

December 19, 2024

JN 23443

Jody and Stephanie Biggs
2411 – 60th Avenue S.E.
Mercer Island, Washington 98040
via email: jody_and_steph@yahoo.com

Subject: **Review of Plans**
Proposed Remodel/Expansion of Existing Residence
2411 – 60th Avenue S.E.
Mercer Island, Washington

Greetings:

As requested, we have completed a general review of the geotechnical aspects of the plans for the proposed remodel of your current home. For our review, we were provided with the architectural drawings (Sturman Architects; 12/12/2024), civil plan (MBE; 10/29/24), and structural plans (Année Structural Engineering; 12/12/2024).

The excavation and foundation/wall for the swim spa in the north end of the basement will be completed sections. This will avoid the need for underpinning of existing foundations, or the use of excavation shoring. Pipe piles will be used for both underpinning of existing foundations and support of new foundations in the west portion of the garage, as we have recommended. Pipe piles will also be used to support the small shower for the primary bedroom on the main floor, which extends outside the existing basement wall.

In order to satisfy City of Mercer Island Code, 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 regarding this letter, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

Marc R. McGinnis, P.E.
Principal



12/19/2024

cc: **Sturman Architects** – Logan Galyan and Brad Sturman
via email: logan@sturmanarchitects.com and brad@sturmanarchitects.com

MRM:kg