

ADDENDUM:

2

TODAY'S DATE:

03.30.23

PROJECT NAME: NORTHWOOD SQUARE SITE AND STORAGE

CONTACT / TITLE: Amy Kurtz

PROJECT MANAGER

PHONE / EMAIL: 206-574-1283

AmyK@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

 4 **Page(s) Total for this Addenda including this page.**

CHANGE:

Remove Bid Plans A0.0, C1.0, C7.0 and replace with new pages:

A0.0- (Revised ADA Code Reference)

C1.0: (Revised Earthwork Quantities and Stormwater Permit Quantities and Construction Sequence)

C7.0: (Added BMP T5.13 post Construction Quality and Depth Notes)

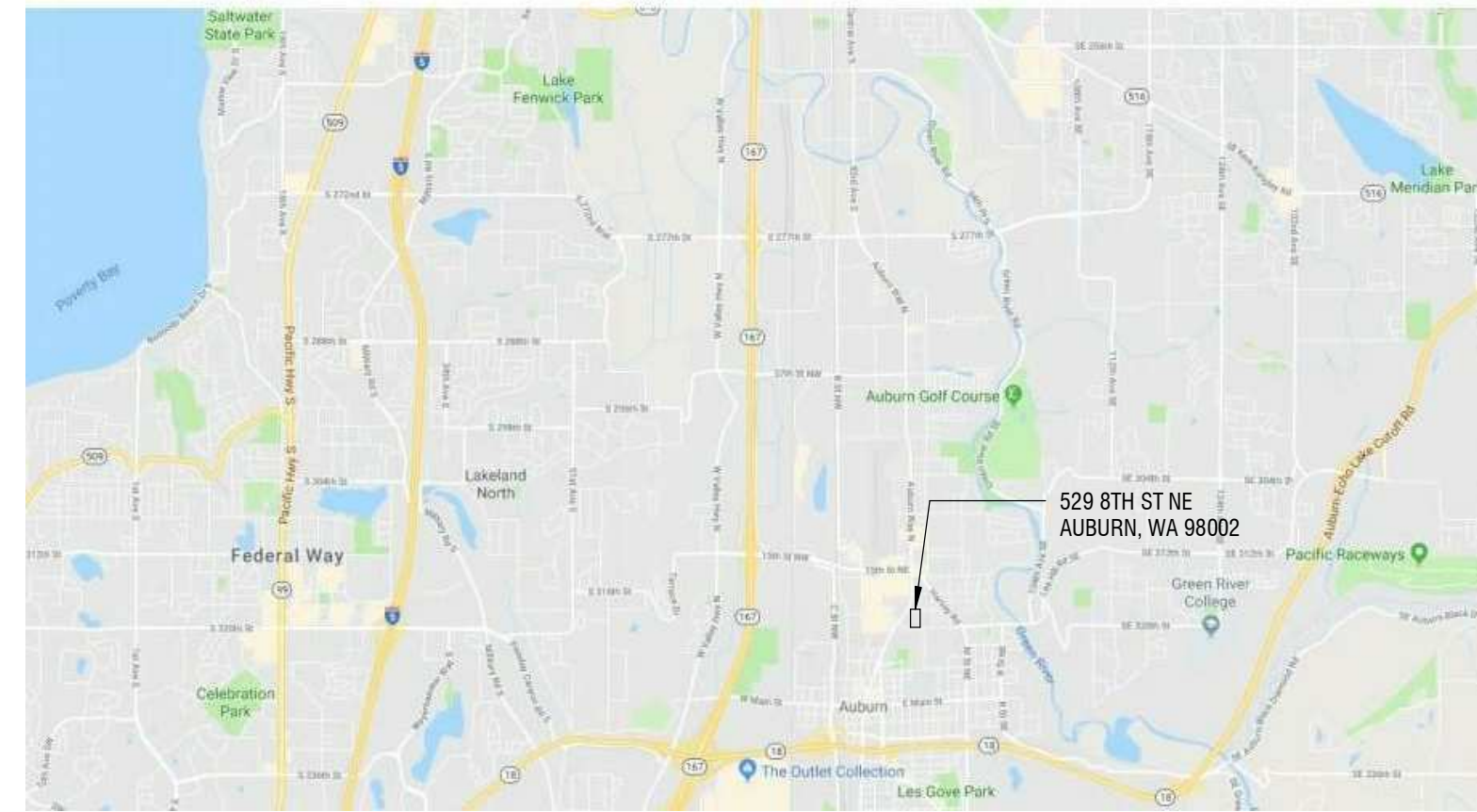
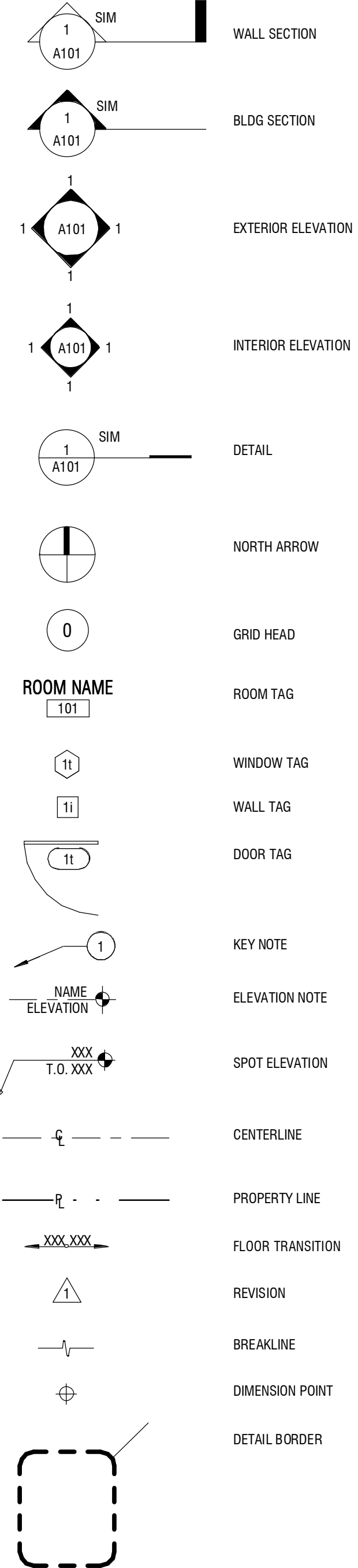
END OF ADDENDA # 2

KCHA NORTHWOOD SQUARE - SITE & STORAGE

ABBREVIATIONS

& L	AND ANGLE	GA	GAUGE GALVANIZED	QT	QUARRY TILE
@	AT	GB	GRAB BAR	R or RAD	RADIUS
#	DIAMETER	GL	GLASS	RB	RESILIENT BASE
# (E)	POUND OR NUMBER EXISTING	GLB	GLU-LAM BEAM	RCP	REFLECTED CEILING PLAN
⊕	CENTERLINE	GND	GROUND	RD	ROOF DRAIN
		GR	GRADE	REF	REFERENCE
		GRTD	GROUTED	REFR	REFRIGERATOR
		GWB	GYPSUM WALL BOARD	REIN	REINFORCED
A.B.	ANCHOR BOLT	HB	HOSE BIBB	RELOC	RELOCATED
ABV	ABOVE	HC	HANDICAP	REQD	REQUIRED
AC	AIR CONDITIONING	HCMU	HOLLOW CLAY MASONRY UNIT	RES	RESILIENT
ACT	ACOUSTIC CEILING TILE	HW	HARDWOOD	RM	ROOM
ACU	AIR CONDITION UNIT	HWWD	HARDWARE	RO	ROUGH OPENING
ADJ	ADJUSTABLE	HT	HEIGHT	RV	ROOF VENT
AFF	ABOVE FINISHED FLOOR	HM	HOLLOW METAL	RL	RAIN WATER LEADER
ALT	ALTERNATE	HR	HOUR		
ALUM	ALUMINUM	HORIZ	HORIZONTAL		
APPROX	APPROXIMATELY			S	SOUTH
				SA	SMOKE ALARM
BLDG	BUILDING	I.D.	INSIDE DIAMETER	SC	SOLID CORE
BLW	BELOW	INSUL	INSULATION	SCHED	SCHEDULE
B.O.	BOTTOM OF	INT	INTERIOR	SECT	SECTION
				SG	SAFETY GLASS
CB	CATCH BASIN	JAN	JANITOR	SHT	SHEET
CBB	CEMENT BACKER BOARD	JT	JOINT	SIM	SIMILAR
CEM	CEMENT	KIT	KITCHEN	SPEC	SPECIFICATION
CJ	CONTROL JOINT			SQ	SQUARE
CL	CENTERLINE	LAB	LABORATORY	S.S.	STAINLESS STEEL
CLG	CEILING	LAM	LAMINATE	STA	STATION
CLR	CLEAR	LAV	LAVATORY	STD	STANDARD
CO	CLEAN OUT	LKR	LOCKER	STL	STEEL
COL	COLUMN	LOC	LOCATE	STN	STAIN
CONC	CONCRETE	LT	LAMINATED VENEER LUMBER	STOR	STORAGE
COND	CONDITION	LVL		STRUCT	STRUCTURE
CONT	CONTINUOUS			SOB	SLAB ON GRADE
CPT	CARPET	M	MENS	SUSP	SUSPENDED
CT	CERAMIC TILE	MATL	MATERIAL	SYM	SYMMETRICAL
		MAX	MAXIMUM		
DBL	DOUBLE	MC	MEDICINE CABINET	T, TMP	TEMPERED
DEMO	DEMOLISH	MECH	MECHANICAL	T&G	TONGUE & GROOVE
DF	DRINKING FOUNTAIN	MEMB	MEMBRANE	TEL	TELEPHONE
DIA	DIAMETER	MFR	MANUFACTURER	TER	TERRAZZO
DIFF	DIFFUSER	MIN	MINIMUM	THK	THICK
DIM	DIMENSION	MIR	MIRROR	T.O.	TOP OF
DISP	DISPENSER	MISC	MISCELLANEOUS	TS	TUBE STEEL
DN	DOWN	MH	MANHOLE	TV	TELEVISION
DR	DOOR	MO	MOUNTED	TYP	TYPICAL
DS	DOWNSPOUT	MTD	MOUNTED METAL		
DTL	DETAIL	MTL	METAL	UL	UNDERWRITERS' LABORATORIES
DW	DISHWASHER	MULL	MULLION	UNO	UNLESS NOTED OTHERWISE
				VCT	VINYL COMPOSITION TILE
E	EAST	N	NORTH	VERT	VERTICAL
EA	EACH	NA	NOT APPLICABLE	VEST	VESTIBULE
ECS	EXTERIOR COMPOSITE SIDING	NIC	NOT IN CONTRACT	VF	VERIFY IN FIELD
EF	EXHAUST FAN	NOM	NOMINAL	VTR	VENT THRU ROOF
EJ	EXPANSION JOINT	NTS	NOT TO SCALE		
EL	ELEVATION	NR	NOT RATED		
ELEC	ELECTRICAL			W	WEST
ELEV	ELEVATOR	OA	OVERALL	W/	WITH
EMERG	EMERGENCY	OBS	OBSCURE	WC	WATER CLOSET
ED	EQUAL	O.C.	ON CENTER	WD	WOOD
EXP	EXPANSION	O.D.	OUTSIDE DIAMETER	WF	WIDE FLANGE
		OFF	OFFICE	W/O	WITHOUT
FBP	FIBER BOARD PANEL	OPNG	OPENING	WOM	WALK OFF MAT
FD	FLOOR DRAIN	OPP	OPPOSITE	WM	WOMENS
FE	FIRE EXTINGUISHER			WP	WATERPROOFING
FF	FINISH FLOOR	PC	PRECAST CONCRETE	WR	WATER RESISTANT
FH	FIRE HYDRANT	PL	PLATE	WSCT	WAINSCOT
FIN	FINISH	PLAS	PLASTER	WT	WEIGHT
FLR	FLOOR	PLY	PLYWOOD		
F.O.	FACE OF	PLAM	PLASTIC LAMINATE		
FOIC	FURNISHED BY OWNER, INSTALL BY CONTRACTOR	PNT	PAINT		
FOIO	FURNISHED BY OWNER, INSTALL BY OWNER	POC	POINT OF CONNECTION		
FR	FIRE RESISTANT	PR	PAIR		
FS	FLOOR SINK	PSL	PARALLEL STRAND LUMBER		
		PT	PRESSURE TREATED		
		PTN	PARTITION		

DRAFTING SYMBOLS



GENERAL NOTES

- WHERE CONFLICTS OCCUR, THE SCOPE OF WORK TAKES PRECEDENCE OVER SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER THE DRAWINGS.
- MATERIALS, ASSEMBLIES AND NOTED ITEMS ARE NEW UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL VERIFY CONDITIONS. NOTIFY THE ARCHITECT OF ANY CONDITIONS INCONSISTENT WITH THE INTENT OF THE DRAWINGS PRIOR TO STARTING OR CONTINUING WORK IN THE AREA CONCERNED.
- DO NOT DISCONNECT POWER, DATA OR CABLE DURING CONSTRUCTION. COORDINATE REQUIRED SHUTDOWNS WITH OWNER.

CODE:

- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND LOCAL BUILDING REQUIREMENTS, WHICH INCLUDE THE MOST CURRENT EDITIONS OF THE INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS, INTERNATIONAL FIRE CODE (IFC), AND WASHINGTON STATE ENERGY CODE (WEC).
- PER IBC 503.1, ALL WORK IS CLASSIFIED AS AN ALTERATION LEVEL 1 - REMOVAL OR REPLACEMENT OF EXISTING MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES USING NEW MATERIALS, ELEMENTS, EQUIPMENT, OR FIXTURES THAT SERVE THE SAME PURPOSE. PER IBC 701.2, AN EXISTING BUILDING SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.
- PER WSEC 503.1.1 EXCEPTION 3, THE BUILDING ENVELOPE ALTERATION IS NOT REQUIRED TO MEET NEW CONSTRUCTION BECAUSE THE WALL AND ROOF CAVITIES ARE NOT BEING EXPOSED DURING CONSTRUCTION AND THE ENERGY USE OF THE BUILDING IS NOT INCREASING. PER WSEC 503.1.1.1, REPLACEMENT PENETRATION WILL MEET U-FACTORS AND SHGC PER TABLE R402.1.2.
- EXISTING FIRE EXTINGUISHERS AND CABINETS ARE NOT SHOWN ON PLANS. PROTECT EXISTING FIRE EXTINGUISHERS AND CABINETS (RECESSED OR SURFACE MOUNTED) FROM DAMAGE.

HAZMAT:

- THE CONTRACTOR WILL SUSPEND WORK IMMEDIATELY AND NOTIFY THE OWNER IF MATERIALS SUSPECTED OF BEING HAZARDOUS, AND NOT PREVIOUSLY IDENTIFIED, ARE ENCOUNTERED IN THE COURSE OF THE CONTRACTOR'S WORK.

DEMOLITION:

- WHERE ITEMS ARE INDICATED ON PLANS TO BE DEMOLISHED, IT SHALL MEAN THE COMPLETE REMOVAL AND DISPOSAL OF THE ITEM INDICATED UNLESS OTHERWISE NOTED. "REMOVE" MEANS TO COMPLETELY AND PERMANENTLY REMOVE FROM THE PROJECT.
- CONTRACTOR IS RESPONSIBLE FOR REVIEW OF THE DRAWINGS AND SPECIFICATIONS FOR CUTTING AND PATCHING WORK.

DIMENSIONS:

- DO NOT SCALE DRAWINGS.
- VERIFY DIMENSIONS SHOWN ON DRAWINGS. USE ONLY DIMENSIONS INDICATED. PRIOR TO STARTING OR CONTINUING WORK, NOTIFY ARCHITECT OF DISCREPANCIES OR CONDITIONS INCONSISTENT WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.
- DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF MASONRY, OR FACE OF STUD, UNLESS OTHERWISE NOTED.
- FINISHED SURFACE OF INFLR OR EXTENSIONS OF EXISTING PARTITIONS SHALL ALIGN WITH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
- VERTICAL DIMENSIONS ARE MEASURED FROM STRUCTURAL SLAB, TOP OF STEEL OR TOP OF SHEATHING, UNLESS NOTED OTHERWISE.

COORDINATION:

- COORDINATE ALL OPERATIONS WITH OWNER, SUCH AS AREAS USED FOR MATERIAL STORAGE, ACCESS TO AND FROM THE SITE, TIMING OF WORK AND REQUIREMENTS OF NOISE ORDINANCE. INSTALL DUST AND NOISE BARRIERS AS REQUIRED TO PROTECT EXISTING ADJACENT BUILDINGS AND OCCUPANTS AND TO MAINTAIN AN ENVIRONMENT SUITABLE TO PERMIT CONTINUED OCCUPANCY OF SUBJECT AND ADJACENT BUILDINGS.
- REVIEW DEMOLITION DRAWINGS. PATCH AND REPAIR ALL EXISTING SURFACES AFFECTED BY DEMOLITION WORK.
- VERIFY LOCATIONS OF EXISTING UTILITIES. CAP, MARK AND PROTECT AS NECESSARY TO COMPLETE THE WORK.
- PIPING, CONDUITS, DUCTS, ETC. SHALL BE CONCEALED IN WALLS, CHASES, ABOVE SUSPENDED CEILINGS, BELOW FLOORS OR BE FURRED-IN IN ROOMS WITH EXISTING CEILINGS, UNLESS OTHERWISE NOTED. DO NOT CONCEAL PIPING, CONDUITS, DUCTS, ETC. IN ELECTRICAL, MECHANICAL, AND COMMUNICATION ROOMS.
- COORDINATE AND PROVIDE REQUIRED PENETRATIONS AND PATCHING WITH INDIVIDUAL SUBCONTRACTORS TO SUIT NEW WORK.
- CONTRACTOR TO COORDINATE ATTIC ACTIVITIES (TO BE PERFORMED BY OTHERS) WITH OWNER.

Please note per 2018 IBC applicable accessible code is A117.1-2009.



PROJECT INFORMATION

PROJECT OWNER:
KING COUNTY HOUSING AUTHORITY

PROJECT MANAGER:
AMY KURTZ
700 ANDOVER PARK W
TUKWILA, WA 98188
TEL: 206.574.1283
EMAIL: amyk@kcha.org

PROJECT ADDRESS:
529 8TH ST NE
AUBURN, WA 98002

SCOPE DESCRIPTION:
MODIFY STORAGE SHED ROOFS TO PROVIDE CLEARANCE FOR HINGED DOORS AND INSTALL ACCESSIBLE RAMP AT OFFICE.

ZONING ANALYSIS

PARCEL NUMBER: 333990-0530

LEGAL DESCRIPTION: HILLMANS C D AUBURNDALE DIV # 2
PLAT BLOCK: 14
PLAT LOT: 53 THRU 56

LOT AREA: 1.31 ACRES

ZONE: R20

CURRENT USE: APARTMENTS

YEAR BUILT: 1978

(E) BLDG AREA: 23,175 SQ FT

(E) LOT COVERAGE: NO CHANGE

HT LIMIT: NO CHANGE

PARKING QUANTITY: NO CHANGE

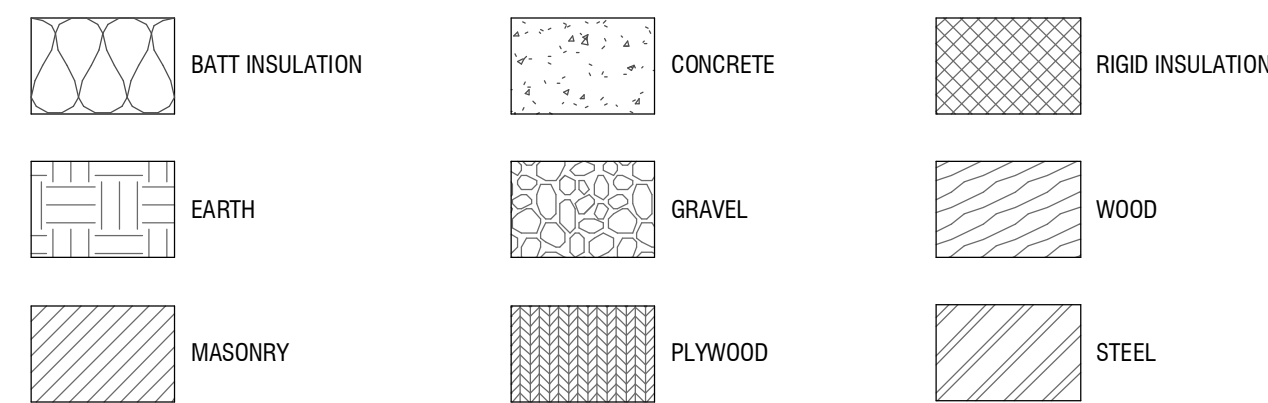
REQUIRED SETBACKS: N/A

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE WITH LOCAL AMENDMENTS
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

Please provide details for accessible requirements per A117.1-2009 for affected features for this project to include, ramps, edge protection, handrails, locations of accessible dwelling units that may be affected, clearances for openings affected by proposed work, etc.

MATERIAL SYMBOLS



1050 N. 38th St.
Seattle, WA 98103
PH: 206.675.9151
www.shksarchitects.com



DESIGN TEAM

ARCHITECT:
SHKS ARCHITECTS
1050 NORTH 38TH ST
SEATTLE, WA 98103
CONTACT: LEVI JETTE, AIA
TEL: 206.224.3317
EMAIL: levi@shksarchitects.com

CIVIL ENGINEER/SURVEYOR:
DAVID EVANS AND ASSOCIATES, INC.
20300 WOODINVILLE SNOHOMISH RD NE, SUITE A
WOODINVILLE, WA 98072
CONTACT: TYSON WENTZ, PE
TEL: 425.415.2000
EMAIL: Tyson.Wentz@deainc.com

STRUCTURAL ENGINEER:
PCS STRUCTURAL SOLUTIONS
1011 WESTERN AVENUE, SUITE 810
SEATTLE, WA 98104
CONTACT: SHADOW WOODFORK
TEL: 253.383.2797
EMAIL: swoodfork@pcs-structural.com

SHEET INDEX

A0.0	COVER SHEET
C1.0	SITE PLAN AND NOTES
C2.0	EXISTING CONDITIONS
C3.0	T.E.S AND DEMO PLAN
C4.0	SITE PLAN
C5.0	GRADING AND DRAINAGE PLAN
C6.0	GRADING AND DRAINAGE PLAN
C7.0	DETAILS
A1.0	KEY PLAN
AD2.1	DEMO FLOOR PLANS
AD3.1	DEMO ELEVATIONS
A2.1	FIRST FLOOR PLANS
A2.2	SECOND FLOOR PLANS
A3.1	ELEVATIONS
A4.1	ENLARGED PLANS & ELEVATIONS
A4.2	RAMP PLAN & ELEVATION
A5.0	SHED ASSEMBLY DIAGRAMS
A5.1	SHED DETAILS
A5.2	SHED DETAILS
A5.3	TYPE 2 SHED DETAILS
A5.4	TYPE 3 SHED DETAILS
A6.1	EXTERIOR DETAILS
A6.2	EXTERIOR DETAILS

Drawn by: _____ OD
Checked: _____ LJ
Date: 02/19/2023
Scale: As indicated
Revisions:
No. Date Remarks

LEGAL DESCRIPTION

LOTS 53, 54, 55 AND 56, BLOCK 14, C.D. HILLMAN'S AUBURNDALE ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE(S) 92, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION THEREOF CONDEMNED BY THE CITY OF AUBURN FOR ROADWAY PURPOSES IN KING COUNTY SUPERIOR COURT CAUSE NUMBER 89-2-22133-1. CONTAINING 56,159 SQUARE FEET OR 1.29 ACRES MORE OR LESS.

BASIS OF BEARING

THE CENTER LINE OF 10TH STREET NE BETWEEN THE MONUMENT AT THE INTERSECTION OF 10TH STREET NE AND "I" STREET NE AND MONUMENT ON THE CENTERLINE OF 10TH STREET NE 419.32 FEET WEST FROM THE SAID INTERSECTION, HAVING A BEARING OF N88°57'39"W.

REFERENCES

PLAT OF "C. D. HILLMAN'S AUBURNDALE ADDITION DIV. NO. 2 RECORDING NO. 19061005424570
 RECORD OF SURVEY NO. 199510309009
 RECORD OF SURVEY NO. 2005050990002
 RECORD OF SURVEY NO. 20060622900030
 RECORD OF SURVEY NO. 2010081690007

EQUIPMENT AND PROCEDURES

CONVENTIONAL METHODS AND PROCEDURES USING A TOPCON ROBOTIC 1 SECOND TOTAL STATION THEODOLITE. A MAXIMUM CLOSURE OF 1" IN 10,000' WAS ACCOMPLISHED IN COMPLIANCE WITH W.A.C. 332-130-090

EASEMENTS

RECORDING NO. 7810031015
 GRANTEE: CITY OF AUBURN
 PURPOSE: WATER LINE
 AREA AFFECTED: 5' EACH SIDE OF THE AS BUILT POSITION WATER LINE AND WATER APPURTENANCES, AS SHOWN.
 RECORDING NO. 7903060849
 GRANTEE: PUGET SOUND POWER & LIGHT COMPANY, A WASHINGTON CORPORATION
 PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVENIENT APPURTENANCES
 AREA AFFECTED: PORTION OF SAID PREMISES LYING WITHIN A STRIP OF LAND 10 FEET IN WIDTH HAVING 5 FEET OF SUCH WIDTH ON EACH SIDE OF A CENTERLINE AS NOW CONSTRUCTED OR AS MAY BE CONSTRUCTED, EXTENDED OR RELOCATED.

PORTION OF SW 1/4, SW 1/4, SEC 7, TWN 21, RGE 5, W.M.

PROJECT INFORMATION

ADDRESSES: 513, 529, 553, 563 8TH STREET NE
 AUBURN, WA 98002
 PARCEL #: 333990-0530
 LOT AREA: 57,165 SQ. FT. (1.31 ACRES)
 ZONING: R20

PROJECT QUANTITIES

REPLACED ASPHALT: 405 SQ. FT.
 SEAL COAT: 14,617 SQ. FT.
 REPLACED CONCRETE: 2,322 SQ. FT.
 REPLACED SHED FOUNDATIONS: 628 SQ. FT.
 AREA DRAINS: 12
 DOWNSPOUTS: 25
 PIPE TEE OR BENDS: 18

*ALL QUANTILES SHOWN ARE ASSUMED AND FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL AREAS AND QUANTITIES.

EARTHWORK QUANTITIES

CUT: 5 CU. YDS.
 FILL: 5 CU. YDS.
 NET IMPORT/EXPORT: 0 CU. YDS.
 TOTAL EARTHWORK: 10 CU. YDS

*ALL QUANTILES SHOWN ARE ASSUMED AND FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL AREAS AND QUANTITIES.

STORMWATER PERMIT QUANTITIES

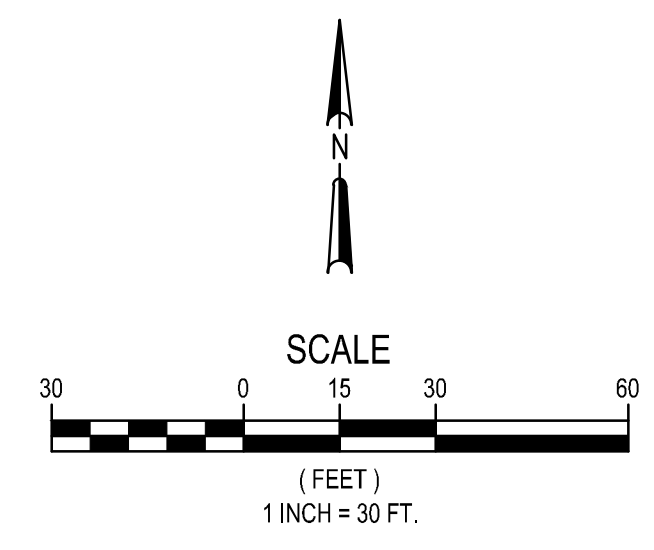
TOTAL DISTURBED AREA 5,074 SQ. FT.
 TOTAL NEW & REPLACED HARD SURFACE 3,355 SQ. FT.
 TOTAL NEW HARD SURFACE 0 SQ. FT.

*ALL QUANTILES SHOWN ARE ASSUMED AND FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL AREAS AND QUANTITIES.

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO THE CITY OF AUBURN'S ENGINEERING DESIGN AND CONSTRUCTION STANDARDS, EXCEPT AS OTHERWISE APPROVED BY DEVIATION, AND BE IN ACCORDANCE WITH THE APPROVED PLANS. ANY CHANGES FROM THE APPROVED PLAN WILL REQUIRE APPROVAL FROM THE OWNER, ENGINEER OF RECORD.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE "WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION (CURRENT EDITION)," EXCEPT WHERE SUPPLEMENTED OR MODIFIED BY THE CITY'S CONSTRUCTION STANDARDS MANUAL. THE ABOVE DOCUMENTS SHALL BE AVAILABLE AT THE JOB SITE DURING CONSTRUCTION.
- A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO THE START OF ALL CONSTRUCTION.
- UNLESS STATED OTHERWISE, LOCATIONS SHOWN FOR EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR IS CAUTIONED THAT OVERHEAD UTILITY LINES MAY NOT BE SHOWN ON THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE TRUE ELEVATIONS AND LOCATIONS OF ALL UNDERGROUND UTILITIES AND THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD UTILITY LINES. IDENTIFICATION, LOCATION, MARKING, AND RESPONSIBILITY FOR UNDERGROUND FACILITIES OR UTILITIES, IS GOVERNED BY THE PROVISIONS OF CHAPTER 19.122 REVISED CODE OF WASHINGTON (RCW). PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL CALL ONE-CALL (811) FOR UTILITY LOCATIONS (WATER, SANITARY SEWER, STORM SEWER, GAS, POWER, TELEPHONE, AND CABLE).
- IF A PROPOSED ROUTE IS NOT INCLUDED ON THESE PLANS, A PROPOSED ROUTE AND SCHEDULE FOR HAULING MATERIAL TO THE SITE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. IF THE CITY BELIEVES THAT THE PROPOSED HAUL ROUTE WILL ADVERSELY IMPACT THE STREET NETWORK, A SEPA AMENDMENT MAY BE REQUIRED TO EVALUATE THE IMPACTS AND DETERMINE MITIGATION REQUIREMENTS BEFORE BEGINNING WORK. HAULING MAY BE LIMITED TO APPROPRIATE OFF-PEAK HOURS OR ALTERNATIVE ROUTES, AS DETERMINED BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUBLIC SAFETY ON AND AROUND THE PROJECT. PRIOR TO THE START OF WORK, ALL METHODS AND EQUIPMENT USED FOR TRAFFIC CONTROL AND STREET MAINTENANCE SHALL BE SUBMITTED TO THE CITY FOR APPROVAL. CONTRACTORS AND THEIR SURETY SHALL BE LIABLE FOR INJURIES AND DAMAGES TO PERSONS AND PROPERTY SUFFERED BECAUSE OF CONTRACTORS OPERATIONS OR NEGLIGENCE CONNECTED WITH THEM.
- ALL CONSTRUCTION SURVEYING FOR EXTENSIONS OF PUBLIC FACILITIES SHALL BE DONE UNDER THE DIRECTION OF A WASHINGTON LICENSED LAND SURVEYOR OR A WASHINGTON LICENSED PROFESSIONAL CIVIL ENGINEER.
- CERTIFIED DRAWINGS ARE REQUIRED PRIOR TO PROJECT ACCEPTANCE. REFER TO THE CITY'S "DEVELOPMENT RECORD CONSTRUCTION DOCUMENT" HANDOUT.
- WHERE CONFLICT OCCURS, THE SCOPE OF WORK PRECEDES SPECIFICATIONS, AND SPECIFICATIONS TAKE PRECEDENCE OVER DRAWINGS.

CAUTION
 LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.



CONSTRUCTION SEQUENCE:

- CONTACT THE CITY OF AUBURN AND SCHEDULE A PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS.
- INSTALL CATCH BASIN PROTECTION IF REQUIRED, PER COA STANDARD DETAIL E-03 OR E-04.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE PER COA STANDARD DETAIL E-01, IF APPLICABLE.
- INSTALL SILT FENCE PER COA STANDARD DETAIL E-02.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE CITY OF AUBURN STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- MAINTAIN AND MODIFY EROSION CONTROL MEASURES AS SITE CONDITIONS CHANGE TO ENSURE SITE IS ALWAYS IN COMPLIANCE WITH THE CITY TESC MINIMUM REQUIREMENTS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND TEMPORARY EROSION AND SEDIMENT CONTROL BMPs REMOVED.

LEGEND	
EXISTING FEATURES	
	FIRE HYDRANT
	FIRE DEPARTMENT STANDPIPE
	LUMINAIRE
	TYPE II CATCH BASIN
	TYPE I CATCH BASIN
	SANITARY SEWER MANHOLE
	WATER METER
	WATER VALVE
	IRRIGATION CONTROL BOX
	POWER VAULT OR TRANSFORMER
	UTILITY POLE
	UTILITY POLE ANCHOR
	TELEPHONE OR TV CABLE RISER
	ROCKERY
	UNDERGROUND TELEPHONE
	UNDERGROUND POWER
	UNDERGROUND NATURAL GAS
	UNDERGROUND WATER
	UNDERGROUND CABLE TV
	OVERHEAD TELEPHONE
	OVERHEAD POWER
	OVERHEAD CABLE TV
	FENCE
	5' EXISTING CONTOURS
	1' EXISTING CONTOURS
	EXISTING CONCRETE
	EXISTING ASPHALT
PROPOSED ROAD AND UTILITY	
	5' PROPOSED CONTOURS
	1' PROPOSED CONTOURS
	4' OR 6' STORM PIPE
	TEE JUNCTION OR BEND
	PIPE FLOW
	AREA DRAIN W/ METAL LID
	DOWN SPOUT
	TRENCH DRAIN
	STRIPING
	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SHED W/CONCRETE FOUNDATION



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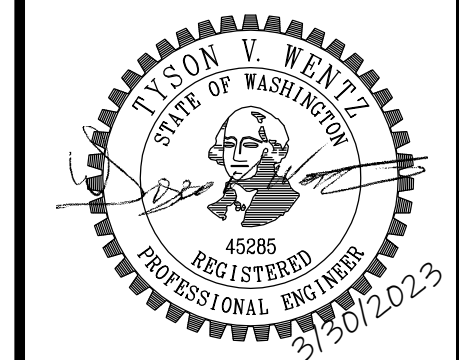


NORTHWOOD SQUARE
513, 529, 553, 563 8TH STREET NE
KING COUNTY HOUSING AUTHORITY
SITE PLAN AND NOTES

AUBURN

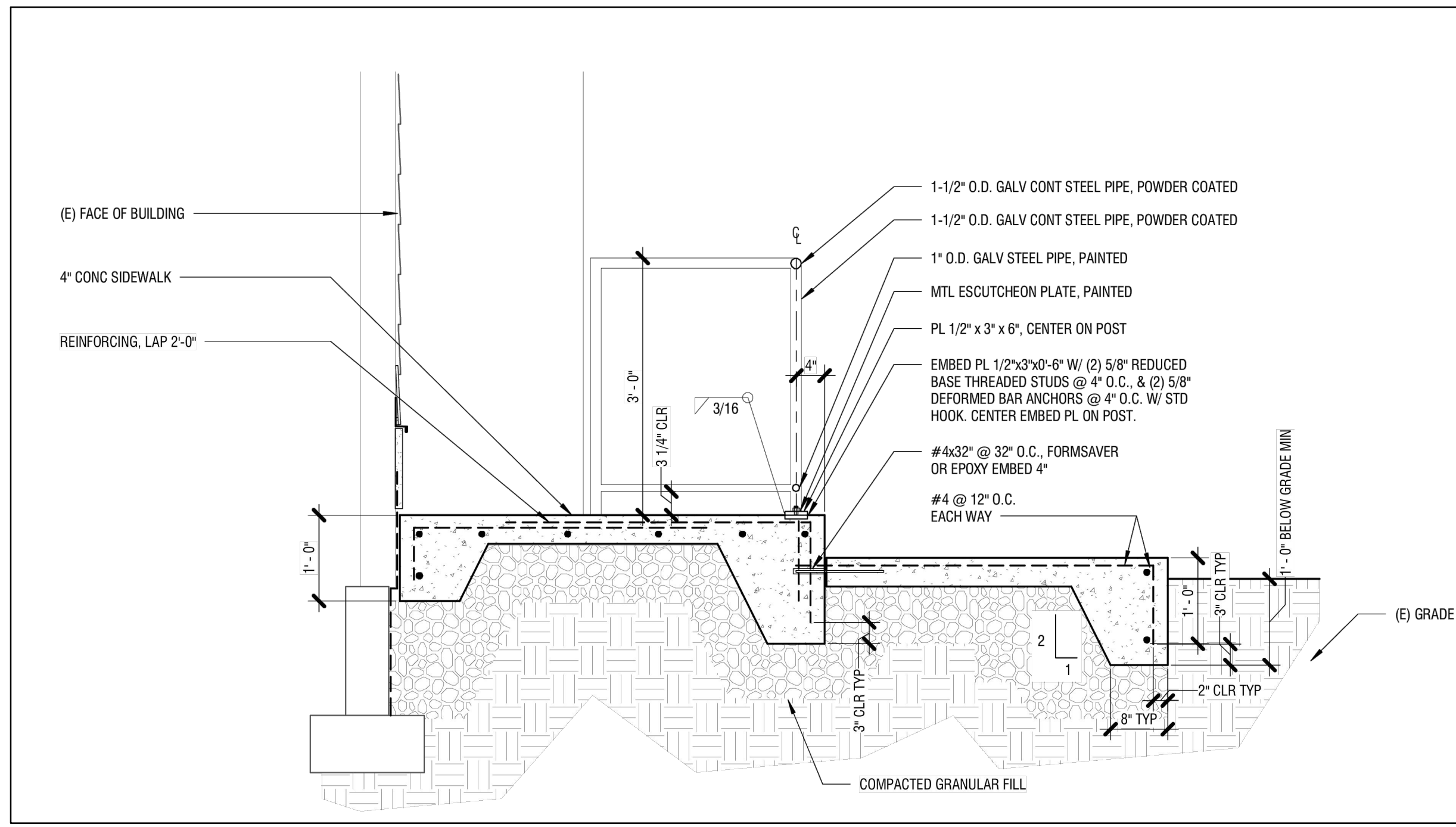
NO.	DATE	REVISION	BY	CHK
1	8/10/22	CLIENT COMMENTS 7/14/2022	TVM/WV	
2	1/23/23	COORDINATE WITH ARCH. AND ADD SHEDS	SJR/WV	
3	2/10/23	BID SET SUBMITTAL	TVM/WV	
4	3/30/23	REVISED PER CITY COMMENTS 3/10/23	TVM/WV	

BID SET



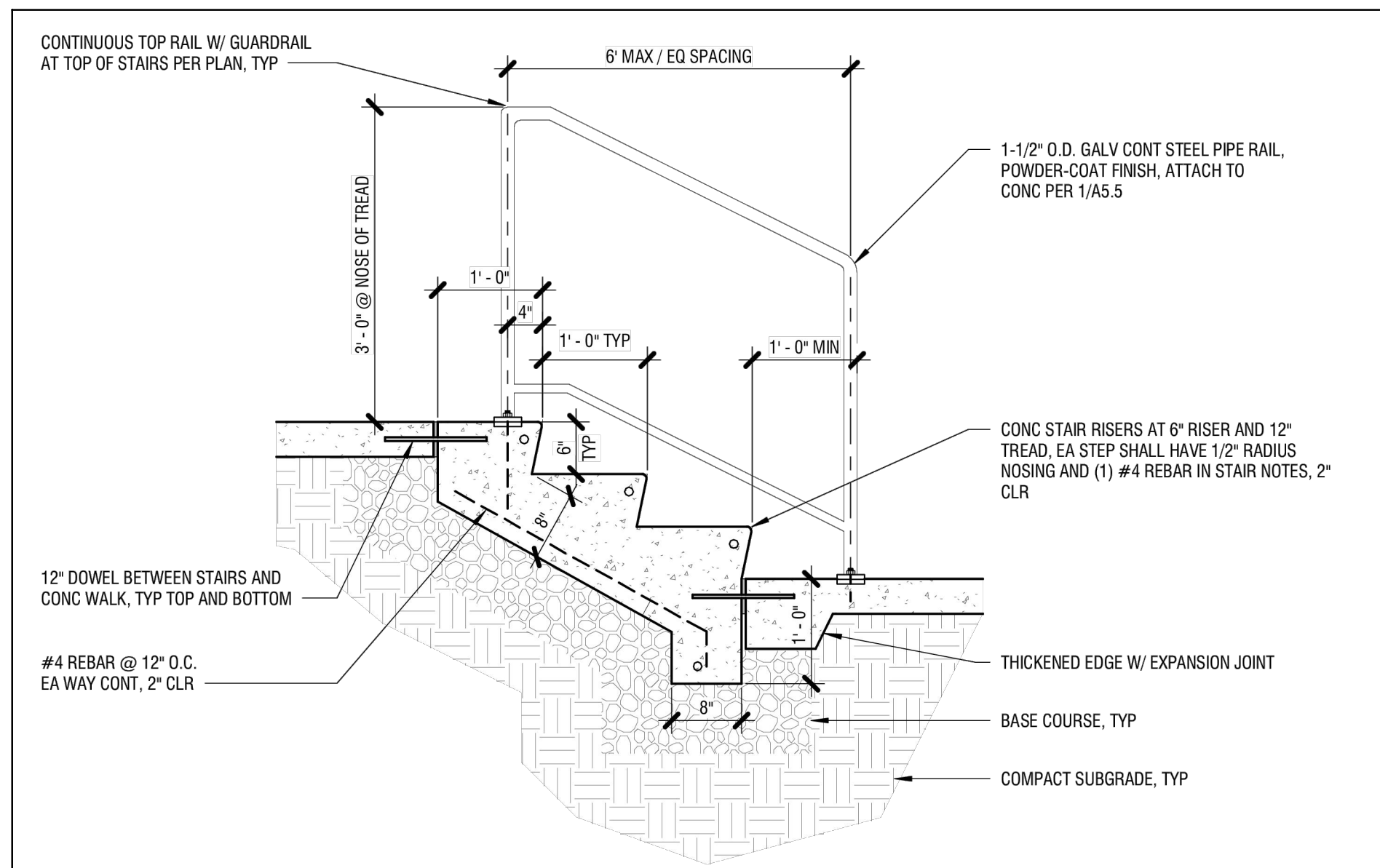
CHECKED BY: TVW
 DESIGNED BY: TVW
 DRAWN BY: SJR
 FIRST SUBMITTAL DATE:
 PROJECT NO.
KCHA000006048
 SHEET NO.
C1.0 OF 7

PORTION OF SW 1/4, SW 1/4, SEC 7, TWN 21, RGE 5, W.M.



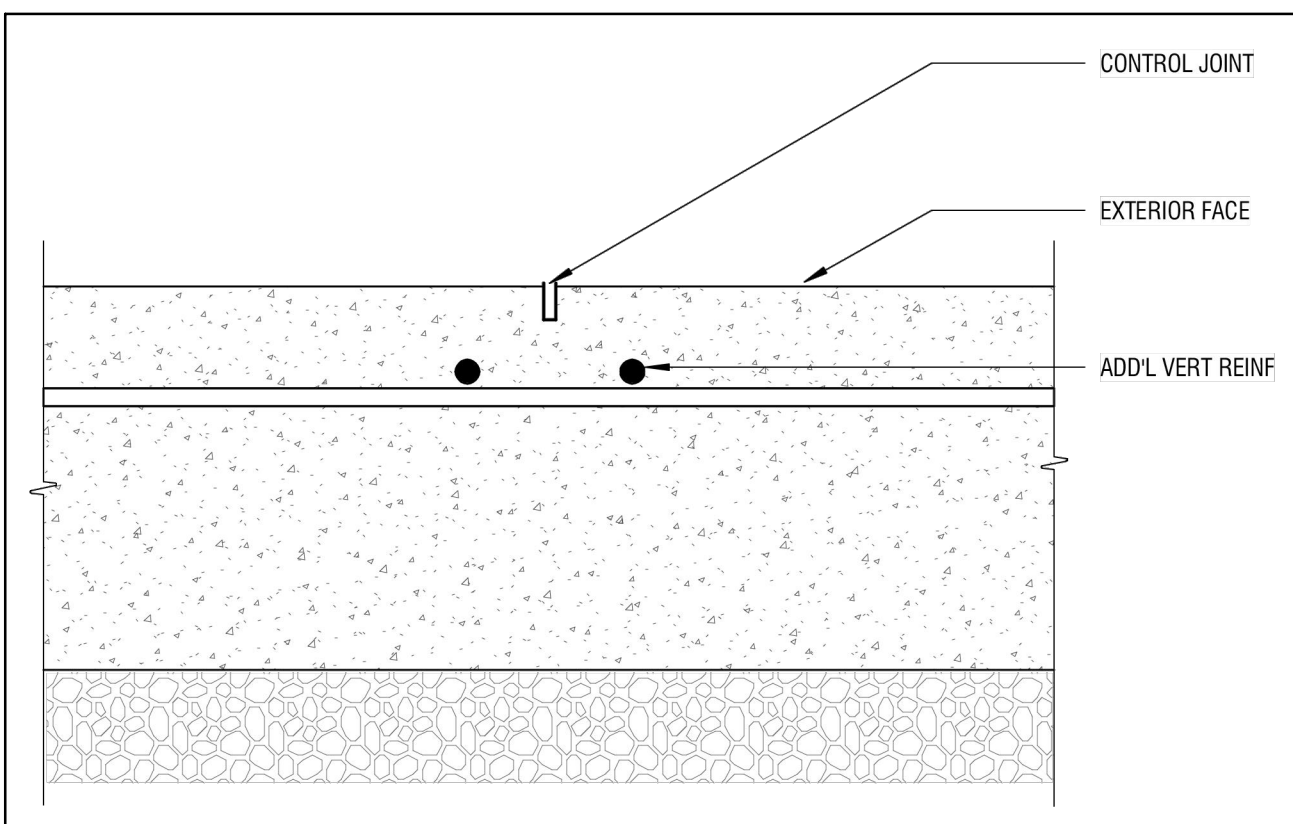
CONCRETE RAMP & HANDRAIL DETAIL

NOT TO SCALE



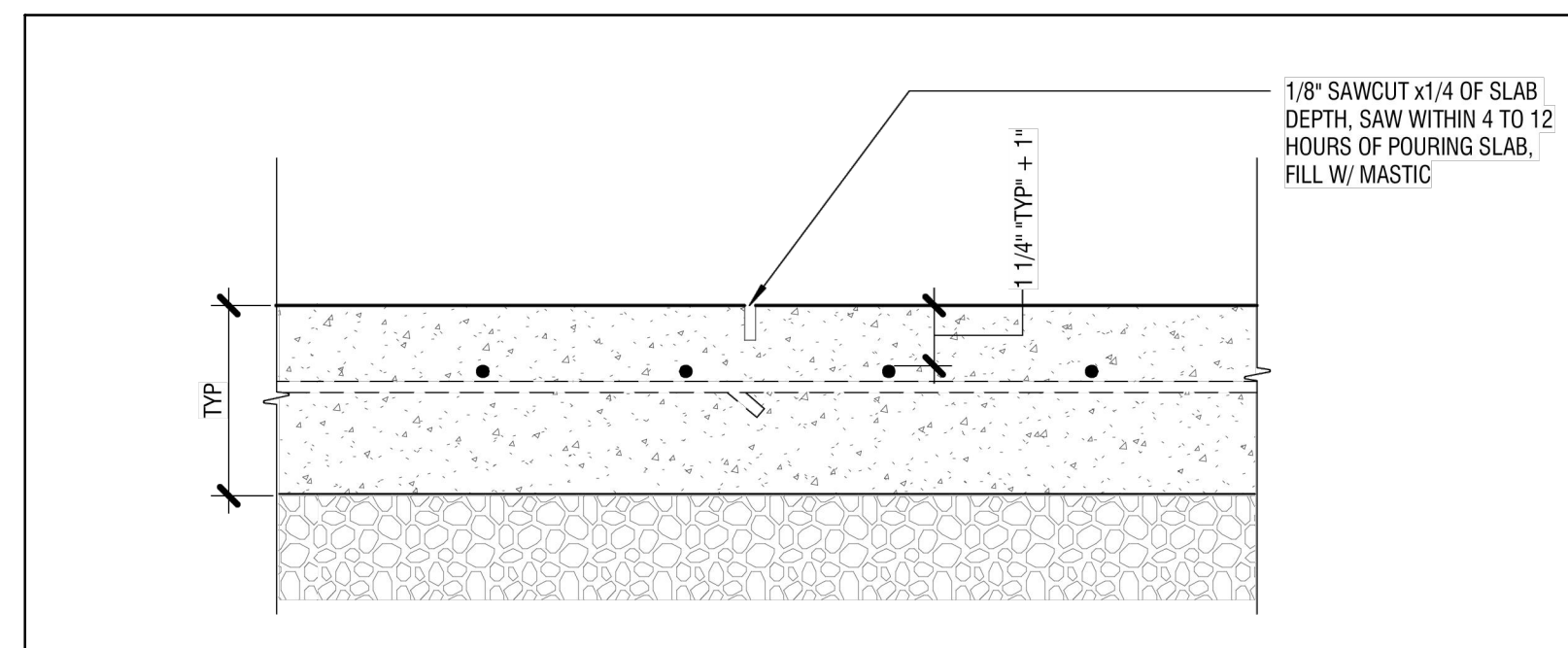
STAIRS & HANDRAIL DETAIL

NOT TO SCALE



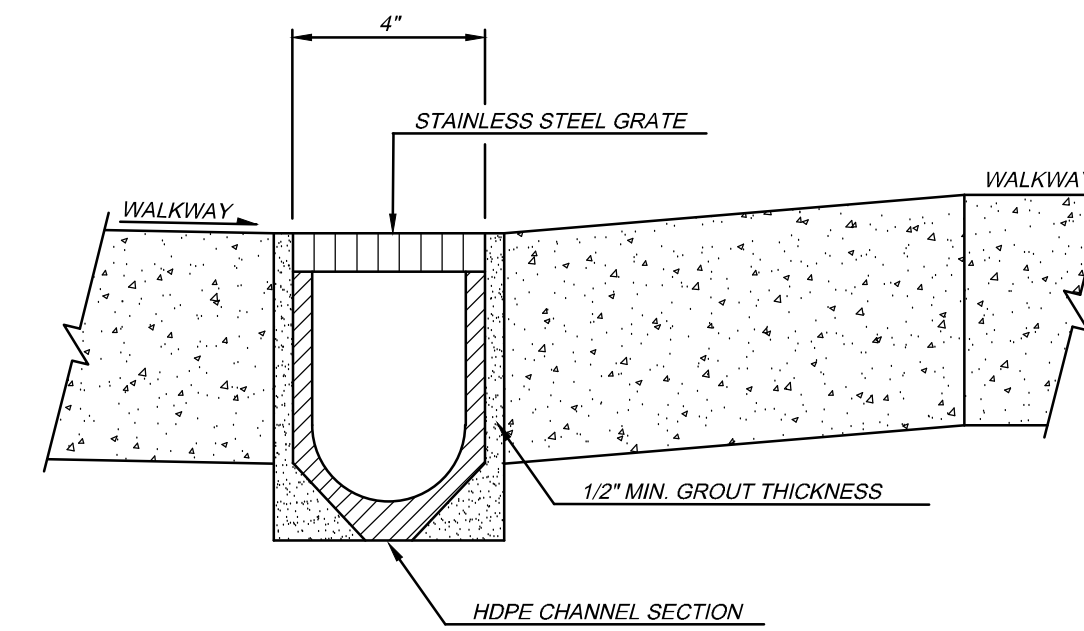
WALL CONTROL JOINT DETAIL

NOT TO SCALE



SLAB ON GRADE CONTROL JOINT DETAIL

NOT TO SCALE



TRENCH DRAIN DETAIL

NOT TO SCALE

BMP T5.13: POST CONSTRUCTION SOIL QUALITY AND DEPTH

EXCERPT FROM THE DEPARTMENT OF ECOLOGY'S STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON

SOIL QUALITY

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. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF 10% DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT IN TURF AREAS, AND A PH FROM 6.0 TO 8.0 OR MATCHING THE PH OF THE UNDISTURBED SOIL. 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.
2. MULCH PLANTING BEDS WITH 2 INCHES OF ORGANIC MATERIAL.
3. USE COMPOST AND OTHER MATERIALS THAT MEET THE FOLLOWING ORGANIC CONTENT REQUIREMENTS:
 - A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST MEETING THE COMPOST SPECIFICATION FOR BMP T7.30: BIORETENTION, WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 40% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.
 - B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING (A.) ABOVE; OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-B, TESTING PARAMETERS, IN WAC 173-350-220.

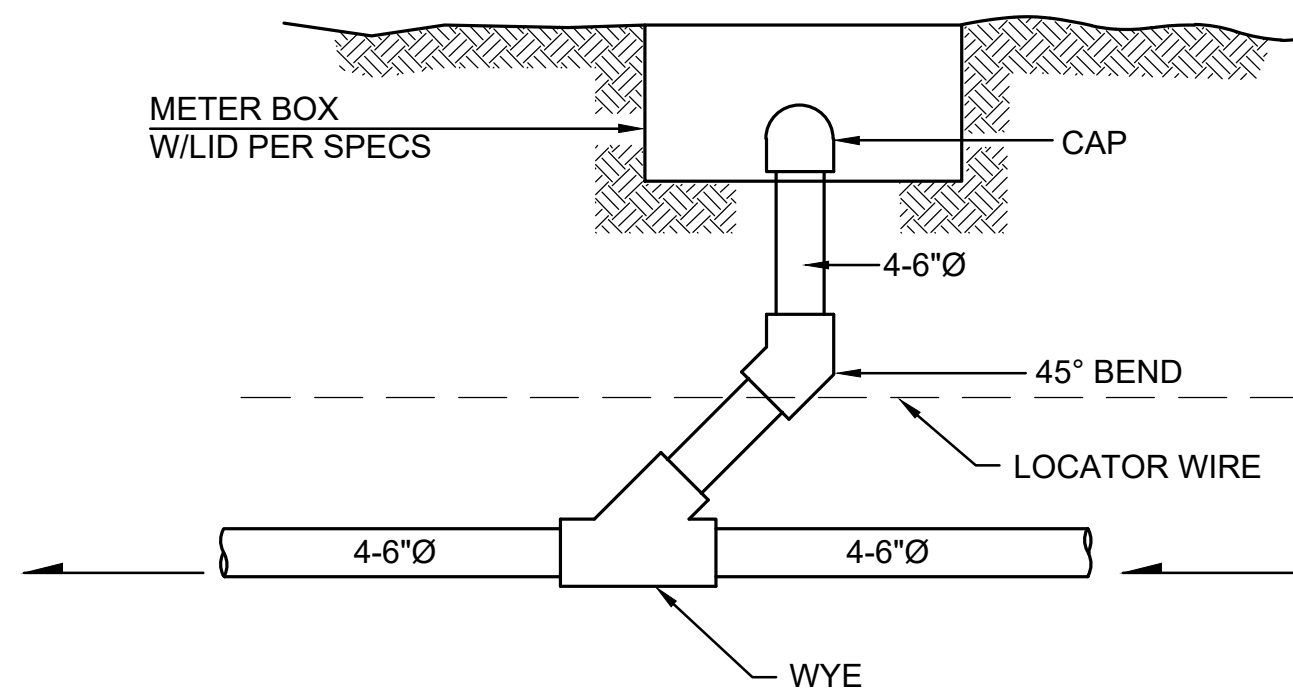
THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED.

IMPLEMENTATION OPTIONS

THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW:

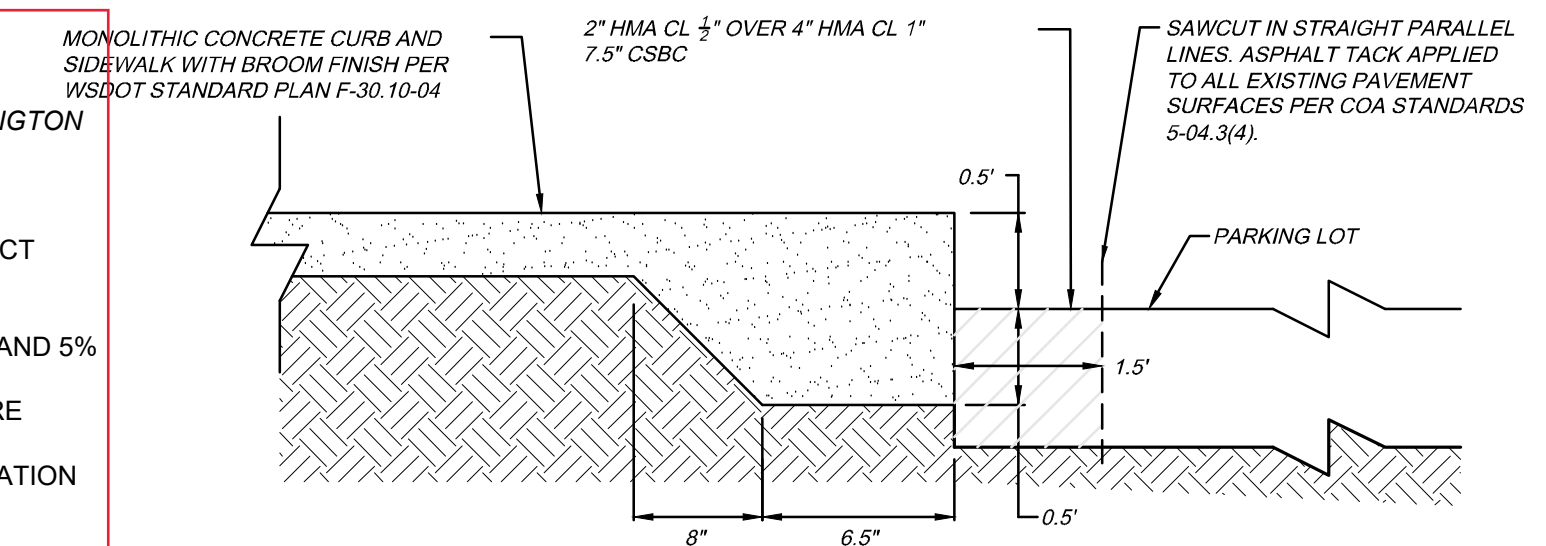
1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND EXISTING SITE TOPSOIL OR SUBSOIL EITHER AT DEFAULT "PRE-APPROVED" RATES, OR AT CUSTOM CALCULATED RATES BASED ON TESTS OF THE SOIL AND AMENDMENT.
3. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST ALSO BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER OR DEPTH REQUIREMENTS, EITHER AT A DEFAULT "PRE-APPROVED" RATE OR AT A CUSTOM CALCULATED RATE.
4. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.



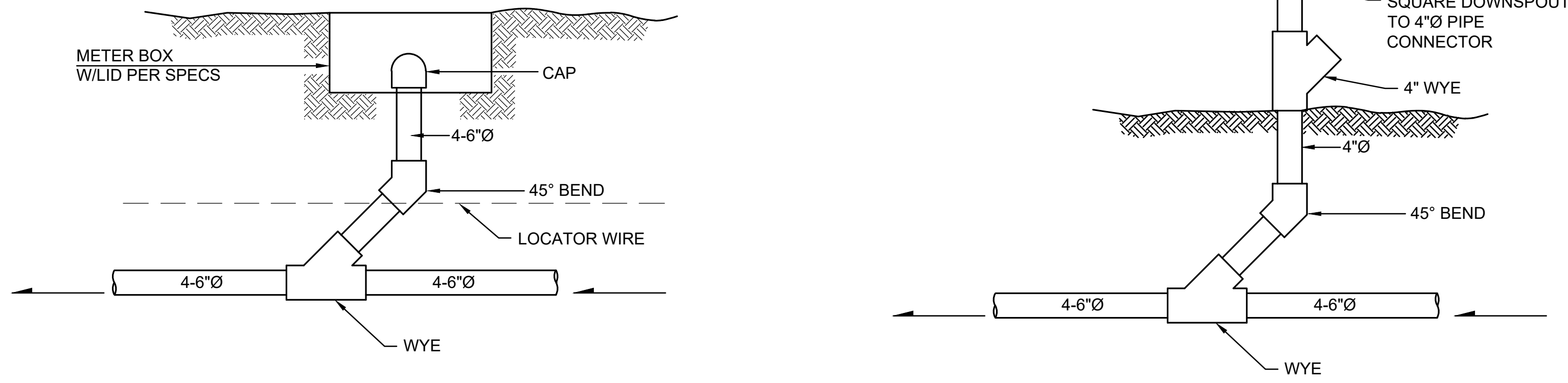
CLEANOUT DETAIL

NOT TO SCALE



MONOLITHIC SIDEWALK/CURB POUR

NOT TO SCALE



ROOF DRAIN DOWNSPOUT CONNECTION DETAIL

NOT TO SCALE



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Woodinville Washington 98072
Phone: 425.415.2000

NORTHWOOD SQUARE
513, 529, 553, 563 8TH STREET NE
KING COUNTY HOUSING AUTHORITY
DETAILS

WA

AUBURN

NO.	DATE	REVISION	BY
1	8/10/22	CLIENT COMMENTS 7/14/2022	TVW/TW
2	1/23/23	COORDINATE WITH ARCH. AND ADD SHEDS	SUR/TW
3	2/10/23	BID SET SUBMITTAL	TVW/TW
4	3/30/23	REVISED PER CITY COMMENTS 3/10/23	TVW/TW

BID SET



CHECKED BY: TVW
DESIGNED BY: TVW
DRAWN BY: SJR

FIRST SUBMITTAL DATE:

PROJECT NO.
KCHA000006048

SHEET NO.

C7.0 OF 7

CAUTION
LOCATION OF EXISTING UTILITIES SHOWN IS APPROXIMATE AND MAY NOT BE ACCURATE OR ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY LOCATION OF UTILITIES PRIOR TO PROCEEDING WITH CONSTRUCTION. YOU MUST CALL 1-800-424-5555 NOT LESS THAN TWO FULL BUSINESS DAYS BEFORE BEGINNING EXCAVATION WHERE ANY UNDERGROUND UTILITIES MAY BE LOCATED. EXISTING UTILITIES TO BE LOCATED, PROTECTED, AND REPAIRED IN ACCORDANCE WITH RCW 19.122.