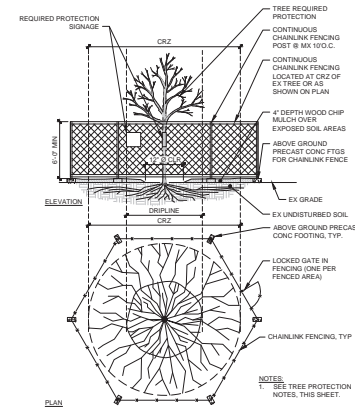


1. **SIGNIFICANT TREE SUMMARY**
 - 1.1. SIGNIFICANT TREES ON SITE: 90
 - 1.2. SIGNIFICANT TREES TO BE REMOVED: 73
 - 1.3. SIGNIFICANT TREES TO BE RETAINED: 17
2. **TREE RETENTION CALCULATION**
 - 2.1. PARCEL SIZE: 1.54 ACRES
 - 2.2. REQUIRED PROJECT TREE RETENTION DENSITY CREDITS: 10
 - 2.3. EXISTING TREE DENSITY CREDITS (ALL OF WHICH ARE SIGNIFICANT TREES): 17
 - 2.4. TREE DENSITY CREDITS RETAINED: 17
 - 2.5. ACTUAL PROJECT DENSITY CREDITS: 64

1. SEE SITE SURVEY FOR EXISTING CONDITIONS.
2. SEE CALL FOR TEMPORARY EROSION CONTROL, VEHICULAR PAVEMENT AND VISUAL BARRIERS AND TRAFFIC CONTROL MEASURES AT 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. TREES AND PLANT PROTECTION FENCE SHALL BE INSTALLED AND MAINTAINED THROUGH THE DURATION OF CONSTRUCTION.
6. THE CR2 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 SHOPIER INC. IN AN ARBORIST REPORT DATED JANUARY 7, 2002. SEE ARBORIST REPORT FOR ADDITIONAL DATA.
8. TREE IDENTIFICATION NUMBERS NOTED ON THIS PLAN CORRESPOND WITH THE TREE INVENTORY INFORMATION PROVIDED BY SHOPIER INC.
9. ANY BRANCHES OUTSIDE THE CRITICAL ROOT ZONE THAT MAY BE DAMAGED SHALL BE PRUNED OR TIED BACK BY A QUALIFIED PROFESSIONAL PRIOR TO CONSTRUCTION. THE CRITICAL ROOT ZONE IS THE CRITICAL PLANT PROTECTION ZONE EXCEPT UNDER THE SUPERVISION OF QUALIFIED PROFESSIONALS.
10. POST CONSTRUCTION INSPECTION OF THE PROTECTED TREES SHALL BE DONE BY THE PROJECT ARCHITECT. ANY DAMAGE TO TREES REQUIRES CORRECTIVE OR PREPARATIVE PRUNING WILL BE DONE BY A QUALIFIED TREE PROFESSIONAL.



NOTES:

1. MINIMUM ROOT ZONE OF 200 FOOT HIGH TEMPORARY CHAINLINK FENCE SHALL BE PLACED AT THE EXISTING ROOT ZONE OR DEGRADED LIMIT OF PERTURBANCE OF THE ROOT ZONE TO BE SAVED. FENCING SHALL COMPLETELY ENCLOSE TREES; INITIAL FENCE POSTS USING PINE BLOCKS OR 4" X 4" OR 6" X 6" OR 8" X 8" OR 10" X 10" DIMENSIONS TO FENCING MATERIALS AND LOCATION MUST BE APPROVED BY PLANNING OFFICE.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION FOR ROOTS OVER ONE (1) IN DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. COVER EXPOSED ROOTS WITH 2" DRAINAGE TUBES OR DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. STOCKPILING OF MATERIALS, VEHICULAR TRAFFIC, OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE PLACED WITHIN 10 FEET OF ANY EXISTING OR PROPOSED UTILITY WORK. THE PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICE.
4. FENCING SIGNAGE AS DETAILED ABOVE MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE ENTIRE PERIMETER OF THE FENCING.

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				

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@TONYSHOFFNER.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



Municipal Stamp _____

Seal / Signature _____

NOT FOR
CONSTRUCTION

Project Name
MainStreet Property Group

Project Number
032.6475.000

Description
LAND USE PLAN & ELEVATION DIAGRAMS

Scale _____
NOT TO SCALE

G1.104

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GENERAL NOTES

CALCULATIONS

[illegible]

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

Gensler

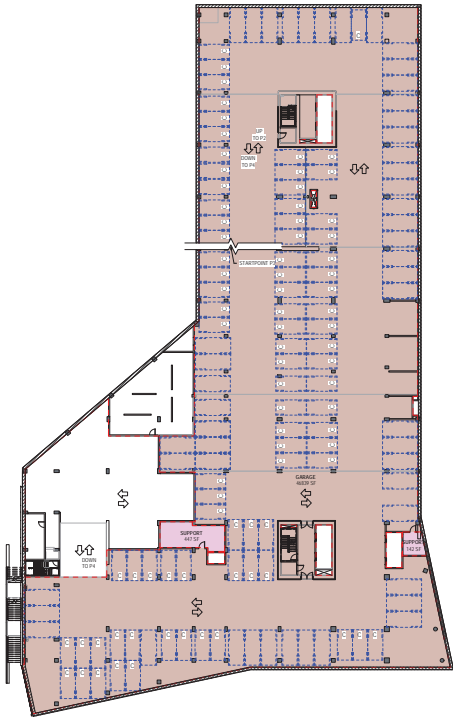
1200 Sixth Avenue
Suite 500
Seattle, WA 98101
United States
Tel: 206.454.2100
Fax: 206.454.2105

FLOOR	GROSS FLOOR AREA
LEVEL P6	742
LEVEL P5/01	45,963
LEVEL P4	40,952
LEVEL P3	47,428
LEVEL P2/MECH	45,797
LEVEL P1	37,894
LEVEL 00/MECH	38,892
LEVEL 04	30,020
LEVEL 05	31,213
LEVEL 06	31,213
LEVEL 07	31,213
LEVEL 08	31,213
LEVEL 09/N	9,478
LEVEL 09/S	9,475
LEVEL 10/N	9,990
LEVEL 10/S	9,475
LEVEL 11/N	9,990
LEVEL 11/S	8,831
LEVEL 12/N	9,990
LEVEL 12/S	9,990
LEVEL 13/N	9,990
LEVEL 14/N	9,990
LEVEL 15/N	9,990
LEVEL 16/N	9,990
LEVEL 17/N	9,990
TOTAL	498,817

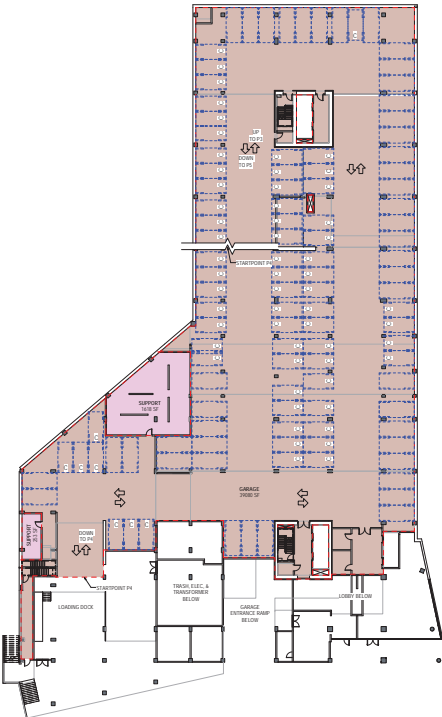
GROSS AREA SUMMARY



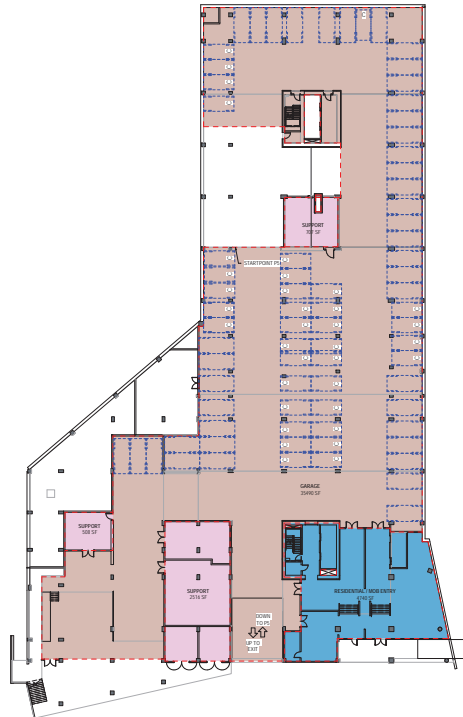
01 DRC - LEVEL P6
SCALE: 1"=20'-0"



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

Marked Stamp

Scale Signature

NOT FOR CONSTRUCTION

Project Name
MainStreet Property Group

Project Number
032.6475.000

Description
FLOOR AREA DIAGRAMS

Scale
1" = 20'-0"

G1.301

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FLOOR	GROSS FLOOR AREA
FLOOR PG	741
FLOOR PG/01	43,561
FLOOR PG	40,591
FLOOR PG/05	47,428
FLOOR PG/NO/02	45,527
FLOOR PG	17,694
FLOOR PG/NO/02	18,001
FLOOR PG	30,620
FLOOR PG	31,113
FLOOR PG	31,113
FLOOR PG	31,113
FLOOR PG	31,113
FLOOR PG/09	9,478
FLOOR PG/05	9,475
FLOOR PG/09	9,990
FLOOR PG/05	9,475
FLOOR PG/11	9,990
FLOOR PG/15	4,511
FLOOR PG/11	9,990
FLOOR PG/15	957
FLOOR PG/19	9,990
FLOOR PG/19	9,990
FLOOR PG/19	9,990
FLOOR PG/19	1,406
TOTAL	498,817

GROSS AREA SUMMARY

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

Gensler

1200 Sixth Avenue
Suite 500
Seattle, WA 98101
United States

Δ	Date	Description
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Municipal Stamp

Seal / Signature

NOT FOR
CONSTRUCTION

Project Name
MainStreet Property Group

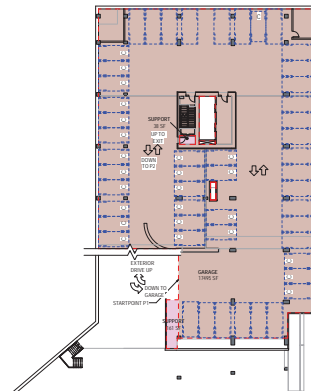
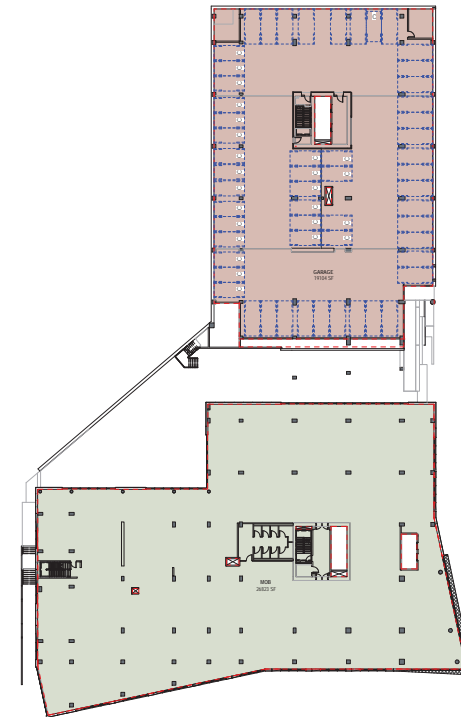
Project Number	032.6475.000
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Description
FLOOR AREA DIAGRAMS

Scale
1" = 20'-0"

G1.302

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03 DRC - LEVEL 03 / MOB2
SCHE: T-205F02 DRC - LEVEL P1
SOME: T - 20-25"01 DRC - LEVEL P2 / MOB1
SCALE: 1"=20'-0"

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

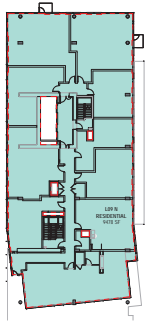
Gensler

1200 Sixth Avenue
Suite 500
Seattle, WA 98101
United States

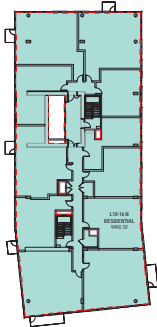
Tel: 206.454.2100
Fax: 206.454.2105

FLOOR	GROSS FLOOR AREA
LEVEL P-6	142
LEVEL P5-01	45,943
LEVEL P-6	40,952
LEVEL P-1	47,428
LEVEL P-2/MEZES	45,797
LEVEL P-1	17,694
LEVEL P-2/MEZES	38,063
LEVEL 04	30,020
LEVEL 05	31,123
LEVEL 06	31,123
LEVEL 07	31,123
LEVEL 08	31,123
LEVEL 09 N	9,478
LEVEL 09 S	9,475
LEVEL 10 N	9,990
LEVEL 10 S	9,475
LEVEL 11 N	9,990
LEVEL 11 S	8,531
LEVEL 12 N	9,990
LEVEL 12 S	9,990
LEVEL 13 N	9,990
LEVEL 14 N	9,990
LEVEL 15 N	9,990
LEVEL 16 N	9,990
LEVEL 17 N	9,990
LEVEL 17 S	9,495
TOTAL	498,817

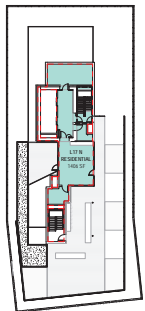
GROSS AREA SUMMARY



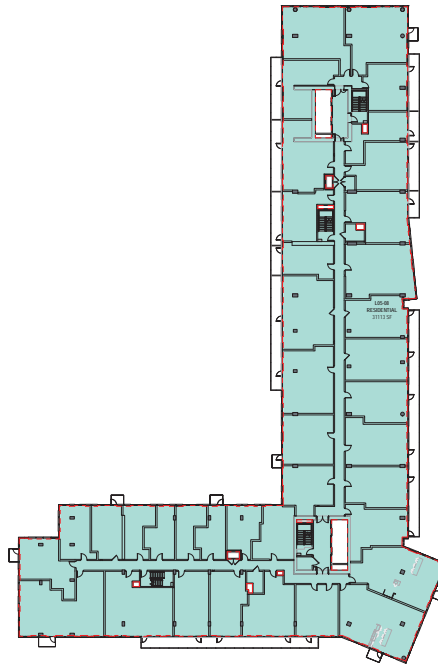
06 DRC - LEVEL 09 NORTH
SCALE: 1" = 20'-0"



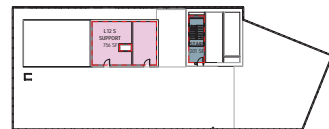
07 DRC - LEVEL 10-16 NORTH
SCALE: 1" = 20'-0"



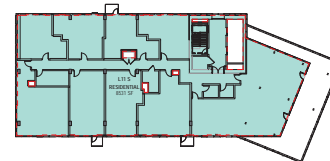
08 DRC - LEVEL 17
SCALE: 1" = 20'-0"



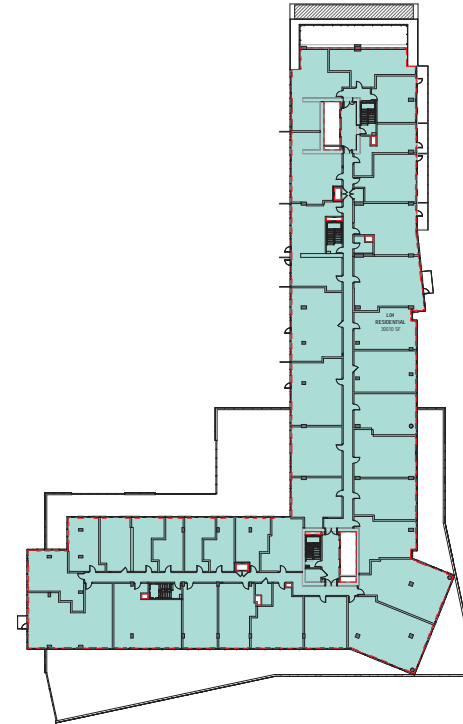
02 DRC - LEVEL 05-08
SCALE: 1" = 20'-0"



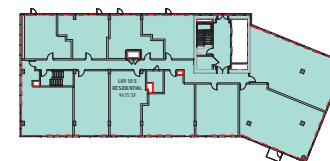
05 DRC - LEVEL 12 SOUTH
SCALE: 1" = 20'-0"



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



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



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

Date Description

Marked Stamp

Seal Signature

NOT FOR CONSTRUCTION

Project Name
MainStreet Property Group

Project Number
032.6475.000

Description
FLOOR AREA DIAGRAMS

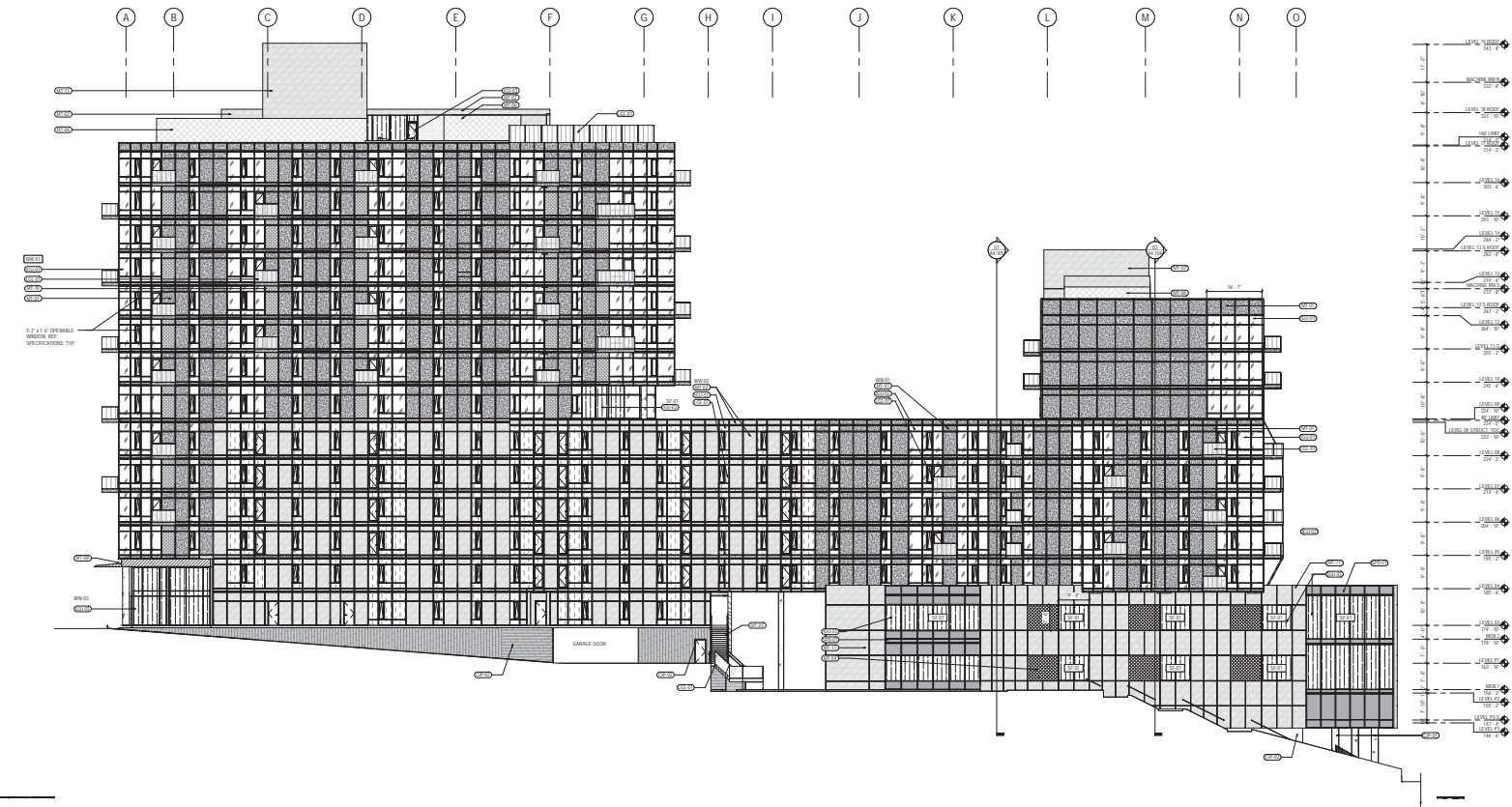
Scale
1" = 20'-0"

G1.303

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MAINSTREET PROPERTY GROUP, LLC
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Kirkland, WA 98034

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Suite 500
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Tel: 206.454.2100
Fax: 206.454.2102



01 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

	ISOLATED VISION GLASS		ISOLATED SPANDREL GLASS		METAL PANEL 01		METAL PANEL 02		METAL PANEL 03		METAL PANEL 04		METAL PANEL 05		METAL PANEL 06		METAL PANEL 07		METAL PANEL 08		METAL PANEL 09		METAL PANEL 10		METAL PANEL 11		METAL PANEL 12		METAL PANEL 13		METAL PANEL 14		METAL PANEL 15		METAL PANEL 16		METAL PANEL 17		METAL PANEL 18		METAL PANEL 19		METAL PANEL 20		CAST IN PLACE CONCRETE		EXPOSED BOARD-FORMED CONCRETE
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Date Description

Material Stamp

Scale Signature

NOT FOR CONSTRUCTION

Project Name
MainStreet Property Group
Project Number
032-6475-000
Description
BUILDING ELEVATIONS

Scale
As Indicated

A2.101

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