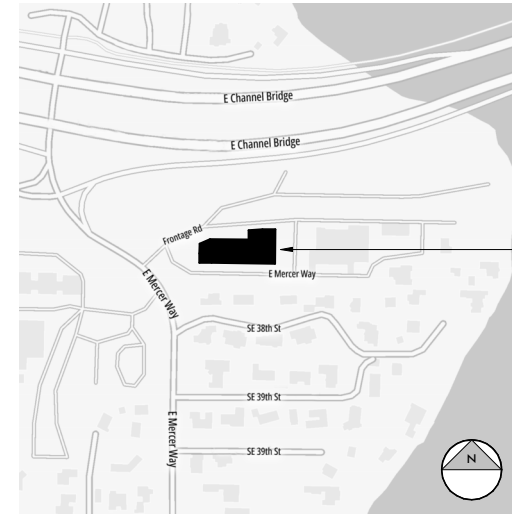


VICINITY MAP



PROJECT SITE

DESIGN TEAM

ARCHITECT ANJALI GRANT DESIGN 3427 BEACON AVE S SEATTLE, WA 98144 (206) 512-4209	LANDSCAPE ARCHITECT KK-LA 111 WEST JOHN STREET, SUITE 306 SEATTLE, WA 98119 (206) 323-6032
CIVIL ENGINEER JACOBSON CONSULTING ENGINEERS 255 S KING ST, SUITE 800 SEATTLE, WA 98104 (206) 426-2600	ACOUSTICS A3 ACOUSTICS LLP 1909 25TH AVE S, SUITE A SEATTLE, WA 98144 (206) 551-5280
STRUCTURAL ENGINEER PCS STRUCTURAL SOLUTIONS 1011 WESTERN AVE, UNIT 810 SEATTLE, WA 98104 (206) 292-5076	SEPA CONSULTANT JEFF DING EA ENGINEERING, SCIENCE & TECHNOLOGY, INC. 2200 SIXTH AVENUE, SUITE 707 SEATTLE, WA 98121
MECHANICAL PLUMBING HV ENGINEERING 6912 220TH STREET SW, SUITE 303 MOUNTLAKE TERRACE, WA 98043 (206) 706-9669	ENVIRONMENTAL RAEDEKE ASSOCIATES, INC. 2111 N. NORTHGATE WAY STE. 219 SEATTLE, WASHINGTON, 98133 (206) 525-8122
ELECTRICAL ENGINEER TF-WB 1200 WESTLAKE AVE N, SEATTLE, WA 98109 (206) 285-7228	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 PROPOSED PROJECT ON THE COMMERCIAL ZONED LOT IS A 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.

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 PERMIT THE SCHOOL TO USE THE EXISTING OUTDOOR PLAY AREAS AND THE NON-COMMERCIAL RECREATIONAL AREA.

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 ALONG 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 70.61 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-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-9	HEIGHT DIAGRAMS
LU-10	AXON VIEW
LU-11	AXON VIEW
C6.00	OVERALL PAVING AND STRIPING PLAN
L-101	TREE PROTECTION PLAN - WEST
L-102	TREE PROTECTION PLAN - EAST
L-103	TREE INVENTORY & REPLACEMENT
L-201	LANDSCAPE PLAN - WEST
L-202	LANDSCAPE PLAN - EAST
L-203	LANDSCAPE PLAN - ENLARGEMENT
A-100F	B01 FURN PLAN
A-101F	L01 FURN PLAN
A-102F	L02 FURN PLAN
A-103F	L03 FURN PLAN
E-101	SITE PLAN - ELECTRICAL
E-102	SITE LIGHTING PHOTOMETRIC CALCULATIONS
SHEET COUNT: 28	

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT: _____

DESIGN REVIEW PLANSET - SHEET INDEX, GENERAL NOTES

A-000

NOT FOR
CONSTRUCTION

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
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MERCER ISLAND, WA 98040

ZONING DESIGNATION
B, R-9.6

LEGAL DESCRIPTION
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TOWNSHIP 24 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY,
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TO THE PLAT THEREOF RECORDED IN VOLUME 75 OF PLATS, PAGE 24,
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THENCE SOUTH 89°09'34" EAST SLOING THE NORTH OF SAID DOYLE-
HANSEN ADDITION, A DISTANCE OF 253.49 FEET TO THE WEST LINE OF LOT
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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-
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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
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LOTS 1 THROUGH 7, INCLUSIVE, CHANNEL CREST, ACCORDING TO
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KING COUNTY, WASHINGTON;

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

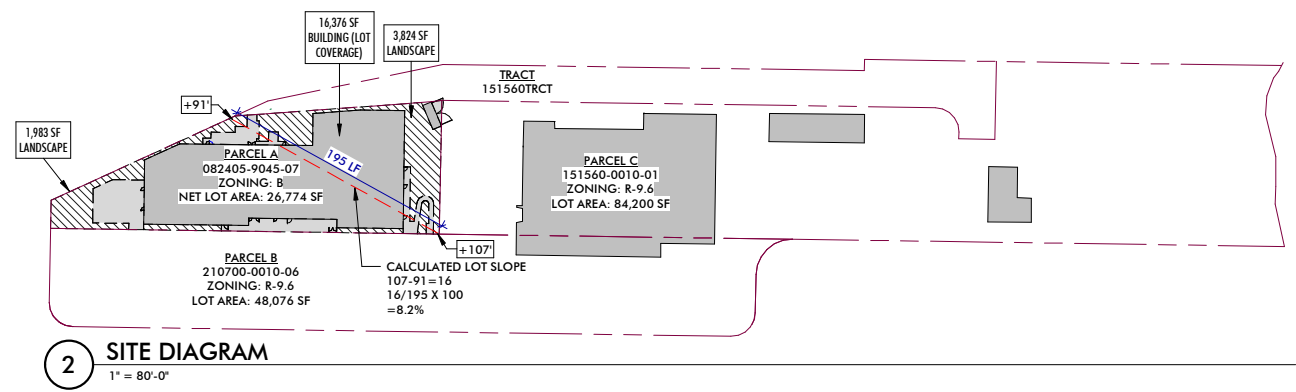
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

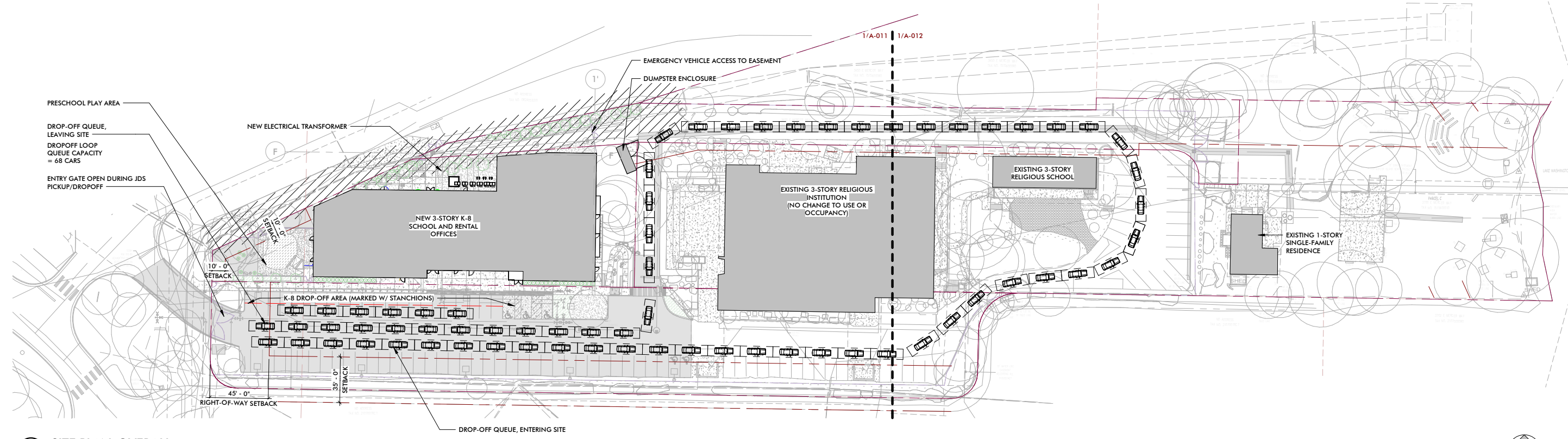
LOT AREAS (B-ZONED PARCEL)

Comments	AREA	% OF TOTAL LOT AREA
BUILDING (LOT COVERAGE)	16,376 SF	61%
HARDSCAPE	3,925 SF	15%
LANDSCAPE	3,898 SF	14%
LANDSCAPE	1,983 SF	7%
LANDSCAPE	304 SF	1%
LANDSCAPE	449 SF	2%
LANDSCAPE	6,634 SF	25%
	26,935 SF	100%

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



2 SITE DIAGRAM
1" = 80'-0"



1 SITE PLAN-OVERALL
1" = 40'-0"

NO.	DATE	DESCRIPTION
4	FEBRUARY 2025	DESIGN REVIEW

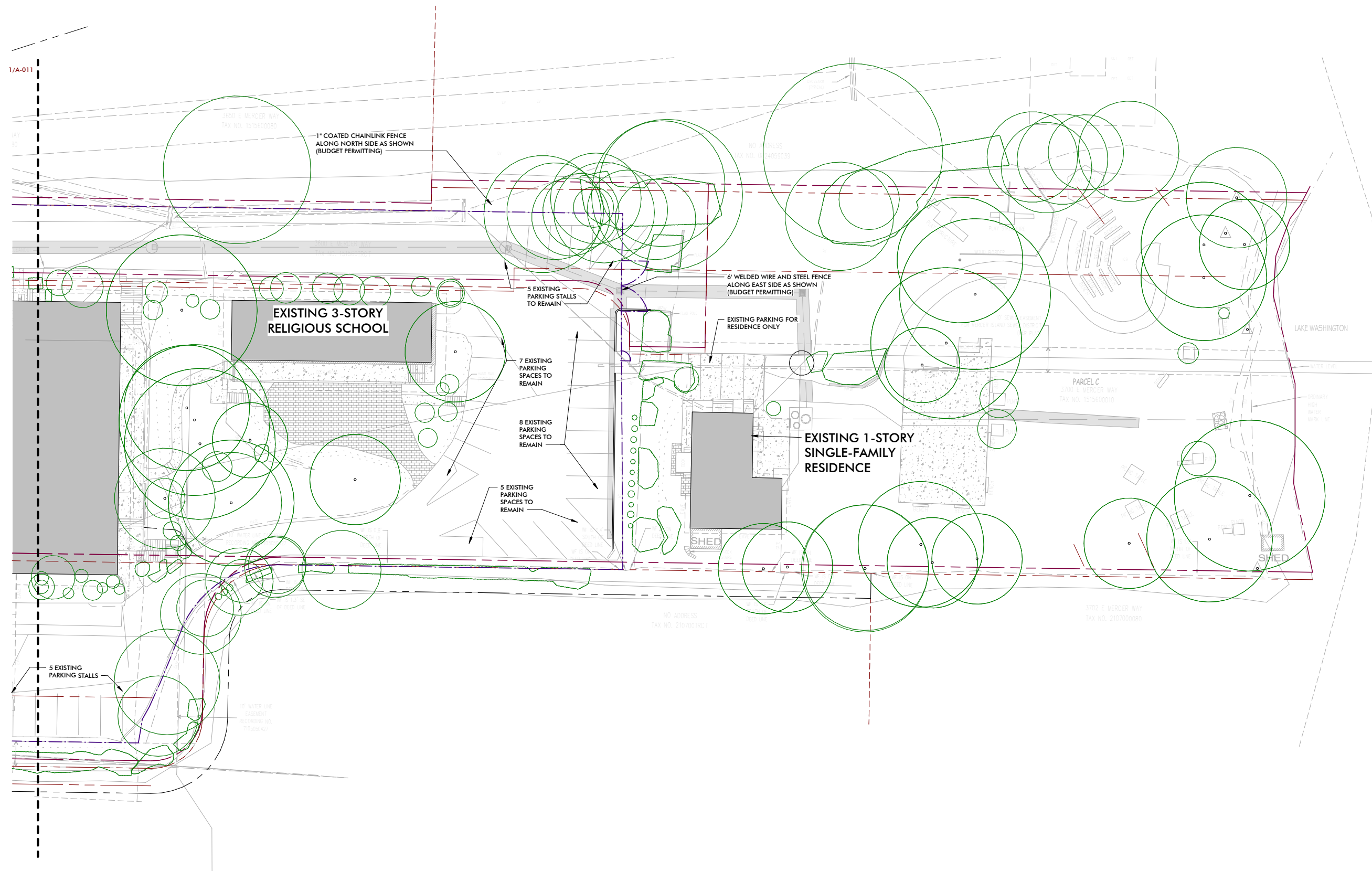
PROJECT:

LAND USE/SITE PLAN

A-010

**NOT FOR
CONSTRUCTION**

3700 E MERCER WAY
BARNABIE POINT PROJECT



NO.	DATE	DESCRIPTION
4	FEBRUARY 2025	DESIGN REVIEW

PROJECT:

SITE PLAN ENLARGED-EAST

A-012

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



NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO. DATE DESCRIPTION

4 FEBRUARY 2025
DESIGN REVIEW

PROJECT:

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
4	FEBRUARY 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
	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT:

VIEW FROM EAST
MERCER WAY

LU-3



NOT FOR
CONSTRUCTION

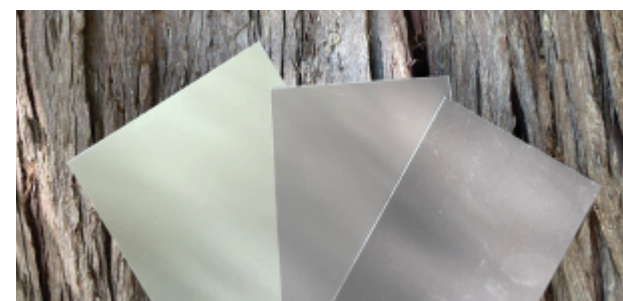
3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
4	FEBRUARY 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
4	FEBRUARY 2025	DESIGN REVIEW

PROJECT:

VIEW SOUTHEAST
FROM BOAT
LAUNCH ROAD

LU-5



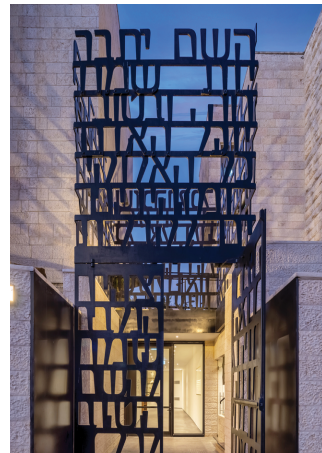
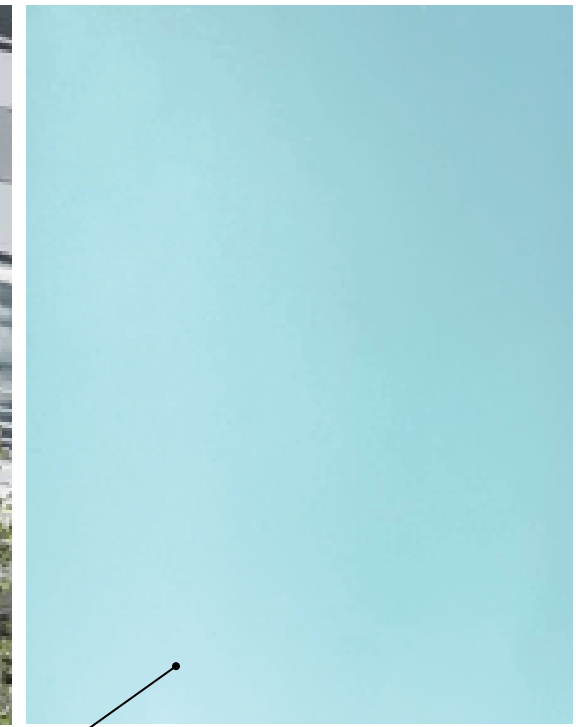
Standing seam metal siding
Antique Patina, Cool Dark Bronze



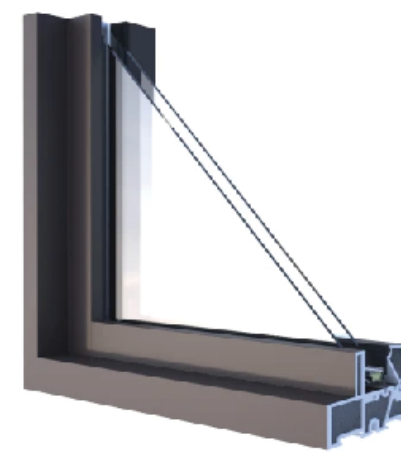
Nu-wave corrugated siding
Cool Midnight Bronze



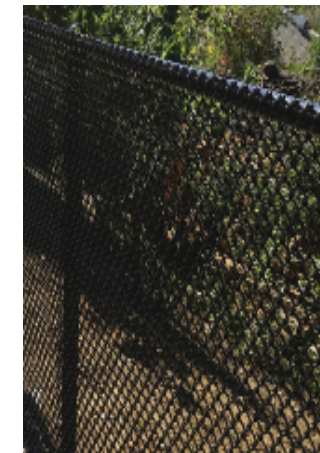
Fiber cement panel
Paint - SW 0020 Peacock Plume



Sculptural signage



Dark-toned window



1" Coated chain link fence

NOT FOR
CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT:

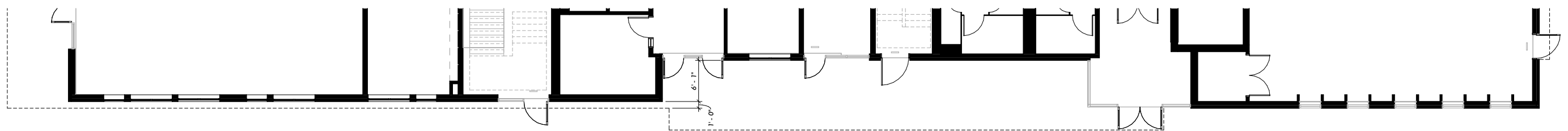
MATERIAL BOARD

LU-6

215' - 4"



6 SOUTH ELEVATION
1/8" = 1'-0"



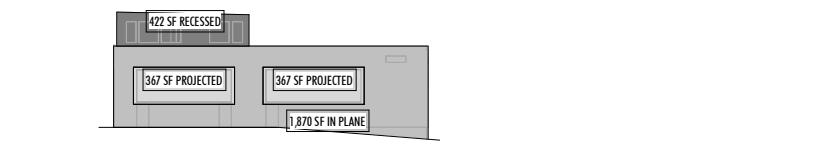
5 MODULATION DIAGRAM - SOUTH FACADE
1/8" = 1'-0"

PERCENT MODULATION		
	AREA	% OF TOTAL FACADE AREA
IN PLANE	4,788 SF	22%
IN PLANE	170 SF	1%
IN PLANE	634 SF	3%
IN PLANE	412 SF	2%
IN PLANE	937 SF	4%
IN PLANE	2,510 SF	11%
IN PLANE	1,870 SF	8%
IN PLANE	11,321 SF	51%
PROJECTED	2,285 SF	10%
PROJECTED	649 SF	3%
PROJECTED	1,335 SF	6%
PROJECTED	1,550 SF	7%
PROJECTED	367 SF	2%
PROJECTED	367 SF	2%
PROJECTED	6,553 SF	30%
RECESSED	2,275 SF	10%
RECESSED	1,461 SF	7%
RECESSED	422 SF	2%
RECESSED	4,158 SF	19%
TOTAL FACADE AREA	22,032 SF	100%

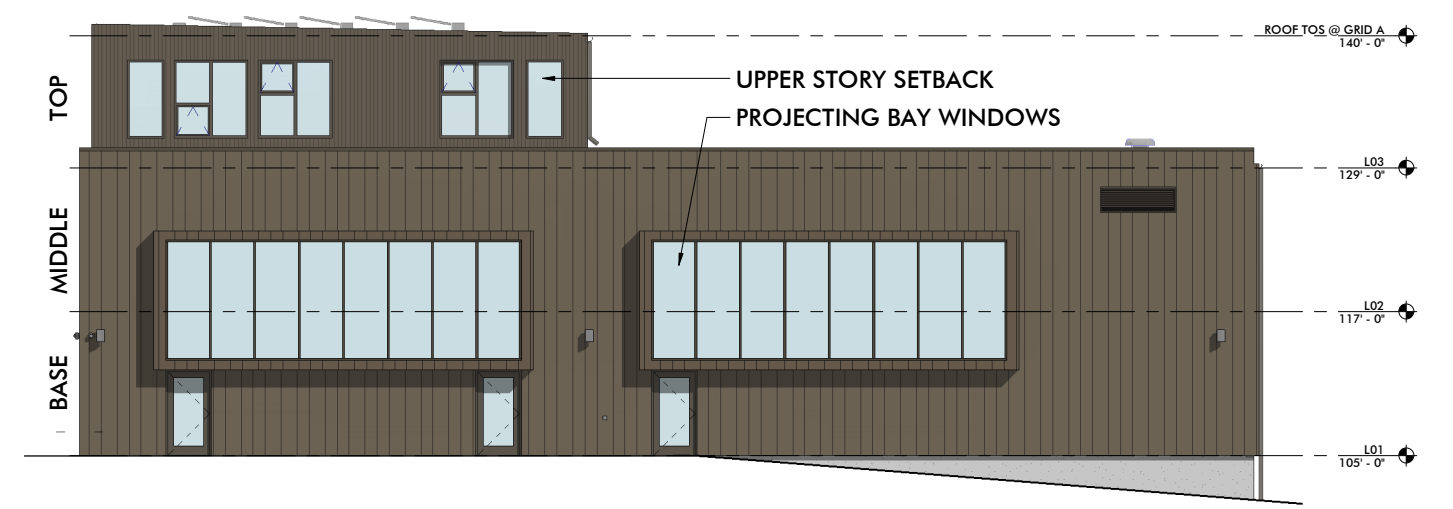
RECESSED
IN PLANE
PROJECTED



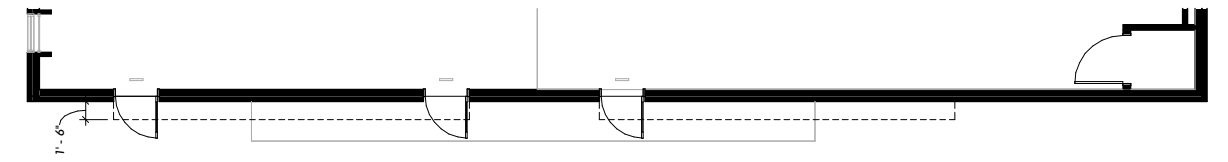
4 SOUTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"



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



2 EAST ELEVATION
1/8" = 1'-0"



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

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

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
4	FEBRUARY 2025	DESIGN REVIEW

PROJECT: _____
EXTERIOR ELEVATIONS

LU-7

1/10/2025 6:00:34 PM D:\BENT COLLABRS\PLN_RCM_240205\LU-7
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 34" X 24"

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
4	FEBRUARY 2025	DESIGN REVIEW

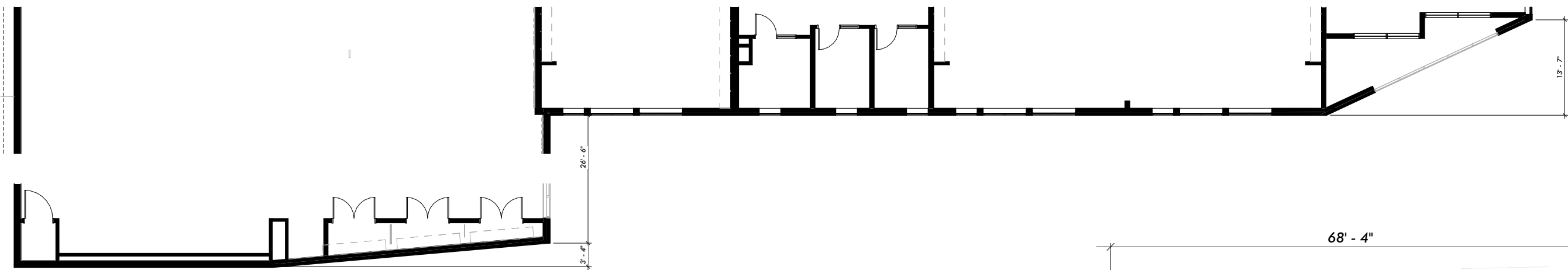
PROJECT: _____

EXTERIOR ELEVATIONS

LU-8



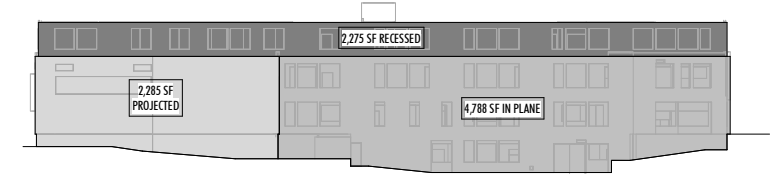
6 NORTH ELEVATION
1/8" = 1'-0"



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

PERCENT MODULATION		
	AREA	% OF TOTAL FACADE AREA
IN PLANE	4,788 SF	22%
IN PLANE	170 SF	1%
IN PLANE	634 SF	3%
IN PLANE	412 SF	2%
IN PLANE	937 SF	4%
IN PLANE	2,510 SF	11%
IN PLANE	1,870 SF	8%
IN PLANE	11,321 SF	51%
PROJECTED	2,285 SF	10%
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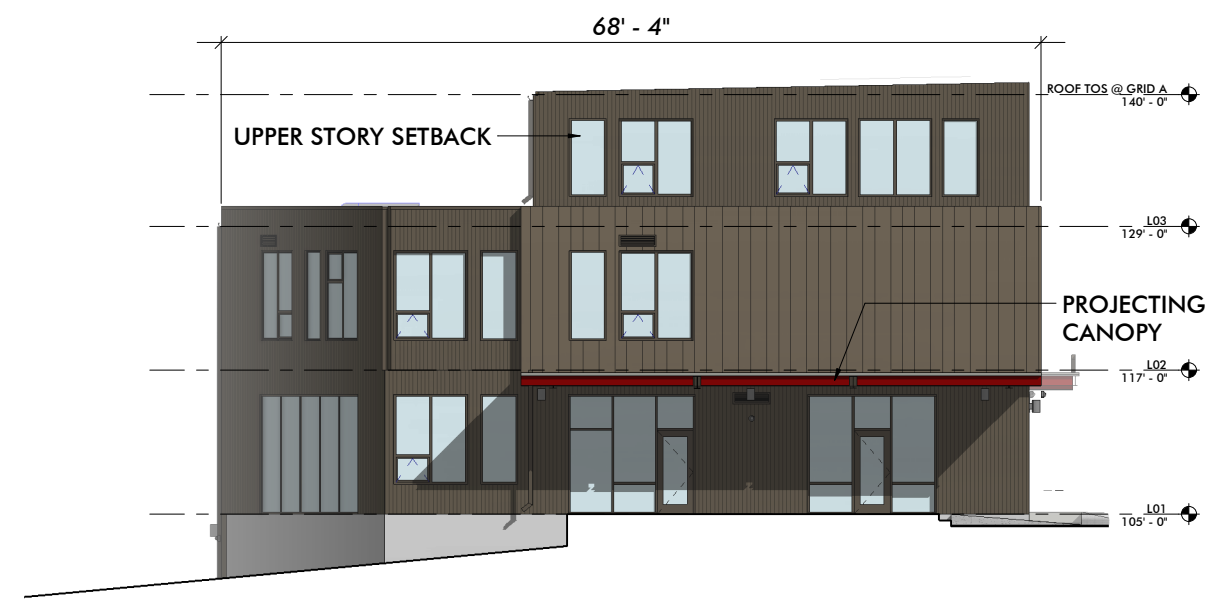
■ RECESSED
■ IN PLANE
■ PROJECTED



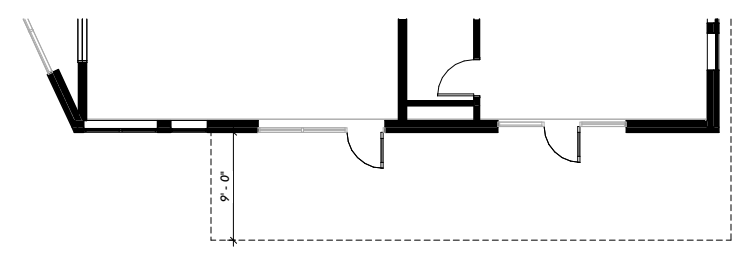
4 NORTH ELEVATION MODULATION DIAGRAM
1" = 30'-0"



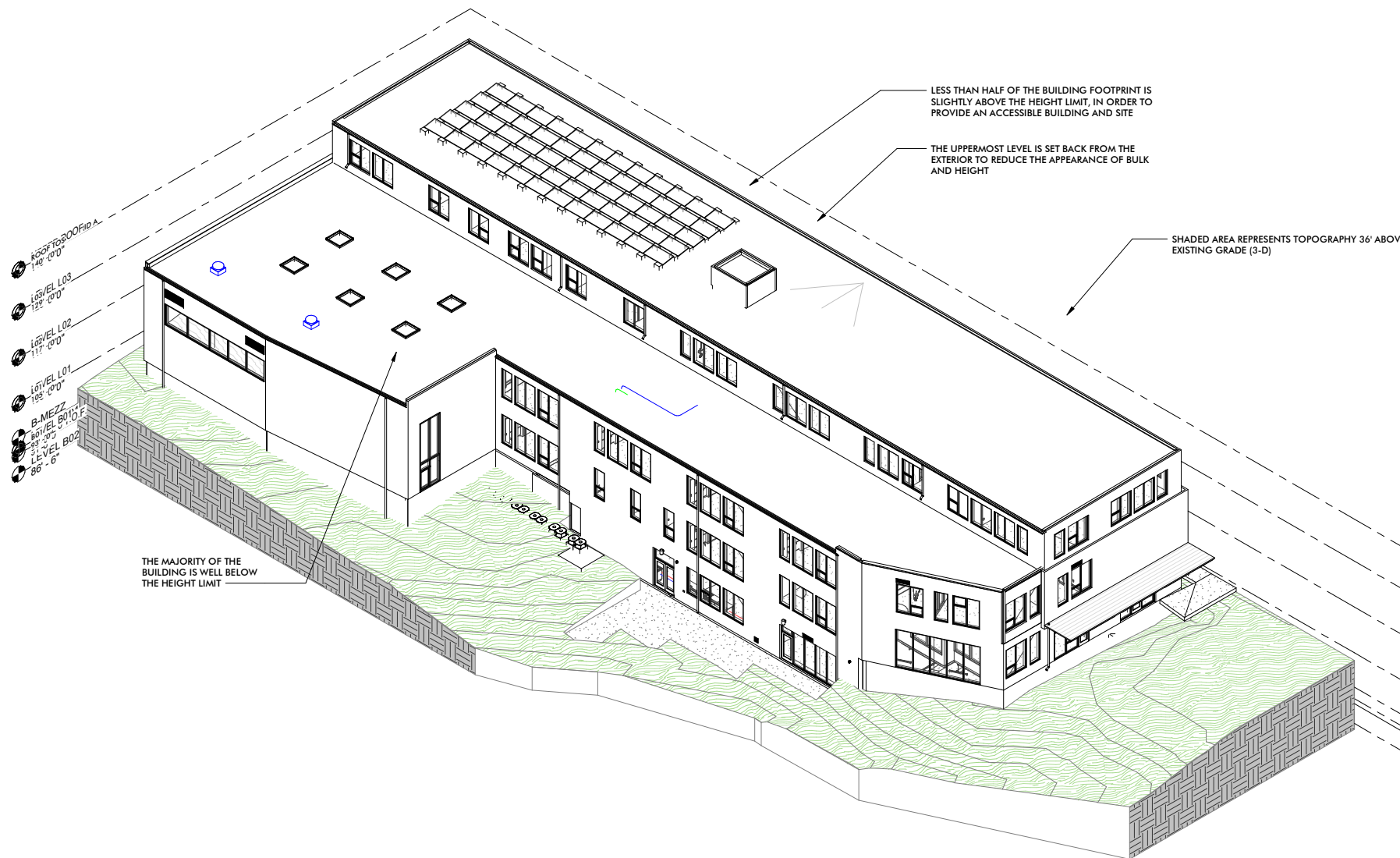
3 WEST ELEVATION MODULATION DIAGRAM
1" = 30'-0"



2 WEST ELEVATION
1/8" = 1'-0"



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



ORIENTATION	FAÇADE LENGTH AT GRADE	AVERAGE HEIGHT AT FINISHED GRADE	WEIGHTING FACTOR		AVERAGE HEIGHT AT EXISTING GRADE		
NORTH	177 LF	32.3 FT	31%	9.9 FT	30.2 FT	9.2 FT	
NORTHWEST	32 LF	30.5 FT	6%	1.7 FT	30.5 FT	1.7 FT	
WEST	17 LF	28.6 FT	3%	0.8 FT	28.6 FT	0.8 FT	
WEST	38 LF	37.8 FT	7%	2.5 FT	39.6 FT	2.6 FT	
EAST	38 LF	35.1 FT	7%	2.3 FT	35.1 FT	2.3 FT	
EAST	31 LF	25.6 FT	5%	1.4 FT	25.6 FT	1.4 FT	
EAST	32 LF	17.3 FT	6%	1.0 FT	17.3 FT	1.0 FT	
SOUTH	213 LF	35.9 FT	37%	13.2 FT	36.4 FT	13.4 FT	
	578 LF			32.8 FT	HEIGHT AS A WEIGHTED AVERAGE - FINISHED GRADE	32.4 FT	HEIGHT AS A WEIGHTED AVERAGE - EXISTING GRADE

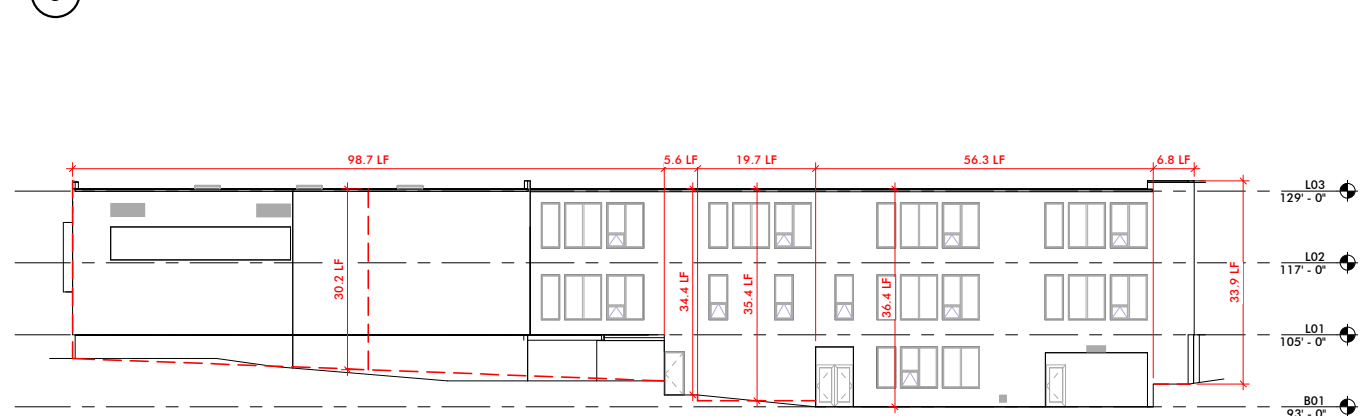
19.11.030 (A)(3) CALCULATION OF BUILDING HEIGHT

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.

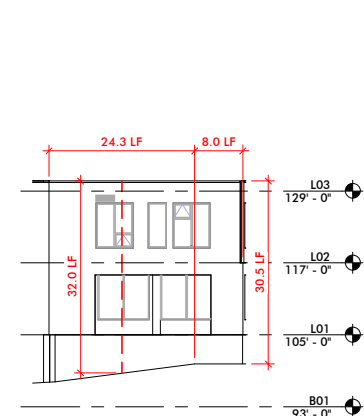
B. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IN SUBSECTION (A)(1) OF THIS SECTION SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF A BUILDING FAÇADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES. THE BASE OF THE BUILDING FAÇADE SHALL BE MEASURED FROM THE ADJACENT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

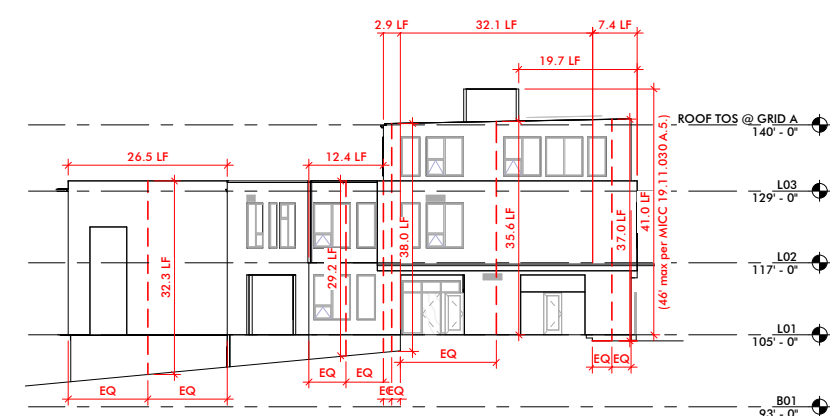
6 HEIGHT DIAGRAM



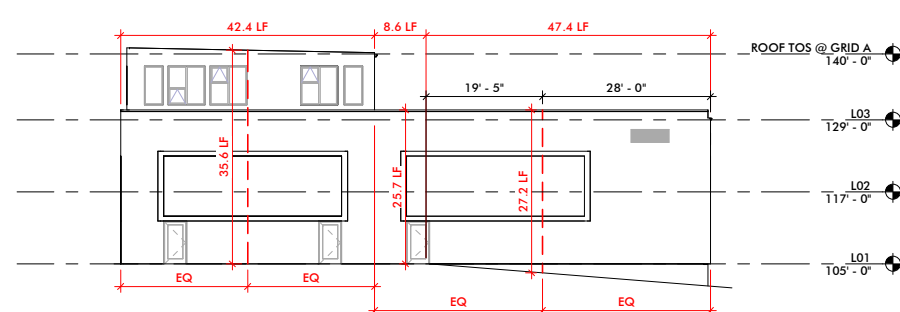
5 NORTH ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



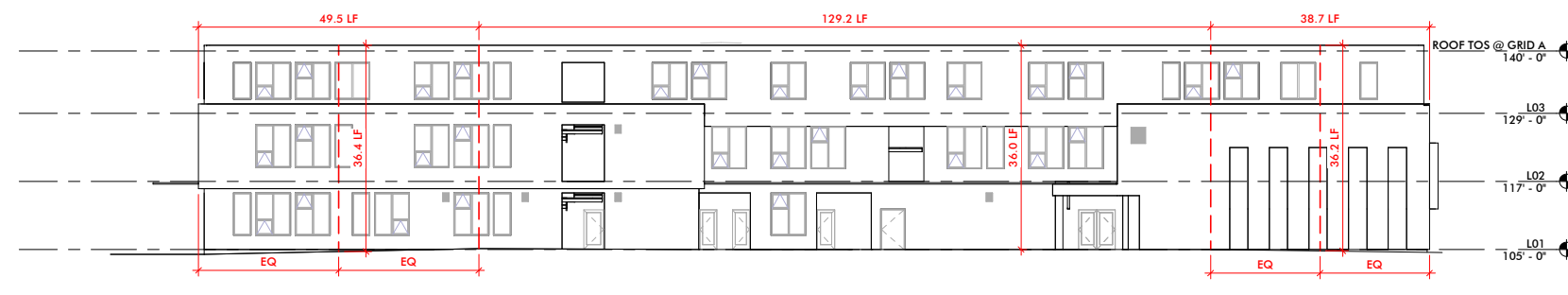
4 NW ELEVATION HEIGHT DIAGRAM
1/16" = 1'-0"



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"

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HEIGHT DIAGRAMS

LU-9

3700 E MERCER WAY
BARNABIE POINT PROJECT

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

1/10/2025 5:01:00 PM D:\BREVET\COLLABOR\B01\B01_R01.dwg ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 34" X 24"

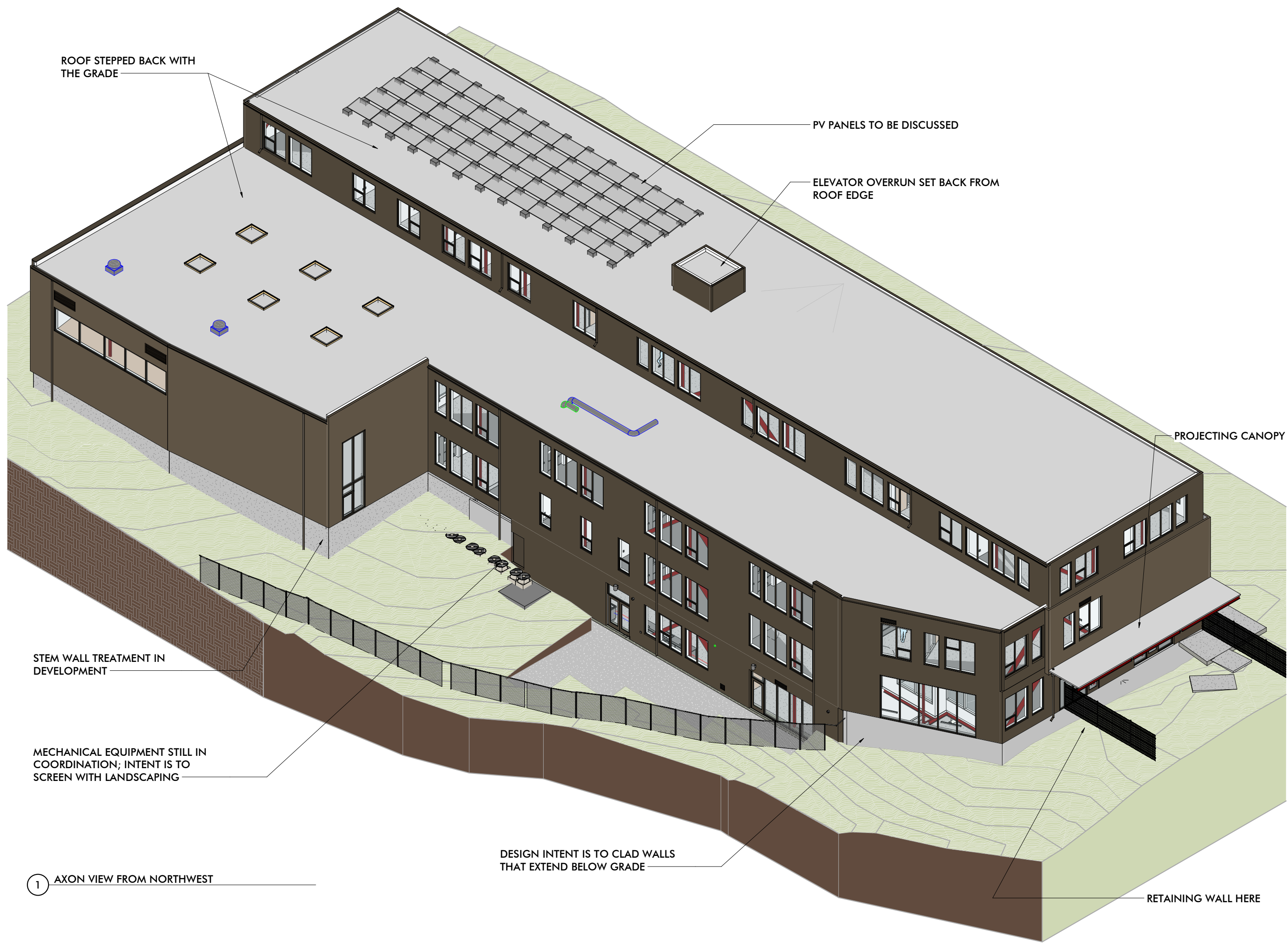
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BARNABIE POINT PROJECT

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PROJECT:		

AXON VIEW

LU-10



ROOF STEPPED BACK WITH THE GRADE

PV PANELS TO BE DISCUSSED

ELEVATOR OVERRUN SET BACK FROM ROOF EDGE

PROJECTING CANOPY

STEM WALL TREATMENT IN DEVELOPMENT

MECHANICAL EQUIPMENT STILL IN COORDINATION; INTENT IS TO SCREEN WITH LANDSCAPING

DESIGN INTENT IS TO CLAD WALLS THAT EXTEND BELOW GRADE

RETAINING WALL HERE

1 AXON VIEW FROM NORTHWEST

1/11/2025 5:01:18 PM DISSECT COLLABORATIVE PLS. REV. 4/20/2025
© ANJALI GRANT DESIGN LLC ORIGINAL SHEET SIZE: 36" X 24"

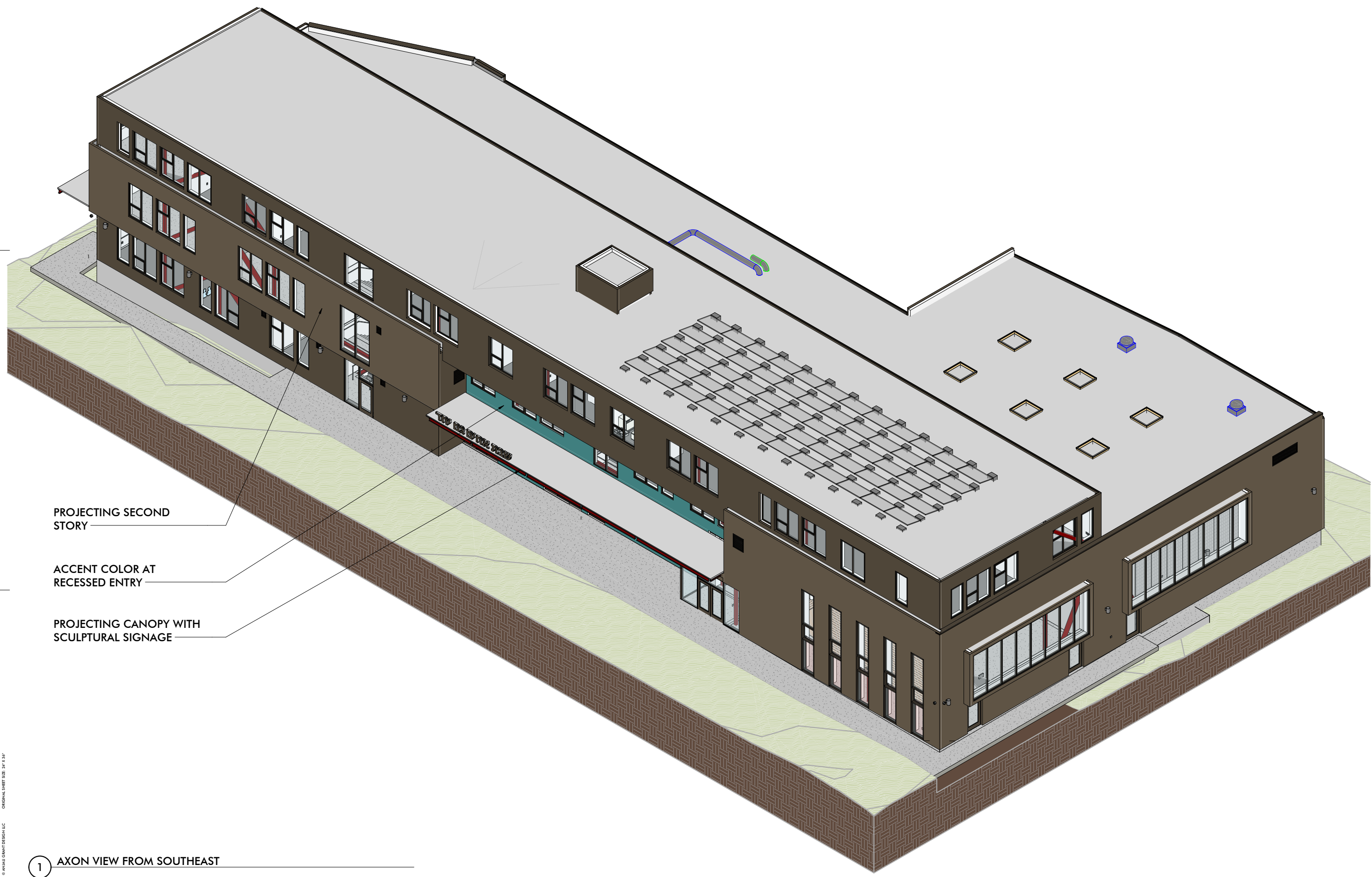
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BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	4 FEBRUARY 2025	DESIGN REVIEW
PROJECT:		

AXON VIEW

LU-11



PROJECTING SECOND
STORY

ACCENT COLOR AT
RECESSED ENTRY

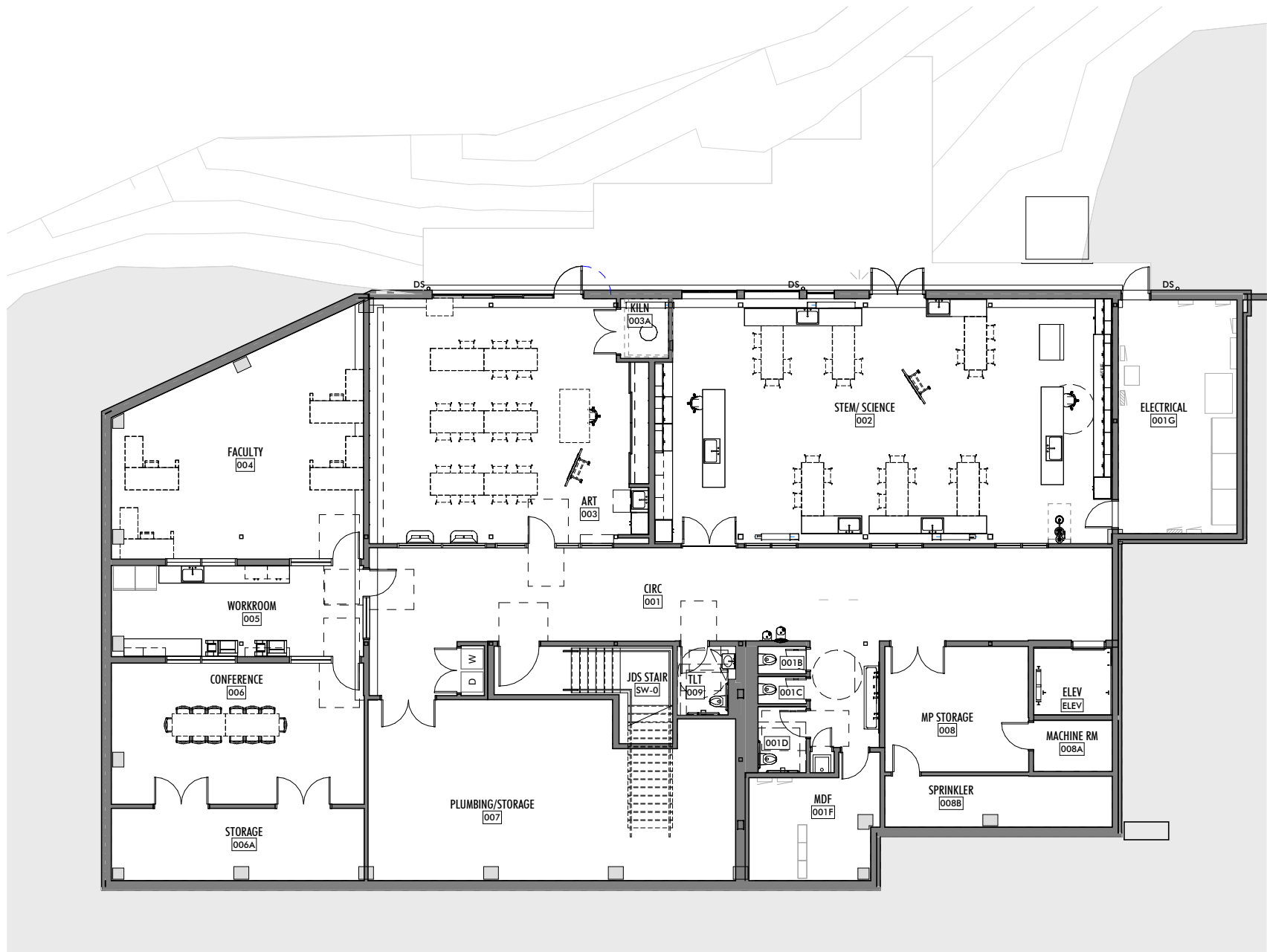
PROJECTING CANOPY WITH
SCULPTURAL SIGNAGE

1 AXON VIEW FROM SOUTHEAST

KEYNOTES	
	Keynote Text

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3700 E MERCER WAY
BARNABIE POINT PROJECT



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PROJECT:

B01 FURN PLAN

A-100F

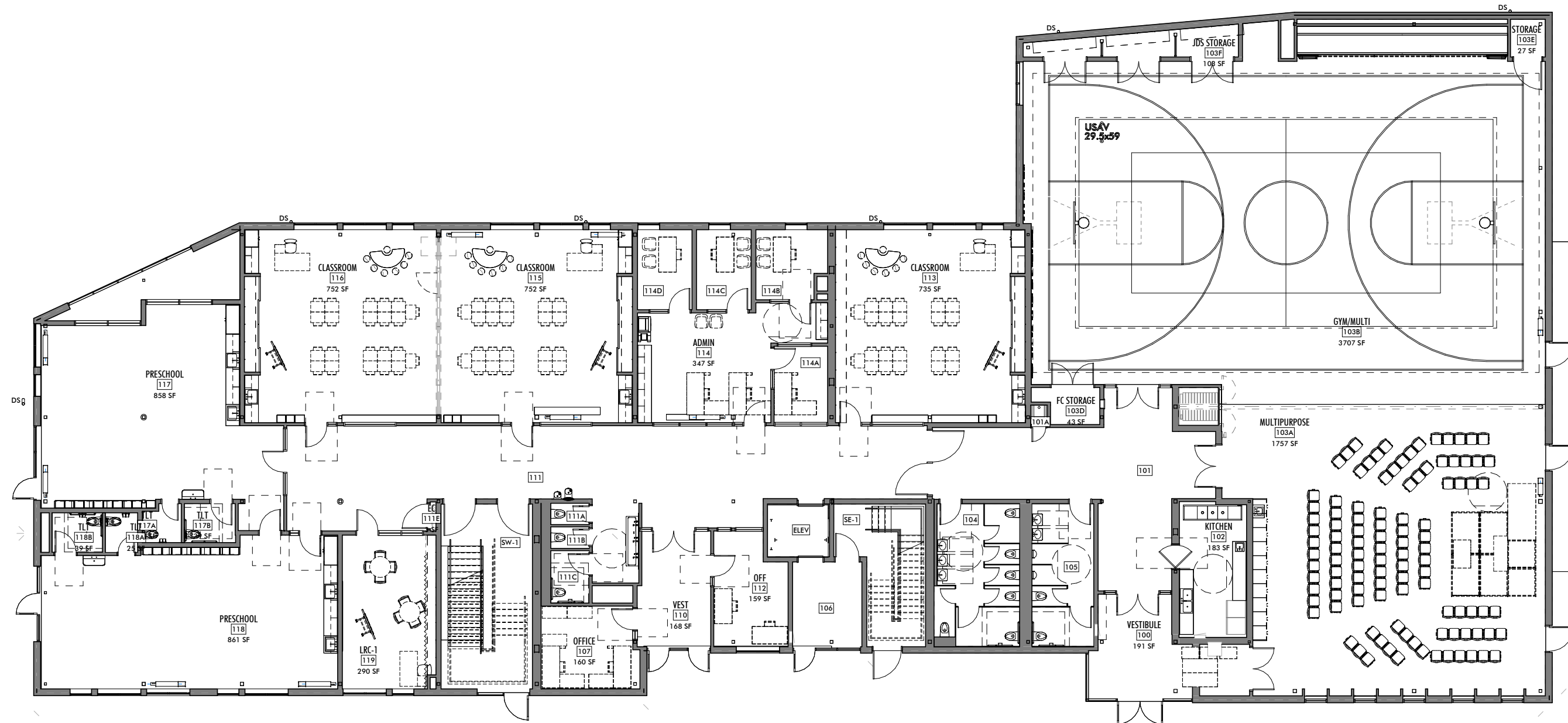
1 LEVEL B01 FURN PLAN
1/8" = 1'-0"



KEYNOTES
Keynote Text

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3700 E MERCER WAY
BARNABIE POINT PROJECT



NO.	DATE	DESCRIPTION
4	FEBRUARY 2025	DESIGN REVIEW

PROJECT:

L01 FURN PLAN

A-101F

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

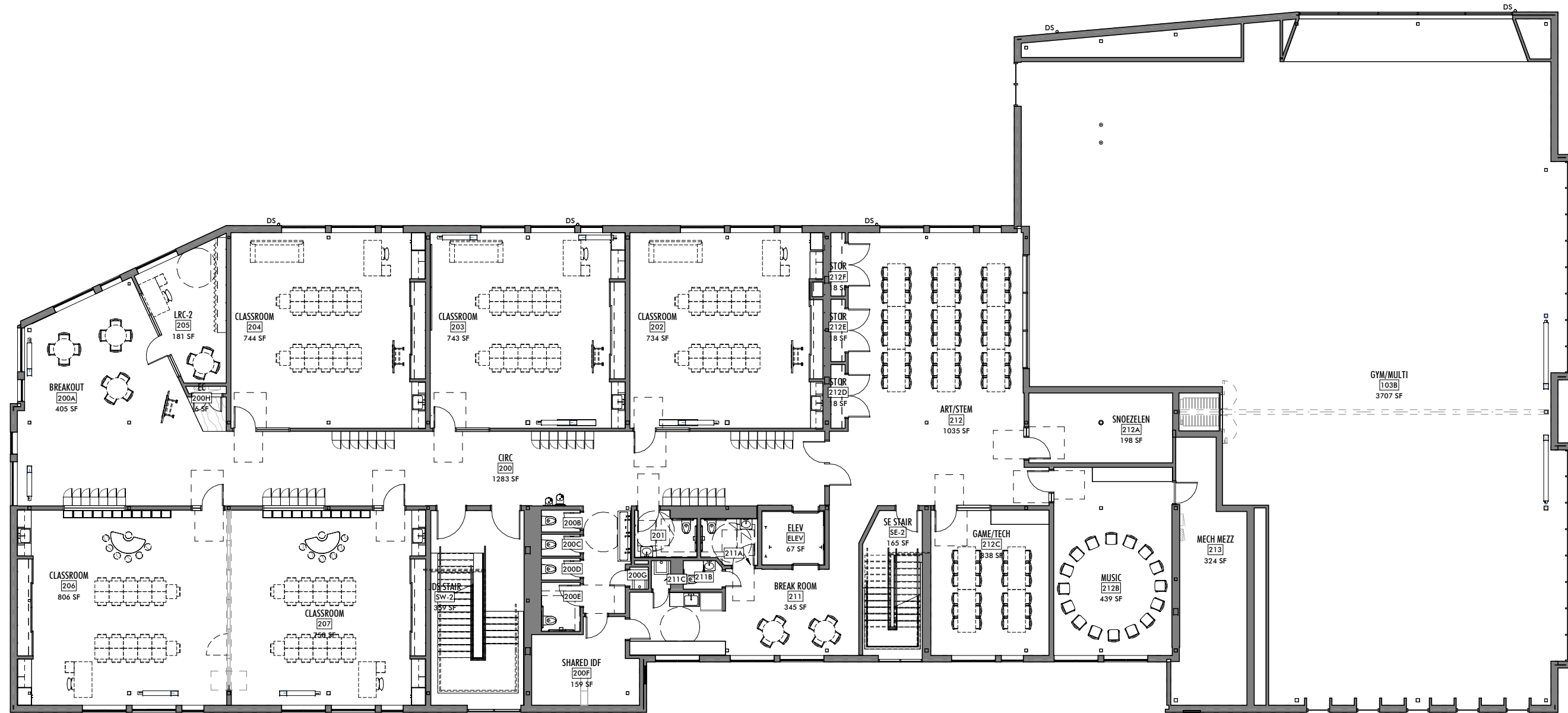


KEYNOTES

Keynote Text

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BARNABIE POINT PROJECT



NO. DATE DESCRIPTION

4 FEBRUARY 2025
DESIGN REVIEW

PROJECT:

L02 FURN PLAN

A-102F

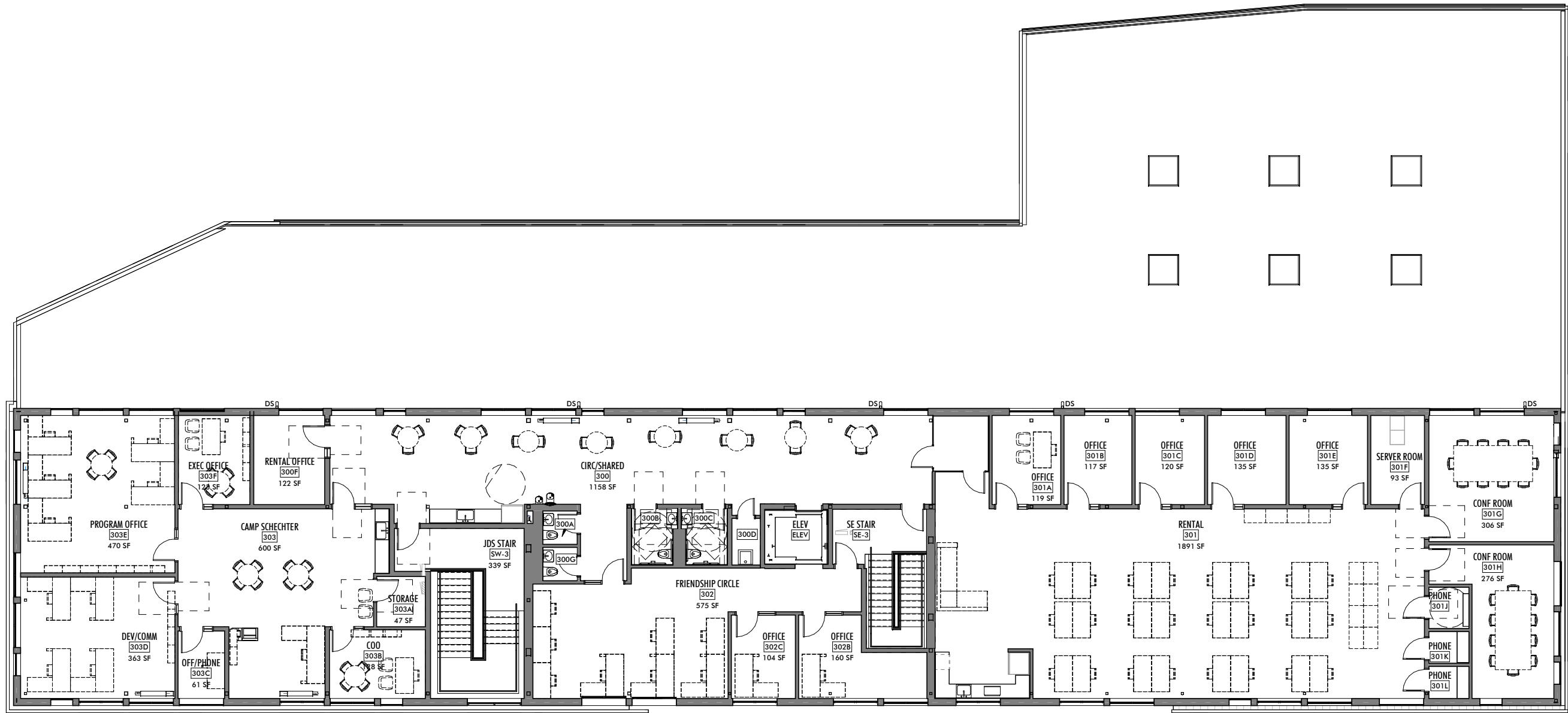
1 LEVEL 02 FURN PLAN
1/8" = 1'-0"



KEYNOTES	
	Keynote Text

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BARNABIE POINT PROJECT



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

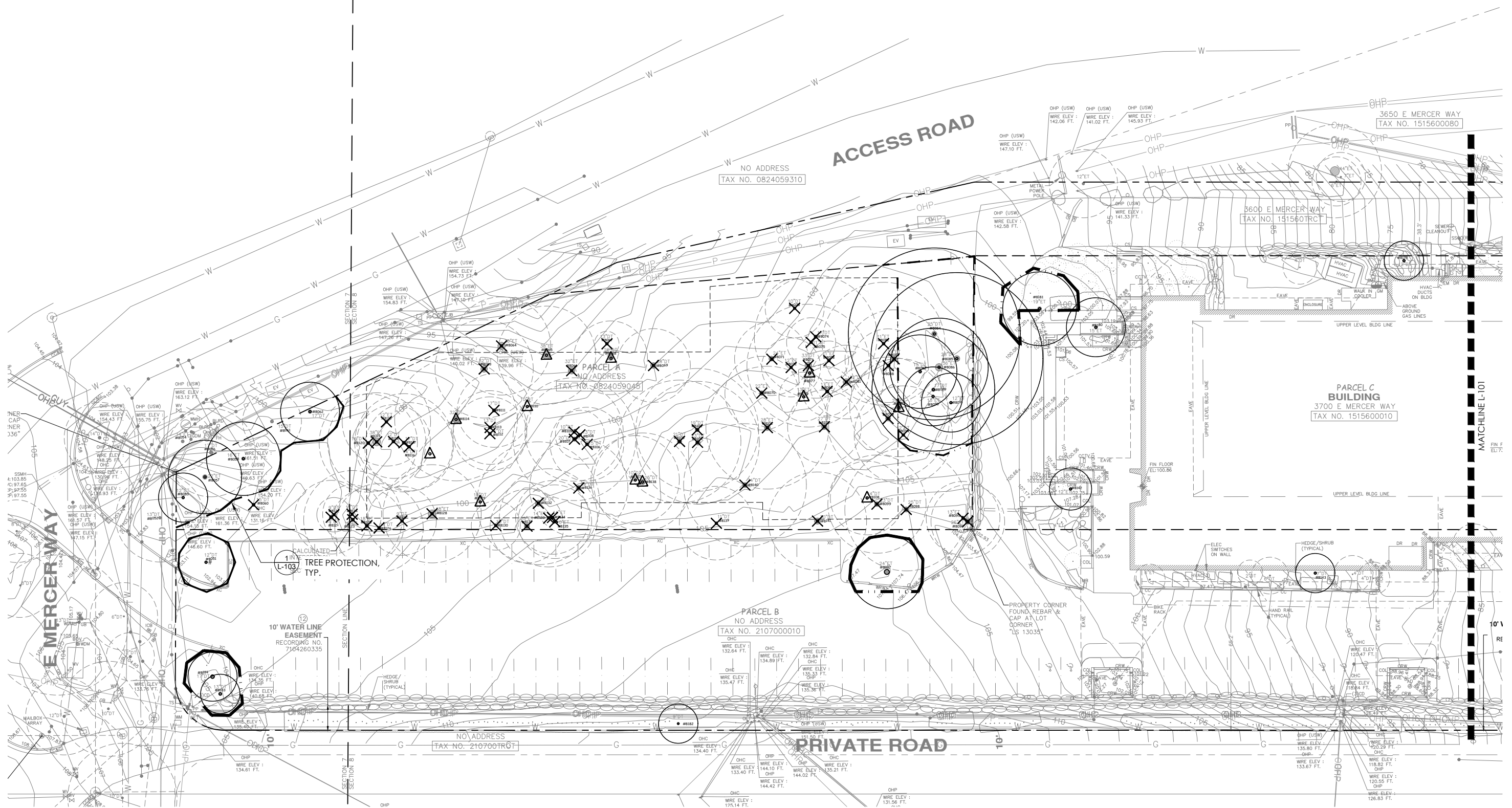


NO.	DATE	DESCRIPTION
	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT:

L03 FURN PLAN

A-103F



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

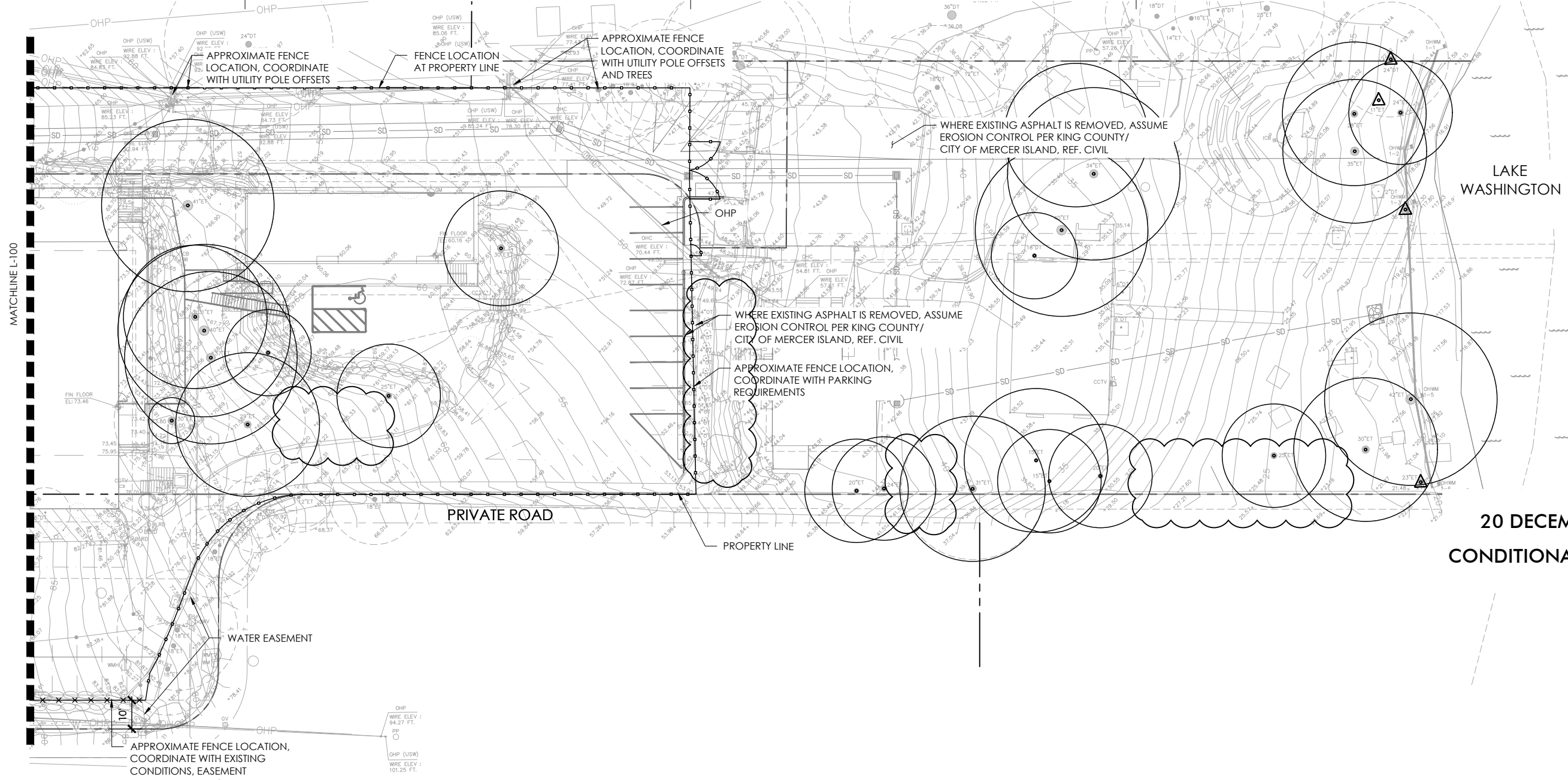
SIGNIFICANT TREES	
	SIGNIFICANT TREE TO REMAIN & BE PROTECTED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: REFER TO TREE TABLE, SHEET L-103 FOR IDENTIFICATION & SIZE.
	TREE TO BE REMOVED: TREE IN POOR CONDITION PER ARBORIST TREE REPORT. REFER TO TREE TABLE, SHEET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

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	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT: HNTS

L-101



MATCHLINE L-100

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



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.
- ADJUST TREE LOCATIONS AS NECESSARY TO BE 5 FEET CLEAR MINIMUM FROM FENCING.

20 DECEMBER 2024
CONDITIONAL USE PERMIT

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



3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER T_{CHILD}

NO.	DATE	DESCRIPTION
1	12/13/2024	REV 1
	4 FEBRUARY 2025	DESIGN REVIEW

PROJECT: **HNTS**
LANDSCAPE PLAN - EAST

L-202

EXTERIOR LIGHTING FIXTURE SCHEDULE: BARNABIE POINT K-8

TYPE	LAMP	LUMEN OUTPUT	EFFICACY	CCT	VOLTAGE	MINIMUM CRI	CONTROL	MANUFACTURER	DESCRIPTION	LOCATION
P	LED 30W	3,253 LUMENS	108 LM/W	3000K	277 V	80 CRI	MOTION SENSOR, LLC	GARDCO: PUREFORM COMFORT P26-196L-650-WW-G2-AR-3-277-LLC-IMR13-RPA	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.	PARKING
WL-1	LED 17 W	2,511 LUMENS	149 LM/W	3000K	277 V	80 CRI	0-10V DIM	GARDCO: LED WALL SCONCE GCM-A02-830-T3M-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	149 LM/W	3000K	277 V	80 CRI	0-10V DIM	GARDCO: LED WALL SCONCE GCM-A02-830-T3M-B03-830-WAW-277	CYLINDRICAL LED WALL SCONCE WITH DIRECT/INDIRECT DISTRIBUTION. DOWNLIGHT SHALL HAVE TYPE 3 DISTRIBUTION AND UPLIGHT SHALL HAVE WALL WASH DISTRIBUTION. PROVIDE DIFFUSE OPTICS. UL LISTED FOR WET LOCATION. BUG RATING B1-U0-G1.	EXTERIOR WALL



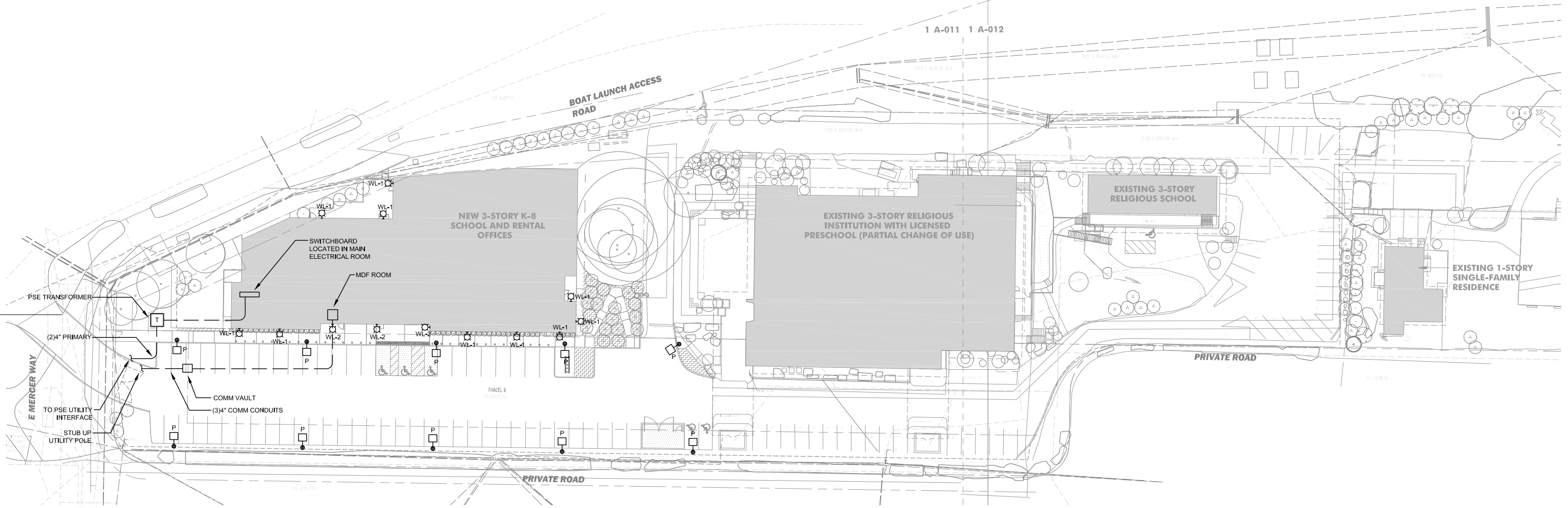
FIXTURES WITH "E" DESIGNATIONS ON FLOOR PLANS SHALL BE PROVIDED WITH AN INTEGRAL EMERGENCY BATTERY PACK.
 ALL COLORS, FINISHES, ETC ARE BY ARCHITECT.
 MOUNTING HEIGHTS PER ARCHITECTURAL ELEVATIONS.



Travis Fitzmaurice Wartelle
 Balague Engineers Inc.
 1200 Westlake Ave. N., #509
 Seattle, WA 98109
 p: 206-285-7228 | info@tfwb.com

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 BARNABIE POINT PROJECT



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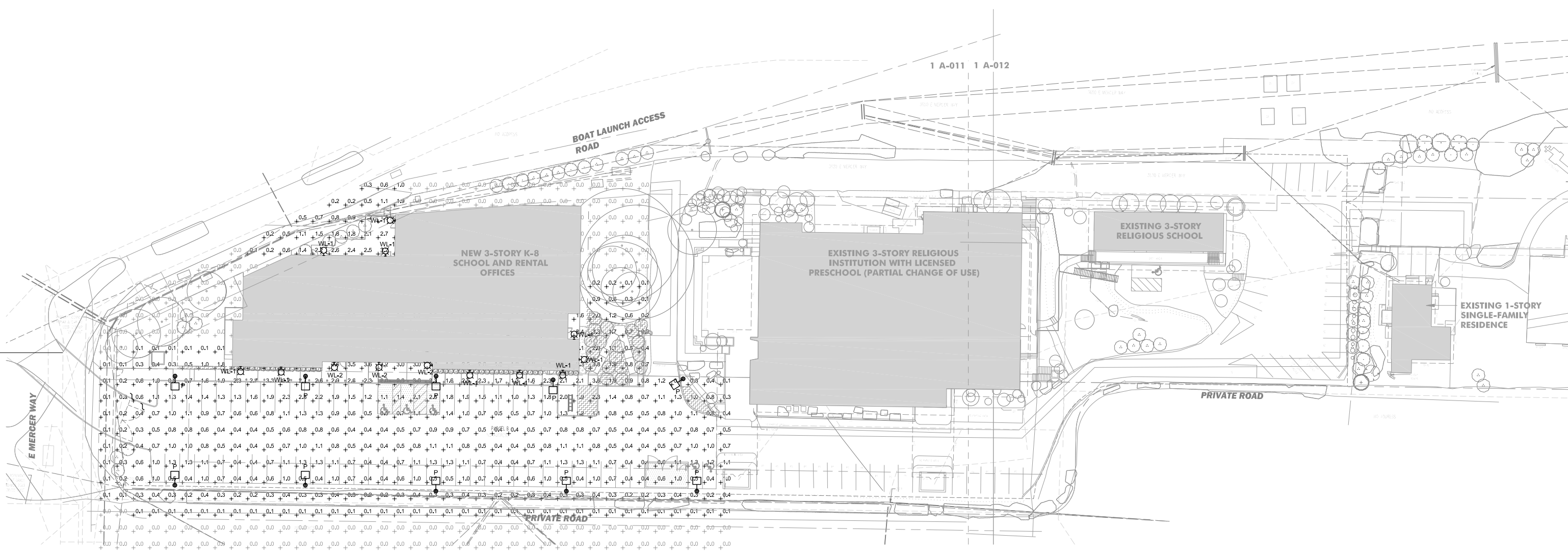
LAND USE/SITE PLAN - ELECTRICAL

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

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BARNABIE POINT PROJECT



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PROJECT:		XXXX

SITE LIGHTING PHOTOMETRIC CALCULATIONS

1 SITE LIGHTING PHOTOMETRIC CALCULATIONS
SCALE: 1" = 30'-0"

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