

February 24, 2026

JN 25340

Wishwas Mohan
2441 – 66th Avenue S.E.
Mercer Island, Washington 98040
via email: gmwishwas@gmail.com

Subject: **Review of Plans**
Proposed Property Redevelopment
8203 Avalon Drive
Mercer Island, Washington

Dear Mr. Mohan:

This review of plans is in response to the SUB3 Plan Review Comments from the City of Mercer Island. As a part of those comments, we prepared our February 11, 2026 *Revised SLAMMER Analysis* to provide an updated lateral deformation analysis for the steep western slope in the event of the Maximum Considered Earthquake (MCE).

For our review, we were provided with the architectural plans (Drift Interior Architecture; Plot Date 1/27/2026) and structural drawings (Burt Engineering; 1-20-2026).

In accordance with our recommendations, the reconstructed house will be supported by driven pipe piles, which will be embedded into the underlying glacially-compressed soils. The structure will be tied together with a heavily-reinforced mat slab foundation combined with new reinforced basement walls. This reinforced foundation is intended to prevent catastrophic foundation collapse in the event of lateral spreading during an earthquake. The reconstructed house is adequately set back from the steep western slope to protect the new structure in the event of either shallow or larger-scale soil movement on that steep slope.

In order to satisfy City of Mercer Island requirements, 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.

Respectfully submitted,
GEOTECH CONSULTANTS, INC.

Marc R. McGinnis, P.E.
Principal



cc: **Atera Homes** – Paul Monsef
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Drift Interior Architecture – Jen Tamblin
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