

SWYFT
MAN STREET PROJECT GROUP, LLC
11919 Northeast 128th Street
Kirkland, WA 98034

Gensler

520 Sixth Avenue
Suite 500
Seattle, WA 98101
United States
Tel: 206.584.2100
Fax: 206.584.0201

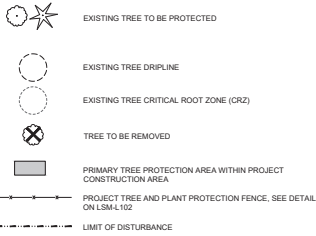
SWIFTCOMPANY

SWIFT COMPANY
10000 1st Avenue, Suite 100
Seattle, WA 98108
United States
Tel: 206.467.1100
Fax: 206.467.1101

100% DESIGN
DEVELOPMENT

Delta Description

TREE & PLANT PROTECTION LEGEND



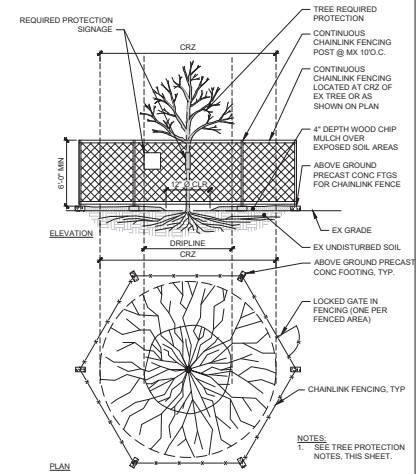
TREE RETENTION SUMMARY:

- 1. SIGNIFICANT TREE SUMMARY
1.1. SIGNIFICANT TREES ON SITE, 90
1.2. SIGNIFICANT TREES TO BE REMOVED, 73
1.3. SIGNIFICANT TREES TO BE RETAINED, 17
2. TREE RETENTION CALCULATION
2.1. PARCEL SIZE: 1.54 ACRES
2.2. REQUIRED PROJECT TREE RETENTION DENSITY CREDITS: 48 D.C.'S
2.3. EXISTING TREE DENSITY CREDITS (ALL ON-SITE EXISTING TREES): 276
2.4. TREE DENSITY CREDITS RETAINED:
2.5. ACTUAL PROJECT DENSITY CREDITS: 64

TREE INVENTORY TABLE with columns: TREE #, SPECIES, DBH, STATUS, DENSITY CREDIT (PROTECT), NOTES. Lists 10196 trees with details like '1353 Deciduous tree 12" REMOVE' and '10196 Alaska cedar (Chamaecyparis nootkatensis) 8" REMOVE'.

TREE PROTECTION NOTES:

- 1. SEE SITE SURVEY FOR EXISTING CONDITIONS.
2. SEE CIVIL FOR TEMPORARY EROSION CONTROL, VEHICULAR PAVEMENTS AND CURBS, VEHICULAR STRIPPING, AND UTILITIES.
3. SEE ARCH FOR NEW BUILDING LAYOUT.
4. ALL EXISTING TREES TO BE RETAINED SHOWN IN THE PLAN SHALL BE PROTECTED WITH TEMPORARY FENCING AND SIGNS.
5. TREE AND PLANT PROTECTION FENCE SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF CONSTRUCTION.
6. THE CRZ SHOWN ON THE PLANS IS EQUAL TO ONE FOOT RADIUS FOR EVERY ONE INCH TRUNK DIAMETER AT BREAST HEIGHT (DBH).
7. THE EXISTING TREE INVENTORY INFORMATION WAS COMPILED BY SHOEVER CONSULTING IN AN ARBORIST REPORT DATED JANUARY 26, 2022. SEE ARBORIST REPORT FOR ADDITIONAL DETAIL.
8. TREE IDENTIFICATION NUMBERS NOTED ON THIS PLAN CORRESPOND WITH EXISTING TREE INVENTORY SCHEDULE IN THE ARBORIST REPORT.
9. ANY BRANCHES OUTSIDE THE CRITICAL ROOT ZONE THAT MIGHT BE DAMAGED SHALL BE PRUNED OR TIED BACK BY A QUALIFIED PROFESSIONAL PRIOR TO BEGINNING OF CONSTRUCTION. NO CONSTRUCTION PERSONNEL SHALL PRUNE AFFECTED LIMBS EXCEPT UNDER THE SUPERVISION OF QUALIFIED PROFESSIONAL.
10. POST CONSTRUCTION INSPECTION OF THE PROTECTED TREES SHALL BE DONE BY THE DCD AND PROJECT ARBORIST, AND IF DEEMED NECESSARY CORRECTIVE OR PREPARATIVE PRUNING WILL BE DONE BY A QUALIFIED TREE PROFESSIONAL.



- NOTES:
1. MINIMUM SIX (6) FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE CRITICAL ROOT ZONE OR DESIGNATED LIMIT OF DISTURBANCE OF THE TREE TO BE SAVED. FENCE SHALL COMPLETELY ENCRIRCLE TREE(S). INSTALL FENCE POSTS USING PER BLOCK ONLY. AVOID POST OR STAKES INTO MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL AND LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BULKY TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILES OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

NOT FOR CONSTRUCTION

Project Name: SWYFT APARTMENTS
Project Number: 032.6475.000
Description: TREE PROTECTION PLAN

Scale:

TREE EVALUATION DATA													MSPG 12707 120th Ave. NE Kirkland		January 26, 2022	
Count	Tree #	Location	Species	Dbh	CSD	D.C.	Rating	LOD N	LOD S	LOD E	LOD W	Condition Notes	Status	Retain D.C.		
1	1353	On-site	Deciduous tree	12"	18'	2	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
2	1360	On-site	Japanese maple (Acer japonicum)	7"	12'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
3	1365	On-site	Japanese maple (Acer japonicum)	7"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
4	1602	On-site	Purple plum (Prunus cerasifera)	10"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
5	1634	On-site	Black locust (Robinia pseudoacacia)	16"	36'	4	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
6	1635	On-site	Black locust (Robinia pseudoacacia)	8"	28'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
7	1752	On-site	Black locust (Robinia pseudoacacia)	12"	30'	2	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A		
8	1753	On-site	Purple plum (Prunus cerasifera)	10"	18'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
9	1754	On-site	Purple plum (Prunus cerasifera)	10"	18'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
10	1755	On-site	Purple plum (Prunus cerasifera)	10"	18'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
11	1761	On-site	Purple plum (Prunus cerasifera)	12"	24'	2	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
12	1773	On-site	Western red cedar (Thuja plicata)	16"	28'	4	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
13	1774	On-site	Douglas fir (Pseudotsuga menziesii)	28"	36'	10	2	20'	20'	20'	20'	Generally good condition and health. No defects.	N/A	N/A		
14	1811	On-site	Sweetgum (Liquidambar styraciflua)	26"	38'	9	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A		
15	1812	On-site	Photinia (Photinia fraseri)	8"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
16	1813	On-site	Bigleaf maple (Acer macrophyllum)	22"	44'	7	2	24'	24'	24'	24'	Generally good condition and health. No defects.	N/A	N/A		
17	1814	On-site	Western red cedar (Thuja plicata)	20"	32'	6	2	18'	18'	18'	18'	Generally good condition and health. No defects.	N/A	N/A		
18	1815	On-site	Douglas fir (Pseudotsuga menziesii)	24"	36'	8	2	20'	20'	20'	20'	Generally good condition and health. No defects.	N/A	N/A		
19	1830	On-site	Alaska cedar (Chamaecyparis nootkatensis)	6"	8'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A		
20	1831	On-site	Alaska cedar (Chamaecyparis nootkatensis)	6"	8'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A		
21	1842	On-site	Bigleaf maple (Acer macrophyllum)	14"	32'	3	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A		
22	1856	On-site	Bigleaf maple (Acer macrophyllum)	8"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
23	1858	On-site	Bigleaf maple (Acer macrophyllum)	28"	52'	10	2	24'	24'	24'	24'	Generally good condition and health. No defects.	N/A	N/A		
24	1861	On-site	Bigleaf maple (Acer macrophyllum)	12"	28'	2	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
25	1866	On-site	Western red cedar (Thuja plicata)	26"	36'	9	2	20'	20'	20'	20'	Generally good condition and health. No defects.	N/A	N/A		
26	1868	On-site	Bigleaf maple (Acer macrophyllum)	6"	16'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
27	1870	On-site	Bigleaf maple (Acer macrophyllum)	10"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
28	1871	On-site	Bigleaf maple (Acer macrophyllum)	10"	24'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
29	1872	On-site	Bigleaf maple (Acer macrophyllum)	8"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
30	1873	On-site	Bigleaf maple (Acer macrophyllum)	8"	24'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
31	1874	On-site	Bigleaf maple (Acer macrophyllum)	8"	24'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
32	1876	On-site	Bigleaf maple (Acer macrophyllum)	7"	16'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
33	1878	On-site	Bigleaf maple (Acer macrophyllum)	10"	26'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
34	1881	On-site	Bigleaf maple (Acer macrophyllum)	12"	26'	2	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
35	1882	On-site	Bigleaf maple (Acer macrophyllum)	14"	32'	3	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A		
36	1889	On-site	Bigleaf maple (Acer macrophyllum)	8"	24'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
37	1890	On-site	Bigleaf maple (Acer macrophyllum)	10"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
38	1895	On-site	Bigleaf maple (Acer macrophyllum)	14"	36'	3	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
39	1896	On-site	Bigleaf maple (Acer macrophyllum)	15"	34'	3	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
40	1897	On-site	Bigleaf maple (Acer macrophyllum)	12"	30'	2	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A		
41	1898	On-site	Bigleaf maple (Acer macrophyllum)	6"	16'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
42	1899	On-site	Bigleaf maple (Acer macrophyllum)	6"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
43	1900	On-site	Bigleaf maple (Acer macrophyllum)	14"	34'	3	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
44	1901	On-site	Douglas fir (Pseudotsuga menziesii)	6"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A		
45	1902	On-site	Douglas fir (Pseudotsuga menziesii)	6"	12'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A		
46	1903	On-site	Bigleaf maple (Acer macrophyllum)	12"	28'	2	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
47	1904	On-site	Bigleaf maple (Acer macrophyllum)	23"	44'	7	2	24'	24'	24'	24'	Generally good condition and health. No defects.	N/A	N/A		
48	1905	On-site	Western red cedar (Thuja plicata)	6"	10'	1	1	6'	6'	6'	6'	Good condition and health. Young and vigorous.	N/A	N/A		
49	1906	On-site	Bigleaf maple (Acer macrophyllum)	18"	36'	5	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
50	1907	On-site	Bigleaf maple (Acer macrophyllum)	12"	30'	2	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A		
51	1908	On-site	Bigleaf maple (Acer macrophyllum)	10"	24'	1	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A		
52	1909	On-site	Bigleaf maple (Acer macrophyllum)	10"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
53	1910	On-site	Douglas fir (Pseudotsuga menziesii)	6"	12'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A		
54	1911	On-site	Western red cedar (Thuja plicata)	30"	36'	11	2	20'	20'	20'	20'	Generally good condition and health. No defects.	N/A	N/A		
55	1912	On-site	Bigleaf maple (Acer macrophyllum)	8"	20'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
56	1913	On-site	Bigleaf maple (Acer macrophyllum)	16"	34'	4	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A		
57	1914	On-site	Bigleaf maple (Acer macrophyllum)	8"	22'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A		
58	9668	On-site	Douglas fir (Pseudotsuga menziesii)	26"	38'	9	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A		

59	9672	On-site	Douglas fir (Pseudotsuga menziesii)											
60	9673	On-site	Pacific madrone (Arbutus menziesii)	16"	32'	4	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A
61	9674	On-site	Bigleaf maple (Acer macrophyllum)	14"	34'	3	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A
62	9675	On-site	Bigleaf maple (Acer macrophyllum)	20"	40'	6	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A
63	9691	On-site	Bigleaf maple (Acer macrophyllum)	18"	34'	5	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A
64	9697	On-site	Bigleaf maple (Acer macrophyllum)	18"	36'	5	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A
65	9700	On-site	Bigleaf maple (Acer macrophyllum)	8"	20'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A
66	9701	On-site	Douglas fir (Pseudotsuga menziesii)	20"	36'	6	2	20'	20'	20'	20'	Generally good condition and health. No defects.	N/A	N/A
67	9702	On-site	Bigleaf maple (Acer macrophyllum)	24"	46'	8	2	24'	24'	24'	24'	Generally good condition and health. No defects.	N/A	N/A
68	9703	On-site	Bigleaf maple (Acer macrophyllum)	6"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A
69	9704	On-site	Bigleaf maple (Acer macrophyllum)	12"	26'	2	1	16'	16'	16'	16'	Good condition and health. Young and vigorous.	N/A	N/A
70	9705	On-site	Bigleaf maple (Acer macrophyllum)	20"	42'	6	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A
71	9706	On-site	Douglas fir (Pseudotsuga menziesii)	6"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A
72	9708	On-site	Bigleaf maple (Acer macrophyllum)	14"	32'	3	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A
73	9709	On-site	Douglas fir (Pseudotsuga menziesii)	6"	12'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A
74	9710	On-site	Bigleaf maple (Acer macrophyllum)	18"	34'	5	1	20'	20'	20'	20'	Good condition and health. Young and vigorous.	N/A	N/A
75	9711	On-site	Douglas fir (Pseudotsuga menziesii)	26"	38'	9	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A
76	9717	On-site	Douglas fir (Pseudotsuga menziesii)	12"	20'	2	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A
77	9718	On-site	Douglas fir (Pseudotsuga menziesii)	38"	42'	15	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A
78	9720	On-site	Pacific dogwood (Cornus nuttallii)	10"	32'	1	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A
79	9722	On-site	Bigleaf maple (Acer macrophyllum)	22"	42'	7	2	22'	22'	22'	22'	Generally good condition and health. No defects.	N/A	N/A
80	9724	On-site	Pacific madrone (Arbutus menziesii)	22"	46'	7	2	18'	18'	18'	18'	Generally good condition and health. No defects.	N/A	N/A
81	9725	On-site	Bigleaf maple (Acer macrophyllum)	8"	18'	1	1	12'	12'	12'	12'	Good condition and health. Young and vigorous.	N/A	N/A
82	9726	On-site	Bigleaf maple (Acer macrophyllum)	14"	32'	3	1	18'	18'	18'	18'	Good condition and health. Young and vigorous.	N/A	N/A
83	9882	On-site	Vine maple (Acer circinatum)	6"	14'	1	1	10'	10'	10'	10'	Good condition and health. Young and vigorous.	N/A	N/A
84	9913	On-site	Sumac (Rhus typhina)	6"	12'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A
85	9914	On-site	Sumac (Rhus typhina)	4"	10'	1	1	6'	6'	6'	6'	Good condition and health. Young and vigorous.	N/A	N/A
86	10107	On-site	Silver birch (Betula pendula)	8"	10'	1	4	6'	6'	6'	6'	Poor condition and health. Topped and declining.	N/A	N/A
87	10108	On-site	Silver birch (Betula pendula)	6"	8'	1	4	8'	8'	8'	8'	Poor condition and health. Topped and declining.	N/A	N/A
88	10109	On-site	Silver birch (Betula pendula)	6"	10'	1	4	6'	6'	6'	6'	Poor condition and health. Topped and declining.	N/A	N/A
89	10110	On-site	Silver birch (Betula pendula)	8"	10'	1	4	6'	6'	6'	6'	Poor condition and health. Topped and declining.	N/A	N/A
90	10187	On-site	Sumac (Rhus typhina)	8"	12'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A
91	10196	On-site	Alaska cedar (Chamaecyparis nootkatensis)	8"	8'	1	1	8'	8'	8'	8'	Good condition and health. Young and vigorous.	N/A	N/A

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Tree # On or Off site
 Location Tag # assigned by survey
 Species Tree Species
 Dbh Diameter at 54"
 CSD CSD is crown spread diameter for the on-site and right of way trees and crown spread distance onto the property for off-site trees.
 D.C. D.C. Density Credit per City of Kirkland
 Rating Condition rating: 1=Good condition and health, young and vigorous; 2=Generally good condition and health;
 3=Fair condition and health, some health and defect concerns; 4=Poor condition and/or health.
 LOD Limits of development in radial feet from trunk for on site trees. For off-site trees, protection distance onto the property.
 Condition Notes Notes on conditions specific to each tree if
 Status To be retained or removed
 Retain D.C Density credits of retained trees on site
 Site area = 67,409 s.f. (1.54 acres)
 1.54 x 30 credits/acre = 46.4 density credits required

SHOFFNER CONSULTING

1015 10th ST. MUKILTEO, WA 98275 MOBILE:(206)755-9407 EMAIL: TONY_TONYNS_SHOFFNER.COM

January 26, 2022

Marc Boettcher
Main Street Property Group
12332 NE 115th Pl.
Kirkland, WA
98033

RE: Tree Inventory Report - 12707 120 Ave NE Kirkland, WA.

Marc:

This report is provided to address the City of Kirkland's requirements for a tree inventory on developing properties. I visited the property recently to gather information on the trees. There are 90 trees on the property. Please see the ALTA/NSPS Land Title Surveys for the two properties showing the trees and tree tag numbers and the accompanying tree evaluation data spreadsheet for reference to this report.

1.0 Site Conditions

The properties are located in the Totem Lake area of Kirkland. Each are developed with business complexes and considerable impervious surface. There are several trees on the southern parcel, mostly native and small, many 18" dbh or less.

2.0 Tree Inventory - Methods and Results

I conducted visual evaluations of all the trees according to ISA standards and based upon many years conducting such evaluations on trees in the Pacific Northwest. I observed trees up close to inspect conditions of the trunk and from afar to inspect conditions in the crowns. All assessments were conducted according to the methods specified in the ISA Tree Risk Assessment Manual (Dunster, Julian A., E. Thomas Smiley, Nelda Matheny, and Sharon Lily. 2013. Tree Risk Assessment Manual. Champaign, Illinois: International Society of Arboriculture) and on nearly 20 years experience conducting such evaluations.

The investigations involved the gathering of the following information:

- Tree species
- Trunk diameter
- Crown spread diameter
- Location factors
- Health and condition notes (general level of vigor, defects, disease or pest problems)

There are 90 trees between the two properties. Information on the trees is provided in the accompanying Tree Evaluation Data spreadsheet. Only four trees, numbers 10107,

10108, 10109 and 10110, all silver birch (*Betula pendula*) on the northern parcel are in poor condition and health.

3.0 Proposed Development

Proposed development of the project site is to remove the existing buildings and redevelop the site with multi-use buildings including residences, retail and office space. The building heights will be tall which will require full protection of the trees' drip lines in order to retain them and maintain their current condition and health.

4.0 Limits of Disturbance Discussion and Encroachment

The City of Kirkland requires Limits of Disturbance (LOD) be established as minimum distance of protection for all retained trees on site and for those just off-site with driplines that extend onto the property. Limits of development for each tree are provided on the accompanying Tree Evaluation Data spreadsheet.

The LODs are set based upon the following criteria:

- Taking the proposed development and building heights, the LODs are set to provide full protection of trees' crowns. The LODs are set outside the drip line radius' of all trees.

4.0 Tree Retention, Protection and Replacement Required

The City of Kirkland requires tree retention at 30 density credits per acre. At 67,409 s.f. (1.54 acres), 46 density credits are required to be retained. There are 284 density credits on the project site.

If the density credits cannot be met through tree retention, it must be achieved through tree replacement at a 1:1 ratio for replacement tree to density credit. Replacement trees are to be a minimum of 6.0' for evergreens and 2.0" caliper for deciduous trees. Once the tree retention plan is finalized, the tree replacement plan can be created.

5.0 Impact Assessment and Recommendations

No tree retention information is available at this time.

6.0 Use of This Report and Limitations

This report is provided to Main Street Property Group to address the City of Kirkland's requirements for tree inventory and retention plans for developing lots. Natural decline and failure of trees following development is not predictable, therefore, Shoffner Consulting and Tony Shoffner cannot be held liable for retained trees that die or fail prior to or following development of the property.

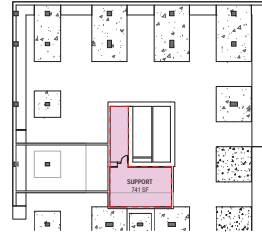
Cordially,



Tony Shoffner
ISA Certified Arborist #PN-0909A, TRAQ

FLOOR	GROSS FLOOR AREA
LEVEL P6	141
LEVEL P5-01	41,961
LEVEL P5	45,951
LEVEL P4	47,428
LEVEL P3	45,927
LEVEL P2/ANG01	17,694
LEVEL P1/ANG02	18,005
LEVEL 04	30,010
LEVEL 05	31,113
LEVEL 06	31,113
LEVEL 07	31,113
LEVEL 08	31,113
LEVEL 09	9,478
LEVEL 09 S	9,675
LEVEL 10N	9,990
LEVEL 10	9,990
LEVEL 11N	9,990
LEVEL 11	9,990
LEVEL 12 N	9,990
LEVEL 12 S	857
LEVEL 13 N	9,990
LEVEL 14 N	9,990
LEVEL 15 N	9,990
LEVEL 16 N	9,990
LEVEL 17 N	5,406
TOTAL	498,817

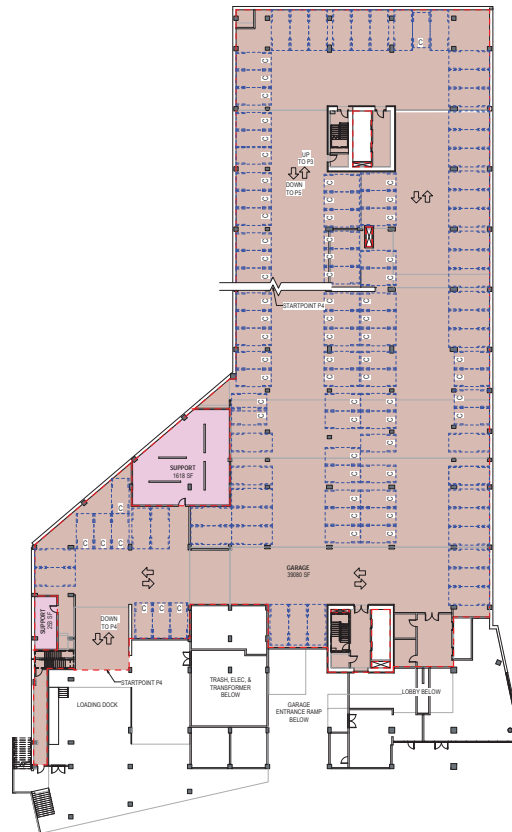
GROSS AREA SUMMARY



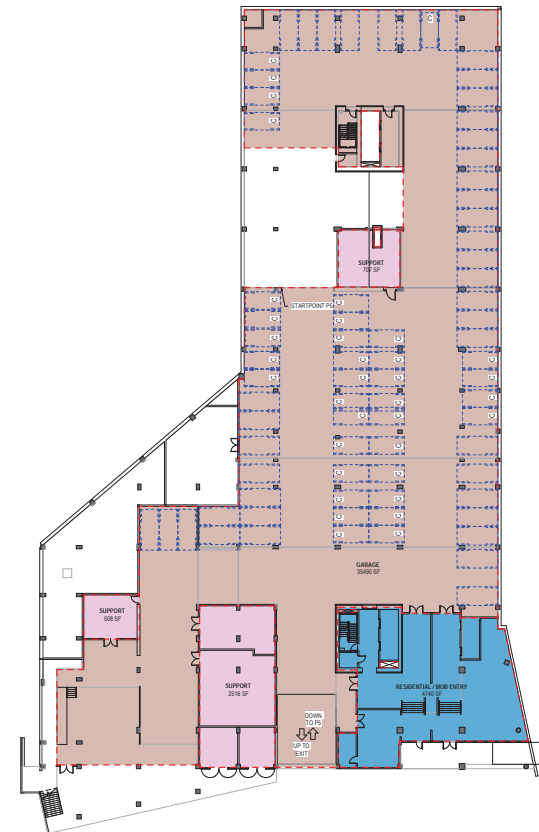
01 DRC - LEVEL P6
 SCALE: 1"=20'-0"



04 DRC - LEVEL P3
 SCALE: 1"=20'-0"



03 DRC - LEVEL P4
 SCALE: 1"=20'-0"



02 DRC - LEVEL 01 / P5
 SCALE: 1"=20'-0"

△ Date Description

Municipal Stamp

Seal / Signature

NOT FOR CONSTRUCTION

Project Name:
 MainStreet Property Group
 Project Number:
 032.6475.000
 Description:
 FLOOR AREA DIAGRAMS

Scale:
 1" = 20'-0"

G1.301

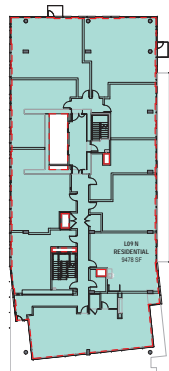
SWYFT
 MAINSTREET PROPERTY GROUP, LLC
 11925 Northeast 128th Street
 Kirkland, WA 98034

Gensler

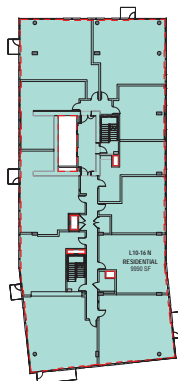
1200 Sixth Avenue Seattle, WA 98101 United States
 Tel: 206.664.2100 Fax: 206.664.2291

FLOOR	GROSS FLOOR AREA
LEVEL P6	141
LEVEL P5-01	41,961
LEVEL P4	45,951
LEVEL P3	47,428
LEVEL P2/ANG01	45,927
LEVEL P1	17,684
LEVEL 01/ANG02	38,000
LEVEL 04	30,020
LEVEL 05	31,113
LEVEL 06	31,113
LEVEL 07	31,113
LEVEL 08	31,113
LEVEL 09 N	9,675
LEVEL 09 S	9,675
LEVEL 10 N	9,990
LEVEL 10 S	9,675
LEVEL 11 N	9,990
LEVEL 11 S	8,531
LEVEL 12 N	9,990
LEVEL 12 S	857
LEVEL 13 N	9,990
LEVEL 14 N	9,990
LEVEL 15 N	9,990
LEVEL 16 N	9,990
LEVEL 17 N	5,406
TOTAL	498,817

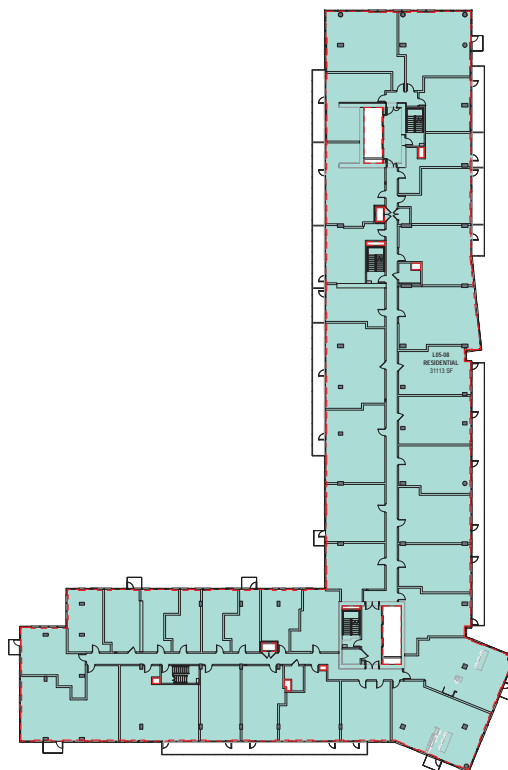
GROSS AREA SUMMARY



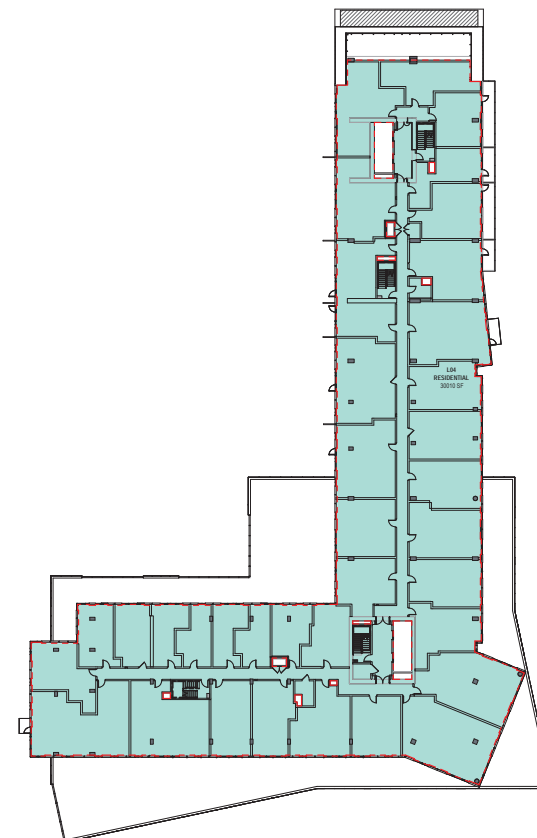
06 DRC - LEVEL 09 NORTH
 SCALE: 1"=20'-0"



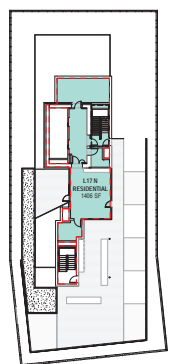
07 DRC - LEVEL 10-16 NORTH
 SCALE: 1"=20'-0"



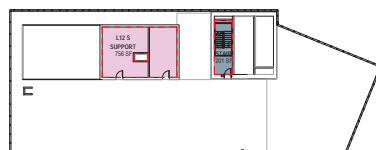
02 DRC - LEVEL 05-08
 SCALE: 1"=20'-0"



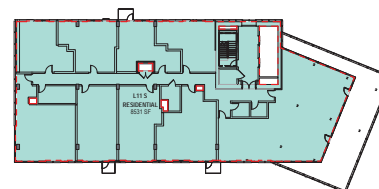
01 DRC - LEVEL 04
 SCALE: 1"=20'-0"



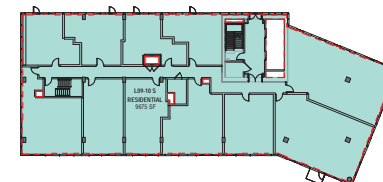
08 DRC - LEVEL 17
 SCALE: 1"=20'-0"



05 DRC - LEVEL 12 SOUTH
 SCALE: 1"=20'-0"



04 DRC - LEVEL 11 SOUTH
 SCALE: 1"=20'-0"



03 DRC - LEVEL 09-10 SOUTH
 SCALE: 1"=20'-0"

Date Description

Municipal Stamp

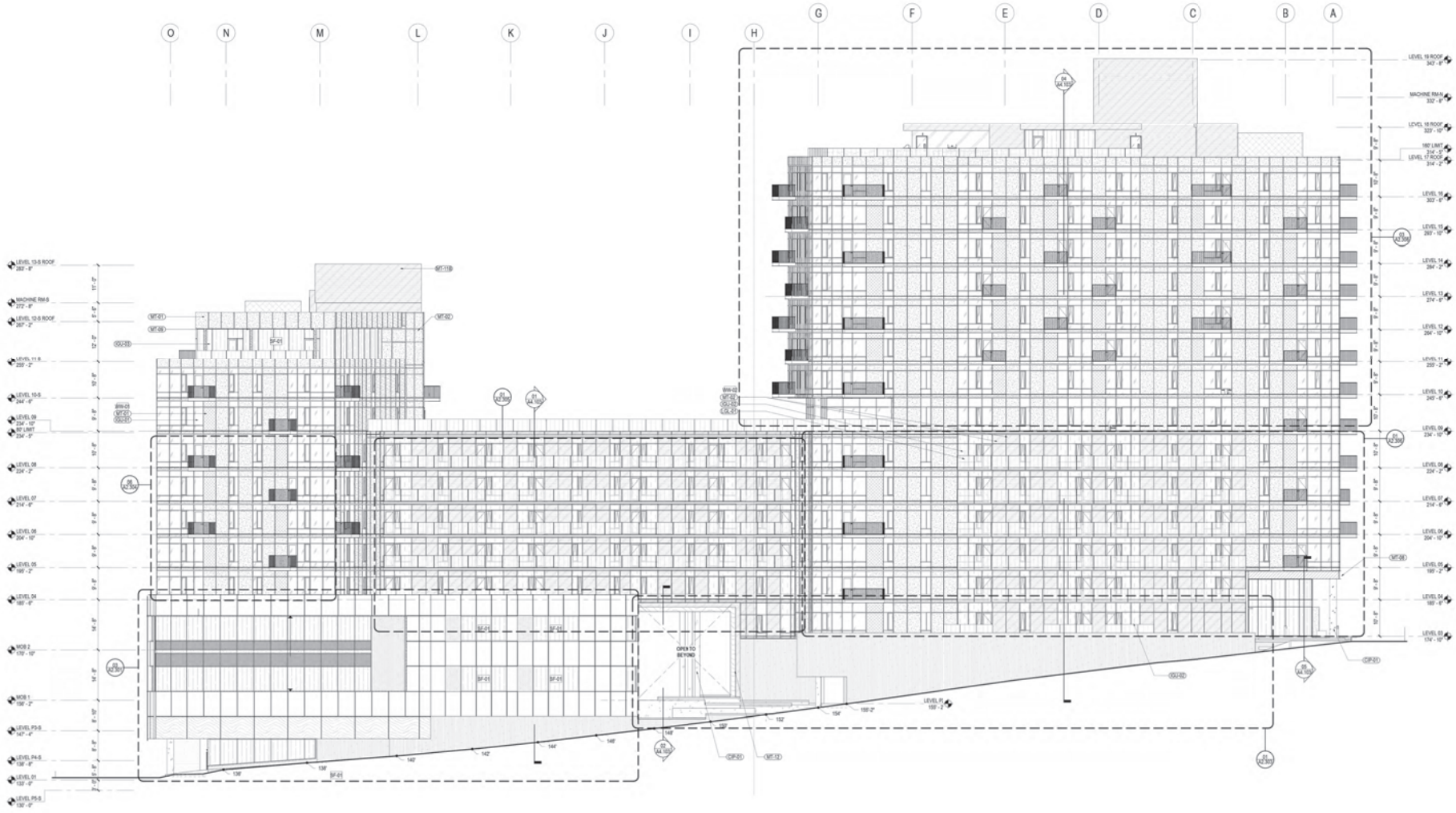
Seal/Signature

NOT FOR CONSTRUCTION

Project Name: MainStreet Property Group
 Project Number: 032.6475.000
 Description: FLOOR AREA DIAGRAMS

Scale: 1" = 20'-0"

G1.303



Date	Description
A 01/15/22	BUILDING PERMIT
B 06/23/22	RECD

Municipal Stamp

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 MainStreet Property Group
 Project Number
 032.6475.000
 Description
 BUILDING ELEVATION - EAST

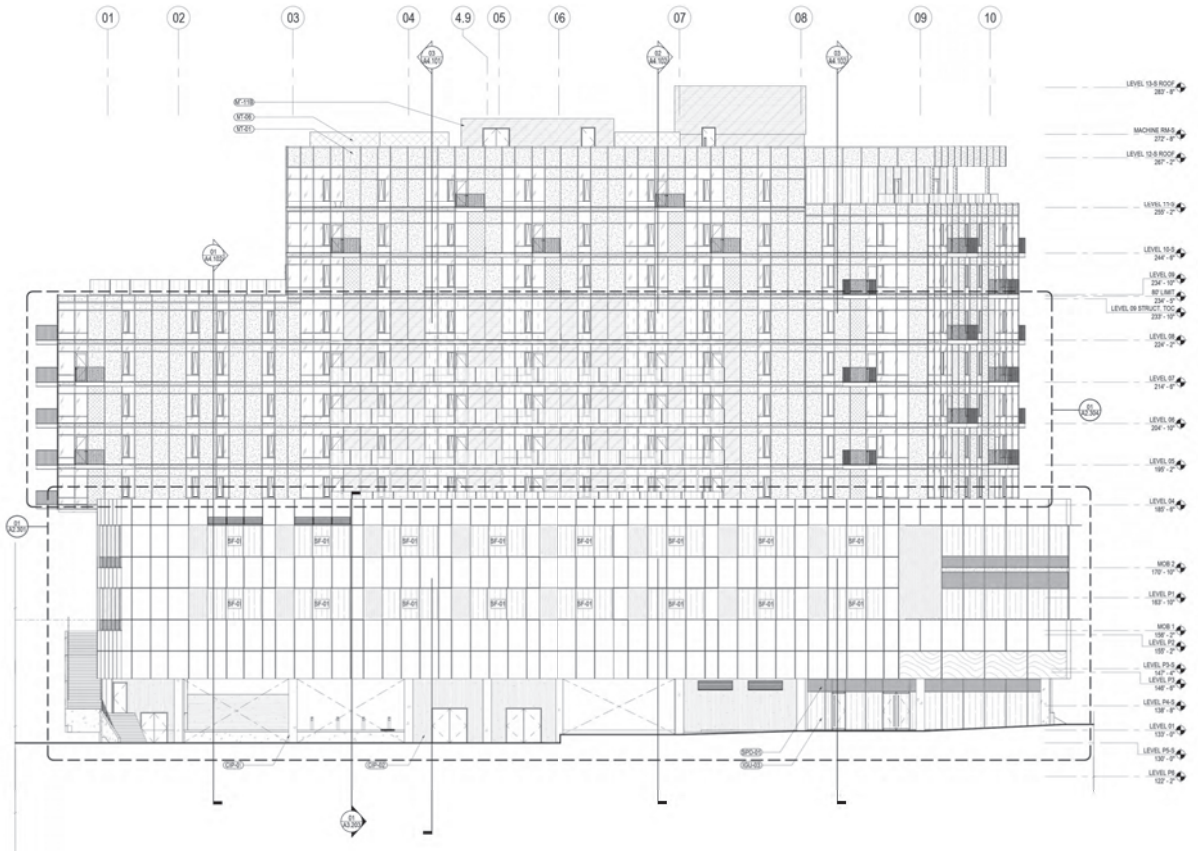
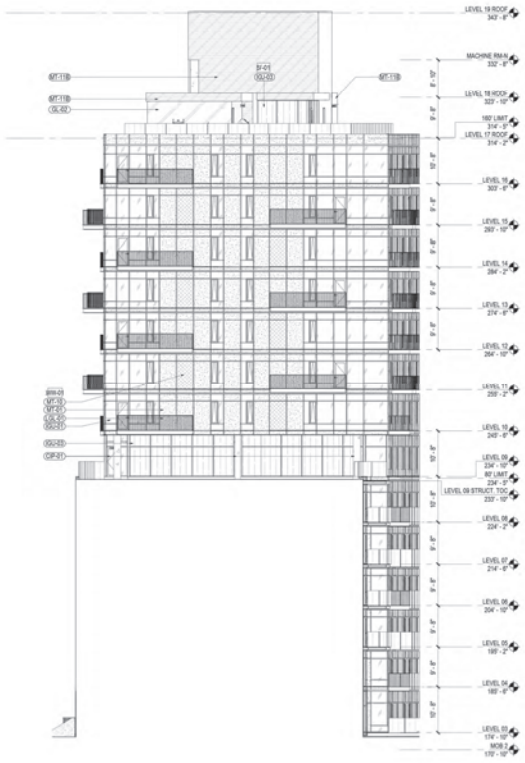
Scale
 As indicated

01 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

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Date	Description
A 01/10/22	BUILDING PERMIT
B 06/23/22	RECD

Municipal Stamp

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
 MainStreet Property Group
 Project Number
 032.6475.000
 Description
 BUILDING ELEVATIONS - SOUTH

Scale
 As indicated

94 A2.103

02 EXTERIOR ELEVATION - TOWER SOUTH
 SCALE: 3/32" = 1'-0"

01 EXTERIOR ELEVATION - SOUTH
 SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

	INSULATED VISION GLASS		INSULATED SPANDREL GLASS		METAL PANEL 01		METAL PANEL 02		METAL PANEL 03		METAL PANEL 04		WOOD-LOOK METAL PANEL
	INSULATED VISION GLASS		LAMINATED GLASS RAILING		METAL PANEL 02		METAL PANEL 08		METAL PANEL 11A		CAST IN-PLACE CONCRETE		EXPOSED BOARD-FORMED CONCRETE
	INSULATED VISION GLASS		BACKPAINTED GLASS		METAL PANEL 04		METAL PANEL 08		METAL PANEL 11B		EXPOSED BOARD-FORMED CONCRETE		

GENERAL NOTES