

# Ages Engineering

A Geotechnical Engineering Services Company

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February 18, 2025  
Project No. A-1705

Cem Sebay and Minh Tam  
4215 Holly Lane  
Mercer Island, WA 98040

Subject: Plan Review  
Sebay Tam Residence  
4215 Holly Lane  
Mercer Island, Washington  
Parcel Number: 7389000040

Reference: Geotechnical Report, Sebay Tam Residence, prepared by Ages Engineering, project Number A-1705, dated August 20, 2024

Dear Cem Sebay and Minh Tam,

As requested, we have completed a plan review for the subject site located at 4215 Holly Lane in Mercer Island, Washington. We reviewed the following 32 plan sheets:

- General Information, Sheet T-1.0 through T-6, dated October 7, 2024.
- 17 Architectural Plan Sheets
  - Sheets A1.1, A1.2, A1.3, A1.4, A2.0, A2.1, A2.2, A2.3, A2.4, A3.1, A3.2, A4.0, dated October 7, 2024.
- 3 Sheets of Architectural Details
  - Sheets D1.0, D2.0 and D3.0 dated October 7, 2024.
- 5 Structural Plan Sheets
  - Sheet S1.1, S1.2, S1.3, S1.4, S2.1, S2.2, S2.3, S2.4, S6.1, S9.1 and S9.2 dated July 17, 2024.

The project will consist of a residential development. According to the plans provided to us, we understand the existing single-family residence on the site have addition constructed to join the two structures of the site. Site access is provided from Holly Lane located along the eastern end of the site. A driveway extends from Holly Lane to a parking area located along the north side of the residence. Surface grades on the site slope down to the west. Storm water collected on the site will discharge to the existing storm water system located on the site.

We understand the new addition will be a three-story wood-framed structure with a slab-on-grade floor constructed at Elev. 97.15. The new foundations have been designed for an allowable bearing

capacity of 1,500 pounds per square foot. The elevation of the new foundations will match the elevation of the existing structures along both sides. Based on this expected configuration, we expect cuts and fills of up to 4.0 feet in depth will be necessary to construct the new addition.

After construction, the site will be landscaped with various bushes and trees located throughout the site.

## CONCLUSIONS AND RECOMMENDATIONS

Based on our review, the plans are in conformance with the project specifications and the recommendations provided in the referenced Geotechnical Report.

### Minimal Risk Statement

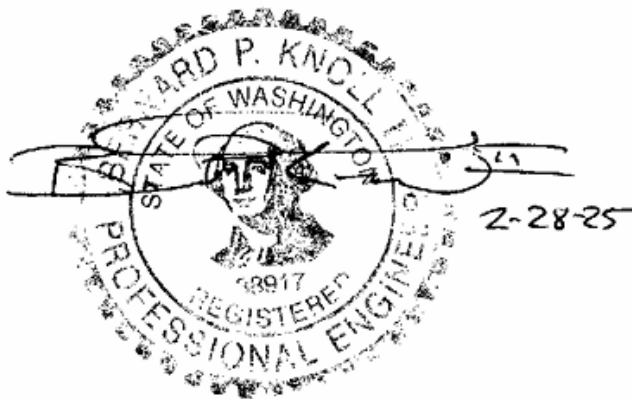
Based on our review of the plans provided to us, it is our opinion: An evaluation of site-specific subsurface conditions demonstrates that the proposed development is not located in a landslide hazard area or seismic hazard area.



We trust this information is sufficient for your current needs. If you have any questions, or require additional information, please call.

Respectfully Submitted,

**Ages Engineering**



Bernard P. Knoll, II, P.E.

Principal

BPK:bpk  
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