

January 26, 2026

JN 25288

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via email: ali.alpay@outlook.com & melike.alpay@outlook.com

Subject: **Review of Plans**
Proposed Remodel and Expansion of Existing Residence
5419 – 96th Avenue S.E.
Mercer Island, Washington

Greetings:

As requested, we have completed a general review of the geotechnical elements of the plans for the proposed remodel/expansion of the residence. For our review, we were provided with the architectural plans (Ripple Design Studio; 23 December 2025) and the structural drawings (buker engineering; 11/10 /25).

As we recommended in our October 24, 2025 *Geotechnical Report*, the addition east of the existing house will be supported on driven pipe piles, with driven closely-spaced wide flange steel piles supporting the east side of the addition. The wide flange steel piles will stabilize the soil beneath the addition in the event of future shallow soil movement on the eastern steep slope. The new deck columns on the east side of the residence will be supported by similar driven wide-flange beams, which will resist any lateral earth pressures that may result if shallow slope movement occurs.

The new foundations within the footprint of the existing structure will be shallow footings. The new western foundations for the expanded garage is indicated to be a conventional footing. All new footings will need to be excavated to bear on dense, native soils.

Based on our review, the plans conform to our recommendations.

In order to satisfy MICC 19.07.160.B.3. , we make 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



cc: **Ripple Design Studio** – Jeffrey Almeter
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1/26/2026

MRM:kg