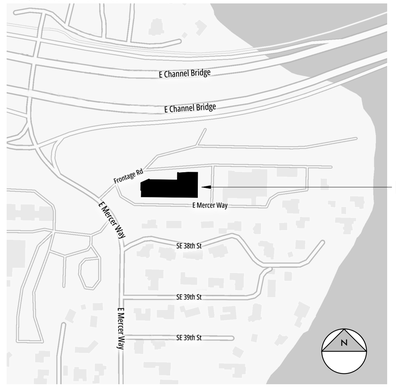
## VICINITY MAP




PROJECT SITE

## 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 B-OCCUPANCY COMMUNITY OFFICE RENTAL SPACE ON LEVELS 2 AND 3. B 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 SLONG 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 COLUME 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 70.61FEET 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

## 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
HOLADAY-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


SHEET INDEX - DESIGN REVIEW


| SHEET # | SHEET NAME |
|---|---|
| A-000 | DESIGN REVIEW PLANSET - SHEET INDEX, GENERAL NOTES |
| A-003 | HEIGHT DIAGRAMS |
| A-006 | LIFE SAFETY SITE PLANS |
| 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-104 | TREE REPLACEMENT |
| L-201 | LANDSCAPE MATERIALS & LAYOUT |
| L-202 | LANDSCAPE MATERIALS & LAYOUT |
| L-301 | PLANTING PLAN |
| L-302 | PLANTING PLAN |
| 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-102 | SITE PLAN-LIGHT CALC |
| E-200 | B01 FLOOR PLAN - LIGHTING |
| E-201 | LEVEL 01 FLOOR PLAN - LIGHTING |
| E-700 | LIGHT FIXTURE SCHEDULE |
| E-701 | LIGHT FIXTURE SCHEDULE |


SHEET COUNT: 49


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


anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

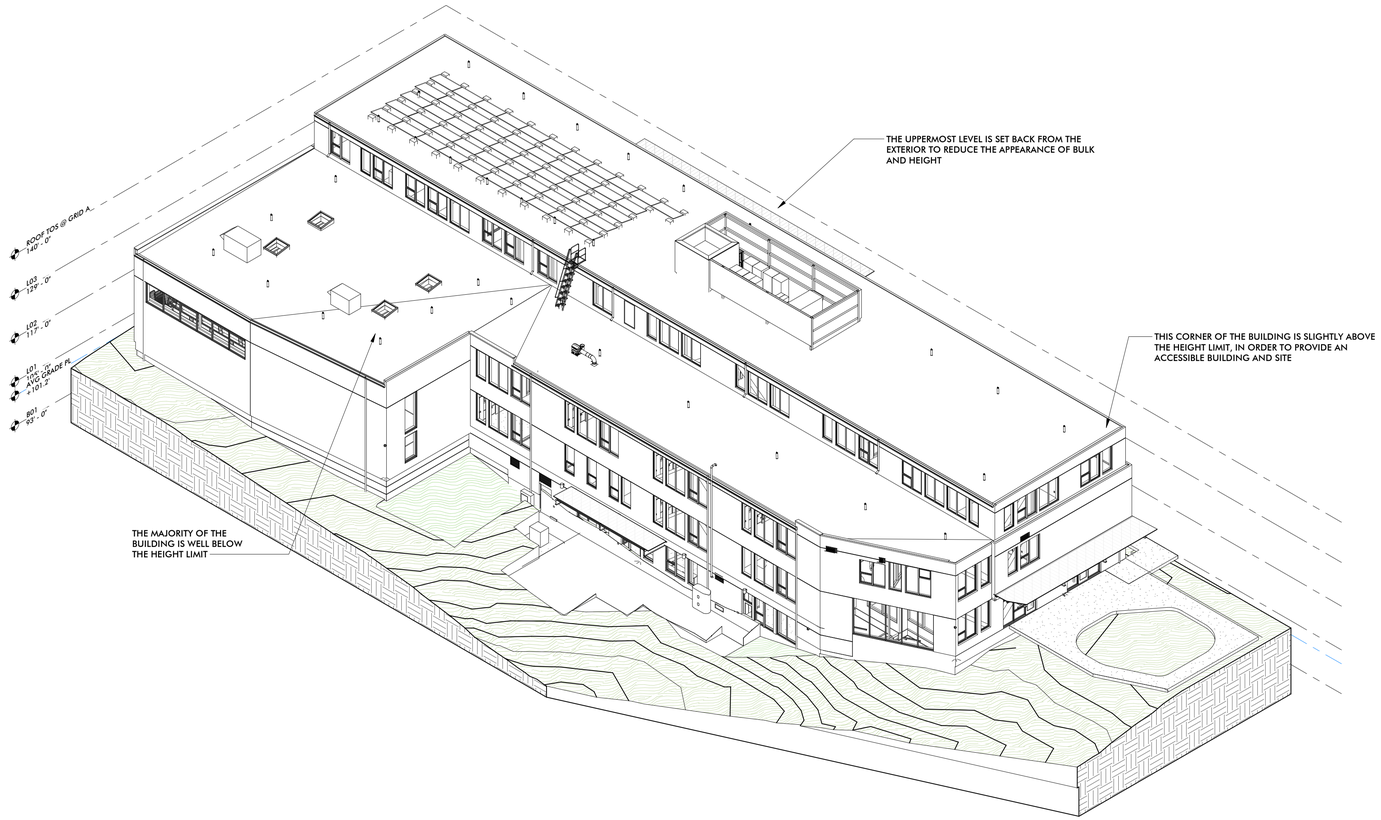
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

DESIGN REVIEW PLANSET - SHEET INDEX, GENERAL NOTES

A-000


8/25/2025 4:18:54 PM C:\Users\Estelle\Desktop\Documents\BPP_PSB_R24_CD_estelleTRSSR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"




## 6 HEIGHT DIAGRAM

| 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 | 14.7 | LF | 33.2 | 35.9 | 34.55 | FT | 0.02 | 0.8 | | |
| NORTH | 8.7 | LF | 34.4 | 36 | 35.2 | FT | 0.01 | 0.5 | | |
| NORTH | 69.3 | LF | | | 36 | FT | 0.11 | 4.1 | | |
| NORTH | 11.3 | LF | 36 | 33.6 | 34.8 | FT | 0.02 | 0.6 | | |
| NORTH | 7.8 | LF | 35.1 | 33.7 | 34.4 | FT | 0.01 | 0.4 | | |
| 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 | | | 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 | | | | | | 33.8 | 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 MICC 19.11.030(A)(3).

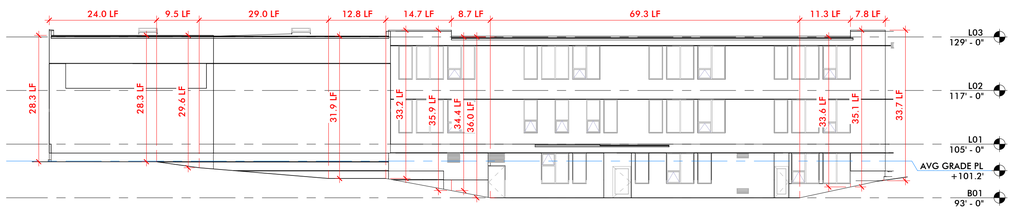
19.11.030 (A)(3) CALCULATION OF BUILDING HEIGHT

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.

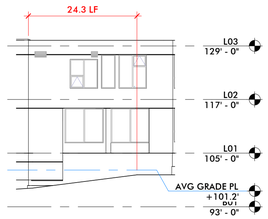
B. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IN SUBSECTION (A)(1) OF THIS SECTION SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF A BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES. THE BASE OF THE BUILDING FACADE SHALL BE MEASURED FROM THE ADJACENT 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.

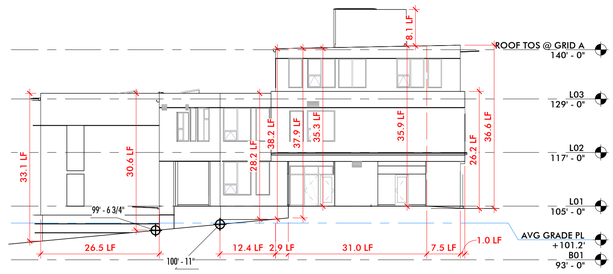
19.11.030 (A)(5).... IF NECESSARY, ROOFTOP APPURTENANCES MAY EXTEND UP TO TEN FEET ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED, PROVIDED THERE IS A FUNCTIONAL NEED FOR THE APPURTENANCE AND THAT FUNCTIONAL NEED CANNOT BE MET WITH AN APPURTENANCE OF A LESSER HEIGHT.



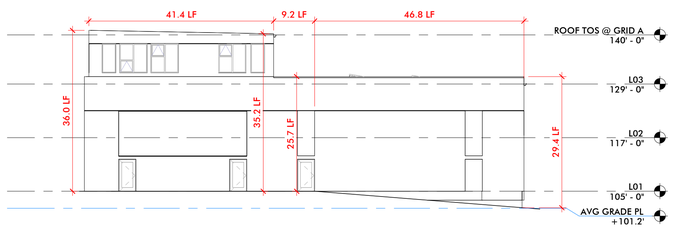

## 5 NORTH ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"




## 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"

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

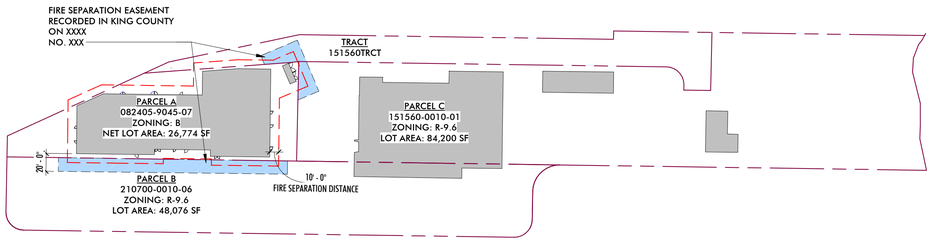
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

HEIGHT DIAGRAMS

A-003

8/22/2025 4:04:22 PM C:\Users\Anjali\Desktop\Documents\BP21_PSR_R24_CD_easterlit185581.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"



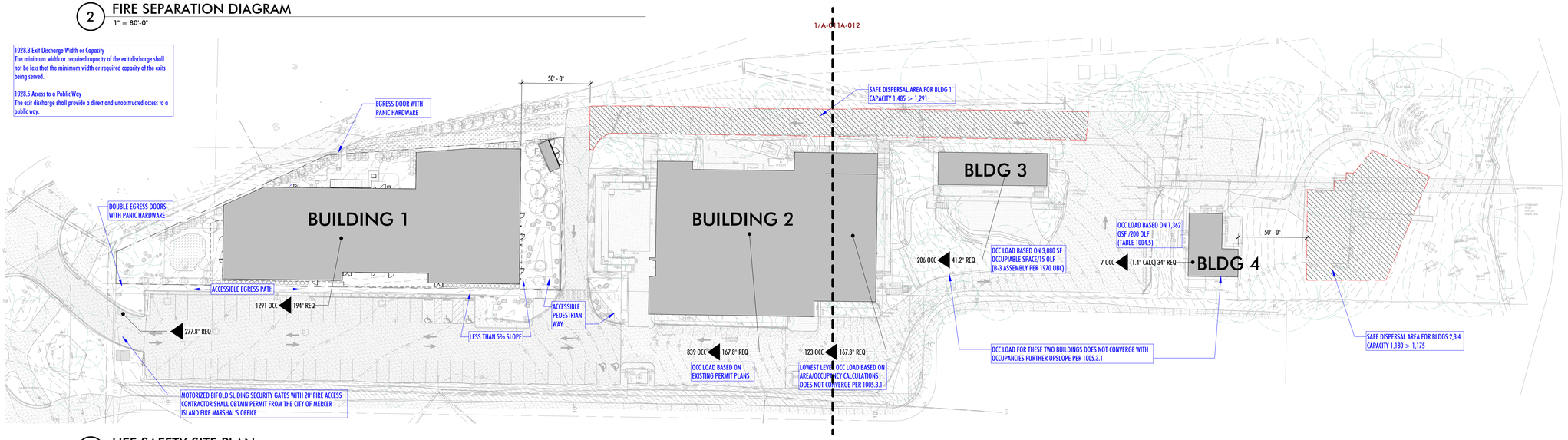

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. The closest interior lot line.
2. To the centerline of a street, an 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"

anjali grant design LLC
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

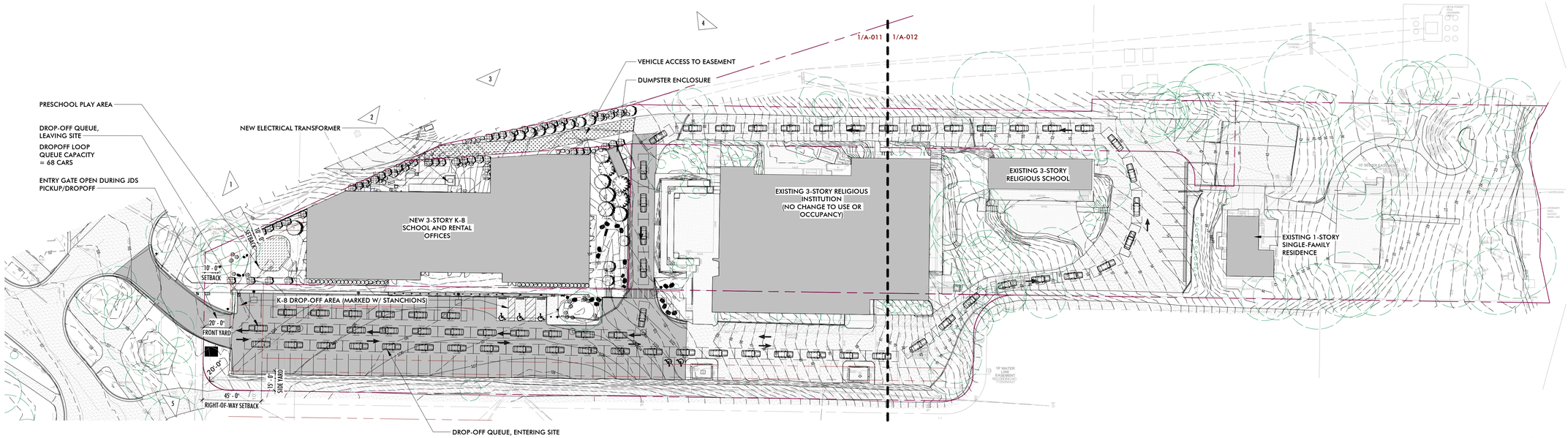
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

LIFE SAFETY SITE PLANS

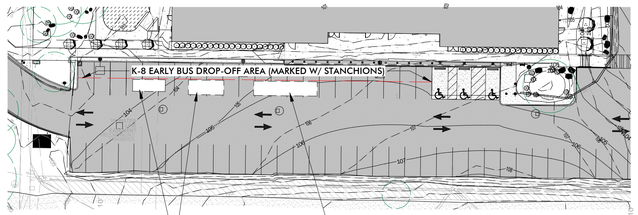
A-006

8/25/2025 4:04:24 PM C:\Users\Esther\Documents\BIPP_P06_R24_CD_esther.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"



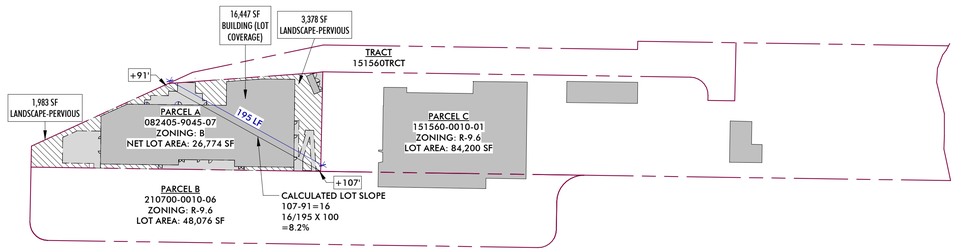

## 5 SITE PLAN-OVERALL

1" = 40'-0"




## 4 BUS DROP-OFF (PRIOR TO PARENT DROP-OFF)

1" = 40'-0"



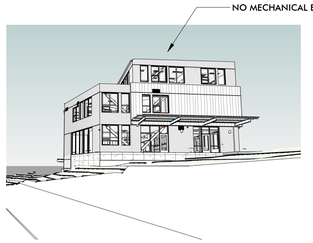

## 3 SITE DIAGRAM

1" = 80'-0"

MINIMUM LANDSCAPE REQUIREMENT FOR BUSINESS (B) ZONE - 25% OF GROSS LOT AREA.
LOT AREA: 26,881 SF
MINIMUM LANDSCAPE REQUIREMENT: 6,720 SF
MINIMUM PERVIOUS LANDSCAPE: 75% OF 6720 = 5,040 SF

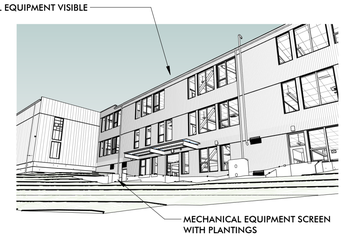
### LOT AREAS (B-ZONED PARCEL)

| Comments | AREA | % OF TOTAL LOT AREA |
|---|---|---|
| BUILDING (LOT COVERAGE) | 16,417 SF | 61% |
| | 16,417 SF | 61% |
| LANDSCAPE-IMPERVIOUS | 3,925 SF | 15% |
| | 3,925 SF | 15% |
| LANDSCAPE-PERVIOUS | 3,855 SF | 14% |
| LANDSCAPE-PERVIOUS | 1,983 SF | 7% |
| LANDSCAPE-PERVIOUS | 304 SF | 1% |
| LANDSCAPE-PERVIOUS | 449 SF | 2% |
| | 6,591 SF | 24% |
| | 26,933 SF | 100% |

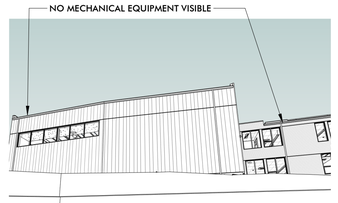



VIEW 1 FROM PUBLIC WAY

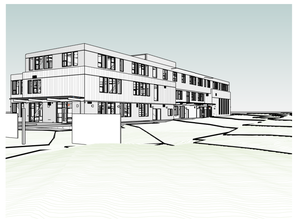
NOTE : CAMERA IS LOCATED 5.5' ABOVE FINISHED GRADE; EQUIPMENT ON LEVEL 3 IS SCREENED AS IT IS VISIBLE FROM THE WEST AND SOUTH (ACROSS THE PARKING LOT)



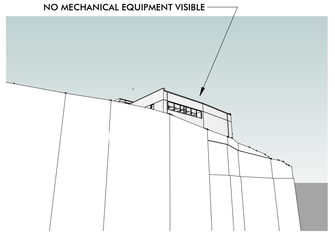

VIEW 2 FROM PUBLIC WAY




VIEW 3 FROM NORTH WALKWAY



VIEW 5 FROM SOUTHWEST




VIEW 4 FROM PUBLIC WAY

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 SLONG 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 COLUME 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 70.61FEET 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

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
# BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 4/8/2025 | CUP PLANSET REVISION |

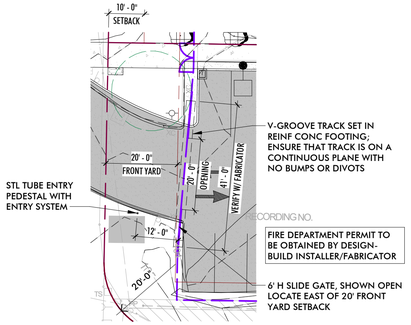
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

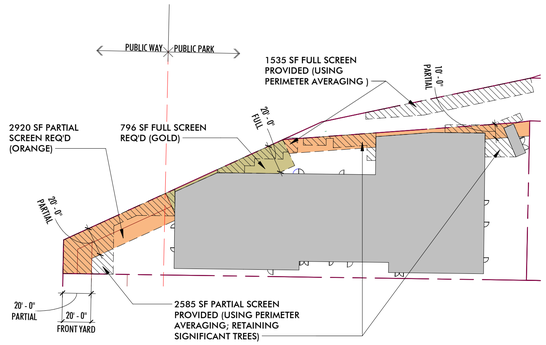
LAND USE/SITE PLAN

A-010

8/25/2025 4:04:42 PM C:\Users\EJahn\Vatavi\Documents\BP_PSB_R24_CD_eahn.RTS05R.rvt
© ANJALI GRANT DESIGN, LLC ORIGINAL SHEET SIZE: 24" X 36"




## 2 VEHICLE GATE
1" = 20'-0"



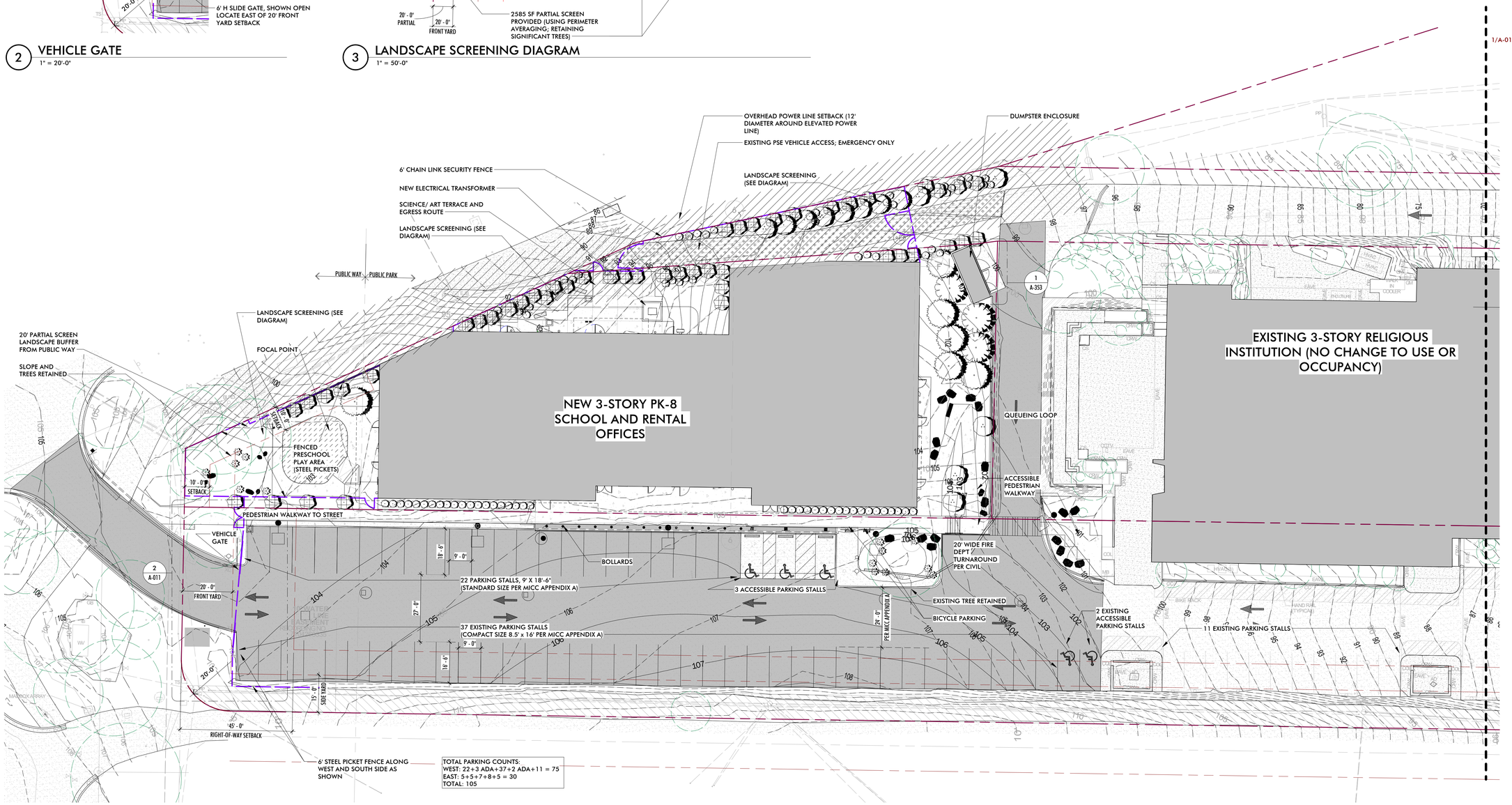

MERCER ISLAND MUNICIPAL CODE
19.12.040 B.1.
LANDSCAPE AREA. LANDSCAPE DESIGN SHALL ADDRESS ALL AREAS OF A SITE NOT COVERED BY STRUCTURES OR USED BY AUTOMOBILES.

B.7.A. PERIMETER SCREEN TYPES AND WIDTHS BY USE AND LOCATION

| | |
|---|---|
| INSTITUTIONAL USE ADJACENT TO PUBLIC WAY: | 20 FEET PARTIAL |
| INSTITUTIONAL USE ADJACENT TO PUBLIC PARK: | 20 FEET FULL |
| INSTITUTIONAL USE ADJACENT TO INSTITUTIONAL USE/UTILITY: | 10 FEET PARTIAL |

B.7.B. PERIMETER WIDTH AVERAGING. AVERAGING OF SCREEN WIDTHS MAY BE ALLOWED, IF THE OBJECTIVES OF THIS SECTION, THE MINIMUM LANDSCAPE AREA REQUIREMENTS SET FORTH IN MICC 19.12.040(B)(4) AND THE FOLLOWING CRITERIA ARE MET:
I. PLANT MATERIAL IS CLUSTERED TO MORE EFFECTIVELY SCREEN PARKING AREAS AND STRUCTURES; AND
II. SIGNIFICANT TREES ARE RETAINED.

## 3 LANDSCAPE SCREENING DIAGRAM
1" = 50'-0"




TOTAL PARKING COUNTS:
WEST: 22+3 ADA+37+2 ADA+11 = 75
EAST: 5+5+7+8+5 = 30
TOTAL: 105

## 1 SITE PLAN-ENLARGED WEST
1" = 20'-0"

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 1 | 4/8/2025 | CUP PLANSET REVISION |

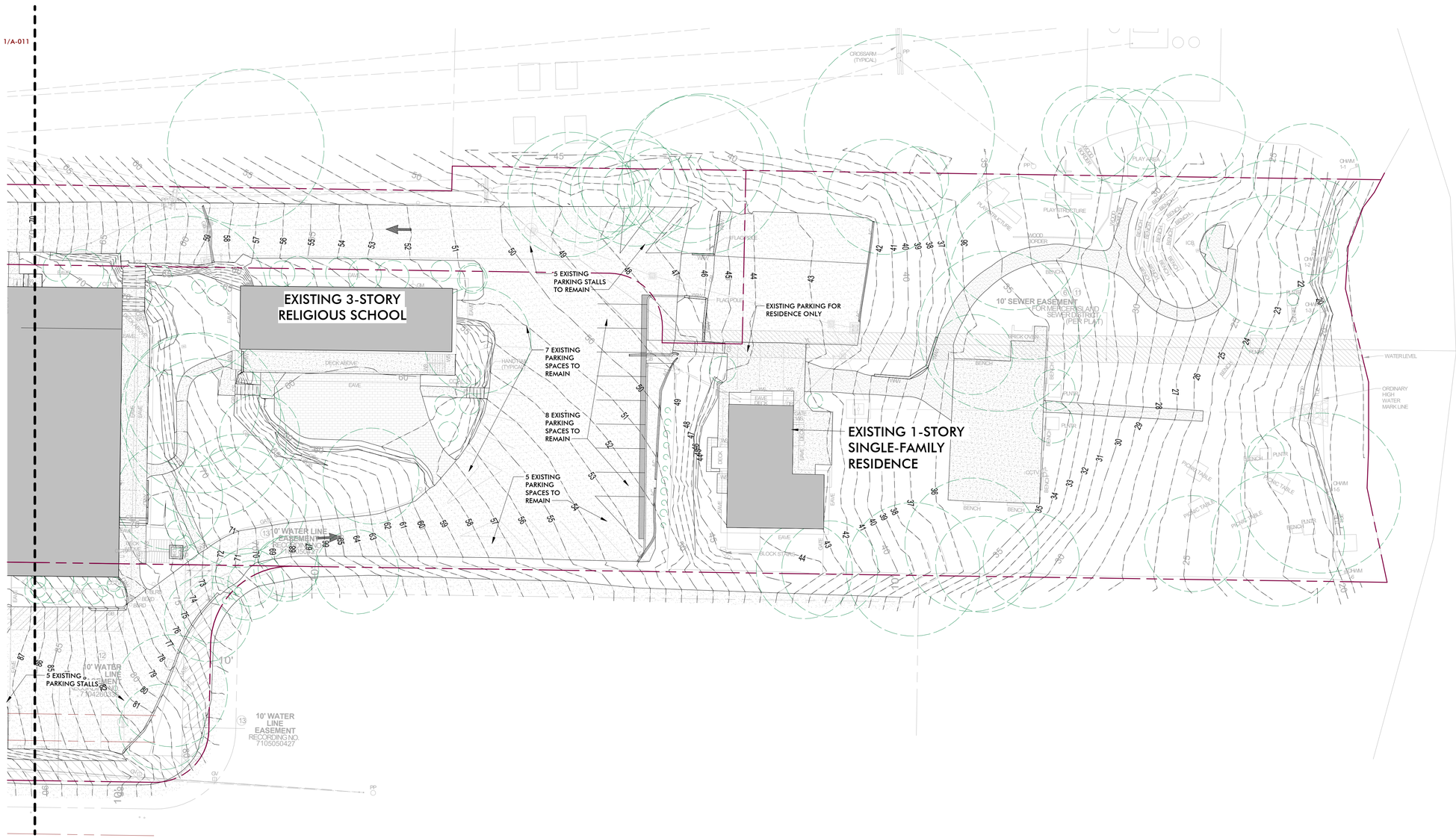
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

SITE PLAN ENLARGED-WEST

A-011

8/25/2025 4:04:48 PM C:\Users\Anjali\Desktop\BP_PSR_R24_CD_eastw786584.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24"X 36"


1/A-011
EXISTING 3-STORY
RELIGIOUS SCHOOL
5 EXISTING
PARKING STALLS
TO REMAIN
7 EXISTING
PARKING
SPACES TO
REMAIN
8 EXISTING
PARKING
SPACES TO
REMAIN
5 EXISTING
PARKING
SPACES TO
REMAIN
5 EXISTING
PARKING STALLS
EXISTING PARKING FOR
RESIDENCE ONLY
EXISTING 1-STORY
SINGLE-FAMILY
RESIDENCE
10' SEWER EASEMENT
FOR MERCER ISLAND
SEWER DISTRICT
(PER PLAT)
10' WATER LINE
EASEMENT
RECORDING NO.
7105050427
10' WATER
LINE
EASEMENT
RECORDING NO.
7104260337
10' WATER LINE
EASEMENT
RECORDING NO.
7105050427
CROSSARM
(TYPICAL)
PLAY AREA
PLAY STRUCTURE
WOOD
BORDER
BENCH
PICNIC TABLE
PLNTR
WATER LEVEL
ORDINARY
HIGH
WATER
MARK LINE
FLAG POLE
BRICK OVEN
BBQ
CONC
BLOCK STAIR
DECK ABOVE
EAVE
HANDRAIL
(TYPICAL)
GUTTER
DOWNSPOUT
CONC
WALK
GRAVEL
BARK
CHMM
1-7
CHMM
8-11
CHMM
12-13
CHMM
14
CHMM
15-16
CHMM
17
CHMM
18
CHMM
19
CHMM
20
CHMM
21
CHMM
22
CHMM
23
CHMM
24
CHMM
25
CHMM
26
CHMM
27
CHMM
28
CHMM
29
CHMM
30
CHMM
31
CHMM
32
CHMM
33
CHMM
34
CHMM
35
CHMM
36
CHMM

9725 SE 36th St



3795 E Mercer Way



3801 E Mercer Way

anjali grant design LLC
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT: XXXX

EXISTING SITE & CONTEXT

LU-1

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

view northeast from parking lot (south edge of site)

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

view east from East Mercer Way

view east from pedestrian path on East Mercer Way


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


anjali grant design llc

NOT FOR CONSTRUCTION

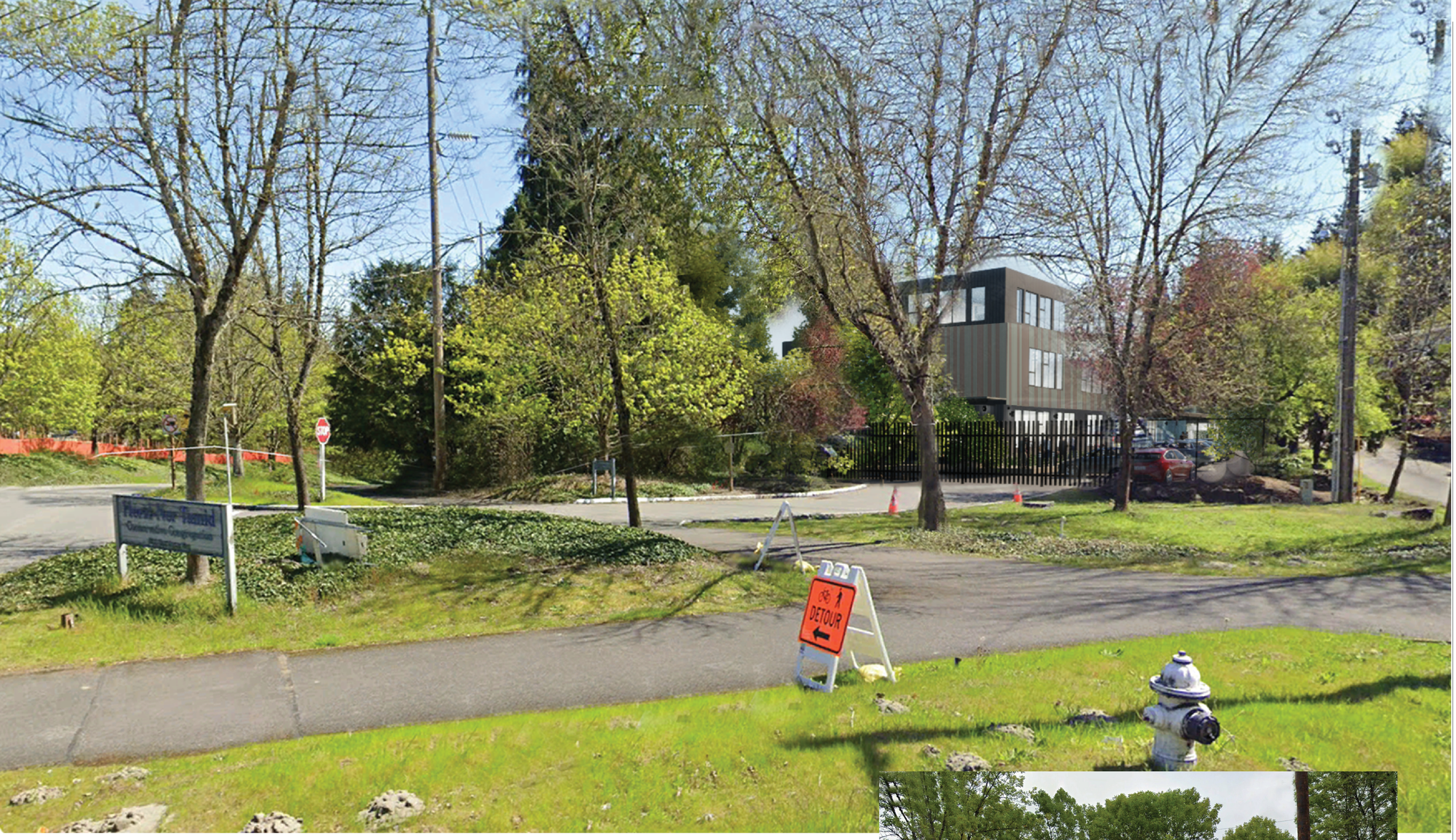
3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT:

EXISTING SITE & CONTEXT

LU-2



anjali grant design llc
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT:

VIEW FROM EAST MERCER WAY

LU-3

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

anjali grant design llc

NOT FOR CONSTRUCTION

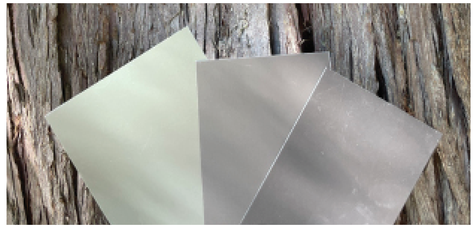
3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 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

anjali grant design llc
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209


NOT FOR CONSTRUCTION

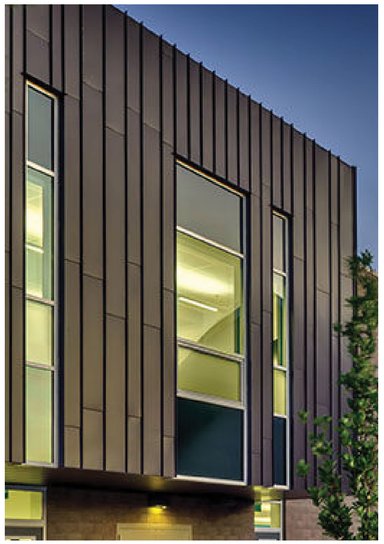
3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

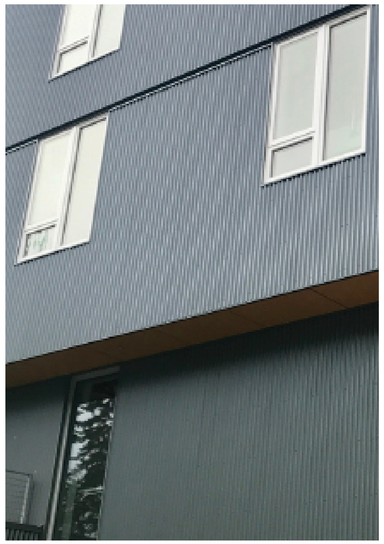
PROJECT:

VIEW SOUTHEAST FROM BOAT LAUNCH ROAD

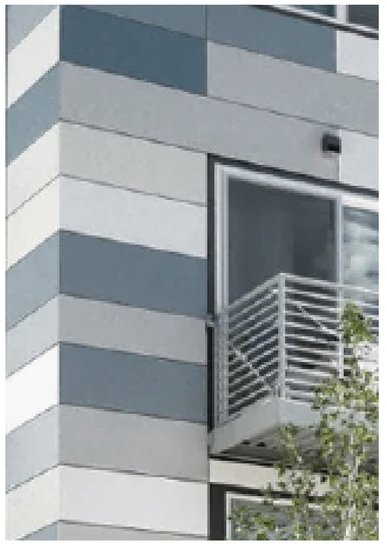
LU-5



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

anjali grant design llc
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO. DATE DESCRIPTION

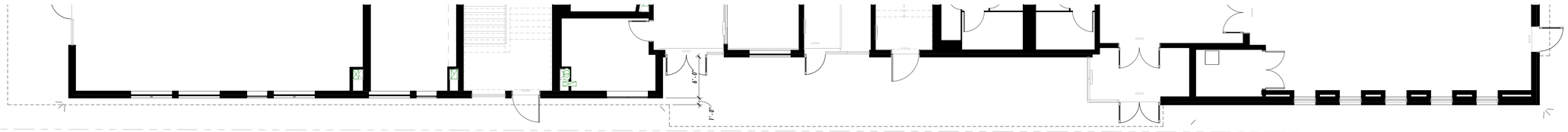
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

MATERIAL BOARD

LU-6

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

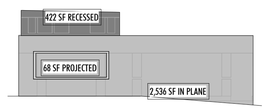



5 MODULATION DIAGRAM - SOUTH FACADE
1/8" = 1'-0"

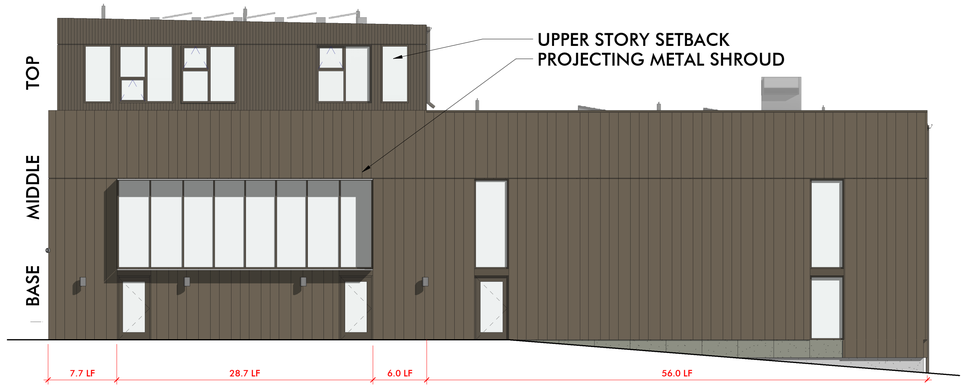
| PERCENT MODULATION | | |
|---|---|---|
| | AREA | % OF FACADE AREA |
| E | | |
| PROJECTED | 69 SF | 2% |
| RECESSED | 422 SF | 14% |
| IN PLANE | 2,536 SF | 84% |
| | 3,027 SF | 100% |
| N | | |
| PROJECTED | 2,285 SF | 24% |
| IN PLANE | 4,788 SF | 51% |
| RECESSED | 2,275 SF | 24% |
| PROJECTED | 13 SF | 0% |
| | 9,361 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% |

RECESSED
IN PLANE
PROJECTED

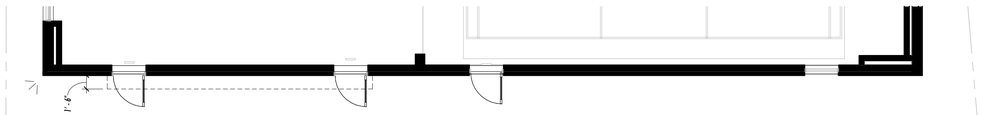
4 SOUTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"




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"

8/25/2025 4:05:13 PM C:\Users\EstherY\Autodesk\Documents\BP3_R24_CD_estherY8558.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209
anjali grant design LLC

NOT FOR CONSTRUCTION

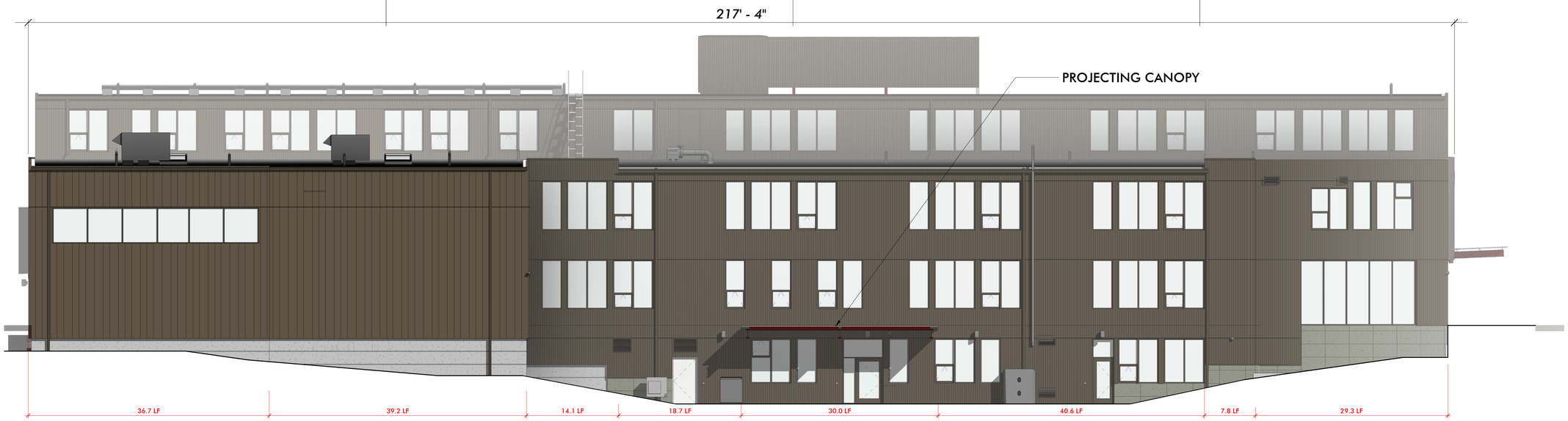
3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

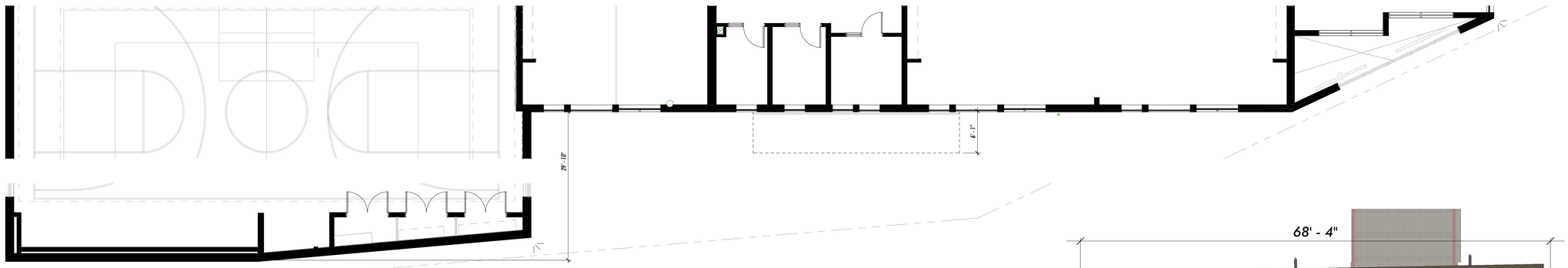
PROJECT:

EXTERIOR ELEVATIONS

LU-7



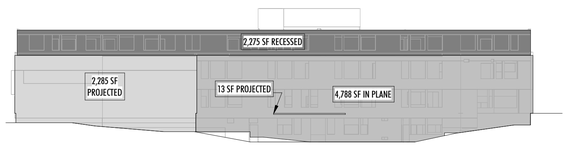

6 NORTH ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)
1/8" = 1'-0"



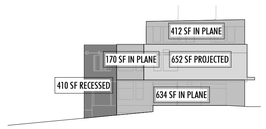

5 MODULATION DIAGRAM - NORTH FACADE
1/8" = 1'-0"

| 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% |
| PROJECTED | 13 SF | 0% |
| | 9,361 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% |

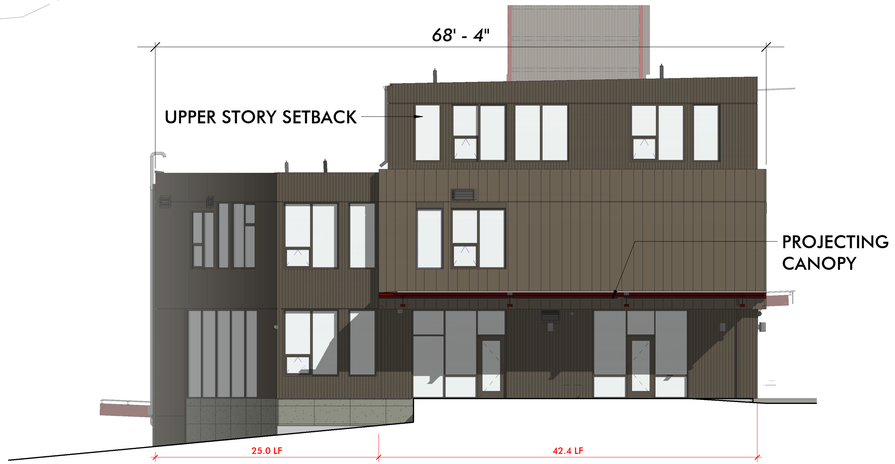
RECESSED
IN PLANE
PROJECTED



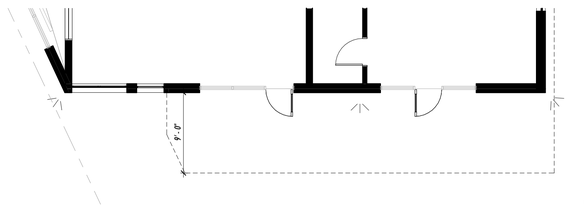

4 NORTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"




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"

3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209
anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

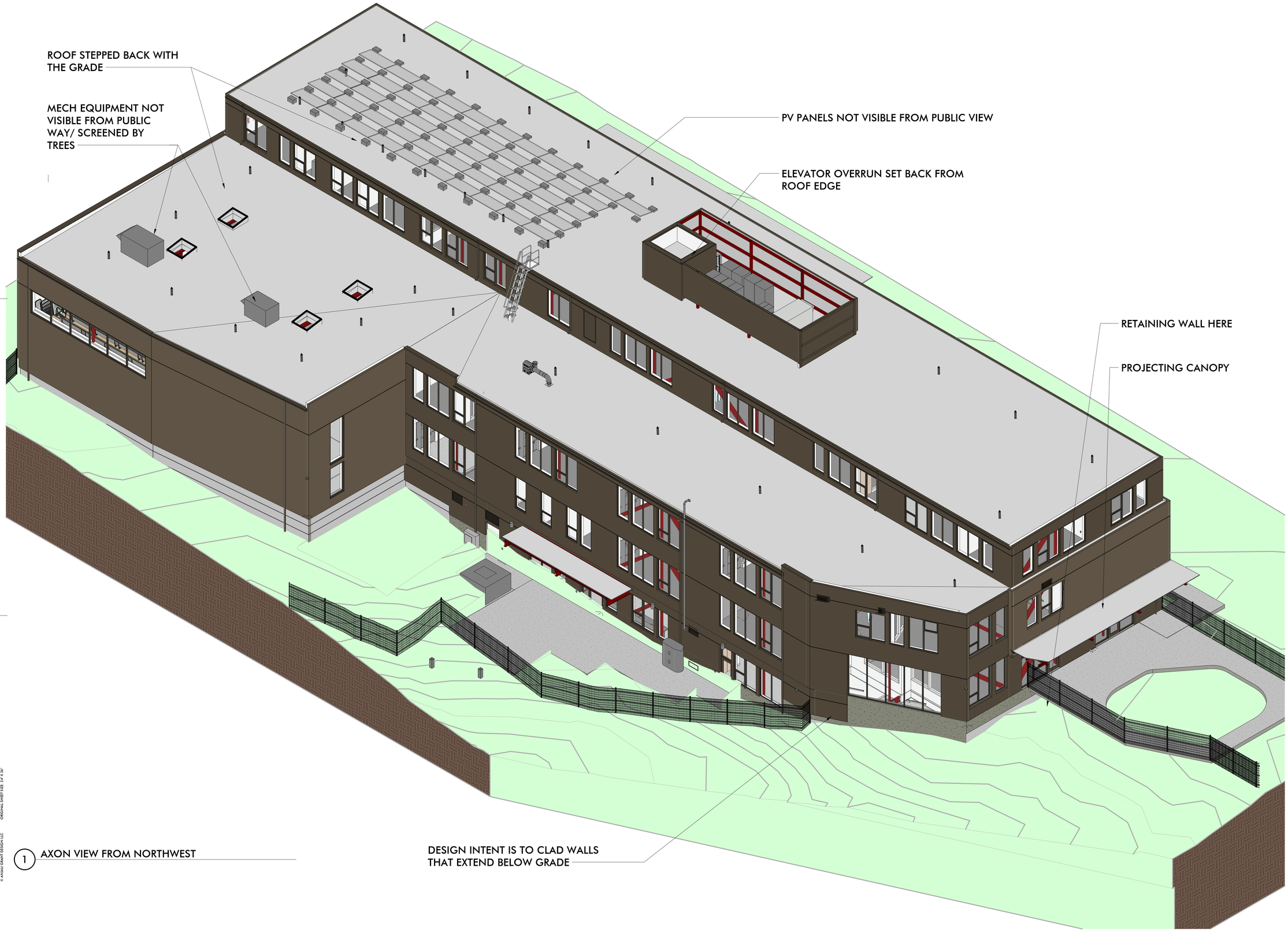
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

EXTERIOR ELEVATIONS

LU-8

8/25/2025 4:05:48 PM C:\Users\Evelina\Autodesk\Documents\BPP_R24_CD_vsiahaT8SSR.rvt
ORIGINAL SHEET SIZE: 24" X 36"
© ANJALI GRANT DESIGN LLC




1 AXON VIEW FROM NORTHWEST

anjali grant design LLC
3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

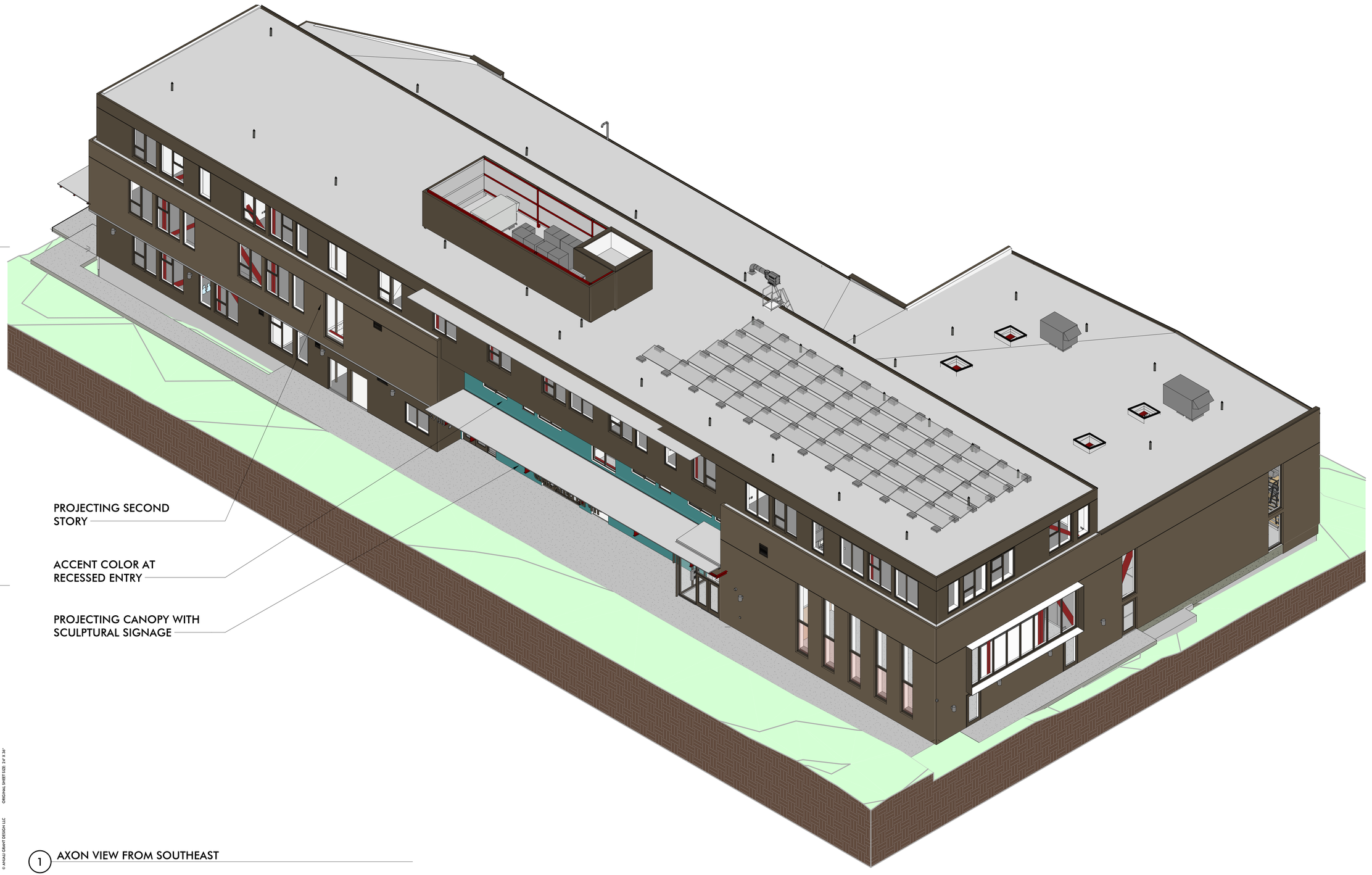
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

AXON VIEW

LU-10

8/25/2025 4:06:36 PM C:\Users\EanjaV\Documents\BP_R24_CD_eanjaT8E6R.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"




1 AXON VIEW FROM SOUTHEAST

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

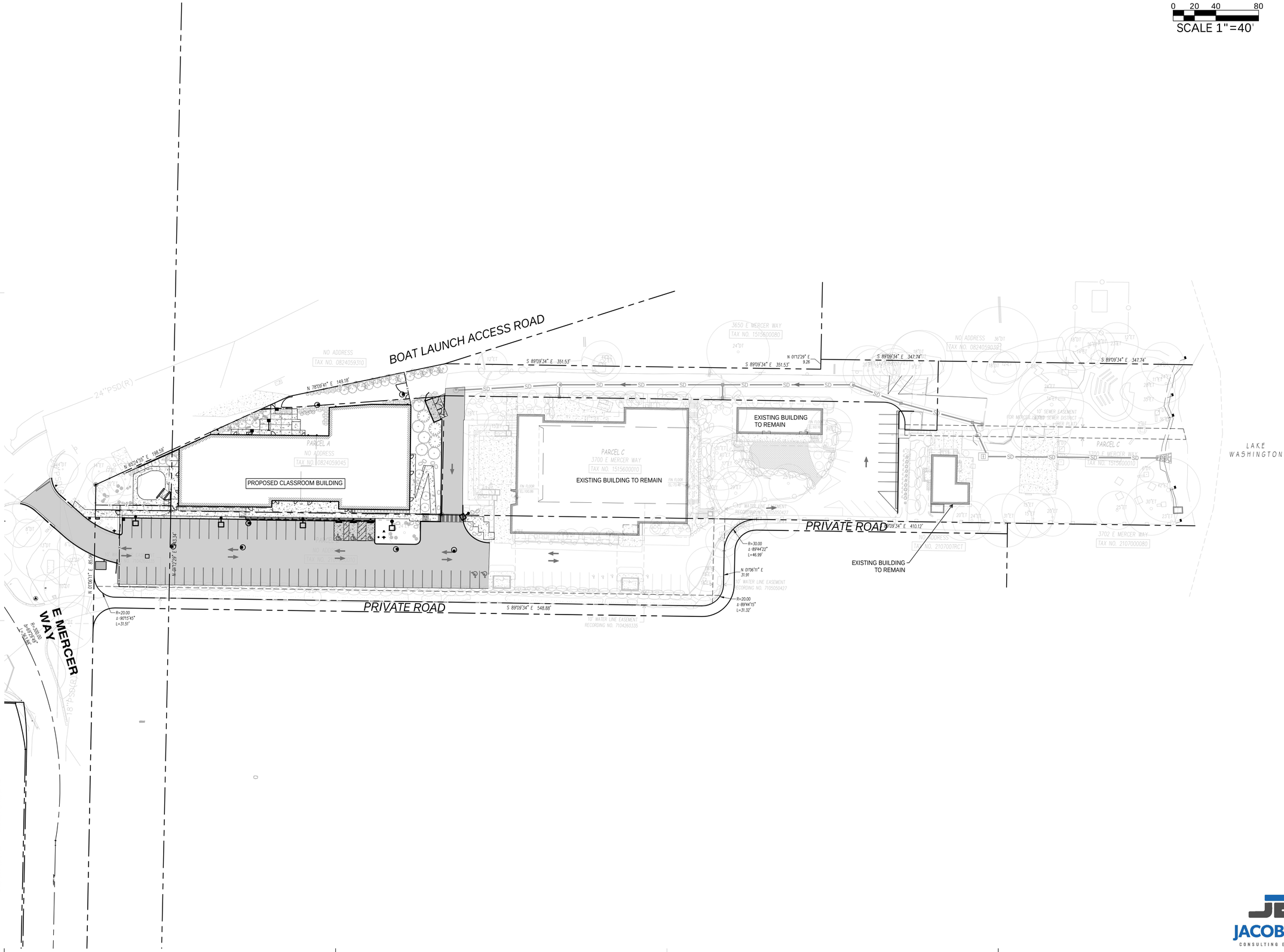
25 AUGUST 2025
DESIGN REVIEW

PROJECT:

AXON VIEW

LU-11

8/25/2025 4:06:48 PM C:\Users\Elaine\Vadas\Documents\BPP_R24_CD_vadasTEELOR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"




Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 20 40 80

SCALE 1"=40'


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

anjali grant design LLC


GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER

08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

OVERALL SITE PLAN

C0.10

JACOBSON CONSULTING ENGINEERS


11/2/2023 4:17:39 PM C:\Users\Eashaya\Documents\HNT_UNIT_Central R24_eashaJT60R.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

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

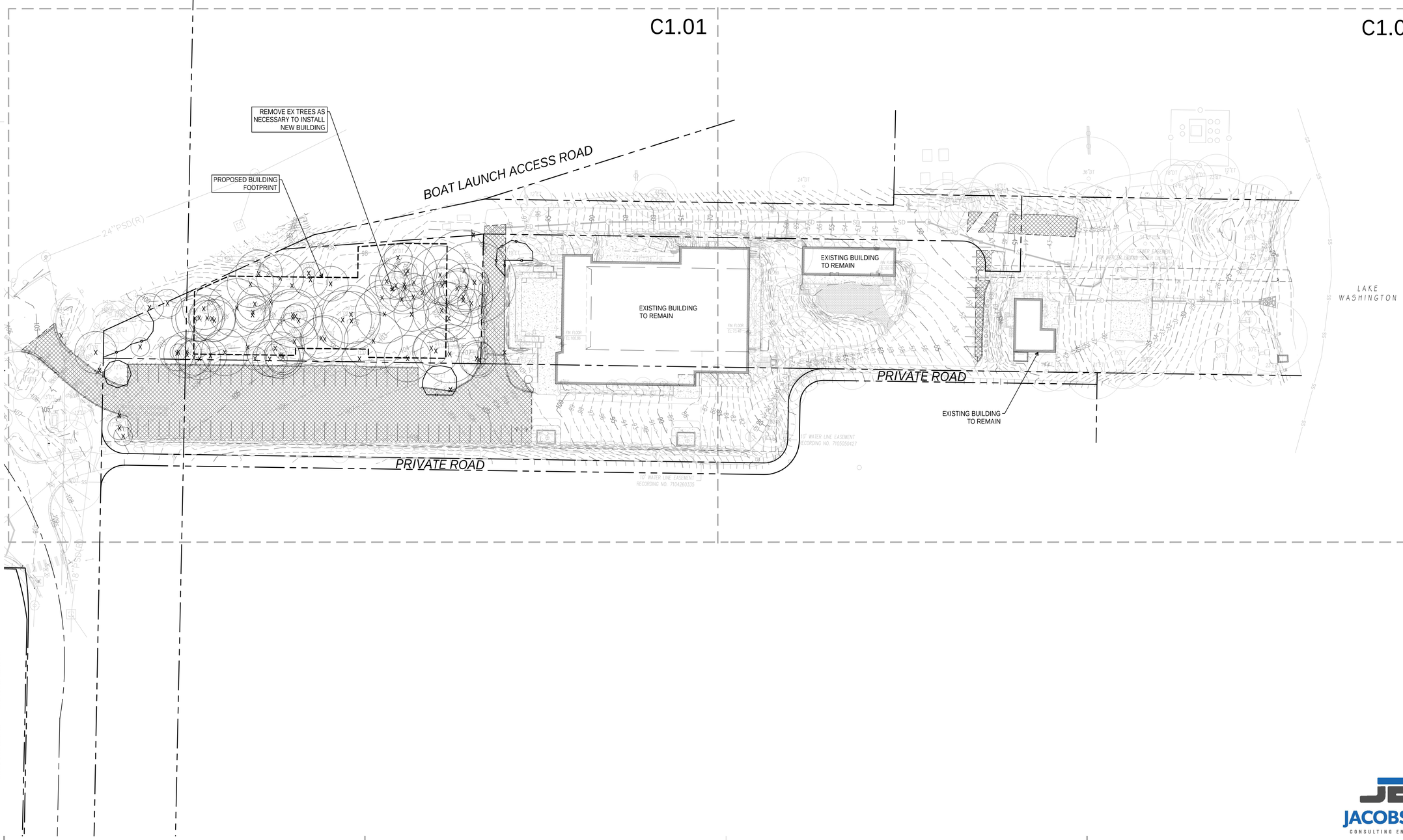
anjali grant design LLC

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 20 40 80
SCALE 1"=40'

C1.01

C1.02




GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 |
| | | DESIGN REVIEW |

PROJECT:
OVERALL DEMO PLAN

C1.00

JACOBSON
CONSULTING ENGINEERS

11/2/2023 4:17:30 PM C:\Users\Elisha\Vodax\Documents\HNT_LHNT_Central R24_elisha1TB59R.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

## LEGEND

- PROPERTY LINE — N 79°33'06" E – 46.81'
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE(S)
- (VEG) TREE PROTECTION

BOAT LAUNCH ACCESS ROAD
ACCESS ROAD
PRIVATE ROAD
E MERCER WAY
PROTECT EX VAULTS
APPROXIMATE BUILDING FOOTPRINT
REMOVE EX. TREE (TYP)
REMOVE ALL TREES INSIDE OF BUILDING FOOTPRINT (TYP)
REMOVE EX SIGN
SAWCUT EX ASPHALT
TREE PROTECTION (TYP) SEE DETAIL 5/C2.10
REMOVE EX ROCKERY
SAWCUT AND REMOVE EX ASPHALT
REMOVE EX CURB AND GUTTER
PROTECT EX SSMH TO REMAIN
PROTECT EX CB TO REMAIN
REMOVE EX CURB (TYP)
PROTECT EX ROCKERY TO REMAIN
PROTECT EX UTILITY POLE
LEAVE EXISTING ASPHALT PAVING IN PLACE AS LONG AS POSSIBLE TO MINIMIZE EXPOSED SOILS. REMOVE IMMEDIATELY PRIOR TO REGRADING AND NEW PAVING
MATCHLINE - SEE SHEET C1.02
NO ADDRESS TAX NO. 0824059310
NO ADDRESS TAX NO. 210700TRCT
3650 E MERCER WAY TAX NO. 1515600080
6600 E MERCER WAY TAX NO. 1515600070
PARCEL C 3700 E MERCER WAY TAX NO. 1515600010
PARCEL A

11/2/2023 4:17:39 PM C:\Users\Eesha\Anjali\Documents\NNT_JANT_Central R24_eesha.rte785R.rvt
ORIGINAL SHEET SIZE: 22" X 34"
© ANJALI GRANT DESIGN LLC

JACOBSON CONSULTING ENGINEERS

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

anjali grant design LLC

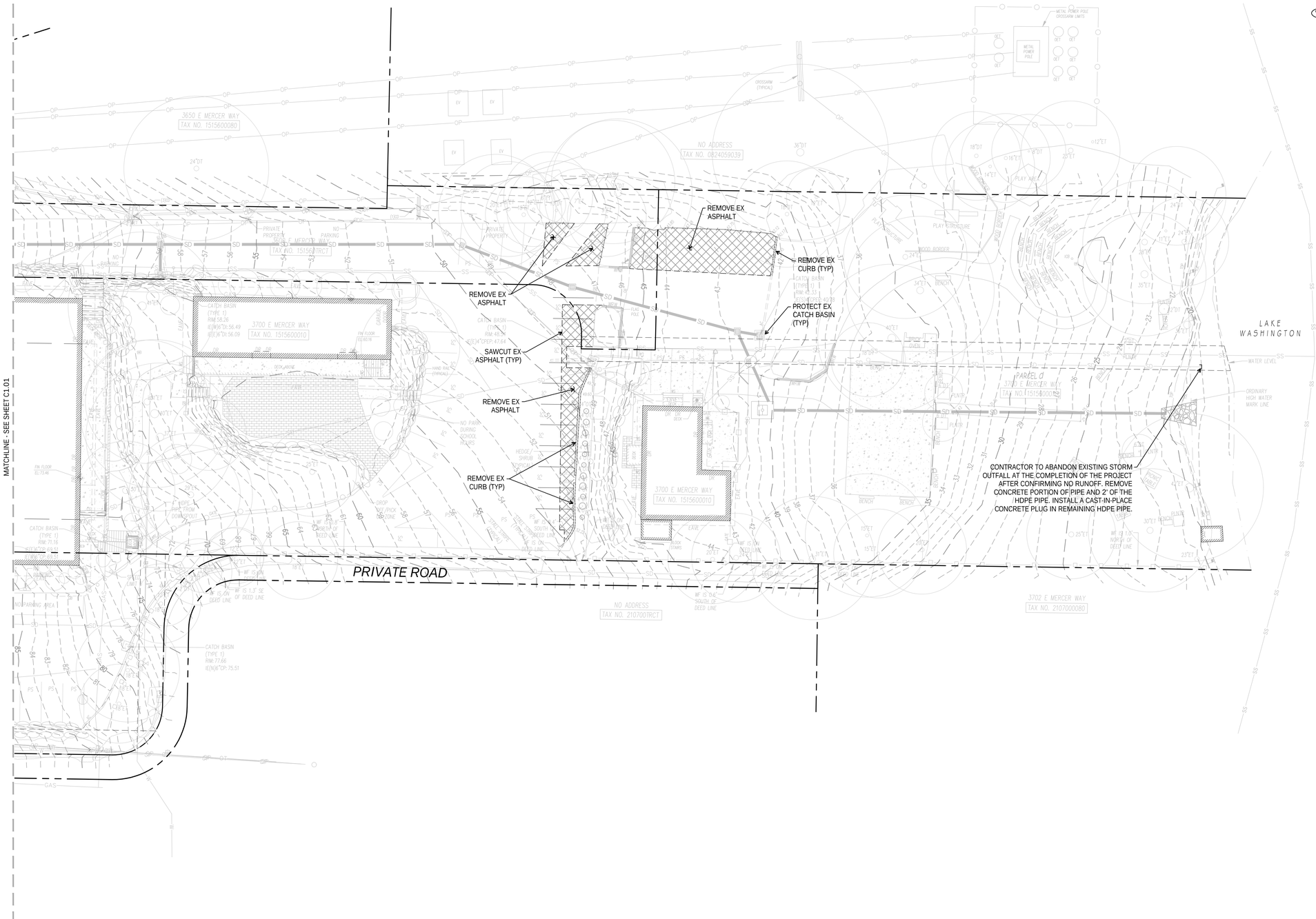
ANJALI D A JACOBSON — STATE OF WASHINGTON — 43667 — REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
DEMO PLAN

C1.01




0 10 20 40
SCALE 1"=20'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

## LEGEND

- PROPERTY LINE — N 79°33'06" E – 46.81'
- SAWCUT LINE
- REMOVE CURBING
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT
- REMOVE TREE(S)
- (VEG) TREE PROTECTION


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

anjali grant design LLC


GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
DEMO PLAN

C1.02

JACOBSON CONSULTING ENGINEERS


11/2/2023 4:17:30 PM C:\Users\EamilyHaidaw\Documents\HNT_HNT_Central R25_eaxiaTB5SR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

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

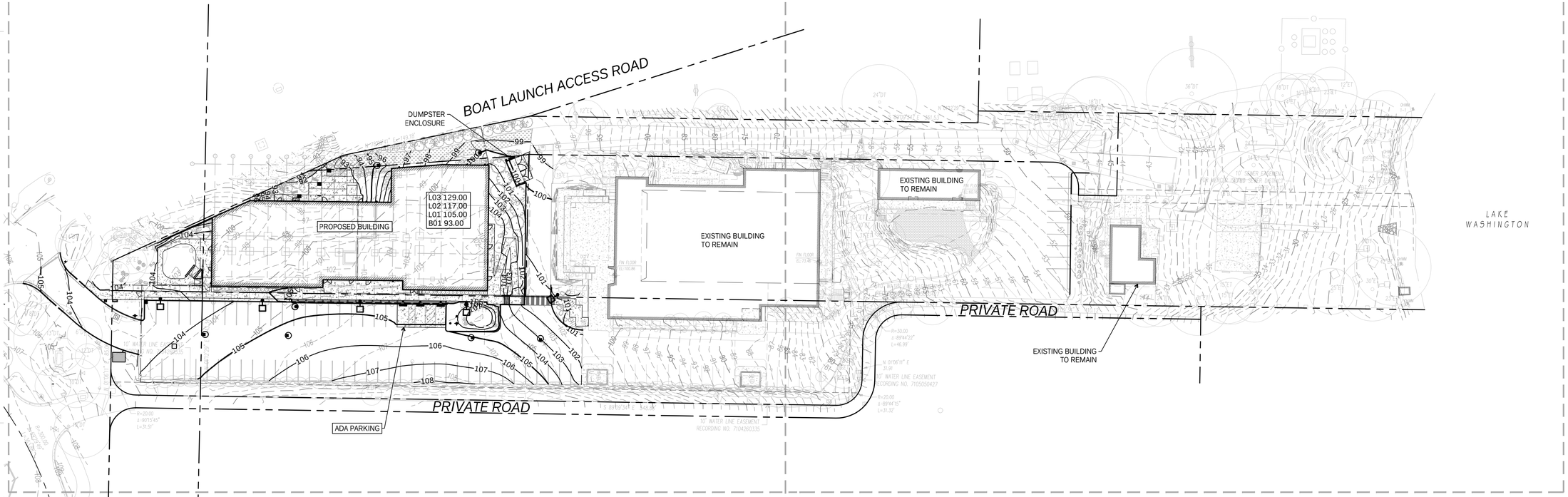
anjali grant design LLC

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 20 40 80
SCALE 1"=40'

C3.01

C3.02




GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
OVERALL GRADING PLAN

C3.00

JACOBSON CONSULTING ENGINEERS

11/2/2023 4:17:39 PM C:\Users\EastAsia\Desktop\Documents\MNT_JANT_Central R24_easttaTBGSR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

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

anjali grant design LLC

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 10 20 40
SCALE 1"=20'

## LEGEND

PROPERTY LINE — N 79°33'06" E – 46.81'
CONTOUR (INDEX) — 110
CONTOUR — 109
SPOT ELEVATION — 109.36 / TC 109.86 BC 109.36
GRADE BREAK — RIDGE / VALLEY

BOAT LAUNCH ACCESS ROAD
PRIVATE ROAD
ACCESS ROAD
E MERCER

NO ADDRESS
TAX NO. 0824059310

3650 E MERCER WAY
TAX NO. 1515600080

6600 E MERCER WAY
TAX NO. 1515600045

PARCEL C
3700 E MERCER WAY
TAX NO. 1515600010

PARCEL A
NO ADDRESS
TAX NO. 2107007RCT

PARCEL B
NO ADDRESS
TAX NO. 2107007RCT

CATCH BASIN (TYPE 2)
RIM: 86.41
IE(S'48")12": 81.22
IE(W'36"CMP: 78.91
IE(E'36"CMP: 72.49

CATCH BASIN (TYPE 1)
RIM: 89.44
*UNABLE TO OPEN

CATCH BASIN (TYPE 2)
RIM: 102.57
IE(S'12"): 101.77

CATCH BASIN (TYPE 2)
RIM: 104.05
IE(NW)4"OPEP: 102.53
IE(S)16"CMP: 100.25
IE(N)24"CMP: 98.05

SD B3 CB TYPE I
RIM 92.63

SD B4 CB TYPE II - 48"
RIM 95.29

SD B5 CB TYPE II - 48"
RIM 99.90

SD B2 CB TYPE I
RIM 92.79

SD B1 CB TYPE I
RIM 92.94

SD A1 CB TYPE I
RIM 103.01

SD A2 CB TYPE II - 48"
RIM 104.30

SD A3 CB TYPE II - 48"
RIM 105.29

SD A4 CB TYPE II - 48"
RIM 105.07

SD A5 CB TYPE II - 48"
RIM 102.97

A1 SSMH - 48"
RIM 104.74

CIP RETAINING WALL

TRANSFORMER PAD

GARBAGE ENCLOSURE

L03 129.00
L02 117.00
L01 105.00
B01 93.00

ADA COMPLIANT TRENCH DRAIN

FOR GRADING IN THIS AREA SEE DETAIL 5/C3.10

FOR GRADING IN THIS AREA SEE DETAIL 4/C3.10

RAISE EX SSMH RIM TO GRADE

RAISE EX CB RIM TO GRADE

TC 104.65 (EX) BC 104.15 (EX)
TC 104.41 BC 103.91
TC 104.39 BC 103.89
TC 104.05 BC 103.55
TC 104.04 BC 103.54
TC 103.49 BC 102.99
TC 103.63 BC 103.13
TC 103.66 BC 103.16
TC 104.00 BC 103.50
TC 106.14 (EX) BC 105.64 (EX)
TC 105.10 BC 104.60
TC 105.06 BC 104.56
TC 104.70 BC 104.20
TC 104.69 BC 104.19
TC 100.39 BC 100.04
TC 99.96 BC 99.93
TC 99.93 BC 99.92
TC 99.96 BC 99.93
TC 100.07 BC 100.04

91.93(EX)
91.60(EX)
99.28(EX)
99.75(EX)
104.18(EX)
105.62(EX)
103.31(EX)
103.88
103.93

20'

MATCHLINE - SEE SHEET C3.02

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
43667
ANJALI D.A. JACOBSON
08/12/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

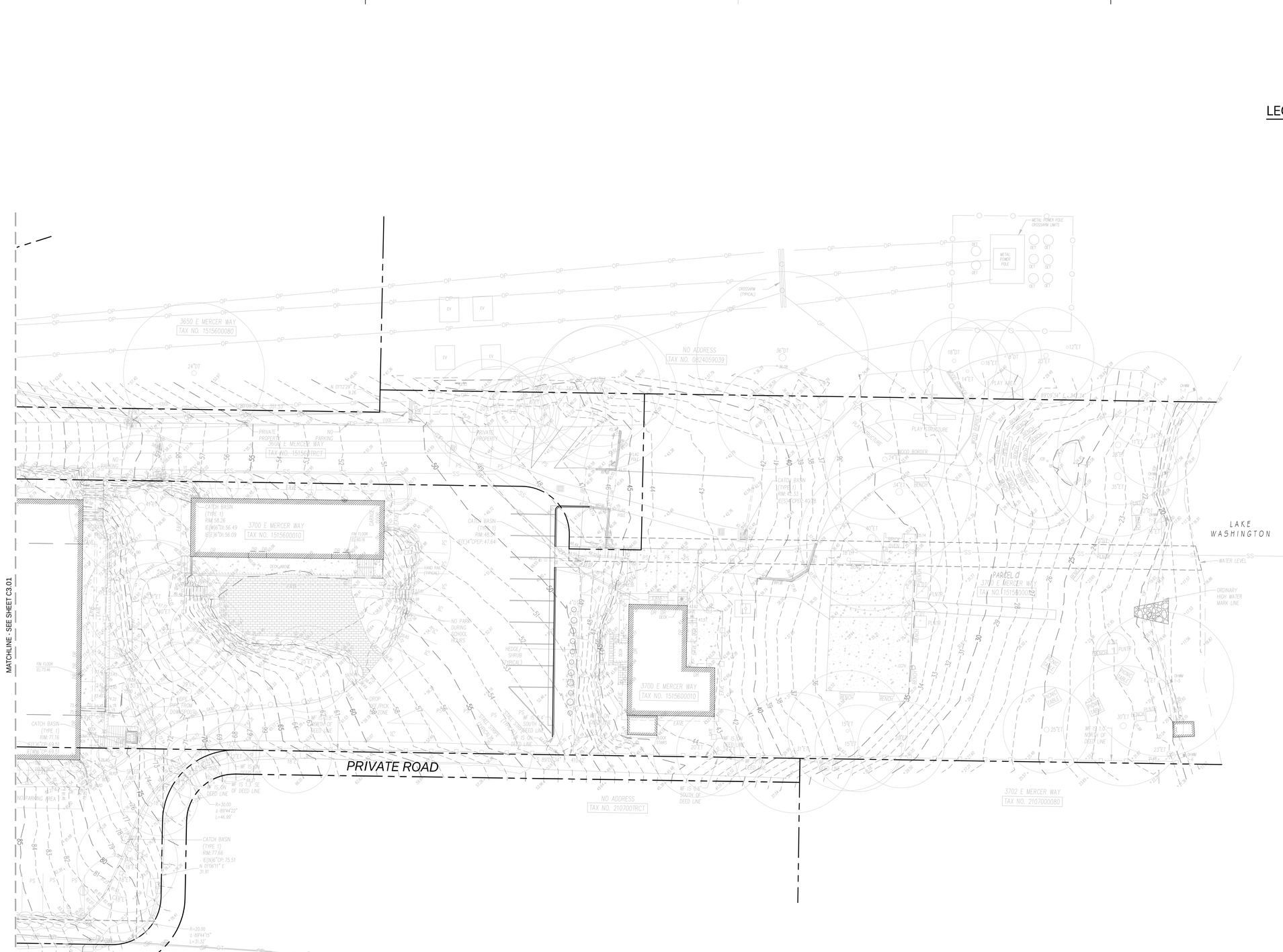
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
GRADING PLAN

C3.01

JACOBSON CONSULTING ENGINEERS

11/2/2023 4:17:39 PM C:\Users\Anjali\Hatdw\Documents\HAT_JHNT_Central R23_eusha7B5S8.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"




SCALE 1"=20'

LEGEND

| | |
|---|---|
| PROPERTY LINE | N 79°33'06" E - 46.81' |
| CONTOUR (INDEX) | 110 |
| CONTOUR | 109 |
| SPOT ELEVATION | 109.36 / TC 109.86 BC 109.36 |
| GRADE BREAK | RIDGE / VALLEY |

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)


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


anjali grant design LLC

REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON
ANJALI D. A. JACOBSON
43667
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

GRADING PLAN

C3.02

JACOBSON CONSULTING ENGINEERS

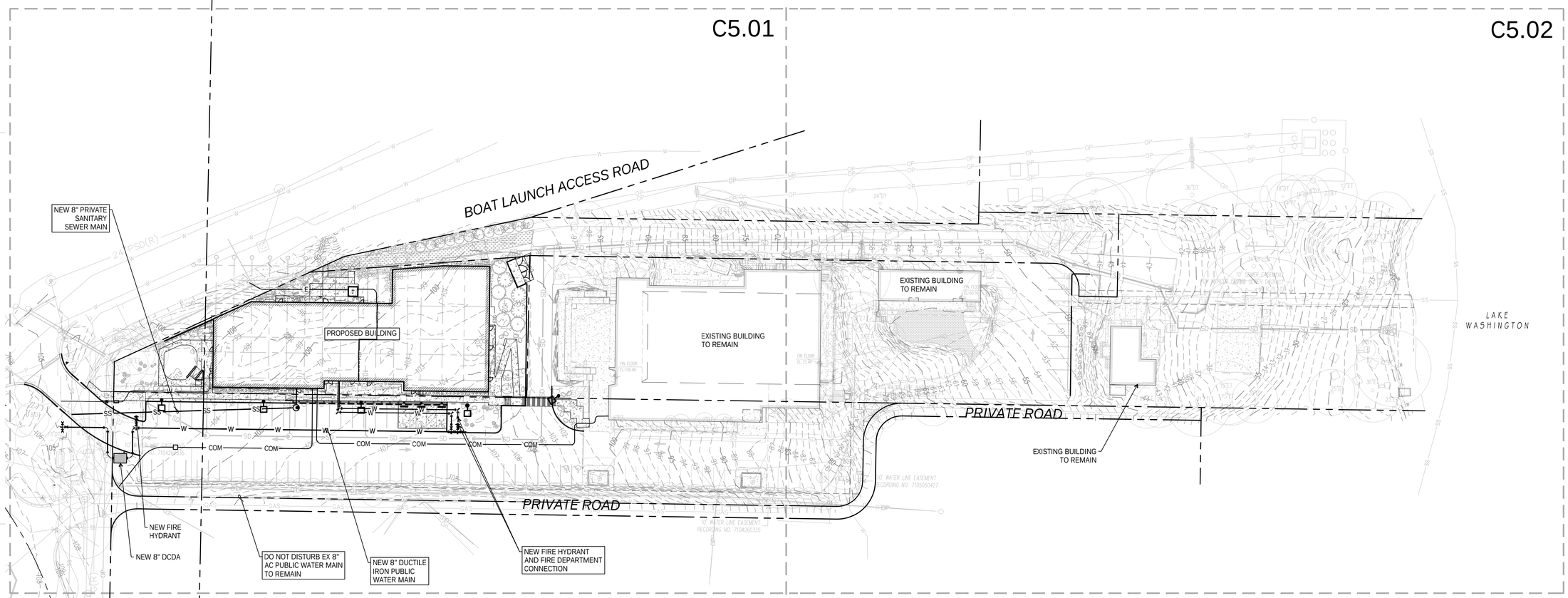

11/2/2023 4:17:30 PM C:\Users\EarthAir\Vaidw\Documents\HNT_HNT_Central R25_eastaTBSR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

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

anjali grant design LLC

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

0 20 40 80
SCALE 1"=40'




GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
OVERALL UTILITY PLAN

C5.00

JACOBSON CONSULTING ENGINEERS

11/2/2023 4:17:39 PM C:\Users\Eesha\Yadav\Documents\MNT_JANT_Central R24_eeshaT6SR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

0 10 20 40

SCALE 1"=20'

## LEGEND

- PROPERTY LINE — N 79°33'06" E – 46.81'
- STORM DRAINAGE PIPE — SD
- YD/CO/CB 2/MH
- SANITARY SEWER — SS
- SANITARY MH/CO
- WATER MAIN — W
- FH/FDC/PIV/VALVE — FH FDC PIV WV
- WATER VAULT/METER

BOAT LAUNCH ACCESS ROAD

CONNECT TO PSE UTILITY INTERFACE. CONTRACTOR TO COORDINATE WITH PSE

TRASH ENCLOSURE

EX FH

NEW ELECTRICAL TRANSFORMER SEE ELECTRICAL PLANS

LOWER LEVEL BUILDING FFE STEP

ASSUMED 2" DOMESTIC SERVICE P.O.C. (SIZE TO BE CONFIRMED BY PLUMBING ENGINEER)

L03 129.00
L02 117.00
L01 105.00
B01 93.00

ASSUMED 6" FIRE SERVICE P.O.C. (SIZE TO BE CONFIRMED BY FIRE SPRINKLER ENGINEER)

FDC, CONTRACTOR TO PROVIDE SHOP DRAWING PRIOR TO CONSTRUCTION

CORP STOP CONNECTION TO 8" WATER MAIN PER COMI STD DTL W-14A

2" DOMESTIC METER

4 LF 2" TYPE K COPPER

2" RPBA IN HOT BOX

91 LF 2-1/2" TYPE K COPPER

PLUMBING SS POC AT BUILDING

120 LF 6" DI CL 52

35 LF 2" TYPE K COPPER

EX 8" DI MAIN

32 LF 8" DI CL52

19 LF 8" DI CL52

176 LF 8" PVC @ 0.3%

246 LF 8" DI CL52

15 LF 8" PVC @ 0.4%

127 LF 6" DI CL 52

8X6 TEE

4 LF 8" DI CL52

FIRE HYDRANT PER C.O.M.I. STD DETAIL W-24 SEE DETAIL

COMM CONNECTION TO EXISTING BUILDING. CONTRACTOR TO COORDINATE WITH OWNER

NEW CUT IN 8" TEE WITH (3) 8" VALVES

20 LF 8" DI CL52

EX 24" CI MAIN

EX 8" DI MAIN

8" DCVA VAULT

COMM VAULT SEE ELECTRICAL PLANS

10' WATER LINE EASEMENT RECORDING NO. 7104260335

A1 SSMH - 48" RIM 104.74 IE 98.10 8"(IN)N IE 98.10 8"(OUT)W

FIRE HYDRANT ASSEMBLY
(1) 8"X6" TEE (MJXFL)
(1) 8" GATE VALVE (MJ)
(1) 8" CAP AND PLUG
(1) 6" GATE VALVE (FLXRJ)
W/ THRUST BLOCKING
6 LF DI SPOOL (RJ)

EX 8" AC MAIN

PRIVATE ROAD

FIRE HYDRANT ASSEMBLY
(1) 8"X6" TEE (MJXFL)
W/ THRUST BLOCKING
9 LF DI SPOOL (RJ)

CONNECT TO EXISTING UTILITY POLE. COORDINATE WITH UTILITY COMPANY.

10' WATER LINE EASEMENT RECORDING NO. 7104260335

MATCHLINE - SEE SHEET C5.02

NO ADDRESS
TAX NO. 0824059310

NO ADDRESS
TAX NO. 210700TRCT

PARCEL A
NO ADDRESS
TAX NO. 0824059045

PARCEL C
3700 E MERCER WAY
TAX NO. 1515600010

3650 E MERCER WAY
TAX NO. 1515600080

6600 E MERCER WAY
PUY AIR PROJECT


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


anjali grant design LLC

ANJALI D A JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

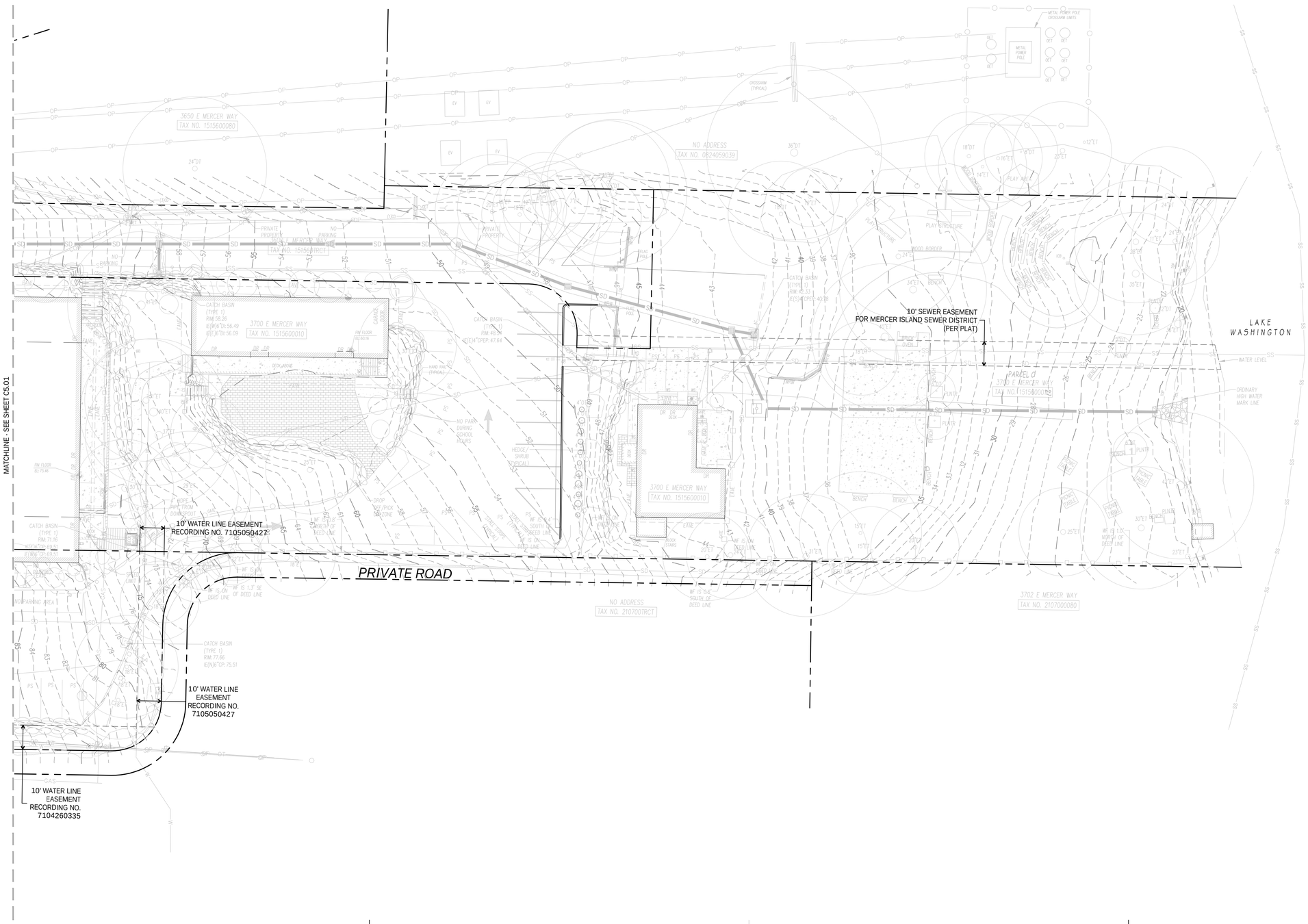
PROJECT:

UTILITY PLAN

C5.01

JACOBSON CONSULTING ENGINEERS


11/2/2023 4:17:30 PM C:\Users\Esha\Vault\Documents\HNT_Central R24_esha.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"


MATCHLINE - SEE SHEET C5.01
3650 E MERCER WAY
TAX NO. 1515600080
NO ADDRESS
TAX NO. 0824059039
3700 E MERCER WAY
TAX NO. 1515600010
PRIVATE PROPERTY
NO PARKING
MERCER WAY
TAX NO. 151560TRCT
10' SEWER EASEMENT
FOR MERCER ISLAND SEWER DISTRICT
(PER PLAT)
LAKE
WASHINGTON
PARCEL D
3702 E MERCER WAY
TAX NO. 1515600050
ORDINARY
HIGH WATER
MARK LINE
WATER LEVEL
PRIVATE ROAD
NO ADDRESS
TAX NO. 2107001TRCT
3702 E MERCER WAY
TAX NO. 2107000080
10' WATER LINE EASEMENT
RECORDING NO. 7105050427
10' WATER LINE
EASEMENT
RECORDING NO.
7105050427
10' WATER LINE
EASEMENT
RECORDING NO.
7104260335
NO PARKING AREA
NO PARK
DURING
SCHOOL
HOURS
HEDGE
SHRUB
(TYPICAL)
CROSSARM
(TYPICAL)
METAL POWER POLE
CROSSARM LIMITS
METAL
POWER
POLE
PLAY AREA
PLAY STRUCTURE
WOOD BORDER
BENCH
PLANTER
TRASH
RECEPTACLE
PICNIC
TABLE
BBQ
GRILL
DRINKING
FOUNTAIN
PLATE
GAZEBO
DECK
STAIRS
RAMP
CATCH BASIN
(TYPE 1)
RIM: 58.26
IE(W)&"DI": 56.49
IE(E)&"DI": 56.09
CATCH BASIN
(TYPE 1)
RIM: 58.33
IE(S)&"OPEN": 49.78
IE(E)&"OPEN": 47.64
CATCH BASIN
(TYPE 1)
RIM: 77.66
IE(N)&"DP": 75.51
CATCH BASIN
(TYPE 1)
RIM: 71.16
IE(W)&"DP": 67.66
FIN FLOOR
EL 73.46
FIN FLOOR
EL 67.16
DROP
INLET
PIPE
SD
SS
OP
EV
GAS
W
PS
GT
GAR
EXIST
EXPOSED
BLOCK
STAIRS
EXPOSED
BLOCK
WALL
EXPOSED
BLOCK
WALL
EXPOSED
BLOCK
WALL

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

anjali grant design LLC

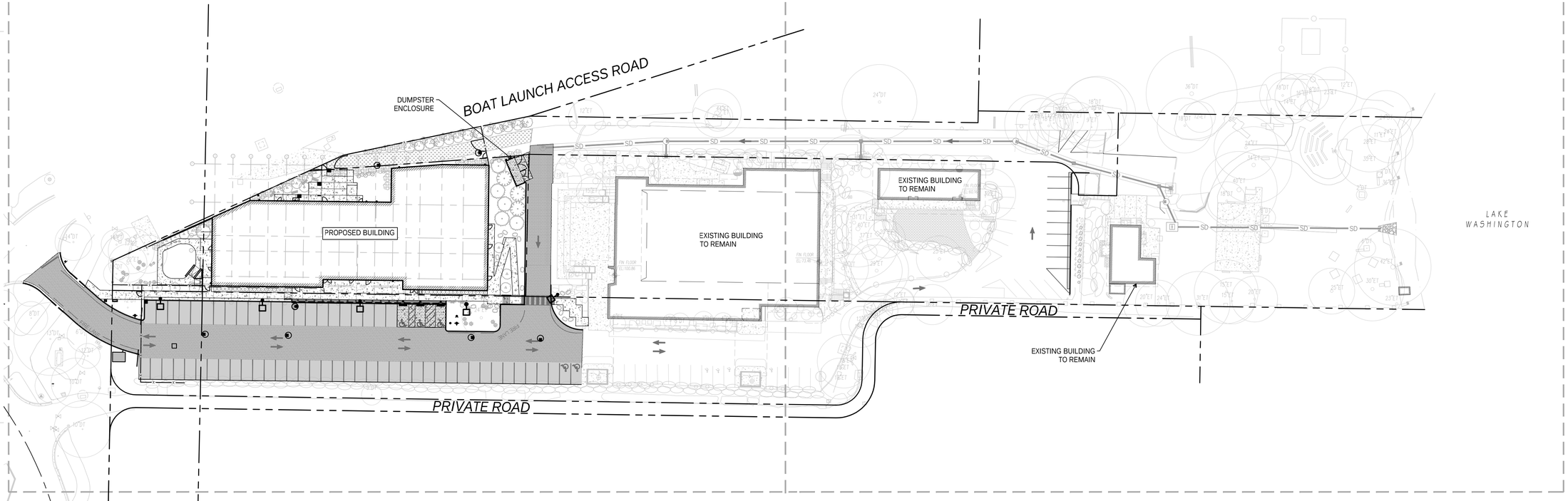
Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

811

0 20 40 80
SCALE 1"=40'

C6.01

C6.02




GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT:
OVERALL PAVING AND STRIPING PLAN

C6.00

JACOBSON
CONSULTING ENGINEERS

11/2/2023 4:17:39 PM C:\Users\Bethany\Valley\Documents\BNT_JHNT_Central R24_asiahk1765SR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

811

0 10 20 40

SCALE 1"=20'

## LEGEND

- PROPERTY LINE — N 79°33'06" E - 46.81'
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT
- 4" THICK CONCRETE SIDEWALK
- 6" THICK CONCRETE PAVEMENT
- CONCRETE CURB
- FLUSH CURB
- FIRE LANE STRIPING — FIRE LANE

NO ADDRESS
TAX NO. 0824059310

BOAT LAUNCH ACCESS ROAD

SITE FENCING PER LANDSCAPE PLANS (TYP)

DUMPSTER ENCLOSURE

ASPHALT CONCRETE TRANSITION SEE DETAIL 5/C6.10

CONCRETE PAVING SEE DETAIL 4/C6.10

TAPERED CURB END SEE DETAIL 1/C6.10

CONCRETE VERTICAL CURB SEE DETAIL 6/C6.10

TACTILE WARNING STRIP SEE DETAIL 8/C6.10

ADA RAMP

CONCRETE WHEELSTOP (TYP) SEE DETAIL 8/C6.13

NEW ELECTRICAL TRANSFORMER

PARCEL A
NO ADDRESS
TAX NO. 0824059045

SECTION 7
SECTION 8

ACCESS ROAD

ARTIFICIAL TURF PER LANDSCAPE PLANS

CONCRETE CURB AND GUTTER SEE DETAIL 9/C6.10

STOP SIGN PER MUTCD R1-1

FLUSH CURB (TYP) SEE DETAIL 12/C6.10

R25'

R30'

RESTRIPE STOP BAR

TAPERED CURB END (TYP) SEE DETAIL 1/C6.10

SEE SHEET A-010 FOR DROP-OFF AND PICKUP SEQUENCE

NEW 6"Ø PIPE BOLLARDS @ 6.5' O.C. SEE DETAIL 3/C6.13

FLUSH CURB (TYP) SEE DETAIL 12/C6.10

ADA SIGN (TYP) SEE DETAIL 4/C6.13

CONCRETE PAVING SEE DETAIL 4/C6.10

R2'

VEHICLE ACCESS GATE SEE ARCH PLANS

CONCRETE SIDEWALK (TYP) SEE DETAIL 7/C6.10

VERTICAL CURB SEE DETAIL 6/C6.10

4" WIDE WHITE SOLID STRIPING (TYP)

ASPHALT CONCRETE TRANSITION SEE DETAIL 5/C6.10

ADA PARKING STALL STRIPING SEE DETAIL 10/C6.10

FDC

PIV

FH

STAIRS PER LANDSCAPE PLANS

CROSSWALK STRIPING SEE DETAIL 11/C6.10

TAPERED CURB END SEE DETAIL 1/C6.10

CONCRETE VERTICAL CURB SEE DETAIL 6/C6.10

ADA PARKING STALL STRIPING SEE DETAIL 10/C6.10

TAPERED CURB END SEE DETAIL 1/C6.10

TRAFFIC ARROW PAVEMENT MARKING (TYP) SEE DETAIL 7/C6.11

NO ADDRESS
TAX NO. 2107007RCT

ASPHALT PAVING SEE DETAIL 2/C6.10

HEAVY DUTY ASPHALT PAVING SEE DETAIL 3/C6.10

PROTECT EX ROCKERY

PRIVATE ROAD

E MERCER

3650 E MERCER WAY
TAX NO. 1515600080

3600 E MERCER WAY
TAX NO. 1515607RCT

PARCEL C
3700 E MERCER WAY
TAX NO. 1515600010

MATCHLINE - SEE SHEET C6.02

JACOBSON
CONSULTING ENGINEERS


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


anjali grant design LLC

ANJALI A. D. A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
PAVING AND STRIPING PLAN

C6.01


11/2/2023 4:17:30 PM C:\Users\Earl\Desktop\Documents\HNT_LHNT_Central R24_earlsTB50R.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

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

anjali grant design LLC

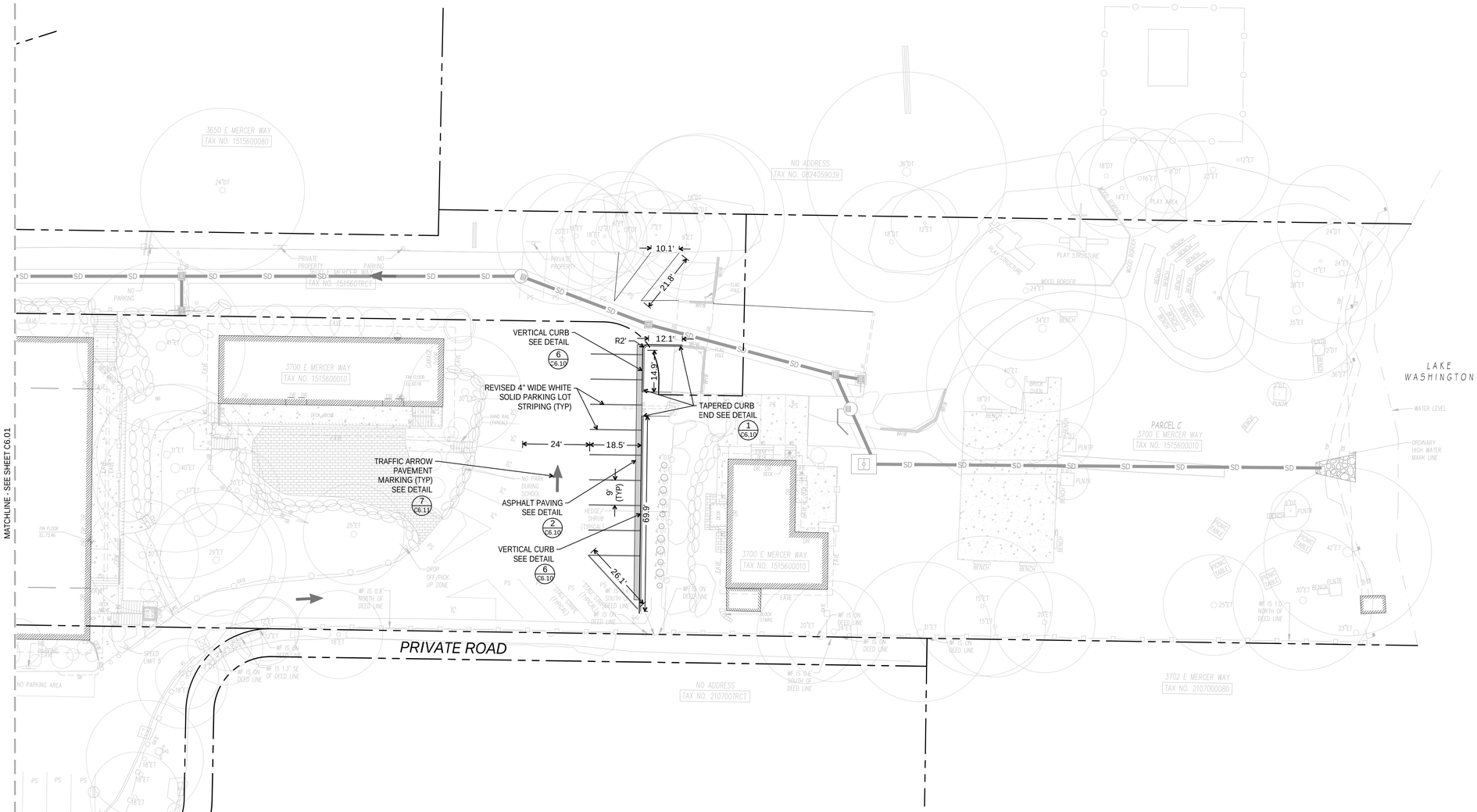
Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

811

0 10 20 40
SCALE 1"=20'

## LEGEND

| | |
|---|---|
| PROPERTY LINE | N 79°33'06" E - 46.81' |
| ASPHALT PAVEMENT | |
| 4" THICK CONCRETE SIDEWALK | |
| 6" THICK CONCRETE PAVEMENT | |




JERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

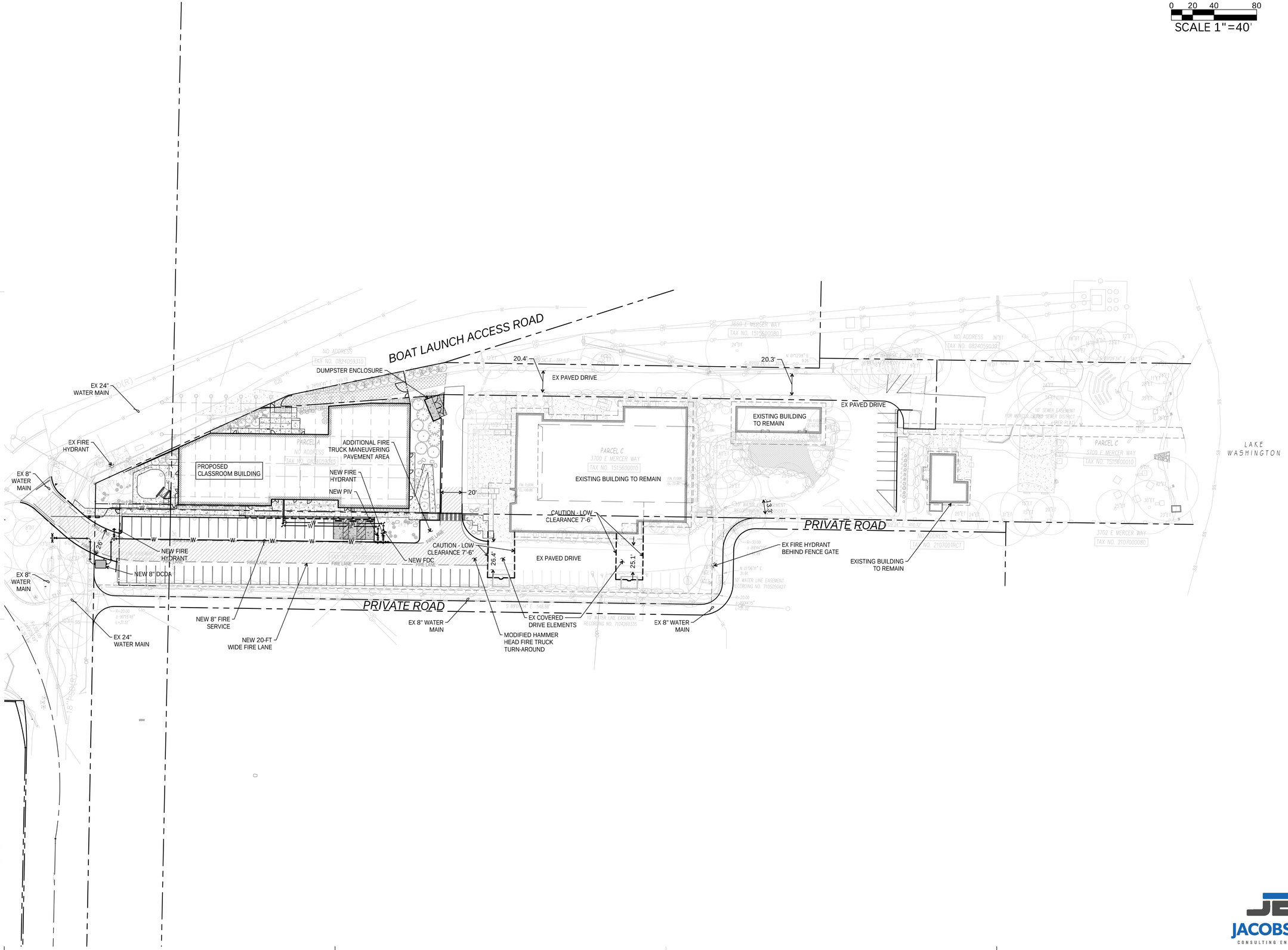
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
PAVING AND STRIPING PLAN

C6.02

JACOBSON CONSULTING ENGINEERS

11/2/2023 4:17:30 PM C:\Users\EanhiYa\adw\Documents\HNT_HNT_Central R25_eastaTB5SR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"




0 20 40 80
SCALE 1"=40'

Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)

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

anjali grant design LLC

GERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER
08/20/2025

3700 EAST MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:
OVERALL FIRE ACCESS PLAN

C7.00

JACOBSON CONSULTING ENGINEERS

11/2/2023 4:17:39 PM C:\Users\Earthcraft\Documents\HNT_Central R24_earthcraftBGSR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 22" X 34"

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
#649
REGISTERED LANDSCAPE ARCHITECT
EXP. 07/19/2026

NOT FOR CONSTRUCTION

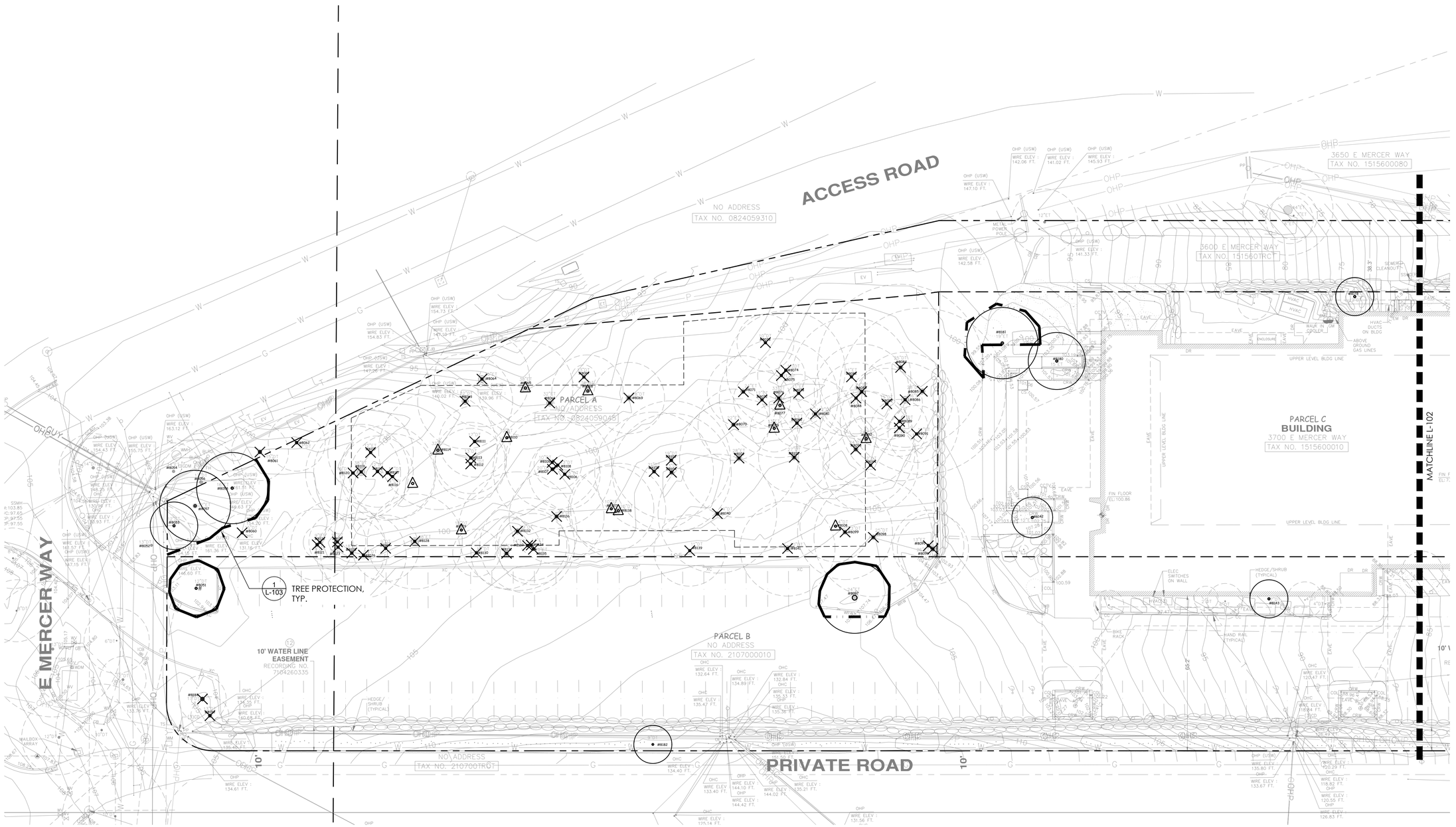
3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 |
| | | DESIGN REVIEW |

PROJECT: HNTS

TREE PROTECTION PLAN - WEST

L-101




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

0 20 40

TREE PROTECTION

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

SIGNIFICANT TREES

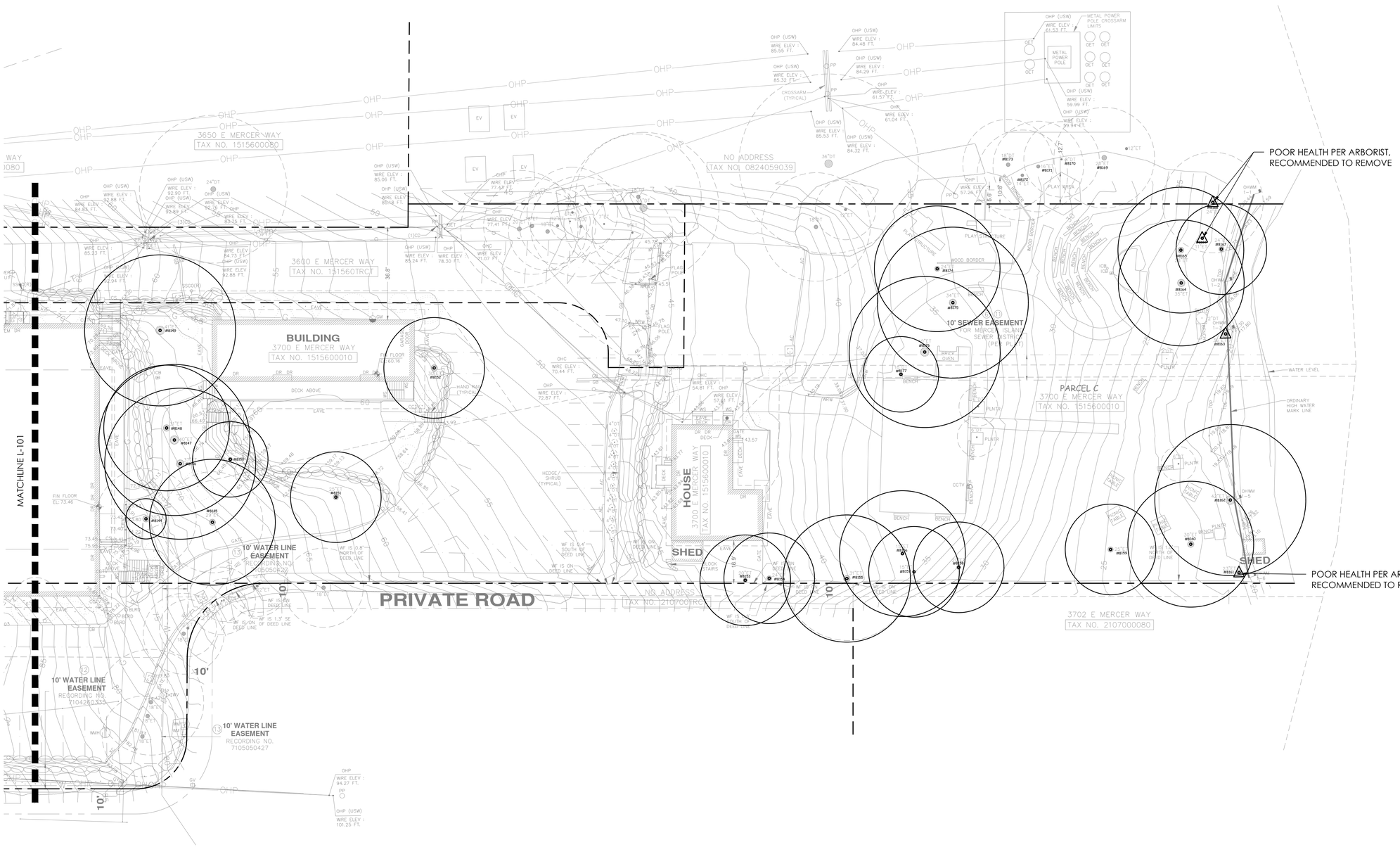
SIGNIFICANT TREE TO REMAIN & BE PROTECTED:
REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.

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

© ALNALI GRANT DESIGN LLC ORIGINAL SHEET SIZE 24" X 36"




1 Tree Protection Plan - East

scale 1" = 20' - 0"

0 20 40

| 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

© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON KAREN S. KIEST 849 EXP. 07/18/2026 REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT: HNTS

TREE PROTECTION PLAN - EAST

L-102

| Tree ID Number | Species | Common Name | Diameter (inches) | Avg. Dripline (ft) | Height | Condition | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| 8051 – RETAIN | *Prunus cerasifera* | Purple leaf plum | 14 | 12 | 27 | Fair | 0 | Grove | Y | 3 |
| 8052 – RETAIN | *Acer platanoides* | Norway maple | 13 | 18 | 27 | Good | 0 | Grove | Y | 2 |
| 8053 – RETAIN | *Fraxius spp* | Ash spp | 12.2 | 10 | 33 | Fair | 0 | Grove | Y | 3 |
| 8054 – RETAIN | *Thuja pilcata* | Western red cedar | 14 | 12 | 30 | Fair | 0 | Grove | Y | 2 |
| 8055 – RETAIN | *Acer platanoides* | Norway maple | 12 | 10 | 27 | Good | 0 | Grove | Y | 2 |
| 8056 – RETAIN | *Acer platanoides* | Norway maple | 17 | 18 | 24 | Fair | 0 | Grove | Y | 2 |
| 8057 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 22 | 15 | 72 | Fair | 0 | Grove | Y | 2 |
| 8058 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 16 | 15 | 66 | Fair | 0 | Grove | Y | 2 |
| 8059 – RETAIN | *Salix spp* | Willow spp | 17 | 8 | 18 | Very Poor | Exceptional | | Y | 3 |
| 8060 – RETAIN | *Populus trichocarpa* | Black cottonwood | 15 | 8 | 51 | Good | 0 | Grove | Y | 3 |
| 8061 – RETAIN | *Acer platanoides* | Norway maple | 15 | 12 | 27 | Good | 0 | Grove | Y | 2 |
| 8062 – RETAIN | *Acer platanoides* | Norway maple | 17 | 12 | 20 | Fair | 0 | Grove | Y | 2 |
| 8063 | *Salix spp* | Willow spp | 32 | 20 | 70 | Fair | Exceptional | Grove | Y | 2 |
| 8064 | *Thuja pilcata* | Western red cedar | 36 | 20 | 77 | Poor | Exceptional | Grove | Y | 2 |
| 8065 | *Thuja pilcata* | Western red cedar | 38 | 20 | 77 | Critical | Exceptional | Grove | Y | 3 |
| 8066 | *Thuja pilcata* | Western red cedar | 32 | 20 | 70 | Very Poor | Exceptional | Grove | Y | 3 |
| 8067 | *Acer macrophyllum* | Big leaf maple | 13 | 5 | 17 | Critical | 0 | Grove | Y | 3 |
| 8068 | *Acer macrophyllum* | Big leaf maple | 25.8 | 15 | 55 | Very Poor | 0 | Grove | Y | 3 |
| 8069 | *Acer macrophyllum* | Big leaf maple | 28 | 15 | 60 | Fair | 0 | Grove | Y | 2 |
| 8070 | *Thuja pilcata* | Western red cedar | 22 | 15 | 60 | Poor | 0 | Grove | Y | 2 |
| 8071 | *Thuja pilcata* | Western red cedar | 24 | 15 | 50 | Poor | 0 | Grove | Y | 3 |
| 8072 | *Thuja pilcata* | Western red cedar | 12 | 12 | 60 | Poor | 0 | Grove | Y | 3 |
| 8073 | *Acer macrophyllum* | Big leaf maple | 10 | 12 | 55 | Fair | 0 | Grove | Y | 2 |
| 8074 | *Acer macrophyllum* | Big leaf maple | 17 | 25 | 75 | Fair | 0 | Grove | Y | 2 |
| 8075 | *Acer macrophyllum* | Big leaf maple | 11 | 10 | 60 | Fair | 0 | Grove | Y | 2 |
| 8076 | *Acer macrophyllum* | Big leaf maple | 33.4 | 25 | 80 | Fair | 0 | Grove | Y | 2 |
| 8077 | *Thuja pilcata* | Western red cedar | 16 | 0 | 65 | Dead | 0 | Grove | Y | 4 |
| 8078 – RETAIN | *Thuja pilcata* | Western red cedar | 11 | 8 | 40 | Fair | 0 | Grove | Y | 2 |
| 8079 | *Thuja pilcata* | Western red cedar | 13 | 10 | 27 | Poor | 0 | Grove | Y | 3 |
| 8080 | *Thuja pilcata* | Western red cedar | 17 | 10 | 51 | Fair | 0 | Grove | Y | 2 |
| 8081 | *Acer macrophyllum* | Big leaf maple | 32.3 | 15 | 69 | Fair | 0 | Grove | Y | 2 |
| 8082 | *Acer macrophyllum* | Big leaf maple | 11 | 25 | 50 | Fair | 0 | Grove | Y | 2 |
| 8083 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 24 | 20 | 60 | Fair | 0 | Grove | Y | 2 |
| 8084 – RETAIN | *Acer macrophyllum* | Big leaf maple | 25 | 35 | 60 | Good | 0 | Grove | Y | 2 |
| 8085 | *Acer macrophyllum* | Big leaf maple | 28.2 | 35 | 60 | Fair | 0 | Grove | Y | 2 |
| 8086 | *Thuja pilcata* | Western red cedar | 36 | 20 | 60 | Fair | Exceptional | Grove | Y | 2 |
| 8087 | *Acer macrophyllum* | Big leaf maple | 14.7 | 15 | 60 | Fair | 0 | Grove | Y | 2 |
| 8088 | *Acer macrophyllum* | Big leaf maple | 13 | 15 | 50 | Fair | 0 | Grove | Y | 2 |
| 8089 – RETAIN | *Acer macrophyllum* | Big leaf maple | 17 | 25 | 60 | Fair | 0 | Grove | Y | 2 |
| 8090 – RETAIN | *Thuja pilcata* | Western red cedar | 13 | 12 | 60 | Fair | 0 | Grove | Y | 2 |
| 8091 – RETAIN | *Thuja pilcata* | Western red cedar | 12 | 12 | 60 | Fair | 0 | Grove | Y | 2 |
| 8092 | *Thuja pilcata* | Western red cedar | 24 | 20 | 60 | Critical | 0 | Grove | Y | 3 |
| 8093 | *Acer macrophyllum* | Big leaf maple | 24 | 25 | 65 | Good | 0 | Grove | Y | 2 |
| 8094 | *Acer macrophyllum* | Big leaf maple | 12 | 20 | 65 | Good | 0 | Grove | Y | 2 |
| 8095 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 13 | 15 | 63 | Good | 0 | Grove | Y | 2 |
| 8096 – RETAIN | *Thuja pilcata* | Western red cedar | 26 | 15 | 42 | Fair | 0 | Grove | Y | 2 |
| 8097 – RETAIN | *Thuja pilcata* | Western red cedar | 24 | 15 | 60 | Good | 0 | Grove | Y | 2 |
| 8098 – RETAIN | *Acer macrophyllum* | Big leaf maple | 25 | 25 | 60 | Poor | 0 | Grove | Y | 3 |
| 8099 | *Acer macrophyllum* | Big leaf maple | 23 | 20 | 60 | Poor | 0 | Grove | Y | 3 |
| 8100 – RETAIN | *Acer macrophyllum* | Big leaf maple | 14.2 | 15 | 60 | Fair | 0 | Grove | Y | 2 |
| 8101 | *Acer macrophyllum* | Big leaf maple | 27 | 25 | 50 | Fair | 0 | Grove | Y | 2 |
| 8102 | *Thuja pilcata* | Western red cedar | 28 | 25 | 81 | Fair | 0 | Grove | Y | 2 |
| 8103 | *Acer macrophyllum* | Big leaf maple | 19 | 25 | 74 | Fair | 0 | Grove | Y | 2 |
| 8104 | *Acer macrophyllum* | Big leaf maple | 23 | 25 | 80 | Good | 0 | Grove | Y | 2 |
| 8105 | *Acer macrophyllum* | Big leaf maple | 21 | 25 | 80 | Fair | 0 | Grove | Y | 2 |
| 8106 | *Acer macrophyllum* | Big leaf maple | 14.9 | 15 | 60 | Very Poor | 0 | Grove | Y | 3 |
| 8107 | *Acer macrophyllum* | Big leaf maple | 20 | 25 | 65 | Fair | 0 | Grove | Y | 2 |
| 8108 | *Acer macrophyllum* | Big leaf maple | 13.5 | 10 | 51 | Very Poor | 0 | Grove | Y | 3 |
| 8109 | *Acer macrophyllum* | Big leaf maple | 10 | 20 | 50 | Fair | 0 | Grove | Y | 2 |
| 8110 | *Acer macrophyllum* | Big leaf maple | 10 | 0 | 50 | Dead | 0 | Grove | N | 4 |
| 8111 | *Acer macrophyllum* | Big leaf maple | 17 | 15 | 66 | Good | 0 | Grove | Y | 2 |
| 8112 | *Acer macrophyllum* | Big leaf maple | 11 | 15 | 50 | Fair | 0 | Grove | Y | 2 |
| 8113 | *Acer macrophyllum* | Big leaf maple | 13 | 15 | 50 | Poor | 0 | Grove | Y | 3 |
| 8114 | *Thuja pilcata* | Western red cedar | 32 | 25 | 80 | Critical | Exceptional | Grove | Y | 3 |
| 8115 | *Acer macrophyllum* | Big leaf maple | 12 | 18 | 42 | Fair | 0 | Grove | Y | 2 |
| 8116 | *Robinia pseudoacacia* | Black locust | 14 | 18 | 40 | Very Poor | 0 | Grove | Y | 3 |
| 8117 | *Acer macrophyllum* | Big leaf maple | 17 | 20 | 45 | Fair | 0 | Grove | Y | 2 |
| 8118 | *Acer macrophyllum* | Big leaf maple | 12 | 15 | 45 | Fair | 0 | Grove | Y | 2 |
| 8119 | *Thuja pilcata* | Western red cedar | 38 | 20 | 80 | Fair | Exceptional | Grove | Y | 2 |
| 8120 | *Acer macrophyllum* | Big leaf maple | 16 | 20 | 46 | Fair | 0 | Grove | Y | 2 |
| 8121 | *Acer macrophyllum* | Big leaf maple | 18 | 15 | 66 | Fair | 0 | Grove | Y | 2 |
| 8122 | *Fraxius spp* | Ash spp | 9 | 7 | 66 | Fair | 0 | N/A | N | 3 |
| 8123 | *Acer macrophyllum* | Big leaf maple | 14.8 | 20 | 60 | Fair | 0 | Grove | Y | 2 |
| 8124 | *Acer macrophyllum* | Big leaf maple | 11 | 12 | 60 | Fair | 0 | Grove | Y | 2 |
| 8125 | *Acer macrophyllum* | Big leaf maple | 18.4 | 15 | 66 | Fair | 0 | Grove | Y | 2 |
| 8126 | *Acer macrophyllum* | Big leaf maple | 13 | 18 | 66 | Fair | 0 | Grove | Y | 2 |
| 8127 | *Acer macrophyllum* | Big leaf maple | 9 | 14 | 60 | Fair | 0 | N/A | N | 2 |
| 8128 | *Thuja pilcata* | Western red cedar | 38 | 20 | 84 | Fair | Exceptional | Grove | Y | 2 |
| 8129 | *Alnus rubra* | Red alder | 10 | 0 | 55 | Critical | 0 | Grove | Y | 3 |
| 8130 | *Acer macrophyllum* | Big leaf maple | 13 | 10 | 45 | Fair | 0 | Grove | Y | 2 |
| 8131 | *Thuja pilcata* | Western red cedar | 25 | 15 | 54 | Fair | 0 | Grove | Y | 2 |
| 8132 | *Acer macrophyllum* | Big leaf maple | 29 | 25 | 54 | Fair | 0 | Grove | Y | 2 |
| 8133 | *Thuja pilcata* | Western red cedar | 14 | 20 | 54 | Fair | 0 | Grove | Y | 2 |
| 8134 | *Thuja pilcata* | Western red cedar | 13.6 | 15 | 50 | Fair | 0 | Grove | Y | 2 |
| 8135 | *Pseudotsuga menziesii* | Douglas fir | 10 | 15 | 45 | Fair | 0 | Grove | Y | 2 |
| 8136 | *Acer macrophyllum* | Big leaf maple | 25 | 20 | 80 | Fair | 0 | Grove | Y | 2 |
| 8137 | *Acer macrophyllum* | Big leaf maple | 10 | 18 | 65 | Very Poor | 0 | Grove | Y | 3 |
| 8138 | *Acer macrophyllum* | Big leaf maple | 25 | 20 | 70 | Very Poor | 0 | Grove | Y | 3 |
| 8139 | *Acer macrophyllum* | Big leaf maple | 10.8 | 15 | 33 | Fair | 0 | Grove | Y | 2 |
| 8140 | *Acer macrophyllum* | Big leaf maple | 24 | 25 | 54 | Fair | 0 | Grove | Y | 2 |
| 8141 | *Acer macrophyllum* | Big leaf maple | 29.7 | 20 | 54 | Very Poor | 0 | Grove | Y | 3 |
| 8142 – RETAIN | *Callitropsis nootkatensis* | Yellow cedar | 11 | 8 | 39 | Fair | Not Specific | | Y | 2 |
| 8143 – RETAIN | *Acer circinatum* | Vine maple | 7.7 | 8 | 39 | Fair | Not Specific | | N | 2 |
| 8144 – RETAIN | *Thuja pilcata* | Western red cedar | 30 | 20 | 81 | Good | Exceptional | | Y | 2 |
| 8145 – RETAIN | *Thuja pilcata* | Western red cedar | 29 | 25 | 84 | Good | Not Specific | | Y | 2 |
| 8146 – RETAIN | *Thuja pilcata* | Western red cedar | 37 | 30 | 93 | Fair | Exceptional | | Y | 2 |
| 8147 – RETAIN | *Thuja pilcata* | Western red cedar | 40 | 30 | 93 | Fair | Exceptional | | Y | 2 |
| 8148 – RETAIN | *Thuja pilcata* | Western red cedar | 31 | 25 | 90 | Good | Exceptional | | Y | 2 |
| 8149 – RETAIN | *Chamaecyparis lawsoniana* | Lawsons cypress | 41 | 30 | 95 | Fair | Exceptional | | Y | 2 |
| 8150 – RETAIN | *Thuja pilcata* | Western red cedar | 20 | 15 | 78 | Fair | Not Specific | | Y | 2 |
| 8151 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 25 | 18 | 84 | Good | Not Specific | | Y | 2 |
| 8152 – RETAIN | *Thuja pilcata* | Western red cedar | 30.1 | 20 | 60 | Fair | Not Specific | | Y | 2 |
| 8153 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 20 | 18 | 80 | Good | Not Specific | | Y | 2 |
| 8154 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 24 | 18 | 81 | Good | Not Specific | | Y | 2 |
| 8155 – RETAIN | *Thuja pilcata* | Western red cedar | 31 | 25 | 85 | Fair | Exceptional | | Y | 2 |
| 8156 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 15 | 25 | 80 | Good | Not Specific | | Y | 2 |
| 8157 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 15 | 18 | 80 | Fair | Not Specific | | Y | 2 |
| 8158 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 20 | 18 | 78 | Fair | Not Specific | | Y | 2 |
| 8159 – RETAIN | *Fraxius spp* | Ash spp | 25 | 18 | 42 | Fair | Exceptional | | Y | 2 |
| 8160 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 30 | 25 | 93 | Critical | Exceptional | | Y | 3 |
| 8161 | *Fraxius spp* | Ash spp | 22.9 | 0 | 45 | Critical | Not Specific | N/A | Y | 3 |
| 8162 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 42 | 30 | 78 | Good | Exceptional | | Y | 2 |
| 8163 | *Pseudotsuga menziesii* | Douglas fir | 36 | 0 | 99 | Critical | Exceptional | | Y | 4 |
| 8164 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 35 | 25 | 94 | Fair | Exceptional | | Y | 2 |
| 8165 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 28 | 25 | 114 | Fair | Not Specific | | Y | 2 |
| 8166 | *Pseudotsuga menziesii* | Douglas fir | 11 | 0 | 68 | Dead | Not Specific | N/A | N | 4 |
| 8167 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 24 | 18 | 129 | Very Poor | Not Specific | | Y | 3 |
| 8168 – RETAIN | *Fraxius spp* | Ash spp | 24 | 20 | 75 | Very Poor | Not Specific | | Y | 3 |
| 8169 – RETAIN | *Cedrus deodara* | Deodar cedar | 23 | 20 | 78 | Good | Not Specific | | Y | 2 |
| 8170 – RETAIN | *Acer saccharum* | Sugar maple | 9 | 15 | 24 | Good | Not Specific | | N | 2 |
| 8171 – RETAIN | *Cedrus deodara* | Deodar cedar | 16 | 18 | 78 | Good | Not Specific | | Y | 2 |
| 8172 – RETAIN | *Cedrus deodara* | Deodar cedar | 14 | 18 | 42 | Good | Not Specific | | Y | 2 |
| 8173 – RETAIN | *Acer macrophyllum* | Big leaf maple | 18 | 18 | 42 | Poor | Not Specific | | Y | 3 |
| 8174 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 24 | 25 | 57 | Fair | Not Specific | | Y | 2 |
| 8175 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 34 | 30 | 83 | Fair | Exceptional | | Y | 2 |
| 8176 – RETAIN | *Pseudotsuga menziesii* | Douglas fir | 41 | 30 | 90 | Fair | Exceptional | | Y | 2 |
| 8177 – RETAIN | *Prunus spp* | Cherry | 18.2 | 15 | 24 | Fair | Not Specific | | Y | 2 |
| 8178 – RETAIN | *Prunus spp* | Cherry | 12 | 8 | 18 | Fair | Not Specific | | Y | 2 |
| 8179 – RETAIN | *Prunus spp* | Cherry | 20 | 8 | 20 | Fair | Not Specific | | Y | 2 |
| 8180 – RETAIN | *Callitropsis nootkatensis* | Yellow cedar | 14.8 | 12 | 49 | Fair | Not Specific | | Y | 2 |
| 8181 – RETAIN | *Callitropsis nootkatensis* | Yellow cedar | 19.2 | 15 | 48 | Fair | Not Specific | | Y | 2 |
| 8182 – RETAIN | *Crataegus monogyna* | English Hawthorn | 9.1 | 8 | 21 | Fair | Not Specific | | N | 3 |
| 8183 | *Prunus spp* | Cherry | 12.7 | 8 | 18 | Fair | Not Specific | N/A | Y | 2 |
| 8184 | *Prunus spp* | Cherry | 17.5 | 10 | 20 | Fair | Not Specific | N/A | Y | 2 |

| Tree ID Number | Species | Common Name | Diameter (inches) | Avg. Dripline (ft) | Height | Condition | Exceptional Tree Status | Exceptional Grove | Regulated? | Preserve Priority | |
|---|---|---|---|---|---|---|---|---|---|---|---|

# TREE PROTECTION AREA (TPZ)

# KEEP OUT!

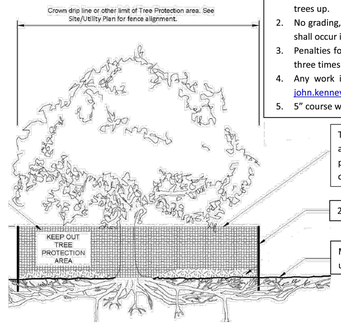
## DO NOT REMOVE OR ADJUST THE APPROVED LOCATION OF THIS TREE PROTECTION AREA

Trees enclosed by this fence are protected and are subject to the conditions of the tree permit. Violation of tree conditions may lead to:

1. Correction Notices or Stop Work Orders until compliance is achieved
2. RE Inspection Fees/financial penalties
3. Arborist reports recommending mitigation

Notes

1. No pruning shall be performed unless under the direction of the Project Arborist. Including limbing trees up.
2. No grading, excavation, storage (materials, equipment, vehicles, etc.), or other unpermitted activity shall occur inside the protective fencing.
3. Penalties for damaging by root damage/compaction or removing a saved tree may be a fine up to three times the value of the tree plus restoration (MICC 19.10.160).
4. Any work in approved TPZ must be with the permission of the City Arborist (206) 275-7713, john.kenney@mercergov.org.
5. 5" course woodchips within the tree protection zone, but not against the tree trunk.




Tree protection fence: 6' **chain link** fence, solidly anchored into the ground, or if authorized High-density polyethylene fencing with 3.5" x 1.5" openings; color orange. Steel posts installed at 8' o.c.

2" x 6" steel posts or approved equal

Maintain existing grade with the tree protection fence unless otherwise indication on the plans

**Any Work in the protected area must be with the permission of the City Arborist john.kenney@mercergov.org**

1 TREE PROTECTION DETAIL
SCALE: 3/8" = 1' - 0"


Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032


STATE OF WASHINGTON · KAREN S. KIEST · 849 · EXP. 01/16/2026 · REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT: HNTS

TREE INVENTORY & PROTECTION

L-103


© AHALI GRANT DESIGN LLC ORIGINAL SHEET SIZE 24" X 36"

# CITY OF MERCER ISLAND

**COMMUNITY PLANNING & DEVELOPMENT**
9611 SE 36TH STREET | MERCER ISLAND, WA 98040
PHONE: 206.275.7605 | www.mercergov.org

## MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

| **PROJECT INFORMATION** | |
|---|---|
| Property Owner Name: | Herzl-Ner Tamid |
| Site Address or Parcel Number: | 3700 East Mercer Way |
| Project Contact Name: | Dana Warren |
| Contact Email Address: | Dana Warren |
| Contact Phone Number: | 206-226-3100 |

**EXCEPTIONAL TREES**

** *Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table* shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

Number of trees 36" or greater: 11
List tree numbers:

Number of trees 24" or greater (including 36" or greater): 50
List tree numbers:

Number of trees from Exceptional Tree Table (MICC 19.16): 23
List tree numbers:

**LARGE REGULATED TREES**

\\chfs1\share\CPD\FORMS\1Current Forms\Engineering Forms\Tree\MercerIslandTreeInventory.docx

02/2022

** *Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.*

Number of Large Regulated Trees on site: 127 (A)
List tree numbers:

Number of Large Regulated Trees on site proposed for removal: 70 (B)
List tree numbers:

**Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30%**: 44.881 %

**RIGHT OF WAY TREES**

*Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.*

Number of Large Regulated Trees in right of way:
List tree numbers:

Number of Large Regulated Trees in right of way proposed for removal:
List tree numbers:

Reason for removal:

**TREE REPLACEMENT**

** Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

| Diameter of Removed Tree (measured 4.5' above ground) | Tree replacement Ratio | Number of Trees Proposed for Removal | Number of Tree Required for Replacement Based on Size/Type |
|---|---|---|---|
| Less than 10"* | 1 | | |
| 10" up to 24" | 2 | | |
| Greater than 24" up to 36" | 3 | | |
| Greater than 36" and any Exceptional Tree | 6 | | |
| | **TOTAL TREE REPLACEMENTS** | | |

***no replacement tree is needed if the tree fits all of the following;***
***Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. ****

## TREE REPLACEMENT CALCULATION NOTES

** GROVE DETERMINATION NOT INCLUDED IN TREE REPLACEMENT CALCULATIONS.

1. PER MICC 19.10.060 - TREE REMOVAL, IN THE B ZONING DESIGNATION, A TREE PERMIT IS REQUIRED AND WILL BE GRANTED IF IT MEETS ANY OF THE FOLLOWING CRITERIA:
   A. IT IS NECESSARY FOR PUBLIC SAFELY, REMOVAL OF HAZARDOUS TREES OR REMOVAL OF DISEASED OR DEAD TREES
2. PER MICC 19.10.070 - TREE REPLACEMENT, REPLACEMENT IS REQUIRED FOR ANY TREES THAT ARE REMOVED, ACCORDING TO REPLACEMENT RATIOS IN THIS SECTION. AT LEAST HALF OF THE TREES NEED TO BE PACIFIC NORTHWEST NATIVES. PER CUP24-001 REVIEW LETTER: REPLACEMENT TREES NEED TO BE AT LEAST 10' APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.
3. THE CITY ARBORIST MAY REDUCE THE NUMBER OF REPLACEMENT TREES AS FOLLOWS, WHERE OTHER MEASURES DESIGNED TO MITIGATE THE TREE LOSS BY RESTORING THE TREE CANOPY COVERAGE AND ITS ASSOCIATED BENEFITS ARE CONSIDERED TO BE EFFECTIVE AND CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. THE CITY ARBORIST MAY CONSIDER:
   A. REPLACEMENT OF HAZARDOUS, UNDESIRED, OR SHORT-LIVED TREES WITH HEALTHY NEW TREES THAT HAVE A GREATER CHANCE OF LONG-TERM SURVIVAL.
4. IF REQUESTED AND PROJECT CAN SHOW NO ROOM EXISTS ON SITE FOR REPLACEMENTS, THE REMAINDER CAN BE FEE IN LIEU IF REQUESTED.

## TREE INVENTORY AND REPLACEMENT NOTES

1. ARBOR INFORMATION PER ARBORIST REPORT BY DAVEY TREE RESOURCE GROUP, INC., DATED SEPTEMBER 29, 2023. CONTACT: IAN SCOTT
2. FOR TREE NUMBERS IDENTIFIED ON PLANS, SEE SHEETS L-101 AND L-102
3. TREES TO BE REMOVED DETERMINED BY ARCHITECTURAL AND LANDSCAPE PLANS, AND ARBORIST NOTES ON CONDITION.
4. NO WORK SHOWN IN RIGHT OF WAY
5. PER CITY OF MERCER ISLAND COMMUNITY PLANNING AND DEVELOPMENT, REPLACEMENT TREES SHALL BE CONIFERS AT LEAST SIX FEET TALL AND OR DECIDUOUS AT LEAST ONE AND ONE-HALF INCHES IN DIAMETER AT BASE.
7. TREE REPLACEMENTS TO BE FURTHER REVIEWED WITH THE CITY.
8. INSTALL MINIMUM (1) WATER BAG PER TREE. REPLACEMENT TREES SHALL BE MAINTAINED FOR FIVE YEARS AFTER PLANTING.
9. (**4**) REPLACEMENT TREES SHOWN ON PLAN.

© AHALI GRANT DESIGN LLC ORIGINAL SHEET SIZE 24" X 36"

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON · KAREN S. KIEST · 849 · REGISTERED LANDSCAPE ARCHITECT · EXP. 2/10/2026
NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

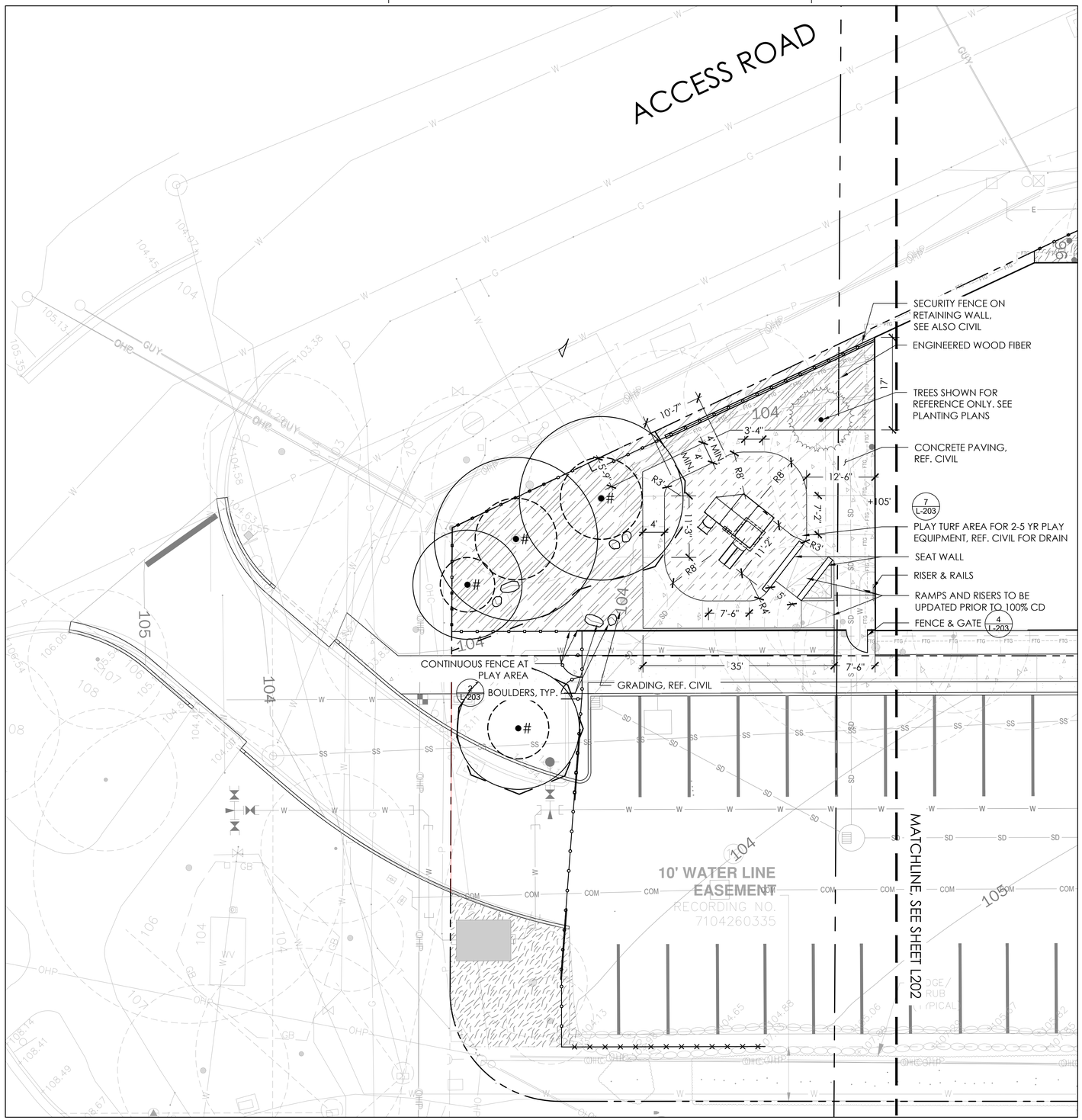
| NO. | DATE | DESCRIPTION |
|---|---|---|

25 AUGUST 2025
DESIGN REVIEW

PROJECT: HNTS

TREE REPLACEMENT

L-104




1 Landscape Materials & Layout
scale 1" = 10' - 0"

0 10 20

## 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 (DONOR)
STONE, ON GRAVEL BASE
ALT: BENCH, ON CAST IN PLACE CONCRETE PAD

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

SITE LIGHTING
REF. ELECTRICAL

PLAY EQUIPMENT
FOR AGES 2-5, SHOWN FOR REFERENCE ONLY, REF. SPEC

## REFERENCE NOTES SCHEDULE

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

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON KAREN S. KIEST 849 EXP. 07/19/2026 REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: HNTS

LANDSCAPE MATERIALS & LAYOUT

L-201

© ANJALI GRANT DESIGN LLC

ORIGINAL SHEET SIZE: 24" X 36"

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
REGISTERED LANDSCAPE ARCHITECT
EXP. 07/19/2026

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: HNTS

LANDSCAPE MATERIALS & LAYOUT

L-202

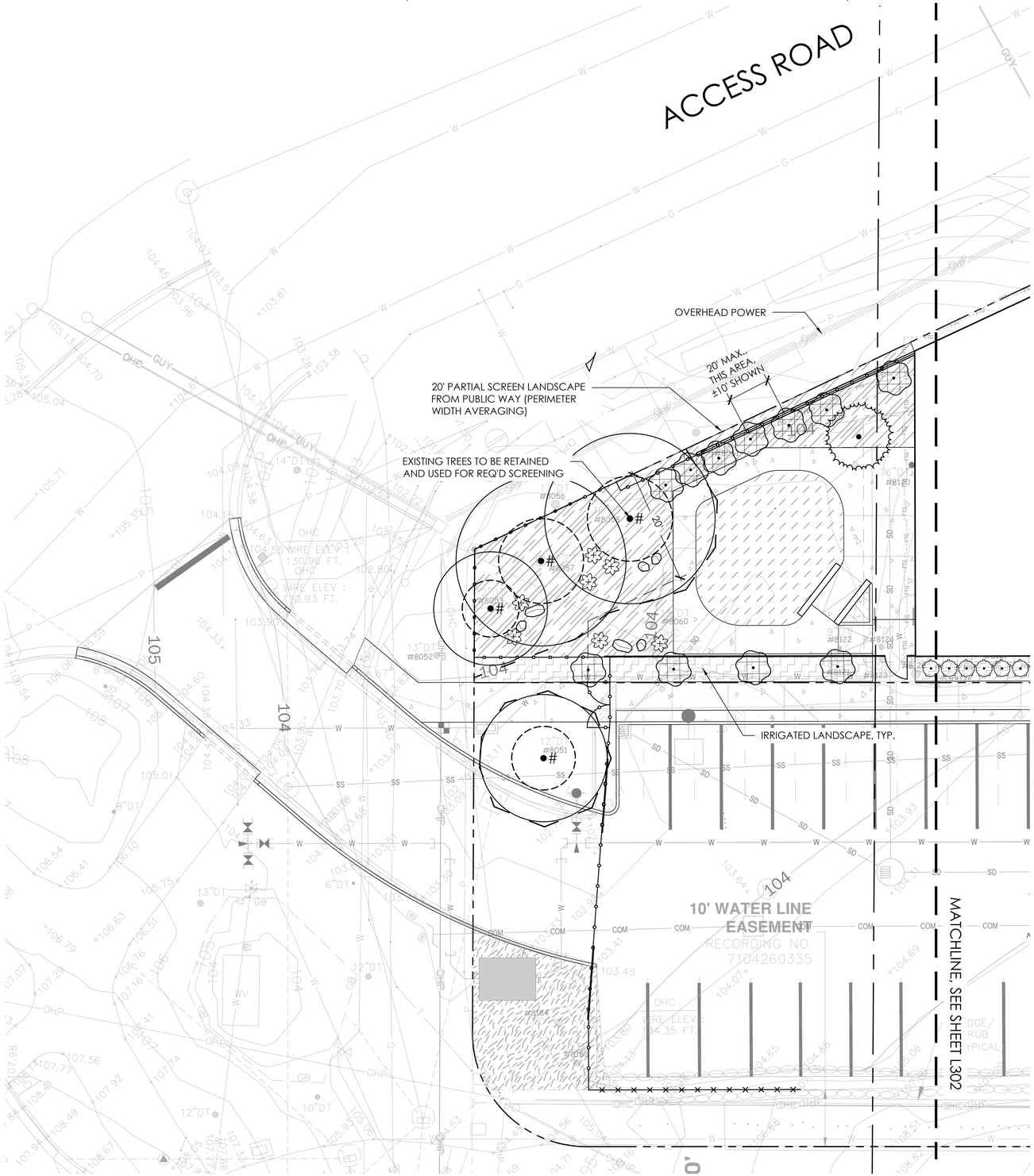
ACCESS PATH
FENCE 6' HT & GATE
GRADING, REF. CIVIL
MEET AND MATCH EXISTING GRADES AT PROPERTY LINE
LOG, TYP.
TRANSFORMER PAD
LAYOUT POINT OF BEGINNING
TRASH ENCLOSURE, REF. ARCH
LOCATION FOR SEAT
GRADING, REF. CIVIL
BOULDER, TYP.
TREE PROTECTION 1/L-103
BIKE RACK, TYP.
TACTILE WARNING STRIP, REF. CIVIL
FIXED BOLLARD & ACCESSIBLE EDGE, TYP., REF. CIVIL
NO GRADING WITHIN CRITICAL ROOT ZONE, TYP.
EX. TREE ±108'
C.I.P. CONC. STAIR, 6 RISERS
HANDRAIL
CHEEK WALL
RETAINING WALL, REF. STRUCTURAL, WITH GUARD RAIL
GRADE DOWN 1.5:1 MAX
ACCESSIBLE ROUTE
105.5', CURB/RAISED CURB, LEVEL TOP
ENTRY
MATCHLINE, SEE SHEET L201

1 Landscape Layout & Materials
scale 1" = 10' - 0"

0 10 20

ORIGINAL SHEET SIZE: 24" X 36"

© ANJALI GRANT DESIGN LLC




1 Planting Plan
scale 1" = 10' - 0"

0 10 20

## 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 | |
| | RHAMNUS PURSHIANA | CASCARA | 1.5" CAL. | B&B | NATIVE | |
| **SHRUBS** | | | | | | |
| | POLYSTICHUM MUNITUM | 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 MUNITUM | 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 | KINNIKINNICK | 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 MUNITUM | WESTERN SWORD FERN | 1 GAL. | CONT. | NATIVE | 20% @ 24" o.c. |
| **SOD/SEED** | | | | | | |
| | LAWN MIX | HYDROSEED, PER SPEC | SEED | | | |

## TREE NOTES

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

## PLANTING NOTES

1. PROVIDE 1-YEAR MAINTENANCE AND WATER FOR HEALTHY ESTABLISHMENT OF ALL PLANTINGS.
2. ALL AREAS WITHIN LIMIT OF DISTURBANCE SHALL BE RESTORED.
3. 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.
4. ADJUST TREE LOCATIONS AS NECESSARY TO BE 8 FEET CLEAR FROM CENTER LINES OF UNDERGROUND UTILITIES.
5. 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:

1. PERIMETER LANDSCAPE SCREENS: WHERE EXISTING UNDERGROWTH WILL BE RETAINED, THE SHRUB AND GROUNDCOVER REQUIREMENTS FOR ALL SCREEN TYPES MAY BE ADJUSTED, PROVIDED THE OBJECTIVES OF THIS SECTION ARE MET.
2. **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 PROPORTIONAL TO **ONE TREE FOR EVERY TEN FEET OF LANDSCAPE PERIMETER LENGTH**.
3. **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**.
4. 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.
5. GROUNDCOVER SHOULD BE USED TO ENSURE PLANTING AREAS ARE ATTRACTIVE, MINIMIZE MAINTENANCE AND THE POTENTIAL FOR ENCROACHMENT OF INVASIVE PLANT MATERIAL. GROUNDCOVER SHOULD BE PLANTED AND SPACED TO ACHIEVE TOTAL COVERAGE WITHIN THREE YEARS AFTER INSTALLATION.

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON · KAREN S. KIEST · 849 · REGISTERED LANDSCAPE ARCHITECT · EXP. 2/10/2026

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: HNTS

PLANTING PLAN

L-301

© ANJALI GRANT DESIGN LLC

ORIGINAL SHEET SIZE 24" X 36"

FULL SCREEN LANDSCAPE BUFFER FROM PUBLIC PARK (PERIMETER WIDTH AVERAGING). 12' RADIUS SETBACK REQUIRED AT OVERHEAD POWER LINES. SHORT-STATURE TREES & EVERGREEN SHRUBS SHOWN IN THESE AREAS, TYP.

OVERHEAD POWER

5' CLR. TYP.

BUFFER TREES, TYP., THIS AREA

FULL SCREEN LANDSCAPE BUFFER FROM PUBLIC PARK (PERIMETER WIDTH AVERAGING) 12' RADIUS SETBACK REQUIRED AT OVERHEAD POWER LINES. EVERGREEN SHRUBS SHOWN IN THESE AREAS, TYP. REQUIRED OFFSETS TO NEW UTILITIES PROHIBIT TREES IN THIS AREA.

BUFFER TREES, TYP., THIS AREA

10' MAX. THIS AREA

OVERHEAD POWER

FULL SCREEN LANDSCAPE BUFFER FROM PUBLIC PARK (PERIMETER WIDTH AVERAGING)

FULL SCREEN LANDSCAPE BUFFER FROM PUBLIC PARK (PERIMETER WIDTH AVERAGING), REQUIRED OFFSETS TO ABOVE- AND BELOW-GROUND UTILITIES PROHIBIT TREES IN THIS AREA.

TRANSFORMER CLEARANCE ZONE

MATCHLINE, SEE SHEET L201

ENTRY

IRRIGATED LANDSCAPE, TYP.

TREE PROTECTION 1 L-103

1 Planting Plan
scale 1" = 10' - 0"

0 10 20

ORIGINAL SHEET SIZE 24" X 36"

© ANJALI GRANT DESIGN LLC

Karen Kiest
Landscape Architects
111 west john street suite 306
seattle washington 98119
tel 206 323 6032

STATE OF WASHINGTON
KAREN S. KIEST
850
EXP. 01/19/26
REGISTERED LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT K-8

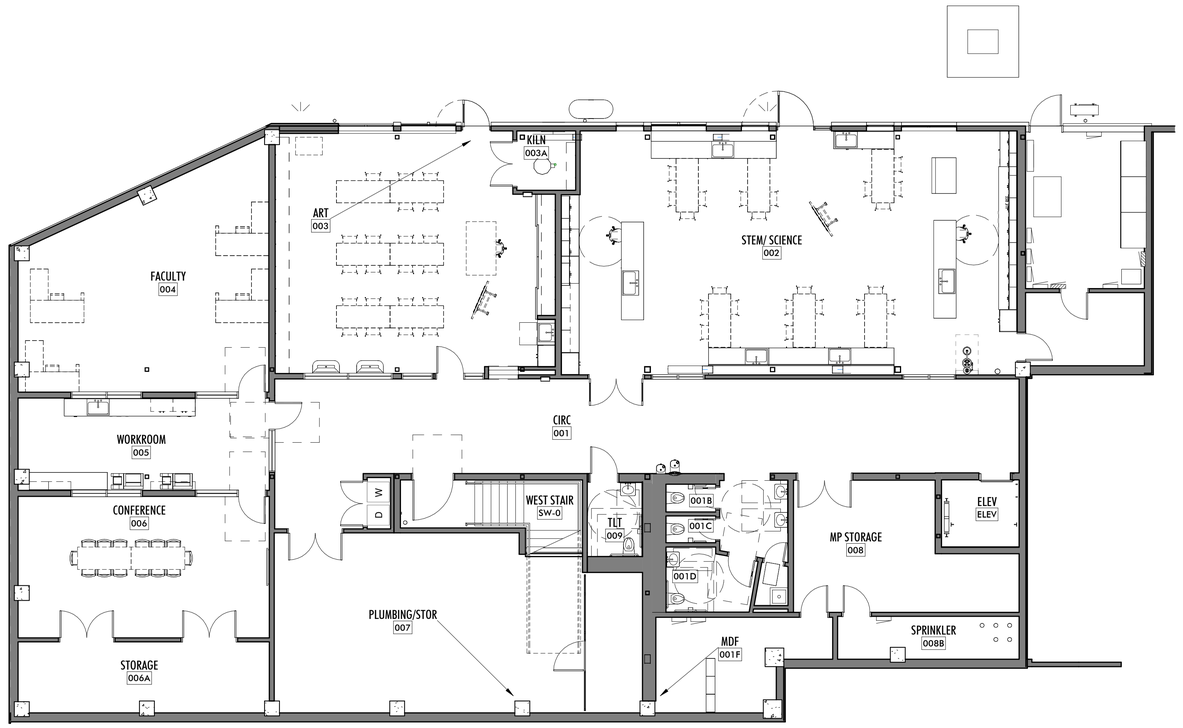
| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: HNTS

PLANTING PLAN

L-302

| KEYNOTES | |
|---|---|
| | Keynote Text |




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

N

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

25 AUGUST 2025
DESIGN REVIEW

PROJECT:

B01 FURN PLAN

A-100F

8/25/2025 4:06:50 PM C:\Users\Earlsa\Valley\Documents\BPP_R58_R24_CD_earlsaTM58R.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

| KEYNOTES | |
|---|---|
| | Keynote Text |
| 12.12 | FOIO PROJECTOR ON CART |

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

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

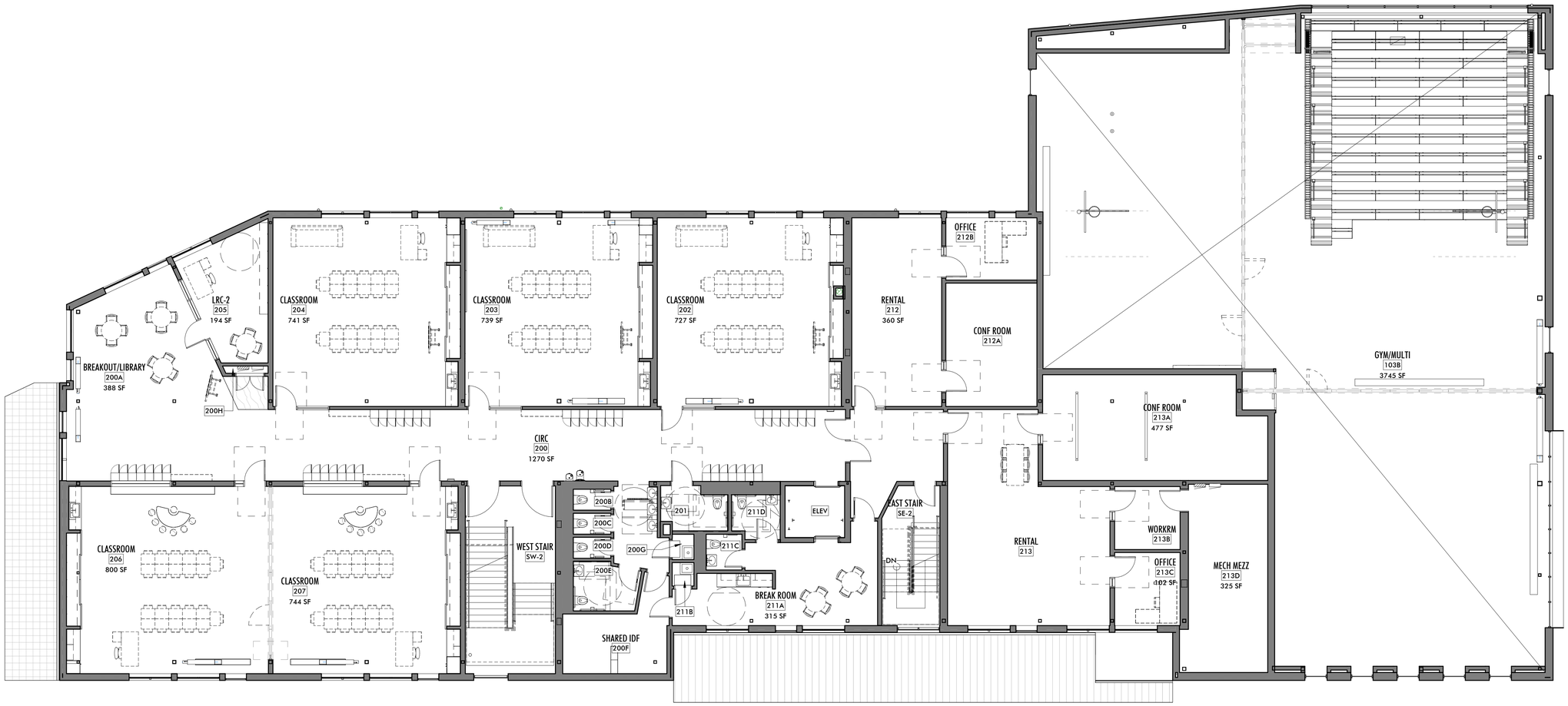
PROJECT:

L01 FURN PLAN

A-101F

8/22/2025 4:06:53 PM C:\Users\Evelyn\Documents\BIP_P56_R24_CD_evelynTMSSR.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

| KEYNOTES | |
|---|---|
| | Keynote Text |




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

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

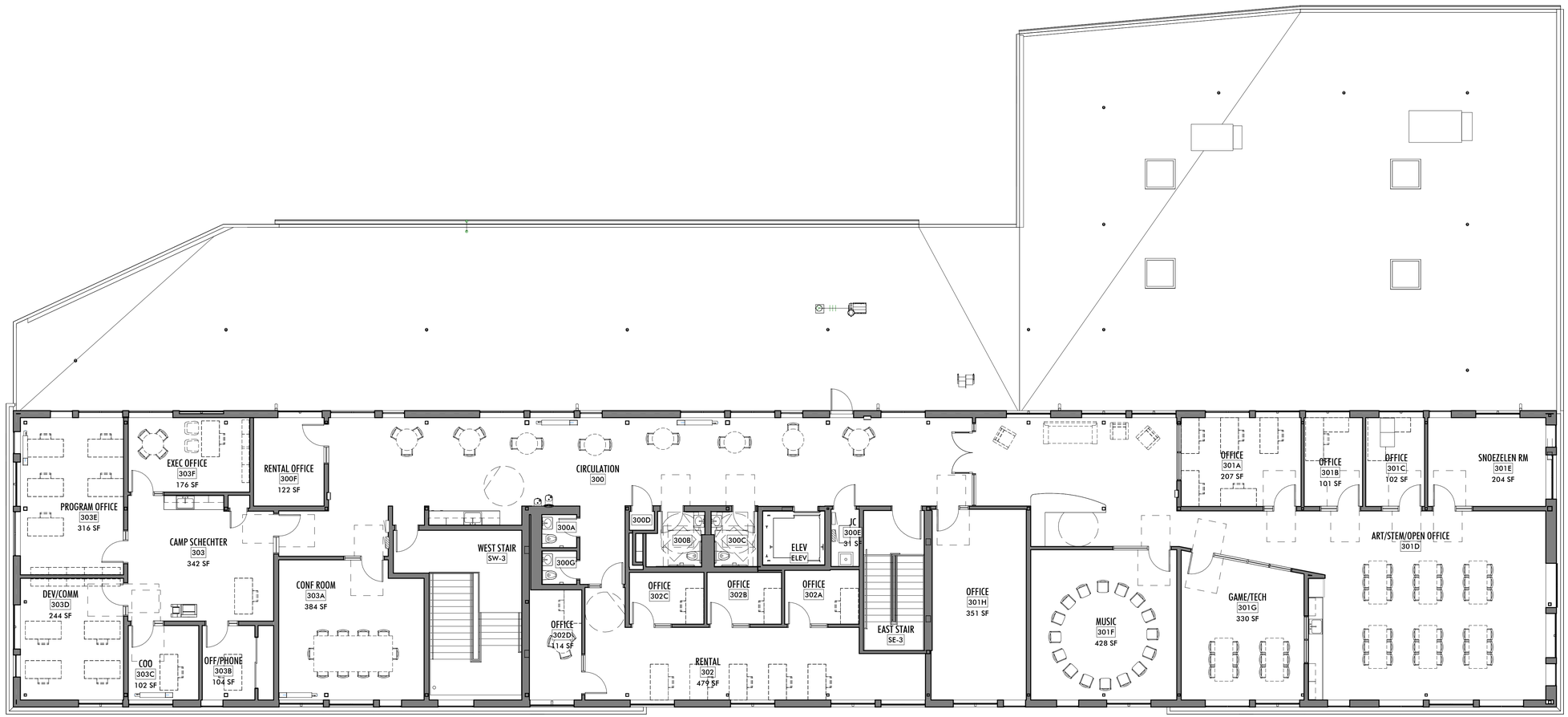
L02 FURN PLAN

A-102F

8/22/2025 4:06:55 PM C:\Users\Elaina\Yadav\Documents\BP7_PSB_R24_CD_eastaTB59h.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

## KEYNOTES

| | Keynote Text |
|---|---|




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

N


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


anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
# BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

25 AUGUST 2025
DESIGN REVIEW

PROJECT:

L03 FURN PLAN

# A-103F

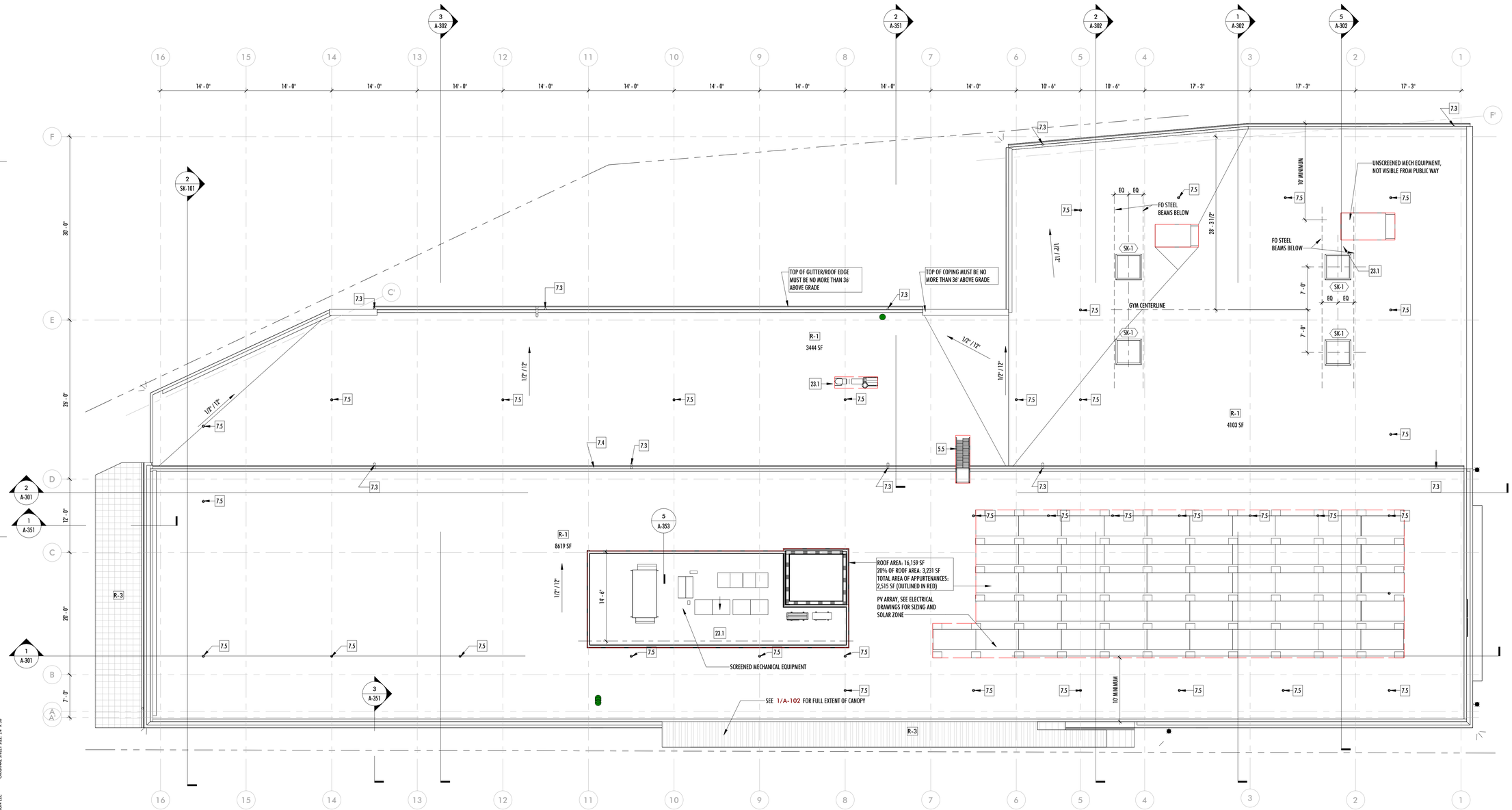

8/25/2025 4:06:57 PM C:\Users\Esther\Documents\BPP_PS6_R24_CD_esther.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

## FIRE ASSEMBLY LEGEND

- 2 HOUR RATED ASSEMBLY
- 1 HOUR RATED ASSEMBLY

## KEYNOTES

| | Keynote Text |
|---|---|
| 5.5 | ALTERNATING TREAD STAIR WITH PLATFORM |
| 7.3 | 07 62 00 4" ROUND COATED SHT MTL DOWNSPOUT; TRANSITION TO 7" PTD GALV SCHEDULE 20 PIPE AT GRADE |
| 7.4 | 07 62 00 6" RECTANGULAR SHT MTL GUTTER |
| 7.5 | 07 72 99 ROOF ANCHORS |
| 23.1 | EQUIPMENT PER MECH DRAWINGS |




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


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


anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT:

ROOF PLAN

A-104


8/25/2025 4:24:15 PM D:\REVIT LOCAL\BPP_PSB_RVL_CD_anjaliellis.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

## FLAG NOTES:

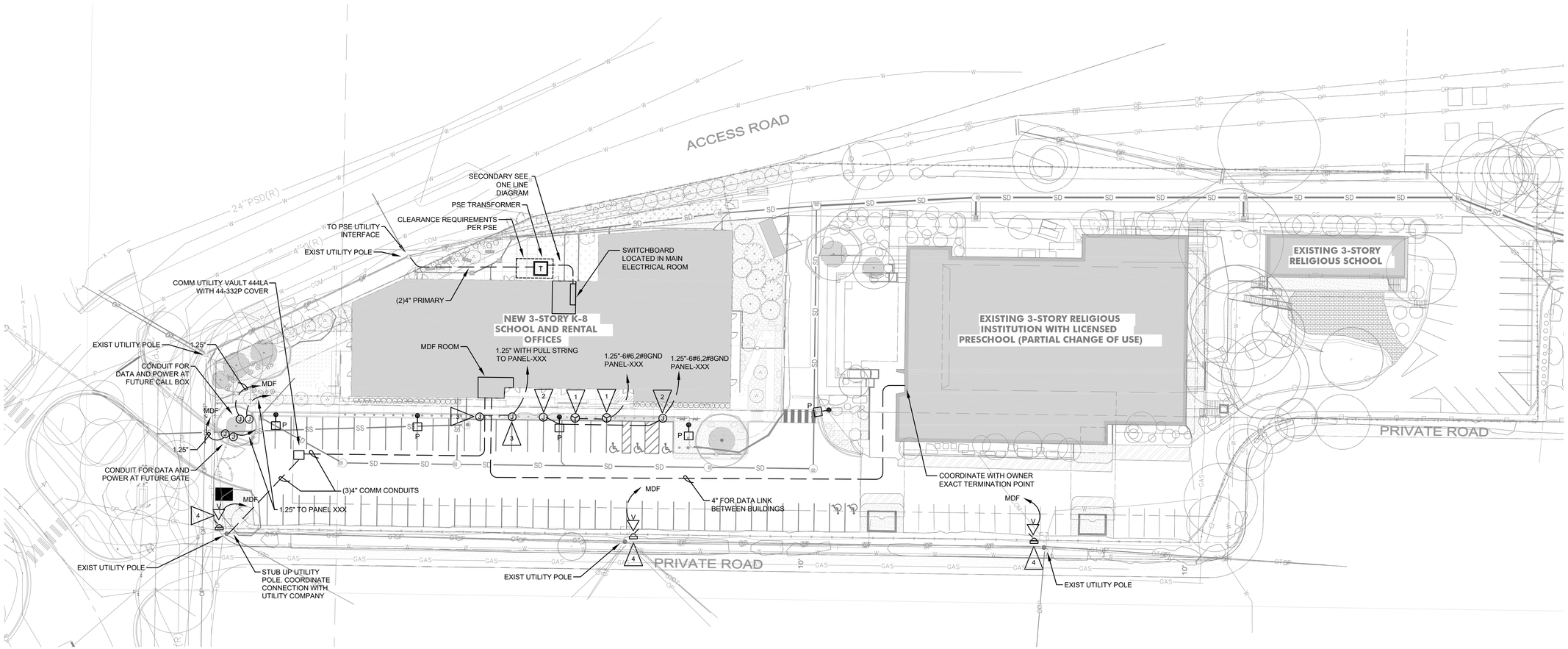
1. INSTALLED DOUBLE EV EV SHARED LOAD MANAGEMENT CHARGING STATION
2. FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV READY WITH CONDUIT AND WIRE INSTALLED.
3. FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV CAPABLE WITH CONDUIT INSTALLED
4. PROVIDE 1.25" CONDUIT TO EXISTING POWER POLES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


TFWB ENGINEERS PLLC
Travis Fitzmaurice Wartelle Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109
p: 206-285-7228 | info@tf-wb.com

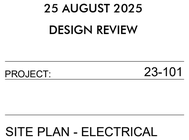


3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209


anjali grant design LLC




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




3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: 23-101

SITE PLAN - ELECTRICAL

E-101

D:\Jobs\PMT K-8_23-101E-101.dwg
25/2025 10:03 PM

TFWB ENGINEERS INC

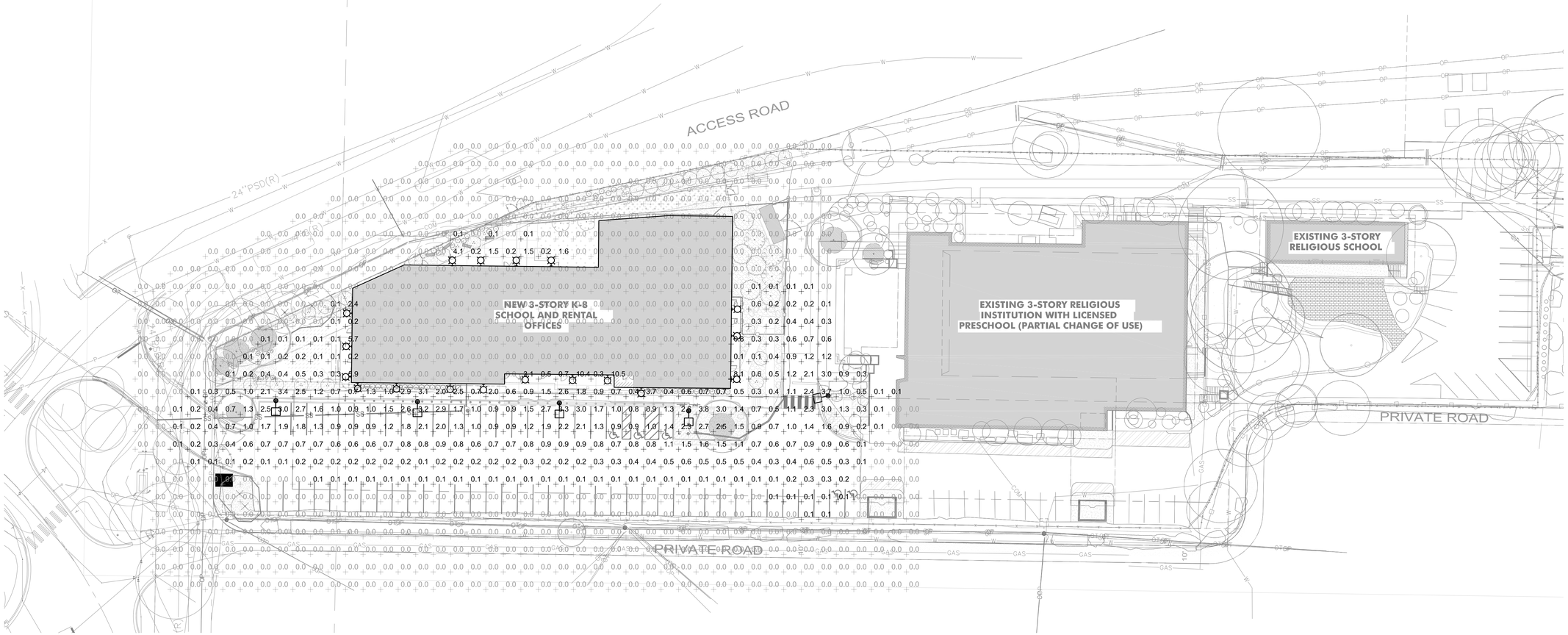
**Travis Fitzmaurice Wartelle Balangue Engineers Inc.**
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tf-wb.com

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

anjali grant design LLC

KEVIN E. WARTELLE
STATE OF WASHINGTON
44109
REGISTERED
PROFESSIONAL ENGINEER




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

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: 23-101

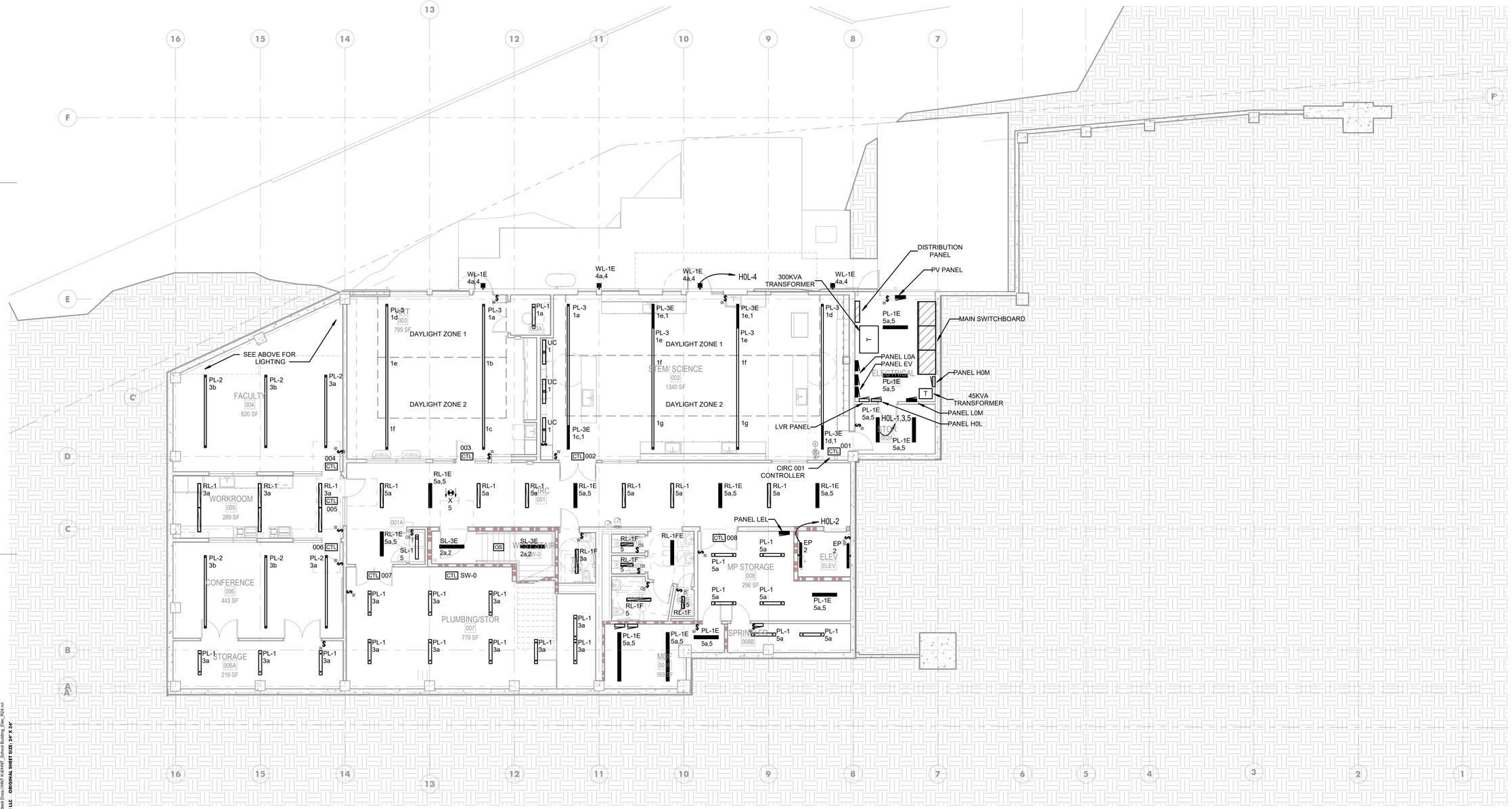
SITE PLAN - LIGHT CALC

E-102

D:\DRAWINGS\23-101\E-102 - Light Calc.dwg
8/25/2025 4:03:07 PM

TFWB ENGINEERS INC
Travis Fitzmaurice Wartelle
Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109
p: 206-285-7228 | info@tf-wb.com

3427 BEACON AVE S
SEATTLE 98144
ANJALI@AGRANTDESIGN.COM
206-512-4209
anjali grant design LLC




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

| NO | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025 DESIGN REVIEW |

PROJECT: 23-101

3700 E MERCER WAY
**BARNABIE POINT PROJECT**

**B01 FLOOR PLAN - LIGHTING**

**E-200**

8/22/2025 4:53:40 PM Autodesk Docs://NXT K-8 NXT_School Building_Elec_R24.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

TFWB ENGINEERS INC

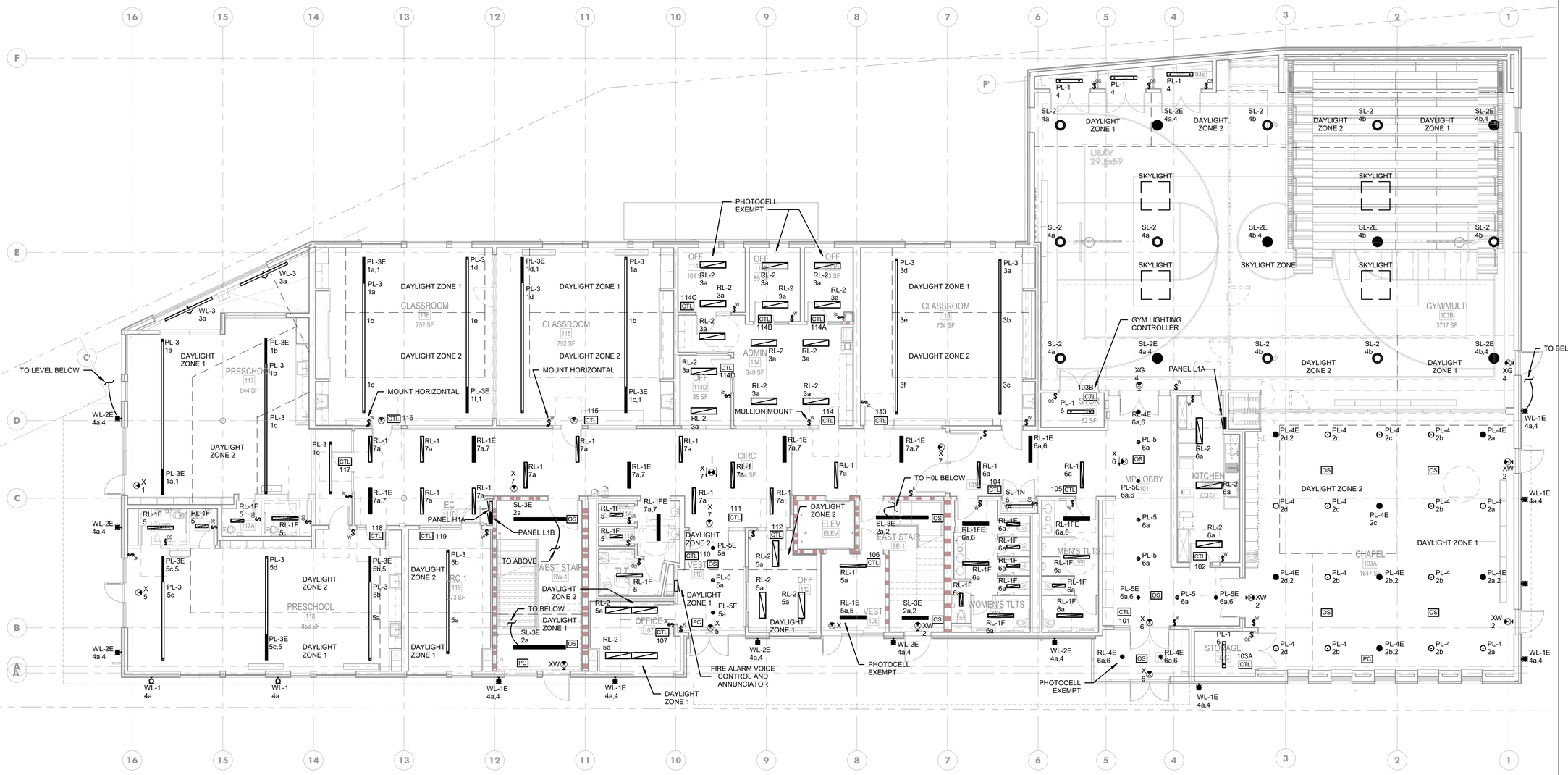
**Travis Fitzmaurice Wartelle**
**Balangue Engineers Inc.**
1200 Westlake Ave. N., #509
Seattle, WA 98109

p: 206-285-7228 | info@tf-wb.com

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

anjali grant design LLC

KEVIN E. WARTELLE — STATE OF WASHINGTON — 14199 — REGISTERED PROFESSIONAL ENGINEER




## 1 LEVEL 01 FLOOR PLAN - LIGHTING

1/8" = 1'-0"

3700 E MERCER WAY
**BARNABIE POINT PROJECT**

| NO | DATE | DESCRIPTION |
|---|---|---|
| | 25 AUGUST 2025 | DESIGN REVIEW |

PROJECT: **23-101**

**LEVEL 01 FLOOR PLAN - LIGHTING**

# E-201

8/22/2025 4:53:42 PM Autodesk Docs://INT F-EHNT_School Building_Elec_R24.rvt
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

TFWB ENGINEERS INC
Travis Fitzmaurice Wartelle
Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109
p: 206-285-7228 | info@tf-wb.com

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

anjali grant design LLC

KEVIN E. WARTELLE
STATE OF WASHINGTON
44109
REGISTERED
PROFESSIONAL ENGINEER

## LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

| TYPE | LAMP | LUMEN OUTPUT | CCT | VOLTAGE | EMBEDDED WIRELESS CONTROLS | CONTROL | MANUFACTURER | DESCRIPTION | LOCATION |
|---|---|---|---|---|---|---|---|---|---|
| EP, EM | LED<br>48 W | 5,000 LUMENS | 3000K | 120 V | NO | SWITCH | COLUMBIA:<br>LXEM-ML40-RA<br>LDPI:<br>LE202-77<br>ILP:<br>WTZ-54WLED<br>CERTOLUX:<br>CRV-48-840K<br>LITHONIA<br>DMW2<br>HE WILLIAMS<br>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<br>32.3W | 6,000 LUMENS | 2700K | 277 V | YES - MOTION AND DAYLIGHT | TIME CLOCK | GARDCO: PUREFORM P15<br>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<br>40 W | 4,500 LUMENS | 3000K | 277 V | YES - MOTION AND DAYLIGHT | 0-10V DIM | COLUMBIA<br>MPS-4-35-MLHE-C-W-ED-U-NXSW-CM-24SCF3-KIT<br><br>LITHONIA<br><br>METALUX<br><br>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<br>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<br>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<br>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<br>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<br>78W | 7,644 LUMENS | 3000K | 277 V | YES-MOTION AND PHOTO | 0-10V DIM | SPI LIGHTING: PAVO 8"<br>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 | |

## LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

| TYPE | LAMP | LUMEN OUTPUT | CCT | VOLTAGE | EMBEDDED WIRELESS CONTROLS | CONTROL | MANUFACTURER | DESCRIPTION | LOCATION |
|---|---|---|---|---|---|---|---|---|---|
| PL-5 | LED<br>10W | 899 LUMENS | 3000K | 277V | YES-MOTION AND PHOTO | 0-10V DIM | SPI LIGHTING: VALLEJO LC 4"<br>SIP12123-L10W-120-277V-3000K-DF_80-XX- | 4" DIAMETER X 6" MEDIUM DISTIBUTION CYLINDER FIXTURE. | |
| PL-5E | | | | | | | | SAME AS PL-5 BUT WITH INTEGRAL EMERGENCY BATTERY PACK | |
| RL-1 | LED<br>6.5 W | 735<br>LUMENS/FT | 3000K | 277 V | YES-MOTION AND PHOTO | 0-10V DIM | ALW: SUPERPLANE 2.5R<br>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 LENGHTS. | 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<br>45W | 4,000 LUMENS | 3000K | 277 V | YES-MOTION AND PHOTO | 0-10V DIM | FOCAL POINT: EQUATION<br>FEQ-14-AC-4000LH-30K-1C-277-LD1 | 1X4 RECESSED ARCHITECTURAL TROFFER | OFFICE |
| RL-3 | LED<br>40W | 3,500 LUMENS | 3000K | 277V | YES-MOTION AND PHOTO | 0-10V DIM | FOCAL POINT: EQUATION<br>FEQ-14-AC-3500LH-30K-1C-277-LD1 | 1X4 RECESSED ARCHITECTURAL TROFFER | OFFICE |
| RL-4 | LED<br>22 W | 2,000 LUMENS | 3000K | 277 V | NO | 0-10V DIM | GOTHAM:EVO4<br>EV04-30/07-AR-MD-LD-277<br><br>PRESCOLITE: LF4<br>LF4SL4LFSL-20L-35K<br><br>EATON: PORTFOLIO LD4B<br>LD4B-20-D010-EU4B-1020-80-35-4LB-W-0-H<br><br>PHILIPS LIGHTOLIER: CALCULITE C4RDL<br>C4R-N-C4L-C4L-20-8-35-W-Z10-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<br>150 + 33 = 183 W | 17,129 + 5096 = 22,225 LUMENS | 3000K | 277 V | YES - MOTION AND DAYLIGHT | 0-10V DIM | 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<br>36W | | 4000K | | YES - MOTION AND DAYLIGHT | SWITCH | TRULYGREEN<br>SL4-4-30-C-SK | SURFACE 4" LIGHT PANEL CONNECTED TO OCC SENSOR. PROVIDE EMERGENCY BATTERY PACK. | |
| SL-4 | LED<br>30W | 3046 LUMENS | 3000K | 277 | YES - MOTION AND DAYLIGHT | 0-10V DIM | LUMINIS<br>HC1610-L4L30-30K-277-DMX-FS-MS | 19" ROUND SURFACE MOUNTED DECORATIVE LED FIXTURE. | HALLWAYS |
| UC | LED<br>6W/FT | 180<br>LUMENS/FT | 3000K | 277V | YES - MOTION | SWITCH | QTRAN: VERS-FLUSH (02)<br>VERS-02-SW-5-35-DRY-DF-P2-CON6-WH-CL2-CC-ST-XX<br><br>LUMINII: KENDO<br><br>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 |

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|
| | | 25 AUGUST 2025<br>DESIGN REVIEW |

PROJECT: 23-101

LIGHT FIXTURE SCHEDULE

E-700

O:\JOBS\PAT K-8 23-101\E-700.dwg
25AUG25 2:51 PM

TFWB ENGINEERS INC
Travis Fitzmaurice Wartelle
Balangue Engineers Inc.
1200 Westlake Ave. N., #509
Seattle, WA 98109
p: 206-285-7228 | info@tf-wb.com

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

anjali grant design LLC

## LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

| TYPE | LAMP | LUMEN OUTPUT | CCT | VOLTAGE | EMBEDDED WIRELESS CONTROLS | CONTROL | MANUFACTURER | DESCRIPTION | LOCATION |
|---|---|---|---|---|---|---|---|---|---|
| WL-1 | LED<br>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<br>17 W + 30 W | 2,511 LUMENS DOWN + 2,200 LUMENS UP | 3000K | 277V | NO | TIME CLOCK | LUMINIS: LED WALL SCONCE SYP602-L1LK2A-FLD-UL1K2A-UFLD-27K-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 |
| X | LED<br>2.1 W | | | 277 V | | | DUAL LITE:<br>SE-G-I<br><br>MCPHILBEN:<br>ER55L<br><br>CHLORIDE:<br>CE-11300-55L3G<br><br>SURE-LITES:<br>CAX-7<br><br>BEGHELLI:<br>FME | CEILING DIE CAST LED EXIT SIGN WITH BATTERIES WITH SELF DIAGNOSTICS, BATTERY BACKUP AND ALL MOUNTING ACCESSORIES. PROVIDE ARROWS AND FACES AS SHOWN ON DRAWINGS. PROVIDE WHITE BODY WITH GREEN LETTERS AND UNIFORM LENS OVER LED. | SEE PLANS |
| XE | LED | | | 277 V | | | BEGHELLI:<br>FRM-C | CEILING/WALL DIE CAST LED EXIT SIGN WITH EMERGENCY HEAD UNITS. PROVIDE BATTERIES, SELF DIAGNOSTICS AND ALL MOUNTING ACCESSORIES. PROVIDE ARROWS AND FACES AS SHOWN ON DRAWINGS. PROVIDE WHITE BODY WITH GREEN LETTERS AND UNIFORM LENS OVER LED. | |
| X-1 | | | | 277 V | | | BEGHELLI:<br>XMR<br><br>DUAL-LITE:<br>LZ15-I<br><br>CHLORIDE:<br>CA<br><br>EVENLITE:<br>TEBL2W-SD | LOW PROFILE BATTERY HEAD UNIT WITH SELF DIAGNOSTICS. | SEE PLANS |
| XW | | | | | | | SAME AS X EXCEPT WALL MOUNT | | SEE PLANS |

ALL COLORS, FINISHES, ETC ARE BY ARCHITECT.
MOUNTING HEIGHTS PER ARCHITECTURAL ELEVATIONS.
ALL FIXTURES WITH "E" DESIGNATION SHALL HAVE AN INTEGRAL EMERGENCY BATTERY PACK.

KEVIN E. WARTELLE — STATE OF WASHINGTON — 44109 — REGISTERED PROFESSIONAL ENGINEER

3700 E MERCER WAY
BARNABIE POINT PROJECT

| NO. | DATE | DESCRIPTION |
|---|---|---|

25 AUGUST 2025
DESIGN REVIEW

PROJECT: 23-101

LIGHT FIXTURE SCHEDULE

E-701

D:\GADrive\R Ltd. 23-101\E-701.dwg
8/25/2025 4:10 PM