

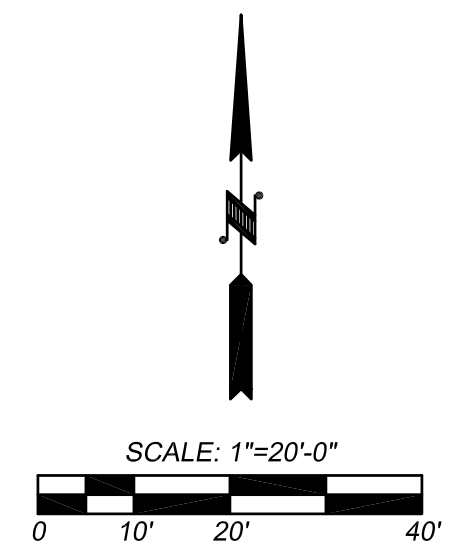
ADDENDUM:**#1****TODAY'S DATE:****2/10/2022****PROJECT NAME:** **WOODCREEK LANE STORM & SITE****CONTACT / TITLE:** Don Hatfield**PROJECT MANAGER****PHONE / EMAIL:** 206-574-1213

donalddh@kcha.org

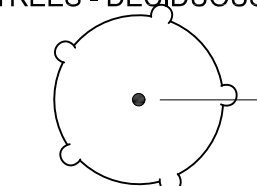
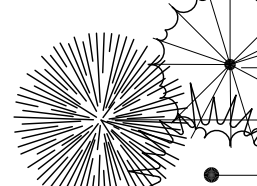


This Addendum is used to Identify Items in the Original Documents with Action as Follows:☒ **BID**☐ **RFQ**☐ **RFP**☒ **CLARIFY**☒ **CHANGE**☐ **DELETE**☒ **ADD**☐ **SUBSTITUTE****5 Page(s) Total for this Addenda including this page.**

1. **ADD**: Plan pages L-1, L-2 and L-3 to base scope of work.
2. **CHANGE**: OMIT "trees to be removed typical of 12" – per plan page C02: Tree's removed by others.
3. **CHANGE**: Plan Page C03 with C03 REVISED

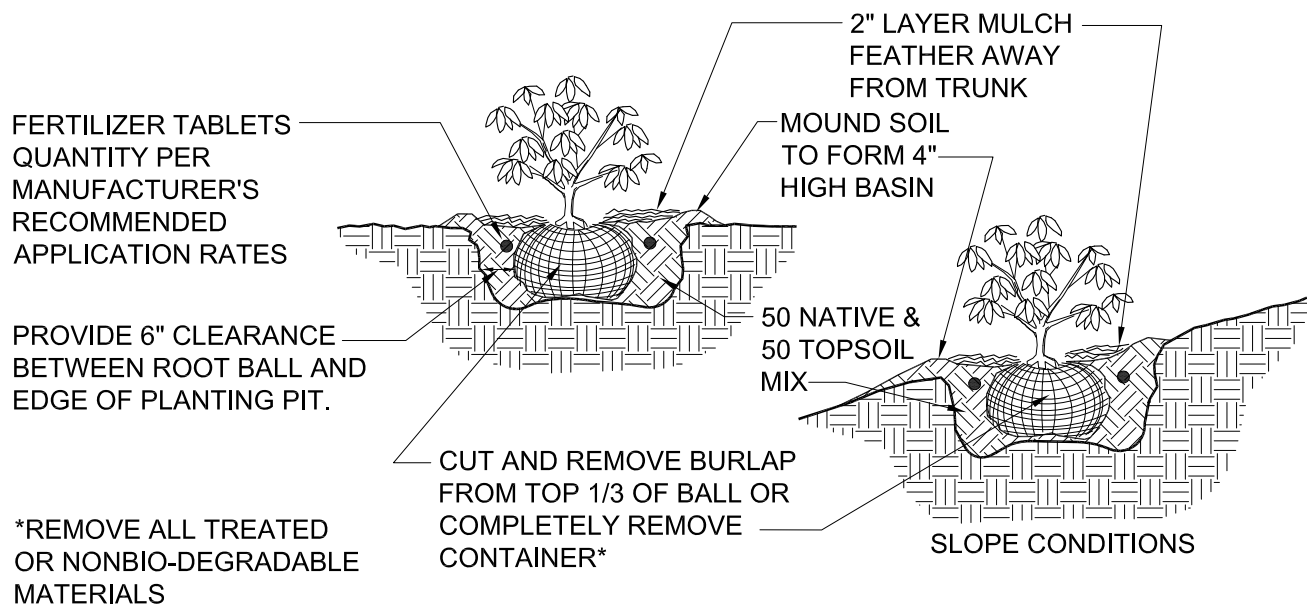
END OF ADDENDA # 1



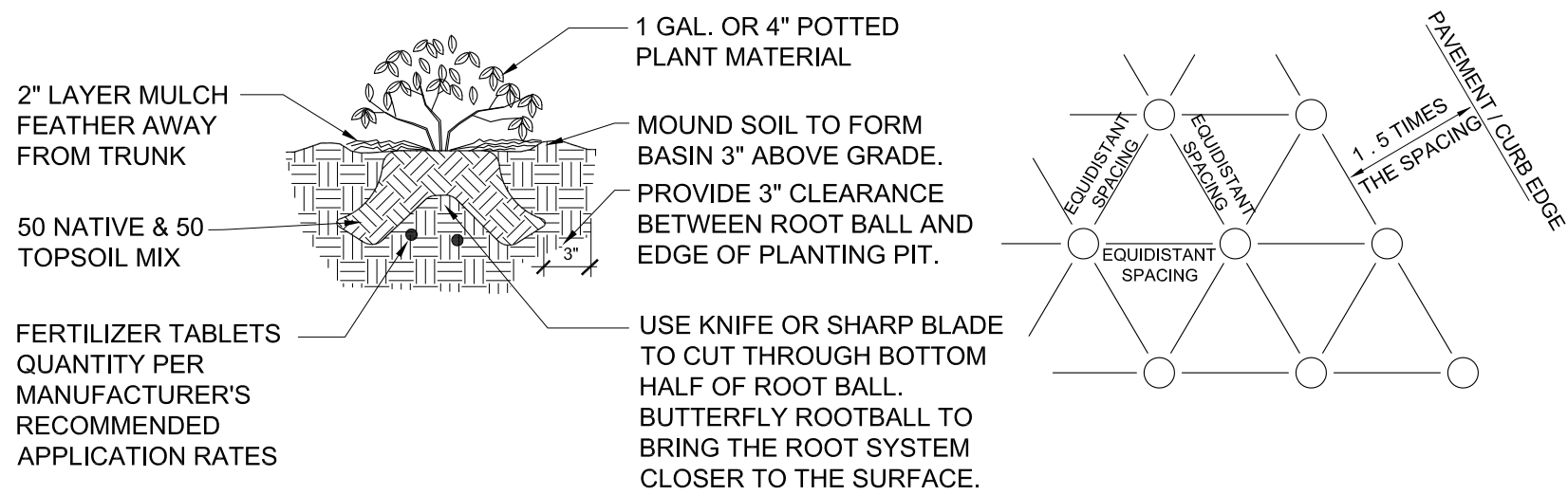
PLANT SCHEDULE:

SYMBOL	QTY.	BOTANICAL NAME / COMMON NAME	SIZE	SPACING, CONDITION & REMARKS
TREES - DECIDUOUS				
	2	CORNUS X 'RUTGAN' / STELLAR PINK DOGWOOD	2" CAL.	B&B, EVENLY BRANCHED
TREES - CONIFER				
	2	CHAMAECYPARIS NOOTKATENSIS 'PENDULA' / WEEPING ALASKA CEDAR	6'-7" HT.	B&B, NURSERY GROWN
	2	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6'-7" HT.	B&B, NURSERY GROWN
	6	THUJA PLICATA / WESTERN RED CEDAR	6'-7" HT.	B&B, NURSERY GROWN

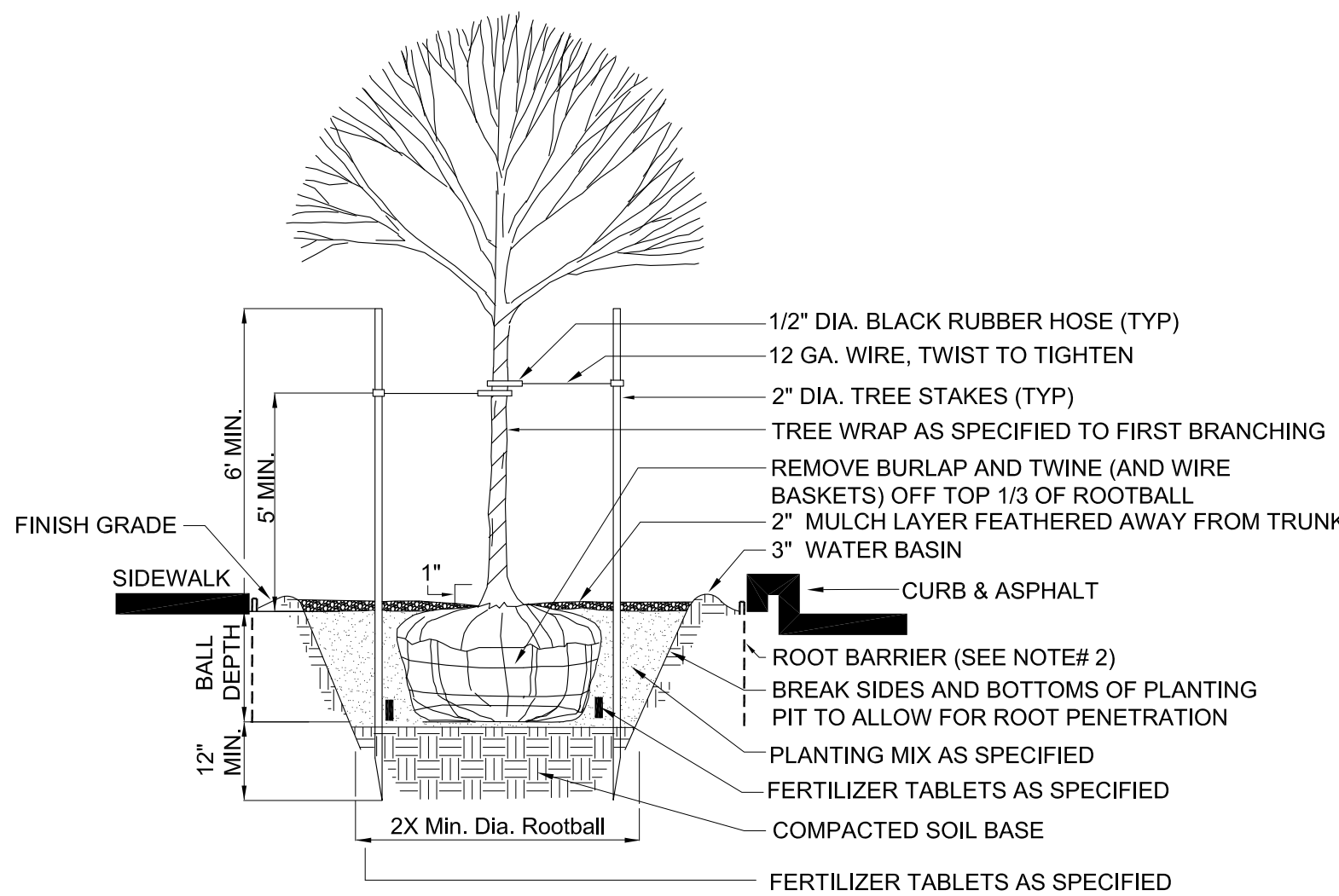
PLANTING DETAILS:



Shrub Planting Detail
(NOT TO SCALE)

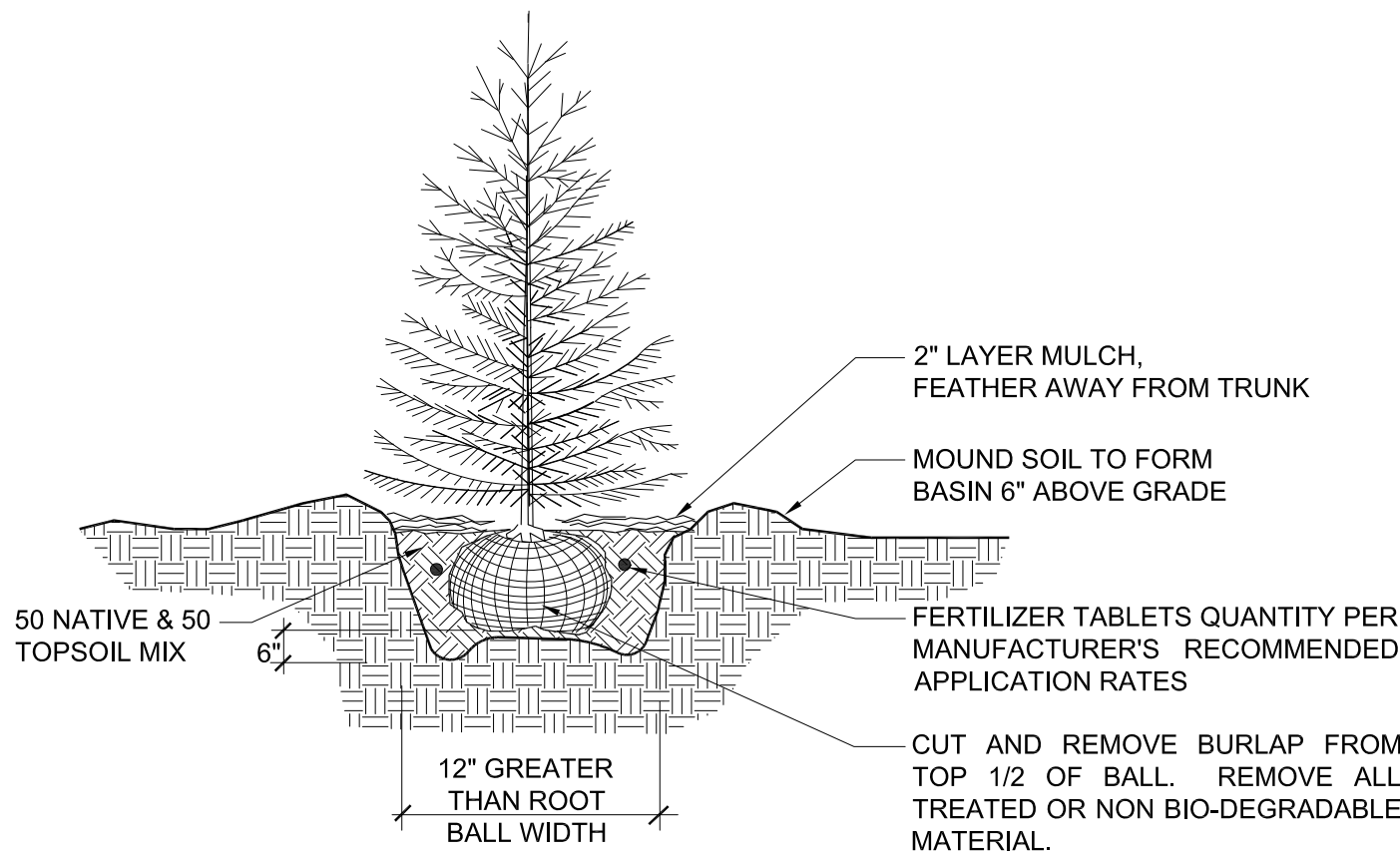


Groundcover Planting Detail
(NOT TO SCALE)



- NOTES:
1. PLANT TREE 1 INCH HIGHER THAN DEPTH GROWN IN NURSERY. TREE PIT SHALL NOT BE LESS THAN (2) TIMES DIAMETER OF ROOTBALL.
 2. ROOTBARRIER SHALL BE 18 IN. DEEP AND 8 L.F. ON EACH SIDE OF ROOTBALL ADJACENT TO CURBS AND PAVED SURFACES.
 3. THERE SHALL BE A MINIMUM ROOTBALL DIAMETER OF 10 IN. PER TRUNK CALIPER INCH AS MEASURED 6 IN. ABOVE ROOTBALL.

Tree w/ Root Barrier
Planting Detail
(NOT TO SCALE)



Conifer Tree Planting Detail
(NOT TO SCALE)

PLANTING REQUIREMENTS:

GENERAL NOTES:

- A. Plant material list submittal: within 30 calendar days after receipt of the notice to proceed, landscape contractor shall submit a complete list of materials proposed to be furnished and installed demonstrating conformance with the requirements specified. Include the name, addresses and telephone numbers of all plant material suppliers and growers.
 - 1.A. Documentation shall also include suppliers name, contact person, address, telephone number, botanical and common name, plant size and size of container or ball.
 - 1.B. Contractor shall provide a signed statement from the plant suppliers who have furnished the plant materials identifying the plant materials being supplied by botanical and common names, plant size and stating that all of the plants supplied by them are in healthy growing conditions meeting the American Standard for Nursery Stock (ANSI Z60.1).
 - 1.C. Submit a project installation schedule, coordinated with the proposed soil amending and planting schedule to the landscape architect or owner for approval at least 30 calendar days prior to start of work under this section.
- B. Substitutions of plant materials will not be permitted unless authorized in writing by the landscape architect or owner. If proof is submitted that any plant specified is not obtainable, a proposal will be considered for use of the nearest equivalent size and or variety. Such proof shall be substantiated and submitted in writing to the landscape architect or owner at least 30 days prior to start of work under this section. These provisions shall not relieve contractor of the responsibility of obtaining specified materials in advance if special growing conditions or other arrangements must be made in order to supply specified materials.
- C. Plants shall be subject to inspection and approval by landscape architect or owner for conformance to specifications upon delivery to the project site. Such approval shall not impair the subsequent right of inspection and rejection during progress of the work. Contractor shall give landscape architect 48 hours advance notice when plants will be delivered to the site for inspection. Inspection of plant materials shall take place within 24 hours of delivery to the site.
- D. Coordinate work with other trades as required.
- E. Locate all underground utilities prior to commencing work to avoid damage to buried pipes and cables.
- F. Provide protection for all property, persons, work in progress, structures, utilities, walls, curbs and paved surfaces from potential damage arising from this work. The contractor shall pay for any such damage at no additional cost to the owner. Unfinished and completed work shall be protected from erosion or trespassing, and proper safeguards shall be erected to protect the public from injury or danger.

PLANTING NOTES:

1. Verify bedlines and plant layout with landscape architect prior to commencing work.
2. Verify that site conditions are acceptable prior to beginning work. Do not install any site elements or plant material until unsatisfactory conditions are corrected. When conditions detrimental to plant growth/constructed elements are encountered, immediately notify the owner.
3. Substitutions or changes in materials and placement shall be made only after written change orders are accepted by the owner.
4. Install protective fencing for on site existing trees and vegetation to remain, and plant material located on adjacent property prior to commencing work. The critical root protection area of all trees to remain has been established as a 1' radius of protection area for every 1" of diameter measured at 4.5' above grade, or the tree drip line, whichever is greater. Locate tree protection fencing as indicated on plan. Fencing is to be installed with stakes driven into the ground, not mounted on cinder blocks. Signage shall be affixed to the fencing that reads: 'No Entry, Tree Root Protection Area'. See existing tree and vegetation protection detail for additional information.
5. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:

1) General Soil Requirements: The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible. The topsoil layer shall have an organic matter content of 5% dry weight for turf areas, and 10% dry weight for planting beds (typically around 20-25% compost for turf areas and 35-40% compost for planting areas). The soil portion must be 75-80% sandy loam for turf areas, and 60-65% sandy loam for planting areas. Soil pH should be 5.5-6.5 for turf areas, 5.5-7.0 for planting areas and 4.5-5.5 for areas planted with acid-tolerant or native plantings.

2) Requirements for Amending Existing Soil in Place:
Turf Areas - Place and rototill 1.75 inches of composted material into 7.75 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil.
Planting Beds - Place and rototill 3 inches of composted material into 6.5 inches of existing soil for a total depth of 9.5 inches, and a settled depth of 8 inches. Subsoils below this layer should be scarified at least 4 inches, for a finished minimum depth of 12 inches of uncompacted soil. Do not scarify within drip lines of existing trees to be retained.

- 3) Requirements for Applying Imported Topsoil:
Turf Areas and Planting Areas - Scarify or till subgrade in two directions to 8 inches depth. Entire surface should be disturbed by scarification. Do not scarify within drip lines of existing trees to be retained. Place 4 inches of imported topsoil mix on surface and till into 2 inches of soil. Place second lift of 4 inches topsoil mix on surface.
- 4) Requirements for Reapplying Stockpiled Topsoil:
Turf Areas - Reapply stockpiled soil and rototill in 1.75 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
Planting Beds - Reapply stockpiled soil and rototill in 3 inches of composted material for a combined minimum depth of 8 inches of soil and compost.
- 5) Within Stormwater Systems - On-site soil mixing or placement shall not be performed if soil is saturated or frozen. Total amended soil depth shall be a minimum of 18 inches. Mix all soil amendments uniformly throughout the rain garden soil section. Amended soil shall be placed in horizontal layers in no greater than 12" lifts. Allow soils to compact and settle naturally. Areas can be watered after each lift is placed to speed settling, but should not be wetted to saturation. Until the upstream catchment area is thoroughly stabilized, flow diversion and erosion control measures must be installed to protect the bioretention area from sedimentation.
- 6) Rake beds to smooth, clean and remove all rocks, roots and debris over 1 inch in diameter. Water or roll turf areas to compact soil to 85 percent of maximum. Finish grade shall be at least 3 inches below adjacent hard surfaces for planting areas to allow for application of mulch. Finished grade for turf areas shall be at least 2 inches below adjacent hard surfaces. All planting areas must be mulched with 2 inches of organic material.
6. Plants shall be pit planted with a 50/50 prepared mix of native soil and topsoil mix. See planting details for depth and staking requirements.
7. Fertilize all installed plants during backfill operations with organic fertilizer as recommended by manufacturer.
8. Mulch all planted areas with a minimum 2 inch (2") depth of medium fine bark mulch. Finish grade of mulch shall be one inch (1") below top of adjacent hard surface.
9. All plant material to be nursery grown stock and arrive on-site in a healthy, vigorous, well branched, disease and insect free condition.
10. Plant trees, shrubs and groundcover as shown in the planting details. Roughly scanty sides of the planting pits. Install plant material at finish grade and feather bark mulch away from base of plant. Water plant pits thoroughly midway through backfilling and add fertilizer tablets. Balled and burlapped material that cannot be installed immediately shall be heeled in, mulched and watered regularly to keep root balls moist.
11. Provide landscape maintenance immediately after planting and continue until final acceptance. Work shall include watering, spraying, fertilizing, pruning, resetting of plants, restoring eroded areas, adjustments to staking and removal of weeds/debris as required for healthy plant growth.
12. Inspection and acceptance: the owner will make an inspection for substantial completion of the work upon request by the contractor.
13. Replacement of plantings: remove any plant from site that is either dead, or in unsatisfactory condition as determined by the owner or landscape architect. Replace with a new planting of equal size and species as soon as conditions permit within the normal planting season. All replacement plantings are then to be under re-instated guarantee period as specified. Identify those replacements and take whatever measures necessary to prevent similar demise of additional plant material.
14. Provide root barrier in a surround or linear pattern for tree plantings when trunk is located within four (4) linear feet of any paved surface. Deeproot universal barrier #UB18-2 (or approved equal). Install per manufacturer's recommendations.

Warranty:

The warranty shall include replacing and planting the same size and species of plant material, as shown on the landscape plan and that has been designated, by the landscape architect, to be replaced. Except for loss due to excessively severe climatological conditions (20 year weather charts), installed plant materials are required to be guaranteed until the end of one growing season against defects and unsatisfactory growth, except for cases of neglect or abuse by the owners or others. All plants replaced shall be re-instated under these plant guaranty conditions.

PLANT SCHEDULES, NOTES & DETAILS

Woodcreek Lane Apartments

RH2 Engineering
Project Address

BRADLEY DESIGN GROUP, INC.
LANDSCAPE ARCHITECTURE + SITE PLANNING



mail
4330 N Lexington St
Tacoma, WA 98407

location
455B St Helens Ave
Tacoma, WA 98402

t.253.272.4848
f.253.276.0132

www.bradtree.com
info@bradtree.com

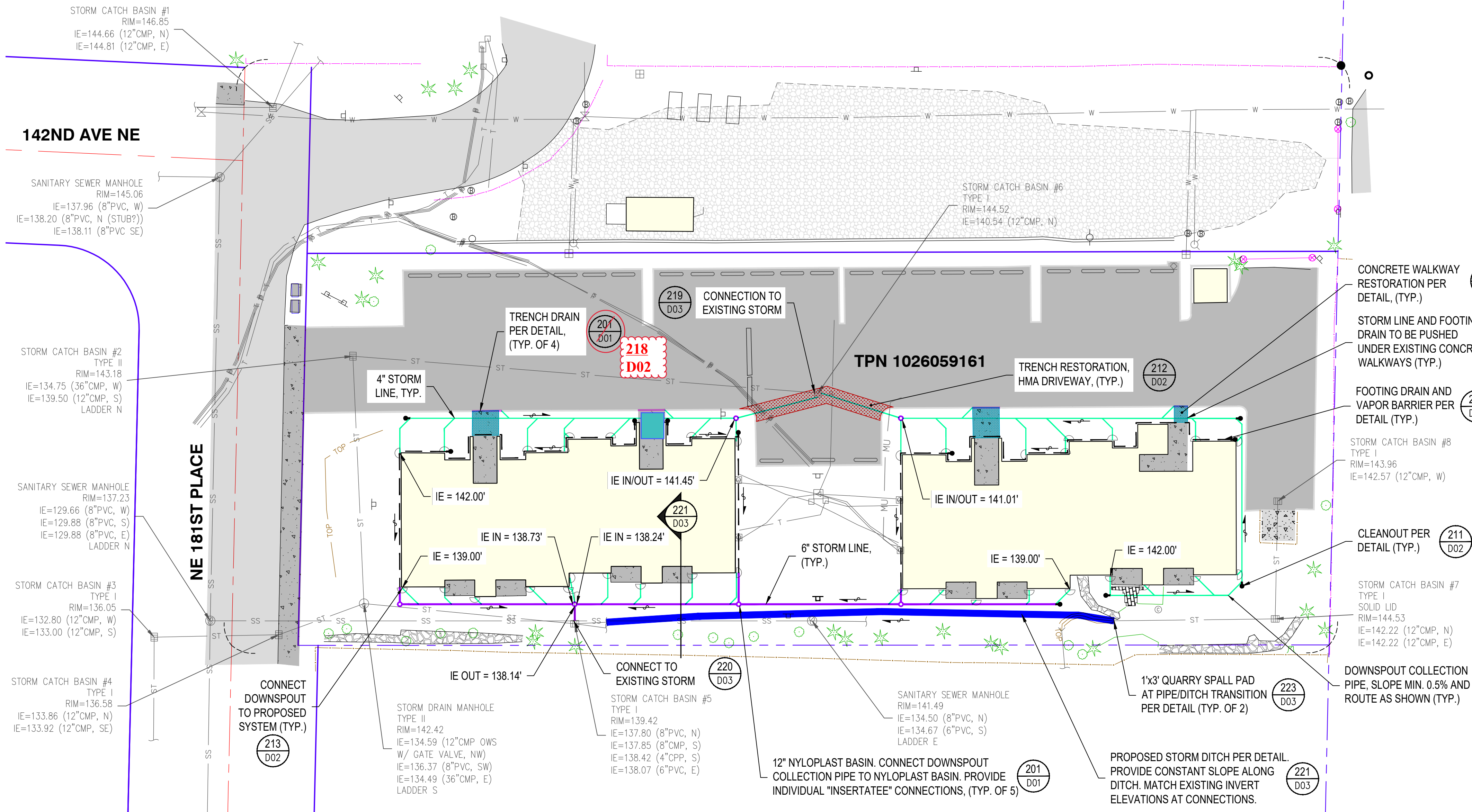


STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT

Katherine Bradley Register
September 16, 2020

REVISION		
No.	Date	By
Title: As Indicated		
Designer: MFW	Sheet No. L-3 of 3 Sheets	
Project Manager: MFW		
Checker: KBR		
Date: 15 Sept 2020		
Printer: CD	Project No: 20029	

TPN 1026059045



PROPOSED UTILITY IMPROVEMENTS

1" = 20'



LEGEND

- UTILITY TRENCH REPAIR - CONCRETE WALKWAY
- UTILITY TRENCH REPAIR - ASPHALT DRIVEWAY
- TRENCH DRAIN
- 4" STORM LINE
- 6" STORM LINE
- FOOTING DRAIN
- STORM DITCH
- 12" NYLOPLAST BASIN
- CLEANOUT

ADDENDUM #1

STORM NOTES

GENERAL STORM DRAINAGE NOTES
PIPE ALIGNMENT SHOWN IS SCHEMATIC. THE CONTRACTOR SHALL VERIFY ALIGNMENTS PRIOR TO STARTING CONSTRUCTION AND THE OWNER SHALL BE NOTIFIED IF ADJUSTMENTS ARE NECESSARY.

CONTRACTOR MAY MODIFY PIPE ALIGNMENT IN THE FIELD WITH APPROVAL OF OWNER'S REPRESENTATIVE.

CONTRACTOR IS RESPONSIBLE FOR VERIFYING INVERTS AND DEPTH OF PROPOSED PIPE ALIGNMENT AND EXISTING UTILITIES PRIOR TO CONSTRUCTION TO AVOID CONFLICTS AND ASSURE PROPER DRAINAGE. ALL PROPOSED PIPES SHALL MEET THE MINIMUM COVER REQUIREMENTS AND HAVE A CONTINUOUS SLOPE TO AVOID INTERMITTENT LOW POINTS.

PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, ALL NEW AND EXISTING PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

NEW CONNECTIONS TO EXISTING CATCH BASINS SHALL BE CORE-DRILLED. WHEN CONNECTING NEW PIPE TO EXISTING PENETRATION, PIPE SHALL BE SEALED WITH GROUT.

DRAINAGE PIPE UNDER DRIVEWAYS AND TRAFFIC AREAS SHALL BE INSTALLED TO WITHSTAND H-20 TRAFFIC LOADING. ALL PIPE DRAINAGE SYSTEMS SHALL HAVE SUFFICIENT COVER MATERIALS AND COMPACTION TO PREVENT STRUCTURAL DAMAGE FROM VEHICULAR TRAFFIC.

ALL PIPES, CATCH BASINS AND APPURTENANCES SHALL BE LAID ON A PROPERLY PREPARED FOUNDATION IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS AND CITY OF KENT REQUIREMENTS. PIPE MATERIALS SHALL MEET OR EXCEED WSDOT SPECIFICATIONS.

THE CONTRACTOR SHALL PROVIDE 100% IMPORT BACKFILL MATERIAL AND SHALL DISPOSE OF ALL EXCAVATED MATERIALS. ALL EXCAVATED AREAS SHALL BE COMPACTED AS SHOWN IN THE PLANS AND STANDARD DETAILS. THE OWNER MAY ALLOW THE USE OF NATIVE MATERIALS FOR BACKFILL. THE CONTRACTOR SHALL PROVIDE A UNIT PRICE THAT WILL BE USED FOR COMPENSATION/CREDIT WHEN ADDING/REMOVING BACKFILL QUANTITIES.

THE CONTRACTOR SHALL PROVIDE SHORING & TRENCH SAFETY AS REQUIRED BY OSHA, WISHA AND APPLICABLE FEDERAL AND STATE REGULATIONS TO ENSURE ADEQUATE AND SAFE WORKING CONDITIONS DURING THE CONSTRUCTION OF IMPROVEMENTS.

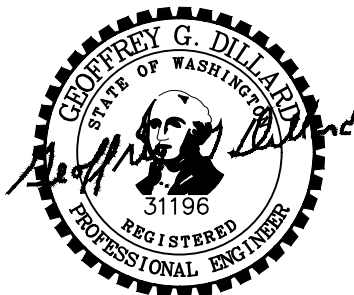
CONTRACTOR SHALL PROTECT EXISTING UTILITIES DURING THE CONSTRUCTION OF IMPROVEMENTS. NOT ALL UTILITIES ARE SHOWN. THE CONTRACTOR IS RESPONSIBLE FOR POTHOLING AND LOCATING ALL UTILITIES PRIOR TO COMMENCING CONSTRUCTION OF IMPROVEMENTS.

EXISTING UNDERGROUND UTILITIES ARE SHOWN SCHEMATICALLY. ADDITIONAL UNDERGROUND UTILITIES NOT SHOWN MAY EXIST. CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING ACTUAL LOCATION OF UTILITIES PRIOR TO COMMENCING CONSTRUCTION OF IMPROVEMENTS.

- DESIGN INTENT
- DOWNSPOUT COLLECTION PIPE SHALL BE 4" AND 6" SDR 25 PVC PIPE COMPLYING TO ASTM 3034.
 - FITTINGS FOR PIPE SHALL BE SDR 25 PVC COMPLYING TO ASTM 3034. CONTRACTOR SHALL VERIFY THAT PIPE AND FITTINGS MATCH PRIOR TO PURCHASING.
 - PIPE SLOPE SHALL BE 0.5% MINIMUM, POSITIVE DRAINAGE AWAY FROM THE BUILDING SHALL BE PROVIDED
 - INVERT OF DOWNSPOUT COLLECTION PIPE SHALL START A MINIMUM OF 1' BELOW SHOWN FINISHED FLOOR GRADE
 - INVERT OF ON-SITE STORM SYSTEM PIPE SHALL START AS SHOWN ON PLANS

DEWATERING NOTES
GROUND WATER CONDITIONS ARE UNKNOWN. IT IS EXPECTED THAT DEWATERING SHALL BE INCLUDED AS PART OF THE BID. THE CONTRACTOR SHALL PROVIDE A DEWATERING PLAN AS PART OF THIS PROJECT. DEWATERING METHODS SHALL COMPLY TO THE WSDOT STANDARD SPECIFICATIONS.

NOTE:
CONTOUR LINES NOT SHOWN FOR CLARITY



SIGNED: 09/17/2020



SIGNED: 09/17/2020

KING COUNTY HOUSING AUTHORITY

WOODCREEK LANE APARTMENTS



PROPOSED UTILITY IMPROVEMENTS

ENGINEER	REVIEWED	DATE	DESCRIPTION	BY	REVIEW
ENGINEER: PJJ	REVIEWED: DJM	DATE: Sep 17, 2020	DESCRIPTION: VCL-D-CV03.DWG	BY:	REVIEW:
REVISIONS					
PERMIT SUBMITTAL					
SCALE: SHOWN					
DRAWING IS FULL SCALE WHEN BAR MEASURES 2"					
DWG NO.: 0303REV					
SHEET NO.: 04					
09					