GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

APRIL 2025

SHEET INDEX

PROJECT OWNER

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CIVIL ENGINEER

HARPER HOUF PETERSON RIGHELLIS INC.
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STRUCTURAL ENGINEER

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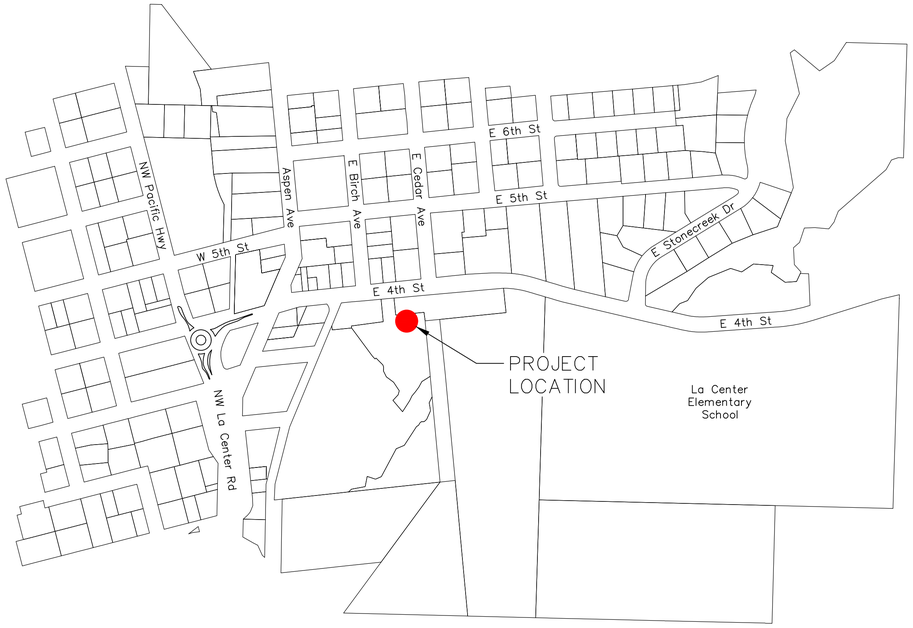

GENERAL NOTES:

ALL CONSTRUCTION, MATERIALS, AND WORKMANSHIP SHALL CONFORM TO THE CITY OF LA CENTER ENGINEERING STANDARDS AND THE LATEST EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" AS PREPARED BY WSDOT AND APWA.

ALL MATERIALS AND WORK ARE SUBJECT TO INSPECTION AND APPROVAL BY THE CITY OF LA CENTER'S DEPARTMENT OF PUBLIC WORKS (360) 263–7665.

THE CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.

THE CONTRACTOR SHALL COORDINATE AND ATTEND A PRE–CONSTRUCTION CONFERENCE WITH THE CITY OF LA CENTER PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION.

ANY DEVIATIONS FROM THE PLANS WILL REQUIRE A WRITTEN REQUEST FROM THE CONTRACTOR AND APPROVAL BY THE PUBLIC WORKS DIRECTOR.

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION.

CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.

ALL PIPE BEDDING MATERIAL SHALL MEET THE APPLICABLE SPECIFICATIONS IN THE CITY OF LA CENTER STANDARDS. BEFORE ANY NATIVE MATERIAL IS USED, LABORATORY TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR INDICATING THAT THE MATERIAL MEETS THE SPECIFICATIONS.

PIPE BEDDING AND BACKFILL SHALL BE PER CITY OF LA CENTER STANDARDS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% MAXIMUM RELATIVE DENSITY.

SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE CITY INSPECTOR AND THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION AT (360) 753–4011 IMMEDIATELY. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.

AT THE END OF EACH WORK DAY THE CONTRACTOR SHALL CLEAN UP THE PROJECT AREA AND LEAVE IT IN A NEAT AND SECURED MANNER. UPON COMPLETION, THE CONTRACTOR SHALL LEAVE THE PROJECT AREA FREE OF DEBRIS AND UNUSED MATERIAL.

THE CONTRACTOR SHALL PRUNE ALL VEGETATION, AS NECESSARY, AWAY AND UP FROM THE WORK AS WELL AS ANY ROOT PRUNING AS DETERMINED BY THE ENGINEER. THE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPING THAT IS TO REMAIN.

THE CONTRACTOR SHALL MAKE EVERY REASONABLE EFFORT TO PROTECT ANY EXISTING CONCRETE CURBS AND SIDEWALKS TO REMAIN AND SHALL REPLACE DAMAGED CURBS AND SIDEWALKS AT NO ADDITIONAL COST.

THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES. ALL DISTURBED UTILITIES SHALL BE REPAIRED AS DIRECTED. ALL RELOCATED UTILITIES WILL BE RESET IN ACCORDANCE WITH THE APPROPRIATE AGENCY OR OWNER'S STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF EXISTING UTILITY LINES DAMAGED OR DESTROYED THROUGH NEGLIGENCE AND/OR INATTENTION.

CONTRACTOR SHALL REPORT ALL DAMAGES IMMEDIATELY TO THE PUBLIC WORKS DIRECTOR'S OFFICE OR CONTACT THE INSPECTOR ON THE JOB.

COVER
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
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DALLIN J. WISE — STATE OF WASHINGTON — 21015876 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

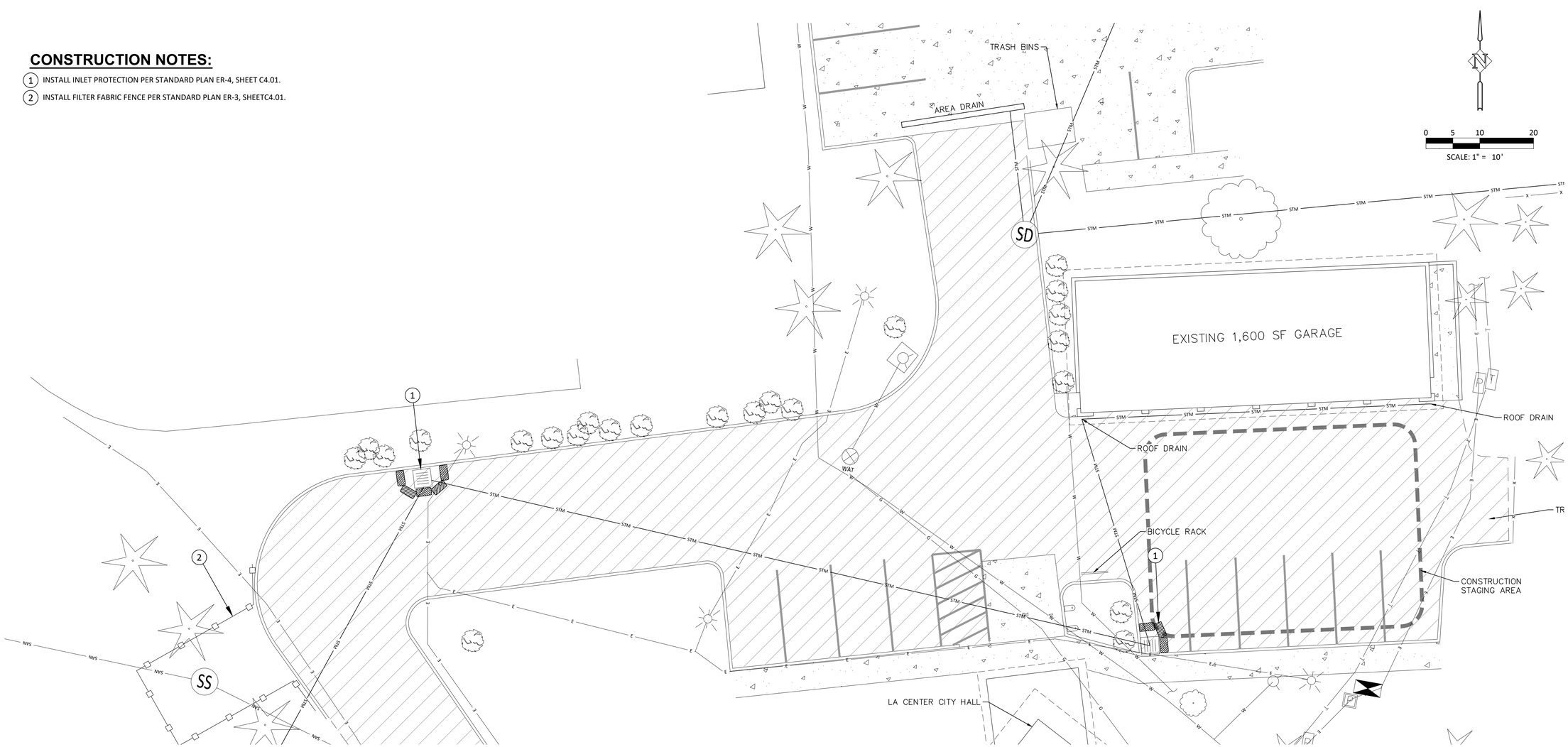
SHEET NO.
G1.01

JOB NO.
CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ G1.01 - COVER.dwg

CONSTRUCTION NOTES:

1. INSTALL INLET PROTECTION PER STANDARD PLAN ER-4, SHEET C4.01.
2. INSTALL FILTER FABRIC FENCE PER STANDARD PLAN ER-3, SHEETC4.01.



EXISTING LEGEND:

- STORM SEWER LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- FENCE LINE, TYPE AS NOTED
- TELEPHONE LINE
- ELECTRIC LINE
- UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN
- SANITARY SEWER MANHOLE
- CLEANOUT
- STORM SEWER MANHOLE
- CATCH BASIN
- ELECTRIC BOX
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SINGLE POST SIGN
- TELEPHONE RISER
- TELEPHONE BOX
- MAIL-BOX
- SHRUB / BUSH (SIZE AS NOTED)
- WATER METER
- IRRIGATION BOX
- POWER METER
- POWER RISER
- POWER STAND PIPE
- POWER CABINET
- CONIFEROUS TREE
- DECIDUOUS TREE
- POWER TRANSFORMER
- EXISTING CONCRETE SURFACE
- EXISTING TACTILE SURFACE
- EXISTING ASPHALT SURFACE
- EXISTING GRAVEL SURFACE

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONGST ITEMS SHOWN BY THE SAME SYMBOL.

EROSION CONTROL PLAN

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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LANDSCAPE ARCHITECTS★SURVEYORS
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PLAN JAMES WILLIAM BUSWELL IV — STATE OF WASHINGTON — 21015476 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

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SHEET NO.

C1.01

JOB NO. CLC-05

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CONSTRUCTION NOTES:

(3) SAWCUT EXISTING PAVEMENT/CONCRETE TO CREATE A CLEAN, VERTICAL EDGE. ASPHALT PATCH WIDTH SHALL BE 5 FT.

(4) REMOVE EXISTING ASPHALT PAVEMENT.

(5) REMOVE EXISTING CURB.

(6) CORE AND CONNECT TO EXISTING STORM SEWER MANHOLE A-45. INSTALL INSIDE DROP PER STANDARD PLAN SS-12, SHEET C4.03.

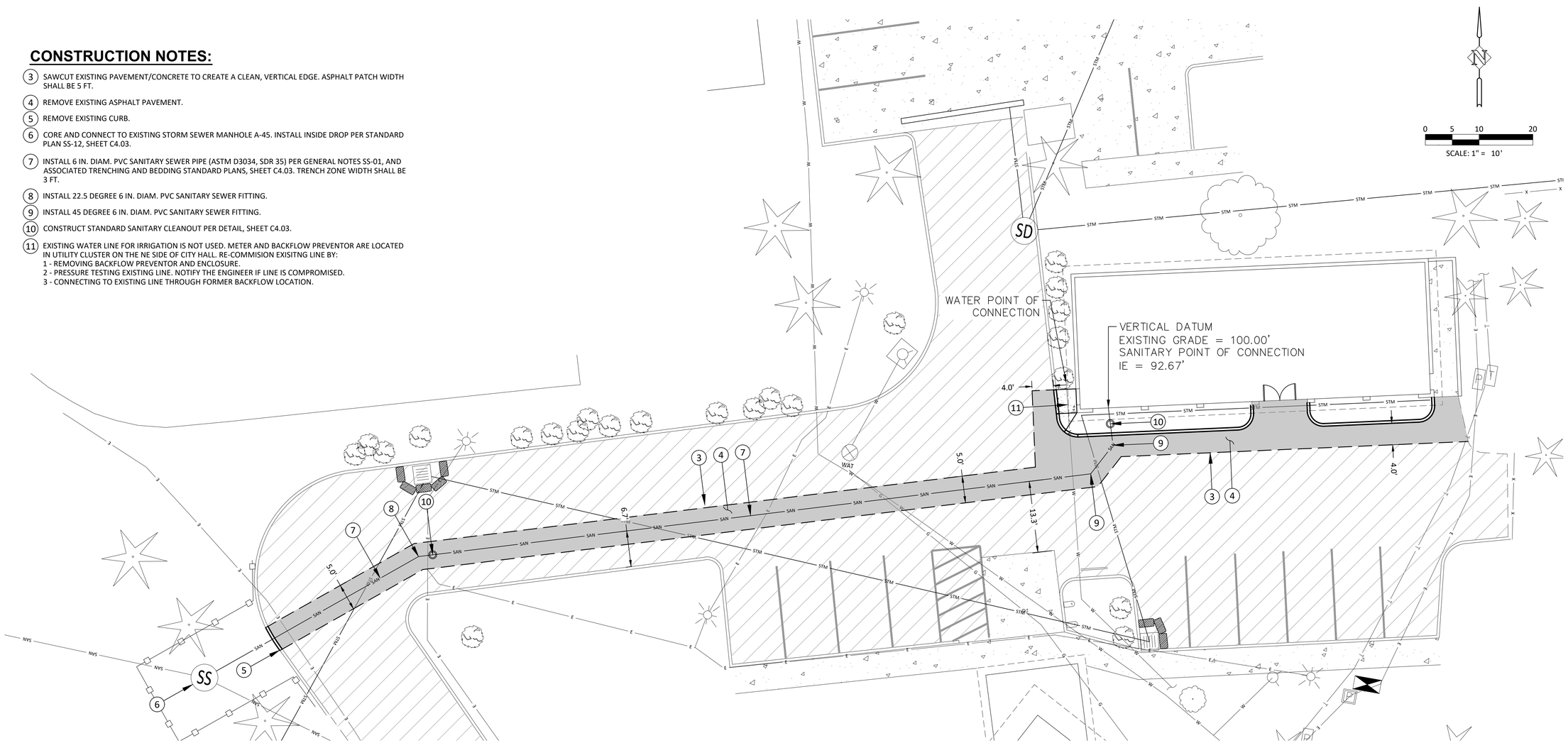
(7) INSTALL 6 IN. DIAM. PVC SANITARY SEWER PIPE (ASTM D3034, SDR 35) PER GENERAL NOTES SS-01, AND ASSOCIATED TRENCHING AND BEDDING STANDARD PLANS, SHEET C4.03. TRENCH ZONE WIDTH SHALL BE 3 FT.

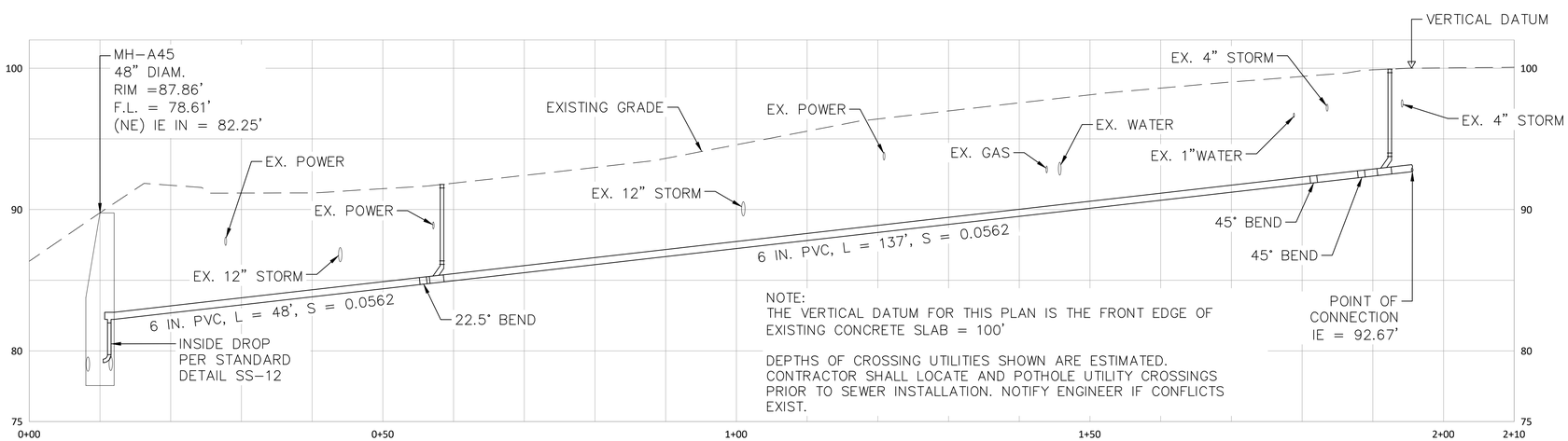
(8) INSTALL 22.5 DEGREE 6 IN. DIAM. PVC SANITARY SEWER FITTING.

(9) INSTALL 45 DEGREE 6 IN. DIAM. PVC SANITARY SEWER FITTING.

(10) CONSTRUCT STANDARD SANITARY CLEANOUT PER DETAIL, SHEET C4.03.

(11) EXISTING WATER LINE FOR IRRIGATION IS NOT USED. METER AND BACKFLOW PREVENTOR ARE LOCATED IN UTILITY CLUSTER ON THE NE SIDE OF CITY HALL. RE-COMMISION EXISITNG LINE BY:
1 - REMOVING BACKFLOW PREVENTOR AND ENCLOSURE.
2 - PRESSURE TESTING EXISTING LINE. NOTIFY THE ENGINEER IF LINE IS COMPROMISED.
3 - CONNECTING TO EXISTING LINE THROUGH FORMER BACKFLOW LOCATION.





NOTE:
THE VERTICAL DATUM FOR THIS PLAN IS THE FRONT EDGE OF EXISTING CONCRETE SLAB = 100'

DEPTHS OF CROSSING UTILITIES SHOWN ARE ESTIMATED. CONTRACTOR SHALL LOCATE AND POTHOLE UTILITY CROSSINGS PRIOR TO SEWER INSTALLATION. NOTIFY ENGINEER IF CONFLICTS EXIST.

LEGEND

- SAWCUT
- SANITARY LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FDC
- ASPHALT CONCRETE (AC)
- CONCRETE
- LANDSCAPING

UTILITY PLAN

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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STATE OF WASHINGTON — DALLAN J. WOLFE — 21015676 — REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
C2.01

JOB NO.
CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ C2.01 - UTILITY PLAN.dwg

CONSTRUCTION NOTES:

(20) RESTORE ASPHALT SURFACE WITH COMMERCIAL HMA PER STANDARD PLAN ST-18, SHEET C4.02.

(21) CONSTRUCT CEMENT CONCRETE TRAFFIC CURB PER DETAIL ON SHEET C4.02.

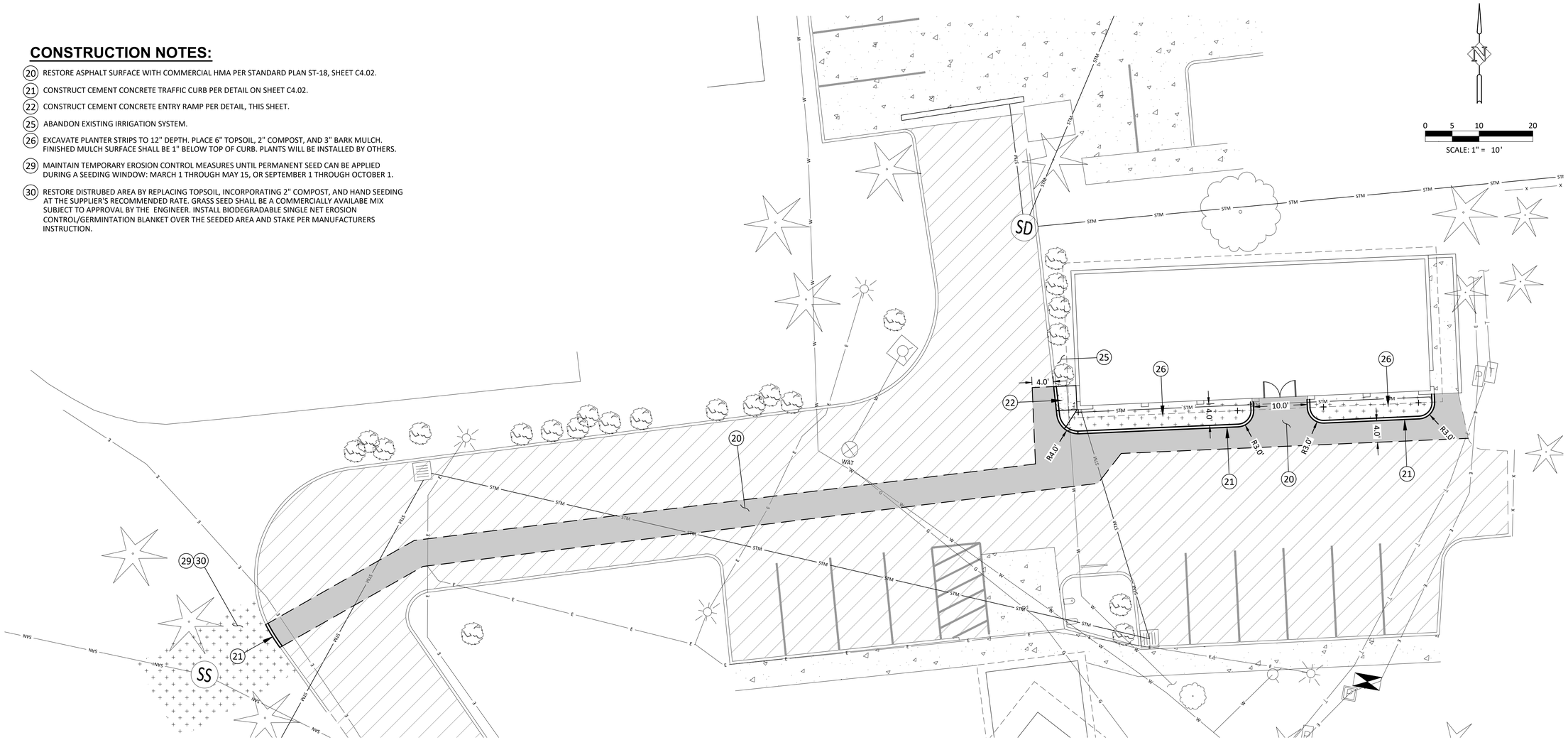
(22) CONSTRUCT CEMENT CONCRETE ENTRY RAMP PER DETAIL, THIS SHEET.

(25) ABANDON EXISTING IRRIGATION SYSTEM.

(26) EXCAVATE PLANTER STRIPS TO 12" DEPTH. PLACE 6" TOPSOIL, 2" COMPOST, AND 3" BARK MULCH. FINISHED MULCH SURFACE SHALL BE 1" BELOW TOP OF CURB. PLANTS WILL BE INSTALLED BY OTHERS.

(29) MAINTAIN TEMPORARY EROSION CONTROL MEASURES UNTIL PERMANENT SEED CAN BE APPLIED DURING A SEEDING WINDOW: MARCH 1 THROUGH MAY 15, OR SEPTEMBER 1 THROUGH OCTOBER 1.

(30) RESTORE DISTRUBED AREA BY REPLACING TOPSOIL, INCORPORATING 2" COMPOST, AND HAND SEEDING AT THE SUPPLIER'S RECOMMENDED RATE. GRASS SEED SHALL BE A COMMERCIALLY AVAILABE MIX SUBJECT TO APPROVAL BY THE ENGINEER. INSTALL BIODEGRADABLE SINGLE NET EROSION CONTROL/GERMINTATION BLANKET OVER THE SEEDED AREA AND STAKE PER MANUFACTURERS INSTRUCTION.



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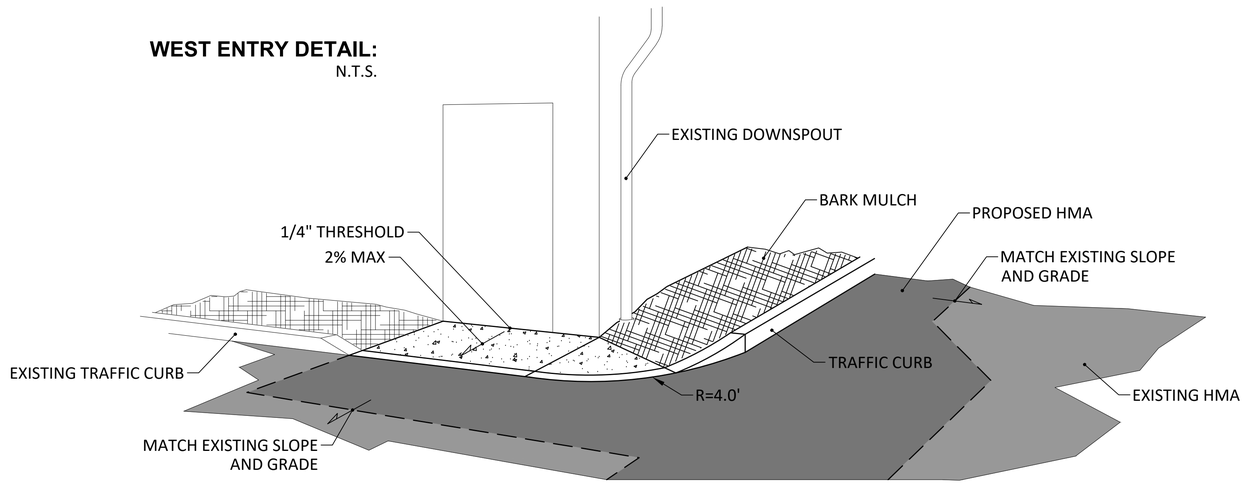
SCALE: 1" = 10'

WEST ENTRY DETAIL:

N.T.S.



LEGEND

- SAWCUT
- SANITARY LINE
- SANITARY SEWER CLEANOUT
- WATER LINE
- WATER VALVE
- FDC
- ASPHALT CONCRETE (AC)
- CONCRETE
- LANDSCAPING

SITE PLAN
GARAGE TO OFFICE CONVERSION
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STATE OF WASHINGTON DAVID J. WOOD 21015776 REGISTERED PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

NO.	DESCRIPTION	DATE

REVISIONS

SHEET NO.
C3.01

JOB NO.
CLC-05

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1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AND IN WORKING CONDITION PRIOR TO ANY LAND DISTURBING ACTIVITY CAUSED BY CLEARING OR GRADING. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE APPROVED BY THE CITY PRIOR TO THE COMMENCEMENT OF WORK. THE CONTRACTOR SHALL CALL FOR AN ON-SITE INSPECTION WHEN EROSION AND SEDIMENT CONTROL MEASURES ARE IN PLACE AND PRIOR TO COMMENCEMENT OF WORK.

2. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE SITED, DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS IN THE CITY OF LA CENTER ENGINEERING STANDARDS FOR PUBLIC WORKS CONSTRUCTION.

3. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES DURING AND AFTER INSTALLATION OF ALL UTILITY WORK ASSOCIATED WITH UTILITY TRENCHES.

4. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAINAGE INLETS SHALL BE PROTECTED DOWN SLOPE FROM ANY DISTURBED OR CONSTRUCTION AREAS PER THE STANDARD DETAILS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREAS. CLEAN THE FILTER FABRIC AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE FILTER AND CLEAN CATCH BASINS FOLLOWING COMPLETION OF SITEWORK.

5. THE CONTRACTOR SHALL NOT ALLOW SEDIMENT OR DEBRIS TO ENTER NEW OR EXISTING PIPES, CATCH BASINS OR INFILTRATION SYSTEMS.

6. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS ARE TO BE PROTECTED IMMEDIATELY UPON INSTALLATION.

7. TEMPORARY SEEDING AND MULCHING OF FILL SLOPES AND DIVERSION DIKES SHALL BE COMPLETED WITHIN ONE WEEK AFTER ROUGH GRADING.

8. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs). DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS.

9. MATERIAL STOCKPILES ARE TO BE PROTECTED BY THE FOLLOWING MEANS:
   - –TEMPORARY: COVER PILES WITH TARPS OR PLASTIC SHEETING WEIGHTED WITH CONCRETE BLOCKS, LUMBER OR TIRES.
   - –PERMANENT: COVER PILES WITH TARPS OR PLASTIC, OR RESEED. PERIMETER AREAS AROUND PILES ARE TO BE SURROUNDED WITH EROSION CONTROL FILTER FABRIC FENCES UNTIL SOIL SURFACE IS STABILIZED WITH RESEEDING.

10. THE CONTRACTOR SHALL MAINTAIN ON SITE A WRITTEN DAILY LOG OF EROSION CONTROL BMP MAINTENANCE.

11. IF THE CITY INSPECTOR OR ENGINEER HAS EVIDENCE OF POOR CONSTRUCTION PRACTICES OR IMPROPER EROSION PREVENTION BMPs, CITATIONS AND/OR A STOP WORK ORDER SHALL BE ISSUED UNTIL PROPER MEASURES HAVE BEEN TAKEN AND APPROVED BY THE CITY OF LA CENTER. IF THE BMPs APPLIED TO A SITE ARE INSUFFICIENT TO PREVENT SEDIMENT FROM REACHING WATER BODIES, ADJACENT PROPERTIES, OR PUBLIC RIGHT-OF-WAY, THEN THE CITY SHALL REQUIRE ADDITIONAL BMPs.

12. ALTERNATIVE BMP'S NOT SHOWN IN THESE DETAILS ARE ACCEPTABLE PROVIDED THEY ARE PART OF ECOLOGY'S WESTERN WASHINGTON STORMWATER MANAGEMENT MANUAL AND THE CITY ENGINEER REVIEWS AND APPROVES THE ALTERNATIVE BMP'S AS PART OF THE EROSION CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.

EROSION CONTROL GENERAL NOTES I

PLAN #

CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ER-1A

13. PROVIDE A 12-INCH DEEP PAD OF CRUSHED ROCK FOR A DISTANCE OF 100 FEET INTO THE SITE FOR ALL ACCESS POINTS UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. WIDTH OF THE PAD SHALL BE A MINIMUM OF 20 FEET. ALL TRUCKS LEAVING THE SITE SHALL EGRESS ACROSS THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4 INCH TO 8 INCH QUARRY SPALLS. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

14. PAVEMENT SWEEPING AND SHOVELING IS REQUIRED. WASHING THE PAVEMENT INTO THE STORM SYSTEM IS NOT PERMITTED.

15. AT SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL, PAD LENGTH MAY BE REDUCED TO 50 FEET. SINGLE FAMILY LOT ENTRANCES MAY HAVE THE PAD LENGTH REDUCED TO 20 FEET.

16. INSTALL SEDIMENT FENCE IN ACCORDANCE WITH DETAIL ER-3 PRIOR TO BUILDING CONSTRUCTION AND/OR EXCAVATION TO PREVENT SILT INTRUSION UPON ADJACENT LOTS. IF CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THE SILT FENCE ALONG THE COMMON LOT LINE MAY BE ELIMINATED.

17. CONSTRUCTION ROADS AND PARKING AREAS SHALL BE STABILIZED WHEREVER THEY ARE CONSTRUCTED, WHETHER PERMANENT OR TEMPORARY, FOR THE USE OF CONSTRUCTION TRAFFIC.

18. MAINTAIN AND REMOVE ALL SEDIMENT CONTROLS AS SPECIFIED IN THE STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DRYWELLS, UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE CITY.

19. SEDIMENT CONTROL BMPs SHALL BE INSPECTED WEEKLY AND AFTER ANY STORM EVENT PRODUCING RUNOFF. THE INSPECTION FREQUENCY FOR STABILIZED, INACTIVE SITES SHALL BE ONCE EVERY TWO WEEKS OR MORE FREQUENTLY AS DETERMINED BY THE LOCAL PERMITTING AUTHORITY BASED ON THE LEVEL OF SOIL STABILITY AND POTENTIAL FOR ADVERSE ENVIRONMENTAL IMPACTS.

20. ALL TEMPORARY EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMPs ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

21. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:
   - –MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY GROUND COVER AND OTHER TEMPORARY STABILIZATION PRACTICES.
   - –SPRINKLE THE SITE WITH WATER UNTIL THE SURFACE IS WET.
   - –SPRAY EXPOSED SOIL AREAS WITH A DUST PALLIATIVE. NOTE: USE OF PETROLEUM PRODUCTS OR POTENTIALLY HAZARDOUS MATERIALS ARE PROHIBITED

22. EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADING OR GIVEN A PERMANENT COVER TREATMENT WITHIN 30 DAYS OF THE EXPOSURE SHALL HAVE SEED MIX AND MULCH PLACED TO STABILIZE THE SOIL AND REDUCE EROSION SEDIMENTATION. SEEDED AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT EROSION WILL BE RESEEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

23. APPLY AN APPROVED TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 120 LBS/ACRE. NOTE: "HYDROSEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED.

EROSION CONTROL GENERAL NOTES II

PLAN #

CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

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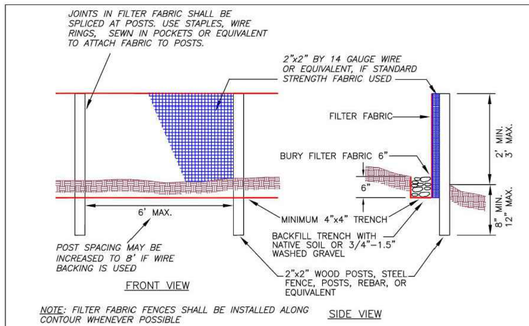
ER-1B



NOTE: FILTER FABRIC FENCES SHALL BE INSTALLED ALONG CONTOUR WHENEVER POSSIBLE

MAINTENANCE STANDARDS:

1. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT DEPOSITS SHALL EITHER BE REMOVED WHEN THE DEPOSIT REACHES APPROXIMATELY ONE-THIRD THE HEIGHT OF THE SILT FENCE, OR A SECOND SILT FENCE SHALL BE INSTALLED.
5. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED IMMEDIATELY.
6. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEEDED.

FILTER FABRIC FENCE

PLAN #

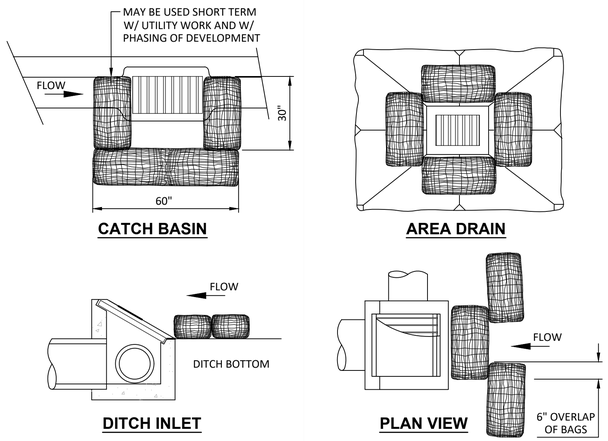
CITY OF LA CENTER APPROVED

Barb Shpp, PE 7/23/09

CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

ER-3



NOTES:

1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU MUST HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

ER-4 INLET PROTECTION

NTS

EROSION CONTROL DETAILS

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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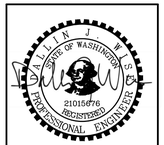


DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.

C4.01

JOB NO. CLC-05

P:\02-Vancouver\CLC (City of La Center)\CLC-05 (Garage to Office Conversion)\CLC05-DWGS\Sheets\ C4.01 - EROSION CONTROL DETAILS.dwg

SURFACING:

1. ALL HMA SHALL BE SAW CUT TO PROVIDE A STRAIGHT, CLEAN EDGE PRIOR TO PAVING.
2. THE CUT LINE SHALL BE ONE CONTINUOUS STRAIGHT LINE FROM THE OUTER EXCAVATION LIMITS OF MANHOLE, VALVE BOX, ETC, TO MANHOLE, VALVE BOX, ETC.
3. PAVE WITH AN 0.35 FT, MINIMUM COMPACTED DEPTH HMA OR MATCH EXISTING, WHICHEVER IS GREATER.
4. LIFTS FOR HMA SHALL BE AN 0.15 FT, MINIMUM AND 0.35 FT, MAXIMUM FOR NON-SURFACE LIFTS (0.25' MAXIMUM FOR SURFACE LIFT); THE TEMPERATURE SHALL BE 250 DEGREE MINIMUM, 350 DEGREE MAXIMUM, COMPACTED TO THE SATISFACTION OF THE ENGINEER.
5. ALL JOINTS SHALL BE TACKED, SEALED AND SANDED.
6. WHEN SURFACING EXISTS ON BOTH SIDES OF THE TRENCH, NEW HMA WILL BE A MINIMUM OF 40" WIDE.
7. TRENCH SHALL BE PLATED UNTIL PAVED.

TOP COURSE:

1. 0.20 FT, MINIMUM DEPTH (5/8" MINUS) C.S.T.C. (W.S.D.O.T. APPROVED MATERIAL).
2. COMPACTED TO 95% OF MAXIMUM DENSITY, SEE TRENCH ZONE.
3. EQUIVALENT DEPTH OF A.T.B. MAY BE SUBSTITUTED.

BASE COURSE:

1. 0.80 FT, MINIMUM DEPTH (1-1/4" MINUS) C.S.B.C. (W.S.D.O.T. APPROVED MATERIAL).
2. COMPACTED TO 95% OF MAXIMUM DENSITY, SEE TRENCH ZONE.
3. EQUIVALENT DEPTH OF A.T.B. MAY BE SUBSTITUTED.

TRENCH ZONE:

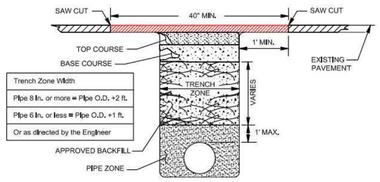
1. FOR RESIDENTIAL STREETS 1-½" MINUS C.S.B.C SHALL BE USED FOR TRENCH BACKFILL, COMPACTED TO 95% OF MAXIMUM DENSITY IN THE TRENCH ZONE USING METHOD C COMPACTIONAS PER SECTION 2-03.3 (14)C.
2. NATIVE MATERIAL MAY BE USED IF APPROVED PRIOR TO CONSTRUCTION.
3. TRENCH ZONE WIDTH--SEE BELOW.

PIPE ZONE:

1. PIPE ZONE MATERIAL OPTIONAL, OR AS SPECIFIED BY UTILITY OWNER AND APPROVED BY THE CITY.
2. 1.0 FT, MAXIMUM FROM TOP OF THE PIPE.

CONDITIONS:

1. A COPY OF THE ROW PERMIT AND REQUIREMENTS SHALL BE ON THE JOB SITE AT ALL TIMES.
2. THE PERMIT HOLDER SHALL BE RESPONSIBLE FOR ALL RESTORATION AND MAINTENANCE OF DITCHES, SHOULDERS, DRIVEWAYS, LANDSCAPING, ETC.
3. ALL PAVEMENT CUTS, AT A MINIMUM TO BE TEMP PATCHED @ THE END OF EACHDAY WITH PERMANENT PATCH TO BE DONE ON THE 1ST SUITABLE DAY.
4. WORK SHALL BE DONE IN A TIMELY MANNER TO MINIMIZE THE IMPACT TO THE PUBLIC.
5. CALL THE CITY AT 263-7665 TWENTY-FOUR HOURS PRIOR TO COMMENCING WORK.



OPEN CUT UTILITY TRENCH BACKFILL DETAIL (NEIGHBORHOOD AND LOCAL ACCESS STREETS)

PLAN #

CITY OF LA CENTER APPROVED

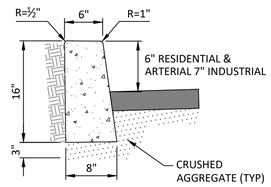
12/19/18
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	9/28/10	BES	BES
1	12/19/18	ALC	ALC

ST-18

NOTES:

1. CONCRETE SHALL BE 3000 PSI MIN. (CLASS B). 3-½" SLUMP (MAX).
2. CURBS ADJACENT TO PAVEMENT OR SIDEWALK TO HAVE EXPANSION AND/OR CONTRACTION JOINTS TO MATCH EXISTING PATTERNS.
3. ¾" EXPANSION JOINTS SHALL BE PLACED AT 45" MAXIMUM SPACING, ON BOTH SIDES OF CATCH BASIN, AT CHANGES IN DIRECTION. 1-½", CUT JOINTS TO BE PLACED AT 15' MAXIMUM SPACING.
4. CURB SHALL BE PLACED ON 3" (MIN) CRUSHED AGGREGATE ⅝"-0 OR 1-¼"-0).
5. COMPACT SUBGRADE AND AGGREGATE TO 85% OF MAX. DRY DENSITY.
6. CURB TO BE BRUSH FINISHED.
7. ALL EXISTING EDGES SHALL BE SAWCUT.



STANDARD CURB

NTS

SITE DETAILS

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS★PLANNERS
LANDSCAPE ARCHITECTS★SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

NO.	DESCRIPTION	DATE

REVISIONS

SHEET NO.

C4.02

JOB NO. CLC-05

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SANITARY SEWER GENERAL NOTES:

1. ALL MATERIALS, WORKMANSHIP AND INSTALLATION OF SANITARY SEWERS SHALL BE IN CONFORMANCE WITH THE LATEST EDITION OF THE "CITY OF LA CENTER STANDARDS" AND THE LATEST EDITION OF THE "WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION", HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS", PREPARED BY THE WASHINGTON STATE CHAPTER OF THE AMERICAN PUBLIC WORKS ASSOCIATION (APWA) AND THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, EXCEPT AS NOTED HEREIN OR ON THE STANDARD PLANS.
2. ALL SANITARY SEWER CONSTRUCTION IS SUBJECT TO INSPECTION, AND APPROVAL, PRIOR TO COVER BY THE CITY OF LA CENTER. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION OFFICE AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR BEGINNING OF THE CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS. THE CONTRACTOR SHALL DIG TEST HOLES OVER ALL EXISTING UTILITIES PRIOR TO CONSTUCTION TO DETERMINE THEIR EXACT LOCATION. CALL 1-800-424-5555, (NORTHWEST UTILITY NOTIFICATION CENTER), FOR MARK-UP OF EXISTING UTILITIES, A MINIMUM OF 2 WORKING DAYS PRIOR TO START OF CONSTRUCTION.
4. ALL PIPE AND FITTINGS SHALL CONFORM TO LCMC 13.10.150 AND THE FOLLOWING:
   A. POLYVINYLCHLORIDE (PVC) SEWER PIPE 15" DIAMETER OR LESS SHALL CONFORM TO ASTM D3034, SDR 35. PVC PIPE 18" DIAMETER AND LARGER SHALL CONFORM TO ASTM F 679. ALL PVC PIPE SHALL HAVE AN INTEGRAL BELL GASKETED JOINT WITH ELASTOMERIC GASKET AND SHALL BE FURNISHED IN 12-1/2 FOOT LAYING LENGTHS.
   B. DUCTILE IRON (DI) PIPE SHALL CONFORM TO ANSI A21.51 OR AWWA C-151, WITH PUSH-ON JOINTS, UNLESS OTHERWISE NOTED.
5. MANHOLES, CLEANOUTS, SERVICE LATERAL CONNECTIONS, TRENCH EXCAVATION, PIPE BEDDING AND STREET RESTORATION, AND APPURTENANCES SHALL CONFORM TO THE DETAILS SHOWN ON THE STANDARD PLANS. ALL OTHER CONSTRUCTION SHALL CONFORM TO THE LATEST STANDARD DETAILS CONTAINED IN THE WSDOT "STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION".
6. ALL SANITARY MANHOLES INSTALLED WITHIN AN EASEMENT OR OUTSIDE THE CITY RIGHT-OF-WAY SHALL HAVE LOCKING LID COVERS AND EXTEND ONE FOOT (1') ABOVE GRADE.
7. THE CONTRACTOR SHALL OBTAIN A RIGHT-OF-WAY PERMIT FOR WORK WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT AN APPROVED TRAFFIC CONTROL PLAN. INSIDE THE CITY THIS PLAN SHALL BE APPROVED BY THE CITY OF LA CENTER PUBLIC WORKS DIRECTOR OR DESIGNEE AND OUTSIDE THE CITY IT SHALL BE APPROVED BY THE CLARK COUNTY TRAFFIC ENGINEER (360-397-2446). APPROVAL SHALL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
8. ALL PIPES SHALL BE PLUGGED AT THE END OF EACH WORKING DAY.
9. ALL TRENCHES SHALL BE FILLED AND COMPACTED UP TIGHT AT THE END OF EACH WORKING DAY.
10. A CLEANOUT OR MANHOLE IS REQUIRED AT THE END OF ALL LINES.
11. PRE-PAVEMENT AS-BUILTS ARE REQUIRED.

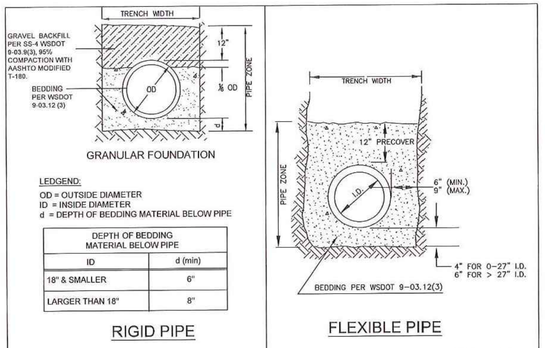
GENERAL SANITARY SEWER NOTES — PLAN #

CITY OF LA CENTER APPROVED

Basil Shipp, PE 7/23/09
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

SS-1



NOTES:

1. WHERE DIRECTED BY THE PUBLIC WORKS DIRECTOR, CRUSHED ROCK PER WSDOT 9-03.12(3) STABILIZATION SHALL BE PLACED PRIOR TO PLACEMENT OF THE BEDDING. SIZE AND DEPTH ARE DEPENDENT ON SOIL CONDITIONS.
2. BEDDING AND BACKFILL MATERIALS IN THE PIPE ZONE SHALL BE COMPACTED AS SPECIFIED PRIOR TO BACKFILLING THE REMAINDER OF THE TRENCH.
3. FOR ROCK AND OTHER INCOMPRESSIBLE MATERIALS, THE TRENCH SHALL BE OVER EXCAVATED A MINIMUM OF 6" AND REFILLED WITH GRANULAR MATERIALS AS DIRECTED BY THE CITY ENGINEER.
4. TRENCH WIDTH SHALL NOT EXCEED ONE AND ONE-HALF THE INSIDE DIAMETER OF THE PIPE PLUS 18" AT THE TOP OF THE PIPE ZONE.

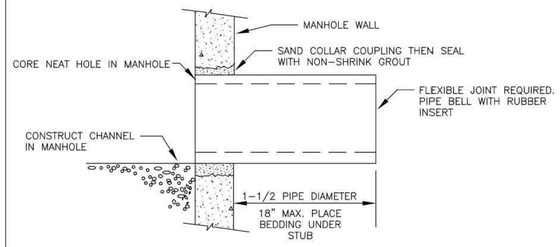
PIPE BEDDING (RIGID AND FLEXIBLE PIPE) — PLAN #

CITY OF LA CENTER APPROVED

Andrew Predeger 12/19/18
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	11/16/18		ALC

SS-5



TYPES OF CONNECTIONS APPROVED:

1. CONCRETE PIPE, GROUTED WITH NON-SHRINK GROUT.
2. KOR-N-SEAL 1
3. FERNCO CONCRETE MANHOLE ADAPTER
4. CAST-A-SEAL CAST-IN BOOT TYPE CONNECTOR

NOTES:

1. CENTER STUB OR SLEEVE IN HOLE W/2" GROUTED SPACE ALL AROUND. CORE HOLE 4" LARGER THAN O.D. OF STUB OR SLEEVE.
2. STANDARD GROUT WILL NOT BE ACCEPTED AS A SUBSITUTE FOR NON-SHRINK GROUT.
3. STUB-OUTS INSTALLED FOR FUTURE EXTENSION ARE TO BE PLUGGED AT BOTH ENDS AND MARKED.

MANHOLE CONNECTION DETAILS — PLAN #

CITY OF LA CENTER APPROVED

Anthony Predeger 11-28-17
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:
1	11-28-17	ALC	

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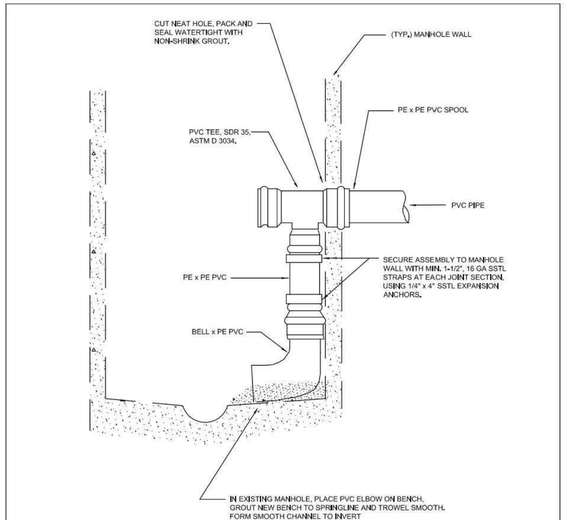


NOTE:

1. MAXIMUM ONE ASSEMBLY PER 48" MANHOLE.
2. INSIDE DROP ASSEMBLY MAY BE USED ONLY WHEN SPECIFICALLY APPROVED BY CITY ENGINEER.

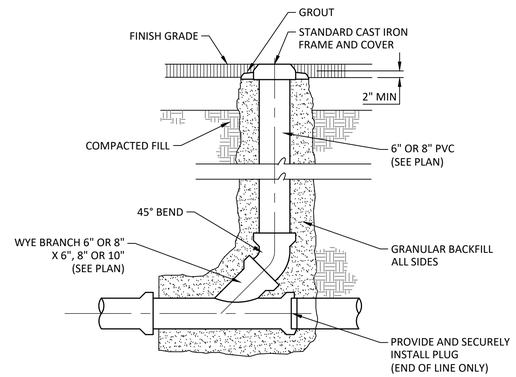
INSIDE DROP MANHOLE CONNECTION — PLAN #

CITY OF LA CENTER APPROVED

Basil Shipp, PE 7/23/09
CITY ENGINEER DATE

REVISIONS:	DATE:	DRAWN:	DESIGNED:

SS-12



NOTE:
NOTE: CAST IRON FRAME AND COVER SHALL BE VALLEY IRON & STEEL CO. NO.'S 202 (6") OR 203 (8") OR APPROVED EQUAL.

STANDARD CLEANOUT
NTS

GARAGE TO OFFICE CONVERSION

SANITARY DETAILS

LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
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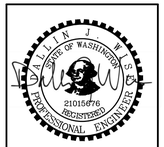

DESIGNED:	DRAWN:	CHECKED:	DATE:
DJW	DJW	BMH	4/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
C4.03

JOB NO.
CLC-05

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DIVISION 0 - DESIGN PARAMETERS

A. DESIGN CRITERIA
   1. CURRENT 2021 IBC PLUS WA AMENDMENTS

B. ADDITIONAL CODES, LATEST EDITION
   1. REFER TO STRUCTURAL NOTES

DIVISION 1 - GENERAL REQUIREMENTS

A. COORDINATION:
   1. COORDINATE ALL CONSTRUCTION TRADES AND PROCEDURES TO BE IN CONFORMANCE WITH ALL STATE AND LOCAL REQUIREMENTS.

B. REFERENCE STANDARDS:
   1. CURRENT IBC PLUS ALL STATE AND LOCAL REQUIREMENTS FOR THE WORK.

C. SUBMITTALS:
   1. REFER TO DEFERRED SUBMITTALS SECTION, THIS SHEET

D. QUALITY CONTROL:
   1. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE THE DRAWINGS, CODES, TOLERANCES, OR SPECIFIC REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
   2. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CORRECTING ANY SITE CONDITIONS CAUSED BY THE CONSTRUCTION ACTIVITIES.
   3. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW UTILITIES, STRUCTURES, AND EQUIPMENT FROM DAMAGE.
   4. CONTRACTOR AND/OR SUB-CONTRACTORS SHALL REMOVE ALL MATERIAL(S) WASTE, TRASH, ETC. AND SHALL LEAVE THE BUILDING, PARKING/DRIVE AREAS, LANDSCAPED AREAS AND SITE IN A THOROUGHLY CLEAN CONDITION UPON COMPLETION OF ALL WORK.

E. TESTING AND INSPECTIONS:
   1. INSPECTIONS SHALL CONFORM TO OSSC CODE, LATEST EDITIONS, WITHOUT EXCEPTIONS.
   2. SEE "SPECIAL INSPECTIONS" HEADING IN STRUCTURAL NOTES.
   3. ALL INSPECTIONS AND TESTING WITH RELATED SAMPLING, WHETHER REQUIRED BY THE CONSTRUCTION DOCUMENTS OR BY CODES(S) SHALL BE PERFORMED BY AN INDEPENDENT TESTING AGENCY MEETING THE REQUIREMENTS OF ASTM E329. THE OWNER SHALL SECURE AND PAY FOR THE SERVICES OF THE INDEPENDENT TESTING AGENCY TO PERFORM ALL INSPECTIONS AND TESTS.

DIVISION 2 - SITE WORK

A. GENERAL:
   1. FOR FINISHED GRADES, TOP OF PAVING & SPOT ELEVATIONS SEE DRAWINGS AND SPECIFICATIONS PREPARED BY THE CIVIL ENGINEER.
   2. FOOTINGS SHALL REST ON FIRM NATURAL UNDISTURBED SOIL. ALL DISTURBED SOILS SHALL BE REMOVED BY HAND FROM EXCAVATION TO NEAT LINES.
   3. NO EXCAVATION SHALL BE MADE BELOW ANY FOOTING CLOSER THAN A SLOPE OF ONE HORIZONTAL TO ONE VERTICAL TO THE BOTTOM OF THE FOOTING.
   4. BACKFILL ALL PIPE TRENCH EXCAVATIONS BELOW FOOTINGS WITH LEAN CONCRETE TO THE BOTTOM OF THE FOOTING.
   5. ALL GRANULAR FILLS (3/4" MINUS-MAX) SHALL BE UNIFORMLY GRADED AND COMPACTED TO A MINIMUM OF 95 PERCENT OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM TEST METHOD D1557 (MODIFIED PROCTOR) UNLESS OTHERWISE SPECIFIED BY THE GEOTECHNICAL REPORT.

DIVISION 3 - CONCRETE

A. REFERENCES:
   1. REFER TO STRUCTURAL NOTES

B. FOUNDATIONS:
   1. REFER TO STRUCTURAL NOTES

C. CONCRETE REINFORCING:
   1. REFER TO STRUCTURAL NOTES

D. CAST-IN-PLACE CONCRETE:
   1. CONCRETE FINISHING
      a. FINISH CONCRETE FLOOR SURFACES IN ACCORDANCE WITH ACI 301
      b. STEEL TROWEL AND PROVIDE LIGHT BROOM FINISH ON EXTERIOR WALKWAYS, UNLESS NOTED OTHERWISE ON PLANS. FINISH CURB AS SHOWN ON THE CIVIL DRAWINGS.
      c. PROVIDE ROUGH, SCORED FINISH FOR RECEIVING GROUTS, OVERLAYS, OR TOPPED SLABS, IF/AS MAY BE REQUIRED IN THE FIELD.
      d. SCREED TOPS OF FOOTINGS SMOOTH, U.N.O.
      e. STEEL TROWEL SURFACES WHICH WILL RECEIVE CARPETING, RESILIENT FLOORING OR THIN SET CERAMIC TILE, WAREHOUSE/SHOP AREA RESTROOM FLOORS).
      f. STEEL TROWEL SURFACES AT WAREHOUSE FLOORS - TYPICAL.

E. GROUTING:
   1. REFER TO STRUCTURAL NOTES

DIVISION 5 - METALS

A. REFERENCES
   1. REFER TO STRUCTURAL NOTES

B. STRUCTURAL STEEL
   1. REFER TO STRUCTURAL NOTES

C. METAL FABRICATIONS
   1. REFER TO STRUCTURAL NOTES

DIVISION 8 - WOODS

A. REFERENCES
   1. REFER TO STRUCTURAL NOTES

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

A. REFERENCES
   1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE TIMA, ASTM AND NRCA CODES AND STANDARDS.

B. INSULATION
   1. ROOF INSULATION
      a. MATERIAL: FACED, FIBERGLASS BATT INSULATION
         LOCATE FACING TOWARD THE WARM SIDE OF THE ROOF ASSEMBLY. INSULATION SHALL HAVE A FLAME SPREAD RATING OF 25 MAX, AND A SMOKE DENSITY RATING OF 450 MAX.
      b. THERMAL RESISTANCE: R-38 (MIN).
   2. EXTERIOR WALLS
      a. CONTRACTOR TO PROVIDE RIGID INSULATION AT INTERIOR FACE OF WALL. CONFIRM REQUIREMENTS WITH OWNER.
   3. CAULKING AND SEALING
      a. CAULK ALL JOINTS BETWEEN STEEL PANELS, DISSIMILAR MATERIALS, AND AROUND ALL DOOR AND WINDOW FRAMES AND OTHER LOCATIONS AS REQUIRED FOR "WEATHER & AIR" TIGHTNESS.
      b. APPLICATOR TO INSPECT PRIOR TO INSTALLATION. REMOVE FOREIGN MATERIALS AND MOISTURE. PROCEEDING WITH WORK INDICATES ACCEPTANCE OF SURFACES.
      c. PROVIDE COMPRESSIBLE BACKUP VINYL OR FILLER RODS ON ALL JOINTS OVER 3/8" DEPTH. BACKUP RODS SHALL BE A MINIMUM OF 1-1/2 TIMES JOINT WIDTH. INSULATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.
      d. SEALANT COLOR TO MATCH ADJACENT MATERIALS AT INTERIOR SURFACES.
      e. APPLY EXPOSED, PAINTABLE, SEALANT PRIOR TO PAINTING AND VERIFY COMPATIBILITY WITH PAINT BEING USED.
      f. MATERIALS
         1. STEEL WALL JOINTS - LOW MODULUS, TWO - PART, NON-SAG, POLYURETHANE RUBBER.
         2. DOOR AND WINDOW FRAMES - SILICONE RUBBER, NON-ACID POROUS BOND TYPE AT JOINTS ABUTTING CONCRETE AND ACID NON-POROUS TYPE ELSEWHERE, VERIFY COMPATIBILITY WITH PAINT BEING USED.
   4. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 8 - DOORS AND WINDOWS

A. REFERENCES:
   WORK TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS FOR MANUFACTURING AND INSTALLATION OF DOORS, GLASS AND GLAZING SYSTEMS.

B. HOLLOW METAL DOORS AND FRAMES - EXTERIOR:
   1. APPROVED MANUFACTURERS:
      STEEL CRAFT: MASCO INDUSTRIES COMPANY: CECO CURRIES OR PER APPROVED SUBMITTAL TO THE ARCHITECT / ENGINEER TEAM
   2. FRAMES:
      16 OR 18 GAUGE 5 1/2" JAMB DEPTH SINGLE RABBET WELDED CORNERS WITH ANCHORS TO SUIT WALL STRUCTURE. INSTALL WITH INSIDE FRAME FACE SURFACES "FLUSH" WITH INTERIOR FACE OF STEEL WALL PANELS. PROVIDE MAKE-UP COMPONENTS AS REQUIRED TO FIT AND FLASH TO RESULT IN A WATER-TIGHT DETAIL.
   3. DOORS:
      16 OR 18 GAUGE AT EXTERIOR LOCATIONS, (18 GAUGE AT INTERIOR LOCATIONS). FLUSH PANEL WITH NON-WARPING, INSULATED CORE. MORTISED AND REINFORCED TO RECEIVE HINGES, LOCK SETS AND CLOSERS. DOOR "U" VALUE NOT TO EXCEED 0.54, - SEE DRAWINGS.
   4. FINISH:
      FACTORY BACKED ON PRIMER, PAINT TO MATCH ADJACENT SURFACES, OR AS NOTED ON THE EXTERIOR BUILDING ELEVATIONS.
   5. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
   6. CONTRACTOR SHALL SUBMIT FLASHING DETAILING TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 9 - FINISHES

A. PRODUCTS:
   1. INTERIOR BOARD 5/8" THICK, MIN., TYPE "X" BY "U.S. GYPSUM", OR "GOLD BOND" OR "KAISER" OR AS INDICATED ON THE DRAWINGS.
   2. ACCESSORIES: PROVIDE RADIUSED TAPE ON CORNER BEADS PER THE DRAWINGS AND FASTENERS AS REQUIRED. PROVIDE SQUARE METAL EDGE BEADS AT ALL EXPOSED BOARD EDGES AND WHERE ABUTTING DISSIMILAR SURFACES.
   3. FINISH: TAPE, FILL AND SAND FOR SMOOTH FINISH AT INTERIOR ROOM AREAS.

B. PAINTING:
   1. MANUFACTURES: MILLER, PITTSBURGH, FULLER AND SHERWIN-WILLIAMS. ALL COLORS AND SHEENS PER BUILDING DRAWINGS. PROVIDE 24" SQUARE "DRAW-DOWN" SAMPLES OF EXTERIOR WALL COLORS FOR OWNER'S APPROVAL PRIOR TO STARTING WORK.
   2. EXTERIOR:
      a. FERROUS, GALVANIZED METALS: PRIME - ONE COAT RUST INHIBITIVE PRIMER (OMIT IF SHOP PRIMED OR PREPAINTED): TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS. PRIME & PAINT ALL WEATHER EXPOSED FACES OF GALVANIZED METAL FLASHINGS.
      b. METAL DOORS AND FRAMES: REMOVE ANY RUST OR SCALE AND SPOT PRIME AS REQUIRED. TWO COATS EXTERIOR ALKYD ENAMEL, SEMI-GLOSS AT ALL SURFACES. COLORS AS SHOWN ON BUILDING DRAWINGS.
   3. INTERIOR:
      GENERAL - ONE (1) COAT, AIRLESS SPRAY (OFF - WHITE LATEX) ON INTERIOR WALLS
      a. GYPSUM BOARD FINISH TWO (2) COATS OF FLAT LATEX PAINT. "EGGSHELL", OVER ON (1) COAT GYP. BD. SEALER/PRIMER.
      b. FINAL FINISH / PAINT COLOR SCHEDULE TO BE BY "OWNER".
   4. RESTROOMS:
      a. FLOORS AND WALL BASE TO BE SMOOTH, HARD, NON - ABSORBENT SURFACE SHEET LINOLEUM, PATTERN AND COLOR BY OWNER. BASE TO BE NON-ABSORBENT, 4" TALL (MIN), WITH COLOR SELECTED BY OWNER.
      b. WALLS OF ALL TOILET ROOMS TO BE SHEET LINOLEUM AS NOTED ABOVE TO A HEIGHT OF 4 FEET ABOVE FINISH FLOOR.
   5. ALL ITEMS TO BE SUBMITTED TO OWNER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

DIVISION 10 - SPECIALTIES
NOT USED

DIVISION 11 - EQUIPMENT
NOT USED

DIVISION 12 - FURNISHINGS
NOT USED

DIVISION 13 - NOT USED

DIVISION 14 - CONVEYING SYSTEMS
NOT USED

DIVISION 15 - MECHANICAL (AND/OR PLUMBING) - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S), (SUBMITTALS & FEES) BY MECHANICAL/PLUMBING SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE MECHANICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE FULL TEMPERATURE HVAC SYSTEMS W/ AIR CONDITIONING AND DIGITAL CONTROL THAT IS SEPARATE IN EACH REST ROOM.

ALL MECHANICAL AND PLUMBING REQUIREMENTS REVIEWED AND APPROVED BY OWNER PRIOR CONSTRUCTION.

DIVISION 16 - ELECTRICAL - BIDDER DESIGNED

PER SEPARATE PLANS & PERMIT(S), (SUBMITTALS & FEES) BY ELECTRICAL SUB-CONTRACTOR(S) AS REQUIRED BY LOCAL CODES & LOCAL BUILDING DEPARTMENT. MUST BE SUBMITTED AS A DEFERRED SUBMITTAL ALONG WITH REQUIRED ENERGY CODE FORMS (PREPARED BY THE ELECTRICAL DESIGNER/CONTRACTOR) TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO BUILDING DEPARTMENT SUBMITTAL.

CONTRACTOR TO PROVIDE LIGHTED EXIT SIGNAGE AT EACH EXIT DOOR - TYPICAL THROUGHOUT IN CONFORMANCE WITH ALL STATE AND LOCAL CODES.

PROVIDE ALL ELECTRICAL SERVICES AND OUTLETS AS PER MINIMUM CODE AND PER OWNER.

ALL ELECTRICAL REQUIREMENTS REVIEWED AND APPROVED BY OWNER PRIOR CONSTRUCTION.

DEFERRED PROJECT SUBMITTALS

THE FOLLOWING WORK, COMPONENTS, SYSTEMS AND THEIR ASSOCIATED PLANS, CALCULATIONS, DIAGRAMS, SHOP DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE ENGINEER/DESIGNER FOR REVIEW PRIOR TO SUBMISSION TO THE BUILDING DEPARTMENT. CONTRACTORS / SUPPLIERS SHALL SUBMIT FOUR COMPLETE, OPAQUE COPIES/SETS INCLUDINGANY REQUIRED PERMIT APPLICATION, UNLESS NOTIFIED OTHERWISE. DEFERRED SUBMITTAL SYSTEM, ITEMS, ETC., SHALL NOT BE INSTALLED/CONSTRUCTED UNTIL APPROVED AND PERMITS ISSUED, IF REQUIRED) BY THE BUILDING OFFICIAL.

1. DRAWINGS DETAILS SPECIFICATIONS MECHANICAL SYSTEM PLANS, DETAILS, ETC. & ENERGY CODE FORM(S) AS REQUIRED.
2. ELECTRICAL PLANS, SCHEDULES, DIAGRAMS, ETC & ENERGY CODE FORM(S). AS REQUIRED.
3. PLUMBING PLANS, DIAGRAMS, DETAILS, ETC. AS REQUIRED.

DIVISION 17 - SPECIAL INSPECTION
REFER TO STRUCTURAL NOTES

BUILDING CODE REVIEW NOTES
CONSTRUCTION TYPE: V-B
NON SPRINKLERED OFFICE BUILDING
OCCUPANCY B; TOTAL OCCUPANT LOAD = 20 (SECTION 1004.8)
TOTAL AREA = 1,720 SF ONE STORY

PROJECT SCOPE
THE EXISTING 1,720 SQUARE FOOT SINGLE STORY GARAGE BUILDING IS TO BE CONVERTED INTO OFFICE SPACE. BUILDING IMPROVEMENT INCLUDE REMOVAL OF ALL EXISTING GARAGE DOORS THEN INFILLING WITH NEW WINDOWS AND ACCESS DOORS ALONG WITH INSULATION, ELECTRICAL, AND PLUMBING UPGRADES.

GENERAL NOTES
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1171

JEFFREY A. SCHWINDT
STATE OF WASHINGTON
45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

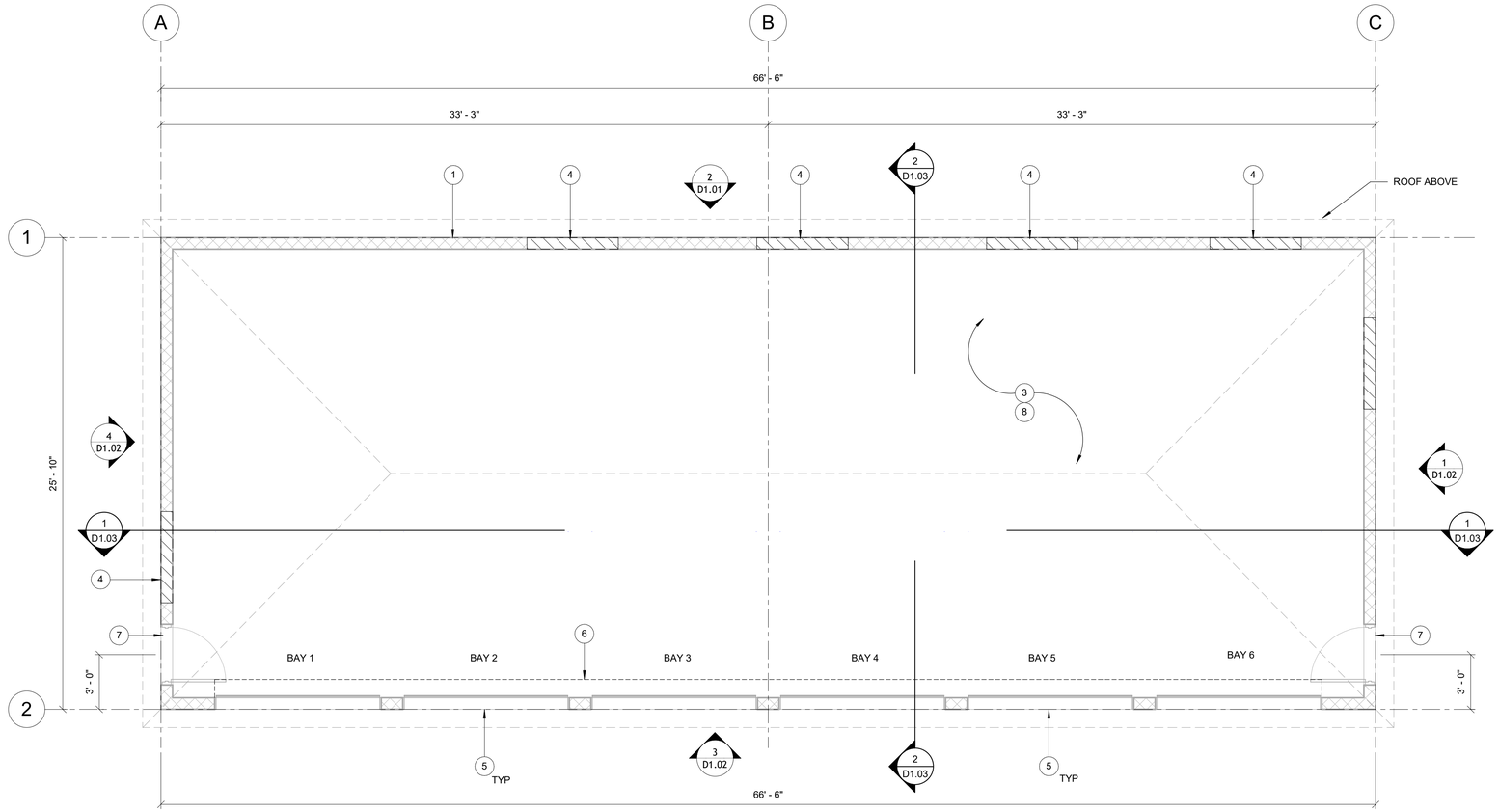
SHEET NO.
N1.01

JOB NO.
CLC-05

DEMOLITION NOTES

1. ALL DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN COMPLIANCE WITH GOVERNING REGULATIONS. COORDINATE WITH THE OWNER TO IDENTIFY ITEMS TO BE SALVAGED, STORED, REUSED, RELOCATED, OR RECYCLED.
2. REMOVE ALL ABANDONED CONDUIT, CABLE, AND WIRE.
3. COORDINATE SEQUENCING OF ALL REQUIRED UTILITY SHUTDOWNS.
4. MAINTAIN FIRE RATED ASSEMBLIES.
5. THE DEMOLITION NOTES IN THE DRAWINGS REQUIRE THE REMOVAL OF A BUILDING ELEMENT OR SYSTEM OR A COMPLETE COMPONENT COMPRISED OF MULTIPLE ELEMENTS. DISASSEMBLE AND REMOVE FROM THE SITE EACH ITEM IN ITS ENTIRETY SO AS TO ACCOMMODATE THE INSTALLATION OF THE NEW WORK TO FOLLOW.
6. CONDUITS, DUCTS, PANELS, BRACKETS, PIPES, AND OTHER EQUIPMENT LOCATED ON OR IN ELEMENTS SCHEDULED FOR DEMOLITION SHALL BE REMOVED AS PART OF THE WORK SCOPE OF REMOVING THE ELEMENT UNLESS SPECIFICALLY NOTED OTHERWISE.
7. ALTHOUGH THE NOTES CAREFULLY LIST THE EXISTING ELEMENTS TO BE DEMOLISHED, THE CONTRACTOR IS OBLIGATED WITHIN THIS WORK SCOPE TO REMOVE ANY OTHER EXISTING NON-STRUCTURAL MATERIALS FOUND TO BE IN THE WAY OF INSTALLING THE MATERIALS AND SYSTEMS INCORPORATED IN THE IMPROVEMENT DESIGN.
8. CLEAN, PLUG, PATCH AND REPAIR ALL MATERIALS, SURFACES, AND ELEMENTS AND PREPARE THEM FOR NEW WORK.
9. HHPR IS NOT RESPONSIBLE FOR LOCATING, IDENTIFYING, OR SPECIFYING MEANS OF REMOVAL OF ANY HAZARDOUS MATERIALS.
10. CONTRACTOR SHALL PROVIDE FOR DUST CONTROL THROUGHOUT. PROVIDE TEMPORARY MEASURES TO VENTILATE AREAS DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION TO ERADICATE BUILDUP OF FUMES OF FINISH MATERIALS AND CONSTRUCTION ACTIVITIES.
11. TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE BUILDING OCCUPANTS AND WORKERS AT ALL TIMES.

DEMOLITION KEYNOTES	
1	(E) 8" CMU WALL.
2	(E)WOOD TRUSSES AT 24" O.C. WITH WOOD SHEATHING & METAL ROOFING ABOVE (CLAY TILE ROOFING REPLACED IN 2025)
3	CONCRETE SLAB TO REMAIN IN PLACE, CONTRACTOR SHALL PROVIDE A **BID ALTERNATE #1** TO FULLY REMOVE AND REPLACE.
4	NEW OPENING IN (E) WALL.
5	REMOVE EXISTING GARAGE DOOR & ASSOCIATED HARDWARE
6	IF SLAB IS LEFT IN PLACE, REMOVE 1'-0" +/- WIDE OF EXISTING SLAB TO EXPOSE FOOTINGS BELOW FOR NEW EXTERIOR WALL PER S-SHEETS.
7	REMOVE EXISTING ACCESS DOORS.
8	REMOVE EXISTING CEILING SHEETROCK AS REQUIRED FOR NEW INTERIOR WALL CONNECTIONS PER S-SHEETS.



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1 / D1.01 EXISTING GARAGE FLOOR PLAN
1/4" = 1'-0"

DEMOLITION PLAN

GARAGE TO OFFICE CONVERSION

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JEFFREY A. SCHWINDT — STATE OF WASHINGTON — 45100 — STRUCTURAL ENGINEER — PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
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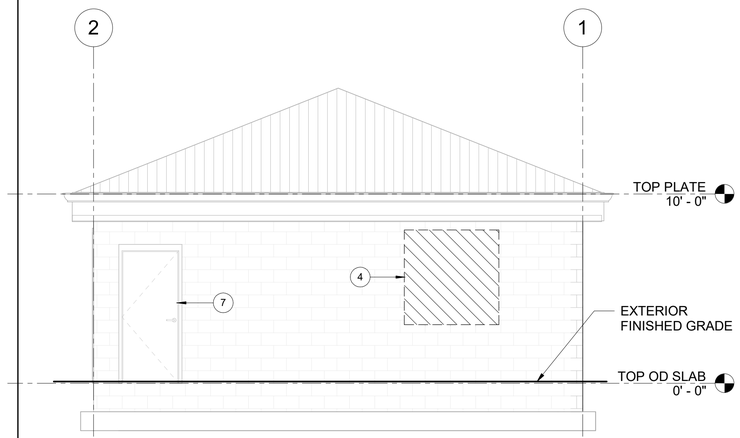
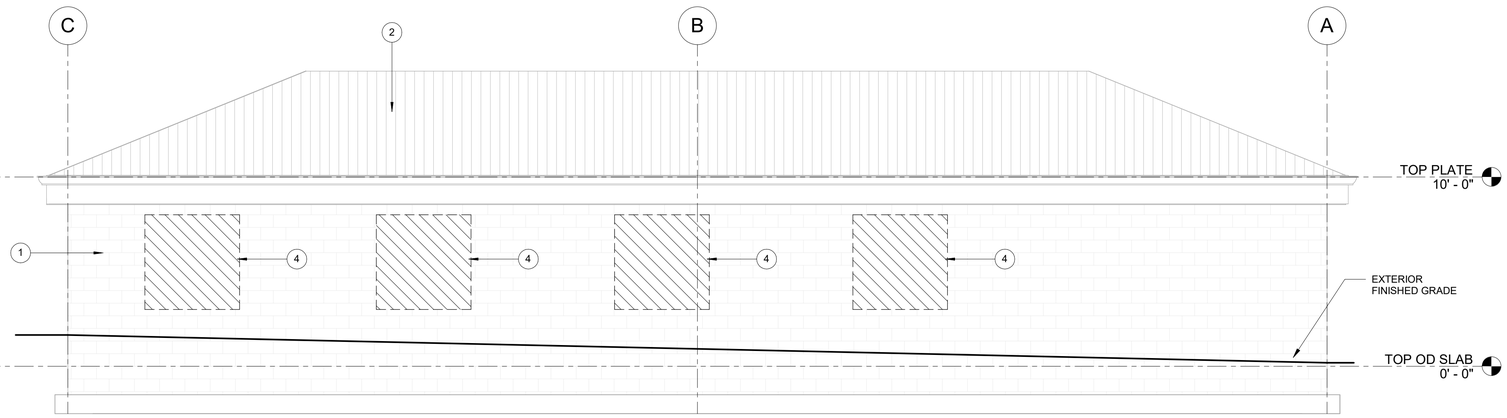
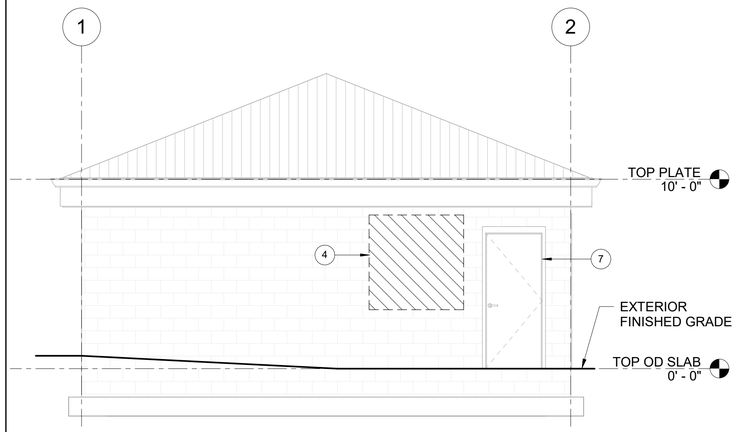


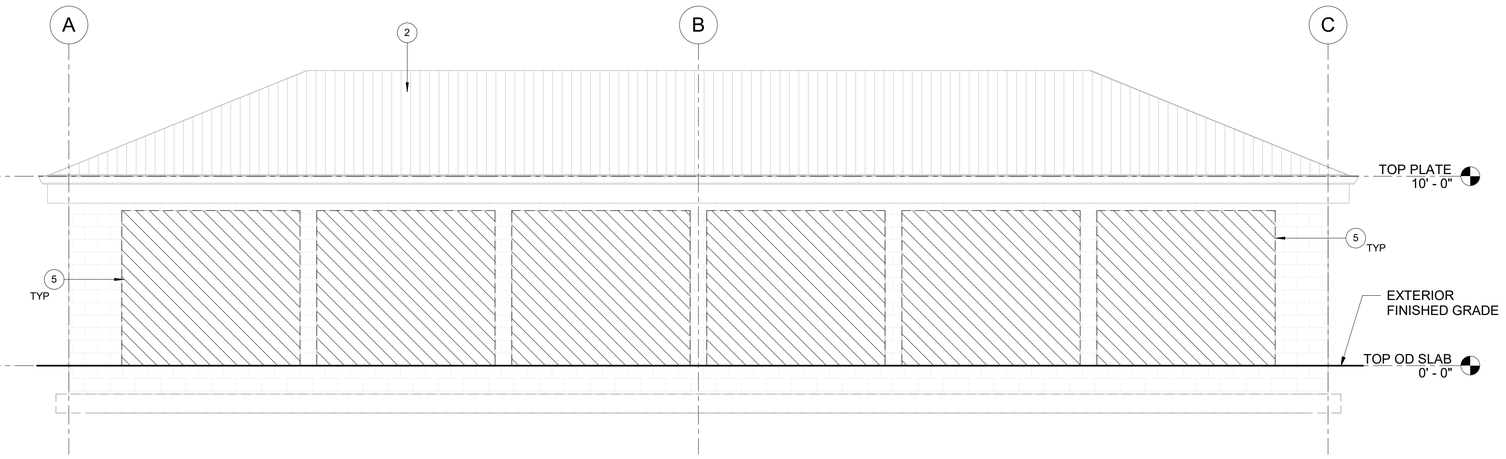
1 D1.02 EAST ELEVATION
1/4" = 1'-0"



2 D1.02 NORTH ELEVATION
1/4" = 1'-0"



4 D1.02 WEST ELEVATION
1/4" = 1'-0"



3 D1.02 SOUTH ELEVATION
1/4" = 1'-0"

DEMOLITION ELEVATIONS
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JEFFREY A. SCHMIDT
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45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS		
DATE	NO.	DESCRIPTION

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D1.02

JOB NO.
CLC-05

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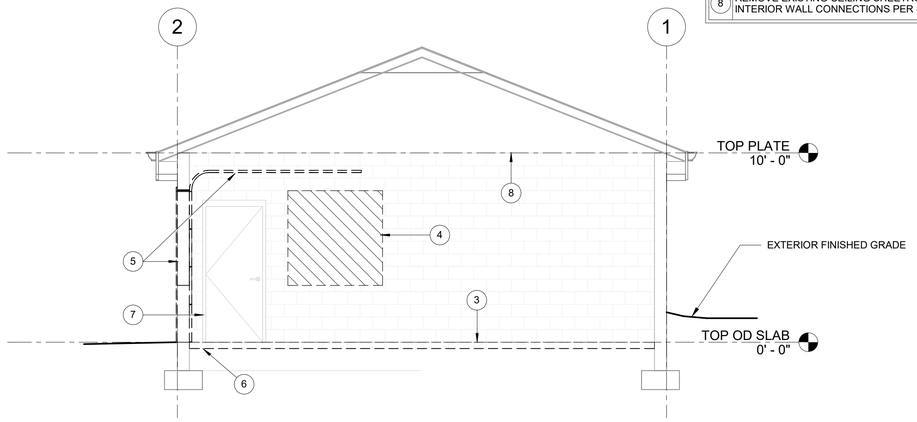
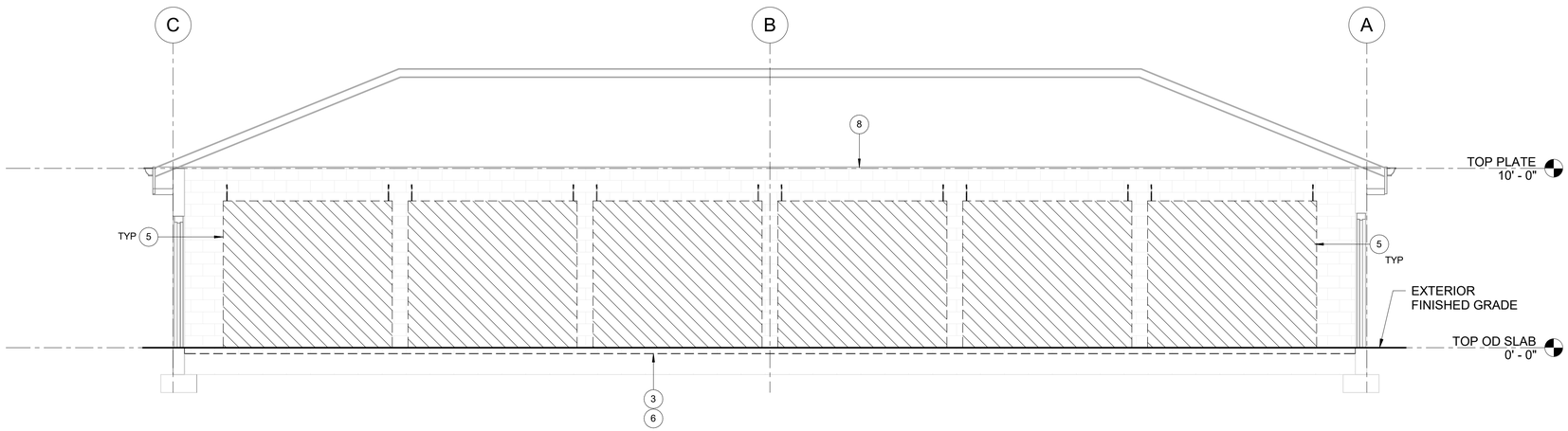
7	REMOVE EXISTING ACCESS DOORS.
8	REMOVE EXISTING CEILING SHEETROCK AS REQUIRED FOR NEW INTERIOR WALL CONNECTIONS PER S-SHEETS.



2 / D1.03 SECTION 2
1/4" = 1'-0"



1 / D1.03 SECTION 1
1/4" = 1'-0"

DEMOLITION SECTIONS
GARAGE TO OFFICE CONVERSION
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DESIGNED:	Designer
DRAWN:	Author
CHECKED:	Checker
DATE:	04/25/2025

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NO.	DATE	DESCRIPTION

SHEET NO.
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ELEVATION RENDERING - FOR REFERENCE ONLY

ELEVATION RENDERING

GARAGE TO OFFICE CONVERSION

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STATE OF WASHINGTON
JEFFREY A. SCHWINDT
45100
PROFESSIONAL ENGINEER

DESIGNED:	JAS
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

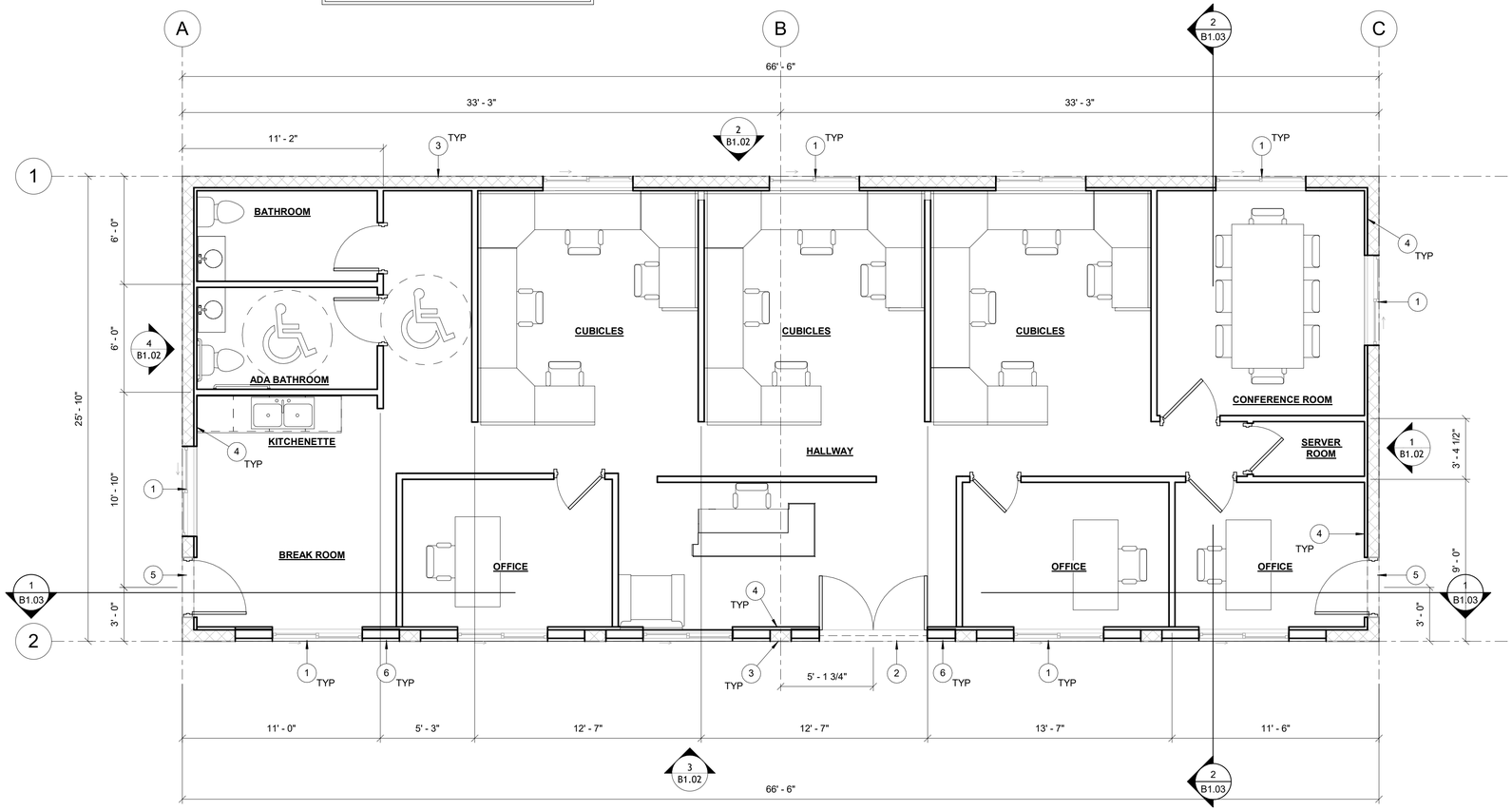
SHEET NO.

B1.00

JOB NO. CLC-05

KEYNOTES	
1	5050 SLIDING WINDOW.
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**

NOTE:
ALL LAYOUT, FIXTURES, AND FURNITURE SHOWN FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL REVIEW ALL LAYOUT INCLUDING ADA REQUIREMENTS WITH OWNER PRIOR CONSTRUCTION



N

A B1.01 OFFICE FLOOR PLAN
1/4" = 1'-0"

FLOOR PLAN
GARAGE TO OFFICE CONVERSION
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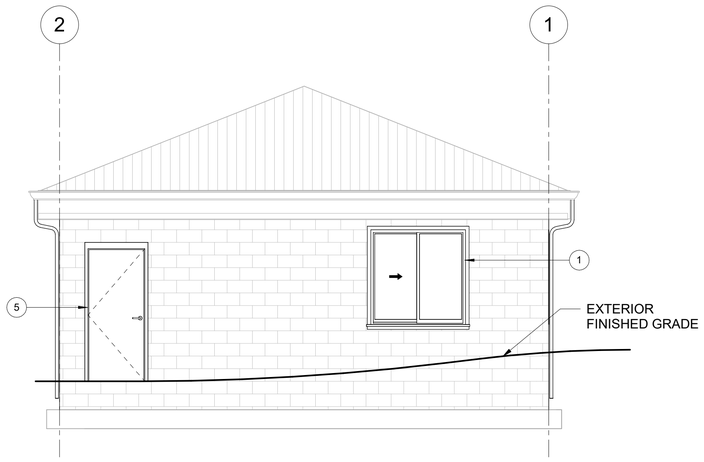
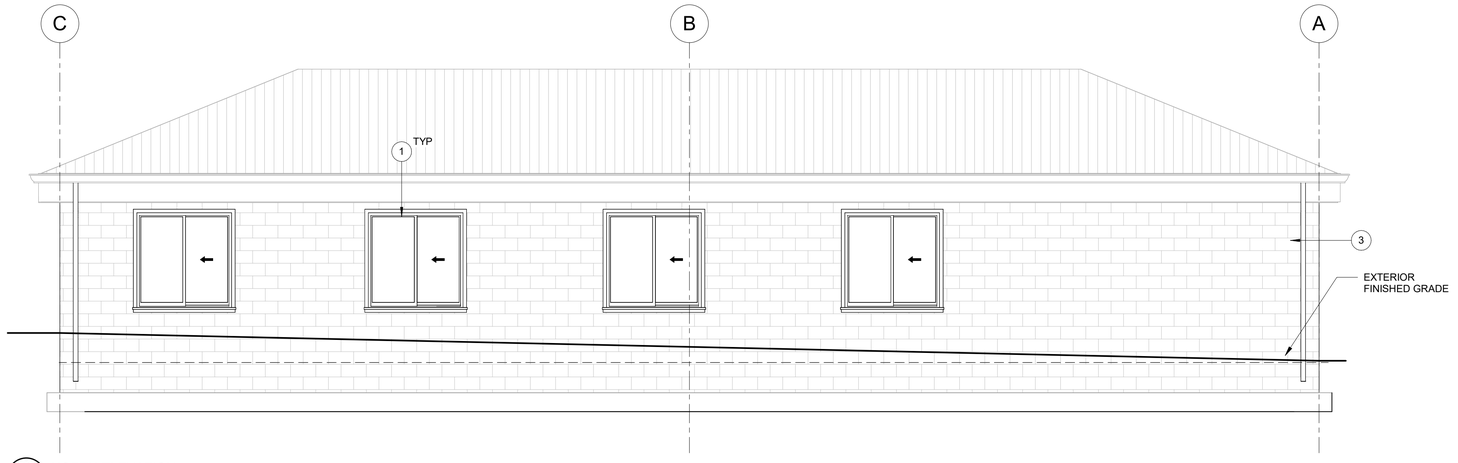
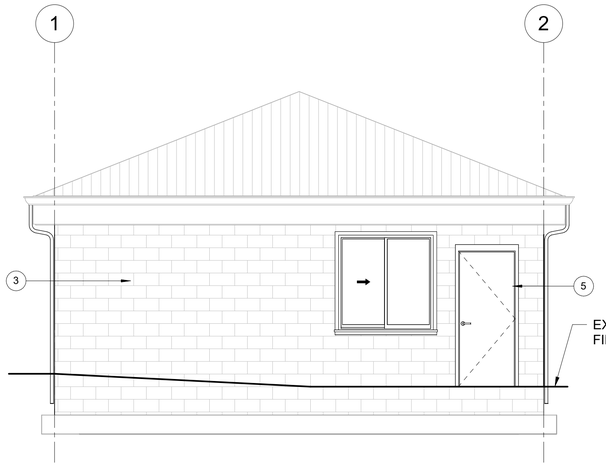
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**



1 B1.02 EAST ELEVATION
1/4" = 1'-0"



2 B1.02 NORTH ELEVATION
1/4" = 1'-0"



4 B1.02 WEST ELEVATION
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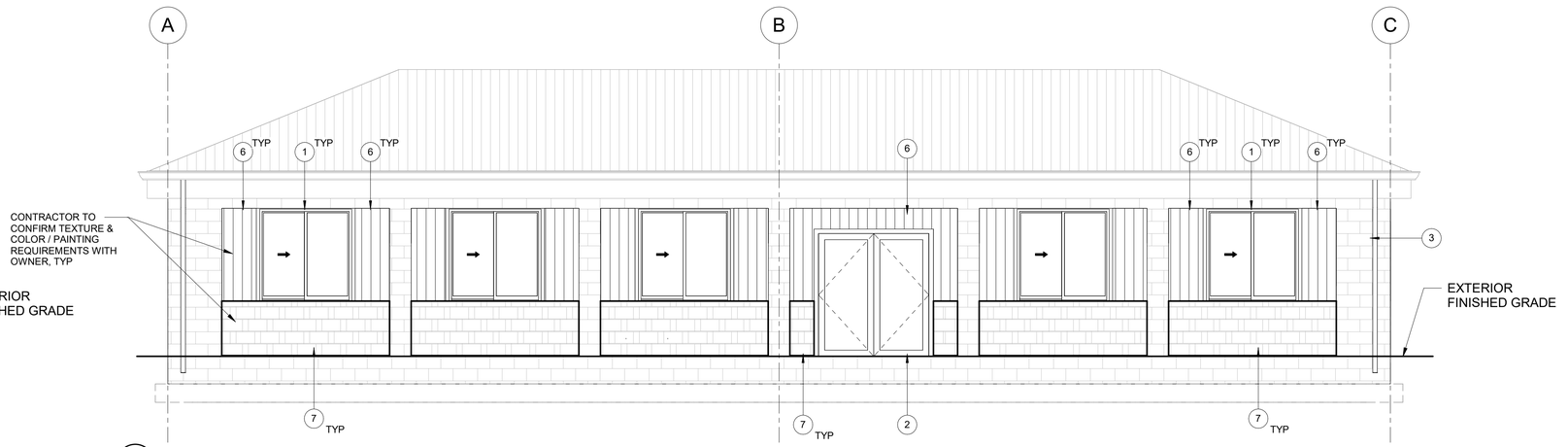

3 B1.02 SOUTH ELEVATION
1/4" = 1'-0"

ELEVATIONS / SECTIONS
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JAS	HHPR	JAS	04/25/2025

REVISIONS		
NO.	DESCRIPTION	DATE

SHEET NO.
B1.02

JOB NO.
CLC-05

KEYNOTES	
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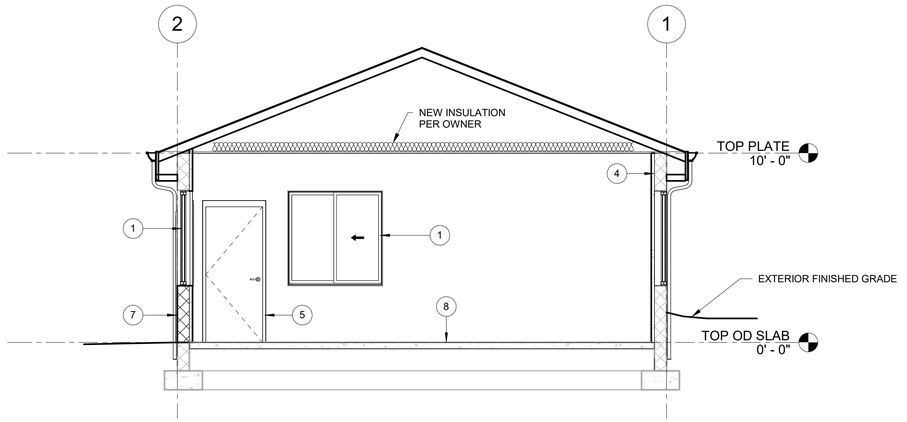
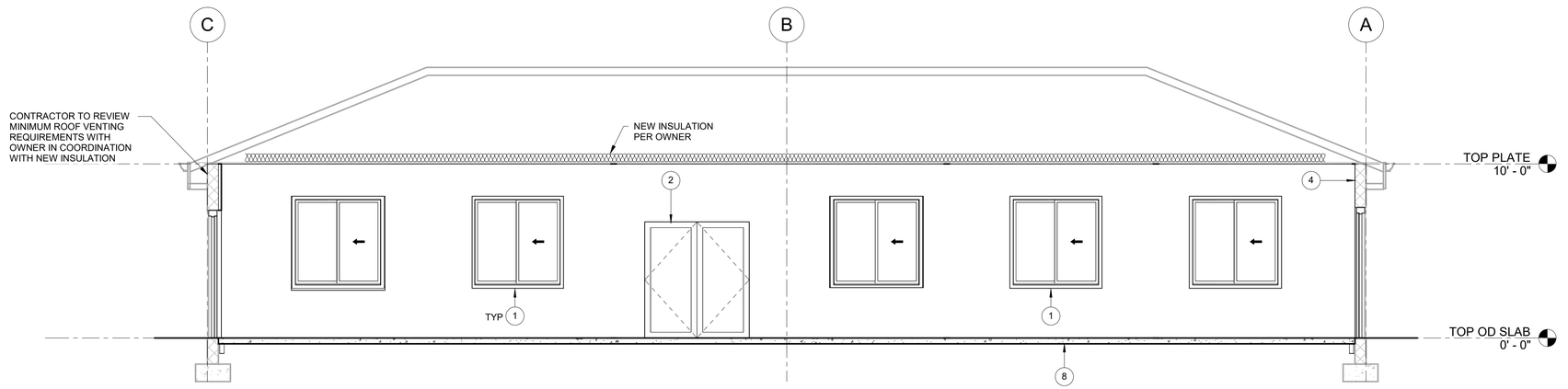
2	DOUBLE GLASS ENTRY DOOR.
3	EXISTING CMU WALLS.
4	RIGID INSULATION WITH FURRING WALL (CONTRACTOR TO CONFIRM REQUIREMENTS WITH OWNER)
5	NEW ACCESS DOOR.
6	2X6 INFILL WALL WITH VERTICAL FIBER CEMENT FINISH AT EXTERIOR FACE.
7	CMU INFILL, MATCH EXISTING CMU SIZE, TEXTURE, & COLOR.
8	NEW 4" CONCRETE SLAB ON GRADE **(BID ALTERNATE #1)**



2 / B1.03 SECTION 2
1/4" = 1'-0"



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GENERAL:
1. THESE STRUCTURAL NOTES SUPPLEMENT THE SPECIFICATIONS. ANY DISCREPANCY FOUND AMONG THE DRAWINGS, SPECIFICATIONS, THESE NOTES, AND ANY SITE CONDITIONS SHALL BE REPORTED IN A TIMELY MANNER TO THE ARCHITECT/ENGINEER DESIGN TEAM, WHO SHALL RESPOND TO ANY DISCREPANCY IN WRITING. ANY WORK DONE BY THE CONTRACTOR AFTER DISCOVERY OF SUCH DISCREPANCY SHALL BE DONE AT THE CONTRACTOR'S OWN RISK.
2. THE CONTRACTOR SHALL VERIFY AND COORDINATE THE DIMENSIONS AMONG ALL DRAWINGS PRIOR TO PROCEEDING WITH ANY WORK OR FABRICATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND CONSTRUCTION METHODS, TECHNIQUES, SEQUENCING, AND SAFETY REQUIRED FOR THE WORK.
4. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL ERECTION BRACING, FORM WORK, AND TEMPORARY SHORING REQUIRED FOR THE WORK.
5. THESE NOTES SET MINIMUM STANDARDS FOR CONSTRUCTION. THE DRAWINGS GOVERN OVER THE STRUCTURAL NOTES TO THE EXTENT SHOWN.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON DRAWINGS AND IN THE FIELD. COORDINATE LOCATIONS OF OPENINGS THROUGH FLOOR, ROOFS AND WALLS WITH ARCHITECTURAL, MECHANICAL, AND ELECTRICAL PLANS. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
7. DETAILS SHOWN ON THE DRAWINGS ARE INTENDED TO APPLY AT ALL SIMILAR CONDITIONS AND LOCATIONS.
8. DO NOT SCALE INFORMATION FROM STRUCTURAL DRAWINGS.
9. ALL MATERIAL AND DESIGN SPECIFICATIONS CITED HEREIN SHALL CONFORM TO THE MOST RECENTLY ADOPTED SPECIFICATION OR CODE, UNLESS OTHERWISE NOTED.
10. ALL PRODUCTS AND MATERIALS USED BY THE CONTRACTOR SHALL BE APPLIED, PLACED, ERECTED OR INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
11. ALL FEATURES OF CONSTRUCTION NOT FULLY SHOWN SHALL BE OF THE SAME TYPE AND CHARACTER AS SHOWN FOR SIMILAR CONDITIONS SUBJECT TO REVIEW BY THE ARCHITECT AND ENGINEER.

DESIGN CODE:
1. 2018 INTERNATIONAL BUILDING CODE (IBC) WITH WASHINGTON AMENDMENTS
2. ASCE 7-16
3. ALL REFERENCE TO OTHER CODES AND STANDARDS (ACI, ASTM, ETC...) SHALL BE PER THE LATEST OR MOST CURRENT EDITION AVAILABLE.
4. DESIGN LOADS:

ROOF (SNOW LOAD).	25 PSF
ROOF DEAD LOAD	30 PSF
WIND	135 MPH (EXPOSURE B), RISK CATEGORY II
SEISMIC	DESIGN CATEGORY D, SITE CLASS D, Ss=0.85 S1=0.34

PRESSURE TREATED (P.T.) LUMBER:
1. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS IN CONTACT WITH CONCRETE OR MASONRY.
2. PROVIDE PRESSURE TREATED (P.T.) LUMBER AT ALL MEMBERS PERMANENTLY EXPOSED TO OPEN AIR CONDITIONS.
3. PRESSURE TREATED LUMBER THAT IS CUT OR BORED SHALL BE TREATED TO RESIST ROT AND DETERIORATION.
4. ALL CONNECTORS AND FASTENERS SECURED TO PRESSURE TREATED LUMBER SHALL BE HOT-DIP GALVANIZED.
5. MILD STEEL & UNCOATED ANCHOR BOLTS MAY BE UTILIZED TO INSTALL TYPICAL SILL PLATES ONLY IF SBX/DOT AND ZINC BORATE CHEMICALS ARE USED IN THE TREATMENT OF THE SILL PLATE.

MASONRY:
1. ALL HOLLOW CONCRETE MASONRY UNITS SHALL COMPLY WITH ASTM 090, TYPE 1. ASSEMBLIES SHALL HAVE A MINIMUM 28 COMPRESSIVE STRENGTH, F'm OF 1500 PSI AS VERIFIED BY PRISM TEST BEFORE AND DURING CONSTRUCTION. CONCRETE MASONRY WALLS SHALL BE REINFORCED, AS SHOWN ON PLANS AND DETAILS, AND IF NOT SHOWN, SHALL BE NOTED BELOW.
2. PRISM TESTS SHALL BE PERFORMED AS FOLLOWS:
   A. A SET OF FIVE (5) PRISMS SHALL BE BUILT AND TESTED PRIOR TO THE START OF CONSTRUCTION FOR EACH SIZE AND SHAPE OF MASONRY UNLESS 30 TESTS EXIST WITH STRENGTHS OF Fm x 1.33.
   B. A SET OF THREE (3) PRISMS SHALL BE BUILT AND TESTED DURING CONSTRUCTION FOR EACH FIVE THOUSAND (5,000) SQUARE FEET OF WALL AREA. A MINIMUM OF THREE TESTS SHALL BE REQUIRED.
   C. ALL MATERIALS USED FOR THE CONSTRUCTION OF THE PRISMS SHALL BE TAKEN FROM THOSE TO BE USED IN THE PROJECT.
3. COMPRESSIVE STRENGTH OF PRISMS SHALL BE TESTED ONE (1) AT SEVEN (7) DAYS AND TWO (2) AT TWENTY-EIGHT (28) DAYS.
4. ONE MORTAR TEST, ONE GROUT TEST AND THREE PRISM TESTS SHALL BE PERFORMED BY AN INDEPENDENT TESTING COMPANY FOR EACH 5000 SQ. FT. OF WALL AREA WITH A MINIMUM OF THREE TESTS PER TYPE. FOR TESTING REQUIREMENTS ONLY.
5. ALL MASONRY UNITS SHALL BE GROUTED IN CELLS WITH REINFORCING AND/R ANCHORS ONLY, UNLESS OTHERWISE NOTED.
6. GROUT FOR ALL REINFORCED HOLLOW MASONRY WALLS SHALL BE 3/8" AGGREGATE CONCRETE (DENSITY = 105 PSF) WITH A 28 DAY COMPRESSIVE STRENGTH OF 2500 PSI. DESIGN MIX PER ASTM C476. SLUMP SHALL BE 7 TO 8 INCHES.
7. ALL MORTAR REINFORCED MASONRY SHALL CONFORM TO ASTM C270, TYPE S WITH A MINIMUM 1800 PSI COMPRESSIVE STRENGTH AT 28 DAYS.
8. ALL REINFORCING FOR MASONRY WALL SHALL BE GRADE 60, CONFORMING TO ALL PROVISIONS OF CONCRETE REINFORCING SECTION ABOVE.
9. EXCEPT AS OTHERWISE SHOWN, REINFORCE ALL MASONRY WALLS WITH THE FOLLOWING MINIMUM:
   A. 6" NOMINAL WALL THICKNESS (1) #5 @ 32" O.C. VERTICAL AT CENTER OF GROUTED VOIDS.
      (2) #4 HORIZONTAL IN BOND BEAMS @ 48" O.C.
10. PROVIDE DOWELS FROM FOUNDATION TO MATCH SIZE AND SPACING OF VERTICAL WALL REINFORCING, DOWELS SHALL EXTEND INTO MASONRY WALL 2'-6" MINIMUM. UNLESS OTHERWISE NOTED,
11. PROVIDE (2) - #5 VERTICAL AT ALL CORNERS AND ADJACENT O TO ALL OPENINGS, UNLESS OTHERWISE NOTED.
12. LINTELS LESS THAN 4 FEET WIDE PROVIDE (2) - #5 IN BOTTOM OF 8 INCH DEEP LINTEL.
    AT LINTELS 4 TO 8 FEET WIDE PROVIDE (2) - #5 IN BOTTOM OF 16 INCH DEEP LINTEL BAR SHALL EXTEND 2'-0" BEYOND EACH EDGE OF OPENING UNLESS OTHERWISE NOTED.
13. LAP ALL BARS A MINIMUM OF 40 BAR DIAMETERS EXCEPT AS OTHERWISE SHOWN.
14. PROVIDE 2'-0" x 2'-0" BARS AT ALL CORNERS AND INTERSECTIONS FOR ALL WALLS EQUAL IN SIZE AND NUMBER TO HORIZONTAL REINFORCING.
15. PROVIDE BAR POSITIONERS FOR ALL VERTICAL REINFORCING NOT TO EXCEED 8'-0" ON CENTER.
16. PROVIDE MASONRY CONTROL JOINTS HORIZONTALLY AND VERTICALLY NOT TO EXCEED 32' SPACING. REFERENCE ARCHITECTURAL DRAWING FOR LOCATION.

STRUCTURAL SUBMITTALS:
1. SUBMITTAL PROCEDURE:
   A. DELIVER TO THE ENGINEER OF RECORD A MINIMUM OF (4) COPIES OF EACH SUBMITTAL ITEM OR ELECTRONIC PDF FORMAT @ CONTRACTORS OPTION.
2. FOR EACH SUBMITTAL ITEM ALLOW (15) DAYS EXCLUDING DELIVERY TIME TO AND FROM THE CONTRACTOR.
3. SCHEDULE OF SUBMITTAL ITEMS:
   A. CONCRETE MIX DESIGN
   B. COMPLETE METAL BUILDING PACKAGE INCLUDING STRUCTURAL CALCULATION & DRAWINGS BEARING THE STAMP OF A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF OREGON.
   C. SHOP DRAWINGS:
      C1.1 STRUCTURAL STEEL
   D. PRODUCT DATA
   E. SAMPLES OR ADDITIONAL PRODUCT TESTING MAY BE REQUESTED
   F. PROVIDE FULL METAL BUILDING DRAWINGS, DETAILS, AND CALCULATIONS FOR REVIEW.
   G. MASONRY GROUT & MORTAR MIX DESIGNS

STRUCTURAL OBSERVATION:
1. STRUCTURAL OBSERVATION SHALL BE PERFORMED ON THE PROJECT. OBSERVATION WILL BE REQUIRED AT THE FOLLOWING STAGES:
   A. PRIOR TO GROUTING MASONRY UNITS
2. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD AT LEAST FOUR DAYS (4) IN ADVANCE OF COMPLETION REQUIRING SITE OBSERVATION.

SPECIAL INSPECTION:
INSPECTOR IS TO BE CONTRACTED BY OWNER, ENGINEER OR ARCHITECT PER OSSC CODE REQUIREMENT AND LOCAL ORDINANCES. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO FOUNDATION INSTALLATION. THE CONTRACTOR , ARCHITECT, ENGINEER AND INSPECTOR SHALL ATTEND SPECIAL INSPECTIONS SHALL BE PERFORMED ON THE FOLLOWING WORK:

1. SUBGRADE:
   A. OBSERVATION OF SITE PREPARATION, GRADING PLACEMENT AND COMPACTION OF OPERATIONS. (PERIODIC)

2. CONCRETE:
   A. POST INSTALLED EPOXY, EXPANSION, OR SCREW ANCHORS - AS REQUIRED BY APPROVED ICC REPORT (PERIODIC, MIN)
   B. PLACEMENT OF CONCRETE FOUNDATIONS (CONTINUOUS)
   C. TAKING OF TEST SPECIMENS - AIR, STRENGTH AND SLUMP (CONTINUOUS)
   D. BOLTS CAST IN CONCRETE (PERIODIC)
   E. PLACEMENT OF REINFORCING STEEL (PERIODIC)

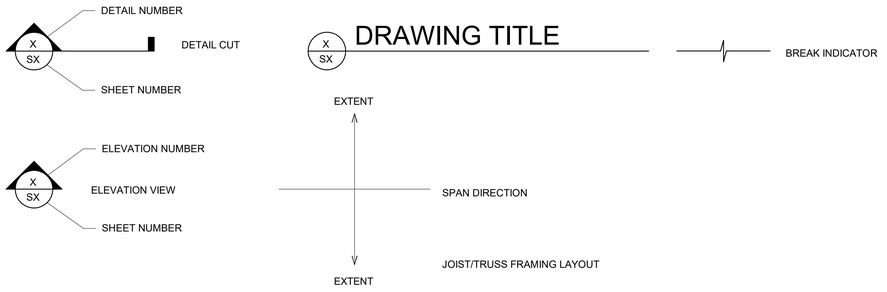
3. MASONRY:
   A. SEE OSSC / IBC SECTION 1705.4 FOR INSPECTION REQUIREMENTS. ALL MASONRY TO BE "SPECIAL INSPECTED"

IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE INSPECTOR, 48 HR. MINIMUM NOTICE), FOR INSPECTION SERVICES. THE INSPECTOR SHALL BE PRESENT AT THE PRE-CONSTRUCTION MEETING TO COORDINATE WORK WITH THE CONTRACTOR, ENGINEER AND OWNER. ALL INSPECTORS SHALL BE CERTIFIED TO PERFORM NECESSARY INSPECTION PER OSSC, ACI, AWS, OR OTHER APPROVED GOVERNING INSTITUTION. SUBMIT COPIES OF THE SPECIAL INSPECTION REPORTS TO THE BUILDING OFFICIAL AND ENGINEER OF RECORD FOR REVIEW.

ABBREVIATIONS

AB	ANCHORBOLT	HORZ	HORIZONTAL
ABT	ABOUT	HS	HIGH STRENGTH
AC	ASPHALTIC CONCRETE	HSV	HIGH STRENGTH BOLT
ACI	AMERICAN CONCRETE INST.	HT	HEIGHT
ADD'L	ADDITIONAL	N	INCH OR INCHES
APPROX	APPROXIMATE	LBS	POUNDS
ARCH	ARCHITECTURAL	LG	LONG
BBO	BEAM BY OTHERS	LL	LIVELOAD
BO	BY OTHERS	MAX	MAXIMUM
BP	BASE PLATE	MB	MACHINEBOLT
BLDG	BUILDING	MECH	MECHANICAL
BM	BEAM	MIN	MINIMUM
BOT	BOTTOM	MISC	MISCELLANEOUS
℄	CENTERLINE	NIC	NOT IN CONTRACT
CLR	CLEAR	NO. or #	NUMBER
COL	COLUMN	NOM	NOMINAL
CONC	CONCRETE	NTS	NOT TO SCALE
CONT	CONTINUOUS, CONTINUITY	O.C.	ON CENTER
CONT'D	CONTINUED	PCF	POUNDS PER CUBIC FOOT
DB	DROP BEAM	PLCS	PLACES
DET, DTL	DETAIL	PL.	PLATE
DIA, Ø	DIAMETER	PSF	POUNDS PER SQUARE FOOT
DIM	DIMENSION	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	PT	PRESSURE TREATED
DWL	DOWEL	R	RADIUS
EA	EACH	REINF	REINFORCING
EF	EACH FACE	REQ'D	REQUIRED
ELECT	ELECTRICAL	RET W	RETAINING WALL
ELEV	ELEVATION	REV	REVISION
EQIP	EQUIPMENT	SCHD SHT	SCHEDULE SHEET
ETC	ET CETERA	SIM	SIMILAR
EW	EACH WAY	SPECS	SPECIFICATIONS
(E), EXIST	EXISTING	SQ	SQUARE
FB	FLUSHBEAM	STD	STANDARD
f'c	COMPRESSIVE STRENGTH OF CONCRETE, PSI	STIF	STIFFENER
		STL	STEEL
FCO	FLOOR CLEAN OUT	STRUCT	STRUCTURAL
FD	FLOOR DRAIN	T & B	TOP & BOTTOM
FDN FLR	FOUNDATION FLOOR	TOC	TOP OF CONCRETE
FOS	FACE OF STEEL	TOS	TOP OF STEEL
FS	FAR SIDE	TS	TUBE STEEL
FT	FOOT OR FEET	TYP	TYPICAL
FTG	FOOTING	UBC	UNIFORM BUILDING CODE
GA	GAUGE	U.N.O.	UNLESS NOTED OTHERWISE
GALV	GALVANIZED	VERT	VERTICAL
GRD	GRADE	W or W/	WITH
HGR	HANGER		

LEGEND AND SYMBOLS



STRUCTURAL GENERAL NOTES
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
Phone: 503.221.1131 www.hhpr.com Fax: 503.221.1171

JEFFREY A. SCHWINDT
STATE OF WASHINGTON
48100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

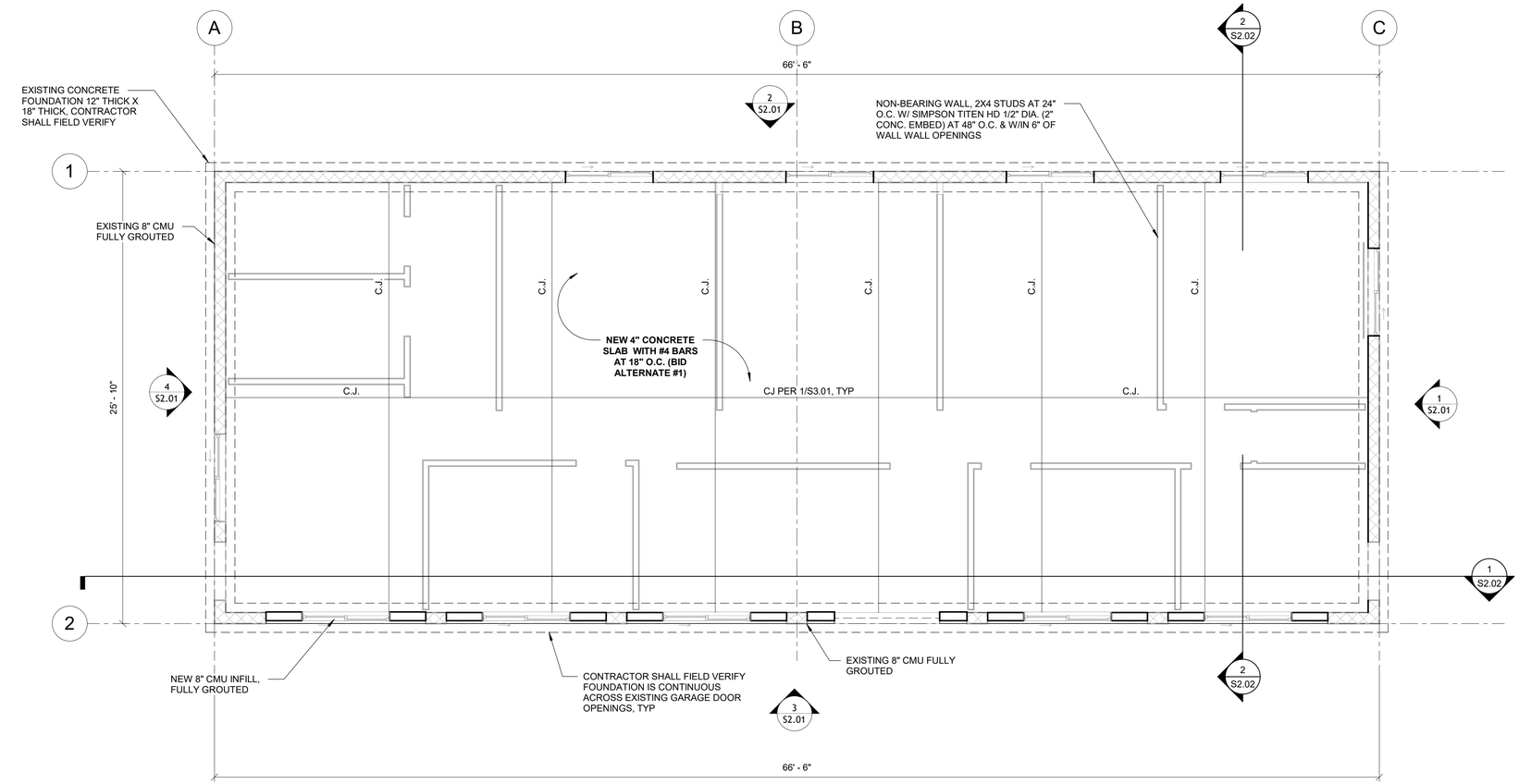
DESIGNED:	Designer
DRAWN:	Author
CHECKED:	Checker
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S1.00

JOB NO.
CLC-05



N

A S1.01 FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION PLAN
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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PROFESSIONAL ENGINEER

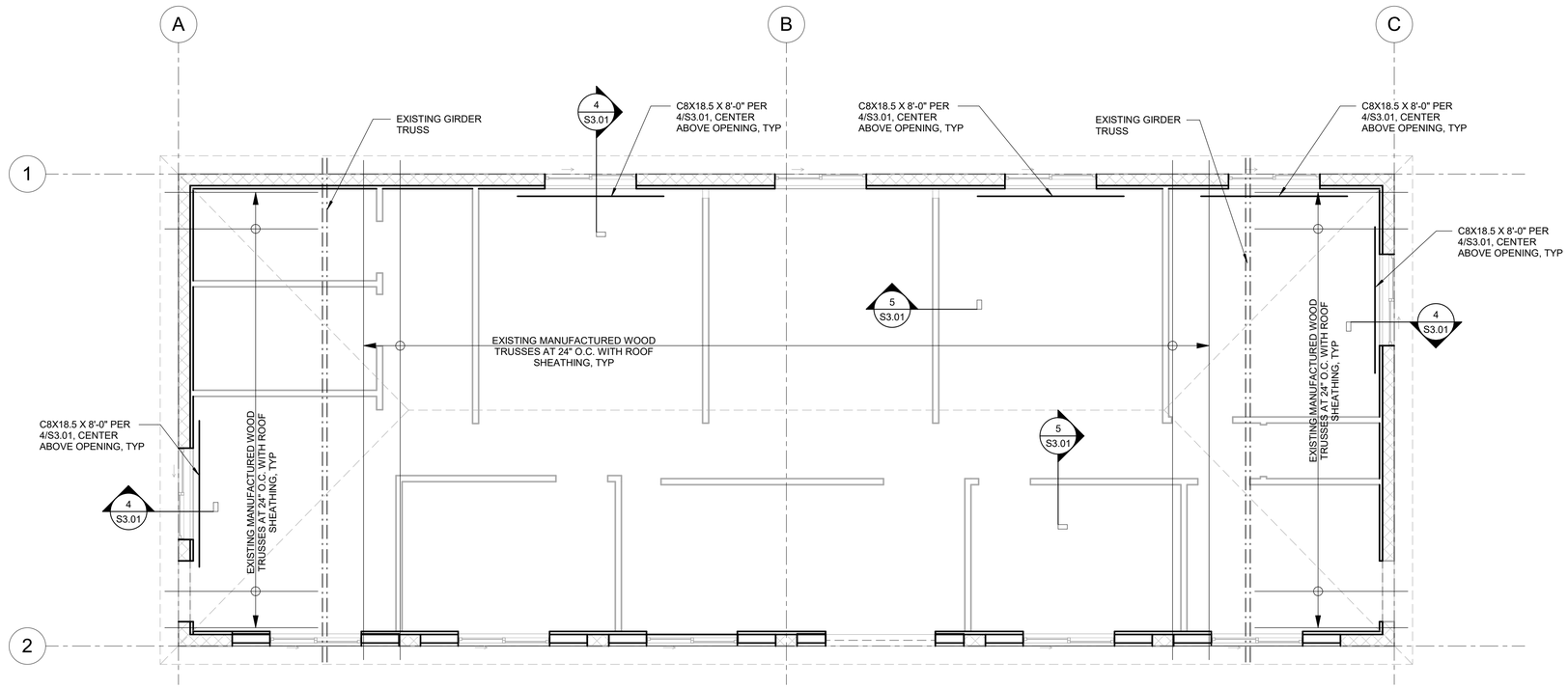
DESIGNED:	JAS
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S1.01

JOB NO.
CLC-05



N

1 S1.02 OFFICE FLOOR PLAN
1/4" = 1'-0"

ROOF FRAMING PLAN
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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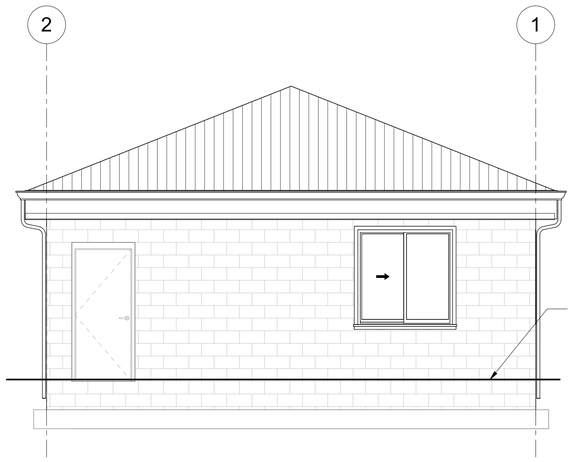
DESIGNED:	JAS
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

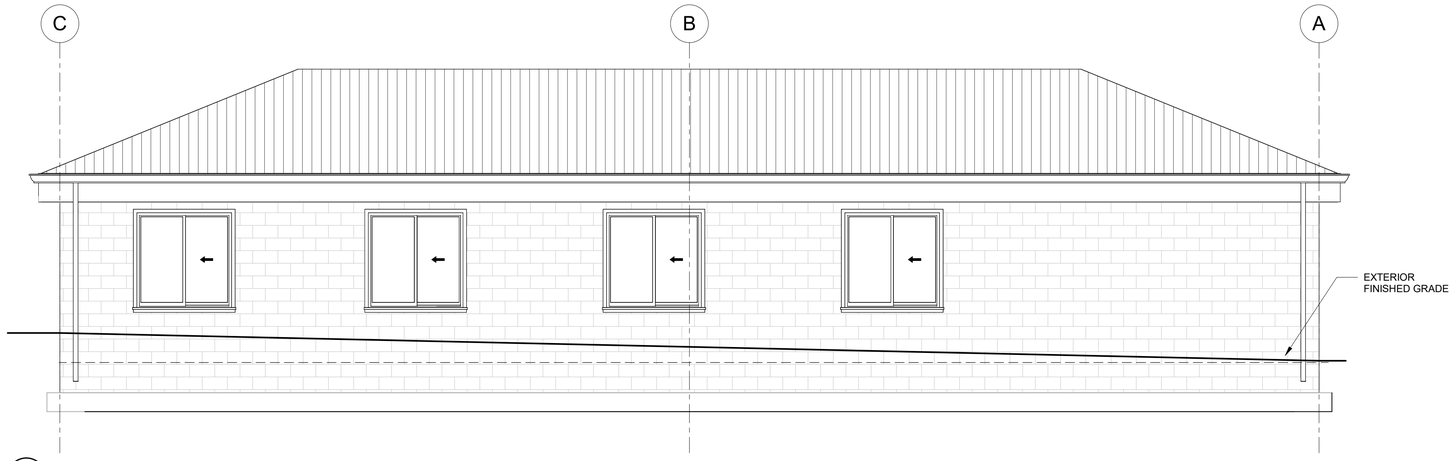
NO.	DESCRIPTION	DATE

SHEET NO.
S1.02

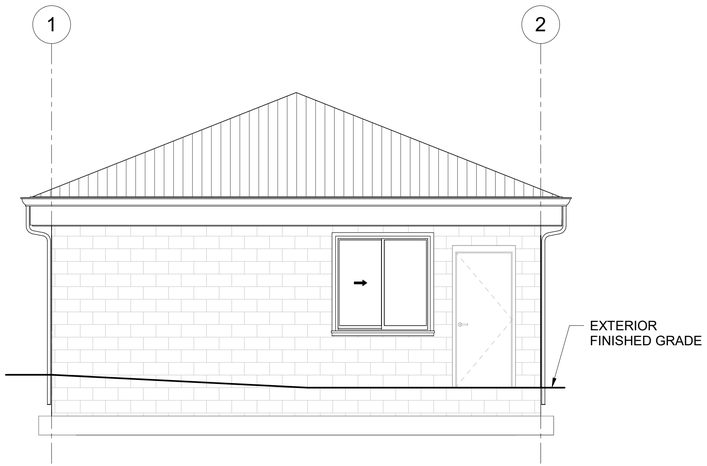
JOB NO.
CLC-05



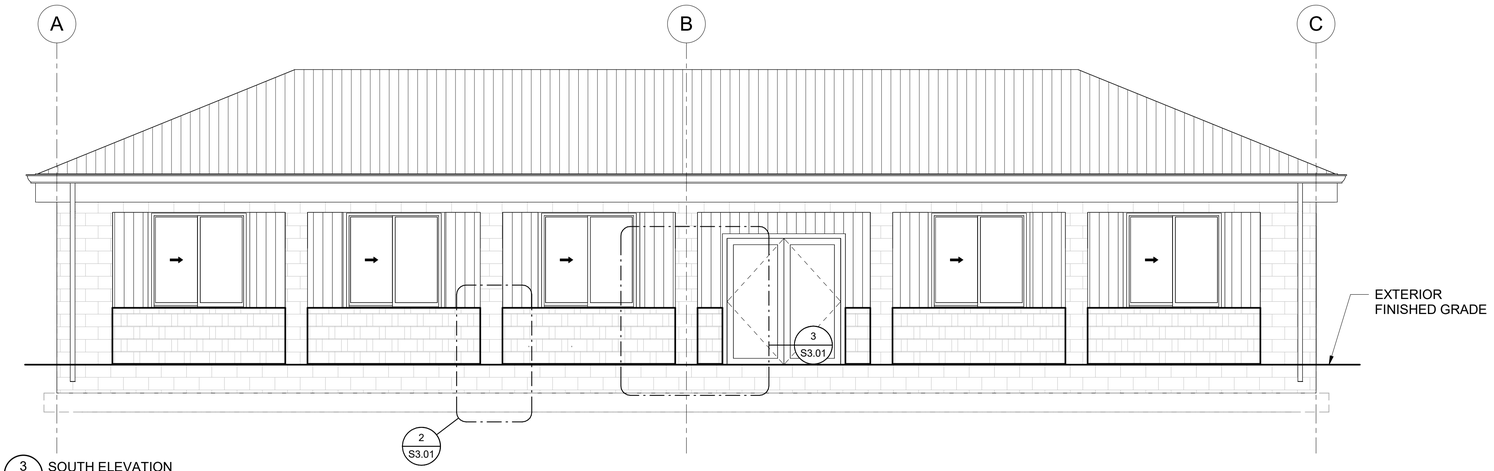
1 S2.01 EAST ELEVATION
1/4" = 1'-0"



2 S2.01 NORTH ELEVATION
1/4" = 1'-0"



4 S2.01 WEST ELEVATION
1/4" = 1'-0"



3 S2.01 SOUTH ELEVATION
1/4" = 1'-0"

STRUCTURAL ELEVATIONS / SECTIONS
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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JEFFREY A. SCHWINDT
STATE OF WASHINGTON
45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

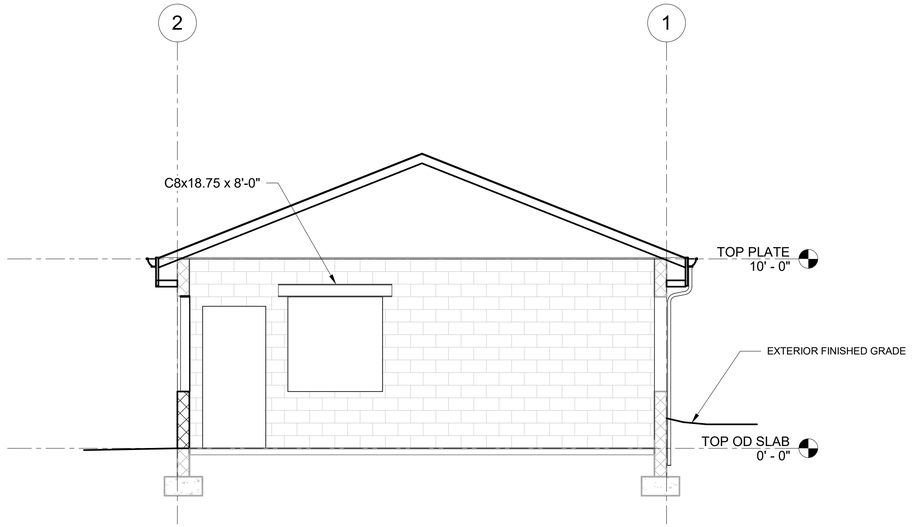
DESIGNED:	DRAWN:	CHECKED:	DATE:
JAS	HHPR	JAS	04/25/2025

REVISIONS

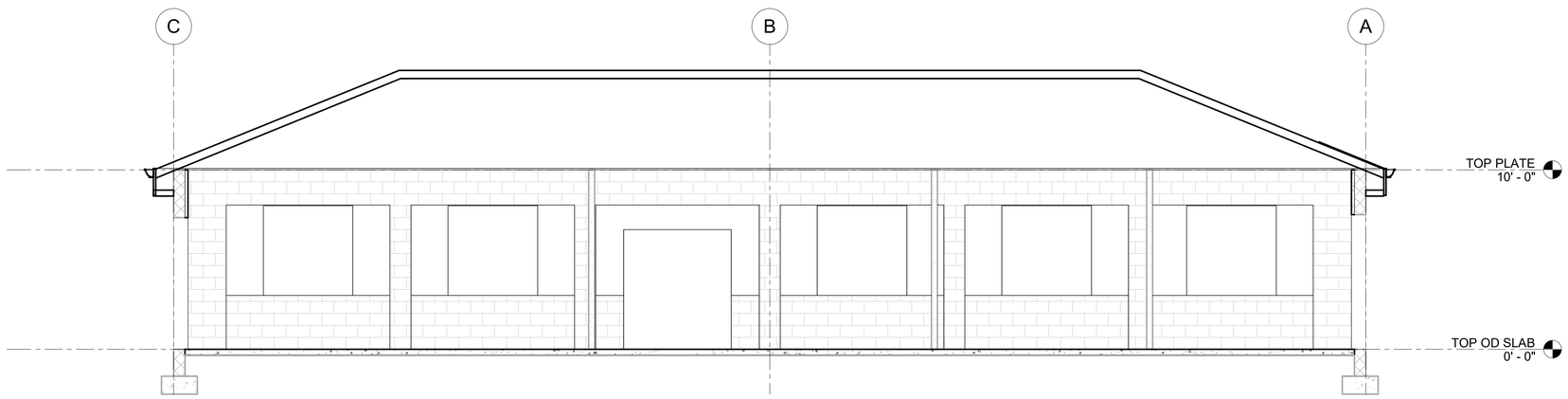
NO.	DESCRIPTION	DATE

SHEET NO.
S2.01

JOB NO.
CLC-05



2 S2.02 SECTION 2
1/4" = 1'-0"



1 S2.02 SECTION 1
1/4" = 1'-0"

ELEVATIONS / SECTIONS
GARAGE TO OFFICE CONVERSION
LA CENTER, WASHINGTON

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JAS	HHPR	JAS	04/25/2025

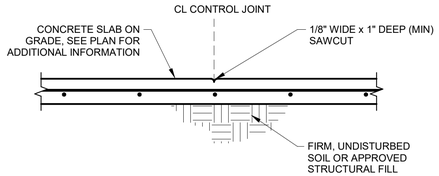
REVISIONS

NO.	DESCRIPTION	DATE

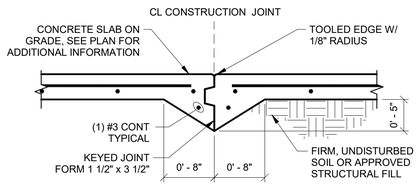
SHEET NO.
S2.02

JOB NO.
CLC-05

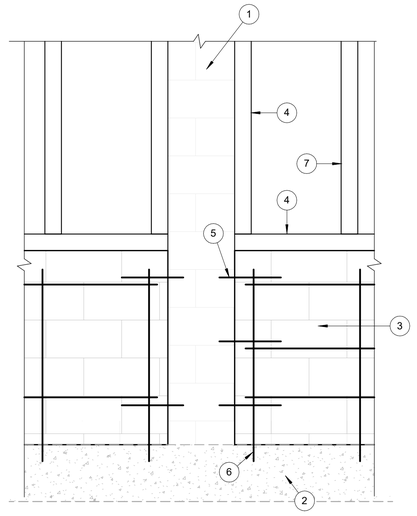
NOTE:
PROVIDE SAWCUTS AS SOON AS PRACTICAL AFTER SLAB CAN SUPPORT EQUIPMENT.



NOTE:
IT IS THE CONTRACTOR'S OPTION WHICH JOINT TO USE.

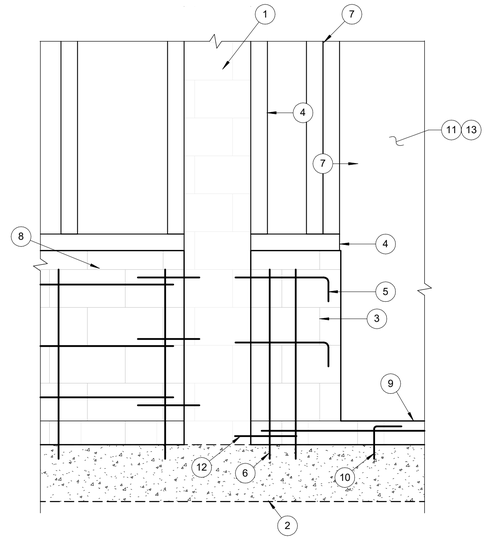


1 S3.01 CONTROL JOINT DETAIL
1" = 1'-0"



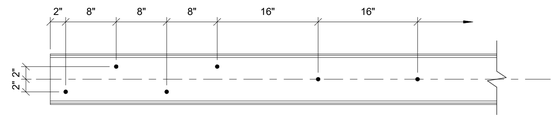
2 S3.01 CMU INFILL - ELEVATION
3/4" = 1'-0"

2/S3.01 KEYNOTES	
1	EXISTING CMU PIER, FULLY GROUTED, CONTRACTOR SHALL FIELD VERIFY
2	EXISTING CONTINUOUS CONCRETE FOOTING PER PLAN
3	NEW 8" CMU INFILL, GROUT SOLID, (2) #4 HORIZ. IN BOND BEAM AT TOP & BTM OF INFILL & 24" BTWN
4	2x4 NAILER W/ SIMPSON TITEN TURBO 1/4" ⌀ x 4" LONG AT 16" O.C.
5	#5 x 3'-0" EPOXY BAR (4" EMBED INTO CMU) AT TOP & BTM OF INFILL & 24" O.C. BTWN, DO NOT DRILL THROUGH EXISTING REINFORCEMENT
6	#5 EPOXY BAR AT 24" O.C. (6" CONCRETE EMBED), EXTEND TO TOP OF CMU INFILL
7	2x4 AT 16" O.C., (2) 2x4 VERT. AT ALL WINDOW OPENINGS

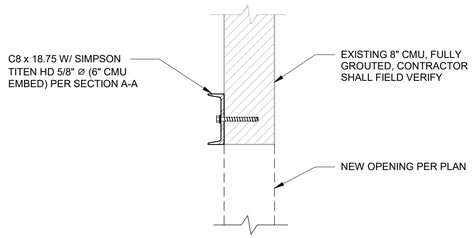


3 S3.01 CMU INFILL AT DOOR - ELEVATION
3/4" = 1'-0"

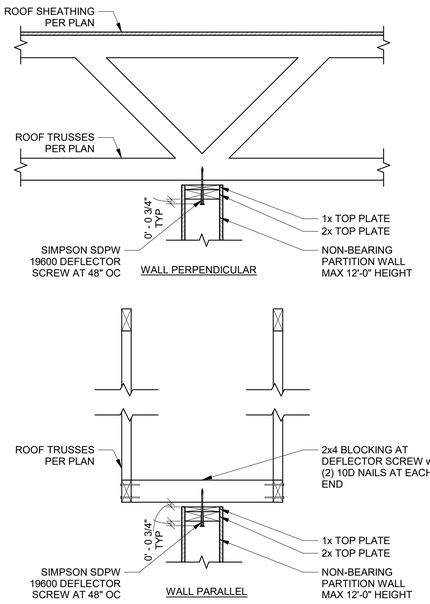
3/S3.01 KEYNOTES	
1	EXISTING CMU PIER (FULLY GROUTED), CONTRACTOR SHALL FIELD VERIFY
2	EXISTING CONTINUOUS CONCRETE FOOTING PER PLAN.
3	NEW 8" CMU INFILL, GROUT SOLID.
4	2x4 NAILER W/ SIMPSON TITEN TURBO 1/4" ⌀ x 4" LONG AT 16" O.C.
5	#5 EPOXY BAR WITH 90 DEGREE HOOK (4" EMBED INTO CMU) AT TOP & BTM OF WALL & 24" O.C. BTWN, DO NOT DRILL THROUGH EXISTING REINFORCEMENT.
6	#5 EPOXY BAR AT 8" O.C. (6" CONCRETE EMBED), EXTEND TO TOP OF CMU INFILL.
7	2x4 AT 16" O.C., (2) 2x4 VERT. AT OPENINGS
8	SEE DETAIL 2/S3.01
9	EXTEND CMU AT BTM OF DOOR OPENING AS SHOWN
10	#5 EPOXY BARS W/ 90 DEGREE HOOK AT 24" O.C. (6" CONCRETE EMBED)
11	DOOR OPENING.
12	#5 x 3'-0" EPOXY BAR (4" EMBED INTO CMU)
13	PROVIDE WOOD NAILER IF REQUIRED AT DOOR INSTALLATION.



SECTION A-A



4 S3.01 STEEL STRONG BACK DETAIL
1" = 1'-0"



5 S3.01 NON-BEARING WALL SCREW CONNECTION AT ROOF
1" = 1'-0"

ELEVATIONS / SECTIONS

GARAGE TO OFFICE CONVERSION

LA CENTER, WASHINGTON

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JEFFREY A. SCHWINDT
STATE OF WASHINGTON
45100
STRUCTURAL ENGINEER
PROFESSIONAL ENGINEER

DESIGNED:	JAS
DRAWN:	HHPR
CHECKED:	JAS
DATE:	04/25/2025

REVISIONS

NO.	DESCRIPTION	DATE

SHEET NO.
S3.01

JOB NO.
CLC-05

CITY OF LA CENTER

PUBLIC WORKS DEPARTMENT
210 East 4th Street
La Center, WA 98629
Ph: 360-263-7665 Fax: 360-263-7666

REQUEST FOR BIDS: GARAGE TO OFFICE CONVERSION

The City of La Center, Washington is **accepting bids until 2:00 PM on July 1, 2025.** Please address your bid to Tracy Coleman, Community Development & Public Works Director, mail or hand delivered to 210 East 4th Street, La Center, Washington, 98629. The bid is for the conversion of a garage Building to office space. State of Washington Prevailing Wage Laws will apply to any contract between the contracting company and the City of La Center.

Description of work:
The existing garage building near City Hall will be converted to office space. The Plans and Technical Specification provide the basis for site and building structural work. All electrical, mechanical, plumbing, and interior work will be designed, permitted, and installed by the contractor in collaboration with the city during the construction phase. The completed project will be a finished office space. All materials will be furnished by the Contractor.

A mandatory site visit will be held on **Monday June 2nd at 9:00 AM or Thursday June 5th at 3:00 PM**. Attendance is required to bid this project. Only one mandatory site meeting attendance is required.

In addition to the work shown on the Plans, the following interior items are specified to aid in preparation of the proposal:
1. Insulation: R 23 minimum value.
2. Windows: The glazing U value will be 0.27 or better. The windows will be self-locking. Allow $1K per window in your bid. The city will choose the final window upon contractor submittal.
3. Doors: Commercial grade glass double doors at main entrance. Interior doors will be readily available residential grade. Existing steel exterior doors to remain. https://www.doorclosersusa.com , please refer to door type Alumitrex 72 in. x 84 in. (6070) ADA Narrow Stile Commercial Storefront Double Door with Panic Hardware, 1/4 in. Tempered Glass, Includes Self Closing Built In Door Closers, Offset Pivots, and Hardware, Clear Anodized Finish. We would like you to include $12K in the price for the front door.
4. Flooring: All flooring materials can be obtained off the WA State Bid Website. Pour Ardex 22f fiber reinforced leveler, install Shaw (Supplier) Contract 4110V Terrain II color Shade 00564, 5 mil thick, 20 mil wear layer 6” X 48” plank with releasable glue, providing for ease of maintenance. Finish with 4.5” cove base color black. The Temperature of the building will be maintained at approximately 68-70 degrees during the installation.
5. Walls: 1/2" gypsum drywall with finished seams, texture, primer, and paint.
6. Cabinets and Counter tops: Readily available residential grade.
7. Fixtures: Readily available commercial grade.
8. Moulding and Trim: Primed and painted MDF board. Vinyl wall base in bathrooms.
9. Lighting: Commercial grade exterior dusk to dawn LED lighting above exterior doors. Interior lighting will be residential grade recessed LED.

The City of La Center provides flooring colors, window casement color, and will work with the contractor to select lighting fixtures, sinks and toilets based on allowance provided in the bid. Commercial grade allowance to be considered. City will provide Sherwin Williams Paint specification prior to bid selection. Bid to include SuperPaint Interior Acrylic Latex. *Other pertinent specifications will be provided to those contractors that attend the mandatory site visit only!*

Existing garage photo fall 2024, roof has since been replaced.

Rendering of proposed office conversion.

BID PROPOSAL: <u>Must include the following line-item breakdown and lump sum totals:</u>

No.	Item for Bid	$ for Item
1	Mobilization	$
2	Demolition	$
3	Sanitary Sewer Connection	$
4	Site Work, Curbs, Pavement Restoration	$
5	Exterior Wall Modifications	$
6	Windows, Exterior Door	$
7	Insulation	$
8	Framing	$
9	Drywall	$
10	Interior Doors, Trim, Paint	$
11	Flooring	$
12	Bathrooms	$
13	Kitchenette	$
14	Electrical and Lighting	$
15	HVAC	$
16	Plumbing	$
	Subtotal	$
	Tax (8.50%)	$
	Total Lump Sum Base Bid	$
	Bid Alternative #1	
17	Demo and Replace Concrete Slab	$
	Tax (8.50%)	$
	Total Lump Sum Including Bid Alternate #1	$
	Bid Alternative #2	
18	Utilize Existing Concrete Slab	$
	Tax (8.50%)	$
	Total Lump Sum Including Bid Alternate #2	$

Alternative Bids: The bidding proposal on this project permits the Bidder to submit a Bid on one or more alternatives for the construction of Garage to Office Conversion.

Bid Proposal

The bid proposal is composed of the following parts: Base Bid and Alternatives 1, 2.

The base bid includes all items that do not change as to quantity, dimension, or type of construction, regardless of which alternative is Bid.

The Alternative portions of the bid proposal contain all items which change as to quantity, dimension, or construction method, depending on which alternative is Bid.

Alternative #1

Alternative #1 is based on constructing the interior building slab by demolishing the existing slab, installing utilities, constructing CMU wall infills, preparing subgrade, installing insulation, and pouring a new 4" thick, level slab.

The bid item for Alternative #1 is listed in the bid proposal.

Alternative #2

Alternative #2 is based on constructing the Garage to Office Conversion by utilizing the existing concrete slab. The existing slab is approximately 0.2 ft higher at the back of the building, with some surface irregularities. The existing slope is generally acceptable to the City. However, the Contractor shall patch, grind, level the existing slab to the satisfaction of the City to meet minimum ADA surface requirements. The slab will require cutting and patching to install utilities and portions of new CMU wall. The slab is not insulated, so additional wall and/or ceiling insulation may be required to meet energy code requirements. The slopes and irregularities may cause issues with interior framing, doors, cabinet bases, etc. The thickness of interior flooring may cause issues at the thresholds of exterior doors.

All costs in connection with utilizing the existing concrete slab, including but not limited to doorway adjustments, additional insulation, shall be included by the Contractor in the unit bid price for Alternative #2.

The bid item for Alternative #2 is listed in the bid proposal.

Bidding Procedures

The Bidder shall submit a price on each and every item of Work included in the base bid. The Bidder shall also submit prices on items under alternatives 1 and 2.

The successful Bidder will be determined by the lowest total of an alternative plus the base bid. Award will be based on the lowest total subject to the requirements in other sections of this document.

Schedule: The contractor must complete work within 90 calendar days of a mutually accepted start date and must complete the work no later than September 30, 2025.

Bid Documents: Bids must be submitted in accordance with the outlined breakdown and schedule as noted above. This bid is posted on the city website located at https://ci.lacenter.wa.us/city- departments/community-development/engineering/city-project-bids/

Bond: Each bid shall be accompanied by a bid bond, postal money order, cash, cashier's check or certified check payable to the City of La Center in the sum of five (5%) percent of the bid amount, to be forfeited to the city by the successful bidder if he/she fails to enter into a contract and file an acceptable surety bond in the amount of 100% of the contract price within ten (10) calendar days of the award. The city reserves the right to reject any and all bids and to accept the bid deemed most advantageous to the City of La Center and to waive all informalities in the bidding. It is the contractors responsibility to understand and respond appropriately to the bid request.

The City of La Center Public Works, in accordance with the provisions of Title VI of the Civil Rights Act of 1964 (78 Stat. 252, 42 U.S.C. 2000d to 2000d-4) and the Regulations, hereby notifies all bidders that it will affirmatively ensure that in any contract entered into pursuant to this advertisement, disadvantaged business enterprises will be afforded full and fair opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, or national origin in consideration for an award.

City Business License

Before beginning work you will need to obtain a city business license. The license can be obtained on the DOR website at www.dor.wa.gov and apply for the business license for La Center.

Wage Law Intents and Affidavits

If awarded the project, the contractor and each subcontractor shall complete or have on file a current "Statement of Intent to Pay Prevailing Wages" (Form L&I Number F700-029-000) before payment will be made for work performed. An "Affidavit of Wages Paid" (Form L&I Number F700-007-000) shall be required upon final acceptance of the public works project by the City. These forms are available from Washington State Department of Labor & Industries and can be filed electronically at:

http://www.lni.wa.gov/TradesLicensing/PrevWage/IntentAffidavits/File/default.asp

The applicable prevailing wages for this project have an effective date of May 29, 2025 and are available electronically from the Washington State Department of Labor & Industries website.

All work will be conducted within Clark County.

Insurance

The Contractor shall obtain the insurance described in this section from insurers approved by the State Insurance Commissioner pursuant to RCW Title 48.

A. The insurance must be provided by an insurer with a rating of VII or higher in the A.M. Best's Key Rating Guide, which is licensed to do business in the state of Washington

(or issued as a surplus line by a Washington Surplus lines broker). The Contracting Agency reserves the right to approve or reject the insurance provided, based on the insurer (including financial condition), terms and coverage, the Certificate of Insurance, and/or endorsements.

B. The Contractor shall keep this insurance in force during the term of the contract and for thirty (30) days after the Physical Completion date, unless otherwise indicated (see C. below).

C. If any insurance policy is written "on a claim" made form, its retroactive date, and that of all subsequent renewals, shall be no later than the effective date of this Contract. The policy shall state that coverage is claims made and state the retroactive date. Claims-made form coverage shall be maintained by the Contractor for a minimum of 36 months following the Final Completion or earlier termination of this contract, and the Contractor shall annually provide the Contracting Agency with proof of renewal. If renewal of the claims made form of coverage becomes unavailable, or economically prohibitive, the Contractor shall purchase an extended reporting period ("tail") or execute another form of guarantee acceptable to the Contracting Agency to assure financial responsibility for liability for services performed.

D. The insurance policies shall contain a "cross liability" provision.

E. The Contractor's and all subcontractors' insurance coverage shall be primary and non-contributory insurance as respects the Contracting Agency's insurance, self-insurance, or insurance pool coverage.

F. All insurance policies and Certificates of Insurance shall include a requirement providing for a minimum of 30 days prior written notice to the Contracting Agency of any cancellation in any insurance policy.

G. Upon request, the Contractor shall forward to the Contracting Agency a full and certified copy of the insurance policy(s).

H. The Contractor shall not begin work under the contract until the required insurance has been obtained and approved by the Contracting Agency.

I. Failure on the part of the Contractor to maintain the insurance as required shall constitute a material breach of contract, upon which the Contracting Agency may, after giving five business days' notice to the Contractor to correct the breach, immediately terminate the contract or, at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the Contracting Agency on demand, or at the sole discretion of the Contracting Agency, offset against funds due the Contractor from the Contracting Agency.

J. All costs for insurance shall be incidental to and included in the unit or lump sum prices of the contract and no additional payment will be made.

Additional Insured

All insurance policies, with the exception of Professional Liability and Workers Compensation, shall name the following listed entities as additional insured(s):

- the City of La Center, and its officers, elected officials, employees, agents, and volunteers

The above-listed entities shall be additional insured(s) for the full available limits of liability maintained by the Contractor, whether primary, excess, contingent or otherwise, irrespective of whether such limits maintained by the Contractor are greater than those required by this Contract, and irrespective of whether the Certificate of Insurance provided by the Contractor pursuant to 1-07.18(3) describes limits lower than those maintained by the Contractor.

Subcontractors

Contractor shall ensure that each subcontractor of every tier obtains and maintains at a minimum the insurance coverages listed in 1-07.18(5)A and 1-07.18(5)B. Upon request of the Contracting Agency, the Contractor shall provide evidence of such insurance.

Evidence of Insurance

The Contractor shall deliver to the Contracting Agency a Certificate(s) of Insurance and endorsements for each policy of insurance meeting the requirements set forth herein when the Contractor delivers the signed Contract for the work. The certificate and endorsements must conform to the following requirements:

1. An ACORD certificate or a form determined by the Contracting Agency to be equivalent.
2. Copies of all endorsements naming Contracting Agency and all other entities listed in 1-07.18(2) as Additional Insured(s), showing the policy number. The Contractor may submit a copy of any blanket additional insured clause from its policies instead of a separate endorsement. A statement of additional insured status on an ACORD Certificate of Insurance shall <u>not</u> satisfy this requirement.
3. Any other amendatory endorsements to show the coverage required herein.

Coverages and Limits

The insurance shall provide the minimum coverages and limits set forth below. Providing coverage in these stated minimum limits shall not be construed to relieve the Contractor from liability in excess of

such limits. All deductibles and self-insured retentions must be disclosed and are subject to approval by the Contracting Agency. The cost of any claim payments falling within the deductible shall be the responsibility of the Contractor.

Commercial General Liability

A policy of Commercial General Liability Insurance, including:

Per project aggregate
Premises/Operations Liability
Products/Completed Operations – for a period of one year following final acceptance of the work.

Personal/Advertising Injury
Contractual Liability
Independent Contractors Liability
Stop Gap / Employers' Liability
Explosion, Collapse, or Underground Property Damage (XCU)
Blasting (only required when the Contractor's work under this Contract includes exposures to which this specified coverage responds)

Such policy must provide the following minimum limits:

$1,000,000	Each Occurrence
$2,000,000	General Aggregate
$1,000,000	Products & Completed Operations Aggregate
$1,000,000	Personal & Advertising Injury, each offence

Stop Gap / Employers' Liability

$1,000,000	Each Accident
$1,000,000	Disease - Policy Limit
$1,000,000	Disease - Each Employee

Automobile Liability

Automobile Liability for owned, non-owned, hired, and leased vehicles, with an MCS 90 endorsement and a CA 9948 endorsement attached if "pollutants" are to be transported. Such policy(ies) must provide the following minimum limit:

$1,000,000	combined single limit

Workers' Compensation

The Contractor shall comply with Workers' Compensation coverage as required by the Industrial Insurance laws of the state of Washington.

SECTION 02 41 19

SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Demolition and removal of selected site elements.
3. Salvage of existing items to be reused or recycled.

1.2 DEFINITIONS

A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.

B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and store onsite for transportation by City of La Center staff. Coordinate with field inspector.

C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.

D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.

E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.3 MATERIALS OWNERSHIP

A. Unless otherwise indicated, demolition waste becomes property of Contractor.

B. Historic items, relics, antiques, and similar objects including, but not limited to, cornerstones and their contents, commemorative plaques and tablets, and other items of interest or value to Owner that may be uncovered during demolition remain the property of Owner.

1. Carefully salvage in a manner to prevent damage and promptly return to Owner.

1.4 INFORMATIONAL SUBMITTALS

A. Proposed Protection Measures: Submit report, including Drawings, that indicates the measures proposed for protecting individuals and property, for environmental protection , for dust control and , for noise control. Indicate proposed locations and construction of barriers.

B. Schedule of Selective Demolition Activities: Indicate the following:

1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's building manager's and other tenants' on-site operations are uninterrupted.
2. Interruption of utility services. Indicate how long utility services will be interrupted.
3. Coordination for shutoff, capping, and continuation of utility services.
4. Use of elevator and stairs.
5. Coordination of Owner's continuing occupancy of portions of existing building and of Owner's partial occupancy of completed Work.

C. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations. Comply with Section 013233 "Photographic Documentation." Submit before Work begins.

D. Warranties: Documentation indicating that existing warranties are still in effect after completion of selective demolition.

1.5 FIELD CONDITIONS

A. Owner will occupy portions of building immediately adjacent to selective demolition area. Conduct selective demolition so Owner's operations will not be disrupted.

B. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.

1. Before selective demolition, Owner will remove the following items:

a. All stored items within the building.

C. Notify Architect of discrepancies between existing conditions and Drawings before proceeding with selective demolition.

D. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

1. Hazardous materials will be removed by Owner before start of the Work.
2. If suspected hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Hazardous materials will be removed by Owner under a separate contract.

E. Storage or sale of removed items or materials on-site is not permitted.

F. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1. Maintain fire-protection facilities in service during selective demolition operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Verify that utilities have been disconnected and capped before starting selective demolition operations.

B. Review Project Record Documents of existing construction or other existing condition and hazardous material information provided by Owner. Owner does not guarantee that existing conditions are same as those indicated in Project Record Documents.

C. Survey of Existing Conditions: Record existing conditions by use of measured drawings, preconstruction photographs or video.

1. Inventory and record the condition of items to be removed and salvaged.

3.2 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.

B. Existing Services/Systems to Be Removed, Relocated, or Abandoned: Locate, identify, disconnect, and seal or cap off utility services and mechanical/electrical systems serving areas to be selectively demolished.

1. Owner will arrange to shut off indicated services/systems when requested by Contractor.
2. Arrange to shut off utilities with utility companies.
3. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
4. Disconnect, demolish, and remove fire-suppression systems, plumbing, and HVAC systems, equipment, and components indicated on Drawings to be removed.

    a. Piping to Be Removed: Remove portion of piping indicated to be removed and cap or plug remaining piping with same or compatible piping material.
    b. Piping to Be Abandoned in Place: Drain piping and cap or plug piping with same or compatible piping material and leave in place.

c. Equipment to Be Removed: Disconnect and cap services and remove equipment.
d. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.
e. Equipment to Be Removed and Salvaged: Disconnect and cap services and remove equipment and deliver to Owner.
f. Ducts to Be Removed: Remove portion of ducts indicated to be removed and plug remaining ducts with same or compatible ductwork material.
g. Ducts to Be Abandoned in Place: Cap or plug ducts with same or compatible ductwork material and leave in place.

3.3 PROTECTION

A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.

1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
3. Protect walls, ceilings, floors, and other existing finish work that are to remain or that are exposed during selective demolition operations.
4. Cover and protect furniture, furnishings, and equipment that have not been removed.

B. Temporary Shoring: Design, provide, and maintain shoring, bracing, and structural supports as required to preserve stability and prevent movement, settlement, or collapse of construction and finishes to remain, and to prevent unexpected or uncontrolled movement or collapse of construction being demolished.

1. Strengthen or add new supports when required during progress of selective demolition.

C. Remove temporary barricades and protections where hazards no longer exist.

3.4 SELECTIVE DEMOLITION, GENERAL

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 and as follows:

1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.

5. Maintain fire watch during and for at least 2 hours after flame-cutting operations.
6. Maintain adequate ventilation when using cutting torches.
7. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
8. Remove structural framing members and lower to ground by method suitable to avoid free fall and to prevent ground impact or dust generation.
9. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
10. Dispose of demolished items and materials promptly.

B. 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.

C. Removed and Salvaged Items:

1. Clean salvaged items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in a secure area until delivery to Owner.

D. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

E. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and reinstalled in their original locations after selective demolition operations are complete.

3.5 DISPOSAL OF DEMOLISHED MATERIALS

A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.

1. Do not allow demolished materials to accumulate on-site.
2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.

B. Burning: Do not burn demolished materials.

3.6 CLEANING

A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

END OF SECTION

SECTION 22 00 00
PLUMBING

PART 1 GENERAL

1.1 DESCRIPTION

A. Plumbing shall be bidder designed per separate plans & permit(s), (submittals & fees) by mechanical/plumbing sub-contractor(s) as required by local codes & local building department. Must be submitted as a deferred submittal along with required energy code forms (prepared by the mechanical designer/contractor) to the engineer/designer for review prior to building department submittal.

END OF SECTION

SECTION 23 00 00

HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)

PART 1 GENERAL

1.1 DESCRIPTION

A. Heating, ventilation, and air conditioning shall be bidder designed per separate plans & permit(s), (submittals & fees) by mechanical/plumbing sub-contractor(s) as required by local codes & local building department. Must be submitted as a deferred submittal along with required energy code forms (prepared by the mechanical designer/contractor) to the engineer/designer for review prior to building department submittal.

B. Contractor shall furnish and install full temperature heating and air conditioning system(s) with digital control.

END OF SECTION

SECTION 26 00 00
ELECTRICAL

PART 1 GENERAL

1.1 DESCRIPTION

A. Electrical system shall be bidder designed per separate plans & permit(s), (submittals & fees) by electrical sub-contractor(s) as required by local codes & local building department. Must be submitted as a deferred submittal along with required energy code forms (prepared by the electrical designer/contractor) to the engineer/designer for review prior to building department submittal.

B. Contractor to provide lighted exit signage at each exit door – typical throughout in conformance with all state and local codes.

END OF SECTION

SECTION 31 22 00
GRADING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

C. Reference specification shall be the latest addition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association Washington Chapter (WSDOT/APWA).

1.02 DESCRIPTION OF WORK

A. Excavation, filling, grading, and compaction in accordance with this Specification and to extent shown on Drawings.
   1. Preparing subgrades
   2. Excavating and backfilling
   3. Drainage and granular base for concrete slabs
   4. Base course for concrete and asphalt paving
   5. Borrow pits for the purpose of extracting gravel are not allowed.

1.03 UNIT PRICES (SEE ALSO SECTION 01 22 00)

A. Excavation
   1. Unsuitable Soils
      a. ASTM D2487 soil classification groups OL, OH, and PT, or a combination of these group symbols, and soils as described in Section 01 22 00.
      b. Unsuitable soils may also include satisfactory soils not maintained within 2 percent of optimum moisture content at time of compaction.
      c. Unsuitable soils may also include soils not in conformance with geotechnical report.
   2. Rock
      a. Unanticipated rock ledges or larger than anticipated boulders that require blasting, or equipment with greater capacity than would normally be required.

B. Fills
   1. Structural (Engineered) Fill
      a. Imported, meeting the requirements of (WSDOT/APWA) 9-03.9(1) – Ballast, (WSDOT/APWA) 9-03.14(1) – Gravel Borrow or (WSDOT/APWA) 9-03.14(2) – Select Borrow.
      b. On-site, as approved by Geotechnical Engineer
      c. For use under structures (does not replace base granular material as shown or specified).
   2. Off-site Granular Fill
      a. Pit run gravel
      b. For use below the base rock of asphalt paving, or under sidewalks.

1.04 COORDINATION

A. Coordinate excavation, filling, grading, and compaction with other trades and with local utility companies.

1.05 SUBMITTALS

A. For each item specified in Part 2, prior to delivery, submit the following for approval:
   1. Gradation test reports per ASTM D421 and D422.
   2. Moisture density test reports per ASTM D-1557.

1.06 SITE

A. Definition: The term “site” as herein referenced means Owner’s entire property on which improvements are to be constructed and as shown on the Site Plan.

1.07 WARRANTY/BONDING

A. Furnish labor and material warrantee or maintenance bond for all work in public right-of-way, or easement, in accordance with requirements of jurisdiction having authority.

1.08 SITE EXPLORATION

A. Survey: Metes and bounds, topographical data as shown is based on a survey by Sitts & Hill Engineers Inc. dated April 7, 2020.

B. Geotechnical Investigation: Project Geotechnical Report by PBS Engineering, Inc. dated April 11, 2017.

1.09 ENGINEERING CONTROL

A. Extent:
   1. Personnel from an independent testing and inspection laboratory will assist the City as Owner's representative at the site. Earthwork operations are subject to inspections and approvals.
   2. Intermittent, rather than continuous, inspections are anticipated.
   3. Contractor shall inform the City and Inspectors of schedules so that inspections can be made at appropriate times.
   4. Unapproved earthwork buried by fills prior to approvals is subject to rejection. Any fill that does not meet Specification requirements is subject to removal, replacement, and re-compaction at Engineer's discretion.

1.10 PROJECT CONDITIONS

A. Traffic: Minimize interference with adjoining roads, streets, walks, and other adjacent occupied or used facilities.

B. Notify utility locator service for area where Project is located before grading or excavation.

PART 2 PRODUCTS

2.01 OFF-SITE IMPROVEMENTS (WITHIN PUBLIC RIGHT-OF-WAY)

A. For work to be performed off-site within the public right-of-way, standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association Washington Chapter. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. For work to be performed on-site, the requirements of this section shall apply.

2.02 MATERIALS

A. General:
   1. Dry weather fill: Existing native site materials may be utilized for non-structural fills. Aeration of the native material may be required to achieve the recommended compaction criteria.
   2. Wet weather fill: Existing native site materials may not be suitable for fills or may require augmentation.

B. Granular Fill:
   1. Crushed Rock
      a. Approved, manufactured from ledge rock, talus or gravel, uniform in quality and substantially free from wood, bark and other extraneous materials. Less than 5% material by weight passing through the, No. 200-sieve, maximum 6-inches diameter.
      b. For placement under interior building floor slabs (see also Interior Concrete Slabs).
   2. Structural (Engineered) Fill
      a. Imported Material: Shall be imported granular material of pit run rock, quarry run rock, crushed rock or crushed gravel and sand, and meet the requirements of (WSDOT/APWA) 9-03.9(1) – Ballast, (WSDOT/APWA) 9-03.14(1) – Gravel Borrow or (WSDOT/APWA) 9-03.14(2) – Select Borrow. The imported material shall be fairly well graded between coarse and fine material, have less than 5 percent by dry weight passing the US Standard No. 200 sieve, and have a minimum of two mechanically fractured faces.

b. On-site Material: Shall be free of highly organic or clayey soils, debris, and other deleterious material as approved by the Geotechnical Engineer, and shall be adequately dried or moisture-conditioned to achieve recommended compaction specifications.

PART 3 EXECUTION

3.01 OFF-SITE IMPROVEMENTS (WITHIN PUBLIC RIGHT-OF-WAY)

A. For work to be performed off-site within the public right-of-way, standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association Washington Chapter. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. For work to be performed on-site, the requirements of this section shall apply.

3.02 PREPARATION

A. Layout:
1. Accept site for development “as-is”.
2. Employ and pay for professional, licensed surveyor to verify existing contours, elevations and to lay out the work as required.
3. Locate and work from existing monuments, and benchmarks.
4. Locate existing utilities on and adjacent to the project site.

3.03 TEMPORARY EROSION AND SEDIMENTATION CONTROL

A. Refer to Section 31 25 00 Erosion and Sedimentation Control.

3.04 PROTECTION

A. General:
1. Protect existing adjacent property from damage during work under this Contract.
2. Protect existing trees shown to remain. Keep trees intact and root balls free from disruption. Any trees damaged shall be replaced with like species and size. Refer to Section 01 56 39 Temporary Tree and Plant Protection.
3. Existing fences in adjoining areas to be cleared and grubbed that may be damaged or disturbed by such operations shall be carefully removed, reserved and re-installed after earthwork operations.
4. Do not store equipment or materials adjacent to trees (under area of branch/limb overhang).

3.05 GRADING

It shall be the Contractor’s responsibility to verify balance, and if additional material is required, or excess material is to be removed from site to meet contours shown on drawing, it shall be at the Contractor’s expense.

1. Coordinate with Owner’s inspector for inspections. Obtain approvals prior to proceeding with succeeding lifts.
   a. Inspection of grubbed and stripped surfaces before grading operations.
   b. Inspection of cut areas to detect presence of unsuitable soil areas.
   c. Inspection of each lift of fill materials before proceeding with succeeding lifts.
   d. Inspection and approval of off-site materials.
   e. Inspection and compaction tests for compaction.
2. Uniformly grade areas to a smooth surface, free from irregular surface changes, to bring site to elevations and contours shown in drawings.
3. Proof roll subgrades, before filling or placing aggregate courses, with heavy pneumatic-tired equipment to identify unsuitable soil areas and areas of excess yielding. Do not proof roll wet or saturated subgrades, see geotechnical report for wet weather construction.
4. Reconstruct subgrades damaged by freezing temperatures, frost, rain, accumulated water, or construction activities.
5. Remove unsuitable soils and replace with suitable soils or as directed by the City and/or Engineer.

6. Subbase and Base Courses: Under pavements, place sub base course on prepared subgrade. Place base course material over subbase. Compact to required grades, lines, cross sections, and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D1557.
7. Under Concrete Slabs-on-Grade: Place granular base on prepared subgrade (see Interior Concrete Slab). Compact to required sections and thickness to not less than 95 percent of maximum dry unit weight according to ASTM D1557.

3.06 PROTECTION AND DISPOSAL

A. Protect newly graded areas from traffic, freezing, and erosion. Keep free of trash and debris.

B. Repair and reestablish grades to specified tolerances where completed or partially completed surfaces become eroded, rutted, settled, or where they lose compaction.

C. Where settling occurs before project correction period elapses, remove finished surfacing, backfill with additional soil material, compact, and reconstruct surfacing.

D. Disposal: Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off Owner's property.

3.07 STRUCTURAL (ENGINEERED) FILL

A. Place in maximum 12-inch deep lifts and compact each lift to not less than 95 percent of maximum dry density, as determined by ASTM D 1557.

3.08 NON-STRUCTURAL FILL

A. Place in maximum 12-inch deep lifts and compact each lift to not less than 90 percent of maximum dry density, as determined by ASTM D 1557.

END OF SECTION

SECTION 31 23 33
TRENCHING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION

A. This section includes materials and methods to be used to perform all trenching, shoring, foundation preparation, backfilling and compaction required to accomplish the work.

1.03 SUBMITTALS

A. Gradation test reports per ASTM C-136.

1.04 WARRANTY/BONDING

A. Furnish labor and material warrantee or maintenance bond for all work in public right-of-way, or easement in accordance with requirements of jurisdiction having authority.

1.05 STANDARD SPECIFICATION

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter (WSDOT/APWA). Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. All shoring submittals, design requirements and construction requirements shall follow Standard Specifications Division 2-09.

C. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

PART 2 PRODUCTS

2.01 MATERIALS

A. Provide the following materials conforming to the referenced sections of the Standard Specifications (WSDOT/APWA).

1. Bedding Material - Paragraph 9-03.12(3), Gravel Backfill for Pipe Zone Bedding.
2. Imported Backfill Material - Paragraph 9-03.19, bank run gravel for Trench Zone. The use of screenings will not be allowed during wet weather or if compaction requirements cannot be met.
3. Foundation Material - Paragraphs 9-03.17 and 9-03.18, Class A, B, or C at the Contractor's option.
4. Native Backfill Material – Native backfill material shall be reviewed for acceptance and approved by the engineer prior to installation.

PART 3 EXECUTION

3.01 GENERAL

A. Trench excavation, bedding, and backfill shall be as shown in the Drawings. All pipe shall be bedded per the Drawings. Imported Backfill Material shall be placed in maximum 8" lifts with each lift compacted to 95 percent maximum density. Dispose of excess material from the trench off-site in accordance with all applicable state and local regulations.

B. Contractor shall coordinate the timing of trench excavation with City of La Center to minimize impacts to parking and access during construction.

C. Open pits and trenches shall be protected from entry during non-working hours.

END OF SECTION

SECTION 31 25 00
EROSION AND SEDIMENTATION CONTROL

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION OF WORK

A. This work shall consist of providing project erosion and sedimentation control (ESC) in accordance with city, state and federal requirements, regardless of the specific ESC measures shown on the plans and details. The implementation of the ESC and the construction, maintenance, replacement, and upgrading of these ESC facilities is the responsibility of the Contractor until all construction is completed and approved and the permanent vegetation/landscaping is established.

1.03 STANDARD SPECIFICATIONS

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter (WSDOT/APWA). Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference specifications shall be the City of La Center Engineering Standards for Construction and the Washington State Department of Ecology (DOE) Stormwater Management Manual for Western Washington.

PART 2 PRODUCTS

2.01 MATERIALS

A. All materials shall be in conformance with the requirements shown on the City of La Center standard erosion control details and the Department of Ecology.

PART 3 EXECUTION

3.01 INSTALLATION AND MAINTENANCE

A. Provide temporary erosion and sedimentation control (ESC) measures to prevent soil erosion and discharge of soil bearing water runoff or airborne dust to adjacent properties and walkways, according to requirements of authority having jurisdiction and the sediment and erosion control contract drawings. Regardless of the specific ESC measures shown on the contract drawings, the Contractor is responsible to provide all required project erosion and sedimentation control measures necessary to address changing field and weather conditions, in accordance with city, state and federal requirements.

B. Erosion control as shown on the plans are the base recommendations and are in no way intended to represent all of the potential erosion control measures that may be required during construction. Contractor shall be responsible for grading of temporary cut-off ditches, sedimentation ponds, sumps, Baker Tanks™, bypass pumping, and/or other means as required and necessary to control storm water runoff during construction so that no silt-laden water leaves the project site. All such measures shall be at Contractor's expense.

C. At no time shall more than one foot of sediment be allowed to accumulate within a trapped catch basin. All catch basins and conveyance systems shall be cleaned prior to paving. The cleaning operation shall not flush sediment-laden water into the downstream system.

D. Stabilized construction entrance(s) will be constructed at the beginning of construction. Locations shall be reviewed and approved by the Owner. These entrance(s) shall be maintained by the contractor of this project for the duration of the project. Additional measures may be required to ensure that all paved areas adjacent to the project are kept clean for the duration of the project.

E. Sediment fences, bio-bags, and other ESC measures shall be removed when they have served their useful purpose and when approved by the engineer, but not before the upslope area has been permanently stabilized. Upon completion of construction and full site establishment, remove erosion and sedimentation controls and restore and stabilize any areas that are disturbed during removal.

F. Construction and maintenance of graveled construction entrances, temporary sediment fences, and straw bale sediment barriers, and other erosion control work shall conform to City of La Center requirements.

G. All materials shall be in good physical condition to provide proper sediment retention.

H. Sediment fences and barriers shall be inspected by the contractor immediately after each rainfall and at least daily during prolonged rainfall. Inspect all other ESC facilities daily and provide repair and/or maintenance as necessary to ensure their continued functioning. Any required repairs shall be made immediately.

END OF SECTION

SECTION 32 12 16
ASPHALT PAVING

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION OF WORK

A. Work Included: All labor, materials, equipment, transportation and services to place geotextile fabric, rock base, and asphalt paving.

1.03 WARRANTY/BONDING

A. Furnish labor and material warrantee or maintenance bond for all work in public right-of-way, or easement, in accordance with requirements of jurisdiction having authority.

1.04 OFF-SITE IMPROVEMENTS (WITHIN PUBLIC RIGHT-OF-WAY)

A. For work to be performed off-site within the public right-of-way, standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association Washington Chapter (WSDOT/APWA), as modified by City of La Center Design Standards. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. For work to be performed on-site, the requirements of this section shall apply.

PART 2 MATERIALS

2.01 MATERIALS

A. Granular Base:
   1. Ballast (subgrade stabilization): Ballast shall be crushed ballast meeting the requirements of Section 9-03.9(1) of the Standard Specifications except that the material shall be 100% crushed rock and not more than 6% by dry weight of material shall pass the No. 200 sieve (wet sieve test).
   2. Crushed Surfacing (Top Course/Base Course): The crushed surfacing shall meet the requirements of Section 9-03.9(3) of the Standard Specifications except that the material should have not more than 6% by dry weight of material passing the No. 200 sieve (wet sieve test).

B. Asphalt Concrete Pavement:
   1. For on-site paving, conform to the requirements and details in the Contract Drawings, compacted thickness per Drawings.
   2. For off-site paving, conform to City of La Center requirements.

C. Soil Sterilant: if shown on the plans.

PART 3 EXECUTION

3.01 OFF-SITE IMPROVEMENTS (WITHIN PUBLIC RIGHT-OF-WAY)

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of LaCenter Engineering Standards for Construction, and Details.

C. For work to be performed on-site, the requirements of this section shall apply.

3.02 SUB GRADE FOR SURFACING

A. In preparing the area for surfacing, the Contractor shall;
   1. Remove, immediately before placing paving materials, all brush, weeds, vegetation, grass and other debris.
   2. Dispose of all debris off-site in a legal manner.
   3. Drain water from all low spots or ruts.
   4. Shape the entire sub grade to a uniform surface running reasonably true to the line, grade and cross-section staked by the Contractor.
   5. If necessary, the Contractor shall process the sub grade in cut areas to remove materials too coarse for mechanical trimming and compaction.
   6. Compact the sub grade to a depth of 6-inches. Compaction shall achieve 95% of the maximum density as determined by ASTM D-1557. If the underlying material is too soft to permit proper compaction of the sub grade, the Contractor shall loosen, aerate, and compact the sub grade until the top layer can be compacted as required.
   7. Remove excess material that does not drift to low spots during blading and shaping. The Contractor shall dispose of this excess by placing it where the sub grade lacks material or by disposing off-site.
   8. Add materials where the sub grade needs more to bring it up to grade. The Contractor shall water and compact these added materials as needed to produce a true finish sub grade.

3.03 GEOTEXTILE FABRIC

A. If indicated on the plans, place geotextile fabric in accordance with manufacturer's instructions.

3.04 ASPHALT PAVEMENT

A. Spreading and Finishing: The mixture shall be laid upon an approved surface, spread and struck off to the grade and elevation established.

B. Compaction: Immediately after the asphalt mixture has been spread, struck off, and surface irregularities adjusted, it shall be thoroughly and uniformly compacted. The completed course shall be free from ridges, ruts, humps, depressions, objectionable marks, or irregularities and in conformance with the line, grade, and cross-section shown in the Drawings.

C. Surface Smoothness: The completed surface shall be of uniform texture, smooth, uniform as to crown and grade, and free from defects of all kinds. The complete surface shall not vary more than 1/8-inch from the lower edge a 10-foot straight edge.

3.05 WEATHER LIMITATIONS

A. Refer to section 5-04.3(1) for paving weather limitations.

B. Hot Mix Asphalt shall not be placed on any wet surface, or when weather conditions otherwise prevent the proper handling or finishing of the bituminous mixture.

3.06 CLEAN UP

A. All dirt, soil, debris, excess materials of any nature shall be removed and disposed of off site and areas shall present a clean workmanlike appearance.

END OF SECTION

SECTION 32 13 13
CONCRETE PAVING

PART 1 GENERAL

1.01 DESCRIPTION

A. Other Contract Documents complement the requirements for this section.

B. Other sections of this Specification may relate to and may impose additional work and/or additional materials upon this section. Coordinate any cross-referencing of specification sections.

C. Provide all labor, material, equipment, transportation and services to furnish and install cast in place cement concrete curbs, sidewalks, wheel stops, pavement and appurtenances as shown on the drawings and specified herein.

D. This section includes provisions for demolition, concrete removal, preparing sub-grade, place and compact base course materials, concrete curbs, concrete pavement complete with reinforcement, finish and joint pattern.

1.02 REFERENCE STANDARDS

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter (WSDOT/APWA). Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details. The City of La Center specifications and requirements shall take precedence for concrete paving work onsite.

C. ASTM C150 – Portland Cement.

D. ASTM C94 – Ready-Mix Concrete.

E. ASTM C260 – Air Entrainment.

F. ASTM C33 – Concrete Aggregates.

G. ASTM D1751 – Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction.

H. ASTM C309 – Liquid membrane – Forming Compounds for Curing Concrete.

I. ACI 301 – Specifications for Structural Concrete for Buildings.

J. ACI 306 – Specifications for Cold Weather Concreting.

K. ACI 308 -- Standard Practice for Curing Concrete.

1.03 QUALITY ASSURANCE

A. Inspection and Tests: Inspection and tests are specified in Division 1.

B. Tolerances:

1. Concrete shall meet tolerances of ACI 117.

2. Walks and paving shall meet requirements of ACI 302.1 R-96, Chapter 8.

C. Obtain materials from same source throughout.

1.04 ENVIRONMENTAL REQUIREMENTS

A. Maintain materials and surrounding air temperatures at minimum 40 degrees F, prior to, during, and for 24 hours after completion of Work. Do not pour concrete at temperatures below 40 degrees F.

1.05 SUBMITTALS

A. Certificate: Prior to ordering or placing any concrete, furnish Owner a written statement of proposed design mix with satisfactory evidence that such mix will produce concrete of quality and strength specified.

B. Delivery Tickets: Furnish with each load of concrete delivered to site in accordance with ASTM C94, Section 13 and shall be kept on file by Contractor's Superintendent.

C. Provide manufacturer’s certification that products meet or exceed specifications.

D. Prior to starting work, the Contractor shall provide a layout sketch of proposed expansion and contraction joint locations for review and approval by the Owner.

E. Provide layout and shop drawings for all precast concrete wheel stops including installation details and attachment details to HMA for approval by the Owner.

F. Provide layout and shop drawings for all ADA truncated warning including attachment method and details.

1.06 SAMPLES

A. Prepare samples of both “heavy broom finish” and “broom finish” for the Owner’s approval.

PART 2 PRODUCTS

2.01 SUB-GRADE MATERIALS

A. Crushed Surfacing (Gravel Base): The gravel base shall meet the requirements of Section 9-03.9(3) of the Standard Specifications (WSDOT/APWA).

2.02 CONCRETE MATERIALS

A. Concrete sidewalks, plazas and walkways:

1. Portland Cement: ASTM C150; normal type II
2. Fine and Coarse Aggregates: Clean, hard, durable particles of natural sand conforming to ASTM C33 for fine aggregate. Clean, uniformly hard, durable particles of gravel or crushed stone conforming to ASTM C33 for coarse aggregate.
3. Water: Potable
4. Strength: Class 3,000 (psi)
5. Slump: 3 1/2” maximum

B. Concrete Curbs

1. Concrete for curbs shall conform to the specifications listed in the details on the plans.

2.03 FORMWORK AND ACCESSORIES

A. Formwork

1. Straight forms: Metal side forms with base width sufficient to support finishing equipment. Maximum variation 1/8” in 10 feet.
2. Curved forms: metal or wood.

B. Joint Filler: Minimum 3/8-inch thick asphaltic impregnated fiberboard.

C. Expansion Joint Sealer: Sika-flex SL-1 or approved equal.

2.04 CONCRETE MIX

A. Mix and proportion to produce minimum specified strength concrete at 28 days with 5 to 7 percent air entrainment, ASTM C94 and ASTM C260. Cement concrete conforming to the requirements of WSDOT/APWA Section 6-02.3(2)B for Commercial Concrete.

B. Use accelerating admixtures in cold weather only when acceptable to Owner. Use of admixtures shall not relax cold weather placement requirements. Do not use calcium chloride.

C. Use set-retarding admixtures during hot weather only when acceptable to Owner.

2.05 BONDING AGENT

A. Bonding Agent: Conform to WSDOT/APWA Section 9-26.1.

2.06 CONCRETE WHEEL STOPS

A. Shall meet the details as shown on the plans. Meet dimensioning requirements as shown on the Contract Documents.

2.07 ADA DETECTABLE WARNING PATTERN

A. Shall meet all applicable federal guidelines. Meet dimensioning requirements as shown on the Contract Documents. Truncated domes shall meet the requirements of WSDOT Section 8-14.3(5).

2.08 ADA SIGNAGE

A. ADA symbols shall conform to the most recent ADA guidelines.

PART 3 EXECUTION

3.01 DEMOLITION

A. Remove existing concrete to the limits shown on the plans, or as required to allow new construction.

B. Sawcut as shown on the plans and as needed to allow for new construction.

3.02 PREPARATION OF SUB-GRADE

A. Ensure rough grading has brought sub-grade to required elevations.

B. Fill soft spots and low areas more than ½ inch below established grade with additional fill.

C. Level and compact sub-grade to 95 percent minimum of maximum dry density.

D. Moisten base to minimize absorption of water from fresh concrete.

E. Notify Engineer minimum 24 hours prior to commencement of concreting operations.

3.03 FORMING

A. Place and secure forms to correct location, dimension and profile.

B. Assemble formwork to permit easy stripping and dismantling without damaging concrete.

C. Place joint fillers vertical in position, in straight lines. Secure to formwork during concrete placement.

D. Place reinforcement bar plastic receiver at spacing indicated in Drawings.

E. Provide expansion and contraction joints per the details on the plans and in accordance with industry standards.

F. Form Review

1. Prior to starting work, the Contractor shall provide a layout sketch of proposed expansion and contraction joint locations for review and approval by the Owner.

2. Owner to review constructed formwork prior to pour.

3. Allow time for revisions to formwork based on Owner review. No additional time or cost shall be added to the contract for formwork revisions.

3.04 PLACING CONCRETE

A. Place concrete in accordance with ACI 301.

B. Hot Weather Placement: ACI 301.

C. Cold Weather Placement: ACI 306.

D. Ensure reinforcement, inserts, embedded items and formed joints are not disturbed during concrete placement.

E. Place concrete over the entire width of subgrade between forms to prevent segregation and minimize rehandling.

F. Thoroughly vibrate along forms or sides and along expansion joints.

3.05 CONCRETE FINISHING

A. Exterior Paving, Walks, Stairs:

1. Screed accurately to elevations and slopes shown without irregularities. Place expansion joints. Allow concrete time to bleed naturally before working. Float to compact plastic mass. Do not overwork. Provide finish in direction shown on the plans or as directed. Tool a pattern shown or directed.

2. For on-site work, provide medium broom finish as shown in the Contract Plans and Details.

3. Tooled Joints - Tool control and/or isolation joints as shown on the plans and broom finish removing the smooth tool “shiner band” leaving only the tooled control and/or isolation joint.

4. Sawed Joints - In lieu of tooled control and/or isolation joints, joints may be sawed with a power driven concrete saw to the depths shown on the plans. The contractor shall provide sufficient sawing equipment capable of completing the sawing to the required dimensions and at the required rate to control cracking. Commencement of sawing joints will be dependent upon the setting time of the concrete and shall be done at the earliest possible time following placement of the concrete without tearing or raveling the adjacent concrete. Any damage to the curing material during the sawing operations shall be repaired immediately after the sawing is completed.

5. Tactile Warning Surface

a. Coordinate the installation of cast-in-place truncated dome detectable warning surface, per manufacture recommendations.

6. Bleed water shall not be finished into the concrete surface.

B. Concrete Curbs: Form accurately to elevations and layouts. Place expansion joints. Compact thoroughly. Broom finish exposed tops. Form bullnose edges. Remove ties, fins, and other projections. Patch honeycombs and pockets with grout and strike smooth.

C. Exposed to View Surfaces:

1. Skim coat all surfaces which will be exposed to view.

2. At time of application, surface of concrete should be damp. Brush or trowel cement wash onto concrete, scrubbing or forcing the cement wash into all pores and voids. Double back with additional material and press firmly in place. Trowel to a smooth finish.

3.06 JOINTS

A. Prior to starting work, the Contractor shall provide a layout sketch of proposed expansion and contraction joint locations for review and approval by the Owner.

B. Surface/Score Joints: As required per the details on the plans, and:

1. Sidewalks/Walkways: Every 5’

C. Control Joints: As required per the details on the plans, and:

1. Every 15 feet
2. Construct per the details shown on the plans.

D. Expansion Joints: As required per the details on the plans, and:

1. Every 45 feet
2. At points of tangency of a curb, cold joints, and each side of structures or driveways
3. Construct per the details shown on the plans.

E. Construction/Cold Joints: As required per the details on the plans, and:

1. At close of each day’s work or when the work is stopped or interrupted for more than 30 minutes.
2. Do not locate within 10 feet of an expansion or control joint.
3. Form with wood header or saw to full depth.
4. Remove surplus concrete and other refuse prior to resuming operations.

F. Sawn Joints: Acceptable at transverse joints and where control or expansion joints are not indicated.

G. Sealant: As specified in Part 2 of this Section.

1. Install in all joints prior to traffic use.

H. Reinforced Concrete

1. Where steel reinforcements are specified in the concrete, the steel bars shall be stopped a minimum of 2” of each side of joints (excluding surface/score joints).

3.07 CURING

A. Conform with ACI 308 for water curing.

B. Immediately after finishing as soon as marring of concrete will not occur, install white polyethylene sheeting over entire surface.

C. Lap sheeting 18 inches, minimum.

D. Leave sheeting in place minimum 7 days.

3.08 PROTECTION

A. Immediately after placement, protect concrete from premature drying, excessive hot or cold temperatures, and injury.

B. Provide protection from vandalism. Remove vandalized concrete from site and replace per specification at no extra cost to Owner.

3.09 ADA CURB RAMPS

A. ADA curb ramps shall meet current ADA requirements, including but not limited to the following:

1. Longitudinal slope no greater than 1 unit of rise in 12 units of run.
2. Cross slope no greater than 1 unit of rise in 48 units of run.
3. On private property, ramp length shall not be greater than 6-feet.

4. Truncated dome detectable warning surface shall be installed across the full width of ramp throat (not including wings).
5. Installation of the detectable warning surfaces shall be installed per CASTinTACT 3 concrete tactile warning panels manufacture recommendations or approved equal.

END OF SECTION

SECTION 32 91 13
SOIL PREPARATION

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

A. This Section includes the following:

1. The work covered in this section consists of furnishing all labor, materials and equipment for testing, preparation, and placement of topsoil, water quality media and compost as indicated by the drawings and as specified.
2. Coordinate placement of topsoil or water quality media and required soil amendments with the establishment of rough grades.
3. Coordinate depths of soil amendments and topsoil with grading specifications for rough and finish grades.
4. All rough grading operations shall be completed as required by these specifications. Topsoil placement or backfilling in areas to be landscaped shall not occur until the Owner's Representative has issued written approval of the rough grade and topsoil.

1.3 DEFINITIONS

A. Soil classifications standards used herein for existing and imported soils include but are not limited to the following.

1. ASTM Soil Quality Standards.
2. Classification: ASTM D 2487-00.
3. Gradation of Soils: ASTM D 422-63 (1998).
4. Liquid Limit and Plasticity Index: ASTM D 4318-94(2001)e1.
5. Moisture-Density Relations: ASTM D 1557-00.
6. Permeability of Soils: ASTM D 2434-68(2000).

B. Finish Grade: Elevation of finished surface of planting soil.
C. Manufactured Soil: Soil produced off-site by homogeneously blending mineral soils or sand with stabilized organic soil amendments to produce topsoil or planting soil.
D. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.
E. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.
F. Subgrade Soil: Friable soil, free from contaminants and materials deleterious to plant growth to depth as specified.

1.4 SUBMITTALS

A. A Preconstruction Meeting shall be held prior to any project involving landscaping activities in the vicinity of existing underground or overhead utility systems. The meeting shall include appropriate representatives of the City, the Program Manager, the Design Team, and the Contractor. At that meeting, a procedure will be discussed for notification by the Contractor to the other parties when activities in the vicinity of utilities or requiring interruption of utility services are imminent. A Utility Activity Coordination Form (UACF) will be provided that will have to be submitted a minimum of two (2) weeks in advance of any proposed activity falling into the categories described above.

B. The Contractor will be required to prepare and submit the UACF's for approval, attaching any sketches, drawing excerpts, or step-by-step sequences/schedules required to fully-explain the proposed activities. The Contractor shall also be required to contact the appropriate agencies for utility locates.

C. At least 7 working days prior to use on site or the start of work, the Contractor shall submit the following information to the Owner's Representative. All product samples must include sufficient volume for the Owner's Representative to make a reasonable analysis.

1. Certified Analysis:
    a. All compost mixture components required by these specifications or as required by testing laboratories to bring soil into compliance with these specifications. All samples must be tested within six months of anticipated use.
    b. All fertilizer mixes required by the specifications or as required by testing laboratories to bring soil into compliance with these specifications.
    c. All on-site or imported topsoil or water quality soil media required by these specifications. All samples must be tested within six months of anticipated use.
2. Where any tests show results failing to conform to the required standards the Contractor shall include with the testing report a recommended treatment plan to bring the material into conformance.
3. Available Testing Laboratories:
    a. Soil and Plant Laboratory, Inc. – 503-557-4959.
    b. Western Agricultural Laboratories – 503-968-9225.
4. Product Samples:
    a. Backfill Soil Mixture.

1.5 QUALITY ASSURANCE

A. A representative of the City's Facility Operations Staff shall be contacted when landscaping materials are being brought onto the site. The City's representative will have the option to inspect and approve of or reject such materials as they arrive.

B. Include in the Contract Documents that a representative of the City's Facility Operations Staff shall be contacted when fill and topsoil materials are to be delivered and placed. The City's representative will have the option to monitor such activities and provide input regarding the suitability of the materials and placement methodology.

C. Soil Preparation - All soil preparation work shall be done under the supervision of a Contractor having experience in landscape construction. All work shall be done in accordance with proper horticultural practices.

D. Herbicide Application - Applications of herbicide for weed control, as required, shall be made only by an applicator currently licensed under State and Federal law.

E. The Contractor shall store fertilizer and other required materials in a dry place and free from the intrusion of moisture.
F. All topsoil and compost must be tested by an independent testing laboratory and certified that it is in conformance with the requirements of these specifications.
G. Soil/Compost Testing Laboratory Qualifications: An independent laboratory, recognized by the State Department of Agriculture, with the experience and capability to conduct the testing indicated and that specializes in types of tests to be performed.
H. Topsoil Analysis: Furnish soil analysis by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; deleterious material; pH; and mineral and plant-nutrient content of topsoil.
    1. Topsoil Analysis Report must include analysis of suitability of topsoil for plant growth. State recommended quantities of nitrogen, phosphorus, and potash nutrient, soil conditioners and soil amendments to be added to produce satisfactory topsoil.
I. Compost Analysis: Furnish compost analysis by a qualified testing laboratory stating the volumes, quantities, and ratios of component parts specified.
    1. Compost Analysis Report must include analysis of suitability of compost for plant growth. State volumes and quantities of recommended amendments necessary to produce satisfactory compost.

1.6 PROJECT CONDITIONS

A. Prior to the work of this section all rough graded surfaces shall be free of:
    1. Concrete, asphalt, and other construction debris;
    2. Limbs, twigs, cones, seed-pods and other woody material; and
    3. Rock, gravel or other material not suitable for plant growth.
B. In all plant bed areas the sub-grade shall be free of unsuitable material such as stumps, roots, rocks, concrete, asphalt, or metals, for a minimum depth of 24 inches and in all lawn or seeded areas the sub-grade shall be free of unsuitable material for a minimum depth of 12 inches.
C. The Contractor shall provide protective covers and barriers as necessary to prevent damage and staining to all site improvements.
D. The Contractor shall prepare topsoil only when weather and soil conditions allow. Do not attempt soil preparation work when weather or soil conditions would contribute to poor or improper mixing, voids or other adverse conditions.
E. The Contractor shall take all reasonable precautions to prevent runoff of topsoil and fertilizers from leaving site or entering storm systems, or any waterway.

1.7 SEQUENCING AND SCHEDULE

A. Coordinate soil preparation work with installation of other site improvements and planting of trees, shrubs, ground covers and lawns.

PART 2 PRODUCTS

2.1 PLANTING SOILS

A. Planting Soil:

1. ASTM D 5268.
2. Acidity range (pH) of 5.5 to 7.
3. A minimum of 4 percent, and a maximum of 20 percent organic material content by volume.
4. A maximum of 25 percent decaying content by volume.
5. Free of stones 1 inch or larger in any dimension and other extraneous materials harmful to plant growth.
6. Textural Class Requirements: Topsoil textural analysis shall fall within the following gradations.

Textural Class	% of Total Weight	Average %
Sand (0.05-2.Omm dia.)	45 – 75	60%
Silt (0.002-0.05mm dia.)	15 – 35	25%
Clay (less than 0.002mm dia.)	05 – 20	15%

B. Subgrade Soil: Friable soil, free from contaminants and materials deleterious to plant growth to depth as specified in Part 1 – General, Project Conditions.

2.2 WATER QUALITY MEDIA

A. Water Quality Media:

1. NRCS Soil Textural Classification shall be loamy sand with less than 5% clay content by dry weight.
2. Acidity Range 5.5 to 7.0.
3. A mix depth of 18 inches to finished grade elevation.
4. The mix shall be equal parts imported organic topsoil, course sand, and native soil.
5. The final soil mix shall infiltrate water without immediate ponding on the surface. If ponding occurs, retill the soil with additional sand and organic topsoil until infiltration occurs. The completed facility shall infiltrate water at a rate of 1 inch per hour or greater.

2.3 INORGANIC SOIL CONDITIONERS

A. Lime: ASTM C 602, agricultural limestone containing a minimum 80 percent calcium carbonate equivalent and as follows:
B. Class: Class T, with a minimum 99 percent passing through No. 8 sieve and a minimum 75 percent passing through No. 60 sieve.
C. Class: Class O, with a minimum 95 percent passing through No. 8 sieve and a minimum 55 percent passing through No. 60 sieve.
D. Provide lime in form of dolomitic limestone.
E. Sulfur: Granular, biodegradable, containing a minimum of 90 percent sulfur, with a minimum 99 percent passing through No. 6 sieve and a maximum 10 percent passing through No. 40 sieve.
F. Iron Sulfate: Granulated ferrous sulfate containing a minimum of 20 percent iron and 10 percent sulfur.
G. Aluminum Sulfate: Commercial grade, unadulterated.
H. Agricultural Gypsum: Finely ground, containing a minimum of 90 percent calcium sulfate.
I. Sand: Clean, washed, natural or manufactured, free of toxic materials.
J. Diatomaceous Earth: Calcined, diatomaceous earth, 90 percent silica, with approximately 140 percent water absorption capacity by weight.

K. Calcined Clay: An inorganic soil amendment formed by expanding clay at high temperatures (calcining), and used to alter soil strength by affecting its ability to retain moisture.
L. EarthLite Filter Media, as manufactured by Sunmark Seeds; 1.888.214.7333; Contact – Robin Cook.
M. Zeolites: Mineral clinoptilolite with at least 60 percent water absorption by weight.
N. For bidding assume assume placement and incorporation of 35 lbs. of dolomitic lime per 1,000 square feet.

2.4 SOIL AMENDMENTS

A. Compost: Well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8; moisture content 35 to 55 percent by weight; 100 percent passing through 3/4-inch sieve; soluble salt content of 5 to 10 deciSiemens/m; not exceeding 0.5 percent inert contaminants and free of substances toxic to plantings; and as follows”
    1. Organic Matter Content: 50 to 60 percent of dry weight.
    2. Feedstock: Agricultural, food, or industrial residuals; biosolids; yard trimmings; or source-separated or compostable mixed solid waste.
B. Sphagnum Peat: Partially decomposed sphagnum peat moss, finely divided or of granular texture, with a pH range of 3.4 to 4.8.
C. Muck Peat: Partially decomposed moss peat, native peat, or reed-sedge peat, finely divided or of granular texture, with a pH range of 6 to 7.5, and having a water-absorbing capacity of 1100 to 2000 percent.
D. Wood Derivatives: Decomposed, nitrogen-treated sawdust, ground bark, or wood waste; of uniform texture, free of chips, stones, sticks, soil, or toxic materials.
    1. In lieu of decomposed wood derivatives, mix partially decomposed wood derivatives with at least 0.15 lb of ammonium nitrate or 0.25 lb of ammonium sulfate per cubic foot of loose sawdust or ground bark.
E. Manure: Well-rotted, unleached, stable or cattle manure containing not more than 25 percent by volume of straw, sawdust, or other bedding materials; free of toxic substances, stones, sticks, soil, weed seed, and material harmful to plant growth.
F. For bidding assume planting and seeding beds and areas be amended with 2” of compost tilled into the top 6” of finished grade.

2.5 FERTILIZERS

A. Bonemeal: Commercial, raw or steamed, finely ground; a minimum of 4 percent nitrogen and 20 percent phosphoric acid.
B. Cottonseed meal: typical 7-3-2 ratio, mix at rate of 10 lbs/100 square feet.
C. Alfalfa pellets: typical 2-1-2 ratio. Avoid product with weed seeds. Mix at rate of 2 – 5 lbs/100 square feet.
D. Bat guano: powder, typical 3-10-1 or 10-3-1 ratio. Mix at rate of 5 lbs/100 square feet.
E. Composted manure: follow manufacturer’s directions for application rates. Typical 500 lbs/1000 square feet to 70 lbs/1000 square feet.

2.6 PRE-EMERGENT HERBICIDE

A. Pre-emergent herbicide shall be naturally organic, such as corn gluten or cottonseed meal.

2.7 POST-EMERGENT HERBICIDE

A. Spray herbicides such as glyphosate (such as Roundup®) shall not be used.

2.8 WATER

A. Water shall be suitable for irrigation, free from oil, acid, alkali, salt or other substances harmful to plant life.

PART 3 EXECUTION

3.1 EXAMINATION

A. The Contractor shall examine the entire site for conditions that will adversely affect execution, permanence and quality of work, and survival of plant materials. Proceed with installation only after unsatisfactory conditions have been corrected.
B. Rough Grading Inspection - Contractor shall notify Owner's Representative a minimum of 72 hours in advance for inspection of rough grades.
C. The Contractor shall verify that rough grades and slopes of areas to be planted areas are set at sufficient depth to allow for placement of specified materials. If the site is not suitable for landscaping operations, the Contractor shall perform necessary corrective work.

3.2 GENERAL PREPARATION OF GROUND SURFACES – ALL PLANTING OR SEEDING AREAS

A. The Contractor shall eliminate uneven areas and low spots, remove lumber, stones, sticks, mortar, concrete, rubbish, debris, contaminated soil and any other material harmful to plant life, in shrub and ground cover beds.
B. The Contractor shall verify that invasive species and weeds have been eliminated prior to the placement of topsoil. The Contractor must not place topsoil until all living weed matter has been eliminated.
C. Weed eradication shall include non-herbicide methods. Eradication shall include and is not limited to elimination of the following invasive species and weeds:

Cirsium arvense (Canadian Thistle).
Convolvulus spp. (Morning Glory).
Cytisus scoparus (Scotch Broom).
Dipsacus sylvestris (Common Teasel).
Equisetum spp. (Horsetail).
Festuca arundinaceae (Tall Fescue).
Hedera helix (English Ivy).
Holcus canatus (Velvet Grass).
Lolium spp. (Rye Grasses).
Lotus corniculatus (Bird's Foot Trefoil).
Lythrium salicaria (Purple Loose Strife).
Melilotus spp. (Sweet Clover).
Myriophyllum spicatum (Eurasian Milfoil).
Phalaris arundinaceae (Reed Canary Grass).

Rubus discolor (Himalayan Blackberry).

Solanum spp. (Nightshade).

Trifolium spp. (Clovers).

1. Herbicide application by manual 'spot spraying', wicking, or backpack methods is strictly prohibited.
2. Remove invasive plant material and dispose legally off-site.
3. After initial removal of weeds, and prior to placing topsoil, the contractor shall water the subgrade sufficiently to germinate dormant weed seeds.
    a. Prior to this weed crop producing seeds, the contractor shall pull weeds and remove them from the site.
    b. Before continuing with topsoil placement the contractor shall verify with the Owner's Representative whether or not to repeat this treatment.
4. Existing or new plantings damaged or killed by herbicide application shall be replaced immediately at no additional cost to the Owner.

3.3 PLACING PLANTING SOILS

A. Verify that planting soil is stockpiled in sufficient quantities to be placed at depths specified. The Contractor shall notify the Owner's Representative immediately if supplies are inadequate or do not meet specifications for topsoil. The Contractor shall provided imported topsoil meeting the requirements of this section if the supply of existing on-site topsoil is insufficient.

B. Planting soil shall be placed at specified grades between any existing or constructed points on the site, such as curbs, walls, walks and paving.

3.4 SOIL PREPARATION IN PLANTING BEDS

A. Prepare subgrade to depth as specified in Part 1 – General, Project Conditions.

B. Loosen subgrade of planting beds to a minimum depth of 4 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
    1. Apply organic fertilizer at recommended rates per soils analysis directly to subgrade before loosening.
    2. Thoroughly blend planting soil mix off-site before spreading.
        a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
        b. Mix lime with dry soil before mixing fertilizer.
    3. Spread planting soil mix to a depth of 12 inches but not less than required to meet finish grades after natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
        a. Spread approximately 4 inches of planting soil mix over loosened subgrade. Mix thoroughly into top 2 inches of subgrade. Spread remainder of planting soil in 4 inch lifts.
        b. Allow sufficient depth of topsoil placement to allow for finish grade to be one 1" below any paved surface after placement of bark mulch.

C. Finish Grading: Grade planting beds to a smooth, uniform surface plane with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades.

D. Restore planting beds if eroded or otherwise disturbed after finish grading and before planting.

3.5 SOIL PREPARATION IN SOD AND SEEDED AREAS

A. Limit lawn subgrade preparation to areas to be planted.
B. Newly Graded Subgrades: Loosen subgrade to a minimum depth of 4 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous matter and legally dispose of them off Owner's property.
    1. Apply organic fertilizer at recommended rate of per manufacturer’s directions directly to subgrade before loosening.
    2. Thoroughly blend planting soil mix off-site before spreading or spread topsoil, apply soil amendments and fertilizer on surface, and thoroughly blend planting soil mix.
        a. Delay mixing fertilizer with planting soil if planting will not proceed within a few days.
        b. Mix lime with dry soil before mixing fertilizer.
    3. Spread planting soil mix to a depth of 6 inches but not less than required to meet finish grades after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen, muddy, or excessively wet.
        a. Spread approximately 4 inches of planting soil mix over loosened subgrade. Mix thoroughly into top 2 inches of subgrade. Spread remainder of planting soil in 4 inch lifts.
        b. Reduce elevation of planting soil to allow for soil thickness of sod.
C. Unchanged Subgrades: If lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare surface soil as follows:
    1. Remove existing grass, vegetation, and turf. Do not mix into surface soil.
    2. Loosen surface soil to a depth of at least of 6 inches. Apply soil amendments and fertilizers according to planting soil mix proportions and mix thoroughly into top 4 inches of soil. Till soil to a homogeneous mixture of fine texture.
        a. Apply organic fertilizer recommended rate per soils analysis directly to subgrade before loosening.
    3. Remove stones larger than 1 inch in any dimension and sticks, roots, trash, and other extraneous matter.
    4. Legally dispose of waste material, including grass, vegetation, and turf, off Owner's property.
D. Seeded Field grass:
    1. Rototill surface of seedbed to a minimum depth of 6 inches. Apply porous ceramic soil conditioner at rate of 3700 lbs/1000 sf and till into top 4 inches.
    2. Regrade and float to final finish grade, adding topsoil where required, with final grade to match existing or revised slopes, banks, etc. Grade to eliminate washing and puddling. Slope to drain water away from all buildings or structures.
E. Finish Grading: Grade planting areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch of finish elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
F. Moisten prepared lawn areas before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.
G. Restore areas if eroded or otherwise disturbed after finish grading and before planting.

3.6 CLEANUP

A. Keep project site free from accumulation of debris, topsoil, and other material.
B. At completion of each area of work, completely remove debris, equipment and surplus materials.
C. Any paved area or surfaces stained or soiled from landscaping materials shall be cleaned with a power sweeper using water under pressure. Building surfaces shall be washed with proper equipment and materials as approved by the Owner's Representative.

END OF SECTION

SECTION 33 11 13
WATER SYSTEMS

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and impose additional work and/or additional materials upon this section. Contactor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION OF WORK

A. This Section includes water piping, fittings, appurtenances, accessories, trenching, bedding, backfill, and surface restoration, as shown on the Drawings and specified herein.

1.03 STANDARD SPECIFICATIONS

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter (WSDOT/APWA). Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. Additional reference specification shall be the latest edition of the Uniform Plumbing Code as amended by the State of Washington.

1.04 QUALITY ASSURANCE

A. Hydrostatic Pressure Test: Test water force mains and other pressure pipe under a hydrostatic pressure in accordance with City of La Center code.

B. Sterilization: Water mains shall be sterilized before placing in service in accordance with the Standard Specifications.

C. The Contractor shall correct and re-test for approval for all deficiencies revealed in the testing of the system as indicated in the testing requirements.

1.05 SUBMITTALS

A. Materials Certificates: materials certificates shall be signed by material supplier and Contractor, certifying that the materials comply with or exceed Specifications.

1.06 SCHEDULING

A. Coordinate connection to the existing public water system with the City of La Center Water Department.

1.07 PERMIT REQUIRED

A. A separate permit is required for underground fire water line installation downstream of the backflow device per WAC 212-80. Licensed contractor shall be responsible for obtaining permit.

PART 2 MATERIALS

2.01 MATERIALS

A. Water system materials for the public water system shall meet the requirements of the City of La Center unless noted otherwise on the plans.

B. Water system materials for the private site water system shall meet the requirements of the Uniform Plumbing Code unless noted otherwise herein or on the plans.

C. Materials for surface restoration, including crushed rock and asphalt, shall conform to the specifications indicated on the plans.

D. Backflow devices. Backflow devices for the project domestic and fire water services shall be state approved and shall meet the performance criteria indicated on the plans.

PART 3 EXECUTION

3.01 WET WEATHER CONSTRUCTION

A. The contractor is responsible for all additional measures required in the event of wet weather construction. This includes additional granular working blankets, additional erosion control, varied construction techniques, additional dewatering, and other items and methods needed to account for the impacts of wet weather.

3.02 PIPE INSTALLATION

A. General. Install pipe and fittings in accordance with the manufacturer's requirements, and Section 7-09.3(12) of the Standard Specifications. Install valves in accordance with Section 7-12.3 of the Standard Specifications. Lay pipe to the line and grade shown on the Contract Drawings. Keep mud, silt, gravel, and other foreign material out of the pipe and off the joining surfaces. Install a removable plug in the end of the pipe during all periods when construction operations are not in progress. All pipe shall be bedded per Section 7-09.3(9) of the Standard Specifications.

B. Alignment. Lay pipe on a uniform grade with no sag or over bends between high and low points. Maintain a continuous positive slope from the lowest to the highest points in the line. Maintain minimum 36” cover over pipe unless indicated otherwise on the plans.

C. Tracer Wire. Bury with the pipe a continuous ribbon of tracer wire and blue color code ribbon over the full length of all non-metallic pipe with two wraps per each joint.

3.03 HYDRANTS

A. Install hydrants in accordance with Section 7-14.3 of the Standard Specifications and City of La Center requirements.

B. All of the joints on fire hydrant mains including the tee are to be mechanically restrained. Thrust blocks for hydrants are not allowed.

3.04 REQUIRED CLEARANCE

A. Maintain a minimum of 3-feet of permanent clearance around all fire safety devices, including fire hydrants, F.D.C. standpipe, and backflow vaults. No structure, fence, or landscaping shall be within this clearance area or obstruct visibility of these devices.

3.05 SERVICE CONNECTIONS

A. Service connections shall be installed per Section 7-15.3 of the Standard Specifications.

3.06 FIREWATCH

A. If a temporary shutdown of an existing fire service is required, provide a firewatch during shutdown as required by International Fire Code. Coordinate with the Fire Marshal.

3.07 HYDROSTATIC PRESSURE TEST

A. Test water force mains and other pressure pipe under a hydrostatic pressure per the applicable requirements of the Standard Specifications and/or Uniform Plumbing Code.

3.08 THRUST RESTRAINT

A. Thrust Blocks. Thrust blocks are only allowed at “live taps” and where connections are made to the end of an existing main. Place blocking against undisturbed earth ensuring that concrete is clear of joints and joint accessories.

B. Joint Restraint. Bends, valves, and all reducers 4 inches or larger shall be supported from separation by restrained joints. Restraints shall be Megalug Retainer Glands (M.L.R.G.) by EBAA Iron ™, or approved equal.

3.09 STERILIZATION

A. General. Water mains shall be sterilized before placing in service. Sterilizing procedures shall conform to the requirements of Section 7-09.3(24) of the Standard Specifications.

B. All valves, hydrants, and other appurtenances connected to the water main shall be operated during sterilization to assure that the sterilizing mixture is dispersed into all parts of the line, including dead ends, new services, and similar areas that otherwise may not receive the treated water.

C. After sterilization, flush the water from the line until the water through the line has the same chemical and bacterial quality as the permanent source of supply.

D. Disposal of Sterilizing Water. Dispose of sterilizing water by discharging to a storm drain or approved drainage way. Dilute the sterilized water by mixing with equal parts of fresh water prior to disposal.

3.10 COORDINATION AND SCHEDULING

A. General. The Contractor shall coordinate shutdown and connection work with the City of La Center water department and school district maintenance personnel. The schedule shall include a sequence of such events as connecting to existing water main, disconnecting existing services, installing new services, pressure testing, and disinfecting the system.

3.11 CONNECTING TO ASBESTOS CEMENT WATER MAINS (IF ENCOUNTERED)

A. General. Connections to existing asbestos cement water mains shall be made in accordance with all applicable OSHA and WISHA requirements and as approved by the Owner. The Contractor shall ensure that all cutting, tapping, removing, or handling of the asbestos cement pipe is accomplished by certified asbestos workers and that such workers take appropriate safety measures. Sections of the existing asbestos cement pipe that are removed shall be disposed of in an approved waste disposal site in accordance with state and federal requirements.

3.12 VAULTS

A. Excavation and Backfill. Conform to the applicable requirements of Section 31 11 00 (Site Preparation) of the Technical Specifications.

B. Foundation Stabilization. If material in bottom of excavation is unsuitable of supporting the vault, excavate below subgrade as directed and backfill to required grade with gravel.

C. Vault Placement. Place vault on undisturbed base or compacted gravel base. Clean joint between vault base, sections and top slab prior to placing jointing material. It is the intent that the interior and exterior end faces of the section to be placed seat fully on the previously placed section.

D. Pipe Connection to Vault. Break out existing wall as specified or directed. Grout in new pipe to provide watertight seal. Provide watertight rubber grommet or seal. Smooth and finish the interior wall of the vault.

E. Vault Grade. The top slab shall be set at a grade so the ground around the vault can be graded to slope away from the vault. In general, the vault top shall be set 1" to 2” above the surrounding finished grade.

F. Sump Pump. Provide sump pump, electrical connection and outfall if shown on plans.

3.13 ABANDONMENT OF EXISTING UTILITIES

A. Utilities to be abandoned under new building footprint shall be removed.

B. Utilities to be abandoned outside of new building footprint shall be plugged and abandoned in place or removed as necessary to allow for new construction. Plug all cut or abandoned ends of pipe.

C. Abandonment of water lines shall be per W.S.D.O.T. and City of La Center standards.

3.14 AS-BUILTS

A. Contractor shall be responsible for supplying reproducible water system “as-built” drawings along with record documents under provisions of the Contract.

END OF SECTION

SECTION 33 31 13
SANITARY SEWER

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION OF WORK

A. This work shall consist of constructing manholes, cleanouts, and sanitary sewer pipe of the types and sizes designated, in reasonably close conformity with the lines and grades as shown on the Drawings. Work also includes removal of all septic systems.

1.03 STANDARD SPECIFICATIONS

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. Reference specifications shall be the latest edition of the International Building Code and Uniform Plumbing Code, and their revisions and supplements.

1.04 SUBMITTALS

A. Furnish reproducible sanitary sewer “as-built” drawings.

B. Provide materials certificates showing that products meet or exceed specifications.

1.05 WARRANTY/BONDING

A. Furnish labor and material warrantee or maintenance bond for all work in public right-of-way, or easement, in accordance with requirements of jurisdiction having authority.

PART 2 PRODUCTS

2.01 MATERIALS

A. Materials shall meet the requirements of Section 7-05.2, Section 7-17.2, Section 7-18.2 and section 7-19.2 of the Standard Specifications. Sanitary sewer pipe 6" and greater diameter shall be PVC Sewer Pipe in accordance with 9-05.12 of the Standard Specifications. Sanitary sewer pipe 4" and less in diameter shall be schedule 40 PVC with solvent welded joints. Use Class 52 ductile iron pipe where shown on the Drawings.

B. Materials shall also meet the requirements of the local agency having jurisdiction.

PART 3 EXECUTION

3.01 CONSTRUCTION REQUIREMENTS

A. All work shall be performed per the requirements of the WSDOT/APWA and City of La Center Specifications.

B. Tracer wire shall be installed with all non-metal pipe. Tracer wire shall be #14 copper wire, uncoated.

3.02 FIELD QUALITY CONTROL AND TESTING

A. Inspection: Inspect interior of piping to determine whether line displacement or other damage has occurred.

1. Make inspections after pipe between manholes and manhole locations have been installed and approximately 2 feet of backfill is in place, and again at completion of project.

2. All private sanitary sewer pipes following trench backfill and complete installation shall be video inspected. The video information shall be submitted and demonstrate no manufacturing or installation defects, or any debris in the pipes.
3. If inspection indicates poor alignment, debris, displaced pipe, infiltration, or other defects, the Contractor shall correct such defects and notify Owner for re-inspection.

B. All public sanitary sewer construction shall be tested per the City of La Center requirements, including video inspection.

C. Vacuum testing of manholes (if applicable) shall be performed.

D. Contractor shall test all sanitary sewer piping per the requirements of the Standard Specifications.

3.03 ABANDONMENT OF EXISTING UTILITIES

A. Utilities to be abandoned under new building footprint shall be removed.

B. Utilities to be abandoned outside of new building footprint shall be plugged and abandoned in place or removed as necessary to allow for new construction. Plug all cut or abandoned ends of pipe.

C. Abandonment of sanitary sewer lines shall be per WSDOT/APWA standards.

3.04 AS-BUILTS

A. Contractor shall be responsible for supplying reproducible sanitary sewer “as-built” drawings along with record documents under provisions of the Contract.

END OF SECTION

SECTION 33 41 14
STORM DRAINAGE

PART 1 GENERAL

1.01 RELATED DOCUMENTS

A. The other Contract Documents complement the requirements of this section.

B. Other sections of this Specification may relate and may impose additional work and/or additional materials upon this section. Contractor to coordinate any cross-referencing of Specification sections.

1.02 DESCRIPTION OF WORK

A. This work shall consist of constructing manholes, grate inlets, drop inlets, catch basins, area drains, curb inlets, combination curb inlets, cleanouts, drywells, trench drains, sedimentation basins and storm sewer pipe in reasonable close conformity with the lines and grades as shown on the drawings, in general 5-feet outside of the building footprint (sitework).

1.03 STANDARD SPECIFICATIONS

A. Standard specifications referenced herein shall be the latest edition of the WSDOT/APWA Standard Specifications as prepared by the Washington State Department of Transportation and the American Public Works Association, Washington State Chapter. Technical specifications only, Division 1 and measurement and payment portions of the Standard Specifications do not apply.

B. Reference Specification is City of La Center Engineering Standards for Construction, and Details.

C. Reference specifications shall be the latest edition of the International Building Code and Uniform Plumbing Code, and their revisions and supplements.

1.04 SUBMITTALS

A. Provide materials certificates showing that products meet or exceed specifications.

1.05 WARRANTY/BONDING

A. Furnish labor and material warrantee or maintenance bond for all work in public right-of-way, or easement, in accordance with requirements of jurisdiction having authority.

PART 2 PRODUCTS

2.01 MATERIALS

A. Storm Piping
   1. Pipes: Acceptable pipe material shall be smooth interior, high density polyethylene corrugated pipe per section 9-05.1(6) for pipe diameters less than or equal to 10-inches (AASHTO M252), or per section 9-05.1(7) for 12-inches through 36-inches diameter pipe (AASHTO M294). Pipe shall be smooth interior (Type S) or smooth interior with perforations (Type SP).
   2. Acceptable pipe material shall be ductile iron sewer pipe per section 9-05.13.

B. Grates
   1. All grates shall be one-piece cast iron (not welded), manufactured to conform to an H-20 wheel load and comply with Americans With Disabilities Act (ADA) requirements.
   2. All drain grates to be set to final grade by use of concrete rings and adjustment collars made for that purpose.
   3. All drain inlet grates shall have the wording "Dump No Waste – Protect Your Groundwater" embossed on them. Pavement stenciling is an approved alternate.
   4. Domed grates: Domed grates shall be Nyloplast™ domed grate or approved equal. Size per plans.

C. The Bioretention Soil Mixture shall meet the requirements of the Department of Ecology Default Bioretention Soil Mixture (BSM).

   1. Mineral Aggregate:

a. Percent Fines: A range of 2 to 4 percent passing the #200 sieve is ideal and fines should not be above 5 percent for a proper functioning specification according to ASTM D422.

2. Aggregate Gradation:

Sieve Size	Percent Passing
3/8”	100
#4	95-100
#10	75-90
#40	25-40
#100	4-10
#200	2-5

3. Compost: The following compost standards are required:
   a. Meets the definition of “composted material” in WAC 173-350-100 and complies with testing parameters and other standards in WA 173-350-220.
   b. Produced at a composting facility that is permitted by the jurisdictional health authority. Permitted compost facilities in Washington are included on a list available at http:/www.ecy.wa.gove/programs/swfa/organics/soil/html
   c. The compost product must originate a minimum of 65 percent by volume from recycled plant waste comprised of “yard debris”, “crop residues”, and “bulking agents” as those terms are defined in WAC 173-350-100. A maximum of 35 percent by volume of “post-consumer food waste” as defined in WAC 173-350-100, but not including biosolids, may be substituted for recycled plant waste.
   d. Stable (low oxygen use and CO_2 generation) and mature (capable of supporting plant growth) by tests shown below.
   e. Moisture content range: no visible free water or dust produced when handling the material
   f. Tested in accordance with the U.S. Composting Council “Test Method for the Examination of Compost and Composting” (TMECC), as established in the Composting Council’s “Seal of Testing Assurance” (STA) program. Most Washington compost facilities now use these tests.
   g. Screened to the following size gradations for Fine Compost when tested in accordance with TMECC test method 02.02-B, Sample Sieving for Aggregate Size Classification”

      Fine Compost shall meet the following gradation by dry weight.

Sieve Size	Percent Passing
2”	100
1”	99
5/8”	90
¼”	75

   h. pH between 6.0 and 8.5 (TMECC 04.11-A). “Physical contaminants” (as defined in WAC 173-350-100) content less tat 1% by weight (TMECC 03.08-A) total, not to exceed 0.25 percent film plastic by dry weight.
   i. Minimum organic matter content of 40% (TMECC 05-07-A “Loss on Ignition”)
   j. Soluble salt content less than 4.0 dS/m (mmhos/cm) (TMECC 04.10-A “Electrical Conductivity, 1:5 Slurry Method, Mass Basis”)
   k. Maturity indicators from a cucumber bioassay (TMECC 05.05-A “Seedling Emergence and Relative Growth”) must be greater than 80% for both emergence and vigor.
   l. Stability of 7 mg CO2-C/g OM/day or below (TMECC 05.08-B “Carbon Dioxide Evolution Rate”)

m. Carbon to nitrogen ratio (TMECC 05.02-A “Carbon to Nitrogen Ratio” which uses 04.01 “Organic Carbon” and 04.02-D “Total Nitrogen by Oxidation”) of less than 25:1. The C:N ratio may be up to 35:1 for plantings composed entirely of Puget Sound Lowland native species and up to 40:1 for coarse compost to be used as a surface mulch (not in a soil mix).

PART 3 EXECUTION

3.01 INSTALLATION

A. The Contractor shall perform all work in accordance with the plans, details, specifications, and best industry practices.

B. Storm sewer pipe shall be constructed per the requirements of Section 7 of the Standard Specifications. Catch basins, manholes, and other storm structures shall be constructed per the requirements of Section 7 of the Standard Specifications.

C. All work shall be performed so as to eliminate sediments from being transported into the drainage system during the construction phase. Provide all necessary temporary filtration devices and drain inlet protection to capture runoff sediment.

D. Best Management Practices (BMP's) shall be used to protect drainage system and catch basins from soil erosions and other pollutants. Refer to Section 31 25 00 Erosion and Sedimentation Control.

E. The contractor shall leave the pipe joints uncovered until hydrostatic pressure testing is successfully completed.

F. Tracer wire shall be installed with all non-metal pipe. Tracer wire shall be #14 copper wire, uncoated.

3.02 FIELD QUALITY CONTROL AND TESTING

A. All storm drain pipe shall be Hydrostatically Pressure tested.

B. Inspection: Inspect interior of piping to determine whether line displacement or other damage has occurred.

1. Make inspections after pipe between manholes and manhole locations have been installed and approximately 2 feet of backfill is in place, and again at completion of project.
2. All private storm sewer pipes following trench backfill and complete installation shall be video inspected. The video information shall be submitted and demonstrate no manufacturing or installation defects, or any debris in the pipes.
3. If inspection indicates poor alignment, debris, displaced pipe, infiltration, or other defects, the Contractor shall correct such defects and notify Owner for re-inspection.

C. All public storm sewer construction shall be inspected per the City of La Center requirements, including video inspection.

D. Contractor shall test all stormwater piping per the requirements of the Standard Specifications.

3.03 ABANDONMENT OF EXISTING UTILITIES

A. Utilities to be abandoned under new building footprint shall be removed.

B. Utilities to be abandoned outside of new building footprint shall be plugged and abandoned in place, or removed as necessary to allow for new construction. Plug all cut or abandoned ends of pipe.

C. Abandonment of storm drainage lines shall be per WSDOT/APWA standards.

3.04 AS-BUILTS

A. Contractor shall be responsible for supplying reproducible storm drainage “as-built” drawings along with record documents under provisions of the Contract.

END OF SECTION