

February 7, 2023

JN 22167

Coombes Development - Jon Coombes
4701 Southwest Admiral Way #385
Seattle, Washington 98116

Subject: **Review of Plans and Minimal Risk Statements** - Proposed Residence
6221 – 83rd Place Southeast, Mercer Island, Washington

Reference: "Geotechnical Engineering Study," subject site, Geotech Consultants, May 25, 2022

Plans: **Julian Weber Architects** – Sheets A0.0 through A6.3, Dated January 9, 2023.
Malsam Tsang – Sheets S0.0 through S5.0, Dated January 6, 2023.

Dear Mr. Coombes:

via email: jon@coombesdev.com

We have completed a general review of the geotechnical aspects of the referenced plans and specifications for the house to be constructed at 6221 – 83rd Place Southeast. Comment responses as follows:

- The dispersal gravel pads shown on the drainage print have limited tributary areas (small patio area that is not overhung by the house and waterproof deck, and the front sidewalk). Also, these areas are over 30 feet from the western 6-foot rockery. As such, these dispersal areas are not a geotechnical concern with the site stability.
- The foundations in the area of the southeastern end of the basement appear to be at a 0.75:1 (H:V) slope from the adjacent property line (~10 foot cut at 7.5 feet from PL). Our test pit TP-1 was in that area of the site and exposed competent native soils at approximately 6 feet below grade. On that basis, it is appropriate to plan on Type A soil conditions in this cut area wherein a 4 foot vertical section may be made at the toe of a 1:1 (H:V) upper slope. We do not anticipate needing shoring in this area of the site.

We reviewed the referenced plans above. In our judgment, the plans conform to the recommendations in our geotechnical engineering report. If the recommendations and conditions of the geotechnical engineering report are satisfied during construction and use of the project, the proposed project will not increase the potential for soil movement. The areas disturbed by construction will be stabilized and should remain stable, subject to the conditions of our geotechnical engineering report.

As required by the City of Mercer Island, the following statement is made:

Provided the recommendations our report are followed, it is our professional opinion that the planned alteration will render the development as safe as if it were not located in a geologically hazardous area and will not adversely impact critical areas on adjacent properties.

We appreciate the opportunity to be of service on this project. Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

James H. Strange, P.E.
Associate



2.7.23

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