

## Arborist Report

To: Yazan Aldehayyat  
Site: 2969 74<sup>th</sup> Ave SE, Mercer Island, WA 98040  
Re: Tree inventory  
Date: March 24, 2025  
Project Arborist: George White,  
ISA Certified Arborist PN-8908A  
ISA Qualified Tree Risk Assessor  
Reviewed By: Tyler Bunton  
ISA Certified Arborist PN-8715A  
ISA Qualified Tree Risk Assessor  
Referenced Documents: Site Plan A2 - Permit Set (Lane Williams Architects, 1.16.2025)  
Attached: Table of Trees  
Tree Site Map  
Statement of Objectivity

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### Summary

I inventoried and assessed 11 trees on this lot. Based on the Mercer Island City Code (MICC) large (regulated) and exceptional trees are required to be assessed for development projects. I used existing tree tags to identify site trees (with the exception of trees 79 and 80, which lacked pre-existing tags and were tagged with Tree Solutions Inc. branded tags). Tree identifiers correspond to the number on each tag.

Two additional woody plants (Trees 598 and C (599)) were also inventoried but were later determined not to meet the definition of a tree as defined in the MICC and are therefore not regulated.

Of the trees assessed, five met the exceptional tree criteria outlined in the MICC based on size.

I found one tree grove on site. A tree grove is defined as “eight or more trees that are 10 inches in diameter or greater that form a continuous canopy”. Trees that are part of a grove shall also be considered exceptional trees unless they also meet the definition of a hazardous tree.

There were five adjacent trees that required documentation for this property. Trees on neighboring properties were documented if they appeared to be greater than 10-inches diameter and their driplines extended over the property line. All trees on adjacent properties were estimated from the subject site or public property such as the adjacent right-of-way (ROW). I used an alphabetical tree identifier for trees off-site.

According to reviewed plans (Site Plan A2 – Permit Set, Lane Williams Architects, 1.16.2025) one large tree (tree 79) is currently proposed for removal. All other regulated trees are proposed to be retained. No exceptional trees are proposed for removal.

## Assignment and Scope of Work

This report outlines the site inspection by George White of Tree Solutions Inc., on November 8, 2023. I was asked to visit the site and provide a formal report including my findings and management recommendations. Yazan Aldehayyat, owner of the property, requested these services for project planning purposes.

## Observations and Discussion

### Site

This 14,007 square foot site was located on 74<sup>th</sup> Ave SE of Mercer Island. According to King County iMap, no environmentally critical areas exist on site. The site is almost completely flat. A two-story, single-family house currently exists on the eastern side of the site while the western portion of the site is undeveloped and contains a somewhat contiguous canopy of mature trees.

Understory vegetation on-site was limited and largely consisted of turf grasses. Large portions of the site were covered in mulch, duff, or bare soil. I noted the emergence of a few native groundcovers including Salal (*Gaultheria shallon*) and Oregon grape (*Mahonia aquifolium*). Native plants should be retained and encouraged to propagate where feasible.

I also noted a limited presence of several invasive plant species or weeds of concern including Himalayan blackberry (*Rubus bifrons*), English ivy (*Hedera sp.*), and English holly (*Ilex aquifolium*). Invasive plants should be removed during development.

### Proposed Plans

The most recent plans (Site Plan A2 - Permit Set, Lane Williams Architects, 1.16.2025) propose the demolition of the existing house and associated hardscapes, and the construction of a new, two-story residence with attached garage.

### Trees

Eleven large trees were tagged and assessed on site. Five of these trees (Trees 80, 590, 593, 594, and 597) are exceptional based on the size thresholds established in the MICC. Five additional trees (Trees 589, 591, 592, 595, and 596) are extended exceptional status because they comprise part of a grove.

Tree species on-site include Douglas-fir (*Pseudotsuga menziesii*), western redcedar (*Thuja plicata*), coast redwood (*Sequoia sempervirens*), Vine maple (*Acer circinatum*), wild cherry (*Prunus avium*), Fraser photinia (*Photinia x fraseri*), and American witchhazel (*Hamamelis virginiana*).

#### Tree 80

Tree 80 is a vine maple located in the northeast corner of the site. This tree is in good health, exhibits excellent structural condition, and is large for the species.

### *Tree 590*

Tree 590 is a 33-inch Douglas-fir in good health but fair structural condition located adjacent to the north property line. This tree appears to have been topped historically at approximately 65 feet above grade and has two, codominant reiterations growing above the old topping site. I recommend hiring a climbing arborist to inspect the site of the old topping wound for decay and to perform structural pruning on the reiterations. The reiteration found to have a better attachment should remain intact and the other reiteration should be subordinated by 10-15 feet with a reduction cut. This will encourage the tree to reassume a single-trunk form and reduce the future likelihood of part failure.

### *Tree 593*

Tree 593 is a 34.4-inch Douglas-fir located adjacent to the west property line. I observed significant pitch flows on the east aspect of the trunk which appeared to originate from two distinct points. I also observed older (dry) pitch flows on other aspects of the trunk which appeared to originate from old pruning cuts.

While basal pitch flow can be an indication *Armillaria* infection, I do not believe this to be the case. A brief root crown excavation did not reveal any characteristic rhizomorphs and I did not observe any signs of reduced vigor in the crown of the tree. This pitch is more likely related to an internal defect, such as an internal crack, that is re-injured following high wind events.

An advanced assessment using micro-resistance drilling or sonic tomography could help determine the cause of pitch flows and evaluate the extent of any internal defect that may exist.

### *Trees 598 and C (599)*

Trees 598 and C (existing tag no. 599) are mature Japanese pieris (*Pieris japonica*) shrubs located on either side of the west property line. These woody plants are not considered to be trees based on the definition listed in the MICC. Mercer Island defines a tree as “Any living woody plant species... that is known to reach a **typical mature height of at least 15 feet**”. Typical mature height for this species is listed as 9-12 feet in Washington State University’s plant database and Oregon State University’s landscape plants list.

## **Discussion—Construction Impacts**

### **Trees Proposed for Removal**

One regulated, on-site tree (Tree 79) is a currently proposed for removal because it conflicts with the footprint of the proposed structure.

Removed trees should be felled directionally to avoid damage to adjacent retained trees. Stumps of removed trees located within the tree protection zone of a retained tree must be ground in place to avoid unnecessary root damage.

### **Tree Retention**

MICC 19.10.060 requires that 30 percent of the large trees located on-site are retained during development projects in single-family zones. Out of the 11 large trees located on-site, ten are proposed for retention, resulting in a retention rate of 91 percent satisfying this requirement.

MICC 19.10.060.A.3. requires the retention of all exceptional trees greater than 24 inches in diameter unless specific criteria are met that justify their removal. None of the three exceptional trees that are greater than 24 inches in diameter are proposed for removal.

### **Tree Protection**

MICC 19.10.080.A requires that all retained trees are protected in accordance with the current ISA best management practices. This includes the establishment of Tree Protection Zones (TPZs) for each retained tree. The TPZ is generally established at the recommended limits of disturbance (RLOD) for each retained tree. For the purposes of this report, the RLOD is defined as a radius consisting of eight times trunk diameter or the dripline of the tree, whichever is greater.

Retained trees must be protected at the TPZ edge with 6-foot-tall chain-link fencing. Trees in a group shall be protected at the shared edges of their TPZs. No excavation, grading, machine/vehicle access, or materials storage is permitted within the TPZ of a retained tree without arborist coordination. Under specific circumstances, and with the permission of the project arborist/the city of Mercer Island, the TPZ may be reduced to a minimum radius of five times trunk diameter (referred to as the minimum limits of disturbance- MLOD). Such a reduction may require alternative construction techniques, soil protection measures, and/or arborist monitoring.

Specific tree protection requirements for individual trees are described below.

#### *Tree 597*

Tree 597 is a 39.7-inch coast redwood located in the southeast corner of the backyard. The proposed structure and associated storm-drain will encroach into the RLOD by approximately 6 feet. In my opinion, this encroachment into the RLOD will not negatively impact the long-term health of tree 597 provided that the excavation is carefully completed using a flat-fronted bucket with an arborist watching for roots. Any roots encountered during excavation should be cut cleanly and be immediately backfilled to avoid desiccation.

All existing landscape features located within the RLOD of tree 597 should be demolished by hand or by machinery operated from adjacent hardscapes. Tree protection fencing should be installed at the RLOD or at the edge of proposed excavation.

No impacts are proposed within the MLOD of this tree.

#### *Tree E (600)*

Tree E (existing tag 600) is a Kousa dogwood located in the ROW. A new driveway constructed with permeable pavers is proposed approximately 6.5 feet north of this tree. This driveway will encroach into the RLOD but will not impact the MLOD. This tree can be effectively retained if it is protected with tree protection fencing placed at the edge of the proposed driveway to the north and to the edge of the existing pavement to the east. The remainder of the fencing should encompass the remaining RLOD.

*Additional tree protection measures can be found in Appendix F.*

### **Replacement Trees**

Trees removed as part of a development project are required to be replaced per MICC 19.10.070. Two replacement trees are required to place removed tree 79. The client proposes the installation of two

additional vine maples in the rear yard to meet these requirements. Replacement trees must be installed in accordance with the requirements outlined in MICC 19.10.070.B.

### Recommendations

- Obtain all necessary permits and approval from the city prior to commencement of site work.
- Tree protection consisting of chain link fencing should be installed at the RLODs of retained trees or at the locations otherwise described in this report. Trees growing in a group should be protected at the edge of their shared RLOD. General tree protection specifications can be found in Appendix F.
- All off-site trees must be protected during construction.
- All pruning should be conducted by an ISA certified arborist following current ANSI A300 standards.
- Ensure tree protection standards comply with MICC 19.10.080 and ISA Best Management Practices (BMP) – Managing Trees During Construction.
- Install two replacement trees pursuant to MICC 19.10.070 at the completion of the project.
- Consider structural pruning and aerial assessment of tree 590.
- Consider conducting an advanced assessment of tree 593 to determine the cause of the extensive pitch flows.

Respectfully submitted,

  
George White,  
Consulting Arborist

## Appendix A Glossary

**DBH or DSH:** diameter at breast or standard height; the diameter of the trunk measured 54 inches (4.5 feet) above grade (Council of Tree and Landscape Appraisers 2019)

**tree grove:** a group of eight or more trees each 10 inches or more in diameter that form a continuous canopy. Trees that are part of a grove shall also be considered exceptional trees, unless they also meet the definition of a hazardous tree. (MICC 19.16.010)

**exceptional tree:** a tree measuring 36 inches DSH or greater or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table (MICC 19.16.010)

**ISA:** International Society of Arboriculture

**large tree (regulated):** A tree measuring 10 inches or greater DSH (MICC 19.16.010)

**MLOD (Minimum Limits of Disturbance)** Minimum Limits of Disturbance: represents a distance five (5) times that of the trunk or 6-feet, whichever is greater, and is the minimum distance from a trunk that a structural root can be cut to maintain tree stability.

**RLOD (Recommend Limits of Disturbance):** As outlined in ISA Best Management Practices: Managing Trees During Construction, this is calculated as a radial distance 8 times the trunk diameter or greater depending on tree species and/or condition. For the purpose of this report, this represents the critical root zone (CRZ).

**Tree Protection Zone (TPZ):** Established area to be protected by tree protection fencing based on the RLOD radius, project design, and other site factors.

**Visual Tree Assessment (VTA):** method of evaluating structural defects and stability in trees by noting the pattern of growth (Mattheck & Breloer 1994)

## Appendix B References

Accredited Standards Committee A300 (ASC 300). ANSI A300 (Part 1) Tree, Shrub, and Other Woody Plant Management – Standard Practices (Pruning). Londonderry: Tree Care Industry Association, 2017.

Council of Tree and Landscape Appraisers, Guide for Plant Appraisal, 10<sup>th</sup> Edition Second Printing. Atlanta, GA: The International Society of Arboriculture (ISA), 2019.

Fite, Kelby and Dr. E. Thomas Smiley. Best Management Practices: Managing Trees During Construction, Second Edition. Champaign, IL: International Society of Arboriculture (ISA), 2016.

Mattheck, Claus and Helge Breloer, The Body Language of Trees.: A Handbook for Failure Analysis. London: HMSO, 1994.

Mercer Island Municipal Code (MICC) 19.16.010. Definitions

Mercer Island Municipal Code (MICC) 19.10. Trees

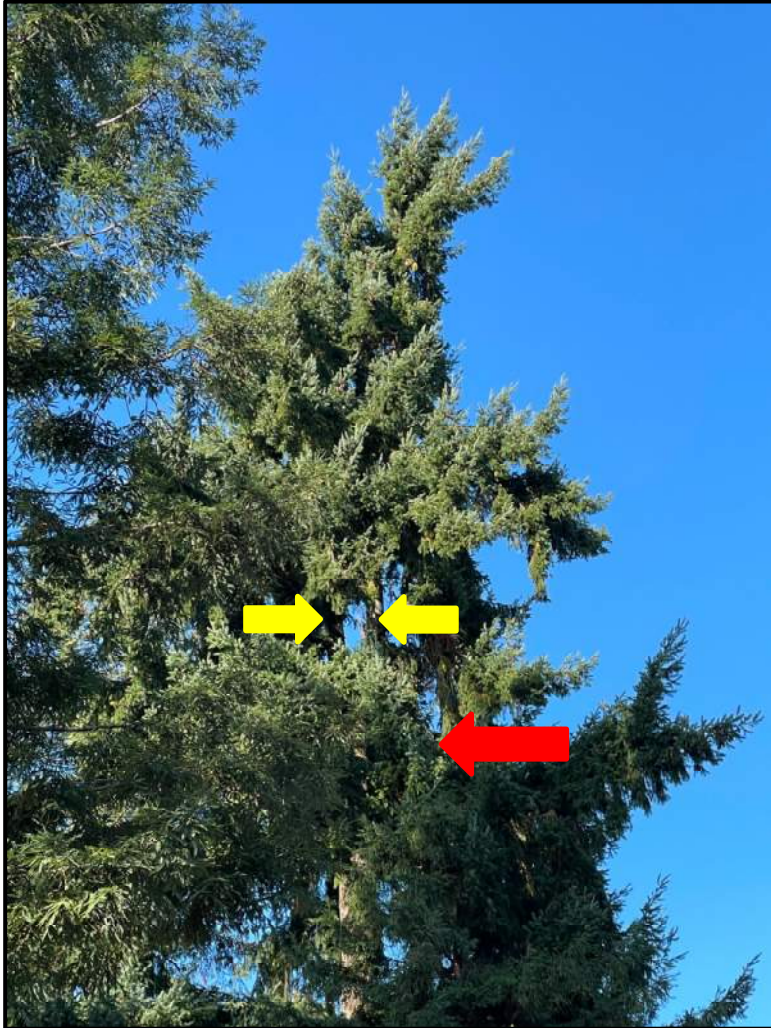
## Appendix C Photographs



**Photograph 1.** The western half of the site, an undeveloped area with several mature trees that comprise a tree grove.



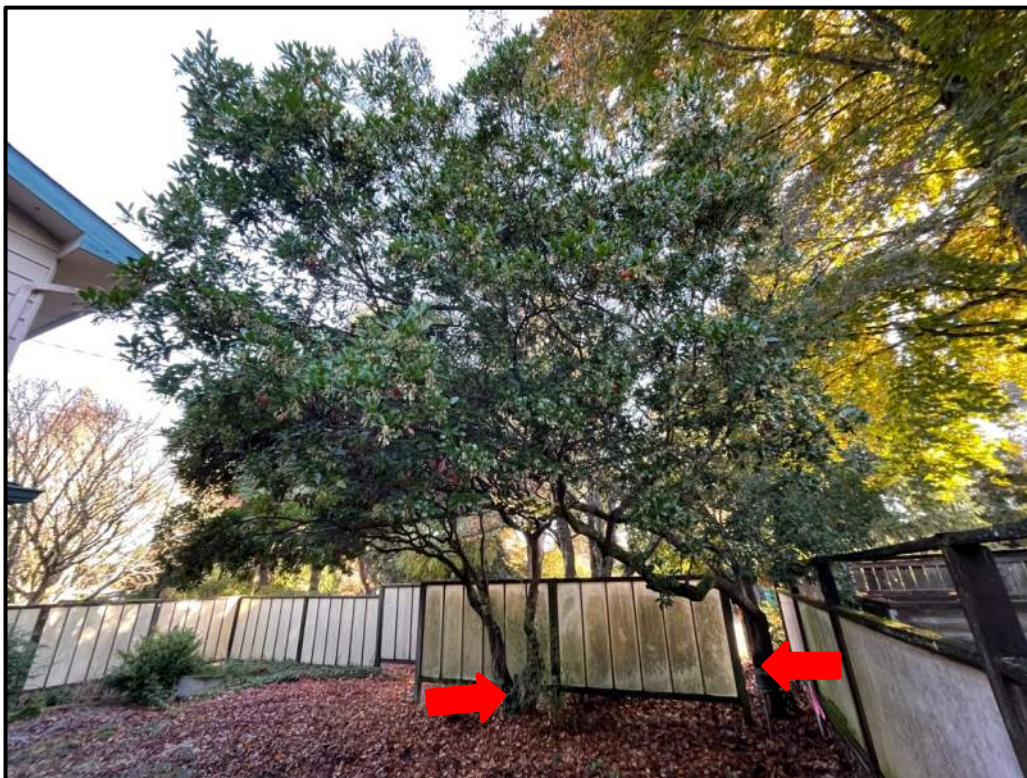
**Photograph 2.** Tree 80, an exceptional vine maple east of the existing house.



**Photograph 3.** The crown of tree 590. This tree has been topped historically at the approximate location indicated with the red arrow. Two, codominant reiterations are growing above the old topping site. Structural pruning and evaluation of the old topping site is recommended.



**Photograph 4.** Heavy pitch flow at the base of tree 593. This pitch is likely associated with an internal crack.



**Photograph 5.** "Trees" 598 and C (599) (Red arrows). These woody shrubs (*Pieris japonica*) do not meet the definition of a tree as described in MICC.

## Appendix D Assumptions & Limiting Conditions

- 1 Consultant assumes that the site and its use do not violate, and is in compliance with, all applicable codes, ordinances, statutes, or regulations.
- 2 The consultant may provide a report or recommendation based on published municipal regulations. The consultant assumes that the municipal regulations published on the date of the report are current municipal regulations and assumes no obligation related to unpublished city regulation information.
- 3 Any report by the consultant and any values expressed therein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of a specific value, a stipulated result, the occurrence of a subsequent event, or upon any finding to be reported.
- 4 All photographs included in this report were taken by Tree Solutions, Inc. during the documented site visit, unless otherwise noted. Sketches, drawings, and photographs (included in, and attached to, this report) are intended as visual aids and are not necessarily to scale. They should not be construed as engineering drawings, architectural reports, or surveys. The reproduction of any information generated by architects, engineers or other consultants and any sketches, drawings or photographs is for the express purpose of coordination and ease of reference only. Inclusion of such information on any drawings or other documents does not constitute a representation by the consultant as to the sufficiency or accuracy of the information.
- 5 Unless otherwise agreed, (1) information contained in any report by consultant covers only the items examined and reflects the condition of those items at the time of inspection; and (2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, climbing, or coring.
- 6 These findings are based on the observations and opinions of the authoring arborist, and do not provide guarantees regarding the future performance, health, vigor, structural stability, or safety of the plants described and assessed.
- 7 Measurements are subject to typical margins of error, considering the oval or asymmetrical cross-section of most trunks and canopies.
- 8 Tree Solutions did not review any reports or perform any tests related to the soil located on the subject property unless outlined in the scope of services. Tree Solutions staff are not and do not claim to be soils experts. An independent inventory and evaluation of the site's soil should be obtained by a qualified professional if an additional understanding of the site's characteristics is needed to make an informed decision.
- 9 Our assessments are made in conformity with acceptable evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.

## Appendix E Methods

### **Measuring**

I measured the diameter of each tree at 54 inches above grade, diameter at standard height (DSH). If a tree had multiple stems, I measured each stem individually at standard height and determined a single-stem equivalent diameter by using the method outlined in the [Guide for Plant Appraisal, 10<sup>th</sup> Edition Second Printing](#) published by the Council of Tree and Landscape Appraisers. A tree is regulated based on this single-stem equivalent diameter value.

### **Tagging**

I tagged each tree which was missing an existing tag with a circular aluminum tag at eye level. I assigned each tree a numerical identifier on our map and in our tree table, corresponding to this tree tag. I used alphabetical identifiers for trees off-site.

### **Evaluating**

I evaluated tree health and structure utilizing visual tree assessment (VTA) methods. The basis behind VTA is the identification of symptoms, which the tree produces in reaction to a weak spot or area of mechanical stress. A tree reacts to mechanical and physiological stresses by growing more vigorously to re-enforce weak areas, while depriving less stressed parts. An understanding of the uniform stress allows the arborist to make informed judgments about the condition of a tree.

### **Rating**

When rating tree health, I took into consideration crown indicators such as foliar density, size, color, stem and shoot extensions. When rating tree structure, I evaluated the tree for form and structural defects, including past damage and decay. Tree Solutions has adapted our ratings based on the Purdue University Extension formula values for health condition (*Purdue University Extension bulletin FNR-473-W - Tree Appraisal*). These values are a general representation used to assist arborists in assigning ratings.

#### **Health**

Excellent - Perfect specimen with excellent form and vigor, well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. Trunk is sound and solid. Root zone undisturbed. No apparent pest problems. Long safe useful life expectancy for the species.

Good - Imperfect canopy density in few parts of the tree, up to 10% of the canopy. Normal to less than ¾ typical growth rate of shoots and minor deficiency in typical leaf development. Few pest issues or damage, and if they exist, they are controllable, or tree is reacting appropriately. Normal branch and stem development with healthy growth. Safe useful life expectancy typical for the species.

Fair - Crown decline and dieback up to 30% of the canopy. Leaf color is somewhat chlorotic/necrotic with smaller leaves and “off” coloration. Shoot extensions indicate some stunting and stressed growing conditions. Stress cone crop clearly visible. Obvious signs of pest problems contributing to lesser condition, control might be possible. Some decay areas found in main stem and branches. Below average safe useful life expectancy

Poor - Lacking full crown, more than 50% decline and dieback, especially affecting larger branches. Stunting of shoots is obvious with little evidence of growth on smaller stems. Leaf size and color reveals overall stress in the plant. Insect or disease infestation may be severe and uncontrollable. Extensive decay or hollows in branches and trunk. Short safe useful life expectancy.

#### **Structure**

Excellent - Root plate undisturbed and clear of any obstructions. Trunk flare has normal development. No visible trunk defects or cavities. Branch spacing/structure and attachments are free of any defects.

Good - Root plate appears normal, with only minor damage. Possible signs of root dysfunction around trunk flare. Minor trunk defects from previous injury, with good closure and less than 25% of bark section missing. Good branch habit; minor dieback with some signs of previous pruning. Codominant stem formation may be present, requiring minor corrections.

Fair - Root plate reveals previous damage or disturbance. Dysfunctional roots may be visible around the main stem. Evidence of trunk damage or cavities, with decay or defects present and less than 30% of bark sections missing on trunk. Co-dominant stems are present. Branching habit and attachments indicate poor pruning or damage, which requires moderate corrections.

Poor - Root plate disturbance and defects indicate major damage, with girdling roots around the trunk flare. Trunk reveals more than 50% of bark section missing. Branch structure has poor attachments, with several structurally important branches dead or broken. Canopy reveals signs of damage or previous topping or lion-tailing, with major corrective action required.

## Appendix F Tree Protection Specifications

*The following is a list of protection measures that must be employed before, during and after construction to ensure the long-term viability of retained trees.*

1. **Project Arborist:** The project arborists shall at minimum have an International Society of Arboriculture (ISA) Certification and ISA Tree Risk Assessment Qualification.
2. **Tree Protection Zone (TPZ):** The city of Mercer Island requires a tree protection zone (TPZ) based on the methods described in the current ISA best management practices. In some cases, the TPZ may extend outside tree protection fencing. Work within the TPZ must be approved and monitored by the project arborist.
3. **Tree Protection Fencing:** Tree protection shall consist of 6-foot chain-link fencing installed at the TPZ as approved by the project arborist. Fence posts shall be anchored into the ground or bolted to existing hardscape surfaces.
  - a. Where trees are being retained as a group the fencing shall encompass the entire area including all landscape beds or lawn areas associated with the grove.
  - b. Per arborist approval, TPZ fencing may be placed at the edge of existing hardscape within the TPZ to allow for staging and traffic.
  - c. Where work is planned within the TPZ, install fencing at edge of TPZ and move to limits of disturbance at the time that the work within the TPZ is planned to occur. This ensures that work within the TPZ is completed to specification.
  - d. Where trees are protected at the edge of the project boundary, construction limits fencing shall be incorporated as the boundary of tree protection fencing.
4. **Access Beyond Tree Protection Fencing:** In areas where work such as installation of utilities is required within the TPZ, a locking gate will be installed in the fencing to facilitate access. The project manager or project arborist shall be present when tree protection areas are accessed.
5. **Tree Protection Signage:** Tree protection signage shall be affixed to fencing every 20 feet. Signage shall be fluorescent, at least 2' x 2' in size, with 3" tall text. Signage will note: "Tree Protection Area – Do Not Enter: Entry into the tree protection area is prohibited unless authorized by the project manager." Signage shall include the contact information for the project manager and instructions for gaining access to the area.
6. **Filter / Silt Fencing:** Filter / silt fencing within the TPZ of retained trees shall be installed in a manner that does not sever roots. Install so that filter / silt fencing sits on the ground and is weighed in place by sandbags or gravel. Do not trench to insert filter / silt fencing into the ground.
7. **Monitoring:** The project arborist shall monitor all ground disturbance at the edge of or within the TPZ, including where the TPZ extends beyond the tree protection fencing.
8. **Soil Protection:** No parking, foot traffic, materials storage, or dumping (including excavated soils) are allowed within the TPZ. Heavy machinery shall remain outside of the TPZ. Access to the tree protection area will be granted under the supervision of the project arborist. If project arborist allows, heavy machinery can enter the area if soils are protected from the load. Acceptable methods of soil protection include applying 3/4-inch plywood over 4 to 6 inches of wood chip mulch or use of AlturnaMats<sup>®</sup> (or equivalent product approved by the project arborist). Retain existing paved surfaces within or at the edge of the TPZ for as long as possible.
9. **Soil Remediation:** Soil compacted within the TPZ of retained trees shall be remediated using pneumatic air excavation according to a specification produced by the project arborist.
10. **Canopy Protection:** Where fencing is installed at the limits of disturbance within the TPZ, canopy management (pruning or tying back) shall be conducted to ensure that vehicular traffic does not

damage canopy parts. Exhaust from machinery shall be located five feet outside the dripline of retained trees. No exhaust shall come in contact with foliage for prolonged periods of time.

11. **Duff/Mulch:** Apply 6 inches of arborist wood chip mulch or hog fuel over bare soil within the TPZ to prevent compaction and evaporation. TPZ shall be free of invasive weeds to facilitate mulch application. Keep mulch 1 foot away from the base of trees and 6 inches from retained understory vegetation. Retain and protect as much of the existing duff and understory vegetation as possible.
12. **Excavation:** Excavation done at the edge of or within the TPZ shall use alternative methods such as pneumatic air excavation or hand digging. If heavy machinery is used, use flat front buckets with the project arborist spotting for roots. When roots are encountered, stop excavation and cleanly sever roots. The project arborist shall monitor all excavation done within the TPZ.
13. **Fill:** Limit fill to 1 foot of uncompacted well-draining soil, within the TPZ of retained trees. In areas where additional fill is required, consult with the project arborist. Fill must be kept at least 1 foot from the trunks of trees.
14. **Root Pruning:** Limit root pruning to the extent possible. All roots shall be pruned with a sharp saw making clean cuts. Do not fracture or break roots with excavation equipment.
15. **Root Moisture:** Root cuts and exposed roots shall be immediately covered with soil, mulch, or clear polyethylene sheeting and kept moist. Water to maintain moist condition until the area is back filled. Do not allow exposed roots to dry out before replacing permanent back fill.
16. **Hardscape Removal:** Retain hardscape surfaces for as long as practical. Remove hardscape in a manner that does not require machinery to traverse newly exposed soil within the TPZ. Where equipment must traverse the newly exposed soil, apply soil protection as described in section 8. Replace fencing at edge of TPZ if soil exposed by hardscape removal will remain for any period of time.
17. **Tree Removal:** All trees to be removed that are located within the TPZ of retained trees shall not be ripped, pulled, or pushed over. The tree should be cut to the base and the stump either left or ground out. A flat front bucket can also be used to sever roots around all sides of the stump, or the roots can be exposed using hydro or air excavation and then cut before removing the stump.
18. **Irrigation:** Retained trees with soil disturbance within the TPZ will require supplemental water from June through September. Acceptable methods of irrigation include drip, sprinkler, or watering truck. Trees shall be watered three times per month during this time.
19. **Pruning:** Pruning required for construction and safety clearance shall be done with a pruning specification provided by the project arborist in accordance with American National Standards Institute ANSI-A300 2017 Standard Practices for Pruning. Pruning shall be conducted or monitored by an arborist with an ISA Certification.
20. **Plan Updates:** All plan updates or field modification that result in impacts within the TPZ or change the retained status of trees shall be reviewed by the senior project manager and project arborist prior to conducting the work.
21. **Materials:** Contractor shall have the following materials onsite and available for use during work in the TPZ:
  - **Sharp and clean bypass hand pruners**
  - **Sharp and clean bypass loppers**
  - **Sharp hand-held root saw**
  - **Reciprocating saw with new blades**
  - **Shovels**
  - **Trowels**
  - **Clear polyethylene sheeting**
  - **Burlap**
  - **Water**

## Report Addendum

To: Yazan Aldehayyat  
Site: 2969 74<sup>th</sup> Ave SE, Mercer Island, WA  
Re: Statement of Objectivity  
Date: Mach 24, 2025  
Project Arborist: George White,  
ISA Certified Arborist #PN-8908A  
ISA Qualified Tree Risk Assessor

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### Statement of Objectivity

Tree Solutions Inc. is a consulting-only company. We do not provide tree pruning, tree removal, or other commercial tree services aside from a limited scope of specialized treatments and pneumatic excavation. By forgoing these commercial tree services, we are able to offer our clients objective tree assessments free of the financial biases that commercial tree companies are subject to.

We therefore do not stand to profit from the removal of trees from the above-addressed site.

Respectfully submitted,



George White,  
Consulting arborist.

# TOPOGRAPHIC & BOUNDARY SURVEY

**LEGAL DESCRIPTION**

(PER PERSONAL REPRESENTATIVE DEED UNDER RECORDING NUMBER 2022080300058)  
 THE SOUTH 72.2 FEET OF THE EAST 194 FEET OF LOT 8, BLOCK 9, MCGILVRA'S ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 16 OF PLATS, PAGE 58, RECORDS OF KING COUNTY, WASHINGTON.  
 SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.

**BASIS OF BEARINGS**

ACCEPTED A BEARING OF N 01°3'59" E BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF 74TH AVE SE. CALCULATED USING NAD 83(2011) WASHINGTON STATE PLANE COORDINATES PER GPS OBSERVATIONS.

**REFERENCES**

- R1. MCGILVRA'S ISLAND ADDITION, VOL. 16 OF PLATS, PG. 58, RECORDS OF KING COUNTY, WASHINGTON.
- R2. RECORD OF SURVEY, VOL. 95, PG. 253, RECORDS OF KING COUNTY, WASHINGTON.

**VERTICAL DATUM**

NAVD 88 PER GPS OBSERVATIONS  
 SITE TEMP. BENCHMARK DESCRIPTION: SET PK W/ RED WASHER LOCATION: IN ASPHALT ROAD, EAST OF HOUSE NO. 2989 ELEVATION: 321.28'

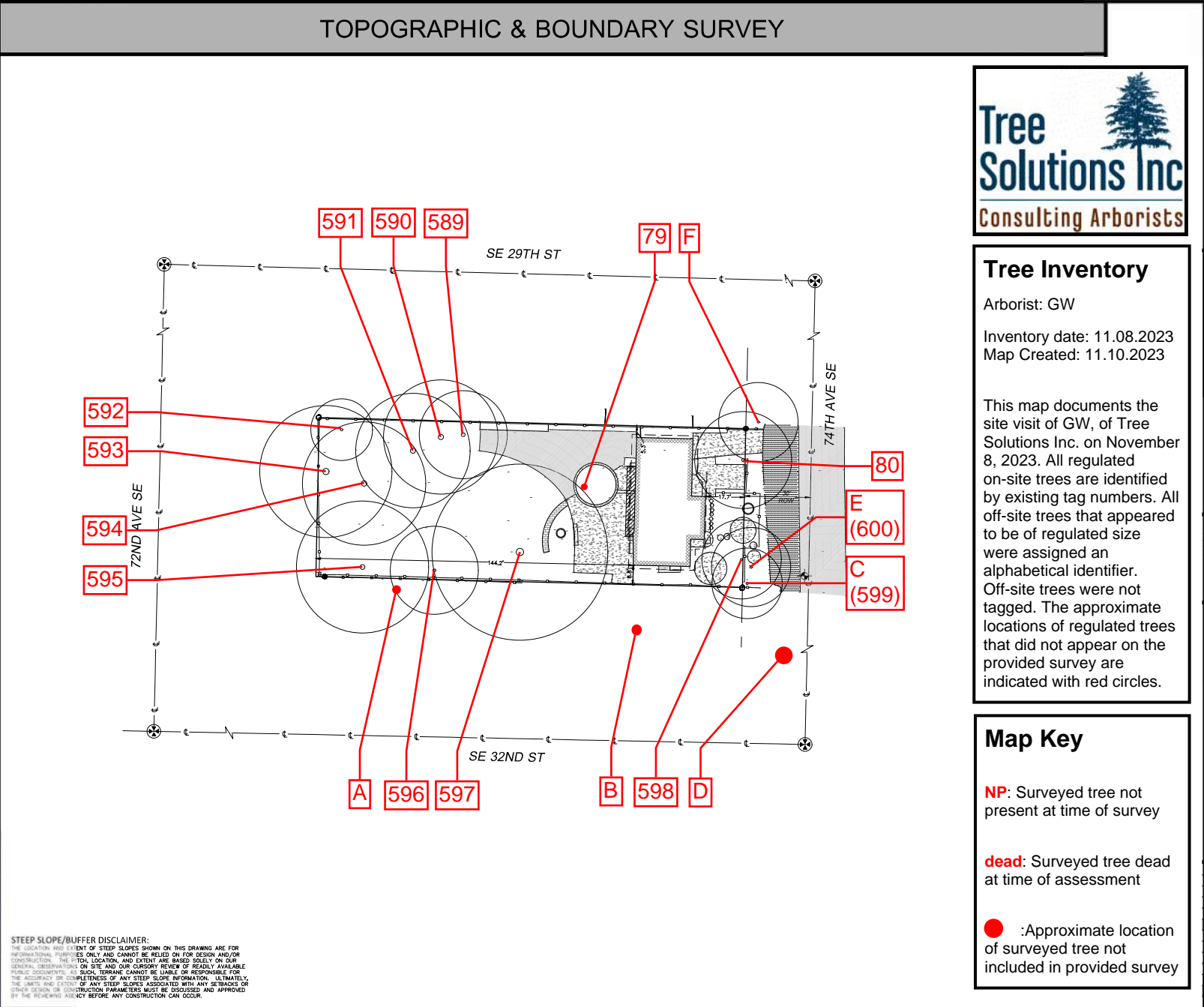
**SURVEYOR'S NOTES**

1. THE TOPOGRAPHIC SURVEY SHOWN HEREON WAS PERFORMED IN JANUARY OF 2023. THE FIELD DATA WAS COLLECTED AND RECORDED ON MAGNETIC MEDIA THROUGH AN ELECTRONIC THEODOLITE. THE DATA FILE IS ARCHIVED ON DISC OR CD. WRITTEN FIELD NOTES MAY NOT EXIST. CONTOURS ARE SHOWN FOR CONVENIENCE ONLY. DESIGN SHOULD RELY ON SPOT ELEVATIONS.
2. ALL MONUMENTS SHOWN HEREON WERE LOCATED DURING THE COURSE OF THIS SURVEY UNLESS OTHERWISE NOTED.
3. THE TYPES AND LOCATIONS OF ANY UTILITIES SHOWN ON THIS DRAWING ARE BASED ON INFORMATION PROVIDED TO US, BY OTHERS OR GENERAL INFORMATION READILY AVAILABLE IN THE PUBLIC DOMAIN INCLUDING, AS APPLICABLE, IDENTIFYING MARKINGS PLACED BY UTILITY LOCATE SERVICES AND OBSERVED BY TERRANE IN THE FIELD. AS SUCH, THE UTILITY INFORMATION SHOWN ON THESE DRAWINGS ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE RELIED ON FOR DESIGN OR CONSTRUCTION PURPOSES. TERRANE IS NOT RESPONSIBLE OR LIABLE FOR THE ACCURACY OR COMPLETENESS OF THIS UTILITY INFORMATION. FOR THE ACCURATE LOCATION AND TYPE OF UTILITIES NECESSARY FOR DESIGN AND CONSTRUCTION, PLEASE CONTACT THE SITE OWNER AND THE LOCAL UTILITY LOCATE SERVICE (800-424-5555).
4. SUBJECT PROPERTY TAX PARCEL NO. 5315100785
5. SUBJECT PROPERTY AREA PER THIS SURVEY IS 14,009 S.F. (0.32 ACRES)
6. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS AND OTHER ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.
7. EXISTING STRUCTURE(S) LOCATION AND DIMENSIONS ARE MEASURED FROM THE FACE OF THE SIDING UNLESS OTHERWISE NOTED.
8. FIELD DATA FOR THIS SURVEY WAS OBTAINED BY DIRECT FIELD MEASUREMENTS WITH A CALIBRATED ELECTRONIC 3-SECOND TOTAL STATION AND/OR SURVEY GRADE GPS OBSERVATIONS. ALL ANGULAR AND LINEAR RELATIONSHIPS ARE ACCURATE AND MEET THE STANDARDS SET BY WAC 332-130-090.

**LEGEND**

ASPHALT SURFACE	RIGHT-OF-WAY LINES
BENCHMARK	SEWER LINE
BRICK SURFACE	SEWER MANHOLE
BUILDING	TREE (AS NOTED)
CENTERLINE ROW	WATER LINE
CLEANOUT	WATER METER
CONCRETE SURFACE	AIR CONDITION UNIT
DECK	BUILDING
FENCE LINE (WOOD)	BUILDING
GAS LINE	CENTER CHANNEL
GRAVEL SURFACE	CONCRETE
MAILBOX (RESIDENTIAL)	CORNER
MONUMENT (IN CASE FOUND)	DECIDUOUS
POWER METER	ELEVATION
POWER (OVERHEAD)	ENERGIZER
POWER POLE	FINISH FLOOR
PROPERTY LINE (SUBJECT)	MEASURED
PROPERTY LINES (ADJACENT)	MONUMENT
REBAR & CAP (SET)	PLANTER
REBAR AS NOTED (FOUND)	PROPERTY
RETAINING WALL	

**VICINITY MAP**  
A.T.S.



**Tree Inventory**  
 Arborist: GW  
 Inventory date: 11.08.2023  
 Map Created: 11.10.2023

This map documents the site visit of GW, of Tree Solutions Inc. on November 8, 2023. All regulated on-site trees are identified by existing tag numbers. All off-site trees that appeared to be of regulated size were assigned an alphabetical identifier. Off-site trees were not tagged. The approximate locations of regulated trees that did not appear on the provided survey are indicated with red circles.

**Map Key**

- NP:** Surveyed tree not present at time of survey
- dead:** Surveyed tree dead at time of assessment
- : Approximate location of surveyed tree not included in provided survey

**STEEP SLOPE/BUFFER DISCLAIMER:**  
 THE LOCATION AND EXTENT OF STEEP SLOPES SHOWN ON THIS DRAWING ARE FOR INFORMATIONAL PURPOSES ONLY AND CANNOT BE RELIED ON FOR DESIGN AND/OR CONSTRUCTION. THE POSITION, LOCATION, AND EXTENT ARE BASED SOLELY ON OUR GENERAL OBSERVATIONS ON SITE AND OUR CURSORY REVIEW OF READILY AVAILABLE PUBLIC DOCUMENTS. AS SUCH, TERRANE CANNOT BE HELD RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY STEEP SLOPE INFORMATION. ULTIMATELY, THE LIMITS AND EXTENT OF ANY STEEP SLOPES ASSOCIATED WITH ANY SETBACKS OR OTHER DESIGN OR CONSTRUCTION PARAMETERS MUST BE DISCUSSED AND APPROVED BY THE REVIEWING AGENCY BEFORE ANY CONSTRUCTION CAN OCCUR.



**Table of Trees**  
2969 74th Ave SE, Mercer Island, WA

Arborist: GW  
Date of Inventory: 11.08.2023  
Table Updated: 3.24.2025

*DSH (Diameter at Standard Height) is measured 4.5 feet above grade, or as specified in the [Guide for Plant Appraisal, 10th Edition](#), published by the Council of Tree and Landscape Appraisers. DSH for multi-stem trees are noted as a single stem equivalent, which is calculated using the method defined in the [Guide for Plant Appraisal, 10th Edition](#). Letters are used to identify trees on neighboring property with overhanging canopies. Recommended Limit of Disturbance (RLOD) is 8 times trunk diameter or greater depending on tree species and/or condition. Dripline is measured from the center of the tree to the outermost extent of the canopy.*

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline (feet)	Exceptional Threshold	Grove Tree?	Exceptional	24-Inch DSH or Greater	RLOD (feet)	Proposed Action	Notes
79	<i>Hamamelis virginiana</i>	American witchhazel	10.6	4,4,6,5,6,6,7	Good	Good	14.4	-	-		-	7	Remove	Tree growing in raised planter, multistem at base, recently pruned heavily (multiple stems removed, pruning cuts >4 inches)
80	<i>Acer circinatum</i>	Vine Maple	17.3	11,7,7,7,10,1	Good	Excellent	14.7	8.0	-	Exceptional - Size	-	12	Retain	Large specimen for species, some narrow unions, careful demolition of surrounding hardscapes required
589	<i>Sequoia sempervirens</i>	Coast Redwood	15.9		Good	Good	15.7	30.0	Grove		-	11	Retain	Asymmetric crown and slight phototropic lean to the southeast due to shading, minor root damage on north side adjacent to fence
590	<i>Pseudotsuga menziesii</i>	Douglas-fir	33.0		Good	Fair	26.4	30.0	Grove	Exceptional - Size	Yes	22	Retain	Previously topped at 65 feet with two primary reiterations, site of old topping should be assessed by climber when tree is next managed, large buttress roots, slight swell at base, some pitch flows originating on trunk, no armillaria rhizomorphs identified in quick root crown excavation
591	<i>Sequoia sempervirens</i>	Coast Redwood	20.5		Good	Good	24.4	30.0	Grove		-	14	Retain	Asymmetric crown due shading from adjacent trees
592	<i>Thuja plicata</i>	Western Redcedar	12.3		Good	Good	11.5	30.0	Grove		-	8	Retain	Young tree, partially shaded by adjacent trees to south
593	<i>Pseudotsuga menziesii</i>	Douglas-fir	34.4		Good	Good	19.4	30.0	Grove	Exceptional - Size	Yes	23	Retain	Heavy pitch flow on east aspect of trunk, appears to originate from single point higher on trunk, older pitch flows at th site of old pruning wounds, quick root crown excavation did not reveal armillaria rhizomorphs
594	<i>Sequoia sempervirens</i>	Coast Redwood	34.0		Good	Good	22.9	30.0	Grove	Exceptional - Size	Yes	23	Retain	Measured at narrowest point below union, two stems originate at 4 feet, narrow union with included bark but appears stable, east stem subordinate
595	<i>Prunus avium</i>	Wild cherry	21.1		Good	Good	18.4	-	Grove		-	14	Retain	Codominant at approximately 18 feet, cankers and gummosis on trunk, crown appears to be in good health
596	<i>Photinia x fraseri</i>	Fraser photinia	13.5	6,2,9,2,7,3	Good	Fair	19.6	-	Grove		-	9	Retain	3 stems originate from base with narrow unions, minor root damage observed
597	<i>Sequoia sempervirens</i>	Coast Redwood	39.7		Good	Excellent	24.7	30.0	Grove	Exceptional - Size	Yes	26	Retain	Open-grown form, old stump adjacent, dripline measured in direction of proposed impacts



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2969 74th Ave SE, Mercer Island, WA

Arborist: GW  
Date of Inventory: 11.08.2023  
Table Updated: 3.24.2025

Tree ID	Scientific Name	Common Name	DSH (inches)	DSH Multistem	Health Condition	Structural Condition	Dripline (feet)	Exceptional Threshold	Grove Tree?	Exceptional	24-Inch DSH or Greater	RLOD (feet)	Proposed Action	Notes
598	<i>Pieris japonica</i>	<i>Japanese Pieris</i>	11.1	6,4,9,8	Good	Good	14.0	-	-		-	7	Remove	<i>Pieris japonica</i> , <b>Not regulated- does not meet minimum typical mature height to be considered a tree under MMIC definition</b>
Off-site Trees														
A	<i>Acer macrophyllum</i>	<i>Bigleaf Maple</i>	20.0		Fair	Poor	12.8	30.0			-	13	Retain	Swept base, growing against fence, center stem dead
B	<i>Pseudotsuga menziesii</i>	<i>Douglas-fir</i>	20.0		Good	Good	16.8	30.0			-	13	Retain	Dripline barely extends over south property line
C (599)	<i>Pieris japonica</i>	<i>Japanese Pieris</i>	10.0	7,5,5,4,5	Good	Good	20.9	-			-	7	Retain?	Very asymmetric crown, dripline measured at farthest extent to NW, located in ROW, existing tag no. 599, <b>Not regulated- does not meet minimum typical mature height to be considered a tree under MMIC definition</b>
D	<i>Fagus sylvatica</i>	<i>European Beech</i>	40.0		Good	Good	28.7	30.0		Exceptional - Size	Yes	27	Retain	Slight overhang of southeast corner of property
E (600)	<i>Cornus kousa</i>	<i>Kousa Dogwood</i>	15.7	10,5,11,7	Excellent	Good	17.7	12.0		Exceptional - Size	-	10	Retain	Large specimen for species, located in ROW, existing tag no. 600
F	<i>Acer circinatum</i>	<i>Vine Maple</i>	12.0	6,4,5,4,5,4,3	Good	Good	12.5	8.0		Exceptional - Size	-	8	Retain	Multi stem at the base, pruned for driveway clearance