GLENVIEW HEIGHTS
ISSUED FOR EXTERIOR UPGRADES - BID SET
PROJECT NO. 2136
03.28.23
PROVIDE (1) NEW PEDESTRIAN SCALE, POLE TOP MOUNTED LIGHT FIXTURE TO MATCH EXISTING. SEE DETAIL C1/A001. CONNECT TO CIRCUIT AND TIMECLOCK CONTROLS IN PANEL ‘H’.

REPLACE (E) HANDRAILS WITH NEW GUARD/HANDRAILS. SEE HANDRAIL DETAILS SHEET A301 SIM.

TREE PROTECTION FENCE APPROXIMATE LOCATION OF EXISTING PANEL ‘H’ AND TIMECLOCK IN BUILDING C.

PROVIDE LB INTO BUILDING AT GRADE AND SURFACE MOUNT EMT CONDUIT AT INTERIOR TO EXISTING TIMECLOCK. SPLICE AND TERMINATE CONDUCTORS INTO EXISTING CONTROL CIRCUIT FOR OTHER PEDESTRIAN SCALE LIGHTS.

CORE DRILL, SEAL, PATCH AND PAINT ALL BUILDING PENETRATIONS TO MATCH ADJACENT SURFACE.

UNDERGROUND, 120V CIRCUIT. 3/4" SCH. 40 PVC CONDUIT WITH (2) #12 CU AND (1) #12 CU GROUND. SEE DETAIL C2/A001.

1. DESIGN STANDARDS FROM ORIGINAL INSTALLATION ARE AVAILABLE FOR REFERENCE. DRAWINGS ARE NOT AS-BUILT. CONTRACTOR SHOULD VERIFY EXISTING LOCATION BASE, POLE AND FIXTURE HEAD FOR NEW EQUIPMENT INSTALLATION PRIOR TO FIELD CONSTRUCTION.

2. MATCH EXISTING FINISH, LED COLOR TEMPERATURE AND LUMEN OUTPUT. 1' - 6" #4 TIE BAR AROUND BOLTS (TYP. 3 PLACES)

3/4" DIA. ANCHOR BOLTS (TYP. OF 4)

3/4" DIA. RIGID CONDUIT

3/4" DIA. CONDUIT BUSHING

GROUT ALL AROUND HANDHOLE

RAB PR4-11-10WT COVER

2" 45° CHAMFER FINISHED GRADE

RAB ALED5T78N 4' - 0"

SEE DRAWINGS FOR LOCATION OF RACEWAYS

3 1/4" 8"

3" MIN.

REPLACE 24" MIN. DEPTH AS REQUIRED TO AVOID EXISTING UTILITIES AND MEET CODE REQUIREMENTS

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Building Plans

General Notes: Building Plans

1. All notes and details are typical throughout all units and all buildings unless specifically noted otherwise.
2. Dimensions shown are for reference only. Contractor to field verify all dimensions and existing conditions.
4. All (E) windows and (E) exterior doors are to be replaced. Unless noted otherwise, refer to door & window schedule on A402.
5. Location of light fixtures, boxes, panels, etc. to remain the same unless noted otherwise.
6. Contractor to coordinate with the owner to schedule and schedule all work.

Building Flag Notes:

Note: the following flag notes are used for all building types throughout to keep the notes and numbering consistent. Flag notes listed may not occur at all building plans.

- Remove and place the (E) windows with new fiber cement siding and trim over gird and area. Refer to the exterior elevations and details.
- Remove and replace all exterior wood decks. Pressure treated framing and composite decking with fiberglass railings and hardwoods. Refer to sheet A413.
- Remove and replace (E) light fixtures, devices, panel, etc. to remain. Refer to the exterior elevations and A410.
- Block out area at (E) exterior walls and equipment locations. Refer to exterior elevations and details.
- Cover (E) windows glass, doors, and wall and provide new glass, doors, and wall. Refer to door schedule on A402.
- Cover and replace (E) front doors, and storage room doors for all units. Refer to door schedule on A402.
- Remove and replace (E) privacy screen wall per details. Refer to sheet A502.

Roofing Flag Notes:

- Remove and replace (E) asphalt single-ply roofing and underlayment. Replace with new (E) barrier, underlayment, and asphalt single-ply. Flashing/ joints to be as any-foil in accordance with Washington State Energy Code.

- Provide new fire vents, see S3 / A304.
- Replace vent hatches and provide new flashing boots at VTR locations, ttp. Refer to elevations C3 / A304.
- Replace (E) gutters and C5. (E) tile storm drainage system refer to details A4 / A302. B3 / A304.
- Cut out section of roof rake and block out for new roof access. Ladder, confirm location with owner. Refer to elevations C2 / A302 & C3 / A302.

- Remodel and replace (E) roof drain anchors to existing roof locations at roof ridge. Clean and powder coat. Ttp. Refer to sheet C2 / A302.

Exterior Upgrades - Bid Set

10405 SE 172nd Street
Renton, Washington

Glenview Heights

PROJECT NO. 33449

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A101A

BUILDING PLANS - BUILDING A
GENERAL NOTES: BUILDING PLANS

1. ALL NOTES AND DETAILS ARE TYPICAL THROUGHOUT ALL UNITS AND ALL BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. BUILDINGS A, C, D & E ARE LSAB ON GRADE. BUILDING B HAS A GRAND STAIRCASE.

4. ALL (E) WINDOWS AND (E) EXTERIOR DOORS ARE TO BE REPLACED, UNLESS NOTED OTHERWISE. REFER TO DECK & WINDOW SCHEDULE ON A402.

5. LOCATION OF LIGHT FIXTURES, VENTS, PANELS, ETC. TO REMAIN THE SAME UNLESS NOTED OTHERWISE.

BUILDING FLAG NOTES

NOTE: THE FOLLOWING FLAG NOTES ARE USED ON ALL BUILDING TYPES. THROUGHOUT TO KEEP THE NOTES AND NUMBERING CONSISTENT. FLAG NOTES MAY NOT OCCUR ON ALL BUILDING PLANS.

1. REMOVE AND REPLACE THE (E) LIGHTS WITH NEW HIGH PERFORMANCE LIGHTS AND TRIM OVER DOOR AND AREA. REFER TO THE EXTERIOR ELEVATIONS AND DETAILS.

2. REMOVE AND REPLACE ALL (E) EXTERIOR ROOF DECKS. REPLACE ALL (E) ROOF DECKS. REMOVE AND REPLACE IN ACCORDANCE W/ WASHINGTON STATE ENERGY CODE.

3. PROVIDE NEW ROOFING, PRESSURE TREATED RAINING AND COMPOUND SEALING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

4. PROVIDE NEW RIDGE VENTS, SEE WINDOW SCHEDULE ON A402.

5. CUT OUT SECTION OF ROOF RAKE AND BLOCK OUT FOR NEW ROOF ACCESS LAUNDER. CONFIRM LOCATION WITH OWNER, REFER TO DETAILS.

6. REPLACE (E) GUTTERS AND DOWNSPOUTS. TIE INTO (E) TIGHTLINE STORM DRAINAGE LOCATIONS, REFER TO DETAILS.

7. REPLACE VENT HOODS AND PROVIDE NEW FLASHING BOOTS AT VTR.

8. PROVIDE NEW VENTS, SEE DOG / ASH.

9. REPLACE VENT HOODS AND PROVIDE NEW FLASHING BOOTS AT VTR LOCATIONS. REFER TO DETAILS ON A31.

10. REPLACE (E) GUTTERS AND (E) DOWNSPOUTS. TIE INTO (E) TIGHTLINE STORM DRAINAGE SYSTEM. REFER TO DETAILS ON A31.

11. PROVIDE NEW FIBER CEMENT SIDING AND TRIM OVER GWB AND AWB. REFER TO THE EXTERIOR ELEVATIONS AND DETAILS.

12. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

13. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

14. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

15. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

16. REMOVE AND REPLACE ALL (E) WALLS AND (E) EXTERIOR DOORS. REPLACE ALL (E) WALLS AND (E) EXTERIOR DOORS. REFER TO DOOR & WINDOW SCHEDULE ON A402.

17. REMOVE AND REPLACE (E) PRIVACY SCREEN WALL PER DETAIL.

18. REMOVE (E) SLIDING GLASS DOORS. INFILL WALL AND PROVIDE NEW SWING DOOR.

19. REMOVE AND REPLACE (E) FRONT DOORS AND STORAGE ROOM DOORS FOR ALL UNITS. REFER TO DOOR SCHEDULE ON A402.

20. REMOVE AND REPLACE (E) CONCRETE PATIO TO REMAIN.

21. REMOVE AND REPLACE ALL (E) WINDOWS. PROVIDE NEW FRAME, PRESSURE TREATED RAINING AND COMPOUND SEALING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

22. REMOVE AND REPLACE ALL EXTERIOR WOOD DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

23. REMOVE (E) VENT HOODS AND PROVIDE NEW FLASHING BOOTS AT VTR.

24. PROVIDE NEW FIBER CEMENT SIDING AND TRIM OVER GWB AND AWB. REFER TO THE EXTERIOR ELEVATIONS AND DETAILS.

25. REMOVE AND REPLACE THE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING.

26. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

27. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

28. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

29. REMOVE AND REPLACE (E) PRIVACY SCREEN WALL PER DETAIL.

30. REMOVE (E) SLIDING GLASS DOORS. INFILL WALL AND PROVIDE NEW SWING DOOR.

31. REMOVE AND REPLACE (E) FRONT DOORS AND STORAGE ROOM DOORS FOR ALL UNITS. REFER TO DOOR SCHEDULE ON A402.

32. REMOVE AND REPLACE (E) CONCRETE PATIO TO REMAIN.

33. REMOVE AND REPLACE ALL EXTERIOR WOOD DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

34. REMOVE AND REPLACE THE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING.

35. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

36. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

37. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

38. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

39. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

40. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

41. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

42. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

43. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

44. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

45. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

46. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

47. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.

48. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REFER TO SHEET A31.

49. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILS AND HANDRAILS. REFER TO SHEET A31.

50. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A31.
BUILDING FLAG NOTES

GENERAL NOTES

1. REMOVE AND REPLACE ALL WINDOWS AND EXTERIOR DOORS. PROVIDE NEW WINDOWS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

2. BUILDINGS A, B, C, & E ARE LSAB ON GRADE. BUILDING D HAS A BASEMENT. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. GENERAL NOTES - BUILDING PLANS

4. ALL WOODEN HANDSAND EXTERIOR DOORS ARE TO BE REPLACED. REMOVE AND REPLACE ALL WINDOW SASH AND EXTERIOR DOORS. PROVIDE NEW WINDOWS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

5. THE DASHED LINE INDICATES THE EXTENT OF BUILDING, BELOW.

6. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A103. RAILINGS AND HANDRAILS. REFER TO SHEET A301.

7. PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

8. REMOVE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

9. REMOVE AND REPLACE THE (E) PRIVACY SCREEN WALL AT (E) METER AND EQUIPMENT LOCATIONS. REFER TO THE EXTERIOR ELEVATIONS AND DETAIL SHEETS.

10. REMOVE AND REPLACE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING. REMOVE AND REPLACE THE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING. NOTES LISTED MAY NOT OCCUR AT ALL BUILDING PLANS.

11. THROUGHOUT TO KEEP THE NOTES AND NUMBERING CONSISTENT. FLAG NOTE: THE FOLLOWING FLAG NOTES ARE USED FOR ALL BUILDING TYPES.

12. BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO DOOR & WINDOW SCHEDULE ON A402.

13. EXTERIOR ELEVATIONS AND DETAIL SHEETS.

14. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

15. REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO SHEET A103. RAILINGS AND HANDRAILS. REFER TO SHEET A301.

16. PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.

17. REMOVE AND REPLACE THE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING. REMOVE AND REPLACE THE (E) VINYL SIDING WITH NEW FIBER CEMENT SIDING. NOTES LISTED MAY NOT OCCUR AT ALL BUILDING PLANS.

18. THROUGHOUT TO KEEP THE NOTES AND NUMBERING CONSISTENT. FLAG NOTE: THE FOLLOWING FLAG NOTES ARE USED FOR ALL BUILDING TYPES.

19. BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE. REFER TO DOOR & WINDOW SCHEDULE ON A402.

20. EXTERIOR ELEVATIONS AND DETAIL SHEETS.

21. REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT. REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS, PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS RAILINGS AND HANDRAILING. REFER TO SHEET A103.
B3 LOCATIONS AT ROOF RIDGE. CLEAN AND POWDER COAT, TYP. SEE & REMOVE AND REINSTALL (E) FALL ARREST ANCHORS TO EXISTING BOLT LADDER. CONFIRM LOCATION WITH OWNER, REFER TO DETAILS & CUT OUT SECTION OF ROOF RAKE AND BLOCK OUT FOR NEW ROOF ACCESS SYSTEM. REFER TO DETAILS & REPLACE (E) GUTTERS AND DS. TIE INTO (E) TIGHTLINE STORM DRAINAGE LOCATIONS, TYP. REFER TO DETAILS
REPLACE VENT HOODS AND PROVIDE NEW FLASHING BOOTS AT VTR
PROVIDE NEW RIDGE VENTS, SEE STATE ENERGY CODE
FLASH JOINTS / EDGES TO BE AIR
REPLACE WITH NEW ICE BARRIER, UNDERLAYMENT AND ASPHALT SHINGLES.
REMOVE AND REPLACE (E) ASPHALT SHINGLE ROOFING AND UNDERLAYMENT.
RAILINGS AND HANDRAILS. REFER TO SHEET A301.
PRESSURE TREATED FRAMING AND COMPOSITE DECKING WITH FIBERGLASS
REMOVE AND REPLACE ALL ENTRY DECKS. PROVIDE NEW FOOTINGS,
(E) CONCRETE PATIO TO REMAIN.
REMOVE AND REPLACE (E) PRIVACY SCREEN WALL PER DETAIL TYP. UNITS. REFER TO DOOR SCHEDULE ON A402
DEMO AND REPLACE (E) FRONT DOORS AND STORAGE ROOM DOORS FOR ALL DOOR. REFER TO DOOR SCHEDULE ON A402
DEMO (E) SLIDING GLASS DOOR. INFILL WALL AND PROVIDE NEW SWING BLOCK OUT AREA AT (E) METER AND EQUIPMENT LOCATIONS. REFER TO EXTERIOR ELEVATIONS AND DETAIL
REMOVE AND REPLACE FIRE EXTINGUISHER CABINETS WITH NEW. REFER TO RAILINGS AND HANDRAILS. REFER TO SHEET A301.
REMOVE AND REPLACE ALL EXTERIOR WOOD DECKS. PROVIDE NEW FOOTINGS,
DETAILS. PROGRESS THROUGHOUT TO KEEP THE NOTES AND NUMBERING CONSISTENT. FLAG NOTE: THE FOLLOWING FLAG NOTES ARE USED FOR ALL BUILDING TYPES
BUILDING FLAG NOTES
GENERAL NOTES
1. ALL NOTES AND DRAWINGS ARE TYPICAL THROUGHOUT ALL UNITS AND ALL BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
3. BUILDINGS A, B, C, & E ARE LSAB ON GRADE. BUILDING D HAS A CRAWL SPACE.
4. ALL INTERIOR WINDOWS AND EXTERIOR DOORS ARE TO BE REPLACED, UNLESS NOTED OTHERWISE. REFER TO DOOR & WINDOW SCHEDULE ON A5
5. LOCATION OF SLIGHT CHANGES, BOARDS, PANELS, ETC. TO REMAIN THE SAME UNLESS NOTED OTHERWISE.
6. CONTRACTOR TO COORDINATE WITH THE OWNER TO SCHEDULE AND Secure ALL WORK.

BUILDING PLAN - BUILDING D
1. **General Notes & Conditions:**
   - **Units Not Specified:** All units unless otherwise noted otherwise.
   - **Dimensions Shown:** Are for reference only. Contractor to field verify all dimensions and existing conditions.
   - **Contractor:** Shall coordinate directly with the owner (KCHA) to schedule and sequence all work.
   - **Final Paint Color Schemes:** Final paint color schemes to be determined. Architect to select.
   - **Contractor to Verify:** Contractor to verify locations of all existing utilities (i.e., phone, cable, electrical meters). Maintain service at all times.
   - **Weatherization:** Refer to additional supplemental drawings for color elevation.
   - **Building Envelope Details:** Shall meet WA state mandated weatherization requirements.
   - **NOTES:** The following flag notes are used for all building types.

2. **Exterior Elevations:**
   - **Building A, Northeast:**
   - **Building A, Northwest:**
   - **Building A, Southeast:**
   - **Building A, Southwest:**

3. **Construction:**
   - **Removal and Replacement:** Remove and replace (E) privacy walls. See Sheet A301 for details.
   - **Walls and Windows:** Remove and replace metal gutters and downspouts. Connect to storm drainage system.
   - **Cabinet and Exit Signs:** Building signs will be owner furnished, contractor installed (FOIC).
   - **Condensate Pipes:** Condensate pipe through wall, extend as necessary to provide blocking. See Sheet A402.

4. **Materials:**
   - **Type 1 Fiber Cement Siding - Vertical Plank:**
   - **Type 2 Fiber Cement Siding - Panel:**

5. **Lighting:**
   - **Ceiling Mounted Porch Light:** Ceiling mounted front porch light to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.
   - **Exterior Lighting:** Outdoor lighting to be replaced with new wall mounted exterior light. Coordinate new routing locations with architect.
   - **Stairwell Lighting:** Stairwell lighting to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.
   - **Overframe for Cabinet and Exit Signs:** Overframe for cabinet and exit signs to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.

6. **Storm Drainage System:**
   - **Storm Drain Location:** Storm drainage system, remove and replace (E) privacy walls. See Sheet A301 for details.
   - **Condensate Pipe:** Condensate pipe through wall, extend as necessary to provide blocking. See Sheet A402.

7. **Schedules:**
   - **Decks and Stairs:** Remove and replace (E) decks and stairs. See Sheet A301 for details.
   - **Privacy Walls:** See Sheet A301 for details.

8. **Descriptions:**
   - **Notes and Details:** All notes and details are typical throughout all units and all buildings unless otherwise noted otherwise.
   - **Dimensions:** Dimensions shown are for reference only. Contractor to field verify all dimensions and existing conditions.
   - **Materials:** Materials shall be consistent. Refer to elevations and plans for notes that apply to that building.
   - **Conduit:** Conduit shall be installed in accordance with Schedule 40 conduit. Cond. 3/4" Schedule 40 conduit is specified for all new work.

9. **Additional Information:**
   - **Construction:**
   - **Materials:**
   - **Lighting:**
   - **Storm Drainage:**

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**Contact:**

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**Project Manager:**

King County Housing Authority
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Renton, Washington

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**Glenview Heights Exterior Upgrades - Bid Set**

**Date:**

03/28/23

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**A201**

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**Architect:**

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**Project Manager:** Amy Kauai
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**A303**

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**General Notes & Conditions:**

- Units Not Specified: All units unless otherwise noted otherwise.
- Dimensions Shown: Are for reference only. Contractor to field verify all dimensions and existing conditions.
- Contractor shall coordinate directly with the owner (KCHA) to schedule and sequence all work.
- Final Paint Color Schemes: Final paint color schemes to be determined. Architect to select.
- Contractor to Verify Locations: Contractor to verify locations of all existing utilities (i.e., phone, cable, electrical meters). Maintain service at all times.
- Weatherization: Refer to additional supplemental drawings for color elevation.
- Building Envelope Details: Shall meet WA state mandated weatherization requirements.

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**Exterior Elevations:**

- Building A, Northeast
- Building A, Northwest
- Building A, Southeast
- Building A, Southwest

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**Construction:**

- Removal and Replacement: Remove and replace (E) privacy walls. See Sheet A301 for details.
- Walls and Windows: Remove and replace metal gutters and downspouts. Connect to storm drainage system.
- Cabinet and Exit Signs: Building signs will be owner furnished, contractor installed (FOIC).
- Condensate Pipes: Condensate pipe through wall, extend as necessary to provide blocking. See Sheet A402.

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**Materials:**

- Type 1 Fiber Cement Siding - Vertical Plank
- Type 2 Fiber Cement Siding - Panel

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**Lighting:**

- Ceiling Mounted Porch Light: Ceiling mounted front porch light to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.
- Exterior Lighting: Outdoor lighting to be replaced with new wall mounted exterior light. Coordinate new routing locations with architect.
- Stairwell Lighting: Stairwell lighting to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.
- Overframe for Cabinet and Exit Signs: Overframe for cabinet and exit signs to be removed and replaced with ADA compliant fixtures. Coordinate new routing locations with architect.

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**Storm Drainage System:**

- Storm Drain Location: Storm drainage system, remove and replace (E) privacy walls. See Sheet A301 for details.
- Condensate Pipe: Condensate pipe through wall, extend as necessary to provide blocking. See Sheet A402.

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**Schedules:**

- Decks and Stairs: Remove and replace (E) decks and stairs. See Sheet A301 for details.
- Privacy Walls: See Sheet A301 for details.

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**Descriptions:**

- Notes and Details: All notes and details are typical throughout all units and all buildings unless otherwise noted otherwise.
- Dimensions: Dimensions shown are for reference only. Contractor to field verify all dimensions and existing conditions.
- Materials: Materials shall be consistent. Refer to elevations and plans for notes that apply to that building.
- Conduit: Conduit shall be installed in accordance with Schedule 40 conduit. Cond. 3/4" Schedule 40 conduit is specified for all new work.

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**Additional Information:**

- Construction:
- Materials:
- Lighting:
- Storm Drainage:
1. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

2. VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.

3. BUILDING ENVELOPE DETAILS SHALL MEET WA STATE MANDATED WEATHERIZATION RCW 64.55.

4. ARCHITECT TO DETERMINE FINAL PAINT COLOR SCHEMES.

5. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES (I.E. PHONE, CABLE, ELECT. METERS). MAINTAIN SERVICE AT ALL TIMES, COORDINATE NEW ROUTING LOCATIONS WITH ARCHITECT/OWNER.

6. REMOVE AND REPLACE (E) DECKS AND STAIRS. SEE SHEET A301 FOR DESCRIPTIONS CONSISTENT. REFER TO ELEVATIONS AND PLANS FOR NOTES THAT APPLY TO THAT BUILDING.

7. BUILDING ENVELOPE DETAILS SHALL MEET WA STATE MANDATED WEATHERIZATION RCW 64.55.

8. REFER TO ADDITIONAL SUPPLEMENTAL DRAWINGS FOR COLOR ELEVATION DRAWINGS. REFER TO ROOF PLANS.

9. COORDINATE UNIT NUMBER WITH KCHA OWNER. PROVIDE LOCATION FOR HOSE BIBB TO REMAIN. REPLACE WITH PRIER P-164/264 FREEZELESS WALL OVERFRAME FOR CABINET AND EXITING EQUIPMENT SEE DRAWINGS. SUBJECT TO OWNER FINAL APPROVAL.

10. PROVIDE SOLID BLOCKING FOR MOUNTING, SIMILAR TO TYPE 1 FIBER CEMENT SIDING - PANELS.

11. PROVIDE ATTIC ACCESS PANELS AT END GABLES. SEE & ENLARGED PLANS AND DETAILS.

12. BUILDING B TO ROOF 11'-10"=0".

13. BUILDING B TO ROOF 11'-10"=0".

14. BUILDING B TO ROOF 11'-10"=0".

15. BUILDING B TO ROOF 11'-10"=0".

16. BUILDING B TO ROOF 11'-10"=0".

17. BUILDING B TO ROOF 11'-10"=0".

18. BUILDING B TO ROOF 11'-10"=0".

19. BUILDING B TO ROOF 11'-10"=0".

20. BUILDING B TO ROOF 11'-10"=0".

21. BUILDING B TO ROOF 11'-10"=0".

22. BUILDING B TO ROOF 11'-10"=0".

23. BUILDING B TO ROOF 11'-10"=0".

24. BUILDING B TO ROOF 11'-10"=0".

25. BUILDING B TO ROOF 11'-10"=0".

26. BUILDING B TO ROOF 11'-10"=0".

27. BUILDING B TO ROOF 11'-10"=0".

28. BUILDING B TO ROOF 11'-10"=0".

29. BUILDING B TO ROOF 11'-10"=0".

30. BUILDING B TO ROOF 11'-10"=0".

31. BUILDING B TO ROOF 11'-10"=0".

32. BUILDING B TO ROOF 11'-10"=0".

A202

GLENVIEW HEIGHTS
10405 SE 172ND STREET
RENTON, WASHINGTON

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EXTERIOR UPGRADES - BID SET
03/28/23

NO. DATE DESCRIPTION

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EXTERIOR UPGRADES - BID SET
03/28/23

NO. DATE DESCRIPTION
GENERAL NOTES - ELEVATIONS
1. ALL NOTES AND DETAILS ARE TYPICAL THROUGHOUT ALL UNITS AND ALL BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE OWNER (KCHA) TO field verify all dimensions and existing conditions.
4. FINAL PAINT COLOR SPECIFICATIONS TO BE DETERMINED. ARCHITECT TO PROVIDE SELECTIONS FOR OWNER APPROVAL.
5. CONTRACTOR TO VERIFY LOCATIONS OF ALL EXISTING UTILITIES (I.E. PHONE, CABLE, ELECT. METERS). MAINTAIN SERVICE AT ALL TIMES, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. REFER TO WINDOW AND DOOR SCHEDULES ON A402 BUILDINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
7. BUILDING ENVELOPE DETAILS SHALL MEET WA STATE MANDATED WEATHERIZATION RCW 64.55.
8. REFER TO ADDITIONAL SUPPLEMENTAL DRAWINGS FOR COLOR ELEVATION DETAILS. PROVIDE SOLID BLOCKING FOR MOUNTING, SIMILAR TO PROVIDE CRAWL SPACE VENTILATION LOUVERS.
9. COORDINATE UNIT NUMBER WITH KCHA OWNER. PROVIDE LOCATION FOR HOSE BIBB LOCATION TO BE REMOVED. CAP PIPE IN WALL AND ABANDON.
10. CONNECT TO EXISTING CIRCUIT, CONTROLLED BY SWITCH IN THE UNIT. 120 V. LIGHT ON BLOCK OVER JUNCTION BOX AND EXTENSION RING AS REQ'D.
11. LIGHT, NOMINALLY 11" X 7" X 4" DEEP. 1306 LUMENS, 4000K, 80 CRI. INSTALL VERIFY PHOTOCELL CONTROLS.
12. CEILING MOUNTED FRONT PORCH LIGHT TO BE REMOVED AND REINSTALLED. EXTERIOR PORCH LIGHTING:

ELEVATION flags are used for all building types throughout the drawings to distinguish notes and descriptions consistent. Refer to elevations and plans for notes that apply to that building.

1. REMOVE AND REPLACE ALL EXTERIOR DOORS, WINDOWS, AND SLIDING GLASS DOORS. TYP. SEE SHEET A4 AND FOR THE DOOR AND WINDOW SCHEDULES.
2. REMOVE AND REPLACE ASPHALT SHINGLE ROOFING AND MOISTURE BARRIER BEFORE TO ROOF FLAME.
3. PROVIDE RE-ENTRANCE TO PROVIDE SOD BLOCKS FOR MOUNTING, SHAPE TO B3 / A902
4. REFER TO WINDOW AND DOOR SCHEDULES ON A402.
5. BUILDING ENVELOPE DETAIL SHALL MEET WA STATE MANDATED WEATHERIZATION REQUIREMENTS.
6. REFER TO ADDITIONAL SUPPLEMENTAL DRAWINGS FOR COLOR ELEVATION DETAILS.
7. BUILDING ENVELOPE DETAIL SHALL MEET WA STATE MANDATED WEATHERIZATION REQUIREMENTS.
8. PROVIDE SHADING FROM EXISTING CONDITIONS.
9. COORDINATE UNIT NUMBER WITH KCHA OWNER. PROVIDE LOCATION FOR HOSE BIBB LOCATION TO BE REMOVED. CAP PIPE IN WALL AND ABANDON.
10. PROVIDE SOLID BLOCKING FOR MOUNTING, SIMILAR TO PROVIDE CRAWL SPACE VENTILATION LOUVERS.
11. PROVIDE SHADING FROM EXISTING CONDITIONS.

BUILDING D - EAST ELEVATION

BUILDING D - NORTH ELEVATION

BUILDING D - WEST ELEVATION

BUILDING D - SOUTH ELEVATION
GENERAL NOTES - ELEVATIONS

1. ALL NOTES AND DETAILS ARE TYPICAL THROUGHOUT ALL UNITS AND ALL BUILDINGS UNLESS SPECIFIED OTHERWISE.
2. DIMENSIONS SHOWN ARE FOR REFERENCE ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS.
3. CONTRACTOR SHALL COORDINATE DIRECTLY WITH THE OWNER (KCHA) TO SCHEDULE AND QUALIFY ALL WORK.
4. FINAL PAINT COLORS TO BE DETERMINED. ARCHITECT TO PROVIDE SCHEDULES FOR OWNER APPROVAL.
5. CONSTRUCTION COMMENCEMENT APPROXIMATE LOCATION OF ALL EXISTING UTILITIES & PLUMBING SERVICE METERS. MAINTAIN SERVICES AT ALL TIMES AND PROVIDE S/D BLOCKS FOR MOUNTING. SEE DETAIL B1/A002.
6. BUILDING ENVELOPE DETAILS SHALL MEET WA STATE MANDATED WEATHERIZATION RCW 64.55.
7. BUILDING ENVELOPE DETAILS TO MEET WA STATE MANDATED WEATHERIZATION REQUIREMENTS.

Note: The following flag notes are used for all building types unless specified otherwise. A301 - 3/16" = 1'-0" B1 BUILDING E - WEST ELEVATION
A302 - 3/16" = 1'-0" B1 BUILDING E - EAST ELEVATION
A303 - 3/16" = 1'-0" B1 BUILDING E - SOUTH ELEVATION
A304 - 3/16" = 1'-0" B1 BUILDING E - NORTH ELEVATION

1. ALL NOTES AND DETAILS ARE TYPICAL THROUGHOUT ALL UNITS AND ALL BUILDINGS UNLESS SPECIFIED OTHERWISE.
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GLENVIEW HEIGHTS
10405 SE 172ND STREET
RENTON, WASHINGTON
EXTERIOR UPGRADES - BID SET

NO. DATE DESCRIPTION

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EXTERIOR UPGRADES - BID SET

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Copyright Schemata Workshop, Inc.
CUT SINGLE PIECE OF WRB 24" WIDER AND TALLER THAN ROUGH OPENING 12"x12"

FASTEN WRB FRAME WITH TYVEK WRAP CAPS (7 TOTAL)

NO FASTENERS HERE 8"x12"

CUT OUT OPENING IN WRB FRAME FULL-SIZE OF ROUGH OPENING 12"x12"

CUT TWO 45 DEGREE SLITS AT UPPER CORNERS. FLIP UP FLAP AND TEMPORARILY SECURE WITH TAPE 12"x12"

INSTALL 1/2"X1/2" ALUMINUM BACK ANGLE FULL WIDTH OF SILL

INSTALL 6" W FLASHING TAPE AT SILL EXTEND TIGHT TO CORNER AT EACH END

FOLD OUT OVER EXTERIOR FACE OF WALL

FOLD OVER METAL BACK ANGLE 3"

INSTALL WINDOW PER MANUFACTURER’S INSTRUCTIONS

NAILING FLANGE AT HEAD, SILL AND JAMBS

AFTER INSTALLING JAMB FLASHING, APPLY FLASHING TAPE ACROSS NAILING FLANGE AT HEAD

INSTALL 1" x 1" ALUMINUM BACK ANGLE FULL WIDTH OF SILL

INSTALL HEAD SHEET METAL FLASHING AND SEAL WITH FLASHING TAPE

INSTALL SILL SHEET METAL FLASHING AND SEAL WITH FLASHING TAPE

APPLY CONTINUOUS SEALANT BEAD AROUND HEAD & JAMBS

APPLY FLASHING TAPE TO STRIP IN NAILING FLANGES AT JAMBS

APPLY CONTINUOUS SEALANT BEAD AT FLASHING TAPE EDGES

APPLY AND SPREAD LIQUID APPLIED FLASHING AROUND ROUGH OPENING AND ONTO WALL FACE

APPLY CONTINUOUS SEALANT BEAD AT FLASHING TAPE EDGES

INSTALL WINDOW CORNER FLASHING AT BOTH BOTTOM CORNERS

INSTALL STIFFEL ADHESIVE WINDOW CORNER FLASHING AT BOTH BOTTOM CORNERS

INSTALL FLEXIBLE FLASHING SILL WRAP TURN UP JAMB 6" FOLD OUT OVER EXTERIOR FACE OF WALL SET TO FACE OF METAL BACK ANGLE 3"

PLACE SILL SHIMS PER WINDOW MANUFACTURER’S INSTRUCTIONS

APPLY CONTINUOUS FLASHING TAPE OVER SHEET METAL FLASHING

APPLY CONTINUOUS FLASHING TAPE OVER SHEET METAL FLASHING

APPLY CONTINUOUS SEALANT BEAD AROUND HEAD & JAMBS

INSTALL SHEET METAL SIDING FLASHING

APPLY CONTINUOUS SEALANT BEAD AT FLASHING TAPE EDGES

APPLY FLASHING TAPE TO STRIP IN NAILING FLANGES AT JAMBS

APPLY CONTINUOUS SEALANT BEAD AT FLASHING TAPE EDGES
CONSTRUCTION TO INCLUDE ALL EXTERIOR HARDWARE; TO SAND AND LABEL AND BUNDLE EACH HARDWARE SET FROM UNIT IT WAS SHIPPED.

DOOR SCHEDULE

<table>
<thead>
<tr>
<th>DOOR NUMBER</th>
<th>ROOM</th>
<th>TYPE DESCRIPTION</th>
<th>WIDTH</th>
<th>HEIGHT</th>
<th>THICKNESS</th>
<th>COUNT</th>
<th>FINISH</th>
<th>U-VALUE</th>
<th>HARDWARE SET</th>
<th>COMMENTS</th>
<th>FRAME DETAIL</th>
<th>JAMB DETAIL</th>
<th>SILL DETAIL</th>
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<tbody>
<tr>
<td>D1</td>
<td>Entry</td>
<td>Single-Door</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>1 3/4&quot;</td>
<td>1</td>
<td>PNT</td>
<td>COMPOSITE</td>
<td>C5/A403</td>
<td>B5/A403</td>
<td>A5/A403</td>
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<td></td>
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<tr>
<td>D2</td>
<td>Exterior</td>
<td>Single-Door</td>
<td>3'-0&quot;</td>
<td>7'-0&quot;</td>
<td>1 3/4&quot;</td>
<td>1</td>
<td>PNT</td>
<td>COMPOSITE</td>
<td>C5/A403</td>
<td>B5/A403</td>
<td>A5/A403</td>
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<td></td>
</tr>
<tr>
<td>D3</td>
<td>Exterior</td>
<td>Double-Flush</td>
<td>2'-6&quot;</td>
<td>6'-8&quot;</td>
<td>1 3/4&quot;</td>
<td>1</td>
<td>PNT</td>
<td>COMPOSITE</td>
<td>C5/A403</td>
<td>B5/A403</td>
<td>A5/A403</td>
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<td></td>
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<tr>
<td>D4</td>
<td>Exterior</td>
<td>6-Panel</td>
<td>3'-0&quot;</td>
<td>6'-8&quot;</td>
<td>1 3/4&quot;</td>
<td>1</td>
<td>PNT</td>
<td>COMPOSITE</td>
<td>C5/A403</td>
<td>B5/A403</td>
<td>A5/A403</td>
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</table>

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EXTERIOR UPGRADES - BID SET

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AWJ STAMP
SCHEME A

GLENVIEW HEIGHTS
10405 SE 172ND STREET
RENTON, WASHINGTON

EXTERIOR UPGRADES
2356
07/03/2021

NO. DATE DESCRIPTION

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SCHEME A
(ALT REAR)

GLENVIEW
HEIGHTS
10405 SE 172ND STREET
RENTON, WASHINGTON

EXTERIOR UPGRADES
2165
4/27/2021

NO. DATE DESCRIPTION

Architect Project No.: 2165
Architect: Kahan
Checker: Sherley