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Geotechnical Engineering Evaluation – 2nd Revision
Hinckley SE 26th Street Residence Garage Addition Development
8240 SE 26th Street
Mercer Island, Washington
NGA File No. 1556424

Dear Mr. and Mrs. Hinckley,

We are pleased to submit the attached report titled ***“Geotechnical Engineering Evaluation – Hinckley SE 26th Street Residence Garage Addition Development – 8240 SE 26th Street – Mercer Island, Washington.”*** This report summarizes our observations of the existing surface and subsurface conditions within the site, our observations and provides general recommendations for the proposed site development. Our services were completed in general accordance with the proposal signed by you on October 2, 2024.

The site is currently occupied by a single-family residence within the central portion of the property. The ground surface within the property is generally gently to moderately sloping down from the west to the east and from the south to the north. Review of the [City of Mercer Island GIS website](#) indicates that property is located within several critical areas including potential slide, seismic, and erosion hazard areas. We understand the proposed improvements within the property will consist of constructing a new garage addition along the northwest corner of the residence.

We conducted three hand auger explorations within the proposed development area. Our hand auger explorations extended down to depths in the range of 4.5 and 5.0 feet below the existing ground surface. Our explorations indicated that the proposed development area is generally underlain by surficial topsoil with competent native glacial soils at relatively shallow depths.

It is our opinion that the proposed site development is feasible from a geotechnical engineering standpoint, provided that our recommendations for site development are incorporated into the project plans. It is also our opinion that the soils that underlie the site and form the core of the site slopes within the property should be stable with respect to deep-seated earth movements, due to their inherent strength and slope geometry. However, shallow failures could occur on the steeper site slopes in the loose surficial soil, especially during adverse weather or a significant seismic event. In general, the native glacial soils underlying the proposed development area should adequately support the planned structures.

Foundations should be advanced through any loose soils down to the competent glacial soils interpreted to underlie the site, for bearing capacity and settlement considerations. These soils should generally be encountered approximately one to two feet below the existing ground surface. However, deeper areas of loose soils or undocumented fill could be encountered in unexplored areas of the site. If encountered, these soils should be removed and replaced with structural fill for foundation and pavement support. We recommend that NGA be retained to review the proposed grading plans once they are developed.

In the attached report, we have also provided general recommendations for site grading, structural fill placement, erosion control, and drainage. We should be retained to review and comment on final development plans and observe the earthwork phase of construction. We also recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed during the work differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications.

It has been a pleasure to provide service to you on this project. Please contact us if you have any questions regarding this report or require further information.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.



Khaled M. Shawish, PE
Principal Engineer

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Geotechnical Engineering Evaluation (2nd Revision)
Hinckley SE 26th Street Residence Garage Addition Development
8240 SE 26th Street
Mercer Island, Washington

INTRODUCTION

This report presents the results of our geotechnical engineering investigation and evaluation of the proposed Hinckley SE 26th Street Residence Garage Addition Development project located at **8240 SE 26th Street on Mercer Island, Washington**, as shown on the Vicinity Map in Figure 1. The purpose of this study is to explore and characterize the site's surface and subsurface conditions and to provide geotechnical recommendations for the proposed site development.

The site is currently occupied by a single-family residence within the central portion of the property. The ground surface within the property is generally gently to moderately sloping down from the west to the east and from the south to the north. Review of the [City of Mercer Island GIS website](#) indicates that property is located within several critical areas including potential slide, seismic, and erosion hazard areas. We understand the proposed improvements within the property will consist of constructing a new garage addition along the northwest corner of the residence. We understand that the City of Mercer Island is requiring a geotechnical evaluation of the proposed residence addition development and site improvements.

SCOPE

The purpose of this study is to explore and characterize the site surface and subsurface conditions and provide general recommendations for site development. Specifically, our scope of services included the following:

1. Review available soil and geologic maps of the area, as well as other documentation pertaining to the site.
2. Explore the subsurface soil and groundwater conditions within the property with hand auger explorations.
3. Map the conditions on the site slopes, perform shallow hand-tool excavations, and evaluate current slope stability conditions, as needed.
4. Provide recommendations for site grading and earthwork, including structural fill.
5. Provide recommendations for foundation support and slab-on-grade subgrade preparation.
6. Provide recommendations for temporary and permanent slopes.
7. Provide recommendations for site drainage and erosion control.
8. Provide recommendations for long-term slope maintenance, and erosion control, as needed.
9. Document the results of our findings, conclusions, and recommendations in a written geotechnical report.

SITE CONDITIONS

Surface Conditions

The site consists of an irregular-shaped parcel covering approximately 0.24 acres. The site is currently occupied by a single-family residence within the central portion of the property. The ground surface within the property is generally gently to moderately sloping down from the west to the east and from the south to the north. The site is generally vegetated with grass, landscaping plants, and young to mature trees. The property is bordered to the north, east, and west by existing residence properties, and to the south by SE 26th Street. We did not observe any standing water within the site or groundwater seepage within the site slopes during our site visit on October 16, 2024. We also did not observe signs of slope movement within the site slopes or nearby vicinity during our site visit. The existing site conditions and proposed development areas are shown on the Schematic Site Plan in Figure 2.

Subsurface Conditions

Geology: The geologic units for this area are shown on the [Geologic Map of Mercer Island, Washington](#), by Kathy G. Troost & Aaron P. Wisher, et al. (USGS, October 2006). The site is mapped as Recessional lacustrine deposits (Qvrl), subglacial till (Qvt), and Pre-Olympia fine-grained glacial deposits (Qpogf). Our explorations generally encountered surficial topsoil underlain by sandy silt with trace gravel that we interpreted as native Pre-Olympia fine-grained glacial deposits.

Explorations: We visited the site on October 16, 2024, to explore the subsurface conditions within the proposed development area with three hand auger explorations. The approximate locations of our explorations are shown on the Schematic Site Plan in Figure 2. A geologist from Nelson Geotechnical Associates, Inc. (NGA) was present during the explorations, examined the soils and geologic conditions encountered, and maintained logs of the explorations. The soils were visually classified in general accordance with the Unified Soil Classification System, presented in Figure 3. The logs of our explorations are presented as Figure 4. The following paragraph contains a brief description of the subsurface conditions encountered in the explorations. For a detailed description of the subsurface conditions, the hand auger logs should be reviewed.

Underlying the ground surface within all of our hand auger explorations, we encountered approximately 1.0 to 1.5 feet of surficial topsoil. Underlying the surficial topsoil in each of our explorations, we encountered very stiff to hard, brown-gray to gray sandy silt with trace gravel that we interpreted as native Pre-Olympia fine-grained glacial deposits. All of our hand auger explorations were terminated within the native Pre-Olympia fine-grained glacial deposits at depths in the range of 4.5 to 5.0 feet below the existing ground surface.

Hydrogeologic Conditions

We did not encounter groundwater seepage in explorations completed within the site. If seepage were to be encountered on the site, we would interpret this water to be perched groundwater. Perched water occurs when surface water infiltrates through less dense, more permeable soils and accumulates on top of underlying, less permeable soils. Perched water does not represent a regional groundwater "table" within the upper soil horizons. Perched water tends to vary spatially and is dependent upon the amount of precipitation. We would expect the amount of perched water to decrease during drier times of the year and increase during wetter periods.

SENSITIVE AREA EVALUATION

Seismic Hazard

We reviewed the **2021 International Building Code (IBC)** and the **ASCE 7-16** for seismic site classification for this project. Since competent glacial soils were encountered at depth within the subject site, the site conditions best fit the IBC description for **Site Class D**.

Table 1 below provides seismic design parameters for the site that are in conformance with the 2021 IBC, which specifies a design earthquake having a two percent probability of occurrence in 50 years (return interval of 2,475 years), and the 2014 USGS seismic hazard maps.

Table 1 – ASCE 7-16 Seismic Design Parameters

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_{D5}	S_{D1}
D	1.388	0.484	1.0	null	0.926	null

The spectral response accelerations were obtained from the [USGS Earthquake Hazards Program Interpolated Probabilistic Ground Motion website \(2014 data\)](#) for the project latitude and longitude.

Review of the City of Mercer Island GIS Website indicates that the northern half of the subject property is mapped as a "seismic hazard" area.

Mercer Island City Code 19.16.010 classifies a seismic hazard area as the following:

Seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, soil liquefaction or surface faulting.

Hazards associated with seismic activity include liquefaction potential, surface faulting and amplification of ground motion. Liquefaction is caused by a rise in pore pressures in a loose, fine sand deposit beneath the groundwater table. It is our opinion that the very stiff or better glacial deposits interpreted to underlie the site and proposed development area have a low potential for liquefaction or amplification of ground motion due to the compact fine-grained nature of the site soils and the absence of shallow groundwater conditions. It is also our opinion that the potential for surface faulting within the site is low. As a result, it is our opinion that the subject property and the proposed development area does not meet the criteria of a seismic hazard area per **Mercer Island City Code Section 19.16.010**.

Erosion Hazard

The criteria used for determining the erosion hazard for the site soils includes soil type, slope gradient, vegetation cover, and groundwater conditions. The erosion sensitivity is related to vegetative cover and the specific surface soil types, which are related to the underlying geologic soil units. The U.S. Department of Agriculture's Natural Resources Conservation Service was reviewed to determine the erosion hazard of the on-site soils. The site surface soils are classified as Kitsap silt loam, 2 to 8 percent slopes (KpB). These soils are listed as having a slight hazard for erosion. These soils should have a low hazard for erosion in areas that are not disturbed and where the vegetation cover is not removed.

Review of the City of Mercer Island GIS Website indicates that the very southeastern corner of the subject property is mapped as an “erosion hazard” area.

Mercer Island City Code 19.16.010 classifies an erosion hazard area as the following:

Those areas greater than 15 percent slope and subject to a severe risk of erosion due to wind, rain, water, slope and other natural agents including those soil types and/or areas identified by the U.S. Department of Agriculture's Natural Resources Conservation Service as having a "severe" or "very severe" rill and inter-rill erosion hazard.

Due to the site soils being listed as having a “slight” hazard for erosion, it is our opinion that the subject site and proposed development area does not meet the criteria of an erosion hazard area per **Mercer Island City Code Section 19.16.010**.

Landslide Hazard/Slope Stability

The criteria used for evaluation of landslide hazards include soil type, slope gradient, and groundwater conditions. The ground surface within the site is relatively level to gently sloping down from the south to the north. Review of the City of Mercer Island GIS Website indicates that the very southeastern corner of the subject property is mapped as a “potential landslide” area. The proposed development area within the northwestern portion of the property is not located within the mapped “potential landslide” area. Based on site observations, it appears that the mapped “potential landslide” area consists of short slopes and rockery retaining walls located within the subject site and the neighboring property to the east. Due to some of these areas being located outside of the subject property, we were unable to directly observe the slopes and retaining walls within the neighboring properties. We did not observe evidence of significant slope or retaining wall instability within or in the immediate vicinity of the subject property during our investigation, such as deep-seated landsliding. We also did not observe surficial groundwater seepage or signs of erosion or sloughing within or within the vicinity of the property during our site visit. The core of the site slopes is inferred to consist primarily competent native glacial soils at depth.

Mercer Island City Code 19.16.010 classifies landslide hazard areas as the following:

- 1. Areas of historic failures;*
- 2. Areas with all three of the following characteristics:*
 - a. Slopes steeper than 15 percent; and*
 - b. Hillsides intersecting geologic contacts with a relatively permeable sediment overlying a relatively impermeable sediment or bedrock; and*
 - c. Springs or groundwater seepage;*
- 3. Areas that have shown evidence of past movement or that are underlain or covered by mass wastage debris from past movements;*
- 4. Areas potentially unstable because of rapid stream incision and stream bank erosion; or*
- 5. Steep slope. Any slope of 40 percent or greater calculated by measuring the vertical rise over any 30-foot horizontal run.*

The mapped slope area within the southwestern portion of the property or immediate vicinity are not greater than a 40 percent inclination over a 30-foot horizontal run. Additionally, we also did not observe surficial groundwater seepage or signs of erosion or sloughing within or within the vicinity of the property during our site visit. The site is also not mapped in an area of known historic failures. Based on our site observations, it is our opinion that the mapped localized “potential landslide” area located within the very southwestern portion of the property does not meet the criteria of a landslide hazard area per **Mercer Island City Code Section 19.16.010**.

Based on the above site observations and explorations, it is our opinion that this geotechnical evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a geologic hazard area per **Mercer Island City Code 19.07.160.B.3.a.**

Relatively shallow sloughing failures as well as surficial erosion are natural processes and should be expected on the steeper site slopes during extreme weather conditions. It is our opinion that while there is potential for erosion, soil creep, and shallow failures within the loose surficial soils on the site slopes, there is not a significant potential for deep-seated slope failures under current site conditions. Proper site grading and drainage as well as adequate foundation placement as recommended in this report should help maintain current stability conditions.

CONCLUSIONS AND RECOMMENDATIONS

General

It is our opinion that the planned residence garage addition construction within this property is feasible from a geotechnical standpoint. It is also our opinion that the soils that underlie the site and form the core of the site slopes should be stable with respect to deep-seated earth movements, due to their inherent strength and slope geometry. However, shallow failures could occur on the slopes in the loose surficial soil, especially during adverse weather or a significant seismic event. Proper foundation construction, erosion and drainage control measures as recommended in this report should reduce the impact of such events on the proposed development.

Our explorations indicated that the site was underlain by medium-dense to dense glacial soils at depth within the proposed development area. These competent glacial soils should provide adequate support for foundation, slab, and pavement loads. We recommend that the structure be designed utilizing conventional shallow foundations. Footings should extend through any loose surficial soil and be keyed into the underlying competent native soils. These soils should be encountered roughly one to two feet below the existing ground surface within the proposed garage area of the property with some potential localized areas of deeper loose soils in unexplored areas of the site.

All grading operations and drainage improvements planned as part of this development should be planned and completed in a manner that enhances the stability of the site slopes, not reduces it. Excavation spoils associated with the building excavations should not be stockpiled near site slopes or be allowed to encroach on the slopes. Also, runoff generated within the site should be collected and routed into a permanent discharge system and not be allowed to flow over the slopes. Future vegetation management within the site should be the subject of a specific evaluation and a plan approved by the City of Mercer Island. The site slopes should be monitored on an ongoing basis, especially during the wet season, for any signs of instability, and corrective actions promptly taken should any signs of instability be observed. Lawn clipping and any other household trash or debris should never be allowed to reach the site slopes.

The soils encountered on this site are considered moisture-sensitive and will disturb easily when wet. To lessen the potential impacts of construction on the steep slope and to reduce cost overruns and delays, we recommend that construction take place during the drier summer months. If construction takes place during the rainy months, additional expenses and delays should be expected. Additional expenses could include the need for placing erosion control and temporary drainage measures to protect the slopes, the need for placing a blanket of rock spalls on exposed subgrades and construction traffic areas prior to placing structural fill, and the need for importing all-weather material for structural fill.

Under no circumstances should water be allowed to flow over or concentrate on the site slopes, both during construction, and after construction has been completed. We recommend that stormwater runoff from the new roof and yard drains be collected and tightlined to an approved discharge point. The slopes should be protected from erosion. We recommend that all disturbed areas be replanted with vegetation to re-establish vegetation cover as soon as possible. Specific recommendations for erosion control are presented in the **Erosion Control and Slope Protection Measures** subsection of this report.

Erosion Control and Slope Protection Measures

The erosion hazard for the on-site soils is interpreted to be slight, but the actual hazard will be dependent on how the site is graded and how water is allowed to concentrate. Best Management Practices (BMPs) should be used to control erosion. Areas disturbed during construction should be protected from erosion. Erosion control measures may include diverting surface water away from the stripped or disturbed areas. Silt fences and/or straw bales should be erected to prevent muddy water from leaving the site or flowing over the site slopes. Stockpiles should be covered with plastic sheeting during wet weather and stockpiled material should be placed on or near sloping portions of the site. Disturbed areas should be planted as soon as practical, and the vegetation should be maintained until it is established. The erosion potential for areas not stripped of vegetation should be low.

Protection of slopes should be performed as required by City of Mercer Island code. Specifically, we recommend that the site slopes, not be disturbed or modified through placement of any fill or removal of the existing vegetation. No material of any kind should be placed on the slopes or be allowed to reach the slopes, such as excavation spoils, lawn clippings, and other yard waste, trash, or soil stockpiles. Trees should not be cut down or removed from the site slopes unless a mitigation plan is developed, such as the replacement of vegetation for erosion protection. Replacement of vegetation should be performed in accordance with City of Mercer Island code. Any proposed development within the vicinity of the site slope areas, other than light decks or patios, should be the subject of a specific geotechnical evaluation. Under no circumstances should water be allowed to concentrate on the slopes.

Site Preparation and Grading

After erosion control measures are implemented, site preparation should consist of removing any hard surfaces and stripping any loose soils and undocumented fill to expose medium dense or better native soils in new foundation areas. The stripped materials should be removed from the site. If the ground surface, after site stripping, should appear to be loose, it should be compacted to a non-yielding condition. Areas observed to pump or weave during compaction should be over-excavated and replaced with properly compacted structural fill or rock spalls. If loose soils are encountered in any slab areas, the loose soils should be removed and replaced with rock spalls or granular structural fill. If significant surface water flow is encountered during construction, this flow should be diverted around areas to be developed, and the exposed subgrades should be maintained in a semi-dry condition.

This site is underlain by moisture-sensitive soils. Due to these conditions, special site stripping and grading techniques might be necessary, especially if grading is attempted in wet weather. These could include promptly covering exposed subgrades with a layer of crushed rock for protection. If wet conditions are encountered or construction is attempted in wet weather, the subgrade should not be compacted as this could cause further subgrade disturbance. In wet conditions it may be necessary to cover the exposed subgrade with a layer of crushed rock as soon as it is exposed to protect the moisture-sensitive soils from disturbance by machine or foot traffic during construction. The prepared subgrade should be protected from construction traffic and surface water should be diverted around prepared subgrade. Shallow groundwater, if encountered, should be intercepted with cut-off drains and routed around the planned grading area, or the groundwater should be controlled with sump-pumps or dewatering systems. Failure to follow these recommendations could cause erosion, as well as result in inadequate subgrades.

Temporary and Permanent Slopes

Final grading plans were not available at the time this report was prepared. However, temporary excavations may be required to construct the planned garage addition. Temporary excavation stability is a function of many factors, including the type and consistency of soils, depth of the cut, surcharge loads adjacent to the excavation, length of time a cut remains open, and the presence of surface water or groundwater. It is exceedingly difficult under these variable conditions to estimate a stable, temporary, cut slope angle. Therefore, it should be the responsibility of the contractor to maintain safe slope configurations since they are continuously at the job site, able to observe the soil and groundwater conditions encountered and able to monitor the nature and condition of the cut slopes.

The following information is provided solely for the benefit of the owner and other design consultants and should not be construed to imply that Nelson Geotechnical Associates, Inc. assumes responsibility for job site safety. Job site safety is the sole responsibility of the project contractor.

For planning purposes, we recommend that temporary cuts in the on-site soils be no steeper than 1.5 Horizontal to 1 Vertical (1.5H:1V). If significant groundwater seepage or surface water flow were encountered, we would expect that flatter inclinations would be necessary. We recommend that cut slopes be protected from erosion. Measures taken may include covering cut slopes with plastic sheeting and diverting surface runoff away from the top of cut slopes. Excavated material should not be stockpiled any closer than 10 feet from the top of the cuts. We do not recommend vertical slopes for cuts deeper than four feet if worker access is necessary. We recommend that cut slope heights and inclinations conform to WISHA/OSHA standards. If the above inclinations cannot be met due to property line constraints and/or worker access issues, we recommend that shoring be considered for the planned cuts. We are available to provide specific recommendations for temporary shoring once grading plans have been finalized.

Permanent cut and fill slopes should be no steeper than 2H:1V. However, flatter inclinations may be required in areas where loose soils are encountered. Permanent slopes should be planted, and the vegetative cover should be maintained until it is established. We should review plans and visit the site to evaluate excavations for this project.

Foundation Support

Conventional shallow spread foundations should be placed on undisturbed medium-dense or better native soils or structural fill extending to these soils. Medium-dense to dense soils should be encountered roughly one to two feet below the ground surface within the proposed development areas. However, localized deeper areas of loose soil may be encountered. Where undocumented fill or less dense soils are encountered at footing bearing elevation, the subgrade should be over-excavated to expose suitable bearing soil.

The garage foundations should be supported on the competent native glacial soils and should extend at least 18 inches below the lowest adjacent finished ground surface for frost protection and bearing capacity considerations. Foundations should be designed in accordance with the 2021 IBC. Footing widths should be based on the anticipated loads and allowable soil bearing pressure. Water should not be allowed to accumulate in footing trenches. All loose or disturbed soil should be removed from the foundation excavation prior to placing concrete.

For foundations constructed as outlined above, we recommend an allowable design bearing pressure of not more than 2,500 pounds per square foot (psf) be used for the footing design for footings founded on the medium-dense or better native soils. The foundation bearing soil should be evaluated by a representative of NGA. We should be consulted if higher bearing pressures are needed. Current IBC guidelines should be used when considering increased allowable bearing pressure for short-term transitory wind or seismic loads. Potential foundation settlement using the recommended allowable bearing pressure is estimated to be less than one inch total and ½-inch differential between adjacent footings or across a distance of about 20 feet, based on our experience with similar projects.

Lateral loads may be resisted by friction on the base of the footing and passive resistance against the subsurface portions of the foundation. A coefficient of friction of 0.35 may be used to calculate the base friction and should be applied to the vertical dead load only. Passive resistance may be calculated as a triangular equivalent fluid pressure distribution. An equivalent fluid density of 250 pounds per cubic foot (pcf) should be used for passive resistance design for a level ground surface adjacent to the footing. This level surface should extend a distance equal to at least three times the footing depth. These recommended values incorporate safety factors of 1.5 and 2.0 applied to the estimated ultimate values for frictional and passive resistance, respectively. To achieve this value of passive resistance, the foundations should be poured “neat” against the native medium-dense soils or compacted fill should be used as backfill against the front of the footing. We recommend that the upper one-foot of soil be neglected when calculating the passive resistance.

Retaining Walls

Specific grading plans for this project were not available at the time this report was prepared, but if retaining walls are incorporated into project plans, they should be designed and constructed according to the following recommendations. In general, the lateral pressure acting on subsurface retaining walls is dependent on the nature and density of the soil behind the wall, the amount of lateral wall movement which can occur as backfill is placed, wall drainage conditions, and the inclination of the backfill. For walls that are free to yield at the top at least one-thousandth of the height of the wall (active condition), soil pressures will be less than if movement is limited by such factors as wall stiffness or bracing (at-rest condition). We recommend that walls supporting horizontal backfill and not subjected to hydrostatic forces, be designed using a triangular earth pressure distribution equivalent to that exerted by a fluid with a density of 40 pcf for yielding (active condition) walls, and 60 pcf for non-yielding (at-rest condition) walls. A seismic design loading of 8H should also be included in the wall design, where “H” represents the total height of the wall.

These recommended lateral earth pressures are for a drained granular backfill and are based on the assumption of a horizontal ground surface behind the wall for a distance of at least the subsurface height of the wall, and do not account for surcharge loads. Additional lateral earth pressures should be considered for surcharge loads acting adjacent to subsurface walls and within a distance equal to the subsurface height of the wall. This would include the effects of surcharges such as traffic loads, floor slab loads, slopes, or other surface loads. We could consult with the structural engineer regarding additional loads on retaining walls during final design, if needed.

The lateral pressures on walls may be resisted by the passive resistance acting on the below-grade portion of the foundation. Recommendations for passive resistance to lateral loads are presented in the Foundations subsection of this report.

All wall backfill should be well-compacted as outlined in the **Structural Fill** subsection of this report. Care should be taken to prevent the buildup of excess lateral soil pressures due to over-compaction of the wall backfill. This can be accomplished by placing wall backfill in 8-inch loose lifts and compacting the backfill with small, hand-operated compactors within a distance behind the wall equal to at least one-half the height of the wall. The thickness of the loose lifts should be reduced to accommodate the lower compactive energy of the hand-operated equipment. The recommended level of compaction should still be maintained.

Permanent drainage systems should be installed for retaining walls. Recommendations for these systems are found in the **Subsurface Drainage** subsection of this report. We recommend that we be retained to evaluate the proposed wall drain backfill material and observe installation of the drainage systems.

Structural Fill

General: Fill placed beneath foundations, slabs, pavements, or other settlement-sensitive structures should be placed as structural fill. Structural fill, by definition, is placed in accordance with prescribed methods and standards, and is monitored by an experienced geotechnical professional or soils technician. Field monitoring procedures would include the performance of a representative number of in-place density tests to document the attainment of the desired degree of relative compaction. The area to receive the fill should be suitably prepared as described in the **Site Preparation and Grading** subsection prior to beginning fill placement.

Materials: Structural fill should consist of a good quality, granular soil, free of organics and other deleterious material, and be well graded to a maximum size of about three inches. All-weather structural fill should contain no more than five percent fines (soil finer than U.S. No. 200 sieve, based on that fraction passing the U.S. 3/4-inch sieve). The on-site soils are not suitable for use as structural fill. We should be retained to evaluate proposed structural fill material prior to placement.

Fill Placement: Following subgrade preparation, placement of structural fill may proceed. All filling should be accomplished in uniform lifts up to eight inches thick. Each lift should be spread evenly and be thoroughly compacted prior to placement of subsequent lifts. All structural fill should be compacted to a minimum of 95 percent of its maximum dry density. Maximum dry density, in this report, refers to that density as determined by the ASTM D-1557 Compaction Test procedure. The moisture content of the soils to be compacted should be within about two percent of optimum so that a readily compactable condition exists. It may be necessary to over-excavate and remove wet soils in cases where drying to a compactable condition is not feasible. All compaction should be accomplished by equipment of a type and size sufficient to attain the desired degree of compaction.

Utilities

We recommend that underground utilities be bedded with a minimum six inches of pea gravel prior to backfilling the trench with on-site or imported material. Trenches within settlement-sensitive areas should be compacted to 95% of the modified proctor as described in the **Structural Fill** subsection of this report. Trench backfill should be compacted to a minimum of 95% of the modified proctor maximum dry density within the roadway. Trenches located in non-structural areas should be compacted to a minimum 90% of the maximum dry density. Trench backfill compaction should be tested.

Site Drainage

Surface Drainage: The finished ground surface should be graded such that runoff is directed away from the residence and the site slopes. Water should not be allowed to collect in any areas where footings, slabs, or pavements are to be constructed. Final site grades should allow for drainage away from the structures. We suggest that the finished ground be sloped at a minimum gradient of three percent, for a distance of at least 10 feet away from the structures.

Subsurface Drainage: If groundwater is encountered during construction, we recommend that the contractor slope the bottom of the excavation and collect the water into ditches and small sump pits where the water can be pumped from the excavation and routed to a suitable discharge point. Water should not be allowed to flow over the site slopes. Perched groundwater conditions are anticipated on this site and footing drains are recommended for this project. Footing drains should be installed at least one foot below planned finished floor elevation. The drains should consist of a minimum four-inch-diameter, rigid, slotted or perforated, PVC pipe surrounded by free-draining material covered with filter fabric.

We recommend that the free-draining material consist of an 18-inch-wide zone of clean (less than three-percent fines), granular material. Washed rock is an acceptable drain material. The free-draining material should extend behind any subsurface walls to one foot below the finished ground surface. The top foot of soil should consist of low permeability soil placed over plastic sheeting or building paper to minimize the migration of surface water or silt into the footing drain. Footing drains should discharge into tightlines leading to an approved collection and discharge point with convenient cleanouts to prolong the useful life of the drains. Roof drains should not be connected to wall or footing drains. We also recommend that all residence downspouts and yard drains be investigated to understand where they are directed. At a minimum, we recommend that all residence downspouts and yard drains be tightlined and directed to discharge to an approved discharge location away from the site.

CONSTRUCTION MONITORING

We recommend that we be retained to provide construction monitoring services to evaluate conditions encountered in the field with respect to anticipated conditions, to provide recommendations for design changes should the conditions differ from anticipated, and to evaluate whether construction activities comply with contract plans and specifications.

USE OF THIS REPORT

NGA has prepared this report for **Michael and Adrienne Hinckley**, and their agents, for use in the planning and design of the proposed improvements on this site only. The scope of our work does not include services related to construction safety precautions and 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. There are possible variations in subsurface conditions between the explorations and also with time. Our report, conclusions, and interpretations should not be construed as a warranty of subsurface conditions. A contingency for unanticipated conditions should be included in the budget and schedule. We recommend that we be retained to review the project plans after they have been developed to determine that recommendations in the report were incorporated into project plans. All people who own or occupy homes on or near hillsides should realize that landslide movements are always a possibility. The landowner should periodically inspect the slope, especially after a winter storm. If distress is evident, a geotechnical engineer should be contacted for advice on remedial/preventative measures. The probability that landsliding will occur is substantially reduced by the proper maintenance of drainage control measures at the site (the runoff from the roofs should be led to an approved discharge point). Therefore, the homeowner should take responsibility for performing such maintenance. Consequently, we recommend that a copy of our report be provided to any future homeowners of the property if the home is sold.

We recommend that NGA be retained to review final plans prior to construction. We also recommend that NGA be retained to provide monitoring and consultation services during construction to confirm that the conditions encountered are consistent with those indicated by the explorations, to provide recommendations for design changes should the conditions revealed differ from those anticipated, and to evaluate whether or not earthwork and foundation installation activities comply with contract plans and specifications. We should be contacted a minimum of one week prior to construction activities and could attend pre-construction meetings if requested.

Within the limitations of scope, schedule, and budget, our services have been performed in accordance with generally accepted geotechnical engineering practices in effect in this area at the time this report was prepared. No other warranty, expressed or implied, is made. Our observations, findings, and opinions are a means to identify and reduce the inherent risks to the owner.

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We appreciate the opportunity to provide service to you on this project. If you have any questions or require further information, please call.

Sincerely,

NELSON GEOTECHNICAL ASSOCIATES, INC.



LEE S. BELLAH

Lee S. Bellah, LG
Senior Geologist



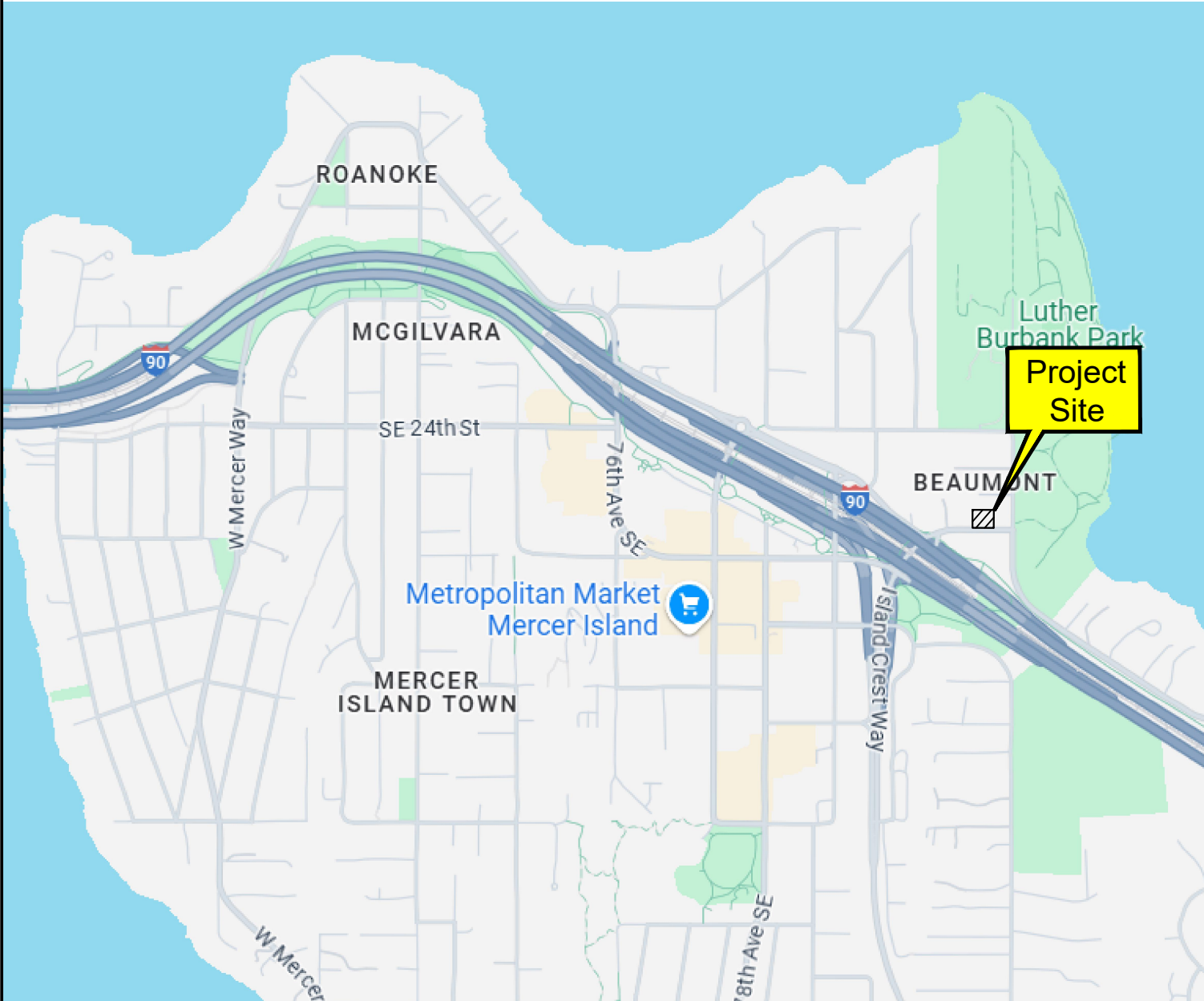
Khaled M. Shawish, PE
Principal

LSB:KMS:dy

Four Figures Attached

VICINITY MAP

Not to Scale



Mercer Island, WA

Project Number 1556424	Hinckley SE 26th Street Residence Garage Addition Vicinity Map	 NELSON GEOTECHNICAL ASSOCIATES, INC Woodinville Office 17311-135th Ave. NE, A-500 Woodinville, WA 98072 (425) 486-1669 / Fax: 481-2510 Wenatchee Office 105 Palouse St. Wenatchee, WA 98801 (509) 665-7696 / Fax: 665-7692	No.	Date	Revision	By	CK
Figure 1			1	10/28/24	Original	LSB	LSB

Site Plan



LEGEND

Property line

HA-1



Number and approximate location of hand auger



Scale: 1 inch = 20 feet

Reference: Site Plan based on field measurements, observations, and aerial parcel map review.

Project Number 1556424	Hinckley SE 26th Street Residence Garage Addition Site Plan		NELSON GEOTECHNICAL ASSOCIATES, INC	No.	Date	Revision	By	CK
Figure 2				1	10/28/24	Original	LSB	LSB



**NELSON GEOTECHNICAL
ASSOCIATES, INC**

Woodinville Office
17311-135th Ave. NE, A-500
Woodinville, WA 98072
(425) 486-1669 / Fax: 481-2510

Wenatchee Office
105 Palouse St.
Wenatchee, WA 98801
(509) 665-7696 / Fax: 665-7692

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
		GRAVEL	GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
			GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
			SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
			SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
			CL	CLAY
		ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
			CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

- 1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
- 2) Soil classification using laboratory tests is based on ASTM D 2488-93.
- 3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

- Dry - Absence of moisture, dusty, dry to the touch
- Moist - Damp, but no visible water.
- Wet - Visible free water or saturated, usually soil is obtained from below water table

Project Number 1556424	Hinckley SE 26th Street Residence Garage Addition Soil Classification Chart	 NELSON GEOTECHNICAL ASSOCIATES, INC <small>Woodinville Office 17311-135th Ave. NE, A-500 Woodinville, WA 98072 (425) 486-1669 / Fax: 481-2510</small> <small>Wenatchee Office 105 Palouse St Wenatchee, WA 98801 (509) 665-7696 / Fax: 665-7692</small>	No.	Date	Revision	By	CK
Figure 3			1	10/28/24	Original	LSB	LSB

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LOG OF EXPLORATION

DEPTH (FEET)	USCS	SOIL DESCRIPTION
HAND AUGER ONE		
0.0 – 1.0		GRASS/TOPSOIL
1.0 – 5.0	ML	GRAY SANDY SILT WITH TRACE GRAVEL (VERY STIFF TO HARD, MOIST)
		SAMPLE WAS COLLECTED AT 3.0 FEET GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED CAVING WAS NOT ENCOUNTERED HAND AUGER WAS COMPLETED AT 5.0 FEET ON 10/16/24
HAND AUGER TWO		
0.0 – 1.5		GRASS/TOPSOIL
1.5 – 4.5	ML	GRAY SANDY SILT WITH TRACE GRAVEL (VERY STIFF TO HARD, MOIST)
		SAMPLES WERE NOT COLLECTED GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED CAVING WAS NOT ENCOUNTERED HAND AUGER WAS COMPLETED AT 4.5 FEET ON 10/16/24
HAND AUGER THREE		
0.0 – 1.5		GRASS/TOPSOIL
1.5 – 4.5	ML	GRAY SANDY SILT WITH TRACE GRAVEL (VERY STIFF TO HARD, MOIST)
		SAMPLES WERE NOT COLLECTED GROUNDWATER SEEPAGE WAS NOT ENCOUNTERED CAVING WAS NOT ENCOUNTERED HAND AUGER WAS COMPLETED AT 4.5 FEET ON 10/16/24