

November 14, 2022

JN 22008

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Attention: Paul Monsef
via email: paul@aterahomes.com

Subject: **Review of Plans**
Proposed New Residence
2448 – 72nd Avenue Southeast
Mercer Island, Washington

Greetings:

As required by the City of Mercer Island, we have completed a general review of the geotechnical aspects of the plans for this project. For our review, we were provided with:

- Civil plans (Encompass Engineering and Surveying); October 24, 2022,
- Architectural plans (Atera Design Studio); June 24, 2022.
- Structural drawings (L2 Engineering); June 24, 2022.

As expected, the amount of excavation for the new house will be limited to that necessary for the foundations and the crawl space. Detail 1/D101 shows the footing drain to be located above the ground surface in the crawl space. Due to the low permeability of the underlying soil, it will be important to:

1. Set the invert elevation of the perimeter footing drains at, or below, the level of the interior crawl space, and
2. Place several inches of clean gravel underneath the vapor retarder, with an outlet drain.

These measures are intended to prevent standing water from accumulating on top of the vapor retarder. These comments are incorporated into the Roof/Footing Drain Detail by Encompass Engineering and Design on page 5 of their drawings.

As noted in our *Geotechnical Engineering Study*, the potential for instability to affect this property is negligible and no mitigation measures, such as buffers or setbacks, are needed to address the Potential Landslide Hazard mapping.

Based on our review, and considering the above clarification, the provided plans conform to our recommendations. In order to satisfy Mercer Island Code requirements, we submit the following "Statement of Risk":

MICC 19.07.160.B.3.b. The landslide hazard area or seismic hazard area will be modified or the development has been designed so that the risk to the site and adjacent property is eliminated or mitigated such that the site is determined to be safe.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



11/14/2022

Marc R. McGinnis, P.E.
Principal

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