Development Services Department
Environmental Coordinator
450 110th Avenue NE
Bellevue, WA 98009-9012

DETERMINATION OF NON-SIGNIFICANCE

PROPOSAL NAME:	Holland Chambers Apartments and Northup Way Mixed Use
LOCATION:	1831 130th Ave NE and 12863 Northup Way
FILE NUMBERS:	22-119283-LP, 22-102857-LD, and 22-102862-LO
PROPONENT:	Yujia Ren, MZA

DESCRIPTION OF PROPOSAL:

Master Development Plan (MDP) for the projects located at 1831 130th Avenue NE and 12863 Northup Way. Associated Design Review (22-102857-LD) and Critical Areas Land Use Permit (22-102862-LO) approval of the Holland Chambers Apartments located at 1831 130th Avenue NE. The Master Development Plan of these two projects are combined within one MDP project limit. The Northup Mixed Use Project (18-124680-LD-19-123381-LP-19-128688-LO) was previously approved on October 22, 2020, and is currently under construction. The Holland Chambers Apartments Project (22- 102857-LD) involves the construction of a new seven (7)-story multifamily building containing 268,000 sf of gross floor area (224 apartments) and four (4) levels of below-grade parking with 187 vehicle parking spaces. The proposal includes a Critical Areas Land Use Permit with Critical Areas Report to modify a steep slope, buffer, and structure setback.

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Development Services Department. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision.

DATE ISSUED: 2/1/2024

APPEAL DATE: 2/15/2024

A written appeal must be filed in the City Clerk's Office by 5 p.m. on the appeal date noted above.

This DNS may be withdrawn at any time if the proposal is modified so as to have significant adverse environmental impacts; if there is significant new information indicating a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project) or if the DNS was procured by misrepresentation or lack of material disclosure.

Reilly Pittman
Issued By: ***Planning Manager*** **for** **Date:** February 1, 2024
Elizabeth Stead, Environmental Coordinator
Development Services Department

City of Bellevue
Development Services Department
Land Use Division Staff Report

Proposal Name:	Holland Chambers Apartments and Northup Way Mixed Use
Proposal Address:	1831 130th Ave NE and 12863 Northup Way
Proposal Description:	Land Use approval of a Master Development Plan (MDP) for the projects located at 1831 130th Avenue NE and 12863 Northup Way. Associated Design Review (22-102857-LD) and Critical Areas Land Use Permit (22-102862-LO) approval of the Holland Chambers Apartments located at 1831 130th Avenue NE. The Master Development Plan of these two projects are combined within one MDP project limit. The Northup Mixed Use Project (18-124680-LD-19-123381-LP-19-128688-LO) was previously approved on October 22, 2020, and is currently under construction. The Holland Chambers Apartments Project (22- 102857-LD) involves the construction of a new seven (7)-story multifamily building containing 268,000 sf of gross floor area (224 apartments) and four (4) levels of below-grade parking with 187 vehicle parking spaces. The proposal includes a Critical Areas Land Use Permit with Critical Areas Report to modify a steep slope, buffer, and structure setback.
File Number:	22-119283-LP, 22-102857-LD, and 22-102862-LO
Applicant:	Yujia Ren, MZA
Decisions Included:	Master Development Plan, Design Review, Critical Areas Land Use Permit, and SEPA Threshold Determination (Process II)
Planner:	Drew Folsom
State Environmental Policy Act Threshold Determination:	**Determination of Non-Significance** ***Reilly Pittman*** ***Planning Manager*** Elizabeth Stead, Environmental Coordinator Development Services Department
Director's Decision:	**Approval with Conditions** Rebecca Horner, Director Development Services Department ***Reilly Pittman*** By: ***Planning Manager*** Elizabeth Stead, Land Use Director

Notice of Application:	April 7, 2022, 22-102857-LD, 22-102862-LO December 2, 2022, 22-119283-LP
Notice of Decision:	February 1, 2024
Appeal Deadline	February 15, 2024

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Appeal of the Decisions and SEPA Determination must be received in the City Clerk's Office by 5 PM on the date noted for appeal of the decision.

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ATTACHMENTS:

1. Project Drawings
2. Environmental Checklist
3. Critical Areas Report – In File

I. REQUEST AND REVIEW PROCESS

A. Request

The applicant requests Master Development Plan (MDP) approval and a threshold determination under the State Environmental Policy Act (SEPA) for the projects at 12863 Northup Way (Phase 1); and 1831 130th Avenue NE (Phase 2). The Master Development Plan (MDP) of these two projects are combined within one project limit with two phases under the proposed MDP.

Phase 1 - Northup Way Mixed Use

The Northup Mixed Use proposal (18-124680-LD-19-123381-LP-19-128688-LO), located at 12863 Northup Way, was previously approved on October 22, 2020, and is currently under construction of a new 554,732 gross square foot mixed use building with 402 units including affordable housing and three (3) new streets dedicated to COB for new Bel-Red street grid. The Design Review, Critical Areas land Use, and SEPA approvals and determination were previously approved on October 22, 2020. No further review or modifications of the previously approved Design Review and Critical Areas Land Use Permit are proposed. A SEPA Determination of Non-Significance (DNS) was issued October 22, 2020, and is incorporated by reference. Traffic analysis of both phases are included in the SEPA DNS issued for the combined MDP.

Phase 2 - Holland Chambers Apartments

The Holland Chambers Apartments includes a request for Design Review (22-102857-LD) and Critical Areas Land Use Permit (22-124680862-LO) approval for the property located at 1831 130th Avenue NE. A boundary line adjustment (recording number 20231026900011) combined three separate parcels into one parcel during the review of this proposal. The Holland Chambers Apartments proposal involves the construction of a new seven (7)-story multifamily building containing 268,000 sf of gross floor area (224 apartments) and four (4) levels of below-grade parking with 187 vehicle parking spaces. The proposal also includes street frontage improvements, utilities, site landscaping, and mitigation planting of native vegetation. A new half street, 129th Avenue NE will be provided on the east side of the site.

A steep slope and top-of-slope buffer are located in the south-central portion of the Holland Chambers Apartment site. The slope and top-of-slope buffer are isolated and degraded. Included in the proposal is a Critical Areas Land Use Permit (CALUP) with Critical Areas Report (CAR) proposing to remove the slope and buffer from protection to allow for development. As mitigation, the proposal will enhance the landscape buffers on the north and south sides of the Chambers Holland project. The area will be planted with 25 additional native trees, native shrubs and groundcover, woody debris, and bird boxes. Additionally, the green roof will be enhanced with pollinator planting.

The site consists of two parcels located in the BelRed Subarea: Phase 1 totaling 3.4 acres and is zoned BR-RC-1 and BR-RC-2 (Bel-Red-Residential/Commercial Node 1 and Bel-Red-Residential/Commercial Node 2); and Phase 2 totaling 1 acre and is zoned BR-RC-2 (Bel-Red-Residential/Commercial Node 2).

B. Review Process

Master Development Plan (LP Permit), Design Review (LD Permit), and Critical Areas Land Use permits (LO Permit) are Process II land use applications (LUC 20.35.200), with administrative decisions made by the Director of Development Services (LUC 20.35.200.A). The SEPA Determination is also a Process II decision with an administrative decision by the Environmental Coordinator. Appeals are heard and decided by the Hearing Examiner for Process II applications.

Any modification or addition to the Master Development Plan, or Design Review approval shall be reviewed and approved as either a Land Use Exemption or processed as a new Master Development Plan or Design Review, per LUC 20.30F.175 or LUC 20.30V.160.B. Any modification of the project design must be reviewed for consistency with the design intent as stated in this report. Conditions of Approval run for the life of the project. **Refer to Section XII.A for Condition of Approval regarding Modification to the Master Development Plan or Design Review Plans**

II. SITE DESCRIPTION, LAND USE AND ZONING CONTEXT, AND CRITICAL AREAS

A. Site Description

The project site consists of two parcels located at the address of 12863 Northup Way (Phase 1); and 1831 130th Avenue NE (Phase 2).

Phase 1 (Northup Way Mixed Use)

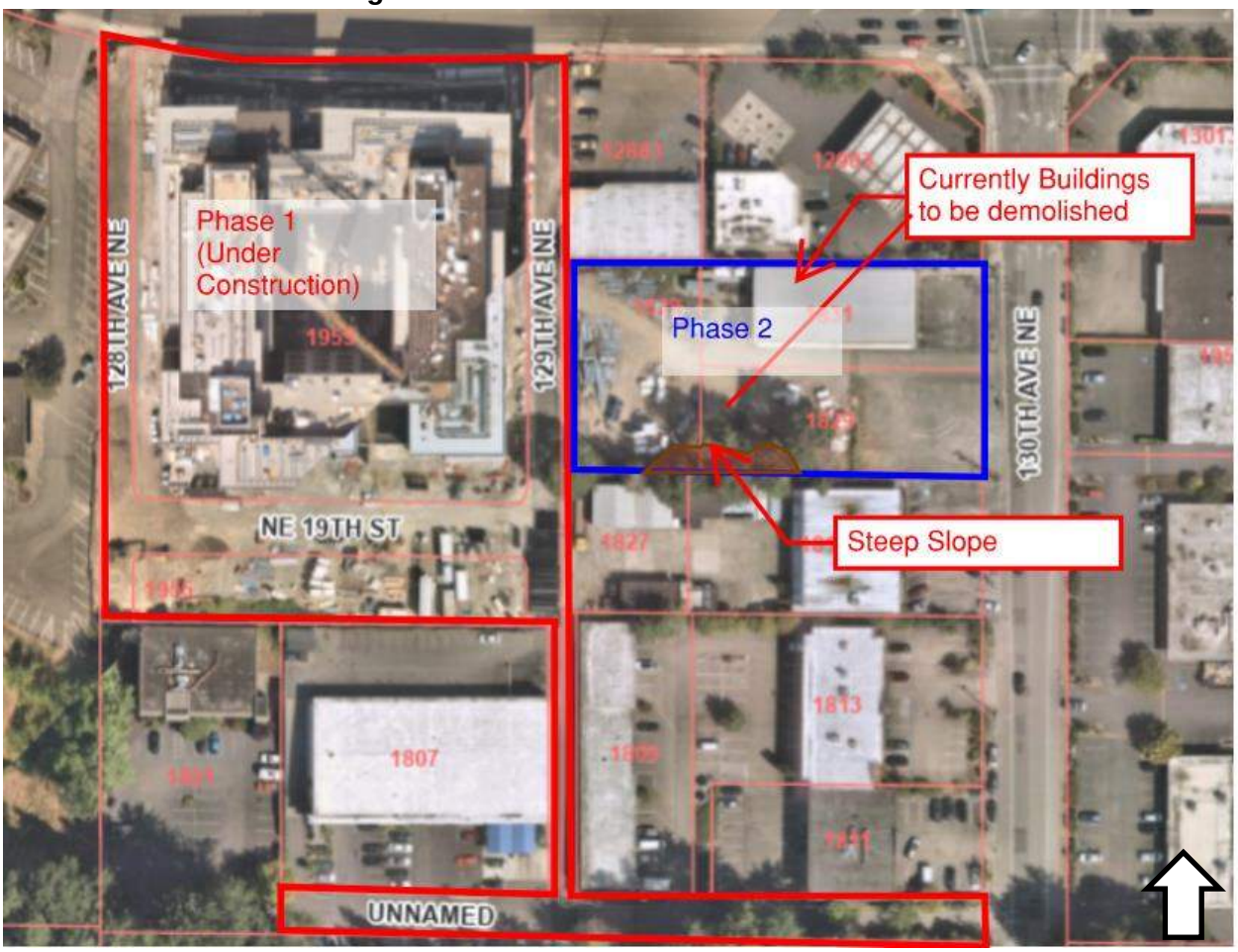
The subject site is approximately 3.4 acres in size. The Northup Mixed Use Project (18-124680-LD-19-123381-LP-19-128688-LO) was previously approved on October 22, 2020, and is currently under construction of a new 554,732 gross square foot mixed use building with 402 units including affordable housing and three (3) new streets dedicated to COB for new Bel-Red street grid. The site slopes gradually from north to south. A small steep slope is located in the southwest corner of the site.

Phase 2 (Holland Chambers Apartments)

The parcel is 1.02 acres (44,782 square feet) with a square shape. The site is currently developed with a construction office/shop building and detached storage buildings. Asphalt pavement and graveled parking areas for food trucks and storage cover most of the site.

The site is mostly flat. A small, isolated, 12- to 15-foot south-facing steep slope and associate buffer are located in the south-central portion of the site. Significant trees within the site consist of big-leaf maple, Pacific Madrone, and Douglas fir variety. Understory, where present, is dominated by invasive Himalayan blackberry, Scotch broom, and English Ivy.

Figure 1 - Current Site Conditions



B. Land Use and Zoning Context

The site is located in the Bellevue-Redmond Subarea.

Phase 1

The site lies within the BR-RC-1 and BR-RC-2 (Bel-Red-Residential/Commercial Node 1 and Bel-Red-Residential/Commercial Node 2) land use districts. Properties within these land use districts are subject to Design Review.

Surrounding land use districts (zoning) and existing land uses are:

- North: BR-GC: One and two-story commercial buildings.
- South: BR-RC-1: One and two-story commercial buildings.
- West: BR-R: One-story commercial center.
- East: BR-RC-1 and BR-RC-2: Phase 2 and One-story commercial buildings.

Flag portion of the Lot:

- North: BR-RC-1: One and two-story commercial buildings.

- South: BR-RC-1: Cadman gravel facility.
- West: BR-RC-1: Two-story commercial building.
- East: BR-RC-1: One-story commercial buildings.

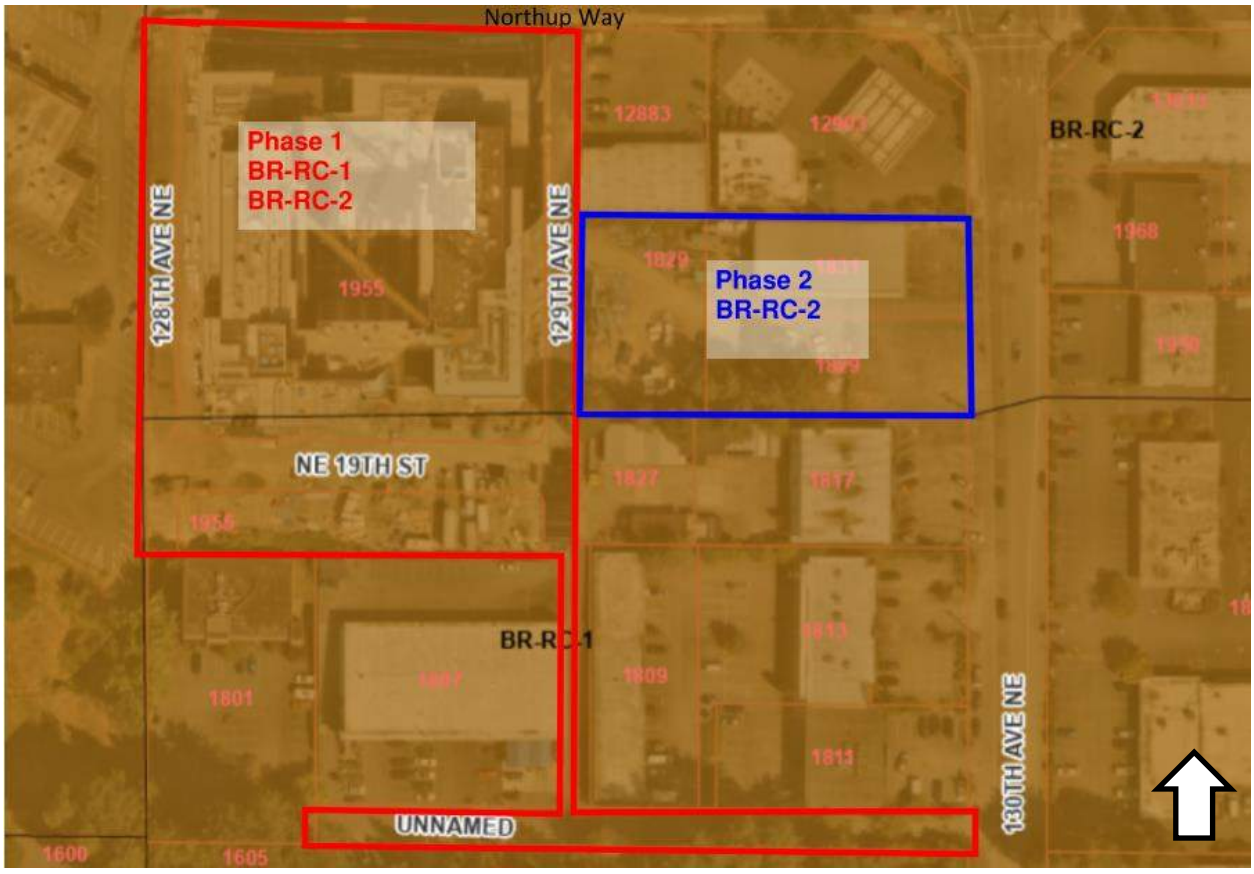
Phase 2

The site lies within the BR-RC-2 (Bel-Red-Residential/Commercial Node 2) land use district. Properties within this land use district are subject to Design Review.

Surrounding land use districts (zoning) and existing land uses are:

- North: BR-RC-2: One-story commercial and service buildings.
- South: BR-RC-1: One and two-story commercial building and storage.
- West: BR-RC-1: Phase 1 Multi-family.
- East: BR-RC-2: One and two-story commercial, office, and storage

Figure 2 – Zoning Map



C. Critical Areas Functions and Values

1. Geologic Hazard Areas

Geologic hazards pose a threat to the health and safety of citizens when commercial, residential, or industrial development is inappropriately sited in areas of significant hazard.

Some geologic hazards can be reduced or mitigated by engineering, design, or modified construction practices. When technology cannot reduce risks to acceptable levels, building in geologically hazardous areas is best avoided (WAC 365-190).

Steep slopes may serve several other functions and possess other values for the City and its residents. Several of Bellevue's remaining large blocks of forest are located in steep slope areas, providing habitat for a variety of wildlife species and important linkages between habitat areas in the City. These steep slope areas also act as conduits for groundwater, which drains from hillsides to provide a water source for the City's wetlands and stream systems. Vegetated steep slopes also provide a visual amenity in the City, providing a "green" backdrop for urbanized areas enhancing property values and buffering urban development.

III. PROPOSED DEVELOPMENT – SITE DESIGN AND BUILDING DESIGN

A. Site Design

The site consists of two parcels (Phase 1 and Phase 2).

Phase 1

Phase 1 is currently under construction of a new 554,732 gross square foot mixed use building with 402 units including affordable housing and three (3) new streets dedicated to COB for the new Bel-Red street grid. An outdoor Multi-Family Play Area with pedestrian access for both phases will be located south of NE 19th Street.

Phase 2

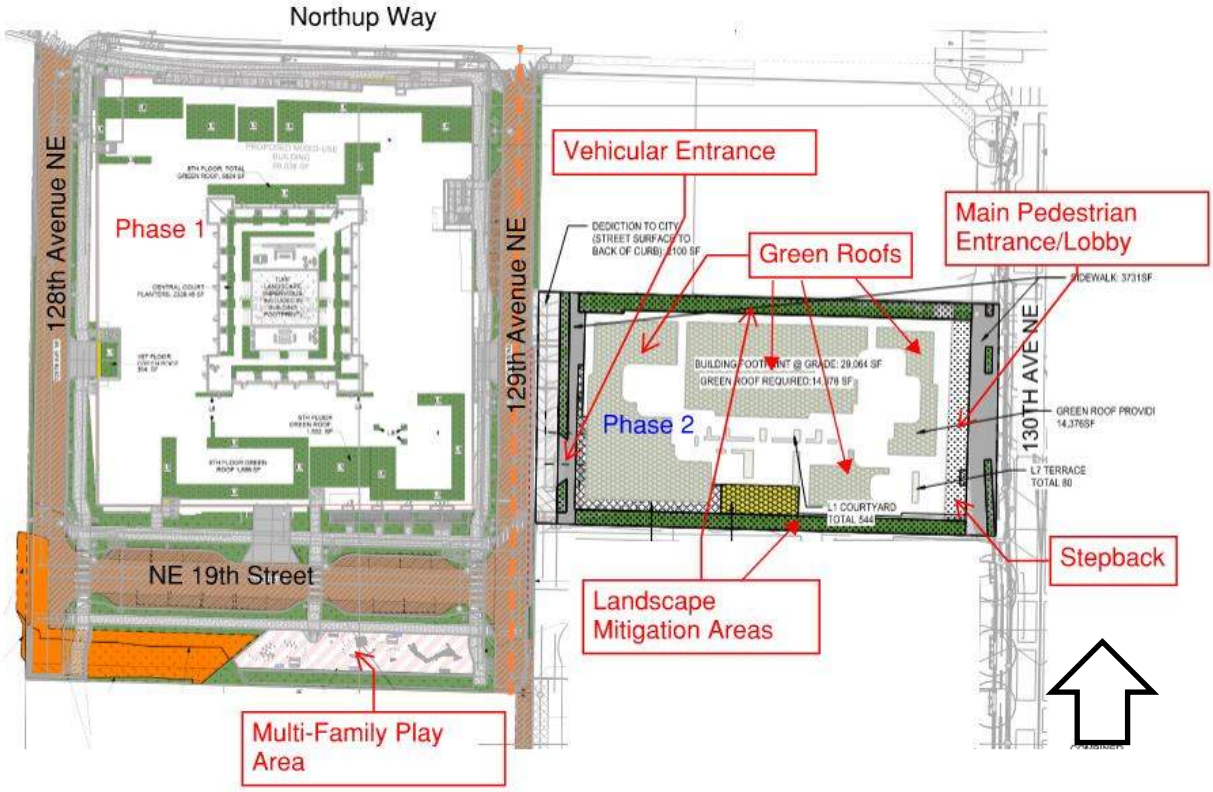
The site consists of one parcel currently developed with a one-story existing building, detached sheds, paved and gravel surface parking, and an isolated steep slope. The proposal is for a seven-story podium-type building. Included is a four-level below-ground parking garage with 187 parking spaces.

The main pedestrian residential access into the building is along the proposed 130th Avenue NE. Retail use with individual entrances will be developed along 130th Avenue NE. 130th Avenue NE is a Capital Improvement Project (CIP) being built by the City of Bellevue Transportation department.

Along the west side of the proposal, right of way will be dedicated to the City to complete 129th Avenue NE. Included will be 5 feet of landscaping, and 8-foot sidewalks. Vehicular access into the parking garage will be off 129th Avenue NE, on the west side of the site.

The south area and north perimeter will include mitigation landscaping.

Figure 3 - Site Plan



B. Building Design

Phase 1

Previously approved (18-124680 LD 19-128688 LO 19-123381 LP)

Phase 2

The proposed residential building is approximately 267,064 square feet on a moderately sloping lot with 7 stories. The building will have residential, and retail uses and four levels of below-grade parking. The ground floor contains the residential lobby, ab approximately 7,651 square feet or retail use, and residential units. The overall massing of the proposal is an east, west, connected building forming a “C” shape wrapping the play area and courtyard at street level 2 facing south.

The 80-foot-high building is vertically articulated with a distinct base of durable materials, brick, and concrete. The building will have distinctive facades facing each street. The lower levels facades on each street provide a strong visual pedestrian experience.

Vehicular access into the underbuilding parking garage will be off 131st Avenue NE on the west side of the site.

Refer to Section XII.C for Condition of Approval regarding Building Materials/Details and Color Samples.

Figure 4 – Building Materials and Colors



South (Future NE 19th Street)



East (130th Avenue NE)



West 129th Avenue NE

IV. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

1. Use

Uses are regulated by LUC 20.25D.070 (Use Charts). The residential and commercial retail uses proposed for this project are permitted in the BR-RC-1 and BR-RC-2 (Bel-Red Residential/Commercial Node 1 and Bel- Red Residential/Commercial Node 2) land use districts.

2. Dimensional Requirements

Dimensional requirements are listed in Chart 20.25D.080.A. All applicable dimensional requirements of the Land Use Code will be met. Refer to the following chart for specific information, as well as Conditions of Approval and the attached Project Plans. Dimensional requirements for Phase 1 are not affected unless specifically described in the chart below.

Table 1 – Dimensional Requirements

Category	Required	Proposed / Comments
Land Use Designation	Bel-Red RC-1 Bel-Red RC-2	No change
Project Limit	No minimum	Phase 1: 148,785 SF (3.4 acres) Phase 2: 44,782 (1.02 acres) Total: 193,567 (4.44 acres)

Building Height	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Base Height = 45 feet (measured from average finish grade) Maximum Building Height = 125 feet* *Note (4) - Maximum building height may be achieved only by participation in FAR Amenity System	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2:** 80 feet Proposal is participating in FAR Amenity System. Refer to discussion of FAR in Section III.B.2 below. Meets LUC requirement
Maximum Impervious Surface	**Total Phase 1 and 2** 75% of site area Site Area: 193,567 SF Critical Areas and buffers: 12,452 SF Right-of-way dedications: 38,266 SF Site area after critical areas, buffers, and right-of-way dedication: 193,567–(12,452+38,266) = 142,849 SF 142,849 SF x .75 = 107,137 SF maximum impervious surface coverage	**Total Phase 1 and 2** 73% (104,817 SF) impervious surface Meets LUC requirement *Refer to discussion of Impervious Surface in Section III.B.1 below
Maximum Lot Coverage	**Total Phase 1 and 2** 75% of site area Site Area: 193,567 SF Critical Areas and buffers: 12,452 SF Right-of-way dedications: 38,266 SF Site area after critical areas, buffers, and right-of-way dedication: 193,567–(12,452+38,266) = 142,849 SF 142,849 SF x .75 = 107,137 SF maximum lot coverage	**Total Phase 1 and 2** 69% (98,033 SF) lot coverage Meets LUC requirement
Floor Area Ratio (FAR)	**Total Phase 1 and 2** 1.00 FAR base 4.00 FAR maximum Site Area: 193,567 SF Critical Areas and Buffers: 12,452 SF Development Factor: 94% Maximum Development Potential: (4) x (181,115) + (4) x (12,452) (.94) = 771,279 SF Maximum Allowed Maximum FAR may be achieved through FAR Amenity Incentive System (LUC 20.25D.090)	**Total Phase 1 and 2** FAR 1.0 = 193, 567 SF (base) Tier 1a FAR 1.25 = 241,959 SF Tier 1b FAR 1.25 = 77,401 SF Total 512,927 SF = 2.65 FAR Refer to discussion of FAR in Section III.B.2 below Meets LUC requirement

Structure Setbacks	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Front: 0 feet Rear: 0 feet Side: 0 feet	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Front - 130th Avenue NE: 17.5 feet from property line. Rear - 129th Avenue NE: 12 feet from property line. Side Yard Setbacks: 10 feet from property line Meets LUC requirement

Category	**Required**	**Proposed/Comments**
Parking	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** **Vehicular Parking:** Minimum: .75 per unit = 168 stalls Maximum: 2.0 per unit = 448 stalls Minimum Retail (3,014 SF) = 0 stalls* Maximum Retail = 25 stalls **Bike Parking:** 1 space per 10 dwelling units = 23 spaces Minimum 50% of bike spaces should be covered * Inside nodes, no parking is required for retail and restaurant and/or bar uses under 2,000 nsf when the use is directly adjacent to a public on-street parking supply of at least 20 spaces within 500 feet (meets requirement).	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** **Vehicular Parking:** 182 residential parking stalls 7 total parking stalls 25 stalls provided (all covered) Meets LUC requirement.
Tree Retention	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Street Frontage – Retain all significant trees that are not a safety hazard Site Interior – 15% of the total diameter inches of significant tree	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Removal of all street frontage significant trees is necessary for new street and sidewalk improvements. One perimeter tree will be removed. Eight existing interior trees will be removed due to proximity of proposed building, access, and site location. Refer to discussion of tree retention

		and alternative landscaping in Section III.B.4 below Meets LUC requirement
Landscape	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Streetscape planting strips: 130th Avenue NE (COB CIP project) 129th Avenue NE Interior Property Lines: 10 feet width minimum along interior property lines not regulated elsewhere	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** 130th Avenue NE (COB CIP Project) 129th Avenue NE • 5 feet Interior Property Lines: • 10 feet or greater Meets LUC requirements **Refer to Sections XII.B, C, and D for Conditions of Approval regarding street trees and right-of-way landscaping.**
Mechanical Equipment	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Located on the roof, not intended for habitation, may exceed building height by maximum 15 feet, visually screened	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Mechanical penthouse and elevator penthouse on roof, approximately 9 feet above roof level, visually screened. Meets LUC requirement.
Lighting	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** All exterior lighting will require cut-off shields to protect adjacent neighborhoods. LUC 20.20.522	**Phase 1:** **(Previously approved 18-124680-LD)** **Phase 2** Meets LUC requirements. **Refer to Section XII.C for Condition of Approval regarding Shielded Lights**

B. Additional Discussion and Other Land Use Code Provisions:

1. Required Ground Floor -Oriented Development - (LUC 20.25D.130.A)

Phase 1: (Previously approved 18-124680-LD)

Phase 2:

Ground-Floor Oriented Development standards apply to 130th Avenue NE as identified in LUC Figure 20.25D.130.A. The standards are intended to create a vibrant "18-hour" pedestrian environment where neighborhood services are within an easy walk, bike, or

transit trip.

Ground floor retail uses are limited to eating and drinking establishments, merchandise sales, and personal services. Retail services are expected to be provided along 100% of the façade except for residential lobbies, which can be up to 25% of the façade.

Due to the design and construction requirements of the building the proposed residential lobby will be 27% of the façade. The code allows for deviations from the specific requirements of this section, through the design review process (LUC 20.25D.030.C.3), if an applicant demonstrates that the resulting design will be more consistent with the purpose and intent of the code.

The proposed deviation is minor and necessary due to shear walls. A strict application of the code would result in interior space which would be isolated and likely unused. The exterior of the building will appear to have greater than 75% retail space.

Finding: The proposed deviation promotes the Design Guidelines, and the resulting design would be more consistent with the purpose and intent of the code.

2. Required Build-to Lines - (LUC 20.25D.130.B)

Phase 1: (Previously approved 18-124680-LD)

Phase 2:

Build-to Line requirements apply to 130th Avenue NE, as identified in LUC Figure 20.25D.130.B. The standard is intended to establish a continuous “street wall” providing a sense of enclosure and visual interest for pedestrians.

The majority of the façade is at the back of sidewalk. The proposal will have recessed doorways as allowed and windows, as allowed per LUC 20.25D.130.B. To accommodate an area for outdoor PSE meters the proposal seeks a deviation. The code allows for deviations from the specific requirements of this section, through the design review process (LUC 20.25D.030.C.3), if an applicant demonstrates that the resulting design will be more consistent with the purpose and intent of the code.

The recessed area is 4 feet 2" wide, located at the southeast corner of the building. Along this are of the building the sidewalk and roadway begin to shift to the east. The area is less than 4% of the overall façade and will place the meters in a less obtrusive area than along the façade fronting 130th Avenue NE.

Finding: The proposed deviation promotes the Design Guidelines, and the resulting design would be more consistent with the purpose and intent of the code.

3. Sidewalk-Oriented Development - Phase 2 (LUC 20.25D.130.C)

Phase 1: (Previously approved 18-124680-LD)

Phase 2:

Sidewalk Oriented Development standards apply to 130th Avenue NE as identified in LUC Figure 20.25D.130.C. The standards are intended to increase visual and physical interaction between the people inside and outside the buildings.

The proposed retail and lobby units fronting 130th Avenue NE have entries oriented toward the street with direct connections to the public sidewalk. A minimum of 70% of the ground floor façade of the building is transparent glass. See Sheet Attachment 1: Project Drawings.

4. Impervious Surface

Per LUC 20.20.460.G, surfaces paved with permeable pavement or other innovative techniques designed to mimic the function of a pervious surface shall not be included in the calculation of impervious surface areas, so long as the technique is designed by a professional engineer licensed by the State of Washington and the plans are approved by the Director. Both Phase 1 and Phase 2 buildings propose green roofs. The roofs are designed by a professional engineer to mimic the function of a pervious surface. Approximately (50%) of this area will not be included in the calculation of impervious surface areas.

Finding: The overall impervious surface proposed for the site is approvable.

5. Floor Area Ratio (FAR) – FAR Amenity System (LUC 20.25D.090)

For the combined phases of the proposal, the project has a Floor Area Ratio (FAR) of 2.65, exceeding the base FAR of 1.00. The applicant intends to use the FAR Amenity Incentive System and the available fee-in-lieu system to earn the additional proposed floor area exceeding the base FAR. The FAR Amenity System includes three-tiered bonus categories: Affordable Housing (Tier 1a), Parks and Streams (Tier 1b), and Childcare/Non-Profit Space (Tier 2) for fee-in-lieu payments.

The site is located within a Critical Area Overlay and is subject to the development density/intensity requirements of LUC 20.25H.045:

> The maximum allowable floor area for a site which contains a critical area or critical area buffer is equal to the maximum FAR for the applicable BelRed Land Use District or East Main Land Use District (refer to dimensional requirements of LUC 20.25D.080 or 20.25Q.060) times the buildable area in square feet plus the maximum FAR for the applicable BelRed Land Use District or East Main Land Use District times the total area in critical area and critical area buffer in square feet times the development factor derived from subsection D of this section:
>
> [(Maximum FAR for the applicable BelRed Land Use District or East Main Land Use District)(Buildable area in square feet) + (Maximum FAR for the applicable BelRed Land Use District or East Main Land Use District)(Total critical area and critical area buffer in square feet)(Development factor)] = Maximum development potential within the BelRed Land Use Districts or East Main Land Use District.

The project limit is 193,567 square feet. The area of the site with critical areas and buffers is 12,452 square feet. As demonstrated in the table below, the maximum allowable FAR is 771,279 square feet. The proposed FAR is 512,927 square feet.

The project limit is 193,567 square feet. The area of the site dedicated to right of way is 38,266 square feet. Land that is dedicated to the City of Bellevue for right of way without compensation to the owner may be used to calculate maximum FAR per LUC 20.25D.080.D. As demonstrated in the table below, the maximum allowable FAR is 771, 279 square feet. The proposed FAR is 512,927 square feet.

The proposal includes a total floor area of 512,927 GFA, equal to 2.65 FAR. The 1.0 base FAR allows for 193,567 GFA. The code requires provision of or payment into the Tier 1a (Affordable Housing) for the first 1.25 FAR bonus beyond the base FAR of 1.0. This will allow the applicant to provide an additional 241,959 GFA. The applicant will then be required to provide (or pay a fee in lieu) to earn an additional proposed 77,401 GFA of Tier 1b amenities for the remaining square footage above 2.25 FAR.

For Phase 1, the applicant provided 40,431 square feet of affordable housing. For Phase 2, the applicant has chosen a fee-in-lieu payment to meet the remaining Tier 1a amenity requirements. For Phase 1 the applicant paid a fee-in-lieu at the time of building permit issuance to meet the Tier 1b requirements. For Phase 2, the applicant has chosen a fee-in-lieu payment to meet the Tier 1b amenity requirements. The Tier 1a (Affordable Housing) payment for residential projects is estimated at $28.07/SF of bonus area. The Tier 1b (Parks and Streams) payment for residential projects is estimated at $23.39/SF of bonus area. Note that the fee is adjusted annually and calculated and paid at the time of building permit issuance. The estimated fee calculation below is based on 2024 rates:

Tier 1a – 55,978 SF x $28.07 = $1,571,302.46 (2024 Rate)

Tier 1b – 73,625 SF x $23.39 = $1,722,088.75 (2024 Rate)

Total = $3,293,391.21 – Required Payment for FAR Amenities (2024 Rate)

Table 2 – FAR Amenities Earned

General Information	
Project Limit	193,567 SF
Project Areas within Critical Areas and Buffers	12,452 SF(Percentage of site – 6%)
Development Factor	94%
Maximum Development Potential (Maximum Allowable FAR) * (Buildable Area) + (Maximum Allowable FAR) * (Critical Area and Buffers) * (Development Factor)	771,279 (4) (181,115) + (4) (12,452) (.94) = 771,279 SF
BASE Permitted Floor Area -1.0 FAR (Base FAR of 1.0 x Project Limit)	1.0 x 193,567 = 193,567 GFA for FAR*
Proposed Gross Floor Area for FAR	512,927 = 2.65 FAR*
FAR Earned Amenity Information	
TIER 1a	
GFA ***Required*** Tier 1a Amenities (Affordable Housing)	241,959 GFA* (Required/Maximum for Tier 1a) Affordable Housing provided in Phase 1: 40,431 (40,431) (4.6) = 185,981

	185,981 - 241,959 = 55,978 (55,978) ($28.07) = $1,571,302.46 (estimate)**
TIER 1b	
GFA ***Required*** Tier 1B Amenities (Parks and Streams)	77,401 GFA* (Required for Tier 1b) 3,776 GFA paid as fee-in-lieu for Phase 1 77,401 - 3,776 = 73,625 73,625 SF x $23.39/SF = $ 1,722,088.75 (estimate)**
FAR Amenities Earned	319,360 GFA* (Tier 1a, and 1 b)
Total GFA	512,927 GFA*
Project FAR	2.65
	Meets LUC Requirements

* Floor Area Ratio (FAR) – A measure of development intensity equal to the gross floor area, excluding affordable housing units, ground floor retail uses up to 60 feet in depth, parking, and mechanical floors or areas, divided by net on-site land area (square feet).

** Fee reviewed annually and may be administratively increased or decreased to reflect current published annual change in the Seattle Consumer Price Index for Wage Earners and Clerical Workers (LUC 20.25D.090.C Footnote (3)). In-lieu fees are to be assessed and paid at the time of Building Permit issuance (LUC 20.25D.090.C Footnote (7)).

Refer to Section XII.C for Condition of Approval regarding Floor Area Ratio -FAR Amenity System.

6. Tree Retention

Phase 1: (Previously approved 18-124680-LD)

Phase 2:

The project will remove three existing significant trees along the site perimeter due to required new streets and sidewalk improvements. Trees within the area to be cleared for required roads and sidewalk construction are exempt from retention per the requirements of LUC 20.20.900.D.1. Eight trees will be removed from the interior of the site. One tree will be removed from the perimeter of the site. The applicant has proposed to plant twenty-five trees additional trees within the landscape buffers than required as standard landscaping as mitigation as part of the approved alternative landscaping plan. Four trees will also be planted within the landscaping buffers along 129th Avenue NE. **Refer to Sections XI.B for Conditions of Approval regarding Landscaping.**

7. Multi-Family Play Area (LUC 20.20.540)

Per LUC 20.20.540, new multi-family developments of 10 units or more are required to provide a minimum of 800 square feet of unpaved, usable open space with lawn or other soft surfaces 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. The children's play area may be dispersed on the site, provided that the minimum size of each area is 800 square feet or larger.

The design of the development incorporates the components of multi-family play areas throughout all of the open spaces within the project limits (Phase 1 and Phase 2). The usable open space requirement will be located on the southern side of the site, which incorporates a wood fiber children's play area with play equipment totaling approximately

3,741 square feet. A pedestrian crosswalk will be installed across 129th Avenue NE to provide access between both buildings. The interior courtyards and rooftop terraces will also incorporate children's play areas which will include synthetic turf play area, hopscotch, and flexible open space areas. These are detailed on Sheets L-300-L307 (Northup Way Mixed Use 18-124680-LD-19-123381-LP-19-128688-LO) and sheet L002 of the attached plan set.

8. Loading and Trash (LUC 20.20.590.K.4 and LUC 20.20.725)

Phase 1: (Previously approved 18-124680-LD)

Phase 2:

Loading and trash collection are located on the west side of the building, accessed off 129th Avenue NE. The trash and recycling rooms are located within the building. The applicant demonstrated that known delivery vehicles can park and maneuver within the proposed loading and maneuvering spaces so that no part of a vehicle using or maneuvering into the loading space projects into a public right-of-way, access easement, or private road. Republic Services has reviewed and approved the solid waste collection access. **Refer to Sections XI.A and C for Conditions of Approval regarding Provisions for Loading and Solid Waste/Recycling Collection Facilities.**

C. Critical Areas Requirements Chapter 20.25H LUC (Phase 2):

The City of Bellevue LUC Critical Areas Overlay District (Chapter 20.25H LUC) establishes performance standards and procedures that apply to development on any site that contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer. The site contains a steep slope geological hazard, associated buffers, and structure setbacks.

A. LUC 20.2H.230 Critical Area Report.

The Critical area report is intended to provide flexibility for sites where the expected critical areas functions and values are not present due to degraded conditions or other unique site characteristics, or for proposals providing unique design or protection of critical area functions and values not anticipated by this part. Generally, the critical areas report must demonstrate that the proposal with the requested modifications leads to equivalent or better protection of critical area functions and values than would result from the application of the standard requirements. Where the proposal involves restoration of the degraded conditions in exchange for a reduction in regulated critical area buffer on a site the critical areas report must demonstrate a net increase in certain critical area functions.

Proposed Impacts and Mitigation

The proposal seeks to permanently remove 1,946 square feet of geological hazard steep slope and 5,637 square feet of top of slope buffer. The slope contains 11 significant trees. The understory of the slope is predominately Himalayan blackberry and other invasive species. The buffer is highly degraded by prior commercial activity and besides a few trees is mainly gravel and dirt. As documented in the report, the steep slope and buffer

are isolated areas surrounded by existing and proposed commercial activity and disturbance. Included in the report is a Habitat Functional Assessment Model analysis. All proposed impacts are shown in Attachment 1 and discussed in the Critical Areas Report Attachment 3.

Finding: As mitigation for the removal of the degraded steep slope and buffer the applicant has proposed enhancing the landscape buffers on the north and south sides of the Chambers Holland project (see attachment 1). The 6,018 square foot area will be planted with 25 additional native trees, native shrubs and groundcover, woody debris, and bird boxes. The green roof will be enhanced with pollinator planting. These measures will produce a net gain in environmental functions and values. The building may also pursue LEED and Salmon Safe certification.

The applicant has demonstrated that the critical areas functions and values will be significantly improved over existing conditions per the Critical Areas Report. The Critical Areas Report and Addendums included a Functional Lift Analysis of the slope, buffers, Habitat, and Net Conditions. The report demonstrates a net gain in all areas. Any modification to the proposed mitigation plan will require an amendment to the Design Review.

Refer to Sections XII.C for Conditions of Approval regarding Mitigation, and Modifications.

Figures 9a,b – Existing Conditions

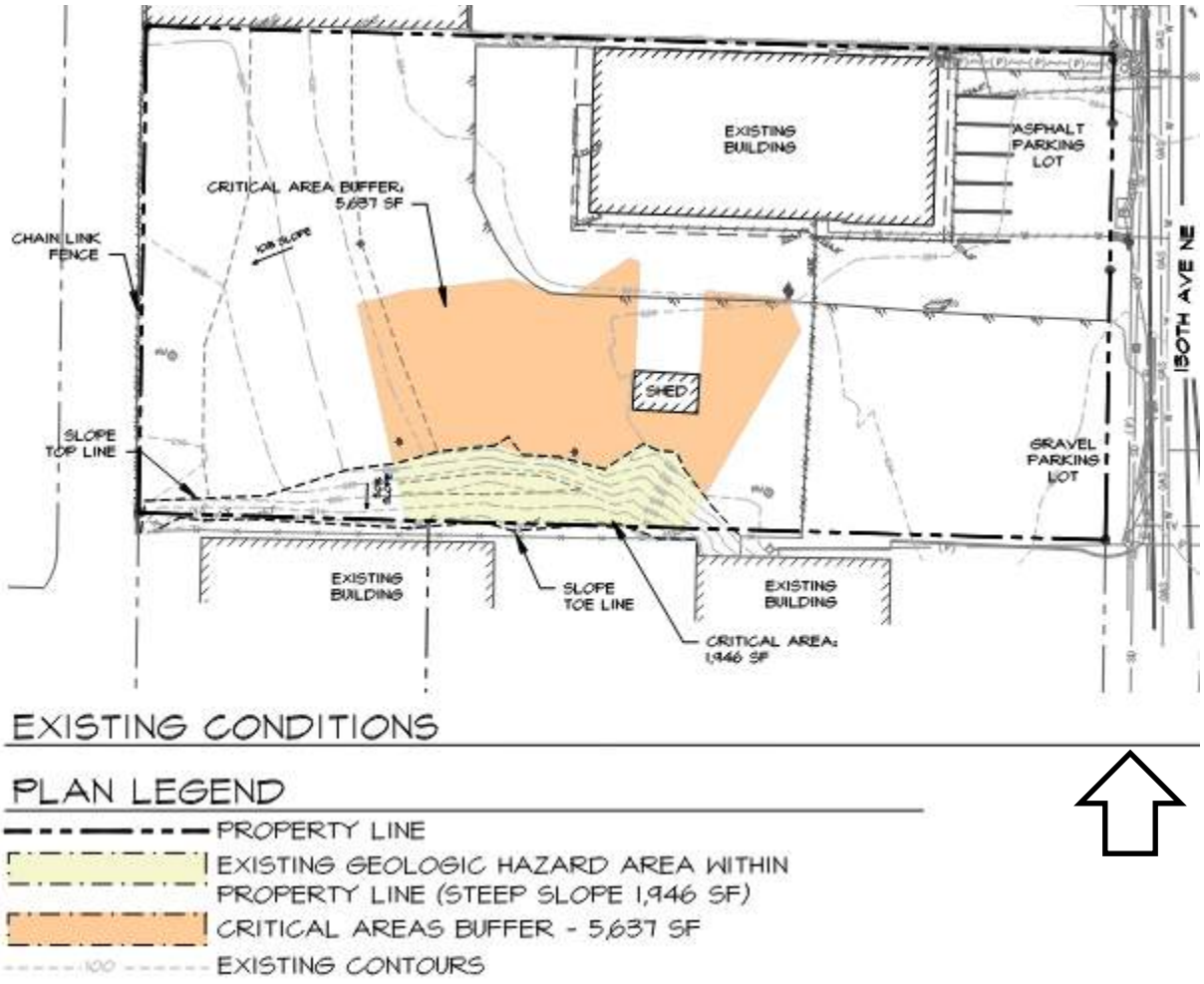
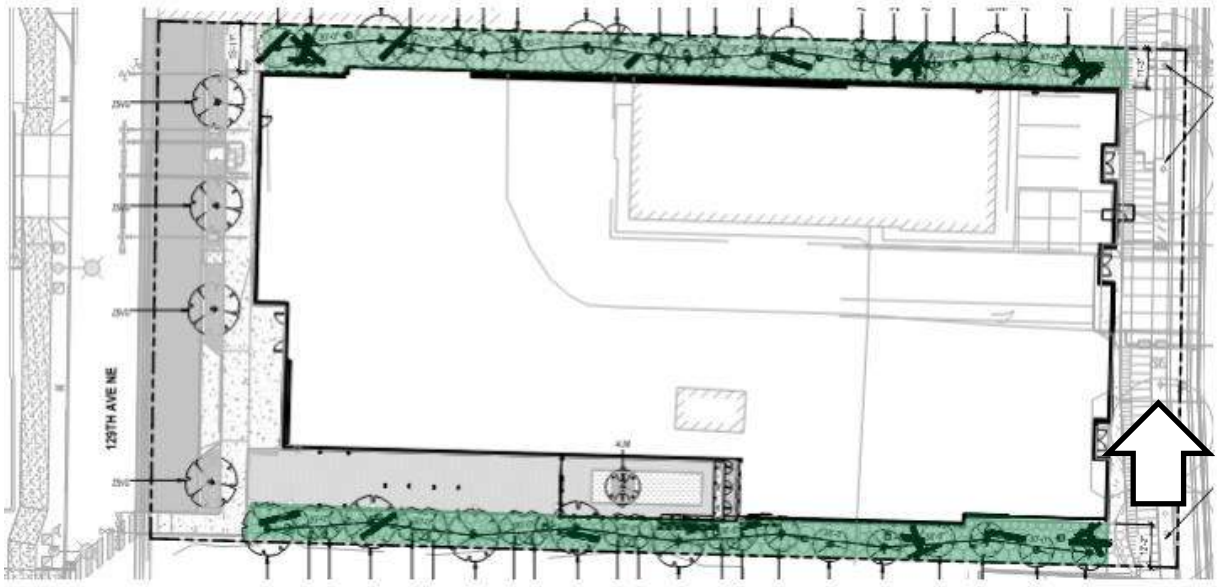




Figure 10 – Enhanced Landscape Mitigation Plan



B. Performance Standards

The City of Bellevue Land Use Code Critical Areas Overlay District (LUC 20.25H) establishes performance standards and procedures that apply to development on any site

which contains in whole or in part any portion designated as critical area, critical area buffer, or structure setback from a critical area or buffer.

a. Consistency with LUC 20.25H.125

Finding: The proposal will remove an isolated 1,946 square foot steep slope and associated degraded buffer. As demonstrated in the geotechnical report prepared by Terra Associates, Inc. dated September 1, 2021, which demonstrated the proposal will be safe and not result in greater risk or a need for increased buffers on neighboring properties. The proposal complies with the recommendations of the geotechnical engineer based on the site slope stability conditions. Modified areas will be mitigated by an innovative mitigation plan which includes the planting of native vegetation. **See Mitigation related Conditions of Approval in Section XII.C of this report.**

b. Consistency with Critical Areas Report 20.25H.140 and .145 Critical areas report – Approval of modification.

Finding: The application includes a copy of the site plans for the proposal and a topographic survey. A geotechnical report was prepared by Terra Associates, Inc. dated September 1, 2021. The report includes an analysis of the site's geological characteristics and the proposed project. The report also determined the proposed development shall not result in greater risk or a need for increased buffers on neighboring properties.

The proposal will approve construction which permanently disturbs an isolated 1,946 square foot steep slope and associated degraded buffer. The proposal will remove 9 significant trees within the existing critical area steep slope and buffer. These impacts are not environmentally significant and will be mitigated by an innovative mitigation plan which includes the planting of native vegetation. **See Mitigation related Conditions of Approval in Section X of this report.**

V. DESIGN GUIDELINES AND DESIGN STANDARDS (Phase 2)

Each development within a Bellevue-Redmond land use district must comply with the provisions of the Bellevue-Redmond Subarea Design Guidelines in LUC 20.25D.150.

Character and Site Guidelines

1. Integrate the Natural Environment
2. Promote Architectural Compatibility
3. Establish and Strengthen Gateways
4. Protect and Enhance Surface Water Resources
5. Integrate Art

Finding: The building massing and architectural design are influenced by the local context of a rapidly transforming neighborhood. The building massing and ground-level landscaping achieve the guideline by: 1) incorporating improved pavements, and plant materials in the

Right-of-Way landscaping to enhance the pedestrian experience; 2) the use of architectural elements of the building facades to create a project which is compatible with current and future nearby development, 3) providing new and improved walkways along 129th and 130th Avenue NE; 4) providing mitigation landscaping which will enhance the habitat, 5) provide a green roof.

Pedestrian Emphasis Guidelines

1. Define the Pedestrian Environment
2. Enhance the Pedestrian System
3. Protect Pedestrians from the Elements
4. Create a Variety of Successful Outdoor Spaces
5. Provide Places for Stopping and Viewing

Finding: The ground-level facades along 129th and 130th Avenue NE provide visual interest for pedestrians via massing articulation, materials changes, landscaping, pathways, and entries.

The pedestrian environment will be enhanced significantly by the creation of new sidewalks along 129th and 130th Avenue NE which will include landscape planter strips that will provide a buffer for pedestrians from street traffic.

Pedestrian walking routes on sidewalks will be continuous and free of barriers. The main access to the building along 130th Avenue NE is at-grade with minimal elevation changes. Awnings and canopies along 130th provide protection from various weather conditions.

Architectural Guidelines

1. Encourage High Quality Materials
2. Provide Interesting Building Massing
3. Create Attractive Building Silhouettes and Rooflines
4. Foster Attractive Rooftops
5. Promote Welcoming Residential Entries
6. Promote Visually Interesting Upper Floor Residential Windows
7. Build Compatible Parking Structures

Finding: The project proposes to use a variety of high-quality, long-lasting building materials. Building has tripartite façade division. The podium has concrete and terracotta appearances as finish; upper levels have checkered pattern on the exterior; and the top level has a change in façade color to delineate the roof profile.

A central courtyard facing south provides interesting building massing and to break up the scale of the building. At the ground floor level, pedestrian entrances (front doors) are signified by sheltering overhangs providing further breakup of scale at that level. The upper-level stepback on the 130th façade reinforces the distinction between the building base and upper levels and provide visual interest.

The parking garage entrance is located on west side of the building along 129th Avenue NE. The garage will be visibly unobtrusive and is located on the only street not required to have

pedestrian-oriented development.

Refer to Section XII.C for Condition of Approval regarding Building Materials/Details and Color Samples.

Lighting Guidelines

1. Orient Lighting toward Sidewalks and Public Spaces
2. Integrate Building Lighting

Ground-level lighting will provide clear paths for pedestrians and will highlight entryways without creating harsh effects or shadowy hiding places. Ground-level lighting will include, wall lighting, recessed downlight (can light), landscape accent lights, and path lights. Lighting of the building will enhance the safety of pedestrians along the sidewalk while limiting the light spillover from the project site. **Refer to Section XII.C for Condition of Approval regarding Shielded Lights.**



VI. PUBLIC NOTICE AND COMMENT

Design Review / Critical Areas Land Use Permit / SEPA

Application Date:	February 28, 2022 – Design Review Critical Areas Land Use Permit October 13, 2022 – Master Development Plan
Application Completeness Date:	March 24, 2022 - Design Review Critical Areas Land Use Permit November 14, 2022 – Master Development Plan
Notice of Application published:	April 7, 2022 – Design Review and Critical Areas Land Use Permit December 1, 2022 – Master

	Development Plan
Public Notice Sign installed:	April 7, 2022 – Design Review and Critical Areas Land Use Permit December 1, 2022 – Master Development Plan
Public Meeting:	April 19, 2022 – Design Review and Critical Areas Land Use Permit
Minimum Comment Period ended:	April 21, 2022 – Design Review and Critical Areas Land Use Permit December 15, 2022 – Master Development Plan

The Design Review and Critical Areas Land Use permit for the project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted on the project site on April 7, 2022. A virtual public meeting for the application was held on April 19, 2022, via Zoom.

The Master Development Plan permit for the project was publicly noticed in the City's Weekly Permit Bulletin, in the Seattle Times, and by signage posted on the project site on December 2, 2022.

The City received no public comments at the time of writing this report.

VII. TECHNICAL REVIEW

A. Clearing & Grading

The clearing and grading reviewer has reviewed the plans and materials submitted for this project and has approved the clearing and grading portion of the design review application. Approval of this design review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application for this project shall be consistent with the activity permitted under this approval and must comply with the City of Bellevue Clearing and Grading Code (BCC 23.76). **Refer to Section XII.B for Condition of Approval regarding Clearing & Grading Permit Required.**

B. Utilities

The development proposed for this application has been reviewed on a conceptual basis and can feasibly build water, sewer, and storm facilities under current Utility codes and Standards with a deviation granted for drainage. Major changes to the design may cause a delay in future utility construction permit approvals.

Storm Drainage

The project site is located in the West Tributary drainage basin. Storm water for the site conveys off the property to the east via a piped public storm drainage system in 130th Ave NE and a portion of the west side of the site will drain to a piped storm system in 129th Ave NE. The project will qualify as redevelopment under the 2019 Stormwater Management

Manual for Western Washington. The proposed development will trigger Minimum Requirements 1-9. A stormwater site plan and drainage report have been reviewed and submitted under the permit. The development proposes to meet all minimum requirements triggered for the site.

- MR4, the development proposes to maintain the existing historic flow paths for the site. Storm water will connect to both 130th Ave NE and 129th Ave NE form two detention systems.
- MR5, the development has demonstrated no onsite BMPs can be feasibly implemented on the site due to the allowed land use of full site buildout. Infiltration and dispersion design criteria cannot be met.
- MR6, the development has proposed a water quality filter vault with cannister system to meet water quality requirements.
- MR7, the development has proposed two detention systems to meet flow control requirements for flow control impacts. A deviation has been granted to allow the underbuilding detention system to pump storm water from the underbuilding detention system to 130th Ave NE.
- MR8, Wetland protection was not required for the site.
- MR9, A storm drainage system O and M agreement will be submitted with the final construction documents prior to approval of the construction plans.

Water

The project proposes to connect the domestic, irrigation and fire services to the water main in 129th Ave NE and 130th Ave NE. There is adequate capacity in the water main to supply the site.

Sewer

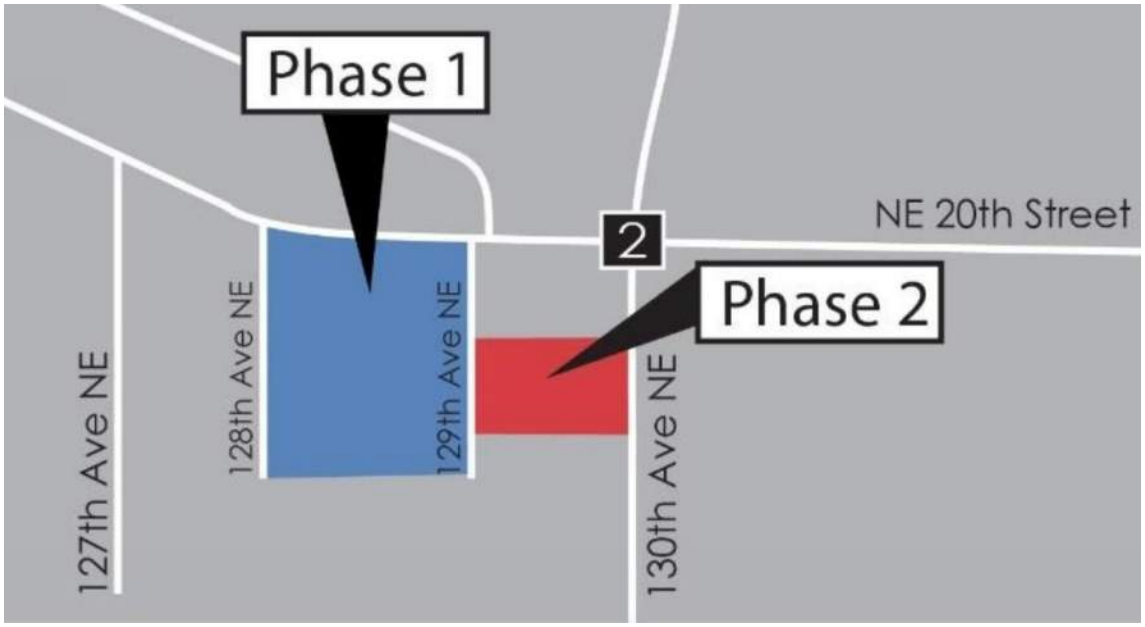
Sewer for the site is proposed to connect to the sewer main in 130th Ave NE. The site will be required to connect the residential units to an 8” side sewer with a manhole. There is adequate capacity in the sewer system to serve the development

Refer to Section XII.A for Condition of Approval regarding Utilities Permit Requirement.

C. Transportation

Project Summary

The proposed master development plan consists of two phases. Phase 1 is Northup Way Mixed Use as shown below. Phase 1 was previously approved and is currently in construction. Phase 1 is required to meet all conditions in the project’s design review approval, see permit 18 124680 LD. This MDP is to add an additional project, Phase 2 Chambers. This master development plan covers the cumulative impacts of both projects and design review approval of Phase 2.



Phase 1, Northup Way Mixed Use project is located on the south side of Northup Way approximately 300 feet east of the intersection of Northup Way and 130th Avenue NE in Bellevue's BelRed neighborhood. The project proposes to construct up to 402 multi-family units and 6,500 SF of ground-floor retail. This site is bordered by NE Northup Way on the north, 129th Avenue NE on the east, and 128th Avenue NE on the west.

The project is just over a quarter mile as the crow flies from a light rail station on Spring Boulevard between 130th Avenue NE and 132nd Avenue NE. This distance from a light rail station qualifies the development at Transit Oriented Development. The project is also within a mile as the crow flies from a second light rail station at Spring Boulevard and 120th Avenue NE.

The parcel currently has a 51,280 SF mini warehouse storage facility with two access points onto Northup Way. There is a loop between the two access locations along with multiple internal loops that are used for loading purposes.

Existing Storage Site – Northup Way Mixed Use

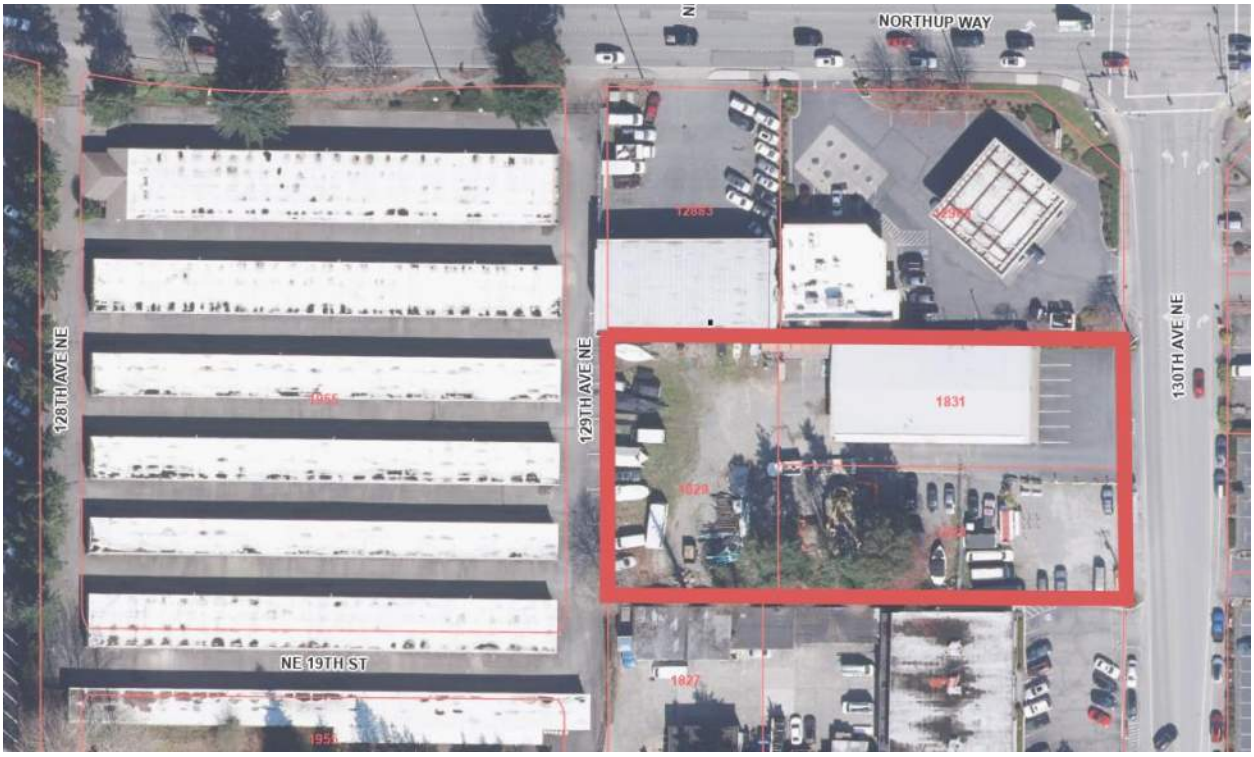


Phase 2 Chambers is located approximately 150-ft south of Northup Way and spans between the 129th Avenue NE and 130th Avenue NE. The project proposes to construct up to 250 multi-family units and 4,000 SF of ground floor retail.

The Chambers site is just over a quarter mile as the crow flies from a light rail station on Spring Boulevard between 130th Avenue NE and 132nd Avenue NE. This distance from a light rail station qualifies the development at Transit Oriented Development. The project is also within a mile as the crow flies from a second light rail station at Spring Boulevard and 120th Avenue NE.

The parcel currently has a 5,200 SF specialty trade contractor use with a single access location to 130th Avenue NE.

Existing Specialty Trade Contractor Use - Chambers



Operational Analysis

A transportation impact analysis (TIA) dated June 16, 2023, was prepared for this project by TENW to analyze the operational impacts for vehicular, transit, pedestrian, and bicycling modes of travel of this proposal in order to recommend mitigation if necessary. The analysis included vehicle traffic operations during the p.m. peak hour at key intersections directly adjacent to or within the vicinity of the proposed project site. All intersections remained at level of service (LOS) E or better with the proposed infrastructure improvements. In addition, traffic operations analysis was completed at the site access locations. Vehicle and pedestrian access to the site, sight distance, and loading circulation were included in the analysis.

To improve pedestrian circulation and connectivity to the surrounding transportation system, the projects will construct new sidewalks on 128th Avenue NE, 129th Avenue NE, NE 19th Street, and Northup Way. This includes new ADA ramps at all intersections. The City CIP project will be constructing the pedestrian facilities on 130th Avenue NE on the east side of the Phase 2 Chambers project.

To improve bicycle circulation and connectivity, the Phase 1 Northup Way Mixed Use project will construct an eastbound protected bicycle lane on Northup Way. The City CIP project on 130th Avenue NE will include northbound and southbound protected bicycle lanes for the adjacent Phase 2 Chambers project.

The City CIP project on 130th Avenue NE and project improvements will include a complete sidewalk network to allow non-motorized modes access to the Sound Transit Light Rail station on NE Spring Boulevard.

Multimodal Site Access

Phase 1 Vehicle Access and Loading

Northup Way is a five-lane street that is classified as a Minor Arterial. This street has six-foot sidewalks with no planter strip and has no bicycle facilities. Vehicular access to the proposed Phase 1 project has been restricted on this street and is to be provided off the lower classified local streets.

This site is situated within the Bel-Red street grid, and half-streets 128th Avenue NE and 129th Avenue NE will be constructed on the east and west sides of the parcel. The second half of these roads will be constructed when the adjacent properties develop. A new full-width street, NE 19th Street, will run east-west and will be constructed in the bottom quarter of the property. To meet the code requirement for the location of NE 19th Street, there will be a remnant of property on the south side of the street. The remnant will be used to meet other requirements of the project, including stormwater detention.

There is one driveway access to the underground parking garage provided on 128th Avenue NE and one on 129th Avenue NE. There is a third driveway located on NE 19th Street that will only be used for loading. Loading includes trash pick-up, retail deliveries, residential deliveries, and residential move-in/move-out. Appropriately sized loading facilities shall be provided, including vertical clearance, for trash and all other loading activities to take place without blocking the public sidewalk. An additional loading facility is being provided on 129th Avenue NE that will help with residential move-in, residential move-out, and deliveries. This loading bay is the only location where on-street loading is allowed on 128th Avenue NE and 129th Avenue NE.

Sight lines for the new public roads and the proposed driveways all have been shown to meet Bellevue's vehicular and pedestrian sight distance requirements.

Phase 2 Vehicle Access and Loading

130th Avenue NE is a two-lane Collector Arterial with no curb and gutter, planter strip, sidewalk, or bicycle facilities. This street is scheduled to be improved in 2024 by a City CIP project. The CIP project will add curb and gutter, planter strips, a bike lane, sidewalk, street lighting and other improvements. Driveway access is restricted on 130th Avenue NE per LUC 20.25D.140.F. Vehicular access to the proposed Phase 2 site will be provided from the lower classified local street 129th Avenue NE.

The Chambers project will use the west half of 129th Avenue NE constructed by Phase 1, Northup Way Mixed Use, to access the site from NE Northup Way, and will construct the east half of 129th Avenue NE for the length of the project. The single driveway off 129th Avenue NE will provide access for residents, retail customers, and access to the loading facilities. The loading facilities have been shown to accommodate refuse pick-up, residential move-in and move-out, as well as retail loading needs.

Refer to Section XII.C for Conditions of Approval regarding Vehicular Access Restrictions and Provisions for Loading

Pedestrian Facilities

Phase 1

Northup Way Mixed Use will provide an 8-foot sidewalk and a 5-foot planter strip on the east side of 128th Avenue NE, the west side of 129th Avenue NE, and the north side of NE 19th Street. A 6-foot sidewalk and 5-foot planter will be provided on the south side of NE 19th Street. A 9-foot sidewalk and 5-foot planter will be provided on NE Northup Way.

Phase 2

The Chambers project will construct an 8-foot sidewalk and 5-foot planter strip for the length of the frontage on the east side of 129th Avenue NE. Interim ADA ramps will be required to provide access to this stretch of sidewalk. The City CIP project will be constructing the sidewalk facilities along the 130th Avenue NE frontage. The Chambers project will be allowed to have their building and balconies extend over the outer 2 feet of the 8-foot wide public sidewalk on 129th Avenue NE.

Bicycle Facilities

Phase 1

Northup Way is a priority bicycle corridor. Phase 1 will construct new bicycle facilities along the project's Northup Way frontage. This will include a minimum one-way eastbound 5-foot bicycle lane separated from the road by a minimum 5-foot planter strip. The bicycle facility will be located between the planter strip and separated from the sidewalk by a 1.5-foot concrete wedge. The bicycle lane will consist of HMA while the sidewalk will be constructed with concrete to provide a difference in materiality that complements the 4 inches of grade separation provided by the concrete wedge. The grade separation and difference in materiality are key to keeping these two non-motorized modes separate and safe. The Northup way bicycle facilities will be constructed by development in segments which may result in an incomplete corridor until development occurs along the length of the corridor.

Phase 2

Phase 2 Chambers will not construct any bicycle improvements for the 130th Avenue NE priority bicycle corridor as these facilities will be constructed by the City CIP project.

Transit Service Access, Phase 1 and Phase 2

Sound Transit will operate light rail just over a quarter mile as the crow flies to the proposed Phase 1 and Phase 2 projects. The 130th Avenue NE CIP project will include a complete sidewalk and bicycle network to allow these modes access to the Sound Transit Light Rail station on NE Spring Boulevard.

Additional transit service to and from the project is also provided by King County Metro with stops at the intersection of Northup Way and 130th Avenue NE. These stops serve routes 249 and 889.

Sight Distance for Vehicles, Bicycles, and Pedestrians

Sight distance requirements for vehicles and pedestrians were evaluated at the proposed driveway approaches and new public road intersection and shown to meet the City's standards. Any proposed landscaping, signage, and street furnishings shall be placed to avoid

obstruction within the sight lines for vehicles and pedestrians. The sight distance assessment is documented in the Transportation Impact Analysis.

Refer to Section XII.C for Condition of Approval regarding

Street Lighting

Street lighting photometric calculations were evaluated by the design team along Northup Way, 128th Avenue NE, NE 19th Street, and 129th Avenue NE. New street light poles and replacement of existing luminaires with new LED fixtures are required to meet the City's current standards. The City CIP project will provide street lighting on 130th Avenue NE.

Street lighting adjacent to each phase will be required with the completion of the corresponding phase.

Refer to Section XII.C for Condition of Approval regarding Street Lighting

Transportation Infrastructure

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act, the Transportation Development Code (BCC 14.60), and the provisions of the Transportation Department Design Manual.

Engineering and construction details must be shown on the civil engineering plans submitted to the clearing and grading permit. The engineering plans shall be the controlling document on the design of these features; architectural and landscape plans must conform to the engineering plans. During construction, city inspectors may require additional survey work at any time to confirm proper elevations. The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans.

Phase 1 Northup Way improvements include installation of new concrete curb and gutter, a 5-foot planter, a 5-foot protected NB bicycle lane, a 1.5-foot concrete wedge buffer, and a 9-foot sidewalk.

128th Avenue NE and 129th Avenue NE improvements shall include installation of a new half street. This includes 1.5-ft of shy distance, 20 feet of pavement, concrete curb and gutter, a 5-foot planter, and an 8-foot sidewalk.

NE 19th Street improvements shall include installation of a new public full local road section. This includes 38 feet of pavement, concrete curb and gutter, 5-foot planters, an 8-foot sidewalk on the north, and 6-foot sidewalk on the south.

Phase 2 Chambers improvements to 129th Avenue NE will include installation of new pavement for the northbound travel lane, new pavement for the street parking lane, concrete curb and gutter, a 1-foot step out, a 5-foot planter, and an 8-foot sidewalk.

Since the project frontage on 130th Avenue NE will be constructed by the City's CIP project, the developer will provide a contribution to that project in lieu of constructing the improvements with the project. A cost estimate was prepared, and it was determined that a contribution of $208,017.39 will be required.

Specific construction requirements for Northup Way, 128th Avenue NE, 129th Avenue NE, and NE 19th Street are detailed in the Conditions of Approval. Additional width will be required if walls are needed. The building may need to be relocated if sufficient width for walls was not anticipated by the applicant.

Project Phasing with MDP:

The Northup Way Mixed Use project is phase one and because it has a previous design review approval is in construction right now at the time of this MDP and Phase 2 Design review approval.

Phase 1 is required to complete all improvements per the approved design review conditions. Phase 2 will be constructed and finished after Phase 1 and shall construct all improvements listed in the conditions of this staff report.

Refer to Sections XII.C, and D for Conditions of Approval regarding 130th Avenue NE CIP Project Contribution and Transportation Infrastructure

Impact Fees

Transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of the transportation impact fee, as required by Chapter 22.16 BCC, contributes to the financing of transportation improvement projects in the current adopted Transportation Facilities Plan.

Impact fees for this project will be calculated during review of the building permit. Fee payment is required at the time of building permit issuance. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply. The current city adopted impact fee rates are posted on the City of Bellevue website.

Refer to Sections XII.C, and D for Conditions of Approval regarding Impact Fees

Concurrency

The City Multimodal Concurrency Code 14.10 requires development projects to assess cumulative impacts that may result from growth and development within the city. This code allows development approval and issuance of a concurrency certificate only if the city is able to determine that the unallocated Mobility Unit supply necessary to provide for the Mobility Unit demand from a proposed development is available at the time of opening or within six years, consistent with the city's transportation LOS standard. This analysis is based on a projected land use scenario and improvements to the transportation system that would occur during this time period through construction of TFP projects.

A new concurrency determination was completed for this project and reserves 170 mobility units for both Phase 1 and Phase 1 projects. The supply of Mobility Units is sufficient to accommodate this level of development.

Refer to Section XII.A for Conditions of Approval regarding Concurrency

Right of Way Dedication and Easements

To incorporate street improvements which are reasonably necessary to mitigate the direct results of the development, and to accommodate the street widening described elsewhere in this document, the developer is required to dedicate property such that street surface to back of curb is accommodated within the public right of way on 128th Avenue NE, 129th Avenue NE, and NE 19th Street.

Right of way dedication is required to encompass the whole public road to the back edge of the curb. A sidewalk and utility easement is required from the back of the curb to the back of the sidewalk. A multi-use easement is required from the back of curb to the back of the sidewalk on Northup Way in place of sidewalk and utility easement due to the protected bicycle facility.

The City has agreed to allow the Chambers building to overhang the westernmost 2 feet of the public sidewalk. For this 2-foot strip of sidewalk a sidewalk only easement will be provided with the limited depth of 2 feet and no utility provisions. The minimum clearance between the top of sidewalk to the bottom of the building or balcony is 16 feet in this 2-foot zone.

There is also a narrow strip of property that extends to the south of the Northup Way Mixed Use project. This property aligns with the future alignment of 129th Avenue NE and NE 18th Street, and connects to 130th. The project will not be required to construct streets on this property but will be required to dedicate this to the City as right of way. This property is highlighted below in blue.



Refer to Section XII.B for Conditions of Approval regarding Existing Easements, Sidewalk/Utility Easements and Dedication of Right-of-Way

Holiday Construction & Traffic Restrictions
From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit.

Refer to Section XII.A for Condition of Approval regarding Holiday Construction & Traffic Restrictions

Right-of-Way Hold Harmless Agreement
A right-of-way hold harmless and indemnity agreement is required for soil nails or other permanent shoring objects, awnings/weather protection, pet relief areas, street furniture, specialized paving materials, and other landscape amenities permanently placed in the right of-way or sidewalk and utility easement. A right-of-way use permit may be required for these elements.

Refer to Sections XII.D for Conditions of Approval regarding Below Grade and Above Grade Right-of-Way Hold Harmless and Indemnity Agreement

Use of the Right of Way During Construction
Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit.

Refer to Section XII.B for Condition of Approval regarding Right-of-Way Use Permit

Pavement Restoration
The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Grind and Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable surface without the unsightly piecemeal look that often comes with small strip patching.

Any overlay through a pedestrian crossing obligates the project to reconstruct both ramps serving that crossing to be ADA compliant. If the ramps are already compliant no further work is required.

Final pavement restoration requirements will be determined in the field by the right-of-way

inspector as pavement classification may vary due to nearby development in construction.

Refer to Sections XII.D for Condition of Approval regarding Pavement Restoration

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City has adopted code provisions for a transportation management program. The owner of this development shall, prior to any initial occupancy of the building structure, sign and record an agreement approved by the City of Bellevue to establish a transportation management program to the extent required by BCC14.60.070. and 14.60.080.

Refer to Sections XII.D for Conditions of Approval regarding Implementation of the Transportation Management Program

D. Fire

The Bellevue Fire Department - Fire Prevention Division has reviewed the submittal in accordance with the 2018 International Fire and Building Codes as Amended by the State of Washington and the City of Bellevue, City of Bellevue requirements, best fire protection practices, and applicable industry standards. This review was based upon and limited to the information presented on the documents submitted and received in our office.

E. Building Division

The plans generally conform to the building code requirements applicable to this stage of the design process. The plans for Design Review have not been sufficiently developed for a thorough review by Building. Complete review will occur under the Building permit application(s).

VIII. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal that are beyond those identified in the Bellevue-Redmond Corridor EIS and the Transportation Facilities Plan EIS. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposed Design Review approval. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code, and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements, with incorporation by reference of:

- Northup Way Mixed Use Combined Design Review, Critical Areas Land Use Permit, Master Development Plan and SEPA Threshold Determination (Phase 1) Permits 18-124680-LD; 19-128688-LO; 19-123381-LP
- The Bellevue-Redmond Corridor Project Draft and Final Environmental Impact Statement, issued on July 19, 2007, and addendum.
- Final Environmental Impact Statement, 2019-2030 Transportation Facilities Plan, June

2019.

These documents are available through the Development Services Department, Records Division.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The Northup Way Mixed Use project (Phase 1) SEPA impacts were reviewed, and a DNS was issued on October 22, 2022. Unless specifically noted, the impacts discussed below are regarding the Holland Chambers Apartments project (Phase 2).

1. Earth and Water

The applicant submitted a Geotechnical Report, dated September 1, 2021, prepared by Terra Associates, Inc. The site is mostly flat. An approximately 12 to 15-foot tall south-facing is located at the site's south-central edge. The isolated 1,946-square-foot geological hazard steep slope and 5,637-square-foot top of steep slope buffer will be removed as part of the proposal.

Erosion and sediment control best management practices including clearing limits, temporary erosion and sedimentation control, and seasonal restrictions will be required. **Refer to Section XII.A for sedimentation related conditions of approval.**

2. Animals

The applicant submitted a Habitat Assessment and subsequent addendums prepared by Talasaea Consultants, Inc. (Attachment 3). As discussed in these documents, the project site provides minimal habitat for species of local importance, due to the existing development isolated vegetation, and proximity to urban development and activity. Impacts will be minimized by the proposed mitigation. **Refer to Sections XI.B,C for Conditions of Approval regarding Performance Standards and Mitigation.**

3. Plants

Most of the site has been developed with commercial buildings, pavement, or dirt and gravel. Almost all of the site vegetation is located within a small steep slope and associated buffer located in the south central area perimeter of the site. The vegetation in this area consists of 11 significant trees of the big leaf maple, Pacific Madrone, and Douglas fir variety. The understory of the slope is predominately Himalayan blackberry, Scotch broom, English Ivy and other invasive species. All of the existing trees and vegetation will be removed of the proposal.

The proposal will enhance 6,018 square feet of landscape buffers on the north and south

sides of the proposal. The proposed mitigation will plant 25 additional native trees, native shrubs and groundcover, woody debris, and bird boxes. Mitigation for temporary and permanent disturbance will be approved pursuant to an approved mitigation and monitoring plan. **Refer to Sections XI. C for Conditions of Approval regarding Mitigation.**

4. Noise

As conditioned, short-term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code may be granted pursuant to 9.18.020.C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. **Refer to Section XII.A for Condition of Approval regarding Construction Noise Hours, Use of Noise Abatement Technology, and Section XI.C for Condition of Approval regarding Certification by a Noise Consultant.**

In addition, per BCC 9.18.045B, noise levels in sleeping areas shall not exceed 40 dBA. The applicant will be required to submit certification by an acoustical consultant prior to construction of the residential buildings, that the construction methods and materials for the residential units will meet this threshold. If the threshold is exceeded, then noise attenuation measures will be required to be incorporated into the construction design. Once construction is complete, noise levels will be required to be measured inside a random sample of units to ensure sleeping areas do not exceed the 40 dBA threshold. **Refer to Section XII.D for Condition of Approval regarding Noise Levels/ Measurements in Sleeping Areas.**

5. Air Quality

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from residents' vehicles will be released.
Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the

requirements of the Revised Code of Washington 46.61.655 for covered loads. **Refer to Section XII.B for Condition of Approval regarding Air Pollution from Construction Vehicles and Equipment.**

6. Light and Glare

There is the potential for light and glare with the lights at night from residential units. Potential light and glare impacts will extend to adjacent businesses that operate after dark, in addition to vehicular/pedestrian traffic along adjacent streets. In order to mitigate potential impacts to adjacent vehicular drivers/businesses/residents, any light source emitting from the project area shall incorporate cutoff shields and be designed so as not to provide light and glare and spillover offsite. **Refer to Section XII.C for Condition of Approval regarding Shielded Lights.**

7. Transportation

System Impacts and Mitigation

Phase 1 proposes to construct up to 402 multi-family units and 6,500 SF of ground-floor retail. Phase 2 proposes constructing up to 250 multi-family units and 4,000 SF of ground-floor retail. The MDP with Phase 1 and Phase 2 combined will construct a total of 652 multi-family units and 10,500 square feet of retail.

This proposal fits within the land use assumptions in the current Comprehensive Plan and the future growth targets ratified by the Bellevue City Council through the adoption of Resolution No. 10080 on March 28, 2022. Based on the SEPA checklist and environmental record, it is not anticipated that this project will adversely affect the vehicular, transit, pedestrian and bicycling performance targets identified in the City's Multimodal Implementation Plan (MIP). The project will also not result in unmitigated significant adverse transportation impacts based on increased travel time, congestion, or impacts to the multimodal transportation network beyond what would be expected under existing conditions. Based on the analysis supporting the current Comprehensive Plan as well as the Addendum to Existing Environmental Documents for the 2021 King County Planning Policies ratified by the City of Bellevue, this project will not result in significant adverse transportation impacts.

Project Impacts and Mitigation

The Transportation Development Code, BCC 14.60.060, allows impacts to transportation mobility for all modes to be mitigated through the construction of transportation improvements. The project has addressed any potential impacts through the project design resulting in no impacts to multimodal mobility. The improvements required are described in the Transportation Technical Review section of this staff report.

IX. CHANGES TO PROPOSAL DUE TO CITY REVIEW

Changes to the project as a result of the Review process included the following:

- A Variance application for lot coverage, FAR, and impervious surface was cancelled by the applicant and an MDP permit was submitted.

- The project incorporated environmental elements in building design and robust landscaping to improve the environmental functions and values of the development.

X. DECISION CRITERIA

A. Design Review (Phase 2) - Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

1. The proposal is consistent with the Comprehensive Plan.

Finding: The proposal, as conditioned, is consistent with the Comprehensive Plan and Bellevue-Redmond Subarea Plan. Staff has reviewed the policies which apply to the project and has determined that those applicable policies will be implemented through the application of City Codes and the adopted Design Guidelines identified in the Bellevue-Redmond Chapter of the Land Use Code. **Refer to Sections XI.A, B, C, and D for Conditions of Approval regarding Project Plans, Final Landscape Plan, Building Materials/Details and Colors, and Signage and Individual Sign Permits.**

The proposal is consistent with the Comprehensive Plan, including the following vision, goals and policies from the Bellevue-Redmond Subarea Plan:

1) Vision:

- *The Bellevue-Redmond corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system that connects the area to the greater city and region. The area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant.*
- *Vibrant, diverse and walkable neighborhoods: Bellevue-Redmond will contain a broad range of housing types to meet the needs of a diverse population of varied income levels. Neighborhoods will have a pedestrian friendly and walkable character, with convenient access to shopping, jobs, and community amenities, and will also be well connected to the larger city and region.*
- *Appropriate scale of development: Development and redevelopment in Bellevue-Redmond should complement, not compete with, Downtown Bellevue, and should provide graceful transitions in scale in areas adjacent to residential neighborhoods.*
- *Sustainability: New neighborhoods, buildings, streetscapes, parking and open space systems, environmental enhancements, and transportation facilities will also be planned, designed and developed using state-of-the-art techniques to enhance the natural and built environment and create a more livable community.*

Finding: The proposal implements the vision of the Bellevue-Redmond Subarea Plan above by providing 224 additional residential units to increase the overall residential

density within Bellevue-Redmond. The proposed site development includes enhancement of the street frontages by providing commercial activities and including new sidewalks, streets, bicycle lane, and landscaping to provide a safe and pleasant pedestrian experience and incorporates play areas for residents and children.

2) Goals and Policies:

Urban Design Goal: *To achieve a design character that results in aesthetically beautiful, distinctive, and long-lasting places that evoke a strong sense of Bellevue and the Northwest, and a dynamic public realm that encourages social interaction.*

- ***POLICY S-BR-14****. Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.*

  Discussion: Design review should pay special attention to creating a pedestrian-friendly environment, by helping to create vibrant, interesting, safe, walkable and interconnected sites.

- ***POLICY S-BR-16.*** *Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development, in public and private projects.*

- ***POLICY S-BR-18.*** *Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floorplates that break down the scale of buildings, help to differentiate Bellevue-Redmond from Downtown, and enhance the architectural variety of the area.*

- ***Policy S-BR-19.*** *Encourage the use of building materials that are of high quality and durability, are appropriate for the area climate, and that have a sense of permanence.*

- ***Policy S-BR-20.*** *Reinforce the area's sense of place and Northwest provenance by encouraging innovative building and site design, construction techniques and materials that reflect the industrial roots of the area while emphasizing the emerging urban character of Bellevue-Redmond.*

Finding: The Urban Design goals and policies of the Bellevue-Redmond Subarea Plan are incorporated into the Holland Chambers Apartments project. Multi-family play areas are included in the proposal. The site will improve pedestrian access by the improvement of the existing sidewalk along 129th Avenue NE. The building massing is designed to break up the scale of the building. The project is subject to the plans submitted and attached. **Refer to Section XII.A for Condition of Approval regarding Project Plans**.

Housing Goal: *To encourage Bellevue-Redmond redevelopment to result in a diversity of housing types and prices, including a significant share of "workforce housing".*

- ***Policy S-BR-40.*** *Encourage a diversity of housing types, from high density, multi-story housing in transit nodes, to medium density housing outside nodes, to other innovative housing forms, such as live/work and work/live units.*

Finding: The proposal includes 224 new units of housing.

2. The proposal complies with the applicable requirements of this Code.

Finding: As described in Section III, the proposal complies with all applicable requirements of the Land Use Code.

3. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

Finding: As conditioned, the proposal complies with all applicable requirements of the Land Use Code and design guidelines. Refer to Sections III and IV of this report for how this proposal has met these standards and guidelines.

4. The proposal is compatible with, and responds to, the existing or intended character, appearance, and quality of development and physical characteristics of the subject property and immediate vicinity.

Finding: As conditioned, the proposed design is compatible and responds to the existing and future character of the Bellevue-Redmond Subarea and adjacent neighborhood. Additional multi-family residential development supports the vision for Bellevue-Redmond.

5. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

Finding: All urban level public utilities/infrastructure are available to the site or will be constructed/installed as part of this development. All city departments have reviewed the proposal and required associated conditions, as necessary. Refer to Section VI of this report for Technical Reviews.

B. 20.25H.255 Critical Areas Report (Phase 2) – Decision Criteria –General
Except for the proposals described in subsection B of this section, the Director may approve, or approve with modifications, the proposed modification where the applicant demonstrates:

1. The modifications and performance standards included in the proposal lead to levels of protection of critical area functions and values at least as protective as application of the regulations and standards of this code;

Finding: The existing slope has several significant trees, but is less than 2,000 square

feet, surrounded by existing development, and has predominately invasive species for the understory. As documented in the Critical Areas Report, the existing steep slope has limited habitat and due to the presence of invasive species and existing and future development the habitat potential is likely to decrease.

In the submitted critical areas report (attachment 3) critical area functions were evaluated and compared to determine if the proposal would lead to a net gain in overall critical area or critical area buffer functions. Based on the analysis performed by the applicant's professional the functions of water quality, stormwater storage, and wildlife habitat value on the site would significantly increase. This would primarily be accomplished with the proposed enhanced landscaping buffers which will be robustly planted with native trees and vegetation, pollinator green roofs. **Refer to Section XII.C for mitigation related conditions of approval.**

2. Adequate resources to ensure completion of any required mitigation and monitoring efforts;

Finding: The applicant will be required to provide a performance assurance device for the required mitigation and maintenance measures associated with the proposed development within the buffers and structure setbacks. **Refer to Sections XII.C for Conditions of Approval regarding Mitigation and Maintenance Performance Assurance**

3. The modifications and performance standards included in the proposal are not detrimental to the functions and values of critical area and critical area buffers off-site; and

Finding: There are no critical areas or buffers located on adjacent properties or in close proximity to the modified steep slope.

4. The resulting development is compatible with other uses and development in the same land use district.

Finding: The proposed project is to construct a mixed use building containing 224 residential units, frontage improvements, and associated mitigation. These uses are compatible with the surrounding development permitted in the same land use district.

C. Critical Areas Land Use Permit Decision Criteria 20.30P (Phase 2)

The Director may approve or approve with modifications an application for a CALUP if:

1. The proposal obtains all other permits required by the Land Use Code;

Finding: The proposal is required to obtain a clearing and grading permit prior to the commencement of clearing activity. Other permits, including Transportation, Utilities, and Building Permits are required for different phases of development. **Refer to Section XII.A for Conditions of Approval regarding permitting.**

2. The proposal utilizes to the maximum extent possible the best available

construction, design and development techniques which result in the least impact on the critical area and critical area buffer;

Finding: The proposal seeks to permanently remove 1,946 square feet of geological hazard steep slope and 5,637 square feet of top of slope buffer. The slope contains 11 significant trees. The understory of the slope is predominately Himalayan blackberry and other invasive species. The buffer is highly degraded by prior commercial activity and besides a few trees is mainly gravel and dirt. As documented in the Critical Areas Report the steep slope and buffer are isolated areas surrounded by existing and proposed commercial activity and disturbance. Included in the report is a Habitat Functional Assessment Model analysis. All proposed impacts are shown in Attachment 1 and discussed in the Critical Areas Report Attachment 3.

As mitigation for the removal of the degraded steep slope and buffer the applicant has proposed enhancing the landscape buffers on the north and south sides of the Chambers Holland project (see attachment 1). The 6,018 square foot area will be planted with 25 additional native trees, native shrubs and groundcover, woody debris, and bird boxes. The green roof will be enhanced with pollinator planting.

The applicant has demonstrated that the critical areas functions and values will be significantly improved over existing conditions per the Critical Areas Report. The Critical Areas Report and Addendums included a Functional Lift Analysis of the slope, buffers, Habitat, and Net Conditions. The report demonstrates a net gain in all areas.

The review of this permit is reliant upon the findings of qualified professionals submitted by the applicant as part of this proposal. The property owner will be required to execute a Hold Harmless Agreement releasing the City from liability for any improvements within the critical area or critical area buffer and structure setback. **Refer to Section XII.B for Hold Harmless Agreement related conditions of approval.**

3. The proposal incorporates the performance standards of Part 20.25H to the maximum extent applicable, and;

Finding: Section IV above discusses how the proposal incorporates the applicable performance standards.

4. The proposal will be served by adequate public facilities including street, fire protection, and utilities; and;

Finding: The Utilities, Transportation, and Fire Departments have reviewed the proposal to ensure adequate public facilities and emergency resources are available to serve the project. A review of the proposed project and existing facilities demonstrates the area is adequately serviced by public facilities. The proposal will not change the need for public facilities.

5. The proposal includes a mitigation or restoration plan consistent with the requirements of LUC Section 20.25H.210; and

Finding: A mitigation and restoration plan consistent with the requirements of LUC 20.25H.210 has been prepared and submitted along with the project's critical areas report. **Refer to Section XII.C for Conditions of Approval regarding Mitigation.**

6. The proposal complies with other applicable requirements of this code.

Finding: As discussed in this report, the proposal complies with all other applicable requirements of the LUC.

D. MASTER DEVELOPMENT PLAN CRITERIA (Phase 1 and 2)

Per Land Use Code 20.30V.150, the Director may approve or approve with modifications an application for a Master Development Plan if:

1. The proposed Master Development Plan is consistent with the Comprehensive Plan;

Finding: The proposal is consistent with the Comprehensive Plan, including the following goals and policies from the Bel-Red Subarea Plan.

1) Vision:

- *The Bel-Red corridor in 2030 will be an area that is unique within the city of Bellevue and the entire Puget Sound region. It will be an area where thriving businesses will be adjacent to, and sometimes mixed with, livable neighborhoods, all served by a multi-modal transportation system that connects the area to the greater city and region. The area will also be distinguished by environmental and community amenities that will serve residents and employees in the area, as well as residents from surrounding neighborhoods and the entire city. The area will transition gracefully over time, with existing businesses being accommodated while new types of development will occur as conditions warrant.*
- *Vibrant, diverse and walkable neighborhoods: Bel-Red will contain a broad range of housing types to meet the needs of a diverse population of varied income levels. Neighborhoods will have a pedestrian friendly and walkable character, with convenient access to shopping, jobs, and community amenities, and will also be well connected to the larger city and region.*
- *Appropriate scale of development: Development and redevelopment in Bel-Red should complement, not compete with, Downtown Bellevue, and should provide graceful transitions in scale in areas adjacent to residential neighborhoods.*
- *Sustainability: New neighborhoods, buildings, streetscapes, parking and open space systems, environmental enhancements, and transportation facilities will also be planned, designed and developed using state-of-the- art techniques to enhance the natural and built environment and create a more livable community.*

Finding: The proposed MDP is consistent with the goals and policies of the Bel-Red Subarea Plan. The proposal aims to implement the vision of the Bel-Red Subarea Plan through complying with LUC 20.25D. It should be noted that this development will be a phased development and two buildings are proposed. Phase 1 is issued and currently

under development.

Phase 1 will provide 402 new residential units, and 40,431 SF, approximately 81 units, will be affordable housing units. Phase 2 will provide 224 new residential units. In addition, both phases will provide ground-level retail and are in close proximity to a planned light rail station. The proposed development will also include open space areas for residents, workers, and children to enjoy, in addition to pedestrian pathways throughout the site for enhanced circulation. Enhancement of the street frontage along Northup Way and the creation of three (3) new Bel-Red Local Streets will result in a pleasant and safe pedestrian experience along the development.

2) Goals and Policies:

Urban Design Goal: *To achieve a design character that results in aesthetically beautiful, distinctive, and long-lasting places that evoke a strong sense of Bellevue and the Northwest, and a dynamic public realm that encourages social interaction.*

- ***POLICY S-BR-14.*** *Use design guidelines to promote pedestrian-friendly and transit-oriented design, ensure quality and a sense of permanence, promote environmental sustainability, and create a distinct sense of place. Conduct design review for all mixed use, office and residentially designated areas of the Subarea. Apply additional depth and attention to the details of design review within transit-oriented development nodes.*

  Discussion: Design review should pay special attention to creating a pedestrian-friendly environment, by helping to create vibrant, interesting, safe, walkable and interconnected sites.

- ***POLICY S-BR-16.*** *Encourage place-making and a dynamic public realm by integrating publicly accessible plazas, open spaces and other gathering places with development, in public and private projects.*

- ***POLICY S-BR-17.*** *Promote environmentally sensitive design in public and private projects, including practices such as the US Green Building Council LEED certification of buildings, use of natural drainage systems, water conservation measures, and other practices.*

- ***POLICY S-BR-18.*** *Encourage diversity in the built environment through a variety of building heights and forms, building articulation and modulation. Encourage building rooflines and floorplates that break down the scale of buildings, help to differentiate Bel-Red from Downtown, and enhance the architectural variety of the area.*

- ***POLICY S-BR-21.*** *Protect solar access to public spaces and important views from public spaces, as defined through the land use regulatory framework.*

Finding: The Urban Design goals and policies of the Bel-Red Subarea Plan are incorporated into the MDP. The design of the buildings will enhance and complement the surrounding developments. In addition, the development will provide a children's play area located on the southern side of the site, open courtyards within the buildings, and roof top

terraces. The design of the buildings will incorporate green roofs to help with water infiltration as well as providing green building techniques. The MDP is subject to the plans submitted and attached.

Environment: *To redevelop the Bel-Red area as a model of environmental sustainability, realizing opportunities provided by new development to achieve significant improvements over current conditions.*

> ***Policy S-BR-28.*** *Encourage natural drainage practices where feasible in public and private projects, as an alternative to traditional stormwater treatment and control. Allow natural drainage practices to offset traditional treatment and control standards to the extent practicable, and provide other incentives to promote their use if needed.*

Finding: The proposed MDP intends to develop with low-impact development techniques in the form of green roofs dispersed throughout the structures.

Housing Goal: *To encourage Bel-Red redevelopment to result in a diversity of housing types and prices, including a significant share of "workforce housing".*

> *POLICY S-BR-40. Encourage a diversity of housing types, from high density, multi-story housing in transit nodes, to medium density housing outside nodes, to other innovative housing forms, such as live/work and work/live units.*

Finding: The proposal will construct two mixed-use residential buildings within a transit node on the north central portion of the Bel-Red subarea, which will complement the existing and proposed surrounding developments in the area. Additionally, the development will construct 626 new rental units, 81 of those units will be affordable housing units.

2. The Master Development Plan complies with the applicable requirements of the Bellevue City Code;

Finding: As described in Section III, this project will comply with all applicable requirements of the Land Use code.

3. The proposed Master Development Plan addresses all applicable standards, guidelines or criteria of this Code in a manner which fulfills their purpose and intent;

Finding: As conditioned, the proposed MDP complies with the applicable requirements of the Bellevue City Code. Refer to Section III, Consistency with Land Use Code/Zoning Requirements for a full discussion regarding MDP consistency with the Land Use Code and Bel Red Design Guidelines. **Refer to Section XII.A for Conditions of Approval regarding Compliance with the Design Review Guidelines, Standards and Dimensional Requirements of 20.25D & MDP Conditions of Approval.**

4. The Master Development Plan depicts features of and relationships and connectivity between required site features for the underlying Land Use District.

Finding: The MDP will provide connectivity throughout the subject site and the surrounding developments. Phase 1 will construct three new local streets required by the Bel-Red local street network grid. These streets include 128th Avenue NE which runs north/south along the west property line, 129th Avenue NE which runs north/south along the east property line and NE 19th Street located south of the building that runs east/west. Phase 2 will create a half street along the 129th Avenue NE frontage. As the neighboring parcels redevelop, they will create the other half street improvements of 128th Avenue NE and 129th Avenue NE. In addition, NE 19th Street will eventually connect to the properties located to the east and west of the site.

All three new local streets and frontage improvements will enhance the connectivity of the site and surrounding developments. The proposal is approximately .25 miles from the proposed Bel-Red/130th light rail station which will provide connections from the Bel-Red subarea to downtown Bellevue, Seattle, and Redmond.

XI. DECISION

After reviewing the proposal for consistency with applicable City of Bellevue policies, development standards and SEPA review, the Director hereby APPROVES WITH CONDITIONS the Master Development Plan, Design Review, and Critical Area Land Use Permit Applications to allow all improvements discussed in this staff report for Holland Chambers Apartments and Northup Way Mixed Use project.

Note - Expiration of Design Review and Critical Area Permit Approval: The Critical Areas Permit is combined with the Design Review permit. In accordance with LUC 20.40.500.B.2 and LUC 20.30P.150.B, the Design Review and Critical Areas Land Use Permit automatically expire and are void if the applicant fails to file for a permit or other necessary development permits within two years of the effective date of the approval; or, has applied for an extended vesting period for Master Development permits with associated Design Review per LUC 20.30V.190.

XII. CONDITIONS OF APPROVAL:

A copy of the Conditions of Approval shall be copied onto a plan sheet at the beginning of the building permit plan set. **Refer to Section XII.A for Conditions of Approval regarding Conditions of Approval.**

Compliance with City Codes and Documents

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances, including, but not limited to the following:

Applicable Codes, Standards and Ordinances	Contact Person
Land Use Code – BCC Title 20	Drew Folsom, 425-452-4441
Environmental Procedures Code – BCC Title 22.02	Drew Folsom, 425-452-4441

Noise Control – BCC 9.18	Drew Folsom, 425-452-4441
Sign Code – BCC Title 22	Drew Folsom, 425-452-4441
Transportation Code – BCC 14.60	Tyler Moore, 425-452-6933
Transportation Development Review – BCC 22.16	Tyler Moore, 425-452-6933
Utility Code – BCC Title 24	Mark Dewey, 425-452-6179
Clearing and Grading Code – BCC 23.76	Savina Uzunow, 425-452-6825
Construction Codes – BCC Title 23	Charles Miller, 425-452-7143
Uniform Fire Code – BCC 23.11	Shelley Jin, 425-452-5251
Addressing	Jami Fairleigh, 425-452-4310

The following conditions are imposed on the applicant under the authority referenced:

A. GENERAL CONDITIONS: THE FOLLOWING CONDITIONS APPLY TO ALL PHASES OF DEVELOPMENT.

LAND USE DIVISION CONDITIONS (GENERAL)

1. Project Plans
The project is subject to the approved plans submitted on June 20, 2023, attached.

AUTHORITY: Bellevue City Code 20.35.230
REVIEWER: Drew Folsom, Land Use

2. Modification to the Master Development Plan or Design Review Plans
Any modification to this approval shall be processed as either a Land Use Exemption or a new Master Development Plan or Design Review applications. Any modification of the project design must be reviewed for consistency with the design intent as stated in Section IX of this report. Conditions of Approval run for the life of the project.

AUTHORITY: LUC 20.30F.175 & LUC 20.30V.160.B
REVIEWER: Drew Folsom, Land Use

3. Conditions of Approval
A copy of these conditions of approval shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.

AUTHORITY: Land Use Code 20.35.230
REVIEWER: Drew Folsom, Land Use

4. Construction Noise Hours
The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY

be granted pursuant to 9.18.020.C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity.

AUTHORITY: BCC 9.18.020.C & 9.18.040
REVIEWER: Drew Folsom, Land Use

5. Use of Noise Abatement Technology
The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses.

AUTHORITY: BCC 9.18.020F
REVIEWER: Drew Folsom, Land Use

6. Lighting: Light control fixtures shall be utilized to minimize light glare and spillover by shielding light from above and behind the bulbs.

AUTHORITY: Land Use Code 20.25H.080 and 20.25H.100
REVIEWER: Drew Folsom, Land Use

UTILITIES REVIEW CONDITIONS (GENERAL)

7. Utilities Conceptual Approval
Utility Department approval of the design review application is based on the conceptual design only. Minor changes to the site layout may be required to accommodate the utilities after Land Use design review is approved. The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities Department construction plan review, approval, and field inspection is performed under the Utility Developer Extension Agreement (DEA) and Utilities Permit Processes. A water, sewer and storm Developer Extension Agreement will be required for the project. All connection charges will be due with the Developer Extension Agreement prior to issuance of the permit. Easements will be required as needed to serve the site. A deviation to pump storm drainage has been granted with this approval. TCO/CO will not be granted until the project utilities for water, sewer and storm systems have been accepted by the Utility Department.

AUTHORITY: Bellevue City Code Title 24.02, 24.04, 24.06
REVIEWER: Mark Dewey, Utilities

TRANSPORTATION REVIEW CONDITIONS (GENERAL)

8. Holiday Construction and Traffic Restrictions
Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this restriction accordingly.

AUTHORITY: BCC 14.30.060
REVIEWER: Mazen Wallaia, Transportation Department

9. Vehicular Access and Restrictions

The driveway access on NE Northup Way will be restricted to right-in and right-out. No driveway access is permitted on 130th Avenue NE.

AUTHORITY: BCC 14.60.150
REVIEWER: Tyler Moore, Transportation Department

10. Concurrency
This project required 170 MUs to be reserved from the available balance. A concurrency certificate will be issued with this staff report publication

AUTHORITY: BCC 14.10
REVIEWER: Tyler Moore, Transportation Department

11. Provisions for Loading
The property owner shall provide an off-street loading space which can access a public street. This must include an off-street location for garbage pick-up, which must be acceptable to the garbage hauler. On-street loading and unloading will not be permitted.

AUTHORITY: LUC 20.20.590.K.4; BCC 14.60.180
REVIEWER: Tyler Moore, Transportation Department

B. PRIOR TO CLEARING & GRADING PERMIT ISSUANCE: The following conditions are imposed to ensure compliance with the relevant decision criteria and Code requirements. These conditions must be complied with on plans submitted with the Clearing & Grading and Demolition permit applications

CLEARING & GRADING REVIEW CONDITIONS

12. Clearing & Grading Permit Required
Approval of this Design Review does not constitute an approval of any construction permit. An application for a clearing and grading permit must be submitted and approved before construction can begin. Plans submitted as part of any permit application shall be consistent with the activity permitted under this approval.

AUTHORITY: Land Use Code 20.30P.140, Clearing & Grading Code 23.76.035
REVIEWER: Savina Uzunow, Clearing & Grading Section

LAND USE DIVISION CONDITIONS

13. Air Pollution from Construction Vehicles and Equipment
Construction vehicles and heavy construction equipment shall emit the least amount of air pollution as possible. While on city streets, all construction vehicles shall meet the requirements of the Revised Code of Washington 46.61.655 for covered loads.

AUTHORITY: State Environmental Policy Act, Bellevue City Code, 23.76, Revised Code of Washington 46.61.655
REVIEWER: Drew Folsom, Land Use

14. Final Mitigation and Landscape Plan

The final Mitigation and Landscape Plan shall be submitted and reviewed as part of the Clearing and Grading Permit application for review by Land Use. The plan shall include tree species and shrub species as well as caliper size and height. Provide details for any electrical outlets that are proposed to be located within the planting strips.

AUTHORITY: LUC 20.20.520, 20.25H.220
REVIEWER: Drew Folsom, Land Use

15. Street Trees and Right-of-Way Landscaping

All street trees along 129th Avenue NE shall be planted consistent with the final landscape plan and as specified by Parks Department tree planting standards.

AUTHORITY: LUC 20.25D.110.B.3.c. and 20.25D.110.B.3.e
REVIEWER: Drew Folsom, Land Use

16. Hold Harmless Agreement

The applicant shall submit a hold harmless agreement in a form approve by the City Attorney which releases the City from liability for any damage arising from the location of improvements within a critical area, buffer, or structure setback in accordance with LUC 20.30P.170. The hold harmless agreement is required to be recorded with King County prior to building permit issuance. Staff will provide the applicant with the hold harmless form.

AUTHORITY: Land Use Code 20.30P.170
REVIEWER: Drew Folsom, Development Services Department

TRANSPORTATION REVIEW CONDITIONS

17. Right-of-Way Use Permits

Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:

1. Designated truck hauling routes.
2. Truck loading/unloading activities.
3. Location of construction fences.
4. Hours of construction and hauling.
5. Requirements for leasing of right of way or pedestrian easements.
6. Provisions for street sweeping, excavation and construction.
7. Location of construction signing and pedestrian detour routes.
8. All other construction activities as they affect the public street system.
9. Existing easements with below grade garages.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities such as shoring, foundation work, and construction of frontage improvements prevent access. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation, or demolition permit.

AUTHORITY: BCC 11.70 & 14.30
REVIEWER: Mazen Wallaia, Transportation Department

18. Civil Engineering Plans - Transportation

Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all transportation infrastructure and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document.

All proposed infrastructure improvements within the right-of-way shall conform to current WSDOT Standard Specifications for Road, Bridge and Municipal Construction and to the City of Bellevue Special Provisions (BSP's).

All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans.

Completion of the following transportation infrastructure is required for each of the phases of the MDP.

Phase 1 Northup Way Mixed Use

1) Refer to conditions in approved design review permit 18 124680 LD. All conditions must be completed prior to any form of occupancy, including TCO.

Phase 2 Chambers

1) **129th Avenue NE**

- **a.** Install pavement widening for 38 feet of total pavement from face of curb to face of curb
- **b.** Install new concrete curb and gutter
- **c.** Install new 1-foot concrete step-out
- **d.** Install a minimum 5-foot planter strip with the following:
  - i. Spray Irrigation from a dedicated private meter.
  - ii. The developer is responsible for all on-going maintenance unless an agreement is made with the COB parks department.
  - iii. Soil preparation and root barrier
  - iv. Street trees, ground cover, and landscaping
- **e.** Install a minimum 8-foot concrete sidewalk
  - i. The City has agreed to let the building overhang the outermost 2 feet of the sidewalk.
- **f.** Street lighting that meets Bellevue's standards at the time of GD permit review:
  - i. Installation of poles, arms, and LED fixtures meeting current City standards is required.
  - ii. A combined street tree and street light plan is required for review and

approval prior to completion of engineering and landscape plans. The goal is to provide the optimum number of street trees while not compromising the light and safety provided by streetlights. Street trees and streetlights must be shown on the same plan sheet with the proper separation (generally 25 feet apart) and the proper spacing from driveways (ten feet from Point A in standard drawing SW-140-1 or equivalent).

g. Install interim ADA ramps and a crossing to provide access to the 129th Avenue NE public sidewalk.

2) **130th Avenue NE**

a. The City CIP project is constructing 130th Avenue NE. A contribution of $208,017.39 will be required to be paid prior to any certificate of occupancy.
b. This project is required to repair and replace any and all damaged infrastructure on 130th Avenue NE.

3) **Underground Parking Garages and Above Grade Encroachments**

a. Underground garages and building structures may extend under the sidewalk and planter within the new sidewalk and utility easement and multipurpose and utilities easement if the vertical clearance requirements are met.
   i. 12 feet of vertical clearance is required between the top of the garage structure to the finished grade of sidewalk. This is required in the easement area between the right-of-way and the back of the required sidewalk and/or multipurpose path.
   ii. For Phase 2 Chambers on 129th Avenue NE, a minimum 2' clearance (measured from bottom/lowest elevation of facility to top of sidewalk) is required for the outer 2-ft of the sidewalk within a sidewalk only easement.

b. Balconies, Weather Protection, and Building Extending Over the Sidewalk and Utility Easement.
   i. No balcony or any part of the building may extend over the public sidewalk and planter within a 60-foot vertical zone upon the sidewalk and utility easement or multipurpose path and utility easement.
      a) An exception is approved for removable weather protection. This may extend over the sidewalk into the sidewalk and utility easement or multipurpose path and utility easement.
         1. Weather protection must have at least three feet horizontal clearance from any streetlight or traffic signal pole.
         2. Weather protection shall be located at least 9 feet above the sidewalk grade and designed/constructed to be removable.
      b) An exception is approved for modulations of the building and balconies over the outer 2 feet of the public sidewalk on the Phase 2 Chambers project on 129th Avenue NE. Under no condition shall any part of the building or any balcony be allowed to extend more than 2 feet over the back of the sidewalk. The minimum clearance between the top of sidewalk to the bottom of the building or balcony in this two-foot zone is 16 feet.

4) **No soil nailing or shoring is allowed under a street right of way or**

sidewalk/utility easement or multipurpose easement without an indemnification agreement that protects the city.

5) **The Americans with Disabilities Act (ADA)**

a. ADA requires that sidewalk cross slopes not exceed two percent. The sidewalk cross slope may be less than two percent only if the sidewalk has a longitudinal slope sufficient to provide adequate drainage. Bellevue's standard for curb height is six inches, except where curb ramps are needed. The engineering plans must comply with these requirements, and must show adequate details, including spot elevations, to confirm compliance. New curb and sidewalk shall be constructed in compliance with these requirements. Building elevations shall be consistent with the required curb and sidewalk elevations. Spot elevations must be included in the building plans in a manner that proves that building elevations are designed to correspond to the sidewalk elevations shown in the engineering plans, especially at entrances and other key points. Curb and sidewalk elevations will not be revised to fit the building, and city inspectors may require spot surveys during construction in order to confirm the required elevations.

b. ADA also requires provision of a safe travel path for visually handicapped pedestrians. Potential tripping hazards are not allowed in the main pathway. Any planter boxes installed in the sidewalk to improve pedestrian sight distance at driveways must be designed to reduce the tripping potential and must not extend more than two feet into the public sidewalk. Traffic signal controller boxes and streetlight contactor cabinets must be located so as not to interfere with the main pedestrian path. Buildings shall be designed so that doors do not swing out into the pedestrian path. Installation of colored or textured bands to guide pedestrians in the direction of travel is advisable, subject to the requirements for non-standard sidewalk features. ADA-compliant curb ramps shall be installed where needed, consistent with City and WSDOT standard drawings. If such standards cannot be met, then deviation from standards must be justified on a Design Justification Form to be filed with the Transportation Department.

6) **The new landscaping planter strip within the sidewalk along the public road shall be irrigated with a private metered water source. Electrical connections for lighting in planter strips may be allowed, if installed in compliance with the electrical code and subjected to an electrical inspection. Irrigation devices and electrical components shall not create a tripping hazard in the sidewalk. Installation of the proposed planter shall include a spray irrigation system, soil preparation, root barrier and plantings. Root barrier and soil preparation are described in Standard Drawing SW-130-1. Landscaping in the right-of-way shall be maintained by the abutting property owner(s) unless maintenance has been accepted by the city.**

7) **The design and appearance of the sidewalk and landscaping shall comply with the standards and drawings in the Transportation Department Design Manual. The sidewalk shall be constructed of standard concrete with a broom finish and a two-foot by two-foot**

score pattern, unless both the Transportation Department and the Development Services Department agree to accept any non-standard pattern, color, or other features.

8) **Any non-standard features or vegetation shall not create a sight obstruction within any required sight triangle, shall not create a tripping or slipping hazard in the sidewalk, and shall not create a raised fixed object in the street's clear zone. The materials and installation methods must meet typical construction requirements.**

9) **No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing SW-140-1 or equivalent. Fixed objects are defined as anything with breakaway characteristics greater than a four-inch by four-inch wooden post.**

10) **Utilities**

- **a.** No new overhead utility lines will be allowed within or across any right of way or sidewalk easement, and existing overhead lines must be relocated underground, except the PSE transmission line across I-405.
- **b.** All existing and new franchise utility distribution systems, including power, telephone, and TV cable, fronting or serving the commercial development site shall be underground. No above ground utilities shall be permitted within the planter strip, sidewalk, or multi-purpose path. Transformers and utility vaults to serve the development shall be placed inside the building or behind the sidewalk or multipurpose path easement.
- **c.** Vaults serving a broader public purpose may be located within a public easement or right-of-way as approved the review engineer. To the extent feasible, no utility vaults may be located within the primary walking path in any sidewalk.

Construction of all transportation infrastructure must be completed prior to closing the clear and grade permit and right of way use permit for this project. A Design Justification Form must be provided to the Transportation Department for any aspect of any pedestrian route adjacent to or across any street that cannot feasibly be made to comply with ADA standards. Design Justification Forms must be provided prior to approval of the clear and grade plans for any deviations from standards that are known in advance. Forms provided in advance may need to be updated prior to project completion. For any deviations from standards that are not known in advance, Forms must be provided prior to project completion.

AUTHORITY: BCC 14.60; Transportation Department Design Manual; Americans with Disabilities Act
REVIEWER: Tyler Moore, Transportation Department

19. Existing Easements

Any utility easements contained on this site which are affected by this development must be identified. Any negative impact that this development has on those easements must be mitigated or easements relinquished.

AUTHORITY: BCC 14.60.100

REVIEWER: Tyler Moore, Transportation Department

20. Sidewalk/Utility Easements
The applicant shall provide sidewalk and utility easements and/or multipurpose path and utility easements to the City such that sidewalks and bicycle facilities outside of the City right of way along the property frontage are located within a public easement area.

AUTHORITY: BCC 14.60.100
REVIEWER: Tyler Moore, Transportation Department

21. Dedication of Right-of-Way
The applicant shall dedicate right of way (free and clear of any encumbrances) to the City along the property frontage such that street improvements to the back of curb are located within the public right of way.

AUTHORITY: BCC 14.60.090
REVIEWER: Tyler Moore, Transportation Department

C. PRIOR TO ISSUANCE OF BUILDING PERMIT: Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit Application:

LAND USE REVIEW CONDITIONS

22. Building Materials/Details and Color Samples
The development is subject to the building materials/details and color samples as shown on the plans (Attachment 1).

AUTHORITY: LUC 20.25D.150.D
REVIEWER: Drew Folsom, Land Use

23. Shielded Lights
In order to mitigate for potential impacts to adjacent properties, including other residents within the development, any light source emitting from the project area shall be designed so as not to provide light and glare and spillover offsite. Light control fixtures shall be utilized to minimize light glare and spillover by shielding light from above and behind the bulbs.

AUTHORITY: Land Use Code 20.20.522
REVIEWER: Drew Folsom, Land Use

24. Certification by a Noise Consultant
The applicant shall provide certification by a noise consultant that the noise from the exhaust fans will not exceed 60 dBA and a determination from the noise consultant that the velocity and direction of airflow from the exhaust system within pedestrian areas not exceed 500 CFM.

AUTHORITY: Bellevue City Code 9.18.030 and Land Use Code 20.30F.145
REVIEWER: Drew Folsom, Development Services Department

25. Floor Area Ratio - FAR Amenity System

In order to meet the requirements of the FAR Amenity System, the applicant has elected to construct and provide affordable rental housing and pay a fee in lieu for additional bonus gross square feet above the base FAR 1.0. The affordable housing square footage and fee has been calculated as:

Tier 1a – 55,978 SF x $28.07 = $1,571,302.46 (2024 Rate)
Tier 1b – 73,625 SF x $23.39 = $1,722,088.75 (2024 Rate)

Total = $3,293,391.21 – Required Payment for FAR Amenities (2024 Rate)

The final fee in lieu amount will be re-assessed at the time of building permit issuance and this fee must be paid to the City of Bellevue in order for the building permit to be issued.

AUTHORITY: LUC 20.25D.090
REVIEWER: Drew Folsom, Land Use

TRANSPORTATION REVIEW CONDITIONS

26. Transportation Impact Fee

Payment of the traffic impact fee will be required at the time of building permit issuance. If multiple building permits will be issued, the impact fee will be tied to the primary above-ground permit. Removal of existing buildings will be eligible for impact fee credit. Impact fees are subject to change and the fee schedule in effect at the time of building permit issuance will apply.

AUTHORITY: BCC 22.16
REVIEWER: Tyler Moore, Transportation Department

27. Building and Site Plans – Transportation

The building grade and elevations shall be consistent with the curb and sidewalk grade shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the civil engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the civil engineering plans.

AUTHORITY: BCC 14.60.060; 110; 120; 150; 180; 181; 190; 240; 241
REVIEWER: Tyler Moore, Transportation Department

28. Transportation Management Program

The owner of the property being developed shall sign and record at the King County Office of Records and Elections an agreement to establish a Transportation Management Program to the extent required by Sections 14.60.070 and 14.60.080.

AUTHORITY: BCC 14.60.070; 080
REVIEWER: Tyler Moore, Transportation Department

29. Below Grade Right-of-Way Hold Harmless and Indemnity Agreement

A right-of-way hold harmless and indemnity agreement for soil nails or other shoring objects permanently placed in the right-of-way or sidewalk and utility easement must be submitted and recorded prior to shoring permit issuance.

AUTHORITY: BCC 14.30.160
REVIEWER: Tyler Moore, Transportation Department

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY: The following conditions are required by City Code and supported by City Policy. The conditions shall be complied with <u>prior to issuance of any Certificate of Occupancy</u>:

30. Addressing of Buildings
The applicant shall contact Jami Fairleigh, Information Technology Department regarding the final addressing of each building unit. Addressing shall be approved by the Fire Department and Transportation Department.

AUTHORITY: Uniform Fire Code 505
REVIEWER: Jami Fairleigh, Information Technology

TRANSPORTATION DIVISION CONDITIONS

31. Transportation Infrastructure
All transportation infrastructure, street frontage improvements and other required transportation elements, including streetlight and traffic signal revisions, must be constructed by the applicant, and accepted by the Transportation Department inspector. All existing streetlight and traffic signal apparatus affected by this development, including traffic controllers, pedestrian signal poles, traffic signal poles, and power sources, must be relocated as necessary. Existing overhead lines must be relocated underground. All required improvements must be constructed as per the approved plans or as per direction of the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction, unless the City requires a delay.

AUTHORITY: BCC 14.60; Comprehensive Plan Policy UT-39; Transportation Department Design Manual; and Transportation Department Design Manual Standard Drawings.
REVIEWER: Tyler Moore, Transportation Department

32. Pavement Restoration
Pavement restoration associated with construction of transportation infrastructure or to repair damaged street surfaces shall be completed.

AUTHORITY: BCC 14.60. 250; Design Manual Design Standard #23
REVIEWER: Mazen Wallaia, Transportation Department

33. 130th Avenue NE CIP Project Contribution
A contribution to the 130th Avenue NE CIP in the amount of $$208,017.39 shall be made to the Transportation Department.

AUTHORITY: BCC 14.30.160

REVIEWER: Tyler Moore, Transportation Department

34. Above Grade Right-of-Way Hold Harmless and Indemnity Agreement

A right-of-way hold harmless and indemnity agreement for awnings/weather protection, pet relief areas, street furniture, specialized paving materials, and other landscape amenities permanently placed in the right-of-way or sidewalk and utility easement must be submitted and recorded prior to shoring permit issuance. A right-of-way use permit may be required for these elements.

AUTHORITY: BCC 14.30.160
REVIEWER: Tyler Moore, Transportation Department

35. Implementation of the Transportation Management Program

The Transportation Management Program required by Bellevue City Code Sections 14.60.070 and 14.60.080 per a condition of approval above must be functional prior to issuance of the initial certificate of occupancy.

AUTHORITY: BCC 14.60.070, 14.60.080
REVIEWER: Tyler Moore, Transportation Department

LAND USE REVIEW CONDITIONS

36. Landscape Installation Assurance Device

All site landscaping shall be 100% complete per the plan approved by the City. If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation, the applicant shall file with the Development Services Department a landscape installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

AUTHORITY: LUC 20.40.490, 20.25H.220
REVIEWER: Drew Folsom, Land Use

37. Landscape Maintenance Assurance Device

The applicant shall file with the Development Services Department a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

AUTHORITY: LUC 20.40.490
REVIEWER: Drew Folsom, Land Use

38. Installation Performance Sureties for Mitigation Planting

An installation performance surety is required based on 150 percent of the installed cost of mitigation planting. The amount of the surety is determined by a cost estimate submitted as part of the clearing and grading permit for plat infrastructure. The installation surety will be released upon successful Land Use inspection of the planting.

AUTHORITY: LUC 20.30P.160
REVIEWER: Drew Folsom, Land Use

39. Maintenance and Monitoring Surety

A financial surety is required to be submitted to ensure the mitigation planting successfully establishes. A maintenance assurance device that is equal to 20% of the cost of plants, installation, and the cost of monitoring is required to be held for a period of five years from the date of successful installation. A cost estimate is required to be provided with the construction permit. The financial surety is required to be posted prior to construction permit issuance. Release of the surety after the 5-year monitoring period is contingent upon a final inspection of the planting by Land Use Staff that finds the maintenance and monitoring plan was successful and meets performance standards.

AUTHORITY: LUC 20.25H.220
REVIEWER: Drew Folsom, Development Services Department

40. Maintenance and Monitoring Reports

The mitigation planting is required to be maintained and monitored for five years to ensure the plants successfully establish. Annual monitoring reports are required to be submitted to document the plants are meeting approved performance standards. Photos from selected photo points shall be included in the monitoring reports to document the planting. Land Use inspection is required by the Land Use staff to end the plant monitoring period.

Reporting shall be submitted no later than the end of each growing season or by December 31st and shall include a site plan and photos from photo points established at the time of Land Use inspection. Reports shall be emailed to Drew Folsom at dfolsom@bellevuewa.gov by the above-listed date.

AUTHORITY: LUC 20.30P.140; 20.25H.220
REVIEWER: Drew Folsom, Development Services Department

41. Noise Levels/Measurements in Sleeping Areas

Noise levels in sleeping areas shall not exceed 40 dBA. The applicant shall measure the noise levels in a random sample of the rooms and submit the findings to the City. If the maximum threshold is exceeded, additional noise mitigation will be required to meet the threshold prior to the issuance of an Occupancy Permit.

AUTHORITY: Bellevue City Code 9.18.045B and LUC 20.30F.145
REVIEWER: Drew Folsom, Land Use

E. PRIOR TO ISSUANCE OF SIGN PERMIT(S)

42. Signage and Individual Sign Permits

There are no implied approvals of proposed signage within this Design Review approval. A comprehensive sign package shall be submitted to the Development Services Department for review and approval through a Pre-Development Services (DC) application or a Sign Permit (SA) application. Contents shall include but is not limited to:

- Location
- Lighting
- Color Palate
- Materials
- Design Concept

Signage shall be the minimum necessary to convey information and shall be architecturally compatible and integrated with the building. Maximum letter and sign size shall be determined based on proposed location and other design criteria. Sign Code limitations are not a guaranteed maximum and cannot be exceeded. Final design review of individual signs and compliance with the approved sign package will occur through review of each sign permit application.

No freestanding signs, cabinet signs or signs above the rooftop are permitted except as permitted in the Sign Code Bellevue City Code 22B.10

AUTHORITY: Bellevue City Code 22B.10 and LUC 20.25D.150.F
REVIEWER: Drew Folsom, Land Use

Development Services

SEPA Environmental Checklist

The City of Bellevue uses this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions

The checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully and to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions.

You may respond with “Not Applicable” or "Does Not Apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies and reports. Please make complete and accurate answers to these questions to the best of your ability in order to avoid delays. For assistance, see SEPA Checklist Guidance on the Washington State Department of Ecology website.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The city may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Background

1. Name of proposed project, if applicable Holland Chambers Multi-family Residential
2. Name of applicant Holland Partner Group for Nash-Holland Chambers Bel Red Investors LLC
3. Contact person Kevin Sutton Phone 425.559.7583
4. Contact person address 1911 116th Ave NE, Bellevue, WA 98004
5. Date this checklist was prepared 2/24/2022
6. Agency requesting the checklist City of Bellevue

D. Folsom 1/31/2024

Reviewed COrr 3/29/2022

7. Proposed timing or schedule (including phasing, if applicable)

ADR submittal targeted 2/2022. Building permit submittal targeted 8/2022. Construction start targeted 4/2023.

This timeline may be subject to change

8. Do you have any plans for future additions, expansion or further activity related to or connected with this proposal? If yes, explain.

No. There are no plans for future additions, expansions, or further activity related to or connected with this proposal.

9. List any environmental information you know about that has been prepared or will be prepared, that is directly related to this proposal.

Critical area report will be prepared for this proposal and submitted with the Critical Areas Land Use Permit application.

Neither an Environmental Site Assessment nor a Greenhouse Gas Emissions worksheet was not found in the submittal documents. These has been requested and will be added to the file when submitted.

10. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None known.

11. List any government approvals or permits that will be needed for your proposal, if known.

Boundary Line Adjustment (extinguishing internal lot lines), Administrative Design Review, Critical Areas Land Use Permit, Clearing & Grading Permit, Building Permit, Land Use Code Variance Permit

Mechanical, Electrical and Plumbing permits, Fire Alarm, Utilities extension, & ROW permits

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Reviewed COrr 3/29/2022

12. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a 7-level multifamily building containing 257,743sf GFA and 238 units, on a sloping site in the Bel-Red district of Bellevue. The building has four levels of parking below grade with 187 vehicle parkings spaces, 35 bicycle parking spaces, and utilities. 2,865sf of street-level retail fronts 130th ave.

13. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and the section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Address: 1829 & 1831 130TH AVE NE, BELLEVUE, WA 98004
Parcel Numbers: 282505-9266, 282505-9185, 282505-9267
Legal Description: LOTS A, B, AND C, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NO. 7712080749, IN KING COUNTRY, WASHINGTON. EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHOT PLAT.
Reference submitted ADR plans for site plan, vicinity map, and survey.

Environmental Elements

Earth

1. General description of the site:
   - ☑ Flat
   - ☐ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☑ Other Generally flat (5%), a steep slope area along the southern bounary, running approximately 18(

2. What is the steepest slope on the site (approximate percent slope)? Approximate 41%

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3. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soils consist of recessional and advance outwash, sand, silty sand, and sand with silt. See Geotechnical Report submitted with ADR/Critical Areas Land Use Permit for additional information.

Contact Development Services Records to view the geotechnical report: DSRecords@bellevuewa.gov

4. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

No.

5. Describe the purpose, type, total area and approximate quantities and total affected area of any filling, excavation and grading proposed. Indicate the source of the fill.

The area onsite being disturbed is approximately 1.0 acres. As the below grade garage will extend through most of the site, there will be approximately 30,000 cubic feet of excavated soil removed from the site, with minimal fill brought back onsite for landscape plantings.

6. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Soils will be exposed during mass excavation and will be mitigated with temporary erosion control measures per the TESC Plan, measures will include swales that will direct stormwater to settling tanks onsite. From there, the clean stormwater will be discharged to the City's stormwater system. Once open, the project will collect and retain stormwater before discharging into the City's stormwater system at appropriate flows.

Sedimentation & Temporary Erosion and Sedimentation will be reviewed per BCC 23.76

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? 75% (Note, variance requested).

Applicant has requested a variance from maximum Lot Coverage and Impervious Surface coverage due to the presence of a steep slope critical area on site. This steep slope is proposed to be removed from critical area status under permit #22-102862-LO. The variance request will be reviewed under 22-102864-LS

Variance permit canceled per applicant. Master Development Permit was submitted. DF

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8. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

Proposed TESC measures for construction include a temporary swale directing stormwater to a sediment trap and sump pump that will route the stormwater to a settling tank prior to being discharged to the City storm system. There will also be inlet protector filters installed in all nearby catch basins.

Air

1. What types of emissions to the air would result from the proposal during construction, operation and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Vehicles and equipment emissions during construction. After completion, emission from generators and garage exhaust. Specific quantities unknown, but would be typical for a project of this size and land use.

A Greenhouse Gas Emissions has been requested and will be placed in the project file when received.

2. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicle emissions from traffic on neighboring streets.

3. Proposed measures to reduce or control emissions or other impacts to air, if any.

No significant air impacts are anticipated. Well-maintained construction vehicles will be used and idling minimized during construction.

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Water

1. Surface Water
   a. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No. The closest surface water body is Geoff Creek, with open (non-piped) reaches located approximately 0.2 miles from the project site.

   b. Will the project require any work over, in or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

   c. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of the fill material.

None.

   d. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose and approximate quantities, if known.

No. **De-watering may be required during the shoring and excavation work. An Environmental Site Assessment has been requested and will be included in the file when submitted.**

   e. Does the proposal lie within a 100-year floodplain? No.
   If so, note the location on the site plan.

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f. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

2. Ground Water

a. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No. Water will be supplied via City water mains. No groundwater will be withdrawn from the site or discharged on the site.

b. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

None.

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3. Water Runoff (including stormwater)
   a. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater will be collected, temporarily stored in one of the two detention systems onsite, and then will be conveyed to the City's stormwater system at appropriate flows.

   b. Could waste materials enter ground or surface waters? If so, generally describe.

No. Waste from driveway will run into the storm water system. **Pet relief areas will be designed to meet Utilities Code 24.04 and Utilities Engineering Standards**

   c. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

Drainage patterns will be mimicked with stormwater system design.

Indicate any proposed measures to reduce or control surface, ground and runoff water, and drainage pattern impacts, if any.

The existing drainage patterns will be mimicked with the proposed stormwater design by maintaining the two subbasins present on the site that drain separately. Each will have a detention vault to match forecasted flows. **The project is subject to Utility Code BCC 24.06 and any required Utility permits**

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Plants

1. Check the types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other _____
- [x] evergreen tree: fir, cedar, pine, other _____
- [x] shrubs
- [x] grass
- [ ] pasture
- [ ] crop or grain
- [ ] orchards, vineyards or other permanent crops
- [ ] wet soil plants: cattail, buttercup, bulrush, skunk cabbage, other _____
- [ ] water plants: water lily eelgrass, milfoil, other _____
- [ ] other types of vegetation _____

2. What kind and amount of vegetation will be removed or altered?

All existing trees, shrubs, ground covers, etc. will be removed.

3. List any threatened and endangered species known to be on or near the site.

None known.

The subject site is approximately 350 lineal feet away from a fish-bearing stream. Bald Eagles are regularly seen in the area.

Habitat Assessment in Critical Areas Report - DF

4. Proposed landscaping, use of native plants or other measures to preserve or enhance vegetation on the site, if any.

Landscaping is proposed on the site to replace and mitigate trees and other plans removed. Native and native-adapted tree species will be used to the maximum extent feasible for all on-grade tree planting, some non-native trees, shrubs and groundcover are required by the City of Bellevue. Shrub and groundcover planting on-grade will be predominantly native and native-adapted species to the maximum extent feasible. A buffer along the north edge of the site will be entirely native trees, shrubs and groundcovers.

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5. List all noxious weeds and invasive species known to be on or near the site.

Observed noxious weed species include invasive blackberry, Scotch broom, and ivy.

Animals

1. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

Birds: ☑ hawk, ☑ heron, ☑ eagle, ☑ songbirds, ☐ other _____ **crows, gulls, owls, jays, peregrine falcons, woodpeckers, doves**

Mammals: ☐ deer, ☐ bear, ☐ elk, ☐ beaver, ☐ other _____ **coyote, raccoon, chipmunk, squirrel, rabbits, opossum, bats, and other small mammals such as voles, mice and shrews.**

Fish: ☐ bass, ☑ salmon, ☐ trout, ☐ herring, ☐ shellfish, ☐ other **In Lake Washington and in nearby Goff Creek**

2. List any threatened and endangered species known to be on or near the site.

None known.

Endangered salmonid species are found in Lake Washington, and in Goff Creek near the site. Bald eagles, hawks, and other raptors have been seen in the area.

3. Is the site part of a migration route? If so, explain.

Yes. The entire Puget Sound Region is in the Pacific Flyway, a migration route from Alaska to Patagonia.

Yes, much of the Pacific Northwest is in the Pacific Flyway, a major north-south migratory route route for birds in the americas. Yearly, migratory birds travel some or all of the distance between Patagonia to Alaska to breeding sites, or to overwintering sites.

4. Proposed measures to preserve or enhance wildlife, if any.

New native landscaping will be installed onsite, including more trees compared to what exists today. These will provide enhanced habitat opportunity for urban species.

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5. List any invasive animal species known to be on or near the site.

None known.	**European Starling** **House Sparrows,** **Eastern Gray Squirrels** **Bronze Birch Borers** **Gypsy moths** **New Zealand Mud Snails**

Energy and Natural Resources

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electrical, natural gas and solar energy will be used to meet the completed project's energy needs. Energy will be used for heating, cooling and hot water generation in the project.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project is approximately 79-feet tall, which is significantly less than the 125-foot height limit in the zone. The new building has some potential to shade adjacent property during certain times of the year, however, shading to the east and west would be primarily experienced on the immediately adjacent roadways that will border those sides of the site when the project is completed.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy conservation measures include compliance with the City of Bellevue energy code and use of solar power in the project.

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Environmental Health

1. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill or hazardous waste, that could occur as a result of this proposal? If so, describe.

None anticipated.

a. Describe any known or possible contamination at the site from present or past uses.

No on-site RECs were identified during the phase I ESA. However, adjacent to the north of the site is a gasoline station, which had a leaking underground storage tank site that underwent remedial action to address soil and groundwater contamination and is considered a REC.

b. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Non hazardous chemicals or conditions are know that might affect project development and design.

c. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

No toxic or hazardous chemical are anticipated to be produced onsite. During construction, gasoline will be used by construction vehicles. After project completion, gasoline will be stored onsite in a fuel tank to power the generator.

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d. Describe special emergency services that might be required.

None known. The project is expected to require typical emergency services for a residential project in an urban environment.

e. Proposed measures to reduce or control environmental health hazards, if any.

No significant environmental health hazards are anticipated and no mitigation measures are proposed.

2. Noise

a. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise on the site is from vehicular traffic on 130th Avenue and Northup Way. Construction noise from the site immediately west is present on the site today, but that project is expected to be completed prior to completion of this proposed project.

b. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Noise from construction activities is expected to occur from 7am to 8pm on weekday and 9am to 8pm on weekends (per compliance with Bellevue's construction hour requirements).

Construction noise shall comply with the requirements of BCC 9.18.020.C

c. Proposed measures to reduce or control noise impacts, if any.

Compliance with the City of Bellevue noise regulations for construction hours.

Residential units shall comply with the requirements of BCC 9.18.045.B

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Land and Shoreline Uses

1. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of the site is a commercial building with a storage yard, parking area and driveway. A food truck previously operating on the southeastern half of the site has already relocated.
Current use of the adjacent properties include a residential multifamily building on the east side of the site across 130th Avenue; Auto repair shop and gas station on the north side, and commercial building on the south side of the site. A new residential building is being constructed to the west.
This proposal is for a new multifamily residential building with ground-level retail that is consistent with the urban environment and will not affect current land use on nearby or adjacent properties.

2. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

Not in the recent past.

This area of the City of Bellevue has not been utilized for agricultural uses since the 1940s.

   a. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how?

No.

3. Describe any structures on the site.

One single level retail/office buildings on site and storage sheds.

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4. Will any structures be demolished? If so, what?

All of the existing structures onsite will be demolished.

5. What is the current zoning classification of the site? BR-RC-2

6. What is the current comprehensive plan designation of the site? BR-RC-2

7. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

8. Has any part of the site been classified as a critical area by the city or county? If so, specify.

South west portion of the site is classified as a critical area for steep slope based on the pitch of the slope and size even though the slope was created by prior legal grading activities.

The steep slope on site meets the City of Bellevue Land Use Code criteria as noted in 20.25H.120.A.2.
The Land Use Code makes no differentiation between natural or man-made slopes.

9. Approximately how many people would reside or work in the completed project? 300

10. Approximately how many people would the completed project displace? 5

11. Proposed measures to avoid or reduce displacement impacts, if any.

No residents would be displaced by the proposal. The five employees that would be displaced from the site would presumably be relocated elsewhere when the respective businesses move.

12. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

Review of consistency with the City's Comprehensive Plan and Bel-Red Subarea plan via the Administrative Design Review process.

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13. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any.

Not applicable.

Housing

1. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

238 units will be provided. Units will be a mix of market-rate and affordable units to meet zoning code and MFTE requirements.

Projects utilizing the MFTE process are required to retain affordable housing for at least 12 years.

2. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None.
The existing development is commercial. No residential units will be eliminated

3. Proposed measures to reduce or control housing impacts, if any.

The project will have a positive impact on housing availability in Bel-Red by providing a new housing option containing market-rate and affordable units.

Aesthetics

1. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

Tallest Height: 95ft to the top of Elevator overrun, structure height is approximately 79 ft.
Principal Exterior Building Materials: Fiber cement, concrete, and glazing

2. What views in the immediate vicinity would be altered or obstructed?

Views from neighboring sites and 130th Avenue would be modified by the new building that is taller than the existing structure. No protected views would be obstructed.

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3. Proposed measures to reduce or control aesthetic impacts, if any

Review of the project's compliance with the Bel-Red Design Guidelines through the Administrative Design Review process.

Light and Glare

1. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Potential glare from glazing during certain times of the year. Street light and ground level lights at night.
The project shall comply with Light and Glare requirements of LUC 20.20.522

2. Could light or glare from the finished project be a safety hazard or interfere with views?

No

3. What existing off-site sources of light or glare may affect your proposal?

Street lights along 130th and nighttime lights on adjacent sites.

4. Proposed measures to reduce or control light and glare impacts, if any.

Proposed measures to reduce light and glare impacts include glazing selection, designing exterior lights to be primarily downcast, and including automatic shut-offs.

Recreation

1. What designated and informal recreational opportunities are in the immediate vicinity?

Children's play area and open green space across the 129th Ave to the west.

2. Would the proposed project displace any existing recreational uses? If so, describe.

No.

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3. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

The project seeks to provide a variety of recreational experiences on-grade including: interactive stormwater opportunities, covered and uncovered seating and gathering spaces of various scales enhanced with gaming/play opportunities, a dog run, a multifamily play area, and a walking loop.

Historic and Cultural Preservation

1. Are there any buildings, structures or sites located on or near the site that are over 45 years old listed in or eligible for listing in national, state or local preservation registers located on or near the site? If so, specifically describe.

No.

The existing structure on the subject site was constructed in 1969, but holds no landmark status

2. Are there any landmarks, features or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known.

3. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Review of Department of Archaeology and Historic Preservation's WISAARD Database map.

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4. Proposed measures to avoid, minimize or compensate for loss, changes to and disturbance to resources. Please include plans for the above and any permits that may be required.

No impacts to historic resources are anticipated and no measures are proposed.

Transportation

1. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is located in the Bel-Red neighborhood, between the 130th Ave and 129th Ave. Interstate 405 and State Route 520 intersect at west side of the Bel-Red neighborhood and State Route 520 has an exit at Northup Way. Vehicular ccess to the street system from the site will be via a curb cut on 129th Avenue.

2. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site will be served by Light Rail via the 130th Avenue Station anticipated to open in 2023. The station is less than 0.25 miles from the site.

3. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Proposed project will provide 184 vehicle parking spaces and eliminate about 6 vehicle parking spaces. **Parking shall comply with LUC 20.20.590 and 20.25D.120**

4. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposal will improve the half street section of 129th Avenue adjacent to the west of the site, including installation of roadway, landscaping, and sidewalk. The City is currently in the process of completing improvements on 130th Avenue, which will be coordinated with the project.

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5. Will the project or proposal use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe.

No.

6. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The proposed project is estimated to generate 1,228 net new weekday daily trips (614 entering, 614 exiting). Peak volumes are estimated to occur 7-9 AM and 4-6 PM. Truck traffic is anticipated to be minimal (less than 3%). The trip generation estimates were based on methodology documented in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition and adjusted to account for standard City of Bellevue reductions.

7. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

8. Proposed measures to reduce or control transportation impacts, if any.

The project applicant will be required to pay transportation impact fees which will help to fund transportation system improvements throughout the City of Bellevue.

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Public Service

1. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

238 residential units will be provided in this proposal, which will incrementally increase the need for fire and police protection, schools, and health care services.

2. Proposed measures to reduce or control direct impacts on public services, if any.

No significant impacts are anticipated. The project is being constructed in an urban environment where civic services are planned and coordinated with anticipated growth. The project will install automatic sprinkler systems and alarm systems to reduce fire protection and police protection service needs.

Utilities

1. Check the utilities currently available at the site:

- ☑ Electricity
- ☑ natural gas
- ☑ water
- ☑ refuse service
- ☑ telephone
- ☑ sanitary sewer
- ☐ septic system
- ☐ other

2. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity and natural gas - Puget Sound Energy
Water, sanitary sewer, and storm sewer - City of Bellevue
Waste Collection - Republic Services
Telephone and Internet - TBD, likely Lumen, Comcast, and / or Zayo.

D. Folsom 1/31/2024

Reviewed COrr 3/29/2022

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Kevin Sutton

Name of signee Kevin Sutton

Position and Agency/Organization Architect, MZA

Date Submitted 2/25/2022

D. Folsom 1/31/2024

Reviewed COrr 3/29/2022

Transportation

Certificate of Concurrency

Date: 2/1/2024

Project Name: Chambers Apartments Northup Way Mixed Use

Project Address: 1829 and 1831 130th Avenue NE, 12863 Northup Way

Permit Number: 22-119283 LP & 22-102857 LD

Mobility Units Allocated: 170

This decision is subject to appeal as set forth in BCC 14.10.040.D. This reservation will become invalid one year from the date above unless a complete building permit application is filed prior to that date. If this is a phased project, the concurrency certificate will remain valid for up to six years if continuous permitting activity is maintained (BCC 14.10.040.C).

Director
City of Bellevue Transportation Department

Certificate Number: 161

36" x 24" - SHEET SIZE



CHAMBERS APARTMENT BUILDING
1829, 1831 130TH AVE NE, BELLEVUE
ADR REVISION #3
06.16.2023

5

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND
PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

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LANDSCAPE
JET
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T: 206-947-6869

TRANSPORTATION
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Suite 100, Bellevue, WA 98004
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DRAWING STATUS

ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA
ARCHITECTURE

STAMP
648
REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW
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PROJECT NO.
21-024

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REVISION NO.

6/19/2023 4:49:41 PM

36" x 24" - SHEET SIZE



PROJECT NAME : CHAMBERS APARTMENT

PROJECT PERMIT NUMBER: 22 102857 LD, 22 102864 LS, 22 102862 LO, 22 119283 LP, 23 100700 BB

PROJECT ADDRESS: 1829 & 1831 130TH AVE NE, BELLEVUE, WA 98004

PARCEL NUMBER: 282505-9266, 282505-9185, 282505-9267

PROJECT JURISDICTION: BELLEVUE : BEL-RED

SITE AREA: 44,782 SF (1.03 ACRES)

LAND USE ZONING: BR-RC-2

PRIMARY OCCUPANCY GROUP (PER 2018 IBC): R2
SECONDARY OCCUPANCY GROUP (PER 2018 IBC): S2, M

TYPE OF CONSTRUCTION: IIIA OVER IA

BUILDING HEIGHT: 79'-5 5/8" TO THE ROOF HIGHEST POINT; 87'-9 5/8" TO TOP OF PENTHOUGH

PROJECT DESCRIPTION

THE CHAMBERS APARTMENT BUILDING IS A SEVEN LEVEL BUILDING CONTAINING 255,341 SF GFA AND 224 UNITS, ON A SLOPING SITE IN THE BEL-RED DISTRICT OF BELLEVUE. IT HAS FOUR LEVELS OF CONCRETE PARKING BELOW GRADE WITH 189 PARKING SPACES, UTILITIES AND BICYCLE PARKINGS. 3,014 SF OF STREET LEVEL RETAIL FRONT 130TH AVE. THE MAIN ENTRY IS ON THE EAST END OF THE BUILDING AT 130TH AVE. AMENITY SPACE INCLUDES TWO LANDSCAPED ROOF TOP COURTYARDS AT LEVEL 1 AND LEVEL 7. PARKING/LOADING ACCESS IS LOCATED ON THE WEST END OF THE BUILDING.

LEGAL DESCRIPTION

LOTS A,B,AND C, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NO. 7712080749, IN KING COUNTRY, WASHINGTON.
EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHOT PLAT

VICINITY MAP



PROJECT DIRECTORY

OWENER / DEVELOPER HOLLAND PARTNER GROUP Kevin Elswick T: (206) 276-8905 1000 Dexter Ave N Suite 201 Seattle, WA 98109	ARCHITECT MZA ARCHITECTURE Ricky Teh T: (425) 559-7888 1911 116th Ave NE Bellevue, WA 98004	STRUCTURAL COUGHLIN PORTER LUNDEEN Garo Pehlivanian T: (206) 343-0460 801 Second Ave Suite 900 Seattle, WA 98104	CIVIL ENGINEER COUGHLIN PORTER LUNDEEN Aaron Fjelstad T: (206) 343-0460 801 Second Ave Suite 900 Seattle, WA 98104
LANDSCAPE ARCHITECT JETT LANDSCAPE ARCHITECTURE + DESIGN Todd Bronk T: (206) 947-6869 95 S. Jackson St Suite 100 Seattle, WA 98104	TRANSPORTATION TENW Chris Forster T: (425) 250-5001 Bellevue Gateway I, 11400 SE 8th St. Suite 100 Bellevue, WA 98004	GEOTECHNICAL TERRA ASSOCIATE, INC Carolyn S, Decker T: (206) 255-4988 11400 SE 8th St. Suite 200 Bellevue, WA 98004	BUILDING ENVELOPE CROSS 2 DESIGN Aaron Lemchen T: (206) 734-6433 2476 Westlake Ave. N Suite 102 Seattle, WA 98109
ENERGY MODELING ARCHECOLOGY,LLC Nancy Henderson T: (206) 946-6305 1808 Bellevue Ave. Suite 202 Seattle, WA 98122	ADA CONSULTANT STUDIO PACIFICA Joyce Wheeler T: (206) 900-5154 2144 Westlake Ave N # F Seattle, WA 98109	ELECTRICAL UNITY ELECTRIC David Borba T: (530) 351-2404 1135 Pine St. Suite 214 Redding, CA 96001	MECHANICAL OCEAN PARK MECHANICAL STEVE BOK T: (206) 643-4840 14900 Interurban Ave S. Suite 283 Tukwila, WA 98168
INTERIOR ARIEL FOX DESIGN Jenai Carter T: (818) 465-3366 16 N Marengo Ave Suite 415 Pasadena, CA 91101	PLUMBING OCEAN PARK MECHANICAL STEVE BOK T: (206) 643-4840 14900 Interurban Ave S. Suite 283 Tukwila, WA 98168	ENVIRONMENTAL TALASAEA Bill Shiels T: (425) 861-7550 15020 Bear Creek Rd NE Woodinville, WA 98077	SHORING GeoEngineers Steve Spencer T: (425) 444-3495 17425 NE Union Hill Rd 250 Redmond, WA 98052
ACOUSTIC A3 ACOUSTICS Mohamed Ait Allaoua T: (206) 551-5280 241 South Lander St. Suite 200 Seattle, WA 98134	FIRE AND SMOKE CONTROL Robert Long T: (425) 591-4633 1400 112th Ave SE, Suite 100 Bellevue, WA 988004	FIRE SPRINKLER SMITHFIRE BRANDON COOK T: (253) 380-8855 1106 54th Ave E Fife, WA 98424	

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G001	COVER SHEET
G002.1	GENERAL NOTES
G105.1	ZONING CODE SUMMARY
G105.2a	ZONING CODE SUMMARY
G105.2b	ZONING CODE SUMMARY
G105.3a	ZONING CODE SUMMARY
G105.3b	ZONING CODE SUMMAY
G105.4	LOADING DOCK & DELIVERY DIAGRAM
G105.5	CRITICAL AREA CALCULATION AND PHOTOS
G105.6	AREA SUMMARY
G106	G.S.F. / FL. DIAGRAMS AND TABLE
G107	GFA DIAGRAMS AND TABLE
G108	NSF DIAGRAMS AND TABLE
G109	GSF DIAGRAMS AND TABLE
G110	EXEMPTED AREA DIAGRAMS AND TABLE
G111	FAR DIAGRAMS AND TABLE
G113	AMENITY & AFFORDABLE HOUSING CALCULATION
G115	MASSING & PERSPECTIVE VIEW
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G200.2	SITE SURVEY
C010	UTILITY NOTES
C011	GRADING NOTES
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C200	TESC AND EXCAVATION PLAN
C220	EXCAVATION SECTIONS
C400	UTILITY AND STORM DRAINAGE PLAN
C500	PAVING AND GRADING PLAN
C601	ROADWAY PLAN & PROFILE - 129TH AVE NE
C602	ROADWAY PLAN & PROFILE - 130TH AVE NE
C620	ROADWAY SECTIONS
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C702	FUTURE SIGHT DISTANCE PROFILES
C801	AUTOTURN EXHIBIT - SU-30
C802	AUTOTURN EXHIBIT -GARBAGE TRUCK
C803	AUTOTURN EXHIBIT -PASSENGER CAR
C900	EASEMENT EXHIBIT
C901	ROAD ALIGHMENT EXHIBIT
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PM.01	PAVEMENT MARKING & SIGNING PLAN
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L003	TREE & TREE REPLACEMENT PLANTING PLAN & CALCULATION
L004	UNDERSTORY PLANTING & HABITAT FEATURE PLAN
L100	LANDSCAPE SITE PLAN
L101	LANDSCAPE PLAN - LEVEL 1
L102	LANDSCAPE PLAN - LEVEL 2
L107	LANDSCAPE PLAN - LEVEL 7
L108	LANDSCAPE PLAN - ROOF LEVEL
L200	GROUND LEVEL AMENITY AREA ENLARGEMENT
L201	DETAILS - SITE ELEVATIONS
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A001	SITE PLAN
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A102	OVERALL LEVEL 2 PLAN
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A201C	EXTERIOR ELEVATIONS - SOUTH - COLORED
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A450	EXTERIOR DETAILS - RAILING AND SCREEN DETAIL
A801	LEVEL 1 RCP
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A1501	LIGHTING DESIGN INTENT
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A1503	LIGHTING FIXTURES
A1504	LIGHTING FIXTURES
A1601	SIGNAGE DESIGN INTENT

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP (646) REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE
COVER SHEET

DRAWN	CHECKED
YR	RT
SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G001** | REVISION NO.

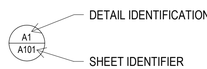
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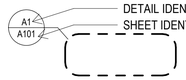
MATERIALS

- ACOUSTICAL TILE
- ALUMINUM
- BATT INSULATION
- CMU OR BRICK
- CONCRETE
- EARTH
- FINISHED WOOD
- GRAVEL
- GYPSUM BOARD
- PLYWOOD
- RIGID INSULATION
- SOUND INSULATION
- STEEL
- WOOD BLOCKING
- WOOD MEMBER

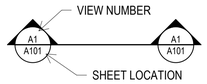
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DETAIL



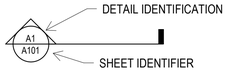
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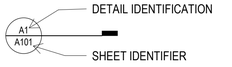
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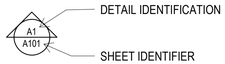
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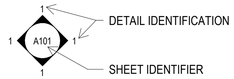
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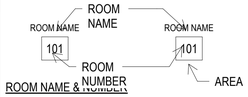
DETAIL SECTION



EXTERIOR ELEVATION



INTERIOR ELEVATION



ROOM NAME & NUMBER

DOOR NUMBERS

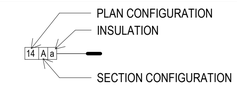
WINDOW NUMBER



EQUIPMENT TAG



KEY NOTES



WALL TYPE



DATUM ELEVATION

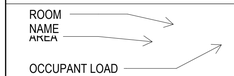


REVISION DELTA & CLOUD

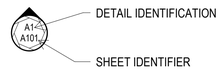

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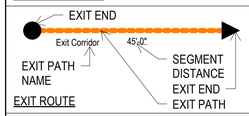
SPOT ELEVATION



OCCUPANCY TAG



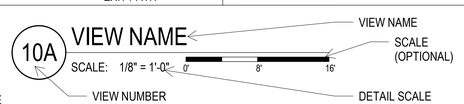
3D CAMERA VIEW



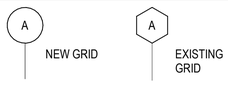
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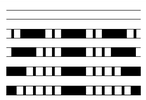
EXTENT OF WORK



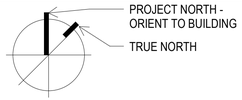
VIEW TITLE



GRIDLINE BUBBLE



PARTITION FIRE RATINGS



NORTH ARROW

ABBREVIATIONS

GC	GENERAL CONTRACTOR
GI	GALVANIZED IRON
GL	GLASS
GWB	GYPSUM WALLBOARD
GYP	GYPSUM
HB	HOSE BIBB
HC	HOLLOW CORE
HDWR	HARDWARE
HG	HARDWARE GROUP
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
HTR	HEATER
HVAC	HEATING, VENTILATION & AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCH
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
JT	JOINT
L	LENGTH, LONG
LAM	LAMINATE
LB	POUND
LF	LINEAR FEET
LIQ	LIQUID
LMC	LINEAR METAL CEILING
LP	LOW POINT
LT	LIGHT
LT WT	LIGHT WEIGHT
MAS	MASONRY
WIN	WINDOW
WOM	WALK OF MAT OR CARPET
WP	WATERPROOF, OR WORK POINT
WR	WATER RESISTANT
WRB	WEATHER RESISTANT BARRIER
WS	WEATHERSTRIP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
YD	YARD
ACOUST	ACOUSTICAL
ACSF	ACCESS FLOORING
ACT	ACOUSTICAL CEILING TILE OR PANEL
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASPH	ASPHALT
BD	BOARD
BIT	BITUMINOUS
BLDG	BUILDING
BLK'G	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
BTWN	BETWEEN
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CG	CORNER GUARD
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONSTRUCTION JOINT, CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CR	CARD READER
CT	CERAMIC TILE
CU FT	CUBIC FEET
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DISP	DISPENSER
DN	DOWN
DS	DOWNSPOUT
DTL	DETAIL
DWG	DRAWING
EA	EACH
EFS	EXTERIOR FINISH SYSTEM
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EPT	EPOXY PAINT
EPX	EPOXY-QUARTZ FLOORING
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPOSED STRUCTURE
EXT	EXTERIOR
FAC FIN	FACTORY FINISH
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURES & EQUIPMENT
FIN	FINISH
FLR	FLOOR
FO	FACE OF
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR
FOIO	FURNISHED BY OWNER INSTALLED BY OWNER
FOS	FACE OF STUD
FRP	FIBER REINFORCED PLASTIC
FRT	FIRE RETARDANT TREATED
FS	FLOOR SINK
FT	FOOT/FEET
FTG	FOOTING
FURN	FURNISHED
FURR	FURRING
FWP	FABRIC WRAP WALL PANEL
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
MAX	MAXIMUM
MECH	MECHANICAL
MEZZ	MEZZANINE
MFCR	MANUFACTURER
MH	MANHOLE
MHO	MAGNETIC HOLD OPEN
MIN	MINIMUM, MINUTES
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OPN'G	OPENING
OPP	OPPOSITE
PERP	PERPENDICULAR
PL	PROPERTY LINE, PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PR	PAIR
PREFIN	PREFINISHED
PRESS T	PRESSURE TREATED
PROJ	PROJECT
PT	POST-TENSIONED, POINT, PAINT
QT	QUARRY TILE
QTR	QUARTER
R	RADIUS, RISER
RB	RESILIENT BASE, RUBBER BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC'D	RECEIVED
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REQ'D	REQUIRED
RF	RUBBER FLOORING
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SECT	SECTION
SF	SQUARE FEET
SHT	SHEET
SHT MTL	SHEET METAL
SIM	SIMILAR
SJ	SCORE JOINT
SPEC	SPECIFIED, SPECIFICATION
SQ	SQUARE
SS	SANITARY SEWER
SST	STAINLESS STEEL
ST	STONE MASONRY OR TILE
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYM	SYMMETRICAL
SYS	SYSTEM
T	TOP, TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
TBD	TO BE DETERMINED
TEL	TELEPHONE
TEMP	TEMPORARY
TER	TERRAZZO
TOC	TOP OF CONCRETE
TOJ	TOP OF JOIST
TOM	TOP OF MASONRY
TOP	TOP OF PARAPET
TOS	TOP OF STEEL / STUD
TOW	TOP OF WALL
TYP	TYPICAL
UL	UNDERWRITER'S LABORATORIES
UNO	UNLESS NOTED OTHERWISE
UTL	UTILITY
VAR	VARNISH
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VP	VENEER PLASTER
VT	VINYL TILE
VTF	VINYL TILE FLOORING
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET, WALL COVERING
WD	WOOD
WDC	WOOD CEILING
WDP	WOOD PANELING
WF	WOOD FLOORING

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

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ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — 648 — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW — N

DRAWING TITLE

GENERAL NOTES

DRAWN	CHECKED
YR	RT
SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G002.1** — REVISION NO.

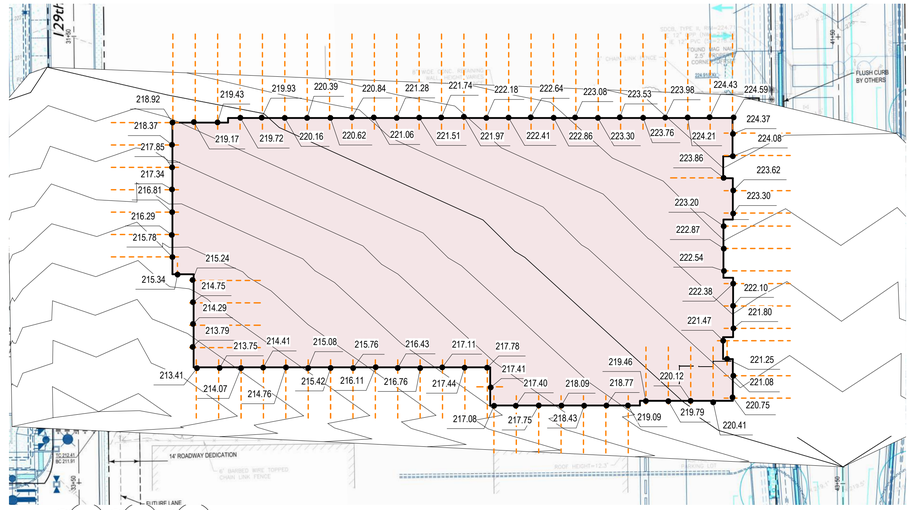
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36" x 24" - SHEET SIZE

LAND USE SUMMARY

LAND USE SUMMARY

LAND USE			
Code Section	**Title**	**Zoning Requirements**	**Proposed**
20.25	**BR- RC - 2**		
20.25D.070	Land Use Chart	1. Five or More Dwelling Units Per Structure - Permited 2. Retail & Restaurant - Permitted	
20.25D.080.A	Dimensional Requirement	Setback - 0 Front - 0 Rear - 0 Side - 0	Front along 130th Ave: 0' to the back of the curb, 18' to the property lineRear along 129th Ave: 0' to the back of curb, 25' - 9 1/4" to the property line North setback: 10' South setback: 10' See Sheet A001
		Upper Level Stepback: A building facade on any street identified as a Required Sidewalk-Oriented Development pursuant to LUC 20.25D.130.C 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. 2	Along 130th Ave: Because of 0' to the back of curb, so provide 15' - 2" step back at 20' above grade See sheet 3/G105.2
		Maximum Impervious Surface - 75% (Lot Area(44,782) - Critical Area(7,583)) x .75 = 26,324sf Max	See sheet G105.2b for calculation Combined calculation with Northup Project, refer to MDP set
		Maximum Lot coverage - 75% (Lot Area(44,782) - Critical Area(7,583)) x .75 = 26,324sf Max	See sheet G105.2a for calculation Combined calculation with Northup Project, refer to MDP set
		Building Height : Base - 45, Max - 125	87' - 9 5/8" (to top of penthouse) 2 79' - 5 5/8" (to the roof highest point) See sheet A301
		Where building height exceeds 80 feet, all floors above 40 feet shall include a minimum side setback of 25 feet and a minimum rear setback of 25 feet as measured from the property line.	N/A - Building is less than 80' to the roof See sheet A301 2
		FAR: Base- 1.0, Max - 4.0	Effective FAR (44,782) x 3.894 = 174,384sf See sheet G111&G114 for FAR calculation Combined calculation with Northup Project, refer to MDP set
		GSF/Floor above 40ft if building does not exceed 80ft:28,000 GSF/Floor above 40ft / 80ft if building exceeds 80ft: 12,000/9,000	Floor above 40ft: 25,494sf Floor above 80ft: N/A See Sheet G109 for GSF calculation 2
20.25D.080.B.3	FAR Exception	Each square foot of ground floor retail and enclosed plaza meeting the criteria set forth below shall not be counted for the purpose of calculating FAR: i. Ground Floor Retail Uses. Ground floor retail uses as defined in LUC 20.25D.130.A shall not be counted provided the following limitations are met: (1) The ground floor retail shall only be eligible for exception if located within a multi-story, multi-use building; (2) The ground floor retail shall meet the requirements set forth in LUC 20.25D.130.A, BelRed Subarea development standards, applicable to retail uses; Affordable housing floor area shall not be counted for purpose of calculating FAR per LUC chart 20.25D.090	3,014 sf of retail exempted Affordable housing fee-in-lieu See sheet A110 & G113 for retail & affordable housing area
20.25D.110.D	Landscape Development, outdoor storage, retail display and fence standards	Interior Property Line Development. 2. A 10-foot landscape buffer shall be provided along an interior property not regulated elsewhere.	North - 10' South - 10'
20.25D.090	FAR Amenity Incentive	Base 1.0 FAR Tier 1A: Afforable housing (1.25 FAR) Tier 1B: Parks and Streams Regional TDR's (1.25 FAR) Tier 2: Any (0.5 FAR)	Fee-in-lieu for parks and streams will be provided for Tier 1.b Fee-in-lieu for all Tiers See sheet G113 for affordable housing area calculation
20.25D.120.B	Min/Max parking requirement by use	g. Residential: 0.75 (min) per unit and 2.0 (max) per unit h. restaurant & Bar: 5.0 (min) per 1,000 nsf and 15.0 (max) per 1,000 nsf j. Retail and personal service 2.0 (min) per 1,000 nsf and 3.5 (max) per 1,000 nsf	Residential Required Parking:224（units) x 0.75 = 168 Residential Provided Parking:182 Restaurant: 0 Retail Required Parking: 3,014sf / 1000 x 2 = 7 Retail Parking Provided: 7 See A100.1-A100.3 for parking location 2
20.25D.120.G	Bicycle Parking	1. one space per 10,000 nsf for nonresidential uses greater than 20,000 nsf 2. One space for every 10 dwelling units = 224 /10 = 23 bikes	1. Non-residential use: N/A, retail space is less than 20,000ft 2. Provide bicycle parking for residential use: 25 See A100.3 for bike parking layout
20.25D.130.A	Required Ground Floor Uses	130th - 100% of frontage with an exception up to 25% for the lobby	Total east façade length: 128'-3" Residential entry lobby façade length: 33'-10" Percentage: 33'-10 " / 128'-3" = 26.4% Retail facade length:91'-5" Percentage = 91'-5" / 128'-3" = 73.6% G105.3b for calculation and narrative for design review deviation per LUC 20.25D.030.C.3. 2 2
20.25D.130.C.3	Sidewalk Oriented Development	130th - 100% transparent glass. (up to 30% exempt)	See 2/A105.3 for calculation
20.25D.150.D.4	Attractive Rooftops	Mechancial screening may be required (recommended)	See A108 for screen location
20.20.540	Multifamily Play Areas	Minimum of 800sf of unpaved open space plus 50sf/unit above 10 units up to a max of 10k sf (235-10) * 50 =11,250sf + 800Sf = 12,050sf	Refer to landscape drawing L002 for multifamily play area calculation
20.20.725	Recycling and solid waste collection areas	Recycling Collection Area Residential: 1.5sf per dwelling unit = 1.5 x 224 = 336sf Retail: 5sf per 1000sf of retail = 5 x (3,364/1000) = 17sf 2	See sheet A100.3 for location. Refer to G105.4 for loading diagram.
20.25D.130.B.3	Build to Lines on 130th	Entrance recessed 5' max Building May recess 18" if columns/pilasters meet build to line...	See G105.3b for recess dimensions and narrative for design review deviation



1 FINISH GRADE CALCULATION

SCALE: 1/32" = 1'-0" 5

10' apart			
224.43	218.37	213.41	220.75
224.21	217.85	213.75	221.08
223.98	217.34	214.07	221.25
223.76	216.81	214.41	221.47
223.53	216.29	214.76	221.8
223.3	215.78	215.08	222.1
223.08	215.34	215.42	222.38
222.86	215.24	215.76	222.54
222.64	214.75	216.11	222.87
222.41	214.29	216.43	223.2
222.18	213.79	216.76	223.3
221.97		217.11	223.62
221.74		217.44	223.86
221.51		217.78	224.08
221.28		217.41	224.37
221.06		217.08	
220.84		217.4	
220.62		217.75	
220.39		218.09	
220.16		218.43	
219.93		218.77	
219.72		219.09	
219.43		219.46	
219.17		219.79	
218.92		220.12	
		220.41	
		Average	**219.48**

5

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND
PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

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LANDSCAPE
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Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION
TENW
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Suite 100, Bellevue, WA 98004
T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA
ARCHITECTURE

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REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

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N

DRAWING TITLE

ZONING CODE SUMMARY

DRAWN	CHECKED
YR	RT
SCALE: 1/32" = 1'-0"	DATE: 04.03.2023

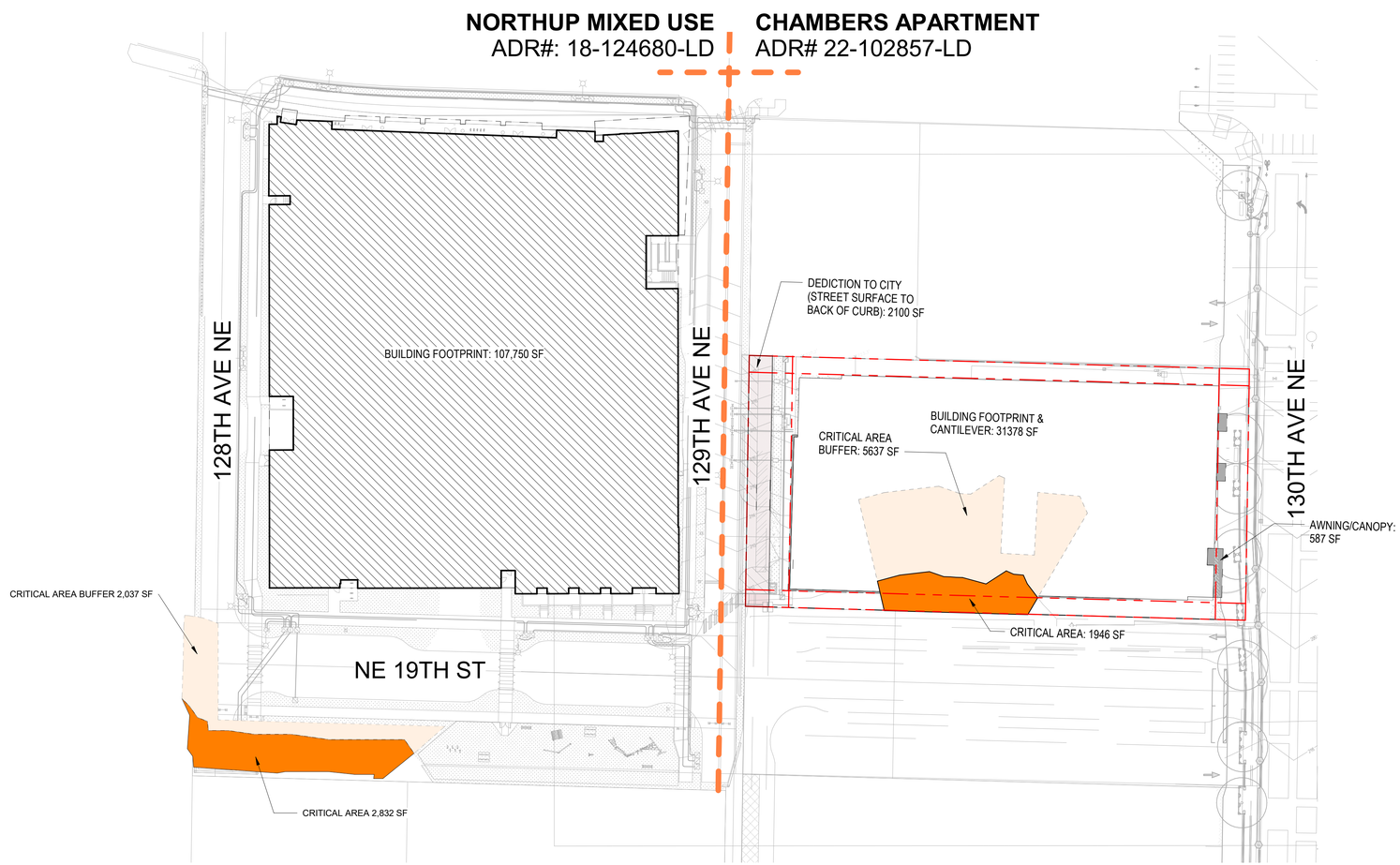
PROJECT NO. 21-024

DRAWING NO. **G105.1**

REVISION NO.

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36" x 24" - SHEET SIZE



		12863 NORTHUP WY PER ADR A097B		CHAMBERS PER ADR G105.2		COMBINED	
TOTAL PARCEL LOT AREA (SF)		**148,785**		**44,782**		**193,567**	
CRITICAL AREA (SF)		2,832		1,946		4,778	
BUFFER AREA (SF)		2,037		5,637		7,674	
TOTAL CRITICAL AREA / BUFFER ZONE (SF)		**4,869**		**7,583**		**12,452**	
ROW 1 (STREET SURFACE TO BACK OF CURB)		26,104				26,104	
ROW 2 (STREET SURFACE TO BACK OF CURB)		10,062		2,100		12,162	
TOTAL AREA EXCLUDED FROM CALCULATION (SF)		**41,035**		**9,683**		**50,718**	
TOTAL LOT AREA FOR CALCULATION (SF)		**107,750**		**35,099**		**142,849**	
LOT SURFACE		%	SF	%	SF	%	SF
TOTAL LOT COVERAGE AREA	ALLOWABLE	75.0	80,813	75.0	26,324	75.0	107,137
	PROPOSED	61.3	66,038	91.1	31,965	68.6	98,003
BUILDING FOOTPRINT + CANTILEVER			66,038		31,378		97,416
AWNING/CANOPY			0		587		587
TOTAL LOT COVERAGE AREA (SF)			**66,038**		**31,965**		**98,003**

2

LOT COVERAGE

20.50.032 L DEF.

THE PERCENTAGE OF A LOT WHICH IS BUILT UPON SUBJECT TO THE EXCLUSIONS LISTED IN LUC 20.20.012 AND THE EXCEPTIONS CONTAINED IN THE DIMENSIONAL REQUIREMENTS CHARTS CONTAINED IN LUC 20.20.010 AND 20.25A.020. FOR REFERENCE TO DISTRICT SPECIFIC REGULATIONS WHICH GOVERN LOT COVERAGE, REFER TO CHAPTER 20.25 LUC. (ORD. 5876, 5-18-09, § 40; ORD. 5089, 8-3-98, § 56; ORD. 4973, 3-3-97, §§ 304, 864; ORD. 4816, 11-27-95, § 964)

- BUILDING FOOTPRINT INCLUDING OVERHANG
- AWNING/CANOPY
- CRITICAL AREA
- CRITICAL AREA BUFFER

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND
PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

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LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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ARCHITECTURE

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REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE

ZONING CODE SUMMARY

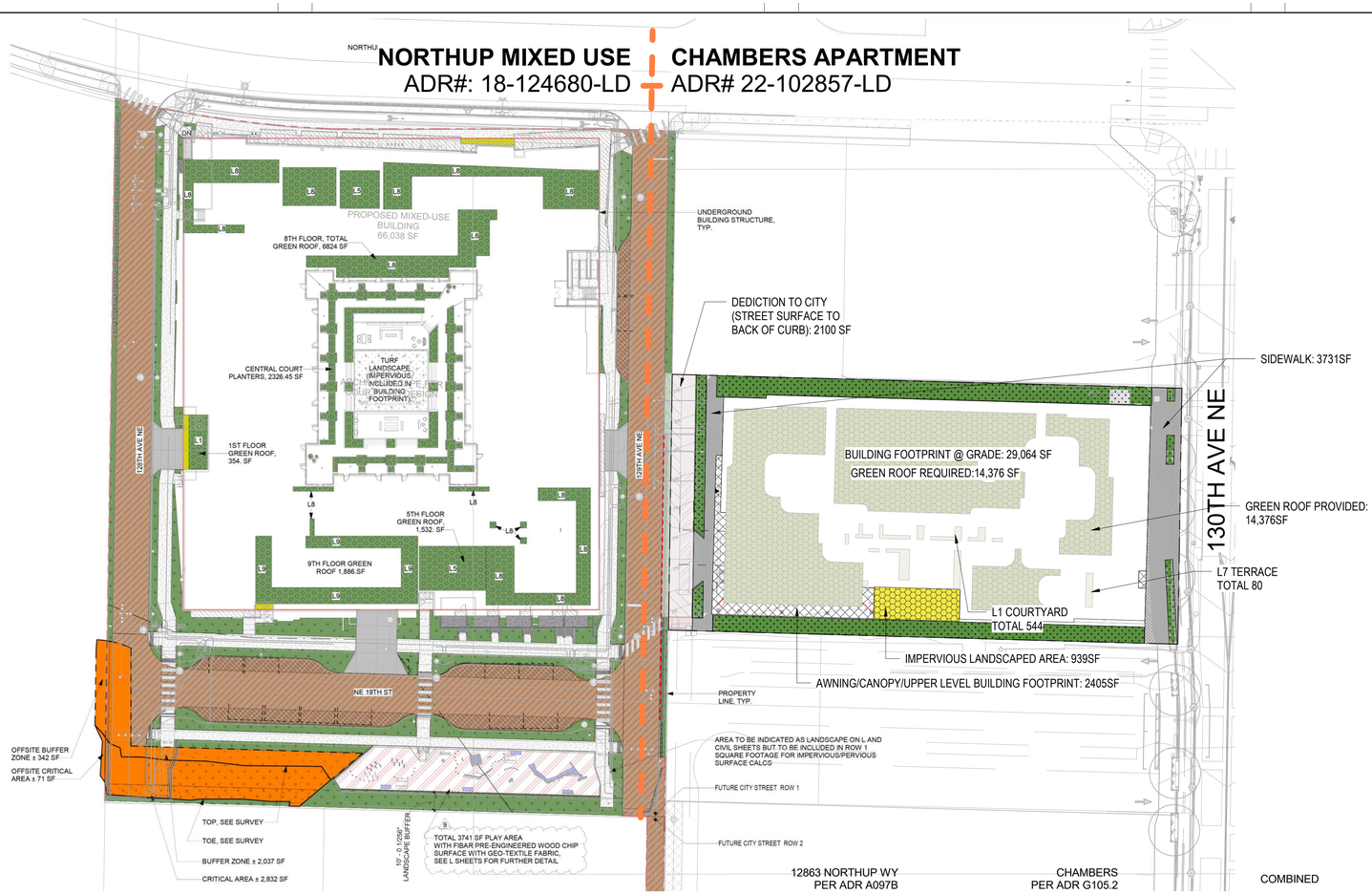
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PROJECT NO. 21-024

DRAWING NO. **G105.2a** | REVISION NO.

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36" x 24" - SHEET SIZE



IMPERVIOUS SURFACE

20.50.026 I DEF.

ANY STRUCTURE OR OTHER NONVEGETATED SURFACE AFFIXED TO THE GROUND THAT PREVENTS OR RETARDS THE ENTRY OF WATER INTO THE SOIL LAYER, OR THAT CAUSES WATER TO RUN OFF THE SURFACE IN GREATER QUANTITIES OR AT AN INCREASED RATE OF FLOW FROM THE FLOW RATE PRIOR TO ADDITION OF SUCH SURFACE. "IMPERVIOUS SURFACES" INCLUDE, WITHOUT LIMITATION: STRUCTURES, INCLUDING EAVES; VEHICULAR, BICYCLE, PEDESTRIAN OR OTHER CIRCULATION FACILITIES CONSTRUCTED OF SOLID SURFACES, INCLUDING PAVEMENT, CONCRETE, U GROUTED BRICK OR STONE; SOLID DECKS, PATIOS, SPORT COURTS, SWIMMING POOLS, HOT TUBS AND SIMILAR RECREATION FACILITIES; AND LANDSCAPE FEATURES, INCLUDING SHEDS, ARBORS, AND PLAY STRUCTURES. (ORD. 6323, 11-21-16, § 21; ORD. 5683, 6-26-06, § 41)

- BUILDING FOOTPRINT
- CONDEMNATION AREA
- UPPER LEVEL BUILDING FOOTPRINT
- IMPERVIOUS LANDSCAPED AREA
- SIDEWALK
- ROAD AND CURB
- GROUND LANDSCAPE

	12863 NORTHUP WY PER ADR A097B		CHAMBERS PER ADR G105.2		COMBINED	
TOTAL PARCEL LOT AREA (SF)	**148,785**		**44,782**		**193,567**	
CRITICAL AREA (SF)	2,832		1,946		4,778	2
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TOTAL LOT AREA FOR CALCULATION (SF)	**107,750**		**35,099**		**142,849**	
LOT SURFACE	%	SF	%	SF	%	SF
ALLOWABLE — TOTAL IMPERVIOUS AREA	75.0	80,813	75.0	26,324	75.0	107,137
PROPOSED — TOTAL IMPERVIOUS AREA	70.7	76,178	81.6	28,639	73.4	104,817
IMPERVIOUS SURFACE AREA						
BUILDING FOORPRINT - 50% (GR. ROOF SF + CTYD. LANDSCAPE)		59,754		21,564		81,318
UNDERGROUND BUILDING STRUCTURE - 50% (LEVEL 1 GREENROOF)		442				442
PLAY AREA CURB / OUTDOOR STEPS / WARNING SURFACE PADS / IMPERVIOUS LANDSCAPED AREA		508		939		1,447
SIDE WALK		10,264		3,731		13,995
AWNING/CANOPY/BUILDING OVERHANG NOT ABOVE SIDEWALK		2,612		2,405		5,017
PLAYGROUND EQUIPMENT		190				190
DRIVEWAY		1,832				1,832
SOUTH PATIOS		487				487
PLANTER WALLS		90				90
TOTAL IMPERVIOUS AREA (SF)		**76,178**		**28,639**		**104,817**
TOTAL SOFTSCAPE + GREEN ROOF		**12,922**		**15,000**		**27,922**
	L1 GREEN ROOF	**354**	L1 Courtyard	**544**		
	L5 GREEN ROOF	**1,532**	L2 Balcony	**0**		
	L8 GREEN ROOF	**6,824**	L7 Terrace	**80**		
	L9 GREEN ROOF	**1,886**	Green Roof	**14,376**		
	CENTRAL COURT PLANTERS	**2,326**				

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

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MZA ARCHITECTURE

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ZONING CODE SUMMARY

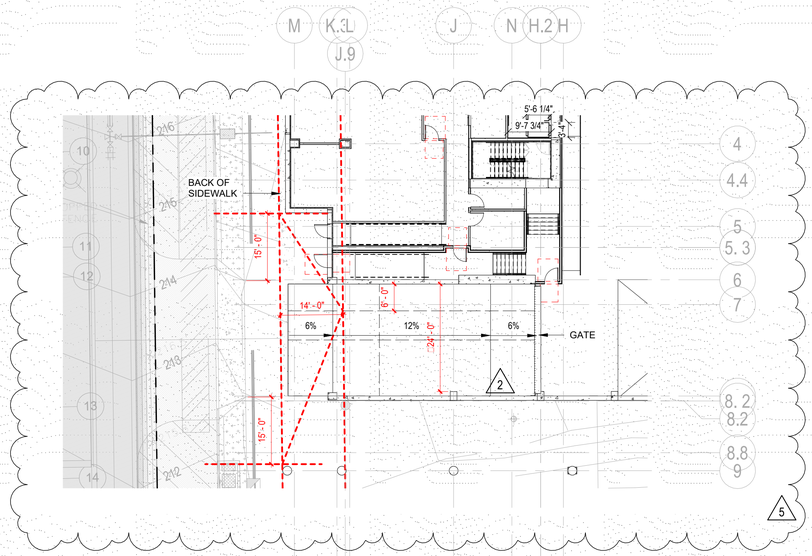
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PROJECT NO. 21-024

DRAWING NO. **G105.2b** — REVISION NO.

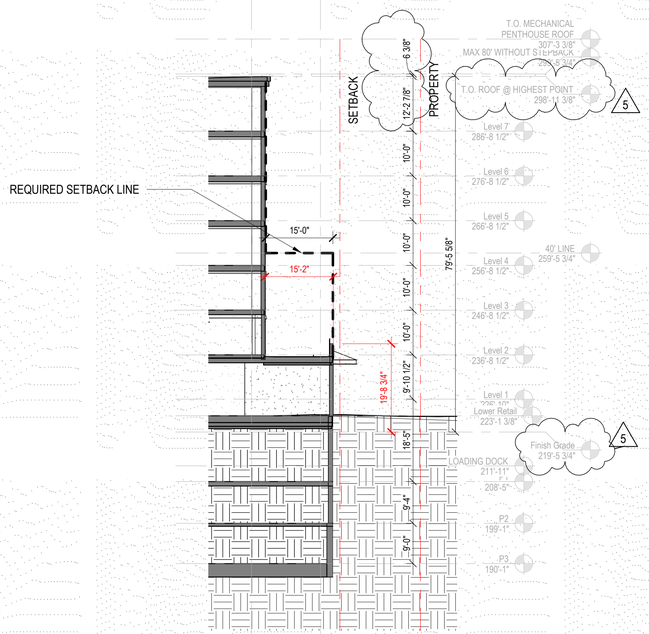
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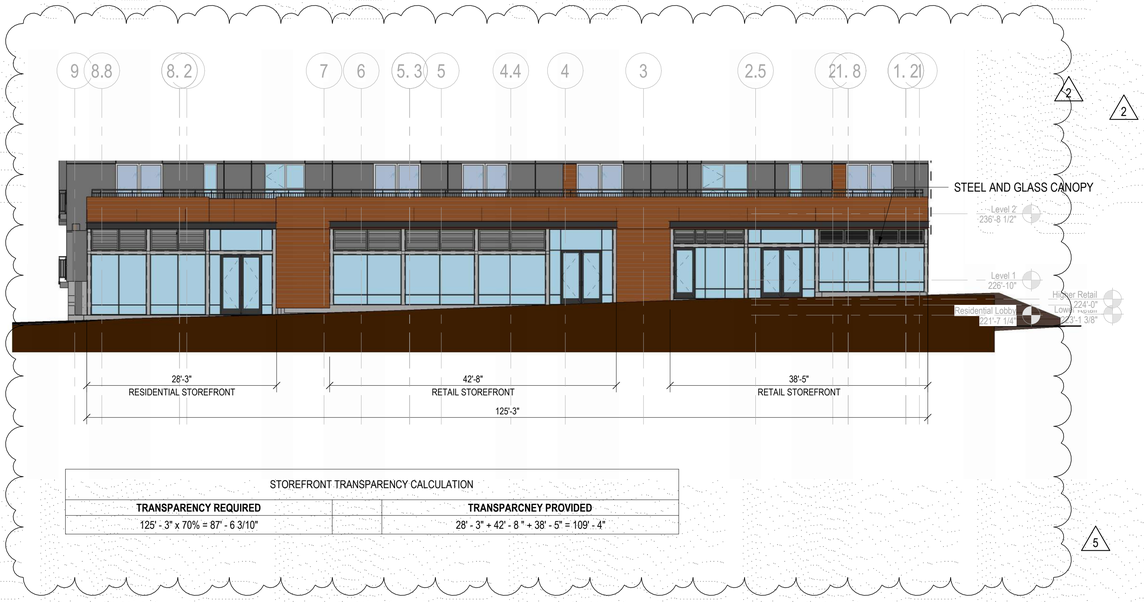
4 SIGHT DISTANCE DIAGRAM

SCALE: 1/16" = 1'-0"



3 BUILDING STEPBACK DIAGRAM @130TH AVE

SCALE: 1/16" = 1'-0"



STOREFRONT TRANSPARENCY CALCULATION		
TRANSPARENCY REQUIRED		**TRANSPARCNEY PROVIDED**
125' - 3" x 70% = 87' - 6 3/10"		28' - 3" + 42' - 8 " + 38' - 5" = 109' - 4"

2 STOREFRONT TRANSPARENCY DIAGRAM

SCALE: 3/32" = 1'-0"

6/20/2023 2:28:11 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

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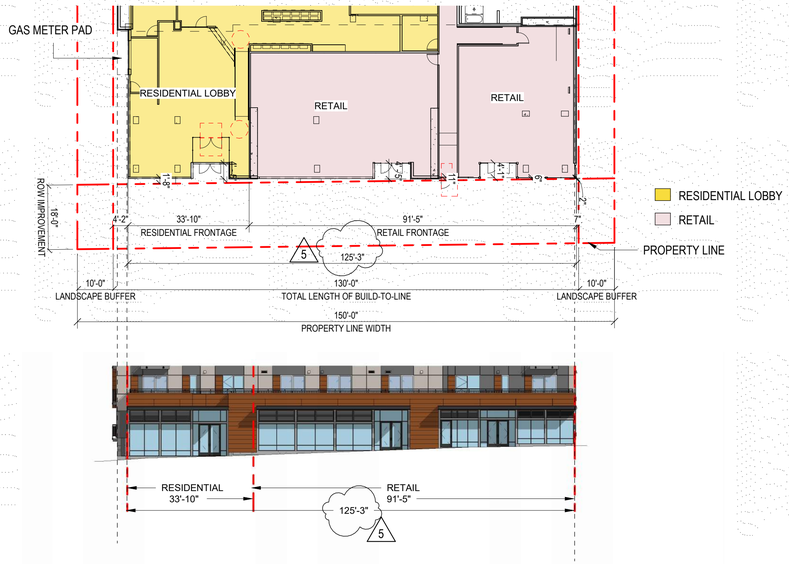
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PROJECT NO. 21-024

DRAWING NO. **G105.3a** — REVISION NO.

36" x 24" - SHEET SIZE



PERCENTAGE OF BUILIDNG FRONTAGE IN GROUND FLOOR RETAIL USE @ 130TH AVE.		
130TH AVE FRONTAGE REQUIREMENT FOR RESIDENTIAL		**130TH AVE FRONTAGE PROVIDED FOR RESIDENTIAL**
125' - 3" x 25% = 31' - 3 3/4" (max.)		33' - 10" (27%) - please refer to narrative for design review deviation request

BUILD-TO-LINE @ 130TH AVE.		
TOTAL LENGTH OF BUILD-TO-LINE REDUCTION PERCENTAGE		(4'2" + 7") / 130' = 3.7%
		please refer to narrative for design review deviation request
ENTRANCE RECESS REQUIREMENT		**RETRANCE RECESS PROPOSED**
5' (max.)		4'-5" (max.)

Design Deviation Request #1 – Percentage of Building Frontage in Ground Floor Retail Use
Chambers Project – 22-102857-LD & 22-119283-LP
Request: The project proposes the residential lobby interrupt 27% of the building frontage, rather than the code maximum 25%.
Code Requirement and Rationale: 130th Avenue NE is a designated "shopping street." LUC 20.25D.140. Accordingly, LUC 20.25D.130.A.3 requires projects provide continuous retail storefronts for 100 percent of the building frontage on 130th Avenue NE. Up to 25 percent of the building frontage may be interrupted by residential lobbies. *Id.* A.3.d, A.4.c. The project proposes to increase the percentage of the building frontage interrupted by residential lobby by 2% in order to accommodate the structural shear wall location without creating unusable interior space and maintaining the exact same façade. The additional 2% represents 1 '-9 ¼" of building frontage.
Design deviations may be approved if the resulting design will be more consistent with the purpose and intent of the Land Use Code. LUC 20.25D.030.
The proposed design of the building includes a 1-story podium organized in a series of storefront bays with glazing separated by opaque sections with wood-look paneling. Entrances to the retail spaces within the storefront bays are further defined by horizontal metal weather protection canopies. This design successfully provides a rhythm of storefront articulation at the street level consistent with Design Guideline LUC 20.25D.150.C.1.c.ii and integrates weather protection consistent with Design Guideline LUC 20.25D.150.C.3.ii. Approval of this deviation would not impact this exterior building design. Instead, the deviation would allow this exterior design to continue, and allow the interior lobby space to be defined by the shear wall on the north side instead of a separate wall that would create unusable, and likely inaccessible, interstitial space between the lobby and the retail suite. The shear wall has been sized and located to efficiently manage the structural load of the building through the garage levels and to produce a parking layout that achieves the code-required parking ratio. It cannot be shifted.
Thus, the increase in residential lobby percentage better meets the intent of the Land Use Code because it results in a design that is consistent with the Design Guidelines, meets the structural constraints for the residential building, and does not create unusable space. The deviation should be approved.

Design Deviation Request #2 – Build-To-Line
Chambers Project – 22-102857-LD & 22-119283-LP
Request: The project proposes a 3.2% reduction in the build-to line on 130th Ave NE in order to accommodate PSE 's gas meter.
Code Requirement and Rationale: Ground floor facades must be built to the back of the required sidewalk along 130th Avenue NE —i.e., the "build-to line." LUC 20.25D.130.B. Up to 15 percent of the build-to line may be interrupted by private plazas, parks, or other publicly accessible spaces. *Id.* B.3.e. The project proposes terminate the build-to line 4 '-2" north of the required 10' landscape buffer to accommodate the PSE gas meter. The build-to line interruption would not be for a plaza, park or generally publicly accessible, so this deviation is submitted to confirm the proposed design meets the Code. Accommodating this necessary infrastructure results in a 3.7% reduction in the build-to line on the 130th Avenue NE frontage.
Design deviations may be approved if the resulting design will be more consistent with the purpose and intent of the Land Use Code. LUC 20.25D.030.
The proposed design better meets the intent of the Land Use Code because it locates the PSE gas meter on the side of the building, away from the sidewalk and pedestrian view, consistent with Design Guideline LUC 20.25D.150.C.2.c.ii. The alternative would be to place it directly along 130 th in front of a commercial suite or the residential lobby. The southern side of the building is also a desirable location because the sidewalk begins peeling away from the building at this location, as 130th Ave NE narrows to the south. The 3.7% reduction in build-to line percentage better meets the intent of the Land Use Code because it accommodates utility connections consistent with the Design Guidelines. The deviation should be approved.

PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA
CLIENT
Holland Partner Group 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

NO.	Description	Date
5	ADR REVISION #3	2023.06.16

REVISIONS

CONSULTANTS
ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888
CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900 Seattle, WA 98104 T: 206-343-0460
LANDSCAPE — JET — 95 S. Jackson St, Suite 100 Seattle, WA 98104 T: 206-947-6869
TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004 T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE
ZONING CODE SUMMAY

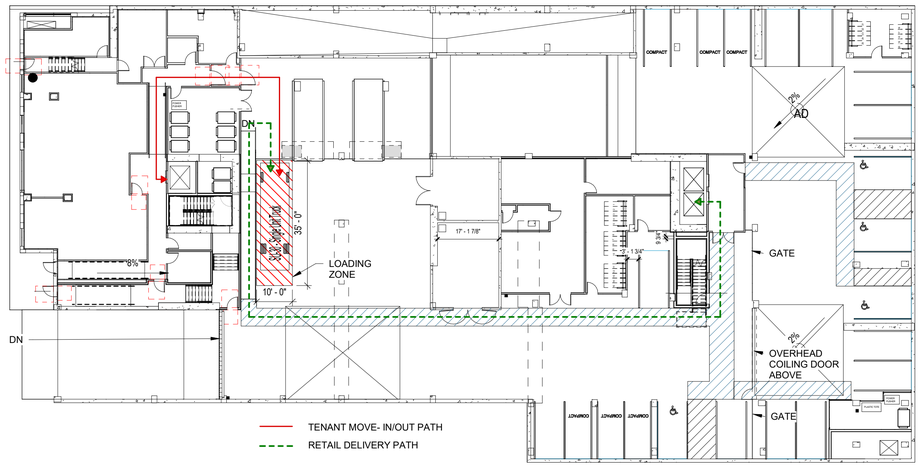
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SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G105.3b** REVISION NO.

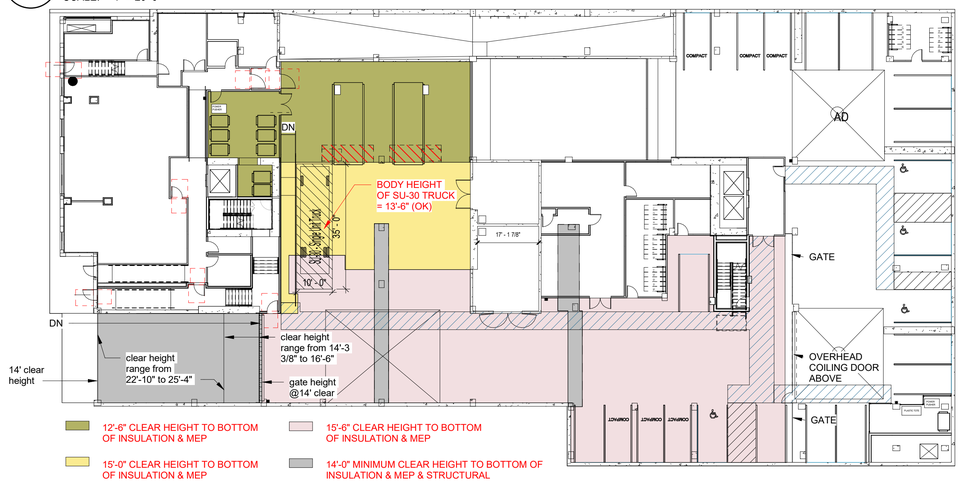
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36" x 24" - SHEET SIZE



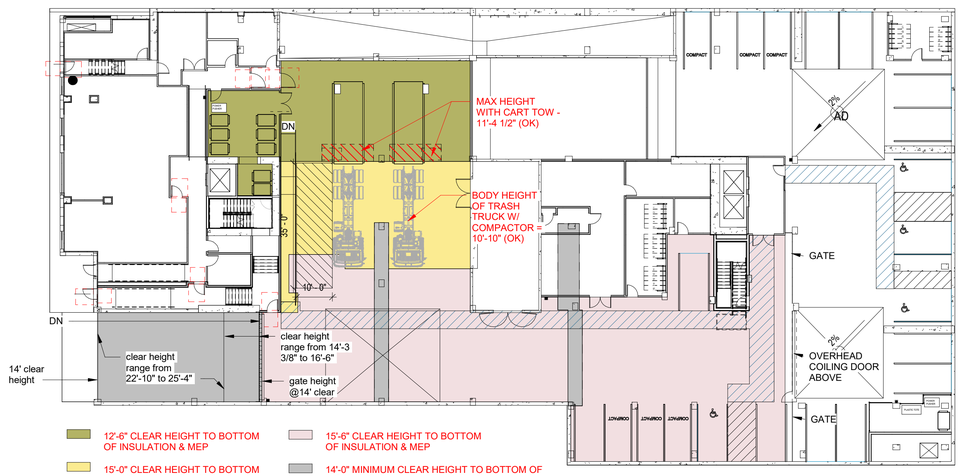
1 MOVE IN/OUT & RETAIL DELIVERY PATH DIAGRAM

SCALE: 1" = 20'-0"



2 MOVING TRUCK HEIGHT DIAGRAM

SCALE: 1" = 20'-0"



3 TRASH TRUCK HEIGHT DIAGRAM

SCALE: 1" = 20'-0"

Chambers Apartments: Loading Dock, Solid Waste, and Delivery Program

Residential

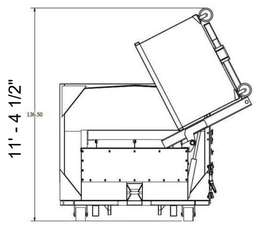
- Trash
  - The property provides trash and recycling chutes. Residents will discard their refuse into the appropriate chute via a trash room on each floor.
  - The trash will land on level P1 in a 2-yard container staged below the chute. The onsite Maintenance team will monitor the containers. When a container becomes full, it will be set aside within the trash room and replaced by one of the 6 spare containers.
  - The Maintenance team will transport the refuse in the containers using a provided power pusher and will empty the full containers(s) into a 30-yd trash compactor on the loading dock using the integral container tipper. Each compactor will have its own integral container tipper. When a container is emptied, it will be returned to the trash room. The containers will generally remain in the trash room except when they're being emptied into the compactor. This is true during pickup as well.
  - When the tipper is not in use, the forks retract and do not occupy any floor space.
  - Republic will regularly pick up the full compactor, discard the trash, and bring back the empty compactor (approximately weekly). Pick up times will be coordinated by the onsite Property Management team with Republic to ensure the loading dock is available for pickup.
  - There are no code requirements for compost facilities. Compost facilities are not proposed.
- Move Ins/Outs
  - The loading dock can accommodate move in/outs while the compactors are present and will be used accordingly. The onsite Property Management will coordinate move ins/outs with Republic's pick up/drop off service and/or with retail deliveries so that there are no conflicts.
  - From the loading dock residents may use Elevator 1 to access all floors.

Commercial

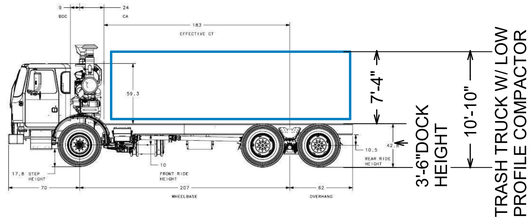
- Trash
  - Retail trash will be collected in room P123 ("Retail Trash Room"), which will house one (1) ¾-yard tote, one (1) 2-yd container, and one (1) power pusher.
  - The retail tenants will be responsible for collecting, transporting, and offloading trash from their respective suites to the 2-yard container in room P123.
  - The retailers will have the option of transporting trash from their suite to P123 via the ¾-yard plastic tote or by hand. The tote will be stored in P123. If they elect to use the tote, they will need to retrieve it from P123.
  - The Property Management team will be responsible for transporting the full 2-yd container from P123 to the trash compactor on the loading dock, emptying the container into the compactor, and returning the container to room P123. Trash will be monitored and will be emptied on an "as needed" basis.
  - Note: While Holland will not begin to market the retail space for several more years and therefore cannot predict the types of uses this retail space might attract, the low parking ratio and lack of restaurant infrastructure excludes that use as an option. We are currently assuming a retail or personal services use that is consistent with the LUC requirements for these spaces.
- Deliveries
  - Deliveries for the commercial spaces will be accommodated by the loading dock and will be actively coordinated with the retailers to not overlap with Republic's pick up/drop off service. Full time onsite Property Management will coordinate these deliveries.
  - Delivery trucks can use the designated loading location at the loading dock. Supplies can be offloaded onto the loading dock, transported across P1 to Elevator 2 (using the plastic tote, if necessary), and then up to Level 1 where deliveries can be made directly to the retail suites.

Elevator Sizing

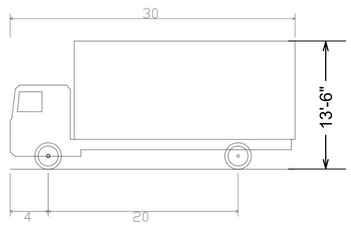
- Elevator 1: Single cab elevator at the west side of the building
  - Will be used for resident move ins/move outs.
  - Dimensions: 6'-5 5/8" (W) x 5'-6 5/8" (D)
- Elevator 2: Double cab elevator at the east side of the building
  - Will be used to transport supplies to the retail suites
  - Dimensions:
    - North Cab: 6'-5 5/8" (W) x 5'-6 5/8" (D)
    - South Cab: 6'-5 5/8" (W) x 5'-6 5/8" (D)



MAXIMUM TIPPER HEIGHT



TRASH TRUCK HEIGHT LOADED W/ COMPACTOR



MAX SU-30 TRUCK

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP



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NORTH ARROW



DRAWING TITLE

LOADING DOCK & DELIVERY DIAGRAM

DRAWN	CHECKED
YR	RT
SCALE: 1" = 20'-0"	DATE: 04.03.2023

PROJECT NO. 21-024 (5)

DRAWING NO. **G105.4**

REVISION NO.

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36" x 24" - SHEET SIZE













△2 CRITICAL AREA CALCULATION

△1

PROJECT MAX FAR / DEVELOPMENT POTENTIAL (20.25H.045.C)

CRITICAL AREAS LOT COVERAGE LUC 20.25D.080.6

(EXISTING LOT SIZE) - (TOTAL CRITICAL AREAS ON-SITE) = PERMITTED BUILDING AREA
44,782 SF - (1,946 SF of Critical Area + 5,637 SF of Buffer) = Permitted Building Area
44,782 SF - 7,583 SF = 37,199 SF

DEVELOPMENT FACTOR LUC 20.25H.045.D

THE DEVELOPMENT FACTOR IS A PERCENT CREDIT TO BE USED IN COMPUTING THE NUMBER OF ALLOWED DWELLING UNITS OR THE MAXIMUM ALLOWED OFFICE FLOOR AREA FOR A SITE WITHIN THE CRITICAL AREAS OVERLAY DISTRICT. THE DEVELOPMENT FACTOR IS DETERMINED BY FIGURING THE PERCENTAGE OF THE TOTAL SITE THAT IS BUILDABLE AREA, DIVIDED BY 100. THE RESULT SHOULD BE ROUNDED TO THE NEAREST HUNDREDTH. THE FOLLOWING TABLE ILLUSTRATES THE DEVELOPMENT FACTOR:

(SITE AREA - CRITICAL AREA & BUFFER) / (TOTAL SITE AREA) = % BUILDABLE SITE AREA
37,199 SF / 44,782 sf = 83.07%

% BUILDABLE SITE AERA / 100
83.07% / 100 = .8307 DEVELOPMENT FACTOR

FAR - BR-RC1. BR-RC2. FAR MIN. 1.0 - MAX. 4.0

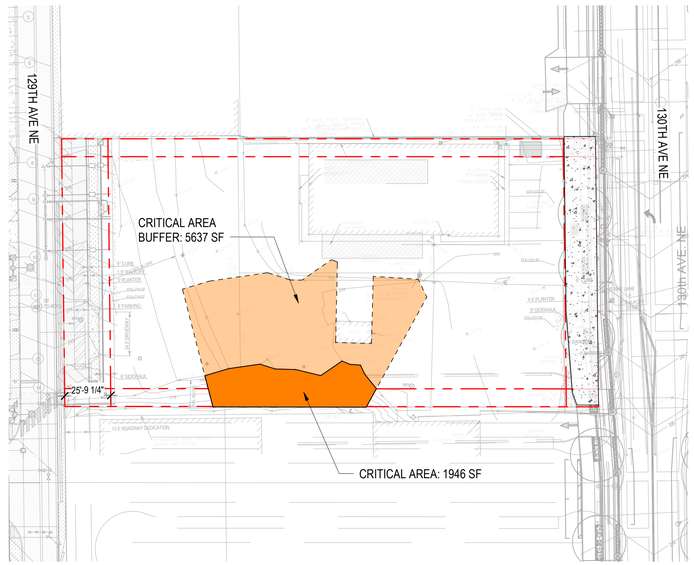
20.25H.045 FLOOR AREA WITHIN THE BELRED LAND USE DISTRICTS

C2. THE MAXIMUM ALLOWABLE FLOOR AREA FOR A SITE WHICH CONTAINS A CRITICAL AREA OR CRITICAL AREA BUFFER IS EQUAL TO THE MAXIMUM FAR FOR THE APPLICABLE BELRED LAND USE DISTRICT (REFER TO DIMENSIONAL REQUIREMENTS OF LUC 20.25D.080) TIMES THE BUILDABLE AREA IN SQUARE FEET PLUS THE MAXIMUM FAR FOR THE APPLICABLE BELRED LAND USE DISTRICT TIMES THE TOTAL AREA IN CRITICAL AREA AND CRITICAL AREA BUFFER IN SQUARE FEET TIMES THE DEVELOPMENT FACTOR DERIVED FROM SUBSECTION D OF THIS SECTION:

(MAX. FAR FOR APPLICABLE BELRED LAND USE DIST.) (BUILDABLE AREA IN S.F.) + (MAX. FAR FOR APPLICABLE BELRED LAND USE DIST.) (TOTAL CRITICAL AREA & CRITICAL AREA BUFFER IN S.F.) (DEVELOPEMNT FACTOR) = MAX. DEVELOPMENT POTENTIAL WITHIN THE BELRED LAND USE DIST.

(4.0 MAX. FAR x 37,199 SF) + (4.0 MAX. x 7,583 CRITICAL AREA SF) (.8307 DF) = MAX. DEVEL. POT.
148,796 + 25,197 = 173,993SF

MAX. DEL. POT. / EXIST. SITE AREA = MAX. FAR
173,993 SF / 44,782 SF = 3.885



1 CRITICAL AREA EXHIBIT
SCALE: 1" = 40'-0"

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP: 6446 REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON
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NORTH ARROW: N

DRAWING TITLE
CRITICAL AREA CALCULATION AND PHOTOS

DRAWN	CHECKED
YR	RT
SCALE: 1" = 40'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G105.5** | REVISION NO.

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36" x 24" - SHEET SIZE

AREA SUMMARY										5	RESIDENTIAL AREA (SF)		RESIDENTIAL UNITS (QUANTITY)		AMENITY SPACE INDOOR (SF)	AMENITY SPACE...	RETAIL	UTILITY SPACE (SF)					PARKING STALLS	
LEVEL	USE	GROSS SQUARE FOOTAGE (GSF)	FLOOR AREA, GROSS (GFA)	GROSS FLOOR AREA FOR FAR	NET SQUARE FEET (NSF)	NET RENTABLE AREA (SF)	EFFICIENCY	FLOOR TO FLOOR HEIGHT	AGGREGATE HEIGHT	HEIGHT ABOVE AFG (219.48')	GROSS SF	NET	TOTAL	UNIT AVERAGE	GROSS SF	GROSS SF	GROSS FAR	ELEVATOR + STAIRWELL	MEP + BOH	BIKE ROOM	LOADING/ PARKING	TOTAL	BIKE PARKING STALLS	PARKING STALLS
HEIGHT LIMIT										125.00														
ROOF	-					-	-	-	298.95	79.47	-	-	-	-	-		-	-		-	-	-	-	-
7	RESIDENTIAL	24,301.00	23,649.00	23,451.00	21,405.00	20,320.00	87%	12.24	286.71	67.23	23,451.00	20,320.00	30.00	677.33	2,145.00	1,204.00	-	652.00	198.00	-	-	850.00	-	-
6	RESIDENTIAL	25,494.00	24,842.00	24,651.00	22,614.00	23,719.00	96%	10.00	276.71	57.23	24,651.00	23,719.00	34.00	697.62	-	-	-	652.00	191.00	-	-	843.00	-	-
5	RESIDENTIAL	25,494.00	24,842.00	24,651.00	22,614.00	23,719.00	96%	10.00	266.71	47.23	24,651.00	23,719.00	34.00	697.62	-	-	-	652.00	191.00	-	-	843.00	-	-
4	RESIDENTIAL	25,494.00	24,842.00	24,651.00	22,614.00	23,719.00	96%	10.00	256.71	37.23	24,651.00	23,719.00	34.00	697.62	-	-	-	652.00	191.00	-	-	843.00	-	-
3	RESIDENTIAL	25,494.00	24,842.00	24,651.00	22,614.00	23,719.00	96%	10.00	246.71	27.23	24,651.00	23,719.00	34.00	697.62	-	-	-	652.00	191.00	-	-	843.00	-	-
2	RESIDENTIAL	25,572.00	24,701.00	24,500.00	22,286.00	23,340.00	95%	10.00	236.71	17.23	24,578.00	23,340.00	34.00	686.47	-	-	-	793.00	201.00	-	-	994.00	-	-
1	RESIDENTIAL/COMME...	24,190.00	22,714.00	22,530.00	13,815.00	14,050.00	61%	9.88	226.83	7.35	23,213.00	14,050.00	24.00	585.42	-	4,295.50	3,014.00	793.00	184.00	-	-	977.00	-	-
P1	LOADING/AMENITY	28,299.00	24,533.00	4,928.00	2,605.00	-	-	18.42	-	-	0.00	-	-	0.00	2,313.00	-		783.00	3,693....	246.00	17,964.00	22,686.00	25.00	21.00
	SUBTOTAL	**204,338.00**	**194,965.00**	**174,013.00**	**150,567.00**	**152,586.00**	**-**	**-**	-	-	**169,846.00**	**152,586.00**	**224.00**	**681.19**	**4,458.00**	**5,499.50**	**3,014.00**	**5,629.00**	**3,693.0**	**246.00**	**17,964.00**	**28,879.00**	**25.00**	**21.00**
P2	PARKING	31,469.00	29,001.00	1,662.00	1,309.00	-	-	9.33	-	-	-	-	-	-	-	-		783.00	2,647....	-	25,783.00	783.00	-	86.00
P3	PARKING	31,256.00	31,256.00	1,723.00	1,326.00	-	-	9.00	-	-	-	-	-	-	-	-		783.00	3,076....	-	27,328.00	783.00	-	82.00
	SUBTOTAL	**62,725.00**	**60,257.00**	**3,385.00**	**2,635.00**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**		**1,566.00**	**5,723.0**	**-**	**53,111.00**	**1,566.00**	**-**	**168.00**
	TOTAL	**267,063.00**	**255,222.00**	**177,398.00**	**153,202.00**	**152,586.00**	**-**	**-**	**-**	**-**	**169,846.00**	**152,586.00**	**224.00**	**681.19**	**4,458.00**	**5,499.50**	**3,014.00**	**7,195.00**	**9,416....**	**246.00**	**71,075.00**	**30,445.00**	**25.00**	**189.00**

	UNIT COUNT/ AREA	PARKING REQUIRED	PARKING PROVIDED	BIKE PARKING/UNIT	BIKE PARKING REQUIRED	BIKE PARKING...
RETAIL	PER 1000, 2	6	7	IF > 20000 SF, PER 10000 NSF, 1	-	-
RESIDENTIAL	PER DU 0.75	168	182	PER 10 DU, 1	23	25
TOTAL		174	189		23	25

2

2

2

	LEVEL	2X2	1X1	URBAN	TOTAL UNITS
Amenity	Roof				
	7	4	13	13	30
	6	6	15	13	34
	5	6	15	13	34
	4	6	15	13	34
	3	6	15	13	34
	2	6	15	13	34
	1	1	11	12	24

	2X2	1X1	URBAN	TOTAL UNITS
Totals	35	99	90	224
All Levels				
Percentage	16%	44%	40%	

Average Unit Area...	2x2	1x1	URBAN	Total
7	4,129	8,480	7,711	20,320
6	6,219	9,814	7,686	23,719
5	6,219	9,814	7,686	23,719
4	6,219	9,814	7,686	23,719
3	6,219	9,814	7,686	23,719
2	6,120	9,593	7,627	23,340
1	1,006	6,415	6,629	14,050
Grand Total	36,131	63,744	52,711	152,586
Average	1,032	644	586	681

FAR CALCULATIONS (SF)				
LEVEL	USE	GROSS FLOOR AREA FOR FAR	EXEMPT RETAIL	Total FAR
7	RESIDENTIAL	23,451.00	0	23,451
6	RESIDENTIAL	24,651.00	0	24,651
5	RESIDENTIAL	24,651.00	0	24,651
4	RESIDENTIAL	24,651.00	0	24,651
3	RESIDENTIAL	24,651.00	0	24,651
2	RESIDENTIAL	24,500.00	0	24,500
1	RESIDENTIAL/COMMERCIAL	22,530.00	3,014.00	19,516
P1	LOADING	4,928.00	0	4,928
	SUBTOTAL	**174,013.00**	**3,014.00**	170,999
P2	PARKING	1,662.00	0	1,662
P3	PARKING	1,723.00	0	1,723
	SUBTOTAL	3,385.00		3,385
	TOTAL	**177,398.00**	**3,014.00**	174,384
				3.894

2

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

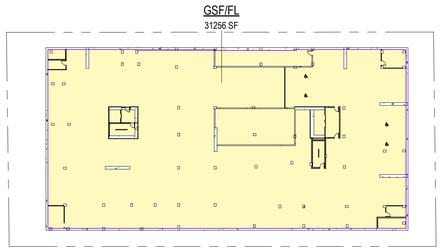
AREA SUMMARY

DRAWN	CHECKED
YR	RT
SCALE	DATE
	04.03.2023

PROJECT NO. 21-024

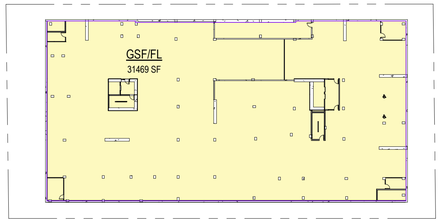
DRAWING NO. **G105.6** REVISION NO.

36" x 24" - SHEET SIZE



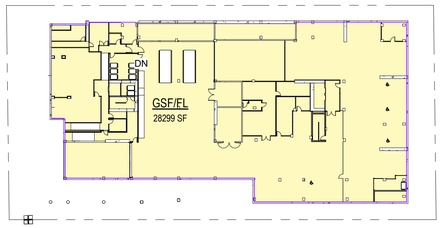
1 P3

SCALE: 1" = 50'-0"



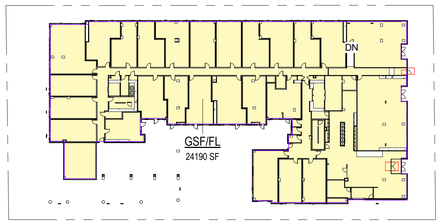
2 P2

SCALE: 1" = 50'-0"



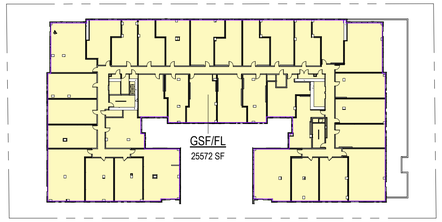
3 P1

SCALE: 1" = 50'-0"



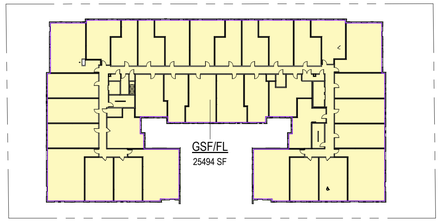
4 Level 1

SCALE: 1" = 50'-0"



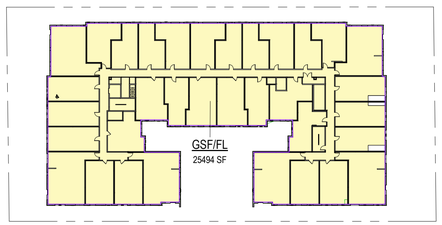
5 Level 2

SCALE: 1" = 50'-0"



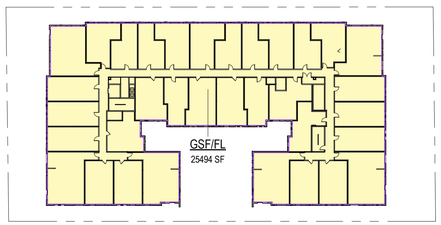
6 Level 3

SCALE: 1" = 50'-0"



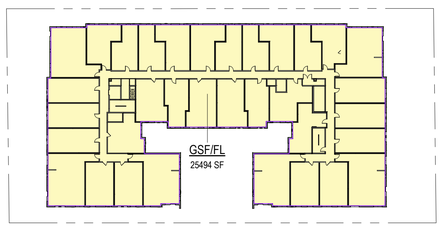
7 Level 4

SCALE: 1" = 50'-0"



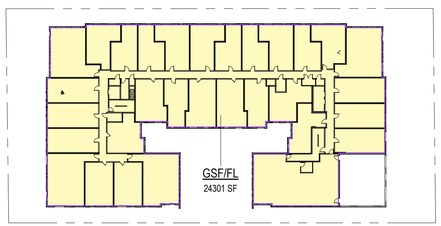
8 Level 5

SCALE: 1" = 50'-0"



9 Level 6

SCALE: 1" = 50'-0"



10 Level 7

SCALE: 1" = 50'-0"

Area Schedule (Gross SF/Floor)	
Level	Area
P3	31256 SF
P2	31469 SF
P1	28299 SF
Level 1	24190 SF
Level 2	25572 SF
Level 3	25494 SF
Level 4	25494 SF
Level 5	25494 SF
Level 6	25494 SF
Level 7	24301 SF
Grand total	267066 SF

GROSS SQUARE FEET / FLOOR

20.25D.020 DEF. FOR BELRED

GROSS SF/FLOOR. FLOOR AREA IN SQUARE FEET WITHIN THE SURROUNDING EXTERIOR WALLS MEASURED FROM THE INTERIOR WALL SURFACE AND INCLUDING OPENINGS IN THE FLOOR PLATE SUCH AS VENT SHAFTS, STAIRWELLS, AND INTERIOR ATRIUMS.

G.S.F. TYPE

GSF/FL

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

G.S.F. / FL. DIAGRAMS AND TABLE

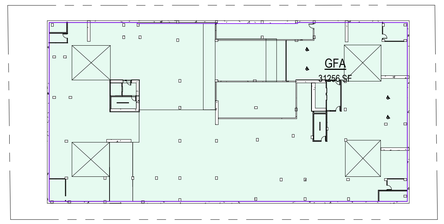
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YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G106** — REVISION NO.

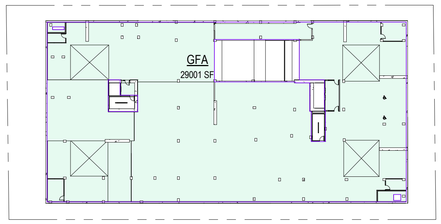
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36" x 24" - SHEET SIZE



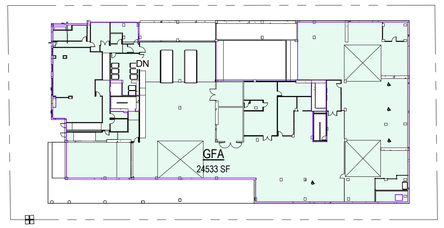
1 P3

SCALE: 1" = 50'-0"



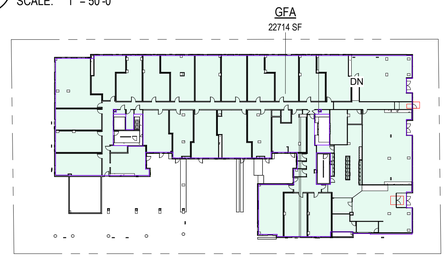
2 P2

SCALE: 1" = 50'-0"



3 P1

SCALE: 1" = 50'-0"



4 Level 1

SCALE: 1" = 50'-0"



5 Level 2

SCALE: 1" = 50'-0"



6 Level 3

SCALE: 1" = 50'-0"



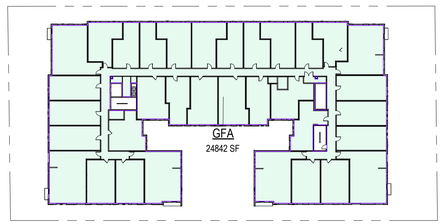
7 Level 4

SCALE: 1" = 50'-0"



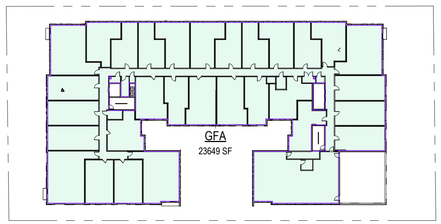
8 Level 5

SCALE: 1" = 50'-0"



9 Level 6

SCALE: 1" = 50'-0"



10 Level 7

SCALE: 1" = 50'-0"

GFA TABLE		
Level	Name	Area
P3	GFA	31256 SF
P3		31256 SF
P2	GFA	29001 SF
P2		29001 SF
P1	GFA	24533 SF
P1		24533 SF
Level 1	GFA	22714 SF
Level 1		22714 SF
Level 2	GFA	24701 SF
Level 2		24701 SF
Level 3	GFA	24842 SF
Level 3		24842 SF
Level 4	GFA	24842 SF
Level 4		24842 SF
Level 5	GFA	24842 SF
Level 5		24842 SF
Level 6	GFA	24842 SF
Level 6		24842 SF
Level 7	GFA	23649 SF
Level 7		23649 SF
Grand total: 10		255222 SF

G.F.A. TABLE

20.50.020 F DEF.

FLOOR AREA, GROSS. THE AREA INCLUDED WITHIN THE INSIDE FINISHED WALL SURFACE OF THE SURROUNDING EXTERIOR WALLS OF A BUILDING, EXCLUDING INTERIOR OPENINGS IN FLOOR PLATES (E.G., VENT SHAFTS, STAIR WELLS, AND INTERIOR ATRIUMS), OUTDOOR COURTS AND EXTERIOR BALCONIES. (ORD. 5050, 1-20-98, § 13; ORD. 2945, 2-2-81, § 20)

G.F.A. TYPE

RESIDENTIAL

INTERIOR OPENINGS

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

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LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

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MZA ARCHITECTURE

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NORTH ARROW

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DRAWING TITLE

GFA DIAGRAMS AND TABLE

DRAWN	CHECKED
YR	RT
SCALE	DATE
As indicated	04.03.2023

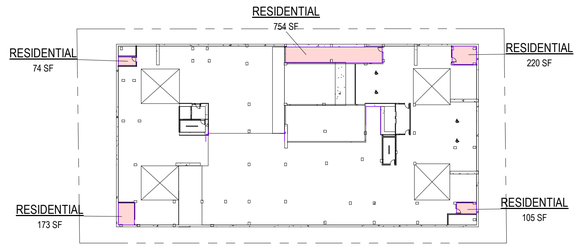
PROJECT NO. 21-024

DRAWING NO. **G107**

REVISION NO.

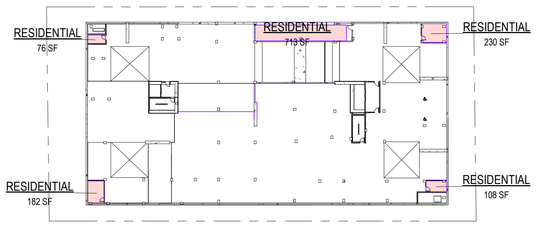
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36" x 24" - SHEET SIZE



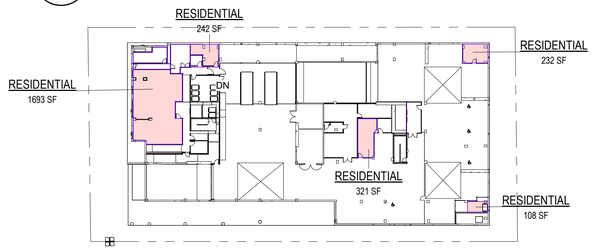
1 P3

SCALE: 1" = 50'-0"



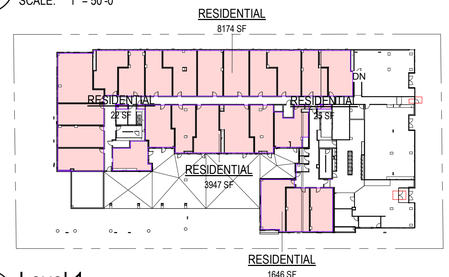
2 P2

SCALE: 1" = 50'-0"



3 P1

SCALE: 1" = 50'-0"



4 Level 1

SCALE: 1" = 50'-0"



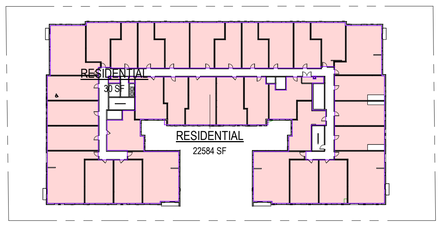
5 Level 2

SCALE: 1" = 50'-0"



6 Level 3

SCALE: 1" = 50'-0"



7 Level 4

SCALE: 1" = 50'-0"



8 Level 5

SCALE: 1" = 50'-0"



9 Level 6

SCALE: 1" = 50'-0"



10 Level 7

SCALE: 1" = 50'-0"

NSF TABLE		
Level	Name	Area
P3	RESIDENTIAL	74 SF
P3	RESIDENTIAL	173 SF
P3	RESIDENTIAL	220 SF
P3	RESIDENTIAL	105 SF
P3	RESIDENTIAL	754 SF
P3		1326 SF
P2	RESIDENTIAL	182 SF
P2	RESIDENTIAL	230 SF
P2	RESIDENTIAL	108 SF
P2	RESIDENTIAL	713 SF
P2	RESIDENTIAL	76 SF
P2		1309 SF
P1	RESIDENTIAL	1693 SF
P1	RESIDENTIAL	321 SF
P1	RESIDENTIAL	232 SF
P1	RESIDENTIAL	108 SF
P1	RESIDENTIAL	242 SF
P1		2596 SF
Level 1	RESIDENTIAL	8174 SF
Level 1	RESIDENTIAL	3947 SF
Level 1	RESIDENTIAL	1646 SF
Level 1	RESIDENTIAL	25 SF
Level 1	RESIDENTIAL	22 SF
Level 1		13815 SF
Level 2	RESIDENTIAL	22264 SF
Level 2	RESIDENTIAL	22 SF
Level 2		22286 SF
Level 3	RESIDENTIAL	22584 SF
Level 3	RESIDENTIAL	30 SF
Level 3		22614 SF
Level 4	RESIDENTIAL	22584 SF
Level 4	RESIDENTIAL	30 SF
Level 4		22614 SF
Level 5	RESIDENTIAL	22584 SF
Level 5	RESIDENTIAL	30 SF
Level 5		22614 SF
Level 6	RESIDENTIAL	22584 SF
Level 6	RESIDENTIAL	30 SF
Level 6		22614 SF
Level 7	RESIDENTIAL	21375 SF
Level 7	RESIDENTIAL	30 SF
Level 7		21405 SF
Grand total		153195 SF

NET SQUARE FEET

20.50.036 N DEF

NET SQUARE FEET. THE TOTAL NUMBER OF SQUARE FEET WITHIN THE INSIDE FINISHED WALL SURFACE OF THE OUTER BUILDING WALLS OF A STRUCTURE, EXCLUDING MAJOR VERTICAL PENETRATIONS OF THE FLOOR (ELEVATOR AND OTHER MECHANICAL SHAFTS, STAIR WELLS), MECHANICAL EQUIPMENT, PARKING AREAS, COMMON RESTROOMS, COMMON LOBBIES, AND COMMON HALLWAYS. STORAGE AREA IS INCLUDED IN THE NET SQUARE FEET CALCULATION UNLESS THE PROPERTY OWNER DEMONSTRATES THAT IT CANNOT BE CONVERTED TO HABITABLE SPACE.

N.S.F. TYPE

RESIDENTIAL

VERTICAL PENETRATIONS OF THE FLOOR, MECHANICAL EQUIPMENT, PARKING AREAS, COMMON RESTROOMS, COMMON LOBBIES, AND COMMON HALLWAYS

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

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LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

NSF DIAGRAMS AND TABLE

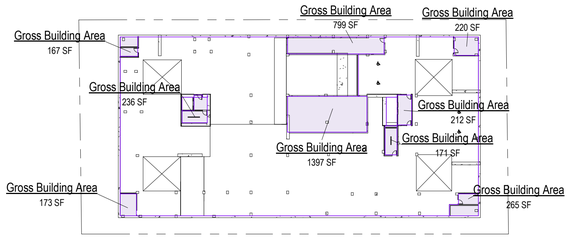
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YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G108** — REVISION NO.

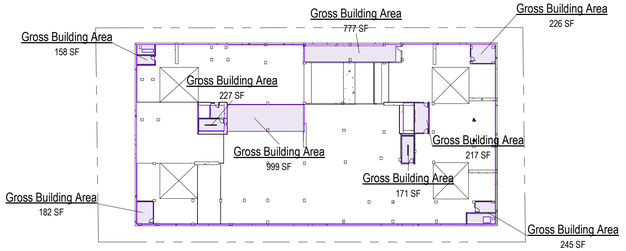
6/19/2023 4:50:57 PM

36" x 24" - SHEET SIZE



1 P3

SCALE: 1" = 50'-0"



2 P2

SCALE: 1" = 50'-0"

G.S.F TABLE (COB)		
Level	Name	Area
P3	Gross Building Area	167 SF
P3	Gross Building Area	236 SF
P3	Gross Building Area	1397 SF
P3	Gross Building Area	173 SF
P3	Gross Building Area	799 SF
P3	Gross Building Area	220 SF
P3	Gross Building Area	265 SF
P3	Gross Building Area	212 SF
P3	Gross Building Area	171 SF
P3		3640 SF
P2	Gross Building Area	158 SF
P2	Gross Building Area	227 SF
P2	Gross Building Area	182 SF
P2	Gross Building Area	999 SF
P2	Gross Building Area	245 SF
P2	Gross Building Area	226 SF
P2	Gross Building Area	217 SF
P2	Gross Building Area	777 SF
P2	Gross Building Area	171 SF
P2		3201 SF
P1	Gross Building Area	6085 SF
P1	Gross Building Area	2498 SF
P1	Gross Building Area	251 SF
P1	Gross Building Area	244 SF
P1	Gross Building Area	422 SF
P1		9500 SF
Level 1	Gross Building Area	23299 SF
Level 1		23299 SF
Level 2	Gross Building Area	25322 SF
Level 2		25322 SF
Level 3	Gross Building Area	25265 SF
Level 3		25265 SF
Level 4	Gross Building Area	25265 SF
Level 4		25265 SF
Level 5	Gross Building Area	25265 SF
Level 5		25265 SF
Level 6	Gross Building Area	25265 SF
Level 6		25265 SF
Level 7	Gross Building Area	24072 SF
Level 7		24072 SF
Grand total		190094 SF

GROSS SQUARE FEET TABLE

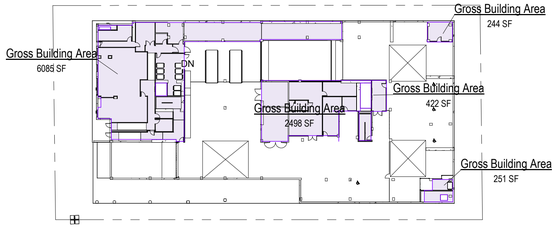
20.50.022 G DEF.

GROSS SQUARE FEET. TOTAL NUMBER OF SQUARE FEET WITHIN THE INSIDE FINISHED WALL SURFACE OF THE OUTER BUILDING WALLS OF A STRUCTURE, EXCLUDING VENT SHAFTS, OUTDOOR COURTS AND PARKING. (ORD. 3747, 1-20-87, § 19)

G.S.F. TYPE

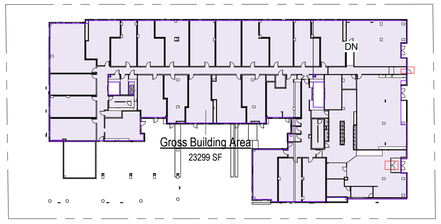
GSF/FL

VENT SHAFTS, OUTDOOR COURTS AND PARKING



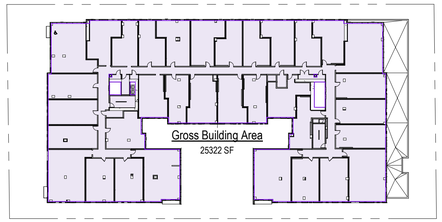
3 P1

SCALE: 1" = 50'-0"



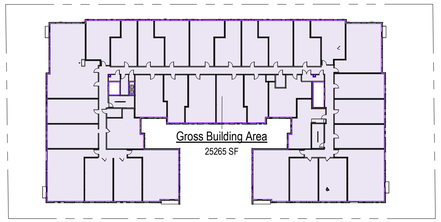
4 Level 1

SCALE: 1" = 50'-0"



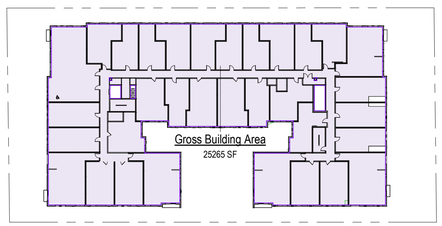
5 Level 2

SCALE: 1" = 50'-0"



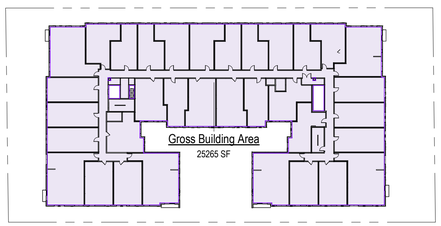
6 Level 3

SCALE: 1" = 50'-0"



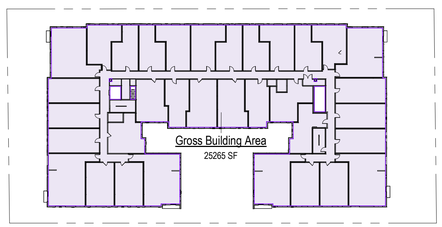
7 Level 4

SCALE: 1" = 50'-0"



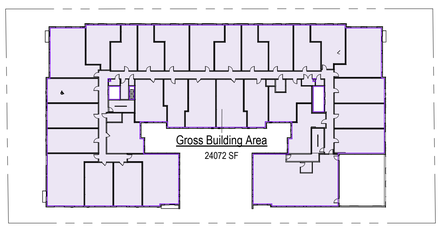
8 Level 5

SCALE: 1" = 50'-0"



9 Level 6

SCALE: 1" = 50'-0"



10 Level 7

SCALE: 1" = 50'-0"

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

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NORTH ARROW

N

DRAWING TITLE

GSF DIAGRAMS AND TABLE

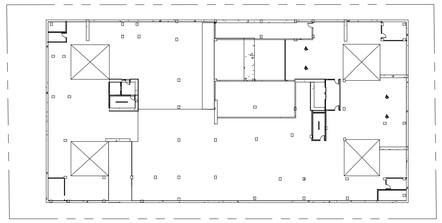
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YR	RT
SCALE	DATE
As indicated	04.03.2023

PROJECT NO. 21-024

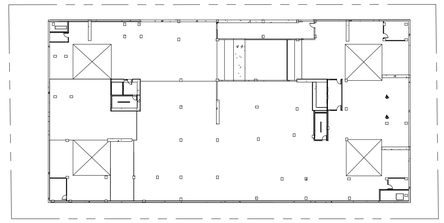
DRAWING NO. **G109** REVISION NO.

6/19/2023 4:51:09 PM

36" x 24" - SHEET SIZE



1 P3
SCALE: 1" = 50'-0"



2 P2
SCALE: 1" = 50'-0"

EXCEMPTED AREA		
Level	Name	Area
Level 1	EXEMPT	1769 SF
Level 1	EXEMPT	1244 SF
Grand total: 2		3014 SF

EXEMPTED AREA TABLE

20.25D.080 FLOOR AREA RATIO EXCEPTION

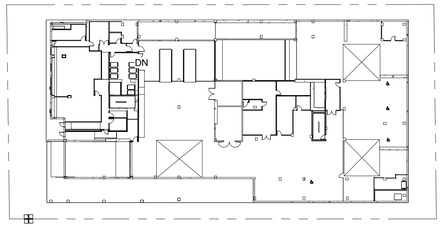
FLOOR AREA RATIO EXEMPTION

A. PER THE FAR AMENITY INCENTIVE SYSTEM, LUC 20.25D.090, FLOOR AREAS DEDICATED TO AFFORDABLE HOUSING, PUBLIC RESTROOMS, AND CHILD CARE/NONPROFIT USES SHALL NOT BE COUNTED FOR THE PURPOSE OF CALCULATING FAR.
B. EACH SQUARE FOOT OF GROUND FLOOR RETAIL AND ENCLOSED PLAZA MEETING THE CRITERIA SET FORTH BELOW SHALL NOT BE COUNTED FOR THE PURPOSE OF CALCULATING FAR.

EXEMPTED AREA

EXEMPT

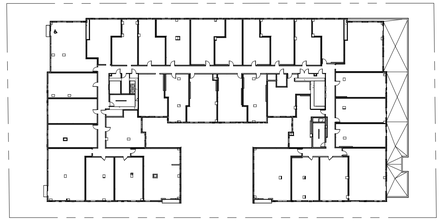
PROJECT WILL PROVIDE APPROXIMATELY 13,780.43SF OF AFFORDABLE HOUSING. SPECIFIC UNITS HAVE NOT BEEN INDENTIFIED AT THIS TIME, BUT WILL BE NOTED AND ADDED TO THESE PLAN IN FUTURE ITERATIONS



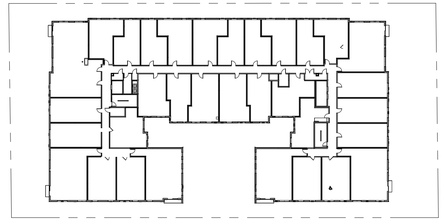
3 P1
SCALE: 1" = 50'-0"



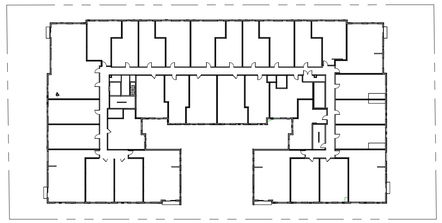
4 Level 1
SCALE: 1" = 50'-0"



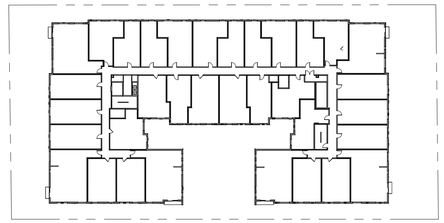
5 Level 2
SCALE: 1" = 50'-0"



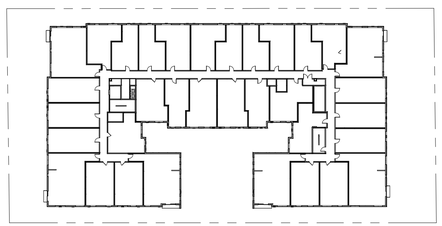
6 Level 3
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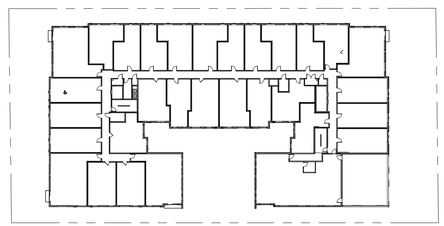
7 Level 4
SCALE: 1" = 50'-0"



8 Level 5
SCALE: 1" = 50'-0"



9 Level 6
SCALE: 1" = 50'-0"



10 Level 7
SCALE: 1" = 50'-0"

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

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1	ADR REVISION #1	2022.08.26

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MZA ARCHITECTURE

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6448
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Ming Zhang
STATE OF WASHINGTON
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NORTH ARROW
N

DRAWING TITLE

EXEMPTED AREA DIAGRAMS AND TABLE

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

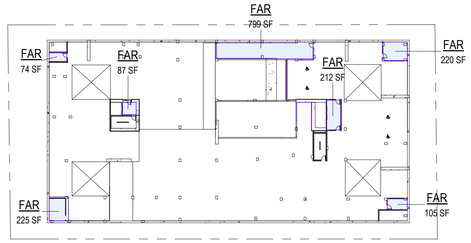
PROJECT NO. 21-024

DRAWING NO. **G110**

REVISION NO. 2

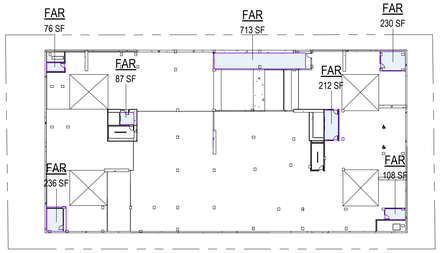
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36" x 24" - SHEET SIZE



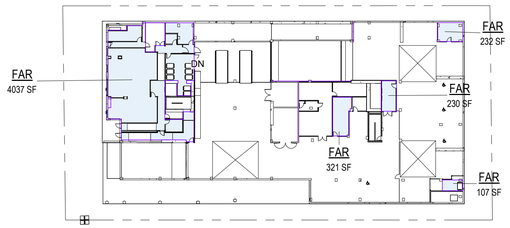
1 P3

SCALE: 1" = 50'-0"



2 P2

SCALE: 1" = 50'-0"



3 P1

SCALE: 1" = 50'-0"



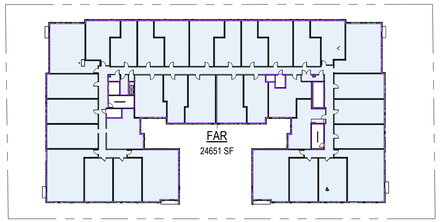
4 Level 1

SCALE: 1" = 50'-0"



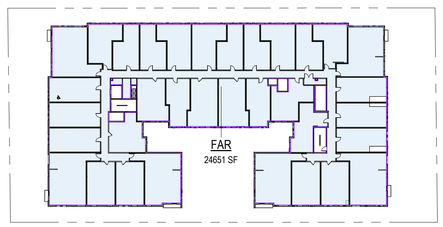
5 Level 2

SCALE: 1" = 50'-0"



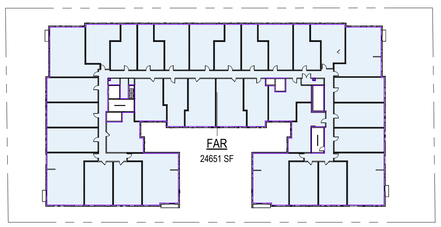
6 Level 3

SCALE: 1" = 50'-0"



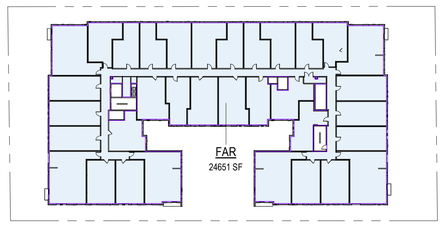
7 Level 4

SCALE: 1" = 50'-0"



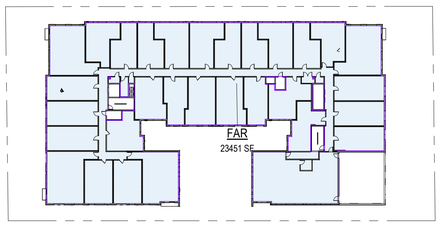
8 Level 5

SCALE: 1" = 50'-0"



9 Level 6

SCALE: 1" = 50'-0"



10 Level 7

SCALE: 1" = 50'-0"

FAR TABLE		
Level	Name	Area
P3	FAR	1723 SF
P3		1723 SF
P2	FAR	1662 SF
P2		1662 SF
P1	FAR	4928 SF
P1		4928 SF
Level 1	FAR	22530 SF
Level 1		22530 SF
Level 2	FAR	24500 SF
Level 2		24500 SF
Level 3	FAR	24651 SF
Level 3		24651 SF
Level 4	FAR	24651 SF
Level 4		24651 SF
Level 5	FAR	24651 SF
Level 5		24651 SF
Level 6	FAR	24651 SF
Level 6		24651 SF
Level 7	FAR	23451 SF
Level 7		23451 SF
Grand total: 26		177398 SF

FLOOR AREA RATIO

20 50.020 F DEF

FLOOR AREA RATIO (FAR). A MEASURE OF DEVELOPMENT INTENSITY EQUAL TO THE GROSS FLOOR AREA, EXCLUDING PARKING AND MECHANICAL FLOORS OR AREAS, DIVIDED BY NET ON-SITE LAND AREA (SQUARE FEET). NET ON-SITE LAND AREA INCLUDES THE AREA OF AN EASEMENT BUT DOES NOT INCLUDE PUBLIC RIGHT-OF-WAY.

F.A.R. TYPE

FAR

PARKING AND MECHANICAL FLOORS OR AREAS

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
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FAR DIAGRAMS AND TABLE

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YR	RT
SCALE	DATE
As indicated	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G111** — REVISION NO.

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36" x 24" - SHEET SIZE

MAX. DEVEL. POT. (SF)
20.25H.045

FLOOR AREA WITHIN THE BELRED LAND USE DISTRICTS, The maximum allowable floor area for a site which contains a critical area or critical area buffer is equal to the maximum FAR for the applicable BelRed Land Use District (refer to dimensional requirements of LUC 20.25D.080) times the buildable area in square feet plus the maximum FAR for the applicable BelRed Land Use District times the total area in critical area and critical area buffer in square feet times the development factor derived from subsection D of this section:

[(Maximum FAR for the applicable BelRed Land Use District)(Buildable area in square feet) + (Maximum FAR for the applicable BelRed Land Use District)(Total critical area and critical area buffer in square feet)(Development factor)] = ¶Maximum development potential within the BelRed Land Use Districts.}

	PARCEL LOT AREA	CRITICAL AREA & BUFFER	NET AREA	ALLOWED	PROPOSED
NORTHUP	148,785	4869	143,916	594,503	338,542
CHAMBERS	44,782	7583	37,199	173,992	174,384
TOTAL SF	193,567	12,452	181,115	768,494	512,926
TOTAL %	100.00%	6.43%	93.57%		

(4.00) (181,115) + (4.00) (12,452) (94%) = **770,238 SF**
770,238 / 193,567 = **3.98**

Floor Area Ratio (FAR)

Table 1 - FAR Amenities Earned

General Information	
BASE Permitted Floor Area (Base FAR of 1.0 x Project Limit)	1.0 x 44,782 = 44,782 SF
Max. Permitted Floor Area for Sites with Critical Area per LUC 20.25H.045.C	(Max. FAR 4.0) (37,199 SF Buildable Area) + (Max. FAR 4.0) (Total critical area and buffer 7,583 SF) (Development factor .8307) = 173,993 SF
	173,993 / 44,782 = 3.885 FAR
Gross Floor Area	**267,063 GFA Proposed** GFA Proposed: 267,063 Parking, MECH & Retail: 92,679 Proposed FAR 174,384
Proposed Gross Floor Area for FAR	**174,384 SF**
Proposed FAR	**174,384 / 44,782 = 3.894 FAR (>3.885) Refer to table below for combined FAR calculation with Northup Project**

TIER	Code Max.	12863 NORTHUP WY PER ADR A097B			CHAMBERS PER ADR G113			ADDITIONAL FAR FROM NORTHUP SITE			COMBINED		
	FAR	**Earned FAR**	**Earned SF**	**Notes**	**Earned FAR**	**Earned SF**	**Notes**	**Earned FAR**	**Earned SF**	**Notes**	**FAR**	**Earned SF**	**Notes**
BASE FAR	1.00	1.00	148,785	No amenity requirement for BASE FAR	1.00	44,782	No amenity requirement for BASE FAR	0			1.00	193,567	No amenity requirement for BASE FAR
TIER 1a (Affordable Housing)	1.25	1.25	185,981	**40,431 SF built affordable housing required**	1.25	55,978	55,978 SF X $26.85 = $1,503,009 = Fee-in-Lieu	0			1.25	241,959	**52,600 SF built affordable housing required or $1,503,009 Fee-in-Lieu**
TIER 1b (Outdoor Amenity)	1.25	0.03	3,776	3,776 SF x $19.03 = Fee-in-Lieu $71,857 = Fee-in-Lieu (Paid)	1.25	55,978	55,978 SF x $22.38 = Fee-in-Lieu $1,252,788 = Fee-in-Lieu	0.39	17,647	17,647 SF x $22.38 = $394,940 = Fee-in-Lieu	0.40	77,401	**$1,719,585= Fee-in-Lieu**
Tier 2	0.50	0.00	0		0.00	0		0.00	0		0.00	0	
TOTAL EARNED FAR Complies with LUC	4.00	2.28	338,542		3.50	156,737		0.39	17,647		2.65	512,926	
Max. Allowable FAR**		4.00	594,503		3.885	173,992					3.98	768,494	
Proposed Total		2.28	338,542	Total Building GFA for FAR - Tier 1a Afforable Housing	3.89	174,384					2.65	512,926	

2

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

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MZA ARCHITECTURE

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6446
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Ming Zhang
STATE OF WASHINGTON
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DRAWING TITLE
AMENITY & AFFORDABLE HOUSING CALCULATION

DRAWN	CHECKED
YR	CD
SCALE	DATE 04.03.2023

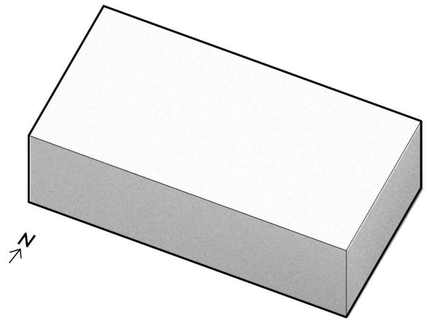
PROJECT NO. 21-024

DRAWING NO. **G113**

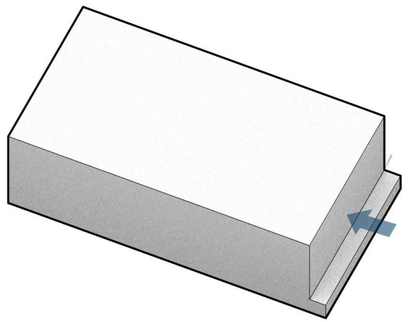
REVISION NO.

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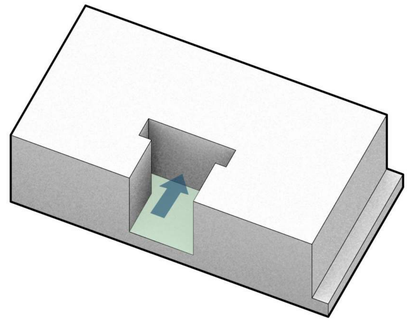
36" x 24" - SHEET SIZE



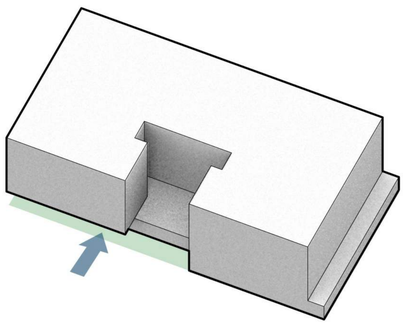
1. BEGIN AS A SIMPLE RECTANGULAR MASSING EXTENDING TO PROPERTY LINES.



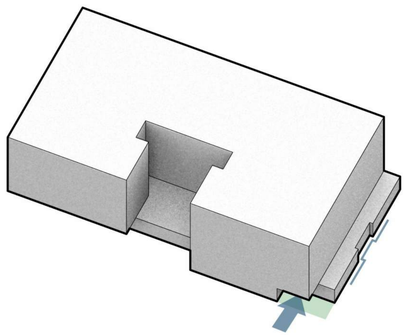
2. EAST SIDE PUSHED BACK PER SET BACK REQUIREMENTS.



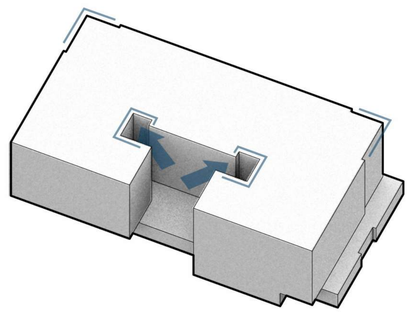
3. OPEN CENTRAL COURTYARD TO FACE SOUTH.



4. PUSH IN SOUTHWEST PODIUM TO CREATE GROUN-LEVEL OPEN SPACE.



5. RECESS SOUTHEAST CORNER AND EAST OF PODIUM TO CREATE INTERESTS FOR PEDESTRIAN EXPERIENCE.



6. INSET INNER CORNERS TO MAXIMIZE DAYLIGHT; RECESS OUTER CORNERS FOR BALCONY OPPORTUNITIES.

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MZA ARCHITECTURE

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DRAWING TITLE

MASSING & PERSPECTIVE VIEW

DRAWN	CHECKED
TC	RT
SCALE	DATE
	04.03.2023

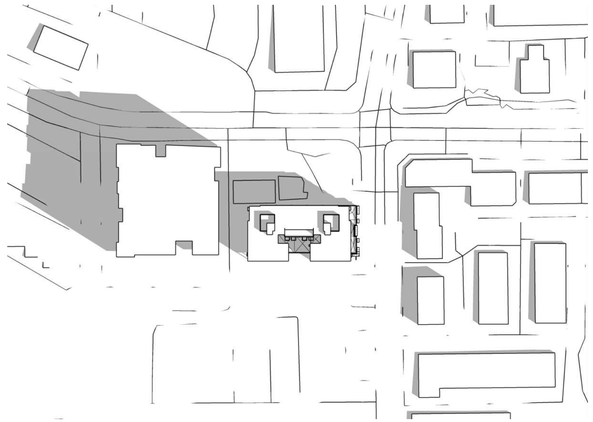
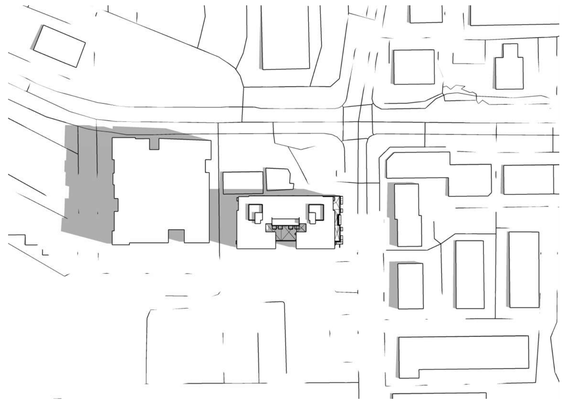
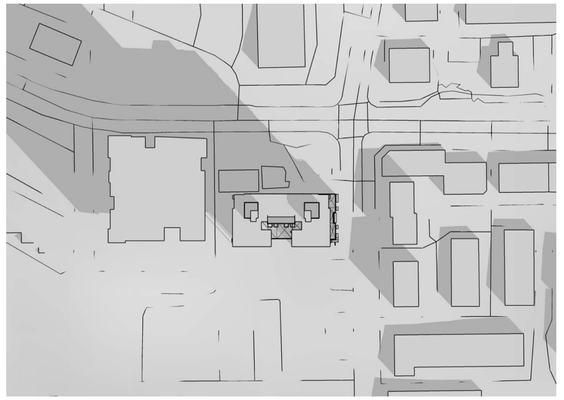
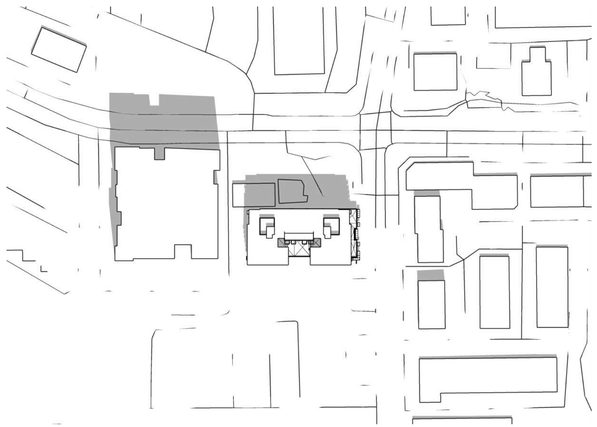
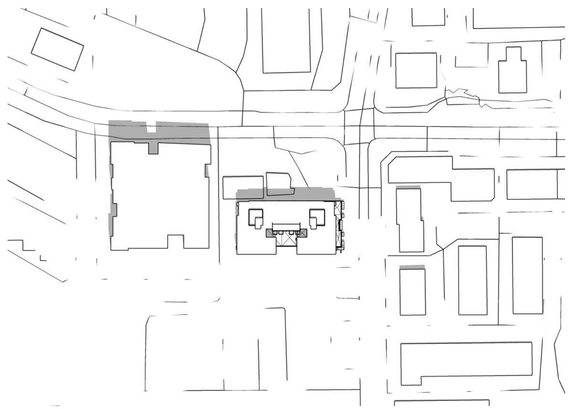
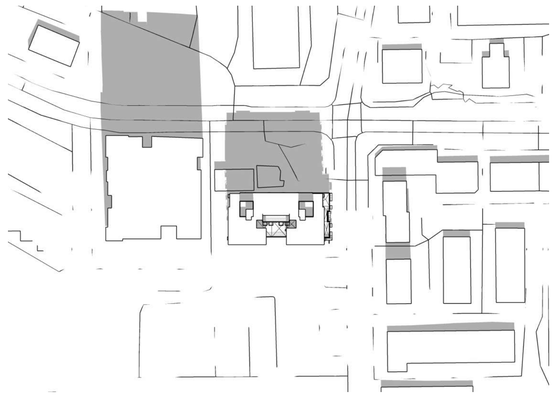
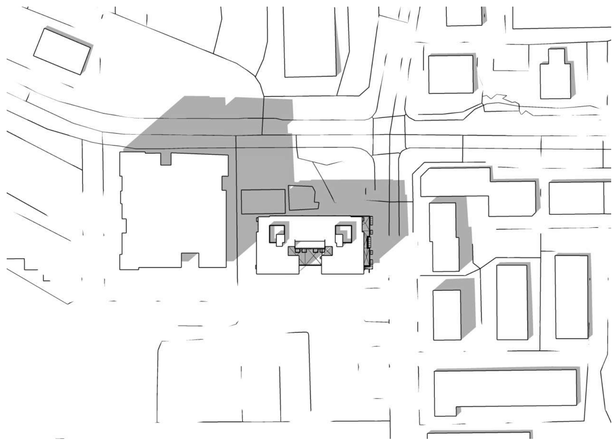
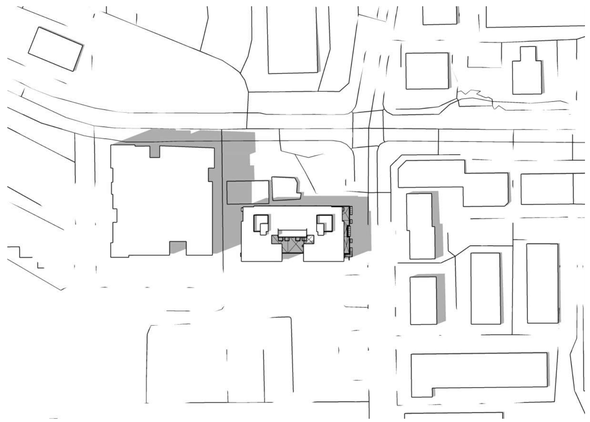
PROJECT NO.: 21-024

DRAWING NO.: **G115**

REVISION NO.:

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36" x 24" - SHEET SIZE

	SPRING EQUINOX / MAR 20TH	SUMMER SOLSTICE / JUN 21ST	WINTER SOLSTICE / DEC 21ST
9AM			
12PM			
3PM			

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

SOLAR STUDY

DRAWN	CHECKED
TC	RT
SCALE	DATE
	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **G117** — REVISION NO.

6/19/2023 4:51:37 PM

A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TWP. 25 N., RGE 5 E., W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON

LEGAL DESCRIPTION BEFORE BLA

PARCEL 1:

LOT A, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NUMBER 7712080749, IN KING COUNTY, WASHINGTON.

PARCEL 2:

LOTS B AND C, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NUMBER 7712080749, IN KING COUNTY, WASHINGTON.

SPECIAL EXCEPTIONS FROM TITLE REPORT

1. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF BELLEVUE SHORT PLAT NO. 77-79:

   RECORDING NO: 7712080749.

2. NOT A SURVEY MATTER.

3. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON DECLARATION OF LOT COMBINATION:

   RECORDING NO: 8701060784. – NONE DEPICTED OR DESCRIBED

4. NOT A SURVEY MATTER.

5. SUBJECT TO A MULTI-PURPOSE EASEMENT AS RECORDED ON DECEMBER 23, 2021 UNDER RECORDING NO. 20211223000767. EASEMENT IS DEPICTED HEREON.

6. SUBJECT TO A TEMPORARY CONSTRUCTION EASEMENT AS RECORDED ON DECEMBER 23, 2021 UNDER RECORDING NO. 20211223000779. EASEMENT IS DEPICTED HEREON.

7. NOT A SURVEY MATTER.

8. THE EFFECT, IF ANY, OF DECLARATION OF LOT COMBINATION:

   RECORDING DATE: OCTOBER 29, 1986
   RECORDING NO: 8610290603. – SAID INSTRUMENT WAS MODIFIED BY DECLARATION OF LOT COMBINATION RECORDED UNDER RECORDING NUMBER 20211223001714 TERMINATING THE PARKING/LANDSCAPE EASEMENT AND INGRESS/EGRESS/PARKING EASEMENT DESCRIBED IN SAID DECLARATION.

9. ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY:

   JOB NO.: 1699-011-021
   DATED: SEPTEMBER 8, 2021
   PREPARED BY: ESM CONSULTING ENGINEERS LLC
   MATTERS SHOWN:

   A) CONCRETE RETAINING WALL AND CHAIN LINK FENCE OF UNDETERMINED OWNERSHIP ALONG THE NORTH BOUNDARY OF SAID PREMISES APPEAR TO BE LOCATED SLIGHTLY NORTH OF SAID NORTH PROPERTY LINE;
   B) CHAIN LINK FENCE RUNNING NORTH TO SOUTH EXTENDS FROM SAID PREMISES ONTO THE SOUTHERLY ADJOINING PROPERTY;
   C) CHAIN LINK FENCE OF UNDETERMINED OWNERSHIP ALONG WESTERLY BOUNDARY DOES NOT CONFORM TO THE PROPERTY LINE.

10. NOT A SURVEY MATTER.

11. NOT A SURVEY MATTER.

12. NOT A SURVEY MATTER.

13. NOT A SURVEY MATTER.

14. NOT A SURVEY MATTER.

15. NOT A SURVEY MATTER.

16. NOT A SURVEY MATTER.

GENERAL NOTES

1. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY OF WASHINGTON, COMMITMENT ORDER NO. 230244-NCS, DATED MARCH 16, 2023. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, ESM CONSULTING ENGINEERS, L.L.C (ESM) HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS MAP. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
2. THE MONUMENTS SHOWN HEREON WERE VISITED IN THE FIELD DURING THE COURSE OF THIS SURVEY. ANGULAR AND LINEAR MEASUREMENTS WERE MADE WITH A TRIMBLE TOTAL STATION CALIBRATED WITHIN THE LAST YEAR.
3. THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 44,782 SQUARE FEET OR APPROXIMATELY 1.028 ACRE(S).
4. PARCELS A AND B ABUT 130TH AVENUE NE, A PUBLIC RIGHT-OF-WAY.
5. FLOOD ZONE DESIGNATION = X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY NUMBER 53033C0368G, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), MAP REVISION DATE AUGUST 19, 2020.
6. CONSTRUCTION IS TAKING PLACE TO THE WEST OF THE PROJECT BUT NO CONSTRUCTION IS OCCURRING ALONG THE FRONTAGE WITH 130TH.
7. THERE ARE NO KNOWN PLOTTABLE OFFSITE EASEMENTS OR SERVITUDES ENCUMBERING THE PROPERTY BEYOND WHAT IS SHOWN HEREON.
8. THERE ARE NO KNOWN PROPOSED CHANGES TO THE RIGHT-OF-WAY.
9. CONTOUR INTERVAL IS 2 FOOT.
10. THE EXISTING OFFSITE FENCES ARE OF UNKNOWN OWNERSHIP.

SURVEY NOTES

1. BASIS OF BEARING IS N00°57'20"E BETWEEN A FOUND 4"X4" CONCRETE MONUMENT W/LEAD IN TACK IN CASE AT NORTHUP WAY AND 130TH AVENUE N.E. AND A FOUND 3" BRASS DISK STAMPED "IAG COR 43495 RESET 2020 35143" ON THE CENTERLINE OF 130TH AVENUE N.E.
2. VERTICAL DATUM IS NAVD-88.
3. HORIZONTAL DATUM IS NAVD-83 (2011).
4. THE OVERALL PARCEL DESCRIBED HEREON CURRENTLY CONSISTS OF 2 DIFFERENT TAX PARCELS PER THE LOT COMBINATION DOCUMENT RECORDED UNDER RECORDING NO. 8701060784. THE LEGAL DESCRIPTION REFERENCES THE CITY OF BELLEVUE SHORT PLAT 77-79 AS RECORDED UNDER RECORDING NO. 7712080749. AS A RESULT ALL THREE PREVIOUS LOT LINES ARE DEPICTED AS A REFERENCE.
5. THE LOT COMBINATION RECORDED UNDER RECORDING NUMBER 8610290603 CREATED LANDSCAPE AND INGRESS/EGRESS EASEMENTS WHICH HAVE SINCE BEEN EXTINGUISHED AND TERMINATED PER DOCUMENT RECORDED UNDER RECORDING NUMBER 20211223001714. THE FIRELINE EASEMENT REMAINS AND IS REFERENCED HEREON.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

1" TRIMBLE S5 MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100

TRIMBLE R8, REAL TIME KINEMATIC (RTK) GPS.

PROCEDURE USED: FIELD TRAVERSE WITH ACCURACY MEETING OR EXCEEDING THE REQUIREMENTS OF WAC-332-130-090

REFERENCES

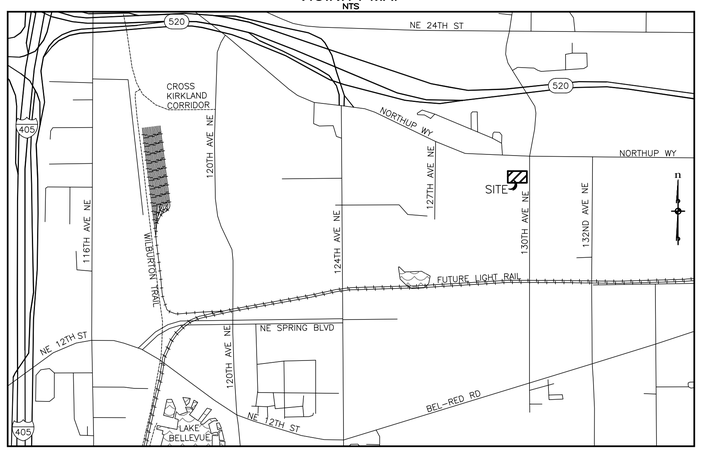
1. SHORT PLAT 77-79, RECORDING NO. 7712080749, RECORDS OF KING COUNTY, WASHINGTON.
2. LOT COMBINATION AGREEMENT, RECORDING NO. 8701060784, RECORDS OF KING COUNTY, WASHINGTON.
3. LOT COMBINATION AGREEMENT, RECORDING NO. 8610290603, RECORDS OF KING COUNTY, WASHINGTON

NOTE

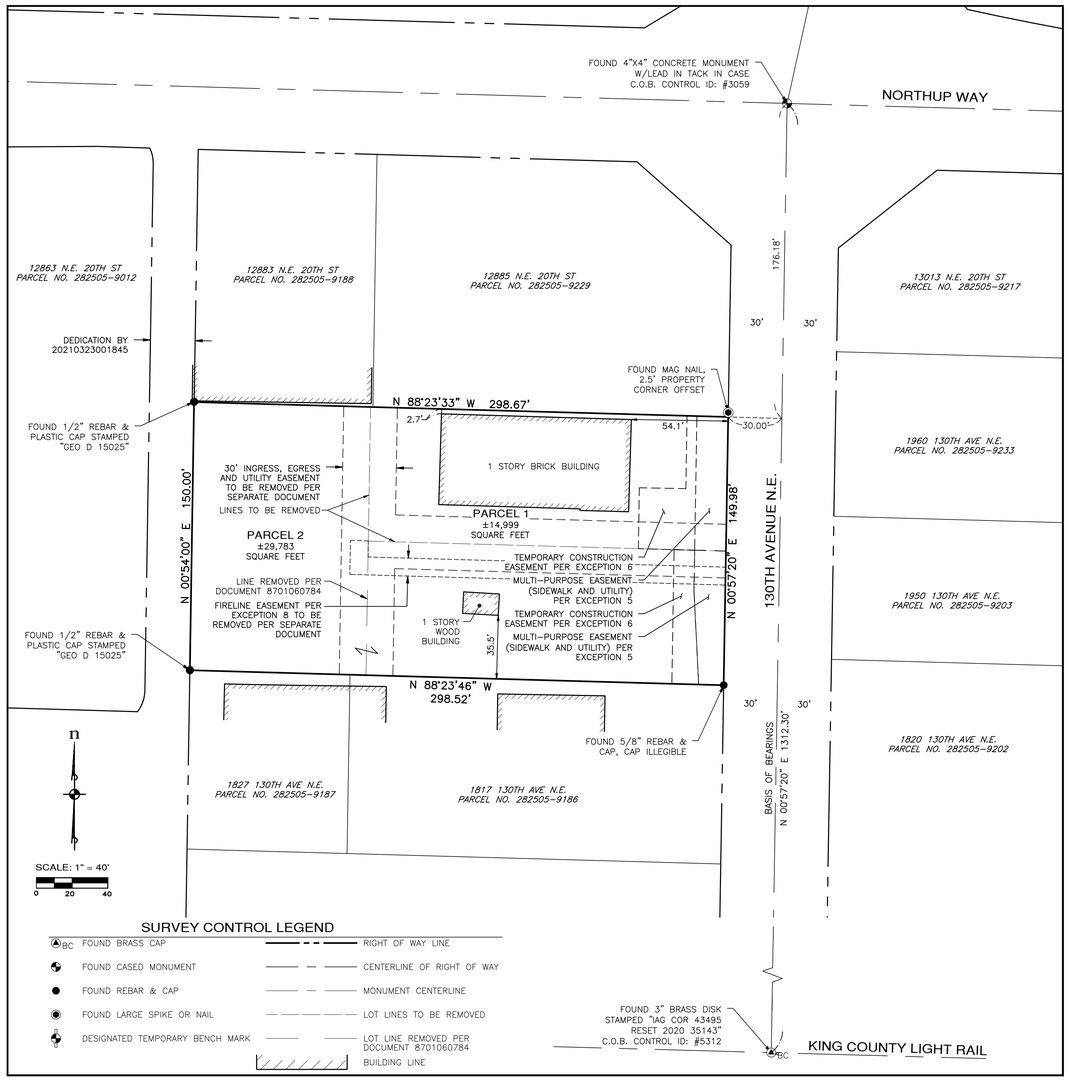
FOR DETAILED SURVEY MAPPING, SEE SHEET 2 OF 2.

VICINITY MAP

NTS



SURVEY CONTROL



SURVEY CONTROL LEGEND

BC	FOUND BRASS CAP		RIGHT OF WAY LINE
	FOUND CASED MONUMENT		CENTERLINE OF RIGHT OF WAY
	FOUND REBAR & CAP		MONUMENT CENTERLINE
	FOUND LARGE SPIKE OR NAIL		LOT LINES TO BE REMOVED
	DESIGNATED TEMPORARY BENCH MARK		LOT LINE REMOVED PER DOCUMENT 8701060784
			BUILDING LINE

VERTICAL DATUM

VERTICAL DATUM BENCHMARK
OWNER: CITY OF BELLEVUE IDENTIFIER: 1009
DESCRIPTION: 4"x4" CONCRETE MONUMENT WITH LEAD AND TACK IN MONUMENT CASE
LOCATION: AT THE INTERSECTION OF NORTHUP WAY AND 130TH AVENUE NE
ELEVATION: 228.401 U.S. FEET (NAVD 88)

SEE MAP FOR TEMPORARY BENCHMARK LOCATIONS.

TBM 1 – SET PK & WASHER, ELEVATION=224.19'

TBM 2 – SET PK & WASHER, ELEVATION=222.85'

HORIZONTAL DATUM

HORIZONTAL CONTROL POINT
OWNER: ESM
IDENTIFIER: 3000
DESCRIPTION: 4"X4" CONCRETE MONUMENT WITH LEAD AND TACK SET IN MONUMENT CASE
LOCATION: ROAD CENTERLINE AT INTERSECTION OF NORTHUP WAY AND 130TH AVENUE NE
NORTHING: 231945.875 FEET
EASTING: 1311556.052 FEET
NOTE: COORDINATES ARE NAD83(11)-COORDINATES DERIVED FROM WSRN OBSERVATIONS.

HORIZONTAL CONTROL POINT
OWNER: ESM
IDENTIFIER: 3006
DESCRIPTION: 3" BRASS DISK STAMPED "IAG COR 43495 RESET 2020 35143"
LOCATION: ON CENTERLINE OF 130TH AVENUE NE – 165'± NORTH OF INTERSECTION OF 130TH AVENUE NE AND NE 15TH PLACE
NORTHING: 230633.758 FEET
EASTING: 1311534.164 FEET
NOTE: COORDINATES ARE NAD83(11)-COORDINATES DERIVED FROM WSRN OBSERVATIONS.

LAND SURVEYOR'S CERTIFICATE

TO HOLLAND DEVELOPMENT, NASH – HOLLAND CHAMBERS BEL RED INVESTORS, LLC, NASH FINANCING LLC, AND CHICAGO TITLE COMPANY, AS FOLLOWS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 17, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 27, 2021.

DATE OF PLAT OR MAP: APRIL 12, 2023.

SCOTT A. FOSTER, REGISTERED SURVEYOR
STATE OF WASHINGTON REGISTRATION NO. 45782

SCOTT A. FOSTER · STATE OF WASHINGTON · 45782 · REGISTERED PROFESSIONAL LAND SURVEYOR · 04/12/23

REVISIONS		
NO.	DESCRIPTION/DATE	BY

ESM CONSULTING ENGINEERS, LLC
3500 188th St SW
Suite 633
Lynnwood, WA 98037
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 397-9900
www.esmcivil.com
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

HOLLAND DEVELOPMENT

1829 - 130TH AVENUE N.E.

ALTA/NSPS LAND TITLE SURVEY

CITY OF BELLEVUE WASHINGTON

JOB NO.:	1699-011-021
DWG. NAME:	ALTA-02
DESIGNED BY:	SAF
DRAWN BY:	JDC
CHECKED BY:	
DATE:	04-12-2023
DATE OF PRINT:	

G200.1

1 OF 2 SHEETS

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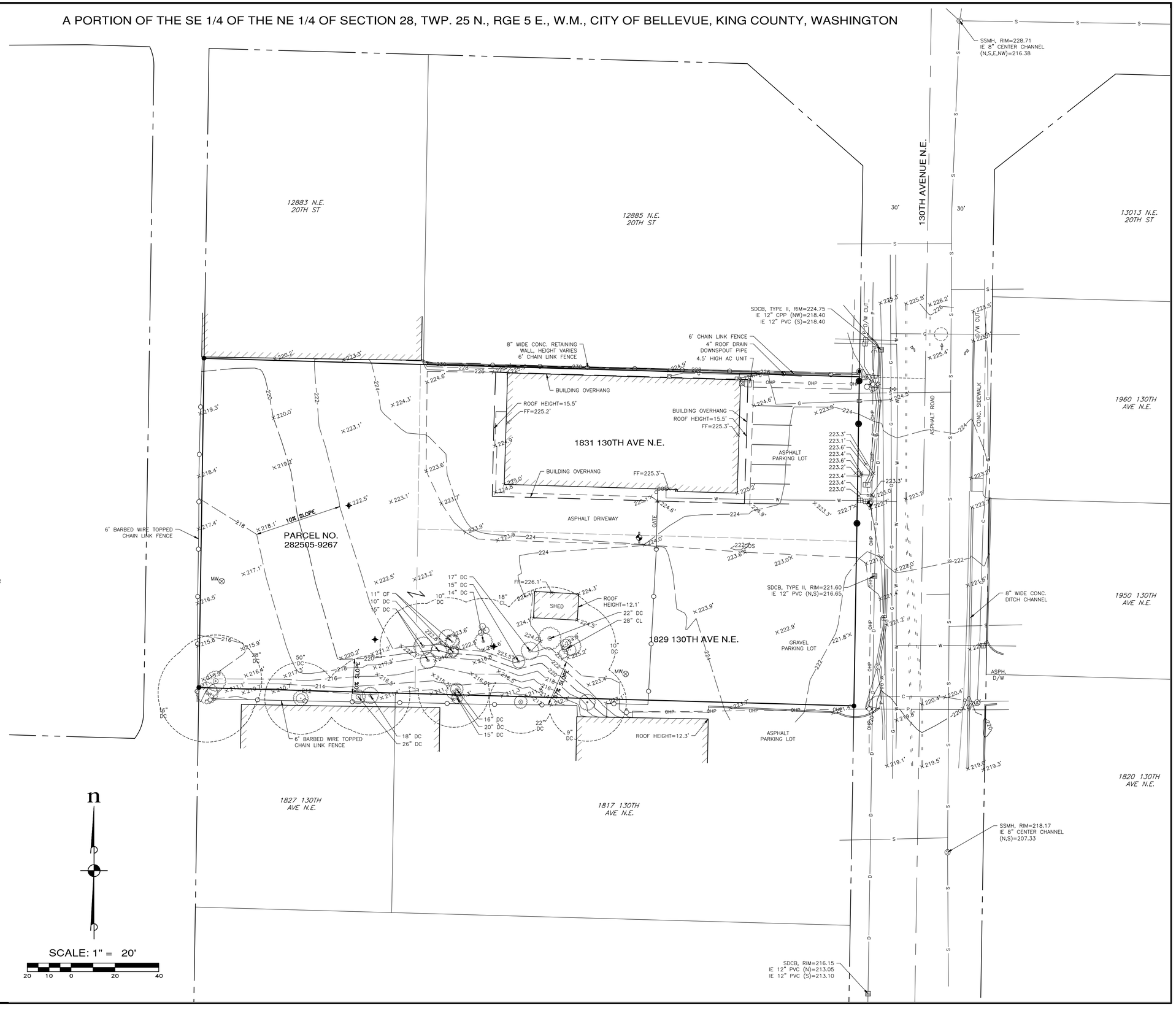
A PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 28, TWP. 25 N., RGE 5 E., W.M., CITY OF BELLEVUE, KING COUNTY, WASHINGTON

NOTE

FOR SURVEY CONTROL AND BOUNDARY INFORMATION, SEE SHEET 1 OF 2

LEGEND

- BOLLARD
- GATE
- INFORMATION SIGN
- COS — SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- ROOF DRAIN
- STORM DRAIN CATCH BASIN
- COMMUNICATIONS MANHOLE
- GAS METER
- GAS VALVE
- GUY ANCHOR
- EP — ELECTRICAL JUNCTION PULL/BOX
- ELECTRICAL METER
- POWER VAULT
- POWER POLE W/DROP LINE
- POWER POLE W/DROP LINE & LIGHT
- POWER POLE W/DROP LINE & TRANSFORMER
- FIRE HYDRANT
- HOSE BIB
- MW — MONITORING WELL
- WATER METER
- WATER VALVE
- STRAIGHT ARROW PAINT MARK
- LEFT TURN ARROW PAINT MARK
- RIGHT TURN ARROW PAINT MARK
- CLUSTER (CL)
- CONIFER (CF)
- DECIDUOUS (DC)
- 6"ø TRAFFIC SIGNAL SENSOR LOOP
- X123.4 — SPOT ELEVATION
- BOUNDARY LINE
- 536 — EXISTING GROUND CONTOURS
- FENCE, CHAIN-LINK
- C — COMMUNICATIONS, BURIED
- fo — FIBER OPTIC LINE
- G — GAS
- P — POWER, BURIED
- OHP — POWER & UTILITIES, OVERHEAD
- D — STORM
- S — SEWER
- W — WATER
- YELLOW/WHITE LANE BUTTONS
- DOUBLE YELLOW/WHITE LANE BUTTONS
- FOGLINE



SCALE: 1" = 20'

20 10 0 20 40

File: \\esmfs\DWG\Civil-2005\1699\011\02\Survey\ALTA-02.dwg
Plotted By: Jared Cole
Plotted At: 4/7/2023 2:09 PM

REVISIONS

NO.	DESCRIPTION/DATE	BY

SCOTT A. FORZ — STATE OF WASHINGTON — 45782 — REGISTERED LAND SURVEYOR

ESM CONSULTING ENGINEERS, LLC
3500 188th St SW
Suite 633
Lynnwood, WA 98037
www.esmcivil.com
FEDERAL WAY (253) 838-6113
LYNNWOOD (425) 397-9900
Civil Engineering
Public Works
Land Planning
Landscape Architecture
Land Surveying
Project Management

HOLLAND DEVELOPMENT

1829 - 130TH AVENUE N.E.

CITY OF BELLEVUE — WASHINGTON

ALTA/NSPS LAND TITLE SURVEY

JOB NO.:	1699-011-021
DWG. NAME:	ALTA-02
DESIGNED BY:	SAF
DRAWN BY:	JDC
CHECKED BY:	
DATE:	04-12-2023
DATE OF PRINT:	

G200.2

2 OF 2 SHEETS

36" x 24" - SHEET SIZE

Chambers Apartment

1829 130th AVE. NE Bellevue, WA 98004
Site Development For
ADR
City of Bellevue, Washington

Zoning agency

CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

Setbacks

SETBACKS:
CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

Flood Zone

THIS SITE APPEARS ON NATIONAL FLOOD INSURNACE RATE MAP, DATED AUG 19, 2020, COMMUNITY PANEL NO. 53007406526, AND IS SITUATED IN ZONE "X", AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN

Area

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 44,782 SQUARE FEET OR APPROXIMATELY 1.028 ACRE(S).

Parking Space Count

PARKING SPACES TOTAL 180

Utility Providers

SANITARY SEWERS, STORM DRAINAGE, AND WATER:
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

POWER AND NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

Vicinity Map

N.T.S.



Basis of Bearings

N 00°57'20" E, BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 130TH AVENUE NE.

Datum

HORIZONTAL DATUM:
NAD 83/91

VERTICAL DATUM:
NAVD 88

Benchmarks

TBM 1 - SET PK & WASHER, ELEVATION=224.15'

TBM 2 - SET PK & WASHER, ELEVATION=222.81'

Legal Description

PARCEL 1:

LOTS A, B AND C, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NO. 7712080749, IN KING COUNTY, WASHINGTON.

PARCEL 2:

EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.

Owner

HOLLAND PARTNER GROUP
1000 DEXTER AVENUE NORTH, SUITE 201
SEATTLE, WA 98109
206) 430-5975 CONTACT: KEVIN ELSWICK

Architect

MZA
1911 116TH AVE NE, SUITE 101
BELLEVUE, WA 98004
(425) 559-7888 CONTACT: KEVIN SUTTON

Civil Engineer

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: AARON FJELSTAD P.E.

Structural Engineer

COUGHLIN PORTER LUNDEEN
801 SECOND AVENUE, SUITE 900
SEATTLE, WA 98104
(206) 343-0460 CONTACT: GARO PEHLIVANIAN

Landscape Architect

JETT
2 THEATRE SQUARE, SUITE 218
ORINDA, CA 94563
(206) 909-3890 CONTACT: TODD BRONK

Transportation Engineer

TENW
11400 SE 8TH STREET, SUITE 200,
BELLEVUE, WA 98004
206-498-5897 CONTACT: CHRIS FORSTER, P.E.

General Contractor

HOLLAND CONSTRUCTION
1000 DEXTER AVENUE NORTH, SUITE 201
SEATTLE, WA 98109
206) 430-5975 CONTACT: KEVIN ELSWICK

Earthwork Quantities

CUT = 48,000 CY
FILL = 1,000 CY

NOTE:
THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

Civil Permitting Sheet Index

		ADR	MDP	GD	UE	BE
C000	COVER SHEET	X	X	X	X	
C003	SITE PLAN B	X				
C004	SITE PLAN B		X			
C010	UTILITY NOTES	X	X		X	
C011	GRADING NOTES	X	X	X	X	
C100	DEMOLITION PLAN	X	X	X	X	X
C200	TESC AND EXCAVATION PLAN	X	X	X		X
C210	TESC AND EXCAVATION DETAILS		X	X		X
C220	EXCAVATION SECTIONS	X	X	X		X
C400	UTILITY AND STORM DRAINAGE PLAN	X	X		X	
C410	UTILITY AND STORM DRAINAGE DETAILS		X		X	
C411	UTILITY AND STORM DRAINAGE DETAILS		X		X	
C412	UTILITY AND STORM DRAINAGE DETAILS		X		X	
C413	WEST BASIN DETENTION VAULT DETAILS		X		X	
C414	EAST BASIN DETENTION VAULT DETAILS		X		X	
C415	ROW WATER QUALITY		X		X	
C500	PAVING AND GRADING PLAN	X	X	X		
C510	PAVING AND GRADING DETAILS		X	X		
C601	ROADWAY PLAN & PROFILE - 129TH AVE NE	X	X	X		
C602	ROADWAY PLAN & PROFILE - 130TH AVE NE	X	X	X		
C610	ROADWAY DETAILS		X	X		
C620	ROADWAY SECTIONS	X	X	X		
C701	SIGHT DISTANCE PROFILES	X	X	X		
C702	FUTURE SIGHT DISTANCE PROFILES	X	X	X		
C801	AUTOTURN EXHIBIT - SU-30	X	X			
C802	AUTOTURN EXHIBIT - GARBAGE TRUCK	X	X			
C803	AUTOTURN EXHIBIT - PASSENGER CAR	X	X			
C900	EASEMENT EXHIBIT	X	X			
C901	ROADWAY ALIGNMENT EXHIBIT	X	X			

PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT — MZA
752 108th Ave NE, Suite 203,
Bellevue, WA 98004
T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN
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Seattle, WA 98104
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LANDSCAPE — JETT
95 S. Jackson St, Suite 100
Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION — TENW
Bellevue Gateway I, 11400 SE 8th St,
Suite 100, Bellevue, WA 98004
T: 425-250-5001

DRAWING STATUS
ADR

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MZA ARCHITECTURE

STAMP
AARON J. FJELSTAD — STATE OF WASHINGTON — 20441 — REGISTERED PROFESSIONAL ENGINEER — 06/16/2023

NORTH ARROW
N

DRAWING TITLE
COVER SHEET

DRAWN	CHECKED
JL	AJF
SCALE	DATE
AS NOTED	06/16/23

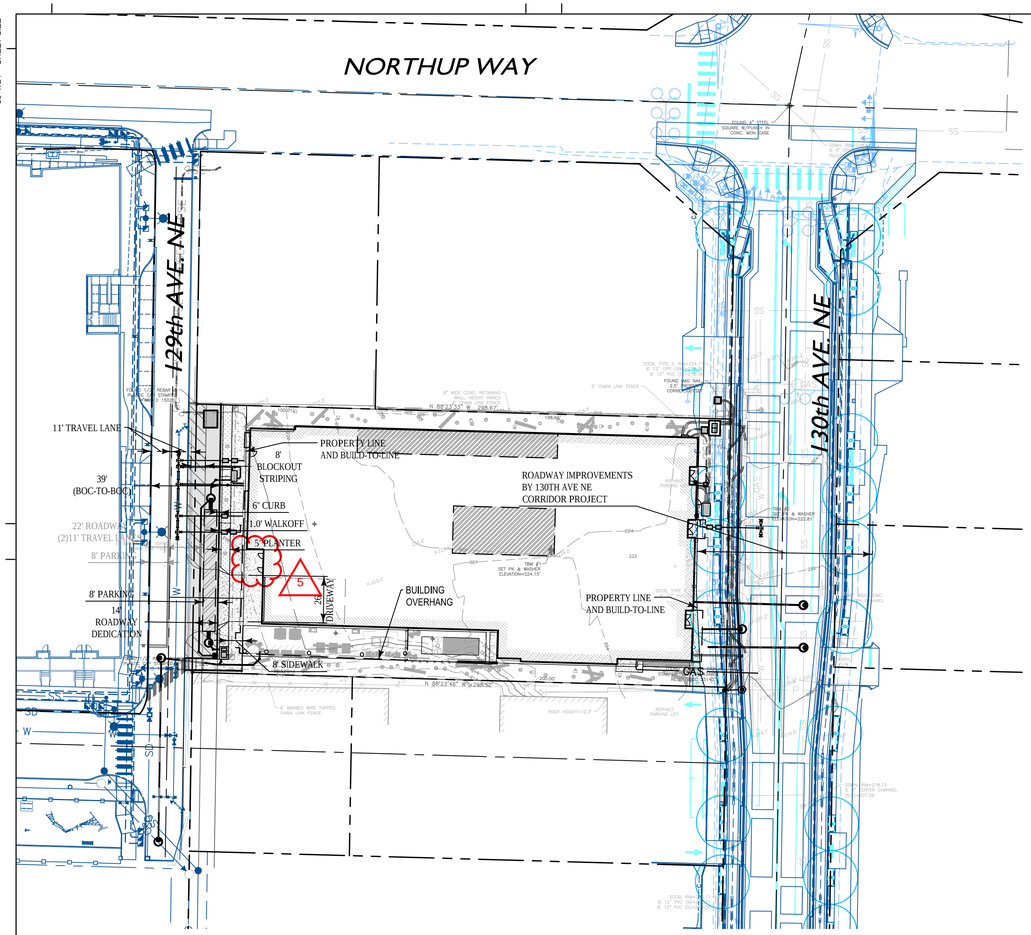
PROJECT NO.
1226-00

DRAWING NO.
C000

REVISION NO.

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36" x 24" - SHEET SIZE



Vicinity Map

N.T.S.



Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

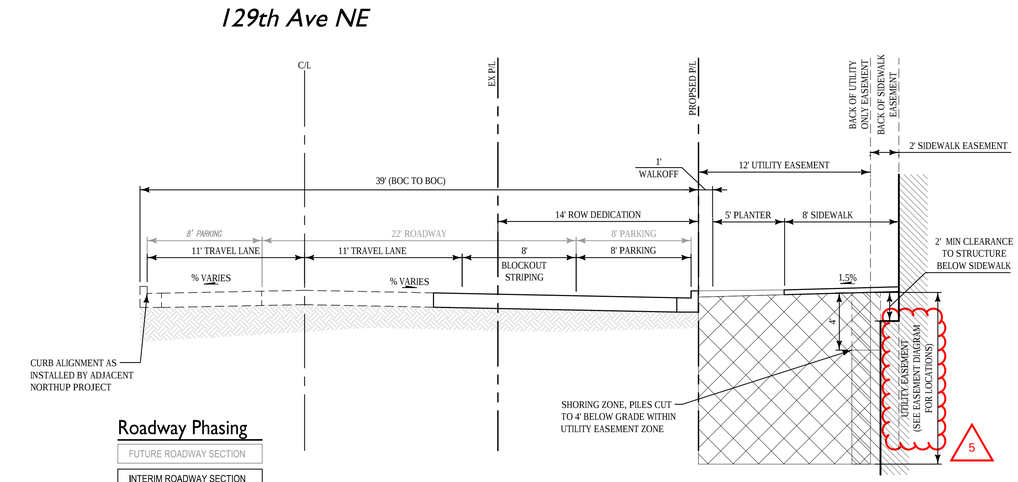
0 20 40 80

SCALE 1"=40'

Legend

- PROPERTY LINE (N 29°33'06" E – 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- CONCRETE RETAINING WALL
- CONCRETE CURB
- 12" DI W — WATER MAIN
- FH/FDC/PIV/VALVE
- WATER VAULT/METER
- 12"SS — 8" SS @ xx%
- SANITARY SEWER
- SANITARY MH/CO
- 8"SD — 8" SD @ xx%
- STORM DRAINAGE PIPE
- YD/CO/CB/CB 2/MH

129th Ave NE



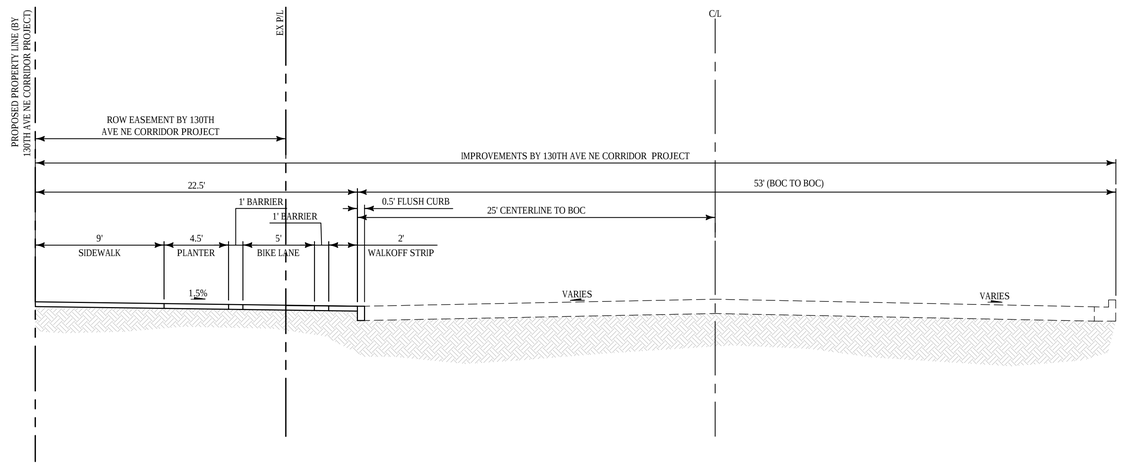
Roadway Phasing

- FUTURE ROADWAY SECTION
- INTERIM ROADWAY SECTION

1. 129th Ave N Typical Section (Looking North)

Scale 1"=5'

130th Ave NE



2. 130th Ave NE Typical Section (Looking North)

Scale 1"=5'

SITE ADDRESS:

1829 130TH AVE NE
1831 130TH AVE NE
BELLEVUE, WA

TAX ACCOUNT NO.

2825059266

ZONING:

~~DT-OLB-S~~

ZONING AGENCY:

CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

SETBACKS:

CURRENT SETBACK REQUIREMENTS SUBJECT TO SITE PLAN REVIEW. CURRENT SETBACKS MAY DIFFER FROM THOSE IN EFFECT DURING DESIGN/CONSTRUCTION OF EXISTING IMPROVEMENTS.

THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BY THE GOVERNING JURISDICTION INDICATES THAT STRUCTURES ON THIS PROPERTY COMPLIED WITH MINIMUM SETBACK AND HEIGHT REQUIREMENTS FOLLOWING CONSTRUCTION.

FLOOD ZONE:

THIS SITE APPEARS ON NATIONAL FLOOD INSURANCE RATE MAP, DATED AUG 19, 2020, COMMUNITY PANEL NO. 5300740652G, AND IS SITUATED IN ZONE 'X', AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

VERTICAL DATUM:

NAVD 88

AREA:

THE PROPERTY DEPICTED AND DESCRIBED HEREON ENCLOSES AN AREA OF APPROXIMATELY 44,782 SQUARE FEET OR APPROXIMATELY 1.028 ACRE(S).

EXISTING PARKING SPACE COUNT:

PARKING SPACES TOTAL 180 INCLUDING 8 DISABLED.

UTILITY PROVIDERS:

SANITARY SEWERS, STORM DRAINAGE, AND WATER:
CITY OF BELLEVUE
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
450 110TH AVENUE NE
PO BOX 90012
BELLEVUE, WA 98009-9012
(425) 452-6800

POWER AND NATURAL GAS:
PUGET SOUND ENERGY
10885 NE 4TH STREET, SUITE 1200
PO BOX 97034
BELLEVUE, WA 98009-9734
(425) 454-6363
(888) 225-5773

TELEPHONE:
CENTURY LINK
1600 7TH AVENUE
SEATTLE, WA 98191
(800) 244-1111

DESCRIPTION:

PARCEL 1:
LOTS A, B AND C, CITY OF BELLEVUE SHORT PLAT NO. 77-79, RECORDED UNDER RECORDING NO. 7712080749, IN KING COUNTY, WASHINGTON.

PARCEL 2:
EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON SAID SHORT PLAT.

BASIS OF BEARINGS:
N 00°57'20" E, BETWEEN FOUND MONUMENTS ALONG THE CENTERLINE OF 130TH AVENUE NE.

BENCHMARKS:

TBM 1 - SET PK & WASHER, ELEVATION=224.15'
TBM 2 - SET PK & WASHER, ELEVATION=222.81'

\\Server6\civil_2021\P21MF-010\CAD\HC_SITE_B.dwg 6/14/2023 3:57 PM MMR

PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP — AARON J. PALLADINO, STATE OF WASHINGTON, 22441, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE
SITE PLAN B

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23

PROJECT NO. 1226-00

DRAWING NO. **C003** — REVISION NO.

36" x 24" - SHEET SIZE

City of Bellevue General Water Notes

1. ALL WORK SHALL CONFORM TO THE 2021 CITYOF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT. FIRE SERVICE MAINS INSIDE THE HOSPITAL PROPERTY LINE ARE CONSIDERED "PRIVATE FIRE SERVICE MAINS" AND SHALL ALSO SATISFY NFPA-24, 2013 EDITION.
2. ALL PIPE SHALL BE DUCTILE IRON CLASS 52 UNLESS OTHERWISE SHOWN.
3. ALL PIPE AND FITTINGS NOT TO BE DISINFECTED IN PLACE SHALL BE SWABBED WITH 1% AVAILABLE CHLORINE SOLUTION PRIOR TO INSTALLATION.
4. THE NEW WATER MAIN SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED AND RECEIVED BY THE CITY INSPECTOR. SEE STANDARD DETAIL W-9.
5. AFTER DISINFECTING THE WATER MAIN, DISPOSE OF CHLORINATED WATER BY DISCHARGING TO THE NEAREST OPERATING SANITARY SEWER.
6. WATER MAIN SHUT-OFF SHALL BE COORDINATED WITH THE WATER OPERATIONS DIVISION FOR PREFERRED TIMING DURING FLOW CONTROL CONDITIONS. WATER MAIN SHUT-OFFS SHALL NOT BE SCHEDULED TO TAKE PLACE ON FRIDAYS, OR ON THE FIVE DAYS BEFORE NOR ONE DAY AFTER A CITY HOLIDAY, UNLESS OTHERWISE APPROVED BY THE UTILITY.
7. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN 3 FT. MINIMUM COVER AND 12 INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SPECIFIED.
9. WRAP ALL DUCTILE IRON PIPE AND ADJACENT VALVES AND FITTINGS WITH 8-MIL. POLYETHYLENE CONFORMING TO AWWA C105.
10. THE WATER MAIN SHALL BE INSTALLED ONLY AFTER THE ROADWAY SUBGRADE IS BACKFILLED, GRADED AND COMPACTED IN CUT AND FILL AREAS.
11. TRENCH BACKFILL AND SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
12. ALL FITTINGS SHALL BE BLOCKED PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. FIRE SERVICE MAINS MUST BE DOUBLY RESTRAINED PER IFC 507.1. THIS MEANS TRUST BLOCKING AND RESTRAINT TYPE PIPE JOINTS AT CHANGES IN DIRECTION AND RESTRAINT TYPE MECHANICAL PIPE JOINTS ON STRAIGHT RUNS OF PIPING.
13. ALL SERVICES SHALL BE 1" X 1" PER STANDARD DETAILS UNLESS OTHERWISE SPECIFIED. ADAPTORS FOR 3/4" METERS SHALL BE USED WHERE APPLICABLE.
14. WHEN WORKING WITH ASBESTOS CEMENT PIPE, THE CONTRACTOR IS REQUIRED TO MAINTAIN WORKERS' EXPOSURE TO ASBESTOS MATERIAL AT OR BELOW THE LIMIT PRESCRIBED IN WAC 296-62-07705.
15. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATIONS.
16. UNIFORM PLUMBING CODE REQUIRES THE INSTALLATION OF PRIVATELY OWNED AND OPERATED PRESSURE REDUCING VALVES WHERE THE OPERATING PRESSURE EXCEEDS 80 PSI.
17. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
18. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE CATCH BASIN INSERTS FOR ALL CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL INSERTS AND REPLACE AS NECESSARY.
19. ABANDONMENT OF EXISTING WATER SERVICES SHALL BE ACCOMPLISHED AS FOLLOWS: (SEE W5-29 ABANDONING FACILITIES FOR OTHER FACILITY ABANDONMENT)

    A. REMOVE EXISTING SERVICE SADDLE FROM WATER MAIN AND REPLACE WITH NEW STAINLESS STEEL REPAIR BAND, ROMAC SS2, FORD SERVICE SADDLE FC101, CC THREADED SADDLE AND A CC THREAD BRASS PLUG, OR APPROVED EQUAL (WILL NOT BE REQUIRED WHEN WATER MAIN IS TO BE ABANDONED).

    B. REMOVE AND DISPOSE OF EXISTING SETTER AND METER BOX.

    C. CAP OR CRIMP (IF COPPER) EXISTING SERVICE LINE TO BE ABANDONED IN PLACE, EACH END.

    D. RETURN EXISTING METER TO CITY OF BELLEVUE UTILITIES INSPECTOR.

20. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. WRAP DI PIPE AND COUPLINGS WITH 8-MIL POLYETHYLENE CONFORMING TO AWWA C105. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO THE INVERT OF THE AC MAIN.
21. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
22. WHERE WATER MAIN CROSSES ABOVE OR BELOW SANITARY SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE CENTERED FOR MAXIMUM JOINT SEPARATION.
23. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
24. WORKERS MUST FOLLOW CONFINED SPACE REGULATIONS AND PROCEDURES WHEN ENTERING OR DOING WORK IN COB OWNED CONFINED SPACES. COMPLETED PERMIT MUST BE GIVEN TO THE UTILITIES INSPECTOR PRIOR TO ENTRY.
25. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
26. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGNOFF.
27. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC UTILITY EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

City of Bellevue General Sewer Notes

1. ALL WORK SHALL CONFORM TO THE 2021 CITYOF BELLEVUE UTILITY ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS.
3. SANITARY SEWER PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4"-15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
4. WHERE SHOWN AS C900 PVC, THE SEWER PIPE SHALL HAVE DIMENSION RATIO (DR 18) AND CONFORM TO AWWA C900 OR AWWA C905.
5. ALL SIDE SEWERS SHALL BE 6" DIAMETER PIPE AT A MINIMUM 2% SLOPE, UNLESS OTHERWISE NOTED ON THE STANDARD DETAILS.
6. SIDE SEWER STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE.
7. LOT CORNERS MUST BE SET AND SIDE SEWER LOCATIONS VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
8. ALL SIDE SEWER STUBS SHALL BE CAPPED WITH A WATERTIGHT CAP AND GASKET. CAP LOCATION SHALL BE MARKED WITH A 2 X 4 STAKE, 12 FEET LONG, WITH ONE END BURIED AT DEPTH OF THE CAP INVERT AND EXTENDING AT LEAST 3 FEET VERTICALLY OUT OF THE GROUND. THE PORTION OF STAKE ABOVE GROUND SHALL BE PAINTED WHITE AND MARKED WITH THE WORD "SEWER" AND THE DEPTH FROM PIPE INVERT TO GROUND SURFACE. CONNECT PIPE TO STAKE WITH AN 8-GAUGE WIRE AT OR ABOVE FINISHED GROUND LEVEL.
9. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
10. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
11. ALL TRENCHES SHALL BE COMPACTED, AND ATB IN PLACE IN PAVED AREAS, PRIOR TO TESTING SEWER LINES FOR ACCEPTANCE.
12. SIDE SEWER SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN SEWER IS TESTED.
13. TOPS OF MANHOLES WITHIN PUBLIC RIGHTS-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
14. ALL MANHOLES IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTING RINGS PER STANDARD DETAIL.
15. CONTRACTOR SHALL ADJUST ALL MANHOLE RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
16. ALL SEWER MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
17. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
18. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
19. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER LINES. ANY CONFLICTS SHALL BE REPORTED TO THE UTILITY AND THE ENGINEER PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL ENSURE AND VERIFY THAT NO CONFLICTS EXIST BETWEEN SANITARY SEWER LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
21. MINIMUM COVER OVER SEWER PIPE SHALL BE FIVE FEET, UNLESS OTHERWISE SHOWN.
22. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
23. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
24. SIDE SEWER DEMOLITION SHALL BE PERFORMED PRIOR TO REMOVAL OF BUILDING FOUNDATION. THE SIDE SEWER FOR EACH BUILDING SHALL BE EXCAVATED AND REMOVED FROM THE HOUSE CONNECTION TO THE EDGE OF THE PUBLIC RIGHT-OF-WAY, OR PROPERTY LINE. THE CONTRACTOR SHALL CAP THE END OF THE SIDE SEWER TO REMAIN IN PLACE. SIDE SEWER DEMOLITION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY OF BELLEVUE SEWER MAINTENANCE ENGINEERING TECHNICIAN.
25. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 TO 90 DEGREES.
26. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN THE CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
27. WHERE NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE ENGINEER, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF THE AC MAIN.
28. CALL 800-424-5555, OR 811, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
29. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
30. THE CONTRACTOR SHALL PROVIDE COLOR CCTV EQUIPMENT SHALL INCLUDE TELEVISION CAMERAS, A TELEVISION MONITOR, CABLES, POWER SOURCES, SIDE-LAUNCH CAPABLE IF NECESSARY, AND OTHER EQUIPMENT. FOCAL DISTANCE SHALL BE ADJUSTABLE THROUGH A RANGE FROM 6 INCHES TO INFINITY. THE CCTV EQUIPMENT SHALL INCLUDE A DISTANCE MEASURING INSTRUMENT (DMI) TO MEASURE THE HORIZONTAL DISTANCE TRAVELED BY THE CAMERA. THE DMI READOUT SHALL APPEAR CONTINUOUSLY ON THE VIDEO PRODUCED BY THE INSPECTION AND SHALL BE ACCURATE TO LESS THAN 1 PERCENT ERROR OVER THE LENGTH OF THE SECTION OF PIPELINE BEING INSPECTED. FOR STORM OR SANITARY SEWERS, THE LENGTH IS MEASURED FROM THE CENTERLINE OF THE MANHOLE OR CATCH BASIN TO THE CENTERLINE OF THE NEXT MANHOLE OR CATCH BASIN. THE CCTV INSPECTION SYSTEM SHALL BE PERFORMED UTILIZING ONE OF THE FOLLOWING VIDEO CAMERA SYSTEMS:

    REMOTE-FOCUS STATIONARY LENS CAMERAS;
    ROTATING LENS CAMERAS; OR
    PAN-AND-TILT CAMERAS.

    THE CAMERA AND TELEVISION MONITOR SHALL PRODUCE A MINIMUM (480 LINES-PER-INCH) RESOLUTION. THE VIDEO CAMERA SHALL BE MOUNTED ON A SKID, FLOATABLE RAFT SYSTEM, OR TRANSPORTER BASED ON THE CONDITIONS OF THE PIPELINE TO BE TELEVISED. TELEPHONES, RADIOS, OR OTHER SUITABLE MEANS OF COMMUNICATION SHALL BE UTILIZED TO ENSURE COMMUNICATION EXISTS BETWEEN MEMBERS OF THE CREW. THE CONTRACTOR SHALL INSPECT THE PIPELINE DURING OPTIMUM LOW-FLOW LEVEL CONDITIONS, AS PRE-APPROVED BY THE UTILITY INSPECTOR. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY INSPECTOR PRIOR TO VIDEO INSPECTION. THE TELEVISION CAMERA UTILIZED SHALL BE SPECIFICALLY DESIGNED AND CONSTRUCTED FOR SEWER INSPECTION. THE CAMERA SHALL BE OPERATIVE IN 100 PERCENT HUMIDITY CONDITIONS. LIGHTING FOR THE CAMERA SHALL MINIMIZE REFLECTIVE GLARE. LIGHTING AND PICTURE QUALITY SHALL BE SUITABLE TO PROVIDE A CLEAR, IN-FOCUS PICTURE OF THE ENTIRE PERIPHERY OF THE PIPELINE FOR ALL CONDITIONS ENCOUNTERED DURING THE WORK. IF THE QUALITY OF THE VIDEO IS DEEMED TO BE UNACCEPTABLE BY THE UTILITY INSPECTOR, THE PIPELINE SHALL BE RE-TELEVISED AT NO COST TO THE CITY. THE CAMERA SHALL BE MOVED THROUGH THE PIPELINE AT A UNIFORM RATE, STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPELINE CONDITION, BUT IN NO CASE SHALL THE TELEVISION CAMERA BE PULLED AT A SPEED GREATER THAN 30 FEET PER MINUTE. ALL VIDEO INSPECTIONS SHALL BE RECORDED IN MPG FILE FORMAT ON A DISK (EITHER EXTERNAL HARD DRIVE, THUMB DRIVE OR DVD). THE VIDEO SHALL BE TAKEN AFTER INSTALLATION, CLEANING, AND PRESSURE TEST TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
31. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
32. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC SEWER EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.

Storm Drainage General Notes

1. ALL WORK SHALL CONFORM TO THE 2021 EDITION OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT ENGINEERING STANDARDS AND THE DEVELOPER EXTENSION AGREEMENT.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18"-27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8' LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURBLINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR UTILITY LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.
27. TOPS OF MANHOLES/ CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/ CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF BELLEVUE UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5) HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE UTILITY AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND BELLEVUE UTILITIES IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND BELLEVUE UTILITIES WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF BELLEVUE UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW UTILITY LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8, ALTERNATI

36" x 24" - SHEET SIZE

Transportation Department Construction Notes

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL, APPLICABLE CITY CODES, AND THE MOST RECENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
2. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THE LATEST EDITION OF THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. THIS APPROVAL IS SUBJECT TO FIELD INSPECTION; OVERSIGHT OR VIOLATION OF CITY ORDINANCES IS NOT INCLUDED IN THIS APPROVAL. VARIANCES TO THESE STANDARDS ARE BY APPROVAL OF THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
3. APPROVAL OF THIS ROAD, GRADING, AND/OR DRAINAGE PLAN DOES NOT CONSTITUTE AN APPROVAL OF ANY OTHER CONSTRUCTION (E.G., DOMESTIC WATER CONVEYANCE, SEWER CONVEYANCE, GAS, ELECTRICAL, ETC.).
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CALL FOR A PRE-CONSTRUCTION CONFERENCE AT 425-452-6875 PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION ACTIVITY. THIS CONFERENCE MUST BE ATTENDED BY THE CONTRACTOR AND THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. A RIGHT OF WAY PERMIT MUST BE OBTAINED PRIOR TO SCHEDULING THE PRE-CONSTRUCTION CONFERENCE.
5. A COPY OF THESE APPROVED PLANS MUST BE AT THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS. THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR MAY ISSUE A STOP WORK ORDER IF APPROVED PLANS ARE NOT AVAILABLE AT THE SITE WHEN NEEDED.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY CONSTRUCTION EASEMENTS AND RIGHT OF WAY USE PERMITS BEFORE BEGINNING OFF-SITE WORK. WORK WITHIN THE RIGHT OF WAY FRONTING THE SITE, WHETHER IMPROVED OR UNIMPROVED, REQUIRES A SEPARATE RIGHT OF WAY USE PERMIT. RIGHT OF WAY USE PERMITS ARE REQUIRED FOR ALL CURB CUTS AND ROADWAY CUTS.
7. IN CONNECTION WITH THE PERFORMANCE OF WORK COVERED BY THIS APPROVAL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE SAFEGUARDS, SAFETY DEVICES, PROTECTIVE EQUIPMENT, FLAGGERS, AND ANY OTHER SERVICES OR DEVICES NECESSARY TO PROTECT PROPERTY AND THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC. TRAFFIC CONTROL PLANS MUST BE SUBMITTED UNDER THE RIGHT OF WAY USE PERMIT PRIOR TO WORK COMMENCING IN THE RIGHT OF WAY.
8. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF BELLEVUE'S TRAFFIC SIGNAL SECTION INSPECTOR/ LOCATOR AT 425-864-8080 BEFORE RELOCATING ANY TRAFFIC SIGNAL OR STREET LIGHTING POLES, CONDUITS OR EQUIPMENT. IN ADDITION, THE INSPECTOR MUST BE NOTIFIED IF ANY STREET CUT THAT AFFECTS AN EXISTING SIGNAL LOOP DETECTOR IN THE RIGHT OF WAY.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY TELEPHONE, GAS, POWER, AND CABLE TV COMPANIES OF PROPOSED WORK PRIOR TO CONSTRUCTION.
10. PRIOR TO THE PLACEMENT OF ASPHALT PAVING, THE CONTRACTOR MUST SUBMIT COMPACTION TEST RESULTS (CONDUCTED BY A LICENSED SOILS ENGINEER) TO THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR. PROOF ROLLING OF THE ROADWAY WILL BE CONDUCTED IN THE PRESENCE OF THE TRANSPORTATION CONSTRUCTION INSPECTOR PRIOR TO CRUSHED ROCK PLACEMENT.
11. THE FINAL TOP LIFT FOR THE ROADWAY MAY BE PLACED ONLY AFTER APRIL 1ST AND PRIOR TO OCTOBER 1ST, SUBJECT TO TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR APPROVAL. ALL OTHER LIMITATIONS PER WSDOT STANDARD SPECIFICATIONS 5-04.3 SHALL APPLY.
12. ALL CITY-OWNED UTILITIES VALVE BOXES, MANHOLE COVERS, CATCH BASINS, AND MONUMENT CASES WHICH ARE IN THE ASPHALT PORTION OF THE ROADWAY SHALL BE ADJUSTED TO THE FINAL ROADWAY GRADE FOR THAT PORTION OF THE PROJECT WITHIN ONE WEEK OF THE PLACEMENT OF FINAL LIFT. THESE ITEMS WILL BE ADJUSTED TO THE FINAL GRADE ONLY AFTER THE FINAL LIFT OF ASPHALT IS PLACED.
13. ALL WORK SHALL BE PERFORMED PER THE RECOMMENDATIONS OF SOILS REPORTS PREPARED FOR THIS PROJECT, INCLUDING THE SOILS REPORT FOR SOILS CONDITIONS RELATIVE TO ROADWAY PAVING, UNLESS OTHERWISE DIRECTED IN WRITING BY THE TRANSPORTATION DEPARTMENT REVIEW ENGINEER OR THE TRANSPORTATION CONSTRUCTION INSPECTOR.
14. STREET SIGNS ARE TO BE PROVIDED AND INSTALLED BY THE CONTRACTOR AS DIRECTED PER A SIGNING PLAN APPROVED BY THE TRANSPORTATION DEPARTMENT. CONTACT THE TRAFFIC ENGINEERING TECHNICIAN AT (425) 452-4499 AT LEAST 72 HOURS PRIOR TO INSTALLATION FOR FIELD LAYOUT DIRECTION. ALL SIGNS MUST BE IN GOOD CONDITION PRIOR TO FINAL ACCEPTANCE OF THE ROADWAY.
15. RELOCATION OF STREET SIGNS MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR.
16. PUGET SOUND ENERGY WILL DESIGN AND INSTALL THE INTERNAL PLAT STREET LIGHTING SYSTEM, AT THE DEVELOPER'S COST. THE DESIGN OF THIS SYSTEM MUST BE APPROVED BY THE CITY OF BELLEVUE PRIOR TO INSTALLATION. POLES MUST BE INSTALLED IN CONJUNCTION WITH ROADWAY IMPROVEMENT WORK.
17. SAFETY RAIL, GUARD RAIL, AND DRIVEWAY APRONS MUST BE PLACED AND CONSTRUCTED PER THE CITY OF BELLEVUE TRANSPORTATION DEPARTMENT DESIGN MANUAL. FOR RESIDENTIAL SUBDIVISIONS, DRIVEWAY APRONS MAY BE INSTALLED ONLY AFTER ISSUANCE OF BUILDING PERMITS. THEREFORE, IF CURB AND GUTTER IS PLACED BEFORE BUILDING PERMITS ARE ISSUED, CURB AND GUTTER SHALL BE CONTINUOUS. A RIGHT OF WAY USE PERMIT WILL BE REQUIRED TO INSTALL DRIVEWAY APRONS ABUTTING CITY RIGHT OF WAY.
18. THE CONTRACTOR IS RESPONSIBLE FOR RESTRIPING THE ROAD SURFACE PER APPROVED PLANS AFTER AN ASPHALT OVERLAY. THIS WORK MUST BE COORDINATED WITH THE TRANSPORTATION DEPARTMENT CONSTRUCTION INSPECTOR AND THE TRAFFIC ENGINEERING TECHNICIAN.
19. THE CONTRACTOR MUST CALL FOR CONCRETE FORM INSPECTION AND/OR STRING INSPECTION PRIOR TO POURING CONCRETE
20. THE CONTRACTOR MUST CALL FOR SIGHT DISTANCE INSPECTION PRIOR TO PROJECT COMPLETION. THIS INSPECTION WILL INCLUDE DRIVEWAYS AND INTERSECTIONS FOR VEHICULAR SIGHT DISTANCE, AND SIDEWALK AND OTHER PEDESTRIAN FACILITIES FOR PEDESTRIAN SIGHT DISTANCE. FINAL SIGHT DISTANCE MUST TAKE INTO CONSIDERATION THE ANTICIPATED HEIGHT OF MATURE LANDSCAPING.
21. THE CONTRACTOR MUST PROVIDE FOR CONSTRUCTION WORKER PARKING, EQUIPMENT STORAGE, AND MATERIAL STORAGE ON SITE. EXCEPTIONS MAY BE GRANTED BY THE TRANSPORTATION DEPARTMENT DIRECTOR UNDER CERTAIN CONDITIONS.
22. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND COORDINATION OF PUBLIC AND FRANCHISE UTILITIES. THIS WORK MUST BE COORDINATED SUCH THAT, FOR EXAMPLE, THE PLACEMENTS OF UTILITY VAULTS DO NOT CREATE A CONFLICT WITH THE INSTALLATION OF DRIVEWAY APPROACHES AND/OR SIDEWALKS AT 2% CROSS SLOPE AND MAXIMUM OF 8% RUNNING SLOPE PER ADA REQUIREMENTS.
23. WHERE REQUIRED IN APPROVAL CONDITIONS, PERMANENT PIPE MONUMENTS SHALL BE SET ALONG THE STREET CENTERLINE AT ALL INTERSECTIONS, CURVE TANGENT POINTS, AND CUL-DE-SAC RADIUS POINTS. THE PIPE MONUMENTS SHALL BE A BERTSEN A130 ALUMINUM STANDARD MONUMENT (30" LONG) OR EQUIVALENT, TOGETHER WITH STANDARD IRON CASTING CASE AND COVER. THESE MATERIALS AND SPECIFICATIONS ARE SHOWN IN CITY OF BELLEVUE STANDARD DRAWING DEV-12 (CAP DETAIL B)."

General Demolition Notes

1. EXISTING UTILITIES AND UNDERGROUND STRUCTURES SHOWN ON THE PLAN ARE BASED UPON THE BEST AVAILABLE PUBLIC RECORDS AND/OR PRIVATE RECORDS AS SUPPLIED BY THE PROJECT OWNER AND/OR DATA OBTAINED VERBALLY FROM OWNERS OR OFFICIALS ASSOCIATED WITH THE PARTICULAR UTILITY. NEITHER THE OWNER NOR THE ENGINEER GUARANTEE ACCURACY OR COMPLETENESS OF THIS INFORMATION AND ASSUME NO RESPONSIBILITY FOR IMPROPER LOCATIONS ON THE CONSTRUCTION PLANS. OTHER UNDERGROUND FACILITIES NOT SHOWN ON THE DRAWINGS MAY BE ENCOUNTERED DURING THE COURSE OF THE WORK. ALL INVERT ELEVATIONS SHOWN ON THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. IF CHANGED CONDITIONS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PROMPTLY OF (1) PREEXISTING SUBSURFACE CONDITIONS DIFFERING FROM THOSE INDICATED IN THE PLANS, OR (2) PREEXISTING UNKNOWN SUBSURFACE CONDITIONS, OR AN UNUSUAL NATURE, DIFFERING MATERIALLY FROM THOSE ORIGINALLY ENCOUNTERED AND GENERALLY RECOGNIZED AS INHERENT IN WORK OF THE CHARACTER PROVIDED FOR IN THE CONTRACT. THE CONTRACTOR AND OR OWNER SHALL MAKE NO CLAIMS TO THE ENGINEER FOR RECOMPENSATION FOR EXTRA WORK RESULTING FROM CHANGED CONDITIONS UNLESS THE ENGINEER HAS APPROVED THE WORK IN WRITING.
3. CONTRACTOR SHALL CALL THE UTILITIES UNDERGROUND LOCATION CENTER FOR FIELD LOCATION OF ALL UTILITIES AND SHALL NOT BEGIN EXCAVATION UNTIL ALL KNOWN UNDERGROUND FACILITIES IN THE VICINITY OF THE PROPOSED WORK HAVE BEEN LOCATED AND MARKED. IF THE UTILITY IS NOT A SUBSCRIBER OF THE UNDERGROUND LOCATION CENTER THEN THE CONTRACTOR SHALL GIVE NOTICE TO THAT UTILITY.
4. THE CONTRACTOR IS RESPONSIBLE FOR REVIEW OF ALL UTILITY PURVEYOR, AND CITY OR STATE RECORDS RELATIVE TO THE EXISTING UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR AVOIDING DAMAGE TO THESE FACILITIES AND SHALL RESTORE ALL UTILITIES AT CONTRACTOR'S OWN EXPENSE.
5. VERIFY THAT ALL UTILITY SERVICES TO BE DEMOLISHED AND/OR ABANDONED HAVE BEEN DISCONNECTED.
6. ERECT BARRIERS, SHORING AND THE LIKE TO PROTECT PERSONNEL, CONSTRUCTION AND VEGETATION TO REMAIN. COMPLY WITH ALL STATE AND LOCAL AGENCY REQUIREMENTS.
7. DO NOT SHUT OFF OR CAP UTILITIES WITHOUT PRIOR NOTICE. COORDINATE WORK WITH LOCAL UTILITY PURVEYORS.
8. MAINTAIN VEHICULAR AND PEDESTRIAN TRAFFIC ROUTES: ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, AND ADJACENT FACILITIES; DO NOT CLOSE OR OBSTRUCT STREETS, SIDEWALKS, OR PASSAGEWAYS WITHOUT PERMISSION FROM AUTHORITIES HAVING JURISDICTION; MAINTAIN FIRE ACCESS ALONG ACCESS ROAD AT ALL TIMES; MEET ALL APPLICABLE CODES AND ORDINANCES.
9. PROTECT FROM HARM ANY TREES, OR OTHER OBJECTS SELECTED TO REMAIN.
10. RESTORE ANY IMPROVEMENTS DAMAGED BY THIS WORK TO THEIR ORIGINAL CONDITION, AS ACCEPTABLE TO OWNER. REPAIR ANY DAMAGE TO ADJACENT STRUCTURES, UTILITIES, SITE, AND WORK OF THIS CONTRACT TO REMAIN AT NO ADDITIONAL COST TO OWNER.
11. NO BLASTING ON SITE. DO NOT USE EXPLOSIVES.
12. SPRINKLE DEBRIS W/ WATER AS NECESSARY TO LIMIT DUST TO LOWEST PRACTICABLE LEVEL. DO NOT SPRINKLE TO EXTENT CAUSING FLOODING, CONTAMINATED RUNOFF OR ICING.
13. REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CARE SHALL BE TAKEN THAT DAMAGE DOES NOT OCCUR TO EXISTING PAVEMENT WHICH IS TO REMAIN IN PLACE AND THAT ALL PAVEMENT REMOVALS ARE ACCOMPLISHED BY MAKING A NEAT VERTICAL SAW CUT AT THE BOUNDARIES OF THE AREA TO BE REMOVED. MAKE CUTS AT CLOSEST PAVING JOINT.
14. THE CONTRACTOR WILL BE RESPONSIBLE FOR FURNISHING, SETTING AND MARKING ALL LINE AND LOCATION STAKES, INCLUDING OFFSETS AND GENERAL CONSTRUCTION STAKING. WHEN WORK REQUIRING CONTROL IS BEING PERFORMED, ALL NECESSARY RELATED EQUIPMENT, SUPPLIES AND INSTRUMENTS SHALL BE ON SITE. A QUALIFIED LAYOUT ENGINEER, SURVEYOR, OR TECHNICAL SPECIALIST MUST BE ASSIGNED TO THE CONTRACTOR'S CREW FOR THIS WORK. THIS EQUIPMENT AND PERSONNEL MUST BE AVAILABLE, AT NO ADDITIONAL COST, TO OWNER FOR THE PURPOSE OF VERIFYING LAYOUT AND CERTIFYING THE ACCURACY OF WORK ON THE SITE.
15. TRAFFIC: DO NOT OBSTRUCT WALKS OR PUBLIC WAYS WITHOUT THE WRITTEN PERMISSION OF GOVERNING AUTHORITIES AND OF THE OWNER. WHERE ROUTES ARE PERMITTED TO BE CLOSED, PROVIDE ALTERNATE ROUTES IF REQUIRED.
16. THE REFUSE RESULTING FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF BY THE CONTRACTOR IN A MANNER CONSISTENT WITH ALL GOVERNMENT REGULATIONS. IN NO CASE SHALL REFUSE MATERIAL BE LEFT ON THE PROJECT SITE, SHOVED ONTO ABUTTING PRIVATE PROPERTIES, OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT SITE. DEBRIS SHALL NOT BE DEPOSITED IN ANY STREAM OR BODY OF WATER, WETLAND, OR IN ANY STREET OR ALLEY, OR UPON ANY PRIVATE PROPERTY EXCEPT BY WRITTEN CONSENT OF THE PRIVATE PROPERTY OWNER. MAINTAIN HAULING ROUTES CLEAN AND FREE OF ANY DEBRIS RESULTING FROM DEMOLITION WORK ON THIS PROJECT.
17. COMPLETELY REMOVE ALL GROWTH INCLUDING COMPLETE ROOT SYSTEMS OF SHRUBS, HERBACEOUS WEEDS AND GRASSES, WITHIN THE LIMITS OF CLEARING AS NECESSARY FOR CONSTRUCTION.
18. CAP AND ABANDON EX SS MAIN. PROVIDE TEMPORARY CAP PER 'GENERAL SANITARY SEWER NOTES' #8.
19. CONTACT PUGET SOUND CLEAN AIR AGENCY FOR ASBESTOS REMOVAL.

City of Bellevue Geotechnical Notes

THE PROJECT GEOTECHNICAL ENGINEER OF RECORD OR HIS REPRESENTATIVE MUST BE ONSITE DURING CRITICAL EARTHWORK OPERATIONS. THE GEOTECHNICAL ENGINEER SHALL OBSERVE ALL EXCAVATIONS AND FILL AREAS. IN ADDITION, THE ENGINEER SHALL INSPECT THE SOIL CUTS PRIOR TO CONSTRUCTION OF THE ROCKERIES AND INSPECT THE COMPACTION IN FILL AREAS. THE ENGINEER MUST SUBMIT FIELD REPORTS IN WRITING TO THE DPCD INSPECTOR FOR SOILS VERIFICATION AND FOUNDATION CONSTRUCTION. ALL EARTHWORK SHOULD BE IN CONFORMANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT.

THE GEOTECHNICAL ENGINEER MUST BE PRESENT AT THE PRE-CONSTRUCTION MEETING. IN ADDITION, THE FOLLOWING CONSTRUCTION STAGES MUST BE INSPECTED, MONITORED, AND TESTED AS NECESSARY BY THE ENGINEER OF RECORD:

1. SITE CLEARING AND STRIPPING OF ORGANIC TOPSOIL FOR ALL AREAS TO RECEIVE STRUCTURAL FILL, PAVEMENTS, OR FOUNDATIONS.
2. CUT SLOPES OVER FOUR FEET HIGH.
3. BENCHING FOR FILL TO BE PLACED ON SLOPES.
4. INSPECTION OF PROPOSED IMPORT FILL MATERIAL, PRIOR TO PLACEMENT.
5. PLACEMENT OF STRUCTURAL FILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
6. SUBGRADES FOR RETAINING WALLS, FOUNDATIONS, AND FOR THE BASE OF ROCKERIES.
7. INSTALLATION OF SUBSURFACE DRAINAGE FACILITIES.
8. UTILITY TRENCH BEDDING AND BACKFILL, INCLUDING OBSERVATION OF PROPER MOISTURE CONTENT, LIFT THICKNESS, AND MINIMUM COMPACTION.
9. UTILITIES ON STEEP SLOPES; SLOPE ANCHORS, AND/OR BACKFILL SLOPE STABILIZATION.
10. ANY UNUSUAL SEEPAGE, SLOPE, OR SUB-GRADE CONDITION AS DELINEATED IN THE GEOTECHNICAL REPORT OR DISCOVERED IN THE FIELD.

AT THE END OF THE CONSTRUCTION, THE GEOTECHNICAL ENGINEER SHALL SUBMIT A FINAL SUMMARY LETTER VERIFYING THAT CRITICAL STAGES OF THE CONSTRUCTION HAVE BEEN INSPECTED AND ARE IN CONFORMANCE WITH GEOTECHNICAL REPORT.

Clearing and Grading General Notes

1. ALL CLEARING & GRADING CONSTRUCTION MUST BE IN ACCORDANCE WITH CITY OF BELLEVUE (COB) CLEARING & GRADING CODE, CLEARING & GRADING DEVELOPMENT STANDARDS, LAND USE CODE, UNIFORM BUILDING CODE, PERMIT CONDITIONS, AND ALL OTHER APPLICABLE CODES, ORDINANCES, AND STANDARDS. THE DESIGN ELEMENTS WITHIN THESE PLANS HAVE BEEN REVIEWED ACCORDING TO THESE REQUIREMENTS. ANY VARIANCE FROM ADOPTED EROSION CONTROL STANDARDS IS NOT ALLOWED UNLESS SPECIFICALLY APPROVED BY THE CITY OF BELLEVUE DEVELOPMENT SERVICES (DSD) PRIOR TO CONSTRUCTION. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSION, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE COB.
2. APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G. SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
3. A COPY OF THE APPROVED PLANS AND DRAWINGS MUST BE ON-SITE DURING CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ANY OTHER REQUIRED OR RELATED PERMITS PRIOR TO BEGINNING CONSTRUCTION.
4. THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
5. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
7. ALL LOCATIONS OF EXISTING UTILITIES HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD, THEREFORE, BE CONSIDERED ONLY APPROXIMATE AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS AND TO DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
9. CLEARING SHALL BE LIMITED TO THE AREAS WITHIN THE APPROVED DISTURBANCE LIMITS. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY WHEN WORKING FROM OCTOBER 1ST THROUGH APRIL 30TH. FROM MAY 1ST THROUGH SEPTEMBER 30TH, EXPOSED SOILS MUST BE COVERED AT THE END OF EACH CONSTRUCTION WEEK AND ALSO AT THE THREAT OF RAIN.
10. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
11. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT.
12. THE CONTRACTOR MUST MAINTAIN A SWEEPER ON SITE DURING EARTHWORK AND IMMEDIATELY REMOVE SOIL THAT HAS BEEN TRACKED ONTO PAVED AREAS AS RESULT OF CONSTRUCTION.
13. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
14. ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING & GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE CLEARING AND GRADING INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY STOCKPILING.
15. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
16. FINAL SITE GRADING MUST DIRECT DRAINAGE AWAY FROM ALL BUILDING STRUCTURES AT A MINIMUM 5% SLOPE, PER THE INTERNATIONAL RESIDENTIAL CODE (IRC) R401.3.

Turbidity Monitoring Notes

1. HAULING MUST BE STOPPED DURING PERIODS OF HEAVY RAIN AS DETERMINED BY THE CITY INSPECTOR. THE CONTRACTOR SHALL SCHEDULE EARTHWORK ACTIVITIES TO MINIMIZE DISRUPTION OF CONSTRUCTION DUE TO ADVERSE WEATHER CONDITIONS.
2. THE CONTRACTOR SHALL MAINTAIN ON SITE AN INVENTORY OF ADDITIONAL EROSION AND SEDIMENTATION CONTROL MATERIALS SUCH AS FILTER FENCE, PLASTIC SHEETING, CATCH BASIN PROTECTION, PUMPS ETC.
3. THE CONTRACTOR SHALL DIRECT SURFACE RUNOFF TO THE TEMPORARY SEDIMENT POND AS INDICATED ON THE PLANS. CONSTRUCTION RUNOFF MUST MEET TURBIDITY REQUIREMENTS PRIOR TO DISCHARGE FROM THE SITE. THE STANDARD FOR TURBIDITY (INDIRECT MEASUREMENT OF THE AMOUNT OF SUSPENDED SEDIMENTS IN WATER) IS:

   25 NTU'S (NEPHELOMETRIC TURBIDITY UNIT'S)
   THE OWNERS REPRESENTATIVE SHALL TAKE READINGS TO DETERMINE THE TURBIDITY OF THE CONSTRUCTION RUNOFF. IN THE EVENT THE RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. INSURE ALL BMP'S REQUIRED IN THE DOCUMENTS ARE FUNCTIONING AS INTENDED.
   2. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   3. SAMPLE DISCHARGE DAILY UNTIL THE DISCHARGE IS 25 NTU'S OR LOWER.

4. IN THE EVENT THE CONSTRUCTION RUNOFF DOES NOT MEET TURBIDITY REQUIREMENTS, THE CONTRACTOR SHALL TAKE THE FOLLOWING STEPS:

   1. IMPLEMENT ADDITIONAL BMP'S TO REDUCE THE AMOUNT OF SEDIMENT ENTERING THE STORM SYSTEM.
   2. PROVIDE ADDITIONAL SETTLEMENT SYSTEMS INCLUDING BUT NOT LIMITED TO: SETTLEMENT TANKS, PARTICULATE FILTERS, PUMP SYSTEMS ETC.
   3. ADD EROSION PREVENTION BMP'S.

5. PLASTIC COVERING MUST BE PLACED OVER EXPOSED SLOPES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON.

   IF THE CONTRACTOR CANNOT MEET THE TURBIDITY REQUIREMENTS AFTER INCREASING BMP'S AS SUGGESTED BY THE COB INSPECTOR AND ON-SITE EROSION CONTROL PROFESSIONAL, THE FOLLOWING STEPS CAN BE TAKEN TO DISCHARGE TURBID RUNOFF: DISCHARGE TURBID RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS ASSOCIATED WITH DISCHARGING CONSTRUCTION RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH DISCHARGING RUNOFF TO THE SANITARY SEWER SYSTEM. THE CONTRACTOR SHALL PROVIDE PUMPS AND PIPING REQUIRED TO DISCHARGE THE TURBID RUNOFF TO THE SANITARY SEWER. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING THESE EFFORTS WITH THE CITY OF BELLEVUE INSPECTOR.

City of Belleuve Grading Construction Notes

1. CONSTRUCTION NOISE NOTES:
   CONSTRUCTION NOISE OUTSIDE THE ALLOWABLE HOURS IS PROHIBITED PER BCC 9.18.040. TO BE CONSIDERED A VIOLATION, THE CONSTRUCTION-RELATED NOISE MUST BE AUDIBLE ACROSS A PROPERTY LINE OR AT LEAST 75 FEET FROM THE SOURCE. ANY VIOLATION IS A CIVIL INFRACTION AND THE CITY MAY ASSESS A MONETARY PENALTY TO THE INDIVIDUAL CREATING THE NOISE. THE PENALTIES ARE:

   A WARNING WILL BE ISSUED IF NO CONSTRUCTION NOISE VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $125 FINE IMPOSED IF ONE PREVIOUS VIOLATION HAS BEEN COMMITTED BY THE SAME PERSON WITHIN THE PREVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   A CITATION WILL BE ISSUED AND A $250 FINE IMPOSED IF TWO OR MORE PREVIOUS VIOLATIONS HAVE BEEN COMMITTED BY THE SAME PERSON WITHIN THE PERVIOUS TWO YEARS AT ANY LOCATION WITHIN THE CITY.

   FOR ALL COMMERCIAL, MULTI-FAMILY, AND NEW SINGLE-FAMILY HOMES:
   CONSTRUCTION-RELATED NOISE IS ALLOWED:
   7 AM TO 6 PM ON WEEKDAYS
   9 AM TO 6 PM ON SATURDAYS

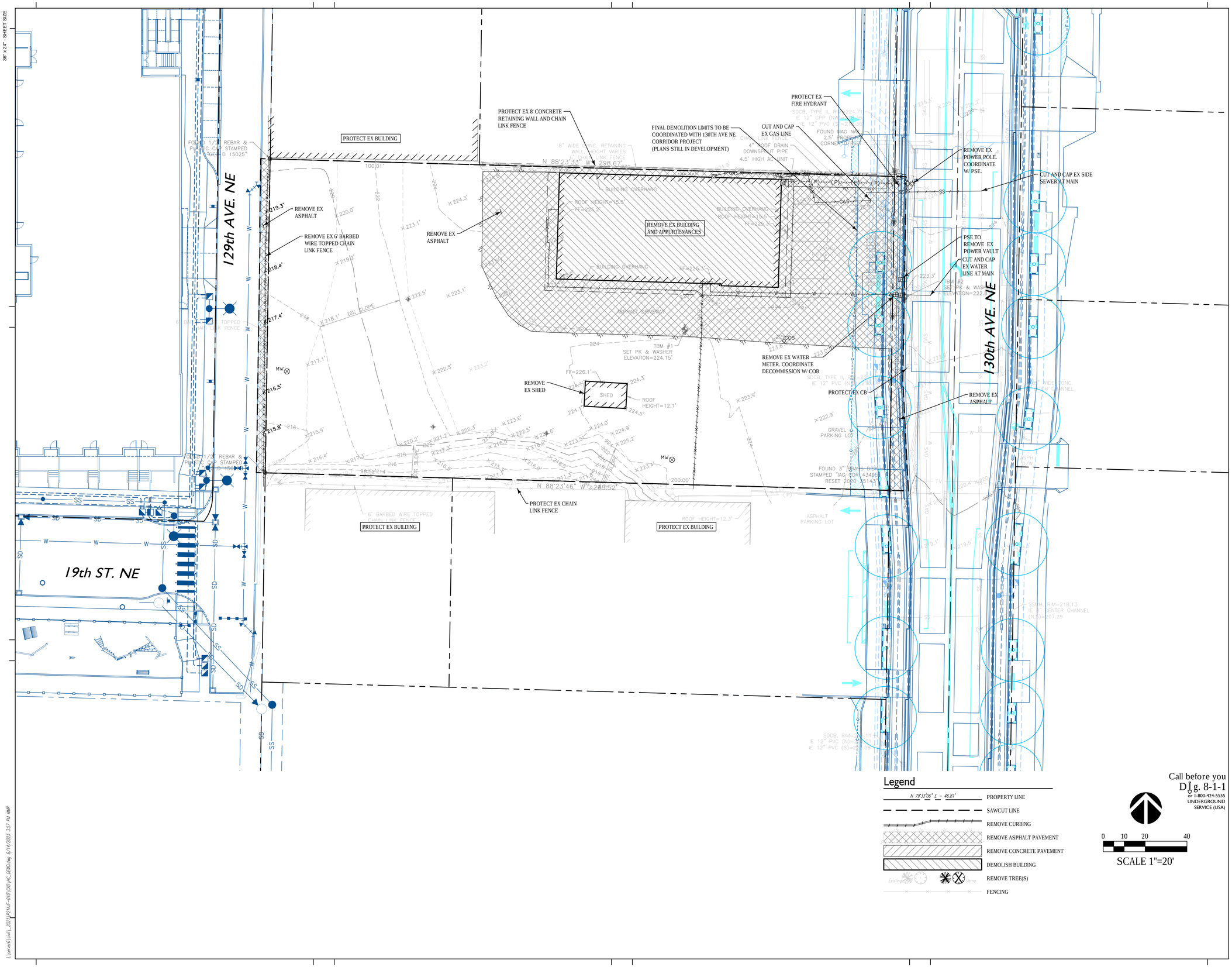
   CONSTRUCTION-RELATED NOISE IS NOT ALLOWED:
   OUTSIDE OF ALLOWABLE HOURS
   LEGAL HOLIDAYS
   SUNDAYS

2. MOBILIZATION/STOCKPILE AREA NOTES:
   ANY EXCAVATED MATERIAL REMOVED FROM THE CONSTRUCTION SITE AND DEPOSITED ON PROPERTY WITHIN THE CITY LIMITS MUST BE DONE IN COMPLIANCE WITH A VALID CLEARING AND GRADING PERMIT. LOCATIONS FOR THE MOBILIZATION AREA AND STOCKPILED MATERIAL MUST BE APPROVED BY THE PCD INSPECTOR AT LEAST 24 HOURS IN ADVANCE OF ANY DUMPING.
3. FOUNDATION INSTALLATION AFTER UTILITIES AND ATB COMPLETION:
   FOR WORK IN THE WET WEATHER SEASON, ALL UTILITY INSTALLATIONS MUST BE COMPLETED AND ATB IN PLACE PRIOR TO THE COMMENCEMENT OF ANY FOUNDATION WORK FOR THE BUILDINGS.
4. DESIGN CHANGES AFTER PERMIT ISSUANCE:
   IF UTILITIES DESIGN CHANGES RESULT IN CHANGES TO THE CLEARING LIMITS SHOWN ON THESE PLANS, THE APPLICANT MUST SUBMIT A REVISION TO THE CLEARING AND GRADING PERMIT THAT INDICATES THE LOCATION OF THE NEW CLEARING LIMITS.

Conditions of Approval for Rainy Season Clearing and Grading

1. A TEMPORARY SEDIMENT FACILITY MUST BE CONSTRUCTED FOR SEDIMENT CONTROL OF SITE SURFACE WATER.
2. A SERIES OF SEDIMENT (BAKER OR RAIN-FOR-RENT) TANKS OR TEMPORARY FILTER VAULTS MUST BE USED FOR SEDIMENT CONTROL OF SITE SURFACE WATER IF SEDIMENT FACILITY PROVE INSUFFICIENT.
3. EROSION CONTROL BLANKETS OR MATS MUST BE PLACED OVER EXPOSED SOILS.
4. PERFORMANCE MONITORING IS REQUIRED TO DETERMINE COMPLIANCE WITH STATE WATER QUALITY STANDARDS. MONITORING REPORTS MUST BE GIVEN OR FAXED DAILY TO THE CLEARING & GRADING INSPECTOR 425-452-4101.
5. CLEARING AND GRADING WORK AND HAULING MUST BE STOPPED DURING PERIODS OF RAIN THAT PRODUCE RUNOFF ON PAVED AREAS.
6. THE CONTRACTOR SHALL KEEP A SWEEPER ON SITE DURING EARTHWORK TO REMOVE SOIL THAT AS BEEN TRACKED ONTO PAVED AREAS AS A RESULT OF CONSTRUCTION.
7. CATCH BASIN INSERTS MUST BE INSTALLED ON CATCH BASINS IMMEDIATELY DOWNSTREAM FROM THE SITE.
8. TRENCHES MUST BE BACKFILLED AT THE END OF EACH WORKING DAY.
9. EXPOSED SOILS MUST BE COVERED AT THE END OF EACH WORKING DAY.

36" x 24" - SHEET SIZE



Legend

- PROPERTY LINE
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- DEMOLISH BUILDING
- REMOVE TREE(S)
- FENCING

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40

SCALE 1"=20'

PROJECT
PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT — MZA
752 108th Ave NE, Suite 203,
Bellevue, WA 98004
T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN
801 2nd Ave, Suite 900
Seattle, WA 98104
T: 206-343-0460

LANDSCAPE — JETT
95 S. Jackson St, Suite 100
Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION — TENW
Bellevue Gateway I, 11400 SE 8th St,
Suite 100, Bellevue, WA 98004
T: 425-250-5001

DRAWING STATUS
ADR

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MZA ARCHITECTURE

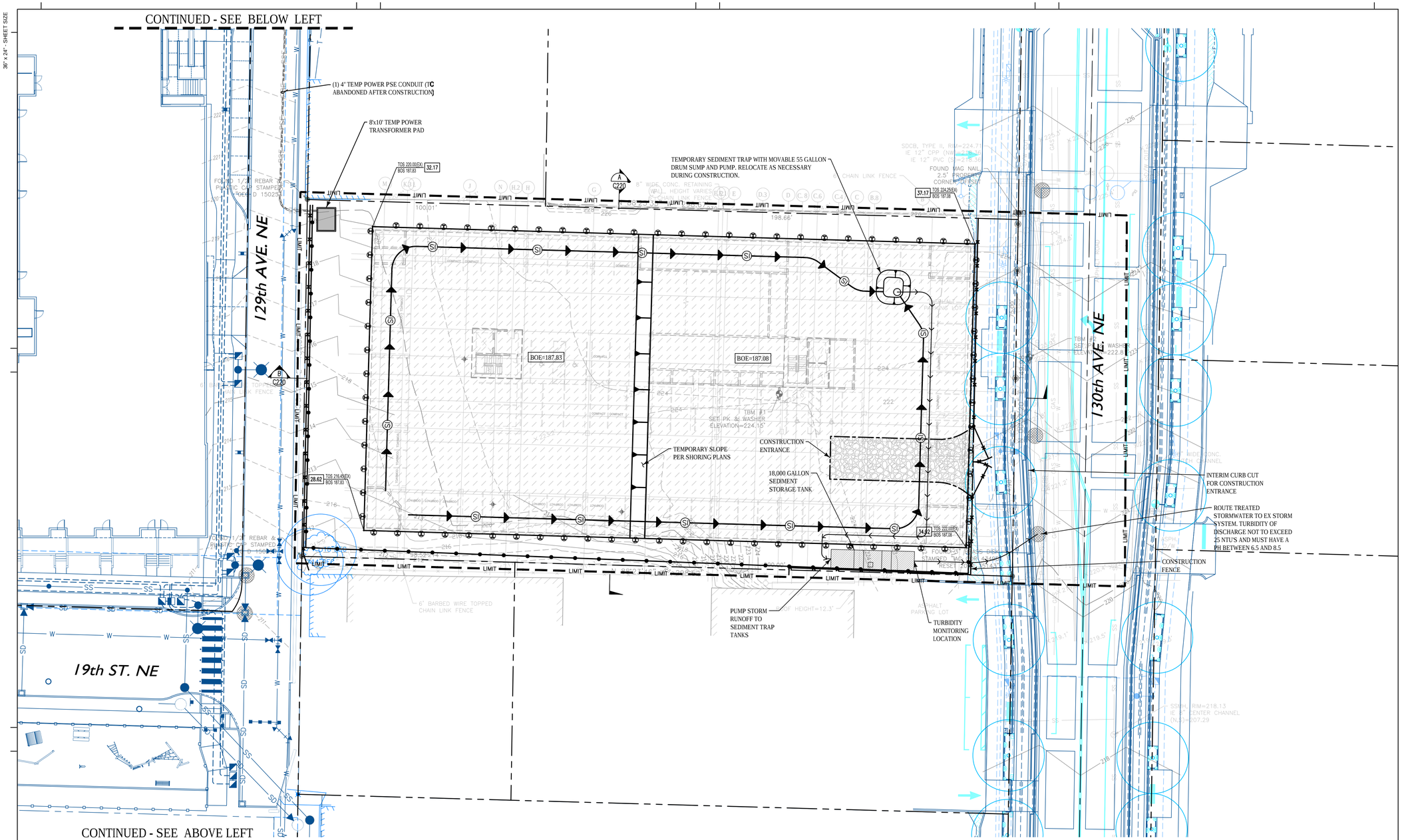
STAMP — AARON L. FRIELAND, STATE OF WASHINGTON, 22441, REGISTERED PROFESSIONAL ENGINEER, NOT FOR CONSTRUCTION

NORTH ARROW — N

DRAWING TITLE
DEMOLITION PLAN

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C100**	REVISION NO.:

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Construction Sequence

1. BEFORE ANY CONSTRUCTION OR DEVELOPMENT ACTIVITY APPROVED UNDER THIS PERMIT, A PRE-CONSTRUCTION MEETING MUST BE HELD BETWEEN THE CITY OF BELLEVUE, CLEAR & GRADE INSPECTOR, THE APPLICANT, AND THE APPLICANT'S CONSTRUCTION REPRESENTATIVE.
2. VERIFY VERTICAL AND HORIZONTAL LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES. CONTACT ALL UTILITY COMPANIES THAT MAY BE EFFECTED BY THE PROPOSED CONSTRUCTION. THE ONE CALL NUMBER IS 1-800-424-5555.
3. IDENTIFY EXISTING UTILITY SERVICES TO REMAIN DURING CONSTRUCTION.
4. VERIFY GRADES PRIOR TO CONSTRUCTION. FLAG CLEARING LIMITS.
5. INSTALL TEMPORARY PERIMETER CONSTRUCTION FENCING.
6. INSTALL TESC MEASURES.
7. BEGIN DEMOLITION ACTIVITIES. REMOVE OR ABANDON IN-PLACE EXISTING UTILITIES IN ACCORDANCE WITH COB REQUIREMENTS. SEE GENERAL UTILITY NOTES ON SHEETS C0-001 AND C0-002.
8. EXCAVATE FOR GARAGE FOUNDATION. INSTALL SHORING PER SHORING PLANS. INSTALL SUB-SLAB DRAINAGE SYSTEM.
9. SEE BUILDING PERMIT FOR GARAGE AND BUILDING CONSTRUCTION.
10. INSTALL UTILITIES IN ROW AND ABOVE GARAGE. CONNECT BUILDING UTILITIES.
11. PLACE APPROVED FILL TO FILL UTILITY TRENCHES. CONSTRUCT ASPHALT PAVING AREAS, ACCESS DRIVES, SIDEWALKS, CURBS AND GUTTERS AT GRADES SPECIFIED ON PLAN.
12. REMOVE EXCESS EXCAVATED MATERIALS, TRASH DEBRIS, AND WASTE MATERIALS. DISPOSE OF IN AN AUTHORIZED LOCATION AT NO ADDITIONAL COST TO THE OWNER.
13. CLEAN STORM DRAINAGE SYSTEM OF ALL SEDIMENT AND DEBRIS.
14. FACILITIES AND ALL APPURTENANCES WHEN SITE IS STABILIZED AT THE COMPLETION OF CONSTRUCTION.

BMP/DETAIL LIST:

BMP C101: TREE PROTECTION
BMP C103: HIGH VISIBILITY FENCE
BMP C106: WHEEL WASH
BMP C107: CONSTRUCTION ROAD/PARKING AREA STABILIZATION
BMP C125: TOPSOILING/COMPOSTING
BMP C140: DUST CONTROL
BMP C150: MATERIALS ON HAND
BMP C151: CONCRETE HANDLING
BMP C152: SAWCUTTING AND SURFACING POLLUTION PREVENTION
BMP C153: MATERIAL DELIVERY, STORAGE, AND CONTAINMENT
BMP C154: CONCRETE WASHOUT AREA
BMP C160: CERTIFIED EROSION AND SEDIMENT CONTROL LEAD
BMP C162: SCHEDULING
BMP C200: INTERCEPTOR SWALE
BMP C205: SUBSURFACE DRAINS
BMP C207: CHECK DAMS
BMP C209: OUTLET PROTECTION
BMP C220: STORM DRAIN INLET PROTECTION
BMP C240: SEDIMENT TRAP
BMP C250: CONSTRUCTION STORMWATER CHEMICAL TREATMENT
BMP C251: CONSTRUCTION STORMWATER FILTRATION

Legend

- PROPERTY LINE
- LIMITS OF CONSTRUCTION
- INTERCEPTOR SWALE (BMP C200)
- FILTER FABRIC FENCING (BMP C233)
- TEMPORARY CONSTRUCTION FENCING (BMP C103)
- TEMPORARY CONSTRUCTION GATE
- BOTTOM OF EXCAVATION
- EXCAVATION SIDE SLOPE
- STORM DRAIN INLET PROTECTION (BMP C220)
- TEMPORARY STORM PIPE
- SHORING

Call before you DIg. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

PROJECT
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PROJECT ADDRESS
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CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

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CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
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STAMP — AARON J. FAIRLEY, STATE OF WASHINGTON, 20441, REGISTERED PROFESSIONAL ENGINEER, 10/10/2023

NORTH ARROW — N

DRAWING TITLE
TESC AND EXCAVATION PLAN

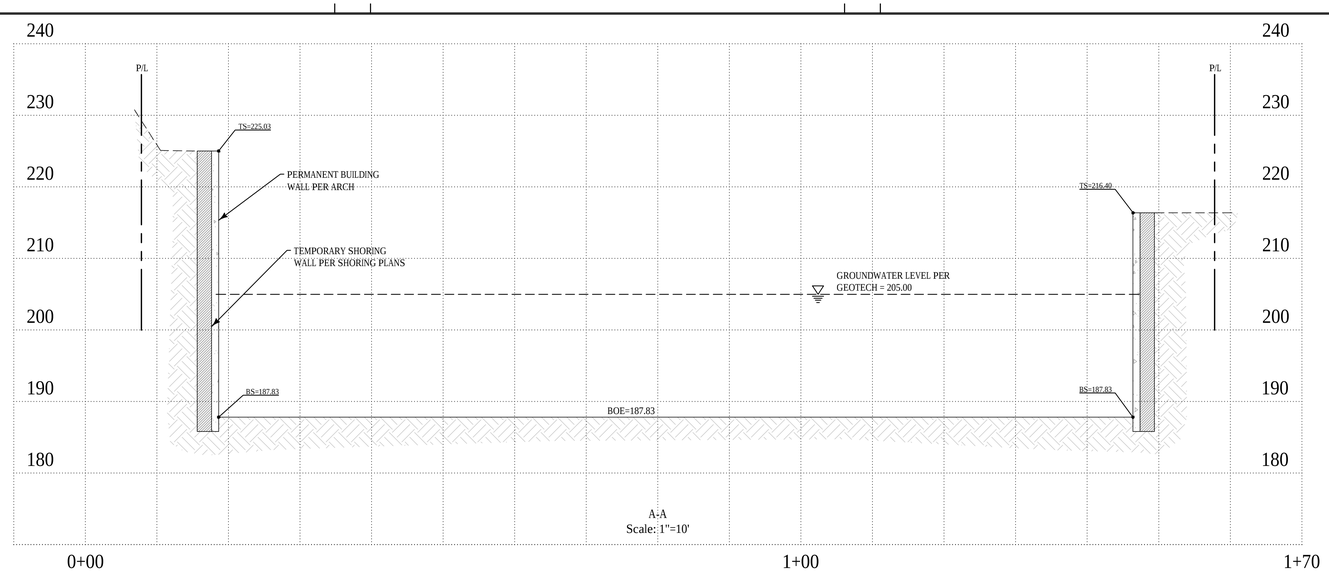
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JL	AJF
SCALE	DATE
AS NOTED	06/16/23

PROJECT NO. 1226-00

DRAWING NO. **C200** — REVISION NO.

36" x 24" - SHEET SIZE

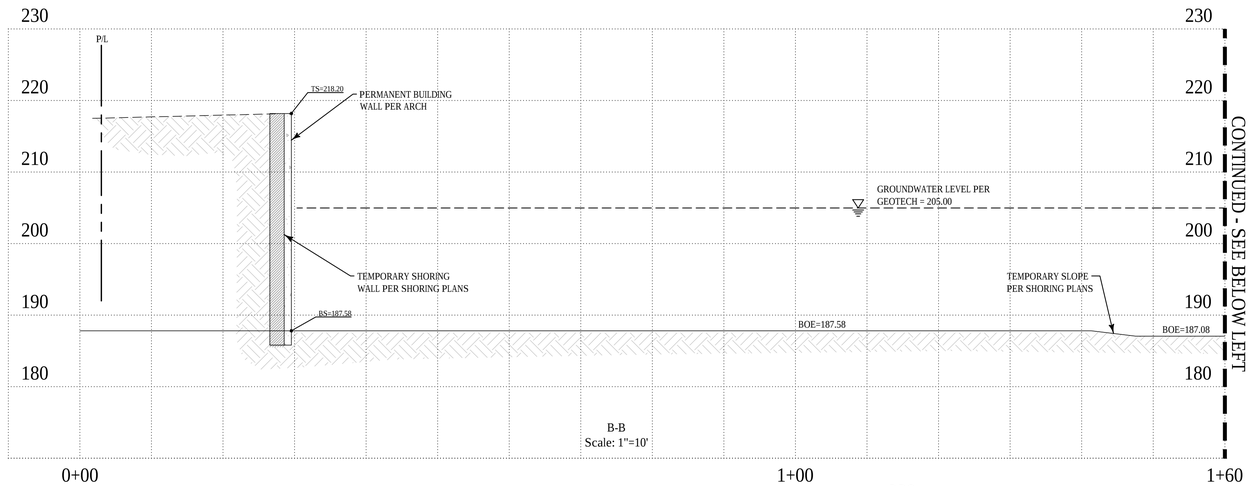
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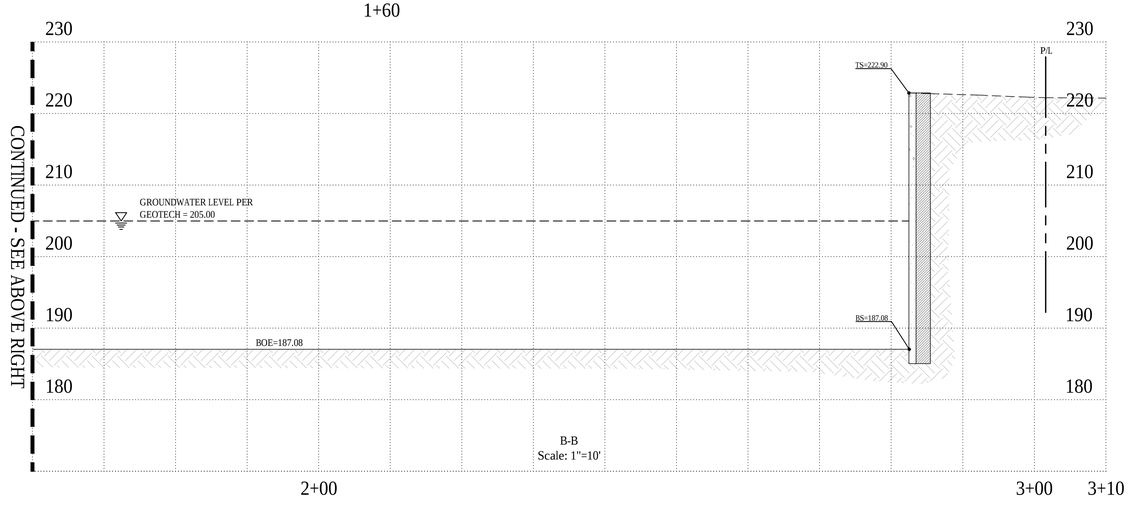
A-A
Scale: 1"=10'

Excavation Section North to South (A-A)

Scale: 1"=10'



B-B
Scale: 1"=10'



B-B
Scale: 1"=10'

Excavation Section West to East (B-B)

Scale: 1"=10'

PROJECT
PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
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CLIENT

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HOLLAND
PARTNER GROUP

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STAMP



NORTH ARROW



DRAWING TITLE

EXCAVATION SECTIONS

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JL	AJF
SCALE	DATE
AS NOTED	06/16/23

PROJECT NO.
1226-00

DRAWING NO.
C220

REVISION NO.

36" x 24" - SHEET SIZE

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36" x 24" - SHEET SIZE

CONTINUED - SEE BELOW LEFT

(1) 4" TEMP POWER PSE CONDUIT (TO BE ABANDONED AFTER CONSTRUCTION)
FOR DETAILS AND PROFILES SEE SHEET C620

8'x10' TEMP POWER TRANSFORMER PAD

8" TO 3" REDUCER

CONNECTON TO EX 12" WATER MAIN
(1) 12"x4" TEE
(1) 4" GATE VALVE (FL)
(1) 4"X1" COMPANION PLATE (FL)
(1) 12" GATE VALVE (FL)
(1) 12" GATE VALVE (FLXMJ)
(1) 12" DI NIPPLE, 5LF MIN
(1) 12" LONG PATTERN SLEEVE W/ THRUST BLOCKING

1" IRRIGATION WATER METER PER STD DTL W-23

1" DCVA (IRRIGATION BACKFLOW PREVENTER) PER STD DTL W-36

1" PRIVATE IRRIGATION SERVICE PER STD DTL W-28 AND W-36
IE=210.43
(5~ LF FROM POC)

9 LF 6" SD @ 2.0%

3" DOMESTIC WATER METER PER STD DTL W-33D AND C

CUT IN CONNECTION TO EX 12" WATER MAIN
(1) 12"x8" TEE (FLXFL)
(1) 8" GATE VALVE (FLXRJ)
(2) 12" GATE VALVES (FLXRJ)
(1) 12" DI SPOOL (RJ)
(1) 12" DI NIPPLE, 5 LF MIN
W/ THRUST BLOCKING

6" SDCO
RIM TO GRADE
IE=209.83

6 LF 3" DI (RJ)

FIRE PUMP ROOM

6" STORM CONNECTION TO DOMESTIC VAULT
IE=210.00

3" DOMESTIC WATER SERVICE
IE=210.07
RPBA LOCATED IN BUILDING (~5' LF FROM POC)

6" FIRE SERVICE
IE=209.90
BACKFLOW PREVENTER AND CHECK VALVE LOCATED IN FIRE PUMP ROOM WITHIN 50' OF CONNECTION

WEST BASIN DETENTION VAULT ON P1.
SEE SHEET C414.

EAST BASIN DETENTION VAULT ON P3
SEE SHEET C413

CUT IN CONNECTION TO EX 12" WATER MAIN
(1) 12" TEE (FLXFL)
(2) 12" GATE VALVES (FJxRJ)
(1) 8" GATE VALVE (FLXRJ)
W/ THRUST BLOCKING

10 LF 6" SD @ 2.7%
A2 CB TYPE II - 48"
RIM=216.45
IE=209.57 6"(IN)N
IE=207.16 8"(IN)SW
IE=204.65 24"(OUT)S
W/ VANED GRATE

WV

8" TO 6" REDUCER

1.5" COMMERCIAL WATER METER PER STD DTL W-30

1.5" COMMERCIAL WATER SERVICE
IE = 212.33
RPBA LOCATED IN BUILDING (~5' FROM POC)

CUT IN CONNECTION TO EX 12" WATER MAIN
(2) 12"x4" TEE
(4) 12" GATE VALVES (FJxRJ)
(2) 4" GATE VALVE (FL)
(2) 4"X3/4" COMPANION PLATE (FL)
(1) 12 ADAPTER (FLXMJ)
(1) 12" DI NIPPLE, 5LF MIN
(1) 12" LONG PATTERN SLEEVE W/ THRUST BLOCKING

80 LF 8" SD @ 2.1%

GARAGE BELOW, 2.0' MIN BELOW GRADE

A1 CB TYPE I
RIM=211.66
IE=209.16 8"(OUT)W

6" SDCO
RIM TO GRADE
IE=208.98

FIRE HYDRANT INSTALLED BY OTHERS

3/4" ROW IRRIGATION METER

3/4" DCVA (IRRIGATION BACKFLOW PREVENTER)

3/4" ROW IRRIGATION SERVICE POC PER STD DTL W-28 AND W-36. SEE IRRIGATION PLANS FOR CONT'N.

68 LF 7" WIDE STORMWATER DETENTION VAULT
SEE SHEET C412

A3 CB TYPE II - 48"
RIM=213.78
IE=204.65 24"(IN)N
IE=204.65 8"(OUT)SE
W/ VANED GRATE

BUILDING HAS A BATHTUB DESIGN UP TO 5' BELOW GROUNDWATER. MAX GROUNDWATER FLOW EXPECTED IS 5 GPM, SEE PLUMBING PLANS FOR COLLECTION SYSTEM

8" SDCO
RIM TO GRADE
IE=204.51

8" STORM CONNECTION SEE PLUMBING PLANS FOR CONTINUATION
IE=198.78

4 LF 8" SD @ 2.9%

8" SDCO
RIM TO GRADE
IE=198.92

24 LF 8" SD @ 2.0%

10 LF 8" SD @ 2.6%

55 LF 8" SD @ 2.0%

BPS-46-IB-SI OLDCASTLE BIOPOD STORMWATER TREATMENT SYSTEM

8" SDCO
RIM TO GRADE
IE=198.48

B1 CB TYPE II - 48"
RIM=212.42
IE=197.82 8"(IN)E
IE=197.82 8"(OUT)S
W/ VANED GRATE

103 LF 8" PVC @ 2.0%

FOR PROFILES SEE SHEET C621

B2 CB TYPE II - 48"
RIM=209.80
IE=195.78 8"(IN)N

19th ST. NE

129th AVE. NE

CONTINUED - SEE ABOVE LEFT

CONNECT (1) 4" PSE CONDUIT TO EXISTING J BOX

NEW ZIPLY 444 VAULT

(2)6" PSE CONDUITS

EX HYDRANT TO BE RELOCATED BY 130TH AVE NE CORRIDOR PROJECT

CONTRACTOR TO EVALUATE EXISTING WALL TO THE NORTH TO AVOID WALL FOOTINGS. COORDINATE WITH PROPERTY OWNER TO THE NORTH.

(1) 2" CONDUIT UMBILICAL CABLE (2) 6" LVE

444 FIBER HANDHOLE
NEW 687 VISTA SWITCH VAULT

(2)4" PSE CONDUITS

(1)3", (2)2" PSE CONDUITS
(2)2" PSE CONDUITS
HANDHOLE

TEMP PSE POLE TO BE REMOVED WHEN EXISTING BUILDING IS REMOVED

TEMP (1) 3" PSE CONDUIT

(4)4" PSE PRIMARY POWER SERVICE TO CHAMBERS SITE FROM J-BOX

(2)4", (2)2" PSE CONDUITS
(4)4", (2)2" PSE CONDUITS
577 J BOX

WALL MOUNTED FDC WITHIN 100' OF FIRE HYDRANT

3/4" ROW IRRIGATION SERVICE POC PER SDT DTL W-28 AND W36. SEE IRRIGATION PLANS FOR CONT'N.

3/4" DCVA (IRRIGATION BACKFLOW PREVENTER)

3/4" ROW IRRIGATION METER

8" SS POC
IE=211.09
SEE PLUMBING PLAN FOR CONTINUATION

(2)4" COMCAST
(1)4" ZIPLY
SDCB, (2)2" PSE CONDUITS

23 LF 8" PVC @ 3.2%

8" STORM CONNECTION SEE PLUMBING PLANS FOR CONTINUATION
IE=216.77

8" SS POC
IE=210.54
SEE PLUMBING PLAN FOR CONTINUATION

GAS CONNECTION
SEE MECH FOR CONTINUATION

(1)4" ZIPLY CONDUIT
SEE ELEC PLANS FOR CONTINUATION
(1)4" ZIPLY CONDUIT

NEW PSE POLE GUY WIRE

(2)4" ZIPLY
(2)4" COMCAST CONDUITS

NEW PSE WOOD POLE (BY PSE)

ROOF HEIGHT=12.3'

(1)4" ZIPLY CONDUITS

(2)6" PSE CONDUITS

(1)4" ZIPLY CONDUITS

(2)6" PSE CONDUITS
(1)3" PSE CONDUIT
(2)2" PSE CONDUITS

61 LF 8" PVC @ 2.0%

53 LF 8" PVC @ 2.0%

(1)4" ZIPLY CONDUITS

(2)6" PSE CONDUITS

GAS

GAS

130th Avenue NE

CONNECT TO EX UNDERGROUND PSE CONDUIT (CONTRACTORS TO POTHOLE)

(2)6" PSE
(2)4" COMCAST CONDUITS

CONNECT TO EX (2)4" COMCAST COMM CONDUITS AT EX POLE

EX PSE POLE TO BE REMOVED BY 130TH CORRIDOR PROJECT ONCE PSE AND COMM LINES UNDERGROUNDED

CONNECT TO EX UNDERGROUND PSE CONDUIT (CONTRACTORS TO POTHOLE)

CONNECT (2) 6"TO EX UNDERGROUND PSE CONDUIT (CONTRACTORS TO POTHOLE)

OVERHEAD POWER WILL BE UNDERGROUNDED BY PSE

CONSTRUCTION PHASING OF IMPROVEMENTS WITHIN 130TH AVE NE TO BE COORDINATED WITH 130TH AVE NE CORRIDOR PROJECT

CONNECT TO EX 12" WATER MAIN
(1) 12X4" TEE
(1) 4" GATE VALVE (FL)
(1) 4"X3/4" COMPANION PLATE (FL)
(2) 12" GATE VALVE (FLXMJ)
(2) 12" DI NIPPLE, 5' MIN
(2) 12" LONG PATTERN SLEEVE W/ THRUST BLOCKING

18 SSMH
RIM=222.15
IE=209.83 8"(IN)N(EX)
IE=209.86 8"(IN)W
IE=209.83 8"(OUT)S(EX)

C1 CB TYPE II - 48"
RIM=221.02
IE=216.04 12"(IN)N(EX)
IE=216.04 8"(IN)W
IE=216.04 12"(OUT)S(EX)
W/ VANED GRATE
CONNECT TO 8" STORM TO 12" MAIN

16 SSMH
RIM=220.95
IE=209.48 8"(IN)N(EX)
IE=209.48 8"(IN)W
IE=209.48 8"(OUT)S(EX)

FOR PROFILES SEE SHEET C621

CONNECT (3)4" ZIPLY CONDUITS TO EX ZIPLY VAULT
(2)4" ZIPLY CONDUITS

CONNECT TO EX GAS MAIN

SSMH, RIM=218.13
8" CENTER CHANNEL
IN,(S)=207.29

NOTE:
WATER SERVICE LINES ON THE BACK SIDE OF THE WATER METER ARE INSPECTED UNDER A SEPARATE PLUMBING PERMIT.

Legend

	PROPERTY LINE
8"SD SD	8" SD @ xx% — STORM DRAINAGE PIPE
	YD/CO/CB/CB 2/MH
12"SS SS	8" SS @ xx% — SANITARY SEWER
SSMH SSCO	SANITARY MH/CO
12" DI W	12" DI W — WATER MAIN
FH FDC PIV WV	FH/FDC/PIV/VALVE
W	WATER VAULT/METER

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

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PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

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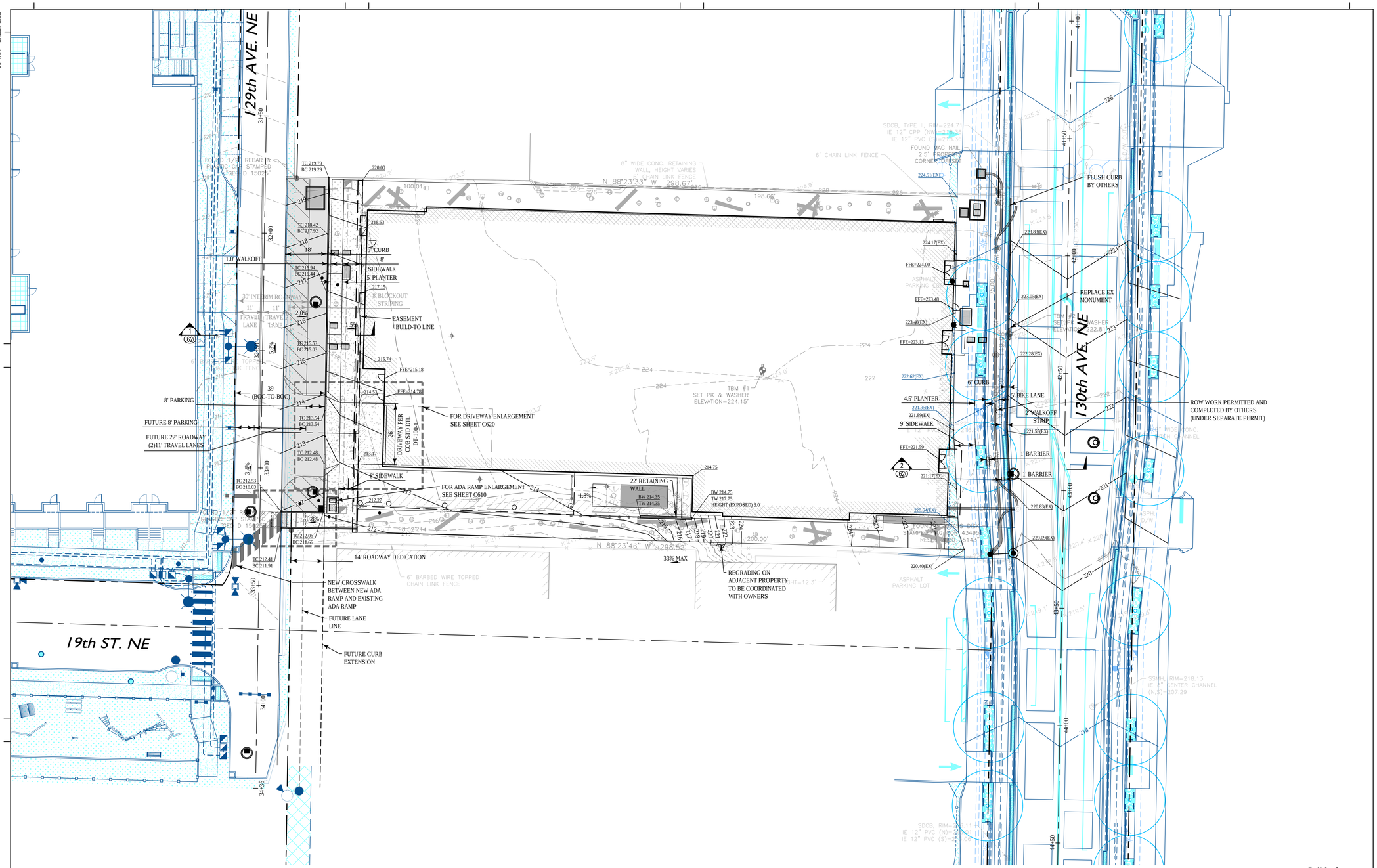
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NORTH ARROW
N

DRAWING TITLE
UTILITY AND STORM DRAINAGE PLAN

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C400**	REVISION NO.:

36" x 24" - SHEET SIZE



Legend

N 79°33'06" E - 46.81'	PROPERTY LINE
	ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	GRAVEL
	CONCRETE RETAINING WALL
	CONCRETE CURB
	ASPHALT OVERLAY
55	EX CONTOUR (INDEX)
54	EX CONTOUR
55	CONTOUR (INDEX)
54	CONTOUR
55.24 / TC 56.78 BC 56.28 / TW 65.25 BW 56.28	SPOT ELEVATION
RIDGE / VALLEY	GRADE BREAK

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40

SCALE 1"=20'

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PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
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Seattle, WA 98109

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Bellevue Gateway I, 11400 SE 8th St,
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NORTH ARROW: N

DRAWING TITLE
PAVING AND GRADING PLAN

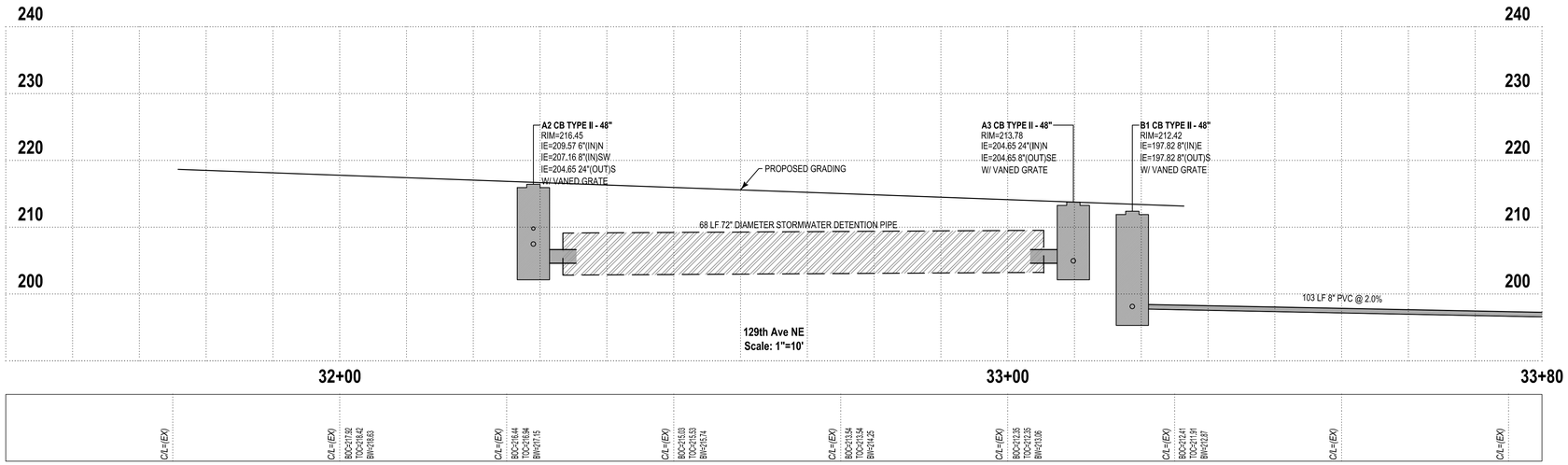
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JL	AJF
SCALE	DATE
AS NOTED	06/16/23

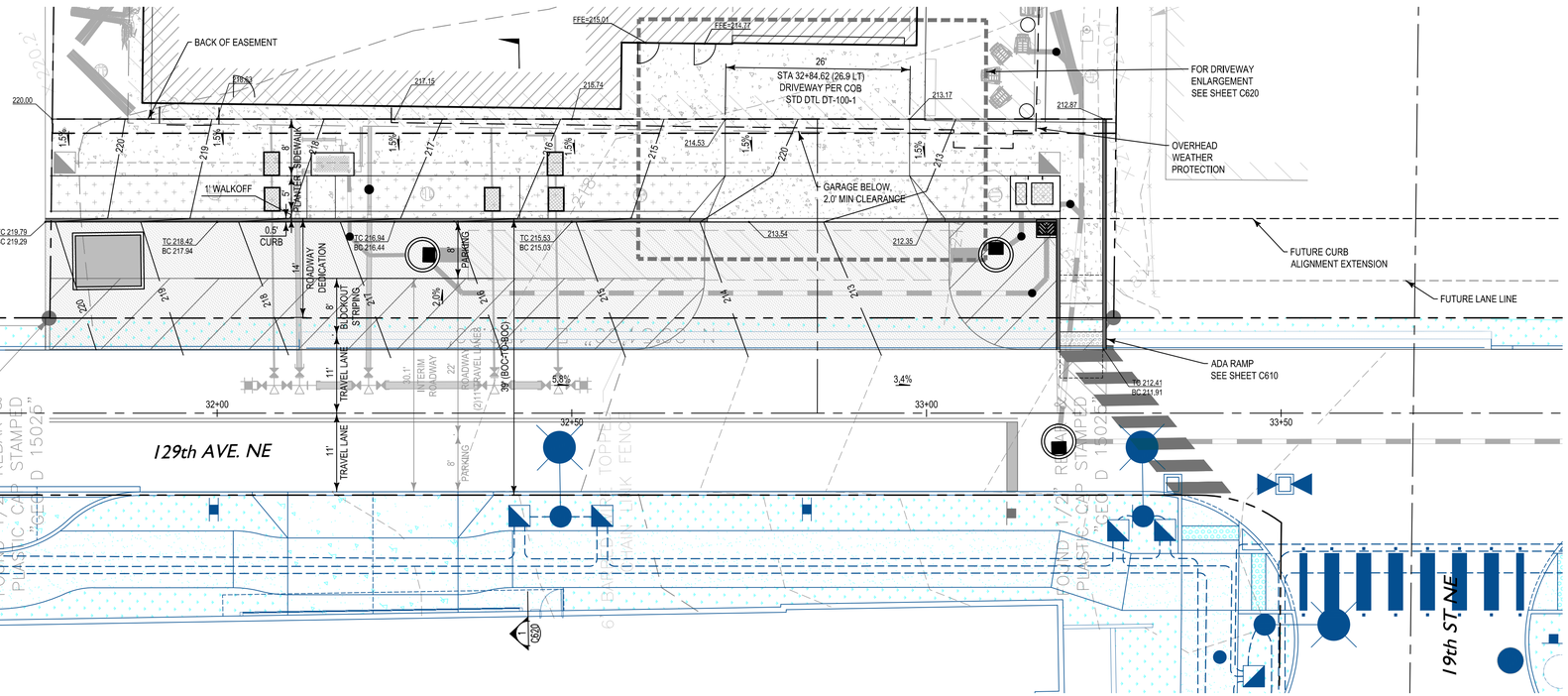
PROJECT NO.
1226-00

DRAWING NO.
C500

REVISION NO.

36" x 24" - SHEET SIZE





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or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 5 10 20
SCALE 1"=10'

Legend

- PROPERTY LINE (N 79°33'06" E – 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- ASPHALT OVERLAY
- EX CONTOUR (INDEX) (55)
- EX CONTOUR (54)
- CONTOUR (INDEX) (55)
- CONTOUR (54)
- SPOT ELEVATION (55.24; TC 56.78 BC 56.28; TW 65.25 BW 56.28)
- GRADE BREAK (RIDGE / VALLEY)

PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

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T: 206-947-6869

TRANSPORTATION — TENW
Bellevue Gateway I, 11400 SE 8th St,
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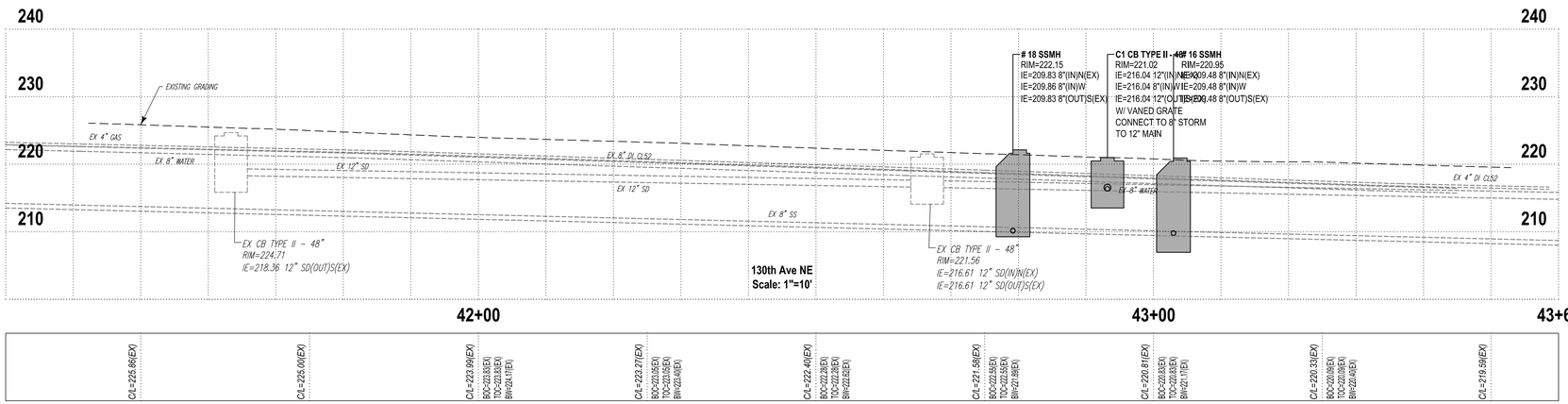
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NORTH ARROW

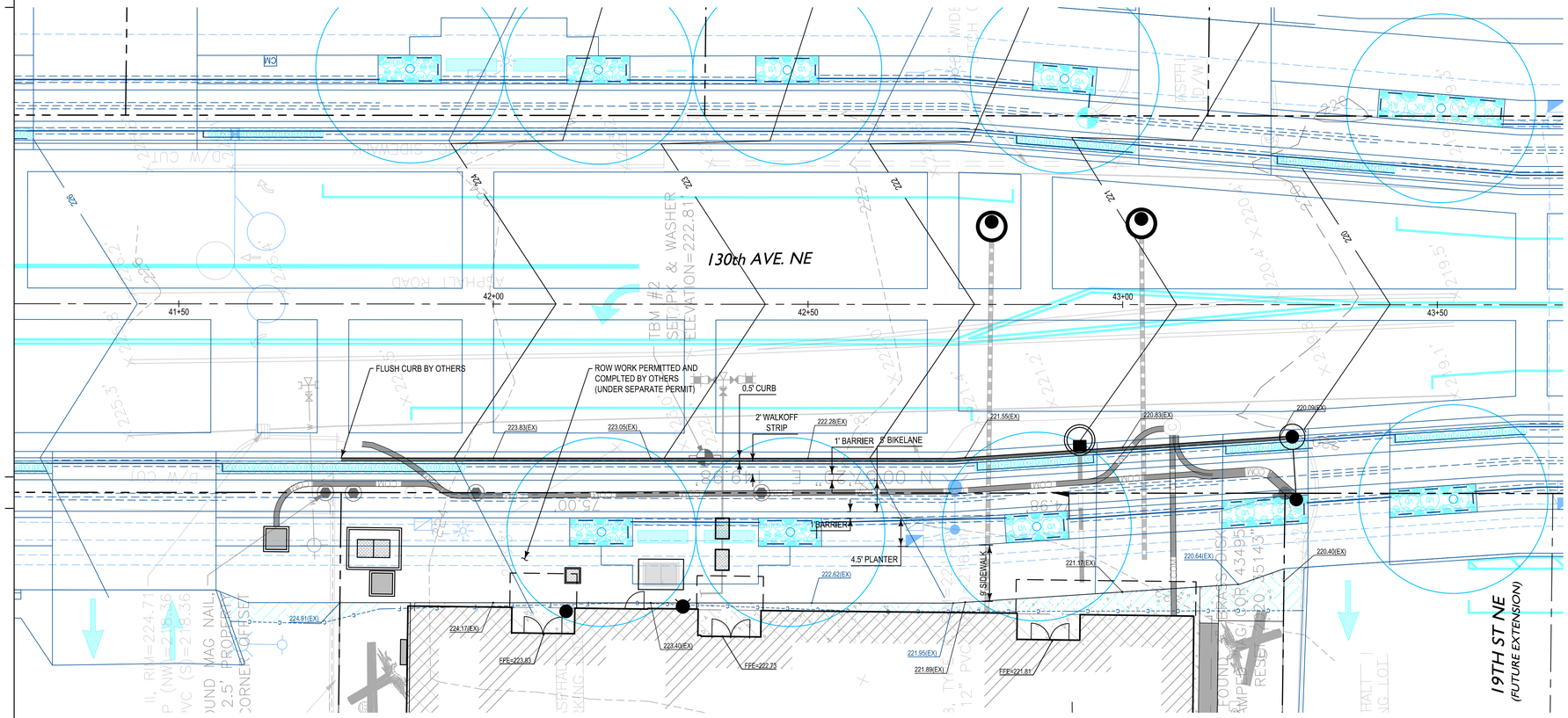
DRAWING TITLE
ROADWAY PLAN & PROFILE - 129TH AVE NE

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C601**	REVISION NO.:

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36" x 24" - SHEET SIZE





Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 5 10 20

SCALE 1"=10'

Legend

- N 79°33'06" E - 46.81' — PROPERTY LINE
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- ASPHALT OVERLAY
- 55 — EX CONTOUR (INDEX)
- 54 — EX CONTOUR
- 55 — CONTOUR (INDEX)
- 54 — CONTOUR
- 55.24 TC 56.78 BC 56.28 TW 65.25 BW 56.28 — SPOT ELEVATION
- RIDGE / VALLEY — GRADE BREAK

PROJECT
PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

ARCHITECT — MZA
752 108th Ave NE, Suite 203,
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T: 425-559-7888

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NORTH ARROW — N

DRAWING TITLE

ROADWAY PLAN & PROFILE - 130TH AVE NE

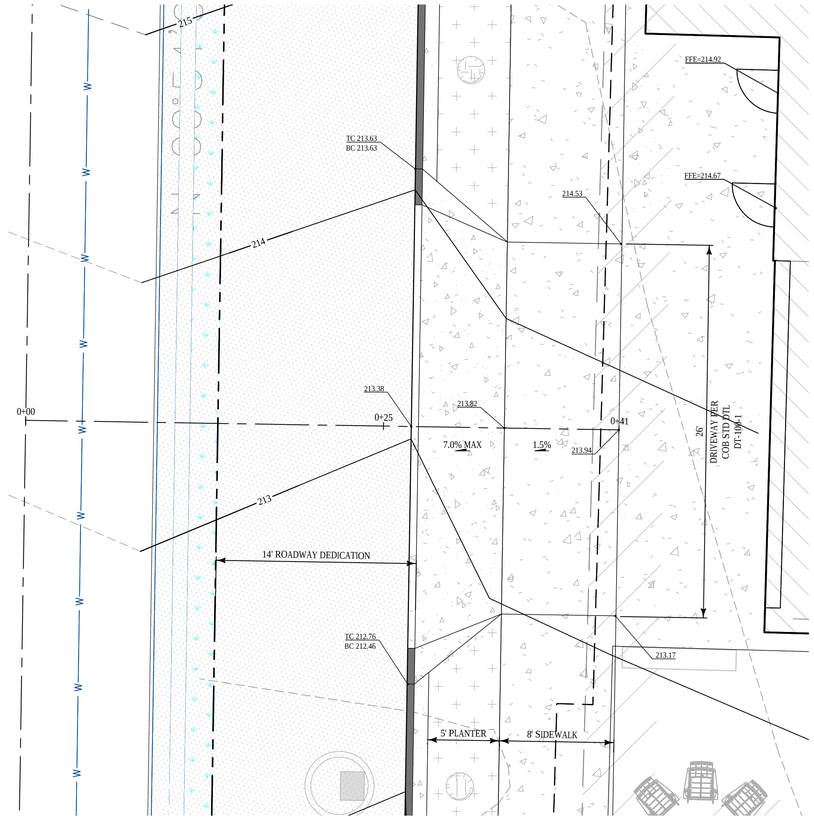
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PROJECT NO. 1226-00

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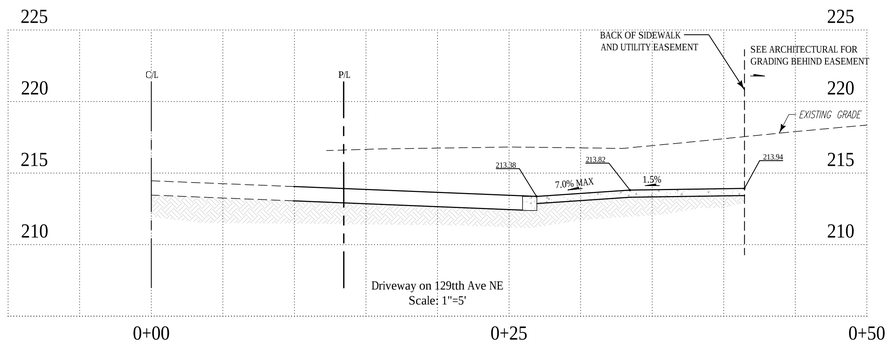
REVISION NO.

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Driveway on 129th Ave NE

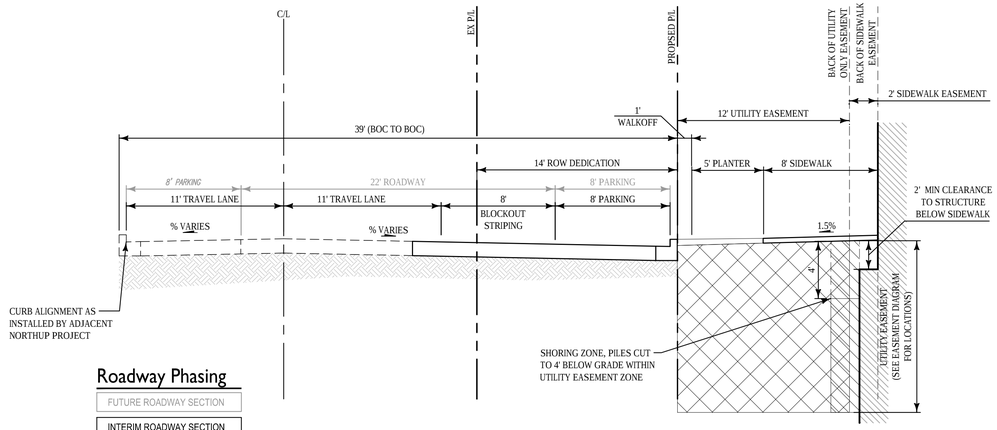
Scale 1"=5'



Driveway Section

Scale 1"=5'

129th Ave NE



Roadway Phasing

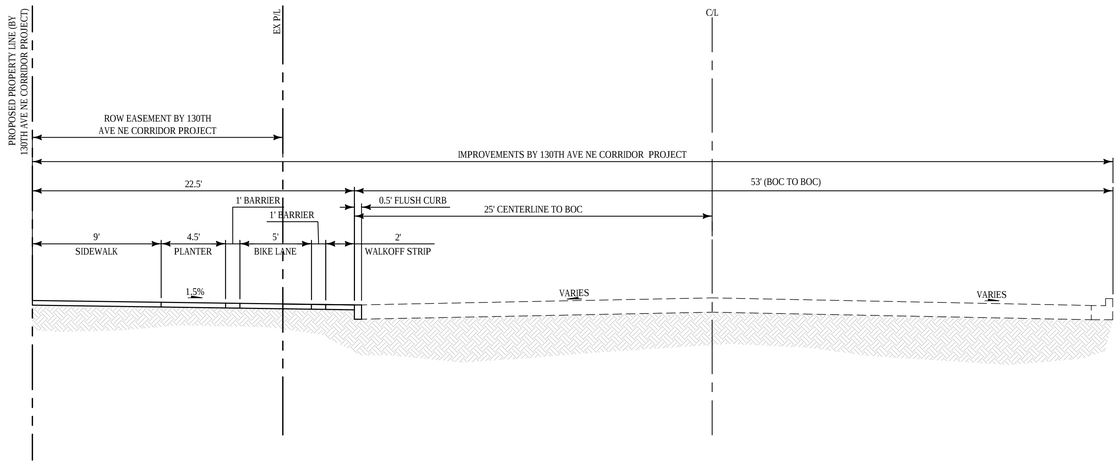
FUTURE ROADWAY SECTION

INTERIM ROADWAY SECTION

1. 129th Ave N Typical Section (Looking North)

Scale 1"=5'

130th Ave NE



2. 130th Ave NE Typical Section (Looking North)

Scale 1"=5'

PROJECT

PROJECT NAME

Chambers Apartment

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1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

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HOLLAND PARTNER GROUP

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CIVIL ENGINEER COUGHLIN PORTER LUNDEEN	801 2nd Ave, Suite 900 Seattle, WA 98104 T: 206-343-0460
LANDSCAPE JETT	95 S. Jackson St, Suite 100 Seattle, WA 98104 T: 206-947-6869
TRANSPORTATION TENW	Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004 T: 425-250-5001

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NORTH ARROW

N

DRAWING TITLE

ROADWAY SECTIONS

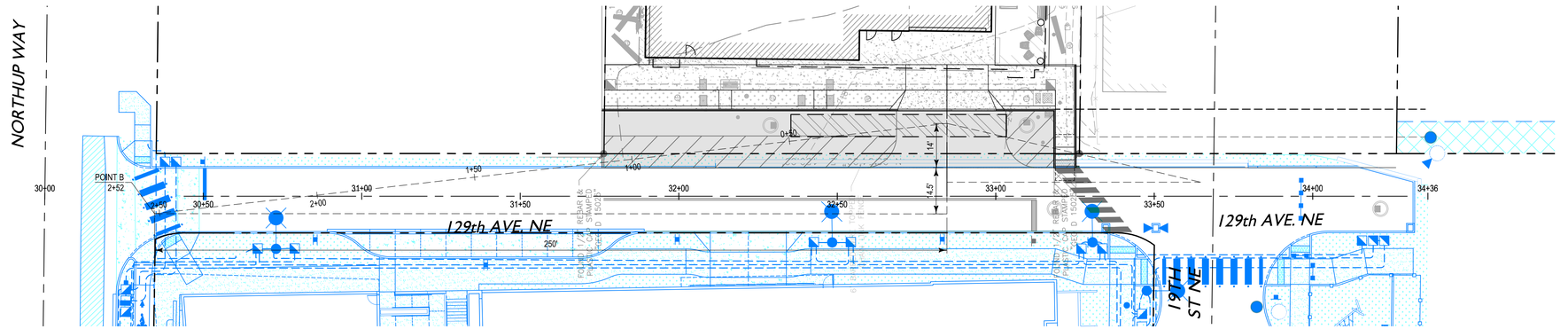
DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C620**	REVISION NO.:

36" x 24" - SHEET SIZE

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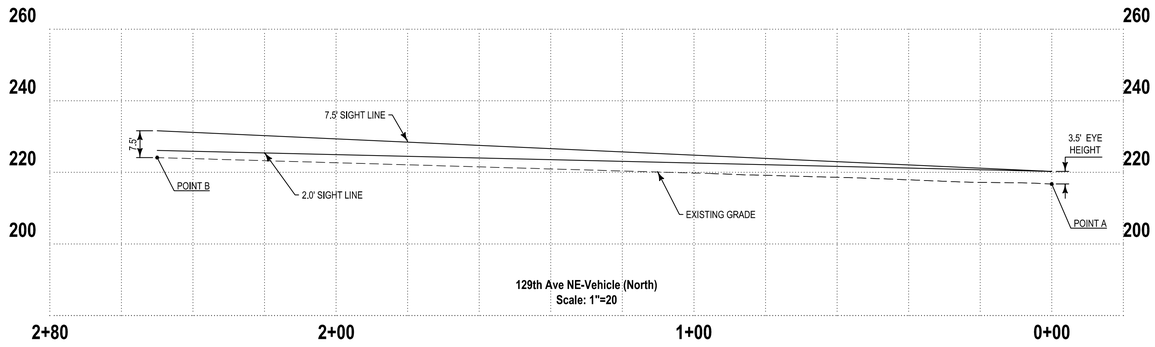
36" x 24" - SHEET SIZE

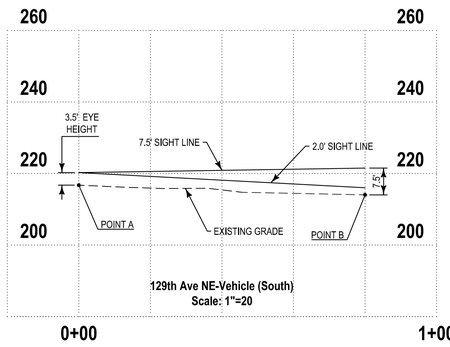
Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)



0 10 20 40

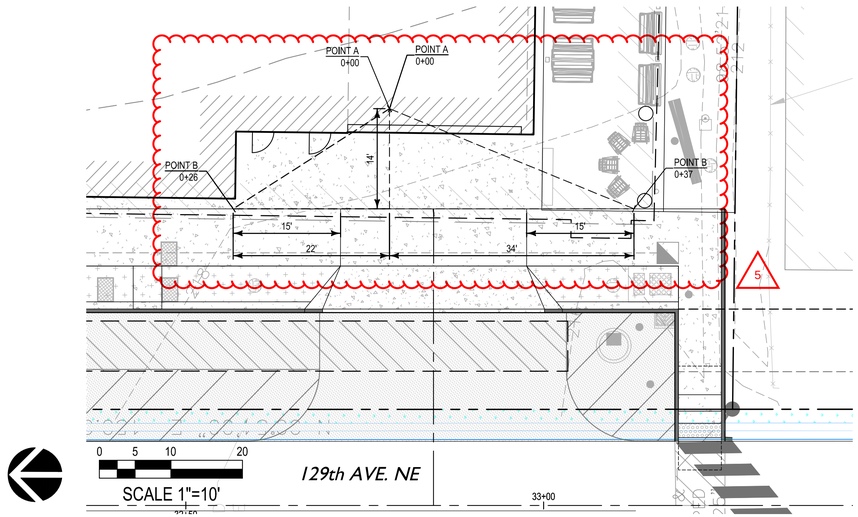
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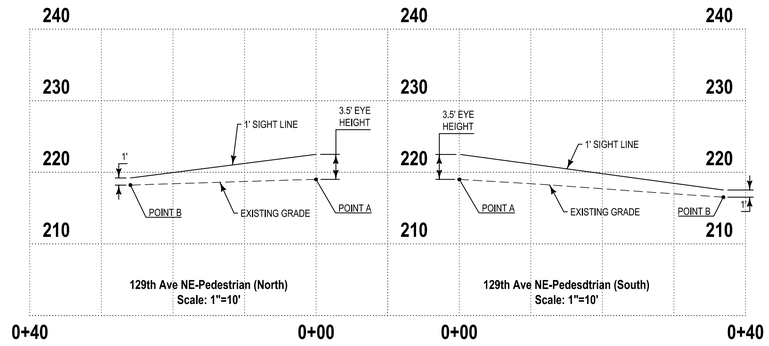




Vehicular Site Distance Triangles

Scale: 1" = 20'





Pedestrian Site Distance Triangles

Scale: 1" = 10'

PROJECT
PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

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NORTH ARROW — N

DRAWING TITLE

SIGHT DISTANCE PROFILES

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23

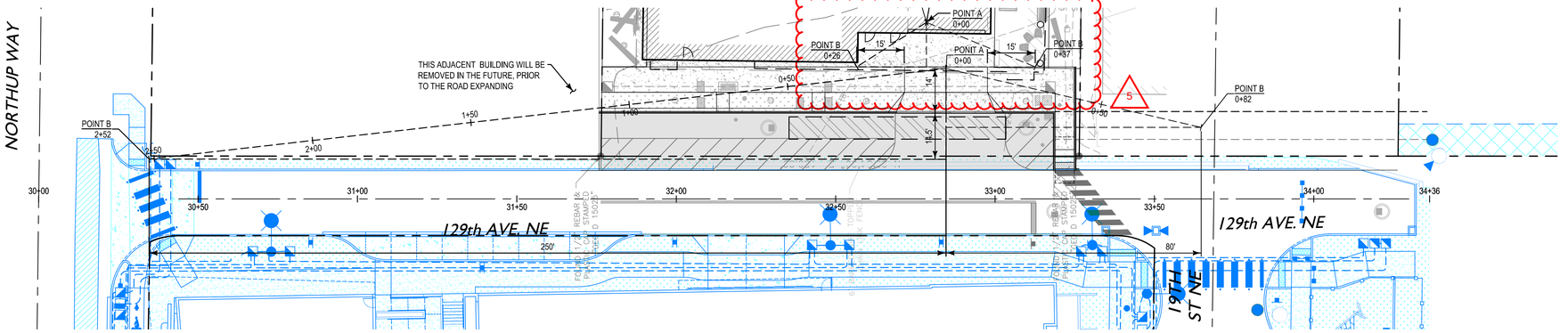
PROJECT NO. 1226-00

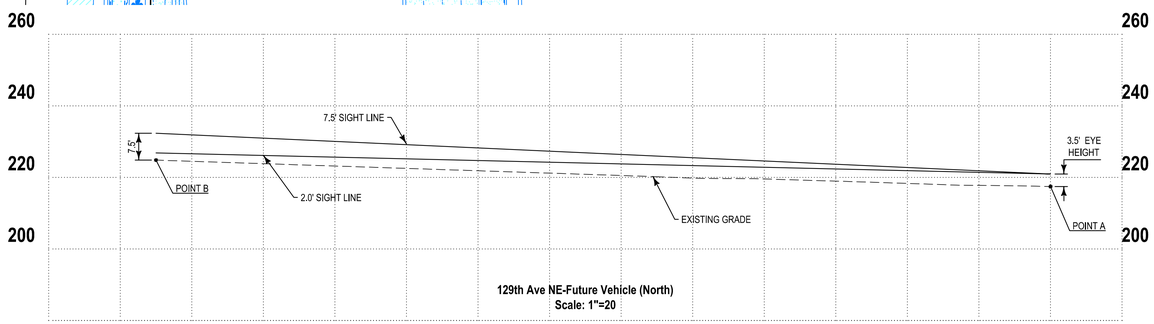
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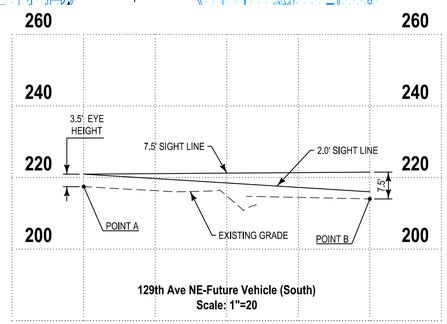
36" x 24" - SHEET SIZE

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)





129th Ave NE-Future Vehicle (North)
Scale: 1"=20



129th Ave NE-Future Vehicle (South)
Scale: 1"=20

Future Vehicular Site Distance Triangles

Scale: 1" = 20'

PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO. | Description | Date
REVISIONS

CONSULTANTS
ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888
CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460
LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869
TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP
AARON J. FAIRFIELD — STATE OF WASHINGTON — 20441 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE
FUTURE SIGHT DISTANCE PROFILES

DRAWN	CHECKED
JL	AJF
SCALE	DATE
AS NOTED	06/16/23

PROJECT NO.
1226-00

DRAWING NO.
C702

REVISION NO.

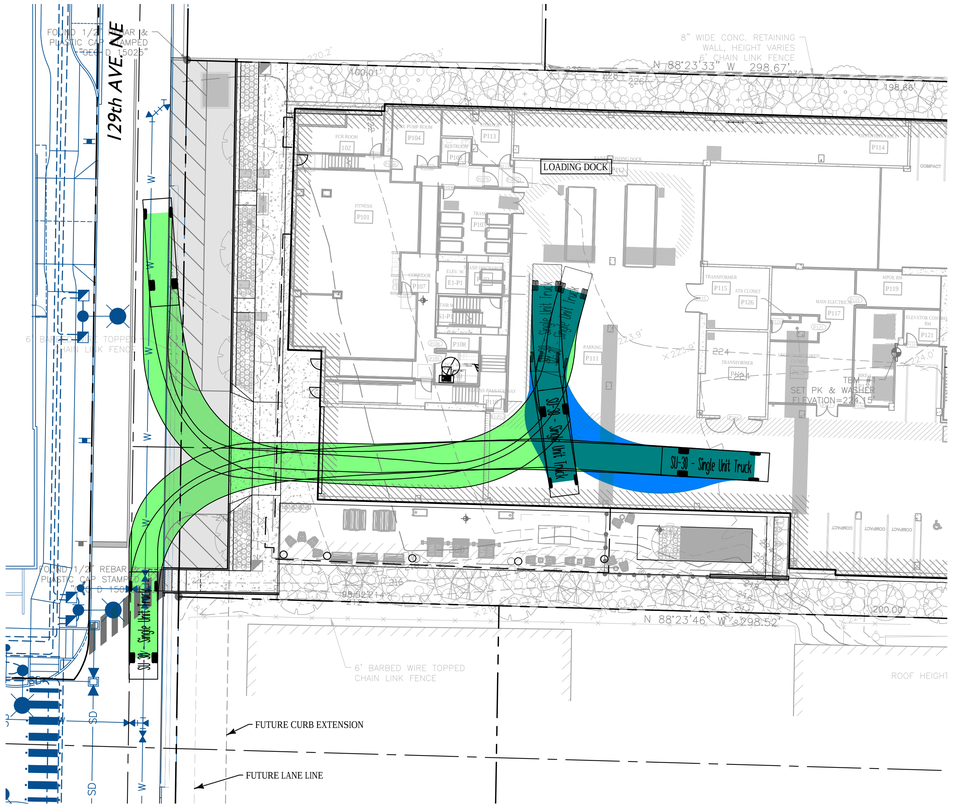
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36" x 24" - SHEET SIZE

Call before you DIg. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

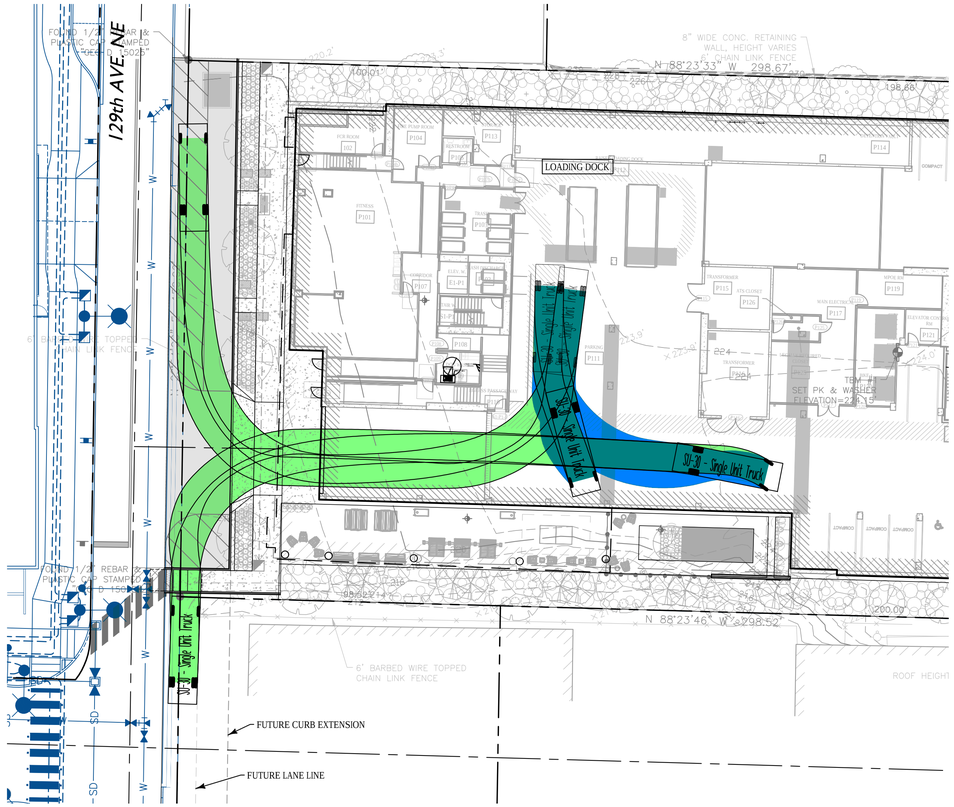
0 10 20 40

SCALE 1"=20'



SU-30 (Current)

Scale: 1"=20'



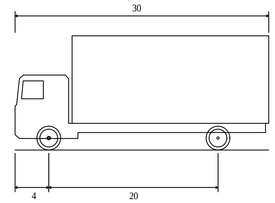
SU-30 (Future)

Scale: 1"=20'

5

Legend

N 79°33'06" E - 46.81'	PROPERTY LINE
	BUILDING LINE
	CURB
	CONCRETE PAVEMENT
SU-30 - Single Unit Truck	VEHICLE - BODY OUTLINE
FORWARD / REVERSE	VEHICLE - WHEEL PATH
FORWARD / REVERSE	VEHICLE - OVERHANG



SU-30 - Single Unit Truck

Overall Length	30.000ft
Overall Width	8.000ft
Overall Body Height	13.500ft
Min Body Ground Clearance	1.367ft
Track Width	8.000ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	31.80°

SU-30

PROJECT
PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE, Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR

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MZA ARCHITECTURE

STAMP
AARON J. FALLQUIST — STATE OF WASHINGTON — 22441 — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE
AUTOTURN EXHIBIT - SU-30

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23

PROJECT NO. 1226-00

DRAWING NO. **C801** | REVISION NO.

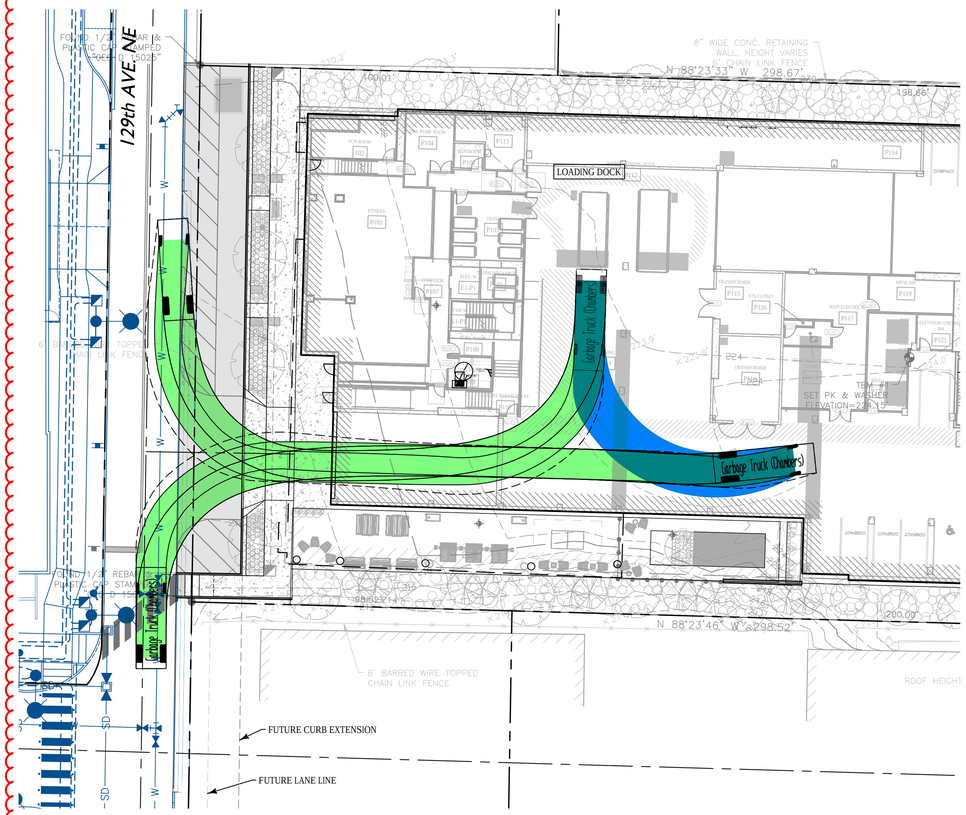
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36" x 24" - SHEET SIZE

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

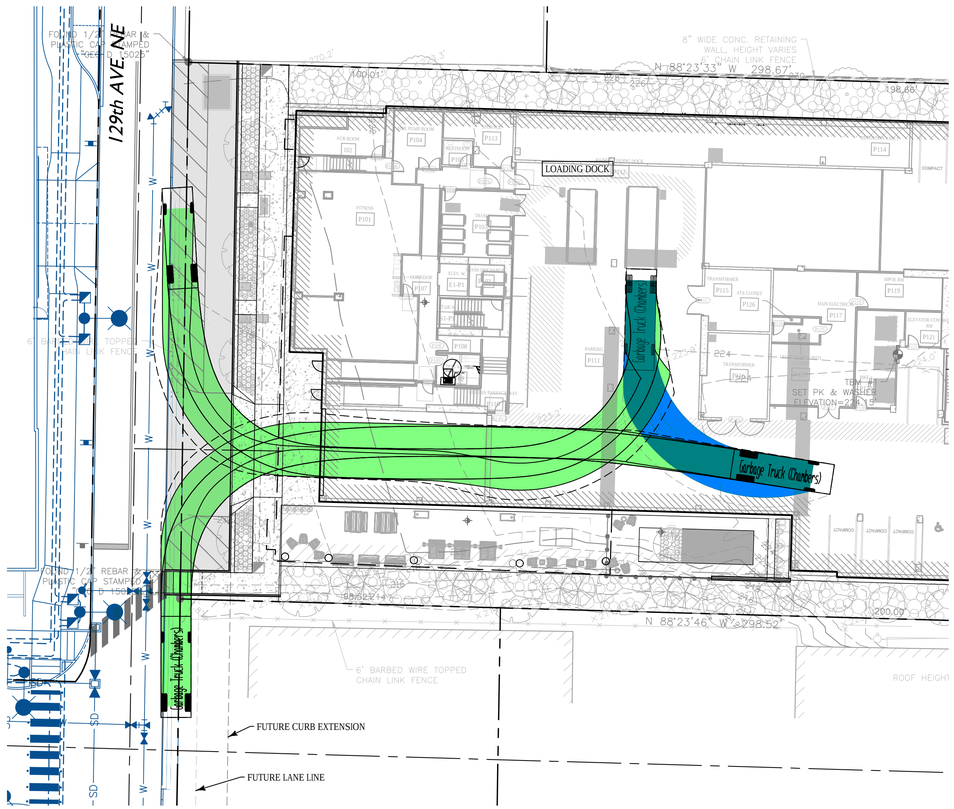
0 10 20 40

SCALE 1"=20'



Garbage Pick Up (Current)

Scale: 1"=20'



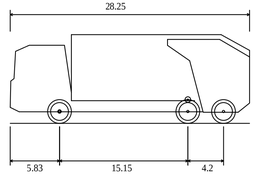
Garbage Pick Up (Future)

Scale: 1"=20'

5

Legend

N 79°33'06" E - 46.81'	PROPERTY LINE
	BUILDING LINE
	CURB
	CONCRETE PAVEMENT
SUM - Single Unit Truck	VEHICLE - BODY OUTLINE
FORWARD / REVERSE	VEHICLE - WHEEL PATH
FORWARD / REVERSE	VEHICLE - OVERHANG



Autocar Expeditor	
Overall Length	28.250ft
Overall Width	8.420ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	27.40°

Garbage Truck

PROJECT

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR

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MZA ARCHITECTURE

STAMP



NOT FOR CONSTRUCTION

NORTH ARROW



DRAWING TITLE

AUTOTURN EXHIBIT - GARBAGE TRUCK

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23

PROJECT NO. 1226-00

DRAWING NO. **C802**

REVISION NO.

\\seanas01.civil_2021\1721ALF-01\01CAD\HC_AUTO.dwg 6/14/2023 4:05 PM MMR

36" x 24" - SHEET SIZE



Passenger Car (Current)

Scale: 1"=20'

Passenger Car (Future)

Scale: 1"=20'

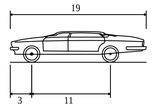
Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40

SCALE 1"=20'

Legend

- PROPERTY LINE
- BUILDING LINE
- CURB
- CONCRETE PAVEMENT
- VEHICLE - BODY OUTLINE
- FORWARD / REVERSE — VEHICLE - WHEEL PATH
- FORWARD / REVERSE — VEHICLE - OVERHANG



P - Passenger Car

Overall Length	19.000ft
Overall Width	7.000ft
Overall Body Height	4.300ft
Min Body Ground Clearance	1.115ft
Track Width	6.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	31.60°

Passenger Car

PROJECT

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR

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MZA ARCHITECTURE

STAMP — AARON J. FALCONER, STATE OF WASHINGTON, 20441, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

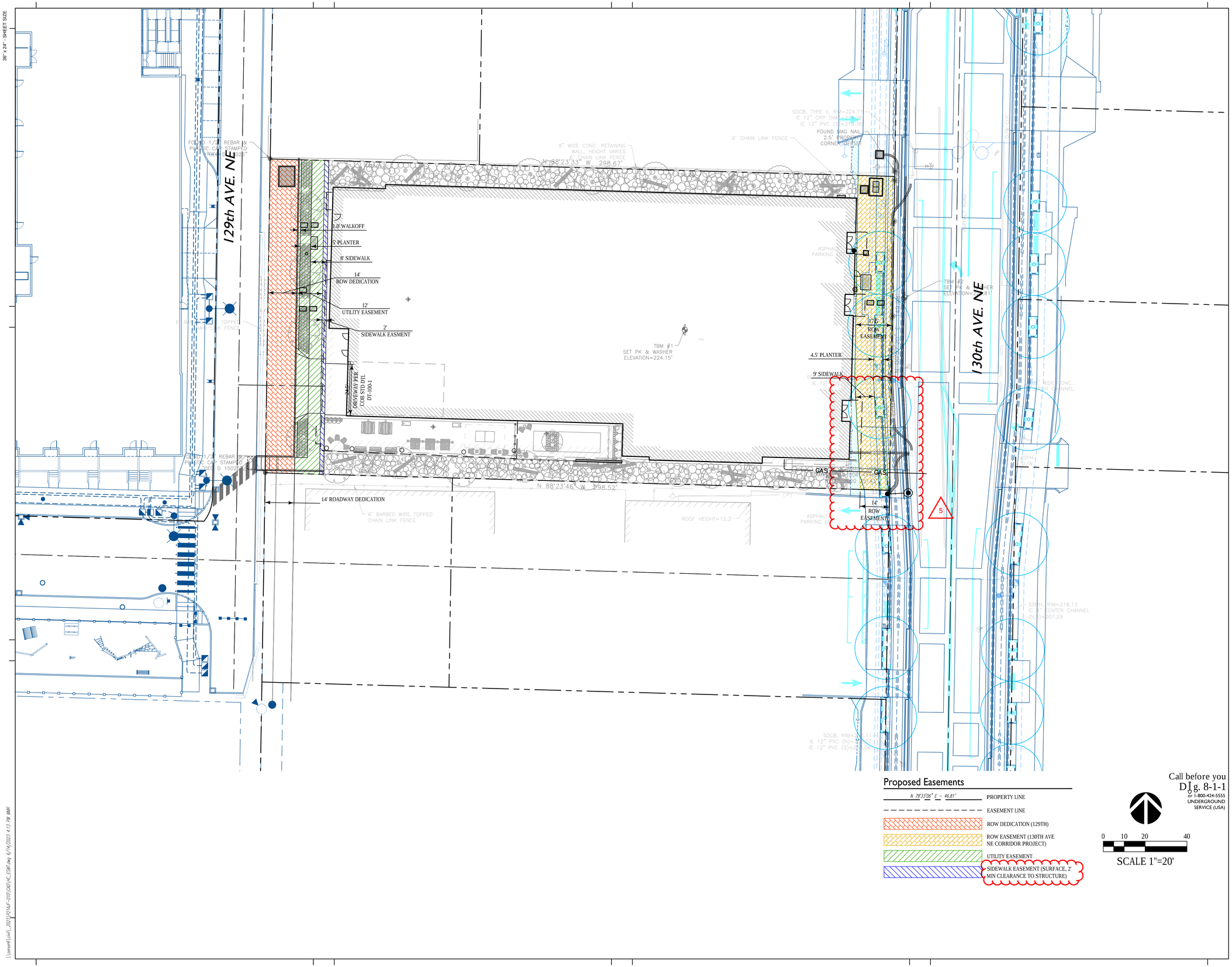
AUTOTURN EXHIBIT - PASSENGER CAR

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C803**	REVISION NO.:

5

\\seanas\Civil_2021\P21ALF-0101\240\MC_AUTO.dwg 6/14/2023 4:06 PM MMR

36" x 24" - SHEET SIZE



Proposed Easements

- PROPERTY LINE (N 79°53'06" E – 46.81')
- EASEMENT LINE
- ROW DEDICATION (129TH)
- ROW EASEMENT (130TH AVE NE CORRIDOR PROJECT)
- UTILITY EASEMENT
- SIDEWALK EASEMENT (SURFACE, 2' MIN CLEARANCE TO STRUCTURE)

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40

SCALE 1"=20'

\\Seanwest\civil_2021\2114\F-010\040\AC_ESMT.dwg 6/14/2023 4:13 PM MMF

PROJECT
PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT: MZA	752 108th Ave NE, Suite 203, Bellevue, WA 98004 T: 425-559-7888
CIVIL ENGINEER: COUGHLIN PORTER LUNDEEN	801 2nd Ave, Suite 900 Seattle, WA 98104 T: 206-343-0460
LANDSCAPE: JETT	95 S. Jackson St, Suite 100 Seattle, WA 98104 T: 206-947-6869
TRANSPORTATION: TENW	Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004 T: 425-250-5001

DRAWING STATUS
ADR

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MZA ARCHITECTURE

STAMP: AARON J. FERGUSON, STATE OF WASHINGTON, 20441, REGISTERED PROFESSIONAL ENGINEER, 10/10/2023

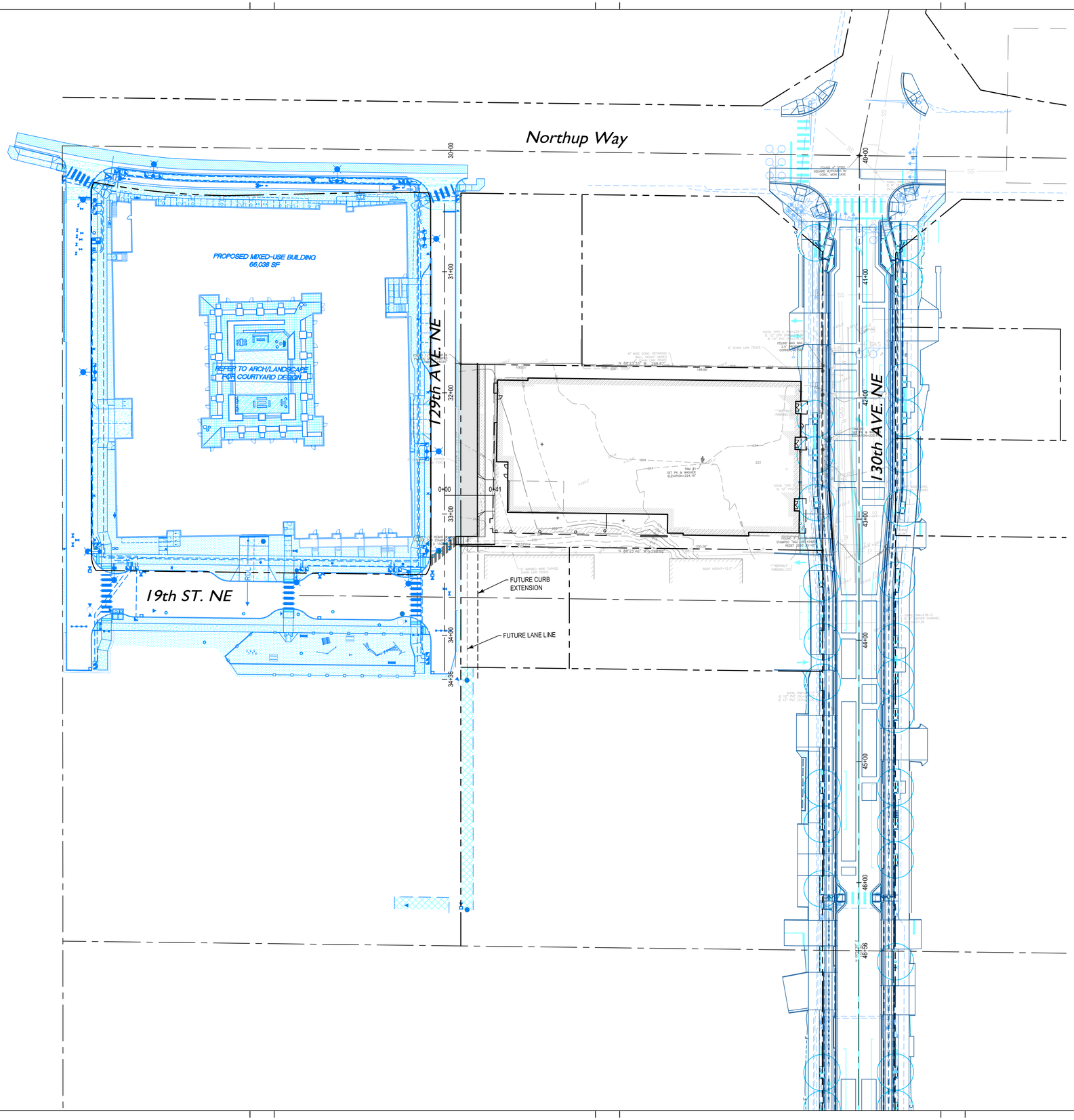
NORTH ARROW: N

DRAWING TITLE
EASEMENT EXHIBIT

DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C900**	REVISION NO.:

36" x 24" - SHEET SIZE

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)



0 20 40 80

SCALE 1"=40'

Legend

- PROPERTY LINE (N 79°33'06" E - 46.81')
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- GRAVEL
- CONCRETE RETAINING WALL
- CONCRETE CURB
- ASPHALT OVERLAY
- EX CONTOUR (INDEX) (55)
- EX CONTOUR (54)
- CONTOUR (INDEX) (55)
- CONTOUR (54)
- SPOT ELEVATION (55.24; TC 56.78 BC 56.28; TW 65.25 BW 56.28)
- GRADE BREAK (RIDGE / VALLEY)

PROJECT

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR

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MZA ARCHITECTURE

STAMP — AARON J. FALTINSEN, STATE OF WASHINGTON, 22441, REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

NORTH ARROW — N

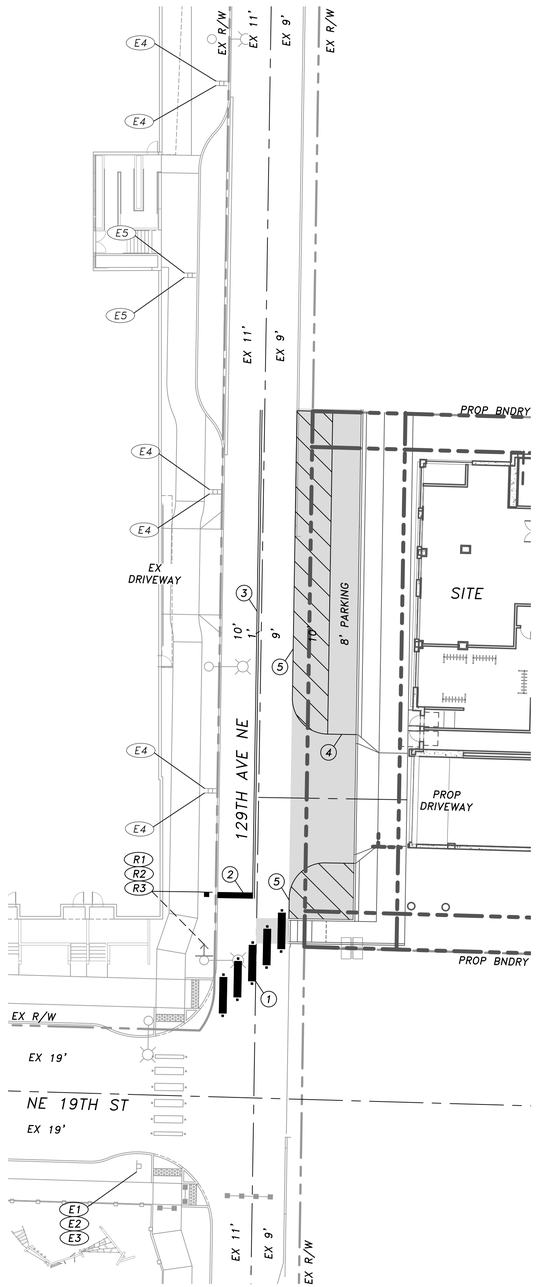
DRAWING TITLE

ROAD ALIGNMENT EXHIBIT

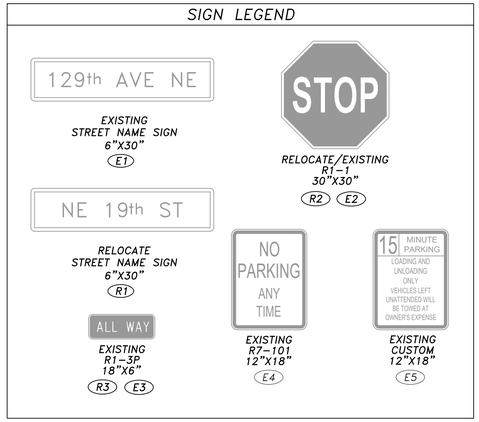
DRAWN	CHECKED
JL	AJF
SCALE: AS NOTED	DATE: 06/16/23
PROJECT NO.: 1226-00	
DRAWING NO.: **C901**	REVISION NO.:

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36" x 24" - SHEET SIZE



SIGN LEGEND



GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. REMOVE EXISTING CONFLICTING STRIPING AS NECESSARY TO ACCOMMODATE NEW STRIPING. CONTRACTOR TO COORDINATE STRIPING REMOVAL WITH ASPHALT RESTORATION.
3. ALL ROAD CHANNELIZATION AND STRIPING SHALL BE PER CITY OF BELLEVUE STANDARD DRAWINGS, CURRENT EDITION.
4. REMOVE ALL PLASTIC PAVEMENT MARKINGS (BY MACHINE GRINDING) AND RPM'S WITHIN ASPHALT OVERLAY LIMITS PRIOR TO BEGINNING THE OVERLAY.
5. REPLACE EXISTING STRIPING WITHIN NEW PAVEMENT OVERLAY AREAS.

PAVEMENT MARKING NOTES

(1) INSTALL WHITE THERMOPLASTIC CONTINENTAL STYLE 10' WIDE CROSSWALK PER CITY OF BELLEVUE DRAWING NUMBER CW-100-1.

(2) INSTALL 18" WHITE THERMOPLASTIC STOP BAR PER WSDOT STANDARD PLAN M-24.60.

(3) INSTALL YELLOW RPM TYPE DOUBLE YELLOW CENTER (DYC) LANE LINE PER CITY OF BELLEVUE DRAWING NUMBER CH-100-1.

(4) INSTALL WHITE PAINTED EDGE LINE PER WSDOT STANDARD PLAN M-20.10.

(5) INSTALL WHITE PAINTED GORE AREA.

SIGNING NOTES

(E1) EXISTING STREET NAME SIGN AND POST TO REMAIN. PROTECT DURING CONSTRUCTION.

(E2) EXISTING R1-1 SIGN TO REMAIN. PROTECT DURING CONSTRUCTION.

(E3) EXISTING R1-3P SIGN TO REMAIN. PROTECT DURING CONSTRUCTION.

(E4) EXISTING R7-101 SIGN AND POST TO REMAIN. PROTECT DURING CONSTRUCTION.

(E5) EXISTING CUSTOM SIGN AND POST TO REMAIN. PROTECT DURING CONSTRUCTION.

(R1) RELOCATE EXISTING STREET NAME SIGN FROM EXISTING LIGHT POLE TO NEW LOCATION ON NEW POST PER CITY OF BELLEVUE DRAWING NUMBER SG-100-1.

(R2) RELOCATE EXISTING R1-1 SIGN FROM EXISTING LIGHT POLE TO NEW LOCATION. INSTALL SIGN UNDERNEATH STREET NAME SIGN.

(R3) RELOCATE EXISTING R1-3P SIGN FROM EXISTING LIGHT POLE TO NEW LOCATION. INSTALL SIGN UNDERNEATH R1-1 SIGN.

10 40
0 20 60
SCALE IN FEET

LEGEND

- PAVEMENT MARKING CONSTRUCTION NOTE
- SIGNING CONSTRUCTION NOTE
- RELOCATED POLE MOUNTED SIGN
- EXISTNG SIGN
- NEW SIGN
- NEW LUMINAIRE POLE
- EXISTING LUMINAIRE POLE
- OVERLAY LIMITS

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
REVISIONS		

CONSULTANTS

DRAWING STATUS
ADR

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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MZA ARCHITECTURE

STAMP
TREVOR T. TAMURA — STATE OF WASHINGTON — 26329 — REGISTERED PROFESSIONAL ENGINEER — PRELIMINARY NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE
PAVEMENT MARKING & SIGNAGE PLANS

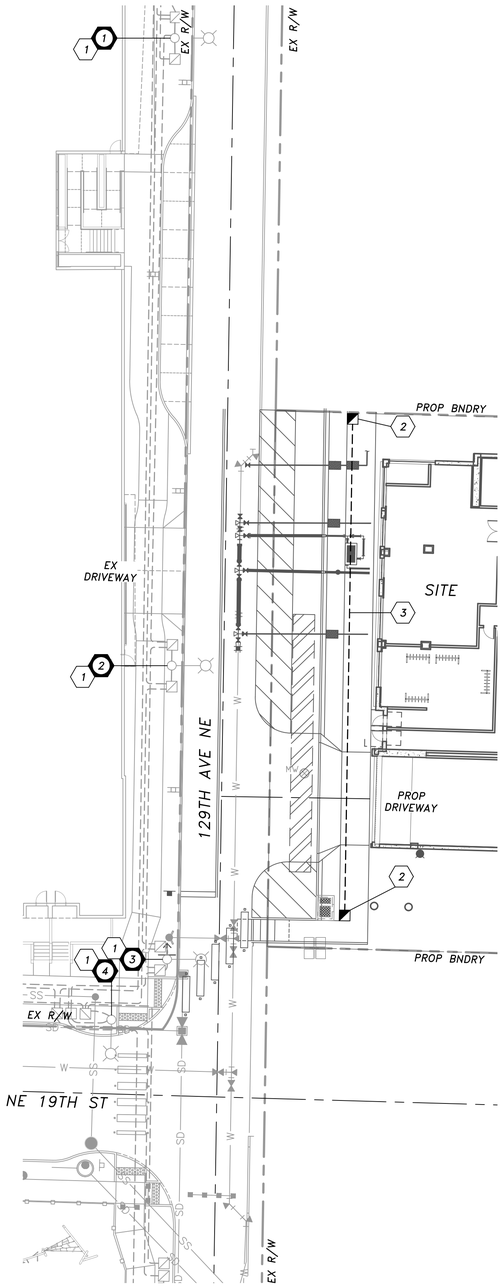
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KEW/VF	TTT
SCALE	DATE
AS NOTED	04.03.2023

PROJECT NO.
1226-00

DRAWING NO.
PM-01

REVISION NO.
00

36" x 24" - SHEET SIZE



CONSTRUCTION NOTES

1. EXISTING STREET LIGHT POLE AND LUMINAIRE TO REMAIN. PROTECT DURING CONSTRUCTION.
2. INSTALL NEW COMMUNICATION JUNCTION BOX WITH SKID-RESISTANT LID PER BELLEVUE STANDARD SL-180-1.
3. INSTALL NEW FIBER CONDUIT AND CONDUCTORS. SIZE AND QUANTITY TO BE IDENTIFIED IN PERMIT SUBMITTAL.

GENERAL NOTES

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF BELLEVUE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS, CURRENT EDITION.
2. THE LOCATIONS OF FEATURES SHOWN ARE APPROXIMATE AND SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AS NECESSARY.
3. THE CONTRACTOR SHALL SUBMIT A REQUEST FOR MATERIALS APPROVAL TO THE CITY OF BELLEVUE PRIOR TO ORDERING MATERIALS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY THE AFFECTED UTILITY COMPANY IMMEDIATELY UPON DAMAGE.
5. ALL CONDUIT SHALL BE INSTALLED WITH MIN. 24" COVER.
6. SEE CITY OF BELLEVUE STD. PLANS FOR POLE AND CONDUIT LAYOUT DETAILS, SERVICE CABINET/CONNECTION DETAILS, AND WIRING DETAILS.
7. ALL NEW JUNCTION BOXES SHALL BE NON-SKID.

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	LT.	RT.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	INITIAL LUMENS	LUMINAIRE TYPE – DISTRIBUTION	POLE TYPE	COMMENT
1	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
2	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
3	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
4	NE 19TH ST	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.

10 40
0 20 60
SCALE IN FEET

LEGEND

EXIST.	NEW/RELOCATED	DESCRIPTION
		JUNCTION BOX TYPE 2,8 (NEW JB'S SHALL HAVE SKID-RESISTANT LIDS)
		LIGHT STANDARD
		CONDUIT/CONDUCTOR
		CONSTRUCTION NOTE
		SIGNAL/LUM. POLE NUMBER

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date

REVISIONS

CONSULTANTS

DRAWING STATUS
ADR

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MZA ARCHITECTURE

STAMP
TREVOR T. TALKEN — STATE OF WASHINGTON — 56329 — REGISTERED PROFESSIONAL ENGINEER — PROFESSIONAL ENGINEER

NORTH ARROW
N

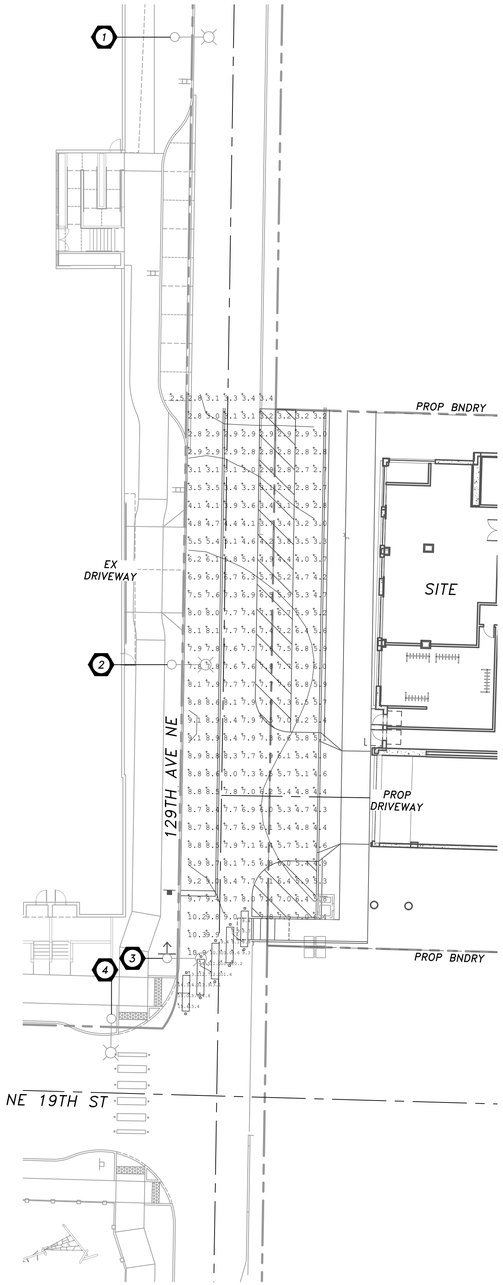
DRAWING TITLE
ILLUMINATION PLAN

DRAWN	CHECKED
KEW/VF	TTT
SCALE: AS NOTED	DATE: 04.03.2023

PROJECT NO.
1226-00

DRAWING NO.	REVISION NO.
IL-01	00

36" x 24" - SHEET SIZE



CALCULATION SUMMARY

CALCULATION AREA	DESIGN CRITERIA: MIN. AVG. MAINTAINED (LUX)	DESIGN CRITERIA: MAX. UNIFORMITY RATIO (AVG. /MIN.)
	TARGET / ACTUAL	TARGET / ACTUAL
129TH AVE NE (TERTIARY CLASSIFICATION)	5.00 / 5.97	4.00:1 / 2.39:1
MID-BLOCK CROSSWALK 129TH AVE NE (TERTIARY CLASSIFICATION)	10.00 / 11.71	N/A / 1.39:1

ILLUMINATION POLE SCHEDULE

LUM. POLE NO.	STREET	STATION	OFFSET*	LT.	RT.	MOUNT. HEIGHT	ARM LENGTH	WATTAGE /TYPE	INITIAL LUMENS	LUMINAIRE TYPE – DISTRIBUTION	POLE TYPE	COMMENT
1	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
2	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
3	129TH AVE NE	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.
4	NE 19TH ST	EX	EX		X	EX 35'	EX 8'	EX 65 LED	EX 7,618	LEOTEK GC1-60F-MV-NW-3-BK-350S	EX ROUND TAPER STEEL	EXISTING LUMINAIRE AND POLE TO REMAIN.

10 40
0 20 60
SCALE IN FEET

LEGEND

EXIST.	NEW/RELOCATED	DESCRIPTION
		LIGHT STANDARD
		SIGNAL/LUM. POLE NUMBER

PROJECT
PROJECT NAME

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PROJECT ADDRESS

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CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

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MZA ARCHITECTURE

STAMP



NORTH ARROW

N

DRAWING TITLE

PHOTOMETRIC CALCULATIONS

DRAWN	CHECKED
KEW/VF	TTT
SCALE: AS NOTED	DATE: 04.03.2023

PROJECT NO. 1226-00

DRAWING NO. **PC-01** | REVISION NO. **00**

36" x 24" - SHEET SIZE

ABBREVIATIONS

AD	AREA DRAIN
ADJ	ADJACENT
AGG	AGGREGATE
AL	ALIGN
BC	BOTTOM OF CURB
BR	BOTTOM OF RAMP
BS	BOTTOM OF STAIR
BW	BOTTOM OF WALL
CB	CATCH BASIN
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLR	CLEARANCE
CO	CLEAN OUT
CONC	CONCRETE
CONF	CONFIGURATION
CONT	CONTINUOUS
DBH	DIAMETER AT BREAST HT
DG	DECOMPOSED GRANITE
DWG	DRAWING(S)
(E)	EXISTING
EA	EA
EJ	EXPANSION JOINT
EXP	EXPANSION
EQ	EQUAL
EW	EACH WAY
FF	FINISH FLOOR
FG	FINISHED GRADE
FOB	FACE OF BUILDING
FOW	FACE OF WALL
FP	FINISH PAVING
GAL	GALLON
GFRC	GLASS FIBER REINFORCED CONCRETE
GB	GRADE BREAK
GL	GRID LINE
HP	HIGH POINT
HPS	HIGH POINT SWALE
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
IE	INVERT ELEVATION
INT	INTERSECTION
INV	INVERT
JNT	JOINT
LT	LIGHT
MAX	MAXIMUM
MIN	MINIMUM
MFR	MANUFACTURER
(N)	NEW
NTS	NOT TO SCALE
OC	ON CENTER
PA	PLANTING AREA
PN	PROJECT NORTH
POB	POINT OF BEGINNING
PTDS	PRESSURE TREATED DOUG FIR
R	RISER
RE	RIM ELEVATION
ROW	RIGHT OF WAY
SAD	SEE ARCHITECTURAL DRAWINGS
SCD	SEE CIVIL ENGINEERING DRAWINGS
SCS	SEE CORE SHELL ARCHITECTURE DRAWINGS
SDS	STORM DRAIN SYSTEM
SED	SEE ELECTRICAL ENGINEERING DRAWINGS
SD	STORM DRAIN
SIM	SIMILAR
SJ	SCORE JOINT
SMD	SEE MECHANICAL ENGINEERING DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SPECS	SPECIFICATIONS
SS	STRUCTURAL SLAB
SSD	SEE STRUCTURAL ENGINEERING DRAWINGS
SSTL	STAINLESS STEEL
STL	STEEL
TC	TOP OF CURB
TF	TOP OF FENCE
TFG	TOP OF FOOTING
THLD	THRESHOLD
TP	TOP OF PLANTER
TR	TOP OF RAMP
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
VIF	VERIFY IN FIELD
WPM	WATERPROOF MEMBRANE
WP	WATERPROOFING

LANDSCAPE PROJECT NOTES:

1. PLANTING STRIP AND TREE PIT LANDSCAPING ON 130TH AVENUE NORTHEAST SHALL BE DESIGNED AND CONSTRUCTED BY THE CITY OF BELLEVUE.
   - A. IRRIGATION WATER SOURCE (METER, POC) FOR THE PLANTING STRIP AND TREE PITS SHALL BE PROVIDED AS PART OF THIS PROJECT. COORDINATE LOCATION, SIZE, AND TIE-IN LOCATION WITH CITY OF BELLEVUE, MIKE HAUER 425-452-4480 OR MHAUER@BELLEVUEWA.GOV.
   - B. IRRIGATION WATER SOURCE SHALL BE METER INDEPENDENT FROM ON-SITE METER - SEE CIVIL DRAWINGS.
2. REFER TO ARBORIST REPORT FOR ADDITIONAL INFORMATION ON EXISTING TREES INCLUDING INVENTORY AND CALCULATIONS.
3. REFER TO CRITICAL AREAS REPORT FOR ADDIIOTNAL INFORMATION ON CRITICAL AREA IMPACTS, AVOIDANCE, AND MITIGATION.
4. ALL PROPOSED LANDSCAPING SHALL BE IRRIGATED WITH FULLY AUTOMATIC HIGH EFFICIENCY IRRIGATION.
   - A. IRRIGATION SYSTEM SHALL COMPLY WITH CITY OF BELLEVUE'S IRRIGATION SYSTEM DESIGN AND PERFORMANCE REQUIRMENTS (WATER CODE SECTIONS 24.02.200 AND 24.02.210 AND THE UTILITY DEPARTMENT'S ENGINEERING STANDARDS.
5. ALL LANDSCAPED AREAS ON GRADE, WITH THE EXCEPTION PLANTED AREAS IN THE RIGHT OF WAY AND ALONG 129TH AVE NE SHALL HAVE AMENDED SOILS PER CITY OF BELLEVUE "AMENDED SOILS" STANDARD DETAIL NO. NDP-1 DATED JANUARY 2018.
6. LANDSCAPED AREAS ALONG IN THE RIGHT OF WAY, AND ALONG 129TH AVE NE SHALL BE PREPARED PER CITY OF BELLEVUE STANDARD DETAIL SW-130-1 "SOIL PREPARATION FOR LANDSCAPE STRIPS" AND SHALL HAVE A TOTAL AMENDED SOIL DEPTH OF 36".
7. ALL LANDSCAPED AREAS EXCEPT FOR THE NORTH AND SOUTH LANDSCAPE BUFFERS SHALL BE COVERED W/ 2" DEPTH MULCH.
   - A. NORTH AND SOUTH LANDSAPE BUFFERS SHALL BE COVERD W/ 4" ARBORIST WOOD CHIP MULCH.

LANDSCAPE GENERAL NOTES:

1. PLANS ARE BASED UPON CIVIL DRAWINGS PREPARED BY THE CIVIL ENGINEERING AND ARCHITECT.
2. CONTRACTOR SHALL REVIEW THESE DOCUMENTS, CONFIRM ALL DIMENSIONS AND ELEVATIONS AND NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES, EITHER ON THE PLANS OR OBSERVED IN THE FIELD PRIOR TO COMMENCING WORK.
3. ALL WORK SHALL BE PERFORMED BY QUALIFIED LICENSED CONTRACTORS OR SUBCONTRACTORS HAVING AT LEAST 5 YEARS EXPERIENCE WITH SIMILAR PROJECTS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND PAYING ALL FEES RELATED TO THE SCOPE OF WORK, UNLESS STATED OTHERWISE IN THE CONTRACT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK WITH THAT OF OTHER SUBCONTRACTORS ON THE SITE TO AVOID CONFLICTS WITH WORK SEQUENCE AND DELAYS IN THE PROGRESS OF WORK BY OTHERS.
6. CODES AND STANDARDS: ALL WORK SHALL BE IN ACCORDANCE WITH STANDARDS STATED IN THE PROJECT SPECIFICATIONS AND ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL CODES AND ORDINANCES, INCLUDING BUT NOT LIMITED TO:
   - A. AMERICAN DISABILITIES ACT
   - B. 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, US DEPARTMENT OF JUSTICE
   - C. CITY OF BELLEVUE BUILDING CODE
   - D. KING COUNTY, WA
7. CONSTRUCTION LAYOUT: CONTRACTOR SHALL STAKE IN THE FIELD ALL ITEMS SHOWN ON THESE PLANS TO BE CONSTRUCTED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. IF CONFLICTS BETWEEN PROPOSED CONSTRUCTION AND EXISTING SURFACE AND SUBSURFACE CONDITIONS ARE APPARENT, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY AND DO NOT PROCEED WITH WORK UNTIL AUTHORIZED TO PROCEED. ALL CHANGES TO PROPOSED CONSTRUCTION WORK MUST BE AUTHORIZED BY LANDSCAPE ARCHITECT IN WRITING. UNAUTHORIZED WORK SHALL BE SUBJECT TO REMOVAL AND PROPERLY CONSTRUCTED IN ACCORDANCE WITH CONDITIONS IDENTIFIED ON THE DRAWINGS AND PROJECT SPECIFICATIONS OR AS AMENDED IN WRITING BY THE LANDSCAPE ARCHITECT AT NO ADDITIONAL COST TO THE OWNER.
8. GRADING AND DRAINAGE: CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH ALL RELATED PLANS, DRAWINGS AND SPECIFICATIONS PRIOR TO COMMENCING WORK, INCLUDING BUT NOT LIMITED TO: ARCHITECTURAL, CIVIL, STRUCTURAL, PLUMBING, MECHANICAL, AND ELECTRICAL DRAWINGS. NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR OBSTRUCTIONS RELATED TO THE WORK IMMEDIATELY FOR DIRECTIONS OR MODIFICATIONS TO THE PROPOSED PLANS. DO NOT PROCEED WITH WORK WHICH MODIFIES OR CHANGES THE PLANS WITHOUT AUTHORIZATION BY THE OWNER'S REPRESENTATIVE.
9. SUBMITTALS: CONTRACTOR SHALL ALLOW 21 DAYS REVIEW BY OWNER'S REPRESENTATIVE FOR APPROVAL OF SUBMITTAL ITEMS. CONTRACTOR TO IDENTIFY LEAD TIMES FOR PRODUCTION, MANUFACTURE AND DELIVERY OF ALL SUBMITTAL ITEMS IDENTIFIED IN THE SPECIFICATIONS AND PROVIDE ADEQUATE TIME FOR REVIEW BY OWNER'S REPRESENTATIVE. DELAYS TO THE WORK SCHEDULE RESULTING FROM INADEQUATE TIME TO REVIEW SUBMITTAL ITEMS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. INSPECTIONS: PROVIDE MINIMUM 48 HOURS PRIOR NOTICE TO LANDSCAPE ARCHITECT TO SCHEDULE INSPECTIONS. INSPECTIONS SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING ITEMS. CONTRACTOR TO MAKE EVERY EFFORT TO COMBINE ITEMS FOR INSPECTION WHENEVER POSSIBLE. INSPECTIONS:
    - A. PRE-CONSTRUCTION SITE WALK THROUGH
    - B. CONSTRUCTION LAYOUT
    - C. GRADING AND FORM WORK
    - D. IRRIGATION MAINLINES AND VALVING, PRIOR TO BACK FILLING TRENCHES (INCLUDES FULLY PRESSURIZED MAIN LINES)
    - E. IRRIGATION HEAD LAYOUT PRIOR TO INSTALLATION AND PLANTING LAYOUT PRIOR TO INSTALLATION
    - F. PRELIMINARY INSPECTION OF FINAL WORK PRIOR TO AUTHORIZING MAINTENANCE PERIOD
    - G. FINAL INSPECTION PRIOR TO AUTHORIZING MAINTENANCE PERIOD.
    - H. END OF MAINTENANCE PERIOD PRIOR TO AUTHORIZING WARRANTY PERIOD

LANDSCAPE SHEET LIST

Sheet Number	Sheet Name	Included in ADR submittal	Included in GD submittal
L001	LANDSCAPE SHEET INDEX, NOTES & ABBREVIATIONS	Yes	Yes
L002	COMBINED MULTIFAMILY PLAY AREA & OPEN SPACE PLANS & CALCULATIONS	Yes	Yes
L003	TREE & TREE REPLACEMENT PLANTING PLAN & CALCULATIONS	Yes	Yes
L004	UNDERSTORY PLANTING & HABITAT FEATURE PLAN	Yes	Yes
L005	LANDSCAPE MATERIAL SCHEDULE		Yes
L006	LANDSCAPE MATERIAL SCHEDULE		Yes
L100	LANDSCAPE PLAN - SITE	Yes	Yes
L101	LANDSCAPE PLAN - LEVEL 1	Yes	Yes
L102	LANDSCAPE PLAN - LEVEL 2	Yes	Yes
L107	LANDSCAPE PLAN - LEVEL 7	Yes	Yes
L108	LANDSCAPE PLAN - ROOF LEVEL	Yes	Yes
L200	GROUND LEVEL AMENITY AREA ENLARGEMENT	Yes	Yes
L201	DETAILS - SITE ELEVATIONS	Yes	Yes
L202	DETAILS - SITE ELEVATIONS	2 Yes	Yes
L400	LANDSCAPE UTILITIES & LIGHTING PLAN - SITE	Yes	Yes
L401	LANDSCAPE UTILITIES & LIGHTING PLAN - LEVEL 1	Yes	Yes
L407	LANDSCAPE UTILITIES & LIGHTING PLAN - LEVEL 7	Yes	Yes
L801	CONSTRUCTION DETAILS		Yes
L802	CONSTRUCTION DETAILS		Yes
L803	CONSTRUCTION DETAILS		Yes
L804	CONSTRUCTION DETAILS	2	Yes
L900	IRRIGATION PLAN - SITE	Yes	Yes
L901	IRRIGATION PLAN - LEVEL 1	Yes	Yes
L907	IRRIGATION PLAN - LEVEL 7	Yes	Yes
L908	IRRIGATION PLAN - ROOF LEVEL	Yes	Yes
L909	IRRIGATION NOTES & LEGEND	Yes	Yes
L910	IRRIGATION DETAILS	Yes	Yes
L911	IRRIGATION DETAILS	Yes	Yes
L912	IRRIGATION DETAILS	Yes	
L913	IRRIGATION DETAILS	Yes	
L914	IRRIGATION WATER BUDGET CALCULATIONS	Yes	
L1000	PLANTING PLAN - SITE	Yes	Yes
L1001	PLANTING PLAN - LEVEL 1	Yes	Yes
L1007	PLANTING PLAN - LEVEL 7	Yes	Yes
L1008	PLANTING DETAILS	Yes	Yes
Grand total: 35			

PROJECT NAME

Chambers Apartments

PROJECT ADDRESS

1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

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CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

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MZA ARCHITECTURE

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NORTH ARROW — N

DRAWING TITLE

LANDSCAPE SHEET INDEX, NOTES & ABBREVIATIONS

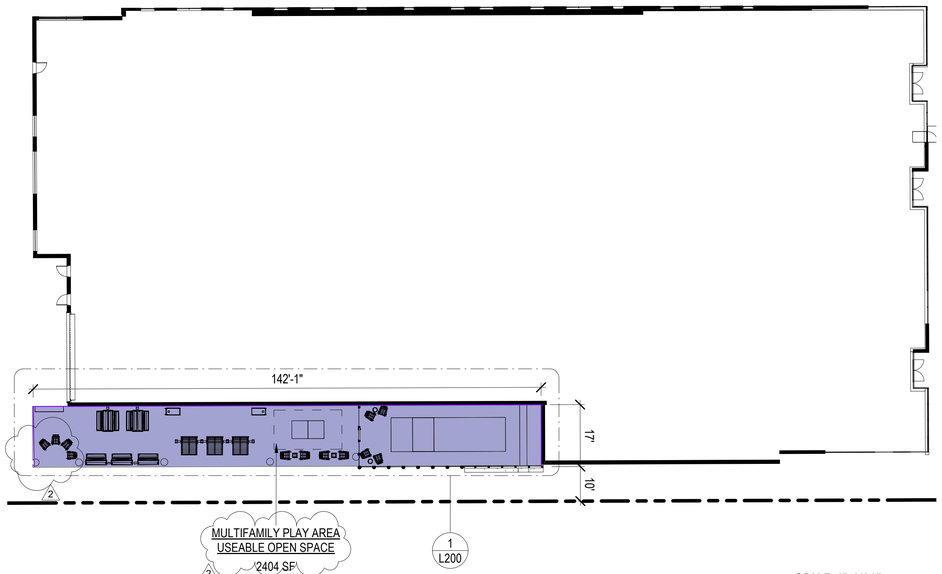
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MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L001** — REVISION NO.

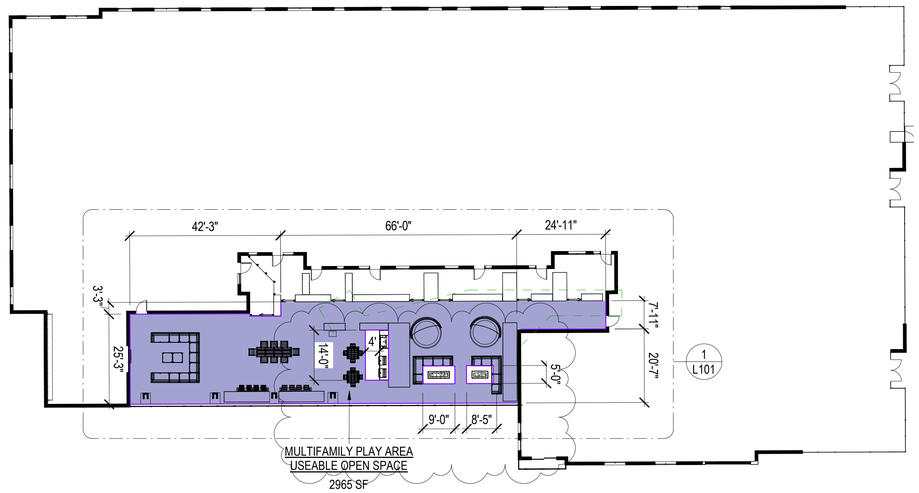
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36" x 24" - SHEET SIZE



1 GROUND LEVEL OPEN SPACE AREA PLAN
1" = 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'



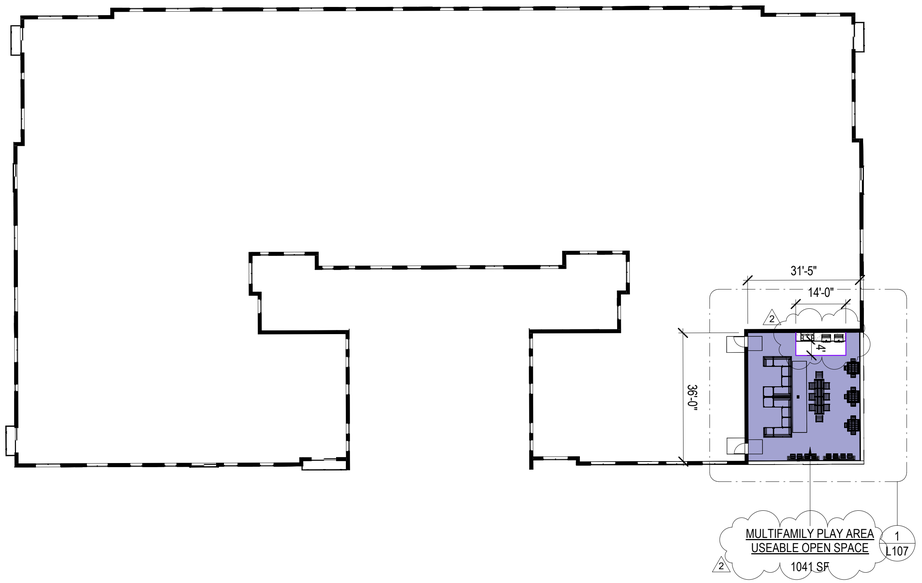
2 L1 COURTYARD OPEN SPACE AREA PLAN
1" = 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'

2

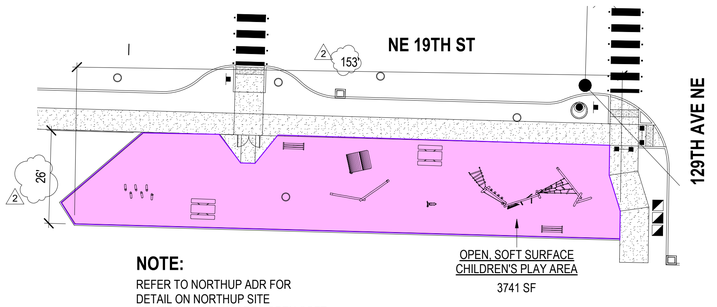
MULTIFAMILY PLAY AREA & OPEN SPACE CALCS

Comments	Area
GROUND LEVEL	2404 SF
L1 COURTYARD	2965 SF
L7 TERRACE	1041 SF
NORTHUP SITE OPEN SOFT SURFACE CHILDREN'S PLAY AREA	3741 SF
Grand total: 4	10151 SF



3 LEVEL 7 TERRACE OPEN SPACE AREA PLAN
1" = 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'



NOTE:
REFER TO NORTHUP ADR FOR DETAIL ON NORTHUP SITE MULTIFAMILY PLAY AREA OPEN SOFT SURFACE PLAY AREA.

4 NORTHUP SITE SOFT SURFACE MULTIFAMILY AREA PLAN
1" = 20'-0"

SCALE: 1"=20'-0"
0 20' 40' 60'

3/31/2023 11:34:36 AM

PROJECT NAME
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REVISIONS

CONSULTANTS

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Bellevue Gateway I, 11400 SE 8th St,
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ADR RESUBMITTAL

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NORTH ARROW
N

DRAWING TITLE
COMBINED MULTIFAMILY PLAY AREA & OPEN SPACE PLANS & CALCULATIONS

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L002

REVISION NO.

36" x 24" - SHEET SIZE

TREE PLANTING SCHEDULE-RIGHT-OF-WAY AND BUFFERS

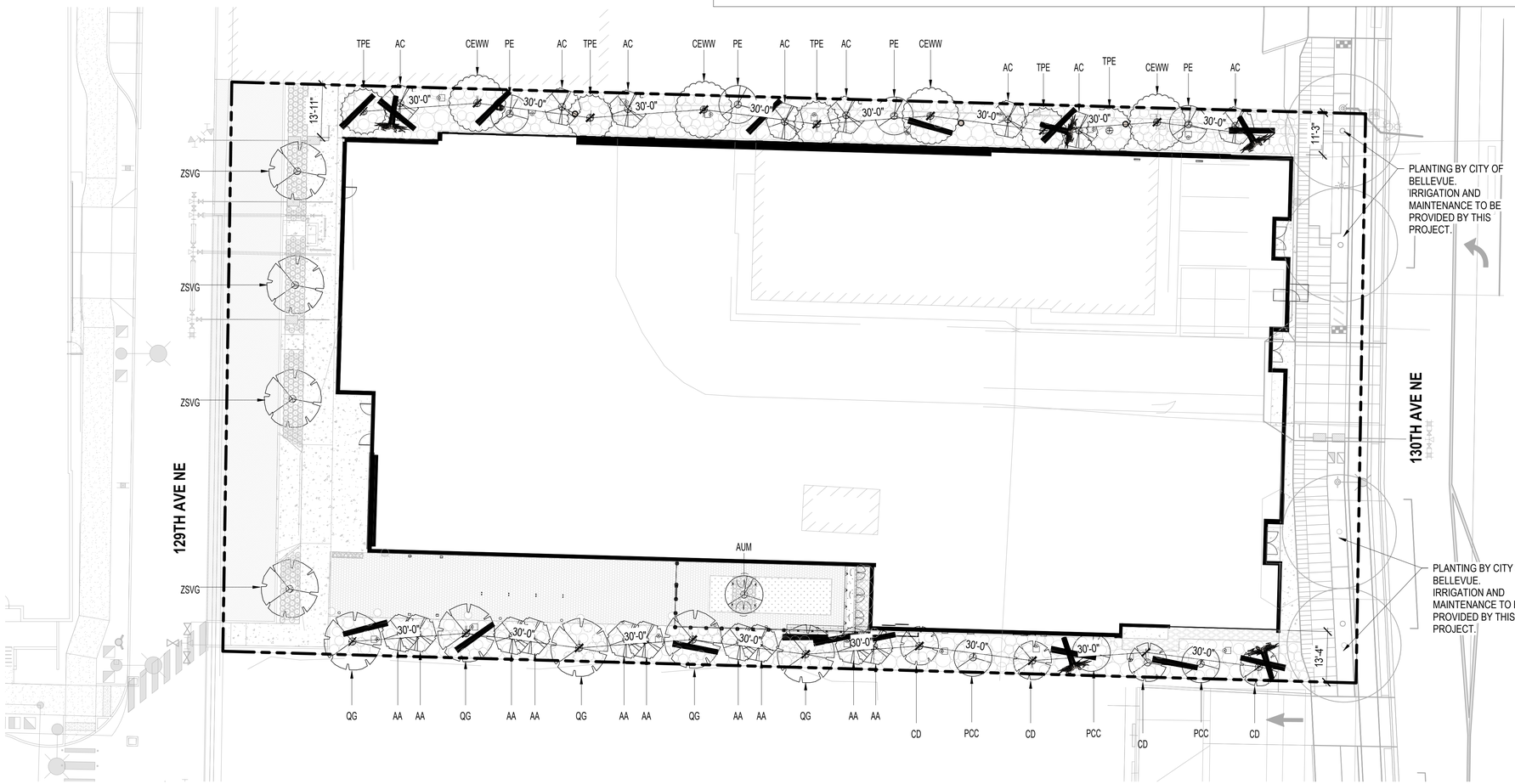
TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING-TREE	NATIVE	COMMENTS
CD	4	CALOCEDRUS DECURRENS	INCENSE CEDAR	MIN. 8' HT.	30'-0" O.C.	Yes	REQ'D PER 20.25D.110.D.3A
CEWW	4	CORNUS 'EDDIE'S WHITE WONDER'	WHITE WONDER DOGWOOD	2.5" CAL.	30'-0" O.C.	Yes	REQ'D PER 20.25D.110.D.3A
QG	5	QUERCUS GARRYANA	GARRY OAK	MIN. 8' HT.	30'-0" O.C.	Yes	REQ'D PER 20.25D.110.D.3A
TPE	5	THUJA PLICATA 'EXCELSA'	EXCELSA CEDAR	MIN. 8' HT.	30'-0" O.C.	Yes	REQ'D PER 20.25D.110.D.3A
ZSVG	4	ZELKOVA SERRULATA 'VILLAGE GREEN'	GREEN ZELKOVA	2.5" CAL.	PER PLAN	No	REQ'D PER 20.25D.110.B.3.E.ii.1
TOTAL:	22						

TREE REPLACEMENT SCHEDULE

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING-TREE	NATIVE	COMMENTS
AC	8	ACER CIRCINATUM	VINE MAPLE	MIN. 6' HT., MULTI-STEM 3 STEM MIN, COMBINED 1.5" CAL. OF ALL STEMS	PER PLAN	Yes	TREE REPLACEMENT PER 20.20.900.G.2.B.i
AA	10	AMELANCHIER ALNIFOLIA	SERVICEBERRY	MIN. 6' HT., MULTI-STEM 3 STEM MIN, COMBINED 1.5" CAL. OF ALL STEMS	PER PLAN	Yes	TREE REPLACEMENT PER 20.20.900.G.2.B.i
PCC	3	PINUS CONTORTA VAR. CONTORTA	SHORE PINE	MIN. 8' HT., 1.5" CAL.	PER PLAN	Yes	TREE REPLACEMENT PER 20.20.900.G.2.B.i
PE	4	PRUNUS EMARGINATA	BITTER CHERRY	MIN. 8' HT. 1.5" CAL.	PER PLAN	Yes	TREE REPLACEMENT PER 20.20.900.G.2.B.i
TOTAL:	25						

TREE REMOVAL AND REPLACEMENT SUMMARY:

1. REFER TO ARBORIST REPORT FOR INVENTORY OF EXISTING TREES TO BE REMOVED.
   - A. THE PROJECT PROPOSES REMOVAL OF ALL EXISTING TREES ON SITE.
2. ON-SITE TREE REMOVAL: REFER TO ARBORIST REPORT FOR CALCULATION OF CITY OF BELLEVUE REQUIRED EXISTING TREE DIAMETER INCHES REQUIRED TO REMAIN ON SITE PER **20.20.900.D**.
   - A. THE CITY OF BELLEVUE REQUIRES 22.4 DIAMETER INCHES OF EXISTING TREES TO REMAIN ON THIS SITE THROUGH INTERIOR AND PERIMETER TREE RETENTION.
   - B. ALL EXISTING TREES ARE SITE ARE PROPOSED FOR REMOVAL.
   - C. THE PROJECT SEEKS COMPLIANCE WITH CITY OF BELLEVUE TREE RETENTION AND REPLACEMENT **20.20.900.D** THOUGH UTILIZATION OF **20.20.900.G.**
   - D. THE PROJECT SEEKS ADMINISTRATIVE APPROVAL FOR A MODIFICATION OF EXISTING TREE RETENTION REQUIREMENTS.
3. OFF-SITE TREE REMOVAL: REFER TO THE ARBORIST REPORT FOR INVENTORY OF OFF-SITE TREES WHICH WOULD BE IMPACTED BY THIS PROJECT AND ARE PROPOSED FOR REMOVAL.
   - A. THESE OFF-SITE IMPACTED TREES TOTAL 90.3 DIAMETER INCHES.
   - B. THE PROJECT PROPOSED TO REPLACE THESE TREES WITH NEW TREES WITH DIAMETER INCHES TOTALING 15% OF THE TOTAL REMOVED OFF SITE, YIELDING 13.6 DIAMETER INCHES OF REPLACEMENT TREES
   - C. THE PROJECT INCORPORATES REPLACEMENT OF SIGNIFICANT TREES EQUAL OR GREATER IN DIAMETER TO THE DIAMETER INCHES REQUIRED FOR RETENTION PER 20.20.900.D.
4. TREE REPLACEMENT: THE PROJECT PROPOSES ALTERNATIVE TREE RETENTION OR REPLACEMENT PER **20.20.900.G** AS FOLLOWS:
   - A. THE PROJECT PROPOSES 22.4 OR MORE DIAMETER INCHES OF REPLACEMENT TREES TO MITIGATE ON-SITE REMOVAL AND 13.6 DIAMETER INCHES OF REPLACEMENT TREES TO MITIGATE OFF-SITE REMOVAL TOTALING A MIN OF 36" DIAMETER INCHES OF REPLACEMENT TREES.
   - B. THE PROJECT INCORPORATES REPLACEMENT OF SIGNIFICANT TREES EQUAL OR GREATER IN DIAMETER TO THE DIAMETER INCHES REQUIRED FOR RETENTION ON-SITE PER 20.20.900.D.
     - a. REFER TO THE PLAN AND TREE REPLACEMENT SCHEDULE (THIS SHEET).
     - b. THE PROJECT PROPOSES ADDITION OF A MIX OF (25) NATIVE, DECIDUOUS AND EVERGREEN REPLACEMENT TREES TO THE NORTH AND SOUTH LANDSCAPE BUFFERS. THESE TREES ARE PROVIDED IN ADDITION TO TREES REQUIRED AS PART OF THE LAND USE BUFFER CODE. REFER TO TREE PLANTING SCHEDULE (THIS SHEET)
     - c. REPLACEMENT TREES SHALL BE A MINIMUM OF 1.5" CAL. AS INDICATED ON THE TREE REPLACEMENT SCHEDULE (THIS SHEET)
     - d. CALCULATION: 25 REPLACEMENT TREES * 1.5" MIN. CAL. PER TREE = 37.5" CALIPER INCHES TOTAL.
     - e. ALL REPLACEMENT TREES SHALL BE PLANTED IN THE NORTH AND SOUTH INTERIOR LANDSCAPE BUFFERS IN ADDITION TO THE TREES REQUIRED PER 20.25D.110.D.3A.
     - f. ALL REPLACEMENT TREES SHALL BE NATIVE SPECIES.
   - C. THE PROJECT INCORPORATES REPLACEMENT OF NATIVE VEGETATION (TREES AND UNDERSTORY) INTO THE NORTH AND SOUTH INTERIOR LANDSCAPE BUFFERS TO PROMOTE THE NATURAL VEGETATED CHARACTER OF THE SITE AND NEIGHBORHOOD.
   - D. THE PROJECT SHALL UTILIZE PLANT MATERIALS WHICH COMPLEMENT THE NATURAL CHARACTER OF THE PACIFIC NORTHWEST AND WHICH ARE ADAPTED TO THE CLIMATIC, TOPOGRAPHIC, AND HYDROLOGIC CHARACTERISTICS OF THE SITE.



1 TREE & TREE REPLACEMENT PLAN
1/16" = 1'-0"

SCALE: 1/16"=1'-0"
0 16' 32' 48'

3/31/2023 11:35:13 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

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NORTH ARROW — N

DRAWING TITLE
TREE & TREE REPLACEMENT PLANTING PLAN & CALCULATIONS

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	02/17/2023

PROJECT NO. 21-024

DRAWING NO. ***L003*** REVISION NO.

36" x 24" - SHEET SIZE

HABITAT FEATURE LEGEND

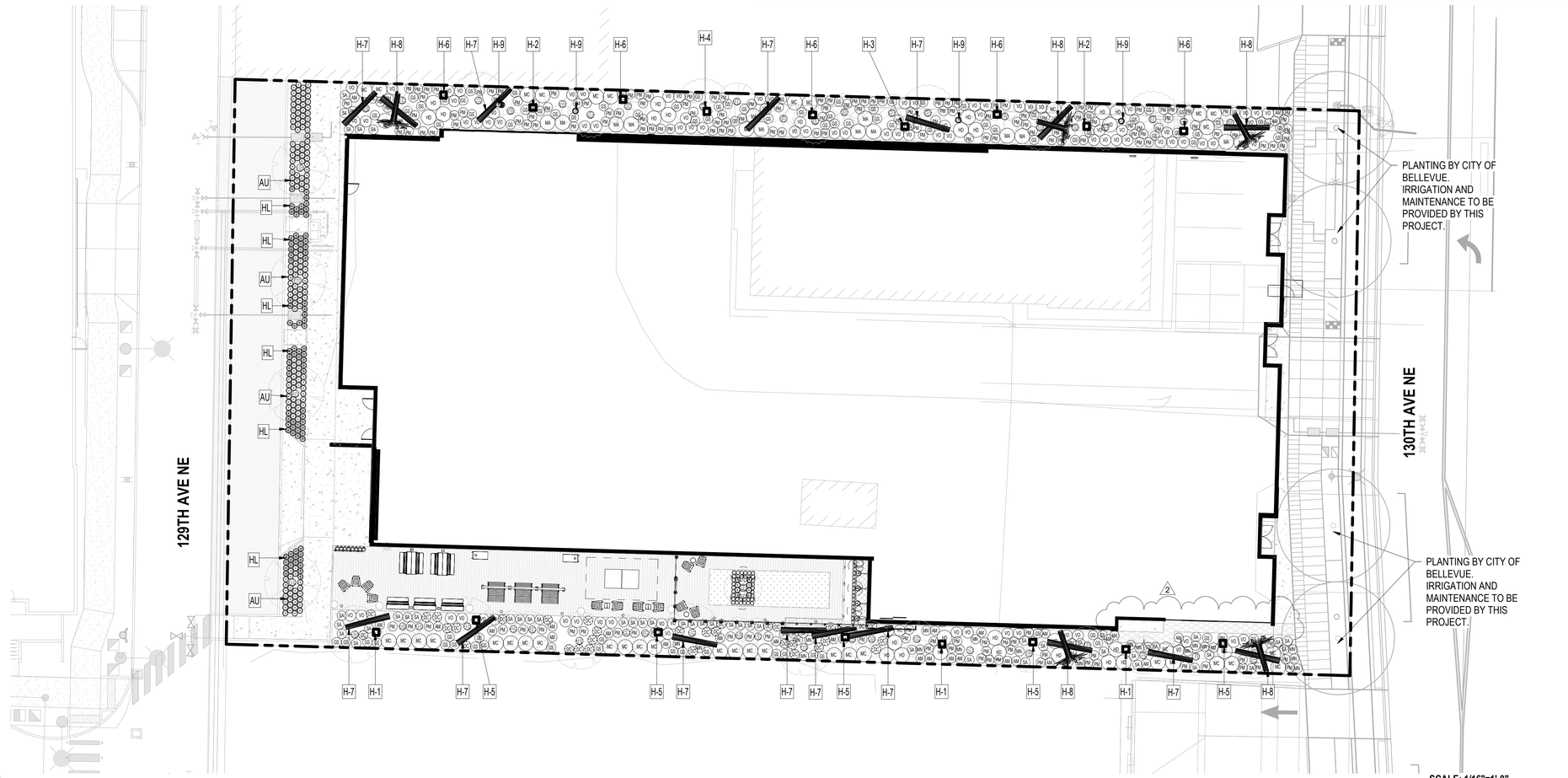
- VERTICAL SNAG
  - 18" MIN. DIA. x 12' LENGTH
  - BURY 1/3 LENGTH BELOW GRADE
  - SALVAGED FROM TREE REMOVAL ON SITE WHEN FEASIBLE
- LARGE WOOD MATERIAL: SINGLE LOG
  - 18" MIN. DIA. x 12' MIN. LENGTH
  - SALVAGED FROM TREE REMOVAL ON SITE WHEN FEASIBLE
- LARGE WOOD MATERIAL: SINGLE LOG + ROOTWAD
  - 18" MIN. DIA. x 6' MIN. LENGTH ROOTWAD
  - CUT ROOTS TO ~3' LENGTH
- BIRDHOUSE
  - SEE HABITAT FEATURE SCHEDULE FOR QUANTITIES, MOUNTING, AND BIRDHOUSE TYPE.

UNDERSTORY PLANTING SCHEDULE-MITIGATION & ROW

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NATIVE	SPACING	COMMENTS
AM	29	ARBUTUS MENZIESII	PACIFIC MADRONE	1 GAL.	Yes	2' - 6"	
AU	156	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	Yes	1' - 6"	REQ'D PER 20.25D.110.B.3.E.ii.1
DC	33	DESCHAMPSIA CESPITOSA	TUFTED HAIR GRASS	1 GAL	Yes	2' - 6"	
GS	92	GAULTHERIA SHALLON	SALAL	1 GAL	Yes	2' - 6"	
HL	82	HEMEROCALLIS LILIOASPHODELUS	YELLOW DAYLILY	1 GAL	No	1' - 6"	REQ'D PER 20.25D.110.B.3.E.ii.1
HD	24	HOLODISCUS DISCOLOR	OCEANSPRAY	2 GAL.	Yes	4' - 0"	
MA	16	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL.	Yes	4' - 0"	
MN	19	MAHONIA NERVOSA	MAHONIA NERVOSA	1 GAL	Yes	2' - 6"	
MC	40	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	2 GAL.	Yes	4' - 0"	
PM	175	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	Yes	2' - 6"	
SA	49	SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL	Yes	2' - 6"	
VO	88	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.	Yes	3' - 0"	

HABITAT FEATURE SCHEDULE

TAG	DESCRIPTION	QTY	COLOR	FINISH/MATERIAL	MANUFACTURER/SUPPLIER	PRODUCT/MODEL	COMMENTS
H-1	BIRDHOUSE W/ 1.25" DIA. HOLE	3	TBD	HDPE (W/ COLOR)	LOLL DESIGNS (ALT: MIDCENTURY BIRD HOME FROM FIVE-PLY DESIGN	ARBOR MODERN BIRDHOUSE	8' MOUNTING HEIGHT ON 2.5" DIA. PAINTED STEEL POST
H-2	BIRDHOUSE FOR BLUEBIRDS	2	N/A	NATURAL/WEATHERED CEDAR	N/A	WDFW: https://wdfw.wa.gov/species-habitats/living/woodworking-projects	8' MOUNTING HEIGHT ON CEDAR 4X4 POST
H-3	BIRDHOUSE FOR CHICKADEES	1	N/A	NATURAL/WEATHERED CEDAR	N/A	WDFW: https://wdfw.wa.gov/species-habitats/living/woodworking-projects	8' MOUNTING HEIGHT ON CEDAR 4X4 POST
H-4	BIRDHOUSE FOR HOUSE WRENS	1	N/A	NATURAL/WEATHERED CEDAR	N/A	WDFW: https://wdfw.wa.gov/species-habitats/living/woodworking-projects	8' MOUNTING HEIGHT ON CEDAR 4X4 POST
H-5	BIRDHOUSE W/ 1.25" DIA. HOLE	5	TBD	HDPE (W/ COLOR)	LOLL DESIGNS (ALT: MIDCENTURY BIRD HOME FROM FIVE-PLY DESIGN	PITCH MODERN BIRDHOUSE	8' MOUNTING HEIGHT ON 2.5" DIA. PAINTED STEEL POST
H-6	BIRDHOUSE FOR VIOLET-GREEN SWALLOWS, TREE SWALLOWS, & NUT HATCHES	5	N/A	NATURAL/WEATHERED CEDAR	N/A	WDFW: https://wdfw.wa.gov/species-habitats/living/woodworking-projects	8' MOUNTING HEIGHT ON CEDAR 4X4 POST
H-7	LARGE WOODY DEBRIS - SINGLE LOG	11	N/A	NATURAL/WEATHERED FIR/CEDAR	SALVAGED FROM SITE TREE REMOVAL OR CARTER EVANS WOOD CONCEPTS	18" MIN. DIA., SET 2-3" INTO SOIL	REFER TO CRITICAL AREA REPORT FOR SIZE, SETTING, & ADDITIONAL DETAIL
H-8	STACKED LARGE WOODY DEBRIS - LOG & LOG W/ ROOTWAD	5	N/A	NATURAL/WEATHERED FIR/CEDAR	SALVAGED FROM SITE TREE REMOVAL OR CARTER EVANS WOOD CONCEPTS	18" MIN. DIA., SET 2-3" INTO SOIL	REFER TO CRITICAL AREA REPORT FOR SIZE, SETTING, & ADDITIONAL DETAIL
H-9	SNAG - SINGLE VERTICAL LOG	4	N/A	NATURAL/WEATHERED FIR/CEDAR	SALVAGED FROM SITE TREE REMOVAL OR CARTER EVANS WOOD CONCEPTS	18" MIN. DIA, 8' HT. ABOVE GROUND, BURY 4' DEPTH, 12' TOTAL LENGTH	, MIN. 4 INTACT BRANCHES CUT TO 3-4' LENGTH



1 UNDERSTORY & HABITAT FEATURES PLAN
1/16" = 1'-0"

SCALE: 1/16"=1'-0"
0 16' 32' 48'

3/31/2023 11:35:51 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

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STATE OF WASHINGTON · TODD L. BROWN · NO. 1656 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
UNDERSTORY PLANTING & HABITAT FEATURE PLAN

DRAWN	CHECKED
Author	Checker
SCALE	DATE
AS NOTED	08/23/22

PROJECT NO. 21-024

DRAWING NO. **L004**

REVISION NO.

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

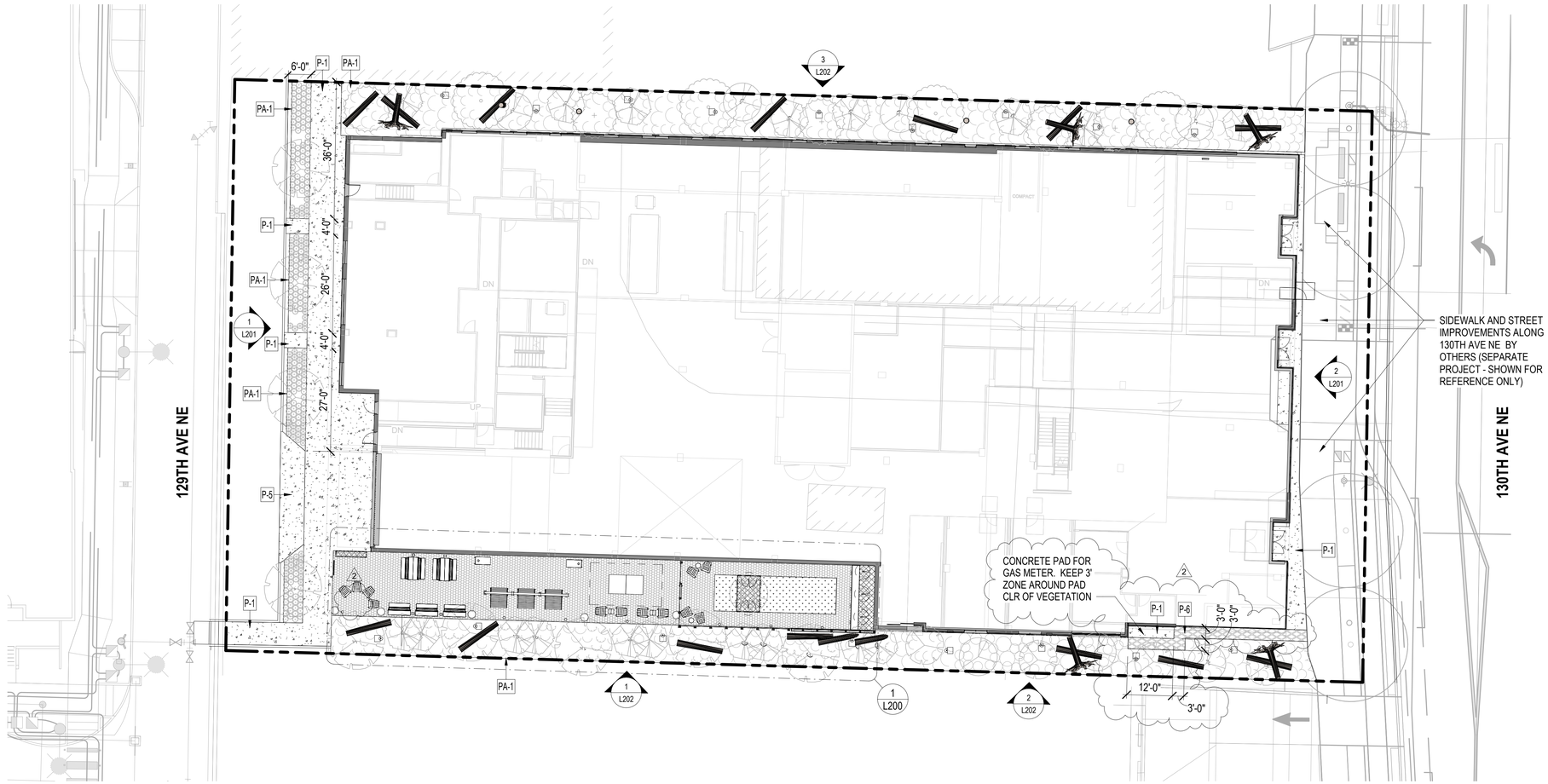
KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
MISC	
M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
PAVING	
P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
SF-10	PORCH SWING & SUPPORT STRUCTURE
SF-11	ADIRONDACK CHAIR
SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



1 Landscape Site Plan
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16' 32' 48'

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BRONK · 22552 · REG. LANDSCAPE ARCHITECT · EXP. 8/27/2023

NORTH ARROW
N

DRAWING TITLE
LANDSCAPE PLAN - SITE

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L100**

REVISION NO.

3/31/2023 11:36:31 AM

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

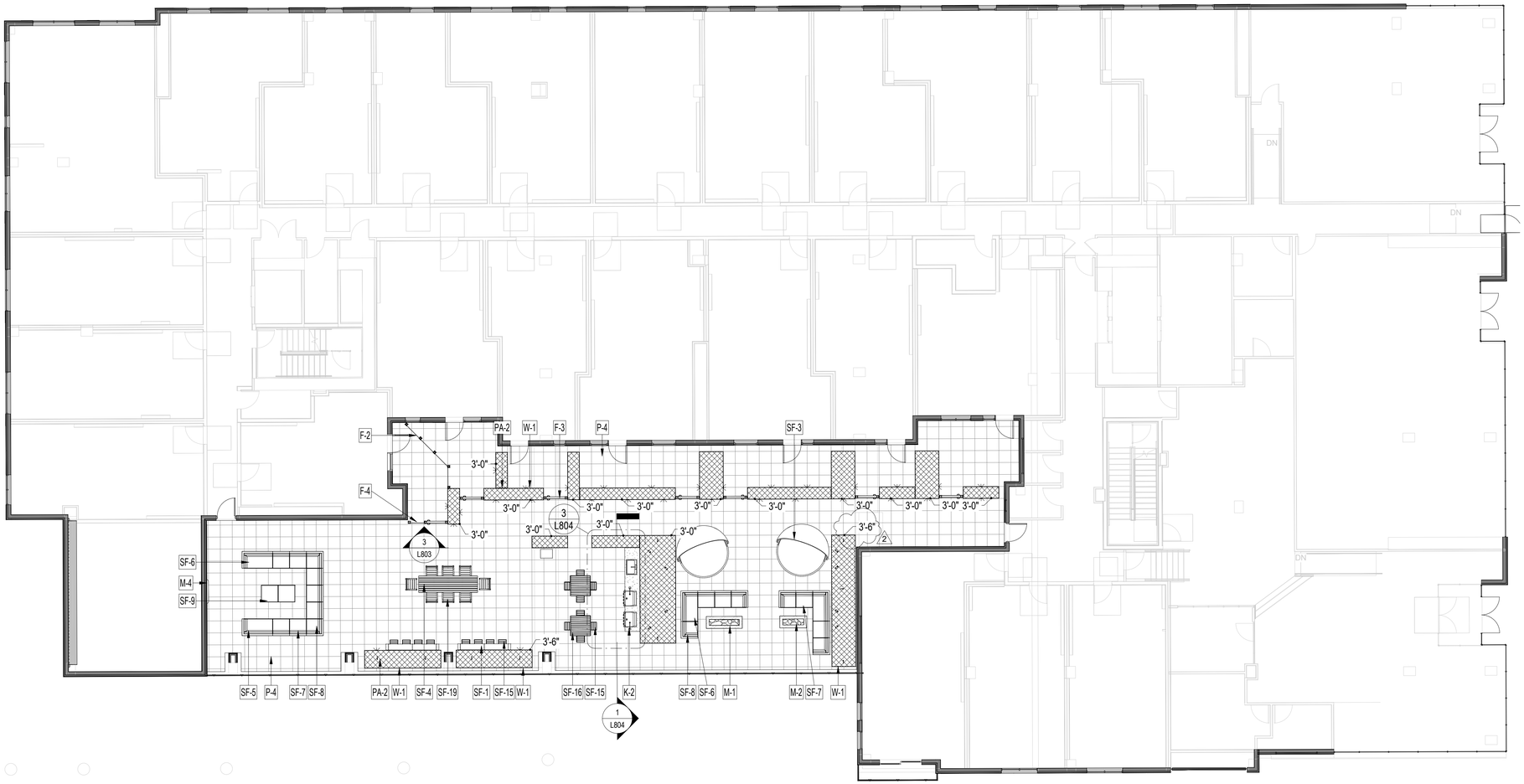
KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
MISC	
M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
PAVING	
P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
SF-10	PORCH SWING & SUPPORT STRUCTURE
SF-11	ADIRONDACK CHAIR
SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



1 Landscape Plan - Level 1
1" = 10'-0"

SCALE: 1" = 10'-0"

0 10' 20' 30'

PROJECT NAME

Chambers Apartments

PROJECT ADDRESS

1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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LANDSCAPE — JET — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

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NORTH ARROW — N

DRAWING TITLE

LANDSCAPE PLAN - LEVEL 1

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L101**

REVISION NO.

3/31/2023 11:36:35 AM

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

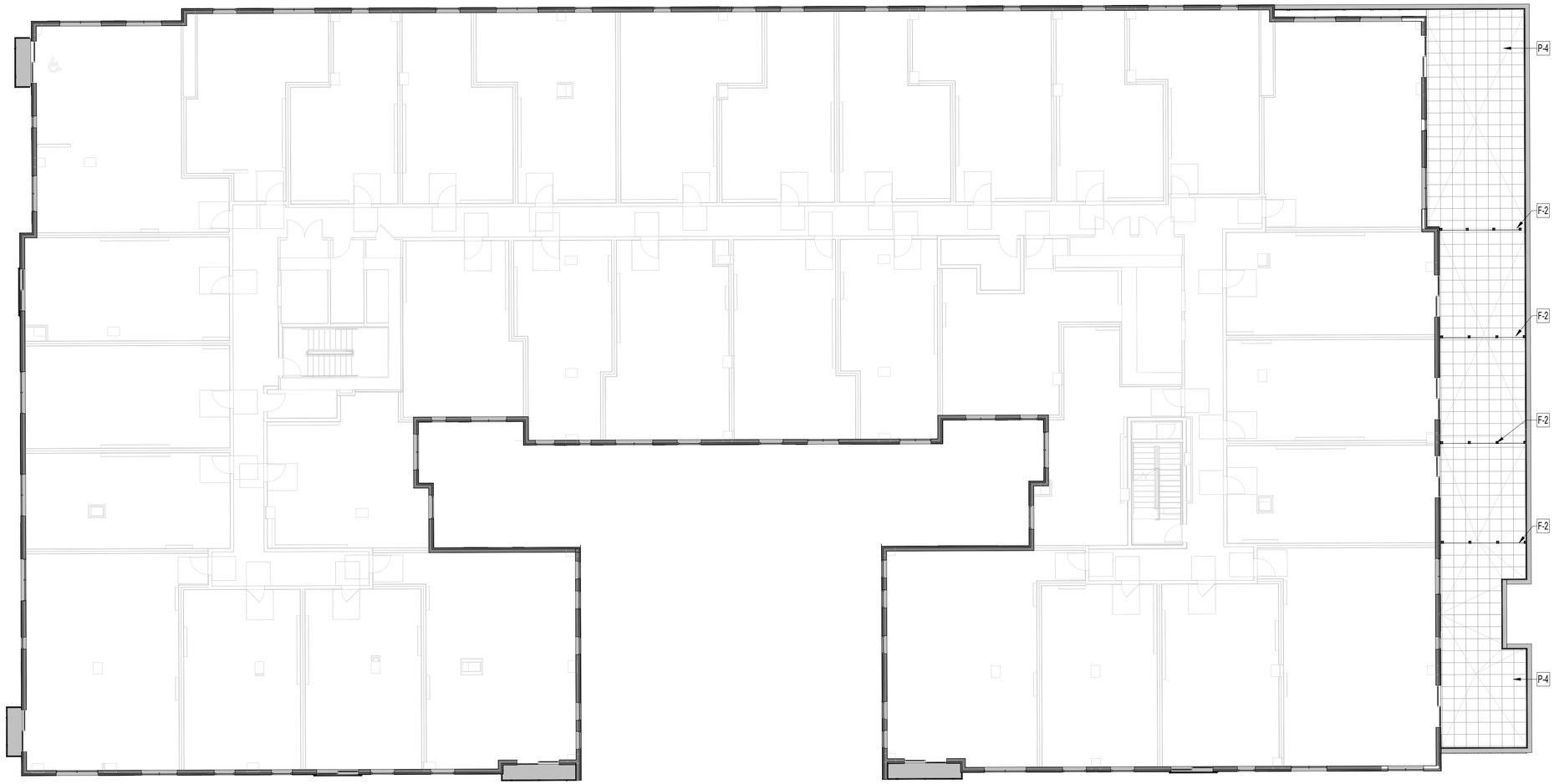
KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
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M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
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K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
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P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
SF-10	PORCH SWING & SUPPORT STRUCTURE
SF-11	ADIRONDACK CHAIR
SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



1 Landscape Plan - Level 2
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

PROJECT NAME

Chambers Apartments

PROJECT ADDRESS

1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT

Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

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DRAWING STATUS

ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

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MZA ARCHITECTURE

STAMP

STATE OF WASHINGTON · TODD L. BRONK · NO. 1026 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW

N

DRAWING TITLE

LANDSCAPE PLAN - LEVEL 2

DRAWN	CHECKED
MM	TB
SCALE: AS NOTED	DATE: 03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L102**

REVISION NO.

3/31/2023 11:36:38 AM

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

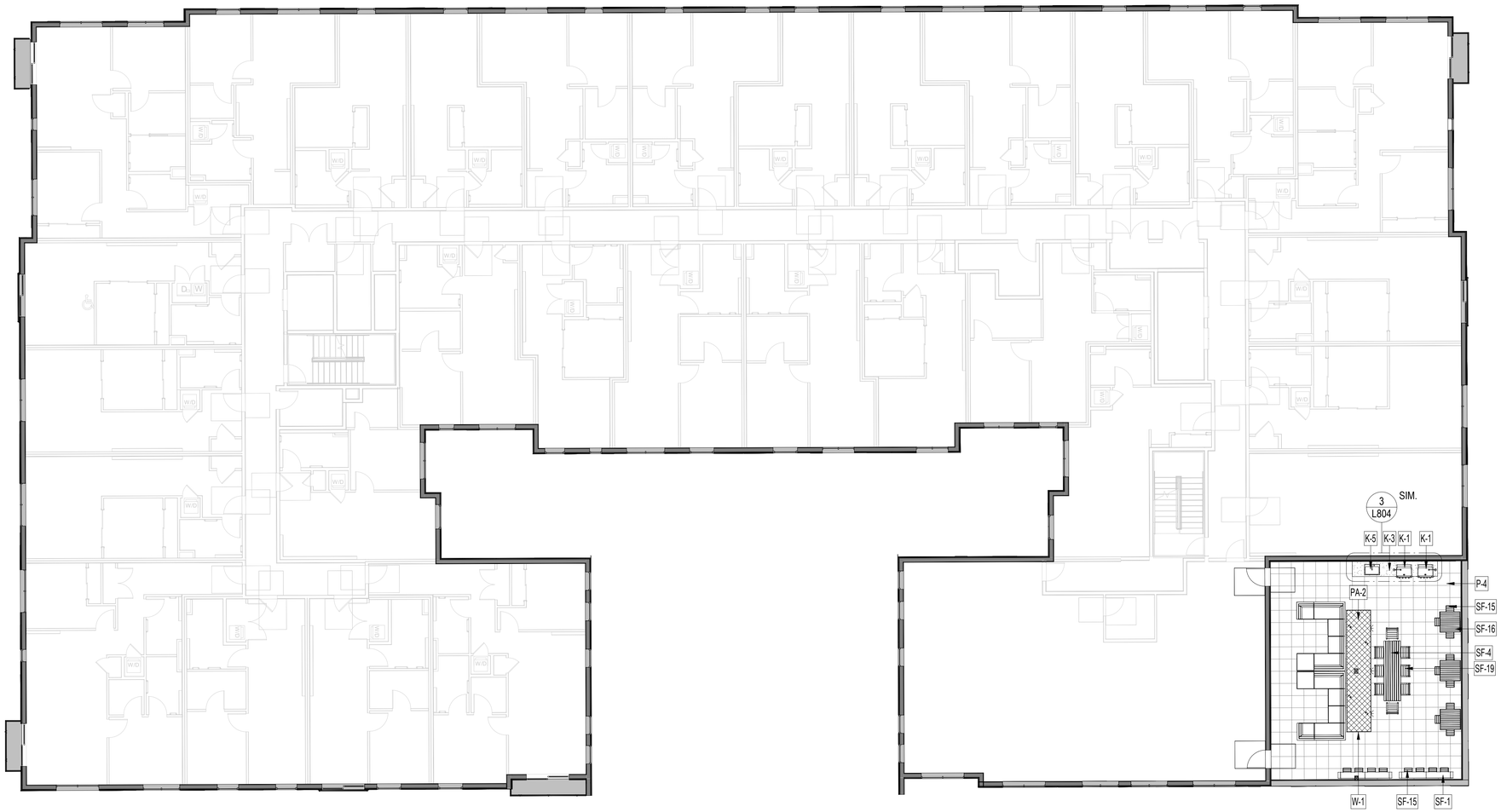
KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
MISC	
M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
PAVING	
P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
SF-10	PORCH SWING & SUPPORT STRUCTURE
SF-11	ADIRONDACK CHAIR
SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



1 Landscape Plan - Level 7
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:36:40 AM

PROJECT NAME

Chambers Apartments

PROJECT ADDRESS

1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — STATE OF WASHINGTON · TODD L. BRONK · NO. 1058 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW — N

DRAWING TITLE

LANDSCAPE PLAN - LEVEL 7

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

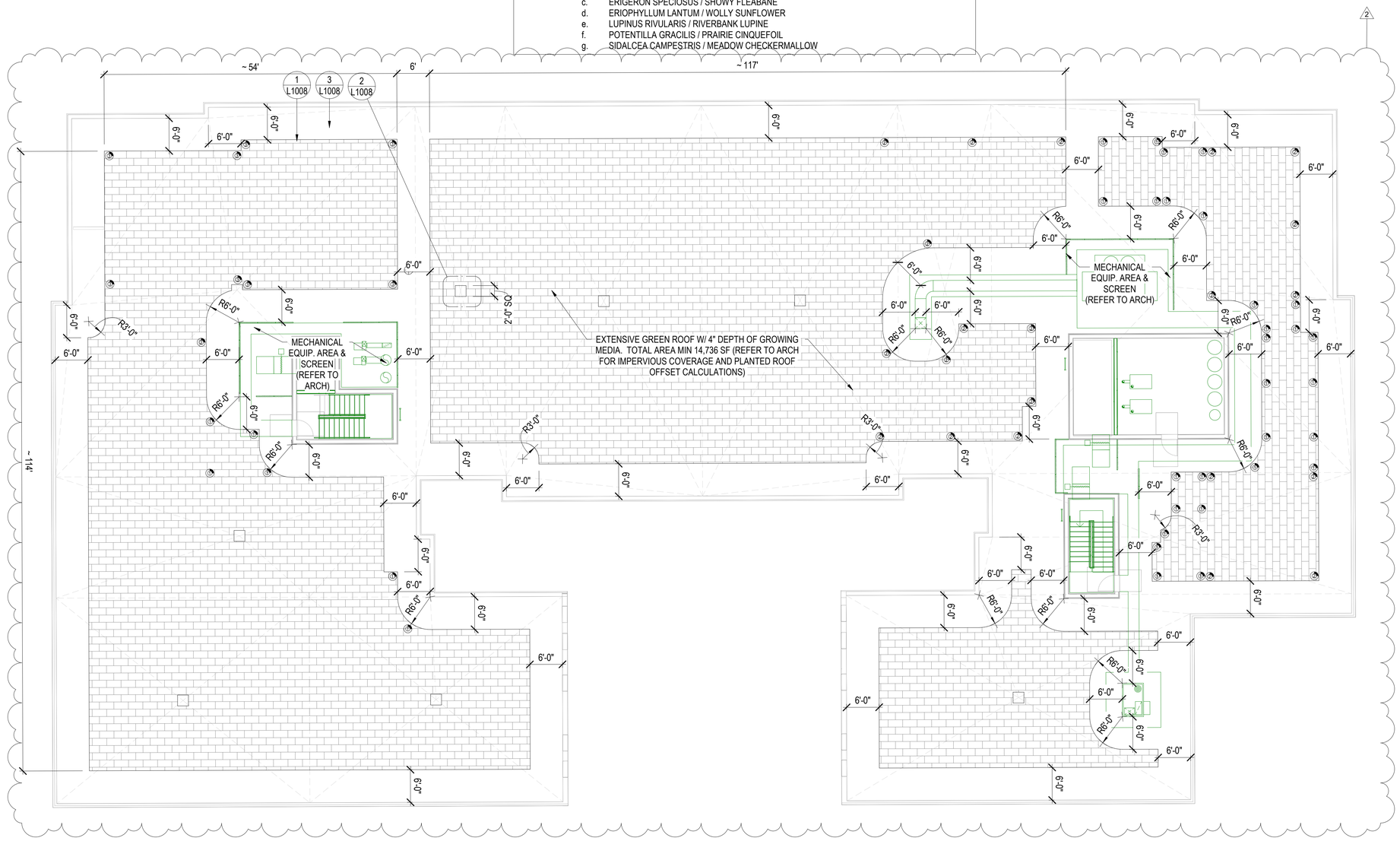
PROJECT NO. 21-024

DRAWING NO. **L107** — REVISION NO.

36" x 24" - SHEET SIZE

GREEN ROOF PLANTING NOTES:

1. GREEN ROOF SYSTEM OVERVIEW:
   - A. BASIS OF DESIGN: COLUMBIA GREEN LAYERED EXTENSIVE SYSTEM FOR GREEN ROOFS (https://columbia-green.com/wp-content/uploads/2020/09/CGT_LAYERED_EXTENSIVE_SYSTEM_TIS.pdf).
   - B. EXTENSIVE NON-TRAY BASED
   - C. 4" GROWING MEDIA DEPTH
   - D. PLANTED W/ SEDUM TILES PREVEGETATED WITH PLUG SPECIES
   - E. MAXIMUM SYSTEM WEIGHT (SATURATED): 30 PSF
2. SEDUM TILE MATERIAL OVERVIEW:
   - A. PREVEGETED SEDUM TILES
   - B. 12"X24" TILES, IN RUNNING BOND PATTERN
   - C. COLOR MAX BLEND OF SEDUMS
     - a. PLUG PLANTED IN NURSERY WITH PNW POLLINATOR FRIENDLY SPECIES.
     - b. (2) PLUGS PER TILE
     - c. PLUG SIZE: 72 CELL TYPE, 1 1/2" WIDE X 2" DEEP
     - d. RANDOMLY MIX ~ EQ PROPORTIONS OF EA. PLUG SPECIES
   - D. PLUG SPECIES:
     - a. ACHILLEA MILLEFOLIUM / YARROW
     - b. ALLIUM CERNUUM / NODDING ONION (BULBS)
     - c. ERIGERON SPECIOSUS / SHOWY FLEABANE
     - d. ERIOPHYLLUM LANTUM / WOLLY SUNFLOWER
     - e. LUPINUS RIVULARIS / RIVERBANK LUPINE
     - f. POTENTILLA GRACILIS / PRAIRIE CINQUEFOIL
     - g. SIDALCEA CAMPESTRIS / MEADOW CHECKERMALLOW



1 Landscape Plan - Roof
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — STATE OF WASHINGTON · TODD L. BRONK · NO. 1058 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW — N

DRAWING TITLE
LANDSCAPE PLAN - ROOF LEVEL

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L108**

REVISION NO.

3/31/2023 11:36:42 AM

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

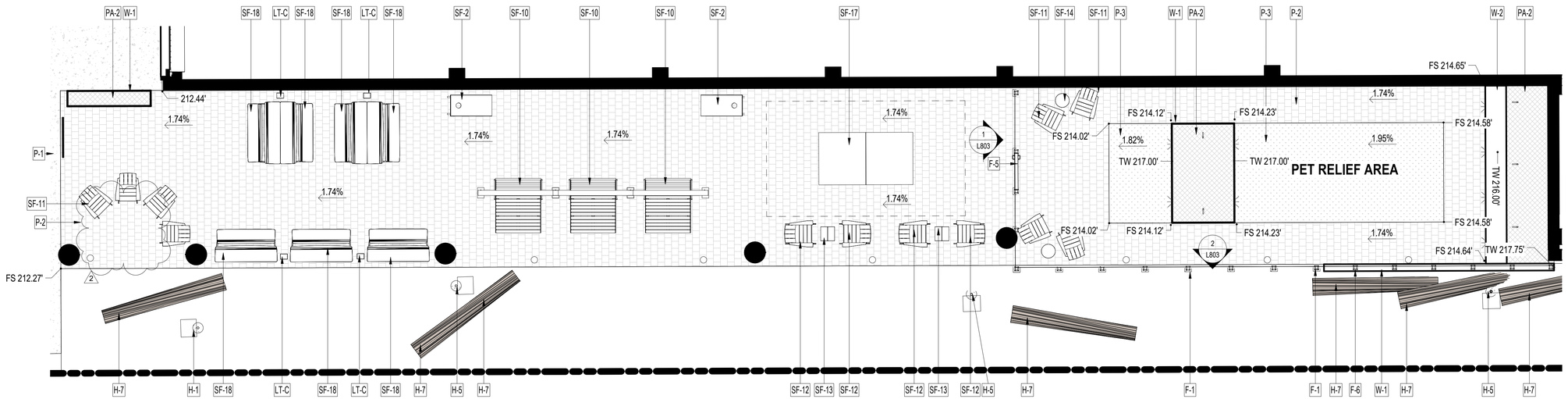
KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
MISC	
M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
PAVING	
P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
SF-10	PORCH SWING & SUPPORT STRUCTURE
SF-11	ADIRONDACK CHAIR
SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



1 Ground Level Amenity Area Enlargement
3/16" = 1'-0"

0' 2' 4' 8' 12'
SCALE: 3/16"=1'-0"

3/31/2023 11:36:51 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BROTIK · LANDSCAPE ARCHITECT · NO. 1004 · EXP. 8/23/2023

NORTH ARROW
N

DRAWING TITLE
GROUND LEVEL AMENITY AREA ENLARGEMENT

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L200

REVISION NO.

36" x 24" - SHEET SIZE

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
F-5	4'W x 3'-6"HT METAL GATE
F-6	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON GRADE
LANDSCAPE WALLS	
W-1	CIP CONCRETE RETAINING WALL
W-1	METAL PLANTER WALL (ALT: PRECAST PLANTER)
W-2	CIP CONCRETE SEAT WALL

MATERIAL KEYNOTES

KEY	DESCRIPTION
LIGHTING	
LT-B	BOLLARD LIGHT
LT-C	CHARGING STATION WITH ACCENT LIGHT
LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
LT-U	UPLIGHT
LT-W	RECESSED WALL MOUNTED LIGHT
MISC	
M-1	72"L GAS FIRE TABLE
M-2	54"L GAS FIRE TABLE
M-3	ROUND STEEL GAS FIREPIT
M-4	TELEVISION
OUTDOOR KITCHEN	
K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
K-5	ADA SINK

MATERIAL KEYNOTES

KEY	DESCRIPTION
PAVING	
P-1	CIP CONC. PAVING
P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE

MATERIAL KEYNOTES

KEY	DESCRIPTION
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
SF-6	MODULAR OUTDOOR SOFA - LONG RIGHT MODULE
SF-7	MODULAR OUTDOOR SOFA - CENTER MODULE
SF-8	MODULAR OUTDOOR SOFA - CORNER MODULE
SF-9	MODULAR OUTDOOR SOFA - OTTOMAN
SF-9	BIKE RACK
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SF-12	ADIRONDACK ROCKER
SF-13	OTTOMAN TABLE
SF-14	SIDE TABLE
SF-15	STOOL
SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR



3 L202

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



2 EAST LANDSCAPE ELEVATION
1/8" = 1'-0"

3/31/2023 11:36:57 AM

PROJECT NAME

Chambers Apartments

PROJECT ADDRESS

1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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LANDSCAPE — JET — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — STATE OF WASHINGTON · TODD L. BRONK · NOT VALID EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW — N

DRAWING TITLE

DETAILS - SITE ELEVATIONS

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

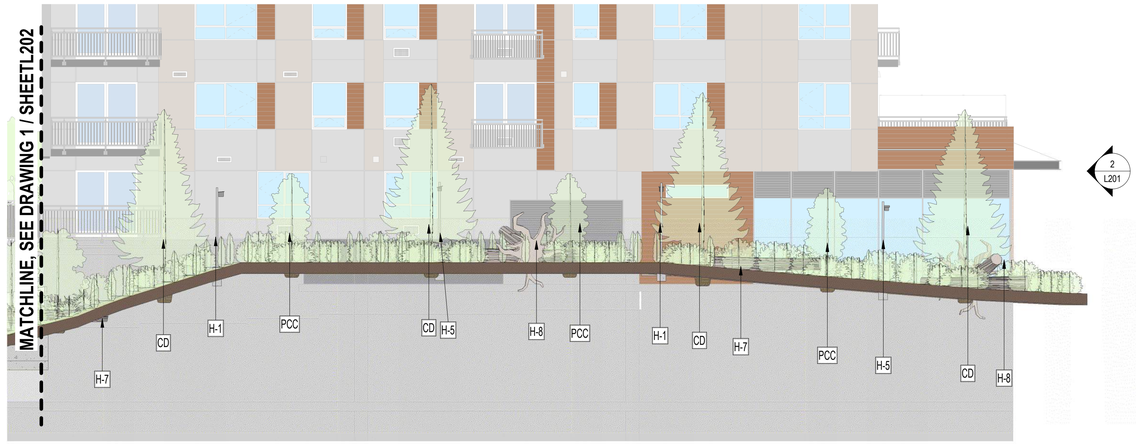
PROJECT NO. 21-024

DRAWING NO. **L201** — REVISION NO.

36" x 24" - SHEET SIZE



1 SOUTH LANDSCAPE ELEVATION - 1 OF 2
1/8" = 1'-0"



2 SOUTH LANDSCAPE ELEVATION - 2 OF 2
1/8" = 1'-0"



3 NORTH LANDSCAPE ELEVATION
3/32" = 1'-0"

MATERIAL KEYNOTES

KEY	DESCRIPTION
FENCING	
F-1	3'-6" METAL FENCE W/ DECORATIVE PRECUT PANELS - MOUNTED TO TOP OF WALL
F-2	6'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS
F-3	4'W x 3'HT METAL GATE
F-4	3'-0" METAL FENCE W/ DECORATIVE PRECUT PANELS - ON STRUCTURE
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LT-GR	GRILL LIGHT
LT-LUM	RECESSED POST MOUNTED LIGHT
LT-P	PATH LIGHT
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K-1	SSTL NATURAL GAS GRILL
K-2	GRILLING STATION CASEWORK
K-3	GRILLING STATION CASEWORK
K-4	42"x24" ADA SINK CABINET
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P-2	SAND-SET PRECAST CONCRETE PAVERS
P-3	SYNTHETIC TURF
P-4	PEDESTAL-SET PRECAST CONCRETE PAVERS
P-5	CIP CONC. DRIVEWAY
P-6	GRASSCRETE PAVERS W/ 1/4" MINUS CRUSHED ROCK INFILL
PLANTING	
PA-1	PLANTING AREA ON GRADE
PA-2	PLANTING AREA ON STRUCTURE
PA-3	GREEN ROOF
SITE FURNISHINGS	
SF-1	LEAN RAIL W/ LAPTOP/DRINK COUNTER
SF-2	CORNHOLE GAME
SF-3	DAYBED
SF-4	TABLE
SF-5	MODULAR OUTDOOR SOFA - LONG LEFT MODULE
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SF-16	STANDING HT TABLE
SF-17	PING PONG GAME
SF-18	1/2 PICNIC TABLE
SF-19	DINING CHAIR

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023
1	ADR REVISION #1	09/16/2022

REVISIONS

CONSULTANTS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BROOK · NO. 1656 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
DETAILS - SITE ELEVATIONS

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L202

REVISION NO.

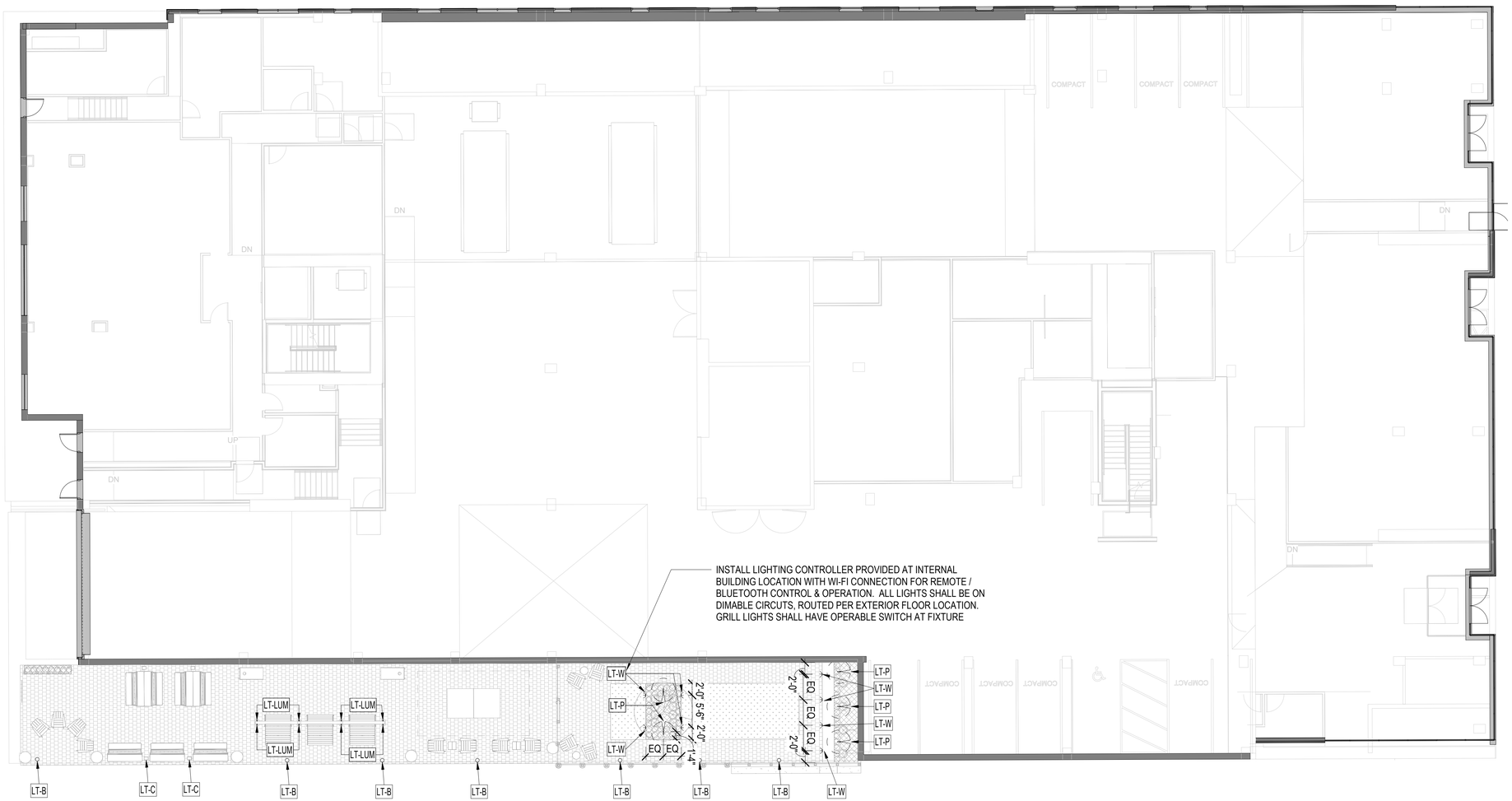
3/31/2023 11:37:06 AM

36" x 24" - SHEET SIZE

2

LIGHTING SCHEDULE

KEY	DESCRIPTION	Count	COLOR	FINISH/MATERIAL	MANUFACTURER/SUPPLIER	PRODUCT	COMMENTS
LIGHTING							
LT-B	BOLLARD LIGHT	7	GRAY	POWDERCOAT ALUMINUM	BEGA	SHIELDED BOLLARD 99056	
LT-C	CHARGING STATION WITH ACCENT LIGHT	4	GRAY	POWDERCOAT ALUMINUM	LANDSCAPE FORMS	CHARGING STATION WITH ACCCENT L IGHT	
LT-GR	GRILL LIGHT	4	GRAY	NICKEL-PLATED SST	VISTA PROFESSIONAL OUTDOOR LIGHTING	SPECIALTY LIGHT 4014	
LT-LUM	RECESSED POST MOUNTED LIGHT	8		MACHINED STEEL	WAGNER ARCHITECTURAL SYSTEMS	LUMENPOD 16	
LT-P	PATH LIGHT	14	BLACK	POWDERCOAT ALUMINUM	WAC LIGHTING	BALANCE SINGLE LED PATH LIGHT 6061	
LT-U	UPLIGHT	12	GRAY	POWDERCOAT ALUMINUM	VISION 3 LIGHTING	FL3 REAR MOUNT FLOOD LIGHT	
LT-W	RECESSED WALL MOUNTED LIGHT	41	MATCH WALL COLOR	POWDERCOAT ALUMINUM	WAC LIGHTING	WL-LED110 STEP LIGHT	



1 Landscape Utilities & Lighting Plan - Site
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:37:13 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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TRANSPORTATION
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Suite 100, Bellevue, WA 98004
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DRAWING STATUS
ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BRONK · NO. 19258 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
LANDSCAPE UTILITIES & LIGHTING PLAN - SITE

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L400**

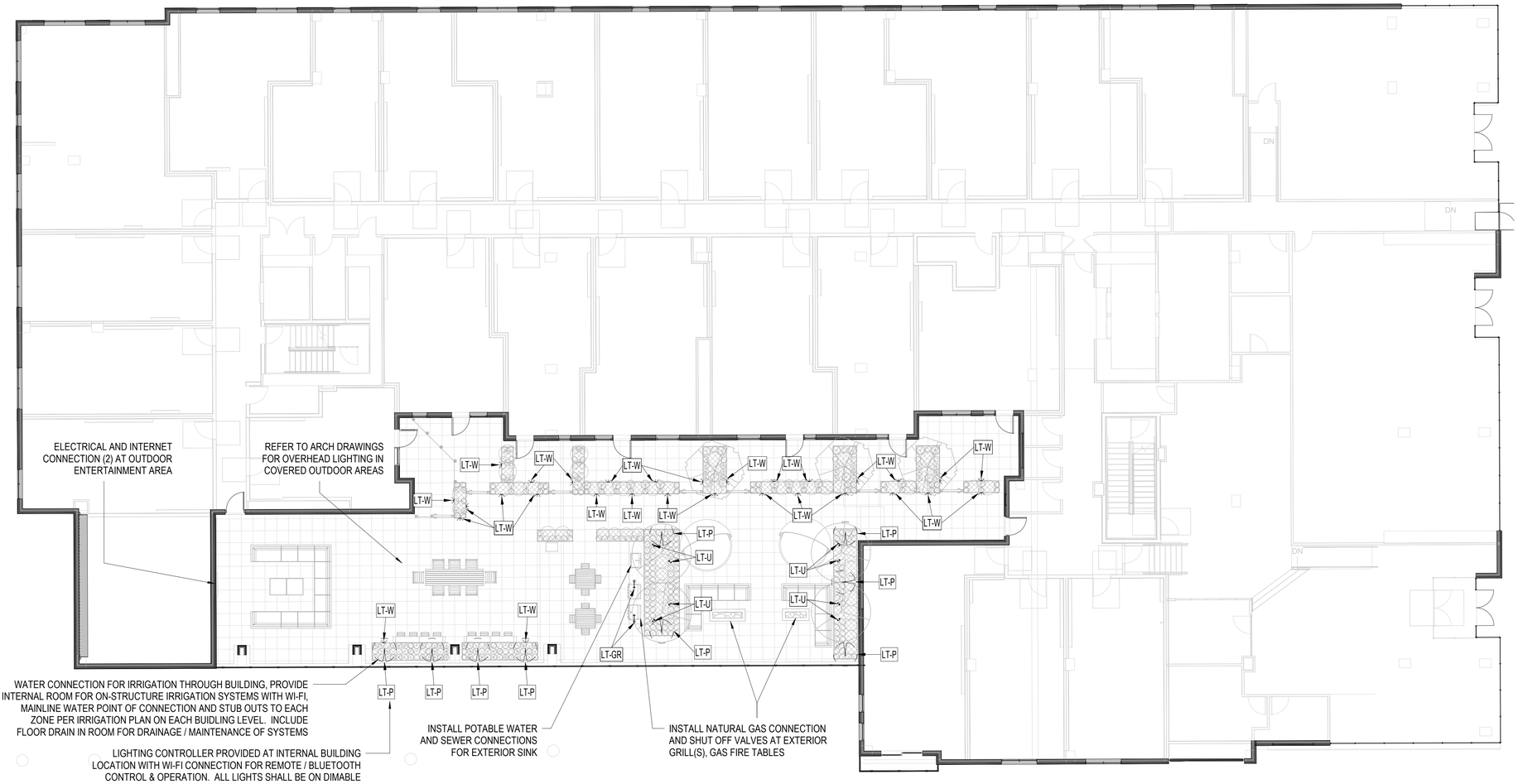
REVISION NO.

36" x 24" - SHEET SIZE

2

LIGHTING SCHEDULE

KEY	DESCRIPTION	Count	COLOR	FINISH/MATERIAL	MANUFACTURER/SUPPLIER	PRODUCT	COMMENTS
LIGHTING							
LT-B	BOLLARD LIGHT	7	GRAY	POWDERCOAT ALUMINUM	BEGA	SHIELDED BOLLARD 99056	
LT-C	CHARGING STATION WITH ACCENT LIGHT	4	GRAY	POWDERCOAT ALUMINUM	LANDSCAPE FORMS	CHARGING STATION WITH ACCCENT L IGHT	
LT-GR	GRILL LIGHT	4	GRAY	NICKEL-PLATED SST	VISTA PROFESSIONAL OUTDOOR LIGHTING	SPECIALTY LIGHT 4014	
LT-LUM	RECESSED POST MOUNTED LIGHT	8		MACHINED STEEL	WAGNER ARCHITECTURAL SYSTEMS	LUMENPOD 16	
LT-P	PATH LIGHT	14	BLACK	POWDERCOAT ALUMINUM	WAC LIGHTING	BALANCE SINGLE LED PATH LIGHT 6061	
LT-U	UPLIGHT	12	GRAY	POWDERCOAT ALUMINUM	VISION 3 LIGHTING	FL3 REAR MOUNT FLOOD LIGHT	
LT-W	RECESSED WALL MOUNTED LIGHT	41	MATCH WALL COLOR	POWDERCOAT ALUMINUM	WAC LIGHTING	WL-LED110 STEP LIGHT	



1 Landscape Utilities & Lighting Plan - Level 1
1" = 10'-0"

SCALE: 1" = 10'-0"

0 10' 20' 30'

3/31/2023 11:37:17 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

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NO.	Description	Date
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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BROWN · LANDSCAPE ARCHITECT · NO. 1076 EXP. 8/23/2023

NORTH ARROW
N

DRAWING TITLE
LANDSCAPE UTILITIES & LIGHTING PLAN - LEVEL 1

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L401

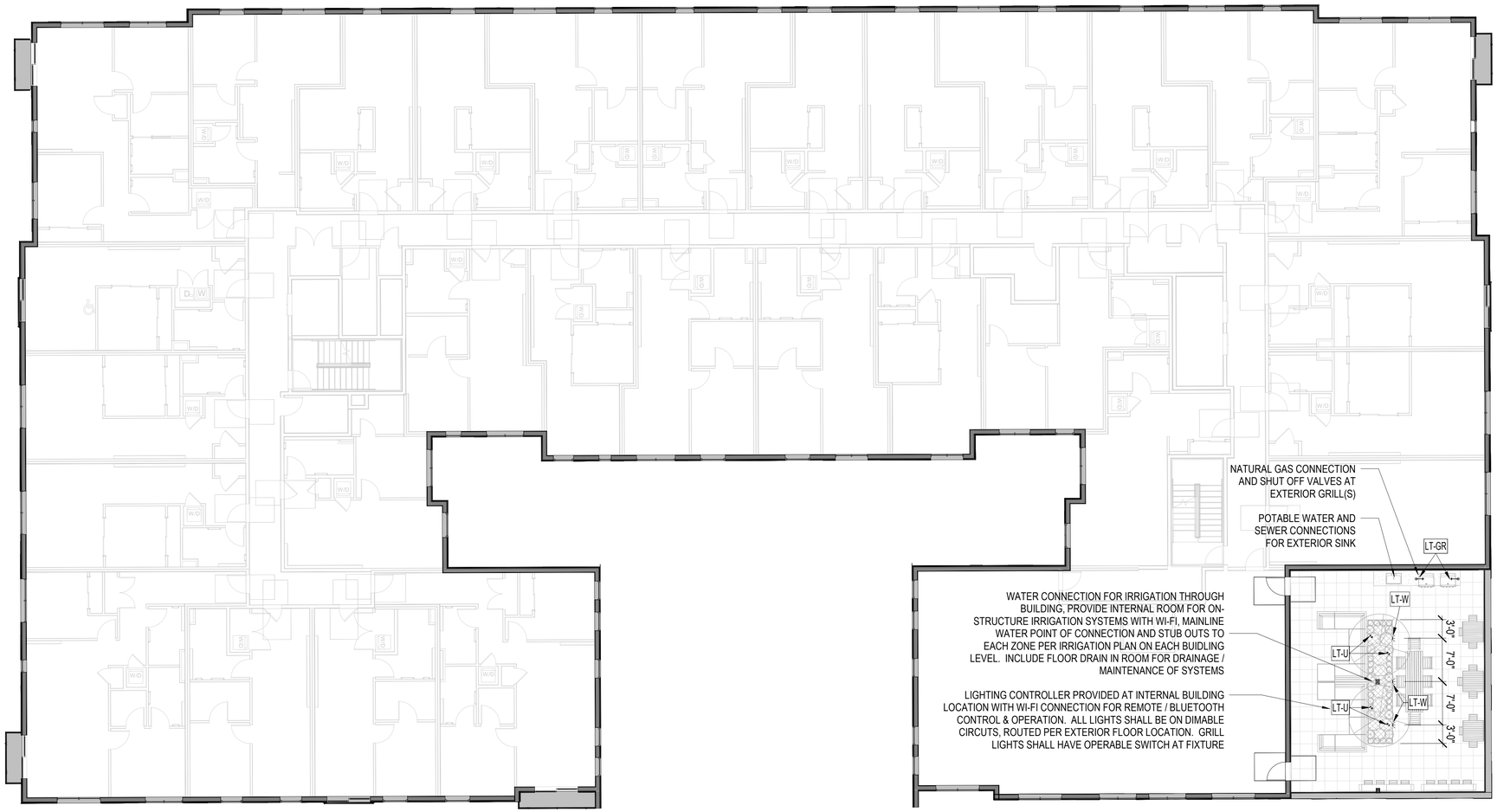
REVISION NO.

36" x 24" - SHEET SIZE

2

LIGHTING SCHEDULE

KEY	DESCRIPTION	Count	COLOR	FINISH/MATERIAL	MANUFACTURER/SUPPLIER	PRODUCT	COMMENTS
LIGHTING							
LT-B	BOLLARD LIGHT	7	GRAY	POWDERCOAT ALUMINUM	BEGA	SHIELDED BOLLARD 99056	
LT-C	CHARGING STATION WITH ACCENT LIGHT	4	GRAY	POWDERCOAT ALUMINUM	LANDSCAPE FORMS	CHARGING STATION WITH ACCCENT L IGHT	
LT-GR	GRILL LIGHT	4	GRAY	NICKEL-PLATED SST	VISTA PROFESSIONAL OUTDOOR LIGHTING	SPECIALTY LIGHT 4014	
LT-LUM	RECESSED POST MOUNTED LIGHT	8		MACHINED STEEL	WAGNER ARCHITECTURAL SYSTEMS	LUMENPOD 16	
LT-P	PATH LIGHT	14	BLACK	POWDERCOAT ALUMINUM	WAC LIGHTING	BALANCE SINGLE LED PATH LIGHT 6061	
LT-U	UPLIGHT	12	GRAY	POWDERCOAT ALUMINUM	VISION 3 LIGHTING	FL3 REAR MOUNT FLOOD LIGHT	
LT-W	RECESSED WALL MOUNTED LIGHT	41	MATCH WALL COLOR	POWDERCOAT ALUMINUM	WAC LIGHTING	WL-LED110 STEP LIGHT	



1 Landscape Utilties & Lighting Plan - Level 7
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:37:18 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BROYK · NO. 10018 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
LANDSCAPE UTILITIES & LIGHTING PLAN - LEVEL 7

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L407

REVISION NO.

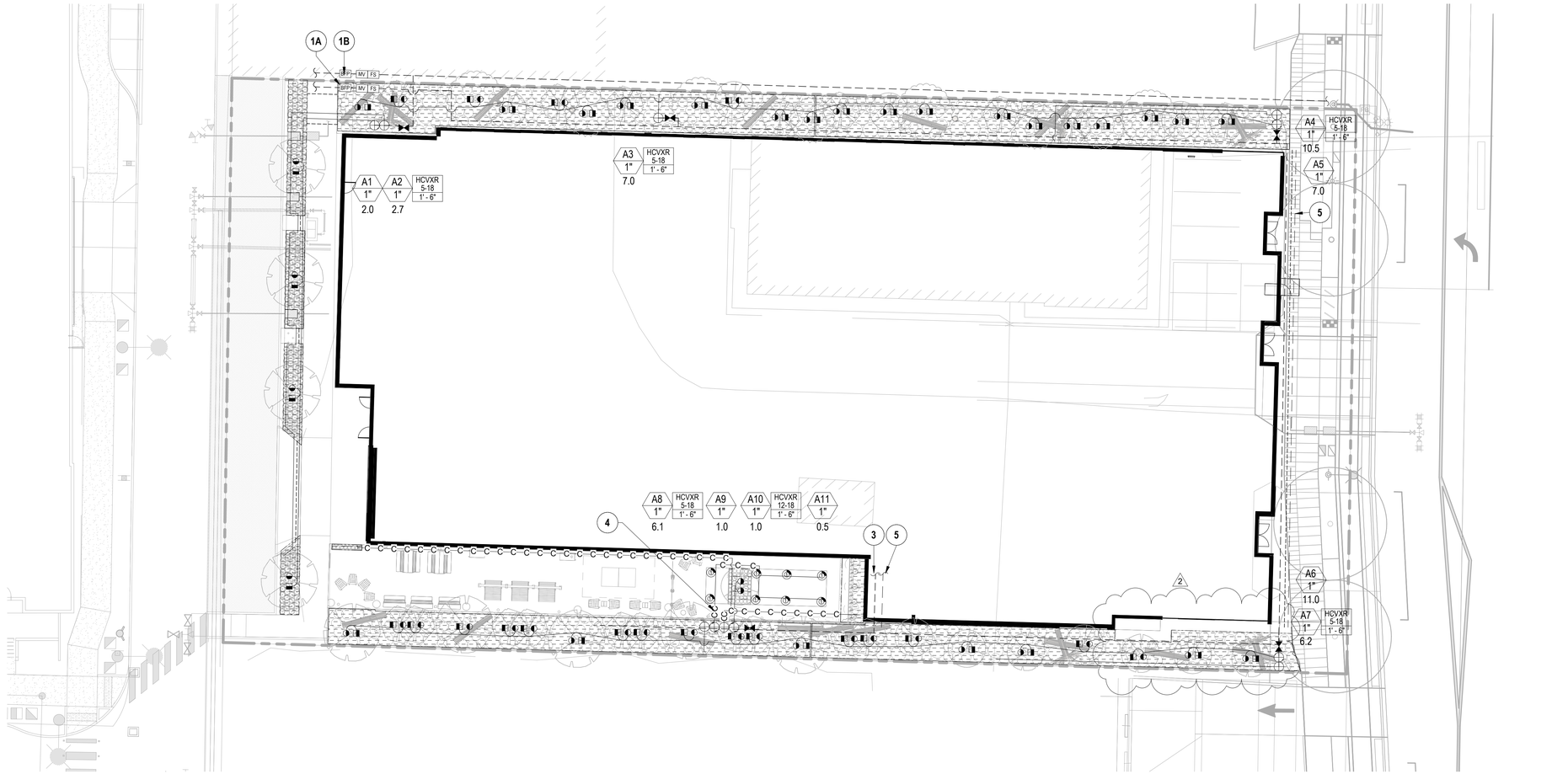
36" x 24" - SHEET SIZE

IRRIGATION PLAN NOTES

VALUE	DESCRIPTION
1A	IRRI WATER METER CONNECTION, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
1B	IRRI WATER METER CONNECTION FOR CITY ROW, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
2	IRRIGATION CONTROLLER, PROVIDE ETHERNET CONNECTION AND 120V POWER, SED.
3	1-1/4" COPPER K MAIN LINE ROUTED THROUGH BUILDING, WALL, & UP TO PODIUM LEVELS, MOUNTED ON CEILING AND PENETRATE SLAB TO PODIUM SURFACE, TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "K" TYPICAL.
4	1" COPPER K LATERAL LINE ROUTED UNDER PAVING, PENETRATE SLAB, & THROUGH WALL TO PLANTER TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "C" TYPICAL.
5	LOW VOLTAGE CONDUIT WITH PULL ROPE TO BE INSTALLED UNDER ELECTRICAL SCOPE OF WORK. "2W" TYPICAL. DIRECT BURIED LOW VOLTAGE WIRES WITHIN PLANTING AREA, EXCEPT WHEN ROUTING WIRES THRU BUILDING, PODIUM, & ROOF. INSTALL CONDUIT WITH SWEEPS FOR PROTECTION AS REQUIRED.

IRRIGATION GENERAL NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.



1 Irrigation Plan - Site
1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
0 16' 32' 48'

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BRONK · NO. 19586 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
IRRIGATION PLAN - SITE

DRAWN	CHECKED
CL	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L900**

REVISION NO.

3/31/2023 11:38:22 AM

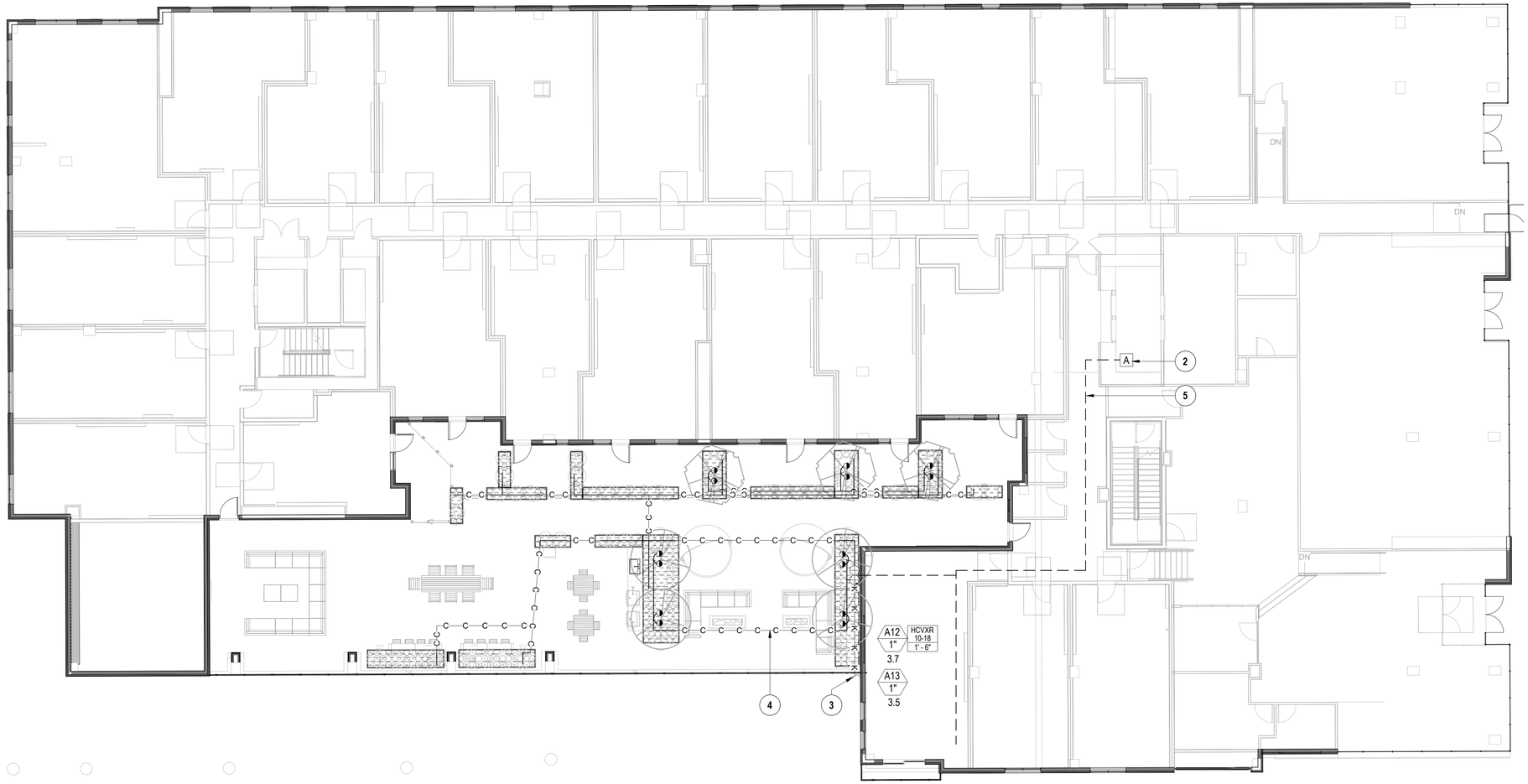
36" x 24" - SHEET SIZE

IRRIGATION PLAN NOTES

VALUE	DESCRIPTION
1A	IRRI WATER METER CONNECTION, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
1B	IRRI WATER METER CONNECTION FOR CITY ROW, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
2	IRRIGATION CONTROLLER, PROVIDE ETHERNET CONNECTION AND 120V POWER, SED.
3	1-1/4" COPPER K MAIN LINE ROUTED THROUGH BUILDING, WALL, & UP TO PODIUM LEVELS, MOUNTED ON CEILING AND PENETRATE SLAB TO PODIUM SURFACE, TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "K" TYPICAL.
4	1" COPPER K LATERAL LINE ROUTED UNDER PAVING, PENETRATE SLAB, & THROUGH WALL TO PLANTER TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "C" TYPICAL.
5	LOW VOLTAGE CONDUIT WITH PULL ROPE TO BE INSTALLED UNDER ELECTRICAL SCOPE OF WORK. "2W" TYPICAL. DIRECT BURIED LOW VOLTAGE WIRES WITHIN PLANTING AREA, EXCEPT WHEN ROUTING WIRES THRU BUILDING, PODIUM, & ROOF. INSTALL CONDUIT WITH SWEEPS FOR PROTECTION AS REQUIRED.

IRRIGATION GENERAL NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.



1 Irrigation Plan - Level 1
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:27 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
STATE OF WASHINGTON · TODD L. BRONK · LANDSCAPE ARCHITECT · REG. 1058 EXP. 8/23/2023

NORTH ARROW
N

DRAWING TITLE
IRRIGATION PLAN - LEVEL 1

DRAWN	CHECKED
CL	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L901**

REVISION NO.

36" x 24" - SHEET SIZE

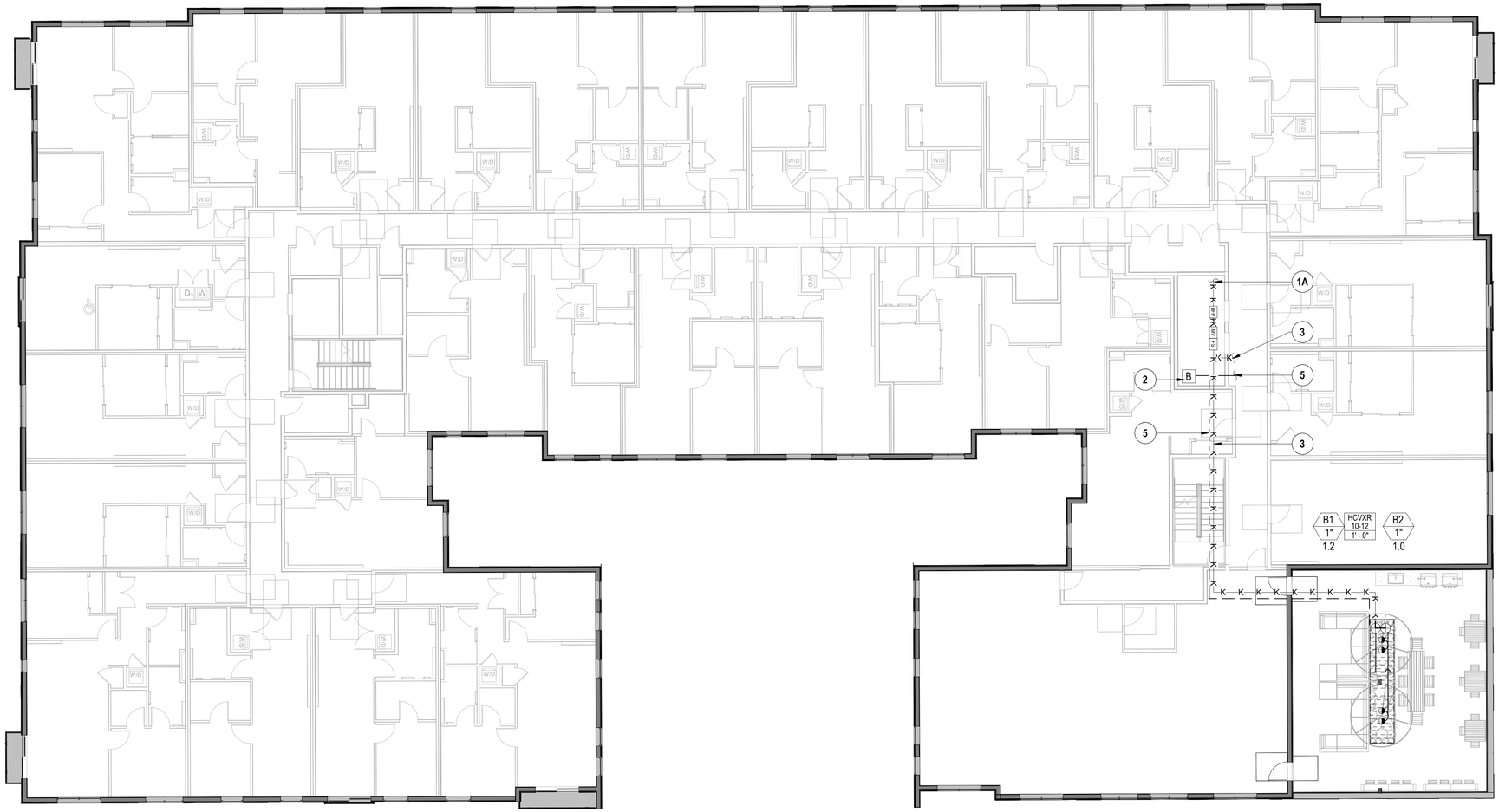
2

IRRIGATION PLAN NOTES

VALUE	DESCRIPTION
1A	IRRI WATER METER CONNECTION, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
1B	IRRI WATER METER CONNECTION FOR CITY ROW, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
2	IRRIGATION CONTROLLER, PROVIDE ETHERNET CONNECTION AND 120V POWER, SED.
3	1-1/4" COPPER K MAIN LINE ROUTED THROUGH BUILDING, WALL, & UP TO PODIUM LEVELS, MOUNTED ON CEILING AND PENETRATE SLAB TO PODIUM SURFACE, TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "K" TYPICAL.
4	1" COPPER K LATERAL LINE ROUTED UNDER PAVING, PENETRATE SLAB, & THROUGH WALL TO PLANTER TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "C" TYPICAL.
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IRRIGATION GENERAL NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.



1 Irrigation Plan - Level 7
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:31 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

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DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — STATE OF WASHINGTON · TODD L. BRONK · NO. 1058 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW — N

DRAWING TITLE
IRRIGATION PLAN - LEVEL 7

DRAWN	CHECKED
CL	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L907**

REVISION NO.

36" x 24" - SHEET SIZE

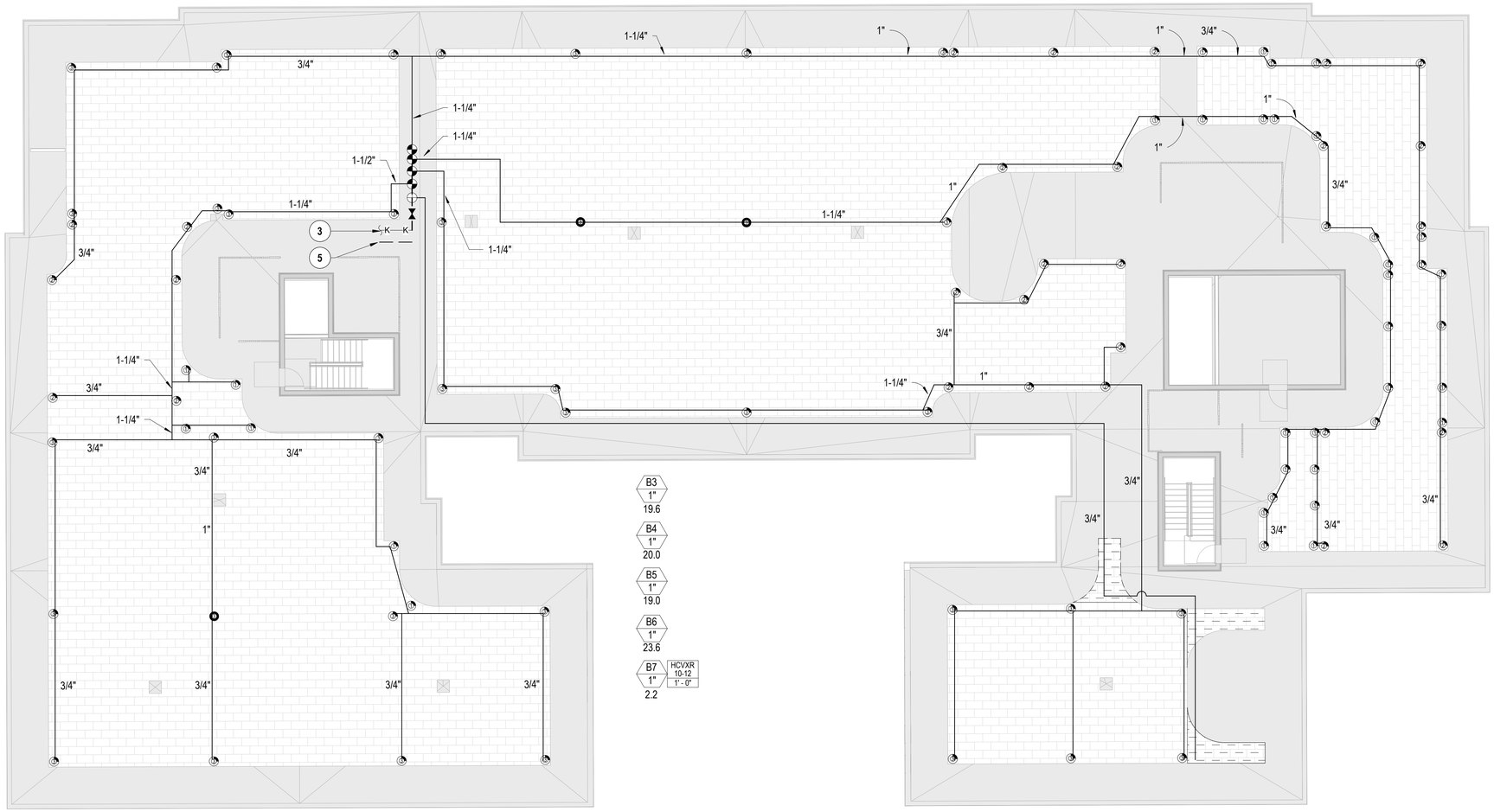
2

IRRIGATION PLAN NOTES

VALUE	DESCRIPTION
1A	IRRI WATER METER CONNECTION, SCD. - POINT OF CONNECTION (P.O.C.) AFTER BACKFLOW PREVENTER FOR IRRIGATION, ALSO SCD. IRRIGATION DEMAND: 24 GPM AT 70 PSI STATIC PRESSURE AFTER BACKFLOW ASSEMBLY. CONTRACTOR TO FIELD VERIFY WATER PRESSURE & FLOW BEFORE ANY NEW WORK IS STARTED AND NOTIFY THE LANDSCAPE ARCHITECT IF THE PRESSURE IS DIFFERENT THAN NOTED.
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2	IRRIGATION CONTROLLER, PROVIDE ETHERNET CONNECTION AND 120V POWER, SED.
3	1-1/4" COPPER K MAIN LINE ROUTED THROUGH BUILDING, WALL, & UP TO PODIUM LEVELS, MOUNTED ON CEILING AND PENETRATE SLAB TO PODIUM SURFACE, TERMINATED WITH PVC ADAPTER. BY BUILDING PLUMBING CONTRACTOR. "K" TYPICAL.
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IRRIGATION GENERAL NOTES:

- IRRIGATION DRAWINGS ARE DIAGRAMMATIC, IRRIGATION COMPONENTS TO BE INSTALLED WITHIN PLANTING AREA WHEN POSSIBLE, INSTALL WITH CONCRETE BOX WITHIN PAVING, TURF BLOCK, DG, OR GRAVEL AREA.



1 Irrigation Plan - Roof
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:40 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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DRAWING STATUS
ADR RESUBMITTAL

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

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NORTH ARROW
N

DRAWING TITLE
IRRIGATION PLAN - ROOF LEVEL

DRAWN	CHECKED
CL	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L908

REVISION NO.

36" x 24" - SHEET SIZE

GENERAL IRRIGATION NOTES:

1. IRRIGATION SYSTEM TO BE FULLY AUTOMATIC WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. NEW IRRIGATION IN ACCORDANCE WITH LOCAL CODES AND REGULATIONS.
2. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.
3. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.
4. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CHANGES IN THE IRRIGATION LAYOUT AND VALVE ZONING DUE TO VARIATIONS IN THE EXISTING SITE CONDITIONS SUCH AS EXPOSURE FROM BUILDINGS, TRELLISES, TREES, ETC., AS WELL AS SLOPE AND SOIL CONDITIONS. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF THE PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING THE IRRIGATION SYSTEM DESIGN IF THE PLANTING DESIGN CHANGES FROM THE ORIGINAL PLAN AND NEEDS TO ADAPT TO THE NEW PLANTING DESIGN. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND IRRIGATION CONSULTANT OF PROPOSED CHANGES PRIOR TO INSTALLATION FOR APPROVAL.
8. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.
9. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
10. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.
11. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

IRRIGATION COMPONENT & PIPING NOTES:

1. FOR 2 1/2" AND LARGER MAIN LINE PIPING INSIDE SLEEVES USE 1120-315 PSI PVC PLASTIC PIPE WITH SCHEDULE 40 PVC COUPLINGS. DO NOT INSTALL GASKETED COUPLINGS INSIDE SLEEVES
2. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.
3. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
4. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

IRRIGATION WIRING & ELECTRICAL CONNECTION NOTES:

1. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.
2. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.
3. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.
4. IRRIGATION CONTROL WIRES: SOLID COPPER WITH UL APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG MIN. SIZE WIRE WITH A JACKETED 2-CONDUCTOR. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.
5. DECODER GROUNDING SHALL BE PROVIDED EVERY 500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER, OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 8' GROUNDING ROD. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.
6. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG COIL OF WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN.

SUBSURFACE DRIP IRRIGATION NOTES:

1. PROVIDE TEMPORARY SUPPLEMENTAL OVERHEAD IRRIGATIONOR HAND WATERING TO ESTABLISH PLANTS.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING, 6" OFF PAVING @ SHRUBS, 2" OFF PAVING @ SOD, TURF & GROUNDCOVER TYP.
3. SPACE DRIPPERLINES EQUALLY WITHIN EACH ZONE UNLESS OTHERWISE NOTED (12", OR 18" O.C. MAX PER LEGEND).
4. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING.
5. INSTALL DRIPPERLINES RUNNING HORIZONTAL TO THE SLOPE DIRECTION.
6. FOR SLOPES GREATER THAN 10:1, MODIFY DRIPPERLINE SPACING ON THE BOTTOM 1/3 OF THE SLOPE TO BE 25% GREATER AND OMIT THE DRIPPERLINE AT THE BOTTOM OF SLOPE.
7. DRIP SYSTEMS WITH 12" & 18" EMITTER SPACING HAVE DIFFERENT PRECIPITATION RATES. INDEPENDENTLY TEST AND SET RUN TIMES FOR THESE TWO CONDITIONS.
8. INSTALL AVRV(S) AT HIGH POINT(S) OF EACH PLANTING AREA. AVRV'S ARE SHOWN TO INDICATE INTENT- LOCATE AS REQUIRED BASED ON ACTUAL GRADES OF THE SITE. LOCATE (1) AVRV PER 500' OF DRIPPERLINE TUBING, TYP. SEE DETAIL

IRRIGATION SYSTEM MAINTENANCE:

1. SYSTEM OBSERVATION: THE CONTRACTOR SHALL VISUALLY CHECK ALL SYSTEMS FOR PROPER OPERATION ON A WEEKLY BASIS AND MAKE ALL NECESSARY REPAIRS. ALL EQUIPMENT SHALL BE ADJUSTED AS NECESSARY FOR PROPER COVERAGE AND FUNCTION.
2. ESTABLISHMENT IRRIGATION SCHEDULING: FOR THE FIRST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER IN A PLANTING ESTABLISHMENT IRRIGATION MODE. SCHEDULE IRRIGATION TO ESTABLISH PLANTINGS PER THE SPECIFICATIONS.
3. CLIMATOLOGICALLY CONTROLLED IRRIGATION SCHEDULING: FOR THE LAST 60-DAYS OF PLANTING ESTABLISHMENT AND MAINTENANCE, PROGRAM CONTROLLER TO RUN AUTOMATICALLY, SITE-SPECIFIC CLIMATOLOGICAL EVAPOTRANSPIRATION (ET) DATA. OPTIMIZE AUTOMATIC SCHEDULE AS REQUIRED FOR PLANT MATERIALS, SUN, ASPECT, SOLAR REFLECTANCE & HEAT ISLANDS, LOCALITY, SLOPE, AND THE INSTALLED IRRIGATION SYSTEM. CHECK SYSTEM FOR PROPER FUNCTION AND ADJUST AUTOMATIC SCHEDULE WEEKLY TO PROVIDE OPTIMAL CONDITIONS FOR SUSTAINING HEALTHY PLANTING.
4. COORDINATE LANDSCAPE MAINTENANCE WITH OPERATOR: PERFORM A FULL INSTRUCTION SESSION IN THE PRESENCE OF THE DESIGNATED MAINTENANCE PERSONNEL DEMONSTRATING THE IRRIGATION CONTROLLER SYSTEM, PROGRAM ADJUSTMENT AND OVER-RIDES, SYSTEM TESTING, TROUBLE-SHOOTING, ETC. INCLUDE INSTRUCTIONS ON HOW TO TURN OFF SYSTEM IN CASE OF EMERGENCY.
5. REPAIRS: DURING THE PLANT ESTABLISHMENT & MAINTENANCE PERIOD, ALL REPAIRS MADE TO THE IRRIGATION SYSTEM SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL REPAIRS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS.
6. SYSTEM CERTIFICATION: OBTAIN A LETTER OF CERTIFICATION FROM CONTROLLER MANUFACTURER'S REPRESENTATIVE CERTIFYING THAT THE CONTROLLER IS PROPERLY PROGRAMMED AND IN WORKING ORDER BEFORE THE END OF THE MAINTENANCE PERIOD.

IRRIGATION EQUIPMENT SCHEDULE

Type	KEY	MODEL	MANUFACTURER	DETAIL REFERENCE	GPM	GPH	SIZE	COLOR	DESCRIPTION & NOTES
BALL VALVE		LT-####-T	KBI	2 / L912			LINE SIZE	-	LOG-TORQUE SCH. 80 PVC THREADED BALL VALVE.
BFP-SMALL SYMBOL	BFP	LF-825-Y	FEBCO	L910					LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
BUBBLER		AFB	HUNTER	5 / L912				-	ADJUSTABLE FLOW FULL-CIRCLE FLOOD BUBBLER, UP TO 2.0 GPM. SET FLOW AT 0.25 GPM TYPICAL.
BUBBLER-DEEP WATERING		RZWS-36-25-CV	HUNTER	6 / L912				--	0.25 GPM FLOOD BUBBLER AND DEEP WATERING TUBE ASSEMBLY WITH CHECK VALVE. INSTALL PER MANUFACTURER'S DIRECTIONS.
CONTROLLER A	A	I2C-800-SS/EC-DM/LANKIT	HUNTER	4 / 912				--	ICC2 CONTROLLER, 8 BASE STATIONS W/ EZ-DM 54 STATIONS TWO-WIRE DECODER MODULE. INTERNET CENTRALUS CLOUD-BASED CONTROL WATER MANAGEMENT SYSTEM. STAINLESS STEEL WALL MOUNT ENCLOSURE. FLOW MONITORING & MASTER VALVE CAPABILITY WITH 5 YEARS WARRANTY. COORDINATE INSTALLATION WITH HUNTER REPRESENTATIVE.
CONTROLLER B	B	I2C-800-SS/EC-DM/LANKIT	HUNTER	4 / 912				-	ICC2 CONTROLLER, 8 BASE STATIONS W/ EZ-DM 54 STATIONS TWO-WIRE DECODER MODULE. INTERNET CENTRALUS CLOUD-BASED CONTROL WATER MANAGEMENT SYSTEM. STAINLESS STEEL WALL MOUNT ENCLOSURE. FLOW MONITORING & MASTER VALVE CAPABILITY WITH 5 YEARS WARRANTY. COORDINATE INSTALLATION WITH HUNTER REPRESENTATIVE.
COPPER LATERAL	C C							-	
COPPER MAINLINE	K K							-	
FS-SMALL SYMBOL	FS	LF-825-Y	FEBCO	L910					LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
LATERAL		PVC: SCH 40	-				<varies>	-	PVC LATERAL IRRIGATION PIPE WITH SOLVENT WELD SCHEDULE 40 FITTINGS. 3/4" MIN. PIPE SIZE.
MAINLINE		PVC: CLASS 315 & SCH. 40	-				<varies>	-	MAIN PRESSURE IRRIGATION PIPE, PVC SCHEDULE 40 W/ SOLVENT WELD 40 FITTINGS.
MV-SMALL SYMBOL	MV	LF-825-Y	FEBCO	L910					LEAD FREE REDUCED PRESSURE BACKFLOW PREVENTER ASSEMBLY
RCV		IBV-XXG-FS	HUNTER	3 / L911			<varies>	-	BRASS REMOTE CONTROL VALVE ASSEMBLY, SIZE PER PLAN.
RCV-DRIP		IBV-101G-GS W/ HFR-100-075-25	HUNTER	3 / 911			1"	-	BRASS REMOTE CONTROL VALVE & PRESSURE REGULATING Y-FILTER ASSEMBLY, SIZE PER PLAN.
SLEEVE								-	
SPRAY-R VAN ROTARY-ADJUSTABLE-1		PROS-12-PRS40-CV-F-MP1000	HUNTER	7 / L913				MAROON	MP ROTATOR, ADJUSTABLE 90°-270° ARC STREAM SPRAY, 12" POP-UP, WITH PRESSURE REGULATOR AND FLOGUARD
SPRAY-R VAN ROTARY-ADJUSTABLE-2		PROS-12-PRS40-CV-F-MP2000	HUNTER	7 / L913				BLACK	MP ROTATOR, ADJUSTABLE 90°-270° ARC STREAM SPRAY, 12" POP-UP, WITH PRESSURE REGULATOR AND FLOGUARD
SPRAY-R VAN ROTARY-ADJUSTABLE-3		PROS-12-PRS40-CV-F-MP3000	HUNTER	7 / L913				BLUE	MP ROTATOR, ADJUSTABLE 90°-270° ARC STREAM SPRAY, 12" POP-UP, WITH PRESSURE REGULATOR AND FLOGUARD
SPRAY-R VAN ROTARY-FULL CIRCLE-3		PROS-12-PRS40-CV-F-MP###-360	HUNTER	7/ L913				-	MP ROTATOR, FULL CIRCLE STREAM SPRAY, 12" POP-UP, WITH PRESSURE REGULATOR AND FLOGUARD
WIRES		ID 1 WIRE, DECODER CABLE	HUNTER					-	JACKETED & PAIR OF 14 GAUGE DECODER CABLE, INSTALL PARALLEL TO MAINLINE W/ PVC SCHEDULE 40 ELECTRICAL CONDUIT UNDER PAVING, SIZE AS REQUIRED. INSTALL USING WATERPROOF WIRE SPLICE, MUST BE USED ON ALL 2-WIRE PATH CONNECTION.

MAIN LINE PIPE SIZING:

SIZE	SCHEDULE 40	CLASS 315
1 1/2"	0-30 GPM	-
2"	-	30-50 GPM
2 1/2"	-	50-70 GPM
3"	-	70-100 GPM
4"	-	100-180 GPM
1" MAIN LINE USED ONLY FOR QCV (SCH 40 TYP)		

LATERAL LINE PIPE SIZING:

SIZE	GPM
3/4"	0-8 GPM
1"	8-12 GPM
1 1/4"	12-22 GPM
1 1/2"	22-30 GPM
2"	30-50 GPM
2 1/2"	50-70 GPM
3"	70-110 GPM
3/4" MINIMUM LATERAL PIPE, DO NOT USE 1/2"	

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

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NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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DRAWING STATUS
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MZA ARCHITECTURE

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NORTH ARROW — N

DRAWING TITLE
IRRIGATION NOTES & LEGEND

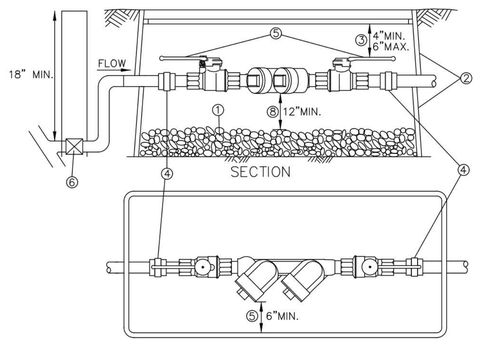
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SCALE: AS NOTED	DATE: 03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L909** — REVISION NO.

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36" x 24" - SHEET SIZE



PLAN

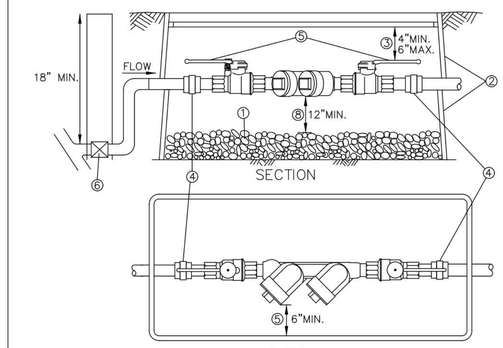
① 1" ROUND WASHED GRAVEL BY 6" DEEP ON BOTTOM OF BOX
② ENCLOSE 2" & SMALLER D.C.V.A. IN TWO METER BOXES STACKED ON TOP OF EACH OTHER OR, OVERSIZED BOX. MUST HAVE REMOVABLE COVER. BOXES TO BE LOCATED IN SIDEWALK AND AREAS WITH VEHICULAR TRAFFIC SHALL BE METAL, EQUAL TO OLYMPIC FOUNDRY SM30. BOXES IN OTHER NON-TRAFFIC AREAS TO BE CARSON INDUSTRIES 1730-18 BCFXL METER BOX WITH 1730 COVER.
③ MAXIMUM OF 6" DISTANCE BETWEEN UNDERSIDE OF LID AND HIGHEST POINT OF DEVICE.
④ (2) UNIONS.
⑤ WHEN TEST-COCKS ARE FACING SIDEWAYS THERE MUST BE A 6" MIN. CLEARANCE BETWEEN THEM AND SIDE OF BOX.
⑥ PER PLUMBING CODE REQUIREMENT, IRRIGATION SYSTEMS MUST HAVE SHUT OFF INSTALLED AS SHOWN. FEMALE FITTINGS ARE PROHIBITED IN CONJUNCTION WITH METALLIC MALE FITTINGS.

NOTES:
1. ALL INSTALLATIONS MUST MEET MINIMUM STANDARDS OF THE UNIFORM PLUMBING CODE AND WSDOH APPROVED INSTALLATIONS LIST.
2. TESTING IS REQUIRED BY A WASHINGTON STATE DEPARTMENT OF HEALTH CERITFIED BACKFLOW ASSEMBLY TESTER UPON INSTALLATION AND ANNUALLY THEREAFTER. ASSEMBLY TO BE MAINTAINED BY OWNER.

City of Bellevue — WATER UTILITY

TITLE: 1" TO 2" DOUBLE CHECK VALVE ASSEMBLY FOR IRRIGATION SYSTEMS (OUTSIDE INSTALLATION)

JANUARY 2021 — NO SCALE — NO. W-36



PLAN

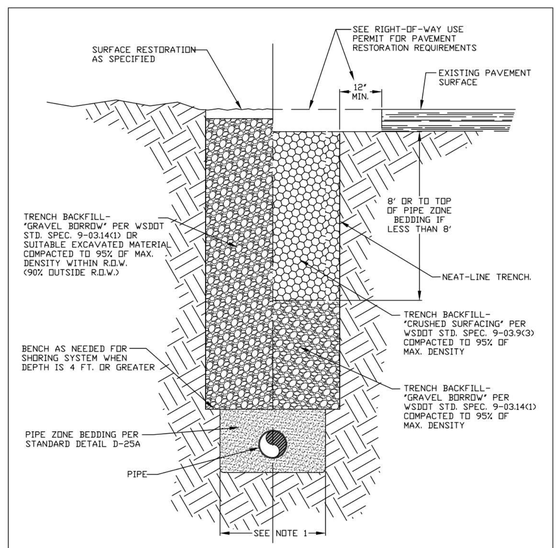
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City of Bellevue — WATER UTILITY

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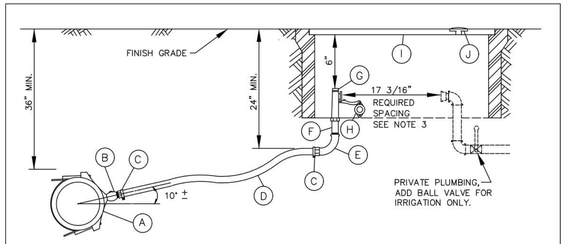
UNPAVED AREAS — PAVED AREAS

NOTES:
1. MAXIMUM WIDTH OF TRENCH AT TOP OF PIPE ZONE:
   - 36" FOR PIPE UP TO AND INCLUDING 18" NOMINAL DIAMETER.
   - NOMINAL DIAMETER PLUS 18" FOR PIPE LARGER THAN 18" NOMINAL DIAMETER.
2. EXCAVATIONS OVER 4' DEEP SHALL COMPLY WITH THE SAFETY STANDARD DESCRIBED IN CHAPTER 296-155 - PART N OF THE WAC.
3. SEE "BEDDING, BACKFILL AND COMPACTION" IN CHAPTER D8 OF THE ENGINEERING STANDARDS FOR ADDITIONAL CONSTRUCTION REQUIREMENTS.
4. RECYCLED CONCRETE RUBBLE SHALL NOT BE USED AS BEDDING IN THE PIPE ZONE, AS TRENCH BACKFILL OR AS BACKFILL ABOVE THE PROJECTED NEAT-LINE TRENCH ABOVE A PIPE OR STRUCTURE.

City of Bellevue — WATER UTILITIES

TITLE: TYPICAL TRENCH DETAIL

JANUARY 2021 — NO SCALE — NO. W-6



Ⓐ EPOXY OR NYLON COATED HIGH TENSILE D.I. SERVICE SADDLE W/ DOUBLE STAINLESS STEEL STRAP AND EPOXY COATED BOSS, 2" AWWA TAPER (CC) TAP, ROMAC 202S, OR APPROVED EQUAL, SIZE AS REQUIRED.
Ⓑ BALL CORPORATION STOP, 2" AWWA TAPER (CC) INLET BY 2" MALE IRON PIPE THREAD OUTLET WITH BALL VALVE (OR EQUAL LOW-FRICTION VALVE), FORD BALLCORP FB400-7, MUELLER ORISEAL NO. H-9968, OR APPROVED EQUAL.
Ⓒ COUPLING, 2" FEMALE IRON PIPE THREAD BY 2" PACK JOINT (COMPRESSION FITTING) FOR COPPER, FORD C14-77, MUELLER NO. H-15451, OR APPROVED EQUAL.
Ⓓ 2" COPPER TUBING, TYPE K.
Ⓔ 2" STREET ELL, BRASS, FEMALE IRON PIPE THREAD BY FEMALE IRON PIPE THREAD.
Ⓕ 2" NIPPLE, BRASS, M.I.P.T. x M.I.P.T., LENGTH AS REQUIRED TO MEET PROPER GRADE.
Ⓖ 2" ANGLE METER VALVE WITH PADLOCK WINGS, FEMALE IRON PIPE BY FLANGED END FOR METER, FORD FV13-777W, MUELLER NO. H-14286, OR APPROVED EQUAL.
Ⓗ 2" COMPANION FLANGE, FORD NO. 7F FLANGE, OR APPROVED EQUAL. TO BE WIRED OR SECURED TO ANGLE VALVE.
Ⓘ METER BOX:
CARSON INDUSTRIES 1730-18 BCFXL METER BOX WITH OLDCASTLE #02001585, FIBRELYTE FL36P, SOLID BLACK LID WITH EMBEDDED REBAR, MARKED "WATER METER", 4 1/8" X 5/16" RECESS, 2" HOLE, OR APPROVED EQUAL. OLYMPIC FOUNDRY SM30, OR APPROVED EQUAL, IN SIDEWALK AND IN AREAS WITH VEHICULAR TRAFFIC. LID TO HAVE 3/4" HOLE DRILLED THROUGH FOR AMR, SEE LID DETAIL BELOW.
Ⓙ 2" PLASTIC AMR PLUG, FORD METER BOX CO. MODEL PTP-BR-3-25 IF OLDCASTLE LID IS USED.

NOTES:
1. SERVICE LINE SHALL BE PERPENDICULAR TO THE WATERMAIN, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
2. APPROVED BACKFLOW PREVENTION DEVICE MUST BE INSTALLED PER D.O.H. REQUIREMENTS. IRRIGATION SYSTEM SHALL NOT BE PUT INTO SERVICE UNTIL THE BACKFLOW PREVENTION DEVICE IS APPROVED BY THE CITY OF BELLEVUE WATER QUALITY TECHNICIAN.
3. CUSTOMER'S SIDE OF SERVICE SHALL NOT BE PLUMBED INSIDE THE METER BOX UNTIL THE METER IS SET.
4. METER WILL BE SUPPLIED AND INSTALLED BY THE CITY OF BELLEVUE.



City of Bellevue — WATER UTILITY

TITLE: 2" IRRIGATION WATER SERVICE

MAY 2021 — NO SCALE — NO. W-31

3/31/2023 11:38:41 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

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MZA ARCHITECTURE

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NORTH ARROW: N

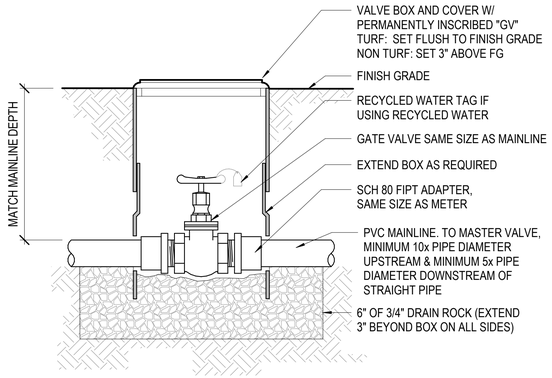
DRAWING TITLE
IRRIGATION DETAILS

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SCALE	DATE
AS NOTED	03/24/2023

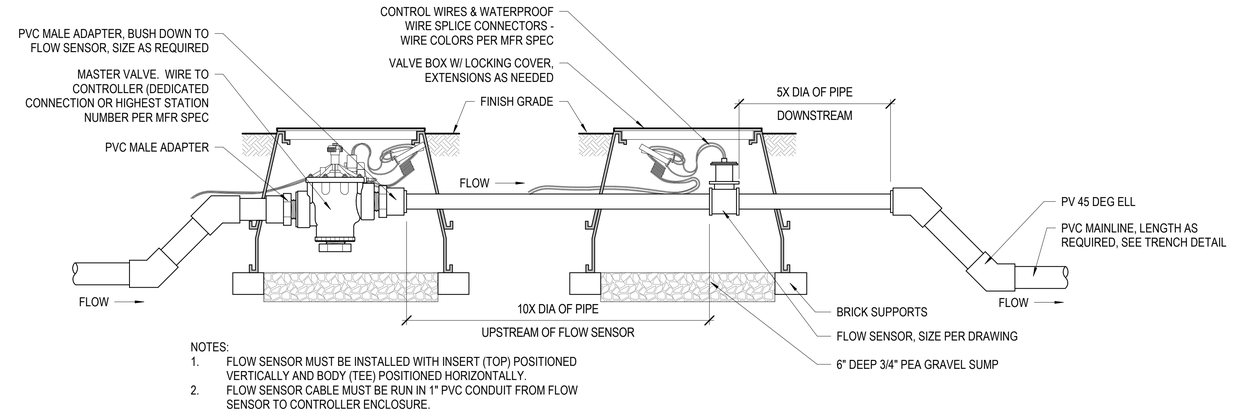
PROJECT NO. 21-024

DRAWING NO. **L910** — REVISION NO.

36" x 24" - SHEET SIZE

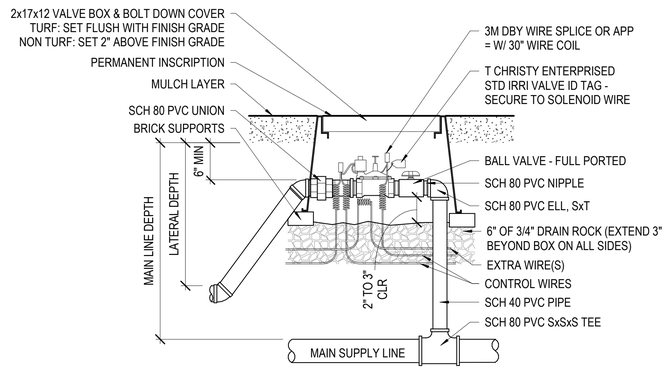


1 GATE VALVE
3" = 1'-0"

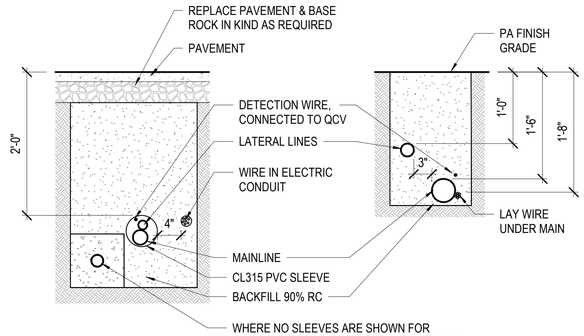


NOTES:
1. FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY.
2. FLOW SENSOR CABLE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE.

2 MASTER VALVE - FLOW SENSOR
3/4" = 1'-0"

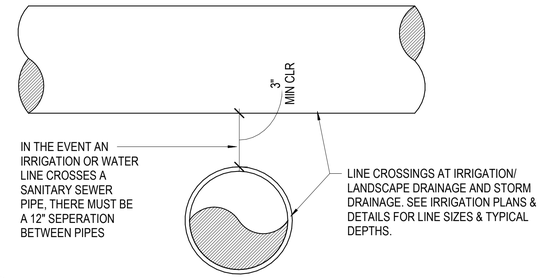


3 REMOTE CONTROL VALVE
1 1/2" = 1'-0"

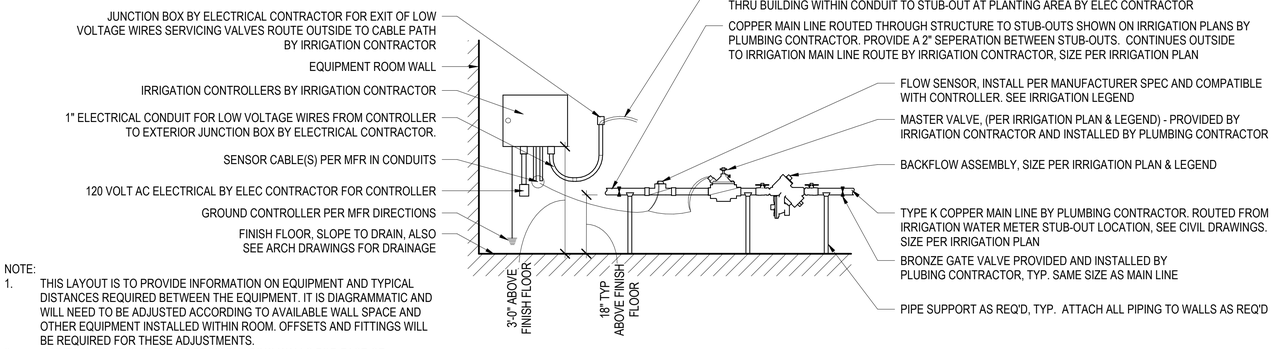


NOTES:
1. TIE A LOOSE 20" LOOP IN WIRE AT CHANGES IN DIRECTION AND AT INTERVALS OF 100'.
2. INSTALL PIPE, WIRE AND SLEEVES UNDER PAVEMENT PRIOR TO PLACEMENT OF PAVEMENT AND MINIMUM OF 24" DEEP.
3. BUNDLE AND TAPE WIRE AT 10' INTERVALS.
4. SOIL BACKFILL TO BE FREE OF ROCK, DIRT CLODS, AND DEBRIS GREATER THAN 1/2" DIAMETER WITHIN 4" OF PIPE.
5. ALTERNATE: BACKFILL WITH SAND IMPORT.

4 TRENCHING
1" = 1'-0"



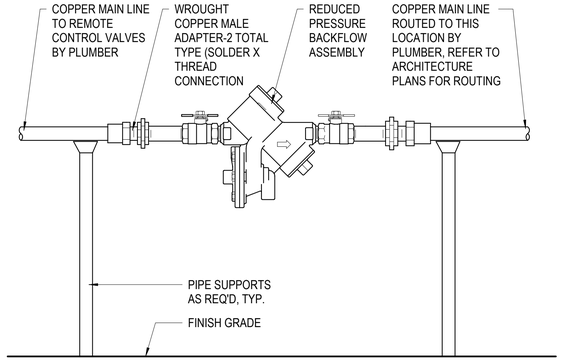
5 TYPICAL UTILITY CROSSING
3" = 1'-0"



NOTE:
1. THIS LAYOUT IS TO PROVIDE INFORMATION ON EQUIPMENT AND TYPICAL DISTANCES REQUIRED BETWEEN THE EQUIPMENT. IT IS DIAGRAMMATIC AND WILL NEED TO BE ADJUSTED ACCORDING TO AVAILABLE WALL SPACE AND OTHER EQUIPMENT INSTALLED WITHIN ROOM. OFFSETS AND FITTINGS WILL BE REQUIRED FOR THESE ADJUSTMENTS.
2. MAINTAIN 12" OF CLEARANCE FROM BUILDING WALLS FOR EASE OF MAINTENANCE FOR ALL COPPER PIPING, VALVES, AND FITTINGS.
3. SEAL ALL PIPE PENETRATIONS THROUGH WALLS/STRUCTURE AS REQUIRED.
4. THIS LAYOUT WILL REQUIRE A WALL SECTION MINIMUM 6' WIDE X 5' TALL X 18" DEEP.

7 IRRIGATION EQUIPMENT LAYOUT - INTERIOR (MV-FS)
1/2" = 1'-0"

NOTE:
INSTALL UNIT PER LOCAL CODE ALL PIPE TO BE COPPER TYPE K



6 BFP - INTERIOR
1" = 1'-0"

3/31/2023 11:38:42 AM

PROJECT NAME
Chambers Apartments

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1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

CONSULTANTS

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T: 206-947-6869

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T: 425-250-5001

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NORTH ARROW
N

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IRRIGATION DETAILS

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SCALE	DATE
AS NOTED	03/24/2023

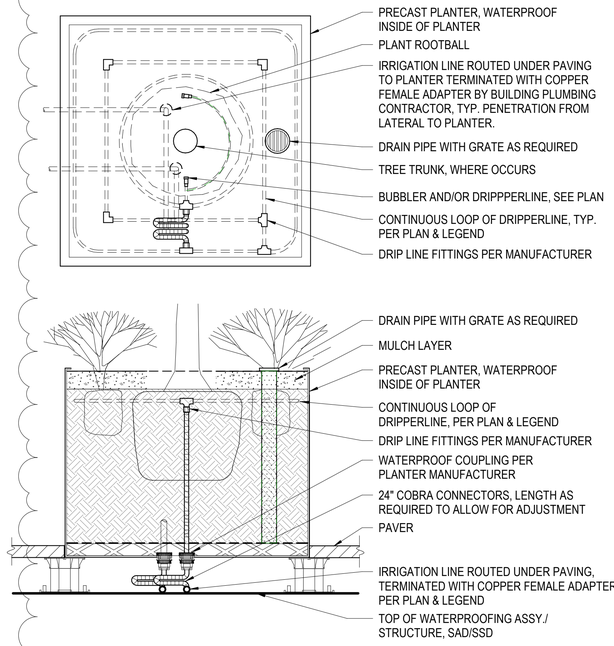
PROJECT NO.
21-024

DRAWING NO.
L911

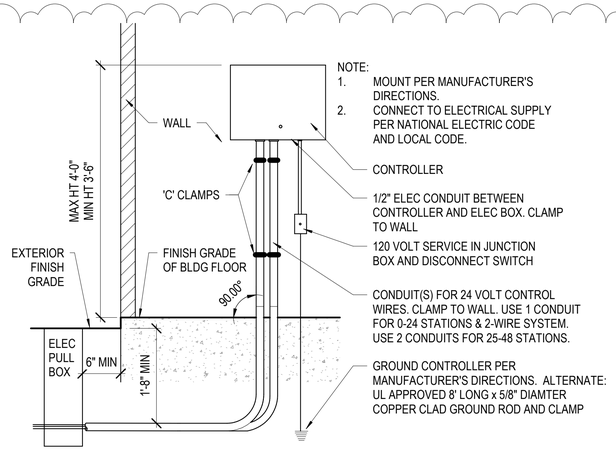
REVISION NO.

36" x 24" - SHEET SIZE

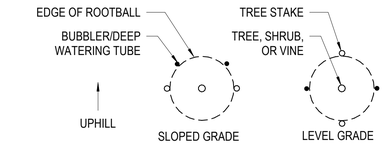
2



7 PRECAST PLANTER IRRIGATION
1" = 1'-0"



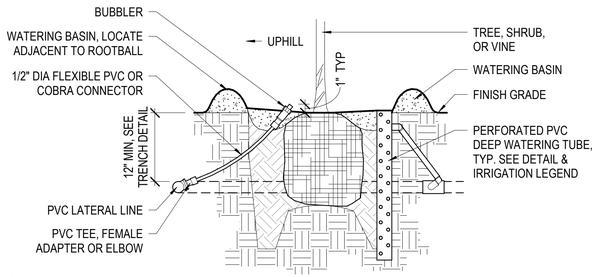
4 CONTROLLER - INTERIOR WALL MOUNT
1" = 1'-0"



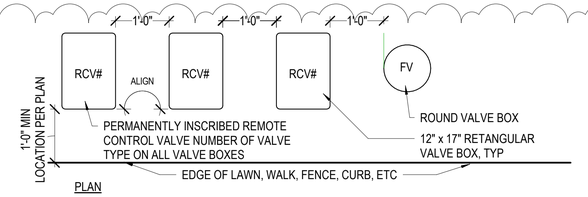
TREE BUBBLER PLACEMENT EXAMPLES

NOTE:
QTY OF BUBBLERS PER TREE & SHRUB SIZE:
1. SHRUB OR VINE= 1 BUBBLER
2. 15 GAL TO 36" BOX (OR EQ CONT SIZE) = 2 BUBBLERS
3. 48" BOX TO 72" BOX (OR EQ CONT SIZE) = 4 BUBBLERS

ALSO SEE IRRIGATION LEGEND



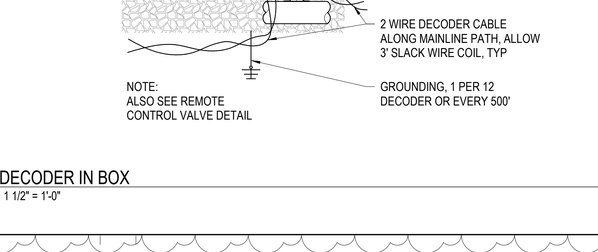
5 BUBBLER
3" = 1'-0"



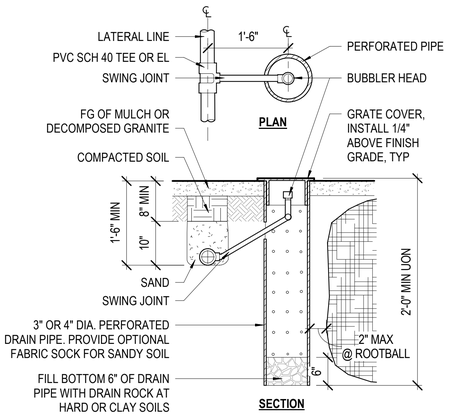
PLAN

NOTES
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 2" ABOVE FINISH GRADE OF MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. THIS DETAIL INDICATES GENERAL INTENT. SEE PLANTING PLANS FOR VALVE BOX LOCATIONS. COORDINATE BOX LOCATIONS WITH THE PLANTING, TYP.

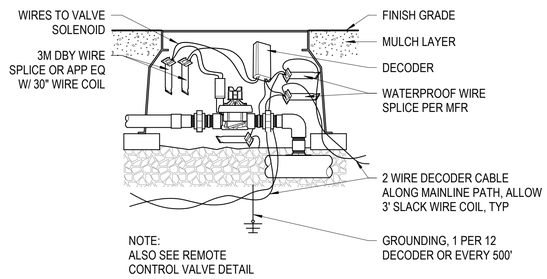
1 VALVE BOX LAYOUT
3/4" = 1'-0"



2 BALL VALVE
3" = 1'-0"



6 DEEP WATERING BUBBLER
3/4" = 1'-0"



3 DECODER IN BOX
1 1/2" = 1'-0"

3/31/2023 11:38:44 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

REVISIONS

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LANDSCAPE — JETT — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

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NORTH ARROW

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IRRIGATION DETAILS

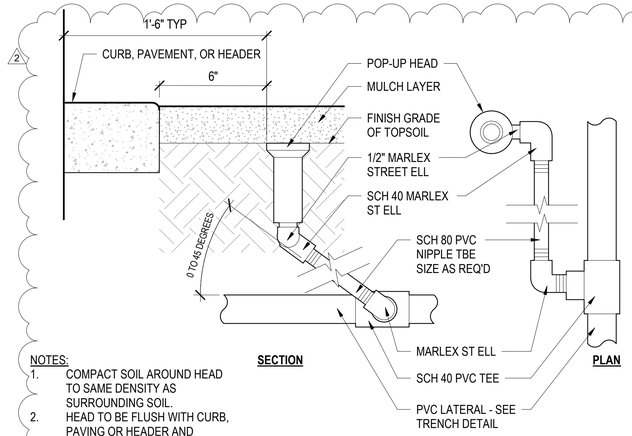
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PROJECT NO. 21-024

DRAWING NO. **L912**

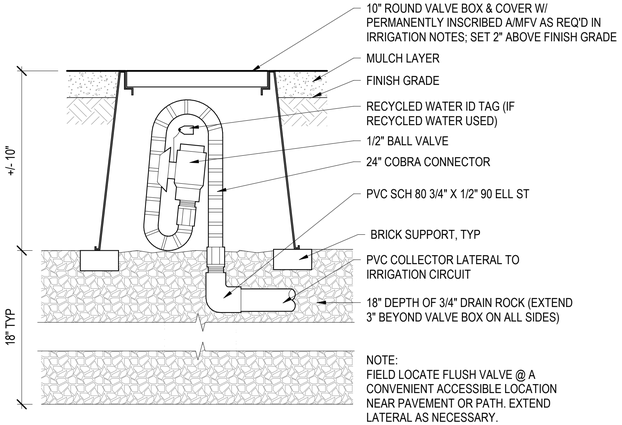
REVISION NO.

36" x 24" - SHEET SIZE

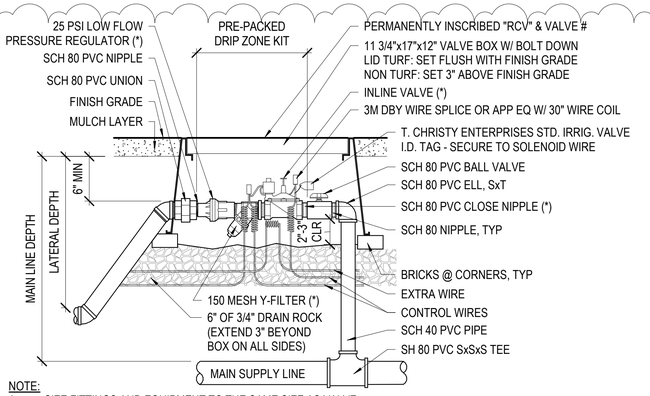


NOTES:
1. COMPACT SOIL AROUND HEAD TO SAME DENSITY AS SURROUNDING SOIL.
2. HEAD TO BE FLUSH WITH CURB, PAVING OR HEADER AND VERTICAL OR PERP. TO FINISHED GRADE.

7 POP-UP SHRUB SPRAY
3" = 1'-0"

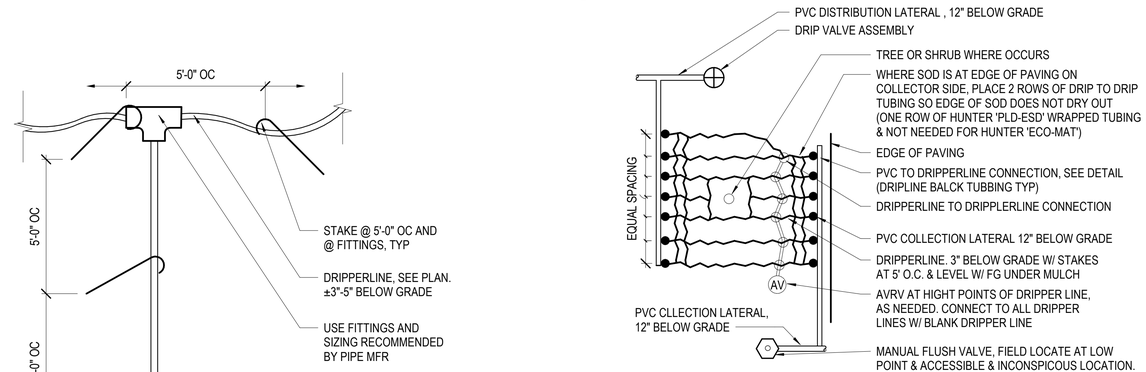


4 MANUAL FLUSH VALVE
3" = 1'-0"



NOTE:
1. SIZE FITTINGS AND EQUIPMENT TO THE SAME SIZE AS VALVE.
2. TAPE THREADED FITTINGS WITH TEFLON TAPE.
3. COMPACT SOIL AROUND BOX TO 90% MIN.
4. MIN. FLOW RATE - 2.0 GPM, MAX. FLOW RATE - 20.0 GPM
5. (*) PARTS IN DRIP ZONE KIT

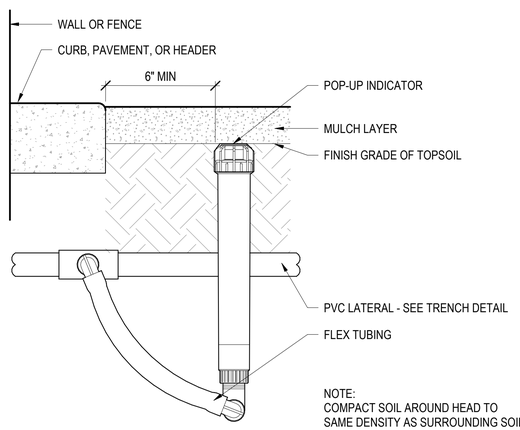
1 DRIP ZONE KIT
1 1/2" = 1'-0"



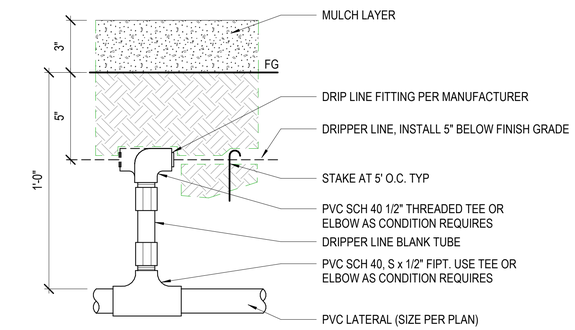
5 DRIPLINE TO DRIPLINE CONNECTION
3/8" = 1'-0"

NOTE:
1. DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE PER MANUFACTURER.
2. HOLD DRIPPERLINES 12" OFF FACE OF BUILDING. 6" OFF PAVING AT SHRUBS. 2" OFF PAVING AT SOD, TURF, & GROUNDCOVER TYP.
3. INSTALL ADDITION CONNECTION FOR DRIPPERLINE LAYOUT TO AVOID TREE AND PLANTS LOCATION WITHOUT CHANGE OF DRIPPERLINE EQUAL SPACING

2 DRIP SYSTEM LAYOUT
3/4" = 1'-0"



6 POP-UP INDICATOR
3" = 1'-0"



NOTE:
DRIPPERLINE FITTINGS SHALL BE COMPATIBLE WITH DRIPPERLINE PIPE.

3 PVC TO DRIPLINE CONNECTION
3" = 1'-0"

3/31/2023 11:38:45 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

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NORTH ARROW — N

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IRRIGATION DETAILS

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AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L913**

REVISION NO.

36" x 24" - SHEET SIZE

2

CONTROLLER B

WaterSense New Home Specification: Water Budget Tool (V 1.04)

Enter your information in these columns.		These columns will automatically populate.	
This water budget tool shall be used to determine if the designed landscape meets Criteria 4.1.1 of the specification.			
Please refer to the WaterSense Water Budget Approach for additional information.		Peak watering month:	jul
Your Name:	JETT Landscape Architecture + Design		
Builder Name:	Chambers Apartment	1B: Average monthly reference	
Lot Number/Street Address:	1829 & 1831 130TH AVE NE	evapotranspiration (ETo):	5.50 inches/month
City, State:	WA	2A: Average monthly rainfall:	0.82 inches/month
Zip Code (required):	98005		
* In Canada, enter just the frst three characters of your postal code (e.g. A1A)			
Enter information about your landscape here:		Monthly **baseline** (gallons/month) based	
STEP 1A - ENTER THE LANDSCAPED AREA (A)		on the site's peak watering month:	51,311 gallons/month
14,975 **Area of the designed landscape (square feet)**		Monthly **landscape water allowance** or **LWA** (gallons/month) based	
Is an irrigation system installed on this site?		on the site's peak watering month:	35,918 gallons/month
Yes			

Need help?
See the WaterSense website for help on what to plant or search for a certified irrigation pro!

Step 2B/Table 1.

Zone	Hydrozone/ Landscape Feature Area (sq. ft.)	Plant Type or Landscape Feature	Water Use	Irrigation Type	Landscape Coefficient (K_L)	Default DU (hidden)	Distribution Uniformity (DU_{LQ})	LWR_{II} (gal/month)
1	80	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	50
2	8	Trees	Low	Microspray	0.2	70%	70%	6
3	3,009	Groundcover	Low	otor (or rotating nozzle	0.2	70%	70%	2,399
4	3,479	Groundcover	Low	otor (or rotating nozzle	0.2	70%	70%	2,774
5	3,303	Groundcover	Low	otor (or rotating nozzle	0.2	70%	70%	2,633
6	4,949	Groundcover	Low	otor (or rotating nozzle	0.2	70%	70%	3,946
7	147	Groundcover	Low	Drip - Press Comp	0.2	70%	90%	91
8								-
9								-
10								-
11								-
12								-
13								-
14								-
15								-
Total Area =	14,975 of 14975 square feet			Landscape Water Requirement	or LWR for the Site (gal/month)			11,898

You have used 33% of your allowance.
This is 77% below the baseline.

WaterSense New Home Specification: Water Budget Tool (V 1.04)

This water budget tool shall be used to determine if the designed landscape meets Criteria 4.1.1 of the specification.
Please refer to the WaterSense Water Budget Approach for additional information.

Your Name:	JETT Landscape Architecture + Design
Builder Name:	Chambers Apartment
Lot Number/Street Address:	1829 & 1831 130TH AVE NE
City, State, Zip Code:	WA
Peak Watering Month:	jul
Is an irrigation system being installed on this site?	Yes

This worksheet determines if the designed landscape meets the water budget.

If the landscape water requirement is LESS than the landscape water allowance, then the water budget criterion is met.
If the landscape water requirement is GREATER than the landscape water allowance, then the landscape and/or irrigation system needs to be redesigned to use less water.

STEP 3A - REVIEW THE LWA AND LWR FROM PART 1 AND PART 2
LWA 35,918 (gallons/month) **LWR** 11,898 (gallons/month)

STEP 3B - REVIEW THE TOTAL AREA OF TURFGRASS* IN THE DESIGNED LANDSCAPE FROM STEP 2B
The designed landscape contains 0 **square feet of turfgrass.*** **This is** 0% **of the landscaped area.**
*This includes the area of any pools, spas, and/or water features, designated by WaterSense to be counted as turfgrass.

OUTPUT - DOES THE DESIGNED LANDSCAPE MEET THE WATER BUDGET?

YES If YES, then the water budget criterion is met.
If NO, then the landscape and/or irrigation system needs to be redesigned to use less water.

The designed landscape water requirement is a 77% reduction in water use from the baseline calculated in Part 1.

CONTROLLER A

WaterSense New Home Specification: Water Budget Tool (V 1.04)

Enter your information in these columns.		These columns will automatically populate.	
This water budget tool shall be used to determine if the designed landscape meets Criteria 4.1.1 of the specification.			
Please refer to the WaterSense Water Budget Approach for additional information.		Peak watering month:	jul
Your Name:	JETT Landscape Architecture + Design		
Builder Name:	Chambers Apartment	1B: Average monthly reference	
Lot Number/Street Address:	1829 & 1831 130TH AVE NE	evapotranspiration (ETo):	5.50 inches/month
City, State:	WA	2A: Average monthly rainfall:	0.82 inches/month
Zip Code (required):	98005		
* In Canada, enter just the frst three characters of your postal code (e.g. A1A)			
Enter information about your landscape here:		Monthly **baseline** (gallons/month) based	
STEP 1A - ENTER THE LANDSCAPED AREA (A)		on the site's peak watering month:	26,164 gallons/month
7,636 **Area of the designed landscape (square feet)**		Monthly **landscape water allowance** or **LWA** (gallons/month) based	
Is an irrigation system installed on this site?		on the site's peak watering month:	18,315 gallons/month
Yes			

Need help?
See the WaterSense website for help on what to plant or search for a certified irrigation pro!

Step 2B/Table 1.

Zone	Hydrozone/ Landscape Feature Area (sq. ft.)	Plant Type or Landscape Feature	Water Use	Irrigation Type	Landscape Coefficient (K_L)	Default DU (hidden)	Distribution Uniformity (DU_{LQ})	LWR_{II} (gal/month)
1	16	Trees	Medium	Microspray	0.5	65%	70%	36
2	540	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	335
3	1,400	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	868
4	2,100	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	1,302
5	56	Trees	Medium	Microspray	0.5	65%	70%	127
6	88	Trees	Medium	Microspray	0.5	65%	70%	199
7	1,240	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	769
8	1,220	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	756
9	8	Permeable Hardscape		No Irrigation			NA	-
10	200	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	124
11	740	Shrubs	Low	Drip - Press Comp	0.2	70%	90%	459
12	28	Trees	Medium	Microspray	0.5	65%	70%	63
13								-
14								-
15								-
Total Area =	7,636 of 7636 square feet			Landscape Water Requirement	or LWR for the Site (gal/month)			5,039

You have used 28% of your allowance.
This is 81% below the baseline.

WaterSense New Home Specification: Water Budget Tool (V 1.04)

This water budget tool shall be used to determine if the designed landscape meets Criteria 4.1.1 of the specification.
Please refer to the WaterSense Water Budget Approach for additional information.

Your Name:	JETT Landscape Architecture + Design
Builder Name:	Chambers Apartment
Lot Number/Street Address:	1829 & 1831 130TH AVE NE
City, State, Zip Code:	WA
Peak Watering Month:	jul
Is an irrigation system being installed on this site?	Yes

This worksheet determines if the designed landscape meets the water budget.

If the landscape water requirement is LESS than the landscape water allowance, then the water budget criterion is met.
If the landscape water requirement is GREATER than the landscape water allowance, then the landscape and/or irrigation system needs to be redesigned to use less water.

STEP 3A - REVIEW THE LWA AND LWR FROM PART 1 AND PART 2
LWA 18,315 (gallons/month) **LWR** 5,039 (gallons/month)

STEP 3B - REVIEW THE TOTAL AREA OF TURFGRASS* IN THE DESIGNED LANDSCAPE FROM STEP 2B
The designed landscape contains 0 **square feet of turfgrass.*** **This is** 0% **of the landscaped area.**
*This includes the area of any pools, spas, and/or water features, designated by WaterSense to be counted as turfgrass.

OUTPUT - DOES THE DESIGNED LANDSCAPE MEET THE WATER BUDGET?

YES If YES, then the water budget criterion is met.
If NO, then the landscape and/or irrigation system needs to be redesigned to use less water.

The designed landscape water requirement is a 81% reduction in water use from the baseline calculated in Part 1.

3/31/2023 11:38:45 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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DRAWING STATUS
ADR RESUBMITTAL

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STATE OF WASHINGTON · TODD L. BRONK · 19055 EXP. 8/27/2023 · LANDSCAPE ARCHITECT

NORTH ARROW
N

DRAWING TITLE
IRRIGATION WATER BUDGET CALCULATIONS

DRAWN	CHECKED
CL	TB
SCALE: AS NOTED	DATE: 03/28/23

PROJECT NO. 21-024

DRAWING NO. **L914**

REVISION NO.

36" x 24" - SHEET SIZE

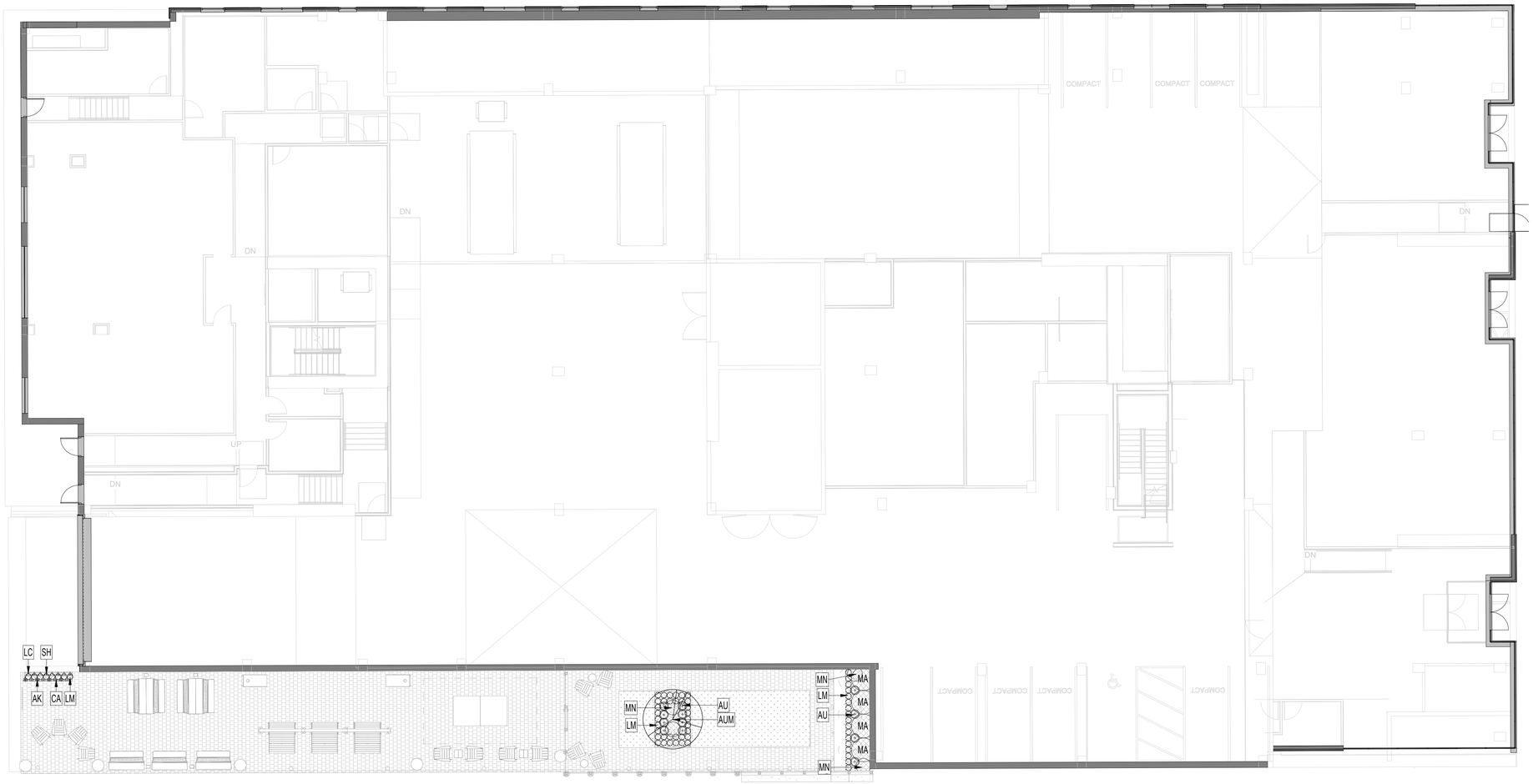
2

UNDERSTORY PLANTING SCHEDULE-GROUND LEVEL AMENITY AREA

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NATIVE	SPACING
AK	4	ACTINIDIA KOLOMIKTA (MALE FORM)	VARIEGATED HARDY KIWI VINE	2 GAL & STAKED 3 FT HT	No	2' - 6"
AU	12	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	Yes	1' - 6"
CA	4	CLEMATIS ARMANDII 'SNOWDRIFT'	EVERGREEN CLEMATIS	2 GAL & STAKED 3 FT HT	No	2' - 6"
LM	59	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILY TURF	1 GAL	No	1' - 0"
LC	4	LONICERA CILIOSA	WESTERN TRUMPET HONEYSUCKLE	2 GAL & STAKED 3 FT HT	Yes	2' - 6"
MA	4	MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	2 GAL.	Yes	4' - 0"
MN	4	MAHONIA NERVOSA	MAHONIA NERVOSA	1 GAL	Yes	2' - 6"
SH	4	SCHIZOPHRAGMA HYDRANGEOIDES 'MOONLIGHT'	JAPANESE HYDRANGEA VINE	2 GAL & STAKED 3 FT HT	No	2' - 6"

TREE PLANTING SCHEDULE-GROUND LEVEL AMENITY AREA

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING-TREE	NATIVE
AUM	1	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	MIN. 6' HT.	PER PLAN	No
TOTAL:	1					



1 Planting Plan - Site
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:52 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

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Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

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NORTH ARROW
N

DRAWING TITLE
PLANTING PLAN - SITE

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L1000**

REVISION NO.

36" x 24" - SHEET SIZE

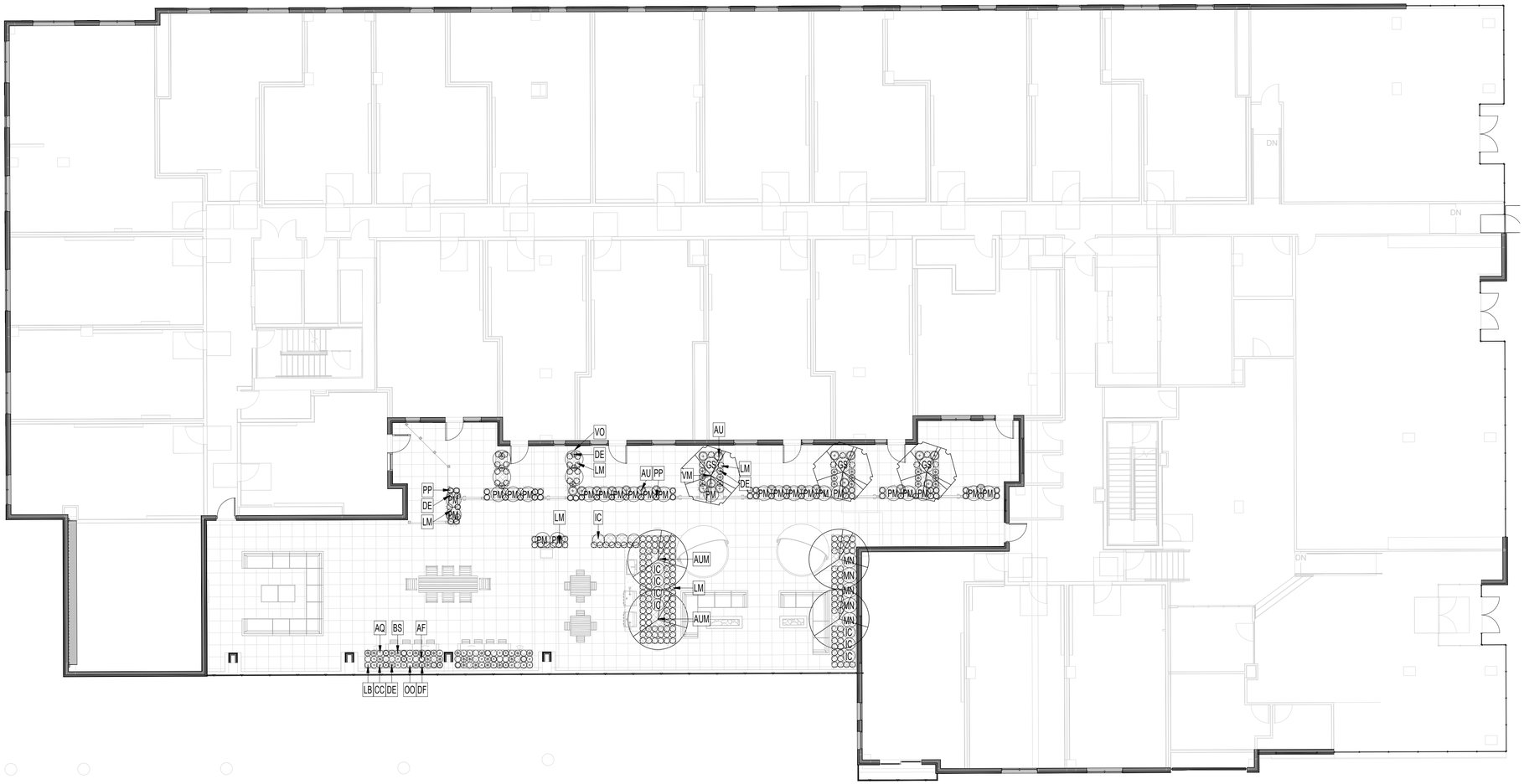
2

UNDERSTORY PLANTING SCHEDULE-LEVEL 1

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NATIVE	SPACING
AQ	8	AQUILEGIA FORMOSA	WESTERN COLUMBINE	1 GAL	Yes	1' - 0"
AU	24	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	Yes	1' - 6"
AF	6	ATHYRIUM FILIX-FEMINA	LADY FERN	1 GAL	Yes	1' - 0"
BS	7	BLECHNUM SPICCANT	DEER FERN	1 GAL	Yes	1' - 0"
CC	8	CORNUS CANADENSIS	BUNCHBERRY	1 GAL	Yes	1' - 0"
DF	9	DICENTRA FORMOSA	PACIFIC BLEEDING HEART	1 GAL	Yes	1' - 0"
DE	45	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	1 GAL	No	1' - 0"
PP	48	FRAGARIA CHILOENSIS 'PINK PANDA'	COASTAL STRAWBERRY	1 GAL	Yes	1' - 0"
GS	3	GAULTHERIA SHALLON	SALAL	1 GAL	Yes	2' - 6"
IC	11	ILEX CRENATA 'GREEN ISLAND'	JAPANESE HOLLY	2 GAL	No	3' - 0"
LB	13	LINNAEA BOREALIS	TWINFLOWER	1 GAL	Yes	1' - 0"
LM	172	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LILY TURF	1 GAL	No	1' - 0"
MN	5	MAHONIA NERVOSA	MAHONIA NERVOSA	1 GAL	Yes	2' - 6"
OO	10	OXALIS OREGANA	REDWOOD SORREL	4 INCH POT	Yes	1' - 0"
PM	25	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL	Yes	2' - 6"
VO	4	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL.	Yes	3' - 0"

TREE PLANTING SCHEDULE-LEVEL 1

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING-TREE	NATIVE	COMMENTS
VM	3	ACER CIRCINATUM-ON STRUCTURE	VINE MAPLE	MIN. 6' HT., MULTI-STEM 3 STEM MIN, COMBINED 1.5" CAL. OF ALL STEMS	PER PLAN	Yes	ON-STRUCTURE, SEE LEVEL 1 & 7 LANDSCAPE PLANS FOR ADDITIONAL LOCATIONS
AUM	4	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	MIN. 6' HT.	PER PLAN	No	ON-STRUCTURE, SEE LEVEL 1 & 7 LANDSCAPE PLANS FOR ADDITIONAL LOCATIONS
TOTAL:	7						



1 Planting Plan - Level 1
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:57 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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NORTH ARROW
N

DRAWING TITLE
PLANTING PLAN - LEVEL 1

DRAWN	CHECKED
MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L1001

REVISION NO.

36" x 24" - SHEET SIZE

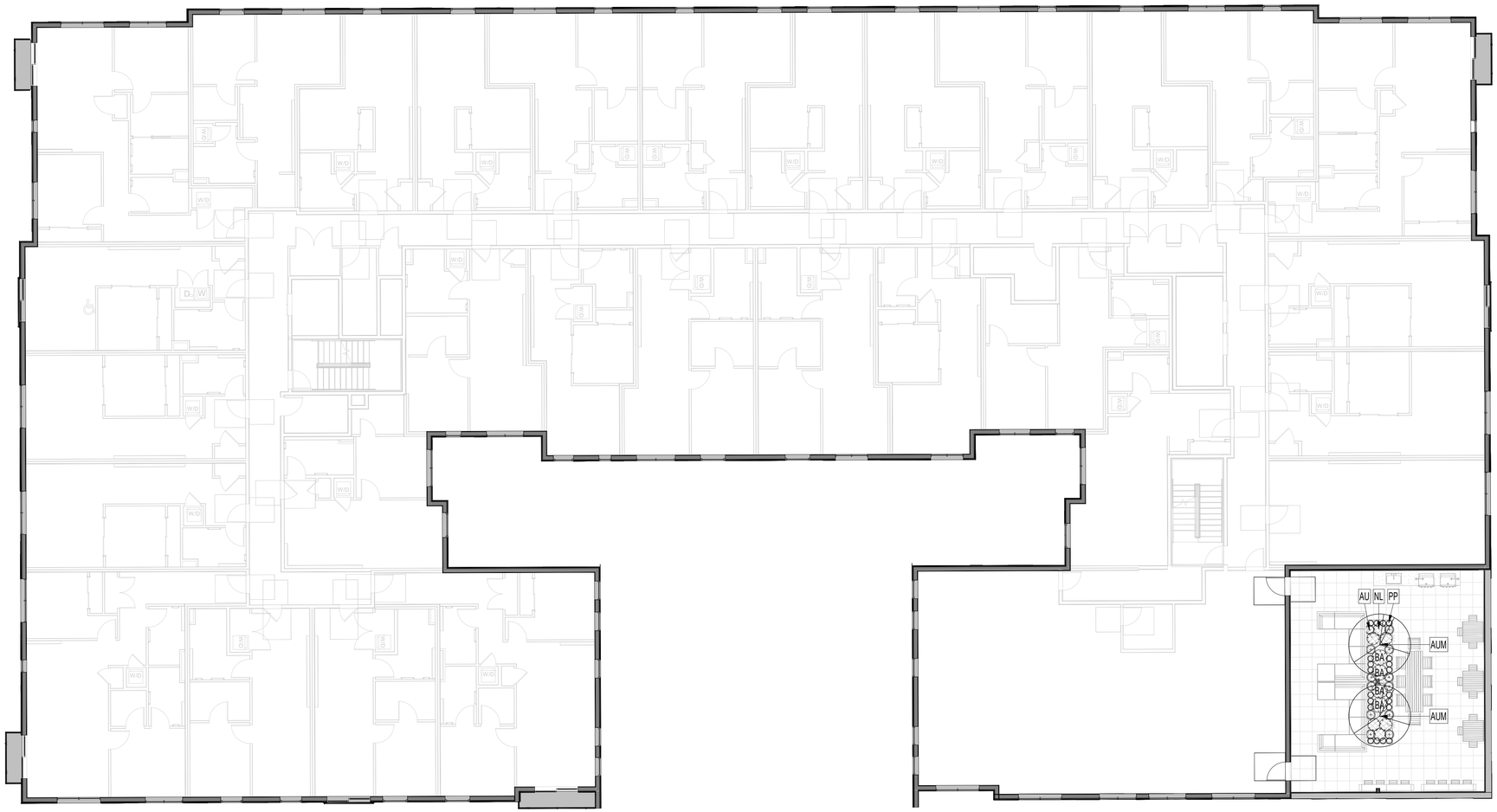
2

UNDERSTORY PLANTING SCHEDULE-LEVEL 7

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	NATIVE	SPACING
AU	12	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL	Yes	1' - 6"
BA	4	BOUTELOUSA GRASCILIS 'BLOND AMBITION'	BLUE GRAMA GRASS	1 GAL	Yes	2' - 6"
NL	6	DESCHAMPSIA CESPITOSA 'NORTHERN LIGHTS'	NORTHERN LIGHTS TUFTED HAIR GRASS	1 GAL	Yes	2' - 0"
PP	20	FRAGARIA CHILOENSIS 'PINK PANDA'	COASTAL STRAWBERRY	1 GAL	Yes	1' - 0"

TREE PLANTING SCHEDULE-LEVEL 7

TAG	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING-TREE	NATIVE	COMMENTS
AUM	2	ARBUTUS UNEDO 'MARINA'	MARINA STRAWBERRY TREE	MIN. 6' HT.	PER PLAN	No	ON-STRUCTURE, SEE LEVEL 1 & 7 LANDSCAPE PLANS FOR ADDITIONAL LOCATIONS
TOTAL:	2						



1 Planting Plan - Level 7
1" = 10'-0"

SCALE: 1" = 10'-0"
0 10' 20' 30'

3/31/2023 11:38:59 AM

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
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Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	04/03/2023

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NORTH ARROW
N

DRAWING TITLE
PLANTING PLAN - LEVEL 7

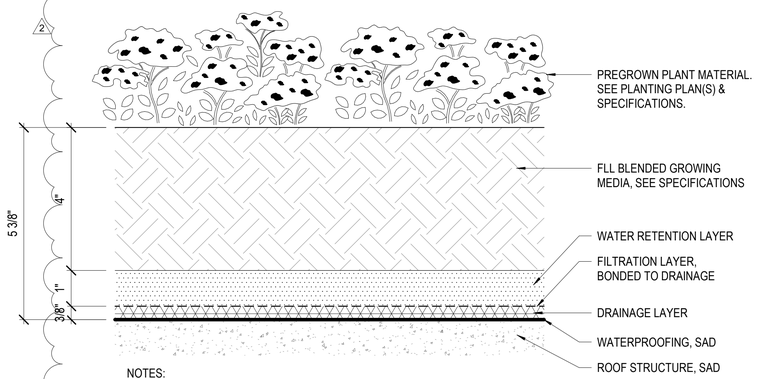
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MM	TB
SCALE	DATE
AS NOTED	03/24/2023

PROJECT NO.
21-024

DRAWING NO.
L1007

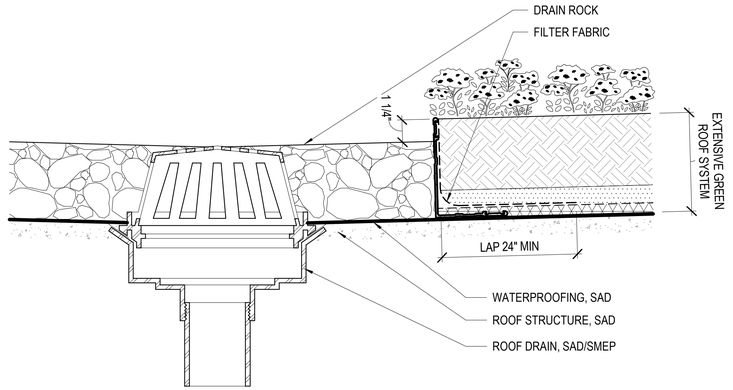
REVISION NO.

36" x 24" - SHEET SIZE

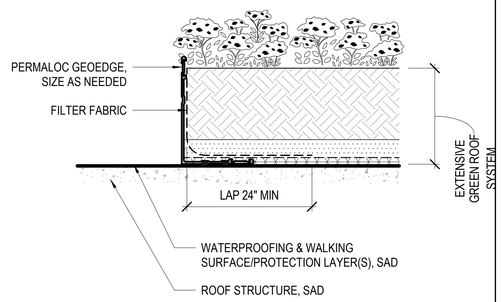


NOTES:
1. SYSTEM COMPONENTS ARE SHOWN AT NOMINAL SIZE, COMPRESSION WILL OCCUR AT RETENTION LAYER BASED ON GROWING MEDIA PLACED ABOVE. MAXIMUM COMPRESSION 1/8"+/-.
2. SYSTEM WEIGHT:
   A. DRY: 14-18 PSF
   B. SATURATED: 26-30 PSF
3. CONFIRM SYSTEM WEIGHT WITH MFR PRIOR TO CONSTRUCTION.
4. MAXIMUM SATURATED WEIGHT OF SYSTEM SHALL BE 30 PSF.

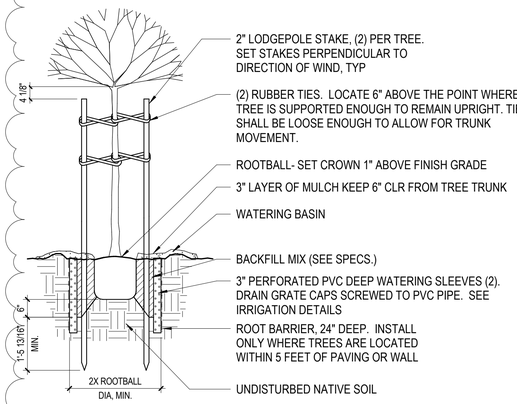
1 EXTENSIVE GREEN ROOF
6" = 1'-0"



2 EXTENSIVE GREEN ROOF @ DRAIN
3" = 1'-0"

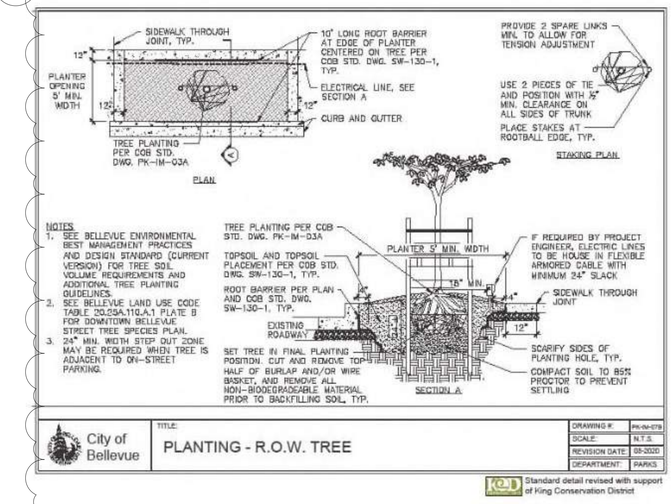


3 EXTENSIVE GREEN ROOF @ MAINTENANCE PATH
3" = 1'-0"



NOTE:
EXCAVATE PLANTING PIT TO 2x THE WIDTH OF THE ROOTBALL. SCARIFY SIDES OF PIT.

4 TREE PLANTING - ON SITE
1/2" = 1'-0"



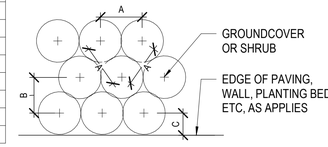
5 SHRUB PLANTING
1" = 1'-0"

SOIL PREPARATION NOTES
1. EXCAVATE EXISTING SOIL TO 24"± DEPTH FROM TOP OF ADJACENT CURB OR SIDEWALK. AVOID UNDERMINING ADJACENT CURB OR SIDEWALK.
2. ROOT BARRIER SHALL BE FLEXIBLE MESH MATERIAL, 100% NYLON, RASCHEL KNIT CONSTRUCTION, MINIMUM BURST STRENGTH 250 LBF (ASTM D 3787-89 BURST OF KNIT GOODS).
3. INSTALL ROOT BARRIER WITH A MINIMUM WIDTH OF 18", SECURE WITH LANDSCAPE STAPLES AS NECESSARY. ROOT BARRIER SHALL BE INSTALLED IN 10' LENGTHS AT TREE LOCATIONS, CENTERED TO EXTEND 5' EITHER SIDE OF TREE, AND SHALL BE INSTALLED NO HIGHER THAN 2" BELOW THE TOP OF CURB OR SIDEWALK. ROOT BARRIERS SHALL NOT BE INSTALLED AT LOCATIONS WHERE STRUCTURAL SOIL OR SOIL CELLS EXIST.
4. EXCAVATE TO 24" BELOW FINAL GRADE. ADD 6" LIFT OF TOPSOIL AND INCORPORATE TO 36" BELOW FINAL GRADE (12" INTO THE SUBGRADE). ADDITIONAL LIFTS SHALL BE ADDED AS SPECIFIED IN NOTE 5.
5. INSTALL 12"± LIFT OF TOPSOIL TYPE A AND LIGHTLY TAMP BETWEEN LIFTS.
6. INSTALL FINAL LIFT OF TOPSOIL TYPE A TO ACHIEVE FINISH GRADE, FLUSH WITH THE TOP OF CURB OR SIDEWALK WITH A MOUND IN THE CENTER OF 6:1, AND LIGHTLY TAMP.
7. INSTALL 1.5" LANDSCAPE MULCH, FULL DEPTH IN THE CENTER AND FEATHERED AT THE EDGES TO BECOME FLUSH WITH CURB OR SIDEWALK.

City of Bellevue — SOIL PREPARATION FOR LANDSCAPE STRIPS

DRAWING NUMBER	SW-130-1
SCALE	NONE
REVISION DATE	12/22
DEPARTMENT	TRANS

PLANT SPACING & QUANTITIES CHART			
SPACING 'A'	SPACING 'B'	SPACING 'C'	NUMBER OF PLANTS PER SQUARE FOOT
6" OC	5.20"	2.60"	4.615
8" OC	6.93"	3.47"	2.597
10" OC	8.66"	4.33"	1.663
1'-0" OC	10.40"	5.20"	1.154
1'-3" OC	13.00"	6.50"	0.738
1'-6" OC	15.60"	7.80"	0.513
2'-0" OC	20.78"	10.39"	0.289
2'-6" OC	26.00"	13.00"	0.185
3'-0" OC	31.18"	15.59"	0.128
3'-6" OC	34.64"	17.32"	0.104
4'-0" OC	41.57"	20.79"	0.072
5'-0" OC	51.96"	25.98"	0.046
6'-0" OC	62.35"	31.18"	0.032



PLAN

NOTES
1. DIAGRAM APPLIES TO ALL GROUNDCOVER AND MASSED SHRUB PLANTINGS. SUCH PLANTS ARE TO BE SPACED EQUAL DISTANCE TO EACH OTHER IN A TRIANGULAR PATTERN AS SHOWN ABOVE, UNLESS OTHERWISE NOTED ON THE PLANS.
2. WHERE GROUNDCOVER OR SHRUB MASSING OCCURS ADJACENT TO EDGE OF PAVING, WALLS, CURBS, OR ADJACENT PLANTING BEDS, UTILIZE SPACING 'C', WHERE C=1/2 B.

6 GROUNDCOVER PLANTING
1" = 1'-0"

RIGHT OF WAY PLANTING & SOIL PREP NOTES:
1. TREES LOCATED IN THE RIGHT OF WAY AND ALONG 129TH AVE NE STREETSCAPE SHALL BE PLANTED AS PER CITY OF BELLEVUE STANDARD DETAIL "PLANTING -R.O.W. TREE" - INCLUDED ON THIS SHEET.
2. PLANTING AREAS N THE RIGHT OF WAY AND ALONG 129TH AVE NE STREETSCAPE SHALL BE PREPARED AS PER CITY OF BELLEVUE STANDARD DETAIL "SOIL PREPARATION FOR LANDSCAPE STRIPS" INCLUDED ON THIS SHEET.
3. SHRUBS LOCATED IN THE RIGHT OF WAY SHALL BE PLANTED AS PER CITY OF BELLEVUE STANDARD DETAIL "PLANTING -SHRUB"
4. GROUNDCOVERS LOCATED IN THE RIGHT OF WAY SHALL BE PLANTED AS PER CITY OF BELLEVUE STANDARD DETAIL "PLANTING -GROUNDCOVER"
5. REFER TO CITY OF BELLEVUE "ENVIRONMENTAL BEST MANAGEMENT PRACTICES AND DESIGN STANDARDS MANUAL" CURRENT EDITION FOR ADDITIONAL INFORMATION.

PROJECT NAME
Chambers Apartments

PROJECT ADDRESS
1829 & 1831 130th Ave NE
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

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CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 3445 California Ave SW, Seattle, WA 98116, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP: STATE OF WASHINGTON · TODD L. BRONK · NO. 19268 EXP. 8/27/2024 · LANDSCAPE ARCHITECT

NORTH ARROW: N

DRAWING TITLE
PLANTING DETAILS

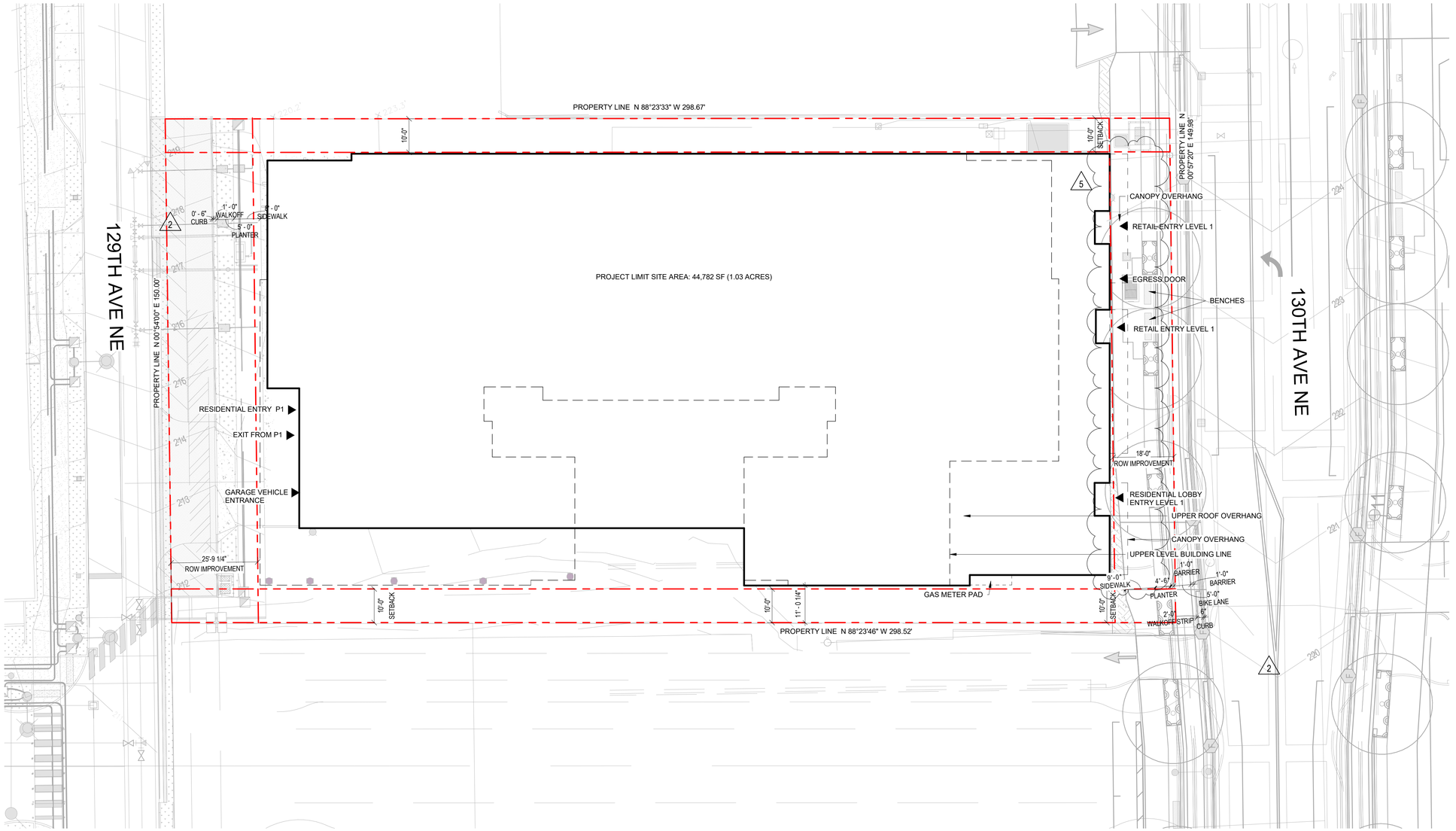
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MM	TB
SCALE: AS NOTED	DATE: 03/24/2023

PROJECT NO. 21-024

DRAWING NO. **L1008**

REVISION NO.

3/31/2023 11:39:00 AM



1 SITE PLAN

SCALE: 1/16" = 1'-0"

36" x 24" - SHEET SIZE

6/19/2023 5:22:55 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON — 6446

NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

SITE PLAN

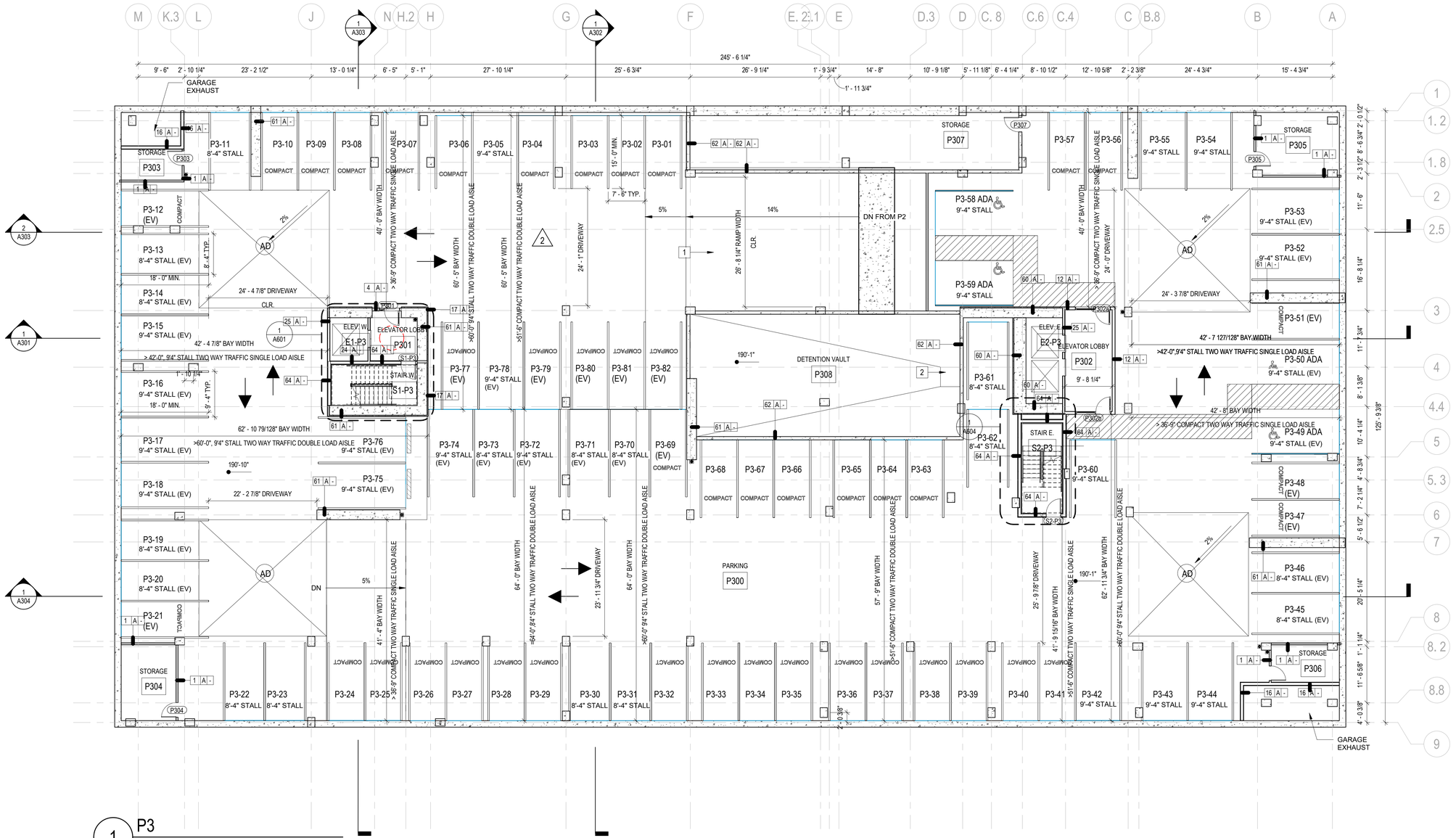
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YR	RT
SCALE: 1/16" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A001**

REVISION NO.

36" x 24" - SHEET SIZE



1 P3
SCALE: 3/32" = 1'-0"

KEYNOTE

1 CONCRETE RAMP
2 DETENTION VAULT SUMP PER CIVIL & PLUMBING

P3 PARKING SCHEDULE

Level	Count	Type
P3	5	7'-6" x 15' COMPACT
P3	28	7'-6" x 16' COMPACT
P3	11	7'-6" x 18' COMPACT EV
P3	7	8'-4" x 16'
P3	9	8'-4" x 18' EV
P3	7	9'-4" x 16'
P3	2	9'-4" x 16' ADA
P3	2	9'-4" x 18' ADA EV
P3	11	9'-4" x 18' EV

Grand total: 82

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO.
4. CONTRACTOR TO VFY CLEARANCE REQ'S FOR APPLANCES, PLUMBING FIXTURES, ETC. PRIOR RO FRAMING.
5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
DEMISING	5	31
INTERIOR PARTITION	3	29
SHAFTS	16	49
FURRING	18	35

6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
7. CLOSET DOORS CENTERED, UNO.
8. SEE G302-G307 FOR EXTERIOR & INTERIOR ASSEBLIES.
9. PROVIDE BACKING/BLOCKING FOR GRAB BARS PER G003.1.
10. SEE G003.1-G003.4 FOR REQUIRED MIN.CODE CLEARANCES.
11. REFER TO A701-A705 FOR UNIT KITCHEN AND BATH ELEVATIONS
12. REFERENCE FIRE/LIFE-SAFETY DRAWINGS G203-G212 FOR QUANTITIES & LOCATIONS OF FIRE EXTINGUISHERS.

LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
- WATER METER / RISER MANIFOLD
- WASHER / DRYER CONNECTION BOX
- ADA CLEAR AREA, SEE G003.3-G003.4
- FD FLOOR DRAIN
- MH MANHOLE
- AD AREA DRAIN
- FDC
- AL ALIGN
- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

6/19/2023 5:22:59 PM

PROJECT NAME
Chambers Apartment
PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group
1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888
CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900 Seattle, WA 98104, T: 206-343-0460
LANDSCAPE — JET — 95 S. Jackson St, Suite 100 Seattle, WA 98104, T: 206-947-6869
TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

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ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP 6446 — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW

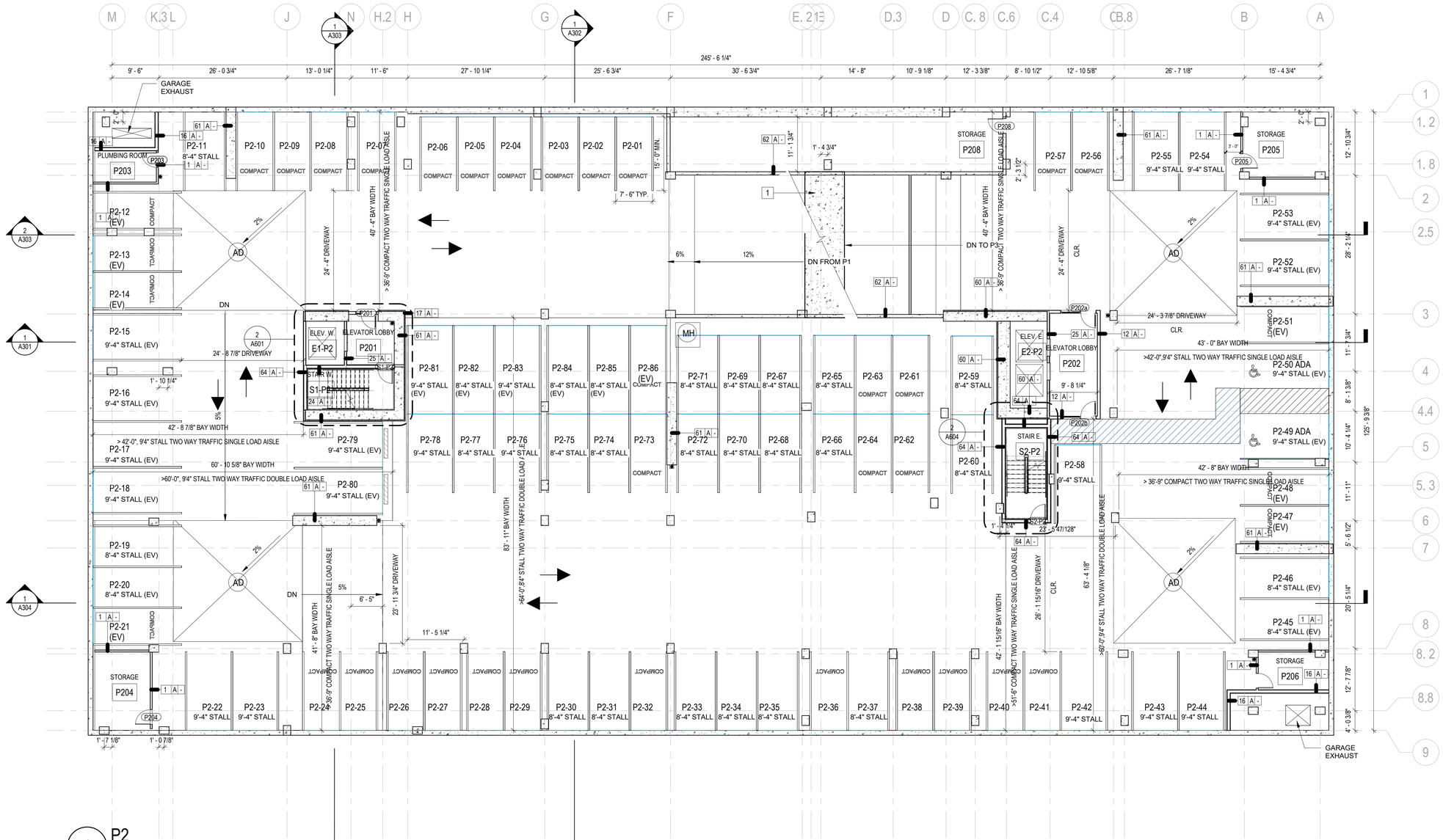
DRAWING TITLE
OVERALL LEVEL P3 PLAN

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A100.1** — REVISION NO. 2

36" x 24" - SHEET SIZE



1 P2
SCALE: 3/32" = 1'-0"

KEYNOTE

1 CONCRETE RAMP

P2 PARKING SCHEDULE		
Level	Count	Type
P2	6	7'-6" x 15' COMPACT
P2	23	7'-6" x 16' COMPACT
P2	8	7'-6" x 18' COMPACT EV
P2	20	8'-4" x 16'
P2	7	8'-4" x 18' EV
P2	10	9'-4" x 16'
P2	2	9'-4" x 18' ADA EV
P2	10	9'-4" x 18' EV

Grand total: 86

2

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO.
4. CONTRACTOR TO VFY CLEARANCE REQ'S FOR APPLANCES, PLUMBING FIXTURES, ETC. PRIOR RO FRAMING.
5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
DEMISING	5	31
INTERIOR PARTITION	3	29
SHAFTS	16	49
FURRING	18	35

6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
7. CLOSET DOORS CENTERED, UNO.
8. SEE G302-G307 FOR EXTERIOR & INTERIOR ASSEBLIES.
9. PROVIDE BACKING/BLOCKING FOR GRAB BARS PER G003.1.
10. SEE G003.1-G003.4 FOR REQUIRED MIN.CODE CLEARANCES.
11. REFER TO A701-A705 FOR UNIT KITCHEN AND BATH ELEVATIONS
12. REFERENCE FIRE/LIFE-SAFETY DRAWINGS G203-G212 FOR QUANTITIES & LOCATIONS OF FIRE EXTINGUISHERS.

LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
- WATER METER / RISER MANIFOLD
- WASHER / DRYER CONNECTION BOX
- ADA CLEAR AREA, SEE G003.3-G003.4
- FD FLOOR DRAIN
- MH MANHOLE
- AD AREA DRAIN
- FDC
- AL ALIGN
- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

2

6/19/2023 5:23:02 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT
MZA
752 108th Ave NE, Suite 203,
Bellevue, WA 98004
T: 425-559-7888

CIVIL ENGINEER
COUGHLIN PORTER LUNDEEN
801 2nd Ave, Suite 900
Seattle, WA 98104
T: 206-343-0460

LANDSCAPE
95 S. Jackson St, Suite 100
Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION
TENW
Bellevue Gateway I, 11400 SE 8th St,
Suite 100, Bellevue, WA 98004
T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
6446 REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE

OVERALL LEVEL P2 PLAN

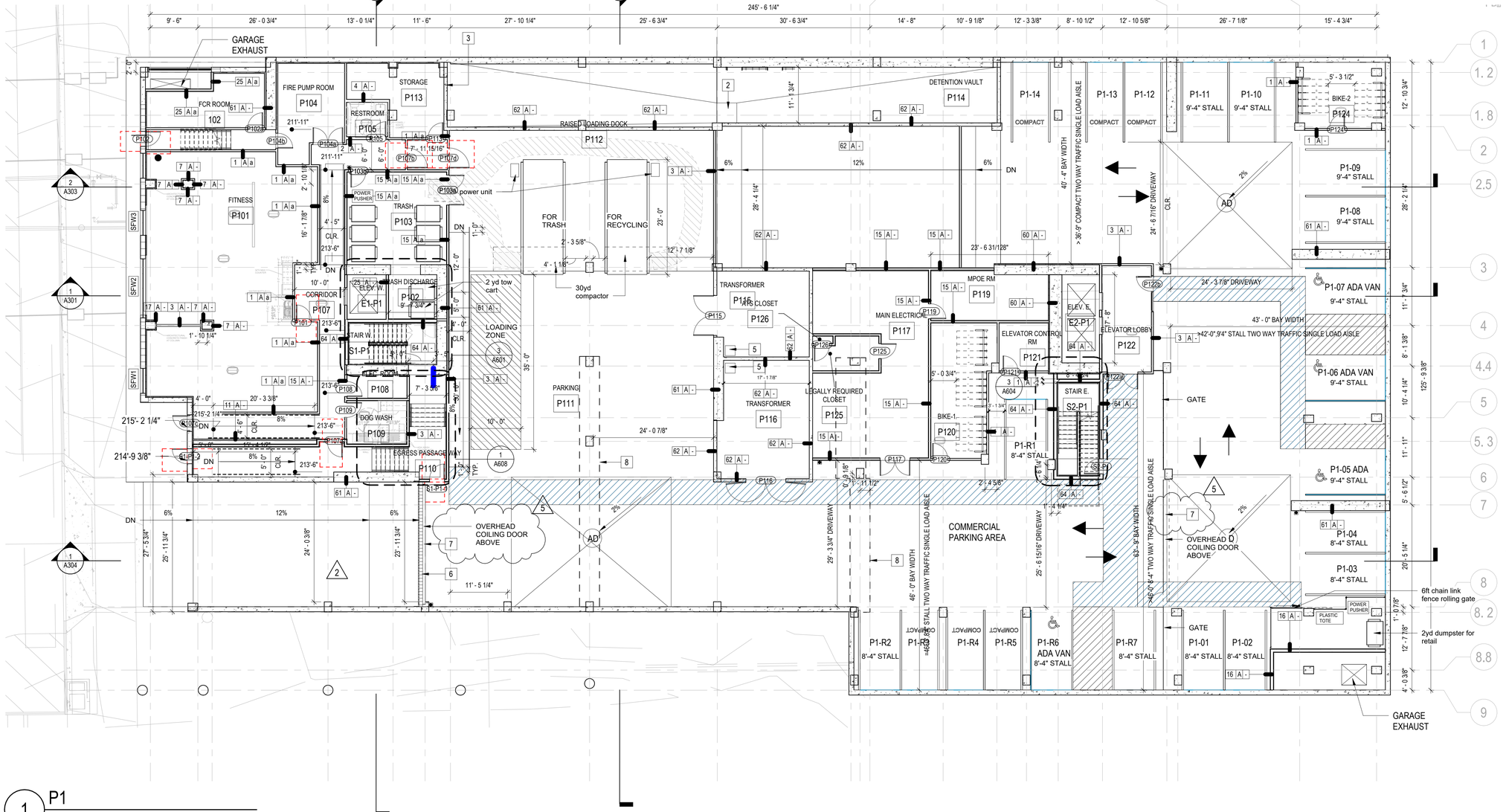
DRAWN	CHECKED
YR	RT
SCALE	DATE
As indicated	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A100.2**

REVISION NO. 2

36" x 24" - SHEET SIZE



1 P1

SCALE: 3/32" = 1'-0"

KEYNOTE

2	DETENTION VAULT SUMP PER CIVIL & PLUMBING
3	DETENTION VAULT MANHOLE AT SIDE
5	TRANSFORMER ROOM SUMP PER PLUMBING
6	TRENCH DRAIN
7	SECURITY GATE
8	TRANSFER BEAM
10	TRANSFORMER ROOM EXHAUST

P1 PARKING SCHEDULE

Level	Count	Type
P1	6	7'-6" x 16' COMPACT
P1	1	8'-4" x 16' - ADA VAN
P1	7	8'-4" x 16'
P1	1	9'-4" x 16' - ADA VAN
P1	4	9'-4" x 16'
P1	2	9'-4" x 16' ADA

Grand total: 21

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
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5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
DEMISING	5	31
INTERIOR PARTITION	3	29
SHAFTS	16	49
FURRING	18	35

6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
7. CLOSET DOORS CENTERED, UNO.
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LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
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- MH MANHOLE
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- FDC
- AL ALIGN
- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

2

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — 6446 — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON — NOT FOR CONSTRUCTION

NORTH ARROW — N

DRAWING TITLE

OVERALL LEVEL P1 PLAN

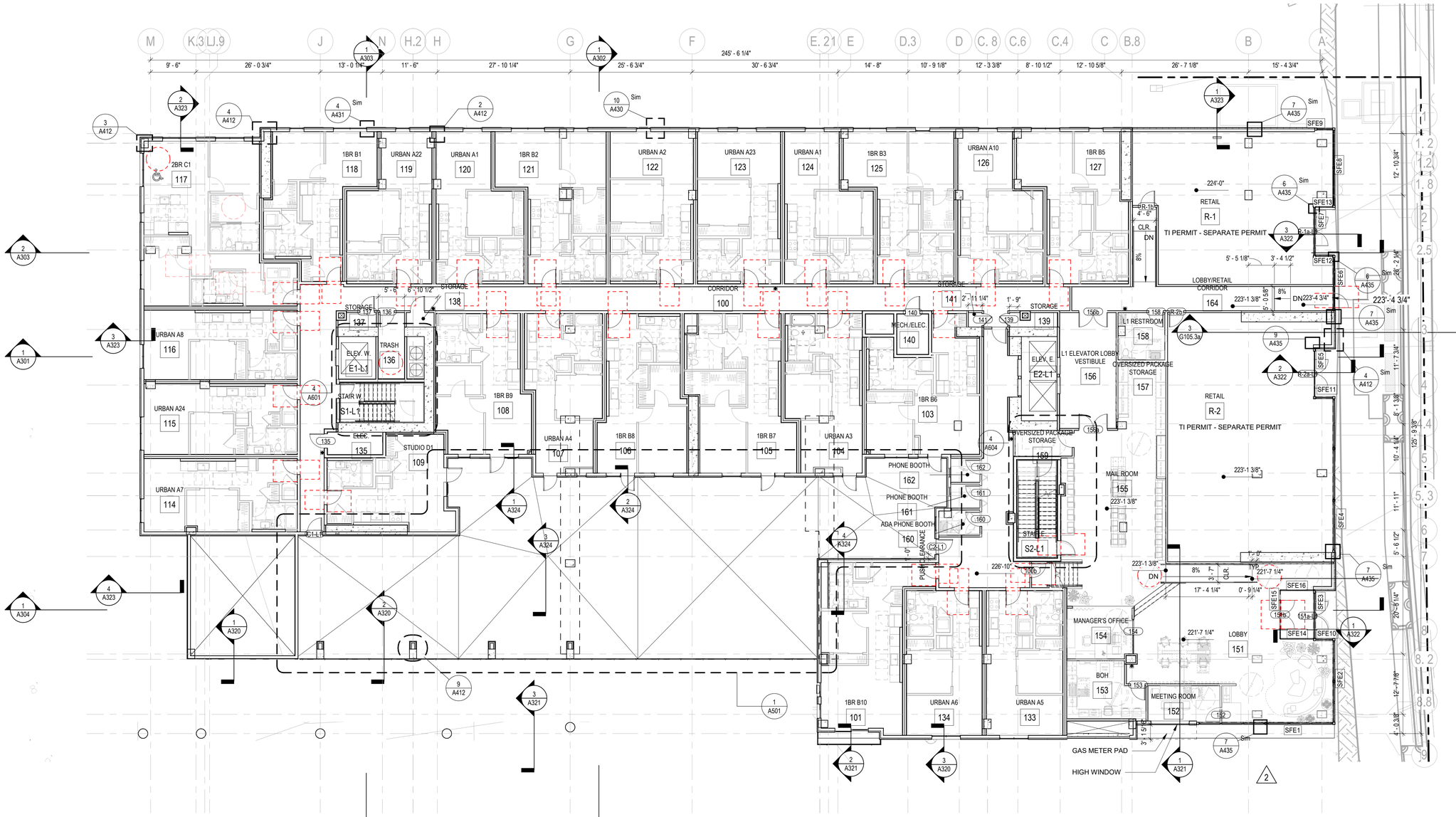
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PROJECT NO. 21-024

DRAWING NO. **A100.3** — REVISION NO. 2

6/20/2023 2:28:01 PM

36" x 24" - SHEET SIZE



GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
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5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
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6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
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LEGENDS- FLOOR PLANS

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- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

6/19/2023 5:23:12 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP 6446 — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

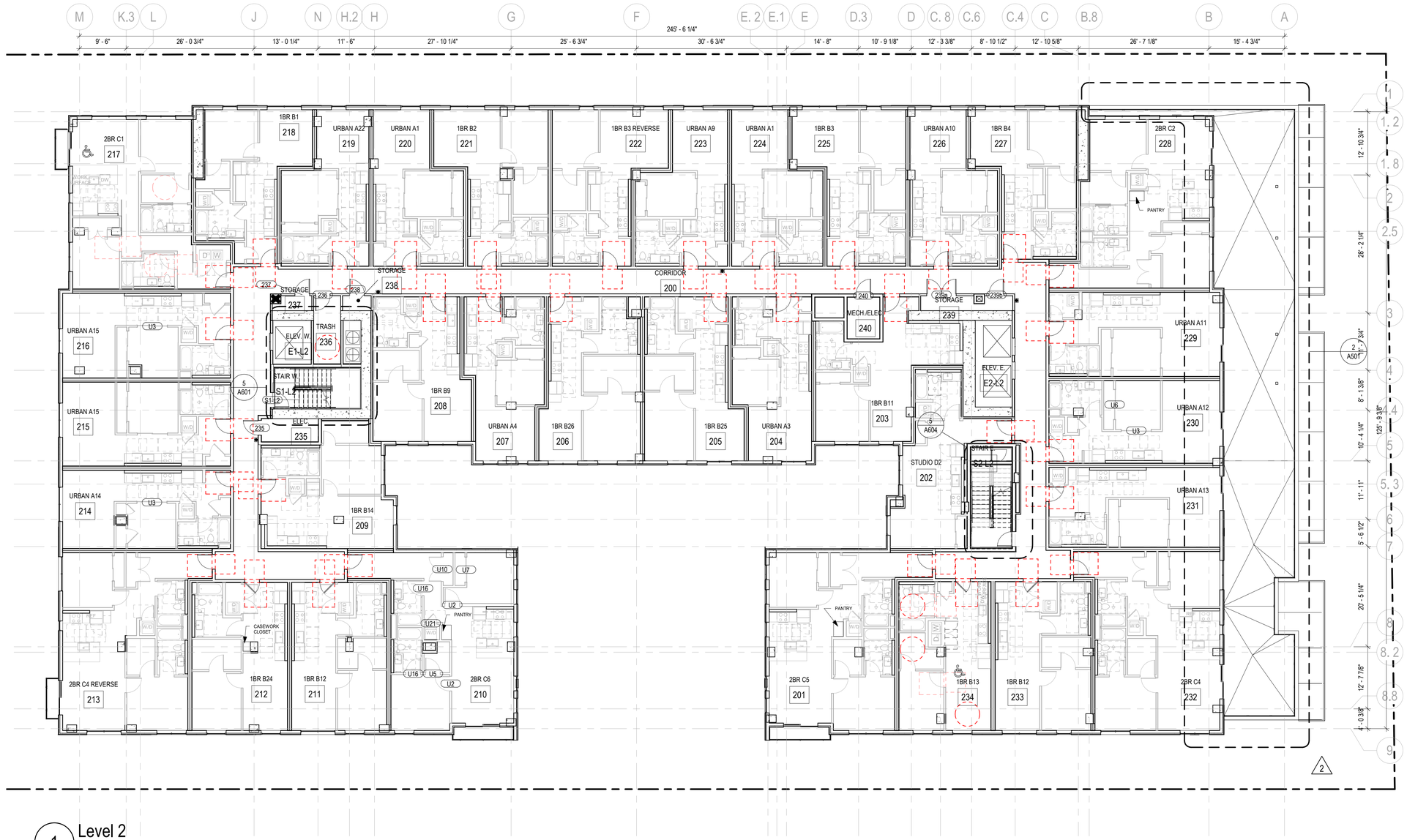
OVERALL LEVEL 1 PLAN

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. 2 A101 — REVISION NO.

36" x 24" - SHEET SIZE



1 Level 2

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
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	BELOW LEVEL 3	LEVEL 3 & ABOVE
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INTERIOR PARTITION	3	29
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LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
- WATER METER / RISER MANIFOLD
- WASHER / DRYER CONNECTION BOX
- ADA CLEAR AREA, SEE G003.3-G003.4
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- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

6/19/2023 5:23:14 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
4	BUILDING PERMIT REVISION #1	2023.06.09
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

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TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

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DRAWING TITLE

OVERALL LEVEL 2 PLAN

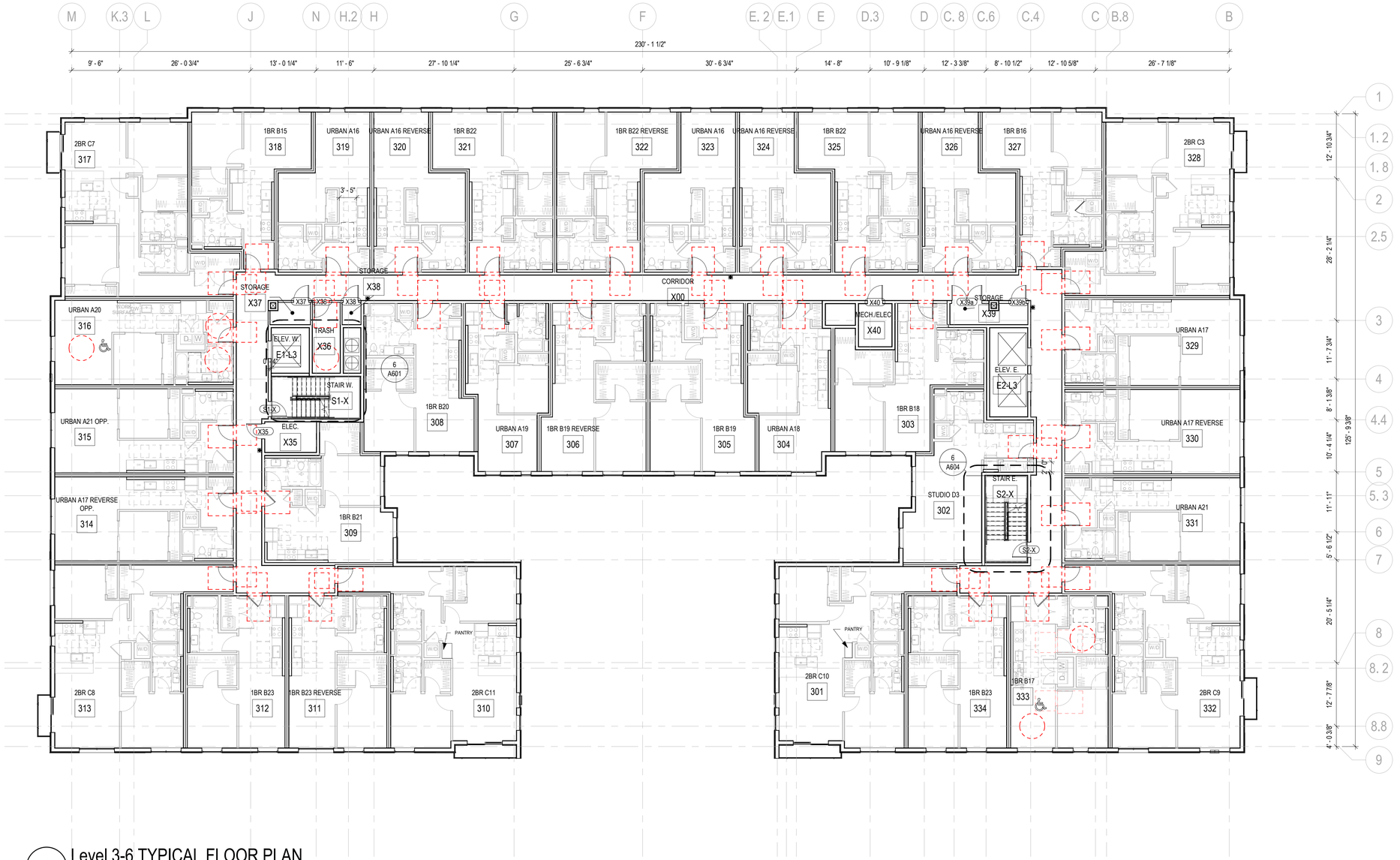
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SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. 2 **A102**

REVISION NO.

36" x 24" - SHEET SIZE



1 Level 3-6 TYPICAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO.
4. CONTRACTOR TO VFY CLEARANCE REQ'S FOR APPLANCES, PLUMBING FIXTURES, ETC. PRIOR RO FRAMING.
5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
DEMISING	5	31
INTERIOR PARTITION	3	29
SHAFTS	16	49
FURRING	18	35

6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
7. CLOSET DOORS CENTERED, UNO.
8. SEE G302-G307 FOR EXTERIOR & INTERIOR ASSEBLIES.
9. PROVIDE BACKING/BLOCKING FOR GRAB BARS PER G003.1.
10. SEE G003.1-G003.4 FOR REQUIRED MIN.CODE CLEARANCES.
11. REFER TO A701-A705 FOR UNIT KITCHEN AND BATH ELEVATIONS
12. REFERENCE FIRE/LIFE-SAFETY DRAWINGS G203-G212 FOR QUANTITIES & LOCATIONS OF FIRE EXTINGUISHERS.

LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
- WATER METER / RISER MANIFOLD
- WASHER / DRYER CONNECTION BOX
- ADA CLEAR AREA, SEE G003.3-G003.4
- FD — FLOOR DRAIN
- MH — MANHOLE
- AD — AREA DRAIN
- FDC
- AL — ALIGN
- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

6/19/2023 5:23:18 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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DRAWING TITLE

OVERALL LEVEL L3 - L6 TYPICAL FLOOR PLAN

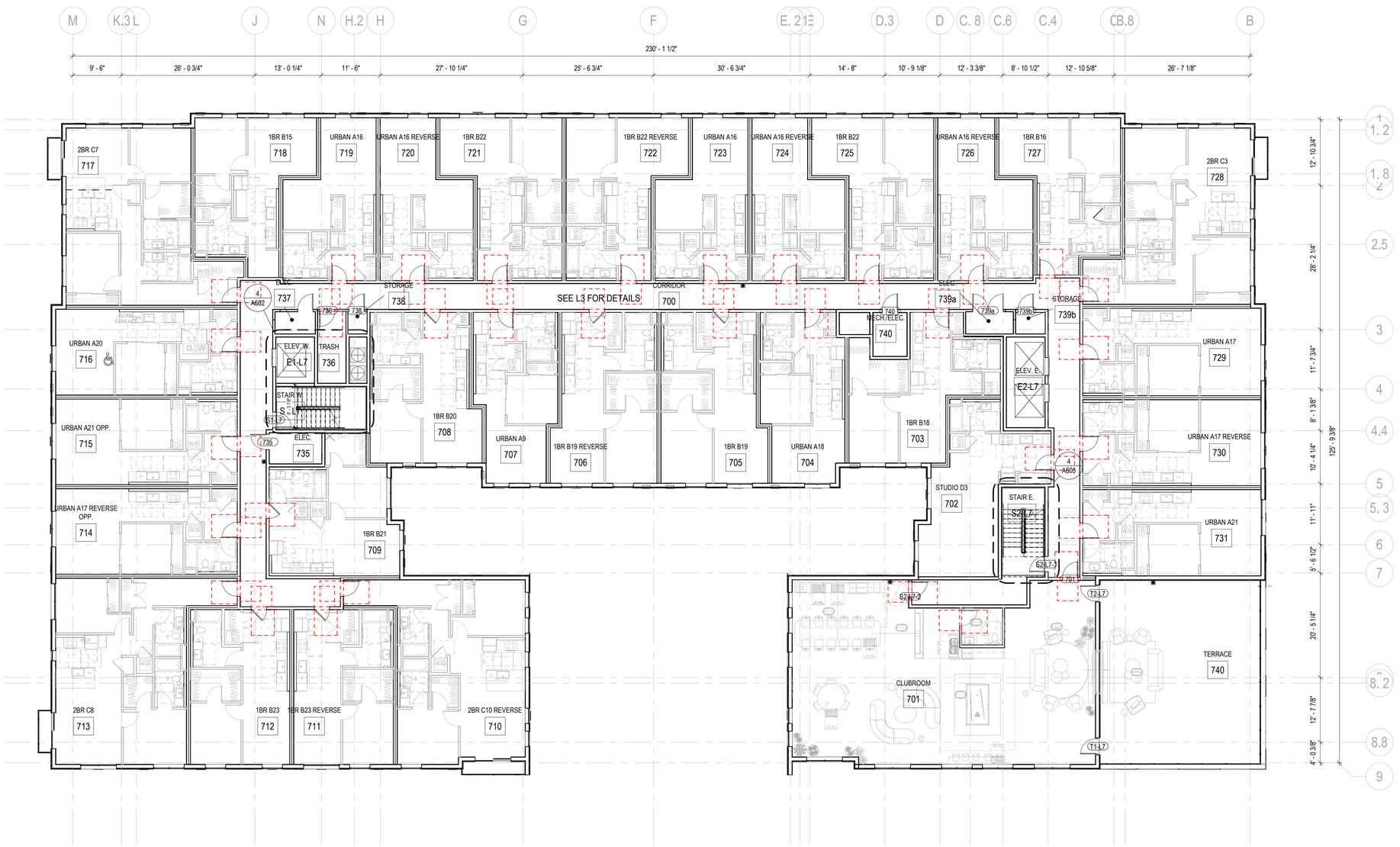
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VZ	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. 2 **A103**

REVISION NO.

36" x 24" - SHEET SIZE



1 Level 7

SCALE: 3/32" = 1'-0"

GENERAL NOTES

1. DIMENSIONS ARE TO GRIDLINE, FACE OF (FO) CONCRETE, FO MASONRY, FO FRAMING AT EXTERIOR WALLS, FRAMING CENTERLINE (CL) AT PARTITIONS, CL OF AIR SPACE IN DOUBLE STUD ASSEMBLIES AND CL OF DOORS & WINDOWS, UNO. CONTRACTOR TO VERIFY 4" MIN. INTERIOR JAMB CLEARANCES, TYP.
2. INSIDE FINISHED DOOR JAMB 4" FROM WALL AT HINGE SIDE, UNO. SEE DETAIL.9/A909
3. REFERENCE SLAB PLANS FOR CONCRETE WALL LOCATIONS, UNO.
4. CONTRACTOR TO VFY CLEARANCE REQ'S FOR APPLANCES, PLUMBING FIXTURES, ETC. PRIOR RO FRAMING.
5. FOLLOWING ARE TYPICAL WALL TYPES, UNO:

	BELOW LEVEL 3	LEVEL 3 & ABOVE
CORRIDORS	13	38
DEMISING	5	31
INTERIOR PARTITION	3	29
SHAFTS	16	49
FURRING	18	35

6. REFERENCE UNIT PLANS (A503-A533) FOR DETAILED DIMENSIONS, WALL TAGS, DOOR TAGS, ETC.
7. CLOSET DOORS CENTERED, UNO.
8. SEE G302-G307 FOR EXTERIOR & INTERIOR ASSEBLIES.
9. PROVIDE BACKING/BLOCKING FOR GRAB BARS PER G003.1.
10. SEE G003.1-G003.4 FOR REQUIRED MIN.CODE CLEARANCES.
11. REFER TO A701-A705 FOR UNIT KITCHEN AND BATH ELEVATIONS
12. REFERENCE FIRE/LIFE-SAFETY DRAWINGS G203-G212 FOR QUANTITIES & LOCATIONS OF FIRE EXTINGUISHERS.

LEGENDS- FLOOR PLANS

- ELECTRICAL PANEL
- SMART PANEL
- WATER METER / RISER MANIFOLD
- WASHER / DRYER CONNECTION BOX
- ADA CLEAR AREA, SEE G003.3-G003.4
- FD — FLOOR DRAIN
- MH — MANHOLE
- AD — AREA DRAIN
- FDC
- AL — ALIGN
- ROBE HOOK, RH-1, CENTERED AS SHOWN, UNO
- TOILET PAPER DISPENSER, TPD-2, CENTERED AS SHOWN, UNO
- TOWEL BAR, TB-1, CENTERED AS SHOWN, UNO
- OUTLINE OF SOFFIT ABOVE, UNO
- WHEEL STOP
- ACCESSIBLE PATH OF TRAVEL

6/19/2023 5:23:21 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

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DRAWING TITLE

OVERALL LEVEL 7 PLAN

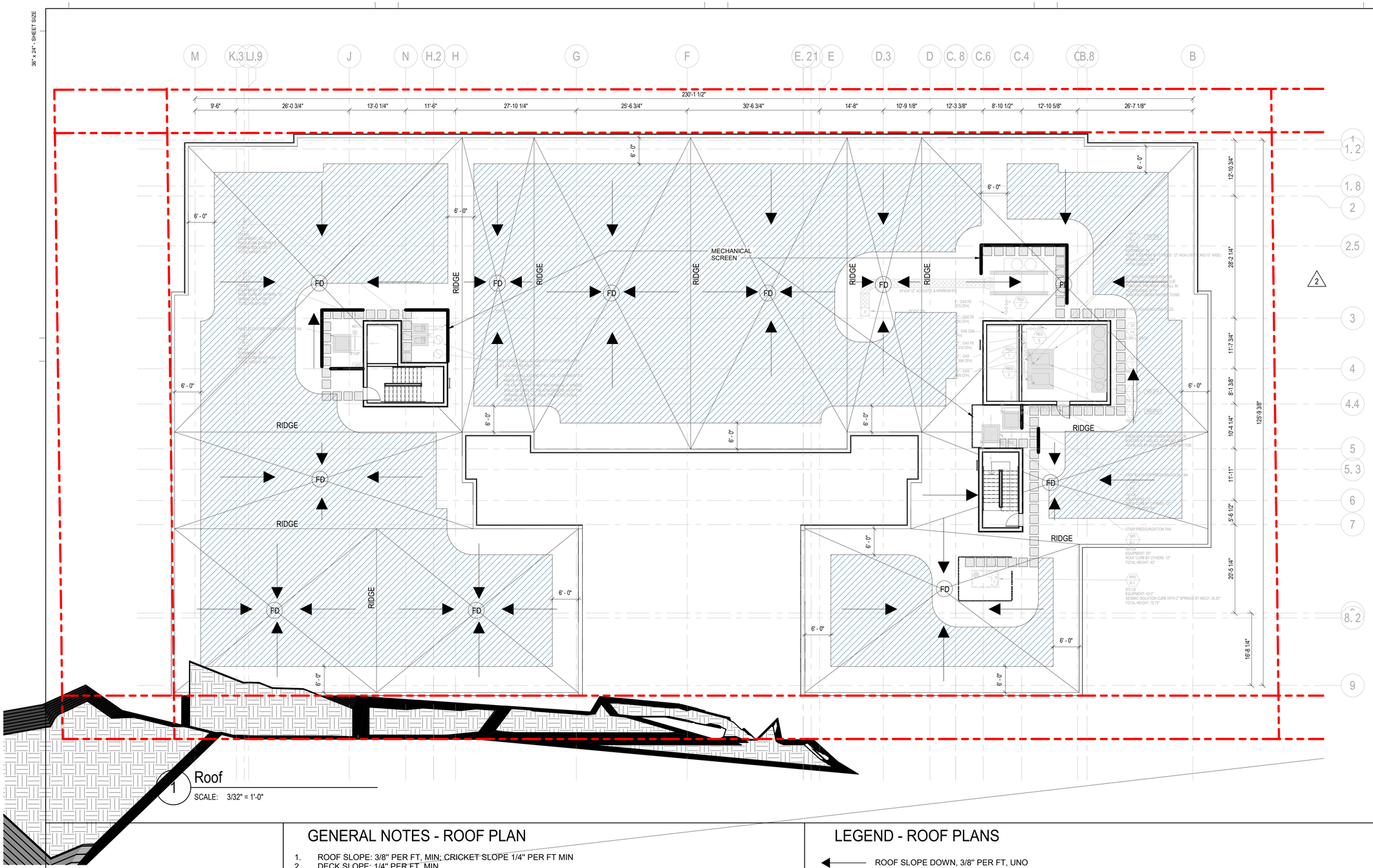
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VZ	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. 2 **A107**

REVISION NO.

36" x 24" - SHEET SIZE



1 Roof

SCALE: 3/32" = 1'-0"

GENERAL NOTES - ROOF PLAN

1. ROOF SLOPE: 3/8" PER FT, MIN; CRICKET SLOPE 1/4" PER FT MIN
2. DECK SLOPE: 1/4" PER FT, MIN
3. DECK DRAINAGE ELEVATIONS SHOWN RELATIVE TO T.O. STRUCTURAL FLOOR
4. PROVIDE CLASS A ROOFING COMPLYING WITH ASTM E108 OR UL 790 REQUIREMENTS

LEGEND - ROOF PLANS

- ROOF SLOPE DOWN, 3/8" PER FT, UNO
- TAPERED INSUL CRICKET, SLOPE 1/4" PER FT, UNO
- COMBINATION ROOF DRAIN/ OVERFLOW
- DECK DRAIN
- GREEN ROOF
- 2X2 PATHWAY

6/19/2023 5:23:27 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

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HOLLAND PARTNER GROUP

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2	ADR REVISION #2	2023.04.03

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CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

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ROOF PLAN

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YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A108**

REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

6/12/2023 3:08:43 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

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HOLLAND PARTNER GROUP

NO.	Description	Date
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REVISIONS

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LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

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ADR RESUBMITTAL

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MZA ARCHITECTURE

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PERSPECTIVE AND MATERIAL BOARD

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PROJECT NO. 21-024

DRAWING NO. **A200.1**

REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

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HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

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CONSULTANTS

ARCHITECT — MZA
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STATE OF WASHINGTON

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DRAWING TITLE

PERSPECTIVE AND MATERIAL BOARD

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SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. ***A200.2*** — REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

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Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

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PERSPECTIVE AND MATERIAL BOARD

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SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. ***A200.3*** — REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

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Bellevue, WA

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Seattle, WA 98109

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NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA
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T: 206-343-0460

LANDSCAPE — JET
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Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION — TENW
Bellevue Gateway I, 11400 SE 8th St,
Suite 100, Bellevue, WA 98004
T: 425-250-5001

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PERSPECTIVE AND MATERIAL BOARD

DRAWN	CHECKED
YR	KNS
SCALE	DATE
12" = 1'-0"	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A200.4**

REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201
Seattle, WA 98109

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PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA
752 108th Ave NE, Suite 203,
Bellevue, WA 98004
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CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN
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Seattle, WA 98104
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LANDSCAPE — JET
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T: 206-947-6869

TRANSPORTATION — TENW
Transportation Engineering Northwest
Bellevue Gateway I, 11400 SE 8th St,
Suite 100, Bellevue, WA 98004
T: 425-250-5001

DRAWING STATUS

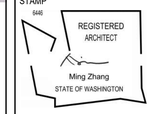
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PROJECT NO. 21-024

DRAWING NO. **A200.5**

REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

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Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

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CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

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SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. ***A200.6*** — REVISION NO.

36" x 24" - SHEET SIZE



MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

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DRAWING STATUS

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MZA ARCHITECTURE

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DRAWING TITLE

PERSPECTIVE AND MATERIAL BOARD

DRAWN	CHECKED
YR	KNS
SCALE: 12" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. ***A200.7*** — REVISION NO.

36" x 24" - SHEET SIZE



1 SOUTH ELEVATION COLORED

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

KEYNOTE

ALU_S	ALUMINUM STOREFRONT (DARK BRONZE ANODIZED)
BFC	BOARD FORMED CONCRETE
CIP	CONCRETE
CIP_C	EXPOSED CONCRETE COLUMN
EXH.	
FC_1	FIBER CEMENT PANEL (LIGHT WARM GREY)
FC_2	FIBER CEMENT SIDING (COPPER POT - PAINTED)
FC_3	FIBER CEMENT PANEL (DARK GREY)
FC_4	FIBER CEMENT SOFFIT (COPPER POT - PAINTED)
HM	PAINTED HM DOOR (DARK GREY)
INT.	AIR INTAKE (PAINT TO MATCH SIDING)
JB-R	JULIETTE (DARK DREY)
MD	METAL DECK CANOPY (DARK GREY)
MP_1	MECHANICAL SCREEN PANEL - PERFORATED PANEL (LIGHT GREY)
SB_R	BOLT-ON BALCONY (DARK GREY)
SM	SHEET METAL COPING AT PARAPET (DARK GREY)
SR_1	PAINTED STEEL RAILING (DARK GREY)
TC	TERRACOTTA PANEL
WIN.	CLEARSTORY WINDOWS (WHITE FRAME)

6/19/2023 4:04:38 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

EXTERIOR ELEVATIONS - SOUTH - COLORED

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A201C** — REVISION NO.

36" x 24" - SHEET SIZE



1 WEST ELEVATION COLORED

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

KEYNOTE

ALU_S	ALUMINUM STOREFRONT (DARK BRONZE ANODIZED)
CIP	CONCRETE
CIP_C	EXPOSED CONCRETE COLUMN
EXH.	
FC_1	FIBER CEMENT PANEL (LIGHT WARM GREY)
FC_2	FIBER CEMENT SIDING (COPPER POT - PAINTED)
FC_3	FIBER CEMENT PANEL (DARK GREY)
FC_4	FIBER CEMENT SOFFIT (COPPER POT - PAINTED)
HM	PAINTED HM DOOR (DARK GREY)
INT.	AIR INTAKE (PAINT TO MATCH SIDING)
JB-R	JULIETTE (DARK DREY)
LV_1	METAL LOUVERS MATCH STOREFRONT COLOR
MP_1	MECHANICAL SCREEN PANEL - PERFORATED PANEL (LIGHT GREY)
SB_R	BOLT-ON BALCONY (DARK GREY)
SM	SHEET METAL COPING AT PARAPET (DARK GREY)
WIN.	CLEARSTORY WINDOWS (WHITE FRAME)

6/19/2023 4:06:46 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

EXTERIOR ELEVATIONS - WEST - COLORED

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A202C** — REVISION NO.

36" x 24" - SHEET SIZE



1 NORTH ELEVATION - COLORED

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

KEYNOTE

CIP	CONCRETE
FC_1	FIBER CEMENT PANEL (LIGHT WARM GREY)
FC_2	FIBER CEMENT SIDING (COPPER POT - PAINTED)
FC_3	FIBER CEMENT PANEL (DARK GREY)
INT.	AIR INTAKE (PAINT TO MATCH SIDING)
LV_2	METAL EXHAUST LOUVERS
MD	METAL DECK CANOPY (DARK GREY)
MP_1	MECHANICAL SCREEN PANEL - PERFORATED PANEL (LIGHT GREY)
SB_R	BOLT-ON BALCONY (DARK GREY)
SM	SHEET METAL COPING AT PARAPET (DARK GREY)
SR_1	PAINTED STEEL RAILING (DARK GREY)
TC	TERRACOTTA PANEL
WIN.	CLEARSTORY WINDOWS (WHITE FRAME)

6/19/2023 4:07:39 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — 6446 — REGISTERED ARCHITECT — Ming Zhang — STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW — N

DRAWING TITLE

EXTERIOR ELEVATIONS - NORTH - COLORED

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A203C** — REVISION NO.

36" x 24" - SHEET SIZE



1 EAST ELEVATION - COLORED

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)

KEYNOTE

ALU_S	ALUMINUM STOREFRONT (DARK BRONZE ANODIZED)
FC_3	FIBER CEMENT PANEL (DARK GREY)
HM	PAINTED HM DOOR (DARK GREY)
JB-R	JULIETTE (DARK DREY)
LV_1	METAL LOUVERS MATCH STOREFRONT COLOR
MP_1	MECHANICAL SCREEN PANEL - PERFORATED PANEL (LIGHT GREY)
SB_R	BOLT-ON BALCONY (DARK GREY)
SM	SHEET METAL COPING AT PARAPET (DARK GREY)
SR_1	PAINTED STEEL RAILING (DARK GREY)
TC	TERRACOTTA PANEL
WIN.	CLEARSTORY WINDOWS (WHITE FRAME)

6/19/2023 4:08:26 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

EXTERIOR ELEVATIONS - EAST - COLORED

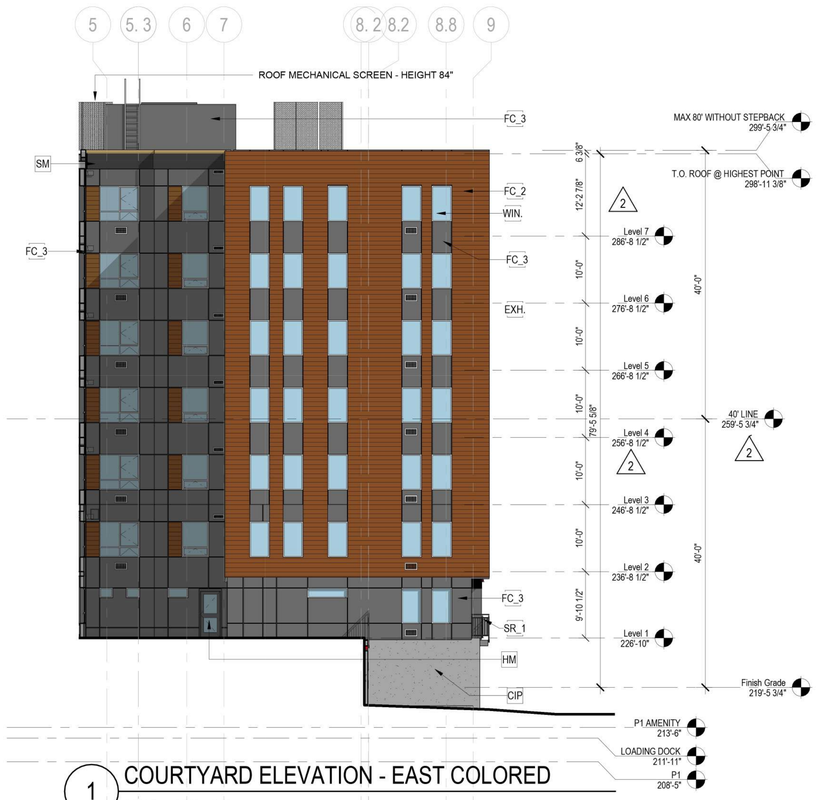
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YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A204C**

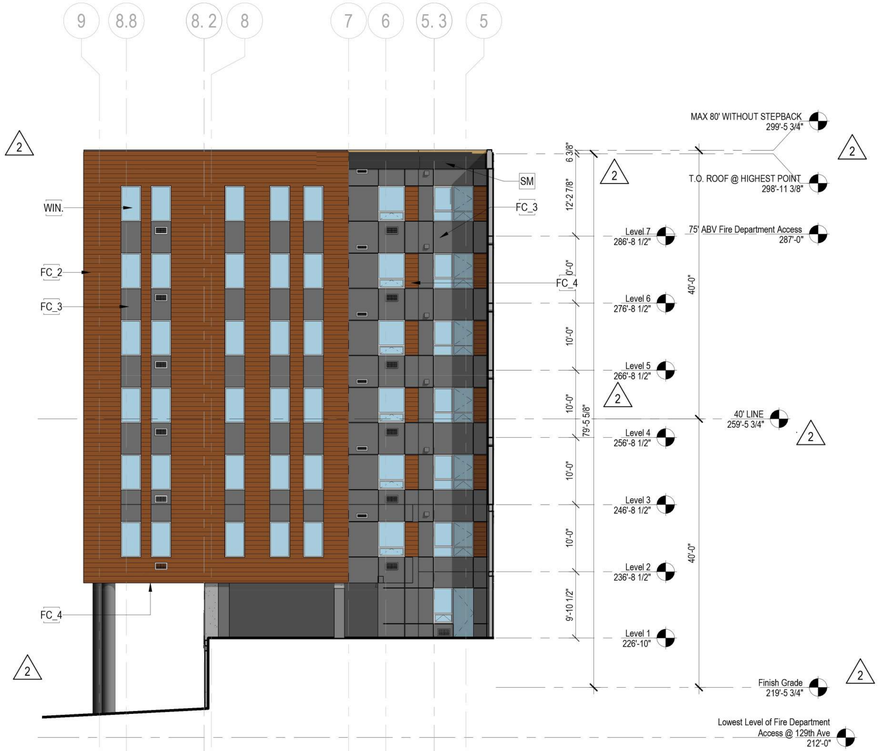
REVISION NO.

36" x 24" - SHEET SIZE



1 COURTYARD ELEVATION - EAST COLORED

SCALE: 3/32" = 1'-0"



2 COURTYARD ELEVATION - WEST COLORED

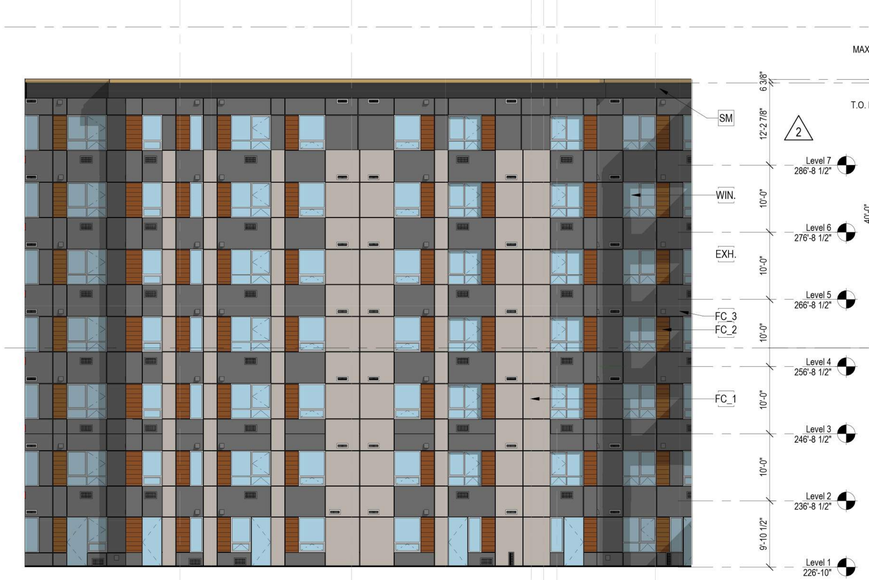
SCALE: 3/32" = 1'-0"

KEYNOTE

CIP	CONCRETE
FC_1	FIBER CEMENT PANEL (LIGHT WARM GREY)
FC_2	FIBER CEMENT SIDING (COPPER POT - PAINTED)
FC_3	FIBER CEMENT PANEL (DARK GREY)
FC_4	FIBER CEMENT SOFFIT (COPPER POT - PAINTED)
HM	PAINTED HM DOOR (DARK GREY)
SM	SHEET METAL COPING AT PARAPET (DARK GREY)
SR_1	PAINTED STEEL RAILING (DARK GREY)
WIN.	CLEARSTORY WINDOWS (WHITE FRAME)

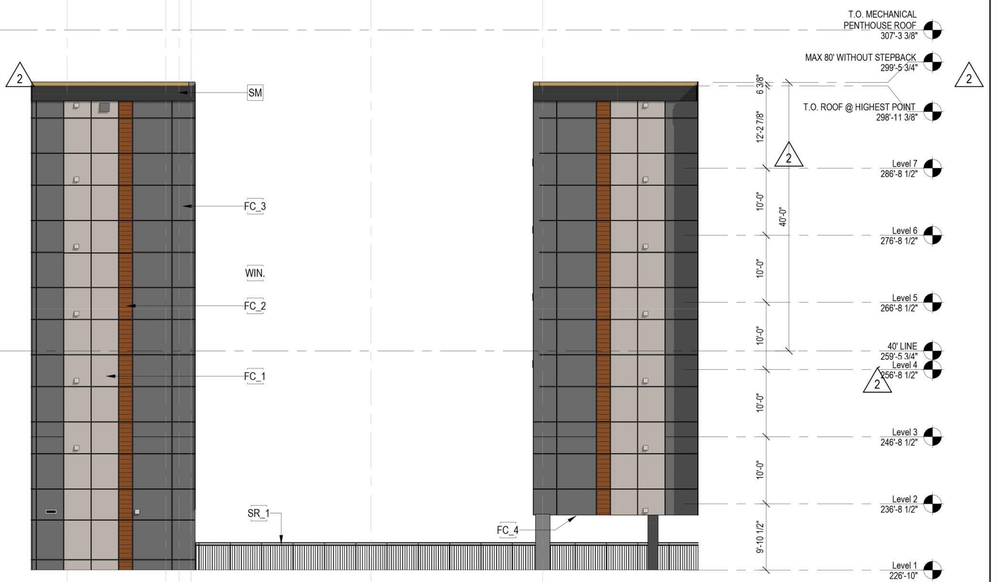
MATERIAL LEGEND

- TERRA COTTA
- FIBER CEMENT (TRUEPENNY SW 6355)
- FIBER CEMENT - (PEDIMENT SW 7634)
- FIBER CEMENT - (POLISHED CONCRETE SW 9167)
- SHEET METAL - (PEPPERCORN SW 7674)



4 COURTYARD ELEVATION - SOUTH COLORED

SCALE: 3/32" = 1'-0"



3 COURTYARD ELEVATION - NORTH COLORED

SCALE: 3/32" = 1'-0"

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JETT — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP — 6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON — NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

EXTERIOR ELEVATIONS - COURTYARD - COLORED

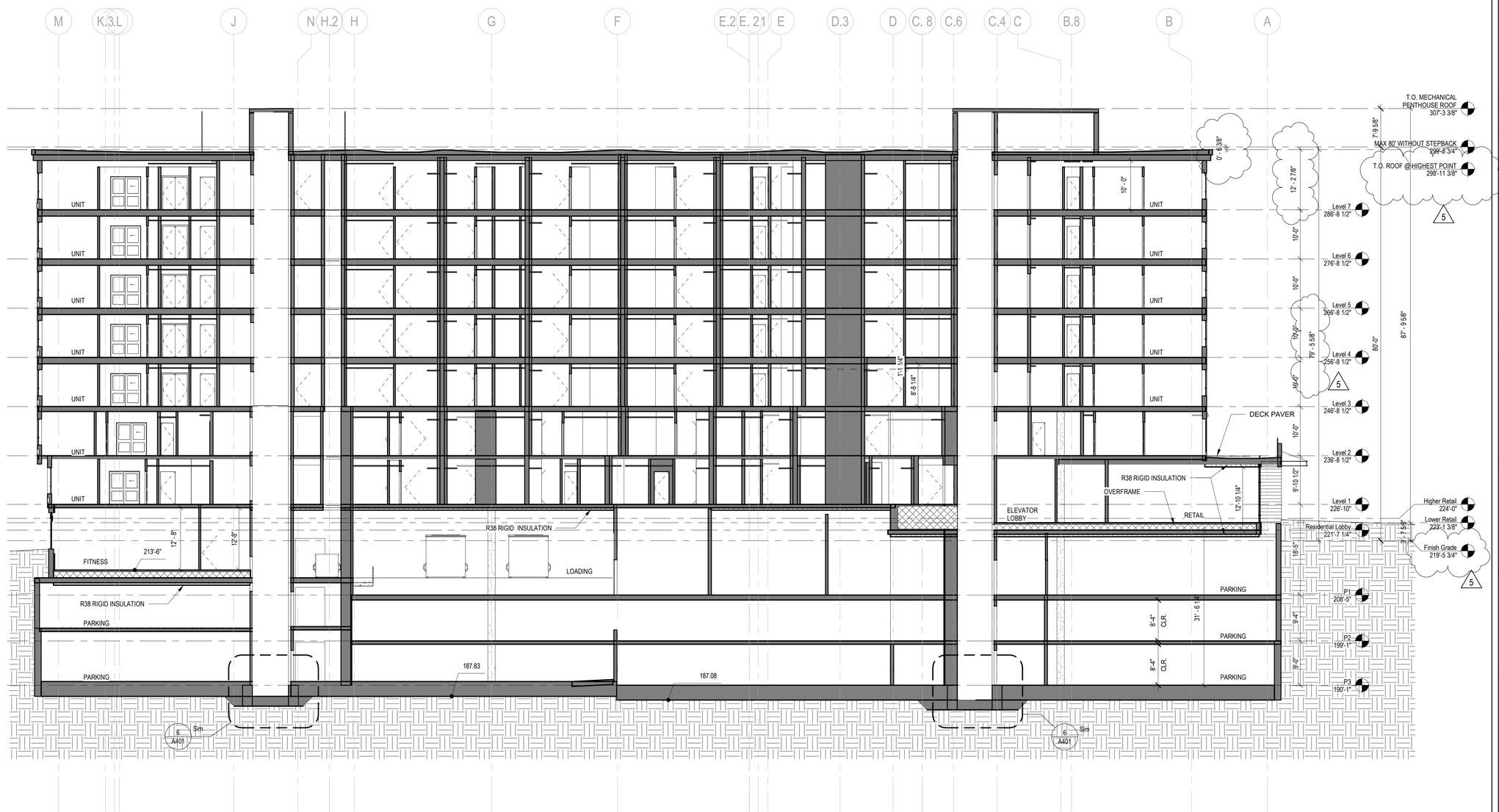
DRAWN	CHECKED
YR	RT
SCALE	DATE
As indicated	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A205C** — REVISION NO.

6/19/2023 4:09:11 PM

36" x 24" - SHEET SIZE



1 E-W SECTION

SCALE: 3/32" = 1'-0"

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

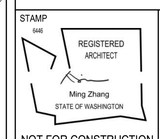
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP



NOT FOR CONSTRUCTION

NORTH ARROW



DRAWING TITLE

BUILDING SECTIONS

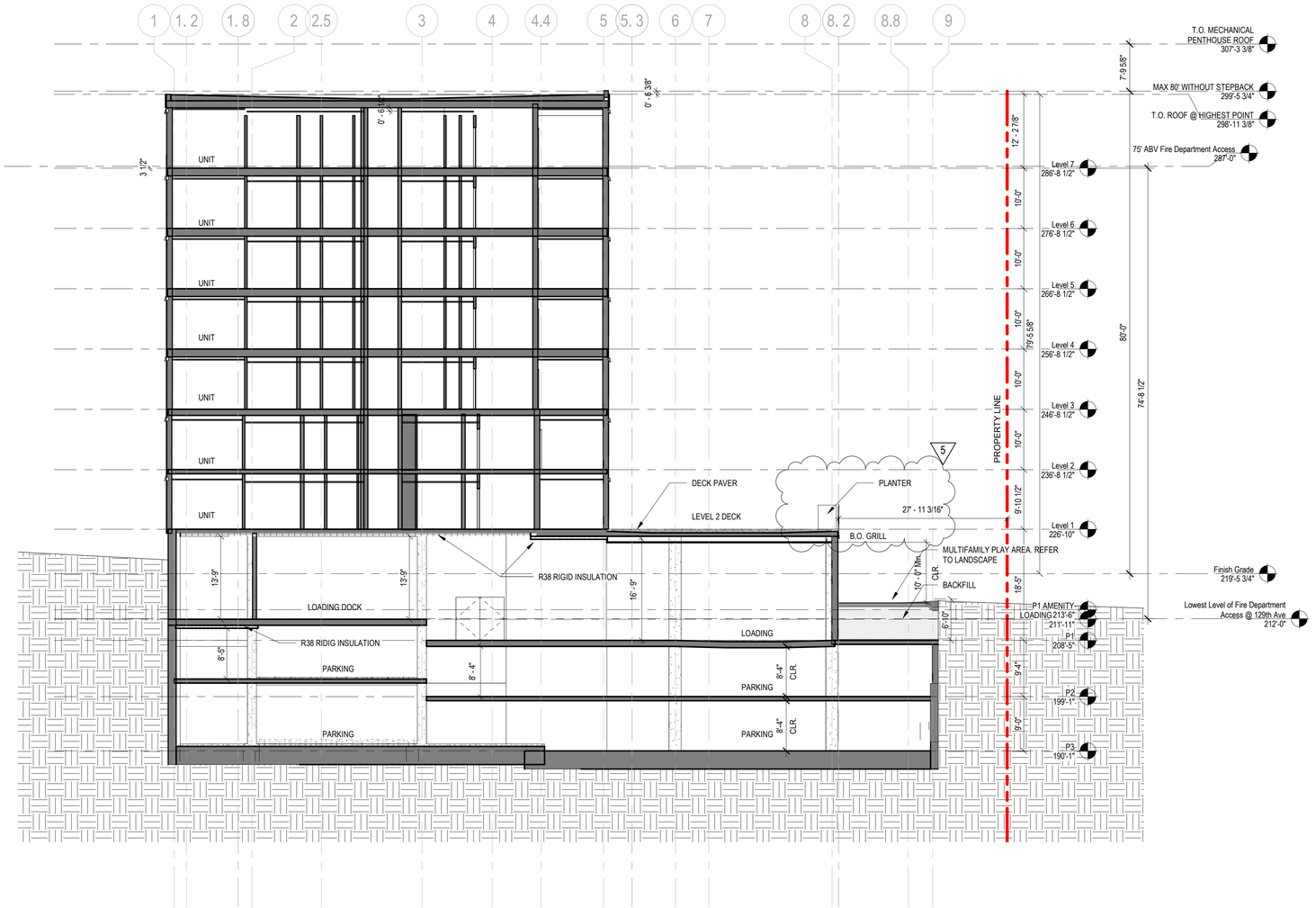
DRAWN	CHECKED
YR	RT
SCALE: 3/32" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A301** — REVISION NO.

6/19/2023 5:23:29 PM

36" x 24" - SHEET SIZE



1 S-N SECTION

SCALE: 3/32" = 1'-0"

6/19/2023 5:23:32 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP



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NORTH ARROW



DRAWING TITLE

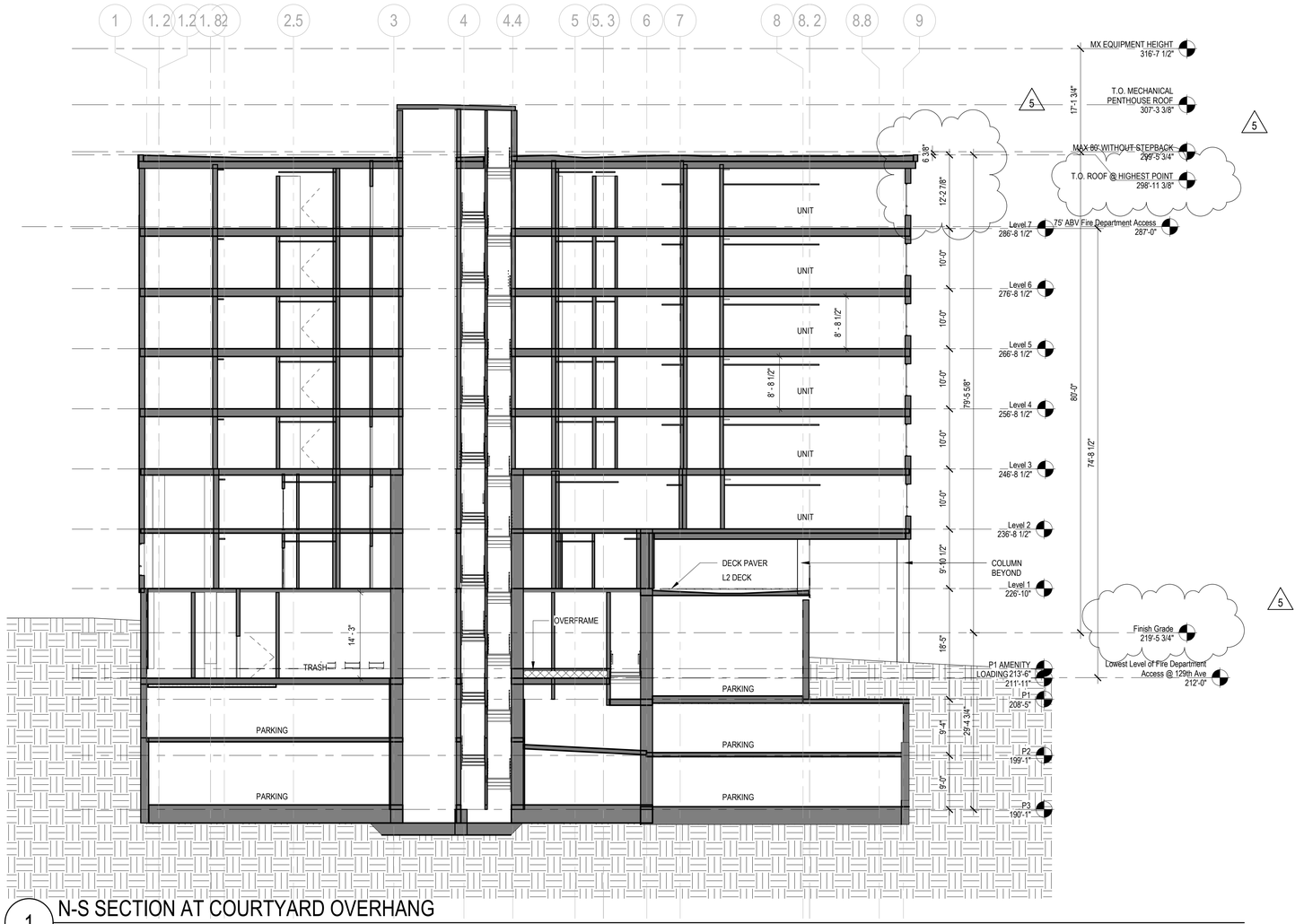
BUILDING SECTIONS

DRAWN	CHECKED
YR	RT
SCALE: 3/32" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

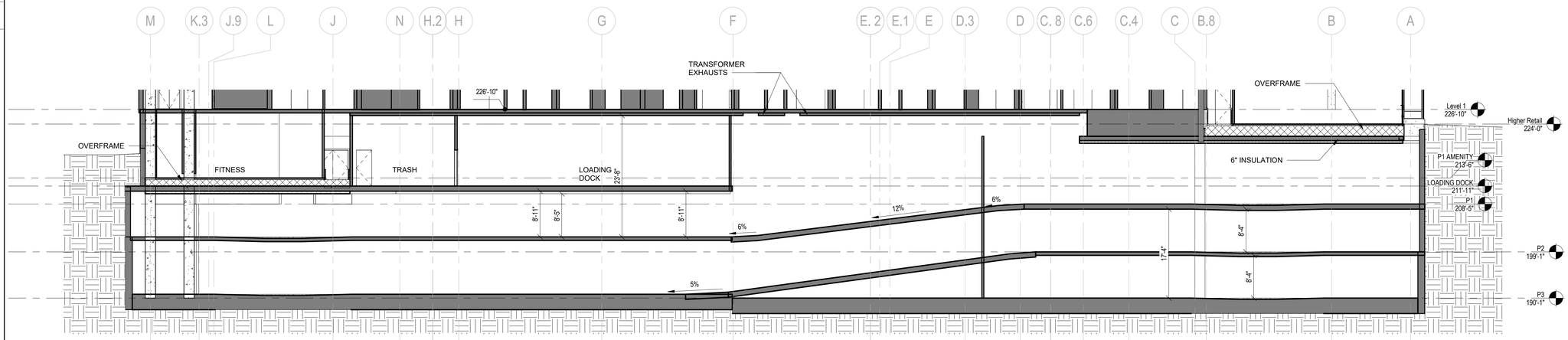
DRAWING NO. **A302** — REVISION NO.

36" x 24" - SHEET SIZE



1 N-S SECTION AT COURTYARD OVERHANG

SCALE: 3/32" = 1'-0"



2 GARAGE RAMP SECTION

SCALE: 3/32" = 1'-0"

6/19/2023 5:23:35 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

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DRAWING STATUS

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MZA ARCHITECTURE

STAMP

6446
REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

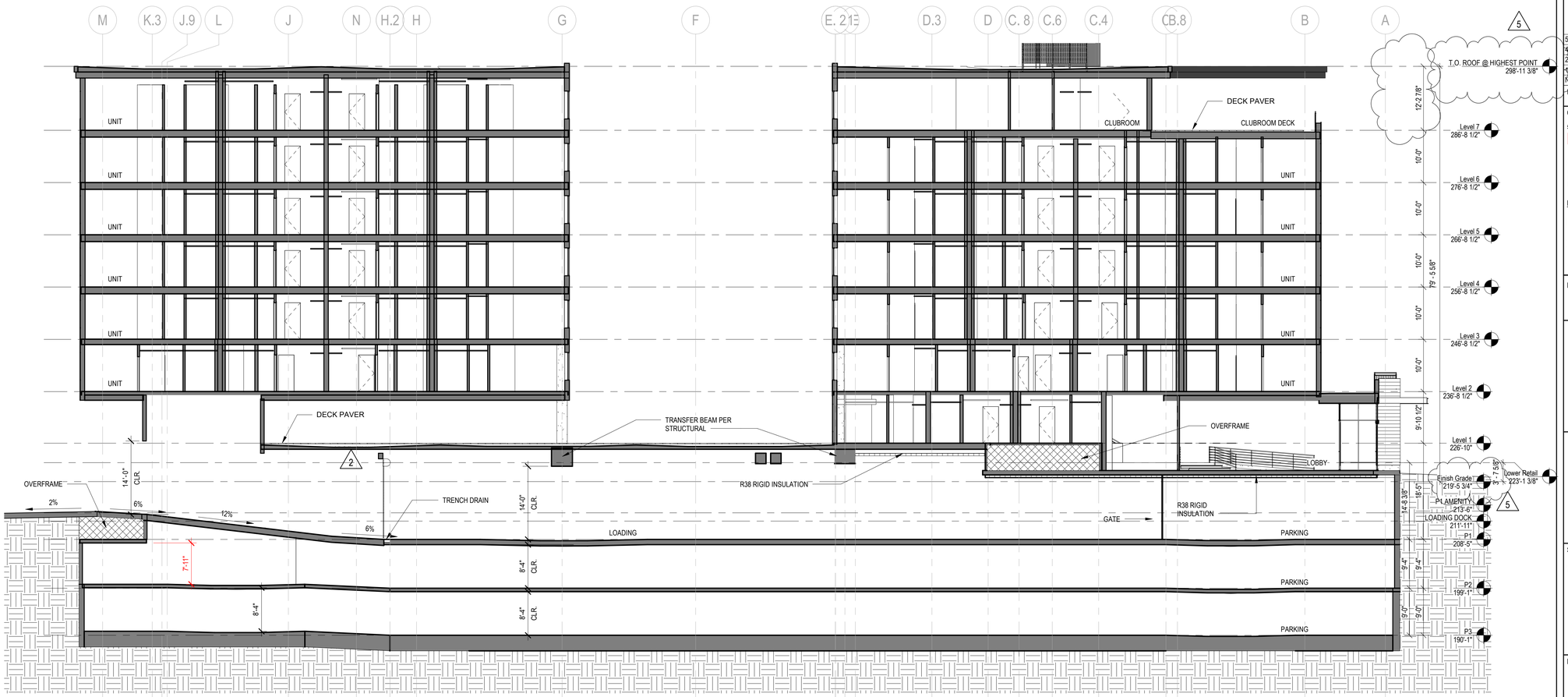
BUILDING SECTIONS

DRAWN	CHECKED
YR	RT
SCALE: 3/32" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A303**

REVISION NO.



1 W-E SECTION THROUGH CLUBROOM

SCALE: 3/32" = 1'-0"

36" x 24" - SHEET SIZE

6/19/2023 5:23:36 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
5	ADR REVISION #3	2023.06.16
4	BUILDING PERMIT REVISION #1	2023.06.09
3	ADR REVISION #2	2023.04.03
2	ADR REVISION #1	2022.08.26
1		

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
6446

NOT FOR CONSTRUCTION

NORTH ARROW

DRAWING TITLE

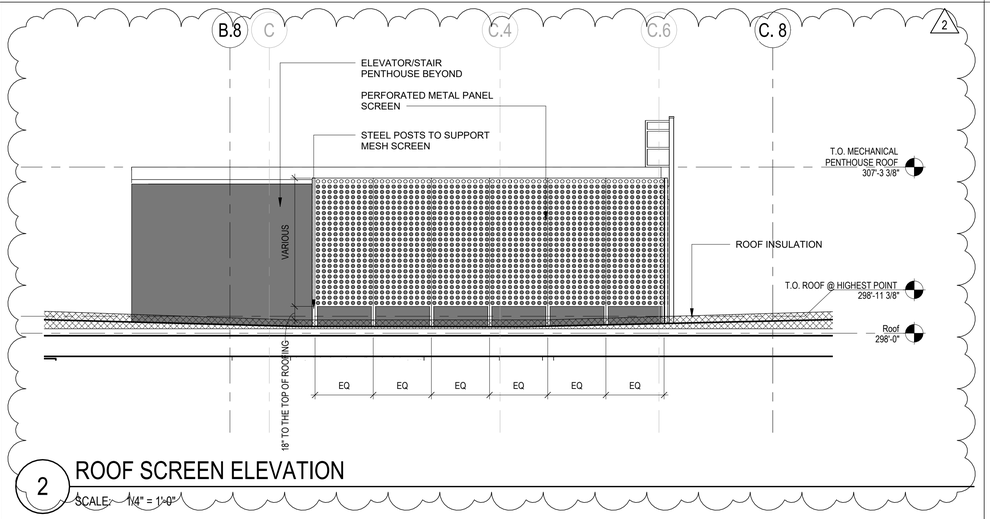
BUILDING SECTIONS

DRAWN	CHECKED
YR	RT
SCALE: 3/32" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

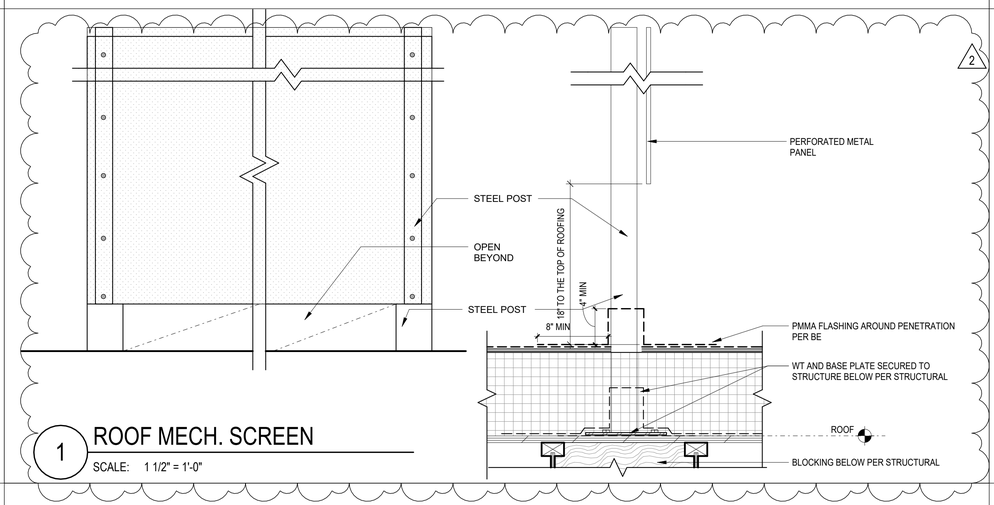
DRAWING NO. **A304** — REVISION NO.

36" x 24" - SHEET SIZE



2 ROOF SCREEN ELEVATION

SCALE: 1/4" = 1'-0"



1 ROOF MECH. SCREEN

SCALE: 1 1/2" = 1'-0"

6/12/2023 3:10:38 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

EXTERIOR DETAILS - RAILING AND SCREEN DETAIL

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A450**

REVISION NO.

36" x 24" - SHEET SIZE



1 Level 1 RCP

SCALE: 3/32" = 1'-0"

LEGENDS-REFLECTED CEILING PLAN

- RECESSED LIGHT
- SURFACE MOUNT LIGHT
- WALL MOUNT VANITY LIGHT
- DECORATIVE PENDANT
- LINEAR FLUORESCENT, SUSPENDED DIRECT/INDIRECT
- STRIP LIGHT ABOVE NIT ENTRY DOOR
- UNDERCABINET LIGHT
- CEILING MOUNTED FAN, TYPICAL.
- CEILING ACCESS PANEL, 8X8, DIMENSIONED TO CENTERLINE.UNO
- FLUORESCENT WRAP, VAPOR TIGHT
- EXPOSED CONCRETE
- SKIM COAT CONCRETE
- FIBER CEMENT PANEL SOFFIT ON MTL FURRING AND POLYISO INSULATION SOF-1
- GYPSUM WALLBOARD (PART OF RATED FLOOR/CEILING ASSEMBLY)
- SUSPENDED GYPSUM WALLBOARD SOFFIT (BELOW RATED FLOOR/CEILING ASSEMBLY)
- R-38 INSULATION

GENERAL NOTES-REFLECTED CEILING PLAN

1. LUMINAIRE OR GROUP OF LUMINAIRES CENTERED IN SPACE UNLESS DIMENSIONED OTHERWISE.
2. CEILINGS/SOFFITS DIMENSIONED TO FACE OF FINISH (FOF), UNO.
3. DWELLING UNIT CEILING ASSEMBLY TYPE C1, UNO.
4. REF. ID DRAWING FOR CORRIDOR CEILINGS , UNO.

6/12/2023 3:10:42 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

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TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

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NORTH ARROW

DRAWING TITLE

LEVEL 1 RCP

DRAWN	CHECKED
YR	CD
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A801**

REVISION NO.

36" x 24" - SHEET SIZE



1 Level 7 RCP

SCALE: 3/32" = 1'-0"

LEGENDS-REFLECTED CEILING PLAN

- RECESSED LIGHT
- SURFACE MOUNT LIGHT
- WALL MOUNT VANITY LIGHT
- DECORATIVE PENDANT
- LINEAR FLUORESCENT, SUSPENDED DIRECT/INDIRECT
- STRIP LIGHT ABOVE NIT ENTRY DOOR
- UNDERCABINET LIGHT
- CEILING MOUNTED FAN, TYPICAL.
- CEILING ACCESS PANEL, 8X8, DIMENSIONED TO CENTERLINE.UNO
- FLUORESCENT WRAP, VAPOR TIGHT
- EXPOSED CONCRETE
- SKIM COAT CONCRETE
- FIBER CEMENT PANEL SOFFIT ON MTL FURRING AND POLYISO INSULATION SOF-1
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- SUSPENDED GYPSUM WALLBOARD SOFFIT (BELOW RATED FLOOR/CEILING ASSEMBLY)
- R-38 INSULATION

GENERAL NOTES-REFLECTED CEILING PLAN

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2. CEILINGS/SOFFITS DIMENSIONED TO FACE OF FINISH (FOF), UNO.
3. DWELLING UNIT CEILING ASSEMBLY TYPE C1, UNO.
4. REF. ID DRAWING FOR CORRIDOR CEILINGS , UNO.

6/12/2023 3:10:45 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104, T: 206-947-6869

TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

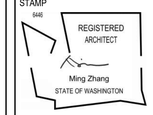
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MZA ARCHITECTURE

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NORTH ARROW



DRAWING TITLE

LEVEL 7 RCP

DRAWN	CHECKED
YR	RT
SCALE: As indicated	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A807** — REVISION NO.

36" x 24" - SHEET SIZE



1 LIGHTING INTENT - EAST

SCALE: 1/16" = 1'-0"



3 LIGHTING INTENT WEST

SCALE: 1/16" = 1'-0"



2 LIGHTING INTENT - SOUTH

SCALE: 1/16" = 1'-0"



4 LIGHTING INTENT - NORTH

SCALE: 1/16" = 1'-0"

6/12/2023 3:11:05 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004, T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104, T: 206-343-0460

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TRANSPORTATION — TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004, T: 425-250-5001

DRAWING STATUS

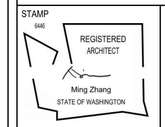
ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP



NOT FOR CONSTRUCTION

NORTH ARROW



DRAWING TITLE

LIGHTING DESIGN INTENT

DRAWN	CHECKED
YR	RT
SCALE: 1/16" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. 2 A1501

REVISION NO.

36" x 24" - SHEET SIZE

LIGHTING FIXTUE AT EXTERIOR SOFFIT ENTRIES/GARAGE ENTRIES (E4/E4X)

Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STO/SO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: E4RF-LO830XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

The ELEMENT 4" Next Generation Fixed recessed downlight features a patented high/low lamp positioning which allows the LED to be positioned closer to the aperture for maximum light output and efficiency or higher in the ceiling to minimize glare and flash on the trim. Options include premium Warm Dimming, Tunable White, Xicato and Xicato Artist Series LED modules. Trim options include Flanged or Flangeless and Flangeless Wood Ceiling.

- Housing reduced by 54%
- Patented high/low lamp positioning
- 2-step standard
- Standard phase dimming (down to 1%)
- Trim Reflector options
- Solite Soft Focus lens option
- Flangeless Wood Ceiling option


SHOWN IN FLANGELESS BEVEL SQUARE

LUMEN MULTIPLIER (CRI/CCT)

CCT	80 CRI MULTIPLIER	90 CRI MULTIPLIER
2700K	1.00	0.85
3000K	1.00	0.85
3500K	1.00	0.90

Lumen output will vary by CCT and CRI. See photometric charts for output information.

SPECIFICATIONS

	STATIC WHITE			XICATO		WARM DIM		TUNABLE WHITE	
	MAX OUTPUT	HIGH OUTPUT	LOW OUTPUT	STANDARD SERIES	ARTIST SERIES	HIGH OUTPUT	LOW OUTPUT	HIGH OUTPUT (5000K)	HIGH OUTPUT (4000K)
DELIVERED LUMENS	4000/3400	2900/2460	1800/1460	1670	1616	2374	1368	2151	2300
WATTS	35	23	17	14	28	32	17	28	28
EFFICACY	112/96	106/90	105/85	81	71	76	76	72	81
CRI	80+/90+			80+	97+	80+			
CBCP	10° - 19,494 (low output) | 19° - 8192 25° - 6,907 | 40° - 4,517 | 60° - 3,009			2° - 8,545 40° - 1,644 65° - 1,964	2° - 8,491 43° - 4,622 60° - 2,237	18° - N/A | 25° - N/A | 40° - 2,281 | 60° - N/A			
CCT OPTIONS	2700K, 3000K or 3500K			2700K, 3000K or 3500K*		3000K - 1800K		5000K - 2700K	4000K - 1800K
COLOR CONSISTENCY	3-step			1-2 step		3-step		2-step	
VOLTAGE	120V or 277V								
DIMMING	Standard phase and 0-10V dimming down to 1%*. Lutron Hi-lume 2-wire (down to 1%) and ELDO ELD-DALI or Ball (down to 0.1%)							4000 ELD-0-10V or Ball (down to 0.1%)	
POWER SUPPLY	Constant current driver with 1.0 power factor and >80% efficiency								
OPTICS	Field changeable: 10°, 19°, 25°, 40°, 60° TIR			Field changeable: 2°, 43°, 60° Reflector		Field changeable: 18°, 25°, 40°, 60° TIR			
ADJUSTABILITY	High/low positioning, 45° cone rotation								
CEILING APPEARANCE	Flanged, Flangeless, or Flangeless in Wood Ceiling								
CEILING THICKNESS	Flanged: 1/8 to 2-1/2" Flangeless: No ceiling thickness limitations Flangeless in Wood Ceiling: 1/2" to 2" *Note: Thicker ceilings impact light cutoff								
CEILING APERTURE	4-1/2" ceiling cutout								
HOUSING	IC Airtight, Non-IC Airtight. IC suitable up to R60 spray foam insulation. Sauna/Steam room: use available only with combination of H Shower trim, LO Low Output housing, and I IC housing rating								
CONSTRUCTION	Housing: Heavy-Gauge, Cold-Rolled Steel Trim: Die-Cast Aluminum								
FINISH	Housing: Black Powder Coat Trim: Antique Bronze, Black, Satin Nickel, White (paintable)								
GENERAL LISTING	ETL listed, Damp listed, Shower version (trim only)								
CALIFORNIA TITLE 24	Registered CEC Appliance Database. Can be used to comply with CEC 2019 Title 24 part 6 (CA4-2016, JA8-2019) (for 90 CRI versions)								
L70	50,000 hours min								
WARRANTY*	5 years								

*Not a dual-rated fixture. 3000K/80 CRI shown unless noted.
Custom Sample Program: http://humanscale.com/ specialty/custom_quotes_department.cfm

Ordering grids available on page 2.

*Tunable White optical controls are a semi-custom manufacturing.
†Lens is a premium optical component that enhances the visual appearance of the fixture when it is illuminated. Lens is not designed for specific wattage(s), mounting(s), and use(s).
‡Xicato Xicato Artist Gen 3 is not available for Xicato Artist Series.

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UPDATED 11/23/21

Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STO/SO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: E4RF-LO830XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

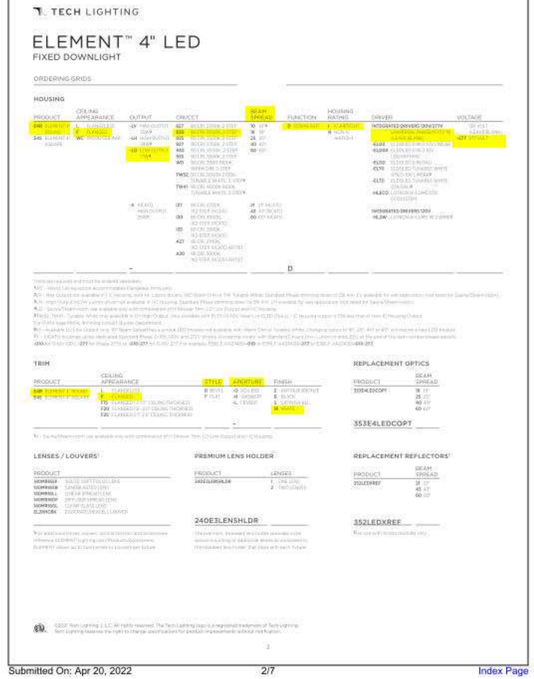
Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

ORDERING GRIDS

HOUSING



TRIM

REPLACEMENT OPTICS

LENSES / LOUVERS†

PREMIUM LENS HOLDER

REPLACEMENT REFLECTORS†

†Not available for flanged, square, wood ceiling, and shallower reflectors (E4RFXX 2.5" ceiling and E4WLXX wall washer). Reflectors will be backordered to ship with the fixture.

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Submitted by Sea-Tac Lighting & Controls, LLC

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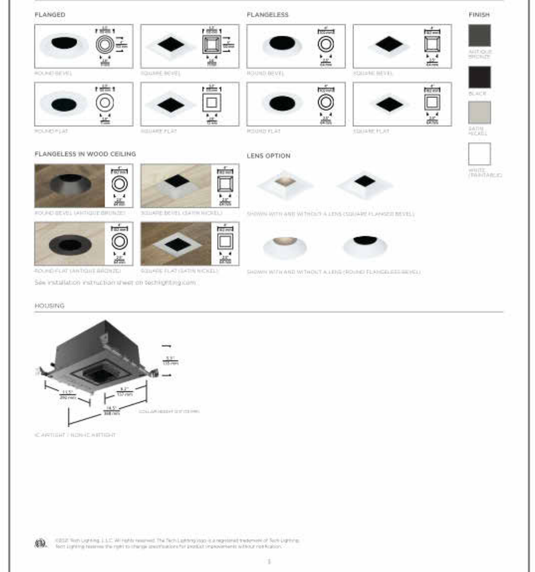
Catalog Number: E4RF-LO830XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

TRIMS



See installation instruction sheet on lechlighting.com

HOUSING

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Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STO/SO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: E4RF-LO840XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

ELEMENT Specular Reflectors reduce glare while creating a clean, quiet ceiling appearance. Available finishes include Anodized Gold for a decorative accent or Anodized Black for an ultimate quiet ceiling aesthetic. These beautiful trim accessories have been specifically designed to minimize any effect on light performance, color and output. Specular Reflectors are available for both Adjustable and Fixed downlights, and are compatible with ELEMENT 4" trims and housings.

- Can be easily installed or removed
- Mounts to existing trim
- Compatible with Fixed and Adjustable Housings
- Finish Options: Anodized Gold (G) or Anodized Black (B)


SHOWN IN ANODIZED BLACK (WITH REFLECTOR TRIM)


SHOWN IN ANODIZED GOLD (TRIM MOUNTED)


SHOWN IN ANODIZED GOLD (RECESS CEILING VIEW)


SHOWN IN ANODIZED GOLD (RECESS CEILING VIEW)


SHOWN IN ANODIZED BLACK (RECESS CEILING VIEW)

SPECIFICATIONS

COMPATIBLE TRIMS	NON-SLOTTED (FOR FIXED)
4" round, flanged, bevel	E4TREFNS2 (B, G)
4" round, flanged, flat	E4TREFNS1 (B, G)
4" round, flangeless, bevel	E4TREFNS2 (B, G)
4" round, flangeless, flat	E4TREFNS1 (B, G)
4" square, flanged, bevel	E4TREFNS6 (B, G)

Only compatible with E4GYM3T, E1.5D trims.
This reflector will not be visible in flat trims.
Not available for E4.5HEXT 4" Square Flanged or Square Flangeless downlights.
Not compatible with accessories.
Non-slotted reflectors may be used in adjustable housings with the same geometry placed in the 0° orientation.

ORDERING GRID

E4 TRIM MOUNTED REFLECTORS†

PRODUCT	STYLE	FINISH
E4TREF	NS1 NON-SLOTTED NS2 NON-SLOTTED NS6 NON-SLOTTED	B BRONZE/BLACK G BRONZE/GOLD

E4TREF

†Not compatible with raised trims.

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Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STO/SO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: E4RF-LO830XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

PHOTOMETRICS

Description:	4" LED Module 18° Beam - 0° Tilt, 80 CRI, 3000K	4" LED Module 25° Beam - 0° Tilt, 90 CRI, 3000K	4" LED Module 40° Beam - 0° Tilt, 90 CRI, 3000K
Model:	E4 Citizen LED	E4 Citizen LED	E4 Citizen LED
Input Power (Watts):	32.9	32.7	32.8
Input Power Factor:	0.99	0.99	0.98
Absolute Luminous Flux (Lumens):	2494	2456	2584
Lumen Efficacy (Lumens per Watt):	76	75	79

Output difference between CCTs - 5%, CRIs -15%

ANGLE	0°	45°	90°
0°	4197	4197	4197
5°	4196	4193	4193
10°	4183	4167	4098
15°	4143	4071	3974
20°	4078	3965	3841
25°	3981	3814	3655
30°	3856	3634	3440
35°	3702	3429	3198
40°	3517	3199	2931
45°	3303	2944	2637
50°	3060	2672	2321
55°	2791	2378	1986
60°	2495	2068	1636
65°	2173	1746	1277
70°	1826	1415	916
75°	1457	1078	559
80°	1068	739	214
85°	661	401	0
90°	239	68	0



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Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STO/SO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: E4RF-LO830XDI-277 E4RFXXW
Notes: Quoting Flanged Fixture; Universal Dimming Driver

Type: E4/E4X
SEATAC-WWA22-130571

TECH LIGHTING

ELEMENT™ 4" LED
FIXED DOWNLIGHT

PHOTOMETRICS

Description:	4" LED Module 60° Beam - 0° Tilt, 80 CRI, 3000K
Model:	E4 Citizen LED
Input Power (Watts):	30.7
Input Power Factor:	0.98
Absolute Luminous Flux (Lumens):	3178
Lumen Efficacy (Lumens per Watt):	103.4

Output difference between CCTs - 5%, CRIs -15%

ANGLE	0°	45°	90°
0°	3208	3208	3208
5°	3206	3203	3184
10°	3183	3087	3038
15°	3143	2992	2861
20°	3078	2883	2668
25°	2981	2744	2455
30°	2856	2584	2220
35°	2702	2404	1966
40°	2517	2205	1693
45°	2303	1986	1402
50°	2060	1747	1094
55°	1791	1490	770
60°	1495	1216	432
65°	1173	926	82
70°	826	619	0
75°	457	298	0
80°	68	0	0
85°	0	0	0
90°	0	0	0

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PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT
MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004
T: 425-559-7888

CIVIL ENGINEER
COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104
T: 206-343-0460

LANDSCAPE
JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104
T: 206-947-6869

TRANSPORTATION
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T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP
6448 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON
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NORTH ARROW
N

DRAWING TITLE

LIGHTING FIXTURES

DRAWN	CHECKED
YR	RT
SCALE	DATE
	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A1502**

REVISION NO.

6/12/2023 3:11:07 PM

36" x 24" - SHEET SIZE

LIGHTING FIXTUE AT DECK & PRIVATE PATIO (E9)

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STOSO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: 3-723-15
Notes: All Black Finish

Type: E9
SEATAC-WWA22-130571

APERTO Outdoor

oxygen

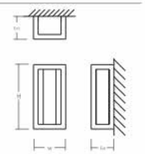
3-723-15

FIXTURE TYPE _____ LOCATION _____
PROJECT _____ DATE _____



-15 Black

LIGHT SOURCE	1 x 12W LED with Driver on board, 3000K, CRI 90
LUMINAIRE POWER	12.5W at 120V
RATED LIFE	50000 hr RL
OPTIONAL COLOR TEMPERATURES	3000K Only
LUMEN OUTPUT	Delivered: 546 lm (LM-79)
INPUT VOLTAGE	120V AC, 50/60Hz
DRIVER OUTPUT	N/A
DIMMING	TRIAC Dimming
CONSTRUCTION	Cast Aluminum Housing
DIFFUSER	- Etched White Glass
FINISHES	Black (-15)
MOUNTING	4" Octagonal J-Box. (Installer must provide a bead of caulk between fixture housing and mounting surface)
STANDARDS	ETL Wet listed, Conforms to UL STD 1598, Certified CAN/CSA STD C22.2 No 250.0.



DIMENSIONS
W: 6.50"
H: 16.00"
Ext: 4.25"
M.C: 6.25" From top of fixture

Order example for standard fixture:
3-723-15 (x- Voltage - xxx-Sequence # - xx-Finish)
3: 120V Only

201 Railhead Road, Fort Worth, TX 76106 - Tel. (877) 607-0202 - www.oxygenlighting.com

Submitted On: Apr 20, 2022 1/1 Index Page

STEP LIGHTING FIXTUE AT COURTYARD (E6)

Submitting Agency: Stoneway Electric Supply
Seattle: 206-447-5055
Tacoma: 253-627-1836
Arlington: 360-658-3030

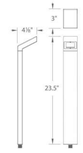
Description: 6021-30-BZ
Project: Northrup Way Mixed
Notes:

Type: E6/E6X

LINEAR PATH LIGHT
6021

WAC LANDSCAPE LIGHTING





Fixture Type:
Catalog Number:
Project:
Location:

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, directional illumination

FEATURES
- IP66 rated, Protected against powerful water jets
- Factory sealed water tight fixtures
- Translucent lens provides uniform light distribution
- Solid diecast corrosion resistant aluminum alloy
- Recommended spacing for installation: 8 to 10ft
- Mounting stake, 6 foot lead wire, and direct burial gel filled wire nuts are included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed

SPECIFICATIONS
Input: 9-15VAC (Transformer is required)
Power: 2.0W / 4.7VA
Brightness: 95 lm
CRI: 90+
Rated Life: 60,000 hours

ORDERING NUMBER

		Color Temp		Finish	
6021	Linear Path	27	2700K	BZ	Bronze or Aluminum
		30	3000K		

Should be a black finish

6021-____BZ

Example: **6021-30BZ**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. MAY 2016

Submitting Agency: Stoneway Electric Supply
Seattle: 206-447-5055
Tacoma: 253-627-1836
Arlington: 360-658-3030

Description: 6021-30-BZ
Project: Northrup Way Mixed
Notes:

Type: E6/E6X

LINEAR PATH LIGHT
6021

WAC LANDSCAPE LIGHTING

Surface Mount Flange/Stake



Includes three 7 inch threaded stainless steel stabilizing pins for ground mounting or surface mounts with four screws or over a junction box

5000-SCP-BZ
Bronze on Aluminum

Additional Mounting Stake



9000-ST9-BK
Durable PVC stake

Magnetic Transformers

Stainless Steel, 12-15V output, IP65 rated, UL 1838 listed
See transformer spec sheet for details and its accessories

9075-TRN-SS 75W Max
9150-TRN-SS 150W Max
9300-TRN-SS 300W Max
9600-TRN-SS 600W Max



TESTED MAGNETIC LOW VOLTAGE(MLV) DIMMERS

Luminaire	Dimmer					
	Manufacturer	Family	Model	Power Rating	Range*	Note
6021	Lutron	Diva	DVLV-600	600W	33% - 100%	Output maxes at 50% dimming level
		Skylark	SLV-600P	600W	28% - 100%	Output maxes at 50% dimming level
		Skylark	S-10P	1200W		Not recommended

*Low end of this range is determined by output current which may not directly translate to the perceived light output

WAC Lighting fixtures are compatible with a variety of dimmers. For your convenience we have included a compatibility chart showing dimmers which have been tested with our products. The recommended list below is based upon testing conducted in a lab, and the results can vary in certain field applications due to a number of factors. Exclusion from the list does not imply incompatibility, just that it has not been tested by WAC Lighting. Please reference the dimmer manufacturer's instructions for installation, or contact a WAC lighting professional at 800-526-2588.

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

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1750 Archibald Avenue
Ontario, CA 91760

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LIGHTING FIXTUE AT RETAIL CANOPY (E1/E1X)

Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STOSO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: LSD-E-12-04-KK-80-MULT-LOL / CBL-3P-L-UNV-10/ CBL-3P-L-UNV-01/LDCM-PL-120-277-0-10V-GR
Notes: 302Lumens/Ft; Includes end-to-end connector

Type: E1/E1X
SEATAC-WWA22-130571

TROV

OVERVIEW • SPECIFICATIONS • ORDERING | INTERIOR + EXTERIOR | **L50 GRAZE**

DATE | PROJECT | FIRM | TYPE

THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRAZING, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE PLUG 'N FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER FREE DIMMING DOWN TO 0%.

FEATURES :
- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- PLUG TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP65 EXTERIOR OPTIONS

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I E	12" 48"	02 04 06 08 10 12	WHITE CCT / MONO COLOR 22 / GR**** 27 / BL 30 / AM 35 / RD*** 40 50 CONFIRM CCT	80 90* Blank For Color	HULT (120-277V)	GRAZING 4" x 24" 6 x 24 8 x 24 10 x 24 14 x 24 16 x 24 20 x 24 FLMS OVHB 120° Asym LINE OF LIGHT L50 WASHING 4" x 24" 6 x 24 8 x 24 10 x 24 12 x 24 14 x 24 16 x 24 20 x 24 40 x 24 40 x 48 60 x 24 60 x 60 45 x 71 72 x 48 76 x 76

EXAMPLE L50-I-48-10-27-90-MULT-15x65 *80 CRI not available in 2200K or 5000K **120 is only available with Exterior option. See L39 spec sheet for more info ***Hybrid not available in 12W or 16W. ****Green is not available in CRI

PERFORMANCE	WATTS	OPTIC	LUMEN OUTPUT	EFFICACY
	2W	8° x 29°	108 lm/LF (359 lm/m)	79 lm/W
	4W	8° x 29°	388 lm/LF (1,273 lm/m)	87 lm/W
	6W	8° x 29°	620 lm/LF (2,035 lm/m)	103 lm/W
	8W	8° x 29°	864 lm/LF (2,833 lm/m)	108 lm/W
	10W	8° x 29°	1046 lm/LF (3,432 lm/m)	105 lm/W
	12W	8° x 29°	1207 lm/LF (3990 lm/m)	101 lm/W

ALL LUMEN DATA IS FROM 4000K 80CRI FIXTURES. PLEASE SEE PHOTOMETRY SPEC SHEET FOR ADDITIONAL LUMEN DATA.

COLOR RENDERING INDEX	80+, 90+
COLOR CONSISTENCY	2-STEP MACADAM ELLIPSE
LUMEN DEPRECIATION / RATED LIFE	WATTS | L70 @ 25C | L70 @ 50C | L90 @ 25C | L90 @ 50C 2W-12W | >150,000 | >70,000 | >51,000 | >25,000

* CALCULATIONS FOR LED FIXTURES ARE BASED ON MEASUREMENTS THAT COMPLY WITH IESNA LM-80 TESTING PROCEDURES AND IES TM-21 CALCULATION

ELECTRICAL POWER CONSUMPTION: 2W/LF-(6.8W/M) - 4W/LF-(13.2W/M) - 6W/LF-(19.8W/M) - 8W/LF-(26.4W/M) - 10W/LF-(33W/M) - 12W/LF-(39.6W/M)
2 W/LF (6.9W/M) at 220V -277V

MAX FIXTURE RUN LENGTH

VOLT	2W/LF		4W/LF		6W/LF		8W/LF		10W/LF		12W/LF	
	Max Run (ft)	Max Run (m)	Max Run (ft)	Max Run (m)	Max Run (ft)	Max Run (m)	Max Run (ft)	Max Run (m)	Max Run (ft)	Max Run (m)	Max Run (ft)	Max Run (m)
120	214	65	106	32	70	21	52	16	41	12	34	10
220	476	145	238	72	158	48	119	36	95	29	79	24
277	576	175	288	88	192	58	144	44	115	35	96	29

POWER FACTOR	>90, 95%, 99%, 100% +/-0.5, 2W=0.9
OPERATING VOLTAGE	MULTIVOLT: 110-277VAC, 50/60 Hz
DRIVER	INTEGRAL TO FIXTURE, DE-RATED POWER AND SYNCHRONOUS START-UP AT FULL BRIGHTNESS
STARTUP TEMPERATURE	-40° F TO 122° F (-40° C TO 50° C)
OPERATING TEMPERATURE	-40° F TO 122° F (-40° C TO 50° C)
STORAGE TEMPERATURE	-40° F TO 176° F (-40° C TO 80° C)

NOTE: Information on this Spec Sheet is subject to change, please visit ecosense@lighting.com/downloads/ies for the most updated information.

ECOSENSE

ECOSENSE LIGHTING INC.
837 NORTH SPRING STREET
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LOS ANGELES, CA 90012

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1/3

Submitted On: Apr 20, 2022 1/3 Index Page

Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STOSO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: LSD-E-12-04-KK-80-MULT-LOL / CBL-3P-L-UNV-10/ CBL-3P-L-UNV-01/LDCM-PL-120-277-0-10V-GR
Notes: 302Lumens/Ft; Includes end-to-end connector

Type: E1/E1X
SEATAC-WWA22-130571

TROV

OVERVIEW • SPECIFICATIONS • ORDERING | INTERIOR + EXTERIOR | **L50 GRAZE**

DATE | PROJECT | FIRM | TYPE

CONTROL	DIMMING	110-277VAC, ELV TYPE 0.01%-100%, REVERSE PHASE, TRAILING EDGE ETC control systems require 0.10V nominal swing. Eosense LOCK, TROV, will not work with ETC phase dimmers
PHYSICAL	DIMENSIONS HOUSING / LENS WEIGHT CONNECTORS ENVIRONMENT	W 1.6" x H 2" x L 12"/48", (41.6mm x 50.5mm x 304.7mm/1220mm) EXTRUDED ALUMINUM/ UV STABILIZED POLYCARBONATE/ STAINLESS STEEL FASTENERS/ PLASTIC ENDCAPS/ RUBBER OVERMOLD FOR CABLE ASSEMBLY 1.52LBS / 0.69KG (9FT)	4.95LBS / 2.25KG (4FT) INTEGRAL MALE/ FEMALE CONNECTORS INDOOR = ETL CERTIFIED FOR DRY/DAMP LOCATIONS IP54 OUTDOOR = ETL CERTIFIED FOR WET LOCATIONS IP66 IMPACT RATED TO IK10 Not intended to be used in water features such as waterfalls, fountains, etc. BEAM ANGLE GRAZING, WASHING, COVE, ASYMMETRIC, LINE OF LIGHT MOUNTING OPTIONS INTEGRAL MOUNTING AND ADJUSTABLE AIMING FROM 0 -180° IN 15° INCREMENTS
FIXTURE RATING & CERTIFICATIONS	CE, ETL CERTIFIED RoHS COMPLIANT ENERGY STAR COMPLIANT RCM CERTIFIED	Title 24 JA8-2016 *80 CRI models only
LIMITED WARRANTY	5 YEARS	

WIRING OPTIONS (MVOLT): 110-277VAC

Power Cable Assembly, TROV, Leader/Jumper, 10 foot	CBL-3P-L-UNV-10*
Power Cable Assembly, TROV, Leader/Jumper, 50 foot	CBL-3P-L-UNV-50*
Power Cable Assembly, TROV, Jumper, 5 foot	CBL-3P-L-UNV-05**
Power Cable Assembly, TROV, Jumper, 1 foot	CBL-3P-L-UNV-01**
Power Cable Assembly, TROV, Adjustable Jumper, 0" to 7"	CBL-3P-L-UNV-ADJ
Power Cable Assembly, TROV, Male and Female terminator caps	CBL-3P-L-UNV-CAPS

*Two (2) terminators are included with the 10' and 50' power cable. One Leader need per circuit/fixture run. Cables are not aluminum rated.
** If using the 5' or 1' power cable assembly as a feeder to power a run ons set of CBL-3P-L-UNV-CAPS will also be need per cable.

0-10V CONTROL OPTIONS

100-120VAC / 277VAC Linear Dimming Control Module 0-10V - Plenum Rated	LDCM-PL-120-277-010V-GR

*Linear dimmers provide a smooth and consistent 0% dimming experience. 0-10V control options required for operation at 0-10%.

OPTIONAL ACCESSORIES

Mounting
Mounting Track and Clips Set, 48 Inch Track, 8 Clips ..... MNT-L-TRKCLIP-48 ..... 48" track and clips set will work with one 48" fixture or four 12" fixtures. (FOR INTERIOR USE ONLY)
Mounting Track and Clips Set, 12 Inch Track, 2 Clips ..... MNT-L-TRKCLIP-12 ..... 12" track will not work with 48" fixtures. (FOR INTERIOR USE ONLY)
Mounting Track Clip, TROV, Set of 2 ..... MNT-L-CLIP ..... Clips needed = 12" fixtures need 1 set of 2 and 48" fixtures needs 2 sets of 2.
90 Degree L Bracket, TROV, Set of 2 ..... MNT-L-LBKT ..... L-Brackets needed = 12" fixtures need 1 set of 2 and 48" fixtures needs 1 set of 2.
Angle Locking Clip, TROV, Pack of 10 ..... MNT-L-ANGLOCK ..... Angle Locks needed = 12" fixtures need 1 and 48" fixtures need 2. (Must order separately)
Mounting, Fine Adjustment Bracket, TROV ..... MNT-L-FAB ..... Fine Adjustment A-Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment Bracket is highly recommended for Grazing Optics
Mounting, Fine Adjustment L-Bracket, TROV ..... MNT-L-LFAB ..... Fine Adjustment L-Brackets needed = 12" fixtures need 1 and 48" fixtures need 2.
*Fine Adjustment L-Bracket is recommended for Asymmetric Optics when aiming is needed

Snap-on Lenses
Snap-on Lens, Frosted, 12 inch, L50 ..... LENS-L50-FROST-12
Snap-on Lens, Frosted, 48 inch, L50 ..... LENS-L50-FROST-48
Snap-on Lens, Clear, 12 inch, L50 ..... LENS-L50-CLEAR-12
Snap-on Lens, Clear, 48 inch, L50 ..... LENS-L50-CLEAR-48

Snap-on Lenses need = One 12" lens is needed per 12" fixture and one 48" lens is needed per 48" fixture. Snap on Lenses will not work with the asymmetric fixture. Clear lenses can be used to hold colored filters to customize the output color of any TROV fixture, except the ASYM. Color filters supplied by others.

Wall Mount Arm
Wall Mount Arm, 6 inch, TROV WMA-L-CA-06
Wall Mount Arm, 12 inch, TROV WMA-L-CA-12
Wall Mount Arm, 18 inch, TROV WMA-L-CA-18
Wall Mount Arm, 24 inch, TROV WMA-L-CA-24
Wall Mount Arm End Plate Set, TROV, Includes Left and Right ..... WMA-L-END
Wall Mount Arm Joiner Plate, TROV ..... WMA-L-JNR

Wall Mount Arms needed = For individual fixture installations two arms and one end set will be needed per fixture. For continuous run installation one endset will be needed per run. Each end set contains one left and one right end plate. One joining set will be needed per joint. One arm per fixture will be need plus one extra arm to complete the run. For example: A 10ft run made with two 4ft and two 1ft fixtures will contain; 1 x WMA-L-END, 3 x WMA-L-JNR, and 5 x WMA-L-CA-12. Leader cables are not included with wall mount arms, end sets, or joiners sets.

Louvers
Louver, Asymmetric, 12 inch, L50 ..... LV-L50-ASYM-12
Louver, Asymmetric, 48 inch, L50 ..... LV-L50-ASYM-48
Louver, Symmetric, 12 inch, L50 ..... LV-L50-SYM-12
Louver, Symmetric, 48 inch, L50 ..... LV-L50-SYM-48
Louver, Honeycomb, 12 inch, L50 ..... LV-L50-HCOMB-12
Louver, Honeycomb, 48 inch, L50 ..... LV-L50-HCOMB-48

Louvers Needed = One 12" louver is needed per 12" fixture and one 48" louver is needed per 48" fixture. 48" louver is made up of four 12" louvers. Louvers cannot be used with the asymmetric fixture

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837 NORTH SPRING STREET
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LOS ANGELES, CA 90012

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2/3

Submitted On: Apr 20, 2022 2/3 Index Page

Submitted by Sea-Tac Lighting & Controls, LLC

Job Name: Northup Way Mixed Use - Alternates
Distributor: Stoneway Electric Supply, Inc. - STOSO (Seattle)
Engineer: Rushing: Engineering - Seattle (Seattle)

Catalog Number: LSD-E-12-04-KK-80-MULT-LOL / CBL-3P-L-UNV-10/ CBL-3P-L-UNV-01/LDCM-PL-120-277-0-10V-GR
Notes: 302Lumens/Ft; Includes end-to-end connector

Type: E1/E1X
SEATAC-WWA22-130571

TROV

OVERVIEW • SPECIFICATIONS • ORDERING | INTERIOR + EXTERIOR | **L50 GRAZE**

DATE | PROJECT | FIRM | TYPE

OPTIONAL ACCESSORIES

Masking Plates
Masking Plate, 3 inch high, 12 inch, L50 & L35 ..... MP-L50-3H-12
Masking Plate, 3 inch high, 48 inch, L50 & L35 ..... MP-L50-3H-48

Masking Plates needed = One 12" plate is needed per 12" fixture and one 48" plate is needed per 48" fixture.

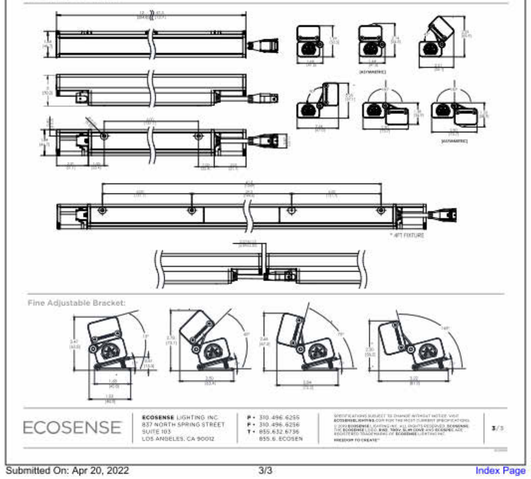
Landscape Stake
Landscape Stake, 6 inch, TROV, Set of 2 ..... LS-L-STK-06
Landscape Stake, 12 inch, TROV, Set of 2 ..... LS-L-STK-12
Landscape Stake, 18 inch, TROV, Set of 2 ..... LS-L-STK-18

Landscape Stakes needed = 12" and 48" fixtures both need one set of 2.

Wire Box
Conduit Connection, Wire Box, TROV, Interior Only, L50 ..... CC-L-WIREBOX

Wire box can be used instead of a leader cable to start a run. 1/2" conduit fitting can attach directly to the box on one end and the fixture to the other.

DIMENSIONS + MOUNTING



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3/3

Submitted On: Apr 20, 2022 3/3 Index Page

6/12/2023 3:11:10 PM

PROJECT NAME
Chambers Apartment

PROJECT ADDRESS
1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT
Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

CONSULTANTS

ARCHITECT — MZA — 752 108th Ave NE, Suite 203, Bellevue, WA 98004 T: 425-559-7888

CIVIL ENGINEER — COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900, Seattle, WA 98104 T: 206-343-0460

LANDSCAPE — JET — 95 S. Jackson St, Suite 100, Seattle, WA 98104 T: 206-947-6869

TRANSPORTATION — TENW — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004 T: 425-250-5001

DRAWING STATUS
ADR RESUBMITTAL

Discrepancies must be reported to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

MZA ARCHITECTURE

STAMP
6446
REGISTERED ARCHITECT
Ming Zhang
STATE OF WASHINGTON
NOT FOR CONSTRUCTION

NORTH ARROW
N

DRAWING TITLE
LIGHTING FIXTURES

DRAWN	CHECKED
YR	CD
SCALE	DATE
	04.03.2023

PROJECT NO.
21-024

DRAWING NO.
A1503

REVISION NO.

36" x 24" - SHEET SIZE

LIGHTING FIXTUE AT RESIDENTIAL LOBBY CANOPY (E2)

Submitting Agency:	Description:	Type:
Seattle: 206-447-9393 Tacoma: 253-627-1838 Arlington: 360-686-3030	**Project:** LL54WET-T-30K-SL65-NC-20'-KMC-20'-F-SA **Notes:** Northrup Way Mixed	**E2 20'**



LL18 LL30 LL36 LL54

Applications: outdoor / wet location, above cabinet, cove lighting, counter accent, architectural accents, under banisters, decks, gazebos, barbeque stations and wet bars.

LineLED Wet Tube is a new small profile, more energy efficient LED strip for wet locations. The LineLED Wet Tube has superior light output, a durable but flexible circuit board and it is very easy to install.

Due to the sealing bond needed to guarantee the wetrating, exact lengths are required to order the LineLED Wet Tube. Extending and turning corners in the field require custom production.

Mounting
LLED strip is equipped with 3M™ VHB™ adhesive transfer tape.

Approvals
IP65 & IP68 rated

Beam Angle
120°

Operating voltage
24 VDC

Average life
30,000 hours

Warranty
3 years

Technical information

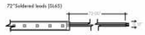
MODEL	LL18 WET	LL30 WET	LL36 WET	LL54 WET
LEDS/ft	18	30	36	54
Light output 3000K	121 lm/ft	190 lm/ft	244 lm/ft	353 lm/ft
Average power consumption (for 15' section)	1.5 W/ft	2.5 W/ft	3.0 W/ft	4.5 W/ft
Ordering increment	4.00"	2.50"	2.00"	1.31"
Maximum run length (in series)	100 ft	48 ft	39 ft	26 ft
Profile Dimensions W/connector dimension, see line drawing	0.47" W 0.24" H	0.47" W 0.24" H	0.47" W 0.24" H	0.47" W 0.24" H

CCT INFO/LUMEN MULTIPLIER — TM-30-15

Color temperature	Multiplier (Lumens/Foot 3000K)	CRI	R_f	R_g
2700K	0.81	98	95	103
3000K	1.00	92	90	99
3500K	1.05	94	90	99

SECTION START/END OPTIONS

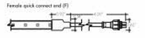
72"Soldered leads (SL65)



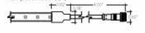
72"Soldered leads (SL68)



Female quick connect end (F)



Male quick connect end (M)



No connector (NC)
PX5 model only



No connector (NC)
PX8 model only



Ordering code

MODEL	STANDARD/WET	COLOR TEMPERATURE	SECTION START	SECTION END	LENGTH
LL18WET LL30WET LL36WET *LL54WET	T - Tube	27K - 2700K 30K - 3000K 35K - 3500K **Temperature - Custom	***SL65 - PX5 Soldered lead wires (72") SL68 - PX8 Soldered lead wires (72") F - Female connector M - Male connector ****NC - No connector	***SL65 - PX5 Soldered lead wires (72") SL68 - PX8 Soldered lead wires (72") F - Female connector M - Male connector ****NC - No connector	20' - 240" see table above for increment options and maximum run limits

* 96v 24 JAB Compliant
** Other color temperatures are available for special order
*** Only available option with IP65, cannot be combined with any other options

Power consumption per linear foot - loads tested with PSD series of power supplies (page 4)



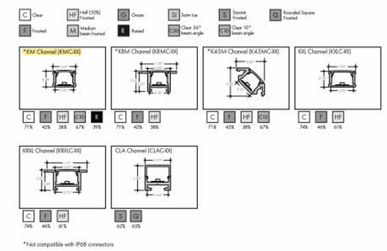
Length of strip (ft)	LL18WET-T W/ft	LL18WET-T Total wattage	LL30WET-T W/ft	LL30WET-T Total wattage	LL36WET-T W/ft	LL36WET-T Total wattage	LL54WET-T W/ft	LL54WET-T Total wattage
1	1.5 W	1.5 W	2.5 W	2.5 W	3.0 W	3.0 W	4.5 W	4.5 W
2	1.5 W	3.0 W	2.5 W	5.0 W	3.0 W	6.0 W	4.5 W	9.0 W
3	1.5 W	4.5 W	2.5 W	7.5 W	3.0 W	9.0 W	4.5 W	13.5 W
4	1.5 W	6.0 W	2.5 W	10.0 W	3.0 W	12.0 W	4.5 W	18.0 W
5	1.5 W	7.5 W	2.5 W	12.5 W	3.0 W	15.0 W	4.5 W	22.5 W
6	1.5 W	9.0 W	2.5 W	15.0 W	3.0 W	18.0 W	4.5 W	27.0 W
7	1.5 W	10.5 W	2.5 W	17.5 W	3.0 W	21.0 W	4.5 W	31.5 W
8	1.5 W	12.0 W	2.5 W	20.0 W	3.0 W	24.0 W	4.5 W	36.0 W
9	1.5 W	13.5 W	2.5 W	22.5 W	3.0 W	27.0 W	4.5 W	40.5 W
10	1.5 W	15.0 W	2.5 W	25.0 W	3.0 W	30.0 W	4.5 W	45.0 W
11	1.5 W	16.5 W	2.5 W	27.5 W	3.0 W	33.0 W	4.5 W	49.5 W
12	1.5 W	18.0 W	2.5 W	30.0 W	3.0 W	36.0 W	4.5 W	54.0 W
13	1.5 W	19.5 W	2.5 W	32.5 W	3.0 W	39.0 W	4.5 W	58.5 W
14	1.5 W	21.0 W	2.5 W	35.0 W	3.0 W	42.0 W	4.5 W	63.0 W
15	1.5 W	22.5 W	2.5 W	37.5 W	3.0 W	45.0 W	4.5 W	67.5 W
16	1.5 W	24.0 W	2.5 W	40.0 W	3.0 W	48.0 W	4.5 W	72.0 W
17	1.5 W	25.5 W	2.5 W	42.5 W	3.0 W	51.0 W	4.5 W	76.5 W
18	1.5 W	27.0 W	2.5 W	45.0 W	3.0 W	54.0 W	4.5 W	81.0 W
19	1.5 W	28.5 W	2.5 W	47.5 W	3.0 W	57.0 W	4.5 W	85.5 W
20	1.5 W	30.0 W	2.5 W	50.0 W	3.0 W	60.0 W	4.5 W	90.0 W
21	1.5 W	31.5 W	2.5 W	52.5 W	3.0 W	63.0 W	4.5 W	94.5 W
22	1.5 W	33.0 W	2.5 W	55.0 W	3.0 W	66.0 W	4.5 W	99.0 W
23	1.5 W	34.5 W	2.5 W	57.5 W	3.0 W	69.0 W	4.5 W	103.5 W
24	1.5 W	36.0 W	2.5 W	60.0 W	3.0 W	72.0 W	4.5 W	108.0 W
25	1.5 W	37.5 W	2.5 W	62.5 W	3.0 W	75.0 W	4.5 W	112.5 W
26	1.5 W	39.0 W	2.5 W	65.0 W	3.0 W	78.0 W	4.5 W	117.0 W
27	1.5 W	40.5 W	2.5 W	67.5 W	3.0 W	81.0 W	4.5 W	121.5 W
28	1.5 W	42.0 W	2.5 W	70.0 W	3.0 W	84.0 W	4.5 W	126.0 W
29	1.5 W	43.5 W	2.5 W	72.5 W	3.0 W	87.0 W	4.5 W	130.5 W
30	1.5 W	45.0 W	2.5 W	75.0 W	3.0 W	90.0 W	4.5 W	135.0 W
31	1.5 W	46.5 W	2.5 W	77.5 W	3.0 W	93.0 W	4.5 W	139.5 W
32	1.5 W	48.0 W	2.5 W	80.0 W	3.0 W	96.0 W	4.5 W	144.0 W
33	1.5 W	49.5 W	2.5 W	82.5 W	3.0 W	99.0 W	4.5 W	148.5 W
34	1.5 W	51.0 W	2.5 W	85.0 W	3.0 W	102.0 W	4.5 W	153.0 W
35	1.5 W	52.5 W	2.5 W	87.5 W	3.0 W	105.0 W	4.5 W	157.5 W
36	1.5 W	54.0 W	2.5 W	90.0 W	3.0 W	108.0 W	4.5 W	162.0 W
37	1.5 W	55.5 W	2.5 W	92.5 W	3.0 W	111.0 W	4.5 W	166.5 W
38	1.5 W	57.0 W	2.5 W	95.0 W	3.0 W	114.0 W	4.5 W	171.0 W
39	1.5 W	58.5 W	2.5 W	97.5 W	3.0 W	117.0 W	4.5 W	175.5 W
40	1.5 W	60.0 W	2.5 W	100.0 W	3.0 W	120.0 W	4.5 W	180.0 W
41	1.5 W	61.5 W	2.5 W	102.5 W	3.0 W	123.0 W	4.5 W	184.5 W
42	1.5 W	63.0 W	2.5 W	105.0 W	3.0 W	126.0 W	4.5 W	189.0 W
43	1.5 W	64.5 W	2.5 W	107.5 W	3.0 W	129.0 W	4.5 W	193.5 W
44	1.5 W	66.0 W	2.5 W	110.0 W	3.0 W	132.0 W	4.5 W	198.0 W
45	1.5 W	67.5 W	2.5 W	112.5 W	3.0 W	135.0 W	4.5 W	202.5 W
46	1.5 W	69.0 W	2.5 W	115.0 W	3.0 W	138.0 W	4.5 W	207.0 W
47	1.5 W	70.5 W	2.5 W	117.5 W	3.0 W	141.0 W	4.5 W	211.5 W
48	1.5 W	72.0 W	2.5 W	120.0 W	3.0 W	144.0 W	4.5 W	216.0 W
49	1.5 W	73.5 W	2.5 W	122.5 W	3.0 W	147.0 W	4.5 W	220.5 W
50	1.5 W	75.0 W	2.5 W	125.0 W	3.0 W	150.0 W	4.5 W	225.0 W
51-60	1.5 W	76.5-90.0 W	2.5 W	127.5-150.0 W	3.0 W	153.0-180.0 W	4.5 W	229.5-270.0 W
61-70	1.5 W	91.5-105.0 W	2.5 W	152.5-175.0 W	3.0 W	183.0-210.0 W	4.5 W	274.5-315.0 W
71-80	1.5 W	106.5-120.0 W	2.5 W	177.5-200.0 W	3.0 W	213.0-240.0 W	4.5 W	319.5-360.0 W
81-90	1.5 W	121.5-135.0 W	2.5 W	202.5-225.0 W	3.0 W	243.0-270.0 W	4.5 W	364.5-405.0 W
91-100	1.5 W	136.5-150.0 W	2.5 W	227.5-250.0 W	3.0 W	273.0-300.0 W	4.5 W	409.5-450.0 W

Accessories

Mounting clip	Splice Box	Connector	Male/Female Joiner
CL-2 Recommended at every 12" when LineLED strip is facing down.	LVSP-WET Waterproof, low voltage splice box, gray	LVSP-WET-CM Low voltage splice box wet cable management gray	IP67 - 12 12" - 12" 48 - 48" Joiner and extension cable in 12" or 48"

Lens options / light transmission percentage per lens

C Clear — HF Half (50%) Frosted — G Onyx — SV Satin Ivy — S Square Frosted — G Rounded Square Frosted
F Frosted — M Medium beam frosted — R Raised — CW Clear 30° beam angle — CW Clear 15° beam angle



*Not compatible with IP68 connectors

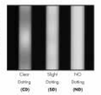
Installation
All mounting channels are field cuttable using miter saw with circular blade suitable for cutting aluminum.

Ordering
Extrusions are sold separately. View respective specsheets for details on ordering extrusions and their accessories (endcaps, mounting brackets, etc).

Discontinued Extrusion Reference Link
https://www.lumini.com/media/4331/extrusions-update-09.pdf

LED Dotting per extrusion
using the frosted lens option

Extrusion	LED Models LL18 Wet	LL30 Wet	LL36 Wet	LL54 Wet
KMC, KBMC, KASMC	1%	2%	3%	5%
KMLC, KBMLC	1%	2%	3%	5%
ALC20	1%	2%	3%	5%
CLAC	2%	3%	4%	6%

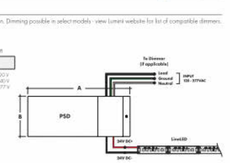


Power supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view Lumini website for list of compatible dimmers.

Magnetic Low Voltage Dimming Power Supplies

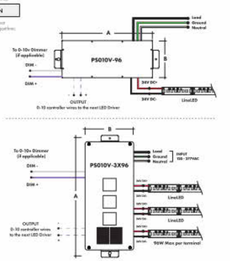
MODEL	POWER	OUTPUT	INPUT
PSD PSD - IP65 Series dims down to 0%	48 48 - 48 Watt 96 - 96 Watt 288 - 288 Watt (3 x 96Watt)	24 24 - 24 VDC	Blank - 120 V 240 - 240 V 277 - 277 V



MODELS	PSD 48	PSD 96	PSD 288
A Length	11.25"	11.25"	13.06"
B Width	3.42"	3.42"	8.42"
Depth	3.42"	3.27"	4.47"

0-10V Dimming Power Supplies

MODEL	POWER	OUTPUT	DRIVER/IO
PS010V PS010V - 0V-10V Power Supply dims down to 0%	3X96 96 - 96 Watt 3X96 - 3 X 96 Watt	24 24 - 24 VDC	LIN - Lineal LOG - Logarithmic



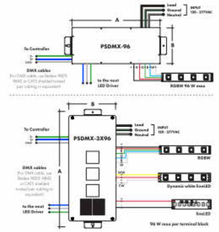
MODELS	96W	3X96
A Length	14.40"	15.75"
B Width	5.20"	6.62"
Depth	2.60"	4.95"

DMX Dimming Power Supplies

MODEL	POWER	OUTPUT
PSDMX PSDMX - DMX Power Supply	96 96 - 96 Watt 3X96 - 3 X 96 Watt	24 24 - 24 VDC

Features eldoLED's SYNEARSive configurable dimmable drivers

MODELS	96W	3X96
A Length	14.40"	15.75"
B Width	5.20"	6.62"
Depth	2.60"	4.95"

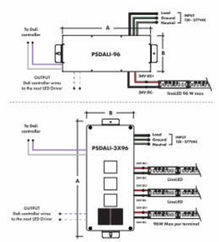


DALI Dimming Power Supplies

MODEL	POWER	OUTPUT
PSDALI PSDALI - DALI Power Supply dims down to 0%	96 96 - 96 Watt 3X96 - 3 X 96 Watt	24 24 - 24 VDC

Features eldoLED's SYNEARSive configurable dimmable drivers

MODELS	96W	3X96
A Length	14.40"	15.75"
B Width	5.20"	6.62"
Depth	2.60"	4.95"



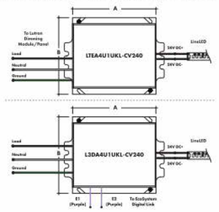
Power supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view Lumini website for list of compatible dimmers.

LUTRON
Lutron is a Lutron CEDIA Advantage Partner

MODEL	MODEL
LTEA4U1UKL-CV240 Lutron - HiLume™ 1% 2-wire LED Driver (120V forward phase only)	L3DA4U1UKL-CV240 HiLume™ 1% EcoSystem Voltage LED driver

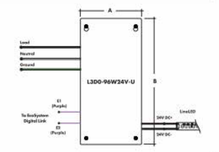
MODELS	LTEA4U1UKL-CV240	L3DA4U1UKL-CV240
A Length	4.89"	4.98"
B Width	4.00"	4.00"
Depth	2.62"	2.62"



LUTRON
Lutron is a Lutron CEDIA Advantage Partner

MODEL
L3D0-96W24V-U HiLume™ 1% EcoSystem Voltage LED Driver with SoftOn, FadeToBlack™

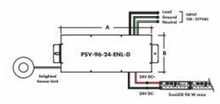
MODELS	L3D0
A Length	10.50"
B Width	3.50"
Depth	2.00"



Enlighted Enabled Dimming Power Supplies:

MODEL	POWER	OUTPUT	DIMMING	LOCATION
PSV PSV - PSV Series	96 96 - 96 Watt	24 24 - 24 VDC	ENL ENL - Enlighted Dimming	D D - Damp

MODELS	96 W
A Length	14.40"
B Width	5.20"
Depth	2.60"



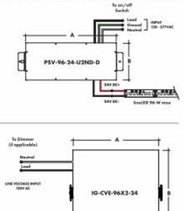
Power supply

See fixture and power supply instructions & spec sheet for wiring information. Dimming possible in select models - view Lumini website for list of compatible dimmers.

Non-Dimming Power Supply

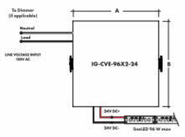
MODEL	POWER	OUTPUT	DIMMING	LOCATION
PSV PSV - PSV Series	96 96 - 96 Watt	24 24 - 24 VDC	U2ND U2ND - Non-Dimming	D D - Damp

MODELS	96W
A Length	14.40"
B Width	5.20"
Depth	2.60"



In ground, Electronic Low Voltage Dimming Power Supplies

MODEL	POWER	OUTPUT	INPUT
IG IG - In ground CVE Series	CVE CVE - 0-10V Dimming (Sink) and ELV Dual dimming. Soft dim down to 0.1%	96X2 96X2 - 2 X 96 Watt	24 24 - 24 VDC	Blank - 120 V 277 - 240/277 V

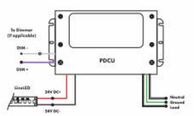


MODELS	Dual Circuit
A Length	8.40"
B Width	8.30"
Depth	8.30"

Universal Power Supply

MODEL	POWER	OUTPUT
PDCU PDCU - PDCU Series PDCUx - PDCUx Series	30 30 - 30 Watt 60 - 60 Watt 96 - 96 Watt 3X96 - 3x96 Watt	24 24 - 24 VDC

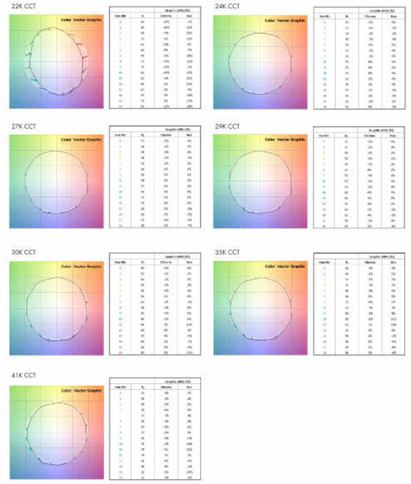
- 0-10V - 1% dimming
- MLV/ELV/TRIAC - 1% dimming



MODELS	PDCU 30W	PDCUx 30W	PDCU 60W	PDCUx 60W	PDCU 96W	PDCUx 96W	PDCU 3X96W	PDCUx 3X96W
A Length	6.50"	6.10"	7.40"	7.93"	8.66"	8.25"	11.85"	9.37"
B Width	3.73"	3.33"	3.73"	3.33"	3.73"	4.10"	4.32"	5.94"
Depth	1.61"	1.33"	1.61"	1.32"	1.61"	1.56"	1.81"	1.13"

TM-30-15: Data

Based on 3,000 values



PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
1	ADR REVISION #1	2022.08.26

REVISIONS

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COUGHLIN PORTER LUNDEEN — 801 2nd Ave, Suite 900 Seattle, WA 98104 T: 206-343-0460

LANDSCAPE
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TRANSPORTATION
TENW Transportation Engineering Northwest — Bellevue Gateway I, 11400 SE 8th St, Suite 100, Bellevue, WA 98004 T: 425-250-5001

DRAWING STATUS

ADR RESUBMITTAL

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MZA ARCHITECTURE

STAMP



NOT FOR CONSTRUCTION

NORTH ARROW



DRAWING TITLE

LIGHTING FIXTURES

DRAWN	CHECKED
YR	CD
SCALE	DATE
	04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A1504**

REVISION NO.

6/12/2023 3:11:11 PM

36" x 24" - SHEET SIZE



1 SIGNAGE INTENT - EAST

SCALE: 1/16" = 1'-0"



2 SIGNAGE INTENT - WEST

SCALE: 1/16" = 1'-0"

6/12/2023 3:11:21 PM

PROJECT NAME

Chambers Apartment

PROJECT ADDRESS

1829 & 1831 130th Ave NE,
Bellevue, WA

CLIENT

Holland Partner Group — 1000 Dexter Ave N, Suite 201, Seattle, WA 98109

HOLLAND PARTNER GROUP

NO.	Description	Date
2	ADR REVISION #2	2023.04.03

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MZA ARCHITECTURE

STAMP

6446 REGISTERED ARCHITECT Ming Zhang STATE OF WASHINGTON

NOT FOR CONSTRUCTION

NORTH ARROW

N

DRAWING TITLE

SIGNAGE DESIGN INTENT

DRAWN	CHECKED
YR	RT
SCALE: 1/16" = 1'-0"	DATE: 04.03.2023

PROJECT NO. 21-024

DRAWING NO. **A1601**

REVISION NO.