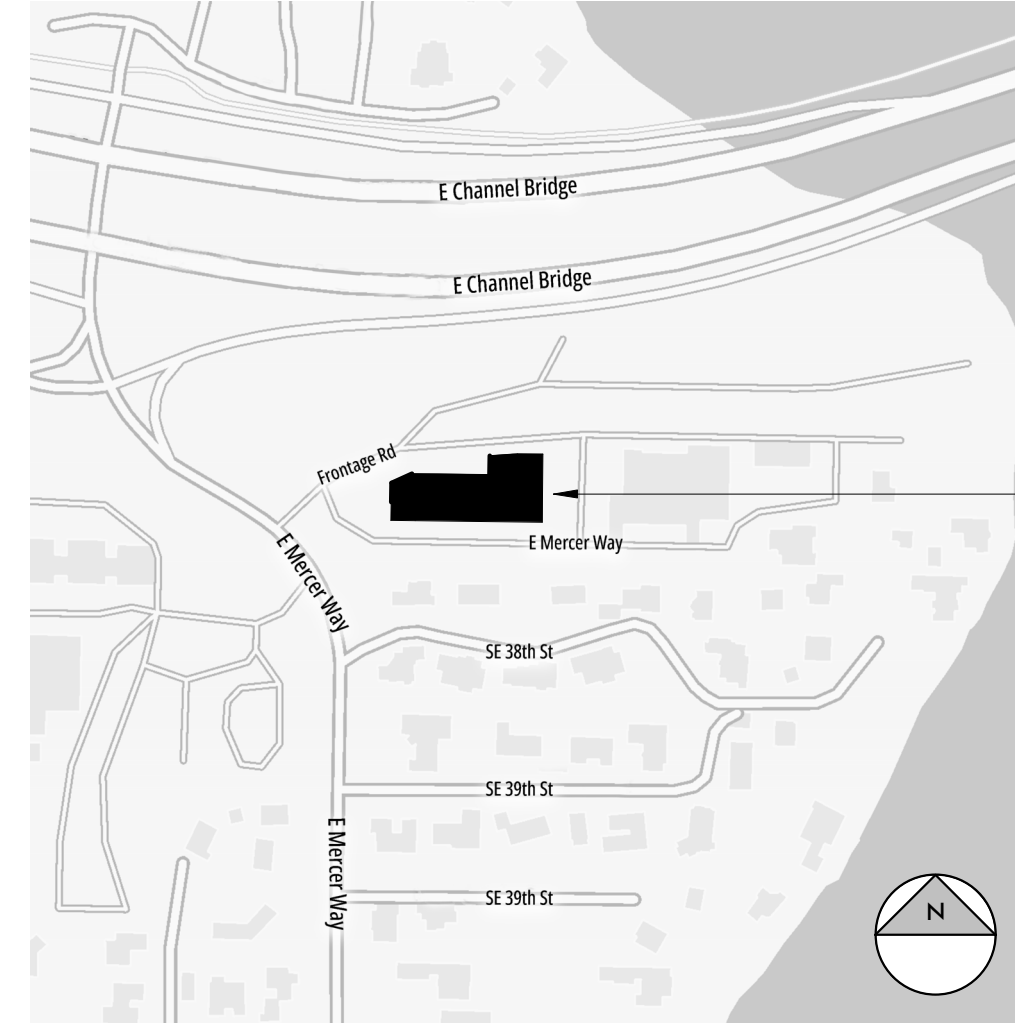


VICINITY MAP



PROJECT SITE

DESIGN TEAM

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

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

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

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

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

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

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

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

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

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

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

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

anjali grant design LLC

PROJECT DESCRIPTION (CUP)

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

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

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

PROJECT DATA

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

**FILE NUMBER**  
 CUP24-001

**OWNER**  
 HERZL-NER-TAMID CONSERVATIVE CONGREGATION

**ADDRESS**  
 3700 E MERCER WAY  
 MERCER ISLAND, WA 98040

**ZONING DESIGNATION**  
 B, R-9.6

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

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

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

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

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

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

L-101	TREE PROTECTION PLAN - WEST
L-102	TREE PROTECTION PLAN - EAST
L-103	TREE INVENTORY & REPLACEMENT
L-104	TREE REPLACEMENT
L-201	LANDSCAPE MATERIALS & LAYOUT
L-202	LANDSCAPE MATERIALS & LAYOUT
L-301	PLANTING PLAN
L-302	PLANTING PLAN
L-302.1	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
A-353	TRASH ENCLOSURE & MECHANICAL SCREEN

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: 50

NO. DATE DESCRIPTION

10 OCTOBER 2025  
 DESIGN REVIEW

PROJECT:

DESIGN REVIEW PLANSET -  
 SHEET INDEX, GENERAL  
 NOTES

A-000

3700 E MERCER WAY  
 BARNABIE POINT PROJECT

**NOT FOR CONSTRUCTION**

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**

NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW

PROJECT:

HEIGHT DIAGRAMS

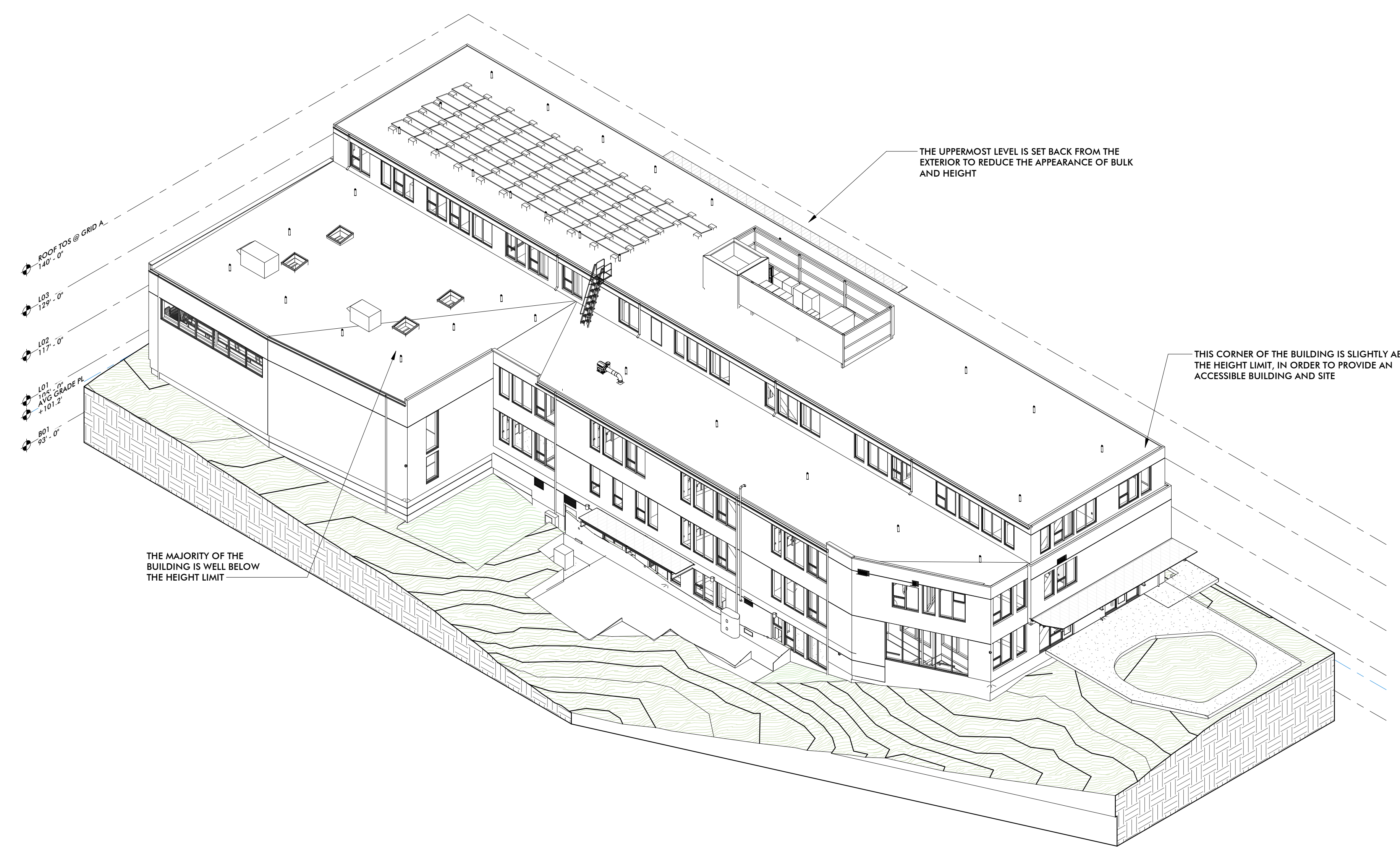
**A-003**

ORIENTATION	FAÇADE 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
NORTH	29	LF	29.6	31.9	30.75	FT	0.05
NORTH	12.8	LF		31.9	FT	0.02	0.7
NORTH	14.7	LF	33.2	35.9	34.55	FT	0.02
NORTH	8.7	LF	34.4	36	35.2	FT	0.01
NORTH	69.3	LF		36	FT	0.11	4.1
NORTH	11.3	LF	36	33.6	34.8	FT	0.02
NORTH	7.8	LF	35.1	33.7	34.4	FT	0.01
NORTHWEST	24.3	LF	33.5	30.5	32	FT	0.04
NORTHWEST	8	LF		30.5	FT	0.01	0.4
WEST	26.5	LF	33.5	31	32.25	FT	0.04
WEST	12.4	LF	29.7	28.6	29.15	FT	0.02
WEST	2.9	LF	38.2	37.9	38.05	FT	0
WEST	31	LF	35.3	35.9	35.6	FT	0.05
WEST	1	LF		26.2	FT	0	0
WEST	7.5	LF	35.9	36.6	36.25	FT	0.01
EAST	41.4	LF	36	35.2	35.6	FT	0.07
EAST	9.2	LF		25.7	FT	0.01	0.4
EAST	46.8	LF	25.7	29.4	27.55	FT	0.08
SOUTH	64.2	LF	36.5	36	36.25	FT	0.1
SOUTH	152.2	LF		36	FT	0.25	8.9
	614.5	LF					33.8
							FT
							HEIGHT AS A WEIGHTED AVERAGE

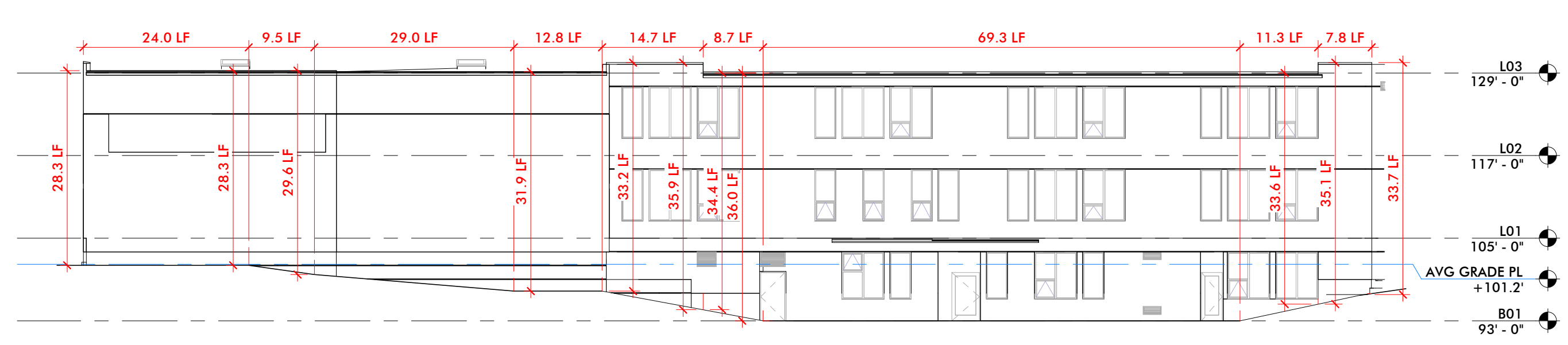
19.04.050 D. BUILDING HEIGHT LIMIT. MAXIMUM ALLOWABLE BUILDING HEIGHT SHALL BE THE LESSER OF (1) THREE STORIES OR (2) 36 FEET, CALCULATED USING THE METHOD DESCRIBED IN MICC 19.11.030(A)(3).

19.11.030 (A)(3) CALCULATION OF BUILDING HEIGHT

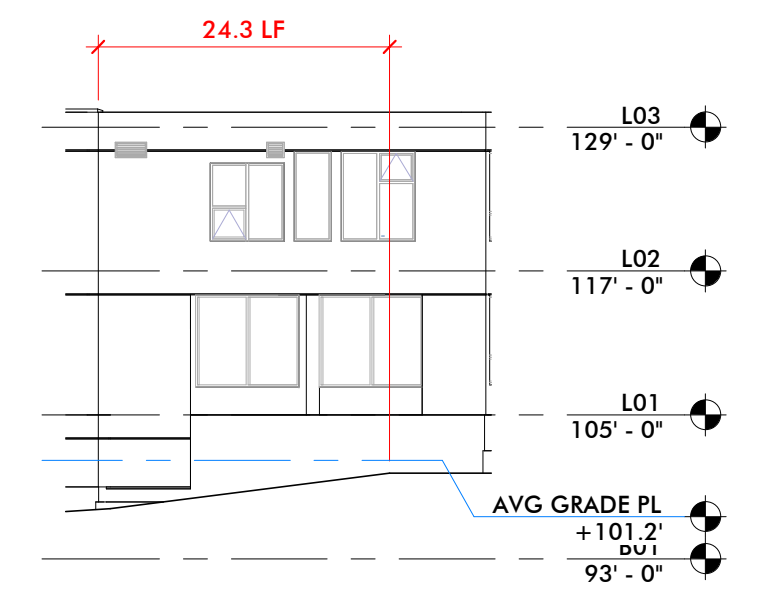
- A. THE INTENT OF THE BUILDING HEIGHT CALCULATION IN THIS SECTION IS TO LIMIT THE VISUAL MASS OF A BUILDING SO THAT IT DOES NOT APPEAR TO EXCEED THE MAXIMUM HEIGHT LIMIT IN SUBSECTION (A)(1) OF THIS SECTION.
  - B. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IN SUBSECTION (A)(1) OF THIS SECTION SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF A BUILDING FAÇADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES. THE BASE OF THE BUILDING FAÇADE SHALL BE MEASURED FROM THE ADJACENT PUBLIC SIDEWALK IF APPLICABLE, OR FROM THE LOWER OF EXISTING OR FINISHED GRADE ALONG BUILDING FAÇADES THAT ARE NOT ADJACENT TO A PUBLIC SIDEWALK. SEE FIGURE 4.
  - C. IF THE BASES OF THE OPPOSITE BUILDING FAÇADES ARE NOT AT APPROXIMATELY THE SAME ELEVATION, THEN THE BUILDING MUST BE CONFIGURED TO GO DOWN IN HEIGHT AS BETWEEN THE HIGHER AND LOWER FAÇADES IN A MANNER SIMILAR TO FIGURE 4 OR IN AN EQUIVALENT MANNER SUCH THAT THE AVERAGE OF THE BUILDING HEIGHTS CALCULATED BETWEEN THE FAÇADES IS APPROXIMATELY EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED BUILDING HEIGHT.
- 19.11.030 (A)(5) ... IF NECESSARY, ROOFTOP APPURTENANCES MAY EXTEND UP TO TEN FEET ABOVE THE MAXIMUM BUILDING HEIGHT ALLOWED, PROVIDED THERE IS A FUNCTIONAL NEED FOR THE APPURTENANCE AND THAT FUNCTIONAL NEED CANNOT BE MET WITH AN APPURTENANCE OF A LESSER HEIGHT.



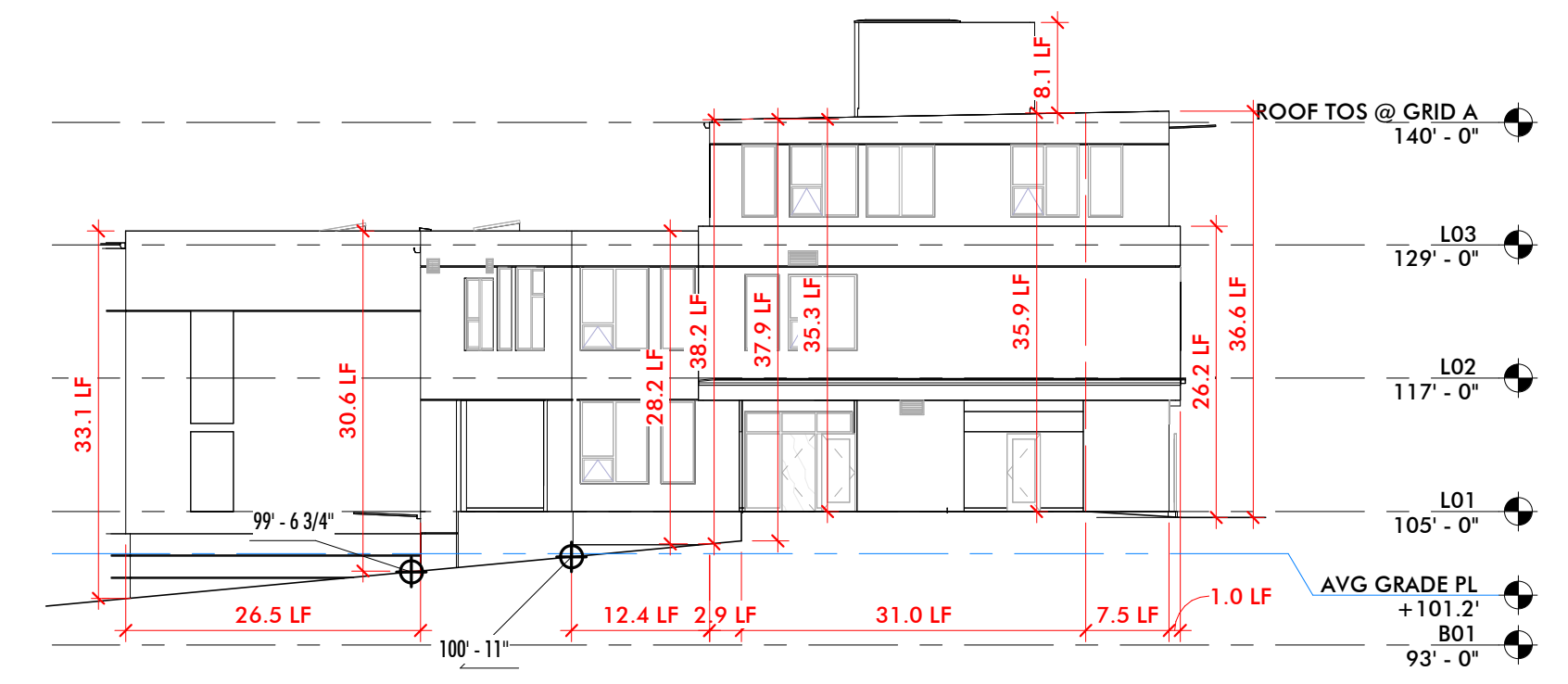
**6 HEIGHT DIAGRAM**



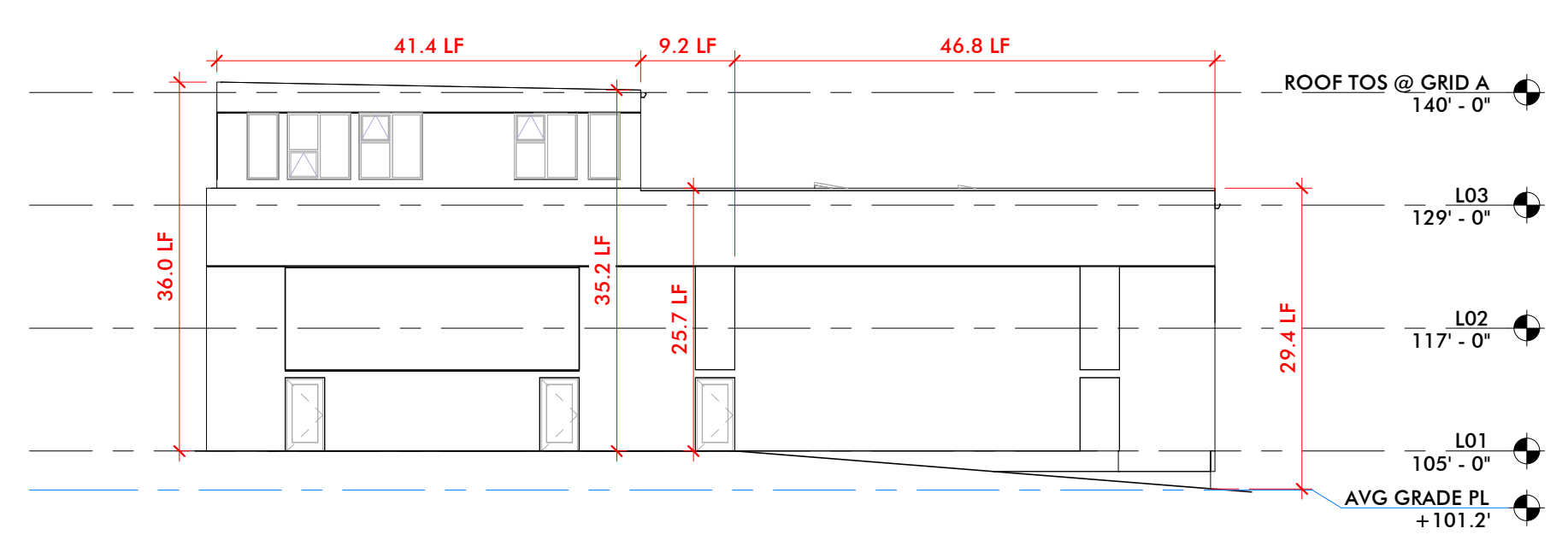
**5 NORTH ELEVATION HEIGHT DIAGRAM**  
1/16" = 1'-0"



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



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



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



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

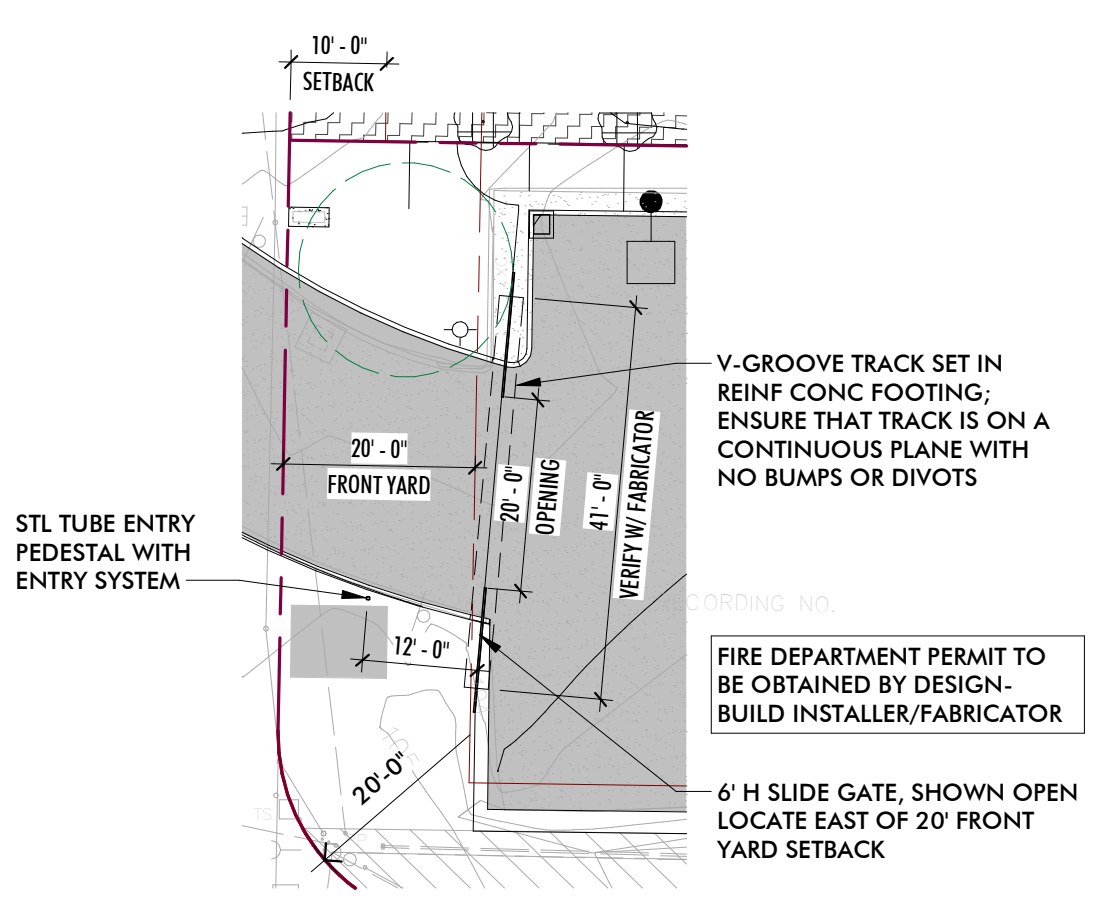


NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW

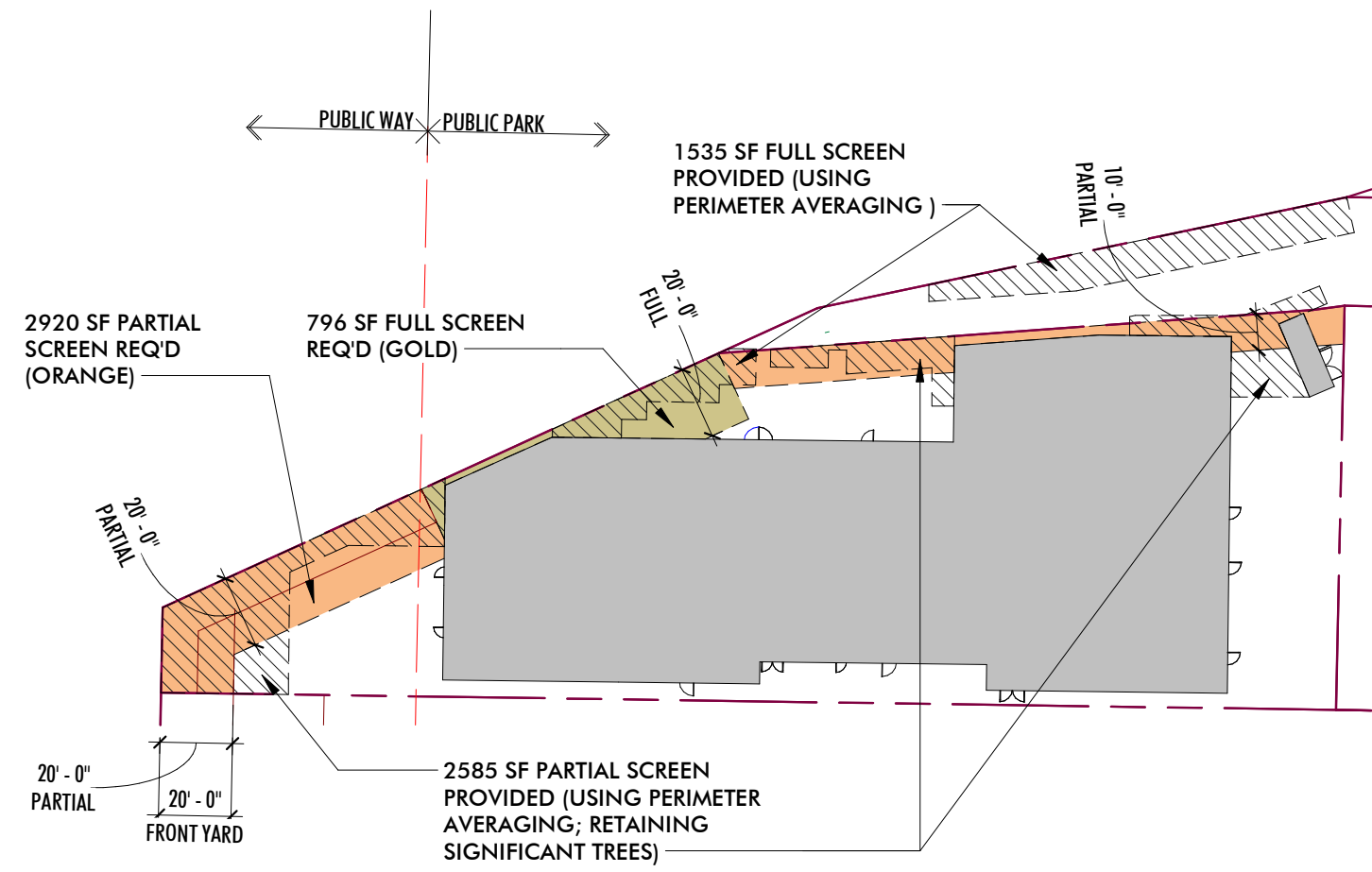
PROJECT: \_\_\_\_\_

SITE PLAN ENLARGED-WEST

**A-011**



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

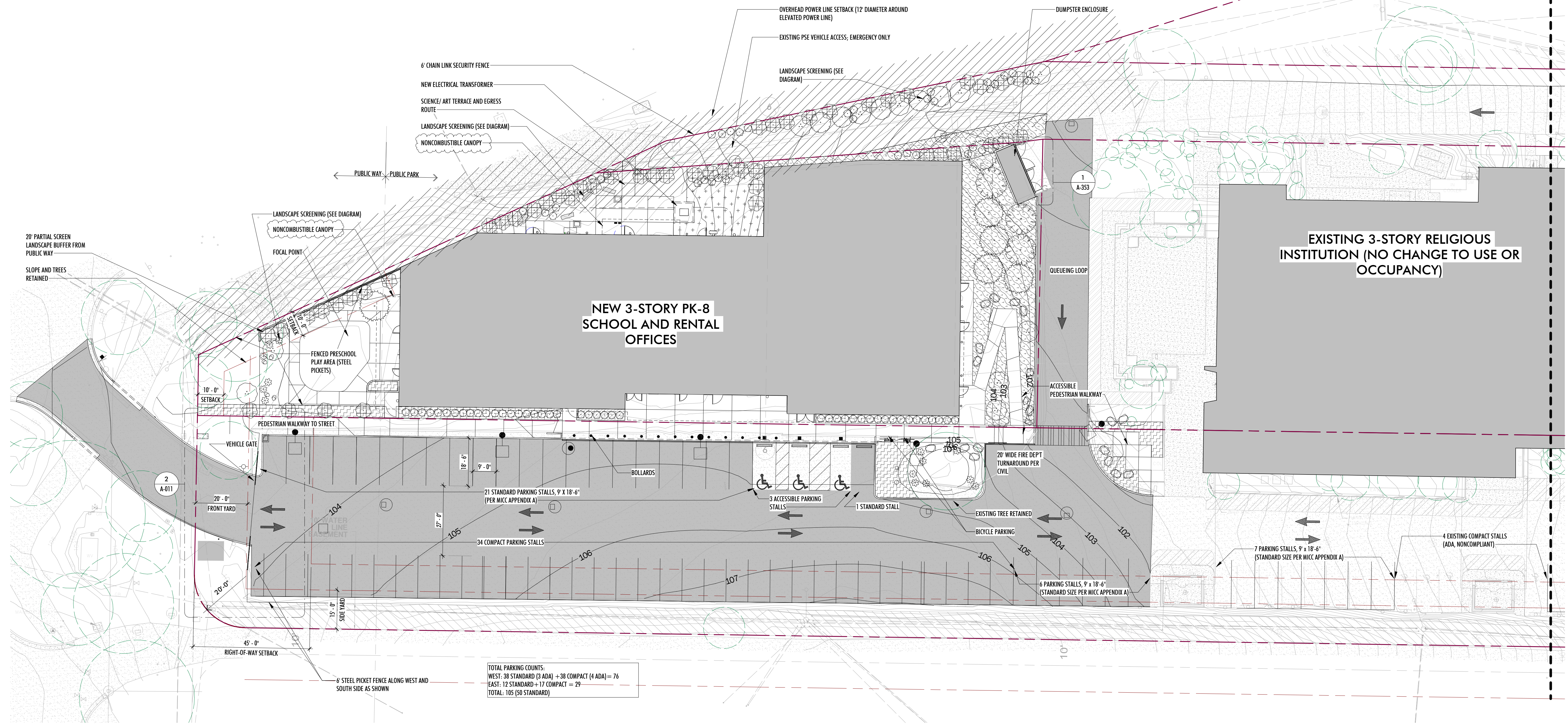


**3 LANDSCAPE SCREENING DIAGRAM**  
1" = 50'-0"

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.

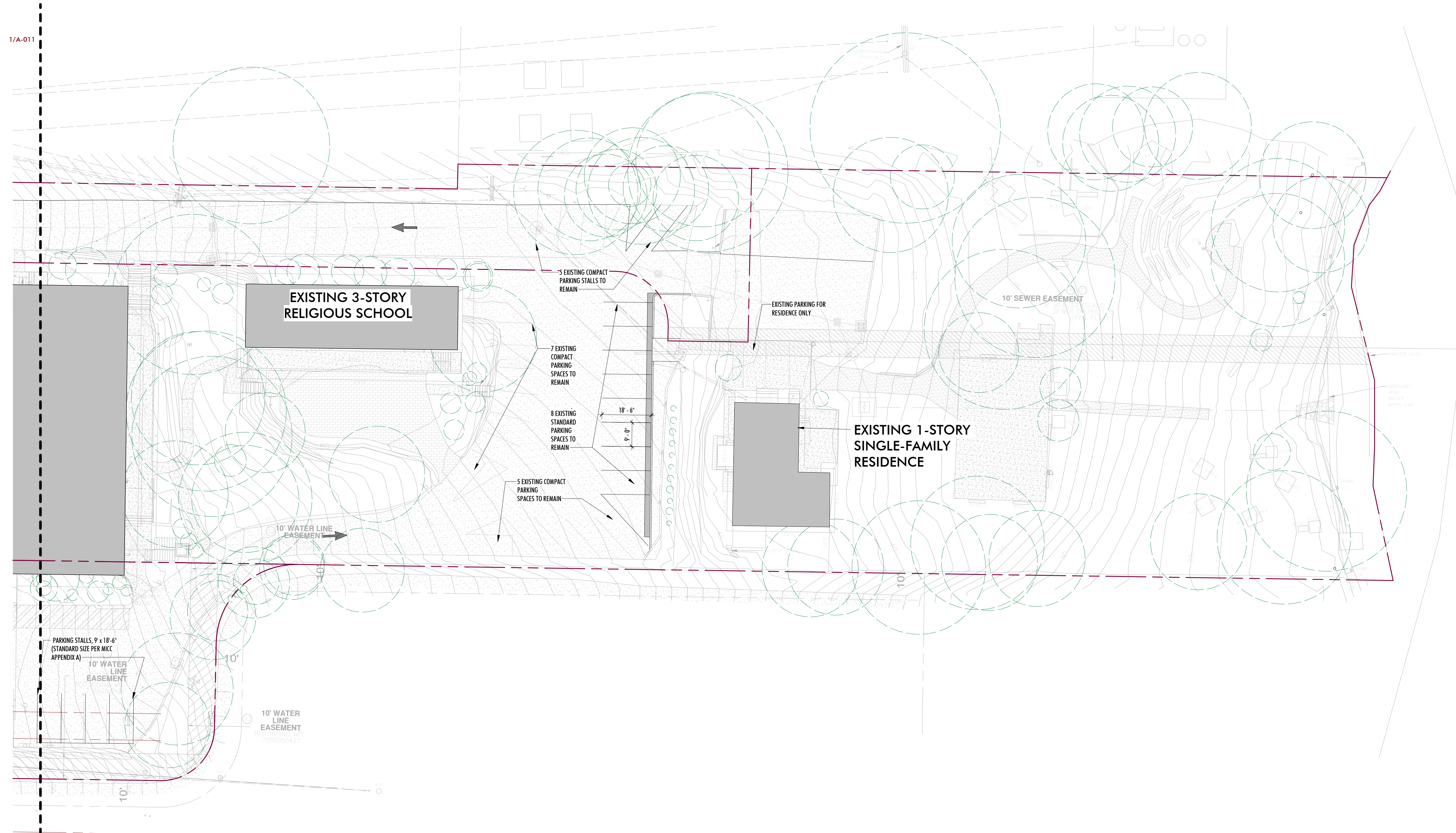
B.7.A. PERIMETER SCREEN TYPES AND WIDTHS BY USE AND LOCATION  
INSTITUTIONAL USE ADJACENT TO PUBLIC WAY: 20 FEET PARTIAL  
INSTITUTIONAL USE ADJACENT TO PUBLIC PARK: 20 FEET FULL  
INSTITUTIONAL USE ADJACENT TO INSTITUTIONAL USE/UTILITY: 10 FEET PARTIAL

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.



TOTAL PARKING COUNTS:  
WEST: 38 STANDARD (3 ADA) + 38 COMPACT (4 ADA) = 76  
EAST: 12 STANDARD + 17 COMPACT = 29  
TOTAL: 105 (50 STANDARD)

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



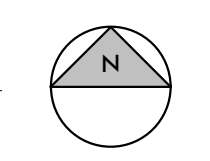
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: \_\_\_\_\_

SITE PLAN ENLARGED-EAST

**A-012**

**1** SITE PLAN-ENLARGED EAST  
1" = 20'-0"



10/10/2025 10:08:14 AM 01/10/2025 10:08:14 AM 01/10/2025 10:08:14 AM  
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		XXXX

EXISTING SITE &  
CONTEXT

LU-1





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



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



view northeast from parking lot (south edge of site)



view east from East Mercer Way



view east from pedestrian path on East Mercer Way

NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

EXISTING SITE &  
CONTEXT

LU-2



similar view with trees in full leaf

NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

VIEW FROM EAST  
MERCER WAY

LU-3



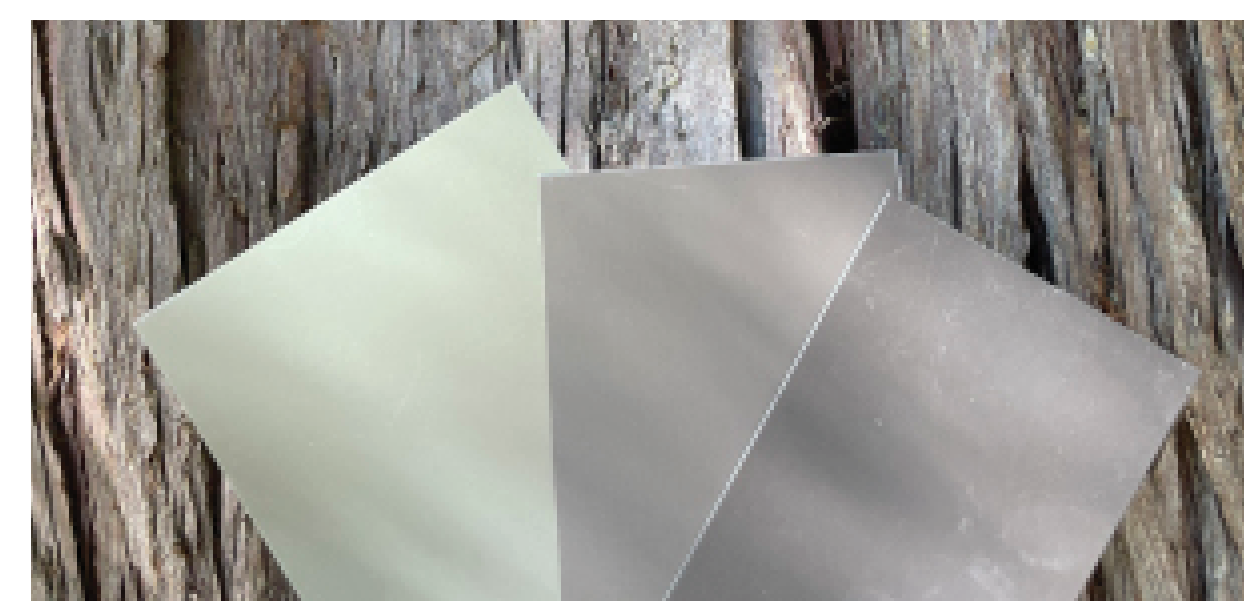
NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		

VIEW NORTHEAST  
FROM PARKING  
LOT

LU-4



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



NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

VIEW SOUTHEAST  
FROM BOAT  
LAUNCH ROAD

LU-5

NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		

MATERIAL BOARD

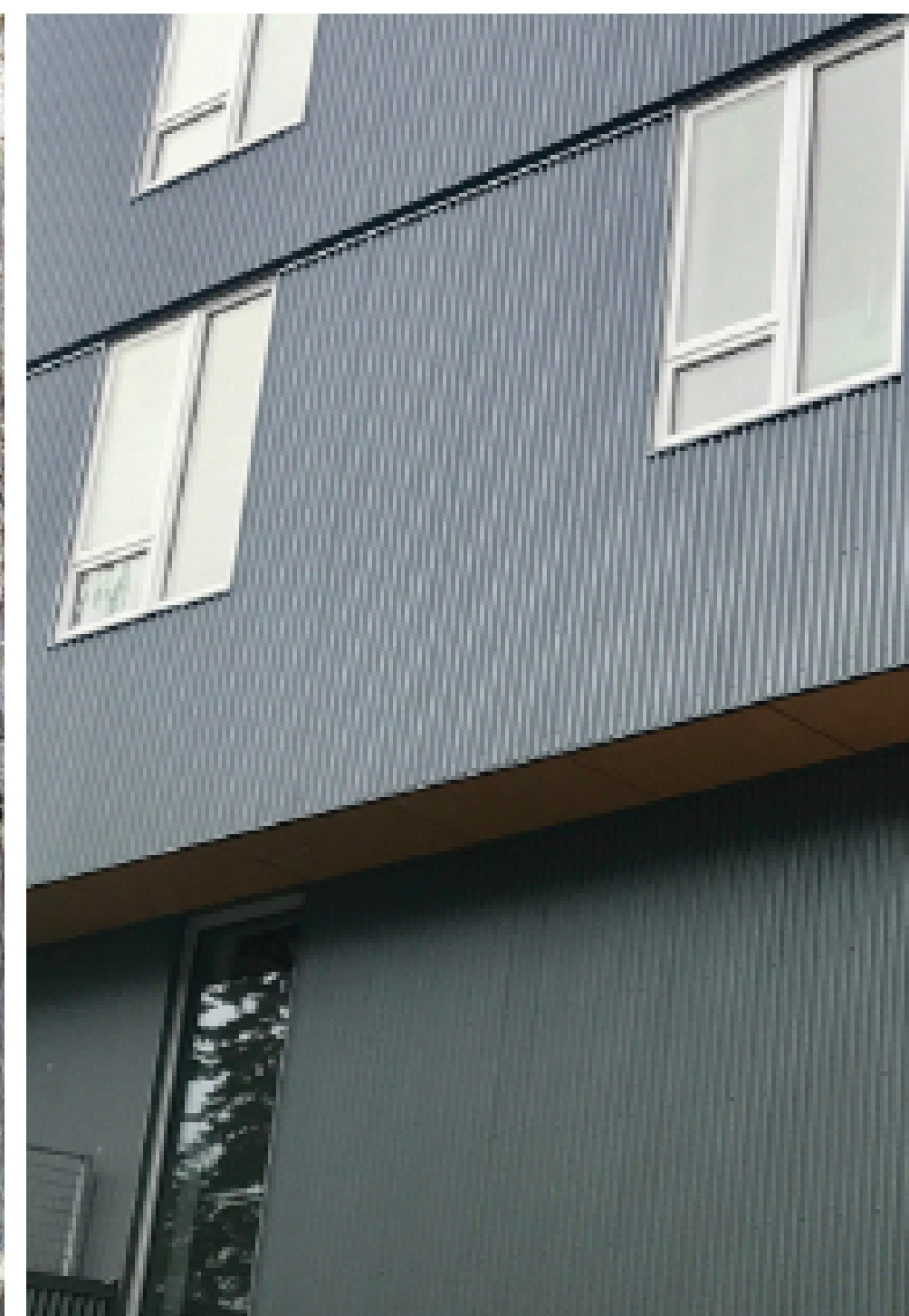
LU-6



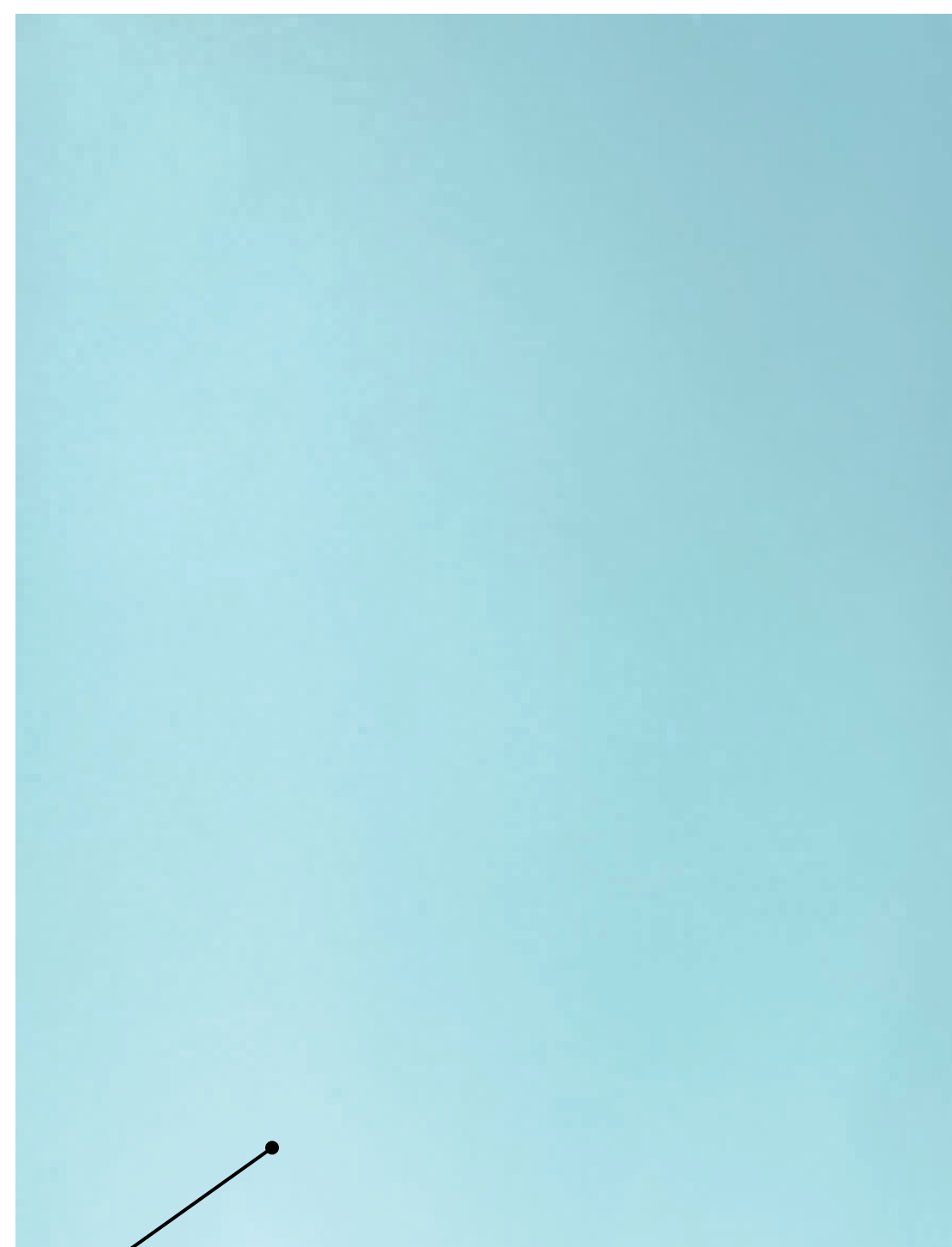
Standing seam metal siding  
Antique Patina, Cool Dark Bronze



Nu-wave corrugated siding  
Cool Midnight Bronze



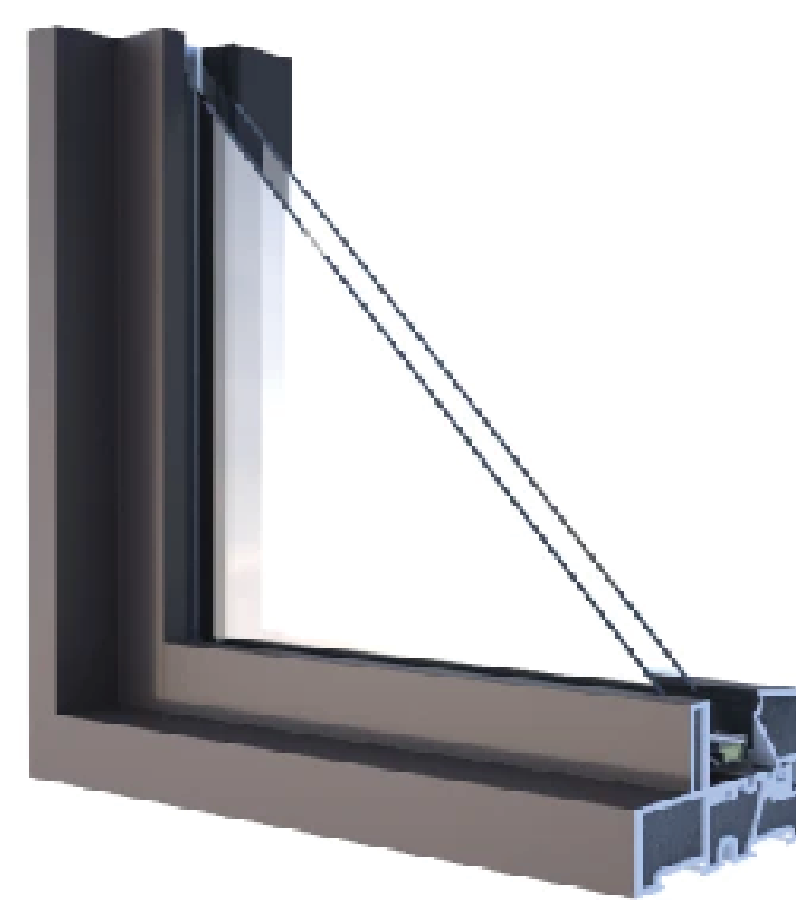
Fiber cement panel  
Paint - SW 0020 Peacock Plume



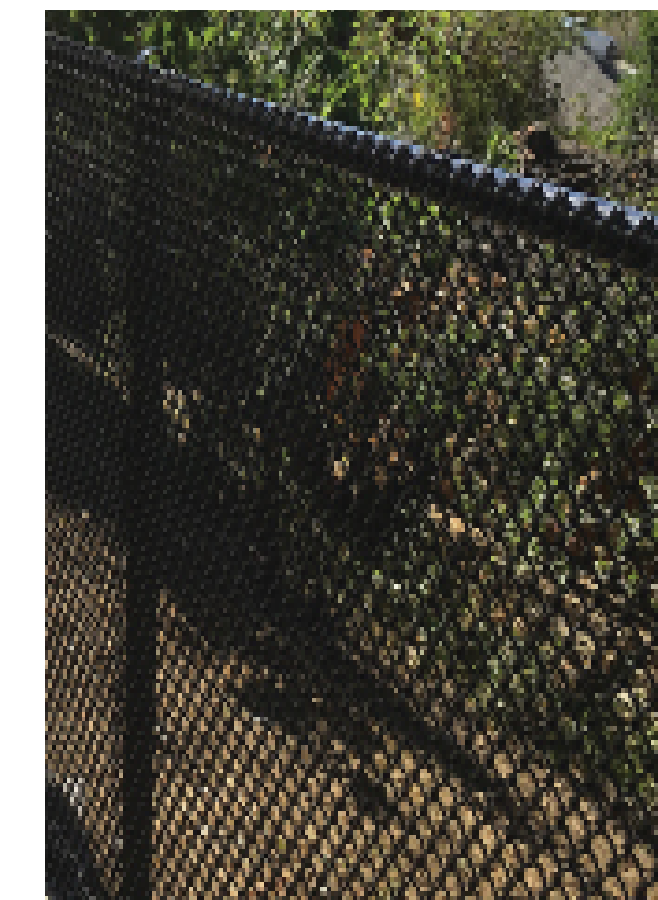
Sculptural signage



Wallguard - Concrete faced  
insulated perimeter wall.



Dark-toned window



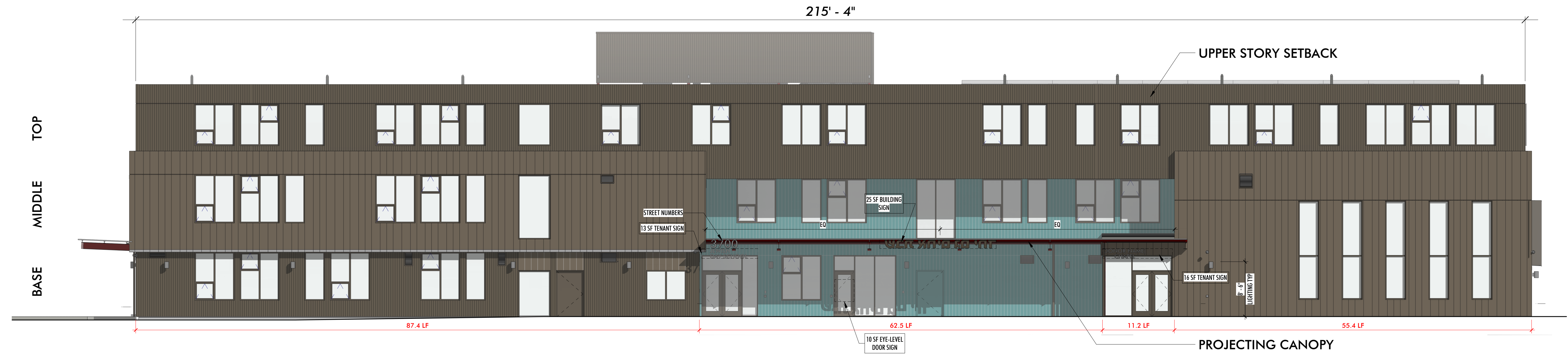
1" Coated chain link fence

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

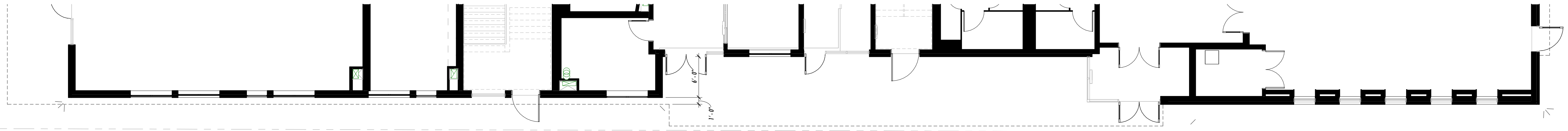
PROJECT:

EXTERIOR ELEVATIONS

**LU-7**



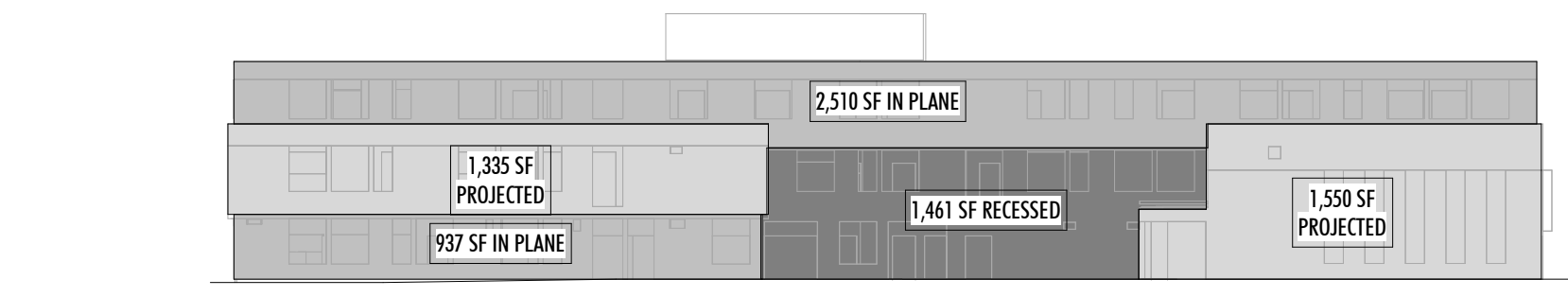
**6 SOUTH ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)**  
1/8" = 1'-0"



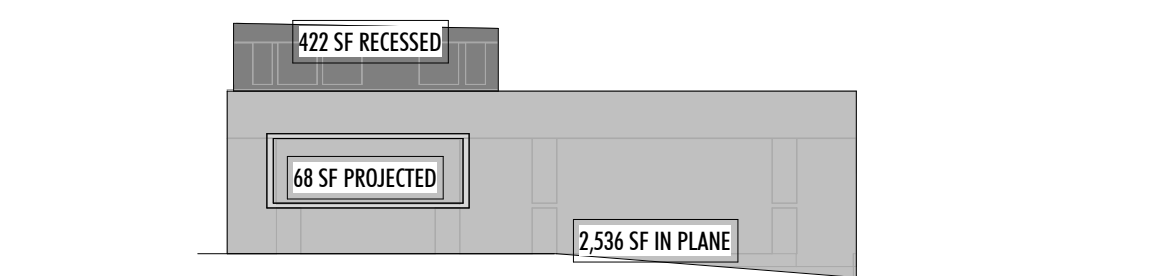
**5 MODULATION DIAGRAM - SOUTH FACADE**  
1/8" = 1'-0"

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

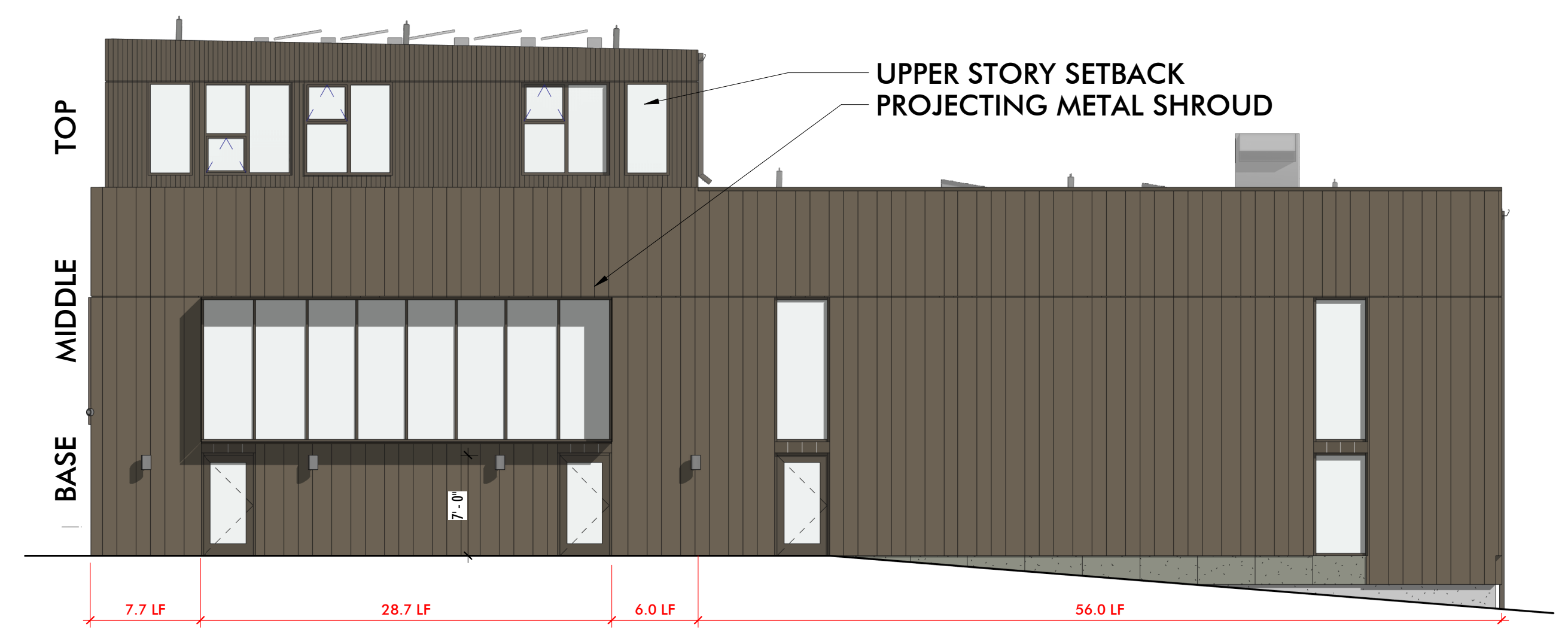
- RECESSED
- IN PLANE
- PROJECTED



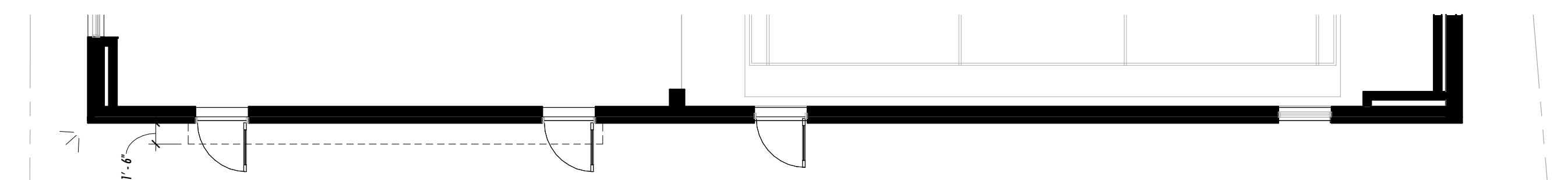
**4 SOUTH ELEVATION MODULATION DIAGRAM**  
1" = 30'-0"



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



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

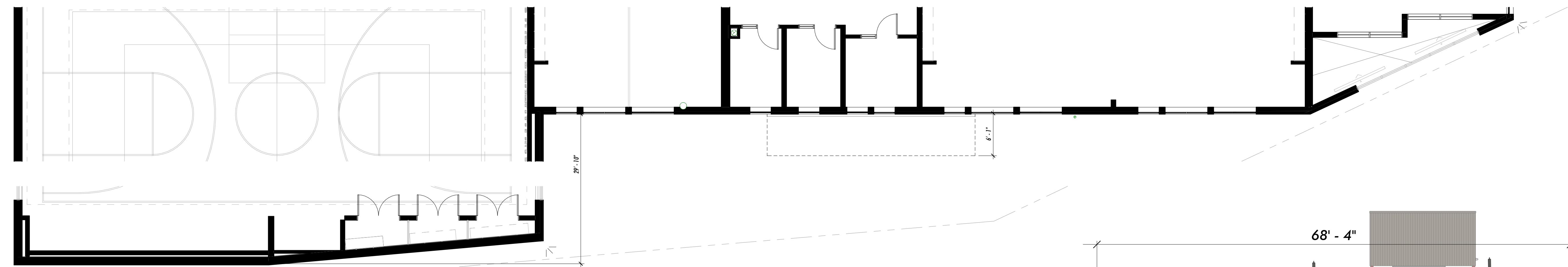


**1 MODULATION DIAGRAM - EAST FACADE**  
1/8" = 1'-0"

PROJECTING CANOPY



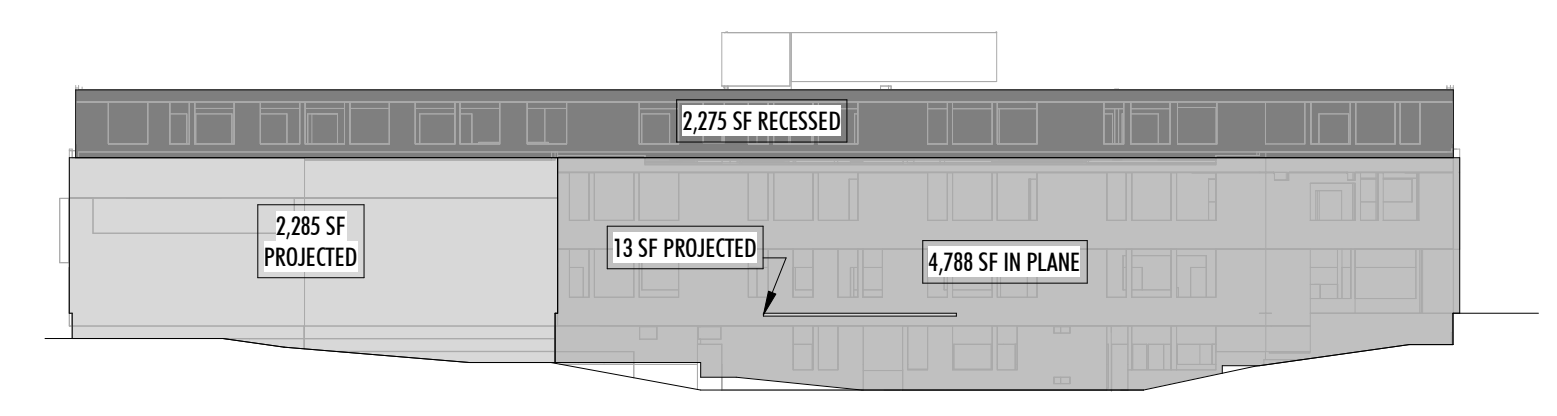
6 NORTH ELEVATION (PARTIALLY VISIBLE FROM THE PUBLIC WAY)  
1/8" = 1'-0"



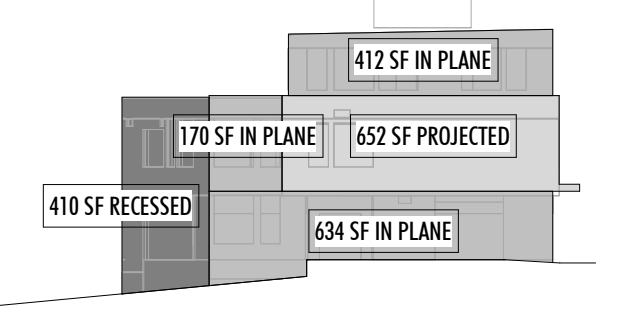
5 MODULATION DIAGRAM - NORTH FACADE  
1/8" = 1'-0"

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

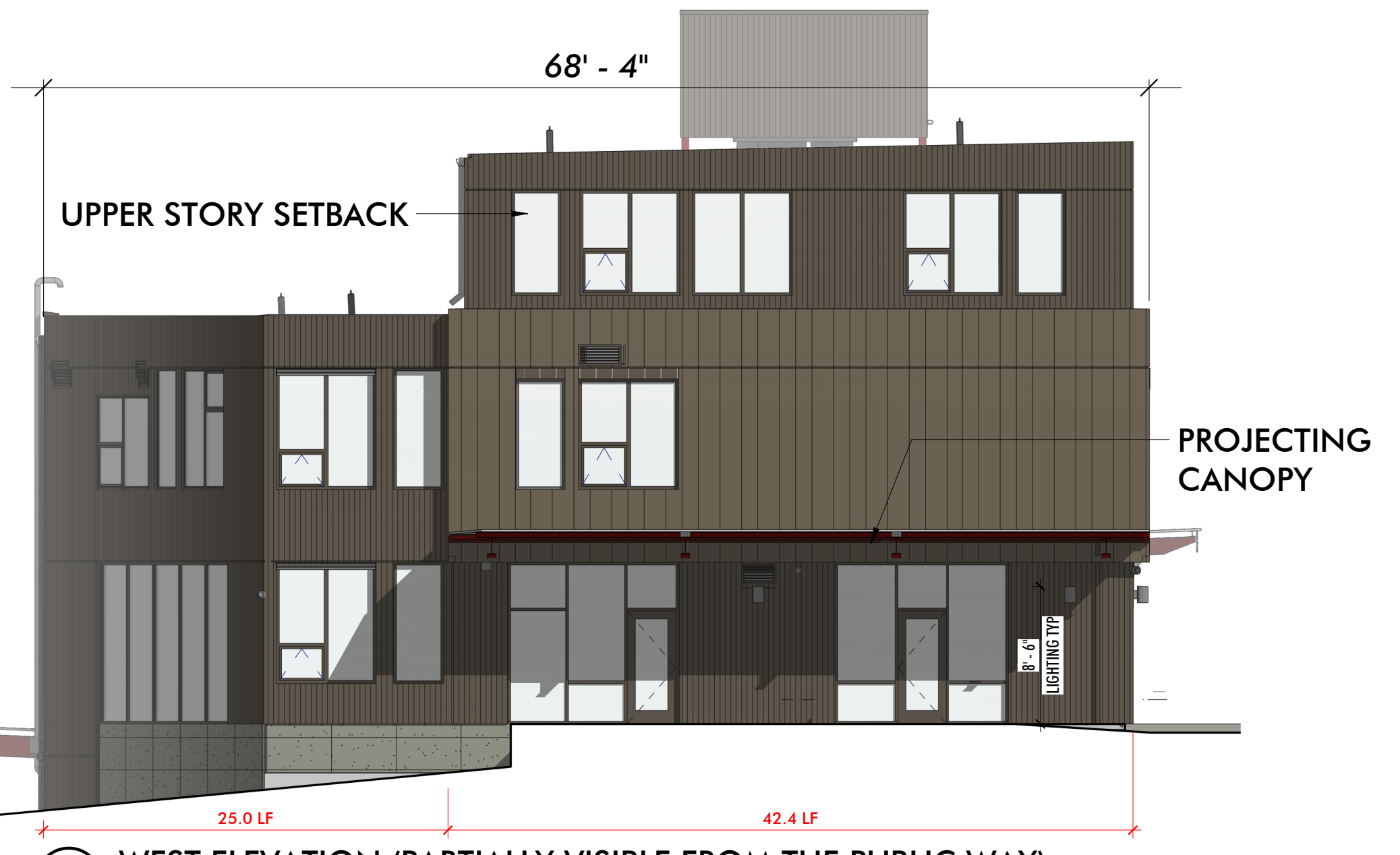
RECESSED  
IN PLANE  
PROJECTED



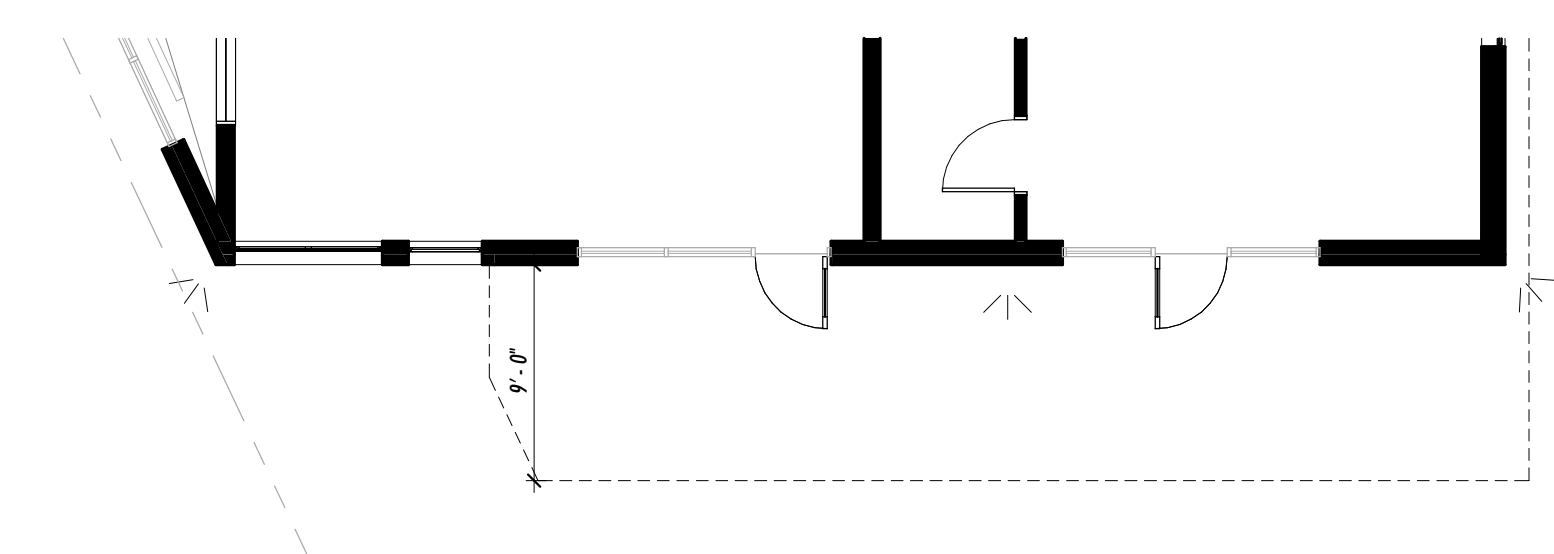
4 NORTH ELEVATION MODULATION DIAGRAM  
1" = 30'-0"



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"

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

EXTERIOR ELEVATIONS

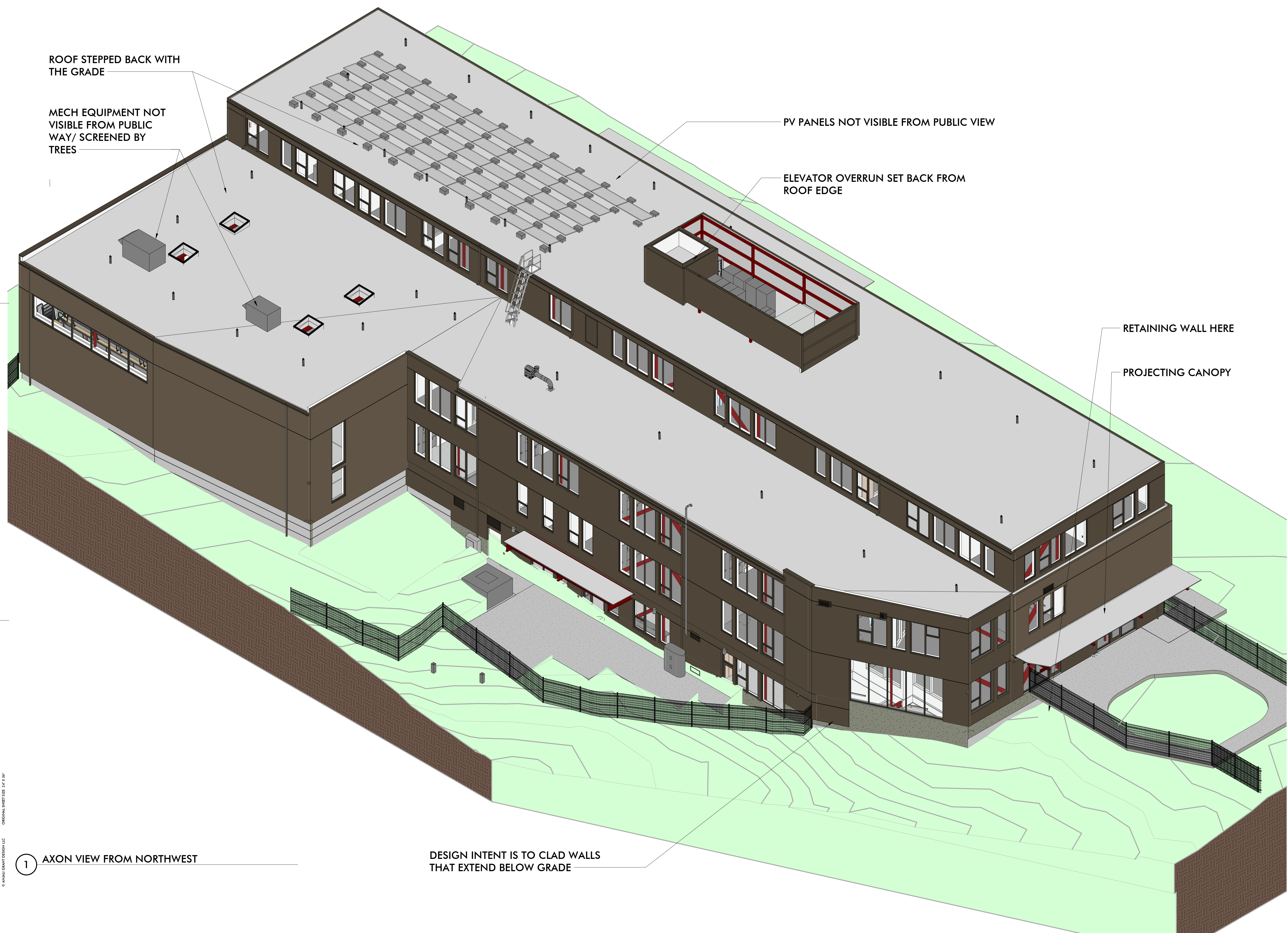
**NOT FOR  
CONSTRUCTION**

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		

AXON VIEW

**LU-10**



ROOF STEPPED BACK WITH THE GRADE

MECH EQUIPMENT NOT VISIBLE FROM PUBLIC WAY/ SCREENED BY TREES

PV PANELS NOT VISIBLE FROM PUBLIC VIEW

ELEVATOR OVERRUN SET BACK FROM ROOF EDGE

RETAINING WALL HERE

PROJECTING CANOPY

DESIGN INTENT IS TO CLAD WALLS THAT EXTEND BELOW GRADE

1 AXON VIEW FROM NORTHWEST

10/20/25 4:06:36 PM C:\Users\anjali\Documents\Barnabie Point LU-10.dwg ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 24" X 36"

NOT FOR  
CONSTRUCTION

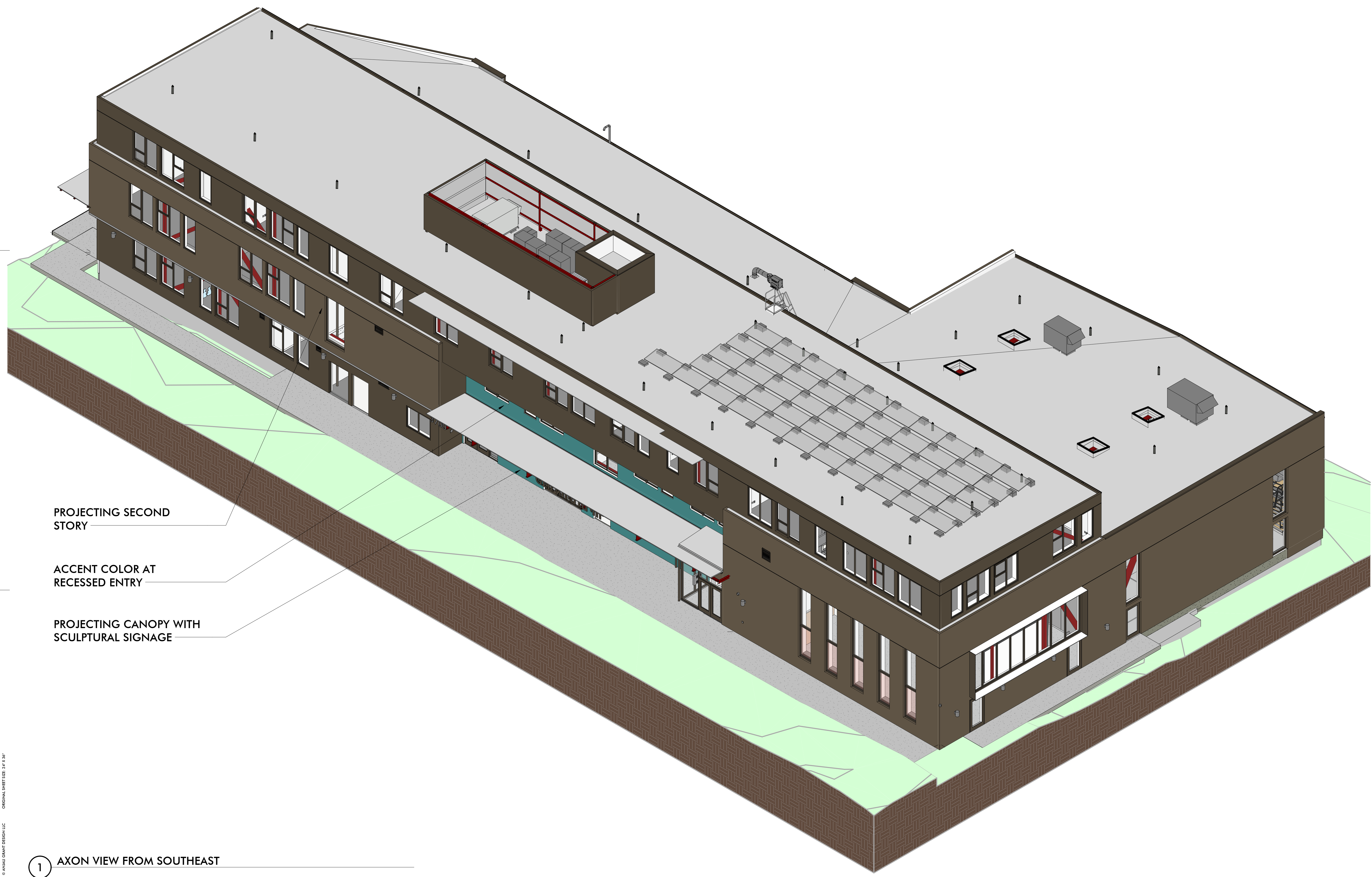
3700 E MERCER WAY  
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

AXON VIEW

LU-11



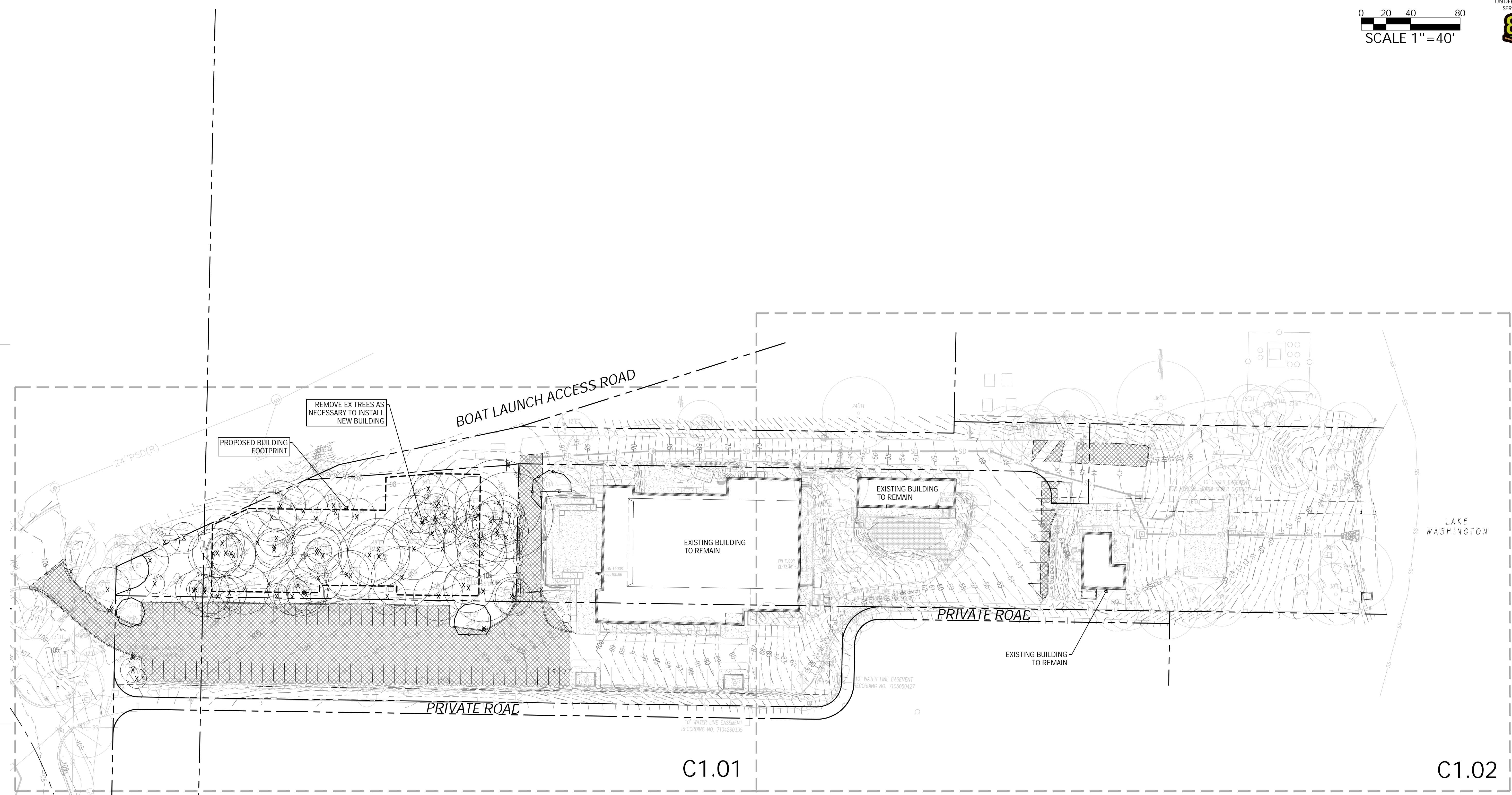
PROJECTING SECOND  
STORY

ACCENT COLOR AT  
RECESSED ENTRY

PROJECTING CANOPY WITH  
SCULPTURAL SIGNAGE

1 AXON VIEW FROM SOUTHEAST





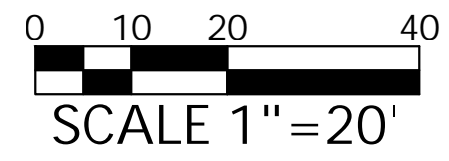
3700 EAST MERCER WAY  
**BARNABIE POINT PROJECT**

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		OVERALL DEMO PLAN

C1.00

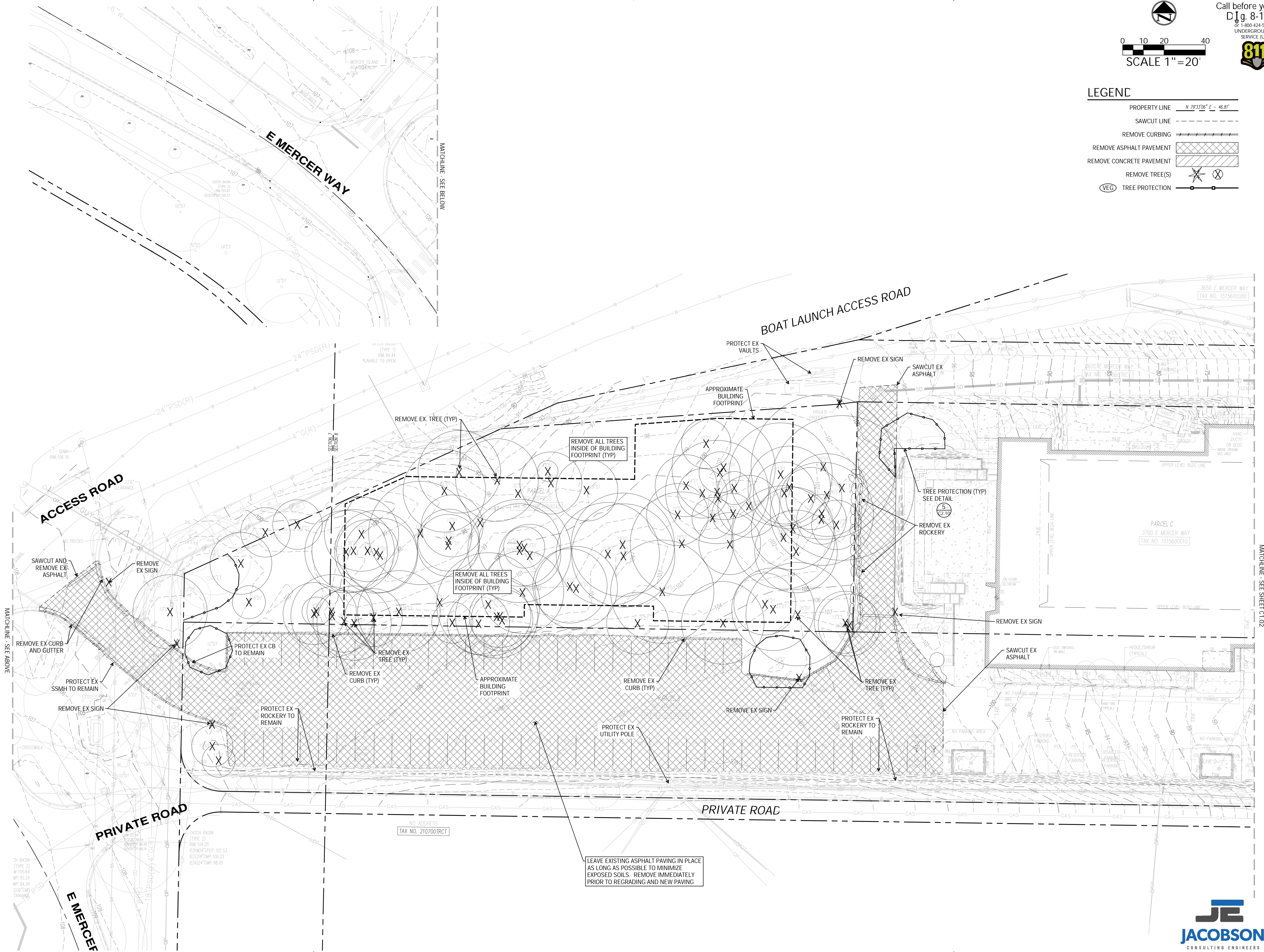
1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BPT\_Demo\BPT\_Demo\BPT\_Demo.dwg ORIGINAL SHEET SIZE: 22" x 34"  
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**LEGEND**

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



3700 EAST MERCER WAY  
**BARNABIE POINT PROJECT**

NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW
PROJECT: DEMO PLAN		

**C1.01**



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0 10 20 40  
 SCALE 1" = 20'

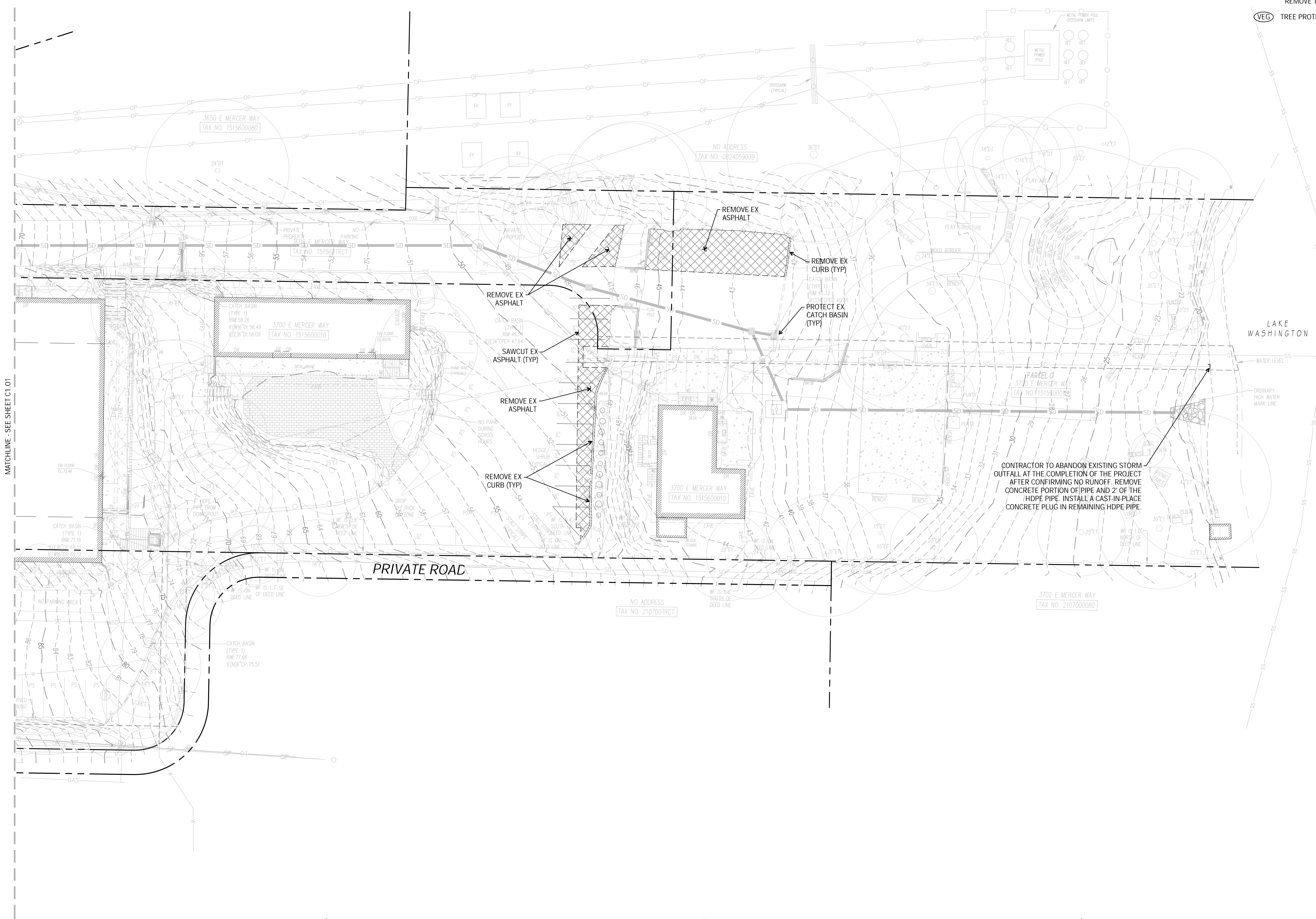
3427 BEACON AVE S  
 SEATTLE 98144  
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 206-512-4209

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**LEGEND**

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



MATCHLINE - SEE SHEET C1.01

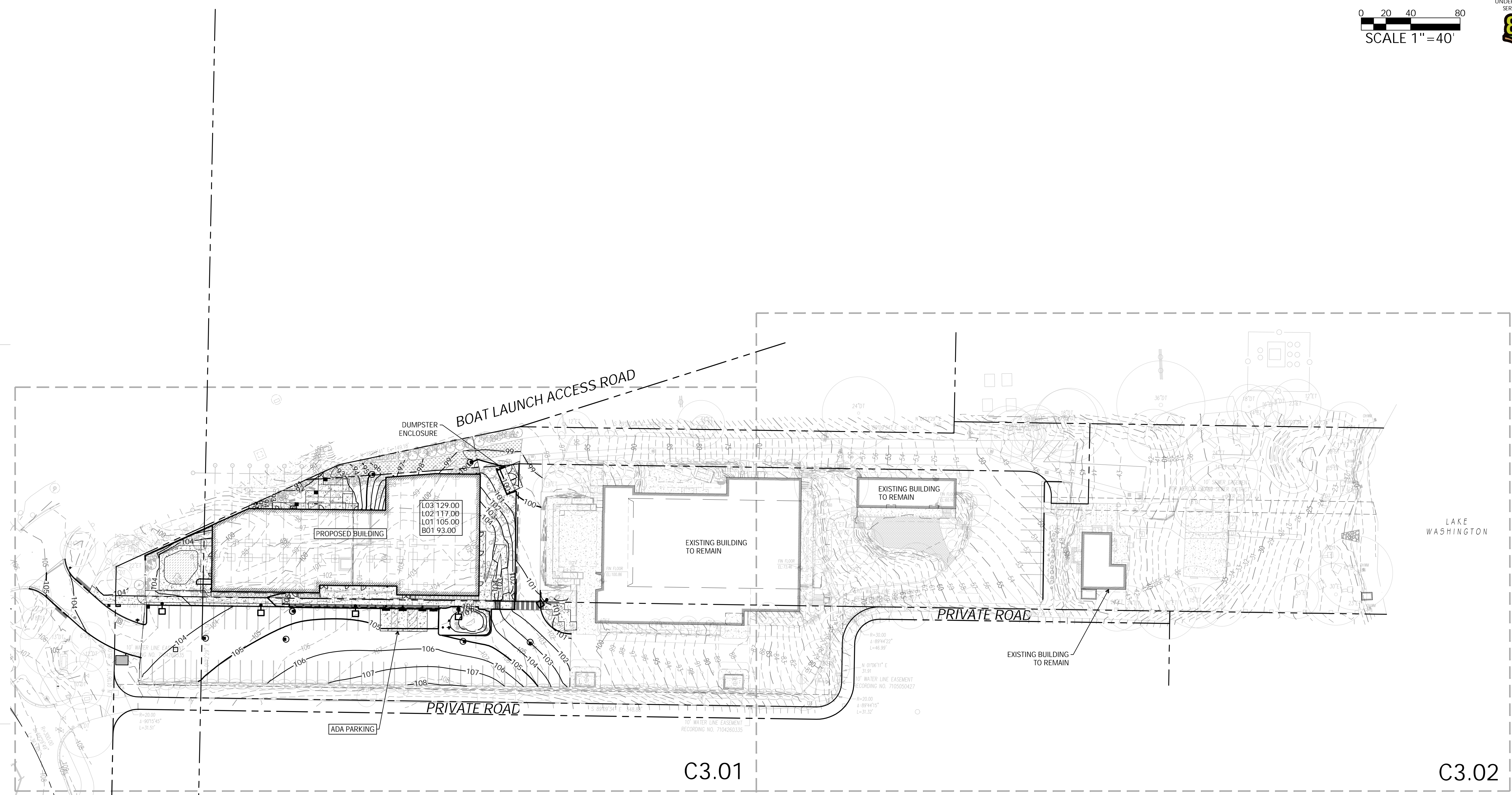
3700 EAST MERCER WAY  
 BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		DEMO PLAN

C1.02



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3700 EAST MERCER WAY  
**BARNABEE POINT PROJECT**

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		OVERALL GRADING PLAN

C3.00



1/10/2025 4:12:30 PM C:\Users\anjali\Documents\Barnabee Point\_Central\RA\RA.dwg (Sheet) 10/10/25  
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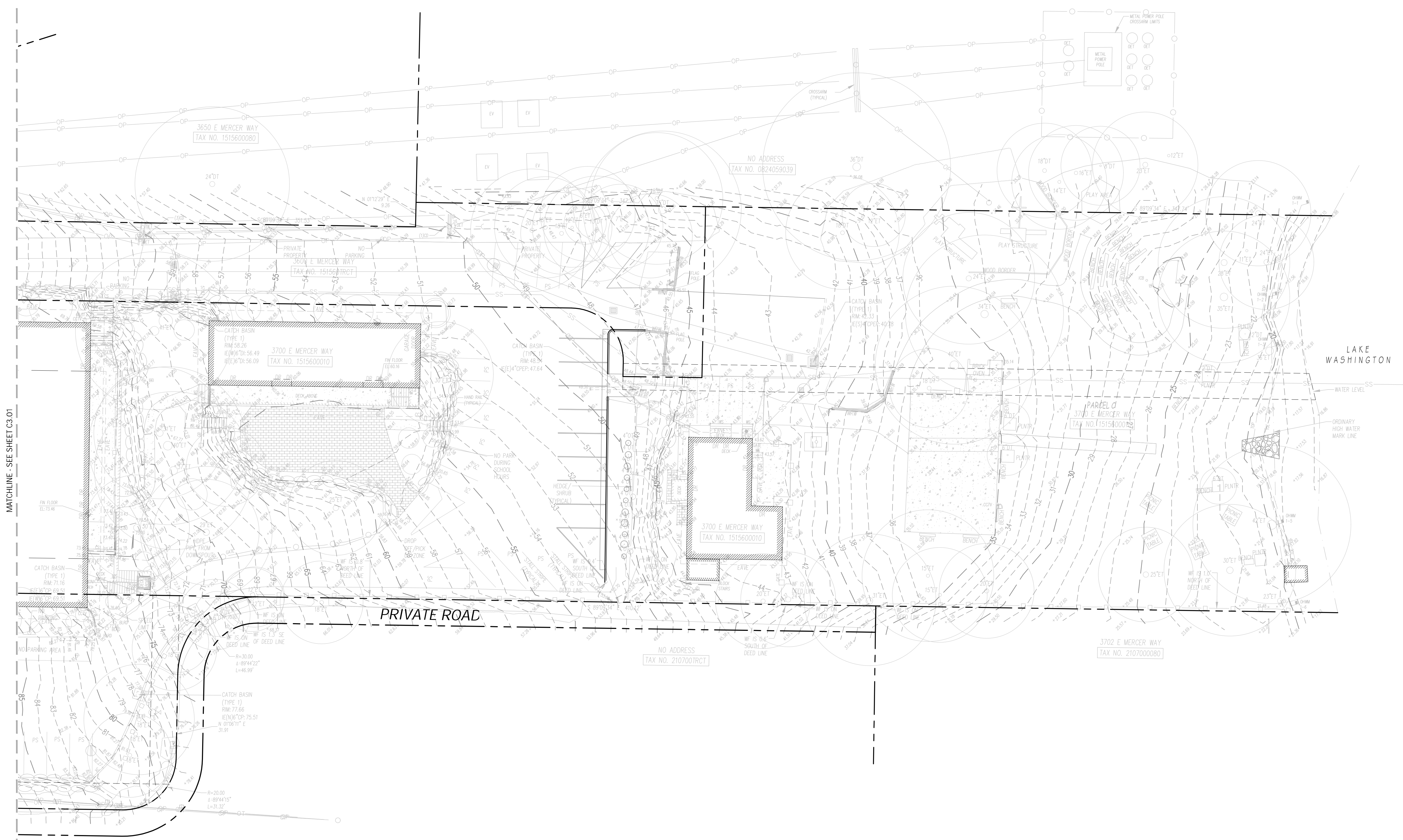
Call before you dig. 8-1-1  
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 UNDERGROUND SERVICE (USA)



0 10 20 40  
 SCALE 1" = 20'

LEGEND

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



MATCHLINE - SEE SHEET C3.01



3700 EAST MERCER WAY  
 BARNABIE POINT PROJECT

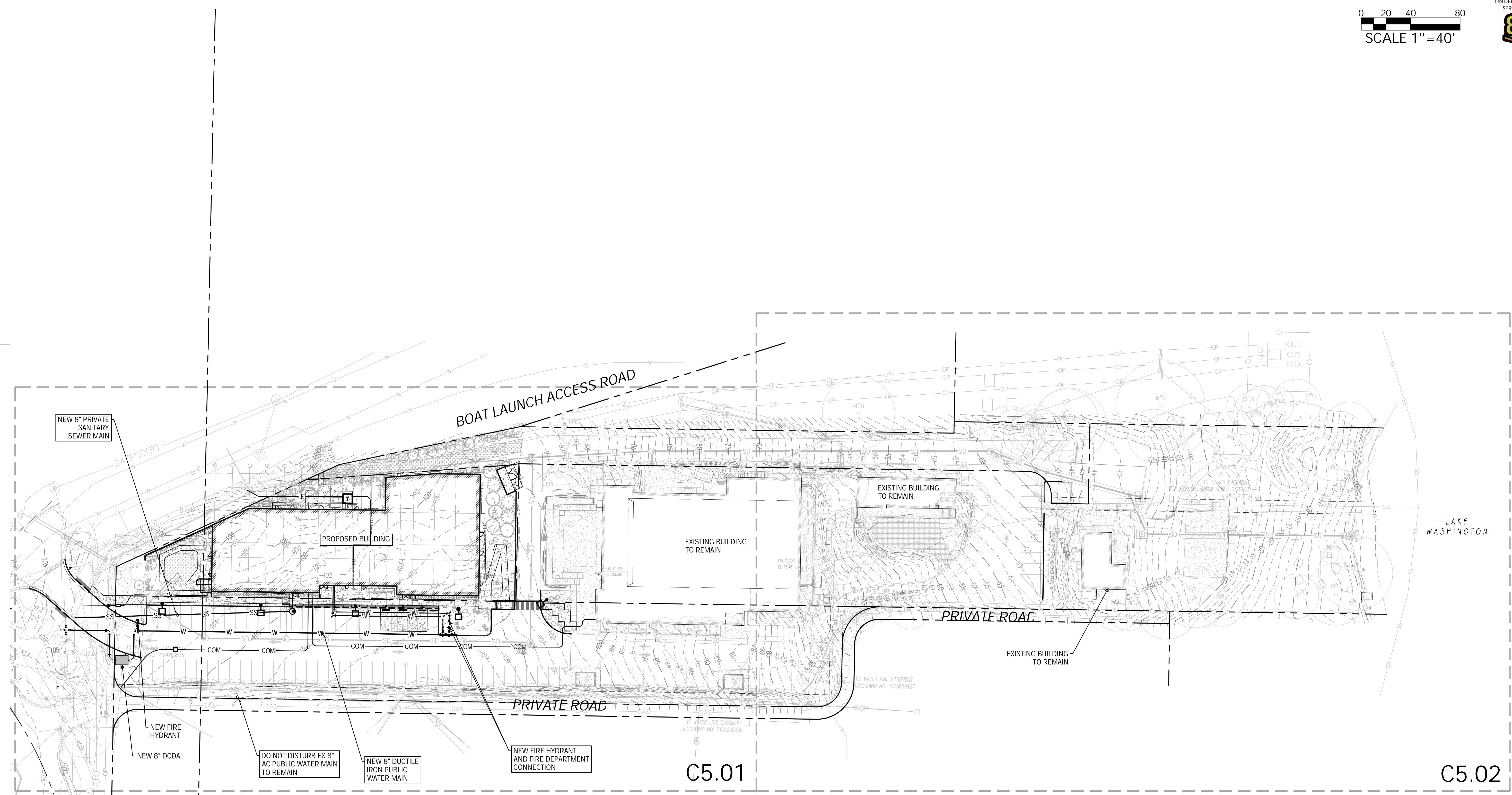
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: GRADING PLAN

C3.02



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3700 EAST MERCER WAY  
**BARNABIE POINT PROJECT**

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		OVERALL UTILITY PLAN

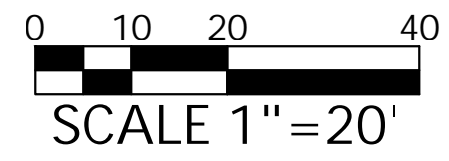
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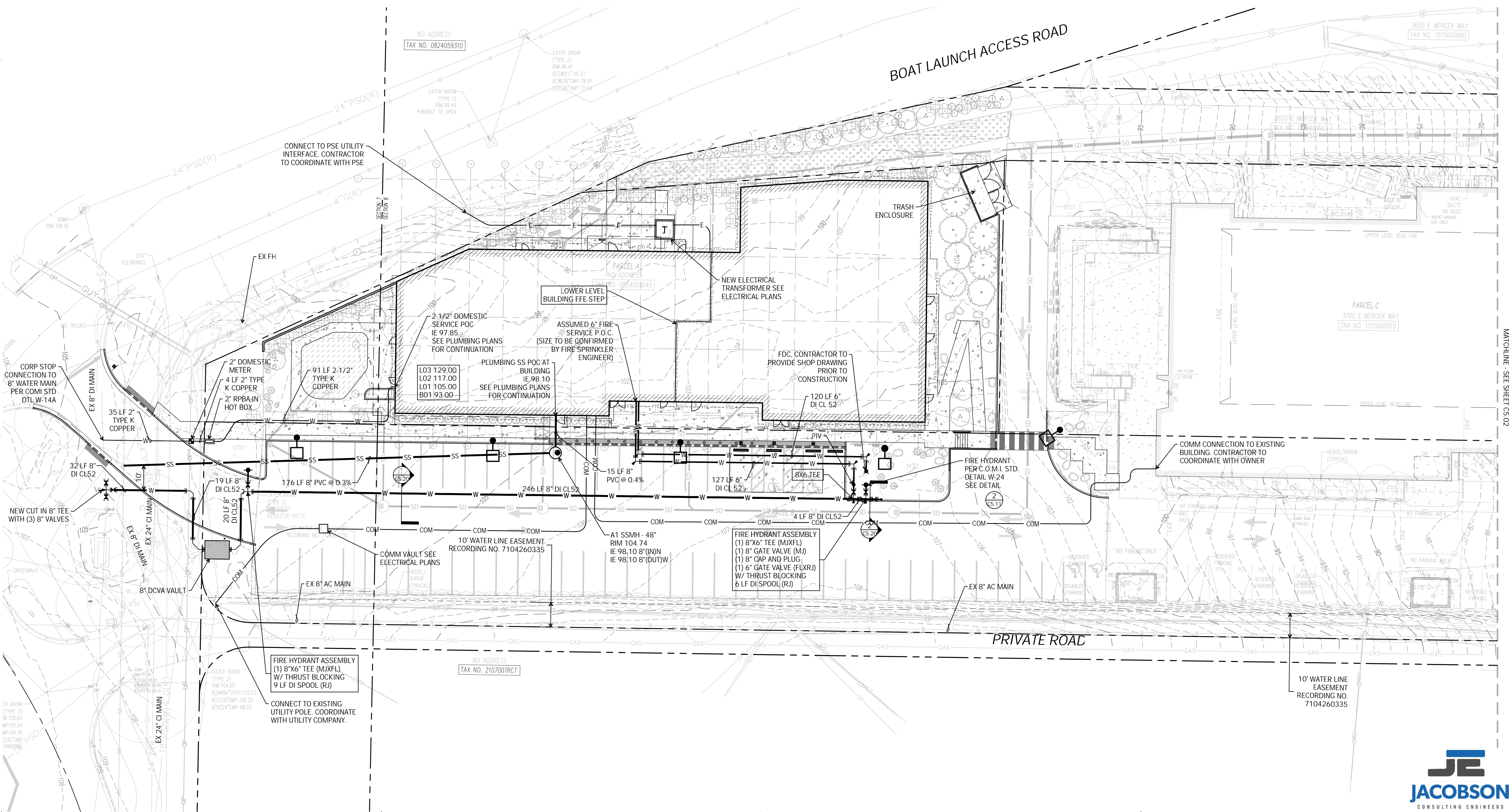
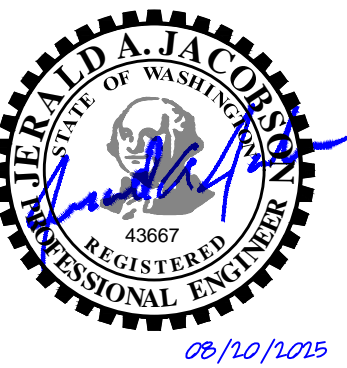


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**LEGEND**

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



3700 EAST MERCER WAY  
**BARNABEE POINT PROJECT**

NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW

PROJECT: **UTILITY PLAN**

**C5.01**



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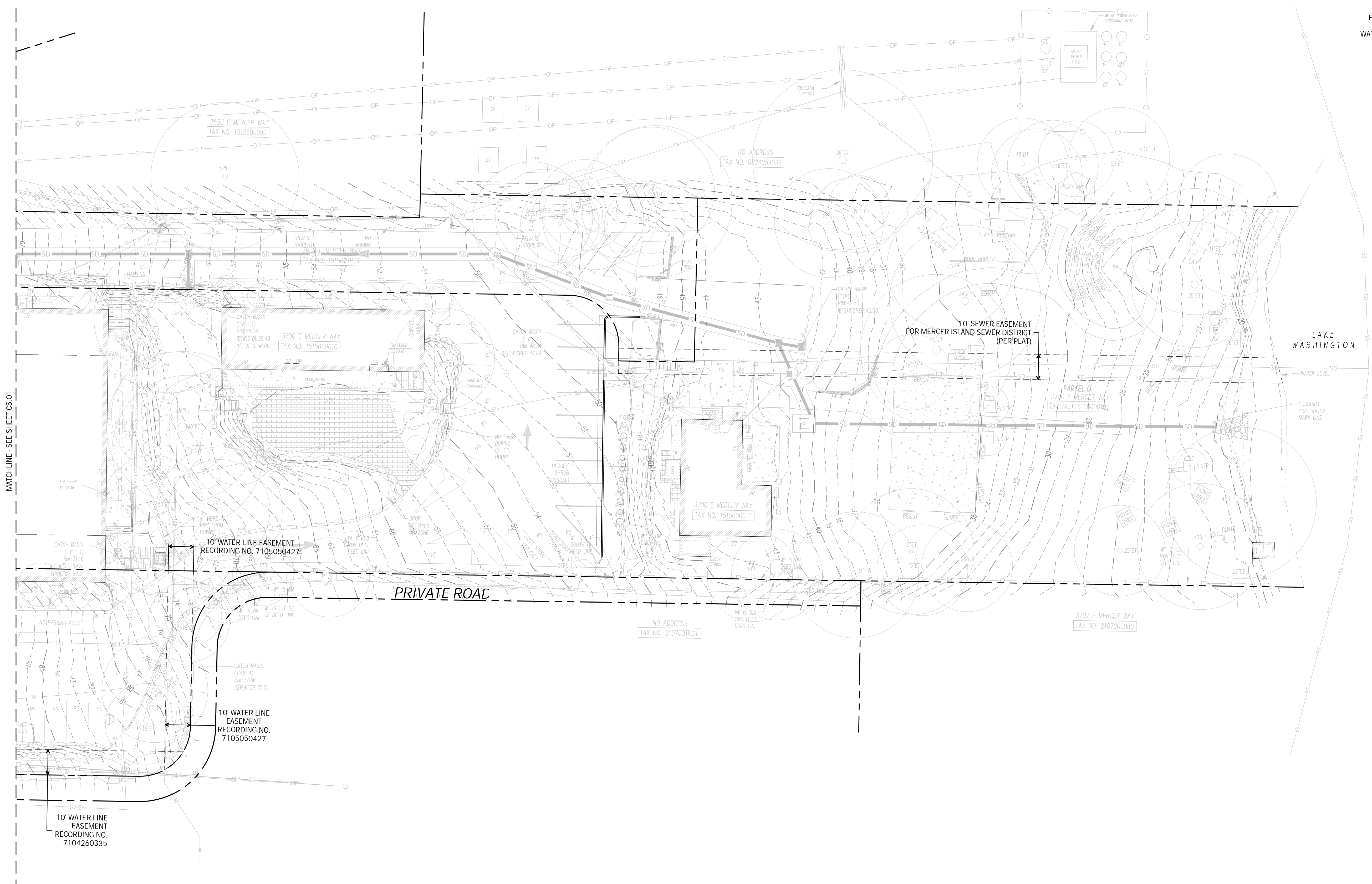


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 206-512-4209

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**LEGEND**

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



MATCHLINE - SEE SHEET C5.01

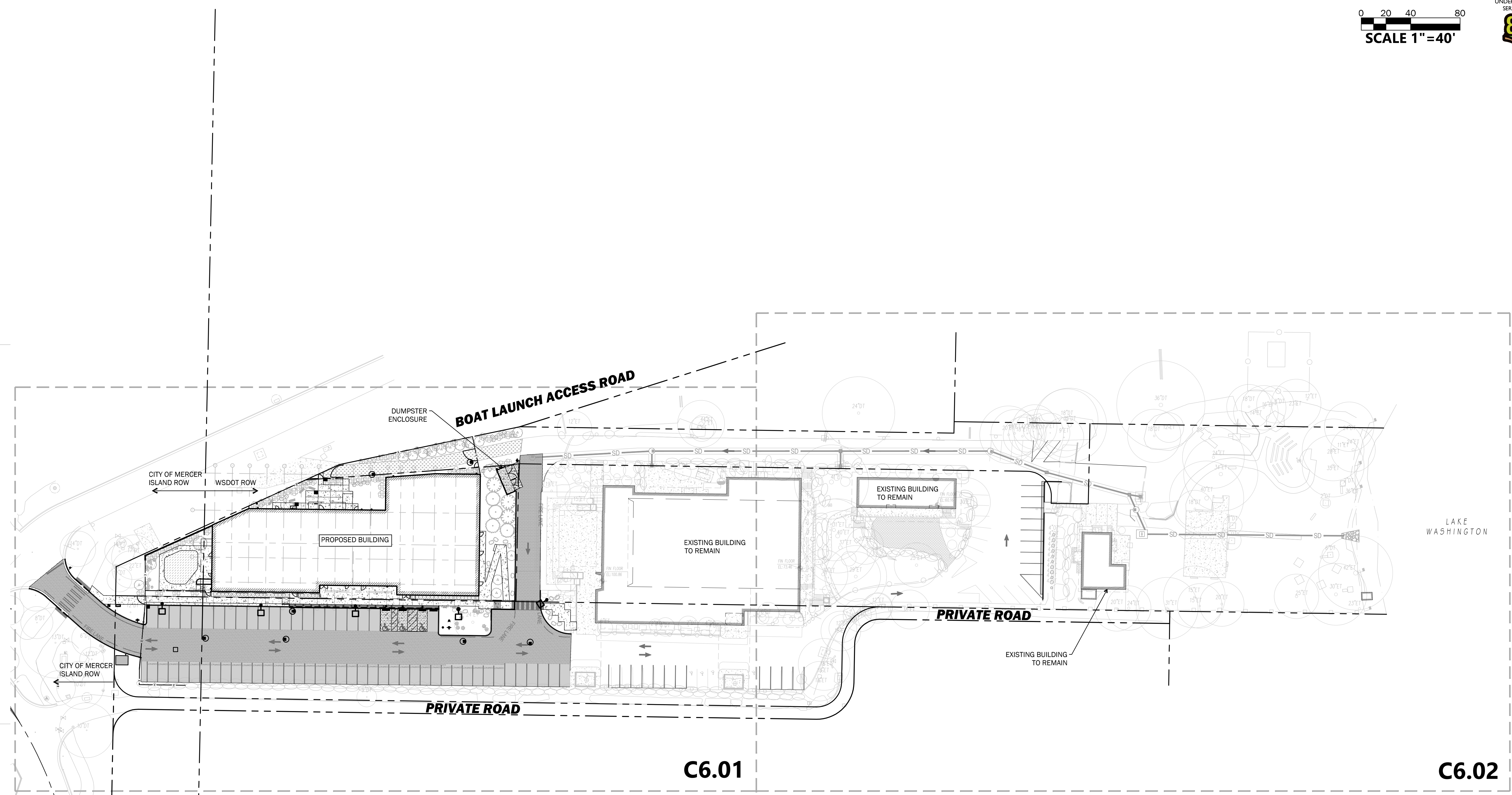
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: UTILITY PLAN

C5.02



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3700 EAST MERCER WAY  
 BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: OVERALL PAVING AND STRIPING PLAN

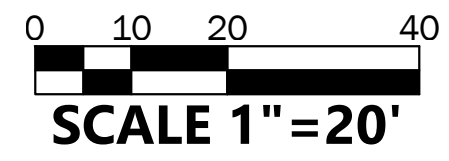
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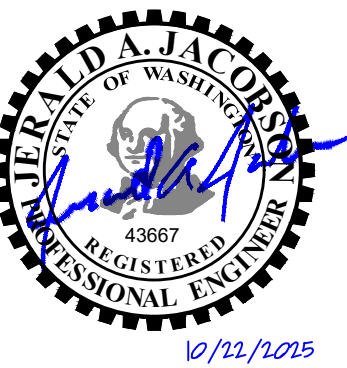


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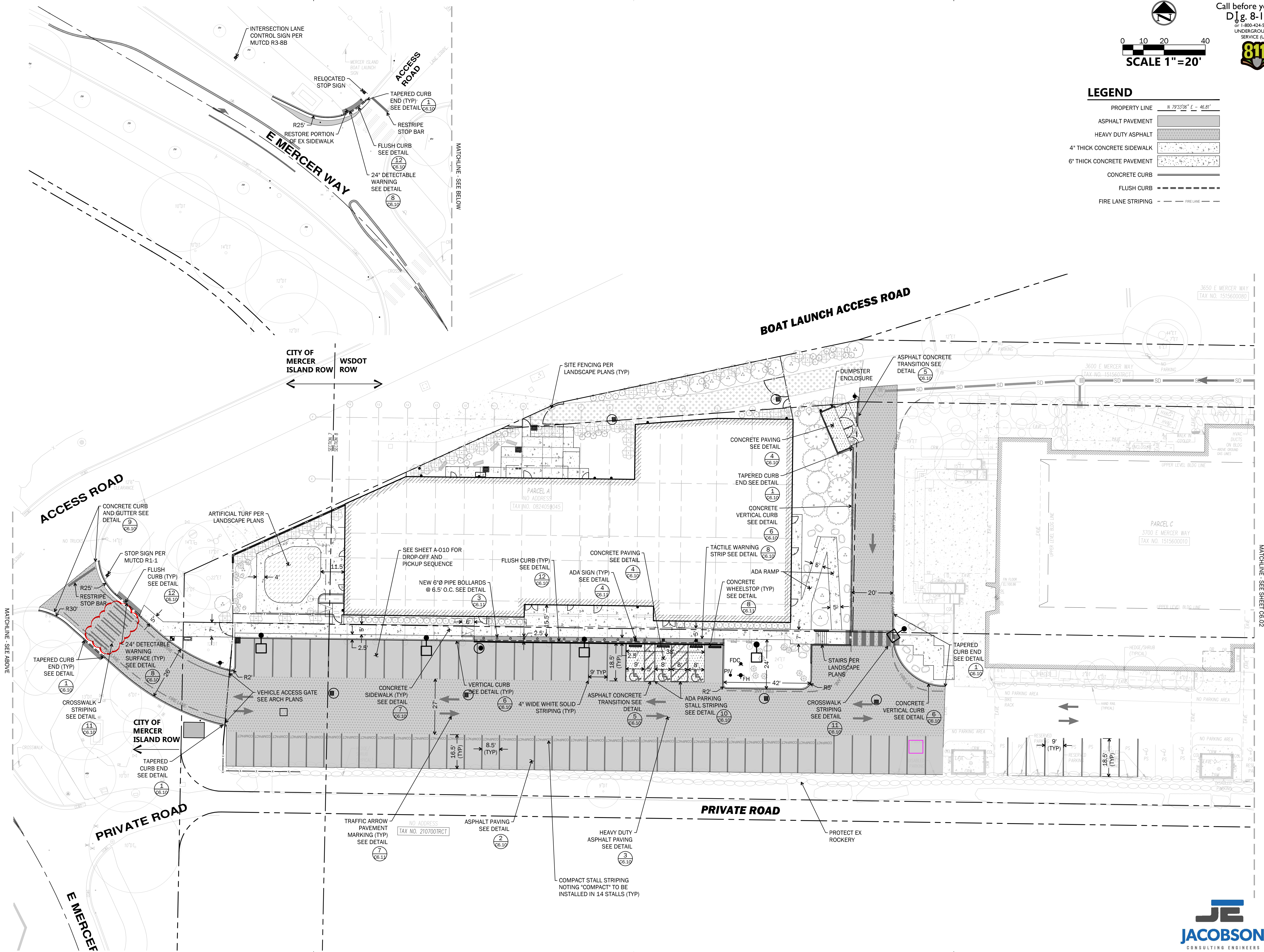
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**LEGEND**

- PROPERTY LINE N 29°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



3700 EAST MERCER WAY  
**BARNABIE POINT PROJECT**

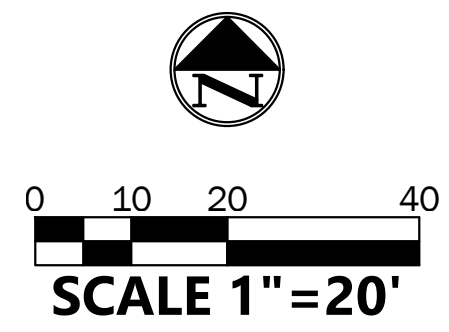
NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW

PROJECT: PAVING AND STRIPING PLAN

**C6.01**



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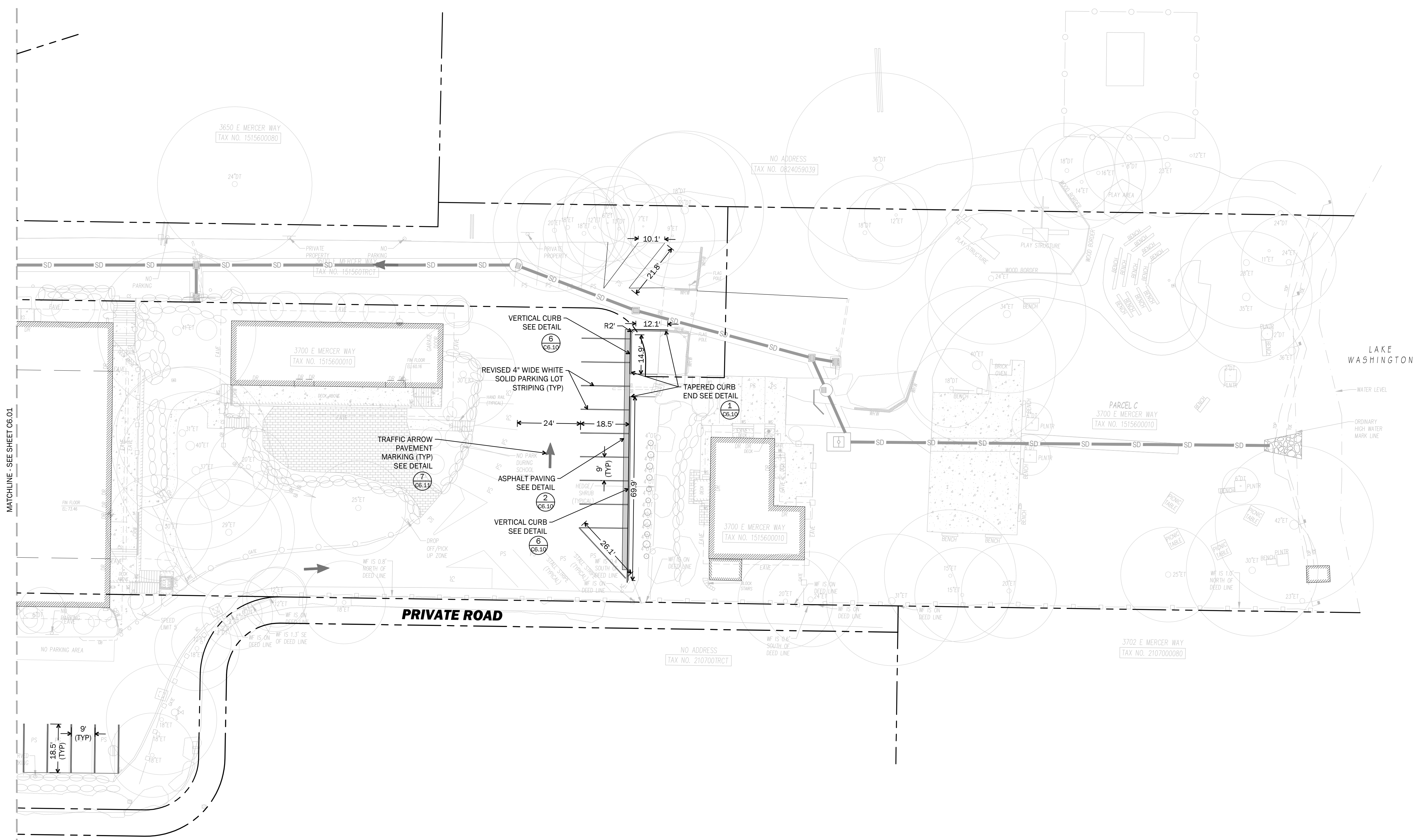
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**811**

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**LEGEND**

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



MATCHLINE - SEE SHEET C6.01

1/10/2025 4:12:30 PM C:\Users\anjali\Documents\BARNABE POINT\BARNABE POINT\BARNABE POINT\BARNABE POINT.dwg ORIGINAL SHEET SIZE: 22" x 34" © ANJALI GRANT DESIGN LLC

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 BARNABE POINT PROJECT

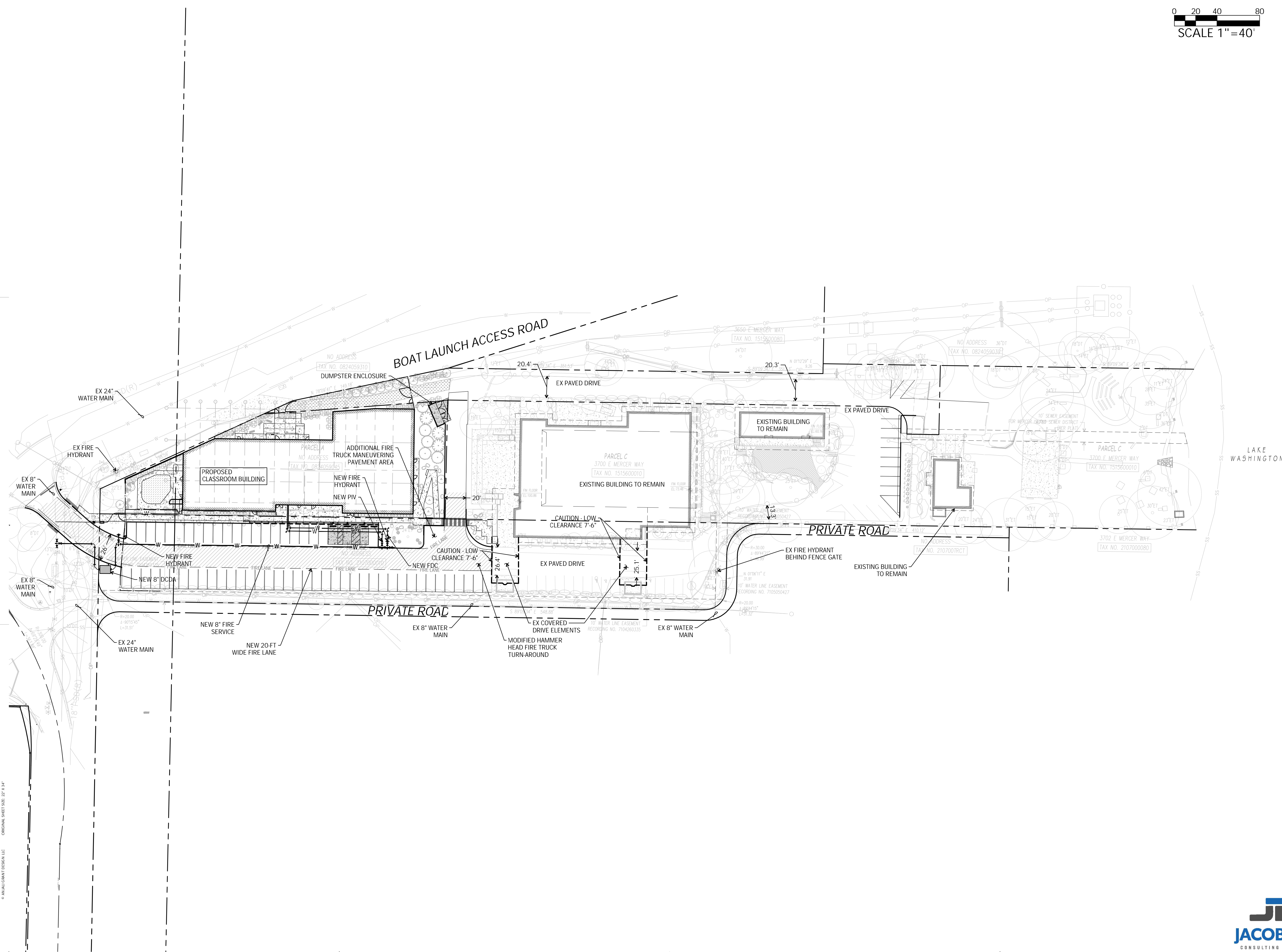
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: PAVING AND STRIPING PLAN

**C6.02**

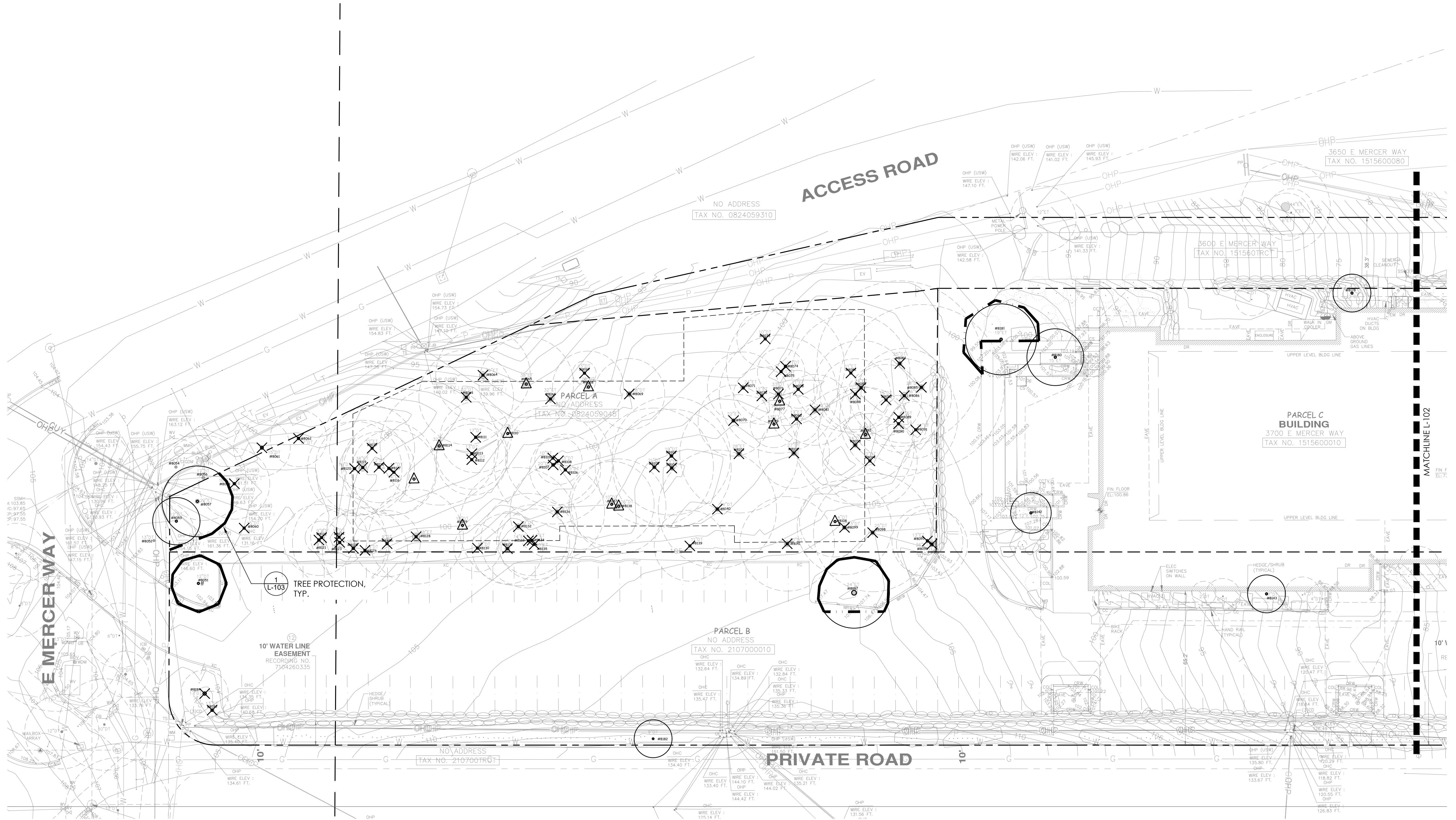
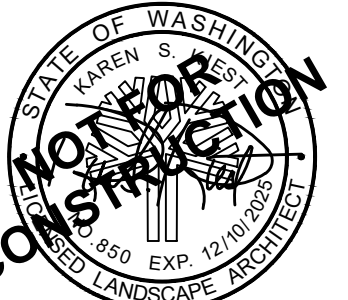






NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT: OVERALL FIRE ACCESS PLAN		

C7.00



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



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

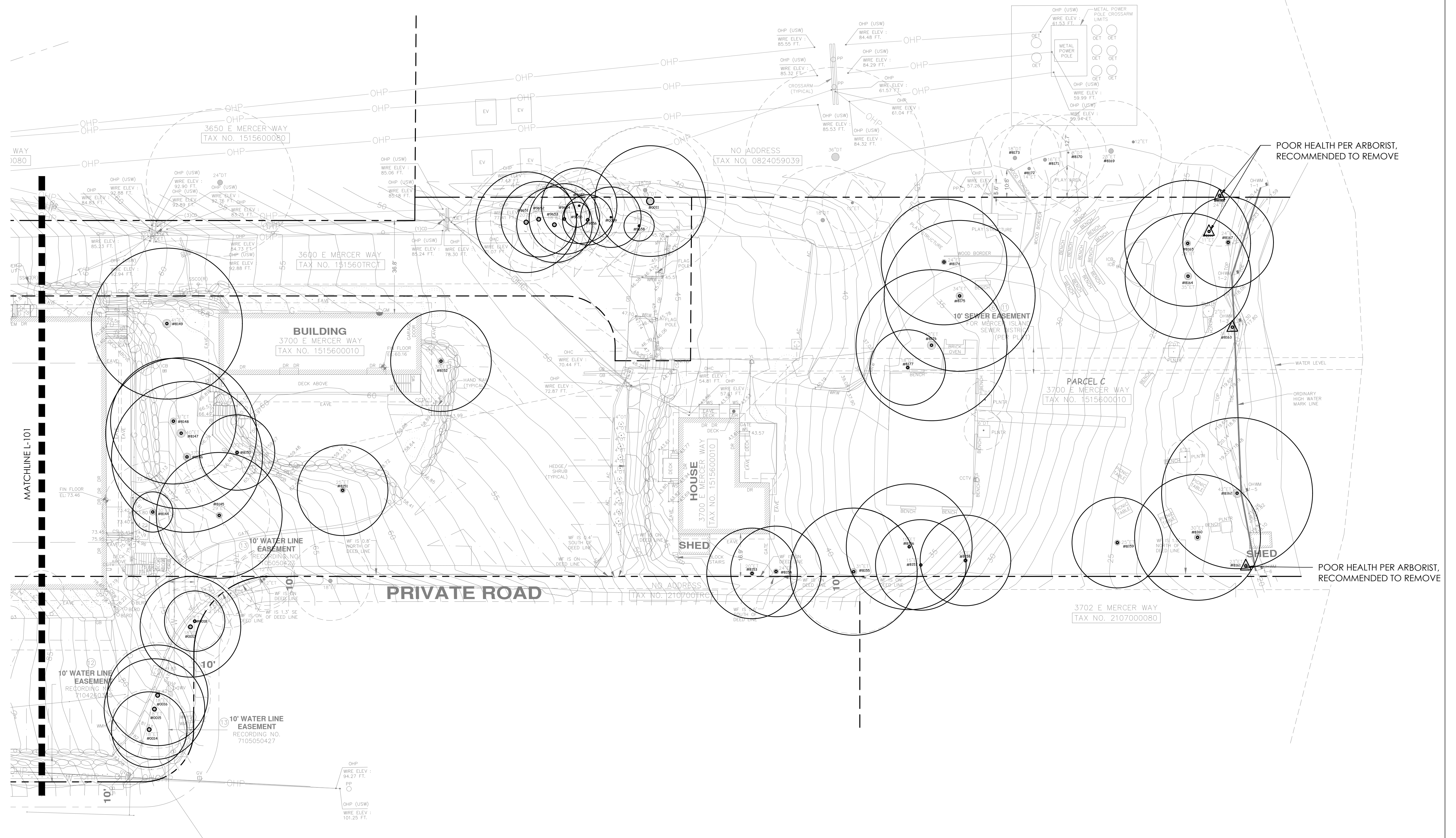
SIGNIFICANT TREES	
	SIGNIFICANT TREE TO REMAIN & BE PROTECTED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: TREE IN POOR CONDITION PER ARBORIST TREE REPORT. REFER TO TREE TABLE, SHEET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

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

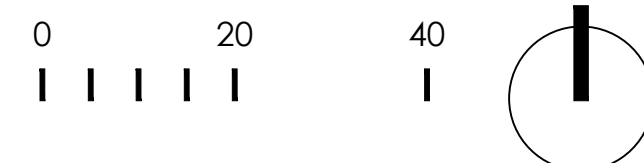
NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:	HN2S	

TREE PROTECTION PLAN - WEST

L-101



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



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

3700 E MERCER WAY  
BARNABIE POINT K-8

1	10/17/25	REV 1
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:	HN2S	
TREE PROTECTION PLAN - EAST		

L-102

Tree ID Number	Species	Common Name	Diameter (inches)	Avg. Drip-line (ft)	Height	Condition	Exceptional Tree Status	Grove
8051 - RETAIN	<i>Prunus cerasifera</i>	Purple leaf plum	14	12	27	Fair	0	Grove
8052 - RETAIN	<i>Acer platanoides</i>	Norway maple	13	18	27	Good	0	Grove
8053 - RETAIN	<i>Fraxinus spp</i>	Ash spp	10	33	33	Fair	0	Grove
8054 - RETAIN	<i>Thuja plicata</i>	Western red cedar	14	12	30	Fair	0	Grove
8055 - RETAIN	<i>Acer platanoides</i>	Norway maple	12	10	27	Good	0	Grove
8056 - RETAIN	<i>Acer platanoides</i>	Norway maple	17	18	24	Fair	0	Grove
8057 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	22	15	72	Fair	0	Grove
8058	<i>Pseudotsuga menziesii</i>	Douglas fir	16	15	66	Fair	0	Grove
8059 - RETAIN	<i>Salix spp</i>	Willow spp	17	8	18	Very Poor	Exceptional	Grove
8060	<i>Populus trichocarpa</i>	Black cottonwood	15	8	51	Good	0	Grove
8061	<i>Acer platanoides</i>	Norway maple	15	12	27	Good	0	Grove
8062	<i>Acer platanoides</i>	Norway maple	17	12	20	Fair	0	Grove
8063	<i>Salix spp</i>	Willow spp	32	20	70	Fair	Exceptional	Grove
8064	<i>Thuja plicata</i>	Western red cedar	36	20	77	Poor	Exceptional	Grove
8065	<i>Thuja plicata</i>	Western red cedar	38	20	77	Critical	Exceptional	Grove
8066	<i>Thuja plicata</i>	Western red cedar	32	20	70	Very Poor	Exceptional	Grove
8067	<i>Acer macrophyllum</i>	Big leaf maple	13	5	17	Critical	0	Grove
8068	<i>Acer macrophyllum</i>	Big leaf maple	25.8	15	55	Very Poor	0	Grove
8069	<i>Acer macrophyllum</i>	Big leaf maple	28	15	60	Fair	0	Grove
8070	<i>Thuja plicata</i>	Western red cedar	22	15	60	Poor	0	Grove
8071	<i>Thuja plicata</i>	Western red cedar	24	15	50	Poor	0	Grove
8072	<i>Thuja plicata</i>	Western red cedar	12	12	60	Poor	0	Grove
8073	<i>Acer macrophyllum</i>	Big leaf maple	10	12	55	Fair	0	Grove
8074	<i>Acer macrophyllum</i>	Big leaf maple	17	25	75	Fair	0	Grove
8075	<i>Acer macrophyllum</i>	Big leaf maple	11	10	60	Fair	0	Grove
8076	<i>Acer macrophyllum</i>	Big leaf maple	33.4	25	80	Fair	0	Grove
8077	<i>Thuja plicata</i>	Western red cedar	16	0	65	Dead	0	Grove
8078	<i>Thuja plicata</i>	Western red cedar	11	8	40	Fair	0	Grove
8079	<i>Thuja plicata</i>	Western red cedar	13	10	27	Poor	0	Grove
8080	<i>Thuja plicata</i>	Western red cedar	17	10	51	Fair	0	Grove
8081	<i>Acer macrophyllum</i>	Big leaf maple	32.3	15	69	Fair	0	Grove
8082	<i>Acer macrophyllum</i>	Big leaf maple	11	25	50	Fair	0	Grove
8083	<i>Pseudotsuga menziesii</i>	Douglas fir	24	20	60	Fair	0	Grove
8084	<i>Acer macrophyllum</i>	Big leaf maple	25	35	60	Good	0	Grove
8085	<i>Acer macrophyllum</i>	Big leaf maple	28.2	35	60	Fair	0	Grove
8086	<i>Thuja plicata</i>	Western red cedar	36	20	60	Fair	Exceptional	Grove
8087	<i>Acer macrophyllum</i>	Big leaf maple	14.7	15	60	Fair	0	Grove
8088	<i>Acer macrophyllum</i>	Big leaf maple	13	15	50	Fair	0	Grove
8089	<i>Acer macrophyllum</i>	Big leaf maple	17	25	60	Fair	0	Grove
8090	<i>Thuja plicata</i>	Western red cedar	13	12	60	Fair	0	Grove
8091	<i>Thuja plicata</i>	Western red cedar	12	12	60	Fair	0	Grove
8092	<i>Thuja plicata</i>	Western red cedar	24	20	60	Critical	0	Grove
8093	<i>Acer macrophyllum</i>	Big leaf maple	24	25	65	Good	0	Grove
8094	<i>Acer macrophyllum</i>	Big leaf maple	12	20	65	Good	0	Grove
8095	<i>Pseudotsuga menziesii</i>	Douglas fir	13	15	63	Good	0	Grove
8096	<i>Thuja plicata</i>	Western red cedar	26	15	42	Fair	0	Grove
8097 - RETAIN	<i>Thuja plicata</i>	Western red cedar	24	15	60	Good	0	Grove
8098	<i>Acer macrophyllum</i>	Big leaf maple	25	25	60	Poor	0	Grove
8099	<i>Acer macrophyllum</i>	Big leaf maple	23	20	60	Poor	0	Grove
8100	<i>Acer macrophyllum</i>	Big leaf maple	14.2	15	60	Fair	0	Grove
8101	<i>Acer macrophyllum</i>	Big leaf maple	27	25	50	Fair	0	Grove
8102	<i>Thuja plicata</i>	Western red cedar	28	25	81	Fair	0	Grove
8103	<i>Acer macrophyllum</i>	Big leaf maple	19	25	74	Fair	0	Grove
8104	<i>Acer macrophyllum</i>	Big leaf maple	23	25	80	Good	0	Grove
8105	<i>Acer macrophyllum</i>	Big leaf maple	21	25	80	Fair	0	Grove
8106	<i>Acer macrophyllum</i>	Big leaf maple	14.9	15	60	Very Poor	0	Grove
8107	<i>Acer macrophyllum</i>	Big leaf maple	20	25	65	Fair	0	Grove
8108	<i>Acer macrophyllum</i>	Big leaf maple	13.5	10	51	Very Poor	0	Grove
8109	<i>Acer macrophyllum</i>	Big leaf maple	10	20	50	Fair	0	Grove
8110	<i>Acer macrophyllum</i>	Big leaf maple	10	0	50	Dead	0	Grove
8111	<i>Acer macrophyllum</i>	Big leaf maple	17	15	66	Good	0	Grove
8112	<i>Acer macrophyllum</i>	Big leaf maple	11	15	50	Fair	0	Grove
8113	<i>Acer macrophyllum</i>	Big leaf maple	13	15	50	Poor	0	Grove
8114	<i>Thuja plicata</i>	Western red cedar	32	25	80	Critical	Exceptional	Grove
8115	<i>Acer macrophyllum</i>	Big leaf maple	12	18	42	Fair	0	Grove
8116	<i>Robinia pseudoacacia</i>	Black locust	14	18	40	Very Poor	0	Grove
8117	<i>Acer macrophyllum</i>	Big leaf maple	17	20	45	Fair	0	Grove
8118	<i>Acer macrophyllum</i>	Big leaf maple	12	15	45	Fair	0	Grove
8119	<i>Thuja plicata</i>	Western red cedar	38	20	90	Fair	Exceptional	Grove
8120	<i>Acer macrophyllum</i>	Big leaf maple	18	20	46	Fair	0	Grove
8121	<i>Acer macrophyllum</i>	Big leaf maple	18	15	66	Fair	0	Grove
8122	<i>Fraxinus spp</i>	Ash spp	9	7	66	Fair	0	N/A
8123	<i>Acer macrophyllum</i>	Big leaf maple	14.8	20	60	Fair	0	Grove
8124	<i>Acer macrophyllum</i>	Big leaf maple	11	12	60	Fair	0	Grove
8125	<i>Acer macrophyllum</i>	Big leaf maple	18.4	15	66	Fair	0	Grove
8126	<i>Acer macrophyllum</i>	Big leaf maple	13	18	66	Fair	0	Grove
8127	<i>Acer macrophyllum</i>	Big leaf maple	9	14	60	Fair	0	N/A
8128	<i>Thuja plicata</i>	Western red cedar	38	20	84	Fair	Exceptional	Grove
8129	<i>Alnus incana</i>	Red alder	10	0	55	Critical	0	Grove
8130	<i>Acer macrophyllum</i>	Big leaf maple	13	10	45	Fair	0	Grove
8131	<i>Thuja plicata</i>	Western red cedar	25	15	54	Fair	0	Grove
8132	<i>Acer macrophyllum</i>	Big leaf maple	29	25	54	Fair	0	Grove
8133	<i>Thuja plicata</i>	Western red cedar	14	20	54	Fair	0	Grove
8134	<i>Thuja plicata</i>	Western red cedar	13.6	15	50	Fair	0	Grove
8135	<i>Pseudotsuga menziesii</i>	Douglas fir	10	15	45	Fair	0	Grove
8136	<i>Acer macrophyllum</i>	Big leaf maple	25	20	80	Fair	0	Grove
8137	<i>Acer macrophyllum</i>	Big leaf maple	10	18	65	Very Poor	0	Grove
8138	<i>Acer macrophyllum</i>	Big leaf maple	25	20	70	Very Poor	0	Grove
8139	<i>Acer macrophyllum</i>	Big leaf maple	10.8	15	33	Fair	0	Grove
8140	<i>Acer macrophyllum</i>	Big leaf maple	24	25	54	Fair	0	Grove
8141	<i>Acer macrophyllum</i>	Big leaf maple	29.7	20	54	Very Poor	0	Grove
8142 - RETAIN	<i>Callitropsis nootkatensis</i>	Yellow cedar	11	8	39	Fair	Not Specific	
8143 - RETAIN	<i>Acer circinatum</i>	Vine maple	7.7	8	39	Fair	Not Specific	
8144 - RETAIN	<i>Thuja plicata</i>	Western red cedar	30	20	81	Good	Exceptional	
8145 - RETAIN	<i>Thuja plicata</i>	Western red cedar	29	25	84	Good	Not Specific	
8146 - RETAIN	<i>Thuja plicata</i>	Western red cedar	37	30	93	Fair	Exceptional	
8147 - RETAIN	<i>Thuja plicata</i>	Western red cedar	40	30	93	Fair	Exceptional	
8148 - RETAIN	<i>Thuja plicata</i>	Western red cedar	31	25	90	Good	Exceptional	
8149 - RETAIN	<i>Chamaecyparis lawsoniana</i>	Lawson's cypress	41	30	95	Fair	Exceptional	
8150 - RETAIN	<i>Thuja plicata</i>	Western red cedar	20	15	78	Fair	Not Specific	
8151 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	25	18	64	Good	Not Specific	
8152 - RETAIN	<i>Thuja plicata</i>	Western red cedar	30.1	20	60	Fair	Not Specific	
8153 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	20	18	80	Good	Not Specific	
8154 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	24	18	81	Good	Not Specific	
8155 - RETAIN	<i>Thuja plicata</i>	Western red cedar	31	25	85	Fair	Exceptional	
8156 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	15	25	80	Good	Not Specific	
8157 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	15	18	80	Fair	Not Specific	
8158 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	20	18	78	Fair	Not Specific	
8159 - RETAIN	<i>Fraxinus spp</i>	Ash spp	25	18	42	Fair	Exceptional	
8160 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	30	25	93	Critical	Exceptional	
8161	<i>Fraxinus spp</i>	Ash spp	22.9	0	45	Critical	Not Specific	N/A
8162 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	42	30	78	Good	Exceptional	
8163	<i>Pseudotsuga menziesii</i>	Douglas fir	36	0	99	Critical	Exceptional	
8164 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	35	25	94	Fair	Exceptional	
8165 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	28	25	114	Fair	Not Specific	
8166	<i>Pseudotsuga menziesii</i>	Douglas fir	11	0	68	Dead	Not Specific	N/A
8167 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	24	18	129	Very Poor	Not Specific	
8168 - RETAIN	<i>Fraxinus spp</i>	Ash spp	24	20	75	Very Poor	Not Specific	
8169 - RETAIN	<i>Cedrus deodara</i>	Deodar cedar	23	20	78	Good	Not Specific	
8170 - RETAIN	<i>Acer saccharum</i>	Sugar maple	9	15	24	Good	Not Specific	
8171 - RETAIN	<i>Cedrus deodara</i>	Deodar cedar	16	18	78	Good	Not Specific	
8172 - RETAIN	<i>Cedrus deodara</i>	Deodar cedar	14	18	42	Good	Not Specific	
8173 - RETAIN	<i>Acer macrophyllum</i>	Big leaf maple	18	18	42	Poor	Not Specific	
8174 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	24	25	57	Fair	Not Specific	
8175 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	34	30	83	Fair	Exceptional	
8176 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	41	30	90	Fair	Exceptional	
8177 - RETAIN	<i>Prunus spp</i>	Cherry	18.2	15	24	Fair	Not Specific	
8178 - RETAIN	<i>Prunus spp</i>	Cherry	12	8	18	Fair	Not Specific	
8179 - RETAIN	<i>Prunus spp</i>	Cherry	20	8	20	Fair	Not Specific	
8180 - RETAIN	<i>Callitropsis nootkatensis</i>	Yellow cedar	14.8	12	49	Fair	Not Specific	

Tree ID Number	Species	Common Name	Diameter (inches)	Avg. Drip-line (ft)	Height	Condition	Exceptional Tree Status	Grove
8181 - RETAIN	<i>Callitropsis nootkatensis</i>	Yellow cedar	19.2	15	48	Fair	Not Specific	
8182 - RETAIN	<i>Crataegus monogyna</i>	English Hawthorn	9.1	8	21	Fair	Not Specific	
8183	<i>Prunus spp</i>	Cherry	12.7	8	18	Fair	Not Specific	N/A
8184	<i>Prunus spp</i>	Cherry	17.5	10	20	Fair	Not Specific	N/A
0009 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	7	12	40	Good	0	N/A
0011 - RETAIN	<i>Populus trichocarpa</i>	Black cottonwood	35	22	60	Fair	0	N/A
0014 - RETAIN	<i>Thuja plicata</i>	Western red cedar	18	15	60	Good	0	N/A
0015 - RETAIN	<i>Thuja plicata</i>	Western red cedar	18	20	60	Fair	0	N/A
0016 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	18	20	60	Good	0	N/A
0017 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	18	20	60	Good	0	N/A
0018 - RETAIN	<i>Thuja plicata</i>	Western red cedar	12	12	50	Fair	0	N/A
9651 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	20	17	70	Fair	0	N/A
9652 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	18	15	70	Fair	0	N/A
9653 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	18	15	70	Fair	0	N/A
9654 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	12	14	60	Fair	0	N/A
9655 - RETAIN	<i>Thuja plicata</i>	Western red cedar	6	5	25	Good	0	N/A
9656 - RETAIN	<i>Salix scouleriana</i>	Souler's Willow	13	10	25	Poor	0	N/A
9657 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	7	15	60	Fair	0	N/A
9658 - RETAIN	<i>Pseudotsuga menziesii</i>	Douglas fir	9	6	40	Good	0	N/A

## TREE PROTECTION AREA (TPZ)

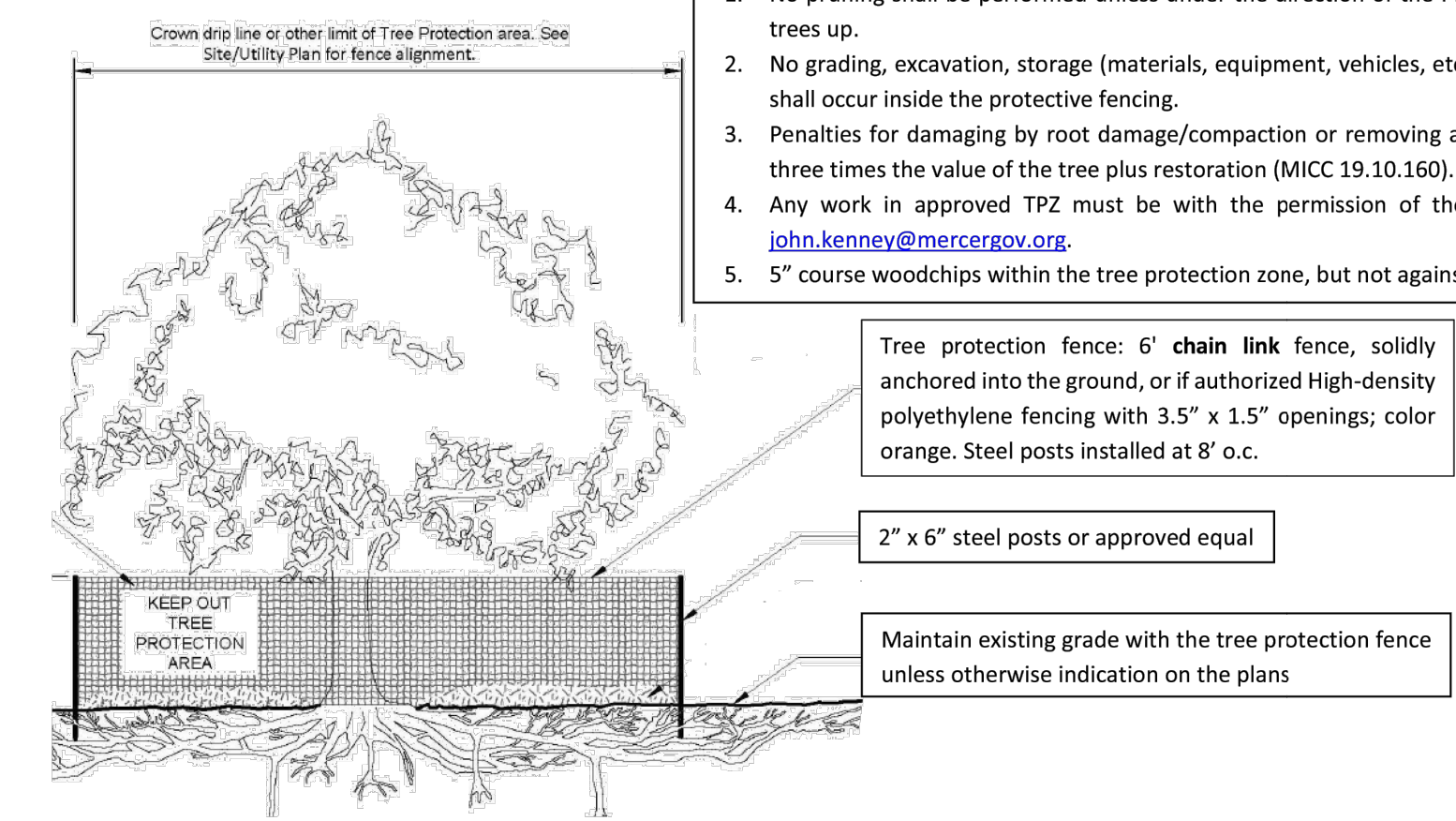
**KEEP OUT!**

**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](mailto:john.kenney@mercergov.org).
  5. 5" course woodchips within the tree protection zone, but not against the tree trunk.



Any Work in the protected area must be with the permission of the City Arborist [john.kenney@mercergov.org</](mailto:john.kenney@mercergov.org)

# CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT  
 9611 SE 36TH STREET | MERCER ISLAND, WA 98040  
 PHONE: 206.275.7605 | [www.mercergov.org](http://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) 51  
 List tree numbers: \_\_\_\_\_

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

### LARGE REGULATED TREES

\\chfs1\share\CPD\FORMS\1\Current 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 137 (A)  
 List tree numbers: \_\_\_\_\_

Number of Large Regulated Trees on site proposed for removal 83 (B)  
 List tree numbers: \_\_\_\_\_

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% 39 %

### 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		
<b>TOTAL TREE REPLACEMENTS</b>			

\*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. \*

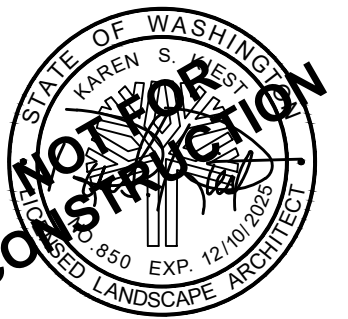
### TREE REPLACEMENT CALCULATION NOTES

- \*\* GROVE DETERMINATION NOT INCLUDED IN TREE REPLACEMENT CALCULATIONS.
- 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:
    - IT IS NECESSARY FOR PUBLIC SAFELY, REMOVAL OF HAZARDOUS TREES OR REMOVAL OF DISEASED OR DEAD TREES
  - 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.
  - 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:
    - REPLACEMENT OF HAZARDOUS, UNDESIREED, OR SHORT-LIVED TREES WITH HEALTHY NEW TREES THAT HAVE A GREATER CHANCE OF LONG-TERM SURVIVAL.
  - 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

- ARBOR INFORMATION PER ARBORIST REPORT BY DAVEY TREE RESOURCE GROUP, INC., DATED SEPTEMBER 29, 2023 AND IDENTIFICATION OF ADDITIONAL TREES, DATED JULY 3, 2025. CONTACT: IAN SCOTT
- FOR TREE NUMBERS IDENTIFIED ON PLANS, SEE SHEETS L-101 AND L-102
- TREES TO BE REMOVED DETERMINED BY ARCHITECTURAL AND LANDSCAPE PLANS, AND ARBORIST NOTES ON CONDITION.
- NO WORK SHOWN IN RIGHT OF WAY
- 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.
- TREE REPLACEMENTS TO BE FURTHER REVIEWED WITH THE CITY.
- INSTALL MINIMUM (1) WATER BAG PER TREE. REPLACEMENT TREES SHALL BE MAINTAINED FOR FIVE YEARS AFTER PLANTING.
- (24) REPLACEMENT TREES SHOWN ON PLANTING PLANS. SEE ARBORIST LETTER ADDRESSING THE NUMBER OF REPLACEMENT TREES PER 19.10.070 B.4.

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



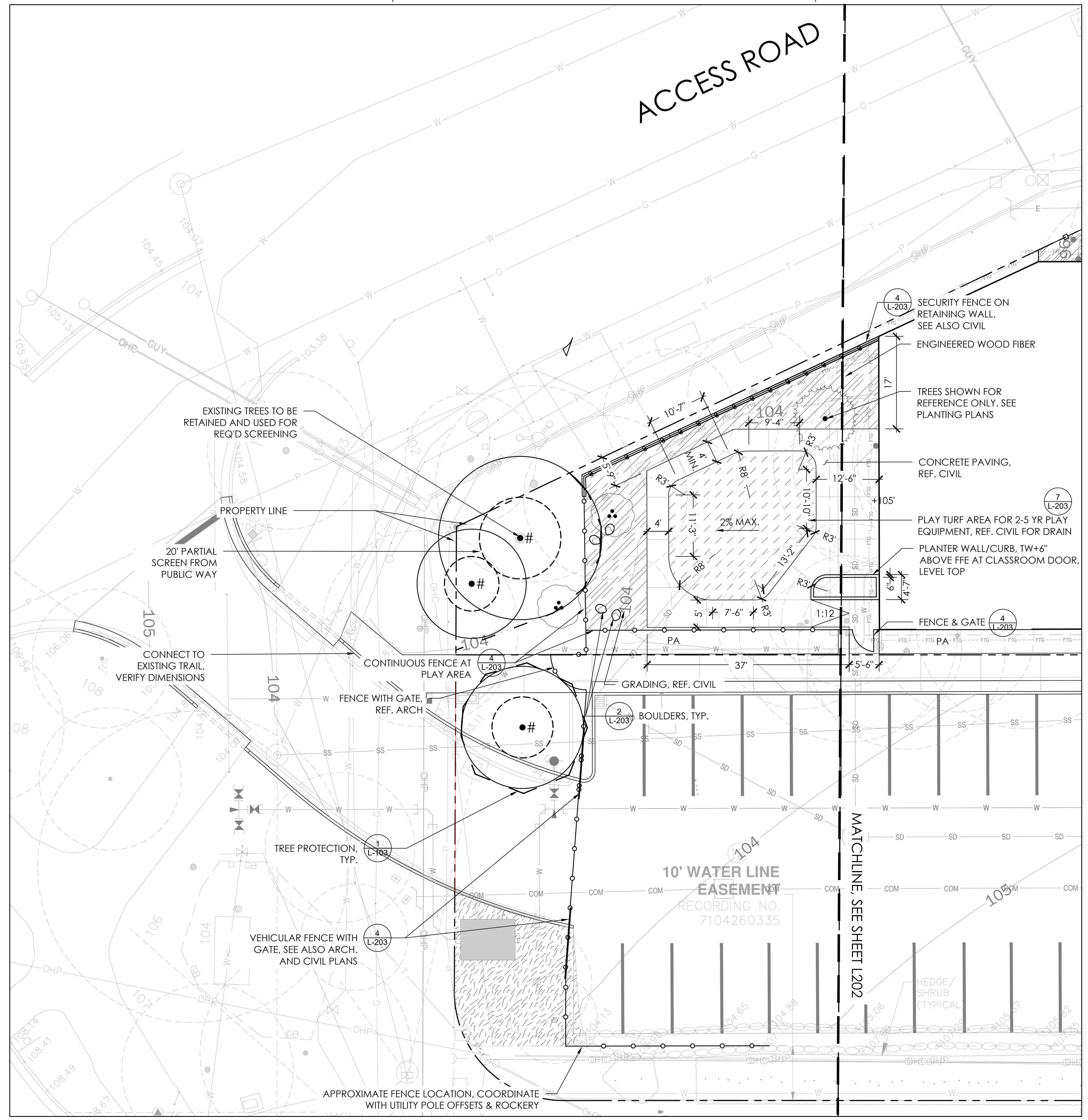
3700 E MERCER WAY  
 BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW

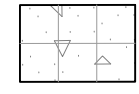
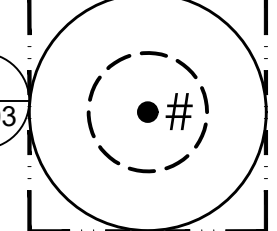

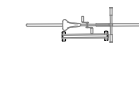
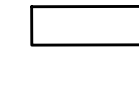




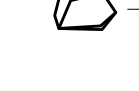


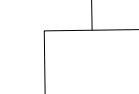
PROJECT: **HNTS**

**TREE REPLACEMENT**


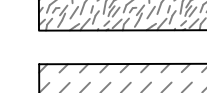


# L-104



**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 EAST**  
6' HT., CHAINLINK
-  **AUTO ENTRY FENCE & GATE, WEST STUDENT AREA**  
6' HT., STEEL PICKETS W/ SECURITY HARDWARE
-  **BOULDERS**  
CASCADE GRANITE, AVAIL FROM MARENAKOS  
ROCK CENTER, 425.392.3313
-  **36"X36"**
-  **PLAY EQUIPMENT**  
FOR AGES 2-5, SHOWN FOR REFERENCE ONLY,  
REF. SPEC
-  **PA PLANTING AREA**
-  **SITE LIGHTING**  
REF. ELECTRICAL

**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



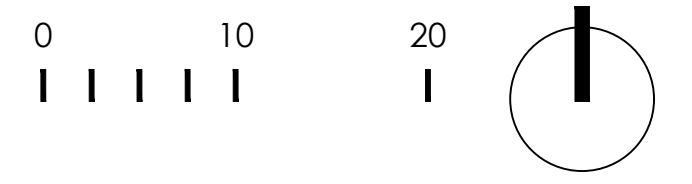
3700 E MERCER WAY  
**BARNABIE POINT K-8**

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		<b>HNTS</b>

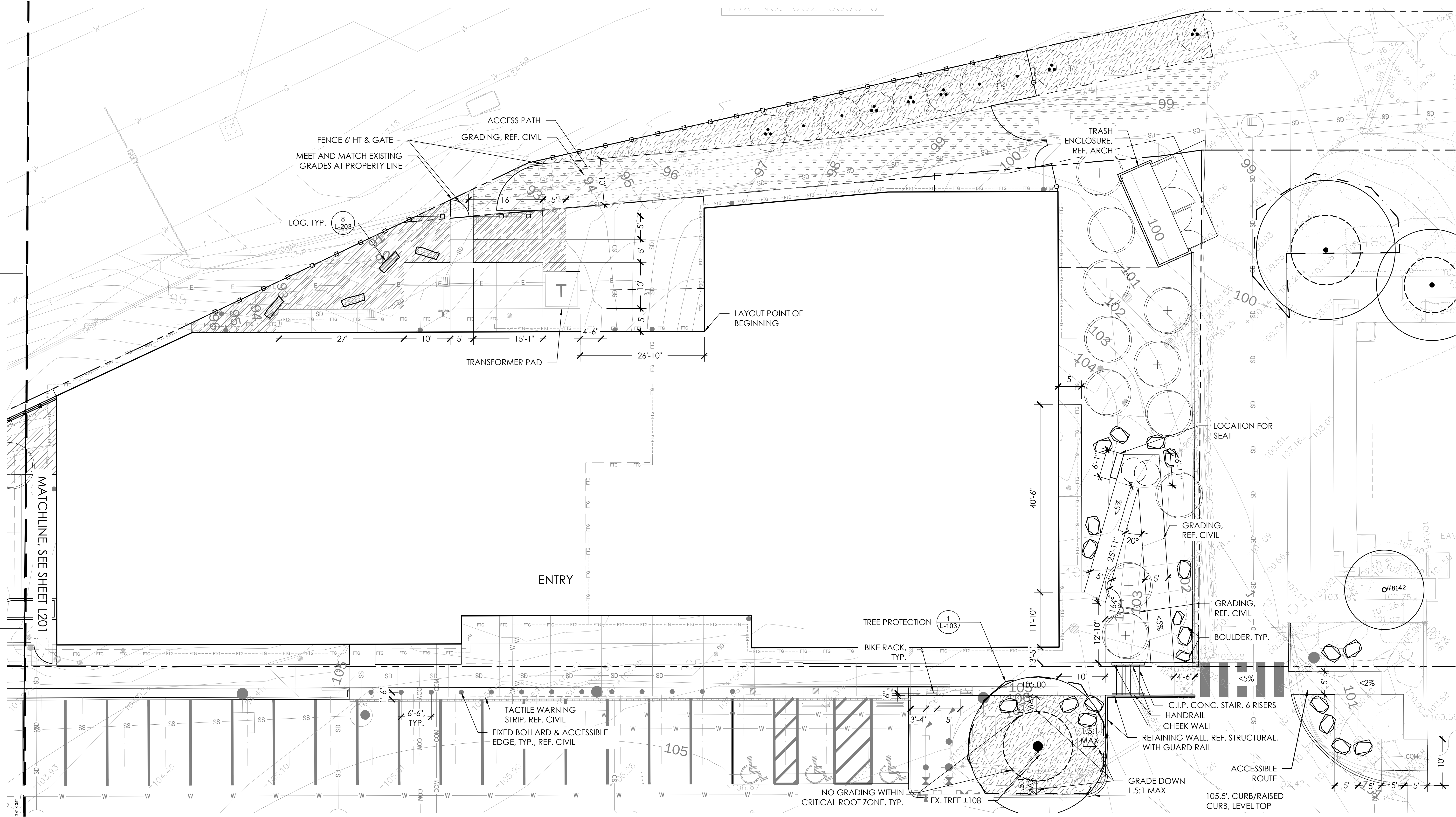
**LANDSCAPE MATERIALS & LAYOUT**

**L-201**

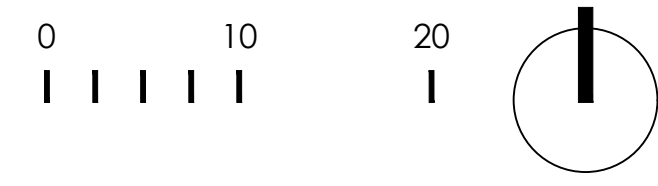
**1 Landscape Materials & Layout**  
scale 1" = 10' - 0"



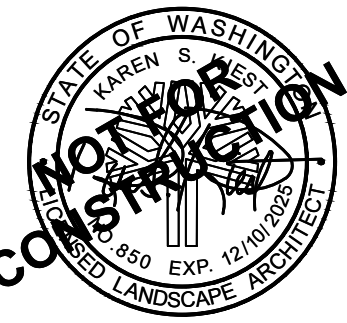
© ANJALI GRANT DESIGN ORIGINAL SHEET SIZE 24" X 36"



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



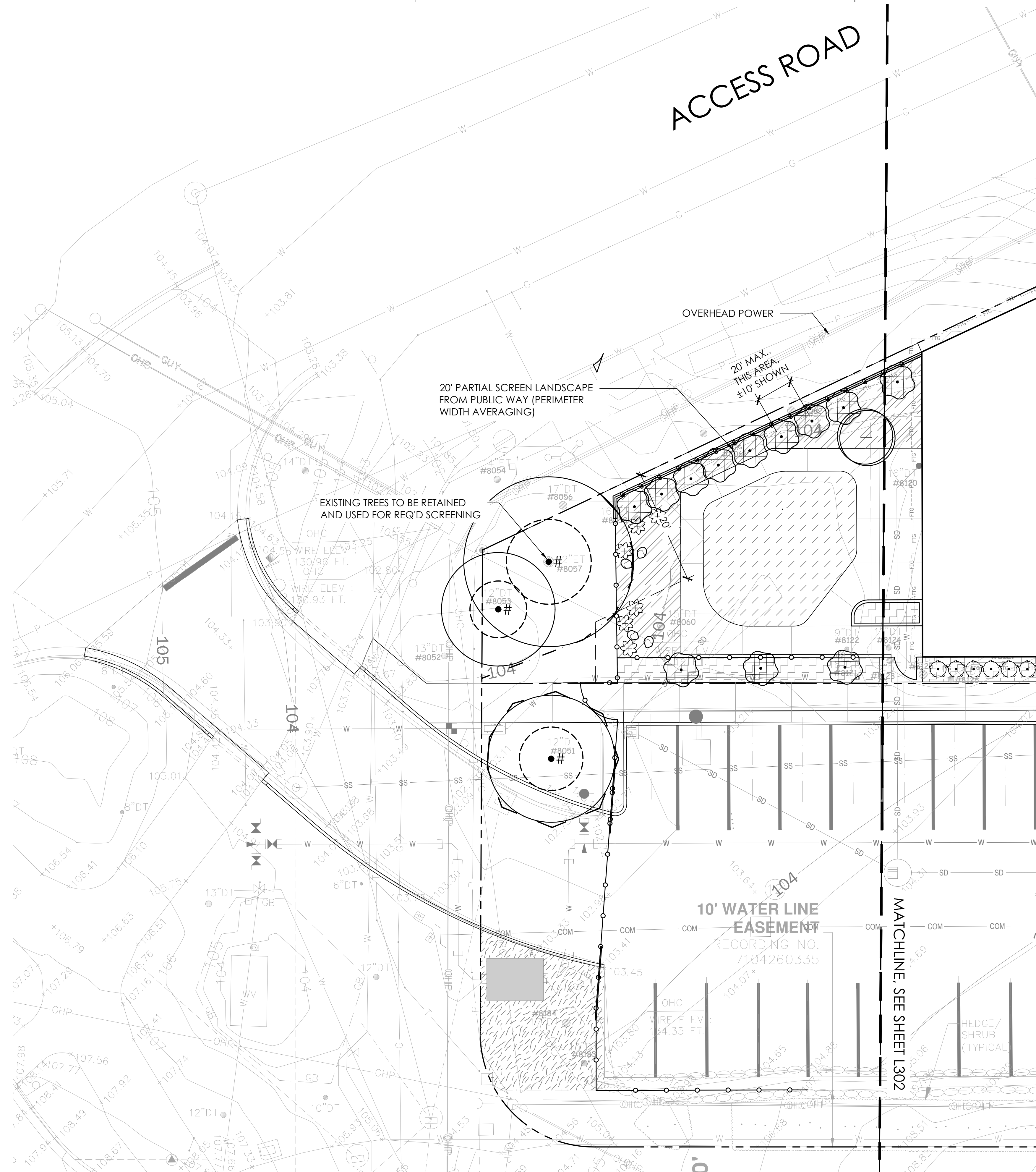
ORIGINAL SHEET SIZE 4" x 24"  
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NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		HNTS

LANDSCAPE MATERIALS & LAYOUT

# L-202



ACCESS ROAD

20' PARTIAL SCREEN LANDSCAPE FROM PUBLIC WAY (PERIMETER WIDTH AVERAGING)

EXISTING TREES TO BE RETAINED AND USED FOR REQ'D SCREENING

10' WATER LINE EASEMENT  
RECORDING NO. 7104260335

MATCHLINE, SEE SHEET 1302

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	
<b>TREES</b>						
	REPLACEMENT TREES 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.					
(+)	PER MICC 19.10.070 - TREE REPLACEMENT, ACCORDING TO REPLACEMENT RATIOS, AT LEAST HALF OF THE TREES NEED TO BE PACIFIC NORTHWEST NATIVES. PER CUP24-01 REVIEW LETTER: REPLACEMENT TREES NEED TO BE AT LEAST 10' APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.					
<b>DECIDUOUS TREES</b>						
(+)	ACER CIRCINATUM MULTI-STEM, MIN. 3 STEMS, 8-10' HT (1-1/2" DBH OR EQUIVALENT)	VINE MAPLE	8'-10' HT.	B&B	NATIVE	
(+)	RHAMNUS PURSHIANA	CASCARA	1.5" CAL.	B&B	NATIVE	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
<b>SHRUBS</b>						
(+)	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.
<b>SHRUB AREAS</b>						
(+)	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.
<b>GROUND COVERS</b>						
(+)	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.
<b>SOD/SEED</b>						
(+)	LAWN MIX	HYDROSEED, PER SPEC				
(+)		SEED				

REFERENCE NOTES SCHEDULE

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

LANDSCAPE CODE NOTES

PER MICC 19.12.040 - LANDSCAPE DESIGN AND OUTDOOR SPACES, THE FOLLOWING INFORMATION:

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

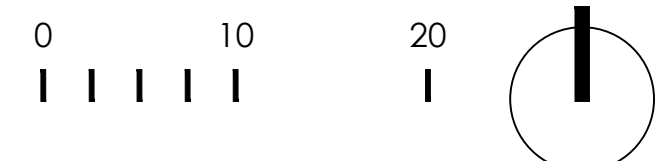
TREE NOTES

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

PLANTING NOTES

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

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



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



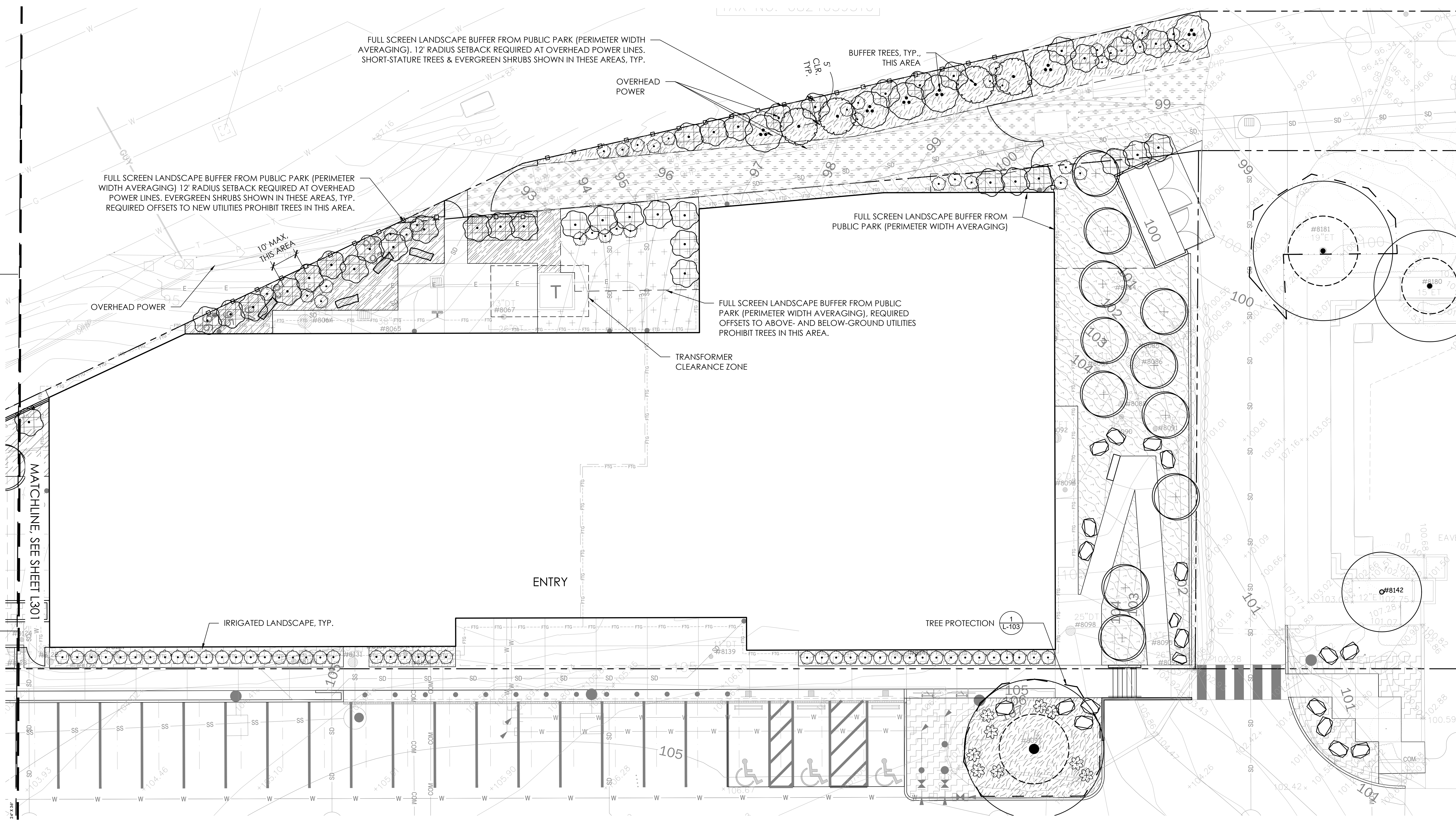
3700 E MERCER WAY  
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW

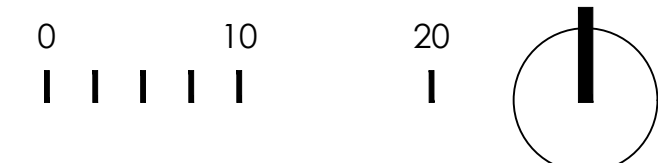
PROJECT: HNTS

PLANTING PLAN

L-301



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



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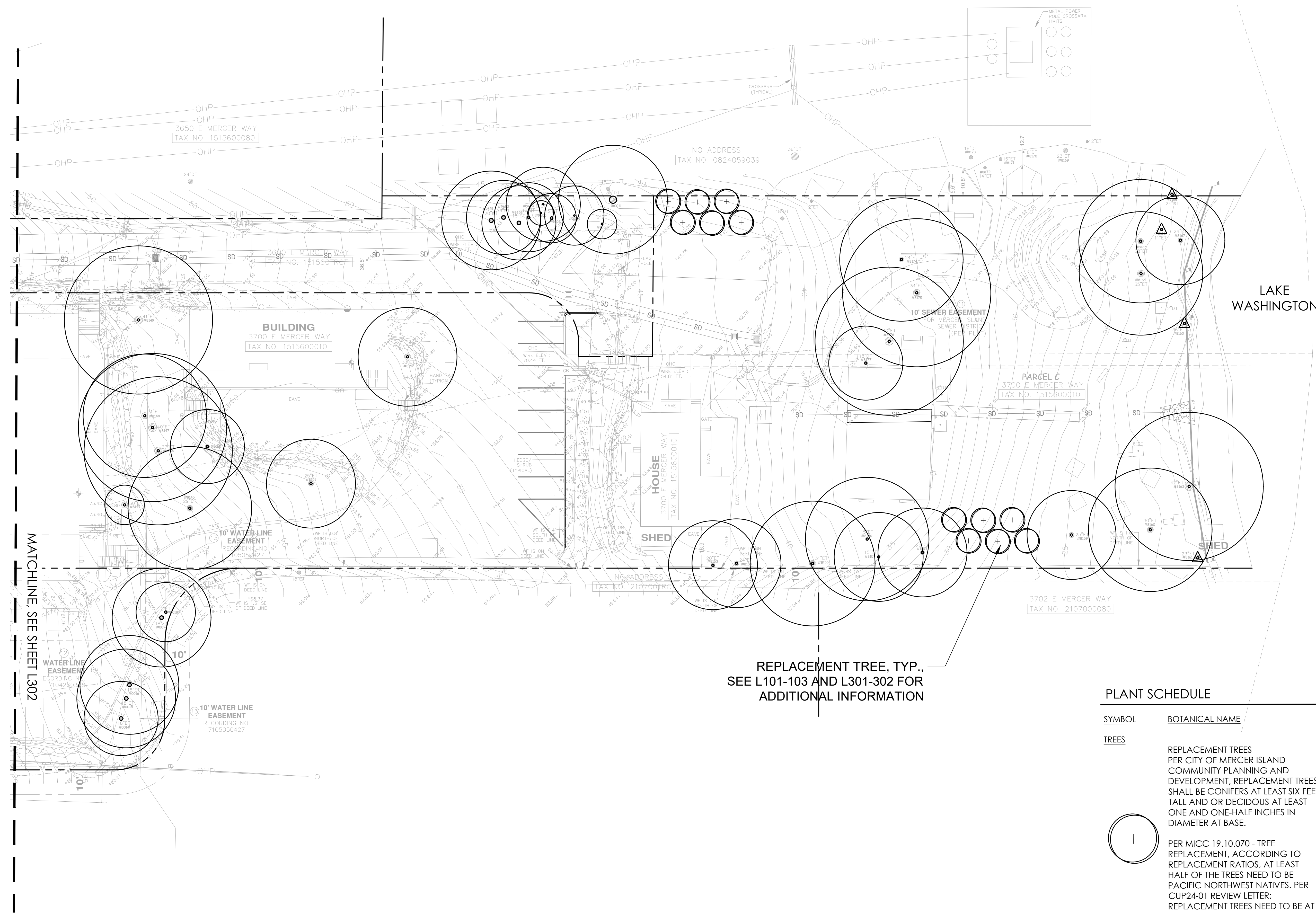
3700 E MERCER WAY  
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: HNTS

PLANTING PLAN

L-302

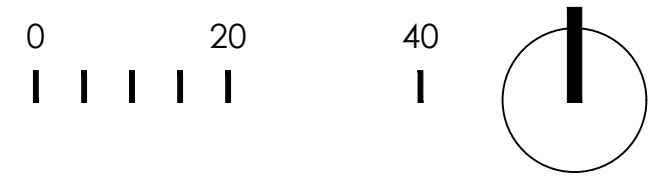


1 Planting Plan  
scale 1" = 20' - 0"

REPLACEMENT TREE, TYP.,  
SEE L101-103 AND L301-302 FOR  
ADDITIONAL INFORMATION

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME
(circle with cross)	REPLACEMENT TREES 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.  PER MICC 19.10.070 - TREE REPLACEMENT, ACCORDING TO REPLACEMENT RATIOS, AT LEAST HALF OF THE TREES NEED TO BE PACIFIC NORTHWEST NATIVES. PER CUP24-01 REVIEW LETTER: REPLACEMENT TREES NEED TO BE AT LEAST 10' APART FROM EACH OTHER, STRUCTURES, FENCES AND UTILITIES.



NO.	DATE	DESCRIPTION
1	10/17/25	REV 1
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: HNTS

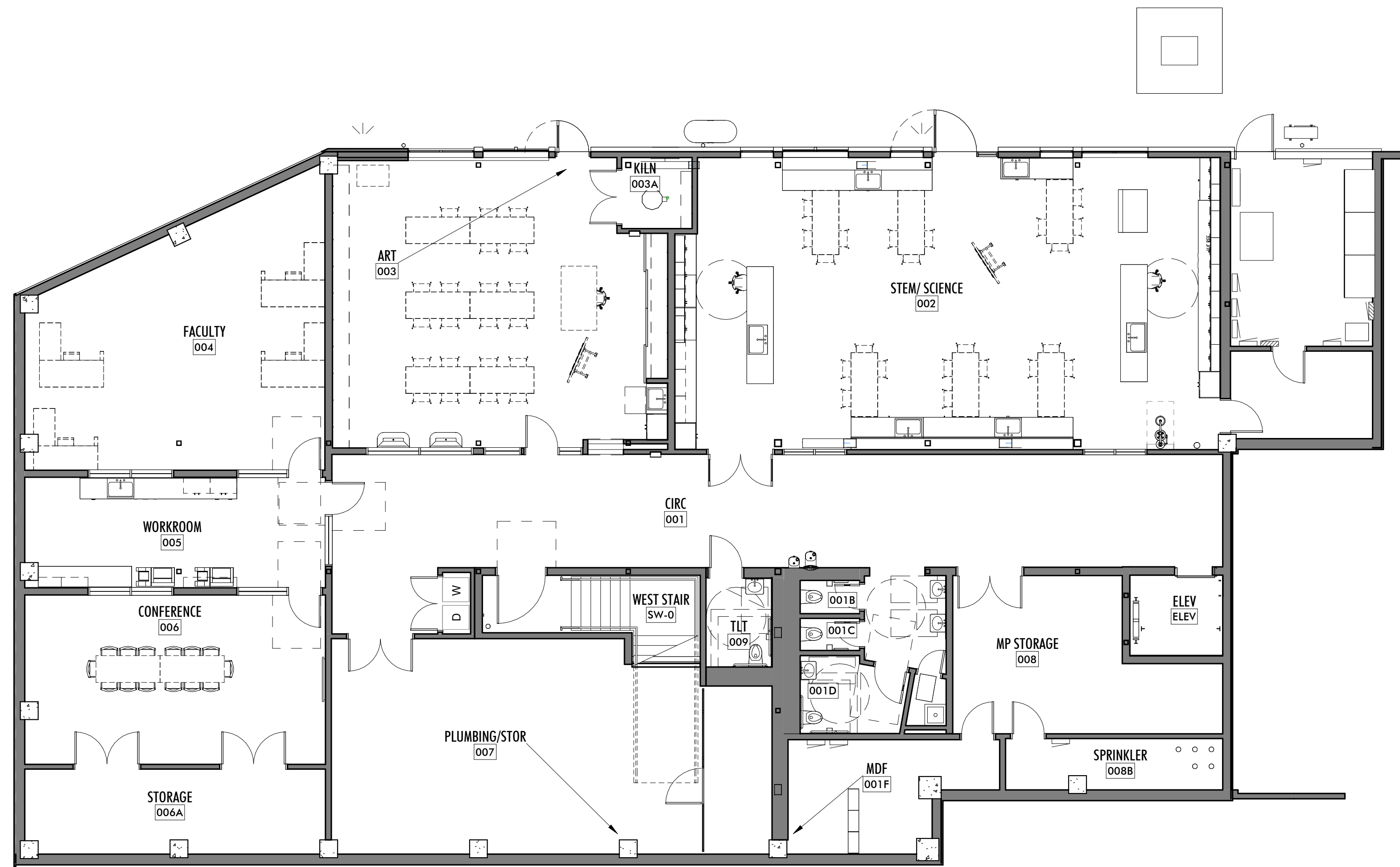
PLANTING PLAN

L-302.1

KEYNOTES	
	Keynote Text

**NOT FOR  
CONSTRUCTION**

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**



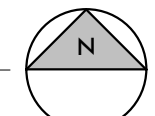
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT:

B01 FURN PLAN

**A-100F**

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



KEYNOTES	
12.12	FOIO PROJECTOR ON CART

NOT FOR  
CONSTRUCTION

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**



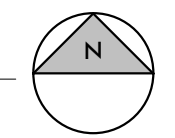
NO.	DATE	DESCRIPTION
10	OCTOBER 2025	DESIGN REVIEW

PROJECT: \_\_\_\_\_

L01 FURN PLAN

**A-101F**

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



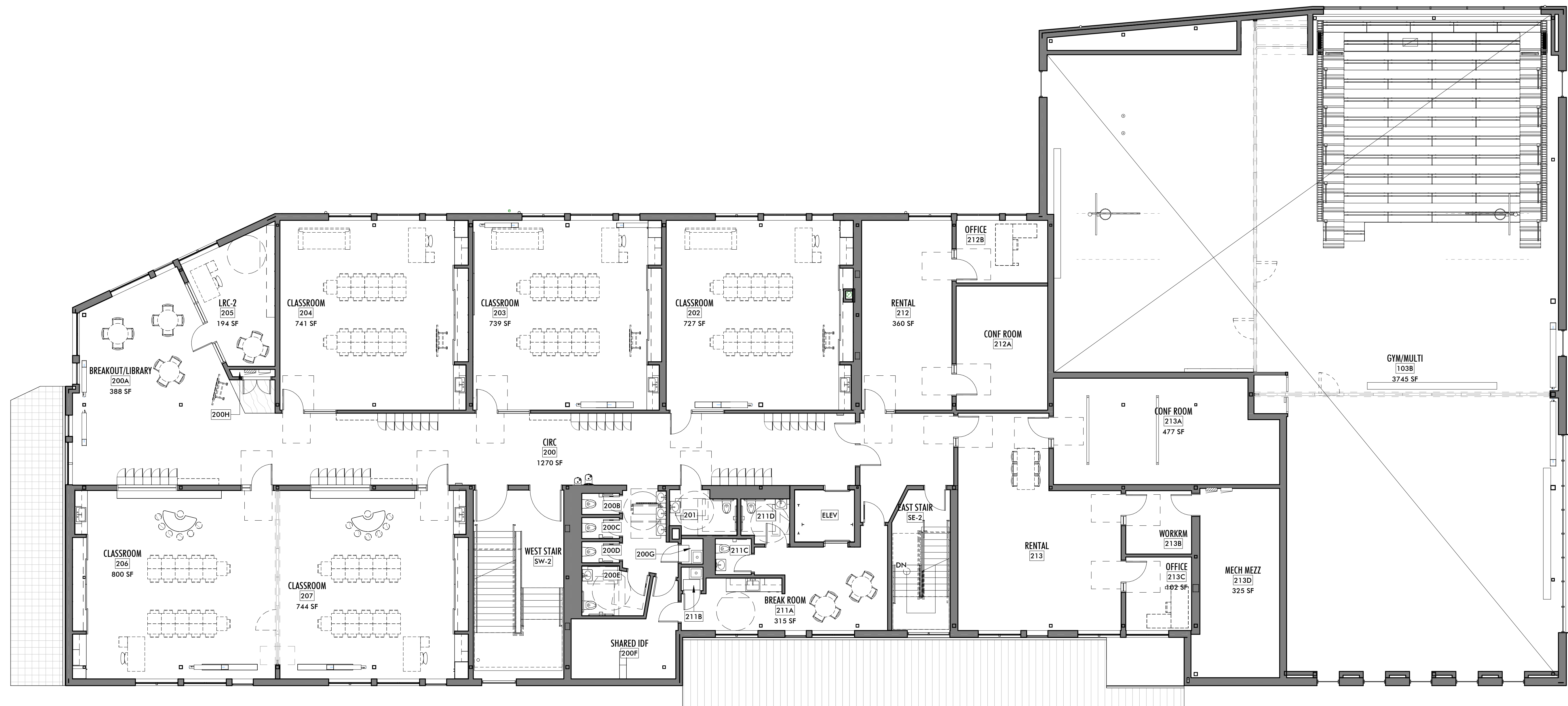
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KEYNOTES

Keynote Text

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3700 F MERCER WAY  
BARNABIE POINT PROJECT



NO. DATE DESCRIPTION

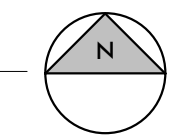
10 OCTOBER 2025  
DESIGN REVIEW

PROJECT:

L02 FURN PLAN

A-102F

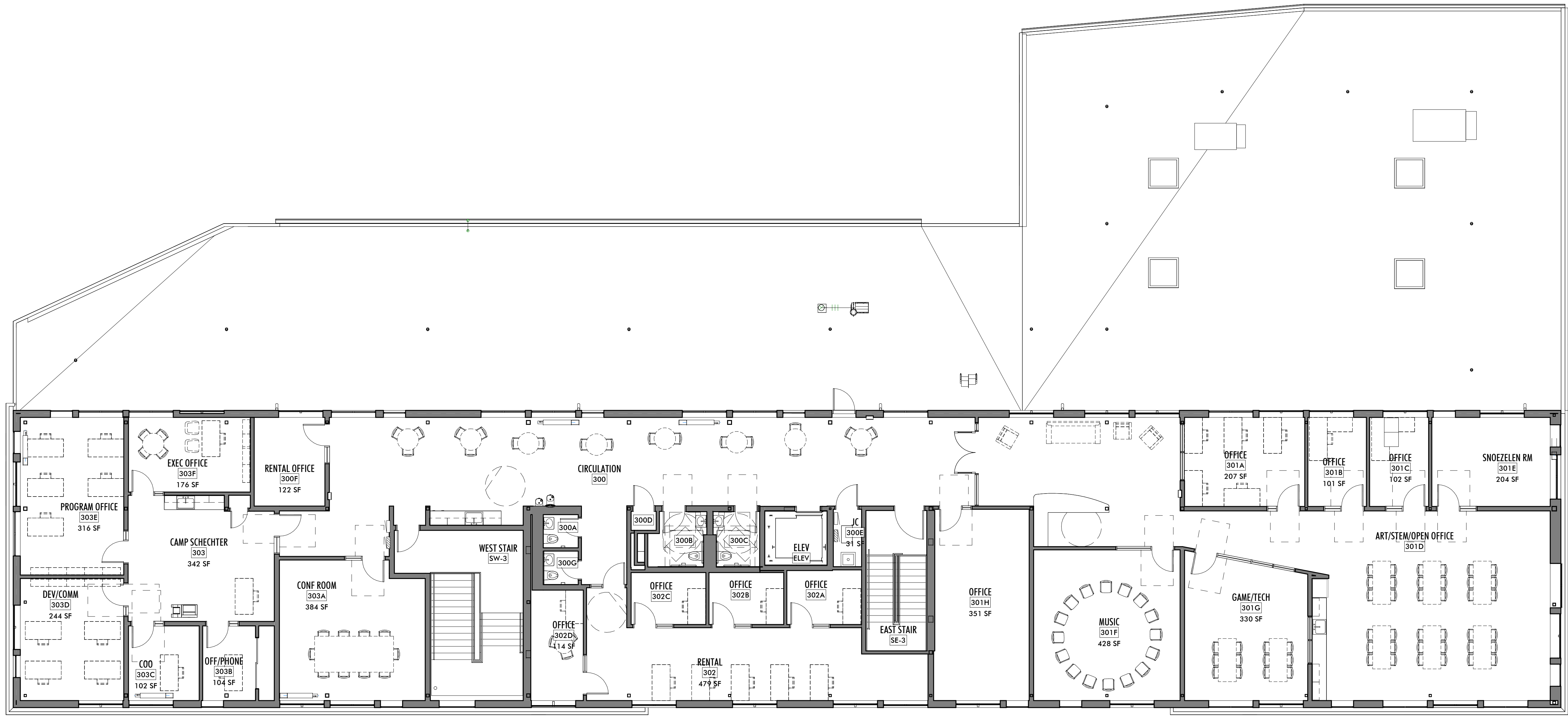
1 LEVEL 02 FURN PLAN  
1/8" = 1'-0"



KEYNOTES	
	Keynote Text

**NOT FOR  
CONSTRUCTION**

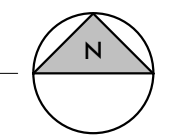
3700 E MERCER WAY  
**BARNABIE POINT PROJECT**



NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		
L03 FURN PLAN		

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



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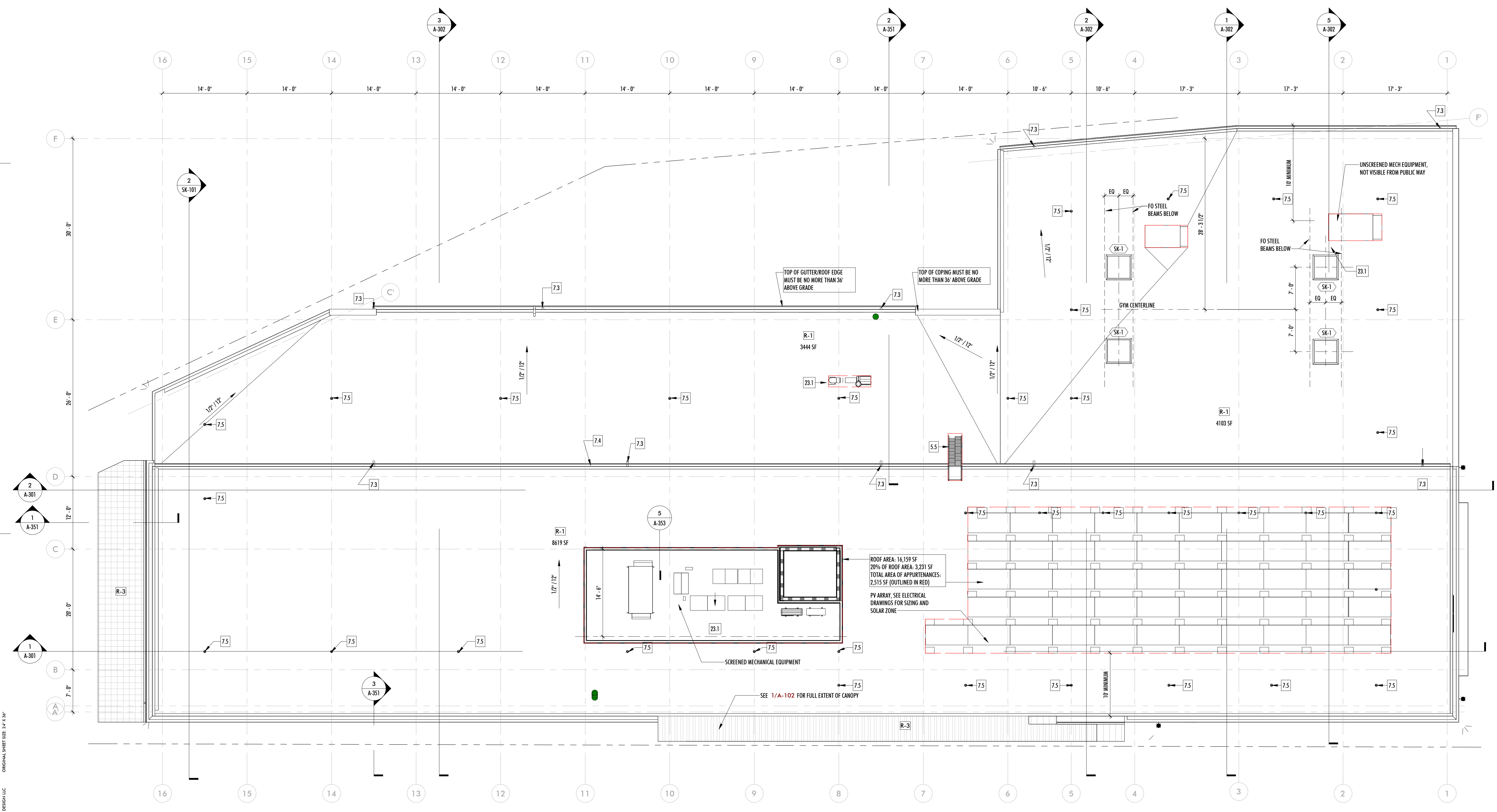
3700 F. MERCER WAY  
BARNABIE POINT PROJECT

**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



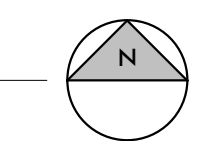
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW

PROJECT: \_\_\_\_\_

ROOF PLAN

**A-104**

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



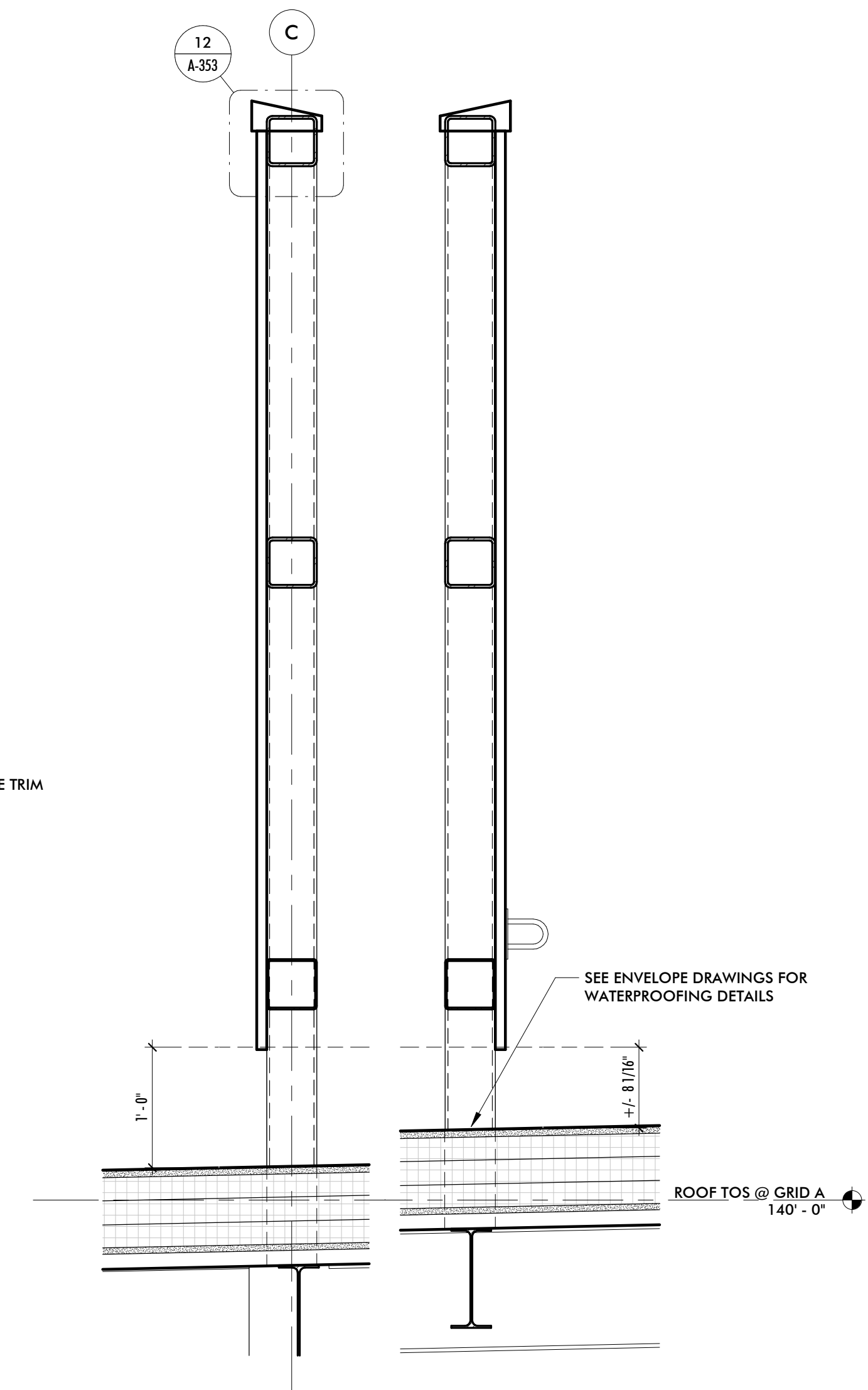
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10	OCTOBER 2025	DESIGN REVIEW

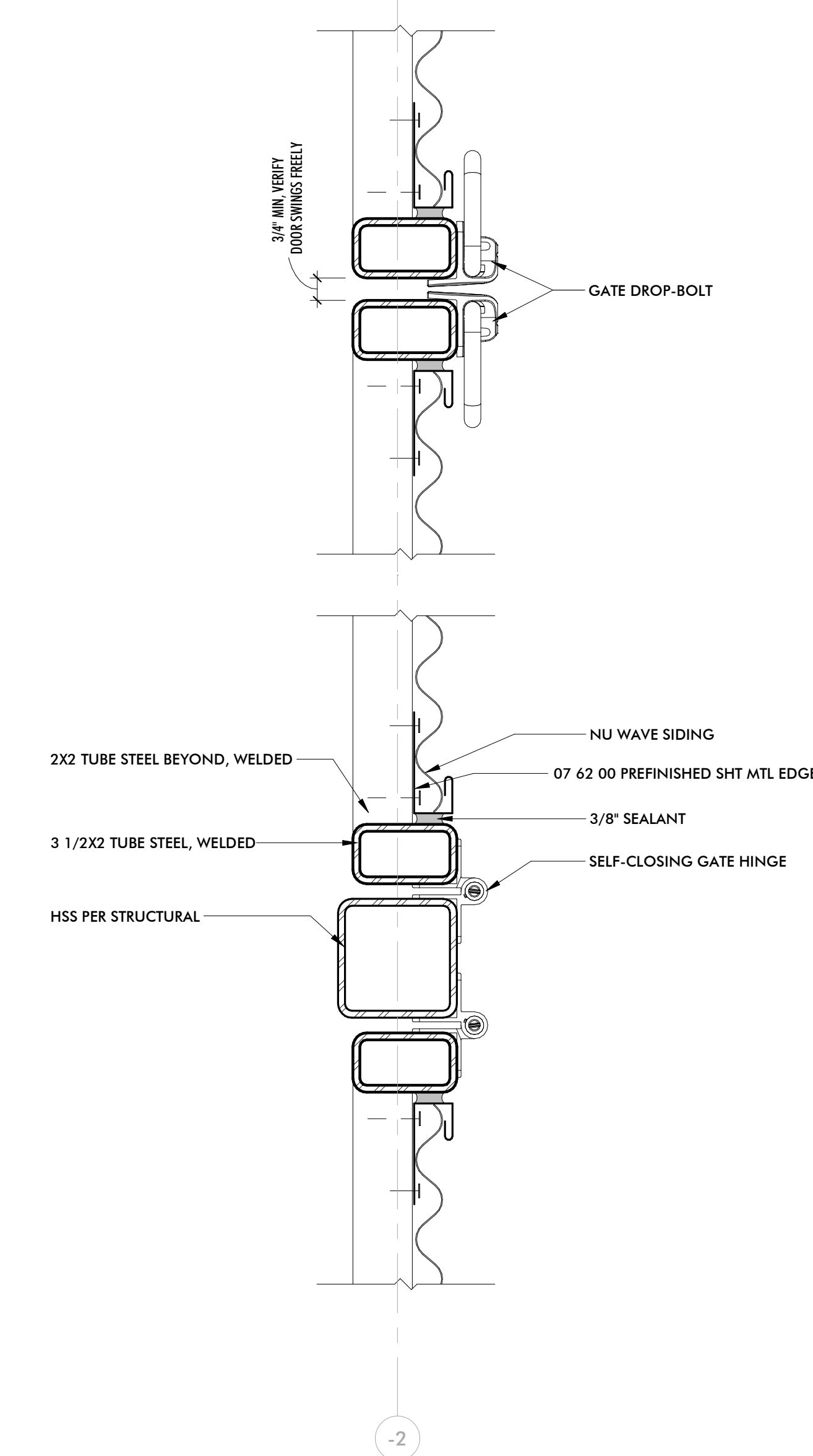
PROJECT:

TRASH ENCLOSURE & MECHANICAL SCREEN

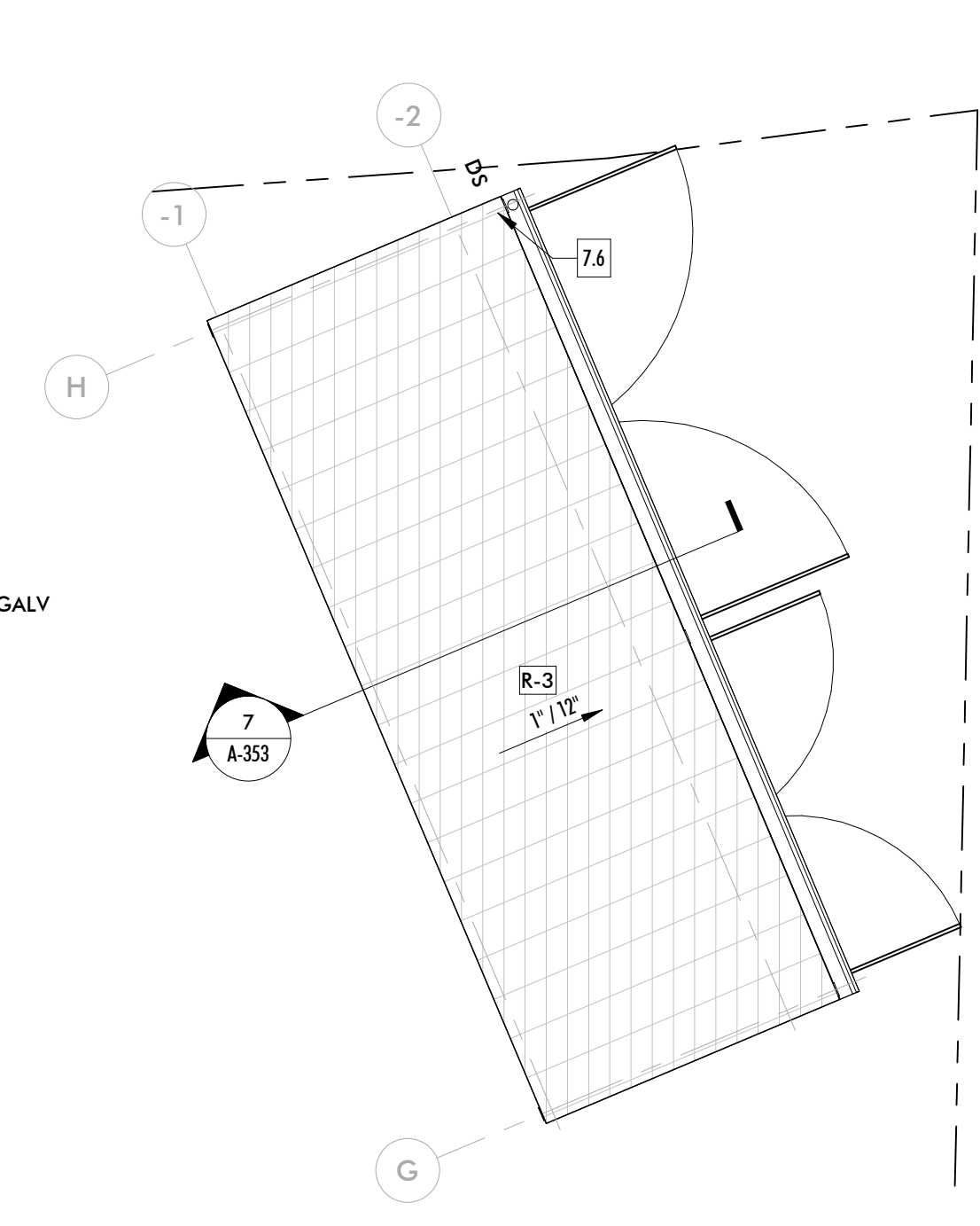
A-353



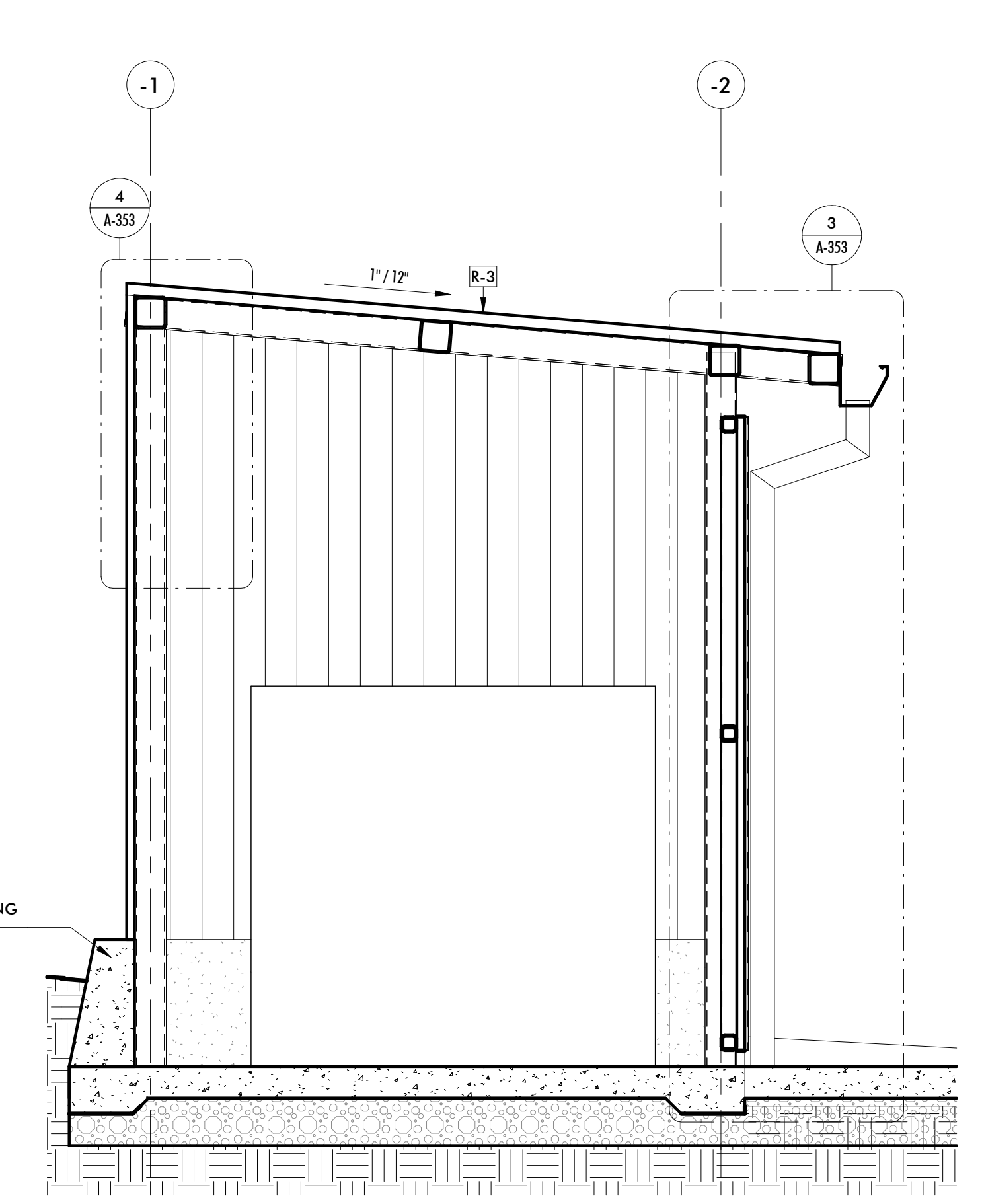
5 MECHANICAL SCREEN  
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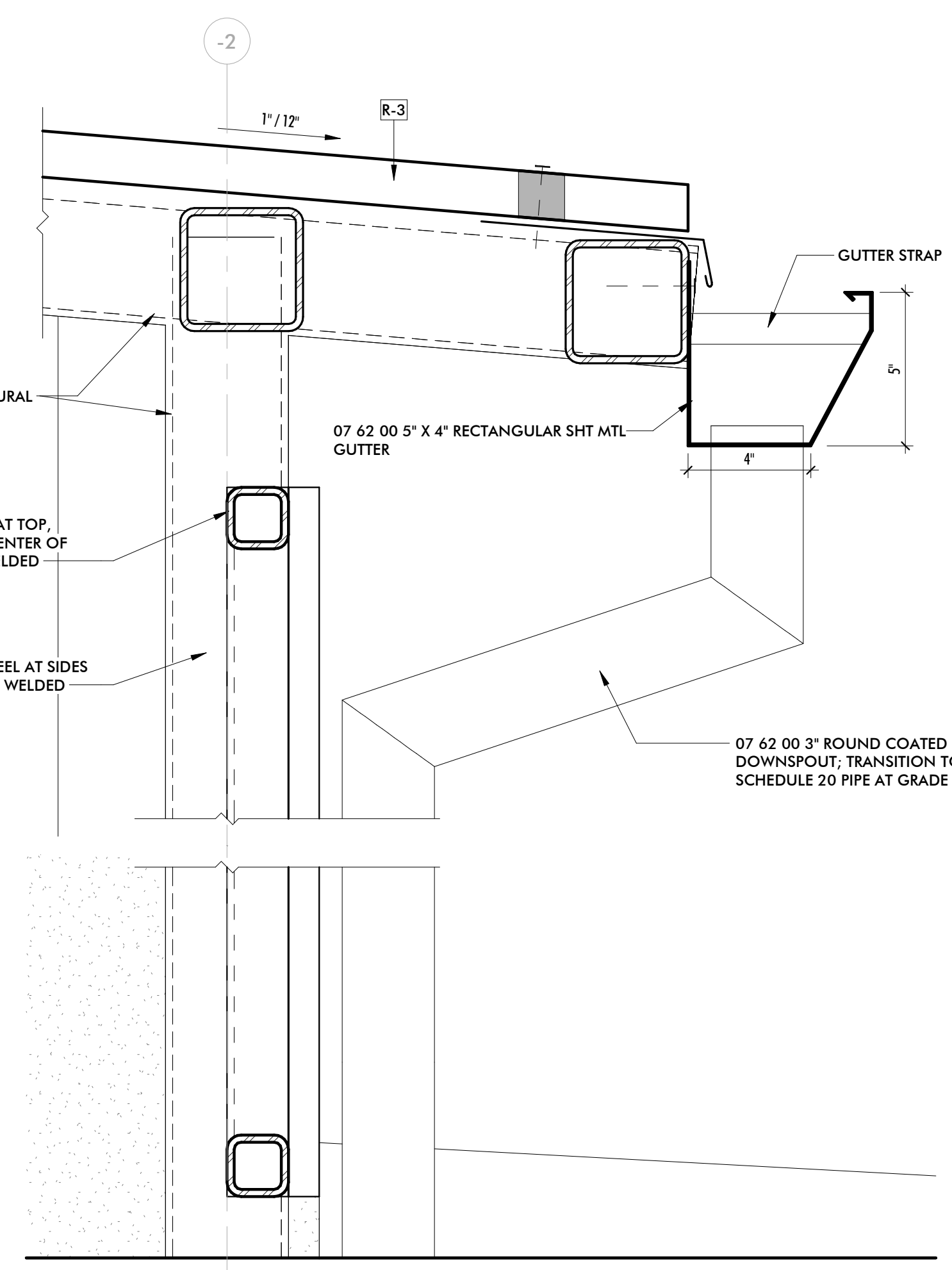
6 GATE HINGE DTL  
3" = 1'-0"



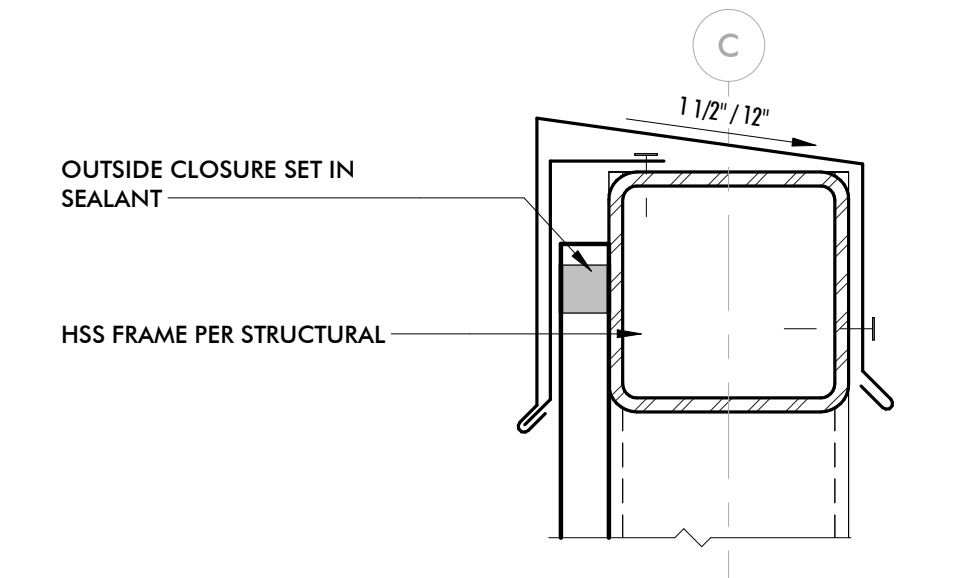
2 TRASH ENCLOSURE ROOF PLAN  
1/4" = 1'-0"



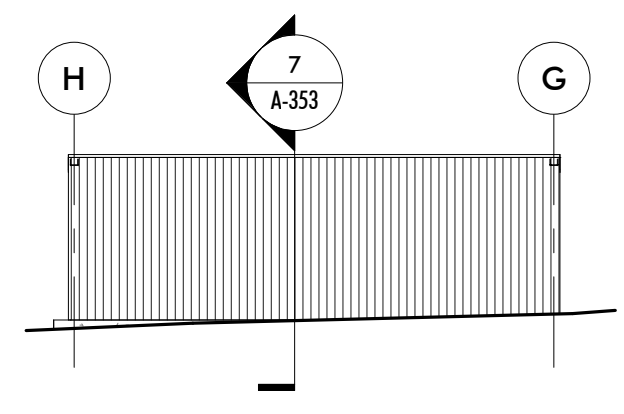
7 TRASH ENCLOSURE EW SECTION  
3/4" = 1'-0"



3 GATE HEAD/SILL AT TRASH ENCLOSURE  
3" = 1'-0"

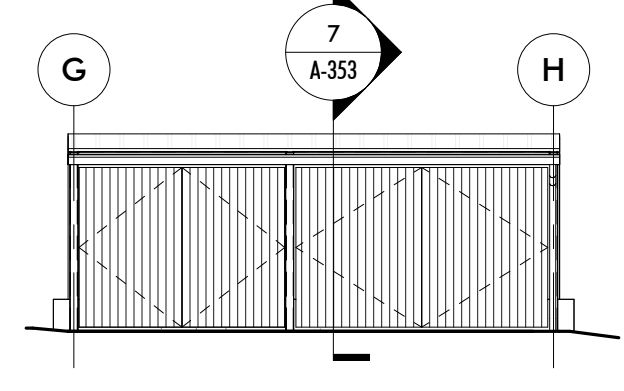


12 MECH SCREEN EDGE DTL  
3" = 1'-0"



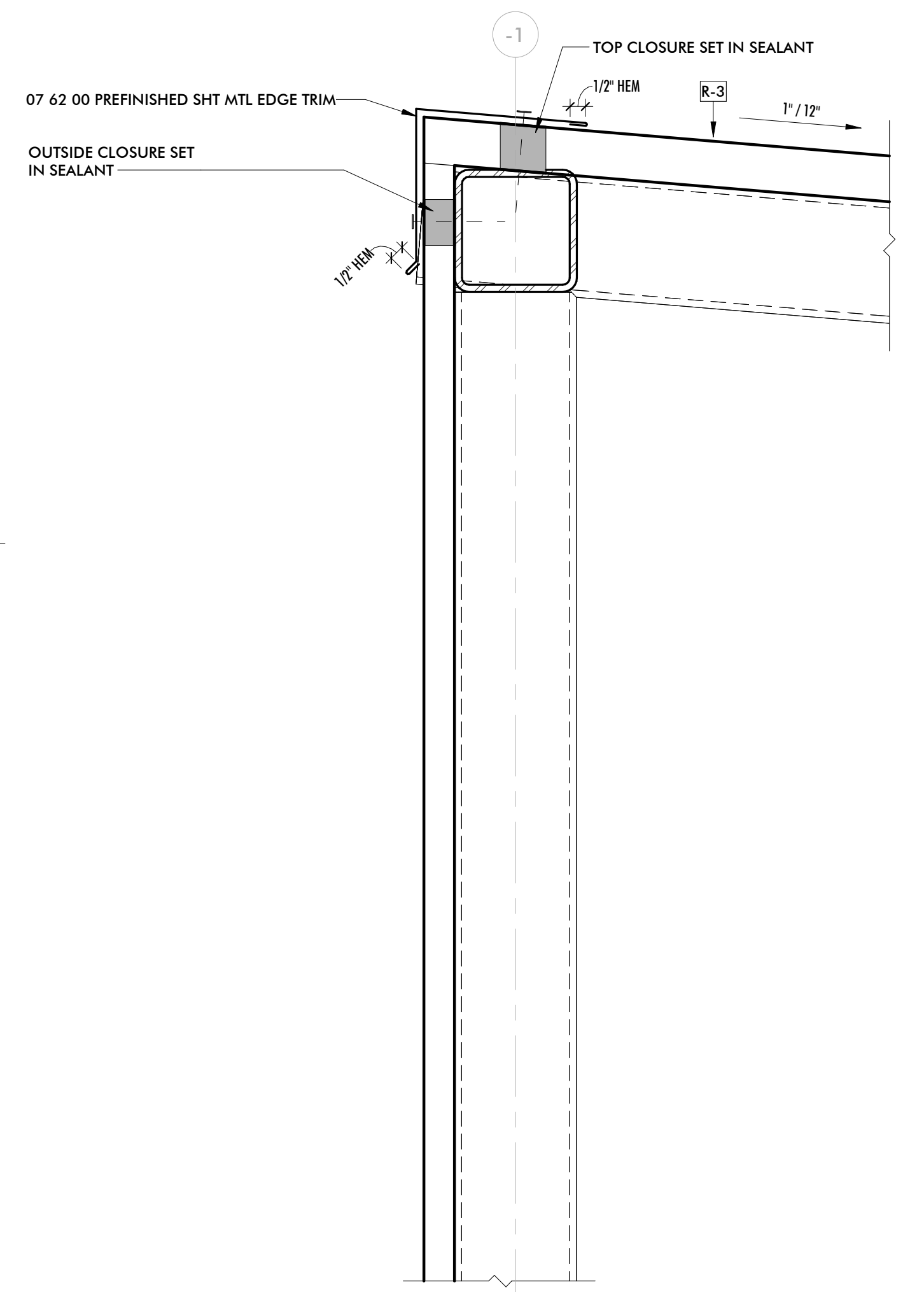
11 TRASH ENCLOSURE W  
1/8" = 1'-0"

10 TRASH ENCLOSURE S  
1/8" = 1'-0"



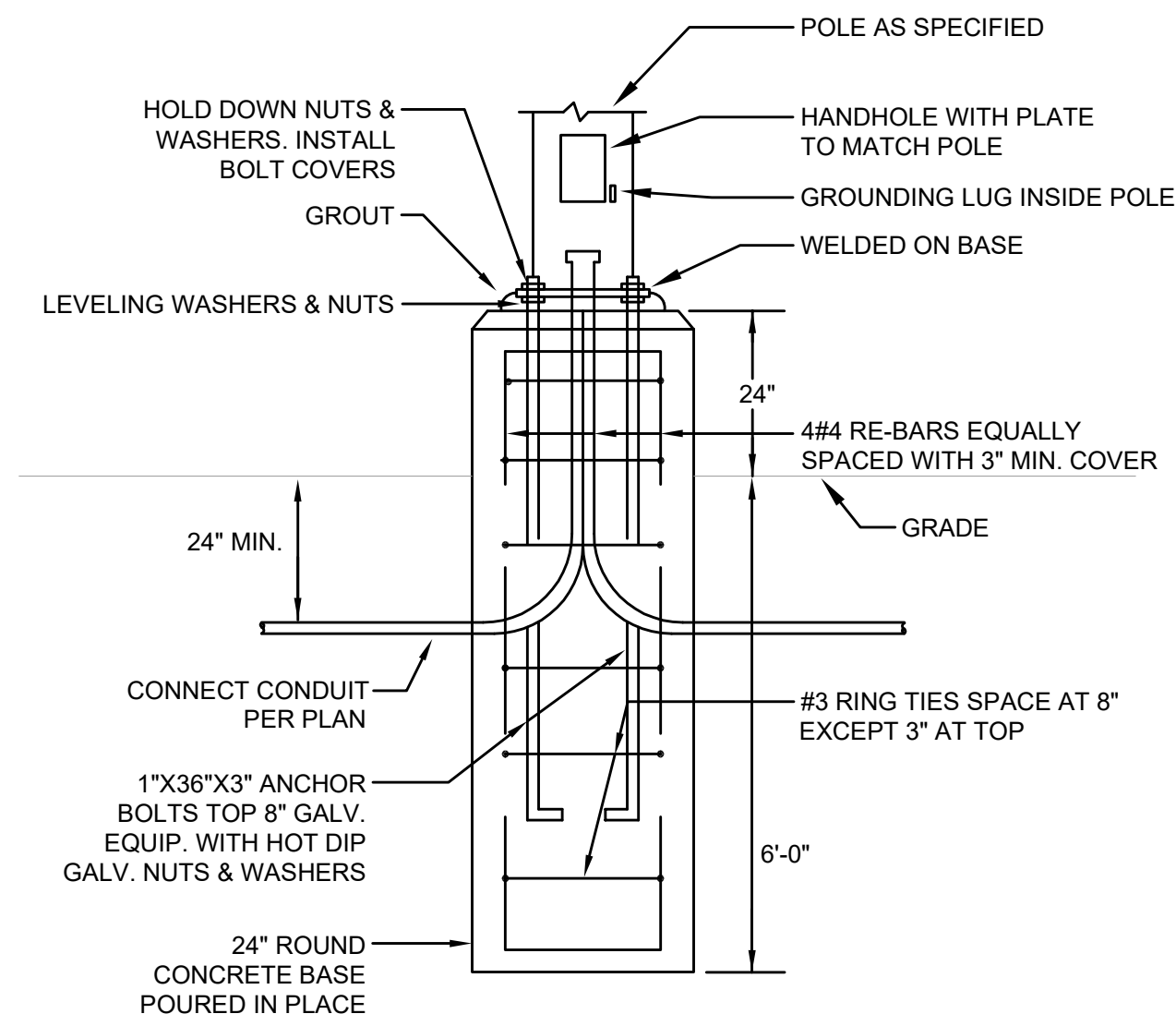
9 TRASH ENCLOSURE E  
1/8" = 1'-0"

8 TRASH ENCLOSURE N  
1/8" = 1'-0"



4 ROOF EDGE AT TRASH ENCLOSURE  
3" = 1'-0"

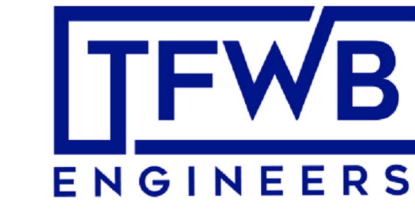
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**2 LIGHT POLE BASE DETAIL**  
SCALE: NTS

**FLAG NOTES:**

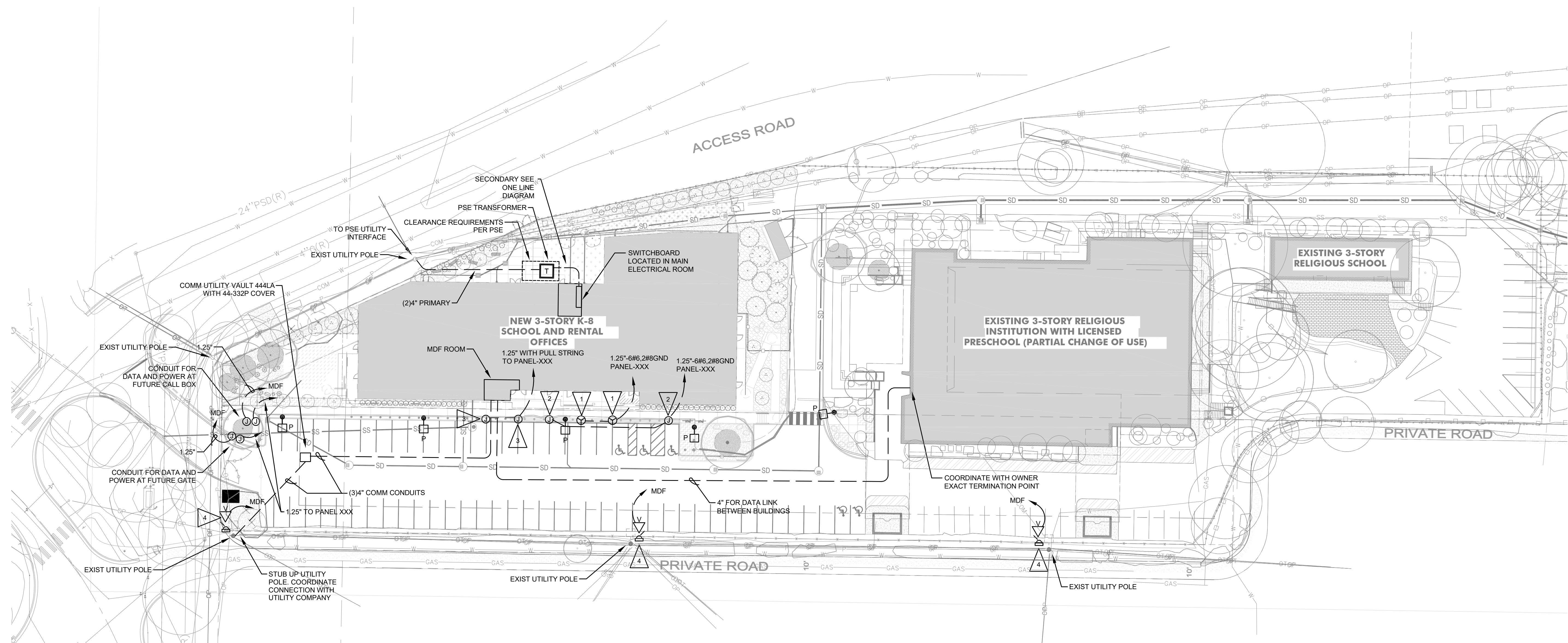
- 1 INSTALLED DOUBLE EV EV SHARED LOAD MANAGEMENT CHARGING STATION
- 2 FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV READY WITH CONDUIT AND WIRE INSTALLED.
- 3 FUTURE DOUBLE EV CHARGING STATION. LOCATION SHALL BE EV CAPABLE WITH CONDUIT INSTALLED
- 4 PROVIDE 1.25" CONDUIT TO EXISTING POWER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



**Travis Fitzmaurice Wartelle**  
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SEATTLE 98144  
ANJALI@AGRANTDESIGN.COM  
206-512-4209

anjali grant design LLC



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

NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:	23-101	
SITE PLAN - ELECTRICAL		

**E-101**

3700 E MERCER WAY  
BARNABIE POINT PROJECT

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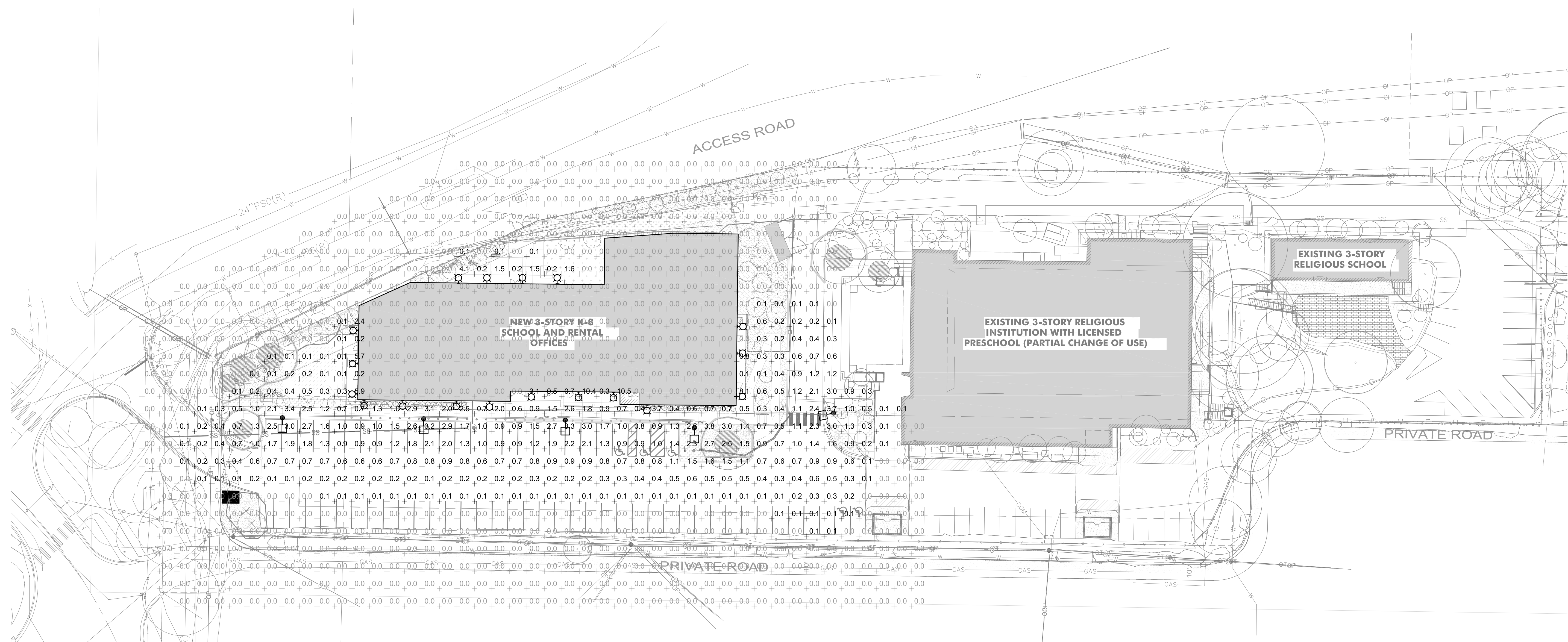


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3700 E MERCER WAY  
BARNABIE POINT PROJECT

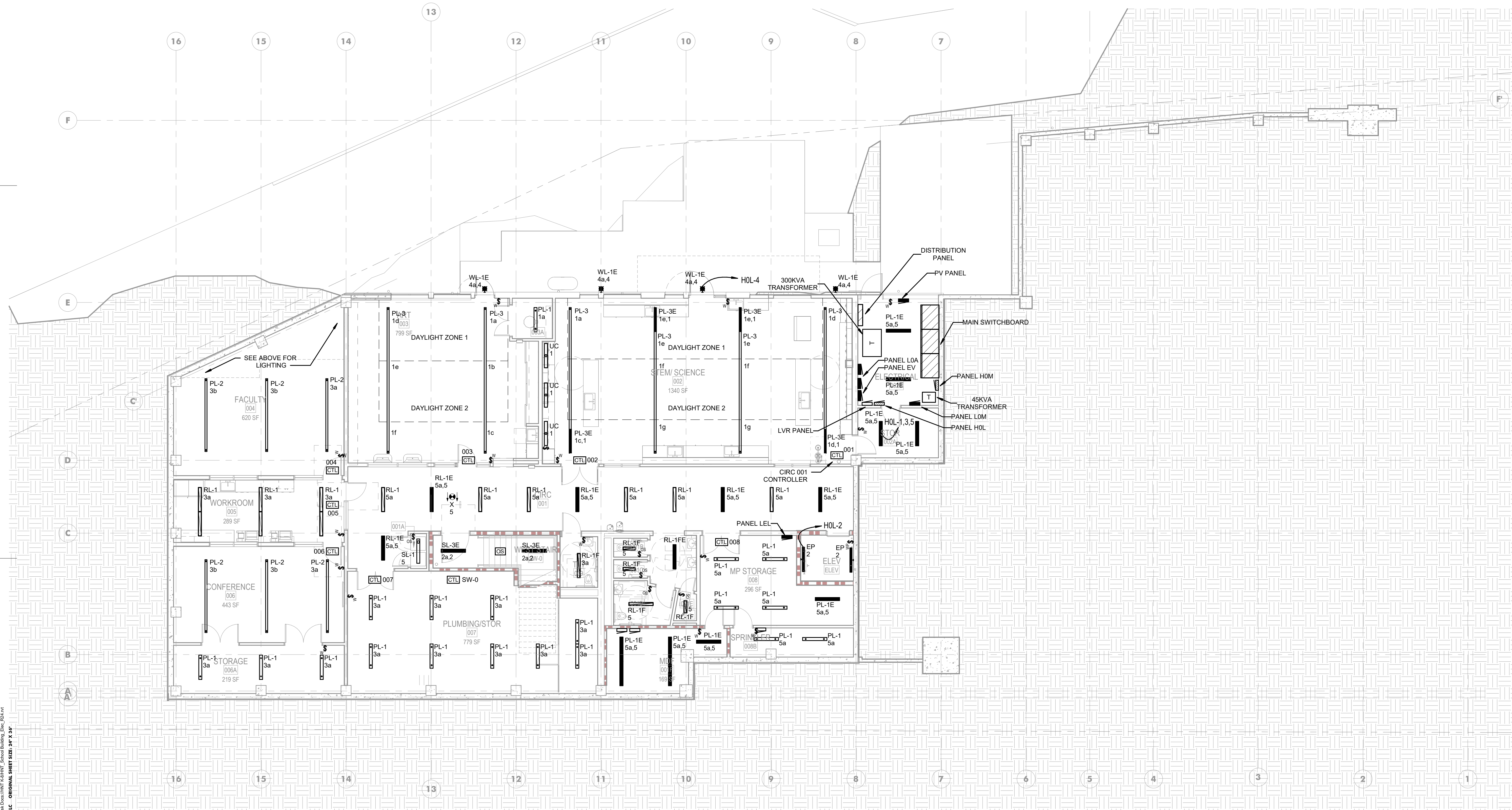
NO.	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		23-101

SITE PLAN - LIGHT CALC

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

E-102

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2/20/25 2:03 PM



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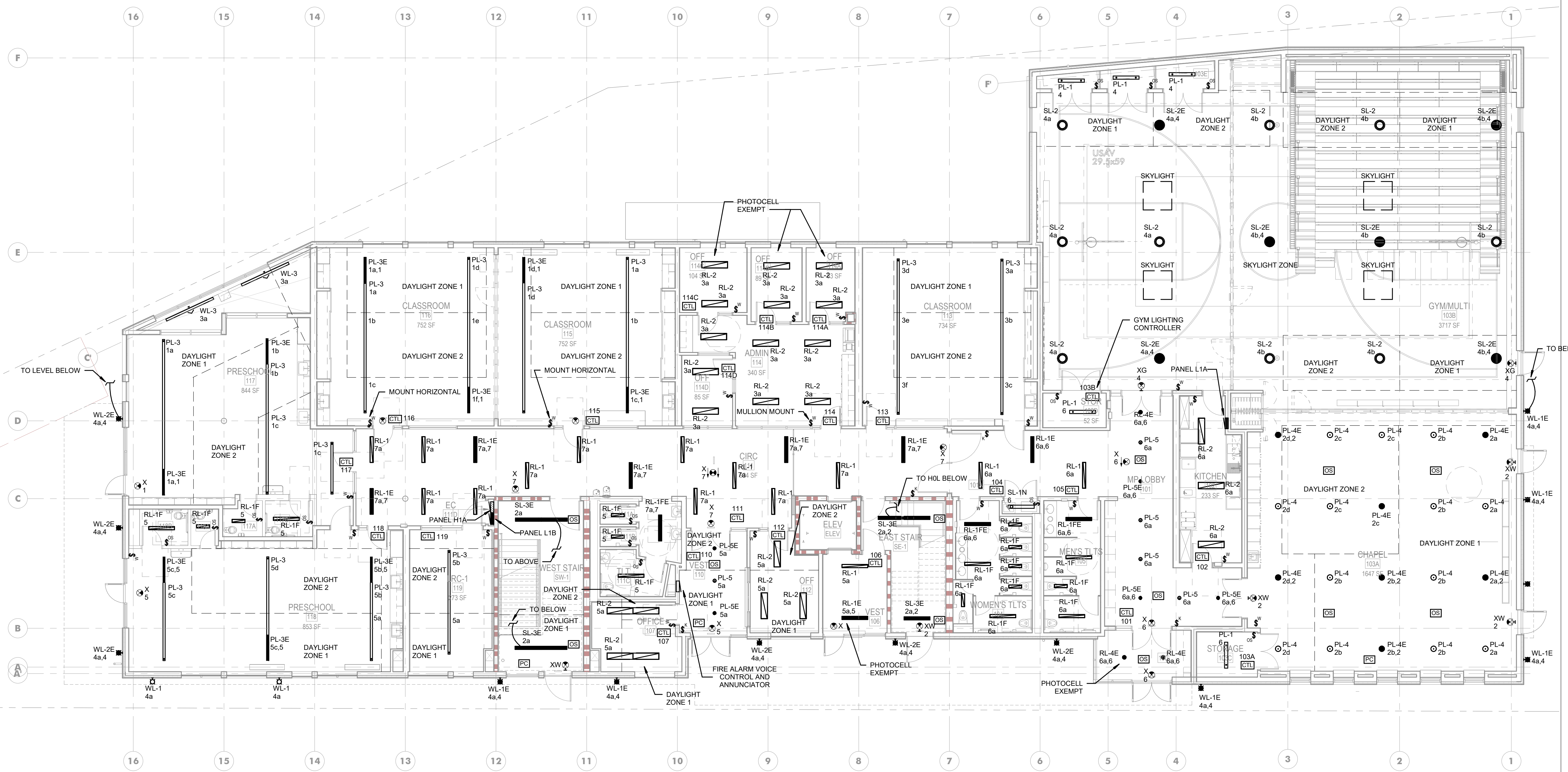
**1 LEVEL B01 FLOOR PLAN - LIGHTING**  
1/8" = 1'-0"

NO	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		23-101

**B01 FLOOR PLAN - LIGHTING**

**E-200**

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**



NO	DATE	DESCRIPTION
	10 OCTOBER 2025	DESIGN REVIEW
PROJECT:		23-101

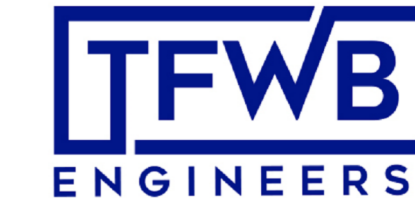
LEVEL 01 FLOOR PLAN - LIGHTING

**E-201**

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

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 ANJALI GRANT DESIGN LLC. 4/10/2025 4:52:42 PM. AutoCAD Document: BARNABIE\_POINT\_School\_Restrooms\_Elec\_Plan.rvt

3700 E MERCER WAY  
**BARNABIE POINT PROJECT**



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anjali grant design LLC



LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

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

LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

TYPE	LAMP	LUMEN OUTPUT	CCT	VOLTAGE	EMBEDDED WIRELESS CONTROLS	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
PL-5	LED 10W	899 LUMENS	3000K	277V	YES-MOTION AND PHOTO	0-10V DIM	SPI LIGHTING: VALLEJO LC 4" SIP12123-L10W-120-277V-3000K-DF_80-XX-	4" DIAMETER X 6" MEDIUM DISTRIBUTION CYLINDER FIXTURE.	
PL-5E								SAME AS PL-5 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
RL-1	LED 6.5 W	735 LUMENS/FT	3000K	277 V	YES-MOTION AND PHOTO	0-10V DIM	ALW: SUPERPLANE 2.5R SP2.5R-XX-SXX-MED-90-3000K-V01-CR/BAT-XX-UNV-XX	RECESSED 2.5" APERTURE LINEAR LED SLOT FIXTURE WITH INTEGRAL DRIVER AND LOW GLARE OPTICS. SEE PLANS FOR CONTINUOUS RUN LENGTHS.	HALLWAY
RL-1E								SAME AS RL-1 BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
RL-1F								SAME AS RL-1 BUT WITH FLANGE KIT FOR MOUNTING IN GWB CEILING	
RL-1FE								SAME AS RL-1F BUT WITH INTEGRAL EMERGENCY BATTERY PACK	
RL-2	LED 45W	4,000 LUMENS	3000K	277 V	YES-MOTION AND PHOTO	0-10V DIM	FOCAL POINT: EQUATION FEQ-14-AC-4000LH-30K-1C-277-LD1	1X4 RECESSED ARCHITECTURAL TROFFER	OFFICE
RL-3	LED 40W	3,500 LUMENS	3000K	277V	YES-MOTION AND PHOTO	0-10V DIM	FOCAL POINT: EQUATION FEQ-14-AC-3500LH-30K-1C-277-LD1	1X4 RECESSED ARCHITECTURAL TROFFER	OFFICE
RL-4	LED 22 W	2,000 LUMENS	3000K	277 V	NO	0-10V DIM	GOTHAM:EVO4 EV04-30/07-AR-MD-LD-277  PRESCOLITE: LF4 LF4SL4LFSL-20L-35K  EATON: PORTFOLIO LD4B LD4B-20-D010-EU4B-1020-80-35-4LB-W-0-H  PHILIPS LIGHTOLIER: CALCULITE C4RDL C4R-N-C4L-C4L-20-8-35-W-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 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 36W		4000K		YES - MOTION AND DAYLIGHT	SWITCH	TRULYGREEN SL4-4-30-C-SK	SURFACE 4" LIGHT PANEL CONNECTED TO OCC SENSOR. PROVIDE EMERGENCY BATTERY PACK.	
SL-4	LED 30W	3046 LUMENS	3000K	277	YES - MOTION AND DAYLIGHT	0-10V DIM	LUMINIS HC1610-L4L30-30K-277-DMX-FS-MS	19" ROUND SURFACE MOUNTED DECORATIVE LED FIXTURE.	HALLWAYS
UC	LED 6W/FT	180 LUMENS/FT	3000K	277V	YES - MOTION	SWITCH	QTRAN: VERS-FLUSH (02) VERS-02-SW-5-35-DRY-DF-P2-CON6-WH-CL2-CC-ST-XX  LUMINII: KENDO  KELVIX	LOW VOLTAGE UNDERCABINET LED LIGHT WITH COEXTRUDED ACRYLIC DIFFUSE LENS. PROVIDE WALL SWITCH AND INTEGRATED OCCUPANCY SENSOR. SEE FLOOR PLANS FOR LENGTHS. PROVIDE POWER SUPPLY AND ALL OTHER ACCESSORIES REQUIRED FOR A FULLY FUNCTIONAL SYSTEM.	UNDERCABINET

3700 E MERCER WAY  
BARNABIE POINT PROJECT

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LIGHT FIXTURE SCHEDULE

E-700



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3700 E MERCER WAY  
BARNABIE POINT PROJECT

LIGHTING FIXTURE SCHEDULE - BARNABIE POINT K-8

TYPE	LAMP	LUMEN OUTPUT	CCT	VOLTAGE	EMBEDDED WIRELESS CONTROLS	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
WL-1	LED 17 W	2,511 LUMENS	2700K	277V	NO	TIME CLOCK	LUMINIS: LED WALL SCONCE SYP600-L1LK2A-FLD-27K-277-	CYLINDRICAL LED WALL SCONCE WITH FULL CUTOFF PERFORMANCE AND TYPE 3 LIGHTING DISTRIBUTION. PROVIDE DIFFUSE OPTICS, UL LISTED FOR WET LOCATION. FIXTURE OPTICS ARE ONLY DIRECTED DOWNWARD. BUG RATING B1-U0-G1.	EXTERIOR WALL
WL-2	LED 17 W + 30 W	2,511 LUMENS DOWN + 2,200 LUMENS UP	3000K	277V	NO	TIME CLOCK	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 2.1 W			277 V			DUAL LITE: SE-G-I  MCPHILBEN: ER55L  CHLORIDE: CE-11300-55L3G  SURE-LITES: CAX-7  BEGHELLI: 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: 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: XMR  DUAL-LITE: LZ15-I  CHLORIDE: CA  EVENLITE: 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.

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LIGHT FIXTURE SCHEDULE

E-701