

Ages Engineering

A Geotechnical Engineering Services Company

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March 17, 2025
Project No. A-1709

Alan Scharhon
9150 SE 54th Street
Mercer Island, WA 98040

Subject: Plan Review
Scharhon Residence
9150 SE 54th Street
Mercer Island, Washington
Parcel Number: 6672900150

Reference: Geotechnical Report, Scharhon Residence, prepared by Ages Engineering, project Number A-1709, dated September 19, 2024.

Dear Mr. Scharhon,

As requested, we have completed a plan review for the subject site located at 9150 – 54th Street in Mercer Island, Washington. We reviewed the following 37 plan sheets:

- 6 General Information Plan Sheets
 - Sheet T1.0, T2.0, T3.0, T4.0, T5.0 and T6.0, dated December 9, 2024.
- 12 Architectural Plan Sheets
 - Sheets A1.1, A1.2, A1.3, A2.0, A2.1, A2.2, A2.3, A3.1, A3.2, A3.3, A3.4 and A4.0, dated December 9, 2024.
- 5 Sheets of Architectural Details
 - Sheets D1.0, D2.0, D3.0, D4.0, and D5.0 dated December 9, 2024.
- 12 Structural Plan Sheets
 - Sheet S1.1, S1.2, S1.3, S1.4, S2.1, S2.2, S2.3, S2.4, S6.1, S8.1, S8.2 and S9.1 dated July 17, 2024.
- 2 Civil Engineering Plan Sheets
 - Sheet C1.0 and C2.0 dated October 30, 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 will be remodeled. The remodel will include an addition along the back of the house, and along the northwest house corner. Site access is provided from SE 54th Street located along the western end of the site. A driveway extends from SE 54th Street to a parking area located along the west side of the residence. Storm water collected on the site will discharge to the existing storm water system located on the site.

We understand the new addition along the northwest house corner will be a one-story wood-framed structure with a slab-on-grade floor constructed at the same elevation as the existing first floor. The new addition along the back (east side) of the house will consist of a two-story wood-framed structure that includes a living space expansion and the construction of a partially covered deck. 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 areas. Based on this expected configuration, we expect cuts and fills of up to 2.0 feet in depth will be necessary to construct the new additions.

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 that development of the site as shown on the plans will not adversely impact the stability of the site, and the risk for slope instability to occur on the subject site or on adjacent properties is minimal.



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

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