



R I P P L E
D E S I G N S T U D I O

Project Scope Memo

25 February 2026

To

City of Mercer Island

By the Architect

Ripple Design Studio, Inc. – Jim Dearth

4303 Stone Way N

Seattle, WA 98103

For the Project

Alpay Residence

5419 96th Ave SE

We have made a revision to the project design (a reduction in scope), and we would like to clarify overall project scope as part of our response to the permit corrections + comments as it specifically relates to fire sprinkler requirements. The initial fire valuation forms that we submitted noted a proposed work value less than 50% of the existing value. It is our understanding that a different value for proposed work was determined through screening / review process. We believe that the reduction and clarified project scope places the project below the 50% of existing cost threshold. Below we have noted the scopes of work that will not be included with the permitted and are exempted from requiring a permit per MICC 17.14.010.105.2.

1. Interior and Exterior painting beyond the newly constructed addition.
2. Re-roofing of the existing roof areas.

The design revision / scope reduction involves removing the proposed walkway/deck along the South side of the addition. There will no longer be an exterior door to the mudroom space therefore we have removed the following items from project scope;

1. Demolition of the existing South pathway
2. Excavation for footings for the deck
3. Framing, decking, and railing
4. New pathway



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Please let us know if there are any questions or if we can provide any further information.

Thank you,

A handwritten signature in black ink, appearing to read 'J M Dearth', with a stylized, flowing script.

James M Dearth, Ripple Design Studio, Inc.