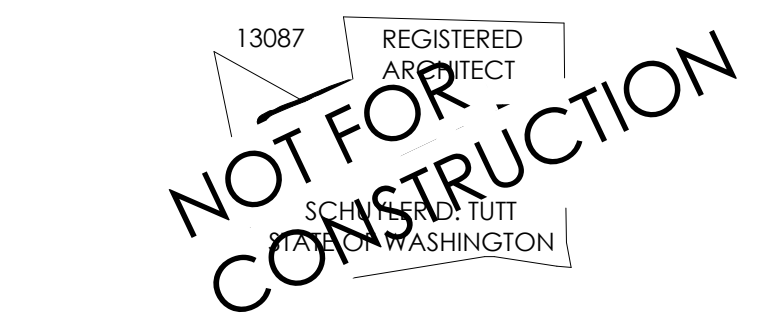


11711 SE 8TH STREET SUITE 100 BELLEVUE, WA 98005
 200 W. RIVER ST. SUITE 301 KETCHUM, ID 83340
 TEL: (425) 453-9298 TEL: (208) 726-0194

REGISTRATION: 13087 REGISTERED ARCHITECT SCHAFFNER TUITT WASHINGTON



INTAKE DATE: 9/28/2023

REVISIONS:	DATE:
1 CORRECTION LETTER	5/28/24
2 CORRECTION LETTER 02	10/8/2024
3 CORRECTION LETTER 03	1/6/2025
4 CORRECTION LETTER 04	1/28/2025
5 CORRECTION LETTER 05	3/6/2025

PROJECT / CLIENT:
 2436 74TH AVE SE - SFR

LNL BUILDS

PROJECT ADDRESS:
 2436 74TH AVE SE
 MERCER ISLAND, 98040

DRAWING NAME:

TREE RETENTION DIAGRAM

DRAWN BY: DRA
 CHECKED BY: JML

PHASE:
 CONSTRUCTION DRAWINGS

This drawing is the exclusive property of MEDICI ARCHITECTS, and can be reproduced only with the permission of the Architect. Variations and modifications to work shown on this drawing shall not be carried out without written permission from the Architect.

APPROVED FOR CONSTRUCTION:

PROJECT No.: A22 087
 DATE: 4/10/2025

A0.3

PLOT SCALE: 1:1

TREE DENSITY CALCULATION

ONSITE TREES NUMBER	EXCEPTIONAL	SPECIES	ACTION	DBH	ARBORIST RATING	REPLACEMENT BY CODE	REDUCED TO	TOTAL REPLACEMENT REQUIRED
#658	YES (GROVE)	COTTONWOOD	REMOVE	22	2	6	4	4
#659	N/A	MAPLE BIGLEAF	REMOVE	18	4	2	0	0
#660	YES	WILLOW	RETAINED	16	3	0	0	0
#661	YES	WILLOW	RETAINED	14	3	0	0	0
#662	LARGE	MAPLE BIGLEAF	REMOVE	21	3	2	0	2
#663	YES (GROVE)	COTTONWOOD	REMOVE	20	2	6	0	6
#664	YES (GROVE)	COTTONWOOD	REMOVE	27	2	6	0	6
#665	YES	COTTONWOOD	REMOVE	37	2	6	0	6
#666	N/A	COTTONWOOD	REMOVE	24	4	3	0	0
#667	YES (GROVE)	COTTONWOOD	REMOVE	29	2	6	0	6
#668	YES (GROVE)	COTTONWOOD	REMOVE	22	3	6	0	6
#669	YES (GROVE)	COTTONWOOD	REMOVE	30	2	6	0	6
#670	YES (GROVE)	COTTONWOOD	REMOVE	24	2	6	0	6
#671	YES (GROVE)	MAPLE BIGLEAF	REMOVE	15	3	6	0	6
#674	YES (GROVE)	CEDAR WESTERN-RED	REMOVE	10	2	6	0	6
#675	YES (GROVE)	CEDAR WESTERN-RED	REMOVE	12	2	6	0	6
#676	LARGE	MAPLE BIGLEAF	REMOVE	10	2	2	0	2
#677	YES	CEDAR WESTERN-RED	RETAIN	35	3	0	0	0
#678	N/A	COTTONWOOD	RETAIN	18	4	0	0	0
#680	N/A	MAPLE BIGLEAF	RETAIN	14	4	0	0	0
#681	N/A	ALDER RED	RETAIN	10	4	0	0	0
#686	LARGE	CEDAR WESTERN-RED	RETAIN	20	2	0	0	0
#691	LARGE	MAPLE BIGLEAF	RETAIN	13	2	0	0	0
#693	LARGE	MAPLE BIGLEAF	RETAIN	12	2	0	0	0
#694	LARGE	COTTONWOOD	REMOVE	33	3	3	0	3
#695	N/A	MAPLE BIGLEAF	DEAD	37	4	0	0	0
#696	N/A	MAPLE BIGLEAF	DEAD	22	4	0	0	0
#697	N/A	MAPLE BIGLEAF	REMOVE	22	4	2	0	2
#698	N/A	MAPLE BIGLEAF	REMOVE	20	4	2	0	2
#699	LARGE	CEDAR WESTERN-RED	REMOVE	13	2	2	0	2
#700	N/A	COTTONWOOD	REMOVE	21	3	2	0	2
#701	LARGE	CEDAR WESTERN-RED	RETAIN	24	2	0	0	0
#9582	N/A	HAWTHORN BLACK	REMOVE	8	4	1	0	0
#9583	YES	WILLOW	REMOVE	8	3	6	2	2
TOTALS								81

TOTAL ON SITE TREES (INCLUDES DEAD TREES & TREE 9582) 34
 TOTAL REGULATED TREES (EXCLUDES DEAD TREES & TREE 9582) 31

OFFSITE TREES NUMBER	EXCEPTIONAL	SPECIES	DBH
#101	LARGE	DOUGLAS-FIR	25
#102	LARGE	MAPLE BIGLEAF	22
#673	YES (GROVE)	MAPLE BIGLEAF	12
#679	N/A	ALDER RED	14
#682	N/A	ALDER RED	14
#683	LARGE	ALDER RED	12
#684	LARGE	CEDAR WESTERN-RED	25
#685	LARGE	CEDAR WESTERN-RED	12
#687	N/A	CHERRY	11
#688	YES	WILLOW	12
#689	N/A	ALDER RED (DYING)	18
#690	N/A	WILLOW (DYING)	19
#692	N/A	CEDAR WESTERN-RED (DEAD)	15

TREE RETENTION CALCULATION

TOTAL REGULATED TREES 31
 PROPOSED RETAINED TREES 10
 TOTAL 32.2% RETAINED

REPLACEMENT TREE CALCULATION

REPLACEMENT TREES SPECIES	ACTION	QUANTITY
WESTERN RED CEDAR	ADD	18
BIG LEAF MAPLE	ADD	17
DOUGLAS FIR	ADD	17

TOTAL PROPOSED REPLACED TREES PER REDUCTION: 52

REPLACEMENT TREES TO FOLLOW ALL REQUIREMENTS LISTED IN MICC 19.10.070

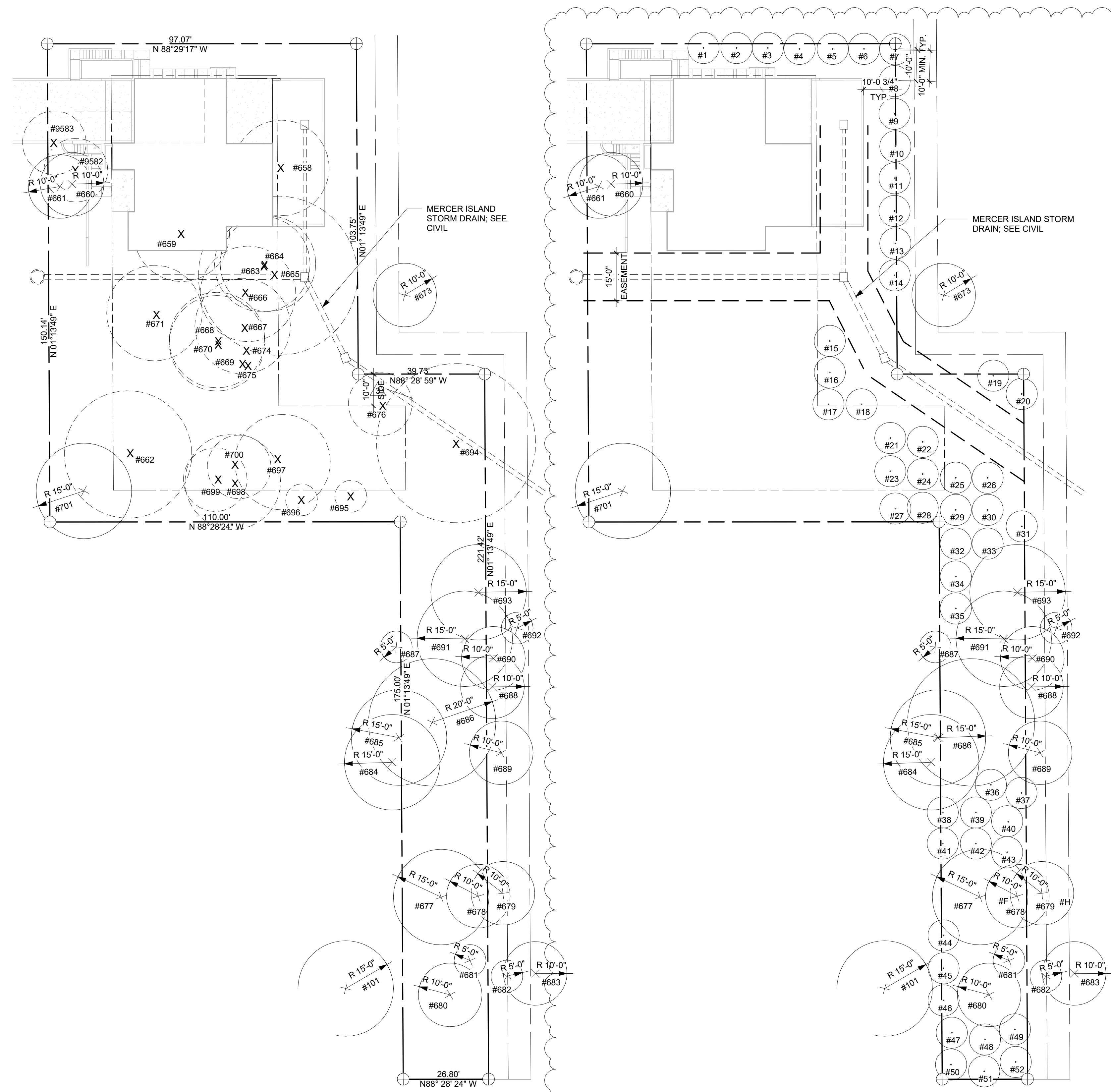
REPLACEMENT REDUCTION PER MICC 19.10.070(B)(4)

NUMBER	REPLACEMENT REDUCTION	REASON FOR REDUCTION
#658	Y	POOR STRUCTURE
#659	Y	POOR CONDITION
#666	Y	RISK/CONDITION
#9582	Y	NON-REGULATED
#9583	Y	LOW PRIORITY

MICC 19.10.060 TREE REMOVAL

RETENTION OF EXCEPTIONAL TREES. DEVELOPMENT PROPOSALS SPECIFIED UNDER SUBSECTION (a)(1) OF THIS SECTION SHALL RETAIN EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE. EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE THAT ARE RETAINED SHALL BE CREDITED TOWARDS COMPLIANCE WITH THE RETENTION REQUIREMENTS OF SUBSECTION (A)(2) OF THIS SECTION. REMOVAL OF EXCEPTIONAL TREES WITH A DIAMETER OF 24 INCHES OR MORE, SHALL BE LIMITED TO THE FOLLOWING CIRCUMSTANCES:

- RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION; OR
- RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL LIMIT THE CONSTRUCTABLE GROSS FLOOR AREA TO LESS THAN 85 PERCENT OF THE MAXIMUM GROSS FLOOR AREA ALLOWED UNDER CHAPTER 19.02 MICC; OR
- RETENTION OF AN EXCEPTIONAL TREE(S) WITH A DIAMETER OF 24 INCHES OR MORE WILL PREVENT CREATION OF A RESIDENTIAL LOT THROUGH A SUBDIVISION OR SHORT SUBDIVISION THAT IS OTHERWISE ALLOWED BY THIS TITLE.



TREE RETENTION DIAGRAM 1" = 20'-0" 1
 PROPOSED TREE DIAGRAM 1" = 20'-0" 2

EXCEPTIONAL TREE REMOVAL JUSTIFICATION

NOTE: ONLY TREES THAT ARE CONSIDERED EXCEPTIONAL ARE SHOWN HERE. SEE TREE DENSITY CALCULATION FOR MORE INFORMATION.

EXCEPTIONAL TREES REMOVED DUE TO SFR CONSTRUCTION - MICC 19.10.060.b	658, 663, 664, 9583
EXCEPTIONAL TREES REMOVED DUE TO MICC 19.02.020(I) REQUIREMENTS - MICC 19.10.060.c	665, 667, 668, 669, 670, 674, 675, 695, 696, 697, 698, 699, 700

NOTES:

- A MINIMUM OF 30% OF TREES WITH A DIAMETER OF 10" OR GREATER SHALL BE RETAINED PER MICC 19.10.060.2.a.
- PER ARBORIST REPORT, TREE PRESERVATION PRIORITY HAS BEEN GIVEN TO EACH MARKED TREE. TREES UNDER PRIORITY 4 ARE NOT CONSIDERED A LARGE TREE PER MICC 19.10.060.2.a.
 - PRIORITY 1: HIGH PRIORITY FOR PROTECTION
 - PRIORITY 2: GOOD OR FAIR CONDITION TREE WORTH PROTECTING, BUT NOT VALUABLE
 - PRIORITY 3: POOR CONDITION AVERAGE TREE, NOT OWRTH ANY SPECIAL PROTECTION MEASURES.
 - PRIORITY 4: TREES THAT SHOULD BE REMOVED UNDER MOST CIRCUMSTANCES.
- TREE REPLACEMENT RATIO TO FOLLOW TABLE WITHIN MICC 19.10.070.A.
- ALL SUPPLEMENTAL TREE SPECIES ARE TO FOLLOW THE REQUIREMENTS OF MICC 19.10.070.B.2. SPECIES TO BE APPROVED BY OWNER BEFORE PLANTING.
- ALL OFFSITE TREES THAT ARE BOLD AND DESIGNATED WITH AN ASTERISK IN THE TREE RETENTION TABLE ARE CONSIDERED OFFSITE DUE TO RECORDED BOUNDARY LOT ADJUSTMENT, #2LLA-23001.
- PER CITY ARBORIST, THE AMOUNT OF SUPPLEMENTAL TREES REQUIRED HAVE BEEN REDUCED.
- TREE PLANTING LOCATIONS TO BE VERIFIED BY OWNER AND TO COMPLY WITH ALL TREE PLANTING REGULATIONS PER MICC 19.10.070.