

September 13, 2017

JN 17484

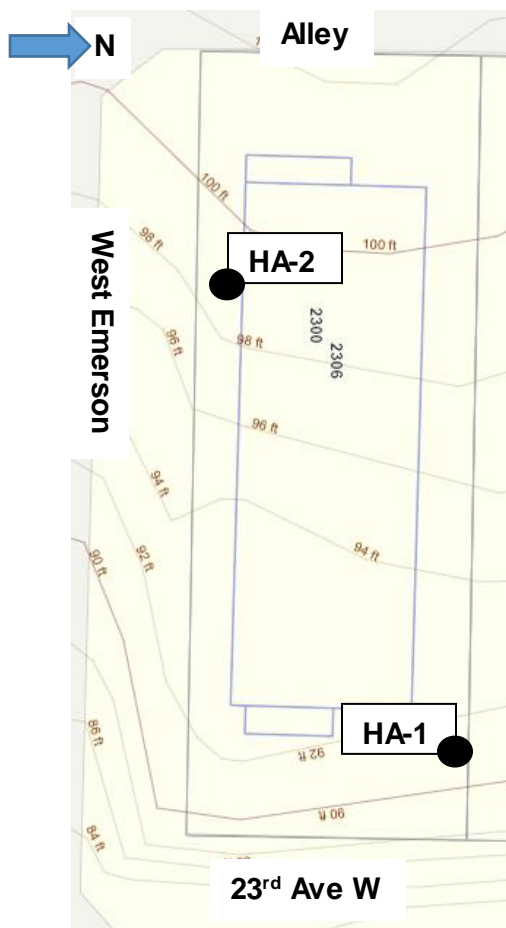
Northwest Builders Financial – Attention: John Jackels
7900 SE 28th Street, Suite 320
Mercer Island, WA 98040

Subject: Executive Summary – Preliminary Geotechnical Information
Proposed Residential Buildings
2300 West Emerson Street, Seattle, Washington

Dear Mr. Jackels:

via email:

We completed two Hand Auger (HA) test holes at the site on September 8, 2017 as shown in the sketch below:



HA-1

0-3' Brown, gravelly slightly silty sand, damp, loose [FILL over Weathered]
3-8' Gray SAND, fine-grained, moist, medium-dense to dense [SP]
Bottom of Hole at 8 feet. No Groundwater.

HA-2

0-3' Brown, gravelly slightly silty sand, damp, loose [FILL over Weathered]
3-9' Gray SAND, fine-grained, moist, medium-dense [SP]
- becomes gray, medium-dense to dense at 6 feet
Bottom of Hole at 9 feet. No Groundwater.

The test holes revealed a soil profile that indicates that the surrounding grades at the street front were cut in to form the streets and this is confirmed by the street profiles for West Emerson and 23rd Avenue West. There is likely some fill to the east of the building as generated from the basement dig. Native soils beneath the fill are typical advanced outwash soils which fit the profile for the neighborhood. Conventional foundations are anticipated for the buildings, but some overexcavation to reach the bearing soils depending on proposed footing grades. Structural fill above the bearing soils to the footing grade and filling of the existing house basement will be necessary. Reuse of the onsite native soil for structural fill will likely be possible, but might not be possible in very poor weather and schedule conditions. The neighboring houses are not near the property lines. Cuts should be planned no steeper than 1:1 (H:V).

No groundwater was encountered to the depth explored. Foundation drainage would be standard.

If you have any questions, or if we may be of further service, please do not hesitate to contact us.

Respectfully submitted,

GEOTECH CONSULTANTS, INC.

James H. Strange, Jr., P.E.
Associate

JHS: jhs