

April 20, 2026

City of Mercer Island
Community Planning & Development
9611 SE 36th Street
Mercer Island, WA 98040

Subject: Adam's Residence Foundation Revisions
Quantum Project #22229.01

To Whom it May Concern:

Due to insufficient and structurally unsound existing conditions discovered during construction, portions of the existing foundation have been replaced with new, conventional strip footings and concrete slabs as shown clouded on the revised structural drawing sheets S2.1, S3.2, and S3.3. Along the perimeter of the new living room area, existing foundations consisted of unreinforced CMU without footings or were non-existent. Similar conditions were found along the breezeway connecting the two wings of the house. Existing CMU perimeter walls were found to be unreinforced and ungrouted and will therefore be replaced with wood framed exterior walls.

Additionally, portions of the existing concrete slabs-on-grade were found to be structurally unsound (lacking reinforcement, less than 3" thick, etc.) and slab elevations varied significantly from each end of the house. To address this, new areas of concrete slabs and topping slabs have been detailed as shown on sheet S3.3.

Finally, the garage North addition at Grid E1 from the original permit documents has been removed from the design and the existing building footprint and perimeter foundation will remain.

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Please feel free to call me at 206-957-3915 if you have any questions.

Sincerely,
Quantum Consulting Engineers, LLC



Max Skotheim, P.E., Project Engineer

