



**King County
Housing
Authority**

KCHA Board of Commissioners

- Jerry Lee, Chair
- Richard Jackson
- Neal Black
- Tina Keys
- Regina Elmi

President/CEO — Robin Walls

INVITATION TO BID

Structural Renovations of Interior Bldg. CC REBID
at
Hampton Greens, 4747 148th Avenue NE, Bellevue, WA 98007

October 20, 2025

ADDENDUM NO. 2

This addendum is used to clarify, change, delete, add to or substitute items in the original contract documents.

BID DATE: October 30, 2025, at 11:00 am

QUESTIONS DEADLINE: Thursday, October 16, 2025, at 9:00 am

NUMBER OF PAGES: 56

ATTACHMENTS: Questions/Answers, plans & updated specifications

CONTRACT NUMBER: AW2502031

NOTICE TO BIDDERS: Bidders are hereby notified of the following changes and/or clarifications to the Contract Documents for this project.

QUESTIONS: See attached

All other provisions of the Contract Documents remain unchanged.

END OF ADDENDUM NO. 2

Attachment 1
Hampton Greens Building CC Renovations
Addendum 2- Questions Answers

Q #	Supporting Info.	Question	Answer
1	Scope of work items 24 states: Pour and finish Exterior deck and install a new membrane on concrete slab at the patio	Can you confirm whether a membrane is also required on the new concrete patio slab, and if so specify the type?	Waterproof membrane is not required on patio deck slab
2	Regarding the patio area within the building footprint	Will the entire surface be refinished with a new decking membrane, or will it only be applied to the settled/sunken section?	The entire surface will require a deck coating membrane
3	For Scope of Work item 28: Demolish chimney stack to roof line	Could you provide a detail or sketch indicating how the termination point is to be finished?	Demolish chimney is removed from scope
4	The plans indicate a new French drain around the building perimeter	Could you clarify the specified materials for the drainpipe and underlayment	Perforated pipe 3/4" to 1" gravel, Water-permeable landscape or geotextile fabric.
5	During the site walkthrough, there was mention of new kitchen exhaust fans for certain units.	Could you confirm the total number of units included in this scope?	Units 202,103 & 104 only
6		Will any piling work be required?	No. Pin pile work is removed from scope
7	On sheet SR-1 the unit entry door is shown at the east of the living room. Per Job-walk, door was located at West of living room.	Please confirm unit entry door location	Refer to Structural Plans S2.0 and Addendum 2 - plans - SR-1 for door location.
8		Please provide locations of existing downspout tightline drain lines	Contractor to coordinate and locations of underground utility lines and drain lines prior to excavating.
9	Replace gutters and downspouts and make sure they capture all the rainwater runoff from the building DB3:D18	Please provide the limit of the work	Replace only damaged or non-functional gutters and downspouts.
10	Make sure all grades are sloped away from the building for the entire perimeter roof of the structure.	Please clarify that this scope is only pertaining to the area we will be digging up for the foundations drains.	Grading is required for all excavated and disturbed soil due to construction work. Includes but not limited to French drain system, patio deck demo and install and all landscape removed and/or replaced
11	Inspect/clean all tight line drain lines to make sure they are functioning properly, Confirm tight lines are intact to the point of drainage.	Please clarify that this is pertaining to the roof drain. Is there an as-built for the roof drainage? For the bidding purposes, should we assume the roof drains are running around the entire perimeter of the bldg.?	Drain lines used for the roof gutters are to be inspected and cleaned as to ensure they are functioning properly and connect to the point of drainage as indicated in bid set drawings.
12	If there is no exit point for the interior flex drainpipe in the crawl, create one and connect it to the existing tight lines. You may need to do a core drill through the foundation to route the pipe to exit the crawlspace.	What is the purpose of the line? Is there a storm line in the Crawlspace.	Eliminate this scope from bid.
13	On the outside, shore up the upper deck to stabilize it temporarily , block access to the upper unit's deck.	Assume the temp shoring is for the bidder to complete the concrete slab work in unit 202 and then remove the temp shoring. Please confirm.	Temp shoring is for any and all activities that could compromise the security of the upper deck and risk tenant injury. (ex. demo of framing in walls, floor replacement, intrusion on any load bearing components, etc.).
14	Raise the corner of the building to the original level with shoring and house jacks. It appears to have settled 3-4 inches in about 10 meet. This affects both the lower and upper units as well as the exterior walking deck that has a liquid applied membrane and is flashed to the building. Contractor will document any damage created due to the lifting of the foundation and submit documentation and a COR for the repairs.	Per the job walk on 10/2, this scope of work along with the pin piles are by the owner. Please Confirm	Removed from scope
15	Reframe joists and beams as designed and install new sub-floor. New connections between wood framing and foundation will be required.	Please confirm that the work for this is per Sheet SR-1 and S2., which includes the walkway area and unit 202 joists.	Confirmed.
16	Install new gypcrete to level of existing floors.	Please confirm the gypcrete is limited to the new newly replaced joists in unit 202 and gypcrete without sound mat	Confirmed that gypcrete is limited to the newly replaced joists in unit 202. Gypcrete to include sound mat.
17	Install a new pan and flashing and the sliding door, as well as exterior siding and trim.	Please confirm the pan are to be stainless steel.	Confirmed.
18	Repair all GWB where it has cracked, replace any damaged areas, and trace back into the affected areas on both levels of the building.	Please confirm the limit of the work. Will this be in unit 202 living room only.	GWB repairs will be for all damaged caused by construction. Contractor to coordinate with owner to photo existing conditions prior to construction of each unit in building CC.
19	Install new finished flooring.	Please confirm that the flooring is limited to the area of the work only. Please provide flooring material type if you know what the existing flooring is.	New finished flooring is limited to unit 202, unless other unit flooring is damaged due to construction activities.
20	Excavate the entire perimeter of building to bottom of foundation. Exercise caution when digging around downspout tightlines, irrigation lines and other existing utilities.	A. Is there a way you can outline the waterproofing area?	Please see revised drawings (Addendum 2 - Plans)
21		B. Are you intending to only waterproof the main bldg. foundation	the entire foundation for building CC is to be treated with waterproofing assembly.
22		C. Are we to excavate through a patio and entry, which include cutting existing concrete pavement and restore?	Please see revised drawings (Addendum 2 - Plans)
23	Apply waterproof membrane to foundation	A. There appears to be an existing waterproofing with drain-mat. Do we need to remove this?	Existing waterproofing is to be removed and disposed. New waterproofing is to be installed
24		B. Please provide waterproofing product	Contractor to provide submittal for proposed products of water proofing foundation.
25	French Drain around perimeter of building.	Assumes this is a 4" perf pipe around the entire bldg. Following the outline of areas that will be dug up for waterproofing. Please confirm.	French drain is to be 6" perforated pipe around the entire where excavated and accessible.
26	Pour and finish's exterior deck and install a new membrane on concrete slab at the patio.	Assumes this is a 4" concrete slab at unit 202 patio. Please confirm	Concrete patio for unit 202 is to be a 4" reinforced concrete slab. Ensure grade is sloped 1/4" from sliding glass door. Install compacted crushed stone aggregate. Install #3 (3/8") rebar with grid pattern of 18" spacing. Pour 4" concrete and cure. Concrete to be smooth finish. Apply a water-based Siloxane water repellent sealant.
27	Reframe and side the privacy screening at the decks.	Assumes this is for unit 202 only. Please confirm	Confirmed.
28	Ensure all venting has unobstructed path and all ducts are properly sized and secure. Exterior louvers will need to be replaced.	Please confirm intention is to duct cleaning for unit 202 only.	Unit 202, 103 & 104
29	Demo chimney stack to roof line, allowing enough to remain for proper installation of new blank metal cap	Please confirm this is for unit 202 only	Remove this scope from bid.
30	Install Rockwool insulation blocking in chimney stacks.	Please confirm this is for unit 202 only	Remove this scope from bid.
31	Good faith asbestos inspection and testing to comply with RCW 49.26.013 as required to achieve scope of work.	Please confirm this is for unit 202 demo work on questions 5 only	Test ceilings in all units for venting and duct work
32	Application of new membrane deck coating	Please provide the limit of the work. Is this for the walkway between units?	Please see revised drawings (Addendum 2 - Plans)
33	Installation of deck surround and railing to match existing.	Is this the patio you are referring to?	Remove and dispose old privacy fence around unit 202 patio. Temporarily remove and re-install railings for stairs
34	Demo and replacement of walkway from parking lot to unit 202 entry door	Existing concrete walkway does not go to unit 202 entry door. Please confirm that you want a new concrete walkway from parking lot to edge or bldg.	Please see revised drawings (Addendum 2 - Plans)
35	Demo/ repair of the stair way to second floor that is next to unit 202 entry door	Please confirm the stair you want to replace is from 202 leading to 3rd floor. Is the stair consist of wood stringers and pre-cast treads.	Confirmed. Stair stringers and treads to be re-used if in good condition. Replace any damaged stair structure or treads with Like material
36	R&R of units 202 entry door and threshold.	Please confirm if existing door and hardware is to be reused.	Re-use existing door and hardware.

Attachment 1
Hampton Greens Building CC Renovations
Addendum 2- Questions Answers

37	Fireplace will be decommissioned and properly capped off with a fully soldered custom metal cap as well as insulated fire blocking. Removal of existing fireplace insert (if present). Provide electrical fireplace insert and powder coated surround.	Please confirm we are to remove the fire place insert from unit 202 and replace with an electric fire place. Will we need to add an outlet? Do you have a spec for the electric fire place insert?	Remove this scope from bid.
38	Coordinate and help facilitate the installation of the pin-piles to shore up the concrete foundation	Please confirm if owner is proceeding with pin pile.	Remove this scope from bid.
39	Removal of existing kitchen fan, bath fan, and heat lamp. Switches and attic ducting.	Please confirm we also need to replace the kitchen hood in units 202, 103, 104	Kitchen fan/hood, bath fan and heat lamp in units 202, 103 & 104 to be replaced and ducting is to be inspected and repaired as necessary, ensuring all ducting leads out of building and connections are secure.
40	Supply and installation of new kitchen and bath fans and switches		
41	Connection to existing duct.		
42	Specification is saying exterior doors shall be painted in groups that allow a single owner staff can monitor for security	Is this pertaining to unit 202 door? Currently only this door is called out to be painted	Only unit 202 door to be painted.
43		Please confirm temp power for construction will be provided and paid for by the owner. Some section said you can and same said we can not.	Confirmed.
44		Please provide finish schedule, include paint color and material selection.	Contractor to match existing paint. Provide color and finish samples in submittal package.
45		Please confirm siding material selection. Existing cedar, spec is calling out Harie board.	Siding is to be Hardie lap siding matching existing reveal.
46		Please confirm of mock-up for siding is required	Mock-up will be on-site through installation. Contractor to adhere to manufacturer's installation guide. Contractor to photo each phase of WRB, Flashing and siding install.
47		Please confirm siding material selection. Existing is cedar, spec is calling out for Hardie board.	Siding is to be Hardie lap siding matching existing reveal.
48		Please confirm it is necessary to have owner and paint manufacturer's representative to approve each coat before additional cost can be applied as requested in the spec.	Not required. Contractor to provide paint samples and apply a minimal of 2 coats. Apply additional coats if necessary for complete coverage.
49		Builder's risk insurance typically is required for new construction project. Please confirm builder's risk insurance is required for this renovation.	Confirmed builder's risk insurance is required.
50		In unit 202, there appears to have never been a kitchen hood vent with venting to exterior. Can we run the new vent to the mezzanine?	No. All venting is to be run to exterior of building where existing venting is located.
51		Are the upper units going to be occupied during work?	Yes. All units except for 202, 103 & 104 will be occupied.
52		On the walkthrough, we noticed a sump pump in the crawls space. Will this sump pump be removed after we run drain pipe out?	No. Drainage is for sump pumps. Scope is to complete sump pump drain line to exterior of building.
53		Can you provide a copy of the original plans for these apartments?	We currently do not have access to those but we will work on getting them and will provide what we find.
54		We understand there will be some siding repair and we will need to rebuild the privacy fence around the patio. Are we using Hardieplanks or matching existing wood siding.	All siding repairs and repairs to privacy fence are to be done with Hardie planks.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 1 of 25

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 WORK COVERED BY CONTRACT DOCUMENTS

A. Project Identification: Structural Renovations of Interior

1. Project Location: Hampton Greens, 4747 148th Avenue NE, Bellevue, WA 98007
 - a. Building CC

B. The Work consists of, but is not limited to:

1. Good faith asbestos inspection(s) and testing to comply with RCW 49.26.013 as required to achieve scope of work.
2. The repair and structural renovations at the foundation at the corner of the building and below the living room and in the crawl space, the framing of floor structures, reframing of the sliding glass door opening, removal and replacement of sliding glass door, removal and replacement of existing exterior deck framing to match existing in size and foot print but now with proper slope away from building, application of new membrane deck coating, installation of deck surround and railing to match existing, restoration of all siding/trim and other exterior finishes affected by the structural work. Demo and replacement of walkway from parking lot to unit 202 entry door. **Addendum 2 – Temporarily remove and re-install with existing material unless damaged or rotted -- Demo/repair** of the stairway to second floor that is next to unit 202's entry door. R&R of unit 202's entry door and threshold. **Addendum 2 – Removed from scope** - The fireplace will be decommissioned and properly capped off with a fully soldered custom metal cap as well as insulated fire blocking. Installation of heat generating electrical insert for fireplace.
3. **Addendum 2 – Removed from scope** - The contractor will coordinate and help facilitate the installation of pin piles to shore up the concrete foundation. The installation of piles will be by Pile King under a separate contract with KCHA and a special inspector to oversee the installation and ensure the building is safe for re-entry.
4. **Addendum 2 – Removed from scope** - The contractor to ensure work area is in proper condition to have pin piles installed. This would include by not limited to:
 - a. ~~Demolition of any structure or façade that could impair the installation.~~
 - b. ~~Removal and management of any waste or material storage that could impair the installation.~~
 - c. ~~Readily available to shut off water or power if needed.~~
 - d. ~~Additional on-site support required for proper installation of pin piles.~~
5. Fireplaces
 - a. Removal of existing fireplace fire box insert (if present)
 - 1) **Addenda 2 – Remove existing fireplace fire box in unit 202 only**
 - b. ~~Rockwool insulation in chimney stack.~~
 - 1) **Addenda 2- Removed from scope.**
 - c. ~~Removal of chimney cap.~~
 - 1) **Addenda 2 - Removed from scope.**
 - d. ~~Cut back chimney stack as necessary to install new blank cap.~~
 - 1) **Addenda 2 - Removed from scope.**
 - e. ~~Provide electrical fireplace insert and powder coated surround.~~

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

**Contract Number: AW2502031
Page 2 of 25**

- 1) **Addenda 2** - Removed from scope.
- f. **Addendum 2** - Close fireplace opening with framing and drywall. Tape and mud to level 4 finish. Paint to match existing.
6. Unit Ventilation – **Addendum 2** - in units 202, 103 and 104 only
 - a. Removal of existing kitchen fan, bath fan/ heat lamp with their switches and ducting.
 - b. Supply and installation of new kitchen and bath fans/ heat lamp and switches.
 - c. Connection to existing duct work – **Addendum 2** - where available and ensure ducting is connected to exterior louvers.
- C. Scope of Work.
 1. Replace -- **Addendum 2** – all damaged the gutters and downspouts and make sure they capture all the rainwater runoff from the building.
 2. Make sure all grades are sloped away from the building for the entire perimeter of the structure.
 - a. **Addendum 2** – Approx. 2' from foundation. Follow existing landscape lines where possible.
 3. Inspect/clean all tight line drain lines to make sure they are functioning properly. Confirm tight lines are intact to the point of drainage. Clean out point of drainage from all debris.
 - a. **Addendum 2** – Contractor to locate all utility lines prior to excavation.
 4. **Addendum 2** – Removed from scope --If there is no exit point for the interior flex drainpipe in the crawl, create one and connect it to the existing tight lines. You may need to do a core drill through the foundation to route the pipe to exit the crawlspace.
 5. Bid is to assume demo and replacement of only the living room floor. This area will be from the sliding door back towards the interior of the apartment where there is clearly a break point in the sinking floor.
 6. On the outside, shore up the upper deck to stabilize it temporarily, and block access to the upper unit's deck.
 7. Remove the sliding door – **Addendum 2** – in unit 202 only, remove filling material of exterior deck down to the top of the footing to allow for inspection and access of the foundation wall.
 8. Remove the privacy wall siding at the patio enclosure.
 - a. **Addendum 2** - Unit 202 only
 9. Secure the building with plywood over the sliding door opening, put up safety barriers on the interior around the floor opening.
 10. Ensure existing utilities are located prior to any excavation activities.
 11. **Addendum 2** – Removed from scope --Raise the corner of the building to the original level with shoring and house jacks. It appears to have settled 3-4 inches in about 10 feet. This affects both the lower and upper units as well as the exterior walking deck that has a liquid applied membrane and is flashed to the building. Contractor will document any damage created due to the lifting of the foundation and submit documentation and a COR for the repairs.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 3 of 25

12. Reframe joists and beams as designed and install new sub-floor. New connections between wood framing and foundation will be required.
13. Finish all subflooring and prepare the sliding door opening for re-installation. Remove temporary shoring when the building has been secured at the corrected level.
14. Install new gypcrete to level of existing floors.
15. Install a new pan and flashing and the sliding door, as well as exterior siding and trim.
16. Repair all GWB where it has cracked, replace any damaged areas, and trace back into the affected areas on both levels of the building.
17. Install new finished flooring.
18. Paint and patch exterior as required due to performance of contracted scope.
19. On the exterior, ensure waterproof seal around and beneath the area of the sliding door.
20. Excavate the entire perimeter of building to bottom of foundation. Exercise caution when digging around downspout tightlines, irrigation lines and other existing utilities.
21. Apply waterproof membrane to foundation.
 - a. **Addendum 2** – Remove existing waterproofing membrane.
22. French Drain around perimeter of building.
23. Back fill and compact the patio area to prep for new concrete slab.
24. Pour and finish exterior patio deck ~~and install a new membrane on concrete slab at the patio.~~
 - a. **Addendum 2** – Do not install deck coating membrane on new patio slab.
 - b. **Addendum 2** – Apply deck coating membrane on building walkway top floor and main floor.
25. Reframe and install new siding on the privacy screening at -- **Addendum 2** – unit 202
26. Install new Panasonic WhisperTone bathroom fans at Units 202, 103, and 104.
27. Ensure all venting has an unobstructed path and all ducts are properly sized and secure. Exterior louvers will need to be replaced.
28. **Addendum 2** – Removed from scope ~~– Demo chimney to stack to roof line, allowing enough to remain for proper installation of new blank metal cap.~~
29. **Addendum 2** – Removed from scope ~~– Install Rockwool insulated blocking in chimney stacks.~~

D. See 04-Hampton Greens Building CC Plans for details.

1. **Addendum 2** – See Addendum 2 Plans for revised details.

1.2 WORK SEQUENCE

- A. The Work shall be completed in 100 calendar days from the date of Notice to Proceed.
- B. The contractor will submit a written schedule outlining dates and duration of the job, including:
 1. Construction start date.
 2. Schedule for work in each location and scope

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 4 of 25

3. Anticipated final completion date.

1.3 LIQUIDATED DAMAGES

- A. Liquidated damages will be assessed for each calendar day that the Contractor exceeds the time for completion in the amount of \$250.

1.4 WORK RESTRICTIONS

A. USE OF THE PREMISES

1. Use of Site: Limit use of premises to work areas. Do not disturb portions of site beyond areas in which the Work is indicated.
 - a. Owner Occupancy: Allow for resident occupancy of site. The owner will occupy the site and existing building during the entire construction period. Cooperate with Owner during construction operations to minimize conflicts and facilitate resident usage.
 - b. Driveways and Entrances: Keep driveways and entrances serving premises clear and available to residents and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
2. Use of Existing Building: Maintain existing building in a weathertight condition throughout construction period. Repair damage caused by construction operations. Protect property, the buildings and occupants during construction period.

B. OCCUPANCY REQUIREMENTS

1. Full Owner Occupancy: Owner and tenants will occupy site and existing building during entire construction period. Cooperate with Owner during construction operations to
2. Barricades, Warning Signs and Lights: Comply with standards and code requirements for erection of structurally adequate barricades. Paint with appropriate colors, graphics and warning signs to inform personnel and the public of the hazard being protected against.
3. Use of Owner's existing electric power service will be permitted, as long as equipment is maintained in a condition acceptable to Owner.
4. Four parking spaces shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.

1.5 PERMITS

- A. Owner has secured the Building Permit. Contractor is responsible for obtaining and paying for all other necessary permits and for the coordination of all required inspections.

1.6 UNIT PRICES

- A. Unit prices are an amount stated by bidders on the Form of Proposal, as a price per unit of measurement for materials or services added to or deducted from the Contract Sum if the estimated quantities of Work required by the Contract Documents are increased or decreased. Unit prices will be used to determine the adjustment to the Contract Sum.
- B. Unit prices include necessary material, plus cost for delivery, preparations, excavation, compaction, demolition, installation, disposal, insurance, and direct and indirect costs associated with the Unit Price item.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 5 of 25

- C. The Owner reserves the right to accept or reject any Unit Prices during the term of the Contract. If the Owner rejects a Unit Price, then the Contractor shall be required to submit to the Owner a breakdown of costs for the activity covered by the Unit Price. The Owner then shall make a determination as to what costs are allowable.
- D. Unit Price List
1. Unit Price No. 1 – Demolition of Floor Sheathing and Floor Joist
 - a. Unit of measure – Square foot.
 - b. The base bid includes replacement of the living room floor joist. The sheathing was removed prior to this contract during an investigation.
 - c. If, on inspection, the quantity of floor sheathing to be removed is increased due to damage or rot, the Unit Price will be used for additional work and Change Order.
 2. Unit Price No. 2 – Framing of Floor Joist and Mud Sill
 - a. Unit of measure – Linear foot.
 - b. The base bid includes replacement of floor joist in living at exposed area between the SGD and the Kitchen.
 - c. In the event that further floor joist and/or mud sill are required to be replaced, the Unit Price will be used as an additive.
 3. Unit Price No. 3 – Framing of Wall Studs
 - a. Unit of measure – Square foot.
 - b. The base bid does not include framing of walls outside of that which is necessary for installation of SGD and Window.
 - c. In the event that further framing repairs for the walls are required the Unit Price will be used as an additive.
 4. Unit Price No. 4 – Sub-Floor Sheathing
 - a. Unit of measure – Square foot.
 - b. The base bid includes the installation of floor sheathing in the area removed during investigation. This includes only the living room, from the SGD to the kitchen.
 - c. In the event that further installation of floor sheathing is required the Unit Price will be used as an additive.
 5. Unit Price No. 5 – Removal and Replacement of SGD
 - a. Unit of measure – Each.
 - b. The base bid includes the replacement of a single SGD in unit 202.
 - c. Any existing SGD's, Windows or doors that are damaged and/or not operational must be documented and submitted to KCHA. If it is deemed necessary to replace SGD or Window, Contractor shall submit a COR.
 - d. In the event that additional SGD's or Windows are damaged due to lifting the foundation, the Unit Price will be used as an additive.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 6 of 25

6. **Addendum 2 – Removed from Scope** - ~~Unit Price No. 6 – Demolition and Repairs of Roofing~~
- a. ~~Unit of measure – Square Foot~~
 - b. ~~The base bid includes replacement and/or repairs of roofing around chimney stack in order to remove chimney.~~
 - c. ~~In the event that additional roofing repairs are required due to lifting the foundation, Contractor shall document damage and submit a COR for the repairs.~~
7. Unit Price No. 7 – Exterior Painting of Siding and Trim
- a. Unit of measure – SF.
 - b. The base bid includes spot painting of the exterior as necessary for repairs in base bid scope of work.
 - c. In the event that additional painting is required due to increased scope, the Unit Price will be used as an additive.

1.7 CONTRACT MODIFICATION PROCEDURES

- A. Owner-Initiated Proposal Requests: Architect will issue a detailed description of proposed changes in the Work that may require adjustment to the Contract Sum or the Contract Time. If necessary, the description will include supplemental or revised Drawings and Specifications.
- B. Contractor-Initiated Proposals: If latent or unforeseen conditions require modifications to the Contract, Contractor may propose changes by submitting a request for a change.
- C. Construction Change Directive: Owner may issue a Construction Change Directive instructing the Contractor to proceed with a change in the Work, for subsequent inclusion in a Change Order.
- D. Documentation: Maintain detailed records required for a change order to be approved and provide evidence of the following:
 - 1. Wage Rates
 - 2. Hours worked for each trade.
 - 3. Materials
 - 4. Equipment
- E. Do not perform change order Work without approval of the Owner. Work performed without approval will not be compensated.

1.8 PAYMENT PROCEDURES

- A. Coordinate preparation of the Schedule of Values with preparation of Contractor's Construction Schedule.
- B. Each Application for Payment shall be consistent with previous applications and payments.
- C. Entries shall match data on the Schedule of Values and Contractor's Construction Schedule. Use updated schedules if revisions were made.
- D. Waivers of Lien: With each Application for Payment, submit conditional waivers lien from every entity who is lawfully entitled to file a lien arising out of the Contract and related to the Work covered by the payment.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 7 of 25

1. Submit partial waivers on each item for amount requested, before deduction for retainage, on each item.
 2. When an application shows completion of an item, submit final or full waivers.
 3. Owner reserves the right to designate which entities involved in the Work must submit waivers.
 - a. Submit final Application for Payment with or proceeded by final waivers from every entity involved with performance of the Work covered by the application who is lawfully entitled to a line.
 - E. Final Payment Application: Submit final Application for Payment with releases and close out supporting documentation.
- 1.9 PROJECT MEETINGS
- A. Preconstruction Conference: Schedule a preconstruction conference before starting construction, at a time convenient to the Owner, but no later than 7 days after execution of the Agreement.
 - B. Progress Meetings: Conduct progress meetings at weekly intervals.
- 1.10 SUBMITTALS
- A. Subcontract list. Prepare written information that demonstrates capabilities and experience of firm or persons.
 - B. Follow Washington Industrial Safety and Health Act (WISHA) regional directives and provide a site-specific safety program that will require an accident prevention and hazard analysis plan for the contractor and each subcontractor on the work site. The Contractor shall submit a site-specific Accident Prevention Program (APP) to the Owner's representative prior to the initial scheduled construction meeting.
 - C. Submittal package showing all materials to be used on-site. Included in material submittal should be manufacturer's installation instructions, SDS, specifications and shop drawings as required. Submittals to be approved by architect prior to installation.
- 1.11 TEMPORARY FACILITIES
- A. Sanitary Facilities: Provide temporary toilets, wash facilities, and drinking-water fixtures. Comply with regulations and health codes for type, number, location, operation, and maintenance of fixtures and facilities.
 - B. Use of Owner's existing electric power service will not be permitted.
 - C. Four parking spaces and an additional lay down area shall be available to the contractor for storage containers and parking. Do not park in marked tenant spaces.
- 1.12 SUBSTITUTIONS
- A. Substitutions: Changes in products, materials, equipment, and methods of construction from those required by the Contract Documents and proposed by Contractor.
 - B. Substitution requests may be submitted and shall include:
 1. Shop drawings showing dimensions.
 2. Product Data, including descriptions of products and fabrication and installation procedures.
 3. Data showing how product meets the specifications.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 8 of 25

1.13 CONSTRUCTION WASTE MANAGEMENT

- A. Regulatory Requirements: Conduct construction waste management activities in accordance with State of Washington RCW 39.04.13, and all other applicable laws and ordinances.
- B. Performance Requirements
 - 1. General: Where possible divert CDL waste from the landfill by one, or a combination of the following activities: Salvage, Reuse, Source-Separated CDL Recycling, Co-mingled CDL Recycling.
- C. Removal of Construction Waste Management
 - 1. Remove CDL waste materials from the project site on a regular basis. Do not allow CDL waste to accumulate on-site.
 - 2. Transport CDL waste materials off Owner's property and legally dispose of them.
 - 3. Burning of CDL waste is not permitted.

1.14 EXECUTION REQUIREMENTS

- A. General: Clean Project site and work areas daily, including common areas. Coordinate progress cleaning for joint-use areas where more than one installer has worked. Enforce requirements strictly. Dispose of materials lawfully.

1.15 CUTTING AND PATCHING

- A. Quality Assurance
 - 1. Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
 - 2. Visual Requirements: Do not cut and patch construction in a manner that results in visual evidence of cutting and patching. Do not cut and patch construction exposed on the exterior or in occupied spaces in a manner that would, in Owner's opinion, reduce the building's aesthetic qualities. Remove and replace construction that has been cut and patched in a visually unsatisfactory manner.
- B. Performance
 - 1. Cutting: Cut existing construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
 - 2. Patching: Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other Sections of these Specifications.
 - a. Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
 - b. Exterior Building Enclosure: Patch components in a manner that restores enclosure to a weathertight condition and all vapor barrier items are re-installed per manufacturer's requirements.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 9 of 25

1.16 CLOSEOUT PROCEDURES

- A. General: Provide final cleaning. Conduct cleaning and waste-removal operations to comply with local laws and ordinances and Federal and local environmental and antipollution regulations.
 - 1. Prior to acceptance of the work at each building, clean project site, yard, and grounds, in areas disturbed by construction activities, including landscape development areas, of rubbish, waste material, litter, and other foreign substances.
- B. Prior to final acceptance and final payment, Contractor shall submit a written warranty covering labor and materials for a period of two (2) years from final completion.
- C. Provide complete AS Built package detailing the manner and condition of materials installed. To include but not limited to; shop drawings of structural items installed and connection components. List of materials installed and their OM documents.

PART 2 - PRODUCTS (not used)

PART 3 - EXECUTION (not used)

END OF SECTION 01100

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 10 of 25

SECTION 01732 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes demolition, and removal and replacement.
 - 1. Selected portions of a building or structure to be demolished include but are not limited to:
 - a. Foundation, structural framing, subfloor, and any interior finishes damaged by the work.
 - b. Exterior siding, trim and porch structures and decks.
 - c. Remove sliding glass door.
 - d. Concrete sidewalks and patios.
 - e. Breezeway deck structure and waterproof membrane.
 - f. Railings, stair stringers, stair treads and landings.
 - g. Crawlspace insulation, vapor barrier and drainage pipe.
 - h. Excavation at exterior foundation walls down to footings.
Remove all soil around building to leave minimum 6" clearance from siding, finish-grade soils to direct water away from the building.
 - i. All other items necessary to perform the specified work.

1.2 MATERIALS OWNERSHIP

- A. Except for items or materials indicated to be reused, salvaged, reinstalled, or otherwise indicated to remain Owner's property, demolished materials shall become Contractor's property and shall be removed from Project site.

1.3 PROJECT CONDITIONS

- A. Owner will occupy portions of the building immediately adjacent to the selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted. Provide not less than 72-hours' notice to Owner of activities that will affect Owner's operations.
- B. Maintain access to existing walkways, corridors, and other adjacent occupied or used facilities.
 - 1. Do not close or obstruct walkways, corridors, or other occupied or used facilities without written permission from authorities having jurisdiction.
- C. Owner assumes no responsibility for condition of areas to be selectively demolished.
 - 1. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
 - 2. If Contractor comes across materials that are suspected of containing hazardous materials, do not disturb and immediately notify Owner. Hazardous materials will be removed by Owner under a separate contract.
- D. Storage or sale of removed items or materials on-site will not be permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 11 of 25
--

PART 2 - PRODUCTS

2.1 REPAIR MATERIALS

- A. Use repair materials identical to existing materials.
 - 1. If identical materials are unavailable or cannot be used for exposed surfaces, use materials that visually match existing adjacent surfaces to the fullest extent possible.
 - 2. Use materials whose installed performance equals or surpasses that of existing materials.
 - 3. Refer to General Summary, section 1.11, Substitutions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Verify that utilities have been disconnected and capped.
- B. Survey existing conditions and correlate with requirements indicated to determine extent of selective demolition required.
- C. Document existing conditions as the selective demolition progresses and prior to repairs and cover.

3.2 UTILITY SERVICES

- A. Existing Utilities: Maintain services indicated to remain and protect them against damage during selective demolition operations.

3.3 PREPARATION

- A. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
 - 1. Do not close or obstruct streets, walks, walkways, or other adjacent occupied or used facilities without permission from Owner and authorities having jurisdiction. Provide alternate routes around closed or obstructed traffic paths if required by governing regulations.
 - 2. Erect temporary protection, such as walks, fences, railings, canopies, and covered passageways, where required by authorities having jurisdiction.
 - 3. Protect existing site improvements, appurtenances, and landscaping to remain.

3.4 SELECTIVE DEMOLITION

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- B. Removed and Reinstalled Items: Remove and re-install items as soon as possible to prevent unsafe conditions.
 - 1. Entry lights should be functional at all times.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 12 of 25

3.5 DISPOSAL OF DEMOLISHED MATERIALS

- A. General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
- B. Burning: Do not burn demolished materials.
- C. Disposal: Transport demolished materials off Owner's property and legally dispose of them.

END OF SECTION 01732

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 13 of 25
--

SECTION 07462 - FIBER CEMENT SIDING

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. Fiber Cement Siding including Panels, Trim, Flashing, Accessories.
- B. Trim: Vertical, Horizontal, Window/Door, Soffits, Fascia, Barge and Accessories.

1.2 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.
 - 2. Storage and handling requirements and recommendations.
 - 3. Installation methods, including nailing patterns.
- B. Siding manufacturer's requirements for vapor retarders, primer, paint, etc.

1.3 QUALITY ASSURANCE

- A. Installer Qualifications: Provide an installer with not less than three years of experience with products similar to those specified.

1.4 DELIVERY, STORAGE, AND HANDLING

- A. Comply with manufacturers' instructions to avoid damage to products.
- B. Store products off the ground, on a flat surface, and under a roof or separate waterproof covering.
 - 1. Stacking materials may result in damage to products or finish.

1.5 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

1.6 WARRANTY

- A. Provide manufacturer's 50-year limited siding warranty.
- B. Register manufacturer's warranty, made out in Owner's name, with copy to Owner.
- C. Workmanship Warranty: Application warranty for 2 years.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

FIBER CEMENT SIDING

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 14 of 25
--

- A. James Hardie Hardie Panel HZ10 Multi-Family Fiber Cement Panel Siding & Trim.

2.2 FIBER CEMENT PANEL SIDING

- A. Hardie Panel Siding, smooth surface, factory primed for field finishing. Reveals formed with Fry Reglet “T-piece” and ½” gap to adjacent panel. Corners using Fry Reglet “Outside Corner” shapes. Straight edge panels 48” long by 96” high and 5/16” thick. See drawings for locations. Exposed screws, as approved by manufacturer. Provide mock-up of panel installation. Align screws horizontally and vertically as approved by Owner/Architect after mock-up review.
- B. ACCESSORIES
1. Fasteners: Double dipped galvanized steel or stainless steel; length as required to penetrate minimum 1-1/4 inch. Fasteners as recommended by Manufacturer for wind speed and exposure category based on ICC Evaluation Service, Inc. (ICC-ES) Report HB.
 2. Screws: Exposed fasteners, SFS Torx, 1.5”, #10 or 12 self-tapping, stainless steel with a 0.472” dia. head.
 3. Galvanized Nails: James Hardie proprietary unobtrusive finishing nail, of size (depth of penetration) and strength to securely and rigidly retain the work and as required by the siding manufacturer in printed instructions.
 2. Building Paper: DuPont Tyvek DrainWrap.
 3. Seam Tape (Flashing tape): 3- inch wide, DuPont Tyvek Tape as distributed by DuPont Building Innovations.

2.3 FINISHES

- A. Factory Primer: Provide factory applied universal primer.
1. Primer: Factory applied.
- B. Topcoat: - Refer to Section 09911. Finish Paint: As specified in Section 09911.

PART 3 - EXECUTION

3.1 DEMOLITION

- A. General: Demolish and dispose off site existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
- B. Removed, store and reinstalled all items not identified for replacement.

3.2 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared, examined and approved for coverage.

SPECIFICATIONS

3.3 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
- C. Install moisture barrier with penetration and junction flashing and sealed.
 - 1. Use self-adhesive flashing tape to secure joint and laps.
 - 2. Lap barrier over flashing and tape securely.
 - 3. Tape all penetrations.

3.4 INSTALLATION – PANEL SIDING

- A. Install materials in strict accordance with manufacturer's installation instructions and recommendations.
- B. Follow manufacturer recommended installations. See 03-HZ10 Hardie Panel Installation and 04-Carriage House BID SET 230419 for details on weatherization measures and siding installation details.
- C. Maintain clearance between siding and adjacent finished grade.
- D. Remove soils and organic debris to provide minimum 6" clearance to bottom of siding.
- E. Locate all vertical joints at stud locations and with solid backing.

3.5 INSTALLATION - TRIM

- A. Install all trim true and straight with no distortions. Shim as required with concealed shims. Install level and plumb to a tolerance of 1/8 inch in 96 inches.
- B. Install trim in longest lengths possible.
- C. Corner boards shall be in one single piece.
- D. Clean trim on exposed and semi exposed surfaces and leave ready for paint.

3.6 ACCESSORIES

- A. Install moisture barrier and lap over flashing and tape.
 - 1. Tape all joints and seal around penetrations.
- B. Install trim materials as indicated.
- C. Set all nails in trim boards and siding as per manufacturer's instructions.
- D. Caulk siding joints in strict accordance with manufacturer's installation instructions.

3.7 PROTECTION

- A. Protect installed products until completion of project.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 16 of 25

- B. Touch-up, repair or replace damaged products before Substantial Completion.

END OF SECTION 07462

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 17 of 25

SECTION 07620 - SHEET METAL FLASHING AND TRIM

PART 1 - GENERAL

1.1 SUMMARY

- A. This Section includes the following:
 - 1. Formed roof drainage system.
 - 2. Sheet metal flashing.

1.2 SUBMITTALS

- A. Product Data: For each product indicated.

1.3 QUALITY ASSURANCE

- A. Sheet Metal Flashing and Trim Standard: Comply with SMACNA's "Architectural Sheet Metal Manual." Conform to dimensions and profiles shown unless more stringent requirements are indicated.

PART 2 - PRODUCTS

2.1 ROOF DRAINAGE SHEET METAL FABRICATIONS

- A. Hanging Gutters: Gutter to remain
- B. Downspouts: Standard 2" x 4" rectangular downspouts complete with front and side elbows.
- C. Remove downspouts to install siding and reinstall. Repair and/or replace any damaged parts.
 - 1. Fabricate downspouts from: 0.027-inch thick aluminum with baked on finish (Owner to select color from standard range).
- D. Sealant: Geocell 2000 or approved equal.

2.2 FLASHING

- A. 26 gauge min. zinc galvanized complying with ASTM A-93 coating not less than 1.50-ounce zinc coating per sq. ft. (total for both sides), with pre-painted finishes on both sides. ("Kynar" bronze color each side).
- B. Fabricate sheet metal flashing and trim to comply with recommendations in SMACNA's "Architectural Sheet Metal Manual" that apply to design, dimensions, metal, and other characteristics of item.
 - 1. Minimum pre-primed 26 gauge hot-dipped galvanized steel sheet, or aluminum.
 - a. Include folded hem on all exposed flashing.
 - 2. Window and door flashing.
 - 3. Bellyband and blocking flashing.
 - 4. Joint flashing plate.
 - 5. Fasteners: Hot-dipped galvanized or stainless steel as required to penetrate minimum 1-1/4 inch into solid backing.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 18 of 25

PART 3 - EXECUTION

3.1 ROOF DRAINAGE SYSTEM INSTALLATION

- A. General: The building has new gutters and downspouts that are connected to the existing tight line drain system. Maintain and restore all roof drainage system components to original conditions when work is complete according to SMACNA recommendations.
- B. Downspouts: Join sections with 1-1/2-inch telescoping joints. Provide hex head screws to securely strap to building and downspouts; locate fasteners at top and bottom and at approximately 60-inches o.c. in between.
 - 1. Provide elbows at base of downspout to direct water away from building if no site drainage is present.
 - 2. Connect downspouts to underground drainage system if available.

3.2 FLASHING INSTALLATION

- A. General: Install sheet metal roof flashing and trim to comply with performance requirements and SMACNA's "Architectural Sheet Metal Manual." Provide concealed fasteners where possible, set units true to line, and level as indicated. Install work with laps, joints, and seams that will be permanently watertight.

END OF SECTION 07620

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 19 of 25

SECTION 09911 - EXTERIOR PAINTS AND COATINGS

PART 4 - GENERAL

4.1 SECTION INCLUDES

- A. Surface preparation and field painting of exposed exterior items and surfaces.
 - 1. Wood
 - a. Deck framing, handrails
 - b. Vertical wood trim.
 - c. Any previously painted wood
 - 2. Fiber Cement Siding & Trim
 - 3. Entry Doors
 - 4. Metal
 - a. Handrails
 - b. Entry Unit Doors
 - c. All previously painted metal
 - 5. Deck Coatings
 - a. Coatings for all decks
 - 6. Excluded
 - a. Vinyl Windows
 - b. Unpainted Foundations

4.2 REFERENCES

- A. ASTM D 16 - Standard Terminology Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D 3359 - Standard Test Methods for Measuring Adhesion by Tape Test.
- C. ASTM D 1653 - Standard Test Methods for Water Vapor Transmission of Organic Coating Films.
- D. ASTM E-96 - Standard Test Methods for Water Vapor Transmission of Materials.
- E. SSPC, The Society for Protective Coatings - Web Site <http://www.sspc.org>:
 - 1. SSPC-SP1 Solvent Cleaning.
 - 2. SSPC-SP2 Hand Tool Cleaning.
 - 3. SSPC-SP3 Power Tool Cleaning.
 - 4. SSPC-SP7 Brush-Off Blast Cleaning.
- F. PDCA Paint and Decorating Contractors of America - Web Site <http://www.pdca.org>:
 - 1. PDCA Standards P1 through P15

4.3 SUBMITTALS

- A. Product Data: Manufacturer's data sheets on each product to be used, including:
 - 1. Preparation instructions and recommendations.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 20 of 25
--

2. Storage and handling requirements and recommendations.

3. Installation methods.

B. Finish Schedule: Submit finish schedule including color information, gloss and model number for each type and color of finish specified.

C. Verification Samples: For each finish product specified, two samples, minimum size 6 inches square, representing actual product, color, and patterns.

4.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: All primary products specified in this section will be supplied by a single manufacturer with a minimum of ten years' experience.

B. Installer Qualifications: All products listed in this section are to be installed by a single installer with a minimum of five years demonstrated experience in installing finishes and coatings of the same type and scope as specified.

C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques, color, sheen and application workmanship.

1. Finish areas designated by Owner.

2. Finish two exterior doors for adhesion test purposes.

3. Do not proceed with remaining work until workmanship, color, and sheen are approved by Owner.

4. Refinish mock-up area as required to produce acceptable work.

5. Provide up to three color change mockups.

4.5 DELIVERY, STORAGE, AND HANDLING

A. Store products in manufacturer's unopened packaging until ready for installation.

B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

C. Take special safety precautions against hazards from toxic and flammable materials.

D. Place paint and solvent contaminated cloths and materials, subject to spontaneous combustion, in containers and remove from job site each day.

E. Keep open flame, electrical and static spark, and other ignition sources from flammable vapors and materials at all times.

4.6 PROJECT CONDITIONS

A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

B. Post "WET PAINT" signs during application and curing of all coatings that may be accessed by other trades or the public.

C. Post "NO SMOKING" signs during application and curing of solvent-based materials.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031
Page 21 of 25

4.7 COORDINATION

- A. Coordinate Work with other operations and installation of finished materials to avoid damage to installed materials.
- B. Do not apply coating materials until moisture or dust-producing work or other appearance or performance impairing construction activities have been completed.

4.8 WARRANTY

- A. At project closeout, provide to Owner an executed copy of the manufacturer's standard limited warranty against manufacturing defect, outlining its terms, conditions, and exclusions from coverage.
 - 1. Include final written approval from paint manufacturer's representative that the product has been applied in accordance with the manufacturer's instructions as required to obtain manufacturer's standard limited warranty.

PART 5 - PRODUCTS

5.1 MATERIALS

- A. Materials selected for coating systems for each type of surface shall be the product of a single manufacturer.
- B. Do not thin finish coats without the manufacturer's approval.
- C. Unsuitability of specified products: Claims concerning the unsuitability of any material specified or inability to satisfactorily produce the work will not be entertained, unless such claim is made in writing to Owner before work is started.
- D. The number of coats scheduled is minimum. Apply additional coats at no additional cost if necessary to completely hide base materials, produce uniform color, and provide satisfactory finishing result.

5.2 PAINT MANUFACTURERS

- A. Acceptable Manufacturer: Base Bid Specifications (See 03-Cascadian Exterior Paint Spec)
- B. The Sherwin-Williams Company
 - 1. Representative – Andrew Dickson
Phone: 253-258-1560
Email: andrew.dickson@sherwin.com
- C. Acceptable Manufacturer: Behr Paint Company, Santa Ana, California 92705.
- D. 1. Regional Accounts Manager: Jill Marlatt, 425.761.9077, jmarlatt@behr.com

5.3 DECK COATING

- A. Armorthane – ArmorThane STS-300
- B. Rhino Lining – Rhino Lining TuffGrip
- C. Include primer as recommended by the manufacturer selected.

SPECIFICATIONS

PART 6 - EXECUTION

6.1 EXAMINATION

- A. Examine surfaces scheduled to receive paint and finishes for conditions that will adversely affect execution, permanence or quality of work and which cannot be put into acceptable condition through preparatory work as included in Article 3.2 "Preparation ". Notify Owner in writing of any defects or conditions which will prevent a satisfactory installation.
- B. Examine surfaces scheduled to be finished prior to commencement of work. Report any condition that may effect proper application.
- C. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows;
 - 1. Concrete: 12 percent
 - 2. Portland Cement Plaster and Stucco: 12 percent
 - 3. Masonry (Clay and CMU): 12 percent
 - 4. Wood: 15 percent
 - 5. Gypsum Board: 12 percent
- D. Portland Cement Plaster Substrates: Verify that plaster is fully cured.
- E. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.
- F. Proceed with surface preparation and coating application only after unsatisfactory conditions have been corrected.
 - 1. Application of coating is construed as acceptance of surfaces and conditions.

6.2 PREPARATION

- A. Clean surfaces thoroughly prior to coating application.
- B. Masking: All masking over windows in occupied units shall be removed at the end of each workday.
- C. Do not start work until surfaces to be finished are in proper condition to produce finished surfaces of uniform, satisfactory appearance.
- D. Stains and Marks: Remove completely, if possible, using materials and methods recommended by coating manufacturer; cover stains and marks which cannot be completely removed with isolating primer or sealer recommended by coating manufacturer to prevent bleed-through.
- E. Remove Mildew, Algae, and Fungus using materials and methods recommended by coating manufacturers.
- F. Remove dust and loose particulate matter from surfaces to receive coatings immediately prior to coating application.
- G. Remove or protect adjacent hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, fabric canopies, and other items not indicated to receive coatings.
- H. Move or protect equipment and fixtures adjacent to surfaces indicated to receive coatings to allow application of coatings.
- I. Protect adjacent surfaces not indicated to receive coatings.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid

Contract Number: AW2502031 Page 23 of 25
--

- J. Prepare surfaces in accordance with manufacturer's instructions for specified coatings and indicated materials, using only methods and materials recommended by coating manufacturer.

6.3 SURFACE PREPARATION

- A. All surfaces to be painted shall be pressure washed.
- B. Mildew
 - 1. A solution of 1-part Jomax house cleaner and mildew killer concentrate and 1 part water will be applied by a low-pressure system such as:
 - a. Gallon pressure sprayer
 - b. Juice box
 - c. Very low-pressure airless sprayer with little or no “bounce back”.
 - 2. All surfaces will be wetted with this mildewcide solution, not just the most easily accessible. Do not allow this solution to dry before rinsing thoroughly with clean water.
- C. Metal: Pressure wash and then sand, wire brush, or scrape as necessary to remove excess rust scale and loose/peeling paint not removed initial cleaning. Prime all bare metal as soon as possible after preparation.
- D. All other surfaces: Pressure wash and scrape to remove dirt contaminants, dust, and loose/peeling paint to provide a smooth surface for paint application. Hammer all protruding nail heads flush with surface before painting. Prime all bare wood areas before applying the finish coat. Caulk any open miters or cracks in surface.
- E. Any debris or chemical residue on windows due to power wash operation will be removed by thoroughly rinsing the windows and surrounding trim. Due care is to be exercised around window seals to prevent damage. Protect all vehicles, other surfaces or plants which will not be receiving paint, but which might be harmed by chemical exposure. Temporary coverings are normally the preferred method.
- F. All washed surfaces will have at least two days of continuous drying time (no rain). Surfaces to be painted must have no more than 13% moisture content before priming and painting commences. Washing one day and painting the next is not acceptable.
- G. The Owner's Representative and paint manufacturer's representative shall inspect preparation prior to the application of paint finishes. Contractor will rework surfaces not properly prepared to receive paint finishes to the satisfaction of the either.

6.4 APPLICATION - GENERAL

- A. Apply each coat to uniform coating thickness in accordance with manufacturer's instructions, not exceeding manufacturer's specified maximum spread rate for indicated surface; thins, brush marks, roller marks, orange-peel, or other application imperfections are not permitted.
- B. Allow the manufacturer's specified drying time, and ensure correct coating adhesion, for each coat before applying the next coat.
- C. Inspect each coat before applying the next coat; touch-up surface imperfections with coating material, feathering, and sanding if required; touch-up areas to achieve flat, uniform surface without surface defects visible from 5 feet.

SPECIFICATIONS

Hampton Greens Apartments Structural Renovations – Building CC Rebid	Contract Number: AW2502031 Page 24 of 25
---	--

- D. Do not apply succeeding coat until Owner and paint manufacturer's representative has approved previous coat; only approved coats will be considered in determining number of coats applied.
- E. Remove dust and other foreign materials from substrate immediately prior to applying each coat.
- F. Where coating application abuts other materials or other coating colors, terminate coating with a clean sharp termination line without coating overlap.
- G. Where color changes occur between adjoining spaces, through framed openings that are of same color as adjoining surfaces, change color at outside top corner nearest to face of closed door.
- H. Re-prepare and re-coat unsatisfactory finishes; refinish entire area to corners or other natural terminations.
- I. Disconnect downspouts from building during application to ensure adequate coverage of trim or siding. Re attach immediately after application.
- J. Exterior Doors
 - 1. Exterior doors shall be painted in groups that allow a single Owner provided staff member to monitor for security.
 - 2. Doors shall be painted open and shall include painting of the hinge side (do not paint hinges or labels).
 - 3. Remove the weatherstripping prior to painting doors to ensure that doors may be secure immediately after painting.
 - 4. Replace weatherstripping when dry.

6.5 DECK COATINGS

- A. Deck coatings shall be installed in accordance with the manufacturer's written instructions.
- B. Apply primer and topcoats as directed by the manufacturer's representative.
- C. Apply thickness as recommended for plywood decking.

6.6 CLEANING

- A. Clean excess coating materials, and coating materials deposited on surfaces not indicated to receive coatings, as construction activities of this section progress; do not allow them to dry.
- B. Re-install hardware, electrical equipment plates, mechanical grilles and louvers, lighting fixture trim, and other items that have been removed to protect from contact with coatings.
- C. Reconnect equipment adjacent to surfaces indicated to receive coatings.
- D. Relocate to original position equipment and fixtures that have been moved to allow application of coatings.
- E. Remove protective materials.

6.7 PROTECTION

- A. Protect completed coating applications from damage by subsequent construction activities.
- B. Repair to Owner's acceptance coatings damaged by subsequent construction activities. Where repairs cannot be made to Owner's acceptance, re-apply finish coating to nearest adjacent change of surface plane, in both horizontal and vertical directions.

SPECIFICATIONS

**Hampton Greens Apartments
Structural Renovations – Building CC Rebid**

Contract Number: AW2502031
Page 25 of 25

6.8 PAINT SCHEDULE

- A. Finish surfaces in accordance with schedule. Catalog names and numbers refer to products as manufactured or distributed by the Behr Paint Company, Santa Ana, California 92705, except as otherwise specified by Architect.
- B. Provide paint finishes of even, uniform color, free from cloudy or mottled appearance. Properly correct non-complying work to satisfaction of Owner's representative and representative of the Behr Paint Company.
- C. Some colors, especially accent colors, may require multiple finish coats for adequate coverage and opacity.
- D. The specified number of primer and finish coats is minimum acceptable. If full coverage and opacity is not obtained with specified number of coats, apply additional coats as necessary to produce required finish.

6.9 COLORS

- A. Colors shall be selected from mockups and shall consist of a field color, trim color and door color.

END OF SECTION 09911

LEGEND

- 

SEWER MANHOLE
- 

CATCH BASIN TYPE I
- 

YARD DRAIN
- 

STORM DRAIN CLEANOUT
- 

YARD LIGHT
- 

POWER METER
- 

ROCKERY
- 

EVERGREEN TREE
- 

DECIDUOUS TREE
- 

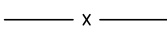
FIR
- 

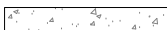
DECIDUOUS
- 

MAPLE
- 

FLOWLINE VERTICAL CURB
- 

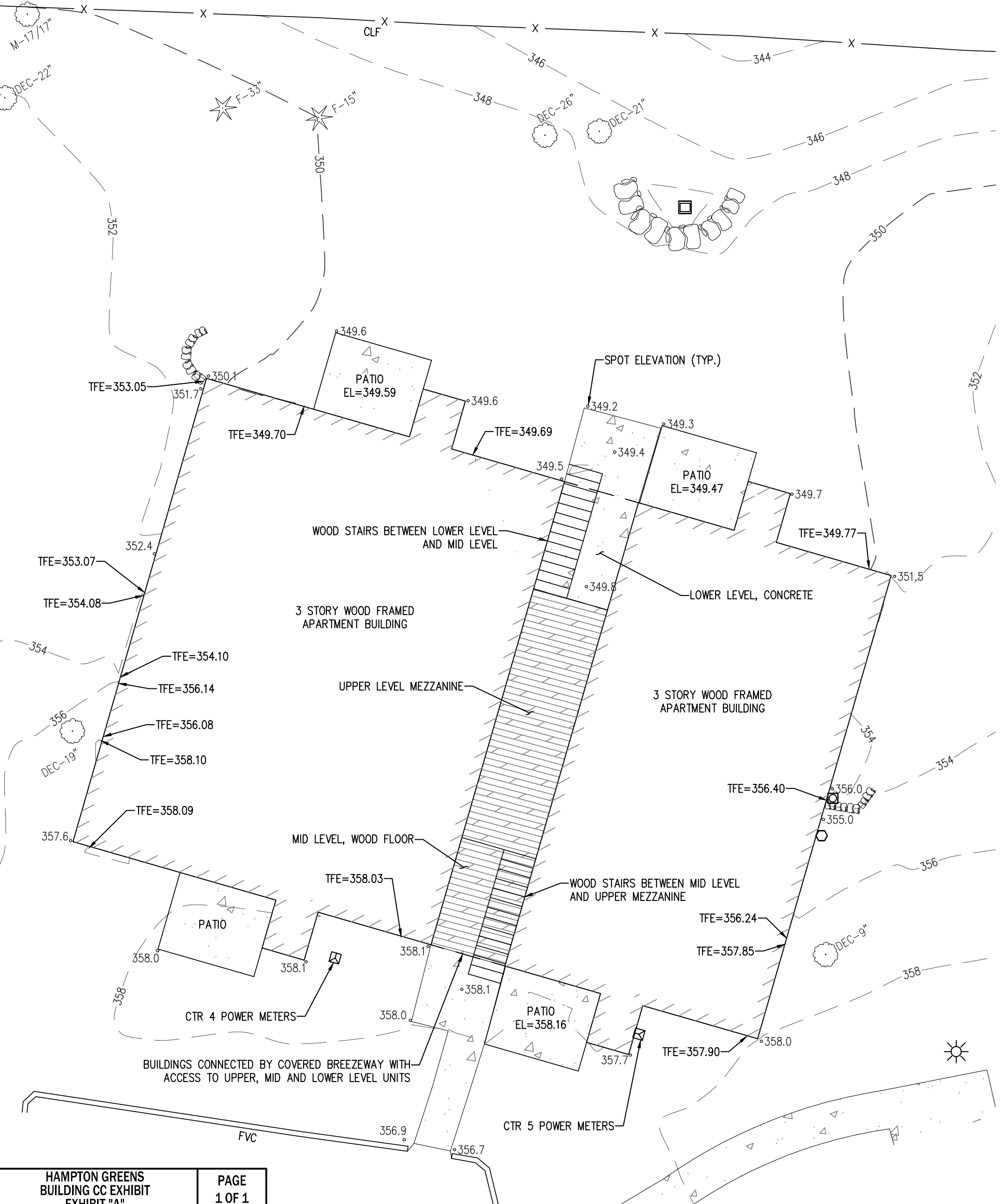
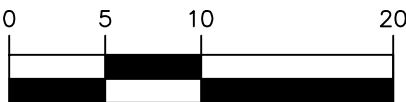
CHAIN LINK FENCE
- 

TOP OF FOUNDATION ELEVATION
- 

FENCE LINE
- 

CONCRETE

SCALE: 1" = 10'



HAMPTON GREENS APARTMENTS BUILDING CC FOUNDATION REPAIR

Bellevue, WA

Permit Correction Calculations



October 03, 2024

Multiple Simple Beam

Project File: hampton greens.ec6

LIC# : KW-06016108, Build:20.24.03.04

I.L. GROSS STRUCTURAL ENGINEERS

(c) ENERCALC INC 1983-2023

Description : Hampton Greens Floor Repair

Wood Beam Design : Floor Joists

Calculations per NDS 2018, IBC 2021, ASCE 7-16

BEAM Size : 2x12, Sawn, Fully Braced

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Beam self weight calculated and added to loads

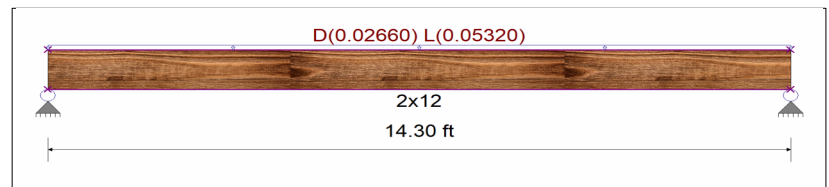
Unif Load: D = 0.020, L = 0.040 k/ft, Trib= 1.330 ft

Design Summary

Max fb/Fb Ratio = **0.899** : 1
 fb : Actual : 809.06 psi at 7.150 ft in Span # 1
 Fb : Allowable : 900.00 psi
 Load Comb : +D+L

Max fv/FvRatio = **0.257** : 1
 fv : Actual : 46.32 psi at 13.394 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	0.22		0.38				
Right Support	0.22		0.38				



Max Deflections

Transient Downward	0.177 in	Total Downward	0.277 in
Ratio	971	Ratio	619
	LC: L Only		LC: +D+L
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

Wood Beam Design : EX. (5) 2x12 BEAM

Calculations per NDS 2018, IBC 2021, ASCE 7-16

BEAM Size : 5-2x12, Sawn, Fully Braced

Using Allowable Stress Design with ASCE 7-16 Load Combinations, Major Axis Bending

Wood Species : Douglas Fir-Larch

Wood Grade : No.2

Fb - Tension	900.0 psi	Fc - Prll	1,350.0 psi	Fv	180.0 psi	Ebend- xx	1,600.0 ksi	Density	31.210 pcf
Fb - Compr	900.0 psi	Fc - Perp	625.0 psi	Ft	575.0 psi	Eminbend - xx	580.0 ksi		

Applied Loads

Beam self weight calculated and added to loads

Unif Load: D = 0.020, L = 0.10 k/ft, Trib= 4.0 ft

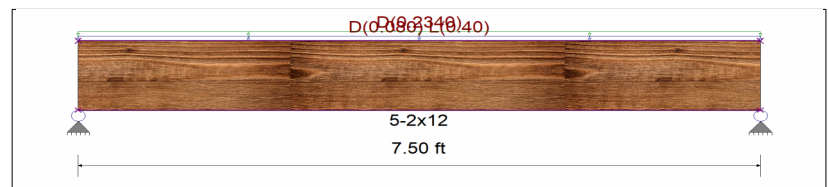
Unif Load: D = 0.2340 k/ft, Trib= 1.0 ft

Design Summary

Max fb/Fb Ratio = **0.434** : 1
 fb : Actual : 390.55 psi at 3.750 ft in Span # 1
 Fb : Allowable : 900.00 psi
 Load Comb : +D+L

Max fv/FvRatio = **0.204** : 1
 fv : Actual : 36.78 psi at 0.000 ft in Span # 1
 Fv : Allowable : 180.00 psi
 Load Comb : +D+L

Max Reactions (k)	D	Lr	L	S	W	E	H
Left Support	1.25		1.50				
Right Support	1.25		1.50				



Max Deflections

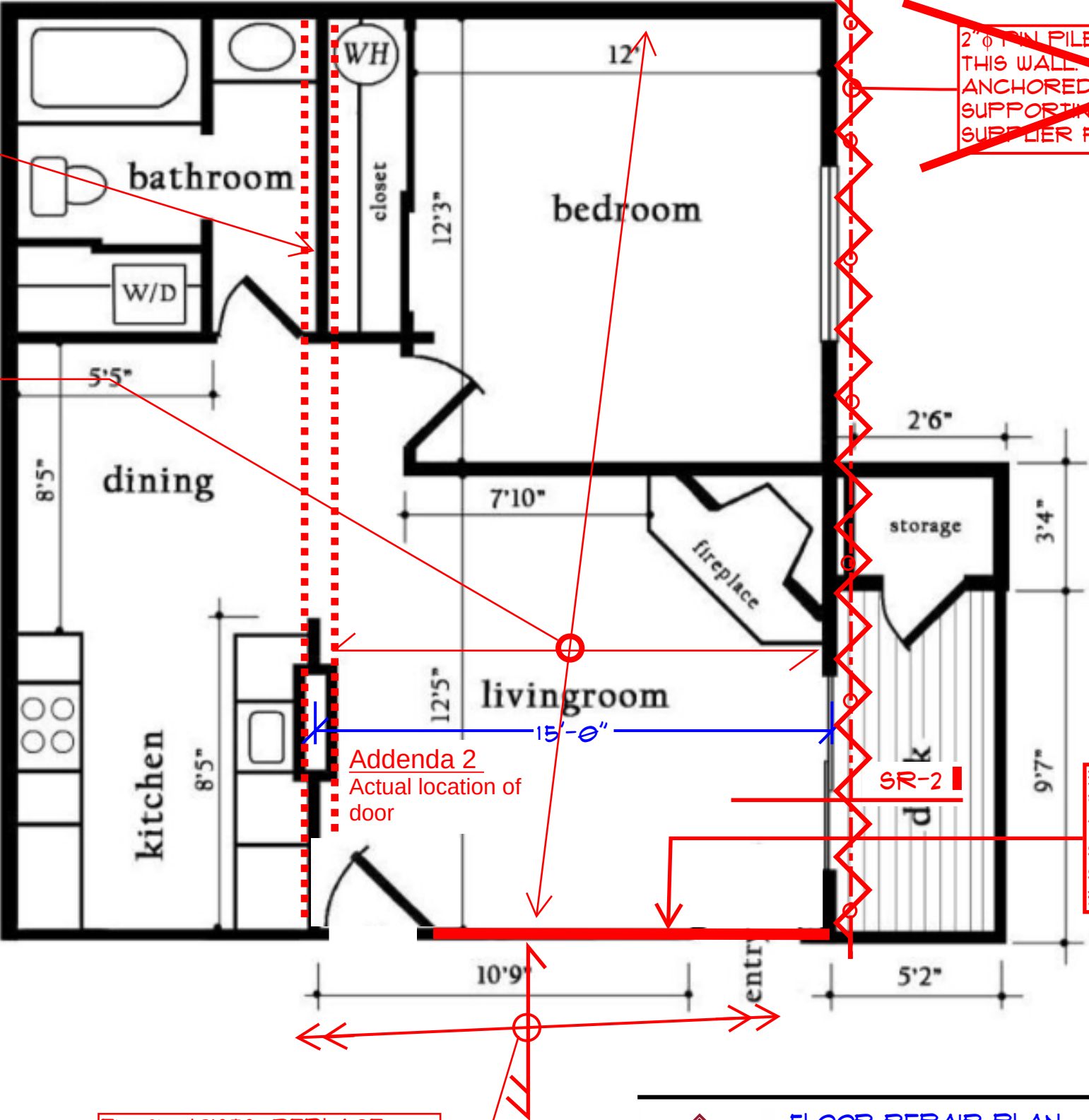
Transient Downward	0.020 in	Total Downward	0.037 in
Ratio	4476	Ratio	2445
	LC: L Only		LC: +D+L
Transient Upward	0.000 in	Total Upward	0.000 in
Ratio	9999	Ratio	9999
	LC:		LC:

BEARING WALL & FTG.
BELOW

EX. 2X12 DF#2 @ 16" OC - VERIFY &
CHECK FOR DRY ROT AT
SUPPORTS. REPLACE AS REQ'D.

Addendum 2
Pin pile work removed from scope

~~2"Ø PIN PILES @ 4'-0" OC ALONG
THIS WALL. W/ BUCKET SUPPORT
ANCHORED INTO STEM WALL OR
SUPPORTING FTG. TOE. SEE PILE
SUPPLIER FOR OPTIONS.~~



EX. 2X JOISTS. REPLACE
HANGERS W/ NEW LUS 2X1Ø
HANGERS

EX. BUILT-UP BEAM.
PROVIDE SIMPSON
1/4"Ø X 6" SDS
SCREWS @ 14" OC
STAGGERED TOP &
BOTTOM



I.L. GROSS
STRUCTURAL
ENGINEERS

FLOOR REPAIR PLAN

SHEET TITLE
HAMPTON GREENS
PROJECT
KCHA
CLIENT

AS NOTED

SCALE

DESIGNED BY
VM
CHECKED

7/05/23

DATE

SR-1

SHEET

Addenda 2

This is removed from scope.

REPLACE
CORRODED TOP
FLANGE HANGER
AS REQ'D

REPLACE
ROTTEN SILL PL
AS REQ'D

EXISTING WALL

SIMPSON H2.5A
EA. JOIST

EXCAVATE GRADE AS
REQ'D TO INSTALL
LEDGER

4X8 FT. LEDGER
W/ 5/8" ϕ
ALL-THREAD
DRILL & EPOXY
4.5", TYP.

PIN PILE &
BUCKET PER
PILE SUPPLIER

EX. FTG., VERIFY



I.L. GROSS
STRUCTURAL
ENGINEERS

FLOOR REPAIR DETAIL

SHEET TITLE

HAMPTON GREENS

PROJECT

KCHA

CLIENT

1-1/2"=1'-0"

SCALE

DESIGNED BY

VM

CHECKED

7/8/23

DATE

SR-2

SHEET

www.ilgross.com

GENERAL STRUCTURAL NOTES

(The following apply unless shown otherwise on the plans)

CRITERIA

1. ALL NEW MATERIALS, WORKMANSHIP, DESIGN, AND CONSTRUCTION FOR NEW SCOPE OF WORKS AREAS SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (2018 EDITION). EXISTING COMPONENTS AND STRUCTURAL SYSTEMS NOT RELATED TO THE NEW SCOPE OF WORK WERE NOT ANALYZED FOR CODE COMPLIANCE.
2. DESIGN LOADING CRITERIA
- | | |
|---|--------|
| ROOF LIVE LOAD (900) (REDUCIBLE, NOT INCLUDING DRIFT) | 25 PSF |
| FLOOR LIVE LOAD (RESIDENTIAL) | 40 PSF |
- DESIGN LOADING CRITERIA - DEAD LOADS
- | | |
|--|-----------|
| FLOOR DEAD LOAD (RESIDENTIAL FLOOR) | 20 PSF |
| WOOD FRAMED WALL DEAD LOAD (INTERIOR/EXTERIOR) | 10/12 PSF |
3. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ARCHITECTURAL AND ALL OTHER DISCIPLINES' DRAWINGS FOR BIDDING AND CONSTRUCTION. CONTRACTOR SHALL VERIFY DIMENSIONS AND CONDITIONS FOR COMPATIBILITY AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DISCREPANCIES: THE CONTRACTOR SHALL INFORM THE ENGINEER IN WRITING, DURING THE BIDDING PERIOD, OF ANY DISCREPANCIES OR OMISSIONS NOTED ON THE DRAWINGS OR IN THE SPECIFICATIONS OR OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO CODES, RULES AND REGULATIONS, UPON RECEIPT OF SUCH INFORMATION, THE ENGINEER WILL SEND WRITTEN INSTRUCTIONS TO ALL CONCERNED. ANY SUCH DISCREPANCY, OMISSION, OR VARIATION NOT REPORTED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, AND WORK SHALL BE PERFORMED IN A MANNER AS DIRECTED BY THE ENGINEER.
4. CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS, MEMBER SIZES, AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THE DRAWINGS ARE INTENDED AS GUIDELINES ONLY AND MUST BE FIELD VERIFIED BY THE CONTRACTOR OR THE CONTRACTOR'S SUBCONTRACTOR.
5. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR THE STRUCTURE AND STRUCTURAL COMPONENTS UNTIL ALL FINAL CONNECTIONS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE PLANS. ERECTION PLANS AND INSTALLATION OF SHORING SYSTEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND THE SHORING SUPPLIER. THE SHORING SHALL NOT BE SUPPORTING ON THE EXISTING STRUCTURE.
- CHANGES IN FIELD CONDITIONS DURING CONSTRUCTION WILL REQUIRE RE-EVALUATION BY THE CONTRACTOR AND THEIR SHORING INSTALLER.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS AND THE METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES REQUIRED TO PERFORM THE WORK.
7. CONTRACTOR-INITIATED CHANGES SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND STRUCTURAL ENGINEER FOR APPROVAL PRIOR TO FABRICATION OR CONSTRUCTION. CHANGES SHOWN ONLY ON SHOP DRAWINGS WILL NOT SATISFY THIS REQUIREMENT.
8. DRAWINGS INDICATE GENERAL AND TYPICAL DETAILS OF CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED BUT ARE OF SIMILAR CHARACTER TO DETAILS SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW AND APPROVAL BY THE ARCHITECT AND THE STRUCTURAL ENGINEER.
9. ALL STRUCTURAL SYSTEMS WHICH ARE TO BE COMPOSED OF FIELD ERECTED COMPONENTS SHALL BE SUPERVISED BY THE SUPPLIER DURING MANUFACTURING, DELIVERY, HANDLING, STORAGE AND ERECTION IN ACCORDANCE WITH INSTRUCTIONS PREPARED BY THE SUPPLIER.

INSPECTION

STRUCTURAL ELEMENTS	FREQUENCY OF INSPECTION	CODE REFERENCE
CONCRETE DRILLED AND EPOXYED BOLTS, RODS AND ANCHORS DRILLED AND EPOXYED REINFORCING	PERIODIC CONTINUOUS	IBC TABLE 1105.3 ITEM 4, ACI 318 11.8.2.4 IBC TABLE 1105.3 ITEM 4, ACI 318 11.8.2.4

SHALL BE SUPERVISED IN ACCORDANCE WITH SECTION 109, SECTION 1104, AND SECTION 1108 OF THE INTERNATIONAL BUILDING CODE AND THE PROJECT SPECIFICATIONS BY A QUALIFIED TESTING AGENCY DESIGNATED BY THE ARCHITECT. THE ARCHITECT, STRUCTURAL ENGINEER, AND BUILDING DEPARTMENT SHALL BE FURNISHED WITH COPIES OF ALL INSPECTION REPORTS AND TEST RESULTS.

GEOTECHNICAL

11. FOUNDATION AND SLAB NOTES: SUB-GRADE PREPARATION INCLUDING DRAINAGE, BACKFILL, EXCAVATION DEPTHS, COMPACTION, AND FILLING REQUIREMENTS, SHALL CONFORM STRICTLY WITH RECOMMENDATIONS GIVEN IN THE SOILS REPORT OR AS DIRECTED BY THE SOILS ENGINEER IN THE FIELD.

FOOTINGS SHALL BEAR ON SOLID UNDISTURBED EARTH (CONTROLLED, COMPACTED STRUCTURAL FILL OR BOTH) AT LEAST 18" BELOW LOWEST ADJACENT FINISHED GRADE. FOOTING DEPTHS/ELEVATIONS SHOWN ON PLANS (OR IN DETAILS) ARE MINIMUM AND FOR GUIDANCE ONLY. THE ACTUAL ELEVATIONS OF FOOTINGS MUST BE ESTABLISHED BY THE SOILS ENGINEER WORKING WITH THE CONTRACTOR IN THE FIELD.

CONTRACTOR SHALL PROVIDE THE SOILS REPORT TO ALL RELATED SUBCONTRACTORS FOR BIDDING AND CONSTRUCTION PURPOSES. CONTRACTOR AND ALL SUBCONTRACTORS SHALL THOROUGHLY REVIEW THE BELOW REFERENCED SOILS REPORT. EXCAVATION DEPTHS NOTED IN THE SOILS REPORT SHALL GOVERN OVER THE FOOTING DEPTHS SHOWN GRAPHICALLY ON THE STRUCTURAL DRAWINGS TO ACHIEVE THE ALLOWABLE BEARING PRESSURE REFERENCED BELOW.

CHANGE ORDERS WILL NOT BE ACCEPTED FOR EXCAVATIONS LESS THAN THE MINIMUM DEPTHS NOTED IN THE SOILS REPORT.

~~ALLOWABLE 2" DIAMETER DRIVEN PIPE PILE CAPACITY (COMPRESSION ONLY) = 3 TO 6 KIPS~~

SOILS REPORT REFERENCE: N-5

12. ~~FOUND. SLING INSPECTION BY THE SOILS ENGINEER SHALL BE PERFORMED DURING PLACEMENT. MAXIMUM PILE ECCENTRICITY SHALL BE 3" LATERALLY. PILE LENGTH INDICATED ON DRAWINGS IS ESTIMATED OR TYPICAL AND NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL PILE CAPS AND BEARING CAPS PRIOR TO DRILLING PILES.~~

RENOVATION

13. DEMOLITION: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE COMMENCING ANY DEMOLITION. SHORING SHALL BE INSTALLED TO SUPPORT EXISTING CONSTRUCTION AS REQUIRED AND IN A MANNER SUITABLE TO THE WORK SEQUENCES. EXISTING REINFORCING SHALL BE SAVED WHERE AND AS NOTED ON THE PLANS. SAW CUTTING, IF AND WHERE USED, SHALL NOT CUT EXISTING REINFORCING THAT IS TO BE SAVED. DEMOLITION DEBRIS SHALL NOT BE ALLOWED TO DAMAGE OR OVERLOAD THE EXISTING STRUCTURE. LIMIT CONSTRUCTION LOADING (INCLUDING DEMOLITION DEBRIS) ON EXISTING FLOOR SYSTEMS TO 40 PSF.

A. ALL NEW OPENINGS THROUGH EXISTING WALLS, SLABS AND BEAMS SHALL BE ACCOMPLISHED BY SAW CUTTING WHEREVER POSSIBLE.

B. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND LOCATION OF MEMBERS PRIOR TO CUTTING ANY OPENINGS.

C. SMALL ROUND OPENINGS SHALL BE ACCOMPLISHED BY CORE DRILLING, IF POSSIBLE.

D. WHERE NEW REINFORCING TERMINATES AT EXISTING CONCRETE, THREADED BARS INTO THREADED EXPANSION INSERTS IN EXISTING CONCRETE SHALL BE PROVIDED TO MATCH HORIZONTAL OR VERTICAL REINFORCING, UNLESS OTHERWISE NOTED ON PLANS.

14. CONTRACTOR SHALL CHECK FOR DRY-ROT AT ALL EXTERIOR WALLS, EXISTING TOILET ROOM FLOORS AND WALLS, AREAS SHOWING WATER STAINS, AND ALL WOOD MEMBERS IN BASEMENT AND CRAWL SPACES. ALL ROT SHALL BE REMOVED AND DAMAGED MEMBERS SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE STRUCTURAL ENGINEER OR ARCHITECT.

STEEL

15. STRUCTURAL STEEL DESIGN, FABRICATION AND ERECTION SHALL BE BASED ON THE AISC, "SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS," LATEST EDITION, PLUS ALL REFERENCED CODES.

16. STRUCTURAL STEEL SHALL CONFORM TO ASTM A992, FY = 50 KSI, FOR WIDE FLANGE SHAPES AND TO ASTM A36, FY = 36 KSI, FOR PLATES. MISCELLANEOUS ROLLED SHAPES AND ALL-THREAD RODS, STEEL PIPE SHALL CONFORM TO ASTM A193, TYPE E OR S, GRADE B, FY = 35 KSI. STRUCTURAL TUBING (486 ROUND, SQUARE OR RECTANGULAR TUBES) SHALL CONFORM TO ASTM A500, GRADE B, WITH FY = 46 KSI FOR RECTANGULAR/SQUARE SECTIONS AND GRADE C WITH FY = 42 KSI FOR ROUND SECTIONS. ANCHOR BOLTS SHALL CONFORM TO ASTM F884, GRADE 36 TYPICAL AND GRADE 109 FOR HIGH-STRENGTH ANCHOR BOLTS (WITH 3X3X10 PLATE WASHER AND DOUBLE NUT). HIGH-STRENGTH CONNECTION BOLTS SHALL CONFORM TO ASTM A325-X. COMMON BOLTS SHALL CONFORM TO ASTM A307, GRADE A. HIGH STRENGTH ALL-THREAD ROD SHALL CONFORM TO ASTM A323, GRADE B1. ALL STRUCTURAL STEEL FULLY EXPOSED TO WEATHER OR DISSIMILAR METALS SHALL BE HOT-DIPPED GALVANIZED TO MEET ASTM A153 OR ASTM A153 STANDARDS. ALTERNATE RUST-INHIBITIVE COATINGS MAY BE SUBMITTED TO THE ARCHITECT & STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL.

17. ALL WELDING SHALL BE IN CONFORMANCE WITH AISC AND AWS STANDARDS AND SHALL BE PERFORMED BY WABO, CERTIFIED WELDERS USING E70XX ELECTRODES. ONLY PRE-QUALIFIED WELDS (AS DEFINED BY AWS) SHALL BE USED. WELDING OF GRADE 60 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING LOW HYDROGEN ELECTRODES. WELDING OF GRADE 40 REINFORCING BARS (IF REQUIRED) SHALL BE PERFORMED USING E70XX ELECTRODES. SEE REINFORCING NOTE FOR MATERIAL REQUIREMENTS OF WELDED BARS. NOTE: NO WELDING IS TO TAKE PLACE WITHIN 24" OF HARDENED EPOXY NOR WITHIN 4" OF COLD BENDS IN REINFORCING STEEL. FABRICATION AND WELDING OF STRUCTURAL STEEL TAKING PLACE IN THE FABRICATORS SHOP SHALL BE SPECIAL INSPECTED PER GENERAL NOTE # 13. CONTRACTOR SHALL SUBMIT INSPECTION REPORTS AND CERTIFICATE OF COMPLIANCE TO THE CITY FOR REVIEW.

ALL WELDS SHALL BE VISUALLY TESTED BY A QUALIFIED INSPECTOR. IN ADDITION ALL COMPLETE PENETRATION WELDS SHALL BE TESTED USING THE ULTRASONIC METHOD AT THE PLANT OR SITE BY A QUALIFIED INSPECTOR. VERIFY LOCATIONS WITH THE STRUCTURAL ENGINEER WHERE ULTRASONIC TESTING IS REQUIRED FOR PARTIAL PENETRATION WELDS.

ALL WELDS NOTED AS "DEMAND CRITICAL" ON THE DRAWINGS SHALL BE MADE WITH FILLER MATERIAL CAPABLE OF PROVIDING A MINIMUM C/V TOUNESS OF 40 FT-LB AT 10 DEGREES AS DETERMINED BY ASCE 34-05, APPENDIX 'X' OR OTHER APPROVED METHOD.

WOOD

18. FRAMING LUMBER SHALL BE KILN DRIED, AND GRADED AND MARKED IN CONFORMANCE WITH UCLB, STANDARD GRADING RULES FOR WEST COAST LUMBER NO. 16, LATEST EDITION. FURNISH TO THE FOLLOWING MINIMUM STANDARDS, UNLESS OTHERWISE NOTED ON THE PLANS:

JOISTS: (2 X MEMBERS) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB = 3000 PSI

(3 X AND 4 X MEMBERS) DOUG FIR #1
MINIMUM BASIC DESIGN STRESS, FB = 10000 PSI

BEAMS AND STRINGERS: (INCLUDING 6 X 10 AND LARGER MEMBERS) DOUG FIR #1
MINIMUM BASIC DESIGN STRESS, FB = 13500 PSI

POSTS AND TIMBERS: (6 X 6 AND LARGER) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB = 1500 PSI

PLATES & MISCELLANEOUS LIGHT FRAMING: DOUG FIR STUD GRADE
MINIMUM BASIC DESIGN STRESS, FB = 1000 PSI

BOLTED FRAMING, NAILERS, LEDGERS, AND PLATES DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB = 3000 PSI

FRAMING MEMBERS NOTED AS PRESSURE TREATED (PT) (LEDGERS, STUDS, POSTS, JOISTS & BEAMS) HEM FIR #2
MINIMUM BASIC DESIGN STRESS, FB = 8500 PSI

PLATES AT ALL STRUCTURAL WALLS (INCL. FT & CONC) DOUG FIR #2
MINIMUM BASIC DESIGN STRESS, FB = 3000 PSI

19. PLYWOOD AND OSB SHEATHING SHALL BE GRADE C-D, EXTERIOR GLUE OR STRUCTURAL II, EXTERIOR GLUE IN CONFORMANCE WITH DOC PSI AND DOC PS2. SEE PLANS FOR THICKNESS, PANEL IDENTIFICATION INDEX AND NAILING REQUIREMENTS.

20. ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN DIRECT CONTACT WITH SOIL SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUATERNARY (ACQ). ALL WOOD MEMBERS (INCLUDING PLATES) IN DIRECT CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED WITH SODIUM BORATE (SEK).

ALL METAL CONNECTORS IN CONTACT WITH ACQ PRESSURE-TREATED LUMBER SHALL BE TYPE 304 OR 316 STAINLESS STEEL. THIS INCLUDES WASHERS, SCREWS, NAILS, HANGERS, AND ANY OTHER MISCELLANEOUS LT. GAGE METAL CONNECTORS. WHERE ACQ LUMBER IS USED IN INTERIOR CONDITIONS, G88 "HOT-DIP" GALVANIZED TO 125 OUNCES PER SQUARE FOOT. METAL CONNECTORS MAY BE USED IN LIEU OF STAINLESS STEEL. METAL CONNECTORS 1/2" THICK OR GREATER NEED NOT BE GALVANIZED FOR INTERIOR USE. METAL CONNECTORS 1/2" THICK PLUS ARE TO BE GALVANIZED FOR EXTERIOR USE, UNLESS SPECIFIED OTHERWISE BY THE ARCHITECT.

21. TIMBER CONNECTORS CALLED OUT BY LETTERS AND NUMBERS SHALL BE "STRONG-TIE" BY SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO-C-1001. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. CONNECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. WHERE CONNECTOR STRAPS CONNECT TWO MEMBERS, PLACE ONE-HALF OF THE NAILS OR BOLTS IN EACH MEMBER. ALL BOLTS IN WOOD MEMBERS SHALL CONFORM TO ASTM A307. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD, UNLESS NOTED OTHERWISE. ALL NAILS SHALL BE COMMON. ALL SHIMS SHALL BE SEASONED AND DRIED AND THE SAME GRADE (MINIMUM) AS MEMBERS CONNECTED.

ALL JOISTS SHALL BE CONNECTED TO FLUSH BEAMS WITH "U" SERIES JOIST HANGERS. ALL DOUBLE JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS. ALL TRIPLE-JOIST BEAMS SHALL BE CONNECTED TO FLUSH BEAMS WITH "HU" SERIES JOIST HANGERS.

22. HOLD-DOWNS CALLED OUT BY LETTERS "HDU" AND "HD" ARE MANUFACTURED BY THE SIMPSON COMPANY, AS SPECIFIED IN THEIR CATALOG NO-C-1001. EQUIVALENT DEVICES BY OTHER MANUFACTURERS MAY BE SUBSTITUTED, PROVIDED THEY HAVE ICC APPROVAL FOR EQUAL OR GREATER LOAD CAPACITIES. EACH SIMPSON HOLD-DOWN SHALL BE BOLTED TO A MINIMUM OF (2) STUDS. SEE SCHEDULE ON PLANS FOR FURTHER STUD REQUIREMENTS. PROVIDE NUMBER AND SIZE OF FASTENERS AS SPECIFIED BY MANUFACTURER. ALL HOLD-DOWNS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

23. WOOD FRAMING NOTES-- THE FOLLOWING APPLY UNLESS OTHERWISE SHOWN ON THE PLANS:

- A. ALL WOOD FRAMING DETAILS NOT SHOWN OTHERWISE SHALL BE CONSTRUCTED TO THE MINIMUM STANDARDS OF THE INTERNATIONAL BUILDING CODE. MINIMUM NAILING, UNLESS OTHERWISE NOTED, SHALL CONFORM TO TABLE 2304.101 OF THE INTERNATIONAL BUILDING CODE. UNLESS NOTED OTHERWISE, ALL NAILS SHALL BE COMMON. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH MECHANICAL AND ARCHITECTURAL DRAWINGS. PROVIDE WASHERS UNDER THE HEADS AND NUTS OF ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

- B. WALL FRAMING: ALL STUD WALLS SHOWN AND NOT OTHERWISE NOTED SHALL BE 2 X 4 STUDS @ 16" O.C. AT INTERIOR WALLS AND 2 X 6 @ 16" O.C. AT EXTERIOR WALLS. TWO STUDS MINIMUM SHALL BE PROVIDED AT THE END OF ALL WALLS AND AT EACH SIDE OF ALL OPENINGS. TWO 2 X 8 HEADERS SHALL BE PROVIDED OVER ALL OPENINGS NOT OTHERWISE NOTED. SOLID BLOCKING FOR WOOD COLUMNS SHALL BE PROVIDED THROUGH FLOORS TO SUPPORTS BELOW. PROVIDE CONTINUOUS SOLID BLOCKING AT MID-HEIGHT OF ALL STUD WALLS LESS THAN OR EQUAL TO 8' IN HEIGHT. FOR HEIGHTS 8'-8', PROVIDE CONTINUOUS SOLID BLOCKING AT 4'-8" O.C.

ALL STUD WALLS ATTACHED TO CONCRETE FOUNDATION WALLS SHALL HAVE THEIR LOWER WOOD PLATES BOLTED WITH 5/8" DIAMETER ANCHOR BOLTS @ 6'-0" O.C. WITH 3' X 3' X 1/4" SQUARE WASHERS OR 3" DIAMETER ROUND WASHERS UNLESS OTHERWISE NOTED. LAYOUT OF WALL PLATES, STUDS, AND ANCHORS SHALL CONFORM TO THE REQUIREMENTS OF SECTION 2308.6 OF THE 2018 IBC. ALL GILL PLATE PIECES SHALL HAVE A MINIMUM OF TWO ANCHOR BOLTS EMBEDDED INTO CONCRETE, WITH THE FIRST ANCHOR BOLT LOCATED NOT MORE THAN 12" FROM THE END OF THE PLATE, AND NO CLOSER THAN 4" TO THE END. ALL STUD WALLS SHALL HAVE THEIR LOWER WOOD PLATES ATTACHED TO WOOD FRAMING BELOW WITH 16D NAILS AT 12" O.C. STAGGERED. UNLESS INDICATED OTHERWISE, INDIVIDUAL MEMBERS OF BUILT-UP PARTS SHALL BE NAILED TO EACH OTHER WITH 16D @ 12" O.C. STAGGERED. REFER TO THE PLANS AND SHEAR WALL SCHEDULE FOR REQUIRED SHEATHING AND NAILING. WHEN NOT OTHERWISE NOTED, PROVIDE GYPSUM WALLBOARD ON INTERIOR SURFACES AND GYPSUM SHEATHING ON EXTERIOR SURFACES NAILED TO ALL STUDS, TOP AND BOTTOM PLATES AND BLOCKING WITH NAILS AT 1" O.C. USE 5D COOLER NAILS FOR 1/2" GUS AND 6D COOLER NAILS FOR 5/8" GUS. USE #1 GAUGE, 1-3/4" LONG, 1/16" HEAD, DIAMOND POINT, GALVANIZED NAILS FOR EXTERIOR SHEATHING.

- C. FLOOR AND ROOF FRAMING: PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS THAT EXTEND MORE THAN ONE-HALF OF THE JOIST LENGTH AND AROUND ALL OPENINGS IN FLOORS OR ROOFS UNLESS OTHERWISE NOTED. PROVIDE BRIDGGS @ 8' O.C. AND SOLID BLOCKING AT ALL BEARING POINTS. COORDINATE THE SIZE AND LOCATION OF ALL OPENINGS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.

TOENAIL JOISTS TO SUPPORTS WITH TWO 16D NAILS. ATTACH TIMBER JOISTS TO FLUSH HEADERS OR BEAMS WITH SIMPSON METAL JOIST HANGERS IN ACCORDANCE WITH NOTES ABOVE. NAIL ALL MULTI-JOIST BEAMS TOGETHER WITH 16D @ 12" O.C. STAGGERED.

UNLESS OTHERWISE NOTED ON THE PLANS, PLYWOOD ROOF AND FLOOR SHEATHING SHALL BE LAID UP WITH GRAIN PERPENDICULAR TO SUPPORTS AND NAILED WITH 8D NAILS @ 6" O.C. TO FRAMED PANEL EDGES AND OVER STUD WALLS AS SHOWN ON PLANS AND @ 12" O.C. (10" O.C. AT FLOORS) TO INTERMEDIATE SUPPORTS. PROVIDE APPROVED PLYWOOD EDGE CLIPS CENTERED BETWEEN ROOF JOISTS/TRUSSES AT UNBLOCKED ROOF SHEATHING EDGES OR PROVIDE SOLID BLOCKING AT BLOCKED FLOOR AND ROOF DIAPHRAGMS. INSTALL FLAT 2X BLOCKING AT ALL UNFRAMED PANEL EDGES AND NAIL WITH EDGE NAILING SPECIFIED. TOENAIL BLOCKING TO PLATE WITH 16D @ 12" O.C. OR (2) 16D EACH END AT SUPPORTS UNLESS OTHERWISE NOTED. AT UNBLOCKED DIAPHRAGMS, ALL FLOOR SHEATHING EDGES SHALL HAVE APPROVED TONGUE-AND-GROOVE JOINTS AT UNBLOCKED EDGES OR SHALL BE SUPPORTED WITH SOLID BLOCKING.

- D. NAILING: MINIMUM NAIL DIAMETER AND LENGTH SHALL BE AS FOLLOWS:
- | SHEATHING NAILS | NAIL SIZE ON DRAWINGS OR DETAILS | DIAMETER AND LENGTH |
|-----------------|----------------------------------|---------------------|
| | 8D | 0.131" X 2 1/2" |
| | 10D | 0.148" X 2 1/2" |
| FRAMING NAILS | 8D | 0.131" X 2 1/2" |
| | 10D | 0.148" X 3" |
| | 16D | 0.161" X 3 1/2" |



I.L. GROSS
STRUCTURAL
ENGINEERS

23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263

Ph: (206) 623-0769, (425) 640-7333

www.ilgross.com



04/2024

HAMPTON GREENS
BUILDING CC
4747 148th Ave NE
Bellevue, WA 98007

REVISIONS

NO. DATE DESCRIPTION

1 10/02/24 PERMIT CORRECTIONS

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30



23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263
Ph: (206) 623-0769, (425) 640-7333
www.ilgross.com



**HAMPTON GREENS
BUILDING CC**
4747 148th Ave NE
Bellevue, WA 98007

REVISIONS

NO	DATE	DESCRIPTION
1	10/02/24	PERMIT CORRECTIONS

TITLE

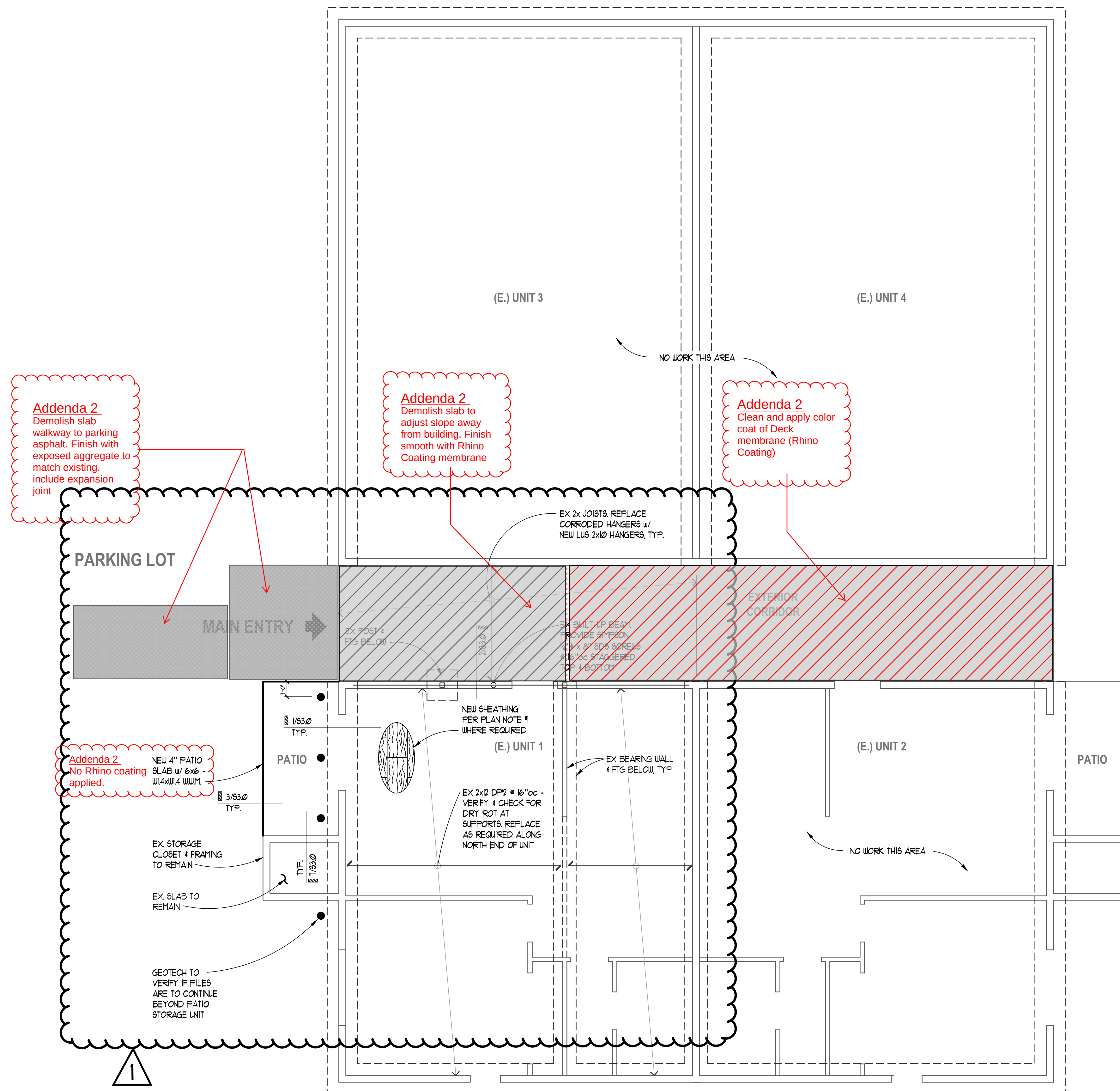
GROUND FLOOR FRAMING PLAN

DESIGNED	VM
DRAWN	KMH
CHECKED	VM
DATE	04/24/2024
JOB NUMBER	

SHEET NO.

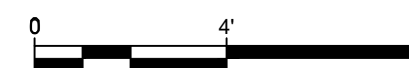
S2.0

JURISDICTION REVIEW



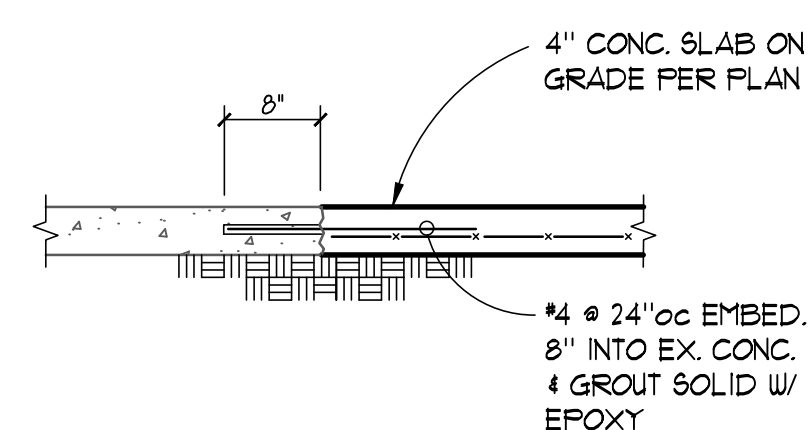
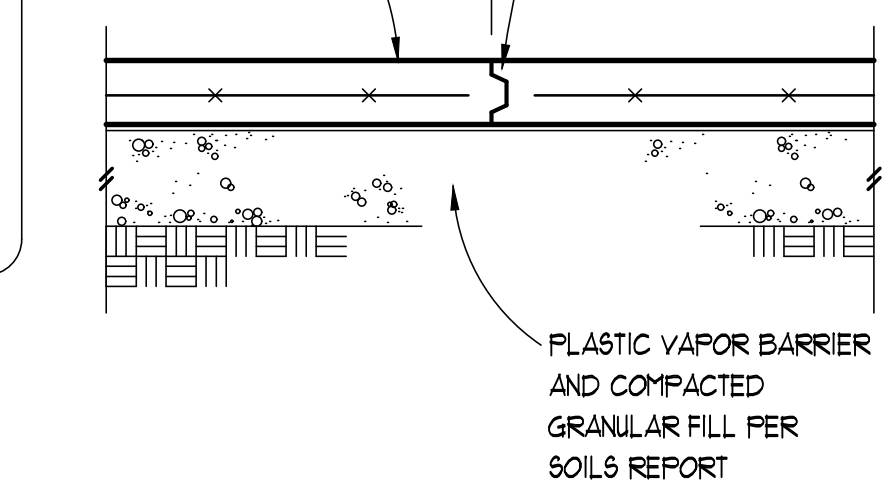
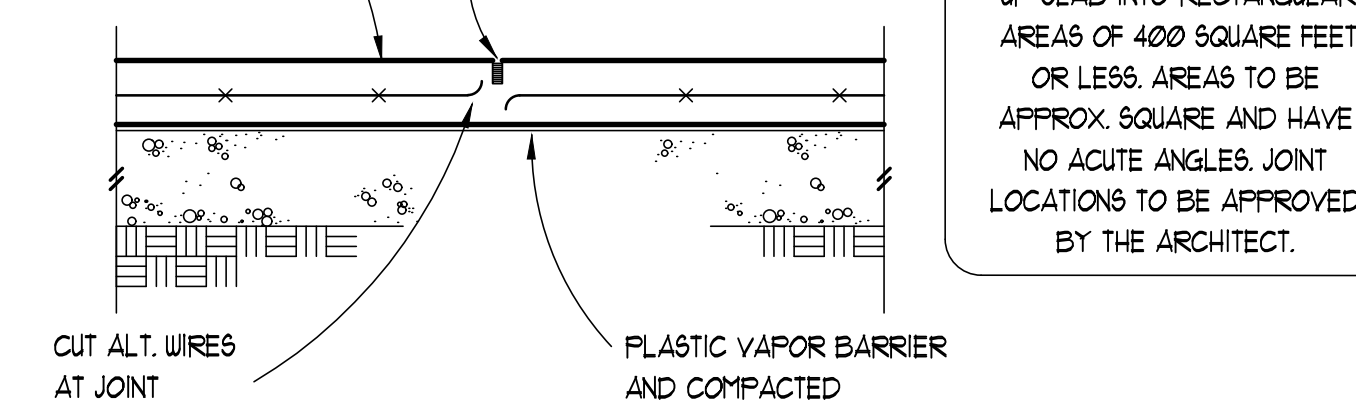
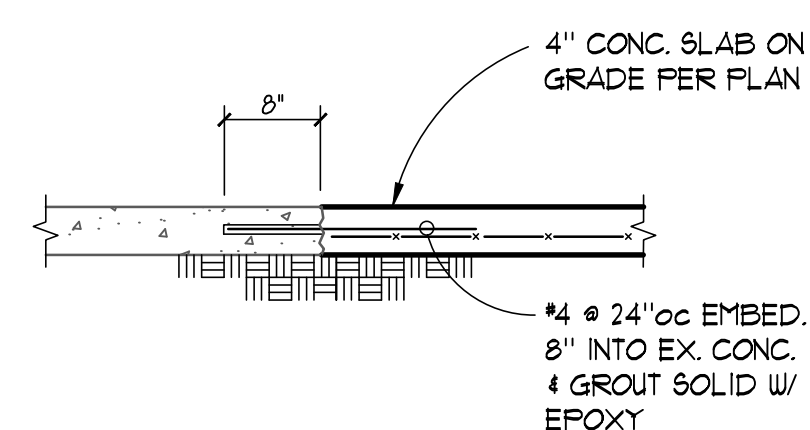
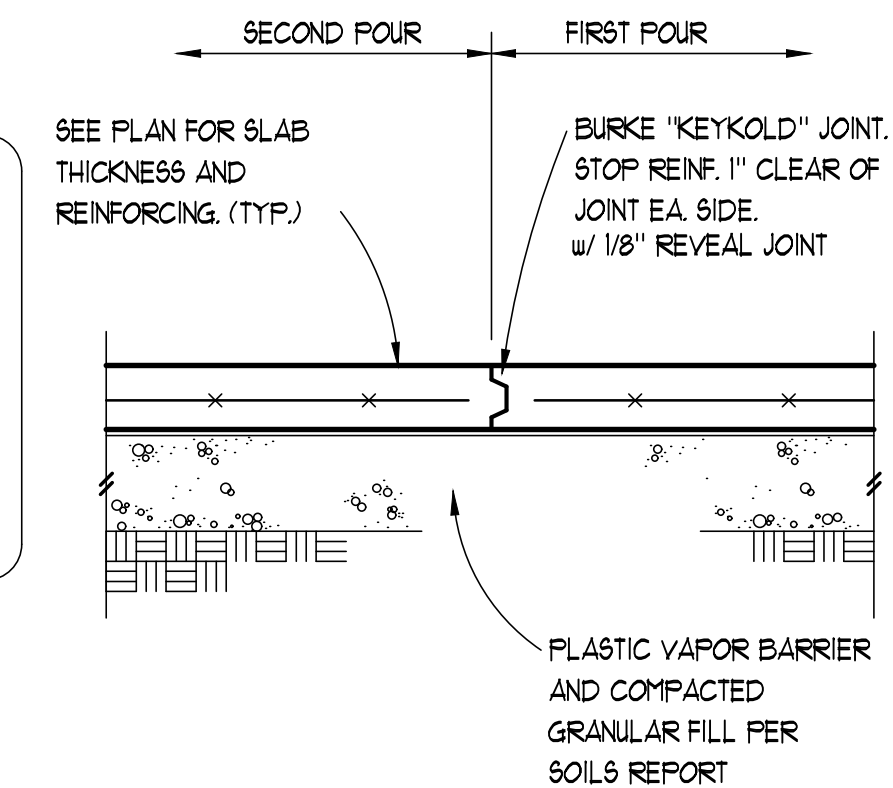
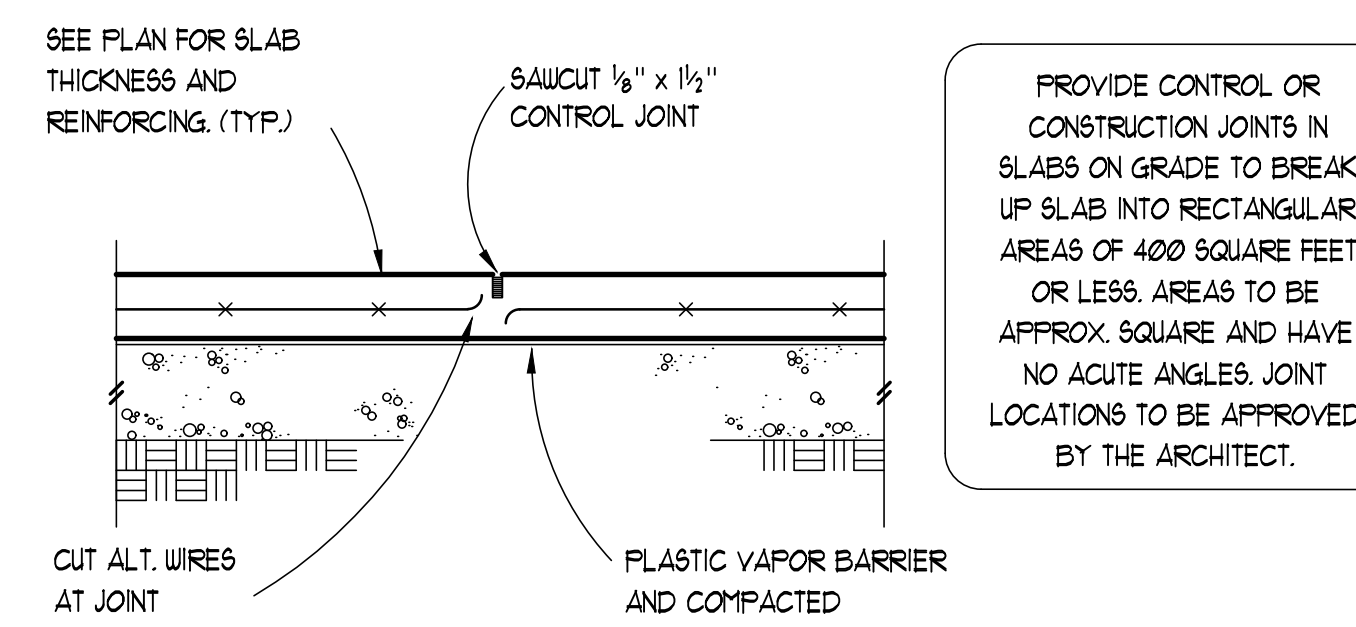
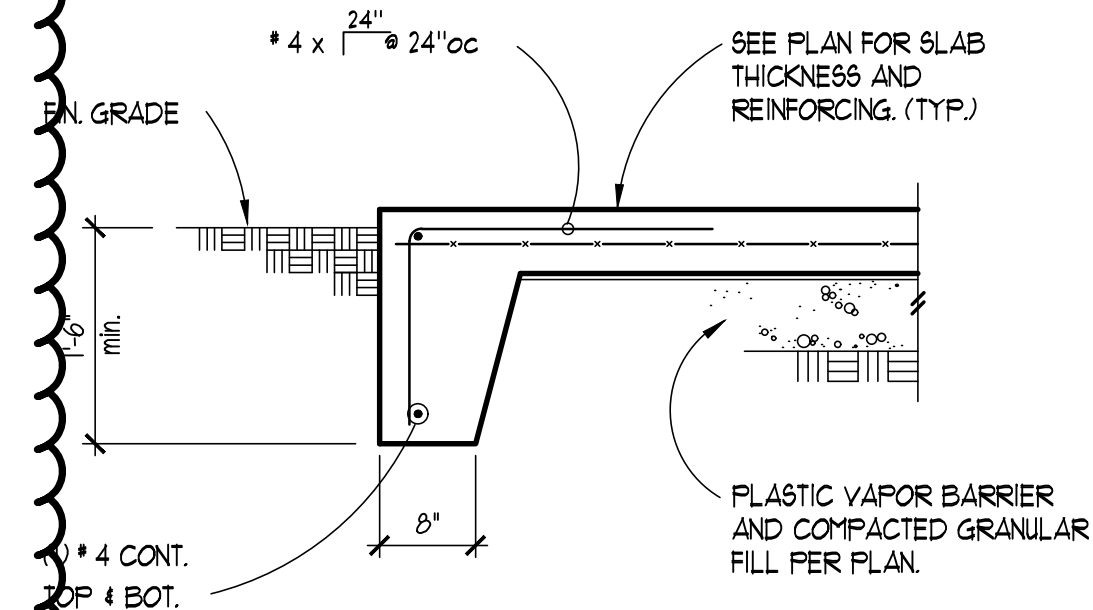
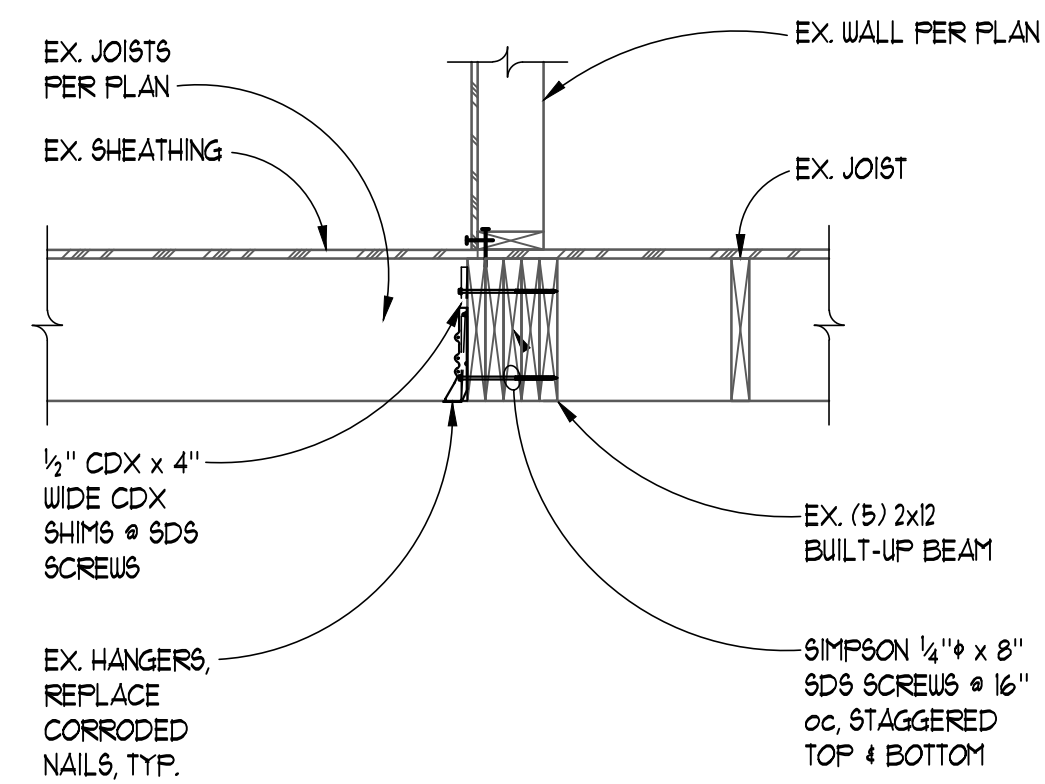
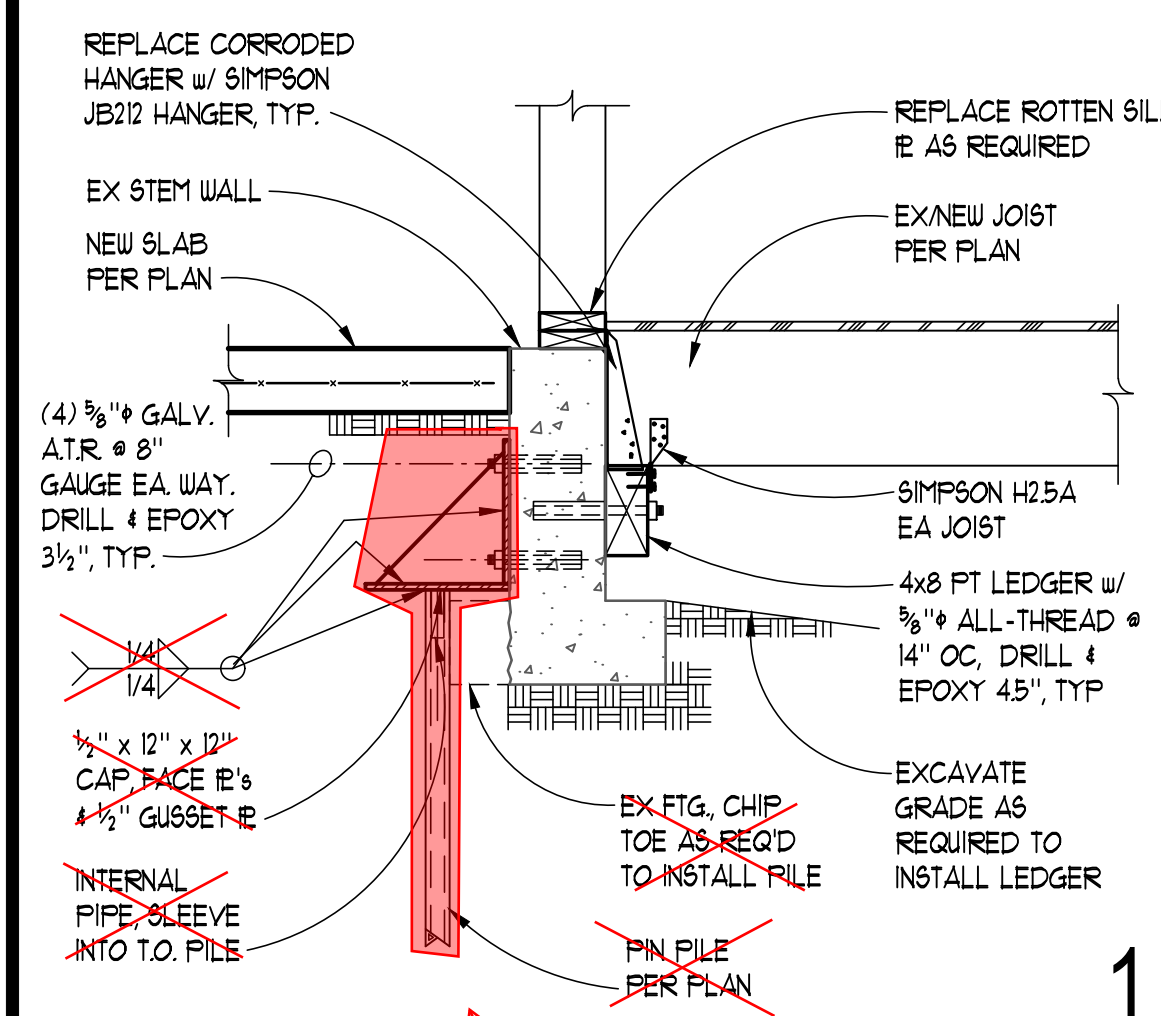
GROUND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PLAN NOTES

1.  INDICATES 2" x SCHEDULE 80 PIN FILE @ 4'-0"oc, U.O.N.
2. NEW FLOOR DIAPHRAGM SHALL BE 3/4" CDX PLYWOOD WITH MIN. PANEL INDEX OF 3216, NAILLED WITH Ø148 x 3" NAILS AT :
6"oc AT ALL DIAPHRAGM BOUNDARIES AND SHEAR WALLS
6"oc AT ALL PANEL EDGES (BLOCKING REQUIRED)
12"oc AT FIELD
3.  INDICATES SPAN DIRECTION AND EXTENT OF FLOOR JOISTS PER PLAN.
4. _____ INDICATES BEAM OR HEADER PER PLAN.
5. - - - - - INDICATES WALL BELOW



I.L. GROSS
STRUCTURAL
ENGINEERS

23914 56th Avenue W. ~ Suite 200
Mountlake Terrace, WA 98043-5263
Ph: (206) 623-0769, (425) 640-7333
www.ilgross.com



0470

**HAMPTON GREENS
BUILDING CC**
4747 148th Ave NE
Bellevue, WA 98007

[illegible]

TITLE

TYPICAL CONCRETE DETAILS

DESIGNED	VM
DRAWN	KMH
CHECKED	VM
DATE	04/24/2024
JOB NUMBER	

SHEET NO.

S3.0

JURISDICTION REVIEW

17

18

19

20



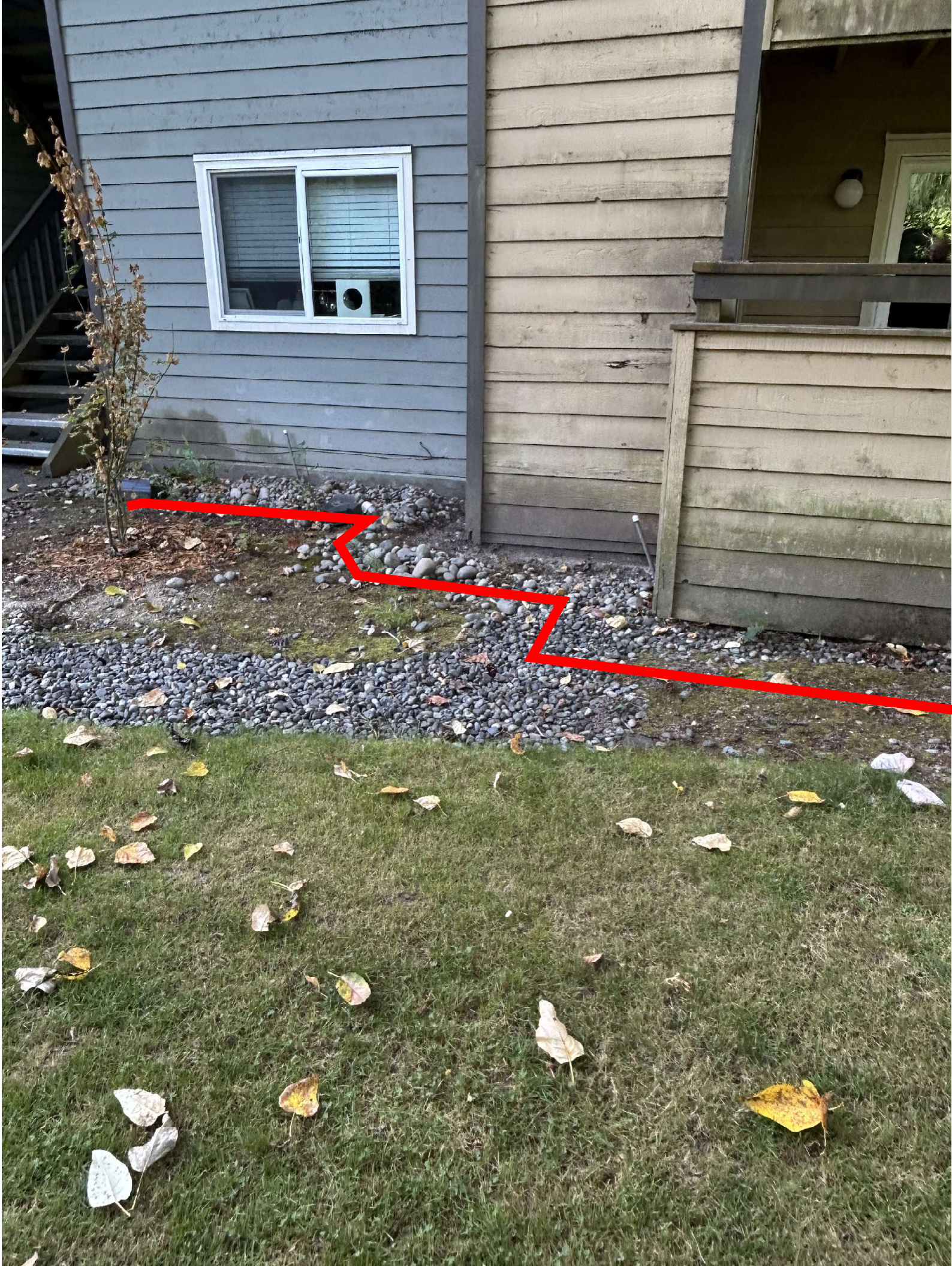
Addendum 2

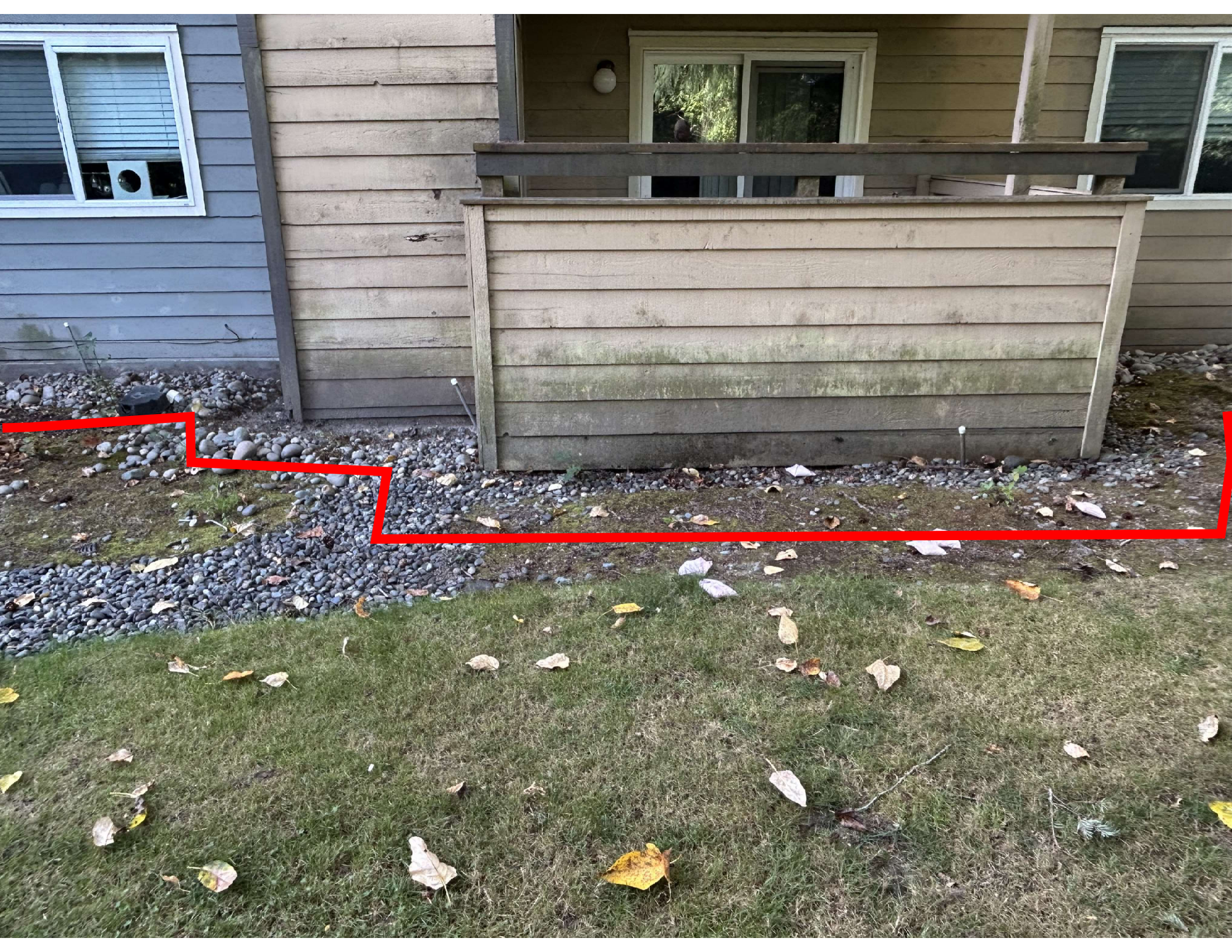
excavate to footing for French drain. Backfill and slope grade away from building a minimum of 2'. Slope grade to existing landscape line where possible. Re-install all drop-offs like existing as to not expose more than 6" of foundation.









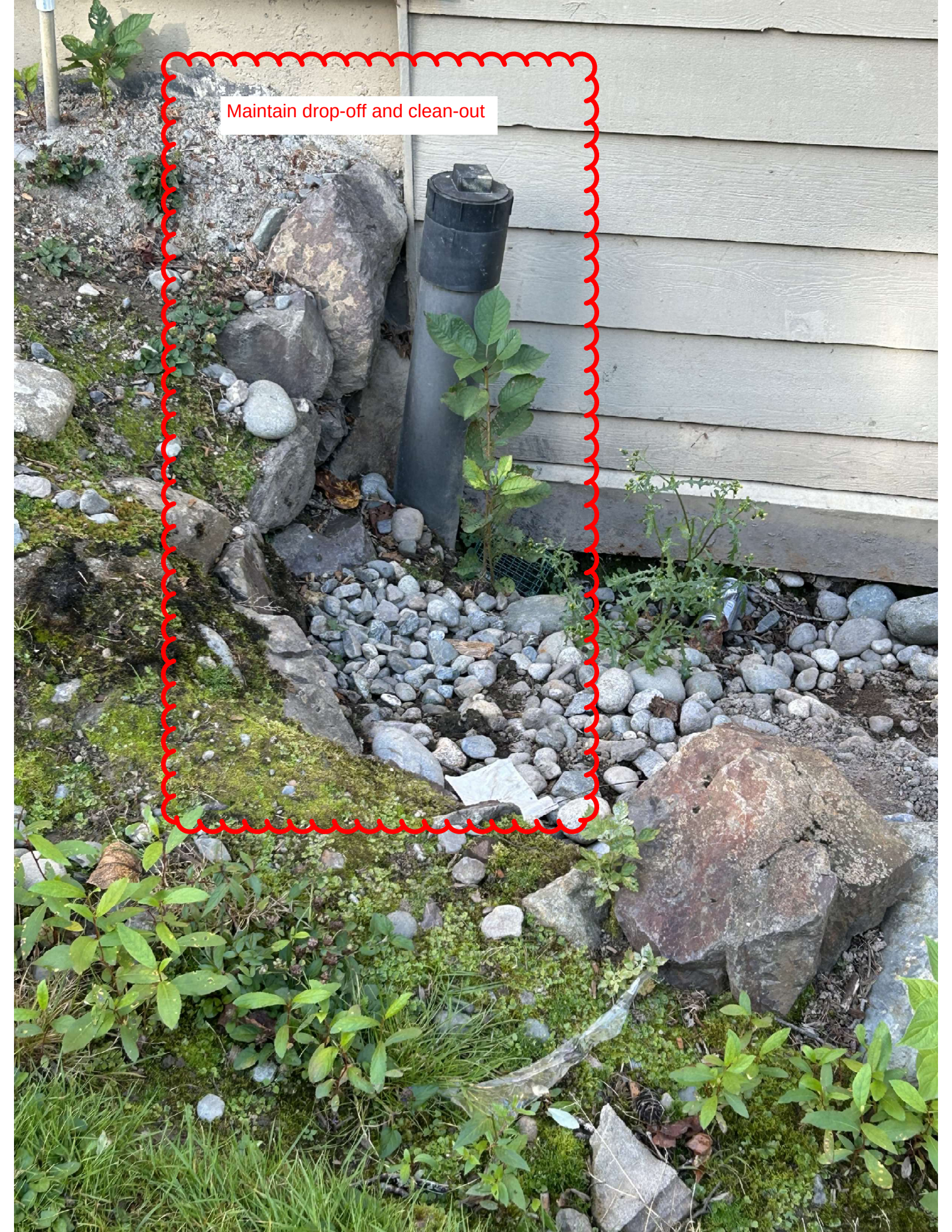




Do not disturb
concrete slab for
grading







Maintain drop-off and clean-out







Addendum 2

Demo and remove exposed aggregate slab. Pour new slab to match existing with slope away from building toward parking lot.

Addendum 2

Demo and remove slab. Frame and pour new slab with slope away from building toward parking lot. Coat new and existing slab with new deck coating.



Addendum 2

Deck to be removed and re poured
with proper slope away from building.





Addendum 2
landscape line when
grading when possible.

Addendum 2

Follow landscape line when
grading when possible.



Addendum 2
Follow landscape line when
grading when possible.

