



June 26, 2025

Overlook Development LLC  
Joella West  
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[Joellawest09@gmail.com](mailto:Joellawest09@gmail.com)

Job Number: 24-13392

Subject: Foundation Recommendations,  
Marshall House, 135 11<sup>th</sup> Street, Steamboat  
Springs, Colorado.

Joella,

As requested, NWCC, Inc. (NWCC) has prepared this Foundation Recommendations report for the Marshall House to be located at 135 11<sup>th</sup> Street in Steamboat Springs, Colorado.

**Subsurface Conditions:** Brian Len of NWCC visited the project site on August 14, 2024 and observed the excavation of two test pits on the subject lot. The subsurface conditions exposed in the test pits consisted of approximately 12 to 18 inches of fill materials and/or topsoil and organic materials overlying dense sands and gravels that extended to the maximum depth investigated, 5 feet below the ground surface that they had stripped to at the time of our visit.

**Foundation Recommendations:** Based on subsurface conditions encountered in the test pits, NWCC believes that the footings placed on the dense natural sands and gravels or on properly compacted structural fill materials should provide an allowable soil bearing pressure of at least 2,500 psf. A minimum dead load pressure is not required for the footings placed on the sands and gravels or properly compacted structural fill materials. NWCC recommends that all of the existing fill materials or topsoil and organic materials encountered in the foundation excavations be removed prior to concrete or structural fill placement.

**Limitations:** The recommendations provided in this report are based on the soils encountered at site at the time of our site visit. NWCC believes this information gives a high degree of reliability for anticipating behavior of the proposed footings; 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.

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.

Brian D. Len, P.E.  
Principal Engineer

