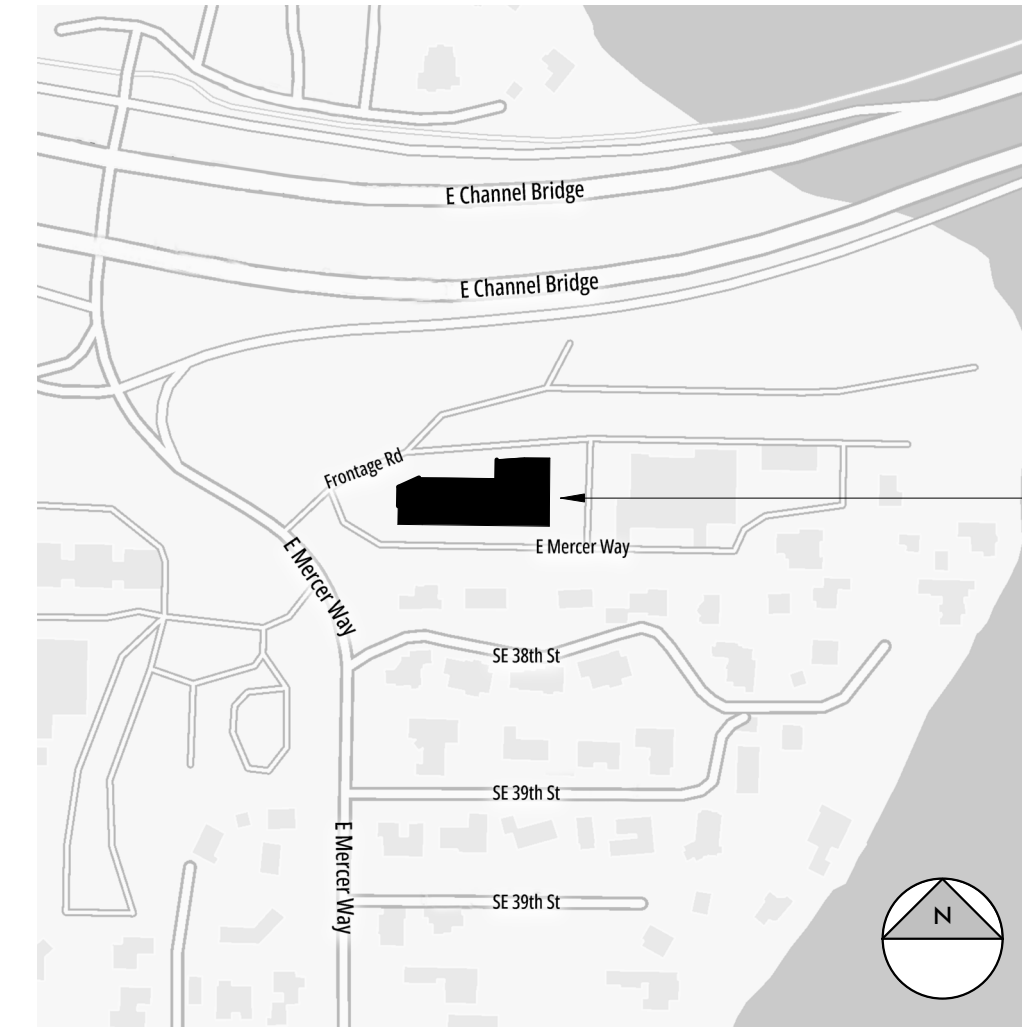


VICINITY MAP



PROJECT SITE

DESIGN TEAM

ARCHITECT
 ANJALI GRANT DESIGN
 3427 BEACON AVE S
 SEATTLE, WA 98144
 (206) 512-4209

CIVIL ENGINEER
 JACOBSON CONSULTING ENGINEERS
 255 S KING ST, SUITE 800
 SEATTLE, WA 98104
 (206) 426-2600

STRUCTURAL ENGINEER
 PCS STRUCTURAL SOLUTIONS
 1011 WESTERN AVE, UNIT 810
 SEATTLE, WA 98104
 (206) 292-5076

MECHANICAL
 HOLIDAY-PARKS INC
 4600 S 134TH PL, TUKWILA, WA 98168
 (206) 248-9700

PLUMBING
 STIRRETT JOHNSEN INC
 5555 NW WESTGATE RD,
 SILVERDALE, WA 98383
 (360) 692-6128

ELECTRICAL ENGINEER
 TF-WB
 1200 WESTLAKE AVE N,
 SEATTLE, WA 98109
 (206) 285-7228

LANDSCAPE ARCHITECT
 KK-LA
 111 WEST JOHN STREET, SUITE 306
 SEATTLE, WA 98119
 (206) 323-6032

ACOUSTICS
 A3 ACOUSTICS LLP
 1909 25TH AVE S, SUITE A
 SEATTLE, WA 98144
 (206) 551-5280

SEPA CONSULTANT
 JEFF DING
 EA ENGINEERING, SCIENCE &
 TECHNOLOGY, INC.
 2200 SIXTH AVENUE, SUITE 707
 SEATTLE, WA 98121

ENVIRONMENTAL
 RAEDEKE ASSOCIATES, INC.
 2111 N. NORTHGATE WAY STE. 219
 SEATTLE, WASHINGTON, 98133
 (206) 525-8122

GEOTECHNICAL
 ASSOCIATED EARTH SCIENCES, INC.
 911 5TH AVENUE
 KIRKLAND, WASHINGTON 98033
 425-827-7701

PROJECT DESCRIPTION (CUP)

THE DEVELOPMENT SITE AT 3700 E MERCER WAY INCLUDES BOTH RESIDENTIALLY ZONED AND COMMERCIALLY ZONED PROPERTIES. ON THE COMMERCIALLY ZONED PROPERTY ON THE NORTHWEST CORNER OF THE SITE, THE PROPOSED USES ARE PERMITTED OUTRIGHT. THE PROPOSED PROJECT ON THE COMMERCIALLY ZONED LOT IS A 3-STORY MIXED-USE BUILDING HOUSING A PRESCHOOL-8 PRIVATE SCHOOL ON LEVELS 0, 1 AND 2; AND 8-OCCUPANCY COMMUNITY OFFICE RENTAL SPACE ON LEVELS 2 AND 3. 8 OCCUPANCY INCLUDES OFFICES AND TRAINING/SKILL DEVELOPMENT NOT IN A SCHOOL OR ACADEMIC PROGRAM. ACCESSORY USES CUSTOMARILY INCIDENTAL TO THESE PRINCIPAL USES ARE EXPECTED, SUCH AS USE OF SCHOOL MULTIPURPOSE AREAS BY NON-SCHOOL GROUPS.

THE EXISTING PERMITTED USES ON THE RESIDENTIALLY ZONED LOTS AT 3700 E MERCER WAY SITE INCLUDE A SYNAGOGUE BUILDING (USE APPROVED 1970); CARETAKER'S FACILITY AND OUTDOOR PLAY AREAS (1979); MULTIPURPOSE BUILDING (1979); NON-COMMERCIAL RECREATIONAL AREA USED BETWEEN 7 AM AND 10 PM (1979); AND ASSOCIATED PARKING.

THE PROPOSED AMENDMENT TO THE EXISTING CONDITIONAL USE PERMIT(S) WOULD ALLOW THE USERS OF THE MIXED-USE BUILDING TO SHARE THE SYNAGOGUE'S EXISTING PARKING LOTS FOR PARKING, DROP-OFF AND PICKUP DURING HOURS WHEN THE SYNAGOGUE IS NOT BEING USED FOR WORSHIP; AND WOULD ALLOW FOR POTENTIAL FUTURE USE OF EXISTING OUTDOOR AREAS BY BPP TENANTS.

PROJECT DATA

PROJECT NAME AND DESCRIPTION
 BARNABIE POINT PROJECT
 3-STORY MIXED-USE BUILDING HOUSING A PRESCHOOL-8 PRIVATE SCHOOL AND COMMUNITY MULTIPURPOSE SPACE ON LEVELS 0, 1 AND 2; AND COMMUNITY OFFICE RENTAL SPACE ON LEVELS 2 AND 3.

FILE NUMBER
 CUP24-001

OWNER
 HERZL-NER-TAMID CONSERVATIVE CONGREGATION

ADDRESS
 3700 E MERCER WAY
 MERCER ISLAND, WA 98040

ZONING DESIGNATION
 B, R-9.6

LEGAL DESCRIPTION
 PARCEL A: (APN 082405-9045-07)
 THAT PORTION OF GOVERNMENT LOT 11, SECTION 8, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE INTERSECTION OF THE WEST LINE OF GOVERNMENT LOT 11 WITH THE NORTH LINE OF DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE SOUTH 89°09'34" EAST S LONG THE NORTH OF SAID DOYLE-HANSEN ADDITION, A DISTANCE OF 253.49 FEET TO THE WEST LINE OF LOT 7 OF CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON;
 THENCE NORTH 01°12'29" EAST ALONG SAID WEST LINE, A DISTANCE OF 111.48 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID CHANNEL CREST;
 THENCE SOUTH 85°39'49" WEST ALONG SAID SOUTH LINE 173.15 FEET TO SOUTHEASTERLY LINE OF LAND CONVEYED TO STATE OF WASHINGTON TOLL BRIDGE AUTHORITY UNDER RECORDING NO. 3032009;
 THENCE SOUTH 65°24'55" WEST ALONG SOUTHEASTERLY LINE TO THE EASTERLY MARGIN OF EAST MERCER WAY, AS CONVEYED TO KING COUNTY UNDER RECORDING NO. 923897;
 THENCE SOUTH 01°02'29" WEST TO THE NORTH LINE OF SAID DOYLE-HANSEN ADDITION;
 THENCE SOUTH 89°09'34" EAST ALONG SAID NORTH LINE 70.61 FEET TO THE POINT OF BEGINNING.

PARCEL B: (APN 210700-0010-06)
 LOTS 1 THROUGH 5, INCLUSIVE, DOYLE-HANSEN ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 24, RECORDS OF KING COUNTY, WASHINGTON.

PARCEL C: (APN 151560-0010-06)
 LOTS 1 THROUGH 7, INCLUSIVE, CHANNEL CREST, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 72 OF PLATS, PAGE 63, RECORDS OF KING COUNTY, WASHINGTON;

TOGETHER WITH AN UNDIVIDED 7/8THS INTEREST IN TRACT "A" OF SAID PLAT.

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

ASSESSOR'S PARCEL NUMBER
 0824059045, 1515600010, 2107000010, 151560TRCT

SHEET INDEX - DESIGN REVIEW	
SHEET #	SHEET NAME
A-000	DESIGN REVIEW PLANSET - SHEET INDEX, GENERAL NOTES
A-003	HEIGHT DIAGRAMS
A-010	LAND USE/SITE PLAN
A-011	SITE PLAN ENLARGED-WEST
A-012	SITE PLAN ENLARGED-EAST

LU-1	EXISTING SITE & CONTEXT
LU-2	EXISTING SITE & CONTEXT
LU-3	VIEW FROM E MERCER WAY
LU-4	VIEW NORTHEAST FROM PARKING LOT
LU-5	VIEW SOUTHEAST FROM BOAT LAUNCH ROAD
LU-6	MATERIAL BOARD
LU-7	EXTERIOR ELEVATIONS
LU-8	EXTERIOR ELEVATIONS
LU-10	AXON VIEW
LU-11	AXON VIEW

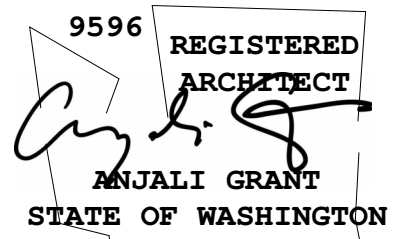
C0.10	OVERALL SITE PLAN
C1.00	OVERALL DEMO PLAN
C1.01	DEMO PLAN
C1.02	DEMO PLAN
C3.00	OVERALL GRADING PLAN
C3.01	GRADING PLAN
C3.02	GRADING PLAN
C5.00	OVERALL UTILITY PLAN
C5.01	UTILITY PLAN
C5.02	UTILITY PLAN
C6.00	OVERALL PAVING AND STRIPING PLAN
C6.01	PAVING AND STRIPING PLAN
C6.02	PAVING AND STRIPING PLAN
C7.00	OVERALL FIRE ACCESS PLAN

L-101	TREE PROTECTION PLAN - WEST
L-102	TREE PROTECTION PLAN - EAST
L-103	TREE INVENTORY & REPLACEMENT
L-201	LANDSCAPE PLAN - WEST
L-202	LANDSCAPE PLAN - EAST
L-203	LANDSCAPE PLAN - ENLARGEMENT

A-100F	B01 FURN PLAN
A-101F	L01 FURN PLAN
A-102F	L02 FURN PLAN
A-103F	L03 FURN PLAN
A-104	ROOF PLAN

E-101	SITE PLAN - ELECTRICAL
E-305	KITCHEN PLAN - ELECTRICAL

SHEET COUNT: 42



anjali grant design LLC

3700 E MERCER WAY
 BARNABIE POINT PROJECT

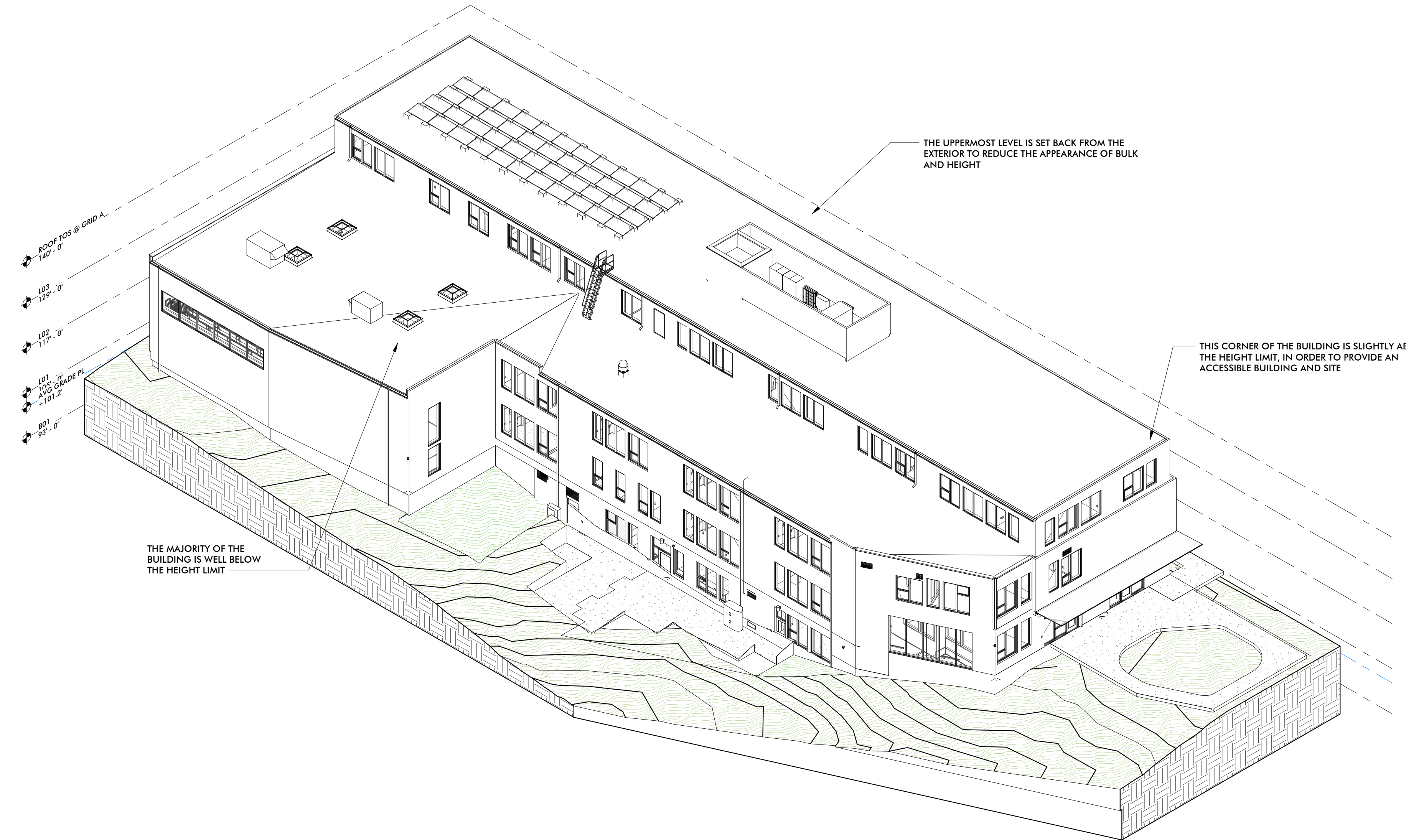
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT:

DESIGN REVIEW PLANSET - SHEET INDEX, GENERAL NOTES

A-000

ORIENTATION	FACADE LENGTH	START	END	AVERAGE HEIGHT	WEIGHTING FACTOR		
NORTH	24 LF			28.3 FT	0.04	1.1	
NORTH	9.5 LF	28.3	29.6	28.95 FT	0.02	0.4	
NORTH	29 LF	29.6	31.9	30.75 FT	0.05	1.5	
NORTH	12.8 LF			31.9 FT	0.02	0.7	
NORTH	23.4 LF	31.9	36.9	34.4 FT	0.04	1.3	
NORTH	69.3 LF			36.9 FT	0.11	4.2	
NORTH	19.1 LF	36.9	34.4	35.65 FT	0.03	1.1	
NORTHWEST	24.3 LF	33.5	30.5	32 FT	0.04	1.3	
NORTHWEST	8 LF			30.5 FT	0.01	0.4	
WEST	26.5 LF	33.5	31	32.25 FT	0.04	1.4	
WEST	12.4 LF	29.7	28.6	29.15 FT	0.02	0.6	
WEST	2.9 LF	38.2	37.9	38.05 FT	0	0.2	
WEST	31 LF	35.3	35.9	35.6 FT	0.05	1.8	
WEST	1 LF	0	0	26.2 FT	0	0	
WEST	7.5 LF	35.9	36.6	36.25 FT	0.01	0.4	
EAST	41.4 LF	36	35.2	35.6 FT	0.07	2.4	
EAST	9.2 LF			25.7 FT	0.01	0.4	
EAST	46.8 LF	25.7	29.4	27.55 FT	0.08	2.1	
SOUTH	64.2 LF	36.5	36	36.25 FT	0.1	3.8	
SOUTH	152.2 LF			36 FT	0.25	8.9	
	614.5 LF					33.9 FT	HEIGHT AS A WEIGHTED AVERAGE



19.04.050 D. BUILDING HEIGHT LIMIT. MAXIMUM ALLOWABLE BUILDING HEIGHT SHALL BE THE LESSER OF (1) THREE STORIES OR (2) 36 FEET, CALCULATED USING THE METHOD DESCRIBED IN MIC 19.11.030(A)(3).

19.11.030 (A)(3) CALCULATION OF BUILDING HEIGHT

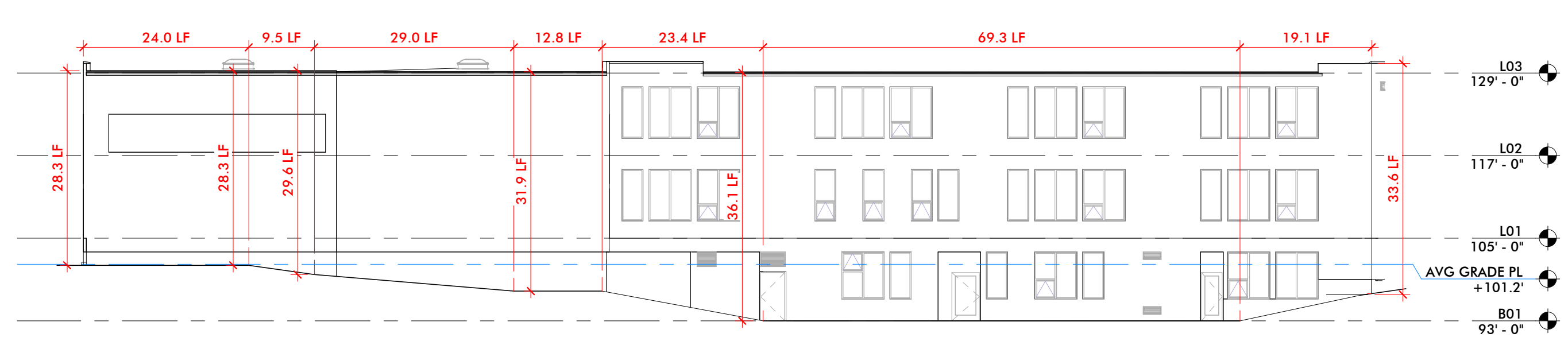
A. THE INTENT OF THE BUILDING HEIGHT CALCULATION IN THIS SECTION IS TO LIMIT THE VISUAL MASS OF A BUILDING SO THAT IT DOES NOT APPEAR TO EXCEED THE MAXIMUM HEIGHT LIMIT IN SUBSECTION (A)(1) OF THIS SECTION.

B. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IN SUBSECTION (A)(1) OF THIS SECTION SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF A BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES. THE BASE OF THE BUILDING FACADE SHALL BE MEASURED FROM THE ADJACENT PUBLIC SIDEWALK IF APPLICABLE, OR FROM THE LOWER OF EXISTING OR FINISHED GRADE ALONG BUILDING FACADES THAT ARE NOT ADJACENT TO A PUBLIC SIDEWALK. SEE FIGURE 4.

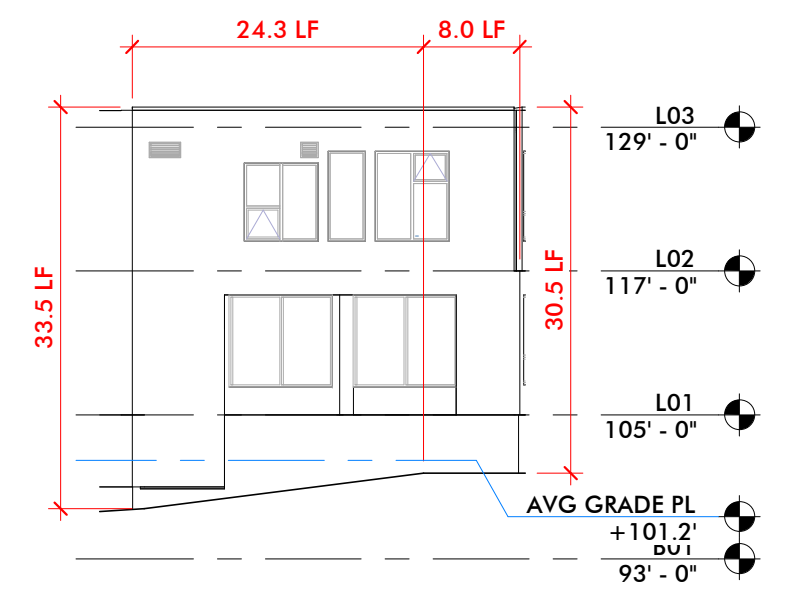
C. IF THE BASES OF THE OPPOSITE BUILDING FACADES ARE NOT AT APPROXIMATELY THE SAME ELEVATION, THEN THE BUILDING MUST BE CONFIGURED TO GO DOWN IN HEIGHT AS BETWEEN THE HIGHER AND LOWER FACADES IN A MANNER SIMILAR TO FIGURE 4 OR IN AN EQUIVALENT MANNER SUCH THAT THE AVERAGE OF THE BUILDING HEIGHTS CALCULATED BETWEEN THE FACADES IS APPROXIMATELY EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED BUILDING HEIGHT.

19.11.030 (A)(5) ... IF NECESSARY, ROOFTOP APPURTENANCES MAY EXTEND UP TO TEN FEET ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED, PROVIDED THERE IS A FUNCTIONAL NEED FOR THE APPURTENANCE AND THAT FUNCTIONAL NEED CANNOT BE MET WITH AN APPURTENANCE OF A LESSER HEIGHT.

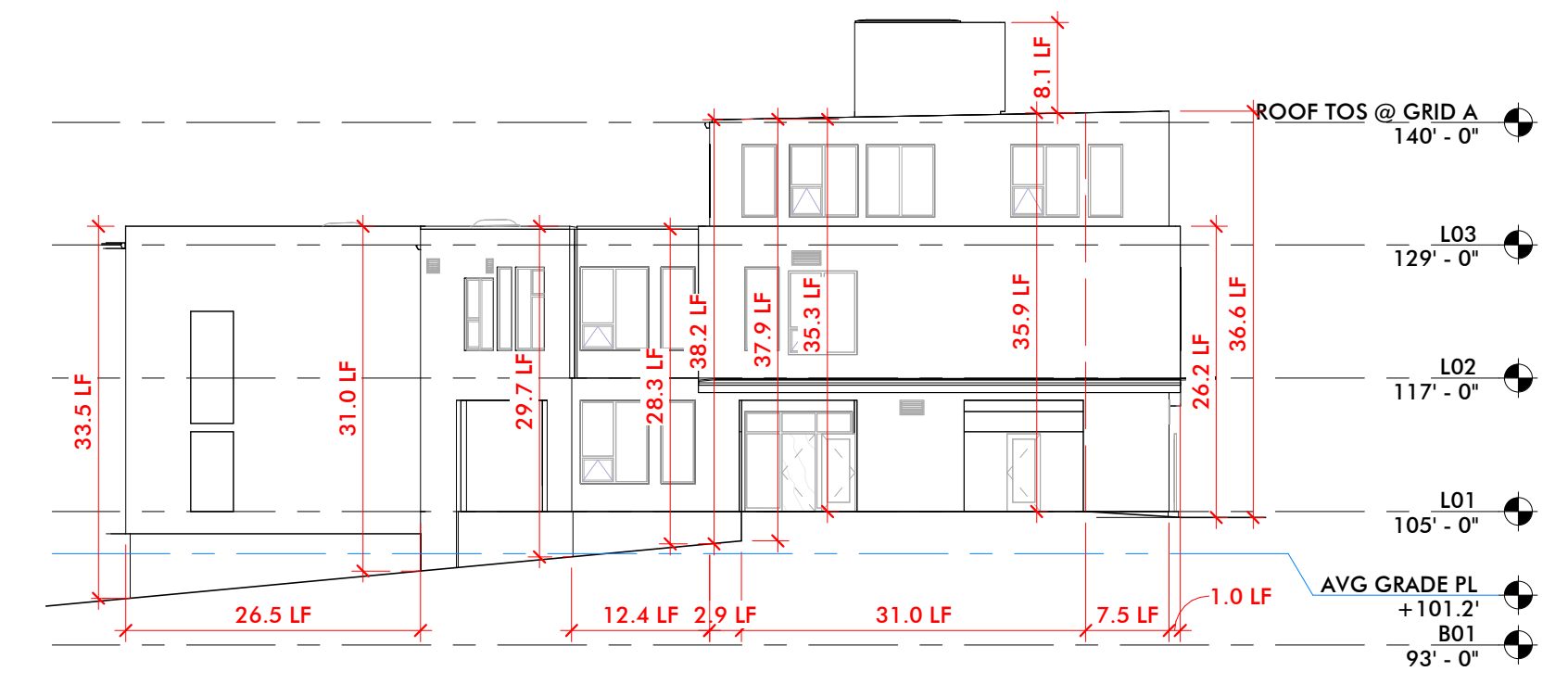
6 HEIGHT DIAGRAM



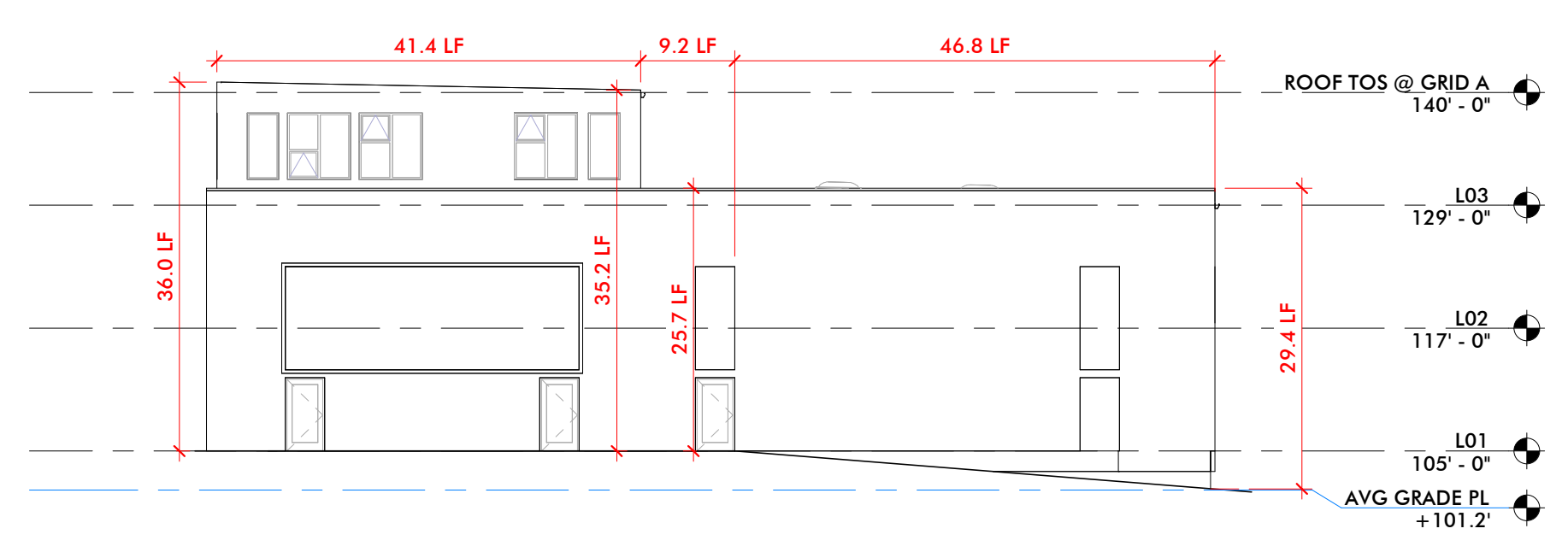
5 NORTH ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



4 NW ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



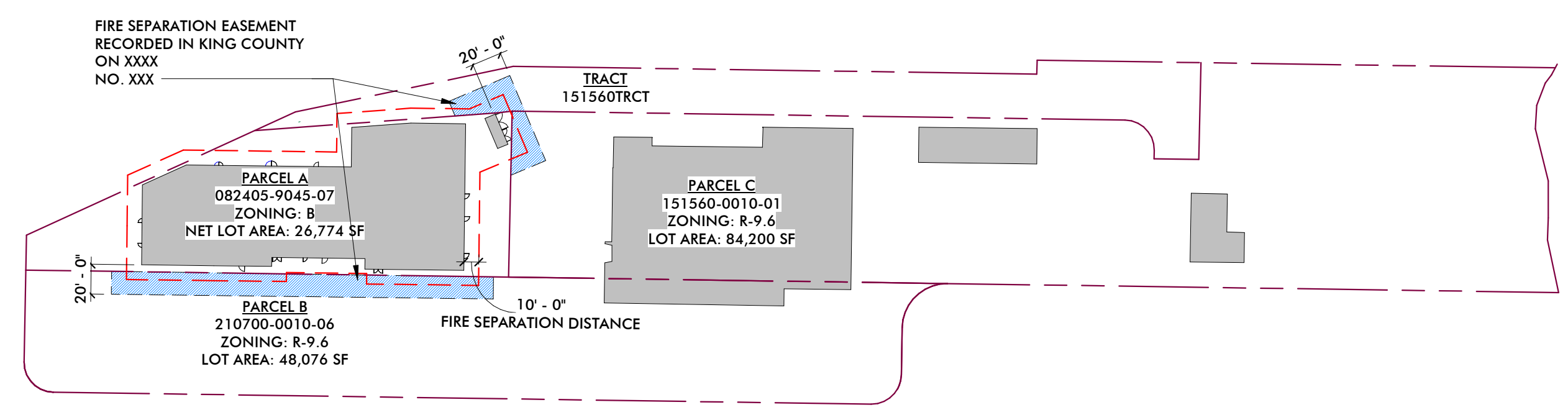
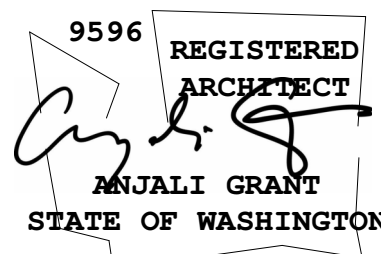
3 WEST ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



2 EAST ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



1 SOUTH ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"

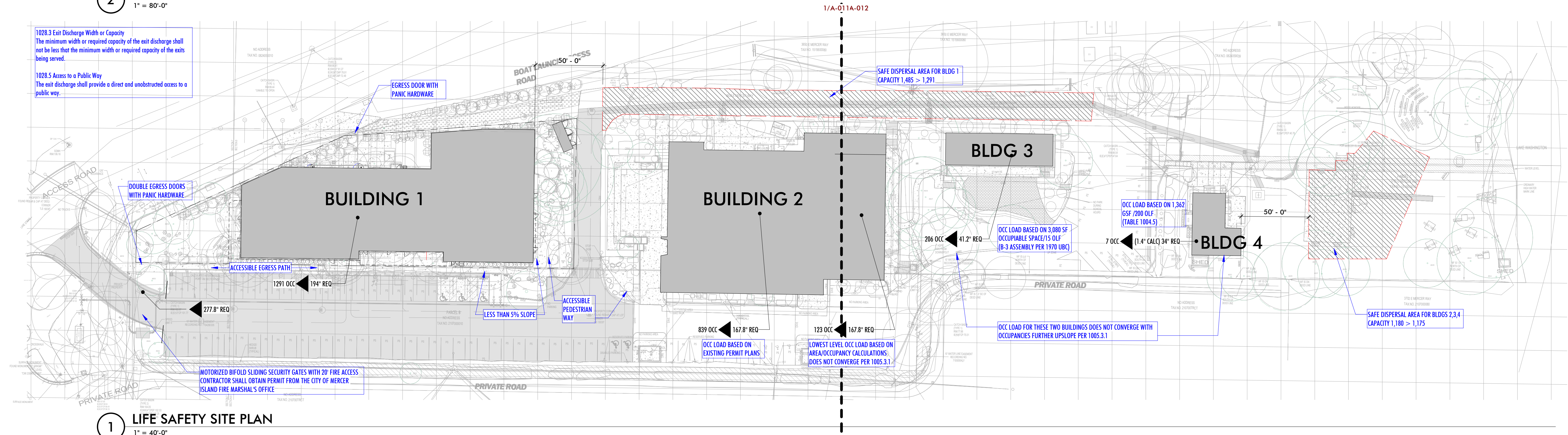


FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. The closest interior lot line.
2. To the centerline of a street, alley or public way.
3. To an imaginary line between two buildings on the lot.

PUBLIC WAY. A street, alley or other parcel of land open to the outside air leading to a street, that has been deeded, dedicated or otherwise permanently appropriated to the public for public use and which has a clear width and height of not less than 10 feet.

2 FIRE SEPARATION DIAGRAM
1" = 80'-0"



1 LIFE SAFETY SITE PLAN
1" = 40'-0"

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT: _____

LIFE SAFETY SITE PLANS

A-006

NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		XXXX

EXISTING SITE &
CONTEXT

LU-1



9725 SE 36th St



3795 E Mercer Way



3801 E Mercer Way



I-90

SITE

Herzl-Ner Tamid Conservative Congregation

SE 38th St

E Mercer Way

SE 38th St

SE 38th St

SE 38th St



view southeast from Boat Launch road (north edge of site)



view northeast from private residential lane (south edge of site)



view northeast from parking lot (south edge of site)



view east from East Mercer Way



view east from pedestrian path on East Mercer Way

NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
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PROJECT:

EXISTING SITE &
CONTEXT

LU-2



similar view with trees in full leaf

NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		

VIEW FROM EAST
MERCER WAY

LU-3



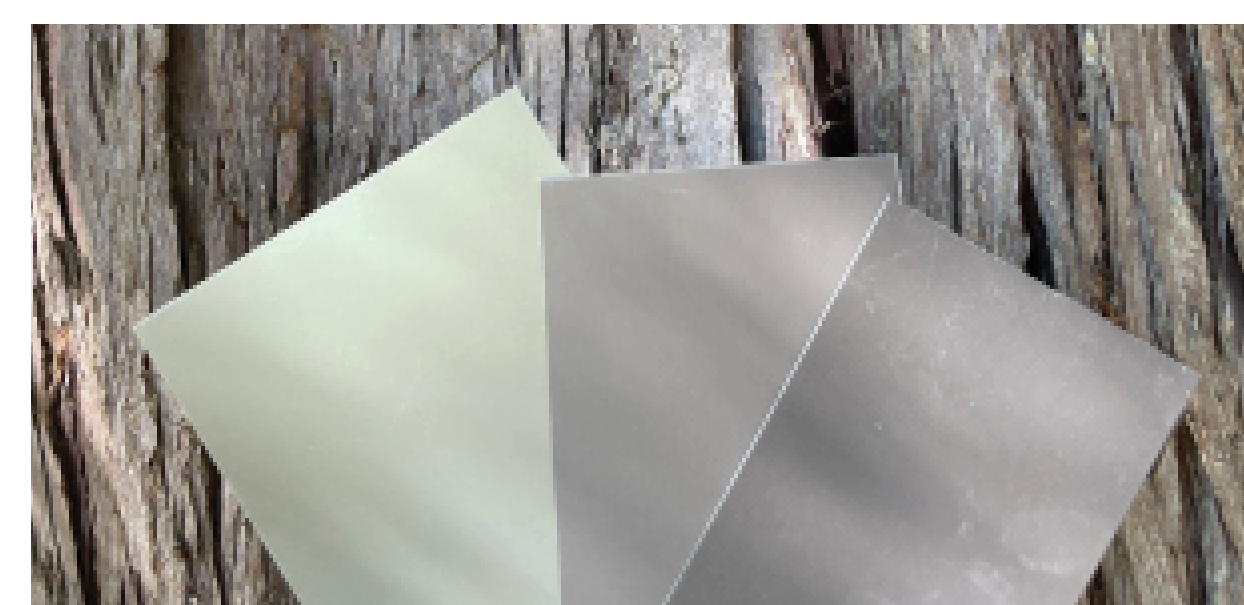
NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		

VIEW NORTHEAST
FROM PARKING
LOT

LU-4



Standing Seam metal siding: Antique Patina, Cool Dark Bronze
Nu Wave metal siding: Midnight Bronze
Paint: Peacock Plume



NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT:

VIEW SOUTHEAST
FROM BOAT
LAUNCH ROAD

LU-5

NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		

MATERIAL BOARD

LU-6



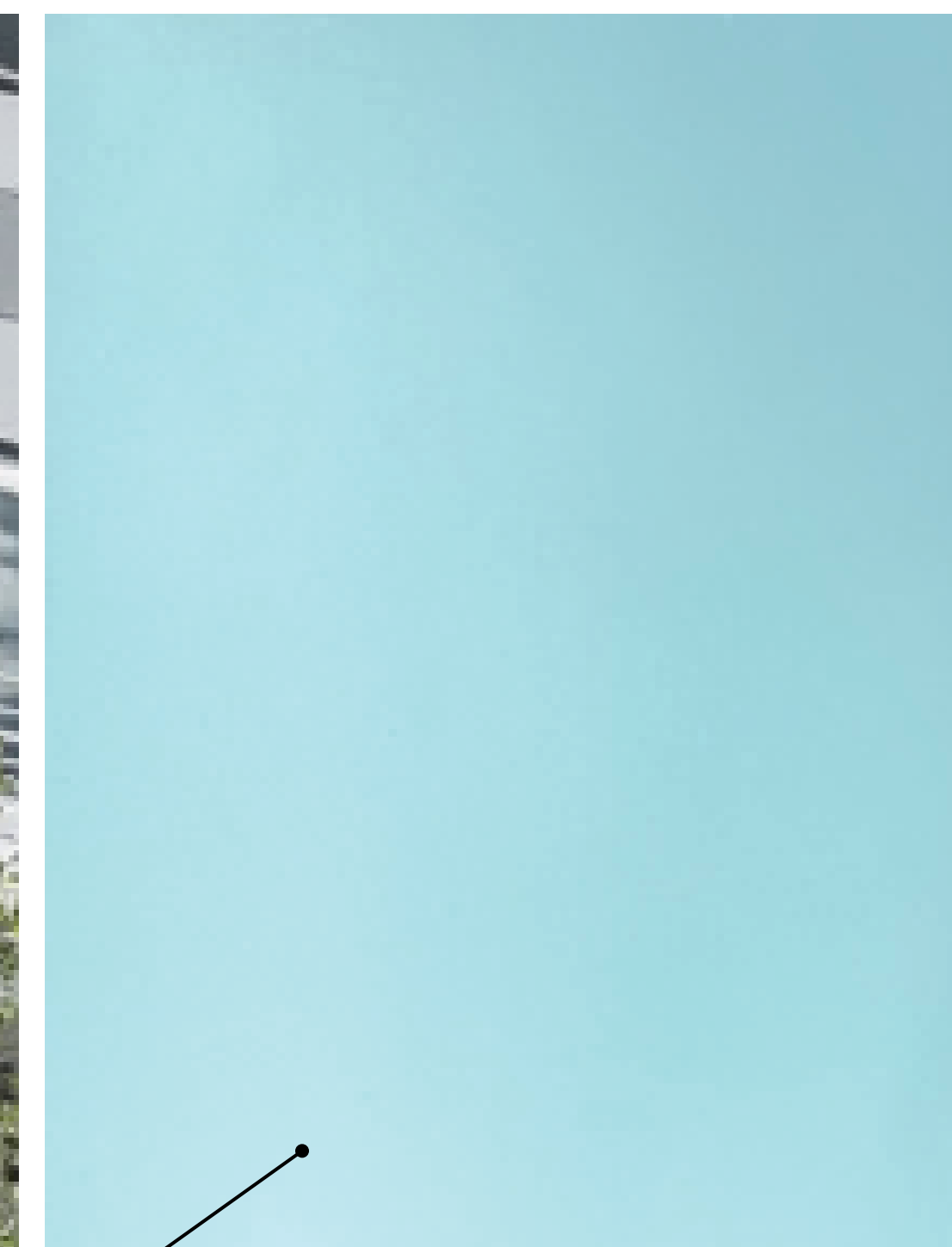
Standing seam metal siding
Antique Patina, Cool Dark Bronze



Nu-wave corrugated siding
Cool Midnight Bronze



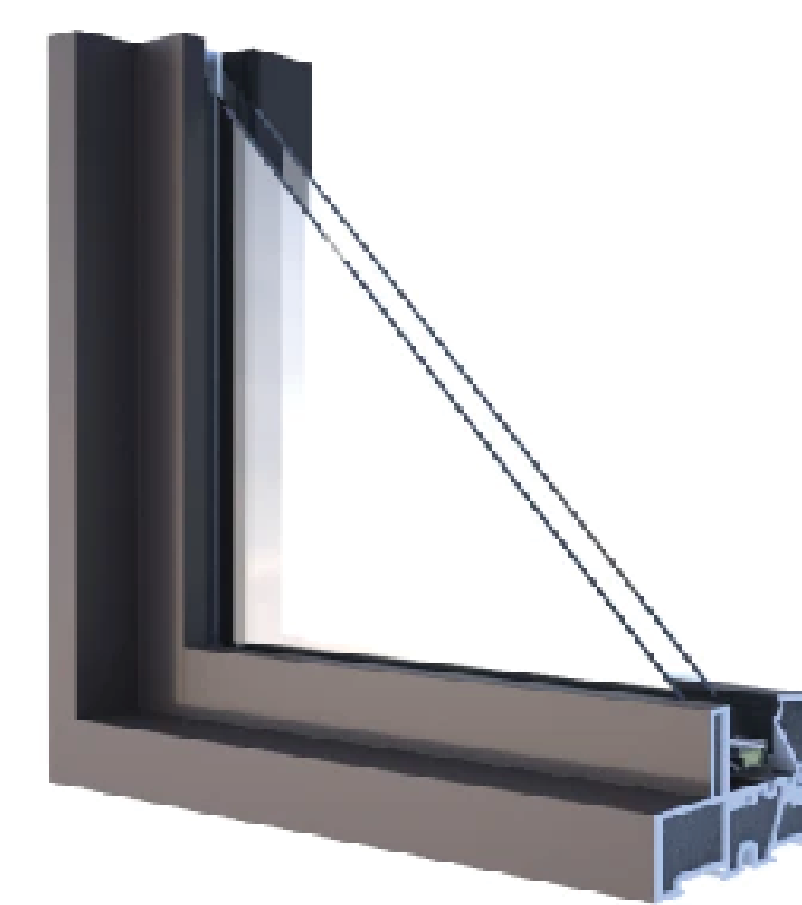
Fiber cement panel
Paint - SW 0020 Peacock Plume



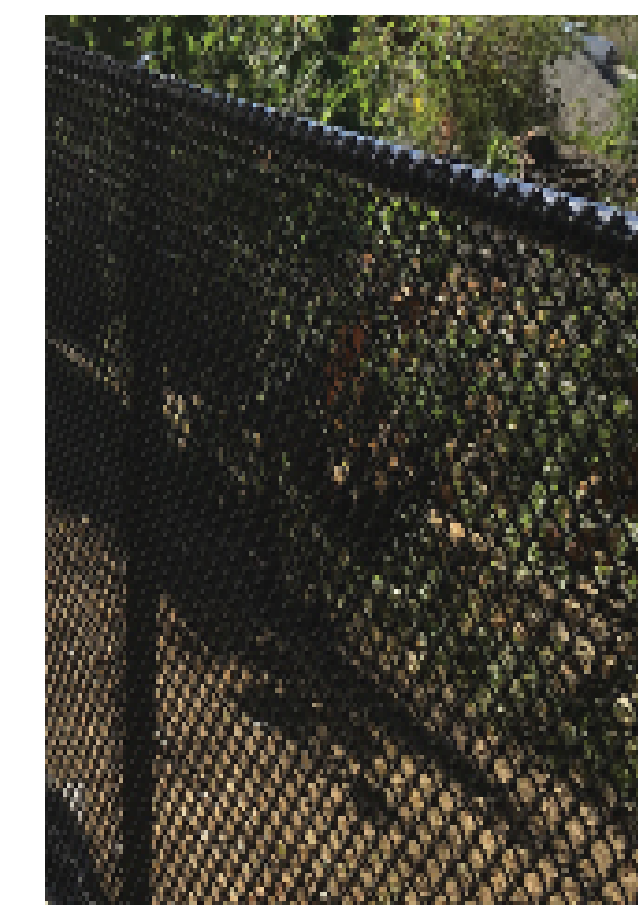
Sculptural signage



Wallguard - Concrete faced
insulated perimeter wall.



Dark-toned window

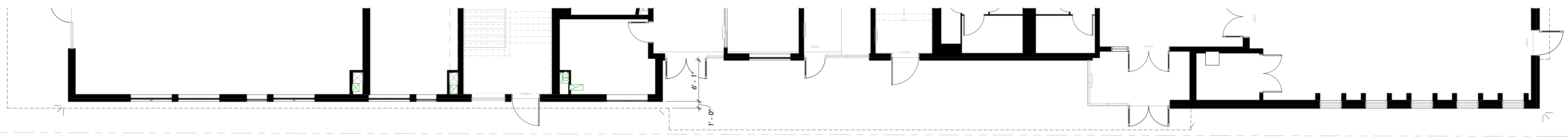


1" Coated chain link fence

215' - 4"

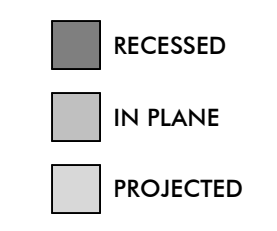


6 SOUTH ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)
1/8" = 1'-0"

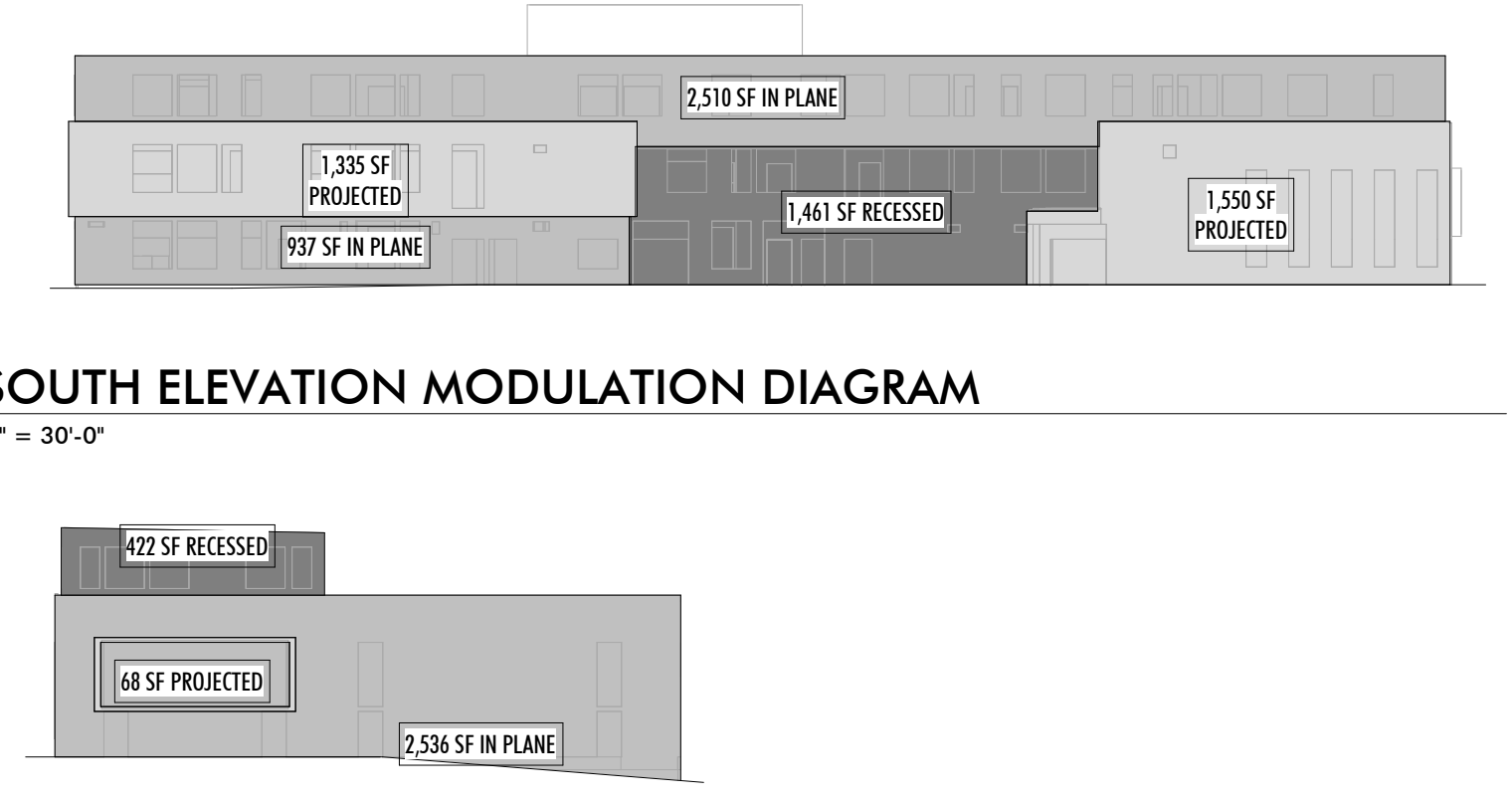


5 MODULATION DIAGRAM - SOUTH FACADE
1/8" = 1'-0"

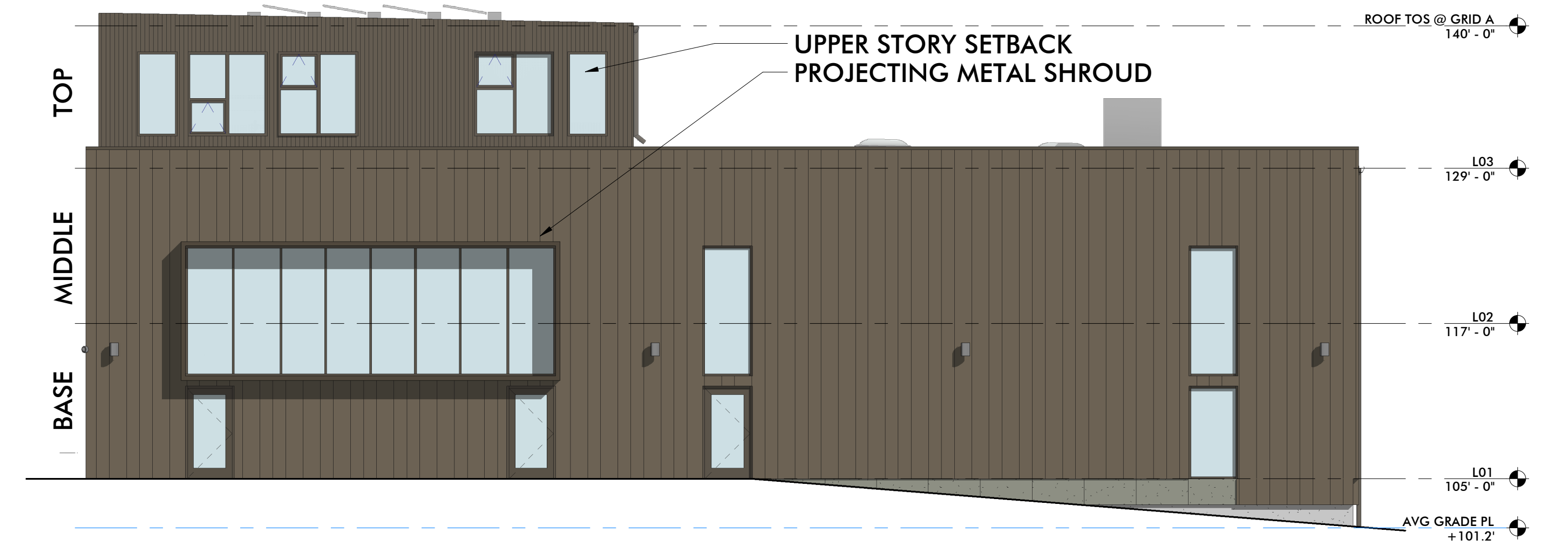
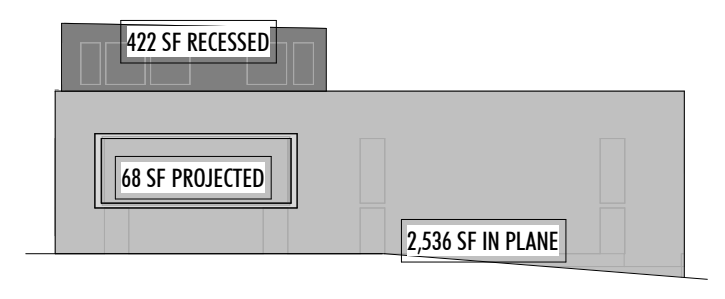
PERCENT MODULATION		
	AREA	% OF FACADE AREA
E		
PROJECTED	69 SF	2%
RECESSED	422 SF	14%
IN PLANE	2,536 SF	84%
	3,027 SF	100%
N		
PROJECTED	2,285 SF	24%
IN PLANE	4,788 SF	51%
RECESSED	2,275 SF	24%
	9,348 SF	100%
S		
RECESSED	1,461 SF	19%
PROJECTED	1,335 SF	17%
PROJECTED	1,550 SF	20%
IN PLANE	937 SF	12%
IN PLANE	2,510 SF	32%
	7,793 SF	100%
W		
IN PLANE	170 SF	7%
PROJECTED	652 SF	29%
IN PLANE	634 SF	28%
IN PLANE	412 SF	18%
RECESSED	410 SF	18%
	2,278 SF	100%



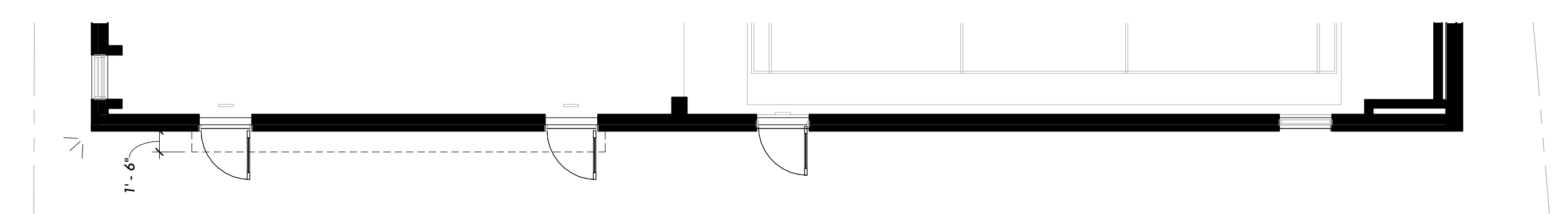
4 SOUTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"



3 EAST ELEVATION MODULATION DIAGRAM
1" = 30'-0"



2 EAST ELEVATION (NOT VISIBLE FROM THE PUBLIC WAY)
1/8" = 1'-0"



1 MODULATION DIAGRAM - EAST FACADE
1/8" = 1'-0"

3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

anjali grant design LLC

9596 REGISTERED ARCHITECT
ANJALI GRANT
STATE OF WASHINGTON

3700 E MERCER WAY
BARNABIE POINT PROJECT

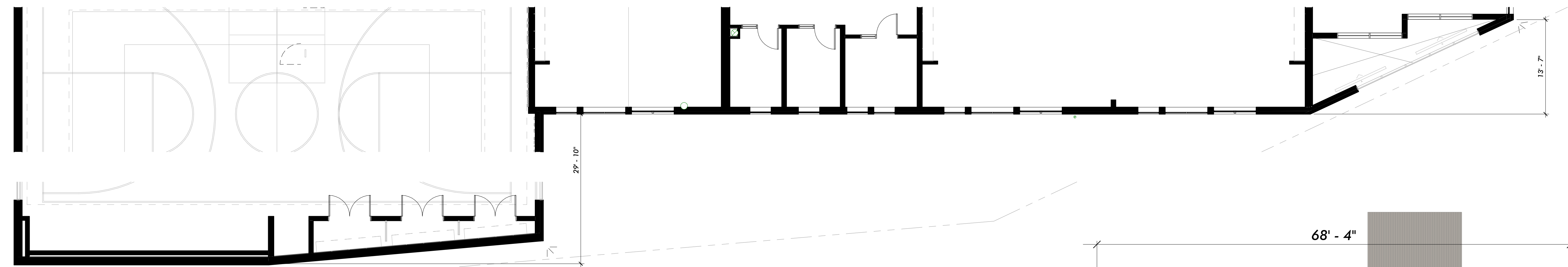
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

EXTERIOR ELEVATIONS

LU-7



6 NORTH ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)
1/8" = 1'-0"



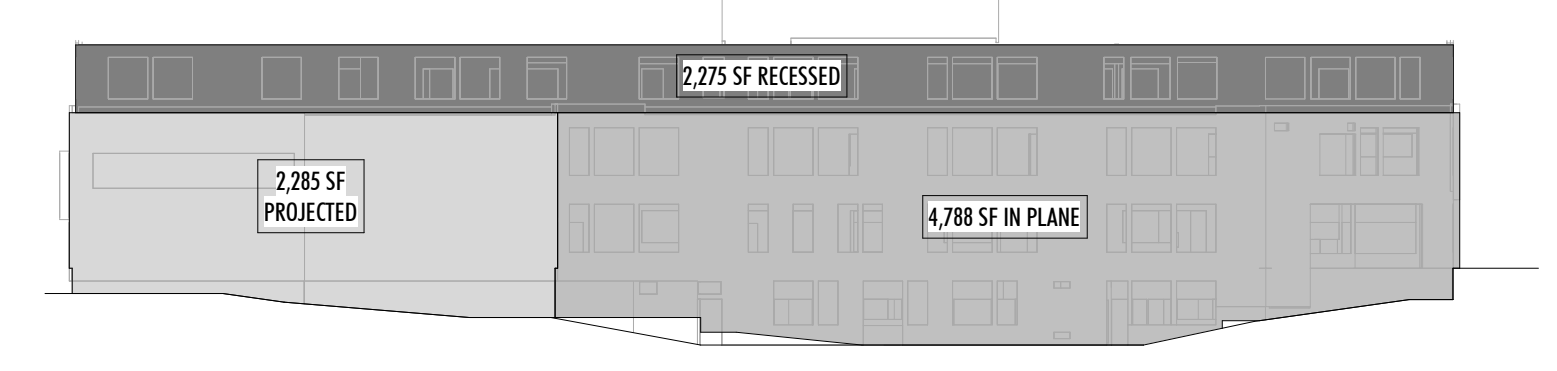
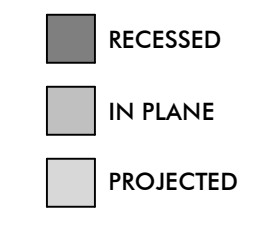
5 MODULATION DIAGRAM - NORTH FACADE
1/8" = 1'-0"

PERCENT MODULATION		
	AREA	% OF FACADE AREA
E		
PROJECTED	69 SF	2%
RECESSED	422 SF	14%
IN PLANE	2,536 SF	84%
	3,027 SF	100%

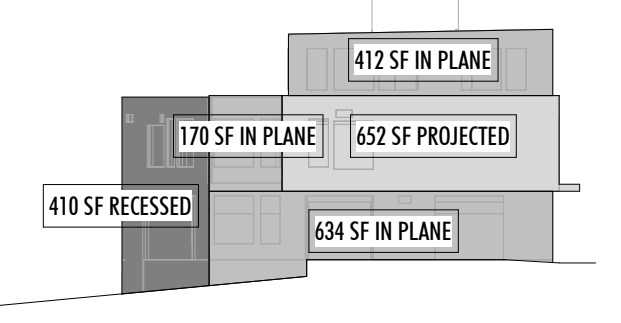
N		
PROJECTED	2,285 SF	24%
IN PLANE	4,788 SF	51%
RECESSED	2,275 SF	24%
	9,348 SF	100%

S		
RECESSED	1,461 SF	19%
PROJECTED	1,335 SF	17%
IN PLANE	1,550 SF	20%
IN PLANE	937 SF	12%
IN PLANE	2,510 SF	32%
	7,793 SF	100%

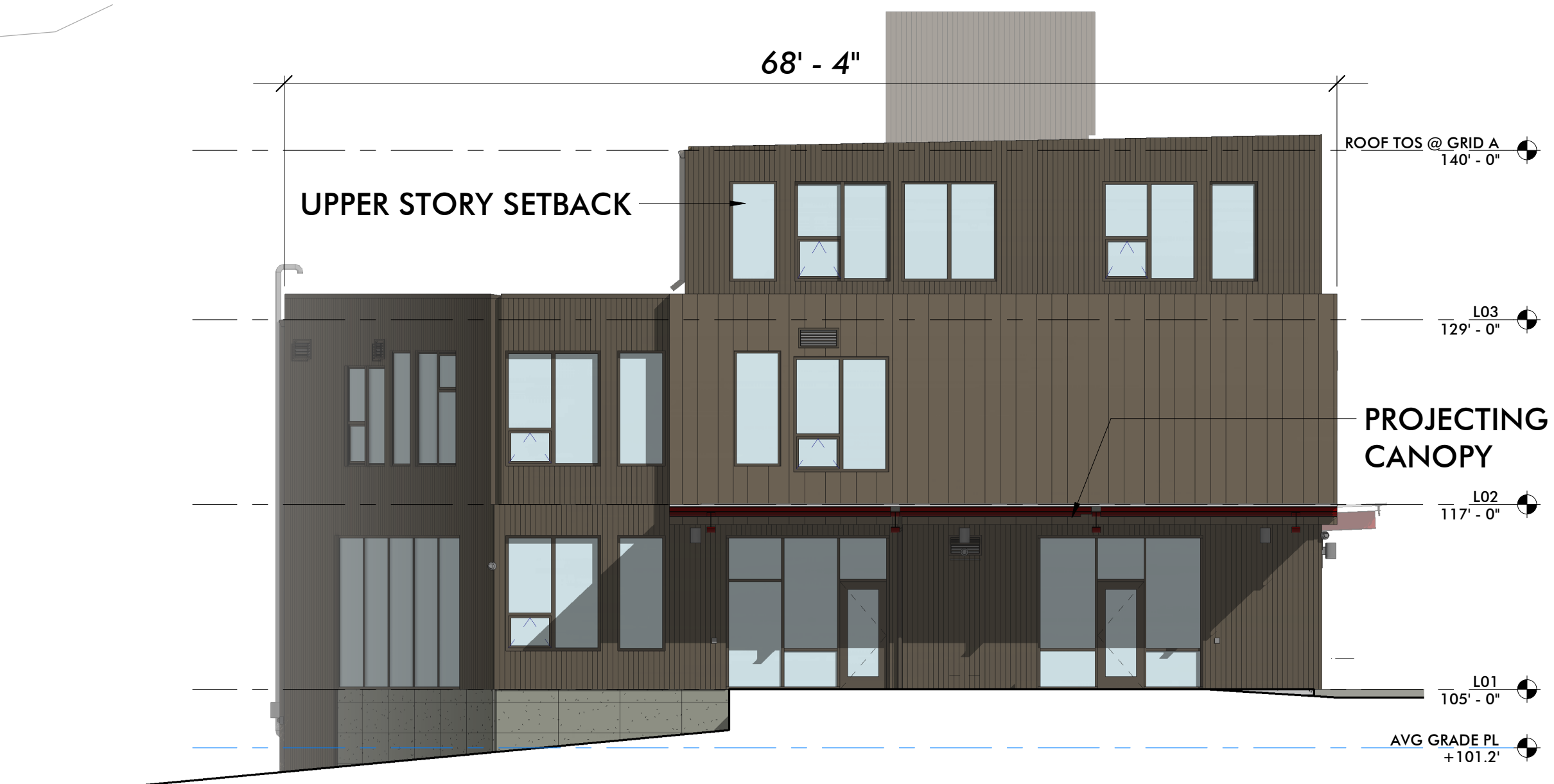
W		
IN PLANE	170 SF	7%
PROJECTED	652 SF	29%
IN PLANE	634 SF	28%
IN PLANE	412 SF	18%
RECESSED	410 SF	18%
	2,278 SF	100%



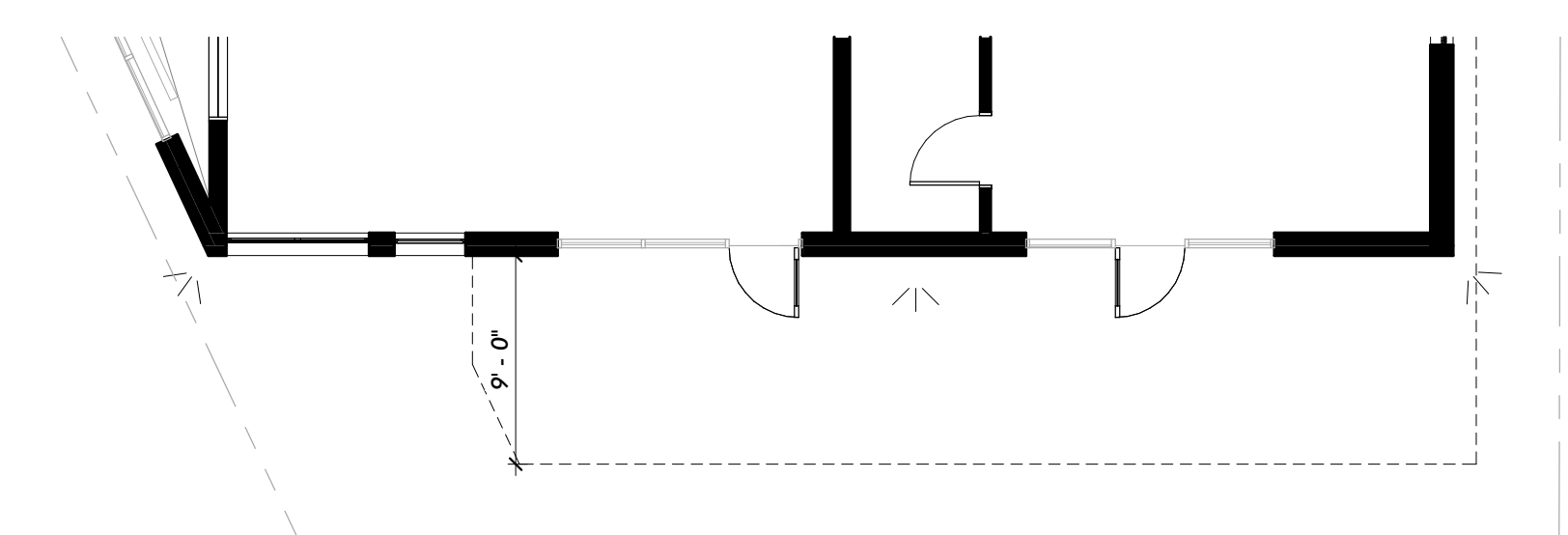
4 NORTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"



3 WEST ELEVATION MODULATION DIAGRAM
1" = 30'-0"



2 WEST ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)
1/8" = 1'-0"



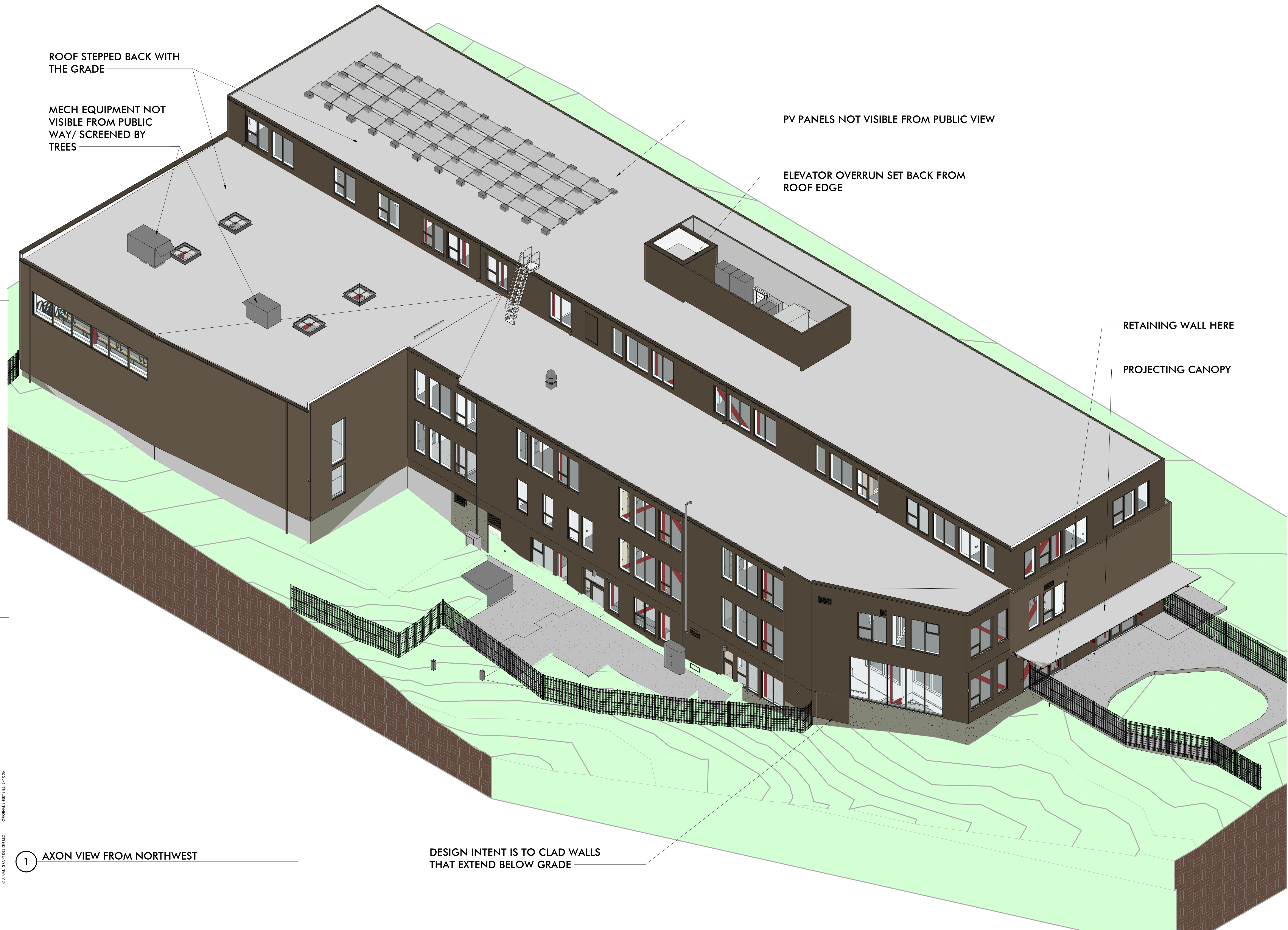
1 MODULATION DIAGRAM - WEST FACADE
1/8" = 1'-0"

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT:

EXTERIOR ELEVATIONS

LU-8



ROOF STEPPED BACK WITH THE GRADE

MECH EQUIPMENT NOT VISIBLE FROM PUBLIC WAY/ SCREENED BY TREES

PV PANELS NOT VISIBLE FROM PUBLIC VIEW

ELEVATOR OVERRUN SET BACK FROM ROOF EDGE

RETAINING WALL HERE

PROJECTING CANOPY

DESIGN INTENT IS TO CLAD WALLS THAT EXTEND BELOW GRADE

1 AXON VIEW FROM NORTHWEST

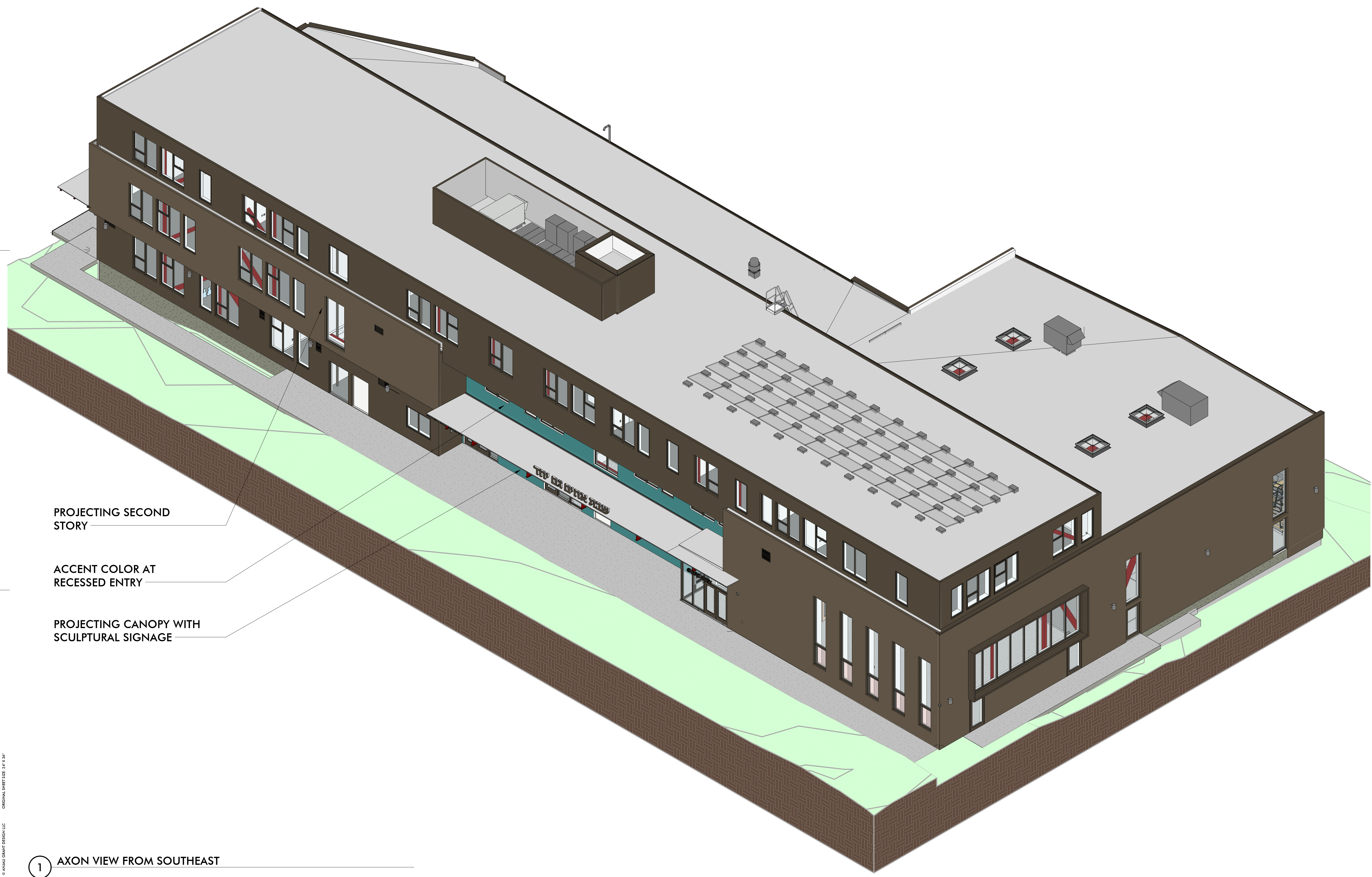
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT:

AXON VIEW

LU-10

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		
AXON VIEW		



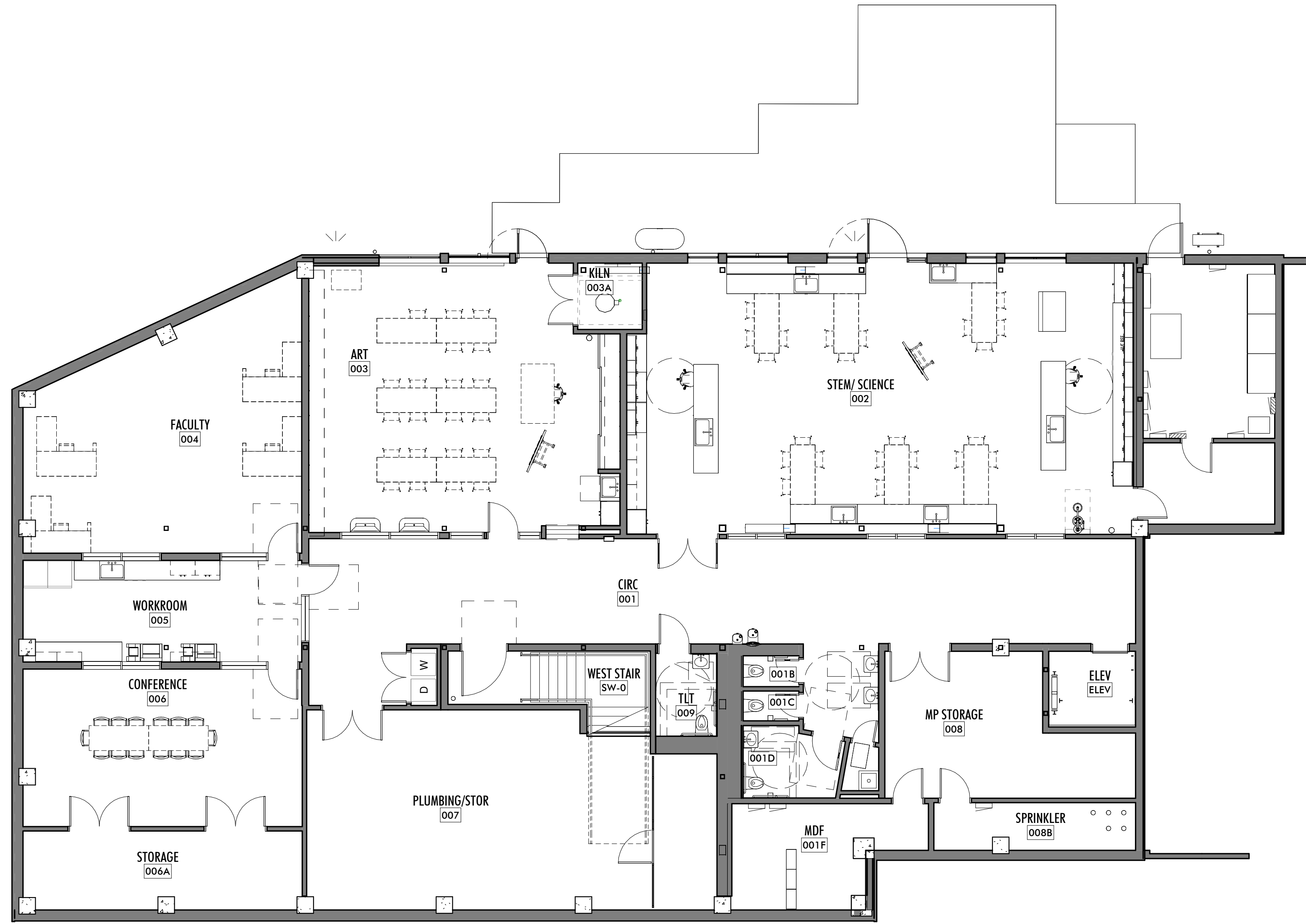
PROJECTING SECOND STORY

ACCENT COLOR AT RECESSED ENTRY

PROJECTING CANOPY WITH SCULPTURAL SIGNAGE

1 AXON VIEW FROM SOUTHEAST

KEYNOTES	
	Keynote Text



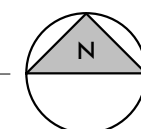
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT:

B01 FURN PLAN

A-100F

1 LEVEL B01 FURN PLAN
1/8" = 1'-0"



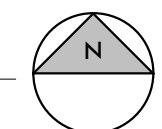
KEYNOTES	
	Keynote Text



NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		
L01 FURN PLAN		

A-101F

1 LEVEL 01 FURN PLAN
1/8" = 1'-0"



KEYNOTES

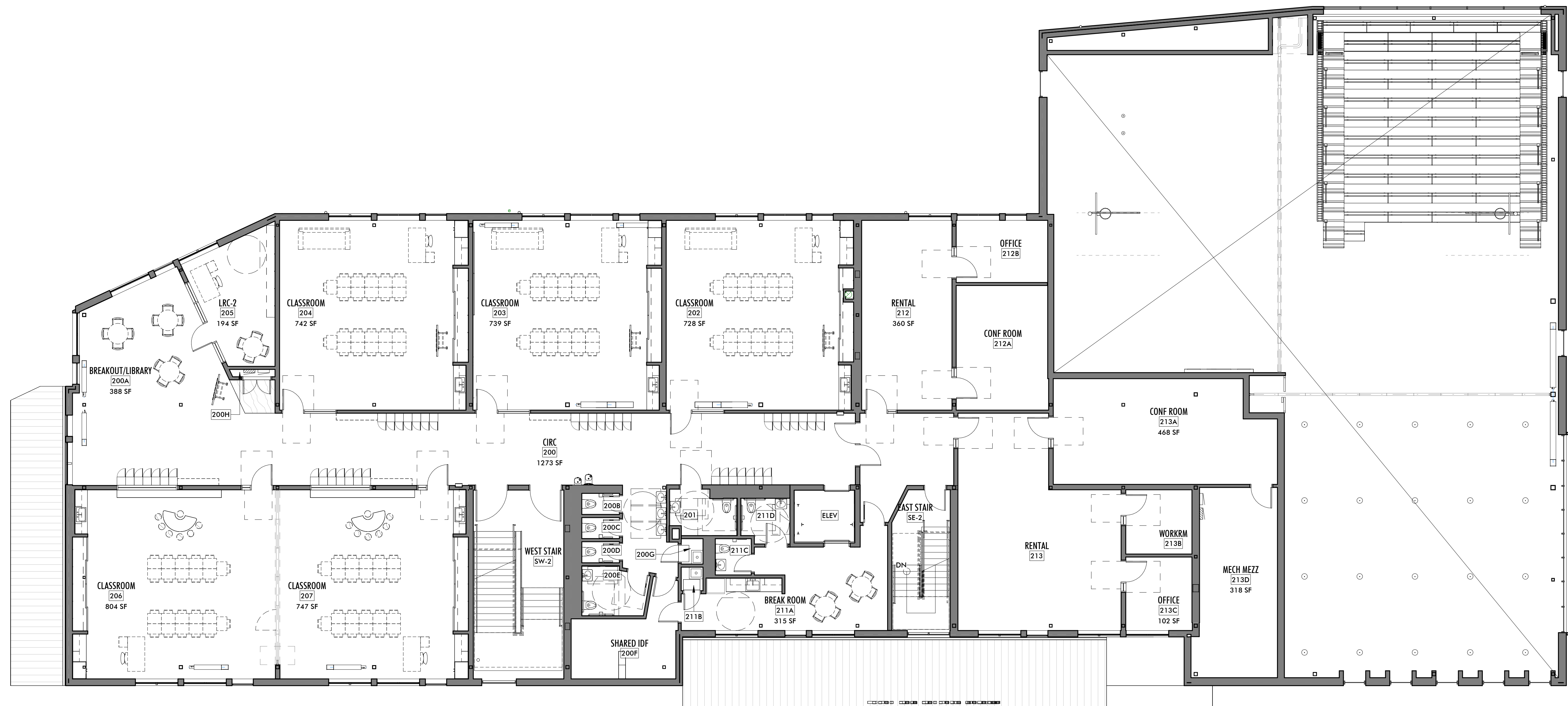
Keynote Text

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SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

anjali grant design LLC

9596 REGISTERED ARCHITECT
ANJALI GRANT
STATE OF WASHINGTON

3700 F MERCER WAY
BARNABIE POINT PROJECT



NO. DATE DESCRIPTION

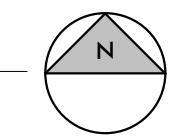
18 JUNE 2025
DESIGN REVIEW

PROJECT:

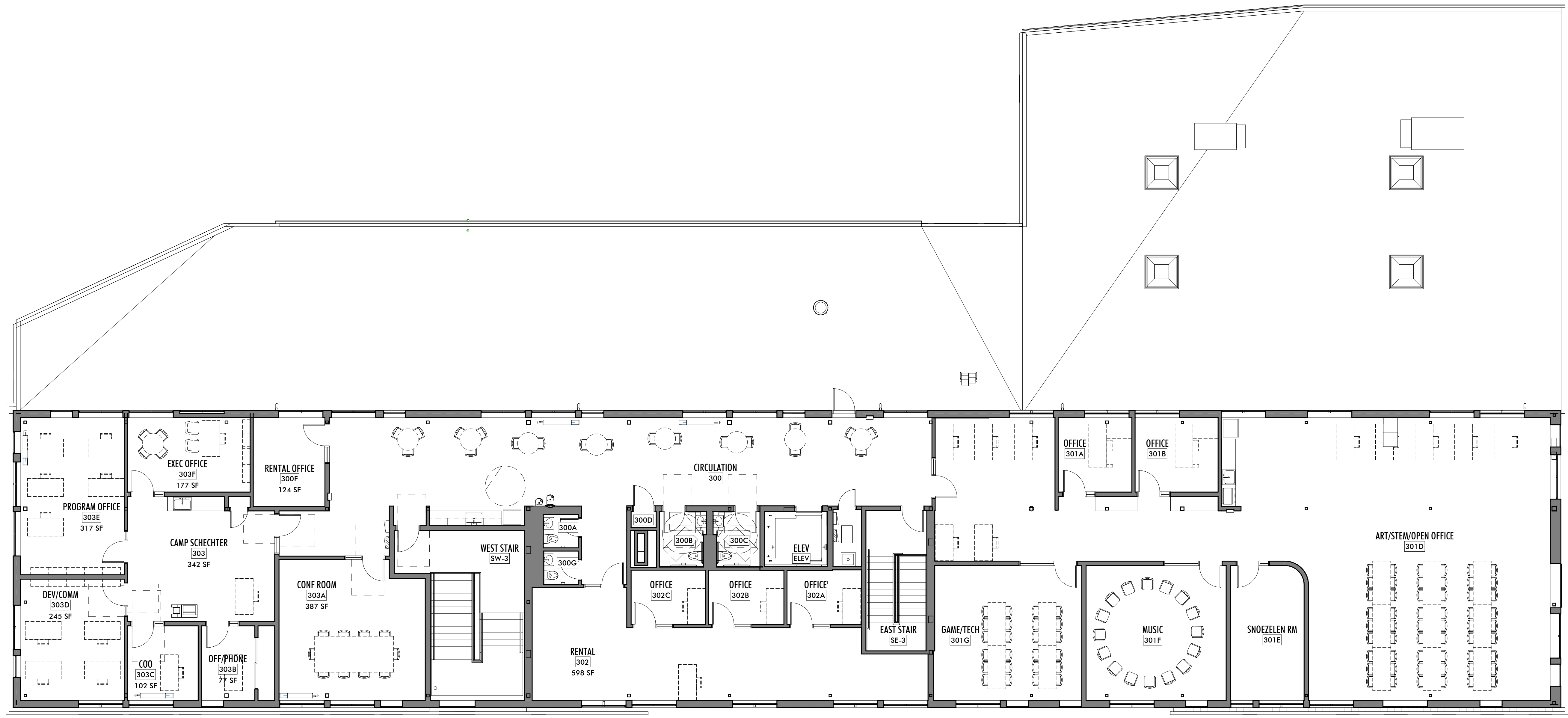
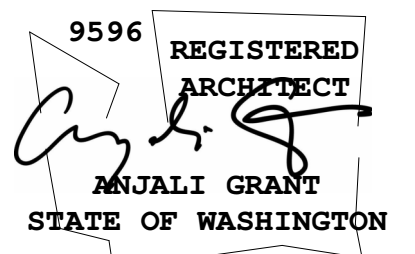
L02 FURN PLAN

A-102F

1 LEVEL 02 FURN PLAN
1/8" = 1'-0"



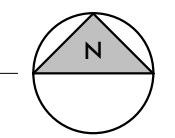
KEYNOTES	
	Keynote Text



NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		
L03 FURN PLAN		



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1 LEVEL 03 FURN PLAN
1/8" = 1'-0"



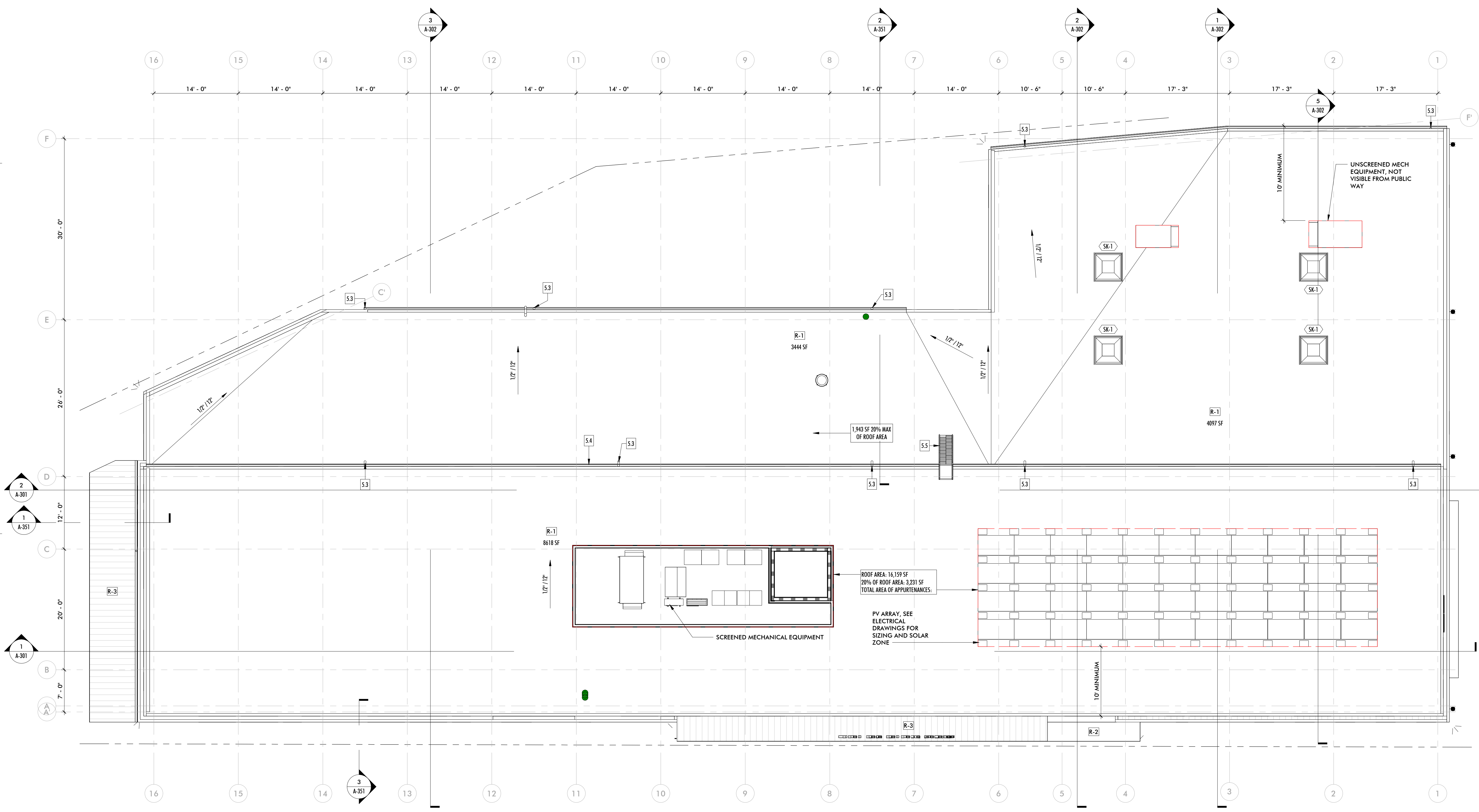
A-103F

FIRE ASSEMBLY LEGEND

-  2 HOUR RATED ASSEMBLY
-  1 HOUR RATED ASSEMBLY

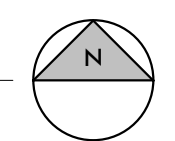
KEYNOTES

Keynote Text	
5.3	4" ROUND COATED SHT MTL DOWNSPOUT; TRANSITION TO 7" PTD GALV SCHEDULE 20 PIPE AT GRADE
5.4	6" RECTANGULAR SHT MTL GUTTER
5.5	ALTERNATING TREAD STAIR WITH PLATFORM



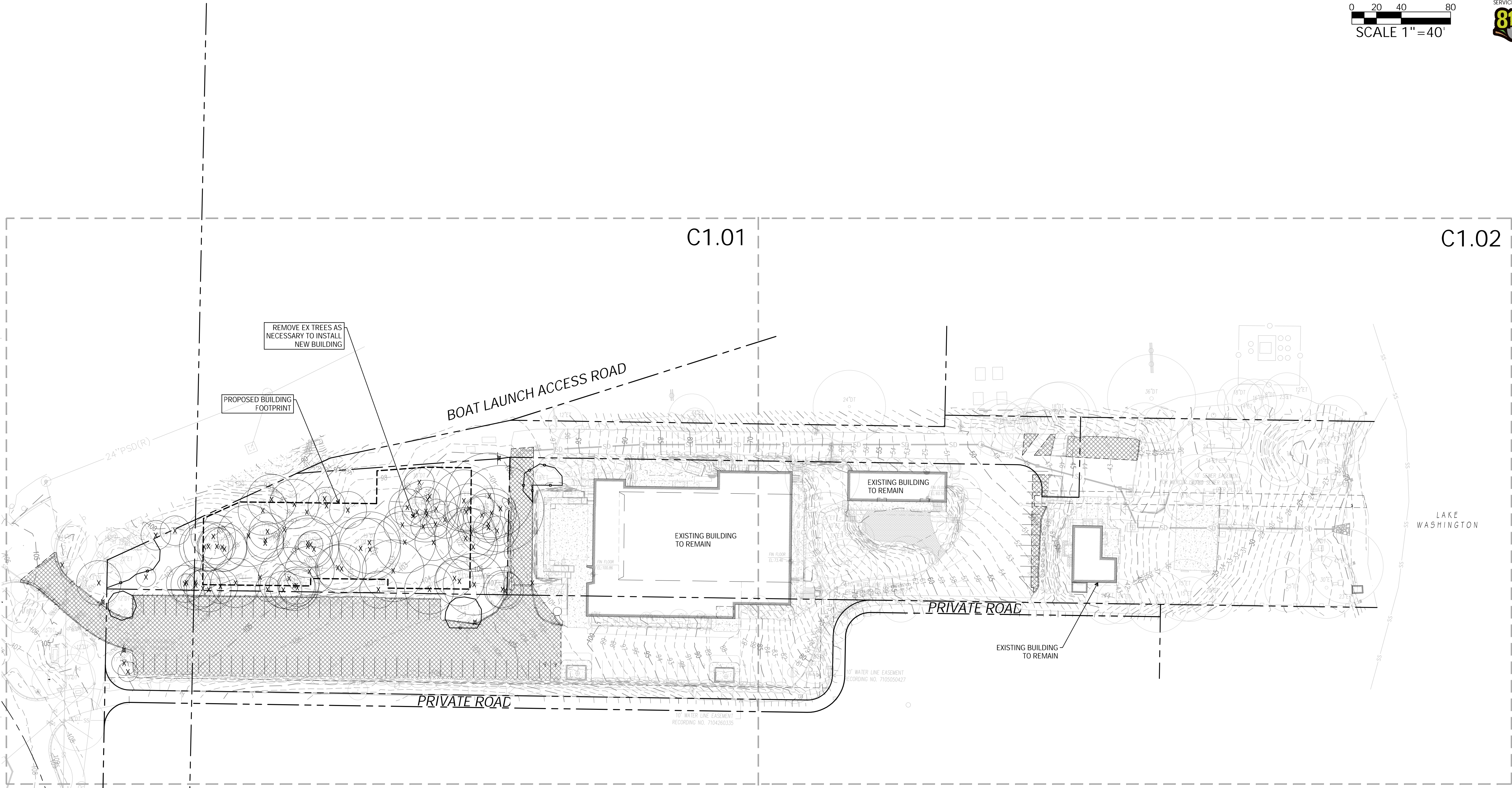
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1 ROOF PLAN
1/8" = 1'-0"



NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		
ROOF PLAN		

A-104



C1.01

C1.02

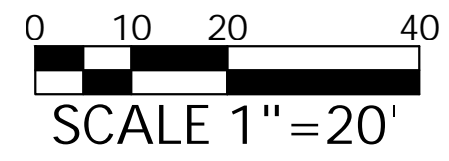
3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		OVERALL DEMO PLAN

C1.00

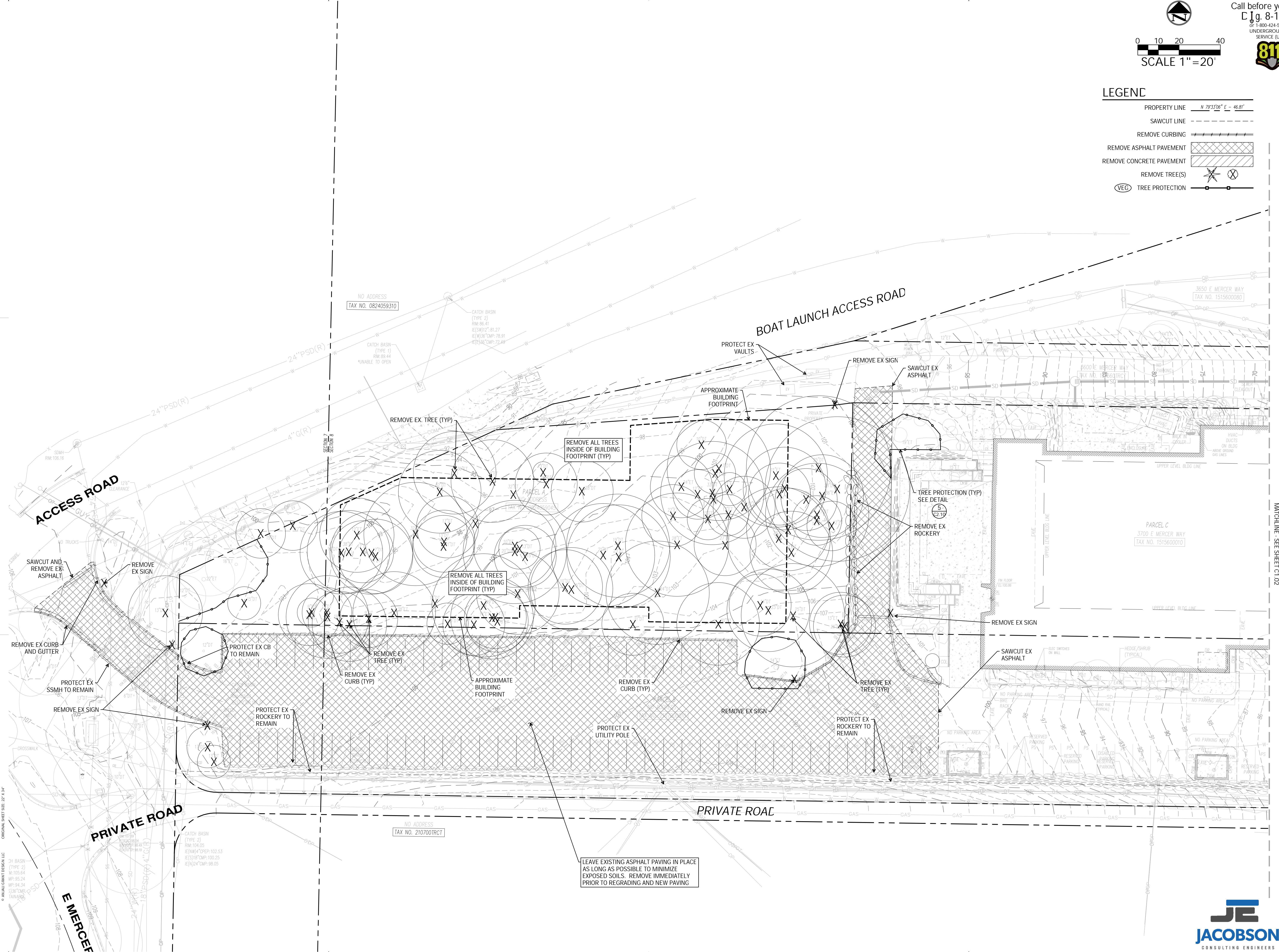
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LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE(S)
- VEG TREE PROTECTION

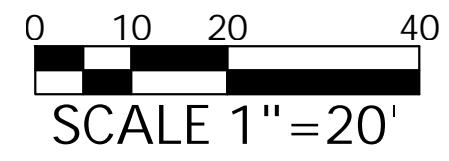


NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		DEMO PLAN

C1.01

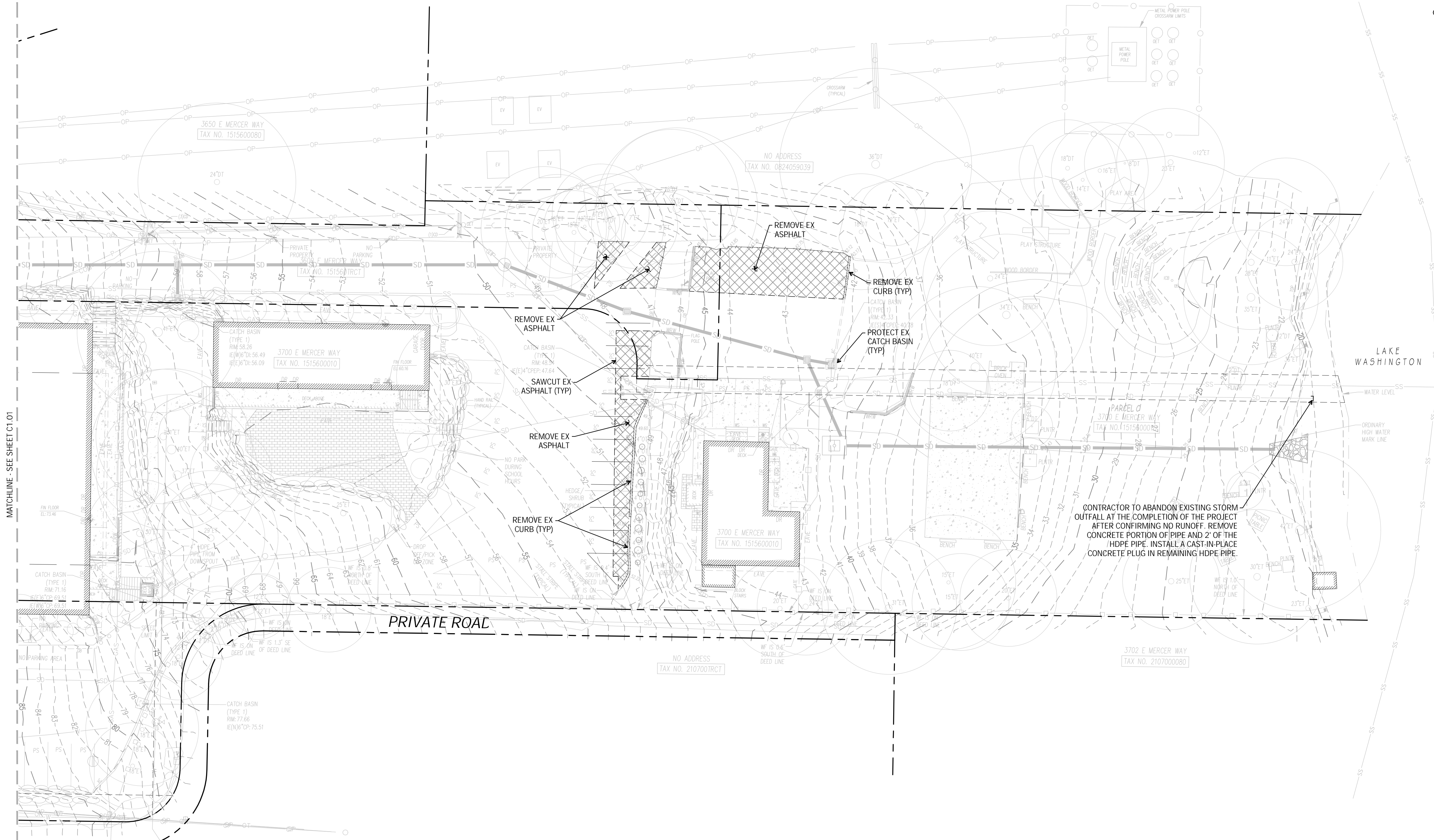


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LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- SAWCUT LINE $---$
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE(S)
- VEG TREE PROTECTION

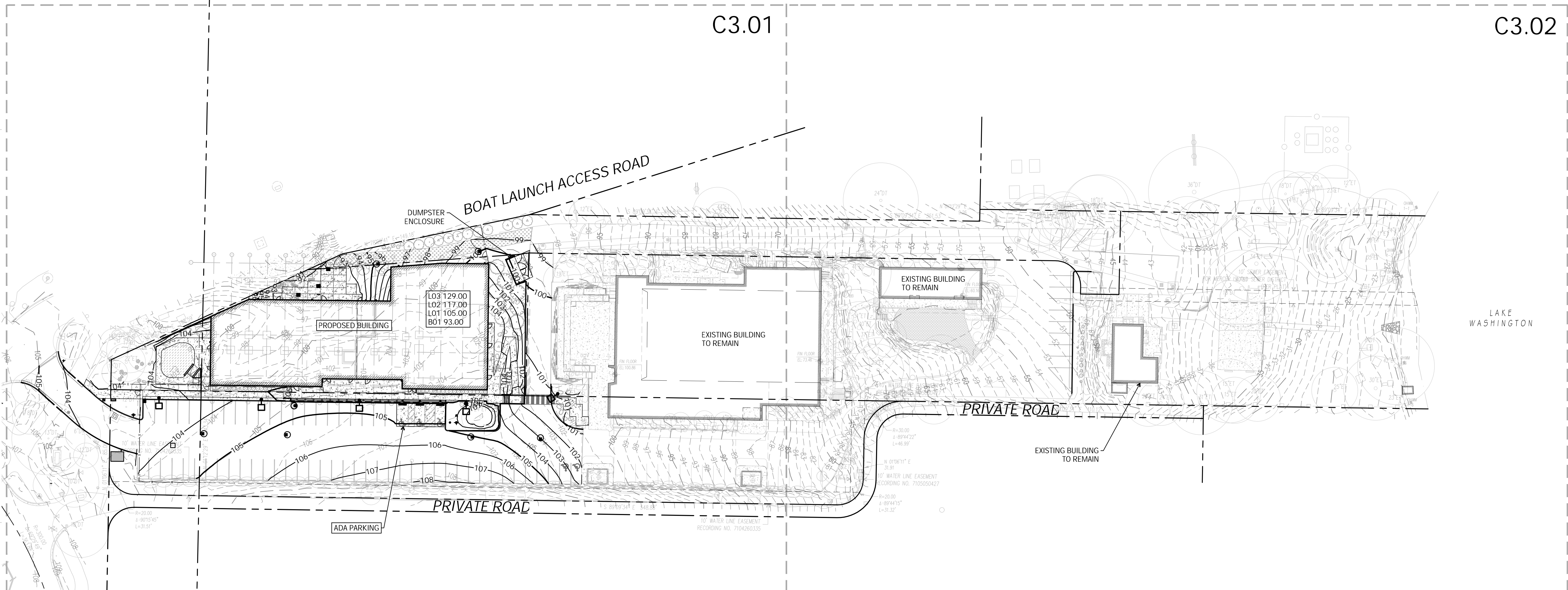


MATCHLINE - SEE SHEET C1.01

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		DEMO PLAN

C1.02



3700 EAST MERCER WAY
BARNABEE POINT PROJECT

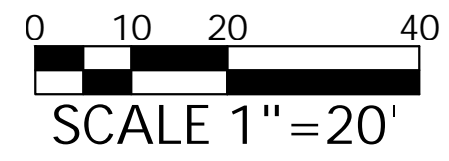
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT: OVERALL GRADING PLAN

C3.00

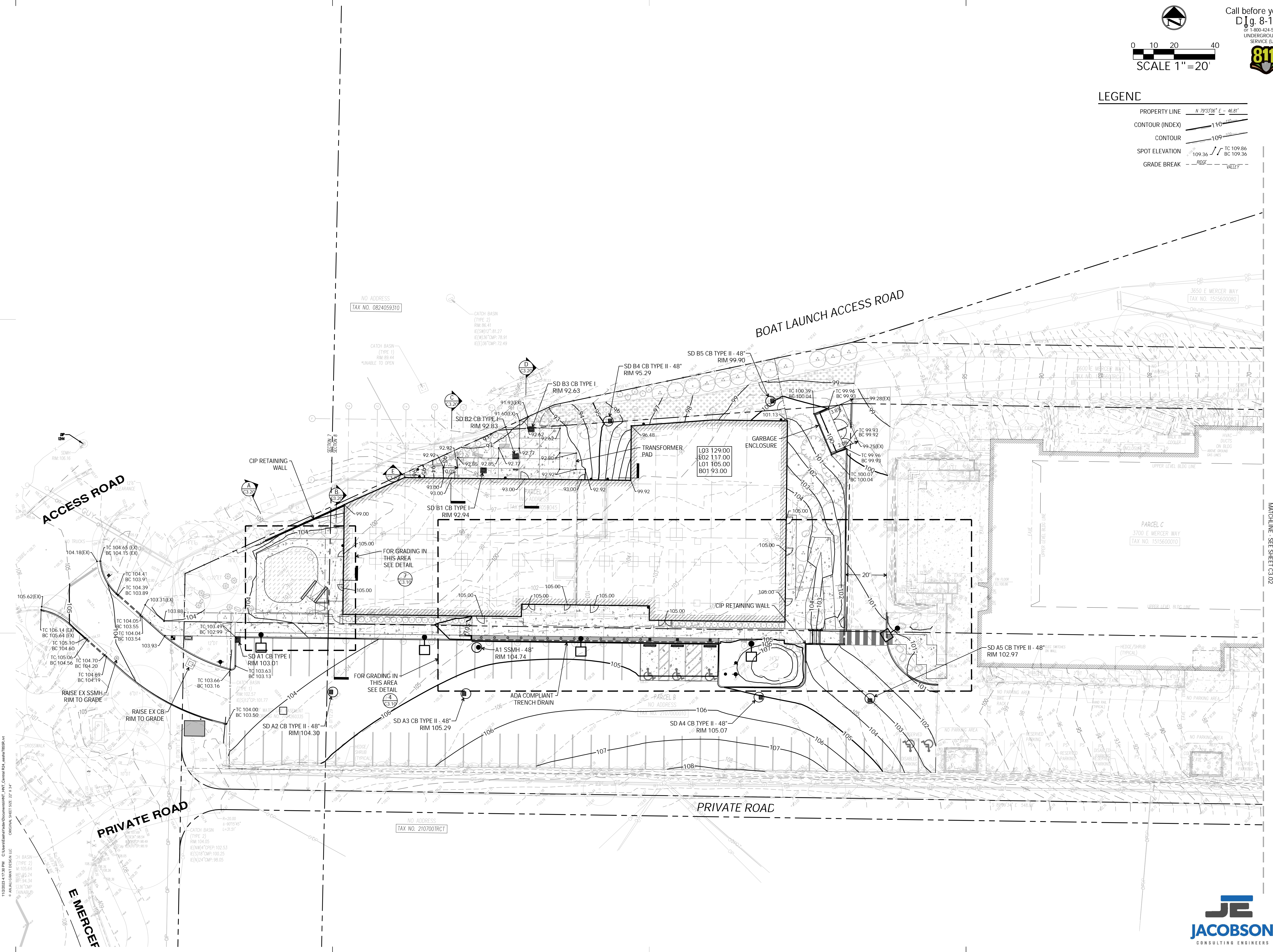
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LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- CONTOUR (INDEX) 110
- CONTOUR 109
- SPOT ELEVATION 109.36 / $TC 109.86$ / $BC 109.36$
- GRADE BREAK --- RIDGE --- VALLEY ---



MATCHLINE - SEE SHEET C3.02

NO.	DATE	DESCRIPTION
18	JUNE 2025	DESIGN REVIEW
PROJECT:		GRADING PLAN

C3.01



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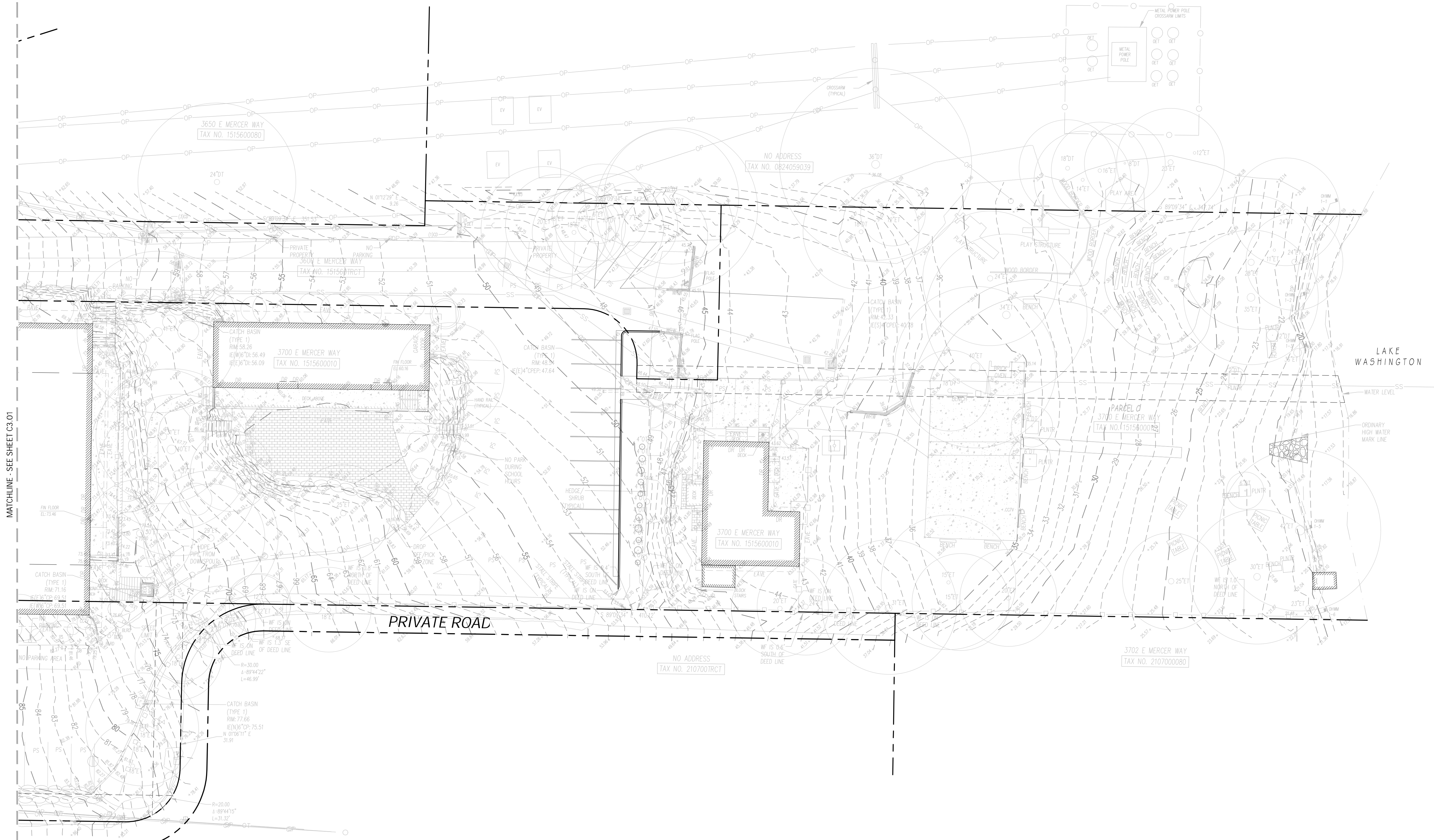
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 OF 1-800-424-5555
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0 10 20 40
 SCALE 1" = 20'

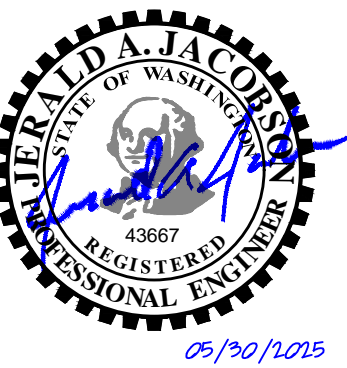
LEGEND

- PROPERTY LINE $N 79^{\circ}33'28" E - 46.81'$
- CONTOUR (INDEX) 110
- CONTOUR 109
- SPOT ELEVATION 109.36 TC 109.86 BC 109.36
- GRADE BREAK ---RIDGE--- ---VALLEY---



MATCHLINE - SEE SHEET C3.01

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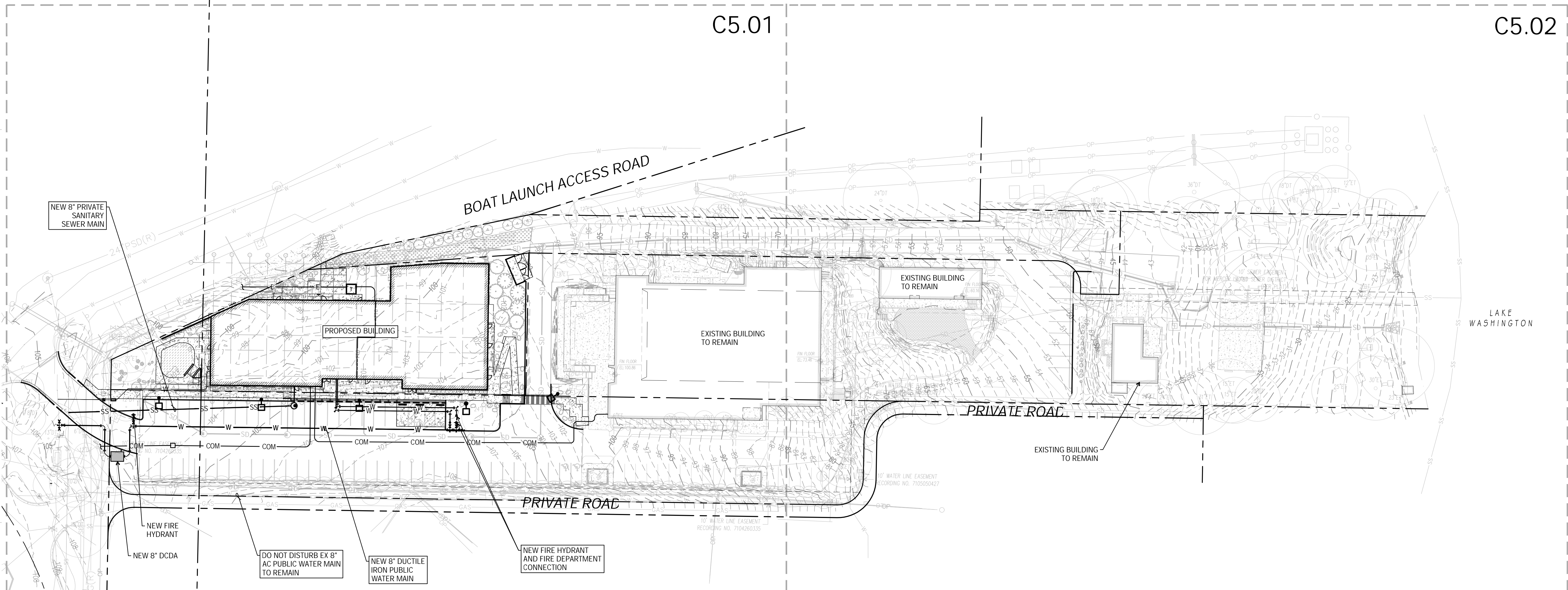


NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT: GRADING PLAN

C3.02





3700 EAST MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT: OVERALL UTILITY PLAN

C5.00

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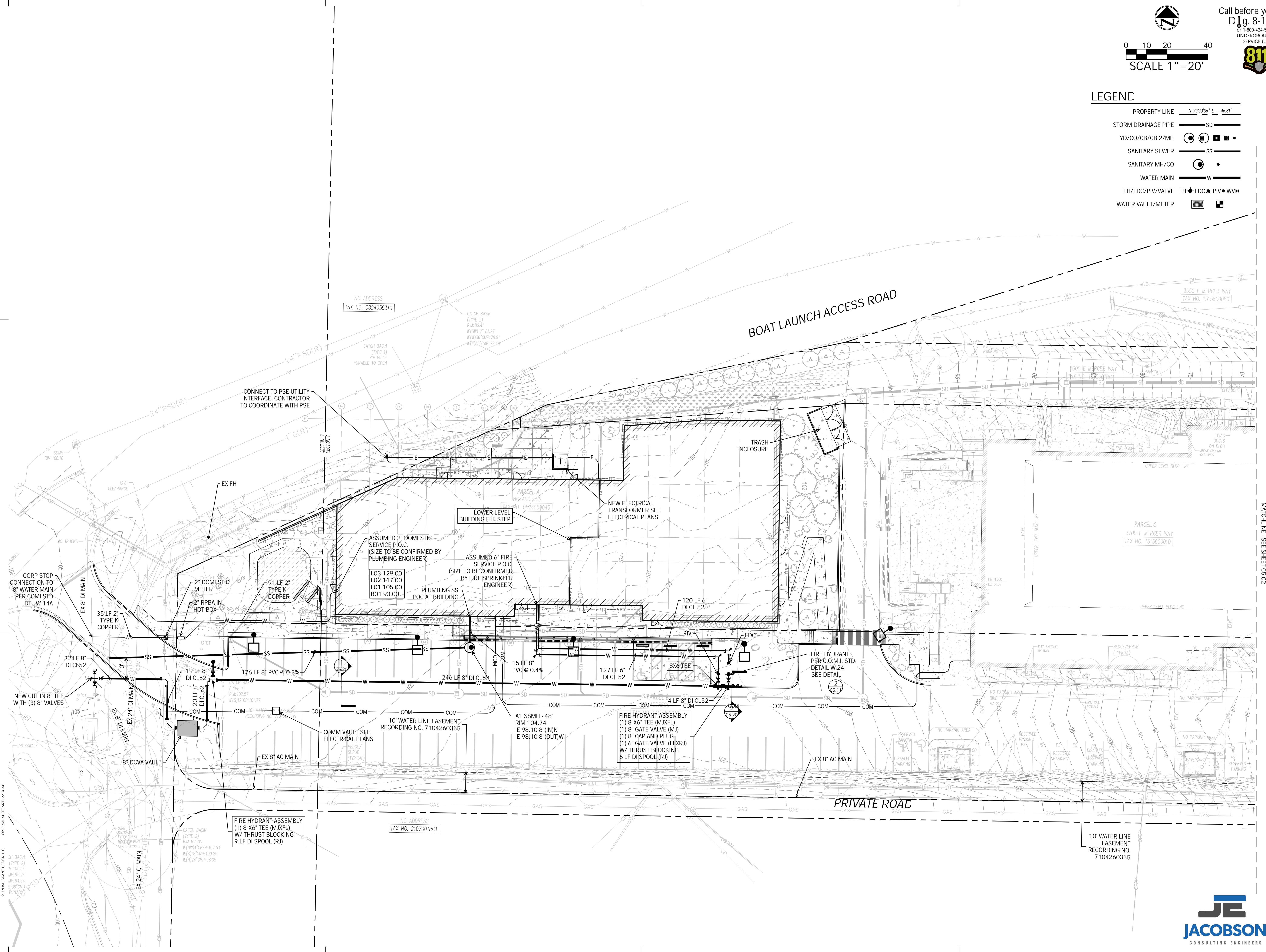
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 206-512-4209

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LEGEND

- PROPERTY LINE N 79°33'28" E - 46.81'
- STORM DRAINAGE PIPE SD
- YD/CO/CB/CB 2/MH (Symbol)
- SANITARY SEWER SS
- SANITARY MH/CO (Symbol)
- WATER MAIN W
- FH/FDC/PIV/VALVE FH FDC PIV WVV
- WATER VAULT/METER (Symbol)



MATCHLINE - SEE SHEET C5.02

NO.	DATE	DESCRIPTION
18	JUNE 2025	DESIGN REVIEW

PROJECT: UTILITY PLAN

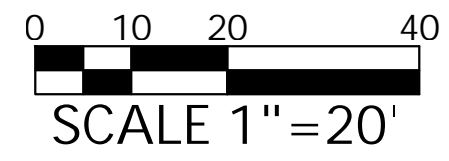
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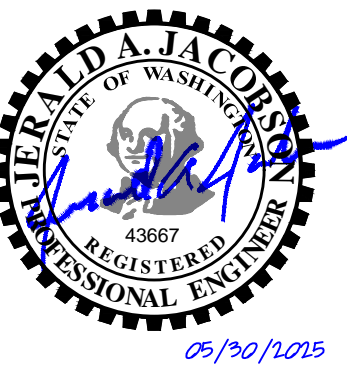
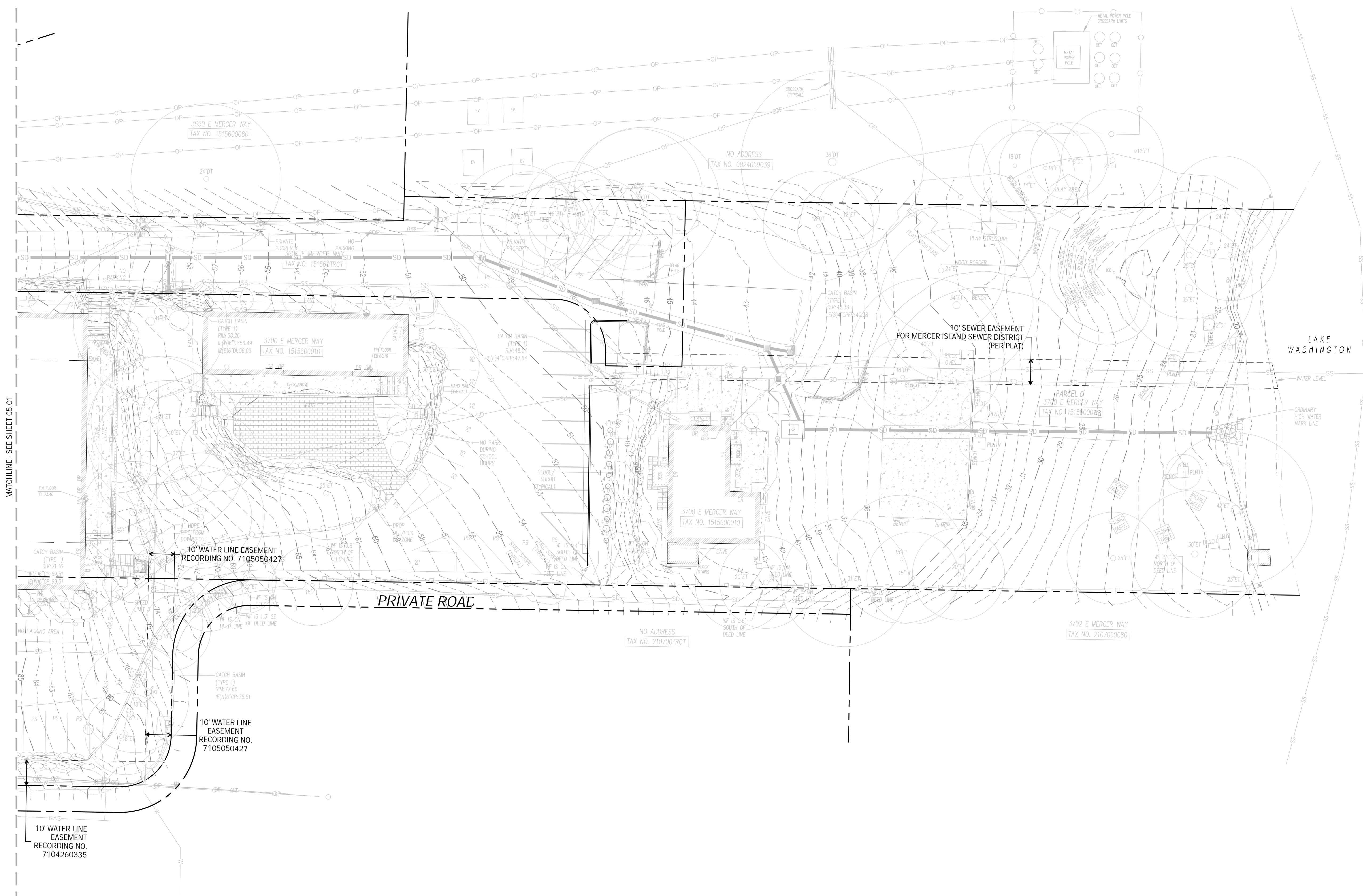


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LEGEND

- PROPERTY LINE $N 79^{\circ}33'26'' E - 46.81'$
- STORM DRAINAGE PIPE $\text{---SD---$
- YD/CO/CB/2/MH $\text{---(Symbol)---$
- SANITARY SEWER $\text{---SS---$
- SANITARY MH/CO $\text{---(Symbol)---$
- WATER MAIN $\text{---W---$
- FH/FDC/PIV/VALVE $\text{FH} \blacktriangle \text{FDC} \blacktriangle \text{PIV} \blacktriangle \text{WV} \blacktriangle$
- WATER VAULT/METER $\text{---(Symbol)---$



3700 EAST MERCER WAY
BARNABIE POINT PROJECT

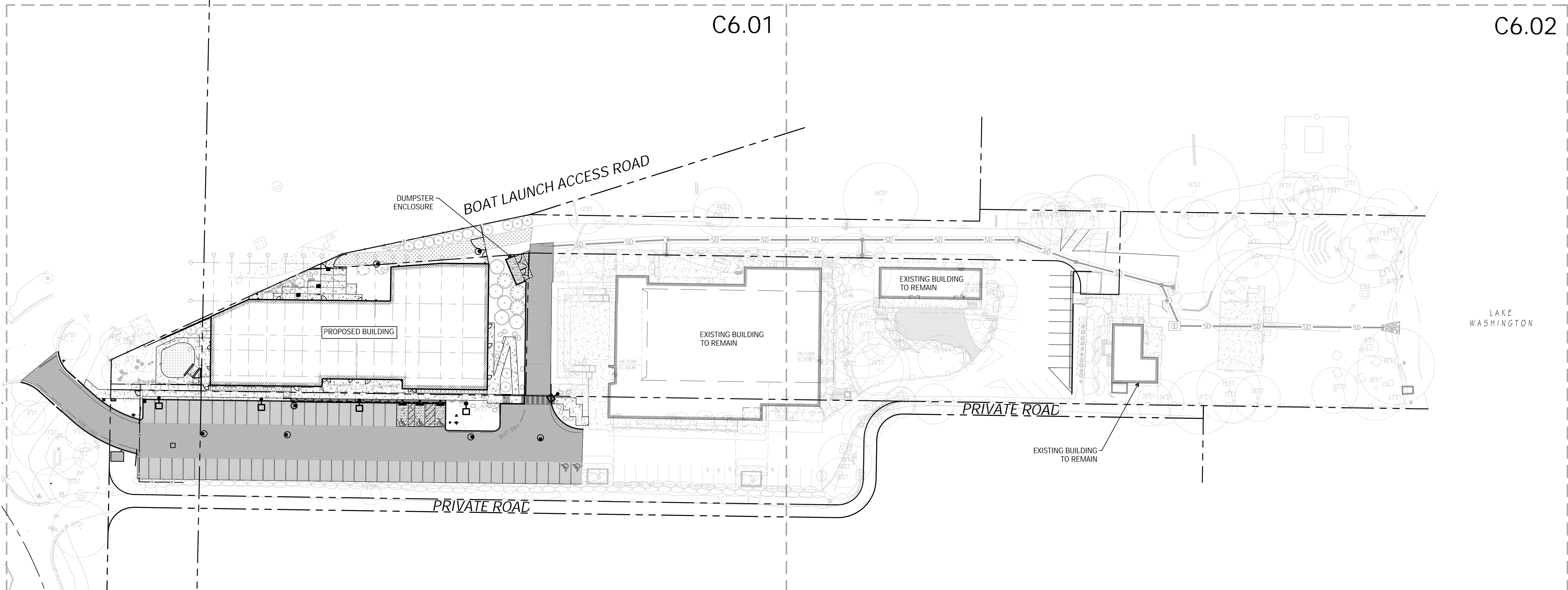
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW

PROJECT: UTILITY PLAN

C5.02



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 BARNABIE POINT PROJECT

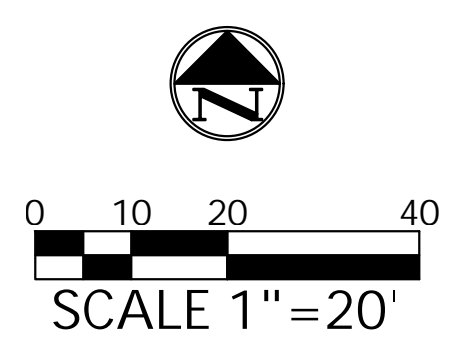
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	18 JUNE 2025	DESIGN REVIEW

PROJECT: OVERALL PAVING AND STRIPING PLAN

C6.00

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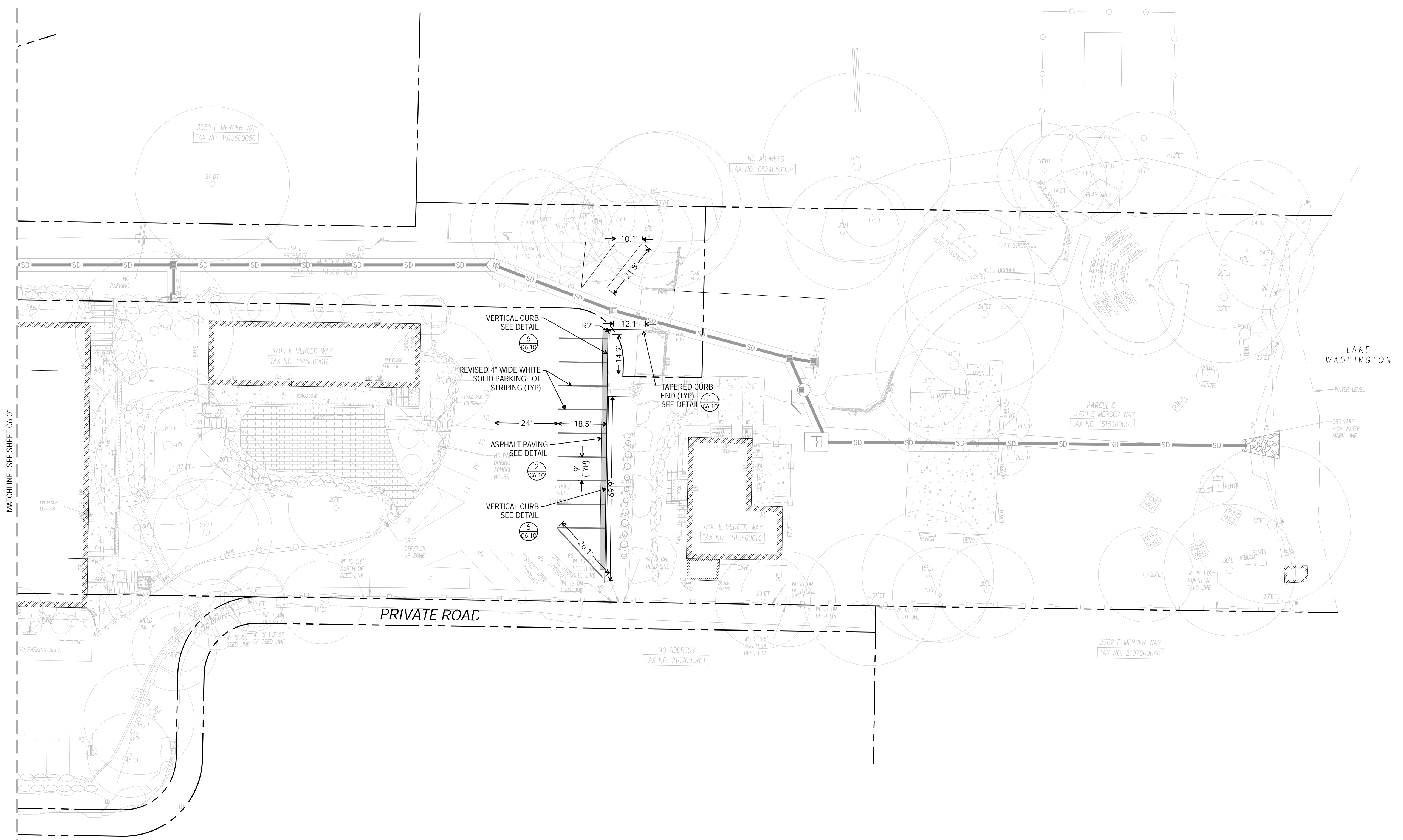
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LEGEND

- PROPERTY LINE N 29°33'06" E - 46.81'
- ASPHALT PAVEMENT
- 4" THICK CONCRETE SIDEWALK
- 6" THICK CONCRETE PAVEMENT



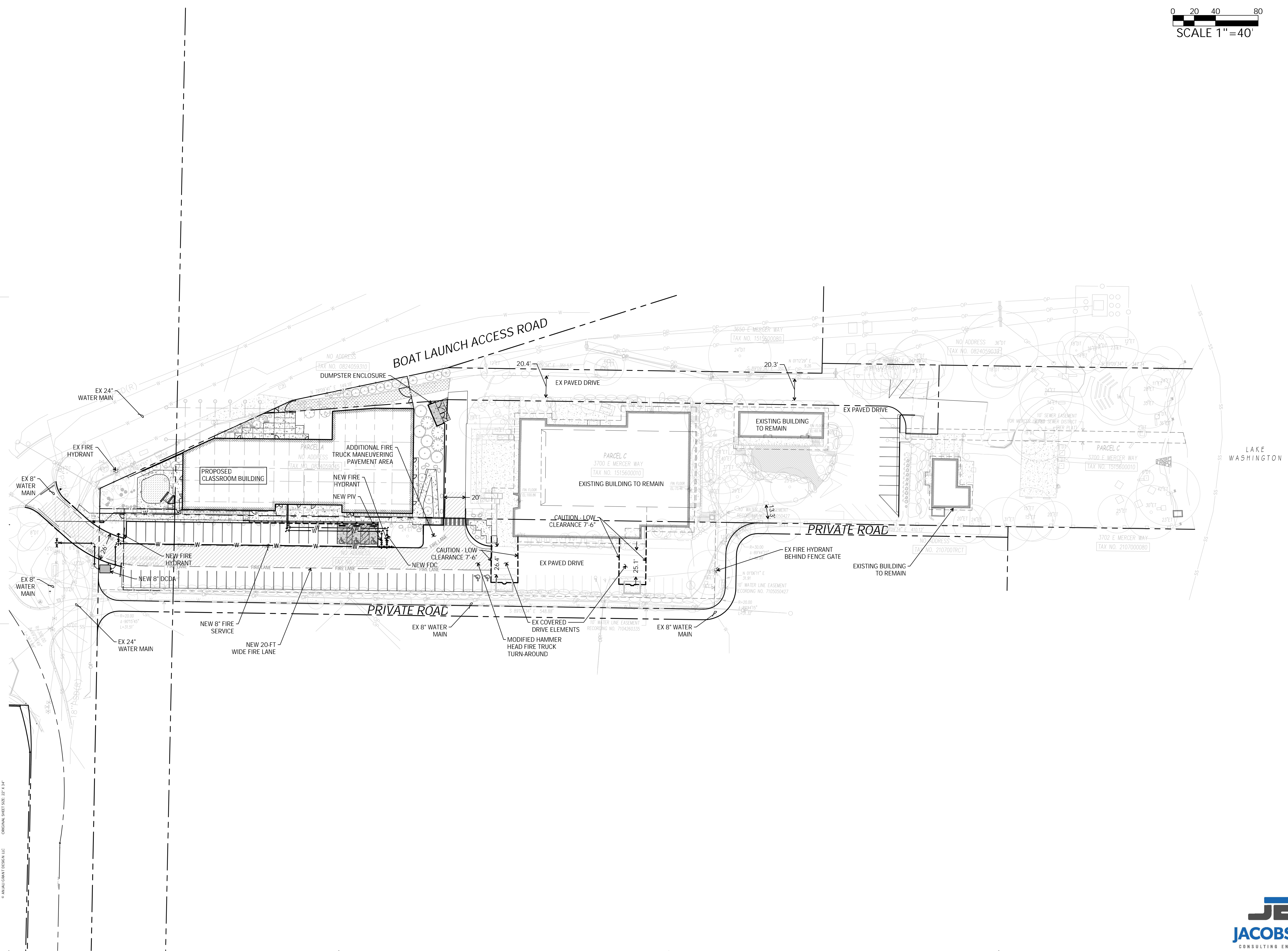
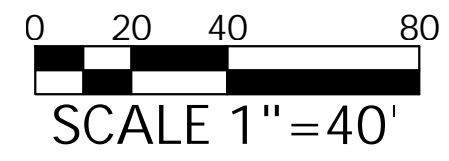
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PROJECT: PAVING AND STRIPING PLAN		

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	18 JUNE 2025	DESIGN REVIEW
PROJECT: OVERALL FIRE ACCESS PLAN		

C7.00



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Travis Fitzmaurice Wartelle
Balague Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tfwb.com

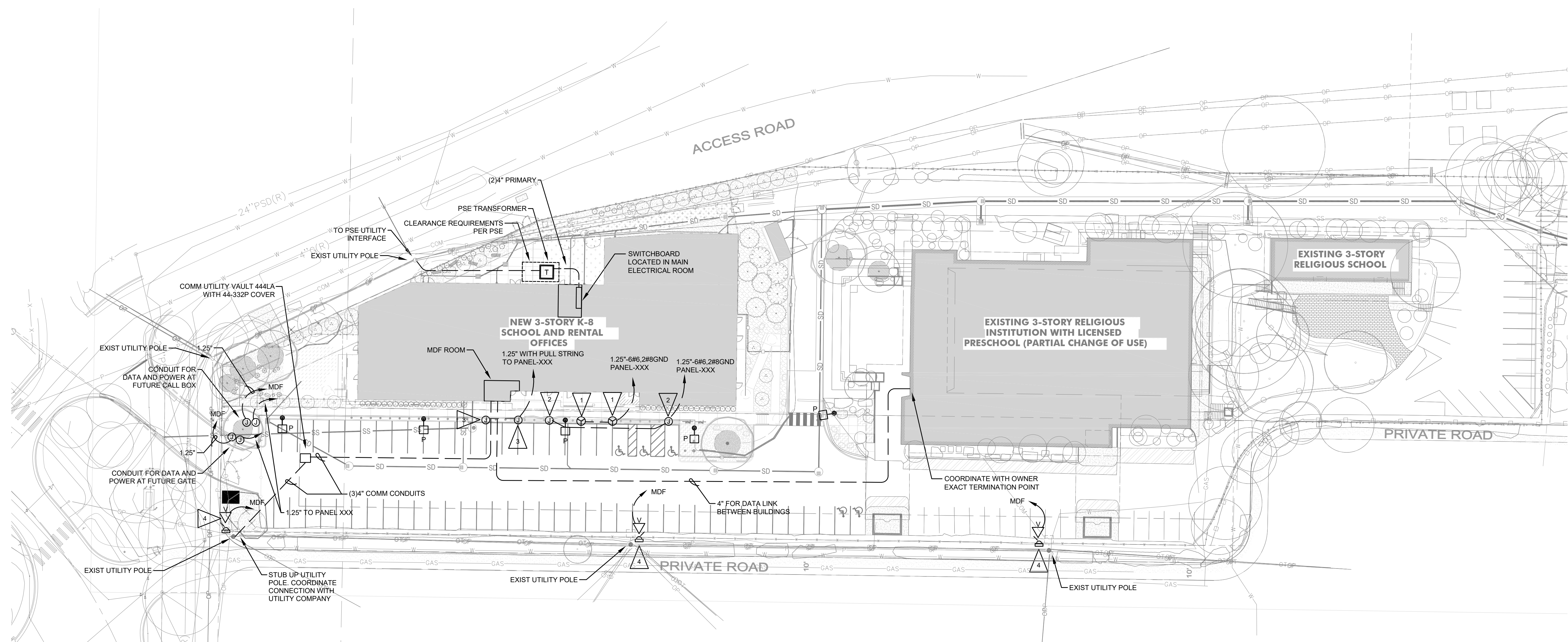
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FLAG NOTES:

- 1 INSTALLED DOUBLE EV EV SHARED LOAD MANAGEMENT CHARGING STATION
- 2 FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV READY WITH CONDUIT AND WIRE INSTALLED.
- 3 FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV CAPABLE WITH CONDUIT INSTALLED
- 4 PROVIDE 1.25" CONDUIT TO EXISTING POWER POLES FOR OWNER PROVIDED POE CAMERAS.

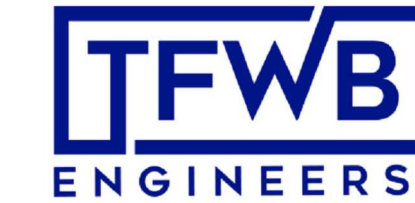


1 SITE PLAN - ELECTRICAL
SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		23-101
SITE PLAN - ELECTRICAL		

3700 E MERCER WAY
BARNABIE POINT PROJECT

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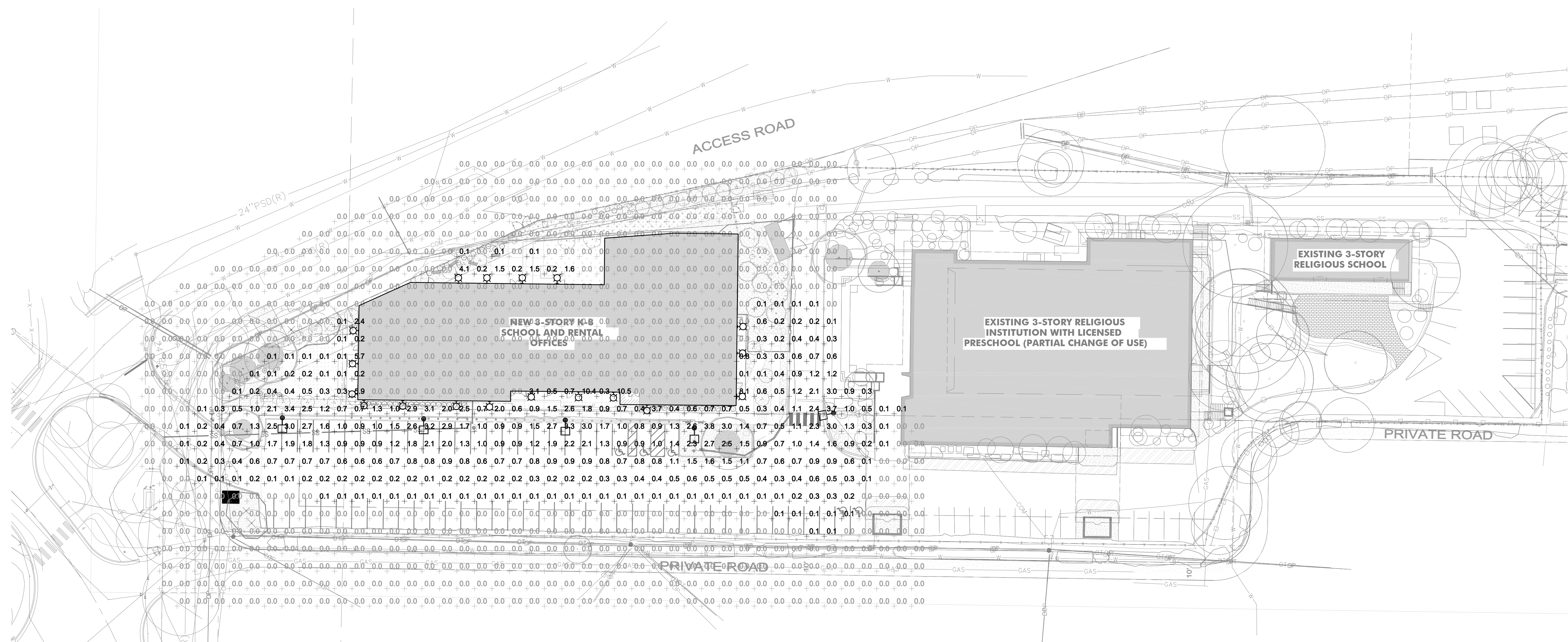


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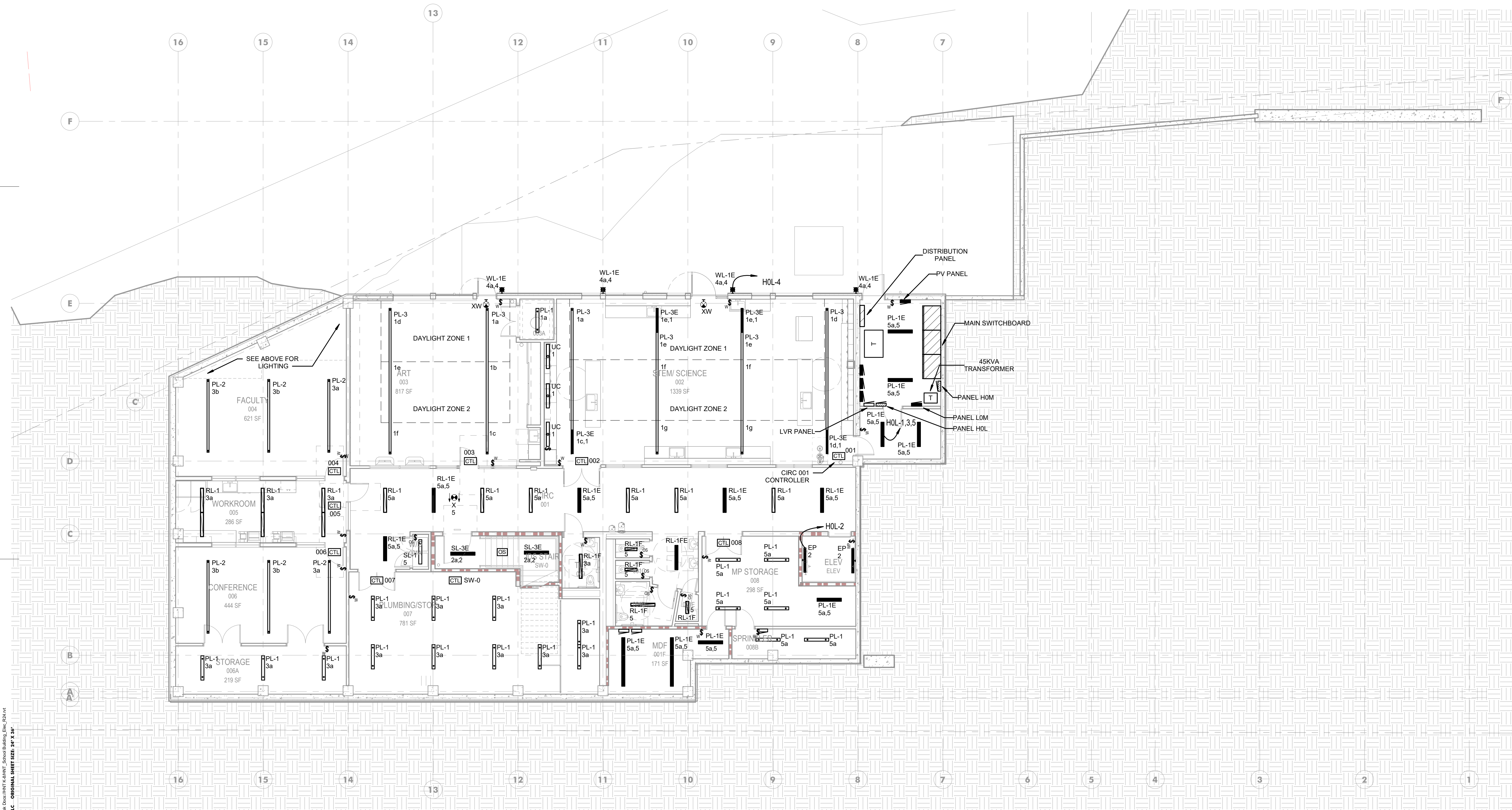
NO.	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		23-101

SITE PLAN - LIGHT CALC

1 SITE PLAN - LIGHT CALC
SCALE: 1" = 30'-0"

E-102

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2/20/25 12:20 PM



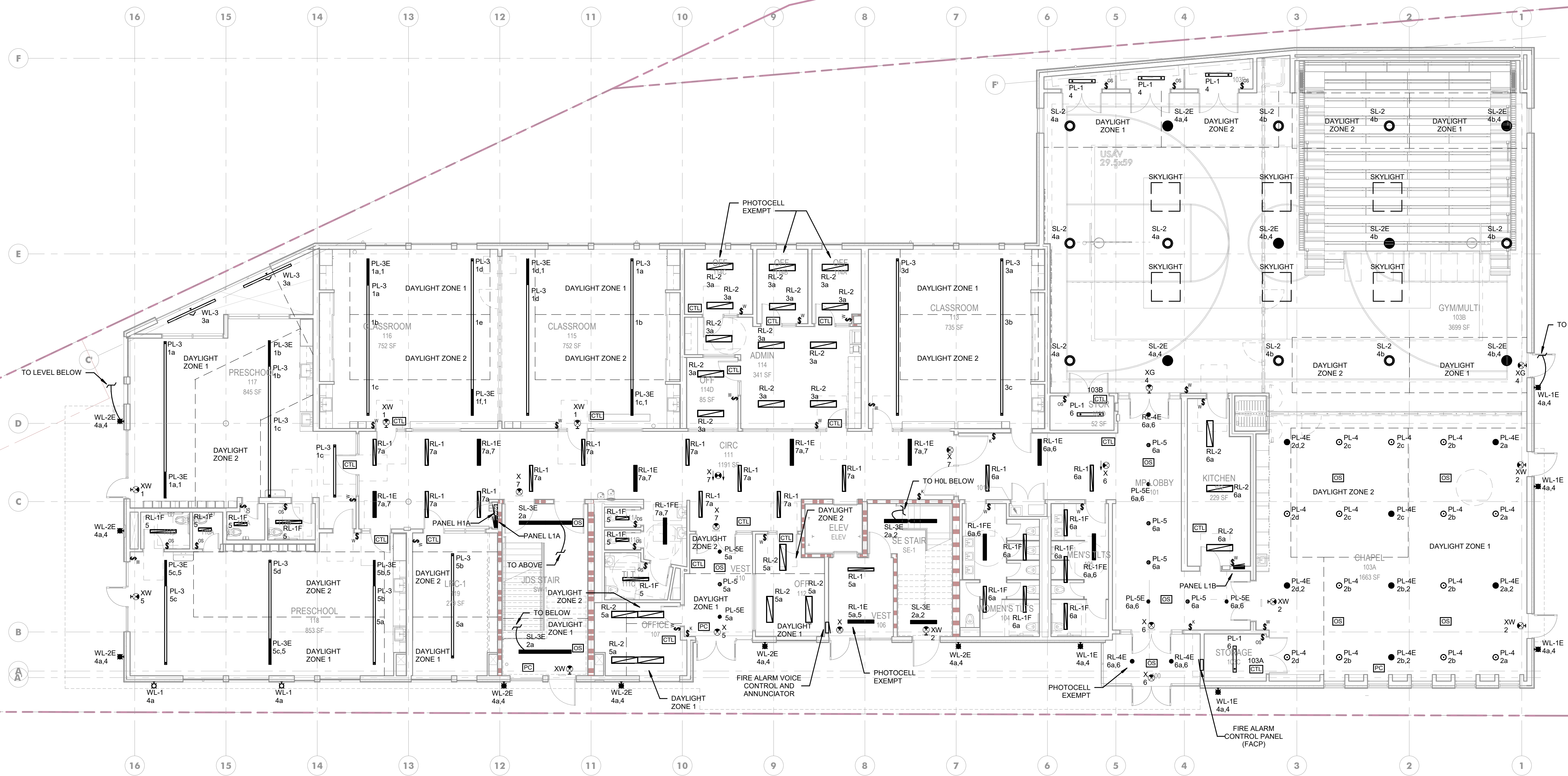
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1 LEVEL B01 FLOOR PLAN - LIGHTING
1/8" = 1'-0"

NO	DATE	DESCRIPTION
	18 JUNE 2025	DESIGN REVIEW
PROJECT:		23-101

B01 FLOOR PLAN - LIGHTING

E-200



3700 E MERCER WAY
BARNABIE POINT PROJECT

NO DATE DESCRIPTION

18 JUNE 2025
DESIGN REVIEW

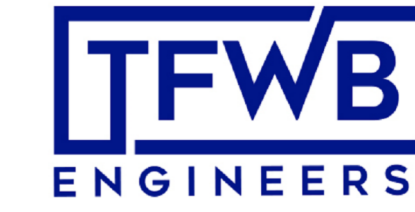
PROJECT: 23-101

LEVEL 01 FLOOR PLAN - LIGHTING

E-201

1 LEVEL 01 FLOOR PLAN - LIGHTING
1/8" = 1'-0"

LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8



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TYPE	LAMP	LUMEN OUTPUT	CCT	VOLTAGE	EMBEDDED WIRELESS CONTROLS	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8									
EP, EM	LED 48 W	5,000 LUMENS	3000K	120 V	NO	SWITCH	COLUMBIA: LXEM-ML40-RA LDP: LE202-77 ILP: WTZ-54WLED CERTOLUX: CRV-48-840K LITHONIA DMW2 HE WILLIAMS 96 SERIES	ELEVATOR MACHINE ROOM FIXTURE. NEMA 4 LISTING REQUIRED. PROVIDE EMERGENCY BATTERY BALLAST BODINE B50ST. PROVIDE INTEGRAL OCCUPANCY/DAYLIGHT SENSOR WITH NETWORKED WIRELESS CONTROLS.	ELEVATOR MACHINE ROOM AND PIT
P	LED 32.3W	6,000 LUMENS	2700K	277 V	YES - MOTION AND DAYLIGHT	TIME CLOCK	GARDCO: PUREFORM P15 P15-A03-827-AMBER3-T3M-NONE-AR1-277-010V-PCB	ARM-MOUNTED LED POLE FIXTURE WITH MOTION RESPONSE OCCUPANCY SENSOR, INTEGRAL WIRELESS MODULE, TYPE 3 OPTIC, AND FULL CUTOFF PERFORMANCE. PROVIDE HIGHLY DIFFUSE, UNIFORMLY ILLUMINATED LENS. UL WET LABEL AND LOW TEMP DRIVER. MOUNT ON 14' FOOT TALL, 4" ROUND, 0.188" ALUMINUM POLE WITH HANDHOLE TO UTILITY VAULT 24R-8-LB POLE BASE. PROVIDE BASE COVER. IN PARKING AND ROAD EXPOSE 2' OF BASE. IN LANDSCAPE AREAS FLUSH WITH GRADE. MOTION SENSOR TO REDUCE TO 30% WHEN NO MOTION. FIXTURE OPTICS ARE ONLY DIRECTED DOWNWARD. BUG RATING B1-U0-G1. DARK SKY APPROVED FIXTURE.	PARKING
PL-1	LED 40 W	4,500 LUMENS	3000K	277 V	YES - MOTION AND DAYLIGHT	0-10V DIM	COLUMBIA MPS-4-35-MLHE-C-W-ED-U-NXSW-CM-24SCF3-KIT LITHONIA METALUX DAYBRITE	PENDANT MOUNTED LENSED LED STRIPLIGHT. PROVIDE ADJUSTABLE CABLE MOUNTING. PROVIDE INTEGRAL OCCUPANCY/DAYLIGHT SENSOR WITH NETWORKED WIRELESS CONTROLS.	BACK OF HOUSE
PL-1E								SAME AS PL-1 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
PL-2	LED 6.3 + 7.7 = 14 W/FT	912 + 1230 LUMENS = 2,142 LUMENS/FT	3000K	277 V	YES - MOTION AND DAYLIGHT	0-10V DIM	ALW: LIGHTPLANE+ 2 LPX-2-B-SP-F-O-SXX-07-30-90-WS-V01-12-30-90-BW-V01-XX-W16-1C-UNV-N-OS/PH/INT/XX-N	2" APERTURE DIRECT/INDIRECT LINEAR LED PENDANT WITH BATWING INDIRECT AND WIDESPREAD DIRECT DISTRIBUTION. SEE PLANS FOR CONTINUOUS LENGTHS.	CLASSROOMS
PL-2E								SAME AS PL-2 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
PL-3	LED 9 + 7.7 = 16.7 W/FT	1203 + 1230 LUMENS = 2433 LUMENS/FT	3000K	277 V	YES - MOTION AND DAYLIGHT	0-10V DIM	ALW: LIGHTPLANE+ 2 LPX-2-B-SP-F-O-SXX-10-30-90-WS-V01-12-30-90-BW-V01-XX-W16-1C-UNV-N-OS/PH/INT/XX-N	SAME AS PL-2 BUT HIGHER OUTPUT	LAB/STEM/ART ROOMS
PL-3E								SAME AS PL-3 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
PL-4	LED 78W	7,644 LUMENS	3000K	277 V	YES-MOTION AND PHOTO	0-10V DIM	SPI LIGHTING: PAVO 8" L78W-277-3000K-90-DF_DIM1-NO DL-DF_MA01-DF_PSA	8" DIAMETER X 6 FT HIGH ILLUMINATED LED CYLINDER FIXTURE.	MULTIPURPOSE
PL-4E								SAME AS PL-4 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
PL-5	LED 10W	899 LUMENS	3000K	277V	YES-MOTION AND PHOTO	0-10V DIM	SPI LIGHTING: VALLEJO LC 4" SIP13123-L10W-120-277V-3000K-DF_80-XX-	4" DIAMETER X 6" MEDIUM DISTRIBUTION CYLINDER FIXTURE.	
PL-5E								SAME AS PL-5 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	

LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

TYPE	LAMP	LUMEN OUTPUT	CCT	VOLTAGE	EMBEDDED WIRELESS CONTROLS	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
RL-1	LED 6.5 W	735 LUMENS/FT	3000K	277 V	YES-MOTION AND PHOTO	0-10V DIM	ALW: SUPERPLANE 2.5R SP2.5R-XX-SXX-MED-90-3000K-V01-CR/BAT-XX-UNV-XX	RECESSED 2.5" APERTURE LINEAR LED SLOT FIXTURE WITH INTEGRAL DRIVER AND LOW GLARE OPTICS. SEE PLANS FOR CONTINUOUS RUN LENGTHS.	HALLWAY
RL-1E								SAME AS RL-1 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
RL-1F								SAME AS RL-1 BUT WITH FLANGE KIT FOR MOUNTING IN GWB CEILING	
RL-1FE								SAME AS RL-1F BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
RL-2	LED 45W	4,000 LUMENS	3000K	277 V	YES-MOTION AND PHOTO	0-10V DIM	FOCAL POINT: EQUATION FEQ-14-AC-4000LH-30K-1C-277-LD1	1X4 RECESSED ARCHITECTURAL TROFFER	OFFICE
RL-3	LED 40W	3,500 LUMENS	3000K	277V	YES-MOTION AND PHOTO	0-10V DIM	FOCAL POINT: EQUATION FEQ-14-AC-3500LH-30K-1C-277-LD1	1X4 RECESSED ARCHITECTURAL TROFFER	OFFICE
RL-4	LED 22 W	2,000 LUMENS	3000K	277 V	NO	0-10V DIM	GOTHAM:EVO4 EV04-30/07-AR-MD-LD-277 PRESCOLITE: LF4 LF4SL4LFLSL-20L-35K EATON: PORTFOLIO LD4B LD4B-20-D010-EU4B-1020-80-35-4LB-W-0-H PHILIPS LIGHTOLIER: CALCULITE C4RDL C4R-N-C4L-C4L-20-8-35-W-210-U-C4-R-DL-CD	RECESSED 4" LED DOWNLIGHT WITH SEMI DIFFUSE REFLECTOR AND WIDE DISTRIBUTION.	HALLWAY
SL-1								SAME AS PL-1 BUT SURFACE MOUNT	BACK OF HOUSE
SL1N								SAME AS SL-1 BUT NO WIRELESS. CONNECTED TO OCCUPANCY SENSOR SWITCH	
SL-2	LED 150 + 33 = 183 W	17,129 + 5096 = 22,225 LUMENS	3000K	277 V	YES - MOTION AND DAYLIGHT	0-10V DIM	CHANGE TO: COOPER TOP TIER OR LITHONIA VCPG (SURFACE MOUNT)	30" ROUND SURFACE MOUNT LED FIXTURE, IK-10 RATED. (LOCATE BETWEEN BEAMS)	GYM
SL-2E								SAME AS PL-4 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
SL-3E	LED 36W		4000K		YES - MOTION AND DAYLIGHT	SWITCH	TRULYGREEN SL4-4-30-C-SK	SURFACE 4" LIGHT PANEL CONNECTED TO OCC SENSOR. PROVIDE EMERGENCY BATTERY PACK.	
UC	LED 6W/FT	180 LUMENS/FT	3000K	277V	YES - MOTION	SWITCH	QTRAN: VERS-FLUSH (02) VERS-02-SW-5-35-DRY-DF-P2-CONG-WH-CL2-CC-ST-XX LUMINII: KENDO KELVIX	LOW VOLTAGE UNDERCABINET LED LIGHT WITH COEXTRUDED ACRYLIC DIFFUSE LENS. PROVIDE WALL SWITCH AND INTEGRATED OCCUPANCY SENSOR. SEE FLOOR PLANS FOR LENGTHS. PROVIDE POWER SUPPLY AND ALL OTHER ACCESSORIES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.	UNDERCABINET
WL-1	LED 17 W	2,511 LUMENS	2700K	277V	NO	TIME CLOCK	LUMINIS: LED WALL SCONCE SYP600-L1LK2A-FLD-27K-277-	CYLINDRICAL LED WALL SCONCE WITH FULL CUTOFF PERFORMANCE AND TYPE 3 LIGHTING DISTRIBUTION. PROVIDE DIFFUSE OPTICS. UL LISTED FOR WET LOCATION. FIXTURE OPTICS ARE ONLY DIRECTED DOWNWARD. BUG RATING B1-U0-G1.	EXTERIOR WALL
WL-2	LED 17 W + 30 W	2,511 LUMENS DOWN + 2,200 LUMENS UP	3000K	277V	NO	TIME CLOCK	GARDCO: LED WALL SCONCE GCM-A02-830-T3M-B03-830-WAW-277	CYLINDRICAL LED WALL SCONCE WITH DIRECT/INDIRECT DISTRIBUTION. DOWNLIGHT SHALL HAVE TYPE 3 DISTRIBUTION AND UPLIGHT SHALL HAVE WALL WASH DISTRIBUTION. PROVIDE DIFFUSE OPTICS. UL LISTED FOR WET LOCATION. BUG RATING B1-U0-G1.	EXTERIOR WALL



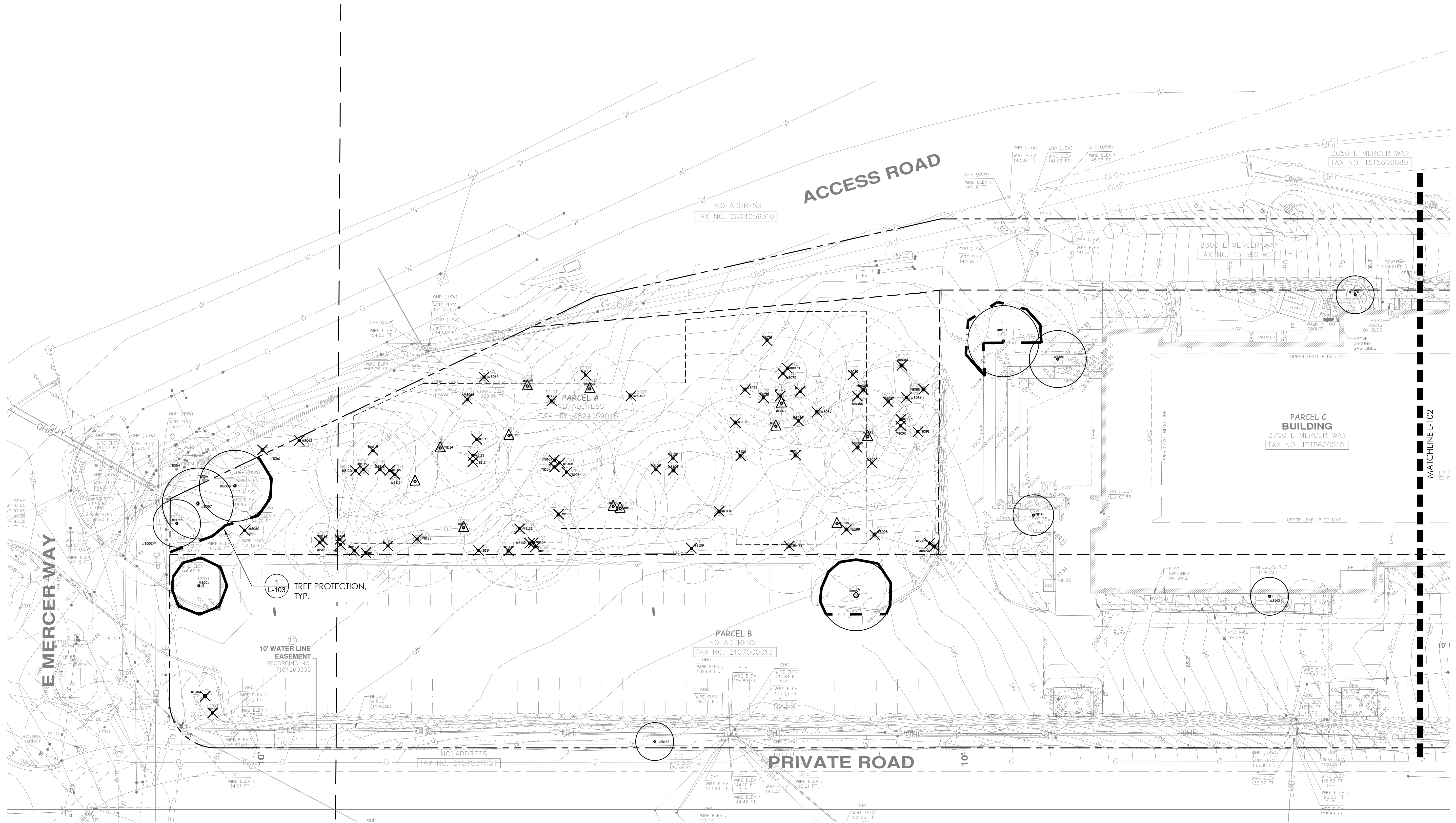
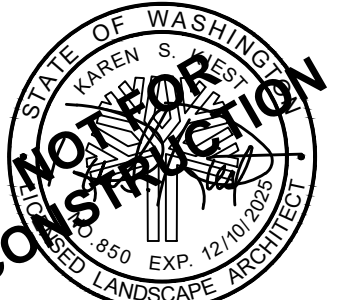
3700 E MERCER WAY
BARNABIE POINT PROJECT

NO. DATE DESCRIPTION
18 JUNE 2025
DESIGN REVIEW
PROJECT: 23-101

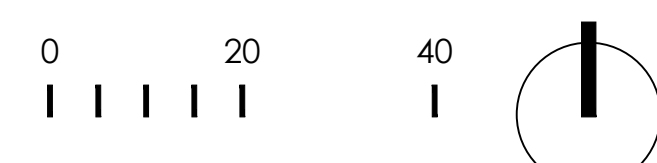
LIGHT FIXTURE SCHEDULE

E-700

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1 Tree Protection Plan - West
scale 1" = 20' - 0"



TREE PROTECTION
 - - - - - TREE PROTECTION PER CITY OF MERCER ISLAND
 REFER TO DET. 1, SHEET L-103

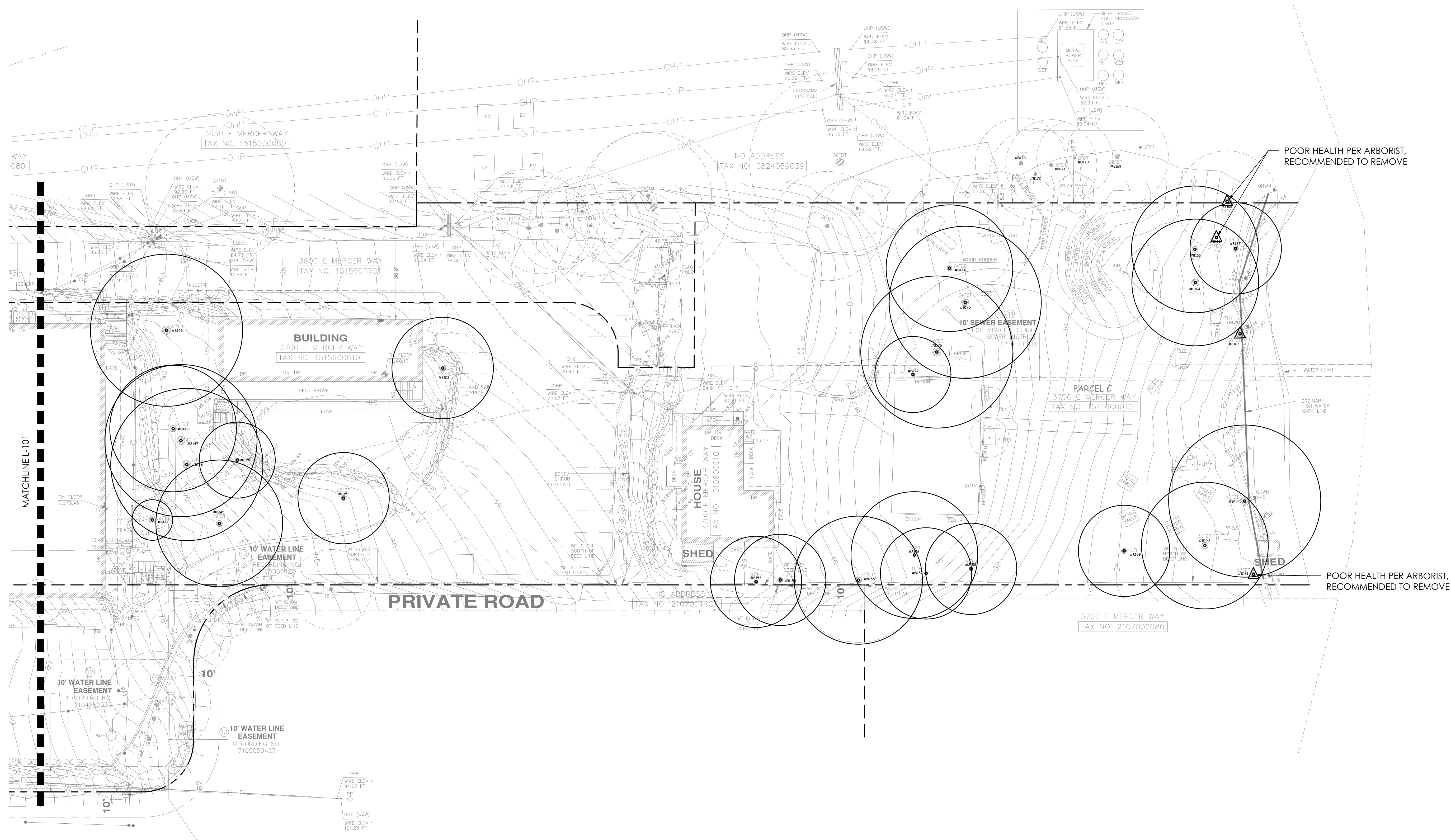
SIGNIFICANT TREES	
	SIGNIFICANT TREE TO REMAIN & BE PROTECTED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: TREE IN POOR CONDITION PER ARBORIST TREE REPORT. REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.

NOTE: Tree identification, canopy dripline, and diameter at standard height (dsh) based on tree report by Davey Resource Group, Inc., Contact: Ian Scott, dated September 29, 2023

NO.	DATE	DESCRIPTION
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PROJECT:		HNTS

TREE PROTECTION PLAN - WEST

L-101



1 Tree Protection Plan - East
 scale 1" = 20' - 0"

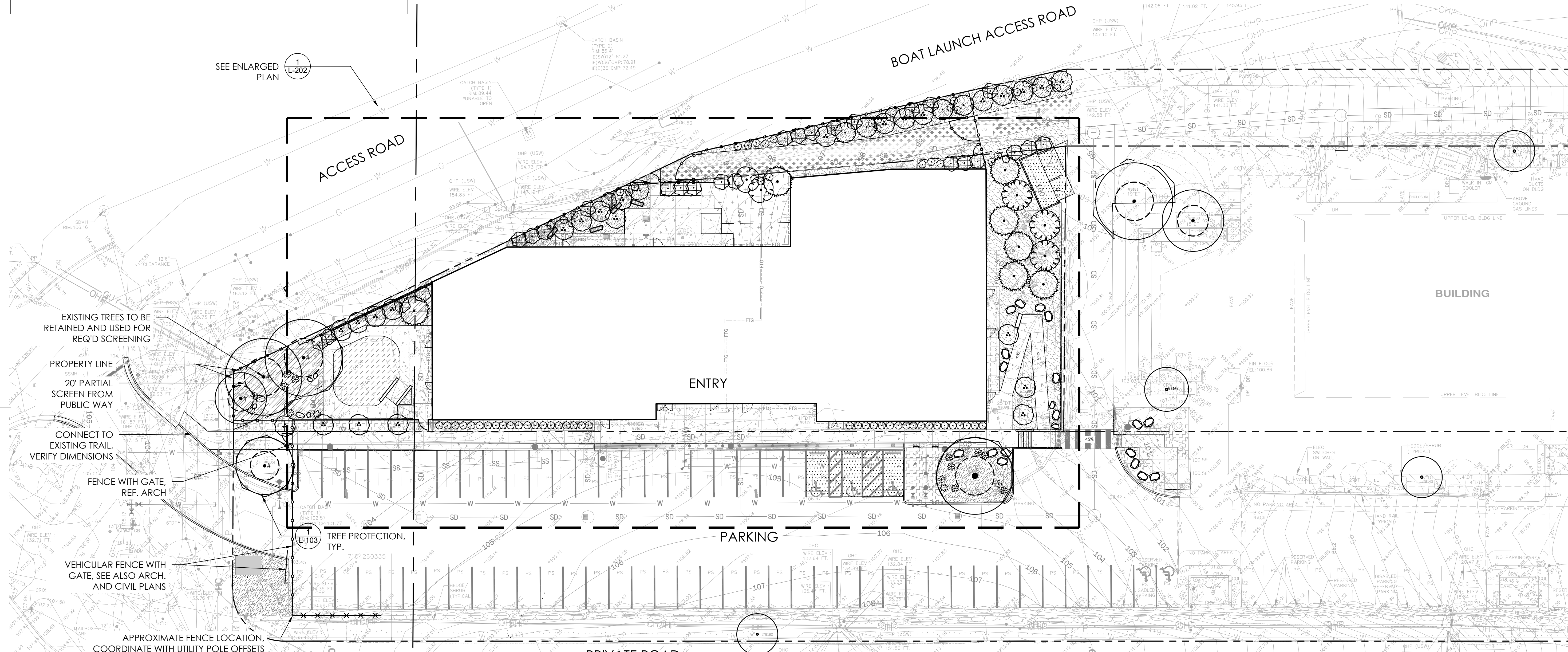


SIGNIFICANT TREES	
	SIGNIFICANT TREE TO REMAIN & BE PROTECTED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
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NOTE: Tree identification, canopy dripline, and diameter at standard height (dsh) based on tree report by Davey Resource Group, Inc., Contact: Ian Scott, dated September 29, 2023



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TREE PROTECTION PLAN - EAST		



1 Landscape Plan - West
scale 1" = 20' - 0"

MATERIALS LIST

- CONCRETE PAVING
PEDESTRIAN C.I.P., CONC. PAVING
BROOM FINISH, SAND-COATED EXP. JOINTS,
SAWCUT JOINTS, SCORING TO BE INDICATED
ON CONSTRUCTION PLANS, REF ALSO CIVIL
- TREE PROTECTION
EXISTING TREE TO REMAIN WITH TREE PROTECTION
FENCING, SEE ALSO ARBORIST'S NOTES
- LOGS
8"-12" MIN. LOGS, SET PARTIALLY INTO GROUND
- BIKE RACK
TOFINO NO SCRATCH SURFACE MOUNT
RACK, BY SPORTWORKS, INSTALL PER
MFG. RECOMMENDATIONS
- SEAT
TBD, BENCH ON CAST IN PLACE CONCRETE,
OR, STONE SET ON GRAVEL
- SITE LIGHTING
REF. ELECTRICAL
- FENCING
REF. ARCH & CIVIL FOR ADDL. INFORMATION
- PERIMETER FENCE - NORTH
6' HT., SECURITY
- WEST AUTO ENTRY FENCE & GATE
AUTO ENTRY SECURITY
- WEST STUDENT AREA FENCE
4' HT. MIN.
- SOUTH SIDE
CONFIRM PLACEMENT AT ROCKERY, TREES,
UTILITY POLES
- BOULDERS
CASCADE GRANITE, AVAIL. FROM
MARENAKOS ROCK CENTER, 425.392.3313
- (A) 24"x36"
- (B) 48"x48"x24", BURY 1/3 HT

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	ACCESS PATH: HYDROSEED, PER SPEC
	ARBORIST WOOD CHIP MULCH, 4" DEPTH
	SYNTHETIC TURF SURFACING
	ENGINEERED WOOD FIBER SAFETY SURFACING

TREE NOTES

- PROVIDE TREE PROTECTION FOR TREES SHOWN TO REMAIN. SEE DETAIL L-103, SEE ALSO ARBORIST'S REPORT.
- FOR REPLACEMENT TREE REQUIREMENTS, SEE SHEET L-103 TREE INVENTORY AND REPLACEMENT. REFER TO TREE REPLACEMENT CALCULATIONS FOR REQUIRED QUANTITIES.
- ASSUME MIN. ONE WATER BAG PER TREE.

PLANTING NOTES

- PROVIDE 1-YEAR MAINTENANCE AND WATER FOR HEALTHY ESTABLISHMENT OF ALL PLANTINGS.
- ALL AREAS WITHIN LIMIT OF DISTURBANCE SHALL BE RESTORED.
- PROVIDE GROUND COVERS IN ALL SHRUB PLANTING AREAS. GROUND COVERS SHALL BE SPACED USING TRIANGULAR PATTERN, TO PROVIDE TOTAL COVERAGE OF LANDSCAPE AREA IN THREE YEARS.
- ADJUST TREE LOCATIONS AS NECESSARY TO BE 8 FEET CLEAR FROM CENTER LINES OF UNDERGROUND UTILITIES.
- ADJUST TREE LOCATIONS AS NECESSARY TO BE 5 FEET CLEAR MINIMUM FROM FENCING.

LANDSCAPE CODE NOTES

- PER MICC 19.12.040 - LANDSCAPE DESIGN AND OUTDOOR SPACES, THE FOLLOWING INFORMATION:
- PERIMETER LANDSCAPE SCREENS: WHERE EXISTING UNDERGROWTH WILL BE RETAINED, THE SHRUB AND GROUND COVER REQUIREMENTS FOR ALL SCREEN TYPES MAY BE ADJUSTED, PROVIDED THE OBJECTIVES OF THIS SECTION ARE MET.
 - FULL SCREEN:** PROVIDE A DENSE VEGETATED SEPARATION BETWEEN DISSIMILAR USES ON ADJACENT PROPERTIES. A FULL SCREEN SHOULD BLOCK VIEWS FROM ADJACENT PROPERTIES AS SEEN AT THE PEDESTRIAN EYE LEVEL IN ALL SEASONS WITHIN THREE YEARS OF INSTALLATION. THE NUMBER OF TREES PROVIDED SHALL BE PROPORTIONATE TO **ONE TREE FOR EVERY TEN FEET OF LANDSCAPE PERIMETER LENGTH.**
 - PARTIAL SCREEN:** PROVIDE A MODERATE VEGETATED SEPARATION BETWEEN USES ON ADJACENT PROPERTIES AND INTERMITTENT VIEWS TO ADJACENT PROPERTIES. A PARTIAL SCREEN SHALL PROVIDE THE DESIRED SCREENING FUNCTION AS SEEN AT THE PEDESTRIAN EYE LEVEL IN ALL SEASONS WITHIN THREE YEARS OF INSTALLATION. THE NUMBER OF TREES PROVIDED SHALL BE PROPORTIONATE TO **ONE TREE FOR EVERY 20 FEET OF LANDSCAPE PERIMETER LENGTH.**
 - THE FOLLOWING PLANTING TYPES SHOULD BE USED: NATIVE OR NORTHWEST-ADAPTED PLANTS SHOULD BE USED FOR ALL OPEN SPACE AND BUFFER LOCATIONS AND DROUGHT TOLERANT PLANTINGS SHOULD BE USED IN A MAJORITY OF PLANTINGS.
 - GROUND COVER SHOULD BE USED TO ENSURE SEPARATION BETWEEN AREAS ARE ATTRACTIVE, MINIMIZE MAINTENANCE AND THE POTENTIAL FOR ENCROACHMENT OF INVASIVE PLANT MATERIAL. GROUND COVER SHOULD BE PLANTED AND SPACED TO ACHIEVE TOTAL COVERAGE WITHIN THREE YEARS AFTER INSTALLATION.

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
CONIFERS						
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6' HT.	B&B	NATIVE	
	THUJA PLICATA	WESTERN RED CEDAR	6' HT.	B&B	NATIVE	
DECIDUOUS TREES						
	ACER CIRCINATUM MULTI-STEM, MIN. 3 STEMS, 8-10' HT (1-1/2" DBH OR EQUIVALENT)	VINE MAPLE	8' HT.	B&B	NATIVE	
	CORNUS NUTTALLII	PACIFIC DOGWOOD	8' HT.	B&B	NATIVE	
	RHAMNUS PURSHIANA	CASCARA	1.5" CAL.	B&B	NATIVE	
SHRUBS						
	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL.	CONT.	NATIVE	36" o.c.
	RHODODENDRON MACROPHYLLUM	PACIFIC RHODODENDRON	5 GAL.	CONT.	NATIVE	72" o.c.
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL.	CONT.	NATIVE	36" o.c.
SHRUB AREAS						
	NATIVE SHRUB & GROUNDCOVERS					
	GAULTHERIA SHALLON	SALAL	1 GAL.	CONT.	NATIVE	40% @ 24" o.c.
	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL.	CONT.	NATIVE	20% @ 24" o.c.
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL.	CONT.	NATIVE	20% @ 24" o.c.
	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	CONT.	NATIVE	20% @ 24" o.c.
GROUND COVERS						
	NATIVE GROUNDCOVER					
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINICK	1 GAL.	CONT.	NATIVE	10% @ 24" o.c.
	GAULTHERIA SHALLON	SALAL	1 GAL.	CONT.	NATIVE	40% @ 24" o.c.
	MAHONIA NERVOSA	OREGON GRAPE	1 GAL.	CONT.	NATIVE	30% @ 24" o.c.
	POLYSTICHUM MUNIUM	WESTERN SWORD FERN	1 GAL.	CONT.	NATIVE	20% @ 24" o.c.
SOD/SEED						
	LAWN MIX	HYDROSEED, PER SPEC	SEED			

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seattle washington 98119
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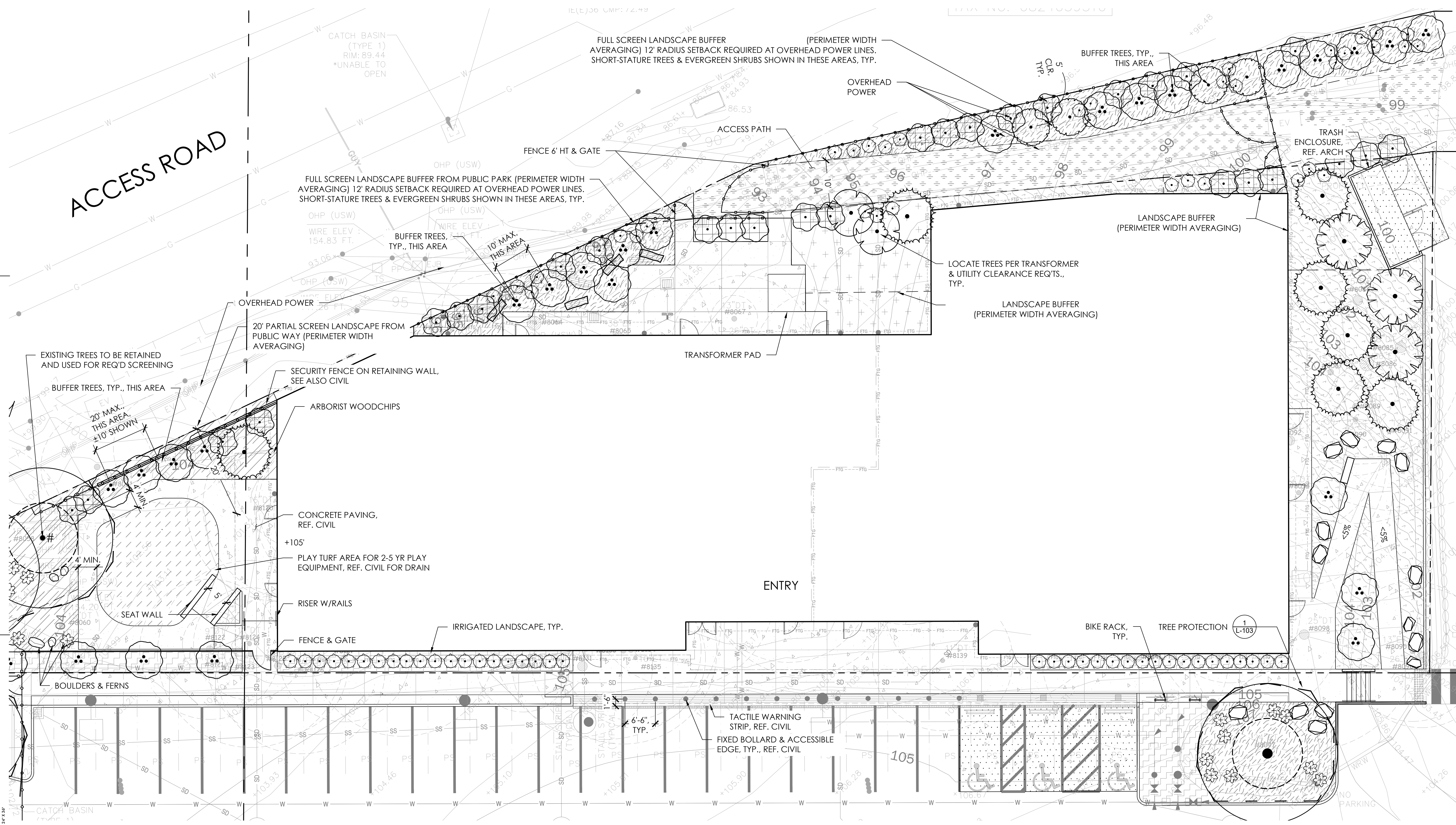
3700 E MERCER WAY
BARNABIE POINT K-8

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	18 JUNE 2025	DESIGN REVIEW

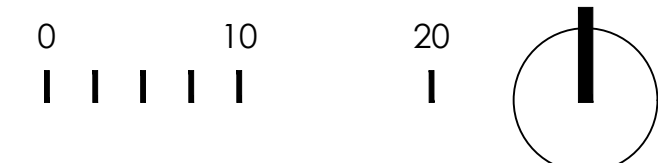
PROJECT: HNTS

LANDSCAPE PLAN

L-201



1 Landscape Plan - Enlargement
 scale 1" = 10' - 0"



ORIGINAL SHEET SIZE 34" X 46"
 © ANNUAL GRANT DESIGN LLC

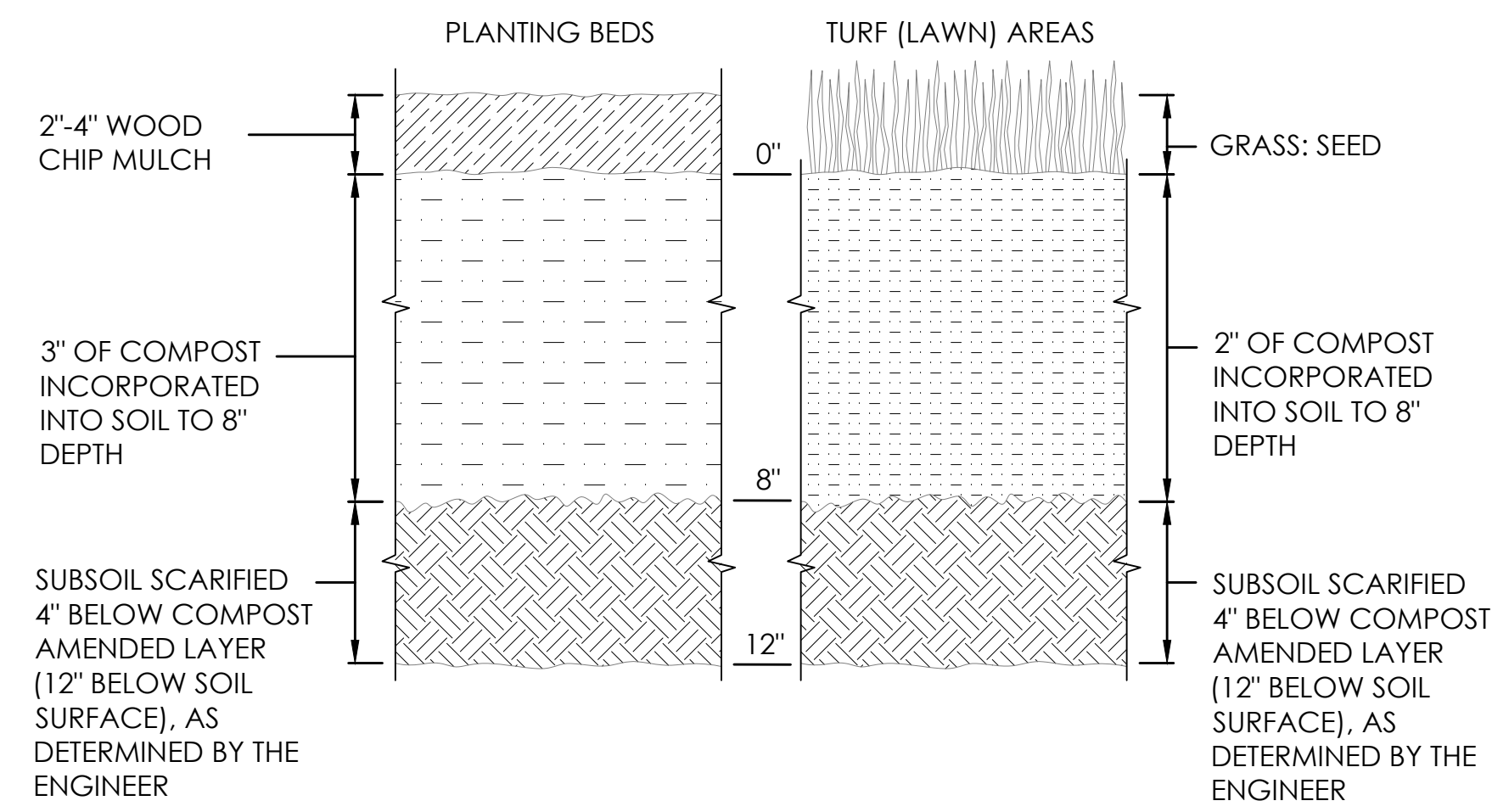
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3700 E MERCER WAY
 BARNABIE POINT K-8

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LANDSCAPE PLAN - ENLARGEMENT		

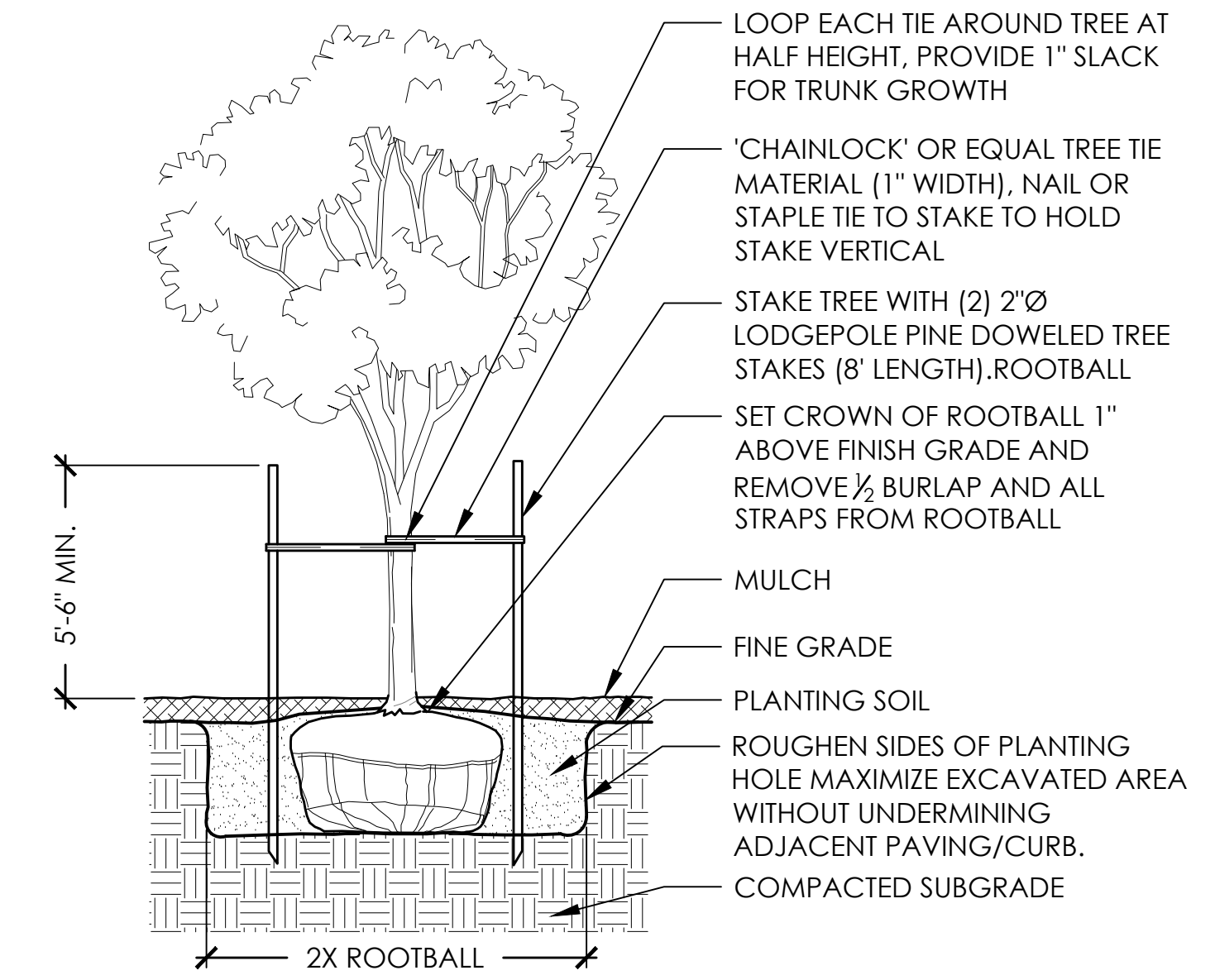
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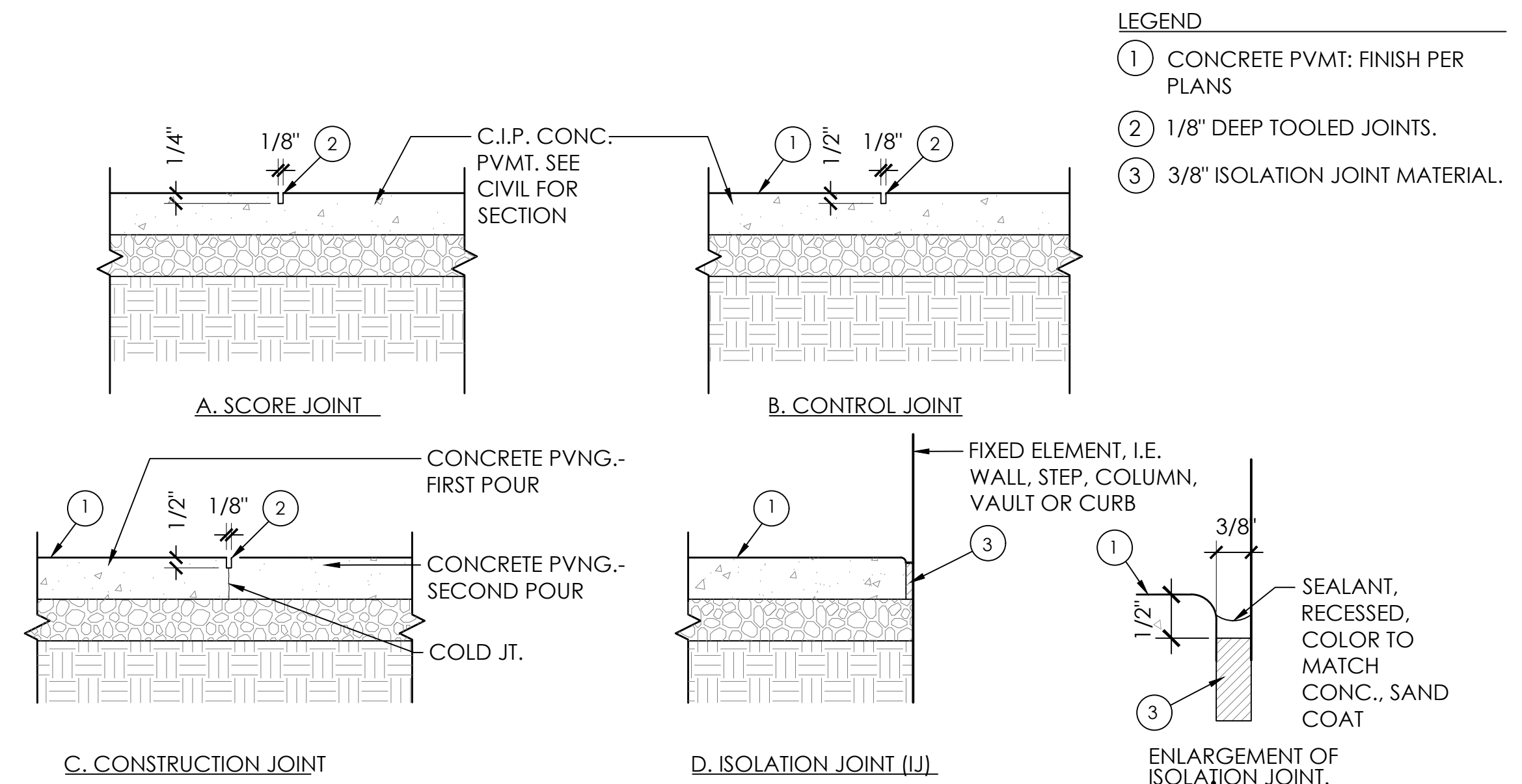
1 SOIL AMENDMENT AND DEPTH
SCALE: NTS

NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE ENGINEER.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. TURF AREAS SHALL RECEIVE 1.75 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 20-25% COMPOST BY VOLUME. THEN PLANT GRASS SEED OR SOD PER SPECIFICATION.
5. PLANTING BEDS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING, WITH 2-4 INCHES OF ARBORIST WOOD CHIP MULCH OR APPROVED EQUAL.
6. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.



2 DECIDUOUS TREE PLANTING
SCALE: 1" = 1'-0"



3 CONCRETE PAVEMENT FINISHES - ON SITE/ON GRADE
SCALE: 1" = 1'-0"



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LANDSCAPE DETAILS

L-203