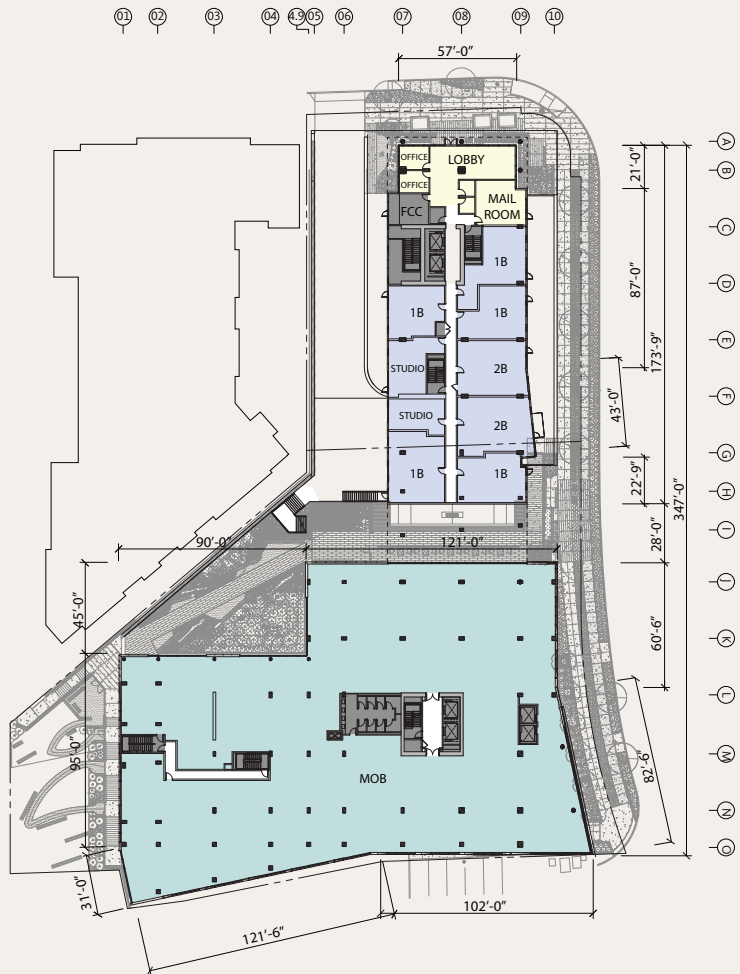


# DRC // FLOOR PLANS

LEVEL 3 - OFFICE AND RESIDENTIAL

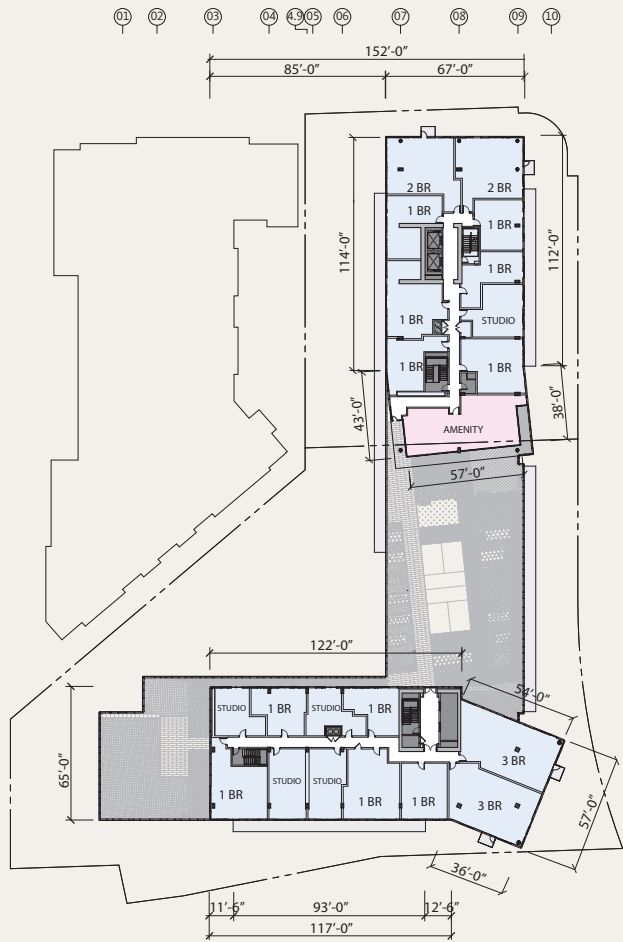


LEVEL 4 - RESIDENTIAL PODIUM (TYP.)

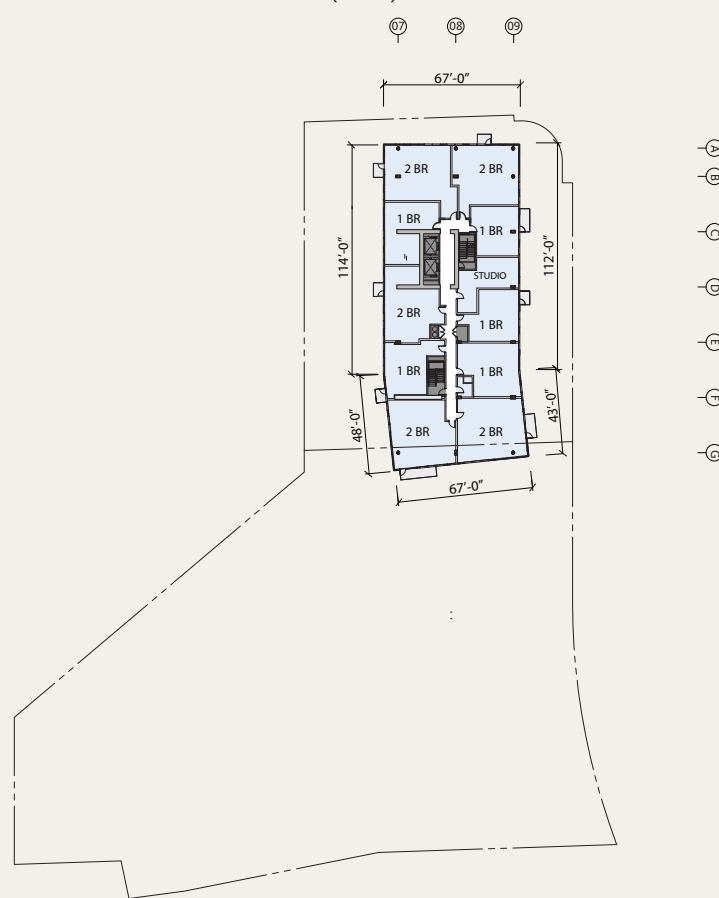


# DRC // FLOOR PLANS

LEVEL 9 - PODIUM TOP



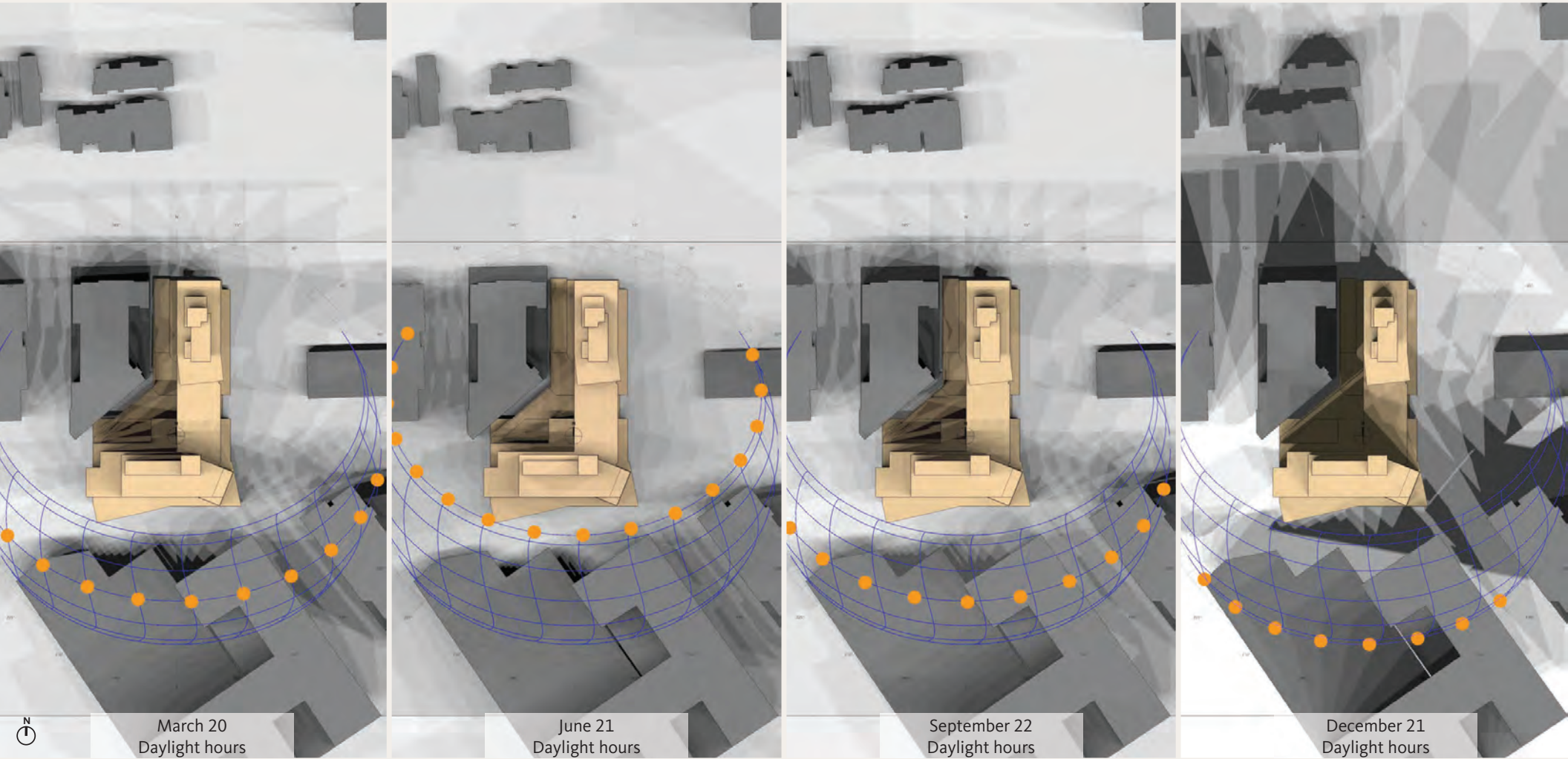
LEVEL 10 - RESIDENTIAL TOWER (TYP.)



01  
02  
03  
04  
05  
06  
07  
08  
09  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35  
36  
37  
38  
39  
40  
41  
42  
43  
44  
45  
46  
47  
48  
49  
50  
51  
52  
53  
54  
55  
56  
57  
58  
59  
60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
104  
105  
106  
107  
108  
109  
110  
111  
112  
113  
114  
115  
116  
117  
118  
119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157  
158  
159  
160  
161  
162  
163  
164  
165  
166  
167  
168  
169  
170  
171  
172  
173  
174  
175  
176  
177  
178  
179  
180  
181  
182  
183  
184  
185  
186  
187  
188  
189  
190  
191  
192  
193  
194  
195  
196  
197  
198  
199  
200

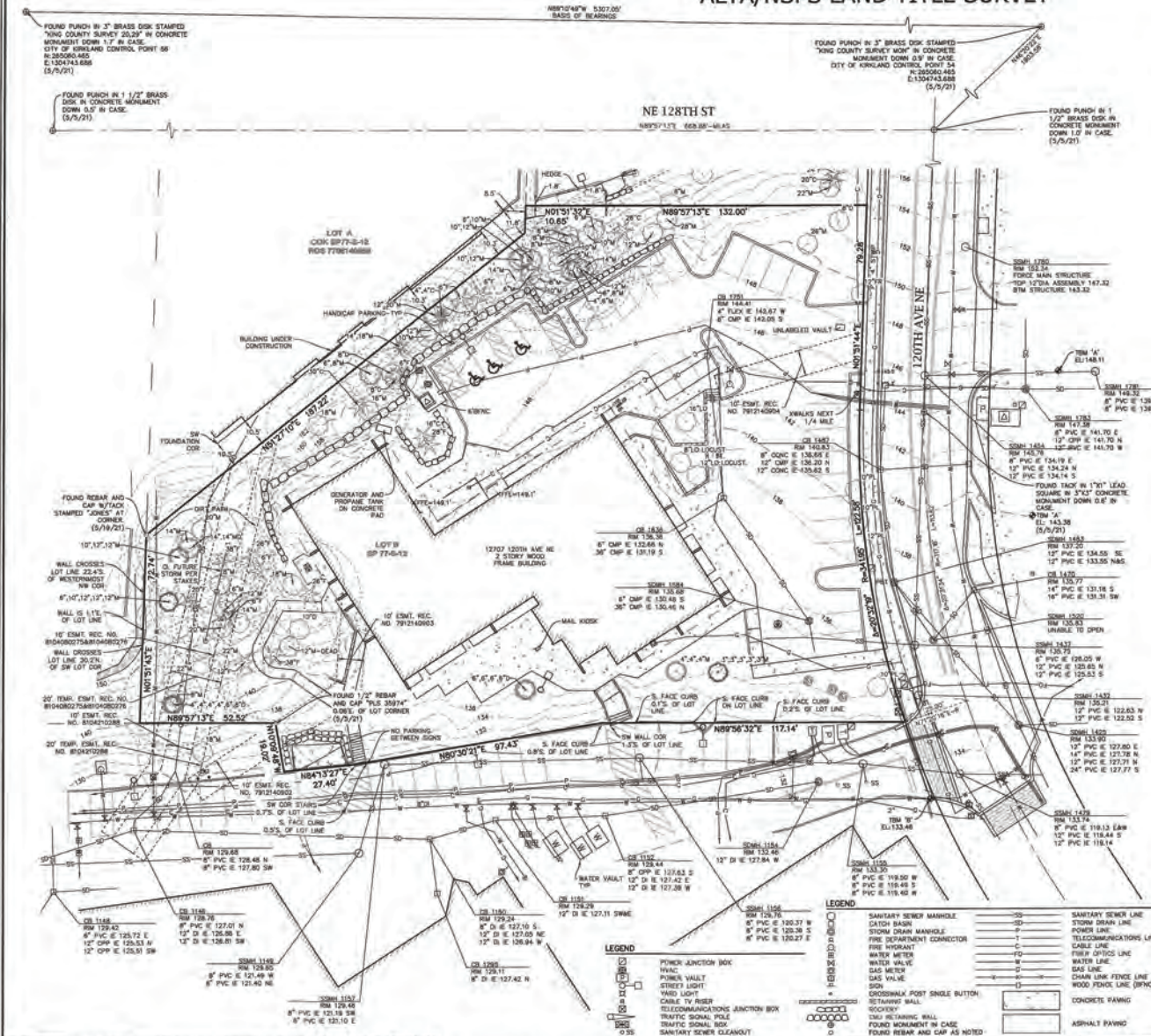


# DRC // SOLAR STUDIES





# ALTA/NSPS LAND TITLE SURVEY



**MATTERS OF RECORD PER TITLE**

1. EASEMENTS AND RESTRICTIONS ARE BASED ON THE ALTA COMMENTARY BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 20060808-NS, DATED DECEMBER 29, 2006, AT 8:10 A.M.

2. SUBJECT TO REINSTATEMENT OF ACCESS TO STATE HIGHWAY NUMBER 2A AND OF LIGHT, VIEW AND AIR BY DEED UNDER RECORDING NUMBER 1008585-NO PLOTTABLE EASEMENTS-

3. SUBJECT TO CONDEMNATION OF ACCESS TO STATE HIGHWAY NUMBER 1 (DPT AND OF LIGHT, VIEW AND AIR BY DEED IN FAVOR OF THE STATE OF WASHINGTON VIA KING COUNTY SUPERIOR COURT CASE NUMBER 797335-NO PLOTTABLE EASEMENTS-

4. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS, AS PROVIDED IN AN INSTRUMENT FOR RECORDING NUMBER 688282-NO PLOTTABLE EASEMENTS-

5. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

6. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

7. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

8. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

9. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

10. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

11. SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, BUT OMITTING ANY COVENANTS OR RESTRICTIONS IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER TITLE 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS PER RECORDING NUMBER 770140020.

12. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS AND APPURTENANCES FOR RECORDING NUMBER 7707290417-DOCUMENT ELEGIBLE-

13. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVEYANT APPURTENANCES FOR RECORDING NUMBER 77024204-AS CONSTRUCTED-

14. SUBJECT TO AN EASEMENT FOR A CEMENT UNDERGROUND WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES THEREON, SERVING TOTAL LAKE CENTER ESTABLISHMENT OF CHANDLER, WINTERFISH, OMBROSE, PORT OF ENTRY, OPERATIONAL, MAINTENANCE, STORAGE, REPLACEMENT, DILATION AND RELIEF FOR RECORDING NUMBER 77024204-NO PLOTTABLE EASEMENTS-

15. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT UNDER RECORDING NUMBER 770140020-NO PLOTTABLE EASEMENTS-

16. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR UNDERGROUND ELECTRIC TRANSMISSION AND DISTRIBUTION SYSTEM TOGETHER WITH ALL NECESSARY OR CONVEYANT APPURTENANCES FOR RECORDING NUMBER 77024204-AS CONSTRUCTED-

17. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

18. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

19. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

20. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

21. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

22. SUBJECT TO AN EASEMENT AFFECTING THAT PORTION OF SAID LAND FOR WATER MAINS (WATER LINES) WITH THE NECESSARY APPURTENANCES FOR RECORDING NUMBER 77140003-AS CONSTRUCTED-

23. SUBJECT TO TERMS AND CONDITIONS OF INSTALLED AND/OR REMOVED EGRESS PROVISION CLAIM ENTERED IN KING COUNTY SUPERIOR COURT AND THE UNDEVELOPED SETTLEMENT AGREEMENT (SIGNED) BETWEEN KING COUNTY SUPERIOR COURT CASE NUMBER 01-21799-0-SEA-DOCUMENT NOT PROVIDED-

24. SUBJECT TO AGREEMENT FOR ESTABLISHMENT OF EASEMENT FOR RECORDS, FORCES AND PARTS FOR RECORDING NUMBER 200502700000-NO PLOTTABLE EASEMENTS-

25. SAID EASEMENT SUPERSEDES AND REVOKES THE OLD EASEMENT ESTABLISHED BY INSTRUMENTS RECORDED UNDER RECORDING NOS. 78177074 AND 83181153 (A-R)-RECORDS OF EASEMENT RECORDED UNDER RECORDING NOS. 8312070003.

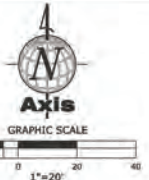
26. SUBJECT TO AGREEMENT FOR PAVING RECONSTRUCTION, SITE IMPROVEMENT AND COORDINATION AGREEMENT FOR RECORDING NUMBER 201603000000-NO PLOTTABLE EASEMENTS-

27. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT UNDER RECORDING NUMBER 200502700000-NO PLOTTABLE EASEMENTS-

28. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT UNDER RECORDING NUMBER 200502700000-NO PLOTTABLE EASEMENTS-

29. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT UNDER RECORDING NUMBER 200502700000-NO PLOTTABLE EASEMENTS-

30. SUBJECT TO TERMS AND PROVISIONS CONTAINED IN AN INSTRUMENT UNDER RECORDING NUMBER 200502700000-NO PLOTTABLE EASEMENTS-



**BASIS OF BEARINGS**

Held a bearing of NORTH 85°15'45" WEST BETWEEN CITY OF KIRKLAND CONTROL POINTS 24 AND 26.

**DATUM**

HORIZONTAL DATUM: NAD 83/81 PER CITY OF KIRKLAND SURVEY CONTROL.  
VERTICAL DATUM: NAD 83 PER CITY OF KIRKLAND SURVEY CONTROL.

**ORIGINARY BENCHMARK:** CITY OF KIRKLAND 146. FORMS ORIENTED TO AN INTERSECTION OF 100TH AVE NE AND AL 132ND SE.  
ELEVATION: 216.796  
TEMPORARY BENCHMARK:  
TBM "A" TOP OF MONUMENT IN CASE AT THE INTERSECTION AT THE POINT OF ELEVATION OF 100TH AVE 280.59 FEET SOUTH OF THE INTERSECTION WITH AL 128TH ST.  
ELEVATION: 143.8  
TBM "B" SET SCHEMED TO BE AT CORNER CORNER BENCHMARK W/STANDARD CORNER CROSSHAIR 5' SE SOUTHWEST OF SOUTHWEST LOT CORNER.  
ELEVATION: 133.46

**LEGAL DESCRIPTION**

LOT 8 OF CITY OF KIRKLAND SHORT PLAT 141, 71-5-15, RECORDED JAN. 14, 1977 UNDER RECORDING NO. 770616888 IN KING COUNTY, WASHINGTON.  
TOGETHER WITH THAT PORTION OF TRACT 8 OF PLUET BEAD CENTER, COMMENCING AT THE POINT WHERE RECORDS IN VOLUME 87 OF PLATS, RANGES 86 AND 88, AN 880 COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 AS SHOWN ON THAT SURVEY RECORDED IN VOLUME 87 OF PLATS, RANGES 86 AND 88, AN 880 COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:  
1. BEING SOUTH 89°27'00" EAST ALONG THE SOUTH LINE OF SAID LOT 8 A DISTANCE OF 52.25 FEET TO THE POINT OF BEGINNING.  
2. THENCE SOUTH 89°27'00" EAST ALONG SAID SOUTH LINE A DISTANCE OF 128.75 FEET.  
3. THENCE SOUTH 89°27'00" WEST A DISTANCE OF 37.40 FEET.  
4. THENCE SOUTH 89°27'00" WEST A DISTANCE OF 18.02 FEET TO THE POINT OF BEGINNING.  
SITUATE IN THE COUNTY OF KING STATE OF WASHINGTON.

**ALTA NOTES**

THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES. UNLESS HEREIN PROVIDED TO RELY ON OR USE THIS SURVEY OR NOT DEDICATED TO ANY UNLAWFUL PARTY WITHOUT EXPRESS PERMISSION BY AXIS SURVEYING AND MAPPING AND THE PROFESSIONAL SUPERVISOR WHOSE STAMP IS SHOWN ON THIS SURVEY.  
THIS INSTRUMENT HAS LEGAL ACCESS TO 100TH AVE NE FOR WHOLE ACCESS FROM RECORDS OF KING COUNTY SUPERIOR COURT.  
SURVEY BASED ON ALTA COMMENTARY FROM OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NO. 20060808-NS, DATED DECEMBER 29, 2006, AT 8:10 A.M.

**TABLE A ITEMS**

1. SITE AREA: 12707.1071 SQ. FT.  
2. SITE AREA: 4470.253 SQ. FT.  
3. 3' VERTICAL INTERVAL, DENIES FROM SIGHT FIELD OBSERVATION.  
4. SUBSTANTIAL DEFICIENCIES OBSERVED IN THE PROCESS OF CONDUCTING THE FOLLOWING ARE SHOWN HEREIN:  
11. LOCATION OF EXISTING UTILITIES ON OR NEARING THE SURVEYED AREA CONTAINS SOME DISCREPANCIES AS SHOWN ON DRAWING AND UTILITY LOCATOR MARKINGS.  
12. THERE ARE NO RECORDS PROPOSED CHANGES IN STREET WIDTH OF ANY LINES, NOR IS THERE EVIDENCE OF RECENT SIGNIFICANT CONSTRUCTION OF BUILDING ADJACENT TO THE SURVEYED PROPERTY, OBSERVED DURING THE PROCESS OF CONDUCTING THE FOLLOWING.  
13. ALL PLOTTABLE EASEMENTS, ON AND OFF SITE, ARE SHOWN HEREIN.

**EQUIPMENT NOTES**

PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POINTS WERE FIELD MEASURED USING LEICA DINA 404 GPS CONTROL SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA DINA 404 GPS CONTROL SYSTEM (GPS) SURVEY TECHNIQUES WERE USED TO LOCATE POINTS UTILISING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BEARING, ANGLE AND DISTANCE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY MEAS. 332-130-0807900.

**REFERENCES**

1. PLUET BEAD CENTER REC. NO. 688282  
2. RECORDS OF SURVEY RECORDING NUMBER 77024204  
3. RECORDS OF SURVEY REC. NO. 750720000  
4. CITY OF KIRKLAND SHORT PLAT 141, 71-5-15 REC. NO. 770616888  
5. RECORDS OF SURVEY REC. NO. 200502700000  
6. RECORDS OF SURVEY REC. NO. 200502700000  
7. THE WELLS AT TOTAL LAKE PHASE-1-BUILDING SITE PLAN AMENDMENT #1 REC. NO. 200502700000

SE 1/4, NW 1/4, SEC. 28, TWP. 26N., RGE. 5E., W.M. CITY OF KIRKLAND, KING COUNTY, WASHINGTON

REV#	DESCRIPTION OF REVISION	DATE	BY
#1			
#2			
#3			
#4			

**2016 ALTA CERTIFICATION**

TO MAIN STREET PROPERTY GROUP, U.L.C., A WASHINGTON LIMITED LIABILITY COMPANY AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY:  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 4, 5, 6, 11, 17 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 19, 2021.  
DATE OF PLAT OR MAP: MAY 21, 2021  
BRUCE E. BAILEY  
REGISTRATION NUMBER: 38479

**Axis**  
Survey & Mapping  
13244 NE 96TH ST, SUITE 100  
REDMOND, WA 98052  
TEL: 425.823-6700  
FAX: 425.823-6700

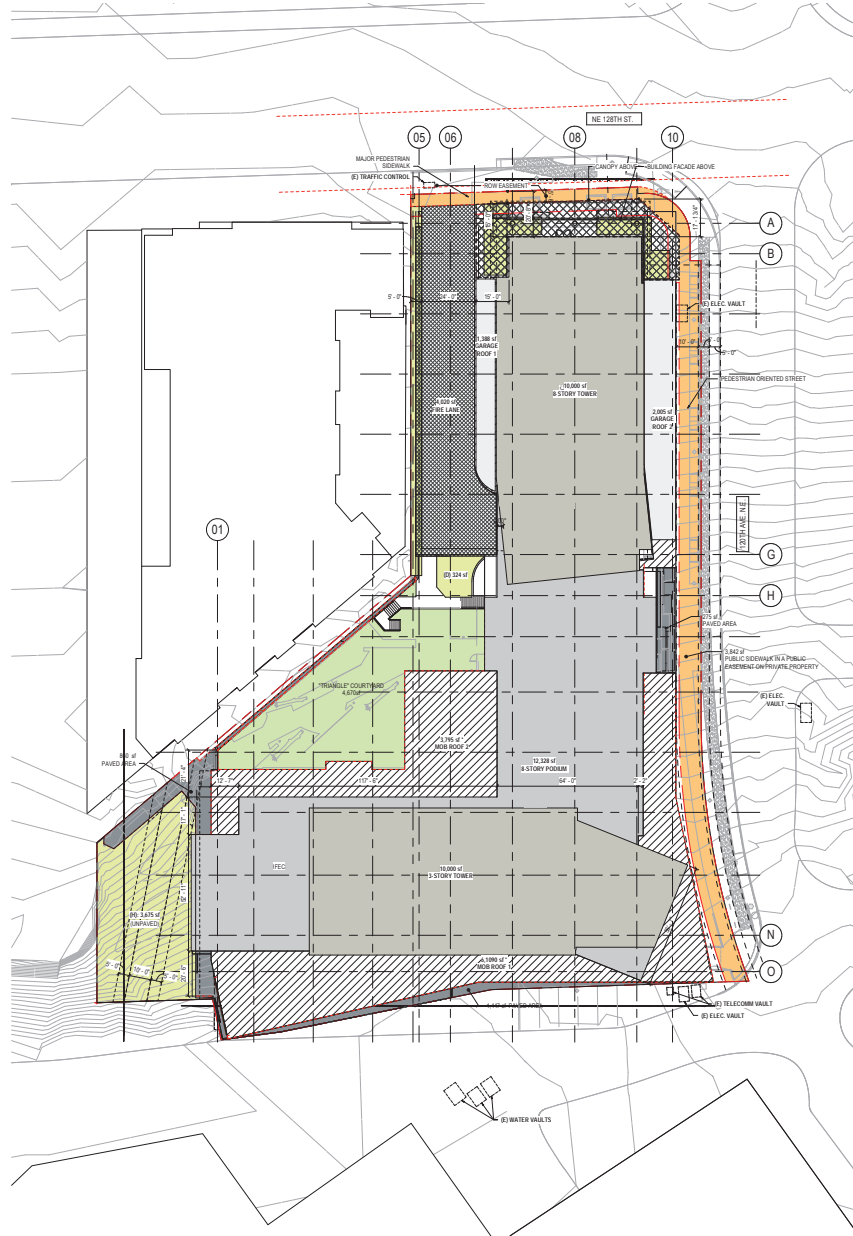
**BRUCE E. BAILEY**  
REGISTERED LAND SURVEYOR  
NO. 38479

**MAIN STREET PROPERTY GROUP, LLC**  
13232 NE 115TH PL  
KIRKLAND, WA 98033

**ALTA/NSPS LAND TITLE SURVEY**  
OF  
12707 120TH AVE NE

**JOB NO.** 21-004  
**DATE** 5/21/21  
**DRAWN BY** BEE  
**CHECKED BY** BEE  
**SCALE** 1"=20'  
**SHEET** 1 OF 1

www.axismap.com



△ Date Description

GENERAL NOTES

Municipal Stamp

Seal / Signature

**NOT FOR CONSTRUCTION**

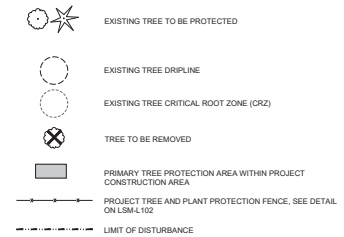
Project Name  
 MainStreet Property Group  
 Project Number  
 032.6475.000  
 Description  
 SITE PLAN

Scale  
 1" = 20'-0"

01 SITE PLAN  
 SCALE: 1"=20'-0"

C:\Users\jtw314\OneDrive - Gensler\Documents\2022\DRY22-00466\0221\01 SITE PLAN.dwg  
 11/05/2022 2:08:58 PM  
 11/05/2022 2:08:58 PM

TREE & PLANT PROTECTION LEGEND



TREE RETENTION SUMMARY:

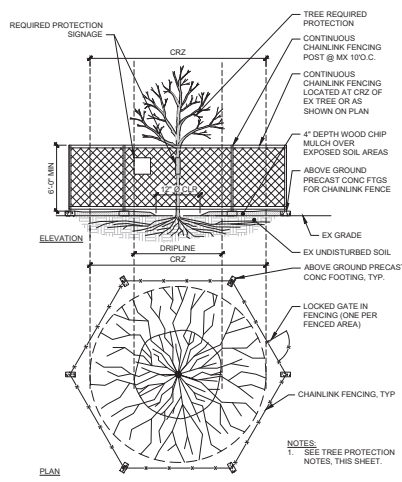
- 1. SIGNIFICANT TREE SUMMARY
1.1. SIGNIFICANT TREES ON SITE, 90
1.2. SIGNIFICANT TREES TO BE REMOVED, 73
1.3. SIGNIFICANT TREES TO BE RETAINED, 17
2. TREE RETENTION CALCULATION
2.1. PARCEL SIZE: 1.54 ACRES
2.2. REQUIRED PROJECT TREE RETENTION DENSITY CREDITS: 48 D.C.'S
2.3. EXISTING TREE DENSITY CREDITS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

TREE INVENTORY TABLE

Table with columns: TREE #, SPECIES, DBH, STATUS, DENSITY CREDIT (PROTECT), NOTES. Lists 10196 trees with details on species (e.g., Deciduous tree, Japanese maple, Black locust, Bigleaf maple) and their protection status.

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 SHOYFERN 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.



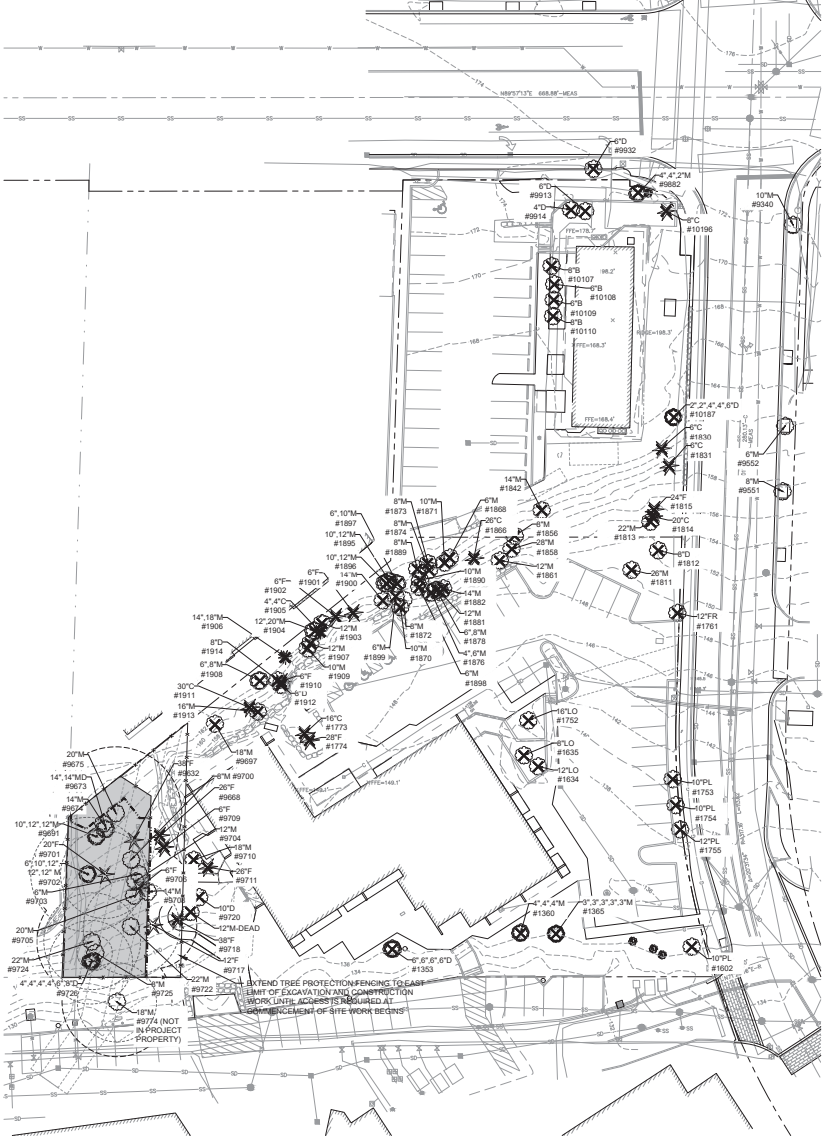
NOTES: 1. SEE TREE PROTECTION NOTES, THIS SHEET.

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 ENCRICLE 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.



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

276

0

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 availability at this time.

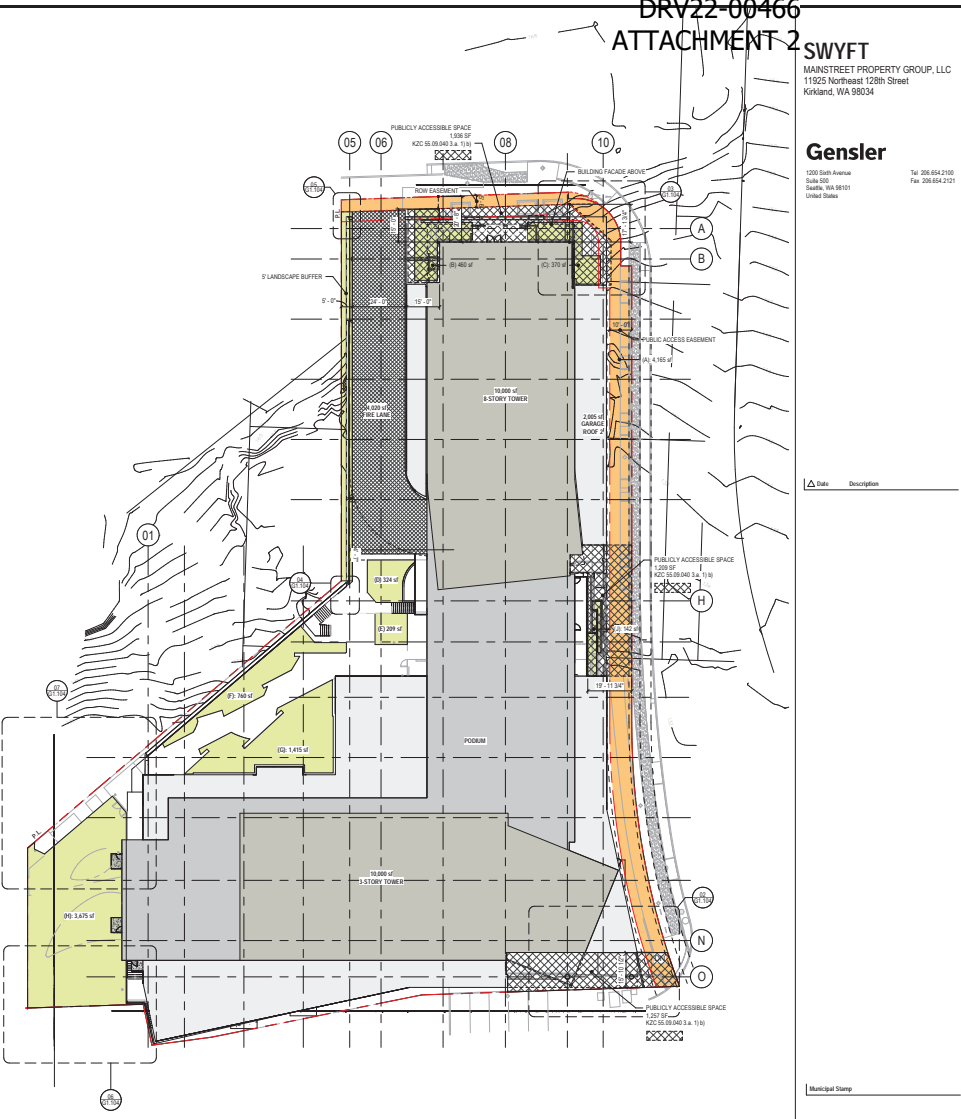
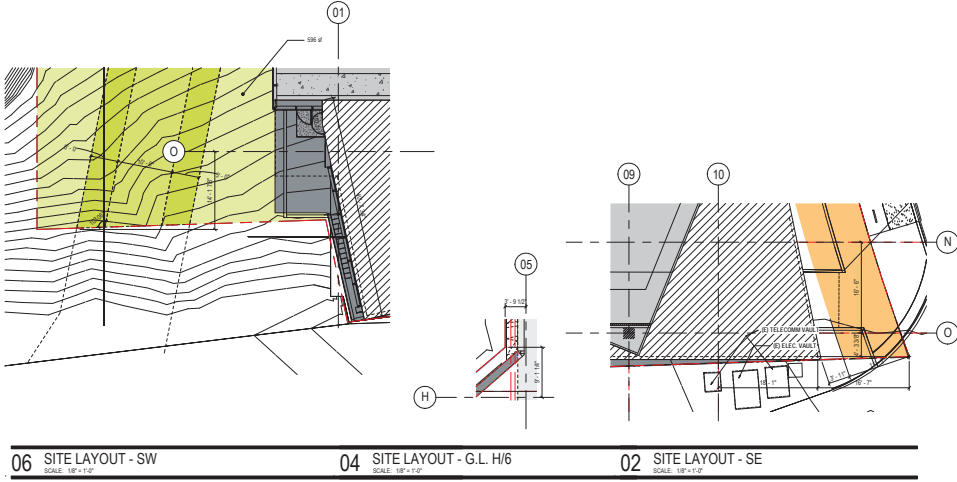
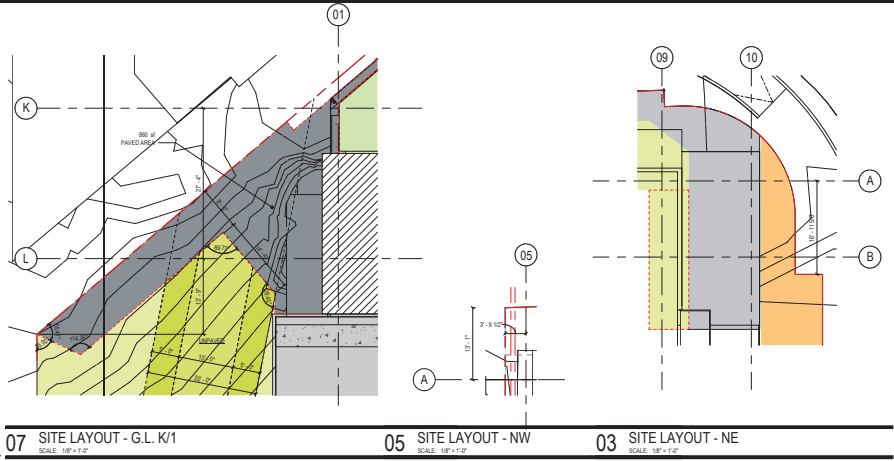
### **6.0 Use of This Report and Limitations**

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



△	Date	Description
---	------	-------------

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**

**76 G1.104**

**01 LOT COVERAGE DIAGRAM**  
SCALE: 1/8" = 1'-0"

**CALCULATIONS**

LOT COVERAGE: EXEMPT OPEN SPACE  
KZC 55.09.010 & 940: 85% MAX.  
4.165 (A) ROW easement\*  
374 (B) NE Landscaping  
375 (C) NE Landscaping  
384 (D) NE Landscaping  
389 (E) Courtyard  
700 (F) Triangular Courtyard 1  
1,415 (G) Triangular Courtyard 2  
1,372 (H) West Courtyard  
742 (J) Paved through Plazas

1,562 COVERED  
61,478 SF PARCEL AREA  
57,298 SF 85%

85% LOT COVERAGE AS PROPOSED (34,853 SF)  
PLANTED AREAS AS SHOWN MIN. 40 SF WITH A SOIL OF AT LEAST 18 INCHES DEPTHS  
\* KZC 115.96.2 EXEMPTIONS:  
\* PUBLIC SIDEWALK IF LOCATED WITHIN A PUBLIC EASEMENT OR PRIVATE PROPERTY

PUBLICLY ACCESSIBLE OPEN SPACE AT PRIMARY DEVELOPMENT FOOTPRINT  
KZC 55.09.045 3 & 1.1a.  
DEVELOPMENTS WITH 52' OR MORE OVERHANG UNITS 1,500 TO 2,000 SF  
NORTH (NE 128TH ST.) 1,936 SF  
EAST (128TH AVE NE) 1,209 SF  
SOUTH (PRIVATE EASEMENT) 1,231 SF

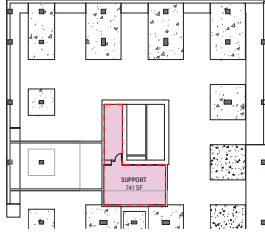
TOTAL PROPOSED 4,467 SF

REQUIRED YARDS  
KZC 59.09  
FRONT: 10'  
SIDE: 0'  
REAR: 0'  
PROPOSED FRONT YARD: 19'-0" to 17'-1 3/4"

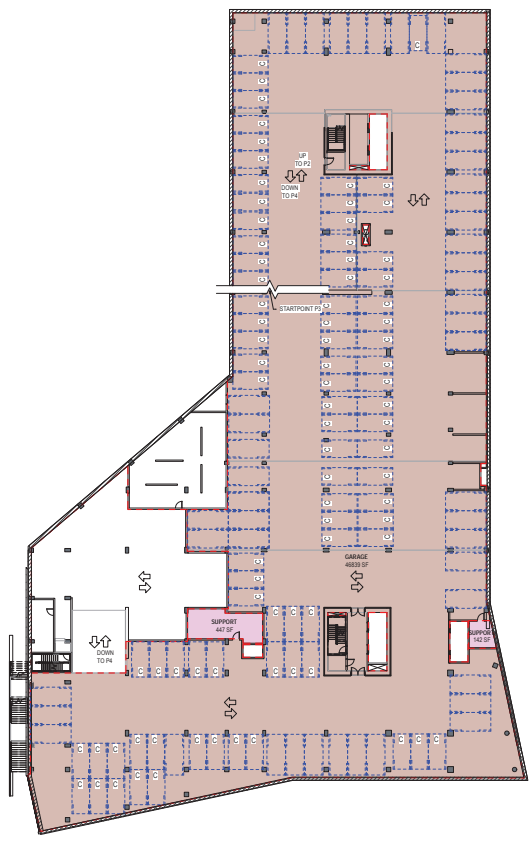
C:\Users\j27926\OneDrive\Documents\011718\Gensler\032.6475.000\011718\032.6475.000\G1.104.dwg

FLOOR	GROSS AREA (SQ FT)
LEVEL P3	47,428
LEVEL P4	45,927
LEVEL P5	17,694
LEVEL P2/NOB1	38,005
LEVEL P1	30,020
LEVEL G5	31,113
LEVEL G6	31,113
LEVEL G7	31,113
LEVEL G8	9,675
LEVEL G9	9,675
LEVEL G10	9,675
LEVEL G11	9,990
LEVEL G12	9,990
LEVEL G13	9,990
LEVEL G14	9,990
LEVEL G15	8,531
LEVEL G16	9,990
LEVEL G17	9,990
LEVEL G18	9,990
LEVEL G19	9,990
LEVEL G20	9,990
LEVEL G21	9,990
LEVEL G22	9,990
LEVEL G23	9,990
LEVEL G24	9,990
LEVEL G25	9,990
LEVEL G26	9,990
LEVEL G27	9,990
LEVEL G28	9,990
LEVEL G29	9,990
LEVEL G30	9,990
LEVEL G31	9,990
LEVEL G32	9,990
LEVEL G33	9,990
LEVEL G34	9,990
LEVEL G35	9,990
LEVEL G36	9,990
LEVEL G37	9,990
LEVEL G38	9,990
LEVEL G39	9,990
LEVEL G40	9,990
LEVEL G41	9,990
LEVEL G42	9,990
LEVEL G43	9,990
LEVEL G44	9,990
LEVEL G45	9,990
LEVEL G46	9,990
LEVEL G47	9,990
LEVEL G48	9,990
LEVEL G49	9,990
LEVEL G50	9,990
LEVEL G51	9,990
LEVEL G52	9,990
LEVEL G53	9,990
LEVEL G54	9,990
LEVEL G55	9,990
LEVEL G56	9,990
LEVEL G57	9,990
LEVEL G58	9,990
LEVEL G59	9,990
LEVEL G60	9,990
LEVEL G61	9,990
LEVEL G62	9,990
LEVEL G63	9,990
LEVEL G64	9,990
LEVEL G65	9,990
LEVEL G66	9,990
LEVEL G67	9,990
LEVEL G68	9,990
LEVEL G69	9,990
LEVEL G70	9,990
LEVEL G71	9,990
LEVEL G72	9,990
LEVEL G73	9,990
LEVEL G74	9,990
LEVEL G75	9,990
LEVEL G76	9,990
LEVEL G77	9,990
LEVEL G78	9,990
LEVEL G79	9,990
LEVEL G80	9,990
LEVEL G81	9,990
LEVEL G82	9,990
LEVEL G83	9,990
LEVEL G84	9,990
LEVEL G85	9,990
LEVEL G86	9,990
LEVEL G87	9,990
LEVEL G88	9,990
LEVEL G89	9,990
LEVEL G90	9,990
LEVEL G91	9,990
LEVEL G92	9,990
LEVEL G93	9,990
LEVEL G94	9,990
LEVEL G95	9,990
LEVEL G96	9,990
LEVEL G97	9,990
LEVEL G98	9,990
LEVEL G99	9,990
LEVEL G100	9,990
TOTAL	498,837

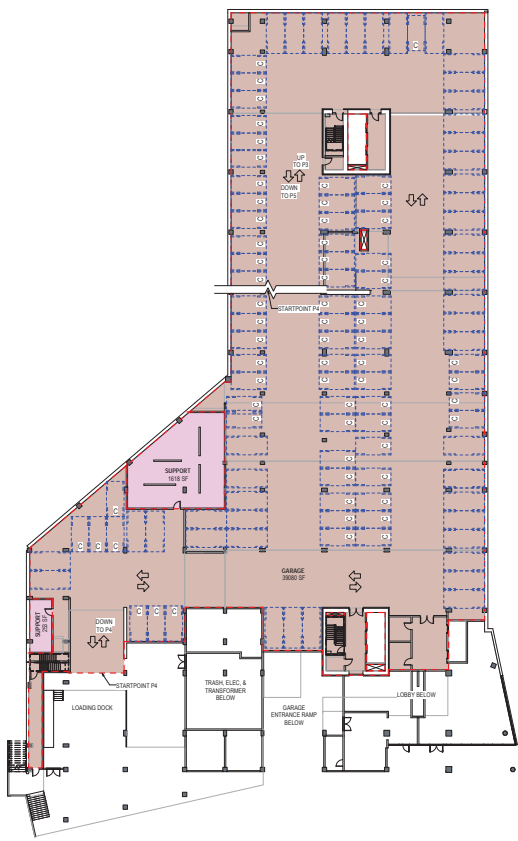
GROSS AREA SUMMARY



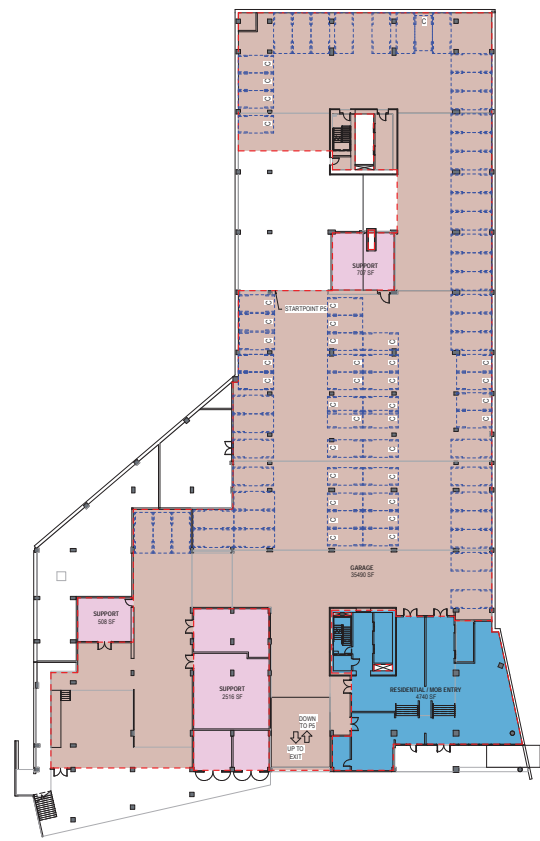
01 DRC - LEVEL P6  
SCALE: 1"=20'-0"



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"

**77 G1.301**

FLOOR	GROSS AREA (SQ FT)
LEVEL P1	47,428
LEVEL P2	45,927
LEVEL P2/MOB1	17,694
LEVEL P1	38,005
LEVEL O4	30,020
LEVEL O5	31,113
LEVEL O6	31,113
LEVEL O7	31,113
LEVEL O8 S	9,675
LEVEL O8 N	9,990
LEVEL O9	31,113
LEVEL O9 N	9,675
LEVEL O9 S	9,990
LEVEL 10 N	9,990
LEVEL 10 S	9,990
LEVEL 11 S	8,531
LEVEL 12 N	9,990
LEVEL 12 S	8,577
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
<b>TOTAL</b>	<b>498,812</b>

GROSS AREA SUMMARY

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"

