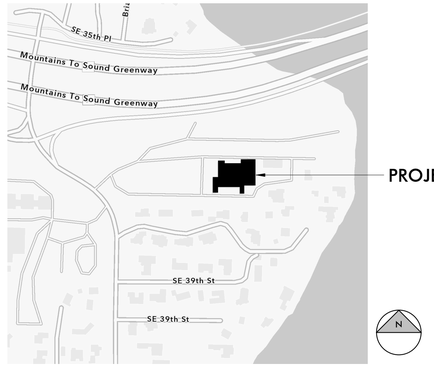
MICC 19.12.030 - Building design and visual interest.	
A. Objectives.	
1. To ensure high quality materials and finishes are used to bring a visually interesting experience to the streetscape.	A rich palette of variegated earth tones are used. Metal on the facade provides reflective movement with the changing sun. Within the entry recess, a cheerful pop of color announces the school entry without overwhelming the façade. Perforated metal, signage and a discreetly uplit canopy add to the texture and depth at the entry.
2. To ensure that building design is based on a strong, unified, coherent, and aesthetically pleasing architectural concept.	The material relates to the idea of a forest, with vertically oriented cladding and variegated tones. The massing steps down the hill, expressing distinct volumes at the gym and the second level, and carving out small pockets of exterior space at entries.
3. To not restrict the design to a particular style.	Cues from the site inform the design rather than a architectural style; the building is intended to be a "background" building that is punctuated by the main recess at the entry.
4. To ensure that new buildings are appropriately designed for the site, maintain human scale, and enhance the architectural character of the neighborhood.	Form modulation and choice of material textures maintain human scale, particularly at building entries.
5. To ensure buildings are detailed, provide visual interest, do not have blank walls and that large buildings are modulated and articulated to reduce their apparent mass and scale.	Facade modulation and articulation, stepped massing, a varying roofline and varied facade materials reduce the apparent mass and scale of the building.
6. To ensure high quality and durable buildings which will help to maintain and protect property values.	Choice of high quality building materials ensure a durable building. In particular, the choice of metal cladding is intended to be long-lasting and require little or no maintenance. Reducing maintenance activities around the building will preserve the health and longevity of the existing landscape to the greatest extent possible.
B. Standards.	
1. Scale, form and mass. Scale, form, massing, building proportions, spacing of windows and doorways, roof silhouette, facade orientations, and style of architecture shall have a unified character and, as to commercial, regulated residential and regulated public facilities, recognize pedestrian needs.	In order to preserve screening along East Mercer Way, the building is primarily oriented to the south, with a walkway connecting the south entry to the asphalt sidewalk. A recessed building entrance provides human scale at the west façade.
a. Scale. Building scale should be proportional to other adjacent buildings, the street edge and, as to commercial, regulated residential and regulated public facilities, to the pedestrian environment.	The most prominent adjacent construction is the I-90 freeway. The new building mediates between the height of the freeway construction and the residential buildings to the south. The rockery and grade change along the south edge of the parking lot reduces the apparent height of the building. It is set far enough west of the existing synagogue to create a pleasing rhythm of building mass and open space, and to preserve as many large trees as possible. Adjacent streets have a number of two- and three-story buildings, including 9725 SE 36th St, 3795 E Mercer Way, and 3801 E Mercer Way.
b. Form and mass. Building forms should not present visual mass or bulk impacts that are out of proportion to adjacent structures, or that appear from the public way or surrounding properties as having unmodulated visual bulk.	The building is nestled between trees on the East and West. A stepped massing on the North, an offset second story and horizontal façade modulation on the South reduces visual bulk. The rockery and grade change along the south edge of the parking lot reduces the apparent height of the building.
2. Building facades—Visual interest.	
a. Facade modulation. Building facade modulation shall break up the overall bulk and mass of the exterior of buildings and structures. Such modulation should always be addressed on the horizontal plane and the vertical plane. Large or massive buildings should integrate features along their facades that are visible from the public right-of-way, pedestrian routes and nearby structures to reduce the apparent building mass and achieve an architectural scale consonant with other nearby structures.	A stepped building massing along the vertical plane on the North breaks the overall bulk as viewed from the North, East and West. An indentation in the South Facade breaks the linear facade and varies the roofline to provide modulation in the horizontal plane and achieve architectural scale.
b. Modulation guidelines.	
i. Horizontal building facade modulation should occur at no less than every 50 feet of wall length. Forms of both vertical and horizontal building modulation may include, but are not limited to: facade indentations and extrusions; actual building separation; connecting atriums, courtyards and plazas; variable roof forms and overhangs; and decks and balconies.	An indentation in the South Facade breaks the linear facade into 3 sections and varies the roofline to provide horizontal building facade modulation. A canopy across this indentation provides deep shadow and texture. The eastern and western most sections are further visually broken vertically by extruding the second story. Variation in facade materials of various sections and the addition of a perforated metal panel visually modulate the facade.
ii. Building facades visible from public ways and public spaces should be stepped back or projected forward at intervals to provide a minimum of 40 percent overall facade modulation.	The north façade is stepped back from the property line to provide significant modulation and variation. The west façade, although relatively narrow, has a projecting second story, and a recessed entry at the ground floor.
c. Ground level facades. Blank walls at the ground level that may be visible from a public view should be avoided. Ground level facades should create visual interest by utilizing features such as windows, wall articulation, arcades, trellises or other plant features.	The north and west facades have windows in a regular pattern, avoiding areas of blank wall. Although not fronting a public way, the ground level facade on the South is visible across the parking lot, and creates visual interest by a 3'-9" deep indentation wrapped in colourful fiber cement panel, with a perforated metal screen at the entry providing texture and shadow. Ground level façade on the North utilizes a separate extruded gym volume, varied window, storefront and landscape screening to create visual interest.
d. Fenestration. Fenestration should be integrated in the overall building design and should provide variety in facade treatment.	Use of varying fixed and operable windows in combination with storefront glazing provides variety in the facade treatment.
e. Horizontal variation and emphasis. Building facades should be made more visually interesting through the use of reveals, medallions, belt courses, decorative tile work, clerestory windows, or other design features. The scale of the detail should reflect the scale of the building.	A rich palette of varying materials, a perforated metal panel and varying fenestration make the horizontal facade visually interesting. In particular, we plan to vary the width and color of the standing seam panels on the second level, and create an artfully perforated screen element and sculptural sign forms at the entry.
f. Signs. Building design should allow space for a wall sign, consistent with the provisions of MICC 19.12.080, Signs, if it is anticipated that a wall sign will be used.	Wall signs are shown on the exterior elevations.

MICC 19.12.030 - Building design and visual interest.	
3. Building articulation. Design shall articulate building facades by use of variations of color, materials or patterns, or arrangement of facade elements that are proportional to the scale of the building. Architectural details that are used to articulate the structure may include reveals, battens, and other three dimensional details that create shadow lines and break up the flat surfaces of the facade.	The second story is projected and wrapped with a different facade material creating a distinct tripartite building articulation - not only a difference in color, but in texture and pattern. The vertical ribs of the proposed standing seam metal cladding will create a distinct pattern of fine shadows.
a. Tripartite articulation. Tripartite building articulation (building top, middle, and base) should be used to create human scale and architectural interest.	The second story is projected and wrapped with a different facade material creating a distinct tripartite building articulation - not only a difference in color, but in texture and pattern. The vertical ribs of the proposed standing seam metal cladding will create a distinct pattern o...
b. Fenestration. Fenestration should be used in facades visible from public ways and public spaces visible from public ways for architectural interest and human scale. Windows should be articulated with treatments such as mullions or recesses and complementary articulation around doorways and balconies should be used.	The entire building has a regular pattern of window fenestration. Distinct areas are punctuated with areas of storefront , and multiple entries are recessed. Windows are grouped to create larger patterns of solid and void.
c. Architectural elements. The mass of long or large scale buildings should be made more visually interesting by incorporating architectural elements, such as arcades, balconies, bay windows, dormers, and/or columns.	The mass of the building is made visually interesting by facade modulation, stepped massing, separate gym volume, a varying roofline and varied facade materials.
d. Upper story setback. Upper stories should be set back to reduce the apparent bulk of a building and promote human scale. When buildings are adjacent to single-family residential dwellings, upper story setbacks shall be provided from property lines.	Each consecutive story is stepped back on the North façade effectively reducing the apparent bulk of the building and promoting human scale.
4. Materials and color.	
a. Durable building exteriors. Building exteriors should be constructed from high quality and durable materials that will weather well and need minimal maintenance.	High quality durable metal siding and precolored fiber cement panels are ensure a building exterior that weathers well and needs minimal maintenance.
b. Consistency and continuity of design. Materials and colors generally should be used with consistency on all sides of a building.	Metal siding to consistently wrap around building with varying textures but a unified colour. fiber cement panels in indentation provides visual interest.
c. Material and color variation. Color and materials should highlight architectural elements such as doors, windows, fascias, cornices, lintels, sills and changes in building planes. Variations in materials and colors should generally be limited to what is required for contrast or to accentuate architectural features.	Contrast in colour and material of overall facade and indentation on South facade highlights the entry. Change in secons story facade texture accentuates its projection as an architectural feature.
d. Concrete walls. Concrete walls should be architecturally treated. The enhancement may include textured concrete such as exposed aggregate, sand blasting, stamping or color coating.	In general, concrete will not be exposed in order to comply with energy code requirements.
e. Bright colors. Bright colors should be used only for trim and accents. Bright colors may be approved if the use is consistent with the building design and other design requirements. Fluorescent colors are...	An accent color at the recessed entry is used to demarcate the entry and relate to the school use.
5. Building entrances.	
a. Architectural features and design. Special design attention should be given to the primary building entrance(s). A primary entrance should be consistent with overall building design, but made visually distinct from the rest of the building facade through architectural features. Examples include recessed entrances, entrances which roof forms that protrude from the building facade, and decorative awnings, canopies, porte-cocheres, and covered walkways.	The primary building entrance is recessed, and accentuated using material, color, signage and a projecting canopy.
b. Entrance connections. The primary entrance to a building should be easy to recognize and should be visible from the public way and/or physically connected to the public way with walkways. Landscaping should reinforce the importance of the entrance as a gathering place and create visual and physical connections to other portions of the site and to vehicular and pedestrian access points.	A walkway connects the building entrance to the public way and to the existing synagogue building.
6. Rooflines.	
a. Roofline variation, interest, and detail. Roofline variation, interest, and detail shall be used to reduce perceived building height and mass and increase compatibility with smaller scale and/or residential development. Roofline variation, interest and detail may be achieved through use of roofline features such as dormers, stepped roofs, and gables that reinforce a modulation or articulation interval, incorporation of a variety of vertical dimensions, such as multiplaned and intersecting rooflines, or flat-roofed designs that include architectural details such as cornices and decorative facings.	Roofline variation is provided by stepping back each consecutive story on the North Facade, thereby reducing the the building's perceived height and mass.
iv. Any other approved technique which achieves the intent of this section.	Roofline variation is provided by stepping back each consecutive story on the North Facade, thereby reducing the the building's perceived height and mass. Roofline variation on the South facade is achieved by the indentation in the façade.
9. All-weather features. All-weather features at the sidewalk, courtyard or public gathering space areas of commercial and regulated public facilities, such as awnings, canopies, covered walkways, trellises, or covered patios, should be provided to make spending time outdoors feasible in all seasons.	A projecting canopy protects the main entry; a smaller recess protects the door on the west façade.

VICINITY MAP



PROJECT DATA

ADDRESS
3700 E MERCER WAY
MERCER ISLAND, WA 98040

OWNER
HERZEL-NER-TAMID CONSERVATIVE CONGREGATION

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

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

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

SCOPE OF WORK
CONSTRUCTION OF A 3-STORY SCHOOL AND OFFICE BUILDING.

DESIGN TEAM

ARCHITECT
ANJALI GRANT DESIGN
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PCS STRUCTURAL SOLUTIONS
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GEOTECHNICAL
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911 5TH AVENUE
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425-827-7701

SHEET INDEX - LAND USE SUBMITTAL

SHEET COUNT: 67

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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

28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

LAND USE PLAN SET - SHEET INDEX, GENERAL NOTES

A-000

BUILDING CODE NOTES

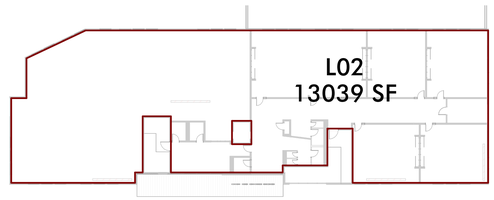
Code Reference	Code Section	Code Excerpt and Commentary
	CODES USED	2021 Washington State Building Code (WSBC 2021) 2021 Washington State Energy Code (WSEC 2021) 2021 International Fire Code as amended by the City of Mercer Island (IFC 2021/ MI)
WSBC 2021	302.1 Occupancy Classification	Group A Assembly Group B Business Group E Educational
WSBC 2021	303.1.3 Associated With Group E Occupancies	A room or space used for assembly purposes that is associated with a Group E occupancy is not considered a separate occupancy.
WSBC 2021	Table 504.3 Allowable Building Height in Feet Above Grade Plane	Occupancy Classification A, B, E, F, M, S, U Sprinklered, Type IIB: 75 feet
WSBC 2021	Table 504.4 Allowable Number of Stories Above Grade Plane	A-3 Occupancy: 3 stories (see 303.1.3, not considered a separate occupancy) B Occupancy: 4 stories E Occupancy: 3 stories
WSBC 2021	505.2 Mezzanines	A mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1. The area of the mezzanine shall be included in determining the fire area. The clear height above and below the mezzanine floor construction shall be not less than 7 feet.
WSBC 2021	505.2.1 Area Limitation	The aggregate area of a mezzanine or mezzanines within a room shall be not greater than one-third of the floor area of that room or space in which they are located. The enclosed portion of a room shall not be included in a determination of the floor area of the room in which the mezzanine is located. In determining the allowable mezzanine area, the area of the mezzanine shall not be included in the floor area of the room.
WSBC 2021	505.2.1, Exception 2	The aggregate area of mezzanines in buildings and structures of Type I or II construction shall be not greater than one-half of the floor area of the room in buildings and structures equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 and an approved emergency voice/alarm communication system in accordance with Section 907.5.2.2.
WSBC 2021	505.2.3 Openness	A mezzanine shall be open and unobstructed to the room in which such mezzanine is located except for walls not more than 42 inches, columns and posts.
WSBC 2021	505.2.3, Exception 1	Mezzanines or portions thereof are not required to be open to the room in which the mezzanines are located, provided that the occupant load of the aggregate area of the enclosed space is not greater than 10.
WSBC 2021	Table 506.2 Allowable Area Factor	A-3 Occupancy: 28,500 sf (see 303.1.3, not considered a separate occupancy) B Occupancy: 69,000 sf E Occupancy: 43,500 sf
WSBC 2021	TABLE 506.3.3 FRONTAGE INCREASE FACTOR	75-100% of building perimeter has 30' or greater open space.
WSBC 2021	508.3.1 [Nonseparated] Occupancy Classification	Nonseparated occupancies shall be individually classified in accordance with Section 302.1. The requirements of this code shall apply to each portion of the building based on the occupancy classification of that space. In addition, the most restrictive provisions of Chapter 9 that apply to the nonseparated occupancies shall apply to the total nonseparated occupancy area.
WSBC 2021	508.3.2 Allowable Building Area, Height and Number of Stories	The allowable building area, height and number of stories of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in accordance with Section 503.1.
WSBC 2021	TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES (HOURS)	IF WE WERE TO SEPARATE B FROM E OCCUPANCIES, THE REQUIRED SEPARATION WOULD BE ONE HOUR
WSBC 2021	Chapter 6 Types of Construction	Type IIB (noncombustible)
WSBC 2021	603.1 Allowable Materials	Combustible materials shall be permitted in buildings of Type I or II construction in the following applications and in accordance with Sections 603.1.1 through 603.1.3: 2. Thermal and acoustical insulation, other than foam plastics, having a flame spread index of not more than 25. 3. Foam plastics in accordance with Chapter 26. 4. Roof coverings that have an A, B or C classification. 5. Interior floor finish and floor covering materials installed in accordance with Section 804. 6. Millwork such as doors, door frames, window sashes and frames. 7. Interior wall and ceiling finishes installed in accordance with Section 803. 8. Trim installed in accordance with Section 806. 10. Finish flooring installed in accordance with Section 805. 12. Stages and platforms constructed in accordance with Sections 410.2 and 410.3, respectively. 14. Blocking such as for handrails, millwork, cabinets and window and door frames.
WSBC 2021	903.2.3 Group E	An automatic sprinkler system shall be provided for fire areas containing Group E occupancies where the fire area has an occupant load of 51 or more, calculated in accordance with Table 1004.5.
WSBC 2021	Section 905 Standpipe Systems	Class III standpipe systems shall be installed throughout buildings where any of the following conditions exist: 1. The floor level of the highest story is located more than 30 feet above the lowest level of fire department vehicle access. Exceptions: Class I standpipes are allowed in buildings equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2.
WSBC 2021	[F] 905.4 Location of Class I Standpipe Hose Connections	Class I standpipe hose connections shall be provided in all of the following locations: 1. In every required interior exit stairway, a hose connection shall be provided for each story above and below grade plane. Hose connections shall be located at the main floor landing unless otherwise approved by the fire code official. 2. On each side of the wall adjacent to the exit opening of a horizontal exit. Exception: Where floor areas adjacent to a horizontal exit are reachable from an interior exit stairway hose connection by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the horizontal exit. 3. In every exit passageway, at the entrance from the exit passageway to other areas of a building. Exception: Where floor areas adjacent to an exit passageway are reachable from an interior exit stairway hose connection by a 30-foot hose stream from a nozzle attached to 100 feet of hose, a hose connection shall not be required at the entrance from the exit passageway to other areas of the building. 5. Where the roof has a slope less than 4 units vertical in 12 units horizontal , a hose connection shall be located to serve the roof or at the highest landing of an interior exit stairway with access to the roof provided in accordance with Section 1011.12. 6. Where the most remote portion of a nonsprinklered floor or story is more than 150 feet from a hose connection or the most remote portion of a sprinklered floor or story is more than 200 feet from a hose connection, the fire code official is authorized to require that additional hose connections be provided in approved locations.
WSBC 2021	[F] 907.2.3 Group E	Group E occupancies shall be provided with a manual fire alarm system that initiates the occupant notification signal utilizing one of the following: 1. An emergency voice/alarm communication system meeting the requirements of Section 907.5.2.2 and installed in accordance with Section 907.6; or 2. A system developed as part of a safe school plan adopted in accordance with RCW 28A.320.125 or developed as part of an emergency response system consistent with the provisions of RCW 28A.320.126.

GROSS FLOOR AREA

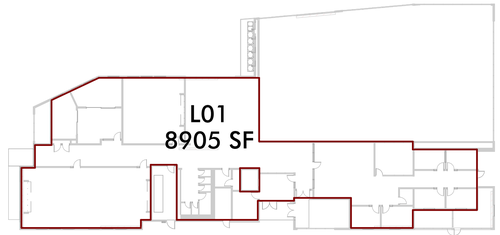
Level	Area
B02	10,735 SF
B01	6,034 SF
B-MEZZ	1,443 SF
L01	8,905 SF
L02	13,039 SF
L03	6,762 SF
	46,918 SF

[BE] FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

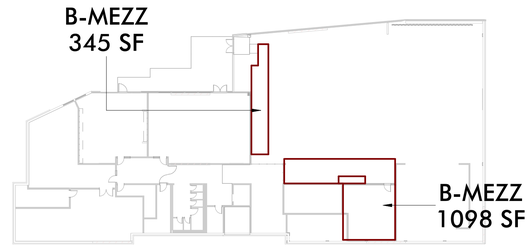
6 L03 BUILDING AREA DIAGRAM
1/32" = 1'-0"



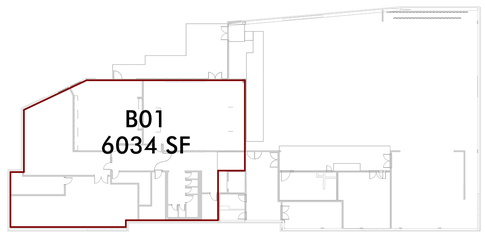
5 L02 BUILDING AREA DIAGRAM
1/32" = 1'-0"



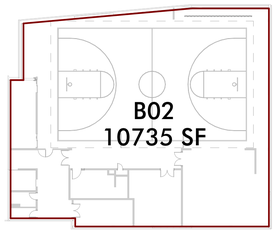
4 L01 BUILDING AREA DIAGRAM
1/32" = 1'-0"



3 B-MEZZANINE BUILDING AREA DIAGRAM
1/32" = 1'-0"



2 B01 BUILDING AREA DIAGRAM
1/32" = 1'-0"



1 B02 BUILDING AREA DIAGRAM
1/32" = 1'-0"

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

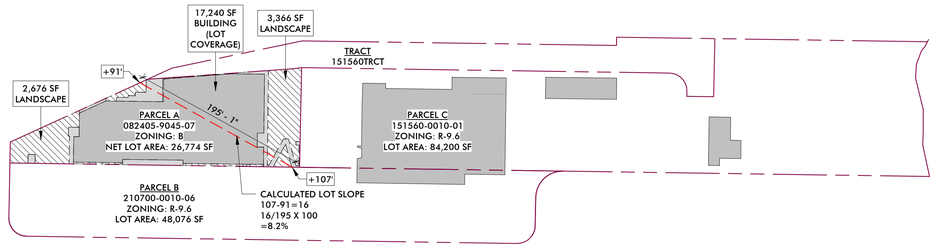
PROJECT: XXXX

BUILDING CODE NOTES.
GROSS FLOOR AREA
DIAGRAMS

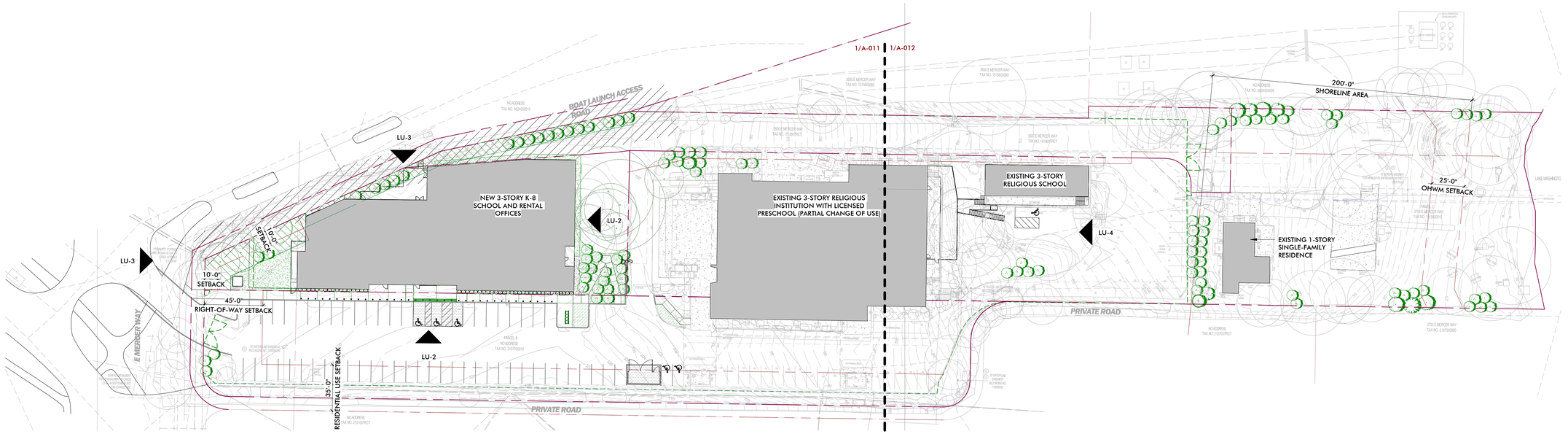
A-003

LOT AREAS

Comments	AREA	% OF TOTAL LOT AREA
BUILDING (LOT COVERAGE)	17,199 SF	64%
		64%
HARDSCAPE	2,675 SF	10%
		10%
LANDSCAPE	3,366 SF	13%
LANDSCAPE	2,676 SF	10%
LANDSCAPE	97 SF	0%
LANDSCAPE	125 SF	0%
LANDSCAPE	28 SF	0%
LANDSCAPE	262 SF	1%
LANDSCAPE	381 SF	1%
		26%
		100%



2 SITE DIAGRAM
1" = 80'-0"



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

PROJECT DATA

ADDRESS
3700 E MERCER WAY
MERCER ISLAND, WA 98040

OWNER
HERZEL-NER-TAMID CONSERVATIVE CONGREGATION

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

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

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

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

SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

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

SCOPE OF WORK
CONSTRUCTION OF A 3-STORY SCHOOL AND OFFICE BUILDING.

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206-512-4209

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BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: XXXX

LAND USE/SITE PLAN

A-010

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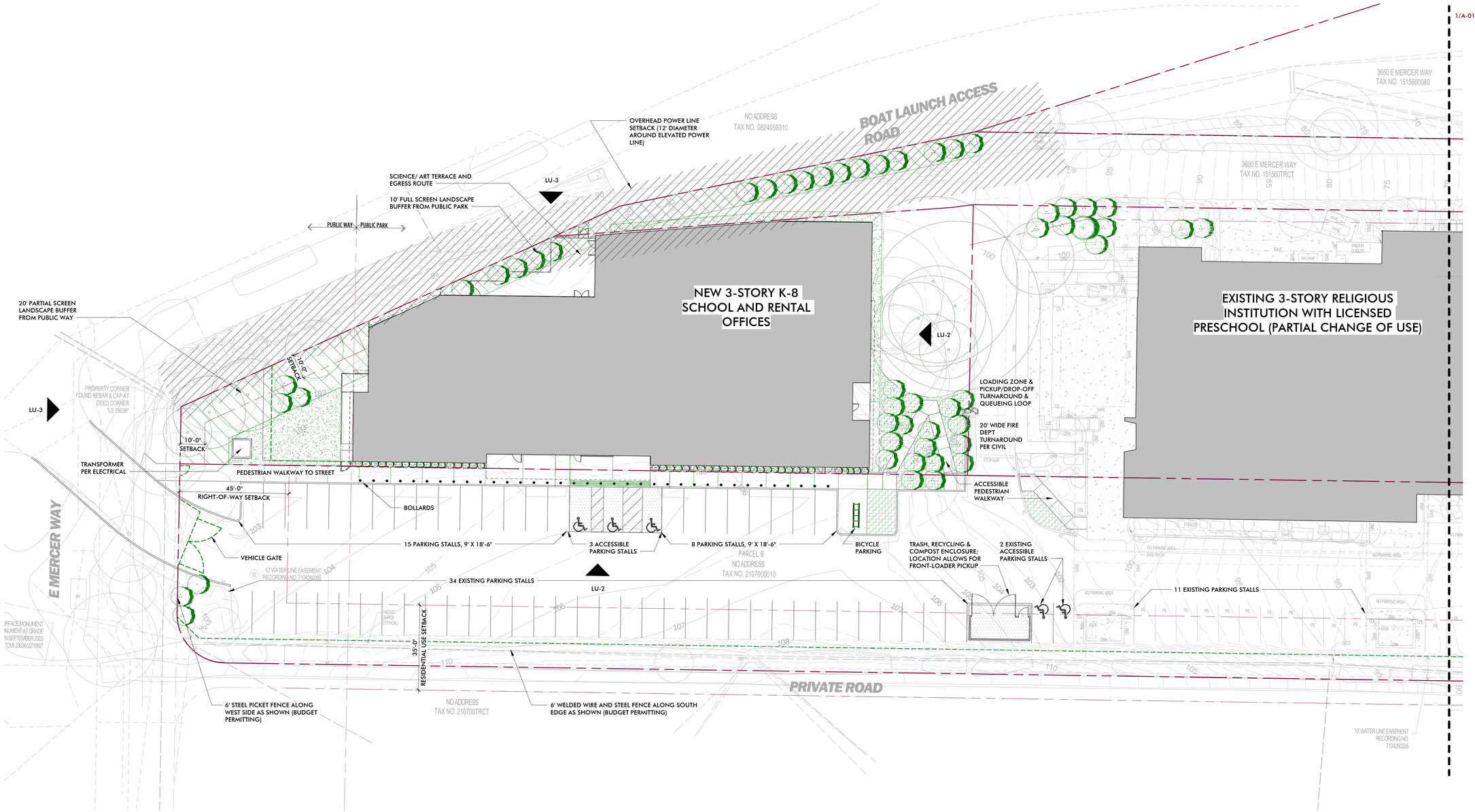


1 SITE PLAN-ENLARGED WEST
1" = 20'-0"

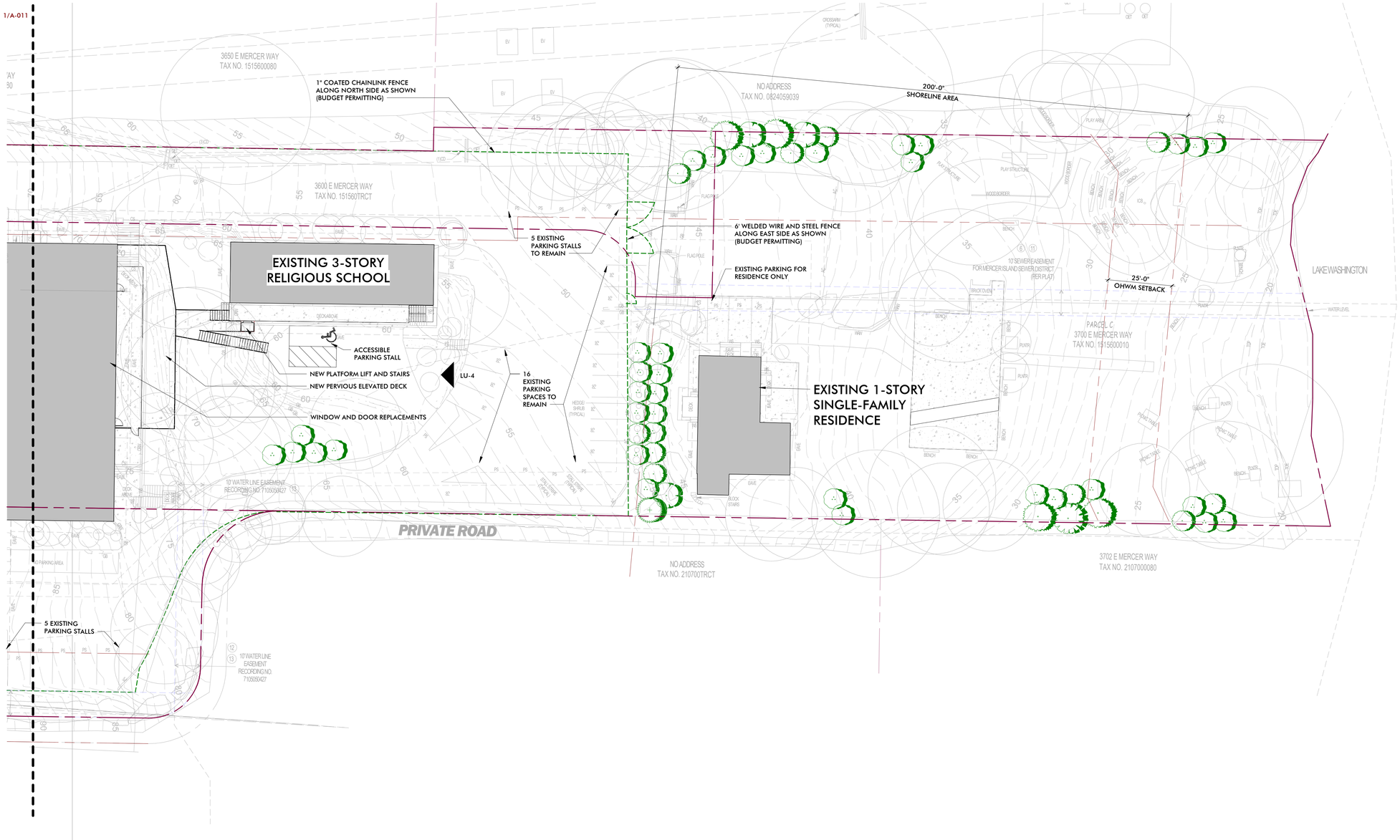
N

NO.	DATE	DESCRIPTION
		28 MARCH 2024 LAND USE PLAN SET

PROJECT: XXXX

SITE PLAN ENLARGED-WEST

A-011



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

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SITE PLAN ENLARGED-EAST

A-012

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NO.	DATE	DESCRIPTION

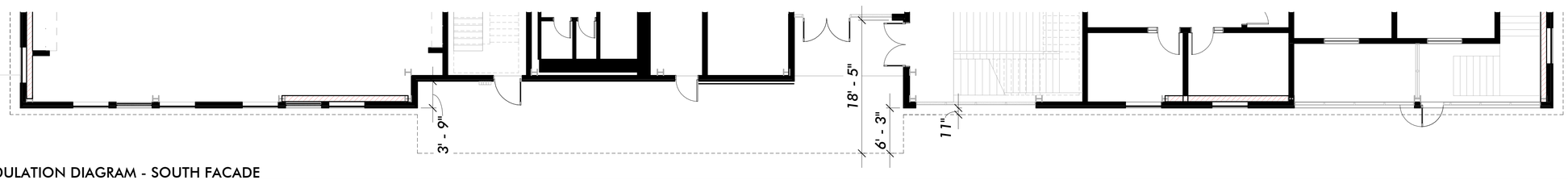
28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

EXISTING SITE & CONTEXT

LU-1

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



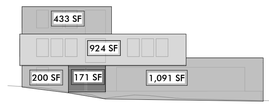
5 MODULATION DIAGRAM - SOUTH FACADE
1/8" = 1'-0"

PERCENT MODULATION

	AREA	% OF TOTAL FACADE AREA
IN PLANE	2,465 SF	11%
IN PLANE	399 SF	2%
IN PLANE	433 SF	2%
IN PLANE	648 SF	3%
IN PLANE	603 SF	3%
IN PLANE	1,060 SF	5%
IN PLANE	991 SF	5%
IN PLANE	433 SF	2%
IN PLANE	200 SF	1%
IN PLANE	1,091 SF	5%
	8,323 SF	38%
PROJECTED	2,334 SF	11%
PROJECTED	522 SF	2%
PROJECTED	741 SF	3%
PROJECTED	1,202 SF	6%
PROJECTED	924 SF	4%
	5,723 SF	26%
RECESSED	2,449 SF	11%
RECESSED	2,086 SF	10%
RECESSED	68 SF	0%
RECESSED	231 SF	1%
RECESSED	400 SF	2%
RECESSED	2,386 SF	11%
RECESSED	171 SF	1%
	7,791 SF	36%
TOTAL FACADE AREA	21,837 SF	100%

FARTHER BACK
RECESSED
IN PLANE
PROJECTED

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



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

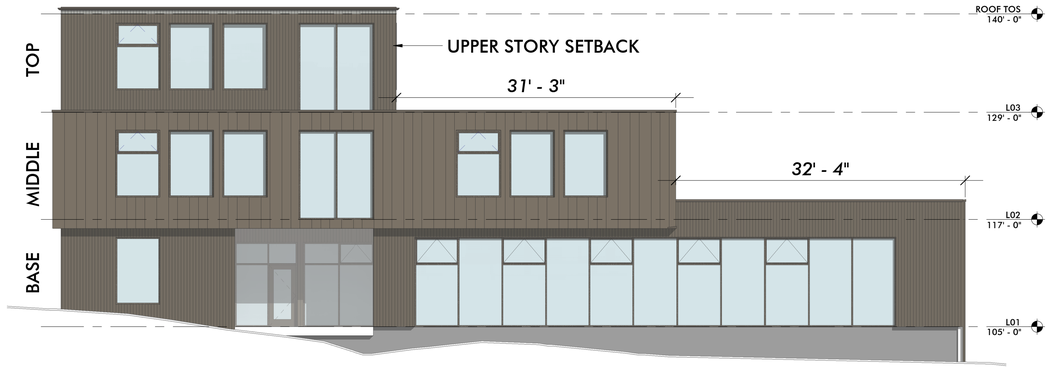
19.12.030.B.2.b.ii Minimum 40% overall facade modulation
The north facade is stepped back from the property line to provide significant modulation and variation. The west facade, although relatively narrow, has a projecting second story, and a recessed entry at the ground floor. The above calculations.

19.12.030.B.2.c Ground level facades
Although not fronting a public way, the ground level facade on the South is visible across the parking lot, and creates visual interest by a 3'-9" deep indentation wrapped in colourful fiber cement panel, with a perforated metal screen at the entry providing texture and shadow.

19.12.030.B.2.d Fenestration
Use of varying fixed and operable windows in combination with storefront glazing provides variety in the facade treatment.

19.12.030.B.3.b Fenestration
The entire building has a regular pattern of window fenestration. Distinct areas are punctuated with areas of storefront, and multiple entries are recessed. Windows are grouped to create larger patterns of solid and void.

19.12.030.B.3.a Tripartite articulation
The second story is projected and wrapped with a different facade material creating a distinct tripartite building articulation - not only a difference in color, but in texture and pattern. The vertical ribs of the proposed standing seam metal cladding will create a distinct pattern of fine shadows.



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

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

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NO.	DATE	DESCRIPTION
		28 MARCH 2024 LAND USE PLAN SET

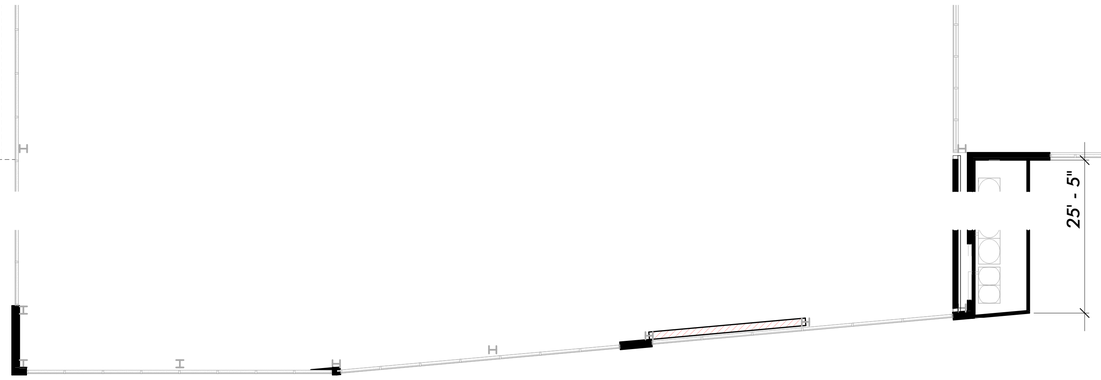
PROJECT: XXXX

EXTERIOR ELEVATIONS

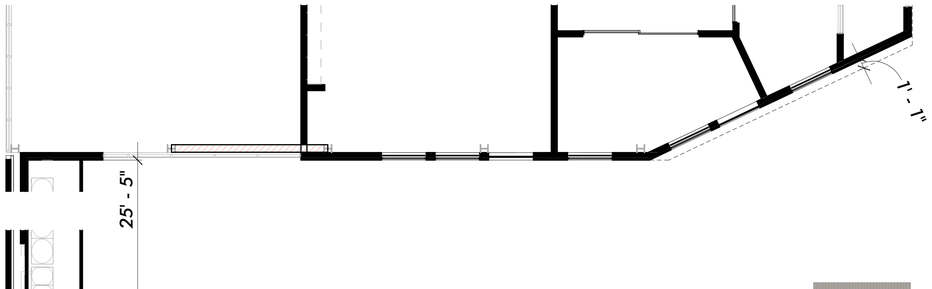
LU-2

OVERALL FACADE MODULATION

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	2,465 SF	11%
IN PLANE	399 SF	2%
IN PLANE	433 SF	2%
IN PLANE	648 SF	3%
IN PLANE	603 SF	3%
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RECESSED	400 SF	2%
RECESSED	2,386 SF	11%
RECESSED	171 SF	1%
	7,791 SF	36%
TOTAL FACADE AREA	21,837 SF	100%

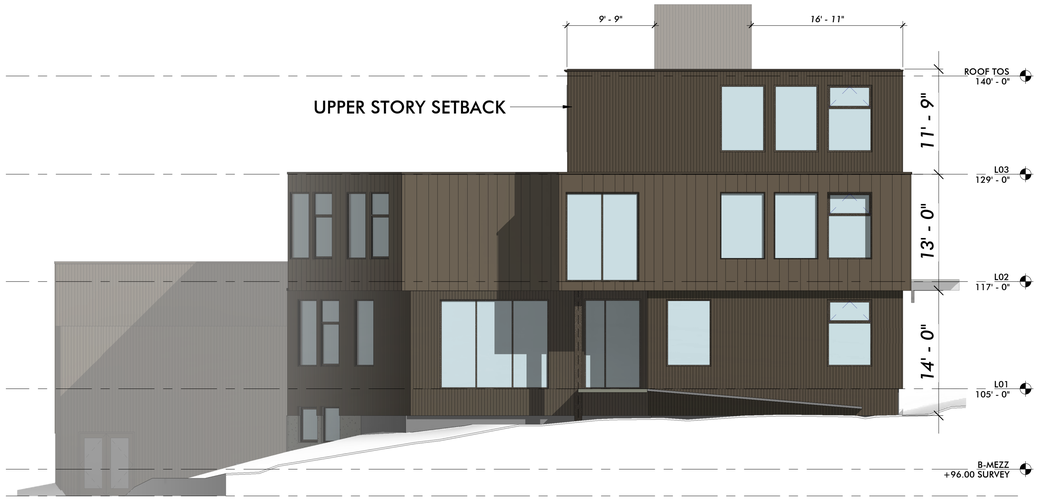
FARTHER BACK
RECESSED
IN PLANE
PROJECTED

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

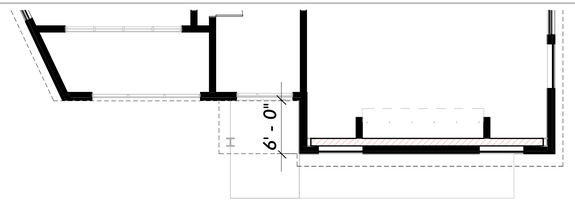
3 WEST ELEVATION MODULATION DIAGRAM
1" = 30'-0"

19.12.030.B.2.d Upper story setback
Each consecutive story is stepped back on the North façade effectively reducing the apparent bulk of the building and promoting human scale.

19.12.030.B.2.c Ground level facades
The north and west facades have windows in a regular pattern, avoiding areas of blank wall. Ground level façade on the North utilizes a separate extruded gym volume, varied window, storefront and landscape screening to create visual interest.



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



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

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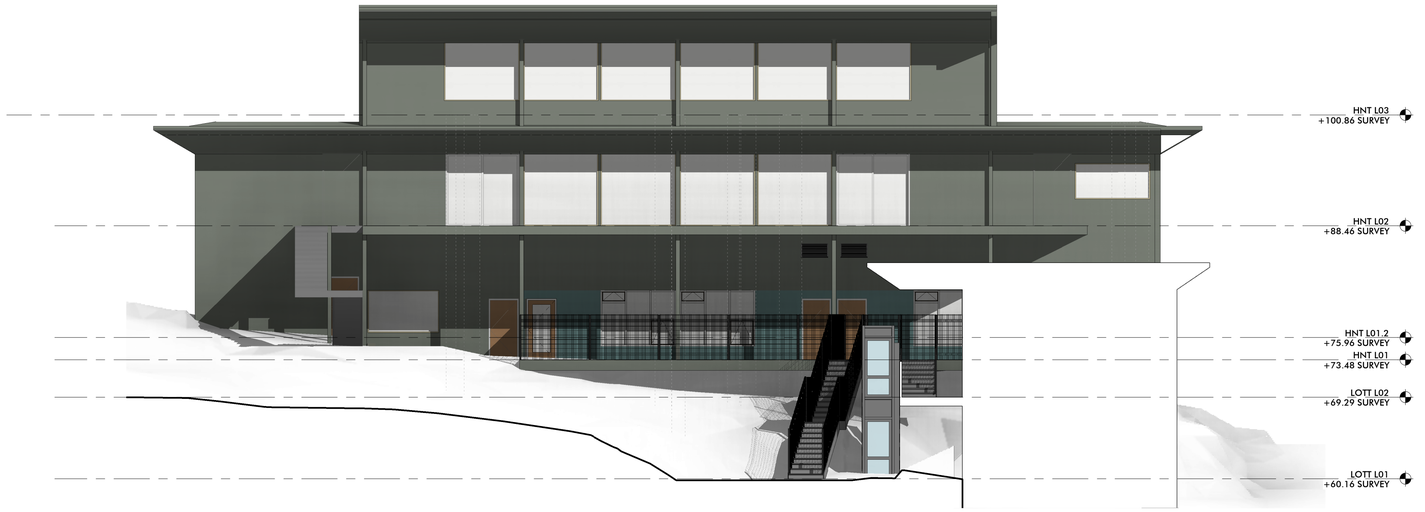
NO.	DATE	DESCRIPTION
		28 MARCH 2024
		LAND USE PLAN SET

PROJECT: XXXX

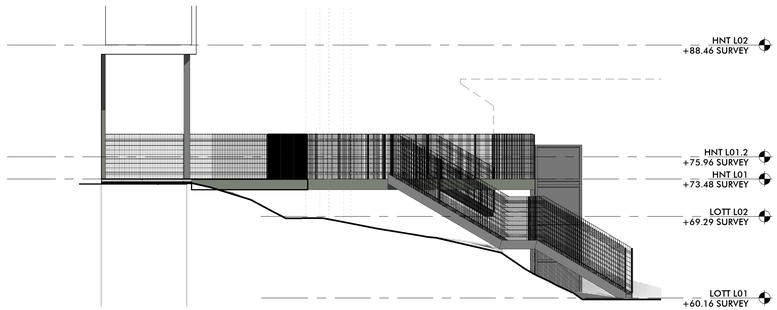
EXTERIOR ELEVATIONS

LU-3

KEYNOTES	
	Keynote Text



3 PRESCHOOL EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION OF LULA AND BRIDGE
1/8" = 1'-0"

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3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID

NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

EXTERIOR ELEVATIONS-PRESCHOOL

LU-4

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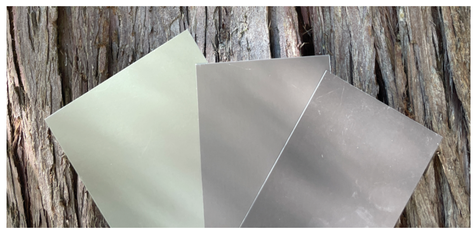
NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

VIEW FROM E MERCER WAY

LU-5



Standing Seam metal siding: Antique Patina, Cool Dark Bronze

Nu Wave metal siding: Midnight Bronze

Paint: Peacock Plume

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NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: XXXX

VIEW FROM PARKING

LU-6

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NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

VIEW FROM NORTH WALKWAY

LU-7

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NO.	DATE	DESCRIPTION

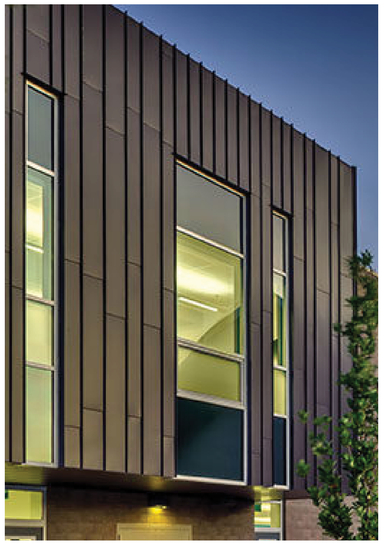
28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

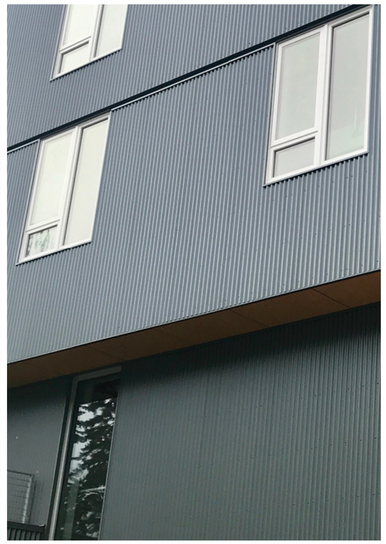
VIEW OF PRESCHOOL

LU-8

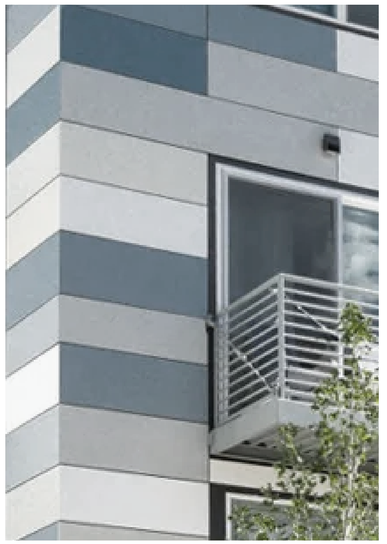
Existing condition



Standing seam metal siding
Antique Patina, Cool Dark Bronze



Nu-wave corrugated siding
Cool Midnight Bronze

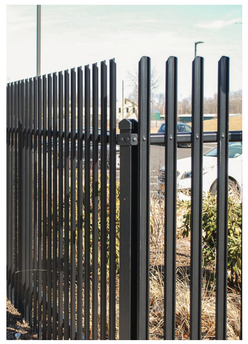


Fiber cement panel
Paint - SW 0020 Peacock Plume

Perforated metal screen & signage

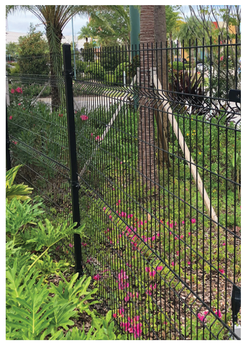
Dark-toned window

Decking



Steel picket fence

1" Coated chain link fence



Welded wire & steel fence

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28 MARCH 2024
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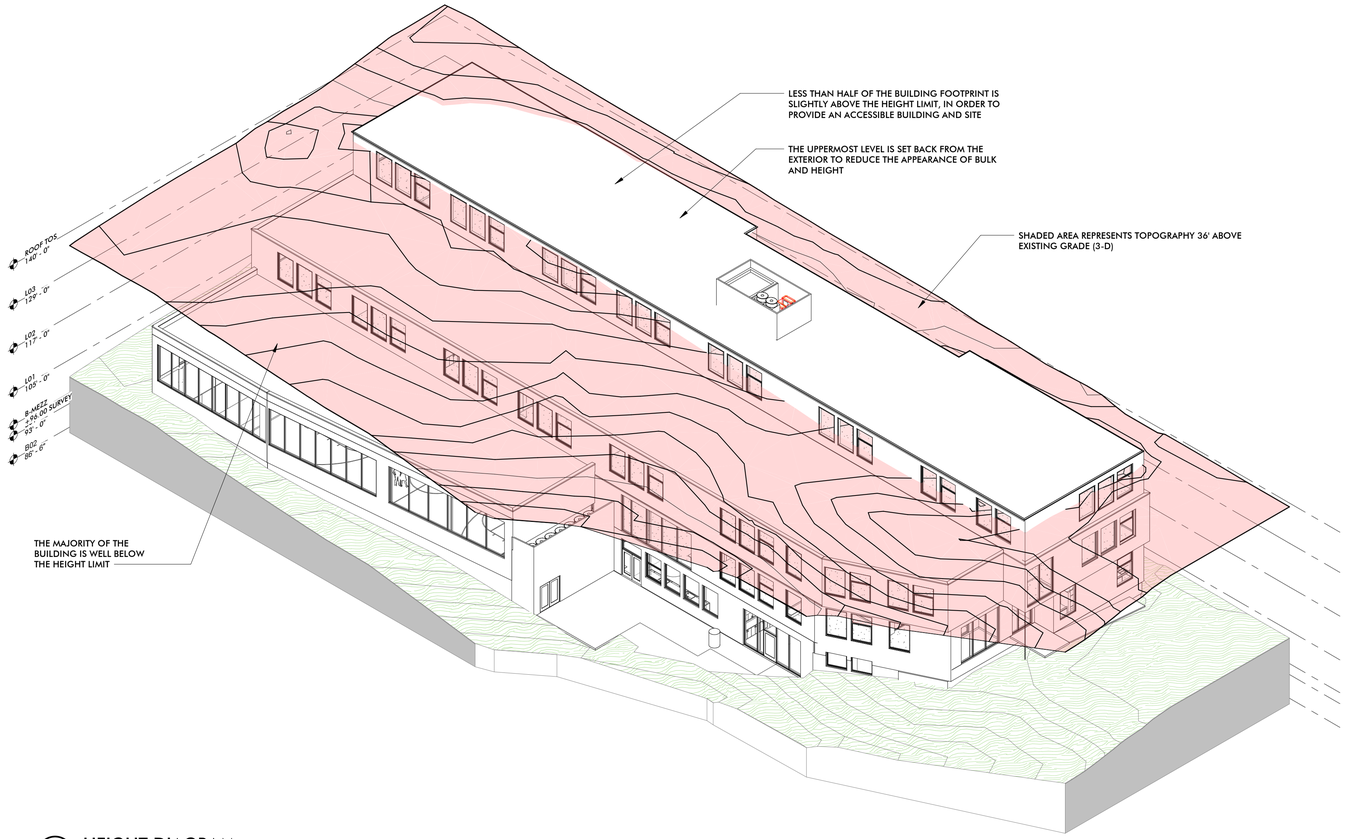
PROJECT: XXXX

MATERIAL BOARD

LU-9



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.

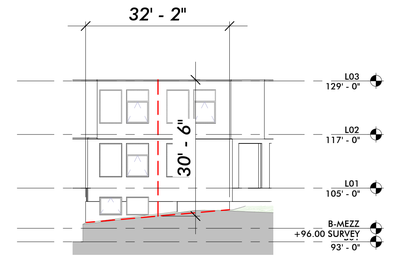
B. THE MAXIMUM ALLOWABLE BUILDING HEIGHT IN SUBSECTION (A)(1) OF THIS SECTION SHALL BE CALCULATED AS THE VERTICAL DISTANCE MEASURED FROM THE BASE OF A BUILDING FACADE TO THE HIGHEST POINT OF THE ROOF STRUCTURE EXCLUDING APPURTENANCES. THE BASE OF THE BUILDING FACADE SHALL BE MEASURED FROM THE ADJACENT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

C. IF THE BASES OF THE OPPOSITE BUILDING FACADES ARE AT APPROXIMATELY THE SAME ELEVATION, THEN THE BUILDING HEIGHT AT ANY POINT BETWEEN THE FACADES CAN NEVER EXCEED THE MAXIMUM PERMITTED BUILDING HEIGHT. IF THE BASES OF THE OPPOSITE BUILDING FACADES ARE NOT AT APPROXIMATELY THE SAME ELEVATION, THEN THE BUILDING MUST BE CONFIGURED TO GO DOWN IN HEIGHT AS BETWEEN THE HIGHER AND LOWER FACADES IN A MANNER SIMILAR TO FIGURE 4 OR IN AN EQUIVALENT MANNER SUCH THAT THE AVERAGE OF THE BUILDING HEIGHTS CALCULATED BETWEEN THE FACADES IS APPROXIMATELY EQUAL TO OR LESS THAN THE MAXIMUM PERMITTED BUILDING HEIGHT.

6 HEIGHT DIAGRAM

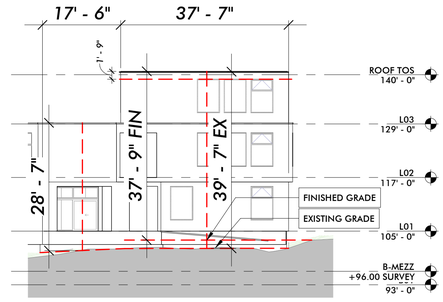
5 NORTH ELEVATION HEIGHT DIAGRAM

1/16" = 1'-0"



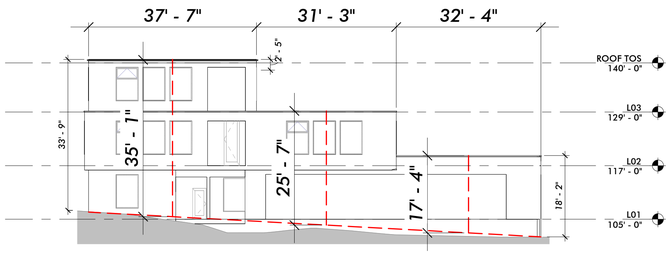
4 NORTHWEST ELEV HEIGHT DIAGRAM

1/16" = 1'-0"



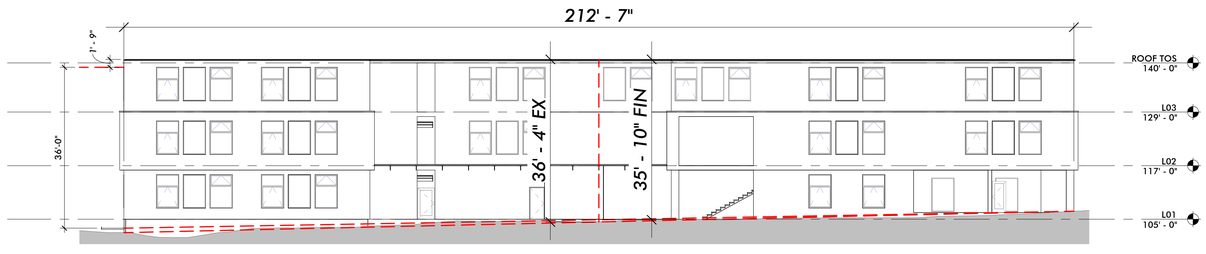
3 WEST ELEVATION HEIGHT DIAGRAM

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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3700 E MERCER WAY
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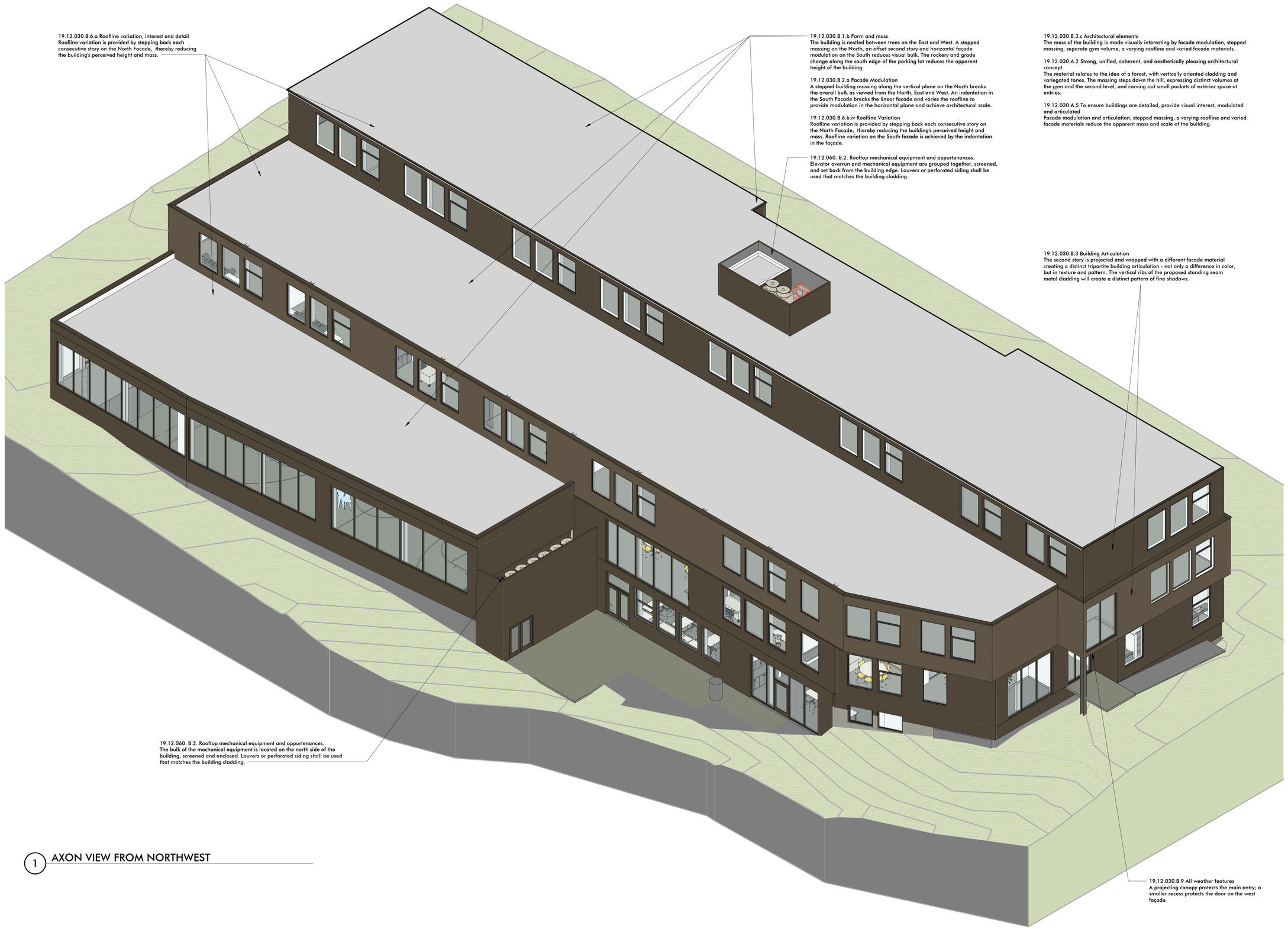
NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

HEIGHT DIAGRAMS

LU-10



1 AXON VIEW FROM NORTHWEST

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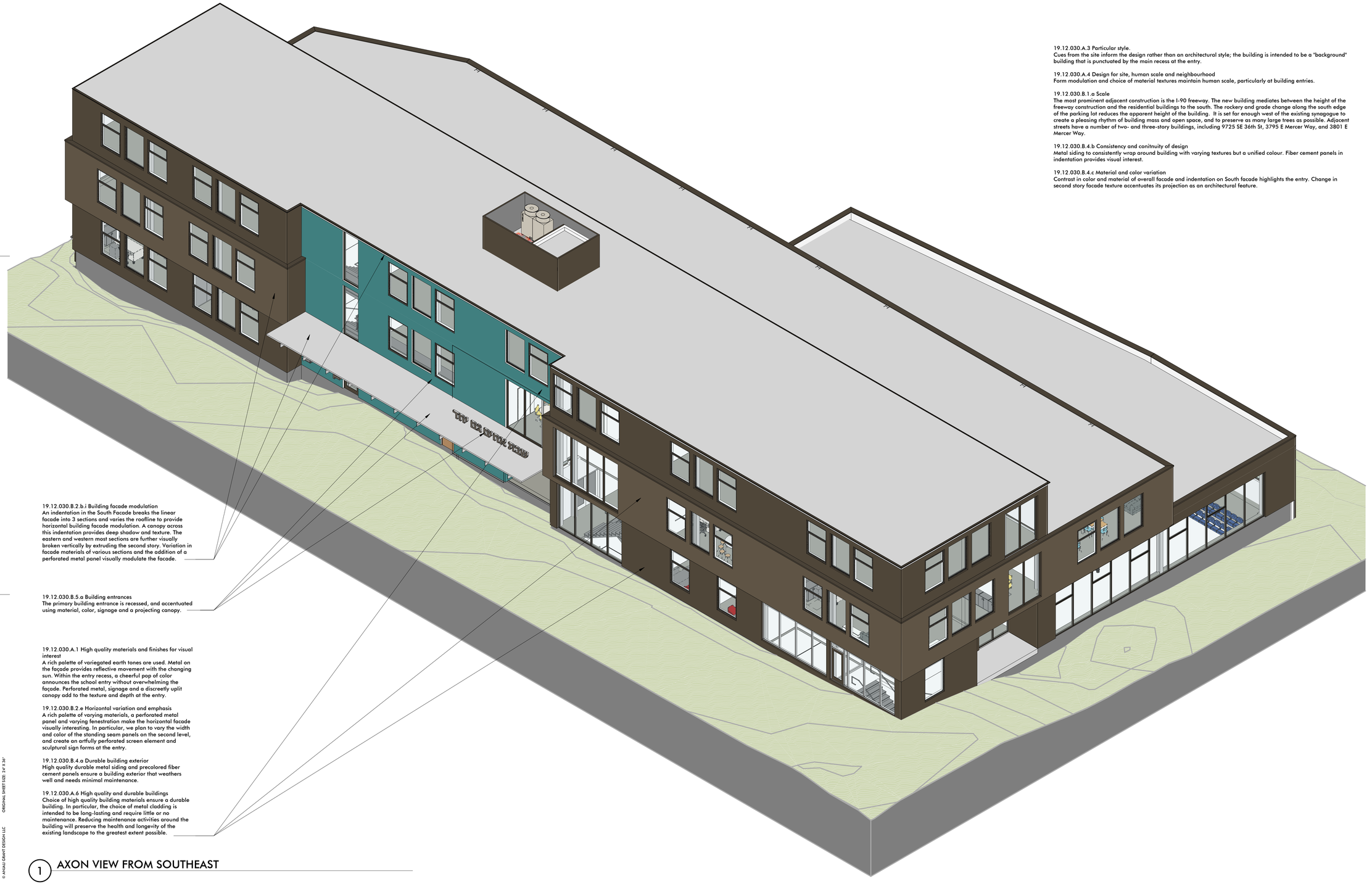
AXON VIEW

LU-11



19.12.030.B.2.b.i Building facade modulation
An indentation in the South Facade breaks the linear facade into 3 sections and varies the roofline to provide horizontal building facade modulation. A canopy across this indentation provides deep shadow and texture. The eastern and western most sections are further visually broken vertically by extruding the second story. Variation in facade materials of various sections and the addition of a perforated metal panel visually modulate the facade.

19.12.030.B.5.a Building entrances
The primary building entrance is recessed, and accentuated using material, color, signage and a projecting canopy.

19.12.030.A.1 High quality materials and finishes for visual interest
A rich palette of variegated earth tones are used. Metal on the façade provides reflective movement with the changing sun. Within the entry recess, a cheerful pop of color announces the school entry without overwhelming the façade. Perforated metal, signage and a discreetly uplit canopy add to the texture and depth at the entry.

19.12.030.B.2.e Horizontal variation and emphasis
A rich palette of varying materials, a perforated metal panel and varying fenestration make the horizontal facade visually interesting. In particular, we plan to vary the width and color of the standing seam panels on the second level, and create an artfully perforated screen element and sculptural sign forms at the entry.

19.12.030.B.4.a Durable building exterior
High quality durable metal siding and precolored fiber cement panels ensure a building exterior that weathers well and needs minimal maintenance.

19.12.030.A.6 High quality and durable buildings
Choice of high quality building materials ensure a durable building. In particular, the choice of metal cladding is intended to be long-lasting and require little or no maintenance. Reducing maintenance activities around the building will preserve the health and longevity of the existing landscape to the greatest extent possible.

19.12.030.A.3 Particular style.
Cues from the site inform the design rather than an architectural style; the building is intended to be a "background" building that is punctuated by the main recess at the entry.

19.12.030.A.4 Design for site, human scale and neighbourhood
Form modulation and choice of material textures maintain human scale, particularly at building entries.

19.12.030.B.1.a Scale
The most prominent adjacent construction is the I-90 freeway. The new building mediates between the height of the freeway construction and the residential buildings to the south. The rockery and grade change along the south edge of the parking lot reduces the apparent height of the building. It is set far enough west of the existing synagogue to create a pleasing rhythm of building mass and open space, and to preserve as many large trees as possible. Adjacent streets have a number of two- and three-story buildings, including 9725 SE 36th St, 3795 E Mercer Way, and 3801 E Mercer Way.

19.12.030.B.4.b Consistency and conitnuity of design
Metal siding to consistently wrap around building with varying textures but a unified colour. Fiber cement panels in indentation provides visual interest.

19.12.030.B.4.c Material and color variation
Contrast in color and material of overall facade and indentation on South facade highlights the entry. Change in second story facade texture accentuates its projection as an architectural feature.

1 AXON VIEW FROM SOUTHEAST

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

anjali grant design LLC

NOT FOR CONSTRUCTION

3700 E MERCER WAY
BARNABIE POINT PROJECT

NO.	DATE	DESCRIPTION

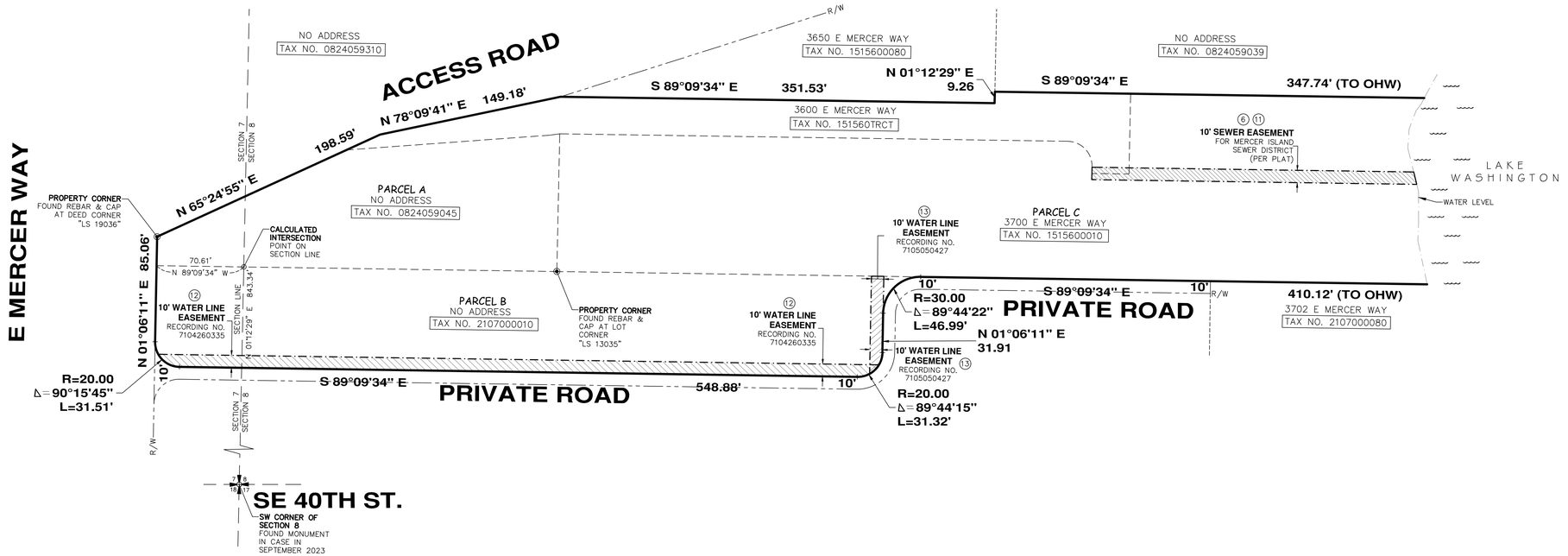
28 MARCH 2024
LAND USE PLAN SET

PROJECT: XXXX

AXON VIEW

LU-12

CONTROL DIAGRAM
(1" = 50')



NORTH

SCALE: 1" = 50'

0 25 50 100

NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION". THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. CONTOUR INTERVAL = 1 FT.
3. VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 14TH, 2023.
4. HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010).
5. COMBINED UPLAND PARCEL AREA = 180,686 FT².
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THEREFORE EASEMENTS AFFECTING THE PROPERTY, IF ANY, ARE NOT SHOWN HEREON.
7. TREES AS SHOW HEREON HAVE BEEN MAPPED TO THE BEST OF OUR ABILITY DURING THE COURSE OF THIS SURVEY. HOWEVER, ALL ONSITE TREES THAT COULD AFFECT PROJECT DEVELOPMENT MAY NOT BE SHOWN. THEREFORE, PRIOR TO DESIGN A CERTIFIED ARBORIST SHOULD BE CONSULTED TO VERIFY THE SPECIFIC GENUS, TRUNK DIAMETER, DRIP LINE, LOCATION AND NUMBER OF QUALIFYING TREES UPON THIS SITE.

DEED DESCRIPTIONS:

PARCEL A: (TAX PARCEL NO. 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 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 SAID 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: (TAX PARCEL NO. 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: (TAX PARCEL NO. 151560-0010-01)

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.

UNDERGROUND UTILITY NOTE:

UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS APPROXIMATE ONLY AND IS BASED UPON OBSERVED GROUND EVIDENCE, THE CITY OF MERCER ISLAND PUBLIC GIS DATABASE, LOCAL AS-BUILT AND PLAN SETS PROVIDED BY CLIENT & PSE GAS RECORDS. AND ALSO AS PER TIES TO ABOVE GROUND STRUCTURES. CHADWICK AND WINTERS ASSUMES NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS & LOCATIONS OR ACCEPTS RESPONSIBILITY FOR UNDERGROUND UTILITIES NOT DISCLOSED IN SAID RECORDS. THE FINAL LOCATION OF EXISTING UNDERGROUND UTILITIES IN AREAS CRITICAL TO DESIGN SHOULD BE ESTABLISHED BY CONTACTING THE UTILITY OWNER OR AGENCY. 1-800-424-5555 SHOULD ALWAYS BE CALLED PRIOR TO CONSTRUCTION.

OVERHEAD POWER LINE NOTE:

WE HAVE DETERMINED TO THE BEST OF OUR ABILITY THE OVERHEAD HIGH VOLTAGE POWER LINE WHICH IS CLOSEST TO THE PROJECT SITE AND HAVE DISPLAYED ITS HORIZONTAL AND VERTICAL LOCATION HEREON. HOWEVER, ADDITIONAL OVERHEAD SERVICE LINES MAY EXIST WHICH ARE NOT OBVIOUS TO US BY FIELD OBSERVATION AND POTENTIALLY IMPACT PROJECT DESIGN. THEREFORE, PRIOR TO DESIGN AND CONSTRUCTION WE RECOMMEND THAT PSE/SEATTLE CITY LIGHT BE CONSULTED REGARDING THE POSSIBLE EXISTENCE OF ADDITIONAL SERVICE LINES NOT DISPLAYED HEREON WHICH SHOULD BE CONSIDERED FOR PROJECT DESIGN.

SET CONTENTS:

BRANDON E. WINTERS STATE OF WASHINGTON 45803 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 3/20/2024

TOPOGRAPHIC SURVEY
3700 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #:	23-7964
DRAWING:	23-7964 TOPO
CLIENT:	AUDREY COVNER
DATE:	3/20/2024
DRAWN BY:	TTB

TITLE REPORT SCHEDULE B EXCEPTIONS:

THIS SURVEY IS RELIANT UPON THE INFORMATION CONTAINED WITHIN CHICAGO TITLE INSURANCE COMPANY, TITLE CERTIFICATE NO. 0264638-16, DATED OCTOBER 30, 2023. ITEMS CIRCLED BELOW ARE SHOWN ON MAP.

1. RIGHT OF THE STATE OF WASHINGTON TO REMOVE OR DEPOSIT EARTH MATERIAL UPON SAID PREMISES IN EXTENSION OF SLOPES FOR GRADE OR EMBANKMENT, WITH RIGHT OF INGRESS AND EGRESS GRANTED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 3032001, 3034650 AND 3038601.

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	PUGET SOUND POWER & LIGHT COMPANY
PURPOSE:	ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE AND APPURTENANCES
RECORDING DATE:	JUNE 15, 1950
RECORDING NO.:	4025491
AFFECTS:	A PORTION OF SAID PREMISES

SURVEYORS NOTE: DESCRIPTION TOO GENERAL, NOT PLOTTABLE.

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	MERCER ISLAND SEWER DISTRICT
PURPOSE:	SEWER PIPE LINE OR LINES, CONNECTIONS AND APPURTENANCES WITH RIGHT OF INGRESS AND EGRESS
RECORDING DATE:	MAY 6, 1959
RECORDING NO.:	5028729
AFFECTS:	A PORTION OF SAID PREMISES

SURVEYORS NOTE: AS CONSTRUCTED, NOT PLOTTABLE.

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	MERCER ISLAND SEWER DISTRICT
PURPOSE:	SEWER LINE OR LINES, CONNECTIONS AND APPURTENANCES WITH RIGHT OF INGRESS AND EGRESS
RECORDING DATE:	AUGUST 4, 1959
RECORDING NO.:	5064115
AFFECTS:	A PORTION OF SAID PREMISES

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	PUGET SOUND POWER & LIGHT COMPANY
PURPOSE:	ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINES AND EQUIPMENT
RECORDING DATE:	SEPTEMBER 28, 1960
RECORDING NO.:	5206698
AFFECTS:	A PORTION OF SAID PREMISES

SURVEYORS NOTE: AS CONSTRUCTED, NOT PLOTTABLE.

6. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF CHANNEL CREST:

RECORDING NO: 5543277
(AFFECTS: PARCEL C)

7. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	PUGET SOUND POWER & LIGHT COMPANY
PURPOSE:	ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE, FACILITIES AND EQUIPMENT
RECORDING DATE:	JULY 19, 1963
RECORDING NO.:	5612241
AFFECTS:	A PORTION OF SAID PREMISES

SURVEYORS NOTE: AS CONSTRUCTED, NOT PLOTTABLE.

8. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, ENCROACHMENTS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF DOYLE-HANSEN ADDITION:

RECORDING NO: 5699123
(AFFECTS: PARCEL B)

9. RELINQUISHMENT OF ALL EXISTING, FUTURE OR POTENTIAL EASEMENTS FOR ACCESS, LIGHT, VIEW AND AIR, AND ALL RIGHTS OF INGRESS, EGRESS AND REGRESS TO, FROM AND BETWEEN SAID LAND AND THE HIGHWAY OR HIGHWAYS TO BE CONSTRUCTED ON LANDS CONVEYED BY DEED:

TO:	STATE OF WASHINGTON
DATED:	JULY 13, 1967
RECORDING DATE:	DECEMBER 13, 1967
RECORDING NO.:	6277737

SURVEYORS NOTE: DEED FOR I-90.

10. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF, AS DISCLOSED IN DOCUMENT:

RECORDING DATE:	AUGUST 12, 1968
RECORDING NO.:	6389877
REGARDING:	OPTION TO HOOK ON TO A WATERLINE SERVING SAID PREMISES

(AFFECTS: A PORTION OF LOTS 3 THROUGH 7 OF PARCEL C)

11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN A DOCUMENT:

PURPOSE:	EXISTING WATER PUMP, PIPES AND OTHER EQUIPMENT
RECORDING DATE:	AUGUST 12, 1968
RECORDING NO.:	6389878

AFFECTS: A PORTION OF LOT 1 OF PARCEL C

12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS DISCLOSED IN A DOCUMENT:

GRANTED TO:	WATER DISTRICT NO. 91, KING COUNTY, WASHINGTON
PURPOSE:	WATER MAIN(S) AND WATER UTILITIES AND APPURTENANCES
RECORDING DATE:	APRIL 26, 1971
RECORDING NO.:	7104260335
AFFECTS:	A PORTION OF PARCEL B

13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO:	WATER DISTRICT NO. 91, KING COUNTY, WASHINGTON
PURPOSE:	WATER MAIN AND APPURTENANCES
RECORDING DATE:	MAY 5, 1971
RECORDING NO.:	7105050427
AFFECTS:	A PORTION OF LOT 5 OF PARCEL B

14. NOTICE OF CHARGES FOR CONNECTION TO WATER AND SEWER SYSTEMS AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY:	CITY OF BELLEVUE
RECORDING DATE:	NOVEMBER 9, 1977
RECORDING NO.:	7711090948

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

15. CONCOMITANT ZONING AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

RECORDING DATE:	MAY 24, 1979
RECORDING NO.:	7905240807
(AFFECTS: PARCEL A)	

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

16. NOTICE OF CHARGES BY WATER, SEWER AND STORM AND SURFACE WATER UTILITIES AND THE TERMS AND CONDITIONS THEREOF:

EXECUTED BY:	CITY OF BELLEVUE
RECORDING DATE:	DECEMBER 20, 1996
RECORDING NO.:	9612200938

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

17. FAT, OIL AND GREASE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:	HERZL-NER TAMID CONSERVATIVE CONGREGATION
AND:	CITY OF MERCER ISLAND
RECORDING DATE:	JUNE 27, 2019
RECORDING NO.:	20190627000163

(AFFECTS: PARCEL C)

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

18. QUESTION OF LOCATION OF LATERAL BOUNDARIES OF SAID SECOND CLASS TIDELANDS OR SHORELANDS.

SURVEYORS NOTE: BLANKET IN NATURE, NOT PLOTTABLE.

19. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE, BOUNDARIES OR HIGH WATER LINE OF LAKE WASHINGTON.

SURVEYORS NOTE: BLANKET IN NATURE, NOT PLOTTABLE.

20. RIGHTS OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE LAND WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF LAKE WASHINGTON.

SURVEYORS NOTE: BLANKET IN NATURE, NOT PLOTTABLE.

21. ANY PROHIBITION OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY PORTION WHICH IS NOW OR WAS FORMERLY COVERED BY WATER.

SURVEYORS NOTE: BLANKET IN NATURE, NOT PLOTTABLE.

22. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE, NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

SURVEYORS NOTE: BLANKET IN NATURE, NOT PLOTTABLE.

23. THE PROPERTY HEREIN DESCRIBED IS CARRIED ON THE TAX ROLLS AS EXEMPT AS TO GENERAL REAL PROPERTY TAXES (NOT SPECIAL TAXES AND CHARGES). HOWEVER, IT WILL BECOME TAXABLE ON THE DATE OF THE EXECUTION OF A CONVEYANCE TO A TAXABLE ENTITY AND SUBJECT TO THE LIEN OF REAL PROPERTY TAXES FOR THE BALANCE OF THE YEAR FROM THAT DATE:

TAX ACCOUNT NO.:	082405-9045-07, 210700-0010-06 AND 151560-0010-01
LEVY CODE:	1031

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

24. SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR:	2023
TAX ACCOUNT NO.:	082405-9045-07
LEVY CODE:	1031
ASSESSED VALUE-LAND:	$1,686,000.00
ASSESSED VALUE-IMPROVEMENTS:	$0.00
SPECIAL TAXES AND CHARGES:	
BILLED:	$12.30
PAID:	$12.30
UNPAID:	$0.00
(AFFECTS: PARCEL A)	

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

25. SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR:	2023
TAX ACCOUNT NO.:	210700-0010-06
LEVY CODE:	1031
ASSESSED VALUE-LAND:	$2,163,400.00
ASSESSED VALUE-IMPROVEMENTS:	$0.00
SPECIAL TAXES AND CHARGES:	
BILLED:	$12.30
PAID:	$12.30
UNPAID:	$0.00

(AFFECTS: PARCEL B)

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

26. SPECIAL TAXES AND CHARGES, PAYABLE FEBRUARY 15, DELINQUENT IF FIRST HALF UNPAID ON MAY 1, SECOND HALF DELINQUENT IF UNPAID ON NOVEMBER 1 OF THE TAX YEAR (AMOUNTS DO NOT INCLUDE INTEREST AND PENALTIES):

YEAR:	2023
TAX ACCOUNT NO.:	151560-0010-01
LEVY CODE:	1031
ASSESSED VALUE-LAND:	$3,620,600.00
ASSESSED VALUE-IMPROVEMENTS:	$1,200,600.00
SPECIAL TAXES AND CHARGES:	
BILLED:	$12.57
PAID:	$12.57
UNPAID:	$0.00

(AFFECTS: PARCEL C)

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

27. CITY, COUNTY OR LOCAL IMPROVEMENT DISTRICT ASSESSMENTS, IF ANY.

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

28. LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES, SAID CHARGES COULD APPLY TO PROPERTY CONNECTING TO THE METROPOLITAN SEWERAGE FACILITIES OR RECONNECTING OR CHANGING ITS USE AND/OR STRUCTURE AFTER FEBRUARY 1, 1990.

PLEASE CONTACT THE KING COUNTY WASTEWATER TREATMENT DIVISION, CAPACITY CHARGE PROGRAM, FOR FURTHER INFORMATION AT 206-296-1450 OR FAX NO. 206-263-6823 OR EMAIL AT CAPCHARGEESCROW@KINGCOUNTY.GOV.

* A MAP SHOWING SEWER SERVICE AREA BOUNDARIES AND INCORPORATED AREAS CAN BE FOUND ONLINE. UNRECORDED SEWER CAPACITY CHARGES ARE NOT A LIEN ON TITLE TO THE LAND.

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

29. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:

AMOUNT:	$200,000.00
DATED:	JANUARY 23, 2018
TRUSTOR/GRANTOR:	HERZL-NER TAMID CONSERVATIVE CONGREGATION, A WASHINGTON NOT FOR PROFIT CORPORATION
TRUSTEE:	MARV STRASBURG, P.S., A CORPORATION
BENEFICIARY:	BRUCE GLADNER AND MARY GLADNER, HUSBAND AND WIFE
RECORDING DATE:	JANUARY 26, 2018
RECORDING NO.:	20180126001153
(AFFECTS: PARCEL A)	

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

30. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW:

AMOUNT:	$200,000.00
DATED:	JANUARY 23, 2018
TRUSTOR/GRANTOR:	HERZL-NER TAMID CONSERVATIVE CONGREGATION, A WASHINGTON NOT FOR PROFIT CORPORATION
TRUSTEE:	MARV STRASBURG, P.S., A CORPORATION
BENEFICIARY:	LEWIS EDELHEIT AND SUSAN EDELHEIT, HUSBAND AND WIFE
RECORDING DATE:	JANUARY 26, 2018
RECORDING NO.:	20180126001154

(AFFECTS: PARCEL A)

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

31. ANY UNRECORDED LEASEHOLDS, RIGHT OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON THE LAND AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERMS.

SURVEYORS NOTE: NOT A SURVEY MATTER, NOT PLOTTABLE.

BRANDON E. WINTERS — STATE OF WASHINGTON — 45803 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 3/20/2024

TOPOGRAPHIC SURVEY
3700 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

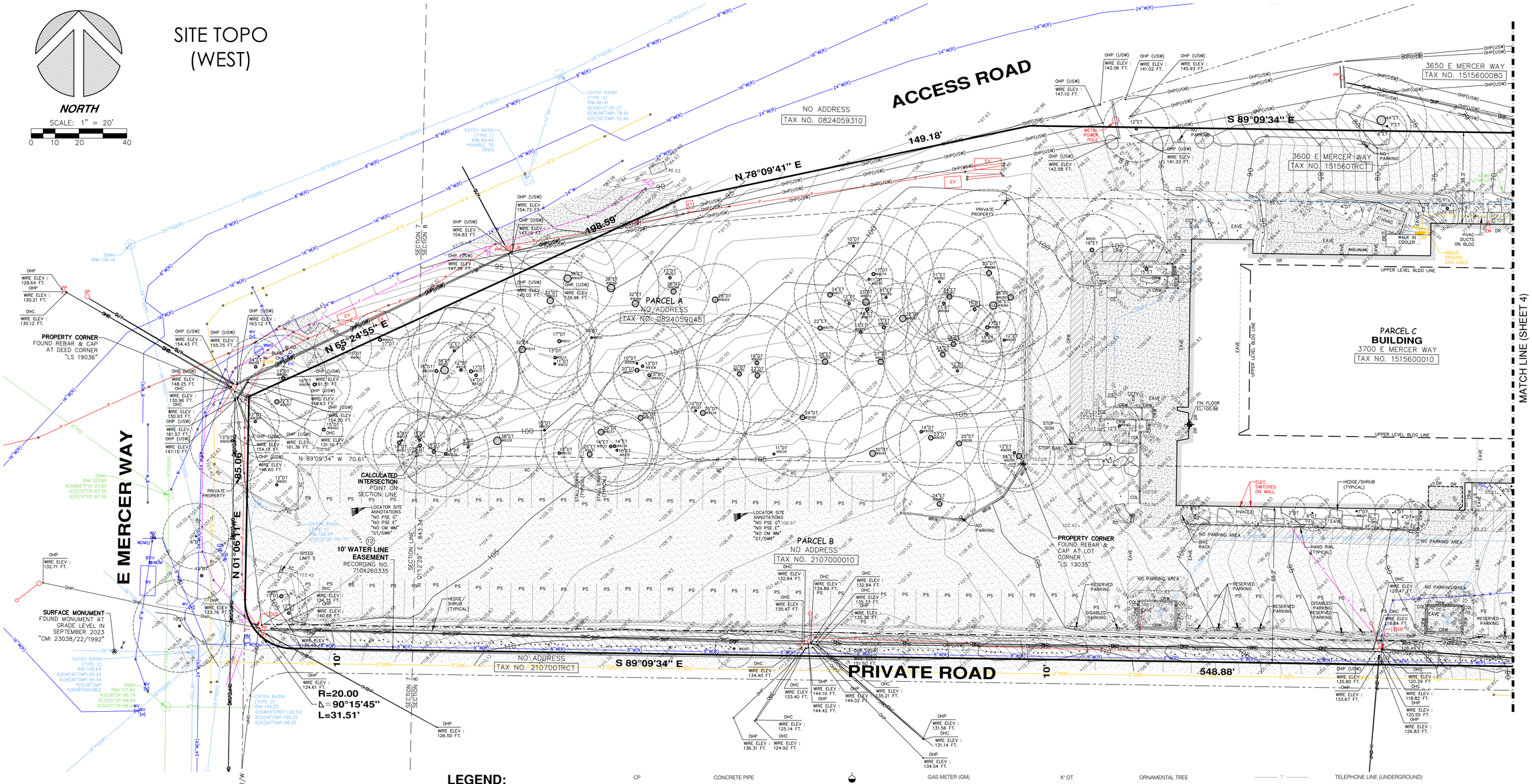
PROJECT #:	23-7964
DRAWING:	23-7964 TOPO
CLIENT:	AUDREY COVNER
DATE:	3/20/2024
DRAWN BY:	TTB

SITE TOPO (WEST)

NORTH

SCALE: 1" = 20'

0 10 20 40



LEGEND:

	ASPHALT SURFACE	CP	CONCRETE PIPE		GAS METER (GM)	X' OT	ORNAMENTAL TREE	T	TELEPHONE LINE (UNDERGROUND)
AC	ASPHALT CURB	CRW	CONCRETE RETAINING WALL		GAS VALVE (GV)	PLNTR	PLANTER	TS	TELEPHONE SENTRY
	AREA DRAIN (AD)	CS	CONCRETE STAIRS	GB	GRADE BREAK	PP	POWER POLE	TOE	TOE OF SLOPE
	BOLLARD (BLRD)	DI	DUCTILE IRON PIPE	GUY	OVERHEAD GUY WIRE		PAINTED UTILITY LINE LOCATION	TOP	TOP OF SLOPE
	BRICK SURFACE	DR	DOOR		GUY ANCHOR	P	POWER LINE (UNDERGROUND)	USW	UN-SHIELDED WIRE (OHP)
BS	BRICK STAIRS	X' DT	DECIDUOUS TREE	GP	GUY POLE	PSD	STORM DRAIN LINE		WOOD FENCE (WF)
BOV	BLOW OFF VALVE (WATER)	X' ET	EVERGREEN TREE	IE	INVERT ELEVATION	SD	SERVICE DRAIN LINE (STORM)	W	WATER LINE
CC	CONCRETE CURB		ELECTRICAL JUNCTION BOX (EJB)	ICB	IRRIGATION BOX	PSS	SANITARY SEWER	WDM	WATER DOWN MARKER
CCTV	CLOSED CIRCUIT TV CAMERA		ELECTRIC METER (EM)		LIGHT POLE (METAL)	PS	PARKING SPACE	WM	WATER METER
CD	CONDUIT DROP	ET	ELECTRIC TRANSFORMER		LIGHT POLE (WOOD)	R/W	RIGHT OF WAY		WATER GATE VALVE (WMH)
	CHAIN LINK FENCE (CLF)	EV	ELECTRIC VAULT		MAIL BOX (MB) (PRIVATE)	(R)	RECORD INFORMATION		WATER VALVE
	CONCRETE SURFACE	FDC	FIRE DEPT CONNECTION	OET	OVERHEAD TRANSFORMER		ROCKERY	WRW	WOOD RETAINING WALL
COL	COLUMN	FH	FIRE HYDRANT	OHC	OVERHEAD COMMUNICATION		SDMH/SSMH (STORM/SEWER MANHOLE)	WS	WOOD STAIRS
		GDM	GAS DOWN MARKER	OHP	OVERHEAD POWER	SSS	SANITARY SIDE SEWER (RECORD)	XC	EXTRUDED CURB
		G	GAS LINE	OHW	ORDINARY HIGH WATER LEVEL		SIGN (AS NOTED)		YARD LIGHT (YL)

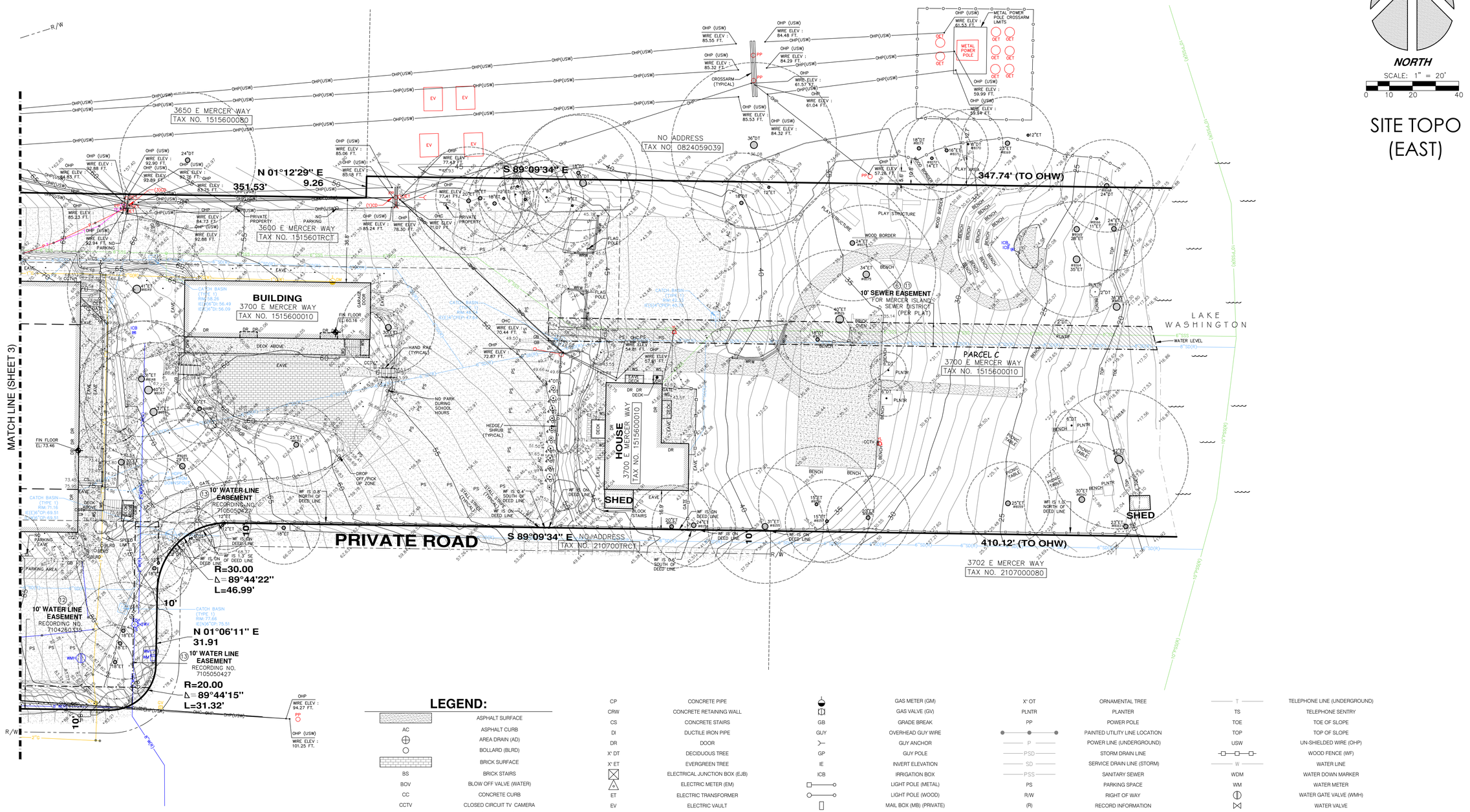
BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 3/20/2024

TOPOGRAPHIC SURVEY
3700 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 23-7964
DRAWING: 23-7964 TOPO
CLIENT: AUDREY COVNER
DATE: 3/20/2024
DRAWN BY: TTB



LEGEND:

	ASPHALT SURFACE	CP	CONCRETE PIPE		GAS METER (GM)	X' OT	ORNAMENTAL TREE	T	TELEPHONE LINE (UNDERGROUND)
AC	ASPHALT CURB	CRW	CONCRETE RETAINING WALL		GAS VALVE (GV)	PLNTR	PLANTER	TS	TELEPHONE SENTRY
	AREA DRAIN (AD)	CS	CONCRETE STAIRS	GB	GRADE BREAK	PP	POWER POLE	TOE	TOE OF SLOPE
	BOLLARD (BLRD)	DI	DUCTILE IRON PIPE	GUY	OVERHEAD GUY WIRE		PAINTED UTILITY LINE LOCATION	TOP	TOP OF SLOPE
	BRICK SURFACE	DR	DOOR		GUY ANCHOR	P	POWER LINE (UNDERGROUND)	USW	UN-SHIELDED WIRE (OHP)
BS	BRICK STAIRS	X' DT	DECIDUOUS TREE	GP	GUY POLE	PSD	STORM DRAIN LINE		WOOD FENCE (WF)
BOV	BLOW OFF VALVE (WATER)	X' ET	EVERGREEN TREE	IE	INVERT ELEVATION	SD	SERVICE DRAIN LINE (STORM)	W	WATER LINE
CC	CONCRETE CURB		ELECTRICAL JUNCTION BOX (EJB)	ICB	IRRIGATION BOX	PSS	SANITARY SEWER	WDM	WATER DOWN MARKER
CCTV	CLOSED CIRCUIT TV CAMERA		ELECTRIC METER (EM)		LIGHT POLE (METAL)	PS	PARKING SPACE	WM	WATER METER
CD	CONDUIT DROP	ET	ELECTRIC TRANSFORMER		LIGHT POLE (WOOD)	R/W	RIGHT OF WAY		WATER GATE VALVE (WMH)
	CHAIN LINK FENCE (CLF)	EV	ELECTRIC VAULT		MAIL BOX (MB) (PRIVATE)	(R)	RECORD INFORMATION		WATER VALVE
	CONCRETE SURFACE	FDC	FIRE DEPT CONNECTION	OET	OVERHEAD TRANSFORMER		ROCKERY	WRW	WOOD RETAINING WALL
COL	COLUMN	FH	FIRE HYDRANT	OHC	OVERHEAD COMMUNICATION		SDMH/SSMH (STORM/SEWER MANHOLE)	WS	WOOD STAIRS
		GDM	GAS DOWN MARKER	OHP	OVERHEAD POWER	SSS	SANITARY SIDE SEWER (RECORD)	XC	EXTRUDED CURB
		G	GAS LINE	OHW	ORDINARY HIGH WATER LEVEL		SIGN (AS NOTED)		YARD LIGHT (YL)

BRANDON E. WINTERS — STATE OF WASHINGTON — 45803 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 3/20/2024

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MERCER ISLAND, WASHINGTON

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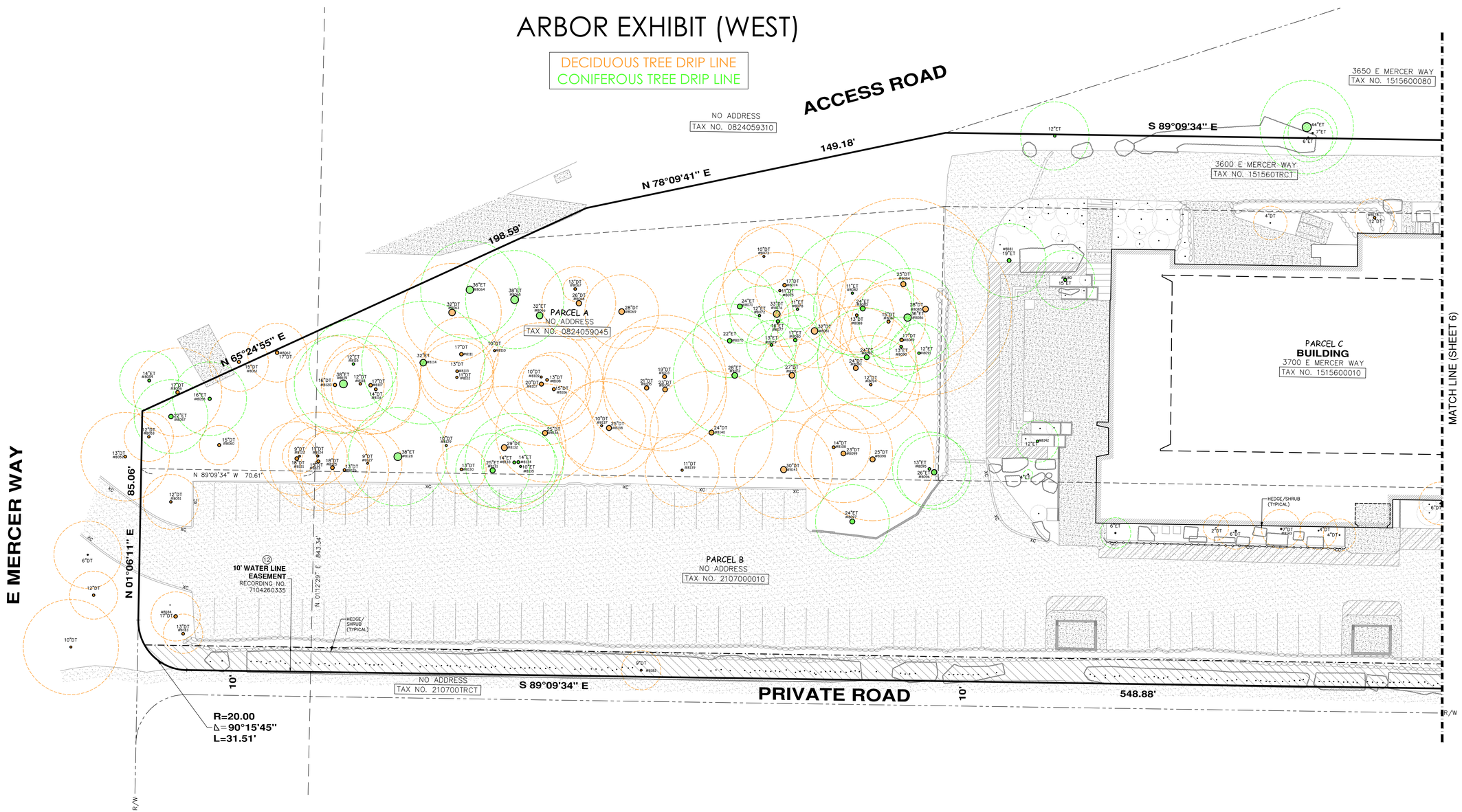
PROJECT #:	23-7964
DRAWING:	23-7964 TOPO
CLIENT:	AUDREY COVNER
DATE:	3/20/2024
DRAWN BY:	TTB

ARBOR EXHIBIT (WEST)

DECIDUOUS TREE DRIP LINE
CONIFEROUS TREE DRIP LINE

NORTH
SCALE: 1" = 20'
0 10 20 40



SHEET 5 OF 7

BRANDON E. WINTERS
STATE OF WASHINGTON
45603
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE: 3/20/2024

TOPOGRAPHIC SURVEY
3700 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
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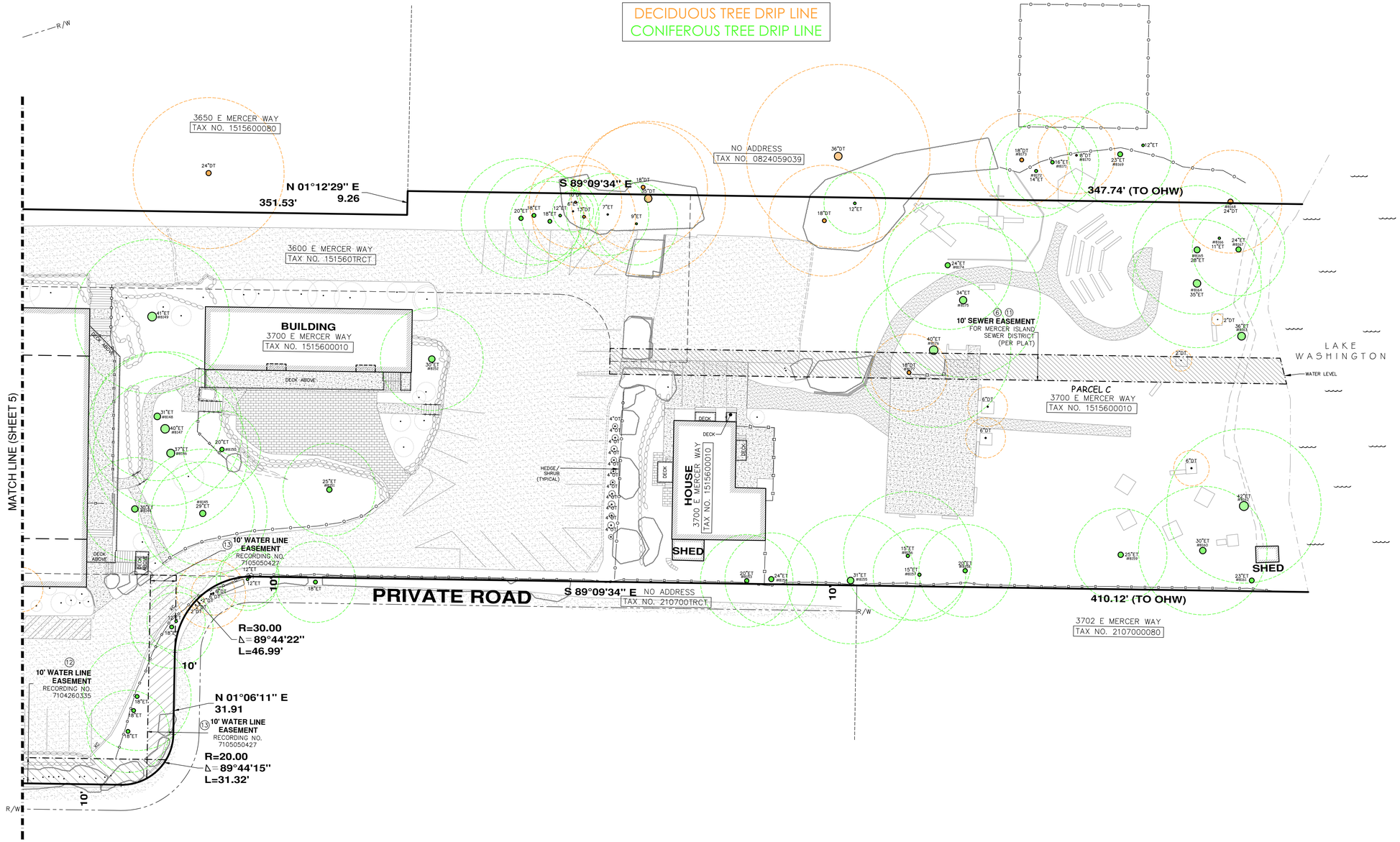
WEB: WWW.CHADWICKWINTERS.COM

PROJECT #: 23-7964
DRAWING: 23-7964 TOPO
CLIENT: AUDREY COVNER
DATE: 3/20/2024
DRAWN BY: TTB

ARBOR EXHIBIT (EAST)

DECIDUOUS TREE DRIP LINE
CONIFEROUS TREE DRIP LINE

NORTH
SCALE: 1" = 20'
0 10 20 40



SHEET 6 OF 6

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE: 3/20/2024

TOPOGRAPHIC SURVEY
3700 EAST MERCER WAY
MERCER ISLAND, WASHINGTON

CHADWICK WINTERS
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PROJECT #:	23-7964
DRAWING:	23-7964 TOPO
CLIENT:	AUDREY COVNER
DATE:	3/20/2024
DRAWN BY:	TTB

ARBOR TABLE PROVIDED BY DAVEY RESOURCE GROUP

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

BRANDON E. WINTERS
STATE OF WASHINGTON
45803
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 3/20/2024

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MERCER ISLAND, WASHINGTON

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PROJECT #: 23-7964
DRAWING: 23-7964 TOPO
CLIENT: AUDREY COVNER
DATE: 3/20/2024
DRAWN BY: TTB

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

3700 E Mercer Way

Barnabie Point K-8 School

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MERCER ISLAND DEVELOPMENT STANDARDS; THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
3. PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS ______________________.
4. THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS ________________________.
5. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MERCER ISLAND COMMUNITY DEVELOPMENT DEPARTMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
6. ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS:
   CONTACT PERSON: ________________________
   PHONE: ________________________
   MOBILE: ________________________
   24-HOUR EMERGENCY CONTACT AND PHONE: ________________________
8. THE CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PLANS PRIOR TO ANY GRADING OR LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
9. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
10. NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
11. TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) D OF THE WSDOT STANDARD SPECIFICATIONS.
12. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 811.
13. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE PUBLIC WORKS DIRECTOR WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
15. A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.

LEGAL DESCRIPTION

PARCEL A: (TAX PARCEL NO. 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 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 SAID 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: (TAX PARCEL NO. 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: (TAX PARCEL NO. 151560-0010-01)

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.

VERTICAL DATUM

VERTICAL DATUM = NAVD'88, AS PER DIRECT OBSERVATIONS USING GPS EQUIPMENT ON SEPTEMBER 14TH, 2023.

HORIZONTAL DATUM

HORIZONTAL DATUM = NAD 83/11 (EPOCH 2010).

SITE DATA

SITE ADDRESS: 3800 E MERCER WAY, MERCER ISLAND, WA 98040

TAX PARCEL NUMBER: X

ZONING: X

Sheet List Table

OWNER: JEWISH DAY SCHOOL

ARCHITECT: ANJALI GRANT DESIGN
3427 BEACON AVE S
SEATTLE, WA 98144
CONTACT: ANJALI GRANT
ANJALI@AGRANTDESIGN.COM
206-512-4209

ENGINEER: JACOBON CONSULTING ENGINEERS
255 S. KING STREET, SUITE #800
SEATTLE, WA 98104
CONTACT: ALAN JACOBSON
ALAN@JACOBSONENGINEERS.COM
206.399.6233

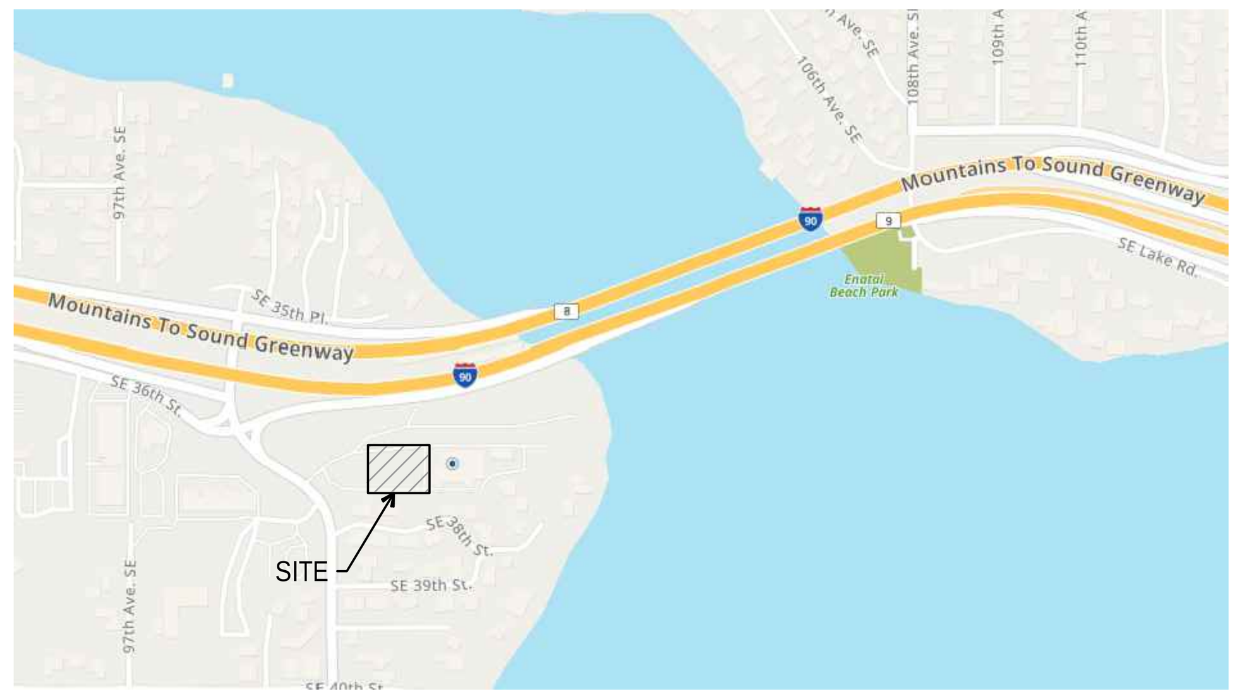
GENERAL CONTRACTOR: EXXEL PACIFIC
11820 NORTHUP WAY SUITE #300
BELLEVUE, WA 98005
CONTACT:

EARTHWORK QUANTITIES[1]

STRIPPING (6")	8,270 CY
EXCAVATION	7,845 CY[2]
FILL	0 CY[3]
NET EXCAV/FILL	0 CY
TOTAL EARTHWORK	0 CY

NOTES:
1. THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

VICINITY MAP



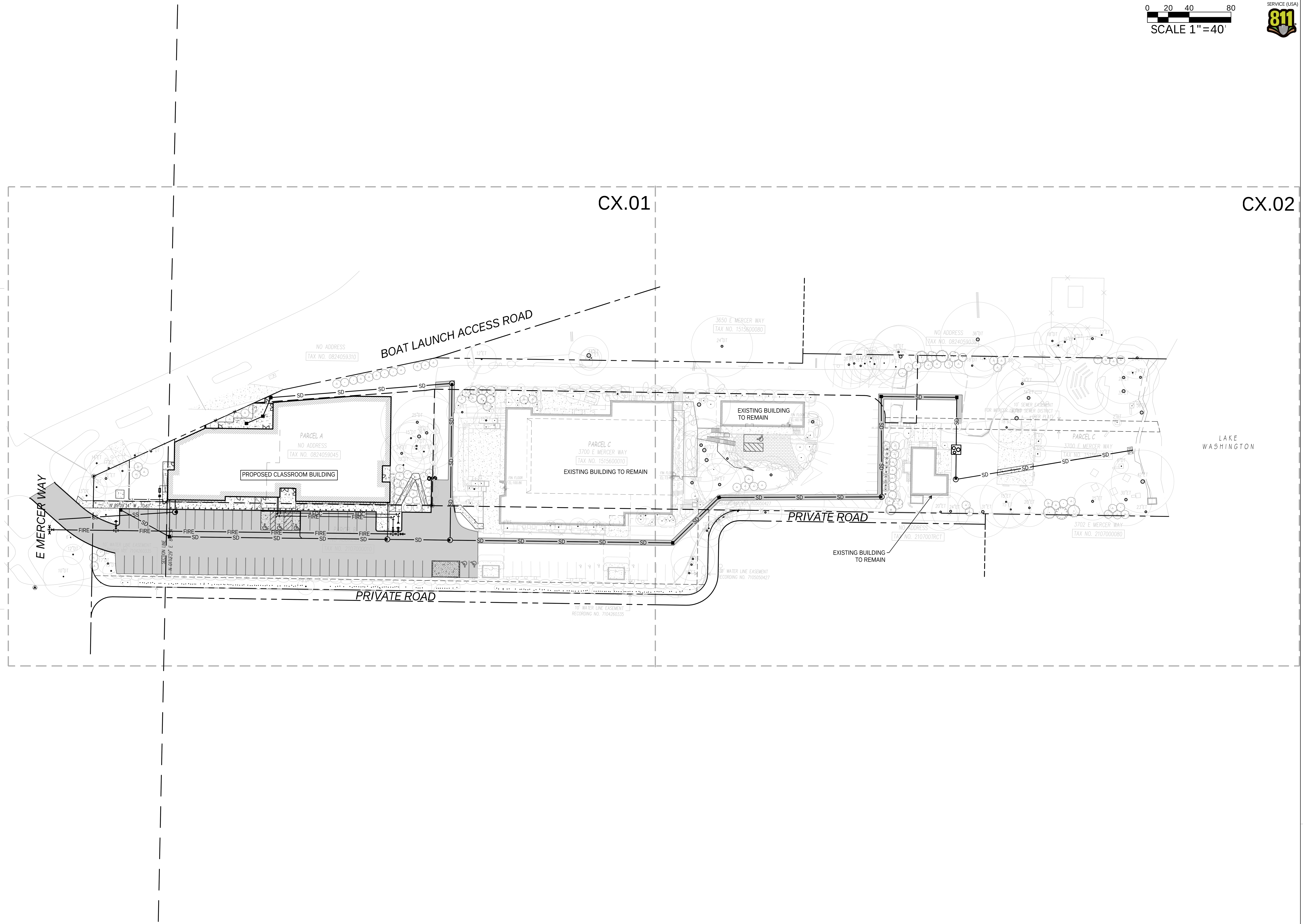
3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
COVER SHEET

C0.00

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



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206-512-4209

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JERALD A. JACOBSON — STATE OF WASHINGTON — REGISTERED PROFESSIONAL ENGINEER — NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL SITE PLAN

C0.10

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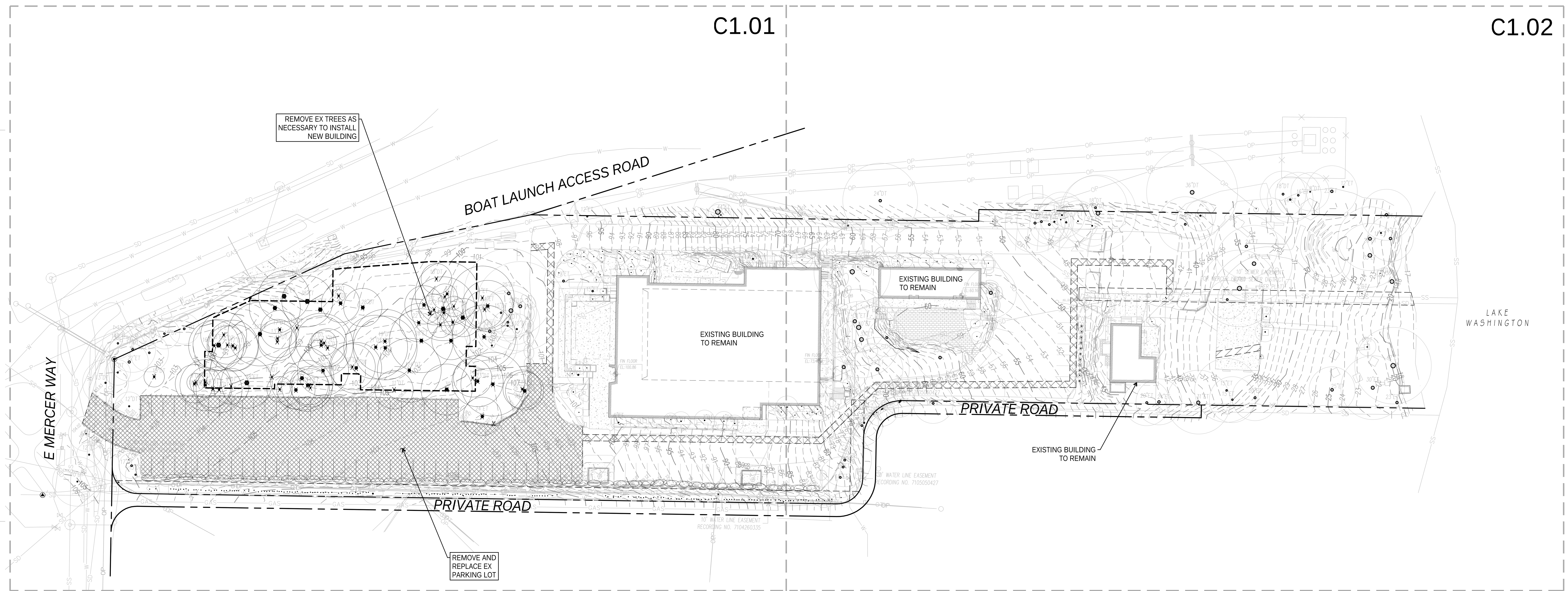
Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)

811

0 20 40 80
SCALE 1"=40'

LEGEND

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



3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL DEMO PLAN

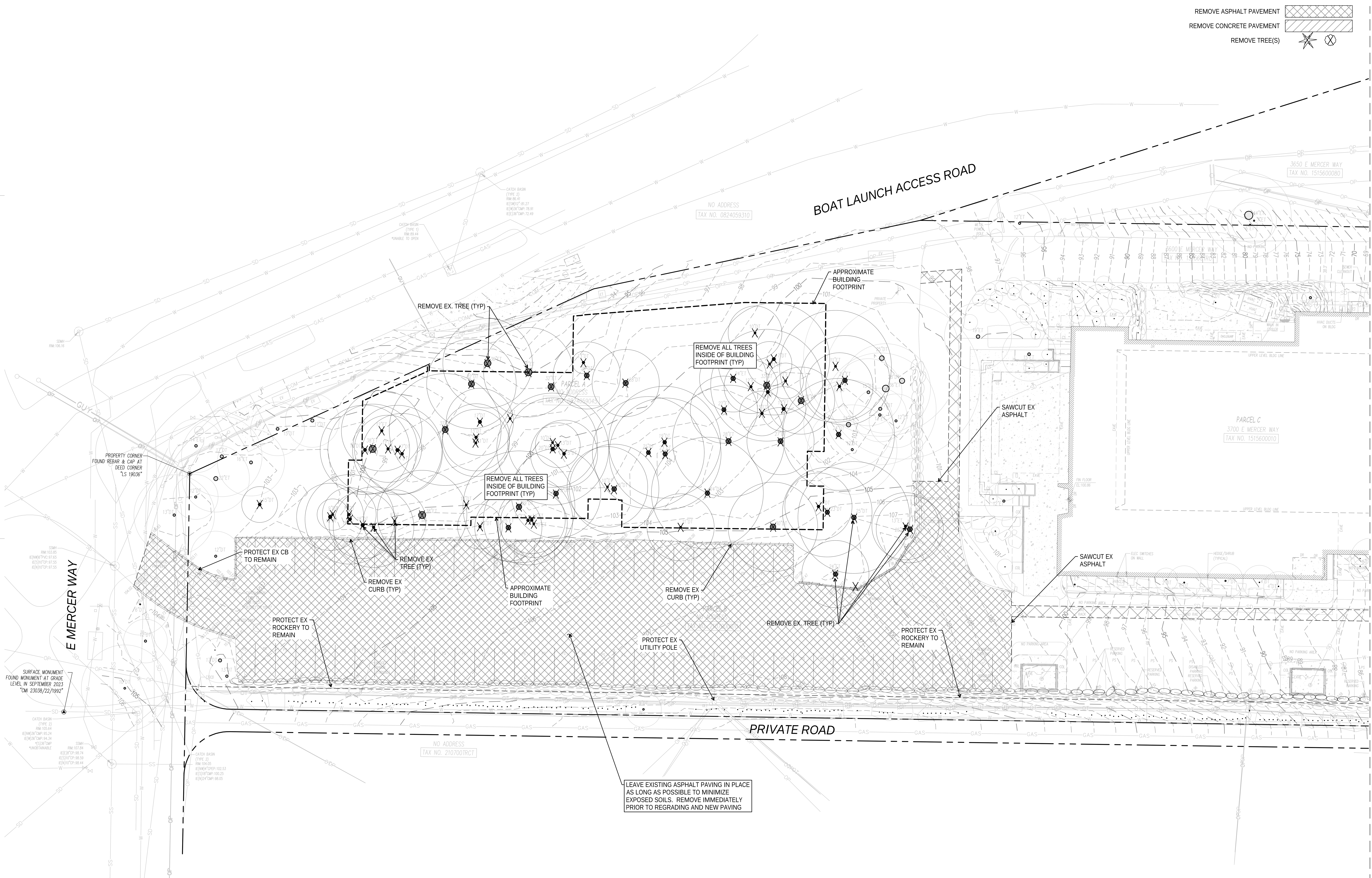
C1.00

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)
811

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE
SAWCUT LINE
REMOVE CURBING
REMOVE ASPHALT PAVEMENT
REMOVE CONCRETE PAVEMENT
REMOVE TREE(S)



BOAT LAUNCH ACCESS ROAD
E MERCER WAY
PRIVATE ROAD
APPROXIMATE BUILDING FOOTPRINT
REMOVE EX. TREE (TYP)
REMOVE ALL TREES INSIDE OF BUILDING FOOTPRINT (TYP)
PROPERTY CORNER FOUND REBAR & CAP AT DEED CORNER "LS 19036"
PROTECT EX CB TO REMAIN
REMOVE EX CURB (TYP)
REMOVE EX TREE (TYP)
APPROXIMATE BUILDING FOOTPRINT
REMOVE EX CURB (TYP)
PROTECT EX ROCKERY TO REMAIN
PROTECT EX UTILITY POLE
REMOVE EX. TREE (TYP)
PROTECT EX ROCKERY TO REMAIN
SAWCUT EX ASPHALT
SAWCUT EX ASPHALT
SURFACE MONUMENT FOUND MONUMENT AT GRADE LEVEL IN SEPTEMBER 2023 "CMI 23038/22/1992"
LEAVE EXISTING ASPHALT PAVING IN PLACE AS LONG AS POSSIBLE TO MINIMIZE EXPOSED SOILS. REMOVE IMMEDIATELY PRIOR TO REGRADING AND NEW PAVING
PARCEL C
3700 E MERCER WAY
TAX NO. 1515600010
3650 E MERCER WAY
TAX NO. 1515600080
NO ADDRESS
TAX NO. 0824059310
NO ADDRESS
TAX NO. 2107001RCT
MATCHLINE - SEE SHEET C1.02

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3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
DEMO PLAN

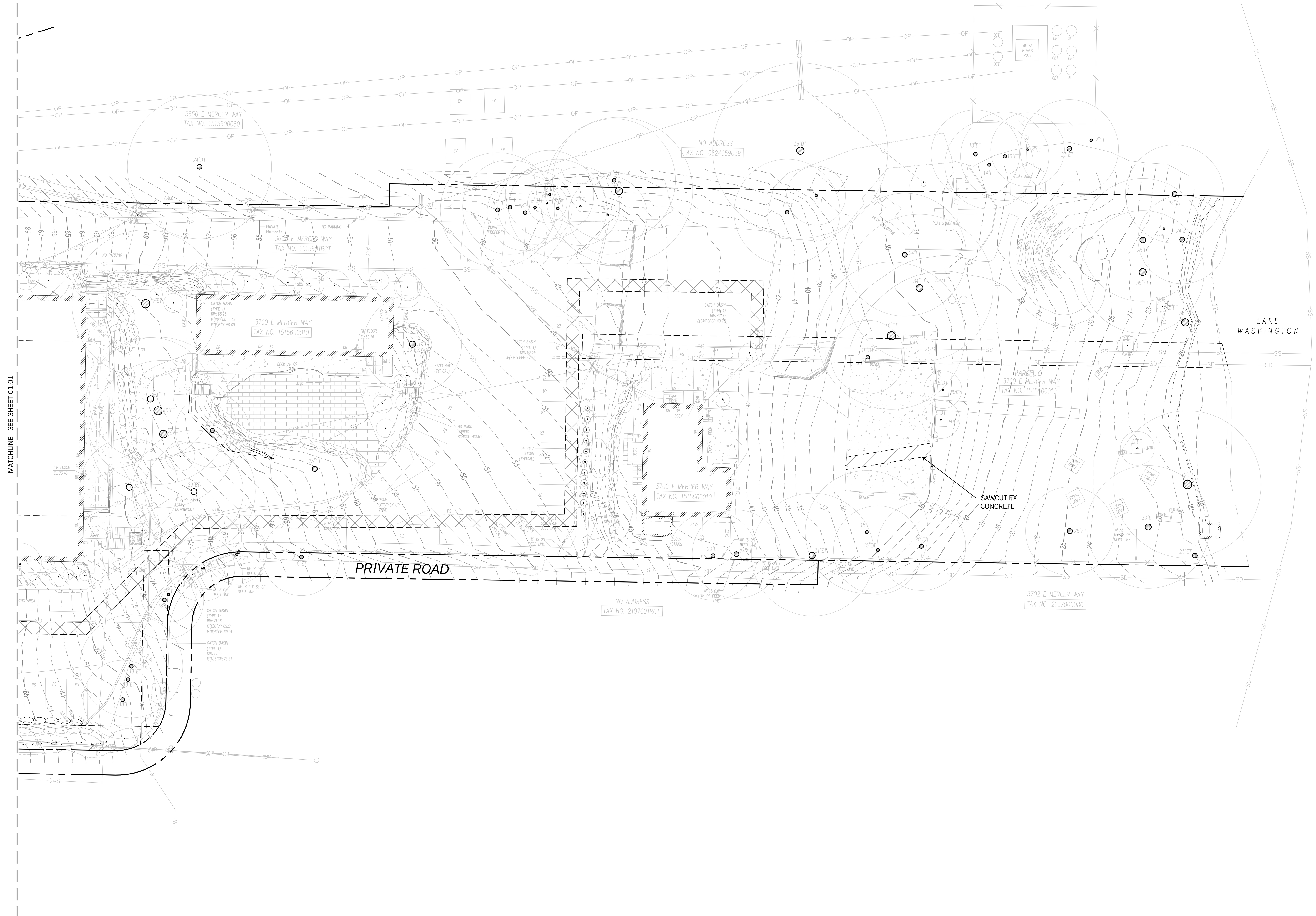
C1.01

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

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE	N 79°33'26" E – 46.81'
SAWCUT LINE	
REMOVE CURBING	
REMOVE ASPHALT PAVEMENT	
REMOVE CONCRETE PAVEMENT	
REMOVE TREE(S)	



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NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
DEMO PLAN

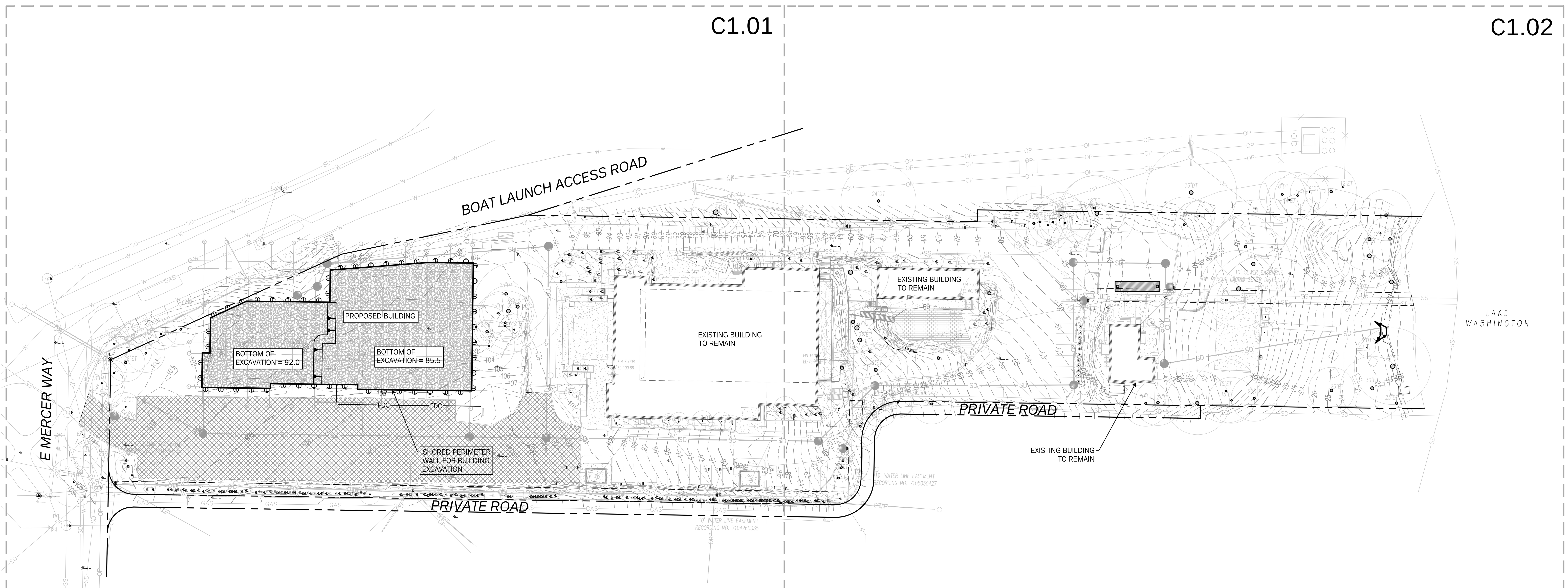
C1.02

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)
811

0 20 40 80
SCALE 1"=40'

LEGEND

PROPERTY LINE	N 79°33'26" E ~ 46.81'
SAWCUT LINE	
REMOVE CURBING	
REMOVE ASPHALT PAVEMENT	
REMOVE CONCRETE PAVEMENT	
REMOVE TREE(S)	X X



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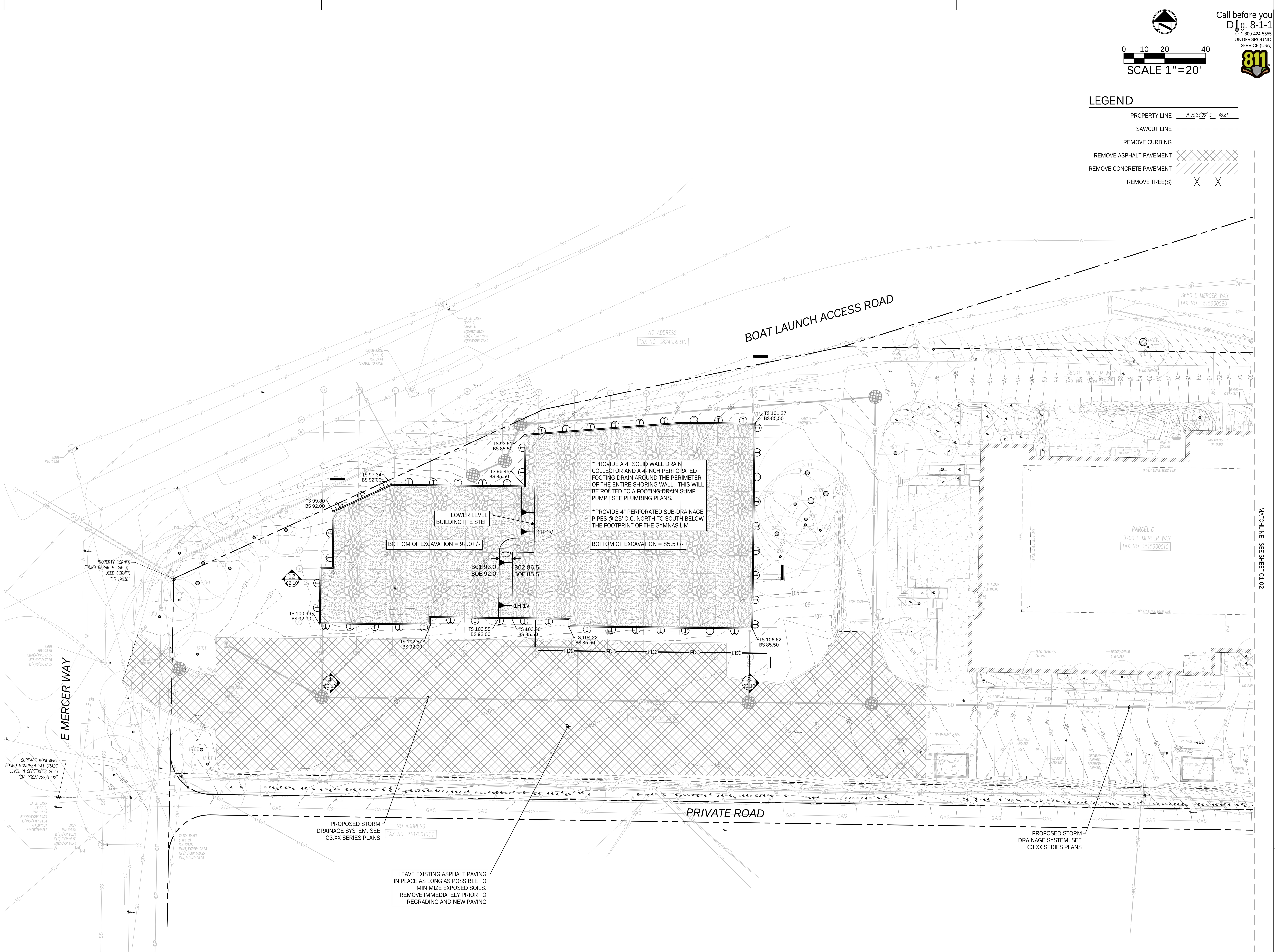
3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL MASS EXCAVATION AND TESC PLAN

C2.00



Call before you Dig. 8-1-1 or 1-800-424-5555 UNDERGROUND SERVICE (USA)
811
SCALE 1"=20'
0 10 20 40
LEGEND
PROPERTY LINE
SAWCUT LINE
REMOVE CURBING
REMOVE ASPHALT PAVEMENT
REMOVE CONCRETE PAVEMENT
REMOVE TREE(S)
BOAT LAUNCH ACCESS ROAD
E MERCER WAY
PRIVATE ROAD
*PROVIDE A 4" SOLID WALL DRAIN COLLECTOR AND A 4-INCH PERFORATED FOOTING DRAIN AROUND THE PERIMETER OF THE ENTIRE SHORING WALL. THIS WILL BE ROUTED TO A FOOTING DRAIN SUMP PUMP. SEE PLUMBING PLANS.
*PROVIDE 4" PERFORATED SUB-DRAINAGE PIPES @ 25' O.C. NORTH TO SOUTH BELOW THE FOOTPRINT OF THE GYMNASIUM
LOWER LEVEL BUILDING FFE STEP
BOTTOM OF EXCAVATION = 92.0+/-
BOTTOM OF EXCAVATION = 85.5+/-
B01 93.0 BOE 92.0
B02 86.5 BOE 85.5
1H:1V
6.5'
TS 101.27 BS 85.50
TS 93.51 BS 85.50
TS 96.45 BS 85.50
TS 97.34 BS 92.00
TS 99.80 BS 92.00
TS 100.96 BS 92.00
TS 102.57 BS 92.00
TS 103.55 BS 92.00
TS 103.80 BS 85.50
TS 104.22 BS 85.50
TS 106.62 BS 85.50
FDC
PROPERTY CORNER FOUND REBAR & CAP AT DEED CORNER "LS 19036"
SURFACE MONUMENT FOUND MONUMENT AT GRADE LEVEL IN SEPTEMBER 2023 "CMI 23038/22/1992"
PROPOSED STORM DRAINAGE SYSTEM. SEE C3.XX SERIES PLANS
LEAVE EXISTING ASPHALT PAVING IN PLACE AS LONG AS POSSIBLE TO MINIMIZE EXPOSED SOILS. REMOVE IMMEDIATELY PRIOR TO REGRADING AND NEW PAVING
PARCEL C 3700 E MERCER WAY TAX NO. 1515600010
3650 E MERCER WAY TAX NO. 1515600080
NO ADDRESS TAX NO. 0824059310
NO ADDRESS TAX NO. 2107000TRCT
MATCHLINE - SEE SHEET C1.02

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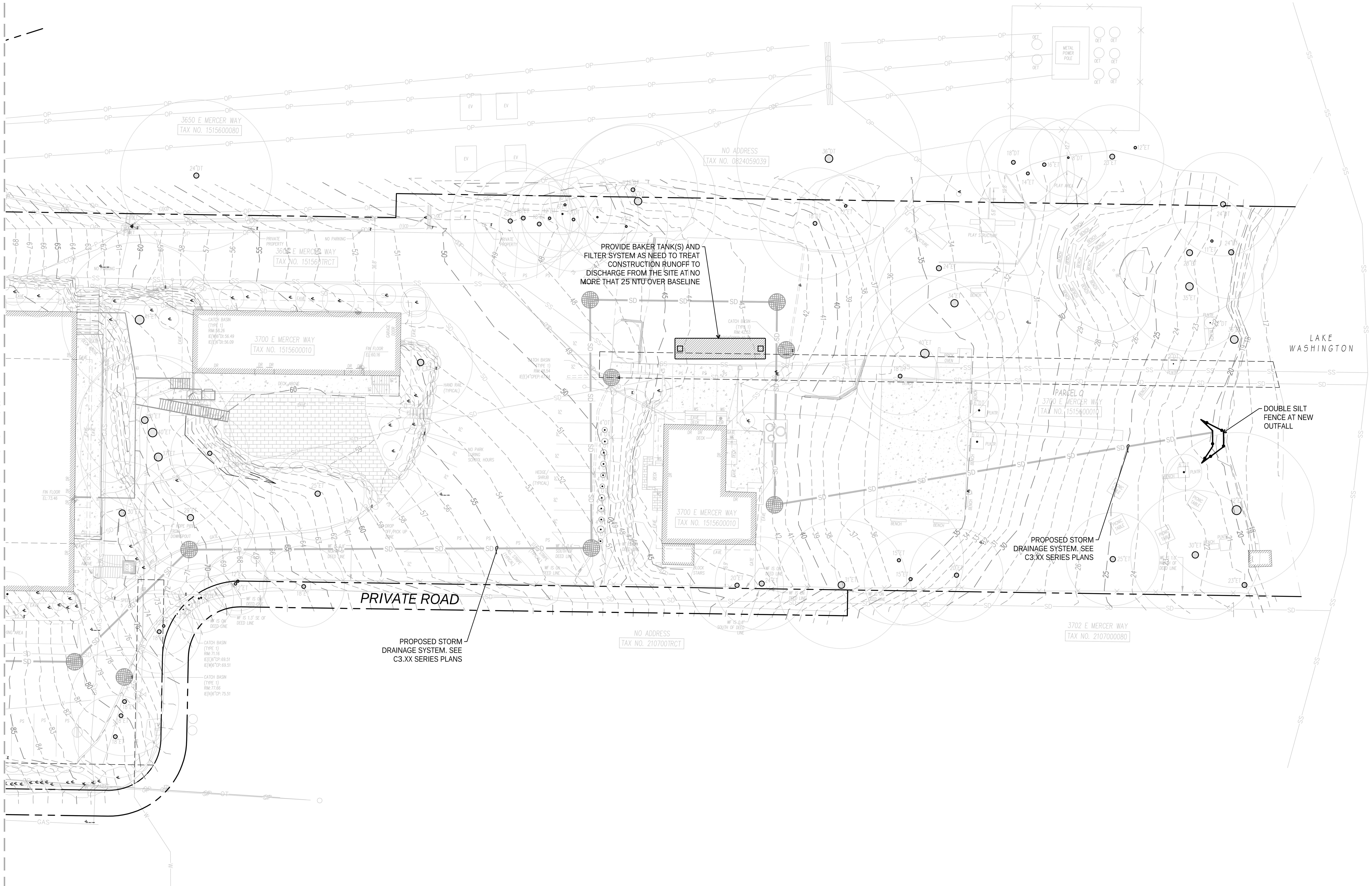
BARNABIE POINT K-8
3700 EAST MERCER WAY

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
MASS EXCAVATION AND TESC PLAN

C2.01



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

0 10 20 40
SCALE 1"=20'

LEGEND

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

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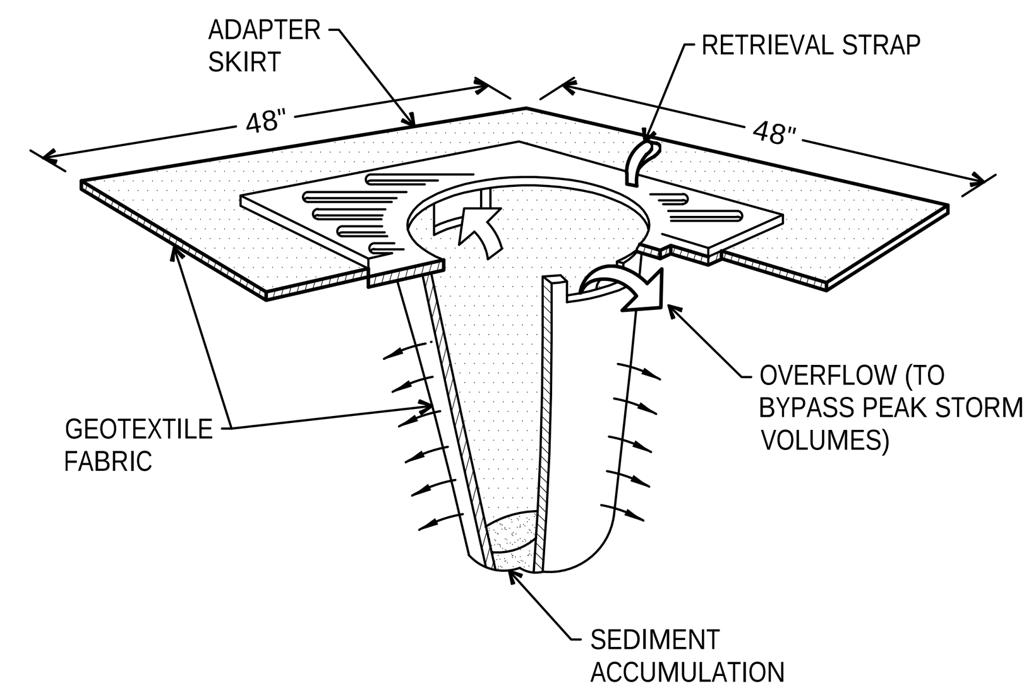
3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

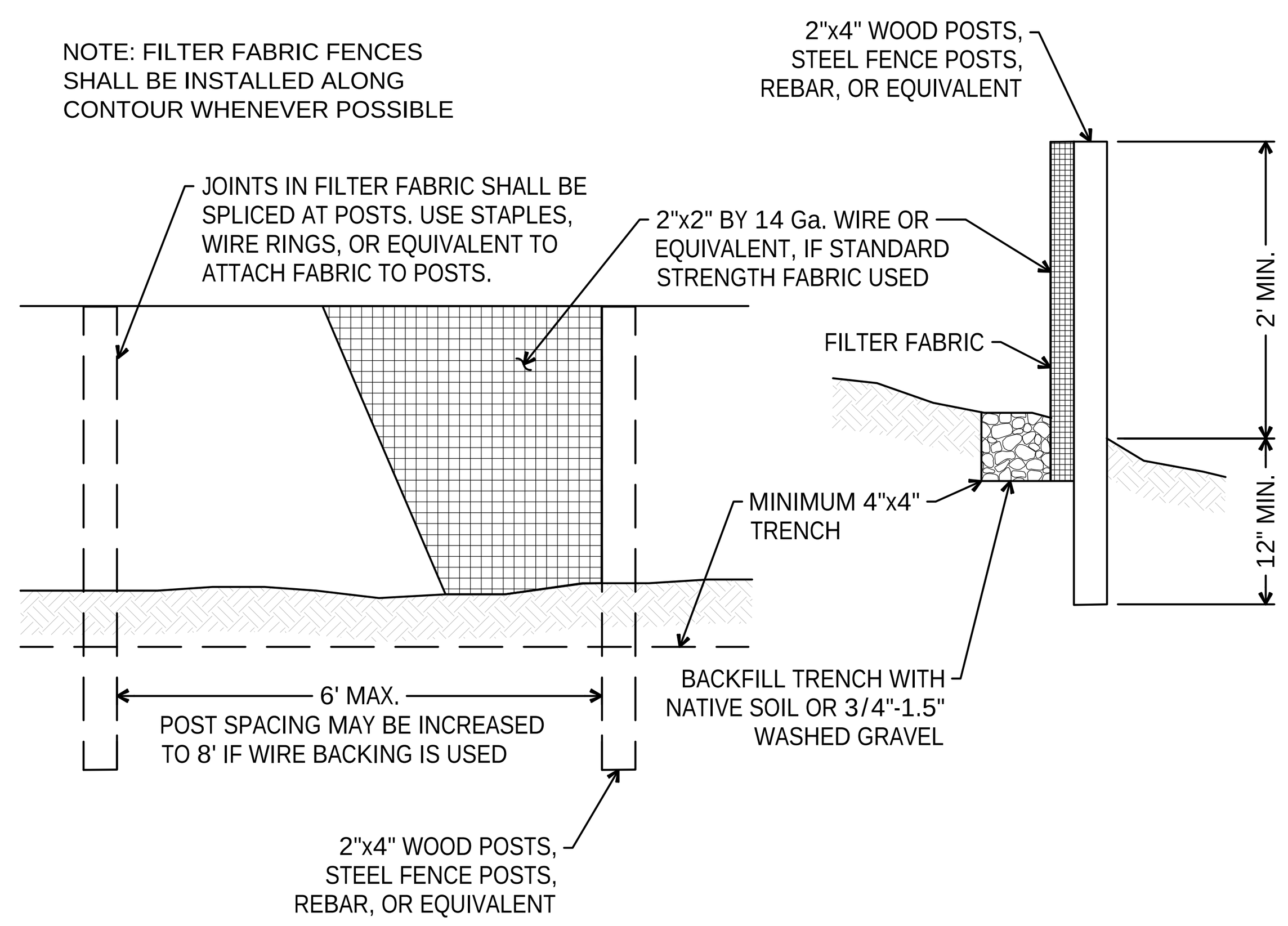
PROJECT:
MASS EXCAVATION AND TESC PLAN

C2.02

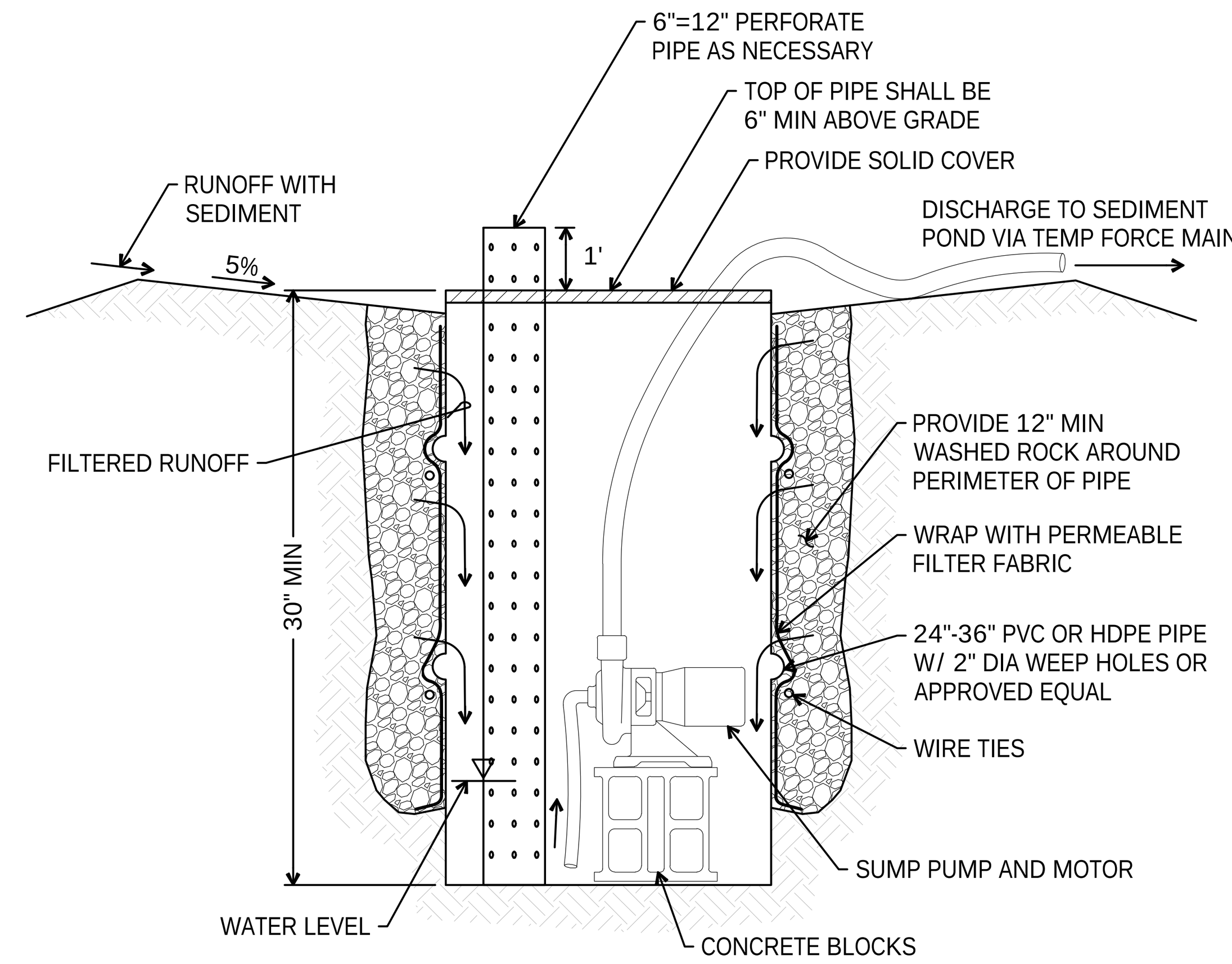


INLET PROTECTION NOTE:
FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACES WHEN 1/3 FULL.

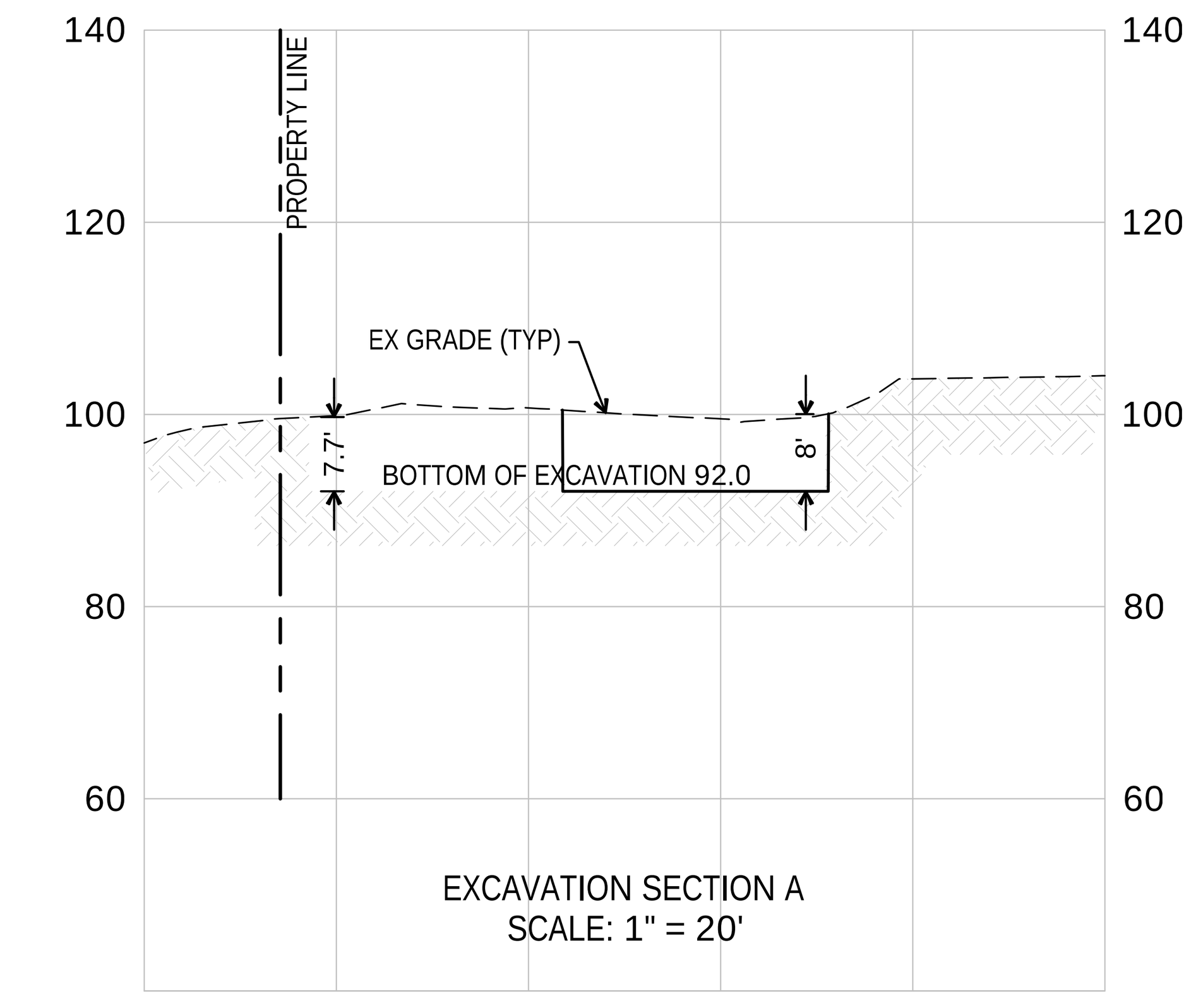
NTS
Inlet Protection 1



NTS
Silt Fence 2

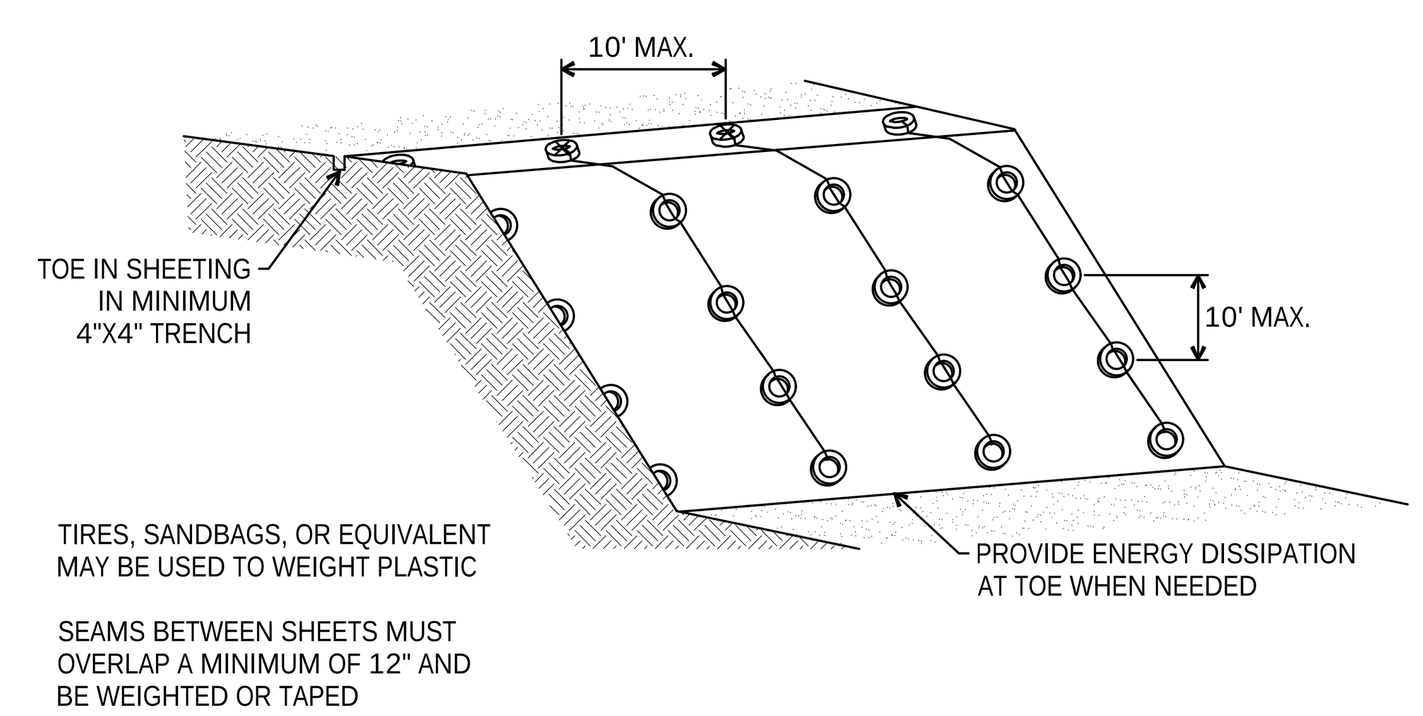


NTS
Temporary Sump and Pump 3

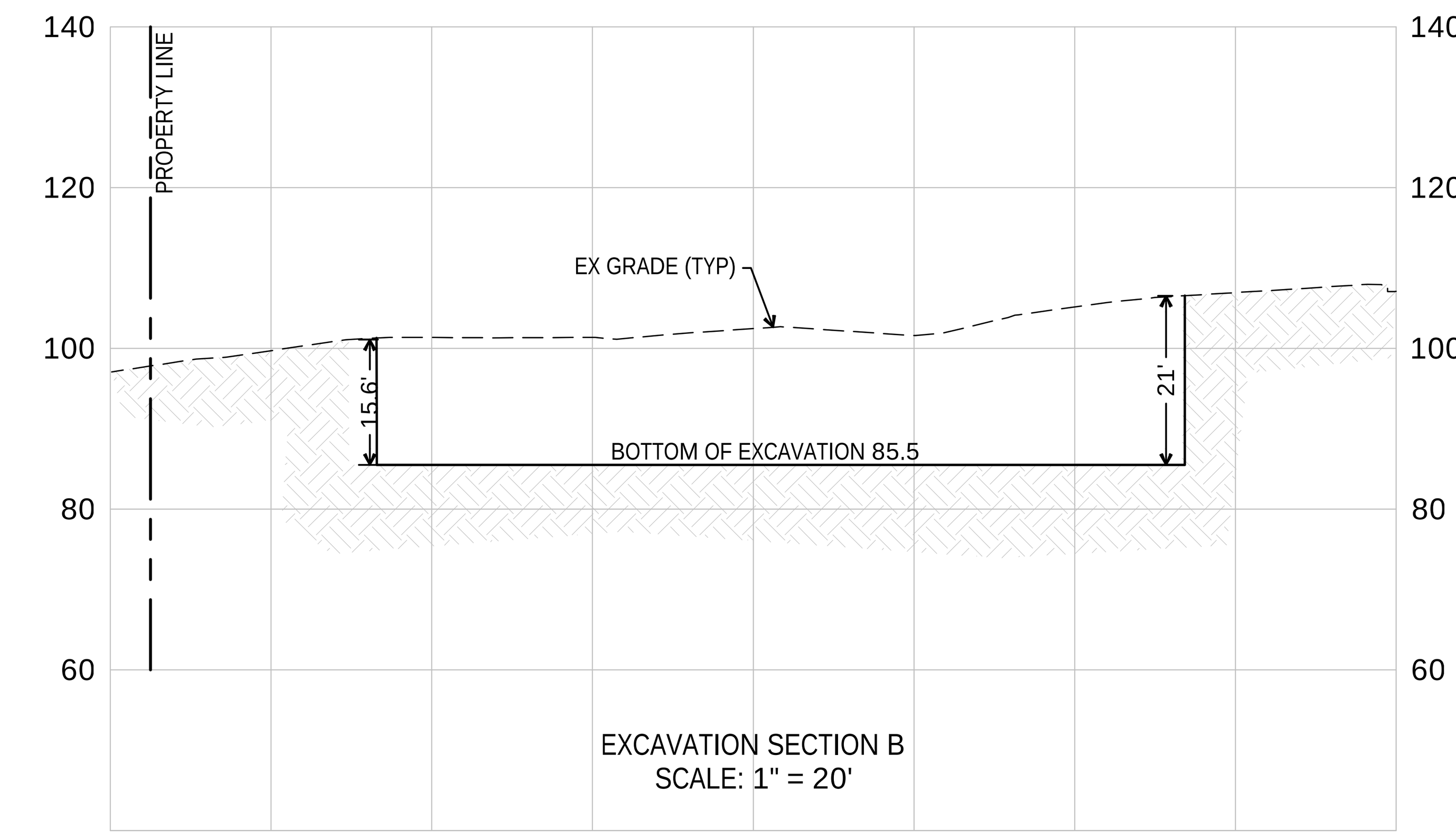


Scale: 1"=20'
Section A 4

NTS
Not Used 5



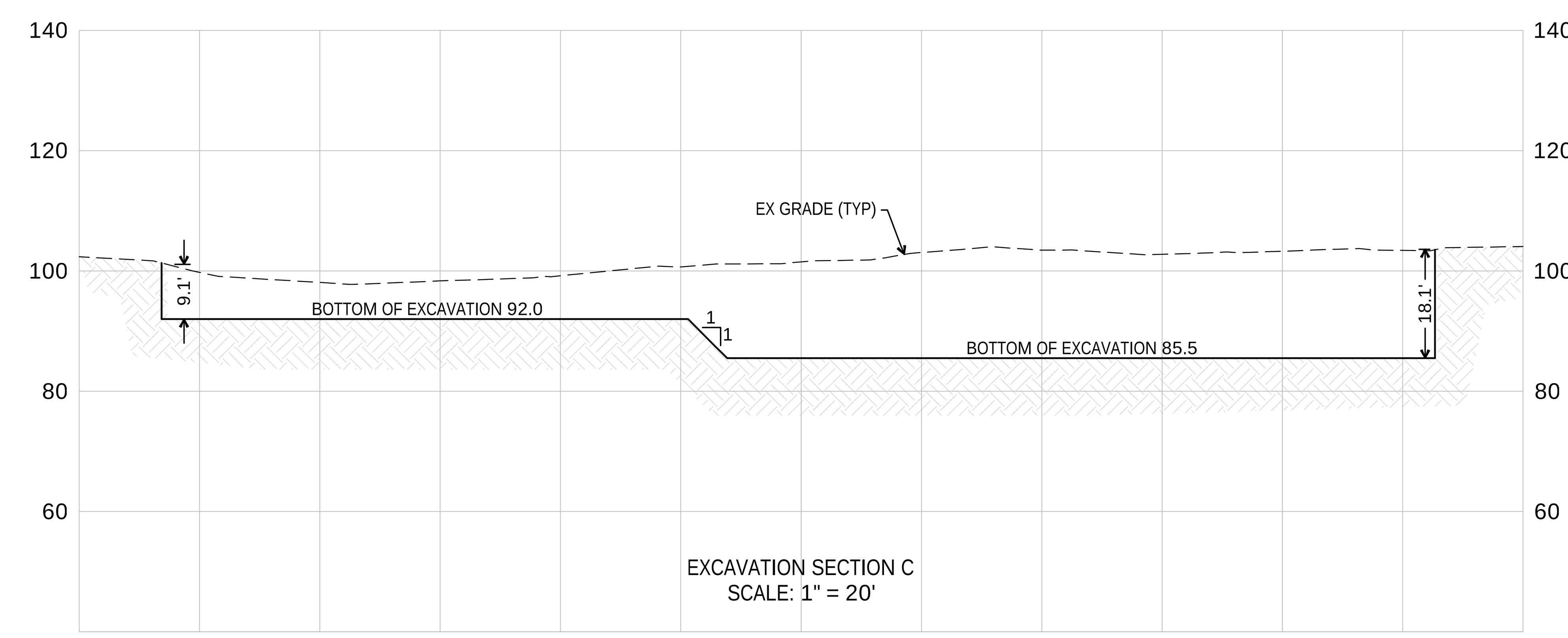
NTS
Plastic Sheeting 6



Scale: 1"=20'
Section B 8

NTS
Not Used 9

NTS
Not Used 10



Scale: 1"=20'
Section C 12

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3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
TESC DETAILS

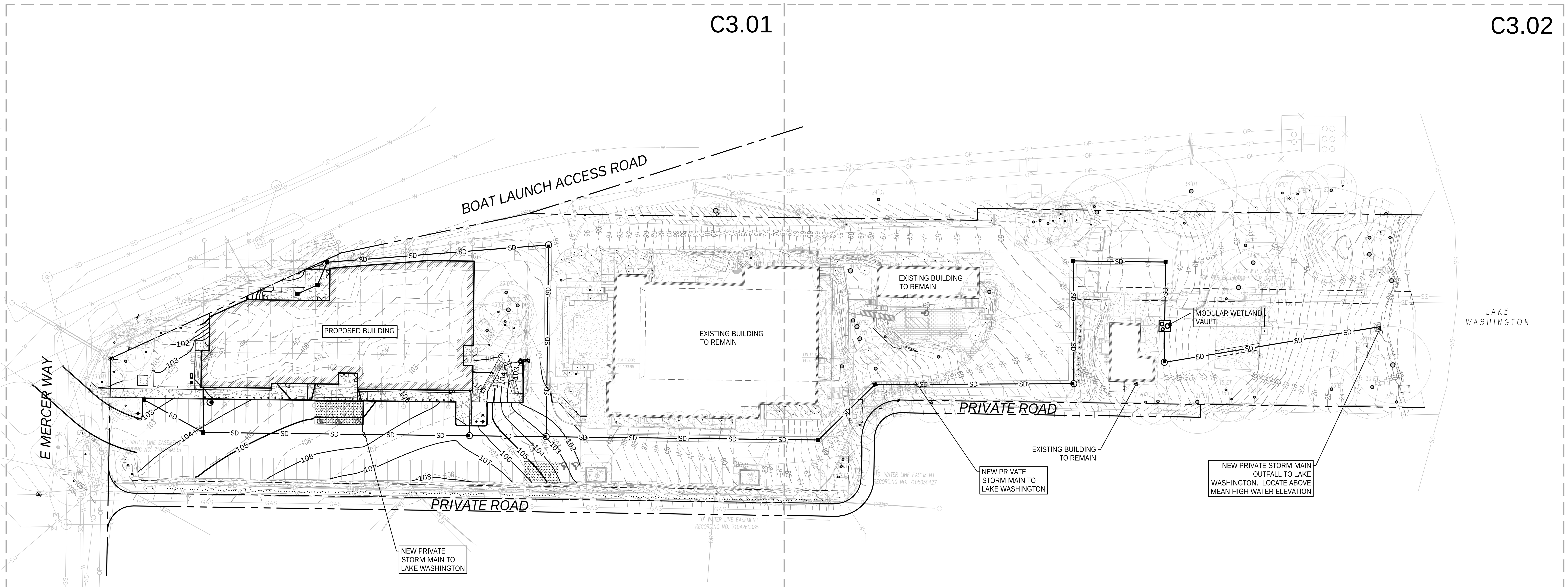
C2.10

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

SCALE 1"=40'

LEGEND

PROPERTY LINE	N 79°33'26" E – 46.81'
CONTOUR (INDEX)	110
CONTOUR	109
SPOT ELEVATION	109.36; TC 109.86 BC 109.36
GRADE BREAK	RIDGE / VALLEY
STORM DRAINAGE PIPE	SD
FRENCH DRAIN	
YD/CO/CB/CB 2/MH	



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3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL GRADING AND DRAINAGE PLAN

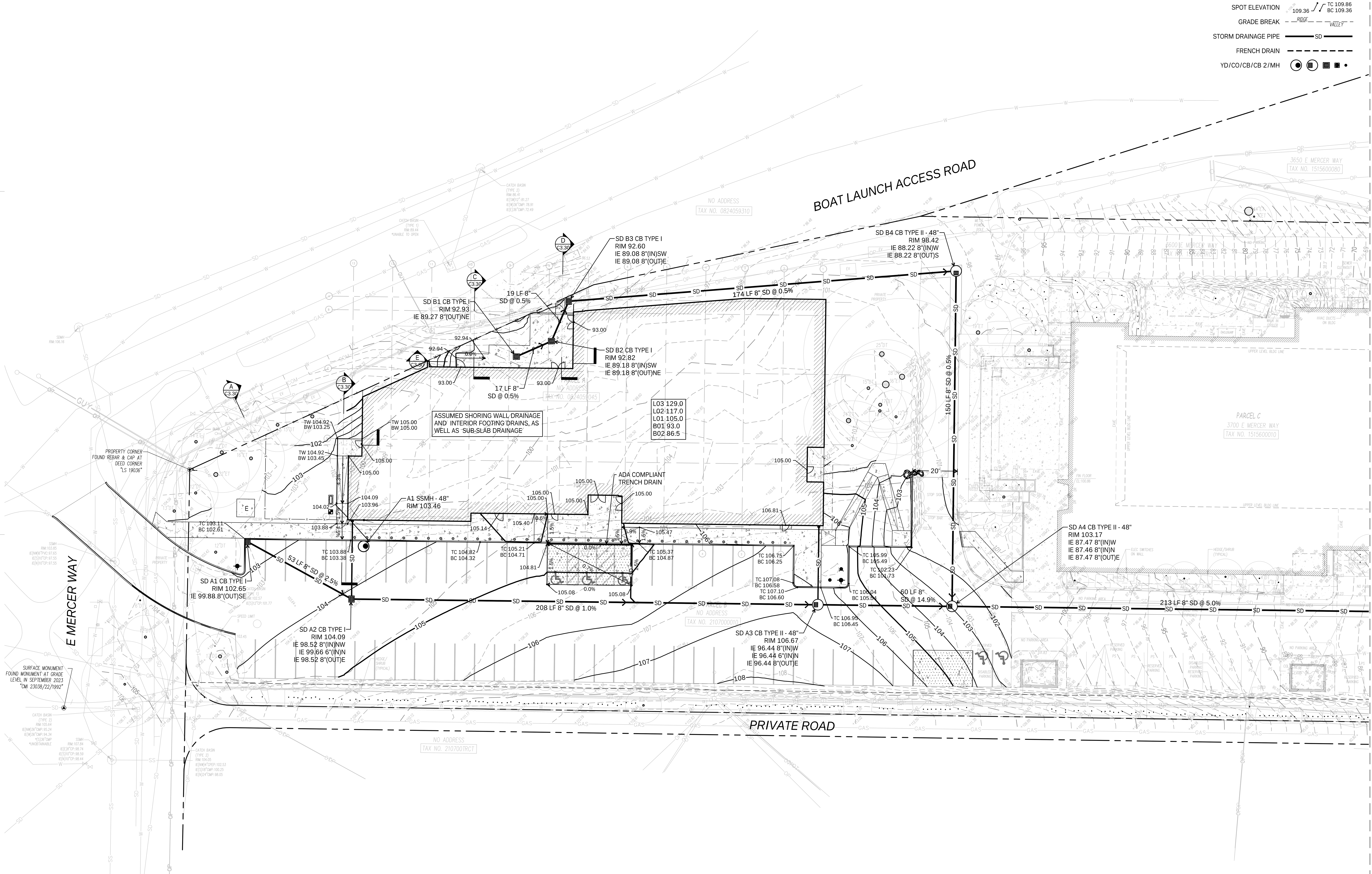
C3.00

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)
811

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE	N 79°33'26" E – 46.81'
CONTOUR (INDEX)	110
CONTOUR	109
SPOT ELEVATION	109.36 / TC 109.86 BC 109.36
GRADE BREAK	RIDGE / VALLEY
STORM DRAINAGE PIPE	SD
FRENCH DRAIN	
YD/CO/CB/CB 2/MH	



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

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JACOBSON CONSULTING ENGINEERS

JERALD A. JACOBSON
STATE OF WASHINGTON
33667
REGISTERED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
GRADING AND DRAINAGE PLAN

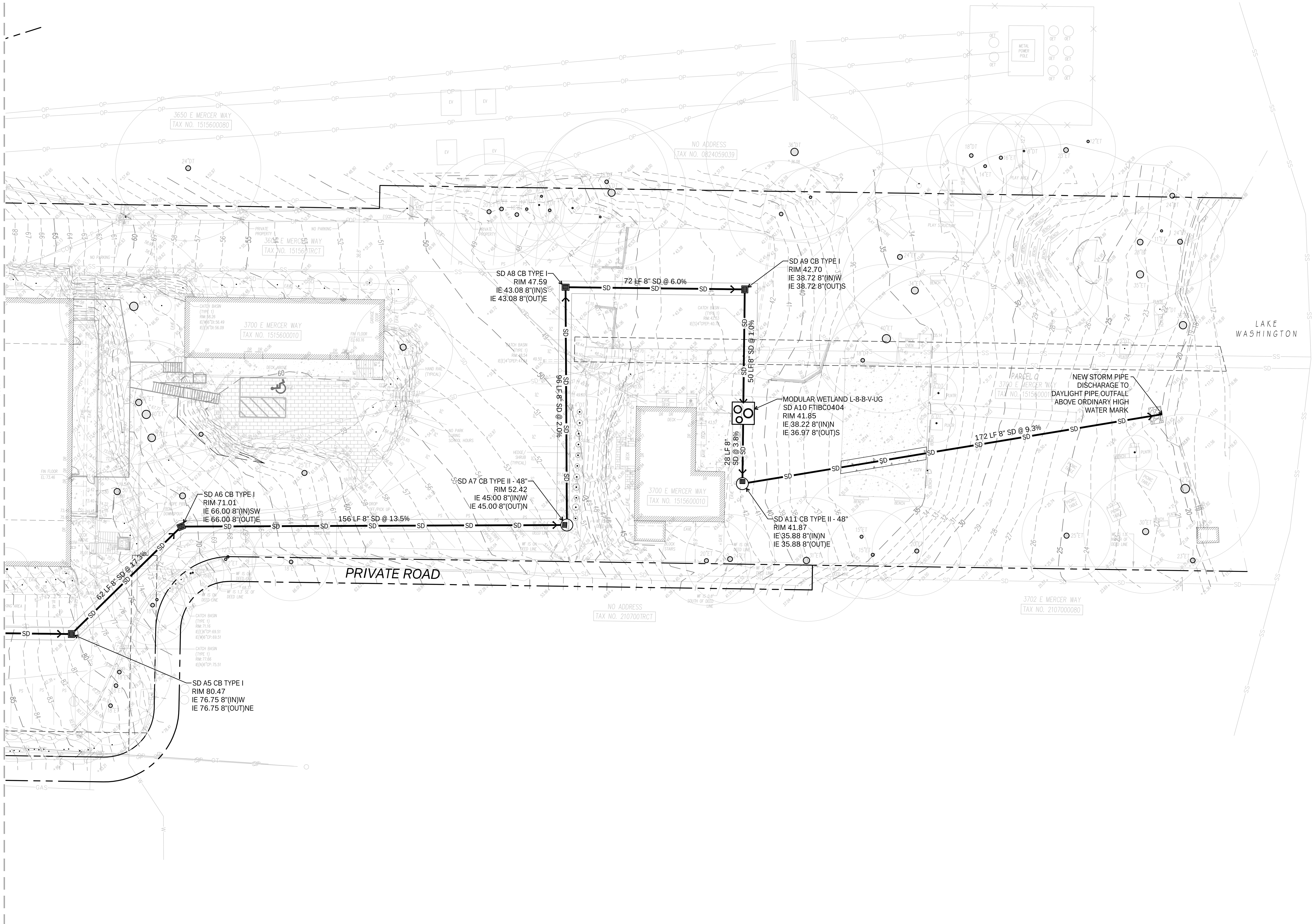
C3.01

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)
811

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE	N 79°33'26" E – 46.81'
CONTOUR (INDEX)	110
CONTOUR	109
SPOT ELEVATION	109.36 / TC 109.86 BC 109.36
GRADE BREAK	RIDGE / VALLEY
STORM DRAINAGE PIPE	SD
FRENCH DRAIN	
YD/CO/CB/CB 2/MH	



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JACOBSON CONSULTING ENGINEERS

NOT FOR CONSTRUCTION
JERALD A. JACOBSON, STATE OF WASHINGTON, REGISTERED PROFESSIONAL ENGINEER, 43667

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

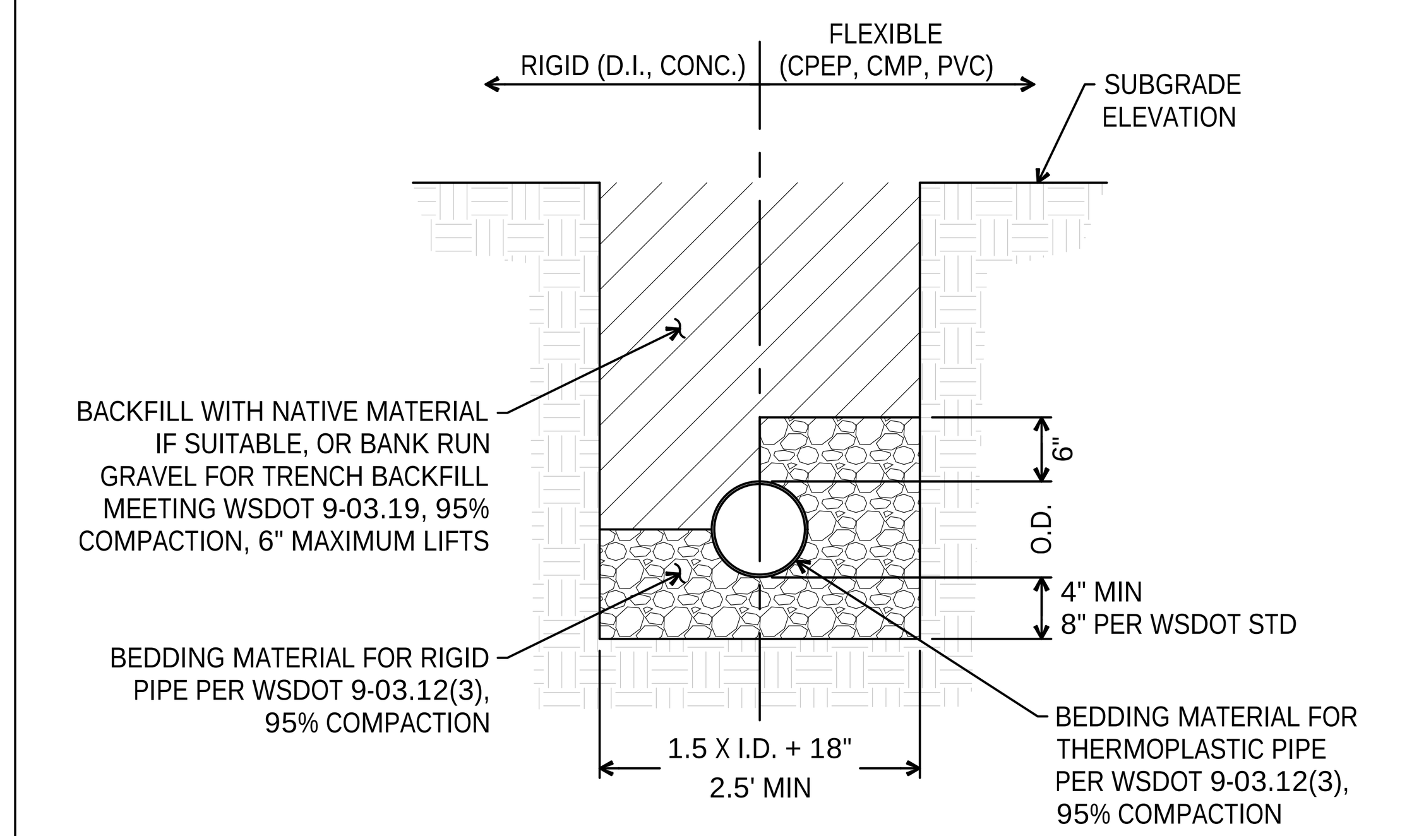
PROJECT:
GRADING AND DRAINAGE PLAN

C3.02

NTS
Not Used (1)

NTS
Not Used (2)

NTS
Not Used (3)

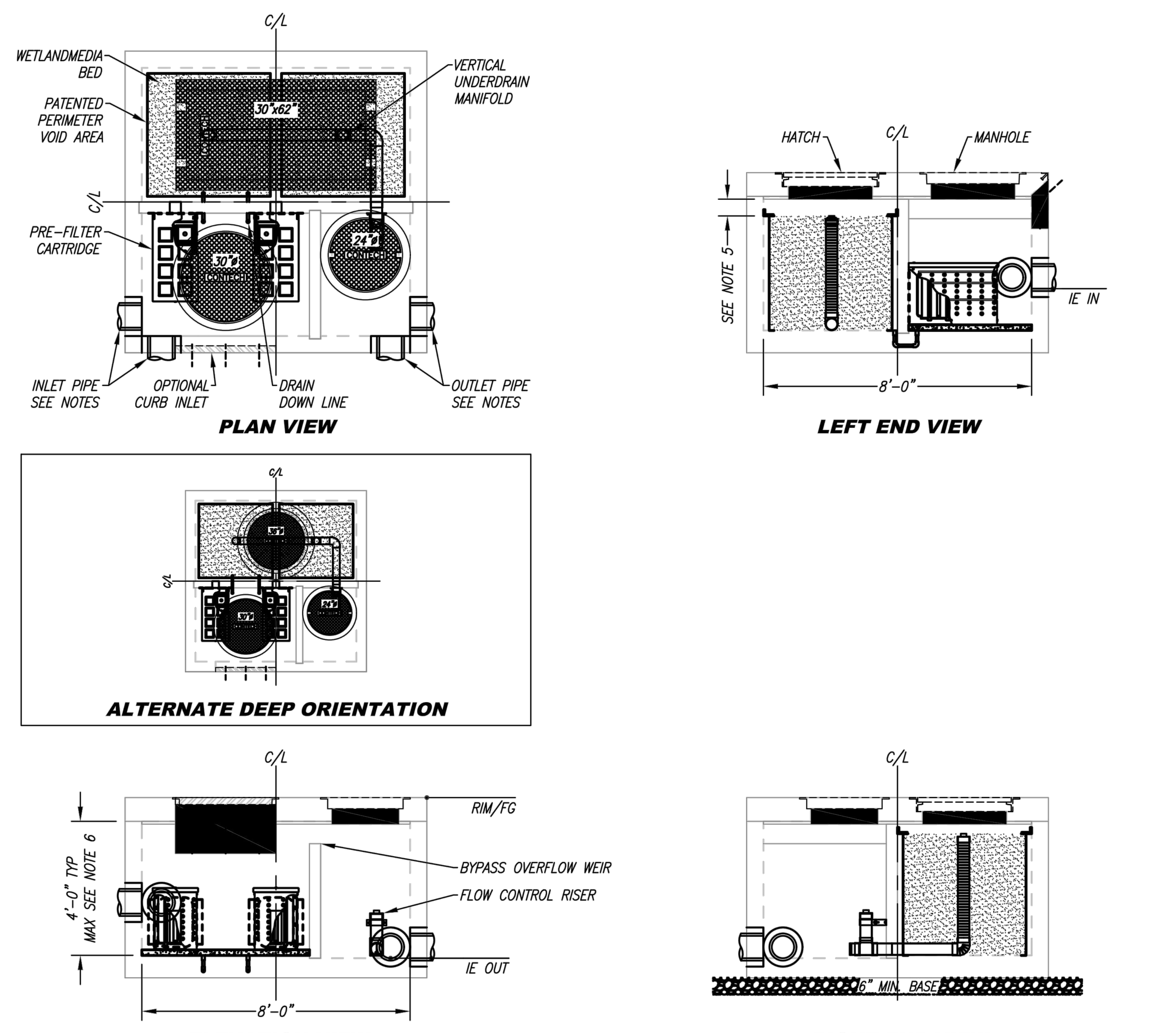


NOTE:

BACKFILL MATERIAL SHALL NOT HAVE PARTICLE SIZE GREATER THAN 1" WITHIN 6" OF THE PIPE OR THE CONTRACTOR HAS THE OPTION TO USE GRAVEL BACKFILL PIPE ZONE BEDDING CONFORMING TO WSDOT 9-03.12(3)

NTS
Pipe Bedding and Backfill (4)

SITE SPECIFIC DATA			
PROJECT NUMBER			
PROJECT NAME			
PROJECT LOCATION			
STRUCTURE ID			
TREATMENT REQUIRED			
TREATMENT FLOW (CFS)			
PRETREATMENT LOADING RATE (GPM/SF)			
WETLAND MEDIA LOADING RATE (GPM/SF)			
PEAK BYPASS REQUIRED (CFS) – IF APPLICABLE			
PIPE DATA	I.E.	MATERIAL	DIAMETER
INLET PIPE 1			
INLET PIPE 2			
OUTLET PIPE			
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION			
SURFACE LOAD			
NOTES:			



INSTALLATION NOTES

1. CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURER'S SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURER'S CONTRACT.
2. UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PROJECT ENGINEER'S RECOMMENDED BASE SPECIFICATIONS.
3. CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATERTIGHT PER MANUFACTURER'S STANDARD CONNECTION DETAIL.
4. CONTRACTOR RESPONSIBLE FOR CONTACTING CONTECH FOR ACTIVATION OF UNIT. MANUFACTURER'S WARRANTY IS VOID WITHOUT PROPER ACTIVATION BY A CONTECH REPRESENTATIVE.
5. ALTERNATE DEEP FRAME & COVER ORIENTATION USED WHEN CEILING TO MEDIA DISTANCE IS 2.5' OR GREATER.
6. VERTICAL HEIGHT VARIES BASED ON SITE SPECIFIC REQUIREMENTS.

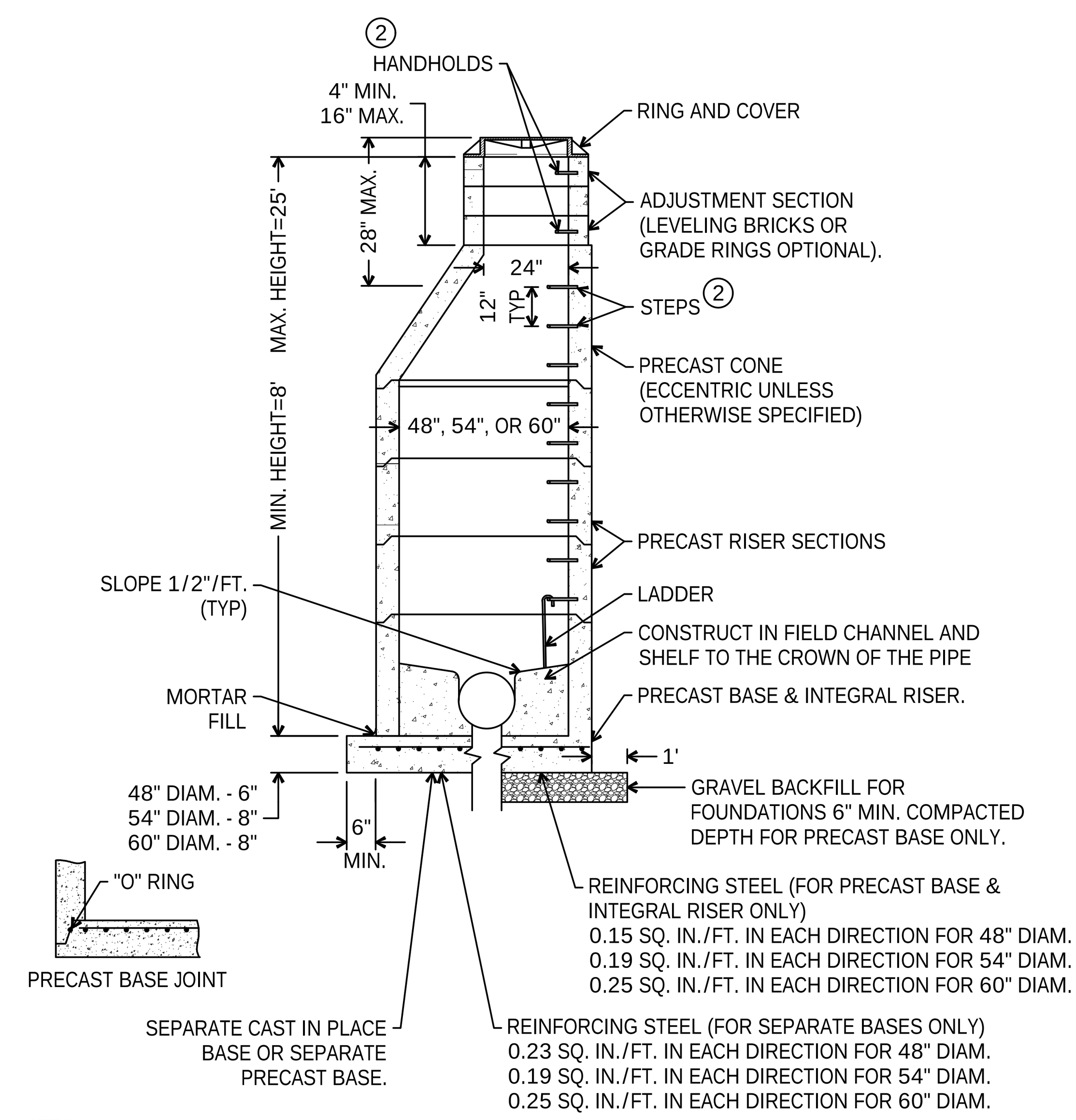
3/20/24ANDREWJONDAL

MODULAR WETLANDS
FOR PATENT INFORMATION, GO TO www.ContechES.com/IP

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com

MWS-L-8-8-V-UG
STORMWATER BIOFILTRATION SYSTEM
STANDARD DETAIL

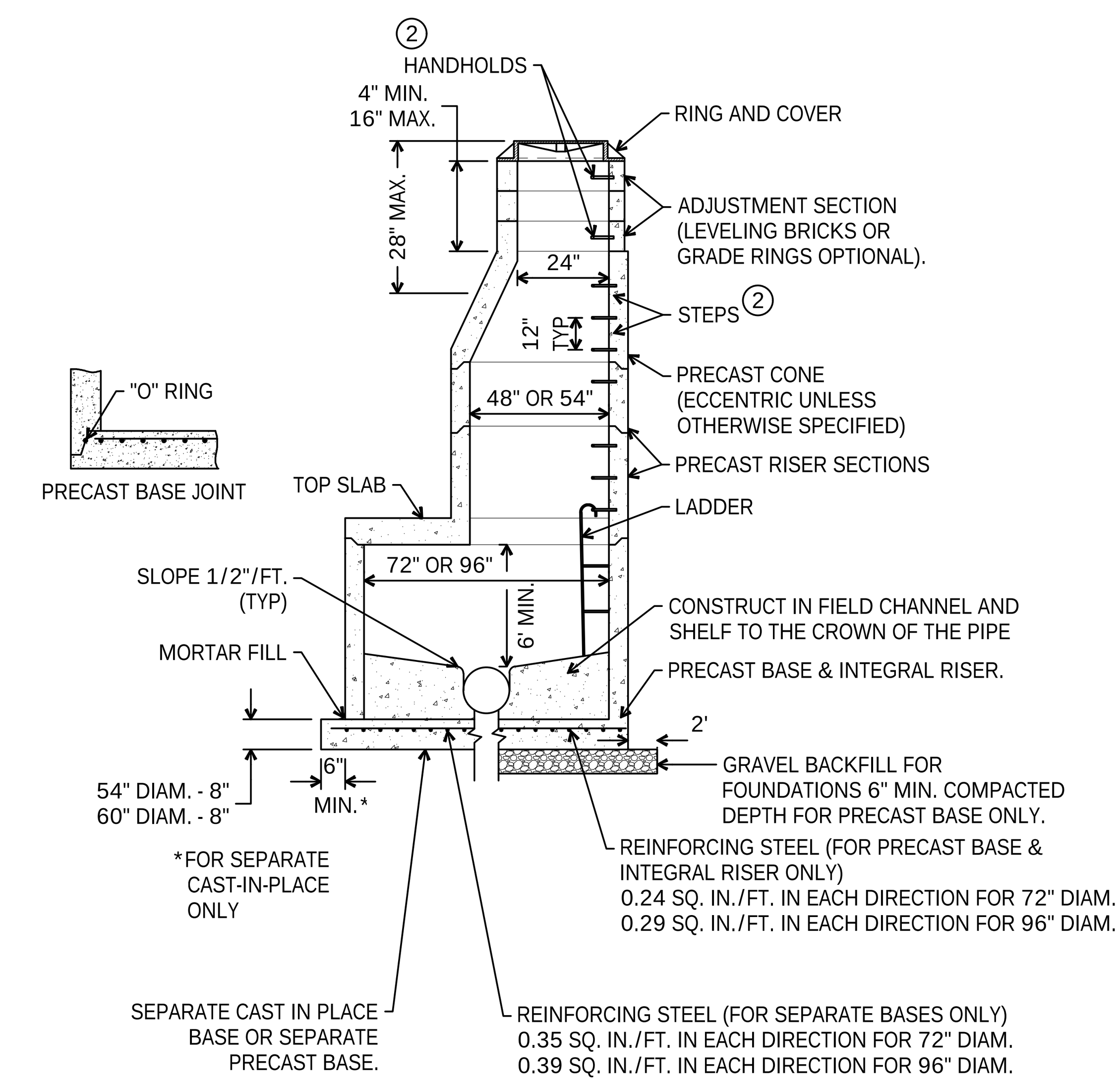
NTS
Modular Wetland Vault (10)



NOTES:

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
(2) HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN MANHOLE SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. 7-011,"MANHOLE DETAILS." HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HAND HOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS MANHOLE WALL THICKNESS. MAX. HOLE SIZE SHALL BE 36 IN. FOR 48 IN. MANHOLE, 42 IN. FOR 54 IN. MANHOLE, 48 IN. FOR 60 IN. M.H., 60 IN. FOR 72 IN. M.H. MIN. DISTANCE BETWEEN HOLES SHALL BE 8 IN.
6. MANHOLE RINGS AND COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
8. FOR HEIGHTS OF 12 FT. OR LESS, MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 LBS. PER SQ. FT. FOR HEIGHTS OVER 12 FT. MIN. SOIL BEARING VALUE SHALL EQUAL 3,800 LBS. PER SQ. FT.
9. FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS. SEE FIG. 7-011, "MANHOLE DETAILS."
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
11. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

NTS
Type I Catch Basin (11)



NOTES:

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199 UNLESS OTHERWISE SHOWN ON PLANS OR NOTED IN THE WSDOT/APWA STANDARD SPECIFICATIONS.
(2) HANDHOLDS IN ADJUSTMENT SECTION SHALL HAVE 3" MIN. CLEARANCE. STEPS IN MANHOLE SHALL HAVE 6" MIN. CLEARANCE. SEE FIG. 7-011,"MANHOLE DETAILS." HANDHOLDS SHALL BE PLACED IN ALTERNATING GRADE RINGS OR LEVELING BRICK COURSE WITH A MIN. OF ONE HAND HOLD BETWEEN THE LAST STEP AND TOP OF THE MANHOLE.
3. ALL REINFORCED CAST-IN-PLACE CONCRETE SHALL BE CLASS 4000. ALL PRECAST CONCRETE SHALL BE CLASS 4000. NON-REINFORCED CONCRETE IN CHANNEL AND SHELF SHALL BE CLASS 3000.
4. PRECAST BASES SHALL BE FURNISHED WITH CUTOUTS OR KNOCKOUTS. KNOCKOUTS SHALL HAVE WALL THICKNESS OF 2 IN. MIN. UNUSED KNOCKOUTS NEED NOT BE GROUTED IF WALL IS LEFT INTACT. PIPES SHALL BE INSTALLED ONLY IN FACTORY KNOCKOUTS UNLESS OTHERWISE APPROVED BY THE ENGINEER.
5. KNOCKOUT OR CUTOUT HOLE SIZE SHALL EQUAL PIPE OUTER DIAM. PLUS MANHOLE WALL THICKNESS. MAX. HOLE SIZE SHALL BE 60 IN. FOR 72 IN. MANHOLE, 84 IN. FOR 96 IN. MANHOLE. MIN. DISTANCE BETWEEN HOLES SHALL BE 12 IN.
6. MANHOLE RINGS AND COVERS SHALL BE IN ACCORDANCE WITH SEC. 7.05 AND MEET THE STRENGTH REQUIREMENTS OF FEDERAL SPECIFICATION RR-F-621D. MATING SURFACES SHALL BE FINISHED TO ASSURE NON-ROCKING FIT WITH ANY COVER POSITION.
7. ALL BASE REINFORCING STEEL SHALL HAVE A MIN. YIELD STRENGTH OF 60,000 PSI AND BE PLACED IN THE UPPER HALF OF THE BASE WITH 1 IN. MIN. CLEARANCE.
8. FOR HEIGHTS OF 12 FT. OR LESS, MIN. SOIL BEARING VALUE SHALL EQUAL 3,300 LBS. PER SQ. FT. FOR HEIGHTS OVER 12 FT. MIN. SOIL BEARING VALUE SHALL EQUAL 3,800 LBS. PER SQ. FT.
9. FOR DETAILS SHOWING GRADE RING, LADDER, STEPS, HANDHOLDS AND TOP SLABS. SEE FIG. 7-011, "MANHOLE DETAILS."
10. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SEC. 7-05.3 FOR JOINT REQUIREMENTS.
11. SEE THE WSDOT/APWA STANDARD SPECIFICATIONS SECTION 9-05.15 FOR METAL CASTINGS REQUIREMENTS.

NTS
Type II Catch Basin (12)

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

anjali grant design LLC

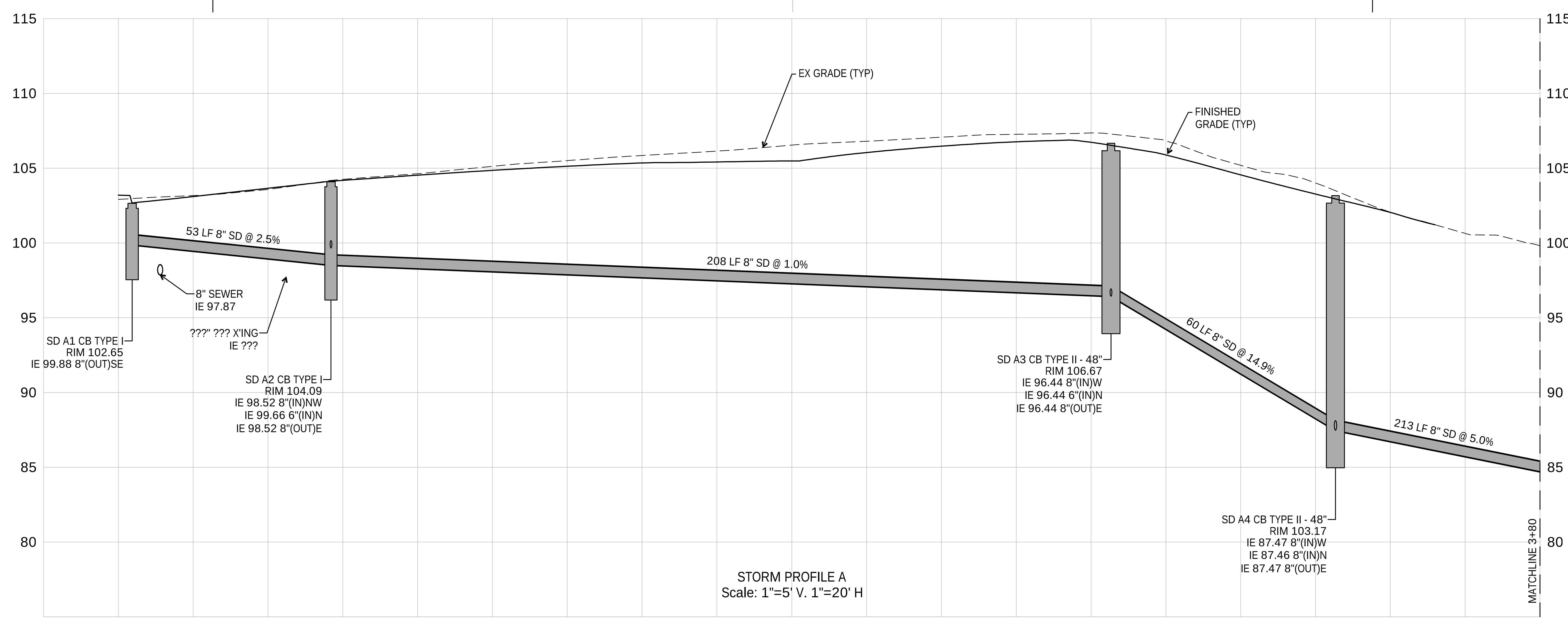
JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

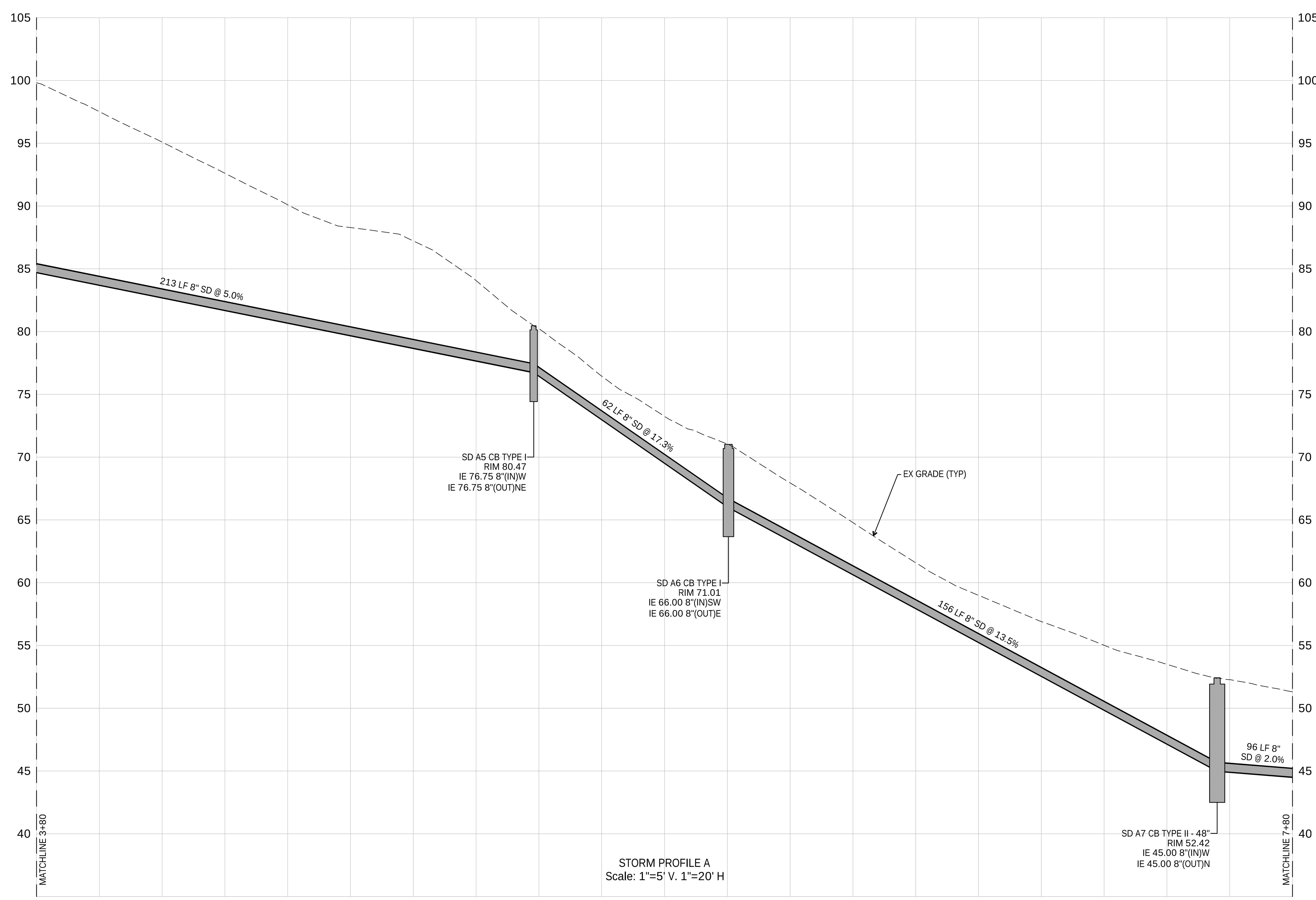
NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
DRAINAGE DETAILS

C3.10



STORM PROFILE A
Scale: 1"=5' V. 1"=20' H



STORM PROFILE A
Scale: 1"=5' V. 1"=20' H

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anjali grant design LLC

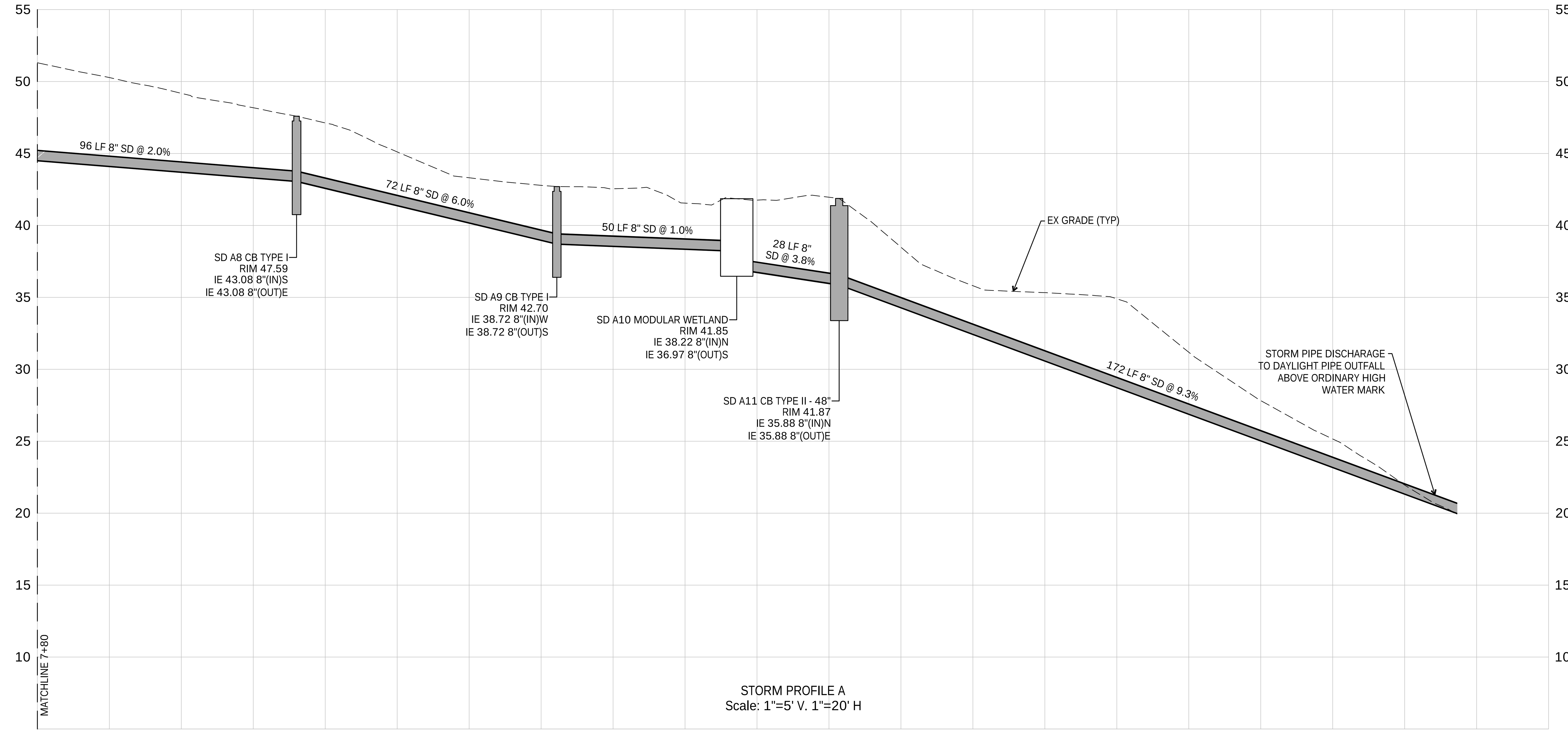
JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

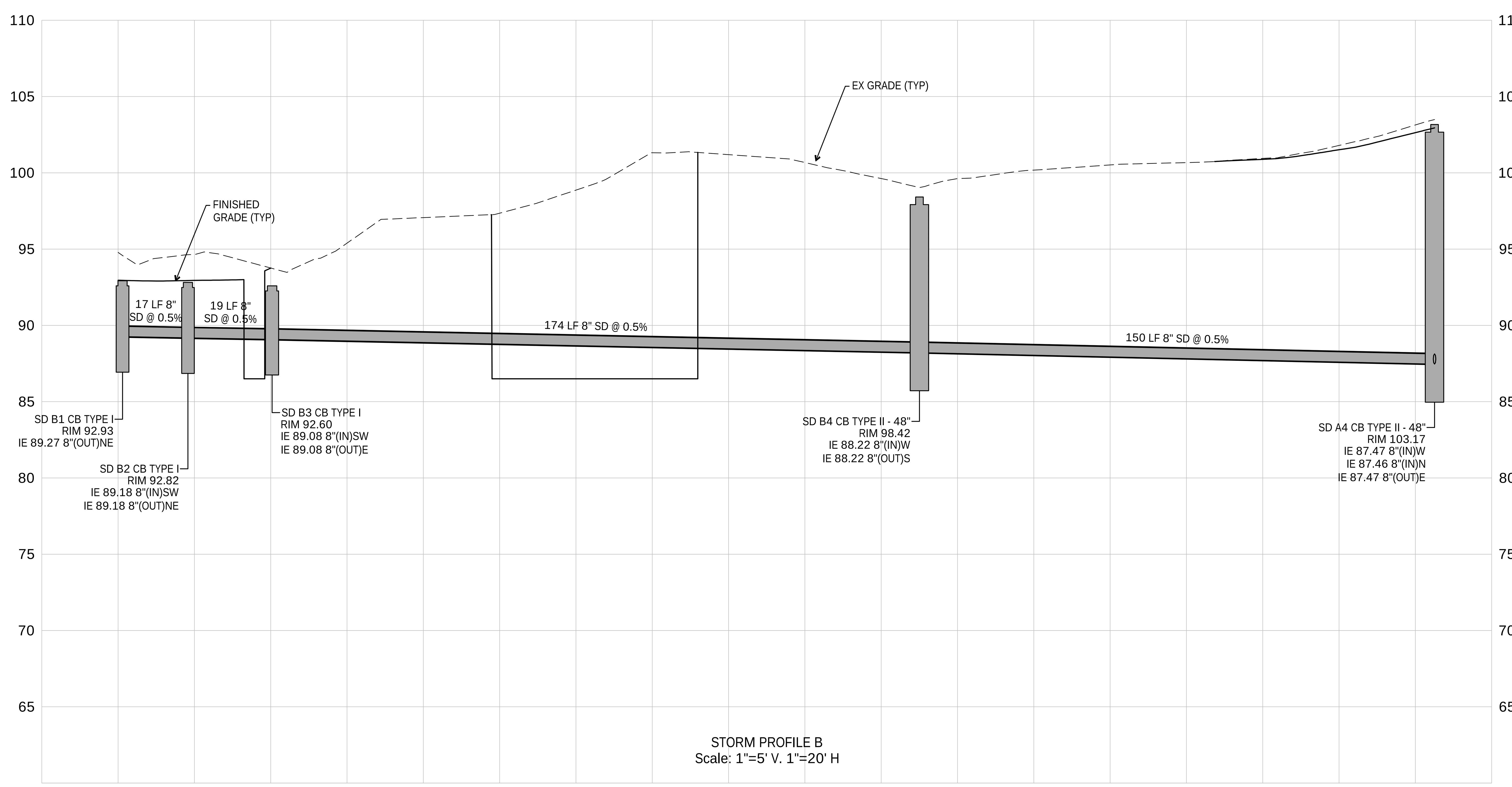
NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
STORM DRAINAGE PROFILES

C3.20



STORM PROFILE A
Scale: 1"=5' V. 1"=20' H



STORM PROFILE B
Scale: 1"=5' V. 1"=20' H

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anjali grant design LLC

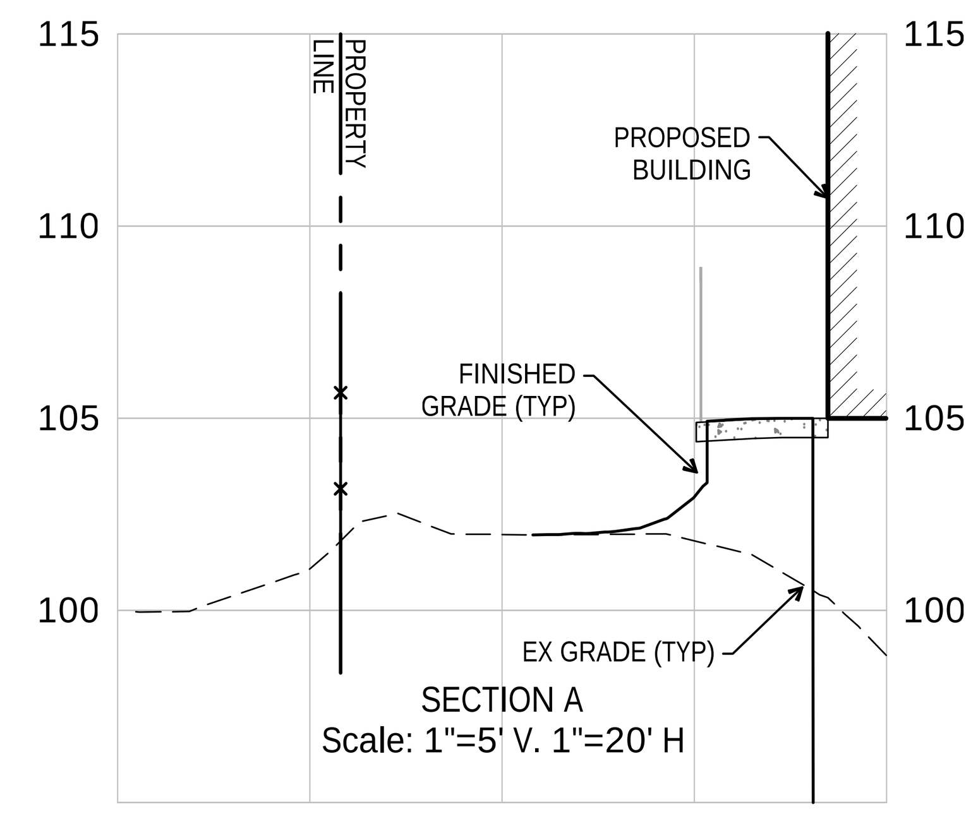
JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

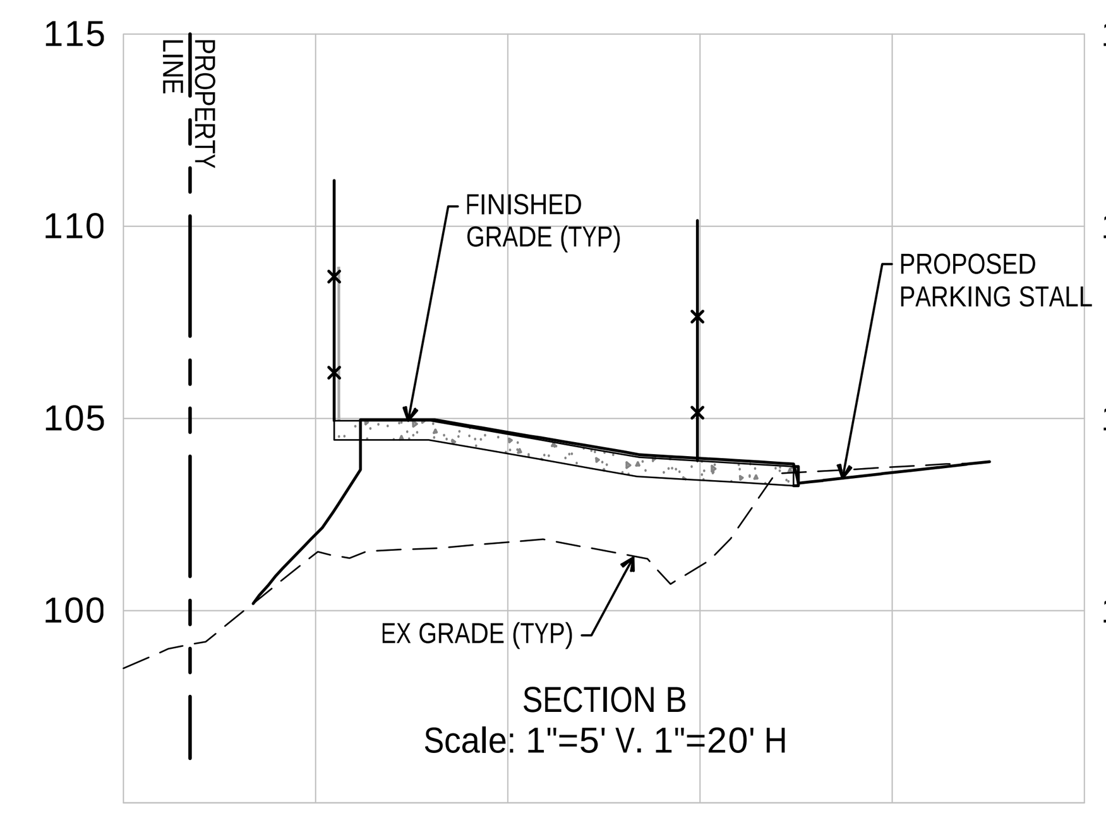
NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
STORM DRAINAGE PROFILES

C3.21



SECTION A
Scale: 1"=5' V. 1"=20' H



SECTION B
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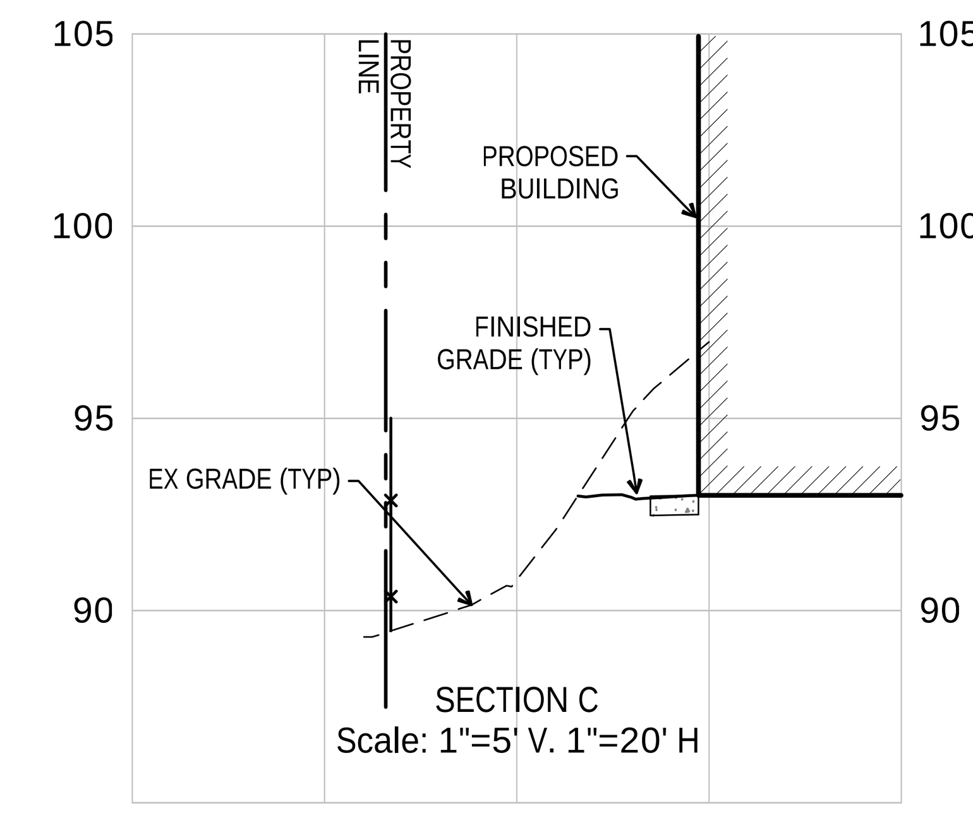

SECTION C
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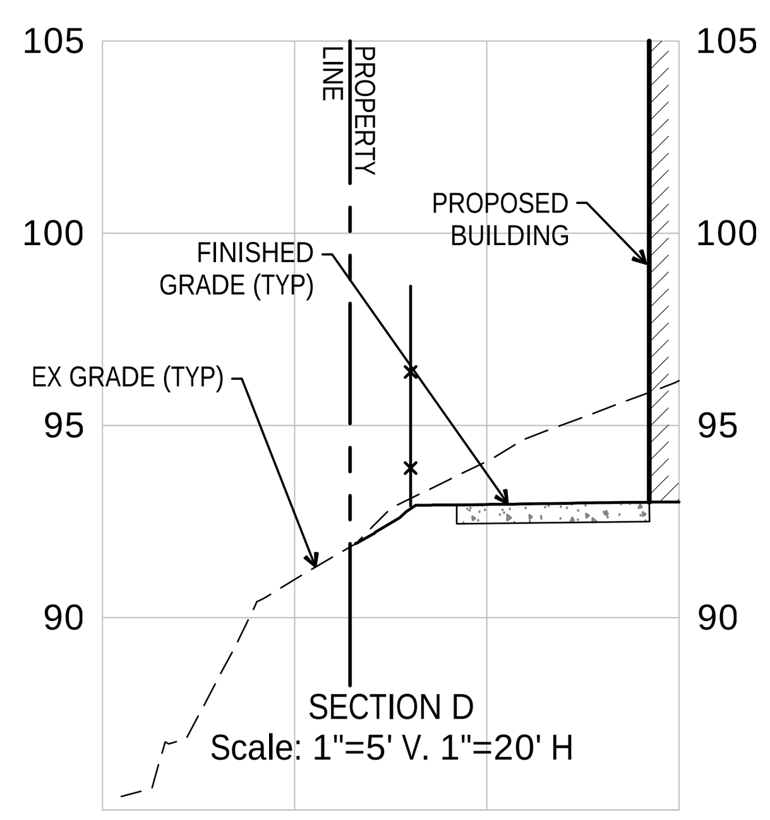
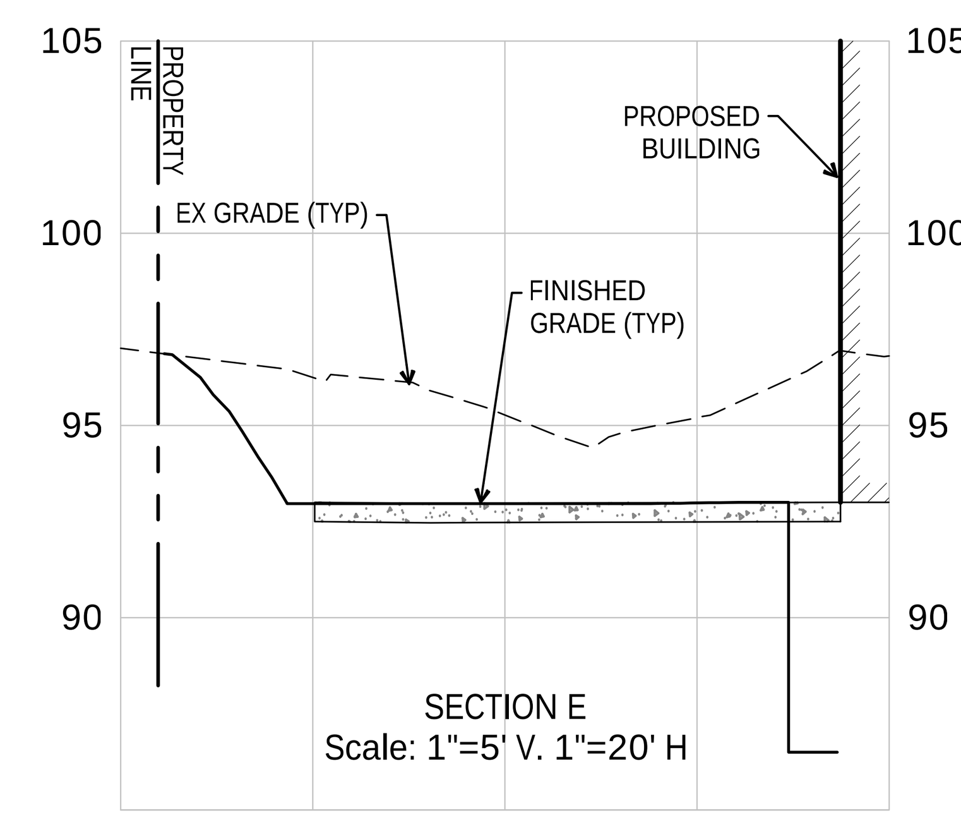


SECTION D
Scale: 1"=5' V. 1"=20' H



SECTION E
Scale: 1"=5' V. 1"=20' H

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

anjali grant design LLC

JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
SITE PROFILES

C3.30

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

anjali grant design LLC

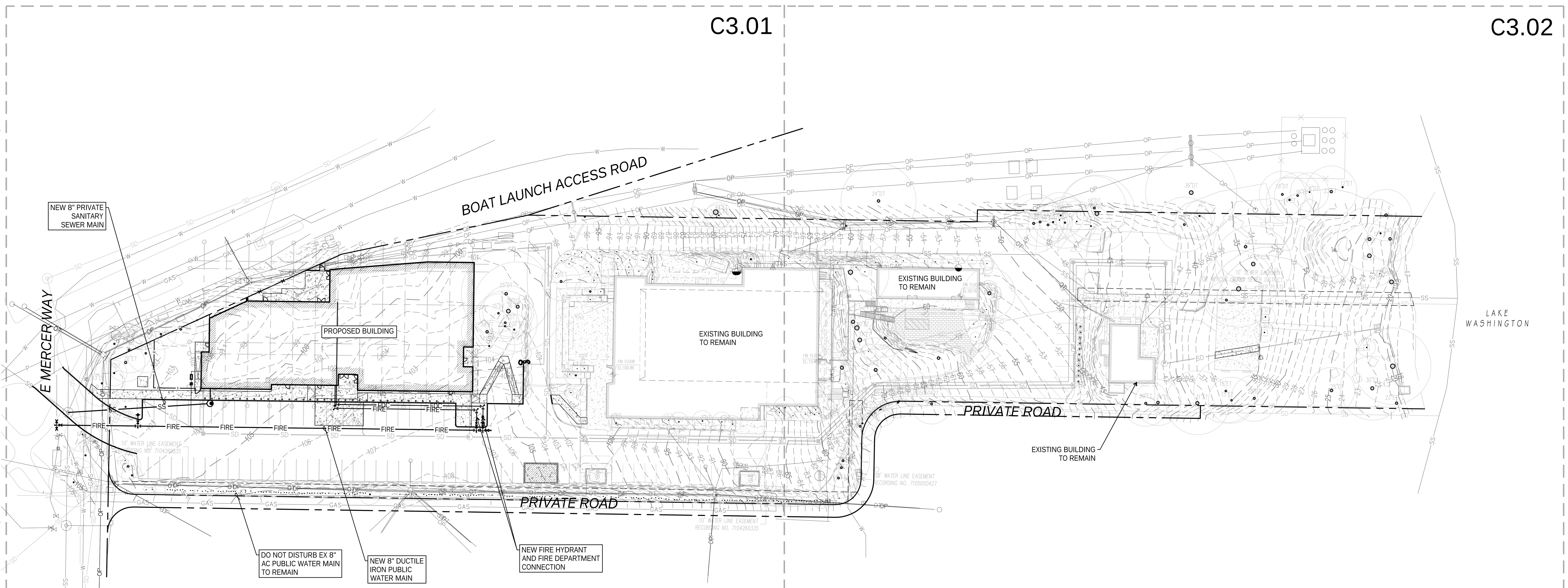
JACOBSON CONSULTING ENGINEERS

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

SCALE 1"=40'
0 20 40 80

LEGEND

PROPERTY LINE	N 79°33'06" E – 46.81'
CONTOUR (INDEX)	110
CONTOUR	109
SPOT ELEVATION	109.36 / TC 109.86 BC 109.36
GRADE BREAK	RIDGE / VALLEY
STORM DRAINAGE PIPE	SD
FRENCH DRAIN	
YD/CO/CB/CB 2/MH	



3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL UTILITY PLAN

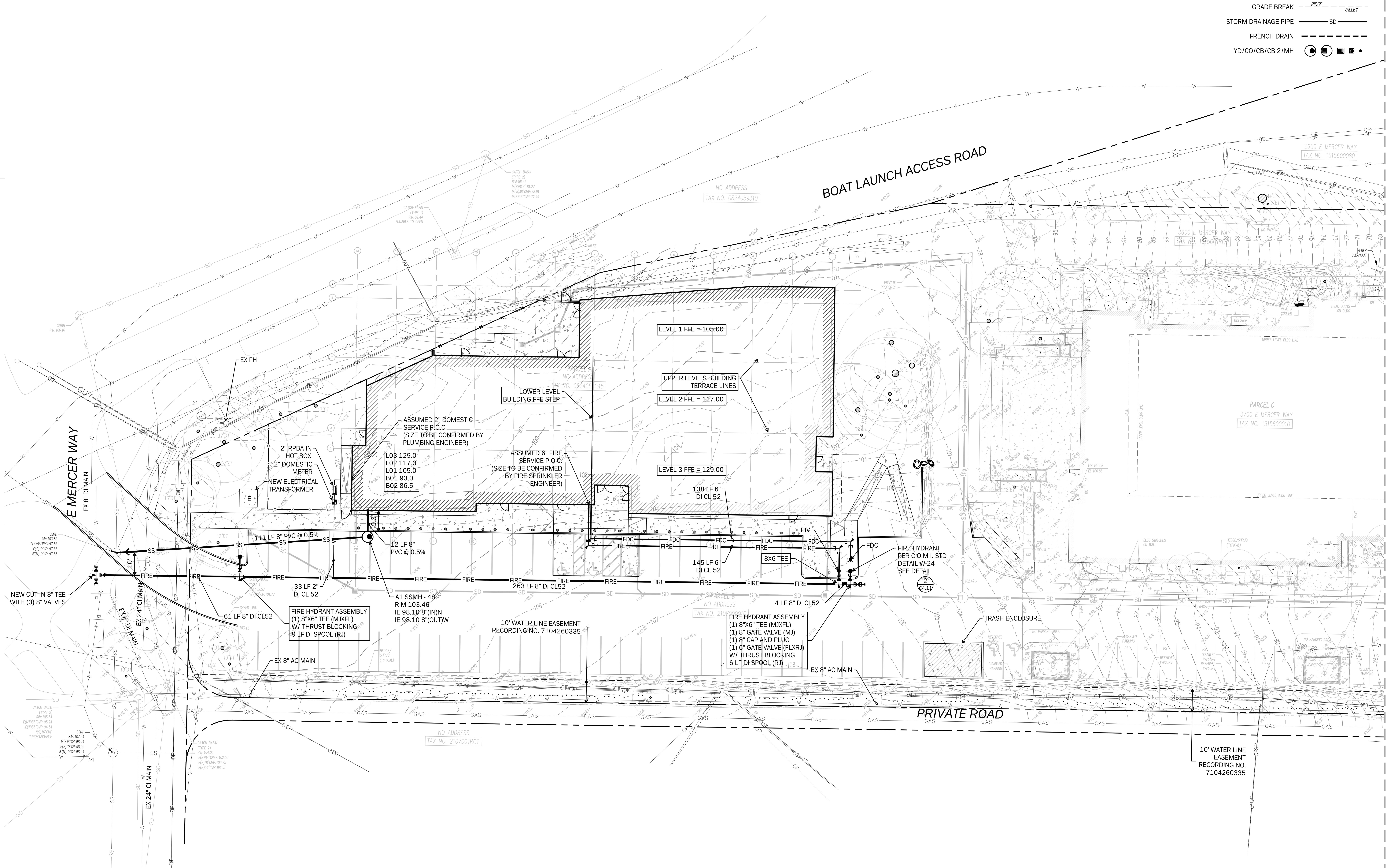
C4.00

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

0 10 20 40
SCALE 1"=20'

LEGEND

- PROPERTY LINE
- CONTOUR (INDEX)
- CONTOUR
- SPOT ELEVATION
- GRADE BREAK
- STORM DRAINAGE PIPE
- FRENCH DRAIN
- YD/CO/CB/CB 2/MH



BOAT LAUNCH ACCESS ROAD
E MERCER WAY
PRIVATE ROAD
EX FH
EX 8" DI MAIN
EX 24" CI MAIN
EX 8" AC MAIN
LEVEL 1 FFE = 105.00
LEVEL 2 FFE = 117.00
LEVEL 3 FFE = 129.00
UPPER LEVELS BUILDING TERRACE LINES
LOWER LEVEL BUILDING FFE STEP
ASSUMED 2" DOMESTIC SERVICE P.O.C. (SIZE TO BE CONFIRMED BY PLUMBING ENGINEER)
ASSUMED 6" FIRE SERVICE P.O.C. (SIZE TO BE CONFIRMED BY FIRE SPRINKLER ENGINEER)
2" RPBA IN HOT BOX
2" DOMESTIC METER
NEW ELECTRICAL TRANSFORMER
L03 129.0
L02 117.0
L01 105.0
B01 93.0
B02 86.5
111 LF 8" PVC @ 0.5%
12 LF 8" PVC @ 0.5%
A1 SSMH - 48 RIM 103.46 IE 98.10 8"(IN)N IE 98.10 8"(OUT)W
33 LF 2" DI CL 52
61 LF 8" DI CL52
263 LF 8" DI CL52
138 LF 6" DI CL 52
145 LF 6" DI CL 52
4 LF 8" DI CL52
NEW CUT IN 8" TEE WITH (3) 8" VALVES
FIRE HYDRANT ASSEMBLY (1) 8"X6" TEE (MJXFL) W/ THRUST BLOCKING 9 LF DI SPOOL (RJ)
FIRE HYDRANT ASSEMBLY (1) 8"X6" TEE (MJXFL) (1) 8" GATE VALVE (MJ) (1) 8" CAP AND PLUG (1) 6" GATE VALVE (FLXRJ) W/ THRUST BLOCKING 6 LF DI SPOOL (RJ)
FIRE HYDRANT PER C.O.M.I. STD DETAIL W-24 SEE DETAIL
2 C4.11
8X6 TEE
PIV
FDC
10' WATER LINE EASEMENT RECORDING NO. 7104260335
TRASH ENCLOSURE
PARCEL C
3700 E MERCER WAY
TAX NO. 1515600010
MATCHLINE - SEE SHEET C3.02

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JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
UTILITY PLAN

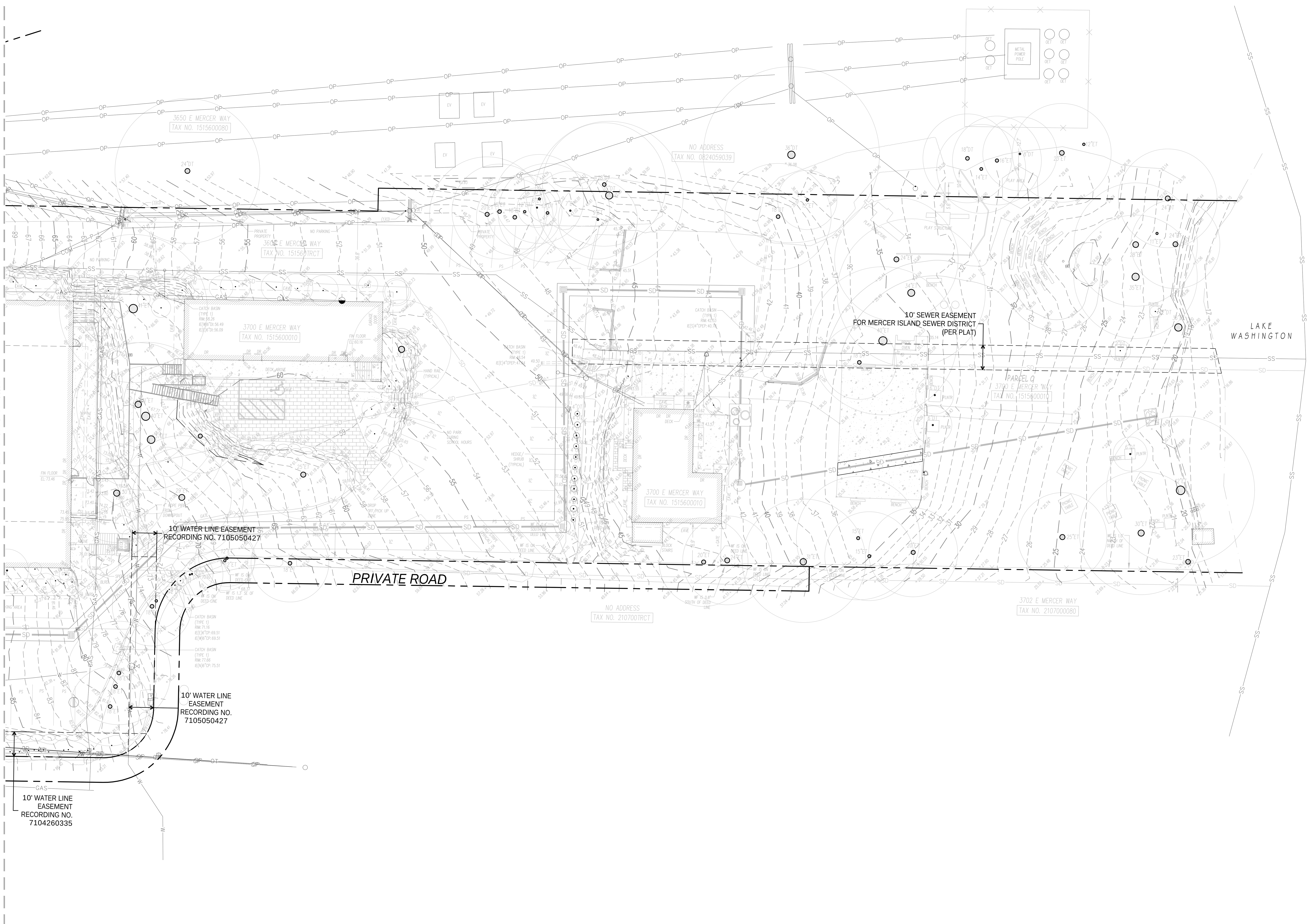
C4.01

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

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE	N 79°33'26" E ~ 46.81'
CONTOUR (INDEX)	110
CONTOUR	109
SPOT ELEVATION	109.36 TC 109.86 BC 109.36
GRADE BREAK	RIDGE VALLEY
STORM DRAINAGE PIPE	SD
FRENCH DRAIN	
YD/CO/CB/CB 2/MH	



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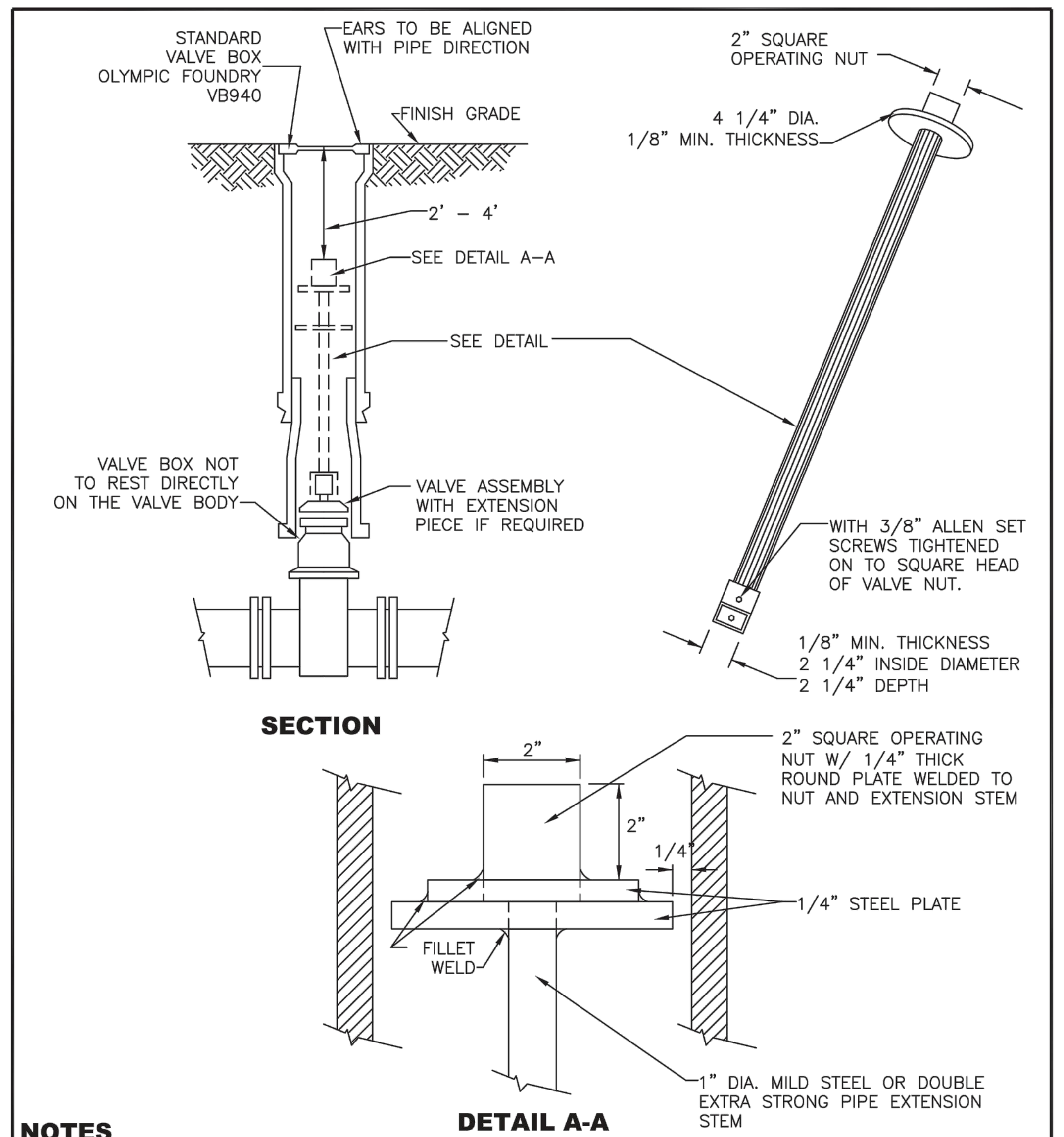
JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
UTILITY PLAN

C4.02

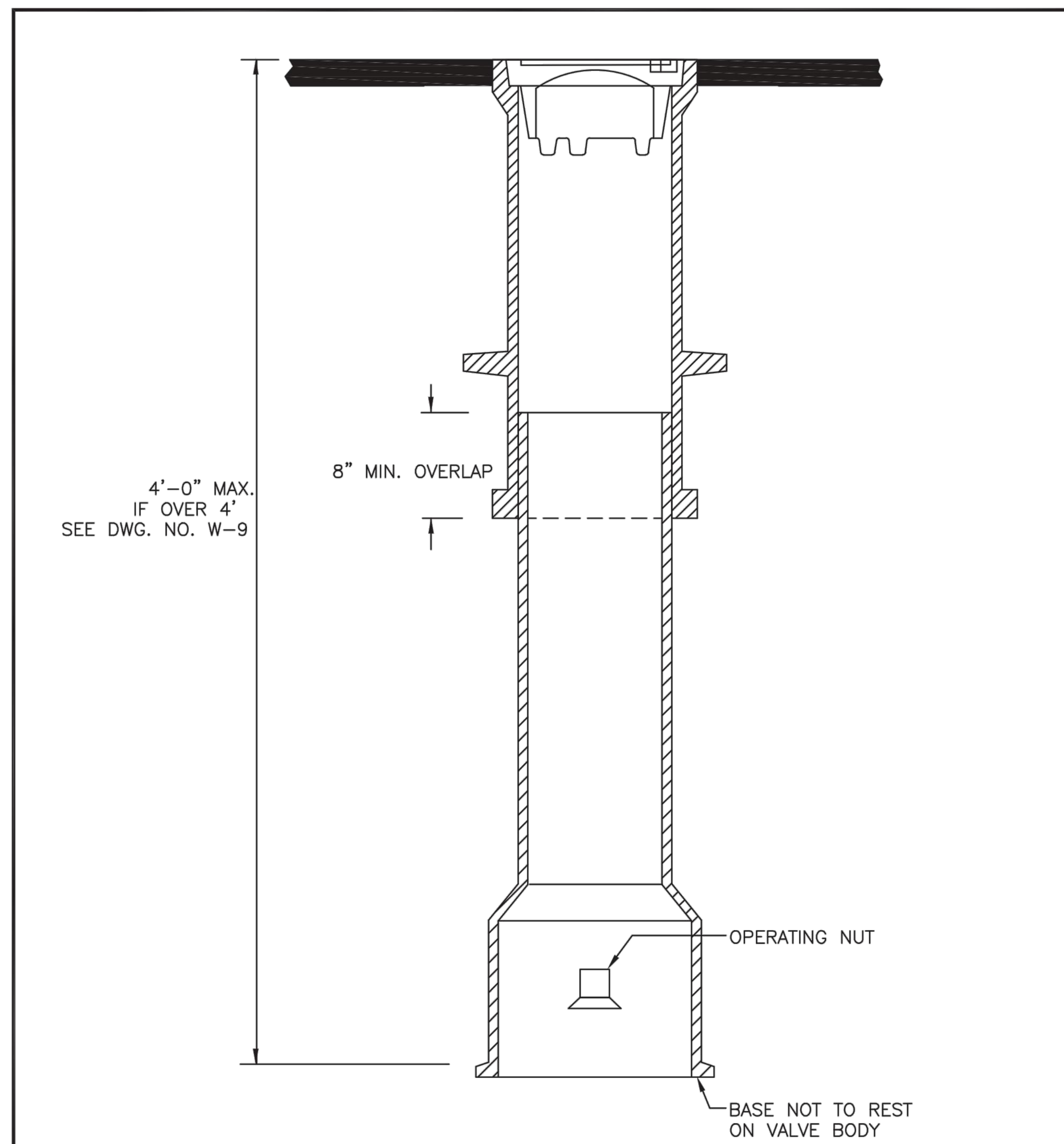


NOTES

1. EXTENSIONS ARE REQUIRED WHEN THE VALVE NUT IS MORE THAN FOUR (4) FEET BELOW FINISHED GRADE.
2. EXTENSIONS ARE TO BE A MINIMUM OF ONE (1) FOOT LONG. ONLY ONE EXTENSION PER VALVE WILL BE ALLOWED.
3. ALL EXTENSIONS ARE TO BE MADE OF CAST OR DUCTILE IRON, SIZED AS NOTED AND PAINTED WITH TWO COATS ASPHALTIC VARNISH.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER VALVE EXTENSION
12-23-2013 | NO SCALE | W-9
REV DATE | APPROVED

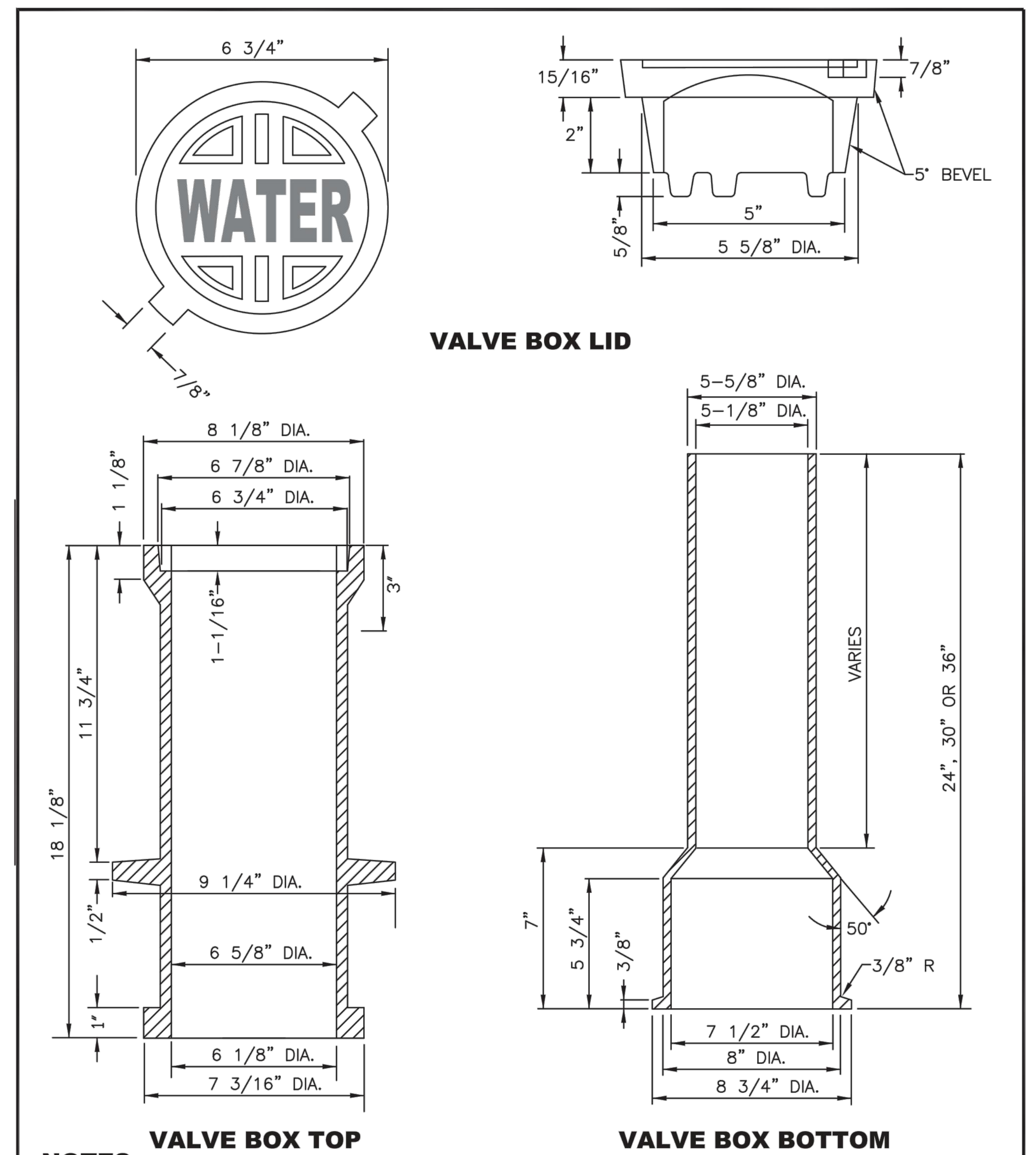
NTS
Water Valve Extension 1



NOTES

1. VALVE BOX RISER WITH PAVING LUGS SHALL BE OLYMPIC NO. VB2 OR EQUAL.
2. MINIMUM VALVE BOX BOTTOM LENGTH OVERALL = 21 1/16". SHORT RISERS ARE NOT PERMITTED.
3. SEE DWG. NO. W-7 FOR DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER VALVE BOX
12-23-2013 | NO SCALE | W-8
REV DATE | APPROVED

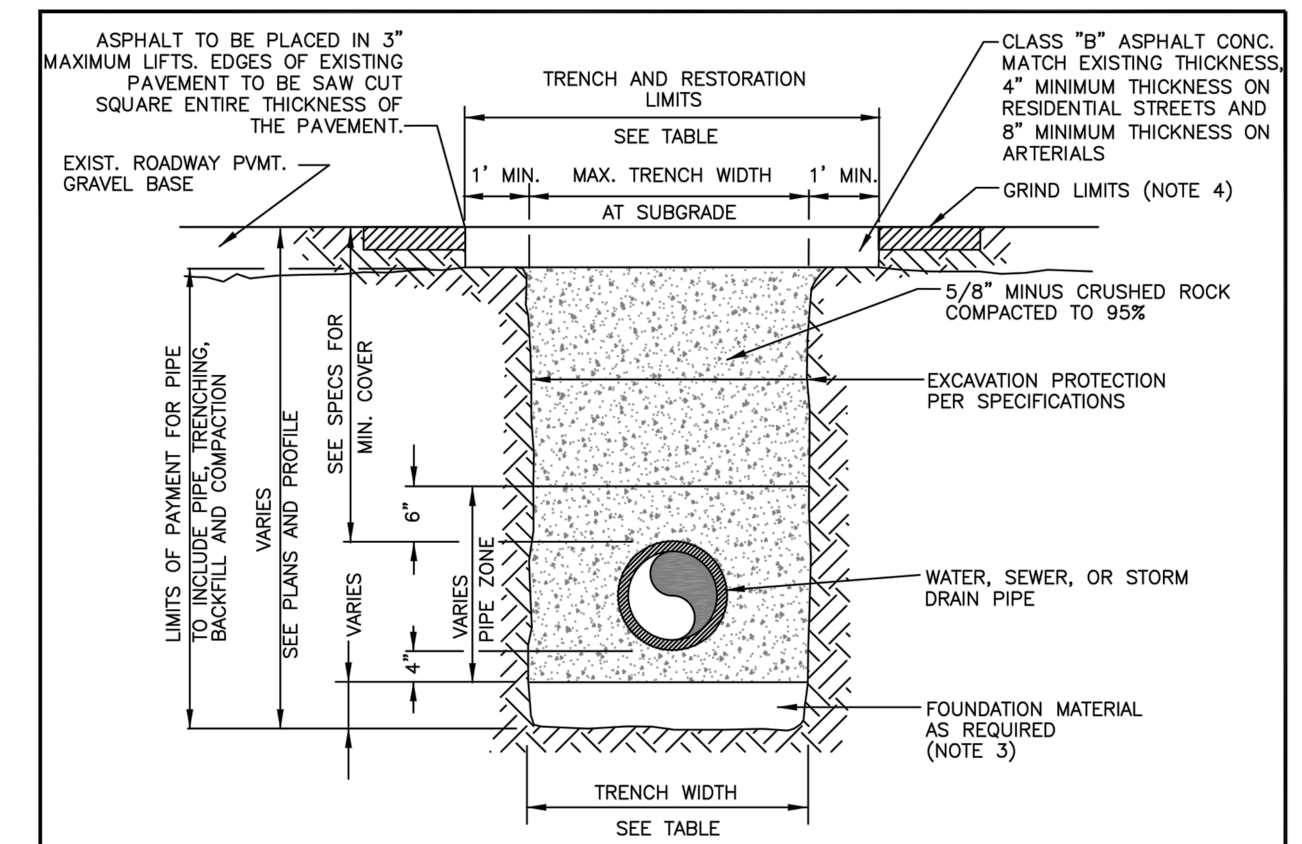


NOTES

1. VALVE BOX SHALL BE OLYMPIC FOUNDRY PART NO. VB940 OR EQUAL.
2. THE TOP AND LID SHALL HAVE A MACHINED FIT.
3. LOCKING LID, WHEN REQUIRED, SHALL BE OLYMPIC FOUNDRY PART NO. 13-5200 OR EQUAL.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER VALVE BOX
3-20-2006 | NO SCALE | W-7
REV DATE | APPROVED

NTS
Water Valve Box 3



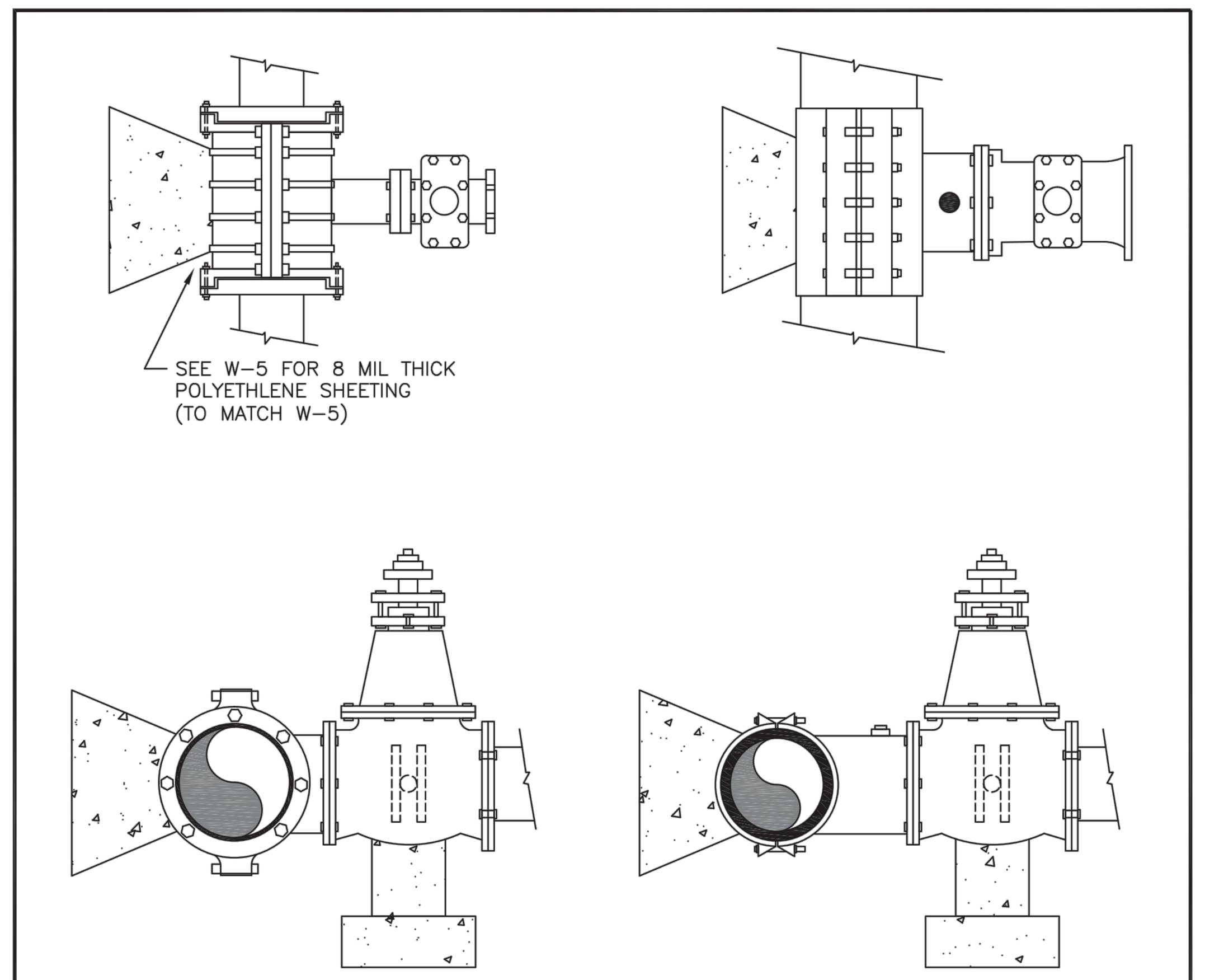
WIDTH TRENCH			
PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
WATER SERVICES	2'-0"	2'-0"	4'-0"
4" OR 6"	2'-2"	3'-0"	5'-0"
8"	2'-4"	4'-0"	6'-0"
10"	2'-6"	4'-0"	6'-0"
12"	2'-8"	4'-6"	6'-6"
16"	3'-0"	5'-0"	7'-0"

NOTES

1. CALL IN LOCATES TWO BUSINESS DAYS BEFORE YOU DIG. (1-800-424-5555)
2. IN RIGHT-OF-WAY USE 100% 5/8 MINUS CRUSHED ROCK FOR BEDDING, PIPE ZONE AND BACKFILL
3. FOUNDATION MATERIAL SHALL BE 1 ¼" MINUS CRUSHED ROCK OR OTHER AGGREGATE AS APPROVED BY CITY ENGINEER.
4. GRIND AND OVERLAY LIMITS SHALL EXTEND A MINIMUM OF 10' PAST THE END OF TRENCH AREAS.
5. SEAL ALL FINAL PATCHING AND PAVING SEAMS WITH LIQUID ASPHALT, SQUEEGEE OR MOP THE SEALER. COVER WITH DRY SAND.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
TRENCH SECTION
3-29-2021 | NO SCALE | W-3
APPROVED

NTS
Trench Section 4



DUCTILE IRON TAPPING TEE MECHANICAL JOINT SLEEVE
INSTALLED ON ASBESTOS CEMENT PIPE, CAST IRON PIPE AND DUCTILE IRON PIPE

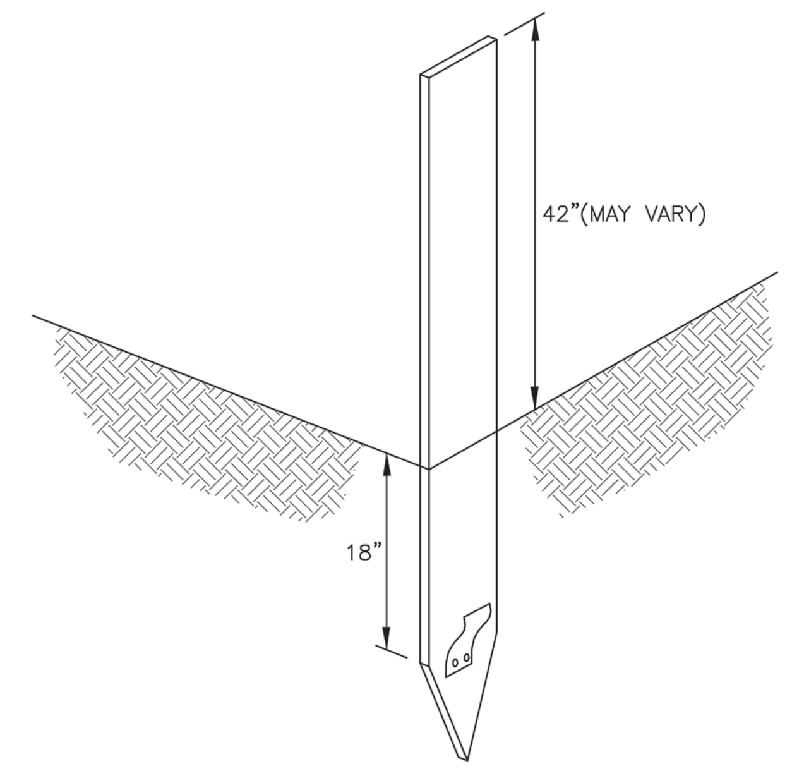
STAINLESS STEEL TAPPING TEE
INSTALLED ON ASBESTOS CEMENT PIPE, CAST IRON PIPE AND DUCTILE IRON PIPE

NOTES

1. STAINLESS STEEL TAPPING TEES SHALL HAVE FULL CIRCLE SEAL.
2. STEEL TAPPING TEES SHALL BE EPOXY COATED.
3. NO SIZE ON SIZE TAPS. TAP SHALL BE AT LEAST 2" SMALLER DIAMETER THAN THE EXISTING MAIN.
4. TAPPING TEES SHALL BE MULLER OR EQUAL.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
TAPPING TEE
8-12-2009 | NO SCALE | W-11
REV DATE | APPROVED

NTS
Tapping Tee 5



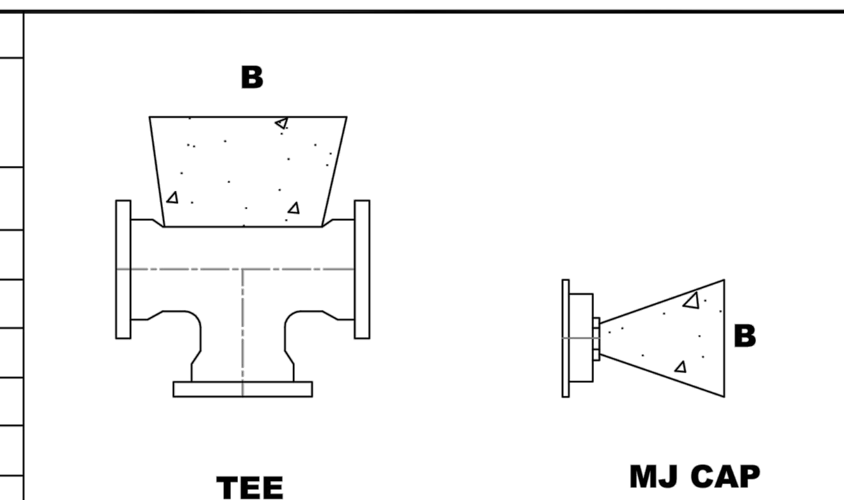
NOTES

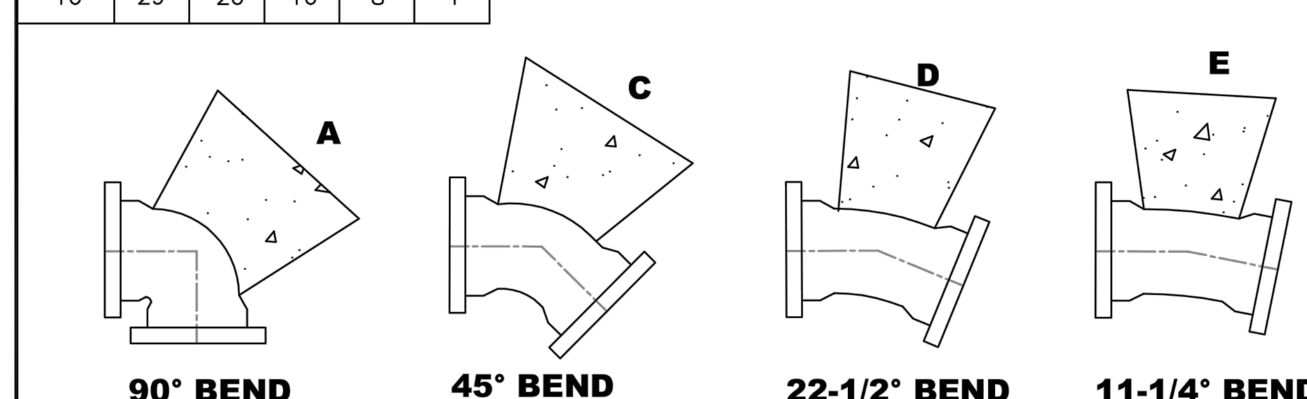
1. PROVIDE A VALVE MARKER POST FOR EACH VALVE OUTSIDE OF THE PAVEMENT.
2. THE FIBERGLASS VALVE MARKER POST SHALL BE BLUE IN COLOR, 3 3/4" WIDE (FLAT), 60" LONG, AND FURNISHED WITH A 2" x 2", HIGH-INTENSITY WHITE REFLECTOR (250 CANDLE POWER) AND A FLEXIBLE ANCHOR BARB. VALVE MARKER SHALL BE CARSONITE UTILITY MARKER CUM 375 OR EQUAL.
3. THE POST SHALL BE SITUATED IN A SAFE, REASONABLY CONSPICUOUS LOCATION, AND AT A RIGHT ANGLE TO THE ROADWAY FROM THE VALVE.
4. STENCIL FOOTAGE MEASUREMENT ON FRONT OF MARKER USING BRIGHT WHITE PAINT.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
VALVE MARKER POST
7-01-2014 | NO SCALE | W-10
REV DATE | APPROVED

NTS
Valve Marker Post 6

THRUST BLOCKING TABLE					
PIPE SIZE	MINIMUM BEARING AREA AGAINST UNDISTURBED SOIL IN SQUARE FEET				
	A	B	C	D	E
4	2	2	2	2	2
6	4	3	2	2	2
8	7	5	4	2	2
10	11	8	6	3	2
12	16	12	9	5	3
14	22	16	12	6	3
16	29	20	16	8	4



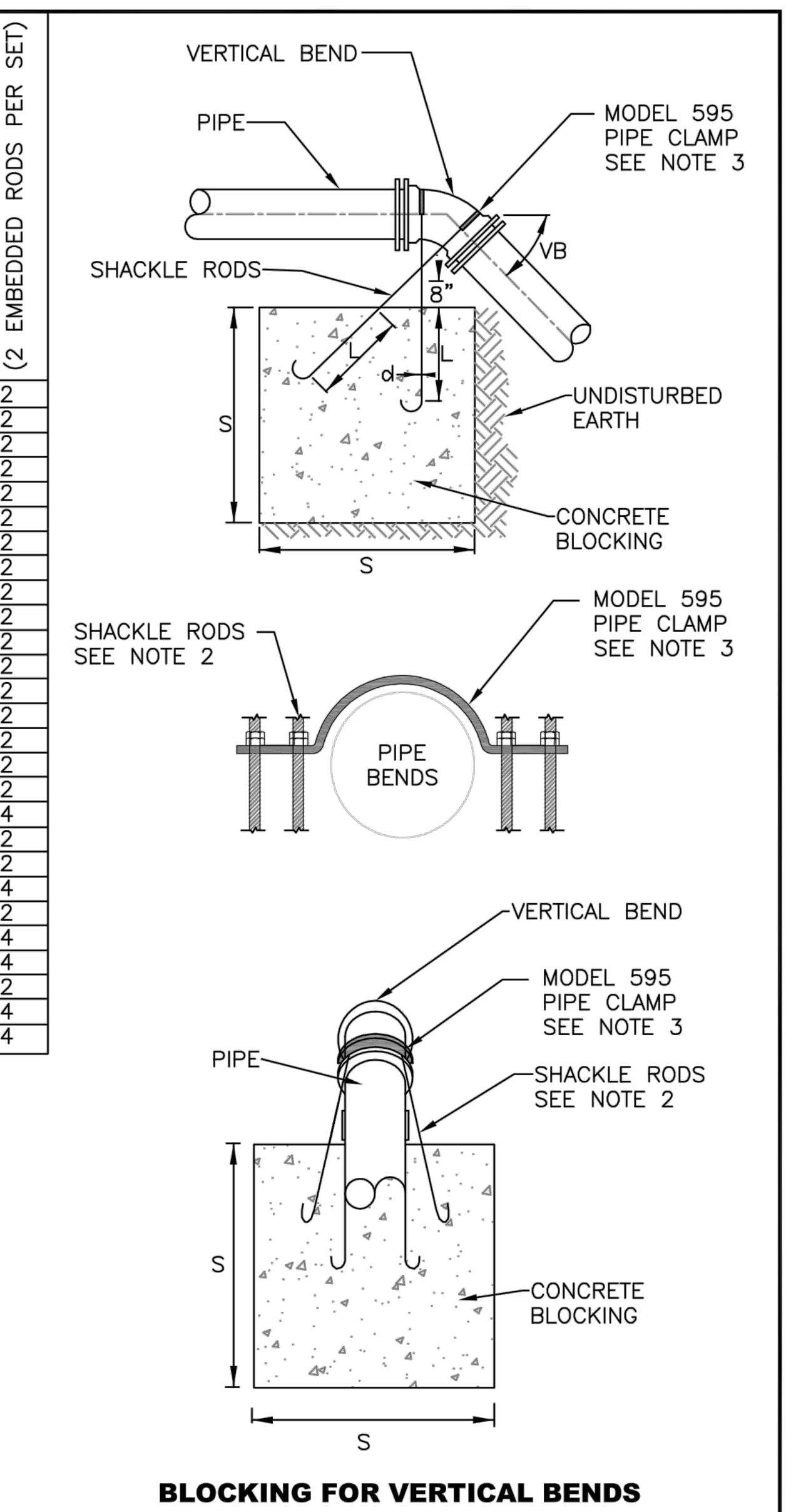


NOTES

1. ROMAC MJ WEDGE ACTION RETAINER MAY BE SUBSTITUTED FOR VERTICAL BLOCKING UPON PRIOR APPROVAL OF THE CITY ENGINEER.
2. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
3. THRUST BLOCKS SHALL BE CAST-IN-PLACE AND BE CONSTRUCTED WITH CLASS 3000 OR COMMERCIAL CONCRETE.
4. BLOCK SHALL BEAR AGAINST FITTINGS ONLY AND SHALL BE CLEAR OF BOLTS AND JOINTS TO PERMIT TAKING UP OR DISMANTLING JOINT. WRAP FITTINGS WITH 8 MIL THICK POLYETHYLENE SHEETING PRIOR TO POURING CONCRETE.
5. BEARING AREA MUST BE ADJUSTED FOR HIGHER INTERNAL PRESSURES AND LOWER SOIL BEARING VALUES.
6. THE CONTRACTOR SHALL INSTALL BLOCK WHICH IS ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY STAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
HORIZONTAL CONCRETE BLOCKING
3-30-2021 | NO SCALE | W-5A

VERTICAL THRUST BLOCKING FOR 11 1/4° – 22 1/2° – 45°							
		VB		S	d	L	
PIPE SIZE NOM. DIAMETER – INCHES	TEST PRESSURE P.S.I.	VERTICAL BEND DEGREES	AMOUNT CONCERT BLOCKING – CU. FT.	LENGTH OF SIDE FEET	SHACKLE ROD DIA. – INCHES	DEPTH OF ROD IN CONCRETE INCHES	NUMBER OF TIE RODS SETS (2 EMBEDDED RODS PER SET)
3"	250	11-1/4	3.4	1.5	5/8"	12"	2
		22-1/2	5.4	1.75	5/8"	12"	2
		45	11.4	2.25	5/8"	12"	2
4"	250	11-1/4	5.4	1.75	5/8"	12"	2
		22-1/2	11.4	2.25	5/8"	12"	2
		45	20.8	2.75	5/8"	12"	2
6"	250	11-1/4	11.4	2.25	5/8"	12"	2
		22-1/2	27.0	3.0	5/8"	12"	2
		45	42.9	3.5	5/8"	12"	2
8"	250	11-1/4	20.8	2.75	5/8"	12"	2
		22-1/2	42.9	3.5	5/8"	12"	2
		45	76.8	4.25	5/8"	12"	2
10"	250	11-1/4	34.3	3.25	5/8"	12"	2
		22-1/2	64.0	4.0	5/8"	12"	2
		45	125	5.0	5/8"	12"	2
12	250	11-1/4	42.9	3.5	5/8"	12"	2
		22-1/2	91.1	4.5	5/8"	12"	2
		45	166	5.5	5/8"	12"	4
14"	250	11-1/4	52.7	3.75	3/4"	12"	2
		22-1/2	107	4.75	3/4"	24"	2
		45	190	5.75	3/4"	24"	4
16"	250	11-1/4	64.0	4.0	3/4"	24"	2
		22-1/2	125	5.0	3/4"	24"	4
		45	216	6.0	3/4"	24"	4
18"	250	11-1/4	64.0	4.0	3/4"	24"	2
		22-1/2	145	5.25	3/4"	24"	4
		45	244	6.25	3/4"	24"	4



NOTES

1. CONCRETE SHALL BE 3000 PSI CONCRETE
2. SHACKLE RODS/ALL THREAD SHALL BE ZINC PLATED. REFER TO CHART FOR SIZE AND NUMBER OF SHACKLE RODS. REFER TO PIPE CLAMP FOR SHACKLE ROD. AFTER CONCRETE IS PLACED. 24 HOURS LATER INSTALL NUT AND WASHER AND TIGHTEN SHACKLE RODS NUTS ON PIPE CLAMP.
3. ANVIL PIPE CLAMP 595 FITS 4"-24" DIA.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
VERTICAL CONCRETE BLOCKING
3-30-2021 | NO SCALE | W-5B

NTS
Concrete Blocking 8

3427 BEACON AVE S
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206-512-4209
anjali grant design LLC
JACOBSON CONSULTING ENGINEERS

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO. | DATE | DESCRIPTION
3/28/24
LAND USE PLAN SET

PROJECT:
UTILITY DETAILS

C4.10

3427 BEACON AVE S
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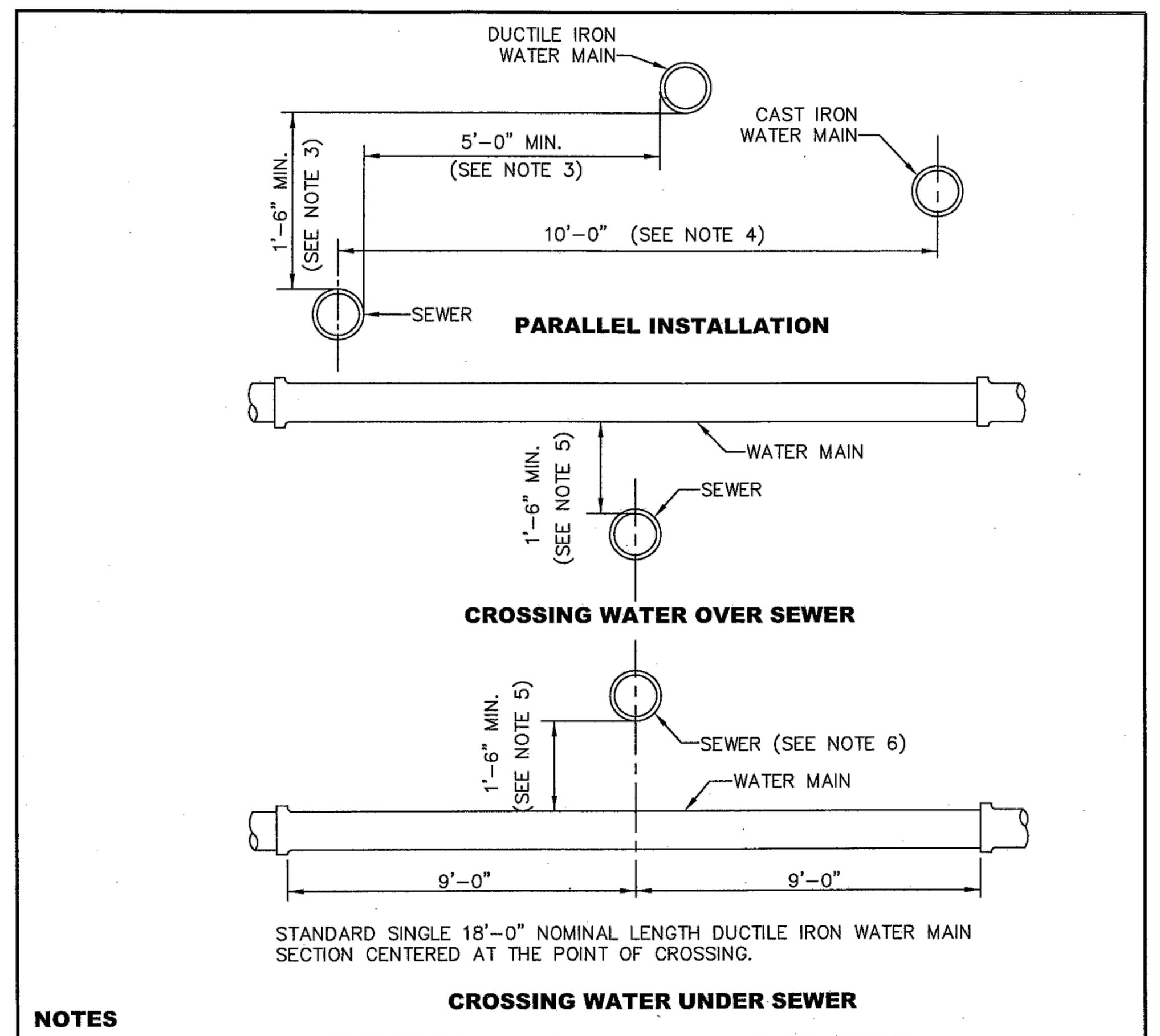
anjali grant design LLC

JACOBSON CONSULTING ENGINEERS

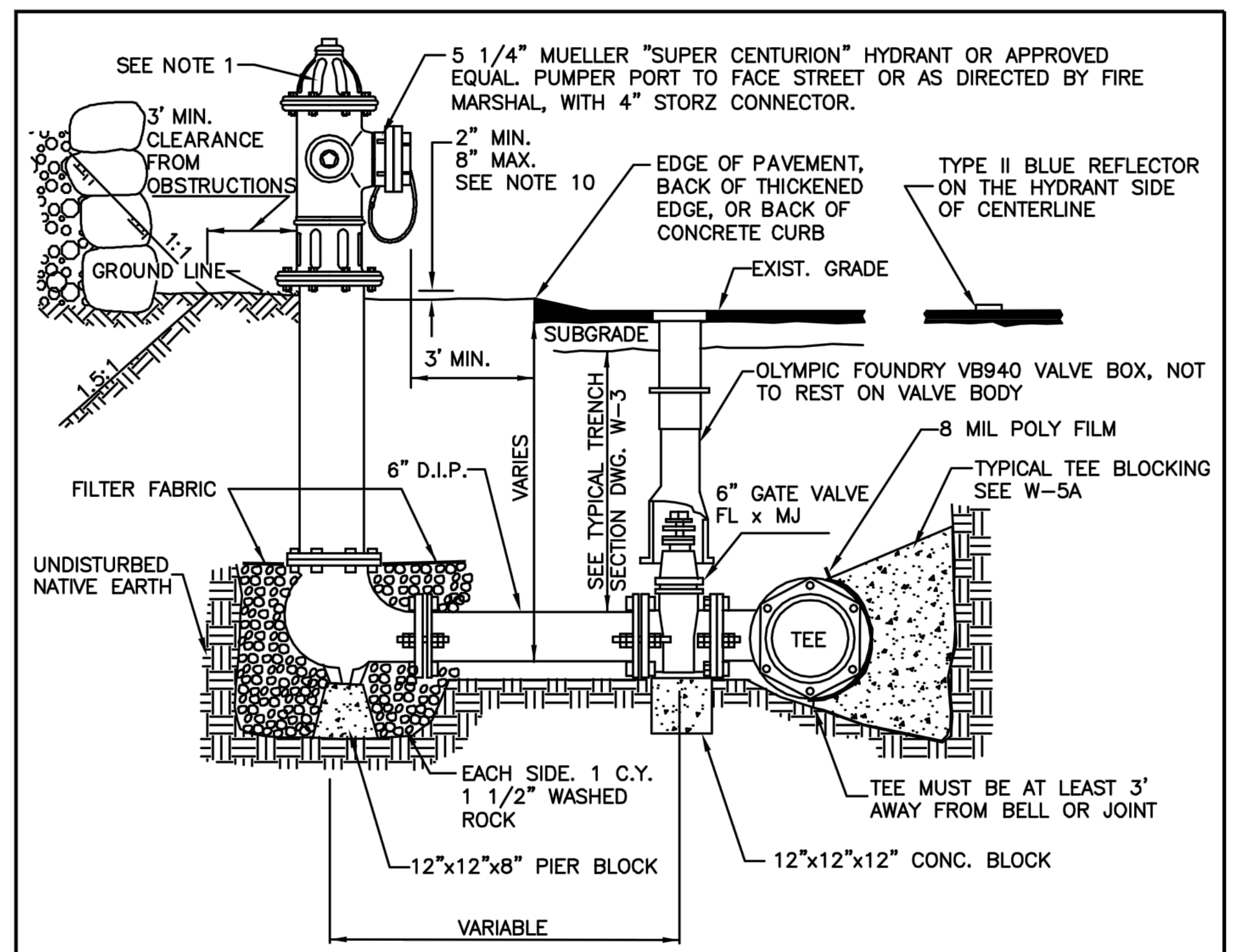


NOTES

1. ANY EXCEPTIONS TO THE STANDARD PLAN MAY BE APPROVED BY THE CITY ENGINEER.
2. "SEWER" INCLUDES SANITARY SEWER, COMBINED SEWER AND SIDE SEWER.
3. WHERE MINIMUM CLEARANCES CANNOT BE MET, SEWER SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS INCLUDING WATER MAIN PRESSURE TESTING REQUIREMENTS.
4. NO VERTICAL CLEARANCE REQUIRED.
5. IF VERTICAL SEPARATION CANNOT BE MET, WATER MAIN SHALL BE A STANDARD SINGLE 18'-0' NOMINAL LENGTH DUCTILE IRON WATER MAIN SECTION CENTERED AT THE POINT OF CROSSING.
6. SEWER SHALL HAVE ADEQUATE FOUNDATION SUPPORT TO PREVENT SETTLEMENT ON THE WATER MAIN AN TO PREVENT DEFLECTION OF WATER MAIN JOINTS.
7. CROSSINGS AT AN ANGLE BETWEEN 90° AND 45° MAY OCCUR BETWEEN 9'-0" AND 6'-0" OF WATER MAIN JOINT FOR CROSSINGS LESS THAN 45°, SEE NOTE 1.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
WATER & SEWER CLEARANCES AND MATERIAL REQUIREMENTS
6-5-2009 | NO SCALE | **S-2**
REV DATE | APPROVED

NTS
Utility Clearances and Requirements 1

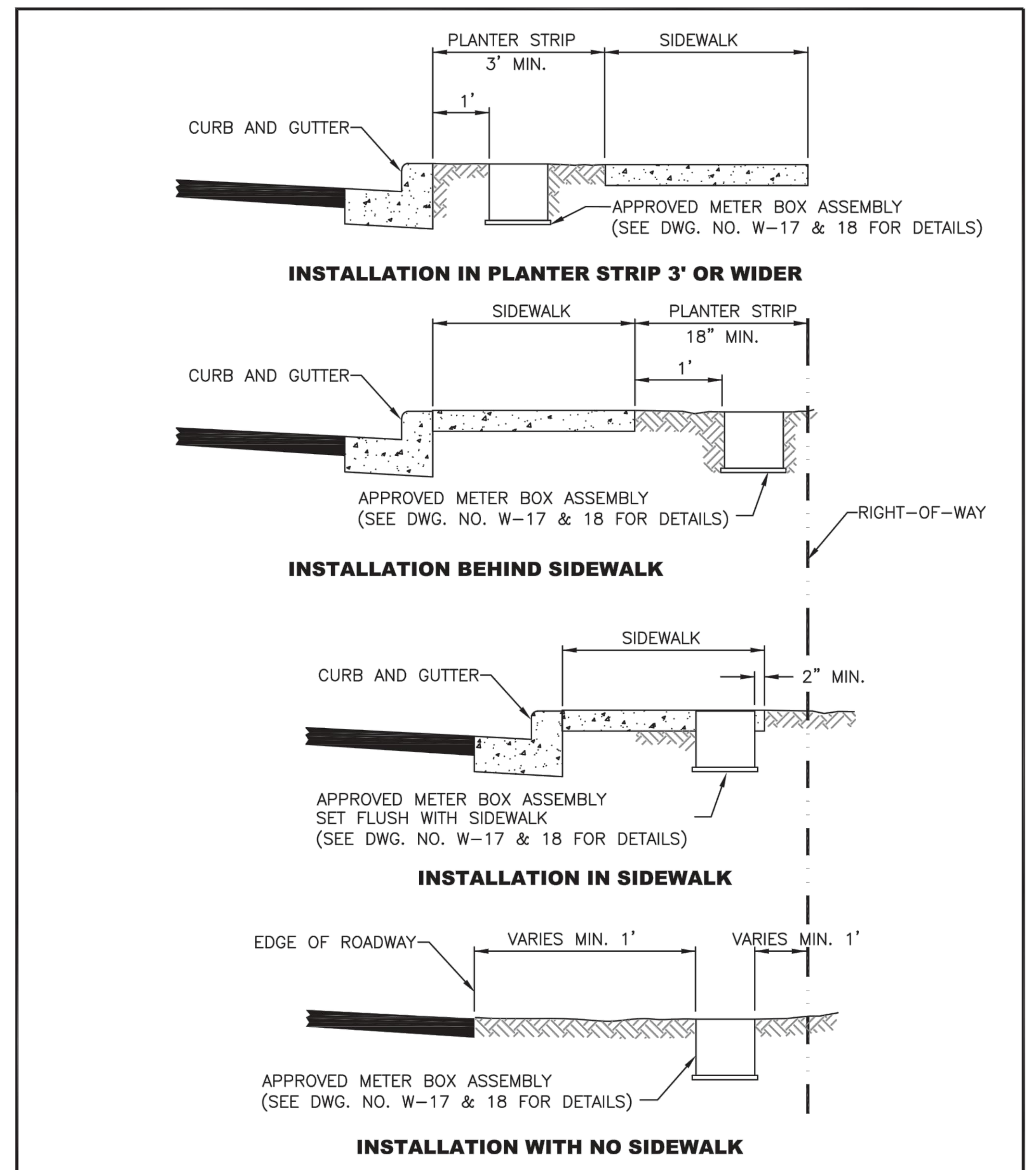


NOTE:

1. 1-5 1/4" M.V.O. HYDRANT WITH 2-2 1/2" N.T.S. M.J. INLET WITH LUGS, BRASS-TO-BRASS SUB-SEAT AND 1-4 1/2" PUMPER, SEATTLE STANDARD PIPE THREAD WITH 4" STORZ CONNECTOR HARRINGTON MODEL NO. HPHA40-40-004/CAP, SIZE 4.875-INCH BY 6-INCH.
2. NO DOMESTIC CONNECTIONS CAN BE MADE TO THE FIRE HYDRANT RUNS.
3. ANY FIRE HYDRANT RUN OVER 18 FEET IN LENGTH OF PIPE SHALL HAVE RESTRAINED JOINT GASKETS.
4. USE ROMA GRIP, OR APPROVED EQUAL, PIPE RESTRAINERS AT VALVE AND HYDRANT BASE.
5. HYDRANT SHALL BE PAINTED WITH 2 COATS OF FARWEST #250 HIGH GLOSS WHITE PAINT, OR APPROVED EQUAL, APPLIED WITH A PAINT BRUSH. DO NOT APPLY PAINT TO STORZ FITTING, BRASS PORT THREADS, OR BELOW SAFETY FLANGE.
6. BOLLARDS MAY BE USED TO PROTECT THE HYDRANT WHEN NO CURBS ARE PRESENT OR IN EXPOSED AREAS OF PARKING LOTS.
7. STRAIGHT PIPE TO HYDRANTS FROM MAIN, NO BENDS.
8. REMOVE CHAINS FROM HYDRANT CAPS.
9. VALVE AND HYDRANT MUST BE PLUMB.
10. THIS DISTANCE IS MEASURED FROM BOTTOM OF SAFETY FLANGE TO LEVEL OF FINISH GRADE BELOW HYDRANT.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
FIRE HYDRANT CONNECTION
02-23-2021 | NO SCALE | **W-24**
REV DATE | APPROVED

NTS
Fire Hydrant Connection 2

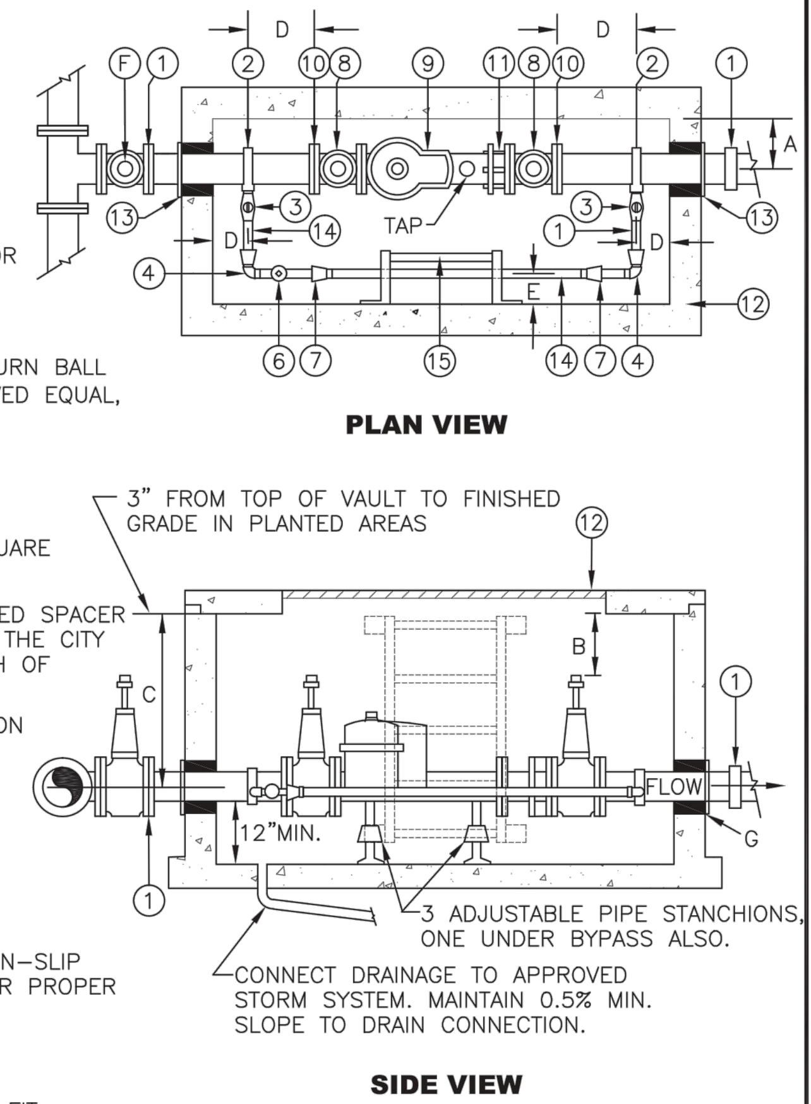


CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
WATER METER PLACEMENT
3-20-2006 | NO SCALE | **W-16**
REV DATE | APPROVED

NTS
Water Meter Placement 3

MATERIAL LIST, 3" & 4" METER

1. FLEX. CPLG. TO FIT, ROMAC 501 OR APPROVED EQUAL. (4" X 3" REDUCER, M.J. FOR 3" METER INSTALLATION)
2. DOUBLE STRAP SADDLE, ROMAC 202NU OR APPROVED EQUAL.
3. 2" IPXIP BALL CORP. FORD FB500-7 OR APPROVED EQUAL.
4. 2" BRASS 90° BEND.
6. 2" FORD B11-777 FIPS X FIPS 1/4 TURN BALL VALVE (WITH LOCKING EAR), OR APPROVED EQUAL, WITH ONE 2" X 6" BRASS NIPPLE.
7. FORD QUICK JOINT C85-77Q OR APPROVED EQUAL.
8. M&H C515 STYLE 7000 FLG X FLG RESILIENT SEATED GATE VALVE WITH SQUARE OPERATING NUT OR APPROVED EQUAL.
9. METRON METER WITH 2" TAPPED FLANGED SPACER AND SENSUS RADIO MXU PROVIDED BY THE CITY AT THE CONTRACTORS EXPENSE. LENGTH OF VARIES BY SIZE
10. FLG X SPOOL, 12" MINIMUM. CONNECTION AT GATE VALVE MAY USE OPTIONAL EZ FLANGE 1000 OR APPROVED EQUAL.
11. CPLG ADPT, FLG ROMAC FCA 501 OR APPROVED EQUAL.
12. PRECAST VAULT TO BE APPROPRIATELY SIZED FOR SIZE OF WATER SERVICE. ACCESS HATCH TO BE LW PRODUCTS, HS-30, 3' X 5' SINGLE DOOR WITH NON-SLIP FINISH. LID OPENING TO BE PLACED FOR PROPER LADDER ACCESS.
13. ROMA-GRIP RESTRAINT OR APPROVED EQUAL.
14. 2" BRASS PIPE CUT AND THREADED TO FIT.
15. LADDER PER W-27C.
17. WHEN INSTALLING VAULT IN SIDEWALK OR PAVED AREAS, SET FRAME AND HATCH AT FINISHED GRADE. VAULT TOP SLAB SHALL REMAIN BELOW GRADE.

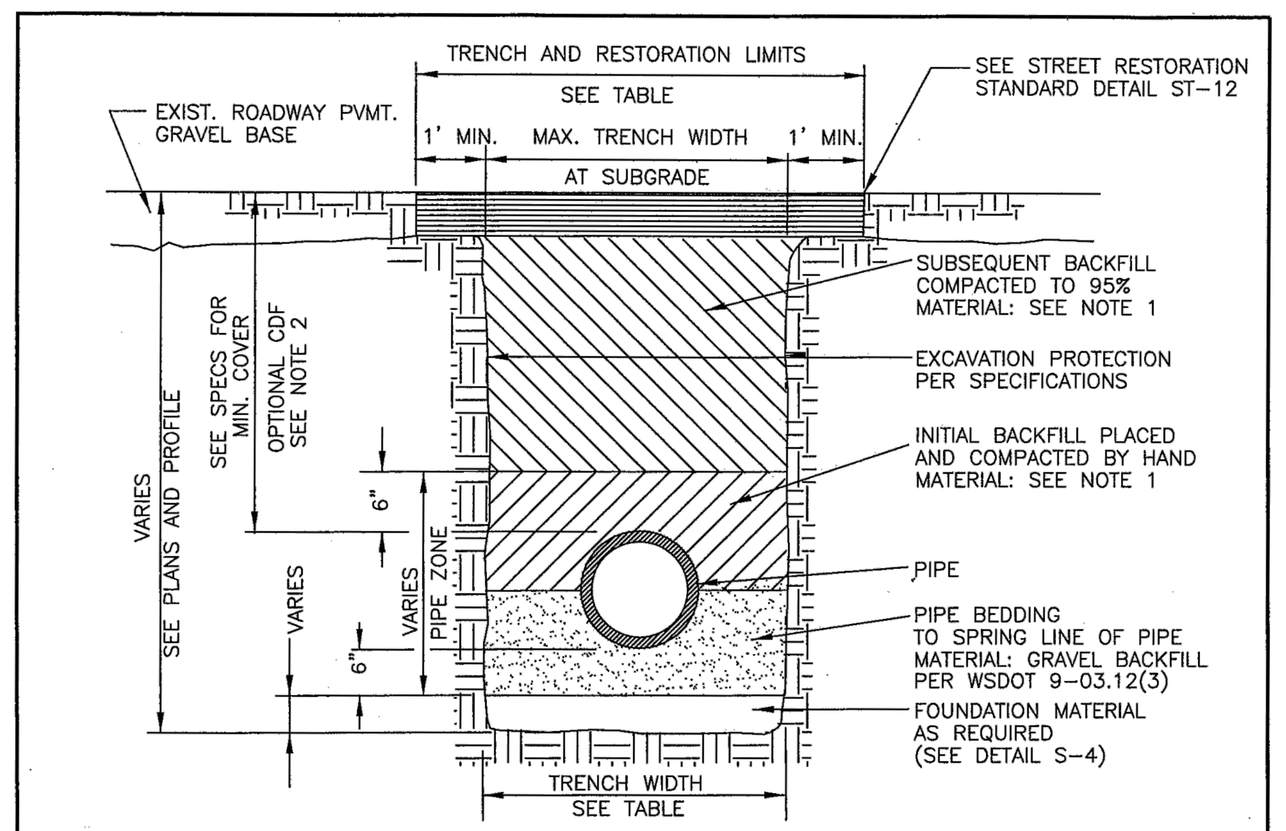


NOTES:

A. – 9.5" MIN.
B. – 6.0" MIN.
C. – 2.5' MIN.
D. – 1.0' MIN.
E. – 4.0" MIN.
F. – PIPING FROM MAIN TO VAULT SHALL BE D.I. WITH A 4" MIN. TAP.
G. – PIPE OPENINGS SHALL BE CORED AND SEALED USING A LINK SEAL OR APPROVED EQUAL. NO GROUT PERMITTED.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
3" & 4" DOMESTIC METER INSTALLATION
9-03-2014 | NO SCALE | **W-15**
REV DATE | APPROVED

NTS
Domestic Meter Installation 4



NOTES

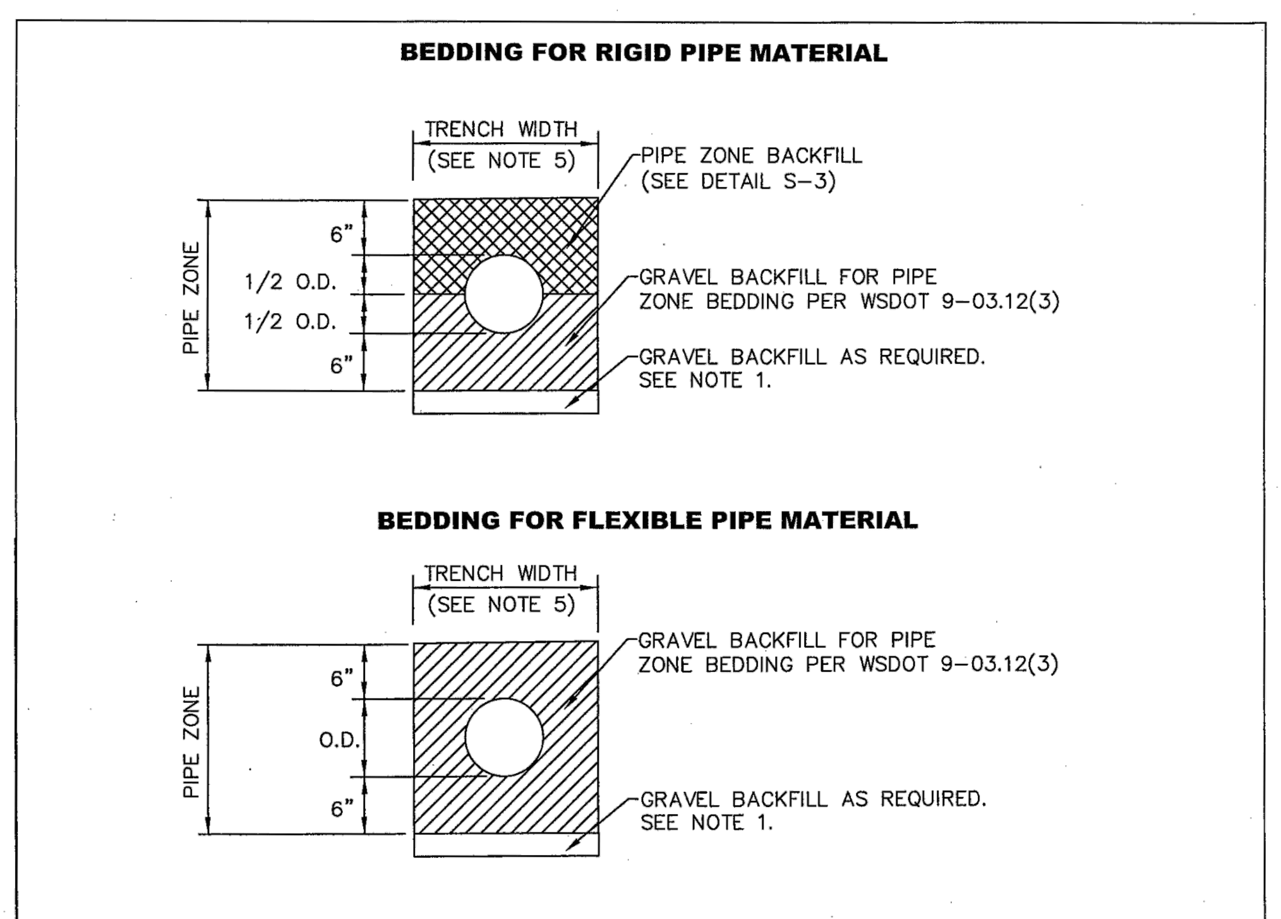
1. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS.
2. CDF FOR BACKFILL MAY BE REQUIRED BY CITY ENGINEER WHEN PROPER COMPACTION AROUND EXISTING UTILITIES MAY NOT BE POSSIBLE. CDF SHALL BE PER WSDOT 2-09.3(1)E.
3. SEE S-4 FOR PIPE BEDDING DETAILS.

TRENCH WIDTH

PIPE SIZE	PIPE ZONE MAX. TRENCH WIDTH	MAX. TRENCH WIDTH AT SUBGRADE	MAX. RESTORATION WIDTH AT SURFACE
SIDE SEWER	2'-0"	2'-0"	6'-0"
4" OR 6"	2'-2"	3'-0"	8'-0"
8"	2'-4"	4'-0"	8'-0"
10"	2'-6"	4'-0"	8'-0"
12"	2'-8"	4'-6"	8'-6"

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SEWER TRENCH DETAIL
6-5-2009 | NO SCALE | **S-3**
REV DATE | APPROVED

NTS
Sewer Trench 5



NOTES

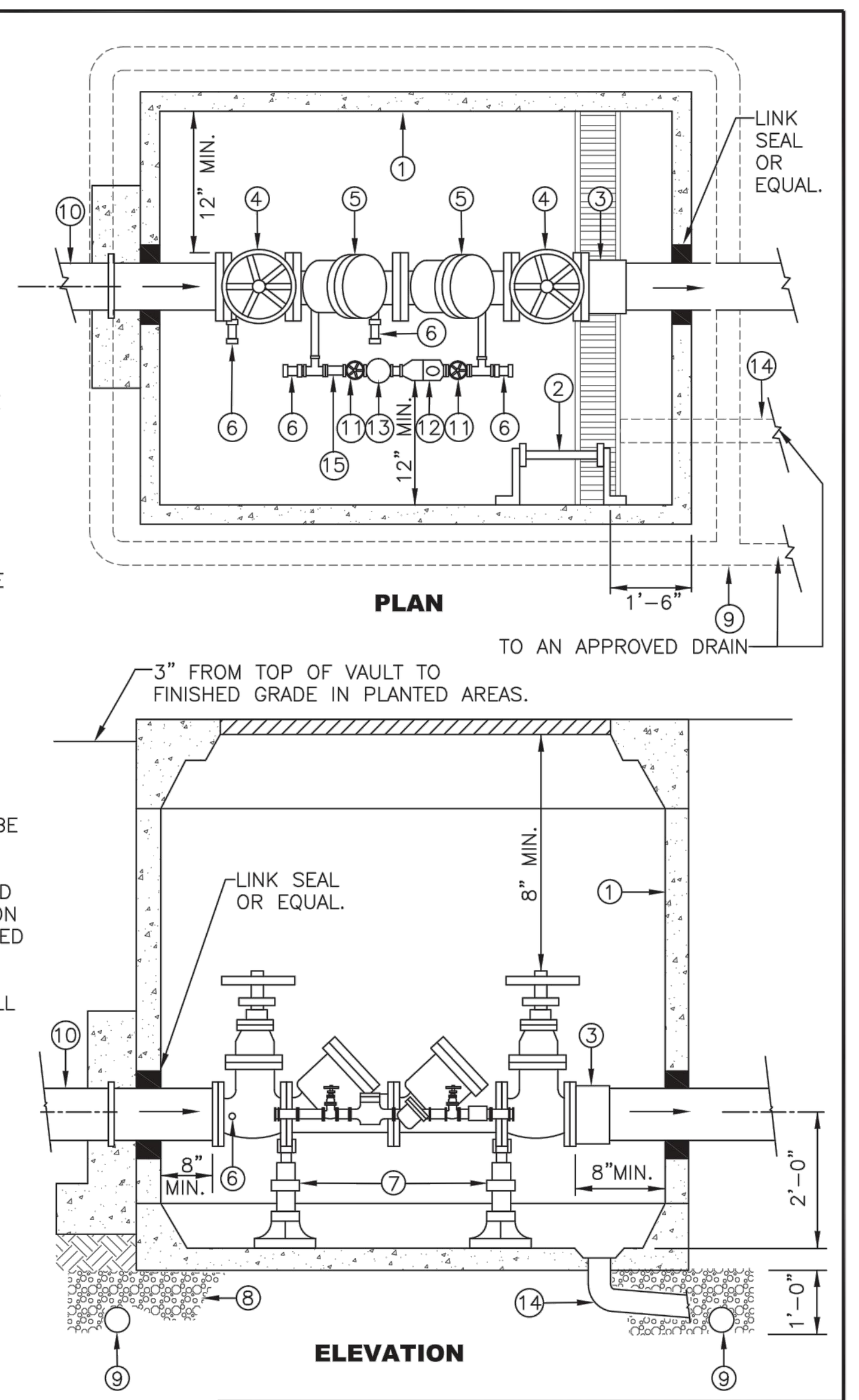
1. EXCAVATE UNSTABLE MATERIAL DOWN TO FIRM SOIL. REPLACE WITH GRAVEL BACKFILL PER WSDOT 9-03.12(3) AS DIRECTED BY THE CITY ENGINEER.
2. PROVIDE UNIFORM SUPPORT UNDER BARREL.
3. HAND TAMP UNDER HAUNCHES.
4. COMPACT BEDDING AND BACKFILL MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE. HAND TAMP ONLY UNTIL MINIMUM 6" ABOVE TOP OF PIPE.
5. 30" MAXIMUM TRENCH WIDTH FOR PIPE UP TO AND INCLUDING 12", FOR PIPE LARGER THAN 12", USE O.D. PLUS 16".

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
PIPE BEDDING
6-5-2009 | NO SCALE | **S-4**
REV DATE | APPROVED

NTS
Pipe Bedding 6

GENERAL NOTES

A. SEE W-19B FOR MATERIAL LIST.
B. VALVE ASSEMBLY TO BE CENTERED IN VAULT.
C. TEE AND GATE VALVE REQUIRED ON MAIN.
D. WHEN DOUBLE CHECK VALVE ASSEMBLY IS USED IN SAME LINE WITH DOMESTIC BUILDING METER, METERED DETECTOR BYPASS SHALL BE OMITTED.
E. ASSEMBLY TO BE MAINTAINED BY OWNER AND ANNUAL CERTIFICATION IS REQUIRED.
F. THE CITY OF MERCER ISLAND MUST TEST AND CERTIFY THE FIRE LINE BEFORE CONNECTION TO THE CITY SYSTEM IS ALLOWED.
G. FIRELINE SHALL NOT BE PUT INTO SERVICE UNTIL THE DOUBLE CHECK VALVE ASSEMBLY IS APPROVED BY THE CITY.
H. VAULT PENETRATIONS SHALL BE BE CORE DRILLED.
I. A THRUST RING OR APPROVED EQUAL SHALL BE INSTALLED ON INLET SIDE OF PIPE RESTRAINED JOINT.
J. MATERIALS FOR BY PASS SHALL BE ALL BRASS AND COPPER WITH SWIVEL COUPLINGS BETWEEN SHUT-OFF VALVES FOR REPLACEMENT.



CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
DOUBLE DETECTOR CHECK VALVE ASSEMBLY
7-01-2014 | NO SCALE | **W-19A**
REV DATE | APPROVED

KEY NO.	QUANTITY 4"	QUANTITY 6" & 8"	MATERIAL
1	1	–	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	1	–	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	–	1	PRE CAST CONCRETE VAULT AS APPROVED BY THE CITY ENGINEER
1	1	1	LW PRODUCTS ALUMINUM, SINGLE DOOR, H-20 OR EQUAL.
2	1	1	FABRICATED BOLT-ON LADDER. USE THREE SETS OF MOUNTING BRACKETS ATTACHED TO VAULT WALL WITH 5/8" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILTI KWIK BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). ALL STEEL FOR LADDER SHALL BE A-36, OSHA APPROVED HOT DIPPED GALVANIZED AFTER FABRICATION. SEE DRAWING NO. W-27C.
3	1	–	4" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
3	–	1	8" OR 6" DIAMETER FLEXIBLE FLANGED COUPLING ADAPTER ROCKWELL TYPE 912
4	1	–	4" O.S. & Y. GATE VALVE U.L. APPROVED
4	–	1	8" OR 6" O.S. & Y. GATE VALVE U.L. APPROVED
5	1	–	4" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVE.
5	–	1	8" OR 6" D.S.H.S. APPROVED DOUBLE CHECK VALVE ASSEMBLY, INCLUDING 2 O.S. & Y. GATE VALVES, TEST COCK, 3/4" DOUBLE CHECK VALVE, SINGLE OR MULTI JET METER (TO READ IN CUBIC FEET) AND 3/4" BRASS OR COPPER BYPASS WITH IN LINE VALVES.
6	1	1	3/4" DIAMETER TEST COCKS
7	2	2	ADJUSTABLE PIPE SADDLE SUPPORT (ITT GRINNEL FIG 264 OR APPROVED EQUAL). ATTACH TO VAULT FLOOR WITH FOUR 1/2" DIAMETER CORROSION RESISTANT ANCHOR BOLTS (HILT KIWI BOLT, PHILIPS RED HEAD OR APPROVED EQUAL). SEE DRAWING NO. W-27C.
8	–	–	PEA GRAVEL BACKFILL FOR PIPE BEDDING UNDER PRECAST CONCRETE UTILITY VAULT.
9	–	–	4" DIAMETER UNDERDRAIN, CONNECT TO DRAINAGE SYSTEM, SCHEDULE 200 PERFORATED PVC WITH GALVANIZED SCREEN EACH END.
10	–	–	4" DIAMETER CL. 52 DUCTILE IRON PIPE
10	–	–	6" OR 8" DIAMETER CL. 52 DUCTILE IRON PIPE
11	1	1	3/4" GATE VALVE U.L. LISTED
12	1	1	5/8" x 3/4" ACCULINK MULTINET MASTER METER WITH SENSUS COMPATABLE MXU READ IN CU. FT. MULTI-JET
13	1	1	3/4" DOUBLE CHECK VALVE
14	1	1	SOLID PVC PIPE SUMP DRAIN. SIZE PER MANUFACTURER'S RECOMMENDATION. CONNECT TO DRAINAGE STRUCTURE AS APPROVED
15	1	1	3/4" "Y" STRAINER

NOTES

1. ALL VAULT, BASED AND TOPS TO BE COATED WITH DAMPPROOFING.
2. SIZE DETERMINED ON BASIS OF ACTUAL FIRE DEMAND.
3. SEE W-19A FOR ADDITIONAL DETAILED MATERIAL NOTES.

CITY OF MERCER ISLAND
STANDARD DETAILS
WATER
MATERIAL LIST DOUBLE DETECTOR CHECK
7-01-2014 | NO SCALE | **W-19B**
REV DATE | APPROVED

NTS
Double Detector Check Valve Assembly 8

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO. | DATE | DESCRIPTION
3/28/24
LAND USE PLAN SET

PROJECT:
UTILITY DETAILS

C4.11

3427 BEACON AVE S
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JACOBSON CONSULTING ENGINEERS
anjali grant design LLC

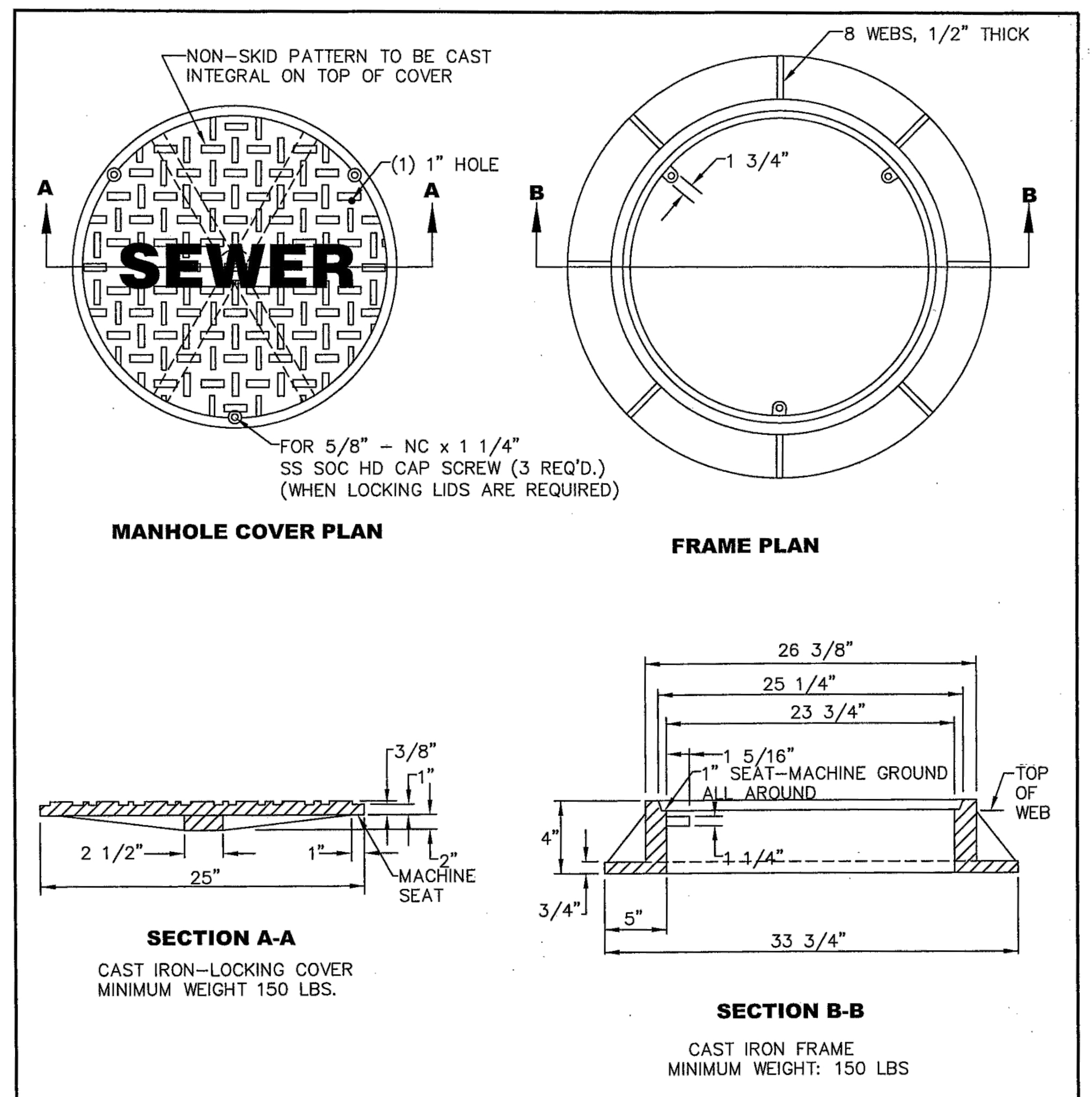
3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT: UTILITY DETAILS

C4.12

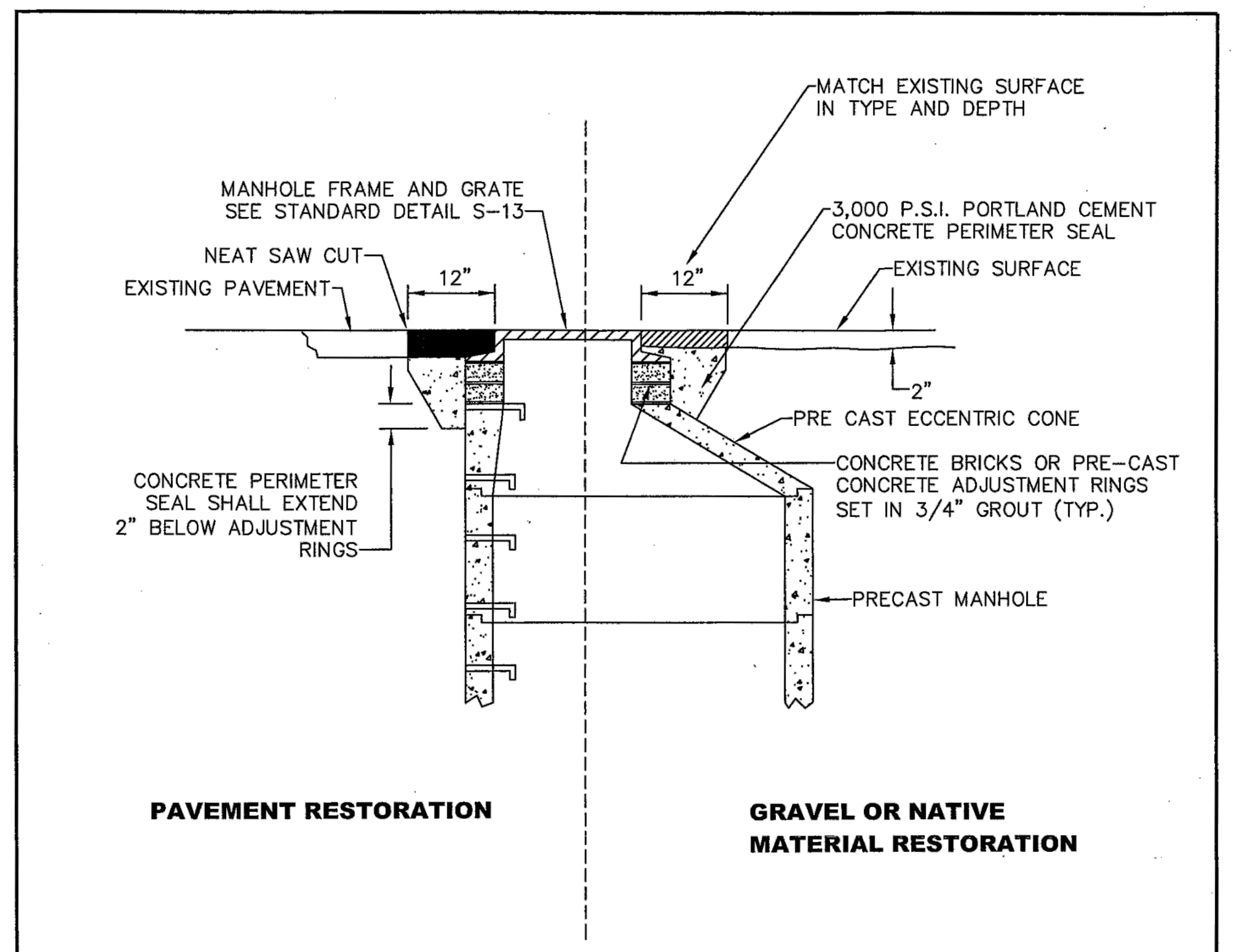
NTS
Not Used 1



NOTES
1. COVER SHALL HAVE THE WORD "SEWER" IN 2" RAISED LETTERS.
2. MANHOLE FRAME AND COVER 24" ROUND SHALL BE OLYMPIC FOUNDRY #MH30D/T.
3. WHEN LOCKING LIDS ARE REQUIRED, PROVIDE WRENCH FOR CAP SCREW TO CITY AS REQUIRED.

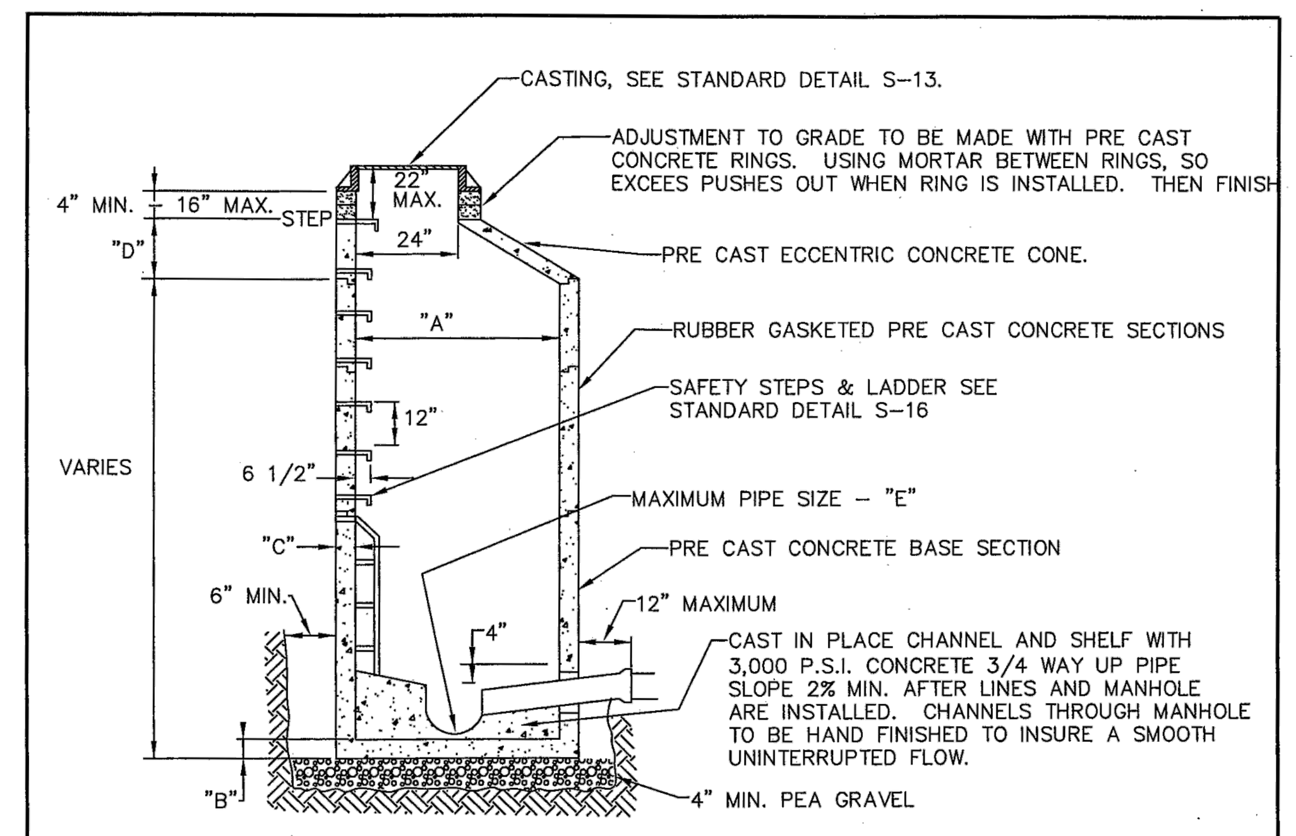
CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
24" MANHOLE FRAME WITH COVER
6-5-2009 | NO SCALE | **S-13**
REV DATE | APPROVED

NTS
Manhole Frame with Cover 2



CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
MANHOLE ADJUSTMENT DETAIL
6-5-2009 | NO SCALE | **S-9**
REV DATE | APPROVED

NTS
Manhole Adjustment 3



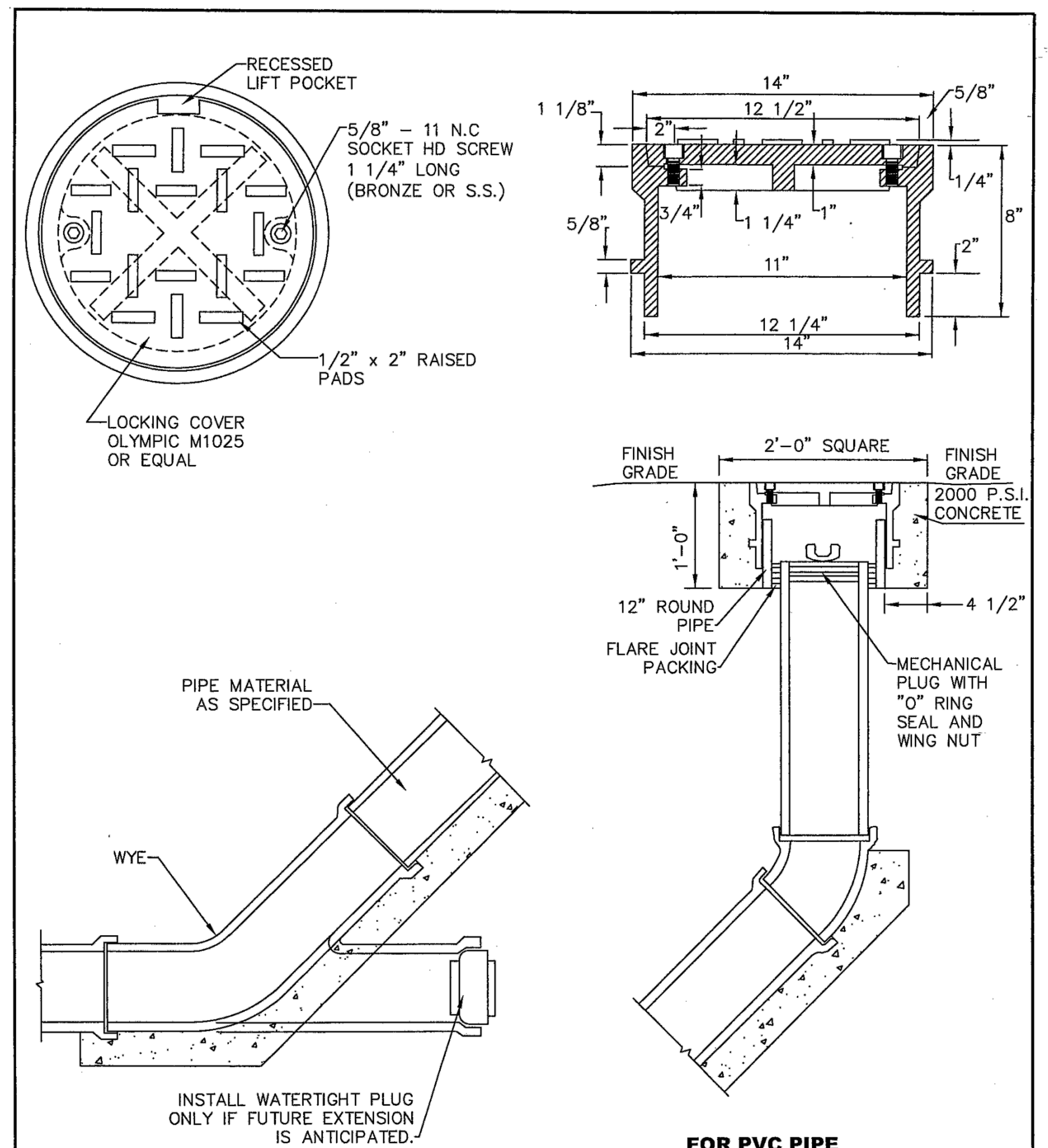
	"A"	"B"	"C"	"D"	"E"
48" MH	48"	6" MIN.	5" MIN.	24" MIN.	21" I.D.
54" MH	54"	8" MIN.	5.5" MIN.	24" MIN.	24" I.D
60" MH	60"	8" MIN.	6" MIN.	42" MIN.	30" I.D.

NOTES
1. PRE CAST SECTIONS SHALL BE REINFORCED PER ASTM SPECS FOR CORRESPONDING SEWER PIPE.
2. SAFETY STEPS, 1" MINIMUM, SEE STANDARD DETAILS S-16. STEPS IN PRE CAST BASE SECTION MAY BE CAST IN PLACE OR MOVABLE SAFETY LADDER GROUTED IN PLACE.
3. ALL HOLES FOR PIPE SHALL BE BLOCKED OUT AT THE TIME OF CASTING THE SECTION.
4. ALL RUBBER GASKETED MANHOLES SHALL BE FURNISHED WITH RUBBER GASKET JOINT CONFORMING ASTM C-443.
5. MINIMUM 2% SLOPE ACROSS MANHOLE.
6. SEE STANDARD DETAIL S-13 FOR MANHOLE FRAME AND COVER.
7. CONNECTION TO MANHOLE WITH PVC PIPE REQUIRES A PVC x CONCRETE ADAPTER.
8. ALL PIPE THROUGH MANHOLE WALL SHALL HAVE A "KOR-N-SEAL" WITH "WEDGE KORBAND" MANUFACTURED BY NPC. INC. OR APPROVED EQUAL.
9. BEDDING AND FOUNDATION MATERIAL REQUIRED AS SHOWN ON DETAIL AND AS NOTED IN THE SPECIFICATIONS.
10. LOCATION OF MANHOLE STEPS SHALL NOT BE OVER FLOW LINES AND SHALL BE APPROVED BY THE CITY ENGINEER.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
TYPE 1 MANHOLE 48" – 60"
6-5-2009 | NO SCALE | **S-5**
REV DATE | APPROVED

NTS
Type I Manhole 4

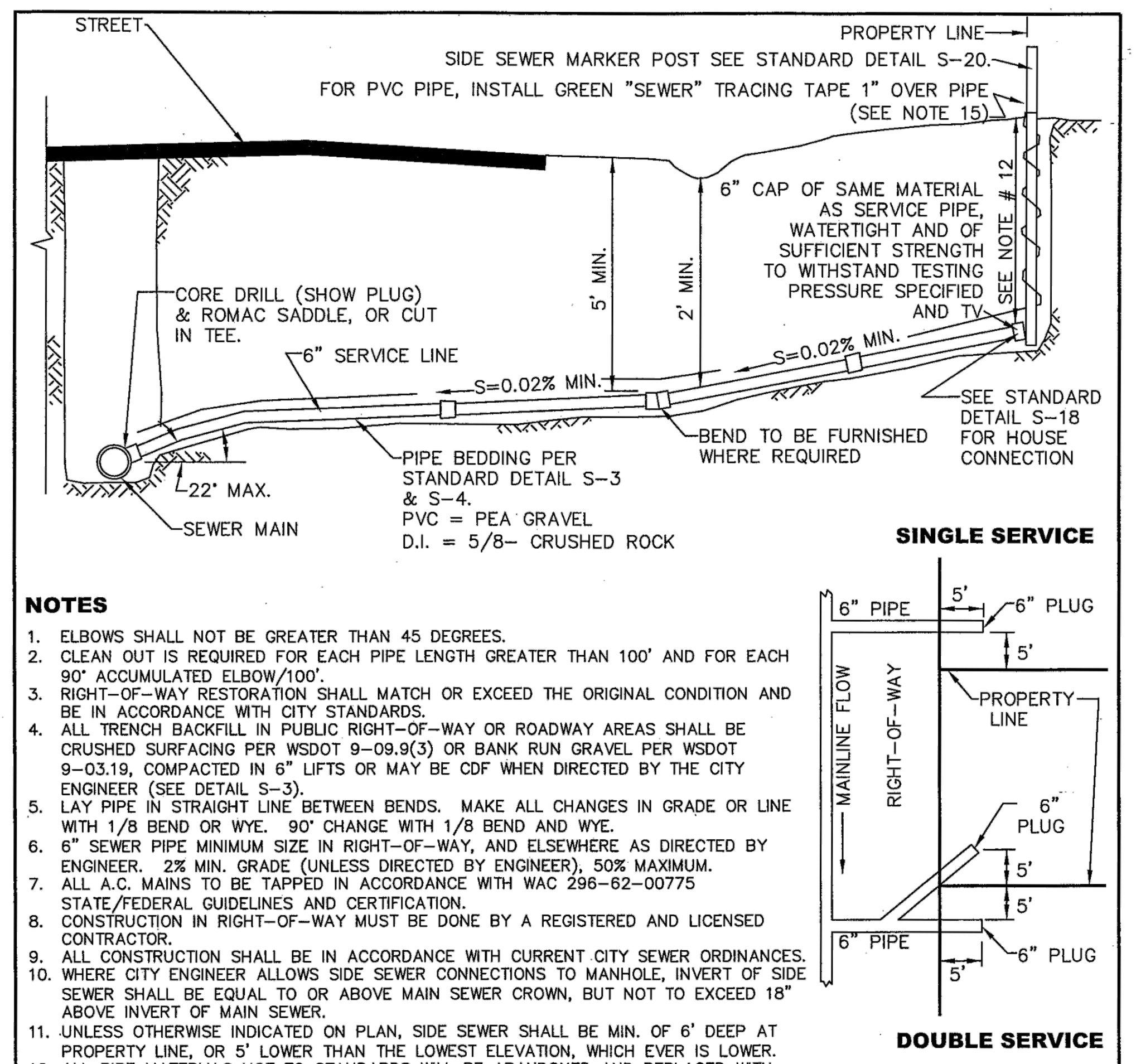
NTS
Not Used 5



NOTES
1. SEE S-27 FOR INSTALLATION DETAILS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
CLEAN OUT DETAIL
6-5-2009 | NO SCALE | **S-19**
REV DATE | APPROVED

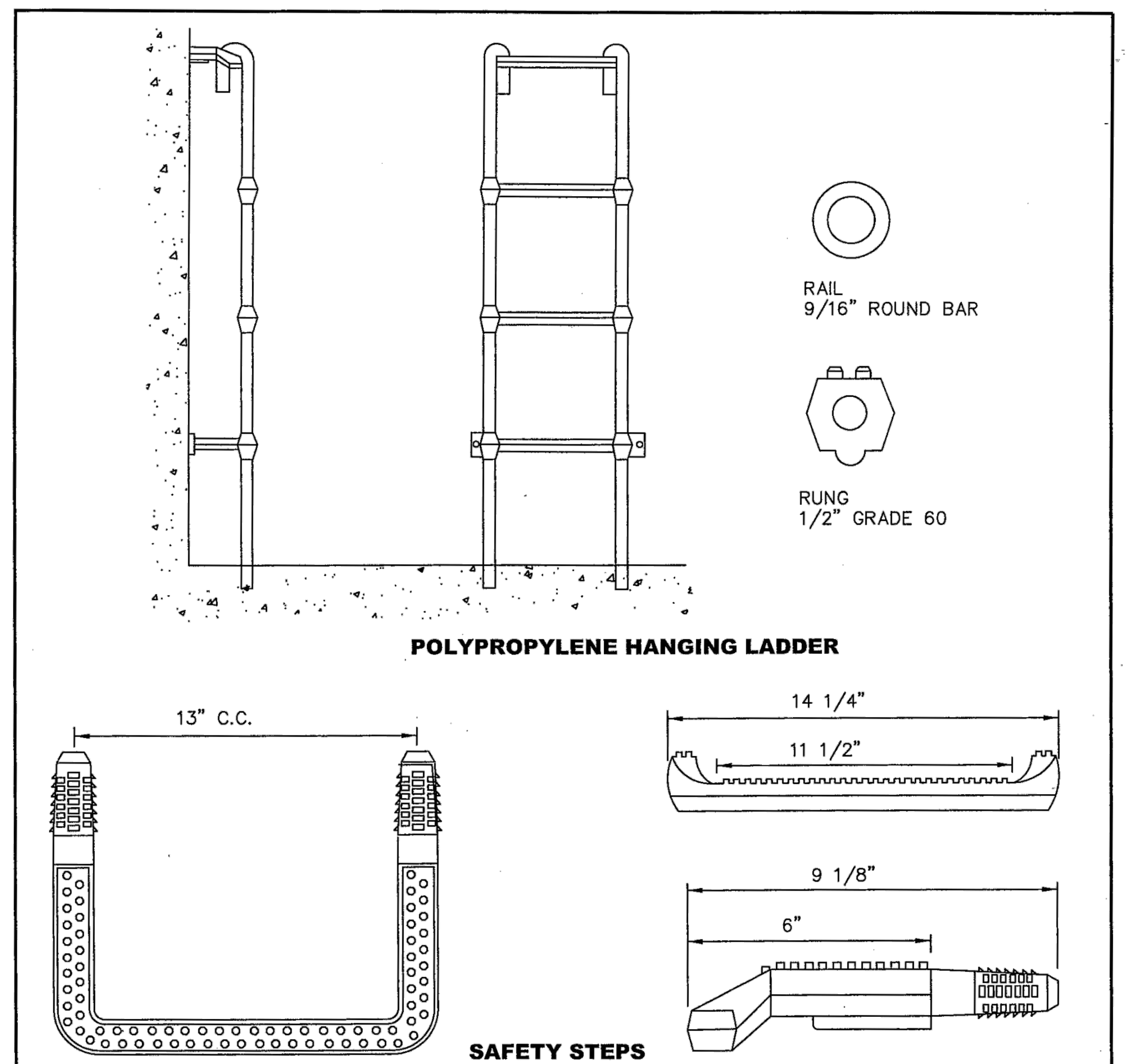
NTS
Cleanout 6



NOTES
1. ELBOWS SHALL NOT BE GREATER THAN 45 DEGREES.
2. CLEAN OUT IS REQUIRED FOR EACH PIPE LENGTH GREATER THAN 100' AND FOR EACH 90° ACCUMULATED ELBOW/100'.
3. RIGHT-OF-WAY RESTORATION SHALL MATCH OR EXCEED THE ORIGINAL CONDITION AND BE IN ACCORDANCE WITH CITY STANDARDS.
4. ALL TRENCH BACKFILL IN PUBLIC RIGHT-OF-WAY OR ROADWAY AREAS SHALL BE CRUSHED SURFACING PER WSDOT 9-09.9(3) OR BANK RUN GRAVEL PER WSDOT 9-03.19, COMPACTED IN 6" LIFTS OR MAY BE CDF WHEN DIRECTED BY THE CITY ENGINEER (SEE DETAIL S-3).
5. LAY PIPE IN STRAIGHT LINE BETWEEN BENDS. MAKE ALL CHANGES IN GRADE OR LINE WITH 1/8 BEND OR WYE. 90° CHANGE WITH 1/8 BEND AND WYE.
6. 6" SEWER PIPE MINIMUM SIZE IN RIGHT-OF-WAY, AND ELSEWHERE AS DIRECTED BY ENGINEER. 2% MIN. GRADE (UNLESS DIRECTED BY ENGINEER), 50% MAXIMUM.
7. ALL A.C. MAINS TO BE TAPPED IN ACCORDANCE WITH WAC 296-62-00775 STATE/FEDERAL GUIDELINES AND CERTIFICATION.
8. CONSTRUCTION IN RIGHT-OF-WAY MUST BE DONE BY A REGISTERED AND LICENSED CONTRACTOR.
9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT CITY SEWER ORDINANCES.
10. WHERE CITY ENGINEER ALLOWS SIDE SEWER CONNECTIONS TO MANHOLE, INVERT OF SIDE SEWER SHALL BE EQUAL TO OR ABOVE MAIN SEWER CROWN, BUT NOT TO EXCEED 18" ABOVE INVERT OF MAIN SEWER.
11. UNLESS OTHERWISE INDICATED ON PLAN, SIDE SEWER SHALL BE MIN. OF 6' DEEP AT PROPERTY LINE, OR 5' LOWER THAN THE LOWEST ELEVATION, WHICH EVER IS LOWER.
12. ALL PIPE MATERIALS NOT TO STANDARDS WILL BE ABANDONED AND REPLACED WITH DUCTILE IRON OR PVC PIPE OF THE SAME SIZE.
13. IF A BUILDING SEWER IS TO SERVE MORE THAN ONE PROPERTY, BY JOINT AGREEMENT OF THE OWNERS, AN APPROVED EASEMENT INSURING THAT ALL PROPERTIES INVOLVED SHALL HAVE PERPETUAL USE OF THE SIDE SEWER, HAVING PROVISIONS FOR OPERATION, MAINTENANCE, RECONSTRUCTION AND FOR ACCESS FOR REPAIR PURPOSES, SHALL BE SIGNED BY THE OWNERS. THIS EASEMENT SHALL BE RECORDED WITH THE COUNTY AUDITOR. A SIX INCH (MINIMUM) DIAMETER PIPE SHALL BE USED FOR THE COMMON LINE AND A SIX INCH CLEANOUT EXTENDING TO WITHIN 12 INCHES OF THE GROUND SURFACE SHALL BE PROVIDED AT THE WYE WHERE THE UPPER GRADE CONNECTIONS ARE MADE. BACKWATER VALVES SHALL BE INSTALLED ON SERVICE LINES UPSTREAM OF THE CONNECTION TO THE SHARED SIDE SEWER.
14. THE CITY ENGINEER MAY REQUIRE BACKWATER VALVES ON SIDE SEWERS WHEN DEEMED NECESSARY. THE EFFECTIVE OPERATION AND MAINTENANCE OF ANY BACKWATER VALVE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE SIDE SEWER.
15. UTILITY PIPE TRACER TAPE SHALL BE DETECTABLE BELOW GROUND SURFACE, COLOR CODED, WITH UTILITY NAME PRINTED ON TAPE. CONDUCTIVE WARNING TAPE REQUIRED OVER ALL WATER PIPE. TAPE SHALL BE MANUFACTURER'S STANDARD PERMANENT, BRIGHT-COLORED, CONTINUOUS PRINTED PLASTIC TAPE, ALUMINUM BACKED, INTENDED FOR DIRECT-BURIAL SERVICE. TAPE SHALL BE NOT LESS THAN 6" WIDE X 4 MILS THICK.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
SIDE SEWER CONNECTION AND STUB
6-5-2009 | NO SCALE | **S-17**
REV DATE | APPROVED

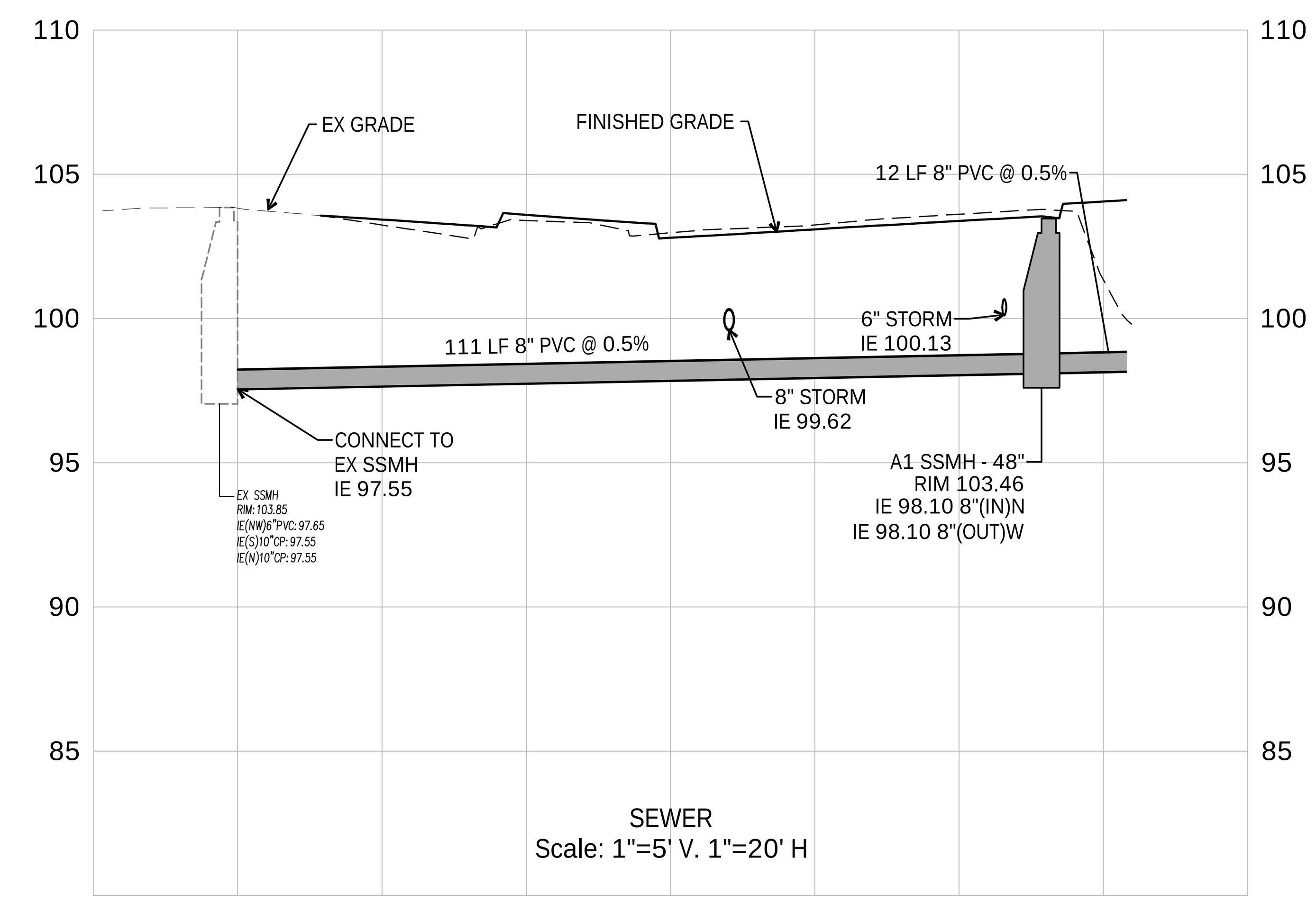
NTS
Side Sewer Connection and Stub 7

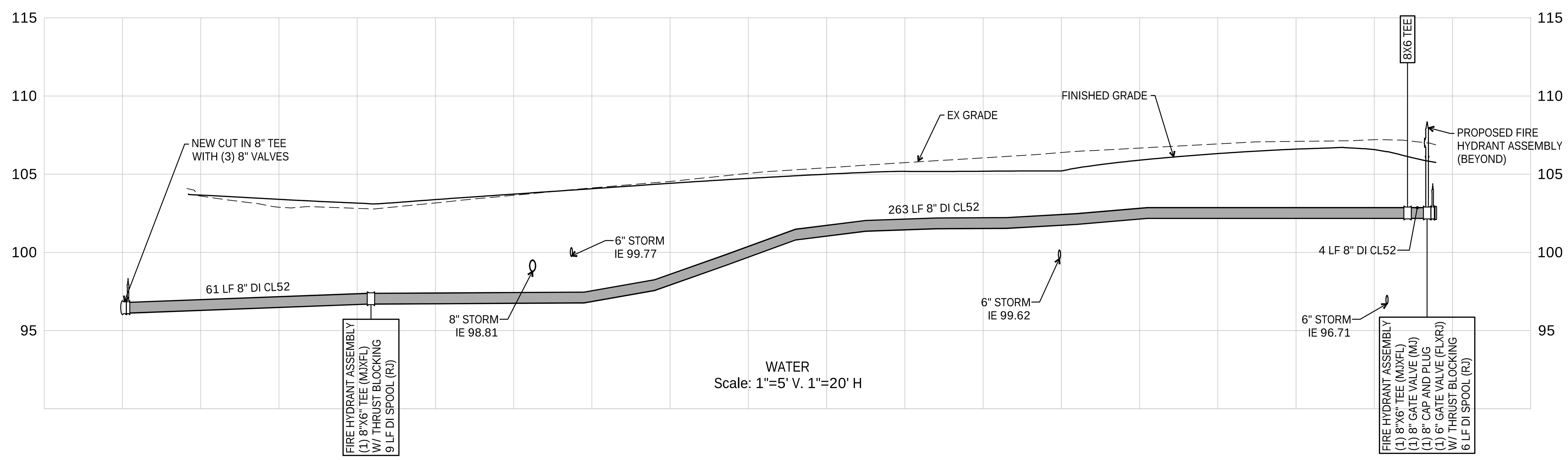


NOTES
1. ALL STEPS SHALL MEET THE REQUIREMENTS OF ASTM C-478, AASHTO M-199, WISHA AND ALL OSHA SPECIFICATIONS. THE POLYPROPYLENE CONFORM TO ASTM D-4101. THE 1/2" GRADE 60 DEFORMED REINFORCING BAR MEETS ASTM-A-615. 9/16" COLD DRAWN BAR MEET ASTM C-1018.
2. THE STEPS MAY BE INSTALLED IN THE FOLLOWING MANNER.
   A. CAST IN PLACE.
   B. DRIVEN INTO PREFORMED HOLES WITH CONCRETE CURED TO 3,000 P.S.I. MINIMUM.
   C. DRIVEN INTO PARALLEL 1" DIAMETER HOLES DRILLED 13" ON CENTER, 3 1/2" DEEP.
   D. DRILL TWO 1 1/8" OR 1 1/4" HOLES 3 1/2" DEEP. APPLY EPOXY IN THE HOLE AND AROUND THE BARDS OF THE STEP. PUSH THE STEP INTO THE HOLES ALLOWING THE EPOXY TO FLOW OUT TO THE SQUARE SHOULDER OF THE STEP.
   ANY OF THE ABOVE METHODS SHALL RESIST A PULLOUT FORCE OF OVER 1,000 LBS.

CITY OF MERCER ISLAND
STANDARD DETAILS
SEWER
POLYPROPYLENE LADDER AND MANHOLE STEPS
6-5-2009 | NO SCALE | **S-16**
REV DATE | APPROVED

NTS
Polypropylene Ladder and Manhole Steps 8





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JACOBSON CONSULTING ENGINEERS

JERALD A. JACOBSON
STATE OF WASHINGTON
43667
REGISTERED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION

3/28/24
LAND USE PLAN SET

PROJECT:
UTILITY PROFILES

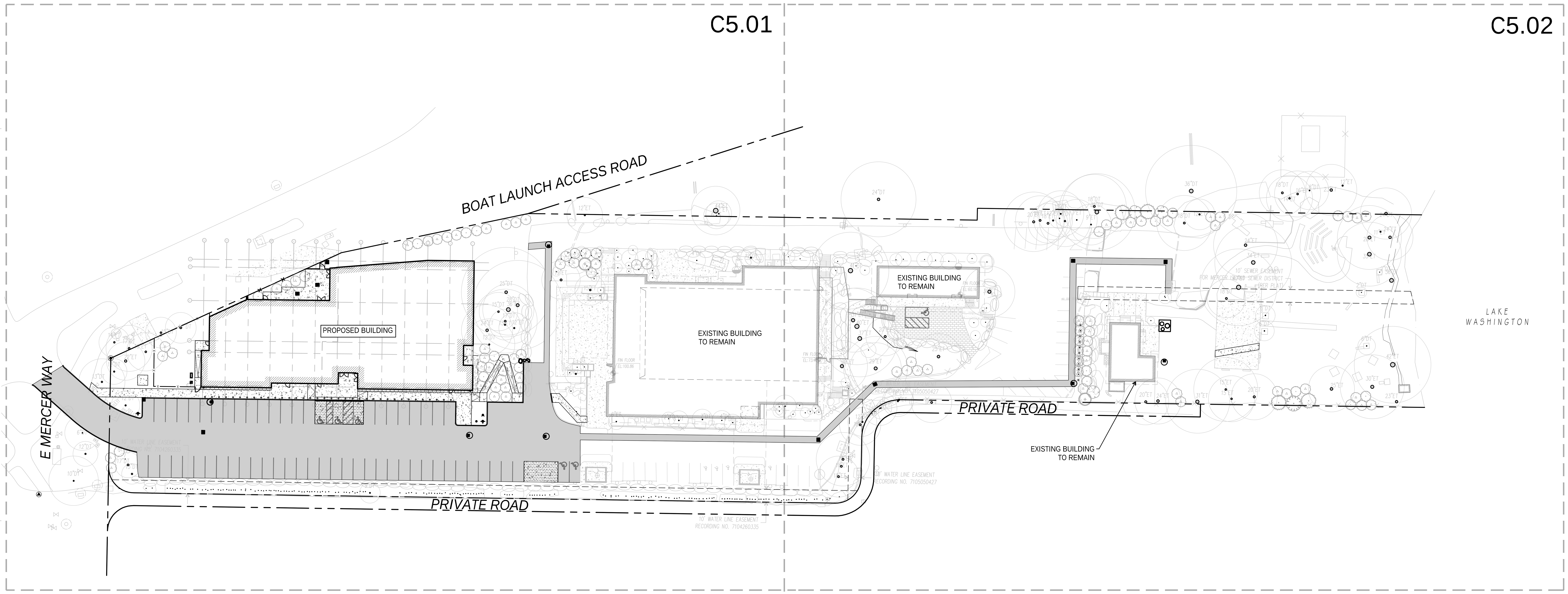
C4.20

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

0 20 40 80
SCALE 1"=40'

LEGEND

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



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NOT FOR CONSTRUCTION

BARNABIE POINT K-8

3700 EAST MERCER WAY

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:

OVERALL PAVING AND STRIPING PLAN

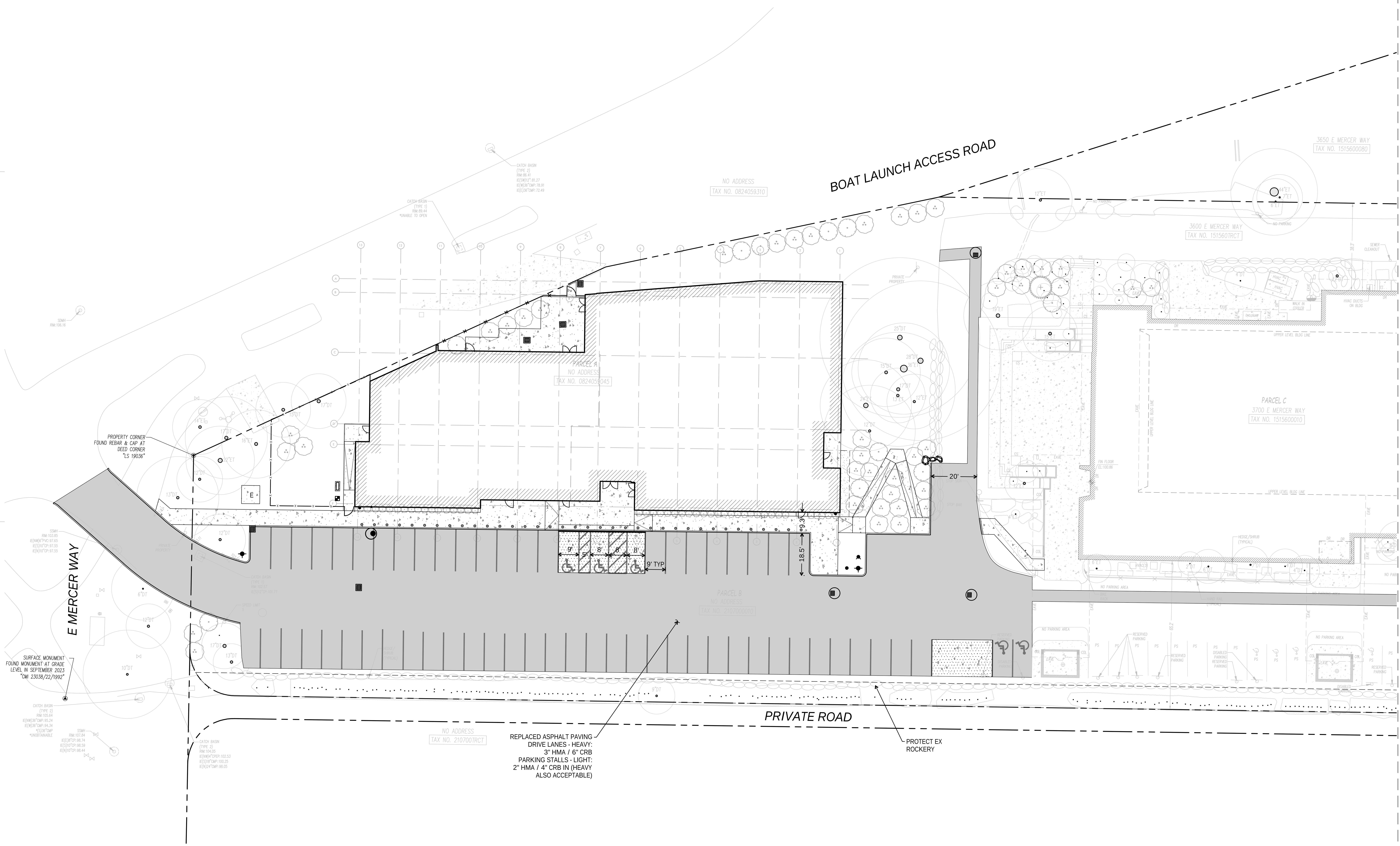
C5.00

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

0 10 20 40
SCALE 1"=20'

LEGEND

PROPERTY LINE	N 79°35'06" E ~ 46.81'
ASPHALT PAVEMENT	
4" THICK CONCRETE SIDEWALK	
6" THICK CONCRETE PAVEMENT	



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JACOBSON CONSULTING ENGINEERS

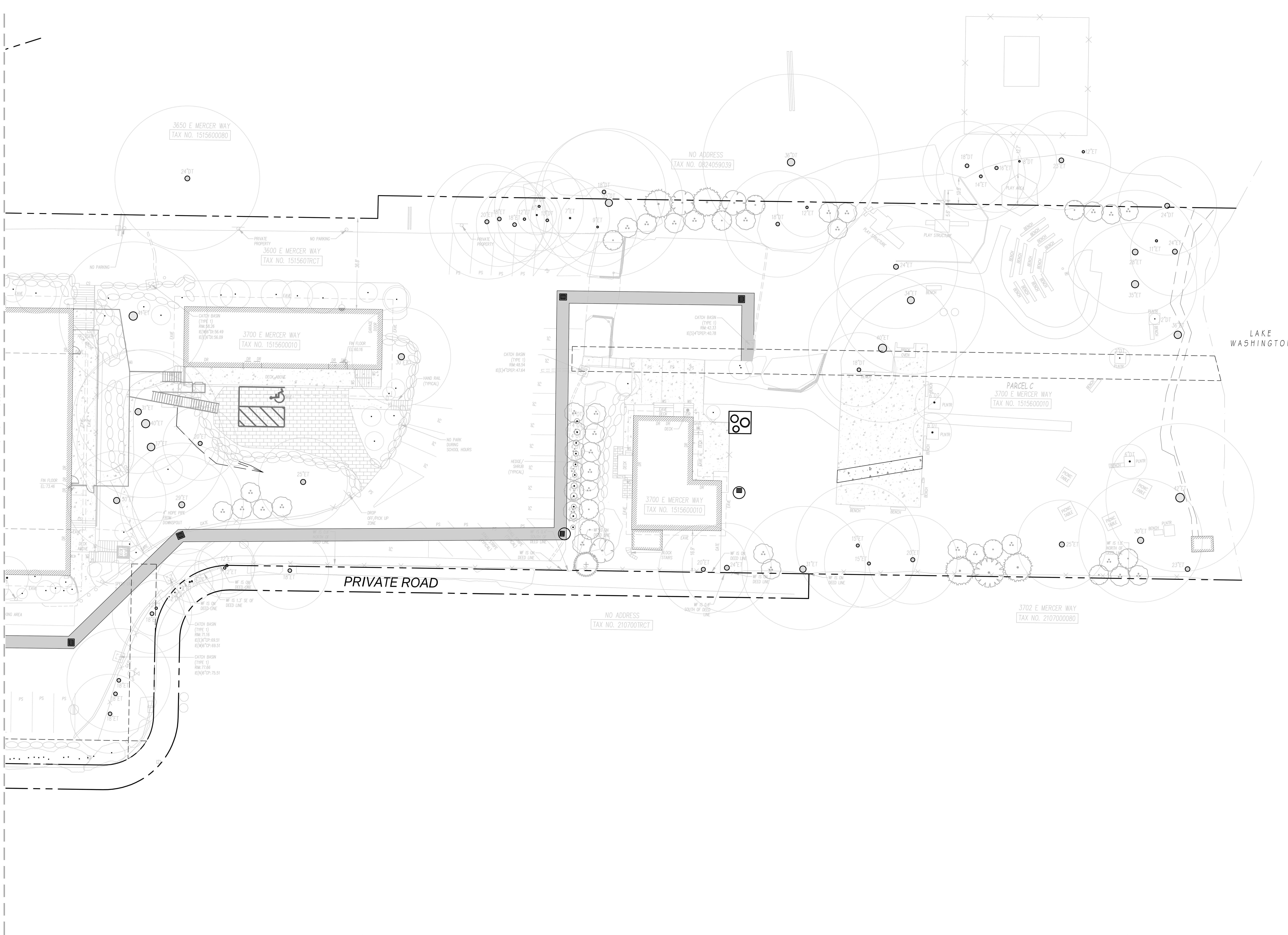
NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
PAVING AND STRIPING PLAN

C5.01



SCALE 1"=20'

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

LEGEND

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

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NOT FOR CONSTRUCTION

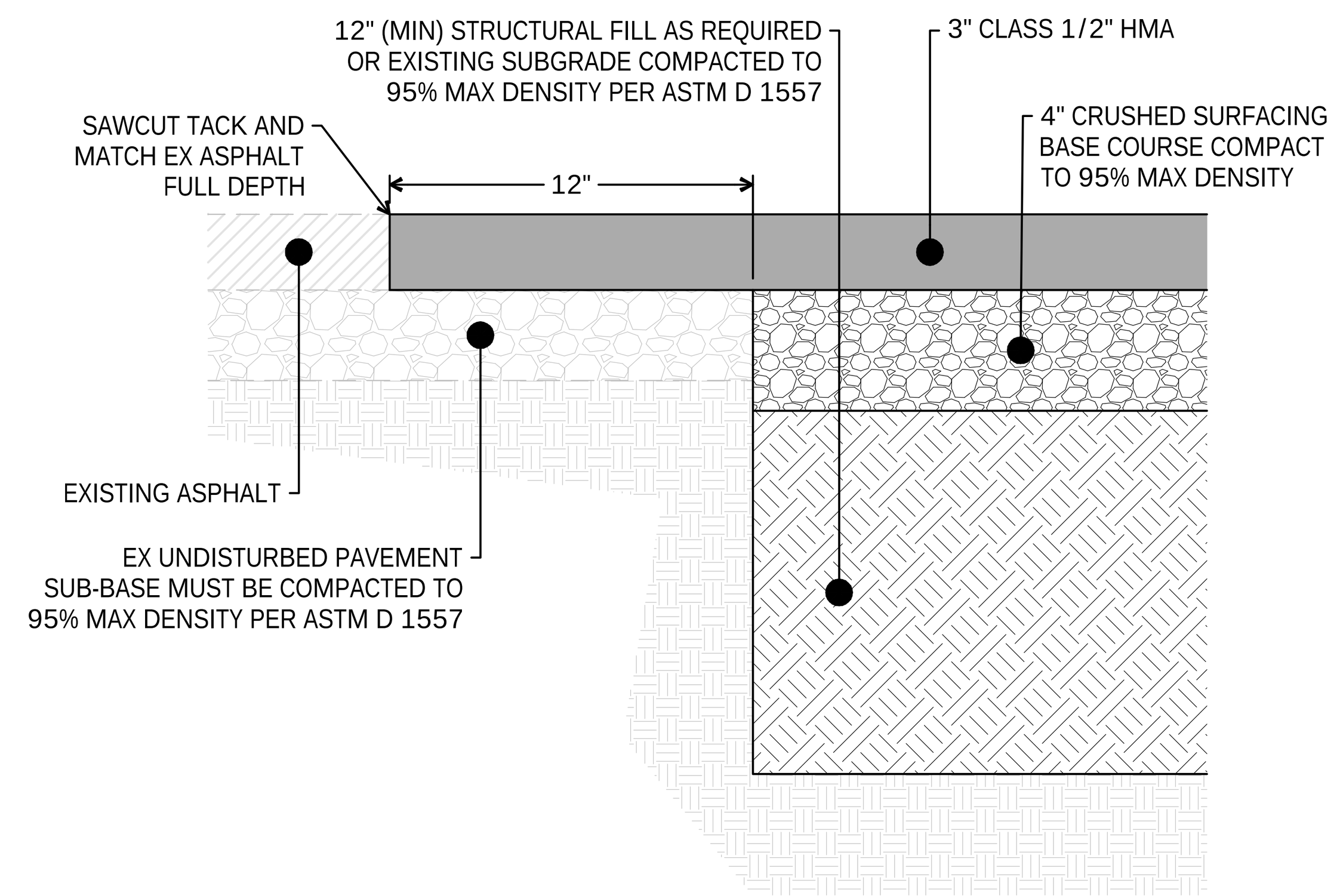
BARNABIE POINT K-8
3700 EAST MERCER WAY

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
PAVING AND STRIPING PLAN

C5.02

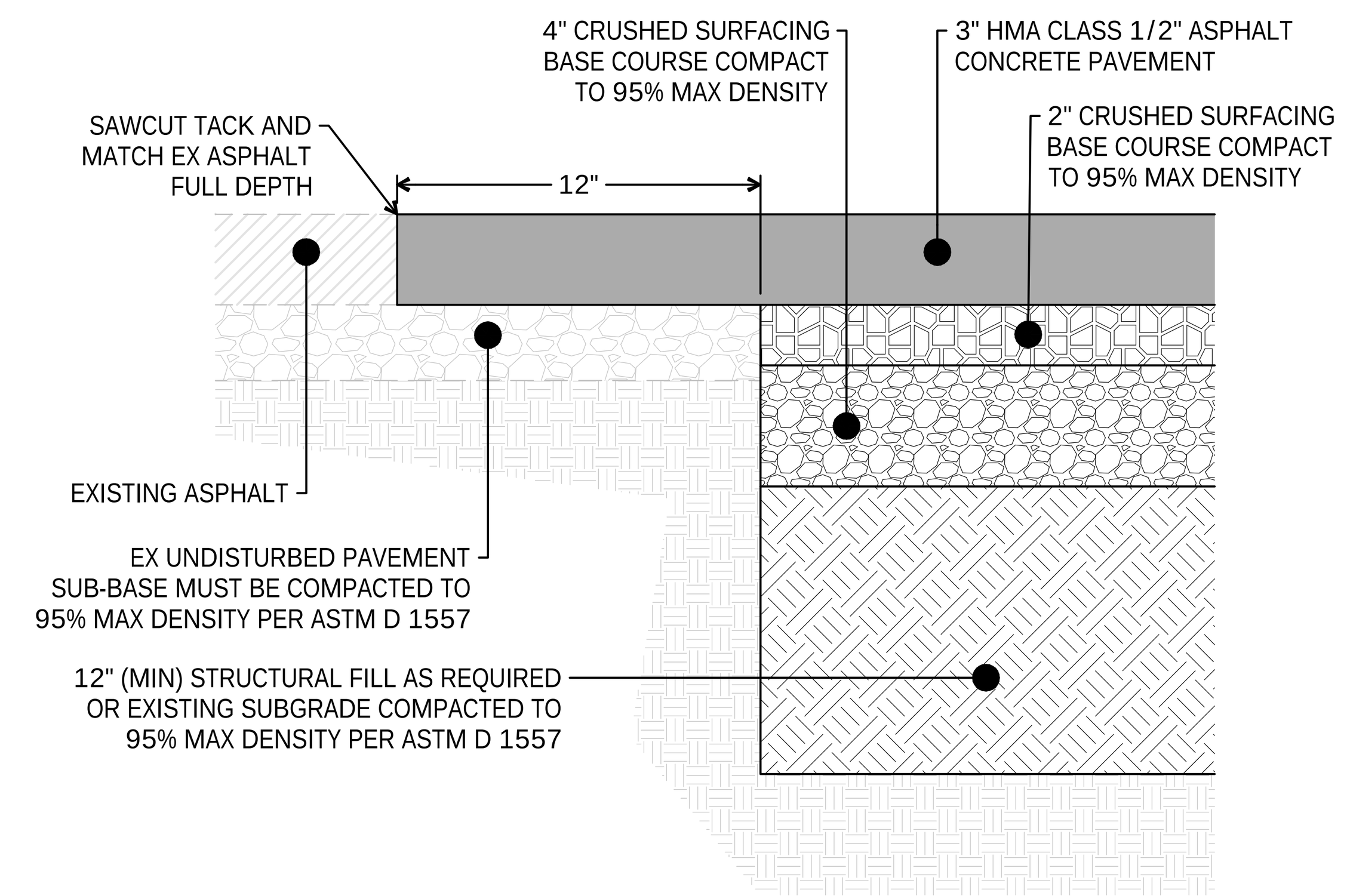
NTS
Not Used
1



NOTES:

1. ASPHALT PAVEMENT SHALL BE PLACED IN (2) LIFTS. FINAL LIFT SHALL BE CONSTRUCTED WITH THE OVERLAY OF THE EXISTING ASPHALT ONLY AFTER BUILDING IMPROVEMENTS ARE COMPLETE

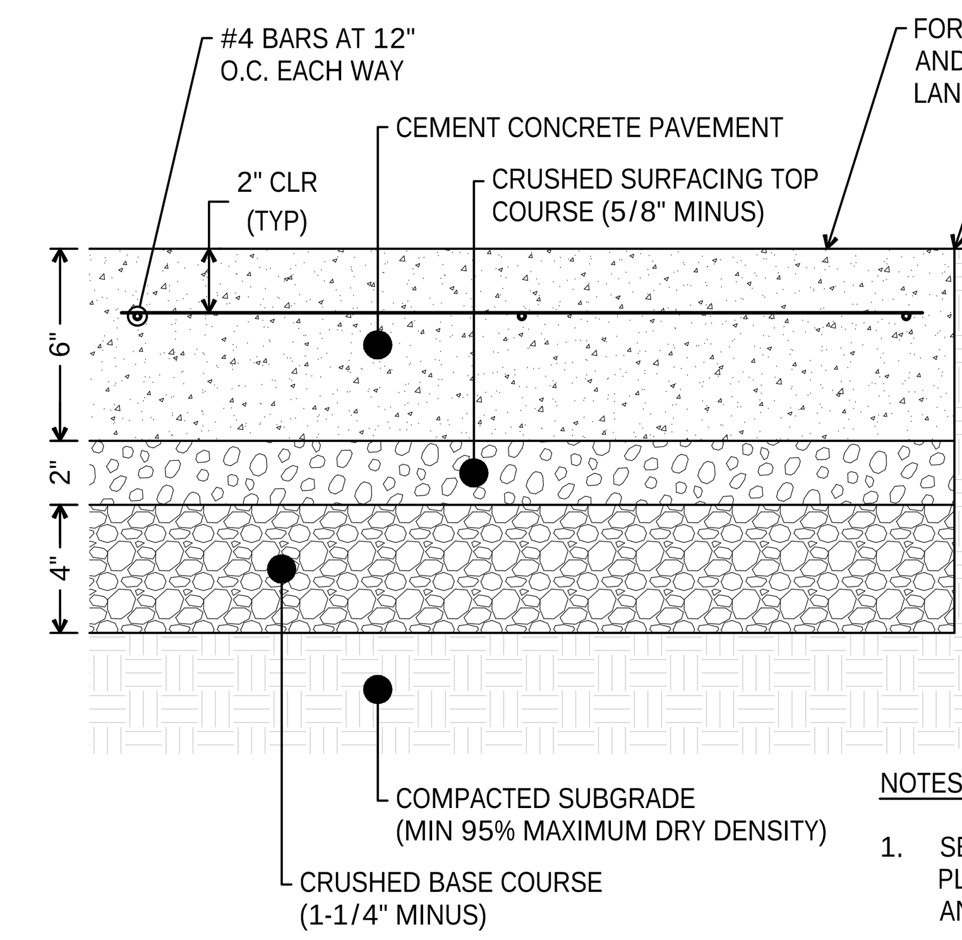
NTS
Light Asphalt Paving
2



NOTES:

1. ASPHALT PAVEMENT SHALL BE PLACED IN (2) LIFTS. FINAL LIFT SHALL BE CONSTRUCTED WITH THE OVERLAY OF THE EXISTING ASPHALT ONLY AFTER BUILDING IMPROVEMENTS ARE COMPLETE

NTS
Heavy Asphalt Paviing
3



NOTES:

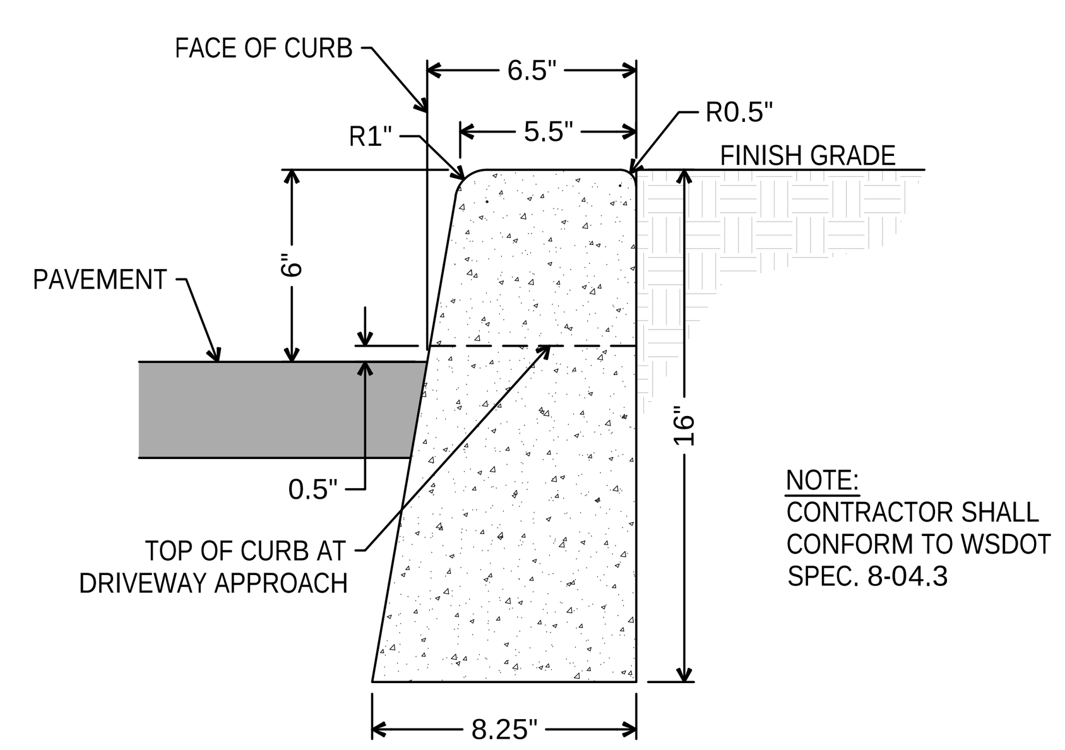
1. SEE LANDSCAPE ARCHITECTURAL PLANS FOR CONCRETE SCORING AND JOINTING.
2. CEMENT CONCRETE SHALL BE CLASS 4000

NOTES:

1. DEPTHS ARE COMPACTED THICKNESS
2. WHERE PERMEABLE BALLAST IS USED FOR CONSTRUCTION ACCESS AND STAGING, SOME RUTTING AND DISTURBANCE OF THE SURFACE MAY OCCUR. THE CONTRACTOR SHALL REMOVE AFFECTED AREAS AND REPLACE THEM WITH PROPERLY COMPACTED CRUSHED ROCK PRIOR TO FINAL SURFACING. WHERE PERMEABLE BALLAST IS USED, NO CRUSHED SURFACING BASE COURSE WILL BE REQUIRED UNLESS DIRECTED BY THE GEOTECHNICAL ENGINEER. SEE SHEET C3.06

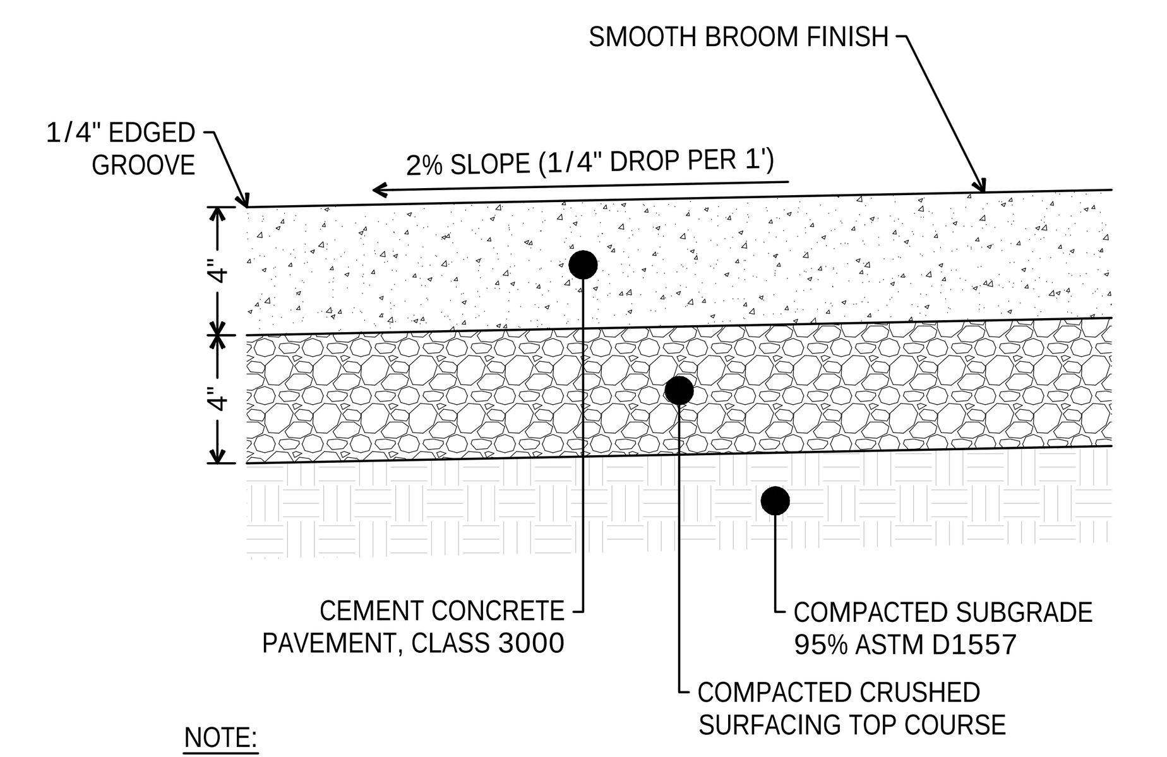
NTS
Concrete Paving
4

NTS
Not Used
5



NOTE:
CONTRACTOR SHALL CONFORM TO WSDOT SPEC. 8-04.3

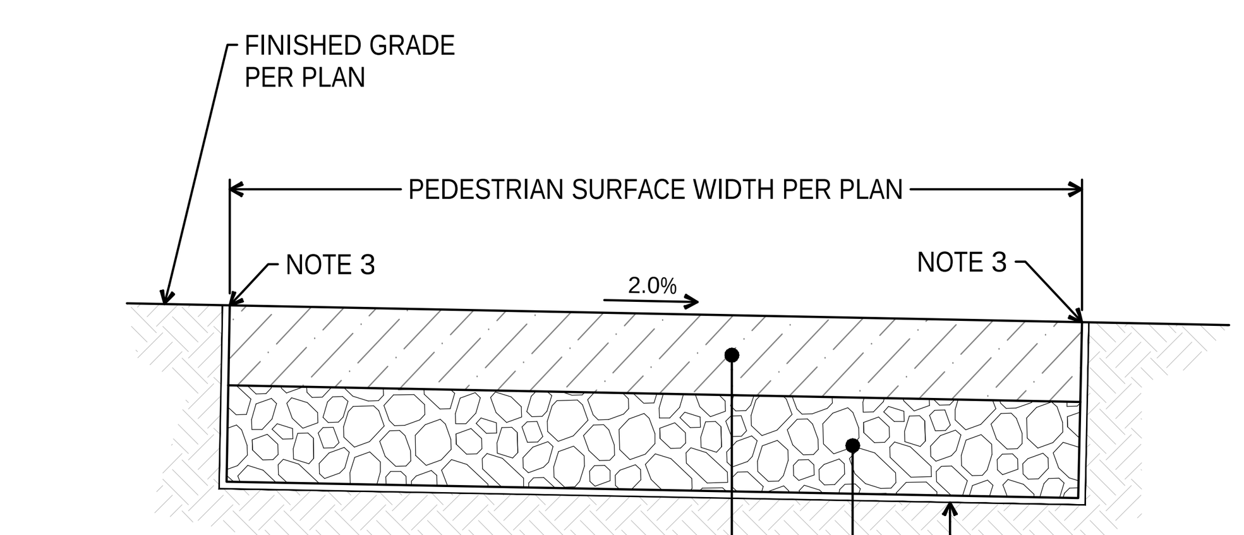
NTS
Vertical Curb
6



NOTE:

1. CEMENT CONCRETE SHALL BE CLASS 3000
2. DUMMY JOINTS CONSISTING OF 3/16" BY 2" PREMOLDED JOINT MATERIAL SHALL BE PLACED AT 15 FOOT INTERVALS

NTS
Concrete Sidewalk
7



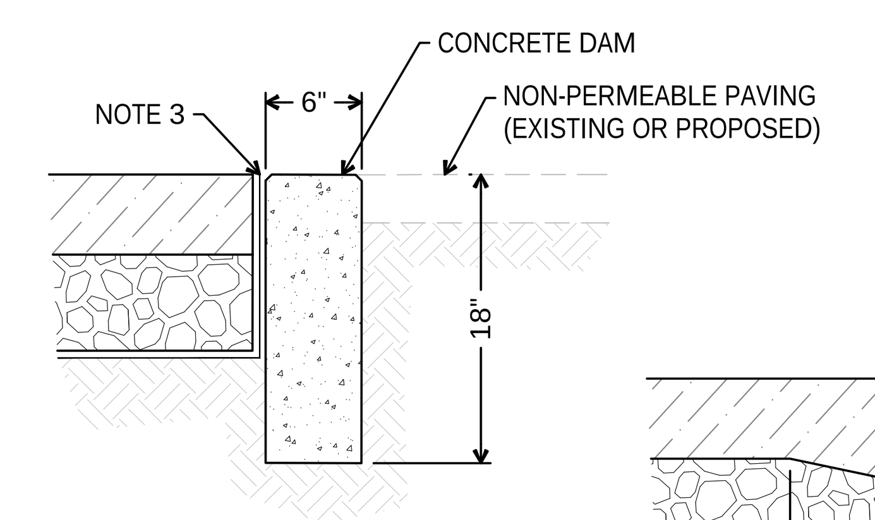
PREPARE SUBGRADE PER CIVIL PROJECT SPEC SECTION 312000 (3.03)

5" DEPTH OF POROUS CEMENT CONCRETE SIDEWALK PER CIVIL PROJECT SPEC 321300 (2.02, 3.08, 3.09)

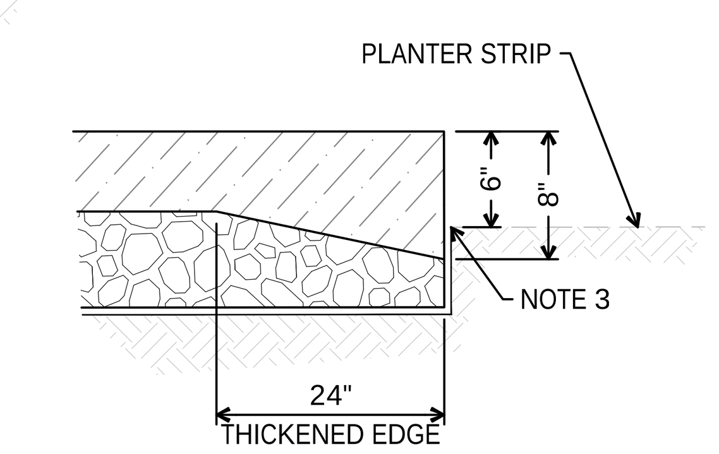
6" MIN DEPTH OF AGGREGATE DISCHARGE SUBBASE PER CIVIL PROJECT SPEC SECTION 312000 (2.01.K)

8oz NON-WOVEN GEOTEXTILE ON BOTTOM AND SIDES. PER CIVIL PROJECT SPEC SECTION 312000 (2.01.R.2) EXTEND GEOTEXTILE ABOVE POROUS PAVEMENT.

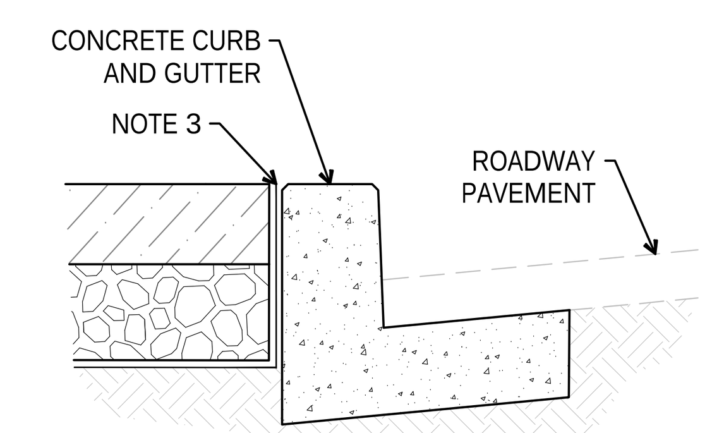
PERMEABLE PAVEMENT SECTION



AT TERMINATION TRANSITION



AT PLANTER EDGE



AT CURB

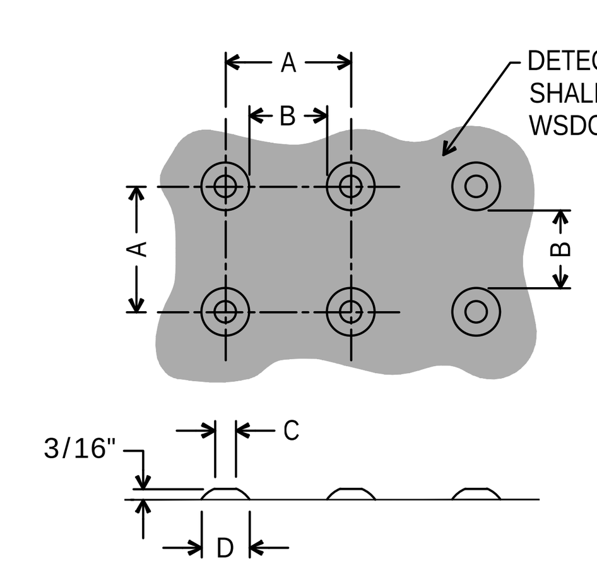
NOTES:

1. DEPTHS SHOWN FOR PAVEMENT SECTIONS ARE COMPACTED DEPTHS.
2. SIDEWALK DEPTH AT DRIVEWAY TO MATCH DRIVEWAY PAVEMENT DEPTH.
3. AFTER PAVEMENT HAS CURED AND ADJACENT FINISHED GRADE HAS BEEN STABILIZED, CUT GEOTEXTILE AT FINISHED GRADE. (TYP)

NTS
Permeable Pavers
12

NTS
Not Used
9

NTS
Not Used
10



DETECTABLE WARNING PATTERN AREA SHALL BE YELLOW, IN COMPLIANCE WITH WSDOT STANDARD SPEC. 8-14.3(3)

	MIN	MAX
A	1 5/8"	2 3/8"
B	5/8"	1 1/2"
C	7/16"	3/4"
D	7/8"	1 7/16"

NTS
Truncated Domes
11

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anjali grant design LLC

NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
BARNABIE POINT K-8

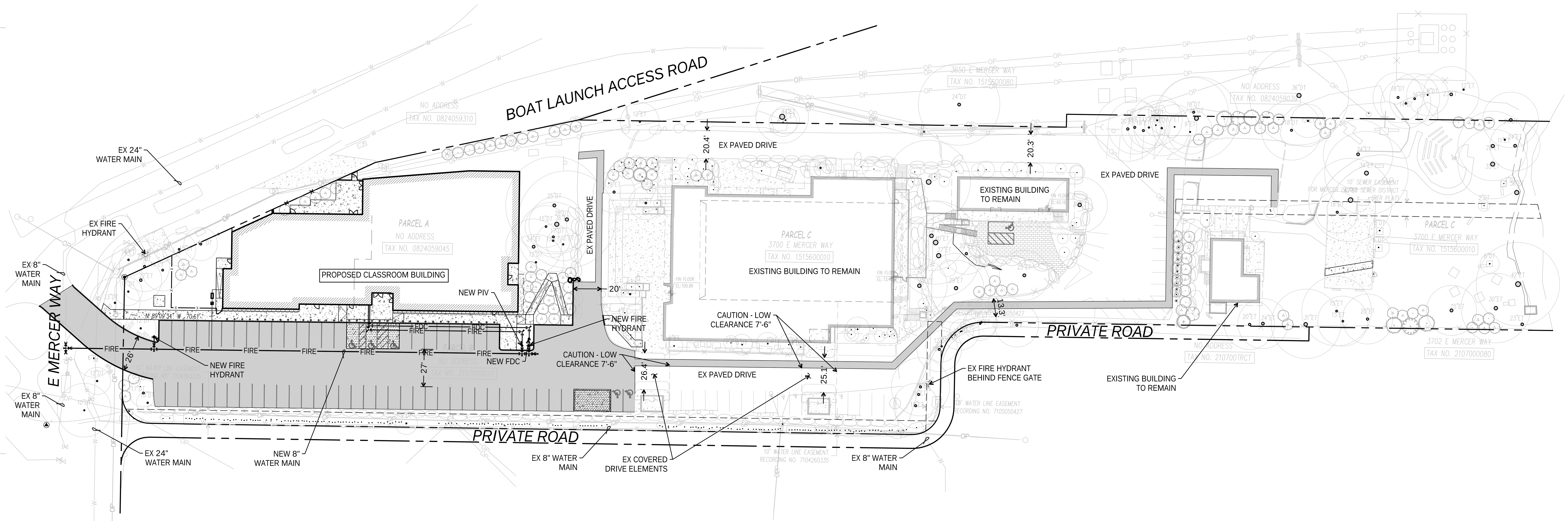
NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
PAVING DETAILS

C5.10

Call before you Dig. 8-1-1
or 1-800-424-5555
UNDERGROUND SERVICE (USA)
811

0 20 40 80
SCALE 1"=40'



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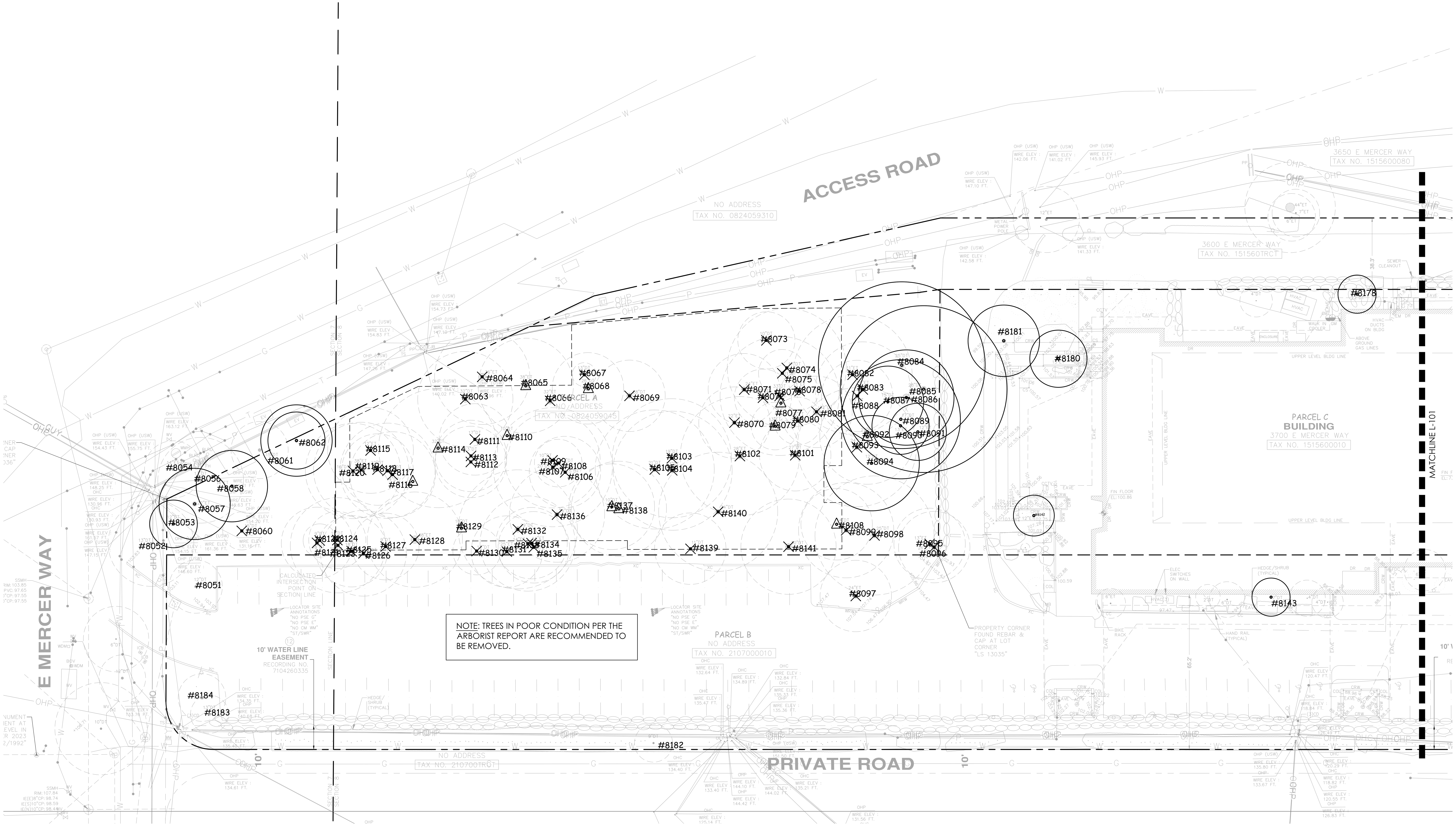
3700 EAST MERCER WAY
BARNABIE POINT K-8

NO.	DATE	DESCRIPTION
	3/28/24	LAND USE PLAN SET

PROJECT:
OVERALL FIRE ACCESS PLAN

C6.00



1 Tree Plan - West

scale 1" = 20' - 0"

0 20 40

SIGNIFICANT TREES

✕#	TREE TO BE REMOVED: REFER TO TREE LIST, SHEET L200 FOR IDENTIFICATION & SIZE.
△#	TREE TO BE REMOVED: TREE IN POOR CONDITION PER ARBORIST TREE REPORT. REFER TO TREE LIST, SHEET L200 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

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

NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID

NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: HNTS

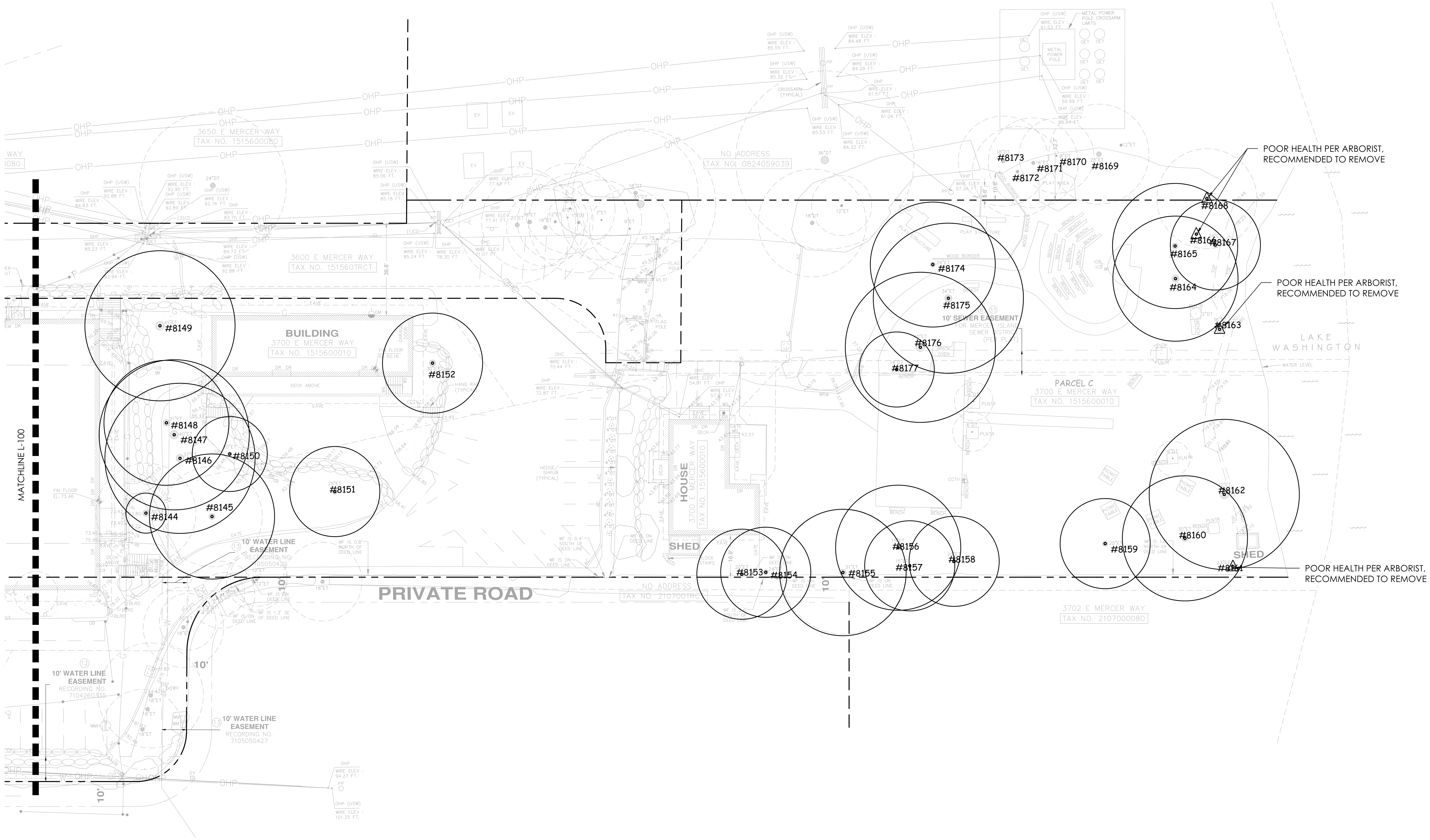
TREE PLAN - WEST

L-101

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

NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID



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

0 20 40

NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: HNTS

LANDSCAPE PLAN - EAST

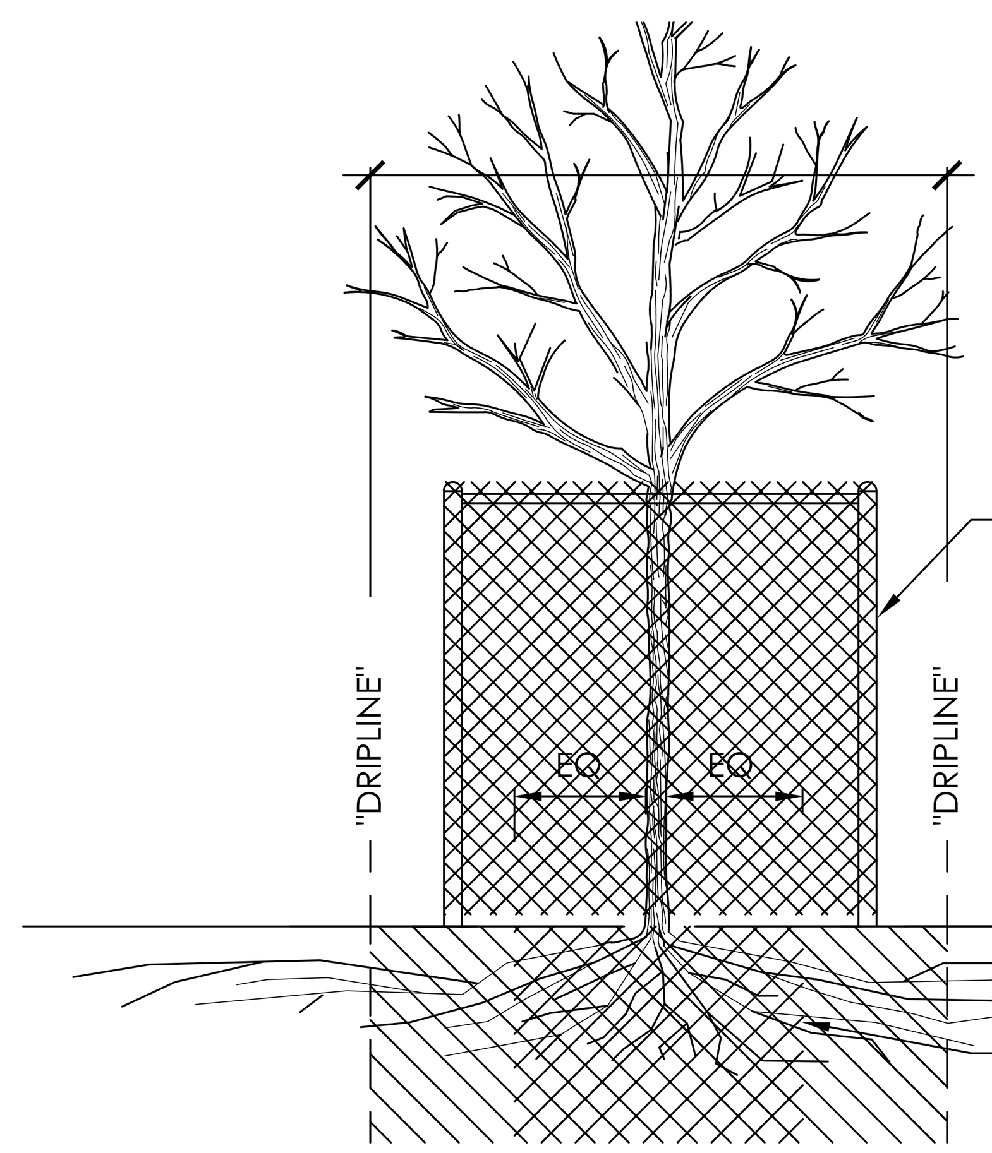
L-102

SIGNIFICANT TREES	
	TREE TO BE REMOVED: REFER TO TREE LIST, SHEET L200 FOR IDENTIFICATION & SIZE.
#	TREE TO BE REMOVED: TREE IN POOR CONDITION PER ARBORIST TREE REPORT. REFER TO TREE LIST, SHEET L200 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

ARBOR TABLE PROVIDED BY DAVEY RESOURCE GROUP

Tree ID	DSH (in)	Avg. Dripline (ft)	Height (ft)	Species	Condition	Exceptional Tree Status	Preserve Priority	To Be Removed	Arborist Recommends Removal	Off-Site
8051	14	12	27	Purple leaf plum (Prunus cerasifera)	Fair	Grove	3			
8052	13	18	27	Norway maple (Acer platanoides)	Good	Grove	2			x
8053	12.2	10	33	Ash spp (Fraxius spp)	Fair	Grove	3			
8054	14	12	30	Western red cedar (Thuja pilcata)	Fair	Grove	2			x
8055	12	10	27	Norway maple (Acer platanoides)	Good	Grove	2			
8056	17	18	24	Norway maple (Acer platanoides)	Fair	Grove	2			x
8057	22	15	72	Douglas fir (Pseudotsuga menziesii)	Fair	Grove	2			
8058	16	15	66	Douglas fir (Pseudotsuga menziesii)	Fair	Grove	2			
8059	17	8	18	Willow spp (Salix spp)	Very Poor	Exceptional (Grove)	3		x	
8060	15	8	51	Black cottonwood (Populus trichocarpa	Good	Grove	3			
8061	15	12	27	Norway maple (Acer platanoides)	Good	Grove	2			x
8062	17	12	20	Norway maple (Acer platanoides)	Fair	Grove	2			
8063	32	20	70	Willow spp (Salix spp)	Fair	Exceptional (Grove)	2	1		
8064	36	20	77	Western red cedar (Thuja pilcata)	Poor	Exceptional (Grove)	2	1	x	
8065	38	20	77	Western red cedar (Thuja pilcata)	Critical	Exceptional (Grove)	3	1	x	
8066	32	20	70	Western red cedar (Thuja pilcata)	Very Poor	Exceptional (Grove)	3	1	x	
8067	13	5	17	Big leaf maple (Acer macrophyllum)	Critical	Grove	3	1	x	
8068	25.8	15	55	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8069	28	15	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8070	22	15	60	Western red cedar (Thuja pilcata)	Poor	Grove	2	1	x	
8071	24	15	50	Western red cedar (Thuja pilcata)	Poor	Grove	3	1	x	
8072	12	12	60	Western red cedar (Thuja pilcata)	Poor	Grove	3	1	x	
8073	10	12	55	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8074	17	25	75	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8075	11	10	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8076	33.4	25	80	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8077	16	0	65	Western red cedar (Thuja pilcata)	Dead	Grove	4	1	x	
8078	11	8	40	Western red cedar (Thuja pilcata)	Fair	Grove	2			
8079	13	10	27	Western red cedar (Thuja pilcata)	Poor	Grove	3	1		
8080	17	10	51	Western red cedar (Thuja pilcata)	Fair	Grove	2	1		
8081	32.3	15	69	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8082	11	25	50	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8083	24	20	60	Douglas fir (Pseudotsuga menziesii)	Fair	Grove	2			
8084	25	35	60	Big leaf maple (Acer macrophyllum)	Good	Grove	2			
8085	28.2	35	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8086	36	20	60	Western red cedar (Thuja pilcata)	Fair	Exceptional (Grove)	2	1		
8087	14.7	15	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8088	13	15	50	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8089	17	25	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2			
8090	13	12	60	Western red cedar (Thuja pilcata)	Fair	Grove	2			
8091	12	12	60	Western red cedar (Thuja pilcata)	Fair	Grove	2			
8092	24	20	60	Western red cedar (Thuja pilcata)	Critical	Grove	3	1	x	
8093	24	25	65	Big leaf maple (Acer macrophyllum)	Good	Grove	2	1		
8094	12	20	65	Big leaf maple (Acer macrophyllum)	Good	Grove	2			
8095	13	15	63	Douglas fir (Pseudotsuga menziesii)	Good	Grove	2			
8096	26	15	42	Western red cedar (Thuja pilcata)	Fair	Grove	2			
8097	24	15	60	Western red cedar (Thuja pilcata)	Good	Grove	2			
8098	25	25	60	Big leaf maple (Acer macrophyllum)	Poor	Grove	3		x	
8099	23	20	60	Big leaf maple (Acer macrophyllum)	Poor	Grove	3	1	x	
8100	14.2	15	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2			
8101	27	25	50	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8102	28	25	81	Western red cedar (Thuja pilcata)	Fair	Grove	2	1		
8103	19	25	74	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8104	23	25	80	Big leaf maple (Acer macrophyllum)	Good	Grove	2	1		
8105	21	25	80	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8106	14.9	15	60	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8107	20	25	65	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8108	13.5	10	51	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8109	10	20	50	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8110	10	0	50	Big leaf maple (Acer macrophyllum)	Dead	Grove	4	1	x	
8111	17	15	66	Big leaf maple (Acer macrophyllum)	Good	Grove	2	1		
8112	11	15	50	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8113	13	15	50	Big leaf maple (Acer macrophyllum)	Poor	Grove	3	1	x	
8114	32	25	80	Western red cedar (Thuja pilcata)	Critical	Exceptional (Grove)	3	1	x	
8115	12	18	42	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8116	14	18	40	Black locust (Robinia pseudoacacia)	Very Poor	Grove	3	1	x	
8117	17	20	45	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8118	12	15	45	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8119	38	20	80	Western red cedar (Thuja pilcata)	Fair	Exceptional (Grove)	2	1		
8120	16	20	46	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8121	18	15	66	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8122	9	7	66	Ash spp (Fraxius spp)	Fair	Grove	3	1		
8123	14.8	20	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8124	11	12	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8125	18.4	15	66	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8126	13	18	66	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8127	9	14	60	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8128	38	20	84	Western red cedar (Thuja pilcata)	Fair	Exceptional (Grove)	2	1		
8129	10	0	55	Red alder (Alnus rubra)	Critical	Grove	3	1	x	
8130	13	10	45	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8131	25	15	54	Western red cedar (Thuja pilcata)	Fair	Grove	2	1		
8132	29	25	54	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8133	14	20	54	Western red cedar (Thuja pilcata)	Fair	Grove	2	1		
8134	13.6	15	50	Western red cedar (Thuja pilcata)	Fair	Grove	2	1		
8135	10	15	45	Douglas fir (Pseudotsuga menziesii)	Fair	Grove	2	1		
8136	25	20	80	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8137	10	18	65	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8138	25	20	70	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8139	10.8	15	33	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8140	24	25	54	Big leaf maple (Acer macrophyllum)	Fair	Grove	2	1		
8141	29.7	20	54	Big leaf maple (Acer macrophyllum)	Very Poor	Grove	3	1	x	
8142	11	8	39	Yellow cedar (Callitropsis nootkatensis)	Fair	Not Specific	2			
8143	7.7	8	39	Vine maple (Acer circinatum)	Fair	Not Specific	2			
8144	30	20	81	Western red cedar (Thuja pilcata)	Good	Exceptional	2			
8145	29	25	84	Western red cedar (Thuja pilcata)	Good	Not Specific	2			
8146	37	30	93	Western red cedar (Thuja pilcata)	Fair	Exceptional	2			
8147	40	30	93	Western red cedar (Thuja pilcata)	Fair	Exceptional	2			
8148	31	25	90	Western red cedar (Thuja pilcata)	Good	Exceptional	2			
8149	41	30	95	Lawsons cypress (Chamaecyparis lawsc	Fair	Exceptional	2			
8150	20	15	78	Western red cedar (Thuja pilcata)	Fair	Not Specific	2			
8151	25	18	84	Douglas fir (Pseudotsuga menziesii)	Good	Not Specific	2			
8152	30.1	20	60	Western red cedar (Thuja pilcata)	Fair	Not Specific	2			
8153	20	18	80	Douglas fir (Pseudotsuga menziesii)	Good	Not Specific	2			
8154	24	18	81	Douglas fir (Pseudotsuga menziesii)	Good	Not Specific	2			
8155	31	25	85	Western red cedar (Thuja pilcata)	Fair	Exceptional	2			
8156	15	25	80	Douglas fir (Pseudotsuga menziesii)	Good	Not Specific	2			
8157	15	18	80	Douglas fir (Pseudotsuga menziesii)	Fair	Not Specific	2			
8158	20	18	78	Douglas fir (Pseudotsuga menziesii)	Fair	Not Specific	2			
8159	25	18	42	Ash spp (Fraxius spp)	Fair	Exceptional	2			
8160	30	25	93	Douglas fir (Pseudotsuga menziesii)	Critical	Exceptional	3		x	
8161	22.9	0	45	Ash spp (Fraxius spp)	Critical	Not Specific	3		x	
8162	42	30	78	Douglas fir (Pseudotsuga menziesii)	Good	Exceptional	2			
8163	36	0	99	Douglas fir (Pseudotsuga menziesii)	Critical	Exceptional	4		x	
8164	35	25	94	Douglas fir (Pseudotsuga menziesii)	Fair	Exceptional	2			
8165	28	25	114	Douglas fir (Pseudotsuga menziesii)	Fair	Not Specific	2			
8166	11	0	68	Douglas fir (Pseudotsuga menziesii)	Dead	Not Specific	4		x	
8167	24	18	129	Douglas fir (Pseudotsuga menziesii)	Very Poor	Not Specific	3		x	
8168	24	20	75	Ash spp (Fraxius spp)	Very Poor	Not Specific	3		x	
8169	23	20	78	Deodar cedar (Cedrus deodara)	Good	Not Specific	2			x
8170	9	15	24	Sugar maple (Acer saccharum)	Good	Not Specific	2			x
8171	16	18	78	Deodar cedar (Cedrus deodara)	Good	Not Specific	2			x
8172	14	18	42	Deodar cedar (Cedrus deodara)	Good	Not Specific	2			x
8173	18	18	42	Big leaf maple (Acer macrophyllum)	Poor	Not Specific	3		x	x
8174	24	25	57	Douglas fir (Pseudotsuga menziesii)	Fair	Not Specific	2			
8175	34	30	83	Douglas fir (Pseudotsuga menziesii)	Fair	Exceptional	2			
8176	41	30	90	Douglas fir (Pseudotsuga menziesii)	Fair	Exceptional	2			
8177	18.2	15	24	Cherry (Prunus spp)	Fair	Not Specific	2			
8178	12	8	18	Cherry (Prunus spp)	Fair	Not Specific	2			
8179	20	8	20	Cherry (Prunus spp)	Fair	Not Specific	2			
8180	14.8	12	49	Yellow cedar (Callitropsis nootkatensis)	Fair	Not Specific	2			
8181	19.2	15	48	Yellow cedar (Callitropsis nootkatensis)	Fair	Not Specific	2			
8182	9.1	8	21	English Hawthorn (Crataegus monogync	Fair	Not Specific	3			
8183	12.7	8	18	Cherry (Prunus spp)	Fair	Not Specific	2			
8184	17.5	10	20	Cherry (Prunus spp)	Fair	Not Specific	2			



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

TREE INVENTORY AND REPLACEMENT NOTES

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

TREE REPLACEMENT CALCULATION NOTES

** TREES DETERMINED IN THE ARBORIST REPORT TO BE OF POOR/VERY POOR/CRITICAL/DEAD CONDITION (QTY. 31) HAVE NOT BEEN INCLUDED IN TREE INVENTORY AND REPLACEMENT WORKSHEET.

1. PER MICC 19.10.060 - TREE REMOVAL. IN THE B ZONING DESIGNATION, A TREE PERMIT IS REQUIRED AND WILL BE GRANTED IF IT MEETS ANY OF THE FOLLOWING CRITERIA:
   A. IT IS NECESSARY FOR PUBLIC SAFELY, REMOVAL OF HAZARDOUS TREES OR REMOVAL OF DISEASED OR DEAD TREES
2. PER MICC 19.10.070 - TREE REPLACEMENT, THE CITY ARBORIST MAY REDUCE THE NUMBER OF REPLACEMENT TREES AS FOLLOWS, WHERE OTHER MEASURES DESIGNED TO MITIGATE THE TREE LOSS BY RESTORING THE TREE CANOPY COVERAGE AND ITS ASSOCIATED BENEFITS ARE CONSIDERED TO BE EFFECTIVE AND CONSISTENT WITH THE PURPOSES OF THIS CHAPTER. THE CITY ARBORIST MAY CONSIDER:
   A. REPLACEMENT OF HAZARDOUS, UNDESIRED, OR SHORT-LIVED TREES WITH HEALTHY NEW TREES THAT HAVE A GREATER CHANCE OF LONG-TERM SURVIVAL.
3. GROVE DETERMINATION NOT INCLUDED IN TREE REPLACEMENT CALCULATIONS.

CITY OF MERCER ISLAND

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

MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner Name:	Herzl-Ner Tamid
Site Address or Parcel Number:	3700 East Mercer Way
Project Contact Name:	Russ Wood
Contact Email Address:	russwood123@comcast.net
Contact Phone Number:	

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 8
List tree numbers:

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

Number of trees from Exceptional Tree Table (MICC 19.16) 17
List tree numbers:

LARGE REGULATED TREES

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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 91 (A)
List tree numbers:

Number of Large Regulated Trees on site proposed for removal 47 (B)
List tree numbers:

Percentage of trees to be retained ((A-B)/Ax100) note: must be at least 30% 48 %

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	2	2
10" up to 24"	2	32	64
Greater than 24" up to 36"	3	11	33
Greater than 36" and any Exceptional Tree	6	2	12
		TOTAL TREE REPLACEMENTS	111

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. *

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02/2022

Karen Kiest Landscape Architects
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tel 206 323 6032

STATE OF WASHINGTON KAREN KIEST REGISTERED LANDSCAPE ARCHITECT 650 EXP. 12/2024
NOT FOR CONSTRUCTION

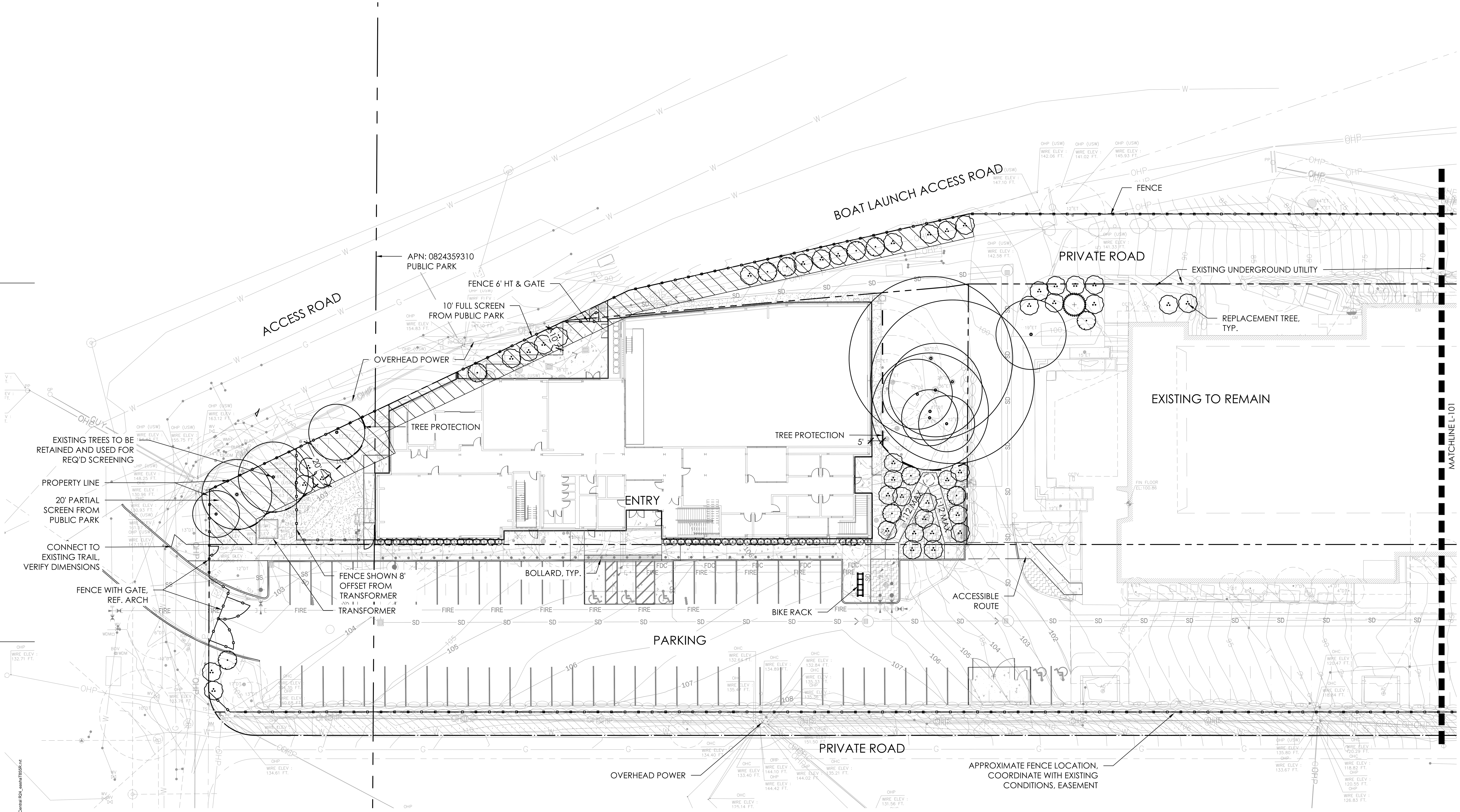
3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID

NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: HNTS

TREE INVENTORY & REPLACEMENT

L-103



1 Landscape Plan - HNTS

scale 1" = 20' - 0"

0 20 40

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

NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID

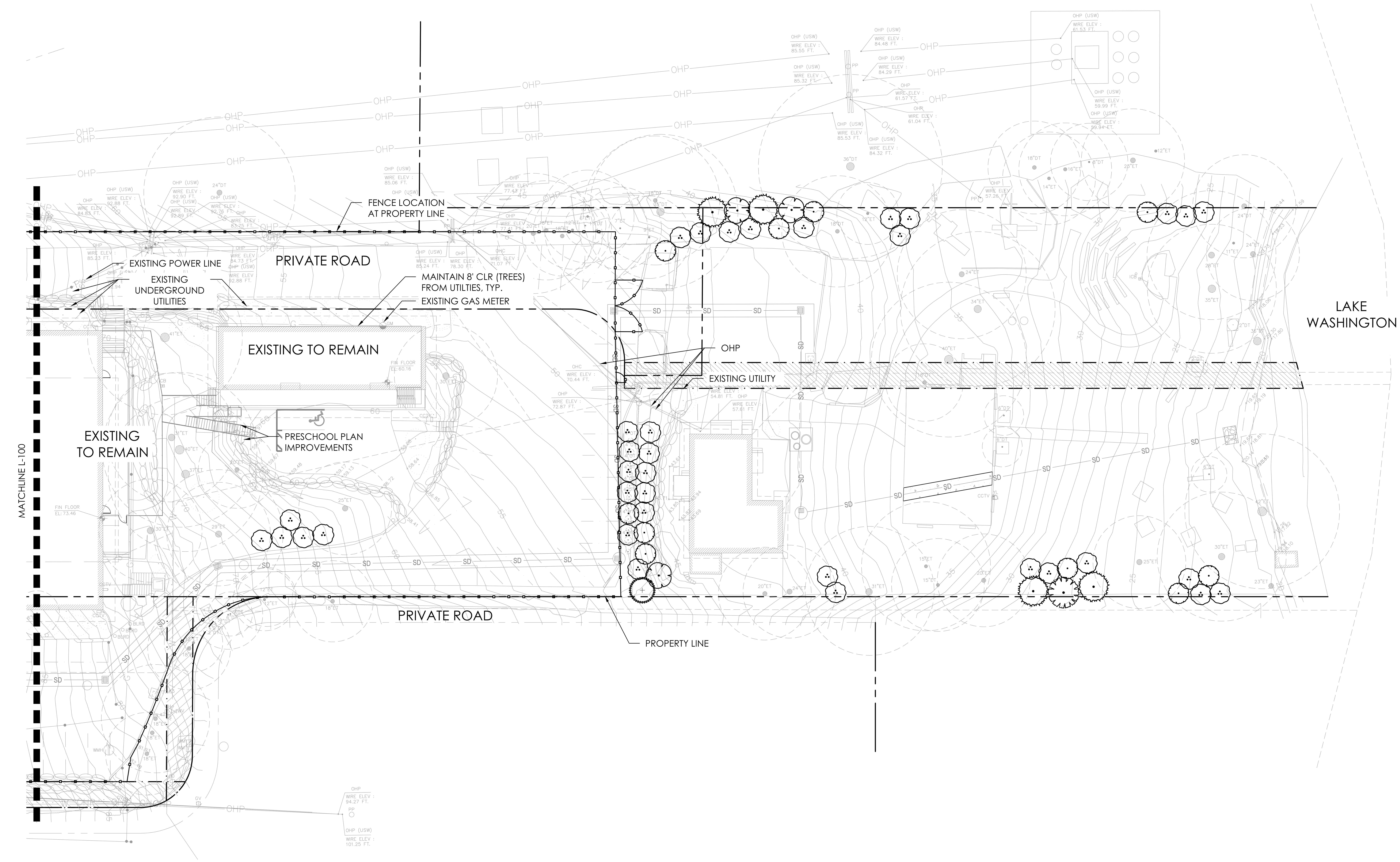
NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: HNTS

LANDSCAPE PLAN - WEST

L-201



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

0 20 40

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NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
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NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: HNTS

LANDSCAPE PLAN - EAST

L-202

MATERIALS LIST - STREET LEVEL

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

MULCH
4" DEPTH

FENCE
REF. ARCH FOR HT. AND MATERIALS

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
CONIFERS						
	PINUS CONTORTA	SHORE PINE	6` HT.	B&B	NATIVE	
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	6` HT.	B&B	NATIVE	
	THUJA PLICATA	WESTERN RED CEDAR	6` HT.	B&B	NATIVE	
DECIDUOUS TREES						
	ACER CIRCINATUM MULTI-STEM, MIN. 3 STEMS, 8-10` HT (1-1/2" DBH OR EQUIVALENT)	VINE MAPLE	8` HT.	B&B	NATIVE	
	CORNUS NUTTALLII RESTORATION PLANT, AVAILABLE ONLY IN SMALLER SIZES. VERIFY ALLOWEABLE	PACIFIC DOGWOOD	5 GAL.	B&B	NATIVE	
	RHAMNUS PURSHIANA	CASCARA	1.5" CAL.	B&B	NATIVE	
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND	DROUGHT	SPACING
SHRUBS						
	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GAL.	CONT.	NATIVE	36" o.c.
	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	5 GAL.	CONT.	NATIVE	36" o.c.
GROUND COVERS						
	SHRUBS & GROUNDCOVER 1 GAL., CONTAINER, 24" O.C.					

LANDSCAPE CODE NOTES

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

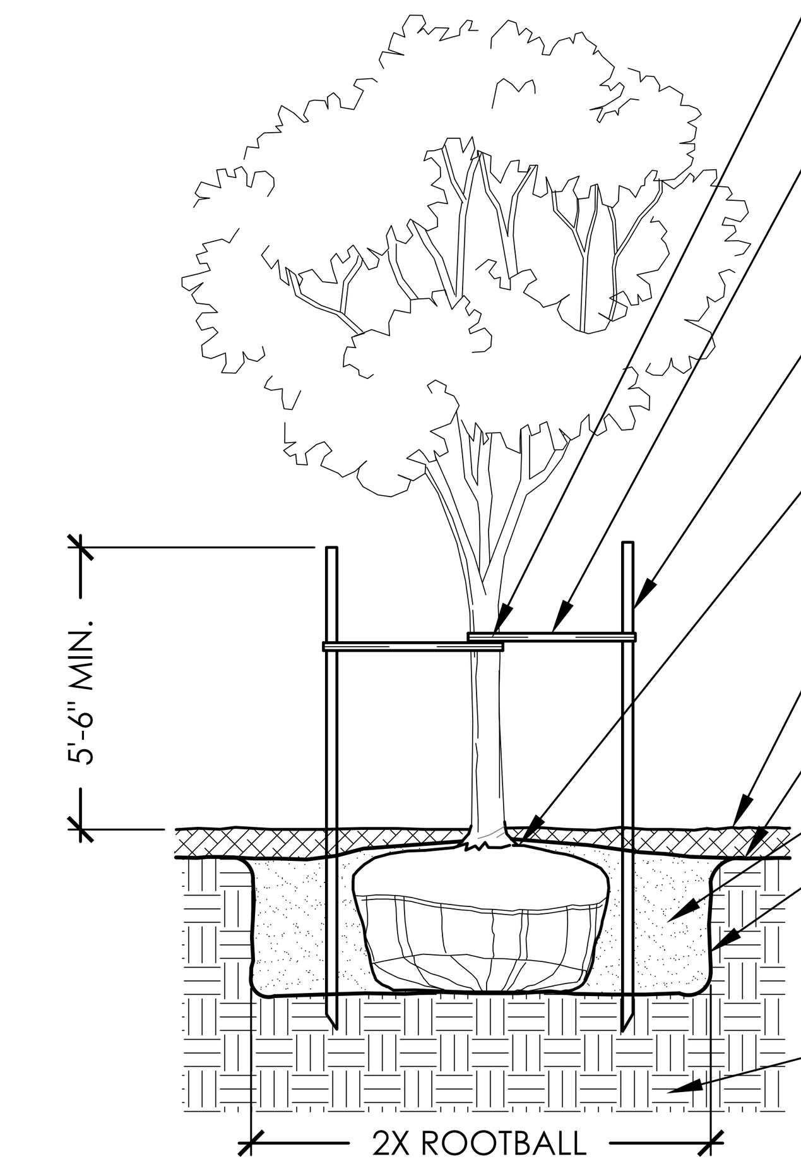
1. PERIMETER LANDSCAPE SCREENS: WHERE EXISTING UNDERGROWTH WILL BE RETAINED, THE SHRUB AND GROUNDCOVER REQUIREMENTS FOR ALL SCREEN TYPES MAY BE ADJUSTED, PROVIDED THE OBJECTIVES OF THIS SECTION ARE MET.
2. **FULL SCREEN**: PROVIDE A DENSE VEGETATED SEPARATION BETWEEN DISSIMILAR USES ON ADJACENT PROPERTIES.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

TREE NOTES

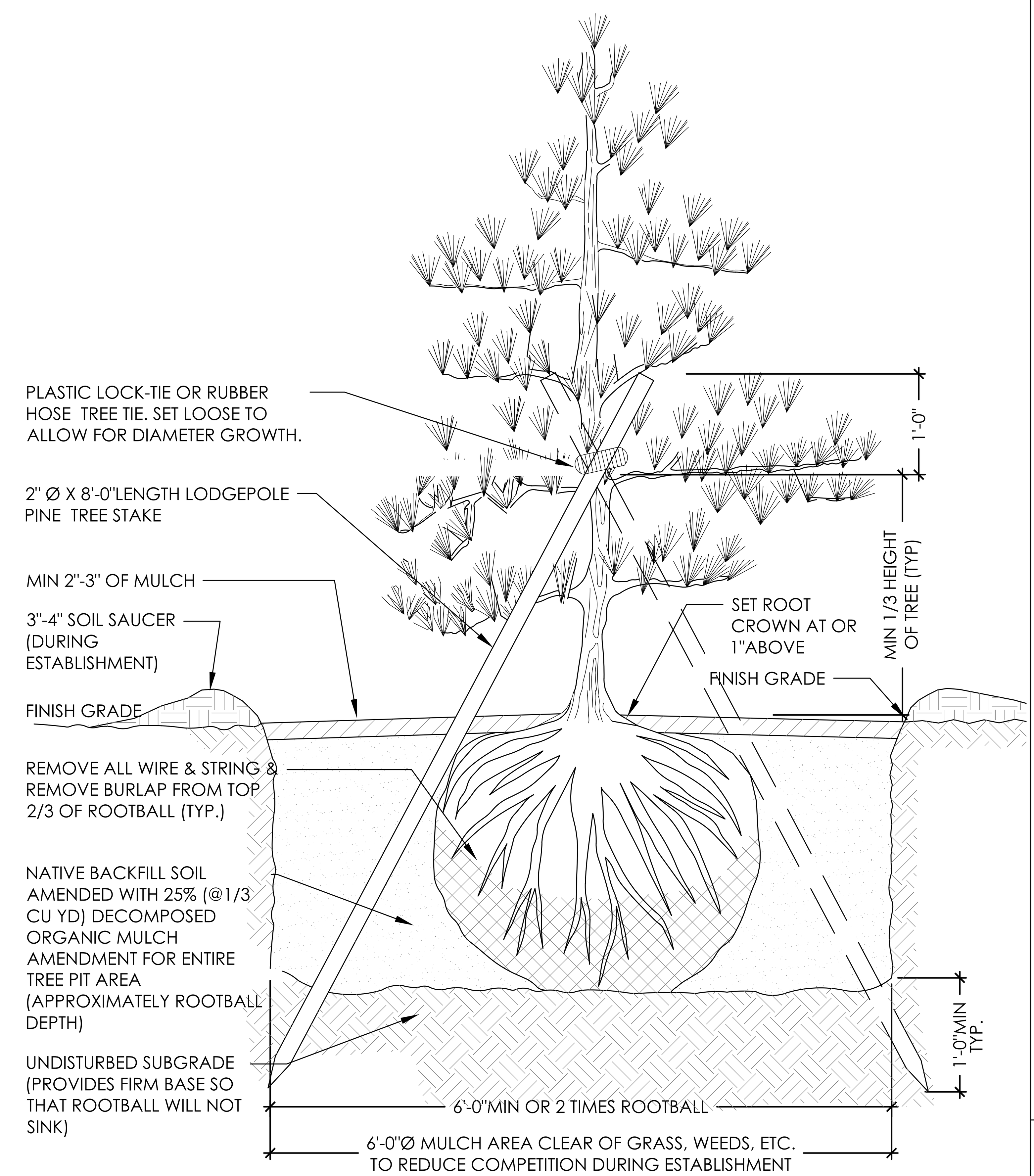
1. PROVIDE TREE PROTECTION FOR TREES SHOWN TO REMAIN. SEE DETAIL L-103 SEE ALSO ARBORIST'S REPORT.
2. FOR REPLACEMENT TREE REQUIREMENTS, SEE SHEET L-103 TREE INVENTORY AND REPLACEMENT. REFER TO TREE REPLACEMENT CALCULATIONS FOR REQUIRED QUANTITIES.
3. ASSUME MIN. ONE WATER BAG PER TREE.

PLANTING NOTES

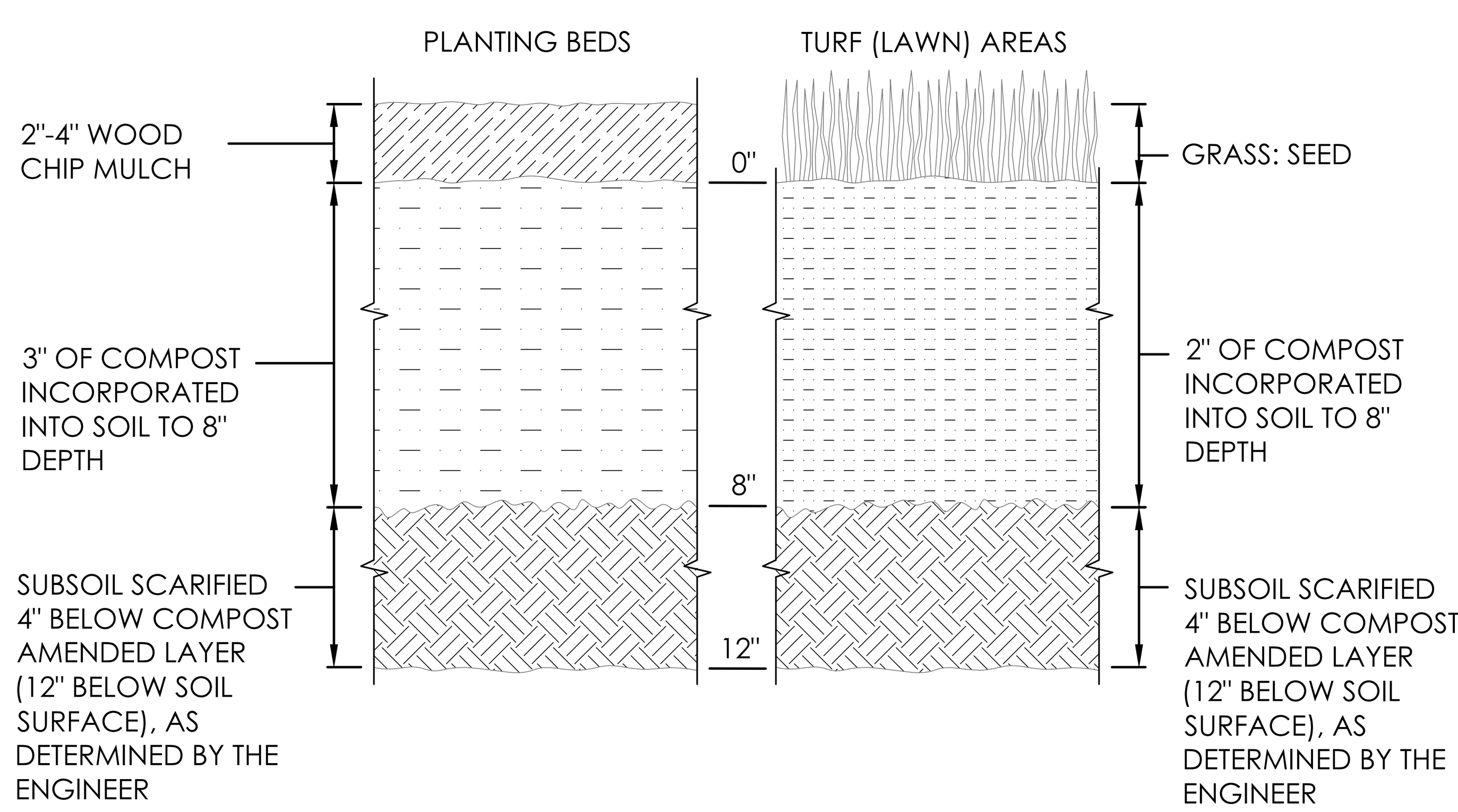
1. PROVIDE WATER FOR ESTABLISHMENT OF ALL PLANTINGS.
2. ALL AREAS WITHIN LIMIT OF DISTURBANCE SHALL BE RESTORED.
3. PROVIDE GROUND COVERS IN ALL SHRUB PLANTING AREAS. GROUND COVERS SHALL BE SPACED USING TRIANGULAR PATTERN, TO PROVIDE TOTAL COVERAGE OF LANDSCAPE AREA IN THREE YEARS.
4. ADJUST TREE LOCATIONS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



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



3 CONIFEROUS TREE PLANTING
SCALE: 1" = 1'-0"



NOTES:

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

1 SOIL AMENDMENT AND DEPTH
SCALE: NTS

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NOT FOR CONSTRUCTION

3700 EAST MERCER WAY
PRESCHOOL AT HERZL NER TAMID

NO.	DATE	DESCRIPTION

28 MARCH 2024
LAND USE PLAN SET

PROJECT: HNTS

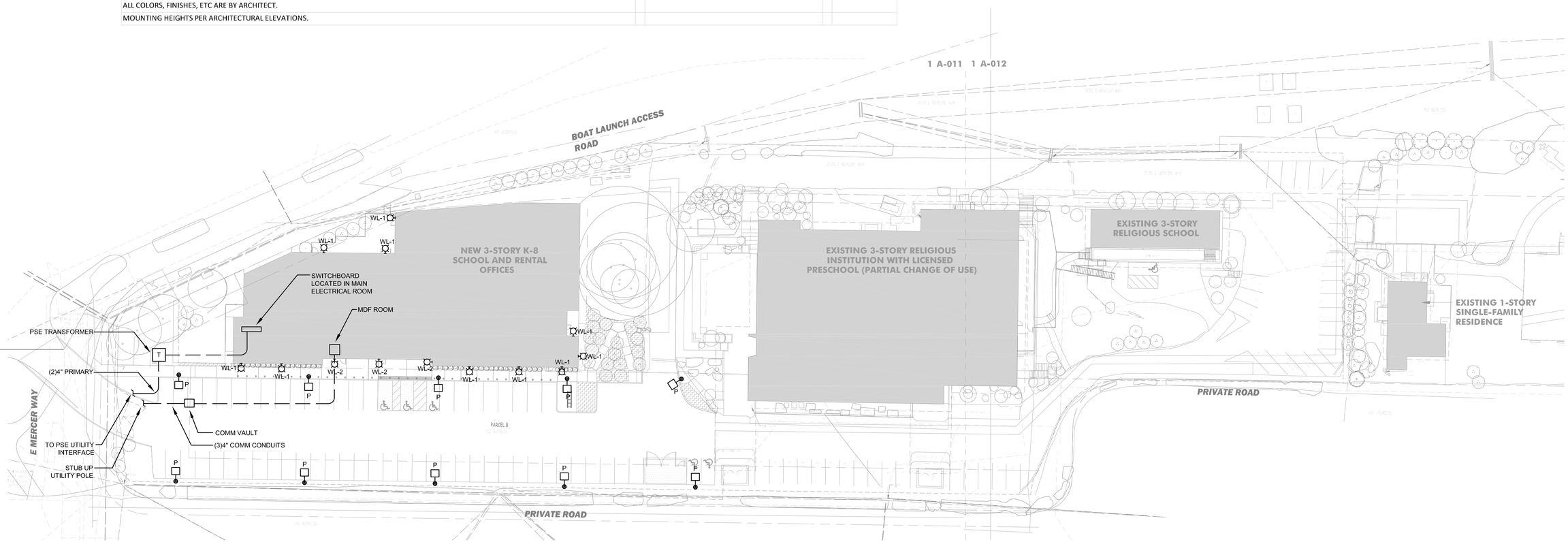
LEGEND & NOTES

L-203

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.



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

N

TFWB ENGINEERS PLLC
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Seattle, WA 98109
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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
		28 MARCH 2024
		LAND USE PLAN SET

PROJECT: XXXX

LAND USE/SITE PLAN - ELECTRICAL

E-101

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NOT FOR CONSTRUCTION

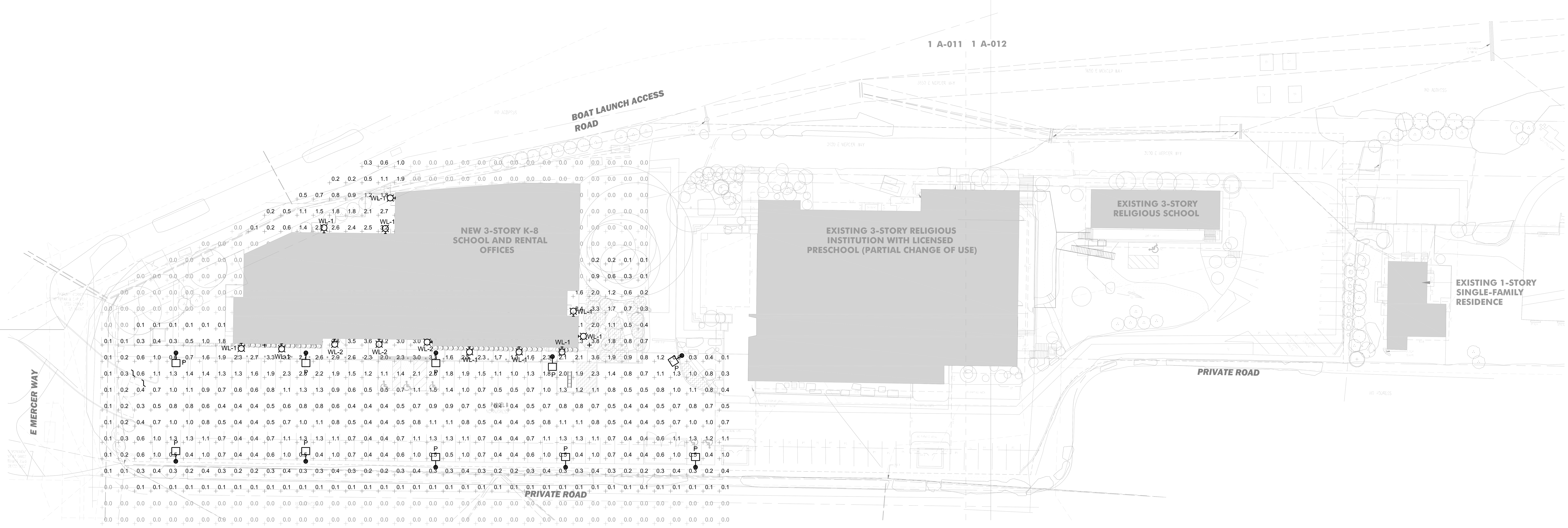
BARNABIE POINT PROJECT
3700 E MERCER WAY

NO.	DATE	DESCRIPTION
	28 MARCH 2024	LAND USE PLAN SET

PROJECT: XXXX

SITE LIGHTING PHOTOMETRIC CALCULATIONS

E-102



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