1. Get HOA to approve signing & notarizing Covenant
COVENANTS
2. Yes Design needs to reach out & tell Seattle who is signing & get approval from the City
3. Get Covenant signed & notarized
4. Yes Design gets Covenant recorded with King County
TO KING CO
5. Submit recorded Covenant ~~with~~ & Seattle
& SUBMITS TO

General Comments

SDCI

ECA GEOTECH

Corporations and Charities Filing System

Business Information

BUSINESS INFORMATION

Business Name:	GREENHOUSE CONDOMINIUM HOMEOWNERS ASSOCIATION	UBI Number:	602 265 522
Business Type:	WA MISCELLANEOUS AND MUTUAL CORPORATION	Business Status:	ACTIVE
Principal Office Street Address:	2210 & 2222 NE 92ND ST, SEATTLE, WA, 98115, UNITED STATES	Principal Office Mailing Address:	3109 FRANKLIN AVENUE E., SEATTLE, WA, 98102, UNITED STATES
Expiration Date:	01/31/2023	Jurisdiction:	UNITED STATES, WASHINGTON
Formation/ Registration Date:	01/08/2003	Period of Duration:	PERPETUAL
Inactive Date:			
Nature of Business:	CONDOMINIUM ASSOCIATION		

REGISTERED AGENT INFORMATION

Registered Agent Name:	P.R.I.M.E. INC		
Street Address:	3109 FRANKLIN AVE E, SEATTLE, WA, 98102-3852, UNITED STATES	Mailing Address:	

GOVERNORS

Title	Governors Type	Entity Name	First Name	Last Name
GOVERNOR	INDIVIDUAL		DANIEL	ZAK
GOVERNOR	INDIVIDUAL		TAMI	WOLFF
GOVERNOR	INDIVIDUAL		BRI	ANKENMAN
GOVERNOR	INDIVIDUAL		GASTON	KENNEDY

When Recorded, Return to

Seattle Department of Construction and Inspections
700 5th Avenue, Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

POTENTIAL LANDSLIDE AREA COVENANT

GRANTOR: 1) GREENHOUSE CONDOMINIUM HOMEOWNERS ASSOCIATION

2) _____

3) _____

☐ **Additional Owners/Grantors on page _____**

GRANTEE: THE CITY OF SEATTLE

LEGAL DESCRIPTION (ABBREVIATED):
UNIT 104, GREENHOUSE CONDOMINIUM

The complete legal description is found on Exhibit A of the Covenant.

STREET ADDRESS: 2210 NE 92ND ST

ASSESSOR'S TAX PARCEL ID NO(S). 2909000000

PERMIT APPLICATION NO(S). 6861073-CN

COVENANT RUNNING WITH THE LAND,
WITH ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK,
DUTY TO INFORM, NEED FOR INSURANCE, INDEMNITY
AND WAIVER
(Potential Landslide Area)

This Covenant is executed in favor of the City of Seattle ("City") by the undersigned owner(s) ("Grantor") of the real property described on Exhibit A (the "Property") on behalf of Grantor and Grantor's heirs, successors and assigns. The Property is located at the following street address:

2210 NE 92ND ST

The Property is assigned the following assessor's tax parcel identification number(s):

2909000000

The undersigned warrants that Grantor has bargained for and negotiated this Covenant with the City and that all owners of the Property have executed this document.

A. ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK

1. Grantor acknowledges that the Property is located in or contains a potential landslide area as described in SMC 25.09.012, that the Property is subject to the provisions of SMC Chapter 25.09, SMC Chapter 22.170 and the rules and regulations adopted by the Director of the Seattle Department of Construction and Inspections, and that this Covenant is being executed pursuant to SMC 22.170.080.

2. Grantor understands and acknowledges that there are unique risks associated with development of this Property. Risks of developing in a potential landslide area include without limitation property damage, loss of use, personal injury and death resulting from soil movement (such as landslides and mudslides), water movement, and water collection occurring on the Property or on other property in the vicinity. Grantor acknowledges that not all risks have been eliminated by the design and engineering of proposed development on the Property.

3. Grantor understands and acknowledges that the design and capacity of any public drainage system (existing or future) may not be sufficient to prevent system overflows, flooding, or ponding resulting from storm events and agrees on behalf of Grantor and Grantor's heirs, successors and assigns that the City has no obligation to Grantor or Grantor's heirs, successors or assigns to update or improve any such system or to construct a new

system. Grantor also acknowledges and agrees on behalf of Grantor and Grantor's heirs, successors and assigns that the design and capacity of Grantor's private drainage system (existing or future) may not be sufficient to prevent system overflows, flooding, or ponding resulting from storm events and that the City has no obligation or liability to Grantor or Grantor's heirs, successors or assigns for such system.

4. Grantor has decided to proceed with development. Grantor agrees on behalf of Grantor and Grantor's heirs, successors and assigns to accept any and all risks of loss, damage and injury associated with (a) use of the Property; (b) development or construction on the Property; or (c) any combination thereof.

B. WAIVER

Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any loss or damage occurring either on or off the Property, including without limitation personal injury, death, property damage, and loss of use by reason of or arising out of (1) issuance of any permit or approval by the City for development or alteration of the Property, except only for such losses that directly result from the sole negligence of the City; and (2) the risks described in Section A above, except only for such losses that directly result from the sole negligence of the City.

C. INDEMNITY

1. To the full extent of Grantor's negligence and the full extent of the negligence of Grantor's heirs, successors and assigns, as well as the negligence of agents and employees of any of the above, Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to indemnify, hold harmless and defend the City and its officers, agents and employees from and against any and all claims, losses, costs and damages including without limitation personal injury, death, property damage, loss of use, and attorneys' fees, arising out of or relating to the City's involvement in permit issuance, inspection, or approval of any development or alteration of the Property, and/or any of the risks described in Section A above, and caused by or resulting from the concurrent negligence of the City or the City's agents or employees, and:

(a) Grantor or Grantor's agents or employees;
(b) Grantor's heirs, successors or assigns;
(c) the agents or employees of Grantor's heirs, successors or assigns; or
(d) any combination thereof.

2. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to indemnify, hold harmless and defend the City and its officers, agents and employees from and against any and all claims, losses, costs and damages, including without limitation personal injury, death, property damage, loss of use, and attorneys' fees, arising out of or relating to the City's involvement in permit issuance, inspection, or approval of any development or alteration of the Property, and/or any of the risks described in Section A

above, and caused by or resulting from the non-concurrent negligence of the City or the City's agents or employees, and:

(a) Grantor or Grantor's agents or employees;
(b) Grantor's heirs, successors or assigns;
(c) the agents or employees of Grantor's heirs, successors or assigns; or
(d) any combination thereof.

3. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to indemnify, hold harmless and defend the City and its officers, agents and employees from and against any and all claims, losses, costs and damages, including without limitation personal injury, death, property damage, loss of use, and attorneys' fees, arising out of or relating to any of the risks described in Section A above, and caused by or resulting from the negligence of any and all persons and entities involved in the design, construction, or maintenance of improvements to the Property, other than:

(a) Grantor and Grantor's agents and employees;
(b) Grantor's heirs, successors and assigns; and
(c) the agents or employees of Grantor's heirs, successors or assigns.

4. Nothing in this Section is intended to require indemnification of the City for damages or other losses caused by or resulting from the sole negligence of the City, its agents or employees.

5. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, specifically and expressly agrees to waive Grantor's and Grantor's heirs', successors' and assigns' immunity under industrial insurance, Title 51 of the Revised Code of Washington, to the extent necessary to provide the City with a full and complete indemnity from claims made by employees of Grantor or Grantor's heirs, successors and assigns. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, specifically and expressly agrees that such waiver of immunity was mutually negotiated by the parties.

D. DUTY TO INFORM

1. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to inform all subsequent heirs, successors and assigns of the Property that: (a) the Property is in or contains a potential landslide area, and (b) that there are risks associated with the Property and development thereon, as described above in Section A.

2. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to provide a copy of this Covenant to any prospective purchaser or assignee of the Property prior to closing or assignment.

3. Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to inform all subsequent heirs, successors and assigns of the Property of: (a) any conditions or prohibitions on development and of any features of the Property, natural or constructed, or of the development, that will require monitoring, maintenance, modification or

replacement; (b) to help identify any such conditions, prohibitions, or features, the advisability of reviewing the City records of any City permit or approval for development or alteration of the Property; and (c) **if this box is checked** ☐, the specific conditions, prohibitions, or features listed in Exhibit B.

E. INSURANCE

Grantor, on behalf of Grantor and Grantor's heirs, successors and assigns, agrees to further inform all subsequent heirs, successors and assigns of the advisability of obtaining insurance *in addition to* standard homeowner's insurance to specifically cover the risks posed by proposed development in a potential landslide area, including without limitation those risks described above in Section A.

F. RECORDING

This Covenant shall be recorded in the real estate records of the Office of Records and Elections of King County, Washington.

G. RUNNING COVENANT

The parties intend that this Covenant shall run with the land and be binding on Grantor and on Grantor's heirs, successors and assigns.

H. SEVERABILITY

If any provision of this Covenant is held invalid, the remainder of the Covenant is not affected. If the application of this Covenant to any person or circumstance is held invalid, the application of the Covenant to other persons or circumstances is not affected.

EXHIBIT A
TO COVENANT RUNNING WITH THE LAND WITH ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO INFORM, NEED FOR INSURANCE, INDEMNITY AND WAIVER

COMPLETE LEGAL DESCRIPTION OF PROPERTY SUBJECT TO COVENANT:

GREENHOUSE CONDOMINIUM DEVELOPMENT, AS DESCRIBED IN THE DECLARATION FOR THE GREENHOUSE CONDOMINIUM DEVELOPMENT FILED UNDER KING COUNTY RECORDING NUMBER 7901300921, AS AMENDED THEREAFTER; AND THE SURVEY MAP AND PLANS RECORDED UNDER KING COUNTY RECORDING NUMBER 7901300920

EXHIBIT B
TO COVENANT RUNNING WITH THE LAND WITH ACKNOWLEDGEMENT AND ACCEPTANCE OF RISK, DUTY TO INFORM, NEED FOR INSURANCE, INDEMNITY AND WAIVER

SPECIFIC CONDITIONS, PROHIBITIONS, OR FEATURES, IF ANY, THAT WILL REQUIRE MONITORING, MAINTENANCE, MODIFICATION OR REPLACEMENT
(*TO BE COMPLETED BY CITY STAFF ONLY*):

Don't Sign Yet

(CORPORATE OWNER, PARTNERSHIP OV[illegible]TY COMPANY OWNER/OTHER LEGAL ENTITY OV[illegible]f needed)

Date:_____

_____
Owner/Grantor

By_____

_____
Printed Name

Its _____

State of Washing[illegible]

County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the_____ _____(type of authority, e.g., partner, trustee, title of officer, personal representative, guardian, attorney in fact for a principal, etc.) of _____ (name of owner/entity on behalf of whom instrument was executed), to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: _____

_____
NOTARY PUBLIC in and for the State of Washington
Residing at _____
My commission expires: _____
PRINT NAME: _____

Use this space for Notary Seal

Date:_____

_____
Owner/Grantor

By_____

_____
Printed Name

Its _____

State of Washington)
)ss
County of _____)

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the_____ _____(type of authority, e.g., partner, trustee, title of officer, personal representative, guardian, attorney in fact for a principal, etc.) of _____ (name of owner/entity on behalf of whom instrument was executed), to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: _____

_____
NOTARY PUBLIC in and for the State of Washington
Residing at _____
My commission expires: _____
PRINT NAME: _____

Use this space for Notary Seal

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

7220 Trade Street, Suite 350, San Diego, CA 92121 ▸ p 619-650-0010 ▸ *mulhernkulp.com*

CALCULATION PACKAGE

May 26 2022

Yen Design

2210 NE 92nd St Seattle, WA
Seattle, WA.

MULHERN & KULP STRUCTURAL ENGINEERING, INC.

Prepared By:

Noah E. Humberston, E.I.T. *Staff Engineer*

Nicholas J. Martignetti, P.E. *Associate Owner + San Diego Office Director*

05/26/2022

Signature, Seal & Date

MULHERN+KULP
RESIDENTIAL STRUCTURAL ENGINEERING

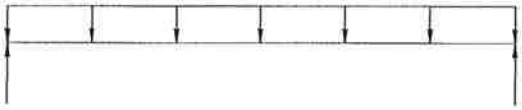
PROJECT NAME: 2210 NE 92ND ST
SEATTLE, WA
M&K PROJECT #: 251-22013
ENGINEER: NEH
DATE: 26-MAY-22

BEAM & HEADER CALCULATIONS

BEAM DESCRIPTION: Dropped Deck Bm, @ Long Span Joists [1]

PARAMETERS:

L = 10.25 FT
W = 0.49 KLF
P = — K



ANALYSIS:

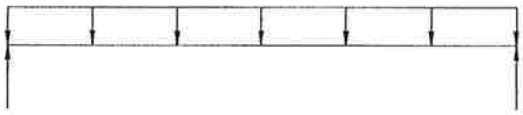
R_{MAX} =	2.31 K	V_D =	K	< V_{ALL} =	7.16 K	☑ ADEQUATE
M_{MAX} =	6.44 K-FT	< M_{ALL} =	8.84 K-FT			☑ ADEQUATE
Δ_{TL} =	0.134 IN.	L/	915	< L/240		☑ ADEQUATE

6 x 12 DF #2 Dropped

BEAM DESCRIPTION: Dropped Deck Bm @ Short Span D.J. [B2]

PARAMETERS:

L = 10.75 FT
W = 0.39 KLF
P = — K



ANALYSIS:

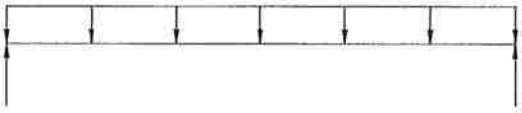
R_{MAX} =	K	V_D =	K	< V_{ALL} =	7.16 K	☑ ADEQUATE
M_{MAX} =	5.63 K-FT	< M_{ALL} =	8.84 K-FT			☑ ADEQUATE
Δ_{TL} =	0.129 IN.	L/	998	< L/240		☑ ADEQUATE

6x12 DF #2 Dropped

BEAM DESCRIPTION:

PARAMETERS:

L = FT
W = KLF
P = K



ANALYSIS:

R_{MAX} =	K	V_D =	K	< V_{ALL} =	K	☐ ADEQUATE
M_{MAX} =	K-FT	< M_{ALL} =	K-FT			☐ ADEQUATE
Δ_{TL} =	IN.	L/		< L/240		☐ ADEQUATE

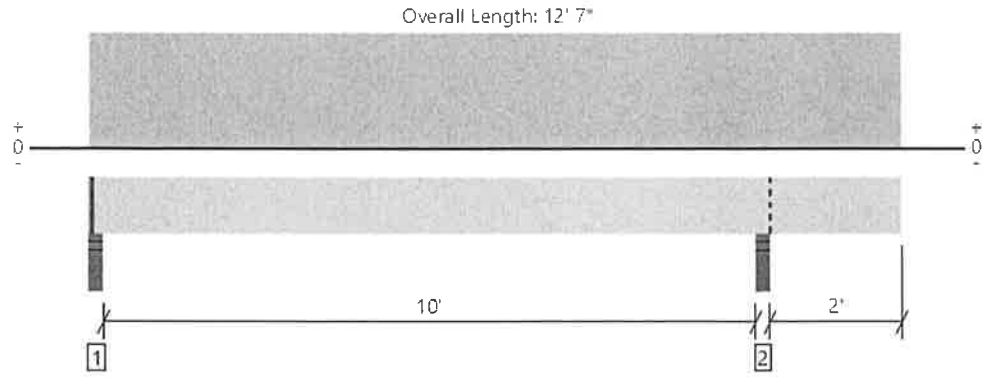
FORTE WEB

MEMBER REPORT

PASSED

Level, Deck Joists

1 piece(s) 2 x 8 HF No.2 @ 16" OC



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	484 @ 2 1/2"	1367 (2.25")	Passed (35%)	--	1.0 D + 1.0 L (Alt Spans)
Shear (lbs)	428 @ 9' 8 1/4"	1088	Passed (39%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	1205 @ 5' 3 1/2"	1284	Passed (94%)	1.00	1.0 D + 1.0 L (Alt Spans)
Live Load Defl. (in)	0.318 @ 5' 3 7/8"	0.341	Passed (L/386)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.366 @ 5' 3 3/4"	0.511	Passed (L/336)	--	1.0 D + 1.0 L (Alt Spans)
TJ-Pro™ Rating	N/A	N/A	N/A	--	N/A

System : Floor
Member Type : Joist
Building Use : Residential
Building Code : IBC 2015
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Overhang deflection criteria: LL (2L/360) and TL (2L/240). Upward deflection on right cantilever exceeds overhang deflection criteria.
- Allowed moment does not reflect the adjustment for the beam stability factor.
- A 15% increase in the moment capacity has been added to account for repetitive member usage.
- Applicable calculations are based on NDS.
- No composite action between deck and joist was considered in analysis.

Supports	Bearing Length			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	3.50"	2.25"	1.50"	68	426/-10	494/-10	1 1/4" Rim Board
2 - Stud wall - SPF	3.50"	3.50"	1.50"	100	599	699	Blocking

- Rim Board is assumed to carry all loads applied directly above it, bypassing the member being designed.
- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	3' 8" o/c	
Bottom Edge (Lu)	12' 6" o/c	

•Maximum allowable bracing intervals based on applied load.

Vertical Load	Location (Side)	Spacing	Dead (0.90)	Floor Live (1.00)	Comments
1 - Uniform (PSF)	0 to 12' 7"	16"	10.0	60.0	Default Load

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
Noah Humberston Mulhern and Kulp (484) 663-4488 nhumberston@mulhernkulp.com	

Weyerhaeuser

5/25/2022 11:30:52 PM UTC
ForteWEB v3.2, Engine: V8.2.0.17, Data: V8.1.0.16
File Name: 2210 NE 92nd St. Seattle

COBALT
GEOSCIENCES

Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, Washington 98028

August 10, 2021

Tom Gray
Tgr66474@gmail.com

RE: Geotechnical Evaluation
Proposed Deck
2210 NE 92nd Avenue No. 104
Seattle, Washington

In accordance with your authorization, Cobalt Geosciences has prepared this letter to present our opinions regarding mapped geologic hazard areas along with recommendations for deck foundation support at the referenced site.

We understand that the site contains steep slope hazards per City of Seattle mapping.

Project and Site Description

The site is developed with a multi-unit residential structure, parking areas, and local decks. The remainder of the property is vegetated with grasses, bushes, shrubs, and trees. The site area is located at Unit 104,

The area of the deck is located at the top of a steep west-facing slope. The deck is supported on poured concrete footings and pier blocks with vertical posts. The blocks and footings lean outward over the slope due to soil creep. The slope extends downward to the west at magnitudes of 50 to 70 percent and relief of about 25 feet. The slope is well vegetated; however, there is evidence of soil creep and local erosion. There is a timber 'wall' under the deck that is about 3 feet tall.

The proposed development includes a new (replacement) deck on the western side of the unit. The deck will be supported on isolated foundation elements bearing on native soils or on driven pipe piles extending to refusal. We anticipate that the new deck will essentially be located in the area of the existing deck.

Area Geology & Soil Conditions

The Geologic Map of Seattle indicates that the site is near the contacts between Ice-Contact Deposits and Vashon Recessional Outwash. These materials include till-like diamict, outwash sands, and lacustrine silts. Most of these soils become medium dense within 10 feet of the ground surface.

As part of our evaluation, we excavated a hand boring to determine the shallow soil and groundwater conditions in the area of the proposed deck.

The hand boring encountered approximately 6 inches of topsoil and grass underlain by approximately 5.5 feet of loose to medium dense, silty-fine to medium grained sand trace gravel with silt. These materials were underlain by medium dense to dense, silty-fine to fine grained sand, which continued to the termination depth of the hand boring.

Geologic Hazards

The City of Seattle designates slopes with magnitudes greater than about 40 percent and vertical relief of at least 10 feet as potentially geologically hazardous (steep slope/landslide hazards). There are slopes mapped as geologically hazardous along the western margin of the property, west of the building.

During our field assessment, we traversed the accessible portions of the property to observe nearby steep slope areas. As we conducted the traverses, we looked for any signs that would indicate past slope failures or features indicating possible future instability.

Overall, the steep slope areas within the property appear stable at this time with no evidence of severe erosion, exposed soils, hummocky terrain, or other signs of recent landslide activity. It is our opinion that the risk of landslide activity at the site is currently low. The upper slope areas are experiencing soil creep as indicated by the foundation rotation and local curved trunks of vegetation.

The area of the deck and likely the lower slope has been modified through prior grading. It is our opinion that the site meets the criteria for relief from prohibition for work in critical areas. The proposed construction can be completed without adversely affecting slope stability.

Conclusions & Recommendations

The deck will be re-constructed within a steep slope hazard area that was at least in part created through prior grading. It is our opinion that the proposed deck will not adversely affect slope stability on the property or adjacent areas provided the new footings are supported as recommended in this report and earthwork activities are periodically monitored by the geotechnical engineer.

Deck Foundation Design

New isolated foundation elements should be supported on concrete footings bearing on driven pipe piles. The pipe piles should consist of galvanized Schedule 80 steel pipes 2 inches in diameter. These piles should extend to refusal below the new footings. We anticipate a pile depth of 20 to 30 feet with an average embedment of 25 feet.

Piles should be driven with a 140-pound pneumatic hammer. Refusal criteria includes 3 cycles of 60 seconds per inch of penetration. Piles may be designed using an axial capacity of 3 tons per pile.

Lateral resistance for footings can also be developed using an allowable equivalent fluid passive pressure of 225 pounds per cubic foot (pcf) acting against the appropriate vertical footing faces (neglect the upper 12 inches below grade in exterior areas).

Erosion and Sediment Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented, and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September).

However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).

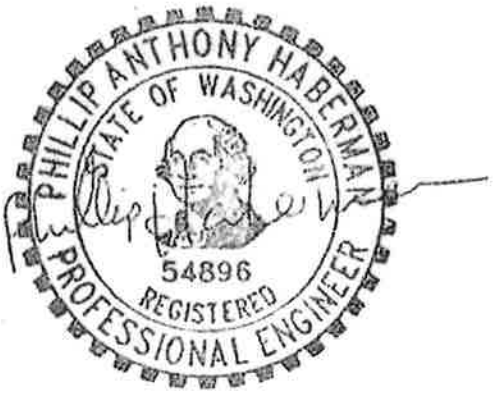
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.
- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Closure

The information presented herein is based upon professional interpretation utilizing standard practices and a degree of conservatism deemed proper for this project. We emphasize that this report is valid for this project as outlined above and for the current site conditions and should not be used for any other site.

Sincerely,

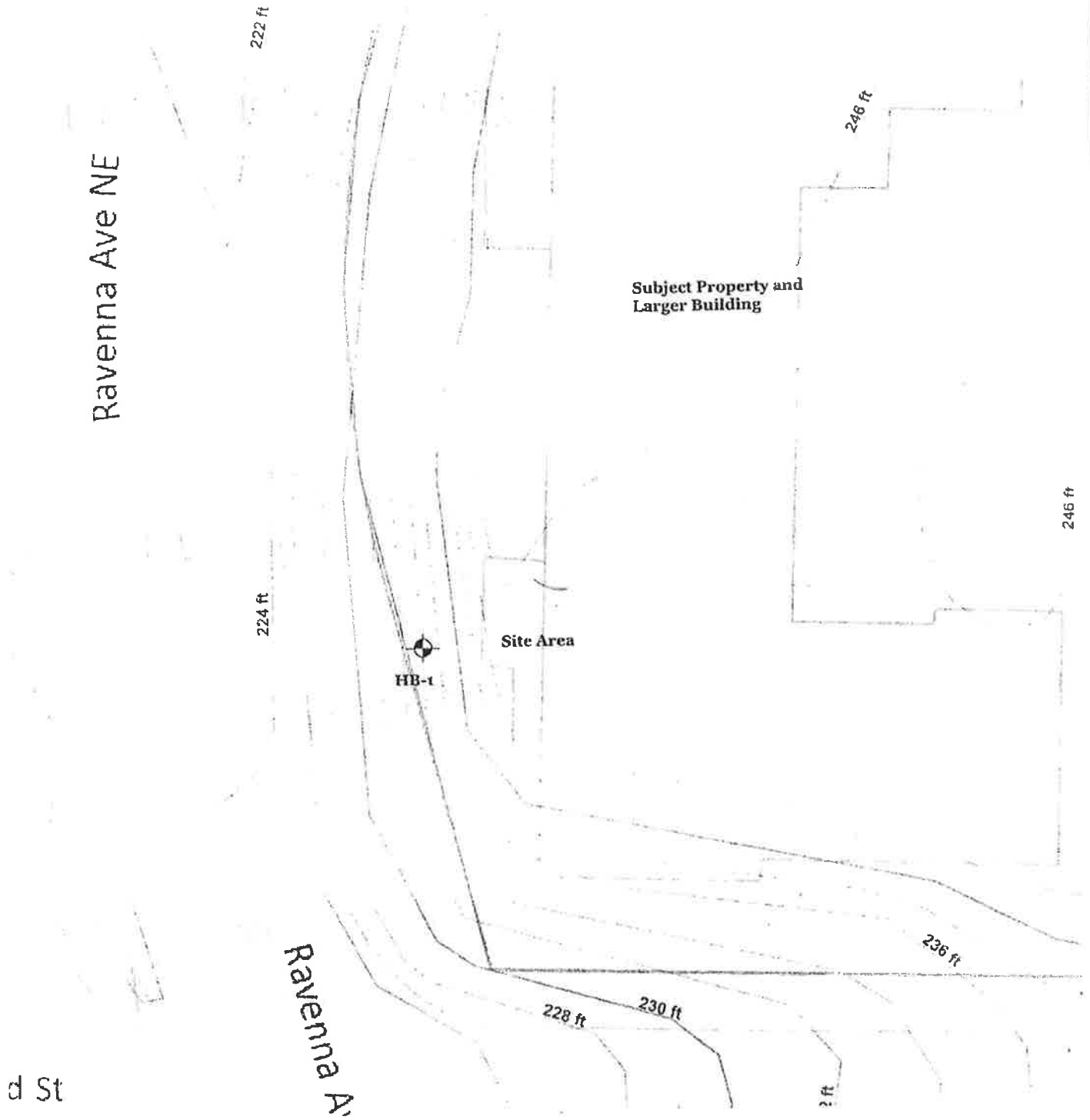
Cobalt Geosciences, LLC



Phil Haberman, PE, LG, LEG
Principal

8/10/2021

PH/sc



HB-1 **Approximate Hand Boring Location**

N

Not to Scale

COBALT GEOSCIENCES	Proposed Deck 2210 NE 92nd Street, Unit 104 Seattle, Washington	**Site Layout** **Figure 1**	Cobalt Geosciences, LLC P.O. Box 82243 Kenmore, WA 98028 (206) 331-1097 www.cobaltgeo.com cobaltgeo@gmail.com

Unified Soil Classification System (USCS)

MAJOR DIVISIONS			SYMBOL	TYPICAL DESCRIPTION
COARSE GRAINED SOILS (more than 50% retained on No. 200 sieve)	Gravels (more than 50% of coarse fraction retained on No. 4 sieve)	Clean Gravels (less than 5% fines)	GW	Well-graded gravels, gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels, gravel-sand mixtures, little or no fines
		Gravels with Fines (more than 12% fines)	GM	Silty gravels, gravel-sand-silt mixtures
			GC	Clayey gravels, gravel-sand-clay mixtures
	Sands (50% or more of coarse fraction passes the No. 4 sieve)	Clean Sands (less than 5% fines)	SW	Well-graded sands, gravelly sands, little or no fines
			SP	Poorly graded sand, gravelly sands, little or no fines
		Sands with Fines (more than 12% fines)	SM	Silty sands, sand-silt mixtures
			SC	Clayey sands, sand-clay mixtures
FINE GRAINED SOILS (50% or more passes the No. 200 sieve)	Silts and Clays (liquid limit less than 50)	Inorganic	ML	Inorganic silts of low to medium plasticity, sandy silts, gravelly silts, or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays silty clays, lean clays
		Organic	OL	Organic silts and organic silty clays of low plasticity
	Silts and Clays (liquid limit 50 or more)	Inorganic	MH	Inorganic silts, micaceous or diatomaceous fine sands or silty soils, elastic silt
			CH	Inorganic clays of medium to high plasticity, sandy fat clay, or gravelly fat clay
		Organic	OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS	Primarily organic matter, dark in color, and organic odor		PT	Peat, humus, swamp soils with high organic content (ASTM D4427)

Classification of Soil Constituents

MAJOR constituents compose more than 50 percent, by weight, of the soil. Major constituents are capitalized (i.e., SAND).

Minor constituents compose 12 to 50 percent of the soil and precede the major constituents (i.e., silty SAND). Minor constituents preceded by "slightly" compose 5 to 12 percent of the soil (i.e., slightly silty SAND).

Trace constituents compose 0 to 5 percent of the soil (i.e., slightly silty SAND, trace gravel).

Grain Size Definitions

Description	Sieve Number and/or Size
Fines	<#200 (0.08 mm)
Sand	
-Fine	#200 to #40 (0.08 to 0.4 mm)
-Medium	#40 to #10 (0.4 to 2 mm)
-Coarse	#10 to #4 (2 to 5 mm)
Gravel	
-Fine	#4 to 3/4 inch (5 to 19 mm)
-Coarse	3/4 to 3 inches (19 to 76 mm)
Cobbles	3 to 12 inches (75 to 305 mm)
Boulders	>12 inches (305 mm)

Relative Density (Coarse Grained Soils)

N, SPT, Blows/FT	Relative Density
0 - 4	Very loose
4 - 10	Loose
10 - 30	Medium dense
30 - 50	Dense
Over 50	Very dense

Consistency (Fine Grained Soils)

N, SPT, Blows/FT	Relative Consistency
Under 2	Very soft
2 - 4	Soft
4 - 8	Medium stiff
8 - 15	Stiff
15 - 30	Very stiff
Over 30	Hard

Moisture Content Definitions

Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but no visible water
Wet	Visible free water, from below water table

COBALT GEOSCIENCES
Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
www.cobaltgeo.com
cobaltgeo@gmail.com

Soil Classification Chart

Figure C1

Log of Hand Boring HB-1

Date: July, 2021	Depth: 7.5'	Initial Groundwater: None
Contractor:	Elevation: N/A	Sample Type: Grab
Method: Hand Auger	Logged By: PH Checked By: SC	Final Groundwater: N/A

Depth (Feet)	Interval	% Recovery	Blows/6"	Graphic Log	USCS Symbol	Material Description
						Vegetation/Topsoil
1					SM	Loose to medium dense, silty-fine to fine grained sand trace gravel, yellowish brown to grayish brown, dry to moist.
2						-Areas of SP and ML
3						
4						
5						
6						
7					ML	Medium dense to dense, silty-fine to fine grained sand trace gravel, yellowish brown to grayish brown, moist.
8						End of Hand Boring 7.5'
9						
10						

Groundwater

Moisture Content (%)
Plastic Limit — Liquid Limit

SPT N-Value
0 10 20 30 40 50

COBALT GEOSCIENCES

Proposed Deck
2210 NE 92nd Street No. 104
Seattle, Washington

Hand Boring Log

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COBALT GEOSCIENCES

Cobalt Geosciences, LLC
P.O. Box 82243
Kenmore, Washington 98028

October 24, 2022

Tom Gray
Tgr66474@gmail.com

RE: Limited Risk Statement
Proposed Deck
2210 NE 92nd Avenue No. 104
Seattle, Washington

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this letter to present a limited risk statement for the proposed foundation mitigation at the referenced site location.

In preparation of this letter, we have reviewed the following documents:

- Plans by Yen Design dated August 17, 2022
- Structural plans by Mulhern and Kulp dated August 15, 2022

We have reviewed the project plans and are in agreement with the geotechnical-related information presented therein. If constructed in accordance with the approved plans and with geotechnical oversight, the proposed earthwork will not increase the potential for soil movement at the property, and the risk of damage to the proposed development and adjacent properties will be minimal.

Cobalt Geosciences, LLC

10/242022

Phil Haberman, PE, LG, LEG
Principal

PACIFIC NORTHWEST INSPECTION ENGINEERS
10738 169th Avenue S.E., Renton, Washington 98059 (425)228-5975

BUILDING INSPECTION REPORT

December 6, 2022

Engineer's Inspection of the Real Property Located at 2210 92nd Street, Unit 104, Seattle, Washington

For the exclusive use of Yen Design, Francisco

Date of Inspection: November 17, 2022

Inspecting Engineer: Jack A. Swardz, P.E.

INTRODUCTION

The purpose of this inspection was to evaluate the deck condition, to the extent that a reasonable amount of time and conditions permit. The initial presumption is that all elements are adequate and proper. Statements, representations or conclusions to the contrary are made only when the inspecting engineer sees evidence which, in his judgment, indicates the existence of significant deficiencies. The inspection is visual only and does not involve the opening or exposure of elements concealed from view.

Wherever a deficiency of any kind is identified in this report, there is always a possibility that it is associated with a larger, more serious, or more extensive problem that is hidden from view or is beyond the scope of this inspection. Consequently, you should take whatever action is necessary to ensure that the full extent and implications of identified deficiencies are known.

To fully understand the importance of any deficiency, you should obtain bids for its correction. Bids for repairs vary widely. You should always obtain at least three competitive bids.

Certain limitations apply to any inspection, including those diligently performed by a qualified expert. The limitations on this inspection include any noted in the body of the report together with those listed under "Limitations on Inspections" at the end of the report. We consider these limitations unavoidable. If you make any use of the information contained in this report, it is necessary that you understand and accept these limitations. IF THESE LIMITATIONS ARE UNACCEPTABLE TO YOU, YOU SHOULD NOT RELY ON THE INFORMATION IN THIS REPORT FOR ANY PURPOSE WHATSOEVER.

EVALUATIONS

The deck, on the back side of the unit, is experiencing structural failure. The concrete support footings are failing. I also noted some decay in the structural members of the deck. In my opinion, the deck is not safe for use because it will not support the predictable loading. I recommend that the deck be redesigned and rebuilt in its entirety.

LIMITATIONS ON INSPECTIONS

The limitations on this inspection include those discussed throughout the report, together with those listed in the following paragraphs.

ACCESSIBILITY OF DEFICIENCIES: Statements, representations, or conclusions offered by the engineer who conducts the inspection and/or by Pacific Northwest Inspection Engineers are based solely upon a visual examination of the exposed areas of the structure inspected. Hidden defects could have a significant impact on the visually based conclusions, statements, and representations made by the inspector.

NO WARRANTY: All statements, representations, or conclusions offered by the inspecting engineer are the considered opinion of the inspecting engineer arising from the limited inspection described herein. These statements, representations, or conclusions do not constitute an express or implied warranty of any kind.

12-6-22

☐ Revised Schedule ☐ Addition to Previous Schedule ☑ 2018 SEBC

SDCI Geotechnical Inspections Schedule

Project Number 6861073-CN
Project Address 2210 NE 92ND ST
SEATTLE, WA 98115
Architect
Engineer

Date 9/9/2022 5:43 PM
SDCI Plan Examiner Pao Huang
Architect Phone
Engineer Phone

Prior to issuance of a building permit, the owner or owner's agent shall appoint an inspection agency and shall sign and submit this form to the building official.

Property Owner or Owner's Agent Signature
I hereby certify that the geotechnical engineer named below has been engaged to perform the special inspections outlined below as required by the Seattle Building Code. It is the responsibility of the owner or the owner's designee to notify the inspection agency in a timely manner when the inspections listed below are required.

DJ Stauffer	Designer	10/18/22	206-432-1111
Signature	Title	Date	Phone

Cobalt Geosciences	(206) 331-1097
Geotechnical Engineering Firm Name	Geotechnical Engineering Firm Phone

Required Special Inspections

	Inspection Type	Description
1.	Erosion Control - Permanent	
2.	Erosion Control - Temporary	
3.	Monitor Slope Stability	
4.	Pin Pile Installation	2" diameter

Call (206) 684-8860 to schedule a pre-construction conference before the start of construction

Cody Dakan
17191 Bothell Way NE, #B104
Lake Forest Park, WA 98155

Re: Project #6872694-EX

Approved Relief from the Prohibition on Development in Steep Slopes and their Buffers

Review Type ECA GEOTECH
Project Address 2210 NE 92ND ST
SEATTLE, WA 98115
Contact Email cody@yendes.com
SDCI Reviewer Pao Huang
Reviewer Phone (206) 684-5825
Reviewer Email pao.huang@seattle.gov
Owner Tom gray

Date January 03, 2022
Contact Phone (206) 432-1111

Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

1. Environmentally Critical Areas (ECAs) Geotechnical review is required for this project. Geotechnical report is required but topographic survey is waived for the building permit application.

This project is described as "Existing back deck to have its footing replaced". Based on a review of the submitted information and the City GIS system, the project appears to quality for relief under SMC 25.09.090.B2d provided the proposed foundation repair project does not change in the original topography.

The approval of building permit application will be conditioned upon a design that demonstrates that the proposed development will be stabilized in accordance with the geotechnical engineer's recommendations and provisions of the ECA Code and Grading Code. All other ECA Submittal and development standards still apply for this development.

City of Seattle
Seattle Department of Construction and Inspections
Engineering Services

Cody Dakan
17191 Bothell Way NE, #B104
Lake Forest Park, WA 98155

Re: Project #6872694-EX

FOR INFORMATION ONLY

Review Type REVEGETATION
Project Address 2210 NE 92ND ST
SEATTLE, WA 98115
Contact Email cody@yendes.com
SDCI Reviewer Heather Hirschy
Reviewer Phone (206) 615-1639
Reviewer Email Heather.Hirschy@seattle.gov
Owner Tom gray

Date December 14, 2021
Contact Phone (206) 432-1111

Address Seattle Department of Construction and Inspections
700 Fifth Ave
Suite 2000
PO Box 34019
Seattle, WA 98124-4019

CODES REVIEWED

This project was reviewed for consistency with SMC 25.09.070, Standards for vegetation and impervious surface management. Project activities appear to be located within mapped environmentally critical areas, specifically the new deck and related footing work. Thanks.

1. THIS LETTER IS FOR INFORMATION ONLY

This project was reviewed for consistency with SMC 25.09.070, Standards for vegetation and impervious surface management.

Project activities appear to be located within mapped environmentally critical areas. Revegetation requirements apply within ECAs even if an exemption or other ECA relief is granted. The standards of SMC 25.09.070 apply when any of the following activities occur **within ECAs and their buffers**: planting, disturbing, or removing trees and/or vegetation; adding, altering, or removing impervious surface; or other land disturbing activity.

For **future construction record submittal**, please update to provide the following for review:

a. A landscape/site plans delineating both the **existing** and **proposed** area of development and a description of the existing lot ground coverage (e.g., lawn, patio, trees, ornamental landscaping, invasive plants, bare ground) where both temporary and permanent site disturbance will occur. ECA code section SMC 25.09.065 requires that you avoid or minimize tree and vegetation removal within ECAs. Mitigation is required for lost ecological function, in this case wildlife habitat when trees and vegetation are removed within the ECAs. You may need to relocate and/or reconfigure structures and/or utilities to avoid tree and vegetation removal. Please reference SMC 25.09.065B for mitigation sequencing priority to demonstrate compliance based on the proposed development.

2.

b. If trees or vegetation within the ECA area will be removed because of temporary construction disturbance and/or permanent new development, a mitigation (revegetation/replanting) plan is required. You may use SDCI's ECA standard mitigation plan as a guide or alternatively provide a similarly executed restoration (revegetation/replanting) sheet in the plan set. The SDCI External GIS Map is a helpful tool to locate designated 40% steep slopes on the lot.

c. Show locations of all trees with appropriate tree protection measures. Provide a tree table that includes the genus, species, common name, DBH (diameter at breast height) and dripline for all existing trees on the lot, in the right-of-way, and tree driplines that overhang the lot. This information is required to verify and identify which trees are exceptional, as defined by Director's Rule DR 16-2008. Reference Tree Protection Code, Tree & Vegetation detail and Tree Protection Area Sign.