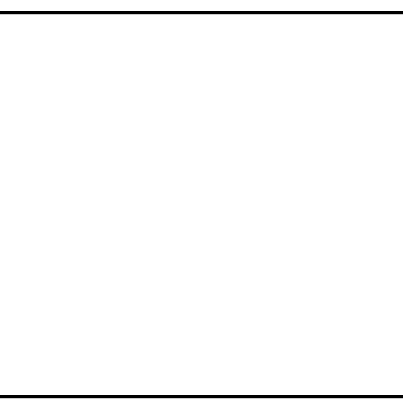


PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING**

PROJECT ADDRESS:
**1889 120 Ave NE, Bellevue, WA
98005 - TO BE UPDATED**

OWNER:
**BRIDGE Housing Corp.
600 California Street, Suite 900, San
Francisco, CA 94108**

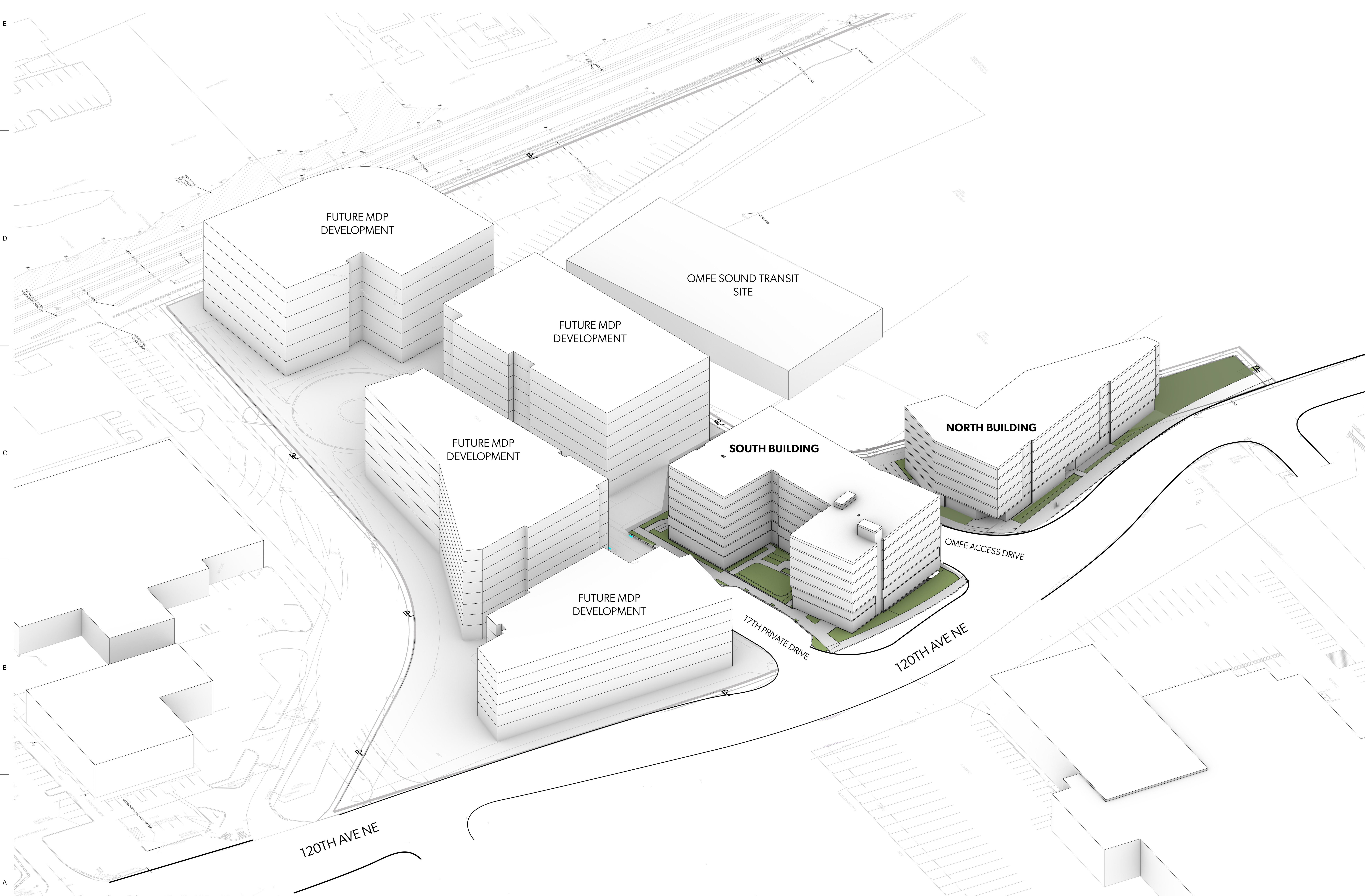


MARK DATE DESCRIPTION
REVISIONS

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: Jon Hall
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL:

SHEET TITLE
BIRDSEYE PERSPECTIVE

SHEET NO.
G-004.1



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

1 2 3 4 5 6

A B C D E

PROJECT DATE: 11/09/2023 10:28:59 AM

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING**

PROJECT ADDRESS:
**1889 120 Ave NE, Bellevue, WA
98005 - TO BE UPDATED**

OWNER:
**BRIDGE Housing Corp.
600 California Street, Suite 900, San
Francisco, CA 94108**



APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

A 11/17/2023 LD (ADR) / LJ (LUX) PERMIT

MARK DATE DESCRIPTION
ISSUE INFORMATION

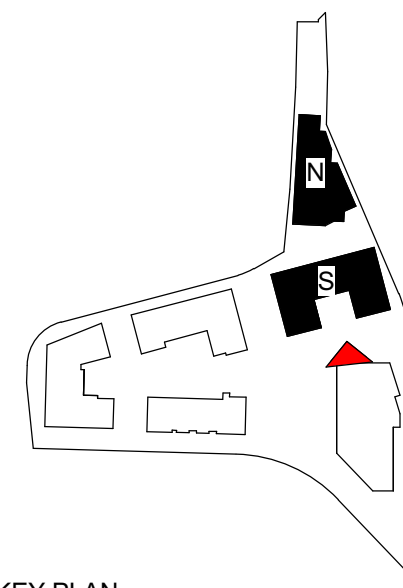
PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: Jon Hall
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL:

SHEET TITLE
**3D IMAGERY - SOUTH
BUILDING**

SHEET NO.
G-004.3



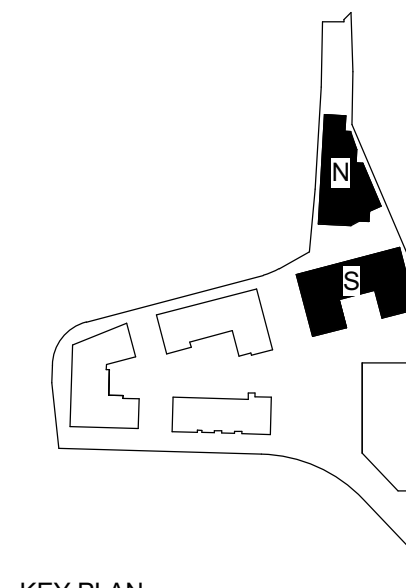
SOUTH BUILDING - LOOKING NORTHEAST ALONG 17TH (PRIVATE DRIVE)



KEY PLAN



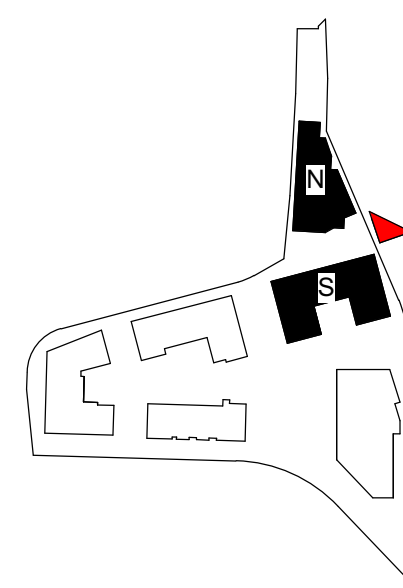
SOUTH BUILDING - LOOKING NORTHWEST ALONG 120TH AVE NE



KEY PLAN



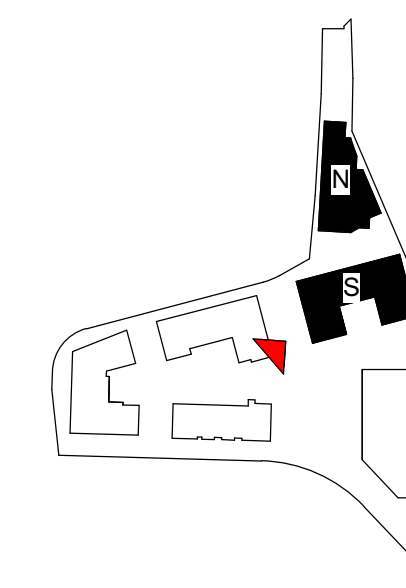
SOUTH BUILDING - LOOKING SOUTHWEST



KEY PLAN



SOUTH BUILDING - LOOKING EAST



KEY PLAN

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

LAND USE CODE

DIMENSIONAL REQUIREMENTS: SETBACKS AND STEPBACKS

LUC 20.25D.30.B.1.a.i DEFINITIONS

SETBACK: A SPACE UNOCCUPIED BY STRUCTURES EXCEPT WHERE INTRUSIONS ARE SPECIFICALLY PERMITTED BY THIS CODE.

LUC CHART 20.25D.080.A DIMENSIONAL REQUIREMENTS IN BELRED DISTRICTS

DOWNTOWN LAND USE DISTRICT: OR-2

BUILDING TYPES:
BUILDING S (SOUTH): RESIDENTIAL
BUILDING N (NORTH): RESIDENTIAL

BUILDING SETBACKS AND SEPARATION:

MINIMUM SETBACK REQUIRED:	15'
SETBACK PROPOSED:	15'
MAXIMUM FLOOR PLATE:	28,000 SF
MAXIMUM LOT COVERAGE:	75% PROJECT COMPLIES (SEE G-005.1)
MINIMUM BUILDING HEIGHT:	BASE: 45' PROJECT COMPLIES (SEE G-009)
MAXIMUM BUILDING HEIGHT:	MAX: 125' PROJECT COMPLIES (SEE G-009)

LUC 20.25D.080.A.2
WHERE BUILDING HEIGHT EXCEEDS 45 FEET, AND THE BUILDING IS LOCATED WITHIN 15 FEET OF THE FRONT PROPERTY LINE, THE BUILDING SHALL INCORPORATE A 15-FOOT DEEP STEPBACK IN THAT FACADE AT A HEIGHT NO MORE THAN 40 FEET ABOVE THE AVERAGE FINISHED GRADE ALONG THAT FACADE.

LUC 20.25D.080.A.6
IMPERVIOUS SURFACE/LOT COVERAGE IS CALCULATED AFTER SUBTRACTING ALL CRITICAL AREAS AND CRITICAL AREA BUFFERS; PROVIDED, THAT COAL MINE HAZARDS (LUC 20.29H.130) AND HABITAT ASSOCIATED WITH SPECIES OF LOCAL IMPORTANCE (LUC 20.29H.150) SHALL NOT BE SUBTRACTED. SEE LUC 20.20.480 FOR EXCEPTIONS AND PERFORMANCE STANDARDS RELATING TO IMPERVIOUS SURFACE.

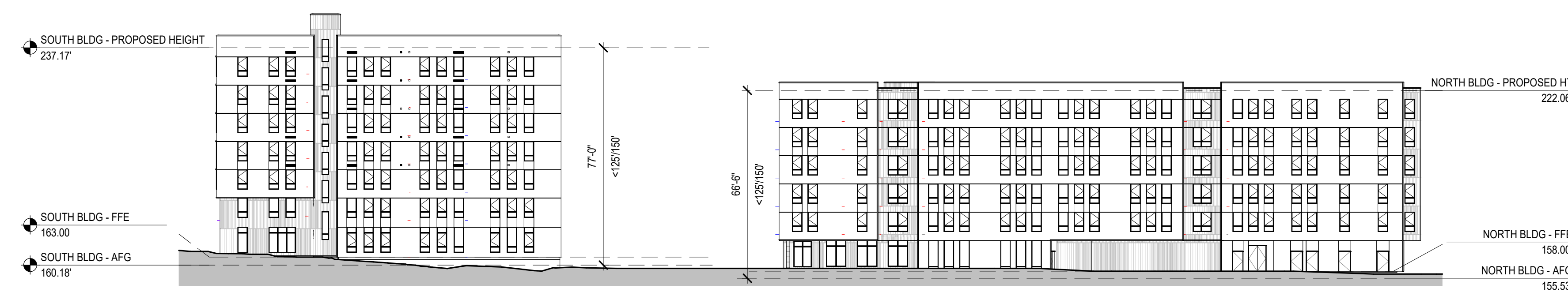
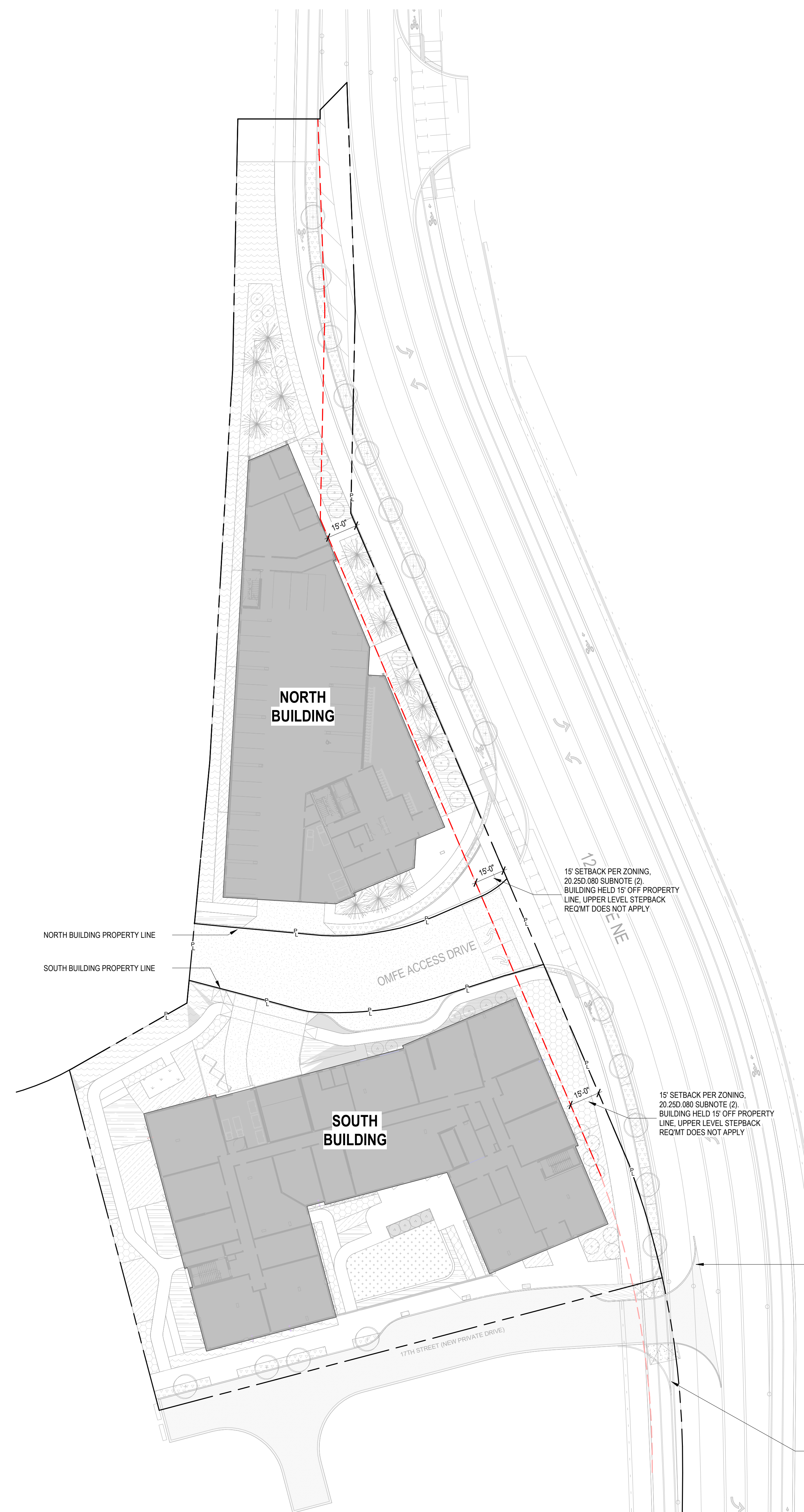
LUC 20.25D.080.A.20
THE 20,000 GSF/F ABOVE 40 FEET APPLIES ONLY TO TOWERS THAT DO NOT EXCEED 80 FEET. FOR RESIDENTIAL TOWERS, THE MAXIMUM GROSS SQUARE FEET PER FLOOR ABOVE 40 FEET AND AT OR BELOW 80 FEET IS 12,000 GSF/F. FOR RESIDENTIAL TOWERS THE MAXIMUM GROSS SQUARE FEET PER FLOOR ABOVE 80 FEET IS 9,000 GSF/F.

NORTH BUILDING - GSF		SOUTH BUILDING - GSF	
AREA		AREA	
LEVEL 1	14,805 SF	LEVEL 1-8	19,189 SF
LEVEL 2	14,184 SF	LEVEL 2	20,041 SF
LEVEL 3	14,184 SF	LEVEL 3	20,234 SF
LEVEL 4	14,184 SF	LEVEL 4	20,234 SF
LEVEL 5	14,184 SF	LEVEL 5	20,234 SF
LEVEL 6	14,184 SF	LEVEL 6	20,234 SF
	85,726 SF	LEVEL 7	20,234 SF
		LEVEL P1	23,903 SF
			164,305 SF

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

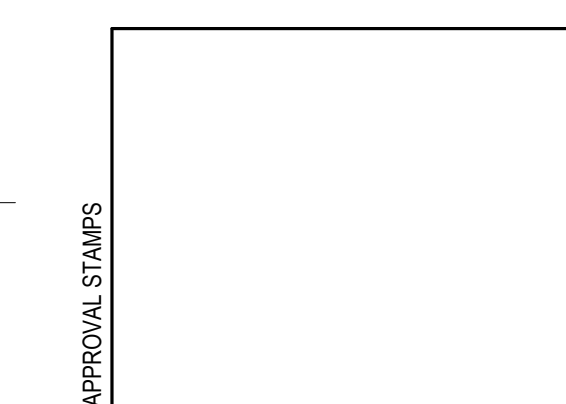
PROJECT ADDRESS:
1889 120 Ave NE, Bellevue, WA 98005 - TO BE UPDATED

OWNER:
**BRIDGE Housing Corp.
600 California Street, Suite 900, San Francisco, CA 94108**



B4 OVERALL SITE- EAST ELEVATION
1" = 30'-0"

A1 DIMENSIONAL SITE PLAN
1" = 30'-0"



MARK	DATE	DESCRIPTION
REVISIONS		

ISSUE INFORMATION	
A	11/17/2023 LD (ADR) / LJ (LUX) PERMIT

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
DIMENSIONAL REQUIREMENTS COMPLIANCE

SHEET NO.:
G-005.1

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

E

D

C

B

A

E

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B

A

LAND USE CODE

MULT-FAMILY PLAY AREA REQUIREMENTS

LUC 20.20.540.A DEFINITIONS

3

NEW MULTIFAMILY DEVELOPMENTS OF 10 UNITS OR MORE SHALL BE REQUIRED, AS A CONDITION OF BUILDING PERMIT APPROVAL, TO PROVIDE A MINIMUM OF 800 SQUARE FEET OF UNPAVED, USABLE OPEN SPACE WITH LAWN OR OTHER SOFT SURFACE FOR AN OUTDOOR CHILDREN'S PLAY AREA, PLUS AN ADDITIONAL 50 SQUARE FEET OF USABLE OPEN SPACE FOR EACH ADDITIONAL UNIT BEYOND THE INITIAL 10 UNITS, UP TO A MAXIMUM OF 10,000 SQUARE FEET. EXCEPT THAT THIS REQUIREMENT DOES NOT APPLY TO MULTIFAMILY DEVELOPMENT DOWNTOWN OR TO DEVELOPMENTS DEVOTED EXCLUSIVELY TO SENIOR CITIZEN DWELLINGS AS DEFINED AT LUC 20.50.046.

LUC CHART LUC 20.20.540.B DIMENSIONAL REQUIREMENTS

1. THE MINIMUM DIMENSION SHALL BE 25 FEET; AND
2. EARTH BERMS, VEGETATIVE SCREENING, OR FENCING SHOULD SEPARATE THE PLAY AREA FROM DRIVING AND PARKING AREAS; AND
3. RESIDENTS SHOULD HAVE CONVENIENT ACCESS; AND
4. THE DESIGN SHOULD INVITE A VARIETY OF ACTIVE AND PASSIVE RECREATIONAL ACTIVITIES APPROPRIATE FOR CHILDREN BY UTILIZING UNIQUE NATURAL FEATURES, CREATING GENTLE SLOPES OR BERMS, AND PROVIDING OTHER AMENITIES SUCH AS SEATING BENCHES OR PLAY EQUIPMENT.

MULT-FAMILY PLAY AREA LEGEND

AREA REGION	AREA (SF)
AREA A	6,572 SF
AREA B	4,810 SF
TOTAL AREA	11,382 SF

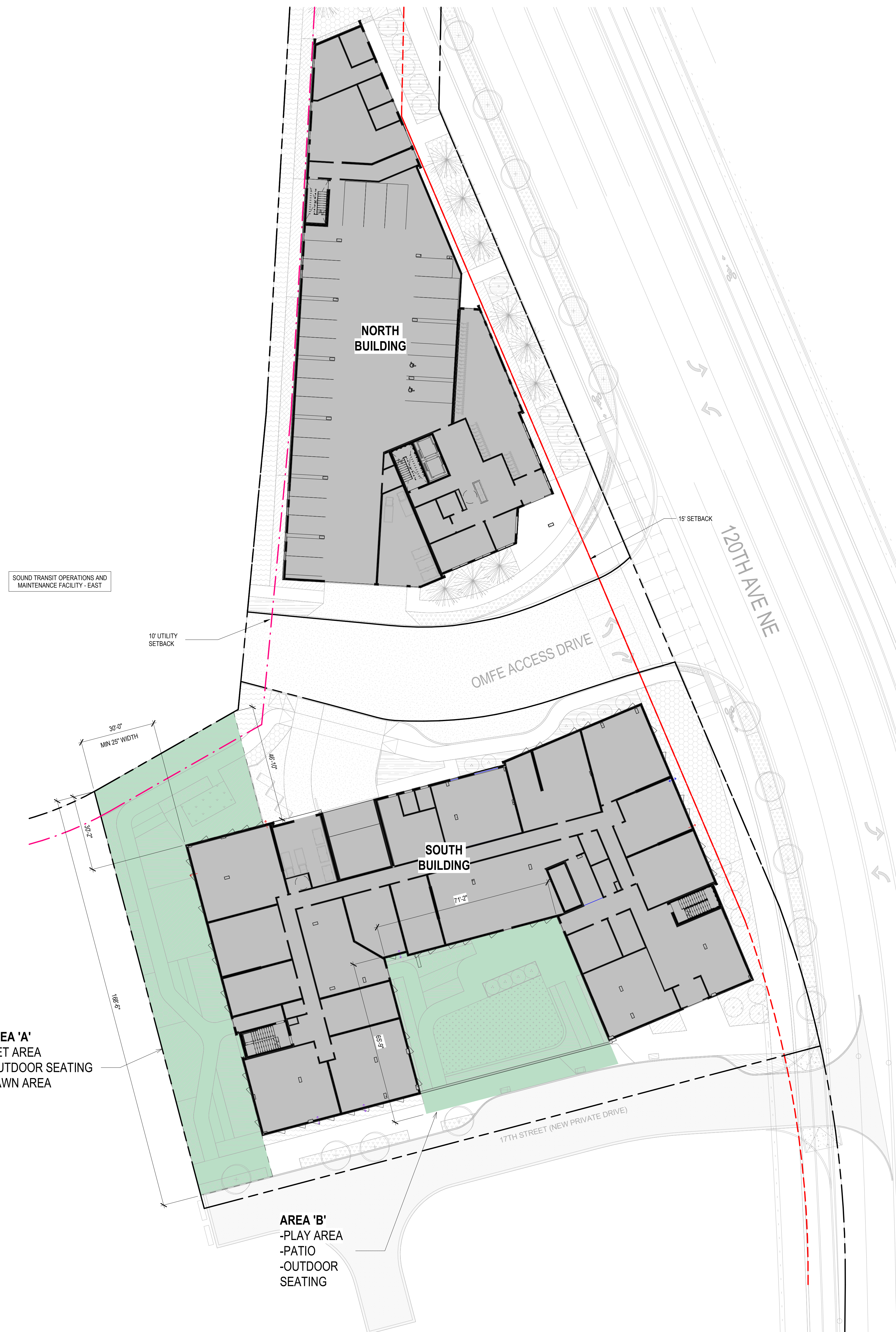
DEVELOPMENT UNIT TOTAL:

NORTH BUILDING: 84 UNITS
SOUTH BUILDING: 150 UNITS

TOTAL: 234 UNITS

REQ'D PLAY AREA BREAKDOWN

800 SF (>10 UNITS)
 50 SF PER UNIT = 50 SF X (234-10) = 11,200 SF
 11,200 SF + 800 SF = 12,000 SF (MAX 10,000 SF)
 11,382 SF (PROVIDED) > 10,000 SF (REQ'D)



SOUND TRANSIT OPERATIONS AND MAINTENANCE FACILITY - EAST

10' UTILITY SETBACK

15' SETBACK

30'-0"
MIN 25' WIDTH

2'-0"

2'-0"

AREA 'A'
-PET AREA
-OUTDOOR SEATING
-LAWN AREA

AREA 'B'
-PLAY AREA
-PATIO
-OUTDOOR SEATING

17TH STREET (NEW PRIVATE DRIVE)

A3 MULTI-FAMILY AREA SITE PLAN
1" = 20'-0"



PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
1889 120 Ave NE, Bellevue, WA 98005 - TO BE UPDATED

OWNER:
BRIDGE Housing Corp. 600 California Street, Suite 900, San Francisco, CA 94108



MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
MULTI-FAMILY PLAY AREA

SHEET NO.:
G-006

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
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OWNER:
BRIDGE Housing Corp.
600 California Street, Suite 900, San Francisco, CA 94108



APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE
FIRE ACCESS

SHEET NO.
G-007



A4 FIRE ACCESS SITE PLAN
1" = 20'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

REQUEST FOR REDUCTION IN LOADING DEPTH

RECYCLING AND SOLID WASTE COLLECTION AREAS

LUC 20.20.590

APPLICANT PROPOSES DEPARTING REQUIREMENT FOR A 5' LOADING BERTH AND IS PROPOSING A 30' LONG BY 9' WIDE DELIVERY PARKING STALL, BASED ON THE FOLLOWING CRITERIA:

- THE LARGEST DELIVERY TRUCK EXPECTED ON SITE IS AN SU-30 BOX TRUCK AT 30' LONG.
- TYPICAL RESIDENTIAL LOADING REQUIREMENTS ARE SATISFIED BY THE MOST INTENSIVE USE WHICH IS MOVE IN, MOVE OUT RENTAL TRUCKS.
- ALL PROPOSED USES ARE RESIDENTIAL WITH NO RETAIL OR OTHER COMMERCIAL LOADING REQUIREMENT.
- NO PART OF VEHICLE MANEUVERING INTO LOADING SPACE WILL PROJECT INTO PUBLIC RIGHT OF-WAY, ACCESS EASEMENT OR PRIVATE ROAD.

DELIVERY PARKING STALL

LENGTH: 30' - 0"
 WIDTH: 9' - 0"

LAND USE CODE

RECYCLING AND SOLID WASTE COLLECTION AREAS

LUC 20.20.725

ALL NEW DEVELOPMENT FOR MULTIFAMILY HOUSING EXCEEDING FOUR UNITS, COMMERCIAL, OFFICE, AND MANUFACTURING USES SHALL PROVIDE ON-SITE COLLECTION AREAS FOR RECYCLABLE MATERIALS AND SOLID WASTE, AS THOSE TERMS ARE USED IN CHAPTER 9.26 BCC, AS FOLLOWS:

- A. THE RECYCLING AND SOLID WASTE COLLECTION AREAS SHALL BE ACCESSIBLE TO RESIDENTS AND/OR WORKERS OF THE PROPOSED DEVELOPMENT;
- B. THERE SHALL BE AT LEAST ONE SOLID WASTE COLLECTION AREA PROVIDED IN EACH DEVELOPMENT;
- C. THERE SHALL BE ONE RECYCLING COLLECTION AREA PER 30 DWELLING UNITS IN MULTIFAMILY COMPLEXES;
- D. THE RECYCLING COLLECTION AREA SHALL BE AT LEAST:
 1. ONE AND ONE-HALF SQUARE FEET PER DWELLING UNIT IN MULTIFAMILY DEVELOPMENTS EXCEEDING FOUR UNITS,
 2. TWO SQUARE FEET PER 1,000 GROSS SQUARE FEET IN OFFICE DEVELOPMENTS,
 3. FIVE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN RETAIL DEVELOPMENT,
 4. THREE SQUARE FEET PER 1,000 GROSS SQUARE FEET IN WHOLESALE, WAREHOUSE AND MANUFACTURING DEVELOPMENT,
 5. THE DIRECTOR OF THE DEVELOPMENT SERVICES DEPARTMENT SHALL ESTABLISH THE SQUARE FOOTAGE REQUIREMENT FOR ALL UNSPECIFIED USES.
- E. IF FEASIBLE, THE RECYCLING COLLECTION AREA SHALL BE LOCATED ADJACENT TO OR NEAR THE SOLID WASTE COLLECTION AREAS; AND
- F. EACH RECYCLING AND SOLID WASTE COLLECTION AREA SHALL BE VISUALLY SCREENED IN ACCORDANCE WITH THE REQUIREMENTS OF LUC 20.20.525 FOR

SOUTH BUILDING

UNIT COUNT: 150
 REQ'D RES AREA (UNIT COUNT x 1.5 SF): 225 SF
 AREA PROVIDED: 619 SF

NORTH BUILDING

UNIT COUNT: 84
 REQ'D RES AREA (UNIT COUNT x 1.5 SF): 126 SF
 AREA PROVIDED: 754 SF

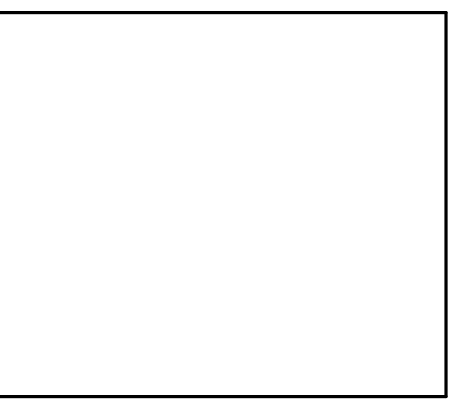


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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
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OWNER:
BRIDGE Housing Corp.
 600 California Street, Suite 900, San Francisco, CA 94108



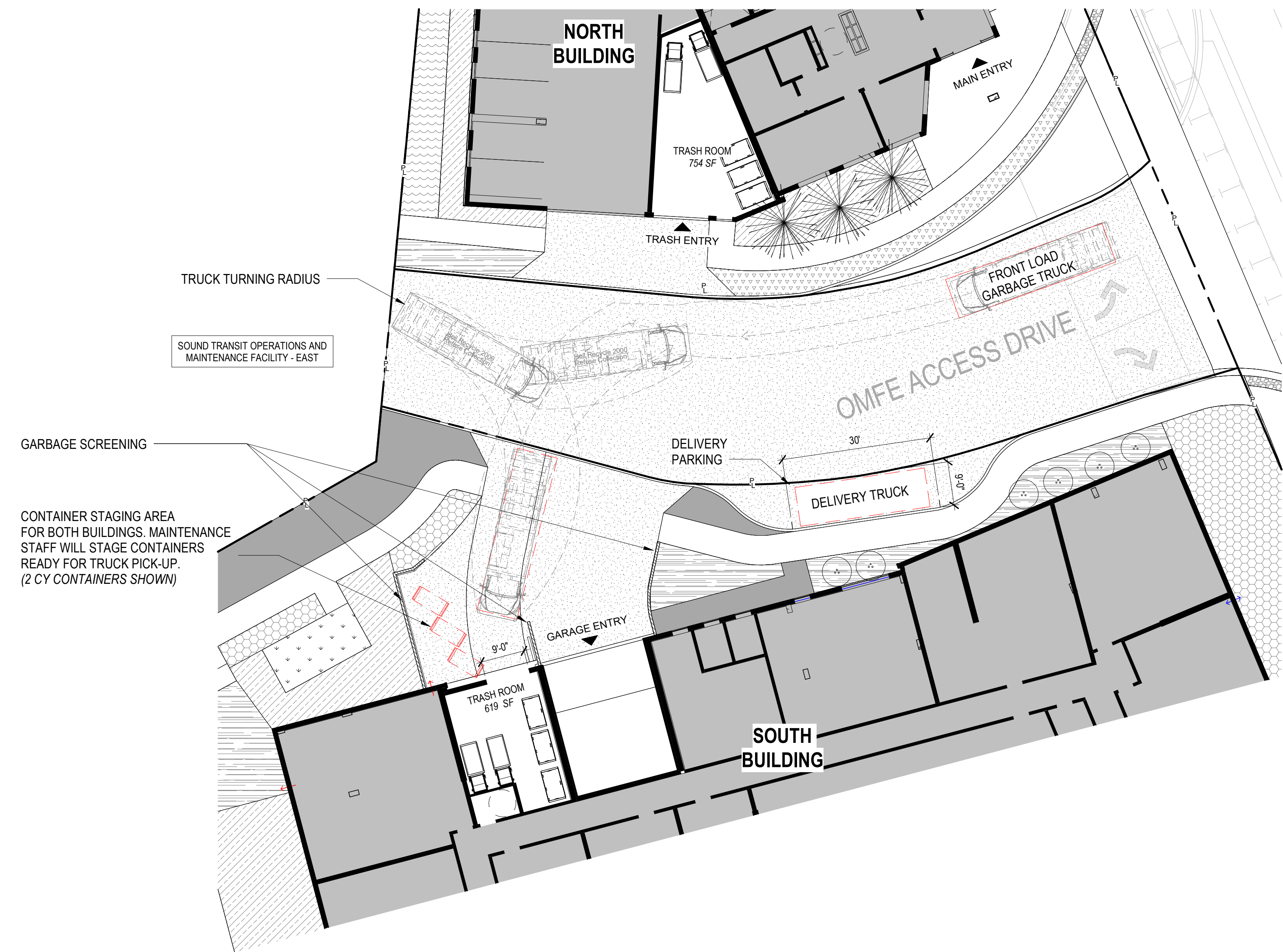
MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
 GGLO PRINCIPAL IN CHARGE: **Jon Hall**
 GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
 OWNER APPROVAL:

SHEET TITLE:
RECYCLING/SOLID WASTE, LOADING AND PARKING ANALYSIS

SHEET NO.:
G-008



A4 BUILDING NORTH & SOUTH LOADING, RECYCLE/SOLID WASTE
 1/16" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

AVERAGE GRADE CALCULATIONS

NORTH BUILDING		SOUTH BUILDING	
N.1	154.00'	S.1	158.15'
N.2	151.00'	S.2	158.00'
N.3	157.50'	S.3	159.57'
N.4	159.63'	S.4	165.00'
	622.13'		640.72'
AVERAGE GRADE:	622.13' / 4 = 155.53'	AVERAGE GRADE:	640.72' / 4 = 160.18'

LAND USE CODE

AVERAGE GRADE AND BUILDING HEIGHT

LUC 20.50.022.G DEFINITIONS

AVERAGE GROUND LEVEL AROUND A BUILDING, FOR THE PURPOSES OF MEASURING BUILDING HEIGHT, "GRADE" IS DEFINED AS THE AVERAGE ELEVATION OF THE FINISHED SURFACE OF THE GROUND OR PAVING WHERE IT TOUCHES THE BUILDING

LUC 20.50.012.B DEFINITIONS

THE VERTICAL DISTANCE MEASURED FROM THE AVERAGE ELEVATION OF THE FINISHED GRADE AROUND THE BUILDING OR BUILDING SEGMENT TO THE HIGHEST POINT OF A FLAT ROOF, OR TO THE MEAN HEIGHT BETWEEN THE EAVES AND ROOF OF A PITCHED ROOF. SPECIFICALLY EXCLUDED FROM THIS DEFINITION AND FROM THE REGULATION OF MAXIMUM BUILDING HEIGHT ARE STRUCTURAL ELEMENTS NOT INTENDED FOR HABITATION AND NOT EXCEEDING 15 FEET ABOVE THE MAXIMUM BUILDING HEIGHT INCLUDING PENTHOUSES FOR MECHANICAL AND ELEVATOR EQUIPMENT, CHIMNEYS, WIRELESS COMMUNICATION FACILITY ANTENNA ARRAYS, SMOKE AND VENTILATION STACKS, FLAGPOLES, MECHANICAL AND ELEVATOR EQUIPMENT, AND PARAPET WALLS DESIGNED SOLELY TO SCREEN MECHANICAL AND ELEVATOR EQUIPMENT.

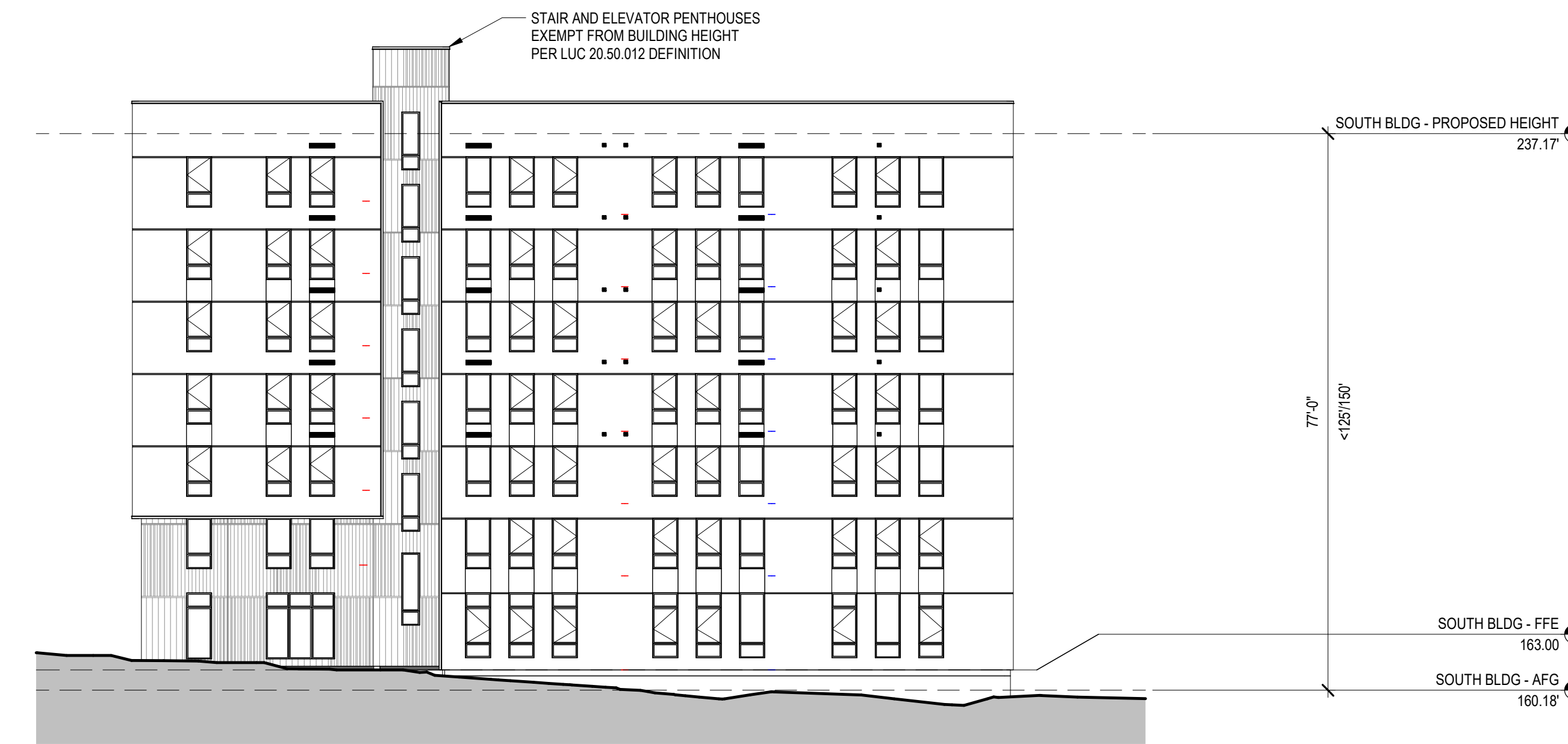
NOTE:

● REFER TO PLAN FOR SPOT ELEVATIONS AT BUILDING CORNERS



D4 AVERAGE FINISHED GRADE - EAST ELEVATION

1" = 30'-0"



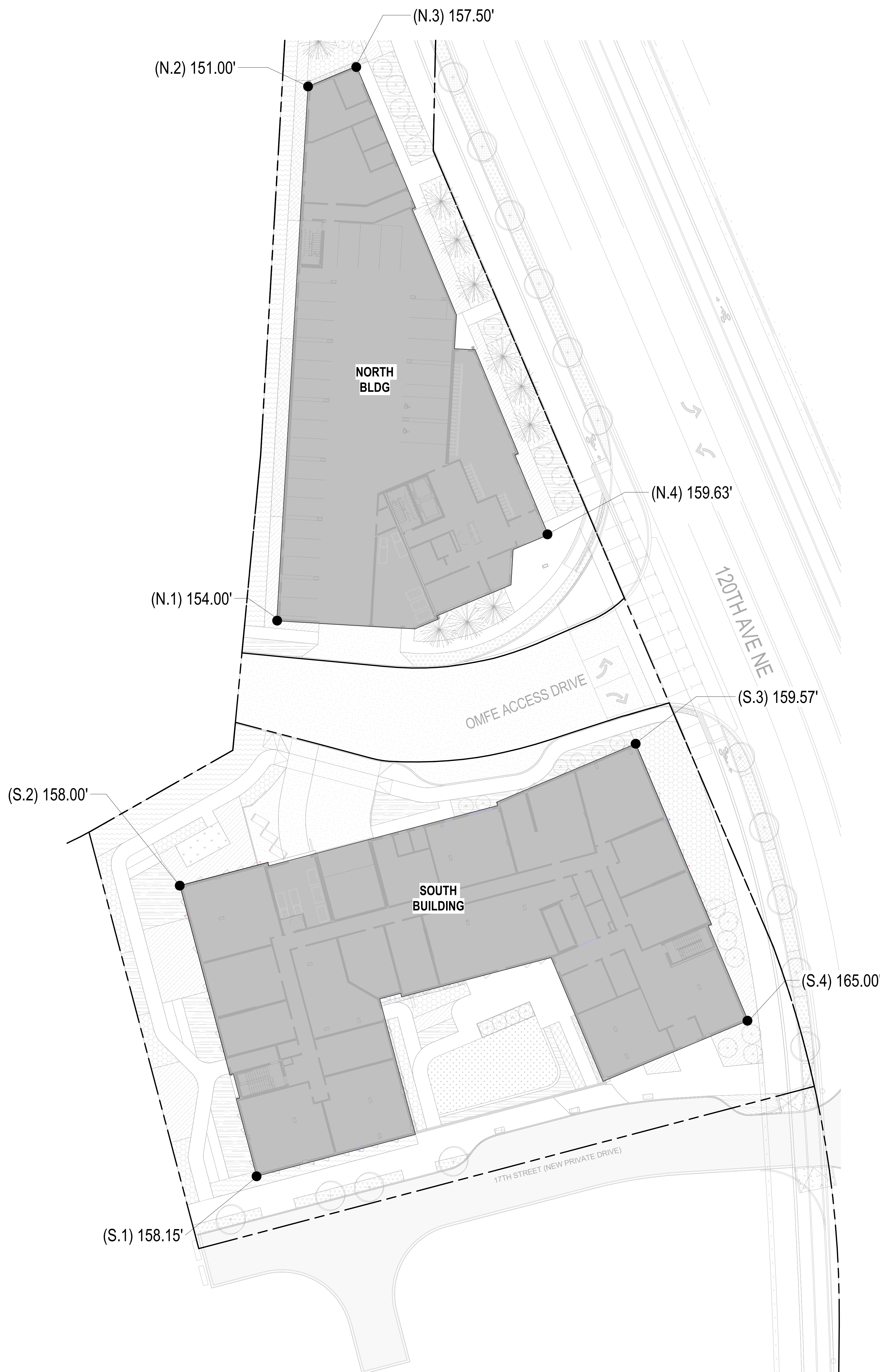
C4 AVERAGE FINISHED GRADE - EAST ELEVATION - SOUTH BUILDING

1/16" = 1'-0"



A4 AVERAGE FINISHED GRADE - EAST ELEVATION - NORTH BUILDING

1/16" = 1'-0"



A1 AVERAGE FINISH GRADE

1" = 20'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL



APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

A 11/17/2023 LD (ADR) / LJ (LUX) PERMIT

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: **Jon Hall**

GGLO PROJECT MANAGER: **Jennifer McDougall Watt**

OWNER APPROVAL:

SHEET TITLE
SIGNAGE MASTER PLAN

SHEET NO.

G-010



E1 EAST ELEVATION - OVERALL

1/16" = 1'-0"



C1 NORTH ELEVATION - BLDG 2

1/16" = 1'-0"



C4 SOUTH ELEVATION - BLDG 2

1/16" = 1'-0"



B1 SOUTH ELEVATION - BLDG 6

1/16" = 1'-0"

SIGNAGE LEGEND

- B** WALL MOUNTED PARKING SIGN ABOVE GARAGE
- C** CANOPY / STOREFRONT MOUNTED RESIDENTIAL LOBBY ENTRANCE



A6 KEY PLAN

1" = 50'-0"



SOUTH BUILDING- RESIDENTIAL UNITS

SOUTH BUILDING - RESIDENTIAL SCHEDULE	
UNIT NUMBER	COUNT
100	1
101	1
102	1
103	1
104	1
105	1
106	1
107	1
118	1
120	1
122	1
124	1

LEVEL 2	
UNIT NUMBER	COUNT
200	1
201	1
202	1
203	1
204	1
205	1
206	1
207	1
208	1
209	1
210	1
211	1
212	1
213	1
214	1
215	1
216	1
217	1
218	1
220	1
222	1
224	1
226	1

LEVEL 3	
UNIT NUMBER	COUNT
300	1
301	1
302	1
303	1
304	1
305	1
306	1
307	1
308	1
309	1
310	1
311	1
312	1
313	1
314	1
315	1
316	1
318	1
320	1
322	1
324	1
326	1

SOUTH BUILDING - RESIDENTIAL SCHEDULE	
UNIT NUMBER	COUNT
400	1
401	1
402	1
403	1
404	1
405	1
406	1
407	1
408	1
409	1
410	1
411	1
412	1
413	1
414	1
415	1
416	1
417	1
418	1
420	1
422	1
424	1
426	1

LEVEL 5	
UNIT NUMBER	COUNT
500	1
501	1
502	1
503	1
504	1
505	1
506	1
507	1
508	1
509	1
510	1
511	1
512	1
513	1
514	1
515	1
516	1
517	1
518	1
520	1
522	1
524	1
526	1

LEVEL 4	
UNIT NUMBER	COUNT
400	1
401	1
402	1
403	1
404	1
405	1
406	1
407	1
408	1
409	1
410	1
411	1
412	1
413	1
414	1
415	1
416	1
417	1
418	1
420	1
422	1
424	1
426	1

SOUTH BUILDING - RESIDENTIAL SCHEDULE	
UNIT NUMBER	COUNT
600	1
601	1
602	1
603	1
604	1
605	1
606	1
607	1
608	1
609	1
610	1
611	1
612	1
613	1
614	1
615	1
616	1
617	1
618	1
620	1
622	1
624	1
626	1

LEVEL 7	
UNIT NUMBER	COUNT
700	1
701	1
702	1
703	1
704	1
705	1
706	1
707	1
708	1
709	1
710	1
711	1
712	1
713	1
714	1
715	1
716	1
717	1
718	1
720	1
722	1
724	1
726	1

UNIT TOTAL: 150 150	
---------------------	--

REQUESTED ADDRESSES

BUILDING	REQUESTED ADDRESS
NORTH	FUTURE NORTH PARCEL ADDRESS
SOUTH	FUTURE SOUTH PARCEL ADDRESS

ADDRESSING SITE PLAN NOTES

1. UNIT NUMBERS ARE SUBJECT TO CHANGE

NORTH BUILDING- RESIDENTIAL UNITS

NORTH BUILDING - RESIDENTIAL SCHEDULE	
UNIT NUMBER	COUNT
200	1
201	1
202	1
203	1
204	1
205	1
206	1
208	1
209	1
210	1
211	1
212	1
213	1
214	1
215	1
216	1

LEVEL 3	
UNIT NUMBER	COUNT
300	1
301	1
302	1
303	1
304	1
305	1
306	1
307	1
308	1
309	1
310	1
311	1
312	1
313	1
314	1
315	1
316	1

LEVEL 4	
UNIT NUMBER	COUNT
400	1
401	1
402	1
403	1
404	1
405	1
406	1
407	1
408	1
409	1
410	1
411	1
412	1
413	1
414	1
415	1
416	1

NORTH BUILDING - RESIDENTIAL SCHEDULE	
UNIT NUMBER	COUNT
500	1
501	1
502	1
503	1
504	1
505	1
506	1
507	1
508	1
509	1
510	1
511	1
512	1
513	1
514	1
515	1
516	1

LEVEL 6	
UNIT NUMBER	COUNT
600	1
601	1
602	1
603	1
604	1
605	1
606	1
607	1
608	1
609	1
610	1
611	1
612	1
613	1
614	1
615	1
616	1

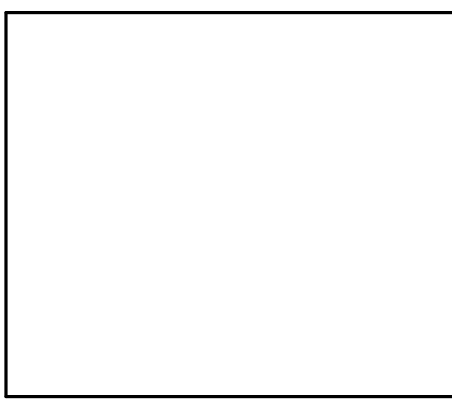
UNIT TOTAL: 84 84	
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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
1889 120 Ave NE, Bellevue, WA 98005 - TO BE UPDATED

OWNER:
BRIDGE Housing Corp. 600 California Street, Suite 900, San Francisco, CA 94108



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MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

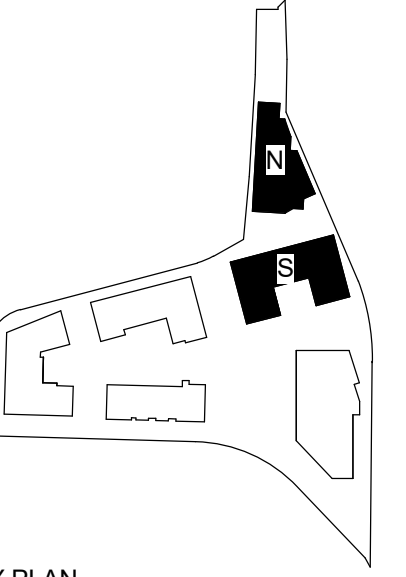
PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE
ADDRESSING SITE PLAN

SHEET NO.
G-011

A1 ADDRESSING SITE PLAN
1" = 30'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL



KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
1889 120 Ave NE, Bellevue, WA 98005 - TO BE UPDATED

OWNER:
**BRIDGE Housing Corp.
600 California Street, Suite 900, San Francisco, CA 94108**



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

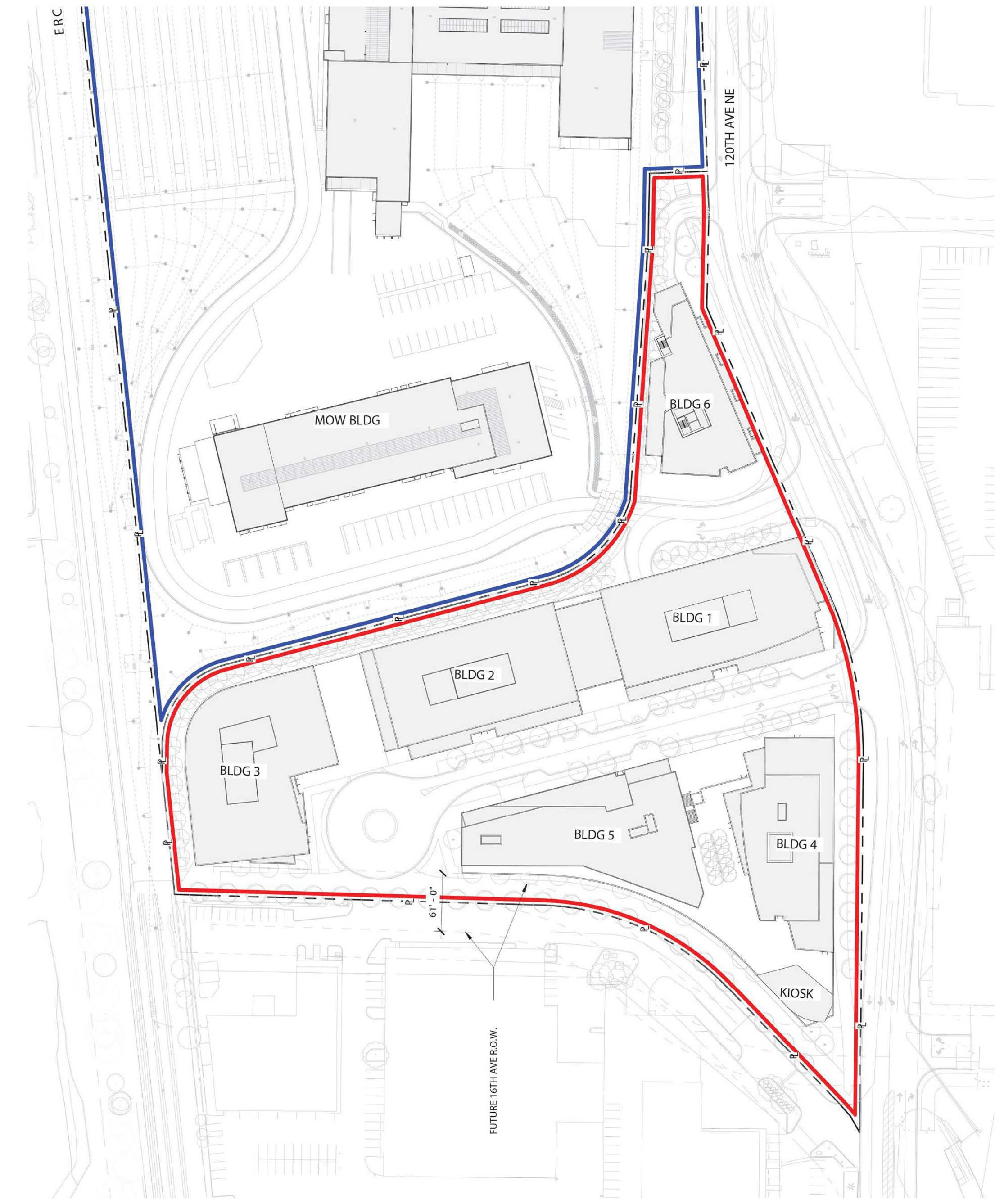
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
APPROVED MDP SITE PLAN

SHEET NO.:
G-012

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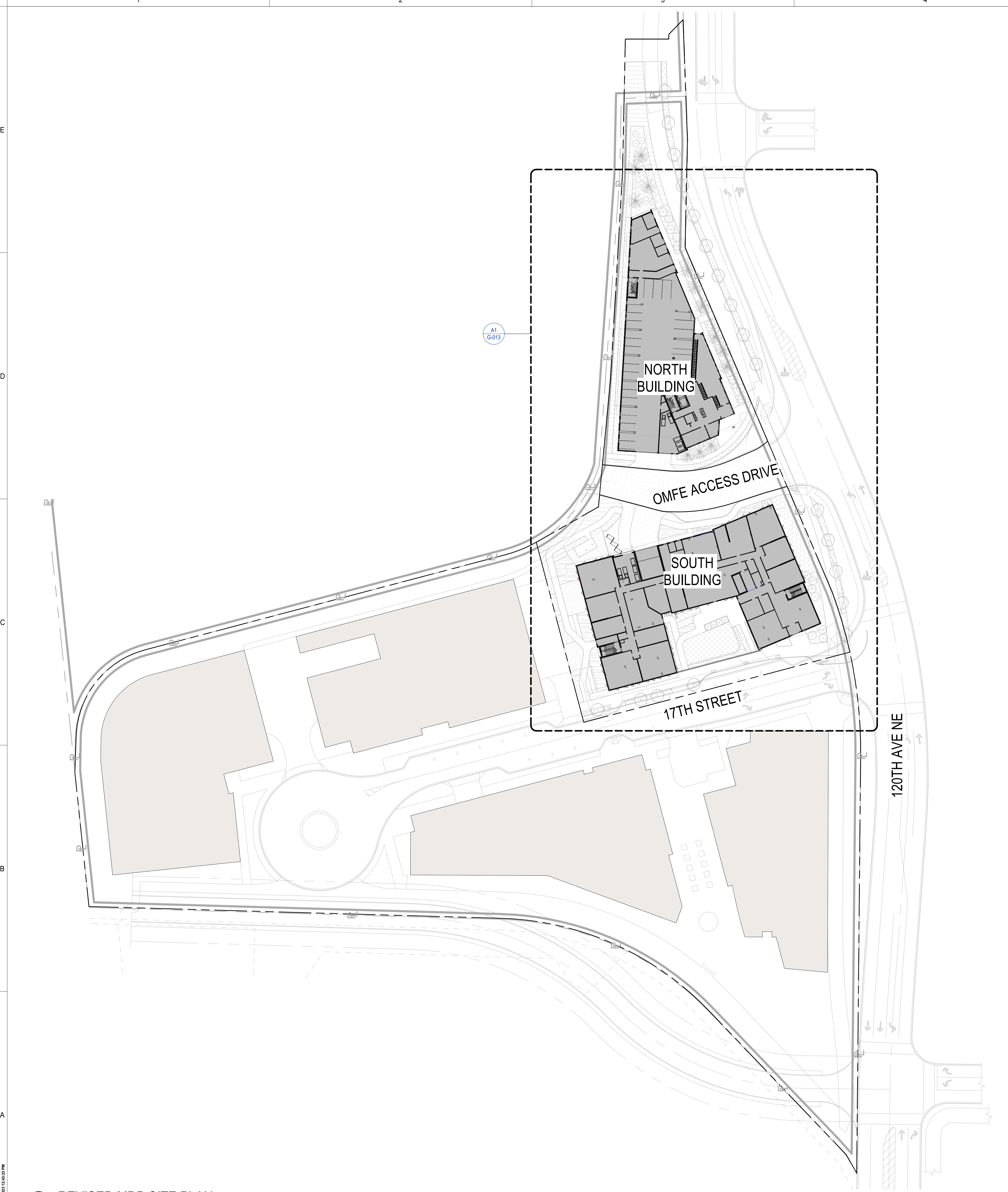


PREVIOUSLY APPROVED MDP

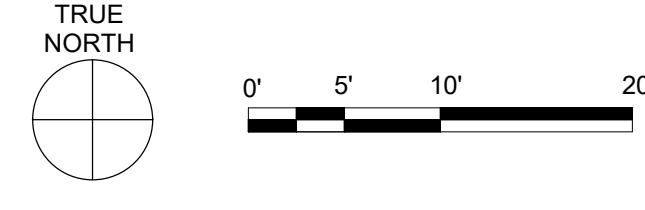
NTS

	Original Via MDP Concept	Via MDP Bldgs 1 & 6 Only	Proposed Affordable Only Concept Plan Bldg North & South
Total Development	1,133,500 SF	Building 1 - 205,952 SF Building 6 - 104,756 SF = 310,708 SF Total	South Bldg - 164,305 SF North Bldg - 85,726 SF = 250,031 SF Total
Office	649,100 SF	205,952 SF	0 SF
Residential	424,400 SF (481 DU)	104,756 SF (est. 119 DU)	South Bldg - 126,948 North Bldg - 67,110 SF (234 DU)
Active Gr. Fl. / Retail	60,000 SF	est. 20,000 SF	6,756 SF Active Ground Level (0 SF Retail)
Open Space	28,272 (est. at min. 10% req.)	est. 7,450 SF	Min. 10,000 SF Multi-family Open Space (Play Area)
Affordability	80 rentals @ 60% AMI; 50-year affordability; 15% 2 BR, 10% 3BR	unknown	approx 234 units for 99-years affordability
Sustainability	LEED Silver; ESDS	unknown	ESDS
Lot Coverage	89.5% (across project limit)	Approx. 55%	Approx. 74%
Floor Area Ratio (FAR)	3.14 FAR	3.93 FAR	3.43 FAR (256,695 gross SF) Note: Affordable is FAR exempt
Building Height	TOD assumes a maximum building height of 125 FT	125' Allowable 95' Estimated Proposed	125' Allowable 80' Maximum Proposed

DATA COMPARISON - MDP



A1 REVISED MDP SITE PLAN
1" = 40'-0"



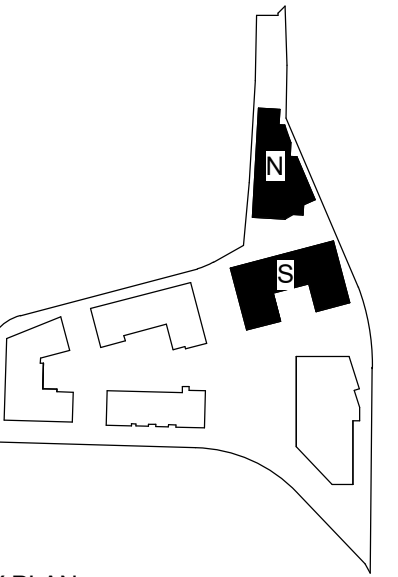
100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL SITE PLAN NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
3. FOR EXISTING INFORMATION SEE SHEET G-035.

GGLO

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KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING

PROJECT ADDRESS:
1889 120 Ave NE, Bellevue, WA 98005 - TO BE UPDATED

OWNER:
**BRIDGE Housing Corp.
600 California Street, Suite 900, San Francisco, CA 94108**



APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

A 11/17/2023 LD (ADR) / LJ (LUX) PERMIT

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: **Jon Hall**

GGLO PROJECT MANAGER: **Jennifer McDougall Watt**

OWNER APPROVAL:

SHEET TITLE

SITE PLAN

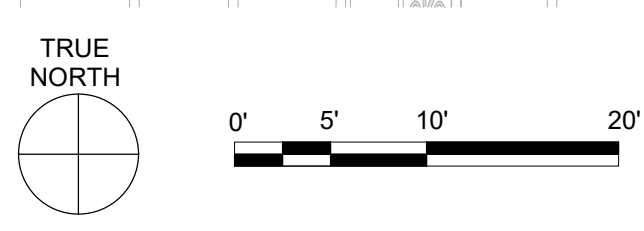
SHEET NO.

G-013

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A2 SITE PLAN
1" = 20'-0"



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

E
D
C
B
A

1 2 3 4 5 6

1 2 3 4 5 6

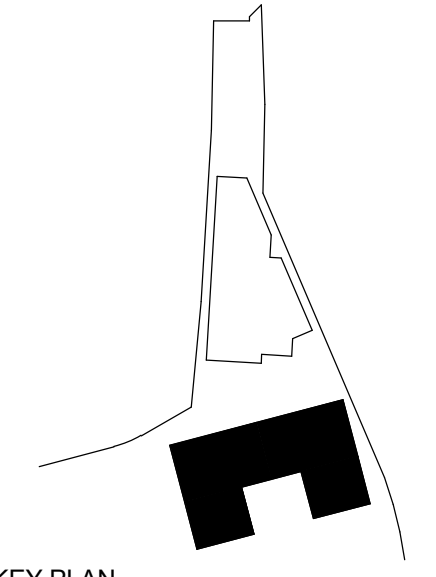
PROJECT DATE: 11/17/2023 10:42:37 AM

GENERAL SITE PLAN NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
3. FOR EXISTING INFORMATION SEE SHEET G-035 - G-039
4. MINIMUM REQUIRED SETBACKS PER LUC 20.250.080.A:
FRONT (120TH AVE NE): 15' TO AVOID STEPBACK REQUIREMENT
SIDE: 0'
REAR: 0'

GGLO

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KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING
PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

MARK	DATE	DESCRIPTION
B	11/17/2023	LD (ADR) / LJ (LUX) PERMIT
A	11/17/2023	100% SD SET

ISSUE INFORMATION

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
SITE PLAN - BLDG 2

SHEET NO.
A-101-S

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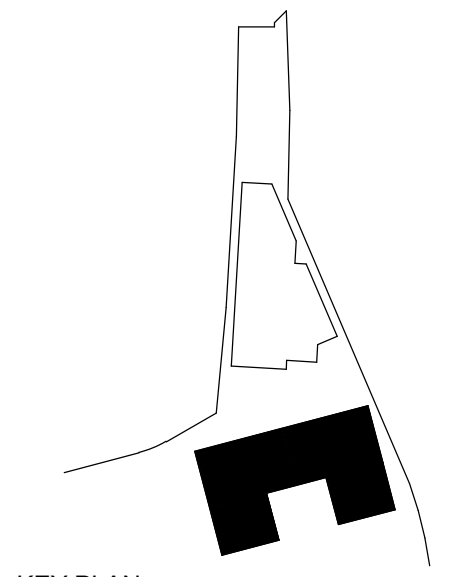


A1 SITE PLAN - SOUTH BUILDING
1" = 10'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-400 & A-401 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.



KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING

PROJECT ADDRESS:
1889 120 AVE NE BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP. SAN FRANCISCO, CA 94108

PARKING LEGEND

	ACCESSIBLE STALL		STANDARD
	ELECTRIC VEHICLE CHARGING STATION		COMPACT
VAN	ADA VAN STALL		ADA
C	COMPACT STALL		ADA VAN
S	STANDARD STALL		

NOTE: STALL USE/SIZE ARE FOR DOCUMENTATION PURPOSES ONLY, NOT STRIPED ON STALL.

NOTE: 114" VERTICAL CLEARANCE REQUIRED AT VAN STALL, ACCESS AISLE AND VEHICLE ROUTE FROM GARAGE ENTRY TO STALL, PER ANS 117.1 SECTION 502.6 AND UFAS 4.6.6.

WHEEL STOP

SIGNED PUBLIC PARKING

	UNITS
	LEASING/LOBBY
	AMENITY/Common AREA
	CIRCULATION
	PARKING
	BOH
	OFFICE



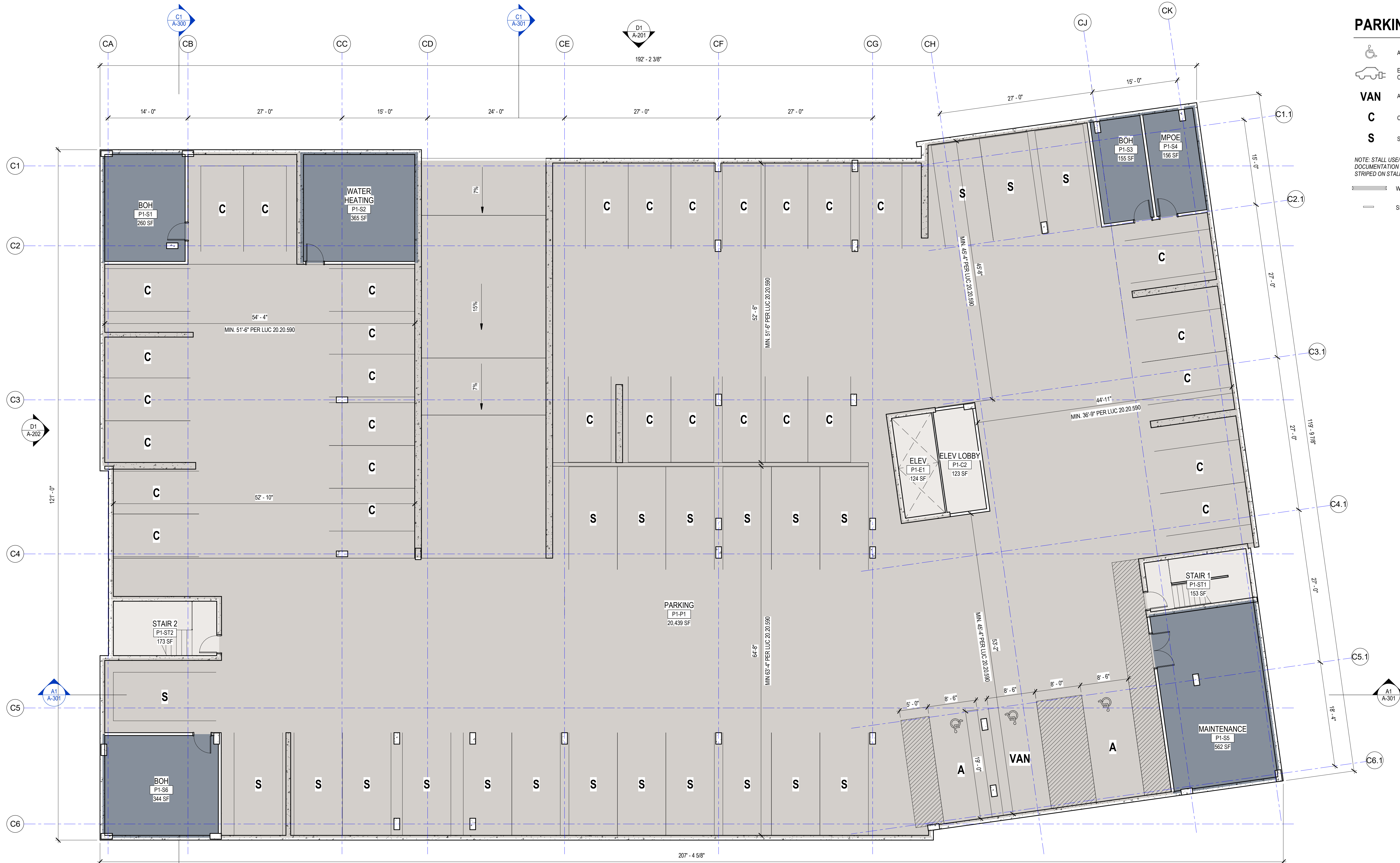
MARK	DATE	DESCRIPTION
REVISIONS		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

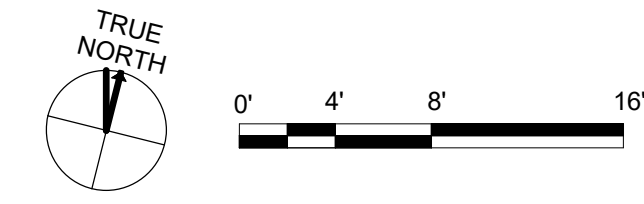
PROJECT NO.: **2019087.03**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
 OWNER APPROVAL:

SHEET TITLE
OVERALL FLOOR PLAN - LEVEL P1

SHEET NO.
A-110-S



A1 LEVEL P1 FLOOR PLAN
1/8" = 1'-0"

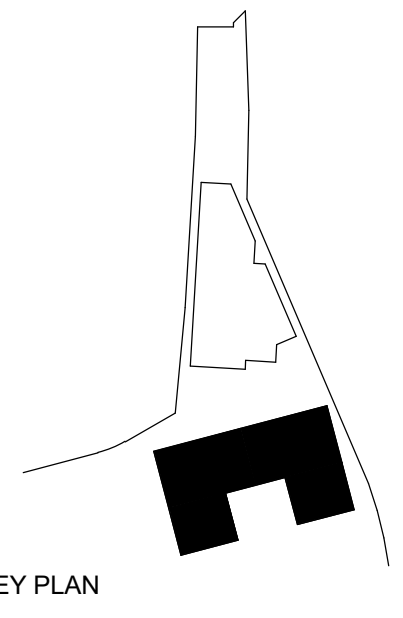


100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL FLOOR PLAN NOTES

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4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-400 & A-401 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
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- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE



PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING

PROJECT ADDRESS:
1889 120 AVE NE BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP. SAN FRANCISCO, CA 94108



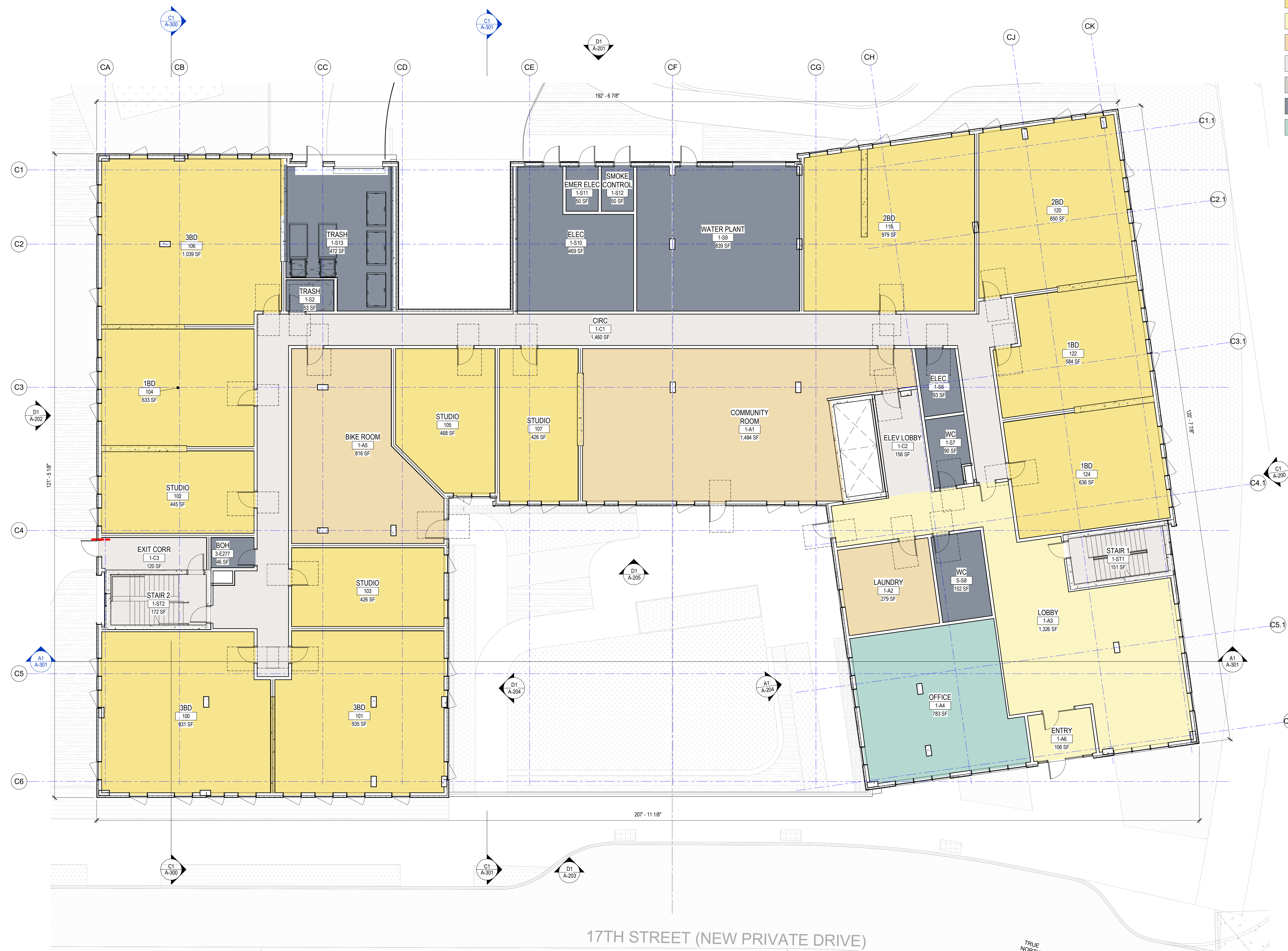
MARK	DATE	DESCRIPTION
REVISIONS		

ISSUE INFORMATION

PROJECT NO.: **2019087.03**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
 OWNER APPROVAL: _____

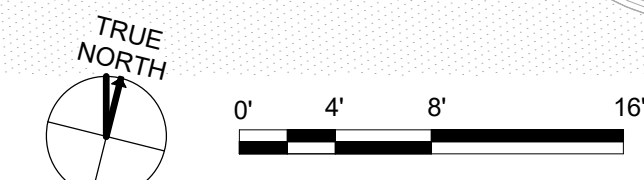
SHEET TITLE
OVERALL FLOOR PLAN - LEVEL 1

SHEET NO.
A-111-S



A1 LEVEL 1 FLOOR PLAN
 1/8" = 1'-0"

17TH STREET (NEW PRIVATE DRIVE)



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

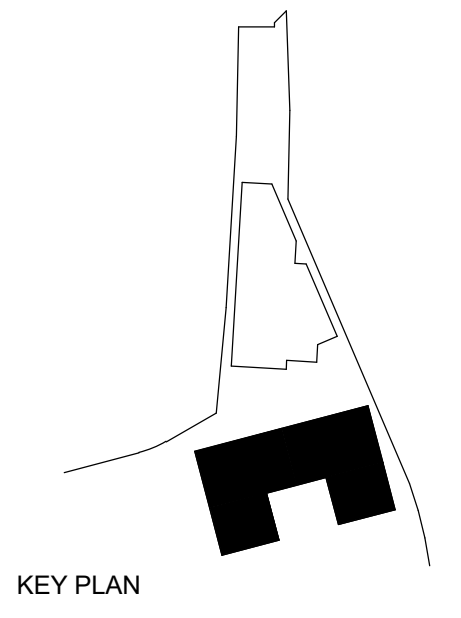
GENERAL FLOOR PLAN NOTES

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3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
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- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE

GGLO

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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP. SAN FRANCISCO, CA 94108



APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 11/17/2023 LD (ADR) / LJ (LUX) PERMIT
A 11/17/2023 100% SD SET
MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

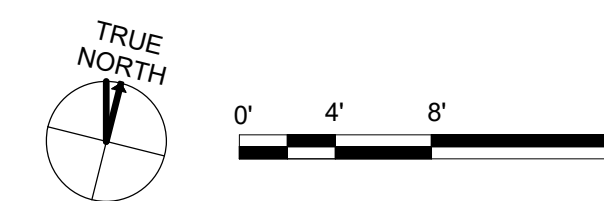
SHEET TITLE
OVERALL FLOOR PLAN - LEVEL 2

SHEET NO.
A-112-S

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A1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



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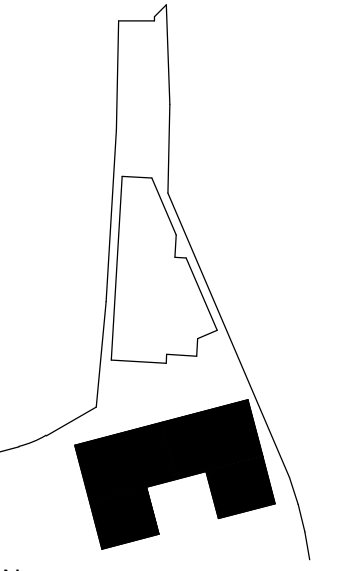
GENERAL FLOOR PLAN NOTES

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- SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
- SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
- SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
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- UNITS
- LEASING/LOBBY
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE

GGLO

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KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP. SAN FRANCISCO, CA 94108



4887 REGISTERED ARCHITECT
JONATHAN F HALL
STATE OF WASHINGTON



MARK	DATE	DESCRIPTION
REVISIONS		

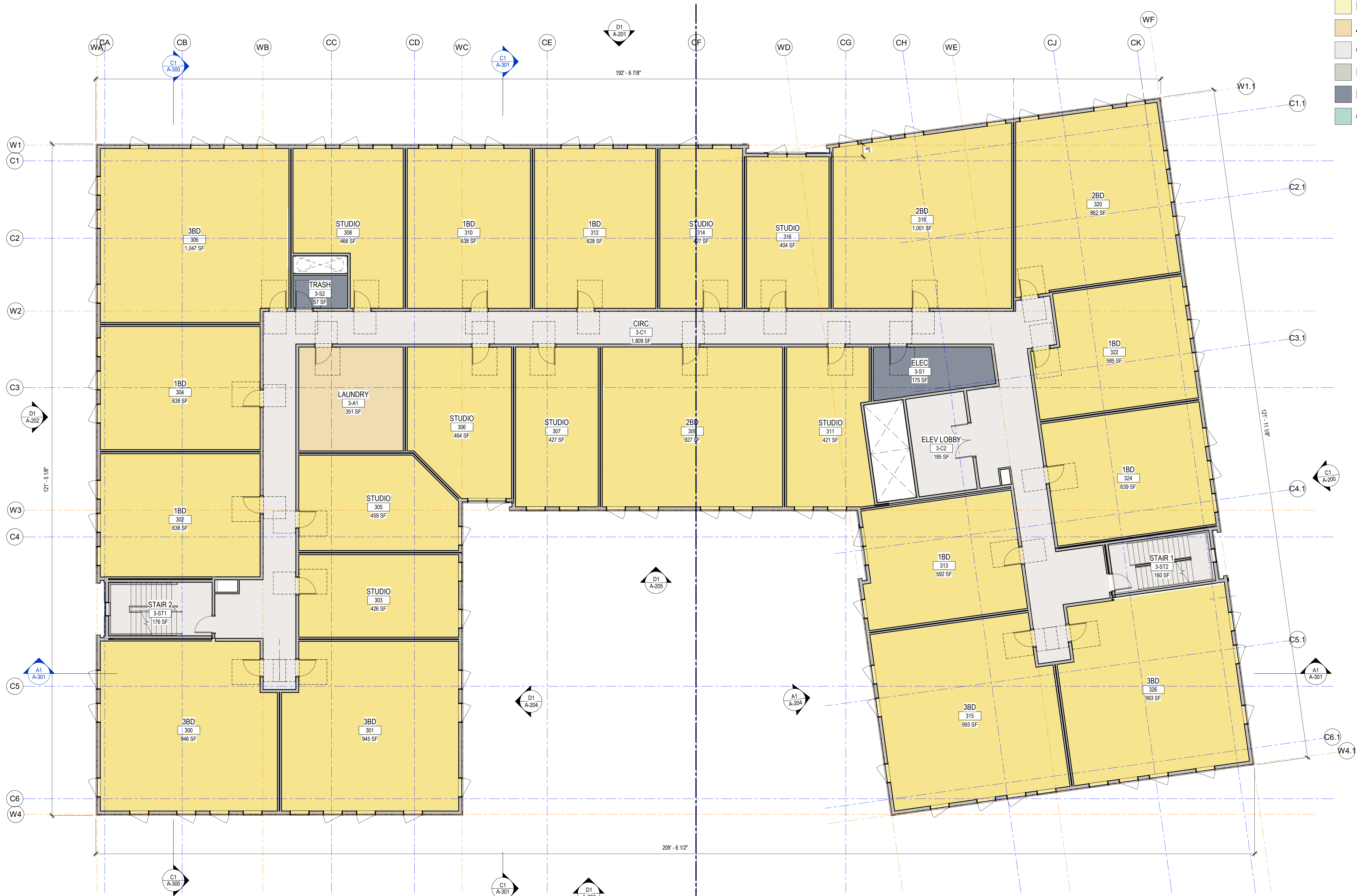
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

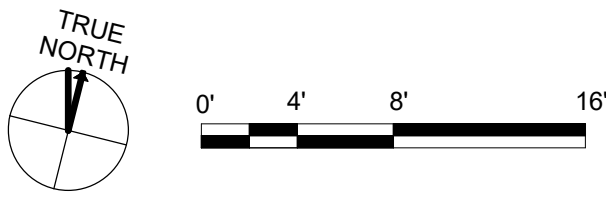
SHEET TITLE:
OVERALL FLOOR PLAN - LEVELS 3 - 7

SHEET NO.:
A-113-S

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A1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



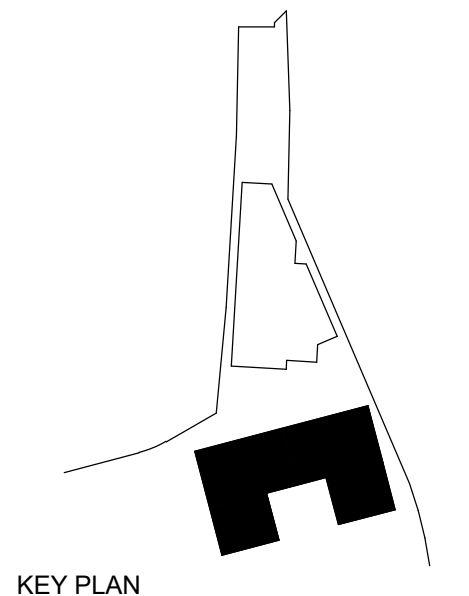
100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL ROOF PLAN NOTES

1. SEE DETAIL XX/A-XXX FOR VENT PIPE PENETRATIONS.
2. SEE XX/A-XXX FOR SATELLITE CONDUIT.
3. PLACE FALL PROTECTION ANCHORS AT SPECIFIED INTERVALS PER MFR INSTRUCTIONS, SEE PROJECT MANUAL SECTION XXXXX.
4. SLOPE ROOF 1/4" MIN., TYPICAL.

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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

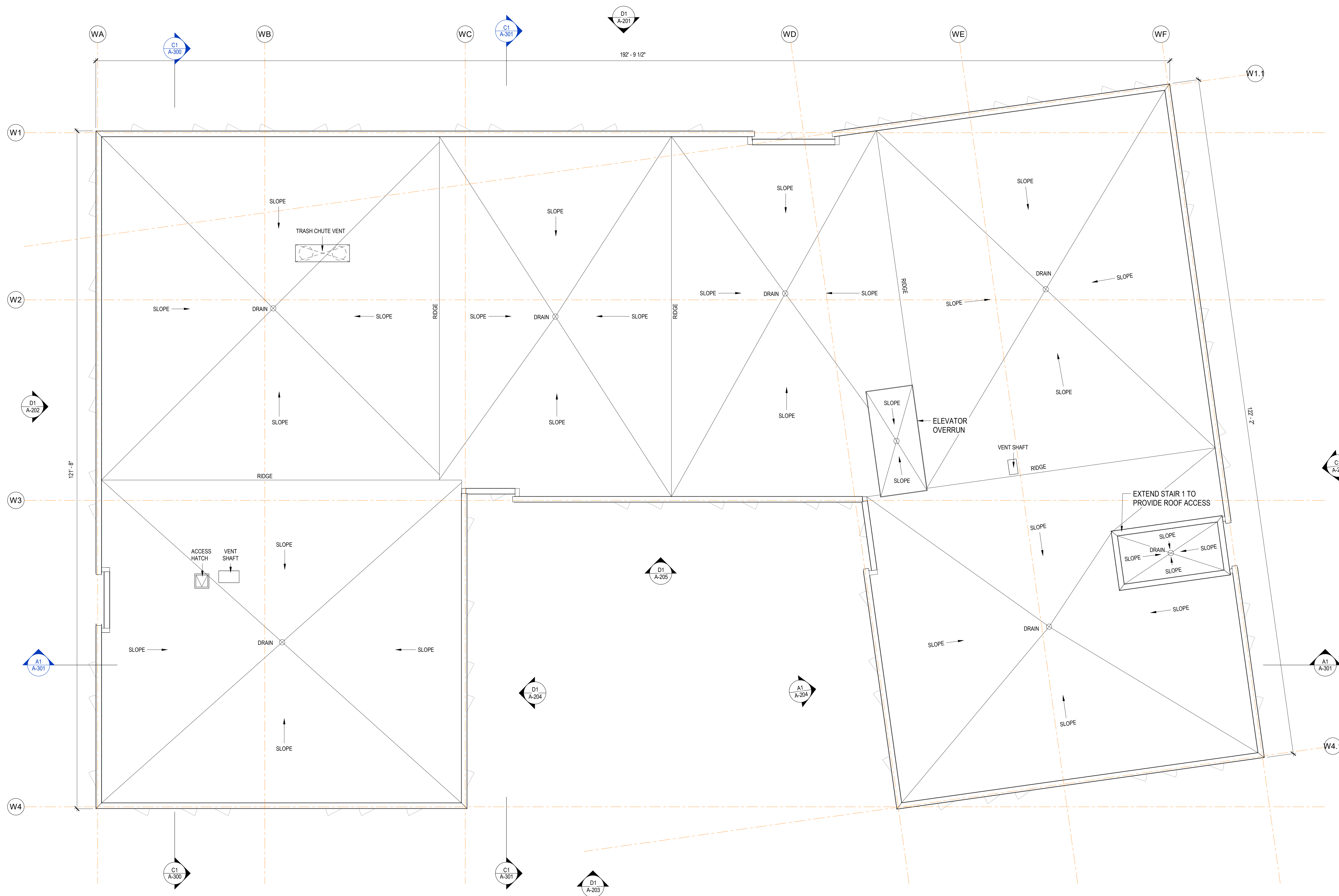
MARK	DATE	DESCRIPTION
B	11/17/2023	LD (ADR) / LJ (LUX) PERMIT
A	11/17/2023	100% SD SET
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
 GGLO PRINCIPAL IN CHARGE: **JON HALL**
 GGLO PROJ MNGR: **JENIFER MCDUGALL WATT**
 OWNER APPROVAL:

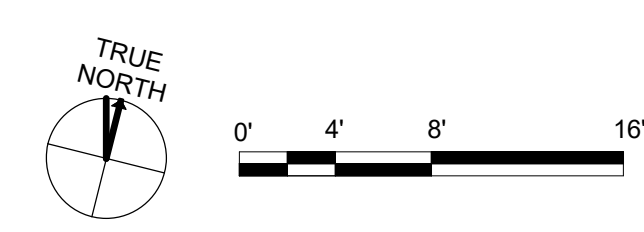
SHEET TITLE
OVERALL ROOF PLAN

SHEET NO.
A-118-S

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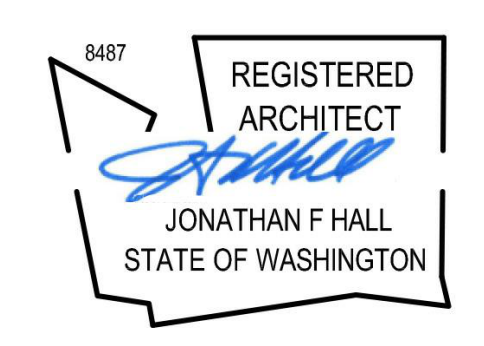


A1 ROOF PLAN
 1/8" = 1'-0"



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE
BELLEVUE, WA 98005
OWNER:
BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE INFORMATION		
B	11/17/2023	LD (ADR) / LJ (LUX) PERMIT
A	11/17/2023	100% SD SET

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
EXTERIOR ELEVATIONS - EAST

SHEET NO.
A-200 - S

GENERAL EXTERIOR ELEVATION NOTES

- LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-02**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **WT-01**
WINDOW SASH
-  **WT-02**
WINDOW SASH
-  **CONC-01**
RETAINING WALL



C1 EAST ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

1

2

3

4

5

6

GENERAL EXTERIOR ELEVATION NOTES

- 1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- 2. SEE RCP FOR SOFFIT COLORS.

GGLO

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EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-02**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **WT-01**
WINDOW SASH
-  **WT-02**
WINDOW SASH
-  **CONC-01**
RETAINING WALL

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
SOUTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: **JON HALL**

GGLO PROJ. MGR.: **JENNIFER MCDUGALL WATT**

OWNER APPROVAL: _____

SHEET TITLE:
**EXTERIOR ELEVATIONS -
NORTH**

SHEET NO.:
A-201 - S

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL



D1 NORTH ELEVATION
1/8" = 1'-0"



A1 NORTH ELEVATION - COLOR
1/8" = 1'-0"

1

2

3

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6

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ORIGINAL SHEET SIZE IS 34"X42"

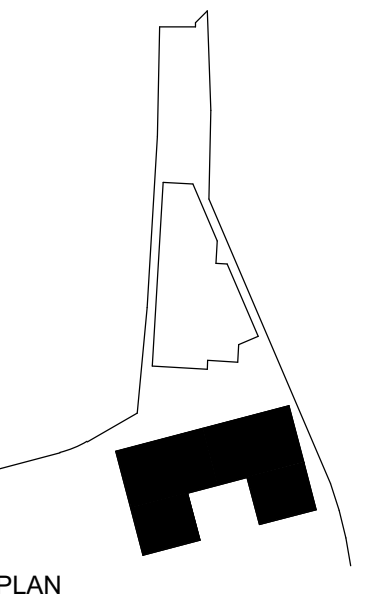
GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

	FC-01 SECONDARY FIBER CEMENT PANEL TEXTURED PANEL
	FC-02 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
	FC-03 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
	MT-01 METAL ACCENT PANEL
	MT-02 METAL ACCENT PANEL
	WT-01 WINDOW SASH
	WT-02 WINDOW SASH
	CONC-01 RETAINING WALL

GGLO
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gglo.com



PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - SOUTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE
BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		
ISSUE INFORMATION		
B	11/17/2023	LD (ADR) / LJ (LUX) PERMIT
A	11/17/2023	100% SD SET

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
EXTERIOR ELEVATIONS - WEST

SHEET NO.
A-202 - S

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ORIGINAL SHEET SIZE IS 36"x42"



D1 WEST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

1

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GGLO

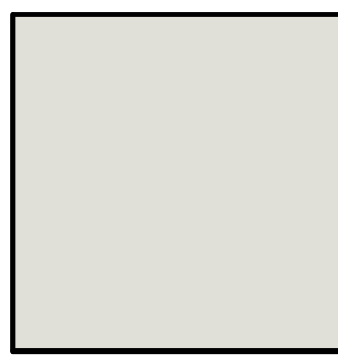
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GENERAL EXTERIOR ELEVATION NOTES


1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

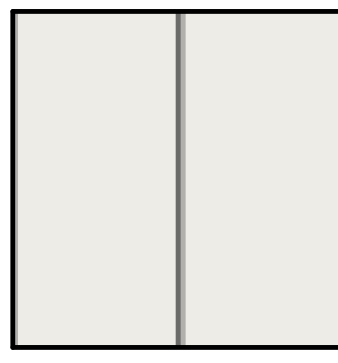
FC-01
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL



FC-02
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH



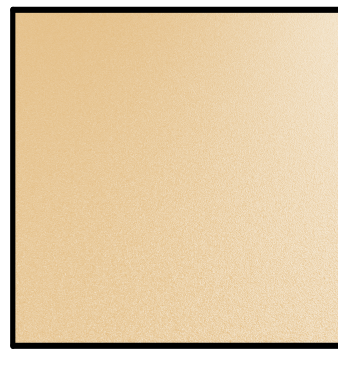
FC-03
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH



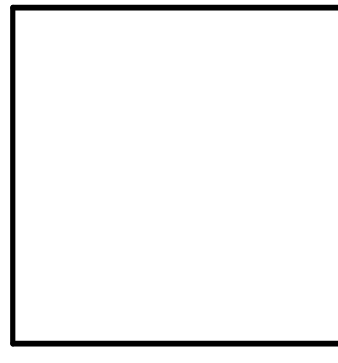
MT-01
METAL ACCENT PANEL



MT-02
METAL ACCENT PANEL




WT-01
WINDOW SASH



WT-02
WINDOW SASH



CONC-01
RETAINING WALL



PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
SOUTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

ISSUE INFORMATION

MARK	DATE	DESCRIPTION
B	11/17/2023	LD (ADR) / LJ (LUX) PERMIT
A	11/17/2023	100% SD SET

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
**EXTERIOR ELEVATIONS -
SOUTH**

SHEET NO.
A-203 - S

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E

E

D

D

C

C

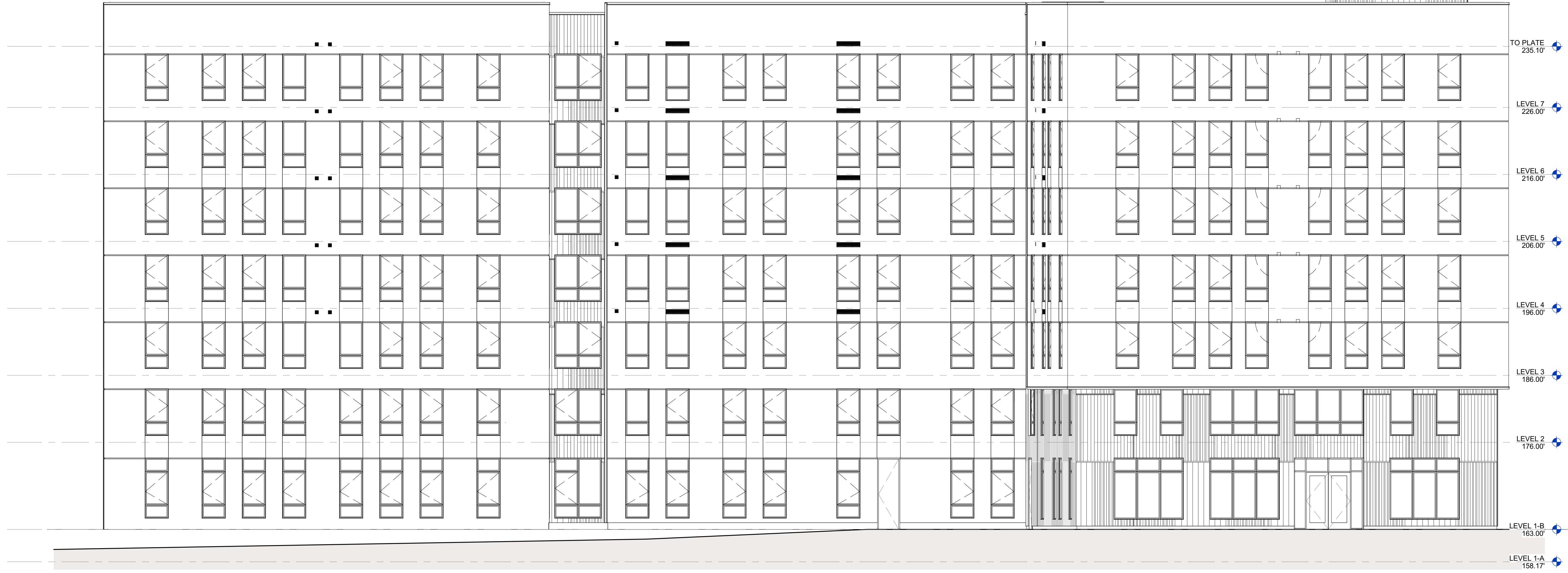
B

B

A

A

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL



D1 SOUTH ELEVATION
1/8" = 1'-0"



A1 SOUTH ELEVATION - COLOR
1/8" = 1'-0"

1

2

3

4

5

6

PROJECT DATE: 11/09/23 4:53:13PM

1

2

3

4

5

6

W4

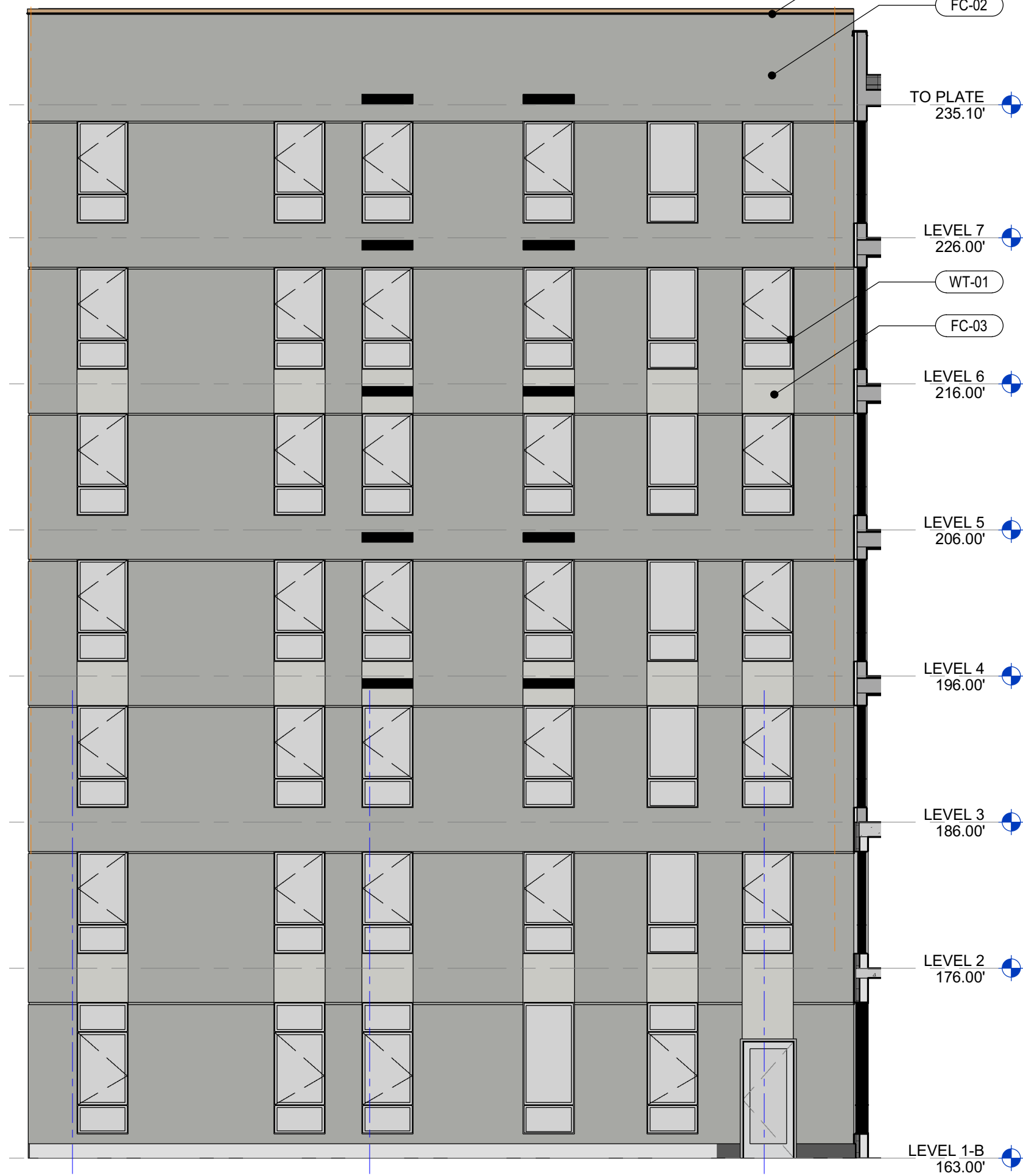
W3

W4

W3



D1 COURTYARD EAST ELEVATION
1/8" = 1'-0"



D3 COURTYARD EAST ELEVATION - COLOR
1/8" = 1'-0"



A1 BLDG 2 - OVERALL COURTYARD WEST ELEVATION
1/8" = 1'-0"



A3 COURTYARD WEST ELEVATION - COLOR
1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

	FC-01 SECONDARY FIBER CEMENT PANEL TEXTURED PANEL
	FC-02 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
	FC-03 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
	MT-01 METAL ACCENT PANEL
	MT-02 METAL ACCENT PANEL
	WT-01 WINDOW SASH
	WT-02 WINDOW SASH
	CONC-01 RETAINING WALL

GGLO

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PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
SOUTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**

8487 REGISTERED ARCHITECT
Jon Hall
JONATHAN F HALL
STATE OF WASHINGTON

APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

B 11/17/2023 LD (ADR) / LJ (LUX) PERMIT
A 11/17/2023 100% SD SET

MARK DATE DESCRIPTION
ISSUE INFORMATION

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
**EXTERIOR ELEVATIONS
-COURTYARD**

SHEET NO.
A-204 - S

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ORIGINAL SHEET SIZE IS 36"X42"

PROJECT DATE: 11/17/2023 4:55:13PM

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL



D1 COURTYARD SOUTH ELEVATION
1/8" = 1'-0"



A1 COURTYARD SOUTH ELEVATION - COLOR
1/8" = 1'-0"

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-02**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **WT-01**
WINDOW SASH
-  **WT-02**
WINDOW SASH
-  **CONC-01**
RETAINING WALL

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
SOUTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK DATE DESCRIPTION

REVISIONS

B 11/17/2023 LD (ADR) / LJ (LUX) PERMIT

A 11/17/2023 100% SD SET

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **JON HALL**
GGLO PROJ MNGR: **JENNIFER MCDUGALL WATT**
OWNER APPROVAL:

SHEET TITLE
**EXTERIOR ELEVATIONS
-COURTYARD**

SHEET NO.
A-205 - S

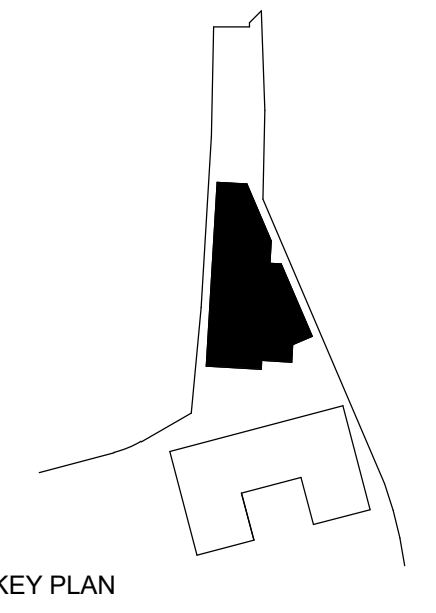
100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL SITE PLAN NOTES

1. SITE INFORMATION CONTAINED HEREIN, INCLUDING BUT NOT LIMITED TO, DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES, IS BASED ON THE SURVEY ON SHEET V-001 AND IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. THE ARCHITECT TAKES NO RESPONSIBILITY FOR ITS ACCURACY.
2. VERIFY LOCATION OF ALL EXISTING UTILITIES. DO NOT DAMAGE OR DISTURB EXISTING UTILITIES.
3. FOR EXISTING INFORMATION SEE SHEET G-035.

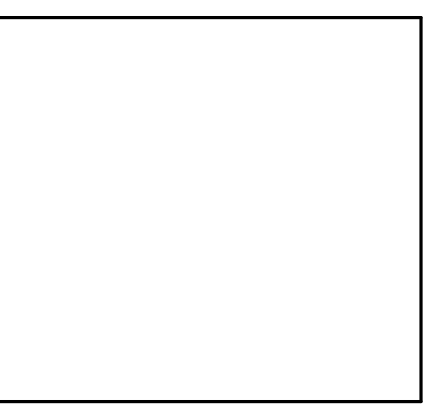
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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - NORTH BUILDING
PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



MARK	DATE	DESCRIPTION
REVISIONS		

A XXXXXXXX ISSUE NAME 1

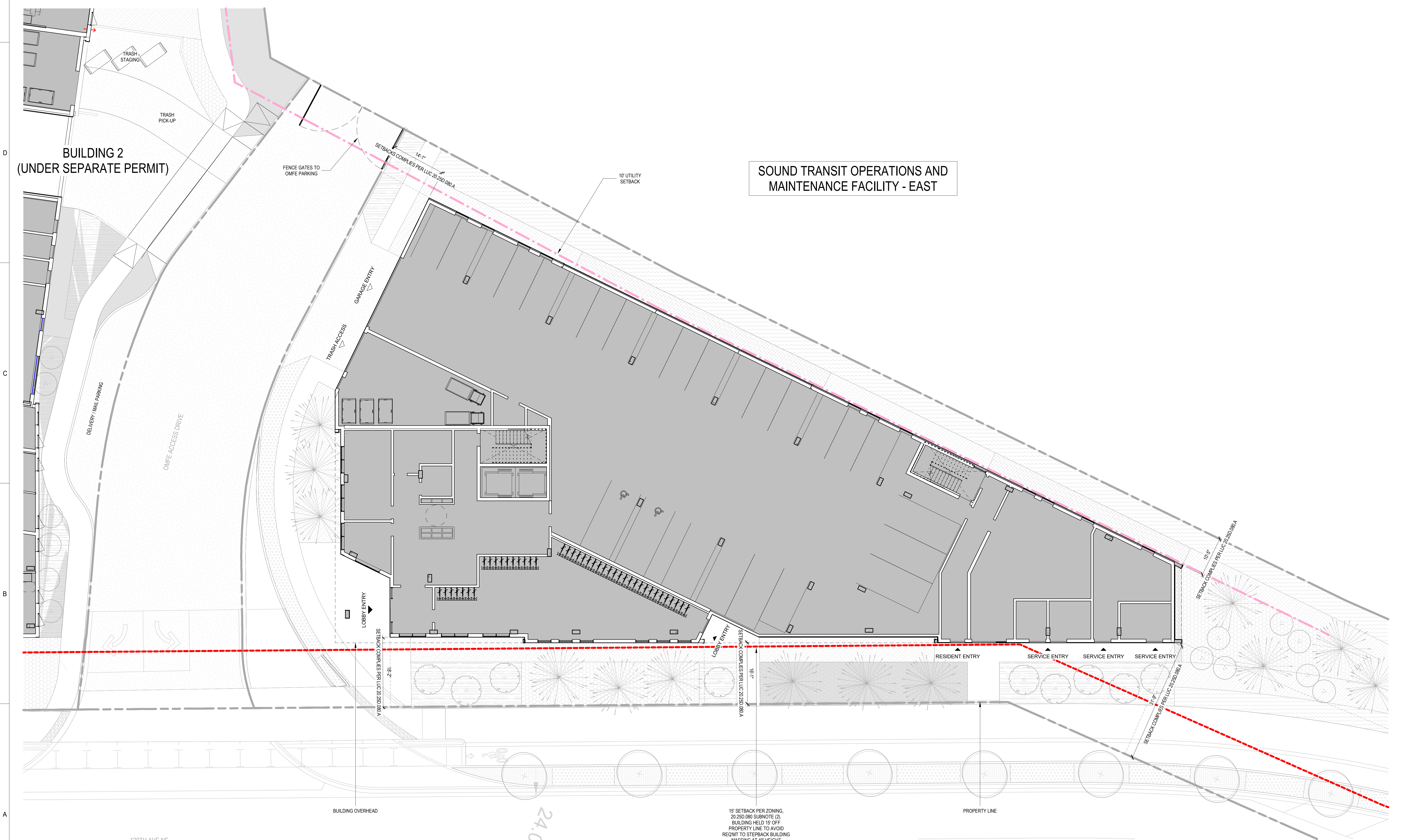
MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
SITE PLAN - BLDG 6

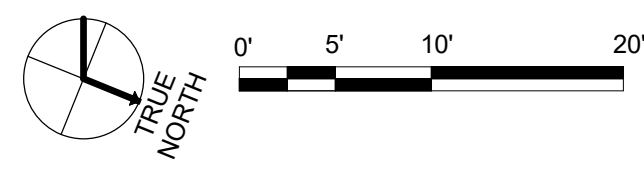
SHEET NO.:
A-101-N

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SOUND TRANSIT OPERATIONS AND MAINTENANCE FACILITY - EAST

A1 SITE PLAN - NORTH BUILDING
1" = 10'-0"



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

PROJECT FILE: 117090232001.PLM

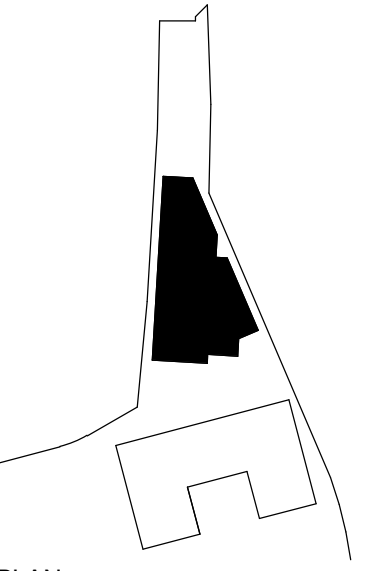
GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UNLESS OTHERWISE NOTED. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UNLESS OTHERWISE NOTED.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.

- UNITS
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE
- LOBBY
- LANDSCAPE

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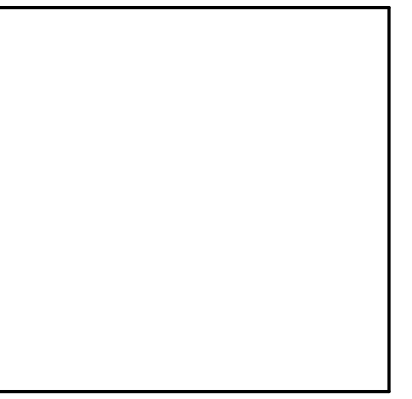
KEY PLAN

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**
PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



REGISTERED ARCHITECT
JONATHAN F. HALL
STATE OF WASHINGTON



MARK	DATE	DESCRIPTION
REVISIONS		

ISSUE INFORMATION

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

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MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

MARK	DATE	DESCRIPTION
ISSUE INFORMATION		

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: Jon Hall

GGLO PROJECT MANAGER: Jennifer McDougall Watt

OWNER APPROVAL:

SHEET TITLE

OVERALL FLOOR PLAN -

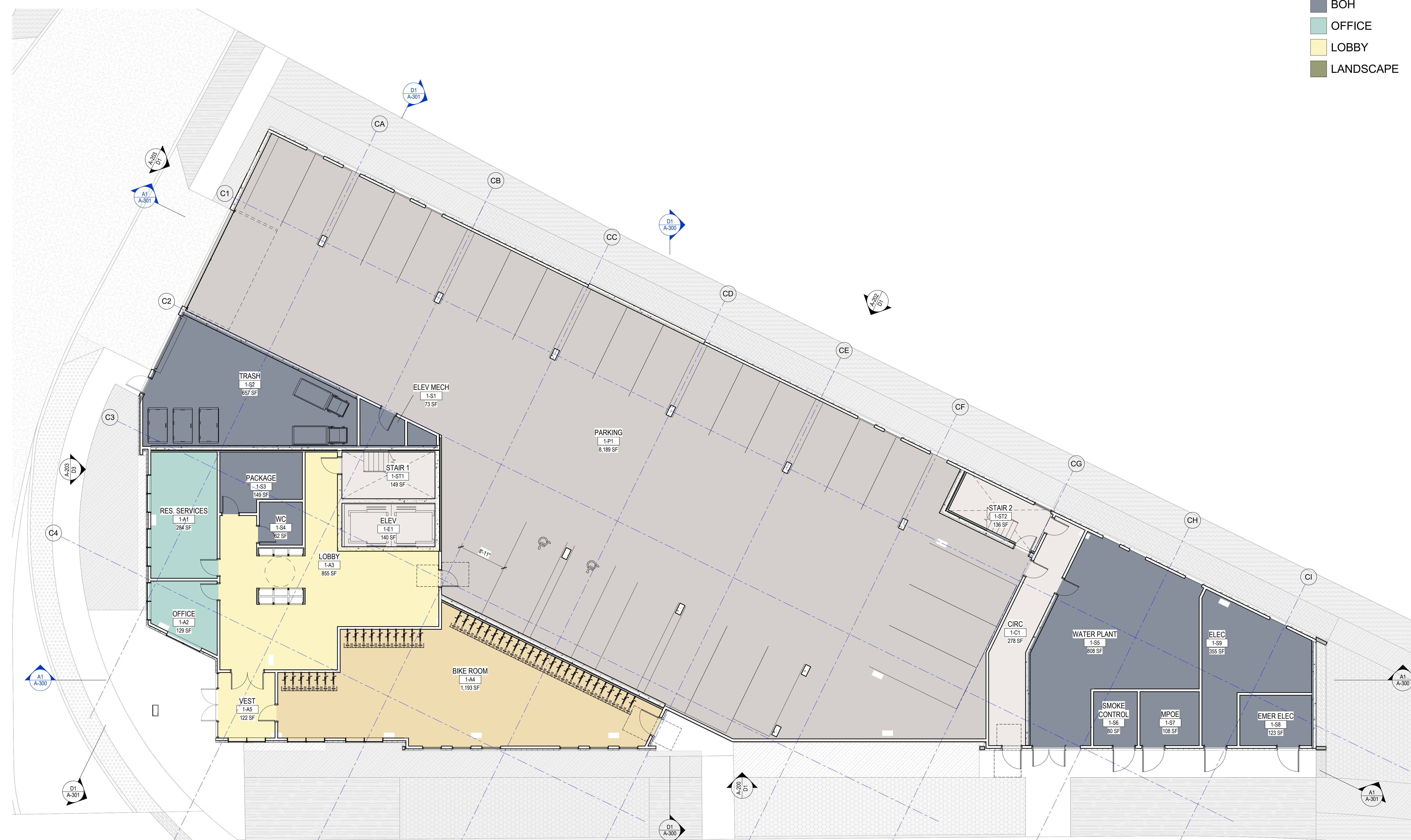
LEVEL 1

SHEET NO.

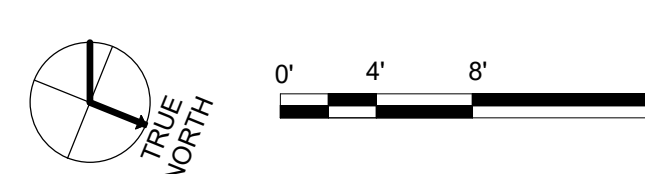
A-111-N

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ORIGINAL SHEET SIZE IS 30"X42"



A1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"

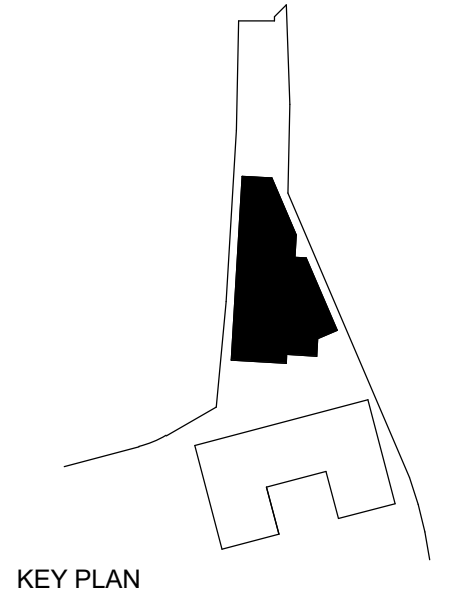


100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.

- UNITS
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE
- LOBBY
- LANDSCAPE



PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - NORTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP. SAN FRANCISCO, CA 94108



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

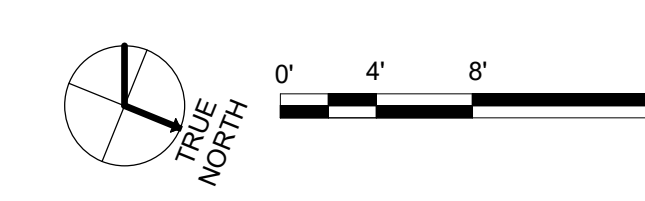
PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
OVERALL FLOOR PLAN - LEVEL 2

SHEET NO.:
A-112- N



A1 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"



100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

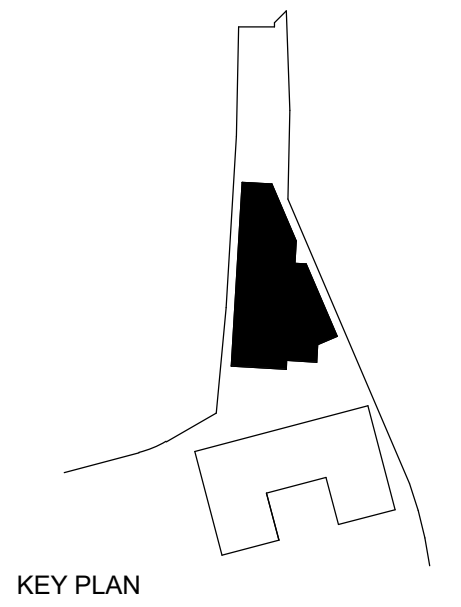
GENERAL FLOOR PLAN NOTES

1. PLAN DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE WALL, CENTERLINE OF COLUMN, OR CENTERLINE OF ROUGH OPENINGS, UON. CONTACT ARCHITECT FOR CLARIFICATIONS.
2. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING SIX INCHES FROM THE ADJACENT WALL AT EXTERIOR DOORS, INTERIOR COMMON AREA DOORS, AND UNIT ENTRY DOORS, AND FOUR INCHES FROM THE ADJACENT WALL AT INTERIOR DOORS OF UNITS, UON.
3. SEE SHEET A-XXX & A-XXX FOR WINDOW LEGEND AND DETAILS.
4. SEE SHEET A-XXX & A-XXX FOR DOOR SCHEDULE AND DETAILS.
5. SEE SHEET A-600 & A-601 FOR WALL ASSEMBLIES, RATINGS AND TESTING CRITERIA.
6. INSTALL BLOCKING FOR GRAB BARS IN ALL BATHROOM WALLS SURROUNDING WATER CLOSET, BATHTUB AND SHOWER, REF A-500.
7. HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT OR RAMP RUN, PER IBC 1012.5.
8. CONTRACTOR SHALL INSTALL FURRING, SHIMS AND ADDITIONAL LAYERS OF GYPSUM BOARD AS NECESSARY TO ACHIEVE FLUSH FINISH WHERE SURFACES OF ADJACENT WALL OR SHAFT ASSEMBLIES ARE NOT, BUT ARE INTENDED TO BE, ALIGNED.

- UNITS
- AMENITY/Common AREA
- CIRCULATION
- PARKING
- BOH
- OFFICE
- LOBBY
- LANDSCAPE

GGLO

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PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - NORTH BUILDING

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK DATE DESCRIPTION
REVISIONS

A XXXXXXXX ISSUE NAME 1

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: **Jon Hall**

GGLO PROJECT MANAGER: **Jennifer McDougall Watt**

OWNER APPROVAL:

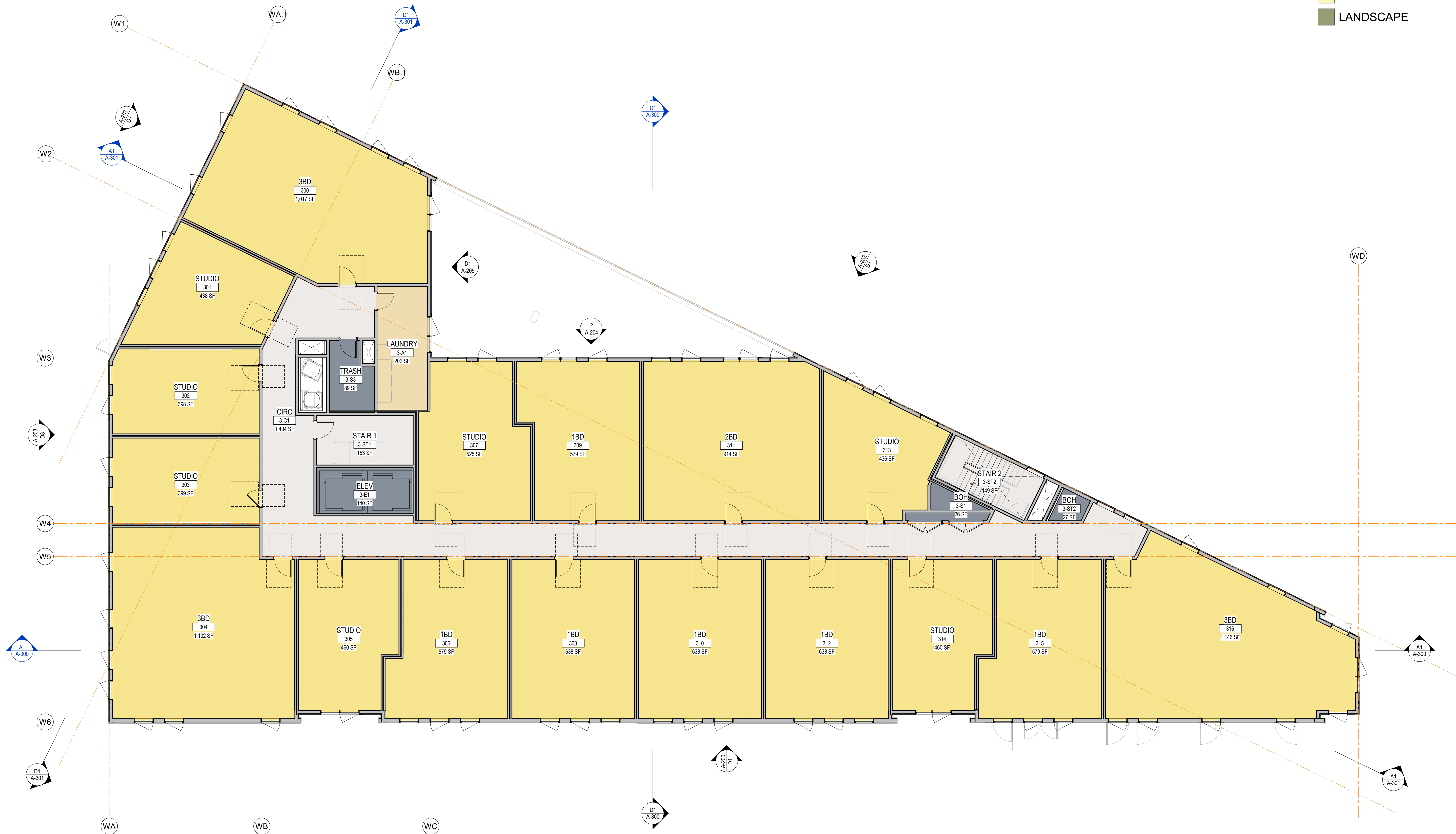
SHEET TITLE
OVERALL FLOOR PLAN - LEVELS 3 -6

SHEET NO.
A-113-N

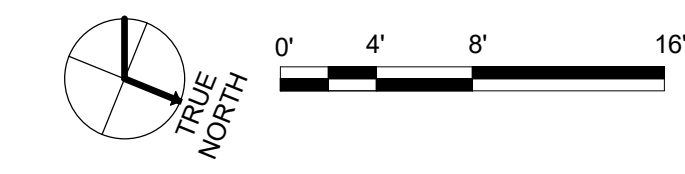
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E
D
C
B
A

1 2 3 4 5 6



A1 LEVEL 3 FLOOR PLAN
1/8" = 1'-0"



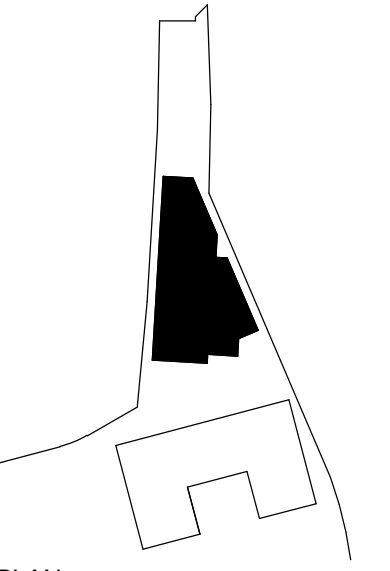
100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL ROOF PLAN NOTES

1. SEE DETAIL XX/A-XXX FOR VENT PIPE PENETRATIONS.
2. SEE XX/A-XXX FOR SATELLITE CONDUIT.
3. PLACE FALL PROTECTION ANCHORS AT SPECIFIED INTERVALS PER MFR INSTRUCTIONS. SEE PROJECT MANUAL SECTION XXXXX.
4. SLOPE ROOF 1/4" MIN., TYPICAL.

GGLO

SEATTLE | LOS ANGELES | BOISE
gglo.com



KEY PLAN

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - NORTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE
BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: Jon Hall

GGLO PROJECT MANAGER: Jennifer McDougall Watt

OWNER APPROVAL:

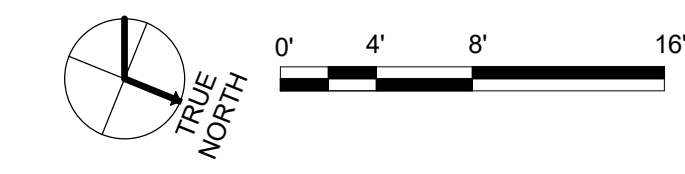
SHEET TITLE
OVERALL ROOF PLAN

SHEET NO.

A-117-N

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ORIGINAL SHEET SIZE IS 36"X48"

A1 ROOF PLAN
1/8" = 1'-0"



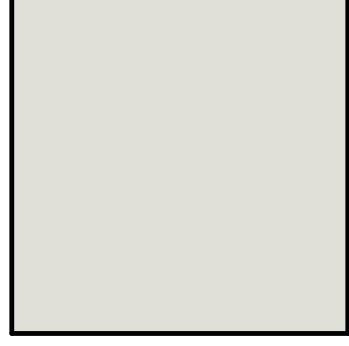
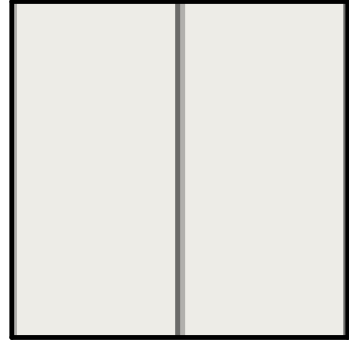
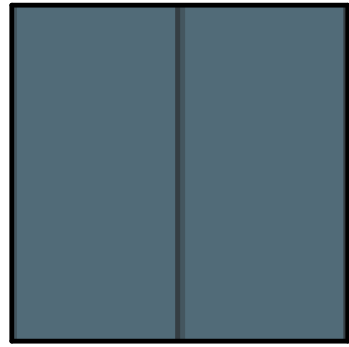
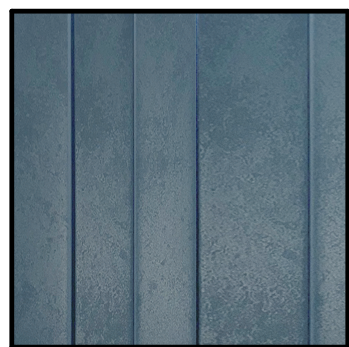
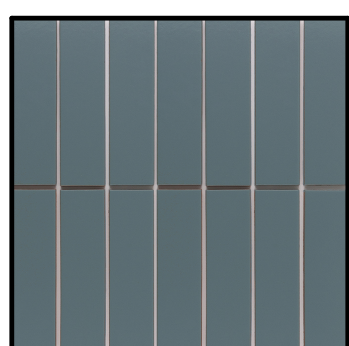
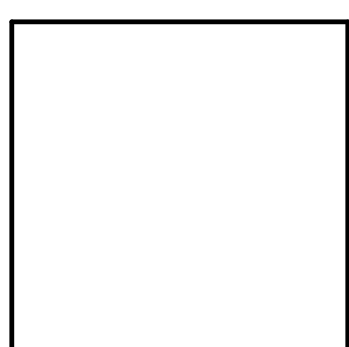

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

PROJECT NUMBER: 111700023-000017PM

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

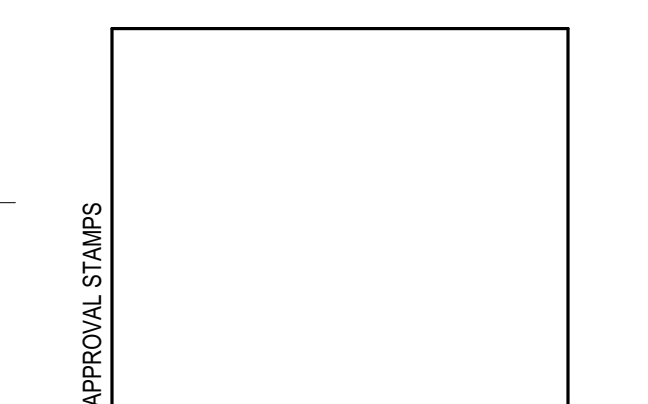
EXTERIOR SIDING LEGEND

	FC-01 SECONDARY FIBER CEMENT PANEL TEXTURED PANEL
	FC-03 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
	FC-04 PRIMARY FIBER CEMENT PANEL TEXTURED PANEL
	MT-01 METAL ACCENT PANEL
	MT-02 METAL ACCENT PANEL
	CT-01 ACCENT TILE
	WT-01 WINDOW FRAME
	WT-02 WINDOW FRAME

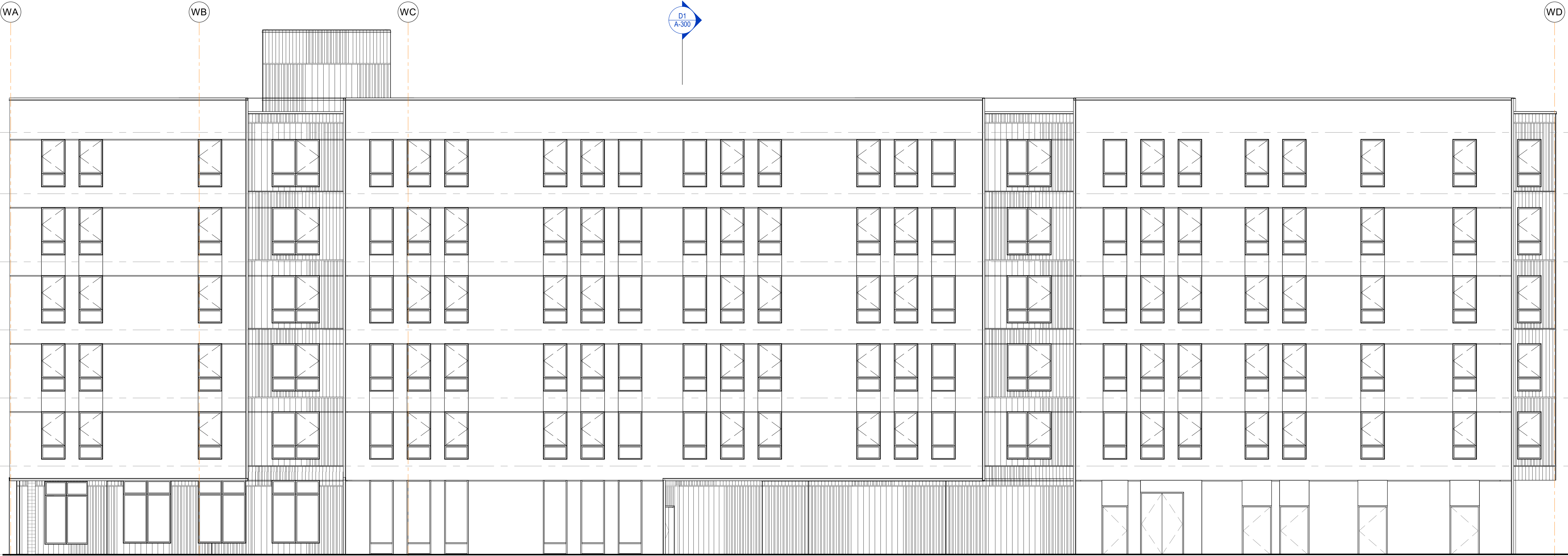
PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**

PROJECT ADDRESS:
1889 120 AVE NE
BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108



MARK	DATE	DESCRIPTION
ISSUE INFORMATION		
A	XXXXXXXXX	ISSUE NAME 1
PROJECT NO.: 2019087.03 GGLO PRINCIPAL IN CHARGE: Jon Hall GGLO PROJECT MANAGER: Jennifer McDougall Watt OWNER APPROVAL: _____		



D1 EAST ELEVATION
1/8" = 1'-0"



A1 EAST ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

SHEET TITLE:
**EXTERIOR ELEVATIONS -
EAST**

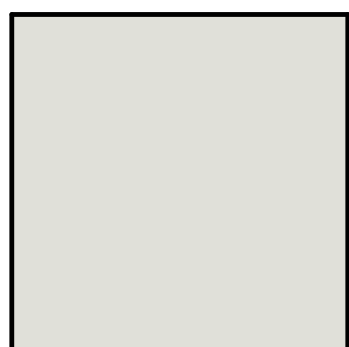
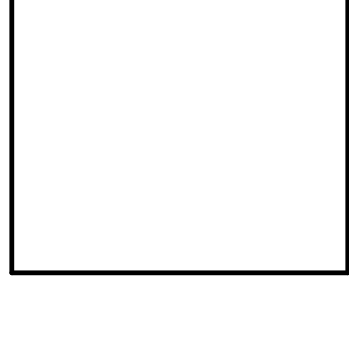
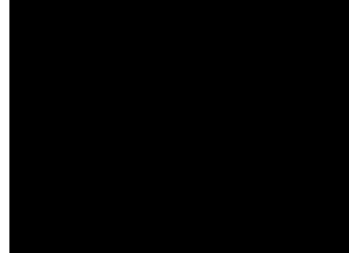
SHEET NO.:
A-200 - N

GENERAL EXTERIOR ELEVATION NOTES

- LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- SEE RCP FOR SOFFIT COLORS.



EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-04**
PRIMARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **CT-01**
ACCENT TILE
-  **WT-01**
WINDOW FRAME
-  **WT-02**
WINDOW FRAME

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK	DATE	DESCRIPTION

PROJECT NO.: **2019087.03**

GGLO PRINCIPAL IN CHARGE: **Jon Hall**

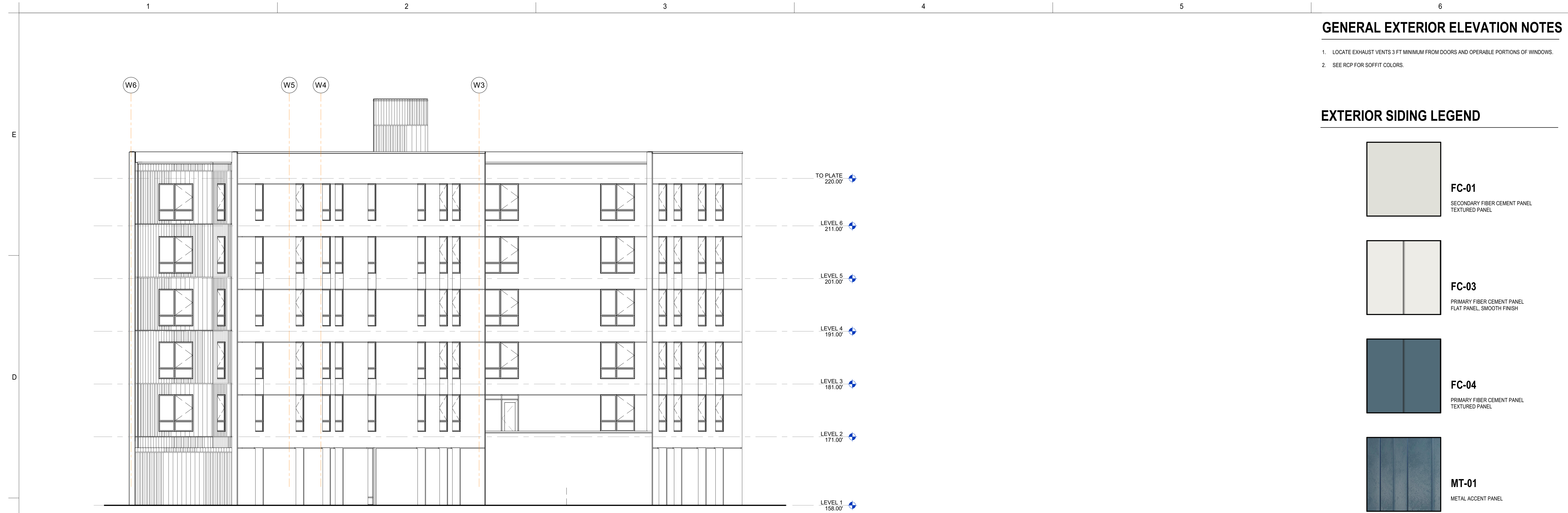
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**

OWNER APPROVAL: _____

SHEET TITLE
**EXTERIOR ELEVATIONS -
NORTH**

SHEET NO.
A-201 - N

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ORIGINAL SHEET SIZE IS 36"x42"



D1 NORTH ELEVATION
1/8" = 1'-0"



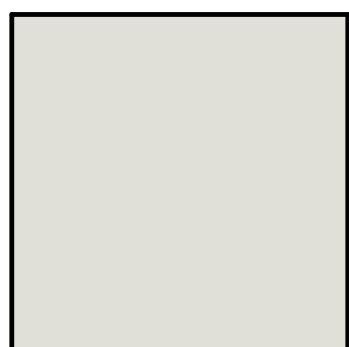
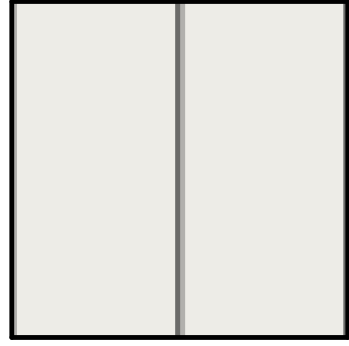
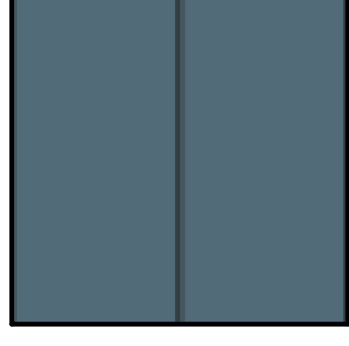
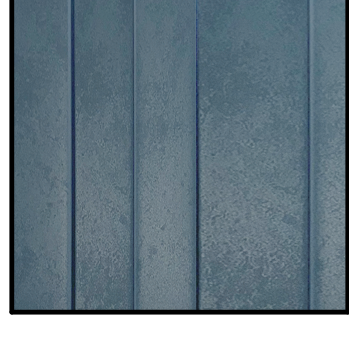

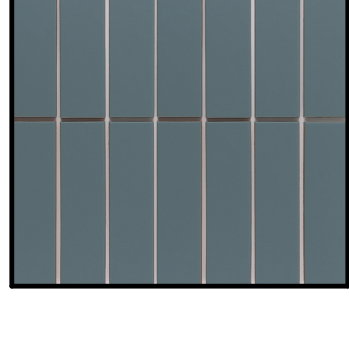
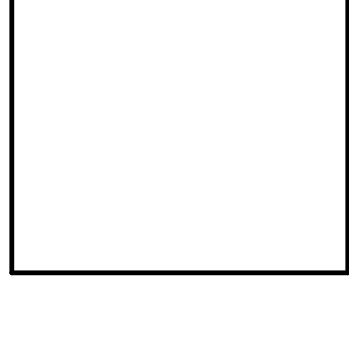
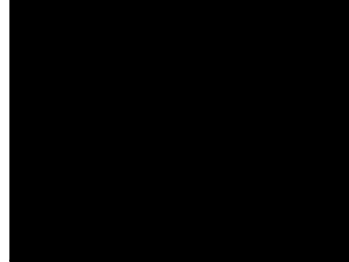
A1 NORTH ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-04**
PRIMARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **CT-01**
ACCENT TILE
-  **WT-01**
WINDOW FRAME
-  **WT-02**
WINDOW FRAME

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**

0487
REGISTERED
ARCHITECT
Jonathan F. Hall
JONATHAN F. HALL
STATE OF WASHINGTON

APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

A XXXXXXXX ISSUE NAME 1

MARK DATE DESCRIPTION

ISSUE INFORMATION

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: Jon Hall
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL:

SHEET TITLE
**EXTERIOR ELEVATIONS -
WEST**

SHEET NO.
A-202 - N



D1 WEST ELEVATION
1/8" = 1'-0"



A1 WEST ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTES

- LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- SEE RCP FOR SOFFIT COLORS.



EXTERIOR SIDING LEGEND

TO PLATE 220.00'		FC-01 SECONDARY FIBER CEMENT PANEL TEXTURED PANEL
LEVEL 6 211.00'		FC-03 PRIMARY FIBER CEMENT PANEL FLAT PANEL, SMOOTH FINISH
LEVEL 5 201.00'		FC-04 PRIMARY FIBER CEMENT PANEL TEXTURED PANEL
LEVEL 4 191.00'		MT-01 METAL ACCENT PANEL
LEVEL 3 181.00'		MT-02 METAL ACCENT PANEL
LEVEL 2 171.00'		CT-01 ACCENT TILE
LEVEL 1 158.00'		WT-01 WINDOW FRAME
		WT-02 WINDOW FRAME



D1 SOUTH ELEVATION
1/8" = 1'-0"

D3 SOUTHEAST ELEVATION
1/8" = 1'-0"

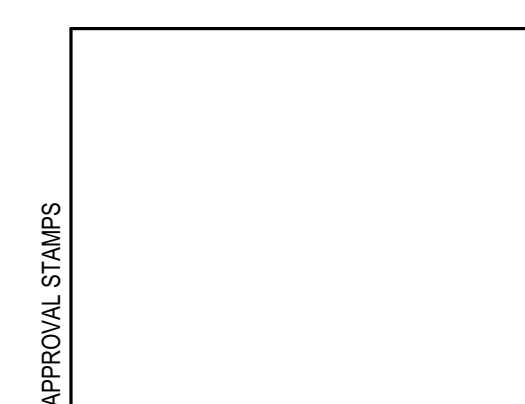


A1 SOUTH ELEVATION - COLOR
1/8" = 1'-0"

A3 SOUTHEAST ELEVATION - COLOR
1/8" = 1'-0"

PROJECT:
SPRING DISTRICT OMFE AFFORDABLE HOUSING - NORTH BUILDING
PROJECT ADDRESS:
1889 120 AVE NE
BELLEVUE, WA 98005

OWNER:
BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108



MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: Jon Hall
GGLO PROJECT MANAGER: Jennifer McDougall Watt
OWNER APPROVAL:

SHEET TITLE
EXTERIOR ELEVATIONS - SOUTH

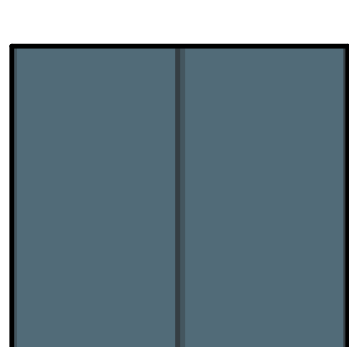
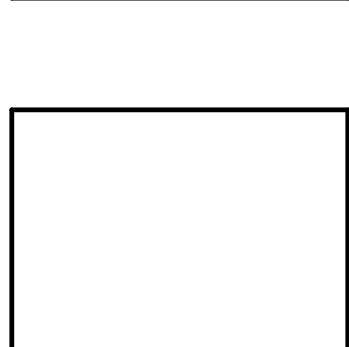
SHEET NO.
A-203 - N

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTES

1. LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
2. SEE RCP FOR SOFFIT COLORS.

EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-04**
PRIMARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **CT-01**
ACCENT TILE
-  **WT-01**
WINDOW FRAME
-  **WT-02**
WINDOW FRAME

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



APPROVAL STAMPS

MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO.: **2019087.03**
 GGLO PRINCIPAL IN CHARGE: **Jon Hall**
 GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
 OWNER APPROVAL:

ISSUE INFORMATION

MARK	DATE	DESCRIPTION
A	XXXXXXX	ISSUE NAME 1

SHEET TITLE
**EXTERIOR ELEVATIONS -
TERRACE**

SHEET NO.
A-204 - N



2 TERRACE WEST ELEVATION
1/8" = 1'-0"



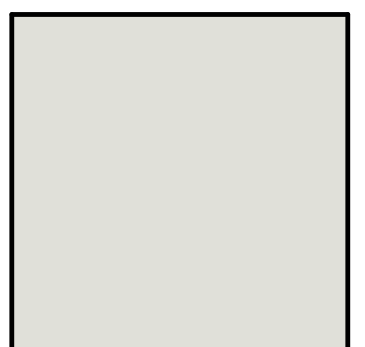
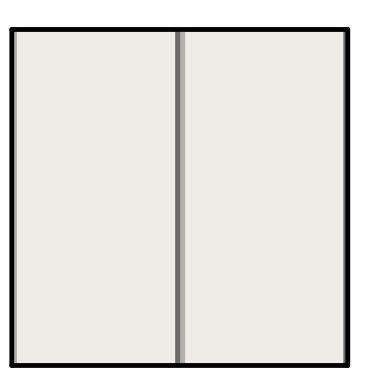
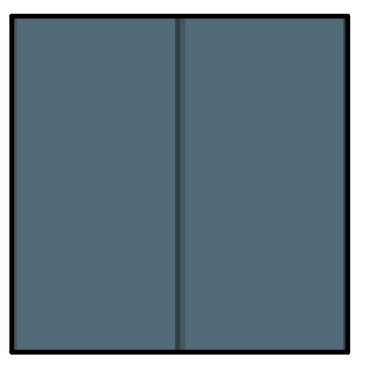
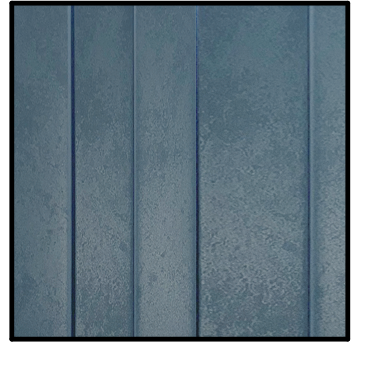

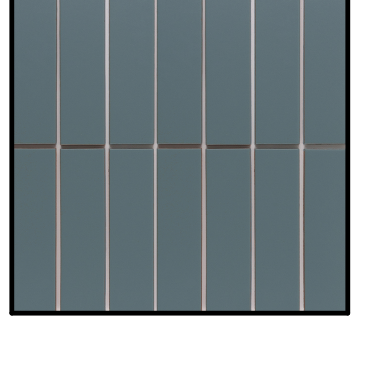
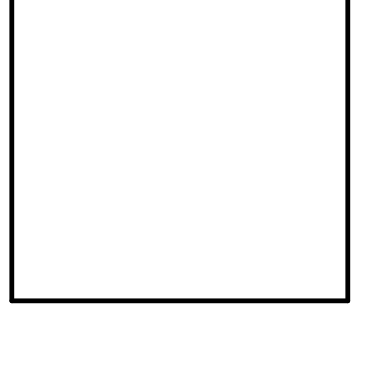
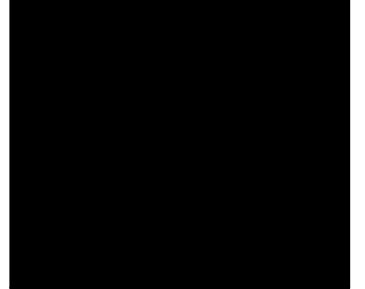
D1 TERRACE WEST ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL

GENERAL EXTERIOR ELEVATION NOTES

- LOCATE EXHAUST VENTS 3 FT MINIMUM FROM DOORS AND OPERABLE PORTIONS OF WINDOWS.
- SEE RCP FOR SOFFIT COLORS.

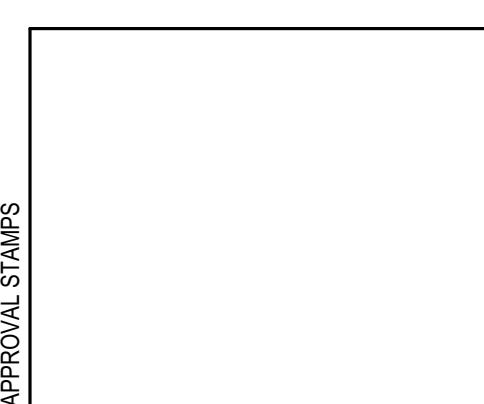
EXTERIOR SIDING LEGEND

-  **FC-01**
SECONDARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **FC-03**
PRIMARY FIBER CEMENT PANEL
FLAT PANEL, SMOOTH FINISH
-  **FC-04**
PRIMARY FIBER CEMENT PANEL
TEXTURED PANEL
-  **MT-01**
METAL ACCENT PANEL
-  **MT-02**
METAL ACCENT PANEL
-  **CT-01**
ACCENT TILE
-  **WT-01**
WINDOW FRAME
-  **WT-02**
WINDOW FRAME

PROJECT:
**SPRING DISTRICT OMFE
AFFORDABLE HOUSING -
NORTH BUILDING**

PROJECT ADDRESS:
**1889 120 AVE NE
BELLEVUE, WA 98005**

OWNER:
**BRIDGE HOUSING CORP.
SAN FRANCISCO, CA 94108**



MARK	DATE	DESCRIPTION
REVISIONS		

PROJECT NO.: **2019087.03**
GGLO PRINCIPAL IN CHARGE: **Jon Hall**
GGLO PROJECT MANAGER: **Jennifer McDougall Watt**
OWNER APPROVAL:

SHEET TITLE:
**EXTERIOR ELEVATIONS -
TERRACE**

SHEET NO.:
A-205 - N



D1 TERRACE NORTH ELEVATION
1/8" = 1'-0"



A1 TERRACE NORTH ELEVATION - COLOR
1/8" = 1'-0"

100% SD / LD (ADR) / LJ (LUX) PERMIT SUBMITTAL