

Eastside Environmental Pros

9 March 2026

Project: EE-720

Clay Showalter

Via email: clay@showpiececonstruction.com

ATTN: Todd Butson

Via email: toddbutson@gmail.com

REFERENCE: King County Tax Parcel #545260-0020

SUBJECT: Critical Areas Study

Dear Clay,

At your request, Eastside Environmental Pros has investigated your property (hereinafter referred to as "Site") and areas within 300 feet of the property for the presence of critical areas (*i.e.* wetlands and streams). The Site and 300 feet surrounding the Site are referred to jointly as the "Study Area". This report has been prepared to satisfy the ecological reporting requirements of the City of Mercer Island outlined in MICC §19.07.110 –*Critical area study*.

PROPERTY LOCATION

The Site is comprised of a single King County parcel (TPN: 545260-0020). The parcel has an assigned address of 8602 North Mercer Way in the City of Mercer Island, Washington. The Public Land Survey System location of the Site is the northwestern quarter of Section 7, Township 24 North, Range 05 East, of the Willamette Meridian.

PROPERTY DESCRIPTION AND LAND USE

The Site is a single King County tax parcel comprising 0.52 acres. The Site is bordered to the west, east, and south by developed single family residences and to the south by North Mercer Way and I-90. Topography generally slopes to the northeast from the south to the northeast. The highest elevation is located along the north Mercer Way and southern boundary of the Site at approximately 76 feet, and the lowest elevation is located along the northernmost panhandle of the property boundary of the Site at approximately 32 feet.

METHODOLOGY

The Study Area was evaluated for the presence of critical areas on the 20th of January 2026 using the routine approach described in the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (U.S. Army Corps of Engineers, 2010) and the Washington State Department of Ecology's publication, *Determining the Ordinary High Water Mark for Shoreline Management Compliance in Washington State* (2016). Streams and their associated buffers were established in accordance with MICC §19.07.170 and §19.07.180 respectively. Off-Site areas were evaluated from what could be observed visually from the boundary of the Site, public rights-of-way, and via agency databases.

A Wetland Determination Datasheet was recorded within a representative location on-site (**Attachment 1**). Climatic conditions were evaluated through the Army Corps of Engineers Antecedent Precipitation Tool application (**Attachment 2**). Climatic conditions during the Site visit were **normal**. A Geotechnical Report and Critical Area Report was prepared by Geotech Consultants dated 19 January 2026 (**Attachment 3**) along with a Statement of Risk dated 9 March 2026(**Attachment 4**)

ONSITE INVESTIGATION RESULTS

One (1) Type Np, **pip**ed watercourse was identified off-Site west of the Site and continues off-Site to the east but within the Study Area during the 20th January 2025 Site visit (**Figure 1**). In addition, a potential landslide hazard area, seismic hazard area, as well as erosion hazard area is depicted on the City of Mercer Island's Geospatial Hub. In accordance with **MCC 19.07.160.B(1)-Geologically hazardous areas** "When an alteration within a landslide hazard area, seismic hazard area or buffer associated with those hazards is proposed, the applicant must submit a critical area study concluding that the proposal can effectively mitigate risks of the hazard. The study shall recommend appropriate design and development measures to mitigate such hazards. The code official may waive the requirement for a critical area study and the requirements of subsections (B)(2) and (B)(3) of this section when he or she determines that the proposed development is minor in nature and will not increase the risk of landslide, erosion, or harm from seismic activity, or that the development site does not meet the definition of a geologically hazardous area." No other critical areas were identified within the Study Area. Critical areas are summarized below:

Table 1. Critical Areas Summary Table.

Critical Area	Category / Type	Standard Buffer and/or Setback*
Stream 1	Type Np, Piped	No Standard Buffer* 10 ft Setback

*Piped watercourses require 10-foot setbacks measured from the centerline of piped systems per MICC §19.07.180.C.6.d, provided a qualified professional(s) determines that daylighting is not possible due to existing established roadways to meet vehicular access requirements.

STREAM 1

Stream 1 flows to the west of the Site, within a 36" underground concrete piped system located within a City drainage easement (**Figure 1**) per information in a LiDAR Watercourse and Stormwater Conveyance Analysis (Herrera 2019). Stream 1 flows northeastward before discharging into Lake Washington. Stream 1 is recorded as a piped watercourse according to the Mercer Island GIS Portal. Type N piped streams do not require buffers but do require a 10-foot building setbacks per MICC §19.07.180 and MICC §19.07.180.7 respectively. These portions of piped watercourse qualify 10-foot building setback buffers per MICC §19.07.180.C.6.d.

These piped portions of Stream 1 are located entirely offsite, and under several residential lots. Consequently, daylighting this watercourse would cause increased erosion and require the removal of the roads and relinquish access to these legally established existing lots, which would be inconsistent with vehicular access requirements. Therefore, daylighting the watercourse is not a feasible option, and this portion of the watercourse requires a 10-foot setback. This setback does not extend onsite.

PROPOSED PROJECT

Per the prepared Site Plan (**Figure 2**), the applicant proposes to primarily remove and replace existing first- and second-story decks and railings in-kind with the same footprint of the existing legally established residence with a 14 square foot expansion of the uncovered deck on the lower level. Per § 19.07.130 - *Modifications*, additions to or reconstruction of an existing legally established structure or building within a critical area and/or buffer constructed on or before January 1, 2005, provided the specific criteria are met as described in the "**Modification Analysis**" section.

This construction will result in no increase in impervious surfaces and has been situated entirely outside of critical areas and their associated buffers, resulting in no direct or indirect impacts. **Therefore, the proposed single-family residence remodel will not result in critical areas impacts and require no mitigation measures.**

REGULATORY REVIEW

MODIFICATION ANALYSIS

Additions to or in-kind reconstruction of an existing legally established structure or building is allowed per MICC §19.07.130 - *Modifications*. The criteria for this provision are listed below in *italicized* text and the response of how the proposed project meets each criteria is listed in plain text.

A.1. The seasonal limitations on land clearing, grading, filling, and foundation work described in section 19.07.160(F)(2) shall apply.

Pursuant to MICC §19.07.160(F)(2), land clearing, grading, filling, and foundation work within: (a) an erosion hazard area, when 2,000 square feet or more of Site disturbance is proposed, and/or (b) a landslide hazard area are not permitted between October 1 and April 1. This project does not propose 2,000 square feet or more of impact within erosion hazard areas and the proposed development will occur outside of the October 1 and April 1 timeframe.

A.2.a. The structure is enlarged not more than a cumulative total of 200 square feet larger than its footprint as of January 1, 2005;

This proposed development does not result in any increase to the original footprint of the primary structure and single-family residence and therefore meets this criterion. The uncovered deck on the lower level of the single-family residence is proposed to be enlarged by 14 square feet.

A.2.b. If the existing, legally established structure is located over or within a wetland or watercourse, no further expansion within the wetland or watercourse is allowed;

The project is not located over or within a wetland or watercourse and is not being expanded any closer to the watercourse than the existing single-family residence.

A.2.c. If the existing legally established structure is located within a wetland or watercourse buffer, the addition may be no closer to the wetland or watercourse than a distance equal to 75 percent of the applicable standard buffer and must also be no closer to the watercourse or wetland than the existing structure.

The proposed expansion is located entirely in the existing footprint of the legally established decks and outside has been situated entirely outside of critical areas and their associated buffers, resulting in no direct or indirect impacts.

A.2.d. A critical area study approved by the city demonstrates that impacts have been avoided or minimized and mitigated consistent with section 19.07.100, mitigation sequencing;

The proposed project has been situated entirely outside of critical areas and their buffers. This project has been sited within the original footprints of existing impervious surface areas, i.e. the existing legally established footprint of decks. Impacts to the adjacent stream buffer areas have been avoided completely

A.2.e. If the modification or addition is proposed within a geologically hazardous area or associated buffer, a qualified professional provides a statement of risk consistent with section 19.07.160(B)(3).

Geologically hazardous areas or associated buffers are known to be located on the property. Therefore, per section 19.07.160.B(1)-Geologically hazardous areas "When an alteration within a

landslide hazard area, seismic hazard area or buffer associated with those hazards is proposed, the applicant must submit a critical area study concluding that the proposal can effectively mitigate risks of the hazard. The study shall recommend appropriate design and development measures to mitigate such hazards. The code official may waive the requirement for a critical area study and the requirements of subsections (B)(2) and (B)(3) of this section when he or she determines that the proposed development is minor in nature and will not increase the risk of landslide, erosion, or harm from seismic activity, or that the development site does not meet the definition of a geologically hazardous area."

In summary, a geotechnical consultant has provided a statement of risk separately for this project. Please see the attached geotechnical documents (**Attachment 3 & 4**)

3. Reconstruction of legally established nonconforming structures shall meet the standards in section 19.01.050. The code official may require a critical area study and mitigation plan addressing temporary impacts to critical areas and buffers.

Proposed development is within legally established conforming structures that are located outside of any stream or wetland critical areas or buffers. Therefore, no additional mitigation measures are required.

4. Demolition. Removal of structures in watercourse and wetland buffers and geologically hazardous areas, provided:

4.a. Site disturbance is limited to the existing access and building footprint;

The proposed modifications are limited primarily to the existing legally established building footprint with a minor 14 square foot expansion of the covered deck. Site disturbance is limited to the existing access and building footprint.

4.b. There is no site disturbance within or to wetlands or watercourses;

No wetlands exist on-Site or within the Study Area; the Site disturbance is proposed to occur entirely outside of Stream 1 and its setback. Therefore, it will not result in direct or indirect impacts.

4.c. All soils are stabilized and the area is revegetated with appropriate native vegetation; and

The proposed work limits occur entirely within non-vegetated, or ornamental gardening areas and are located outside of critical areas. These development areas are not anticipated to require additional stabilization measures unless deemed necessary by a qualified Geotech.

4.d. Necessary building permits are obtained.

This report is required to meet the necessary criteria for obtaining building permits. Any future additional required building permits will be obtained for this project following the submission of this Critical Areas Study.

SUMMARY

One (1) Type Np, **pip**ed watercourse (Stream 1) was identified during the onsite investigation and desktop review on January 20th, 2026 Site visit (**Figure 1**). Stream 1 is located offsite to the west of the Site and continues offsite to the northwest through an underground pipe as depicted. In addition, a potential landslide hazard area is depicted on the City of Mercer Island's Geospatial Hub. Therefore, additional investigation may be necessary before development by a licensed geotechnical engineer or consultant. No other critical areas were identified on-Site or within the Study Area.

Stream 1's piped watercourse off-Site to the west requires a **10-foot setback** per MICC §19.07.180.C.6.d. The proposed project is located entirely outside of critical areas, and the piped watercourse and buffer are located off-Site entirely.

We trust that the information presented here sufficiently describes and documents critical areas on your property. Should you have questions or wish to discuss any of the information in this report, please contact me at (425) 864-6025.

Sincerely,
Eastside Environmental Pros, Inc.


Kellen Maloney, PWS
Senior Ecologist




Tarek Akkari,
Ecologist

Attachments:

- Photos
- Figures
- 1. Wetland Determination Datasheets
- 2. Corps Antecedent Precipitation Tool
- 3. Geotechnical and Critical Area Report by Geotech Consultants, Inc.
- 4. Statement of Risk

REFERENCES

- Anderson, P. S., Meyer, S., Olson, P., & Stockdale, E. (2016). *Determining the Ordinary High Water Mark for Shoreline Management Act compliance in Washington State* (Publication No. 16-06-029). Washington State Department of Ecology.
- Brinson, M. M. 1993a. *A hydrogeomorphic classification for wetlands*. U.S. Army Engineer Research and Development Center, Vicksburg, MS, USA. Technical Report WRP-DE-4.
- Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. *Classification of Wetlands and Deepwater Habitats of the United States*. FWSOBS-70/31, U.S. Fish and Wildlife Service, Department of the Interior, 1979.
- Environmental Laboratory. *US Army Corps of Engineers Wetlands Delineation Manual*. Technical Report Y-87-1, Vicksburg, Miss.: US Army Corps of Engineers Waterways Experiment Station, 1987.
- Hitchcock, C. Leo, Arthur Cronquist, Marion Owensby, and J. W. Thompson. *Vascular Plants of the Pacific Northwest*. Seattle: University of Washington Press, 2018 update.
- Hruby, T. & Yahnke, A. (2023). Washington State Wetland Rating System for Western Washington: 2014 Update (Version 2). Publication #23-06-009. Washington Department of Ecology.
- Lichvar, R.W. *National Wetland Plant List*. ERCD/CRREL TR-12-11, Hanover, NH: U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory, 2016.
- Munsell Color (Firm). *Munsell Soil Color Charts : with Genuine Munsell Color Chips*. Grand Rapids, MI :Munsell Color, 2010.
- Sprecher, S. W; Warne, A. G. *Accessing and Using Meteorological Data to Evaluate Wetland Hydrology*. Army Engineer Waterways Experiment Station, Vicksburg, MS. Environmental Lab. 2000.
- U.S. Army Corps of Engineers. *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0)*. Final Report, U. S. Army Corps of Engineers, Wetlands Regulatory Assistance Program, 2010.
- U.S. Fish and Wildlife Service. *National Wetlands Inventory, Wetlands Online Mapper*. 2026. <http://wetlandsfws.er.usgs.gov/wtlnds/launch.html>.
- Washington State Department of Fish and Wildlife. "Priority Habitats and Species Database." 2026. www.wdfw.wa.gov/mapping/phs
- Washington State Department of Natural Resources. (2026). *Natural Heritage Information System*. Retrieved from <http://www1.dnr.wa.gov/nhp/refdesk/datasearch/>
- Wetlands Subcommittee, Federal Geographic Data Committee. *Classification of Wetlands and Deepwater Habitats of the United States*. Adapted from Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe (1979). Federal Geographic Data Committee, August 2013.

PHOTOS



Photo 1. Photo of GIS mapped location of off-Site watercourse (Stream 1) located underground (piped) that continues off-Site through a pipe to the northwest, photo taken facing upslope to the west toward off-Site house.

DIRECTION
155 deg(T)

47.58511°N
122.22335°W

ACCURACY 10 m
DATUM WGS84



Existing Site
Conditions

Deck on
northernmost
side of house

2026-01-20
09:00:32-08:00

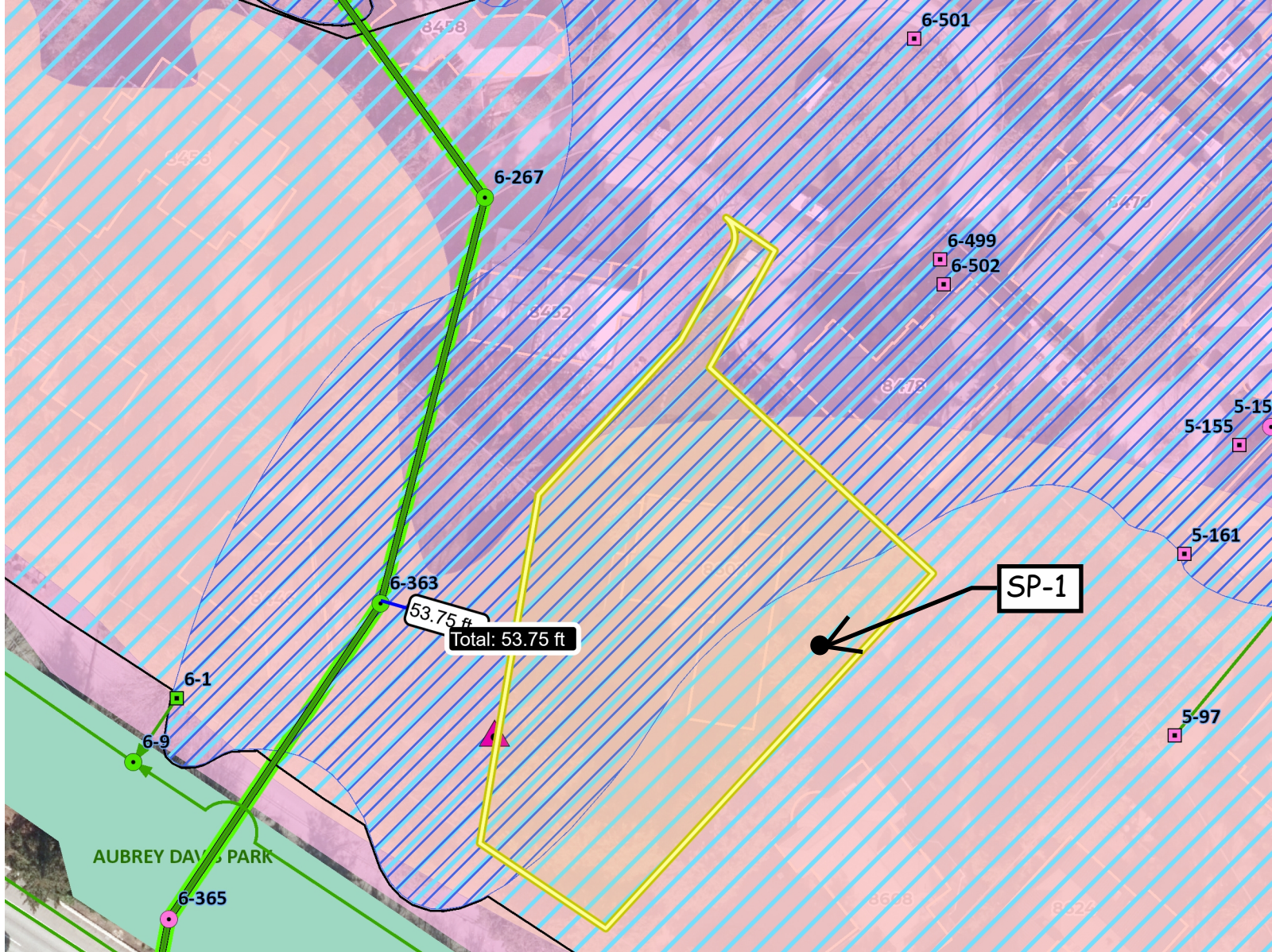
Photo 2. Photo of the proposed in-kind deck replacement area, photo taken facing house to the south.

FIGURES

Figure 1: Existing Conditions Map

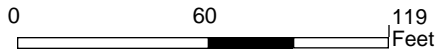
Figure 2: Proposed Site Plan

Figure 1. Existing Conditions Map



Legend

- Storm Catch Basin**
 - CB, City Owned
 - CB, Private
 - CB, Unknown
 - Type 2, City Owned
 - Type 2, Private
 - Type 2, Unknown
- Storm Main**
 - Pipe
 - Open Watercourse
 - Piped Watercourse
 - - Ditch
 - - Culvert
 - - Other
- Storm Main - Private
- Storm Discharge Point
- Identified Landslide Location**
 - ▲ Documented
 - ▲ No Documentation
 - ▲ Ancient Slide (Test Pit)
- Water < 10 ft below ground surface
- Landslide Area
- Unpiped Watercourse**
 - Type "F" = Fish
 - Type "Np" = Non-Fish
 - Type "Ns" = Non-Fish Seasonal
 - Type "Np" (Unverified)
 - Type "Ns" (Unverified)
- Piped Watercourse
- Seismic
- Erosion
- Address
- Building



1 inch = 119.43699 feet



Disclaimer: These maps were developed by the City of Mercer Island and are intended to be a general purpose digital reference tool. These maps are not an accepted legal instrument for describing, establishing, recording or maintaining descriptions for property concerns or boundaries. The City makes no representation or warranty with respect to the accuracy or currency of these data sets, especially in regard to labeling of surveyed dimensions, or agreement with official sources such as records of survey, or mapped locations of features.

Notes

8602 N MERCER WAY - DECK REPLACEMENT

8602 N MERCER WAY, MERCER ISLAND, WA 98040

DATE	
PERMIT SET NO.	

PROJECT INFORMATION

SITE PERSPECTIVE

APPLICABLE CODES

CITY OF MERCER ISLAND CODES AND ORDINANCES
2021 IRC AND LOCAL AMENDMENTS
WASHINGTON STATE CODES, AS ADOPTED

SCOPE OF WORK

WINDOWS & DOOR RENEWAL.
NO OTHER MODIFICATIONS.



PARCEL DATA

PARCEL: 545260-0020
SITE ADDRESS: 8602 N MERCER WAY, MERCER ISLAND, WA 98040
RESIDENTIAL AREA: 097-001 (SE APPRAISAL DISTRICT)
JURISDICTION: MERCER ISLAND
QUARTER-SECTION-TOWNSHIP-RANGE: NW-7 -24-5
LEGAL DESCRIPTION: MERCER PARK LANE NEW LOT B TGW UND INT TRS A-B-C & POR LOT 5 MERCER ISLAND LOT LINE REV NO SUB06-013 REC NO 20070308900005 BEING POR OF SW 1/4 OF NW 1/4 STR 07-24-05
PLAT BLOCK:
PLAT LOT: 2 & 12

LAND DATA

PRESENT USE: SINGLE FAMILY(RES USE/ZONE)
LAND SQFT (ACRE): 22,748 (0.52)
ZONING: R-15
STREET SURFACE: PAVED

YARD REQUIREMENT

- FRONT: TWENTY FEET
- REAR: TWENTY FIVE FEET
- SIDE: SUM TO FIFTEEN FEET

SHEET LIST

SHEET NUMBER SHEET NAME

01 - GENERAL	
A0.00	COVER
02 - ARCHITECTURAL	
A1.01	SITE PLAN
A2.01	EXISTING & DEMO LOWER FLOOR PLAN
A2.02	EXISTING & DEMO UPPER FLOOR PLAN
A2.03	PROPOSED LOWER FLOOR PLAN
A2.04	PROPOSED UPPER FLOOR PLAN
A2.05	SECTIONS & 3D VIEWS
A2.06	ELEVATIONS & 3D VIEWS

BUILDING HEIGHT OF STRUCTURE

ALLOWABLE MAX HEIGHT OF STRUCTURE: NO CHANGE

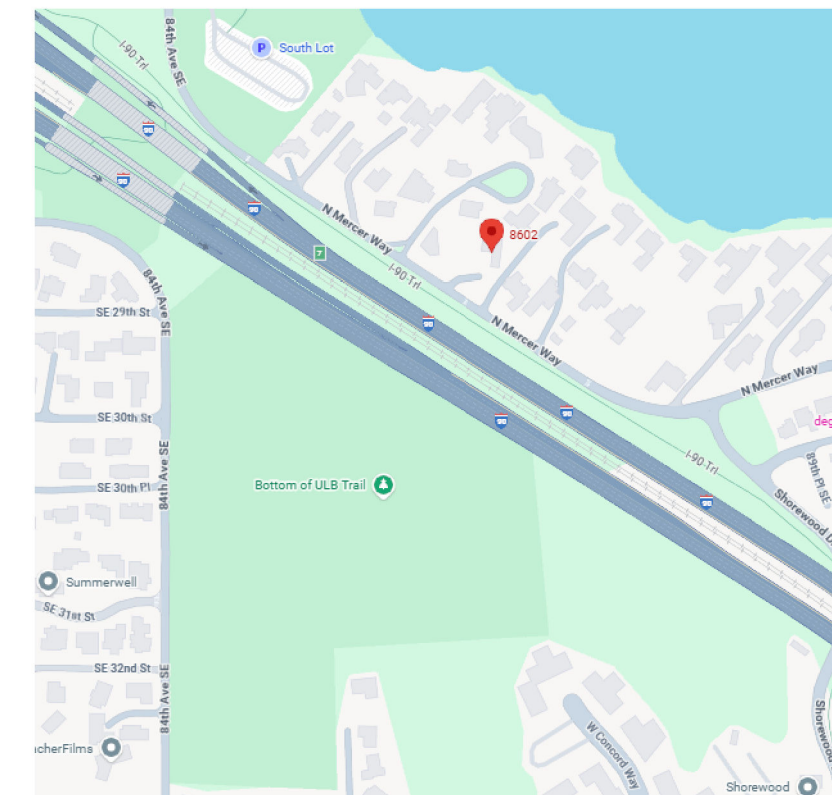
TREE

NO TREES TO BE CUT DOWN
WORK NOT IN DRIP LINES

ABBREVIATIONS

A.F.F.	ABOVE FINISHED FLOOR	FT.	FEET	L.P.	LOW POINT	SEC.	SECTION
ADJ.	ADJUSTABLE	FIN.	FINISH	SIM.	SIMILAR	SHT.	SHEET
A.B.	ANCHOR BOLT	FLR.	FLOOR	SM.	SHEET METAL	S.M.	SPECIFICATIONS
APPROX.	APPROXIMATELY	FTG.	FOOTING	S.S.	STAINLESS STEEL	STD.	STANDARD
ARCH.	ARCHITECT	FNDN.	FOUNDATION	STL.	STEEL	STRUCT.	STRUCTURAL
				SQ.	SQUARE		
BTWN.	BETWEEN	GL.	GLASS	THK.	THICK, THICKNESS		
BLK.	BLOCK, BLOCKING	GYP.	GYPSUM	TYP.	TYPICAL		
BD.	BOARD						
BLDG.	BUILDING	HVAC	HEATING / VENTILATION AIR CONDITIONING				
CLG.	CEILING						
CL.	CENTER LINE	HT.	HEIGHT				
CLR.	CLEAR	HORIZ.	HORIZONTAL				
COL.	COLUMN	HR.	HOUR				
CONC.	CONCRETE						
DET.	DETAIL	IN.	INCHES	PT.	PAINT	VENT.	VENTILATION
DIA.	DIAMETER	INFO.	INFORMATION	PL.	PLATE	VER.	VERIFY
DIM.	DIMENSION	I.D.	INSIDE DIMENSION	PLYWD.	PLYWOOD	V.I.F.	VERIFY IN FIELD
DWG.	DRAWING	INSUL.	INSULATION			VERT.	VERTICAL
		INT.	INTERIOR			V.C.T.	VINYL COMPOSITION TILE
				R	RADIUS		
				REC.	RECOMMENDATION	W.P.	WATER PROOF
				REQ'D.	REQUIRED	WWF	WELDED WIRE FABRIC
				REV.	REVISION	W/	WITH
				R.D.	ROOF DRAIN	W/O	WITHOUT
				RM	ROOM	WD.	WOOD
				R.O.	ROUGH OPENING		

VICINITY MAP



ATVAGA DESIGN LLC
Everett, WA 98208
atvaga.com

WORK IN PROGRESS

COVER
8602 N MERCER WAY - DECK REPLACEMENT
8602 N MERCER WAY, MERCER ISLAND, WA 98040

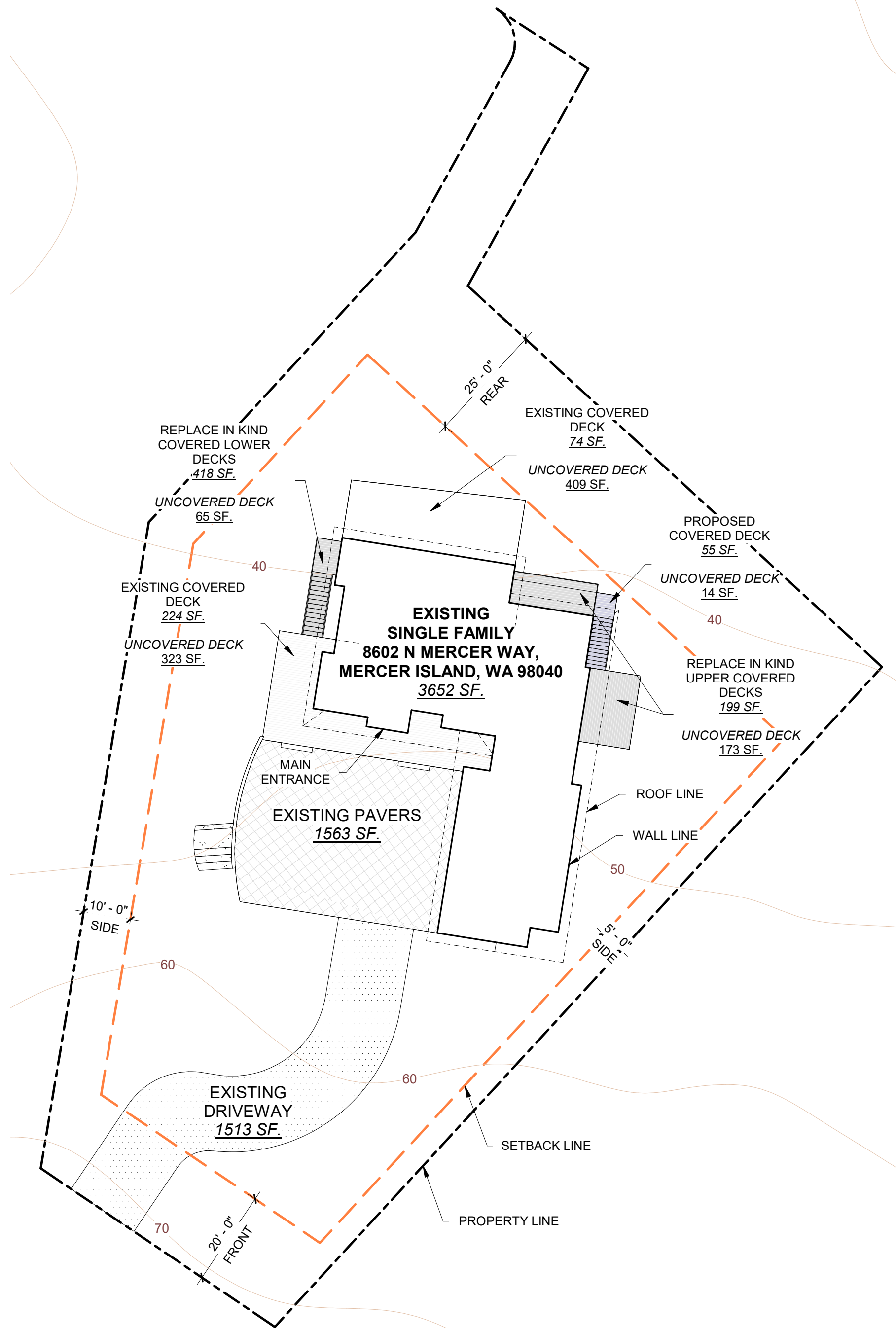
PROPERTY ADDRESS:
8602 N MERCER WAY,
MERCER ISLAND, WA
98040
PARCEL NUMBER:
545260-0020

DISCLAIMER
DUE TO LIMITED SITE AND PROJECT INFORMATION, ATVAGA ACCEPTS NO LIABILITY FOR THE CONTENT OF THIS DESIGN DRAWINGS OR FOR THE CONSEQUENCES OF ANY ACTIONS TAKEN ON THE BASIS OF THE INFORMATION PROVIDED IN THIS DESIGN DRAWINGS.

DATE: 03/01/2026

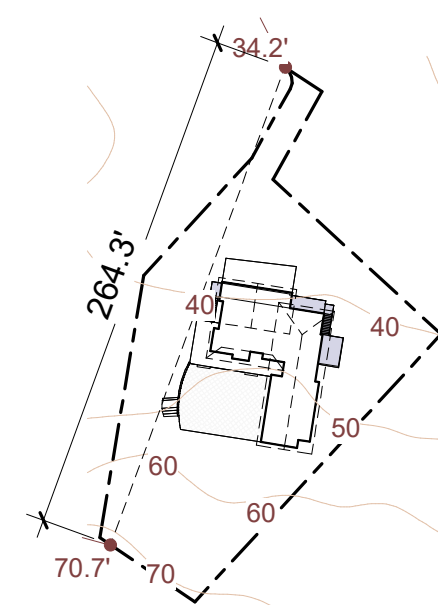
PROJECT NO: MY

SHEET NAME: **A0.00**



1. SITE PLAN

A1.01 SCALE: 1" = 20'-0"



2. LOT SLOPE DIAGRAM

A1.01 SCALE: 1" = 100'-0"

ZONING INFORMATION

19.02: ZONE- R-15

LOT COVERAGE

LOT AREA	22748 SF
LOT SLOPE - LESS THAN 15%	70.7-34.2= 36.5/264.3= 0.14
MAX LOT COVERAGE ALLOWED (40%)	9099.2 SF
LOT COVERAGE CALCULATION	
SINGLE-FAMILY RESIDENCE FOOTPRINT	3652 SF
EXISTING COVERED DECK	298 SF
REPLACE IN KIND COVERED DECK	617 SF
PROPOSED COVERED DECK	55 SF
VEHICULAR USE	3076 SF
TOTAL LOT COVERAGE AREA (%), SF	(34 %), 7698
MAX HARDSCAPE ALLOWED (9%) + AREA BORROWED FROM LOT...	2047.32 SF
HARDSCAPE CALCULATION	
EXISTING UNCOVERED DECK	732 SF
REPLACE IN KIND UNCOVERED DECK	238 SF
PROPOSED UNCOVERED DECK	14 SF
TOTAL	(4%) 984

HARDSCAPE CALCULATION

EXISTING UNCOVERED DECK	732 SF
REPLACE IN KIND UNCOVERED DECK	238 SF
PROPOSED UNCOVERED DECK	14 SF
TOTAL	(4%) 984

SETBACKS

FRONT SETBACK	20 FT
REAR SETBACK	25 FT
SIDE SETBACK	10 FT & 5 FT
PUBLIC RIGHTS OF WAYS AND VEHICULAR ACCESS EASEMENTS	10 FT

HEIGHTS

MAXIMUM BUILDING HEIGHT	30 FT
GROSS FLOOR AREA 40% OF NET LOT AREA	NO CHANGE

CALCULATION NOTE

AREAS LOCATED BENEATH ROOF OVERHANGS OR OTHER IMPERMEABLE COVERS ARE NOT INCLUDED IN THE LOT COVERAGE OR IMPERVIOUS SURFACE CALCULATIONS

GENERAL SITE PLAN NOTES

- UNO ALL EXISTING STRUCTURES INCLUDING TREES SHALL BE RETAINED.
- UTILITIES SHOWN ON THIS SITE PLAN ARE BASED UPON ABOVE GROUND OBSERVATIONS AND AS-BUILT PLANS WHERE AVAILABLE. ACTUAL LOCATIONS OF UNDERGROUND UTILITIES MAY VARY AND UTILITIES NOT SHOWN ON THIS PLAN MAY EXIST ON THIS SITE.
- TREE PROTECTION / DEVELOPMENT IMPACT AREA REQUIREMENTS: RETENTION OF ALL TREES 6 INCHES OR GREATER IS REQUIRED. NO TREE REMOVAL OR DAMAGE IS AUTHORIZED. CONSTRUCTION-RELATED ACTIVITIES, INCLUDING EXCAVATION AND GROUND DISTURBANCE, SITE ACCESS, HEAVY EQUIPMENT USE, STORAGE, OR STOCKPILING IS PROHIBITED OUTSIDE OF THE DEVELOPMENT IMPACT AREA UNLESS LOCATED ON EXISTING HARD SURFACES.

LEGEND

- EXISTING CONSTRUCTION
- PROPOSED CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE
- ROOF LINE

PERMIT SET	NO.	DATE



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Everett, WA 98208
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WORK IN PROGRESS

SITE PLAN	8602 N MERCER WAY - DECK REPLACEMENT	8602 N MERCER WAY, MERCER ISLAND, WA 98040
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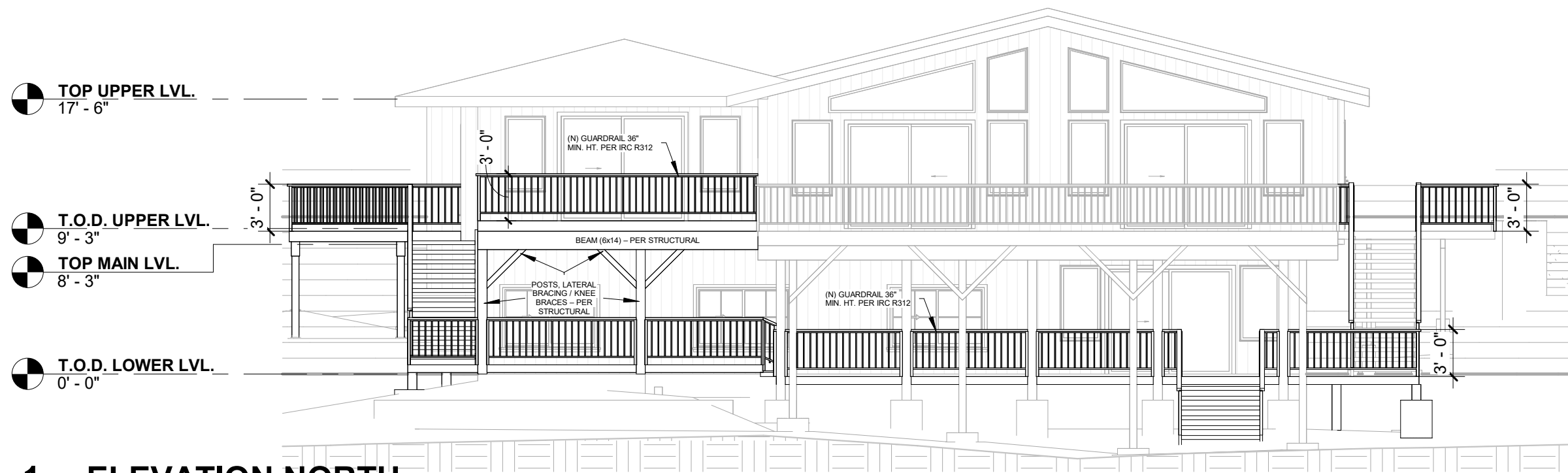
PROPERTY ADDRESS: 8602 N MERCER WAY, MERCER ISLAND, WA 98040	PARCEL NUMBER: 545260-0020
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DATE: 03/01/2026

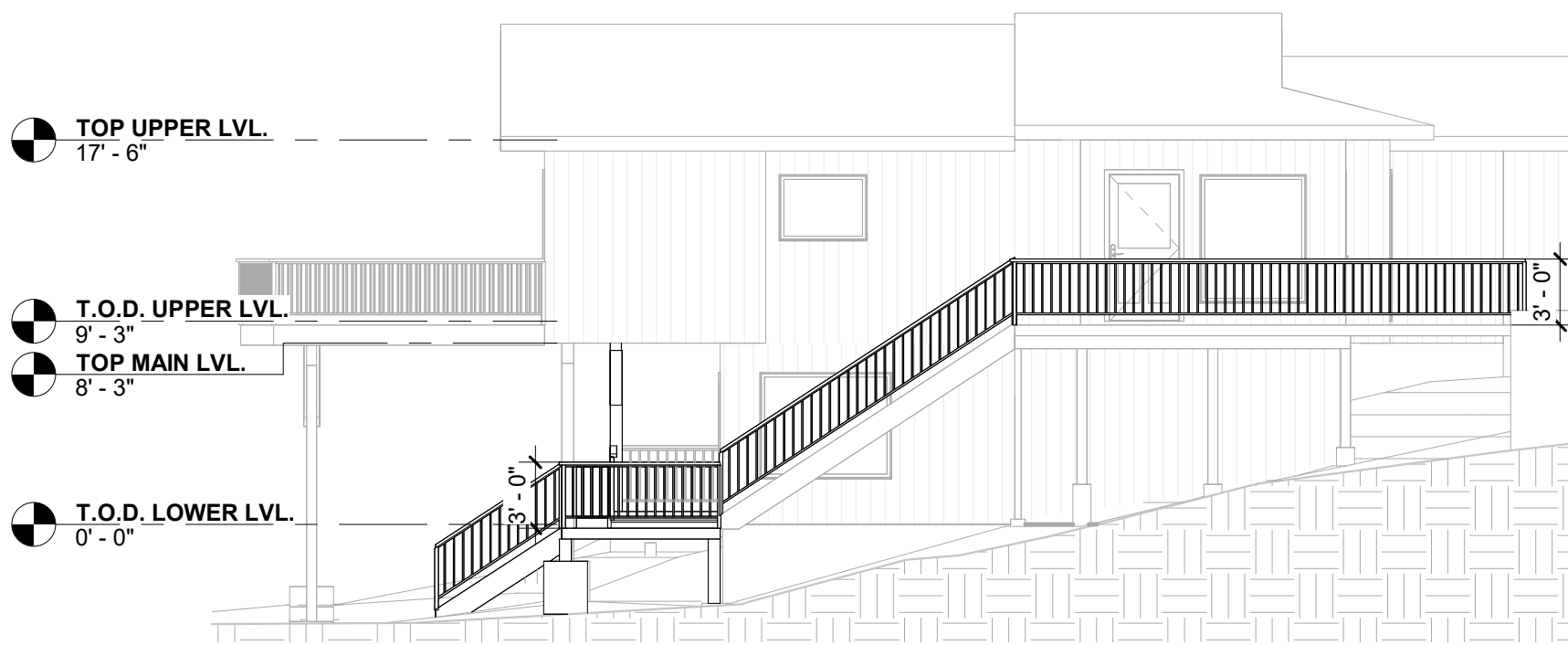
PROJECT NO: MY

SHEET NAME: **A1.01**



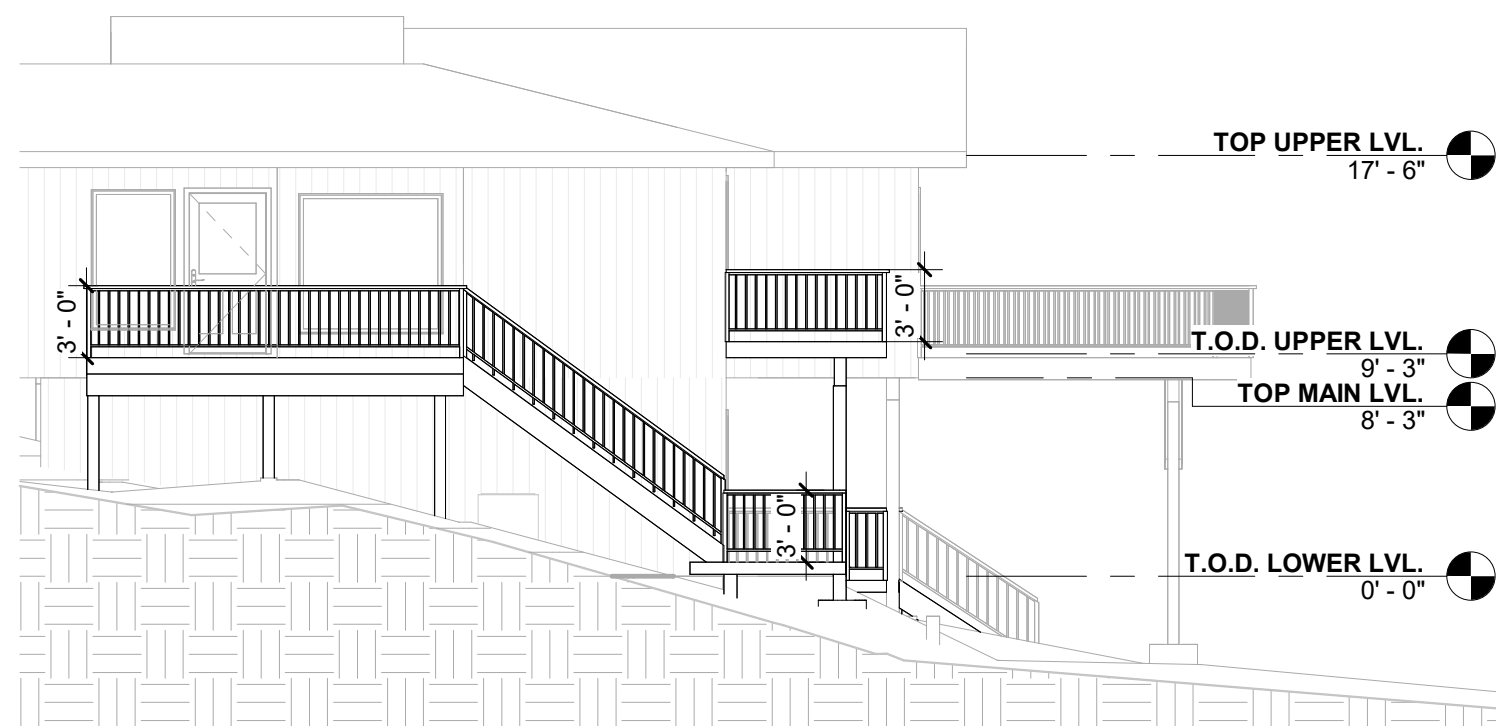
1. ELEVATION NORTH

A2.06 SCALE: 1/8" = 1'-0"



2. ELEVATION EAST

A2.06 SCALE: 1/8" = 1'-0"



3. ELEVATION WEST

A2.06 SCALE: 1/8" = 1'-0"



PERMIT SET	NO.	DATE



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 Everett, WA 98208
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WORK IN PROGRESS

ELEVATIONS & 3D VIEWS
8602 N MERCER WAY - DECK REPLACEMENT
 8602 N MERCER WAY, MERCER ISLAND, WA 98040

PROPERTY ADDRESS:
 8602 N MERCER WAY,
 MERCER ISLAND, WA
 98040

PARCEL NUMBER:
 545260-0020

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DATE: 03/01/2026

PROJECT NO: MY

SHEET NAME: **A2.06**

ATTACHMENT 1

Wetland Determination Datasheets.

Eastside Environmental Pros, Inc.

20 January 2026

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: EE-720 City/County: City of Mercer Island Sampling Date: 2026-01-20
 Applicant/Owner: Clay Showalter State: WA Sampling Point: SP-1
 Investigator(s): Tarek Akkari Section, Township, Range: S7T24R05
 Landform (hillslope, terrace, etc.): Hillslope Local relief (concave, convex, none): None. Slope (%): 20%
 Subregion (LRR): A Lat: 47.58495 Long: -122.22306 Datum: NAD83
 Soil Map Unit Name: Kitsap silt loam, 2 to 8 percent slopes NWI classification: N/A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes No (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes No
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Is the Sampled Area within a Wetland? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Remarks: Sample point taken east of existing house. Normal climatic conditions present during Site Evaluation. Sample point does not meet wetland criteria.	

VEGETATION – Use scientific names of plants.

	Absolute % Cover	Dominant Species?	Indicator Status	
Tree Stratum (Plot size: <u>30 ft</u>)				
1. <u><i>Pseudotsuga menziesii</i></u>	<u>85%</u>	<u>YES</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>5</u> (A) Total Number of Dominant Species Across All Strata: <u>5</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0%</u> (A/B)
2. <u><i>Prunus avium</i></u>	<u>10%</u>	<u>NO</u>	<u>FACU</u>	
3. <u><i>Acer macrophyllum</i></u>	<u>5%</u>	<u>NO</u>	<u>FACU</u>	
4. _____				
<u>100%</u>		= Total Cover		
Sapling/Shrub Stratum (Plot size: <u>15 ft</u>)				
1. <u><i>Prunus laurocerasus</i></u>	<u>20%</u>	<u>YES</u>	<u>NOL</u>	Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
2. <u><i>Ilex aquifolium</i></u>	<u>30%</u>	<u>YES</u>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
<u>50%</u>		= Total Cover		
Herb Stratum (Plot size: <u>5 ft</u>)				
1. <u><i>Hedera helix</i></u>	<u>90%</u>	<u>YES</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <input type="checkbox"/> Rapid Test for Hydrophytic Vegetation <input type="checkbox"/> Dominance Test is >50% <input type="checkbox"/> Prevalence Index is ≤3.0 ¹ <input type="checkbox"/> Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <input type="checkbox"/> Wetland Non-Vascular Plants ¹ <input type="checkbox"/> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. <u><i>Polystichum munitum</i></u>	<u>10%</u>	<u>NO</u>	<u>FACU</u>	
3. _____				
4. _____				
5. _____				
6. _____				
7. _____				
8. _____				
_____		= Total Cover		
Woody Vine Stratum (Plot size: <u>15 ft</u>)				
1. <u><i>None</i></u>				Hydrophytic Vegetation Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
2. _____				
_____		= Total Cover		
% Bare Ground in Herb Stratum _____		% Cover of Biotic Crust _____		
Remarks: Hydrophytic vegetation criteria not met.				

SOIL

Sampling Point: SP-_____

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-8	10YR 3/3	100%					SILO	
8-20	10YR 3/3	85%					SILO	
	10YR 5/4	15%					SILO	
¹ Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ² Location: PL=Pore Lining, M=Matrix.								
Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)						Indicators for Problematic Hydric Soils³:		
<input type="checkbox"/> Histosol (A1)			<input type="checkbox"/> Sandy Redox (S5)			<input type="checkbox"/> 2 cm Muck (A10)		
<input type="checkbox"/> Histic Epipedon (A2)			<input type="checkbox"/> Stripped Matrix (S6)			<input type="checkbox"/> Red Parent Material (TF2)		
<input type="checkbox"/> Black Histic (A3)			<input type="checkbox"/> Loamy Mucky Mineral (F1 (except MLRA 1))			<input type="checkbox"/> Very Shallow Dark Surface (TF12)		
<input type="checkbox"/> Hydrogen Sulfide (A4)			<input type="checkbox"/> Loamy Gleyed Matrix (F2)			<input type="checkbox"/> Other (Explain in Remarks)		
<input type="checkbox"/> Depleted Below Dark Surface (A11)			<input type="checkbox"/> Depleted Matrix (F3)			³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.		
<input type="checkbox"/> Thick Dark Surface (A12)			<input type="checkbox"/> Redox Dark Surface (F6)					
<input type="checkbox"/> Sandy Mucky Mineral (S1)			<input type="checkbox"/> Depleted Dark Surface (F7)					
<input type="checkbox"/> Sandy Gleyed Matrix (S4)			<input type="checkbox"/> Redox Depressions (F8)					
Restrictive Layer (if present):								Hydric Soil Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Type: _____ Depth (inches): _____								
Remarks: Hydric soil criteria not met.								

HYDROLOGY

Wetland Hydrology Indicators:		
Primary Indicators (minimum of one required; check all that apply)	Secondary Indicators (2 or more required)	
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	<input type="checkbox"/> Water Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Stunted or Stressed Plants (D1)(LRR A)	<input type="checkbox"/> Raised Ant Mounds (D6)(LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Frost-Heave Hummocks (D7)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)		
Field Observations:		Wetland Hydrology Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Saturation Present? (includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:		
Remarks: Wetland hydrology criteria not met.		

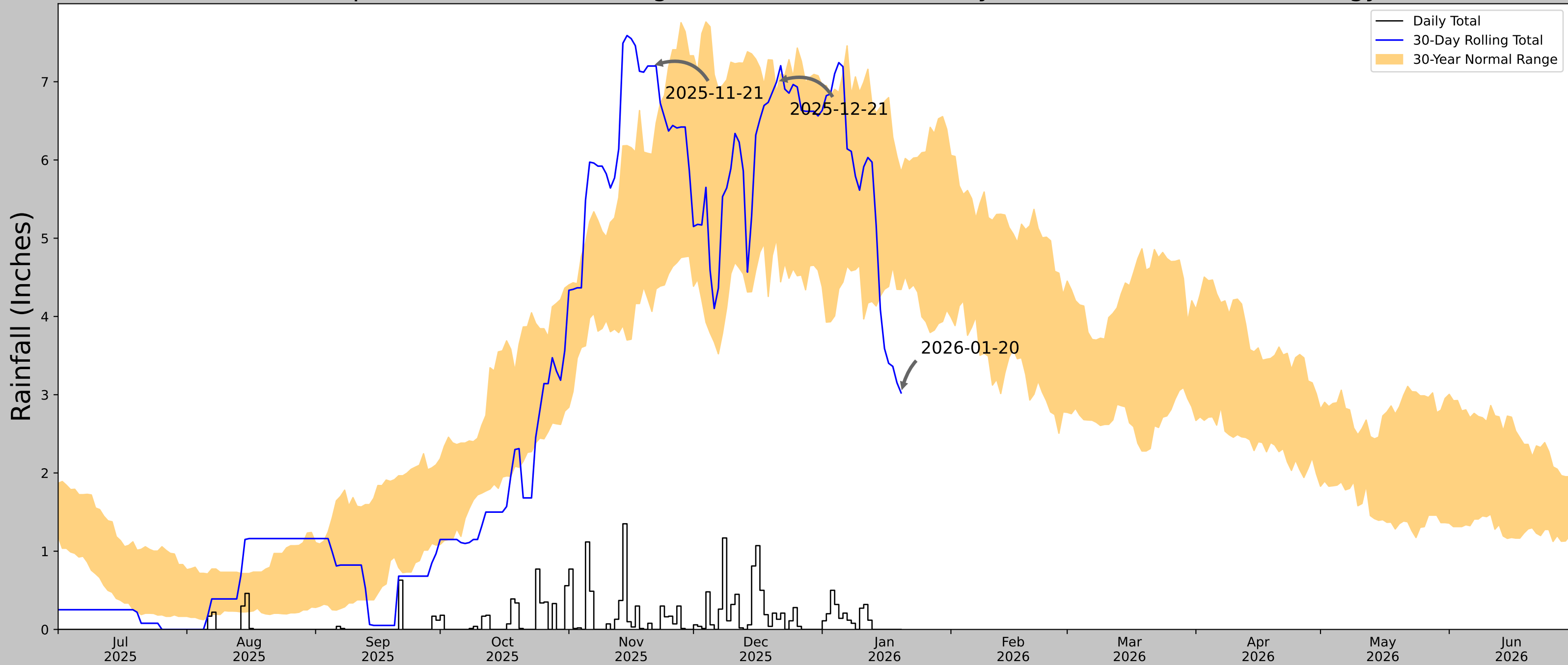
ATTACHMENT 2

Corps Antecedent Precipitation Tool.

20 January 2026

This normal precipitation analysis follows the methodology described by Sprecher and Warne (2000). The Corps Antecedent Precipitation application tool was used to determine that normal climatic conditions were present during the 20 January 2026 Site Evaluation.

Antecedent Precipitation vs Normal Range based on NOAA's Daily Global Historical Climatology Network




Coordinates	47.58495, -122.22321
Observation Date	2026-01-20
Elevation (ft)	47.702
Drought Index (PDSI)	Not available
WebWIMP H ₂ O Balance	Wet Season


30 Days Ending	30 th %ile (in)	70 th %ile (in)	Observed (in)	Wetness Condition	Condition Value	Month Weight	Product
2026-01-20	4.344095	5.846063	3.023622	Dry	1	3	3
2025-12-21	4.990945	6.862992	6.996063	Wet	3	2	6
2025-11-21	4.064567	6.073229	7.200788	Wet	3	1	3
Result							Normal Conditions - 12

Weather Station Name	Coordinates	Elevation (ft)	Distance (mi)	Elevation Δ	Weighted Δ	Days Normal	Days Antecedent
SEATTLE SAND PT WFO	47.6872, -122.2553	60.039	7.221	12.337	3.339	10914	90
MATTHEWS BEACH 0.4 NW	47.7002, -122.2805	37.073	1.477	22.966	0.699	1	0
SEATTLE 5.0 NE	47.6748, -122.2776	291.995	1.345	231.956	0.917	2	0
SEATTLE 4.9 NNE	47.6856, -122.3064	286.089	2.379	226.05	1.608	1	0
SEATTLE URBAN SITE	47.65, -122.3	19.029	3.306	41.01	1.623	61	0
SEATTLE BOEING FLD	47.5456, -122.3147	24.934	10.167	35.105	4.932	221	0
RENTON MUNI AP	47.495, -122.2144	18.045	13.416	41.994	6.601	54	0
MONROE	47.845, -121.9956	125.0	16.259	64.961	8.373	98	0
KENT	47.4172, -122.2433	28.871	18.664	31.168	8.981	1	0

Figures and tables made by the
Antecedent Precipitation Tool
Version 3.0



US Army Corps
of Engineers.



ERDC
ENGINEERING RESEARCH AND DEVELOPMENT CENTER

Developed by:
U.S. Army Corps of Engineers and
U.S. Army Engineer Research and
Development Center

ATTACHMENT 3

Geotechnical and Critical Area Report

Geotech Consultants, Inc.

19 January 2026

January 19, 2026

JN 26008

Todd Butson
8602 North Mercer Way
Mercer Island, Washington 98040
via email: toddbutson@gmail.com

Subject: **Geotechnical and Critical Area Report**
Repair and Expansion of Existing Decks
8602 North Mercer Way
Mercer Island, Washington

Greetings:

This report presents our geotechnical engineering report related to the planned work associated with the remodel of your existing home. The scope of our services consisted of assessing the site surface and subsurface conditions, and then developing this summary report. On January 8, 2026, the undersigned principal engineer met with your contractor (Showpiece Construction) at your property to evaluate the existing conditions.

A narrow, lower level deck extends along the western two-thirds of the north side of your home, below an overhanging portion of the main floor. The south edge of this deck is carried on the continuous foundation of the house, while the north edge spans between the five isolated pad footings that support the overhanging portion of the house. During replacement of the deck boards, it was discovered that some of the framing for the deck itself needed replacement, which has required a permit from the City of Mercer Island. Accessory to this reconstruction of the existing deck, it will be enlarged toward the west and east to connect with exterior stairs that extend up to the main floor level. A new main level deck will be built off the east side of the house. These deck expansions will require the construction of some new foundations. All work associated with the reconstruction and expansion of the deck will occur within no more than approximately 7 to 11 feet of the existing house's footprint. Much of the work will occur in areas previously disturbed by the construction of the existing deck, an on-grade patio, and a foot path.

The City of Mercer Island GIS maps your entire lot to lie within a Potential Landslide Hazard, Seismic Hazard, and Erosion Hazard areas. There are no steep slopes mapped on, or around, your property.

SITE CONDITIONS

Your property is situated on the north end of Mercer Island, a few lots removed from the shore of Lake Washington. It is accessed by a driveway extending from North Mercer Way, which is located along the south border of the property.

Your residence consists of a main floor overlying a north-facing daylight basement. As discussed above, the main floor extends approximately 7 feet beyond the north foundation of the basement over the western approximately two-thirds of the house. The five timber columns that carry the north side of this overhanging portion are supported on large concrete pad footings.

The ground surface on the property generally slopes downward toward the north at a gentle to moderate inclination. There are no steep slopes on, or near, the site. On the north portion of the property, approximately 15 feet north of the house, the ground surface becomes relatively flat. This low, generally-flat grade extends onto the neighboring northwestern (#8452) and northeastern (#8478) lots and continues north to the shore of Lake Washington. Based on our observations, this low, relatively-flat area was originally below the surface of Lake Washington before the lake's level was dropped in 1916 by the completion of the Montlake Cut.

During our visit to the site, we conducted explorations in the areas of the proposed new foundations outside the area of the previously-existing deck. These hand-excavated test holes encountered a varying thickness of fill and loose, highly-weathered silty sand overlying silty sand that becomes denser and less weathered with depth. In our previous exploration for a project two lots to the west (#8456) we found similar native soil conditions. By reviewing Mercer Island's GIS, we were able to find logs of explorations completed for the houses constructed on all of the adjoining lots. These explorations found similar medium-dense to dense, glacially-compressed soils on the properties located west and east of the site, above the historic level of Lake Washington. The lots to the northwest and northeast, within the previous limits of Lake Washington, are underlain by varying amounts of old lake deposits, beneath which are dense, glacially-compressed soils.

Seepage or wet soil conditions were not encountered to the maximum 5-foot depth of the onsite test holes.

CONCLUSIONS AND RECOMMENDATIONS

GENERAL

THIS SECTION CONTAINS A SUMMARY OF OUR STUDY AND FINDINGS FOR THE PURPOSES OF A GENERAL OVERVIEW ONLY. MORE SPECIFIC RECOMMENDATIONS AND CONCLUSIONS ARE CONTAINED IN THE REMAINDER OF THIS REPORT. ANY PARTY RELYING ON THIS REPORT SHOULD READ THE ENTIRE DOCUMENT.

The test holes conducted around the planned work area encountered varying amounts of fill and loose soil underlain by competent, glacially-compressed sands. Due to the lack of access for excavation equipment, we recommend that driven, small-diameter pipe piles be used to support all of the new deck footings. This will ensure that the expanded portions of the deck are supported on glacially-compressed soils and will undergo negligible post-construction settlement. This will also minimize site disturbance.

The portion of the existing deck that will be reconstructed will not be larger or substantially heavier than the old deck. As a result, rebuilding the deck will not cause additional settlement of the existing house foundations that will be reused to support it. An allowable bearing capacity of 2,000 pounds per square foot (psf) can be assumed for the soil beneath the existing house footings. If it is necessary to add any new footings to the rebuilt portion of the deck, they should be supported on pipe piles.

Seismic Hazard: The glacially-compressed soils beneath the development area are not susceptible to seismic liquefaction. The foundations for new construction will also bear on these non-liquefiable soils. No additional mitigation is required to address the mapped Seismic Hazard.

Potential Landslide Hazard: The existing residence and planned new deck construction are not close to any steep or tall slopes. The dense to very dense, glacially-compressed soils that underlie the site, and which will support the deck, are not susceptible to instability, even during a strong earthquake. The stability of the gently- to moderately-inclined ground on, and around, the site will not be adversely affected by the shallow excavations needed for the new development. No buffer or other mitigation measures are required to address the Potential Landslide Hazard mapping of the site.

The deck expansion will not increase the potential for instability on the site or the neighboring properties.

Erosion Hazard: The site disturbance for the proposed development will be limited, and will occur primarily on gently-sloped ground. The mapped Erosion Hazard can be mitigated by implementing proper temporary erosion control measures that will depend heavily on the weather conditions that are encountered. Existing ground cover and landscaping should be left in place wherever possible to minimize the amount of exposed soil. Small soil stockpiles should be covered with plastic during wet weather. Soil and mud should not be tracked onto the adjoining streets, and silty water must be prevented from traveling off the site. It should be possible to complete the planned remodel/expansion during the wet season without adverse impacts to the site and neighboring lots. As with any construction project, it can be necessary to periodically maintain or modify temporary erosion control measures to address specific site and weather conditions.

Once we have reviewed the final plans for the development incorporating the recommendations of this report, we can provide a “statement of risk” to satisfy City of Mercer Island conditions.

We recommend including this report, in its entirety, in the project contract documents. This report should also be provided to any future property owners so they will be aware of our findings and recommendations.

SEISMIC CONSIDERATIONS

In accordance with the International Building Code (IBC), the site class within 100 feet of the ground surface is best represented by Site Class Type D (Stiff Soil).

The IBC and ASCE 7 require that the potential for liquefaction (soil strength loss) during an earthquake be evaluated for the peak ground acceleration of the Maximum Considered Earthquake (MCE), which has a probability of occurring once in 2,475 years (2 percent probability of occurring in a 50-year period). The dense soils beneath the site are not susceptible to seismic liquefaction under the ground motions of the MCE.

PIPE PILES

A 2-inch-diameter pipe pile driven with a minimum 90-pound jackhammer or a 140-pound Rhino hammer to a final penetration rate of 1-inch or less for one minute of continuous driving may be assigned an allowable compressive load of 3 tons. Load tests are not required to verify this allowable capacity.

Extra-strong steel pipe should be used. The site soils are not highly organic, and are not located near salt water. As a result, they do not have an elevated corrosion potential. Considering this, it is our opinion that standard "black" pipe can be used, and corrosion protection, such as galvanizing, is not necessary for the pipe piles. Subsequent pipe sections should be connected together using threaded or slip couplers, or by welding. If slip couplers are used, they must fit snugly into the ends of the pipes. This can require that shims or beads of welding flux be applied to the couplers.

Pile caps and grade beams should be used to transmit loads to the piles. In general, a minimum of two piles should be used in isolated pile caps, in order to prevent eccentric loading on individual piles.

LIMITATIONS

This report has been prepared for the exclusive use of Todd Butson, and his representatives, for specific application to this project and site. Our conclusions and recommendations are professional opinions derived in accordance with our understanding of current local standards of practice, and within the scope of our services. No warranty is expressed or implied. The scope of our services does not include services related to construction safety precautions, and our recommendations are not intended to direct the contractor's methods, techniques, sequences, or procedures, except as specifically described in our report for consideration in design. Our services also do not include assessing or minimizing the potential for biological hazards, such as mold, bacteria, mildew and fungi in either the existing or proposed site development.

ADDITIONAL SERVICES

In addition to reviewing the final plans, Geotech Consultants, Inc. should be retained to provide geotechnical consultation, testing, and observation services during construction. This is to confirm that subsurface conditions are consistent with those indicated by our exploration, to evaluate whether earthwork and foundation construction activities comply with the general intent of the recommendations presented in this report, and to provide suggestions for design changes in the event subsurface conditions differ from those anticipated prior to the start of construction. However, our work would not include the supervision or direction of the actual work of the contractor and its employees or agents. Also, job and site safety, and dimensional measurements, will be the responsibility of the contractor.

During the construction phase, we will provide geotechnical observation and testing services when requested by you or your representatives. Please be aware that we can only document site work we actually observe. It is still the responsibility of your contractor or on-site construction team to verify that our recommendations are being followed, whether we are present at the site or not.

We appreciate the opportunity to be of service on this project. Please contact us if you have any questions, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



1/19/2026

Marc R. McGinnis, P.E.
Principal

cc: **Showpiece Construction** – Clayton Showalter
via email: clay@showpiececonstruction.com

MRM:kg

ATTACHMENT 4

Statement of Risk

Geotech Consultants, Inc.

9 March 2026

March 9, 2026

JN 26008

Todd Butson
8602 North Mercer Way
Mercer Island, Washington 98040
via email: toddbutson@gmail.com

Subject: **Review of Plans**
Repair and Expansion of Existing Decks
8602 North Mercer Way
Mercer Island, Washington

Greetings:

As requested, we have reviewed the geotechnical aspects of the plans for the reconstruction and expansion of the lower level deck along the north side of your house and the main floor deck along the east side of your residence. For our review, we were provided with the structural drawings (Dibble Engineers; 03.03.2026).

As recommended, the portions of the decks located outside the footprint of the pre-existing lower floor level deck will be supported by new foundations carried on small-diameter pipe piles.

In order to satisfy Mercer Island Code 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, or if we can be of further assistance.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.



3/09/2026

Marc R. McGinnis, P.E.
Principal

cc: **Showpiece Construction** – Clayton Showalter
via email: clay@showpiececonstruction.com