

architect
Schemata Workshop, Inc.
1720 12th Avenue #3
Seattle, WA 98122

CONTACT: Grace Kim, AIA
v (206) 285.1589 f (206) 285.2701

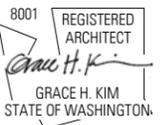
owner
Renton Housing Authority
2900 NE 10th St
Renton, WA 98056

CONTACT: Mark Gropper
v (425) 226.1850 f (425) 271.8319

Fantastic Project

PRINT DATE 11/12/2012

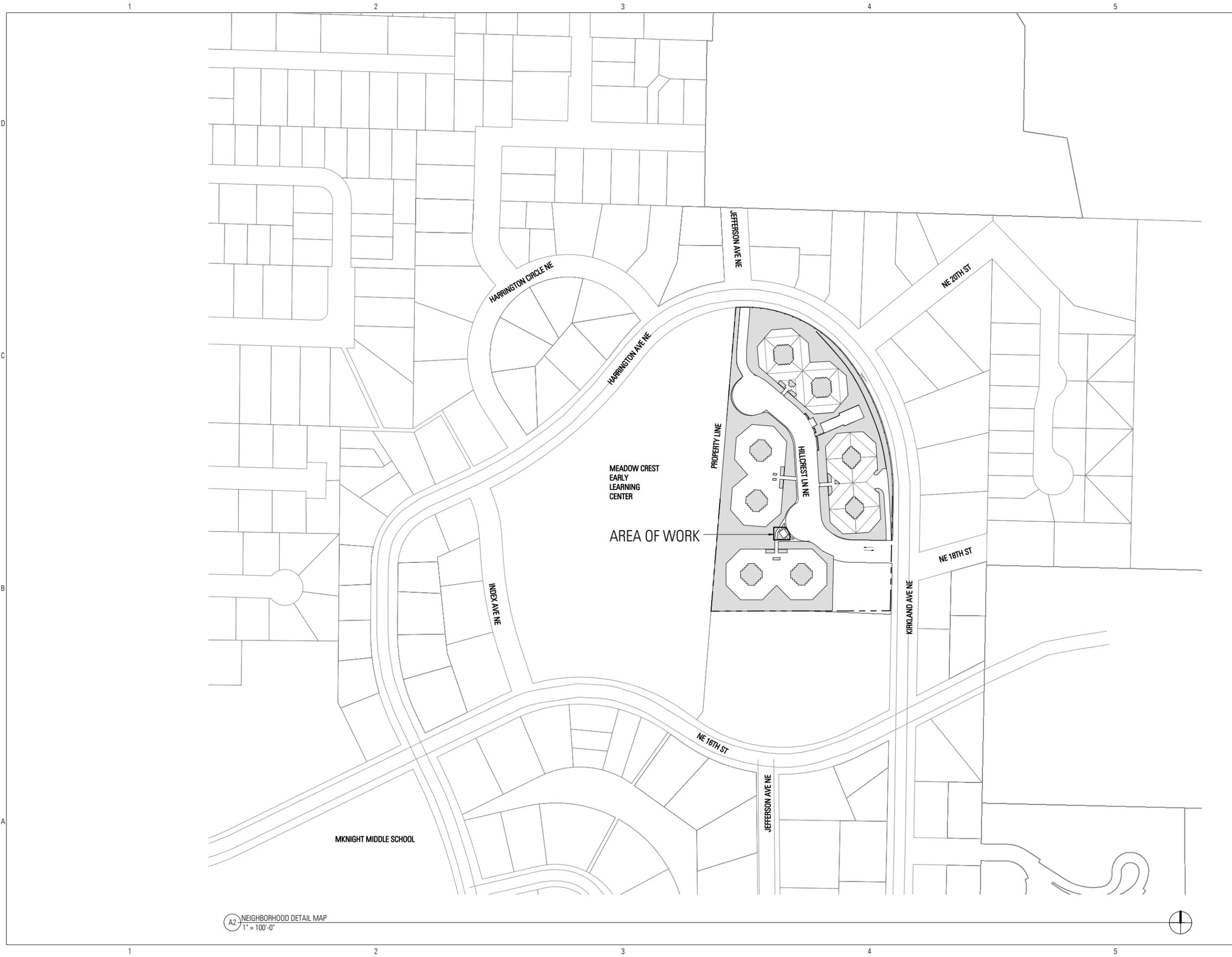
PROJECT ISSUE DATES
ISSUE FOR LAND USE REVIEW SEP 28, 2015



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Author: BD
Checker: PH

NEIGHBORHOOD DETAIL MAP

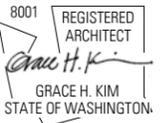
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Fantastic Project

PRINT DATE 11/12/2012

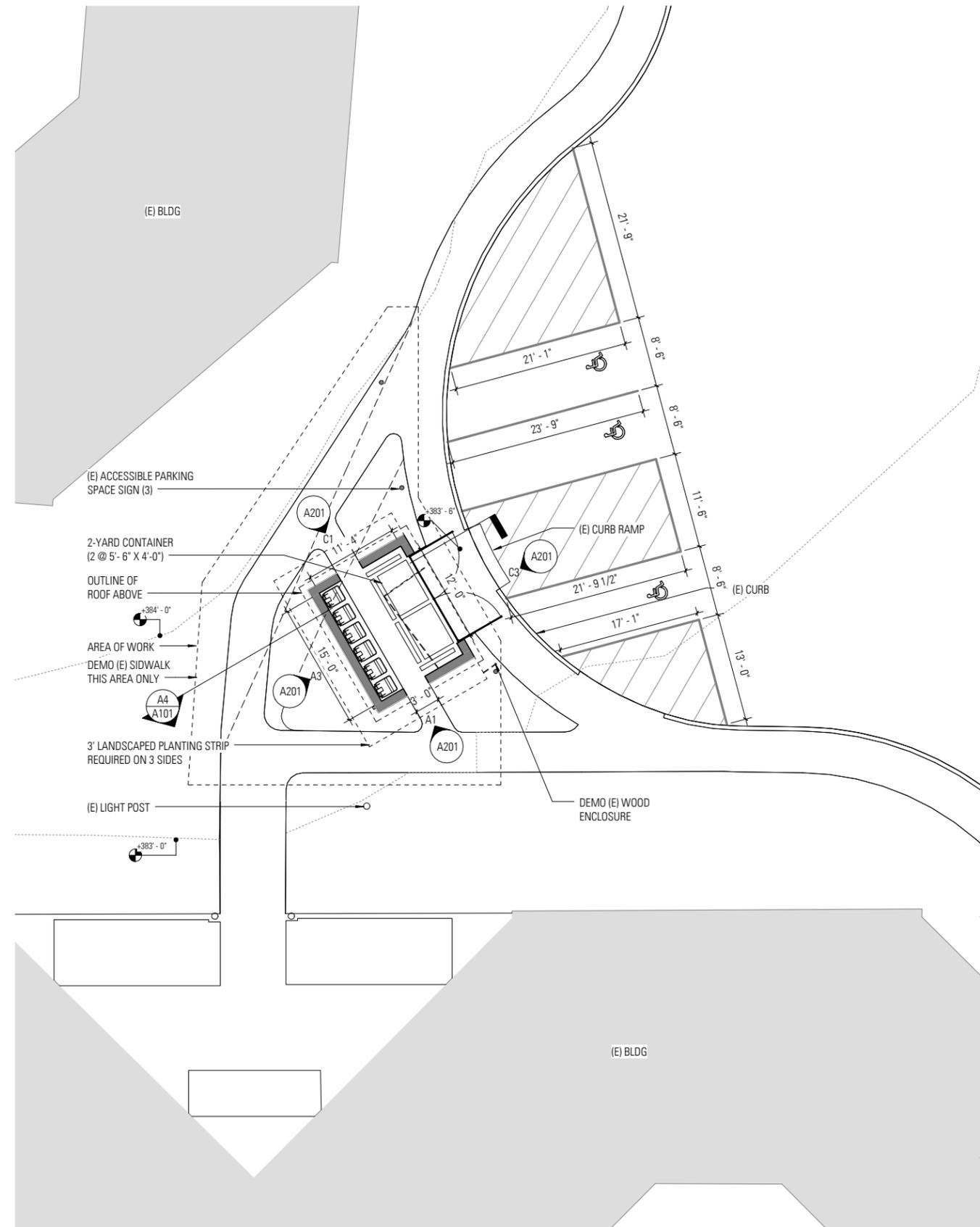
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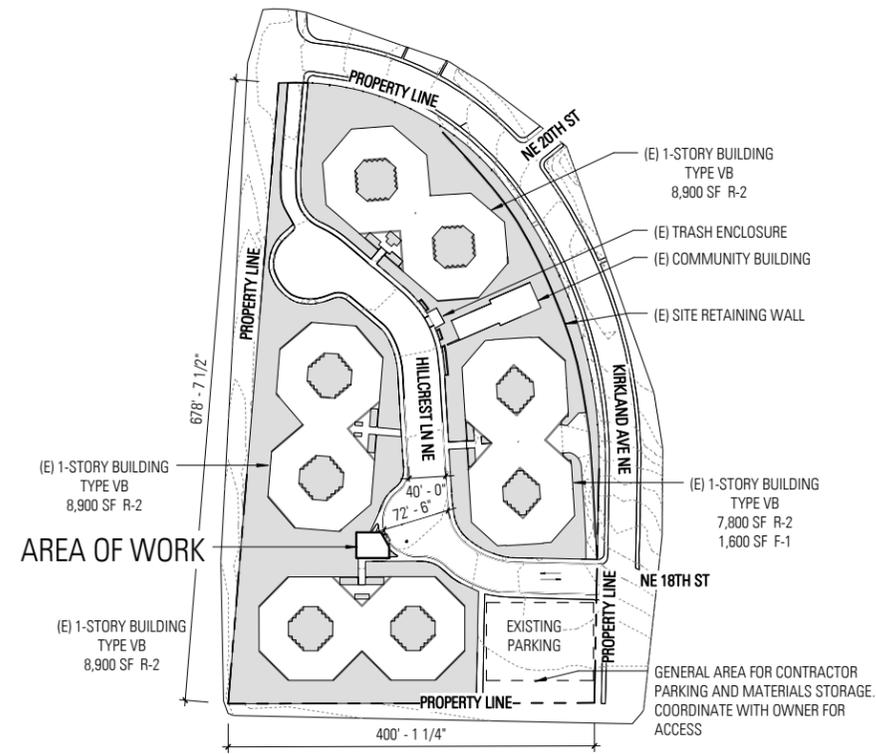
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SITE PLAN

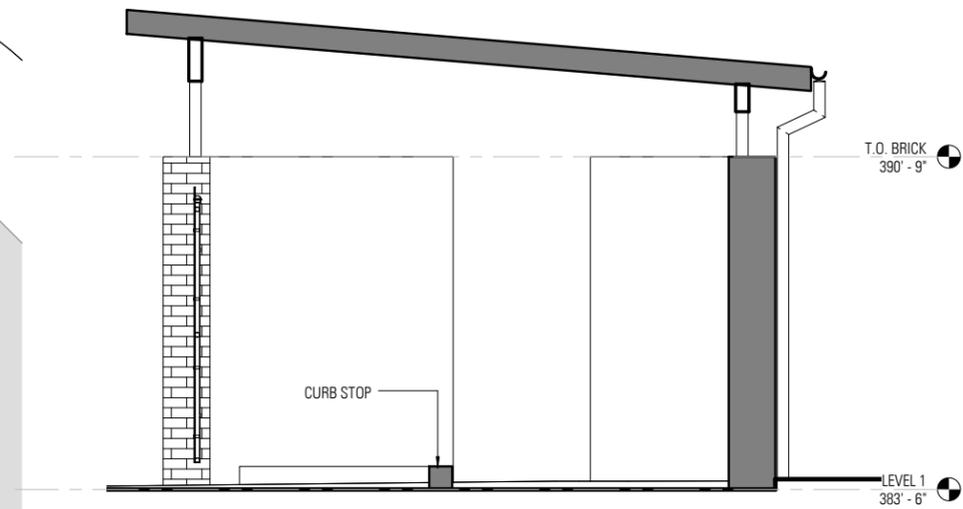
A101



A1 ENLARGED SITE PLAN
1/8" = 1'-0"



C4 KEY PLAN
1" = 100'-0"



A4 EAST-WEST SECTION
1/2" = 1'-0"

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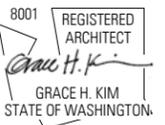
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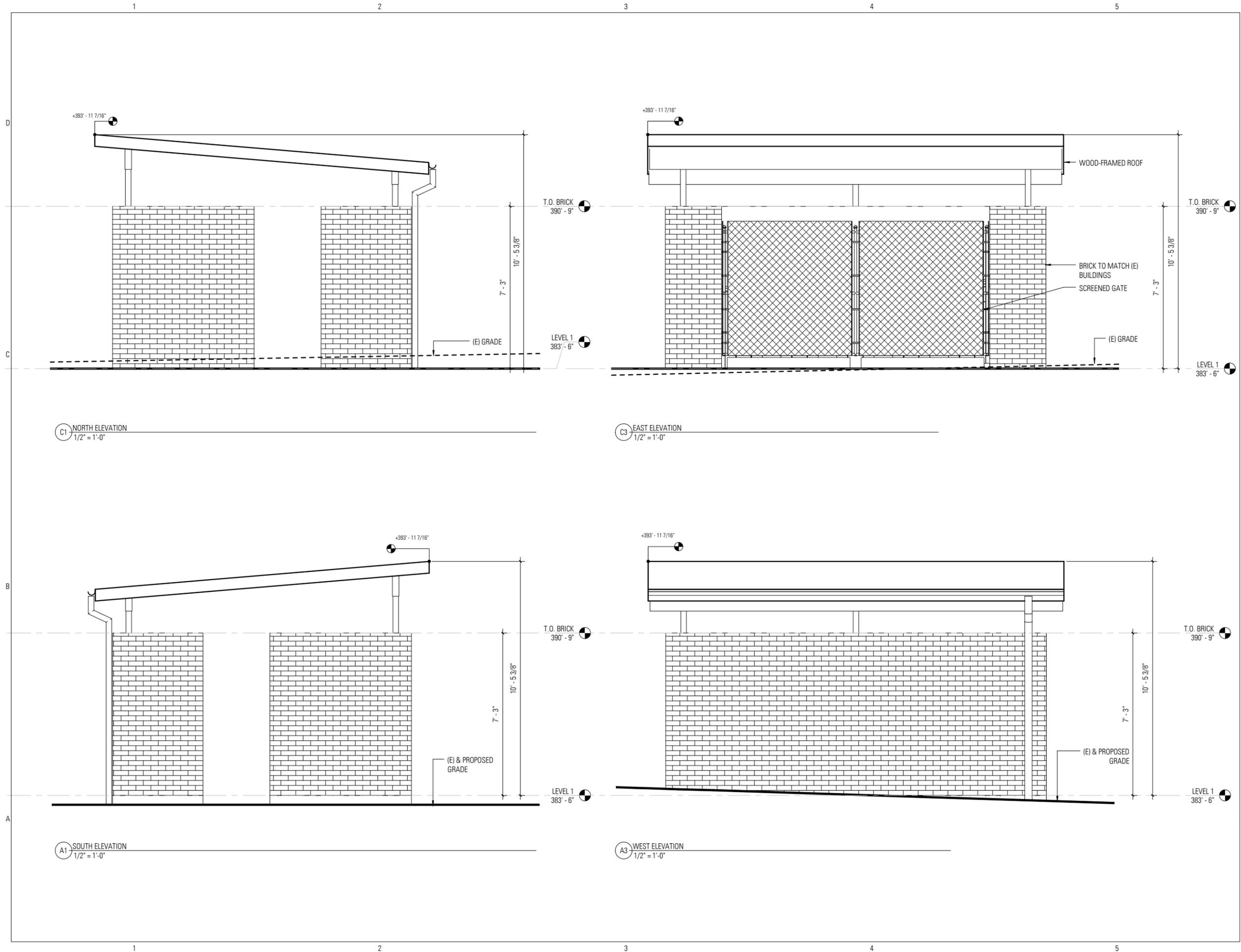
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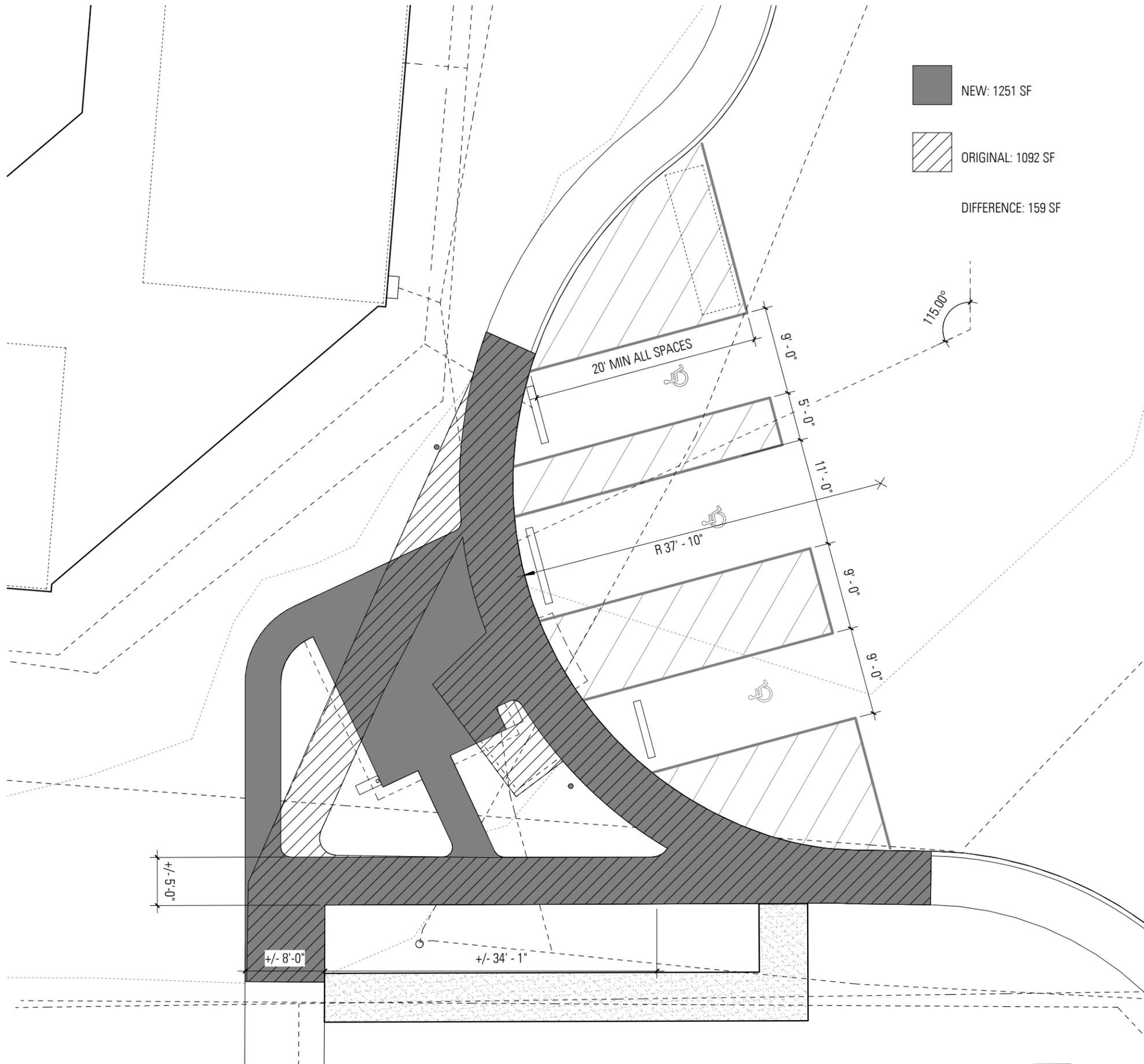


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ARCHITECTURAL ELEVATIONS

A201





Building Permit: B15008528
IVR Number: 15008528

Permit Information

Permit Name:	HILLCREST TERRACE SOLID WASTE ENCLOSURE				
Address/Location:	1430 HILLCREST LN NE	Parcel Number:	7227800140	Application Date:	12/04/2015
Permit Type:	Building Multifamily/Mixed Use Residential	Total Valuation:	\$27,400	Issue Date:	03/07/2016
Permit Work Class:	Other - Garage, Sheds, Cell Towers, Racks, Vaults	Total Square Feet:	240	Expiration Date:	03/07/2018
Description:	HILLCREST TERRACE CONSTRUCTION OF 240 SQ FT COVERED SOLID WASTE ENCLOSURE.				

Contacts

Billing	Type	Name	Address	Phone
X	Contact	Mark Gropper Renton Housing Authority	PO Box 2316 Renton, WA 98056	B: (425) 226-8451
	Contractor	Keith Bjella Accord Contractors Construction Contractor: ACCORCL906CB	15405 SE 37th St, ste 100 Bellevue, WA 98006 Business License Number: BL.039397	B: (425) 754-6759
X	Owner	Mark Gropper Renton Housing Authority	PO Box 2316 Renton, WA 98056	B: (425) 226-8451

General Conditions & Signature

- Permission is hereby given for the work described on this permit according to the conditions hereon and according to the approved plans and specifications pertaining thereto, subject to compliance with the Ordinance of the City of Renton.
- This permit and plans must be posted at the job site at all times.
- I hereby certify that no work is to be done except as described above and in approved plans, and that work is to conform to Renton codes and ordinances.
- Call (425) 430-7202 or go to: www.MyBuildingPermit.com one working day in advance to schedule an inspections and for ANY work in the Right of Way.
- Call 8 1 1 to locate underground utilities at least two full business days prior to any excavation .



 (Signature)

 3/7/2016
 (Date)

Building Permit: B15008528

IVR Number: 15008528

Inspections

- Call (425) 430-7202 or go to: www.MyBuildingPermit.com to schedule an inspection.
- Call before work is concealed or concrete poured.
- Do not pour concrete until approved.
- Do not cover until approved.
- Do not occupy until final inspection is complete.
- Final inspection is required.

Number	Description	Date	Inspector	Comments
105	Erosion Control Inspection			
110	Footing Inspection	7-1-16	SM	
111	Foundation Inspection	7-1-16	SM	
156	Underfloor Inspection			
113	Shearwall and GWB Nailing Inspection			
115	Roof Inspection			
112	Framing Inspection			
114	Insulation Inspection			
116	Ceiling Inspection			
118	Landscaping Inspection			
108	Other Building Inspection			
100	Final Inspection	7-1-16	SM	

Appendix B: Hillcrest Terrace Maintenance and Rehabilitation List

Work in each unit may include the following:

Activity	Maintenance or Rehabilitation Activities
1. Remove fixtures and wall coverings from the bathroom. Remove gas wall heater from the bathroom, insulate and patch wall.	Maintenance
2. Seal bathroom walls.	Maintenance
3. Open wall and remove and replace tub/shower valve. Close wall	Rehabilitation
4. Mud and float bathroom walls. Prep for paint.	Maintenance
5. Install Panasonic ultra-quiet fan /light combo. Vent through the roof.	Rehabilitation
6. Install plastic laminate wainscot up 48 inches in the entire bathroom.	Rehabilitation
7. Replace vinyl floor in the bathroom.	Maintenance
8. Build new sink top and install over a 12 inch drawer bank, support with triangle brace under. Apply p-lam to sub top and install new china lav. with single handle faucet and new supply lines and angle stops.	Rehabilitation
9. Install grab bars at the toilet and inside-outside of shower	Maintenance
10. Install new 1.6 gpf. toilet w/seat. Install new angle stop and supply. Install paper holder, towel bars and ring.	Maintenance
11. Change out gas wall heater with new forced air gas furnace including all associated duct work and registers.	Rehabilitation
12. Change out water heater and add earthquake strapping.	Maintenance
13. Remove kitchen sink, counter top and back splash. Replace angle stops and supplies. Install new plywood sub tops w/ site fit plastic laminate counter tops, back splash and new stainless steel sink and new faucet.	Rehabilitation
14. Sand and refinish the kitchen cabinets. Install cabinet doors and hardware.	Rehabilitation
15. Fabricate and install p-lam covered widow sill in the kitchen and bath.	Rehabilitation
16. Fabricate and install small kitchen cabinet next to the range to match other cabinets.	Rehabilitation
17. Install new fluorescent light in the kitchen.	Maintenance
18. Install new blinds.	Maintenance
19. Install new hardwire smoke detectors in hall and bed room.	Maintenance
20. Fabricate storage unit for furnace alcove.	Rehabilitation
21. Repair unit doors as necessary.	Maintenance
22. Up-date appliances.	Maintenance

Appendix C. Evergreen Terrace Dwelling Unit Modernization Plan

Project Scope Statement: August 2015

The goal of the CFP or Modernization Plan is to make dwelling unit improvements in a way that will minimize the ongoing need of capital improvements for a period of 20 years. Updating, modernizing and making the dwelling unit more energy efficient are all goals of this program.

Location/Activity	Maintenance or Rehabilitation
Bathroom Area;	
1) Add bath heat, light, vent fan.	Rehabilitation
2) Change worn-out and rusty wall hung lav.	Maintenance
3) Asbestos abatement of flooring and base adhesives.	Rehabilitation
4) Install new vinyl, and cove base in bath.	Maintenance
5) Change out all plumbing to water conserving type fixtures - faucets, toilet and shower heads	Rehabilitation
6) Remove and Replace the domestic water supply angle stops, supply lines, and traps.	Rehabilitation
7) Remove and Replace bath surround, tub or shower pan	Rehabilitation
8) Change out bath wainscoting	Rehabilitation
9) Install new window coverings	Maintenance
10) Replace medicine cabinet	Maintenance
11) Install new energy efficient lighting	Maintenance
Main Living Area;	
1) Install override switch for ceiling fan to include switch and wiring.	Maintenance
2) Seal and paint wood ceiling.	Maintenance
3) Re-finish interior closet doors.	Maintenance
4) Complete paint	Maintenance
5) Asbestos abatement of flooring and base adhesives.	Rehabilitation
6) Change out carpet and pad to VCT tile floor.	Maintenance
7) Install ceiling fan if not unit does not have one already installed.	Rehabilitation
8) Install new rubber cove base.	Maintenance
9) Install new window coverings throughout unit.	Maintenance
Bedroom Area;	
1) Seal and paint wood ceiling.	Maintenance
2) Re-finish bi-fold closet doors.	Maintenance
3) Asbestos abatement of flooring and base adhesives.	Rehabilitation
4) Change out carpet and pad to VCT tile floor.	Maintenance

Location/Activity	Maintenance or Rehabilitation
5) Install new rubber cove base.	Maintenance
6) Replace bedroom light fixture.	Maintenance
7) Install new window coverings	Maintenance
8) Replace Bi-fold doors	Maintenance
9) Insure proper operation of smoke/CO device, change batteries	Maintenance
Kitchen Area;	
1) Fabricate new counter tops install Formica, and back splash in kitchen.	Rehabilitation
2) Re-finish cabinets in kitchen.	Maintenance
3) Asbestos abatement of flooring and base adhesives.	Rehabilitation
4) Change out vinyl floor to VCT tile floor.	Maintenance
5) Install new sink, faucet, drain lines, angle stops and supply lines.	Rehabilitation
6) Change kitchen light to T8 fluorescent fixture.	Maintenance
7) Change out stove range vent fan and ducting.	Rehabilitation
8) Install new energy five star rated appliances.	Maintenance
9) Install new window coverings	Maintenance
Unit exterior;	
1) Refinish T@G patio ceiling.	Maintenance
2) Pressure wash concrete patio.	Rehabilitation
3) Paint exterior front screen door frame.	Maintenance
4) Restore dwelling unit landscape	Rehabilitation
5) Replace exterior lighting to LED	Maintenance
6) Remove satellite dish	Maintenance