



**Reviewed for  
Code Compliance**

**06/07/2022**

January 10, 2019

Sunscope, LLC.  
Sorour (Sunny) Partovi  
6628 Meadows West Drive  
Fort Worth, TX 76132

Job Number: 19-11700

Subject: Subsoil and Foundation  
Investigation, Proposed Partovi  
Townhomes, 1805 Walton Creek Road,  
Steamboat Springs, Colorado.

Sunny,

This report presents the results of the Subsoil and Foundation Investigation for the proposed Partovi Townhomes to be constructed at 1805 Walton Creek Road in Steamboat Springs, Colorado. The approximate location of the project site is shown in Figure #1.

NWCC, Inc.'s (NWCC) scope of work included obtaining data from cursory observations made at the site, logging of five (5) test holes, sampling of the probable foundation soils and laboratory testing of the samples obtained. This report presents recommendations for economically feasible and safe type foundations, as well as allowable soil pressures and other design and construction considerations that are advisable, but not necessarily routine to quality design and building practices.

**Proposed Construction:** NWCC understands construction of eight townhome units is proposed. NWCC assumes that the lower levels of the townhomes will be constructed using either concrete slab-on-grade floor systems or crawlspaces with structural floor systems constructed from several feet above to below the existing ground surface (bgs).

For design purposes, NWCC has assumed that building loads will be light to moderate typical of this type of townhome construction. If loadings or conditions are significantly different from those above, NWCC should be notified to reevaluate recommendations in this report.

**Site Conditions:** The proposed building site is located southeast of the intersection of Walton Creek Road and Village Drive in Steamboat Springs, Colorado. The building site was vacant at the time of our investigation, and there was approximately 3 feet of snow was on the ground. Vegetation at the proposed building sites appears to consist of grasses and weeds with deciduous bushes and willows on the northern edge of the property.

Topography of the site is variable and appears to generally slope gently to moderately down to the southwest. A maximum elevation difference of approximately 4 to 6 feet appears to exist across the proposed building sites.

**Subsurface Conditions:** To investigate the subsurface conditions at the site, five (5) test holes were advanced on December 23, 2019 with a track-mounted, all-terrain drill rig using 4-inch diameter continuous flight augers. A site plan showing existing features, along with the approximate test hole locations, is presented in Figure #2. Graphic logs of the exploratory test holes are presented in Figure #3, and associated Legend and Notes are presented in Figure #4.

Subsurface conditions encountered were somewhat variable and generally consisted of fill materials overlying natural sands and clays to the maximum depth investigated, 39 feet below the existing ground surface (bgs). Fill materials, which were approximately 2 to 3 feet in thickness, were encountered at the ground surface. Fill materials generally consisted of sandy clay with occasional organics, were low plastic, medium stiff, moist to very moist and brown in color.

Natural sands and clays were encountered beneath the fill materials and extended to the maximum depth investigated, 39 feet bgs. The sands and clays consisted of sandy clay to clayey sand with occasional gravel lenses, were fine to coarse grained, low to moderately plastic, stiff to very stiff, moist to wet and brown to reddish brown in color. Samples of the natural sands and clays classified as CL and SC soils in accordance with the Unified Soil Classification System (USCS).

Swell-consolidation testing conducted on samples of the sands and clays indicate the materials tested will exhibit a very low to moderate swell potential when wetted under a constant load. Swell-consolidation test results are presented in Figures #5, #6, #7, #8 and #9. All the other laboratory test results are summarized in the attached Table 1.

When measured at the time of drilling, groundwater was encountered in Test Hole 1 at 14 feet bgs, Test Hole 3 at 17 feet bgs, Test Hole 4 at 18 feet bgs and in Test Hole 5 at 16 feet bgs. It should be noted that groundwater conditions at the site can be expected to fluctuate with seasonal changes in precipitation and runoff.

**Foundation Recommendations:** Based on the results of the field and laboratory investigations and our experience with similar projects in this subdivision, NWCC believes a safe and economical foundation will be a deep foundation system consisting of straight shaft skin friction/end bearing piers drilled into the underlying natural sands and clays. Foundation movement should be within tolerable limits if the following design and construction precautions are observed.

- 1) A minimum pier diameter of 18 inches and a minimum pier length of 16 feet are recommended. A maximum pier length to diameter ratio of 25 is also recommended.

- 2) Piers should be designed using allowable skin friction value of 900 psf for the portion of pier drilled into the natural sands and clays. The upper 5 feet of pier penetration should be neglected in skin-friction calculations. A drill rig of sufficient size, type and operating condition should be used so the bottom of the piers can be cleaned out properly and minimum length requirements can be met. If bottoms of piers are properly cleaned and approved by an engineer from this office, then an allowable end bearing pressure of 3,000 psf for the natural sands and clays may be used in the design.
- 3) Piers should be reinforced their full length with at least one #5 reinforcing rod for each 16 inches of pier perimeter.
- 4) Piers should be properly cleaned and dewatered prior to steel and concrete placement. Concrete should not be placed in more than 3 inches of water. Due to the presence of groundwater, casing may be required for the piers. NWCC also recommends the piers be poured with concrete immediately after they are drilled by using a concrete pump truck or tremie method.
- 5) A 4-inch void should be provided beneath grade beams to prevent expansive soils from exerting uplift forces on grade beams and to concentrate pier loadings. A void should also be provided beneath necessary pier caps.
- 6) A representative of NWCC must observe the pier drilling operations.

**Alternate Foundation Recommendations:** If the owner is willing to accept the risks associated with placing shallow foundations on expansive soil, an alternative foundation system would consist of spread or continuous footings placed directly on the natural sands and clays or on properly compacted structural fill materials placed over the natural sands and clays.

The design and construction details presented below should be observed if a shallow foundation system is opted for. The precautions and recommendations itemized below will not prevent movement of the foundations if the underlying sands and clays become wetted and swell. However, they should reduce amount of differential movement beneath the foundation system. Differential movements on the order of 1 to 2 inches could still occur if the soils undergo moisture changes. The owner must be willing to accept the risk of foundation movement associated with placing shallow foundations on expansive soils.

- 1) Footings placed on the natural sands and clays or properly compacted structural fill materials should be designed using an allowable soil bearing pressure of 3,000 psf. Footings should also be designed using a minimum dead load pressure of at least 1,000 psf.
- 2) Footings or pad sizes should be computed using the above soil pressures and placed on the natural sands and clays.

- 3) Any existing fill materials and/or topsoil and organic materials found beneath the footings when excavations are opened should be removed and footings extended down to the natural clays prior to structural fill or concrete placement. Footings may have to be narrow or interrupted to maintain the minimum dead load. Foundation design should be closely checked to assure that it distributes loads per the allowable pressures given. Any fill materials placed beneath the footings should be a non-expansive granular soil approved by NWCC prior to placement. The fill materials placed under the footings should be uniformly placed and compacted in 6 to 8-inch loose lifts and compacted to at least 100% of the maximum standard Proctor density and within 2% of the optimum moisture content determined in accordance with ASTM D-698, or to at least 80% of the maximum relative density in accordance with ASTM D4253/4254, if free draining gravels are used as structural fill. The structural fill materials should extend out from the edge of the footings on a 1(horizontal) to 1(vertical) or flatter slope.
- 4) Foundation walls should be designed and reinforced to span an unsupported distance of 10 feet or the length between pads, whichever is greater.
- 5) Footings or pads should be placed well enough below final backfill grades to protect them from frost heave. Forty-eight (48) inches is typical for this location considering normal snow cover and other winter factors.
- 6) Based on experience, NWCC estimates total settlement for footings and pads designed and constructed as discussed in this section will be approximately 1 inch. Additional bearing capacity values along with the associated settlements are presented in Figure #10.
- 7) NWCC must be retained by the client to observe the foundation excavations when they are near completion to identify bearing soils and confirm the recommendations in this report and test the structural fill materials for compaction.

**Floor Slabs:** On-site soils are capable of supporting slab-on-grade construction. However, floor slabs present a very difficult problem where swelling materials are present near floor slab elevation because sufficient dead load cannot be imposed on them to resist the uplift pressure generated when the materials are wetted and expand. Based on the moisture-volume change characteristics of soils encountered at this site, NWCC believes slab-on-grade construction may be used, provided the risk of distress resulting from slab movement is recognized and special design precautions are followed.

The following measures must be taken to reduce damage, which could result from movement should the underslab soils be subjected to moisture changes.

- 1) Floor slabs must be separated from all bearing walls, columns and their foundation supports with a positive slip joint. NWCC recommends the use of ½-inch thick cellotex or impregnated felt.

- 2) Interior non-bearing partition walls resting on the floor slabs must be provided with a slip joint, preferably at the bottom, so in the event the floor slab moves, this movement is not transmitted to the upper structure. This detail is also important for wallboard and doorframes and is shown in Figure #11.
- 3) A minimum 6-inch gravel layer must be provided beneath all floor slabs to act as a capillary break and to help distribute pressures. Prior to placing the gravel, excavation should be shaped so that if water does get under the slab, it will flow to the low point of the excavation. In addition, any topsoil and organic materials should be removed prior to placement of the underslab gravels or new structural fill materials.
- 4) Floor slabs must be provided with control joints placed a maximum of 10 to 12 feet on center in each direction, depending on slab configurations, to help control shrinkage cracking. Locations of the joints should be carefully checked to assure that natural, unavoidable cracking will be controlled. Depth of the control joints should be a minimum of  $\frac{1}{4}$  the thickness of the slab.
- 5) Underslab soils must be kept as close as possible to their in-situ moisture content. Excessive wetting or drying of these soils prior to placement of floor slab could result in differential movement after slabs are constructed.
- 6) It has been NWCC's experience that the risk of floor slab movement can be reduced by removing at least 2 feet of the expansive materials and replacing them with a well compacted, non-expansive fill. If this is done or if fills are required to bring underslab areas to the desired grade, the fill should consist of non-expansive, granular materials. Fill should be uniformly placed and compacted in 6 to 8 inch lifts to at least 95% of the maximum standard Proctor density at or near the optimum moisture content, as determined by ASTM D-698.

Following the above precautions and recommendations will not prevent floor slab movement in the event the sands and clays beneath the floor slabs undergo moisture changes. However, they should reduce the amount of damage if such movement occurs. The only way to eliminate the risk of all floor slab movement is to construct a structural floor over a well-vented crawl space or void form materials.

**Underdrain System:** Any floor levels or crawl space areas constructed below the existing or finished ground surfaces and the foundations should be protected by underdrain systems to help reduce the problems associated with surface and subsurface drainage during high runoff periods.

Localized perched water or runoff can infiltrate the lower levels of the structures at the foundation levels. This water can be one of the primary causes of differential foundation and slab movement, especially when expansive soils are encountered. Excessive moisture in crawl space areas or lower levels can also lead to rotting and mildewing of wooden structural members and the formation of mold and mold spores. Formation of mold and mold spores could have detrimental effects on the air quality in these areas, which in turn can lead to potential adverse health effects.

Drains should be located around entire perimeter of the lower levels and be placed and at least 12 inches below any floor slab or crawl space levels and at least 6 inches below the foundation voids and bottom of the foundation walls or footings. NWCC recommends the use of perforated PVC pipe for the drainpipe, which meets or exceeds ASTM D-3034/SDR 35 requirements, to minimize potential for pipe crushing during backfill operations. Holes in the drainpipe should be oriented down between 4 o'clock and 8 o'clock to promote rapid runoff of water. The drainpipe should be surrounded with at least 12 inches of free draining gravel and should be protected from contamination by a filter covering of Mirafi 140N subsurface drainage fabric or an equivalent product. Drains should have a minimum slope of 1/8 inch per foot and be daylighted at positive outfalls protected from freezing or be led to sumps from which water can be pumped. The use of interior laterals, multiple daylights or sumps may be required for the proposed structure. Caution should be taken when backfilling so as not to damage or disturb the installed underdrain. NWCC recommends the drainage system include a cleanout every 100 feet, be protected against intrusion by animals at outfalls and be tested prior to backfilling. NWCC also recommends the client retain our firm to observe the underdrain systems during construction to verify that they are being installed in accordance with recommendations provided in this report and observe a flow test prior to backfilling the system.

In addition, NWCC recommends an impervious barrier be constructed to keep water from infiltrating through the voided areas and/or under footings and/or foundation walls. The barrier should be constructed of an impervious material, which is approved by this office and placed below the perimeter drain and up against the sides of the foundation walls. A typical perimeter/underdrain detail is shown in Figure #12.

Placement of an impervious membrane and/or properly compacted clays in crawl space areas to the top of the footings or at least 12 inches above the top of the foundation voids or bottom of the foundation walls should help reduce the moisture problems in these areas.

**Foundation Walls and Retaining Structures:** Foundation walls and retaining structures, which are laterally supported and can be expected to undergo only a moderate amount of deflection, may be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 45 pcf for imported, free draining granular backfill and 60 pcf for on-site soils.

Cantilevered retaining structures at the site can be expected to deflect sufficiently to mobilize full active earth pressure condition. Therefore, cantilevered structures may be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 35 pcf for imported, free draining granular backfill and 50 pcf for on-site soils.

Foundation walls and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent buildings, traffic and construction materials. An upward sloping backfill and/or natural slope will also significantly increase earth pressures on foundation walls and retaining structures and the structural engineer should carefully evaluate these additional lateral loads when designing foundation and retaining walls.

Lateral resistance of retaining wall foundations placed on undisturbed natural soils at the site will be a combination of sliding resistance of the footings on the foundation materials and passive pressure against

the sides of footings. Sliding friction can be taken as 0.4 times the vertical dead load. Passive pressure against the sides of the footing can be calculated using an equivalent fluid pressure of 250 pcf. Fill placed against the sides of footings to resist lateral loads should be compacted to at least 100% of the maximum standard Proctor density and near the optimum moisture content.

NWCC recommends imported granular soils for backfilling foundation walls and retaining structures because their use results in lower lateral earth pressures. Imported granular materials should be placed to within 2 to 3 feet of the ground surface. Imported granular soils should be free draining and have less than 5 percent passing the No. 200 sieve. Granular soils placed behind foundation and retaining walls should be sloped from the base of the wall at an angle of at least 45 degrees from the vertical. The upper 2 to 3 feet of fill should be a relatively impervious soil or pavement structure to prevent surface water infiltration into the backfill.

Wall backfill should be carefully placed in uniform lifts and compacted to at least 95 percent of the maximum standard Proctor density and near the optimum moisture content. Care should be taken not to overcompact backfill since this could cause excessive lateral pressure on the walls. Some settlement of deep foundation wall backfill materials will occur even if the backfill materials are placed correctly.

**Surface Drainage:** Proper surface drainage at this site is of paramount importance for minimizing infiltration of surface drainage into wall backfill and bearing soils, which could result in increased wall pressures, differential foundation and slab movement. The following drainage precautions should be observed during construction and at all times after the structures have been completed:

- 1) The ground surface surrounding structures should be sloped (minimum of 1.0 inch per foot) to drain away from structures in all directions to a minimum of 10 feet from structures. Ponding must be avoided. If necessary, raising top of foundation walls to achieve a better surface grade is advisable.
- 2) Non-structural backfill placed around structures should be compacted to at least 95% of the maximum standard Proctor density at or near the optimum moisture content in order to minimize future settlement of the fill. Backfill should be placed immediately after the braced foundation walls are able to structurally support the fill. Puddling or sluicing must be avoided.
- 3) Top 2 to 3 feet of soil placed within 10 feet of foundations should be impervious in nature to minimize infiltration of surface water into wall backfill.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill. Roof overhangs, which project two to three feet beyond foundation walls, should be considered if gutters are not used.
- 5) Landscaping, which requires excessive watering and lawn sprinkler heads, should be located a minimum of 10 feet from the foundation walls of the structures.

- 6) Plastic membranes should not be used to cover ground surface adjacent to foundation walls.

**Site Grading:** Slopes on which the structures and access road are proposed could become unstable as a result of the proposed construction. Design and construction considerations must be addressed to avoid and/or limit the potential for slope instability at the site. Although a detailed slope stability analysis is beyond the scope of this report, some general guidelines are provided below for initial planning and design. Our office should review the construction plans as they are being prepared so that we can verify that our recommendations are being properly incorporated into the plans.

- 1) Slopes greater than 25 percent should be avoided whenever possible for construction of permanent roads and structures.
- 2) Temporary cuts for foundation construction should be constructed to OSHA standards for temporary excavations. Permanent, unretained cuts for driveways or building sites should be kept as shallow as possible and should not exceed a 3(Horizontal) to 1(Vertical) configuration for the existing fill materials and a 2(Horizontal) to 1(Vertical) configuration for the sands and clays. We recommend these cuts be limited to 10 feet in height or less unless stable bedrock is encountered. The risk of slope instability will be significantly increased if groundwater seepage is encountered in the cuts. NWCC office should be notified immediately to evaluate the site, if seepage is encountered or deeper cuts are planned and determine if additional investigations and/or stabilization measures are warranted.
- 3) Excavating during periods of low runoff at the site can reduce potential slope instability during excavation. Excavations should not be attempted during the spring or early summer when seasonal runoff and groundwater levels are typically high.
- 4) Fills up to 15 feet in height can be constructed at the site and should be constructed to a 2(Horizontal) to 1(Vertical) or flatter configuration. The fill areas should be prepared by stripping any existing fill materials and topsoil and organics, scarification and compaction to at least 95% of the maximum standard Proctor density and within 2% of optimum moisture content as determined by ASTM D698. The fills should be properly benched/keyed into the natural hillsides after the natural topsoil and organic materials have been removed. The fill materials should consist of the on-site soils (exclusive of topsoil, organics or silts) and be uniformly placed and compacted in 6 to 8-inch loose lifts to the minimum density value and moisture content range indicated above.
- 5) Proper surface drainage features should be provided around all permanent cuts and fills and steep natural slopes to direct surface runoff away from these areas. Cuts, fills and other stripped areas should be protected against erosion by revegetation or other methods. Areas of concentrated drainage should be avoided and may require the use of riprap for erosion control. NWCC recommends that a maximum of 4 inches of topsoil be placed over the new cut and fill slopes. It



should be noted that the newly placed topsoil materials may slough/slide off the slopes during the spring runoff seasons until the root zone in the vegetated cover establishes.

- 6) A qualified engineer experienced in this area should prepare site grading and drainage plans. The contractor must provide a construction sequencing plan for excavation, wall construction and bracing and backfilling for the steeper and more sensitive portions of the site prior to starting the excavations or construction.

**Limitations:** The recommendations provided in this report are based on the soils encountered at this site and NWCC's understanding of the proposed construction. NWCC believes this information gives a high degree of reliability for anticipating behavior of the proposed structures; however, NWCC's recommendations are professional opinions and cannot control nature, nor can they assure the soils profiles beneath those or adjacent to those observed. No warranties expressed or implied are given on the content of this report.

Expansive soils were encountered at this site. These soils are stable at their natural moisture content but can shrink or swell with changes in moisture. The behavior of expansive soils is not fully understood. The swell or consolidation potential of any site can change erratically both in lateral and vertical extent. Moisture changes also occur erratically, resulting in conditions, which cannot always be predicted. Recommendations presented in this report are based on the current state of the art for foundations and floor slabs on expansive soils. As noted previously, the owner must be made aware there is a risk in construction on these types of soil. Performance of the structures will depend on following the recommendations and in proper maintenance after construction is complete. As water is the main cause for volume change in the soils, it is necessary that the changes in moisture content be kept to a minimum. This requires judicious irrigation and providing positive surface drainage away from the structures. Any distress noted in the structures should be brought to the attention of NWCC.

This report is based on the investigation at the described site and on specific anticipated construction as stated herein. If either of these conditions is changed, the results would also most likely change. Therefore, NWCC strongly recommends that our firm be contacted prior to finalizing the construction plans so that we can verify our recommendations are being properly incorporated into the construction plans. Man-made or natural changes in the conditions of a property can also occur over time. In addition, changes in requirements due to state-of-the-art knowledge and/or legislation do from time to time occur. As a result, the findings of this report may become invalid due to these changes. Therefore, this report is subject to review and not considered valid after a period of 3 years or if conditions as stated above are altered. It is the responsibility of the owner or his representative to ensure that the information in this report is incorporated into the plans and/or specifications and construction of the project.

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

Sincerely,  
**NWCC, INC.**

Erika K. Hill, P.E.  
Project Engineer

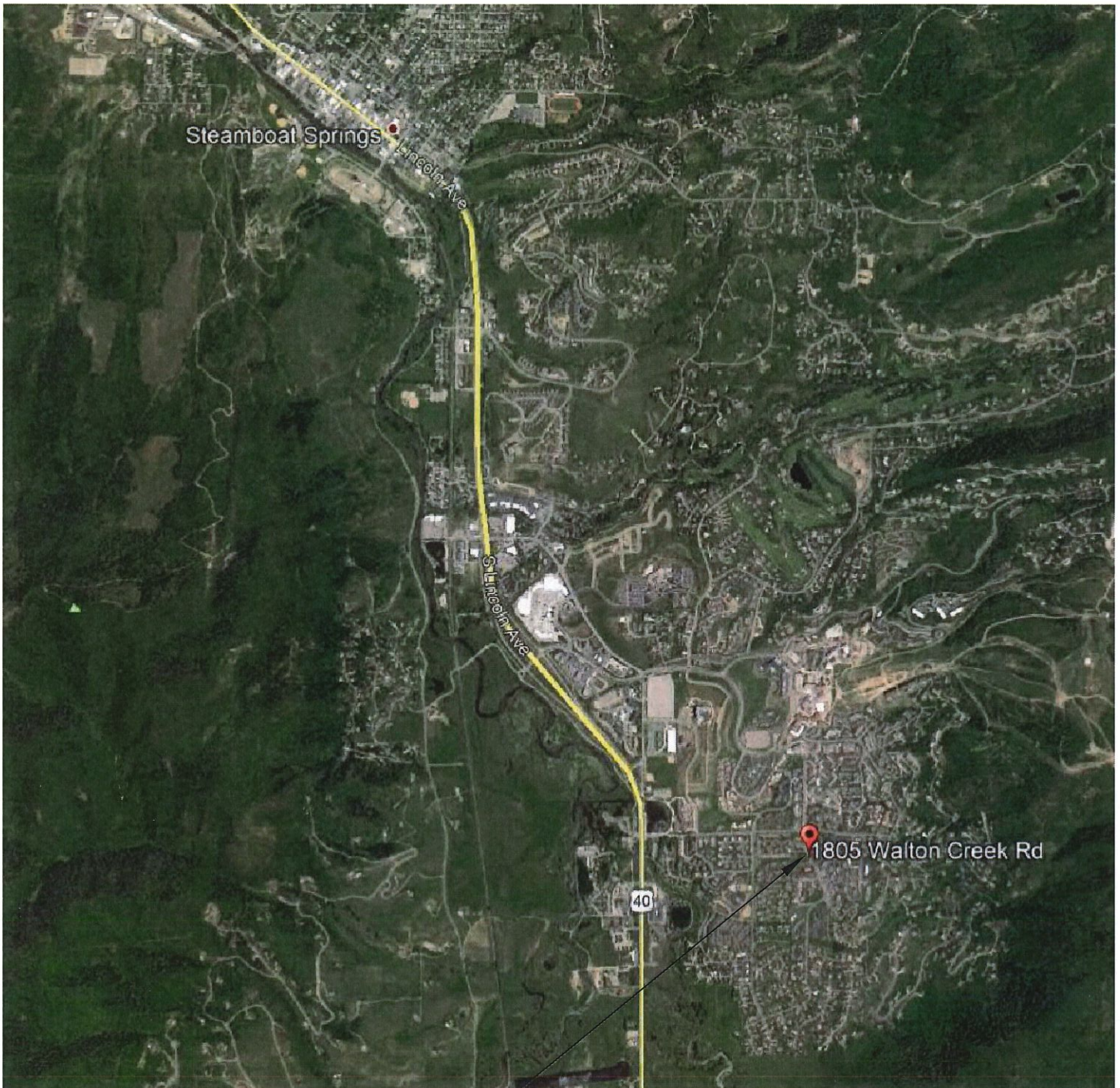
Reviewed by Brian D. Len, P.E.  
Principal Engineer



cc: Bill Rangitsch – Steamboat Architectural Associates



NOT TO SCALE



PROJECT SITE

<b>Title:</b>	<b>VICINITY MAP</b>
<b>Job Name:</b>	<b>Proposed Partovi Townhomes</b>
<b>Location:</b>	<b>1805 Walton Creek Road, Steamboat Springs, Colorado</b>

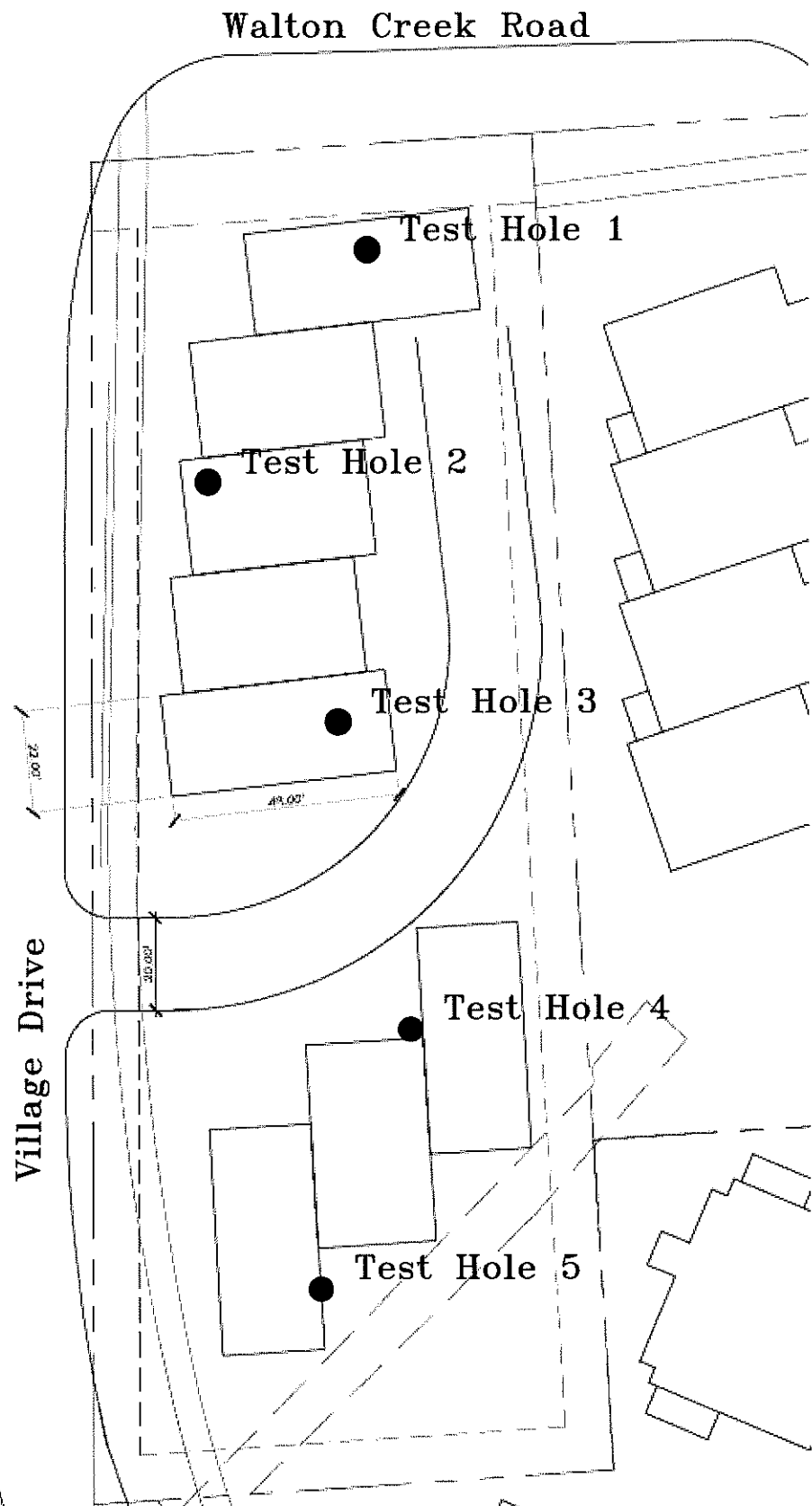
<b>Date:</b>	<b>1/8/20</b>
<b>Job No.</b>	<b>19-11700</b>
<b>Figure</b>	<b># 1</b>



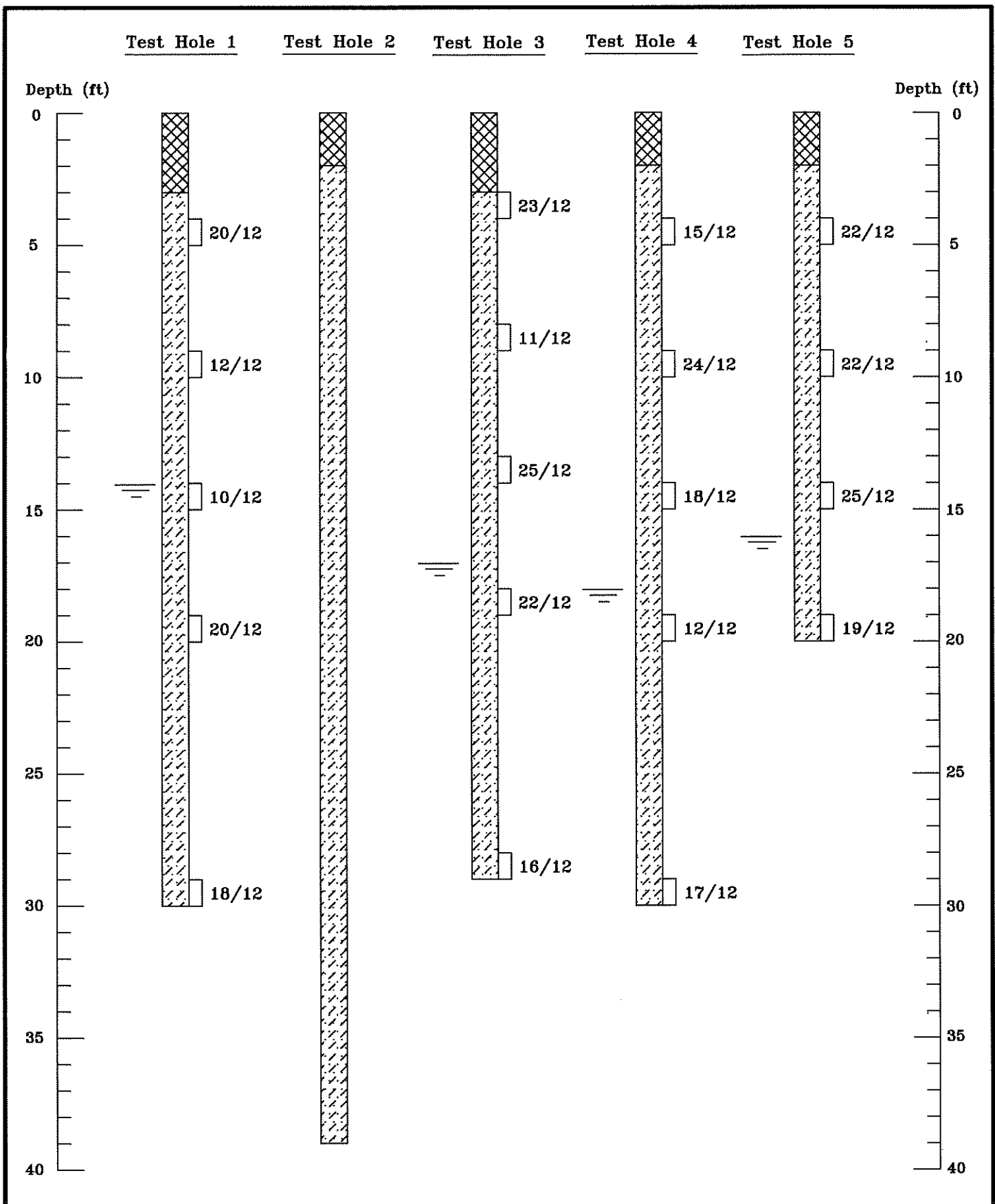




NOT TO SCALE



Title: <b>SITE PLAN-LOCATION OF TEST HOLES</b>		Date: <b>1/8/20</b>	
Job Name: <b>Proposed Partovi Townhomes</b>		Job No. <b>19-11700</b>	
Location: <b>1805 Walton Creek Road, Steamboat Springs, Colorado</b>		Figure <b>#2</b>	



Title: LOGS OF EXPLORATORY TEST HOLES		Date: 1/8/20	 <small>North West Colorado Consultants, Inc.</small> <small>Geotechnical / Environmental Engineering - Materials Testing</small> <small>(970) 879-7885 • Fax (970) 879-7891</small> <small>2580 Copper Ridge Drive</small> <small>Steamboat Springs, Colorado 80487</small>
Job Name: Proposed Partovi Townhomes		Job No. 19-11700	
Location: 1805 Walton Creek Road, Steamboat Springs, Colorado		Figure #3	

## LEGEND:



**FILL:** Sandy clay with occasional organics, low plastic, medium stiff, moist to very moist and dark brown.



**SAND AND CLAY:** Sandy clay to clayey sand with occasional gravel lenses, fine to coarse grained, low to moderately plastic, stiff to very stiff, moist to wet and brown to reddish brown.



**Drive Sample, Split Spoon Sampler.**

**20/12** Drive Sample Blow Count, indicates 20 blows of a 140-pound hammer falling 30 inches were required to drive the sampler 12 inches.



Indicates depth at which groundwater was encountered at the time of drilling.

## NOTES:

- 1) The test holes were drilled on December 23, 2019 with an all terrain drill rig using 4-inch diameter continuous flight augers.
- 2) Locations of the test holes were determined in the field by pacing from topographic features at the site.
- 3) Elevations of the test holes were not measured and logs are drawn to the depths investigated.
- 4) The lines between materials shown on the logs represent the approximate boundaries between material types and transitions may be gradual.
- 5) The water level readings shown on the logs were made at the time and under the conditions indicated. Fluctuations in the water levels will probably occur with time.

Title: **LEGEND AND NOTES**

Date: **1/8/20**

Job Name: **Proposed Partovi Townhomes**

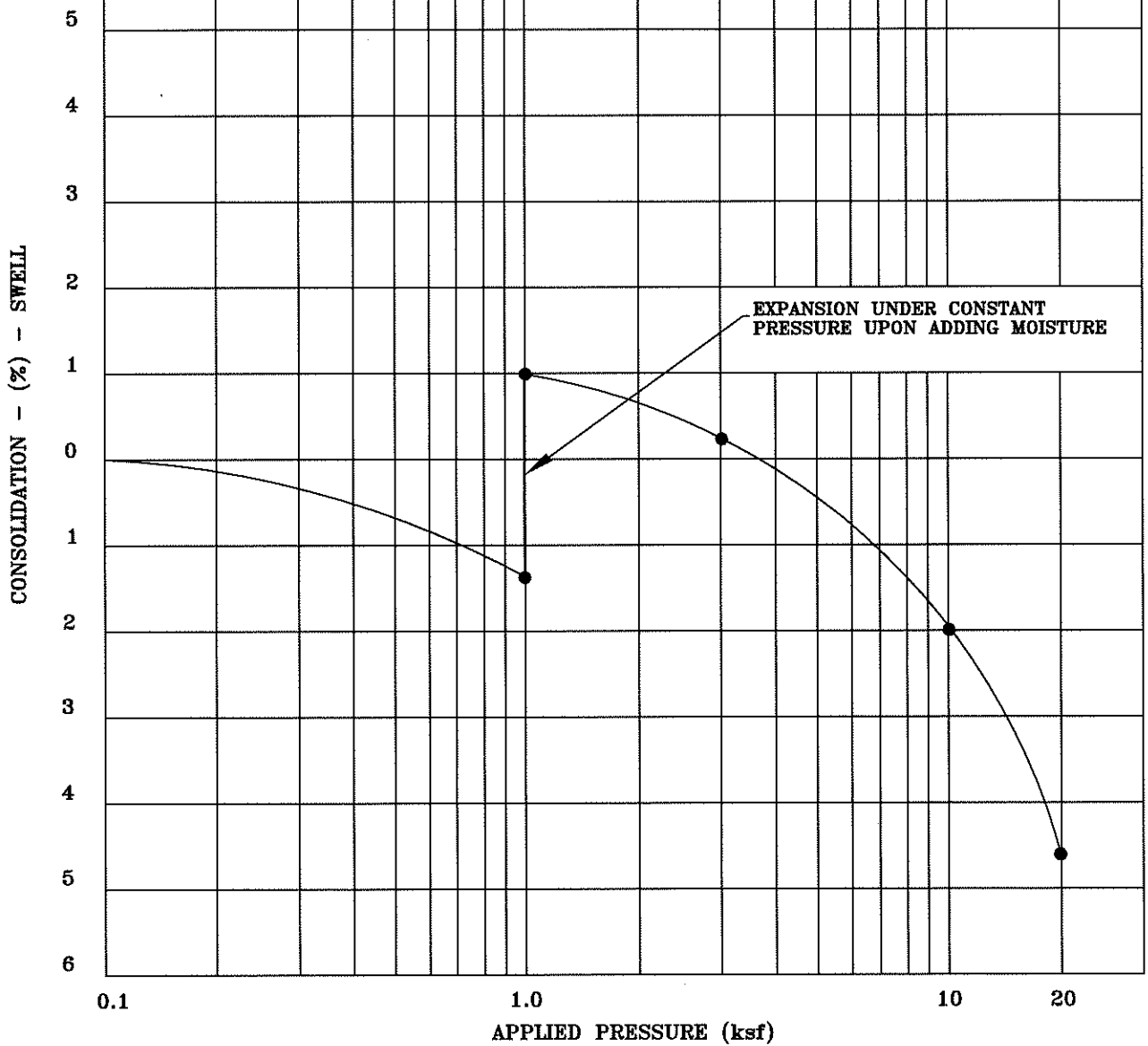
Job No. **19-11700**

Location: **1805 Walton Creek Road, Steamboat Springs, Colorado**

Figure **#4**

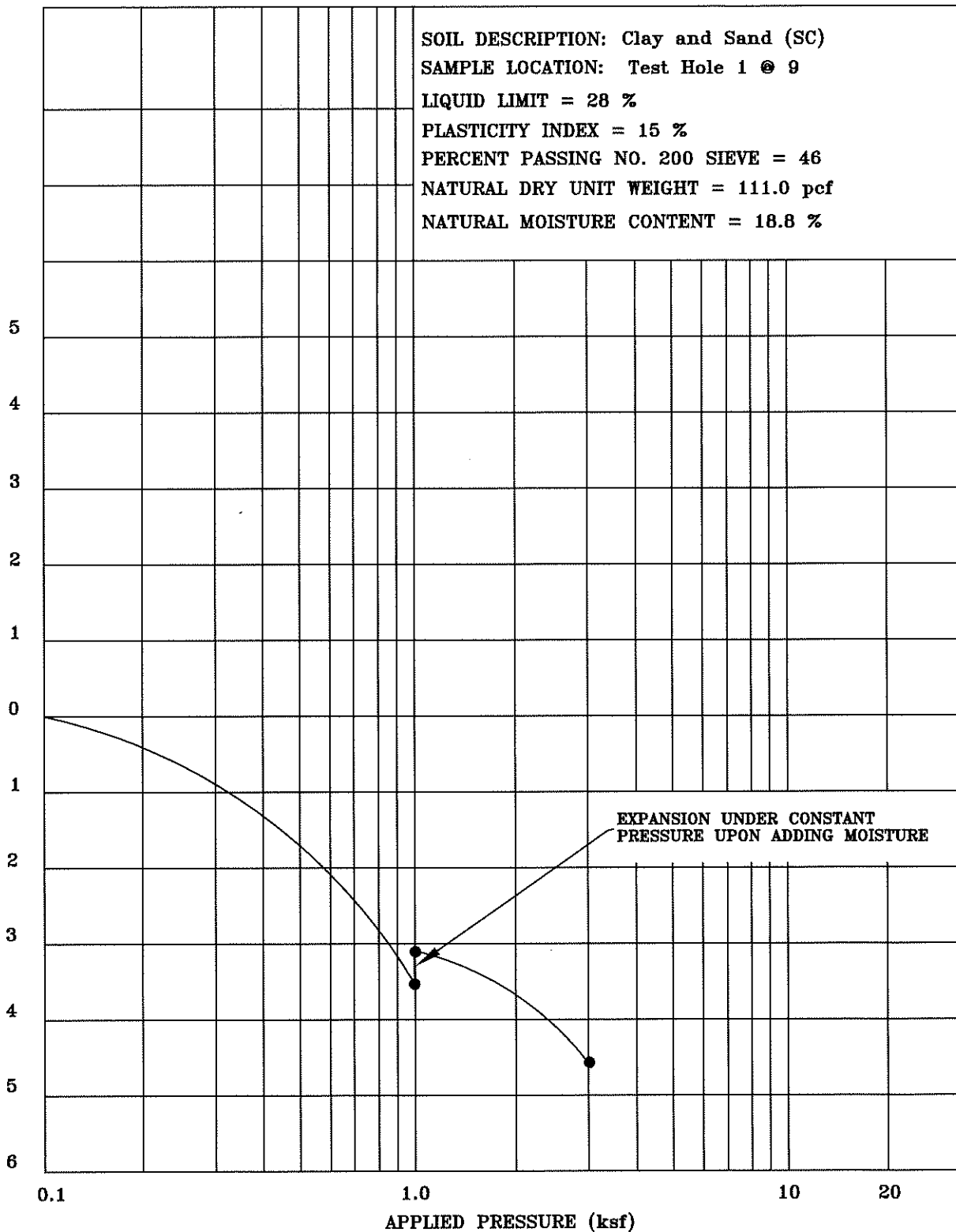


SOIL DESCRIPTION: Very Sandy Clay (CL)  
 SAMPLE LOCATION: Test Hole 1 @ 4  
 LIQUID LIMIT = 39 %  
 PLASTICITY INDEX = 24 %  
 PERCENT PASSING NO. 200 SIEVE = 56  
 NATURAL DRY UNIT WEIGHT = 108.2 pcf  
 NATURAL MOISTURE CONTENT = 18.2 %



<b>Title:</b> SWELL-CONSOLIDATION TEST RESULTS		<b>Date:</b> 1/8/20	
<b>Job Name:</b> Proposed Partovi Townhomes		<b>Job No.</b> 19-11700	
<b>Location:</b> 1805 Walton Creek Road, Steamboat Springs, Colorado		<b>Figure</b> #5	

CONSOLIDATION - - (%) - SWELL



Title:

**SWELL-CONSOLIDATION TEST RESULTS**

Date:

1/8/20

Job Name:

**Proposed Partovi Townhomes**

Job No.

19-11700

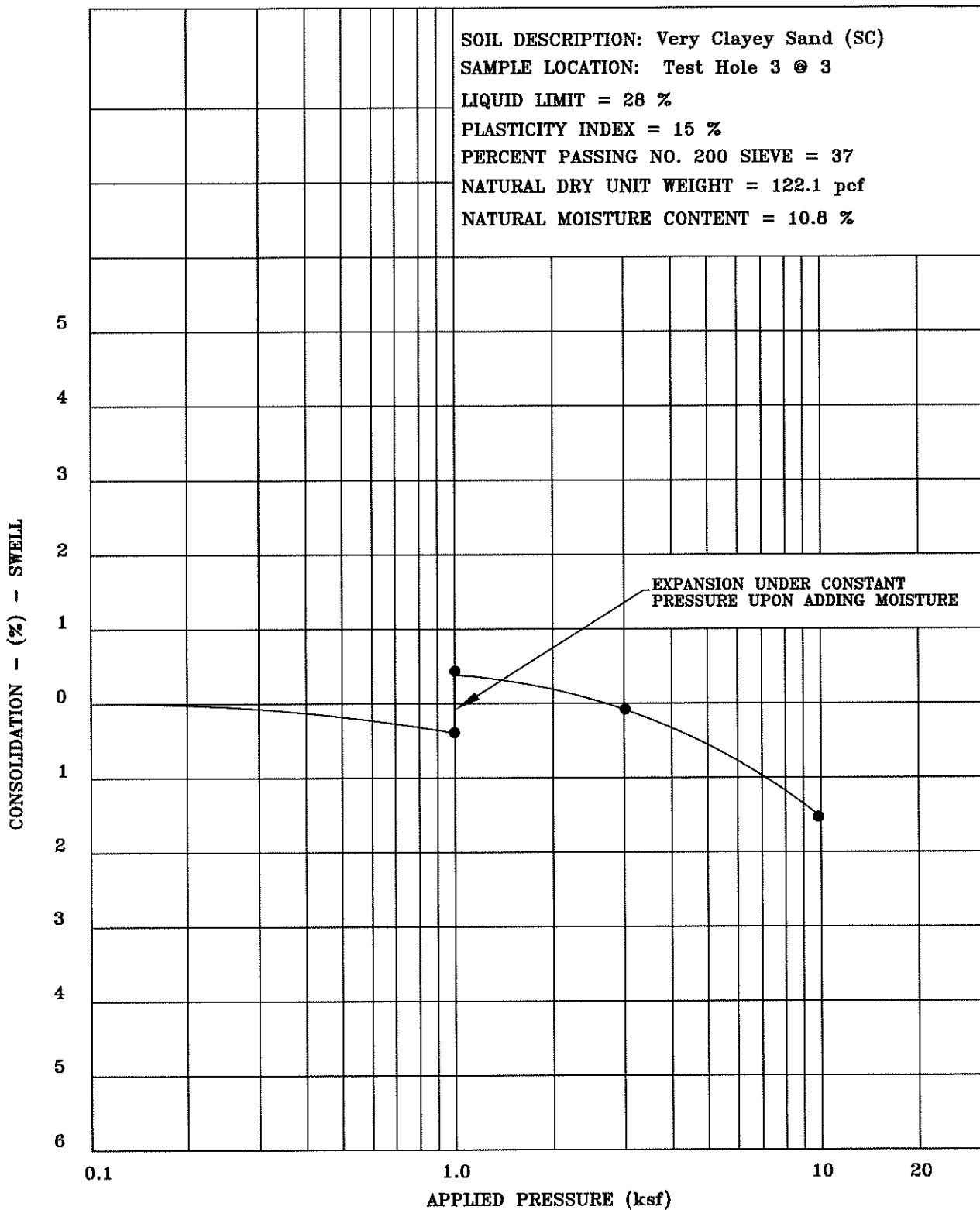
Location: 1805 Walton Creek Road, Steamboat Springs, Colorado

Figure

#6







Title:

# **SWELL-CONSOLIDATION TEST RESULTS**

Date:

1/8/20

Job Name:

**Proposed Partovi Townhomes**

Job No.

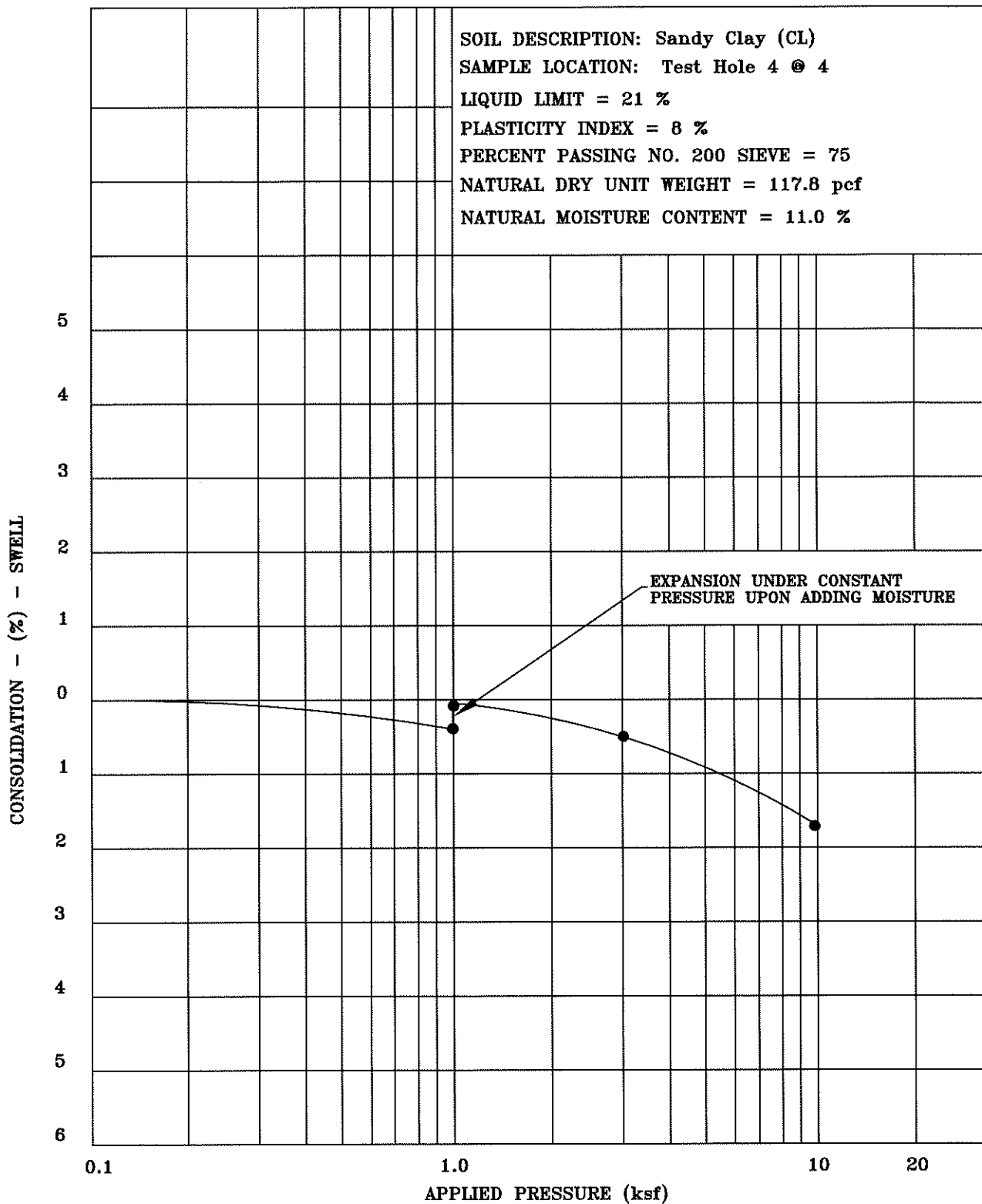
19-11700

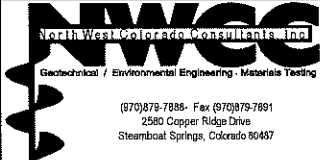
Location: 1805 Walton Creek Road, Steamboat Springs, Colorado

Figure

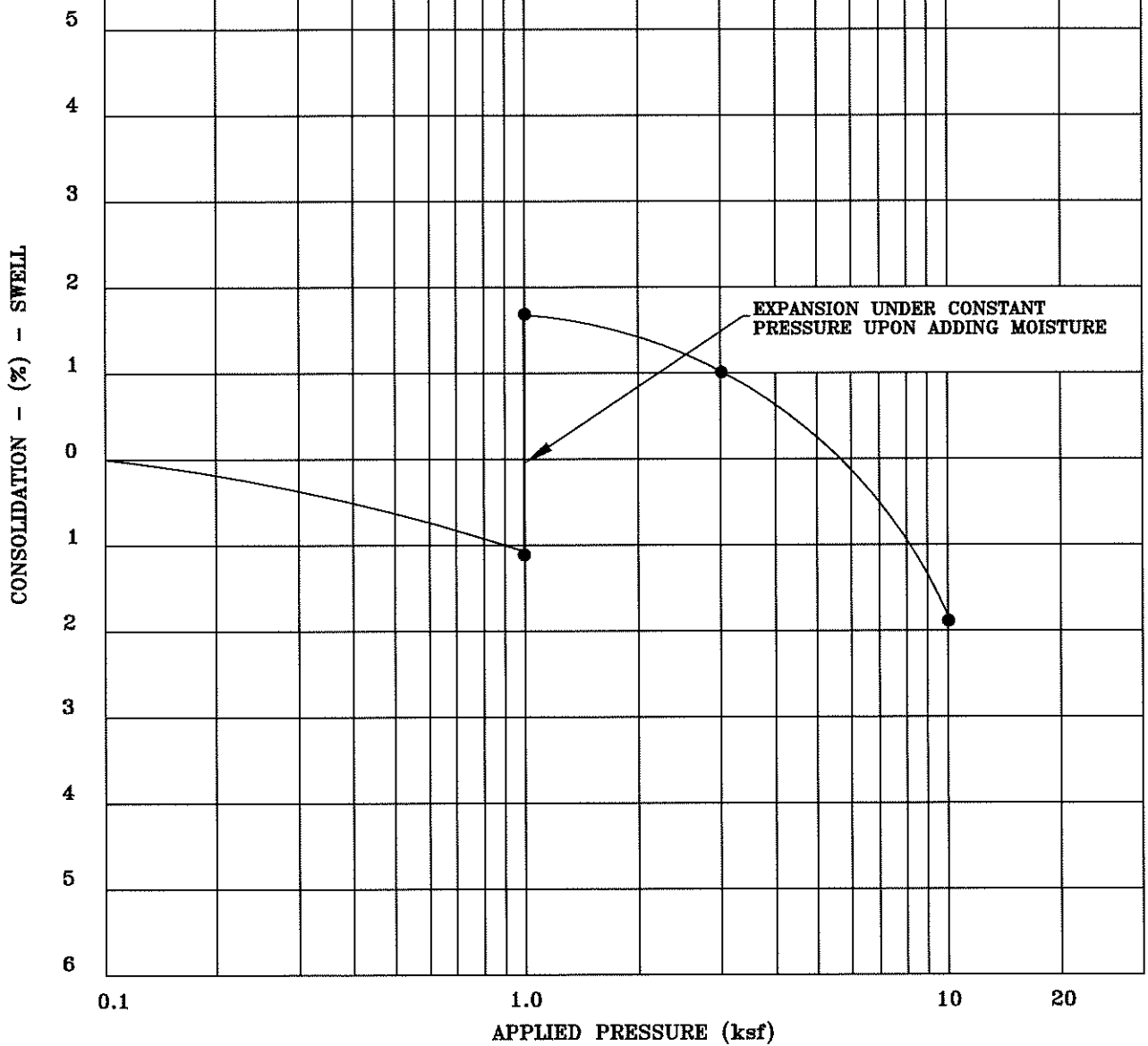
#7





Title: <b>SWELL-CONSOLIDATION TEST RESULTS</b>		Date: <b>1/8/20</b>	 <b>NWCC</b> North West Colorado Consultants, Inc. Geotechnical / Environmental Engineering - Materials Testing (970) 878-7888 • Fax (970) 878-7891 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487
Job Name: <b>Proposed Partovi Townhomes</b>		Job No. <b>19-11700</b>	
Location: <b>1805 Walton Creek Road, Steamboat Springs, Colorado</b>		Figure <b>#8</b>	

SOIL DESCRIPTION: Gravelly Very Clayey Sand (SC)  
 SAMPLE LOCATION: Test Hole 5 @ 4  
 LIQUID LIMIT = 29 %  
 PLASTICITY INDEX = 24 %  
 PERCENT PASSING NO. 200 SIEVE = 37  
 NATURAL DRY UNIT WEIGHT = 122.6 pcf  
 NATURAL MOISTURE CONTENT = 9.3 %



Title: **SWELL-CONSOLIDATION TEST RESULTS**

Date: **1/8/20**

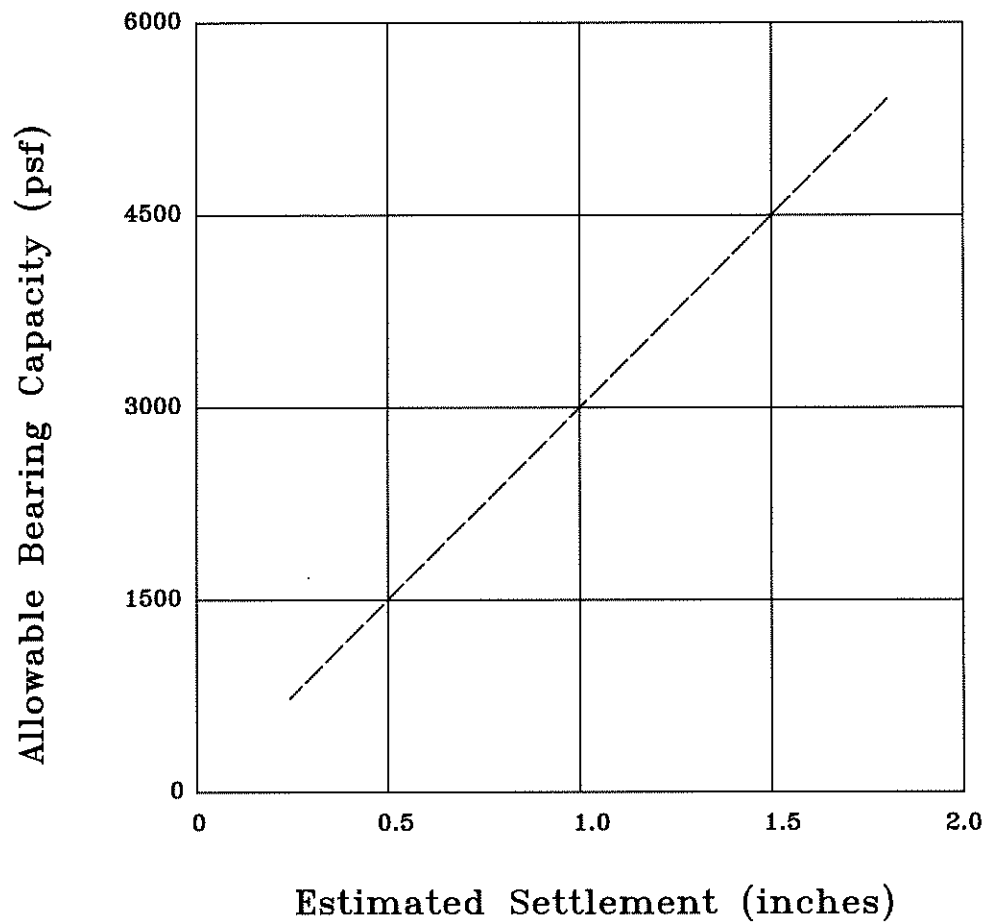
Job Name: **Proposed Partovi Townhomes**

Job No. **19-11700**


Location: **1805 Walton Creek Road, Steamboat Springs, Colorado**

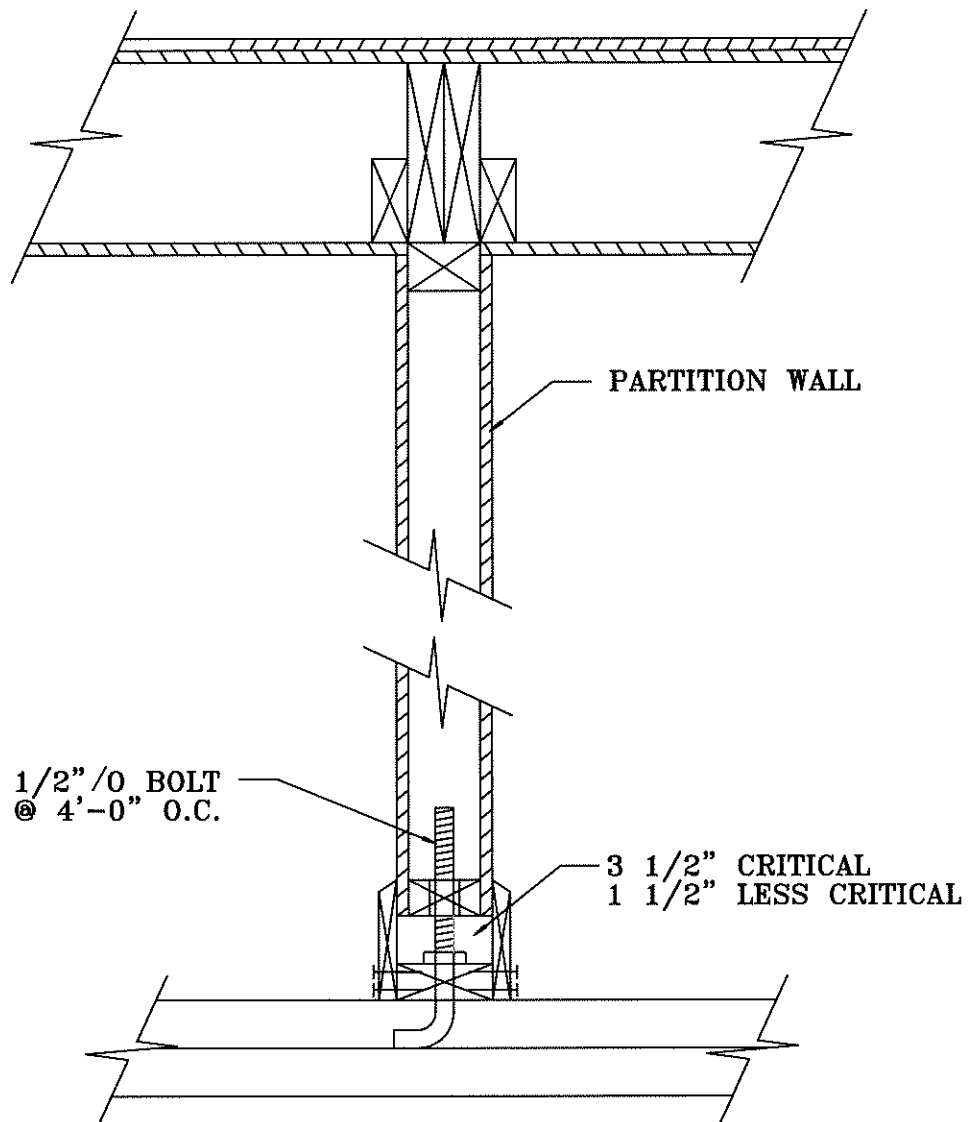
Figure **#9**

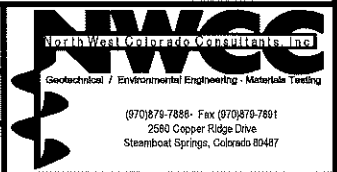


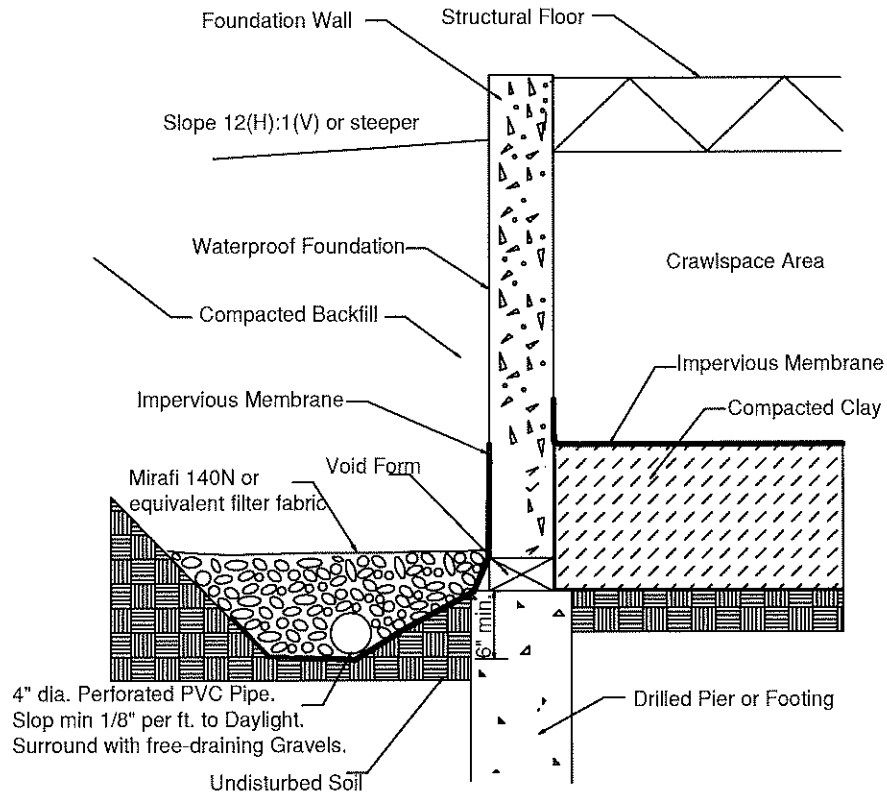


Note: These values are based on footing widths of 1 to 4 feet. If the footing width is to be greater than 4 feet in width, then we should be notified to re-evaluate these recommendations.

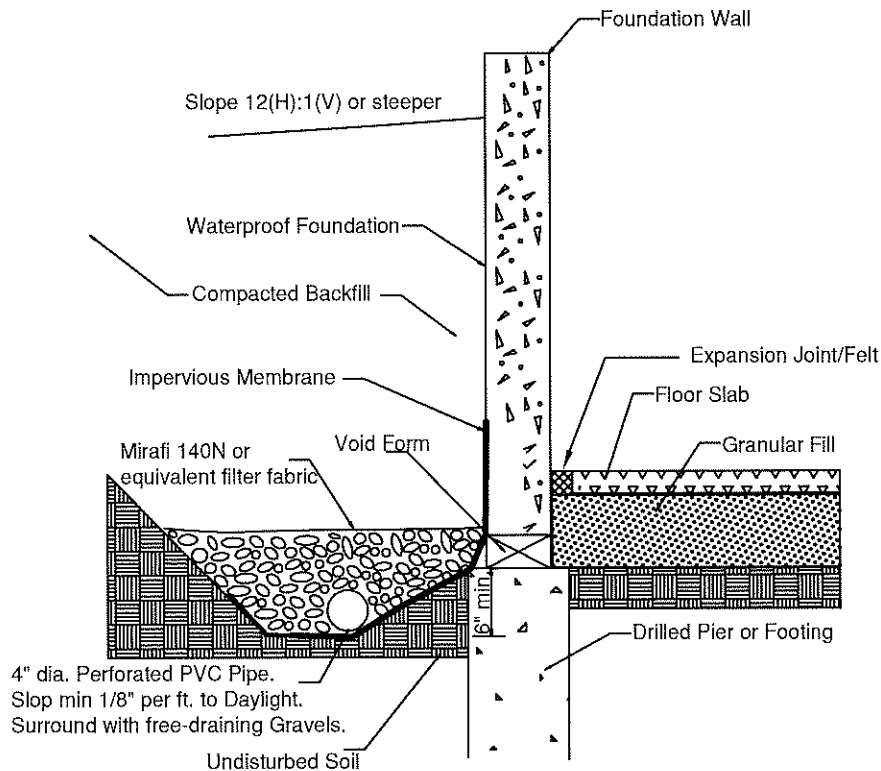
<b>Title:</b> BEARING CAPACITY CHART	<b>Date:</b> 1/8/20	 <p><b>NWCC</b> North West Colorado Consultants, Inc. Geotechnical / Environmental Engineering - Materials Testing (970) 879-7888 - Fax (970) 879-7891 2580 Copper Ridge Drive Steamboat Springs, Colorado 80487</p>
<b>Job Name:</b> Proposed Partovi Townhomes	<b>Job No.</b> 19-11700	
<b>Location:</b> 1805 Walton Creek Road, Steamboat Springs, Colorado	<b>Figure</b> #10	



<b>Title:</b> <b>HUNG PARTITION WALL DETAIL</b>	<b>Date:</b> <b>1/8/20</b>	 <p><b>NWCC</b>  North West Colorado Consultants, Inc.  Geotechnical / Environmental Engineering - Materials Testing  (970) 879-7886 • Fax (970) 879-7891  2580 Copper Ridge Drive  Steamboat Springs, Colorado 80487</p>
<b>Job Name:</b> <b>Proposed Partovi Townhomes</b>	<b>Job No.</b> <b>19-11700</b>	
<b>Location:</b> <b>1805 Walton Creek Road, Steamboat Springs, Colorado</b>	<b>Figure</b> <b># 11</b>	



Crawlspace Area



Lower Level with  
Floor Slab

Title: **PERIMETER/UNDERDRAIN DETAIL**

Date: **1/8/20**

Job Name: **Proposed Partovi Townhomes**

Job No. **19-11700**

Location: **1805 Walton Creek Road, Steamboat Springs, Colorado**

Figure **#12**



TABLE 1

## SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT (%)	NATURAL DRY DENSITY (pcf)	ATTERBERG LIMITS		GRADATION		PERCENT PASSING No. 200 SIEVE	UNCONFINED COMPRESSIVE STRENGTH (PSF)	SOIL or BEDROCK DESCRIPTION	UNIFIED SOIL CLASS.
TEST PIT	DEPTH (feet)			LIQUID LIMIT (%)	PLASTICITY INDEX (%)	GRAVEL (%)	SAND (%)				
1	4	18.2	108.2	39	24	0	44	56		Very Sandy Clay	CL
1	9	18.8	111.0	28	15	4	50	46		Clay and Sand	SC
3	3	10.8	122.1	28	15	5	58	37		Very Clayey Sand	SC
3	8	21.0	107.5	27	12	0	65	35		Very Clayey Sand	SC
4	4	11.0	117.8	21	8	2	23	75		Sandy Clay	CL
5	4	9.3	122.6	29	15	13	50	37		Gravelly Very Clayey Sand	SC