

**NORTHWEST COLORADO CONSULTANTS, INC.  
FIELD REPORT**

<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 10/23/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 1-P	<b>Time:</b> 6.5
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 11
		<b>Engr. /Tech:</b> EL

**Work Performed:**

As requested, we visited the project site on today's date to observe the pier drilling operations. The pier drilling contractor, Penley Caisson, drilled eight (8) 18-inch diameter piers for the north building. Summary logs of the piers completed on this date are attached.

We also observed the placement of the reinforcing steel and concrete in the piers completed on this date.

**Remarks:**

Based on our observations, the piers completed on this date appeared to be constructed in general accordance with the structural plans and our previous recommendations.

As requested, NWCC was on-site at 11:00am but Penley Caisson was not ready to start drilling until after 12:00pm.

**Verbal Discussions:**

Rob Van Deren of Colorado Home Solutions was notified of today's observations and measurements.



**NORTHWEST COLORADO CONSULTANTS, INC.**  
**FIELD REPORT**

<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 10/24/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 2-P	<b>Time:</b> 9.0
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 22
		<b>Engr. /Tech:</b> EL/JE

**Work Performed:**

As requested, we visited the project site on today's date to observe the pier drilling operations. The pier drilling contractor, Penley Caisson, drilled twenty-four (24) 18-inch diameter piers for the north building. Summary logs of the piers completed on this date are attached.

We also observed the placement of the reinforcing steel and concrete in the piers completed on this date.

**Remarks:**

Based on our observations, the piers completed on this date appeared to be constructed in general accordance with the structural plans and our previous recommendations.

It should be noted that during the process of concrete placement, pier No. 21 had a blowout at approximately 4-feet below existing grade. Three out of the four sides are surrounded by the on-site soils, but one side is only protected by the sonotube.

NWCC informed Charlie, with Alpenglow Engineering Solutions, Inc., about the drilled pier issue. Alpenglow was going to discuss the issue and see what the proper procedure would be to solve this issue, if any needed to be done. Top of the pier was ½-foot below existing grade filled with concrete.

The sonotube held in place the top 4 to 4½-feet of concrete meaning there is about 10½ to 11½-feet placed concrete on the on-site soils.

It should also be noted that drilled pier No. 21 should be backfilled with the on-site soils on the side that the on-site soils caved out to minimize water infiltration into the bottom of drilled pier No. 21.

**Verbal Discussions:**

Rob Van Deren of Colorado Home Solutions was notified of today's observations and measurements.

**NORTHWEST COLORADO CONSULTANTS  
DRILLED PIER OBSERVATION DATA SHEET**

**Project:** Partovi Townhomes

**Project No.:** 19-11700

**Date:** 10/24/23

**Report No.:** 2-P

Pier No.	Pier Dia. (Inches)	Depth in Overburden (ft.)	Depth in Bedrock (ft.)	Total Length Drilled (ft.)	Top of Pier Concrete Relative to Excavation Grade (A.E.G.)	Condition of Walls	Depth of Water in Hole	Supporting Stratum
9	18	16	None	16	2 ft	Rough	½"	Clay
10	18	16	None	16	2 ft	Rough	0	Clay
11	18	16	None	16	2 ft	Rough	1"	Clay
12	18	16	None	16	0	Rough	½"	Clay
13	18	16	None	16	0	Rough	0	Clay
14	18	16	None	16	3 ft	Rough	1 ½"	Clay
15	18	16	None	16	0	Rough	½"	Clay
16	18	16	None	16	0	Rough	2"	Clay
17	18	16	None	16	0	Rough	1 ½"	Clay
18	18	16	None	16	0	Rough	2"	Clay
19	18	16	None	16	0	Rough	2"	Clay
20	18	16	None	16	0	Rough	0	Clay
21	18	16	None	16	0	Rough	0	Clay
22	18	16	None	16	3 ft	Rough	0	Clay
23	18	16	None	16	0	Rough	0	Clay
24	18	16	None	16	½ ft (B.E.G)	Rough	½"	Clay
25	18	16	None	16	0	Rough	0	Clay
26	18	16	None	16	0	Rough	0	Clay
27	18	16	None	16	0	Rough	0	Clay

<b>Pier No.</b>	<b>Pier Dia. (Inches)</b>	<b>Depth in Overburden (ft.)</b>	<b>Depth in Bedrock (ft.)</b>	<b>Total Length Drilled (ft.)</b>	<b>Top of Pier Concrete Relative to Excavation Grade (A.E.G.)</b>	<b>Condition of Walls</b>	<b>Depth of Water in Hole</b>	<b>Supporting Stratum</b>
28	18	16	None	16	0	Rough	0	Clay
29	18	16	None	16	3 ft	Rough	0	Clay
30	18	16	None	16	0	Rough	0	Clay
31	18	16	None	16	3 ft	Rough	0	Clay
32	18	16	None	16	0	Rough	0	Clay

**NORTHWEST COLORADO CONSULTANTS, INC.  
FIELD REPORT**

<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 10/25/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 3-P	<b>Time:</b> 10.0
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 11
		<b>Engr. /Tech:</b> EL

**Work Performed:**

As requested, we visited the project site on today's date to observe the pier drilling operations. The pier drilling contractor, Penley Caisson, drilled twenty-nine (29) 18-inch diameter piers for the north building and one (1) 18-inch diameter pier for the south building. Summary logs of the piers completed on this date are attached.

We also observed the placement of the reinforcing steel and concrete in the piers completed on this date.

**Remarks:**

Based on our observations, the piers completed on this date appeared to be constructed in general accordance with the structural plans and our previous recommendations.

**Verbal Discussions:**

Rob Van Deren of Colorado Home Solutions was notified of today's observations and measurements.

**NORTHWEST COLORADO CONSULTANTS  
DRILLED PIER OBSERVATION DATA SHEET**

**Project:** Partovi Townhomes

**Project No.:** 19-11700

**Date:** 10/25/23

**Report No.:** 3-P

Pier No	Pier Dia. (Inches)	Depth in Overburden (ft.)	Depth in Bedrock (ft.)	Total Length Drilled (ft.)	Top of Pier Concrete Relative to Excavation Grade (A.E.G.)	Condition of Walls	Depth of Water in Hole	Supporting Stratum
33	18	16	None	16	0	Rough	7"	Clay
34	18	16	None	16	0	Rough	0	Clay
35	18	16	None	16	0	Rough	1"	Clay
36	18	16	None	16	3 ½ ft	Rough	1 ½"	Clay
37	18	16	None	16	½ ft	Rough	½"	Clay
38	18	16	None	16	3 ½ ft	Rough	2"	Clay
39	18	16	None	16	0	Rough	2"	Clay
40	18	16	None	16	0	Rough	1"	Clay
41	18	16	None	16	0	Rough	1"	Clay
42	18	16	None	16	3 ½ ft	Rough	1"	Clay
43	18	16	None	16	2 ½ ft	Rough	1 ½"	Clay
44	18	16	None	16	2 ½ ft	Rough	1"	Clay
45	18	16	None	16	0	Rough	1 ½"	Clay
46	18	16	None	16	0	Rough	2 ½"	Clay
47	18	16	None	16	0	Rough	0	Clay
48	18	16	None	16	0	Rough	½"	Clay
49	18	16	None	16	0	Rough	1"	Clay
50	18	16	None	16	1 ft	Rough	½"	Clay
51	18	16	None	16	1 ft	Rough	0	Clay

Pier No	Pier Dia. (Inches)	Depth in Overburden (ft.)	Depth in Bedrock (ft.)	Total Length Drilled (ft.)	Top of Pier Concrete Relative to Excavation Grade (A.E.G.)	Condition of Walls	Depth of Water in Hole	Supporting Stratum
52	18	16	None	16	1 ft	Rough	½"	Clay
53	18	16	None	16	½ ft	Rough	0	Clay
54	18	16	None	16	0	Rough	0	Clay
55	18	16	None	16	½ ft	Rough	0	Clay
56	18	16	None	16	1 ft (B.E.G)	Rough	0	Clay
57	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
58	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
59	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
60	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
61	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
<b>South Building</b>								
1	18	16	None	16	0	Rough	0	Clay

**NORTHWEST COLORADO CONSULTANTS  
DRILLED PIER OBSERVATION DATA SHEET**

**Project:** Partovi Townhomes

**Project No.:** 19-11700

**Date:** 10/26/23

**Report No.:** 4-P

Pier No. (South Bldg.)	Pier Dia. (Inches)	Depth in Overburden (ft.)	Depth in Bedrock (ft.)	Total Length Drilled (ft.)	Top of Pier Concrete Relative to Excavation Grade (A.E.G.)	Condition of Walls	Depth of Water in Hole	Supporting Stratum
2	18	16	None	16	½ ft	Rough	1"	Clay
3	18	16	None	16	½ ft	Rough	1"	Clay
4	18	16	None	16	½ ft	Rough	½"	Clay
5	18	16	None	16	½ ft	Rough	½"	Clay
6	18	16	None	16	½ ft	Rough	½"	Clay
7	18	16	None	16	½ ft	Rough	1"	Clay
8	18	16	None	16	½ ft	Rough	1"	Clay
9	18	16	None	16	1 ft	Rough	1"	Clay
10	18	16	None	16	0	Rough	1"	Clay
11	18	16	None	16	0	Rough	½"	Clay
12	18	17	None	17	1 ft (B.E.G)	Rough	2"	Clay
13	18	18	None	18	2 ft (B.E.G)	Rough	½"	Clay
14	18	16	None	16	2 ft	Rough	1"	Clay
15	18	16	None	16	2 ½ ft	Rough	1"	Clay
17	18	16	None	16	0	Rough	½"	Clay
18	18	16	None	16	0	Rough	½"	Clay
19	18	16	None	16	0	Rough	0	Clay
20	18	16	None	16	½ ft	Rough	0	Clay
21	18	16	None	16	½ ft	Rough	0	Clay

Pier No. (South Bldg.)	Pier Dia. (Inches)	Depth in Overburden (ft.)	Depth in Bedrock (ft.)	Total Length Drilled (ft.)	Top of Pier Concrete Relative to Excavation Grade (A.E.G.)	Condition of Walls	Depth of Water in Hole	Supporting Stratum
22	18	16	None	16	2 ½ ft	Rough	0	Clay
23	18	16	None	16	2 ½ ft	Rough	0	Clay
24	18	16	None	16	0	Rough	0	Clay
<b>North Building</b>								
64	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay
65	18	17	None	17	1 ft (B.E.G)	Rough	0	Clay

**NORTHWEST COLORADO CONSULTANTS, INC.  
FIELD REPORT**

<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 10/26/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 4-P	<b>Time:</b> 9.5
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 11
		<b>Engr. /Tech:</b> EL

**Work Performed:**

As requested, we visited the project site on today's date to observe the pier drilling operations. The pier drilling contractor, Penley Caisson, drilled two (2) 18-inch diameter piers for the north building and twenty-two (22) 18-inch diameter piers for the south building. Summary logs of the piers completed on this date are attached.

We also observed the placement of the reinforcing steel and concrete in the piers completed on this date; except for pier No. 65. Penley Caisson placed reinforcing steel in this pier but did not place concrete.

**Remarks:**

Based on our observations, the piers completed on this date appeared to be constructed in general accordance with the structural plans and our previous recommendations.

After further discussion on pier No. 21, with Charlie from Alpenglow Engineering Solutions Inc, they decided that pier No. 21 is good and there is no need to drill another pier next to it.

**Verbal Discussions:**

Rob Van Deren of Colorado Home Solutions was notified of today's observations and measurements.

**NORTHWEST COLORADO CONSULTANTS  
DRILLED PIER OBSERVATION DATA SHEET**

**Project:** Partovi Townhomes

**Project No.:** 19-11700

**Date:** 10/27/23

**Report No.:** 5-P

<b>Pier No. (South Bldg.)</b>	<b>Pier Dia. (Inches)</b>	<b>Depth in Overburden (ft.)</b>	<b>Depth in Bedrock (ft.)</b>	<b>Total Length Drilled (ft.)</b>	<b>Top of Pier Concrete Relative to Excavation Grade (B.E.G.)</b>	<b>Condition of Walls</b>	<b>Depth of Water in Hole</b>	<b>Supporting Stratum</b>
25	18	16	None	16	0	Rough	1 ft	Clay
26	18	16	None	16	1 ft	Rough	1 ½"	Clay
27	18	16	None	16	0	Rough	2"	Clay
28	18	21	None	21	2 ft	Rough	1 ½"	Clay
29	18	16	None	16	0	Rough	6"	Clay
30	18	16	None	16	0	Rough	1 ½"	Clay
31	18	16	None	16	0	Rough	1"	Clay
32	18	16	None	16	0	Rough	1 ft	Clay
33	18	16	None	16	0	Rough	8"	Clay
34	18	16	None	16	0	Rough	1"	Clay
16	18	17	None	17	1	Rough	1 ½ ft	Clay
35	18	16	None	16	0	Rough	½"	Clay
36	18	21	None	21	0	Rough	0	Clay
37	18	21	None	21	0	Rough	0	Clay
38	18	17	None	17	1	Rough	0	Clay
39	18	17	None	17	1	Rough	½"	Clay

**NORTHWEST COLORADO CONSULTANTS, INC.**  
**FIELD REPORT**

<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 10/27/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 5-P	<b>Time:</b> 9.5
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 11
		<b>Engr. /Tech:</b> EL

**Work Performed:**

As requested, we visited the project site on today's date to observe the pier drilling operations. The pier drilling contractor, Penley Caisson, drilled sixteen (16) 18-inch diameter piers for the south building. Summary logs of the piers completed on this date are attached.

We also observed the placement of the reinforcing steel and concrete in the piers completed on this date. Penley Caisson also placed concrete in pier No. 65 from the previous date.

**Remarks:**

Based on our observations, the piers completed on this date appeared to be constructed in general accordance with the structural plans and our previous recommendations.

It should be noted that NWCC informed Sean with INC8 and Rob with Colorado Home Solutions that pier No. 21 needed to be backfilled with the on-site soils and not granular material.

There was over an hour of wait time between the second and third concrete truck.

**Verbal Discussions:**

Rob Van Deren of Colorado Home Solutions was notified of today's observations and measurements.

**NORTHWEST COLORADO CONSULTANTS, INC.  
FIELD REPORT**

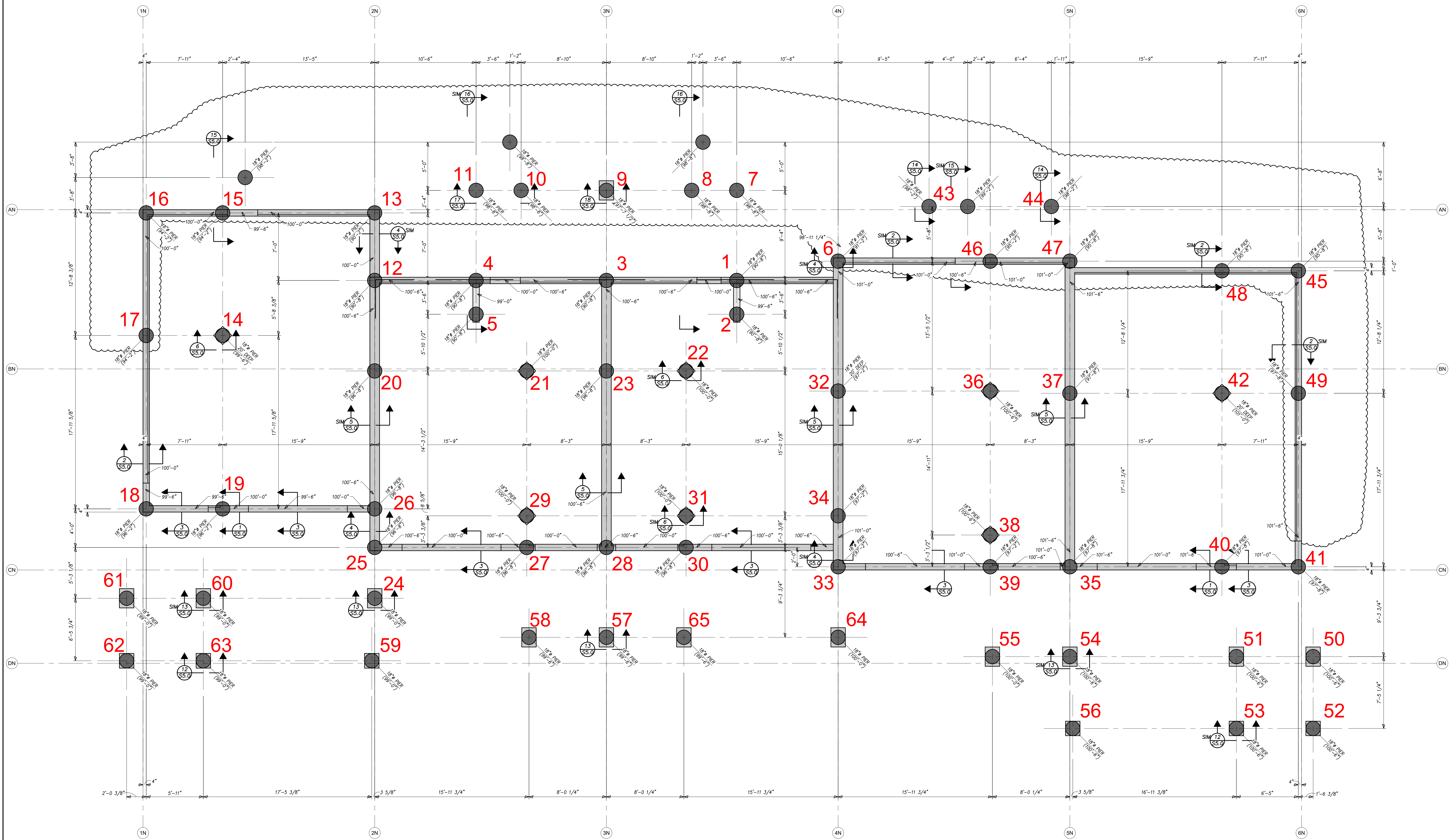
<b>Project:</b> Partovi Townhomes	<b>Project No.:</b> 19-11700	<b>Date:</b> 11/2/23
<b>Location:</b> Steamboat Springs, CO	<b>Report No.:</b> 6-P	<b>Time:</b> 1.0
<b>Client:</b> Sunscope, LLC		<b>Mileage:</b> 11
		<b>Engr. /Tech:</b> EL

**Work Performed:**

As requested, we visited the project site on today's date upon completion of backfill compaction with the on-site clays and gravels materials for pier No.'s 21 & 23 on the west side of the piers, in 1-foot lifts with a jumping jack until reaching subgrade grade. INC8 completed the filling as requested by NWCC. The observations did meet our backfill request.

**Verbal Discussions:**

Sean of INC8 was notified of today's observations.

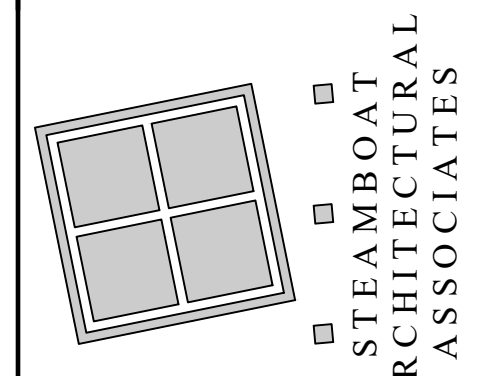


**NORTH BUILDING  
PIER PLACEMENT PLAN**  
 Scale: 1/4" = 1'-0"  
 NORTH  
 ELEVATION TOP OF CONCRETE WALL INDICATED THUS ELEV. →  
 DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS ●  
 PIER DIAMETER (ELEVATION)

23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS
7 SEP 22	FRAMING REVISIONS
24 JUN 22	

**S2.01**  
19-37

A Townhouse Development for  
**Walton Cr Rd / Village Dr**  
 1805 Walton Creek Road, Steamboat Springs,  
 Colorado 80487



STEAMBOAT  
ARCHITECTURAL  
ASSOCIATES

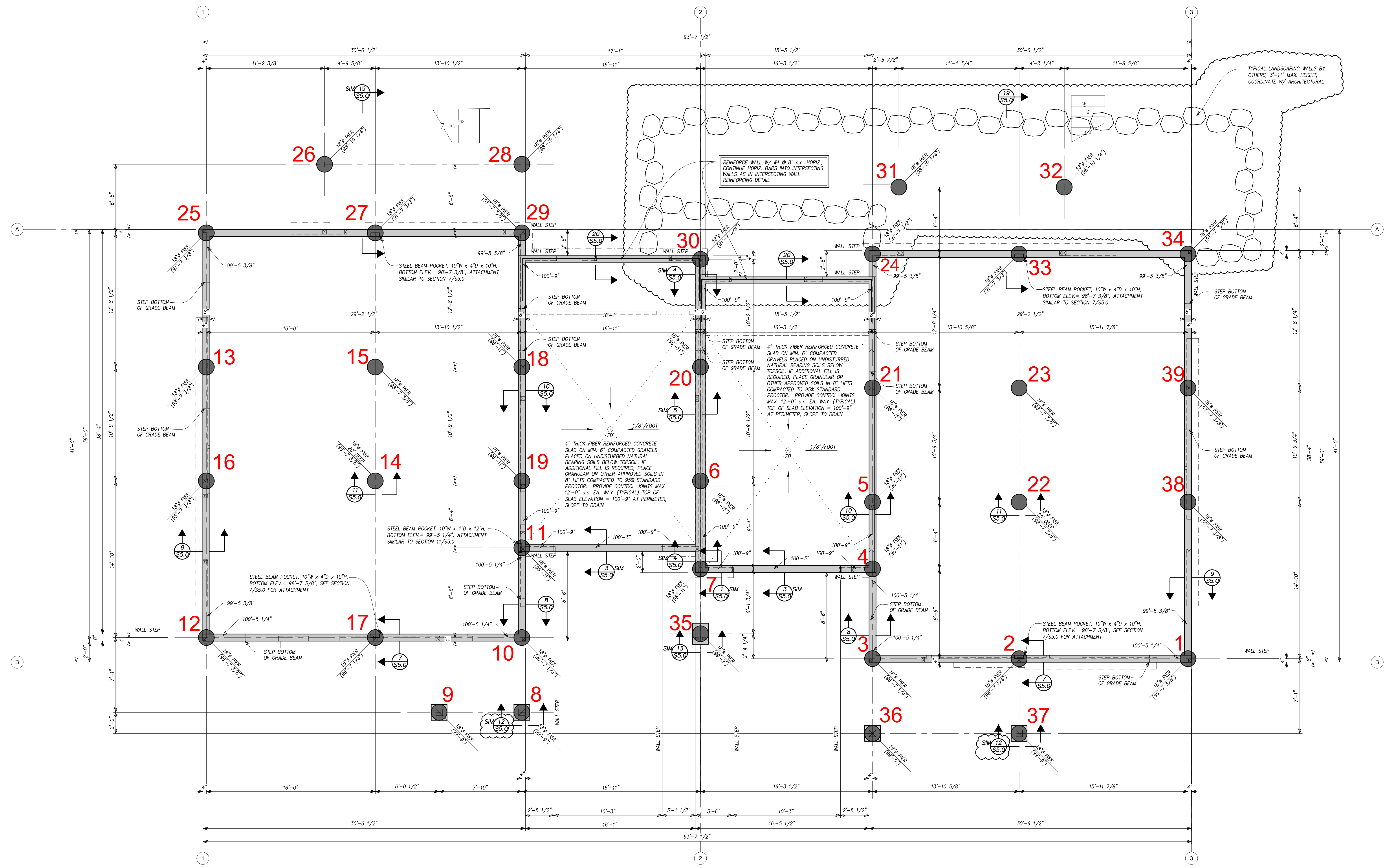
William J. Rangitsch  
 970.879.0819  
 772910 345 lincoln ave. ste. 200  
 steamboat-springs-co-80477  
 p.o. box



DRAWN BY: CAS  
 PROJECT# 21-059  
 NORTH PIER PLAN

**ALPENGLow**  
 ENGINEERING SOLUTIONS, INC.  
 Consulting Structural Engineers  
 117 West Street, P.O. Box 1000  
 Steamboat Springs, CO 80487  
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THESE DRAWINGS  
 DO NOT INCLUDE  
 THE COMPONENTS  
 NECESSARY FOR  
 CONSTRUCTION  
 SAFETY.  
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**SOUTH BUILDING  
FOUNDATION AND PIER PLACEMENT PLAN**  
Scale: 1/4" = 1'-0"

NORTH

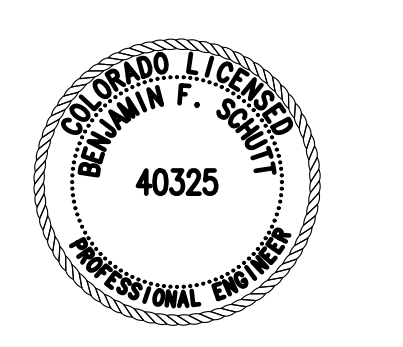
ELEVATION TOP OF CONCRETE WALL INDICATED THUS  $\nearrow$  ELEV.  
 DRILLED PIER LOCATIONS, DIAMETER, AND TOP OF CONCRETE PIER ELEVATION INDICATED THUS  $\bullet$  PIER DIAMETER  
 (ELEVATION)

THESE DRAWINGS  
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CONSTRUCTION  
SAFETY.

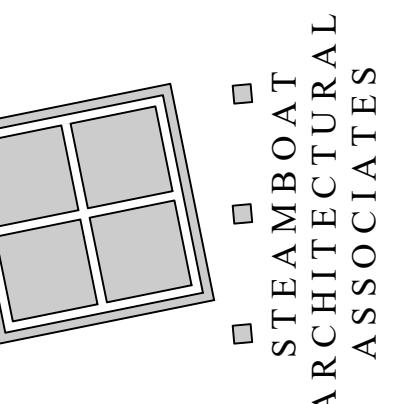
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DRAWN BY: CAS  
PROJECT# 21-059  
SOUTH PIER PLAN



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A Townhouse Development for  
**Walton Cr Rd / Village Dr**  
1805 Walton Creek Road, Steamboat Springs,  
Colorado 80487

23 OCT 23	LANDSCAPE WALL AND FRAMING REVISIONS
7 SEP 22	FRAMING REVISIONS
24 JUN 22	