

| | | |
|---|----------|--|
| INTAKE COMMENTS CST Team responses to comments | Reviewer | |
| | Email | |
| | Status | |
| | Intake # | |

| | | | | | |
|------------------------|-----------------|--------------|--|-----------------|--|
| DATE | 9/10/2023 et al | TIME | | PERMIT # | |
| Project Address | | | | | |
| Applicant | | Owner | | | |
| Scope of Work | | | | | |

| | | |
|-----------------------------|--------------------------------|---------------------------|
| CITY STAFF | | |
| CUSTOMER SERVICE TEAM (CST) | LAND USE PLANNING (LUP) | BLDG PLANS EXAMINER (BLD) |
| | | |
| FIRE REVIEWER (FIRE) | CIVIL, SITE, UTILITIES (CIVIL) | TREES (TREE) |
| | | |

| | CST | LUP | BLD | FIRE | CIVIL | TREE |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| ACCEPTED | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| REVIEWER APPROVAL REQUIRED PRIOR TO INTAKE | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| ADDITIONAL INTAKE SCREENING REQUIRED * | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

*ADDITIONAL SCREENINGS ARE CONDUCTED BY APPOINTMENT ONLY. PLEASE SCHEDULE WITH CST STAFF.

Formatting of Electronic Plan Set

| | | | | | | | | | |
|--------------------------|--|--------------------------|-----------|--------------------------|----------------------|--------------------------|-------------------|--------------------------|--------------|
| <input type="checkbox"/> | Combine all plan sheets into one Single PDF file. | | | | | | | | |
| | Include as applicable: | | | | | | | | |
| <input type="checkbox"/> | Survey | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> | Architectural Sheets | <input type="checkbox"/> | Structural Sheets | <input type="checkbox"/> | Civil Sheets |
| <input type="checkbox"/> | Add a bookmark to each sheet in the plan set. The bookmarks should indicate: The Sheet Number and The Sheet Description (i.e. A0.0 – Site Plan) For more information on how to bookmark plan sets, please click here . | | | | | | | | |
| <input type="checkbox"/> | Rotate plan sheets to set to Landscape Orientation. | | | | | | | | |
| <input type="checkbox"/> | Clear all comments from the Comment Pane on the PDF file. The Comment Pane on the plan set will be used to record plan review comments and must be clear prior to submittal. | | | | | | | | |

Supplemental Documents

| | | | |
|--------------------------|--|--------------------------|--|
| <input type="checkbox"/> | Upload supplemental documents and forms as individual PDFs or as a PDF Portfolio. Choose the Portfolio option if combining files using Adobe Pro, DO NOT combine all the supplemental documents into a Single PDF file. For ease in uploading you may combine documents in a ZIP file. | | |
| <input type="checkbox"/> | Please provide the following forms: | | |
| <input type="checkbox"/> | Building Permit Application Form | <input type="checkbox"/> | Site Development Worksheet |
| <input type="checkbox"/> | Water Meter Sizing Worksheet | <input type="checkbox"/> | Fire Area Square Footage Calculation |
| <input type="checkbox"/> | Concurrent Review Document | <input type="checkbox"/> | Single Family Plan Cover Sheet |
| <input type="checkbox"/> | Construction Management Plan | <input type="checkbox"/> | Transportation Concurrency |
| <input type="checkbox"/> | Other: | | |

Additional Items to be Addressed Prior to Intake

| | |
|--------------------------|--|
| <input type="checkbox"/> | |
| <input type="checkbox"/> | OWNER VERIFICATION SUBMITTED AS "OWNERSHIP LETTER" NEXT PAGES |

January 29, 2024

City of Mercer Island
Attn: Community Planning and Development
9611 SE 36th Street
Mercer Island, WA 98040

RE: Property Ownership Confirmation for Parcel 7802100693 Located at 8019 SE 20th Street Mercer Island, WA 98040

To Whom it May Concern:

Please let this letter serve as a clarification of the ownership for parcel 7802100693 with a property address of 8019 SE 20th Street Mercer Island, WA 98040. As of the date of this letter, I, Steve Edward Hearon, am the sole owner of the parcel 7802100693. However, in the coming months, I will be gifting my stepson, Ahbleza Bart Pattison, 50% of the real property of parcel 7802100693, at which time, I, Steve Edward Hearon will own 50% of parcel 7802100693 and Ahbleza Bart Pattison will own 50% of parcel 7802100693. I am currently working with a title agent to officiate this change in ownership.

As it relates to the current building permit application 2306-282, I, Steve Hearon, do hereby authorize my stepson, Ahbleza Bart Pattison, to speak with the City of Mercer Island's Community Planning and Development department regarding any and all matters related to the permit 2306-282.

As noted above, the title reflecting the changes in the real property / parcel ownership will be recorded with the appropriate AHJ's, including King County in the coming months and I acknowledge that the City of Mercer Island may not approve or issue the building permit for permit 2306-282 until such time as the City of Mercer Island receives appropriate confirmation of the change in parcel ownership as outlined herein.

Please feel free to contact me with any questions you may have regarding the contents of this letter by phone or email (206-510-4780 / stevehearon@hotmail.com). Please reference the officiating signature affixed to this letter via notarization as confirmation that my stepson, Ahbleza Bart Pattison, has complete authority to communicate to the City of Mercer Island's Community and Planning Department regarding any matters related to permit 2306-282.

Regards,



Steve Edward Hearon

Acknowledging Party:



Ahbleza Bart Pattison

STATE OF Arizona)
) ss [INDIVIDUAL ACKNOWLEDGMENT]
COUNTY OF Maricopa)

Ahleza Bart Pattison

I certify that I know or have satisfactory evidence that _____

(is/are) the person(s) who appeared before me and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes therein mentioned in the instrument.

Given under my hand and seal the 29th day of January 2024



Deborah Ann Rodick

Notary Public in and for the State of Washington

Printed Name

My Appointment Expires _____

STATE OF WASHINGTON)
) ss [INDIVIDUAL ACKNOWLEDGMENT]
COUNTY OF KING)

I certify that I know or have satisfactory evidence that _____

(is/are) the person(s) who appeared before me and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes therein mentioned in the instrument.

Given under my hand and seal the _____ day of _____ 20____

Notary Public in and for the State of Washington

Printed Name

My Appointment Expires _____

Project Information Sheet

Sign Posting and Notice of Application

| | |
|---------------------------------------|--|
| <input type="checkbox"/> Required | A Public Notice Sign must be posted for this project. Upon receipt of a complete application, the City will post the Public Notice Sign. Signage must remain posted and visible from the public right-of-way for a period of 30 days. The City will also prepare and mail out a Notice of Application to all property owners within 300 feet of the property. |
| <input type="checkbox"/> Not Required | |
| <input type="checkbox"/> TBD | |

UNDERSTOOD

Seasonal Development Limitation Waiver

| | |
|---------------------------------------|---|
| <input type="checkbox"/> Required | The Seasonal Development Limitation applies to site work proposed in geologically hazardous areas between October 1 and April 1 per Mercer Island City Code 19.07.160.F.2 A Waiver to the Seasonal Development Limitation is required for this project if site work is proposed between October 1 and April 1 per Mercer Island City Code 19.07.160.F.2 – please contact our front counter staff for additional information and application material or visit our City website. |
| <input type="checkbox"/> Not Required | |
| <input type="checkbox"/> TBD | |

ATTACHED IN FOLLOWING

Hold Harmless Agreement Document

PAGES

| | |
|---------------------------------------|--|
| <input type="checkbox"/> Required | Some projects require a Hold Harmless Agreement per Mercer Island City Code 19.01.060 due to the following site risks. This document will be emailed to the project contact once the permit application is in review. The property owner must sign this document in front of a notary. The applicant must record the document with King County prior to permit issuance. |
| <input type="checkbox"/> Not Required | |
| <input type="checkbox"/> TBD | |

| | | |
|--------------------------|------------------------|-----------------------|
| <input type="checkbox"/> | Geological Hazard Area | ATTACHED IN FOLLOWING |
| <input type="checkbox"/> | New commercial project | PAGES |

| | |
|--------------------------|--|
| <input type="checkbox"/> | Potential risk to adjacent properties and/or unusual or increased risk of construction methods (e.g. excavations near property lines, freeze technology, tower cranes) |
|--------------------------|--|

Peer Review

| | | |
|--------------------------|---|--|
| <input type="checkbox"/> | Geotechnical Peer Review is required. The Applicant shall bear the cost of this review | |
| <input type="checkbox"/> | Primary | <input type="checkbox"/> 3 rd Party |

Water Supply System Requirements

| | | | |
|--------------------------|---|---|--|
| <input type="checkbox"/> | This project requires the installation of a new or upsized water meter and/or water supply line | | |
| | Minimum Meter Size | Minimum supply line size (meter to house) | |
| <input type="checkbox"/> | Sizing requirements described above are the MINIMUM requirements as outlined by the Uniform Plumbing Code. Please consult with fire sprinkler contractor before installing water system, as a larger meter or supply line may be necessary to achieve fire flow for a fire sprinkler system. | | |
| <input type="checkbox"/> | Existing meter to be abandoned prior to final inspection | | |
| <input type="checkbox"/> | | | |

Contact us for information about water connection and water service installation fees. Water service work is done by the Public Works Department.

Impact Fees

| | |
|---|---|
| <input type="checkbox"/> Impact Fees Apply | Impact Fees apply to new development as described here . Please refer to the current Fee Schedule for a list and cost of Impact fees. |
| <input type="checkbox"/> Impact Fees Do Not Apply | You may apply for an Impact Fee Deferral. Click here for the Deferred Payment Request Form |

Addressing

| | | |
|--------------------------|---|--|
| <input type="checkbox"/> | Addressing for this property will be changed as follows: | |
| <input type="checkbox"/> | Addressing does not need to be changed at this time. If address issues are identified during plan review, Development Services Staff will contact you to discuss. | |

Surveys Required Prior to Final Inspection

A building height survey, impervious surface lot coverage survey, and/or property line/setback survey may be required at final inspection. Required surveys will be noted on your project coversheet at permit issuance.

Additional Information

| | |
|--------------------------|--|
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



WET SEASON GRADING RESTRICTION (OCTOBER 1 THROUGH APRIL 1) SEASONAL DEVELOPMENT LIMITATION WAIVER

DESCRIPTION

Land clearing, grading, filling, and foundation work are not permitted between October 1 and April 1 on lots considered as an Erosion, Potential Slide, or Steep Slope Hazard. A waiver to this seasonal development limitation may be granted if compelling justification is demonstrated and supported by a geotechnical evaluation of the site and proposed construction activities.

AFFECTED SITES

1. Sites subject to a Potential Slide, Erosion, or Steep Slope Hazard, or any areas with Critical Slopes and the land that extends 10 feet past the top and toe of the slope.
2. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.

See Mercer Island Landslide Hazard Map for more details

SUBMITTAL REQUIREMENTS

All required items must be completely and accurately filled out. Once the application has been reviewed by the building official, you may be asked to provide some, if not all the materials found in the "Required as Needed" column.

You may apply for the waiver while you are applying for a building permit if you believe that you will be constructing during the wet season.

| Required | Required as Needed |
|--|---|
| A. Development Application Form | A. Storm Detention Design and Hydrology Report |
| B. Letter to the Building Official Requesting the Waiver | B. Survey |
| C. Geotechnical Report | C. Tree Inventory |
| D. Working Drawings | D. Permanent Site Restoration Methods |
| E. Construction Schedule | E. Soil Removal Evaluation |
| F. Erosion Control Plan | F. Hillside Support |
| G. Emergency Procedures | G. Soil Disposal |
| H. Emergency Contact Information | H. Liability Insurance |
| | I. Performance Bond or Assign of Funds Account |
| | J. Site Reports. |
| | K. Additional Information as determined by the Building Official or City Engineer |

See building definitions section for more details on submittal items

APPEALS

Appeals of a seasonal development limitation waiver decision can be made to the Hearing Examiner. There is a process for filing an appeal with the Hearing Examiner, which normally takes up to 45 days. Refer to MICC Chapter 19.15.010.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

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PHONE: 206.275.7605 | www.mercergov.org

Inspection Requests: Online: www.mybuildingpermit.com VM: 206.275.7730



SEASONAL DEVELOPMENT EMERGENCY CONTACT

PLEASE POST THIS INFORMATION ON SITE

Emergency Procedures

Mercer Island Municipal Code Section 19.07.020

CONTACTS

Contractor Name: Pacific Construction Services, LLC Phone # 425-333-1434
Contractor Email: bpattison@pacificbuild.com
Site Superintendent Name: Ron Ray Phone # 253-670-8272
Site Superintendent Email: rroy@pacificbuild.com
Excavation Sub-Contractor: Pacific Construction Services, LLC Phone # 253-670-8272
Excavation Sub-Contractor Email: rroy@pacificbuild.com
Owner Name: Steve Hearon Phone # 206-510-3651
Owner Email: blaze.pattison@outlook.com

Describe the actions required to be taken on site in the event of a natural or man-made disaster such as a landslide or erosion-control problem:

While all BMPs and temporary slope stabilization will be installed as required, in the event of a natural or man-made disaster such as a landslide or erosion-control issue, the site contractor shall immediately contact DSG MI and all AHJs as required. Additionally, the site contractor will ensure all persons are safe and ensure all property, equipment, and utilities are accounted for and in a safe manner.

CITY OF MERCER ISLAND CONTACT INFORMATION

After Hours: Call Police Non-Emergency 1.425.577.5656
During Regular Hours: 8:30 am – 5:00 pm
Development Services Ground (DSG) 206.275.7605
Public Works Department 206.275.7608
Police 206.275.7610
Fire 206.275.7607

EMERGENCY: CALL 911

AFTER RECORDING, MAIL TO:
City of Mercer Island, Attn: _____
9611 SE 36th Street
Mercer Island, WA 98040

INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

This Indemnification and Hold Harmless Agreement Not to Sue (Agreement”) is effective this 29 day of January, 2024. The Parties (“Parties”) to this Agreement are the City of Mercer Island, a Washington Municipal corporation (“City”) and the following owners (all owners with complete names must be listed) of private property (“Owner(s)”).

Steve Edward Hearon

A. The applicant(s) is/are the Owner(s) of the real property situated in the City of Mercer Island located at _____ 8019 SE 20th Street _____.

B. The Legal Description of the real property (“Property”) is as follows:
PARCEL B, CITY OF MERCER ISLAND SHORT PLAT NO. 77-12-047 AS RECORDED UNDER
KING COUNTY RECORDING NO. 7802100693

[If not enough space, attach separate sheet labeled Exhibit A.]

C. The Parcel Number of the Property is as follows: 7802100693 _____.

D. The applicant Owner(s) has/have applied to the City for a _____
BUILDING permit which bears
MAIN PERMIT NO. 2306-282 for the
purpose of: DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND REBUILD NEW
SINGLE FAMILY RESIDENCE

This agreement applies to all related permits issued, and/or amended at any time in the future, pursuant to this Main Permit.

2. RECORDING:

This Agreement shall be recorded by the applicant with the King County Recorder's Office. The permit identified in (D) above shall not be valid until the City has obtained written proof of such recording. Alternately, the City may record this Agreement.

3. COVENANT RUNNING WITH THE LAND:

This Agreement shall be a covenant running with the land and the rights and obligations contained herein shall run with and burden the property identified above, and shall inure to the benefit of and be binding upon the Parties to this Agreement, their heirs, successors and assigns:

- 3 years from approval of final inspection of the permitted work; or
- ___ years from approval of final inspection of the permitted work; or
- without limitation as to a period of years.

4. INSPECTION. The City's inspection or acceptance of any of the Owner's construction or other work either during construction or when completed shall not be grounds to avoid any of the obligations of this Agreement.

5. COMPLIANCE WITH LAWS: All permitted activities shall be conducted in accordance with all applicable federal, state, and City laws including, without limitation, the Comprehensive Environmental Response, Compensation & Liability Act ("CERCLA"), the Model Toxics Control Act ("MTCA"), the Superfund Amendment Reauthorization Act ("SARA"), The Endangered Species Act ("ESA"), and the State Environmental Policy Act ("SEPA").

DATED this 29th day of January, 2024.


 OWNER (signature)
 Name: Steve Heaven
 (please print)

 OWNER (signature)
 Name: _____
 (please print)

(If married, both spouses must sign, and both signatures must be notarized.)

| | | |
|---|--|-----------|
| INTAKE COMMENTS BUILDING (BLDG) NO RESPONSES NEEDED | Reviewer | |
| | Email | |
| | Status | NO |
| | Submittal | |
| Geotechnical Engineering/Soils Report | | |
| Site-Specific geotechnical investigation may be required for any project depending on scope, location and site history. Please provide documentation of geotechnical work if requested below, and incorporate recommendations into design prior to submittal. | | |
| <input type="checkbox"/> | Provide a Geotechnical: <input type="checkbox"/> Report <input type="checkbox"/> letter addressing the following issues: | |
| <input type="checkbox"/> | Statement of Risk from the geotechnical or soils engineer per Mercer Island City Code 19.07.160. The letter or report must include one of the four statements listed in MICC 19.07.160 (B)(3) and supporting documentation, if required must include: | |
| Guidelines | | |
| <input type="checkbox"/> | Erosion controls | |
| <input type="checkbox"/> | Steep Slope | |
| <input type="checkbox"/> | Potential Slide | |
| <input type="checkbox"/> | Seismic/Liquefaction | |
| <input type="checkbox"/> | Wet Season Construction for site work between October 1 and April 1 | |
| <input type="checkbox"/> | Foundation | |
| <input type="checkbox"/> | Sub-Foundation as applicable (pin piles, piers, cast piles, helical anchors,etc.) | |
| <input type="checkbox"/> | Rockerries | |
| <input type="checkbox"/> | Retaining Walls | |
| <input type="checkbox"/> | Excavation | |
| <input type="checkbox"/> | Shoring (temporary or permanent as appropriate) | |
| Design Values for | | |
| <input type="checkbox"/> | Soil Bearing Pressure | |
| <input type="checkbox"/> | Equivalent Fluid Pressures | |
| <input type="checkbox"/> | Sliding Coefficient | |
| Construction Drawings | | |
| The following items may be required to provide a complete description of work for plan review and construction. Please incorporate any checked items into the construction documents prior to submittal. | | |
| <input type="checkbox"/> | Site plan indicating extent of proposed work | |
| <input type="checkbox"/> | Limits of excavation during construction | |
| <input type="checkbox"/> | General structural notes | |
| <input type="checkbox"/> | Foundation plans | |
| <input type="checkbox"/> | Floor framing plan for each level | |
| <input type="checkbox"/> | Roof framing plan | |
| <input type="checkbox"/> | Indicate lateral design components (e.g. shear walls, holdowns, straps) on plans | |
| <input type="checkbox"/> | Provide at least one building cross section | |
| <input type="checkbox"/> | Provide at least one typical wall section with building components | |
| <input type="checkbox"/> | Provide building elevations | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |

Structural Calculations & Methodology

Please address any checked items below and incorporate information into the construction documents prior to submittal.

| | |
|---|---|
| Lateral Design: | |
| <input type="checkbox"/> | Provide Lateral Resisting System design for the following scope: |
| <input type="checkbox"/> | Verify earthquake design parameters per USBS (either zip code or Latitude/Longitude) and revise structural analysis and design as necessary |
| <input type="checkbox"/> | The Wind Exposure for this site is category 'C' as it is within 1500 feet of the shoreline—review and revise the lateral calculations and design as necessary to accommodate additional loads. |
| <input type="checkbox"/> | Provide calculations for the determination of the K_z Factor if the value used is less than that indicated on the City of Mercer Island Wind map: <input type="checkbox"/> 1.3 <input checked="" type="checkbox"/> 1.6 <input type="checkbox"/> 1.9 |
| <input type="checkbox"/> Provide Retaining wall: | |
| <input type="checkbox"/> Calculations | <input type="checkbox"/> Construction Details |
| <input type="checkbox"/> Provide key plans (min. 8 ½ x 11) for: | |
| <input type="checkbox"/> Shear walls | <input type="checkbox"/> Gravity Framing |
| <input type="checkbox"/> Provide steel/moment frame: | |
| <input type="checkbox"/> Calculations | <input type="checkbox"/> Construction Details |

Non Structural Building Review

Please address any checked items below and incorporate information into the construction documents prior to submittal.

| | |
|--------------------------|---|
| <input type="checkbox"/> | Include WSEC energy option information and any equipment requirements on construction documents |
| <input type="checkbox"/> | Include a complete description of Whole House Ventilation system on construction documents |
| <input type="checkbox"/> | |

Additional Comments

| | |
|--------------------------|--|
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

Notes to DSG Staff For Internal Use Only—No Applicant Response Required

| | |
|--------------------------|--|
| <input type="checkbox"/> | |
| <input type="checkbox"/> | |

| | | |
|--|-----------|--|
| INTAKE COMMENTS Civil/Site/Utilities | Reviewer | |
| | Email | |
| | Status | |
| | Submittal | |

Stormwater Design Requirements

(1) THE DRAINAGE REPORT IS ATTACHED AFTER THIS PAGE

(2) SEE CIVIL SHEET SD 01 IN THE SUBMITTAL DRAWING SET FOR ONSITE DETENTION SYSTEM

| | | |
|--|---|---|
| INTAKE COMMENTS FIRE | Reviewer | |
| | Email | |
| | Status | |
| | Submittal | |
| Fire Requirements | | |
| Fire Sprinkler System | | |
| <input type="checkbox"/> | Required | <input type="checkbox"/> Not Required <input type="checkbox"/> Not yet Determined |
| <input type="checkbox"/> | NFPA 13D | NFPA 13 |
| <input type="checkbox"/> | NFPA 13D Plus | NFPA 13R |
| Monitored Household Fire Alarm per NFPA 72 | | |
| <input type="checkbox"/> | Required NOTED | <input type="checkbox"/> Not Required <input type="checkbox"/> Not Yet Determined |
| Monitored Sprinkler Water Flow Alarm | | |
| <input type="checkbox"/> | Required NOTED | <input type="checkbox"/> Not Required <input type="checkbox"/> Not Yet Determined |
| <input type="checkbox"/> | A Fire Code Alternative is required. Please review the Fire Code Alternative Request handout for more information. The Fire Marshal's Office will email you a Fire Review Document that outlines the specific fire service deficiencies related to your project. You will need to include this information in your request. Fire Code Alternative Request submittals will be accepted at any time during the plan review process. | |
| <input type="checkbox"/> | A final determination has not yet been made as to the fire requirements for this project. The fire requirements will be determined during permit review. NOTED | |
| Additional notes: | | |
| <input type="checkbox"/> | NOTED AND ANTICIPATED | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |
| Notes to DSG Staff For Internal Use Only–No Applicant Response Required | | |
| <input type="checkbox"/> | | |
| <input type="checkbox"/> | | |

| | | |
|---|--|--|
| INTAKE COMMENTS PLANNING | Reviewer | |
| | Email | |
| | Status | |
| | Submittal | |
| Land Use actions Required | | |
| <input type="checkbox"/> | Shoreline Permit | |
| <input type="checkbox"/> | Critical Area Review 1 | |
| <input type="checkbox"/> | Critical Area Review 2 | |
| <input type="checkbox"/> | Environmental Review (SEPA Checklist) | |
| <input type="checkbox"/> | Accessory Dwelling Unit (ADU) | |
| <input type="checkbox"/> | Lot Line Revision | |
| <input type="checkbox"/> | Other | |
| Surveys Required Prior to Final Inspection | | |
| <input type="checkbox"/> | A building height survey is required prior to final inspection | |
| <input type="checkbox"/> | An impervious surface, lot coverage, and or hardscape survey is required prior to final inspection | |
| <input type="checkbox"/> | A property line/setback survey is required prior to final inspection | |
| Permit Set Drawings | | |
| <input type="checkbox"/> | Site Plan | |
| <input type="checkbox"/> | Lot size and slope | <input type="checkbox"/> Provide land use zone (R8.4, 9.6, 12, 15) |
| <input type="checkbox"/> | Provide site address | <input type="checkbox"/> Indicate location of ADU and entrance |
| <input type="checkbox"/> | Indicate property lines and dimensions | <input type="checkbox"/> Topo/boundary line survey |
| <input type="checkbox"/> | Indicate building dimensions | <input type="checkbox"/> Provide a site plan to scale (1" = 10' minimum) |
| <input type="checkbox"/> | Provide a legal description | <input type="checkbox"/> Indicate driveway length and width |
| <input type="checkbox"/> | Indicate building pad area (not building footprint) | <input type="checkbox"/> Indicate adjacent street names |
| <input type="checkbox"/> | Parking: amount of covered and uncovered stalls | |
| <input type="checkbox"/> | Provide name and telephone number of applicant and contact person | |
| <input type="checkbox"/> | Indicate critical areas and buffers (wetland, watercourse, steep slope) | |
| <input type="checkbox"/> | Indicate shoreline setbacks with dimensions measured from the Ordinary High-Water Mark (0-25' & 25'-50') | |
| <input type="checkbox"/> | Indicate location and height of walls, rockeries, fences, and fall protection (existing and proposed) | |
| <input type="checkbox"/> | Provide lot coverage, hardscape & GFA calculations | |
| <input type="checkbox"/> | If adding >500ft ² GFA within the shoreline area (200' from Lake) provide a planting plan | |
| <input type="checkbox"/> | Provide a scale and North arrow indicating Northern direction | |
| <input type="checkbox"/> | Clearly indicate existing and proposed buildings and other improvements | |
| <input type="checkbox"/> | Indicate required yard setbacks (minimum distance from structures to property lines) | |
| <input type="checkbox"/> | Indicate any land use applications associated with this property/project | |
| <input type="checkbox"/> | Indicate any plat restrictions or conditions of approval for this property/project | |
| <input type="checkbox"/> | Indicate easements | |
| <input type="checkbox"/> | <input type="checkbox"/> Utility | <input type="checkbox"/> Ingress/Egress <input type="checkbox"/> Other |
| <input type="checkbox"/> | Elevation Drawings | |
| <input type="checkbox"/> | Indicate buildings and proposed height | |
| <input type="checkbox"/> | Indicate existing grade & finished grade | |
| <input type="checkbox"/> | Indicate Average Building Elevations (ABE) on all elevation drawings with ABE calculations | |
| <input type="checkbox"/> | Indicate maximum downhill building façade and height | |
| <input type="checkbox"/> | Height of appurtenances above max height | |
| <input type="checkbox"/> | Indicate allowable building height on all elevation drawings | |
| <input type="checkbox"/> | Provide calculations for any basement areas being excluded from allowable gross floor area | |
| <input type="checkbox"/> | Indicate amount of grading (amount of cut and fill) outside the building footprint | |

ADDITIONAL COMMENTS

THE CRITICAL AREA 2 APPLICATION (ATTACHMENT 'B' AT THE END OF THIS DOCUMENT) HAS BEEN SUBMITTED AND IS ATTACHED.

NOTE:

PARTS (1-7) HAVE EITHER BEEN PREVIOUSLY COMPLETED OR ARE HAVE BEEN RESUBMITTED. PART (8) IS ATTACHED TO THIS DOCUMENT. NUMBER (9) REQUIRED FEES HAVE BEEN PAID TO DATE. ADDITIONAL FEES HAVE NOT BEEN ASSESSED.

THE BOND QUANTITY WORKSHEET (10) IS NOT RELAVANT SINCE THE SITE CLASSIFICATION AS A CRITICAL AREA IS THE RESULTING FROM A PARTIAL

STEEP SLOPE CONDITION AND IS NOT A WETLAND SITE. ALL MITIGATION TAKES PLACE WITHIN THE BOUNDRY OF THE CONSTRUCTION FOOTPRINT AND IS PART OF THE CONSTRUCTION PROCESS THAT WILL BE NEED TO BE COMPLETED FOR CONSTRUCTION.

Notes to DSG Staff For Internal Use Only–No Applicant Response Required

| | | |
|----------------------------------|-----------|--|
| INTAKE COMMENTS TREES | Reviewer | |
| | Email | |
| | Status | |
| | Submittal | |

If a box is checked, please provide the information in your next submittal

SUBMITTAL ITEMS

1. The Mercer Island Tree Inventory Form

- Provide the City's Mercer Island Tree Inventory Form **ATTACHED AFTER THIS PAGE**

2. Arborist report/tree inventory PROVIDED AND ATTACHED AFTER TREE INVENTORY FORM

- Provide an Arborist report, prepared by a qualified Arborist. Include the following information in the arborist report.
 - 1. Description of how the arborist meets the threshold requirements for Qualified Arborist.
 - 2. A complete description of each tree's diameter, species, critical root zone, limits of allowable disturbance, health, condition, and viability.
 - 3. A description of the method(s) used to determine the limits of allowable disturbance (i.e., critical root zone, root plate diameter, or a case-by-case basis description for individual trees).
 - 4. Any special instructions specifically outlining any work proposed within the limits of disturbance protection areas (i.e. hand-digging, air space, tunneling, root pruning, any grade changes, clearing, monitoring, and aftercare).
 - 5. For trees not viable for retention, a description of the reason(s) for removal based on poor health, high risk of failure due to structure, defects, unavoidable isolation, windfirmness, unsuitability species, etc. If there is no reasonable alternative action (pruning, cabling, etc.) possible, replacement recommendations must be given.
 - 6. Describe the impact of necessary tree removal on the remaining trees, including those in a grove or on adjacent properties.
 - 7. Describe timing and installation of tree protection measures. Such measures must include fencing and be in accordance with the tree protection standards as outlined in MICC 19.10.
 - 8. The suggested location and species of replacement trees to be used when required. The report shall include planting and maintenance specifications to ensure long term survival.
 - 9. **A Tree Inventory** containing the following:
 - a. A numbering system of all existing large trees on the property (with corresponding tags on trees). The inventory shall also include large trees on adjacent property with driplines or critical root zones extending into the property.
 - b. Tree size (diameter).
 - c. Proposed tree status (retained or proposed for removal).
 - d. Tree type or species.
 - e. Identify all Exceptional trees and differentiate between those less than 24 inches and those greater than or equal to 24 inches in diameter.
 - f. Brief general health or condition rating of each tree (i.e. poor, fair, good, etc.).

3. Site/tree retention plan PLEASE SEE DRAWING SET SHEETS AR 1.0 AND TP 01

Indicate the following on all civil/utility and grading sheets. If there are no civil sheets indicate on the architectural site plan

- 1. Location of all proposed *improvements* (building footprint, access, utilities, buffers, required landscape areas).
- 2. Surveyed location of all large trees and Exceptional trees on the property
- 3. Show dripline and limits of disturbance for Large trees on site and adjacent properties if driplines extend over the subject property line.

- 4. Trees labeled corresponding to the tree inventory numbering system on the Mercer Island Tree Inventory Form, and Arborist Report.
- 5. Identify Exceptional trees using different symbols for trees less than 24 inches and trees greater than or equal to 24 inches.
- 6. Location of tree protection measures. Chain-link fence will be required for exceptional trees. Show silt fence outside tree protection measures. Do not use any x in the protection illustration.
- 7. Limits of excavation near potential saved trees (e.g. excavation limits for building foundation).
- 8. Indicate clearing limits/limits of disturbance (LOD) around all trees potentially impacted by site disturbances - grading, demolition, construction activities (including approximate LOD of off-site trees with overhanging driplines), etc.
- 9. Proposed tree status (trees to be removed or retained) noted by an 'X' for removal.

4. Replanting plan **SEE DRAWING SET SHEET TREE PROTECTION PLAN TP 0.1**

- Provide the Replanting plan showing proposed locations of any required replacement trees.

PEER REVIEW AND CONFLICT OF INTEREST

A peer review of the tree permit application by a qualified arborist may be required to verify the adequacy of the information and analysis. **The applicant shall bear the cost of the peer review.**

The City Arborist may require the applicant retain a replacement qualified arborist or may require a peer review where the City Arborist believes a conflict of interest may exist.

For example, if an otherwise qualified arborist is employed by a tree removal company and prepares the arborist report for a development proposal, a replacement qualified arborist or peer review may be required.

ARBORIST QUALIFICATION

For tree reviews associated with a development proposal, a qualified arborist must have

- A minimum of three (3) years' experience working directly with the protection of trees during construction
- Have experience with the likelihood of tree survival after construction
- Be able to prescribe appropriate measures for the preservation of trees during land development
- ISA Tree Risk Assessment Qualification
- Your qualified arborists must have at least one (1) of the following credentials:
 - ISA Certified Arborist;
 - ISA Certified Arborist Municipal Specialist;
 - ISA Board Certified Master Arborist;
 - American Society of Consulting Arborists (ASCA) registered Consulting Arborist;
 - Society of American Foresters (SAF) Certified Forester for Forest Management Plans;

ADDITIONAL INFORMATION

Additional Information. The City Arborist or Code Official may require additional documentation, plans, or information as needed to ensure compliance with applicable City regulations.

Additional Information. The City Arborist or Code Official may require additional documentation, plans, or information as needed to ensure compliance with applicable City regulations.

THIS ITEM IS ATTACHED AND FOLLOWING

PROPOSED REPLANTING AREAS ARE PROVIDED ON SITE

TP 0.1 TREE PROTECTION PLAN IS INCLUDED IN THE DRAWING SET

CERTIFIED ARBORISTS REPORT IS INCLUDED IN THE SUBMITTAL.

ADDITIONAL TREE INFORMATION IS PROVIDED ON SHEETS SU -1.0, and AR 1.0.

CITY OF MERCER ISLAND

COMMUNITY PLANNING & DEVELOPMENT

9611 SE 36TH STREET | MERCER ISLAND, WA 98040

PHONE: 206.275.7605 | www.mercergov.org



MERCER ISLAND TREE INVENTORY & REPLACEMENT SUBMITTAL INFORMATION

PROJECT INFORMATION

Property Owner

Name: BLAZE PATTISON

Site Address or

Parcel Number: 8019 SE 20TH ST

Project Contact

Name: CHARLES FRITZEMEIER, ARCHITECT

Contact Email

Address: HCFRITZEMEIER_1@OUTLOOK.COM

Contact Phone

Number: 206.434.1100

EXCEPTIONAL TREES

Exceptional Trees- means a tree or group of trees that because of its unique historical, ecological or aesthetic value constitutes an important community resource. A tree that is rare or exceptional by virtue of its size, species, condition, cultural/historical importance, age, and/or contribution as part of a tree grove. Trees with a diameter of more than 36 inches, or with a diameter that is equal to or greater than the diameter listed in the Exceptional Tree Table shown in MICC 19.16 under Tree, Exceptional.

List the total number of trees for each category and the tree identification numbers from the arborist report.

SEE FOLLOWING TREE INVENTORY TABLE FOR DETAILED INFORMATION

Number of trees 36" or greater 4

List tree numbers: 1,2,8 AND 21

Number of trees 24" or greater (including 36" or greater) 7

List tree numbers: 1,2,6,8,9,19, AND 21

Number of trees from Exceptional Tree Table (MICC 19.16) 4

List tree numbers: 1,2,8, AND 21

LARGE REGULATED TREES

Large Regulated Trees- means any tree with a diameter of 10 inches or more, and any tree that meets the definition of an Exceptional Tree.

Number of Large Regulated Trees on site _____ (A)

List tree numbers: 1-14, 16-23 _____ **24**

Number of Large Regulated Trees on site proposed for removal _____ (B)

List tree numbers: NUMBERS 9 AND 12 _____ **2**

Percentage of trees to be retained $((A-B)/A) \times 100$ note: must be at least 30% _____ **92%**

RIGHT OF WAY TREES $((24-2) / 24 \times 100) = .00916667$

Right of Way Trees- means a tree that is located in the street right of way adjacent to the project property.

Number of Large Regulated Trees in right of way _____ **NONE**

List tree numbers: _____

Number of Large Regulated Trees in right of way proposed for removal _____

List tree numbers: _____ **NONE**

Reason for removal: _____

TREE REPLACEMENT

Tree replacement- removed trees must be replaced based on the ratio in the table below. Replacement trees shall be conifers at least six feet tall and or deciduous at least one and one-half inches in diameter at base.

| Diameter of Removed Tree (measured 4.5' above ground) | Tree replacement Ratio | Number of Trees Proposed for Removal | Number of Tree Required for Replacement Based on Size/Type |
|---|------------------------|--------------------------------------|--|
| Less than 10"* | 1 | 0 | 0 |
| 10" up to 24" | 2 | 1 | 2 |
| Greater than 24" up to 36" | 3 | 1 | 3 |
| Greater than 36" and any Exceptional Tree | 6 | 0 | 0 |
| TOTAL TREE REPLACEMENTS | | | 5 |

**no replacement tree is needed if the tree fits all of the following;
Less than 10 inches in diameter, not an exceptional tree, and not a replacement tree from another tree permit. **

SEE SHEET AR 1.0 FOR TREE LOCATIONS ON SITE.

SEE TREE PROTECTION PLAN FOR POTENTIAL REPLANTING AREAS.

TREE INVENTORY TABLE PER SEATTLE TREE CONSULTING

CERTIFIED ARBORISTS 6116-A/TRAQ

| DESIGNATION | EXCEPTIONAL | QUALIFIED AS EXCEPTIONAL | PRIORITIZED TREE DUE TO DIAMETER (24"+) | LARGE TREE CLASSIFICATION (10"+) | TREES IMPACTED BY NEW CONSTRUCTION |
|--|-------------|--------------------------|---|----------------------------------|------------------------------------|
| 1. Douglas Fir. Pseudotsuga mensiezii. 34" DSH. 24' DLR. Condition-1. | 30" | YES | YES | YES | NO |
| 2. Big Leaf Maple. Acer macrophyllum. 35" DSH. 30' DLR. Condition1. | 30" | YES | YES | YES | NO |
| 3. Western Red Cedar. Thuja plicata. 19" DSH. 15' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 4. Big Leaf Maple. Acer macrophyllum. 15" DSH. 20' DLR. Condition1. | 30" | NO | NO | YES | NO |
| 5. Western Red Cedar. Thuja plicata. 16" DSH. 15' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 6. Big Leaf Maple. Acer macrophyllum. 30" DSH. Condition-4. 10' Dead Snag. | 30" | NO | YES | YES | NO |
| 7. Western Red Cedar. Thuja plicata. 20" DSH. 14' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 8. Douglas Fir. Pseudotsuga mensiezii. 34" DSH. 20' DLR. Condition-1. | 30" | YES | YES | YES | NO |
| 9. Western Red Cedar. Thuja plicata. 24" DSH. 22' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 10. Western Red Cedar. Thuja plicata. 15" DSH. 12' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 11. Western Red Cedar. Thuja plicata. 19" DSH. 15' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 12. Apple. Malus sp. 10" DSH. 15' DLR. Condition-1. | 20" | NO | NO | YES | NO |
| 13. Apple. Malus sp. 13" DSH. 15' DLR. Condition-1. | 20" | NO | NO | YES | NO |
| 14. Apple. Malus sp. 12" DSH. 15' DLR. Condition-1. | 20" | NO | NO | YES | NO |
| 15. Red Alder. Alnus rubra. 8" DSH. 10' DLR. Condition-1. | XX | NO | NO | NO | NO |
| 16. Red Alder. Alnus rubra. 14" DSH. 10' DLR. Condition-1. | XX | NO | NO | YES | NO |
| 17. Red Alder. Alnus rubra. 9" DSH. 10' DLR. Condition-1. | XX | NO | NO | NO | NO |
| 18. Western Red Cedar. Thuja plicata. 14" DSH. 12' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 19. Douglas Fir. Pseudotsuga mensiezii. 24" DSH. 20' DLR. Condition-1. | 30" | NO | YES | YES | NO |
| 20. Western Red Cedar. Thuja plicata. 15" DSH. 12' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 21. Douglas Fir. Pseudotsuga mensiezii. 36" DSH. 30' DLR. Condition-1. | 30" | YES | YES | YES | NO |
| 22. Western Red Cedar. Thuja plicata. 23" DSH. 20' DLR. Condition-1. | 30" | NO | NO | YES | NO |
| 23. Big Leaf Maple. Acer macrophyllum. 13" DSH. 15' DLR. Condition1. | 30" | NO | NO | YES | NO |

30% EQUATES TO 8 TREES MUST BE RETAINED

NO

NOTES

PER SECT MICC 19.10.060 (A)
AT LEAST 30% OF REGULATED TREES MUST BE RETAINED, PRIORITIZING LARGE AND EXCEPTION TREES

PER SECTION MIC 19.10.060 A3
EXCEPTIONAL TREES LARGER THAN 24" SHALL BE LIMITED BY THE FOLLOWING:
RETENTION WILL RESULT IN AN UNAVOIDABLE HAZARDOUS SITUATION.
RETENTION WILL LIMIT THE CONSTRUCTIBLE GROSS FLOOR AREA TO LESS THAN 85% OF THE MAXIMIM GROSS FLOOR AREA ALLOWED UNDER MICC 19.02

EXHIBIT "A"

GEOTECHNICAL REPORT

PROPOSED RESIDENCE 8019 SOUTHEAST 20TH STREET MERCER ISLAND, WASHINGTON

Project No. 20-332
November, 2020



Prepared for:

Ahleza Pattison

PanGEO
INCORPORATED

3213 Eastlake Avenue E, Suite B
Seattle, WA 98102-3513
Tel: 206.262.0370 Fax: 206.262.0374

*Geotechnical & Earthquake
Engineering Consultants*

November 23, 2020
PanGEO Project No. 20-332

Ahbleza Pattison
8019 SE 20th Street
Mercer Island, WA 98040

**Subject: GEOTECHNICAL REPORT
Proposed Residence
8019 Southeast 20th Street, Mercer Island, Washington**

Dear Mr. Pattison,

Please find attached our geotechnical report for the proposed residence at 8019 Southeast 20th Street in Mercer Island, Washington. In preparing this report, we completed four test borings, reviewed readily available geologic data, and conducted our engineering analyses. In summary, at our test boring locations, we encountered a thin surficial layer of loose fill, overlying medium dense to very dense glacial till, overlying very stiff to hard sandy silt and clayey silt.

In our opinion, the proposed buildings may be supported on conventional footings bearing on the native glacial soils or on compacted structural fill placed on the native soil. Based on our understanding of the proposed excavation depths and the topography at the site, excavation shoring consisting of soldier piles and possibly tiebacks/rakers will be needed to support the temporary excavation.

We appreciate the opportunity to work on this project. Please call if there are any questions.

Sincerely,



Bryce C. Townsend, P.E.
Project Geotechnical Engineer

Encl: Geotechnical Report

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**GEOTECHNICAL REPORT
PROPOSED RESIDENCE
8019 – SOUTHEAST 20TH STREET
MERCER ISLAND, WASHINGTON**

1.0 GENERAL

This report presents the results of our geotechnical engineering study to support the design and construction of the proposed residence. We performed our geotechnical study in general accordance with our mutually agreed scope of work outlined in our proposal dated August 27, 2020, which was subsequently approved by you on the same day. Our service scope included conducting a site reconnaissance, reviewing readily available geologic data, drilling four test borings at the site, and developing the conclusions and recommendations presented in this report.

2.0 SITE AND PROJECT DESCRIPTION

The project site is located at 8019 Southeast 20th Street in Mercer Island, Washington (see Figure 1, Vicinity Map). The subject property is a 18,701 square foot parcel and is generally trapezoidal shaped. The site is bordered by Southeast 20th Street to the north and single-family residences to the east, west, and south.

The property is occupied by an existing one-story house with a basement level generally situated near the south property line (see Plate 1 on the following page). The basement level of the existing house daylights towards the north where it roughly matches the existing grade at the north corner of the house. The house is accessed by a paved driveway from Southeast 20th Street up to the north corner of the house basement.

In addition to the house, there are two detached garages near the north property line on the east and west sides of the access driveway. There is a deck connecting the first level of the existing house to the roof of the west detached garage. The east and west detached garages are partially set back into the existing site slopes. There is also a shed near the northeast corner of the property that appears to be founded on small diameter pipe piles.

The overall property is situated on a northwest facing slope that descends about 40 feet total from the southeast corner at approximate elevation of 67 feet, to the northwest property corner at approximate elevation 27 feet (see Plate 2 on the following page). The slope continues to ascend beyond the south and east property line (see topographic survey on Figure 2).

The overall slope is landscaped with large and small trees, shrubs, shallow rockeries, and mulch. There are small concrete retaining walls on the south and east sides of the house retaining about 4 feet of soil. The grade is generally level along the north and south sides of the existing house with the grade descending along the east and west sides of the house.



Plate 1. Existing house with detached garages, looking south.

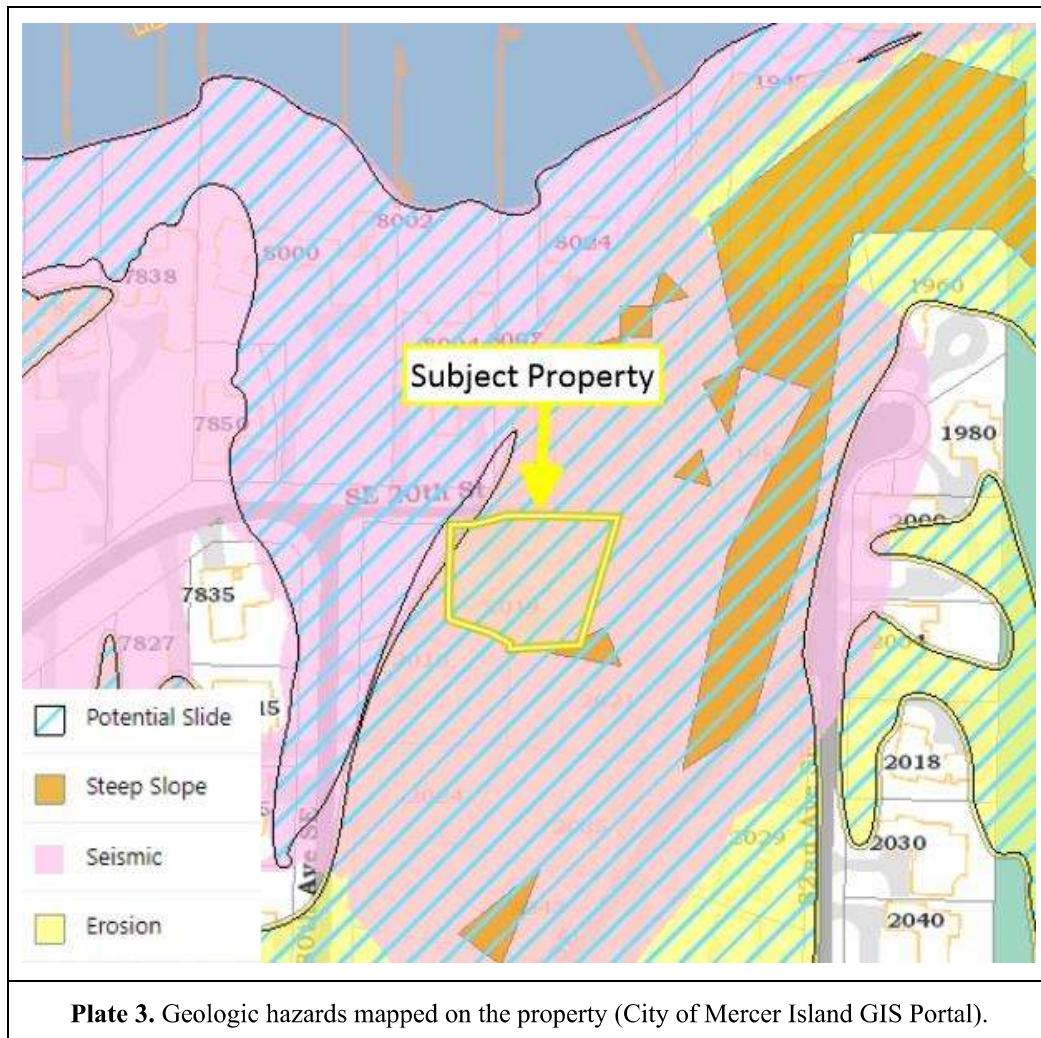


Plate 2. Existing site slope extending southward above the existing house.

We understand that you plan to demolish the existing house to construct a new residence. At this time, we understand that the finished basement floor is planned at approximate elevation 34½ feet. Both detached garages will remain with the new residence connecting to the structures. The attached Figure 2 shows the approximate proposed development layout. Based on the planned basement floor elevation and the existing topography of the site slope, we anticipate the basement excavations will be up to about 18 feet deep.

Based on our review of the City of Mercer Island GIS Portal, there are landslide, seismic, and erosion hazards mapped on the property (see Plate 3, following page).

The conclusions and recommendations in this report are based on our understanding of the proposed development, which is in turn based on the project information provided. If the above project description is incorrect, or the project information changes, we should be consulted to review the recommendations contained in this study and make modifications, if needed. In any case, PanGEO should be retained to provide a review of the final design to confirm that our geotechnical recommendations have been correctly interpreted and adequately implemented in the construction documents.



3.0 SUBSURFACE EXPLORATIONS

Four test borings (PG-1 to PG-4) were drilled at the subject site on September 4, 2020. The approximate boring locations were taped in the field from on-site features and are shown in Figure 2. Borings were drilled to depths ranging between about 11½ feet and 41½ feet below existing grades.

The drill rig was equipped with 4-inch outside diameter hollow stem augers. Soil samples were obtained from the borings in general at 2½- and 5-foot intervals in conjunction with Standard Penetration Test (SPT) sampling methods in general accordance with ASTM test method ASTM D-1586, *Standard Test Method for Penetration Test and Split Barrel Sampling of Soils*, in which the samples are obtained using a 2-inch outside diameter split-spoon sampler. The sampler was driven into the soil a distance of 18 inches using a 140-

pound weight falling a distance of 30 inches. The number of blows required for each 6-inch increment of sampler penetration was recorded. The number of blows required to achieve the last 12 inches of sample penetration is defined as the SPT N-value. The N-value provides an empirical measure of the relative density of cohesionless soil, or the relative consistency of fine-grained soils.

A geologist from PanGEO was present during the field exploration to observe the drilling, assist in sampling, and to describe and document the soil samples obtained from the borings. The soil samples were described and field classified in general accordance with the symbols and terms outlined in Figure A-1, and the summary boring logs are included as Figures A-2 through A-5.

4.0 SITE GEOLOGY AND SUBSURFACE CONDITIONS

4.1 SITE GEOLOGY

According to the *Geology Map of Mercer Island* (Troost, et al., 2006), the surficial geologic unit mapped at the subject site is Pre-Olympia glacial till (Map Unit Qpogt) with Pre-Olympia fine-grained deposits (Map Unit Qpof) mapped immediately southeast from the site. Pre-Olympia glacial till is described by Troost et al. as a dense, heterogeneous mixture of silt, sand, and gravel laid down at the base of an advancing glacial ice sheet from the Pre-Olympia age. Pre-Olympia fine-grained deposits consist of hard, silt and clay that has been glacially overridden.

Both the pre-Olympia till and fine-grained deposits typically exhibit low compressibility and high strength characteristics in their undisturbed states.

4.2 SOIL CONDITIONS

Based on the soil conditions observed in our test borings, the site soils appear generally consistent with the mapped geology with a shallow layer of till overlying fine-grained deposits.

The following is a description of the soils observed in our test borings. Please refer to our summary test borings logs (Figures A-2 through A-5) and subsurface profile A-A' (Figure 3) for additional details.

Soil Unit 1: Fill – A surficial layer of loose to medium dense, silty, gravelly sand was encountered in PG-4 that extended to about 7 feet below existing grade. Based

on the relatively loose condition and disturbed nature of the soils encountered, we interpret this unit as undocumented fill most likely derived from the construction of the existing residence. Fill was generally 1 to 2 feet thick in test borings PG-1 and PG-2, generally consisting of loose, dark brown, silty sand with organics. Fill was not encountered in PG-3.

Soil Unit 2: Pre-Olympia Glacial Till (Qpogt) – Below the fill, test borings PG-1, PG-2 and PG-3 encountered medium dense to very dense silty sand with varying amounts of gravel, which appears to be consistent with the mapped pre-Olympia glacial till deposits. This unit extended to about 9 feet deep in PG-1 and 7 feet deep in borings PG-2 and PG-3. This unit was not encountered in boring PG-4.

Soil Unit 3 - Pre-Olympia Fine-Grained Deposits (Qpof) – Below the fill in PG-4 and glacial till in borings PG-1, PG-2 and PG-3, all four borings encountered very stiff to hard sandy silt and clayey silt. The silt was generally massive and appeared to be low to moderately plastic. Based on the massive and hard consistency, we interpret this soil unit as the mapped pre-Olympia fine-grained deposits. This unit extended to the maximum drilled depth of about 41½ feet below grade.

Our subsurface descriptions are based on the conditions encountered and observed at the time of our exploration. Soil conditions between exploration locations may vary from those encountered. The nature and extent of variations between our exploratory locations may not become evident until construction. If variations do appear, PanGEO should be requested to reevaluate the recommendations in this report and to modify or verify them in writing prior to proceeding with earthwork and construction.

4.3 GROUNDWATER

Groundwater was not encountered within the maximum exploration depth of our test borings during drilling. It should be noted that groundwater elevations may vary depending on the season, local subsurface conditions, and other factors. Groundwater levels are normally highest during the winter and early spring (typically October through May).

5.0 GEOLOGIC HAZARD ASSESSMENT

5.1 SEISMIC HAZARD REVIEW

Based on our review of the City of Mercer Island GIS Map, the property location is mapped as a seismic hazard.

Based on the presence of dense Pre-Olympia glacial deposits near the ground surface and the lack of groundwater observed in all four of our test borings, in our opinion, the potential for soil liquefaction is considered low. As such, it is our opinion that special design considerations associated with soil liquefaction are not needed for this project.

We also evaluated the site stability during the design earthquake. Details of our seismic stability are discussed in [Section 5.2.2](#) of this report. In summary, the results of our analysis indicate that a minimum factor of safety of 1.1 can be achieved if the recommendations outlined in this report are implemented.

5.2 LANDSLIDE HAZARD REVIEW

According to the City of Mercer Island GIS Map, the property is located in a potential landslide area. The following sections detail our assessment of the overall site stability, including our visual observations, a quantitative slope stability analysis of the site slope, and recommendations for maintaining stability during and post-construction.

5.2.1 Existing Site Conditions

During our site reconnaissances, we did not observe evidence of recent instability such as slide scarps, hummocky ground surface, or tension cracks within the subject property. The site slopes south of the existing house appears well landscaped with trees and small shrubs with no visible signs of instability. The site retaining walls along the south side of the existing house appears vertical, indicating the site retaining walls are stable with no signs of creep or leaning. Based on our onsite observations, the overall site appears to be stable in the existing condition.

5.2.2 Quantitative Slope Stability Analysis

We performed a quantitative slope stability analysis of the site based on the soil profile shown in Figure 3. The soil profile was generated through the middle of the existing house and perpendicular to the site slope where we believe the most critical section is. Our

analysis includes models for two cases: the static slope stability during the temporary excavation condition with shoring (Figure 4a), and the seismic (pseudo-static) condition with the permanent structure in place (Figure 4b). The post-condition static case is not as critical as the during-construction case and hence not included in our report.

We performed our slope stability analysis using the program SLIDE2 (Slide) published by Rocscience Inc. Slide is a two-dimensional limit equilibrium slope stability analysis program. Our analysis used the Janbu Simplified Method to determine potential failure planes as it yielded the most conservative results. The following discusses our model and analysis:

Soil Parameters: A summary of the input soil parameters is provided in Table 1 below. Input parameters were selected based on general estimates provided in USGS Open-File Report 2006-1139 (Laprade et al., 2006) and our own judgement and experience with similar soils. For the seismic condition, a cohesion of 200 psf was applied to the Pre-Olympia fine grained deposits (very stiff to hard silt and clay). According to Laprade et al., effective cohesion for pre-Olympia fine grained deposits can be estimated at about 600 psf. As such, in our opinion, a seismic induced cohesion of 200 psf is appropriately conservative.

| Table 1 – SLIDE Soil Input Parameters | | | |
|--|--------------------------|---------------------------------|-----------------------------|
| Soil Type | Unit Weight (pcf) | Friction Angle (degrees) | Cohesion (psf) |
| Fill | 110 | 28 | 0 |
| Pre-Olympia Glacial Till (Qpogt) | 130 | 40 | 0 |
| Pre-Olympia Fine Grained Deposits (Qpof) | 130 | 34 | 0 (static) 200 (seismic) |

Groundwater: Groundwater was not observed in our subsurface explorations at the site. As such, groundwater was not modelled in our slope stability analysis.

Seismic Parameters: Seismic design parameters for the site were developed in conformance with the 2015 IBC, which specifies a design earthquake having a 2 percent probability of occurrence in 50 years (return interval of 2,475 years). A peak ground acceleration (PGA) of 0.56g was obtained from the USGS Earthquake Hazards Program Interpolated Probabilistic Ground Motion website (2008 data) for the project latitude and

longitude, based on Site Class D for stiff soil. The horizontal design PGA was estimated based on taking one-half of the PGA, or 0.28g.

Results: The results of our slope stability analysis for the static and pseudo-static conditions are summarized in the attached Figures 4a and 4b, respectively.

For the static condition during the temporary excavation (Figure 4a), the computed minimum factor of safety is 1.52. A minimum soldier pile embedment of 16 feet was utilized to achieve the resulting factor of safety. Deeper pile embedment than 16 feet may be needed based on structural design.

For the seismic condition with the permanent structure in place (Figure 4b), the computed minimum factor of safety is 1.13.

Based on the results from our analysis, the global stability of the existing south slope meets the minimum factor of safety requirements of 1.5 for the static condition and 1.1 for the seismic condition.

5.3 EROSION HAZARD REVIEW

Based on our review of the City of Mercer Island GIS Map, the property is mapped as an erosion hazard area. The pre-Olympia till and fine-grained deposits near the ground surface have a relatively high fines content and may be prone to softening or erosion when exposed to surface water. However, it is our opinion that the risk for erosion can be adequately mitigated during and after construction, provided our recommendations presented in this report are incorporated into the project plans and properly implemented during construction. Our recommendations for best management practices to reduce the risk of erosion during construction can be seen in sections [8.3 Surface Erosion and Drainage Considerations](#) and [8.4 Wet Weather Construction](#).

6.0 GEOTECHNICAL RECOMMENDATIONS

6.1 SEISMIC DESIGN PARAMETERS

The seismic design of the building may be accomplished using the 2015 or later editions of the International Building Code (IBC), which specifies a design earthquake having a 2% probability of occurrence in 50 years (return interval of 2,475 years). Table 1 below presents the seismic design parameters in accordance with the 2015 IBC, which are consistent with the 2008 USGS seismic hazard maps. For design purposes, a Site Class D

is considered appropriate for the project site. If 2018 IBC will be used for the project, PanGEO should be contacted.

| Table 2 – Summary Seismic Design Parameters per 2015 IBC | | | | | | |
|---|--|--|-------------------|-------|-------------------------------------|----------|
| Site Class | Spectral Acceleration at 0.2 sec. (g) S_s | Spectral Acceleration at 1.0 sec. (g) S_1 | Site Coefficients | | Design Spectral Response Parameters | |
| | | | F_a | F_v | S_{DS} | S_{D1} |
| D | 1.36 | 0.524 | 1.00 | 1.5 | 0.907 | 0.524 |

6.2 CONVENTIONAL FOOTING RECOMMENDATIONS

Based on the results of our test borings, dense glacial till to very stiff silt and clay are anticipated at the anticipated foundation subgrade elevations for the proposed house. As such, it is our opinion that conventional footings are appropriate to support the new foundations and site retaining walls. Our recommendations for conventional footings are presented below.

6.2.1 Allowable Bearing Pressure

Conventional footings may be sized using a maximum allowable bearing pressure of 4,000 psf, assuming the new footings will be founded on undisturbed native soils, or on compacted structural fill placed on native soils. The recommended allowable bearing pressure is for dead plus live loads. For allowable stress design, the recommended bearing pressure may be increased by one-third for transient loading, such as wind or seismic forces. Spread and continuous footings should have minimum widths of 24 and 18 inches, respectively.

6.2.2 Lateral Resistance

Lateral forces from un-balanced soil loads, wind or seismic loading may be resisted by a combination of passive earth pressures acting against the embedded portions of the foundations and walls, and by friction acting on the base of the foundations. Passive resistance may be determined using an equivalent fluid weight of 350 pounds per cubic foot (pcf) for level backfill. This value includes a factor safety of at least 1.5 assuming that

properly compacted structural fill will be placed adjacent to the sides of the footings, per [Section 8.2 Structural Fill and Compaction](#). A friction coefficient of 0.35 may be used to determine the frictional resistance at the base of the footings. This coefficient includes a factor of safety of approximate 1.5. Unless covered by pavements or slabs, the passive resistance in the upper 12 inches of soil should be neglected.

6.2.3 Footing Subgrade Preparation

Footings should bear directly on the native and undisturbed glacial soils expected to be encountered at the footing subgrade elevation, on compacted structural fill, or on lean-mix concrete placed on undisturbed native soils.

Based on the presence of 7 feet of fill in our boring PG-4 near the northwest side of the site, some over-excavation may be necessary to reach bearing soils along the downslope side of the development.

It should be noted that that the site soils are highly moisture sensitive, and can be easily disturbed and softened when exposed to moisture. Any loose or softened soil should be removed from the footing excavations and backfilled with structural fill or lean-mix concrete. The adequacy of the footing subgrade should be verified by a representative of PanGEO, prior to placing forms or rebar.

6.2.4 Foundation Performance

Total and differential settlements are anticipated to be within tolerable limits for footings designed and constructed as discussed above. Footing settlement under static loading conditions is estimated to be less than approximately ½ inch. Most settlement will occur during construction as loads are applied.

6.3 RETAINING WALL DESIGN PARAMETERS

Site retaining and basement walls must be designed to resist the lateral earth pressures exerted by the soils behind the walls. Adequate drainage provisions should also be provided behind the new walls to intercept and remove groundwater or surface water that may accumulate behind the wall.

Our geotechnical recommendations for the design and construction of retaining and below grade walls are presented below:

6.3.1 Lateral Earth Pressure

Cantilevered retaining walls should be designed for an active earth pressure of 35 pcf for walls with a level backslope and 45 pcf for walls with a backslope (i.e. all walls retaining soils along the south slope).

Basement walls should be design for an at-rest equivalent fluid pressure of 45 pcf for walls built against shoring (i.e., soldier pile wall). These values assume the existing site slopes will remain relatively unchanged.

In addition, the walls should be designed for a uniform lateral pressure of 12H pounds square foot (psf) for seismic loading, where H corresponds to the retained height of the wall. The recommended lateral pressures assume that the backfill behind the wall consists of a free draining and properly compacted fill with adequate drainage provisions.

6.3.2 Lateral Resistance

Lateral forces from wind or seismic loading and unbalanced lateral earth pressures may be resisted by a combination of passive earth pressures acting against the embedded portions of the foundations. See [Section 6.2.2 Lateral Resistance](#) for our recommended parameters for lateral resistance.

6.3.3 Wall Surcharge

Surcharge loads, where present, should also be included in the design of basement or retaining walls. We recommend that a lateral load coefficient of 0.35 be used to compute the lateral pressure on the wall face resulting from surcharge loads located within a horizontal distance of one-half of the wall height.

6.3.4 Wall Drainage

We recommend that perimeter wall/footing drains be installed to provide permanent control of subsurface water adjacent to the new structures. As a minimum, 4-inch diameter perforated drainpipes should be installed next to the base of the footings and embedded in 12 to 18 inches of clean gravel. The gravel should be wrapped in a geotextile filter fabric to prevent the migration of fines into the drain system. The drainpipe should be graded to direct water to a suitable outlet. New footing drains may be tied into the existing footing drain system.

For walls constructed against temporary soldier pile walls, we recommend weep pipes be placed between each soldier pile, connected to the soldier pile wall face, and tied into the perimeter footing drains.

Where applicable, in-lieu of conventional footing drains, weep holes (2-inch diameter at maximum 10 feet on center) may be used for site retaining walls. A minimum 18-inch wide zone of free draining granular soils (i.e. washed rock or equivalent) is recommended to be placed adjacent to the wall for the full height of the wall. Alternatively, a composite drainage material, such as Miradrain 6000, may be used in lieu of the clean crushed rock.

Waterproofing considerations are beyond our expertise and scope of work. We recommend that a building envelope specialist be consulted to determine appropriate damp-proofing or water-proofing measures.

6.3.5 Wall Backfill

The existing on-site soil has high fines content and is moisture sensitive. In our opinion, the on-site soils are not suitable for use as wall backfill. Wall backfill should consist of imported free draining granular soils, such as WSDOT Gravel Borrow (*WSDOT Standards and Specifications*, 2020, 9-03.14(1)), or approved equivalent.

Wall backfill should be properly moisture conditioned, placed in loose, horizontal lifts less than 8 to 12 inches in thickness, and systematically compacted to a dense and relatively unyielding condition. The adequacy of the wall backfill should be verified by PanGEO during construction.

6.4 CONCRETE SLAB

Conventional on-grade concrete slabs may be utilized for this project. Interior concrete slab-on-grade floors should be underlain by a capillary break consisting of at least of 4 inches of compacted ¾-inch, clean crushed gravel (less than 3 percent fines). The capillary break material should also have no more than 10 percent passing the No. 4 sieve and less than 5 percent by weight of the material passing the U.S. Standard No. 100 sieve. The capillary break should be placed on the dense subgrade or subgrade that has been compacted to a dense and unyielding condition. A minimum 10-mil polyethylene vapor barrier should also be placed directly below the interior slab.

Capillary break should be placed over undisturbed dense glacial soils. If soils are observed to be loose or softened, we recommend removing the disturbed soils and replacing with compacted structural fill, per [Section 8.2 Structural Fill Placement and Compaction](#).

6.5 PERMANENT SLOPES

It is our opinion that permanent slopes should be graded no steeper than 2H:1V. It is also our opinion that permanent slopes against the foundation or retaining walls should be graded no steeper than 3H:1V.

7.0 EXCAVATION AND SHORING RECOMMENDATIONS

7.1 TEMPORARY UNSUPPORTED SLOPE CUTS

All temporary excavations deeper than a total height of 4 feet should be sloped or shored. Where space is available, it is our opinion that unsupported open cut excavations are feasible at the site. Based on the soil conditions at the site, for planning purposes, it is our opinion that temporary excavations may be sloped as steep as 1H:1V along the north, east, and west sides of the excavation. We do not recommend unsupported open cuts along the toe of the south slope due to the risk for slope instability.

Where space is limited, the use of L-shaped footings may be considered to reduce the lateral extent of the proposed excavation.

All temporary excavations should be performed in accordance with Part N of WAC (Washington Administrative Code) 296-155. The contractor is responsible for maintaining safe excavation slopes and/or shoring. The temporary excavations and cut slopes should be re-evaluated in the field during construction based on actual observed soil conditions and may need to be flattered in the wet seasons and should be covered with plastic sheets. The cut slopes should be covered with plastic sheets in the raining season. We also recommend that heavy construction equipment, building materials, excavated soil, and vehicular traffic should not be allowed within a distance equal to 1/3 the slope height from the top of any excavation.

7.2 SOLDIER PILE SHORING WALL

Where space is not available for unsupported slope cuts, soldier piles and timber lagging are considered appropriate to support the excavation. It is our opinion that soil nails are not appropriate due to the risk of global slope instability during excavation.

A soldier pile wall consists of vertical steel beams, typically spaced from 6 to 8 feet apart along the proposed excavation wall, spanned by timber lagging. Prior to the start of excavation, the steel beams are installed into holes drilled to a design depth and then backfilled with lean mix concrete. As the excavation proceeds downward and the steel piles are subsequently exposed, timber lagging is installed between the piles to further stabilize the walls of the excavation.

In order to achieve a cost-effective design and to limit pile deflections, internal supports such as tiebacks or rakers are typically utilized for soldier piles taller than about 10 feet. Due to the height of the proposed excavation (as much as 18 feet deep), we anticipate one level of tiebacks/rakers may be needed in areas where the grade is highest.

The shoring system should be designed to provide adequate protection for the workers, adjacent structures, utilities, and other facilities. Excavations should be performed in accordance with the current requirements of WISHA. Construction should proceed as rapidly as feasible, to limit the time temporary excavations are open.

7.2.1 Design Lateral Pressures

We recommend that the earth pressures depicted on Figure 5 be used for design of soldier pile wall. Above the bottom of excavation, the active and surcharge pressures should be applied over the full width of pile spacing. Below the bottom of excavation, the active and surcharge pressures should be applied over one pile diameter, and the passive resistance should be applied over two times the pile diameter.

Lagging design recommendations are also included on Figure 5.

The lateral earth pressures shown on the figure should be increased for any surcharge loads resulting from traffic, construction equipment, building loads or excavated soil if they are located within the height dimension of the wall. Heavy point loads such as outriggers for concrete pump trucks and cranes may apply additional loads to the lagging. These loads should be individually analyzed and where appropriate should be included in the shoring design calculations.

We recommend a minimum pile embedment of 16 feet along the south wall based on the results from our slope stability analysis during the temporary excavation (see Figure 4a). Deeper pile embedment may be needed based on structural calculations.

7.2.2 Vertical Soldier Pile Capacity

We recommend the vertical capacity of the soldier piles be determined using an allowable skin friction value of 0.5 ksf for the portion of the pile below the bottom of the excavation, and an allowable end bearing value of 15 ksf.

7.2.3 Tieback Parameters

Tieback anchors may be utilized to reduce the size and length of soldier piles for excavation shoring greater than about 10 to 12 feet tall. Although soldier piles may also be internally supported by braces or rakers, such construction methods will be significantly more costly than tiebacks and will impact the construction sequence. Tiebacks are the preferred method, provided that a temporary construction easement can be obtained from your neighbors.

The manner in which the tieback anchors carry load will depend on the type of anchor selected, the method of installation, and the soil conditions surrounding the anchor. Accordingly, we recommend use of a performance specification requiring the shoring contractor to install anchors capable of satisfactorily achieving the design structural loads, with a pullout resistance factor of safety of 2.0.

For planning purposes, however, the anchors may be sized using an assumed allowable skin friction value of 2.5 kips per lineal foot of anchor bond length, assuming that small diameter (about 6 inches) pressure-grouted tiebacks will be used. Pressure grouting and multiple post-grouting may be needed in order to achieve the assumed capacity. If the contractor believes that, based on their proposed installation method in similar soil conditions, the assumed value should be revised the tieback lengths should be revised accordingly. In the tieback construction, a bond breaker shall be constructed in the no load zone when the installation procedures use single stage grouting.

The bond zone portion of the tiebacks must be located behind a no-load zone as defined in Figure 4. The tiebacks should have a minimum bond length of 15 feet beyond the no-load zone; longer tiebacks may be needed based on the design calculations.

Excessive pile top deflection could occur before the first row of tiebacks is installed. To improve the performance of the tieback wall, it may be necessary to limit the first row of tiebacks to no more than about 10 feet below pile top unless steel beams of sufficient size will be used to limit the magnitude of the cantilever deflection.

7.2.4 Tieback Testing – Verification Test

The actual capacity of the anchors should be confirmed with verification tests that test the tiebacks up to 200 percent of the design load. The anchor testing should be conducted in accordance with the latest edition of the Post-Tensioning Institute (PTI) *Recommendations for Prestressed Rock and Soil Anchors*. Verification testing procedure should adhere to the following recommendations:

- Prior to installing production anchors, perform a minimum of two tests each on each anchor type, installation method, and soil type with the tested anchors constructed to the same dimensions as production anchors. Contractor may choose to install the test anchors as part of the production anchors at its own risk.
- Test locations to be determined in conjunction and approved by the geotechnical engineer.
- Verification test anchors, which will be loaded to 200 percent of the design load, may require additional steel tendons so that the stress will not exceed 80 percent of the ultimate tensile strength.
- The verification test anchors should be loaded to a maximum 200 percent design load in 25 percent load increments, holding each incremental load for at least 5 minutes and recording deflection of the anchor head at various times within each hold to the nearest 0.01 inch.
- At the 150 percent design load, the holding period shall be at least 60 minutes.
- At the 200 percent design load, the holding period shall be for at least 10 minutes.
- An acceptable test shall provide a measured creep rate of 0.04 inches or less at the 150 percent load between 1 and 10 minutes, and 0.08 inches between 6 and 60 minutes, and both shall have a creep rate that is linear or decreasing with time. The applied load must remain constant during all holding periods (i.e. no more than 5 percent variation from the specified load).

Verification tested anchors or extended creep proof tested anchors not meeting the acceptance criteria will require a redesign by the contractor to achieve the acceptance criteria.

7.2.5 Tieback Testing – Proof Test

All production anchors should be proof tested as outlined below:

- Load test all production anchors to 130 percent of the design load in 25 percent load increments, holding each incremental load until a stable deflection is achieved (record deflection of the anchor head at various times within each hold to the nearest 0.01 inch).
- At the 130 percent design load, the holding period shall be at least 10 minutes.
- An acceptable test shall provide a measured creep rate of 0.04 inches or less at the 130 percent design load between 1 and 10 minutes. The creep rate must be linear or decreasing with time. The applied load must remain constant during the holding period (i.e. no more than 5 percent variation from the specified load). Anchors failing this proof testing creep acceptance criteria may be held an additional 50 minutes for creep measurement. Acceptable performance would equate to a creep of 0.08 inches or less between 6 and 60 minutes with a linear or decreasing creep rate.

7.2.6 Groundwater, Caving, and Obstruction Considerations

Based on the anticipated excavation depths, we do not anticipate soldier pile or tieback drilling to extend into water bearing soil layers. However, given that our subsurface investigation was conducted during the dry season, the contractor should be prepared to stabilize the holes if groundwater or caving conditions are encountered. This includes the use of drilling mud and temporary casings. Where more than 6 inches of groundwater are present in the bottom of the drilled soldier pile holes, the concrete should be placed using a tremie pipe. When placing timber lagging, the height of each lift may need to be limited if wet soils are encountered. The actual allowable vertical cut for timber lagging placement should be determined in the field, based on the actual conditions observed.

We recommend that temporary casings be used to install tiebacks to keep holes open and to mitigate the risk of ground loss beyond the excavation area.

8.0 EARTHWORK CONSIDERATIONS

8.1 MATERIAL REUSE

In the context of this report, structural fill is defined as compacted fill placed under footings, concrete stairs and landings, and slabs, or other load-bearing areas. In our opinion, the on-site soils contain a high fines content and are not suitable to be reused as structural fill. Suitable material for use as structural fill are described in [Section 8.2](#) below.

The on-site soil can be used as general fill in non-structural and landscaping areas. If use of the on-site soil is planned, the excavated soil should be stockpiled and protected with plastic sheeting to prevent softening from rainfall in the wet season.

8.2 STRUCTURAL FILL PLACEMENT AND COMPACTION

For planning purpose, structural fill should consist of imported, well-graded, granular material, such as WSDOT Gravel Borrow (*WSDOT Standards and Specifications 2020, 9-03.14(1)*), or an approved equivalent. Based on the presence of perched groundwater relatively close to the ground surface, recycled crushed concrete should not be considered as a source of structural fill.

Structural fill should be properly moisture conditioned, placed in loose, horizontal lifts up to 12 inches in thickness, and systematically compacted to a dense and relatively unyielding condition, as verified by PanGEO personnel. If soil density tests will be performed, the test results should indicate at least 95 percent of the maximum dry density, as determined using test method ASTM D 1557. Within 5 feet of the basement or retaining walls, backfill should be compacted to 90 percent of the maximum dry density.

Depending on the type of compaction equipment used and depending on the type of fill material, it may be necessary to decrease the thickness of each lift in order to achieve adequate compaction. PanGEO can provide additional recommendations regarding structural fill and compaction during construction.

8.3 SURFACE EROSION AND DRAINAGE CONSIDERATIONS

Surface runoff can be controlled during construction by careful grading practices. Typically, this includes the construction of shallow, upgrade perimeter ditches or low earthen berms in conjunction with silt fences to collect runoff and prevent water from

entering excavations or to prevent runoff from the construction area leaving the immediate work site.

Temporary erosion control may require the use of hay bales on the downhill side of the project to prevent water from leaving the site. Stormwater detention may be needed to trap sand and silt before the water is discharged to a suitable outlet. All collected water should be directed under control to a positive and permanent discharge system.

8.4 WET WEATHER CONSTRUCTION

It is our opinion that construction of the project can be accomplished during the wet season (October to April). However, performing earthwork activities during the wet season may be costlier than during dry weather conditions. The following procedures are the best management practices recommended for use in wet weather construction:

- All footing subgrades should be protected against inclement weather, unless the footings can be poured immediately after the subgrade is exposed. The contractor should be aware that the site soils are moisture sensitive due to its high fines content and could become disturbed and softened when exposed to inclement weather conditions. It is the contractor's responsibility to protect the subgrade from disturbance. One option is to place 2 to 3 inches of lean-mix concrete or 4 to 6 inches of crushed surfacing base course on the newly exposed subgrade as soon as it is exposed;
- During wet weather, the allowable fines content of the structural fill should be reduced to no more than 5 percent by weight based on the portion passing the 0.75-inch sieve. The fines should be non-plastic;
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water;
- Geotextile silt fences should be installed at strategic locations around the construction area to control erosion and the movement of soil; and
- Excavation slopes and soils stockpiled on site should be covered with plastic sheeting.

It should also be noted that large cobbles and boulders are known to be present in till and glacial soils. As such, obstructions due to large cobbles and boulders may be encountered during drilling for soldier piles and tiebacks. If obstructions cannot be cleared with typical drilling methods, alternative locations and sizes for soldier piles and tiebacks should be considered.

7.2.7 Performance Monitoring

Ground movements will occur as a result of excavation activities. As such, adjacent building and ground surface elevations of the adjacent properties should be documented prior to commencing earthwork to provide baseline data. After installation of soldier piles but prior to mass excavation, establish monitoring points for baseline readings at the top of every other soldier pile and adjacent building house to the southwest. The monitoring points shall be monitored at least twice weekly for vertical and horizontal displacement during shoring installation and excavation. Survey data should be submitted to the project team each week to verify the performance of the shoring.

The optical survey frequency may be decreased after completion of perimeter footings, if the data indicates no or little additional movement. Surveying must continue until the permanent structure is completed up to the permanent grades.

We also recommend that the existing conditions along the city streets and the adjacent private properties be photo-documented prior to commencing on any earthworks at the site.

7.3 DEMOLITION CONSIDERATIONS

Prior to demolition activities, the structural engineer and contractor should evaluate the planned demolition sequence of the existing house basement. Removing the existing building diaphragm without adequate support of the existing basement walls could potentially destabilize the existing south slope. As such, the demolition plan should consider how to support the existing basement walls prior to the installation of the temporary soldier pile wall, such as internal bracing or soil buttresses.

9.0 ADDITIONAL SERVICES

To confirm that our recommendations are properly incorporated into the design and construction of the proposed building, PanGEO should be retained to conduct a review of the final project plans and specifications, and to monitor the construction of geotechnical elements. The City of Mercer Island, as part of the permitting process, may also require geotechnical construction inspection services. PanGEO can provide you a cost estimate for construction monitoring services at a later date.

10.0 CLOSURE

We have prepared this report for Ahbleza Pattison and the project design team. Recommendations contained in this report are based on a site reconnaissance, a subsurface exploration program, review of pertinent subsurface information, and our understanding of the project. The study was performed using a mutually agreed-upon scope of services.

Variations in soil conditions may exist between the locations of the explorations and the actual conditions underlying the site. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at the site that are different from those described in this report, we should be notified immediately to review the applicability of our recommendations. Additionally, we should also be notified to review the applicability of our recommendations if there are any changes in the project scope.

The scope of our work does not include services related to construction safety precautions. Our recommendations are not intended to direct the contractors' methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design. Additionally, the scope of our services specifically excludes the assessment of environmental characteristics, particularly those involving hazardous substances. We are not mold consultants nor are our recommendations to be interpreted as being preventative of mold development. A mold specialist should be consulted for all mold-related issues.

This report has been prepared for planning and design purposes for specific application to the proposed project in accordance with the generally accepted standards of local practice at the time this report was written. No warranty, express or implied, is made.

This report may be used only by the client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both off and on-site), or other factors including advances in our understanding of applied science, may change over time and

could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its issuance. PanGEO should be notified if the project is delayed by more than 24 months from the date of this report so that we may review the applicability of our conclusions considering the time lapse.

It is the client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk. Any party other than the client who wishes to use this report shall notify PanGEO of such intended use and for permission to copy this report. Based on the intended use of the report, PanGEO may require that additional work be performed and that an updated report be reissued. Noncompliance with any of these requirements will release PanGEO from any liability resulting from the use this report.

Sincerely,

PanGEO Inc.



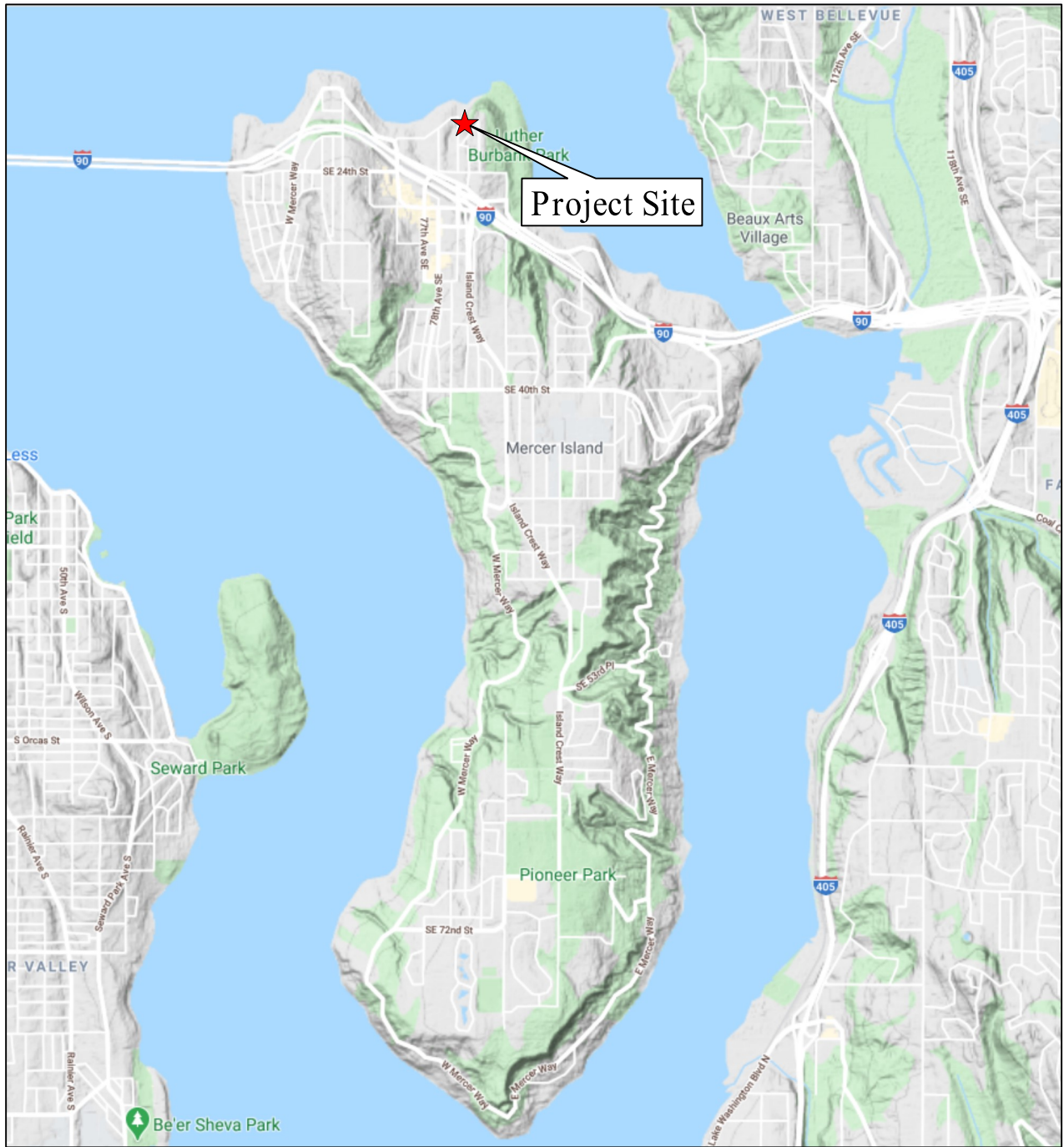
Bryce Townsend, P.E.
Project Geotechnical Engineer



Siew L. Tan, P.E.
Principal Geotechnical Engineer

11.0 REFERENCES

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- Washington Administrative Code (WAC), 2013, Chapter 296-155 - *Safety Standards for Construction Work, Part N - Excavation, Trenching, and Shoring*.
- WSDOT, 2020, *Standard Specifications for Road, Bridge and Municipal Construction, M 41-10*.



Base Map: Google Terrain Map



Approx. Scale:
Not to Scale

20-332 Figure 1- Vicinity Map 9/14/20 (11:23:04)



Proposed Residence
8019 SE 20th St.
Mercer Island, WA

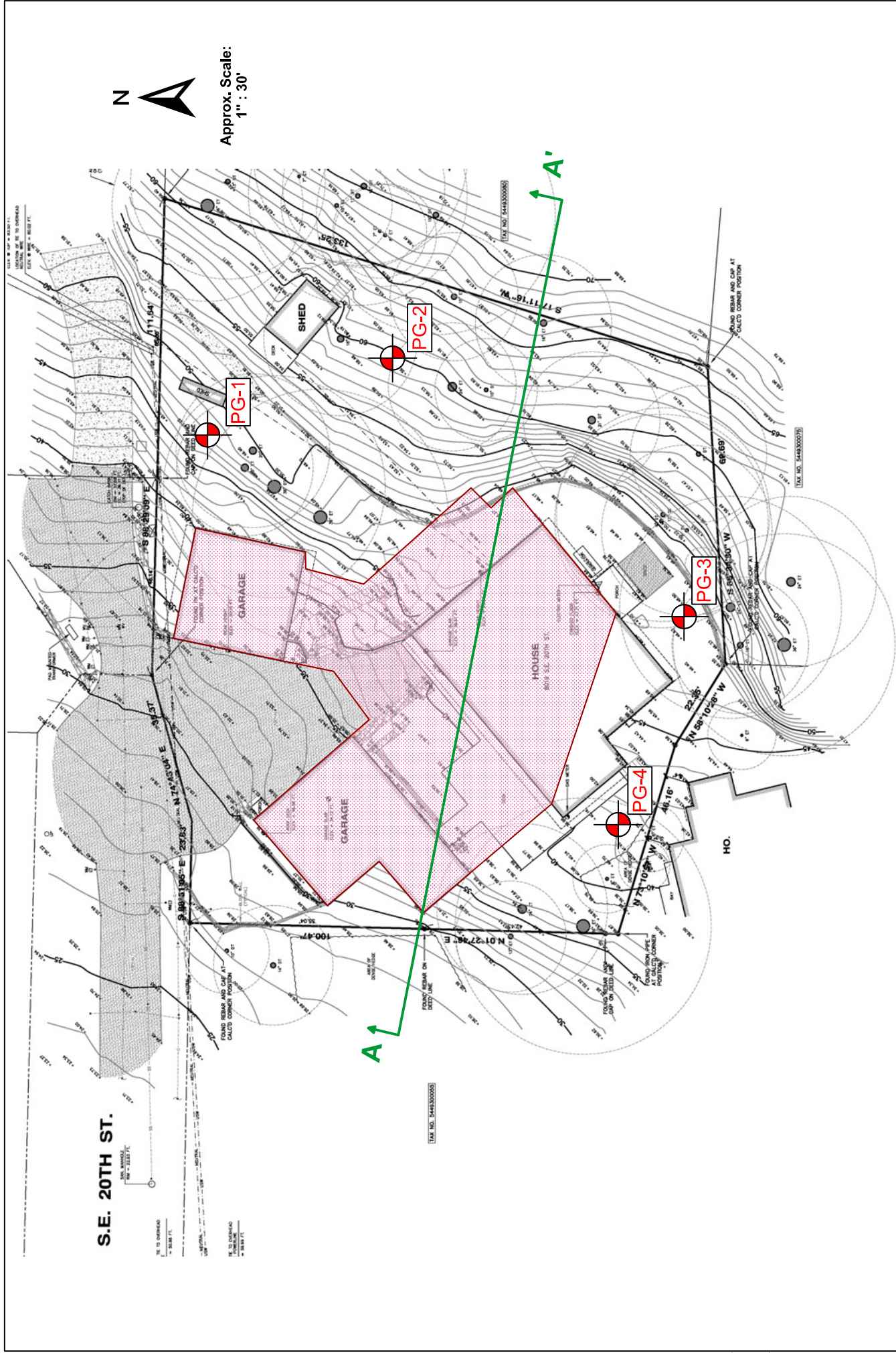
VICINITY MAP

Project No.

20-332

Figure No.

1

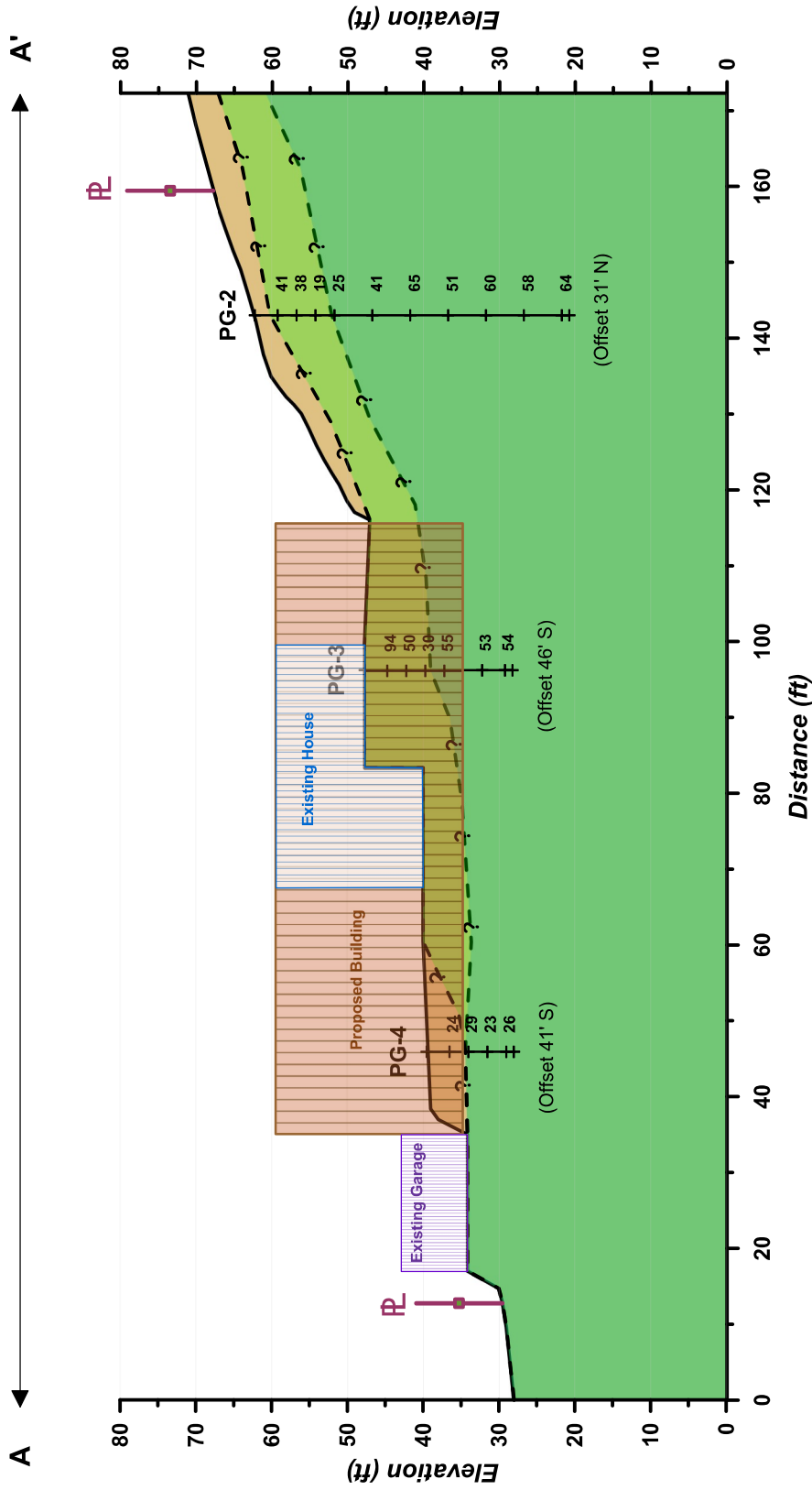


Legend:

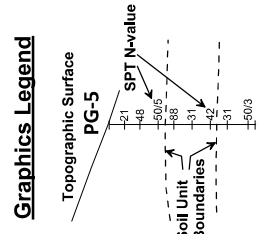
- Approx. Borehole Location
- Approx. Proposed Development Boundary
- Location of Subsurface Profiles (see Figure 3)

Base Map: Topographic Survey by CHADWICK & WINTERS, 06/12/2020.

| | | |
|--------------------|---|---------------------------|
| | Proposed Residence 8019 SE 20th St. Mercer Island, WA | SITE AND EXPLORATION PLAN |
| Project No. 20-332 | | Figure No. 2 |



- Legend:**
- Fill
 - Pre-Olympia Glacial Till (Qpogt)
 - Pre-Olympia Fine-Grained Deposits (Qpof)



Notes:

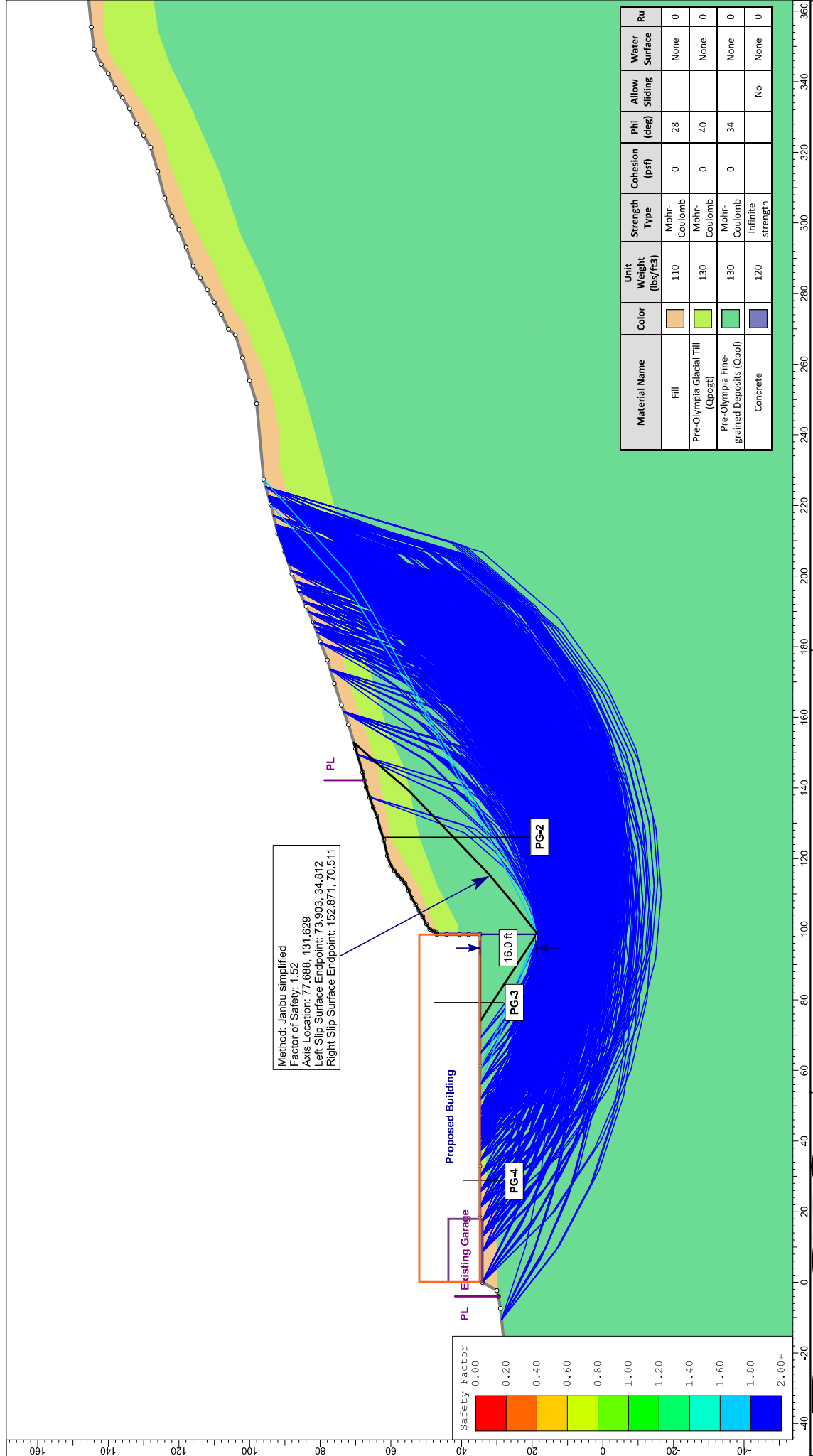
1. Ground surface elevations based on the survey by CHADWICK & WINTERS, June 2020.
2. See Figure 2 for location of Section A-A'.
3. See report text for additional discussions on subsurface conditions.
4. The generalized soil profile is based on widely-spaced borings and probes. Soil conditions may vary over a small distance, and the actual subsurface conditions may be different from the generalized soil profile depicted in this figure.

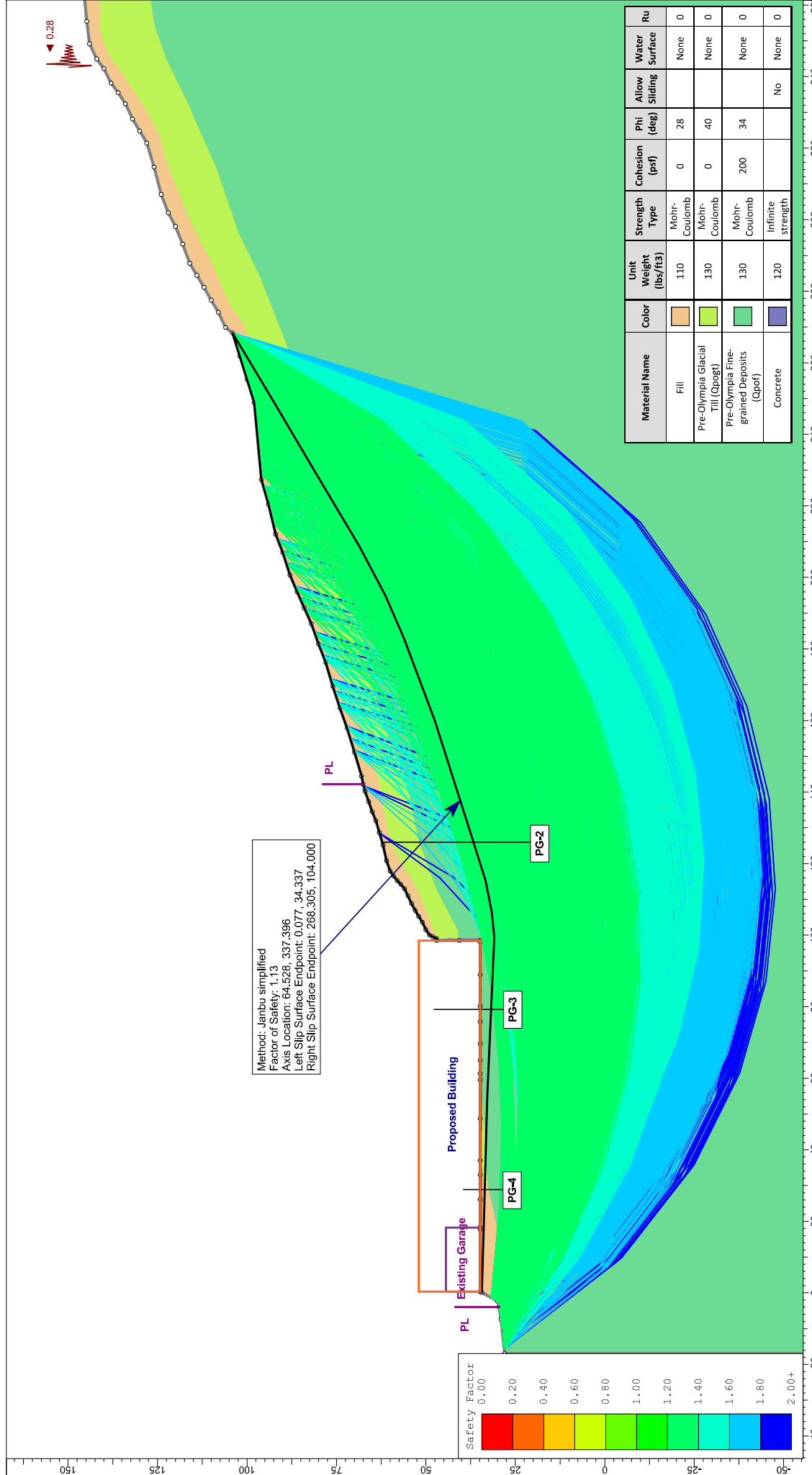
Proposed Residence
8019 SE 20th St.
Mercer Island, WA 98040

GENERALIZED SUBSURFACE PROFILE
A-A'


Project No. 20-332

Figure No. 3





| Material Name | Color | Unit Weight (lbs/ft ³) | Strength Type | Cohesion (psf) | Phi (deg) | Allow Sliding | Water Surface | Ru |
|--|---------------|------------------------------------|-------------------|----------------|-----------|---------------|---------------|----|
| Fill | [Orange] | 110 | Mohr-Coulomb | 0 | 28 | | None | 0 |
| Pre-Olympia Glacial Till (Opogt) | [Light Green] | 130 | Mohr-Coulomb | 0 | 40 | | None | 0 |
| Pre-Olympia Fine-grained Deposits (Opof) | [Green] | 130 | Mohr-Coulomb | 200 | 34 | | None | 0 |
| Concrete | [Blue] | 120 | Infinite strength | | | No | None | 0 |



SUBMITTED 5/20/20

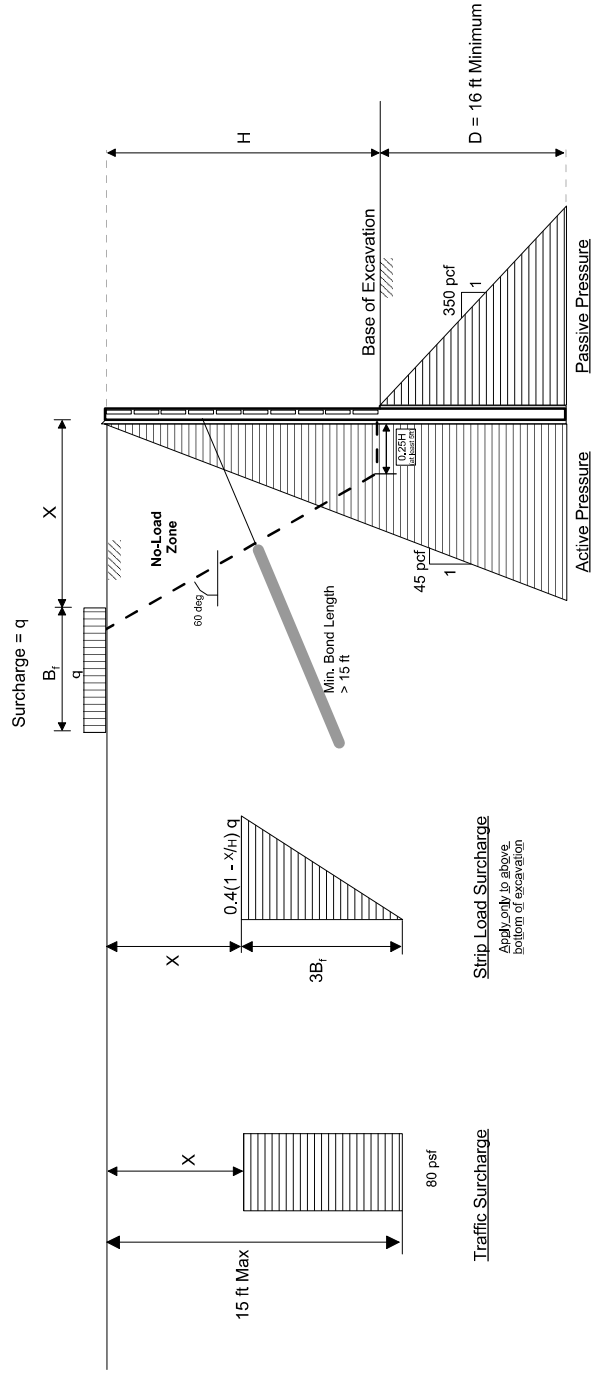
Proposed Residence
 8019 SE 20th St.
 Mercer Island, Washington

Pseudo-Static Stability Analysis
Section A-A'

Scale: _____

1:300

Project No. _____
 Figure No. 4B



Vertical Soldier Pile Capacity: Allowable Skin Friction = 500 psf
 Allowable End Bearing = 15 ksf

- Notes:
1. Minimum embedment should be at least 16 feet below bottom of excavation, per results of our slope stability analysis (see Figure 5a).
 2. A factor of safety of 1.5 has been applied to the recommended passive pressure values.
 3. No factor of safety has been applied to the recommended active earth pressure values.
 4. Active pressures should be applied over the full width of the pile spacing above the base of the excavation, and over one pile diameter below the base of the excavation.
 5. Surcharge pressures should be applied over the entire length of the soldier piles.
 6. Passive pressure should be applied to two times the diameter of the soldier piles.
 7. Use 50% of the active and surcharge pressures for lagging design with soldier piles spaced at 8' or less.
7. Refer to report text for additional discussions.



Proposed Residence
 8019 SE 20th St.
 Mercer Island, WA

DESIGN LATERAL PRESSURES
 SOLDIER PILE WALL
 CANTILEVERED AND ONE LEVEL TIEBACK

Project No. 20-332 Figure No. 5

APPENDIX A

SUMMARY BORING LOGS

RELATIVE DENSITY / CONSISTENCY

| SAND / GRAVEL | | | SILT / CLAY | | |
|---------------|--------------|------------------------------|-------------|--------------|--|
| Density | SPT N-values | Approx. Relative Density (%) | Consistency | SPT N-values | Approx. Undrained Shear Strength (psf) |
| Very Loose | <4 | <15 | Very Soft | <2 | <250 |
| Loose | 4 to 10 | 15 - 35 | Soft | 2 to 4 | 250 - 500 |
| Med. Dense | 10 to 30 | 35 - 65 | Med. Stiff | 4 to 8 | 500 - 1000 |
| Dense | 30 to 50 | 65 - 85 | Stiff | 8 to 15 | 1000 - 2000 |
| Very Dense | >50 | 85 - 100 | Very Stiff | 15 to 30 | 2000 - 4000 |
| | | | Hard | >30 | >4000 |

UNIFIED SOIL CLASSIFICATION SYSTEM

| MAJOR DIVISIONS | | GROUP DESCRIPTIONS | |
|--|---------------------|--------------------------|--------------------------|
| Gravel 50% or more of the coarse fraction retained on the #4 sieve. Use dual symbols (eg. GP-GM) for 5% to 12% fines. | GRAVEL (<5% fines) | | GW: Well-graded GRAVEL |
| | GRAVEL (>12% fines) | | GP: Poorly-graded GRAVEL |
| Sand 50% or more of the coarse fraction passing the #4 sieve. Use dual symbols (eg. SP-SM) for 5% to 12% fines. | SAND (<5% fines) | | GM: Silty GRAVEL |
| | SAND (>12% fines) | | GC: Clayey GRAVEL |
| | | | SW: Well-graded SAND |
| | | | SP: Poorly-graded SAND |
| Silt and Clay 50% or more passing #200 sieve | Liquid Limit < 50 | | SM: Silty SAND |
| | | | SC: Clayey SAND |
| | | | ML: SILT |
| | Liquid Limit > 50 | | CL: Lean CLAY |
| | | | OL: Organic SILT or CLAY |
| | | | MH: Elastic SILT |
| | | | CH: Fat CLAY |
| Highly Organic Soils | | OH: Organic SILT or CLAY | |
| | | PT: PEAT | |

TEST SYMBOLS

for In Situ and Laboratory Tests listed in "Other Tests" column.

- ATT Atterberg Limit Test
- Comp Compaction Tests
- Con Consolidation
- DD Dry Density
- DS Direct Shear
- %F Fines Content
- GS Grain Size
- Perm Permeability
- PP Pocket Penetrometer
- R R-value
- SG Specific Gravity
- TV Torvane
- TXC Triaxial Compression
- UCC Unconfined Compression

SYMBOLS

Sample/In Situ test types and intervals

- 2-inch OD Split Spoon, SPT (140-lb. hammer, 30" drop)
- 3.25-inch OD Split Spoon (300-lb hammer, 30" drop)
- Non-standard penetration test (see boring log for details)
- Thin wall (Shelby) tube
- Grab
- Rock core
- Vane Shear

- Notes:**
- Soil exploration logs contain material descriptions based on visual observation and field tests using a system modified from the Uniform Soil Classification System (USCS). Where necessary laboratory tests have been conducted (as noted in the "Other Tests" column), unit descriptions may include a classification. Please refer to the discussions in the report text for a more complete description of the subsurface conditions.
 - The graphic symbols given above are not inclusive of all symbols that may appear on the borehole logs. Other symbols may be used where field observations indicated mixed soil constituents or dual constituent materials.

DESCRIPTIONS OF SOIL STRUCTURES

| | |
|---|---|
| Layered: Units of material distinguished by color and/or composition from material units above and below | Fissured: Breaks along defined planes |
| Laminated: Layers of soil typically 0.05 to 1mm thick, max. 1 cm | Slickensided: Fracture planes that are polished or glossy |
| Lens: Layer of soil that pinches out laterally | Blocky: Angular soil lumps that resist breakdown |
| Interlayered: Alternating layers of differing soil material | Disrupted: Soil that is broken and mixed |
| Pocket: Erratic, discontinuous deposit of limited extent | Scattered: Less than one per foot |
| Homogeneous: Soil with uniform color and composition throughout | Numerous: More than one per foot |
| | BCN: Angle between bedding plane and a plane normal to core axis |

COMPONENT DEFINITIONS

| COMPONENT | SIZE / SIEVE RANGE | COMPONENT | SIZE / SIEVE RANGE |
|----------------|------------------------|--------------|--------------------------------------|
| Boulder: | > 12 inches | Sand | |
| Cobbles: | 3 to 12 inches | Coarse Sand: | #4 to #10 sieve (4.5 to 2.0 mm) |
| Gravel | 3 to 3/4 inches | Medium Sand: | #10 to #40 sieve (2.0 to 0.42 mm) |
| | | Fine Sand: | #40 to #200 sieve (0.42 to 0.074 mm) |
| Coarse Gravel: | 3 to 3/4 inches | Silt | 0.074 to 0.002 mm |
| Fine Gravel: | 3/4 inches to #4 sieve | Clay | <0.002 mm |

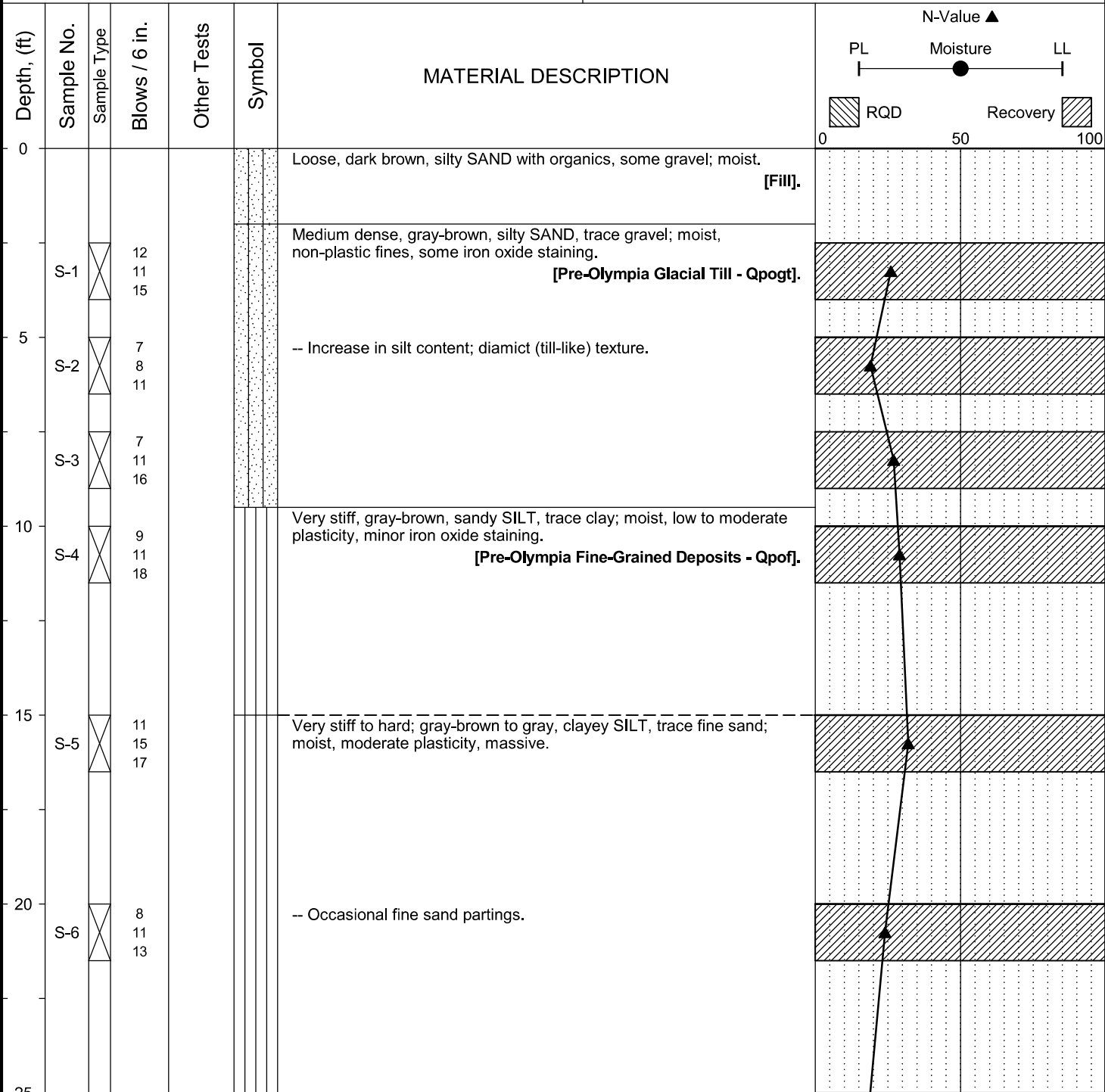
MONITORING WELL

- Groundwater Level at time of drilling (ATD)
- Static Groundwater Level
- Cement / Concrete Seal
- Bentonite grout / seal
- Silica sand backfill
- Slotted tip
- Slough
- Bottom of Boring

MOISTURE CONTENT

| | |
|-------|---------------------------|
| Dry | Dusty, dry to the touch |
| Moist | Damp but no visible water |
| Wet | Visible free water |

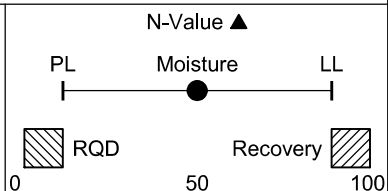
| | | | |
|--------------|---|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~48 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59271, Easting: -122.23076 | Sampling Method: | SPT |



| | | |
|--------------------------|-------------------------|---|
| Completion Depth: | 31.5ft | Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88. |
| Date Borehole Started: | 9/4/20 | |
| Date Borehole Completed: | 9/4/20 | |
| Logged By: | S. Harrington | |
| Drilling Company: | Geologic Drill Partners | |

| | | | |
|--------------|---|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~48 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59271, Easting: -122.23076 | Sampling Method: | SPT |

| Depth, (ft) | Sample No. | Sample Type | Blows / 6 in. | Other Tests | Symbol | MATERIAL DESCRIPTION | N-Value ▲ | | |
|-------------|------------|-------------|---------------|-------------|--------|---|-----------|----------|-----|
| | | | | | | | PL | Moisture | LL |
| 25 | S-7 | ⊗ | 7 8 10 | | | Very stiff to hard; gray-brown to gray, clayey SILT, trace fine sand; moist, moderate plasticity, massive. <i>(Continued)</i> | 0 | 50 | 100 |
| 30 | S-8 | ⊗ | 5 10 12 | | | Boring terminated about 31.5 feet below grade. Groundwater was not encountered during drilling. | | | |
| 35 | | | | | | | | | |
| 40 | | | | | | | | | |
| 45 | | | | | | | | | |
| 50 | | | | | | | | | |



Completion Depth: 31.5ft
 Date Borehole Started: 9/4/20
 Date Borehole Completed: 9/4/20
 Logged By: S. Harrington
 Drilling Company: Geologic Drill Partners

Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88.

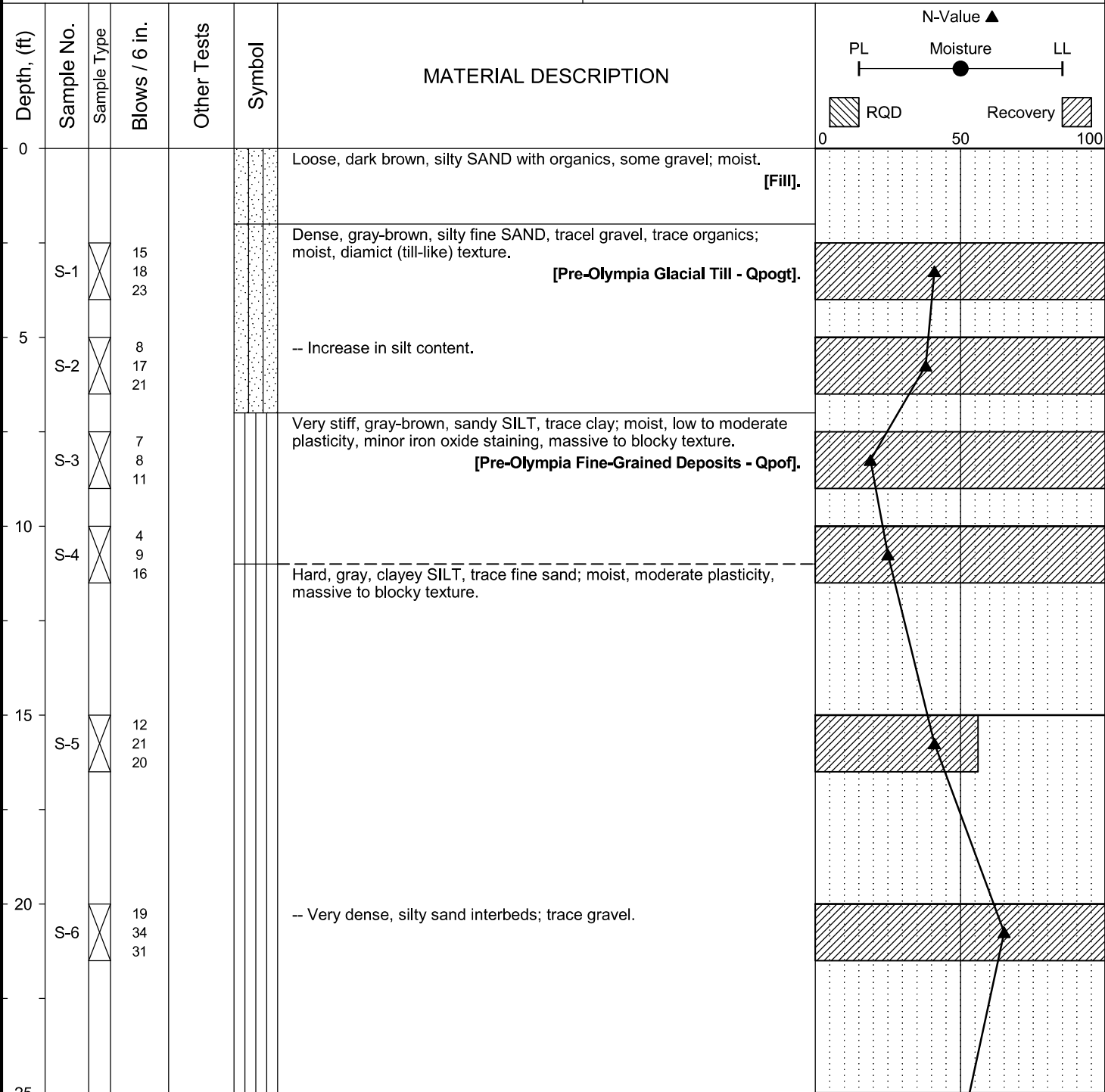


LOG OF TEST BORING PG-1

Figure A-2

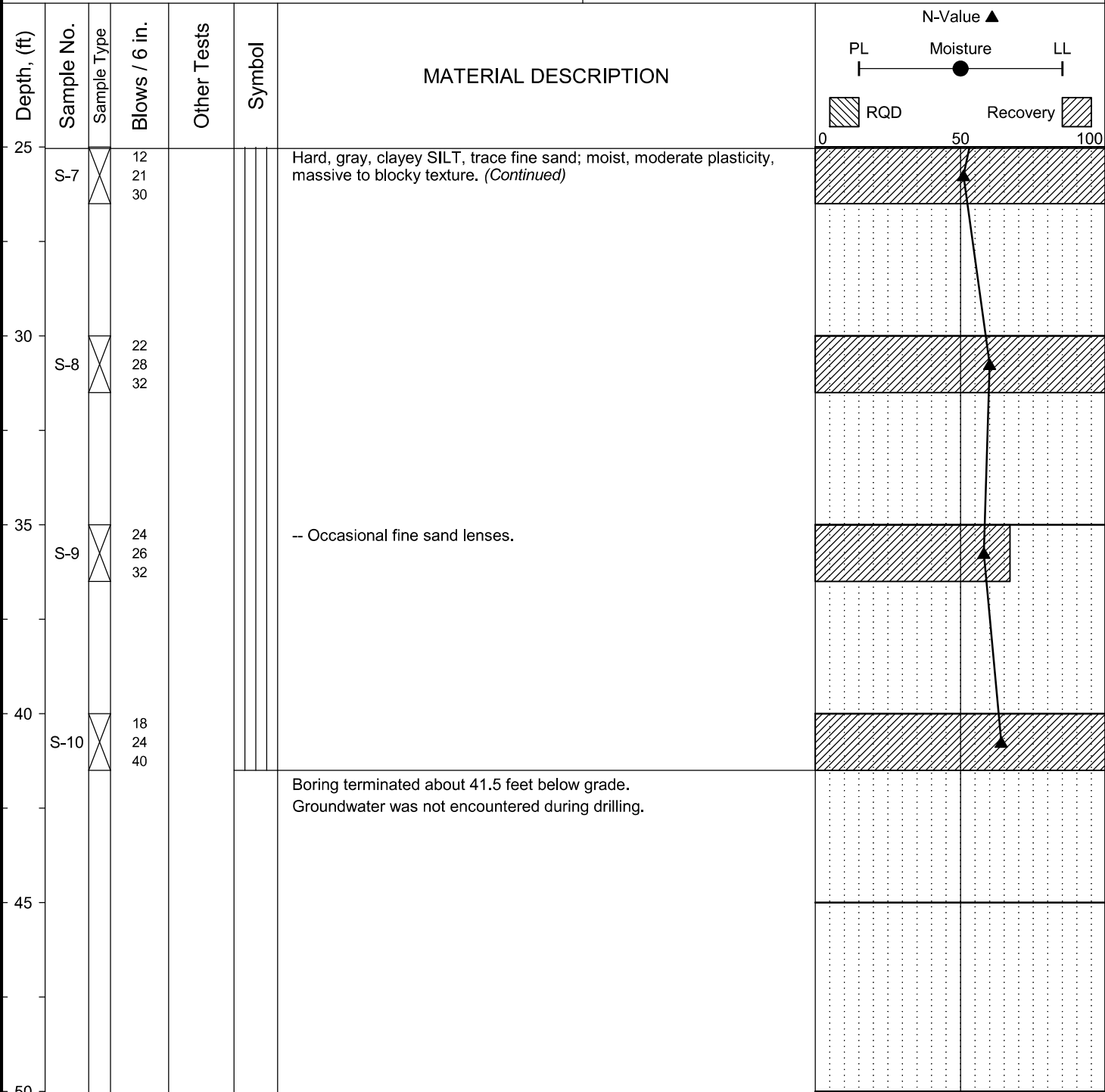
The stratification lines represent approximate boundaries. The transition may be gradual.

| | | | |
|--------------|---|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~60 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59266, Easting: -122.23066 | Sampling Method: | SPT |



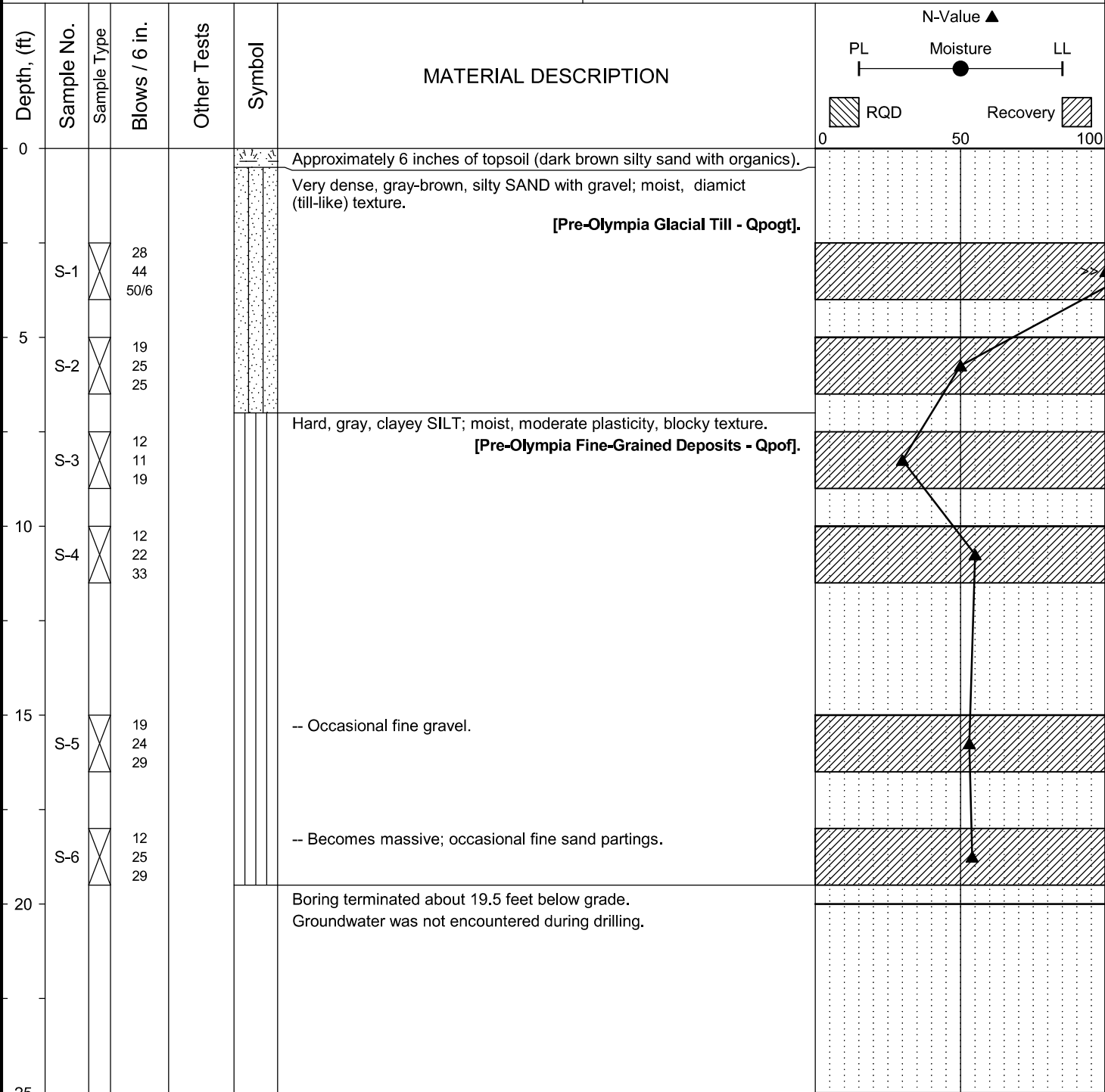
| | | |
|--------------------------|-------------------------|---|
| Completion Depth: | 41.5ft | Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88. |
| Date Borehole Started: | 9/4/20 | |
| Date Borehole Completed: | 9/4/20 | |
| Logged By: | S. Harrington | |
| Drilling Company: | Geologic Drill Partners | |

| | | | |
|--------------|---|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~60 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59266, Easting: -122.23066 | Sampling Method: | SPT |



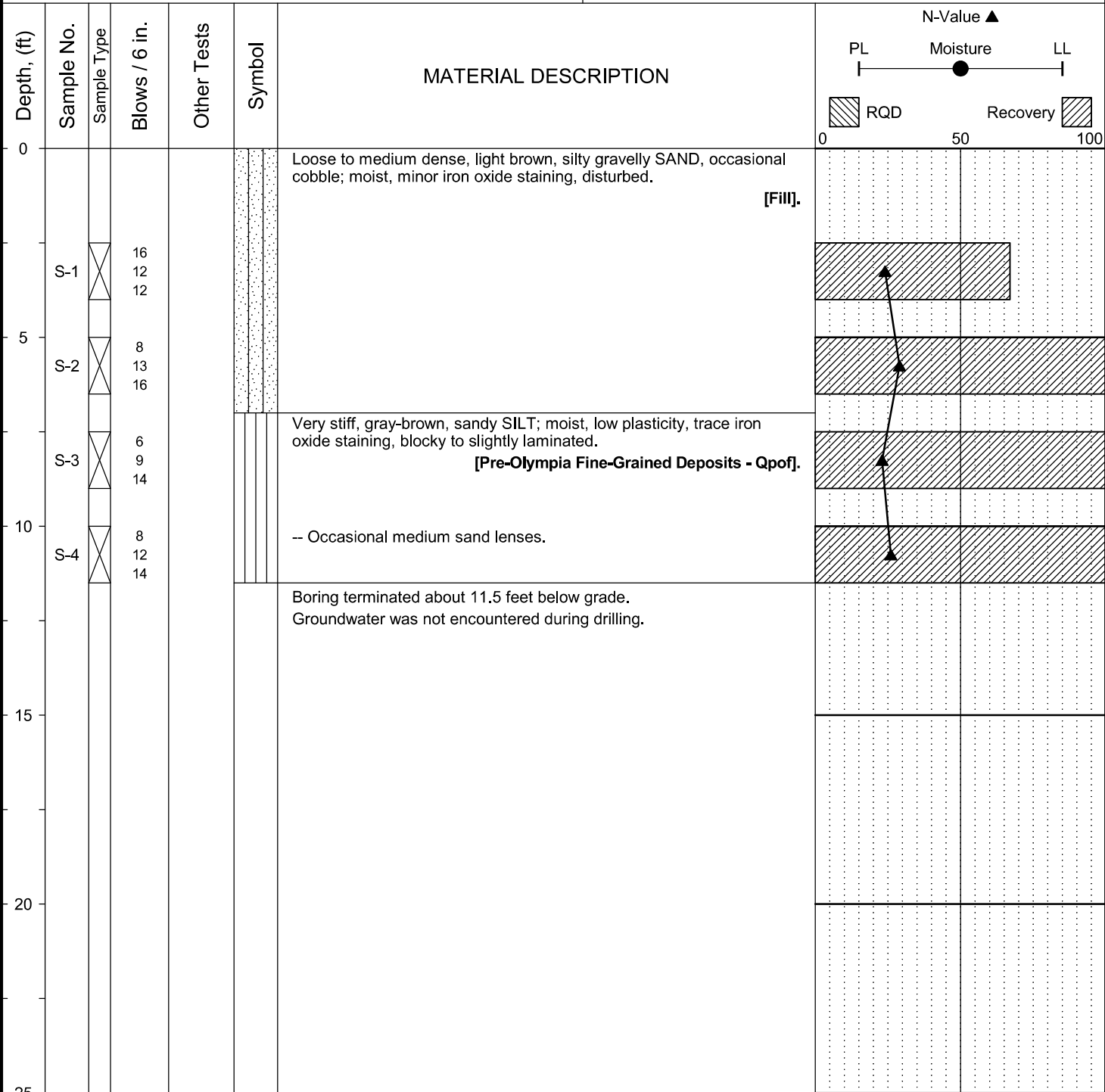
| | | |
|--------------------------|-------------------------|---|
| Completion Depth: | 41.5ft | Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88. |
| Date Borehole Started: | 9/4/20 | |
| Date Borehole Completed: | 9/4/20 | |
| Logged By: | S. Harrington | |
| Drilling Company: | Geologic Drill Partners | |

| | | | |
|--------------|---|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~46 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59244, Easting: -122.23101 | Sampling Method: | SPT |



| | | |
|--------------------------|-------------------------|---|
| Completion Depth: | 19.5ft | Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88. |
| Date Borehole Started: | 9/4/20 | |
| Date Borehole Completed: | 9/4/20 | |
| Logged By: | S. Harrington | |
| Drilling Company: | Geologic Drill Partners | |

| | | | |
|--------------|--|----------------------|--------|
| Project: | Proposed Residence | Surface Elevation: | ~42 ft |
| Job Number: | 20-332 | Top of Casing Elev.: | n/a |
| Location: | 8019 SE 20th St., Mercer Island, WA | Drilling Method: | HSA |
| Coordinates: | Northing: 47.59249, Easting: -122.2311 | Sampling Method: | SPT |



| | | |
|--------------------------|-------------------------|---|
| Completion Depth: | 11.5ft | Remarks: CAT track drill rig used. Standard Penetration Test (SPT) sampler driven with a 140 lb. safety hammer. Hammer operated with a rope and cathead mechanism. This surface elevation is estimated from a topographic survey by Chadwick & Winters, dated 06/12/2020. Elevations based on NAVD88. |
| Date Borehole Started: | 9/4/20 | |
| Date Borehole Completed: | 9/4/20 | |
| Logged By: | S. Harrington | |
| Drilling Company: | Geologic Drill Partners | |

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. Name of proposed project, if applicable:

Pattison Mercer Island Residence

2. Name of applicant:

Charles Fritzemeier, Architect

3. Address and phone number of applicant and contact person:

13625 Southeast First Street, Bellevue, Washington 98005
206.434.1100

4. Date checklist prepared:

October 2023

5. Agency requesting checklist:

City of Mercer Island

6. Proposed timing of schedule (including phasing, if applicable):

Construction start in second half of 2024

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No, there are no plans for further activity on this site.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

A Geotechnical report has been completed by PanGeo

A Tree/vegetation report has been completed by Seattle Tree Consultants

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

We are not aware of any and do not anticipate any.

10. List any government approvals or permits that will be needed for your proposal, if known.

Building Permit from the City of Mercer Island

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

Project is the construction of a single family residence on a 18,720 sf lot with a 4,500 foot print including garages replacing an existing structure. Part of the site is considered geologically hazardous, and the original house was built partially in this area. The new construction will not be in haz. area except for a small portion built in the old building footprint. The project is design with structural shoring to prevent hillside movement and any danger to the new structure.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section,

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>
SEPA Environmental checklist

township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

~~The property address is 8019 SE 20th Street, Mercer Island, WA. The legal description is Parcel 8 City of Mercer Island short plat no. 77-12-047 as recorded under King Co. no. 7802100683.~~

B. Environmental Elements

1. Earth

[Find help answering earth questions](#)³

The geotechnical report is attached as exhibit "A"

a. General description of the site:

The site slopes down from south to north and is irregularly shaped. Steeper portion is at the southern quarter of the site.

Circle or highlight one: Flat, rolling, hilly, **steep slopes**, mountainous, other:

b. What is the steepest slope on the site (approximate percent slope)?

The steepest slope is approximately 24%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

~~Approximately 30% muck~~
A thin surficial layer of loose fill, overlying medium dense to very dense glacial till, overlying very stiff to hard sandy silt and clayey silt.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Per the geotechnical report there are no signs of unstable soils.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Basement areas shall be excavated to a total area of approximately 5,000 SF and a volume of approximately 950 cubic yards. Grading on site is proposed at a minimum to preserve trees. Fill is estimated at 60 CY using excavated materials supplemented with imported material as needed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

An erosion control plan shall be in place throughout the project and a plan is included in the drawing set

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

~~Approximately 11% of the site will be covered with impervious surfaces.~~

30.8% of the site will be covered with impervious surface.

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

An erosion control plan shall be in place throughout the project and a plan is included in the drawing set

2. Air

[Find help answering air questions](#)⁴

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

No unusual emissions are assumed during construction and occupancy - all eco friendly materials and applications are anticipated.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are none.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None are needed.

3. Water

[Find help answering water questions](#)⁵

a. Surface:

[Find help answering surface water questions](#)⁶

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There is not.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

It shall not.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

There is none.

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

A surface water retention plan is included in the drawing set as per Mercer Island req.

- 5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

The site does not.

- 6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

The project does not have any waste materials discharged to surface water.

b. Ground:

[Find help answering ground water questions⁷](#)

- 1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

Water is supplied through the City of Mercer Island system.

- 2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

The project shall be attached to the Mercer Island sewage system.

c. Water Runoff (including stormwater):

- 1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

The surface water plan included in the drawing set retains runoff on site.

- 2. Could waste materials enter ground or surface waters? If so, generally describe.**

Waste materials can not enter the ground or surface waters in this proposal.

- 3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

The existing structure's drainage patterns are similar to what is proposed and augmented in this proposal.

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

- d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

4. Plants

[Find help answering plants questions](#)

- a. **Check the types of vegetation found on the site:**

- deciduous tree: alder, maple, aspen, other**
- evergreen tree: fir, cedar, pine, other**
- shrubs**
- grass**
- pasture**
- crop or grain**
- orchards, vineyards, or other permanent crops.**
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- water plants: water lily, eelgrass, milfoil, other**
- other types of vegetation**

- b. **What kind and amount of vegetation will be removed or altered?**

Only two trees out of 23 significant trees will be removed and they will be replaced by five trees. Shrubs will be relocated on site.

- c. **List threatened and endangered species known to be on or near the site.**

There are none.

- d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.**

All disturbed areas shall be replanted with native plants.

- e. **List all noxious weeds and invasive species known to be on or near the site.**

Blackberries are on the southern portion of the site and on adjacent properties.

5. Animals

[Find help answering animal questions](#)⁸

- a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

Examples include:

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:** Grey Squirrels and Raccoons
- **Fish: bass, salmon, trout, herring, shellfish, other:**

Birds include Merlins, Red-tailed Hawks, Western Towehees, Oregon Juncos, California Quail, various sparrows, House Finches, Robins, Stellar Jays, Band-tailed Pigeons, Varied Thrushes, Anna's Humminbboards, Caliopi Hummingbirds.

b. List any threatened and endangered species known to be on or near the site.

None known

c. Is the site part of a migration route? If so, explain.

Not explicit

d. Proposed measures to preserve or enhance wildlife, if any.

Extended planting of indigenous species and general maintenance of habitat.

e. List any invasive animal species known to be on or near the site.

Blackberry, English Ivy and Scotch Broom are in the area.

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The project will meet the highest standards of the WA State Energy Code with Photo-voltaics, heat pumps, super insulation, enhanced glazing, high-efficiency appliances, envelop integrity, and high effency lighting

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It will not

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

The project will meet or exceed the highest standards of the WA State Energy Code utilizing photo-voltaics. heat pumps, super insulation, enhanced glazing and lighting, high-efficiency appliances, envelop integrity.

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

There are none

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

- 1. Describe any known or possible contamination at the site from present or past uses.**

There are none known

- 2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

There are none known

- 3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

There are none.

- 4. Describe special emergency services that might be required.**

Nothing beyond normal Mercer Island response teams.

- 5. Proposed measures to reduce or control environmental health hazards, if any.**

There are no known environment health hazards as part of this project.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

There is none.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

Nothing beyond normal single family residential construction.

- 3. Proposed measures to reduce or control noise impacts, if any:**

Nothing beyond working within usual and mandated construction hours.

8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)¹¹

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

The site currently has a single residence and is in a neighborhood of single family residences.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have**

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This property has had a single family residence since the 1930's.

- 1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

It will not.

- c. Describe any structures on the site.**

There are three structures: a single family residence of 2800sf, a two car garage, and a 800sf shop

- d. Will any structures be demolished? If so, what?**

The single family residence shall be demolished. The shop and garage are to be incorporated with the new structure.

- e. What is the current zoning classification of the site?**

Single family residential

- f. What is the current comprehensive plan designation of the site?**

Single family residential

- g. If applicable, what is the current shoreline master program designation of the site?**

Does not apply

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.**

Part of the site has been classified as steep slope critical and all measures have been taken to eliminate any risk and all recommendations of the geotechnical report are followed.

- i. Approximately how many people would reside or work in the completed project?**

The house is designed to accommodate a family of seven.

- j. Approximately how many people would the completed project displace?**

Two people currently reside on the prperty.

- k. Proposed measures to avoid or reduce displacement impacts, if any.**

The two people currently residing on the site will continue to reside on the site.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.**

We have been working with the City of Mercer Island to comply with all requirements and plans.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:**

This does not apply.

9. Housing

[Find help answering housing questions](#)¹²

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**

A single family medium income residence will be replaced by a single family middle income house.

- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**

Replacement is one for one.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None are required or anticipated in this context.

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?**

Thirty (30) feet

- b. **What views in the immediate vicinity would be altered or obstructed?**

None

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

Structure is designed by a recognized architectural firm and fits the Northwest vernacular.

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

No light or glare is anticipated - all materials are non-reflective and interior lighting is indirect.

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**

It could not.

- c. **What existing off-site sources of light or glare may affect your proposal?**

Nothing more than the bright lights of downtown Bellevue

- d. **Proposed measures to reduce or control light and glare impacts, if any:**

Exterior and interior shades are to be utilized to control light and glare.

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

12. Recreation

[Find help answering recreation questions](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity?**

The project is near a community access pier and very near to a large city park - Luther Burbank.

- b. Would the proposed project displace any existing recreational uses? If so, describe.**

It will not displace any existing recreational use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None anticipated.

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.**

There are no such existing structures.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.**

There is no evidence of landmarks, features, or archaeological or historic use on this site and no artifacts have been recovered.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.**

All available data has been referenced and beyond a general indication of area-wide inhabitation pre-and post historic, there is no evidence of this be either an historic or prehistoric site of interest.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.**

No special permits are required but precautions shall be taken during excavation to oversee any potential spoils content that might be of significance. .

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

All streets are clearly shown on the site plan and the drawing set includes a vicinity and location map.

- b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

Public transit is available approximately a quarter of a mile from the site.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

Some work on the edge of the public right of way is part of this project in order to accommodate utilities.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

It will not.

- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

Construction will generate 8 trips per day based on typical single family residential statistics including and average of one truck trip per day during construction. When complete, approximately 2.4 trips per day per year using the current residential logs.

- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

It shall not.

- g. **Proposed measures to reduce or control transportation impacts, if any:**

None are anticipated.

15. Public services

[Find help answering public service questions](#)¹⁷

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

The proposed occupancy is slightly higher than the current occupancy impacting health care and schools since children will be brought into the mix.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

None are anticipated.

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

All except septic are currently supplied to the site.

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**


All of the current providers will continue to provide services without alteration.

C. Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____



Type name of signee: H. Charles Fritzemeier

Position and agency/organization: Director of Architecture, Principal, HCF Architect

Date submitted: January 14, 2024

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

More occupants means more treated water. Site run off will be controlled on site. Proposed building systems are significantly more efficient than currently used and will generate fewer emissions and use fewer resources. Nothing proposed is noisy.

- **Proposed measures to avoid or reduce such increases are:**

High-efficiency building envelop, heat pumps, photo-voltaics and use of LEED certified materials.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The enhanced native plantings should help all parts of the environment.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

Only two trees out of 23 significant trees are being removed, other non-invasive plantings are to be removed, stored, and reused as well as augmented.

3. How would the proposal be likely to deplete energy or natural resources?

It is going to be significantly more energy efficient than the existing structure and have much less life cycle energy/envornmental impact.

- **Proposed measures to protect or conserve energy and natural resources are:**

Full photo-voltaic array providing more that 70% of the annual energy needs, heat pumps, high-efficiency lighting, high-efficiency building envelop, use of environmentally certified materials.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Not in the least - not a relevant issue for this project.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

This site has no impact on these resources.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

This project fits well within proposed and existing plans.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

None are relevant.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

All occupants currently live on Mercer Island. Children will add demands for transportation, utilities, healthcare and schools.

- **Proposed measures to reduce or respond to such demand(s) are:**

None are realistic beyond living in a highly energy efficient dwelling, providing for comfort and good health.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

THIS PROPOSAL DOES NOT CONFLICT WITH ANY STATE, LOCAL, OR FEDERAL LAWS OR REQUIREMENTS FOR THE PROTECTION OF THE ENVIRONMENT.