

Ages Engineering

A Geotechnical Engineering Services Company

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January 15, 2026
Project No. A-1705

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

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

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

Dear Cem Sibay 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 42 plan sheets:

- 7 Sheets of General Information, Sheet T1.0, T2.0, T3.0, T4.0, T4.0B, T5.0, and T6.0, dated January 9, 2026.
- 14 Architectural Plan Sheets
 - Sheets A1.1, A1.2, A1.3, A1.4, A2.0, A2.1, A2.2, A2.3, A-2.3.1, A2.4, A3.1, A3.2, A4.0, and T4.1 dated January 9, 2026.
- 3 Sheets of Architectural Details
 - Sheets D1.0, D2.0 and D3.0 dated January 9, 2026.
- 16 Structural Plan Sheets
 - Sheet S1.1, S1.2, S1.3, S1.4, S2.1, S2.2, S2.3, S2.4, S6.1, S6.2, S7.2, S7.4, S7.5, S9.1, S9.2, and S9.4 dated January 15, 2026.
- 2 sheets of Topographic Boundary Survey dated October 7, 2023.

The project will consist of a residential development. According to the plans provided to us, we understand the existing single-family residence and detached garage on the site will have an 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 2,500 pounds per square foot, a yielding Active Earth Pressure equal to 35 pcf, an at-rest Active Earth Pressure equal to 55 pcf, a Passive Earth Pressure equal to 300 pcf, and a coefficient of Friction equal to 0.35. Site Class D has been used for structural design. 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.

The structural engineer has chosen to use standard spread footing foundations instead of pin piles. Accordingly, the new structure has been designed for an allowable bearing capacity of 2,500 psf and can accommodate post construction settlements of up to ½ inch total and ¼ inch differential.

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.

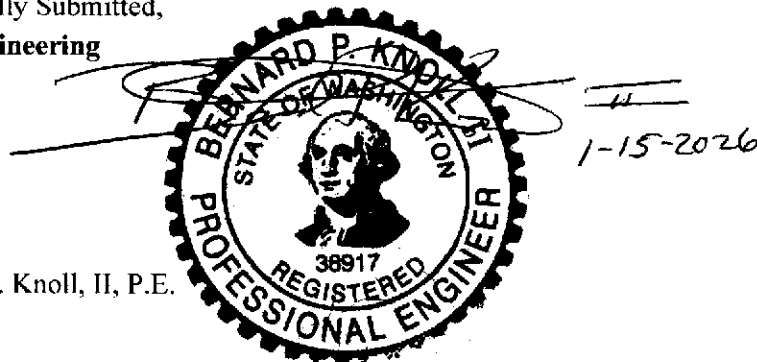
Minimal Risk Statement

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

BPK :bpk
Project No.: A-1705