

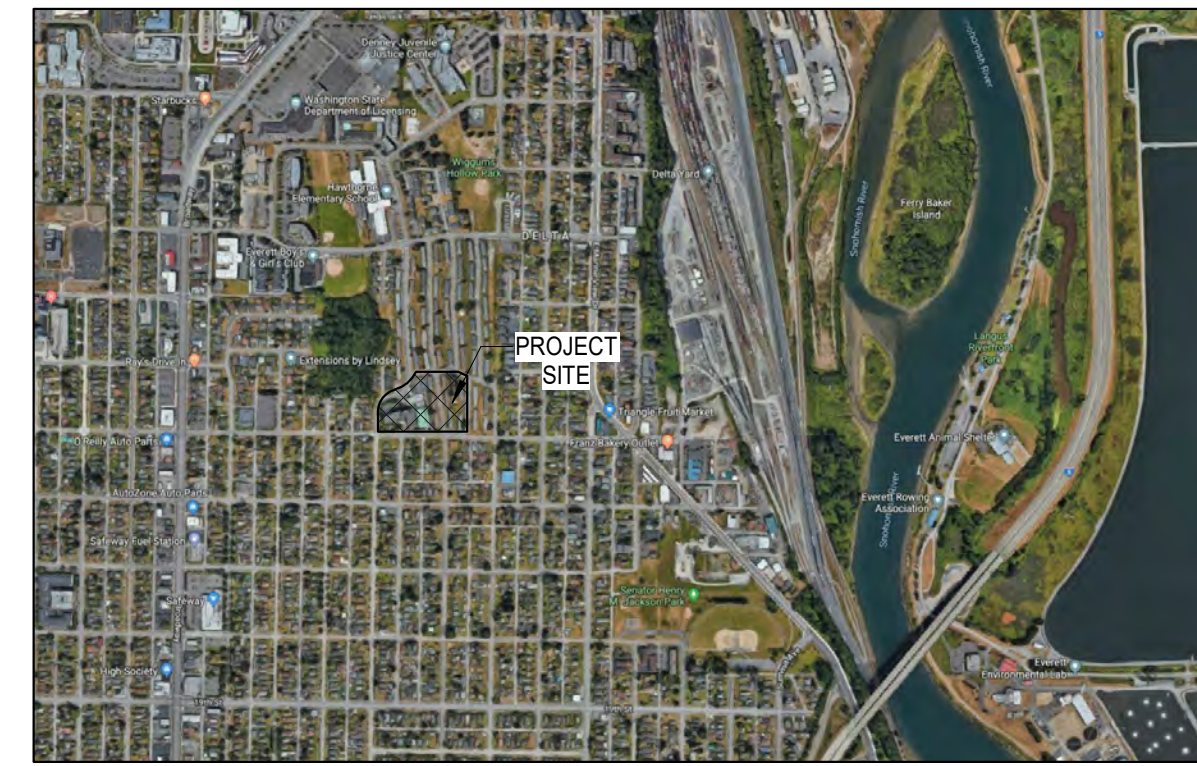
ABBREVIATIONS

AB ANCHOR BOLT	HTR HEATER	SHV SHELVES (ING)
ACST ACOUSTICAL	HVAC HEATING, VENTILATION, AND AIR CONDITIONING	SIM SIMILAR
ADDL ADDITIONAL	IBC INTERNATIONAL BUILDING CODE	SP STANDPIPE
ADJ ADJUSTABLE	ID INSIDE DIAMETER	SPEC SPECIFICATION
AF ABOVE FINISH FLOOR	IIC IMPACT ISOLATION CLASS	SPKLR SPRINKLER
ALT ALTERNATE	INCL INCLUDING (ED)	SQ SQUARE
APPROX APPROXIMATE	INFO INFORMATION	SQ IN SQUARE INCH
APT APARTMENT	INSUL INSULATION	SS SANITARY SEWER, STANDING SEAM
ARCH ARCHITECT (URAL)	INT INTERIOR	SST STAINLESS STEEL
BD BOARD	JAN JANITOR	ST STAIRS, STREET
BITUM BITUMINOUS	KIT KITCHEN	STC SOUND TRANSMISSION CLASS
BLDG BUILDING	LONG LONG	STD STANDARD
BLKG BLOCKING	LAM LAMINATE(D)	STOR STORAGE
BM BEAM	LAU LAUNDRY	STRUCT STRUCTURE (AL)
BO BOTTOM OF	LAV LAVATORY	SUSP SUSPENDED
BOT BOTTOM	LB POUND	SV SHEET VINYL
BR BEDROOM	LH LEFT HAND	SVS SYSTEM
BSMT BASEMENT	LNDSKP LANDSCAPE	T TREAD
BUR BUILT UP ROOFING	LOC LOCATION	T&G TONGUE AND GROOVE
C CHANNEL	LR LIVING ROOM	TB TOWEL BAR
CAB CABINET	LRG LARGE	TEL TELEPHONE
CB CATCH BASIN	LT LIGHT	TEMP TEMPORARY
CF/OI CONTRACTOR FURNISHED, OWNER INSTALLED	LTG LIGHTING	TF TOP OF FINISH FLOOR
CIP CAST-IN-PLACE (CONCRETE)	MACH RM MACHINE ROOM	THK THICK (NESS)
CL CENTERLINE	MAG MAGNETIC	THRU THROUGH
CLG CEILING	MAS MASONRY	TOB TOP OF BEAM
CLR CLEAR	MATL MATERIAL	TOC TOP OF CURB
CMU CONCRETE MASONRY UNIT	MAX MAXIMUM	TOW TOP OF WALL
COM CUSTOMER OWN MATERIAL	MB MAILBOX	TV TELEVISION
CO CLEAN OUT	MBR MASTER BEDROOM	TYP TYPICAL
COL COLUMN	MC MEDICINE CABINET	UNFIN UNFINISHED
CONC CONCRETE	MECH MECHANICAL	UN UNLESS OTHERWISE NOTED
CONT CONTINUOUS	MEMB MEMBRANE	UTIL UTILITY
CONTR CONTRACT (OR)	MEZZ MEZZANINE	VCT VINYL COMPOSITION TILE
COORD COORDINATE	MFD MANUFACTURED	VEH VEHICLE
CORR CORRIDOR	MF MILL FINISH	VERT VERTICAL
CPT CARPET (ED)	MFR MANUFACTURE (R)	VIF VERIFY IN FIELD
CSMT CASEMENT	MIN MINIMUM, MINUTE	VIN VINYL
CT CERAMIC TILE	MIRR MIRROR	VRF VAPOR RETARDER FILM
D DRYER, DEEP	MISC MISCELLANEOUS	W WEST, WIDE, WASHER
DEMO DEMOLISH, DEMOLITION	MO MASONRY OPENING	W/ WITH
DEPT DEPARTMENT	MR MOISTURE RESISTANT	WD WASH / DRYER
DET DETAIL	MTL METAL	WIO WITHOUT
DF DRINKING FOUNTAIN	MULL MULLION	WC WATER CLOSET
DIA DIAMETER	MULT MULTIPLE	WD WOOD, WOOD DOOR
DIM DIMENSION	NA NOT APPLICABLE	WDW WINDOW
DN DOWN	NIC NOT IN CONTRACT	WR WEATHER RESISTANT, WATER REPELLENT
DR DINING ROOM, DOOR	NO NUMBER	WRB WEATHER RESISTIVE BARRIER
DS DOWNSPOUT	NOM NOMINAL	
DW DISHWASHER	NTS NOT TO SCALE	
DWG DRAWING	OA OVERALL	
DWH DOMESTIC WATER HEATER	OC ON CENTER	
DWR DRAWER	OD OUTSIDE DIAMETER, DIMENSION	
E EAST	OF OUTSIDE FACE	
EA EACH	OF/OI OWNER FURNISHED; CONTRACTOR INSTALLED	
EIFS EXTERIOR INSULATION AND FINISH SYSTEM	OFF OFFICE	
EL ELEVATION	OH OVERHANG	
ELEC ELECTRIC (AL)	OPH OPPOSITE HAND	
ELEV ELEVATOR	OPNG OPENING	
ENCL ENCLOSE (URE)	OPP OPPOSITE	
EQ EQUAL	ORD OVERFLOW ROOF DRAIN	
EQUIP EQUIPMENT	OVHD OVERHEAD	
ESMT EASEMENT	PAT PATTERN	
EST ESTIMATE (D)	PBD PARTICLE BOARD	
EW EACH WAY	PCP PORTLAND CEMENT PLASTER	
EXH EXHAUST	PED PEDESTAL	
EXIST EXISTING	PERF PERFORATED	
EXP EXPANSION	PERIM PERIMETER	
EXT EXTERIOR	PERM PERMANENT	
FAM FLUID APPLIED MEMBRANE	PERP PERPENDICULAR	
FACTY FACTORY	PH PHASE	
FD FLOOR DRAIN	PL PROPERTY LINE	
FDN FOUNDATION	PLAM PLASTIC LAMINATE	
FE FIRE EXTINGUISHER	PLWD PLYWOOD	
FIN FINISH (ED)	PR PAIR	
FL FLASHING	PRCST PRECAST	
FLR FLOOR	PREFAB PREFABRICATED	
FCC FACE OF CONCRETE	PRELIM PRELIMINARY	
FOF FACE OF FINISH	PRKG PARKING	
FOM FACE OF MASONRY	PROJ PROJECT	
FOS FACE OF STUDS	PROP PROPERTY	
FPL FIREPLACE	PROP POST-TENSIONED,	
FRHR FIRE RATED HIGH RESILIENT FRAMING	PT PRESSURE TREATED	
FRT FIRE RETARDANT TREATED	PTN PARTITION	
FT FOOT, FEET	PVG PAVING	
FTG FOOTING	R RADIUS, RISER	
FURN FURNITURE	RC REINFORCED CONCRETE	
FUT FUTURE	RCP REFLECTED CEILING PLAN	
GA GAGE	RD ROOF DRAIN, ROAD	
GALV GALVANIZED, GALVANIC	REC RECESSED	
GAR GARAGE	REF REFER (ENCE), REFRIGERATOR	
GB GRAB BAR, GYPSUM BOARD	REINF REINFORCE (D), (ING)	
GEN GENERAL	REQD REQUIRED	
GL GLASS	RESID RESIDENTIAL	
GLU LAM GLUED LAMINATED WOOD	RESIL RESILIENT	
GOVT GOVERNMENT	REV REVISION (S), REVISED	
GYP GYPSUM	RFG ROOFING	
GWB GYPSUM WALL BOARD	RH ROOF HATCH, RIGHT HAND	
H HIGH	RM ROOM	
HB HOSE BIBB	RO ROUGH OPENING	
HC HANDICAPP	ROW RIGHT OF WAY	
HDR HEADER	RT RIGHT	
HDW HARDWARE	S SOUTH	
HDWD HARDWOOD	SAM SELF ADHERED MEMBRANE	
HLDN HOLDDOWN	SBC SEATTLE BUILDING CODE	
HM HOLLOW METAL	SCHED SCHEDULE	
HO HOLD OPEN	SD STORM DRAIN	
HORIZ HORIZONTAL	SF SQUARE FOOT (FEET)	
HR HOUR	SHT SHEET	
HT HEIGHT	SHTG SHEATHING	

MATERIAL LEGEND

EARTH, UNDISTURBED	
EARTH, COMPACTED FILL	
SAND, GROUT	
POROUS FILL	
CONCRETE	
CEMENTITIOUS UNDERLAYMENT	
BRICK COMMON/FACE	
CONCRETE MASONRY UNITS	
ASHLER STONE	
ALUMINIUM	
STEEL, OTHER METALS	
PLYWOOD	
WOOD BLOCKING OR SHIM	
WOOD FRAMING, CONTINUOUS	
GLUED-LAMINATED WOOD	
ORIENTED STRAND BOARD	
PARTICLEBOARD	
FINISHED WOOD	
BATT INSULATION	
RIGID INSULATION	

VICINITY MAP



SYMBOL LEGEND

	NEW COLUMN GRIDS
	EXIST/ADJ BLDG COLUMN GRIDS
	NORTH ARROW
	BUILDING ELEVATION DRAWING NUMBER SHEET NUMBER
	INTERIOR ELEVATION DRAWING NUMBER SHEET NUMBER
	BUILDING SECTION DRAWING NUMBER SHEET NUMBER
	DETAIL DRAWING NUMBER SHEET NUMBER
	SPOT ELEVATION
	MATCH LINE SEE XXX-XXX
	DATUM / DIMENSION / CONTROL POINT
	CONTOURS EXISTING CONTOURS REVISED CONTOURS
	NEW WALL
	EXISTING WALL
	WALL TO BE REMOVED
	FINISH TAG
	CEILING HEIGHT TAG
	ROOM TAG
	DOOR TAG CORE AND SHELL
	DOOR TAG UNIT
	WINDOW TAG
	ASSEMBLY TAG (WALL, FLOOR, CLG, ROOF)
	REVISION TAG / REVISION CLOUD
	EXIT SIGN
	FIRE EXTINGUISHER
	SMOKE DETECTOR

PROJECT DIRECTORY

OWNER: EVERETT HOUSING LEGACY LLLP 3107 COLBY AVENUE EVERETT, WA 98201 PH: (425)-303-1196 STEVE YAGO STEVEY@EVHA.ORG	STRUCTURAL ENGINEER: MICHAEL NOUWENS STRUCTURAL CONSULTANTS P.O. BOX 921 EDMONDS, WA 98020 PH: (206)-546-8446 MICHAEL NOUWENS MICHAEL@NOUWENS-STRUCTURAL.COM	BONDING COMPANY: PARKER, SMITH & FEEK 2233 112TH AVENUE NE BELLEVUE, WA 98004 PH: http://www.gglo.com
ARCHITECT: GGLO DESIGN 1301 FIRST AVENUE, SUITE 301 SEATTLE, WA 98101 PH: (206)-467-5828 SCOTT SCHREFFLER SSCHREFFLER@GGLO.COM	LANDSCAPE ARCHITECT: GGLO DESIGN 1301 FIRST AVENUE, SUITE 301 SEATTLE, WA 98101 PH: (206)-467-5828 MARIEKE LACASSE MLACASSE@GGLO.COM	MECHANICAL/ELECTRICAL/PLUMBING/LIGHTING ENGINEER: GLUMAC 1601 5TH AVENUE, SUITE 2210 SEATTLE, WA 98101 PH: (206)-262-1010 DENAYNE GLENN DGLENN@GLUMAC.COM
CIVIL ENGINEER: KPFF CONSULTING ENGINEERS 1601 5TH AVENUE, SUITE 1600 SEATTLE, WA 98101 PH: (206) 526-0519 ALBERTO CISNEROS ALBERTO.CISNEROS@KPFF.COM	GEOTECHNICAL ENGINEER: GEOTECHNICAL ENGINEERS 17425 NE UNION HILL ROAD, SUITE 250 REDMOND, WASHINGTON 98052 PH: (425)-861-6000 ROBERT C. METCALFE	SURVEYOR: PACE ENGINEERS 11255 KIRKLAND WAY, SUITE 300 KIRKLAND, WA 98033 PH: (425) 827-2014
INTERIOR DESIGNER: GGLO DESIGN 1301 FIRST AVENUE, SUITE 301 SEATTLE, WA 98101 PH: (206)-467-5828 GEORGE VALDEZ GVALDEZ@GGLO.COM	LENDOR: CENTENNIAL MORTGAGE INC. 218 W. WASHINGTON ST. SUITE 900 SOUTH BEND, IN 46601 PH:	PROJECT ADDRESS BUILDING A: 2710 14th STREET BUILDING B: 2715 15th STREET BUILDING C: 2815 15th STREET BUILDING D: 2810 14th STREET EVERETT, WA 98201

- DEFERRED SUBMITTALS**
- CLEARING AND GRADING SUBMITTAL
 - MECHANICAL SYSTEMS
 - PLUMBING DESIGN
 - AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH NFPA 13
 - FIRE ALARM AND EMERGENCY COMMUNICATION SYSTEM
 - SIGNAGE
 - SOLAR PV (DESIGN-BUILD)
 - EXTERIOR BUILDING MAINTENANCE SYSTEM (DESIGN-BUILD)
 - WORK IN PUBLIC WAY
 - WINDOW WALL AND ALL OTHER GLAZING SYSTEMS
 - STAIRS AND LANDINGS (NOT DETAILED IN STRUCTURAL DWGS)
 - FLOOR AND TJI JOISTS
 - ROOF TRUSSES

LEGAL DESCRIPTION PARCEL 003862-001-000-00 BLOCKS 1, 5, 7 AND 8, BAKER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 111, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, TOGETHER WITH ANY PORTION OF VACATED PINE STREET THAT WOULD ATTACH BY LAW PER ORDINANCE 1080-84 RECORDED UNDER AUDITOR'S FILE NO. 8506210070 AND ORDINANCE 1034-84 RECORDED UNDER AUDITOR'S FILE NO. 861013077 RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 003862-006-000-03: LOT 3 OF CITY OF EVERETT BINDING SITE PLAN NO. P.F.N. BSP 14-001 RECORDED UNDER AUDITOR'S FILE NO. 201404155001, BEING A PORTION OF BLOCK 6, BAKER HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 14 OF PLATS, PAGE 111, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

EXISTING STRUCTURES CONCRETE BLOCK HOUSES DATING TO POST-WWII ERA WITH SITE INFRASTRUCTURE AND UTILITIES.

PROPOSED USES REDEVELOPMENT OF A 3.18 ACRE PORTION OF AN EXISTING PUBLIC HOUSING COMMUNITY, AND REPLACING IT WITH A NEW DEVELOPMENT CONSISTING OF FOUR BUILDINGS WITH 105 DWELLING UNITS, PARKING AND OPEN SPACE ALONG WITH SPACE FOR AN EARLY CHILDHOOD EDUCATION PROGRAM (ECEAP) AND SPACE FOR YOUTH AFTER-SCHOOL PROGRAM IN ONE OF THE BUILDINGS.

BUILDING A: 41 UNITS, ECEAP & YOUTH PROGRAMS
BUILDING B: 18 UNITS
BUILDING C: 23 UNITS
BUILDING D: 23 UNITS

TAX PARCEL NUMBER 003862-001-000-00
003862-006-000-03

GENERAL NOTES

- IT IS THE INTENT OF THE CONTRACT DOCUMENTS THAT ALL WORK COMPLY WITH THE INTERNATIONAL BUILDING CODE, WASHINGTON STATE BUILDING CODE, THE WASHINGTON STATE ENERGY CODE, AND OTHER APPLICABLE CODES, RULES, AND REGULATIONS OF JURISDICTIONS HAVING AUTHORITY.
- PRIOR TO COMMENCEMENT OF ANY PORTION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES NOTED AMONG OR BETWEEN THE CONTRACT DOCUMENTS, OWNER-PROVIDED INFORMATION, SITE CONDITIONS, MANUFACTURER RECOMMENDATIONS, OR CODES, REGULATIONS, OR RULES OF JURISDICTIONS HAVING AUTHORITY.
- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL GOVERNMENTAL PERMITS, FEES LICENSES, AND INSPECTIONS NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK, EXCEPT FOR THE KCDDDES COMMERCIAL/MULTI-FAMILY BUILDING PERMIT.
- THE CONTRACT DOCUMENTS ARE COMPLEMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL.
- REPETITIVE FEATURES NOT INDICATED IN THE DRAWINGS EVERYWHERE THAT THEY OCCUR SHALL BE PROVIDED AS IF DRAWN IN FULL.
- ALL DIMENSIONS ARE TO FACE OF FRAMING OR FACE OF CONCRETE, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS.
- DO NOT SCALE THE DRAWINGS.
- VERTICAL FLOOR LEVELS ARE DIMENSIONS MEASURED FROM TOP OF SLAB, TOP OF PLYWOOD OR TO TOP OF TOP PLATE.
- DO NOT SCALE THE DRAWINGS.

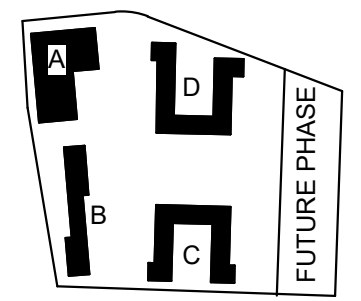
HUD SIGNATURE BOX FOR OWNER, ARCHITECT, CONTRACTOR, LENDER AND BONDING COMPANY.

NAME OF OWNER	SIGNATURE OF OWNER
JASON MORROW, DIRECTOR OF DEVELOPMENT	_____
NAME OF ARCHITECT	SIGNATURE OF ARCHITECT
JON HALL, GGLO	_____
NAME OF CONTRACTOR	SIGNATURE OF CONTRACTOR
CDK CONSTRUCTION SERVICES, INC.	_____
NAME OF LENDER	SIGNATURE OF LENDER
CENTENNIAL MORTGAGE INC.	_____
NAME OF BONDING COMPANY	SIGNATURE OF BONDING COMPANY
PARKER, SMITH & FEEK	_____

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com



PROJECT:

EHA BAKER HEIGHTS



PROJECT ADDRESS:

BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:

EVERETT HOUSING LEGACY LLLP

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/22/2020	BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL: _____

SHEET TITLE

PROJECT DIRECTORY

SHEET NO.

G-001

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

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07-STRUCTURAL	S-404	ROOF FRAMING DETAILS	06/08/2020	
07-STRUCTURAL	S-405	CONTINUOUS ROD HOLD DOWN DETAILS	06/08/2020	
07-STRUCTURAL	S-501	TRASH ENCLOSURE	06/08/2020	
08 - ARCHITECTURAL				
08-ARCHITECTURAL	A-101	SITE PLAN	06/08/2020	
08-ARCHITECTURAL	A-102	BUILDING GRID LAYOUT	06/08/2020	
08-ARCHITECTURAL	A-105	OVERALL BUILDING ELEVATIONS	06/08/2020	
08-ARCHITECTURAL	A-110	OVERALL SITE SECTIONS	06/08/2020	
08 - BUILDING A				
08-ARCHITECTURAL	AA-110	BUILDING A - LEVEL 1 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AA-111	BUILDING A - LEVEL 2 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AA-112	BUILDING A - LEVEL 3 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AA-113	BUILDING A - LEVEL 4 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AA-114	BUILDING A - ROOF PLAN	06/08/2020	

DISCIPLINE	SHEET #	SHEET NAME	ISSUE DATE	REVISION DATE
08-ARCHITECTURAL	AA-201	BUILDING A - BUILDING ELEVATION - NORTH	06/08/2020	
08-ARCHITECTURAL	AA-202	BUILDING A - BUILDING ELEVATION - EAST	06/08/2020	
08-ARCHITECTURAL	AA-203	BUILDING A - BUILDING ELEVATION - SOUTH	06/08/2020	
08-ARCHITECTURAL	AA-204	BUILDING A - BUILDING ELEVATION - WEST	06/08/2020	
08-ARCHITECTURAL	AA-301	BUILDING A - BUILDING SECTIONS	06/08/2020	
08-ARCHITECTURAL	AA-400	BUILDING A - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AA-401	BUILDING A - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AA-410	BUILDING A - ELEVATOR - ENLARGED PLANS & SECTIONS	06/08/2020	
08-ARCHITECTURAL	AA-420	BUILDING A - ENLARGED FINISH PLANS - LEVEL 1 AND LEVEL 2	06/08/2020	
08-ARCHITECTURAL	AA-421	BUILDING A - ENLARGED FINISH PLANS - LEVEL 1 AND LEVEL 2	06/08/2020	
08-ARCHITECTURAL	AA-430	BUILDING A - FURNISHING PLANS	06/08/2020	
08-ARCHITECTURAL	AA-431	BUILDING A - FURNISHING PLANS	06/08/2020	
08-ARCHITECTURAL	AA-450	BUILDING A - PUBLIC INTERIOR ELEVATIONS	06/08/2020	
08-ARCHITECTURAL	AA-451	BUILDING A - PUBLIC INTERIOR ELEVATIONS	06/08/2020	
08-ARCHITECTURAL	AA-630	BUILDING A - INTERIOR FINISH LEGENDS	06/08/2020	
08-ARCHITECTURAL	AA-631	BUILDING A - INTERIOR FINISH LEGENDS	06/08/2020	
08-ARCHITECTURAL	AA-700	BUILDING A - 3D REPRESENTATIONS	06/08/2020	
08 - BUILDING B				
08-ARCHITECTURAL	AB-110	BUILDING B - LEVEL 1 & 2 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AB-111	BUILDING B - LEVEL 3 & ROOF PLAN	06/08/2020	
08-ARCHITECTURAL	AB-201	BUILDING B - BUILDING ELEVATION - SOUTH AND NORTH	06/08/2020	
08-ARCHITECTURAL	AB-202	BUILDING B - BUILDING ELEVATION - WEST	06/08/2020	
08-ARCHITECTURAL	AB-203	BUILDING B - BUILDING ELEVATION - EAST	04/10/2020	
08-ARCHITECTURAL	AB-301	BUILDING B - STAIRS - PLAN AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AB-400	BUILDING B - STAIRS - PLAN AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AB-401	BUILDING B - STAIRS - PLAN AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AB-460	BUILDING B - ENLARGED PLANS, SECTIONS AND ELEVATIONS	06/08/2020	
08-ARCHITECTURAL	AB-700	BUILDING B - 3D REPRESENTATIONS	06/08/2020	
08 - BUILDING C				
08-ARCHITECTURAL	AC-110	BUILDING C - LEVEL 1 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AC-111	BUILDING C - LEVEL 2 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AC-112	BUILDING C - LEVEL 3 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AC-113	BUILDING C - ROOF PLAN	06/08/2020	
08-ARCHITECTURAL	AC-201	BUILDING C - BUILDING ELEVATION - SOUTH	06/08/2020	
08-ARCHITECTURAL	AC-202	BUILDING C - BUILDING ELEVATION - WEST	06/08/2020	
08-ARCHITECTURAL	AC-203	BUILDING C - BUILDING ELEVATION - NORTH	06/08/2020	
08-ARCHITECTURAL	AC-204	BUILDING C - BUILDING ELEVATION - EAST	06/08/2020	
08-ARCHITECTURAL	AC-205	BUILDING C - BUILDING ELEVATION - COURTYARD - WEST AND NORTH	06/08/2020	
08-ARCHITECTURAL	AC-206	BUILDING C - BUILDING ELEVATION - COURTYARD - EAST	06/08/2020	
08-ARCHITECTURAL	AC-301	BUILDING C - BUILDING SECTIONS	06/08/2020	
08-ARCHITECTURAL	AC-400	BUILDING C - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AC-401	BUILDING C - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AC-402	BUILDING C - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AC-460	BUILDING C - ENLARGED PLANS, ELEVATIONS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AC-700	BUILDING C - 3D REPRESENTATIONS	06/08/2020	
08 - BUILDING D				
08-ARCHITECTURAL	AD-110	BUILDING D - LEVEL 1 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AD-111	BUILDING D - LEVEL 2 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AD-112	BUILDING D - LEVEL 3 - FLOOR PLAN	06/08/2020	
08-ARCHITECTURAL	AD-113	BUILDING D - ROOF PLAN	06/08/2020	
08-ARCHITECTURAL	AD-201	BUILDING D - BUILDING ELEVATION - EAST	06/08/2020	
08-ARCHITECTURAL	AD-202	BUILDING D - BUILDING ELEVATION - SOUTH	06/08/2020	
08-ARCHITECTURAL	AD-203	BUILDING D - BUILDING ELEVATION - WEST	06/08/2020	
08-ARCHITECTURAL	AD-204	BUILDING D - BUILDING ELEVATION - NORTH	06/08/2020	
08-ARCHITECTURAL	AD-205	BUILDING D - BUILDING ELEVATION - COURTYARD - EAST AND SOUTH	06/08/2020	
08-ARCHITECTURAL	AD-206	BUILDING D - BUILDING ELEVATION - COURTYARD - WEST	06/08/2020	
08-ARCHITECTURAL	AD-301	BUILDING D - BUILDING SECTIONS	04/10/2020	
08-ARCHITECTURAL	AD-400	BUILDING D - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AD-401	BUILDING D - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AD-402	BUILDING D - STAIRS - PLANS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AD-460	BUILDING D - ENLARGED PLANS, ELEVATIONS AND SECTIONS	06/08/2020	
08-ARCHITECTURAL	AD-700	BUILDING D - 3D REPRESENTATIONS	06/08/2020	
08.1 - ARCHITECTURAL				
08-ARCHITECTURAL	A-190	ONE BEDROOM UNIT PLANS	06/08/2020	
08-ARCHITECTURAL	A-191	TWO BEDROOM UNIT PLANS	06/08/2020	
08-ARCHITECTURAL	A-192	THREE BEDROOM UNIT PLANS	06/08/2020	
08-ARCHITECTURAL	A-193	THREE BEDROOM UNIT PLANS	06/08/2020	
08-ARCHITECTURAL	A-194	INTERIOR ELEVATIONS - UNITS	06/08/2020	
08-ARCHITECTURAL	A-500	ACCESSIBILITY DETAILS	06/08/2020	
08-ARCHITECTURAL	A-501	ACCESSIBILITY DETAILS	06/08/2020	
08-ARCHITECTURAL	A-505	FOUNDATION/CONCRETE DETAILS	06/08/2020	
08-ARCHITECTURAL	A-510	INTERIOR WALL - DETAILS & WALL - ROOF DETAILS	06/08/2020	
08-ARCHITECTURAL	A-511	INTERIOR WALL - DETAILS & WALL - ROOF DETAILS	06/08/2020	
08-ARCHITECTURAL	A-515	EXTERIOR DETAILS	06/08/2020	
08-ARCHITECTURAL	A-516	EXTERIOR DETAILS	06/08/2020	
08-ARCHITECTURAL	A-520	BALCONY, PORCH, RAILING, SCREEN DETAILS	06/08/2020	
08-ARCHITECTURAL	A-525	ROOF DETAILS	06/08/2020	
08-ARCHITECTURAL	A-530	CODE DETAILS - FIRE RATED ASSEMBLIES AND PENETRATIONS	06/08/2020	
08-ARCHITECTURAL	A-535	STAIR DETAILS	06/08/2020	
08-ARCHITECTURAL	A-536	ELEVATOR DETAILS & NOTES	06/08/2020	
08-ARCHITECTURAL	A-540	WINDOW DETAILS	06/08/2020	
08-ARCHITECTURAL	A-541	WINDOW INSTALLATION SEQUENCE	06/08/2020	
08-ARCHITECTURAL	A-545	DOOR DETAILS	06/08/2020	
08-ARCHITECTURAL	A-550	FLOORING TRANSITION DETAILS	06/08/2020	
08-ARCHITECTURAL	A-555	CASEWORK & MILLWORK DETAILS	06/08/2020	
08-ARCHITECTURAL	A-560	CILING DETAILS	06/08/2020	
08-ARCHITECTURAL	A-565	SITE DETAILS	06/08/2020	
08-ARCHITECTURAL	A-600	TEST SOURCE DATA	06/08/2020	
08-ARCHITECTURAL	A-605	WALL ASSEMBLIES	06/08/2020	
08-ARCHITECTURAL	A-606	WALL ASSEMBLIES	06/08/2020	
08-ARCHITECTURAL	A-610	FLOOR AND CEILING ASSEMBLIES	06/08/2020	
08-ARCHITECTURAL	A-611	ROOF ASSEMBLIES	06/08/2020	
08-ARCHITECTURAL	A-615	DOOR TYPES AND DOOR SCHEDULE	06/08/2020	
08-ARCHITECTURAL	A-616	DOOR TYPES AND DOOR SCHEDULE	06/08/2020	
08-ARCHITECTURAL	A-617	HARDWARE SETS	06/08/2020	
08-ARCHITECTURAL	A-618	HARDWARE SETS	06/18/20	
08-ARCHITECTURAL	A-620	WINDOW TYPES AND WINDOW SCHEDULE	06/08/2020	
08-ARCHITECTURAL	A-625	ROOM FINISH SCHEDULE	06/08/2020	
0				

D

C

B

A

PLOT DATE/TIME: 6/19/2020 4:32:33 PM

VSM - AREA CALCULATIONS - SUMMARY

Table with columns: BLDG, LEVEL, GROSS AREA. Rows include BUILDING A (Levels 1-4), BUILDING B (Levels 1-3), BUILDING C (Levels 1A, 2A, 3A), BUILDING D (Levels 1-3), and Grand total (90,923 SF).

VSM - AREA CALCULATIONS - BUILDING A

Table with columns: AREA, VSM SF. Rows include BLDG A LEVEL 1 (Service, Education, Circulation), BLDG A LEVEL 2 (Residential, Office, Circulation, Conference), BLDG A LEVEL 3 (Residential, Service, Circulation), and BLDG A LEVEL 4 (Residential, Service, Circulation). Total: 36,743 SF.

VSM - AREA CALCULATIONS - BUILDING B

Table with columns: AREA, VSM SF. Rows include BUILDING B LEVEL 1 (Residential), BUILDING B LEVEL 2 (Residential), and BUILDING B LEVEL 3 (Residential). Total: 15,288 SF.

VSM - AREA CALCULATIONS - BUILDING C

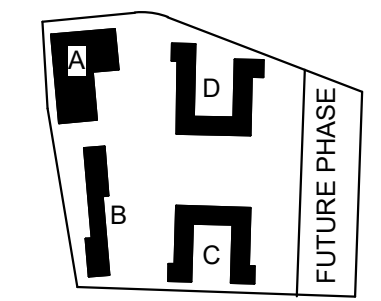
Table with columns: AREA, VSM SF. Rows include BUILDING C LEVEL 1A (Residential, Service), BUILDING C LEVEL 2A (Residential), and BUILDING C LEVEL 3A (Residential). Total: 18,587 SF.

VSM - AREA CALCULATIONS - BUILDING D

Table with columns: AREA, VSM SF. Rows include BUILDING D LEVEL 1 (Residential, Service), BUILDING D LEVEL 2 (Residential), and BUILDING D LEVEL 3 (Residential). Total: 20,305 SF.



1301 First Avenue, Suite 301
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PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING LEGACY LLLP

MARK DATE DESCRIPTION REVISIONS

Table with columns: MARK, DATE, DESCRIPTION. Contains one entry: .C 06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL.

Table with columns: MARK, DATE, DESCRIPTION. Contains one entry: B 04/10/2020 DESIGN DEVELOPMENT. Another entry: A 01/07/2020 SCHEMATIC DESIGN.

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
AREA PLANS- VSM AREAS

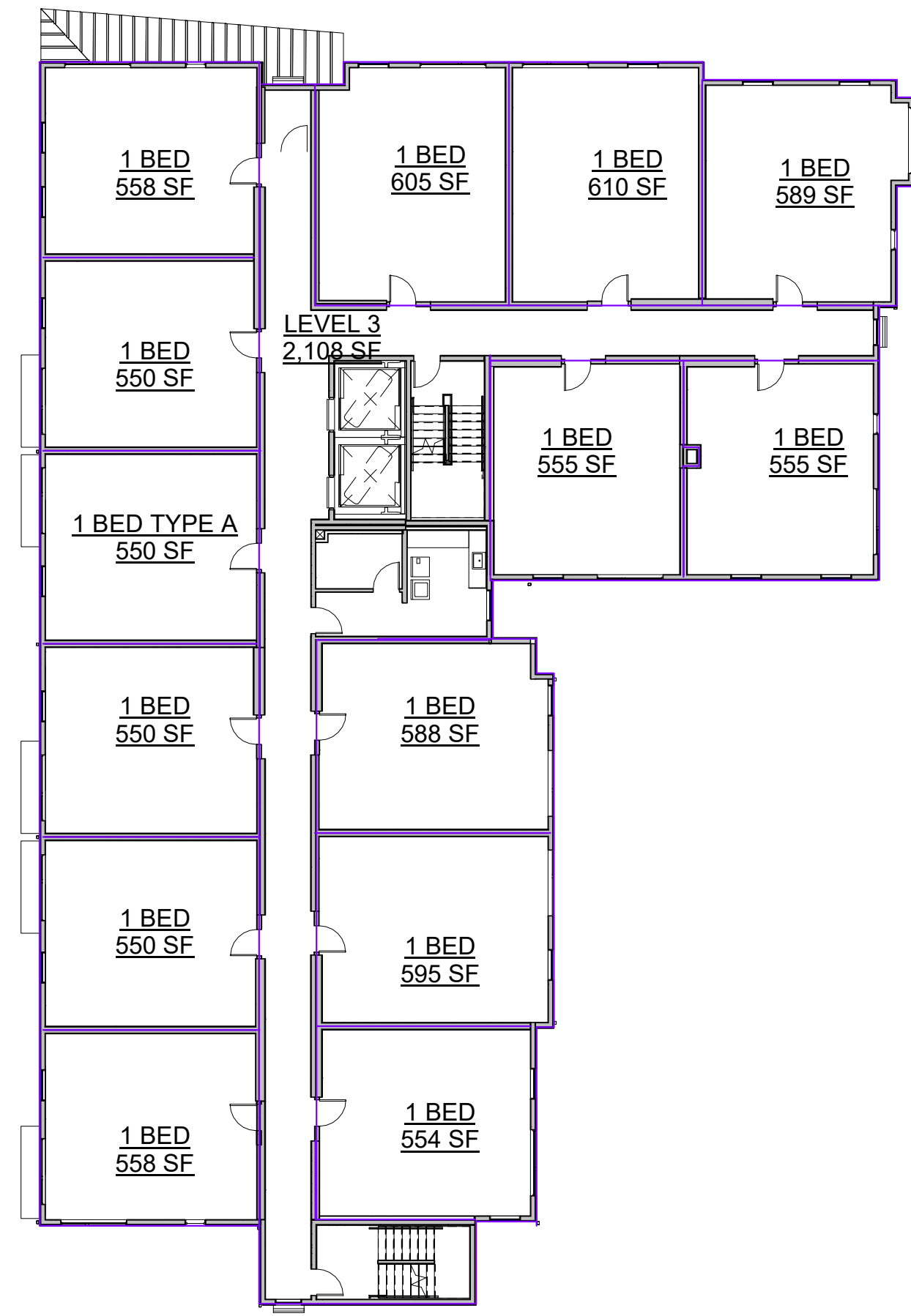
SHEET NO.
G-010

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

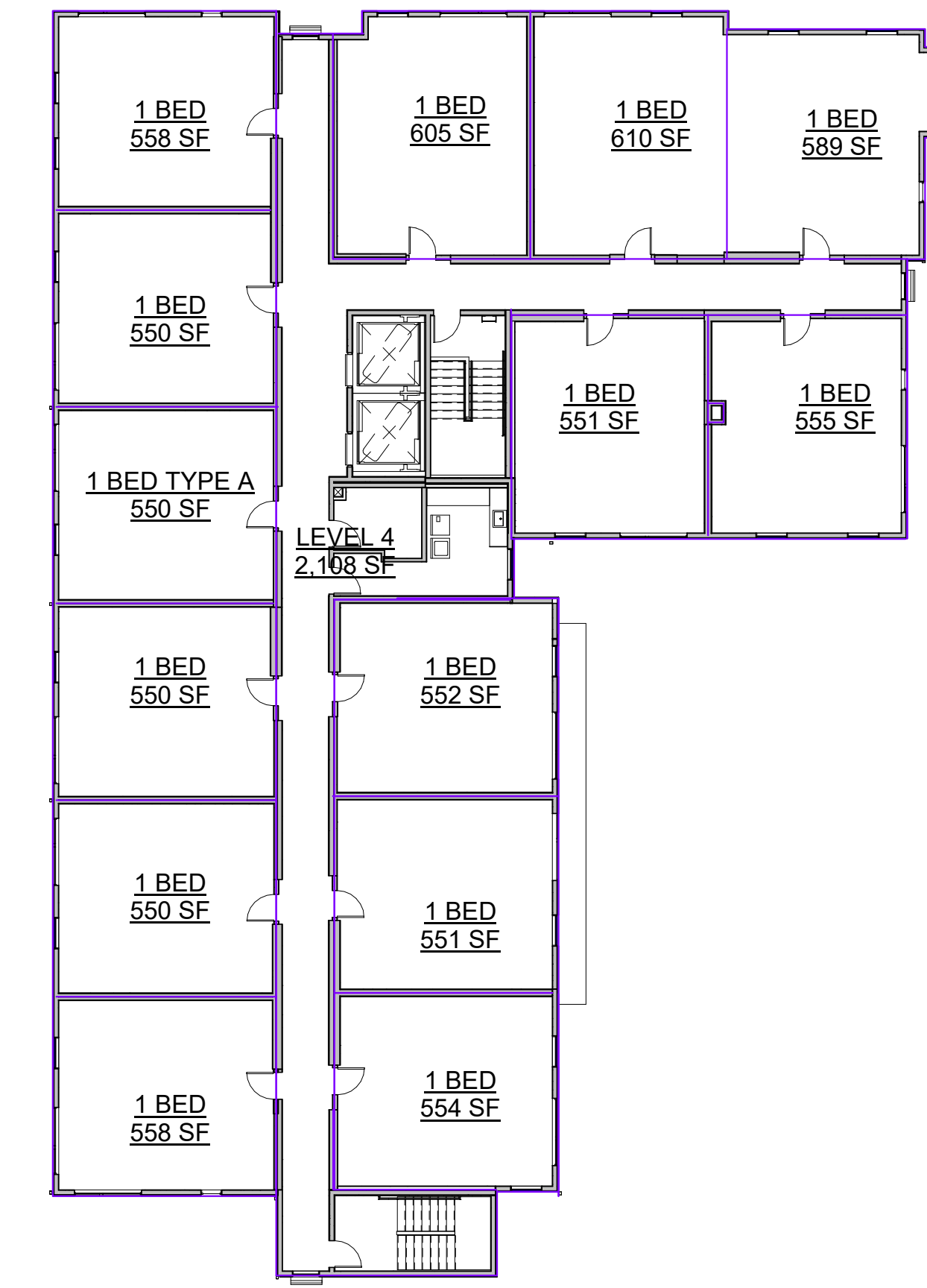
HUD GROSS UNIT BUILDING A

LEVEL	UNIT TYPE	AREA
BLDG A LEVEL 1	LEVEL 1	6,824 SF
BLDG A LEVEL 2	1 BED	550 SF
BLDG A LEVEL 2	1 BED	550 SF
BLDG A LEVEL 2	1 BED	550 SF
BLDG A LEVEL 2	1 BED	555 SF
BLDG A LEVEL 2	1 BED	555 SF
BLDG A LEVEL 2	1 BED	588 SF
BLDG A LEVEL 2	1 BED	595 SF
BLDG A LEVEL 2	1 BED	558 SF
BLDG A LEVEL 2	1 BED	550 SF
BLDG A LEVEL 2	1 BED	554 SF
BLDG A LEVEL 2	1 BED	605 SF
BLDG A LEVEL 2	1 BED	610 SF
BLDG A LEVEL 2	1 BED	589 SF
BLDG A LEVEL 2	1 BED TYPE A	550 SF
BLDG A LEVEL 2	LEVEL 2	2,669 SF
BLDG A LEVEL 3	1 BED	550 SF
BLDG A LEVEL 3	1 BED TYPE A	550 SF
BLDG A LEVEL 3	1 BED	550 SF
BLDG A LEVEL 3	1 BED	558 SF
BLDG A LEVEL 3	1 BED	555 SF
BLDG A LEVEL 3	1 BED	555 SF
BLDG A LEVEL 3	1 BED	588 SF
BLDG A LEVEL 3	1 BED	595 SF
BLDG A LEVEL 3	1 BED	558 SF
BLDG A LEVEL 3	1 BED	550 SF
BLDG A LEVEL 3	1 BED	554 SF
BLDG A LEVEL 3	1 BED	605 SF
BLDG A LEVEL 3	1 BED	610 SF
BLDG A LEVEL 3	1 BED	589 SF
BLDG A LEVEL 3	LEVEL 3	2,108 SF
BLDG A LEVEL 4	1 BED	550 SF
BLDG A LEVEL 4	1 BED TYPE A	550 SF
BLDG A LEVEL 4	1 BED	550 SF
BLDG A LEVEL 4	1 BED	558 SF
BLDG A LEVEL 4	1 BED	551 SF
BLDG A LEVEL 4	1 BED	555 SF
BLDG A LEVEL 4	1 BED	552 SF
BLDG A LEVEL 4	1 BED	562 SF
BLDG A LEVEL 4	1 BED	551 SF
BLDG A LEVEL 4	1 BED	558 SF
BLDG A LEVEL 4	1 BED	550 SF
BLDG A LEVEL 4	1 BED	554 SF
BLDG A LEVEL 4	1 BED	605 SF
BLDG A LEVEL 4	1 BED	610 SF
BLDG A LEVEL 4	1 BED	589 SF
BLDG A LEVEL 4	LEVEL 4	2,108 SF

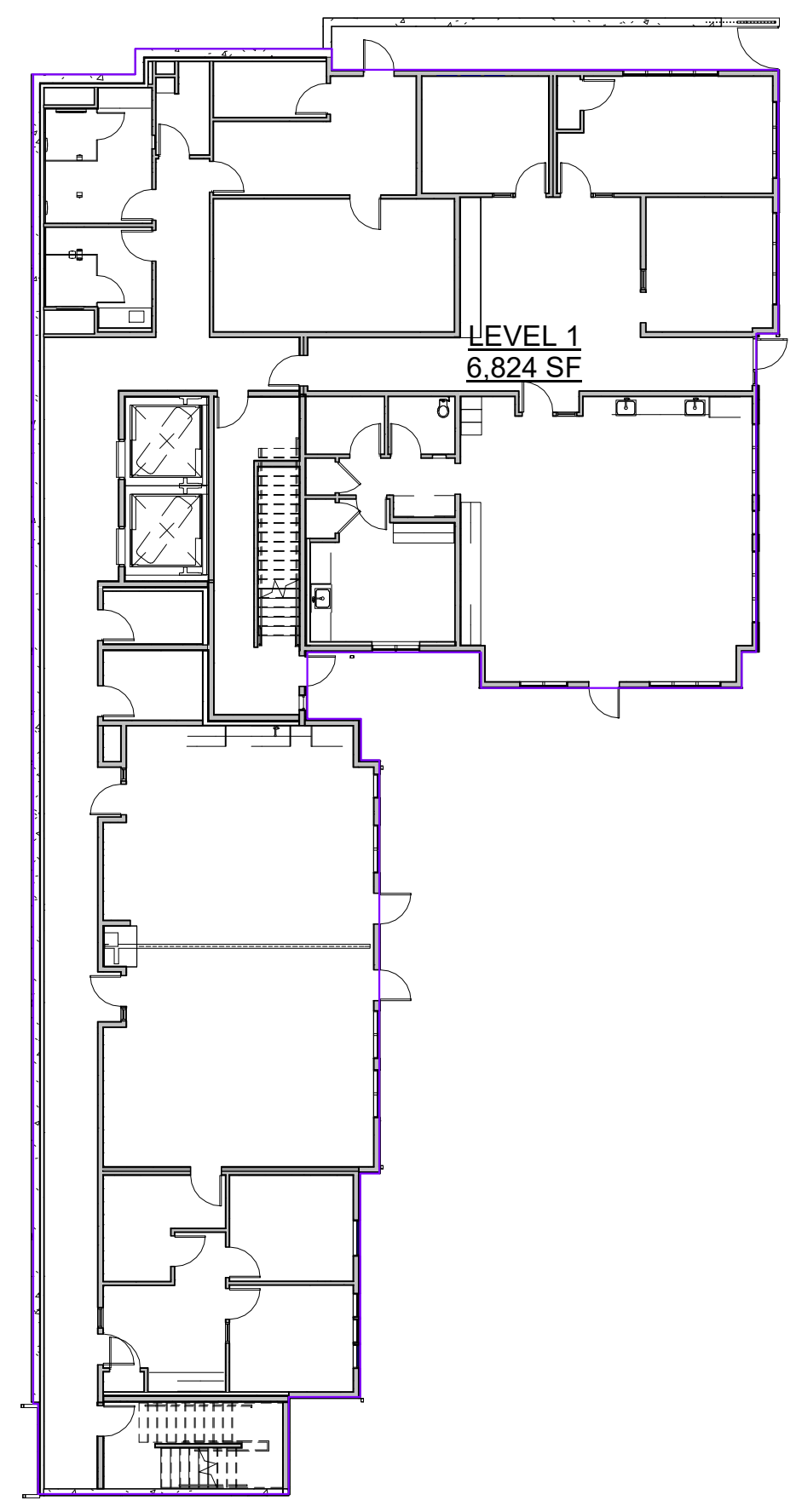
THE HUD GROSS UNIT AREA INCLUDES THE UNIT NET UNIT AREA PLUS 1/2 THE AREA OF ALL-PARTY WALLS, 100% OF THE AREA OF ALL EXTERIOR WALLS, PLUS THE AREA OF ANY UNHEATED STORAGE OR MECHANICAL CLOSETS. BALCONIES, PATIOS ARE NOT INCLUDED.



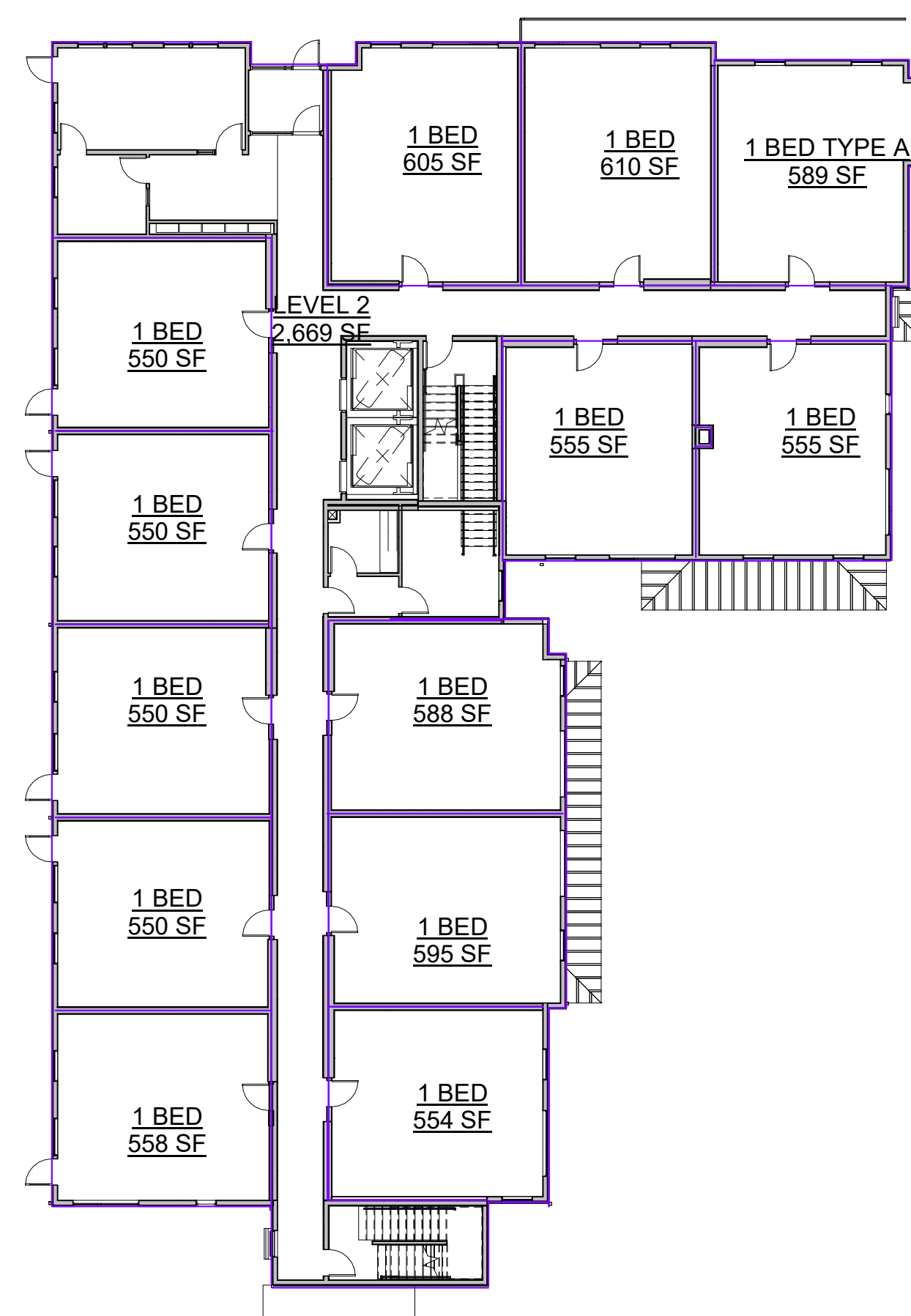
B3 BLDG A LEVEL 3
1/16" = 1'-0"



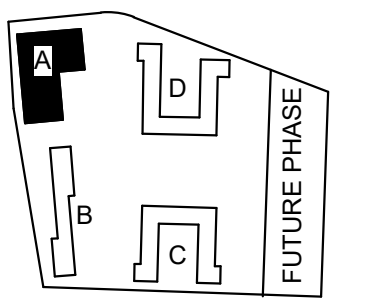
B4 BLDG A LEVEL 4
1/16" = 1'-0"



A3 BLDG A LEVEL 1
1/16" = 1'-0"



A4 BLDG A LEVEL 2
1/16" = 1'-0"



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

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BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING LEGACY LLLP

MARK DATE DESCRIPTION

REVISIONS

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
HUD AREA PLANS - GROSS UNIT AREAS - BUILDING A

SHEET NO.
G-019

D

C

B

A

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BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

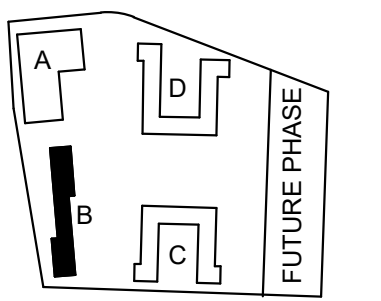
HUD GROSS UNIT BUILDING B

LEVEL	UNIT TYPE	AREA
BUILDING B LEVEL 1	2 BED - TYPE A	808 SF
BUILDING B LEVEL 1	2 BED - CORNER	810 SF
BUILDING B LEVEL 1	2 BED - STANDARD	842 SF
BUILDING B LEVEL 1	2 BED - STANDARD	805 SF
BUILDING B LEVEL 1	2 BED - STANDARD	842 SF
BUILDING B LEVEL 1	3 BED TYPE A	1,048 SF
BUILDING B LEVEL 2	3 BED - STANDARD	1,048 SF
BUILDING B LEVEL 2	2 BED - STANDARD	842 SF
BUILDING B LEVEL 2	2 BED - STANDARD	805 SF
BUILDING B LEVEL 2	2 BED - STANDARD	842 SF
BUILDING B LEVEL 2	2 BED - STANDARD	808 SF
BUILDING B LEVEL 2	2 BED - CORNER	834 SF
BUILDING B LEVEL 3	3 BED - STANDARD	1,048 SF
BUILDING B LEVEL 3	2 BED - STANDARD	802 SF
BUILDING B LEVEL 3	2 BED - STANDARD	807 SF
BUILDING B LEVEL 3	2 BED - STANDARD	803 SF
BUILDING B LEVEL 3	2 BED - STANDARD	808 SF
BUILDING B LEVEL 3	2 BED - CORNER	834 SF

THE HUD GROSS UNIT AREA INCLUDES THE UNIT NET UNIT AREA PLUS 1/2 THE AREA OF ALL-PARTY WALLS, 100% OF THE AREA OF ALL EXTERIOR WALLS, PLUS THE AREA OF ANY UNHEATED STORAGE OR MECHANICAL CLOSETS. BALCONIES, PATIOS ARE NOT INCLUDED.



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EVERETT, WA 98201
 OWNER:
EVERETT HOUSING LEGACY LLLP

MARK	DATE	DESCRIPTION
REVISIONS		

.C 06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

B 04/10/2020 DESIGN DEVELOPMENT

A 01/07/2020 SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
HUD AREA PLANS - GROSS UNIT AREAS - BUILDING B

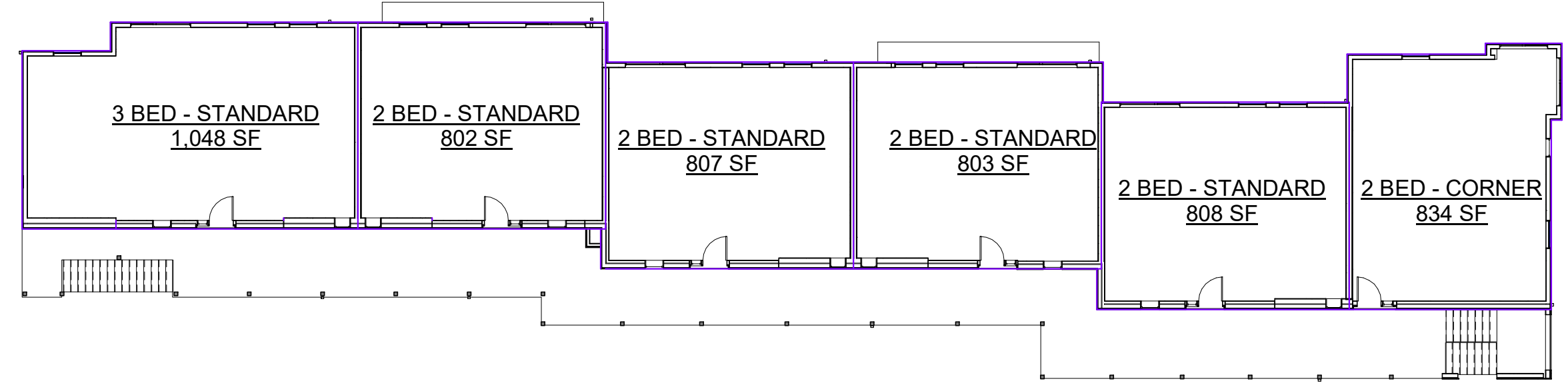
SHEET NO.
G-020

D

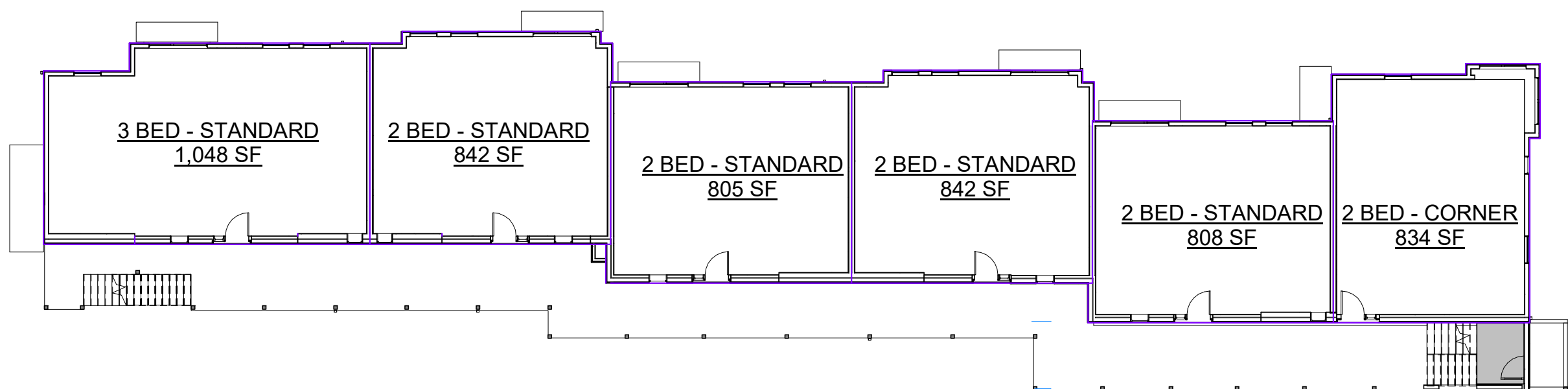
C

B

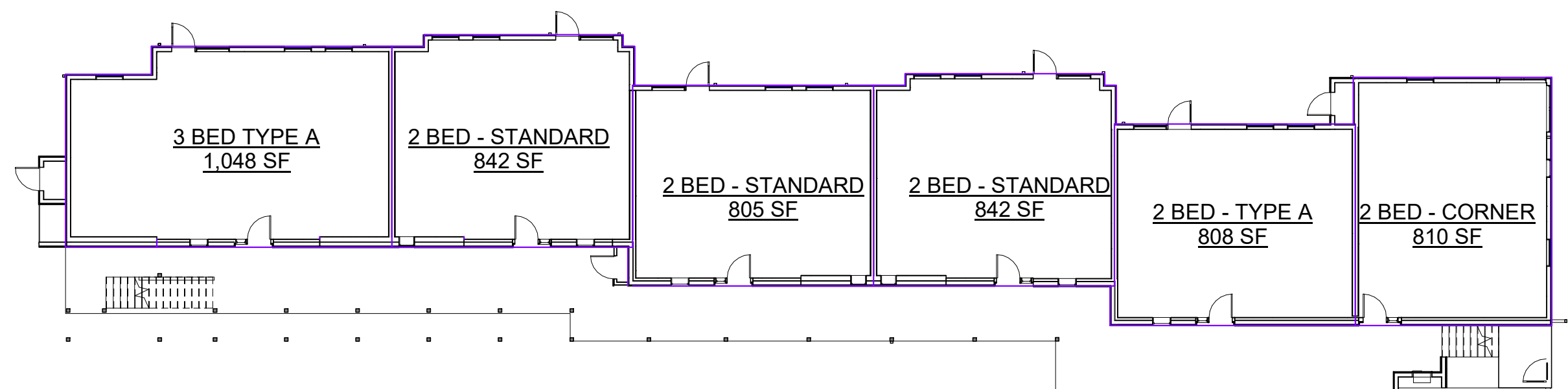
A



C3 BUILDING B LEVEL 3
1/16" = 1'-0"



B3 BUILDING B LEVEL 2
1/16" = 1'-0"



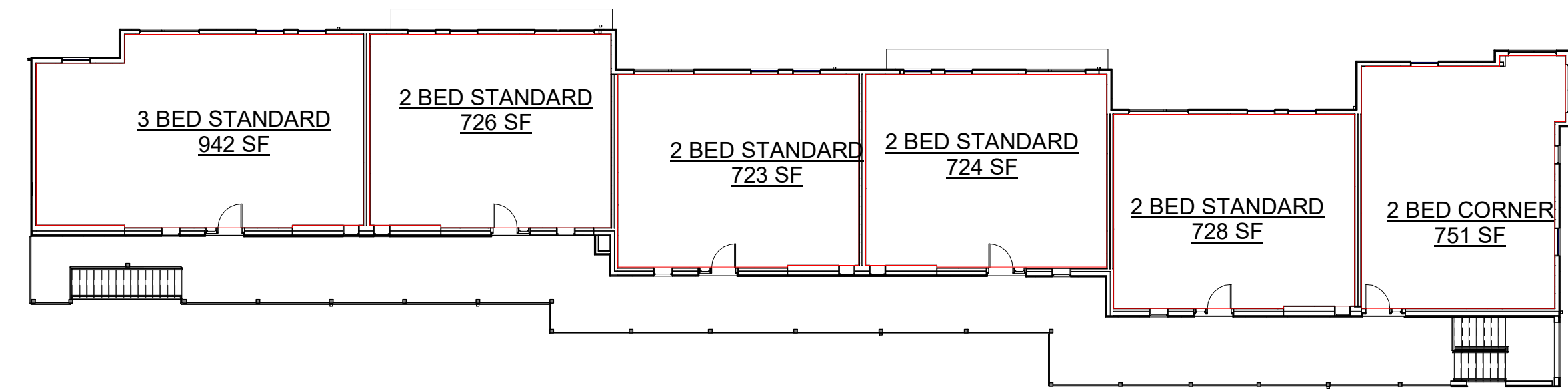
A3 BUILDING B LEVEL 1
1/16" = 1'-0"

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

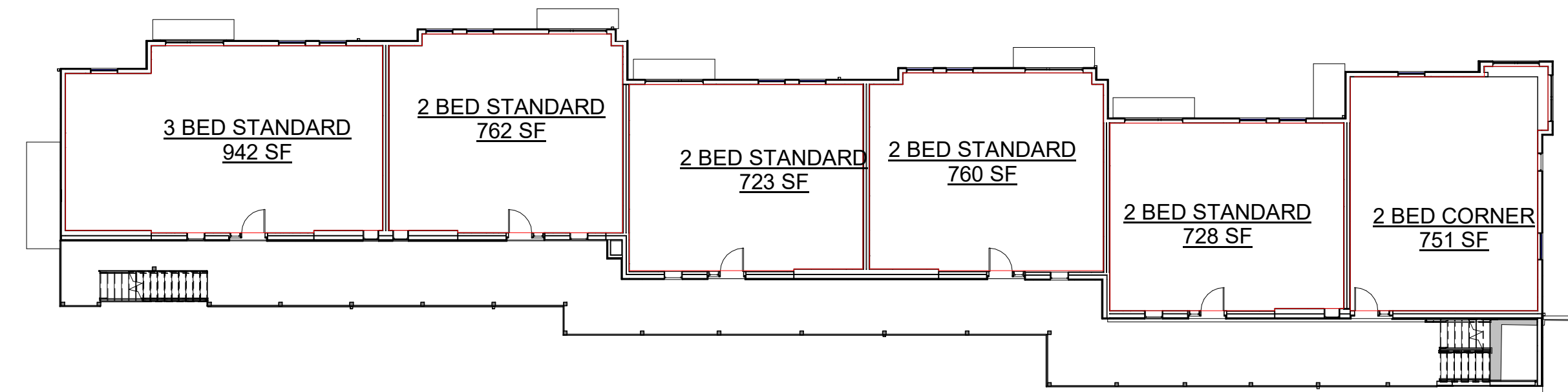
HUD NET UNIT AREA

THE HUD NET AREA IS THE INTERIOR PAINT TO PAINT AREA OF THE AIR CONDITIONED (HEATED) SPACE. PLEASE SEE SHEET G-001 PROJECT COVER SHEET FOR THE HUD NET AREA AS IT APPLIES TO THE UNITS.

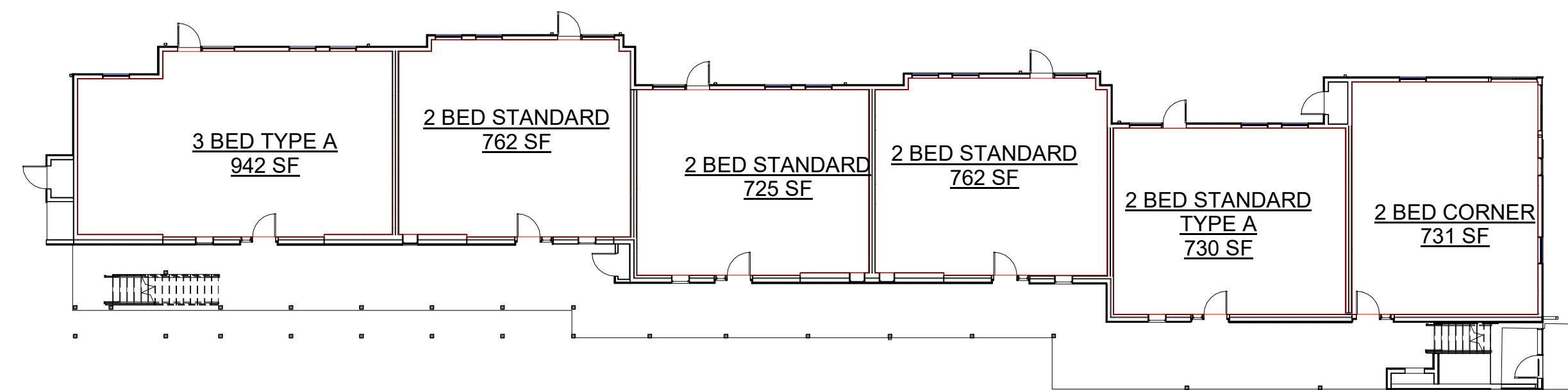
HUD NET AREA - BUILDING B				
LEVEL	UNIT TYPE	UNIT SIZE HUD NET RENTABLE SF	PERCENTAGE OF TOTAL	TOTAL UNITS
BUILDING B LEVEL 1	2 BED CORNER	731 SF	5%	1
BUILDING B LEVEL 2	2 BED CORNER	751 SF	5%	1
BUILDING B LEVEL 3	2 BED CORNER	751 SF	5%	1
2 BED CORNER: 3		2,234 SF	16%	3
BUILDING B LEVEL 1	2 BED STANDARD	762 SF	5%	1
BUILDING B LEVEL 1	2 BED STANDARD	725 SF	5%	1
BUILDING B LEVEL 1	2 BED STANDARD	762 SF	5%	1
BUILDING B LEVEL 2	2 BED STANDARD	762 SF	5%	1
BUILDING B LEVEL 2	2 BED STANDARD	723 SF	5%	1
BUILDING B LEVEL 2	2 BED STANDARD	760 SF	5%	1
BUILDING B LEVEL 2	2 BED STANDARD	728 SF	5%	1
BUILDING B LEVEL 3	2 BED STANDARD	726 SF	5%	1
BUILDING B LEVEL 3	2 BED STANDARD	723 SF	5%	1
BUILDING B LEVEL 3	2 BED STANDARD	724 SF	5%	1
BUILDING B LEVEL 3	2 BED STANDARD	728 SF	5%	1
2 BED STANDARD: 11		8,122 SF	58%	11
BUILDING B LEVEL 1	2 BED STANDARD TYPE A	730 SF	5%	1
2 BED STANDARD TYPE A: 1		730 SF	5%	1
BUILDING B LEVEL 2	3 BED STANDARD	942 SF	7%	1
BUILDING B LEVEL 3	3 BED STANDARD	942 SF	7%	1
3 BED STANDARD: 2		1,884 SF	14%	2
BUILDING B LEVEL 1	3 BED TYPE A	942 SF	7%	1
3 BED TYPE A: 1		942 SF	7%	1
TOTAL: 18		13,911 SF	100%	18



C3 BUILDING B LEVEL 3
1/16" = 1'-0"



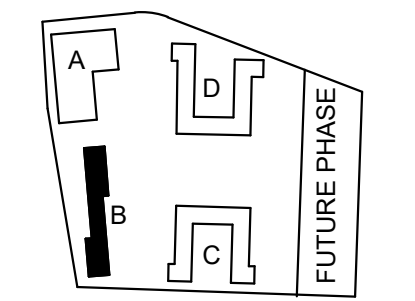
B3 BUILDING B LEVEL 2
1/16" = 1'-0"



A3 BUILDING B LEVEL 1
1/16" = 1'-0"

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING LEGACY LLLP

MARK	DATE	DESCRIPTION
REVISIONS		

.C 06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

B 04/10/2020 DESIGN DEVELOPMENT

A 01/07/2020 SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

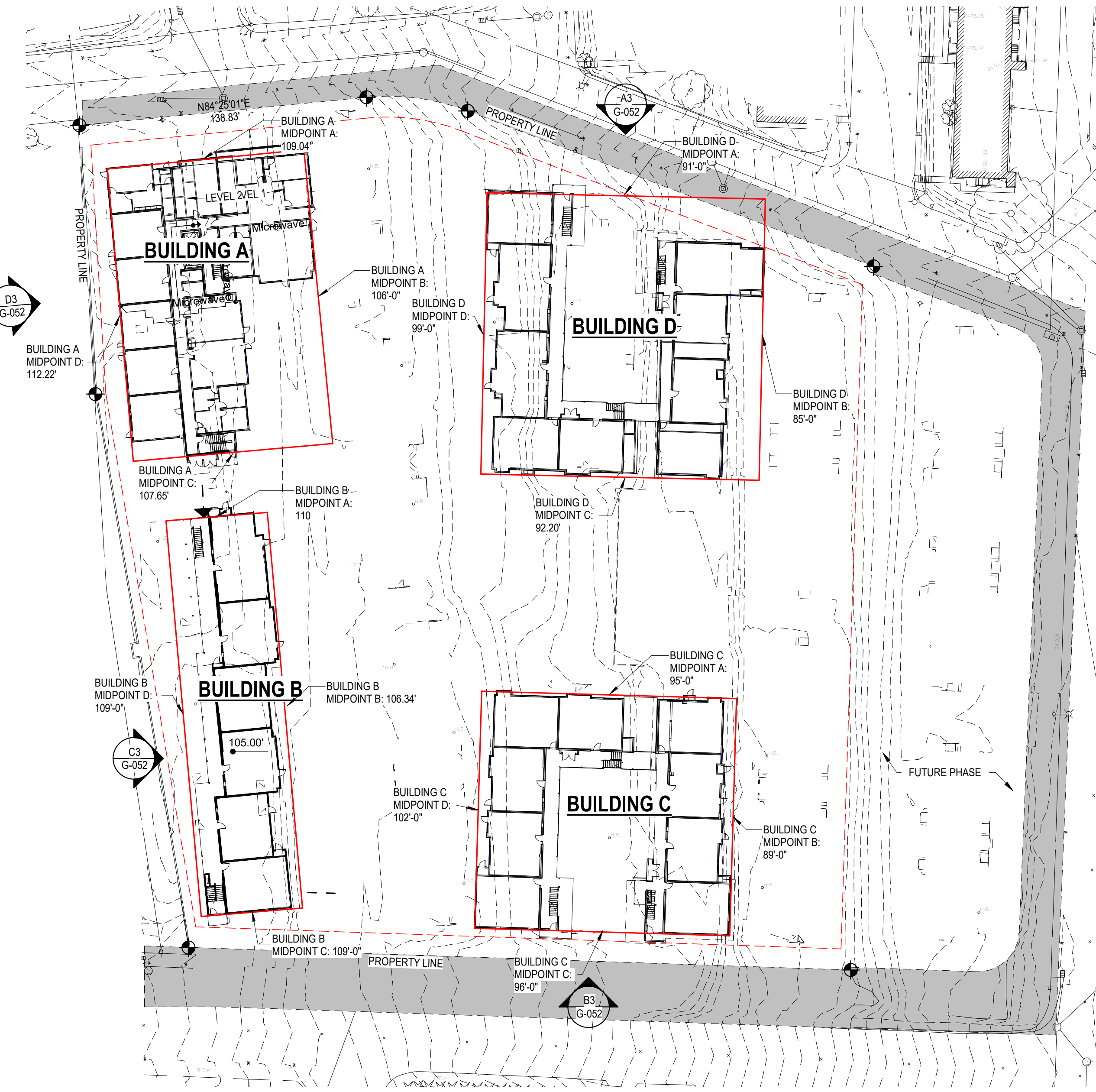
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
HUD AREA PLANS - NET AREAS - BUILDING B

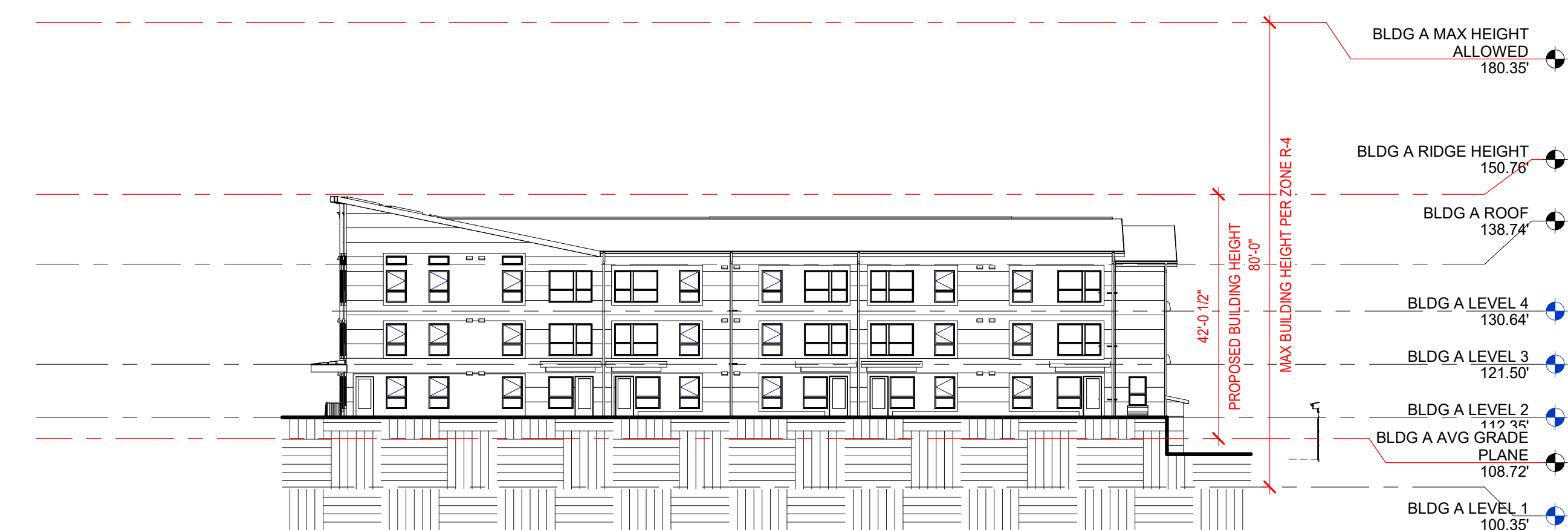
SHEET NO.
G-031

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

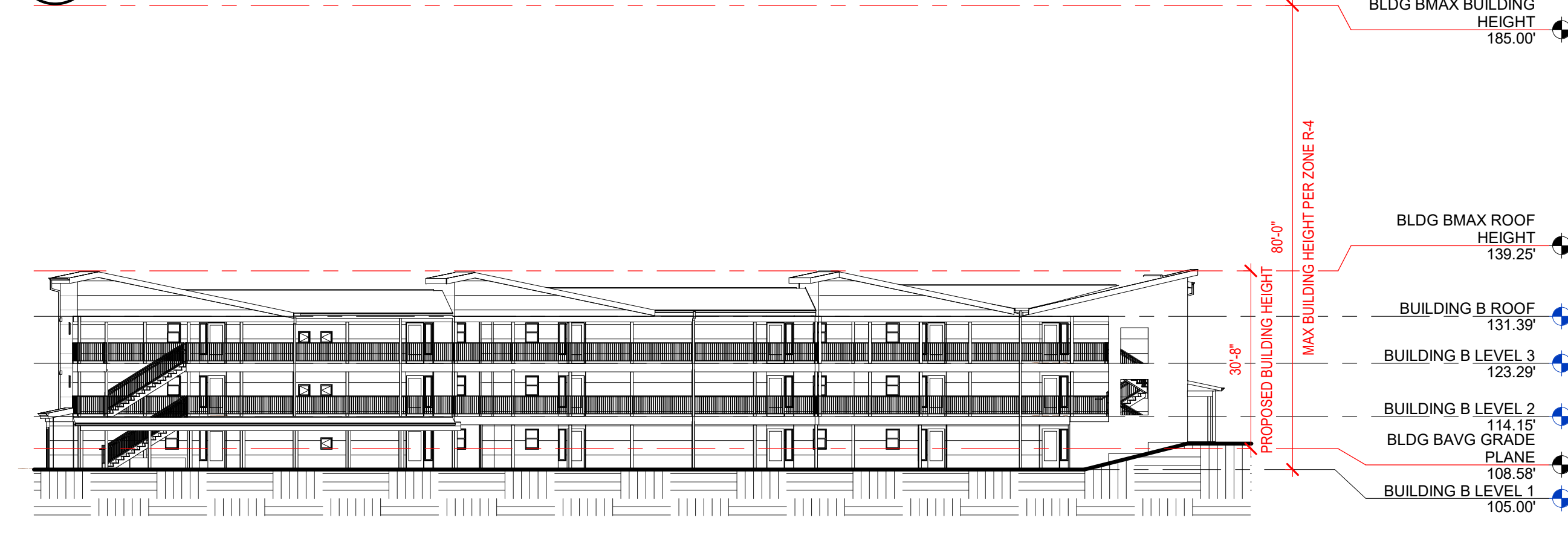
	BUILDING A	BUILDING B	BUILDING C	BUILDING D
MIDPOINT A	109.04	110	95	92.02
MIDPOINT B	106	106.34	89	85
MIDPOINT C	107.65	109	96	92.2
MIDPOINT D	112.22	109	102	99
TOTAL	434.91	434.34	382	368.22
TOTAL OF MIDPOINT A-D DIVIDED BY 4	108.7275	108.585	95.5	92.055



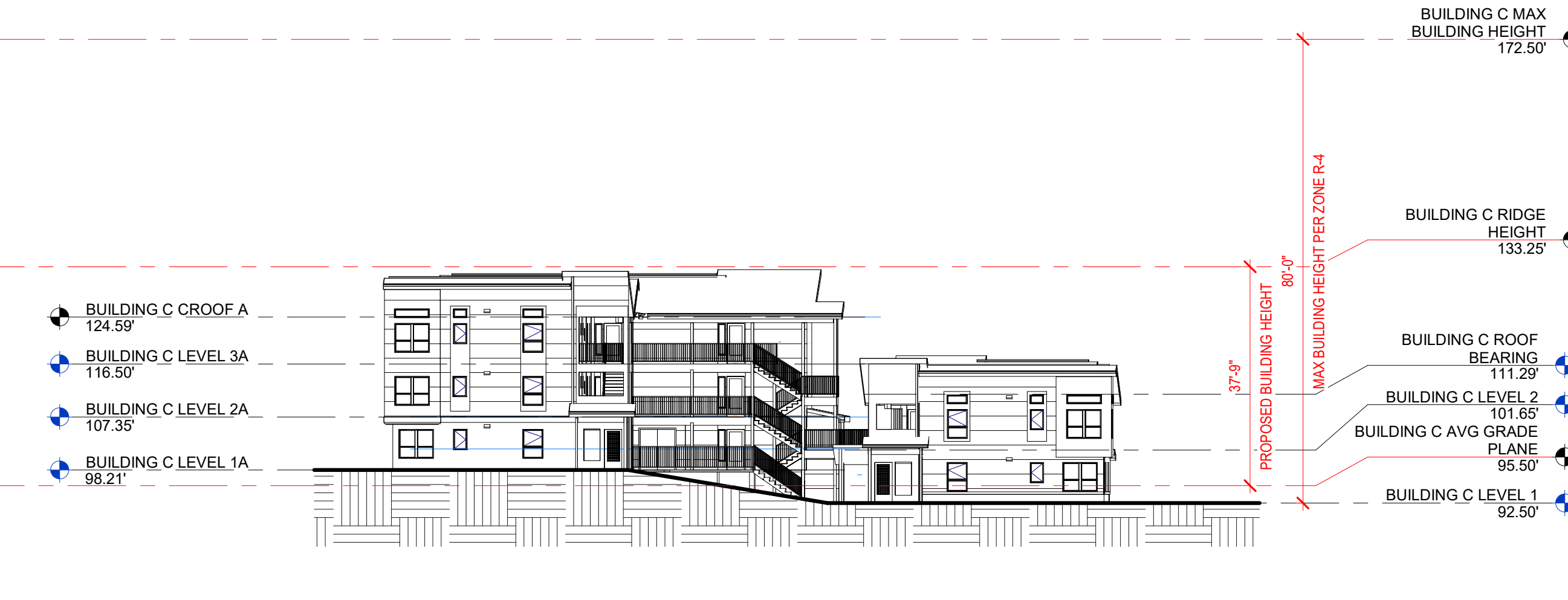
D3 BUILDING A - AVERAGE GRADE PLANE
1" = 20'-0"



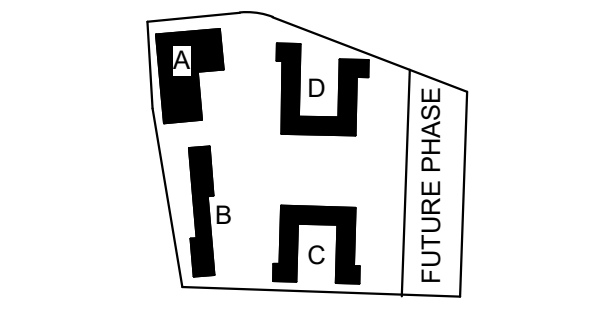
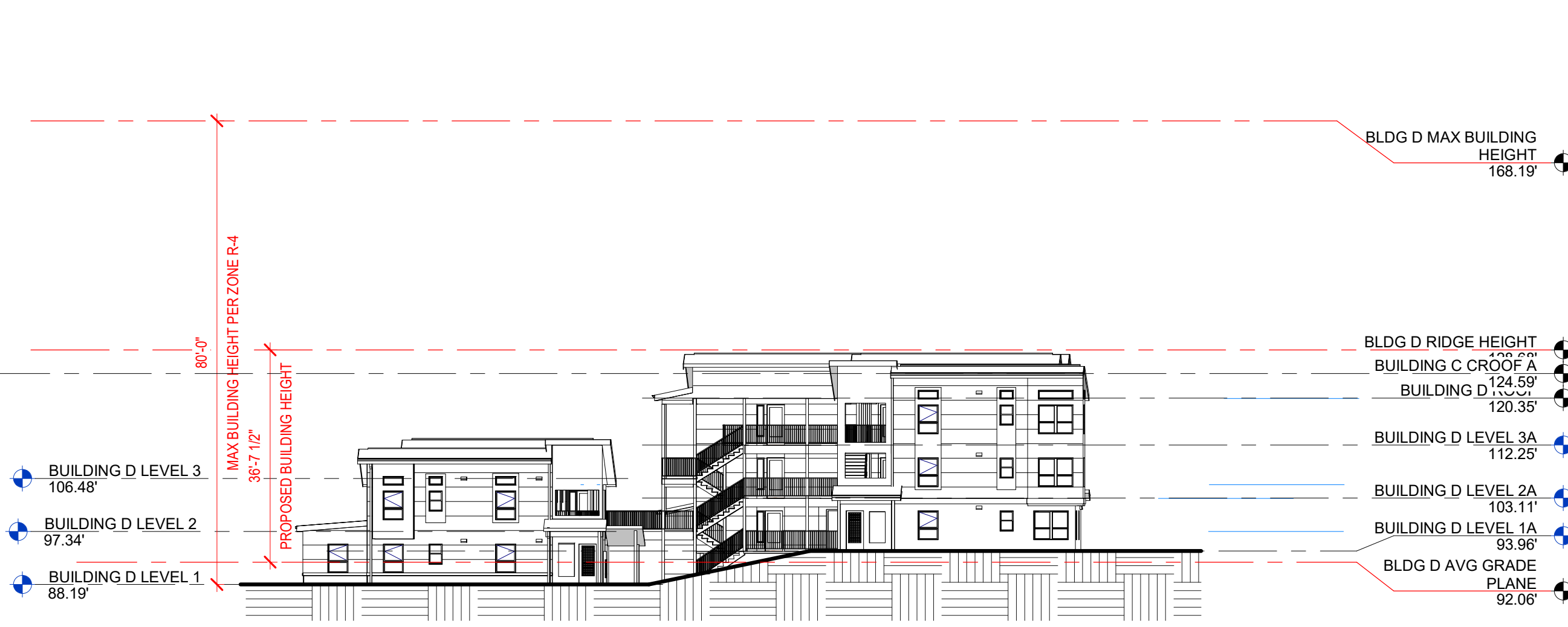
C3 BUILDING B - AVERAGE GRADE PLANE
1" = 20'-0"



B3 BUILDING C - AVERAGE GRADE PLANE
1" = 20'-0"



A3 BUILDING D - AVERAGE GRADE PLANE
1" = 20'-0"



PROJECT:
EHA BAKER HEIGHTS
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B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
ZONING CODE DIAGRAMS

SHEET NO.
G-041

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

BUILDING CODE SUMMARY CONT

716.5.9.3 SMOKE-ACTIVATED DOORS
AUTOMATIC-CLOSING DOORS INSTALLED IN THE FOLLOWING LOCATIONS SHALL BE AUTOMATIC-CLOSING BY THE ACTUATION OF SMOKE DETECTORS INSTALLED PER SECTION 907.3 OR BY LOSS OF POWER TO THE SMOKE DETECTOR OR HOLD-OPEN DEVICE...

TABLE 716.5: OPENING FIRE PROTECTION ASSEMBLIES, RATINGS AND MARKINGS
ASSEMBLY TYPE WALL RATING FIRE DOOR RATING VISION PANEL SIZE
FIRE WALLS & FIRE BARRIERS RATED > 1HR 3-HR 2-HR 3-HR (180-MIN) 1 1/2-HR (90-MIN) SEE NOTE B 100 SQ IN

NOTE:
B. FIRE-RESISTANCE-RATED GLAZING TESTED TO ASTM E119 IN ACCORDANCE WITH 716.2 SHALL BE PERMITTED, IN THE MAX SIZE TESTED.

718: CONCEALED SPACES
718.2 FIREBLOCKING
IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED TO CUT OFF CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF/ATTIC SPACE...

- 718.2.1 FIREBLOCKING MATERIALS
1. 2" NOMINAL LUMBER.
2. TWO THICKNESSES OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS.
3. ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANELS.

718.2.2 CONCEALED WALL SPACES
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:

718.2.3 CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES...

718.2.4 STAIRWAYS
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRWAYS SHALL COMPLY WITH SECTION 1011.7.3.

803.1.1 INTERIOR WALL AND CEILING FINISH MATERIALS
INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723 AND GROUPED IN THE FOLLOWING CLASSES:
CLASS FLAME SPREAD INDEX SMOKE-DEVELOPED INDEX
A 0-25 0-450
B 26-75 0-450
C 76-200 0-450

CHAPTER 9 FIRE PROTECTION SYSTEMS
903.2.8 GROUP R
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS WITH A GROUP R FIRE AREA.

903.3.1.2 NFPA 13R SPRINKLER SYSTEMS
AUTOMATIC SPRINKLER SYSTEMS IN GROUP R OCCUPANCIES UP TO AND INCLUDING FOUR STORIES IN HEIGHT IN BUILDINGS NOT EXCEEDING 60 FEET IN HEIGHT ABOVE GRADE PLANE SHALL BE PERMITTED TO BE INSTALLED THROUGHOUT IN ACCORDANCE WITH NFPA 13R.

THE NUMBER OF STORIES OF GROUP R OCCUPANCIES CONSTRUCTED IN ACCORDANCE WITH SECTIONS 510.2 AND 510.4 SHALL BE MEASURED FROM THE HORIZONTAL ASSEMBLY CREATING SEPARATE BUILDINGS.

903.3.1.2.1 BALCONIES AND DECKS
SPRINKLER PROTECTION SHALL BE PROVIDED FOR EXTERIOR BALCONIES, DECKS AND GROUND FLOOR PATIOS OF DWELLING UNITS AND SLEEPING UNITS WHERE THE BUILDING IS OF TYPE V CONSTRUCTION, PROVIDED THERE IS A ROOF OR DECK ABOVE. SIDEWALL SPRINKLERS THAT ARE USED TO PROTECT SUCH AREAS SHALL BE PERMITTED TO BE LOCATED SUCH BALCONIES AND DECKS THAT ARE CONSTRUCTED OF OPEN WOOD JOIST CONSTRUCTION.

903.3.1.2.2 OPEN-ENDED CORRIDORS
SPRINKLER PROTECTION SHALL BE PROVIDED IN OPEN-ENDED CORRIDORS AND ASSOCIATED EXTERIOR STAIRWAYS AND RAMPS AS SPECIFIED IN SECTION 1027.6, EXCEPTION 3.

903.3.7 FIRE DEPARTMENT CONNECTIONS
FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC SPRINKLER SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 912.

905: STANDPIPE SYSTEMS
905.3.1 HEIGHT
CLASS III STANDPIPE SYSTEMS SHALL BE INSTALLED THROUGHOUT BUILDINGS WHERE THE FLOOR LEVEL OF THE HIGHEST STORY IS LOCATED MORE THAN 30 FT ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT VEHICLE ACCESS.
EXCEPTION:
1. CLASS I STANDPIPES ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2.
4. CLASS I STANDPIPES ARE ALLOWED IN BASEMENTS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM.

905.4 LOCATION OF CLASS I STANDPIPE HOSE CONNECTIONS
1. IN EVERY REQUIRED INTERIOR EXIT STAIRWAY, A HOSE CONNECTION SHALL BE PROVIDED FOR EACH STORY ABOVE AND BELOW GRADE. HOSE CONNECTIONS SHALL BE LOCATED AT AN INTERMEDIATE LANDING BETWEEN STORIES UNLESS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL.
5. WHERE THE ROOF HAS A SLOPE LESS THAN FOUR UNITS VERTICAL IN 12 UNITS HORIZONTAL (33.3 PERCENT SLOPE), A HOSE CONNECTION SHALL BE LOCATED TO SERVE THE ROOF OR AT THE HIGHEST LANDING OF AN INTERIOR EXIT STAIRWAY WITH ACCESS TO THE ROOF PROVIDED IN ACCORDANCE WITH SECTION 1011.12.
6. WHERE THE MOST REMOTE PORTION OF A NONSPRINKLERED FLOOR OR STORY IS MORE THAN 150 FEET (45.72MM) FROM A HOSE CONNECTION OR THE MOST REMOTE PORTION OF A SPRINKLERED FLOOR OR STORY IS MORE THAN 200 FEET (60.96MM) FROM A HOSE CONNECTION, THE FIRE CODE OFFICIAL IS AUTHORIZED TO REQUIRE THAT ADDITIONAL HOSE CONNECTIONS BE PROVIDED IN APPROVED LOCATIONS.

906: PORTABLE FIRE EXTINGUISHERS
906.1 WHERE REQUIRED:
1. IN GROUP A, B, M, R-2 AND S OCCUPANCIES.
EXCEPTION: IN GROUP R-2 OCCUPANCIES, PORTABLE FIRE EXTINGUISHERS SHALL BE REQUIRED ONLY IN LOCATIONS SPECIFIED IN ITEMS 2-6 WHERE EACH DWELLING UNIT IS PROVIDED WITH A PORTABLE FIRE EXTINGUISHER HAVING A MINIMUM RATING OF 1A-10-B-C WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT.
2. WITHIN 30 FT OF COMMERCIAL COOKING EQUIPMENT.

906.3.1 FIRE EXTINGUISHERS FOR CLASS A FIRE HAZARDS
TABLE 906.3(1) MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER = 75 FT.
906.9.1 EXTINGUISHERS WEIGHING 40 POUNDS OR LESS
SHALL BE INSTALLED SO THEIR TOPS ARE NOT > 5 FT ABOVE THE FLOOR.

906.9.3 FLOOR CLEARANCE
THE CLEARANCE BETWEEN THE FLOOR AND THE BOTTOM OF INSTALLED HAND-HELD PORTABLE FIRE EXTINGUISHER SHALL BE NOT < 4'.

907: FIRE ALARM AND DETECTION SYSTEMS
907.6.2.3 VISIBLE ALARMS
907.6.2.3.1 PUBLIC USE AREAS AND COMMON USE AREAS
VISIBLE ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED IN PUBLIC & COMMON USE AREAS.
EXCEPTION: WHERE EMPLOYEE WORK AREAS HAVE AUDIBLE ALARM COVERAGE, THE NOTIFICATION APPLIANCE CIRCUITS SERVING THE EMPLOYEE WORK AREAS SHALL BE INITIALLY DESIGNED WITH NOT LESS THAN 20% SPARE CAPACITY TO ACCOUNT FOR THE POTENTIAL OF ADDING VISIBLE NOTIFICATION APPLIANCES IN THE FUTURE TO ACCOMMODATE HEARING-IMPAIRED EMPLOYEE(S).

907.6.2.3.2 GROUP R-2
ALL DWELLING / SLEEPING UNITS SHALL BE PROVIDED WITH THE CAPABILITY TO SUPPORT VISIBLE ALARM NOTIFICATION APPLIANCES IN ACCORDANCE WITH CHAPTER 10 OF ICC A117.1. SUCH CAPABILITY SHALL BE PERMITTED TO INCLUDE THE POTENTIAL FOR FUTURE INTERCONNECTION OF THE BUILDING FIRE ALARM SYSTEM WITH THE UNIT SMOKE ALARMS, REPLACEMENT OF AUDIBLE APPLIANCES WITH COMBINATION AUDIBLE/VISIBLE APPLIANCES, OR FUTURE EXTENSION OF THE EXISTING WIRING FROM THE UNIT SMOKE ALARM LOCATIONS TO REQUIRED LOCATIONS FOR VISIBLE APPLIANCES.

907.2.1.1.3 INSTALLATION NEAR COOKING APPLIANCES
1. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED < 20 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
2. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED < 10 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.
3. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED < 6 FT HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING APPLIANCE.

907.2.1.1.4 INSTALLATION NEAR BATHROOMS
SMOKE ALARMS SHALL BE INSTALLED NOT < 3 FT HORIZONTALLY FROM THE DOOR OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION 907.2.11.1 OR 907.2.11.2.

908.7 CARBON DIOXIDE SYSTEMS
EMERGENCY ALARM SYSTEMS IN ACCORDANCE WITH SECTION 5307.5.2 OF THE INTERNATIONAL FIRE CODE SHALL BE PROVIDED WHERE REQUIRED FOR COMPLIANCE WITH SECTION 5307.5 OF THE INTERNATIONAL FIRE CODE.

912: FIRE DEPARTMENT CONNECTIONS
912.5 SIGNS
A METAL SIGN WITH RAISED LETTERS NOT < 1" IN SIZE SHALL BE MOUNTED ON ALL FIRE DEPARTMENT CONNECTIONS SERVING AUTOMATIC SPRINKLERS, STANDPIPES OR FIRE PUMP CONNECTIONS. SUCH SIGNS SHALL READ: AUTOMATIC SPRINKLERS OR STANDPIPES OR TEST CONNECTION OR A COMBINATION THEREOF AS APPLICABLE. WHERE THE FIRE DEPARTMENT CONNECTIONS DOES NOT SERVE THE ENTIRE BUILDING, A SIGN SHALL BE PROVIDED INDICATING THE PORTIONS OF THE BUILDING SERVED.

915: CARBON MONOXIDE DETECTION
915.1.1 WHERE REQUIRED
CARBON MONOXIDE DETECTION SHALL BE PROVIDED IN GROUP R-2 OCCUPANCIES.

915.2.1 DWELLING UNITS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN DWELLING UNITS OUTSIDE OF EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH LEVEL OF THE DWELLING.

915.2.2 SLEEPING UNITS
CARBON MONOXIDE DETECTION SHALL BE INSTALLED IN SLEEPING UNITS.

CHAPTER 10 MEANS OF EGRESS
SEE BUILDING CODE DIAGRAMS FOR OCCUPANT LOADS, EXITING PATHS AND ADDITIONAL EXITING INFORMATION.

TABLE 1004.1.2 MAX FLOOR AREA ALLOWANCES PER OCCUPANT
FUNCTION OF SPACE OCCUPANT LOAD FACTOR
ACCESSORY STORAGE AREAS, MECH EQUIPMENT ROOM 300 GROSS
ASSEMBLY WITHOUT FIXED SEATS: CONCENTRATED (CHAIRS ONLY) 7 NET
STANDING SPACE UNCONCENTRATED (TABLES & CHAIRS) 5 NET 15 NET
BUSINESS AREAS 100 GROSS
EXERCISE ROOMS 50 GROSS
MERCANTILE 60 GROSS
PARKING GARAGES 200 GROSS
RESIDENTIAL 200 GROSS

1005: MEANS OF EGRESS SIZING
1005.2 MINIMUM WIDTH BASED ON COMPONENT
THE MINIMUM WIDTH, IN INCHES (MM), OF ANY MEANS OF EGRESS COMPONENTS SHALL NOT BE LESS THAN THAT SPECIFIED FOR SUCH COMPONENT, ELSEWHERE IN THIS CODE.

1005.3.1 STAIRWAYS & 1005.3.2 OTHER EGRESS COMPONENTS
EXCEPTION:
1. FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, IN INCHES, OF MEANS OF EGRESS STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD SERVED BY SUCH STAIRWAYS BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH (5.1MM) PER OCCUPANT IN BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2 AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH SECTION 907.5.2.2.

1005.7.1 DOORS
WHEN FULLY OPENED, DOORS SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN 7". DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED WIDTH BY MORE THAN ONE-HALF.
EXCEPTIONS:
1. SURFACE-MOUNTED LATCH RELEASE HARDWARE SHALL BE EXEMPT FROM INCLUSION IN THE 7" MAX ENCROACHMENT WHERE:
1. THE HARDWARE IS MOUNTED TO THE SIDE OF THE DOOR FACING AWAY FROM ADJACENT WALL WHERE THE DOOR IS IN THE OPEN POSITION, AND;
2. THE HARDWARE IS MOUNTED NOT < 34" NOR > 48" ABOVE THE FINISHED FLOOR.
2. THE RESTRICTIONS ON DOOR SWINGS SHALL NOT APPLY TO DOORS WITHIN INDIVIDUAL DWELLING / SLEEPING UNITS OF GROUP R-2 OCCUPANCIES.

1005.7.2 OTHER PROJECTIONS
HANDRAIL PROJECTIONS SHALL BE IN ACCORDANCE WITH SECTION 1014.8. OTHER NONSTRUCTURAL PROJECTIONS SUCH AS TRIM AND SIMILAR SHALL BE PERMITTED TO PROJECT INTO THE REQUIRED WIDTH NOT > 1 1/2" ON EACH SIDE.

1006 NUMBER OF EXITS AND EXIT ACCESS DOORWAYS
TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY MAX OCC LOAD MAX COMMON PATH OF EGRESS TRAVEL DISTANCE (FT) (WITH SPRINKLER SYSTEM)
A-3 49 75
E 49 75
B 49 100
R-2 10 125

TABLE 1006.3.1 MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS PER STORY
OCCUPANT LOAD PER STORY MIN NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500 2

1007: EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
WHERE TWO EXITS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN THEM.
EXCEPTIONS:
1. WHERE THE INTERIOR EXIT STAIRWAYS OR RAMPS ARE INTERCONNECTED BY A 1-HOUR FIRE-RESISTANCE-RATED CORRIDOR CONFORMING TO THE REQUIREMENTS OF SECTION 1020, THE REQUIRED EXIT SEPARATION SHALL BE MEASURED ALONG THE SHORTEST DIRECT LINE OF TRAVEL WITHIN THE CORRIDOR.
2. WHERE A BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2, THE SEPARATION DISTANCE SHALL BE NOT LESS THAN ONE-THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED.

1008: MEANS OF EGRESS ILLUMINATION
1008.2 ILLUMINATION REQUIRED:
2. AISLE ACCESSWAYS IN GROUP A.
3. DWELLING & SLEEPING UNITS IN GROUP R-2.

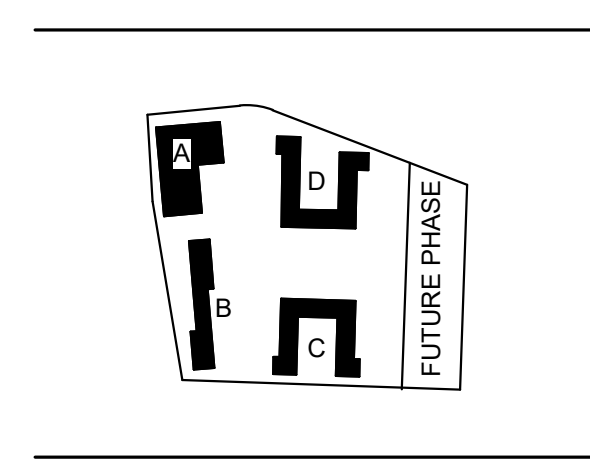
1008.3 POWER SUPPLY FOR ILLUMINATION
1008.3.1 GENERAL
IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS & SPACES THAT REQUIRE 2 OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE: AISLES, CORRIDORS, AND EXIT ACCESS STAIRWAYS AND RAMPS.

1008.3.3 ROOMS & SPACES
IN THE EVENT OF POWER SUPPLY FAILURE, AN EMERGENCY ELECTRICAL SYSTEM SHALL AUTOMATICALLY ILLUMINATE:
1. ELECTRICAL EQUIPMENT ROOMS
2. FIRE COMMAND CENTERS.
3. FIRE PUMP ROOMS.
4. GENERATOR ROOMS.

1009: ACCESSIBLE MEANS OF EGRESS
1009.1 ACCESSIBLE MEANS OF EGRESS REQUIRED
EXCEPTION:
4. IN PARKING GARAGES, ACCESSIBLE MEANS OF EGRESS ARE NOT REQUIRED TO SERVE PARKING AREAS THAT DO NOT CONTAIN ACCESSIBLE PARKING SPACES.

1011.12.2 ROOF ACCESS.
WHERE A STAIRWAY IS PROVIDED TO A ROOF, ACCESS TO THE ROOF SHALL BE THROUGH ENTRHOUSE COMPLYING WITH SECTION 1510.2

EXCEPTION: IN BUILDINGS WITHOUT AN OCCUPIED ROOF, ACCESS TO THE ROOF SHALL BE PERMITTED TO BE A ROOF HATCH OR TRAP DOOR NOT LESS THAN 16 SQUARE FEET 1.5 m² IN AREA AND HAVING A MINIMUM DIMENSION OF 2 FEET (610 mm)



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BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING LEGACY LLLP

Table with columns: MARK, DATE, DESCRIPTION. Row: REVISIONS

.C 06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

B 04/10/2020 DESIGN DEVELOPMENT

A 01/07/2020 SCHEMATIC DESIGN

Table with columns: MARK, DATE, DESCRIPTION. Row: ISSUE INFORMATION

PROJECT NO.: 2017033.00
GGLO PRINCIPAL IN CHARGE: JON HALL
GGLO PROJECT MANAGER: SCOTT SCHREFFLER
OWNER APPROVAL:

SHEET TITLE
BUILDING CODE SUMMARY

SHEET NO.

G-051

D

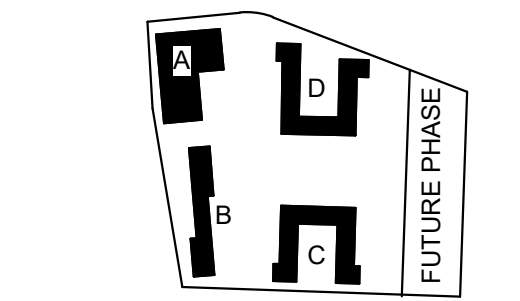
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A

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PROJECT:
EHA BAKER HEIGHTS
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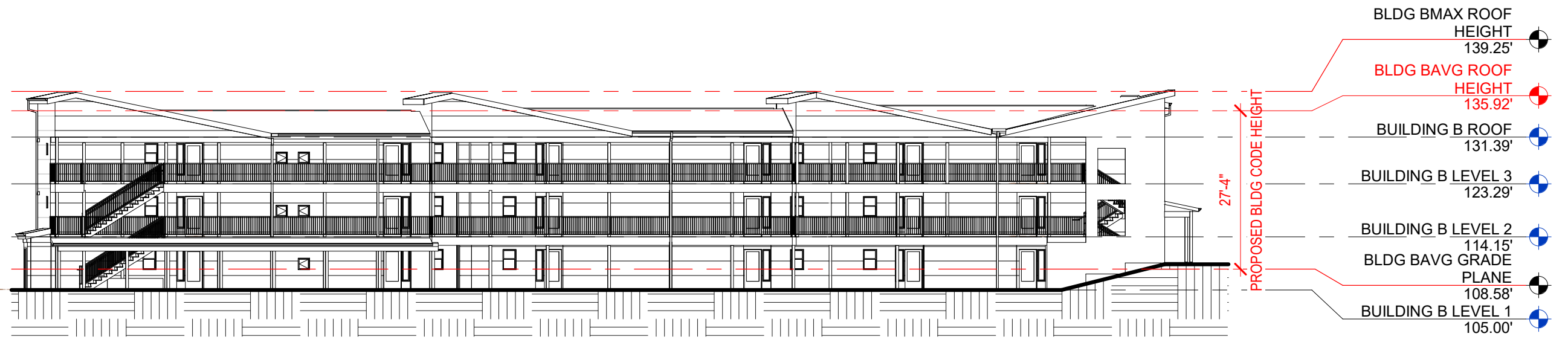
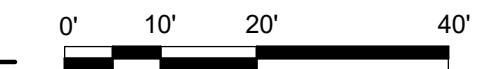
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GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
BUILDING CODE DIAGRAMS

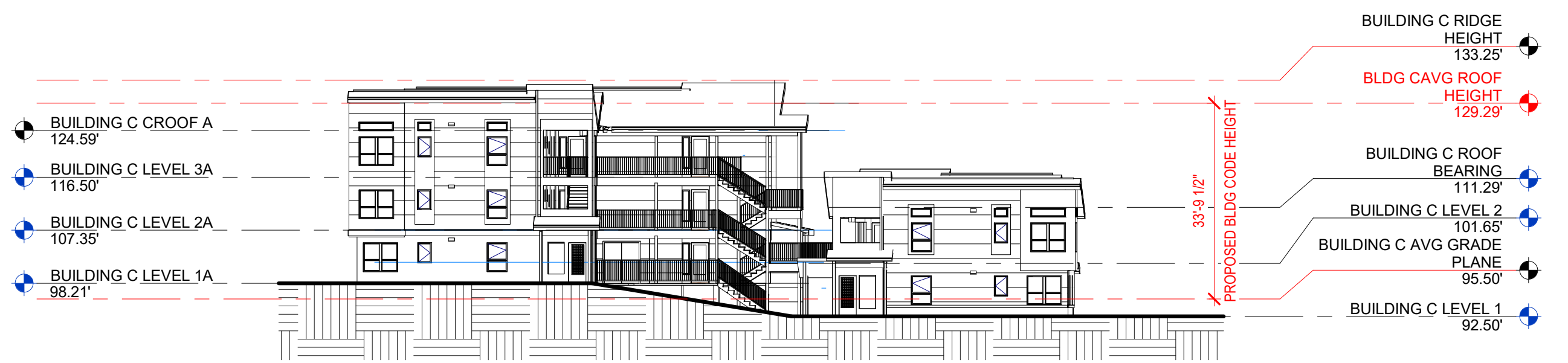
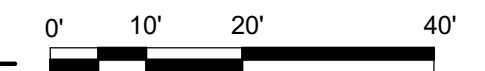
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G-052



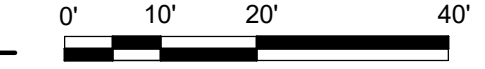
D3 BUILDING A - BUILDING CODE HEIGHT
1" = 20'-0"



C3 BUILDING B - BUILDING CODE HEIGHT
1" = 20'-0"



B3 BUILDING C - BUILDING CODE HEIGHT
1" = 20'-0"



A3 BUILDING D - BUILDING CODE HEIGHT
1" = 20'-0"



SECTION 506 BUILDING AREA

BUILDING A - CONSTRUCTION TYPE V-A

506.2.4 MIXED-OCCUPANCY, MULTISTORY BUILDINGS

EQUATION 5-3
 $A_b = [A_t + (NS \times I)]$

$A_t = 36,000$
 $NS = 12,000$
 $I = 0.405322$ (SEE EQUATION BELOW)

$A_b = [36,000 + (12,000 \times 0.75)]$
 $A_b = [36,000 + 9,000]$
 $A_b = 45,000$

506.3.3 AMOUNT OF INCREASE

EQUATION 5-5
 $I = [F/P - 0.25]W/30$

$F = 478.52$ (SEE EQUATION BELOW)
 $P = 478.52$ (SEE EQUATION BELOW)
 $W = 29.91$ (SEE EQUATION BELOW)

$I = [478.52/478.52 - 0.25] \times (29.91/30)$
 $I = [1 - 0.25] \times (1)$
 $I = 0.75 \times 1$
 $I = 0.75$

506.3.2 MINIMUM FRONTAGE DISTANCE

EQUATION 5-4
 $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$

$P =$	$F =$
$L_1 = 35.19'$	$L_1 = 35.19'$
$L_2 = 11.74'$	$L_2 = 11.74'$
$L_3 = 50.67'$	$L_3 = 50.67'$
$L_4 = 141.66'$	$L_4 = 141.66'$
$L_5 = 97.60'$	$L_5 = 97.60'$
$L_6 = 15.00'$	$L_6 = 15.00'$
$L_7 = 126.66'$	$L_7 = 126.66'$
TOTAL = 478.52'	TOTAL = 478.52'

$W = [(35.19 \times 30) + (11.74 \times 26.59) + (50.67 \times 30) + (141.66 \times 30) + (97.60 \times 30) + (15.00 \times 29.68) + (126.66 \times 30)] / 478.52$
 $W = [1,055.70 + 312.17 + 1,520.10 + 4,249.80 + 2,928.00 + 445.20 + 3,799.80] / 478.52$
 $W = 14,310.77 / 478.52$
 $W = 29.91$

SECTION 506 BUILDING AREA

BUILDING B - CONSTRUCTION TYPE V-B

506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS

EQUATION 5-2
 $A_b = [A_t + (NS \times I)] \times S_p$

$A_t = 21,000$
 $NS = 7,000$
 $I = 0.7425$ (SEE EQUATION BELOW)
 $S_p = 3$

$A_b = [21,000 + (7,000 \times 0.7425)] \times 3$
 $A_b = [21,000 + 5,197.50] \times 3$
 $A_b = 26,197.50 \times 3$
 $A_b = 78,592.50$

506.3.3 AMOUNT OF INCREASE

EQUATION 5-5
 $I = [F/P - 0.25]W/30$

$F = 481.78$ (SEE EQUATION BELOW)
 $P = 481.78$ (SEE EQUATION BELOW)
 $W = 29.82$ (SEE EQUATION BELOW)

$I = [481.78/481.78 - 0.25] \times (29.82/30)$
 $I = [1 - 0.25] \times (0.99)$
 $I = 0.75 \times 0.99$
 $I = 0.7425$

506.3.2 MINIMUM FRONTAGE DISTANCE

EQUATION 5-4
 $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$

$P =$	$F =$
$L_1 = 46.17'$	$L_1 = 46.17'$
$L_2 = 194.73'$	$L_2 = 194.73'$
$L_3 = 15.69'$	$L_3 = 15.69'$
$L_4 = 11.74'$	$L_4 = 11.74'$
$L_5 = 18.74'$	$L_5 = 18.74'$
$L_6 = 172.64'$	$L_6 = 172.64'$
$L_7 = 22.07'$	$L_7 = 22.07'$
TOTAL = 481.78'	TOTAL = 481.78'

$W = [(46.17 \times 30) + (194.73 \times 30) + (15.69 \times 30) + (11.74 \times 26.59) + (18.74 \times 30) + (172.64 \times 30) + (22.07 \times 27.90)] / 481.78$
 $W = [1,385.10 + 5,841.90 + 470.70 + 312.17 + 562.20 + 5,179.20 + 615.75] / 481.78$
 $W = 14,367.02 / 481.78$
 $W = 29.82$

SECTION 506 BUILDING AREA

BUILDING C - CONSTRUCTION TYPE V-B

506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS

EQUATION 5-2
 $A_b = [A_t + (NS \times I)] \times S_p$

$A_t = 21,000$
 $NS = 7,000$
 $I = 0.401252$ (SEE EQUATION BELOW)
 $S_p = 3$

$A_b = [21,000 + (7,000 \times 0.401252)] \times 3$
 $A_b = [21,000 + 2,808.76] \times 3$
 $A_b = 23,808.76 \times 3$
 $A_b = 71,426.28$

506.3.3 AMOUNT OF INCREASE

EQUATION 5-5
 $I = [F/P - 0.25]W/30$

$F = 433.18$ (SEE EQUATION BELOW)
 $P = 665.15$ (SEE EQUATION BELOW)
 $W = 30$ (SEE EQUATION BELOW)

$I = [433.18/665.15 - 0.25] \times (30/30)$
 $I = [0.651252 - 0.25] \times (1)$
 $I = 0.401252 \times 1$
 $I = 0.401252$

506.3.2 MINIMUM FRONTAGE DISTANCE

EQUATION 5-4
 $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$

$P =$	$F =$
$L_1 = 40.67'$	$L_1 = 40.67'$
$L_2 = 114.58'$	$L_2 = 114.58'$
$L_3 = 122.71'$	$L_3 = 122.71'$
$L_4 = 114.55'$	$L_4 = 114.55'$
$L_5 = 40.67'$	$L_5 = 40.67'$
$L_6 = 86.58'$	$L_6 = 86.58'$
$L_7 = 58.73'$	$L_7 = 58.98'$
$L_8 = 86.89'$	$L_8 = 86.89'$
TOTAL = 665.15'	TOTAL = 433.18'

$W = [(40.67 \times 30) + (114.58 \times 30) + (122.71 \times 30) + (114.55 \times 30) + (40.67 \times 30)] / 433.18$
 $W = [1,220.10 + 3,437.40 + 3,681.30 + 3,436.50 + 1,220.10] / 433.18$
 $W = 12,995.40 / 433.18$
 $W = 30$

SECTION 506 BUILDING AREA

BUILDING D - CONSTRUCTION TYPE V-B

506.2.3 SINGLE-OCCUPANCY, MULTISTORY BUILDINGS

EQUATION 5-2
 $A_b = [A_t + (NS \times I)] \times S_p$

$A_t = 21,000$
 $NS = 7,000$
 $I = 0.405322$ (SEE EQUATION BELOW)
 $S_p = 3$

$A_b = [21,000 + (7,000 \times 0.405322)] \times 3$
 $A_b = [21,000 + 2,837.25] \times 3$
 $A_b = 23,837.25 \times 3$
 $A_b = 71,511.76$

506.3.3 AMOUNT OF INCREASE

EQUATION 5-5
 $I = [F/P - 0.25]W/30$

$F = 482.16$ (SEE EQUATION BELOW)
 $P = 735.76$ (SEE EQUATION BELOW)
 $W = 30$ (SEE EQUATION BELOW)

$I = [482.16/735.76 - 0.25] \times (30/30)$
 $I = [0.655222 - 0.25] \times (1)$
 $I = 0.405322 \times 1$
 $I = 0.405322$

506.3.2 MINIMUM FRONTAGE DISTANCE

EQUATION 5-4
 $W = (L_1 \times w_1 + L_2 \times w_2 + L_3 \times w_3 \dots) / F$

$P =$	$F =$
$L_1 = 46.69'$	$L_1 = 46.69'$
$L_2 = 135.55'$	$L_2 = 135.55'$
$L_3 = 134.14'$	$L_3 = 134.14'$
$L_4 = 113.88'$	$L_4 = 113.88'$
$L_5 = 51.90'$	$L_5 = 51.90'$
$L_6 = 86.54'$	$L_6 = 86.54'$
$L_7 = 58.98'$	$L_7 = 58.98'$
$L_8 = 108.08'$	$L_8 = 108.08'$
TOTAL = 735.76'	TOTAL = 482.16'

$W = [(46.69 \times 30) + (135.55 \times 30) + (134.14 \times 30) + (113.88 \times 30) + (51.90 \times 30)] / 482.16$
 $W = [1,400.70 + 4,066.50 + 4,024.20 + 3,416.40 + 1,557.00] / 482.16$
 $W = 14,464.80 / 482.16$
 $W = 30$

A1 ALLOWABLE AREA FACTOR
12" = 1'-0"

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

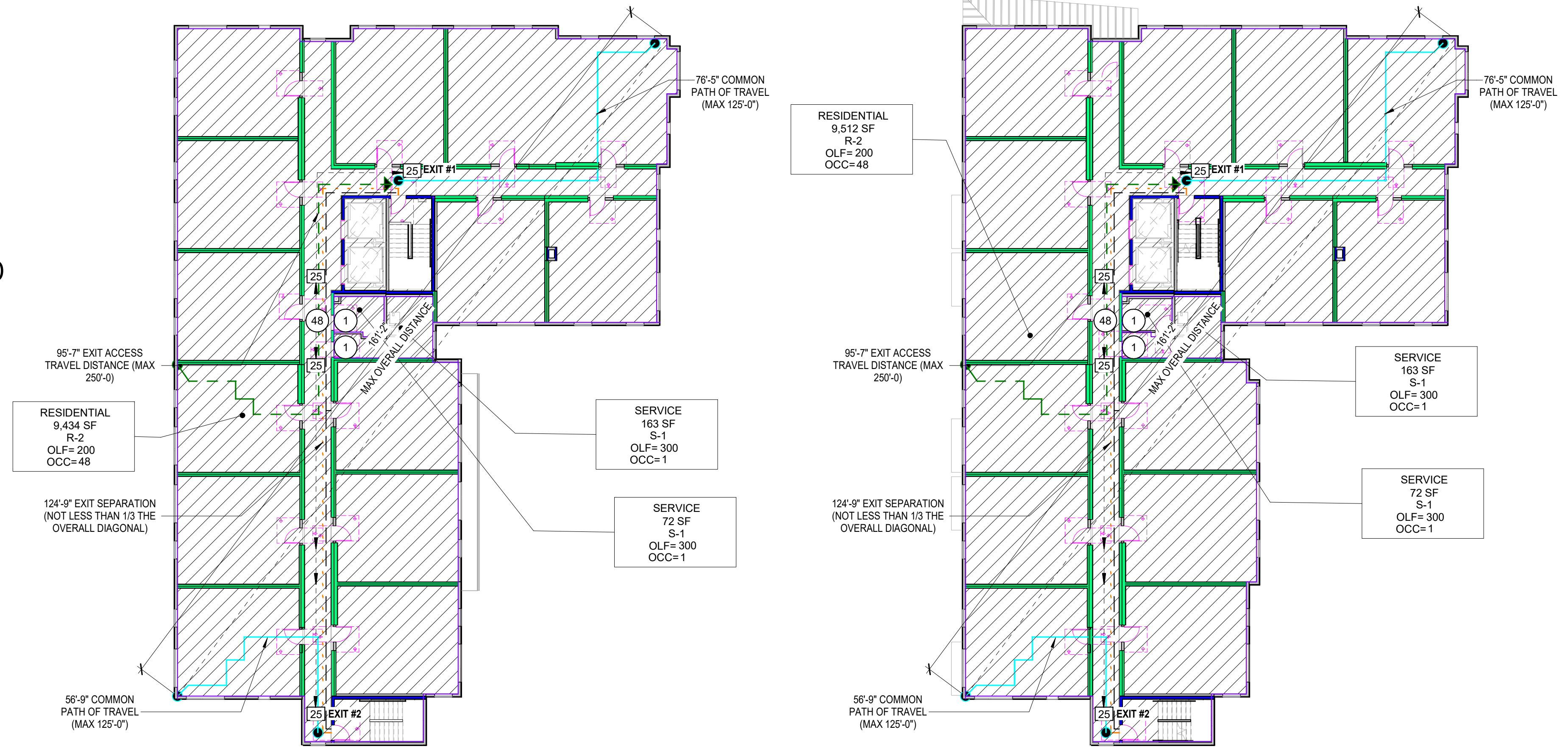
- ① OCCUPANT LOAD
- [51] CONVERGING OR DIVERGING OCCUPANT LOAD
- - - EXIT ROUTE
- - - EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL
- · · · · DIAGONAL DISTANCE

COLOR CODED RATED WALL LEGEND

- 1-HR FIRE PARTITION
- 1-HR FIRE BARRIER/SHAFT
- 2-HR FIRE BARRIER/SHAFT
- 3-HR FIRE BARRIER/SHAFT

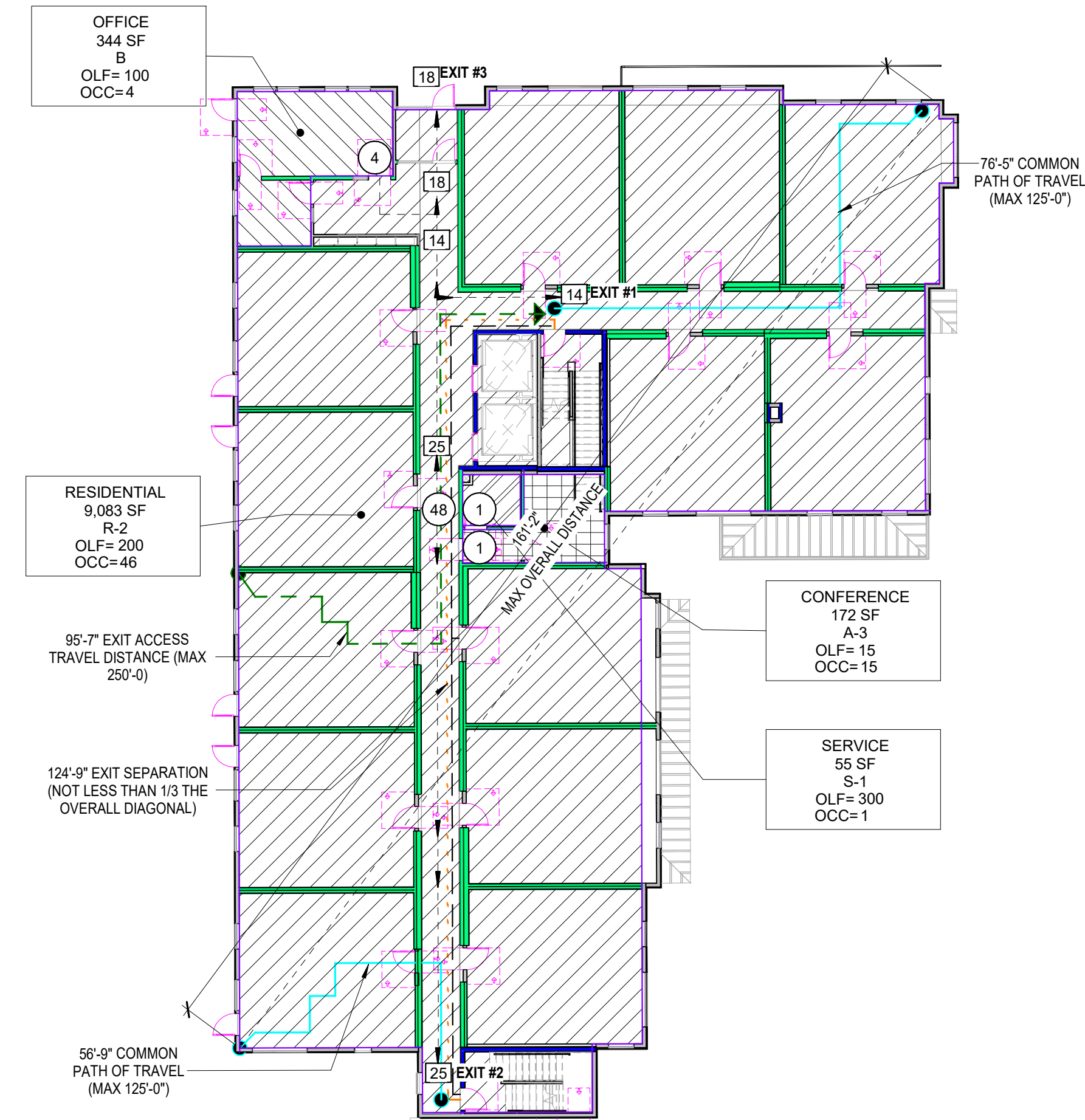
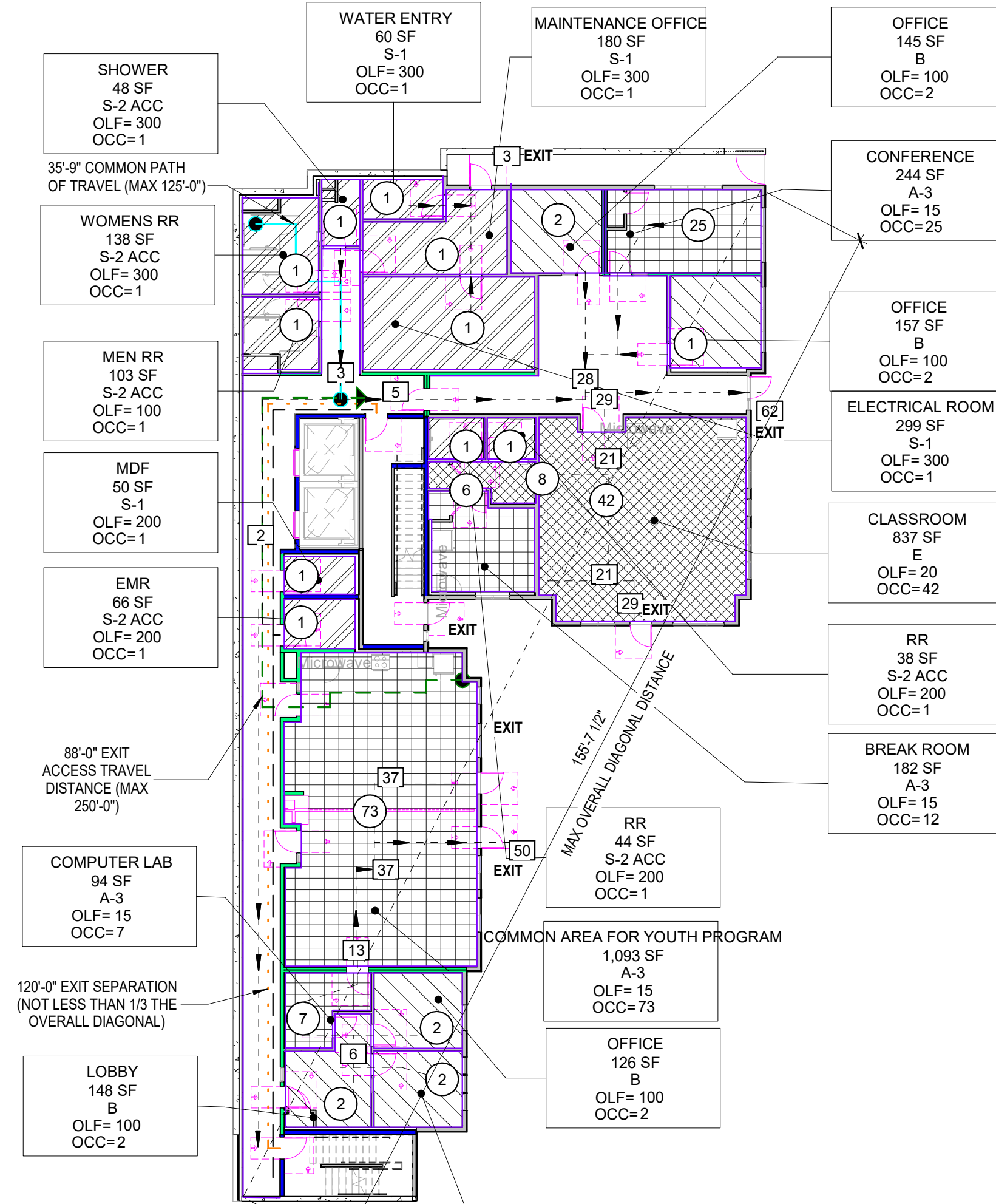
OCCUPANCY LEGEND

- A-3
- B
- E
- R-2
- S-1
- S-2 ACC



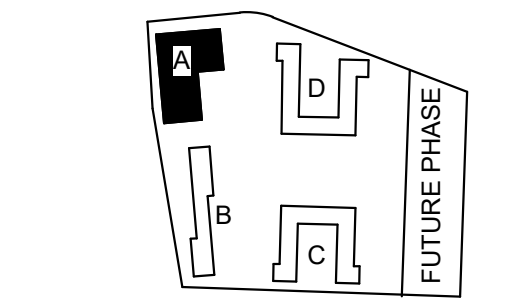
B2 BLDG A LEVEL 4
1/16" = 1'-0"

B4 BLDG A LEVEL 3
1/16" = 1'-0"



A2 BLDG A LEVEL 1
1/16" = 1'-0"

A4 BLDG A LEVEL 2
1/16" = 1'-0"



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING LEGACY LLLP

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/22/2020	BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
EXITING DIAGRAMS - BUILDING A

SHEET NO.
G-055

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

BUILDING A OCCUPANT LOAD LEVEL 1 AND 2				
NAME	OCCUPANCY	OLF	NUMBER OF OCCUPANTS	
A-3				
CONFERENCE	A-3	15	15	
COMMON AREA FOR YOUTH PROGRAM	A-3	15	73	
BREAK ROOM	A-3	15	12	
CONFERENCE	A-3	15	25	
COMPUTER LAB	A-3	15	7	
B				
OFFICE	B	100	4	
OFFICE	B	100	2	
LOBBY	B	100	2	
OFFICE	B	100	2	
OFFICE	B	100	2	
OFFICE	B	100	2	
E				
CLASSROOM	E	20	42	
TOTAL				
			188	

CHAPTER 29 PLUMBING SYSTEMS

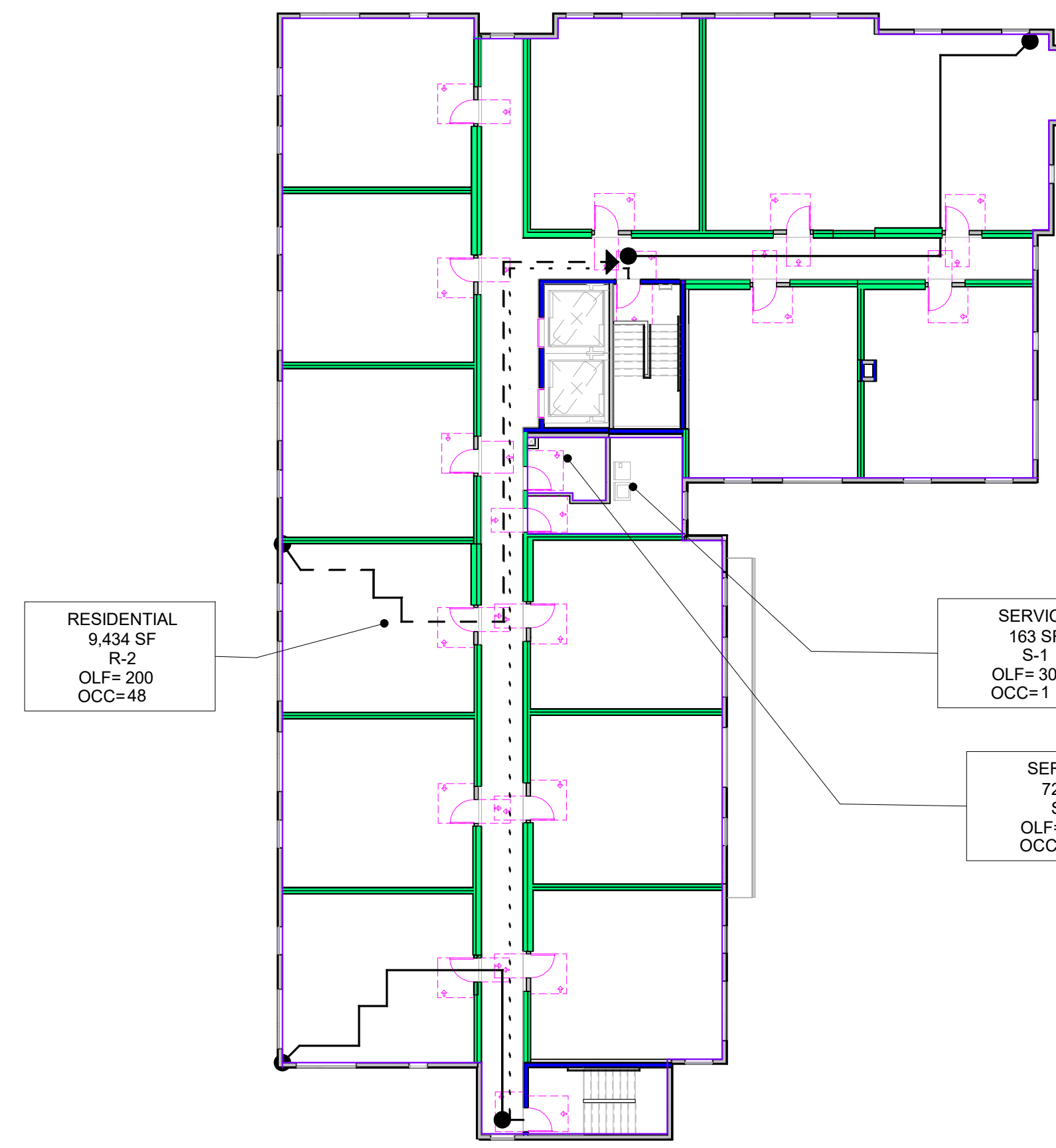
2902.1 MINIMUM NUMBER OF FIXTURES

PLUMBING FIXTURES SHALL BE PROVIDED FOR THE TYPE OF OCCUPANCY AND IN THE MINIMUM NUMBER SHOWN IN TABLE 2902.1. USES NOT SHOWN IN TABLE 2902.1 SHALL BE DETERMINED INDIVIDUALLY BY THE BUILDING OFFICIAL BASED ON THE OCCUPANCY WHICH MOST NEARLY RESEMBLES THE PROPOSED OCCUPANCY.

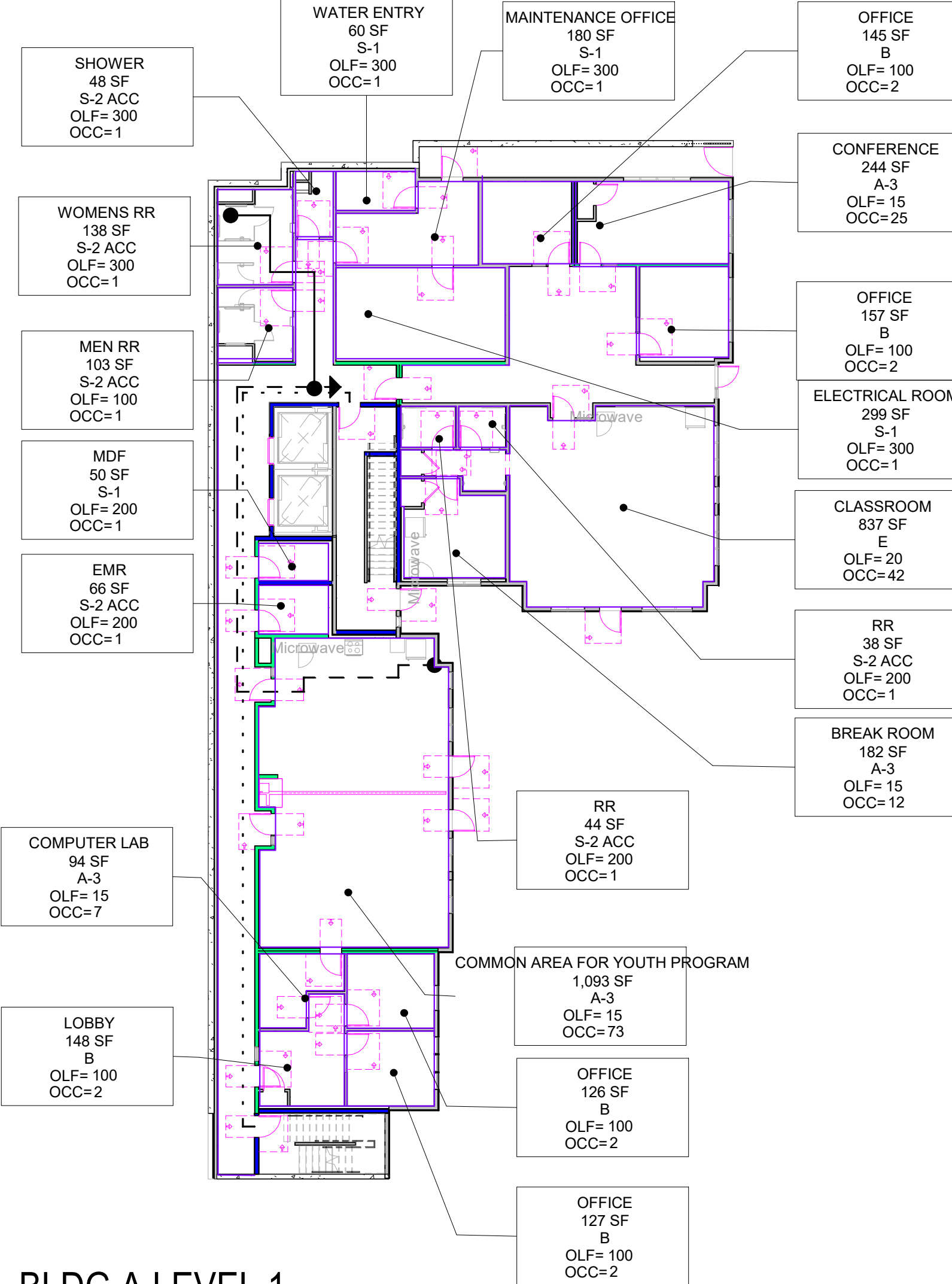
OCCUPANCY	WATER CLOSETS		LABORATORIES	
	MALE	FEMALE	MALE	FEMALE
ASSEMBLY: A-3	1 PER 125	1 PER 65		1 PER 200
AUDITORIUMS WITHOUT PERMANENT SEATING				
BUSINESS: B				
	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80	1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
EDUCATIONAL: E				
	1 PER 35	1 PER 25	1 PER 85	1 PER 50

PLUMBING FIXTURES REQUIRED:

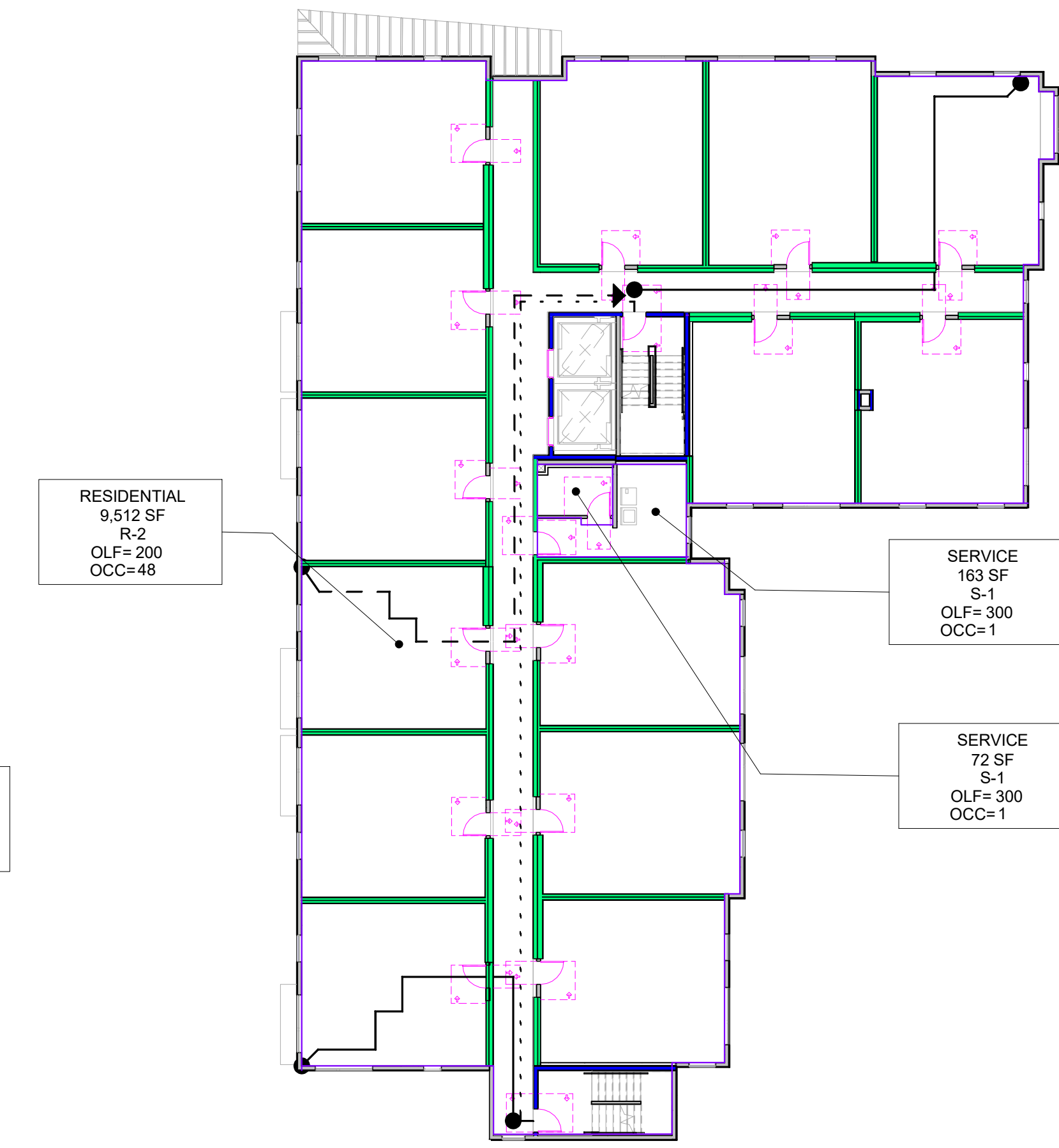
OCCUPANCY GROUP AND COUNT	WATER CLOSETS		LABORATORIES	
	MALE	FEMALE	MALE	FEMALE
	1 PER 125	1 PER 65		1 PER 200
	LEVEL 1	LEVEL 2	TOTAL	
ASSEMBLY: A-3			59	
COMPUTER LAB	7	-		
CONFERENCE 1	25	-		
CONFERENCE 2	-	15		
BREAKROOM	12	-		
COMMON AREA FOR YOUTH PROGRAM	-	-		
TOTAL DIVIDED IN HALF	30	0.24	0.46	0.15
	MALE	FEMALE	MALE	FEMALE
	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 25 FOR FIRST 50 AND 1 PER 50 FOR THE REMAINDER EXCEEDING 50	1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80	1 PER 40 FOR FIRST 80 AND 1 PER 80 FOR REMAINDER EXCEEDING 80
BUSINESS: B				
OFFICE	2	-		
OFFICE	7	-		
OFFICE	2	-		
OFFICE	2	3		
LOBBY	2	-		
TOTAL DIVIDED IN HALF	9	0.36	0.36	0.009
	MALE	FEMALE	MALE	FEMALE
	1 PER 35	1 PER 25	1 PER 85	1 PER 50
EDUCATIONAL: E				
CLASSROOM	42	-	42	
TOTAL DIVIDED IN HALF	21	0.60	0.84	0.247
	1	2	1	1
TOTAL FIXTURES REQUIRED	4 WC		2 L	
[MALE] WATER CLOSET CALC TOTAL:	0.24 + 0.36 + 0.60 = 1.2 - 2			
[FEMALE] WATER CLOSET CALC TOTAL:	0.46 + 0.36 + 0.84 = 1.66 - 2			
[MALE] LABORATORY CALC TOTAL:	0.155 + 0.009 + 0.247 = 0.406 - 1			
[FEMALE] LABORATORY CALC TOTAL:	0.60 + 0.009 + 0.42 = 1.02 - 1			



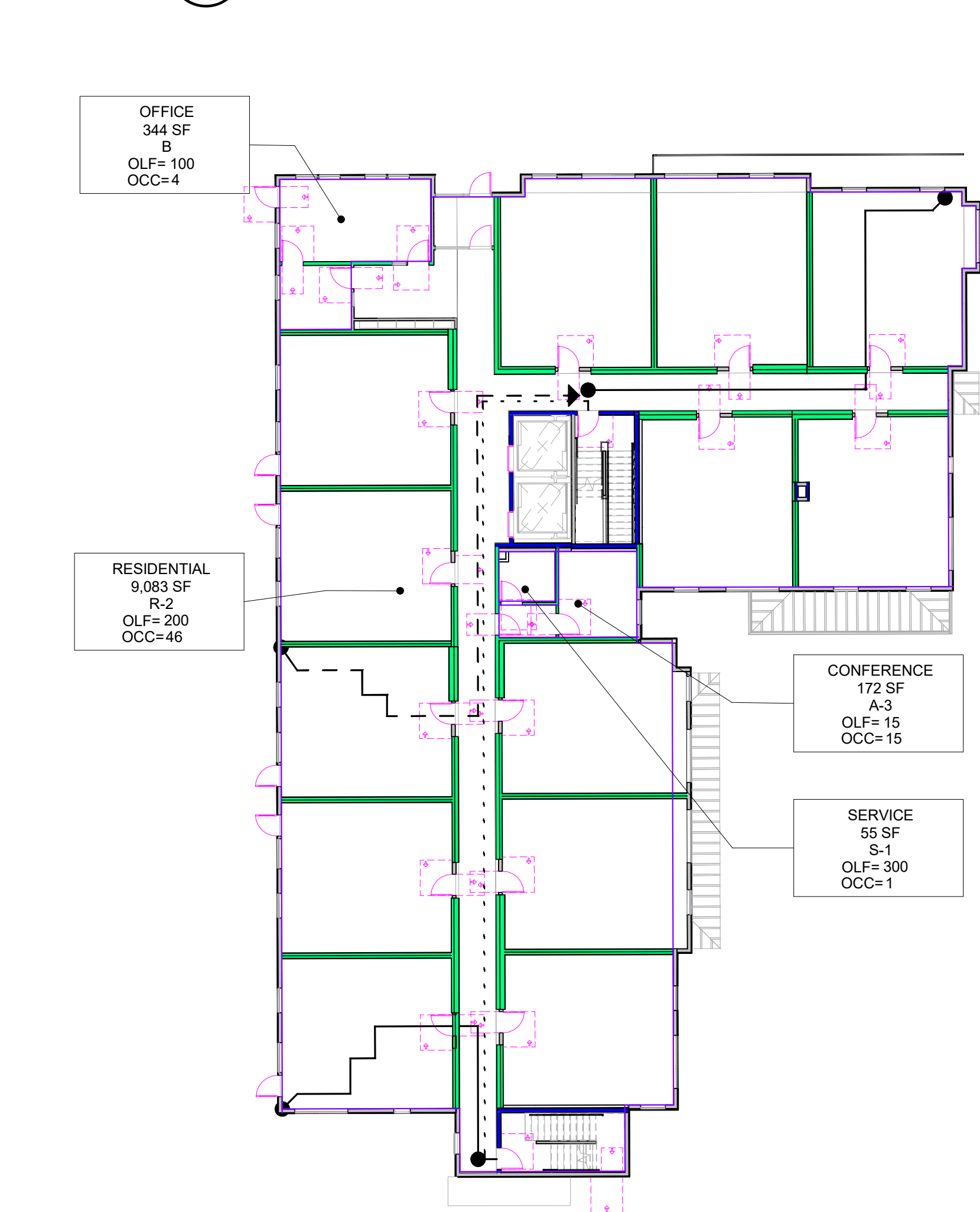
B4 BLDG A LEVEL 4
1/16" = 1'-0"



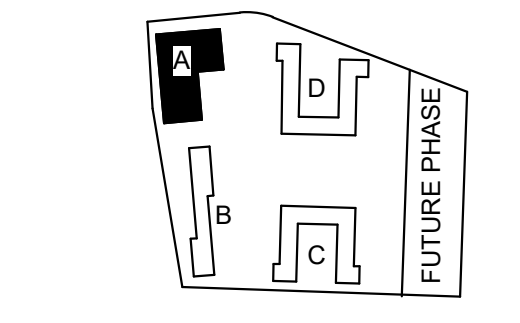
A1 BLDG A LEVEL 1
1/16" = 1'-0"



A4 BLDG A LEVEL 3
1/16" = 1'-0"



A2 BLDG A LEVEL 2
1/16" = 1'-0"



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
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EVERETT, WA 98201
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MARK	DATE	DESCRIPTION
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MARK	DATE	DESCRIPTION
C	06/22/2020	BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
OCCUPANCY DIAGRAMS - BUILDING A

SHEET NO.
G-060

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

Project Summary, pg 1 PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

General Info	Project Title: EHA Baker Heights Building A	Date: 6/10/2020
Project Description	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Occupancy <input type="checkbox"/> Change in Space Conditioning <input type="checkbox"/> Historic Building Building Elements Scope - Select all that apply <input checked="" type="checkbox"/> All <input type="checkbox"/> L Building Envelope <input type="checkbox"/> Mechanical Systems <input type="checkbox"/> Service Hot Water Systems <input type="checkbox"/> Lighting Systems <input type="checkbox"/> Electrical Systems	
Occupancy Type	<input type="checkbox"/> All Commercial <input type="checkbox"/> Group R - R2, R3, & R4 over 3 stories and all R1 <input checked="" type="checkbox"/> Mixed Use - Building is greater than three stories above grade and it has both Commercial and Group R occupancies. Mixed Occupancy - Building is three stories or less above grade and it has both Commercial and Group R2, R3 or R4 occupancies. Select All Commercial to document compliance for the commercial areas of the building. The residential spaces shall comply with the WSEC Residential Provisions.	
Space Conditioning Categories	Select all that apply to the scope of project <input checked="" type="checkbox"/> Fully Conditioned <input type="checkbox"/> Semi-heated <input type="checkbox"/> Refrigerated Spaces (Warehouse and/or Walk-in) <input type="checkbox"/> Low Energy Space Category Eligible Low Energy Spaces <input type="checkbox"/> Unconditioned <input type="checkbox"/> Low energy heating/cooling capacity <input type="checkbox"/> Wireless service equipment shelter <input type="checkbox"/> Greenhouse <input type="checkbox"/> Equipment building	
Floor Area and Stories	Floors Above Grade: 4	Project Gross Conditioned Floor Area: 36,758
General Compliance Path	<input checked="" type="checkbox"/> Compliance Method 1 - General <input type="checkbox"/> Compliance Method 2 - Total Building Compliance Method 1 - Projects shall demonstrate compliance with all applicable mandatory and prescriptive requirements of this code. Refer to C401.2, Item 1 for more information. Compliance forms to include with a Prescriptive submittal: All applicable ENV, LTG, and MECH. Compliance Method 2 - Projects complying with total building performance (TBP) shall include a summary of results from a whole building energy model per Section C407 and shall demonstrate compliance with all applicable mandatory provisions in this Code. Refer to Section C401.2, Item 2 for more information. Compliance forms to include with a TBP submittal: PROJ-SUM, ENV-CHK, LTG-EXT, LTG-CHK, and all MECH forms except MECH-ECONO and MECH-VENT (pending).	

Note 1 - Refrigerated Spaces - They shall comply with the envelope and refrigeration equipment requirements in Section C410. Warehouse coolers and freezers shall also comply with the envelope requirements in C402. C410 takes precedent for overlapping requirements.
 Note 2 - Semi-heated Spaces - If heated with equipment other than electric resistance may take an exemption for wall insulation. All other envelope assemblies shall comply with the thermal envelope provisions.
 Note 3 - Exemptions For Low Energy Spaces - Low Energy spaces are exempt from all provisions in WSEC Section C402 Building Envelope, however all other applicable provisions in the Code do apply including lighting, mechanical, service water heating, etc.
 Note 4 - Eligible Space Conditioning For Low Energy Greenhouses - Greenhouses are defined as spaces that maintain a specialized sunlit environment that is used for cultivation, protection and maintenance of plants. Cooling with outside air and/or evaporative cooling, and any form of heating equipment, are allowed under the Low Energy Greenhouse category. Greenhouses with cooling equipment that requires a condensing unit are NOT eligible.

Project Summary, pg 2 PROJ-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

General Info	Project Title: EHA Baker Heights Building A	Date: 6/10/2020
C406 Additional Efficiency Package Options Summary	Building level efficiency options: <input type="checkbox"/> C406.8 Enhanced envelope performance <input type="checkbox"/> C406.9 Reduced air infiltration <input type="checkbox"/> C406.5 On-site renewable energy Building area level efficiency options: <input type="checkbox"/> C406.2 More efficient HVAC equipment <input type="checkbox"/> C406.6 Dedicated outside air systems (DOAS) <input type="checkbox"/> C406.7 Reduced energy use in service water heating <input type="checkbox"/> C406.3 Reduced lighting power <input type="checkbox"/> C406.4 Enhanced digital lighting controls C406 Comments: Building is pursuing 3 C406 measures to comply with ESDS requirements. Reduced air leakage, reduced lighting power, and a rooftop PV array sized to satisfy C406 on-site renewable energy requirements.	

Envelope Summary ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

Project Info	Project Title: EHA Baker Heights Building A	Date: 06/10/2020
Project Description	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> No Envelope Scope Envelope Project Scope Select all that apply: <input type="checkbox"/> All Commercial <input type="checkbox"/> Group R - Commercial <input checked="" type="checkbox"/> Mixed Use - Commercial + Group R <input type="checkbox"/> Semi-heated <input type="checkbox"/> Refrigerated Cooler <input type="checkbox"/> Refrigerated Freezer <input type="checkbox"/> Equipment Building	
Envelope Description	Provide brief description of the project and relevant supporting documentation. If project includes multiple Target Insulation Allowance areas, and/or is demonstrating compliance as an Addition + Existing, Alteration + Existing or Addition + Alteration + Existing project, provide a brief summary of the approach to whole building compliance. Air Barrier Testing <input checked="" type="checkbox"/> Air barrier testing per Section C402.5.1.2 included in project scope <input type="checkbox"/> Additional Efficiency Package Option - C406.9 Reduced Air Infiltration <input type="checkbox"/> Testing not required. Explanation:	
Compliance Documentation Scope and Method	<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> No Envelope Scope Target Insulation Allowance <input checked="" type="checkbox"/> Fully Conditioned - Commercial, Group R, Mixed Use <input type="checkbox"/> Semi-heated <input type="checkbox"/> Refrigerated Cooler <input type="checkbox"/> Refrigerated Freezer If project includes more than one Target Insulation Allowance area, and/or if project includes addition and alteration areas complying independently, for each area complete an ENV-SUM form. Rows 16-46 and either an ENV-PREScriptive form, or ENV-UA + ENV-SHGC forms if demonstrating compliance via component performance.	
Envelope Compliance Path	<input type="checkbox"/> Prescriptive <input checked="" type="checkbox"/> Component Performance Selection required to enable forms.	
Component Performance Calculation Adjustments	<input type="checkbox"/> Change of Occupancy (C503.2) / Conditioning (C505) - 10% higher UA allowed <input type="checkbox"/> Additional Efficiency Package Option - C406.8 Enhanced Envelope - 15% lower UA required	
Alterations - Fenestration and Skylight	<input type="checkbox"/> Replacement windows only, or resulting total building WWRs increased by alteration <input type="checkbox"/> Replacement skylights only, or resulting total building SRR increased by alteration WWR and SRR not increased - Vertical Fenestration and Skylight Area Calculation not required. WWR and/or SRR increased - Complete Vertical Fenestration and Skylight Area Calculation. Enter total existing-to-remain wall, roof, fenestration and skylight areas as EXISTING. Enter total addition envelope assembly areas as NEW. If resulting total building WWR exceeds 30% and/or SRR exceeds 5%, refer to C503.3.2 and C503.3.3 for prescriptive compliance alternatives. If complying via component performance, complete ENV-UA per instructions for alteration + existing projects.	

Envelope Summary, pg. 2 ENV-SUM

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

Vertical Fenestration and Skylight Area Calculation	Prescriptive Path - Enter envelope values directly into this section of ENV-SUM for vertical fenestration, skylights, net walls and roof. For Additions and Alterations, refer to these sections in ENV-SUM for further instructions. Component Performance - When this Envelope Compliance Path is selected, write-protection of this section is enabled. Enter envelope values for all assemblies into the ENV-UA form. Envelope information from ENV-UA will auto-fill into this section of ENV-SUM.			
Vertical Fenestration Area Compliance	VERTICAL FENESTRATION AREA COMPLIES WITH MAXIMUM ALLOWANCE			
Skylight Area Compliance	NO SKYLIGHT PROPOSED, COMPLIES WITH MAXIMUM ALLOWANCE.			
Vertical Fenestration Alternates	<input type="checkbox"/> High performance fenestration U-factors and SHGC per C402.4.1.3 <input type="checkbox"/> Dedicated outdoor air system per C402.4.1.4 and C403.6 <input type="checkbox"/> In buildings ≥ 3 stories, 25% or more of NET floor area is in DLZ per C402.4.1.1 <input type="checkbox"/> In buildings < 3 stories, 50% or more of CONDITIONED floor area is within DLZ per C402.4.1.1			
Daylight Zone Calculations	Not Selected. No Calculations Required.			
Spaces in Single Story Building Requiring Skylights	List all enclosed spaces that exceed 2,500 ft ² , have ceiling height greater than 15 ft, and are space types required to comply with this provision. Indicate aperture with "AP" prefix (AP 1.1%).			
Envelope Exemptions	<input type="checkbox"/> Low energy spaces per C402.1.1 Item 1 are exempt from the thermal envelope provisions. Semi-heated spaces heated by systems other than electric resistance are exempt from wall insulation provision only per C402.1.1.1. <input type="checkbox"/> Complete Low Energy and Semi-Heated Spaces table in MECH-SUM to verify eligibility based on installed peak heating and cooling capacity per sf.			
Equipment Buildings	Equipment buildings are exempt from the thermal envelope provisions per C402.1.2. The following shall be met to be eligible: building size ≤ 500 sf, average wall/roof U-factor ≤ U-0.20, electronic equipment load ≤ 7 watts/sf, heating system output capacity ≤ 17,000 btuh. Cooling system capacity not limited.			

Component Performance Path, pg. 1 ENV-UA

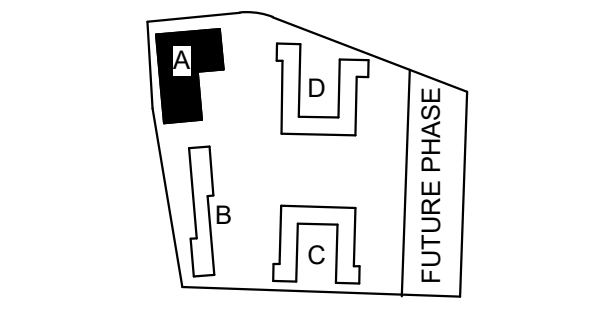
2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

Target Insulation Allowance	Fully Conditioned Space - Commercial, Group R, Mixed Use None Applied			
Fenestration Area	as % gross above-grade wall area: 19.4% Max. Target: 30.0% as % gross roof area: 0.0% Max. Target: 5.0%			
Vertical Fenestration Alternates	None Selected on ENV-SUM			
Building Component	Cavity+Cl Plan/Detail # U-factor Source & Table # ² U-factor x Area (A) = UA (U x A) U-factor x Area (A) = UA (U x A) U-factor x Area (A) = UA (U x A)			
Roof	R-49 RD1 A-611 0.023 9957 228.0 0.027 10127 273.4 R-49 RD9 A-611 0.023 90 1.8 R-49 RD11 A-611 0.023 90 2.1			
Vertical Fenestration	R-21 D02 A-605 0.060 17086 1025.2 0.054 17086 922.6 R-13 A01/H22 A-605 0.089 1927 171.5 0.104 1927 200.4 R-13 F06 A-610 0.062 6 0.4 0.029 29 0.7 R-13 F03 A-610 0.027 19 0.9 0.029 29 0.7			
Skylights	R-13 F06 A-610 0.062 6 0.4 0.029 29 0.7 R-13 F03 A-610 0.027 19 0.9 0.029 29 0.7			
Refrigerated Space Freezer Floors	R-13 F06 A-610 0.062 6 0.4 0.029 29 0.7 R-13 F03 A-610 0.027 19 0.9 0.029 29 0.7			
Component Performance Compliance (UA)	UA COMPLIES			

Component Performance Path, pg. 2 ENV-UA

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

Fenestration Area	as % gross above-grade wall area: 19.4% Max. Target: 30.0% as % gross roof area: 0.0% Max. Target: 5.0%			
Building Component	Schedule ID U-factor Source ¹⁰ U-factor x Area (A) = UA (U x A) U-factor x Area (A) = UA (U x A) U-factor x Area (A) = UA (U x A)			
Refrigerated Space Freezer Floors	Cl Plan/Detail # U-factor Source & Table # ² U-factor x Area (A) = UA (U x A) U-factor x Area (A) = UA (U x A)			
Component Performance Compliance (UA)	UA COMPLIES			
Refrigerated Space Windows In Doors	U-factor Glass U-factor Glass U-factor Glass U-factor Glass			



PROJECT ADDRESS:
 BUILDING A: 2710 14th STREET
 BUILDING B: 2715 15th STREET
 BUILDING C: 2815 15th STREET
 BUILDING D: 2810 14th STREET
 EVERETT, WA 98201

OWNER:
 EVERETT HOUSING LEGACY LLLP

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: 2017033.00
 GGLO PRINCIPAL IN CHARGE: JON HALL
 GGLO PROJECT MANAGER: SCOTT SCHREFFLER
 OWNER APPROVAL:

SHEET TITLE
ENVELOPE SUMMARY - BUILDING A

SHEET NO.
G-075

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

SHGC Calculation ENV-SHGC

2015 WSEC Compliance Forms for Commercial Buildings including R2, R3, & R4 over 3 stories and all R1 Revised Dec 2019

Project Title: EHA Baker Heights Building A		Date: 06/10/2020															
Target Insulation Allowance: Fully Conditioned Space - Commercial, Group R, Mixed Use																	
Fenestration Area as % gross above-grade wall area	18.4% Max. Target: 30.0%	For Building Department Use															
Skylight Area as % gross roof area	0.0% Max. Target: 5.0%																
Vertical Fenestration Alternates: None Selected on ENV-SUM																	
Notes: 1 - Proposed vertical fenestration and skylight areas entered in ENV-SHGC must match proposed fenestration areas in ENV-UA. 2 - If Target Area Adjustment is required per ENV-UA, then target areas will be automatically adjusted in ENV-SHGC. Refer to Target Area Adjustments worksheet for this calculation. 3 - Fenestration assembly SHGC shall be the manufacturer's NFRC product rating, or shall be the default value per Section C303.1.3. 4 - Fenestration that separates conditioned space from a non-conditioned space shall be included in this worksheet. Enter target SHGC values for this fenestration under proposed SHGC, so it is neutral to the calculation.																	
User Note																	
<table border="1"> <thead> <tr> <th>Skylights</th> <th>Proposed SHGC</th> <th>Target SHGC</th> </tr> <tr> <th>Sch. ID</th> <th>Provide SHGC source and fenestration schedule ID</th> <th>SHGC x Area (A) = SHGC x A</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>0.35</td> </tr> <tr> <td></td> <td></td> <td>0.35</td> </tr> <tr> <td colspan="2">Skylight Totals</td> <td></td> </tr> </tbody> </table>		Skylights	Proposed SHGC	Target SHGC	Sch. ID	Provide SHGC source and fenestration schedule ID	SHGC x Area (A) = SHGC x A			0.35			0.35	Skylight Totals			
Skylights	Proposed SHGC	Target SHGC															
Sch. ID	Provide SHGC source and fenestration schedule ID	SHGC x Area (A) = SHGC x A															
		0.35															
		0.35															
Skylight Totals																	

All Non-North Vertical Fenestration+		Proposed SHGC		Target SHGC ++	
Sch. ID	Provide SHGC source and fenestration schedule ID	PF	SHGC x Area (A) = SHGC x A	PF Category	SHGC x Area (A) = SHGC x A
	Vinyl Windows	0.40	3815 1526	PF < 0.2	0.40 4106 1642.4
	Storefront	0.40	58 23	0.2 ≤ PF < 0.5	0.48
	Glazed Doors	0.40	189 76	PF ≥ 0.5	0.64
	Storefront Glazed Doors	0.40	44 18		
Non-North Window Totals			4106.0 1642.4		4106.0 1642.4

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

North Vertical Fenestration+		Proposed SHGC		Target SHGC++	
Sch. ID	Provide SHGC source and fenestration schedule ID	PF	SHGC x Area (A) = SHGC x A	PF Category	SHGC x Area (A) = SHGC x A
				PF < 0.2	0.53
				0.2 ≤ PF < 0.5	0.58
				PF ≥ 0.5	0.64
North Window Totals					

++ If projection factor (PF) credits are applied to the proposed design, Target SHGC will sum fenestration area by PF category.

TO COMPLY - The Proposed Total SHGC x A shall not exceed the Target Total SHGC x A.

Area	SHGC x A	Area	SHGC x A
4106.0	1642.4	4106.0	1642.4

Component Performance Compliance (SHGC) SHGC COMPLIES

6/9/2020

EHA Baker Heights Building A

EHA Baker Heights Building A - Assembly U-Factor Calculations

Page 1 of 1

GLUMAC

R01 [A-611]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
Double glazing	0.00	WSEC 2015 Table A101.5
Roofing underlayment 2 layers	1.12	WSEC 2015 Table A101.5
3/4" plywood sheathing	0.94	WSEC 2015 Table A101.5
Wood joist framing with R-49 batt insulation	40.40	ASHRAE Parallel Path Method
2 layers 5/8" type X GWB	1.12	WSEC 2015 Table A101.5
Interior air film, heat flow up	0.61	WSEC 2015 Table A101.5
Total R-Value	44.36	WSEC Baseline
Assembly U-Factor	0.023	0.021

R02 [A-611]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
Double glazing	0.00	WSEC 2015 Table A101.5
Roofing underlayment 2 layers	1.12	WSEC 2015 Table A101.5
2x framing at 24" oc	0.94	WSEC 2015 Table A101.5
Wood joist framing with R-49 batt insulation	40.40	ASHRAE Parallel Path Method
2 layers 5/8" type X soffitt board	1.12	WSEC 2015 Table A101.5
Interior air film, heat flow up	0.61	WSEC 2015 Table A101.5
Total R-Value	44.36	WSEC Baseline
Assembly U-Factor	0.023	0.021

R11 [A-611]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
Metal roofing	0.00	WSEC 2015 Table A101.5
Roofing underlayment 2 layers	1.12	WSEC 2015 Table A101.5
3/4" plywood sheathing	0.94	WSEC 2015 Table A101.5
Wood joist floor framing with R-49 batt insulation	40.40	ASHRAE Parallel Path Method
2 layers 5/8" type X soffitt board	1.12	WSEC 2015 Table A101.5
Interior air film, heat flow up	0.61	WSEC 2015 Table A101.5
Total R-Value	44.36	WSEC Baseline
Assembly U-Factor	0.023	0.021

D02 [A-605]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
Exterior finish	0.00	WSEC 2015 Table A101.5
Exterior sheathing	0.56	WSEC 2015 Table A101.5
2x5 wood studs w/ R-21 batt insulation	14.83	ASHRAE Parallel Path Method
1 layer 5/8" type X gypsum board	0.56	WSEC 2015 Table A101.5
Interior air film	0.68	WSEC 2015 Table A101.5
Total R-Value	16.80	WSEC Baseline
Assembly U-Factor	0.060	0.054

A01/H23 [A-605]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
Cast-in-place concrete	0.08	WSEC 2015 Table A101.5
2x4 wood framing w/ R-13 batt insulation	9.40	ASHRAE Parallel Path Method
2x5 wood studs w/ R-21 batt insulation	14.83	ASHRAE Parallel Path Method
Interior air film	0.68	WSEC 2015 Table A101.5
Total R-Value	11.18	WSEC Baseline
Assembly U-Factor	0.089	0.104

F03 [A-610]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
2 layers 5/8" ext gypsum soffitt board	1.12	WSEC 2015 Table A101.5
R-38 spray foam insulation in wood joists	33.09	ASHRAE Parallel Path Method
3/4" plywood sheathing	0.94	WSEC 2015 Table A101.5
1/4" acoustic mat	-	-
1" gypsum concrete underlayment	0.90	WSEC 2015 Table A101.5
Interior air film, heat flow down	0.92	WSEC 2015 Table A101.5
Total R-Value	37.14	WSEC Baseline
Assembly U-Factor	0.027	0.029

F06 [A-610]		
Layers (outside->in)	R-Value	Reference
Exterior air film	0.17	WSEC 2015 Table A101.5
1 layer 5/8" ext gypsum soffitt board	1.12	WSEC 2015 Table A101.5
Wood joists with 3-1/2" acoustic batt insulation	11.46	ASHRAE Parallel Path Method
3/4" plywood sheathing	0.94	WSEC 2015 Table A101.5
1/4" acoustic mat	-	-
1" gypsum concrete underlayment	0.90	WSEC 2015 Table A101.5
Interior air film, heat flow down	0.92	WSEC 2015 Table A101.5
Total R-Value	16.80	WSEC Baseline
Assembly U-Factor	0.060	0.054

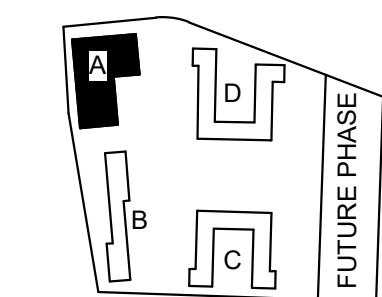
F01 [A-610]		
Layers (outside->in)	R-Value	Reference
Slab-on-grade floor with R-10 perimeter insulation	1.85	WSEC 2015 Table C402.1.3
Total R-Value	1.85	WSEC Baseline
Assembly U-Factor	0.540	0.540

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Developed By:
Laurel Schandeleer, Energy Analyst, Glumac, 206-960-3999

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
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PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING LEGACY LLLP

MARK DATE DESCRIPTION
REVISIONS

C 06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

B 04/10/2020 DESIGN DEVELOPMENT
A 01/07/2020 SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
SHGC CALCULATION - BUILDING A

SHEET NO.
G-076

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ORIGINAL SHEET SIZE: 8.5X11

Window, Skylight and Door Schedule

Project Information: EHA Baker Heights Building B, 2825 15th Street, Everett, Washington 98201. Contact Information: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

Table with columns: Ref, U-factor, Width (Qt. Feet, Height Feet), Area, UA. Rows for Exempt Swinging Door and Exempt Glazed Fenestration.

Vertical Fenestration (Windows and doors)

Table with columns: Component Description, Ref, U-factor, Width (Qt. Feet, Height Feet), Area, UA. Lists various window types from Window A1 to Door B.

Table R402.1.1 Footnotes

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int. = intermediate framing. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.

Grid for fenestration area and UA calculations, showing Area and UA values for multiple rows.

Grid for Overhead Glazing (Skylights) area and UA calculations, showing Area and UA values.

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

Summary table for fenestration area and UA, showing totals of 2245.1 Area and 628.63 UA.

Summary table for overhead glazing area and UA, showing totals of 0.0 Area and 0.00 UA.

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information: EHA Baker Heights Building B, 2825 15th Street, Everett, Washington 98201. Contact Information: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Table for All Climate Zones showing R-Value and U-Factor for various building components like Fenestration, Skylight, Glazed Fenestration, Ceiling, Wood Frame Wall, Mass Wall, Floor, Below Grade Wall, and Slab.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- 1. Small Dwelling Unit: 1.5 credits
2. Medium Dwelling Unit: 3.5 credits
3. Large Dwelling Unit: 4.5 credits
4. Additions less than 500 square feet: .5 credits

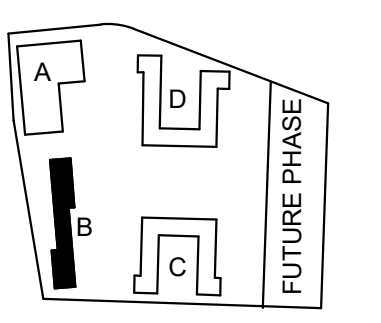
Table R406.2 Summary

Table with columns: Option, Description, Credit(s). Lists energy efficiency options like Efficient Building Envelope, Air Leakage Control, High Efficiency HVAC, and Efficient Water Heating.

Total Credits: 2.50. *Please refer to Table R406.2 for complete option descriptions.



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PROJECT:

EHA BAKER HEIGHTS



PROJECT ADDRESS:

BUILDING A: 2710 14th STREET, BUILDING B: 2715 15th STREET, BUILDING C: 2815 15th STREET, BUILDING D: 2810 14th STREET, EVERETT, WA 98201

OWNER:

EVERETT HOUSING LEGACY LLLP

Table with columns: MARK, DATE, DESCRIPTION. Section for REVISIONS.

06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

04/10/2020 DESIGN DEVELOPMENT

01/07/2020 SCHEMATIC DESIGN

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: 2017033.00, GGLO PRINCIPAL IN CHARGE: JON HALL, GGLO PROJECT MANAGER: SCOTT SCHREFFLER, OWNER APPROVAL:

SHEET TITLE

ENERGY CODE COMPLIANCE - BUILDING B

SHEET NO.

G-077

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

D

C

B

A

Window, Skylight and Door Schedule

Project Information

Table with project details: EHA Baker Heights Building C, 2875 15th Street, Everett, Washington 98201

Contact Information

Table with contact details: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

Table for Exempt Swinging Door and Exempt Glazed Fenestration with columns for Ref, U-factor, Qt, Feet, Height, Feet, Area, UA

Vertical Fenestration (Windows and doors)

Main table for vertical fenestration with columns for Component, Description, Ref, U-factor, Qt, Feet, Height, Feet, Area, UA

Summary table for vertical fenestration with columns for Area, UA

Overhead Glazing (Skylights)

Table for overhead glazing with columns for Component, Description, Ref, U-factor, Qt, Feet, Height, Feet, Area, UA

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

Summary table for overhead glazing with columns for Area, UA

Summary table for total fenestration with columns for Area, UA

Summary table for total fenestration with columns for Area, UA

Summary table for total fenestration with columns for Area, UA

Summary table for total fenestration with columns for Area, UA

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information

Table with project details: EHA Baker Heights Building C, 2875 15th Street, Everett, Washington 98201

Contact Information

Table with contact details: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative _____ Date _____

Table for All Climate Zones with columns for Fenestration U-Factor, Skylight U-Factor, Glazed Fenestration SHGC, Ceiling, Wood Frame Wall, Mass Wall R-Value, Floor, Below Grade Wall, Slab R-Value & Depth

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- 1. Small Dwelling Unit: 1.5 credits
2. Medium Dwelling Unit: 3.5 credits
3. Large Dwelling Unit: 4.5 credits
4. Additions less than 500 square feet: .5 credits

Table R406.2 Summary

Table R406.2 Summary with columns for Option, Description, Credit(s)

*Please refer to Table R406.2 for complete option descriptions

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information

Table with project details: EHA Baker Heights Building C, 2875 15th Street, Everett, Washington 98201

Contact Information

Table with contact details: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative _____ Date _____

Table for All Climate Zones with columns for Fenestration U-Factor, Skylight U-Factor, Glazed Fenestration SHGC, Ceiling, Wood Frame Wall, Mass Wall R-Value, Floor, Below Grade Wall, Slab R-Value & Depth

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- 1. Small Dwelling Unit: 1.5 credits
2. Medium Dwelling Unit: 3.5 credits
3. Large Dwelling Unit: 4.5 credits
4. Additions less than 500 square feet: .5 credits

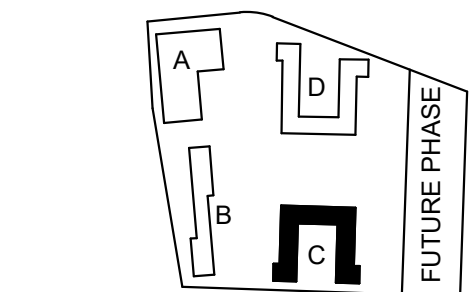
Table R406.2 Summary

Table R406.2 Summary with columns for Option, Description, Credit(s)

*Please refer to Table R406.2 for complete option descriptions



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PROJECT:

EHA BAKER HEIGHTS



PROJECT ADDRESS:

BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:

EVERETT HOUSING LEGACY LLLP

Table with columns: MARK, DATE, DESCRIPTION, REVISIONS

06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

04/10/2020 DESIGN DEVELOPMENT

01/07/2020 SCHEMATIC DESIGN

Table with columns: MARK, DATE, DESCRIPTION, ISSUE INFORMATION

PROJECT NO.: 2017033.00
GGLO PRINCIPAL IN CHARGE: JON HALL
GGLO PROJECT MANAGER: SCOTT SCHREFFLER
OWNER APPROVAL:

SHEET TITLE

ENERGY CODE COMPLIANCE - BUILDING C

SHEET NO.

G-078

BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

Window, Skylight and Door Schedule

Project Information table with fields: EHA Baker Heights Building D, 2850 14th Street, Everett, Washington 98201

Contact Information table with fields: Laurel Schandelmier, Glumac, 1601 Fifth Ave Suite 2210, Seattle, WA 98101, 206.262.1010

Table with columns: Ref., U-factor, Width (Qt. Feet, Height Feet), Area, UA. Includes rows for Exempt Swinging Door and Exempt Glazed Fenestration.

Vertical Fenestration (Windows and doors)

Main table for vertical fenestration with columns: Component Description, Ref., U-factor, Width (Qt. Feet, Height Feet), Area, UA. Lists items like Window A1 through C9 and Door B.

Grid-based table for fenestration area and UA calculations.

Summary table for fenestration area and UA with values: 2611.8, 731.32, 0.28

Overhead Glazing (Skylights)

Table with columns: Component Description, Ref., U-factor, Width (Qt. Feet, Height Feet), Area, UA.

Summary table for overhead glazing area and UA with values: 0.0, 0.00, 0.00

Total Sum of Fenestration Area and UA (for heating system sizing calculations)

Summary table for total fenestration area and UA with values: 2611.8, 731.32

Prescriptive Energy Code Compliance for All Climate Zones in Washington

Project Information table for energy code compliance.

Contact Information table for energy code compliance.

This project will use the requirements of the Prescriptive Path below and incorporate the minimum values listed. In addition, based on the size of the structure, the appropriate number of additional credits are checked as chosen by the permit applicant.

Authorized Representative _____ Date _____

All Climate Zones table with columns: Fenestration U-Factor, R-Value, U-Factor. Lists values for various building components.

*Table R402.1.1 and Table R402.1.3 Footnotes included on Page 2.

Each dwelling unit in a residential building shall comply with sufficient options from Table R406.2 so as to achieve the following minimum number of credits:

- 1. Small Dwelling Unit: 1.5 credits
2. Medium Dwelling Unit: 3.5 credits
3. Large Dwelling Unit: 4.5 credits
4. Additions less than 500 square feet: .5 credits

Table R406.2 Summary

Table R406.2 Summary table with columns: Option, Description, Credit(s). Lists energy efficiency options like Efficient Building Envelope and High Efficiency HVAC.

Total Credits

*Please refer to Table R406.2 for complete option descriptions

Table R402.1.1 Footnotes

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int. = intermediate framing.
R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
*10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement wall.
R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.
There are no SHGC requirements in the Marine Zone.
Reserved.
Reserved.
Reserved.
The second R-value applies when more than half the insulation is on the interior of the mass wall.
Reserved.
For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.
Reserved.
Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
Table R402.1.3 Footnote
Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source or as specified in Section R402.1.3.

Table R402.1.1 Footnotes

For SI: 1 foot = 304.8 mm, ci = continuous insulation, int. = intermediate framing.
R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the compressed R-value of the insulation from Appendix Table A101.4 shall not be less than the R-value specified in the table.
The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration.
*10/15/21.+TB" means R-10 continuous insulation on the exterior of the wall, or R-15 on the continuous insulation on the interior of the wall, or R-21 cavity insulation plus a thermal break between the slab and the basement wall at the interior of the basement wall. "10/15/21.+TB" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the wall. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall. "TB" means thermal break between floor slab and basement wall.
R-10 continuous insulation is required under heated slab on grade floors. See R402.2.9.1.
There are no SHGC requirements in the Marine Zone.
Reserved.
Reserved.
Reserved.
The second R-value applies when more than half the insulation is on the interior of the mass wall.
Reserved.
For single rafter- or joist-vaulted ceilings, the insulation may be reduced to R-38.
Reserved.
Int. (intermediate framing) denotes standard framing 16 inches on center with headers insulated with a minimum of R-10 insulation.
Table R402.1.3 Footnote
Nonfenestration U-factors shall be obtained from measurement, calculation or an approved source or as specified in Section R402.1.3.

6/9/2020

EHA Baker Heights Buildings B, C, D Opaque Assembly Performance Summary

Table with columns: Assembly ID, Assembly Type, Insulation Provided, WSEC 2015 Insulation Required. Lists assembly types like Wall - Wood Frame, Slab on Grade Floor, Roof.

*Per WSEC 2015 Table 406.2 Energy Credits, in order to achieve Option 1a, Floor Insulation is required at minimum R-38

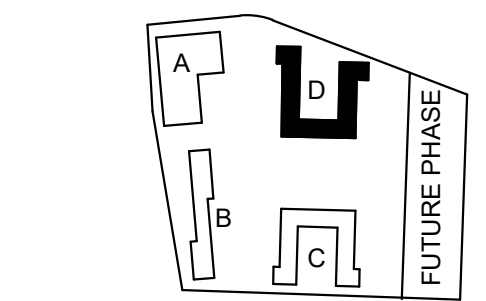
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Laurel Schandelmier, Energy Analyst, Glumac, 206-262-1010

Page 1 of 1



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PROJECT:

EHA BAKER HEIGHTS



PROJECT ADDRESS:

BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:

EVERETT HOUSING LEGACY LLLP

Table with columns: MARK, DATE, DESCRIPTION. Includes a 'REVISIONS' section.

06/22/2020 BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

04/10/2020 DESIGN DEVELOPMENT

01/07/2020 SCHEMATIC DESIGN

ISSUE INFORMATION

PROJECT NO.: 2017033.00
GGLO PRINCIPAL IN CHARGE: JON HALL
GGLO PROJECT MANAGER: SCOTT SCHREFFLER
OWNER APPROVAL:

SHEET TITLE
ENERGY CODE COMPLIANCE - BUILDING D

SHEET NO. G-079

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BUILDING PERMIT SUBMITTAL / HUD SUBMITTAL

D

C

B

A

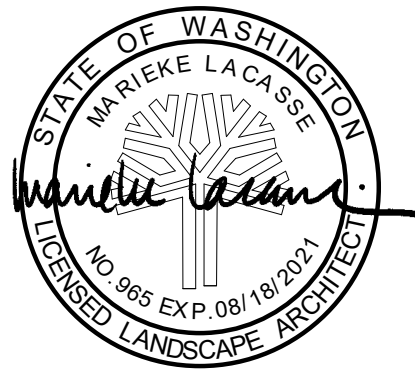
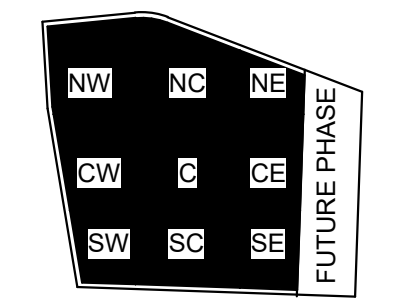
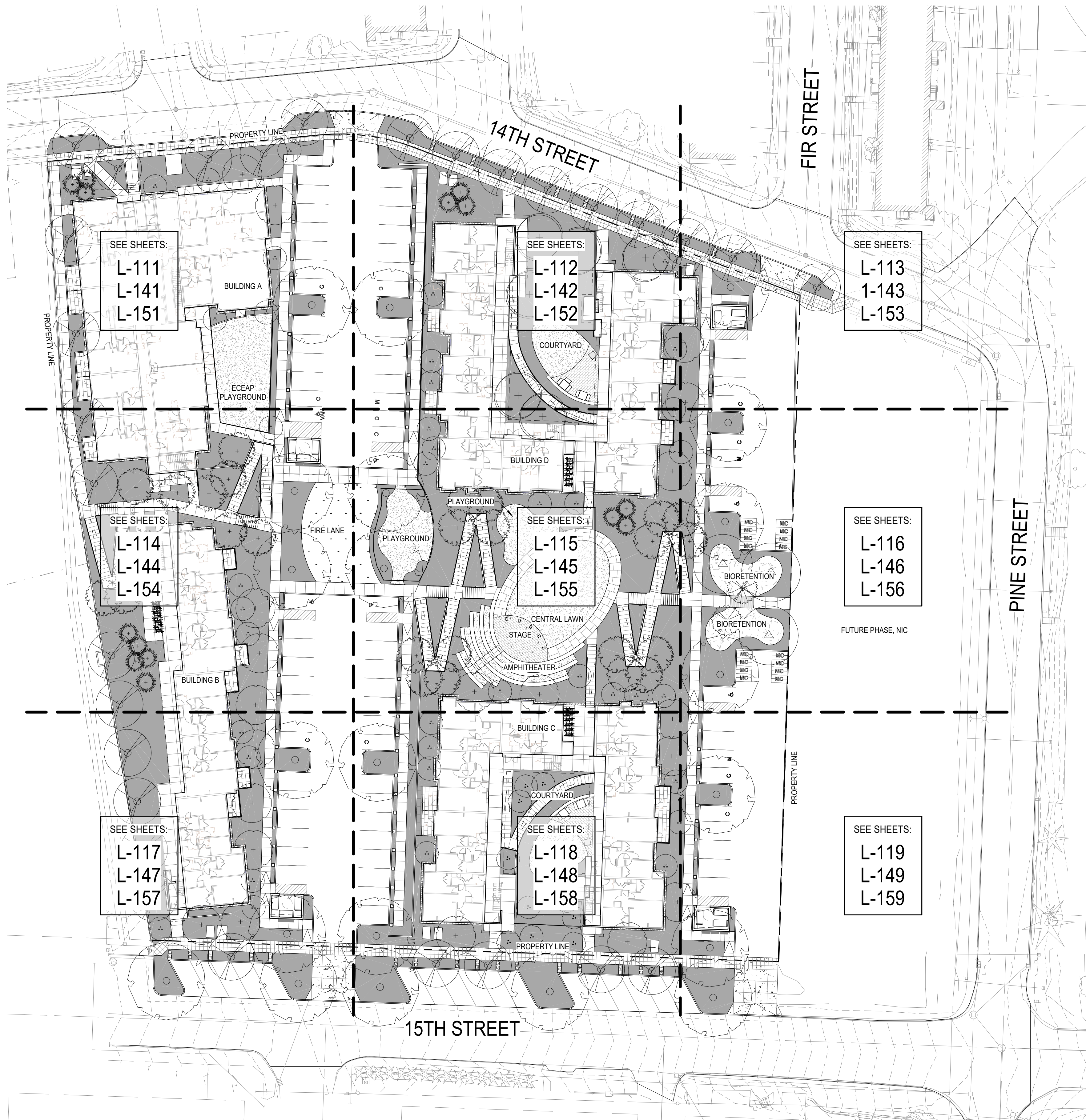
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D

C

B

A



PROJECT:
EHA BAKER HEIGHTS

EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK DATE DESCRIPTION

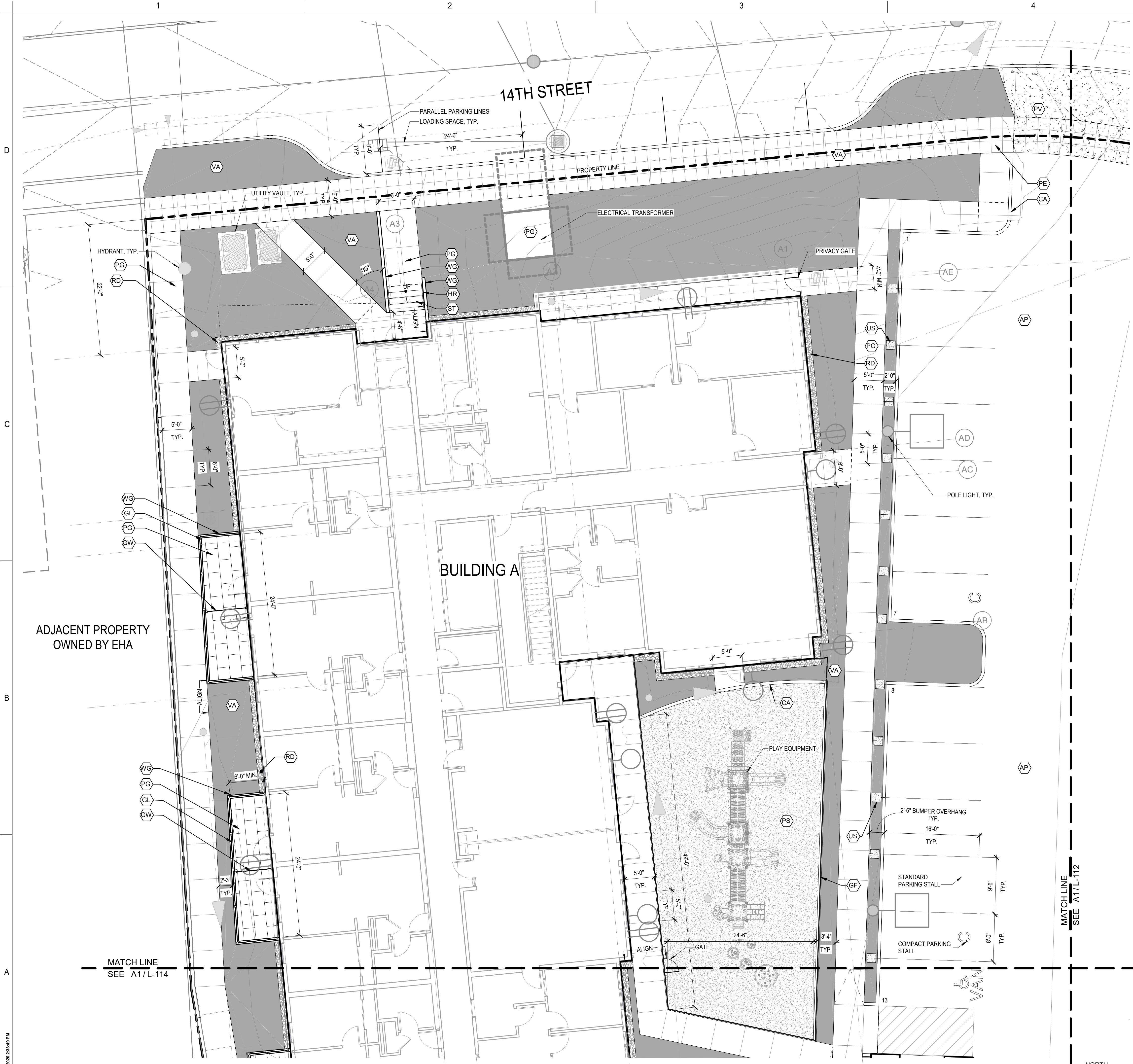
ISSUE INFORMATION

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL: _____

SHEET TITLE
LANDSCAPE KEY PLAN

SHEET NO.
L-100

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL



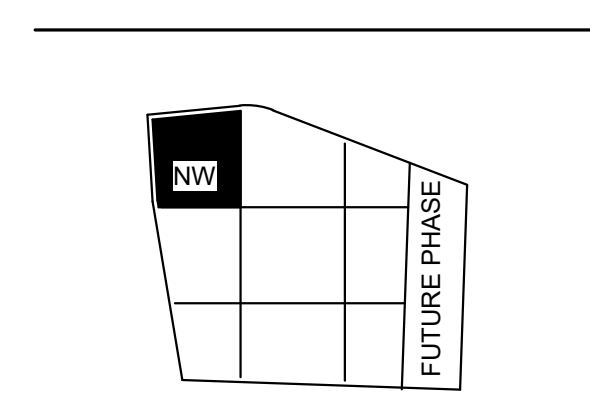
LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
CA	[Symbol]	CIP CONCRETE CURB	SEE CIVIL
CR	[Symbol]	CIP CONCRETE ROLLED CURB	SEE CIVIL
WG	[Symbol]	CIP CONCRETE RETAINING WALL	A2 / L-501
WC	[Symbol]	CIP CONCRETE SEAT WALL	B1 / L-501
WS	[Symbol]	CIP CONCRETE AMPHITHEATER SEAT WALL	
ST	[Symbol]	CIP CONCRETE STAIR	A3 / L-501
HR	[Symbol]	HANDRAILS	C1 / L-501
HL	[Symbol]	HANDRAILS WITH LOWER RAIL	C1 / L-501
GR	[Symbol]	METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF	[Symbol]	METAL PICKET FENCE, 48" HT	A5 / L-502
SW	[Symbol]	WOOD SLAT FENCE, 72" HT	B4 / L-502
GL	[Symbol]	WOOD SLAT FENCE, 42" HT	C4 / L-502
LP	[Symbol]	LIGHT POLE	
BR	[Symbol]	BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB	[Symbol]	COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
	[Symbol]	OUTDOOR BBQ	D5 / L-501
	[Symbol]	SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP	[Symbol]	ASPHALT	SEE CIVIL
PG	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE	[Symbol]	CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV	[Symbol]	CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA	[Symbol]	PLANTING AREA	
VB	[Symbol]	BIORETENTION PLANTING AREA	SEE CIVIL
JG	[Symbol]	REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT	[Symbol]	ARTIFICIAL TURF	A1 / L-502
PS	[Symbol]	RUBBER PLAY SURFACING	B1 / L-502
RD	[Symbol]	DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC	[Symbol]	CRUSHED ROCK	A3 / L-502
US	[Symbol]	SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
	[Symbol]	CONTROL JOINT	C5 / L-501
	[Symbol]	EXPANSION JOINT	C5 / L-501

GGLO DESIGN
 1301 First Avenue, Suite 301
 Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2815 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
 OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

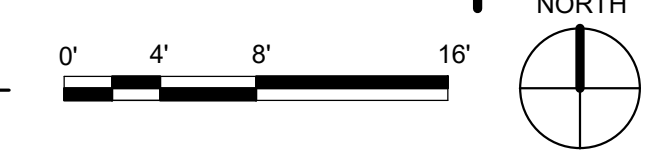
PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - NORTHWEST

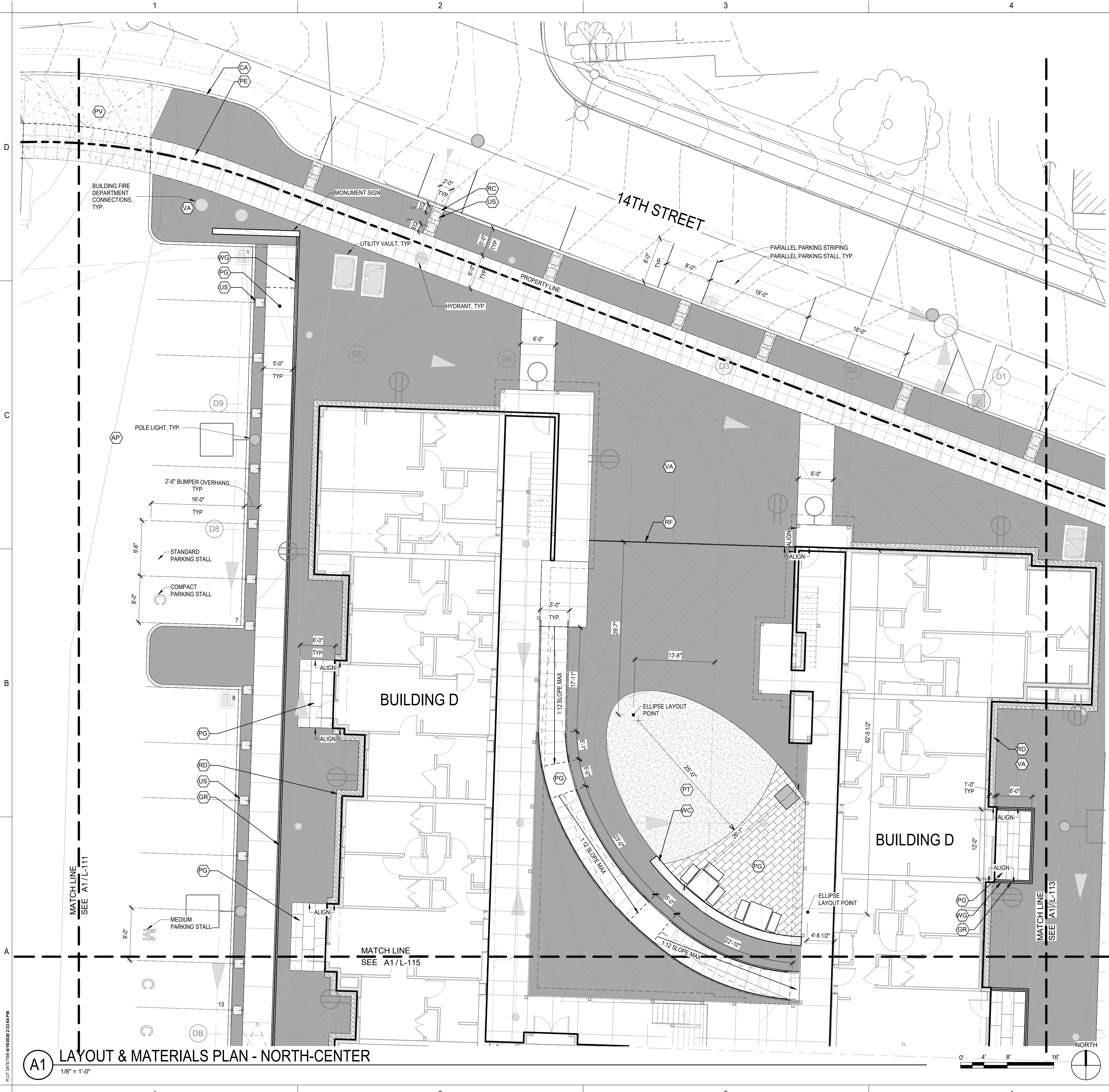
SHEET NO.
L-111

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - NORTHWEST
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PLOT DATE/TIME: 6/18/2020 2:33:49 PM



LAYOUT AND MATERIALS LEGEND

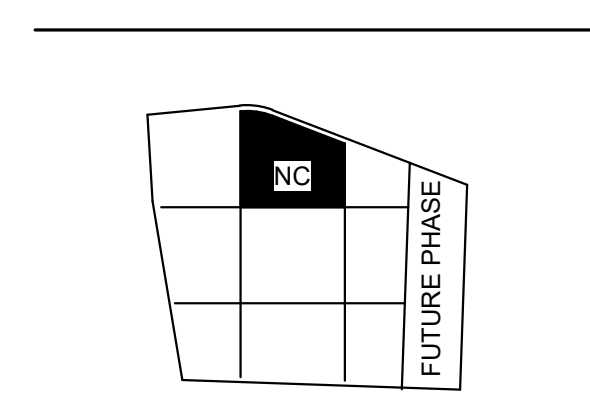
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CR	[Symbol]	CIP CONCRETE ROLLED CURB	SEE CIVIL
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WC	[Symbol]	CIP CONCRETE SEAT WALL	B1 / L-501
VS	[Symbol]	CIP CONCRETE AMPHITHEATER SEAT WALL	
ST	[Symbol]	CIP CONCRETE STAIR	A3 / L-501
HR	[Symbol]	HANDRAILS	C1 / L-501
HL	[Symbol]	HANDRAILS WITH LOWER RAIL	C1 / L-501
GR	[Symbol]	METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF	[Symbol]	METAL PICKET FENCE, 48" HT	A5 / L-502
SW	[Symbol]	WOOD SLAT FENCE, 72" HT	B4 / L-502
GL	[Symbol]	WOOD SLAT FENCE, 42" HT	C4 / L-502
LP	[Symbol]	LIGHT POLE	
BR	[Symbol]	BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB	[Symbol]	COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
	[Symbol]	OUTDOOR BBQ	D5 / L-501
	[Symbol]	SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP	[Symbol]	ASPHALT	SEE CIVIL
PG	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE	[Symbol]	CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV	[Symbol]	CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA	[Symbol]	PLANTING AREA	
VB	[Symbol]	BIORETENTION PLANTING AREA	SEE CIVIL
JG	[Symbol]	REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT	[Symbol]	ARTIFICIAL TURF	A1 / L-502
PS	[Symbol]	RUBBER PLAY SURFACING	B1 / L-502
RD	[Symbol]	DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC	[Symbol]	CRUSHED ROCK	A3 / L-502
JS	[Symbol]	SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
	[Symbol]	CONTROL JOINT	C5 / L-501
	[Symbol]	EXPANSION JOINT	C5 / L-501

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PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

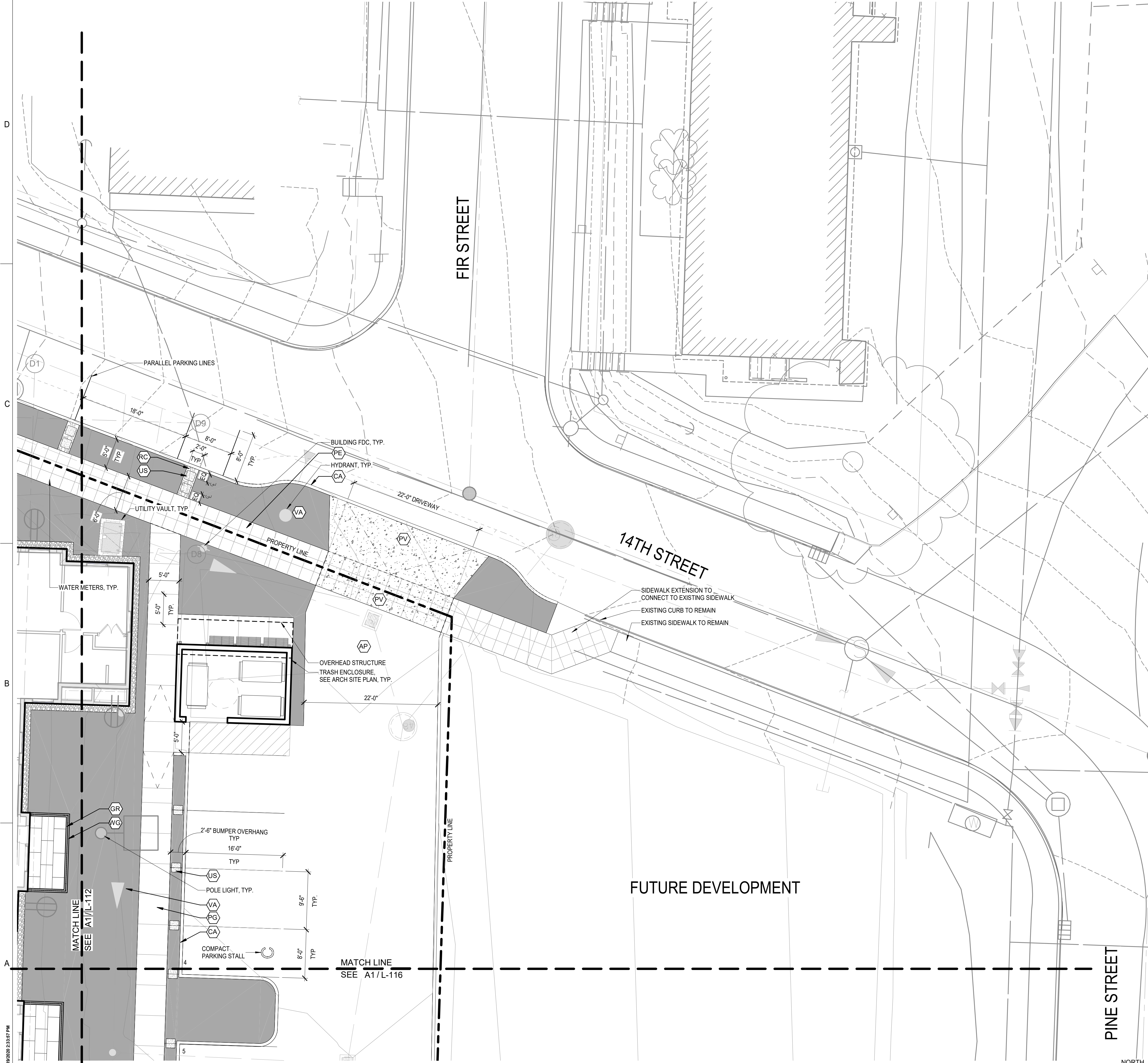
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - NORTH-CENTER

SHEET NO.
L-112

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - NORTH-CENTER
1/8" = 1'-0"



LAYOUT AND MATERIALS LEGEND

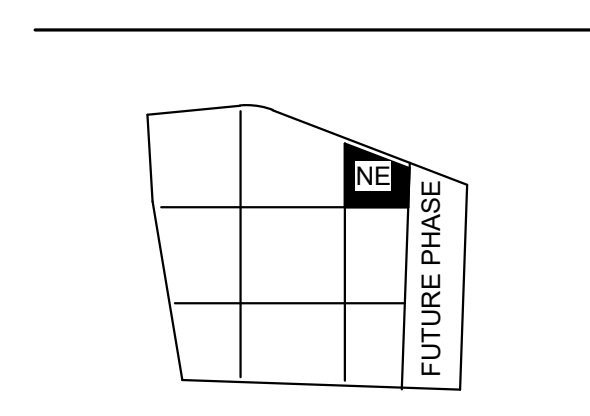
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CR		CIP CONCRETE ROLLED CURB	SEE CIVIL
WG		CIP CONCRETE RETAINING WALL	A2 / L-501
WC		CIP CONCRETE SEAT WALL	B1 / L-501
WS		CIP CONCRETE AMPHITHEATER SEAT WALL	
ST		CIP CONCRETE STAIR	A3 / L-501
HR		HANDRAILS	C1 / L-501
HL		HANDRAILS WITH LOWER RAIL	C1 / L-501
GR		METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF		METAL PICKET FENCE, 48" HT	A5 / L-502
GW		WOOD SLAT FENCE, 72" HT	B4 / L-502
GL		WOOD SLAT FENCE, 42" HT	C4 / L-502
LP		LIGHT POLE	
BR		BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB		COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
		OUTDOOR BBQ	D5 / L-501
		SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP		ASPHALT	SEE CIVIL
PG		CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE		CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD		CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV		CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	SEE CIVIL
JG		REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT		ARTIFICIAL TURF	A1 / L-502
PS		RUBBER PLAY SURFACING	B1 / L-502
RD		DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC		CRUSHED ROCK	A3 / L-502
JS		SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	C5 / L-501
		EXPANSION JOINT	C5 / L-501



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PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
		REVISIONS

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

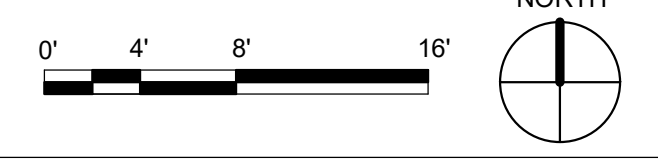
SHEET TITLE
LAYOUT & MATERIALS PLAN - NORTHEAST

SHEET NO.
L-113

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BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - NORTHEAST
1/8" = 1'-0"

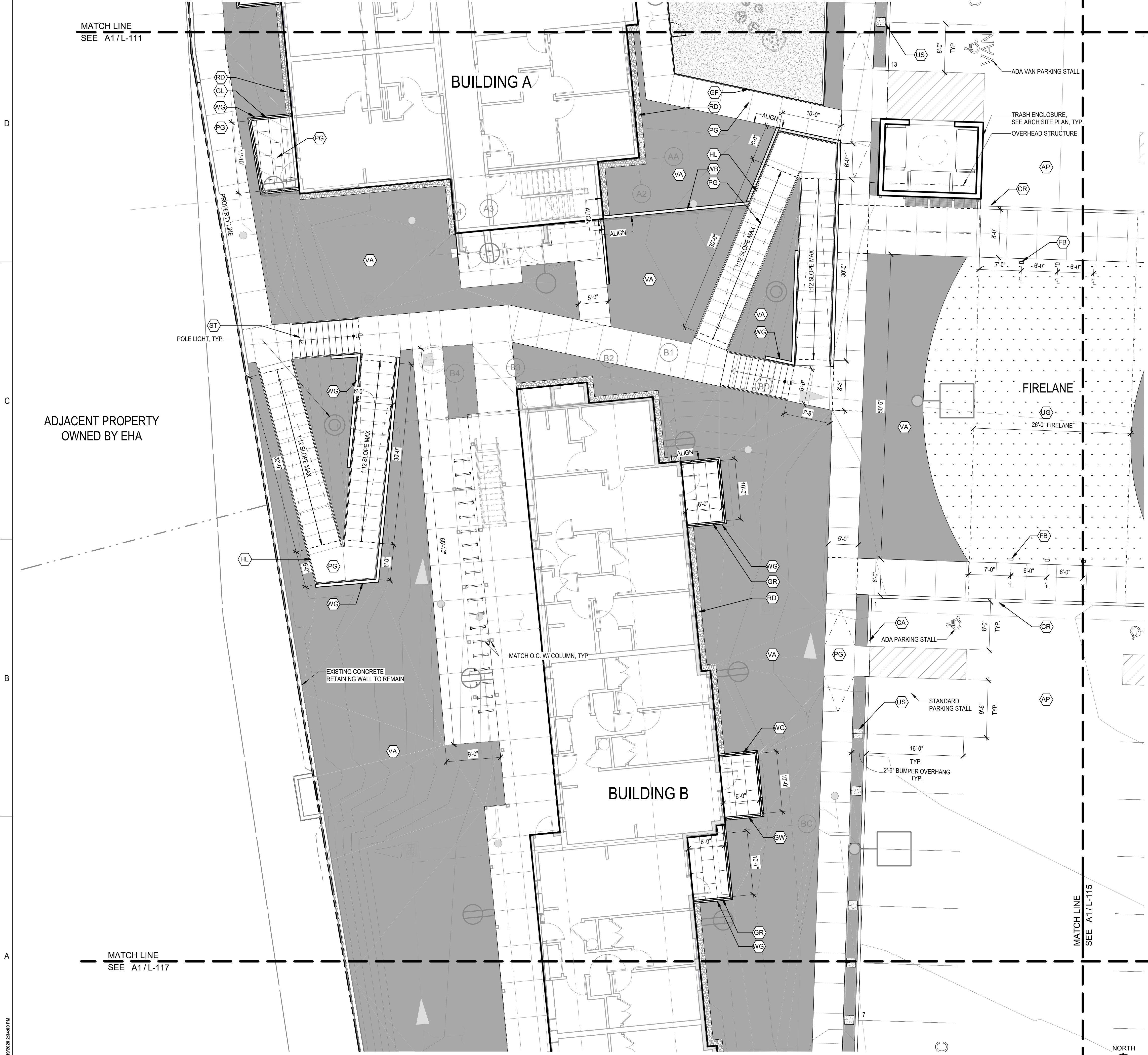


LAYOUT AND MATERIALS LEGEND

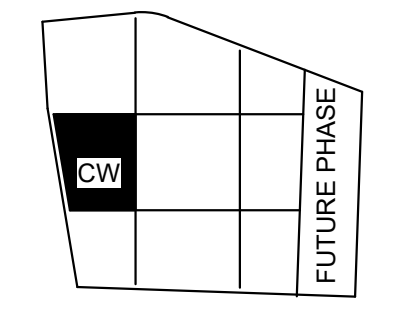
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CA		CIP CONCRETE CURB	SEE CIVIL
CR		CIP CONCRETE ROLLED CURB	SEE CIVIL
WG		CIP CONCRETE RETAINING WALL	A2 / L-501
WC		CIP CONCRETE SEAT WALL	B1 / L-501
WS		CIP CONCRETE AMPHITHEATER SEAT WALL	
ST		CIP CONCRETE STAIR	A3 / L-501
HR		HANDRAILS	C1 / L-501
HL		HANDRAILS WITH LOWER RAIL	C1 / L-501
GR		METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF		METAL PICKET FENCE, 48" HT	A5 / L-502
SW		WOOD SLAT FENCE, 72" HT	B4 / L-502
GL		WOOD SLAT FENCE, 42" HT	C4 / L-502
LP		LIGHT POLE	
BR		BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB		COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
		OUTDOOR BBQ	D5 / L-501
		SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP		ASPHALT	SEE CIVIL
PG		CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE		CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD		CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV		CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	SEE CIVIL
UG		REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT		ARTIFICIAL TURF	A1 / L-502
PS		RUBBER PLAY SURFACING	B1 / L-502
RD		DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC		CRUSHED ROCK	A3 / L-502
US		SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	C5 / L-501
		EXPANSION JOINT	C5 / L-501



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Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

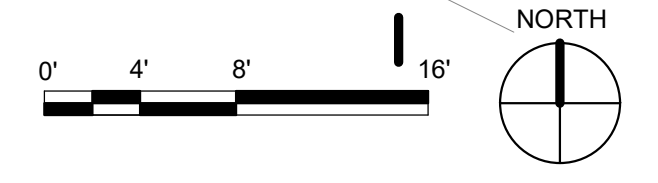
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - CENTER-WEST

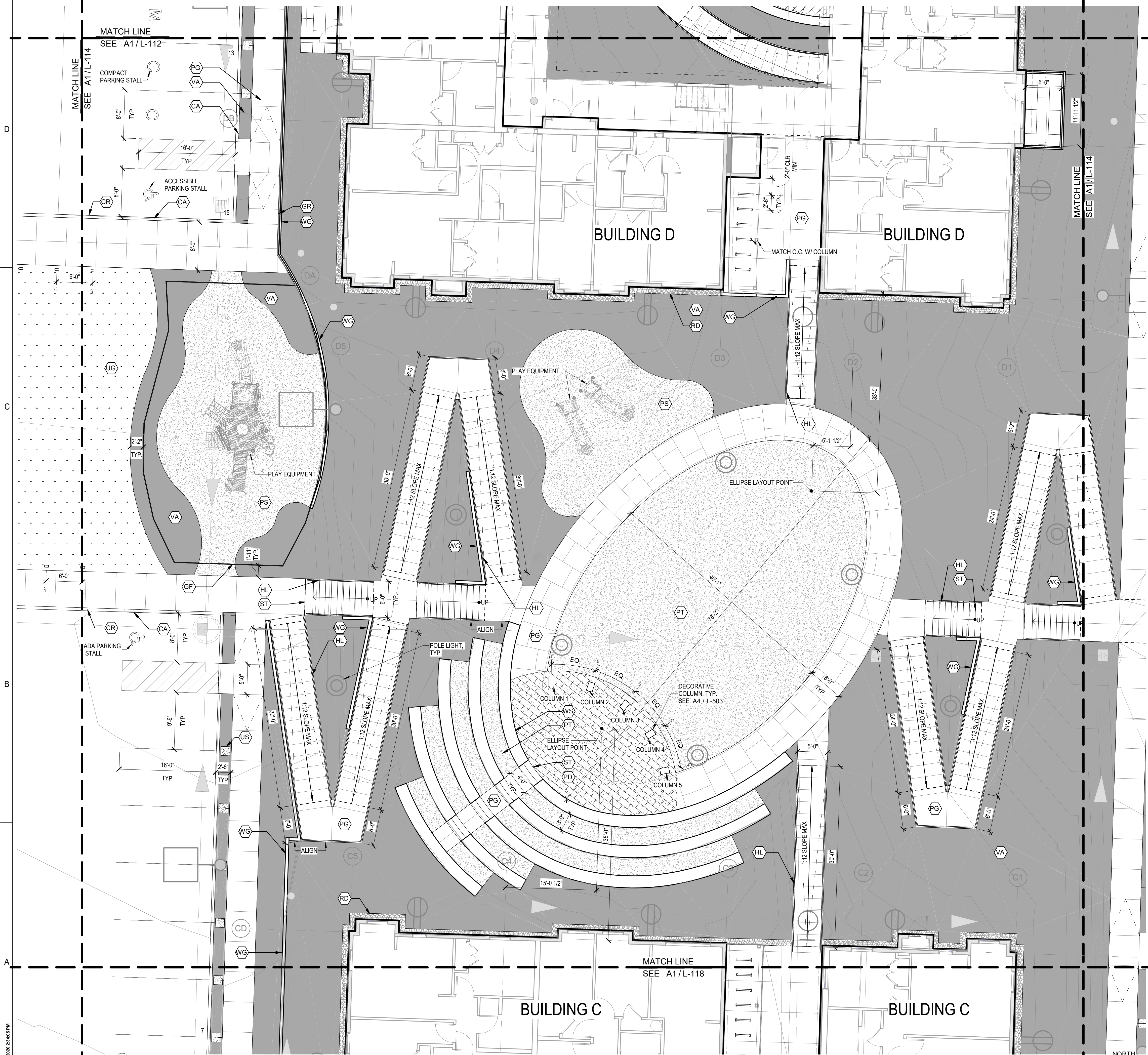
SHEET NO.
L-114

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - CENTER-WEST
1/8" = 1'-0"



PLOT DATE/TIME: 6/19/2020 2:45:00 PM



LAYOUT AND MATERIALS LEGEND

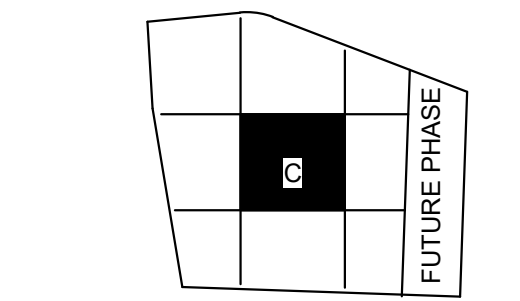
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CR	[Symbol]	CIP CONCRETE ROLLED CURB	SEE CIVIL
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WC	[Symbol]	CIP CONCRETE SEAT WALL	B1 / L-501
WS	[Symbol]	CIP CONCRETE AMPHITHEATER SEAT WALL	
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HR	[Symbol]	HANDRAILS	C1 / L-501
HL	[Symbol]	HANDRAILS WITH LOWER RAIL	C1 / L-501
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GF	[Symbol]	METAL PICKET FENCE, 48" HT	A5 / L-502
SW	[Symbol]	WOOD SLAT FENCE, 72" HT	B4 / L-502
GL	[Symbol]	WOOD SLAT FENCE, 42" HT	C4 / L-502
LP	[Symbol]	LIGHT POLE	
BR	[Symbol]	BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB	[Symbol]	COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
	[Symbol]	OUTDOOR BBQ	D5 / L-501
	[Symbol]	SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP	[Symbol]	ASPHALT	SEE CIVIL
PG	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE	[Symbol]	CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV	[Symbol]	CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA	[Symbol]	PLANTING AREA	
VB	[Symbol]	BIORETENTION PLANTING AREA	SEE CIVIL
JG	[Symbol]	REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT	[Symbol]	ARTIFICIAL TURF	A1 / L-502
PS	[Symbol]	RUBBER PLAY SURFACING	B1 / L-502
RD	[Symbol]	DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC	[Symbol]	CRUSHED ROCK	A3 / L-502
JS	[Symbol]	SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
	[Symbol]	CONTROL JOINT	C5 / L-501
	[Symbol]	EXPANSION JOINT	C5 / L-501

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK DATE DESCRIPTION
REVISIONS

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - CENTER

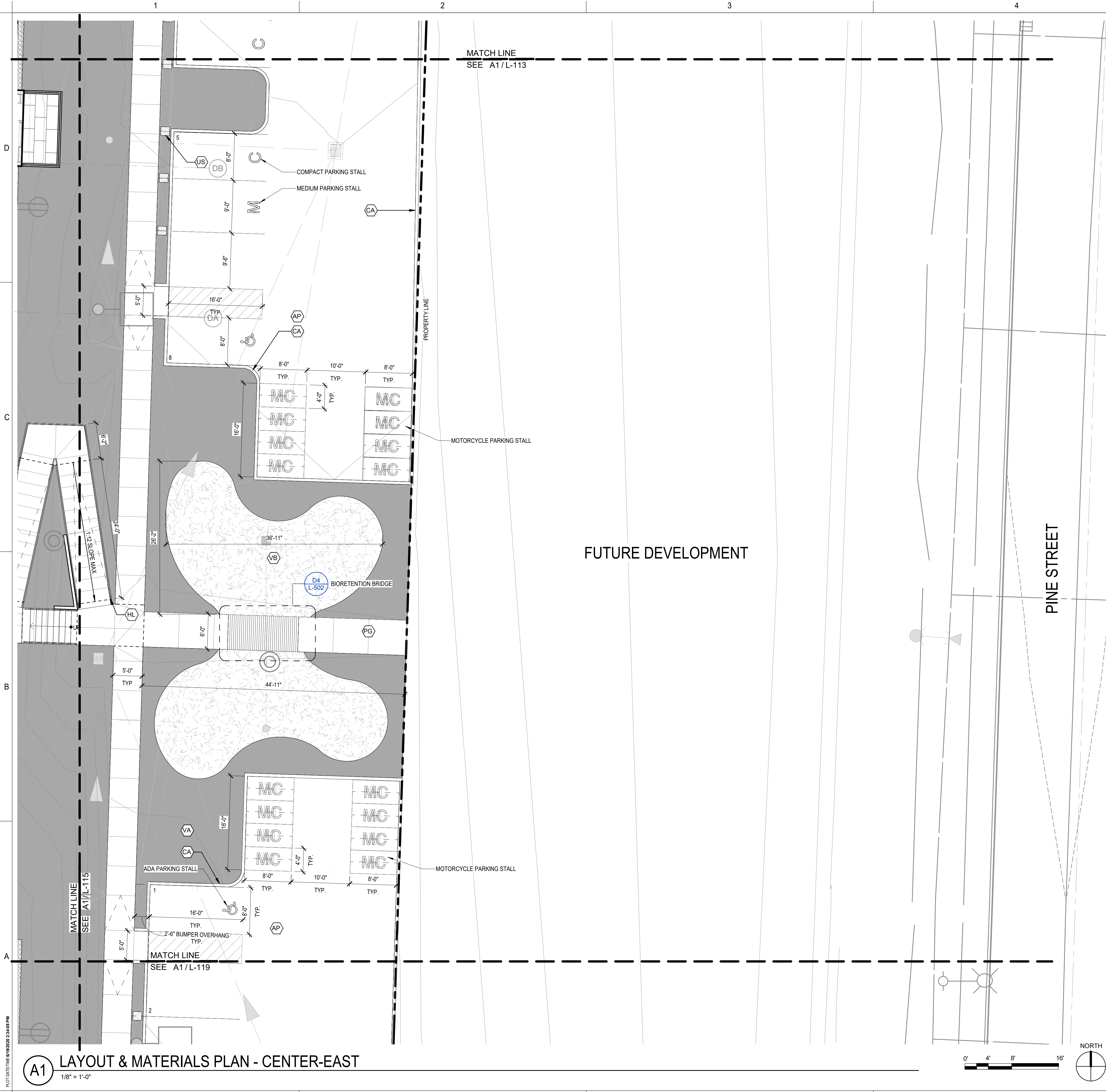
SHEET NO.
L-115

COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE 8.5x11.0"

A1 LAYOUT & MATERIALS PLAN - CENTER
1/8" = 1'-0"

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

PLOT DATE/TIME: 6/10/2020 2:46:58 PM



LAYOUT AND MATERIALS LEGEND

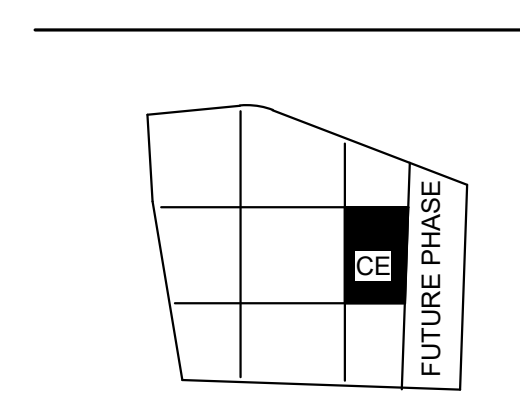
TAG	VISUAL	DESCRIPTION	DETAIL
CA		CIP CONCRETE CURB	SEE CIVIL
CR		CIP CONCRETE ROLLED CURB	SEE CIVIL
VG		CIP CONCRETE RETAINING WALL	A2 / L-501
WC		CIP CONCRETE SEAT WALL	B1 / L-501
WS		CIP CONCRETE AMPHITHEATER SEAT WALL	
ST		CIP CONCRETE STAIR	A3 / L-501
HR		HANDRAILS	C1 / L-501
HL		HANDRAILS WITH LOWER RAIL	C1 / L-501
GR		METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF		METAL PICKET FENCE, 48" HT	A5 / L-502
EW		WOOD SLAT FENCE, 72" HT	B4 / L-502
GL		WOOD SLAT FENCE, 42" HT	C4 / L-502
LP		LIGHT POLE	
BR		BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB		COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
		OUTDOOR BBQ	D5 / L-501
		SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP		ASPHALT	SEE CIVIL
PG		CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE		CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD		CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV		CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	SEE CIVIL
JG		REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT		ARTIFICIAL TURF	A1 / L-502
PS		RUBBER PLAY SURFACING	B1 / L-502
RD		DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC		CRUSHED ROCK	A3 / L-502
US		SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	C5 / L-501
		EXPANSION JOINT	C5 / L-501



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

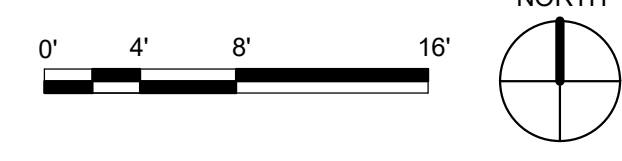
SHEET TITLE
LAYOUT & MATERIALS PLAN - CENTER-EAST

SHEET NO.
L-116

COPYRIGHT GGLO. ALL RIGHTS RESERVED. ORIGINAL SHEET SIZE IS 11x17"

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - CENTER-EAST
1/8" = 1'-0"



MATCH LINE
SEE A1/L-114

MATCH LINE
SEE A1/L-118

LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
CA		CIP CONCRETE CURB	SEE CIVIL
CR		CIP CONCRETE ROLLED CURB	SEE CIVIL
WG		CIP CONCRETE RETAINING WALL	A2 / L-501
WC		CIP CONCRETE SEAT WALL	B1 / L-501
WS		CIP CONCRETE AMPHITHEATER SEAT WALL	
ST		CIP CONCRETE STAIR	A3 / L-501
HR		HANDRAILS	C1 / L-501
HL		HANDRAILS WITH LOWER RAIL	C1 / L-501
GR		METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF		METAL PICKET FENCE, 48" HT	A5 / L-502
SW		WOOD SLAT FENCE, 72" HT	B4 / L-502
GL		WOOD SLAT FENCE, 42" HT	C4 / L-502
LP		LIGHT POLE	
BR		BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB		COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
		OUTDOOR BBQ	D5 / L-501
		SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

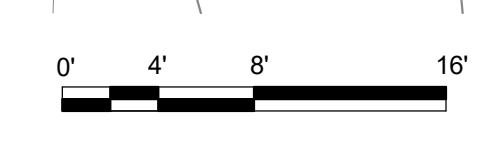
TAG	VISUAL	DESCRIPTION	DETAIL
AP		ASPHALT	SEE CIVIL
PG		CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE		CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD		CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV		CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	SEE CIVIL
JG		REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT		ARTIFICIAL TURF	A1 / L-502
PS		RUBBER PLAY SURFACING	B1 / L-502
RD		DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC		CRUSHED ROCK	A3 / L-502
JS		SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	C5 / L-501
		EXPANSION JOINT	C5 / L-501

ADJACENT PROPERTY OWNED BY EHA

BUILDING B

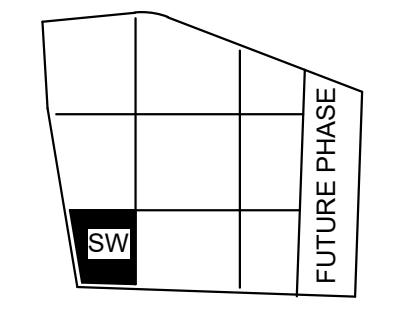
15TH STREET



A1 LAYOUT & MATERIALS PLAN - SOUTHWEST
1/8" = 1'-0"



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
		REVISIONS

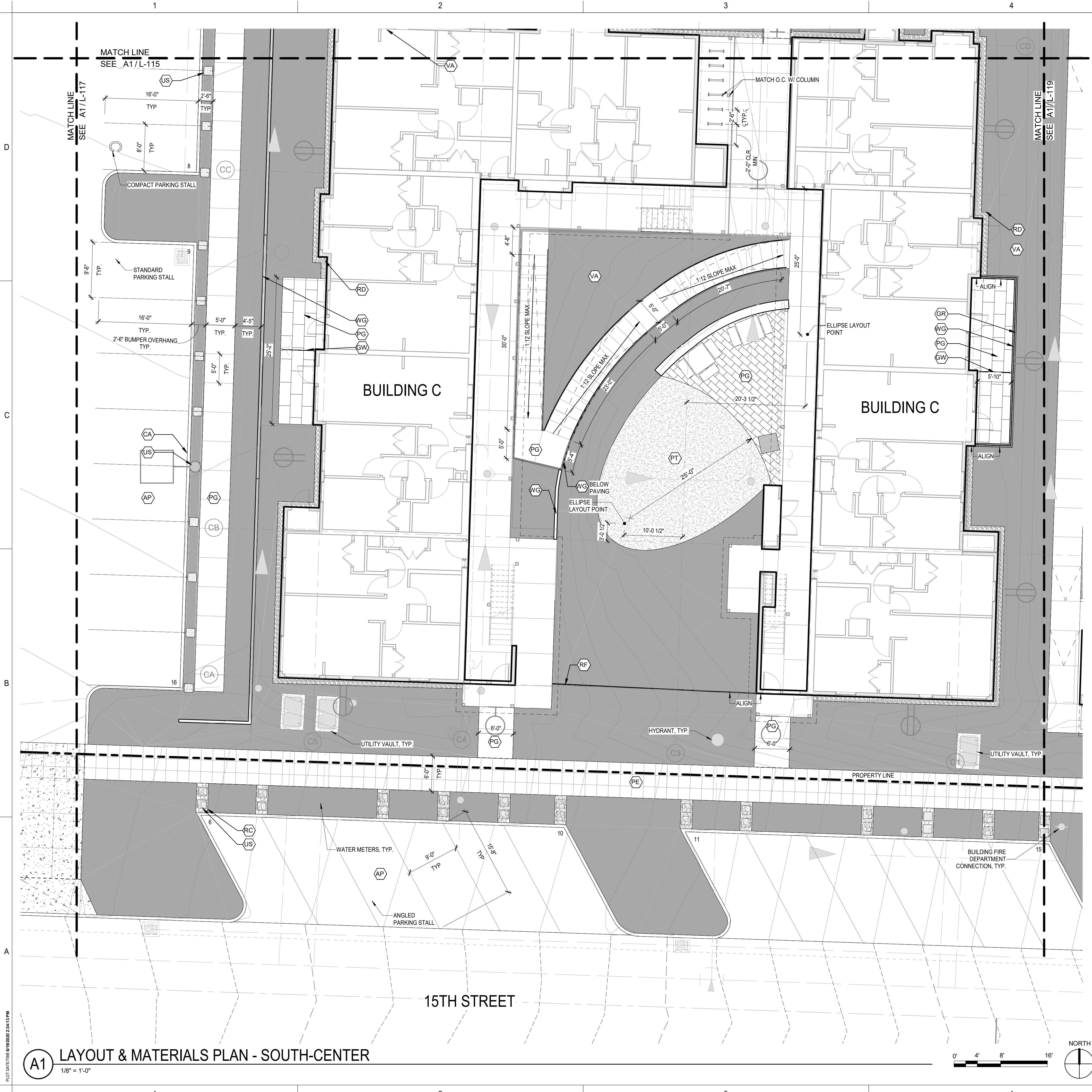
MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - SOUTHWEST

SHEET NO.
L-117

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL



LAYOUT AND MATERIALS LEGEND

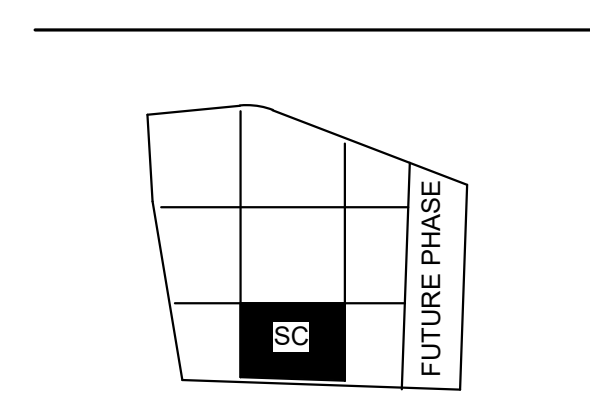
TAG	VISUAL	DESCRIPTION	DETAIL
CA	[Symbol]	CIP CONCRETE CURB	SEE CIVIL
CR	[Symbol]	CIP CONCRETE ROLLED CURB	SEE CIVIL
WG	[Symbol]	CIP CONCRETE RETAINING WALL	A2 / L-501
WC	[Symbol]	CIP CONCRETE SEAT WALL	B1 / L-501
WS	[Symbol]	CIP CONCRETE AMPHITHEATER SEAT WALL	
ST	[Symbol]	CIP CONCRETE STAIR	A3 / L-501
HR	[Symbol]	HANDRAILS	C1 / L-501
HL	[Symbol]	HANDRAILS WITH LOWER RAIL	C1 / L-501
GR	[Symbol]	METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	A5 / L-502
GF	[Symbol]	METAL PICKET FENCE, 48" HT	A5 / L-502
SW	[Symbol]	WOOD SLAT FENCE, 72" HT	B4 / L-502
GL	[Symbol]	WOOD SLAT FENCE, 42" HT	C4 / L-502
LP	[Symbol]	LIGHT POLE	
BR	[Symbol]	BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	D5 / L-501
FB	[Symbol]	COLLAPSIBLE TRAFFIC BOLLARD	D4 / L-501
	[Symbol]	OUTDOOR BBQ	D5 / L-501
	[Symbol]	SURFACE MOUNTED TABLE AND BENCH	D5 / L-501

TAG	VISUAL	DESCRIPTION	DETAIL
AP	[Symbol]	ASPHALT	SEE CIVIL
PG	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING	A5 / L-501
PE	[Symbol]	CITY OF EVERETT STANDARD SIDEWALK	A5 / L-501
PD	[Symbol]	CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	A5 / L-501
PV	[Symbol]	CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA	[Symbol]	PLANTING AREA	
VB	[Symbol]	BIORETENTION PLANTING AREA	SEE CIVIL
JG	[Symbol]	REINFORCED NATURAL GRASS LAWN	A2 / L-502
PT	[Symbol]	ARTIFICIAL TURF	A1 / L-502
PS	[Symbol]	RUBBER PLAY SURFACING	B1 / L-502
RD	[Symbol]	DECORATIVE ROCK W/ METAL EDGING	B2 / L-502
RC	[Symbol]	CRUSHED ROCK	A3 / L-502
JS	[Symbol]	SAND SET PAVERS	A3 / L-502

TAG	VISUAL	DESCRIPTION	DETAIL
	[Symbol]	CONTROL JOINT	C5 / L-501
	[Symbol]	EXPANSION JOINT	C5 / L-501



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Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

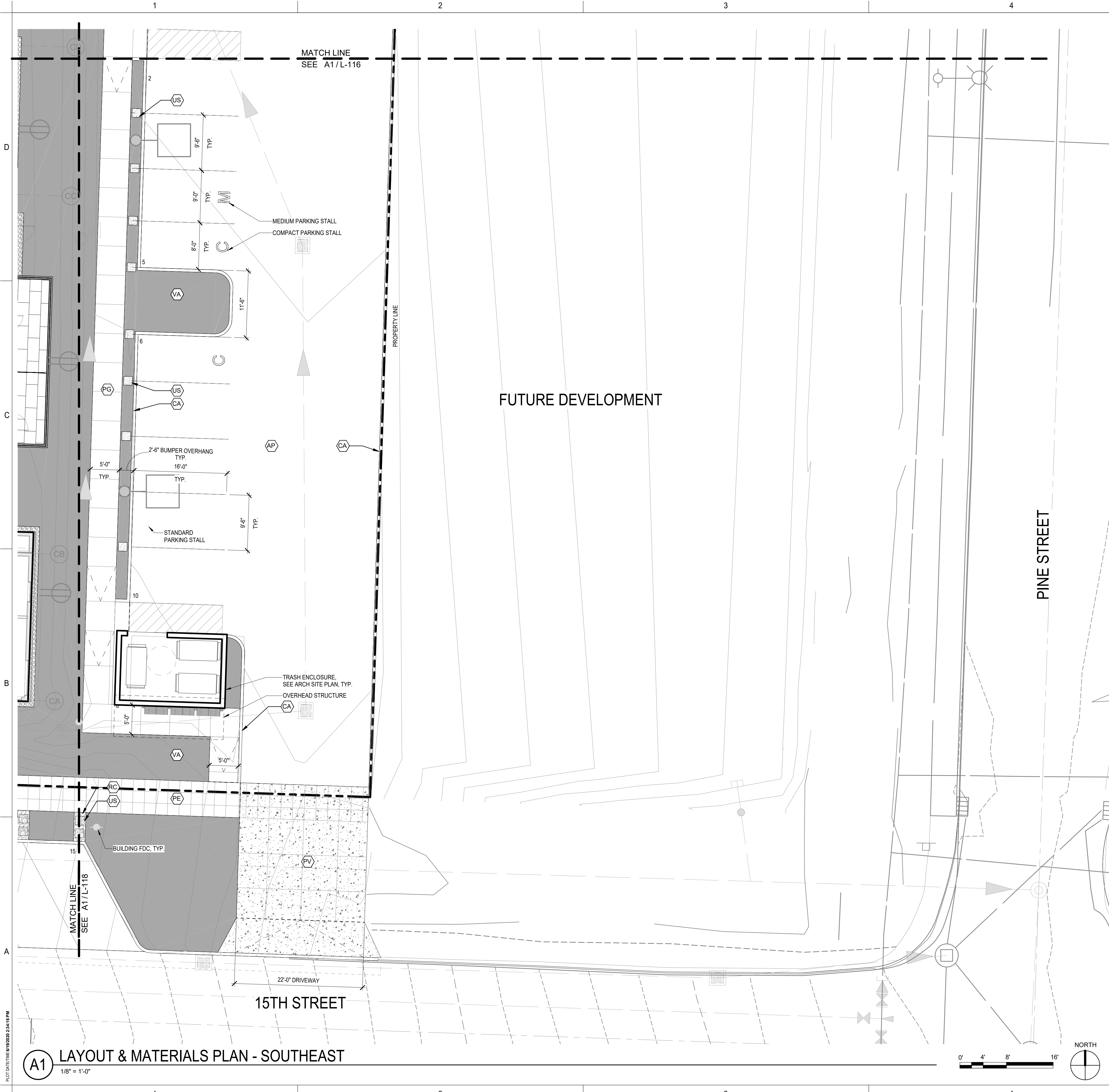
PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - SOUTH-CENTER

SHEET NO.
L-118

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - SOUTH-CENTER
 1/8" = 1'-0"



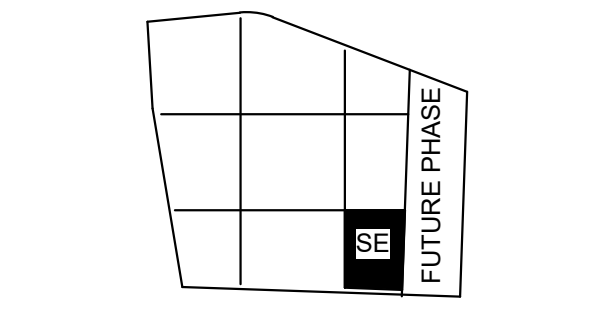
LAYOUT AND MATERIALS LEGEND

TAG	VISUAL	DESCRIPTION	DETAIL
CA		CIP CONCRETE CURB	SEE CIVIL
CR		CIP CONCRETE ROLLED CURB	SEE CIVIL
VG		CIP CONCRETE RETAINING WALL	
WC		CIP CONCRETE SEAT WALL	
WS		CIP CONCRETE AMPHITHEATER SEAT WALL	
ST		CIP CONCRETE STAIR	
HR		HANDRAILS	
HL		HANDRAILS WITH LOWER RAIL	
GR		METAL PICKET GUARDRAIL, 42" HT ABOVE FINISH SURFACE	
GF		METAL PICKET FENCE, 48" HT	
EW		WOOD SLAT FENCE, 72" HT	
GL		WOOD SLAT FENCE, 42" HT	
LP		LIGHT POLE	
BR		BICYCLE RACK, SURFACE MOUNT, 2 STALLS PER RACK	
FB		COLLAPSIBLE TRAFFIC BOLLARD	
		OUTDOOR BBQ	
		SURFACE MOUNTED TABLE AND BENCH	

TAG	VISUAL	DESCRIPTION	DETAIL
AP		ASPHALT	SEE CIVIL
PG		CIP CONCRETE PEDESTRIAN PAVING	
PE		CITY OF EVERETT STANDARD SIDEWALK	
PD		CIP CONCRETE PEDESTRIAN PAVING W/ INTEGRAL COLOR	
PV		CIP CONCRETE VEHICULAR PAVING	SEE CIVIL
VA		PLANTING AREA	
VB		BIORETENTION PLANTING AREA	SEE CIVIL
UG		REINFORCED NATURAL GRASS LAWN	
PT		ARTIFICIAL TURF	
PS		RUBBER PLAY SURFACING	
RD		DECORATIVE ROCK W/ METAL EDGING	
RC		CRUSHED ROCK	
JS		SAND SET PAVERS	

TAG	VISUAL	DESCRIPTION	DETAIL
		CONTROL JOINT	
		EXPANSION JOINT	

GGLO DESIGN
 1301 First Avenue, Suite 301
 Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201
 OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
LAYOUT & MATERIALS PLAN - SOUTHEAST

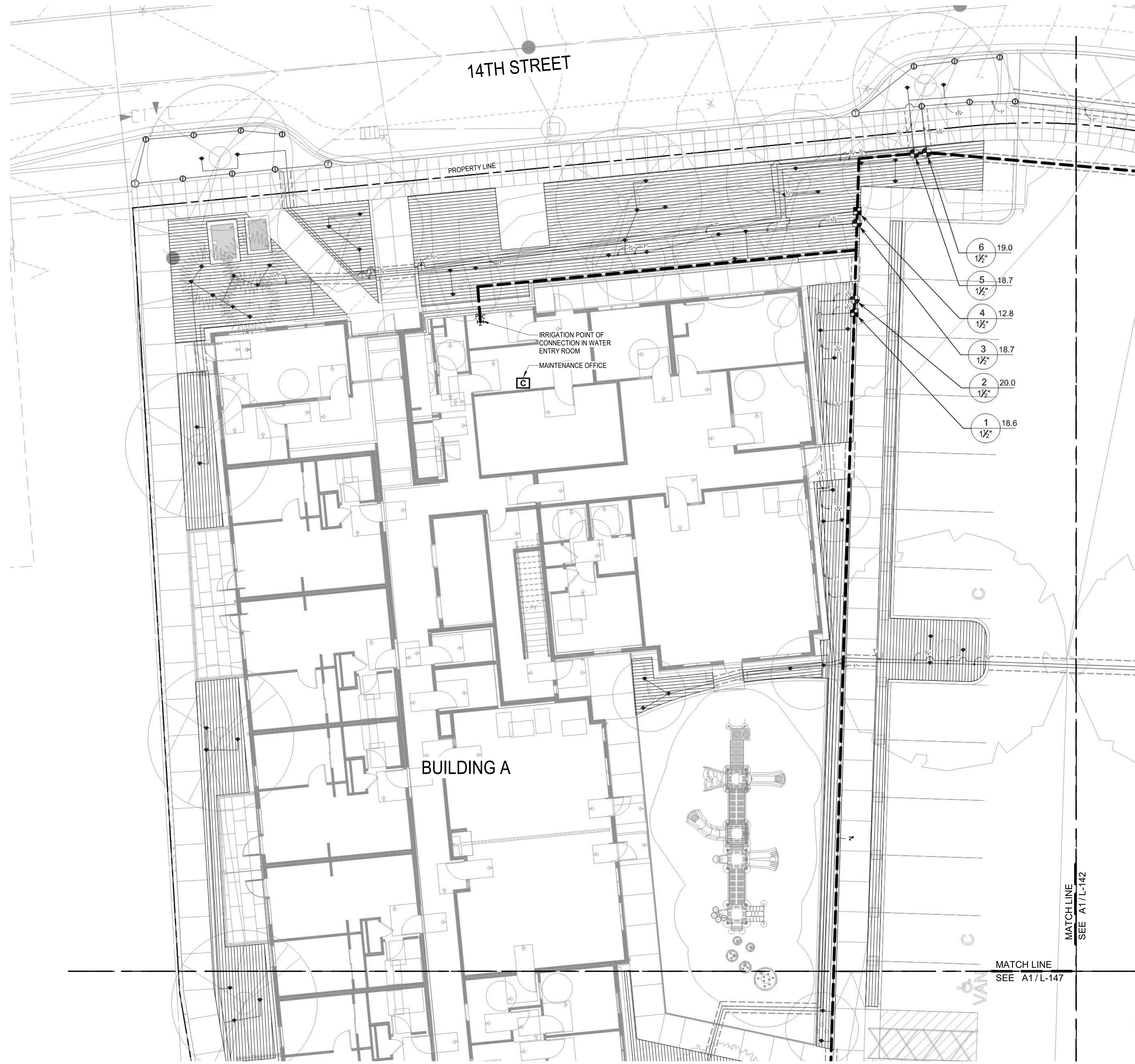
SHEET NO.
L-119

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 LAYOUT & MATERIALS PLAN - SOUTHEAST
 1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:34:16 PM

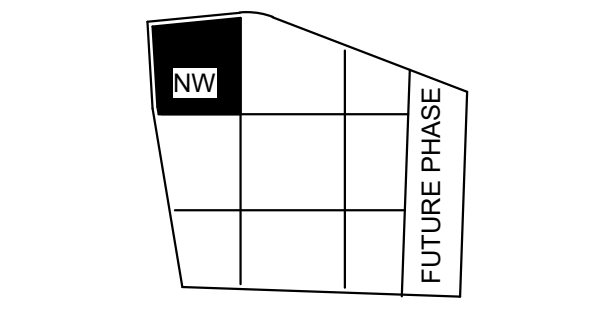


IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.
	HUNTER MP800SR PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER HEAD CLEAR OF FLOOD LEVEL, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.
	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.
	HUNTER MP815 PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY.
	HUNTER RZWS-SLEEVE-36-CV 36" LONG RZWS WITH FILTER FABRIC SLEEVE, 25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HX100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE. DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	RAIN BIRD ESP8XMEF WITH (03) ESPLXMSM4 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.
	POINT OF CONNECTION 2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
**BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201**

OWNER:
**EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201**

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

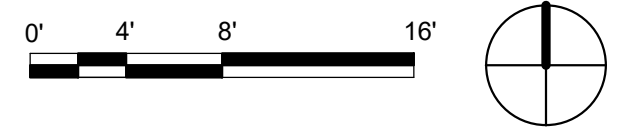
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN - NORTHWEST

SHEET NO.
L-141

A1 IRRIGATION PLAN - NORTHWEST
1/8" = 1'-0"



BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL



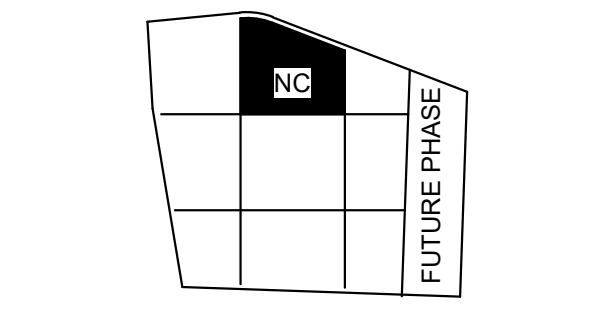
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP STRIP PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY.
	HUNTER MP800SR PROS-00-PRS40 SHRUB ROTATOR, FIXED-RISER HEAD CLEAR OF FLOOD LEVEL, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.
	HUNTER MP800SR PROS-12-PRS40-CV SHRUB ROTATOR, 12.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. OR = ORANGE ADJ ARC 90 TO 210.
	HUNTER MP815 PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY.
	HUNTER RZWS-SLEEVE-36-CV 36" LONG RZWS WITH FILTER FABRIC SLEEVE, 25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE. DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	RAIN BIRD ESP8XMEF WITH (03) ESPLXMSM4 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.
	POINT OF CONNECTION 2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN
ISSUE INFORMATION		

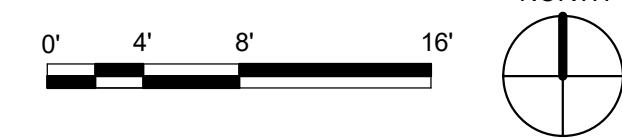
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN - NORTH-CENTER

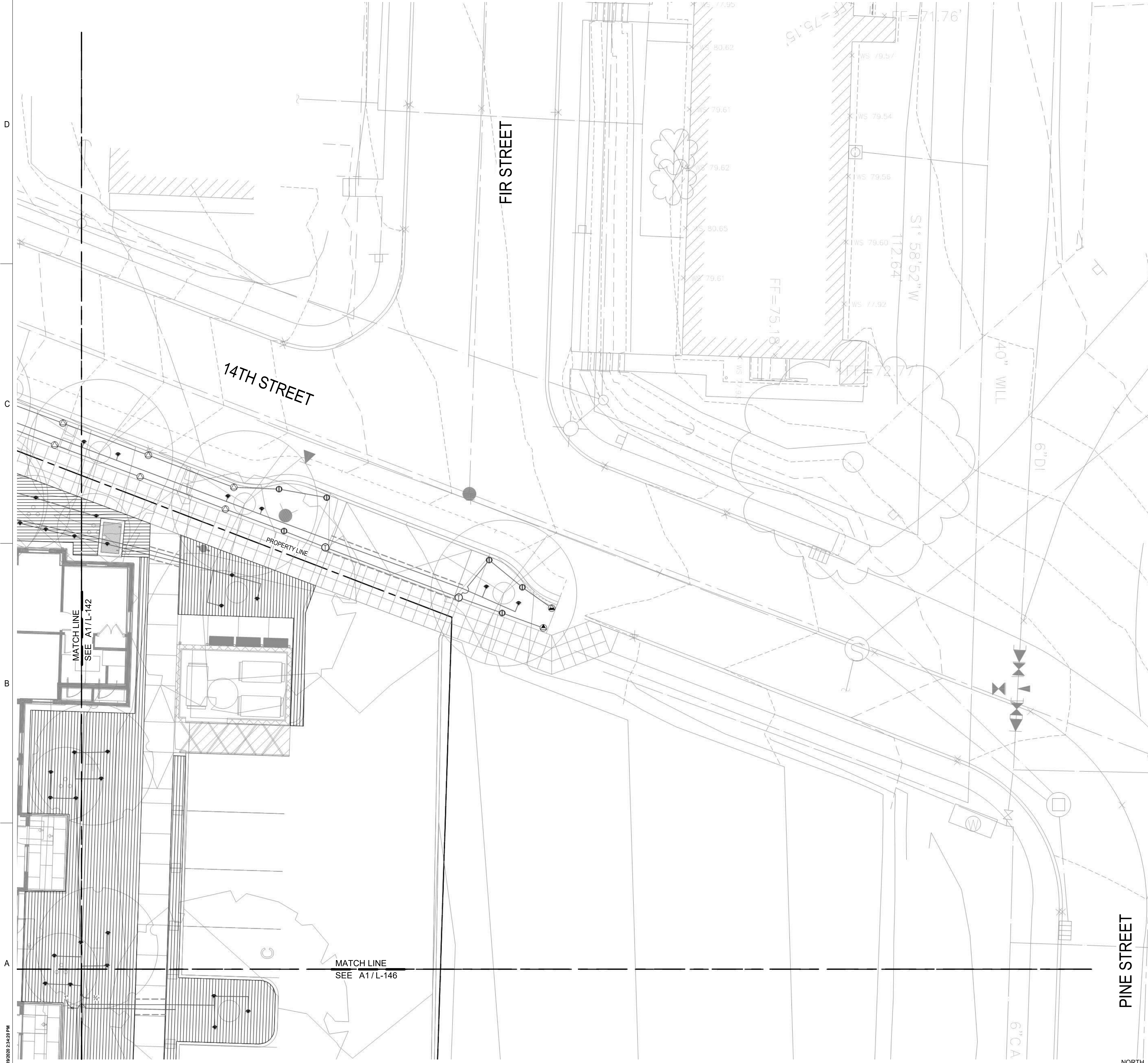
SHEET NO.
L-142

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - NORTH-CENTER
1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:4:19 PM



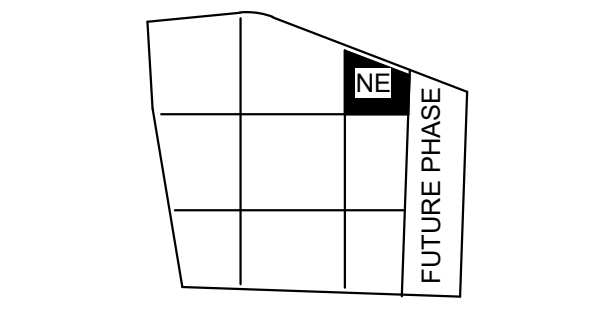
IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
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	HUNTER RZWS-SLEEVE-36-CV 36" LONG RZWS WITH FILTER FABRIC SLEEVE, 25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HX100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE. DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	RAIN BIRD ESP8XMEF WITH (03) ESPLXMSM4 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.
	POINT OF CONNECTION 2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size

GGLO DESIGN
1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
**BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201**

OWNER:
**EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201**

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN - NORTHEAST

SHEET NO.
L-143

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - NORTHEAST
1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:42:50 PM

1

2

3

4

5

IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
	HUNTER MP CORNER PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45-105 ON PRS40 BODY.
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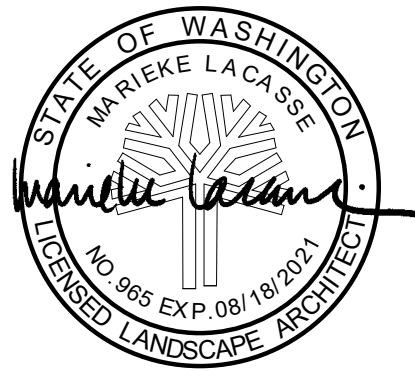
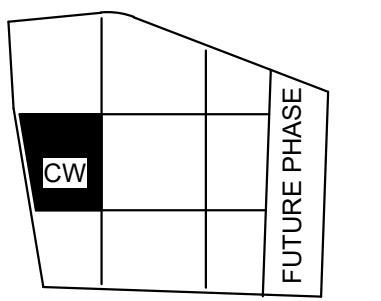
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HX100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	IRRIGATION MAINLINE: PVC SCHEDULE 40
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	Valve Callout # - Valve Number # - Valve Flow # - Valve Size



GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
**BUILDING A: 2710 14th STREET
BUILDING B: 2815 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201**

OWNER:
**EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201**

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE:
IRRIGATION PLAN - CENTER-WEST

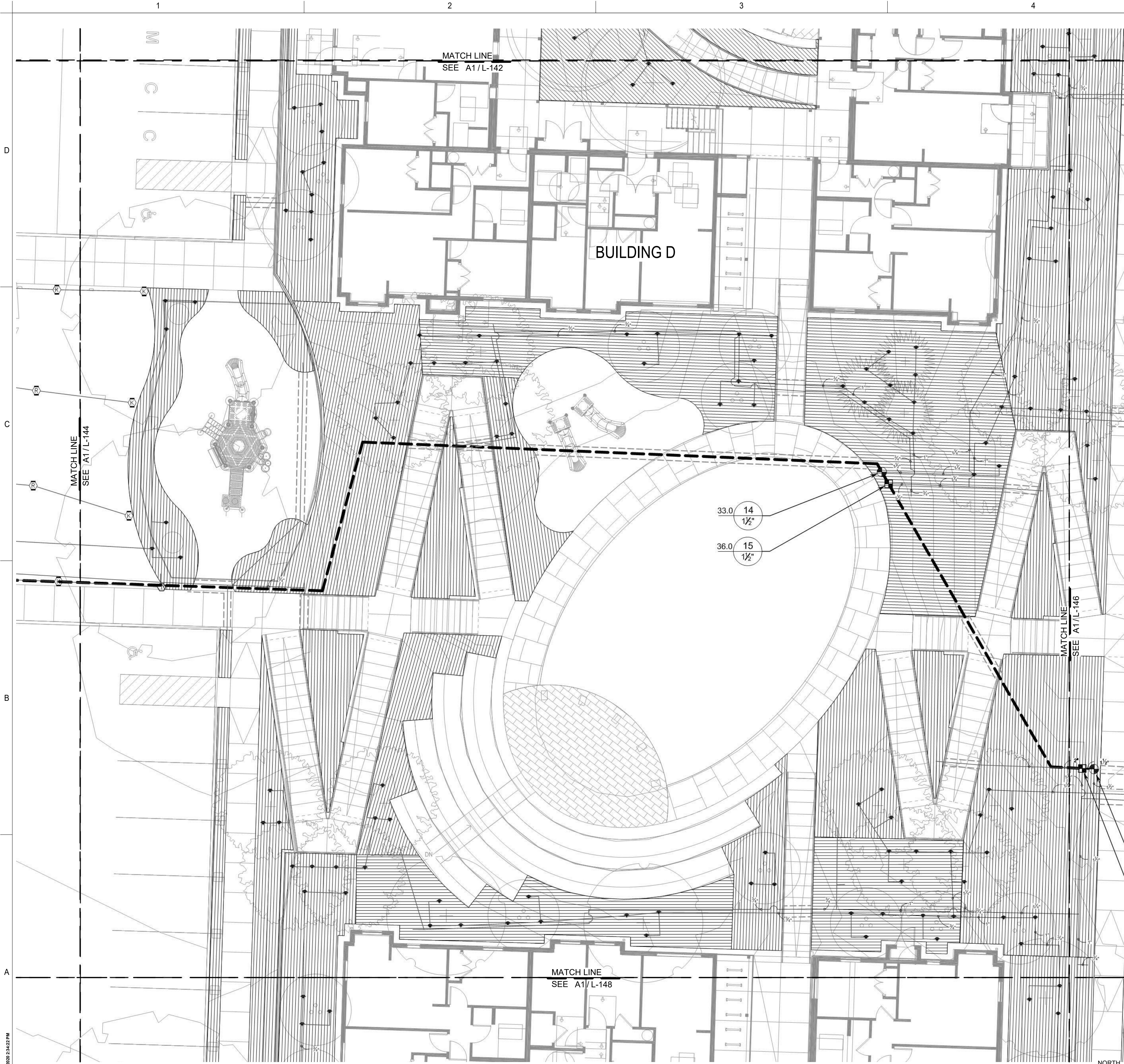
SHEET NO.:
L-144

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BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - CENTER-WEST
1/8" = 1'-0"

PLOT DATE/TIME: 6/10/2020 2:42:51 PM



IRRIGATION LEGEND

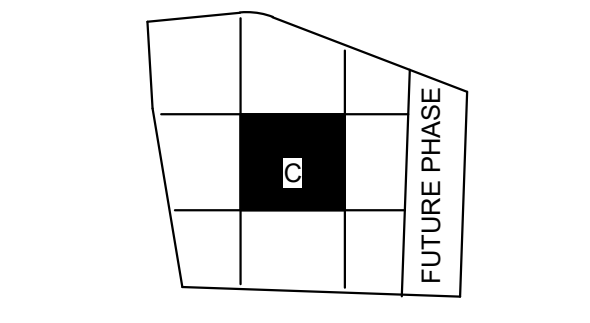
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HX100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
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	Valve Callout # - Valve Number # - Valve Flow # - Valve Size



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
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BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

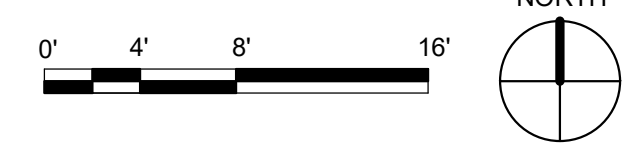
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN - CENTER

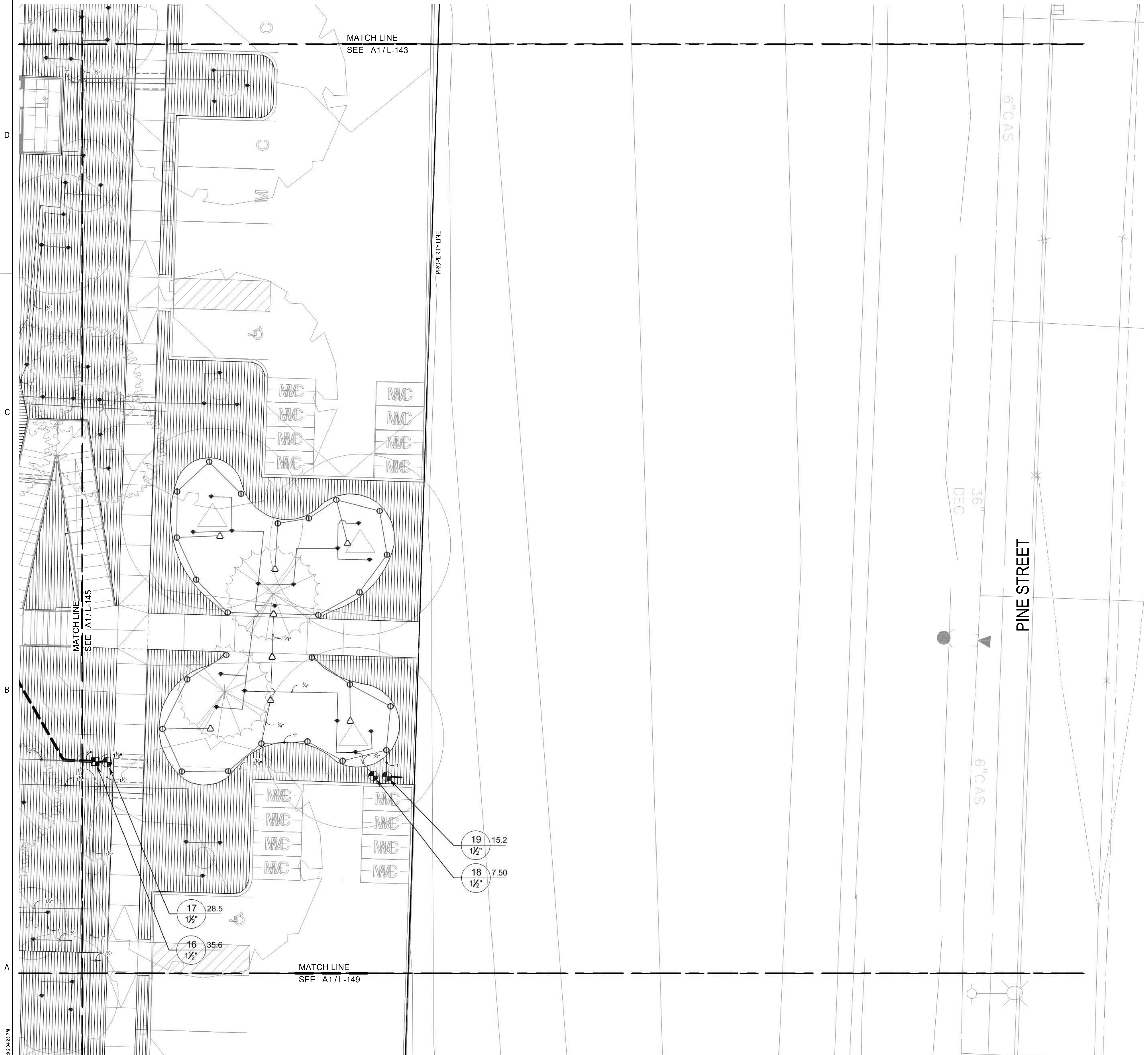
SHEET NO.
L-145

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - CENTER
1/8" = 1'-0"



PLOT DATE/TIME: 6/8/2020 2:42:22 PM



IRRIGATION LEGEND

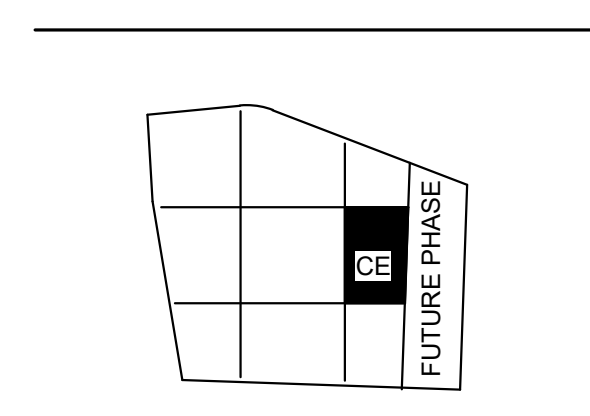
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE. DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICV-G 1", 1-1/2", 2", AND 3" PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE.
	RAIN BIRD ESP8XMEF WITH (03) ESPLXMSM4 20 STATION COMMERCIAL CONTROLLER. MOUNTED ON A PLASTIC WALL MOUNT. FLOW SENSING AND WATER MANAGEMENT CAPABILITIES.
	POINT OF CONNECTION 2"
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21
	IRRIGATION MAINLINE: PVC SCHEDULE 40
	PIPE SLEEVE: PVC CLASS 200 SDR 21 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.
	Valve Callout # - Valve Number # - Valve Flow # - Valve Size



1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE:
IRRIGATION PLAN - CENTER-EAST

SHEET NO.:
L-146

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BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - CENTER-EAST
1/8" = 1'-0"



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.
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	HUNTER MP815 PROS-12-PRS40-CV SHRUB ROTATOR, 12" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY.
	HUNTER RZWS-SLEEVE-36-CV 36" LONG RZWS WITH FILTER FABRIC SLEEVE, 25GPM OR .50GPM BUBBLER OPTIONS, CHECK VALVE, 1/2" SWING JOINT FOR CONNECTION TO 1/2" PIPE

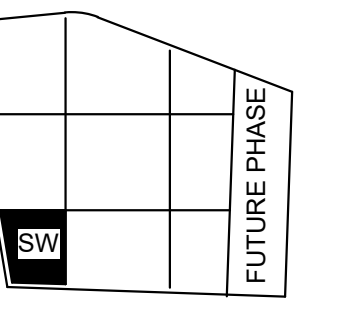
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	HUNTER ICZ-151-XL-40 DRIP CONTROL ZONE KIT. 1-1/2" ICV GLOBE VALVE WITH 1" HX100 FILTER SYSTEM. PRESSURE REGULATION: 40PSI. FLOW RANGE: 20 GPM TO 60 GPM. 120 MESH STAINLESS STEEL SCREEN. 1-1/2" INLET X SINGLE 2" OUTLET
	AREA TO RECEIVE DRIPLINE HUNTER HDL-04-12-CV HDL-04-12-CV: HUNTER DRIPLINE W/ 0.4 GPH EMITTERS AT 12" O.C. CHECK VALVE, DARK BROWN TUBING WITH TAN STRIPING. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS.

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	Valve Callout Valve Number Valve Flow Valve Size



GGLO DESIGN

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PROJECT:
EHA BAKER HEIGHTS



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EVERETT, WA 98201**

OWNER:
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MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
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ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
**IRRIGATION PLAN -
SOUTHWEST**

SHEET NO.
L-147

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL



IRRIGATION LEGEND

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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	Valve Callout # - Valve Number # - Valve Flow # - Valve Size

GGLO DESIGN

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REVISIONS		

MARK	DATE	DESCRIPTION
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B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN
ISSUE INFORMATION		

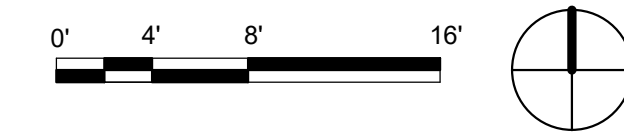
PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL: _____

SHEET TITLE
IRRIGATION PLAN - SOUTH-CENTER

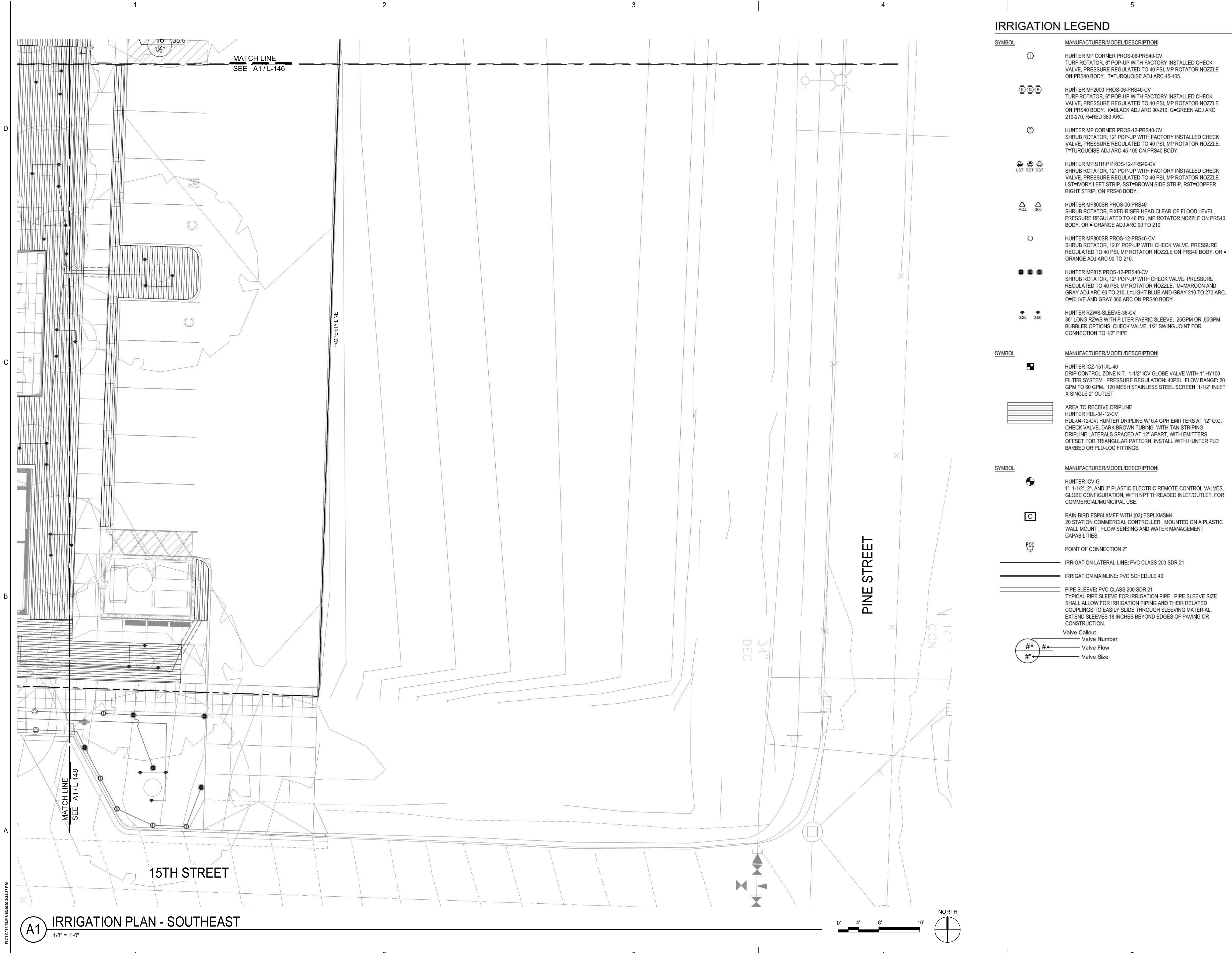
SHEET NO.
L-148

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - SOUTH-CENTER
1/8" = 1'-0"



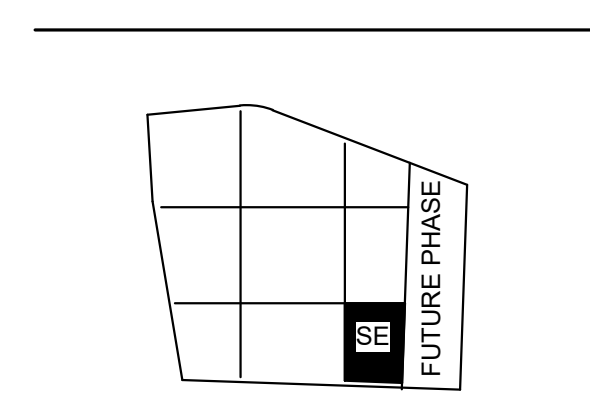
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IRRIGATION LEGEND

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	Valve Callout Valve Number Valve Flow Valve Size

GGLO DESIGN
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PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

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BUILDING A: 2710 14th STREET
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EVERETT, WA 98201
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3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
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PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

SHEET TITLE
IRRIGATION PLAN - SOUTHEAST

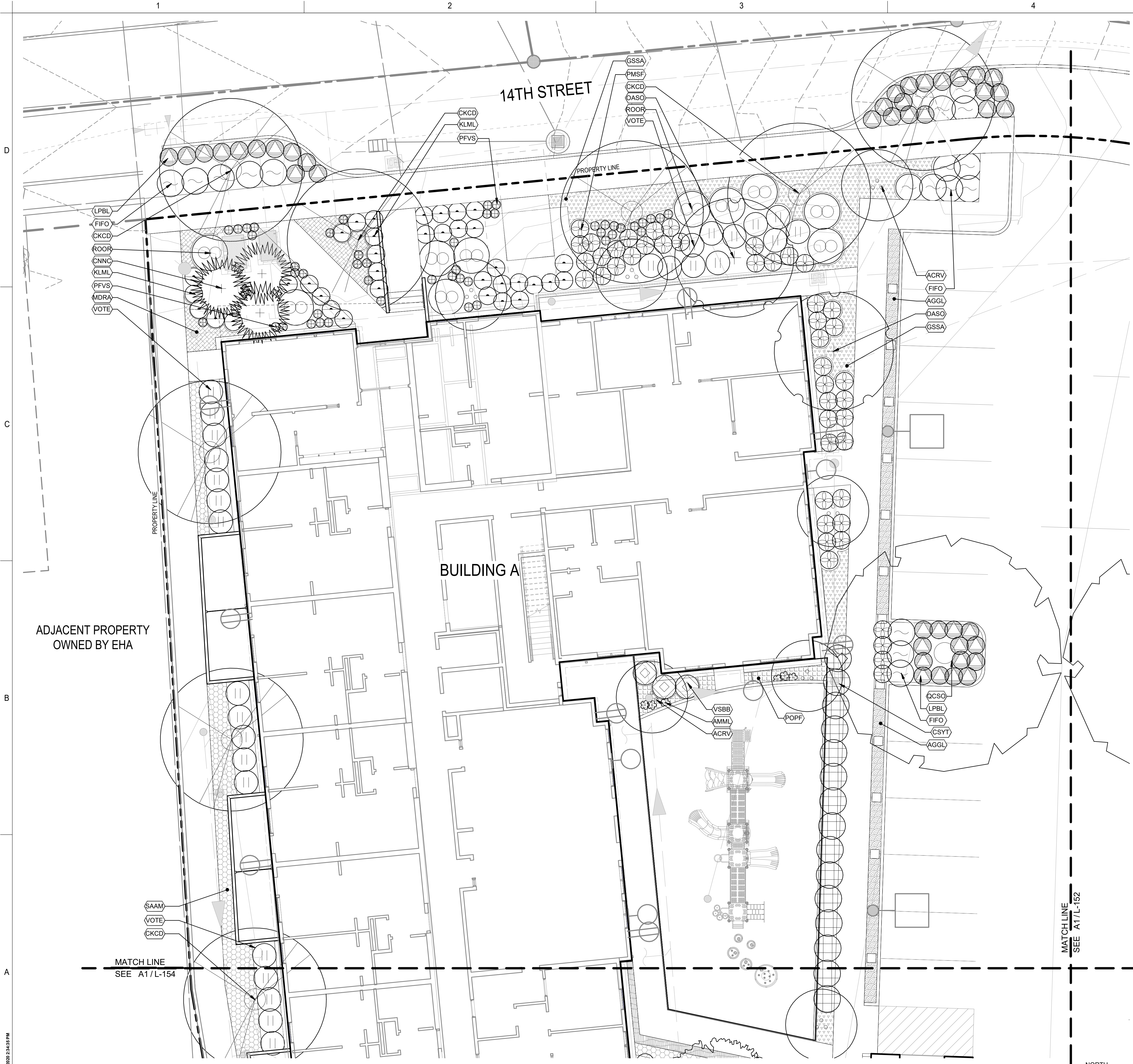
SHEET NO.
L-149

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 IRRIGATION PLAN - SOUTHEAST
1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:42:27 PM



PLANTING LEGEND

TREES:	TAG	BOTANICAL NAME	COMMON NAME
	ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
	AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
	BNRB	BETULA NIGRA	RIVER BIRCH
	CJRH	CARPINUS JAPONICA	JAPANESE HORNBEAM
	CNCC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
	CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
	OASO	OXYDENDRUM ARBOREUM	SOURWOOD
	QCSO	QUERCUS COCCINEA	SCARLET OAK
	SMOS	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA
	TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

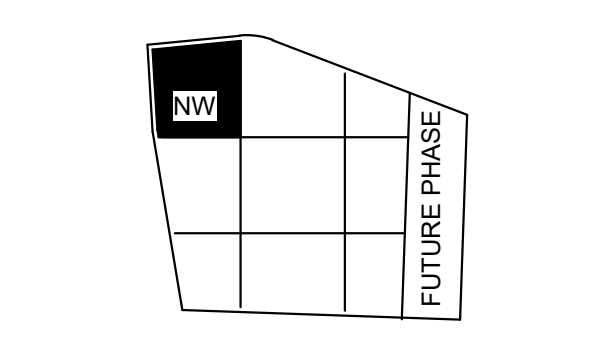
SHRUBS:	TAG	BOTANICAL NAME	COMMON NAME
	ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
	CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
	ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
	FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
	FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
	HIWH	HAMMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
	KLML	KALMA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
	LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
	MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
	MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
	MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
	POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
	PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
	ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHOODODENDRON
	RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
	SPST	STACHYRUS PRAECOX	STACHYRUS
	SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
	VSB	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
	VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

FERNSS, GRASSES, & PERENNIALS:	TAG	BOTANICAL NAME	COMMON NAME
	AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
	BSDF	BLECHNUM SPICANT	DEER FERN
	DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
	HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
	HRRH	HOSTA 'KROSSA REGAL'	HOSTA
	PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
	PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:	TAG	BOTANICAL NAME	COMMON NAME
	HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
	AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
	COSS	CAREX OBNUPTA	SLOUGH SEDGE
	CSKD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
	EPPB	EPIMEDIUM X PERRALCHIUM 'FROHNLEITEN'	BARRENWORT
	GSSA	GAULTHERIA SHALLON	SALAL
	MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
	POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
	PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
	SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
	SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS



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 OWNER APPROVAL:

SHEET TITLE
PLANTING PLAN - NORTHWEST

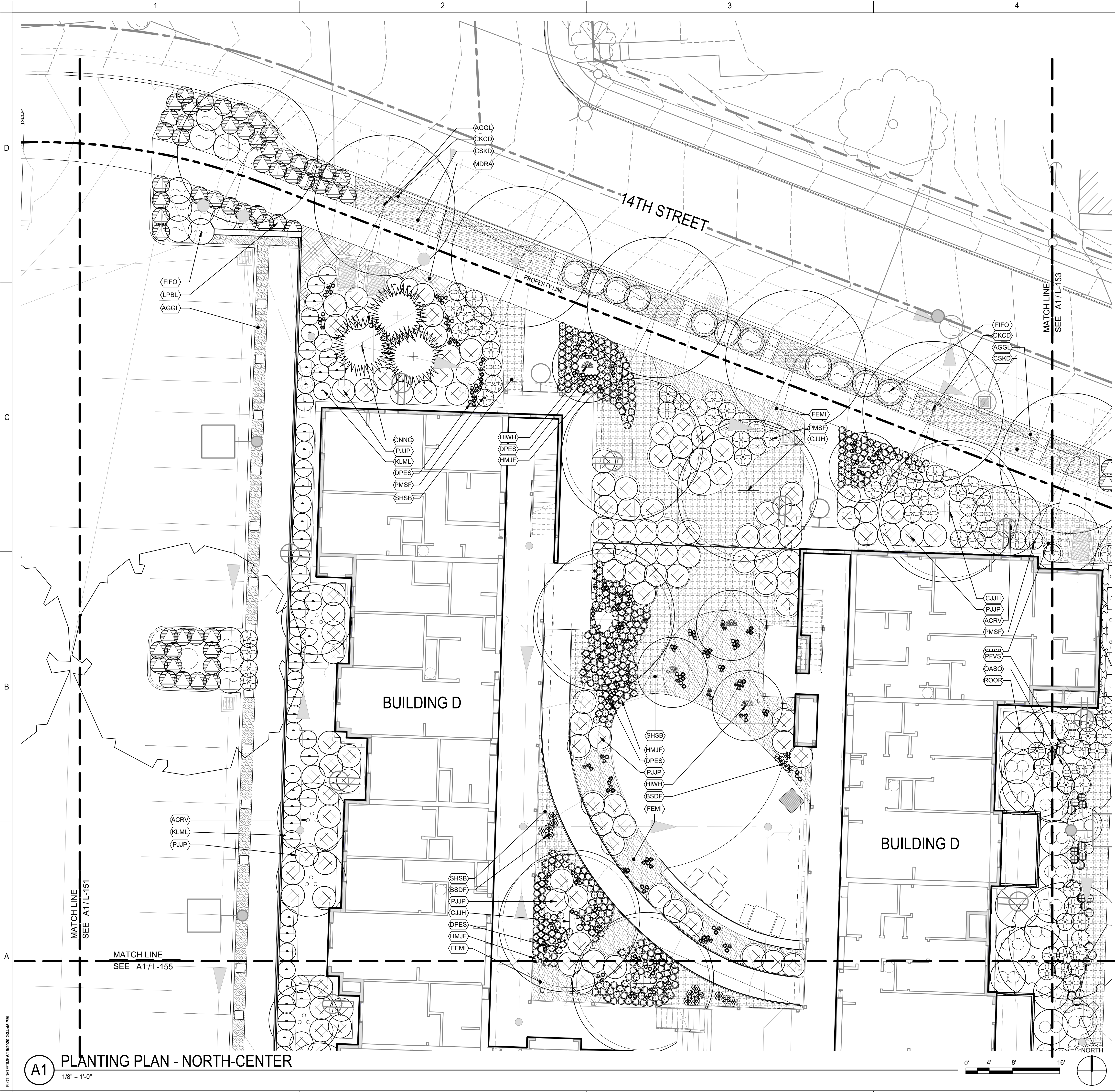
SHEET NO.
L-151

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - NORTHWEST
 1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:43:58 PM

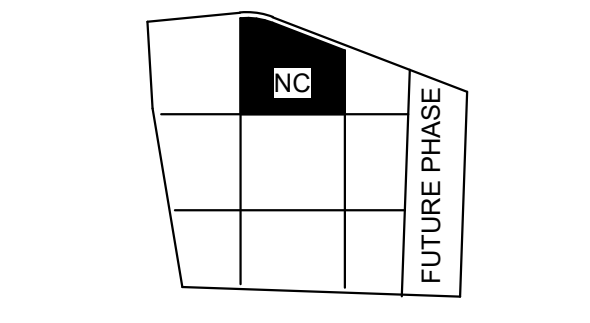


PLANTING LEGEND

TREES:		
TAG	BOTANICAL NAME	COMMON NAME
ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
BNRB	BETULA NIGRA	RIVER BIRCH
CJH	CARPINUS JAPONICA	JAPANESE HORNBEAM
CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
OASO	OXYDENDRUM ARBOREUM	SOURWOOD
QCSO	QUERCUS COCCINEA	SCARLET OAK
SMOS	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA
TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS
SHRUBS:		
TAG	BOTANICAL NAME	COMMON NAME
ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHODODENDRON
RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
SPST	STACHYRUS PRAECOX	STACHYRUS
SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
VSSB	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY
FERNSS, GRASSES, & PERENNIALS:		
TAG	BOTANICAL NAME	COMMON NAME
AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
BSDF	BLECHNUM SPICANT	DEER FERN
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
HMJF	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
HRRH	HOSTA 'KROSSA REGAL'	HOSTA
PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
PMSF	POLYSTICHUM MUNITUM	SWORD FERN
GROUNDCOVERS:		
TAG	BOTANICAL NAME	COMMON NAME
HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
COSS	CAREX OBNUPTA	SLOUGH SEDGE
CKSD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EPPB	EPIMEDIUM X PERRALCIUM 'FROHNLEITEN'	BARRENWORT
GSSA	GAULTHERIA SHALLON	SALAL
MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS



1301 First Avenue, Suite 301
Seattle, WA 98101
http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14TH STREET
BUILDING B: 2715 15TH STREET
BUILDING C: 2815 15TH STREET
BUILDING D: 2810 14TH STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
PLANTING PLAN - NORTH-CENTER

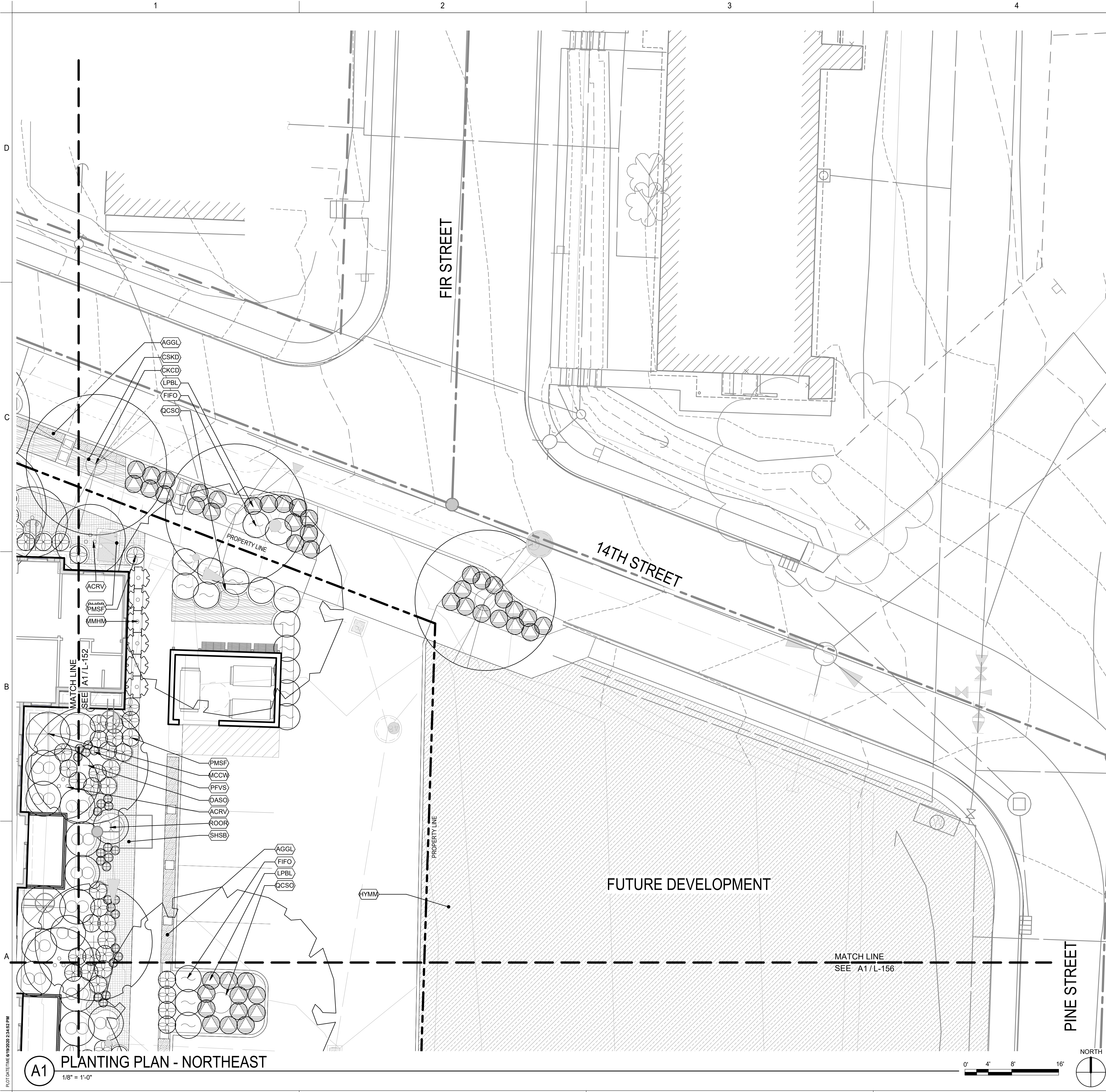
SHEET NO.
L-152

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - NORTH-CENTER
 1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:34:46 PM



PLANTING LEGEND

TREES:

TAG	BOTANICAL NAME	COMMON NAME
ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
BNRB	BETULA NIGRA	RIVER BIRCH
CJRH	CARPINUS JAPONICA	JAPANESE HORNBEAM
CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
OASO	OXYDENDRUM ARBOREUM	SOURWOOD
QCSO	QUERCUS COCCINEA	SCARLET OAK
SMOS	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA
TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

SHRUBS:

TAG	BOTANICAL NAME	COMMON NAME
ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
POLD	PHYSOCARPUS OPUULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
ROOR	RHODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHODODENDRON
RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
SPST	STACHYRUS PRAECOX	STACHYRUS
SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
VSBP	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

FERNSS, GRASSES, & PERENNIALS:

TAG	BOTANICAL NAME	COMMON NAME
AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
BSDF	BLECHNUM SPICANT	DEER FERN
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
HRRH	HOSTA 'KROSSA REGAL'	HOSTA
PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
PMSF	POLYSTICHUM MUNITUM	SWORD FERN

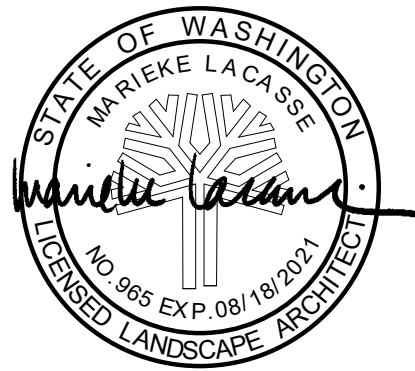
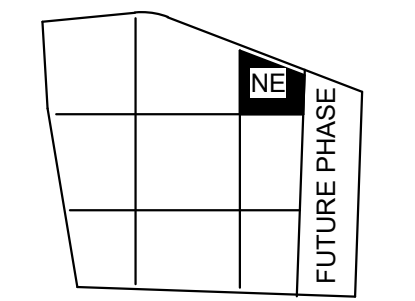
GROUNDCOVERS:

TAG	BOTANICAL NAME	COMMON NAME
HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
COSS	CAREX OBNUPTA	SLOUGH SEDGE
CKSD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EPPB	EPIMEDIUM X PERRALCHUM 'FROHNLEITEN'	BARRENWORT
GSSA	GAULTHERIA SHALLON	SALAL
MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS



1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2017033.00**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
OWNER APPROVAL:

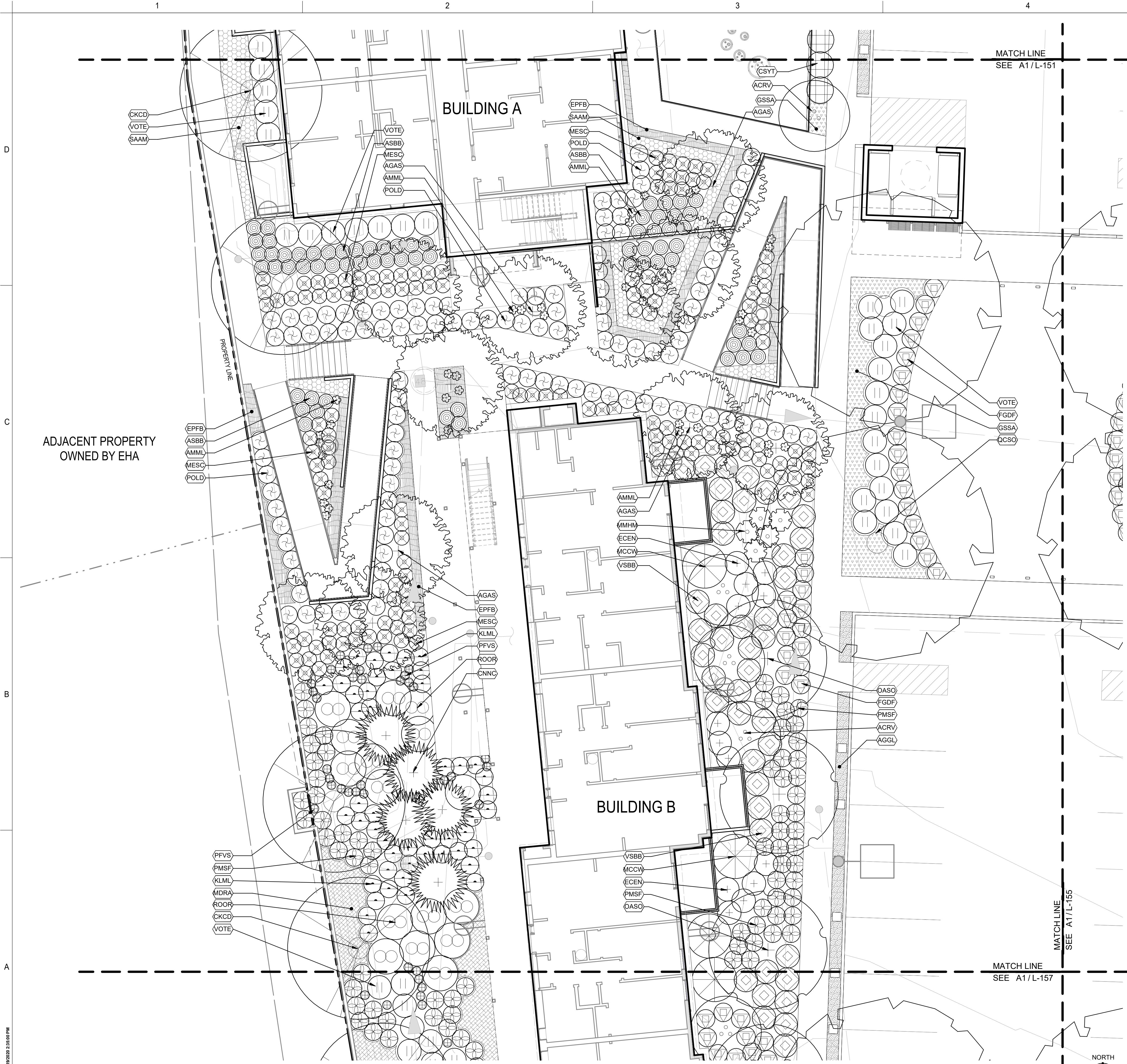
SHEET TITLE
PLANTING PLAN - NORTHEAST

SHEET NO.
L-153

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

PLOT DATE/TIME: 6/10/2020 2:34:52 PM

A1 PLANTING PLAN - NORTHEAST
1/8" = 1'-0"



PLANTING LEGEND

TREES:	TAG	BOTANICAL NAME	COMMON NAME
	ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
	AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
	BNRB	BETULA NIGRA	RIVER BIRCH
	CJH	CARPINUS JAPONICA	JAPANESE HORNBEAM
	CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
	CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
	OASO	OXYDENDRUM ARBOREUM	SOURWOOD
	QCSO	QUERCUS COCCINEA	SCARLET OAK
	SAOS	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA
	TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

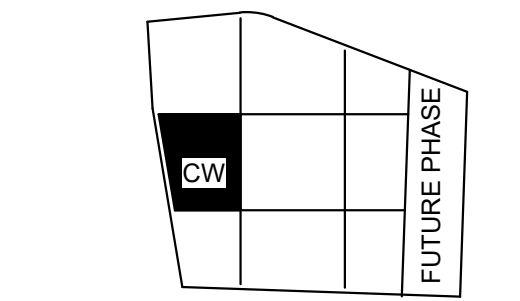
SHRUBS:	TAG	BOTANICAL NAME	COMMON NAME
	ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
	CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
	ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
	FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
	FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
	HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
	KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
	LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
	MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
	MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
	MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
	POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
	PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
	ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHOODODENDRON
	RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
	SPST	STACHYRUS PRAECOX	STACHYRUS
	SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
	VBSB	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
	VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

FERNSS, GRASSES, & PERENNIALS:	TAG	BOTANICAL NAME	COMMON NAME
	AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
	BSDF	BLECHNUM SPICANT	DEER FERN
	DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
	HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
	HRRH	HOSTA 'KROSSA REGAL'	HOSTA
	PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
	PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:	TAG	BOTANICAL NAME	COMMON NAME
	HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
	AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
	COSS	CAREX OBNUPTA	SLOUGH SEDGE
	CSKD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
	EPFB	EPIMEDIUM X PERRALCIUM 'FROHNLEITEN'	BARRENWORT
	GSSA	GAULTHERIA SHALLON	SALAL
	MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
	POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
	PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
	SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
	SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2815 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

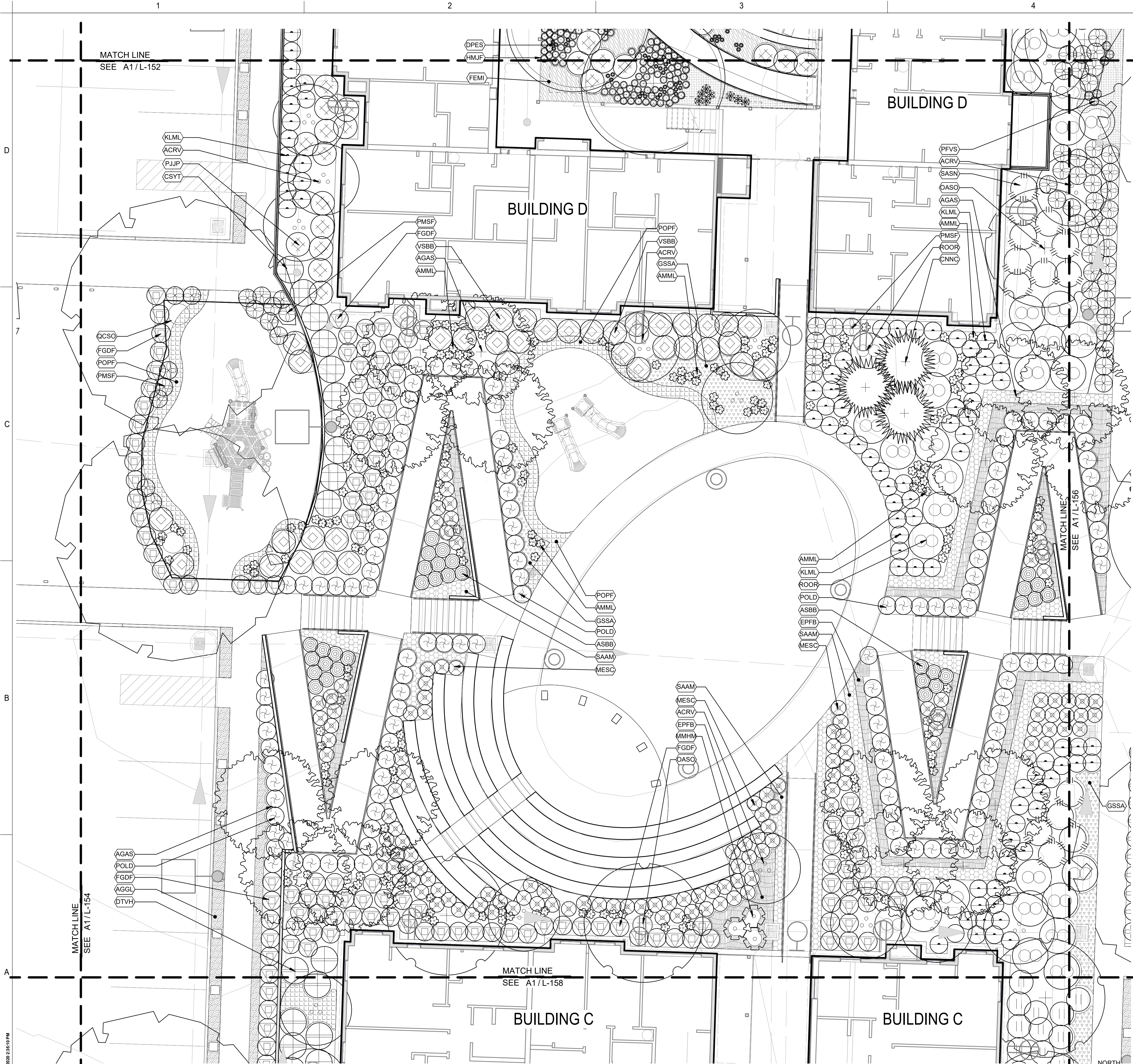
SHEET TITLE
PLANTING PLAN - CENTER-WEST

SHEET NO.
L-154

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - CENTER-WEST
 1/8" = 1'-0"

PLOT DATE/TIME: 6/19/2020 2:38:59 PM



PLANTING LEGEND

TREES:	TAG	BOTANICAL NAME	COMMON NAME
	ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
	AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
	BNRB	BETULA NIGRA	RIVER BIRCH
	CJRH	CARPINUS JAPONICA	JAPANESE HORNBEAM
	CNKC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
	CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
	OASO	OXYDENDRUM ARBOREUM	SOURWOOD
	QCSO	QUERCUS COCCINEA	SCARLET OAK
	SAOS	STEWARTIA MONADELPHA	ORANGEBARK STEWARTIA
	TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

SHRUBS:	TAG	BOTANICAL NAME	COMMON NAME
	ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
	CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
	ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
	FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
	FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
	HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
	KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
	LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
	MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
	MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
	MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
	POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
	PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
	ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHOODODENDRON
	RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
	SPST	STACHYRUS PRAEcox	STACHYRUS
	SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
	VSBB	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
	VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

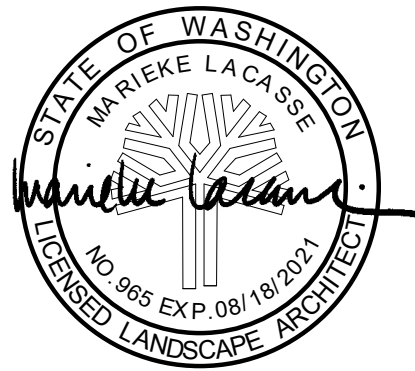
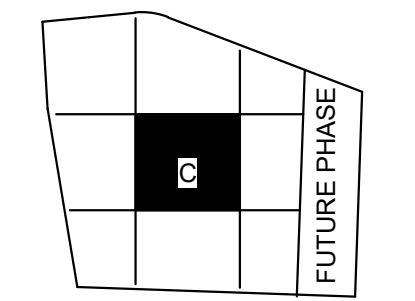
FERNSS, GRASSES, & PERENNIALS:	TAG	BOTANICAL NAME	COMMON NAME
	AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
	BSDF	BLECHNUM SPICANT	DEER FERN
	DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
	HMJF	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
	HRRH	HOSTA 'KROSSA REGAL'	HOSTA
	PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
	PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:	TAG	BOTANICAL NAME	COMMON NAME
	HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
	AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
	COSS	CAREX OBNUPTA	SLOUGH SEDGE
	CKSD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
	EPPB	EPIMEDIUM X PERRALCHUM 'FROHNLEITEN'	BARRENWORT
	GSSA	GAULTHERIA SHALLOON	SALAL
	MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
	POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
	PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
	SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
	SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101

http://www.gglo.com



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
PLANTING PLAN - CENTER

SHEET NO.
L-155

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - CENTER
 1/8" = 1'-0"

PLOT DATE/TIME: 6/18/2020 2:35:10 PM

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PLANTING LEGEND

TREES:

TAG	BOTANICAL NAME	COMMON NAME
ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
BNRB	BETULA NIGRA	RIVER BIRCH
CJH	CARPINUS JAPONICA	JAPANESE HORNBEEAM
CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
OASO	OXYDENDRUM ARBOREUM	SOURWOOD
QCSO	QUERCUS COCCINEA	SCARLET OAK
SMOS	STEWARTIA MONADELPHA	ORANGEBAK STEWARTIA
TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

SHRUBS:

TAG	BOTANICAL NAME	COMMON NAME
ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
ROOR	RHOODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHOODENDRON
RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
SPST	STACHYRUS PRAEOX	STACHYRUS
SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
VSBP	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

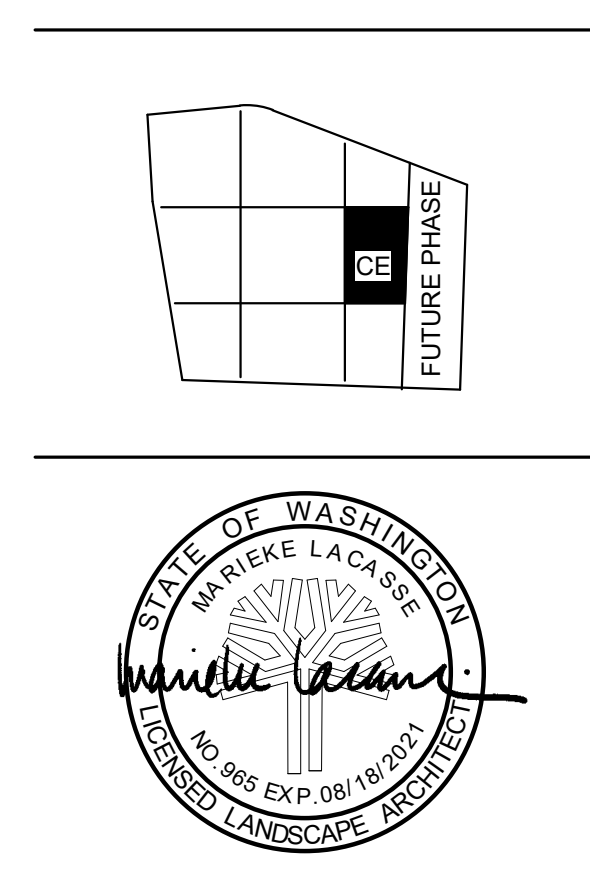
FERNSS, GRASSES, & PERENNIALS:

TAG	BOTANICAL NAME	COMMON NAME
AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
BSDF	BLECHNUM SPICANT	DEER FERN
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
HRRH	HOSTA 'KROSSA REGAL'	HOSTA
PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:

TAG	BOTANICAL NAME	COMMON NAME
HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
COSS	CAREX OBNUPTA	SLOUGH SEDGE
CSKD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EPPB	EPIMEDIUM X PERRALCIUM 'FROHNLEITEN'	BARRENWORT
GSSA	GAULTHERIA SHALLON	SALAL
MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS

GGLO DESIGN
 1301 First Avenue, Suite 301
 Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS
EVERETT HOUSING AUTHORITY

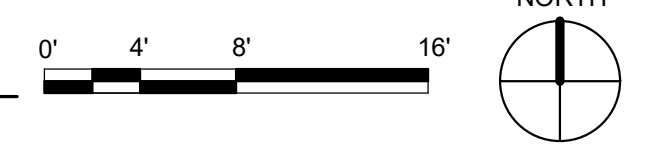
PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN
ISSUE INFORMATION		
PROJECT NO.:	2017033.00	
GGLO PRINCIPAL IN CHARGE:	JON HALL	
GGLO PROJECT MANAGER:	SCOTT SCHREFFLER	
OWNER APPROVAL:		

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

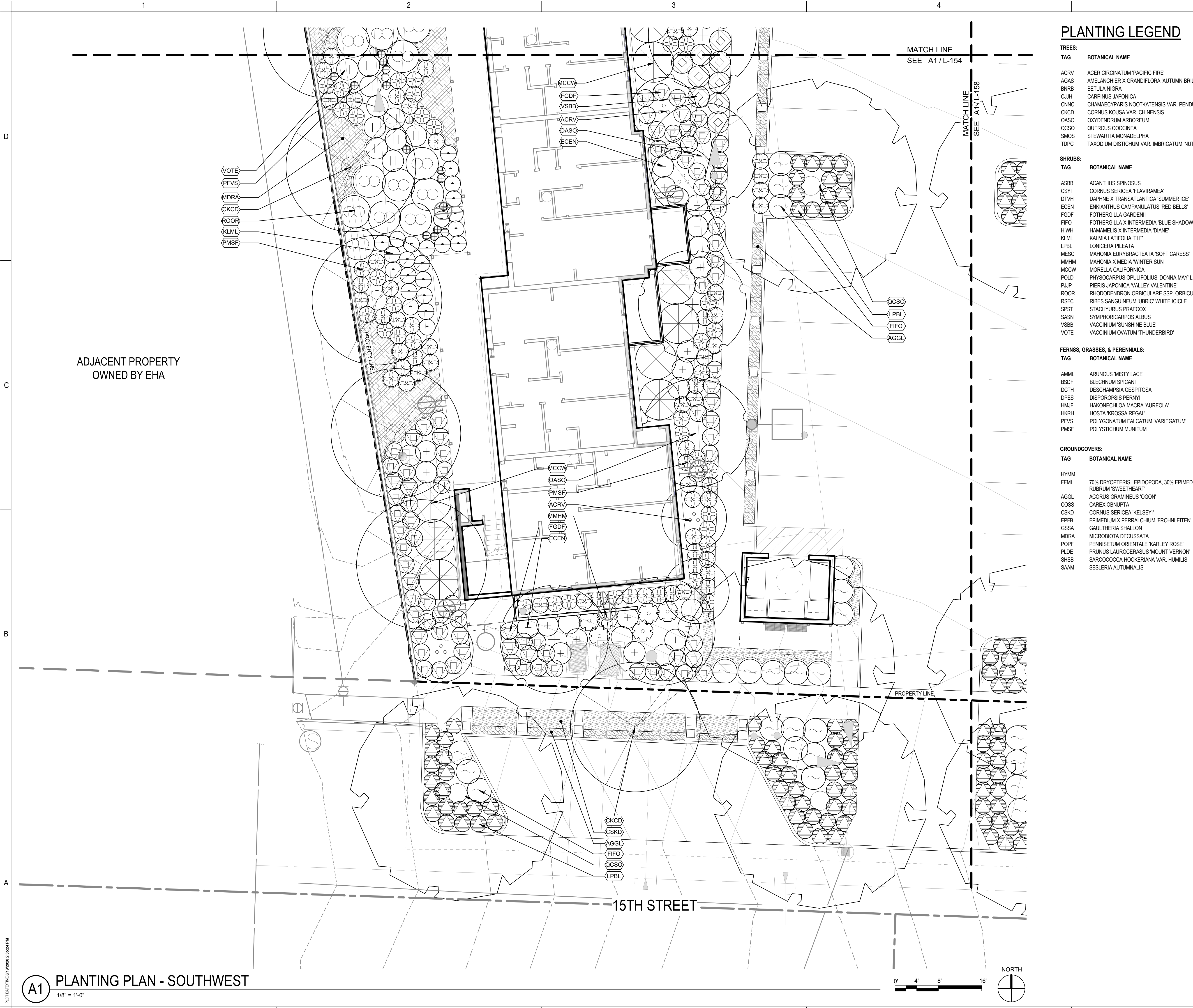
A1 PLANTING PLAN - CENTER-EAST
 1/8" = 1'-0"



SHEET TITLE
PLANTING PLAN - CENTER-EAST

SHEET NO.
L-156

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PLANTING LEGEND

TREES:	BOTANICAL NAME	COMMON NAME
ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
BNRB	BETULA NIGRA	RIVER BIRCH
CJH	CARPINUS JAPONICA	JAPANESE HORNBEAM
CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
OASO	OXYDENDRUM ARBOREUM	SOURWOOD
QCSO	QUERCUS COCCINEA	SCARLET OAK
SMOS	STEWARTIA MONADELPHA	ORANGE BARK STEWARTIA
TDPC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

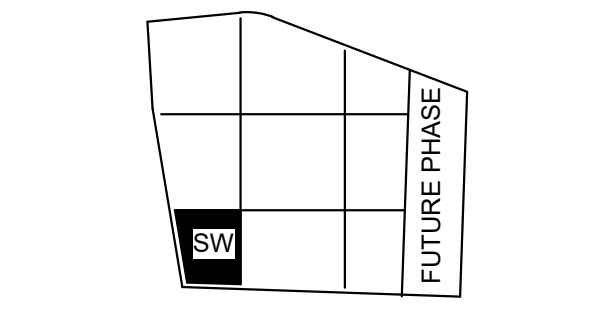
SHRUBS:	BOTANICAL NAME	COMMON NAME
ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
HWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHOODODENDRON
RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
SPST	STACHYRUS PRAEOX	STACHYRUS
SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
VSBB	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

FERNSS, GRASSES, & PERENNIALS:	BOTANICAL NAME	COMMON NAME
AMML	ARUNCUS 'MISTY LACE'	MISTY LACE GOATSBEARD
BSDF	BLECHNUM SPICANT	DEER FERN
DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
HRRH	HOSTA 'KROSSA REGAL'	HOSTA
PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:	BOTANICAL NAME	COMMON NAME
HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
COSS	CAREX OBNUPTA	SLOUGH SEDGE
CSKD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
EPPB	EPIMEDIUM X PERRALCHUM 'FROHNLEITEN'	BARRENWORT
GSSA	GAULTHERIA SHALLON	SALAL
MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS



1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2715 15th STREET
BUILDING C: 2815 15th STREET
BUILDING D: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

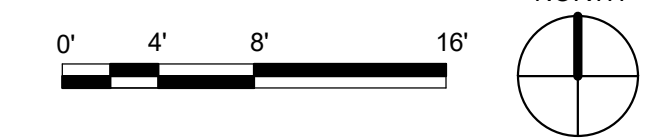
PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
**PLANTING PLAN -
 SOUTHWEST**

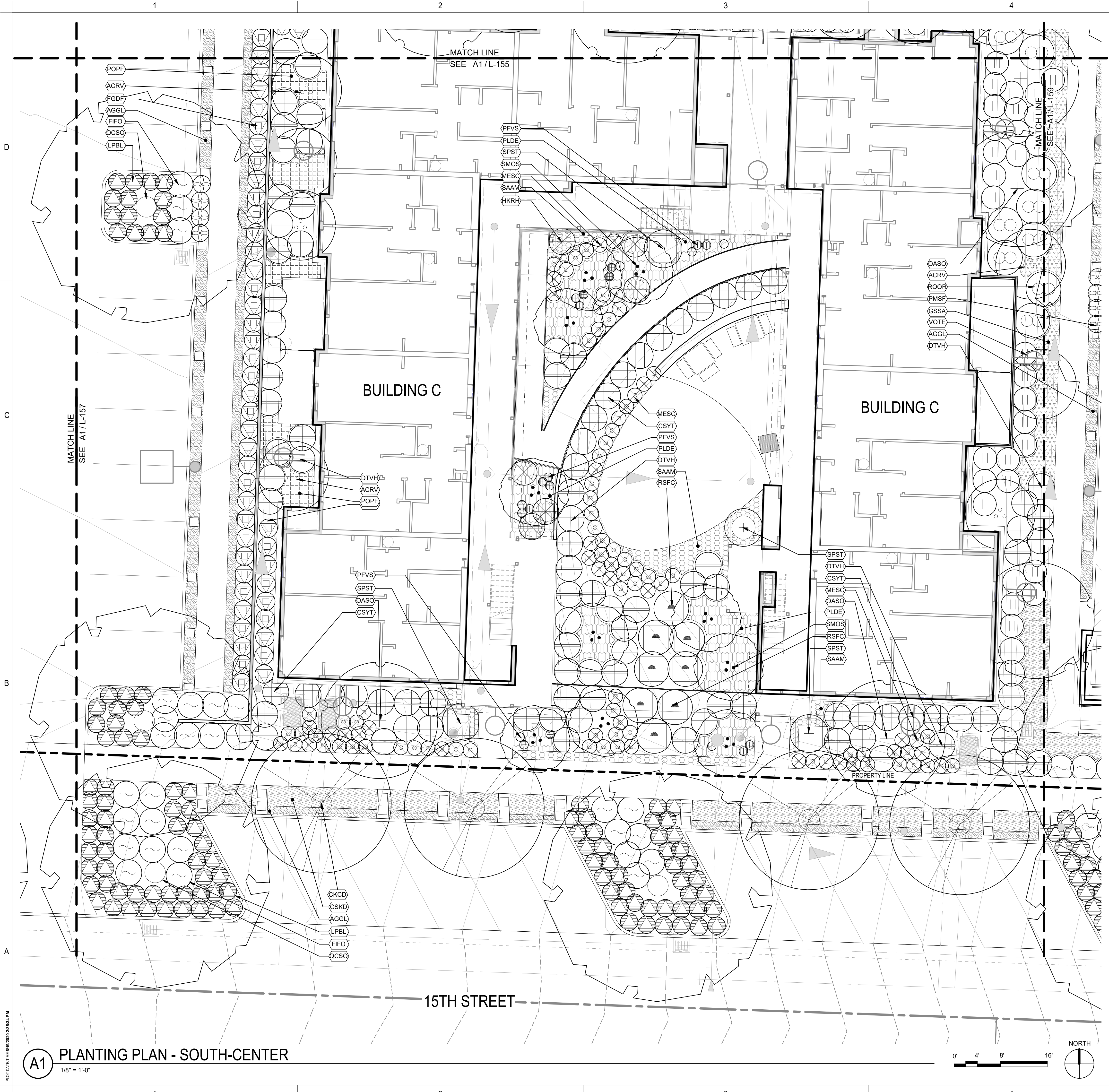
SHEET NO.
L-157

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - SOUTHWEST
 1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:35:24 PM



PLANTING LEGEND

TREES:	TAG	BOTANICAL NAME	COMMON NAME
	ACRV	ACER CIRCINATUM 'PACIFIC FIRE'	RED-BARK VINE MAPLE
	AGAS	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	APPLE SERVICEBERRY
	BNRB	BETULA NIGRA	RIVER BIRCH
	CJH	CARPINUS JAPONICA	JAPANESE HORNBEAM
	CNVC	CHAMAECYPARIS NOOTKATENSIS VAR. PENDULA	NOOTKA CYPRESS
	CKCD	CORNUS KOUSA VAR. CHIMENSIS	CHINESE DOGWOOD
	OASO	OXYDENDRUM ARBOREUM	SOURWOOD
	QCSD	QUERCUS COCCINEA	SCARLET OAK
	SMOS	STEWARTIA MONADELPHA	ORANGEBAK STEWARTIA
	TDFC	TAXODIUM DISTICHUM VAR. IMBRICATUM 'NUTANS'	POND CYPRESS

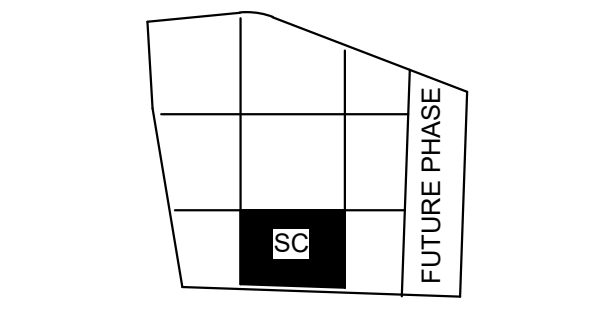
SHRUBS:	TAG	BOTANICAL NAME	COMMON NAME
	ASBB	ACANTHUS SPINOSUS	BEAR'S BREECHES
	CSYT	CORNUS SERICEA 'FLAVIRAMEA'	YELLOW TWIG DOGWOOD
	DTVH	DAPHNE X TRANSATLANTICA 'SUMMER ICE'	VARIEGATED HYBRID DAPHNE
	ECEN	ENKIANTHUS CAMPANULATUS 'RED BELLS'	ENKIANTHUS
	FGDF	FOTHERGILLA GARDENII	DWARF FOTHERGILLA
	FIFO	FOTHERGILLA X INTERMEDIA 'BLUE SHADOW'	FOTHERGILLA
	HIWH	HAMAMELIS X INTERMEDIA 'DIANE'	WITCH HAZEL
	KLML	KALMIA LATIFOLIA 'ELF'	MOUNTAIN LAUREL
	LPBL	LONICERA PILEATA	BOX-LEAF HONEYSUCKLE
	MESC	MAHONIA EURYBRACTEATA 'SOFT CARESS'	'SOFT CARESS' MAHONIA
	MMHM	MAHONIA X MEDIA 'WINTER SUN'	HYBRID MAHONIA
	MCCW	MORELLA CALIFORNICA	CALIFORNIA WAX MYRTLE
	POLD	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL	LITTLE DEVIL NINEBARK
	PJJP	PIERIS JAPONICA 'VALLEY VALENTINE'	JAPANESE PIERIS
	ROOR	RHOODODENDRON ORBICULARE SSP. ORBICULARE	ORBICULARE RHODODENDRON
	RSFC	RIBES SANGUINEUM 'UBRIC' WHITE ICICLE	FLOWERING CURRANT
	SPST	STACHYRUS PRAECOX	STACHYRUS
	SASN	SYMPHORICARPOS ALBUS	SNOWBERRY
	VSBP	VACCINIUM 'SUNSHINE BLUE'	BLUEBERRY
	VOTE	VACCINIUM OVATUM 'THUNDERBIRD'	THUNDERBIRD EVERGREEN HUCKLEBERRY

FERNSS, GRASSES, & PERENNIALS:	TAG	BOTANICAL NAME	COMMON NAME
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	DCTH	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS
	DPES	DISPOROPSIS PERNYI	EVERGREEN SOLOMON'S SEAL
	HMFJ	HAKONECHLOA MACRA 'AUREOLA'	JAPANESE FOREST GRASS
	HRRH	HOSTA 'KROSSA REGAL'	HOSTA
	PFVS	POLYGONATUM FALCATUM 'VARIEGATUM'	VARIEGATED SOLOMON'S SEAL
	PMSF	POLYSTICHUM MUNITUM	SWORD FERN

GROUNDCOVERS:	TAG	BOTANICAL NAME	COMMON NAME
	HYMM	70% DRYOPTERIS LEPIDOPODA, 30% EPIMEDIUM X RUBRUM 'SWEETHEART'	HYDROSEED MEADOW MIX FERN MIX
	AGGL	ACORUS GRAMINEUS 'OGON'	GRASSY-LEAVED SWEET FLAG
	COSS	CAREX OBNUPTA	SLOUGH SEDGE
	CSKD	CORNUS SERICEA 'KELSEY'	KELSEY DOGWOOD
	EPPB	EPIMEDIUM X PERRALCIUM 'FROHNLEITEN'	BARRENWORT
	GSSA	GAULTHERIA SHALLOON	SALAL
	MDRA	MICROBIOTA DECUSSATA	RUSSIAN ARBOR-VITAE
	POPF	PENNISETUM ORIENTALE 'KARLEY ROSE'	PINK FOUNTAIN GRASS
	PLDE	PRUNUS LAUROCERASUS 'MOUNT VERNON'	DWARF ENGLISH LAUREL
	SHSB	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX
	SAAM	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS

GGLO DESIGN

1301 First Avenue, Suite 301
Seattle, WA 98101
<http://www.gglo.com>



PROJECT:
EHA BAKER HEIGHTS



PROJECT ADDRESS:
BUILDING A: 2710 14th STREET
BUILDING B: 2815 15th STREET
BUILDING C: 2810 14th STREET
EVERETT, WA 98201

OWNER:
EVERETT HOUSING AUTHORITY
3107 COLBY AVENUE
EVERETT, WA 98201

MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
C	06/08/2020	BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL
B	04/10/2020	DESIGN DEVELOPMENT
A	01/07/2020	SCHEMATIC DESIGN

ISSUE INFORMATION

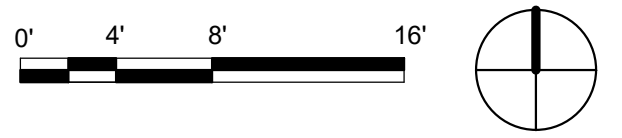
PROJECT NO.: **2017033.00**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJECT MANAGER: **SCOTT SCHREFFLER**
 OWNER APPROVAL:

SHEET TITLE
PLANTING PLAN - SOUTH-CENTER

SHEET NO.
L-158

BUILDING PERMIT SUBMITTAL / 80% HUD SUBMITTAL

A1 PLANTING PLAN - SOUTH-CENTER
 1/8" = 1'-0"



PLOT DATE/TIME: 6/18/2020 2:35:34 PM