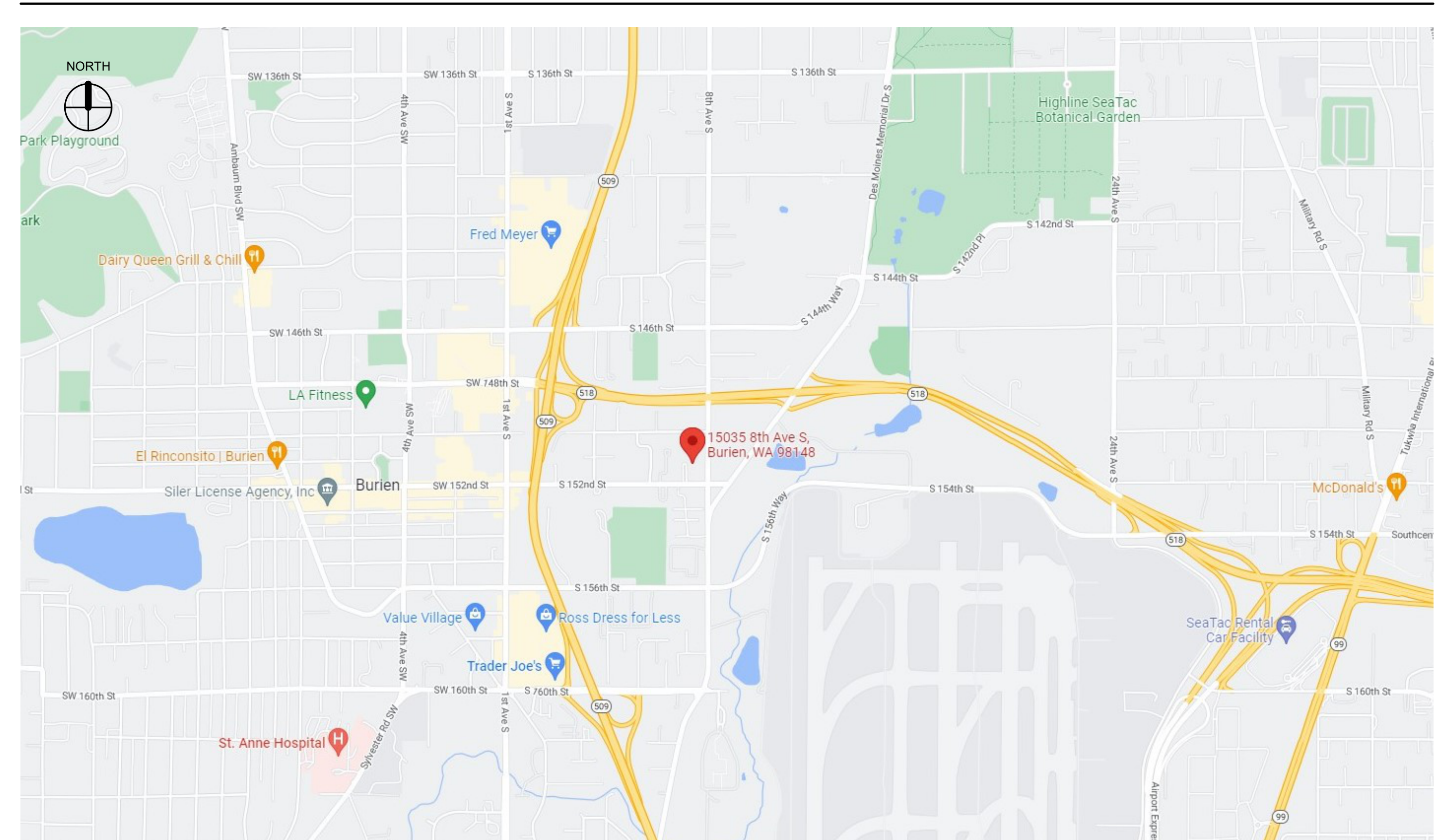
GENERAL NOTES

- VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION WORK. ANY DISCREPANCIES OR CONFLICT BETWEEN DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- UNLESS OTHERWISE NOTED, ALL TYPICAL NOTES, DETAILS AND FEATURES SHOWN AS APPLICABLE TO ONE CONDITION SHALL BE APPLICABLE TO OTHERS AT SIMILAR CONDITIONS WHETHER IT IS SPECIFICALLY NOTED OR NOT.
- ANY WORK NOT NOTED AS EXISTING SHALL BE CONSIDERED NEW.
- OPENINGS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH PENETRATION SYSTEMS MEETING OR EXCEEDING THE REQUIRED FIRE RESISTIVE RATINGS.
- DO NOT SCALE THE DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING AND IMPLEMENTING ALL SAFETY REQUIREMENTS AND PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED BY THE GOVERNING JURISDICTIONS.
- DAMAGE REFERS TO ANY DETERIORATION, DARK STAINING, AND/OR SIGNS OF ORGANIC GROWTH.
- ANY NECESSARY INVESTIGATION AND REMEDIATION OF ORGANIC GROWTH BY OTHERS.
- DO NOT SUBSTITUTE MATERIALS SPECIFIED WITHOUT RECEIVING WRITTEN APPROVAL FROM ARCHITECT.
- WORK TO BE COMPLETED IN ACCORDANCE WITH REGULATIONS AND CODE.
- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.

SHEET INDEX

SHEET	TITLE
T1.0	COVERSHEET
SD1.0	SITE PLAN
A1.0	FIRST FLOOR PLAN
A1.1	SECOND FLOOR PLAN
A1.2	THIRD FLOOR PLAN
A1.3	ROOF PLAN
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A3.0	CLADDING DETAILS
A3.1	CLADDING DETAILS
A3.2	ROOF DETAILS
A4.0	SCHEDULES
A4.1	FENESTRATION FLASHING SEQUENCING DETAIL
A4.2	FENESTRATION FLASHING SEQUENCING DETAIL
A4.3	DOOR AND WINDOW DETAILS
A4.4	DOOR AND WINDOW DETAILS

VICINITY MAP



PROJECT: EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
 15035 8TH AVE S
 BURIEEN, WA

REVISIONS

DATE	PROJECT NO.	DRAWN BY:	REVIEWED BY:
10.28.2022	22004NX_04	DM	

SHEET TITLE: **COVERSHEET**

ADDENDUM # 1
REV BID SET

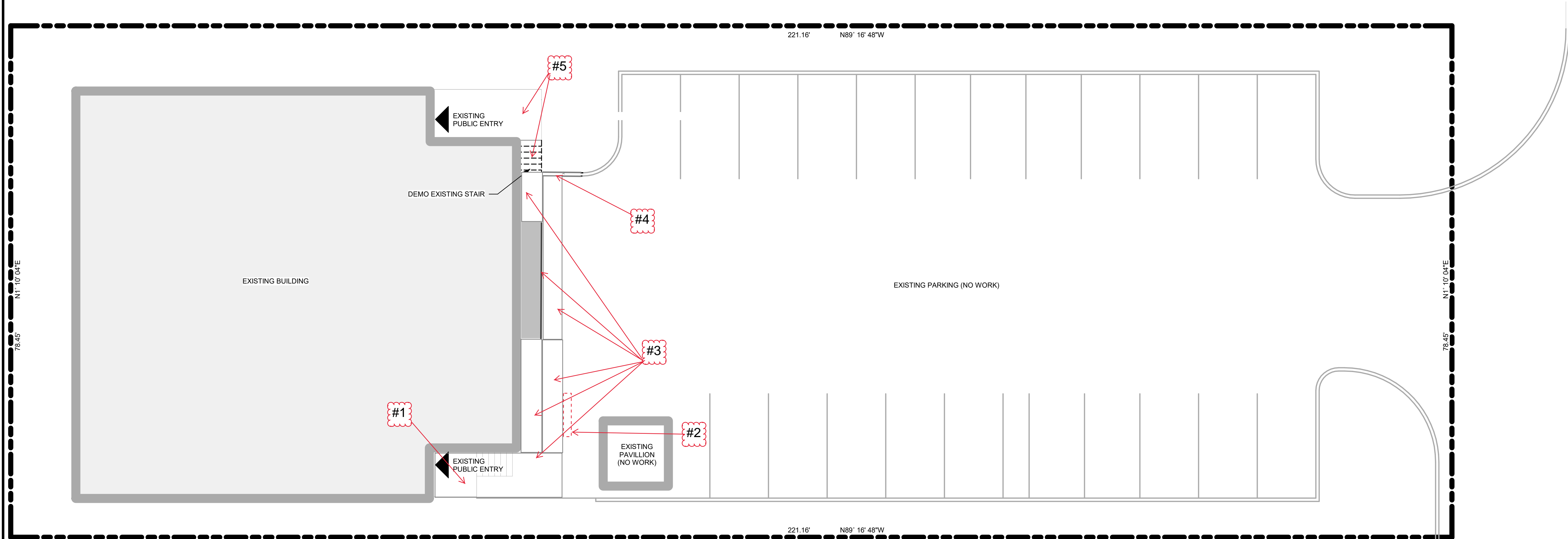
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 SHEET

T1.0

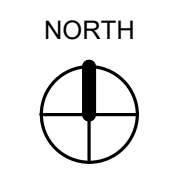
PERMIT SET

IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

- 1) DEMO EXISTING PRE-CAST CONCRETE STAIRS AND DECK AT SOUTH ENTRANCE.
- 2) DEMO EXISTING MAIL BOXES AND SALVAGE FOR REINSTALLATION AT NORTH SIDE OF PAVILLION.
- 3) DEMO ALL EXISTING CONCRETE SLABS AND CURB AT FRONT OF BUILDING INCLUDING A SECTION OF ASPHALT, 11 FEET OUT FROM BUILDING RUNNING PARALLEL WITH BUILDING ACROSS ENTIRE LENGTH OF PARKING LOT.
- 4) DEMO APPROX 6' OF EXISTING CURB FOR NEW STAIR LAYOUT.
- 5) DEMO EXISTING CONCRETE WALKWAY AT NORTH ENTRANCE, INCLUDE LANDING, STAIRS, AND STEEL HANDRAILS.



1 SITE PLAN
1/8" = 1'-0"



NO.	DATE	DESCRIPTION

DATE	10.27.2022
PROJECT NO.	22004NX_04
DRAWN BY:	DMH
REVIEWED BY:	

SHEET TITLE
SITE PLAN

ADDENDUM #1
REV BID SET

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SHEET

SD1.0

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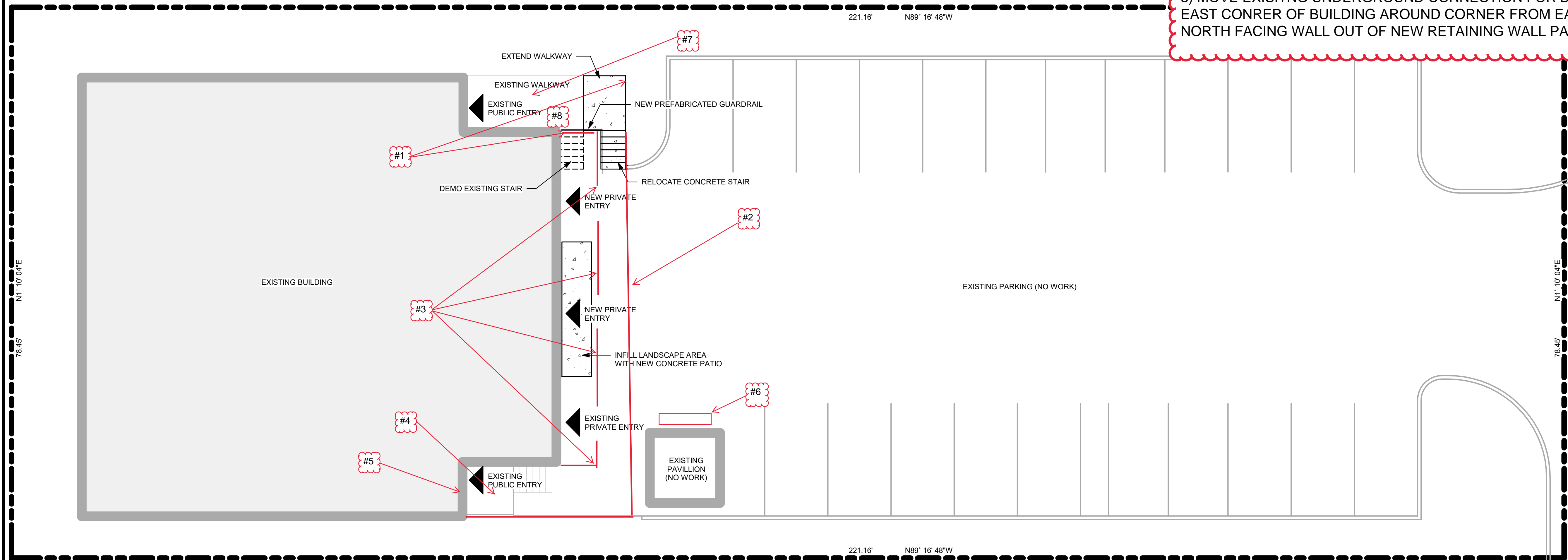
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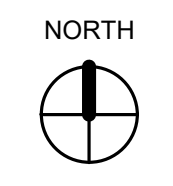
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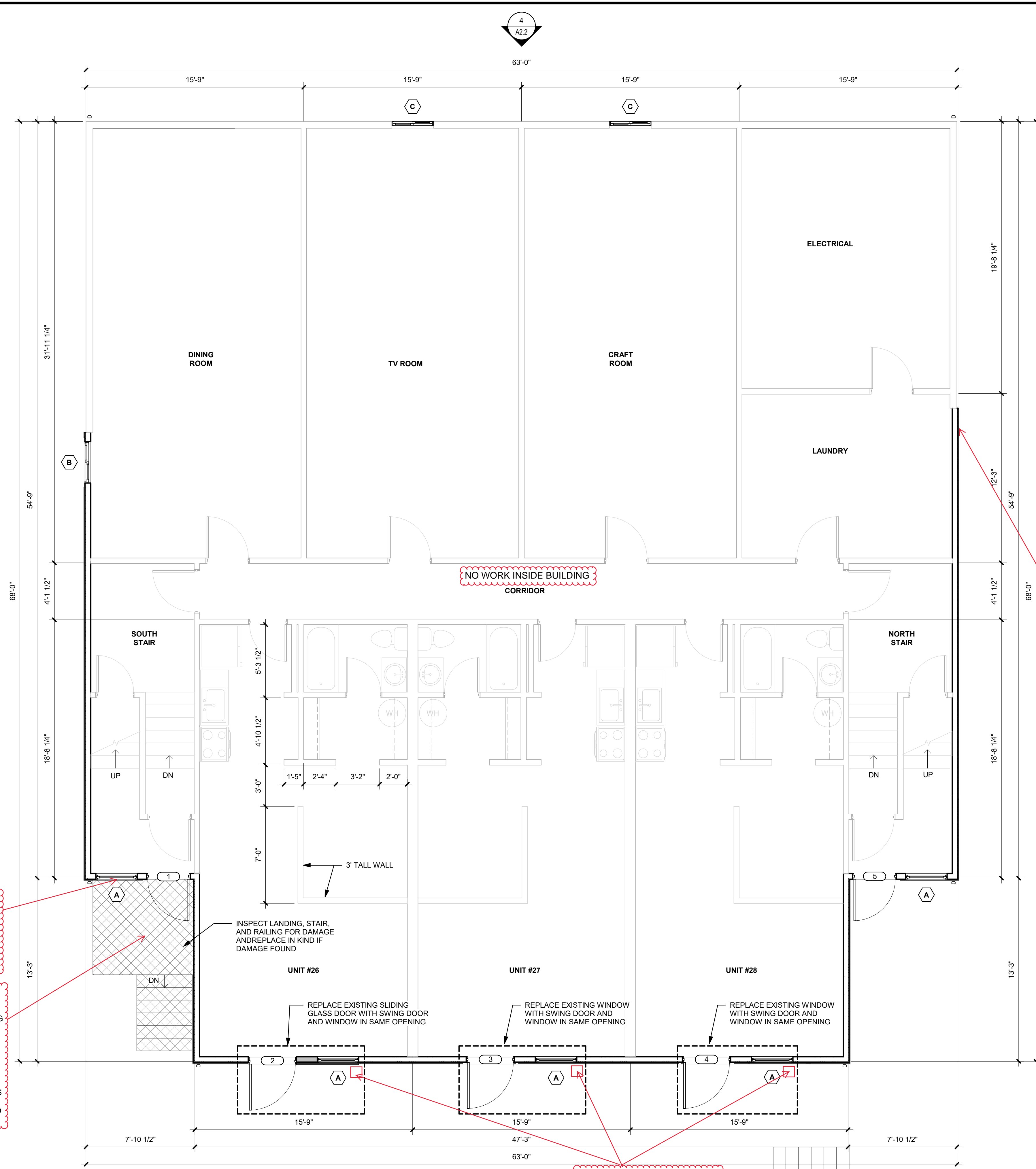
- 1) NEW RETAINING WALL: HEIGHT TO MEET BOTTOM OF NEW CONCRETE WALKWAY AT NORTH ENTRANCE. RETAINING WALL NEXT TO BUILDING TO MEET WITH EXSITING BUILDING FOUNDATION STEM WALL AND EXTEND TO NEW STAIR LOCATION FOR NORTH BUILDING ENTRANCE. REFER TO RETAINING WALL DETAIL IN PLANS.
- 2) PROVIDE NEW 4" THICK ONGRADE SLAB WITH STEEL REINFORCEMENT USING 3000 CONCRETE MIX AT DEMOED LOCATIONS. ALONG ENTIRE FRONT OF BUILDING, FROM NEW RETAINING WALL TO SOUTH BUILDING ENTRANCE AS OUTLINED BELOW. PROVIDE A 6 INCH BY 6 INCH HOLE IN CONCRETE SLAB, FILLED WITH DRAIN ROCK UNDER EACH DHP UNIT STACK AT FRONT OF BUILDING FOR A TOTAL OF THREE HOLES IN SLAB. DHP UNIT LOCATIONS TO BE NOTED DURING DEMO. REFER TO SCOPE FOR BLOCKING DETAIL REQUIREMENTS.
- 3) NEW PRIVACY FENCE PER KCHA PROVIDED DETAIL WITH 36 INCH OPENINGS CENTERED ON NEW PRIVATE ENTRANCES.
- 4) NEW CONTRACTOR DESIGNED CAST IN PLACE DECK AND STAIRS MEETING ATTACHED RAIING AND STAIR DETAILS NOTED IN THE NORTH ENTRY STAIR DETAIL IN PLANS. NEW DECK DIMENSIONS TO BE 5 FEET WIDE BY 4 FEET DEEP WITH 4 INCH THICK CONCRETE REINFORCED SLAB.
- 5) NEW WINDOW AT SOUTH ENTRANCE TO HAVE STILES RAISED 20 INCHES TO CLEAR NEW DECK RAILING LOCATION. NEW WINDOW DIMENSION IS 3 FOOT TALL BY 3 FEET WIDE. WINDOW TO BE STORE FRONT WITH WIRE MESH IN GLASS.
- 6) RELOCATE EXISTING MAILBOXES TO NORTH SIDE OF EXISTING PAVILLION. PROVIDE 2 CT 12"X12"X8" CONCRETE PADS FOR MOUNTING.
- 7) EXTEND NEW WALKWAY FOR NEW STAIRS TO NORTH ENTRANCE TYING INTO NEW RETAINING WALL. PROVIDE 3' X 5' RAISED CONCRETE PAD AT EXISITNG NORTH PUBLIC ENTRANCE ON TOP OF NEW WALKWAY 1/2" BELOW THRESHOLD. STAIRS PER NORTH ENTRY STAIR DETAIL IN PLANS. (NEW STEP)
- 8) MOVE EXISITNG UNDERGROUND CONNECTION FOR DOWNSPOUT AT NORTH EAST CONRER OF BUILDING AROUND CORNER FROM EAST FACING WALL TO NORTH FACING WALL OUT OF NEW RETAINING WALL PATH.



1 SITE PLAN
1/8" = 1'-0"



IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY



NEW WINDOW AT SOUTH ENTRANCE TO HAVE STILES RAISED 20 INCHES TO CLEAR NEW DECK RAILING LOCATION. NEW WINDOW DIMENSION IS 3 FOOT 4 INCHES TALL BY 3 FEET WIDE. WINDOW TO BE STORE FRONT WITH WIRE MESH IN GLASS.

DEMO EXISTING CONCRETE DECK, STAIRS, AND STEEL RAILING AND FRAMING FOR SOUTH ENTRANCE. REPLACE WITH NEW STEEL FRAMING AND CAST IN PLACE DECK STRUCTURE PER KCHA PROVIDED DETAIL. NEW DECK DIMENSIONS TO BE 6 FEET WIDE BY 4 FEET DEEP WITH 4 INCH THICK PAN DECK CONCRETE REINFORCED SLAB. DECK WILL STAND 3/8 INCH OFF BUILDING AND SUPPORTED WITH ITS OWN 4X4 STEEL COLUMNS, SIMILAR TO EXISTING. NEW DECK LAYOUT TO ALLOW FOR EASY FDC ACCESS.

INSPECT LANDING, STAIR, AND RAILING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND

REPLACE EXISTING SLIDING GLASS DOOR WITH SWING DOOR AND WINDOW IN SAME OPENING

REPLACE EXISTING WINDOW WITH SWING DOOR AND WINDOW IN SAME OPENING

REPLACE EXISTING WINDOW WITH SWING DOOR AND WINDOW IN SAME OPENING

6 INCH BY 6 INCH HOLES IN SLAB, FILLED WITH DRAIN ROCK, ALONG OUTSIDE EDGE OF FOOTER FOR DHP UNITS

- SCOPE NOTES**
1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
 2. REMOVE EXISTING SIGNAGE AND LIGHTING.
 3. REMOVE EXISTING VENT LOUVERS.
 4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
 5. REMOVE EXISTING HOSE BIBS AND PREP FOR REPLACEMENT.
 6. REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, DOWNSPOUTS, AND GUTTERS.
 7. REMOVE EXISTING FASCIAS AND RAKE BOARDS.
 8. REMOVE ALL EXISTING TRIM, SIDING, AND WRB.
 9. INSPECT EXISTING EXPOSED WALL AND ROOF SHEATHING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
 10. AT SOUTH BUILDING ENTRANCE: INSPECT ELEVATED CONCRETE LANDING, STAIRS, METAL RAILINGS, AND METAL STRINGERS FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
 11. REMOVE EXISTING DOORS AND WINDOWS.
 12. INSTALL FALL PROTECTION ANCHORS PER MANUFACTURER RECOMMENDED LAYOUT AND INSTALLATION REQUIREMENTS.
 13. INSTALL BOOT FLASHINGS AROUND ALL PIPE PENETRATIONS AND FLANGED ROOF VENT CAP AT ALL VENTS THROUGH ROOF.
 14. INSTALL NEW ROOF ACCESS HATCH.
 15. INSTALL NEW ROOFING SYSTEM PER DETAILS.
 16. INSTALL NEW FASCIAS, RAKE BOARDS, AND GUTTERS PER DETAILS.
 17. INSTALL NEW WRB, PENETRATION FLASHINGS, AND SHEET METAL FLASHINGS PER DETAILS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 18. INSTALL NEW DOORS AND WINDOWS PER DETAILS.
 19. INSTALL NEW MOUNTING BLOCKS AND HOSE BIBS PER DETAILS.
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 21. INSTALL NEW MOUNTING BLOCKS AND LIGHT FIXTURES PER DETAILS.
 22. INSTALL NEW FIBER CEMENT SIDING AND TRIM PER DETAILS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
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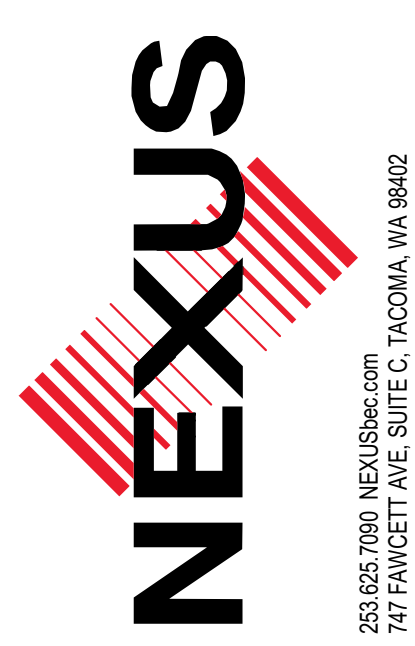
26. INSTALL NEW CCTV CABLE FOR SECURITY CAMERA SYSTEM BEHIND SIDING. PROVIDE BLOCKING AT NOTED PLAN LOCATIONS WITH CABLE FROM NEW CABINET LOCATION IN LOWER COMMON ROOM.

27. ENTIRE BUILDING TO RECEIVE DENSGLASS SHEATHING PRIOR TO SIDING INSTALL. EXISTING GRANITE-CRETE SIDING IS 1 INCH THICK, CONTRACTOR TO VERIFY REQUIRED SET BACK FOR NEW WINDOWS AND DOORS.

28. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.

INSTALL TWO NEW THROUGH WALL EXHAUST VENTS FOR THE TWO EXISTING DRYERS. CONNECT TO EXISTING HARD DUCT DRYER VENTING PIPE

1 FIRST FLOOR PLAN
1/4" = 1'-0"



PROJECT
EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

REVISIONS

NO.	DATE	DESCRIPTION

DATE
10/28/2022
PROJECT NO.
22004NX_04
DRAWN BY: DMI
REVIEWED BY:
SHEET TITLE
FIRST FLOOR PLAN

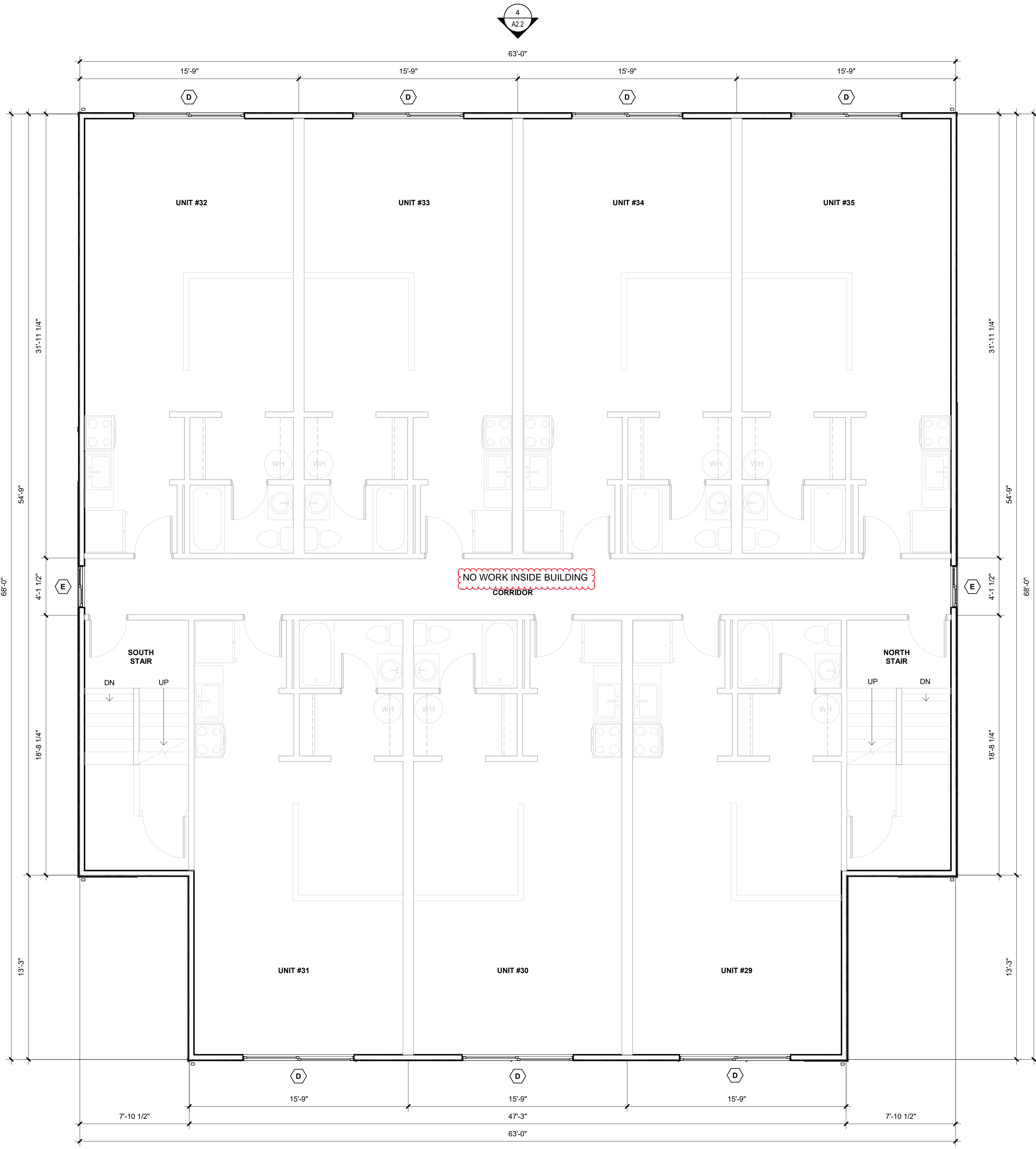
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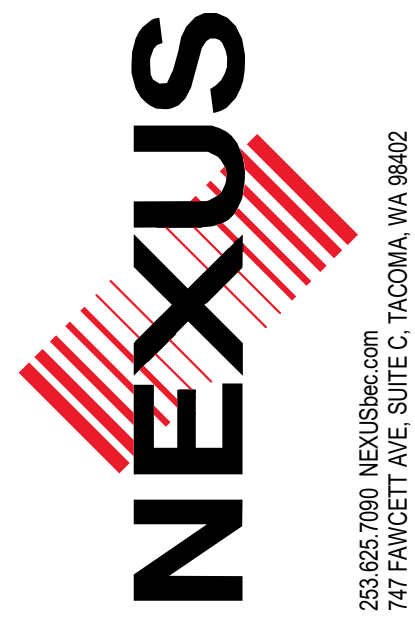
IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.



SCOPE NOTES

1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
 2. REMOVE EXISTING SIGNAGE AND LIGHTING.
 3. REMOVE EXISTING VENT LOUVERS.
 4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
 5. REMOVE EXISTING HOSE BIBS AND PREP FOR REPLACEMENT.
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 9. INSPECT EXISTING EXPOSED WALL AND ROOF SHEATHING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
 10. AT SOUTH BUILDING ENTRANCE: INSPECT ELEVATED CONCRETE LANDING, STAIRS, METAL RAILINGS, AND METAL STRINGERS FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
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29. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.

1 SECOND FLOOR PLAN
1/4" = 1'-0"



PROJECT
EXTERIOR RENOVATIONS
SUNNYSDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

REVISIONS

DATE

10.28.2022

PROJECT NO.

22004NX_04

DRAWN BY: DMI

REVIEWED BY:

SHEET TITLE
SECOND FLOOR PLAN

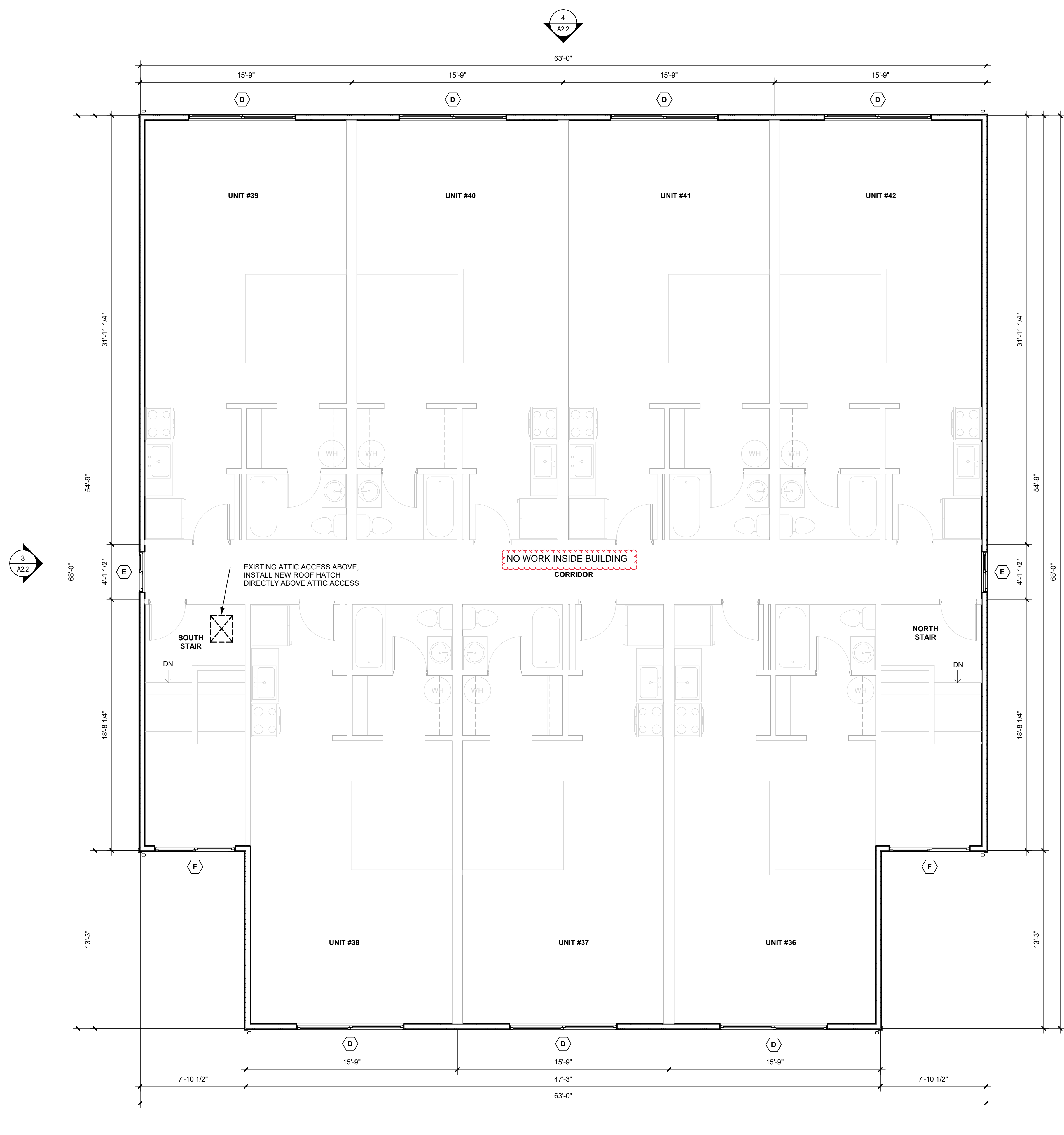
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SHEET

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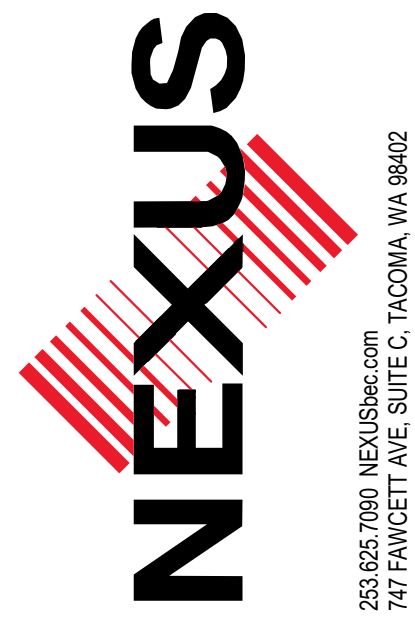
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1 THIRD FLOOR PLAN
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28. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.
29. ALL ATTIC ACCESSES TO BE REPLACED WITH NEW LOCKING HATCH PER PROJECT SPECIFICATIONS. PART OF INTERIOR COMMON SPACE SCOPE.
30. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.



PROJECT
EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

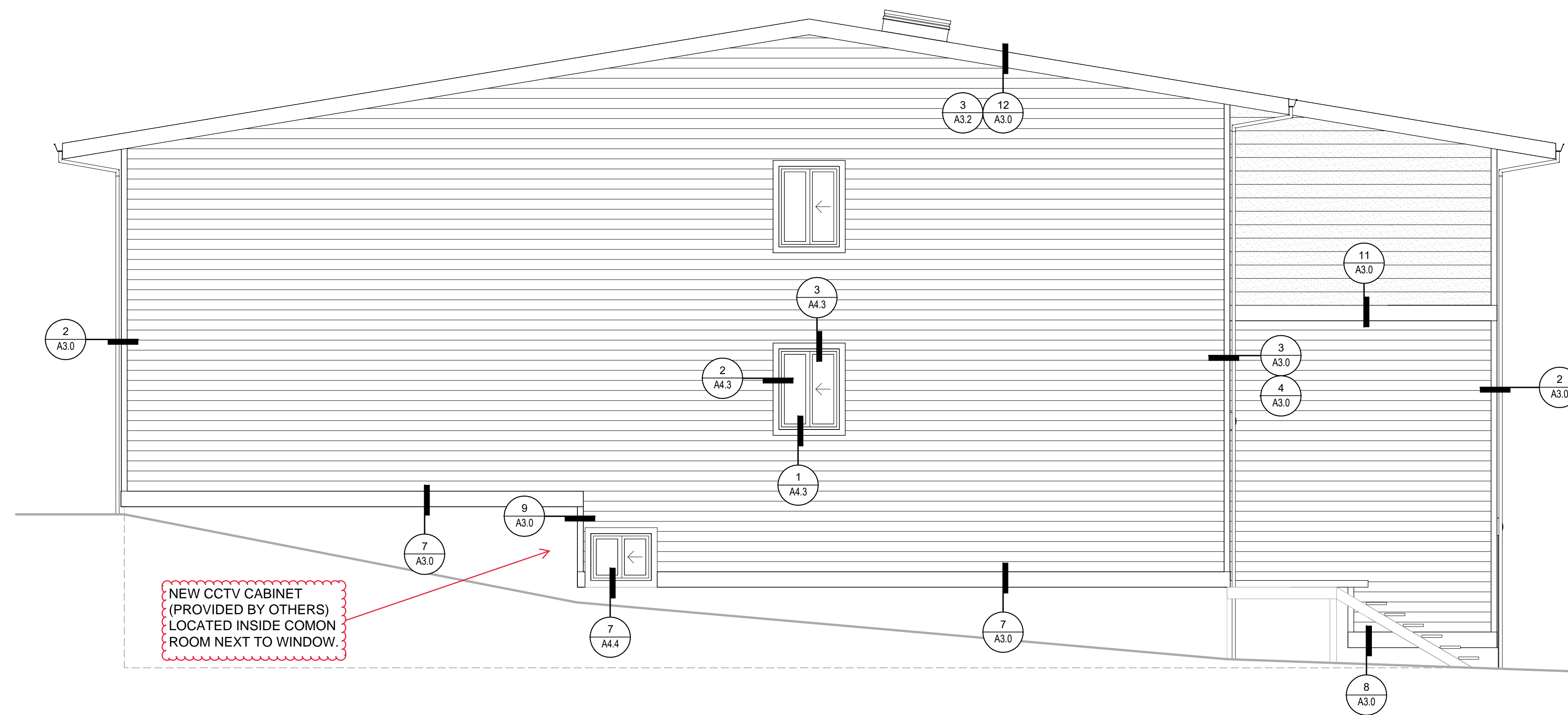
NO.	DATE	DESCRIPTION

DATE
10.28.2022
PROJECT NO.
22004NX.04
DRAWN BY: DMI
REVIEWED BY:

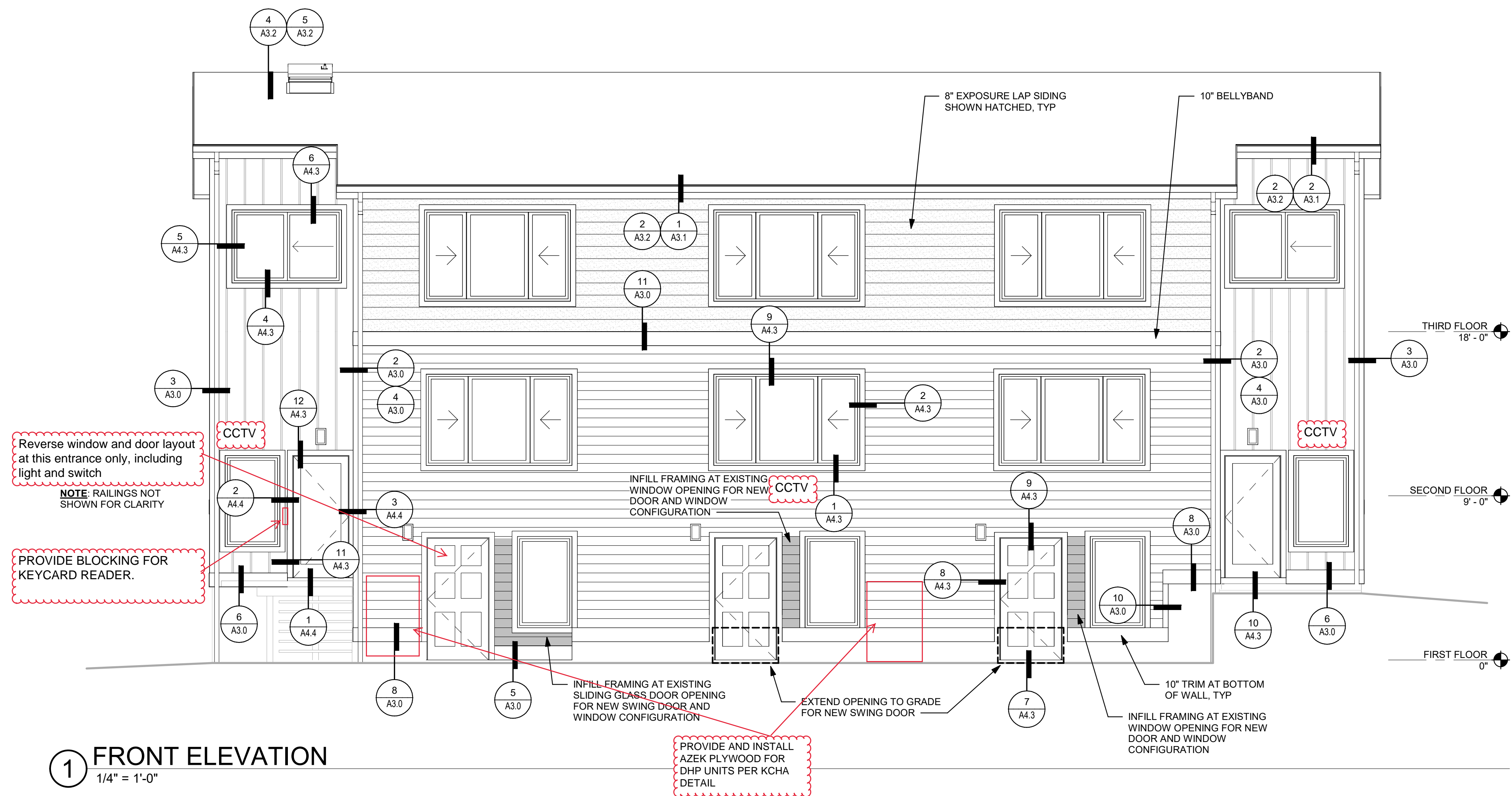
SHEET TITLE
THIRD FLOOR PLAN
ADDENDUM #1
REV BID SET

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SHEET

A1.2
PERMIT SET

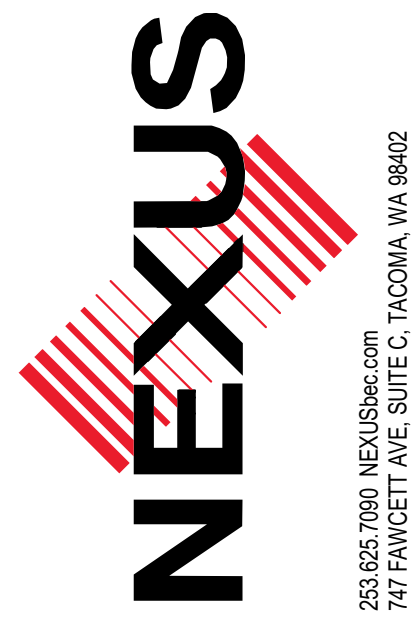


2 LEFT ELEVATION
1/4" = 1'-0"



1 FRONT ELEVATION
1/4" = 1'-0"

- SCOPE NOTES**
1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
 2. REMOVE EXISTING SIGNAGE AND LIGHTING.
 3. REMOVE EXISTING VENT LOUVERS.
 4. CONFIRM USE OF EXISTING VENTS AND CONDUIT PENETRATIONS. CAP EXISTING PENETRATIONS THAT HAVE BEEN ABANDONED.
 5. REMOVE EXISTING HOSE BIBS AND PREP FOR REPLACEMENT.
 6. REMOVE EXISTING SHINGLE ROOF, UNDERLAYMENT, DOWNSPOUTS, AND GUTTERS.
 7. REMOVE EXISTING FASCIAS AND RAKE BOARDS.
 8. REMOVE ALL EXISTING TRIM, SIDING, AND WRB.
 9. INSPECT EXISTING EXPOSED WALL AND ROOF SHEATHING FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
 10. AT SOUTH BUILDING ENTRANCE: INSPECT ELEVATED CONCRETE LANDING, STAIRS, METAL RAILINGS, AND METAL STRINGERS FOR DAMAGE AND REPLACE IN KIND IF DAMAGE FOUND.
 11. REMOVE EXISTING DOORS AND WINDOWS.
 12. INSTALL FALL PROTECTION ANCHORS PER MANUFACTURER RECOMMENDED LAYOUT AND INSTALLATION REQUIREMENTS.
 13. INSTALL BOOT FLASHINGS AROUND ALL PIPE PENETRATIONS AND FLANGED ROOF VENT CAP AT ALL VENTS THROUGH ROOF.
 14. INSTALL NEW ROOF ACCESS HATCH.
 15. INSTALL NEW ROOFING SYSTEM PER DETAILS.
 16. INSTALL NEW FASCIAS, RAKE BOARDS, AND GUTTERS PER DETAILS.
 17. INSTALL NEW WRB, PENETRATION FLASHINGS, AND SHEET METAL FLASHINGS PER DETAILS AND MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 18. INSTALL NEW DOORS AND WINDOWS PER DETAILS.
 19. INSTALL NEW MOUNTING BLOCKS AND HOSE BIBS PER DETAILS.
 20. INSTALL NEW MOUNTING BLOCKS AND VENT LOUVERS PER DETAILS.
 21. INSTALL NEW MOUNTING BLOCKS AND LIGHT FIXTURES PER DETAILS.
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 23. INSTALL NEW SIGNAGE TO MATCH EXISTING.
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 29. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.



PROJECT
EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

REVISIONS

DATE	DESCRIPTION
10.28.2022	
PROJECT NO.	22004NX.04
DRAWN BY:	DMH
REVIEWED BY:	

SHEET TITLE
ELEVATIONS

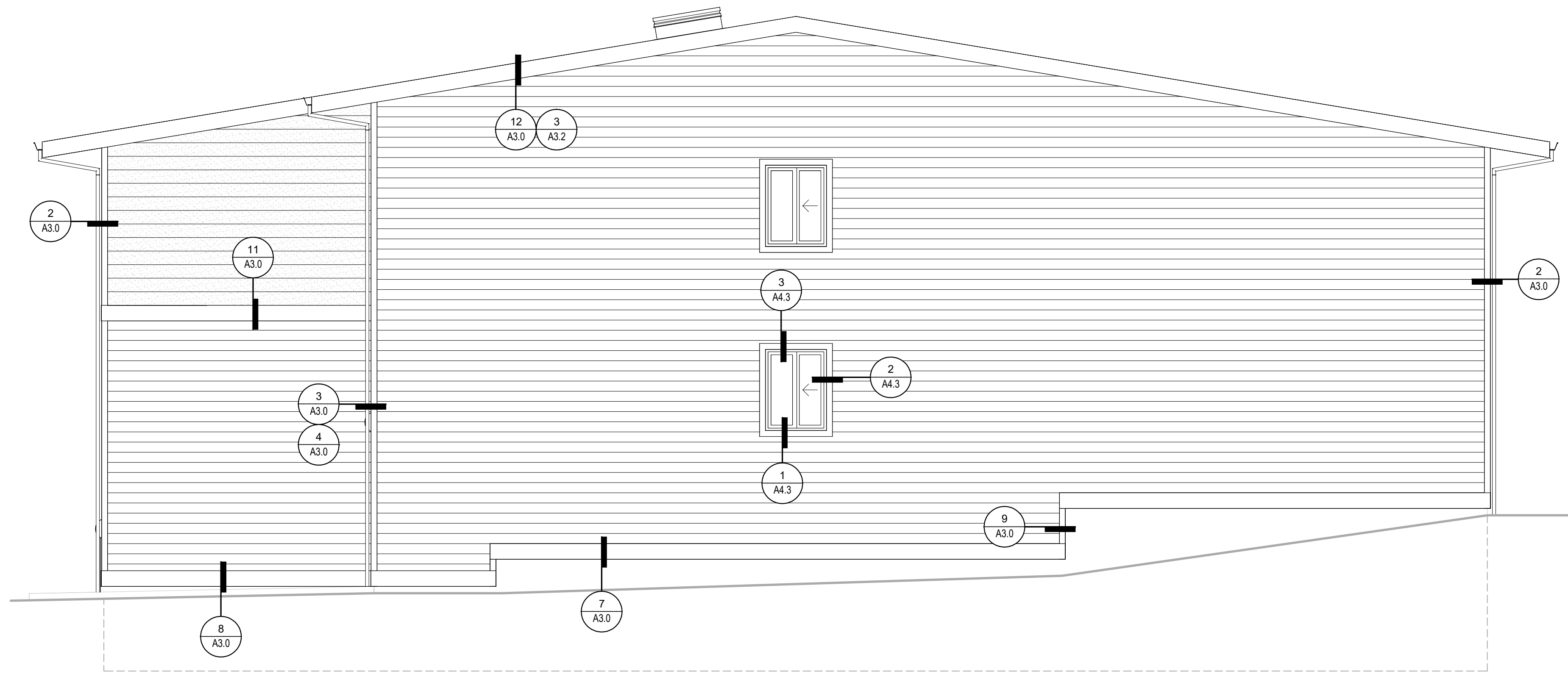
ADDENDUM #1
REV BID SET

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SHEET

A2.0

PERMIT SET

IF SHEET MEASURES LESS THAN 24"x36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

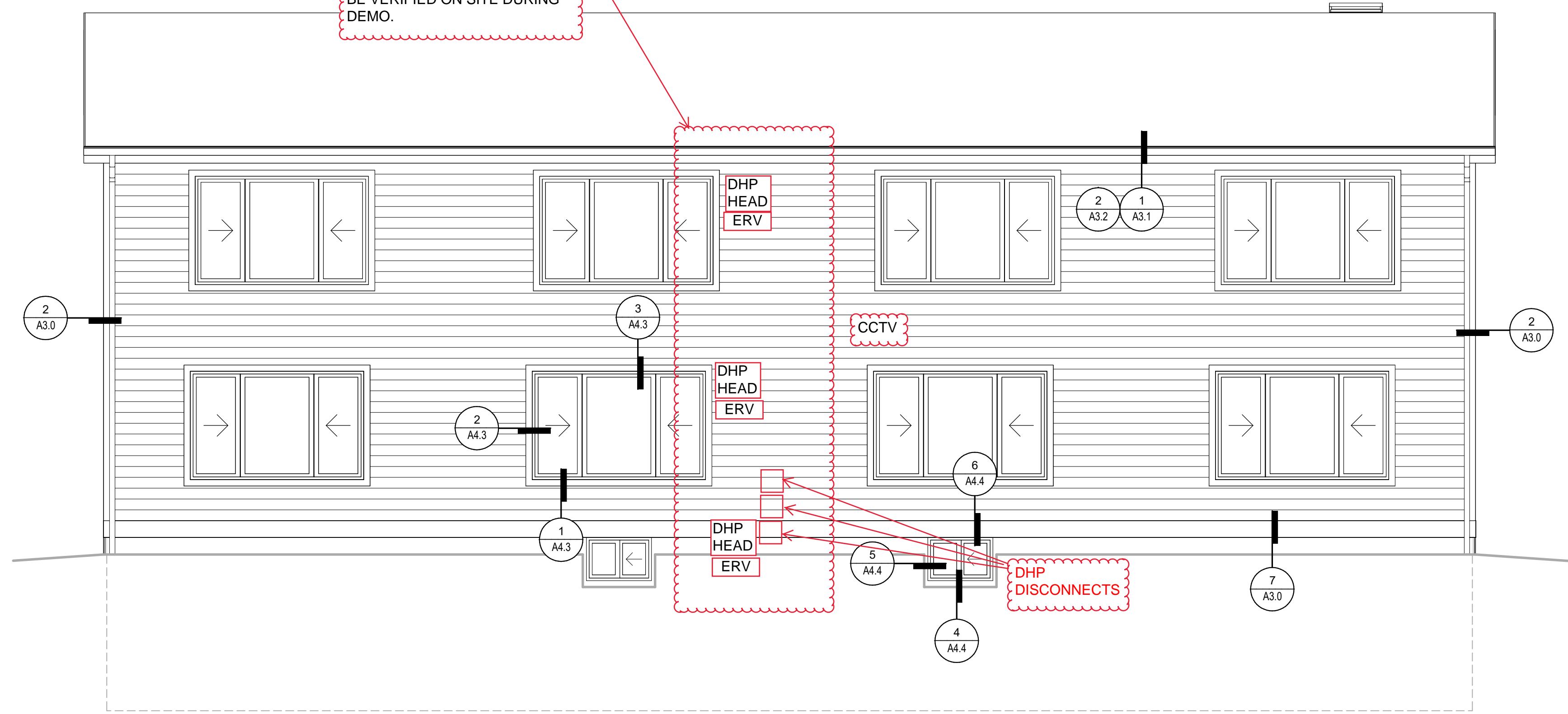


② RIGHT ELEVATION
1/4" = 1'-0"

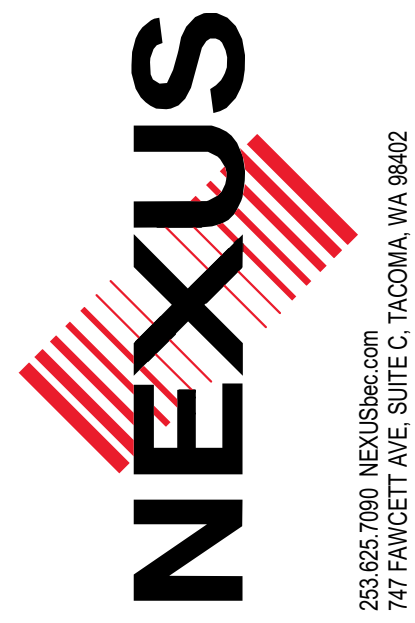
SCOPE NOTES

1. PROTECT EXISTING CONDUIT/UTILITIES TO REMAIN.
 2. REMOVE EXISTING SIGNAGE AND LIGHTING.
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27. ENTIRE BUILDING TO RECEIVE DENSGLASS SHEATHING PRIOR TO SIDING INSTALL.
28. EXISTING ONE BY TRIM BEHIND ELECTRICAL MAST TO REMAIN IN PLACE. CONTRACTOR TO INSTALL FLASHING AROUND EXISTING AND TIE INTO NEW SIDING. CONTRACTOR TO PROVIDE SCHEDULE AND COORDINATE WITH KCHA FOR POWER DROP. SCL HAS APPROXIMATELY A THREE MONTH LEAD TIME FOR DISCONNECT AND LINE DROP.
29. ADD ROOF JACK VENTS AS NEED FOR ROOF EXHAUST VENTING FOR EACH FIRE BREAK SECTION. EACH ATTIC SECTION ABOVE UNITS REQUIRE A MINIMUM OF 120 SQUARE INCHES OF EXHAUST VENT. EACH ATTIC SECTION ABOVE STAIRWELLS REQUIRE A MINIMUM OF 50 SQUARE INCHES OF EXHAUST VENT. INSTALL HIDDEN RIDGE VENT ALONG RIDGE FOR EXHAUST VENTING IN ATTIC ABOVE STAIRWELLS. INSTALL ROOF JACK VENT FOR ATTIC INTAKE VENTING ABOVE HALLWAY, REQUIRES A MINIMUM OF 131 SQUARE INCHES FOR INTAKE.
30. DEMO EXISTING SOFIT AND REPLACE WITH SPECIFIED HARDIE PRODUCT.

TYPICAL BLOCKING ERVS AND DHP'S BLOCKING AT EACH UNIT STACK. EXACT LOCATIONS TO BE VERIFIED ON SITE DURING DEMO.



① REAR ELEVATION
1/4" = 1'-0"



PROJECT
EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

REVISIONS

DATE	10.28.2022
PROJECT NO.	22004NX_04
DRAWN BY:	DMH
REVIEWED BY:	

ADDENDUM #1
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DATE
 10.28.2022
 PROJECT NO.
 22004NX_04
 DRAWN BY: DMI
 REVIEWED BY:

SHEET TITLE
 COLOR ELEVATIONS

ADDENDUM #1
 REV BID SET

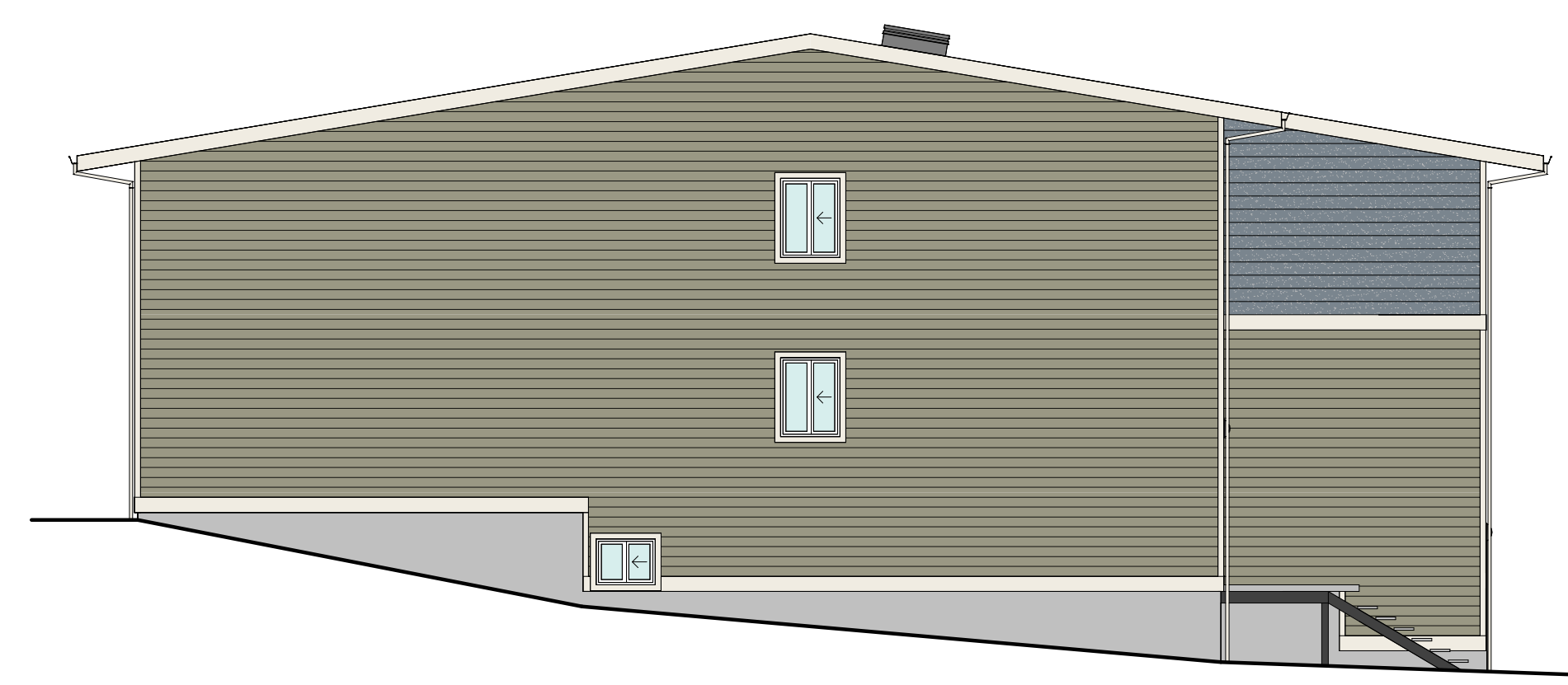
TRIM, SOFFIT,
 BEAM & POST:
 GREEK VILLA
 SW 7551

BUILDING 4 BODY:
 STORM CLOUD
 SW 6249

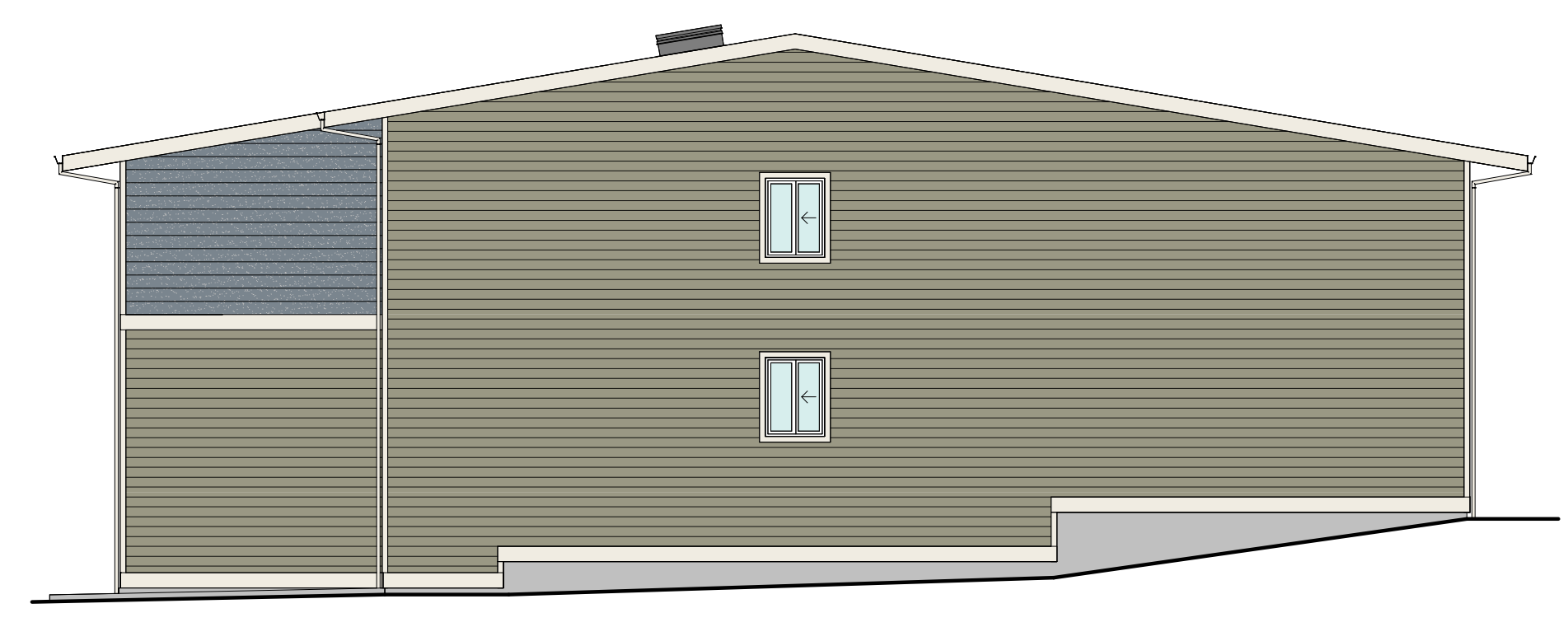
BUILDING 5 BODY:
 GREEN EARTH
 SW 7748



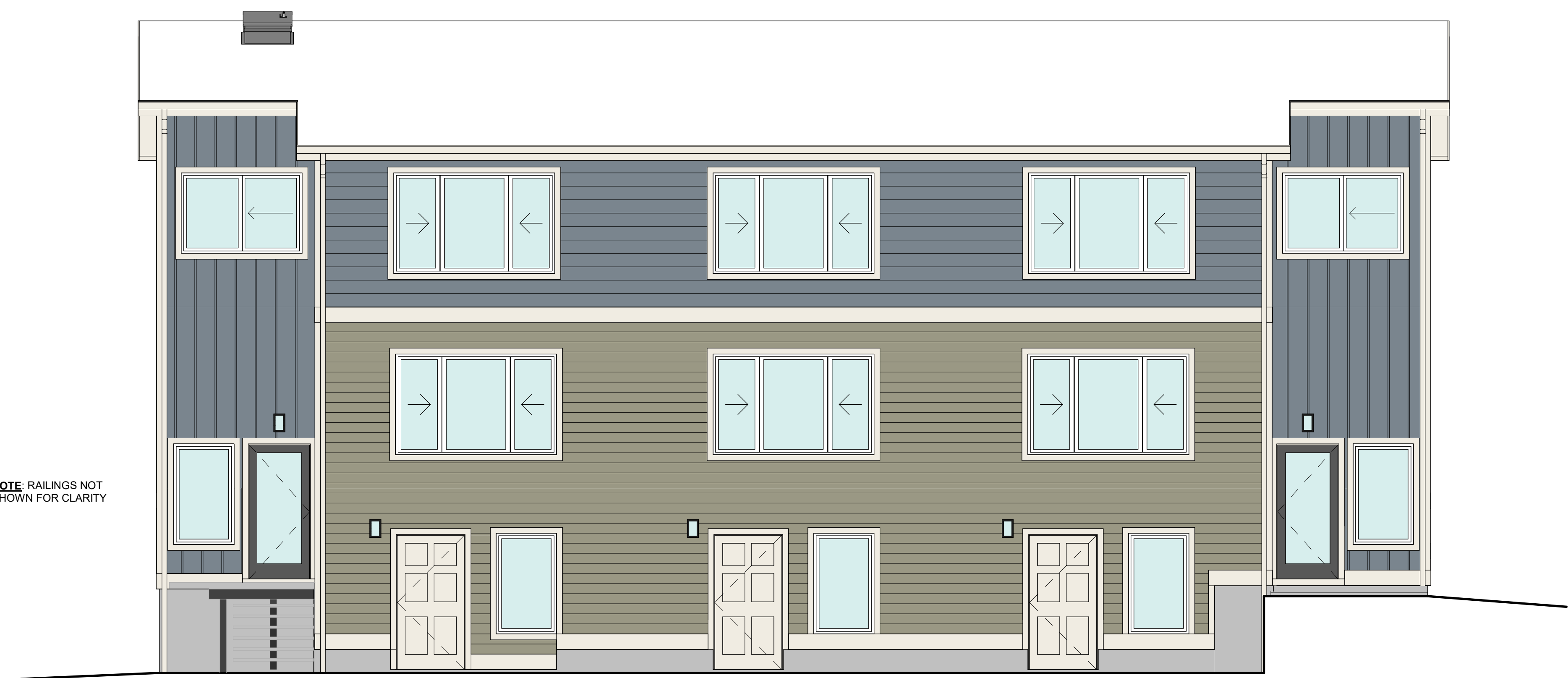
④ REAR ELEVATION
 1/8" = 1'-0"



③ LEFT ELEVATION
 1/8" = 1'-0"

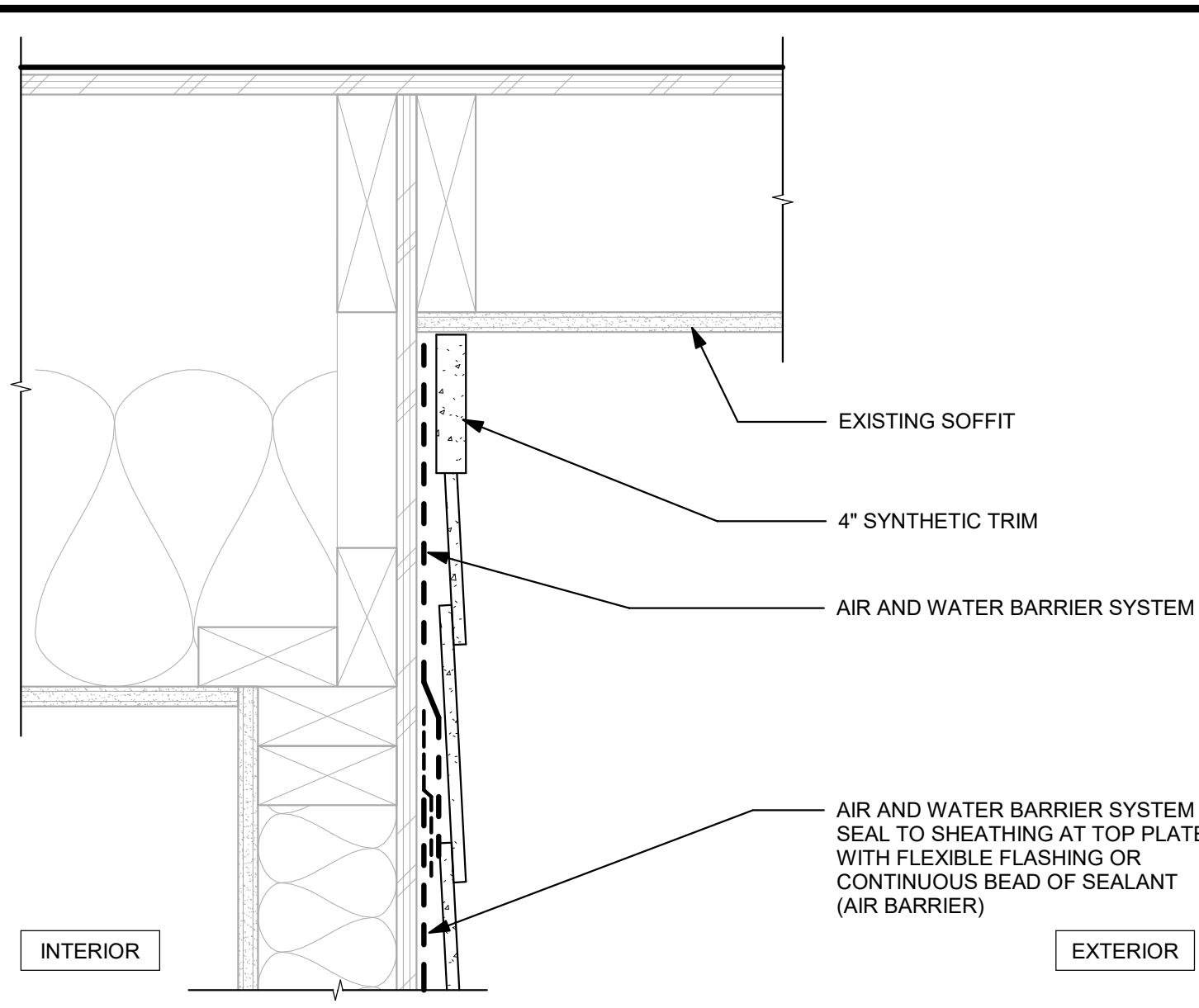


② RIGHT ELEVATION
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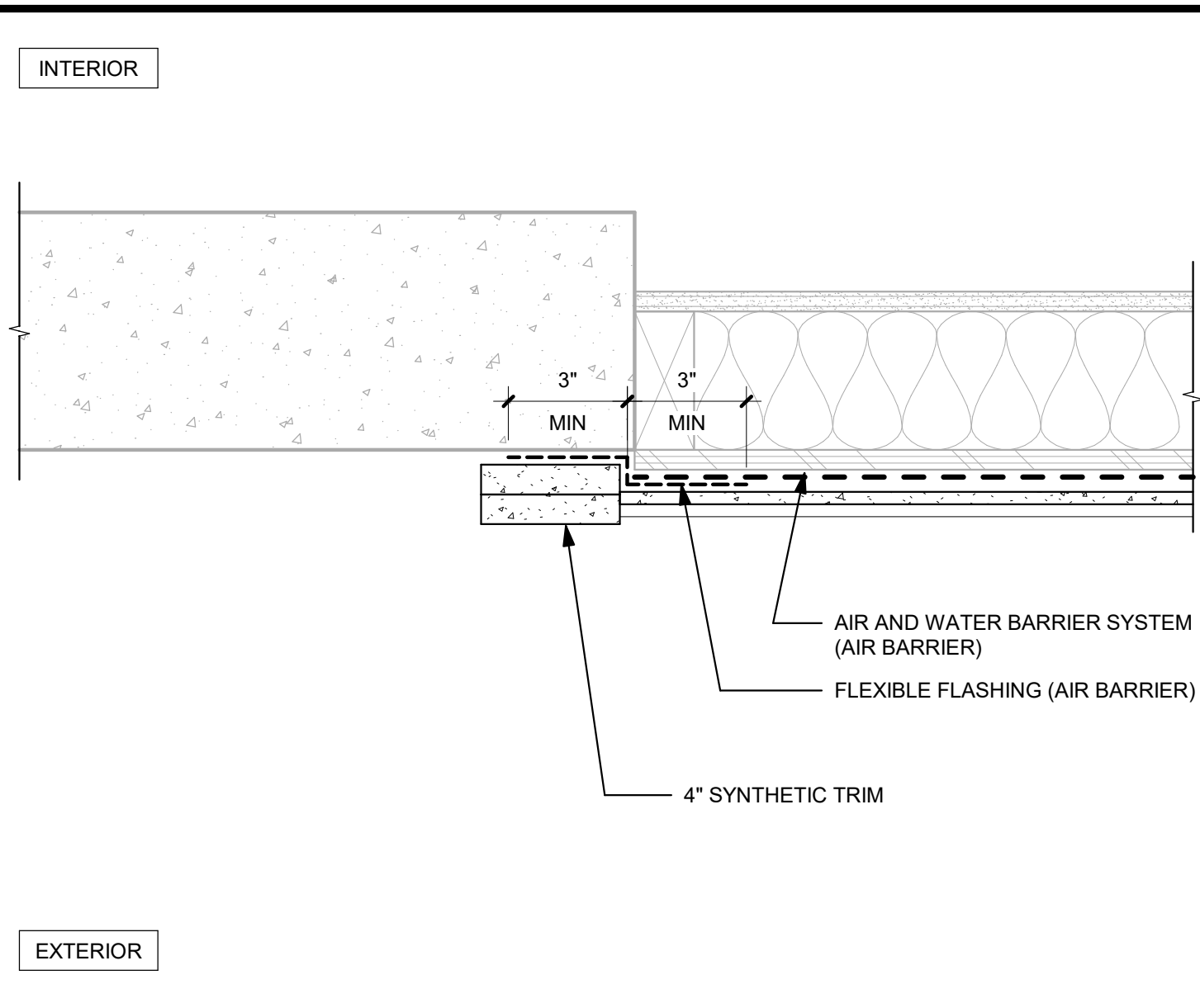


① FRONT ELEVATION
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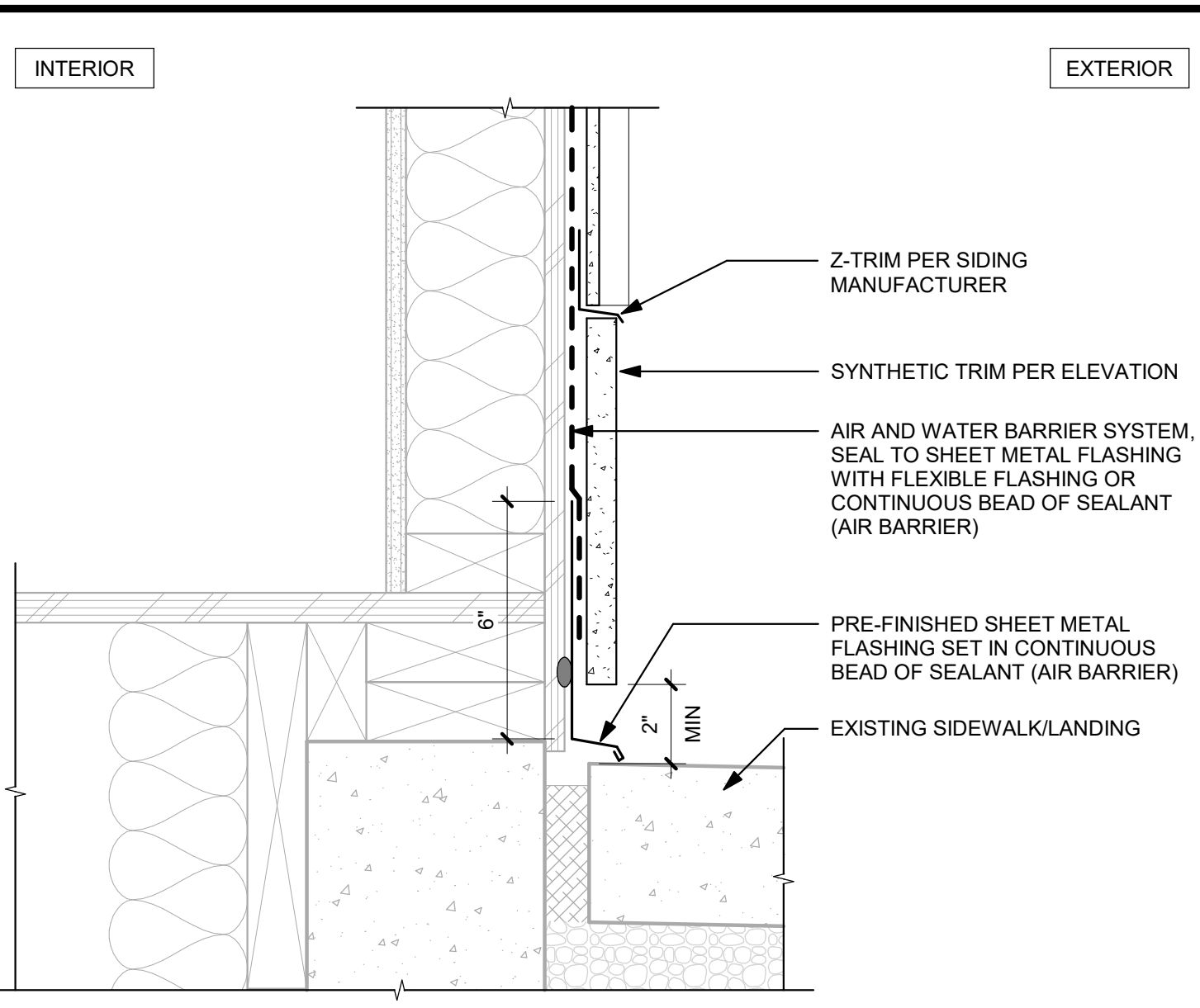
NOTE: RAILINGS NOT
 SHOWN FOR CLARITY



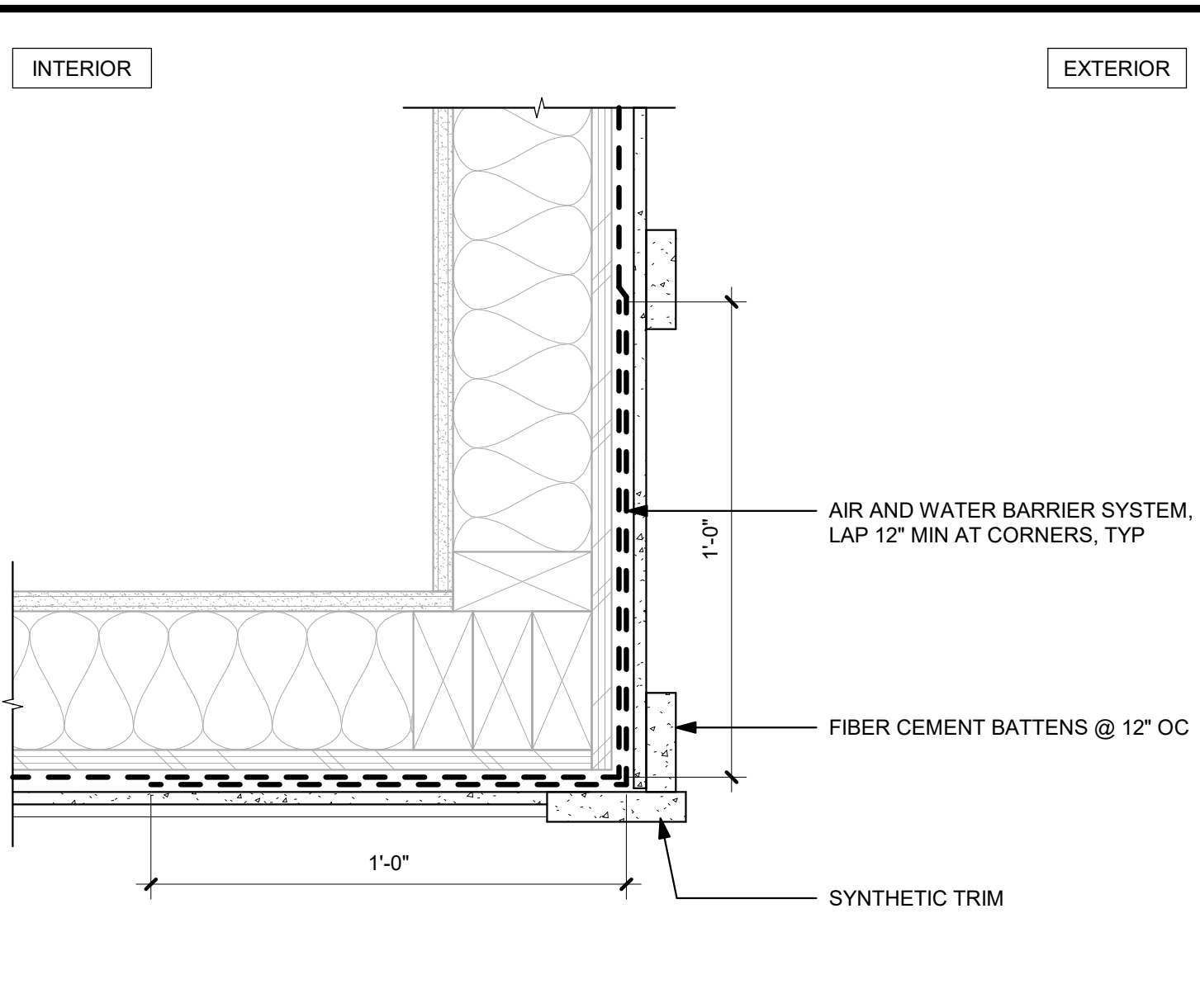
12 LAP SIDING AT RAKE
3" = 1'-0"



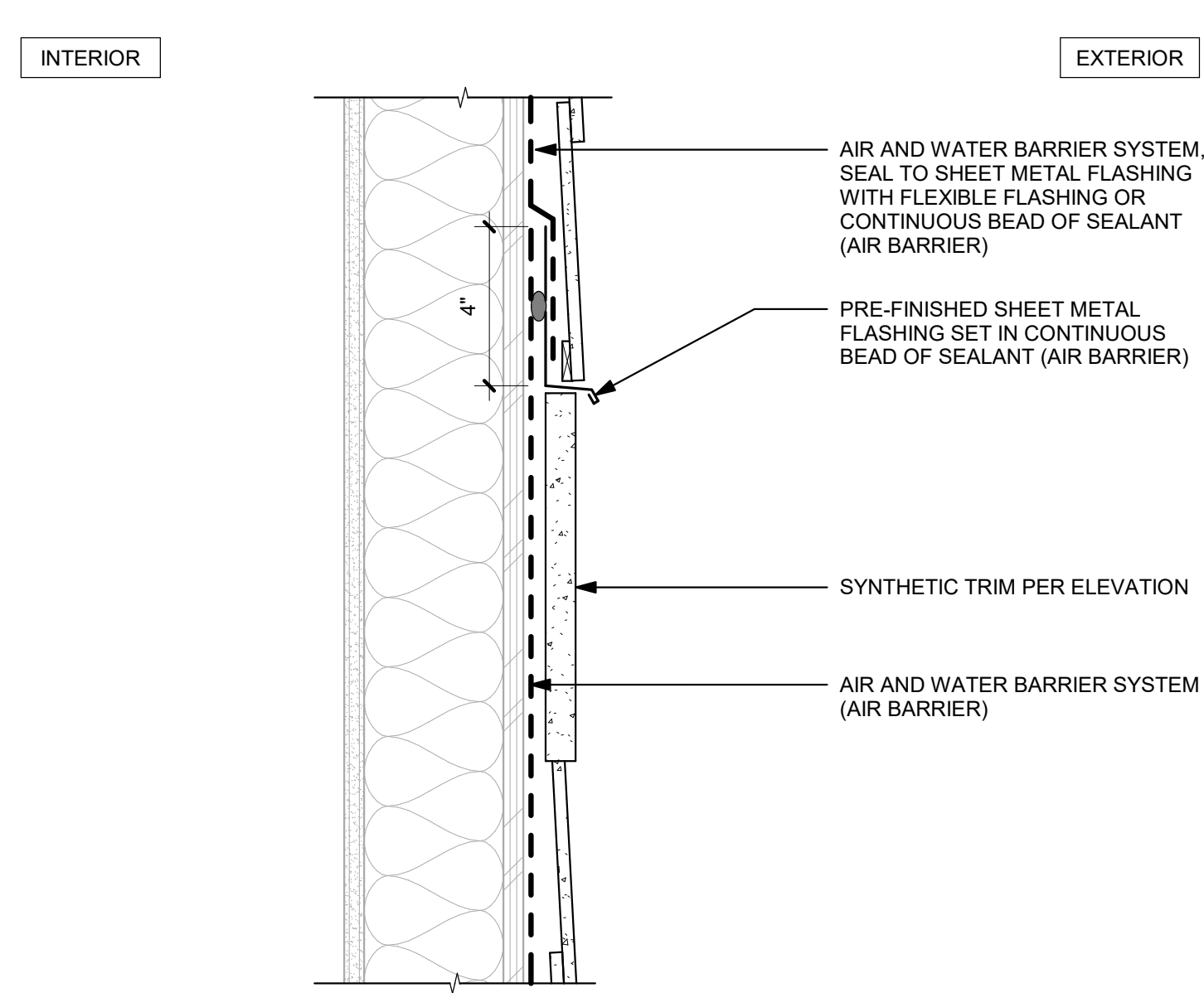
9 VERTICAL JOINT AT STEP IN STEMWALL
3" = 1'-0"



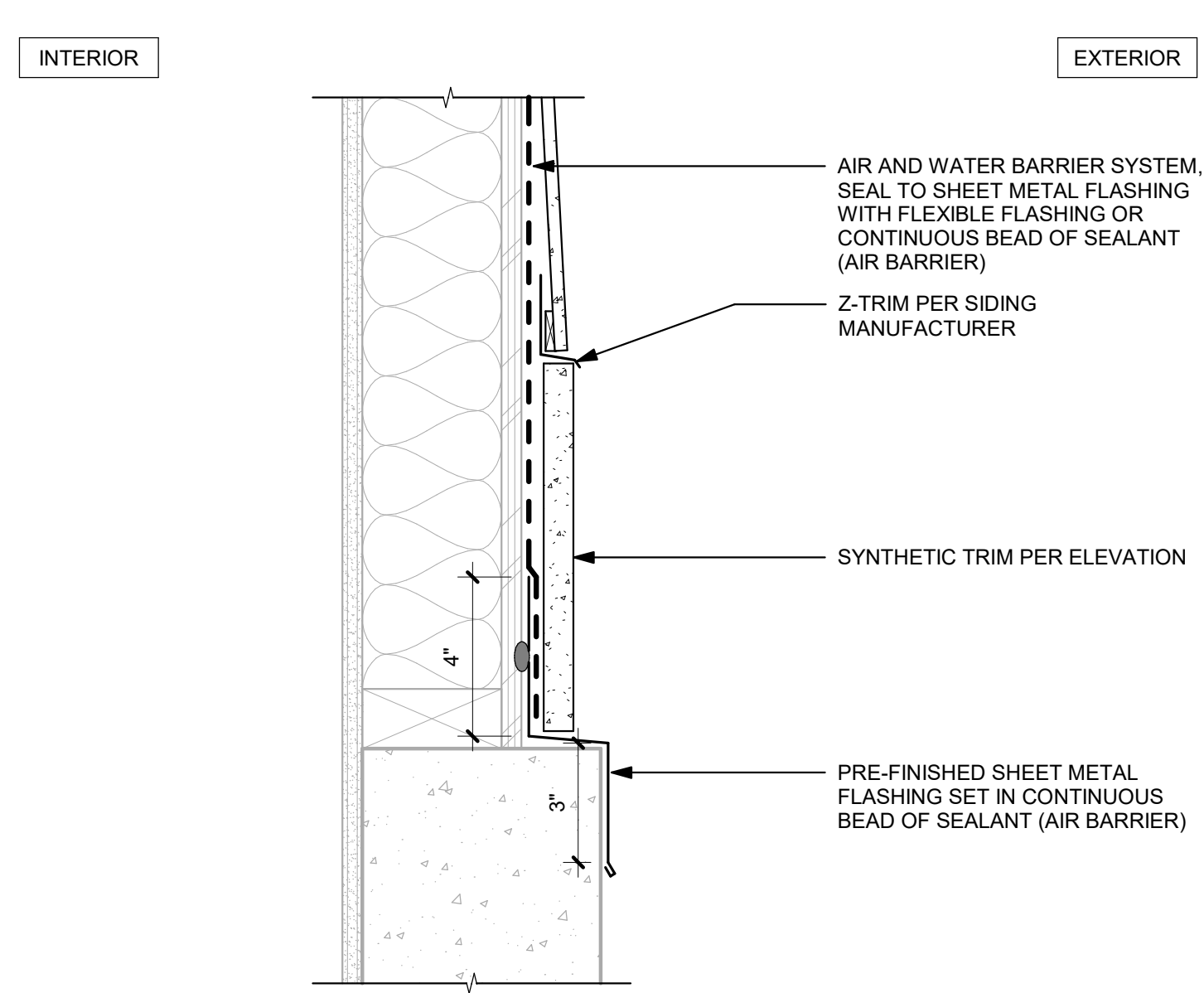
6 BOTTOM OF WALL AT BOARD AND BATT SIDING
3" = 1'-0"



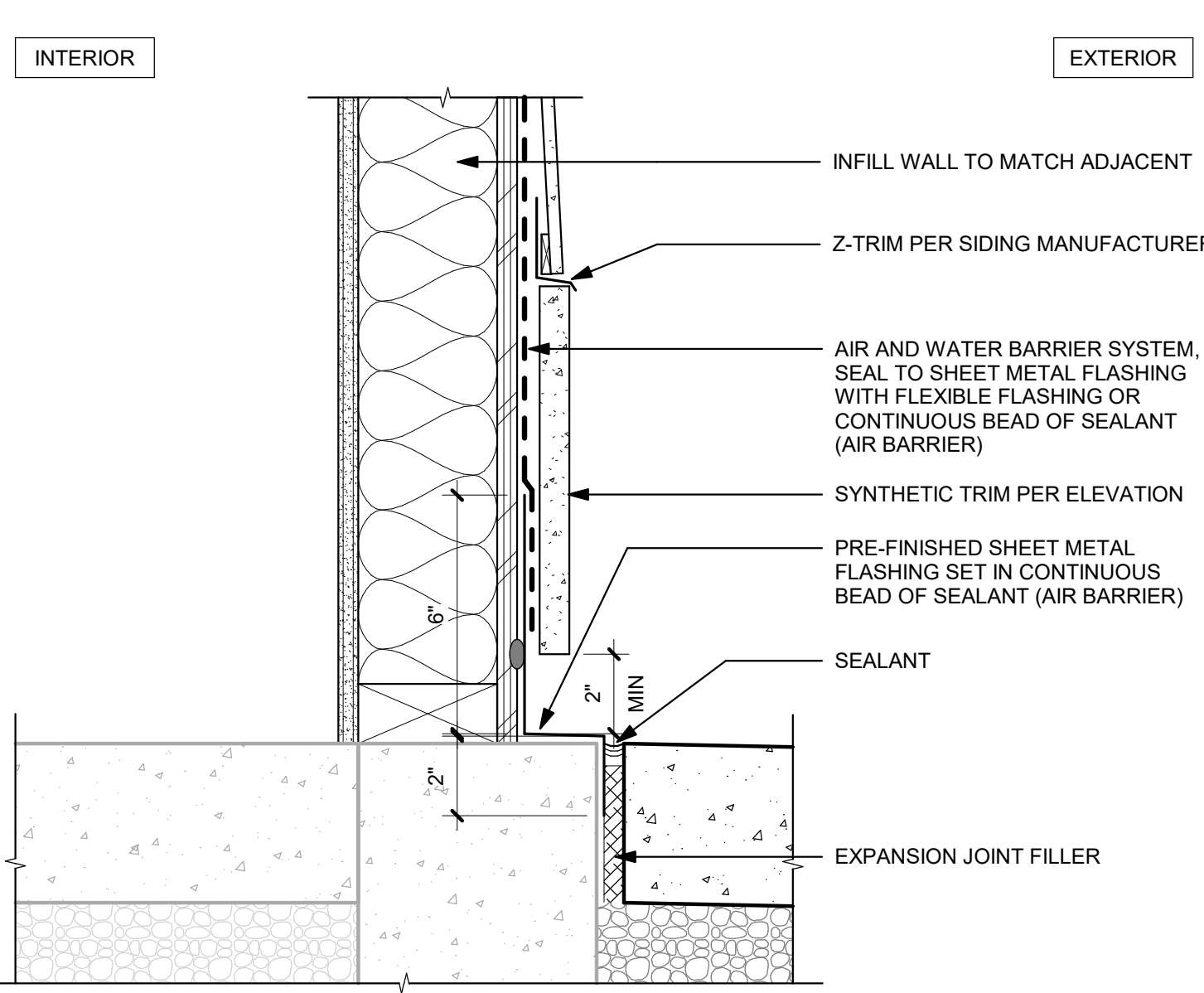
3 OUTSIDE CORNER AT BOARD AND BATT TO LAP SIDING
3" = 1'-0"



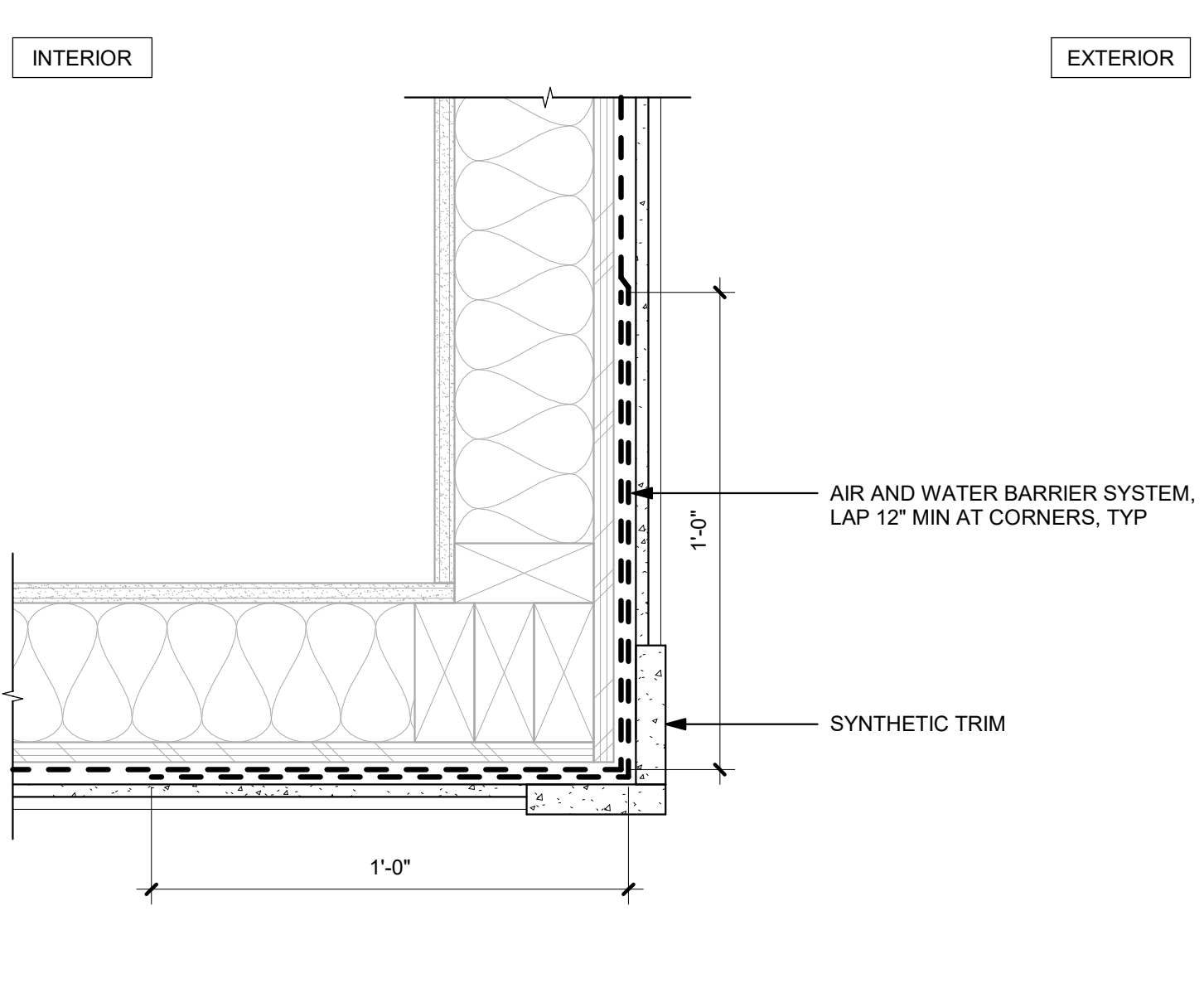
11 BOTTOM OF WALL AT LAP SIDING
3" = 1'-0"



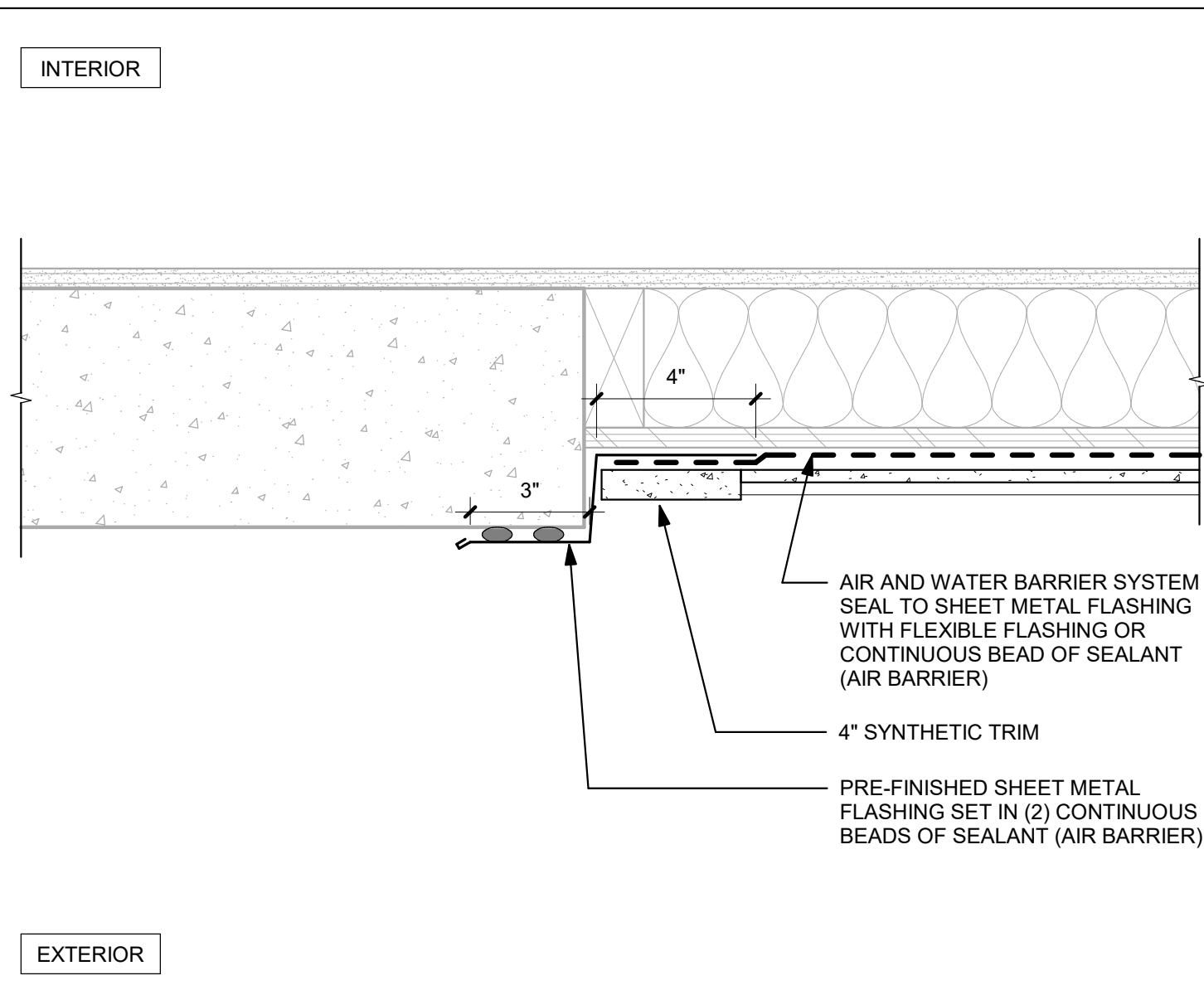
8 BOTTOM OF WALL AT LAP SIDING
3" = 1'-0"



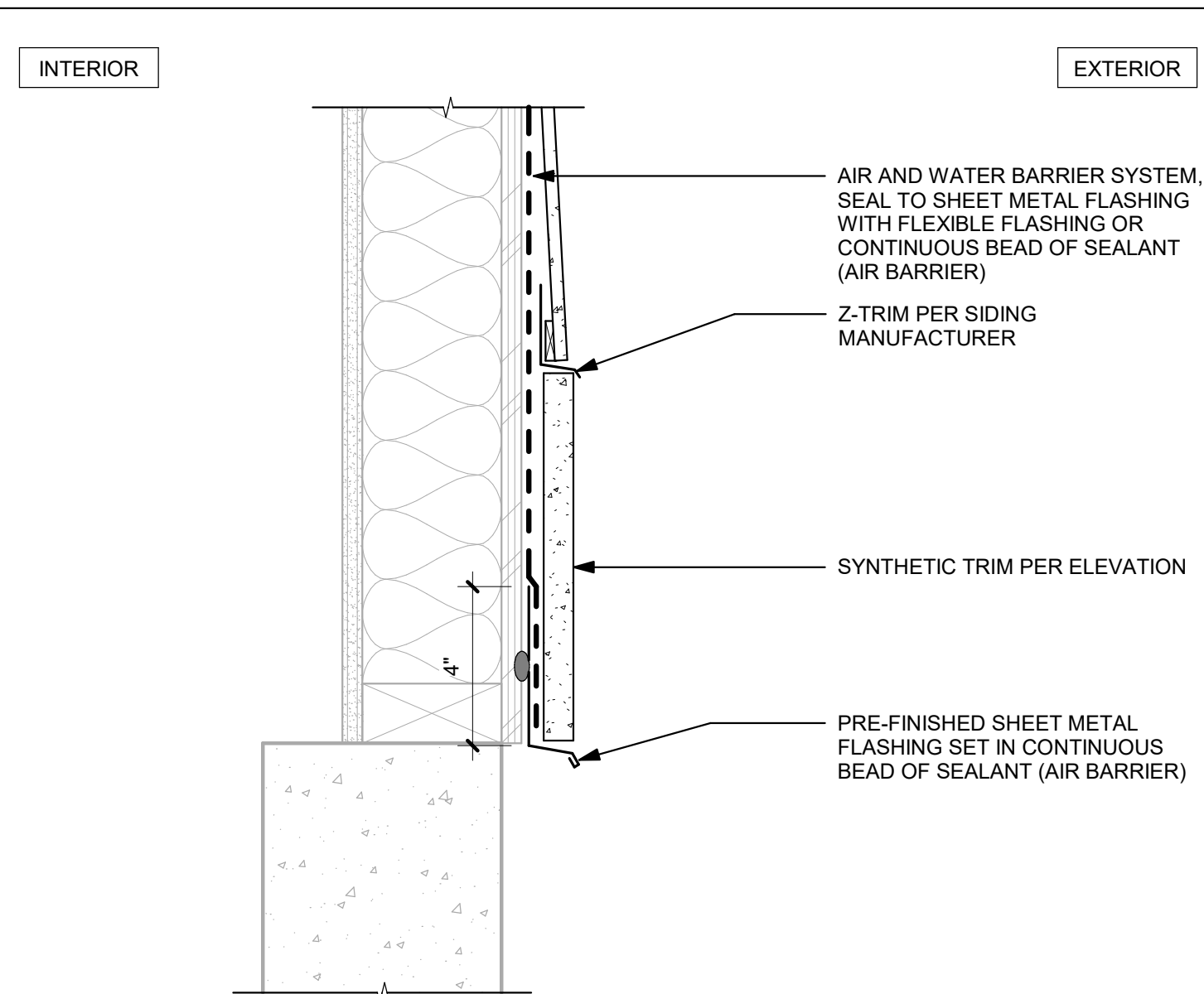
5 BOTTOM OF WALL AT INFILL FRAMING
3" = 1'-0"



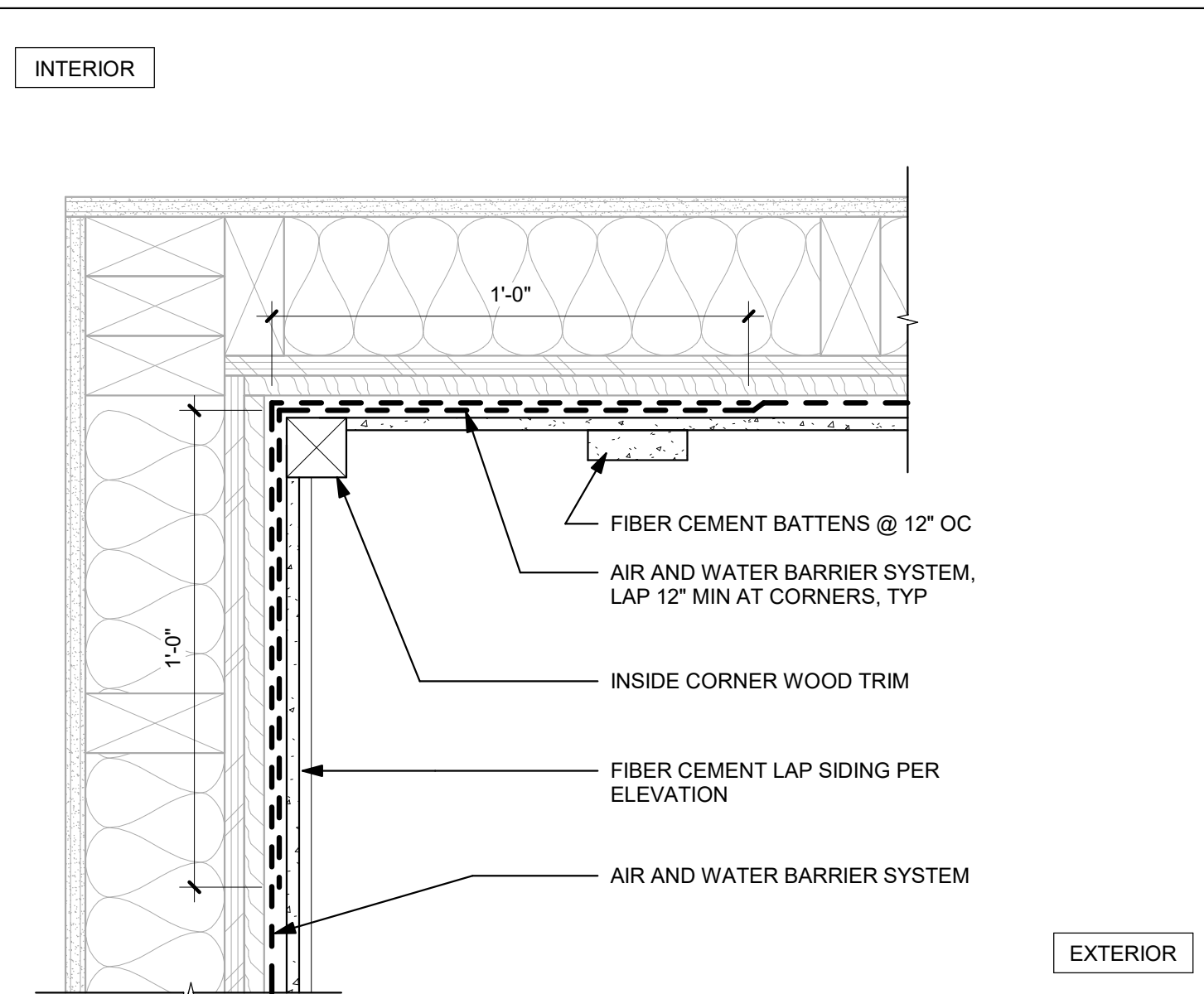
2 OUTSIDE CORNER AT LAP SIDING
3" = 1'-0"



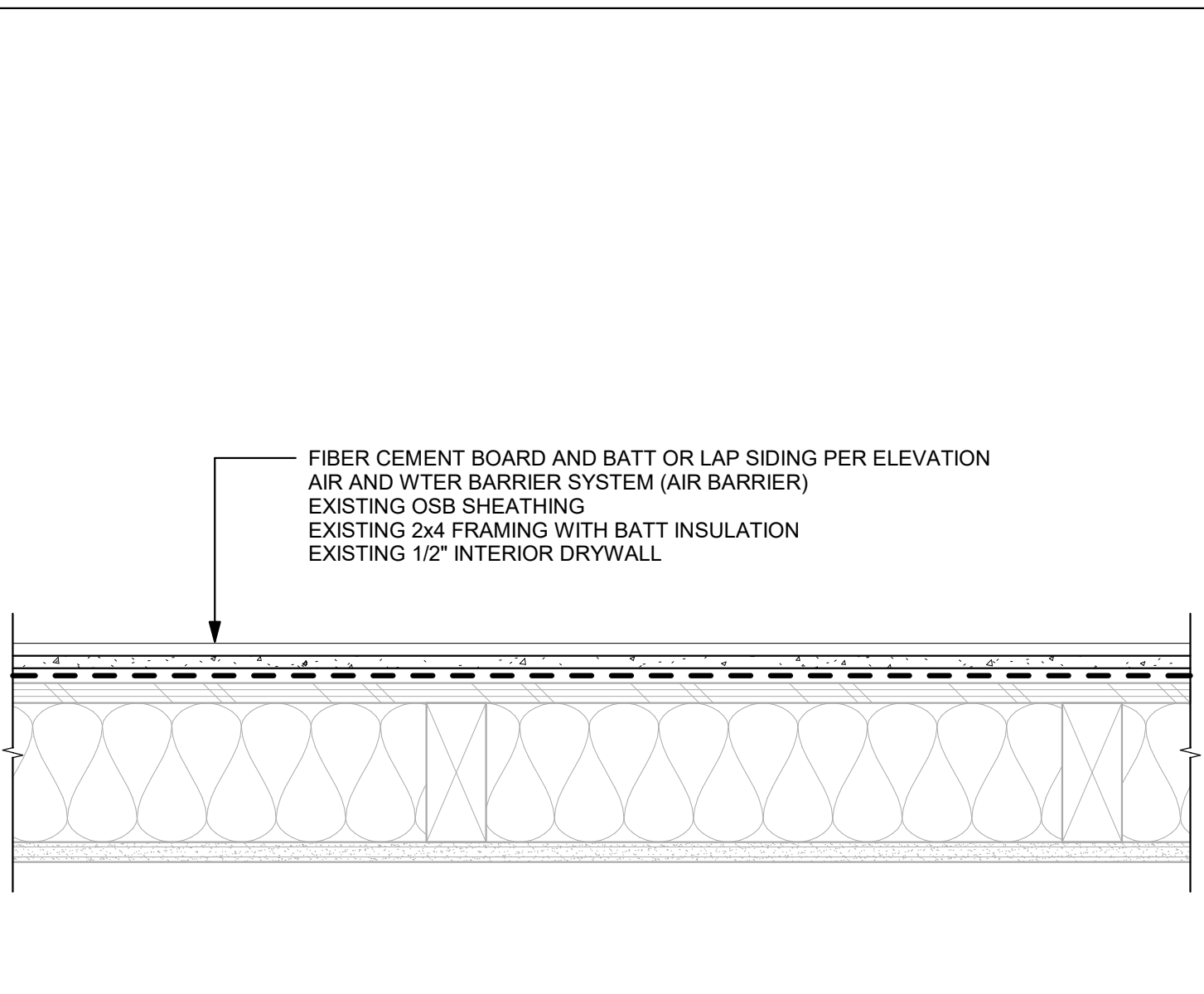
10 VERTICAL JOINT AT STEP IN STEMWALL
3" = 1'-0"



7 BOTTOM OF WALL AT LAP SIDING
3" = 1'-0"



4 INSIDE CORNER AT BOARD AND BATT TO LAP SIDING
3" = 1'-0"



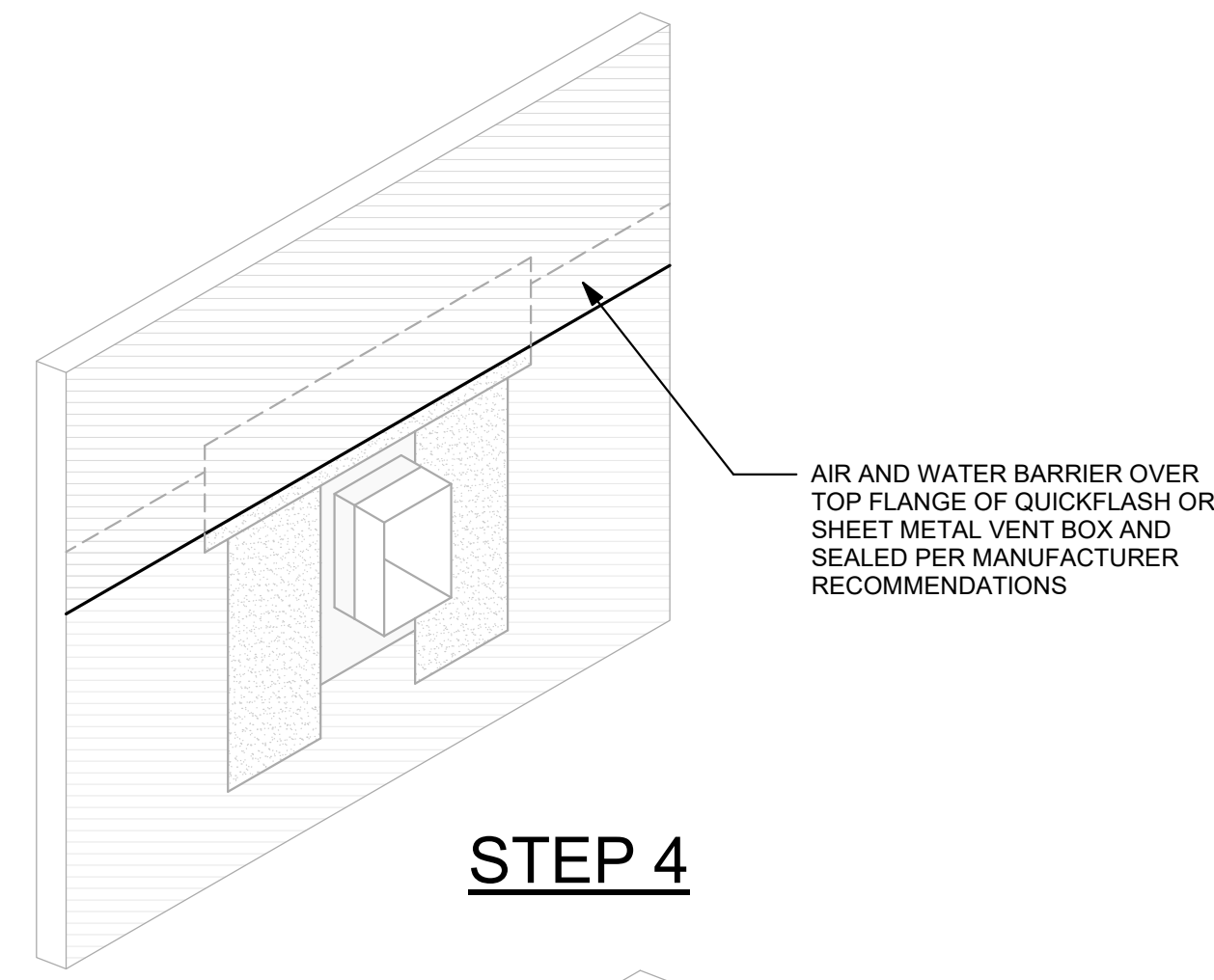
1 TYPICAL WALL ASSEMBLY
3" = 1'-0"

REVISIONS

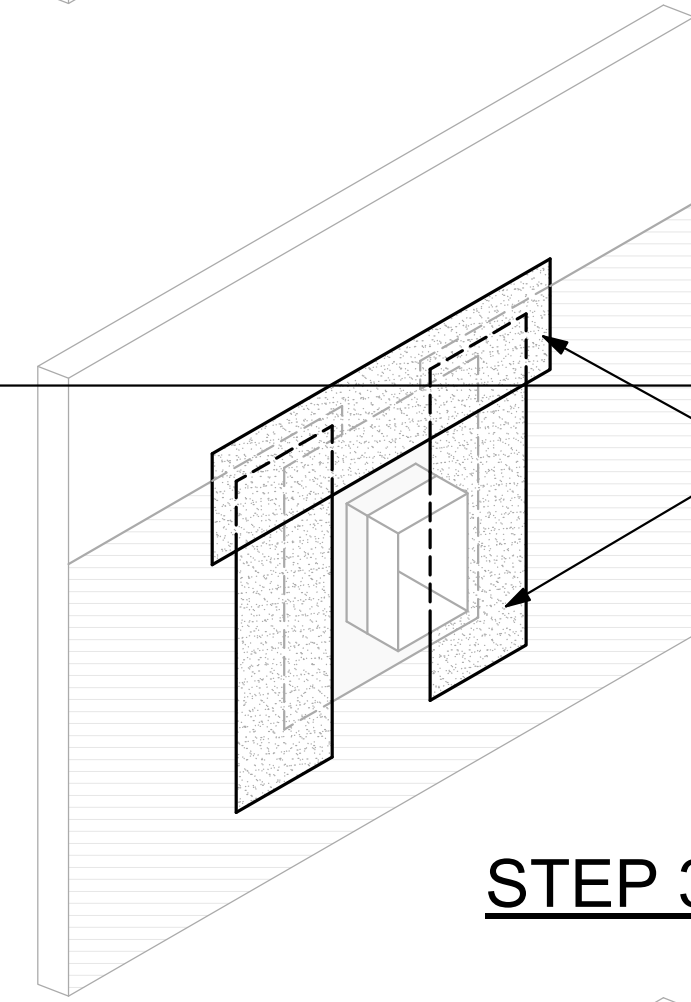
NO.	DATE	DESCRIPTION

DATE
10.28.2022
PROJECT NO.
22004NX_04
DRAWN BY: DMI
REVIEWED BY:
SHEET TITLE
CLADDING DETAILS

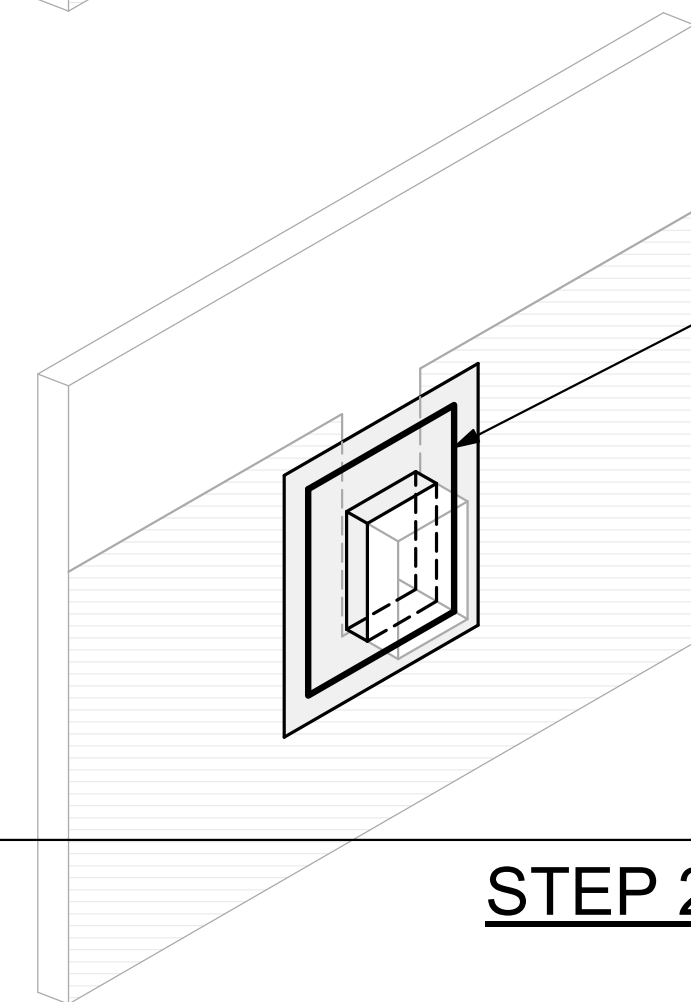
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REV BID SET



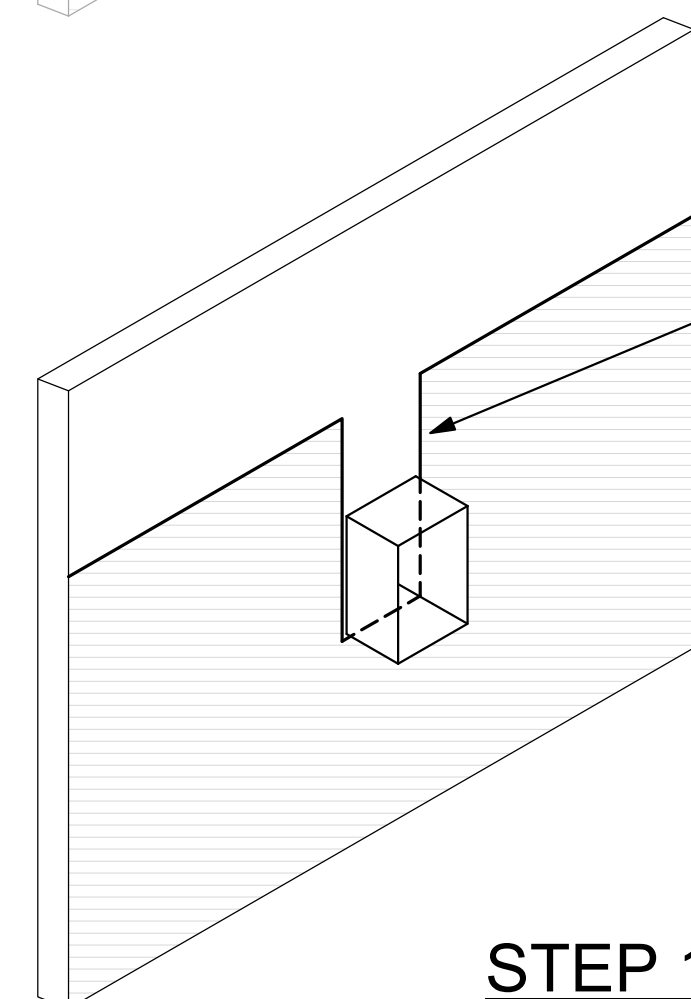
STEP 4



STEP 3

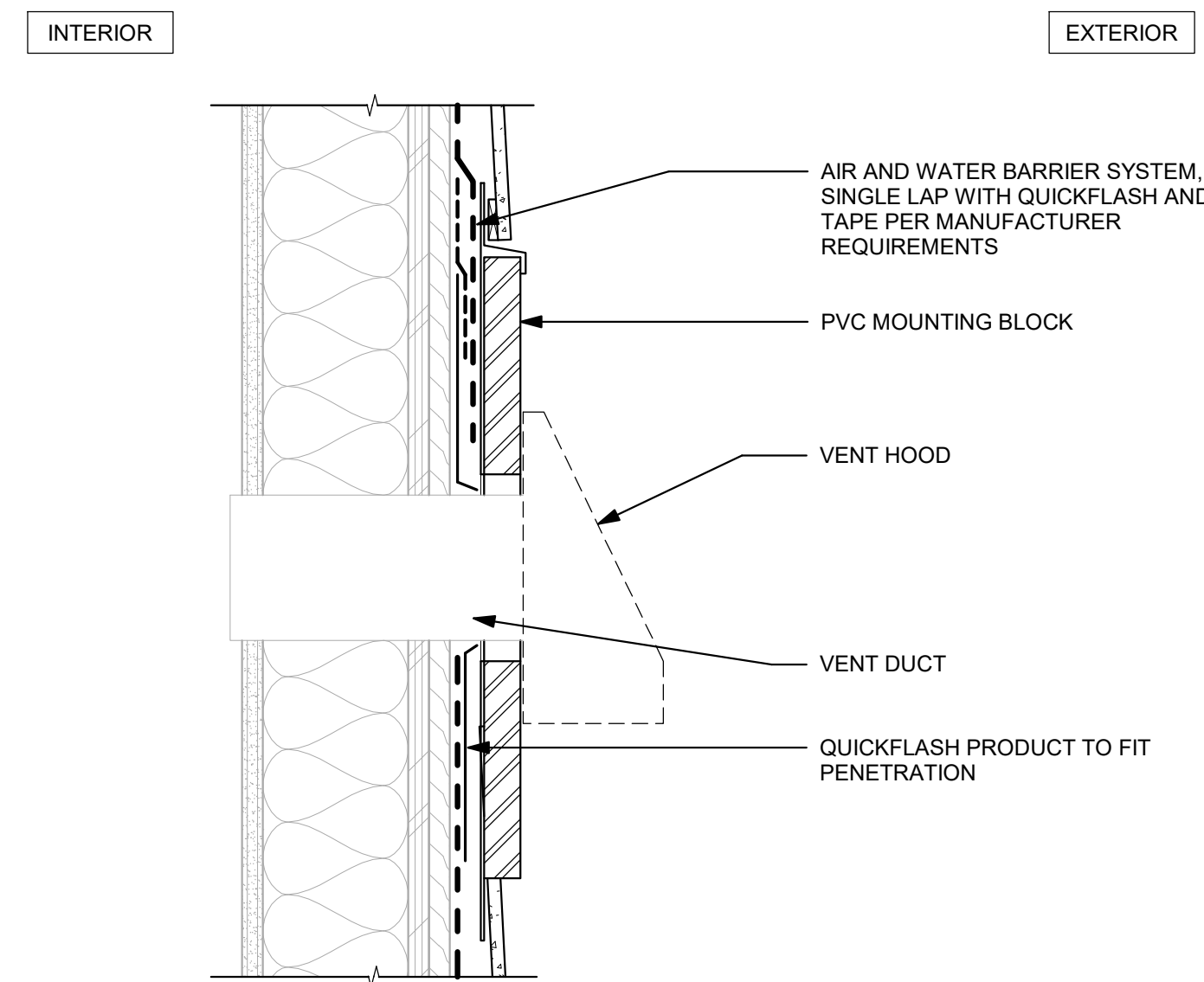


STEP 2

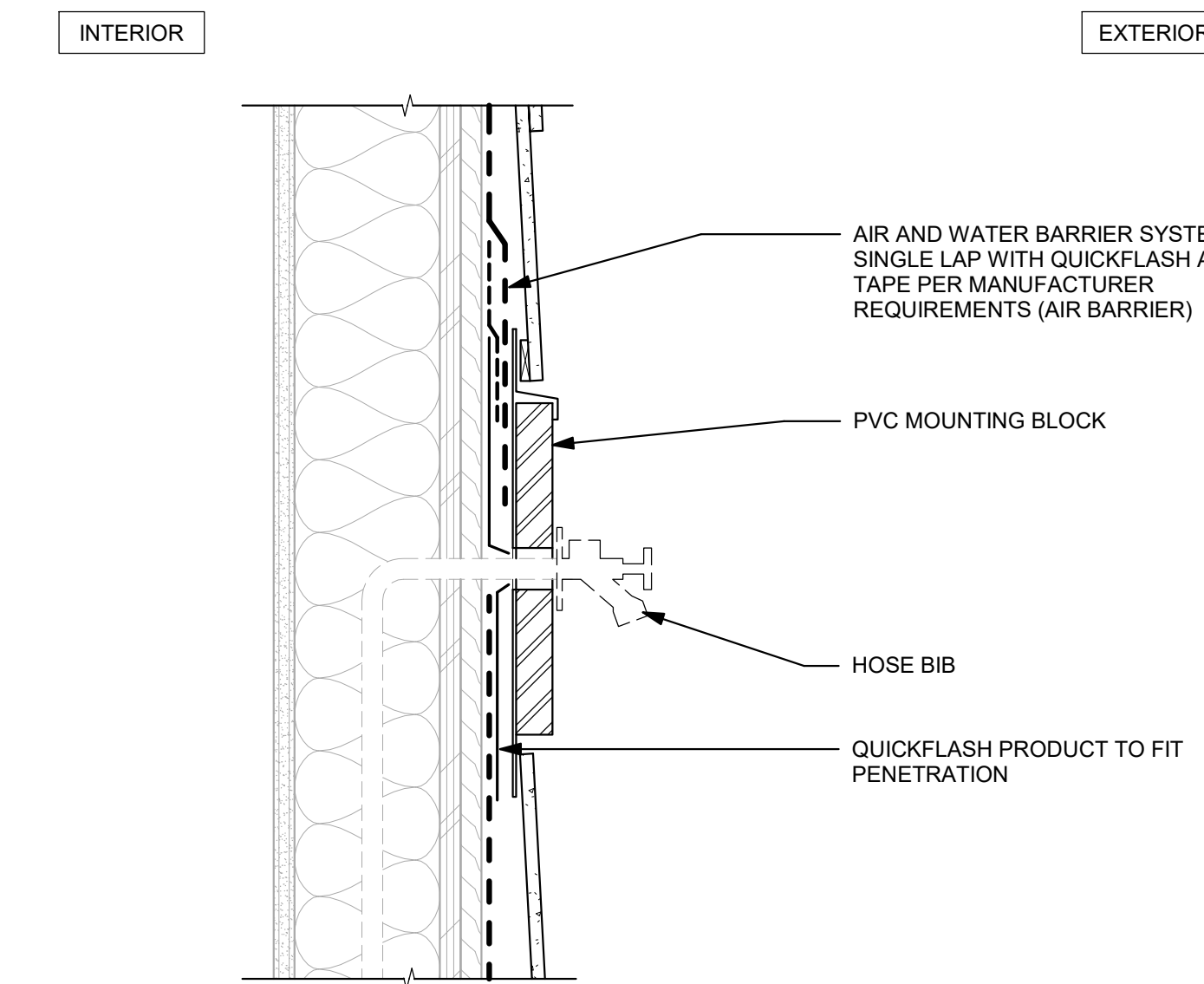


STEP 1

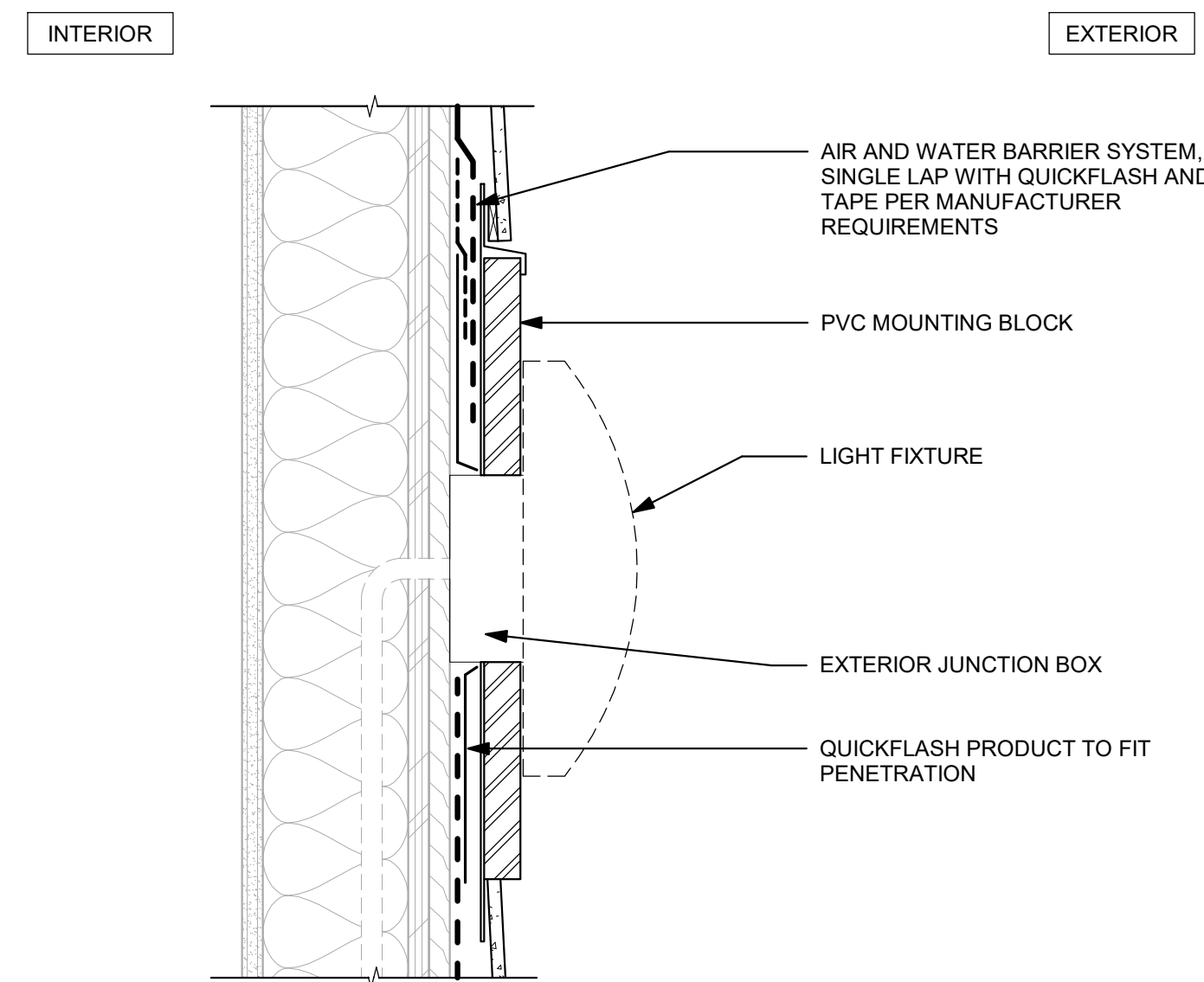
10 TYPICAL PENETRATION FLASHING
3" = 1'-0"



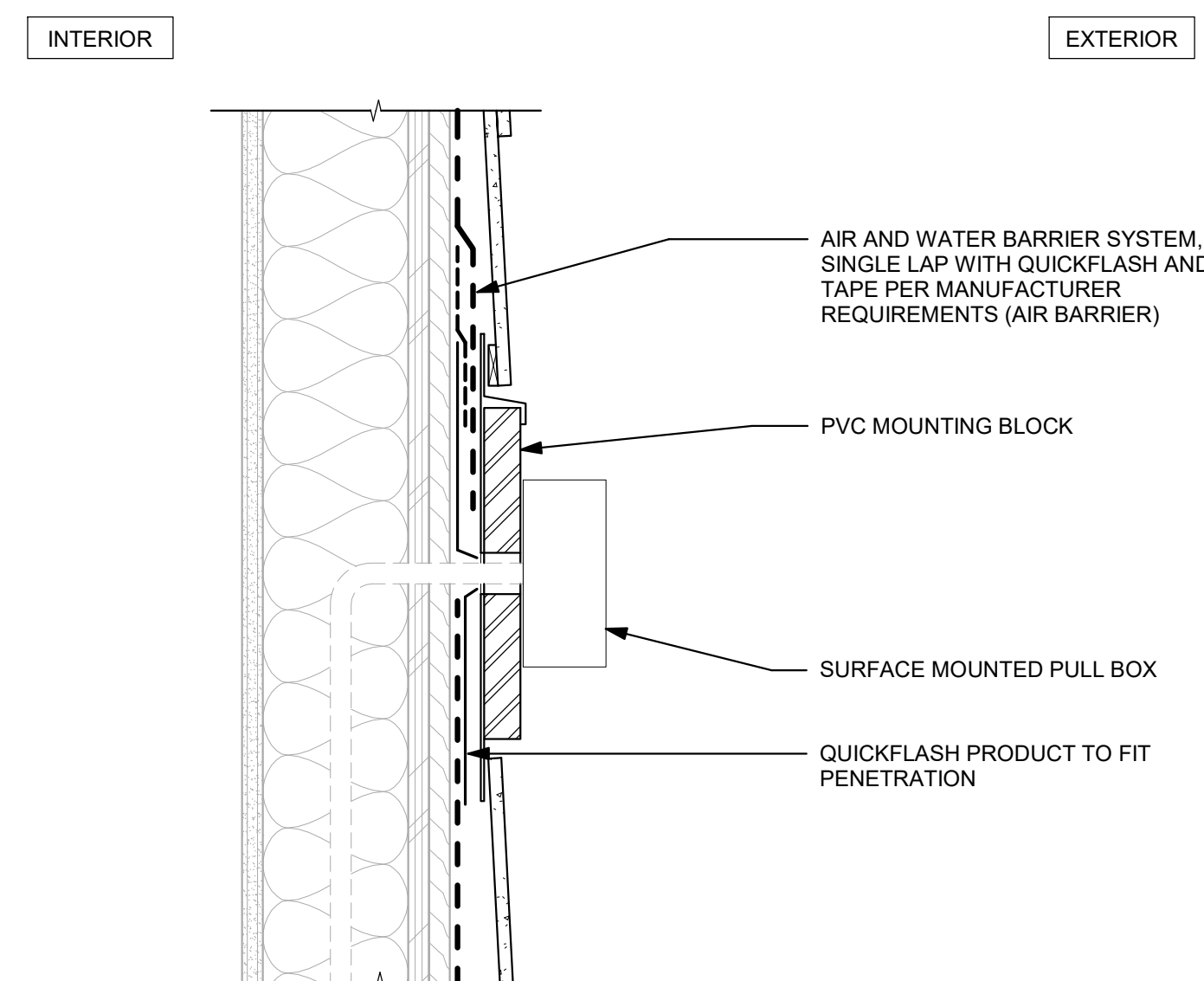
9 TYPICAL VENT HOOD
3" = 1'-0"



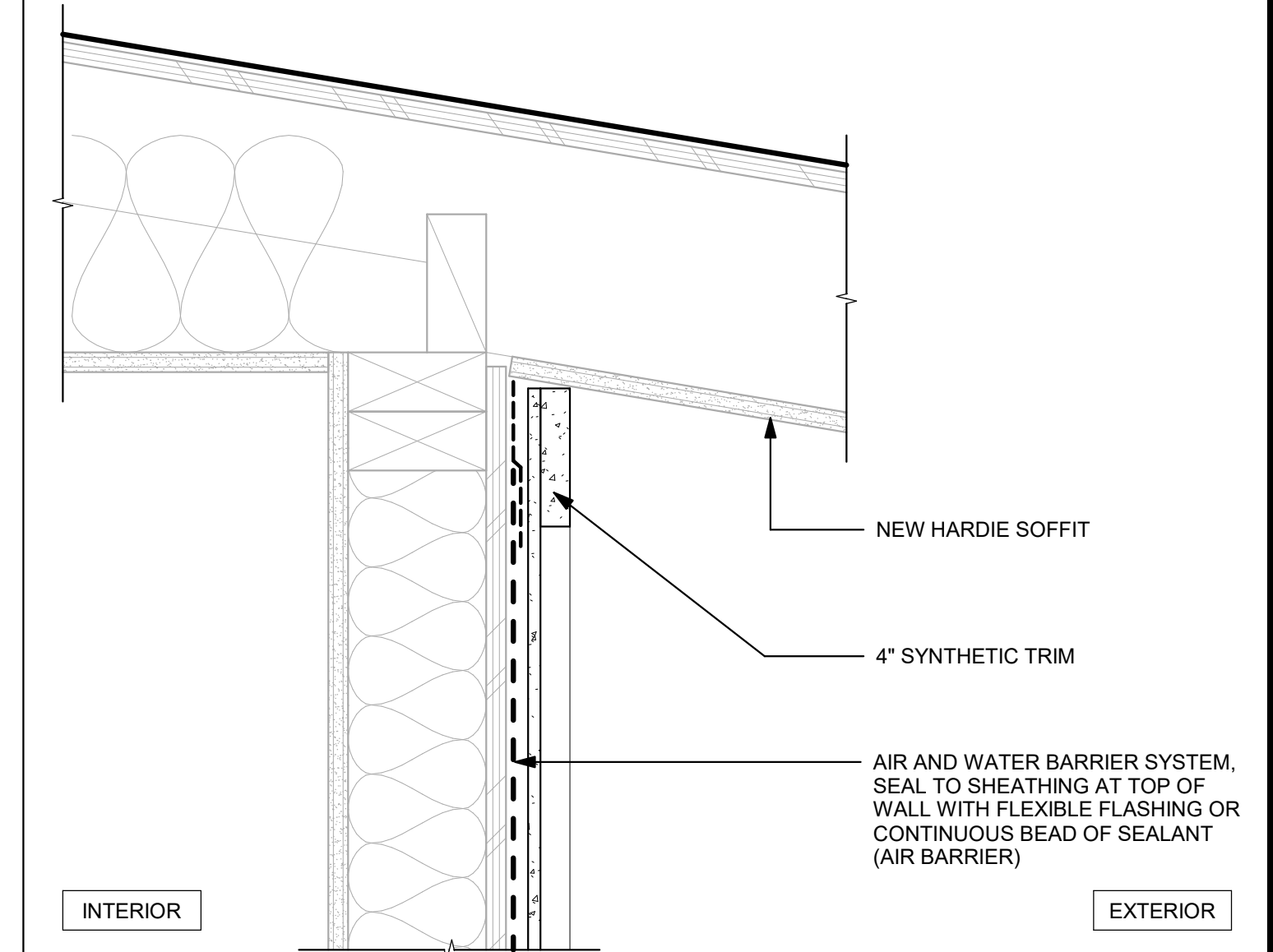
6 TYPICAL HOSE BIB PENETRATION
3" = 1'-0"



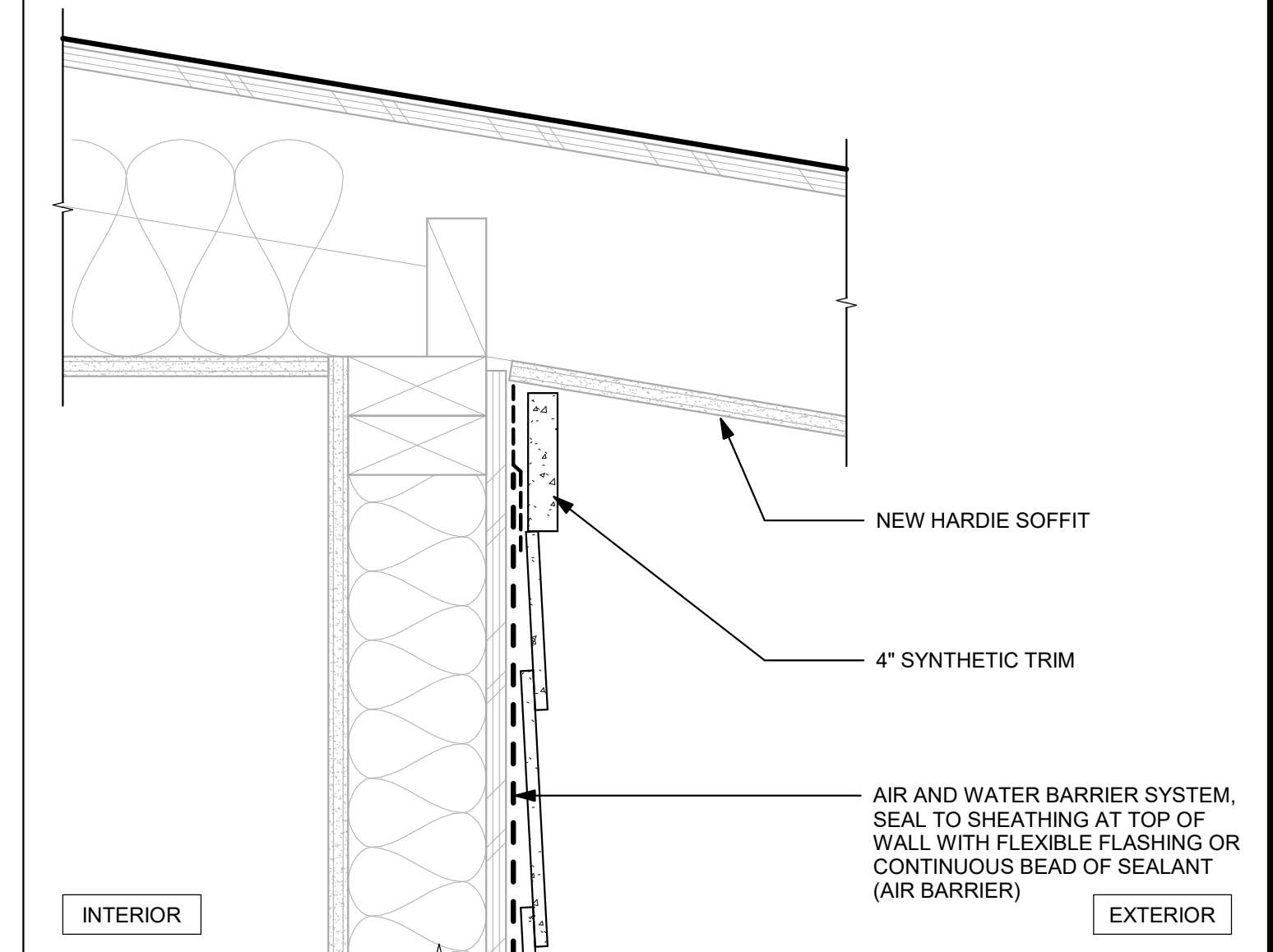
8 TYPICAL LIGHT FIXTURE
3" = 1'-0"



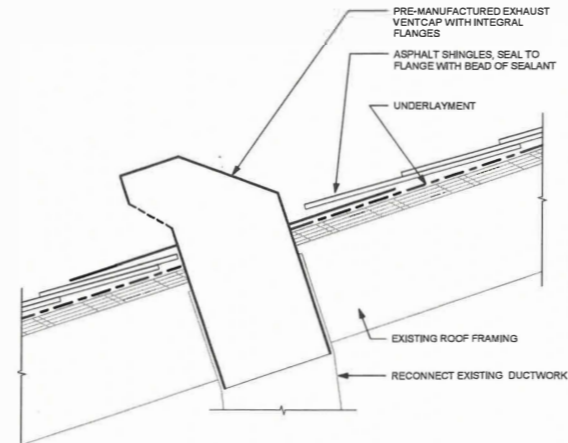
7 TYPICAL CONDUIT PENETRATION
3" = 1'-0"



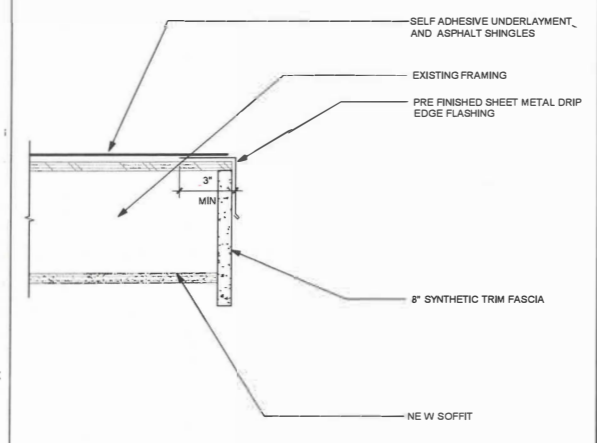
2 BOARD AND BATT AT EAVE
3" = 1'-0"



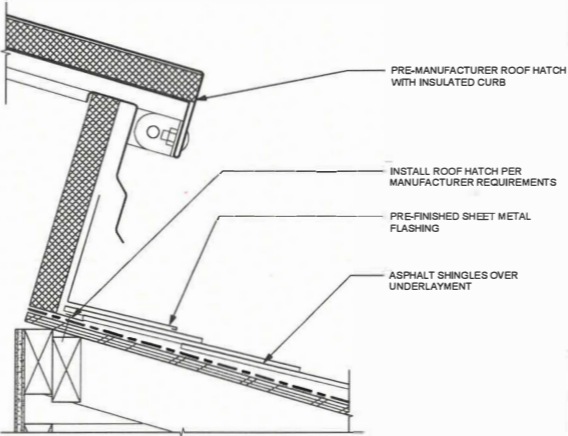
1 LAP SIDING AT EAVE
3" = 1'-0"



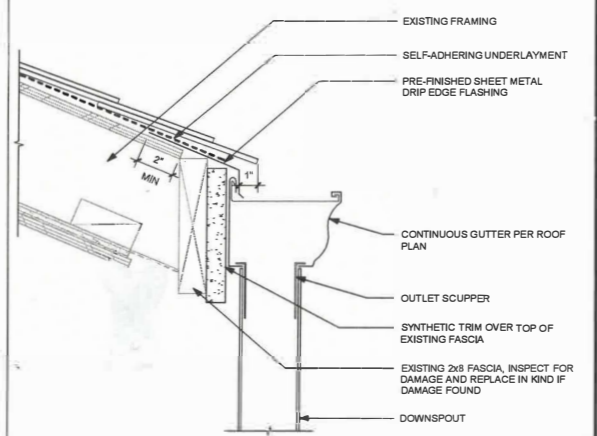
6 EXHAUST VENT PENETRATION
 3" = 1'-0"



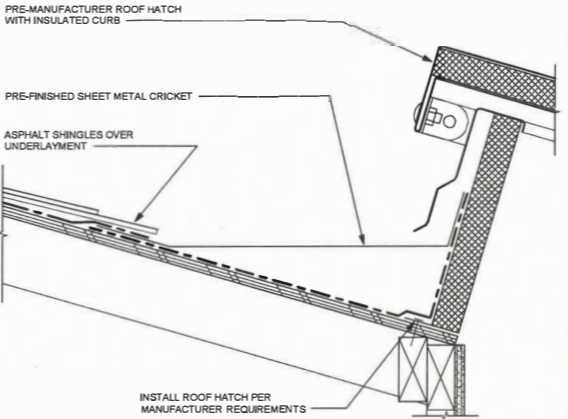
3 RAKE
 3" = 1'-0"



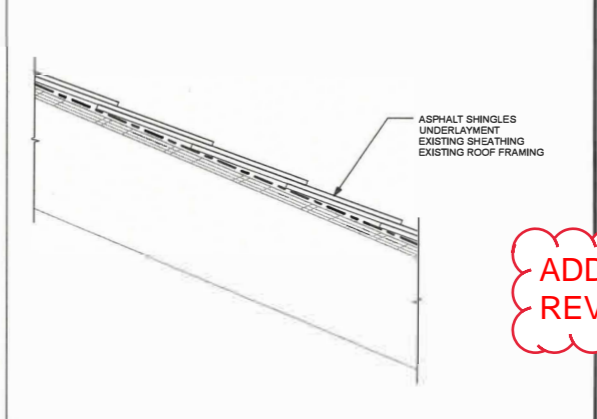
5 ROOF HATCH FLASHING
 3" = 1'-0"



2 GUTTER AT OVERHANG
 3" = 1'-0"



4 ROOF HATCH FLASHING
 3" = 1'-0"



1 TYPICAL ROOF ASSEMBLY
 3" = 1'-0"

NO.	DATE	DESCRIPTION

DATE: 10.28.2022
 PROJECT NO.: 22004NX.04
 DRAWN BY: h3y
 SHEET TITLE: ROOF DETAILS

**ADDENDUM #1
 REV BID SET**

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IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

DOOR SCHEDULE ABBREVIATIONS

COMP	COMPOSITE
FG	FIBERGLASS
GL	GLAZING
HM	HOLLOW METAL
MTL	METAL

DOOR SCHEDULE NOTES

- PROVIDE TEMPERED GLASS IN ALL DOORS.
- SEE DOOR TYPES FOR U-VALUE AND SHGC REQUIREMENTS AT INSULATED DOORS.
- PROVIDE WEATHERSTRIPPING AND SWEEPS AT ALL DOORS.
- PROVIDE PEEP HOLES AND KNOCKERS AT UNIT DOORS.
- PROVIDE CRASH BAR AND PANIC HARDWARE AT ENTRY DOORS.
- ALL EXTERIOR DOORS SHALL HAVE AN STC VALUE OF 33 MIN.

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR MATERIAL	DOOR TYPE	FRAME MATERIAL	HARDWARE SET	COUNT
1	3' - 0"	6' - 8"	ALUM	1	ALUM	---	1
2	3' - 4"	6' - 8"	FG	2	COMP	---	1
3	3' - 4"	6' - 8"	FG	2	COMP	---	1
4	3' - 4"	6' - 8"	FG	2	COMP	---	1
5	3' - 0"	6' - 8"	ALUM	1	ALUM	---	1

WINDOW GENERAL NOTES

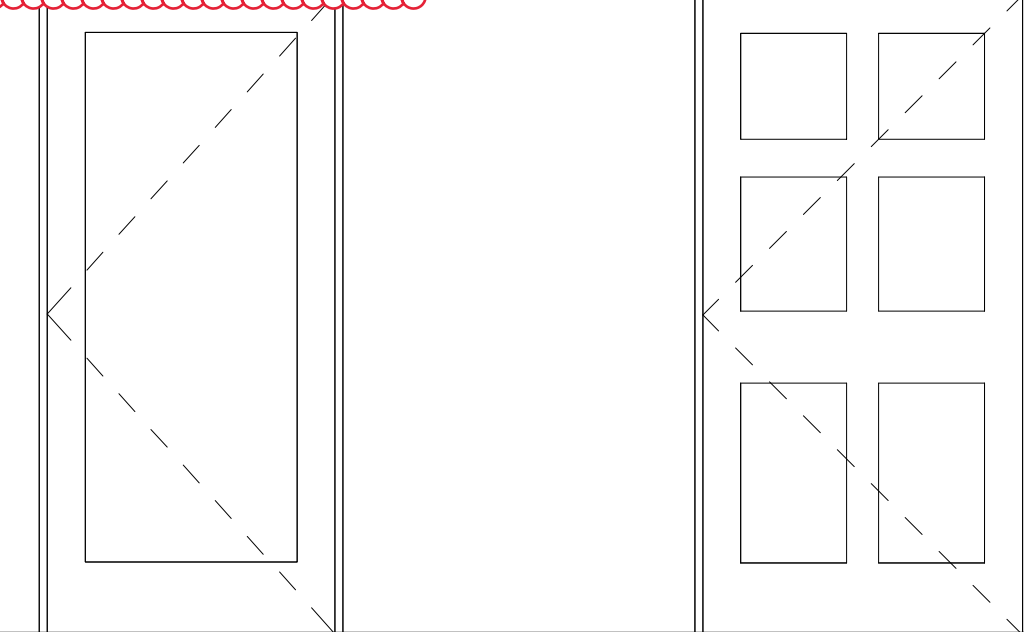
- ALL WINDOWS TO MATCH EXISTING WINDOW SIZES. SIZES SHOWN HERE ARE FOR REFERENCE ONLY. VERIFY SIZE IN FIELD.
- WINDOWS WITH SILLS LOCATED <36" ABOVE FINISH FLOOR AND >72" ABOVE EXTERIOR FINISH GRADE SHALL BE PROVIDED WITH OPENING CONTROL DEVICES PER IBC 1015.8.1
- ALL WINDOWS SHALL HAVE TRICKLE VENTS.
- PROVIDE SCREENS AT ALL OPERABLE WINDOWS.
- PROVIDE TEMPERED GLASS IN WINDOWS WITHIN 24" OF DOOR.
- ALL WINDOWS SHALL HAVE AN STC VALUE OF 33 MIN.

WINDOW TYPE TOTALS

MARK	COUNT
A	5
B	1
C	2
D	14
E	4
F	2

NO TRICKLE VENTS FOR WINDOWS, PROPERTY TO HAVE DHP UNITS INSTALLED. THE CONTRACTOR IS RESPONSE FOR AZEK PLYWOOD MOUNTING SURFACE AND DRAIN ROCK LOCATIONS AS NOTED ON PLANS

NORTH AND SOUTH BUILDING ENTRANCES TO GET FIBERGLASS BLANK SMOOTH FINISH DOORS WITH PUSH BARS AND PANIC HARDWARE, NO GLASS



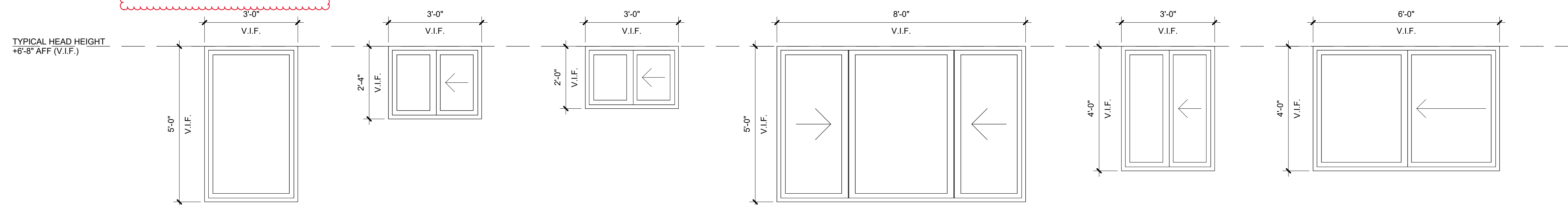
1
MAX U-VALUE = 0.60
MAX SHGC = 0.40

2
MAX U-VALUE = 0.37
MAX SHGC = NA

DOOR TYPES

1/2" = 1'-0"

WINDOWS (A), NEXT TO THE SOUTH AND THE NORTH ENTRANCES ONLY, TO BE STORE FRONT WITH WIRE MESH IN GLASS. WINDOW NEXT TWO SOUTH ENTRANCE IS 3 FEET WIDE BY 3 FOOT HEIGHT



A VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

B VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

C VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

D VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

E VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

F VINYL WINDOW
MAX U-VALUE = 0.30
MAX SHGC = 0.40
PERFORMANCE GRADE: LC25

WINDOWS TYPES

1/2" = 1'-0"



253.625.7000 | NEW@NEXUS.COM
747 FAWCETT AVE, SUITE C, TACOMA, WA 98402



PROJECT
EXTERIOR RENOVATIONS
SUNNYDALE APARTMENTS
15035 8TH AVE S
BURIEN, WA

REVISIONS

NO.	DATE	DESCRIPTION
1	11/21/22	REV COMMENTS

DATE
10/28/2022

PROJECT NO.
22004NX_04

DRAWN BY: DMI

REVIEWED BY:

SHEET TITLE
SCHEDULES

ADDENDUM #1
REV BID SET

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SHEET

A4.0

PERMIT SET

REVISIONS

DATE
10.28.2022

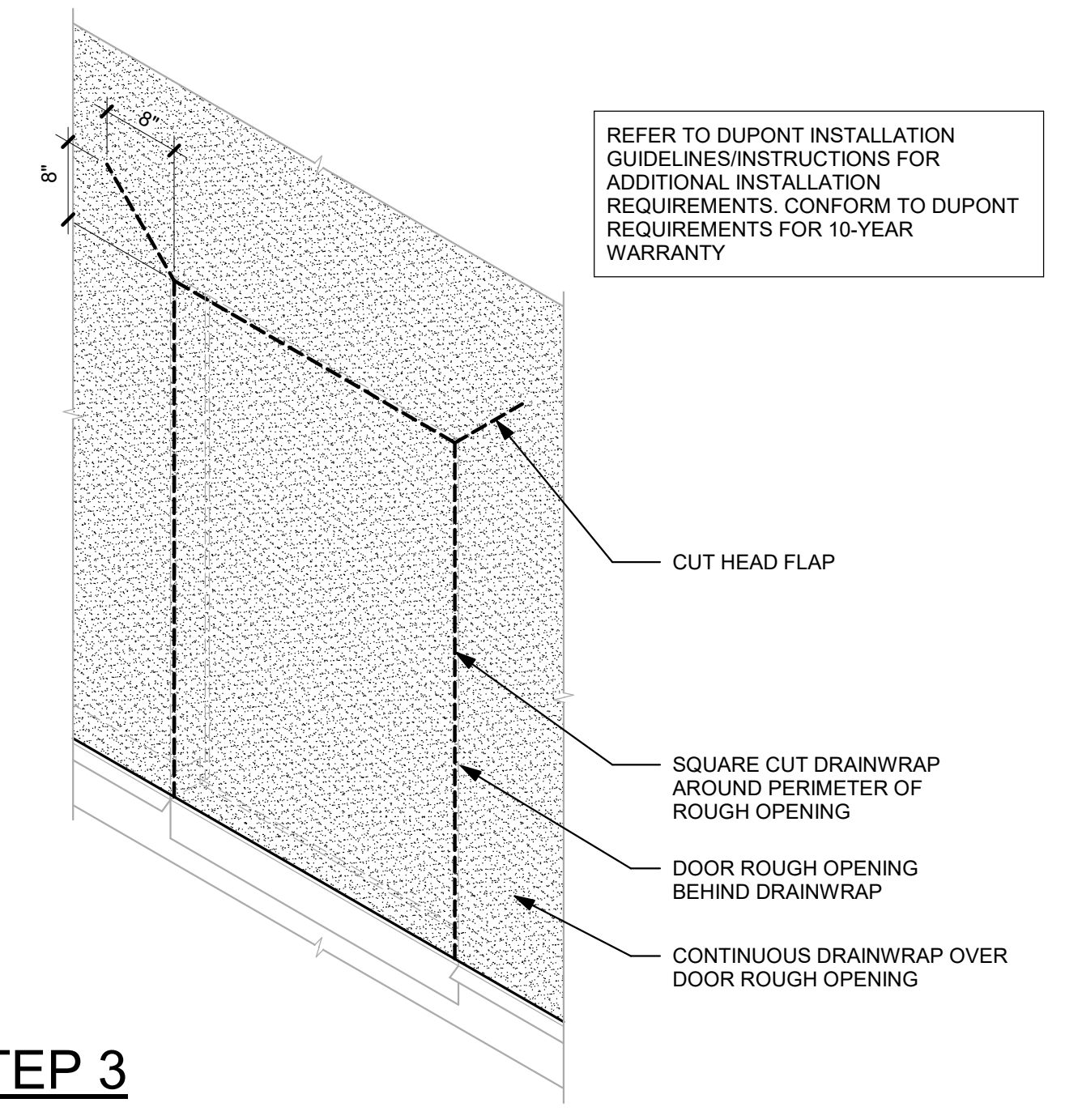
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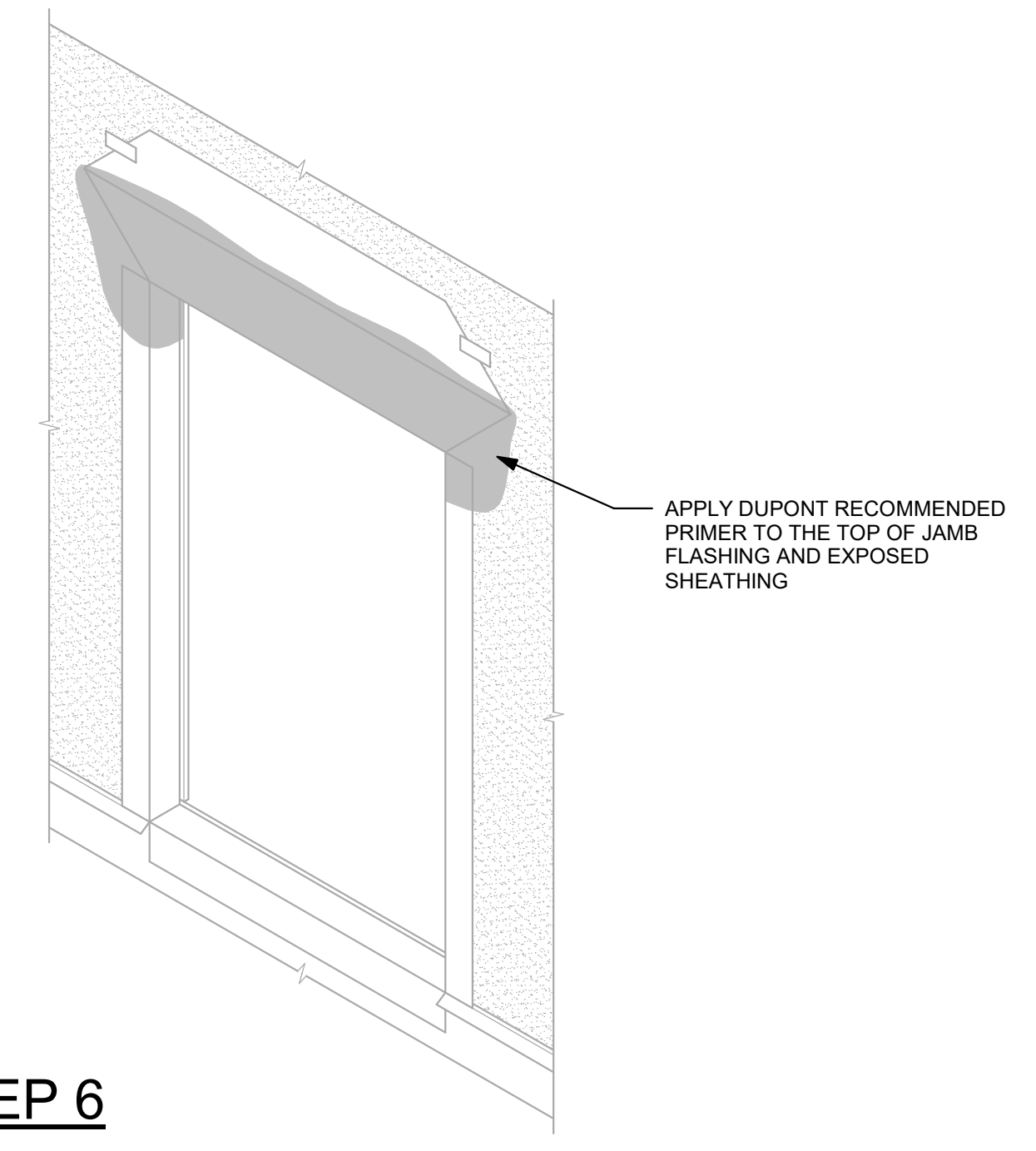
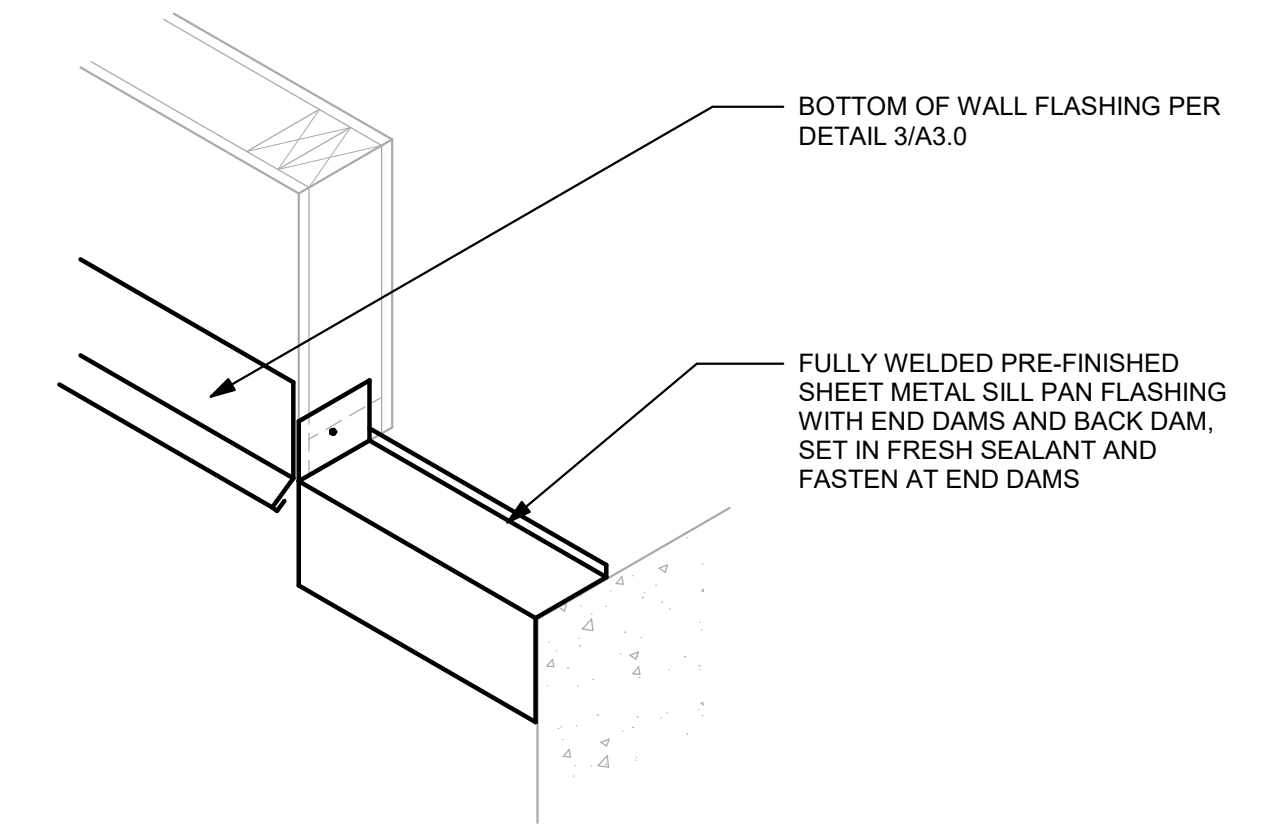
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FENESTRATION
FLASHING
SEQUENCING DETAIL

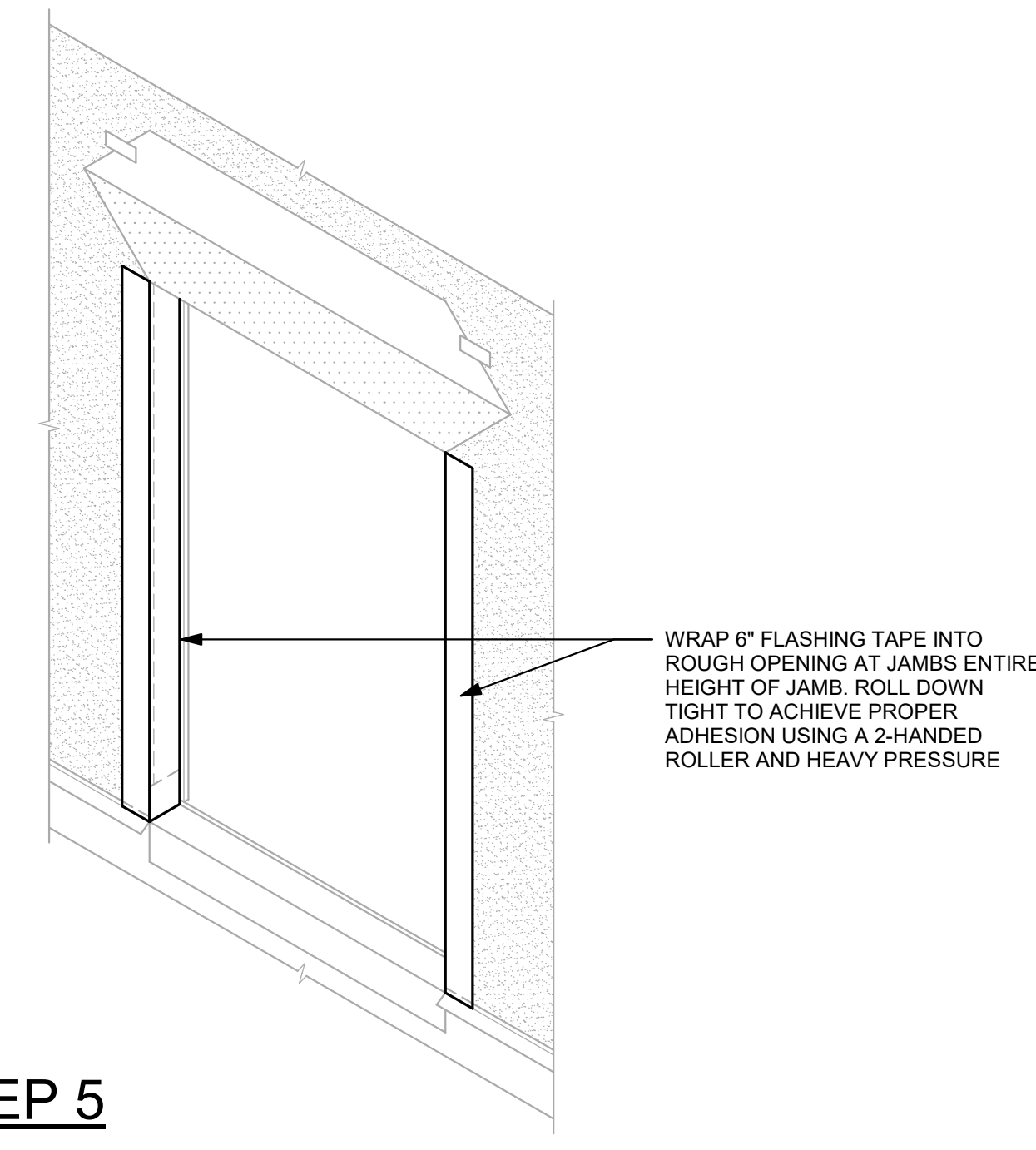
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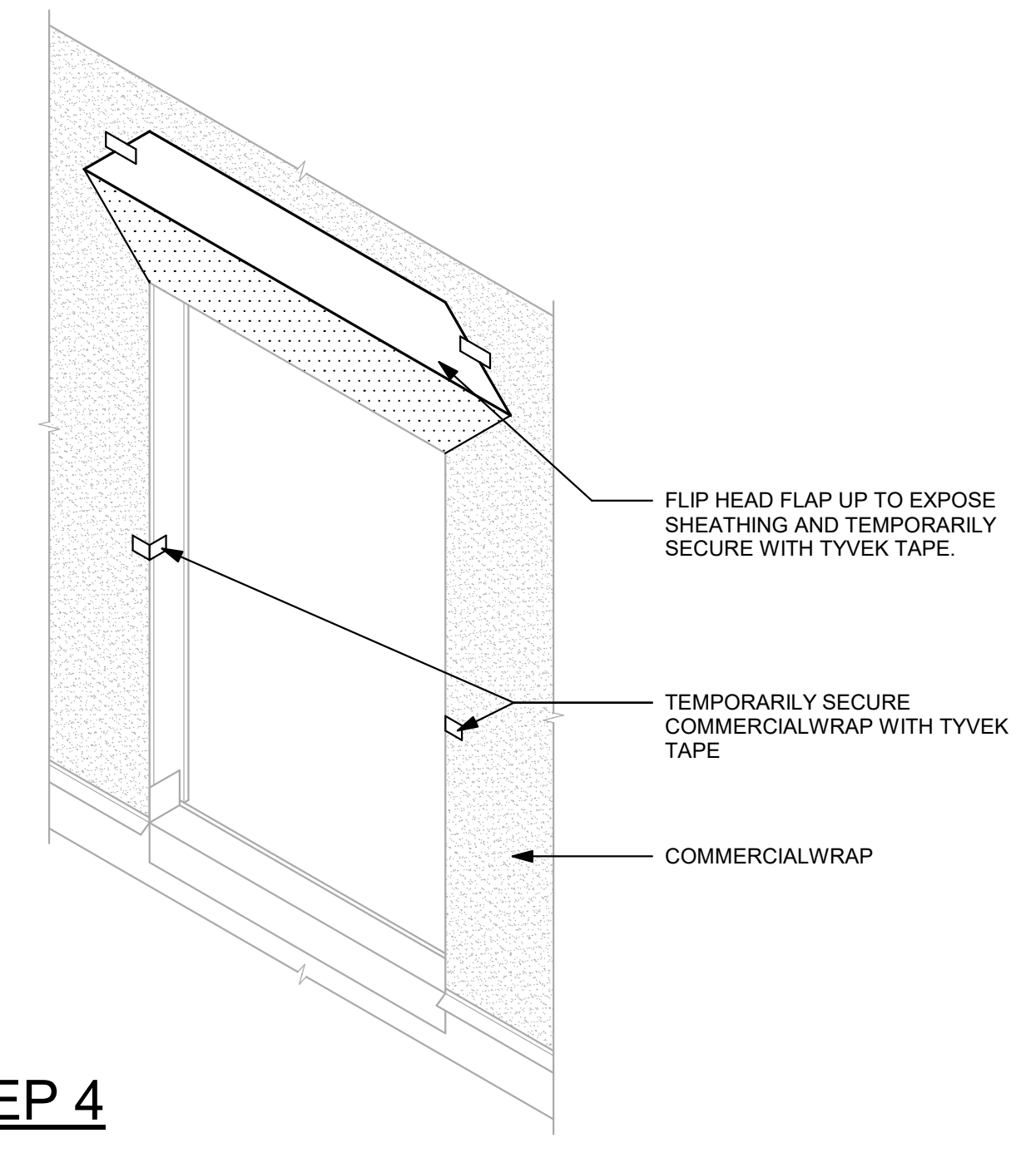
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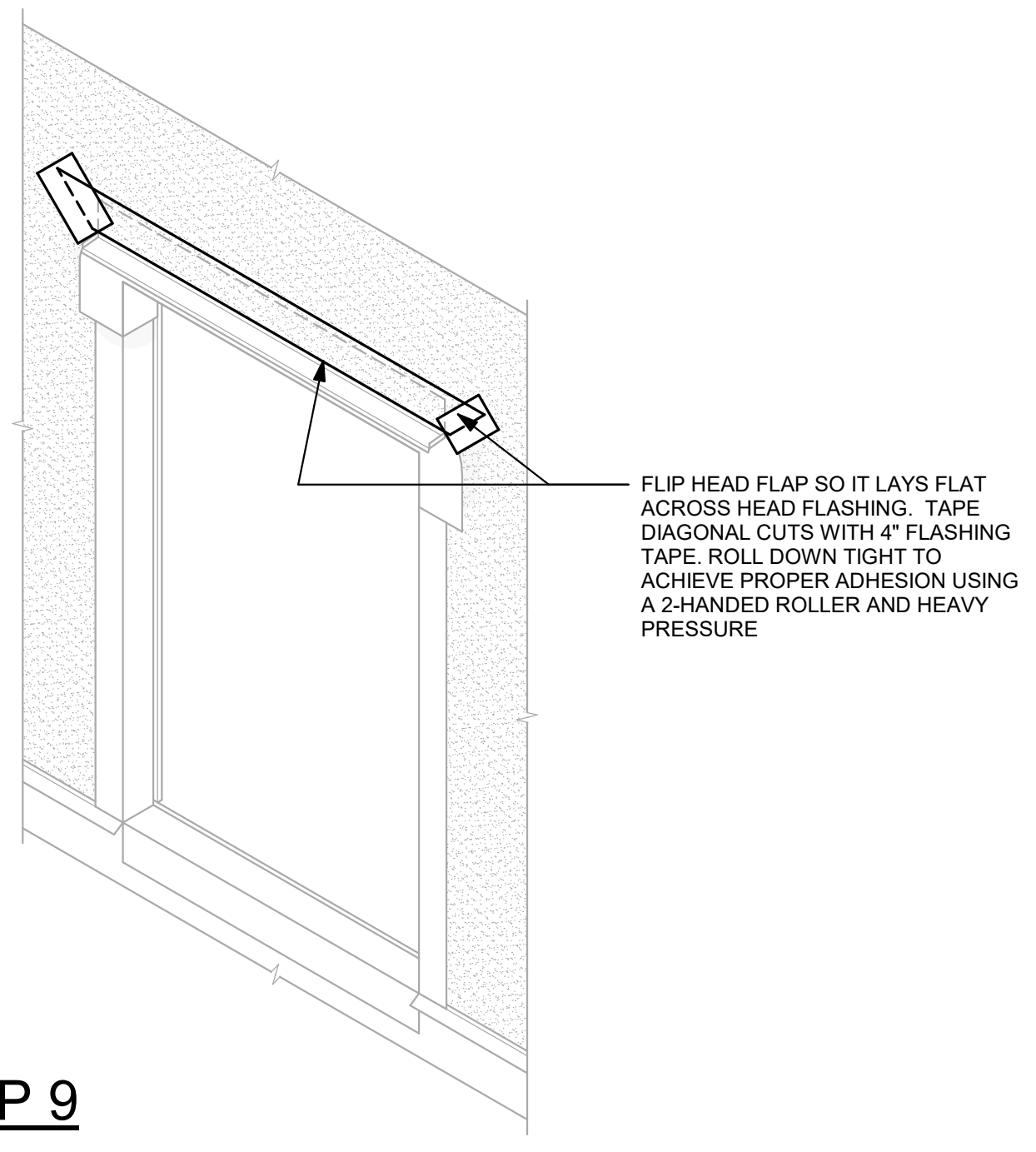
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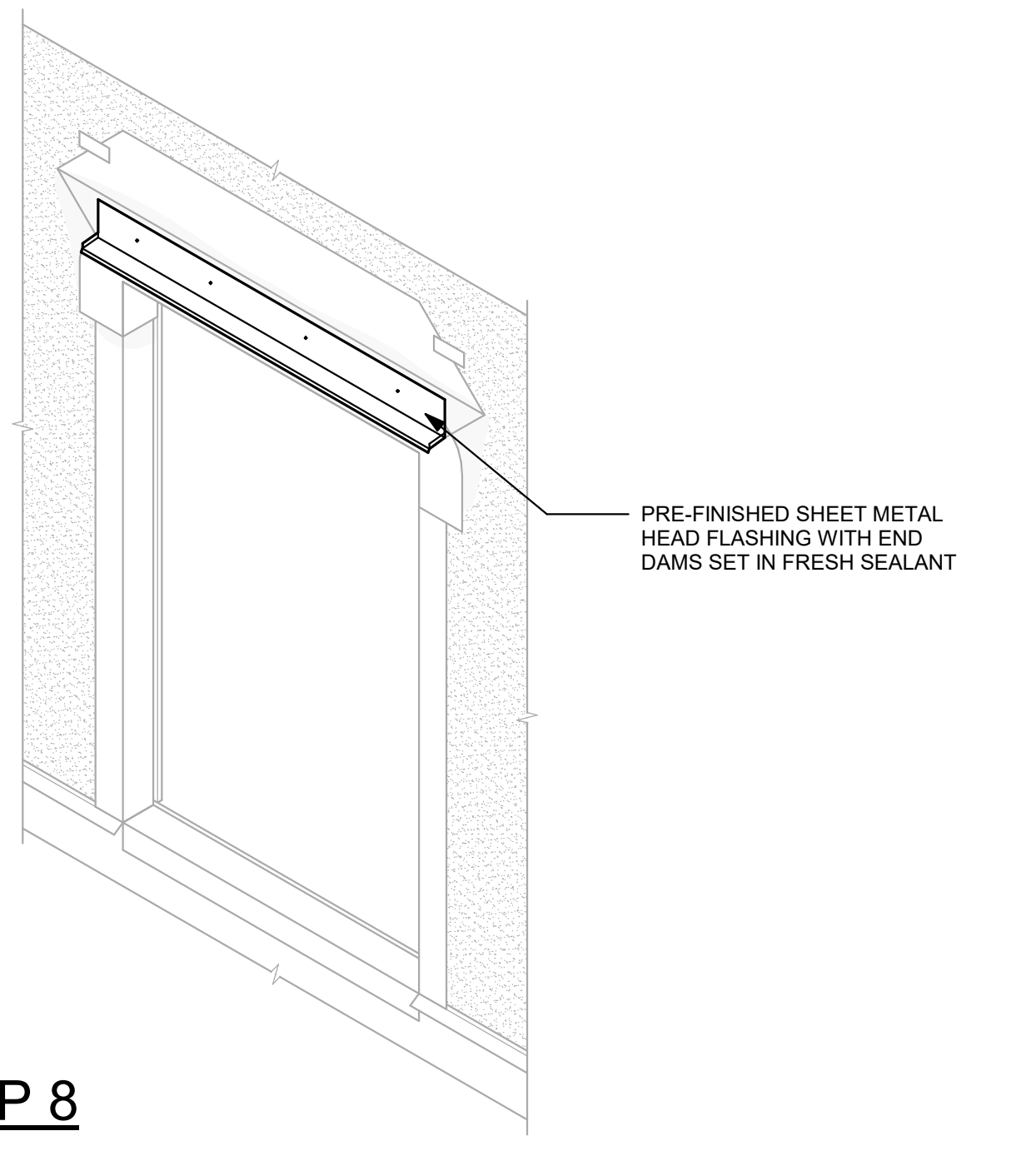
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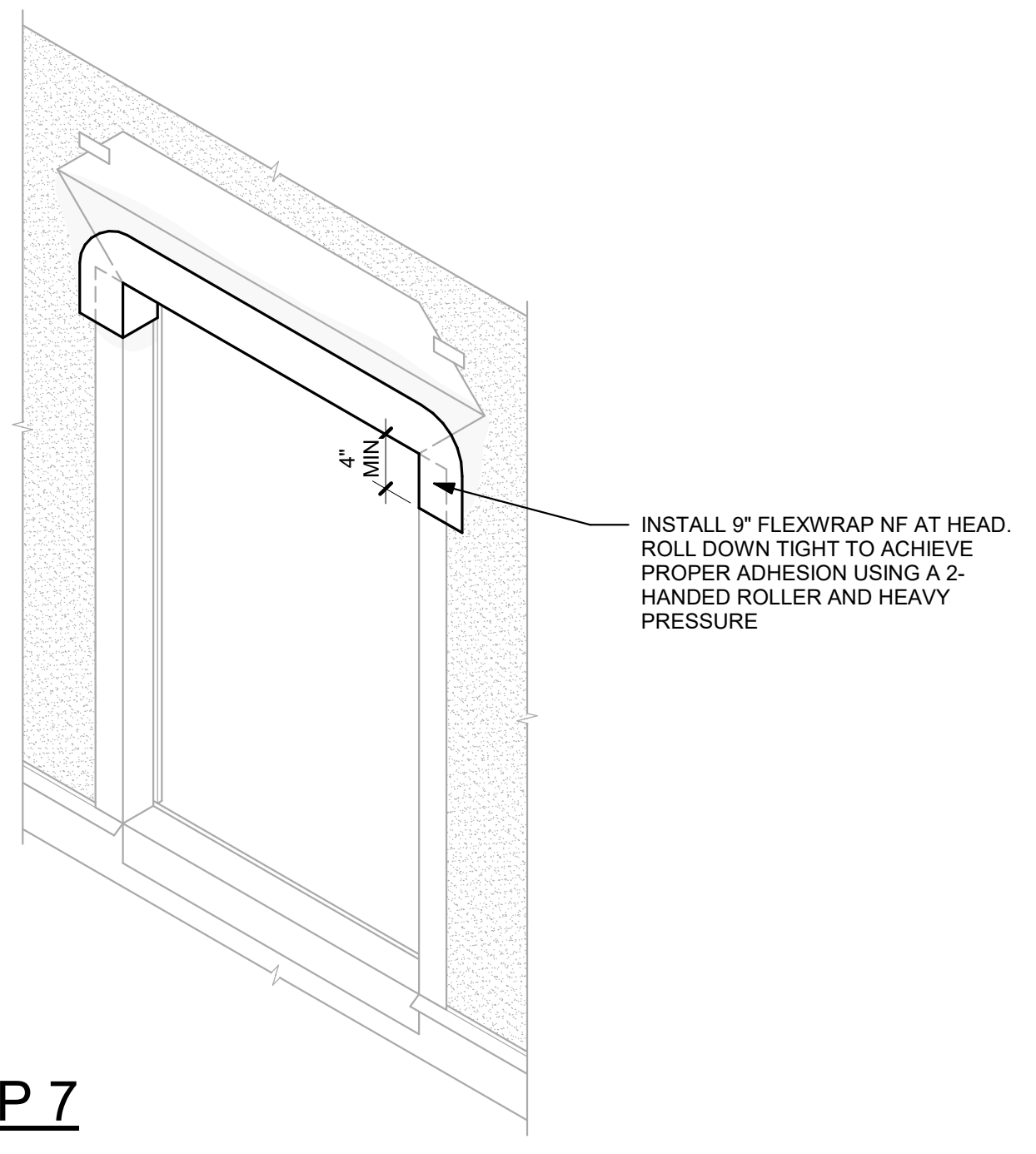
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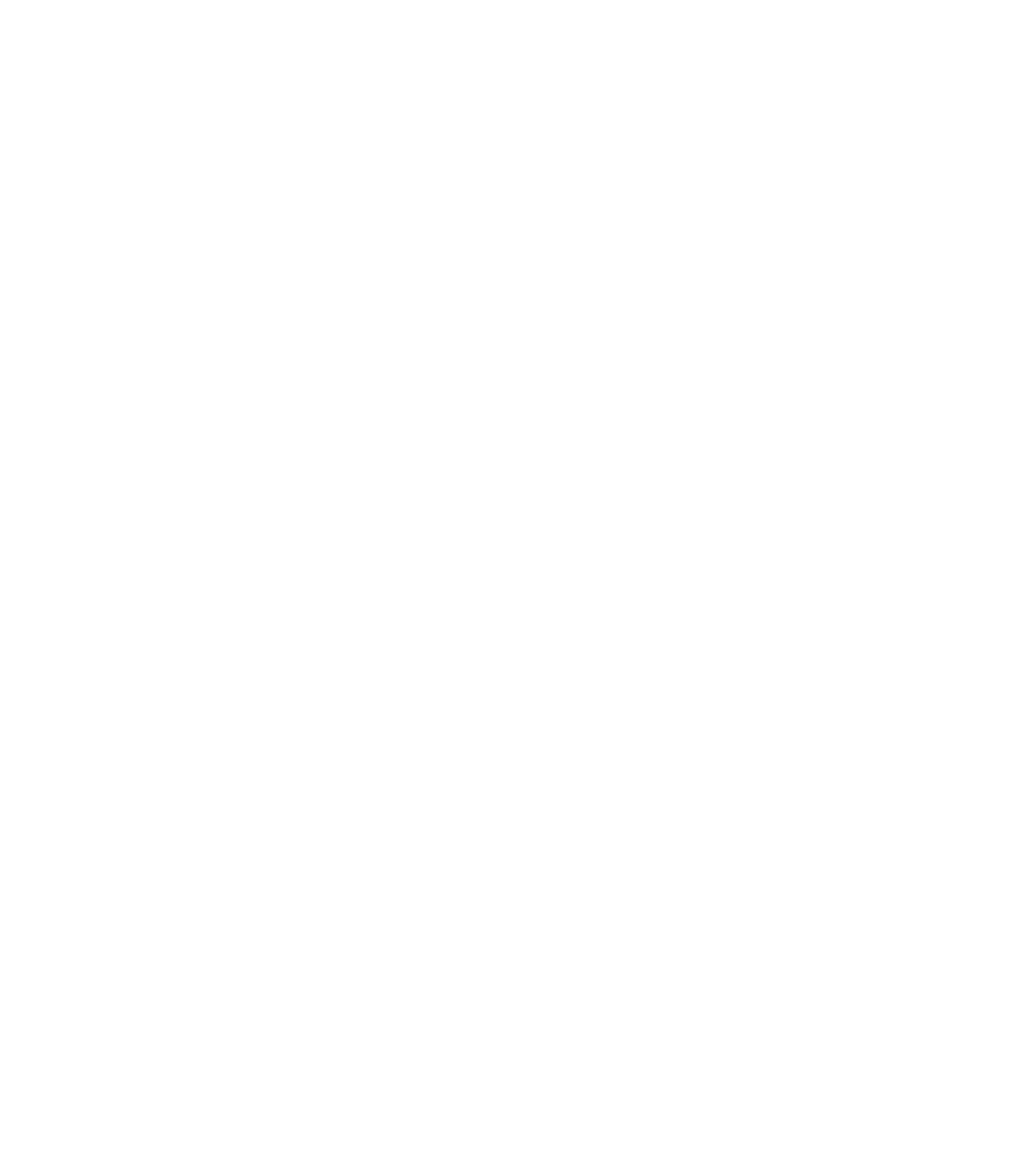
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STEP 8

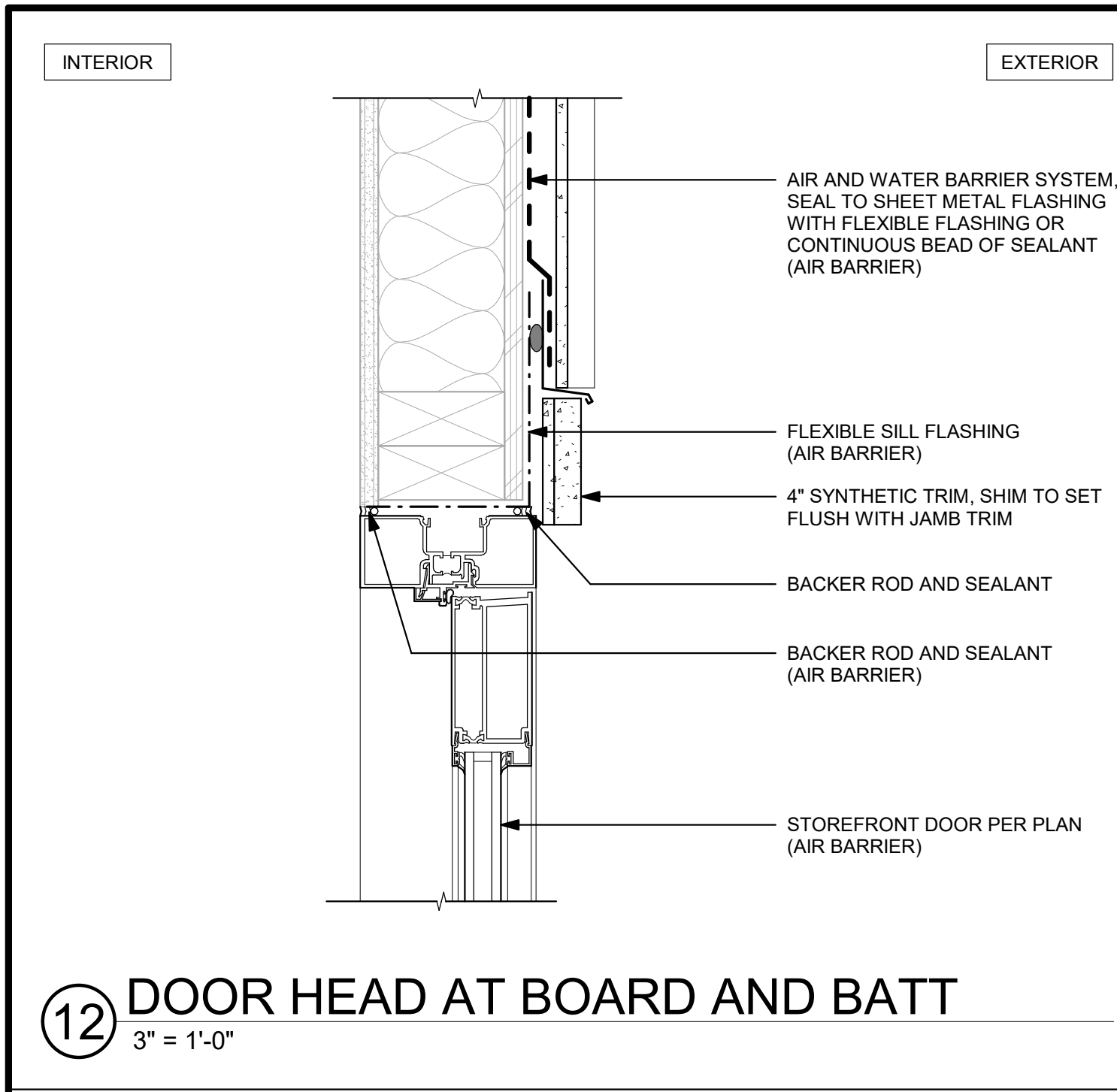


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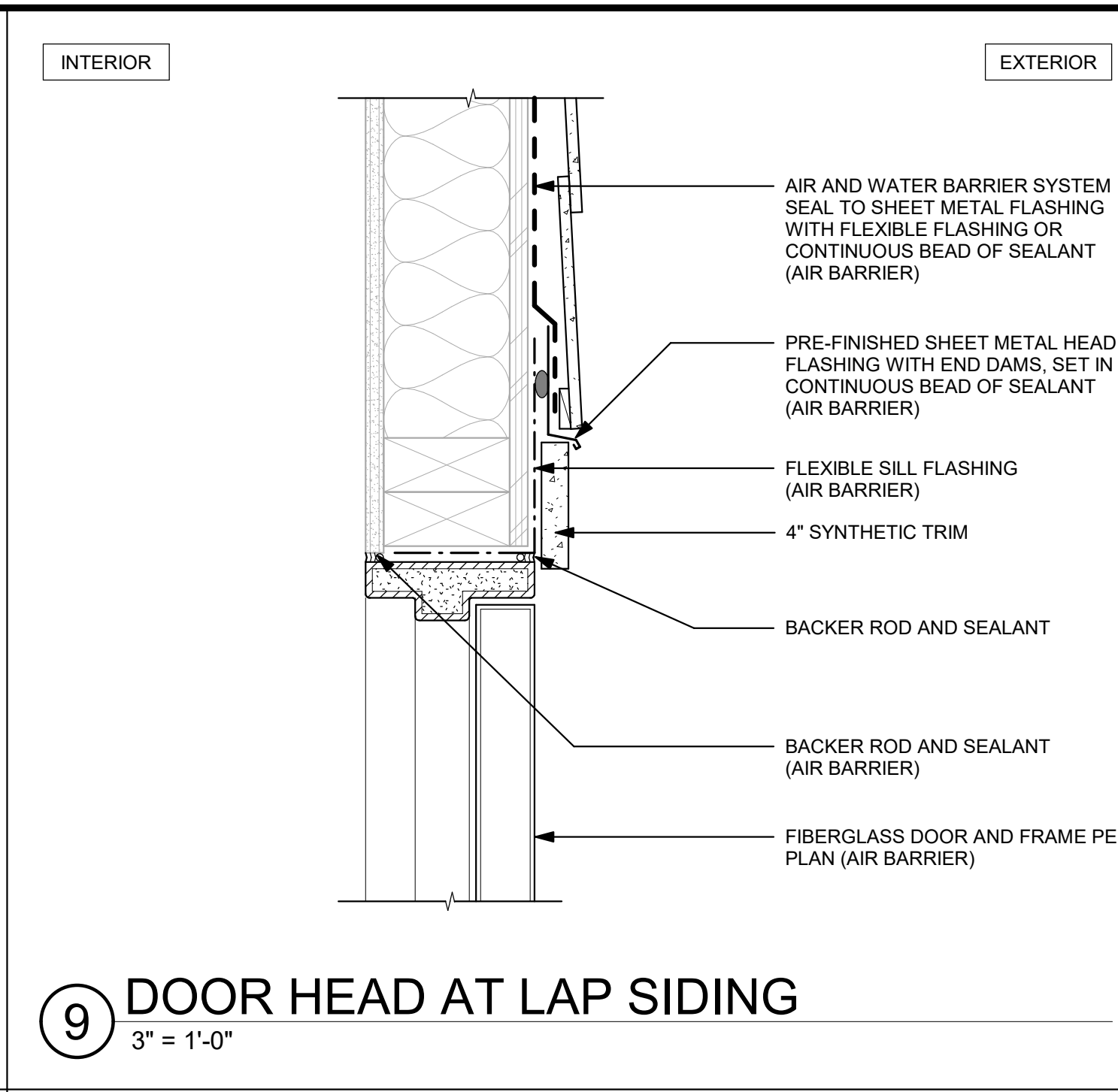


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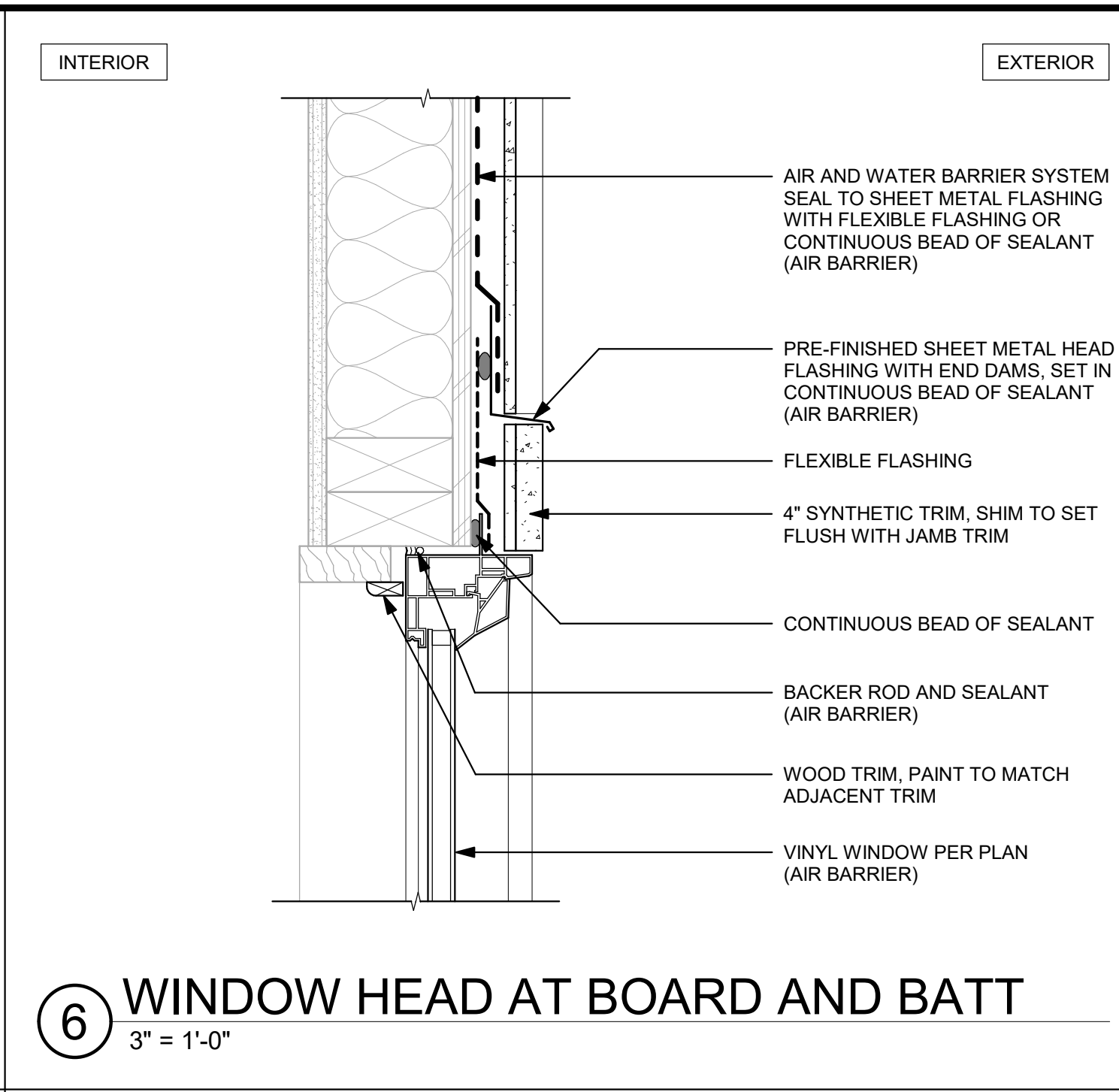
1 DOOR WRAP SEQUENCING DETAIL
1 1/2" = 1'-0"



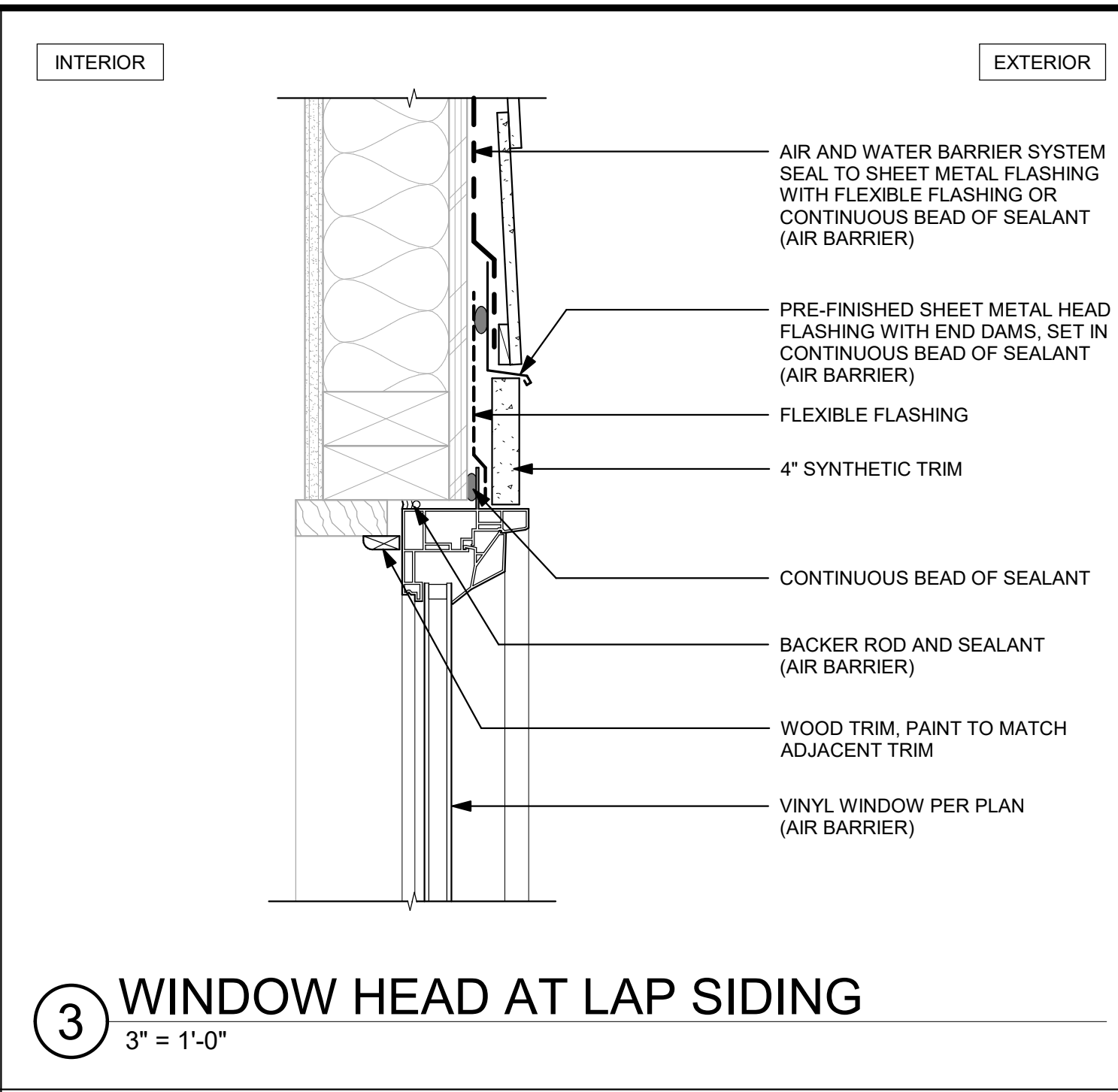
12 DOOR HEAD AT BOARD AND BATT
3" = 1'-0"



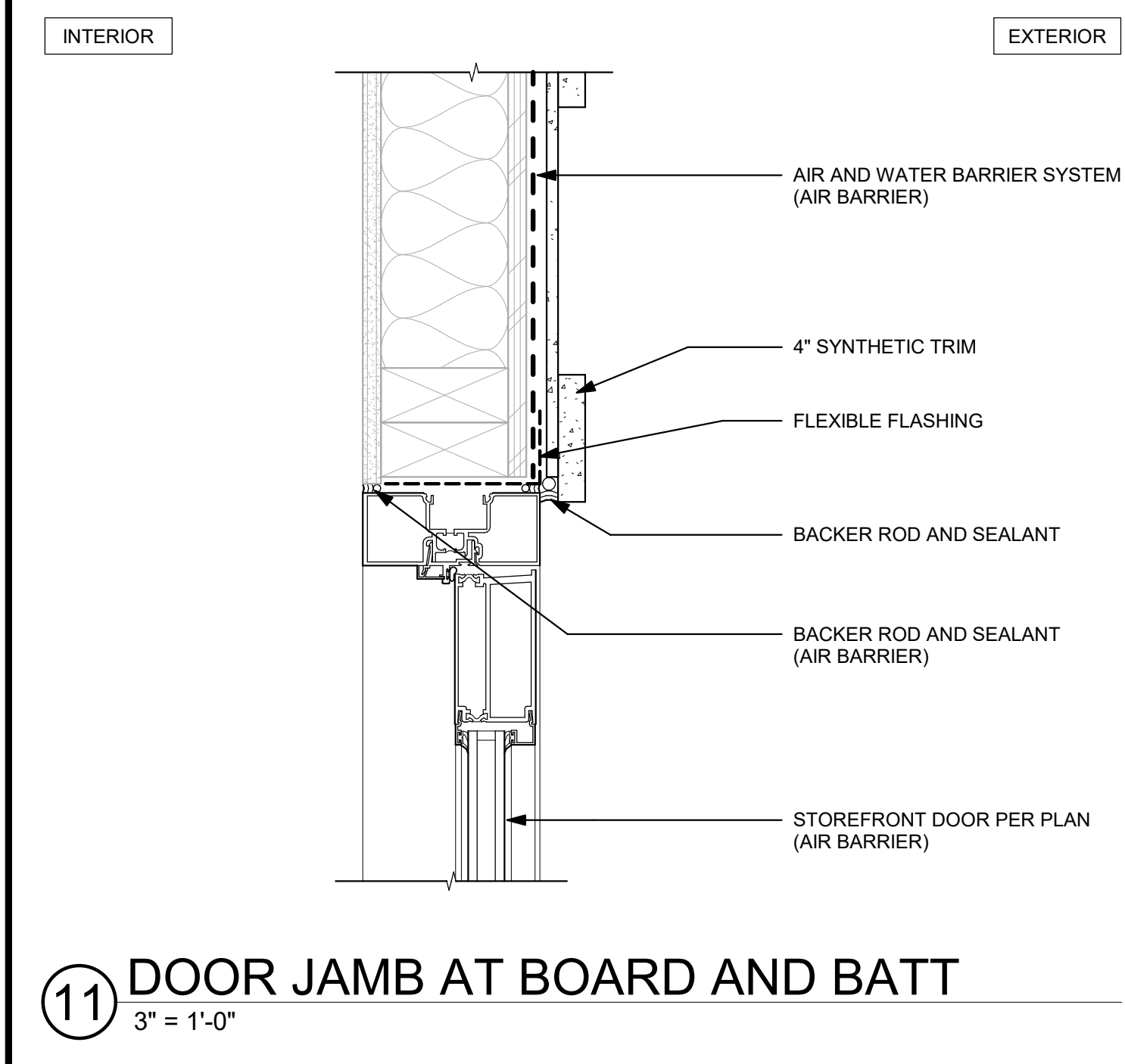
9 DOOR HEAD AT LAP SIDING
3" = 1'-0"



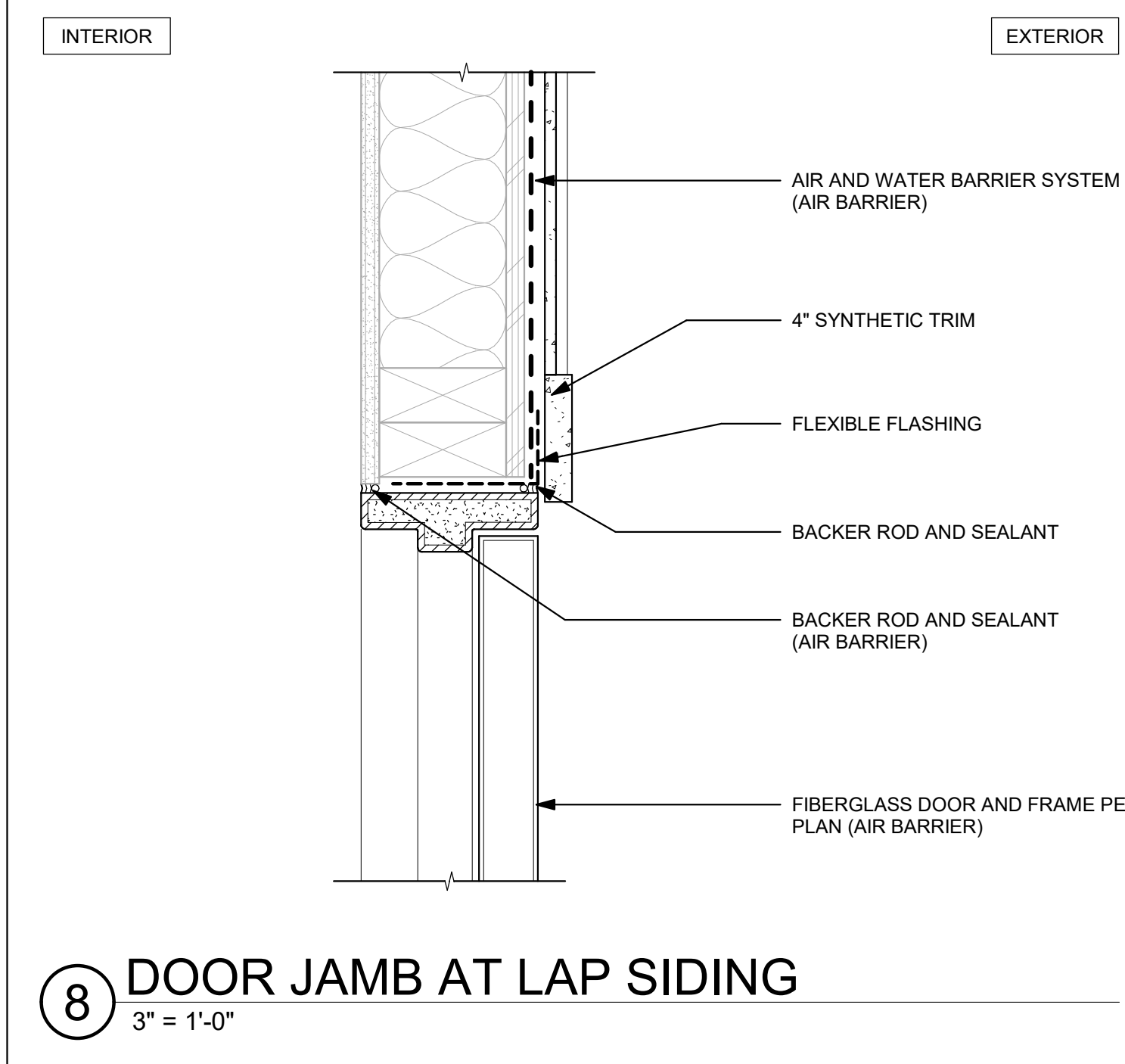
6 WINDOW HEAD AT BOARD AND BATT
3" = 1'-0"



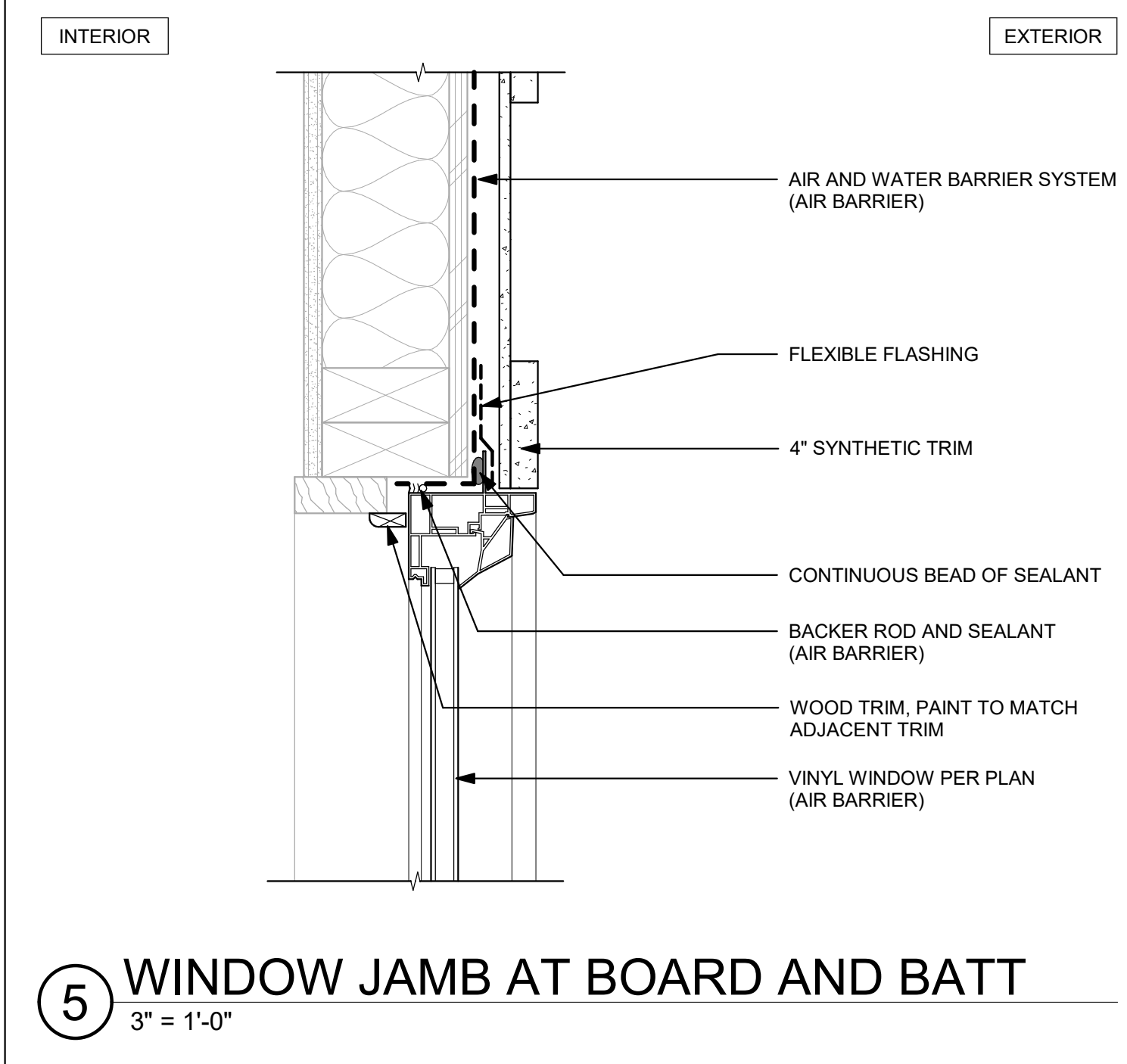
3 WINDOW HEAD AT LAP SIDING
3" = 1'-0"



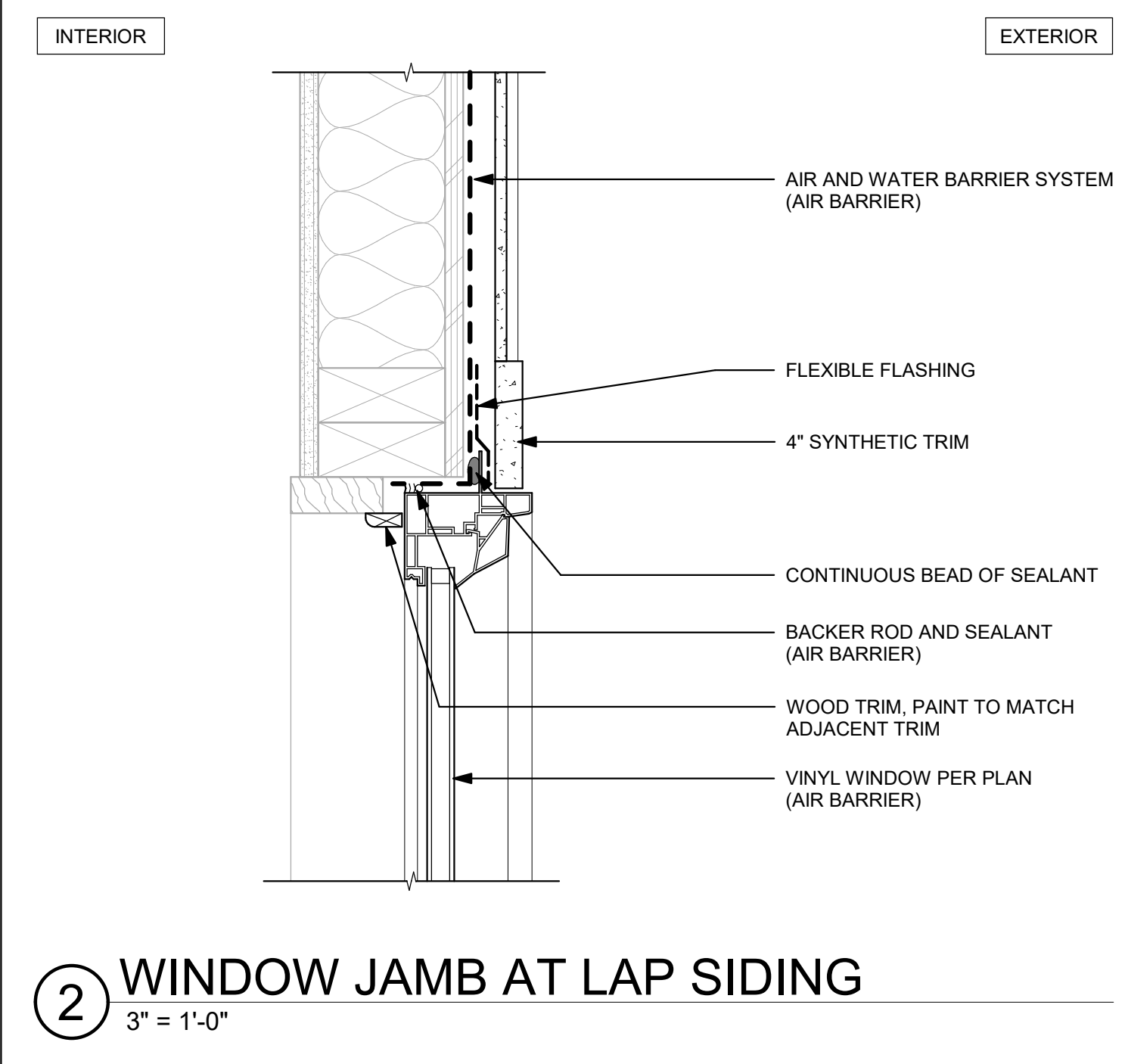
11 DOOR JAMB AT BOARD AND BATT
3" = 1'-0"



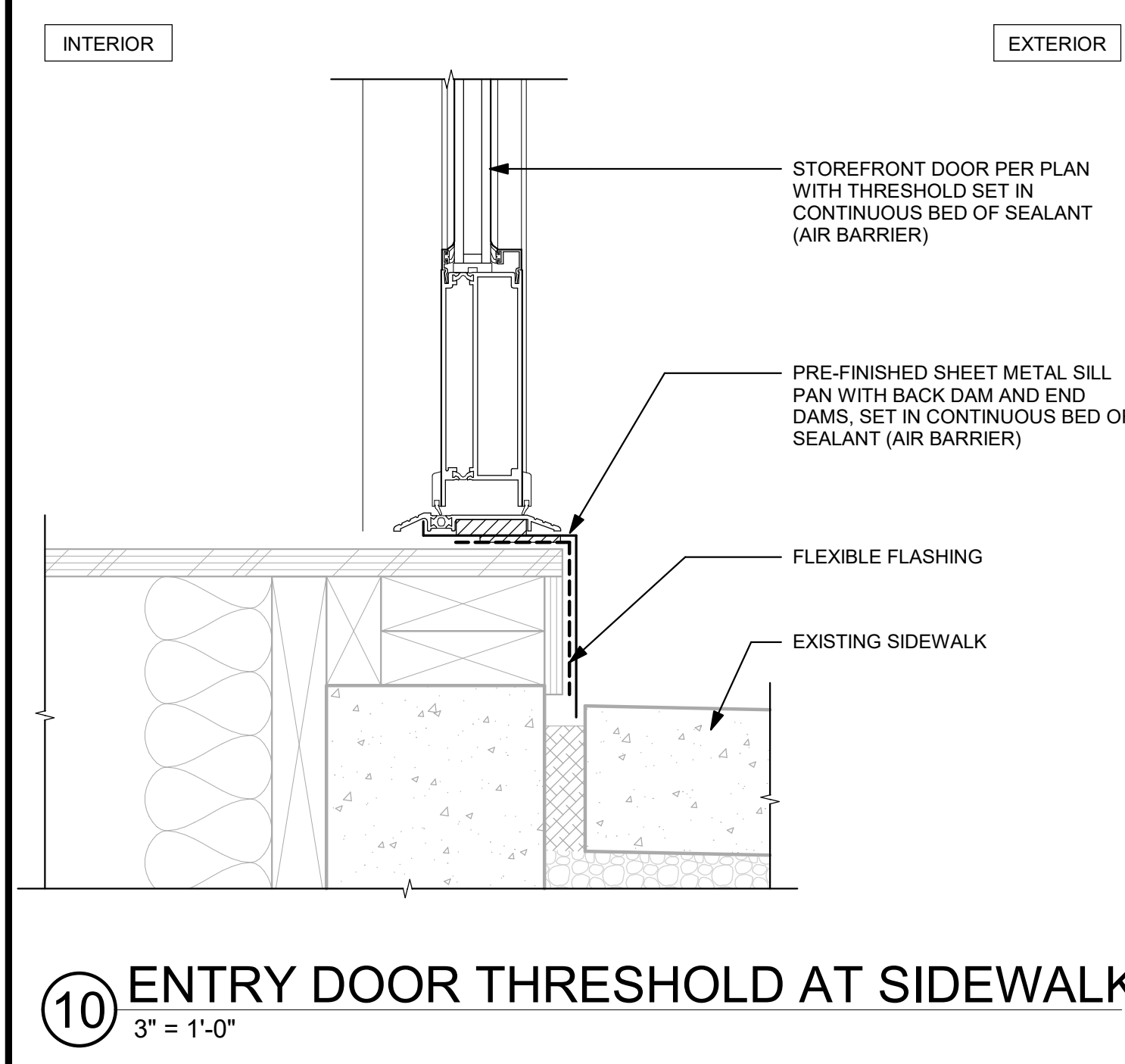
8 DOOR JAMB AT LAP SIDING
3" = 1'-0"



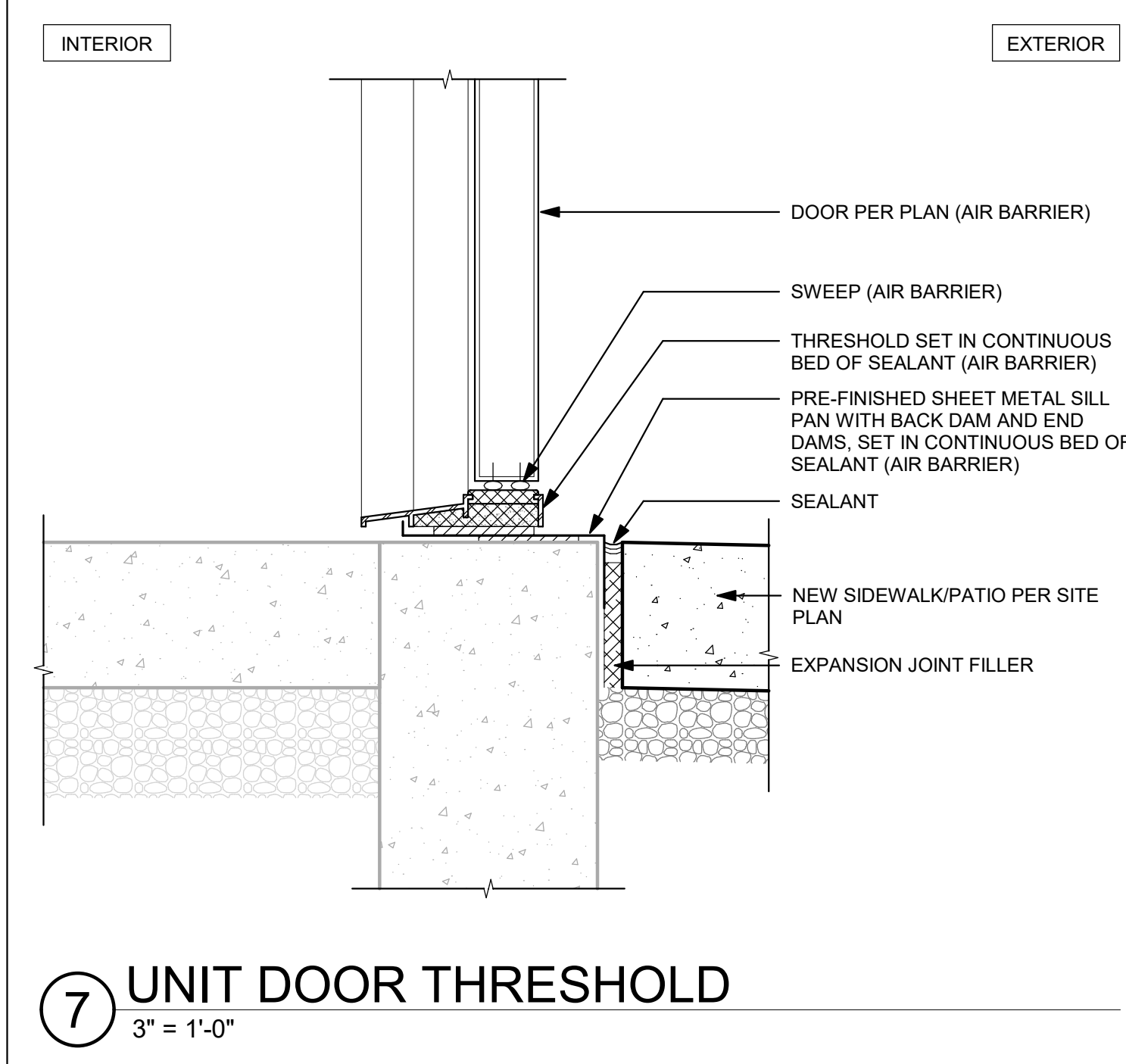
5 WINDOW JAMB AT BOARD AND BATT
3" = 1'-0"



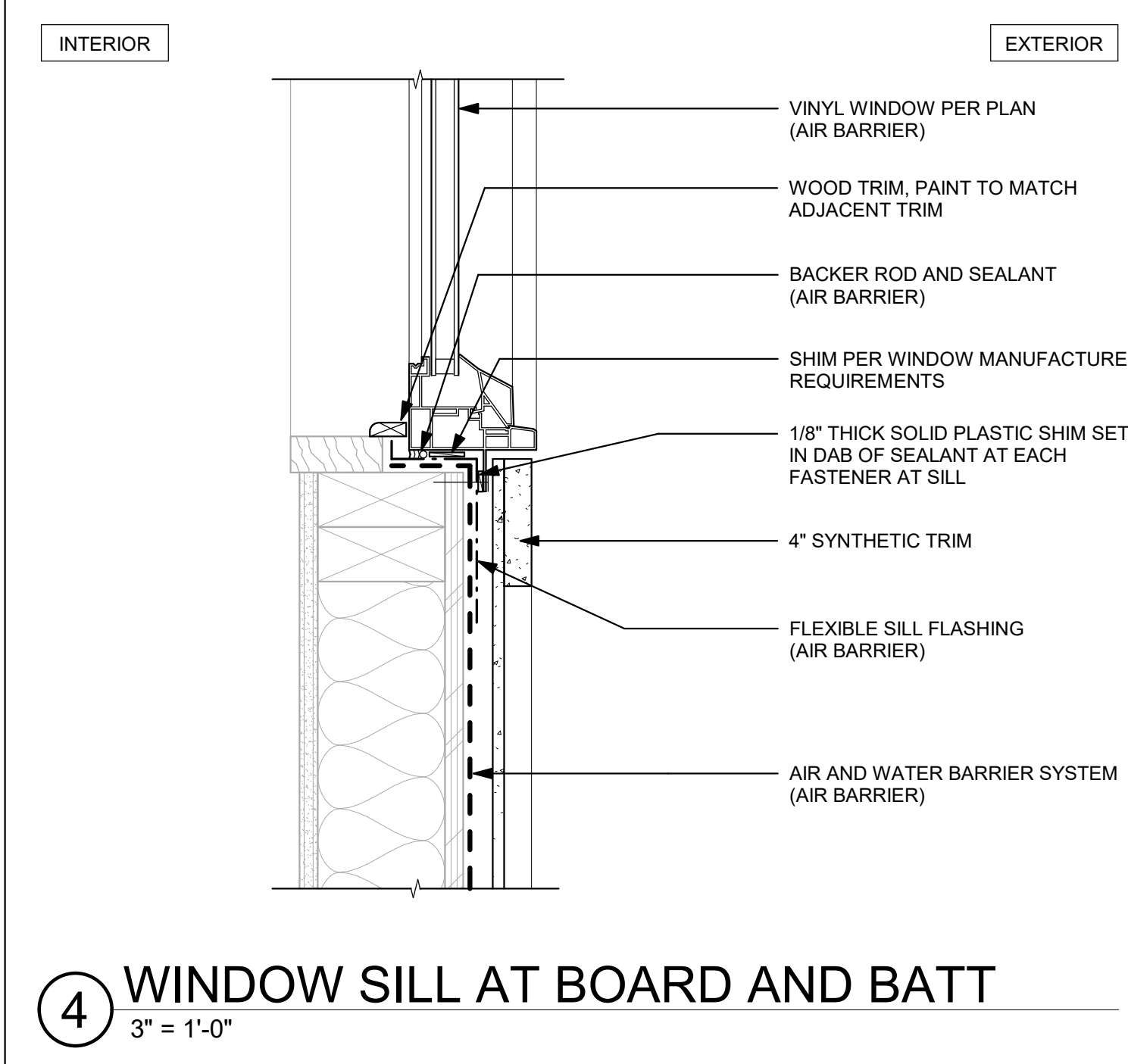
2 WINDOW JAMB AT LAP SIDING
3" = 1'-0"



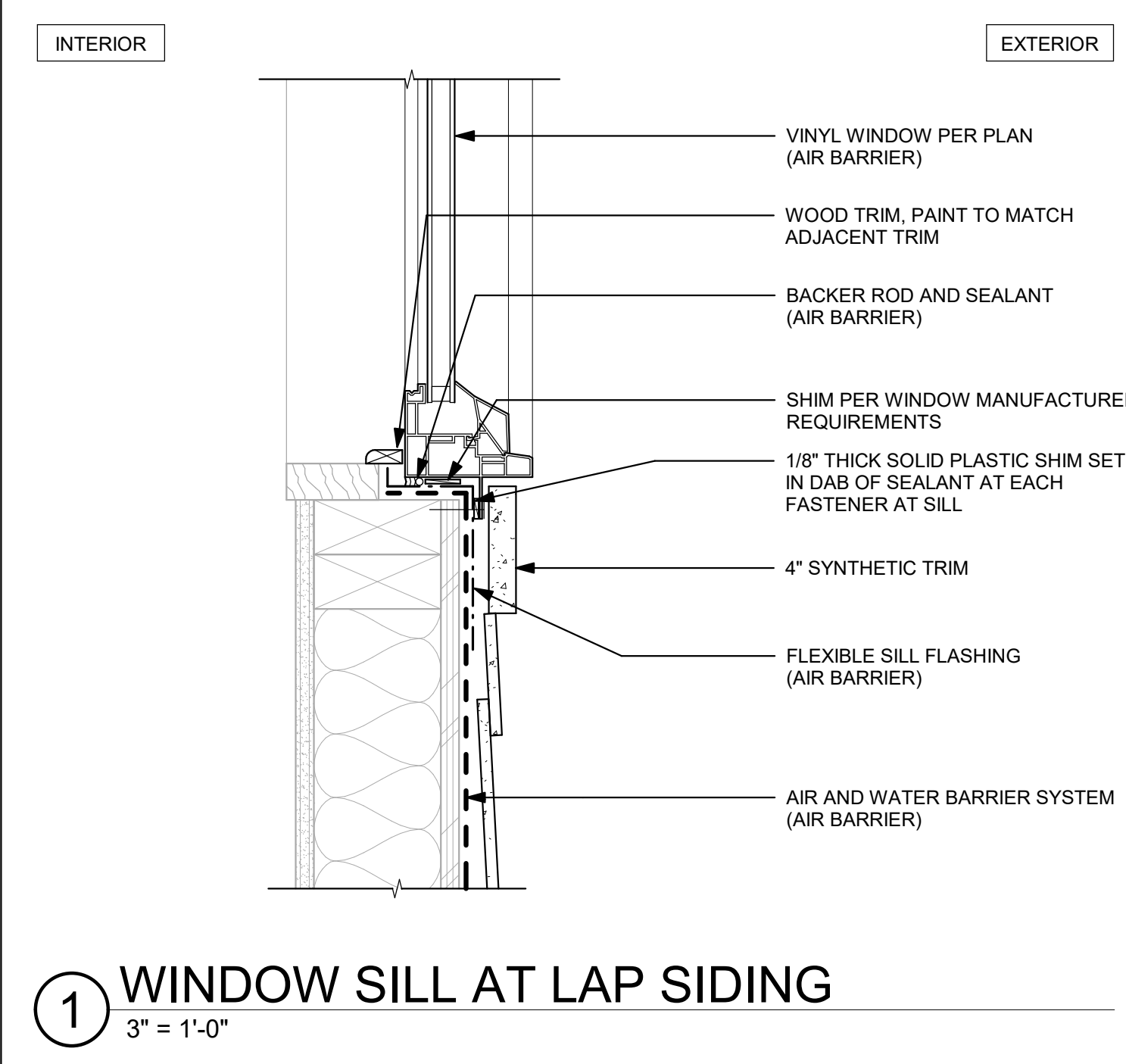
10 ENTRY DOOR THRESHOLD AT SIDEWALK
3" = 1'-0"



7 UNIT DOOR THRESHOLD
3" = 1'-0"



4 WINDOW SILL AT BOARD AND BATT
3" = 1'-0"

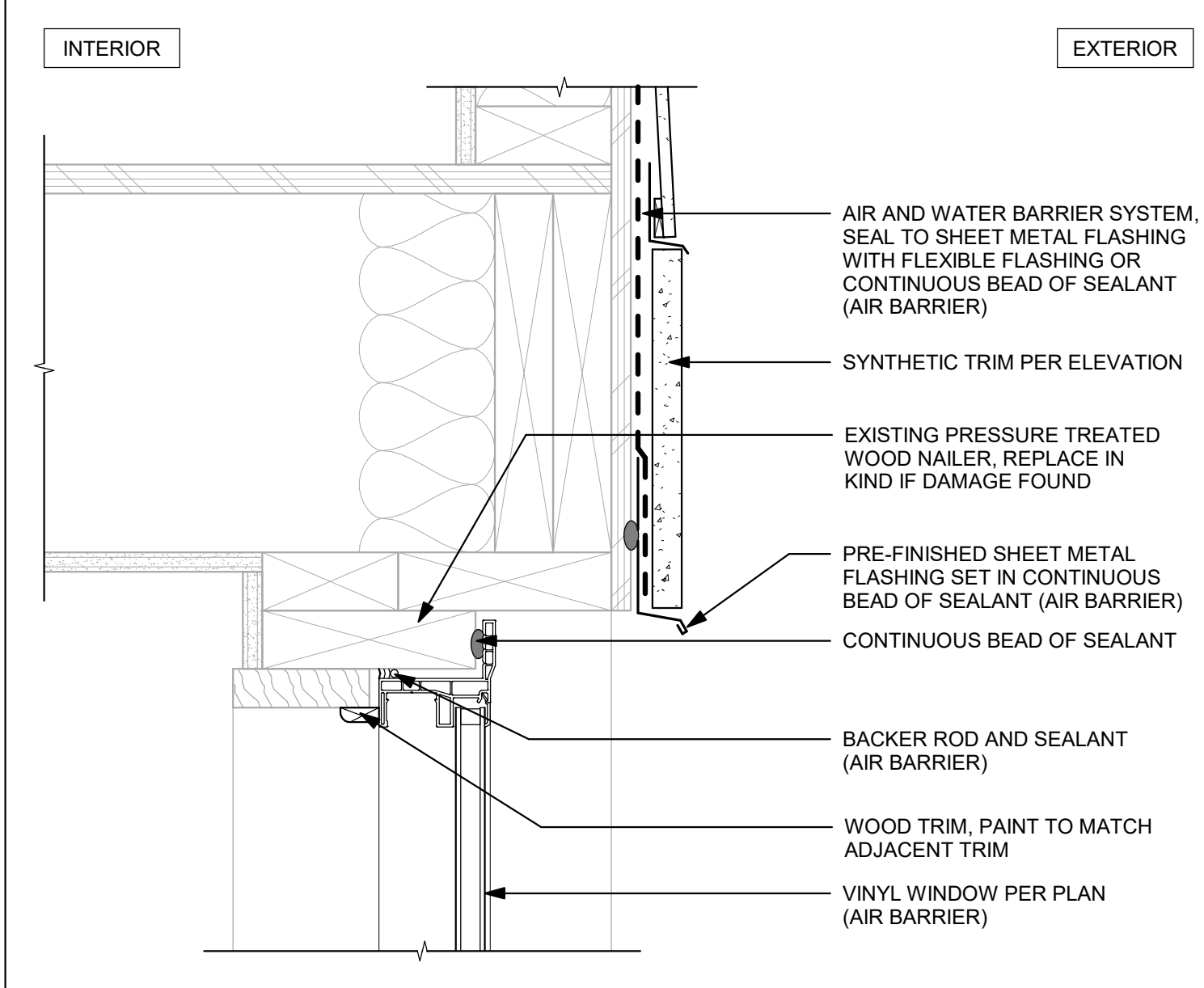


1 WINDOW SILL AT LAP SIDING
3" = 1'-0"

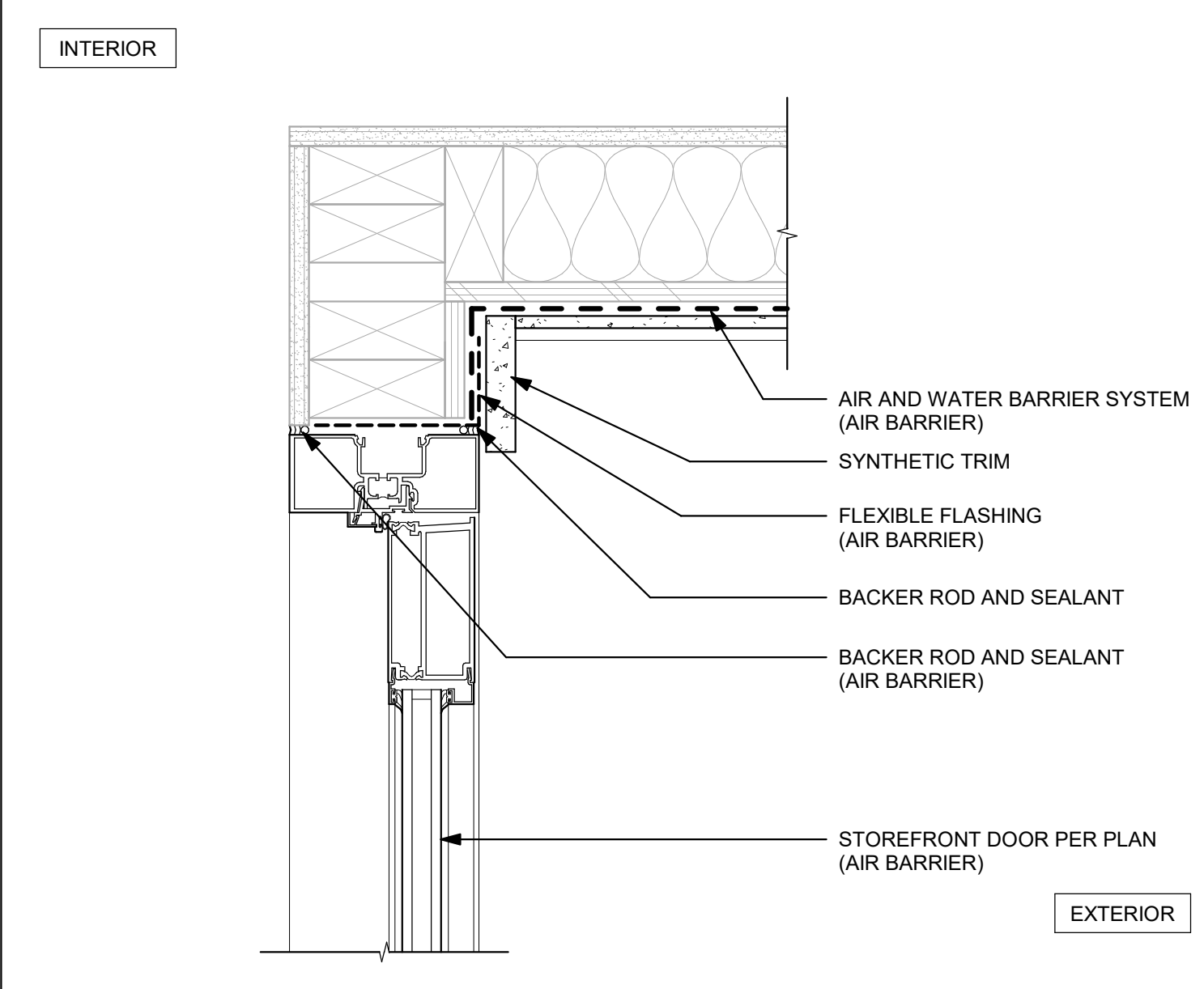
NO.	DATE	DESCRIPTION

DATE
10.28.2022
PROJECT NO.
22004NX.04
DRAWN BY: DMI
REVIEWED BY:
SHEET TITLE
DOOR AND WINDOW DETAILS

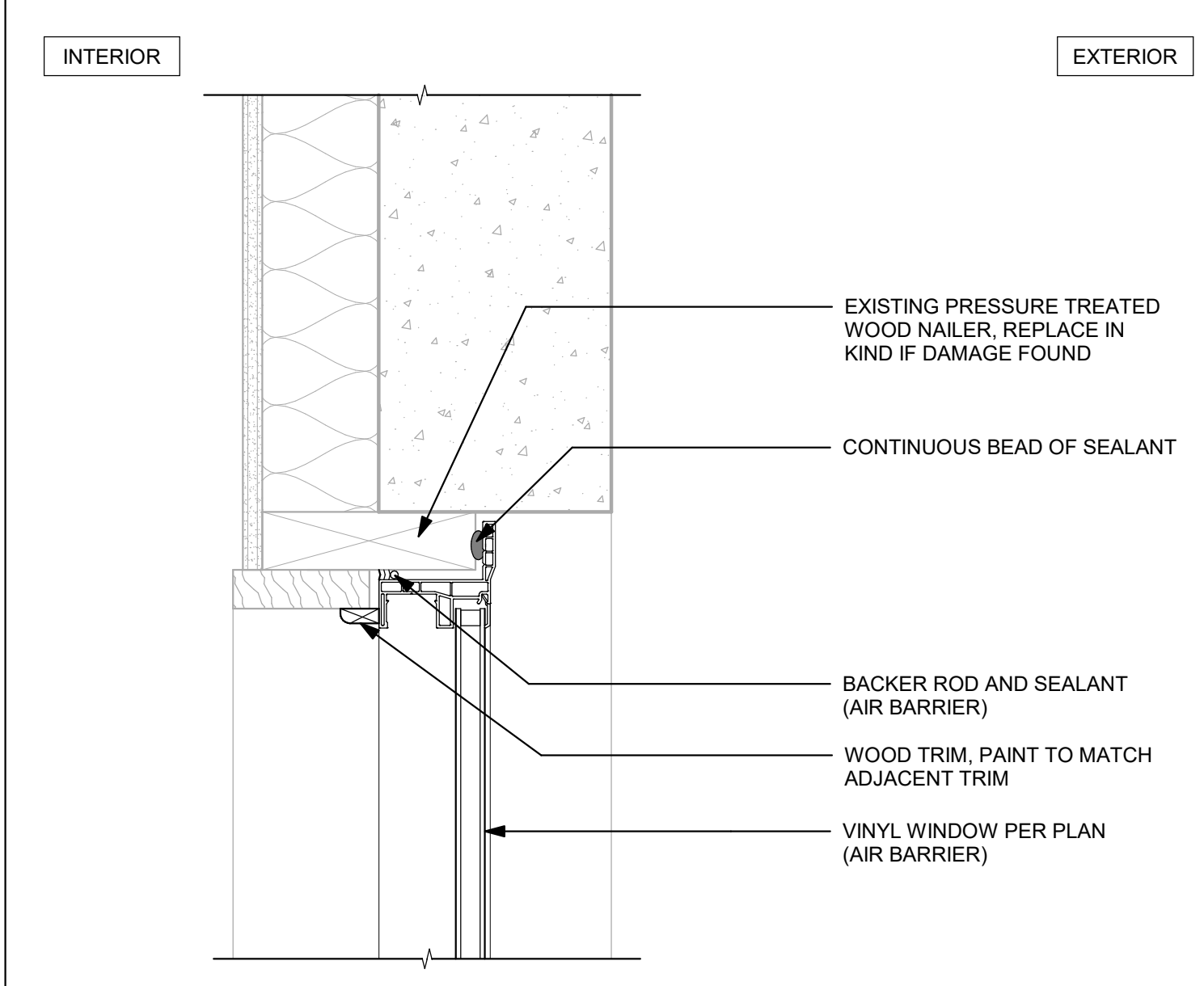
ADDENDUM #1
REV BID SET



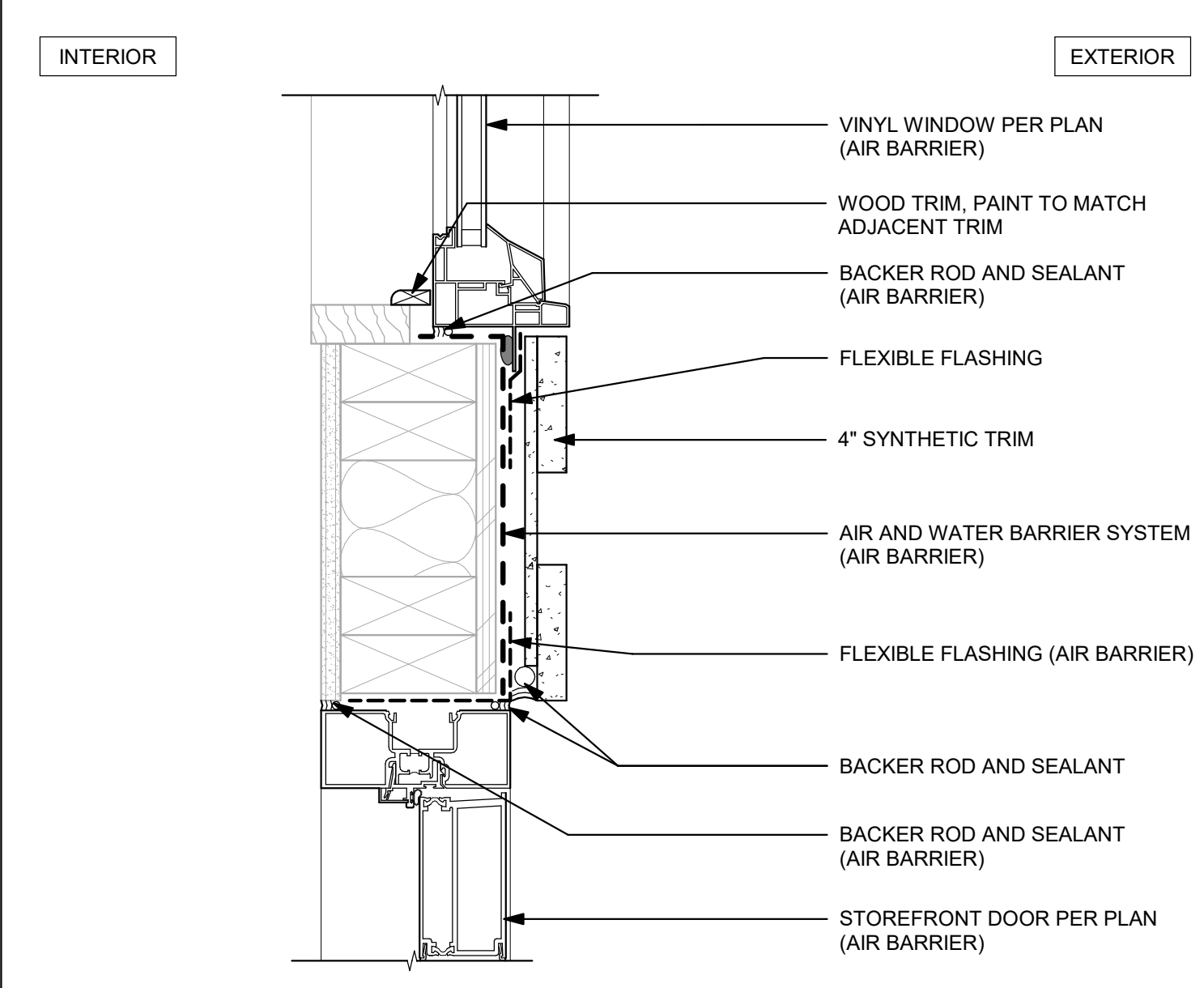
6 BOTTOM OF WALL AT LAP SIDING
3" = 1'-0"



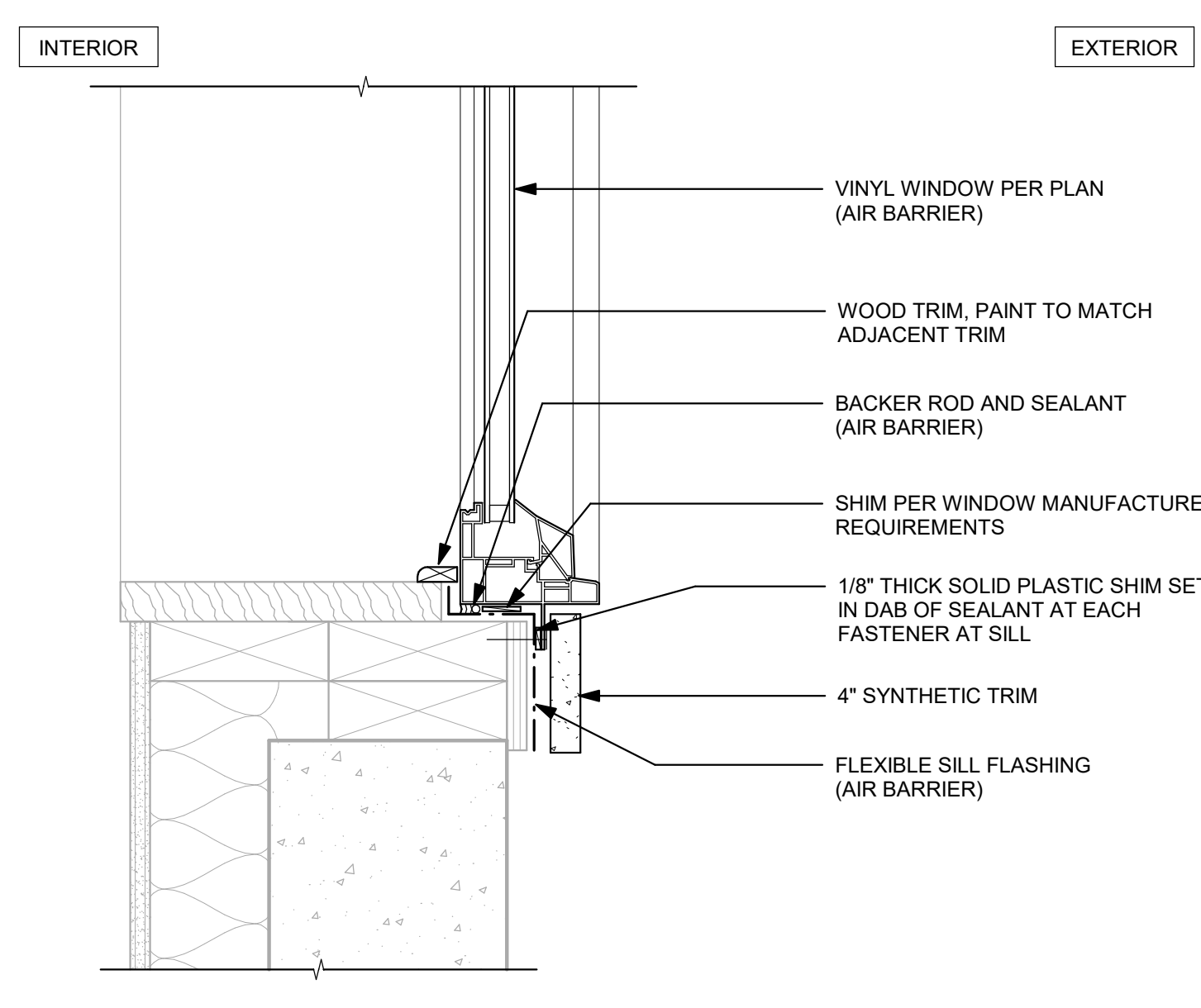
3 DOOR JAMB AT CORNER
3" = 1'-0"



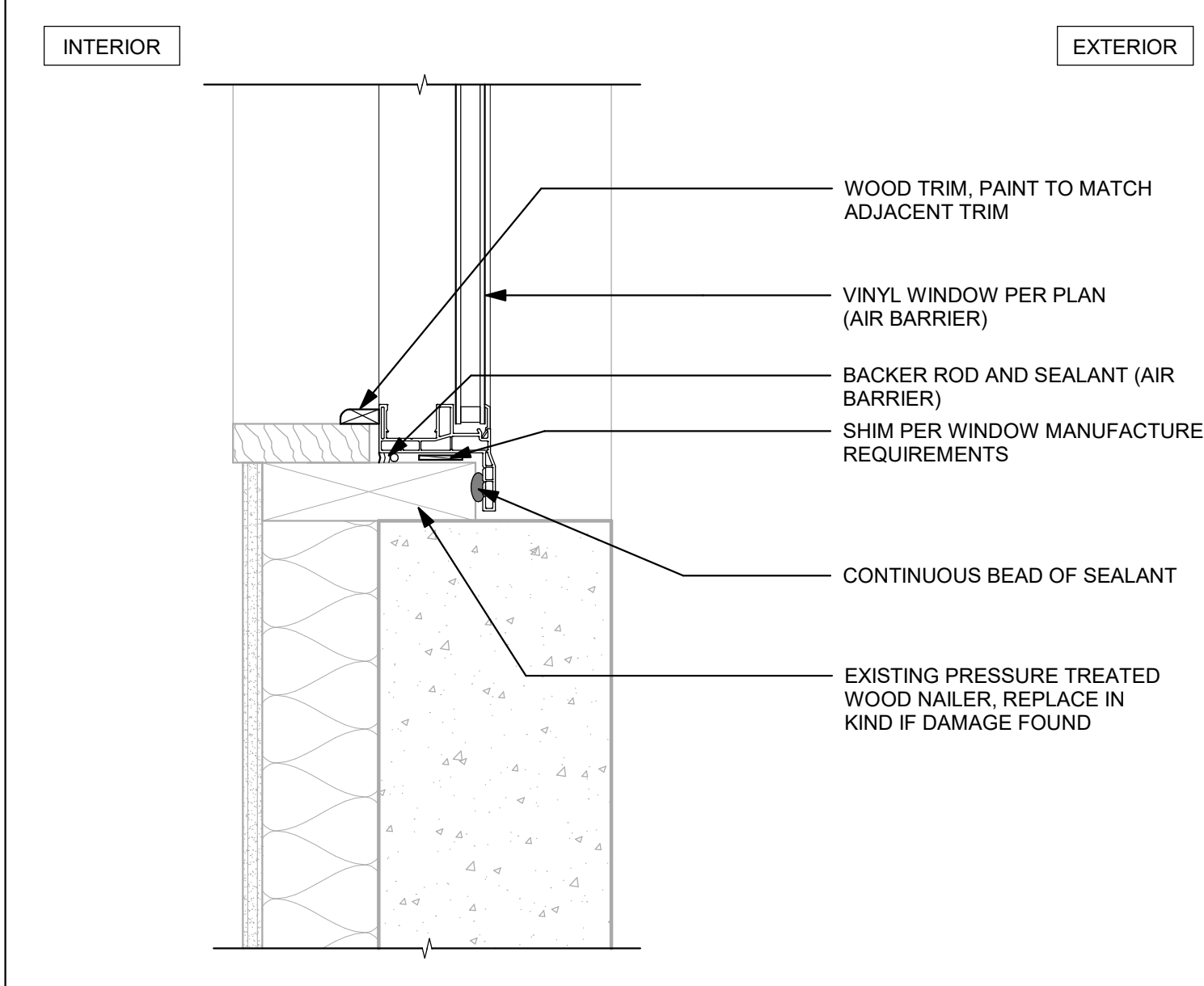
5 WINDOW SILL AT STEMWALL
3" = 1'-0"



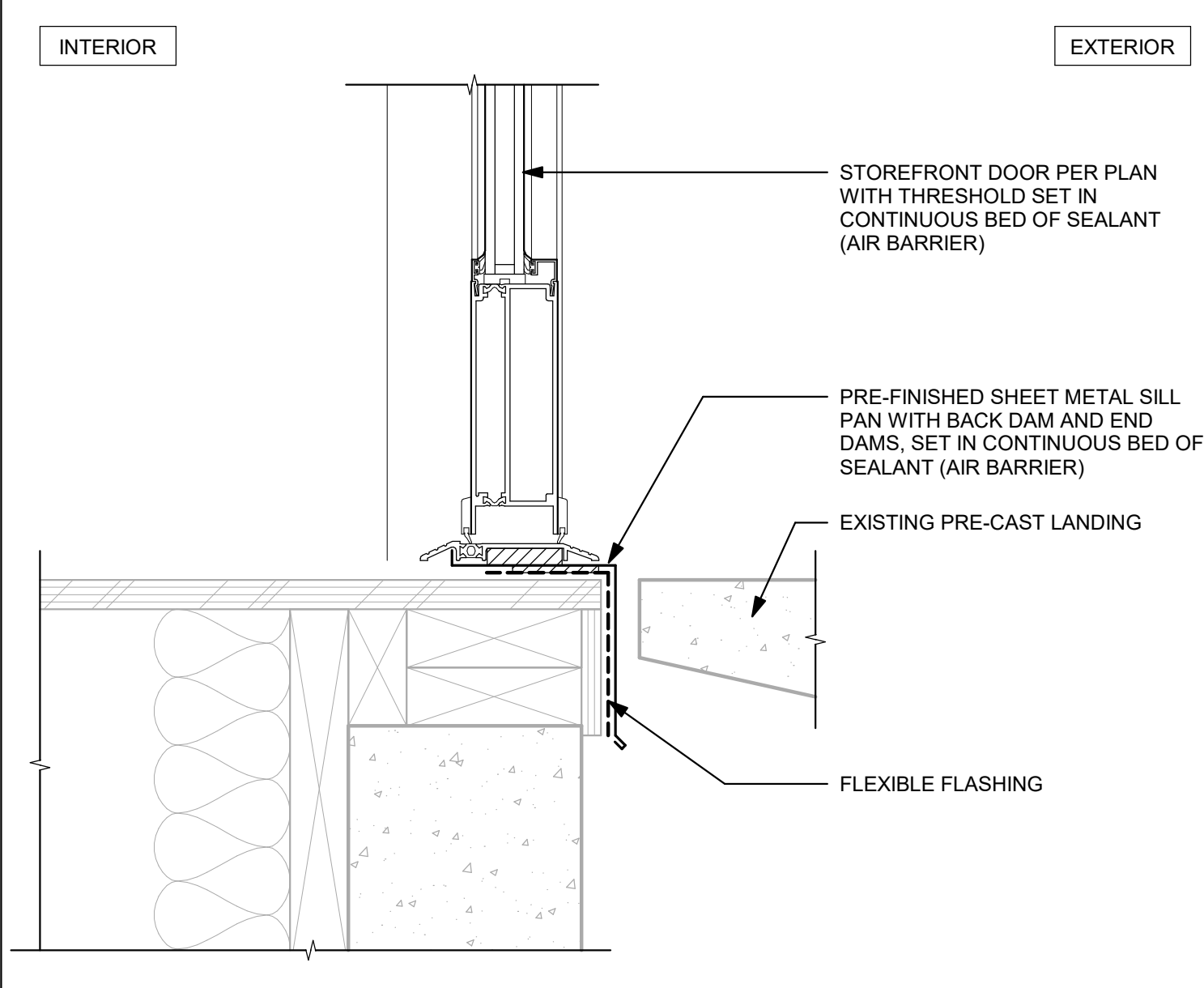
2 WINDOW JAMB AT DOOR JAMB
3" = 1'-0"



7 WINDOW SILL AT STEMWALL
3" = 1'-0"



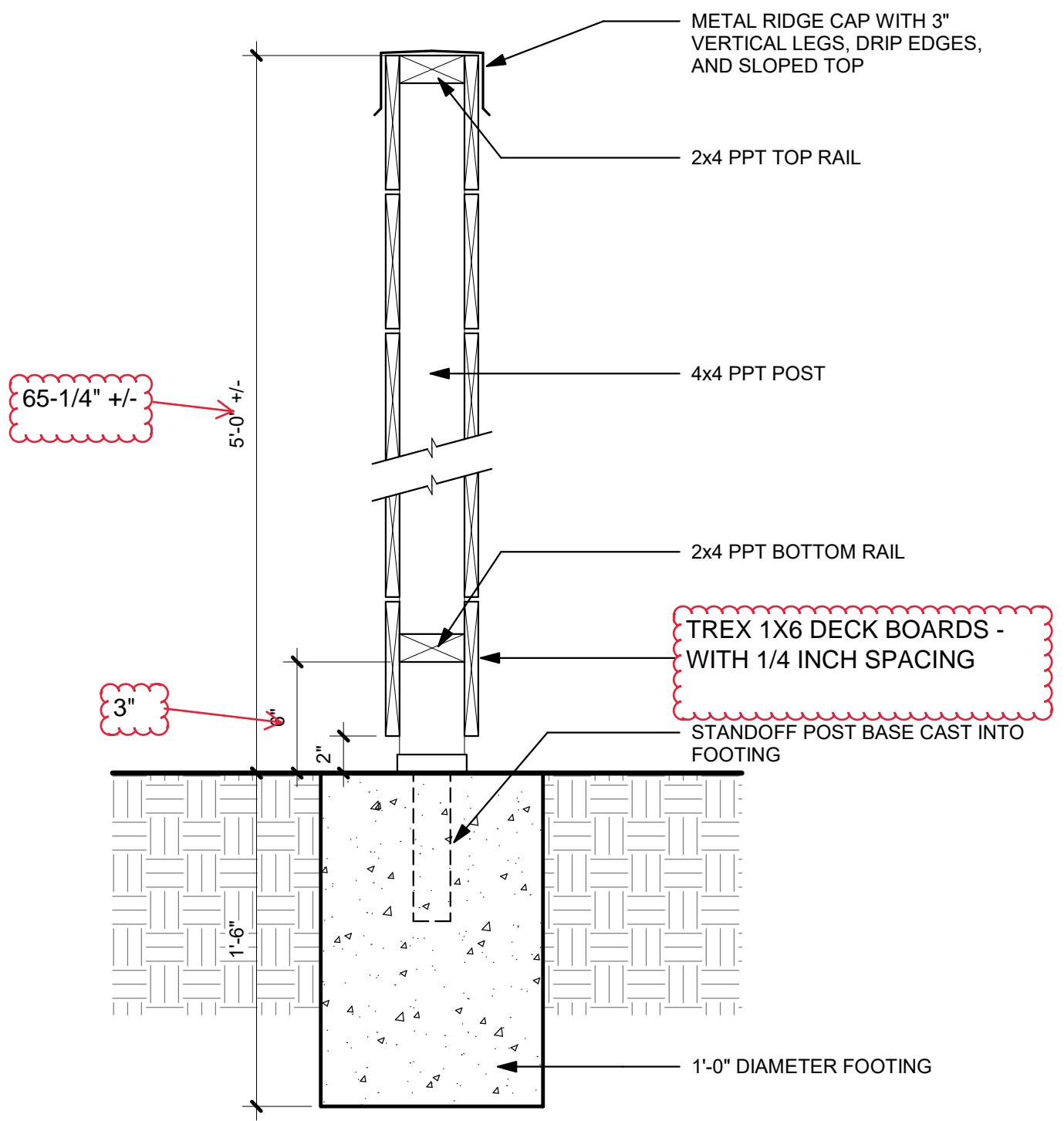
4 WINDOW SILL AT STEMWALL
3" = 1'-0"



1 ENTRY DOOR THRESHOLD AT LANDING
3" = 1'-0"

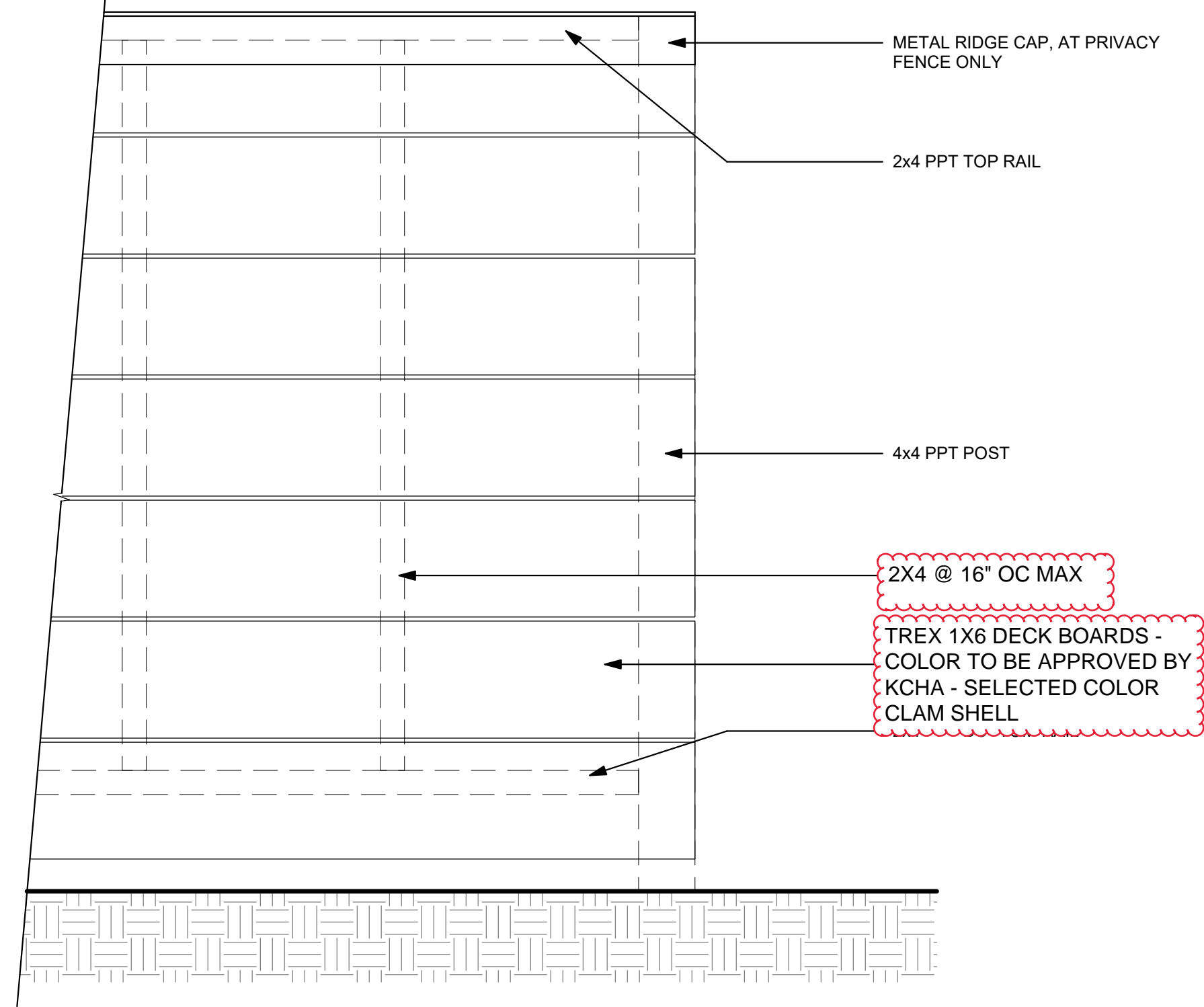
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11/26/2022 4:21:56 PM



1 PRIVACY FENCE

1 1/2" = 1'-0"

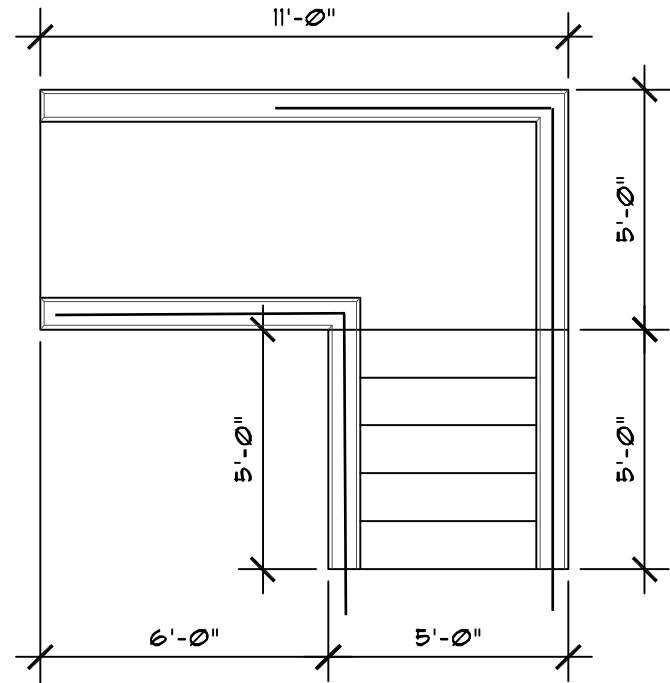


2 FENCE ELEVATION

1 1/2" = 1'-0"

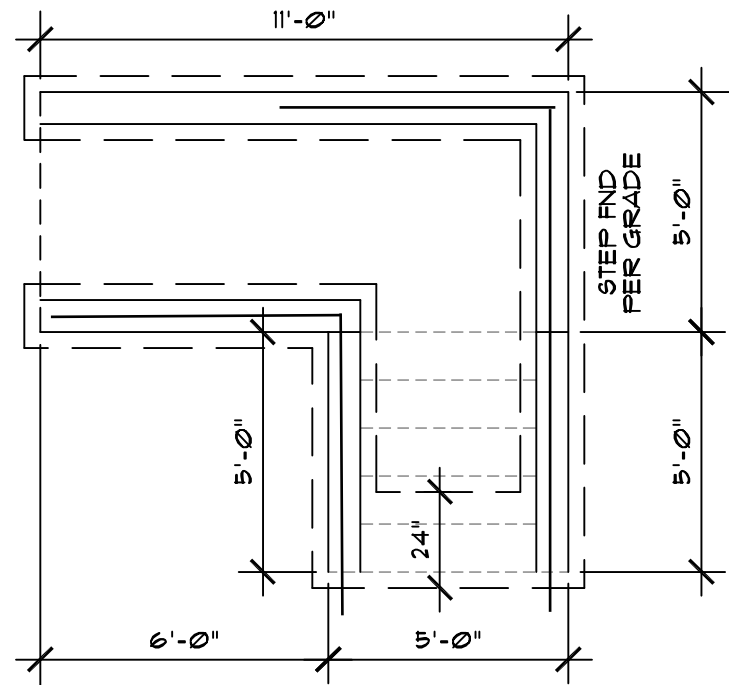
ADDENDUM #1
REV BID SET

North Entry Stair Detail



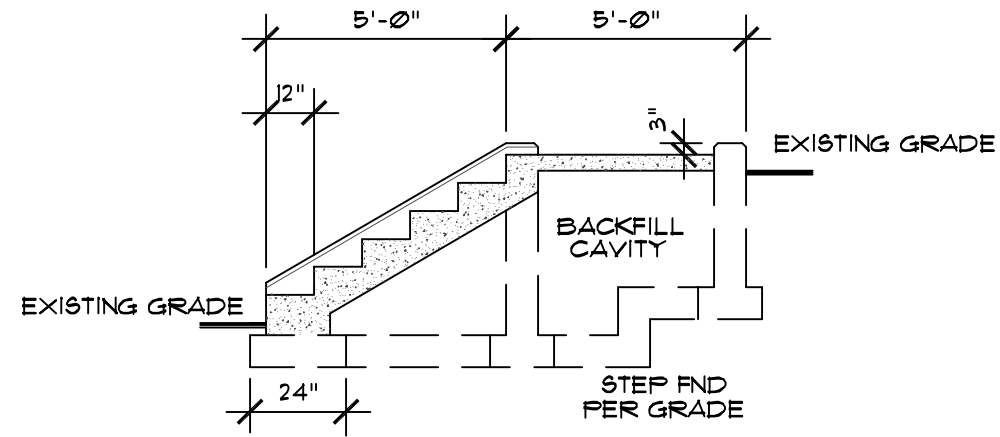
FDN WALL LAYOUT

1/4" = 1'-0"



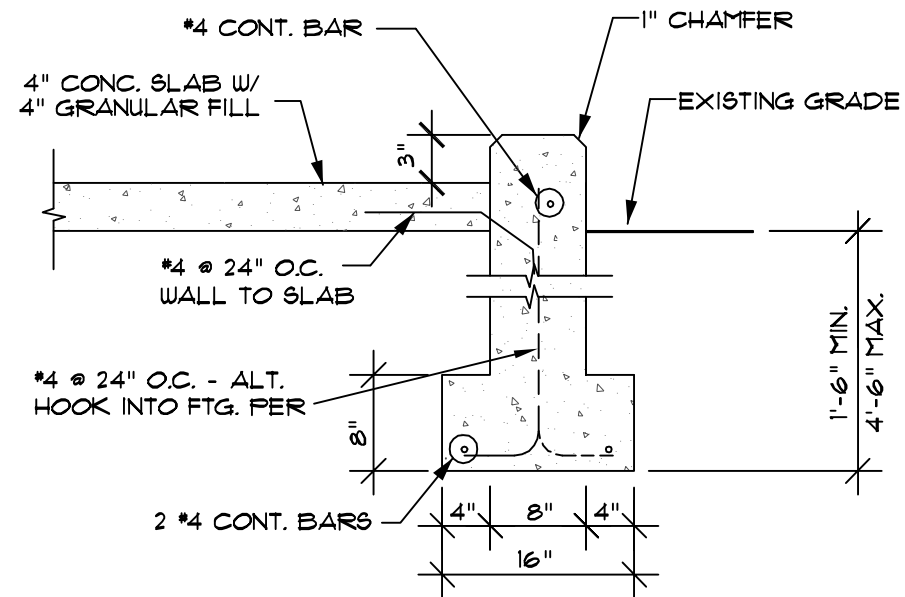
FTG LAYOUT

1/4" = 1'-0"



SECTION RAILING EXCLUDED FROM
DETAIL FOR CLARITY

1/4" = 1'-0"

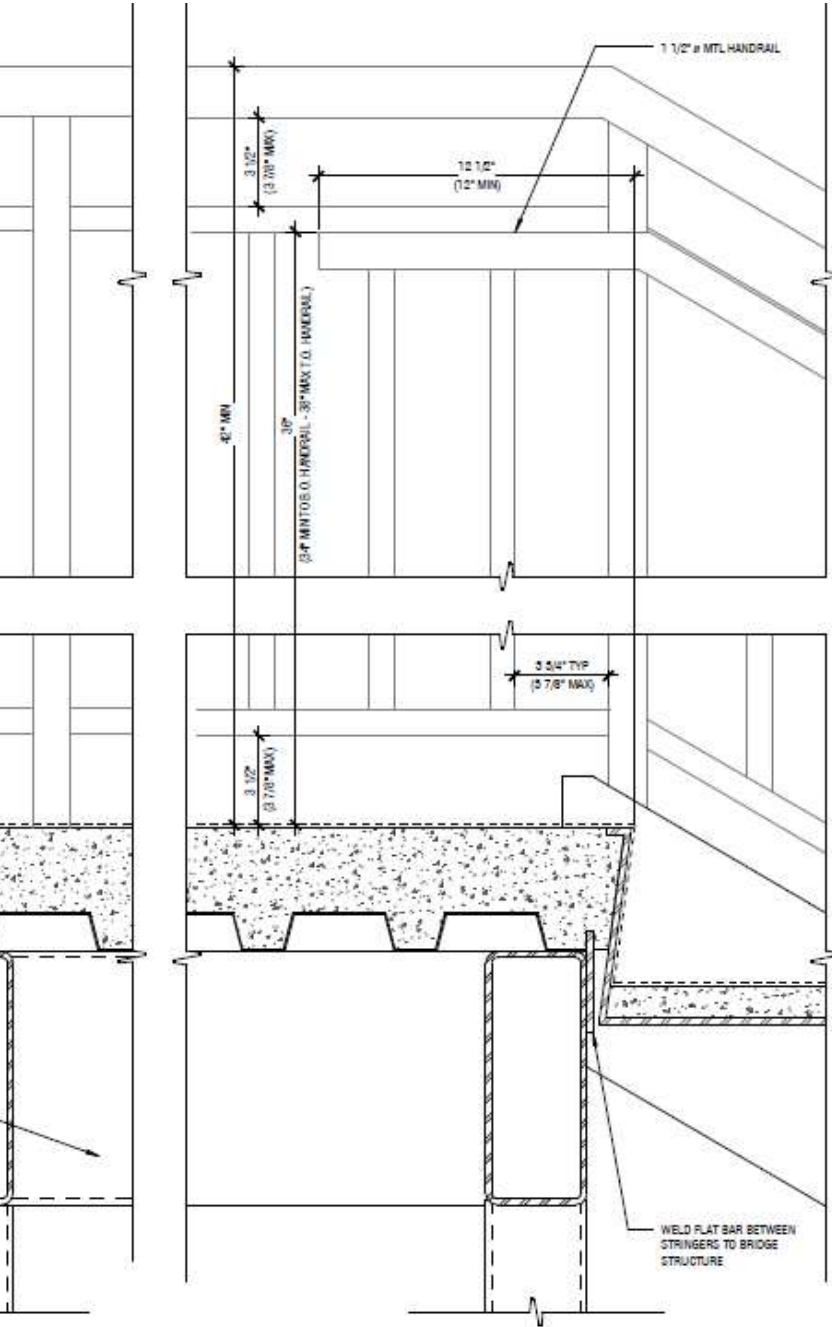


FDN DETAIL RAILING EXCLUDED FROM
DETAIL FOR CLARITY

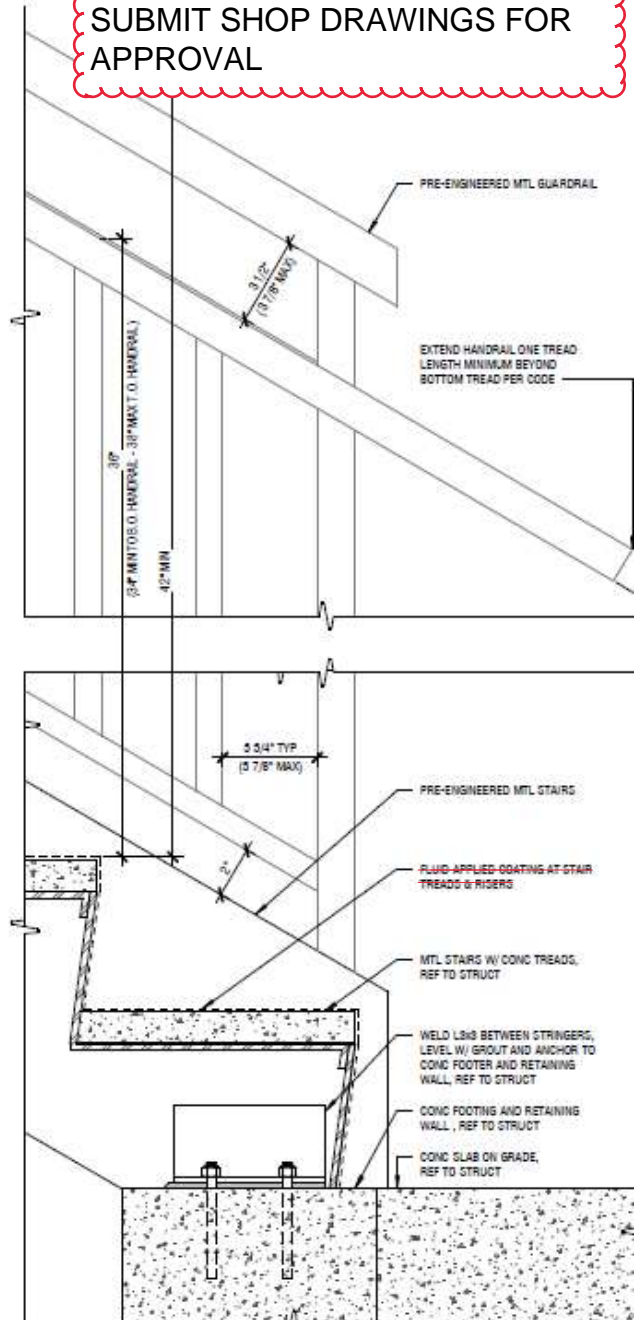
N.T.S.

ADDENDUM #1
REV BID SET

SOUTH ENTRY STAIR DETAIL



TO BE USED AS DESIGN REFERENCE ONLY - CONTRACTOR TO DESIGN AND BUILD NEW ENTRY STAIRS AND DECK AT SOUTH ENTRANCE. NEW DECK DIMENSIONS: 5' WIDE BY 4' DEEP, WITH 5' WIDE STAIRS. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL



ADDENDUM #1
REV BID SET

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07 62 00 Sheet Metal Flashing and Trim
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07 92 00 Joint Sealants

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08 16 13 Fiberglass Doors
08 53 13 Vinyl Windows
08 71 00 Door Hardware

Division 09 – Finishes

09 21 00 Gypsum Wallboard
09 91 00 Painting

Division 10 – Finishes

10 44 00 Fire Extinguisher Cabinet

Division 11 – Equipment

11 23 28 Fall Protection Systems

Division 12 – Furnishings

12 21 16 Window Coverings

Division 22 – Plumbing

22 30 00 Plumbing Equipment

Division 26 – Electrical

26 05 19 Low Voltage Electrical Power Conductors
26 05 32 Outlet Boxes for Electrical Systems
26 05 33 Raceway Systems
26 51 00 Lighting

SECTION 001010 SCOPE OF WORK

1.0 PROJECT SUMMARY

A. Overview

Sunnydale is a 3 story apartment building, including the daylight basement. The Contractor is responsible to field verify all dimensions and item quantities. The building is currently vacant. Contractor will provide materials, labor, and incidentals to complete a total envelope package. The Envelope and Roof project is comprised of (but is not limited to) the removal of the existing marble-crete panel, exterior trim, aluminum windows, barges, fascia, soffits, gutters and downspouts, exterior doors, pre-cast concrete stairs and landing, steel handrails, selected concrete walkways and slabs, hose bibs, sidewall venting, asphalt roofing, signage, flashings, and lighting. The Contractor is to protect all existing raceways and utilities. Building must be secure by end of each work day.

Insulation for exterior walls is being replaced during this project by others, the Contractor is responsible for coordination with KCHA Weatherization staff for removal of existing insulation and installation of new blow-in dense packing in the walls along with air sealing and blown insulation in the attic.

Included in the scope of work is the complete removal and replacement of underlayment, existing asphalt shingles, flashing, roof anchors, and any plywood deck rot. Remove and replace all pipe boots, flashings, fall arrest anchors, fascia boards, barge boards, roof jacks. Install new roof jacks per clouded scope note #28 on plan page A1.3. Provide and install new exhaust vents for the seven-3rd floor bathroom exhaust fans, materials and installation of new hard pipe ducting to bathroom exhaust fans performed by KCHA Weatherization. The Contractor will supply an approved engineering plan for fall arrest anchors.

At the completion of the demo the Contractor will install:

1. New exterior weather resistant barrier per specifications section 072500, including 3rd party inspection.
2. New exterior 5/8" DensGlass sheathing over OSB sheathing on entire exterior of building.
3. New fiber cement siding, trim, flashings, caulking, barges, rake, Hardi vented soffits and fascia boards. Contractor to leave existing sub-fascia board.
4. Exterior paint.
5. New roofing, roof jacks, underlayment, fall protection, flashings and ridge vent.
6. Install new roof access hatch.
7. New gutters and downspouts with gutter guards.
8. At ADA units - new exterior doors, door hardware and windows.
9. Contractor to install two (2) new building entrance doors to include crash bar/panic hardware and card reader blocking. Installation of card reader and striker by others. Contractor to make sure entrance doors contain backing for hardware.
10. Paint exterior doors and jambs inside and out.
11. There are three ADA unit entry door locations that required reframing: One location requires reframing of one existing sliding glass door opening to accommodate a new ADA door and window. Two locations require cutting of existing concrete stem wall at two (2) existing window locations and reframe to accommodate new ADA entrance and window.
12. New privacy fence per KCHA supplied detail with 1 x 6 Trex fence boards. Contractor to install new Trex on both sides of new fence. Trex color: Clam Shell. See drawing for details.
13. New concrete stairs and sidewalk with powder coated steel guardrail, refer to North entry stair detail in plans. Contractor to supply shop drawings prior to ordering. New guardrails to be core drilled into concrete.

14. New cast-in-place concrete deck and stairs with powder coated steel framing and guardrails, refer to South entry stair detail in plans. Contractor to add new handrail against building at South entrance. Provide shop drawing for all steel work
15. New reinforced 4 inch on-grade concrete slab (front of building) with three 6" X 6" bucks filled with drain rock for DHP unit draining. DHP install and materials provide by others (see details).
16. New concrete sidewalk, steps, and concrete retaining walls for steps at North Entry, refer to North Entry Stair Detail in plans. Include new concrete step at North entry door per plan note #7 on plan page S1.0.
17. Remove existing CCTV cable from siding and salvage. Reinstall on new siding in metal conduit. CCTV materials and installation by others.
18. Blocking for six (6) CCTV camera locations.
19. Blocking for Fire Alarm Bell/Horns for two (2) locations.
20. New blocking for existing light fixtures, Contractor to verify count.
21. New light fixtures, including blocking at lower entrance doors.
22. Provide and install new wiring for two exterior porch lights with new switch at lower ADA units. Include new blocking for lights. Contractor to provide all drywall demo, drywall reinstall, tape, texture, trim work, prime and painting.
23. Installation of new 5/8" x 1-1/2" plywood strips around all four sides of window framing for nailing. No untreated wood is to touch composite siding products.
24. Reframe existing window opening at south entrance so handrail at new front entry deck does not land on window after rebuilding deck with new dimensions. Dimensions change due to existing Fire Department Connection location below South building entrance. Southeast landing location. Refer to cloud on plan page A4.0 for new window dimensions.
25. Install two (2) new through-wall dryer vents, with blocking at existing locations for laundry room. Remove the two abandoned dryer wall vents.
26. Replace all existing side wall vents (bath fans etc.) with new, including blocking.
27. Provide blocking for any and all wall penetrations (plumbing, electrical boxes, drain pipes, etc.)
28. New signage, including blocking.
29. New blocking for address sign.
30. Installation of new 3/4" Azek plywood with 5/4 inch by 4 inch trim out with flashing, for future DHP install. See plan page A2.0/detail #1 for estimated location. Azek panel size is 4'x4' for estimating purposes. Exact locations and dimensions to be discussed on site during demo.
31. New ERV vent and DHP head blocking at each unit. Coordinate with KCHA for new ERV and DHP install by others, include blocking for disconnects. Refer to plans for estimated locations, exact locations to be discussed on site during demo. Blocking dimensions ERV: 12"x27", DHP head: 8"x8", Disconnects: 8"x8". All blocking to be 5/4".
32. Remove existing hose bibs and replace with new, including blocking. Includes drywall removal, drywall replacement tape, texture, prime and painting. Contractor to verify count.
33. Relocate existing mail boxes to North side of existing pavilion, provide concrete pedestals for mounting.
34. Remove the two existing gable vents and replace with Builders Edge 12in x12 in square gable vent or similar. Color: paint to match siding. Contractor to block and fill in sheathing to accommodate smaller vent.
35. Install new roof hatch, refer to specification section 077220. Product type: Personnel II Single-leaf metal lid for ladder, ship stair, or alternating tread stair access, 36 by 36 inches.
36. Unit entry modification for southernmost ADA unit on the lower level: The exterior entrance drawn on plans is to be reversed as, refer to plan page A2.0/detail #1.
37. Contractor to move light fixture and switch on lower southernmost unit to right side of window. Contractor to provide all electrical, drywall demo, drywall reinstall, tape, texture, trim work, prime and painting to complete this task.

- 38. New roof structure over South entry deck, refer South Entry Roof detail in plans.
- 39. New building address identification numbers, similar to existing – color: black.

The Contractor’s scope of work will include, but is not limited to, all labor, materials, equipment, and sequencing to supply KCHA with a “turnkey” project (limited to Contractor’s Scope). It is critical that the Contractor take all precautions to provide a safe construction site for the workers and KCHA staff. The Contractor is responsible to field verify all dimensions and item quantities.

2.0 PROJECT ADMINISTRATION REQUIREMENTS

A. Pre-Construction Administration

BEFORE commencement of work begins on-site the Contractor will provide the Owner the following items:

1. Project Master Schedule

- a. Completed in Microsoft Project, Primavera or similar.
- b. Must be cost loaded to reflect Schedule of Values items.
- c. Project phasing shall be integrated into master schedule.
- d. Shall include the following project milestones:
 - 1) Contract start date (CS) TBD
 - 2) Notice to Proceed (NTP) TBD
 - 3) Construction Duration (CD) Start Date/Stop Date TBD - TBD
 - 4) Substantial Completion (SC) TBD
 - 5) Physical Completion (PC) and Warranty Start Date of Entire Project TBD
 - 6) Contract Completion (CC) of Entire Project TBD

**The dates listed above are estimated milestone dates, provided to the Contractor for incorporation and inclusion in the negotiated final project Critical Path Method (CPM) schedule. These estimated dates may change. Such changes, if any, shall not result in an automatic extension of the Final Completion date. The Contractor shall make reasonable flexibility in the schedule to accommodate any such date changes in order to accomplish the interim milestone dates (NTP, CD Start/Stop, SC, PC and CC).*

2. Schedule of Values (SOV)

- a. Each item must correlate to the project schedule.
- b. Schedule of Values to contain a five (5%) percent line item for the closeout documents.
- c. Schedule of Values to reflect detailed tasks by labor and material.
- d. Contractor to include a separate line item for each item listed below:
 - 1) Overhead and Profit.
 - 2) General Conditions.
 - 3) Material and Labor for each task or based on subcontracted work. This will allow KCHA to pay for materials purchased at the beginning of the project or during the course of construction (once KCHA has established that the Contractor has ordered, has been invoiced, and has a suitable location to store materials. See Contract documents for requirements.)
 - 4) Mobilization.
 - 5) COVID Monitoring/Cost.

3. Submittal Schedule

- All submittals to King County Housing Authority (KCHA) prior to start of related work.
- a. The Contractor shall provide and manage a schedule of all submittals required on the project as listed in each specification section.
 - b. Submittals will be processed with enough time for the Owner to reasonably provide feedback fourteen (14) calendar days prior to materials being delivered to the site.

- c. Any material submitted that is not listed in the project specifications will need to be submitted with a Substitution Request Form for review.
4. **Site Specific Safety Plan:** The Site Specific Plan should be submitted for review then kept on site during construction. Verify regular safety meetings are being held per proposed plan.
Contractor's employees and all sub-contractors' employees will be required to wear a mask if they are in a building or a resident's unit. Contractor shall report to KCHA any COVID positive or exposed employees so KCHA can determine if any follow-up is required. All sub-contractors are to report any COVID positive or exposed employees to the Contractor.
5. **Phasing and Coordination Plan** including the following (*See section 3 item 1, regarding Phasing*):
 - a. Resident access plan for entry and exiting of apartment units.
 - b. Resident parking plan for proposed parking lot closings and openings.
6. **Subcontractor List** with the names all subcontractors including contact information.

*NOTE: All items stated above must be submitted and approved BEFORE Contractor commences work.

B. Construction Administration

1. **Master Schedule:** The Contractor shall maintain (update and track) the provided project master schedule using CPM for the project. This work will progress and be reflected with the project SOV. Project phasing shall be reflected in the master schedule. The Contractor is responsible for all scheduling and coordination between all trades and any other subcontractors working for the Contractor.
2. **Two (2) Week Look-Ahead:** The Contractor will provide weekly a two (2) week "look-ahead" schedule updating the relationship of this report with master project schedule. This shall be provided for review and be a topic of discussion during weekly site meetings. This schedule will be specific to the individual tasks as well as to identify work requiring site notifications and coordination.
3. **Daily Reports:** Contractor to provide copies of daily site reports on a weekly basis. The daily report will describe daily man power, weather conditions, work in progress, delays and issues. Daily report format shall be submitted (during pre-construction phase) to Owner for review.
4. **Meeting Minutes:** Contractor to manage and provide copies of meeting minutes/notes for all pre-construction, coordination, safety and weekly Owner/Architect/Contractor (OAC) meetings. Meeting minutes format to be submitted (during pre-construction phase) to Owner for review.
5. **Notices:** It is the Contractor's responsibility to plan, coordinate and inform KCHA of work which shall require notice. Failure to provide adequate notice that results in a delay will be fully on the Contractor.
 - a. Unit Entry: The Contractor must coordinate unit entry with the Owner such that all required Notices-to-Tenants can be posted forty-eight (48) business hours PRIOR to Entry.
 - b. Shut Downs: Contractor will provide proper notification (minimum of seventy-two (72) business hours to the Owner and (minimum of forty-eight (48) business hours to the tenants.
 - c. General Notices: The Contractor shall provide notice to Owner related to project start, potential impacts on tenants' accessibility and moving if items which could interfere with construction progress.
6. **As-Builts:** The Contractor will be responsible to assess and record the existing conditions of any damaged or non-working items, such as existing electrical and mechanical equipment, pipe, utilities, concrete, asphalt etc., prior to removal of work. Contractor is responsible to restore or replace all finishes that become damaged as a result of work being performed.

Contractor is not responsible for repairs of existing damage. As-Built drawings shall be current-to-date and will be reviewed on-site prior to each pay application.

7. **Certified Payrolls:** All Contractor employees and all sub-contractor employees will need to know their trade classification and pay rate.
 - a. Owner will be conducting on-site wage interviews verifying job classification and wage rate.
 - b. Prevailing Wage Rates apply to this project and must be posted on-site at all times.
8. **Punch List:** When the Contractor has deemed the project as substantially complete, meaning all base bid work is complete and conforms to requirements of the specifications and quality standards established through the mockups and as stated in the contract documents, the Contractor and a KCHA representative shall thoroughly inspect and list work that is non-conforming that the Contractor must complete prior to final payment. The work may include incomplete or incorrect installations or incidental damage to existing finishes, material, and structures. The list shall be provided to the Owner for their review and approval. All punch list items are expected to be finished and accepted by the physical completion date.

C. Closeout Administration

1. **O&M Manuals:** One (1) hard copy and one (1) electronic copy of the Operation and Maintenance (O&M) manual for all major materials and equipment shall be supplied by the Contractor to the Owner upon Project completion and prior to request for final payment.
 - a. Electronic copy to be submitted for approval prior to submitting hard copy.
 - b. O&M manual will include all warranties associated with the Work.
 - c. O&M manual will include relevant data associated with warranties and works such as
 - 1) Name of installer with all contact information.
 - 2) Name of manufacturer and location material was purchased with all contact information.
 - d. All O&M manuals are subject to Owner approval
2. **Final As-Built Drawings:** Upon substantial completion of the Project, the marked-up set of site documents shall be converted into as-built drawings and submitted to the Owner for review and approval.
3. **Permits Finals:** Upon physical completion of the Project, all completed permits and permit drawings to be submitted to Owner and City of Burien with final sign offs.
4. **Master Keys and Access Cards:** Upon physical completion of the Project, Contractor shall return all master keys and access cards, signing off a Key Return Form.
5. **Punch List(s):** Upon physical completion of the Project, all lists shall be completed and signed off by the Owner.

3.0 GENERAL REQUIREMENTS

A. Acknowledgements

1. By signing the contract, the Contractor acknowledges that they have reviewed and can fully implement all administrative and physical aspects of the work as described in the project scope of work, specifications and drawings. The Contractor also acknowledges that they have completed an extensive site walk of the site and accepts the site conditions.
2. The Contractor will be responsible to assess and record the existing conditions of any damaged items, such as framing, sheathing, existing pipe, and utilities, prior to removal of work. KCHA's assumption is that all items are in good working order. Contractor is responsible to restore or replace all finishes that become damaged as a result of work being performed. Contractor is not responsible for repairs of existing damage.

3. The Contractor will provide all materials, fasteners, scaffold, staging, labor, equipment, and expertise necessary to provide a quality “Turnkey” project, complete with all elements of the work, safely, on time, and within budget.
4. The Owner does not foresee any change orders for work resulting in site conditions that were clearly visible and present during the Mandatory Pre-bid Site Visit. By submitting a bid the Contractor acknowledges any labor, material and equipment required for a “Turnkey” project not specifically covered in the plans and specifications has been included in their base bid.
5. The Contractor’s Superintendent or Foreman will be assigned a construction master key and will be held responsible for all costs related to the re-keying should the key be lost or stolen. If the master key is lost or stolen the Contractor will be responsible for re-keying all related locksets to a new keying system by the **end of the day** the issue is reported.
6. The Contactor has and will continue to field verify all visible existing site conditions, adjacent conditions/components and quantities. If there is a discrepancy between Scope of Work, Specifications and/or Drawings, the Scope of Work shall take precedence followed by the Specifications and lastly the Drawings.
7. Any questions occurring during bidding or construction shall be resolved by direction in writing from Owner. Any issues not so resolved or any conflicts between the scope of work, specifications and plans, shall result with the Contractor bidding, furnishing and installing the most stringent condition. No exceptions. Contractor must submit an RFI if a conflict exists between the scope of work, specifications and plans.
8. It is incumbent on the Contractor to inform the Owner of any conflicts between manufacturers’ requirements and the provided plans and specifications through the RFI process and prior to submitting a bid.
9. Contractor must demonstrate a comprehensive understanding that all work described in the project documents is all-inclusive and results in a complete system. Contractor to provide all materials, unless stated otherwise. All tasks must be complete with uniform fit, function, form, style and type.
10. Permits: The Owner will obtain the building permit; all other permits (including city of jurisdiction permits or agency of jurisdiction permits) are the Contractor’s responsibility. Contractor shall keep permits posted and onsite at all times
11. Plans & Specifications: The Contractor shall keep all associated permits and the approved permit plan set on site at all times. The Contractor will keep and maintain, on-site, a separate but complete set of construction drawings and specifications for markups and daily use.
12. Any damage caused by construction related activities (i.e. demolition, laydown areas) to existing physical assets to remain will be the Contractor’s responsibility to correct at no cost to the Owner.

B. Staffing and Experience Requirements

1. The Contractor is expected to be on-site working each consecutive weekday unless directed otherwise by Owner.
2. A qualified and experienced full time site Superintendent or Foreman will be on site at all times.
3. The Contractor shall employ a sufficient number of workers and equipment to perform the Work in a diligent and expeditious manner. KCHA expects the Contractor to adequately staff the project to maintain the schedule, including reallocating and increasing staffing as needed to correct any slippage in the schedule.
4. Contractor and sub-contractor employees shall perform all work in a professional manner. All tasks must be complete with uniform fit, function, form, style and type.
5. All trades are to have a minimum of three (3) years of experience in their given trade.

6. Tradesmen must have the proper certification to perform work or to operate specific equipment that requires certifications and/or licenses.
7. The Contractor shall immediately remove from the site any of its employees or its subcontractors' employees, as the Owner shall deem incompetent, careless, insubordinate or otherwise disruptive to the progression of the project.

C. Quality Assurance / Quality Control

1. All Work shall be performed using new materials, installed plumb, level, true to the line, free of defects, and completed in a professional workmanlike manner to provide a complete, safe, and operable "Turnkey" installation.
2. The Contractor will follow all manufacturers' requirements and recommendations for the installation of all products to maintain the integrity of all manufacturer's warranties.
3. Mockups: The Contractor will provide all mockups, within his base scope, required for the project as listed in each specification section. Mockups and color samples will be produced with enough time for the Owner to reasonably provide feedback one (1) week prior to these components being staged and implemented on site. Mockups will set expectations of quality expected for the project.
4. Quality Assurance/ Quality Control: The Contractor will provide ongoing QA/QC at each step of work and take corrective measures prior to the next element of work being performed. This will include, but is not limited to, sequencing partial punches and substantial completions throughout the project.
5. Contractor responsible for subcontractor's quality of workmanship and materials, completion of scope, and scheduling on site.
6. It is incumbent on the Contractor to inform the Owner of any conflicts between manufacturers' requirements and the provided plans and specifications through the RFI process and prior to submitting a bid.

D. Inspection of Work

1. Code Compliance: All work will be code compliant and without defect for all materials and applications at time of KCHA punch inspection.
2. Owner Progress Inspections: All work is subject to Owner inspection and approval and is the responsibility of the Contractor until it is turned over to Owner.
3. Jurisdiction Inspections (as required per permit): The Contractor is required to attend all inspections, and inform KCHA representative within 48 hours prior to such scheduled inspections. Contractor is responsible for any costs associated with re-inspections for work not approved by the Authority Having Jurisdiction.

E. Site Requirements

1. All communication and coordination will be with Owner representatives only.
2. Work shall be coordinated not to interrupt services (i.e. garbage, mail, EMS, etc.).
3. Emergency and tenant access must be maintained at all times.
4. The Contractor is required to maintain the cleanliness of the work-site; there will be daily inspections by the Owner to verify cleanliness, safety and tenant access. The Contractor will be responsible for cleanup and housekeeping of work limits, staging areas, and Contractor's parking areas by the end of each business day. Contractor to secure all equipment, materials, and tools, ensure that unfinished work areas are protected and secure prior to leaving for the weekend.
5. No noise prior to 8:00am but layout and work setup can begin at 7:30am unless permission is granted by the Owner's Representative.

6. The Contractor is responsible for providing sanitary services, potable water and field office spaces for their agents. No public bathroom, drinkable water or office space is available onsite, for the Contractor or its agents.
7. The Contractor must read and comply with all safety requirements as stated in Section 4 A.
8. The Contractor is responsible for all necessary locates (both private and public), grading, and staking as required.

F. General Restrictions

1. No parking in fire lanes. Fire lanes will be uninhibited at all times for first responder and tenant service access, unless otherwise approved by Fire Marshal.
2. No smoking on site by any Contractor or any of the Contractor's representatives (i.e. subcontractors, suppliers, consultants, etc.).
3. No washing out of any materials on site will be allowed. All contaminated or silt laden water must be contained and responsibly disposed of offsite.
4. No loud or offensive music is permitted.
5. No dumping on site. Contractor will not be allowed to use Owner's waste facilities.

G. Work Hours

1. Work to be performed during normal hours of operation from **8:00am to 4:30 pm**. There will be no work on weekends (unless prior approval has been granted by Owner). Owner does not pay overtime.
2. There will be no work on Owner holidays. Contractor to verify with Owner's Representative if there are any Owner holidays occurring during the duration of the project.

H. Contractor's Responsibilities

1. Contractor will be responsible to provide power for all work described. Contractor will not be allowed to use any on-site power unless prior approval has been granted by the Owner.
2. Water use available with previous approval from Owner. Contractor must obtain approval of Owner for water usage forty-eight (48) hours prior to use.
3. The Contractor is responsible for City of Burien hauling route, plans, and street use permits.

I. Project Phasing

1. This project will directly impact zero residential dwelling units and the parking lot. The Owner's expectation is to have the building protected from the elements at the end of each work day. Each window and door replacement to be swapped out on the same day. KCHA is allowing 120 calendar days for this project.
2. The Owner's expectation is not to open up "Vast" areas of the project for prolong periods of time. Contractor must realize and accept that this project is being conducted in a residential community of multifamily units that are occupied and all that it encompasses (families, elderly, children out of school, daily traffic from families coming and going at all times during the day). The Owner is not only concerned about scope, schedule and budget, but the impact on its residents. The Contractor must take these considerations in to their trenching plan and sequence the work accordingly. The Contractor must take these considerations in to their phasing and sequencing accordingly. The Contractor must review their risk factors to accommodate these considerations in their bid.
3. Contractor to incorporate into their schedule the coordination and installation of mounting blocks for HVAC equipment to be installed by a KCHA weatherization contractor.

4.0 SAFETY, PROTECTION & RESTORATION

A. Safety

1. Contractor shall provide and have on site at all times a site specific safety plan.
Contractor's employees and all sub-contractors' employees will be required to wear a mask if they are in a building or a resident's unit. Contractor shall report to KCHA any COVID positive or exposed employees so KCHA can determine if any follow-up is required. All sub-contractors are to report any COVID positive or exposed employees to the Contractor.
2. Comply with all safety and health codes within Local, State and Federal jurisdictions.
3. All work must operate within OSHA and State-equivalent (WISHA) standards and requirements.
4. The Contractor shall conduct weekly safety meetings; the minutes from these meeting are to be available to the Owner upon request. A schedule for safety meetings will be provided with the Contractor's submittal of the Safety Plan. Confirmation that the weekly safety meeting did take place and the topic of the safety meeting will be stated in the weekly site meeting minutes.
5. All workers on-site will wear high visibility vests or apparel with company logo or name that clearly identifies the workers.
6. All workers must be equipped with proper personal protective equipment (PPE) and be wearing it when appropriate or required while they are on-site (i.e. hardhat, safety glasses, ear plugs and fall arrest etc.).
7. Contractor to keep walkways free of debris, materials, tools and equipment at all times. Access must be maintained for residents at all times. If access is blocked or limited, the Contractor must ensure that a safe, alternative route can be maintained and accessed by residents.
8. The Contractor will be diligent in ensuring that all safety measures are performed at all times for all aspects of work being performed.
9. Work Areas shall be cordoned off with safety fencing and/or caution tape while work is in progress.
10. Contractor is responsible for safety and security of work areas affected by work and will provide temporary guardrails, temporary cover and/or locks for openings. Contractor's main focus is the safety of his work force and the safety of KCHA's residents and staff.
11. The Contractor is responsible to secure all materials and equipment to prevent damage and to also take precautions to prevent theft of their personal items.

B. Protection

1. Protect existing roofing, concrete walkways, paving, landscaping and all other finished surfaces which are to remain.
2. Contractor will provide protection at landscape areas where material laydown, storage, construction trailers or equipment are stored.
3. Contractor is responsible to protect and maintain all areas within the project work limits including, but not limited to, landscaping, hardscapes, exterior amenities, existing improvements, and adjacent/abutting finishes to remain (roofing, soffits, gutters etc.). If necessary, Contractor shall coordinate with Owner for removal / relocation of tenant property on front and back patios.
4. See individual scope item related to protection Dust and debris control Best Management Practices (BMPs) will be applied daily in all work areas (i.e. use of tarps, water truck, street sweeper etc.).

C. Restoration

1. Contractor responsible for restoration of any damage due to construction related activities. Contractor is advised to do a pre-construction walk and do an assessment with KCHA site personal prior to construction to note and document existing conditions.

2. Contractor will restore all landscape impacted by construction to existing pre-construction conditions.
3. Contractor to restore all lawn areas damage during construction.
 - a. Contractor to rake up all foreign debris once construction is complete.
4. Planted areas that are damaged are to be conditioned with new wood chip mulch:
 - a. Will be free from deleterious materials and suitable as a top dressing.
 - b. Loosen subgrade of planting beds to a minimum of four (4") inches. Remove stones larger than one inch in any dimensions and sticks, roots, rubbish and other extraneous matter and legally dispose. Mulch shall contain minimal nutrient content.
 - c. Areas shall be conditioned with new top soil, tilled in to a depth of two (2") inches, and then two (2") inches of mulch placed throughout the effected. Mulch should be a minimal nutrient, non-growth promoting mulch (non-die/stain/colored, wood chip/mulch, mulch that does not promote growth) spread around the affected area and section of planting bed/box/defined area. Contractor should work with KCHA to determine limits of mulch required for the project.

D. Hazardous Materials

1. If lead based paint is known to be present, the Contractor is responsible for removal using the HUD Lead-Safe-Work protocol. HUD Lead Safe Work protocol is more restrictive than RRP protocols. Contractors should refresh all workers on the HUD portion of Lead Safe work Practices before the project starts. The contractor will be responsible to retain copies of all workers RRP training certificates on the work site at all times, and be able to produce them when asked.
2. Owner will make any hazardous material reports available to the Contractor. Contractor will be responsible to determine at what level of abatement and protection is required when disturbing hazardous materials.
3. The Contractor agrees to indemnify, defend and hold the Owner harmless from any claims arising out of or relating to the improper handling of hazardous materials that may be present on site.
4. Contractors are responsible for reviewing all Hazmat surveys provided by KCHA and must identify all areas or works that have lead base paint, or asbestos containing materials. Contractor is responsible for sharing hazmat surveys with their sub-contractors prior to any work completed on site.
5. Traces of asbestos containing materials (ACM) may be present. These should be removed by properly trained and protected personnel using appropriate work practices and engineering controls. Workers potentially working with (ACM) are advised to confirm training requirements of WISHA and to ensure that proper worker protection and work practices are implemented.
6. The Contractor agrees to indemnify, defend and hold the Owner harmless from any claims arising out of or relating to the presence of asbestos/hazardous material in the Owner's building that the Contractor has sub-contracted the removal and legal disposal of the asbestos/hazardous material.

5.0 DIVISIONS

DIVISION 1 GENERAL CONDITIONS

A. Site Staging and Deliveries

1. The Contractor will coordinate bulk material deliveries with Owner forty-eight (48) hours prior to deliveries where potential parking access will be temporarily blocked- no more than fifteen (15) minutes.
2. Contractor and subcontractors will only be allowed to off load and load up tools – no more than fifteen (15) minutes. There is no Contractor or subcontractor parking onsite. Heavy equipment used specifically for construction will not block emergency access. Construction activities will not block parking areas not scheduled for work.
3. Contractor to use existing parking on site to stage materials. KCHA staff will designate 2 to 3 parking spaces that will be fenced off around the perimeter and locked, to store materials for current phases of work. KCHA will also designate areas around the building for additional material storage. No trash and debris will be stored, and must be removed from the site on a daily basis. Contractor must perform daily clean up around staging site to ensure dust and debris does not build up in the parking lot.

B. Temporary Facilities

1. Use of onsite restroom facilities will not be permitted. Contractor is responsible for portable toilets; Contractor to consult with Owner for placement. Contractor to follow the Covid requirements on maintenance of portable toilets. Contractor per Covid protocol shall provide a portable sink with soap and water at locations specified on the Covid Plan.
2. Contractor is not permitted to use tenant power.

DIVISION 2 SITE CONSTRUCTION

A. Existing Utilities Work Summary

Prior to commencement of any excavation or trenching, the Contractor shall be responsible to provide all utility locates (both private and public) and shall become familiar with locations of all existing systems and related shut offs. The Contractor shall have the contact information for service providers posted and readily available in the event of an emergency or necessary shutoff requiring provider's knowledge.

B. Existing Utilities General Requirements

1. Electrical

- a. Contractor to verify any existing equipment, devices, fixtures, cabling, wires and conduit is in operational order prior to moving, relocating, replacing or re-routing. KCHA makes the assumption that equipment was working prior to Contractor's arrival on site and should continue to work at the end of the project.
- b. Contractor to include in bid all necessary modifications, labor and parts necessary to run/re-route all existing cabling and exposed conduit. All costs associated with work noted will be Contractor's responsibility.
- c. Contractor responsible for repairing all wires, cables, communication boxes etc. damaged by construction activities on same day incident occurs.
- d. Contractor is responsible to carefully remove and protect all utility and communication services on structure to be reinstalled. Services shall be maintained and operational for duration of project unless otherwise scheduled disruption is required to perform work.
- e. TV dishes KCHA will be responsible for moving, storage and protection of tenant's personal items and will coordinate with Contractor to have these items moved and secured prior to start of work at each building. If items have not been removed prior to the start of work, the Contractor may be compensated for moving items and any damage to personal items during this process will be the sole responsibility of the tenant.

2. Water

- a. Shut Downs: Contractor will provide proper notification (minimum of seventy-two [72] business hours to the Owner.

- b. Water use available with previous approval from Owner. Contractor must obtain approval of Owner for water usage forty-eight (48) hours prior to use.

3. Fire/Sprinkler System

- a. The Contractor is to protect existing fire suppression and monitoring system during construction. Any damaged caused to these systems during construction are to be repaired at no cost to Owner.
- b. The Contractor is responsible for notifying monitoring company for any work that could interfere with fire monitoring and suppression systems.

4. Grub and Clear

- a. All clearing and grubbing will be completed by KCHA maintenance staff prior to project start.

C. Selective Demolition Summary

The Contractor shall remove and legally dispose of all items listed below and as shown, described and inferred in the drawings to allow for the installation of specified materials unless otherwise specified. Existing Materials included to be removed and disposed of are as follow but non-inclusive:

1. General Demolition

- a. Roof shingles and underlayment, ridge vents, misc. roof vents, and fall arrest anchors.
- b. Gable end vents, sidewall venting, fascia and barge, and barge and rake boards.
- c. Marble-crete siding, trim and weather barrier down to existing OSB sheathing.
- d. Gutters, downspouts, hose bibs, vents, light fixtures (salvage), and signage.
- e. Windows, slider, screens, blinds and associated hardware at all exterior doors and windows.
- f. Flashings at all window heads, and door and window, sill pans if applicable.
- g. Exterior Doors and casings of all doors to be replaced.
- h. Contractor shall protect existing cable and phone lines as necessary until they are to be reinstalled

D. Selective Demolition General Requirements

Refer to Specification Section 024100 Selective Demolition, Specification Section 070150 Preparation for re-roofing

1. Install temporary barriers as necessary to protect workers and KCHA staff during demolition.
2. Recycling efforts will be performed to the fullest extents possible as specified in the contract documents.
3. Burying of rubbish on-site or otherwise is prohibited.
4. Saw cutting shall be required at all selected concrete areas scheduled for removal for patchwork and as necessary for the installation new ADA entrances. Also where existing concrete (i.e., sidewalks, curb & gutter) are to remain where it meets new concrete. Contractor to work with KCHA to coordinate definitive location for cut. Concrete cutting shall be straight and perpendicular to adjoining surfaces.

E. Trenching

1. Trenching Work Summary

The Contractor shall open trenches, install pipe line, and backfill as required for installation of new water pipelines as shown, described or reasonably inferred on the drawings.

2. Trenching General Requirements

- a. **Opening Trenches: The Contractor shall open trenches and export all materials to the depth required for the installation of site systems.**

- 1) Trenches shall not be opened ahead of pipe laying operations any further than is necessary for proper laying operations. Trenches shall be progressively backfilled and consolidated; excess material shall be removed immediately behind laying operations
- 2) Hand digging and or use of a vactor truck shall be performed where trenching intersects existing underground services and as necessary to clear significant tree roots.
- 3) De-watering Trenches: All excavations shall be dewatered properly before laying pipe. Where running sand is encountered, dewatering shall be done by well pointing whenever possible. Where soil conditions are not favorable for use of well points, trench drains of graded stone shall be constructed to suitably locate sumps and the water removed by bailing or pumping.
- 4) Shoring shall be provided per WISHA requirement.
- 5) Trenches shall be protected during inclement weather.

Note: No extra payment will be made for dewatering. All costs of equipment, labor, crushed stone and other materials required for dewatering shall be included in the bid

2. All areas adjacent to excavation activities to be protected or restored to existing conditions at Contractor's expense. If pedestrian access is obstructed to the site, residential units, management office or community center, the Contractor is responsible to provide safe access to these and all common areas which may include, but are not limited to, temporary ramps, hand rails, compacted graveled paths, barricades and fencing.
3. Contractor and subcontractors must comply with all health and safety regulations when working on site including but not limited to; trenching, equipment operation, loading, trucking, etc.
4. Contractor responsible for all trenching to install new pipe from the pole light to the building. All open trench lines shall be monitored, protected, and covered with a minimum of 3/4" plywood and cordoned off with caution tape when trench work is not in progress or at the end of each day.
5. Contractor to cover and protect spoils prior to removal. Contractor will submit a bid for one hundred (100%) percent disposal of spoils and one hundred (100%) percent of import. Contractor may negotiate with Owner to use native soils, but Owner must approve prior to back fill. Provide clean fill with four (4") inches of crush rock base and compact to eighty (80%) percent when providing for hardscapes. Firm and unyielding back fill with four (4") inches of conditioned top soil or soil to receive sod or mulch for exterior of building. Under crawl space condition Contractor is to back fill trenching to firm and unyielding.
6. It is the Contractor's means and methods for performing the work. Owner anticipates continuous trenching and pipe lay from site lighting pole to buildings. Open trenches shall be protected at all times, trench box or adequate shoring in place for depth beyond four (4') feet, trenches safely secured and protected from falls, and safety flagged or signage for visual warning by all pedestrians. The Owner's expectation is not to open up "Vast" areas of the project for prolong periods of time or shutting down "Vast" areas to accommodate staging, stock piling, mobilization or for convenience of construction. Contractor must realize and accept that this project is being conducted in a residential community of multifamily units that are occupied and all that it encompasses (families, elderly, children out of school, daily traffic from families coming and going at all times during the day). The Owner is not only concerned about scope, schedule and budget, but the impact on its residents. The Contractor must take these considerations in to their trenching plan and sequence the work accordingly. The Contractor must review their risk factors to accommodate these considerations. Trenching shall be to the minimum depth required by code or greater to clear foundation or other obstacles.
7. After trenching has been completed Contractor to put back landscaping to original conditions.

DIVISION 3 CONCRETE

A. Concrete General Requirements

Refer to Specification Section 033000 Cast in Place Concrete /SD1.0

1. Contractor to coordinate with KCHA for the fence post base installation per plan section SD1.0
2. Concrete walkways are typically 4" thick slabs. Actual condition on site may vary from four (4") to six (6") inches depending on sub-grade. The Owner is only listing typical details or conditions and is informing the Contractor that the concrete slab and walkways may vary in thickness. The Contractor should include a factor to budget for additional variance in quantities.
3. The Contractor will be responsible to match existing elevations or plan provided elevations. Closely monitor and adjust elevations as needed to maintain finished elevations shown on drawings. Where drawings do not show finished elevations, Contractor to work with existing grades to incorporate new work.
4. Concrete to be broom finish.
5. Contractor's site superintendent to submit concrete mix truck/load tickets to Owner's representative for every delivery received on site.
6. Install rebar dowels 2'oc at all joints between new and existing concrete.
7. Contractor will be required to install one (1) standard panel section **mock-up** of a concrete slab to demonstrate the form, finish, expansion and control joint quality. If approved by KCHA, the Contractor can incorporate into scope of work and this **mock-up** will be the basis for slab quality for the duration of the project. If approved, the Contractor can incorporate into scope of work and this sample will be the basis for new slab quality for the duration of the project. Owner feels this is critical to a successful project.
8. Install new cast in place concrete walkway entrance tying in with new concrete retaining walls and cast in place stairs for North building entrance. Concrete mix for sidewalk slabs to be minimum mix of 3000 psi. New sidewalks to be 4" thick and with broom finish. The Owner is only listing typical details or conditions and is informing the Contractor that the elevation of the concrete walkways and landings may vary in thickness. The Contractor should include a factor to budget for additional base material or crushed rock to adjust elevation.
9. All cast in place on grade slabs and walkways to receive structural steel reinforcement with #4 rebar with a 14" on center grid pattern.
10. All new flatwork to sit on a minimum of a 3" crushed 5/8 minus base with 95% compaction. Owner to verify prior to cover.
11. Concrete installed over metal decking at South building entrance to be architectural grade Class A finish as defined in ACI Table 3.1. PSI to be 4000.
12. Contractor to provide straight and square saw cuts between existing slabs and where new work will occur. KCHA and the Contractor to coordinate locations and limits of saw cutting.
13. Stair treads to be concrete infill on steel stair stringers to match concrete at pan deck for main building entrance.
14. Contractor to cut out existing concrete foundation stem wall at two areas for new ADA unit entrances at front of building (East wall).
15. Refer to concrete details in plans for concrete requirements.

DIVISION 5 METALS

A. Shop Applied Coatings for Metals

Refer to Specification Section 050513 and drawings

1. Shop applied coating samples to be provided and approved by KCHA prior to applications. Metal guardrails and railings to be powder coated. Color to be black, medium gloss.
2. Coatings applicator to be qualified and experienced per specifications.
3. All shop coated steel to have protective covering prior to installation.

B. Structural Steel Fabrication

Refer to Specification Section 051200 and drawings for steel sizing, installation methods, materials and protective coatings

1. Steel fabrication to be performed by company specializing in work of this Section with minimum (5) years documented experience with commercial quality work of comparable scope. Steel fabricator to be certified by AISC Quality Certification Program: Standard for Steel Building Structures.
2. At the Owner's expense, a material testing service will inspect the fabrication shop and welder certification. Owner and Contractor to perform inspection prior to fabrication.
3. Contractor to field verify all steel dimensions and placement locations. Approved shop drawings are required for all structural steel systems, pan decking, embeds, reinforcing steel guardrails and railings prior to ordering steel.
4. All structural steel to be installed plumb, level and meet all specifications for attachment, bracing and welding methods.
5. This project does require special inspections by Owner's material testing consultant and needs to be coordinated prior to covering. Special inspections include soils, concrete, steel construction, steel construction other than structural steel.

C. Steel Pan Decking

Refer to Specification Section 053100 and drawings for decking with composite concrete slab

1. KCHA will require special inspections for the pan decking and for reinforcement steel and embeds. Contractor to replace any failed components and be responsible for any costs of re-inspections.
2. Manufacturer to be Verco Manufacturing Co. or approved equal.
3. Lap decking 2". Place decking flat, square and with cells aligned. Anchor deck securely in place following manufacturer's directions and approved shop drawings.
4. All welding to be performed by experienced AWS qualified WABO certified welders.
5. Secure steel decking to supporting members.

D. Metal Fabrication

Refer to Specification Section 055000 and drawings for metal fabrications

1. Provide shop drawings that indicate profiles, sizes, connection attachments, reinforcement, anchorage, size and type of fasteners and accessories.
2. Provide mock-up. Owner accepted mock-up may be incorporated into work.
3. Fabricator Qualifications: Company specializing in work of this section with minimum 5 years' experience.

E. Metal Stairs and Railings

Refer to Specification Sections 055100, 055200 and drawings for pre-engineered metal stairs and railings.

1. Shop drawings required for all metal stair stringers, guardrails and railings.
2. Pre-engineered metal stair and railing system to carry 25 year manufacturer's warranty.
3. Contractor responsible for protecting all metal components from damage and dirt. Site conditions are to be acceptable to accommodate storage and installation.

4. Manufacturers and Products
 - a. American Stair Corp.
 - b. Pacific Stair Corp. (basis of design)
 - c. Duvinage / Worthington
 - d. Approved equal
5. Concrete-filled stairs and steel tube railings
 - a. Stairs: Pacific Stairs S100 Series concrete filled stair system
 - b. Finish: Shop applied powder coat
6. Landings: Refer to specifications and drawings
7. Guardrails: Pacific Stair R400 series picket Rail
 - a. Vertical Posts 1 ½" square tube .120" thick
 - b. Pickets ½" square bar
 - c. Handrail 1 ½" diameter pipe (1.66" outside diameter)
 - d. Finish: Shop applied powder coat
8. Handrails and Brackets
 - a. Manufacturer's standard 1 ¼" diameter (1.66 outside diameter)
 - b. Handrail Brackets: Manufacturer's standard
 - c. Handrails and Brackets to conform to requirements of IBC and ADA
 - d. Finish: Shop applied black powder coat. Color: Black

DIVISION 6 WOOD & PLASTICS

A. Rough Carpentry Work Summary

1. General Contractor to field coordinate layout of work prior to beginning installation.
2. General Contractor to provide labor and materials to shim, modify and repair minor irregularities in the assemblies in order to produce a finished product that is consistent in plane prior to cover. Existing walls and selective roof demo may require additional blocking, shimming and infill. The new assembly is comprised of, new 5/8" DensGlass sheathing, Tyvek drain wrap, fiber cement board and trim nailed through 7/16 OSB into 2x wood framing. The Contractor will be responsible to ensure that all new components provide necessary structural support for new elements to be installed as well as plane out with existing surfaces.

B. Rough Carpentry General Conditions

Refer to Specification Section 061000 Rough Carpentry

1. Field coordinate and layout work prior to beginning installation. Cut, fit and install rough carpentry construction at locations indicated in drawings and required to complete work of contract.
2. Secure with sufficient and hot-dip galvanized fasteners, anchorages, and accessories to insure rigidly in place.
3. Use preservative treated wood products for materials for permanent construction at all exposed framing and where resting on concrete, masonry or roofing as otherwise indicated, or required.
4. Contractor responsible to coordinate design, and all installation requirements with manufacturer and all code requirements.
5. Contractor to reframe lower units at window to incorporate a new ADA door and smaller window.
6. Fence is to be constructed with 4x4 treated post anchored with a Simpson CBSQ44-SDS2 Column Base in 18" of concrete. Framing will consist of treated 2x4 top and bottom rails with treated 2x4 studs, 16" on center. Fencing material will be 1x6 Trex with a ¼" spacing applied on both sides of fence. Apply new metal ridge cap (refer to privacy fence detail in plans).

C. Interior Finish Carpentry Work Summary

General Contractor to provide labor and materials to complete interior finish carpentry inclusive of the modification, removal and replacement of interior trim items such as door and window casings and window blinds where applicable. Contractor to include removal of one sliding glass door.

D. Interior Finish Carpentry General Conditions

Refer to section 062000 Interior Finish Carpentry; section 092100 Gypsum Wallboard; and section 099100 Painting. Apply finish methodology listed in Section 079200 Joint Sealants for putty, caulking, and finishes of interior trim surfaces

1. General Contractor to provide labor and materials to complete interior trim removal and replacement at doors. Provide and install prefinished ¼" x 1" scribe molding, beveled wood trim to cover any gap between the new window existing liner/GWB.
2. Any scribe molding installed at windows to allow for proper operation of new blinds.
3. Interior base shall be modified as necessary for the proper installation of doors and casing, base shall match existing.
4. A **mock-up** of the interior window and door packages and associated trim is required. Once approved by Owner, this will set the quality standard for the entire project.
5. Contractor shall be responsible to provide protection to existing finishes to remain when installing trim and painting. Clean area of work inside each residential unit at the end of each work day.
6. The Contractor shall be responsible for the repair of any damage to interior GWB that is incurred from the modification, removal and replacement of the exterior or interior finishes (i.e. new hose bibs, interior door and window casing). Drywall shall be taped, textured and painted to match existing color (Birch White). GWB, texture and paint repairs shall be required at areas where new trim does not cover the caulk line of the old trim.
7. Contractor to provide and install a new metal, carpet or vinyl transition strip between existing flooring and all new door frames or entry door threshold where necessary.
8. Contractor to provide and install floor protection in any area work is being performed.

E. Exterior Finish Carpentry General Conditions

Refer to section 062013 Exterior Finish Carpentry, 074646 Fiber Cement Siding and Trim, 076200 Sheet Metal, Flashings and Trim, 079200 Joint Sealants, 081613 Fiberglass doors, 085313, Vinyl Windows and Patio Doors, 099100 Painting

1. General Contractor to provide labor and materials necessary to install new doors, windows, fiber cement siding, soffits, fascia, barges, and trim, including new fencing and necessary flashings.

NOTE: **All removal and installation of windows will be performed by a Glazier.

2. The Contractor shall shim, modify and repair minor irregularities in the assemblies in order produce a finished product that is consistent in plane prior to cover.
3. Use lengths of material that when installed and provide minimal amount of splicing. All splices are to be weather cut in the correct direction.
4. All new privacy fence color selection to be submitted to KCHA for approval prior to ordering.

DIVISION 7 THERMAL AND MOISTURE PROTECTION

A. Weather Resistant Barrier Work Summary

The Contractor shall provide all labor and materials to install Dupont Tyvek "Drain Wrap" incorporating all required flashing(s) at penetrations and openings. Installation shall conform to the manufacturer's best practices and as shown, described, or reasonably inferred on drawings.

B. Weather Resistant Barrier General Requirements

Refer to Section 072500 Weather Barriers, Section 061000 Rough Carpentry, 073100 Fiberglass Siding and Trim, 079200 Joint Sealants

1. Prior to mass production, the Contractor will provide a mockup of the WRB and associate flashing at openings and penetrations to demonstrate the method of installation incorporating interior and exterior corners, windows, and exterior doors that demonstrates quality and performance. The Contractor shall coordinate inspection and approval of mockup with manufacturer's and Owner's representatives prior to commencing with siding installation.
2. Upon completion of any corrective work to structure or plane, and by sequence, install all uniform weather resistant barrier, flashing, wrap and sealants prior to installation of new vinyl windows, and pre-hung fiberglass door units to meet new finish dimensions. All corners and penetrations will be sealed per manufacturer's requirements for installation.

C. Roofing Work Summary

The Contractor shall provide all labor and materials to remove existing roof shingles, underlayment, ridge vents, roof anchors, roof vents, flashing and all associated materials in preparation for new roof assembly.

D. Roof Accessories General Conditions

Refer to Specification Section(s) 073100 Asphalt Shingles, 076200 Sheet Metal Flashing and Trim, 077220 Roof Accessories, 112428 Fall Protection Systems

1. Contractor to take in to account (for bidding purposes) all roof vents will be Contractor's responsibility to reconnect to existing duct work. Contractor will perform this work from inside the attic space if necessary.
2. Contractor to provide roof color for selection.
3. Contractor to provide and install GAF WeatherWatch underlayment or equal alternative self-adhesive product meeting GAF warranty requirements.
4. Contractor to confirm existing bath fan locations are connected. If not, provide roof vent and connect to existing bath fan.
5. Existing building envelope, including roof decking, shall remain water tight throughout the construction process.
6. Comply with accessory manufactures' instructions and recommendations. Coordinate installation with roofing system to ensure weather tight performance. Anchor securely to structure to with stand inward and outward loads.
7. Contractor to only remove areas of replacement that can be covered with new material in the same day of work. Removing vast areas of work, exposing the building to the elements for more than a day will not be acceptable.
8. The Contractor is to carry a material and installation contingency for the roof and side walls sheathing. This will include removal, disposal and installation of new OSB sheathing to replace any unforeseen rot. Any leftover sheathing will be credited back to KCHA.
 - a. Roof: 20 sheets 7/16 x 4 x 8 inch OSB
 - b. Side walls: 30 sheets 7/16 x 4 x 8 inch OSB

E. Siding and Exterior Work Summary

The Contractor to provide all labor and materials for the installation of a complete siding system, inclusive of all siding, soffits, fascia, trim (i.e. inside and outside corners, window and door casings, mounting blocks for lighting, fixtures, hose bibs), and all necessary caulking and fasteners. Refer to specifications for dimensions of various sizes and depth of siding materials.

F. Fiber Cement Siding and Exterior General Conditions

Refer to Specification Sections 074646 Fiber Cement Siding and trim, 062013 Exterior Finish Carpentry, 072500 Weather Resistant Barrier, 076200 Sheet Metal, Flashings and Trim, 079200 Joint Sealants, 099100 Painting

1. Patch and repair damaged sheathing to match existing thickness for uniform substrate to receive new siding assembly.
2. Soffits at building cantilevered locations will consist of vented factory primed smooth finish. See plan and specifications for dimensions.
3. Provide blocking and head flashings at all penetrations (i.e. solid blocking around gas meters penetrations, hose bibs, electrical panels, soffits, new lighting, exterior GFI's, venting, fire extinguisher cabinets and any appurtenances).
4. Fasteners: Stainless steel, T or pan head type as recommended by panel manufacturer, of equal or greater holding power than required by manufacturer.
5. All exterior trim shall be shimmed, planed and back cut as necessary to provide a smooth and even surface at joints.
6. Contractor is responsible to correct any substandard structural, level and plumb framing components prior to cover. The Contractor will be responsible to ensure that all existing components provide the necessary structural support for new elements to be installed, as well as flush out with existing adjacent surfaces.

G. Sheet Metal, Flashing and Trim Work Summary

The Contractor shall provide labor and materials to install metal flashings and counter-flashings, at perimeter edge, roof to wall, window and door heads, fixture blocking, belly bands, as required for weather-tight installation.

H. Sheet Metal, Flashing and Trim General Conditions

Refer to Specification Section 076200 Sheet Metal, Flashing and trim, 079200 Joint Sealants

1. Contractor to provide and install new .027 gauge five (5") inch aluminum K-Style gutters, new two by three (3"x4") inch downspouts and fittings. Gutters are to be installed to provide fall towards drain, downspouts are to be installed plumb and parallel to adjacent building lines in line with existing tight line. Contractor to provide and install new tight line adapters for 3 x 4 downspouts.
2. The gutter and downspout metals shall be Kynar 500 (PVFD) finish, color selected by Owner from standard color chart.
3. Contractor shall provide new black corrugated downspout adapter cap (black) and where applicable reducer and vertical run of pipe to new downspout connection. Connection termination shall be no greater than four (4") inches above adjacent grade.
4. Contractor to provide and install with self-tapping screws, Gutter Debris protection (Amerimax Metal Lock-In Gutter Guards) at all new gutter locations.
5. All windows head flashings shall not have any penetrations and shall have appropriate end dams formed to prevent water penetration (i.e. hemmed edges, soldered corners, plastic cement, etc.). All related finishes shall be pre-painted however, where necessary, these surfaces must be rust-proof, primed and/or can accept exterior paint without blemish.
6. All fasteners will be hot-dip galvanized or stainless steel.
7. Contractor to supply and install new sidewall exhaust vents. All new venting will be installed on new Sturdi blocking. Contractor to supply and install all new vent piping to extend new exhaust venting.
8. Contractor to use Sturdi blocking for at all exterior wall mounted items and fixture.

9. The Contractor to install Azek plywood at specified locations with 5/4" x 4" casing on all sides, include flashing.

DIVISION 8 OPENINGS

A. Exterior Doors Work Summary

Exterior door removal and installation of ADA unit entry doors and building entry doors per plans and door schedule. All doors and frames to be removed and replaced within the same day.

B. Exterior Doors General Conditions

Refer to Specification Sections 081613 Fiberglass Doors, 061000 Rough Carpentry, 062000 Interior Carpentry, 062013 Exterior Carpentry, 072000 Joint Sealants, 076200 Sheet Metal Flashing and Trim, 087100 Door Hardware, and 099100 Painting

1. The Contractor shall verify existing rough openings and conditions prior to ordering. It is recommended door modifications be made prior to application of finish. The Contractor shall plane, shim and infill as necessary to provide a maximum of a 1/2" clearance for door installation to allow for backer rod and/or insulation installation.
2. Contractor will protect all KCHA possessions and finished surfaces from dust, mud, texture and/or paint. Any damaged items will be replaced/repared at Contractor's expense.
3. All doors will be installed true, level and plumb with square and consistent reveals and close (and latch) firmly with the single push of a hand (i.e. entry closers, bomber hinges, etc.).
4. Contractor to installed doors and provide a proper seal and not allow daylight to be seen on from either side of door.
5. Thresholds shall be ADA type and installed on a firm foundation and supported to prevent bow or bend when pressure is applied to threshold. Where applicable thresholds shall be grouted with non-shrink grout between threshold and concrete slab. In locations were grout may degrade existing substrate, Contractor shall us shims, adhesive, or other approved materials that will prevent threshold from bow or bending when pressure is applied.
6. Contractor to verify all unit doors that will require ADA accessible thresholds. All other doors will receive an adjustable thresholds. Refer to door hardware specifications.
7. Contractor to protect all doors prior and during installation. KCHA will not accept doors damaged during transport or installation.
8. All door casing will be replaced with new 1 x 3 trim at top with 9/16 x 2-1/2" trim at sides.
9. All doors to be pre-painted prior to installation. Do not touch-up door paint. If door paint is damaged, entire door to be repainted to original specifications. Do not paint fire rated door labels.
10. All interior door casing shall be caulk and painted to match existing trim.
11. Refer to "Typical ADA Locations and Information for Door Hardware" in hardware schedule below for hardware installation heights.

C. Door Hardware Work Summary

Contractor to provide a complete finish hardware and suitable fastenings for the Project in accordance with Drawings, Specifications and Schedules.

D. Door Hardware General Conditions

Refer to Specification Section 087100 Door Hardware, 081613 Fiberglass Doors.

1. Contractor to coordinate keying with Owner prior to ordering.

E. Vinyl Windows and Patio Doors Work Summary

Contractor to provide and install all new Milgard white vinyl windows. Remove all windows, sliding glass door, window blind treatments, and associated hardware. Contractor is responsible to dispose and/recycle all windows & sliding glass door.

F. Vinyl Windows and Patio Doors General Conditions

Refer to Specification Sections 085313 Vinyl Windows and Patio Doors, 061000 Rough Carpentry, 062000 Interior Finish Carpentry, 062013 Exterior Finish Carpentry, 076200 Sheet Metal Flashing and Trim, 079200 Joint Sealants, 121116 Window Coverings

1. The Contractor is responsible to field verify all window and door openings prior to pricing and ordering materials. The Contractor will provide complete window and door systems including all shimming, flashings, proper fitting thresholds, air sealing, door painting, trims, new interior sills, drywall repairs and interior painting for a complete "Turnkey" application. The Contractor will install each window and door on the same day as removal.
2. Contractor will provide Owner with schedule of work two (2) weeks. When framing in new exterior doors, the Contractor must have door installed and both sides of wall sheeted for security by end of work day.
3. Contractor to perform any corrective drywall surface, texture, interior paint repairs, and trim applications to interior surfaces affected by work.
4. Contractor will be responsible to mask off area of work and clean area of work inside of residential units at the end of each work day at a minimum; this includes floors and walls.
5. Contractor to clean all newly installed windows, doors and patio sliders inside and out.
6. Contractor to supply and install new ¼ x 1" scribe mold to all interior windows where window setback does not meet window liner. Caulk around all edges and paint to match existing conditions.

Note: Mock-ups will be required for KCHA approval demonstrating flashing and weather resistant barrier (WRB) applications are consistent with manufacturer's recommendations.

G. Door Hardware Work Summary

Contractor to provide a complete finish hardware and suitable fastenings for the Project in accordance with Drawings, Specifications and Schedules.

DIVISION 9 FINISHES

A. Gypsum Wallboard Work Summary

Contractor will patch any interior wall damage incurred during demolition or installation. Contractor shall install all required fire rated assemblies to complete applicable code attic drafts stops and access doors.

B. Gypsum Wallboard General Conditions

Refer to Specification Sections 092100, 061000 Rough Carpentry, 062000 Interior Finish Carpentry, 079200 Joint Sealants

1. Contractor shall install all fire rated assemblies per plans and specifications.
2. Contractor to install backing on all drywall patch seams that do not lay on an existing joist or stud. 2x lumber or ¾" plywood is acceptable material for use as backing on all edges.
3. Contractor will apply an interior GWB, tape, mud and texture to match and blend in to the existing surface plane and texture quality/density.
4. Contractor will need to demo drywall from inside unit to remove and replace hose bib. After new hose bib has been installed Contractor to patch, tape, texture, prime and paint new drywall patch.

C. Exterior Painting Work Summary

Contractor will provide labor and materials to paint exterior fascia boards, barge boards, soffits, lap siding, siding panels, trim, fiber cement blocks, doors, jambs and fencing. This work shall be inclusive labor and materials to perform surface preparation, fill, sanding and prime and paint. Contractor to submit all paint drawdowns for Owner approval prior to paint applications.

D. Exterior Painting General Conditions

Refer to Specification Sections 091000 Painting, 062000 Interior Finish Carpentry, 062013 Exterior Finish Carpentry, 074646 Fiber Cement Siding and Trim, 079200 Joint Sealants, 081613 Fiberglass Doors, 092100 Gypsum Wallboard

1. Exterior siding & trim

- a. All new installed exterior trim to have one (1) coat of primer (even if pre-primed) and two (2) coats of paint applied. Primed materials to have two (2) of coats paint applied.
- b. Contractor to caulk all new exterior trim to bevel siding, around exterior windows and doors where they meet new exterior trim with a high quality color matched poly urethane caulk.
- c. No untreated wood is to touch composite siding products.

2. Exterior doors and jambs

- a. All doors and jambs to be pre-painted (all six [6] sides) prior to installation.
- b. Exterior doors and jambs to be pre finished off site in a controlled environment. Doors delivered to site completely dry/cured.

Note: Contractor will be responsible for full protection of door finish (up to substantial completion) and will be responsible for repair and repaint of all doors top to bottom.

*****Touch up paint will not be accepted, Full door will be painted*****

3. Sidewall Vents

- a. Prep and prime sidewall vents accordingly for final paint. Vents to be same color as building

4. General Exterior Paint

- a. Contractor to provide qualified and experienced caulker for all sealant work.
- b. There will be a pre-paint inspection once caulking is completed and prior to the start of painting.
- c. No over applications, smears, or ruts will be accepted.
- d. Caulking color to match siding colors and touch up paint. Caulking shall be neat and consistent applied by an experienced applicator. Contractor to include caulking as part of the siding and trim mock-up to establish quality expectation.
- e. Contractor will protect all resident possessions and finished surfaces from dust, mud, texture or overspray. Contractor will clean and/or replace any damaged items not receiving paints and coatings.
- f. Exterior paint will consist of one (1) coat primers two (2) coats finish paint.
- g. Any metal work should be coated with metal self-etching primer prior to painting.
- h. Contractor will supply all exterior paint and leave all excess paint on site in a location designated by building staff.

E. Interior Paint Work Summary

This work shall be inclusive labor and materials to perform surface preparation, fill, sanding and prime and paint interior walls and trim.

F. Interior Paint General Conditions

Refer to Specification Section 099100 Painting

1. General Interior Paint

- a. Contractor will protect all resident possessions and finished surfaces from dust, mud, texture or overspray and clean and/or replace any items not to receive paints and coatings.

- b. All caulking and putty will be allowed to cure per manufacturer's instruction prior to paint touch up (refer to Section 079200 Joint Sealants). Caulk to be high quality paintable latex caulk. Caulk and/or putty all joints, seams and nail holes using approved materials and methods as specified and per manufacturer's instructions.
 - c. All caulking and putty to be applied in a smooth and uniform fashion without defects, gaps, seams, or smears to plane and seamlessly integrate with abutting surfaces.
 - d. Contractor to coordinate with Owner's representative in regards to color, placement and line breaks.
 - e. Contractor will supply one five (5) gallon bucket of each paint used and leave paint on site in location designated by building staff
2. **Interior trim** (i.e. window liners, door and window casings)
- a. All interior trim shall be pre-painted prior to install unless otherwise specified or necessary.
 - b. One (1) coat of primer and two (2) coats of specified interior trim paint shall be applied upon completion of all prep and priming.
 - c. Nail holes, seams and joints shall be filled with an approved color match putty and wiped clean where pre-finished trim is used; trim to be finished in place shall be filled, prepped and painted.
 - d. Inside corners and gaps in trim shall be caulked with high quality color matched and /or paintable latex caulk (i.e. where door and window trim abuts sheetrock and the door jamb, inside corners of liners where the liner meets the vinyl window).
3. **Interior walls**
- a. Contractor will patch, texture and paint to match any existing interior or exterior wall or siding damage incurred during demolition and/or installation.
 - b. Minimum of two (2) coats (primer is not considered a coat) or as necessary shall be applied upon completion of all wall preparation and priming for a finished cover.
 - c. Touchup shall be allowed for interior walls unless there is otherwise noticeable variation of the new versus the existing paint color/texture. Interior walls shall be painted from corner to corner, top to bottom, Contractor may not feather in finishes.

DIVISION 10 SPECIALTIES

A. Site Signage Work Summary

Contractor will provide labor, equipment and fasteners to install new site signage (i.e. Unit numbers, building numbers, FDC).

B. Site Signage General Conditions

1. Contractor to provide temporary site signage for duration of project as required by authority.
2. Contractor to coordinate locations with Owner for installation and provide adequate backing and fasteners for each location.

DIVISION 11 EQUIPMENT

A. Fall Protection System Work Summary

Contractor to remove all existing roof anchors, flashings, mounting hardware and all other specified hardware from areas where materials are to be removed.

B. Fall Protection Systems General Conditions

Refer to Specification Sections 112428 Fall Protection Systems, 061000 Rough Carpentry, 070150 Preparation for Re-Roofing, 073100 Asphalt Shingles, and 077220 Roof Accessories

1. Contractor to submit shop drawings engineered and designed to accommodate roof decking, roofing type, structural requirements, and watertight seal at roofing system for new fall protection system.

2. Verify layout of fall-protection anchors and structural connections suitable for work.
3. Install components per engineered specifications.
4. Contractor to supply and install proper number of new engineered fall protection anchors at sloped roofs. Install per OSHA and state administrative code safety standard requirements.

DIVISION 12 FURNISHINGS

A. Window Coverings Work Summary

The Contractor is responsible for removing existing horizontal and vertical blinds. Provide and install new window blinds to per specification in color and operation, KCHA to provide color from Contractor supplied color chart. Verify all measurements prior to placing new order due to window installation modifications; allow no more than ½” gap either side of jamb. All openings must be verified by Contractor.

B. Window Coverings General Conditions

Refer to Specification Sections 122116 Window Coverings, 085313 Vinyl Windows and Patio Doors

1. Contractor to fabricate blinds to fill the opening completely from jamb to jamb and from head to sill.
2. Contractor to verify all openings and measurements prior to placing new blind order due to window installation modifications.
3. Install with sufficient brackets to prevent deflection of headrail.
4. Allow for necessary clearances for operating hardware.
5. Adjust blinds for smooth operation, cut draw strings accordingly.
6. Replace defective and damaged units.

DIVISION 22 PLUMBING

A. Plumbing

Existing hose bibs will be replaced with new Prier frost free wall hydrant model P-264 mounted on blocking with a consistent and even reveal. This will include additional piping and plumbing. Contractor shall schedule and coordinate water shut offs forty-eight (48) hours in advance, work shall be inclusive of all labor and materials necessary to complete installation. Contractor will need to cap off existing hose bibs that will not be reused. See KCHA’s layout for locations of new hose bibs.

1. Hose bibs and blocks shall be pre-drilled and fastened securely with stainless steel screws. Blocks shall be installed over appropriate flashing, be flush, level and cleanly caulked. Coordinate with siding contractor for all blocking and head flashing prior to installation.
2. Installation of necessary Sturdi blocking from the exterior wall to assure stable and sturdy install.
3. Provide and install new extension piping for all pressure relief valves as a result of block application.

DIVISION 26 ELECTRICAL

A. Electrical

Refer to Specification Sections 262519 Low Voltage Electrical Power, 260532 Outlet Boxes for Electrical Systems, 260533 Raceway Systems, 265100 Lighting

1. The Contractor will furnish and install new building exterior lighting at existing locations. All lights to be installed to reflect a uniform appearance. Contractor to verify all quantities.

2. Contractor will remove all exposed/surface conduit and pull new wiring necessary to hide any wiring associated with new CCTV. This includes exterior elevation lighting.
3. Contractor will provide and install junction boxes which are missing or damaged. Extend junction boxes as required to fit all mounting blocks or new materials. The Contractor should carry a small budget for the material and labor associated with cutting and installation of junction boxes.
4. Blocks for lights and outlets shall be installed flush, level and cleanly caulked. Refer to Specification Section 074646 for sizing details. Coordinate with siding contractor for all blocking and flashing prior to installation.
5. Contractor responsible to pull utility boxes (cable, phone and electrical meters) away from building surface to allow installation of vapor shield per manufacturer's instructions. It is Owner's expectation that the Contractor will not be required to shut power off to the building or unit to install siding. These conditions must be approved by both Contractor and Owner prior to demo.
6. Contractor responsible for repairing all wires, cables, etc. damaged by construction activities on same day incident occurs. Terminations and caps will be clearly marked on site and recorded in the project record drawings (i.e. red line drawings or as built) with clear and accurate dimensions.
7. Contractor to detach and reset existing lighting on exterior of building. Lighting will be installed back on a new block at original location. Lighting for the three ADA entrances will be new. Refer to 8/A3.1 for detail.

B. Doors & Millwork Schedule

ADA UNIT ENTRY OUTSWING DOORS

3	EA	LOCKING PIN HINGE	5PB1 4" X 4"	652	IVES
1	EA	PASSAGE SET	F10ELA	626	SCHLAGE
1	EA	SGL CYL DEADBOLT	B660R	626	SCHLAGE
1	EA	CONVENTIONAL CORE	23-030C	626	SCHLAGE
1	EA	KICK PLATE	8400 10" X 34" LDW B-CS	630	IVES
1	EA	DOOR STOP	060	652	IVES
1	EA	SEAL	BY FIBERGLASS ENTRY DOOR MFG		B/O
1	EA	BOTTOM SWEEP	ADA/REPLACEMENT		PEMKO
1	EA	THRESHOLD	PUBLIC ACCESS SILL W/ THERMAL BREAK		THERMA-TRU
1	EA	DOOR KNOCKER	621V	626	IVES
1	EA	VIEWER	975U	626	IVES
1	EA	VIEWER	976	626	TRIMCO

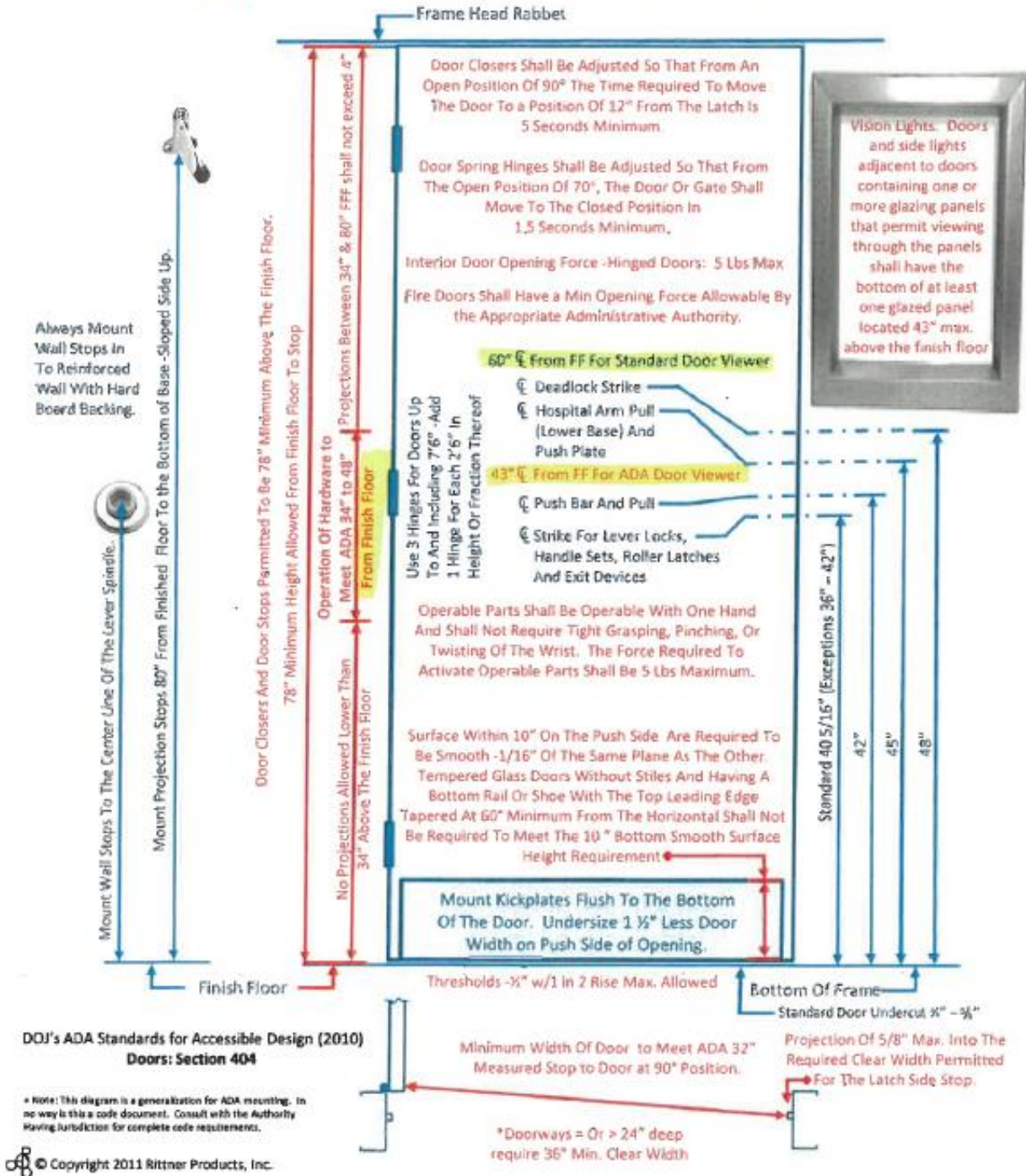
BUILDING ENTRIES OUTSWING DOOR HARDWARE

3	EA	HINGE	5BB1 4" X 4" NRP	630	IVES
1	EA	PANIC HARDWARE	98NL-OP	626	VON
1	EA	CYLINDER	20-057	626	SCHLAGE
1	EA	OFFSET PULL	8190HD-0	630	IVES
1	EA	KICK PLATE	8400 LDW	630	IVES
1	EA	WALL STOP	WS406/407CCV	630	IVES
1	EA	SURFACE CLOSER	1461 RW/PA	689	LCN
1	EA	DOOR SWEEP	18061CNB	AL	PEMKO
1	EA	THRESHOLD	172A MSES10	AL	PEMKO
1	EA	GASKET	S88D	DKB	PEMKO

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Typical ADA Locations And Information For Door Hardware



END OF SECTION