



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

Critical Area Review 2 Narrative

11 December 2025

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

Our project is located at 5419 96th Ave SE, a sloped lot overlooking Lake Washington.

We're proposing a 2-story addition along with interior remodel of an existing single-family residence with an attached garage, and walkout basement. The proposed addition is generally located in the area of an existing deck with some expansion Eastward on the Southern end of the existing house.

The report addresses the proposed construction and provides design criteria has been used for the design of the submitted project.

A detailed analysis of compliance with MICC 19.07.160 is as follows:

19.07.160.A. This property has the following Geologic Hazards identified; Landslide, Erosion, Steep Slope.

19.07.160.B.1 A critical area study (pages 5+6) was conducted and was submitted as part of the permit process Geotech Consultants Inc. dated October 24, 2025

19.07.160.B.2 The above noted report provides design recommendations and assessment of the proposed project. (pages 5+6)

19.07.160.B.3 A statement of risk has been provided by the project Geotechnical engineer, page 6.

19.07.160.C The critical area study by Geotech Consultants provides detailed analysis of the proposed design and its impact on Steep Slope and Landslide hazards.



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19.07.160.D The critical area study by Geotech Consultants provides design recommendations for the proposed design relative to Seismic Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

19.07.160.E The critical area study by Geotech Consultants provides design recommendations for the proposed design relative to Erosion Hazard considerations. This report also provides an analysis of the proposed design in relation to mitigating this hazard.

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'. The signature is fluid and cursive, with a long horizontal stroke at the end.

James M Dearth, Ripple Design Studio, Inc.