DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave NE., P.O. BOX 90012
BELLEVUE, WA 98009-9012

OPTIONAL DETERMINATION OF NON-SIGNIFICANCE (DNS) NOTICE MATERIALS

The attached materials are being sent to you pursuant to the requirements for the Optional DNS Process (WAC 197-11-355). A DNS on the attached proposal is likely. This may be the only opportunity to comment on environmental impacts of the proposal. Mitigation measures from standard codes will apply. Project review may require mitigation regardless of whether an EIS is prepared. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

File No.: 26-101804-LP, 26-101805-LD, and, 26-106616-LD

Project Name/Address: 520 Overlake Townhomes/14451 NE 24th Street

Planner: Drew Folsom
425-452-4441
dfolsom@bellevuewa.gov

Minimum Comment Period: June 17, 2026, 5 pm

Materials included in this Notice:

- ☑ Blue Bulletin
- ☑ Checklist
- ☑ Vicinity Map
- ☑ Plans
- ☐ Other:

OTHERS TO RECEIVE THIS DOCUMENT:

- ☑ State Department of Fish and Wildlife
- ☑ State Department of Ecology, Shoreline Planner N.W. Region
- ☑ Army Corps of Engineers
- ☑ Attorney General
- ☑ Muckleshoot Indian Tribe

Development Services

SEPA Environmental Checklist

Project Proposals

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 520 Overlake Townhomes
2. Name of applicant Dahlin Group
3. Contact person Tatyana Sirotinsky Phone 206-635-4164
4. Contact person address 10900 NE 8th Street, Suite 1650, Bellevue, WA 98004
5. Date this checklist was prepared January 29th, 2026
6. Agency requesting the checklist City of Bellevue Development Services Department

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

The project is planned in 2 phases; Ph.1 redevelops the western portion of the site and internal roadway connecting Ph.1 and NE 24th St. and Ph.2 redevelops the eastern portion. MDP submission and Phase 1 ADR submission (separate applications) are currently being submitted. Construction on Ph.1 is anticipated to start 2027 with 24-30 month duration, timing for Ph.2 to begin end of 2030.

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

The two phases (parcels) of the project are included within this MDP (LP) submission. Each phase (parcel) will have a separate ADR (LD) submission.

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

- Geotechnical Report and Critical Areas Report, prepared by Geoengineers
- Traffic Study, prepared by TranspoGroup
- Preliminary Stormwater Drainage Report, prepared by Coughlin Porter Lundeen

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.

There are no other applications pending for governmental approvals of other proposals directly affecting the this site that we are aware of.

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

City of Bellevue: Land Use Permits (LD and LP) (Administrative Design Review Approval), Clearing & Grading Permit, Utilities, Building Permits, Fire Sprinkler Permits, and Transportation (Short Term and Surface Disturbance).

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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.)

This master plan proposal is to redevelop a 8.7 acre site in the Overlake area of the City of Bellevue. Broken into two phases, Phase 1 contains 87 units of townhomes and Phase 2 contains 85 units of townhomes, and internal roadways to support the development.

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.

The site is irregularly trapezoidal-shaped and is bounded by SR-520 to the northwest, NE 24th Street to the north, and private property to the east, south, and west. The site has 1 parcel with the following addresses 14335 and 14475 NE 24th Street in Bellevue, Washington. The Legal description has been submitted with the MDP and is attached at the end of this document.

Environmental Elements

Earth

1. General description of the site:
   - ☐ Flat
   - ☑ Rolling
   - ☐ Hilly
   - ☑ Steep Slopes
   - ☐ Mountainous
   - ☐ Other The majority of the site slopes from NE to SW and varies 78 feet from corner to corner. Site has four man made steep slopes spread across the site

2. What is the steepest slope on the site (approximate percent slope)? +40% of man-made slope

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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.

The geotechnical report lists Glacial till as the predominant surface layer, with small pockets of loose to medium dense silty sand with occasional gravel. Pockets of Cohesionless Sand and Gravel occur between the Till and a sublayer of Cohesive silt and clay.

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

No unstable soils are anticipated to be present at this site based on review of surface indications and the history of the site. Reference the geotechnical report for additional information.

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 approximate size of the excavation expected will be 196,652SF and 710,400 cu ft. of soil removed on Phase 1; 186,215SF and 696,300 cu ft. of soil removed on Phase 2. Fill will come from an approved WSDOT source.

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

Erosion is possible with any land-disturbing activity. This project will comply with a site specific Construction Storm Water Pollution Prevention Plan in accordance with applicable City and State regulatory codes to limit erosion and sedimentation during construction.

7. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 70% including paving and buildings

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

Appropriate cover methods and turbidity control methods will be used during construction, as well as following the recommendations of the Geotechnical Engineer. All disturbed areas will be stabilized with permitted improvements prior to completion of the permitted activities.

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.

Construction activities may generate some dust, primarily during excavation. During the Construction process, truck exhaust will also be present from equipment and deliveries. The quantity of these emissions are unknown.

Emission during operation is limited to automobiles parking in the garages, gas barbecues and fire pits. The quantity of these emissions are unknown.

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

None known, other than nearby roadway emissions.

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

There are no adverse impacts anticipated. Best Management Practices will be implemented during excavation and construction to limit dust generation to the extent feasible. Dust will be controlled w/ water, and equipment will be well maintained. Efforts will be made to avoid vehicle idling during construction.
The project will comply with all applicable regulations.

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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 water bodies are on site. Valley Creek is downhill approximately 1/4 mile to the west of the 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 work will be in the vicinity of any waters.

   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.

No filling or excavating will be done within any water bodies.

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

No surface water withdrawals or diversions will be done.

   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 discharges of waste are proposed to surface waters.

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 groundwater will be withdrawn for drinking water. Temporary dewatering may be required in the vicinities of deeper utility installations and the detention vaults.

No water is planned to be discharged to groundwater.

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.

No septic systems or other sources are proposed to discharge to the ground.

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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.

Surface water runoff will be collected via roof drains and catch basins and conveyed to the City's public storm main in north west portion of the site. The public storm main eventually discharges to Valley Creek Basin.

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

Unforeseen construction or other vehicle use on site before and after completion could theoretically enter the creek downstream if an accident or spill were to occur, but this is not anticipated. All required precautions during construction and all code required improvements to the finished site to improve storm-water runoff will be provided.

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

No drainage patterns are affected. The site is currently developed and the proposal will discharge stormwater at the same location as current.

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

The project site will be reducing the amount of impervious compared to the existing condition, thereby reducing flow rates and impacts to downstream water systems. This project will comply with a site specific Construction Storm Water Pollution Prevention Plan in accordance with applicable City and State regulatory codes to limit impacts during construction.

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Plants

1. Check the types of vegetation found on the site:
   - ☑ deciduous tree: alder, maple, aspen, other _____
   - ☑ evergreen tree: fir, cedar, pine, other _____
   - ☑ shrubs
   - ☑ 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 vegetation will be removed for proposed project construction. Existing vegetation consists of deciduous and conifer trees, native and ornamental shrubs, ground cover and lawn.

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

   None known.

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

   A combination of native and adaptive deciduous and coniferous trees, shrubs, evergreen groundcovers, perennials and grasses distributed throughout the site. Existing trees and shrubs beyond the limits of proposed construction will be protected to the maximum extent possible.

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

None identified.

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

   Mammals: ☐deer, ☐bear, ☐elk, ☐beaver, ☐other None

   Fish: ☐bass, ☐salmon, ☐trout, ☐herring, ☐shellfish, ☐other None

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

None known.

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

The general Puget Sound area is located within the Pacific Flyway which extends from Alaska to Mexico and South America. The proposed project will not interfere with the Pacific Flyway and there is no evidence that this is an important part of the Flyway given its already-developed status.

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

There are no foreseen adverse impacts, and no mitigation is necessary.

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

No known invasive animal species on site.

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.

The project will be served by electrical power and natural gas. Electrical used for lighting, common electricity, residential townhome cooking and power. There is no proposed use for Gas

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

No

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.

No significant adverse energy impacts anticipated, and no mitigation is necessary. The project will adhere to code requirements.

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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 known

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

None known

   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.

None known

   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.

None known

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d. Describe special emergency services that might be required.

None

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

None

2. Noise

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

Noises typical of an urban project; traffic, light rail, construction, sirens.
The background noise is not expected to adversely affect the 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.

Noises typical of a construction project from site development to the vertical construction. Hours would be bases on typical construction hours allowed within the City's requirements.

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

No significant adverse impact anticipated. Compliance with the City's codes and ordinances for Noise.

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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.

   The site is currently used as a commercial office building park with two office buildings, associated parking and circulation areas. Adjacent properties include commercial, auto and light industrial uses. The proposed use is compatible with the recent code update that allows more residential density.

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?

   No

   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.

   The property is currently occupied by two office buildings and a Sound Transit detention vault.

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

The existing west building will be demolished in Phase 1. The eastern building will be demolished during the Phase 2 development.

5. What is the current zoning classification of the site? BR-OR (BelRed Office Residential)

6. What is the current comprehensive plan designation of the site? BR-OR (BelRed Office Residential)

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.

Site has four man made steep slopes adjacent to and within the site which are showcased as critical areas. Please refer to critical areas report provided by GeoEngineers.

9. Approximately how many people would reside ~~or work~~ in the completed project? 172 +

10. Approximately how many people would the completed project displace? 0

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

Not Applicable. There are no adverse displacement impacts.

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

The proposed project will comply to zoning requirements for existing zone of BR-OR with the Bellevue Land Use Code and will be reviewed by City staff.

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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.

No agricultural or forest uses are nearby.

Housing

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

All 172 units are market rate, this is not an affordable low-income project

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

None, there isn't any residential units on this site today

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

Not applicable

Aesthetics

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

Exterior materials proposed are thin brick veneers, board & batten, horizontal lap siding, along with panel and trim detailing. The tallest height will be 46'-9.25" which is the highest ridge line and this is not from any AFG's

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

None, all neighboring parcels are commercially used no impact to surrounding buildings based on their uses.

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

All building design and materials will follow the MDP and their respective ADR processes.
No adverse impacts are anticipated, and no mitigation is proposed.

Light and Glare

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

No unusual light or glare is anticipated. Reflectivity impact will be taken into consideration when selecting finishes. There will be interior and exterior lighting, but it will be directed away from adjacent uses.

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

Low-reflectivity materials are planned, therefore it is not anticipated that the project will be a safety hazard nor interfere with any protected views.

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

None, other than typical urban lighting considerations: the sun, street lights, and vehicle headlights.

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

The design team is exploring the selection of material such as low reflectivity glass, strategically located spandrel, and anti-reflective materials to minimize light and glare from the sun.

Exterior lighting will be tactically positioned to mitigate potential light spill-over, and shield from adjacent uses during night time illumination. There is no anticipated adverse light and glare impact.

Recreation

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

Project site will have open space park area designed for community use. The project site is located in BelRed area with a local Arts District to explore pottery and ceramics, music classes within the West Coast Drum Shop, and great food restaurants to explore, along with international grocery markets, located along 148th Ave NE and NE 20th St.

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

Project will not displace any recreational uses. None located on current site.

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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.

No impact to recreation areas, current site does not include any. Multifamily open space requirement would be built into the new proposed townhome community

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.

Not applicable

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.

This project will comply with state law related to inadvertent discovery. Due to the previous development and earthwork on the site, it is unexpected that any resources will be discovered.

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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.

There are no anticipated changes to resources.

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 project would utilize existing driveways that provide access from NE 24th Street, which provides east-west circulation to the project site. 148th Avenue NE provides north-south circulation to the project site. Neither roadway will be modified as part of the project.

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 nearest transit stops to the project site are approximately 0.1 mile away on the east side of the 148th Avenue NE/NE 24th Street intersection. These stops are utilized by Metro Route 223.

3. 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).

There will be limited frontage improvements to the existing east driveway along NE 24th. No further frontage improvements are planned given the presence of the U-Turn and very tall retaining wall which preserves the large grove of trees on the north portion of the site.

4. 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?

Peak volumes are expected to occur during the PM peak hour (4-6 PM). Minimal trucks would be generated by the project and would be primarily associated with deliveries. Daily trips are based on ITE daily rates for single-family attached and general office land uses:
ADR: 657 daily project trips - 563 existing daily trips = 94 net daily trips
MDP: 1,314 daily project trips - 1,093 existing daily trips = 221 net daily trips

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5. 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.

Not applicable

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

There are no transportation impacts anticipated as a result of the project.

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.

It is not anticipated that this project would increase the need for public services beyond the level anticipated for typical urban development.

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

No adverse impacts are anticipated.

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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.

Puget Sound Energy - Electricity, available
Bellevue Utilities - Water / Sewer / Storm available.
Puget Sound Energy - Natural Gas, available
Comcast, Cable / Internet, available
Lumen/AT&T, cable / Internet, available

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 _____

Name of signee Tatyana Sirotinsky

Position and Agency/Organization DAHLIN Group, Owner's Agent

Date Submitted January 30th, 2026

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PROJECT DESCRIPTION

PROPOSAL TO ALLOW FOR THE DEMOLITION OF EXISTING BUILDINGS AND THE CONSTRUCTION OF 172 NEW TOWNHOME STYLE UNITS IN (33) 3-STORY FLAT AND 3-STORY WITH BASEMENT BUILDINGS. EACH UNIT INCLUDES PRIVATE OPEN SPACE AT DECKS AND/OR PATIOS. AMENITIES INCLUDE COMMON OPEN SPACE WITH SEATING AREAS.

EXISTING ZONING: BR-OR (BELRED OFFICE RESIDENTIAL)
EXISTING ADDRESS: 14335 NE 24TH ST, BELLEVUE, WA
EXISTING SITE AREA: 8.7 ACRES

PROJECT TEAM

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A.18 5-PLEX - 3-STORY - BUILDING SECOND FLOOR PLAN
A.19 5-PLEX - 3-STORY - BUILDING THIRD FLOOR PLAN
A.20 5-PLEX - 3-STORY - BUILDING ROOF DECK FLOOR PLAN
A.21 5-PLEX - 3-STORY - BUILDING ROOF PLAN
A.22 5-PLEX - 3-STORY - ELEVATIONS
A.23 5-PLEX - 3-STORY - ELEVATIONS
A.24 6-PLEX - 3-STORY - BUILDING FIRST FLOOR PLAN
A.25 6-PLEX - 3-STORY - BUILDING SECOND FLOOR PLAN
A.26 6-PLEX - 3-STORY - BUILDING THIRD FLOOR PLAN
A.27 6-PLEX - 3-STORY - BUILDING ROOF DECK FLOOR PLAN
A.28 6-PLEX - 3-STORY - BUILDING ROOF PLAN
A.29 6-PLEX - 3-STORY - ELEVATIONS
A.30 6-PLEX - 3-STORY - ELEVATIONS
A.31 6-PLEX - 3-STORY - MASSING DIAGRAMS
A.32 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 1
A.33 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 1
A.34 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 2
A.35 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 2
A.36 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 3
A.37 6-PLEX - 3-STORY - COLOR BOARD - SCHEME 3
A.38 6-PLEX - 3-STORY WITH BASEMENT - BUILDING BASEMENT FLOOR PLAN
A.39 6-PLEX - 3-STORY WITH BASEMENT - BUILDING FIRST FLOOR PLAN
A.40 6-PLEX - 3-STORY WITH BASEMENT - BUILDING SECOND FLOOR PLAN
A.41 6-PLEX - 3-STORY WITH BASEMENT - BUILDING THIRD FLOOR PLAN
A.42 6-PLEX - 3-STORY WITH BASEMENT - BUILDING ROOF PLAN
A.43 6-PLEX - 3-STORY WITH BASEMENT - ELEVATIONS
A.44 6-PLEX - 3-STORY WITH BASEMENT - ELEVATIONS
A.45 6-PLEX - 3-STORY WITH BASEMENT - MASSING DIAGRAMS
A.46 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 1
A.47 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 1
A.48 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 2
A.49 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 2
A.50 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 3
A.51 6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 3
A.52 SCHEMATIC SECTIONS

CIVIL DRAWINGS

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C1-0.02 SITE COORDINATION PLAN
C1-0.03 LOT LAYOUT PLAN
C1-0.10 UTILITY NOTES
C1-0.11 GRADING NOTES
C1-0.12 TRANSPORTATION NOTES
C1-1.00 DEMOLITION PLAN (OVERALL)
C1-1.01 DEMOLITION PLAN (NORTH)
C1-1.02 DEMOLITION PLAN (SOUTH)
C1-2.00 TESC AND EXCAVATION PLAN (OVERALL)
C1-2.01 TESC AND EXCAVATION PLAN (NORTH)
C1-2.02 TESC AND EXCAVATION PLAN (SOUTH)
C1-4.00 UTILITY AND STORM DRAINAGE PLAN (OVERALL)
C1-4.01 UTILITY AND STORM DRAINAGE PLAN (NORTH)
C1-4.02 UTILITY AND STORM DRAINAGE PLAN (SOUTH)
C1-5.00 PAVING AND GRADING PLAN (OVERALL)
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C1-5.02 PAVING AND GRADING PLAN (SOUTH)
C1-6.01 ROADWAY PLAN & PROFILE - LOOP ROAD
C1-6.02 ROADWAY PLAN & PROFILE - LOOP ROAD
C1-6.03 ROADWAY PLAN & PROFILE - LOOP ROAD
C1-6.04 ROADWAY PLAN & PROFILE - LOOP ROAD
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C1-8.00 AUTOTURN EXHIBIT
C1-8.01 AUTOTURN EXHIBIT
C1-8.02 AUTOTURN EXHIBIT
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C2-0.10 UTILITY NOTES
C2-0.11 GRADING NOTES
C2-0.12 TRANSPORTATION NOTES
C2-1.00 DEMOLITION PLAN (OVERALL)
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C2-1.02 DEMOLITION PLAN (SOUTH)
C2-2.00 TESC AND EXCAVATION PLAN (OVERALL)
C2-2.01 TESC AND EXCAVATION PLAN (NORTH)
C2-2.02 TESC AND EXCAVATION PLAN (SOUTH)
C2-4.00 UTILITY AND STORM DRAINAGE PLAN (OVERALL)
C2-4.01 UTILITY AND STORM DRAINAGE PLAN (NORTH)
C2-4.02 UTILITY AND STORM DRAINAGE PLAN (SOUTH)
C2-5.00 PAVING AND GRADING PLAN (OVERALL)
C2-5.01 PAVING AND GRADING PLAN (NORTH)
C2-5.02 PAVING AND GRADING PLAN (SOUTH)
C2-6.01 ROADWAY PLAN & PROFILE - LOOP ROAD
C2-6.02 ROADWAY PLAN & PROFILE - LOOP ROAD
C2-6.03 ROADWAY PLAN & PROFILE - LOOP ROAD
C2-6.04 ROADWAY PLAN & PROFILE - LOOP ROAD
C2-6.05 ROADWAY PLAN & PROFILE - LOOP ROAD
C2-6.20 ROADWAY SECTIONS
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C2-7.02 SITE DISTANCE EXHIBITS - PEDESTRIANS
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C2-8.00 AUTOTURN EXHIBIT
C2-8.01 AUTOTURN EXHIBIT
C2-8.02 AUTOTURN EXHIBIT
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L3.00 RENDERED LANDSCAPE PLAN
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L5.01 PH1 LANDSCAPE PLAN - NORTH
L5.02 PH1 LANDSCAPE PLAN - SOUTH
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L6.02 PH1 IRRIGATION PLAN - SOUTH
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IL02 ON-SITE ILLUMINATION PLAN
IL03 ON-SITE ILLUMINATION ANALYSIS
IL01 OFF-SITE ILLUMINATION PLAN
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1 OF 5 TOPOGRAPHIC & BOUNDARY SURVEY
2 OF 5 TOPOGRAPHIC & BOUNDARY SURVEY
3 OF 5 TOPOGRAPHIC & BOUNDARY SURVEY
4 OF 5 TOPOGRAPHIC & BOUNDARY SURVEY
5 OF 5 TOPOGRAPHIC & BOUNDARY SURVEY

COVER SHEET - MDP

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

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A.1

PROJECT NARRATIVE

This narrative describes the proposed development and demonstrates how it meets the required design criteria for the Design Review and Master Development Plan. The project site is located within the BR-OR (BelRed Office Residential) zoning designation and occupies a prominent location adjacent to the SR-520 freeway, the light rail corridor, and the terminus of NE 24th Street. The site is currently developed with two office buildings. The proposed master plan introduces a phased redevelopment strategy that allows for a thoughtful transition from the existing condition to a cohesive residential community. Phase 1 focuses on Parcel 1, where the western office building will be removed and replaced with a new townhome neighborhood, while the eastern office building on Parcel 2 remains operational. Phase 2 will redevelop Parcel 2, completing the full buildout of the two-phase townhome community.

Parcel 1 consists of 16 buildings containing a total of 87 townhomes, arranged to establish a cohesive and livable residential environment at a density of 20.9 dwellings per acre. The homes include a mix of three-story units and three-story units with basements, ranging in size from approximately 1,700 to 2,400 square feet, all designed to remain well below the 70-foot height limit permitted by zoning. The site design takes advantage of the existing topography, incorporating both flat and sloped conditions to reduce grading and retain the natural character of the site, as illustrated in the diagrammatic site section on page A.4. An oversized stormwater vault is located within the northern open space to serve both Parcel 1 and the existing office building on Parcel 2. Parcel 1 is designed to function independently during the first phase, including a dedicated fire access loop that ensures safe and efficient access to all units.

Parcel 2, which will be developed in the second phase, includes 17 buildings and a total of 85 townhomes at a planned density of 19.3 dwellings per acre. This phase is designed to build upon the infrastructure established in Phase 1 while maintaining a consistent architectural language and site organization. The same mix of townhome types, massing strategies, and material palettes will be used to reinforce a unified community identity. Phase 2 introduces an additional open space that also accommodates the stormwater vault required for this portion of the development. Together, the two open spaces frame the main community entry, creating a welcoming arrival experience while providing a landscaped buffer from NE 24th Street and the adjacent light rail corridor. The existing secondary access point from NE 24th Street will be utilized in Phase 2, improving circulation and connectivity for the fully built community.

At full buildout, the Master Plan includes 33 buildings and 172 townhomes, resulting in an overall density of approximately 20.2 dwellings per acre. The development is planned as a 100 percent market-rate townhome community, as affordable housing is not required under the current zoning regulations. Building heights vary throughout the site in response to the natural topography, allowing the architecture to step with the land and minimize the need for extensive retaining walls. Three-story units on flatter portions of the site reach approximately 42 feet in height, while three-story units with basements in sloped areas reach approximately 46 feet, 9 inches. The basement-level tuck-under condition has been carefully designed to meet International Residential Code requirements through thoughtful grading and finished floor elevations. This variation in height and unit type adds visual interest and dynamic massing while accommodating a range of residents and contributing to a vibrant, multi-generational community. The total project square footage is approximately 374,000 square feet. Existing trees along the southern edge of Parcel 1 and along the south, east, and north edges of Parcel 2 are retained to provide privacy, noise buffering, and a strong natural edge for the community, complemented by the open spaces at the main entry.

Architecturally, the townhomes are designed with a contemporary aesthetic that complements the retained office building during Phase 1 and reflects the evolving character of the BelRed area. Clean, simple forms and carefully scaled massing establish a sense of balance and cohesion throughout the site. Architectural features such as second-floor covered balconies and expansive rooftop decks enhance articulation while encouraging outdoor living and visual connection to adjacent greenspaces. Each townhome includes a private garage that accommodates both parking and on-site trash and recycling storage.

The landscape design reinforces both functionality and visual quality throughout the community. A substantial green buffer along all edges of the property preserves the existing tree canopy, enhancing privacy and softening views from surrounding properties. Along NE 24th Street, the townhomes are alley-loaded so that front entries face the street, creating an active and pedestrian-oriented streetscape while keeping garage access discreetly located at the rear of the buildings and internal to the community.

Given the site's proximity to SR-520 and the light rail corridor, open spaces have been strategically positioned along the northern edge of the site to function as both landscaped buffers and welcoming transition areas into the neighborhood. A centrally located play area serves as a focal point at the community entry, drawing residents and visitors inward and reinforcing a strong sense of place. Interior courtyards and thoughtfully landscaped paseos, enhanced with pedestrian-scale lighting, provide comfortable and engaging circulation routes between buildings, while covered porches offer weather protection consistent with the Pacific Northwest climate.

The development meets all required resident parking standards, providing a total of 317 parking spaces within the 1- or 2-car garages. While guest parking is not required, 17 designated guest spaces are included to support the needs of residents and visitors, for a total of 334 parking spots. Overall, the proposed townhome community reflects a thoughtful response to its urban context, supporting the continued evolution of the BelRed neighborhood while prioritizing livability, architectural quality, and integration with its surroundings.

SITE PLAN - PARCEL 1



PROJECT NARRATIVE

PARCEL 1 DEVELOPMENT ARCHITECTURAL SITE PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

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425-453-5388

Land Use District LUC 20.25D	Requirement	Proposed
PARCEL 1 PARCEL 2	BelRed-Office/Residential (BR-OR)	BelRed-Office/Residential (BR-OR)
Building Height LUC 20.25D.080	**Requirement**	**Proposed**
PARCEL 1 PARCEL 2	Base = 70' MAX. = 70'	3-story is 41'-10" to top of parapet 3-story with basement level is 46'-9.25" to heighest ridge line Neither height is based on AFG at this time
Fire Response Plan		
Construction Type	VB (Sprinklered) NFPA 13D Sprinklers IRC R313.1	
Occupancy	Townhomes per 2021 IRC	
Dwelling Separation	1-HR Fire Resistance Rated Common Wall Assembly between all units	
Dwelling-Garage Separation	Dwelling to garage: 1/2" gyp. bd. on walls & 5/8" Type 'X' gyp. bd. on ceiling where habitable rooms above (per IRC R302.5 & Table R302.6)	
Exterior wall <3' from Fire Separation Distance	1 HR separation per IRC Table R302.1 (2) D.Folsom 6/1/2026	
Allowable Height	3-Stories (IRC R301.2.2.7)	
Structure Setbacks LUC 20.25D.080	**Requirement**	**Proposed**
PARCEL 1	Front: 0' Rear: 0' Side: 0'	Front (north): varies, development is setback quite a bit away from NE 24th Rear (south): 15' to 17' Side (West): 25' - 47', (East): 24'
PARCEL 2	Front: 0' Rear: 0' Side: 0'	Front (north): varies, development is setback quite a bit away from NE 24th Rear (south): 15' to 17' Side (West): 4', (East): 25'-28'
Bicycle Parking LUC 20.25D.120.G	**Requirement**	**Proposed**
PARCEL 1	1) 1 space per 10 dwelling units 2) 50% covered (87 units / 10 = 8.7) = 9 required	1) bike hook shown within each private garage = 87 total 2) 100% covered
PARCEL 2	1) 1 space per 10 dwelling units 2) 50% covered (85 units / 10 = 8.5) = 9 required	1) bike hook shown within each private garage = 85 total 2) 100% covered
Parking LUC 20.25D.120	**Requirement**	**Proposed**
PARCEL 1	MIN. 1 per unit = 87 MAX. 2.0 per unit = 174	157 parking within private 2-car or 1-car garages and 5 onsite open stalls for guests
PARCEL 2	MIN. 1 per unit = 85 MAX. 2.0 per unit = 170	160 parking within private 2-car or 1-car garages and 12 onsite open stalls for guests

Phase 1		
Gross Site Area (GSA)	186,137.8	
Allowed FAR per zoning	1.0	base and max both 1.0 of GSA
Critical Areas (CA)		
Critical Area 1	2,715.4	
Buffer	2,707.2	reduced buffer under 15' per geotech report
Structure setback	-	not included in FAR calc
Critical Area 2	-	critical area not on site
buffer	17.5	50' full buffer
Total CA & Buffer	5,440.1	
Buildable Area (BA)	180,697.7	gross site area - CA & Buffers
Percentage of BA	97%	BA / GSA
Development Factor (DF)	0.97	BA / GSA
Maximum Allowed FAR	**185,978.8**	(1.0 FAR x BA) + (1.0 FAR x Total CA & Buffer x DF)
Total FAR provided	**168,326.9**	
8 21.5x42 upslope	18,550.4	
8 20x42 upslope	15,372.8	
8 16x42 upslope	13,964.8	
22 21.5x42 flat	45,361.8	
24 20x42 flat	46,226.4	
17 16x42 flat	28,850.7	
FAR Difference	(17,651.9)	
Allowed Impervious	135,523.3	75% of Buildable Area
Provided Impervious	**135,419.6**	
Provided Pervious	**45,278.1**	

Unit Types	
2,318.8	21.5x42 upslope
1,921.6	20x42 upslope
1,745.6	16x42 upslope
2,061.9	21.5x42 flat
1,926.1	20x42 flat
1,697.1	16x42 flat

Phase 2		
Gross Site Area (GSA)	187,470.9	
Allowed FAR per zoning	1.0	base and max both 1.0 of GSA
Critical Areas (CA)		
Critical Area 3	-	
Buffer	9,682.2	assuming full 50' buffer for calc purposes
Structure setback	-	not included for FAR calc
Total CA & Buffer	9,682.2	
Buildable Area (BA)	177,788.7	gross site area - CA & Buffers
Percentage of BA	95%	BA / GSA
Development Factor (DF)	0.95	BA / GSA
Maximum Allowed FAR	**186,970.8**	(1.0 FAR x BA) + (1.0 FAR x Total CA & Buffer x DF)
Total FAR provided	**165,848.7**	
10 21.5x42 upslope	23,188.0	
10 20x42 upslope	19,216.0	
10 16x42 upslope	17,456.0	
24 21.5x42 flat	49,485.6	
17 20x42 flat	32,743.7	
14 16x42 flat	23,759.4	
FAR Difference	(21,122.1)	
Allowed Impervious	133,341.5	75% of Buildable Area
Provided Impervious	**126,997.1**	
Provided Pervious	50,791.6	

BUILDING DEPARTMENT NOTE

Reference Building Department comments in Preapplication Conference letter dated December 10, 2025, 25-125300-DB.

ZONING ANALYSIS DATA

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

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SCALE: 1/4" = 1'-0"

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PARCEL 1 & PARCEL 2 ARCHITECTURAL SITE PLAN

520 OVERLAKE TOWNHOMES

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Landscape Architecture

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DAHLIN

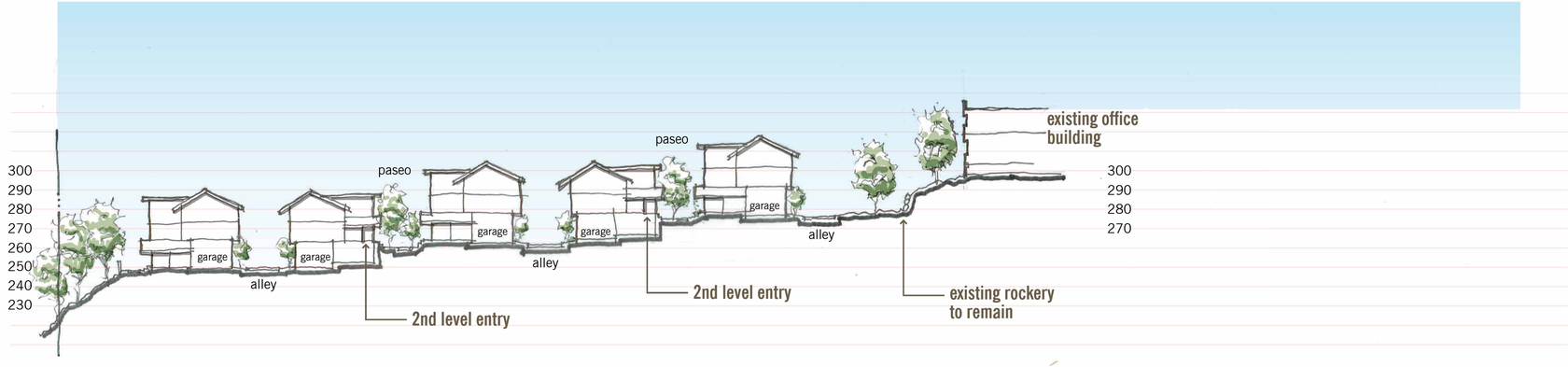
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SCALE: 1/4" = 1'-0"

JOB NO. 1960-001

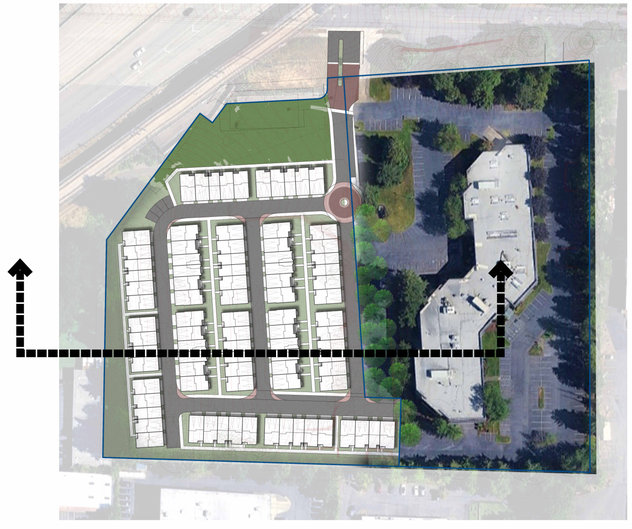
DATE 01/20/26

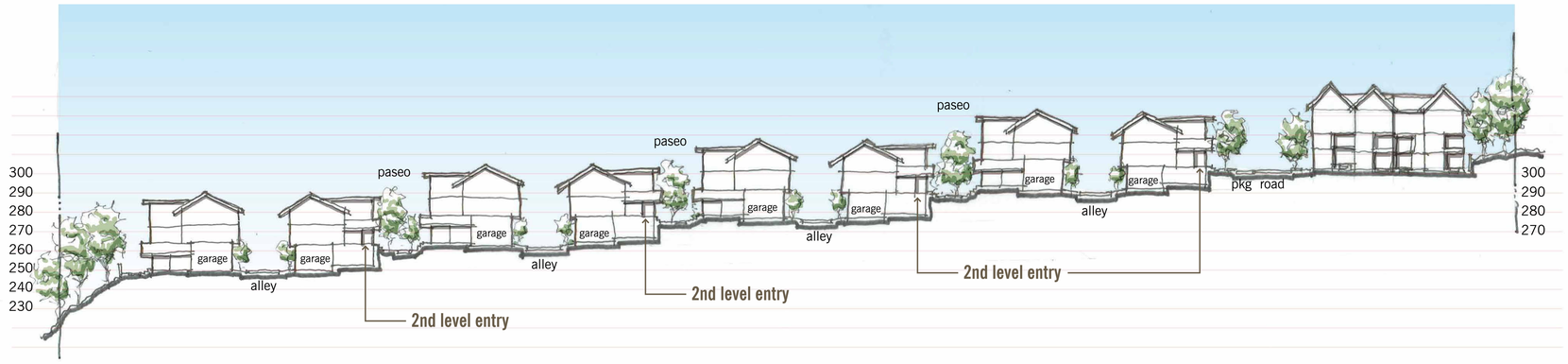
A.4



Parcel 1 section:

D.Folsom 6/1/2026





full buildout section:



DIAGRAMMATIC SITE SECTIONS

520 OVERLAKE TOWNHOMES

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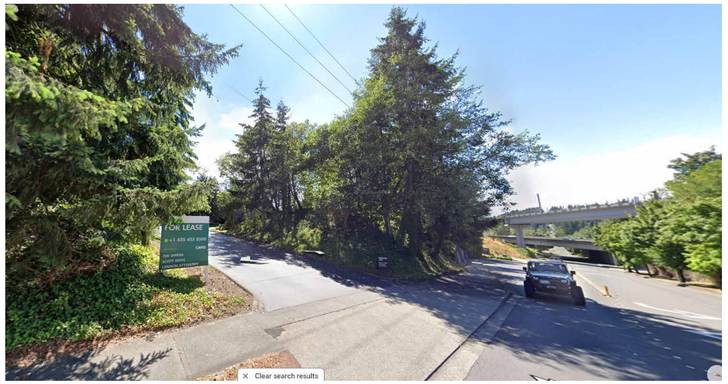
COUGHLIN PORTER LUNDEEN DAHLIN

SCALE: 1/4" = 1'-0"

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A.5



1 NORTHWEST VIEW



2 WEST VIEW

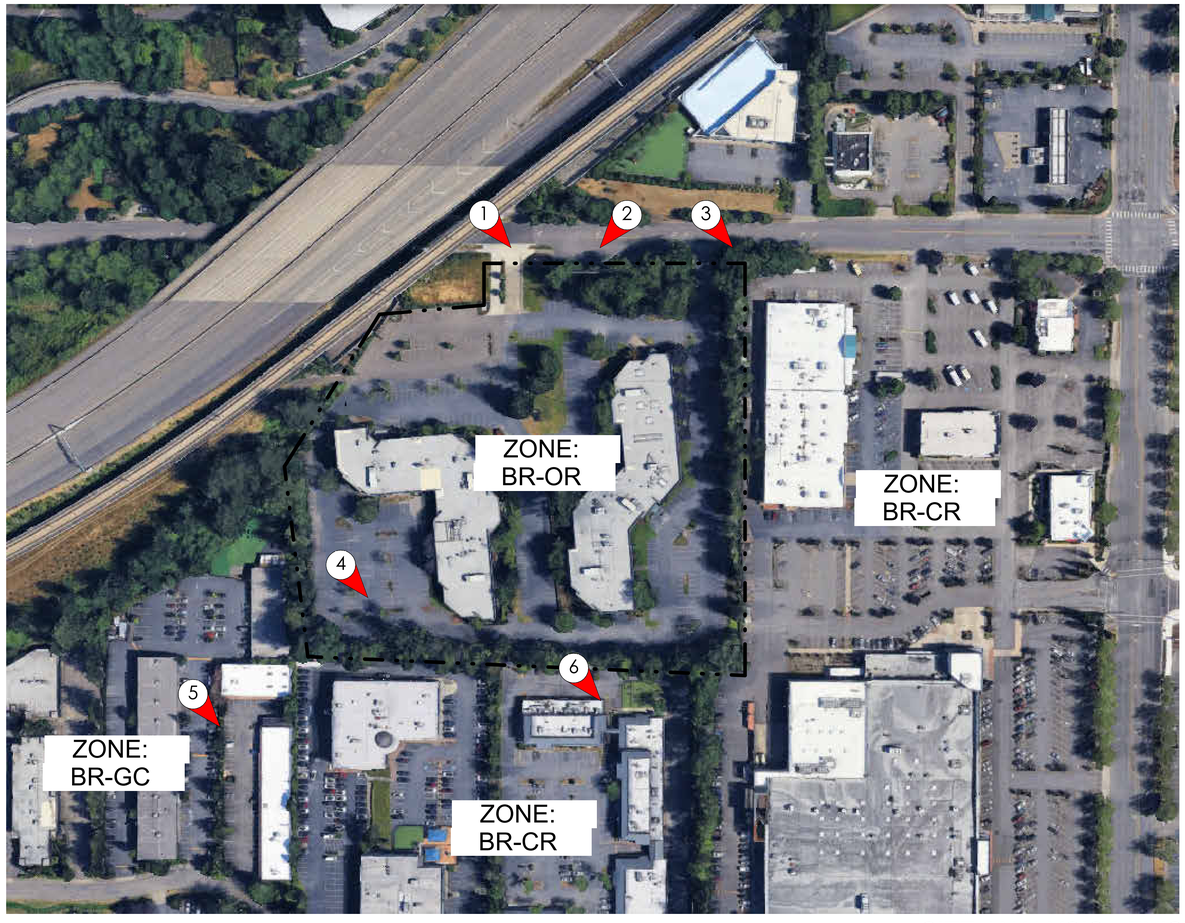


3 EAST VIEW



4 NORTHWEST VIEW

6 SOUTHWEST VIEW





5 SOUTHWEST VIEW



6 SOUTHEAST VIEW

SITE ANALYSIS - EXISTING SURROUNDING AREAS OF SITE CONDITIONS

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

SCALE: 1/4" = 1'-0"

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DATE 01/20/26

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A.6



1 NORTHWEST VIEW



2 EAST VIEW



3 NORTH VIEW



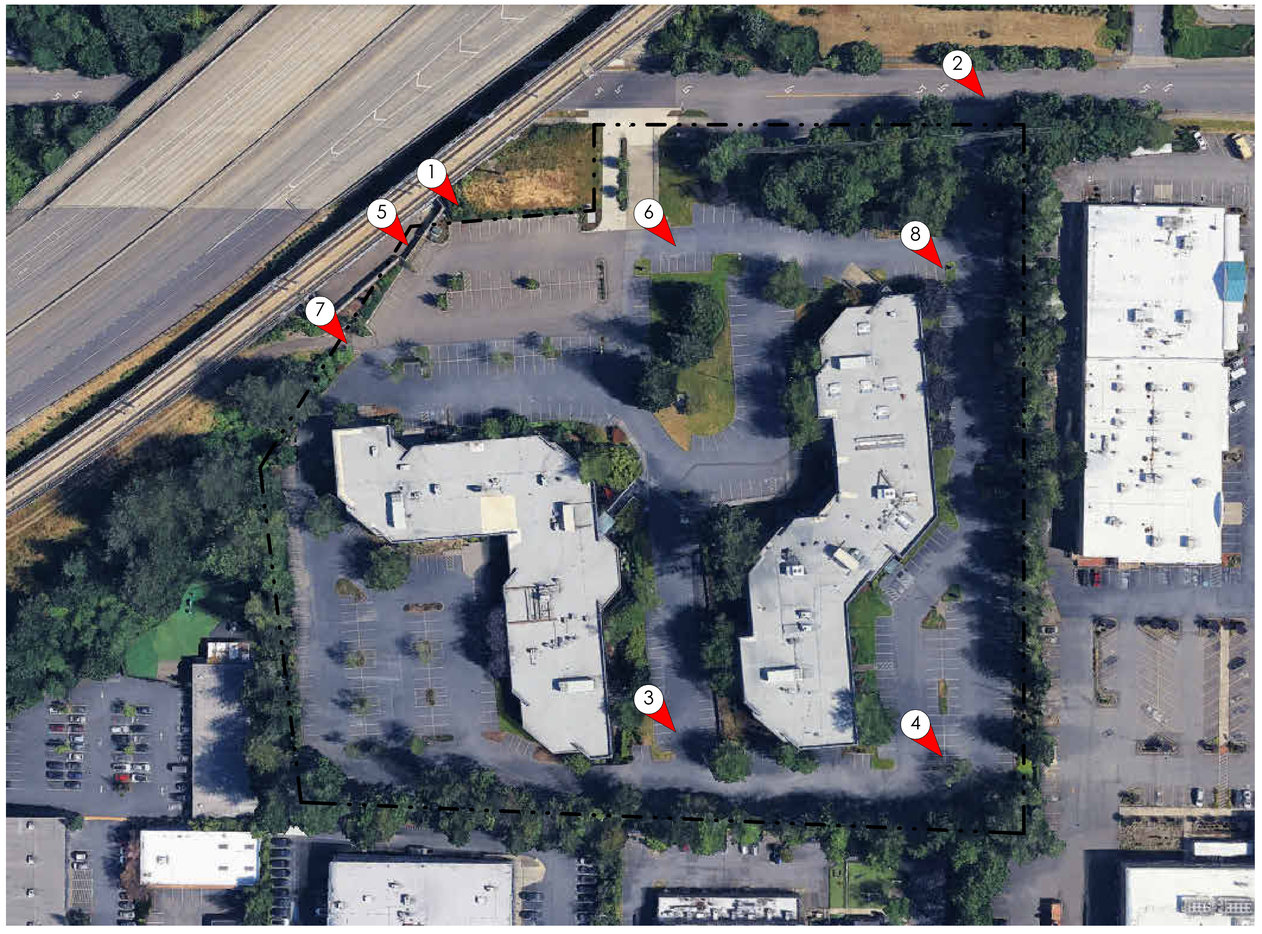
4 SOUTHWEST CORNER VIEW



5 SOUTHWEST VIEW



7 WEST VIEW





6 NORTHWEST VIEW



8 NORTHEAST VIEW

EXISTING SITE PHOTOS

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN DAHLIN

SCALE: 1/4" = 1'-0"

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A.7



FOR SCHEME 1, SEE SHEETS A.32 & A.33 FOR THE 3-STORY BUILDINGS, AND SHEETS A.46 & A.47 FOR THE 3-STORY WITH BASEMENT BUILDINGS
FOR SCHEME 2, SEE SHEETS A.34 & A.35 FOR THE 3-STORY BUILDINGS, AND SHEETS A.48 & A.49 FOR THE 3-STORY WITH BASEMENT BUILDINGS
FOR SCHEME 3, SEE SHEETS A.36 & A.37 FOR THE 3-STORY BUILDINGS, AND SHEETS A.50 & A.51 FOR THE 3-STORY WITH BASEMENT BUILDINGS

COLOR SCHEME DISTRIBUTION

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN DAHLIN

SCALE: 1/4" = 1'-0"

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DATE 01/28/26

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A.8





3D PERSPECTIVE

520 OVERLAKE TOWNHOMES

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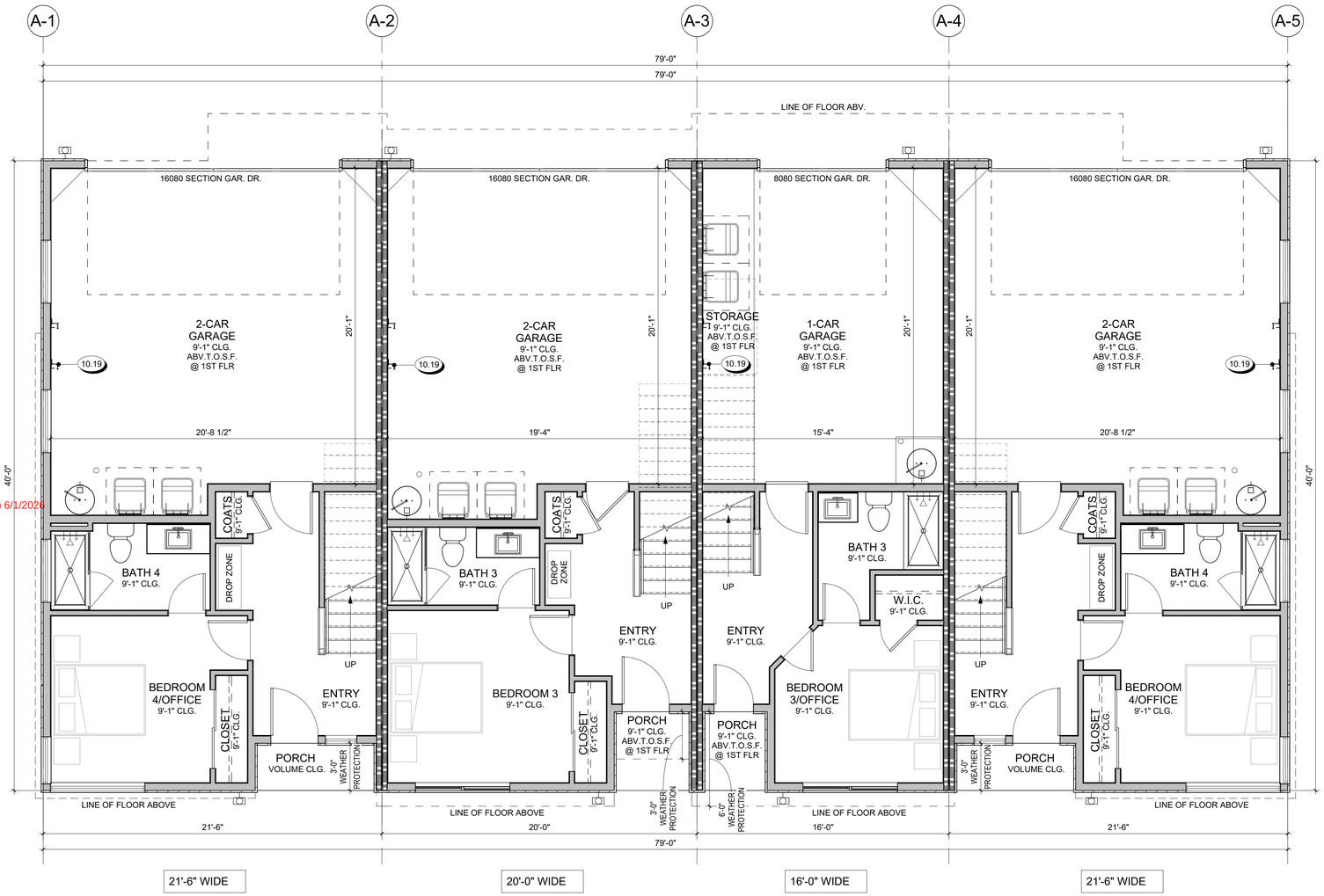
DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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A.9



D.Folsom 6/1/2026

1 4-PLEX - 3-STORY W/ ROOF DECK - FIRST FLOOR BUILDING PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
10.19	WALL MOUNTED BIKE STORAGE

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF

1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF

2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF

2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

4-PLEX - 3-STORY - BUILDING FIRST FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
425-453-5388

SCALE: 1/4" = 1'-0"

JOB NO. 1960-001
DATE 01/20/26

A.10



D.Folsom 6/1/2026

1 4-PLEX - 3-STORY W/ ROOF DECK - SECOND FLOOR BUILDING PLAN
1/4" = 1'-0"

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

4-PLEX - 3-STORY - BUILDING SECOND FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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Landscape Architecture

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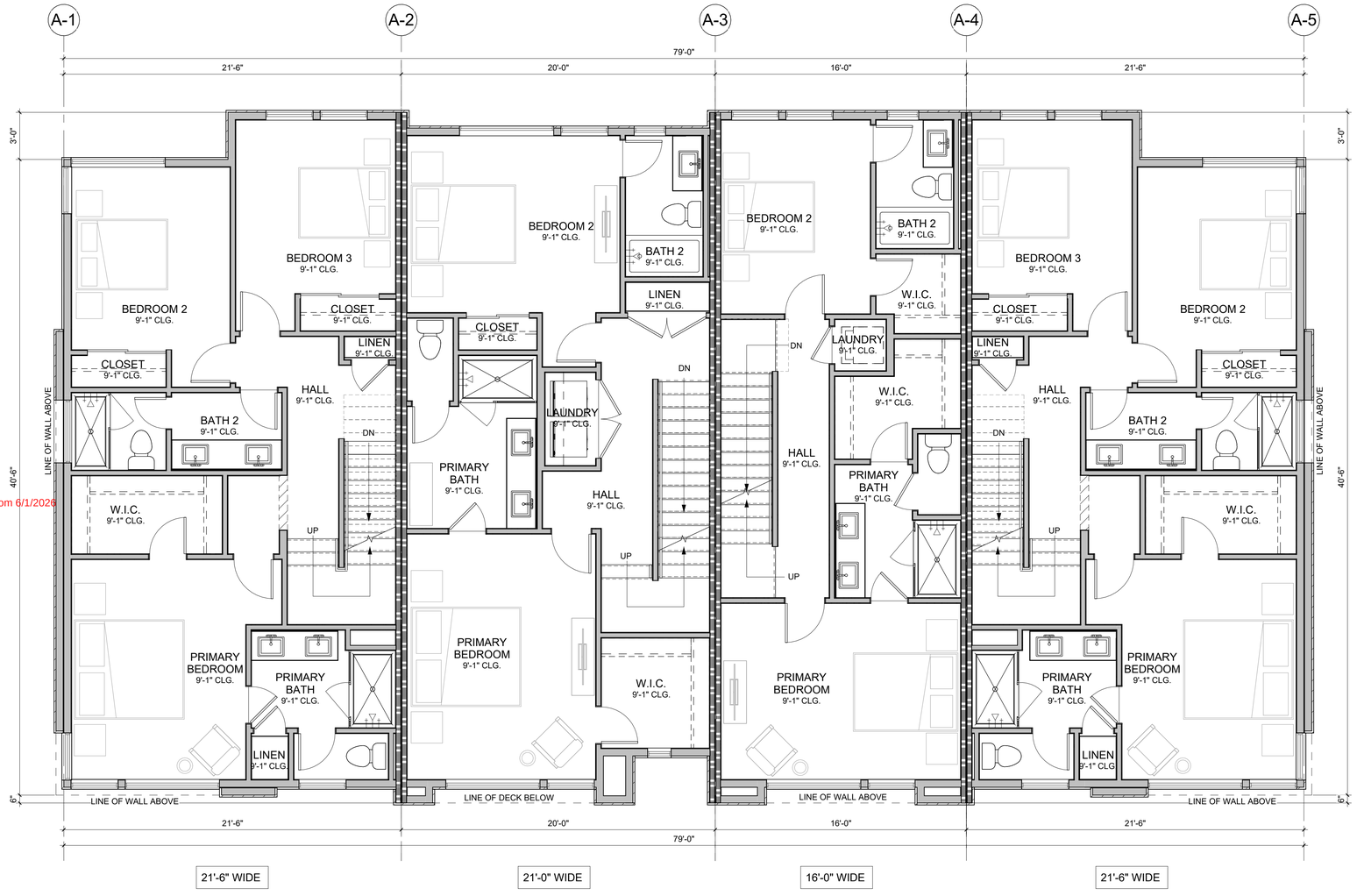
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SCALE: 1/4" = 1'-0"

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A.11



D.Folsom 6/1/2026

1 4-PLEX - 3-STORY W/ ROOF DECK - THIRD FLOOR BUILDING PLAN
1/4" = 1'-0"

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

4-PLEX - 3-STORY - BUILDING THIRD FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

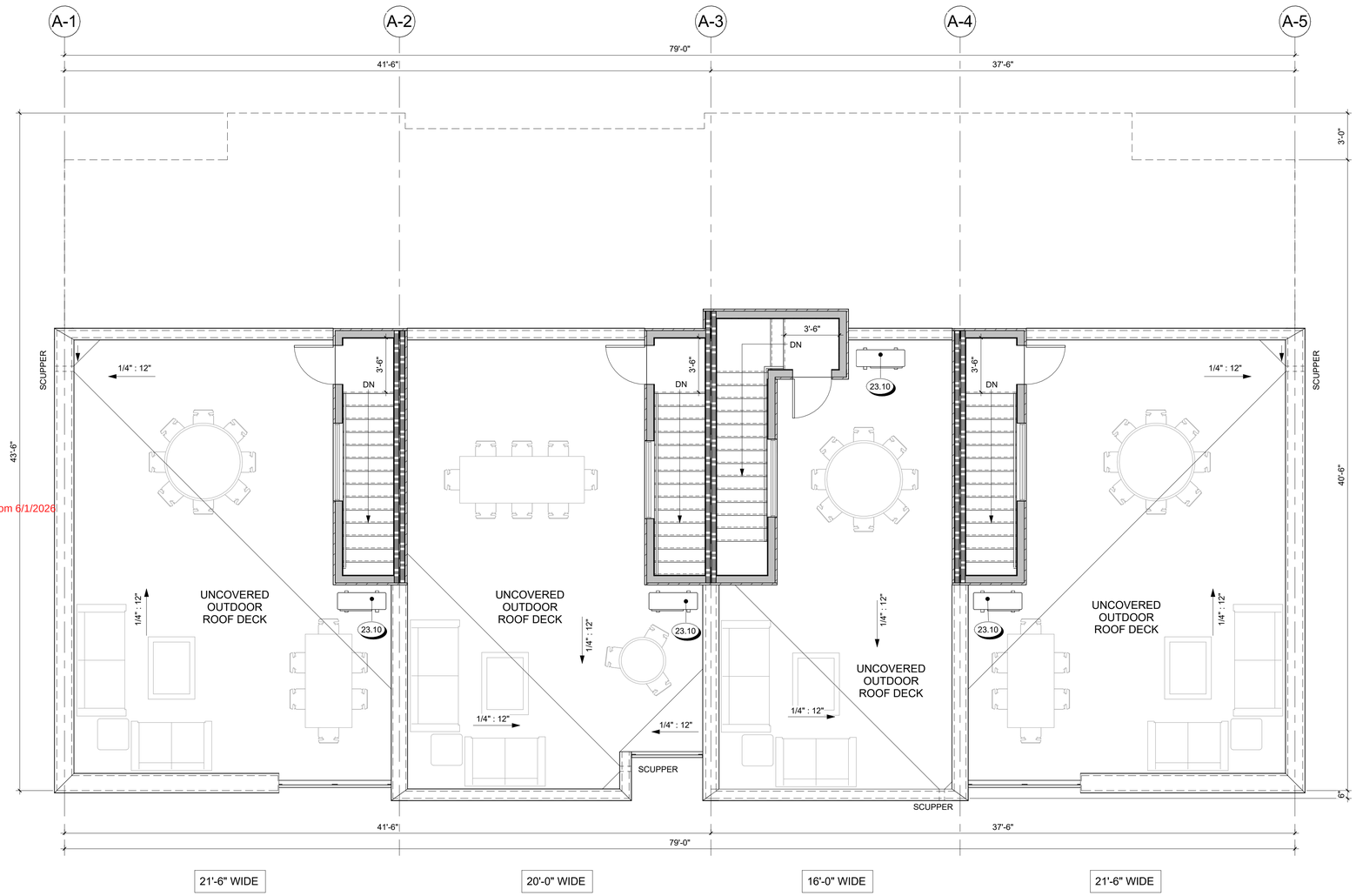
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SCALE: 1/4" = 1'-0"

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DATE **01/20/26**

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A.12



D.Folsom 6/1/2026

1 4-PLEX - 3-STORY W/ ROOF DECK- ROOF DECK BUILDING PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

4-PLEX - 3-STORY - BUILDING ROOF DECK FLOOR PLAN

520 OVERLAKE TOWNHOMES

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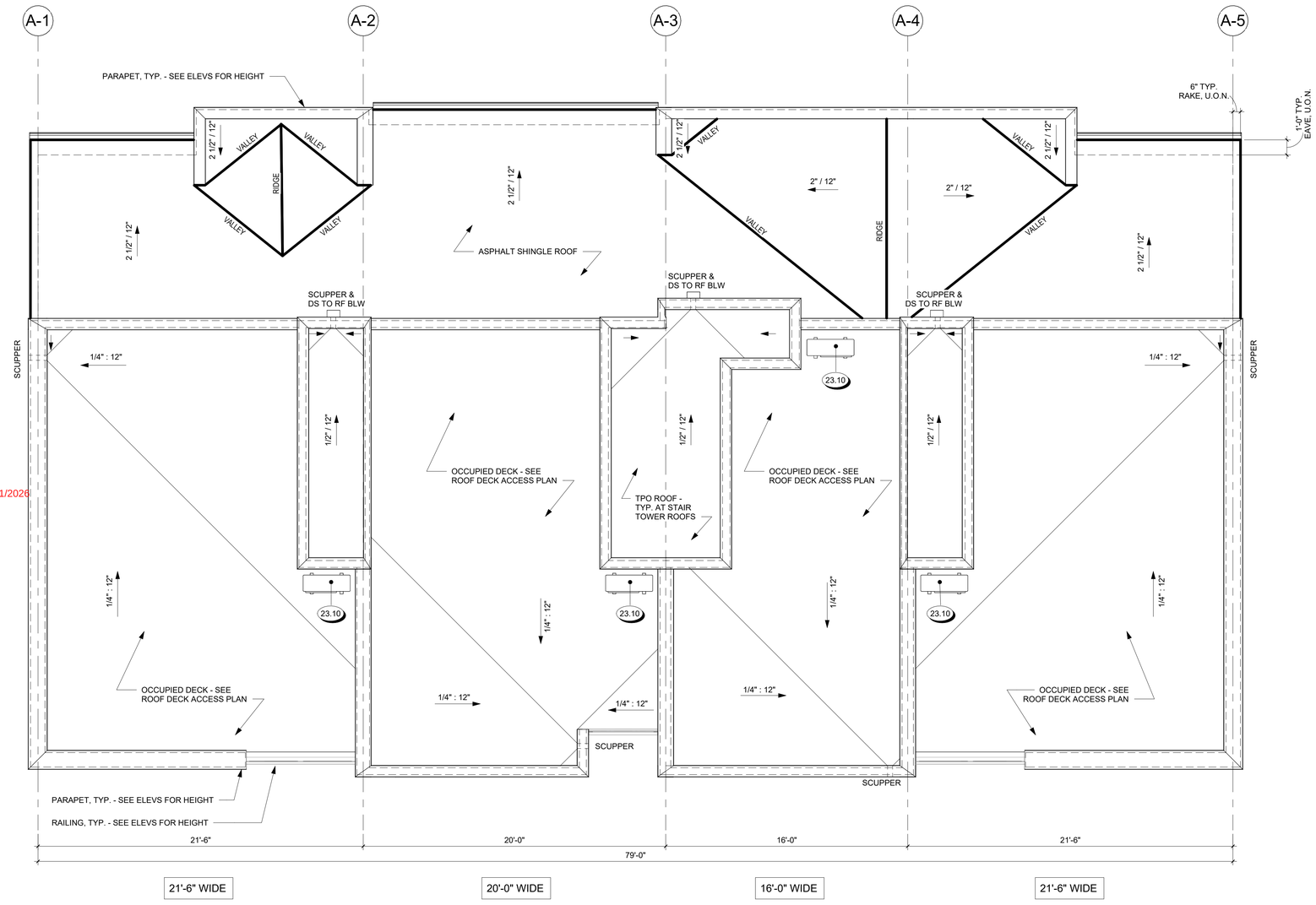
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SCALE: 1/4" = 1'-0"

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DATE **01/20/26**

A.13



1 4-PLEX - 3-STORY W/ ROOF DECK - ROOF PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

4-PLEX - 3-STORY - BUILDING ROOF PLAN

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SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

A.14



2 4-PLEX - 3-STORY SIDE ELEVATION

3/16" = 1'-0"

1 4-PLEX - 3-STORY W/ ROOF DECK - FRONT ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

4-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

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SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

A.15

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE



1 4-PLEX - 3-STORY W/ ROOF DECK - REAR ELEVATION
3/16" = 1'-0"

4-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

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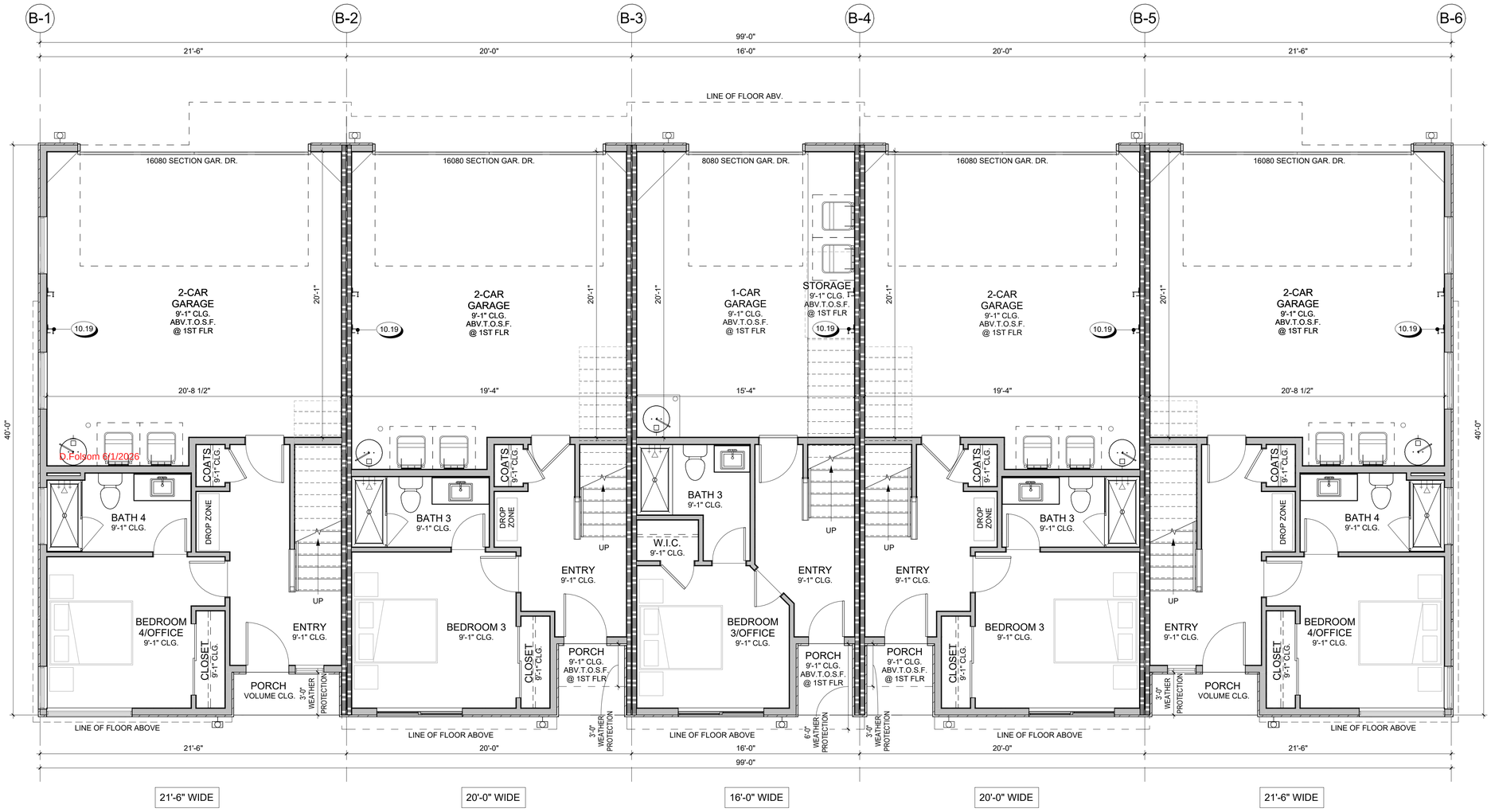
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A.16



D.Folsom 6/1/2026

1 5-PLEX - 3-STORY W/ ROOF DECK - FIRST FLOOR BUILDING PLAN
1/4" = 1'-0"

000 KEYNOTE LEGEND	
Key Value	Keynote Text
10.19	WALL MOUNTED BIKE STORAGE

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

5-PLEX - 3-STORY - BUILDING FIRST FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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SCALE: 1/4" = 1'-0"

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A.17



1 5-PLEX - 3-STORY W/ ROOF DECK - SECOND FLOOR BUILDING PLAN
1/4" = 1'-0"

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

5-PLEX - 3-STORY - BUILDING SECOND FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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1 2 4 8
SCALE: 1/4" = 1'-0"

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A.18



D.Folsom 6/1/2026

1 5-PLEX - 3-STORY W/ ROOF DECK - THIRD FLOOR BUILDING PLAN

1/4" = 1'-0"

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

5-PLEX - 3-STORY - BUILDING THIRD FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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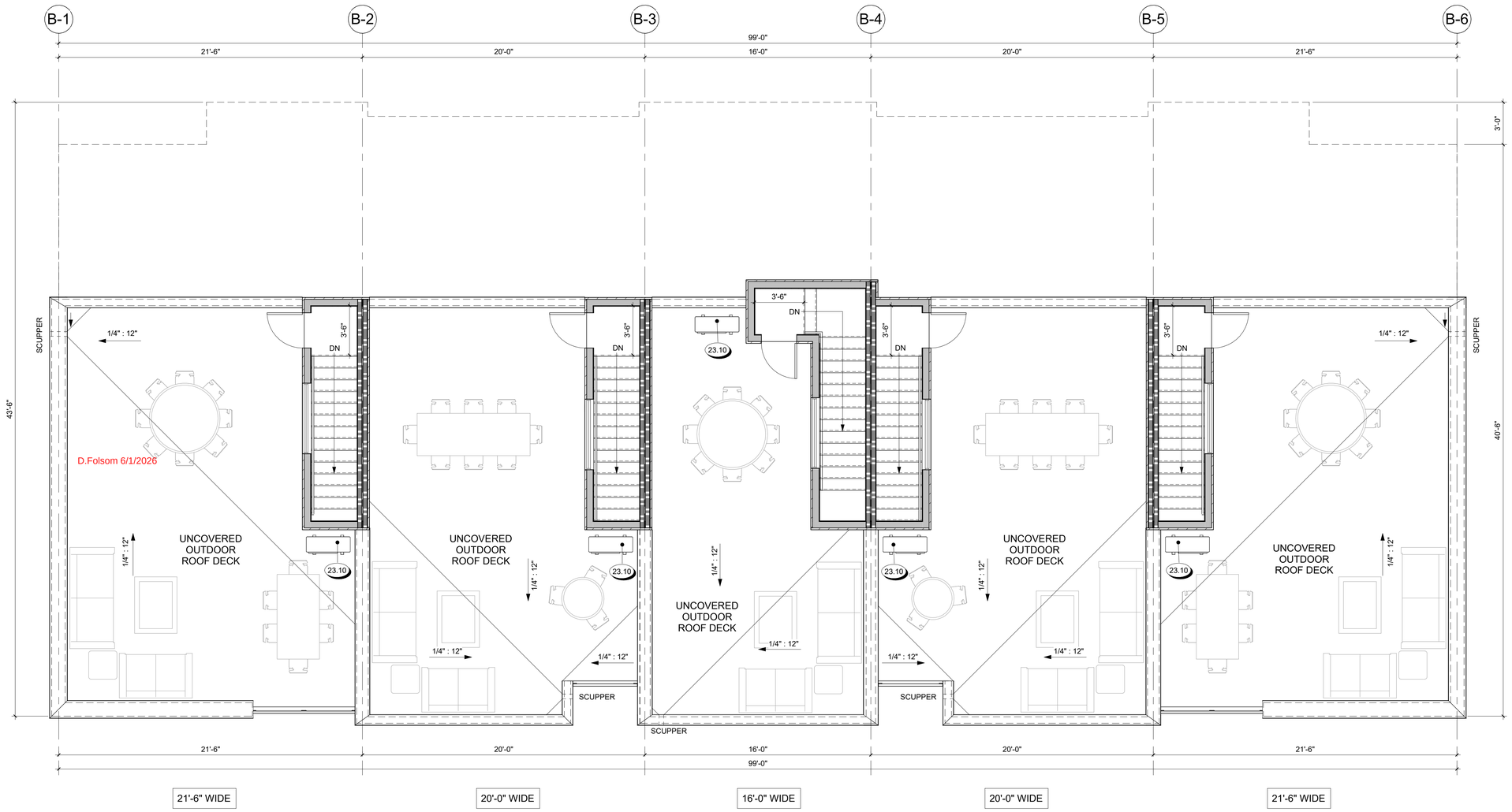
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A.19



1 5-PLEX - 3-STORY - ROOF DECK BUILDING PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

5-PLEX - 3-STORY - BUILDING ROOF DECK FLOOR PLAN

520 OVERLAKE TOWNHOMES

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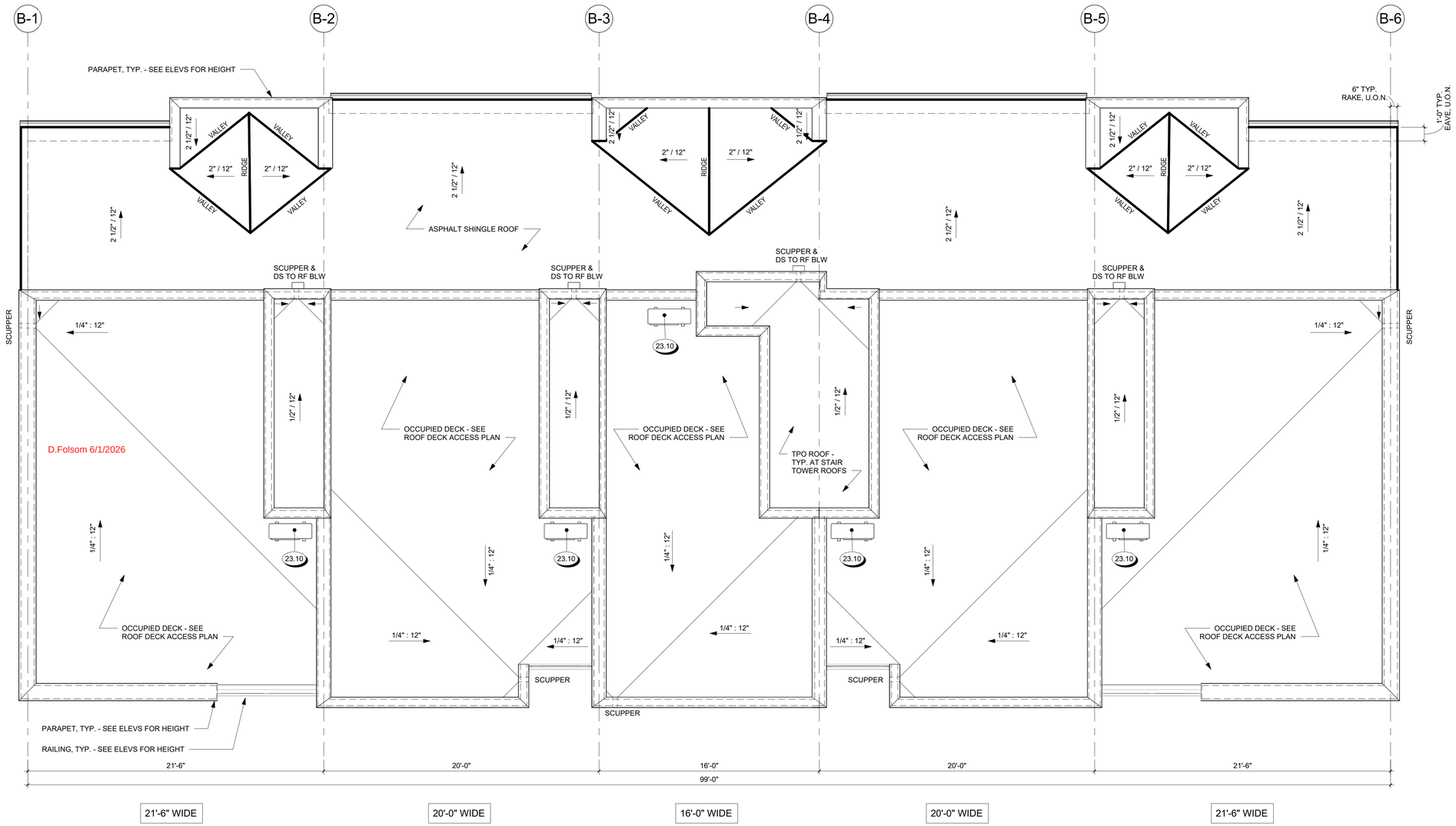
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A.20



1 5-PLEX - 3-STORY W/ ROOF DECK - ROOF PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

5-PLEX - 3-STORY - BUILDING ROOF PLAN

520 OVERLAKE TOWNHOMES

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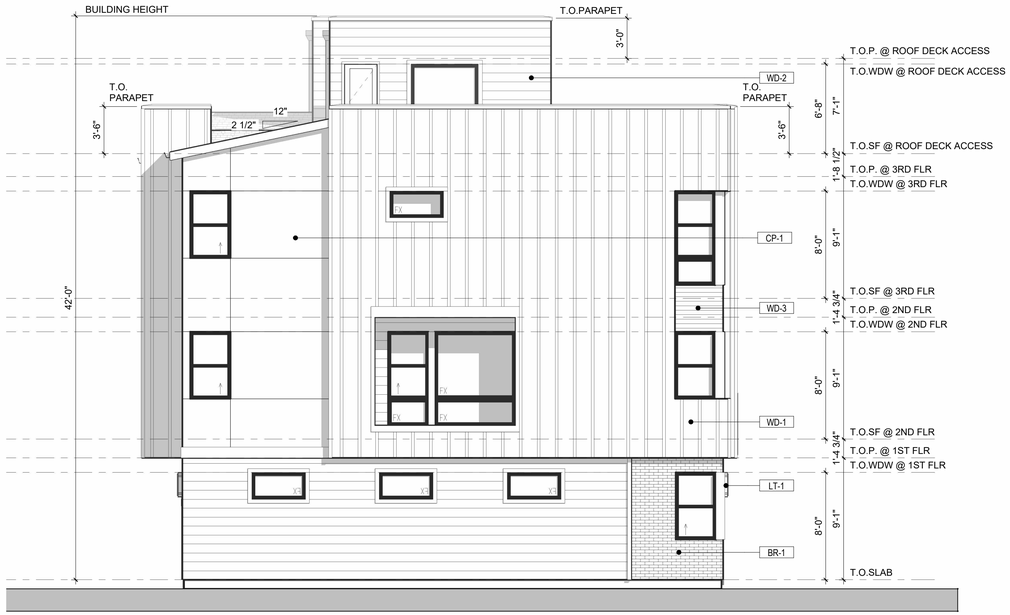
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SCALE: 1/4" = 1'-0"

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A.21



2 5-PLEX - 3-STORY W/ ROOF DECK - SIDE ELEVATION

3/16" = 1'-0"

1 5-PLEX - 3-STORY W/ ROOF DECK- FRONT ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

5-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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SCALE: 1/4" = 1'-0"

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EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE



1 5-PLEX - 3-STORY - REAR ELEVATION
3/16" = 1'-0"

D.Folsom 6/1/2026

5-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

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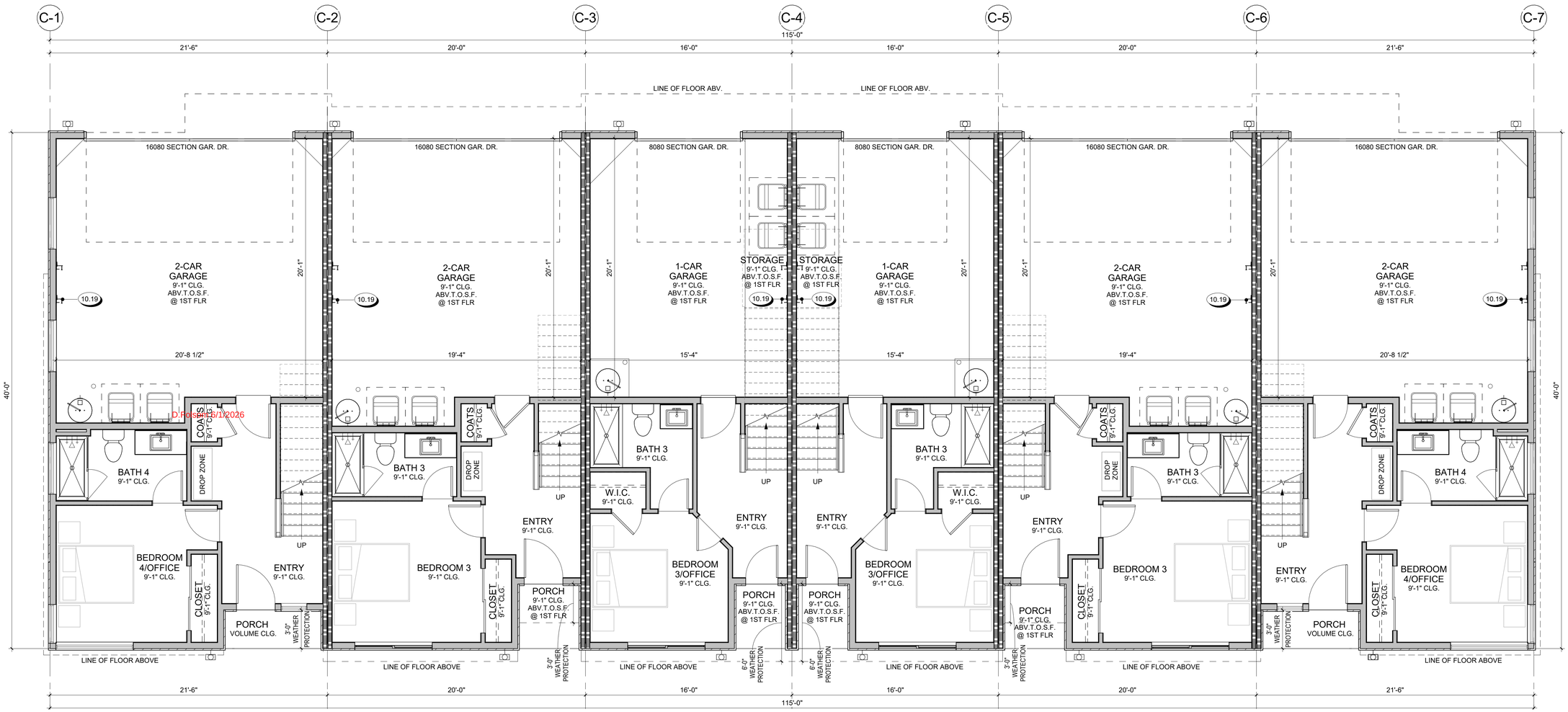
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SCALE: 1/4" = 1'-0"

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DATE 01/20/26

A.23



D.Folsom 01/12026

000	KEYNOTE LEGEND
Key Value	Keynote Text
10.19	WALL MOUNTED BIKE STORAGE

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF

1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF

2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF

2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

1 6-PLEX - 3-STORY W/ ROOF DECK - FIRST FLOOR BUILDING PLAN
1/4" = 1'-0"

6-PLEX - 3-STORY - BUILDING FIRST FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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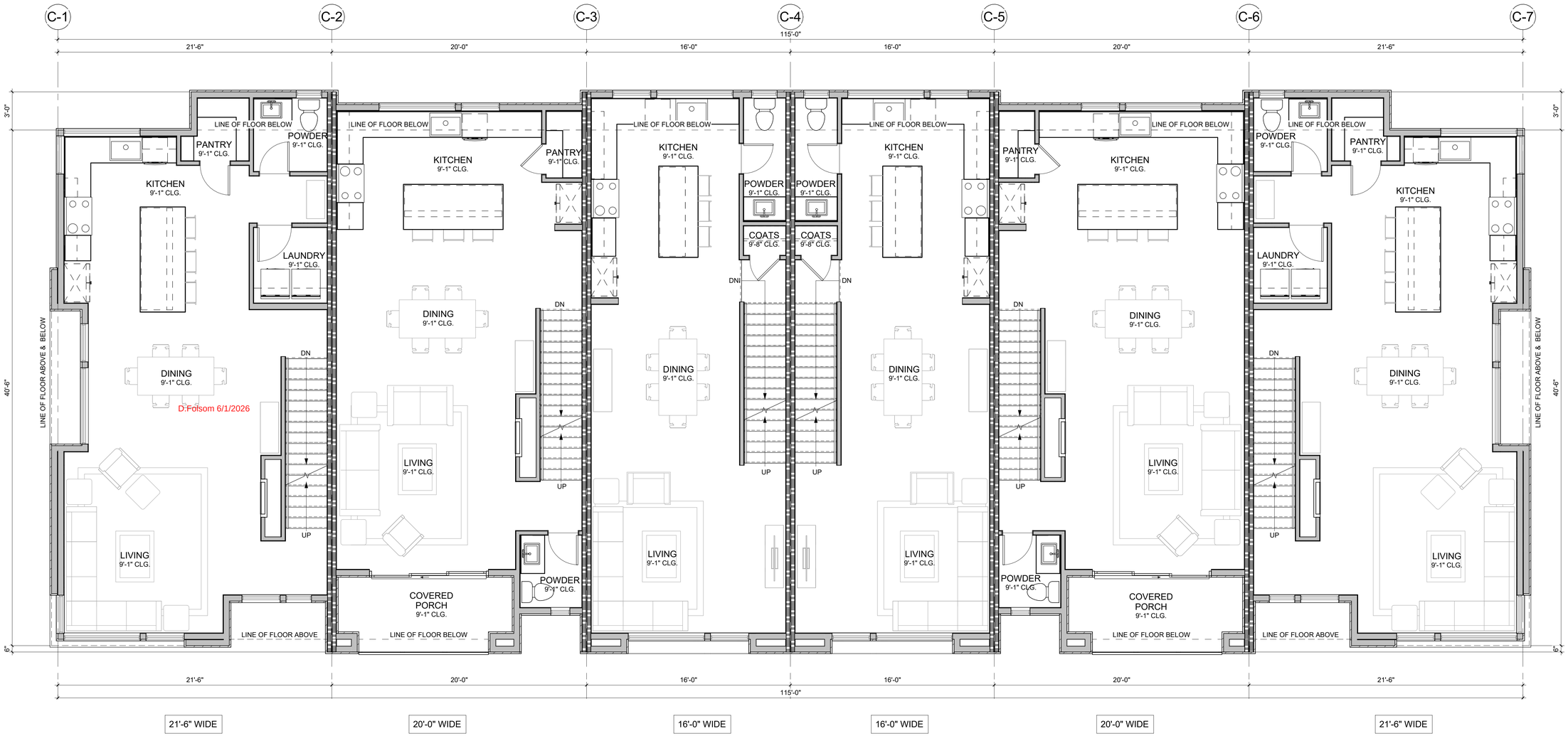
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SCALE: 1/4" = 1'-0"

JOB NO. 1960-001
DATE 01/20/26

A.24



16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

1 6-PLEX - 3-STORY W/ ROOF DECK - SECOND FLOOR BUILDING PLAN
1/4" = 1'-0"

6-PLEX - 3-STORY - BUILDING SECOND FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

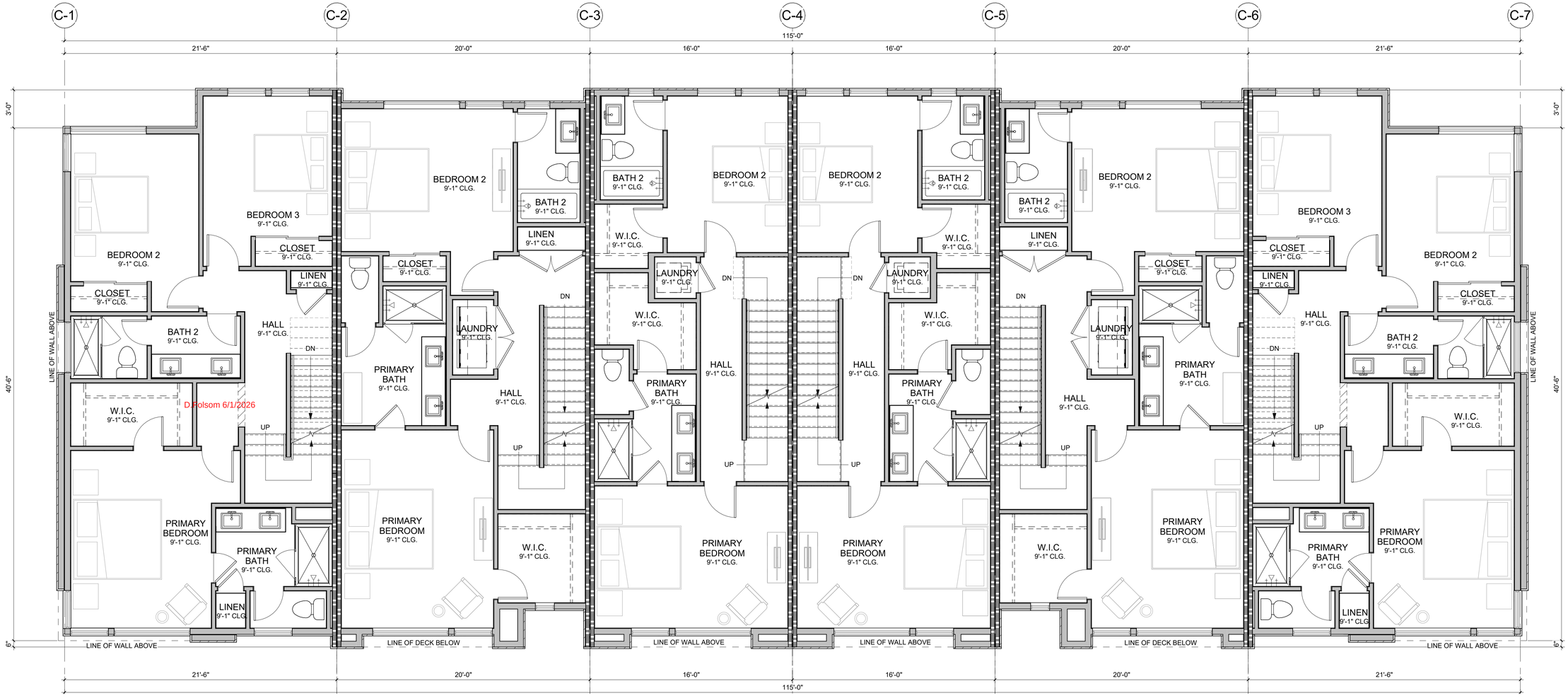
Brumbaugh & Associates
Landscape Architecture
COUGHLIN PORTER LUNDEEN
DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE 01/20/26

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425-453-5388

A.25



1 6-PLEX - 3-STORY W/ ROOF DECK - THIRD FLOOR BUILDING PLAN
1/4" = 1'-0"

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	339 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

6-PLEX - 3-STORY - BUILDING THIRD FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

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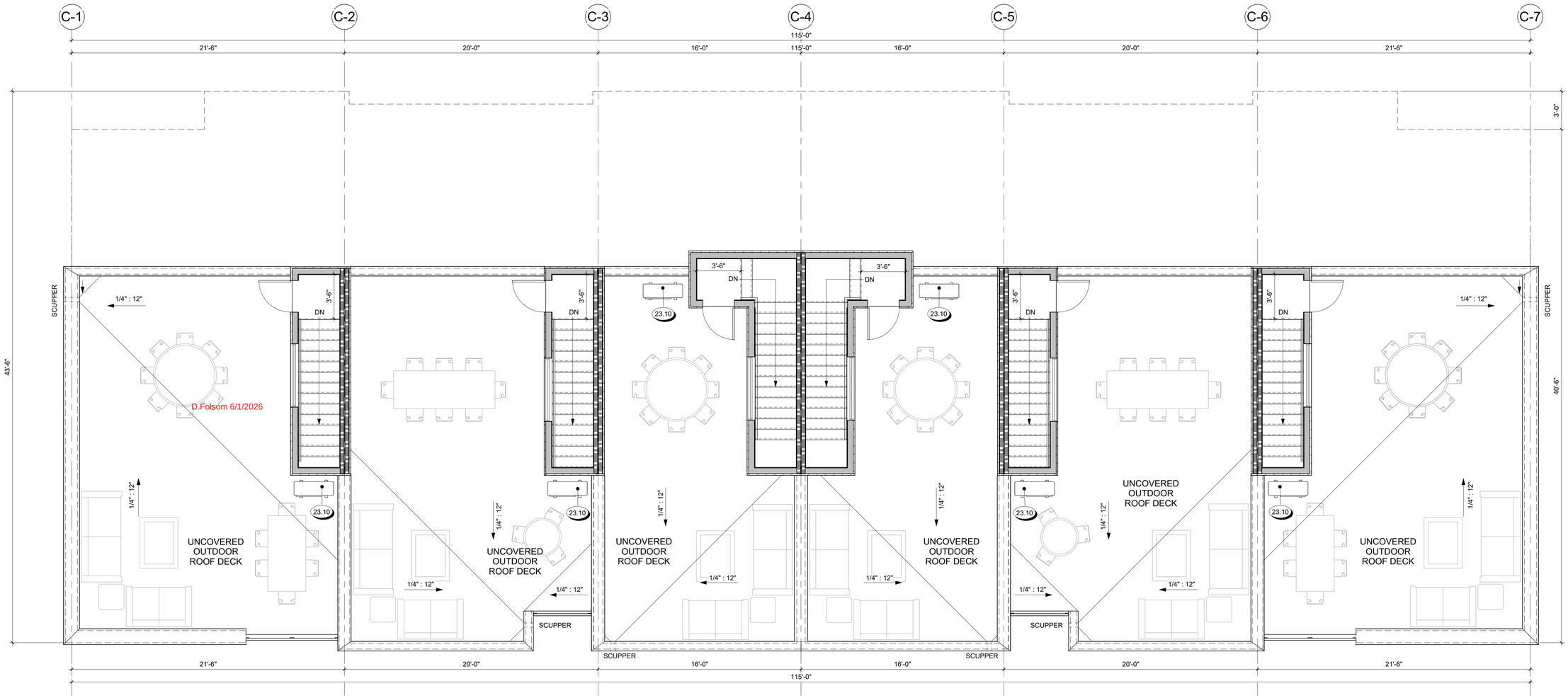
SCALE: 1/4" = 1'-0"

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000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

16'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	288 SF
ROOF ACCESS FLOOR	64 SF
SECOND FLOOR	684 SF
THIRD FLOOR	684 SF
TOTAL LIVING AREA	1,720 SF
1-CAR GARAGE	327 SF
PORCH	21 SF
ROOF DECK	376 SF
TOTAL NON LIVING AREA	723 SF

20'-0" WIDE - 3 BR / 3.5 BA	
NAME	AREA
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SECOND FLOOR	754 SF
THIRD FLOOR	822 SF
TOTAL LIVING AREA	1,955 SF
2-CAR GARAGE	431 SF
COVERED DECK	79 SF
PORCH	25 SF
ROOF DECK	488 SF
TOTAL NON LIVING AREA	1,023 SF

21'-6" WIDE - 4 BR / 3.5 BA	
NAME	AREA
FIRST FLOOR	373 SF
ROOF ACCESS FLOOR	39 SF
SECOND FLOOR	847 SF
THIRD FLOOR	891 SF
TOTAL LIVING AREA	2,150 SF
2-CAR GARAGE	462 SF
PORCH	23 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,008 SF

1 6-PLEX - 3-STORY - ROOF DECK BUILDING PLAN
1/4" = 1'-0"

6-PLEX - 3-STORY - BUILDING ROOF DECK FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

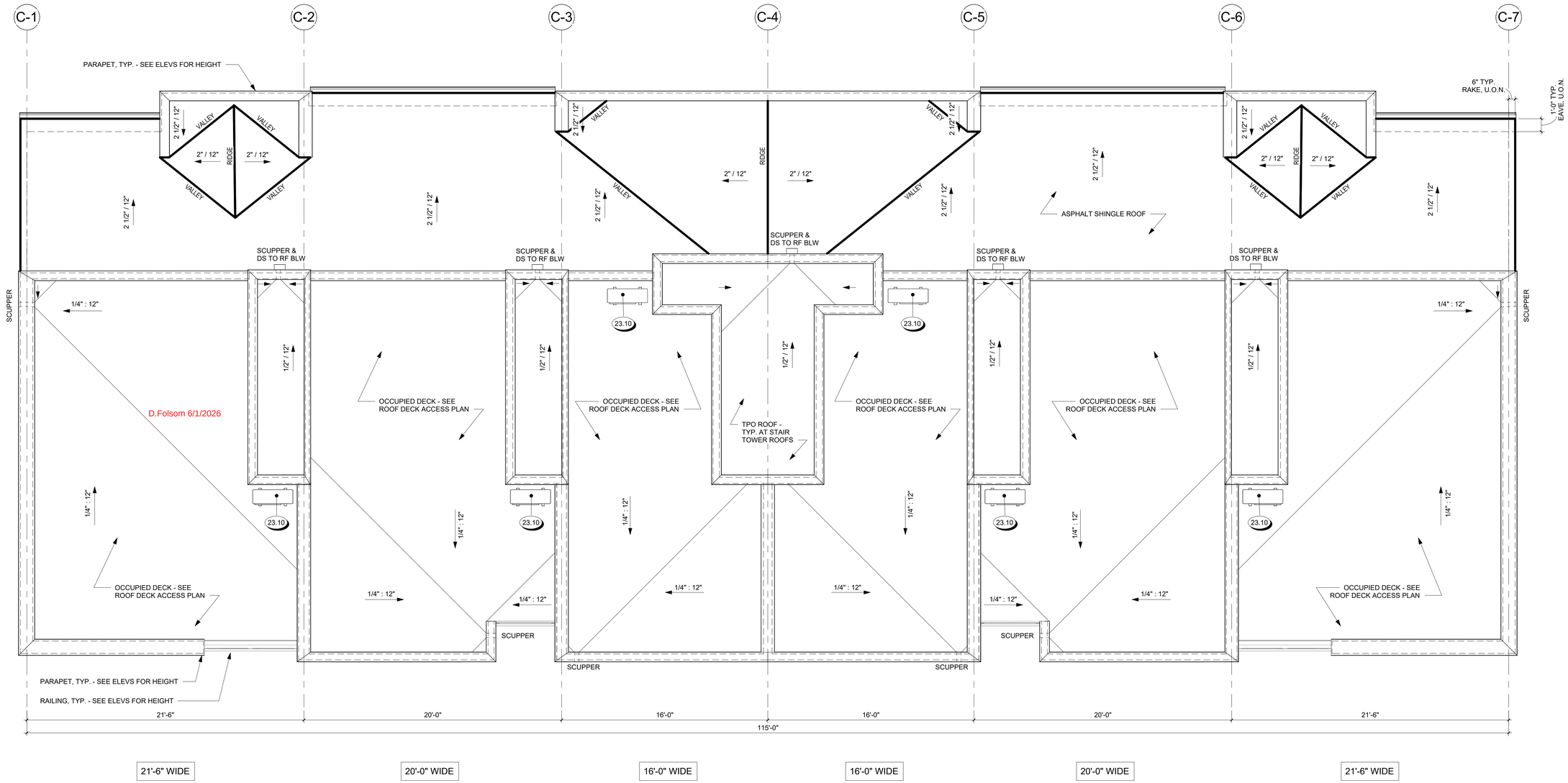
COUGHLIN PORTER LUNDEEN DAHLIN

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1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. 1960-001
DATE 01/20/26

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1 6-PLEX - 3-STORY W/ ROOF DECK - ROOF PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

6-PLEX - 3-STORY - BUILDING ROOF PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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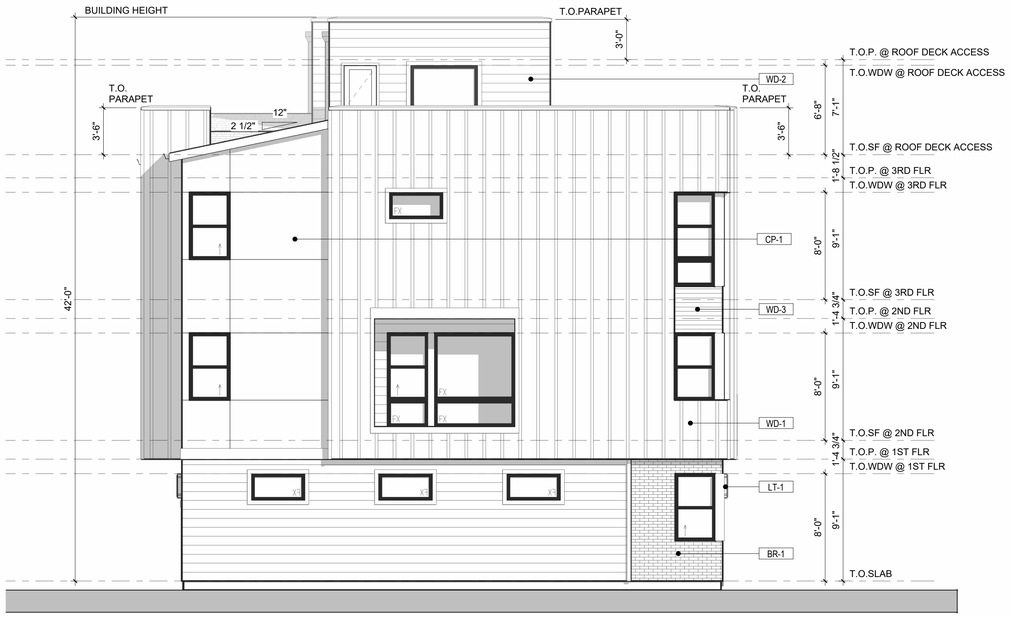
COUGHLIN PORTER LUNDEEN DAHLIN

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SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

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2 6-PLEX - 3-STORY W/ ROOF DECK - SIDE ELEVATION

3/16" = 1'-0"

1 6-PLEX - 3-STORY W/ ROOF DECK - FRONT ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

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COUGHLIN PORTER LUNDEEN

DAHLIN

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SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**

DATE **01/20/26**

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EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE



1 6-PLEX - 3-STORY W/ ROOF DECK - REAR ELEVATION
3/16" = 1'-0"

6-PLEX - 3-STORY - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN DAHLIN

SCALE: 1/4" = 1'-0"

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1 6-PLEX - 3-STORY - FRONT-LEFT PERSPECTIVE

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2 6-PLEX - 3 STORY - REAR RIGHT PERSPECTIVE

6-PLEX - 3-STORY - MASSING DIAGRAMS

520 OVERLAKE TOWNHOMES

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COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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SIDE ELEVATION



FRONT ELEVATION



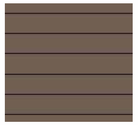
BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



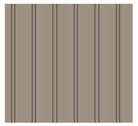
LAP SIDING 8" EXPOSURE

"HOMESTEAD BROWN"
SW 7515



LAP SIDING 4" EXPOSURE

"BAJA BEIGE"
SW 3509



BOARD & BATTEN SIDING

"KEYSTONE GRAY"
SW 7504

SMOOTH PANEL SIDING

"ALABASTER"
SW 7008



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"MERLOT"
SW 2704



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
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SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 1

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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REAR ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



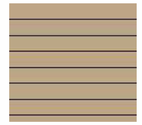
GLASS GUARDRAIL HARDWARE

BLACK



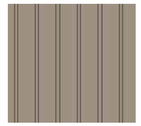
LAP SIDING 8" EXPOSURE

"HOMESTEAD BROWN"
SW 7515



LAP SIDING 4" EXPOSURE

"BAJA BEIGE"
SW 3509



BOARD & BATTEN SIDING

"KEYSTONE GRAY"
SW 7504

SMOOTH PANEL SIDING

"ALABASTER"
SW 7008



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"MERLOT"
SW 2704



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

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CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 1

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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SIDE ELEVATION



FRONT ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



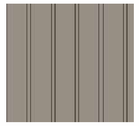
LAP SIDING 8" EXPOSURE

"CLOAK GRAY"
SW 6278



LAP SIDING 4" EXPOSURE

"MOUNTAIN ASH"
SW 3540



BOARD & BATTEN SIDING

"ELEPHANT EAR"
SW 9168

SMOOTH PANEL SIDING

"IVORY LACE"
SW 7013



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"SALTY DOG"
SW 9177



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 2

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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REAR ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



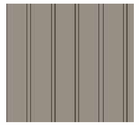
LAP SIDING 8" EXPOSURE

"CLOAK GRAY"
SW 6278



LAP SIDING 4" EXPOSURE

"MOUNTAIN ASH"
SW 3540



BOARD & BATTEN SIDING

"ELEPHANT EAR"
SW 9168

SMOOTH PANEL SIDING

"IVORY LACE"
SW 7013



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"SALTY DOG"
SW 9177



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 2

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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SIDE ELEVATION



FRONT ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



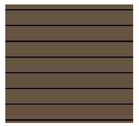
GLASS GUARDRAIL HARDWARE

BLACK



LAP SIDING 8" EXPOSURE

"LET IT RAIN"
SW 9152



LAP SIDING 4" EXPOSURE

"HARBOR MIST"
SW 3541



BOARD & BATTEN SIDING

"GRANITE PEAK"
SW 6250

SMOOTH PANEL SIDING

"WOOL SKEIN"
SW 6148



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"INKWELL"
SW 6992



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 3

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
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FRONT ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



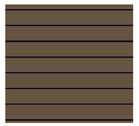
GLASS GUARDRAIL HARDWARE

BLACK



LAP SIDING 8" EXPOSURE

"LET IT RAIN"
SW 9152



LAP SIDING 4" EXPOSURE

"HARBOR MIST"
SW 3541



BOARD & BATTEN SIDING

"GRANITE PEAK"
SW 6250

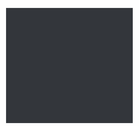
SMOOTH PANEL SIDING

"WOOL SKEIN"
SW 6148



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"INKWELL"
SW 6992



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY - COLOR BOARD - SCHEME 3

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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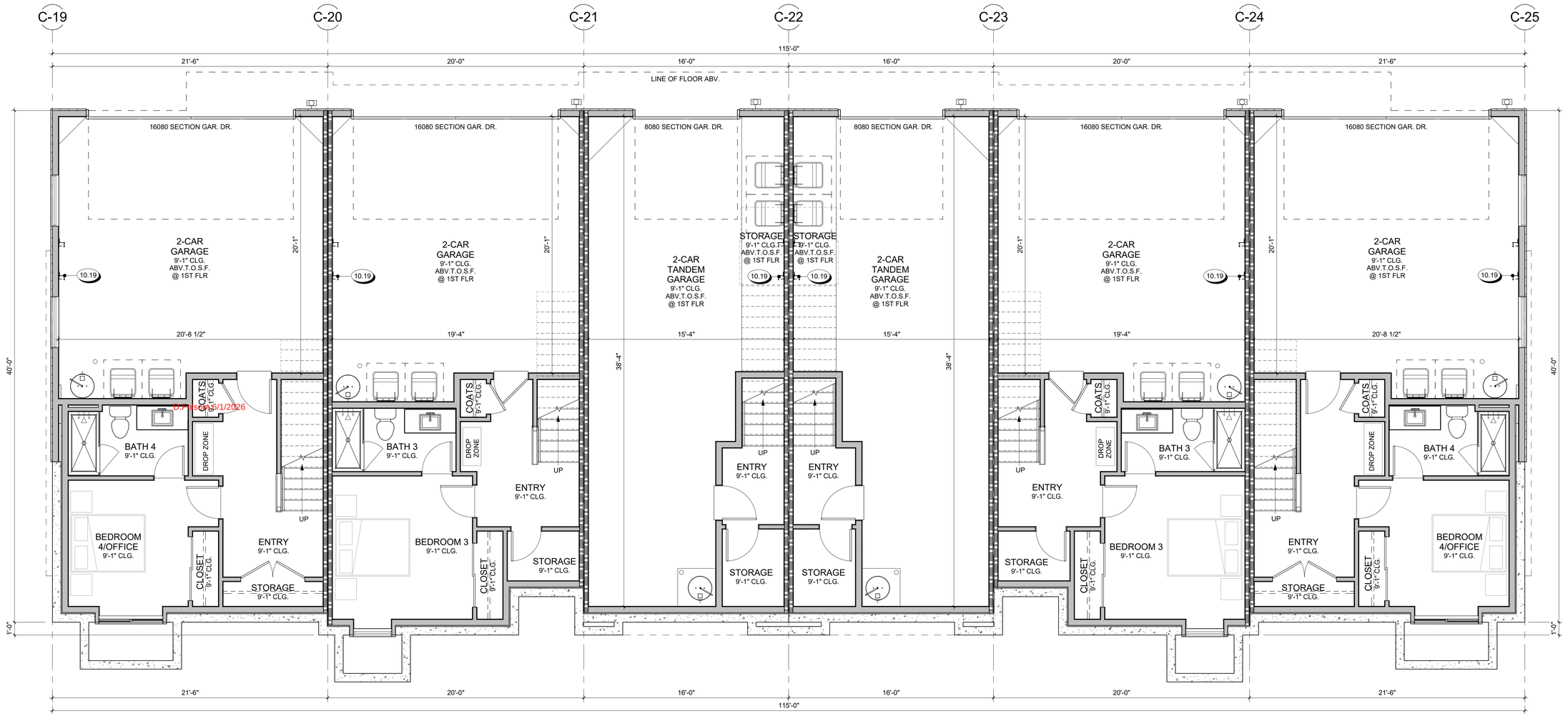
COUGHLIN PORTER LUNDEEN DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
425-453-5388

A.37



C-Plotted: 1/1/2026

000	KEYNOTE LEGEND
Key Value	Keynote Text
10.19	WALL MOUNTED BIKE STORAGE

16' WIDE 4-STORY - 3 BR / 3.5 BA	
NAME	AREA
BASEMENT FLOOR	98 SF
FIRST FLOOR	684 SF
SECOND FLOOR	686 SF
THIRD FLOOR	298 SF
TOTAL LIVING AREA	1,767 SF
ROOF DECK	355 SF
STOOP	34 SF
TANDEM GARAGE	527 SF
TOTAL NON LIVING AREA	917 SF

20'-0" 4-STORY - 4 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	353 SF
FIRST FLOOR	754 SF
SECOND FLOOR	822 SF
THIRD FLOOR	344 SF
TOTAL LIVING AREA	2,273 SF
2-CAR GARAGE	431 SF
PORCH	78 SF
ROOF DECK	451 SF
TOTAL NON LIVING AREA	960 SF

21'-6" 4-STORY - 5 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	368 SF
FIRST FLOOR	847 SF
SECOND FLOOR	891 SF
THIRD FLOOR	315 SF
TOTAL LIVING AREA	2,422 SF
2-CAR GARAGE	462 SF
PORCH	27 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,011 SF

1 6-PLEX - 3-STORY WITH BASEMENT - BASEMENT BUILDING PLAN

1/4" = 1'-0"

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

6-PLEX - 3-STORY WITH BASEMENT - BUILDING BASEMENT FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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Landscape Architecture

COUGHLIN PORTER LUNDEEN

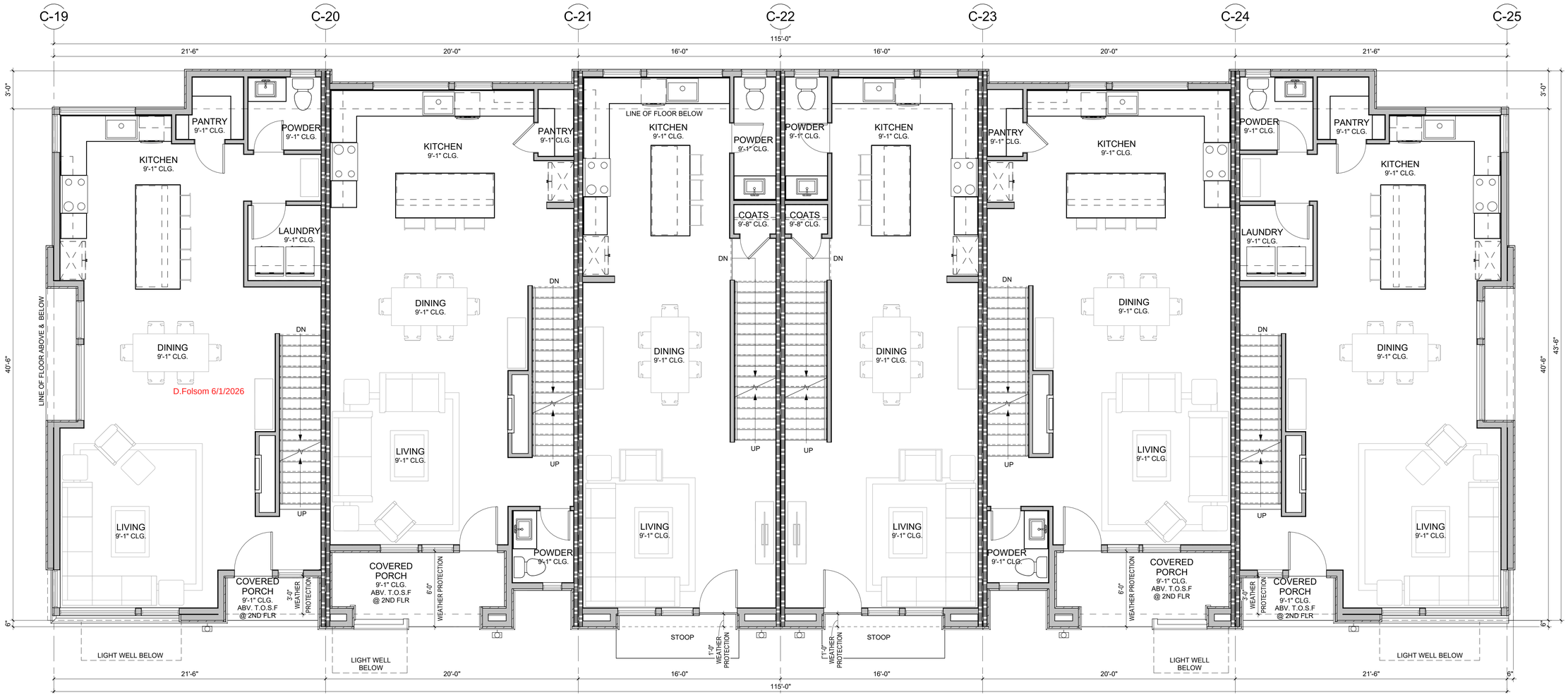
DAHLIN

10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
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1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

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D.Folsom 6/1/2026

1 6-PLEX - 3-STORY WITH BASEMENT - FIRST FLOOR BUILDING PLAN

1/4" = 1'-0"

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

16' WIDE 4-STORY - 3 BR / 3.5 BA	
NAME	AREA
BASEMENT FLOOR	98 SF
FIRST FLOOR	684 SF
SECOND FLOOR	686 SF
THIRD FLOOR	298 SF
TOTAL LIVING AREA	1,767 SF
ROOF DECK	355 SF
STOOP	34 SF
TANDEM GARAGE	527 SF
TOTAL NON LIVING AREA	917 SF

20'-0" 4-STORY - 4 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	353 SF
FIRST FLOOR	754 SF
SECOND FLOOR	822 SF
THIRD FLOOR	344 SF
TOTAL LIVING AREA	2,273 SF
2-CAR GARAGE	431 SF
PORCH	78 SF
ROOF DECK	451 SF
TOTAL NON LIVING AREA	960 SF

21'-6" 4-STORY - 5 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	368 SF
FIRST FLOOR	847 SF
SECOND FLOOR	891 SF
THIRD FLOOR	315 SF
TOTAL LIVING AREA	2,422 SF
2-CAR GARAGE	462 SF
PORCH	27 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,011 SF

6-PLEX - 3-STORY WITH BASEMENT - BUILDING FIRST FLOOR PLAN

520 OVERLAKE TOWNHOMES

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COUGHLIN PORTER LUNDEEN

DAHLIN

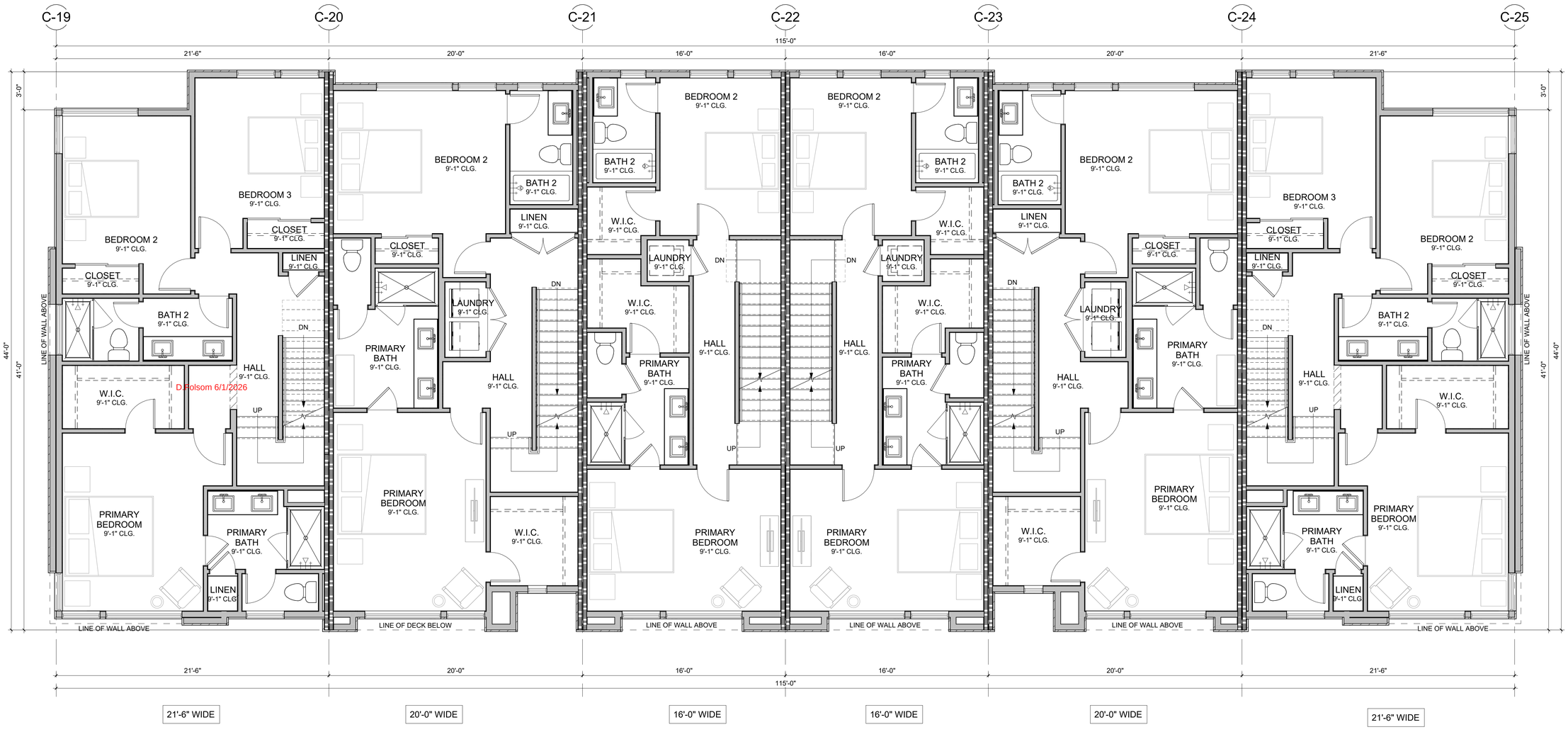
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SCALE: 1/4" = 1'-0"

JOB NO. 1960-001

DATE 01/20/26

A.39



D Folsom 6/1/2026

1 6-PLEX - 3-STORY WITH BASEMENT - SECOND FLOOR BUILDING PLAN

1/4" = 1'-0"

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

16' WIDE 4-STORY - 3 BR / 3.5 BA	
NAME	AREA
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FIRST FLOOR	684 SF
SECOND FLOOR	686 SF
THIRD FLOOR	298 SF
TOTAL LIVING AREA	1,767 SF
ROOF DECK	355 SF
STOOP	34 SF
TANDEM GARAGE	527 SF
TOTAL NON LIVING AREA	917 SF

20'-0" 4-STORY - 4 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	353 SF
FIRST FLOOR	754 SF
SECOND FLOOR	822 SF
THIRD FLOOR	344 SF
TOTAL LIVING AREA	2,273 SF
2-CAR GARAGE	431 SF
PORCH	78 SF
ROOF DECK	451 SF
TOTAL NON LIVING AREA	960 SF

21'-6" 4-STORY - 5 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	368 SF
FIRST FLOOR	847 SF
SECOND FLOOR	891 SF
THIRD FLOOR	315 SF
TOTAL LIVING AREA	2,422 SF
2-CAR GARAGE	462 SF
PORCH	27 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,011 SF

6-PLEX - 3-STORY WITH BASEMENT - BUILDING SECOND FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN DAHLIN

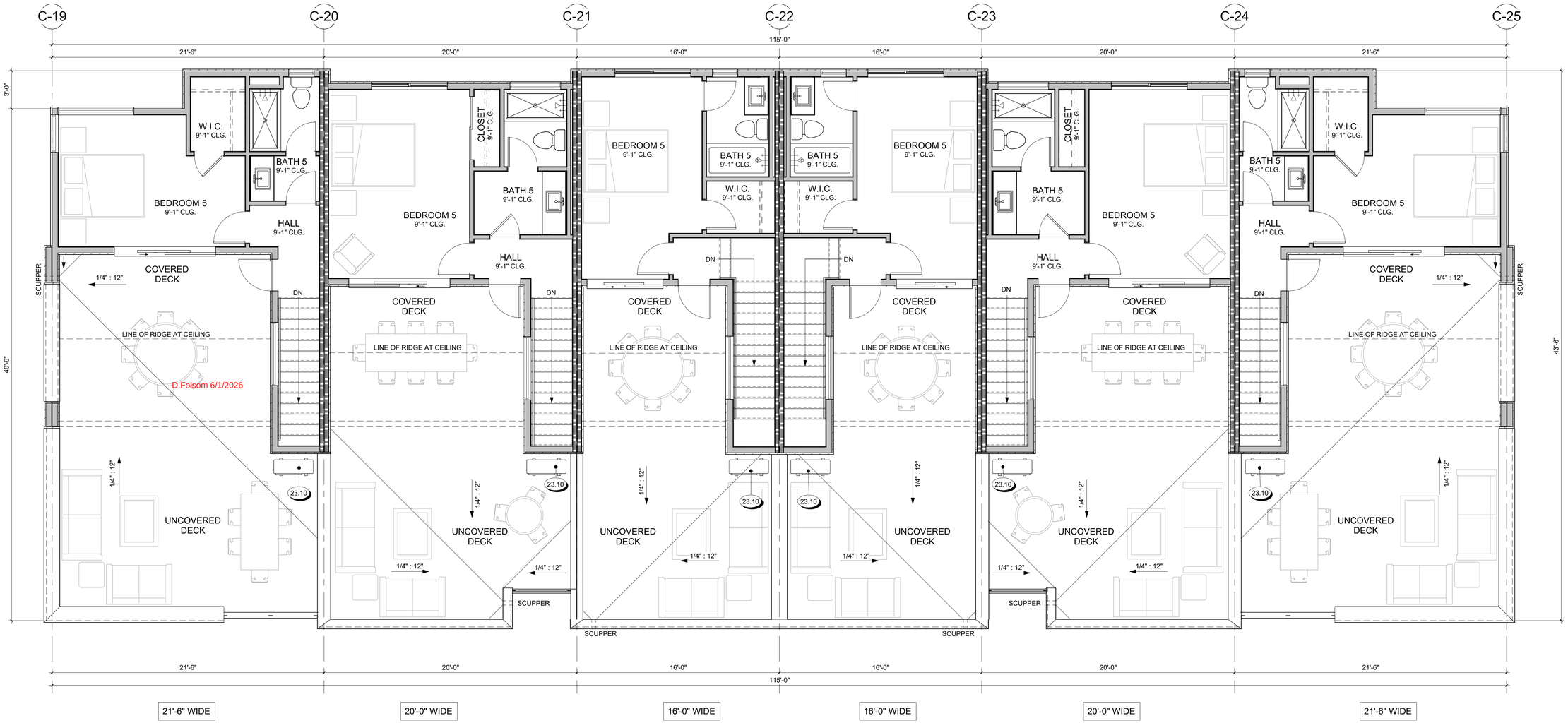
SCALE: 1/4" = 1'-0"

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A.40



000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

16' WIDE 4-STORY - 3 BR / 3.5 BA	
NAME	AREA
BASEMENT FLOOR	98 SF
FIRST FLOOR	684 SF
SECOND FLOOR	686 SF
THIRD FLOOR	298 SF
TOTAL LIVING AREA	1,767 SF
ROOF DECK	355 SF
STOOP	34 SF
TANDEM GARAGE	527 SF
TOTAL NON LIVING AREA	917 SF

20'-0" 4-STORY - 4 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	353 SF
FIRST FLOOR	754 SF
SECOND FLOOR	822 SF
THIRD FLOOR	344 SF
TOTAL LIVING AREA	2,273 SF
2-CAR GARAGE	431 SF
PORCH	78 SF
ROOF DECK	451 SF
TOTAL NON LIVING AREA	960 SF

21'-6" 4-STORY - 5 BR / 4.5 BA	
NAME	AREA
BASEMENT FLOOR	368 SF
FIRST FLOOR	847 SF
SECOND FLOOR	891 SF
THIRD FLOOR	315 SF
TOTAL LIVING AREA	2,422 SF
2-CAR GARAGE	462 SF
PORCH	27 SF
ROOF DECK	523 SF
TOTAL NON LIVING AREA	1,011 SF

1 6-PLEX - 3-STORY WITH BASEMENT - THIRD FLOOR BUILDING PLAN

1/4" = 1'-0"

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

6-PLEX - 3-STORY WITH BASEMENT - BUILDING THIRD FLOOR PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

DAHLIN

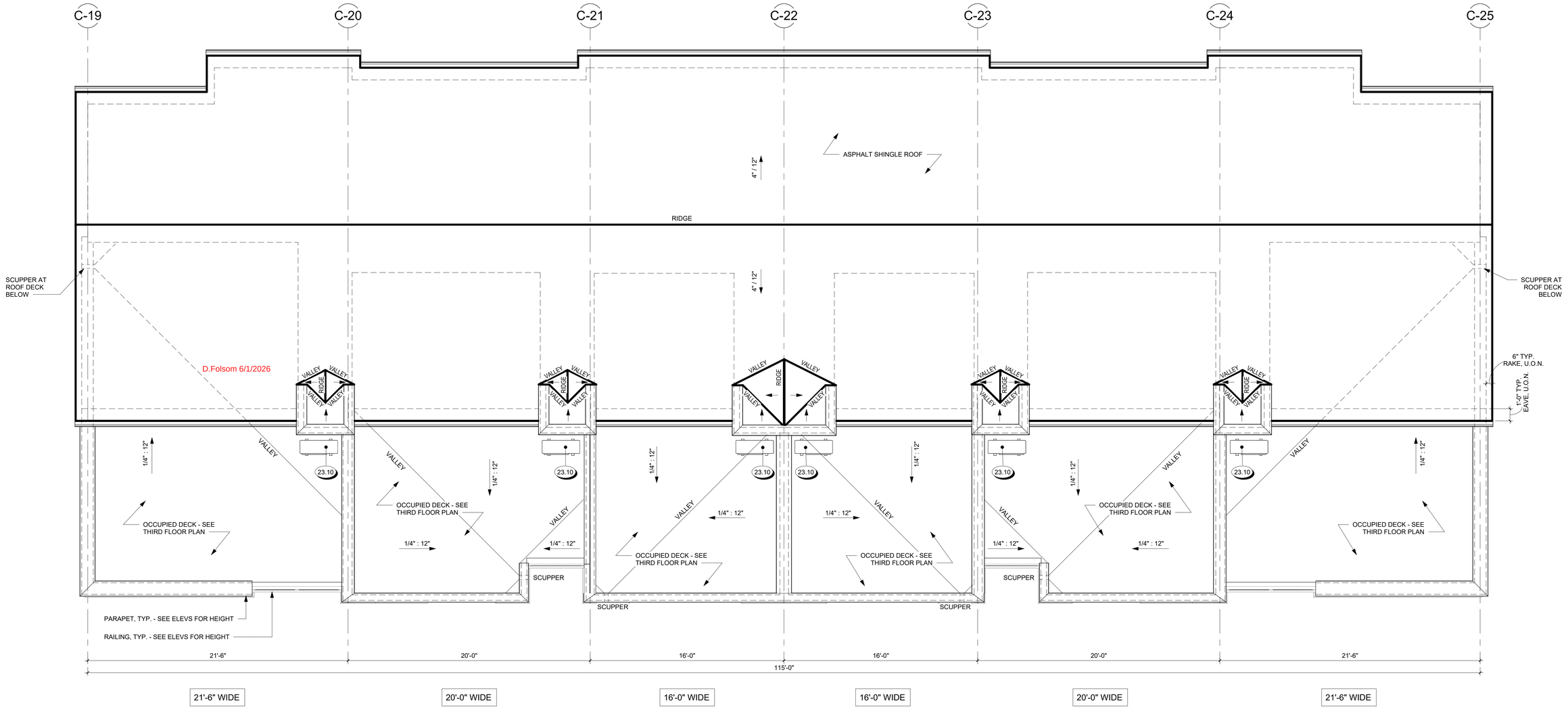
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425-453-5388

SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**

DATE **01/20/26**

A.41



1 6-PLEX - 3-STORY W/ BASEMENT - ROOF PLAN
1/4" = 1'-0"

000	KEYNOTE LEGEND
Key Value	Keynote Text
23.10	MECHANICAL UNIT - VISUALLY SCREENED FROM STREET VIEW BY PARAPETS

6-PLEX - 3-STORY WITH BASEMENT - BUILDING ROOF PLAN

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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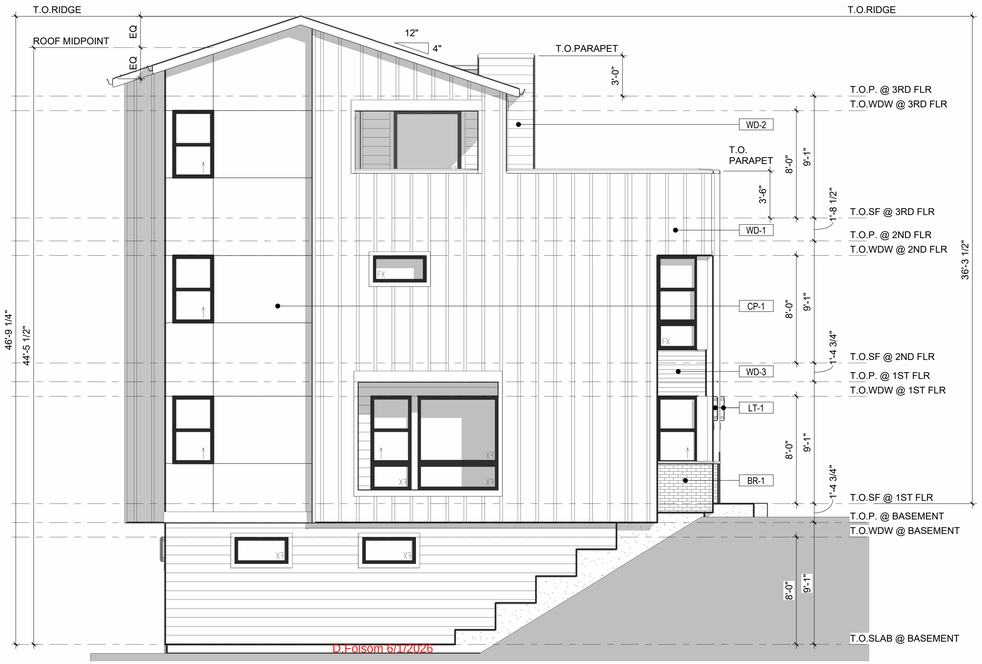
COUGHLIN PORTER LUNDEEN DAHLIN

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1 2 4 8
SCALE: 1/4" = 1'-0"

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DATE **01/20/26**

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2 6-PLEX - 3-STORY WITH BASEMENT - SIDE ELEVATION

3/16" = 1'-0"



1 6-PLEX - 3-STORY WITH BASEMENT - FRONT ELEVATION

3/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

6-PLEX - 3-STORY WITH BASEMENT - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

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EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE



1 6-PLEX - 3-STORY WITH BASEMENT - REAR ELEVATION
3/16" = 1'-0"

*WHILE THIS BUILDING DOES HAVE FOUR FLOOR LEVELS, THIS DESIGN MEETS THE REQUIREMENT WITHIN IRC UTILIZING THE STORY COUNT DEFINITION AS WELL AS STORY ABOVE GRADE PLANE. THE BASEMENT PLAN WILL BE BELOW GRADE AS A TUCK UNDER CONDITION BASED ON THE SITE SLOPE CONDITIONS

6-PLEX - 3-STORY WITH BASEMENT - ELEVATIONS

*ALL BUILDINGS HAVE BEEN DESIGNED TO BE WELL UNDER THE MAX HEIGHT ALLOWANCE OF 70' OF THE BR-OR ZONE

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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A.44



1 6-PLEX - 3-STORY WITH BASEMENT - FRONT LEFT PERSPECTIVE

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2 6-PLEX - 3-STORY WITH BASEMENT - REAR RIGHT PERSPECIVE

6-PLEX - 3-STORY WITH BASEMENT - MASSING DIAGRAMS

520 OVERLAKE TOWNHOMES

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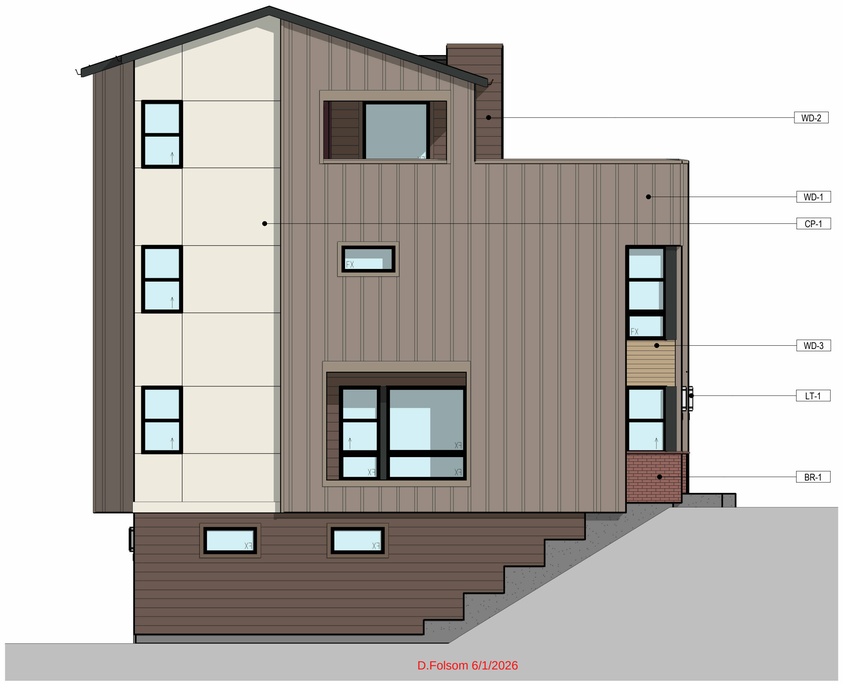
COUGHLIN PORTER LUNDEEN DAHLIN

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1 2 4 8
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SIDE ELEVATION



FRONT ELEVATION



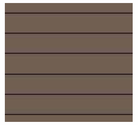
BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



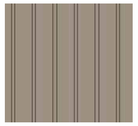
LAP SIDING 8" EXPOSURE

"HOMESTEAD BROWN"
SW 7515



LAP SIDING 4" EXPOSURE

"BAJA BEIGE"
SW 3509



BOARD & BATTEN SIDING

"KEYSTONE GRAY"
SW 7504

SMOOTH PANEL SIDING

"ALABASTER"
SW 7008



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"MERLOT"
SW 2704



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 1

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

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A.46



REAR ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



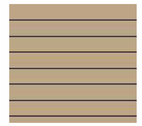
GLASS GUARDRAIL HARDWARE

BLACK



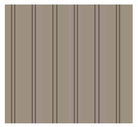
LAP SIDING 8" EXPOSURE

"HOMESTEAD BROWN"
SW 7515



LAP SIDING 4" EXPOSURE

"BAJA BEIGE"
SW 3509



BOARD & BATTEN SIDING

"KEYSTONE GRAY"
SW 7504

SMOOTH PANEL SIDING

"ALABASTER"
SW 7008



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"MERLOT"
SW 2704



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

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EXTERIOR ELEVATION KEYNOTES	
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WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 1

520 OVERLAKE TOWNHOMES

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DAHLIN

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1 2 4 8
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DATE **01/20/26**



SIDE ELEVATION



FRONT ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



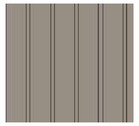
LAP SIDING 8" EXPOSURE

"CLOAK GRAY"
SW 6278



LAP SIDING 4" EXPOSURE

"MOUNTAIN ASH"
SW 3540



BOARD & BATTEN SIDING

"ELEPHANT EAR"
SW 9168

SMOOTH PANEL SIDING

"IVORY LACE"
SW 7013



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"SALTY DOG"
SW 9177



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
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LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
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WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 2

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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1 2 4 8
SCALE: 1/4" = 1'-0"

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D.Folsom 6/1/2026



REAR ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



GLASS GUARDRAIL HARDWARE

BLACK



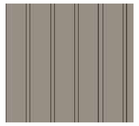
LAP SIDING 8" EXPOSURE

"CLOAK GRAY"
SW 6278



LAP SIDING 4" EXPOSURE

"MOUNTAIN ASH"
SW 3540



BOARD & BATTEN SIDING

"ELEPHANT EAR"
SW 9168

SMOOTH PANEL SIDING

"IVORY LACE"
SW 7013



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"SALTY DOG"
SW 9177



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
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SIGN-1	ADDRESS SIGN
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WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 2

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

Brumbaugh & Associates
Landscape Architecture

COUGHLIN PORTER LUNDEEN

DAHLIN

1 2 4 8
SCALE: 1/4" = 1'-0"

JOB NO. **1960-001**
DATE **01/20/26**

10900 NE 8th Street, Suite 1650
Bellevue, Washington 98004
425-453-5388

A.49



SIDE ELEVATION



FRONT ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



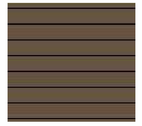
GLASS GUARDRAIL HARDWARE

BLACK



LAP SIDING 8" EXPOSURE

"LET IT RAIN"
SW 9152



LAP SIDING 4" EXPOSURE

"HARBOR MIST"
SW 3541



BOARD & BATTEN SIDING

"GRANITE PEAK"
SW 6250

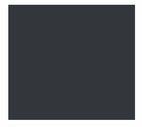
SMOOTH PANEL SIDING

"WOOL SKEIN"
SW 6148



TRIM COLOR FOR WINDOW AREAS (REFERENCE COLOR BLOCKING), FASCIA, STONE AREAS

"GREENBLACK"
SW 6994



FRONT DOOR

"INKWELL"
SW 6992



ROOF

"CHARCOAL"
GAF ROOFING

*NOTES AND LEGEND:

DS & BELLY BAND TRIMS TO MATCH ADJACENT BODY COLOR

APPLY BODY COLOR DIRECTLY ABOVE PORCH ENTRY TO UNDERSIDE AT PORCH CEILING

CANTILEVER FLOOR AREAS SOFFIT PAINTED TO MATCH EAVE AND RAKE TRIM COLOR WITH EXCEPTION OF PORCH SOFFIT CEILINGS

EXTERIOR ELEVATION KEYNOTES	
MARK	DESCRIPTION
BR-1	BRICK MASONRY VENEER
CP-1	CEMENTIOUS SMOOTH PANEL
LT-1	LIGHT FIXTURE
SIGN-1	ADDRESS SIGN
WD-1	1X3 WOOD BATTENS SPACED AT 16" O.C. OVER SMOOTH PANEL BOARD
WD-2	HORIZONTAL LAP SIDING - 8" EXPOSURE
WD-3	HORIZONTAL LAP SIDING - 4" EXPOSURE

6-PLEX - 3-STORY WITH BASEMENT - COLOR BOARD - SCHEME 3

520 OVERLAKE TOWNHOMES

BELLEVUE, WA

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COUGHLIN PORTER LUNDEEN

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REAR ELEVATION



BRICK VENEER

"SLIMBRICK BRICK VENEER"
TEAL BROWN



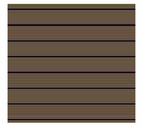
GLASS GUARDRAIL HARDWARE

BLACK



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BOARD & BATTEN SIDING

"GRANITE PEAK"
SW 6250

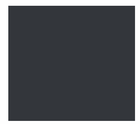
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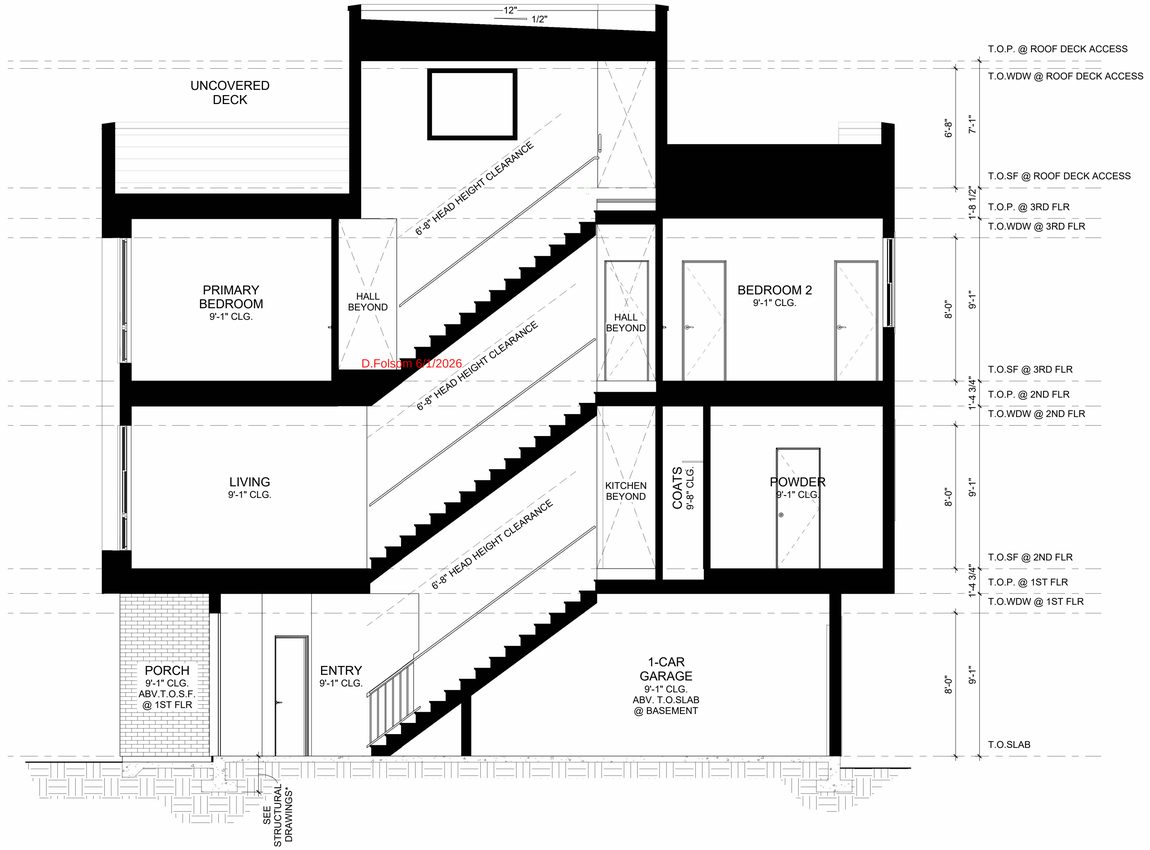
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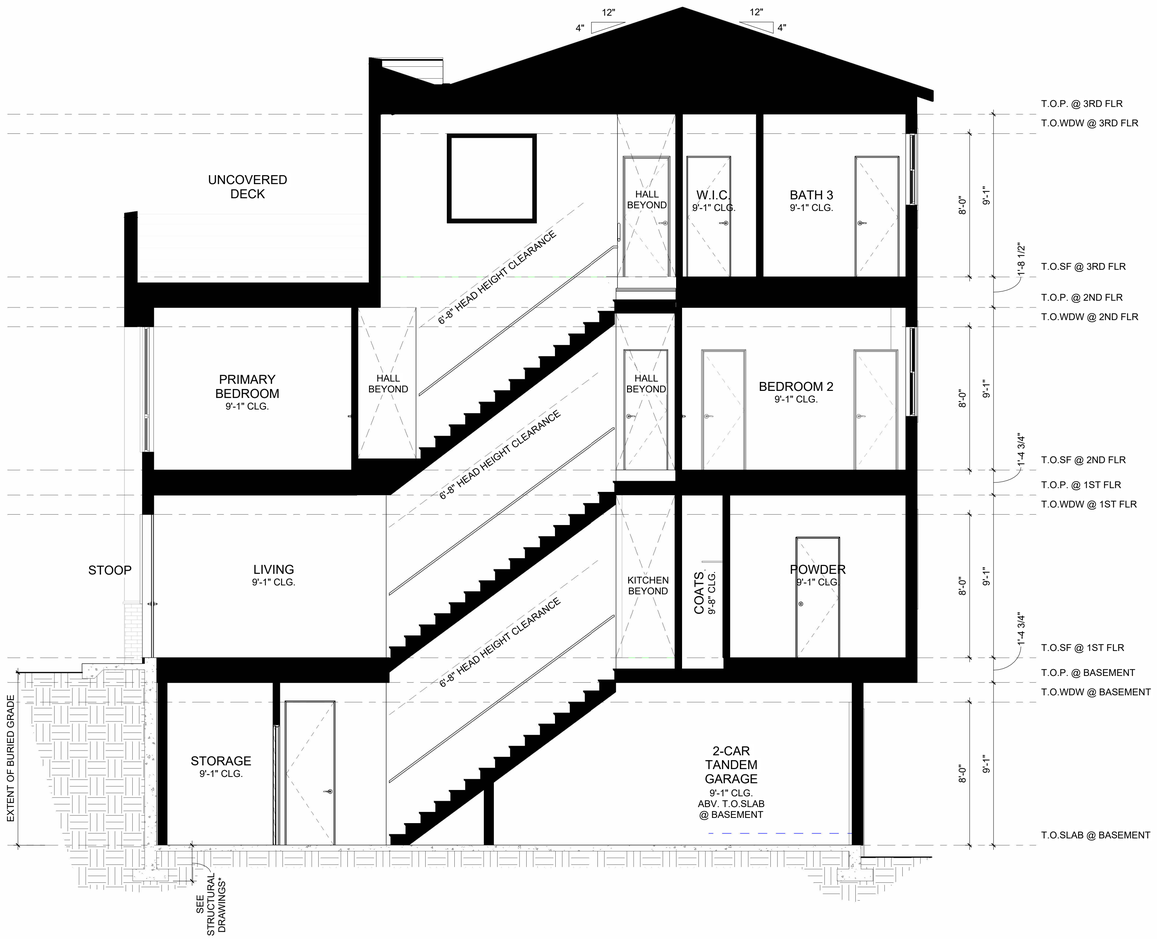
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2 3-STORY FLAT - TYP. UNIT SECTION
1/4" = 1'-0"



1 3-STORY WITH BASEMENT - TYP. UNIT SECTION
1/4" = 1'-0"

SCHEMATIC SECTIONS

*TO BE SPECIFIED BY STRUCTURAL AT BUILDING PERMIT SUBMITTAL, CURRENTLY SHOWING TYPICAL SIZE UNTIL BUILDING PERMIT PROCESS

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