From: Don Cole
To: John Byrne
Cc: Lu Zhang
Subject: RE: 2885 78th Ave NE
Date: Tuesday, December 8, 2020 4:58:14 PM

[External Sender]

Okay. Lu, feel free to resubmit with John's clarifying email (below).

From: John Byrne <johnbyrne@groundsupport.com>
Sent: Tuesday, December 08, 2020 3:29 PM
To: Don Cole <Don.Cole@mercergov.org>
Cc: Lu Zhang <lzhang@johnstonarchitects.com>
Subject: Re: 2885 78th Ave NE

It is the final design for permit as far as I am concerned. As noted below, it is potentially conservative in some areas, that is all I am trying to say.

On 12/8/2020 2:49 PM, Don Cole wrote:

> Hi John,
>
> The intake screening comment was in regard to statements within the submitted Shoring Memo (below) that describe uncertainty of the design, giving the impression of a preliminary stage. If not the case, please clarify that this is the final design for permit and why further exploration/refined design is not needed.
>
> *… The planned mixed-use project is located at 2885 78th Avenue SE in Mercer Island, Washington. The site is bounded by 78th Avenue SE to the east, S 29th Street to the south, 77th Avenue SE to the west, and by private property (parking lot) to the north. The site does not include a parcel to the southwest with overall dimensions of 100 feet (east-west) by 127 feet. The site slopes to the west from elevation 90 feet along 78th Avenue SE to 82-83 feet along 77th Avenue SE. Underground parking is planned that will require excavation to elevations 68-77 feet. Depths of excavation from ground surface to the base of planned footings range between 6 and 20 feet. However, except for the east portion of the site, the soils at these footing depths are unsuitable for supporting foundation loads. Suitable load bearing soils extend from a few feet up to 13 feet below foundation elevations. Procedures for dealing with this situation have not as yet been finalized and may range from over-excavate and replace where depths to good bearing soils are modest, to ground improvement or deep foundations where depths to load bearing soils are greater. Irrespective, all of these procedures will or potentially will require that the shoring be designed to support excavations that extend beyond the planned foundation levels. Therefore, at this stage, it has been conservatively assumed*

that the excavation will extend to the load bearing soils where these are at greater depth than the identified foundation levels. When foundation treatment methods are finalized, the shoring design might be adjusted to be less conservative at specific locations….

Please let me know if I can be of further assistance.

Don Cole
Building Official
City of Mercer Island - Community Planning & Development
206.275.7701| mercerisland.gov/cpd| mybuildingpermit.com

Due to the COVID-19 outbreak, Community Planning and Development has modified our operations. City Hall and the Permit Center are closed to the public. There is no "walk in" permit service; staff are working remotely and services are being continued via remote operations. More information is available on the City's website: mercerisland.gov/cpd. Please contact us by phone for general customer support at 206-275-7626.

Notice: Emails and attachments may be subject to disclosure pursuant to the Public Records Act (chapter 42.56 RCW)

-----Original Message-----
From: John Byrne <johnbyrne@groundsupport.com>
Sent: Tuesday, December 08, 2020 11:05 AM
To: Don Cole <Don.Cole@mercergov.org>
Cc: Lu Zhang <lzhang@johnstonarchitects.com>
Subject: 2885 78th Ave NE

Don:

I am the shoring designer for the above project and have been requested by the architect to inquire what additional information is required from the shoring design as it relates to the ground improvement plan that is now being prepared (see first attached email).

Could you clarify what new information is required. I have taken a guess at what it might be and my response is contained in the second attached email. Can you let me know if I have got this wrong and there is another issue to be addressed.

Thanks.

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Sincerely,

John Byrne

Ground Support PLLC
16932 Woodinville Redmond Road NE
Suite 210
Woodinville, WA 98072

--
This email has been checked for viruses by Avast antivirus software.
https://www.avast.com/antivirus

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Sincerely,

John Byrne

Ground Support PLLC
16932 Woodinville Redmond Road NE
Suite 210
Woodinville, WA 98072

This email has been checked for viruses by Avast antivirus software.
www.avast.com