

August 26, 2020

Anais Adamska
The Jones Payne Group, Inc.

**Re: Mercer Island Thrift Shop Retail Building
Structural Review of Renovation Options**

Dear Anais:

You asked us to provide brief comments regarding two proposed options for the renovation of the Mercer Island Thrift Shop Retail Building. (See attached plans.) Here are our initial comments. We have not yet performed any calculations.

OPTION A

Option A removes some shear walls at the first floor, and all interior walls at the second floor.

Removal of any shear walls would require strengthening of remaining walls, and perhaps adding “drag struts” to transfer loads into these remaining walls. This may be feasible at the first floor walls. At the second floor, removal of all walls would necessitate new or greatly enhanced shear walls at the perimeter, new plywood on the roof (which would necessitate reroofing), and strengthened foundations. Some bearing lines would be removed, which would necessitate adding beams, posts, and footings.

This level of effort would most likely trigger Substantial Alteration, which would necessitate other improvements to the structure.

OPTION B

Option B makes minor modifications to the shear walls at the first floor, and doesn’t change any shear walls at the second floor. This level of renovation would most likely not trigger Substantial Alteration. The modified shear wall could be redesigned to resist loads that the removed shear walls previously resisted. Some modification to the foundations may be necessary.

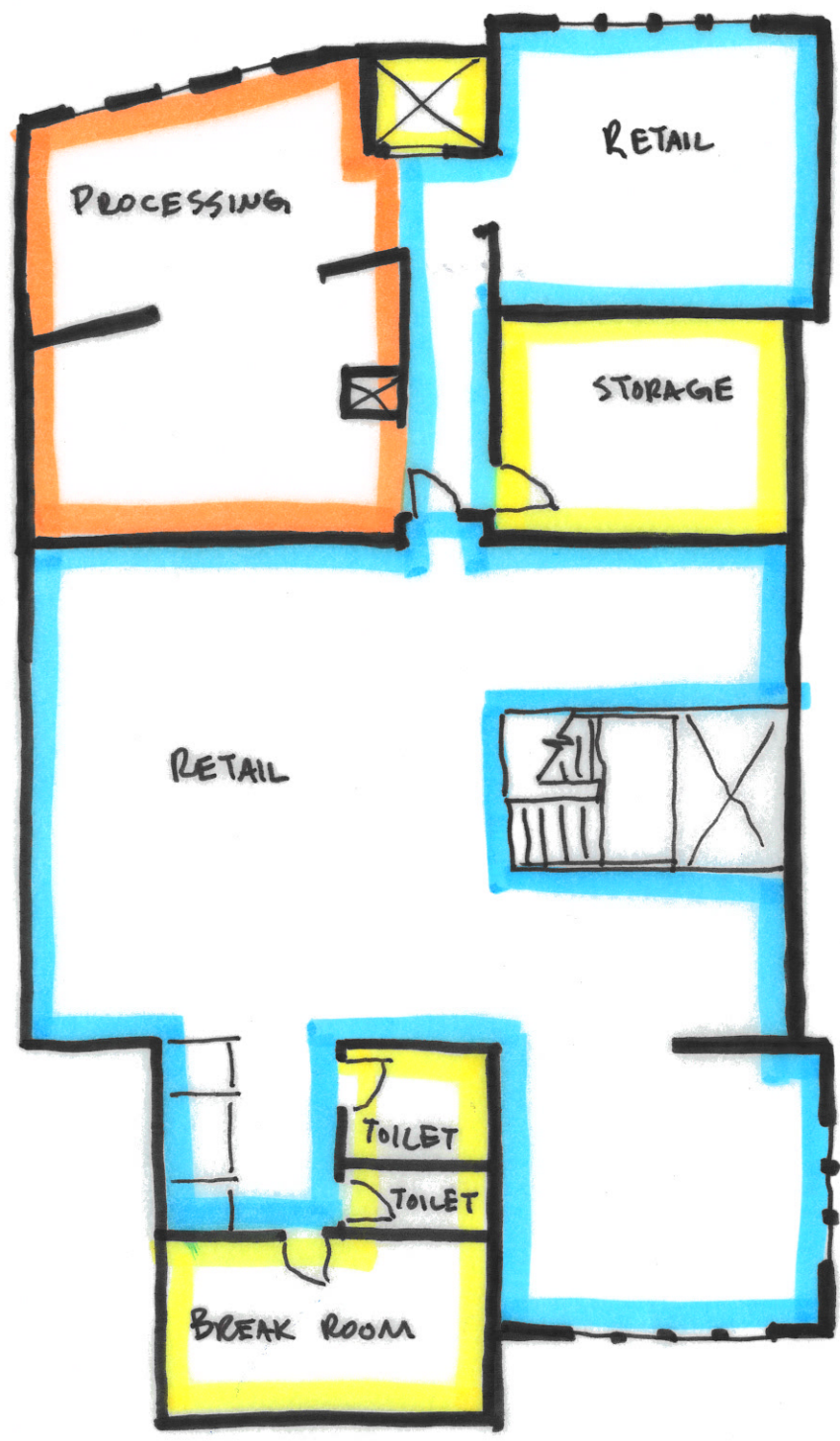
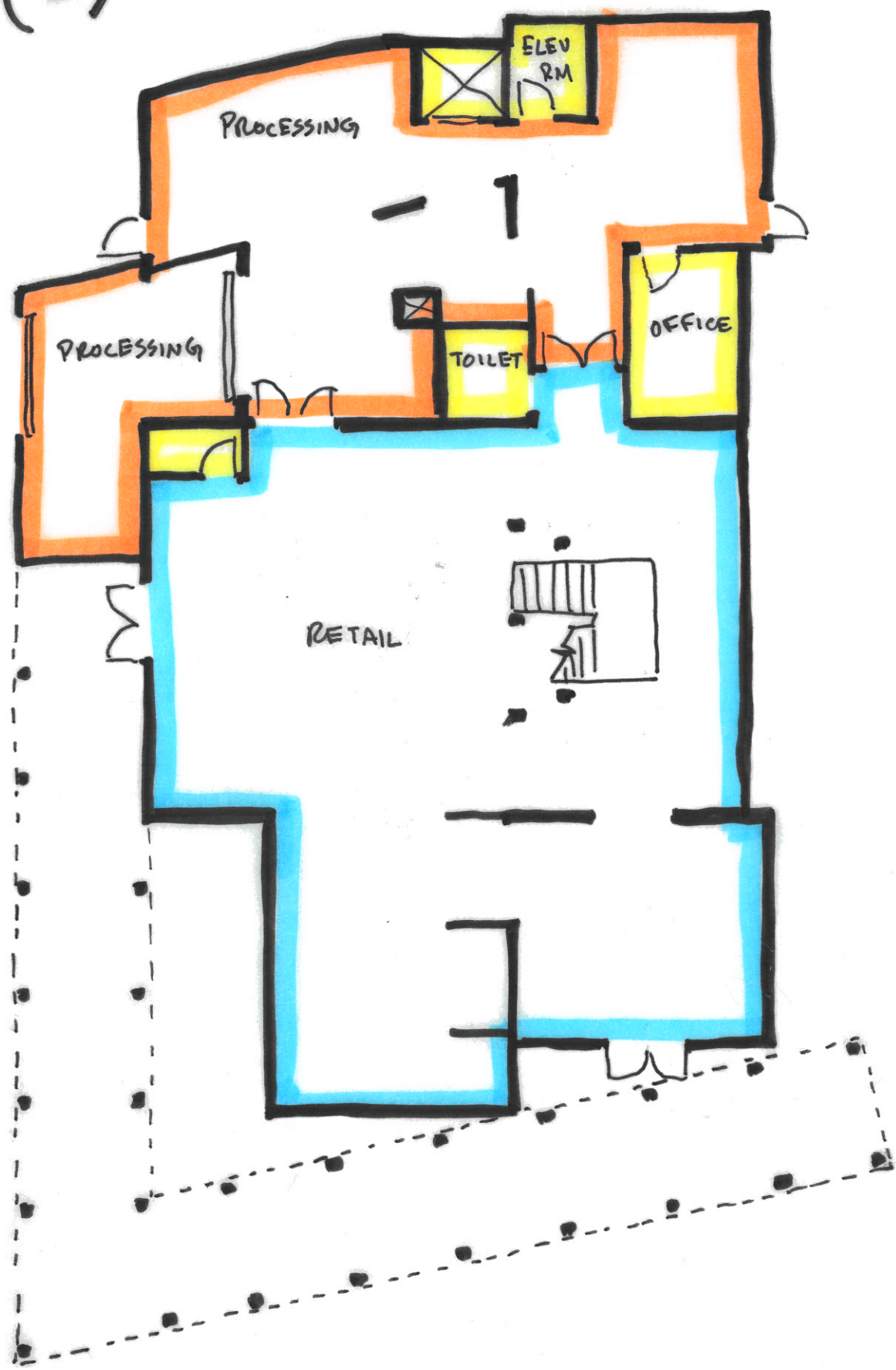
Please call with questions.

Sincerely,
Peterson Strehle Martinson, Inc.

Ronald E. Martinson, P.E., S.E.
President

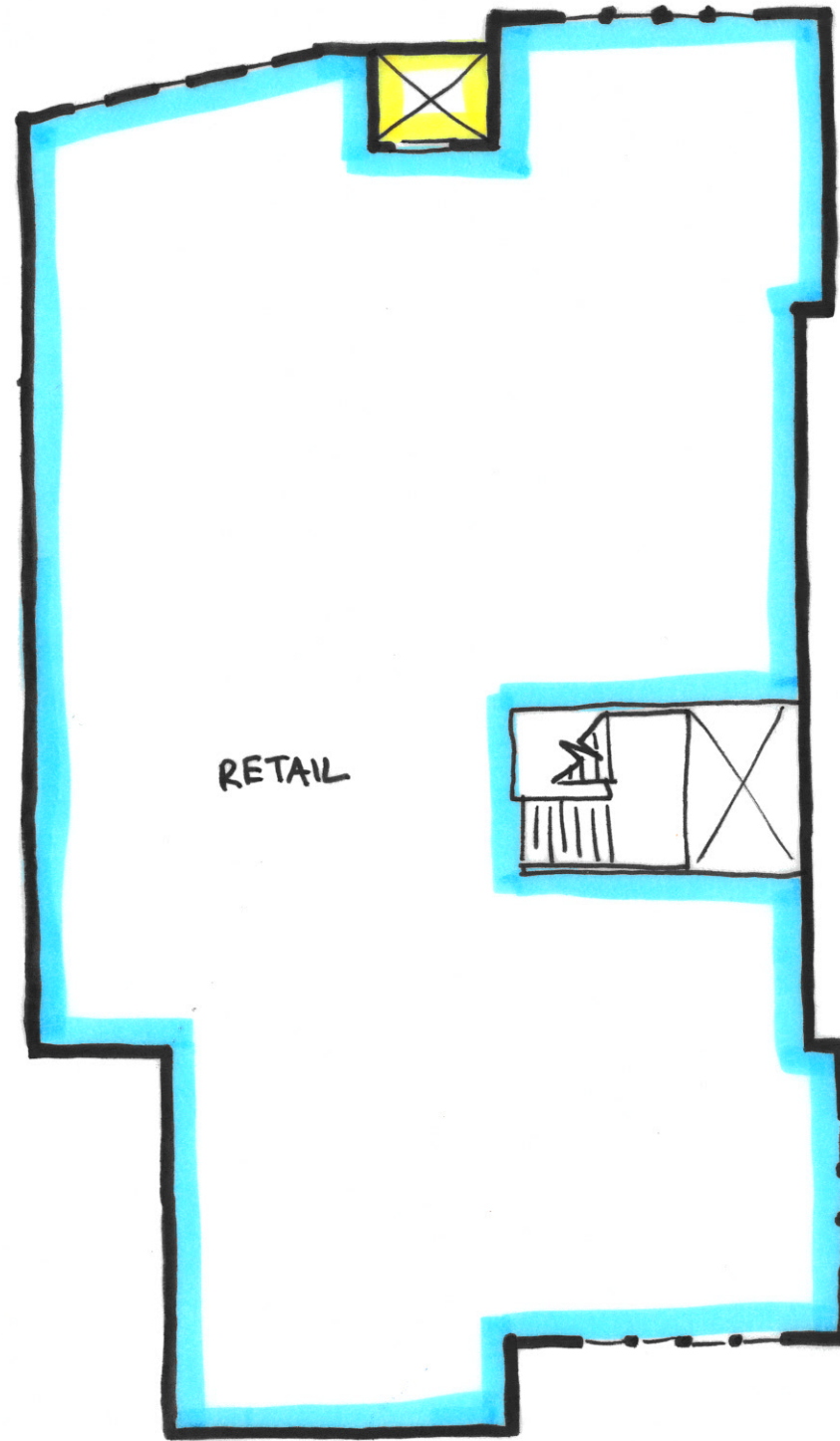
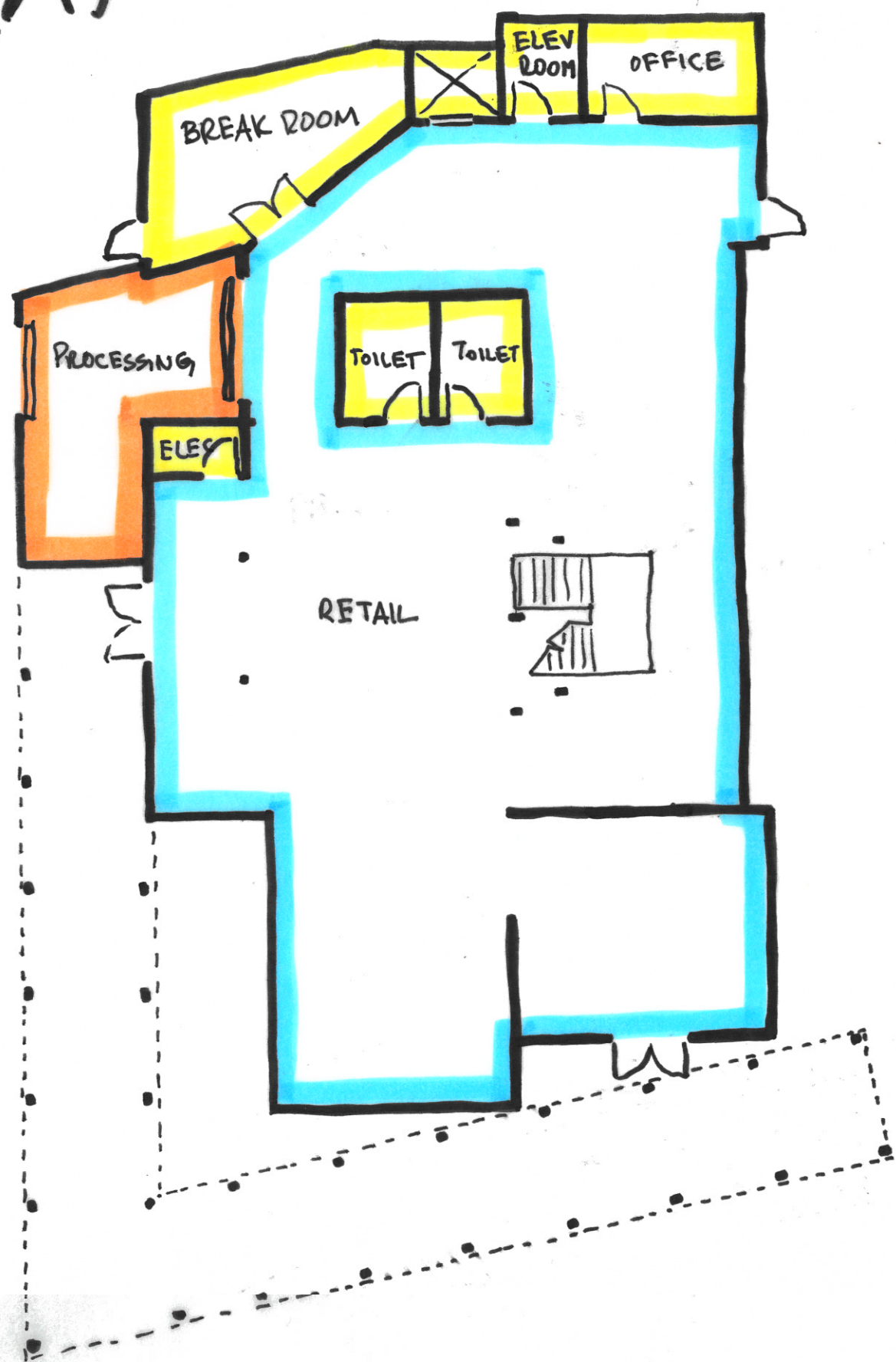
(E)

EXISTING FLOOR PLANS



(A)

OPTION A



(B)

OPTION B

