

August 29, 2024

JN 23440

Jonathan Spare  
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via email: [jdspace@gmail.com](mailto:jdspace@gmail.com)

Subject: **Review of Plans**  
Proposed Remodel of Existing Residence  
8265 Southeast 61<sup>st</sup> Street  
Mercer Island, Washington

Greetings:

As required by the City of Mercer Island, we have completed a general review of the geotechnical aspects of the plans for the proposed remodel/expansion of your existing home. For our review, we were provided with the architectural plans (Ectypos Architecture; 8/29/2024 Bldg. Permit Sub. 2), structural plans (Carter Quinn Norlin; 7/22/2024), and landscape/mitigation drawings (Altman Oliver Associates; 8-27-24).

As recommended, the new foundation elements are designed for support by deep foundations (pipe piles and helical anchors).

During the development of the plans, we have had several conversations with Altman Oliver Associates (AOA) and Ectypos Architecture regarding the proposed landscaping and restoration. This has specifically included where it is, and is not, appropriate to plant new trees. The 8-27-24 drawings by AOA properly incorporate our recommendations. The new trees will be located in the gently- to moderately-sloped areas of the site, and not behind any of the existing modular block walls or rockeries, or behind the substandard timber wall located along the west side of the rear yard. Any trees placed on steep slope areas or behind the existing walls/rockeries would adversely affect their stability. This is the result of: 1) needing to excavate and irrigate the trees, and 2) the pressure applied to the slopes and existing non-engineered structures from long-term root expansion.

We provide the following "statement of risk":

*Construction practices are proposed for the alteration that would render the development as safe as if it were not located in a geologically hazardous area and do not adversely impact adjacent properties.*

Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,  
GEOTECH CONSULTANTS, INC.  
Marc R. McGinnis, P.E.  
Principal



cc: **Ectypos Architecture** – Lucia Pirzio-Biroli  
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8/29/2024