



3866 PROSPECT AVENUE • SUITE 9 • WEST PALM BEACH, FLORIDA 33404 • (561) 881-1939

5 September 2025

**LifeSpace Communities c/o
Greenbrier Development, LLC**
3732 Mc Kinney Avenue, Suite 1160
Dallas, TX 75204

**Subject: Report of Geotechnical Services – Three Residential Buildings
The Waterford, 601 Universe Boulevard, Juno Beach, Florida 33408**

Allterra Engineering & Testing respectfully submits this report of geotechnical services for the subject project. Allterra's services have been performed to meet certain requirements of chapter 18 of the 2023 Florida Building Code and local amendments. This report is Allterra's instrument-of-service provided for the sole reliance and use by its Client. Third parties may read this report for informational purposes only.

Project and Scope

Reference Documents. The following sources were referenced by Allterra in performing its services:

- *Report of Geotechnical Services – 8-Story Multi-Unit Residential Building, The Waterford, 601 Universe Boulevard, Juno Beach, Florida 33408* dated 18 February 2022 by Allterra (job no. 22-153)
- *Report of Supplemental Geotechnical Services -- The Waterford, 601 Universe Boulevard, Juno Beach, Florida 33408* dated 1 June 2022 by Allterra (job no. 22-153)
- Personal communication dated June 19, 2025, from Graham Brasic, PE, to Wendell Rodgers, PE, providing settlement constraints
- Personal communication dated June 19, 2025, from Matthew Baker, PE, to Wendell Rodgers, PE, providing maximum design column loads for each building

Project Information. The project is a renovation of The Waterford congregate-living community. A part of the renovation includes three multi-story residential buildings proposed for construction upon the subject property. Two 3-story buildings are planned to flank a center 4-story building. Construction of the buildings will require demolishing certain existing 1-story multi-unit buildings.

Previous Studies. Allterra was engaged to perform soil-test borings to validate findings of an earlier subsurface exploration. Findings and evaluations were presented in Allterra's geotechnical services report dated 19 February 2022. An addendum dated 1 June 2022 was also prepared to respond to specific requests by the structural engineer concerning foundation options for an 8-story building under consideration at the time.

Scope and Constraints. Allterra was tasked with performing soil-test borings to improve coverage of the 3-building project area, characterizing subsurface conditions, and providing recommendations for foundation design. **According to the structural engineer, Jezerinac, settlement tolerance is 1 inch. Maximum design column loads are:**

Building	Maximum Column Load
IL Building A	425 Kips (212.5 tons)
IL Building B	575 Kips (287.5 tons)
MC/AL Building	425 Kips (212.5 tons)

Field Work

Allterra initially mobilized personnel and equipment to the project site on 8 and 9 February 2022 to perform soil-test borings VB-1 and VB-2. Allterra mobilized to the project site again on 27, 28, and 29 August 2025 to perform soil-test borings B-3 through B-6. approximately as represented on the Boring Location Plan of this report. Penetration tests were performed in the soil-test borings by driving a nominal 2-inch diameter steel sampler with blows of a 140-pound hammer free-dropping 30 inches. These test results are useful in evaluating certain soil properties such as relative density and shear strength. Copies of the boring logs are attached for the reader's reference.

BORING LOCATION PLAN



VB-1 and VB-2 of inset represent 2022 validation-boring locations.
Shaded areas of inset correspond to proposed buildings' footprints.

Findings

Surface Conditions. At the time of Allterra's field work, site improvements included six 1-story multi-unit residential buildings, two multi-space carports, pavements, trees and shrubs, and various near-surface underground utilities (public and private).

Subsurface Profile. Allterra encountered comparable subsurface conditions among the boring location. The conceptual subsurface profile can be described as:

- *Topsoil* sampled as dark-gray fine sand with occasional roots from surface grade to approximately 6 inches below grade, underlain by
- Stratum 1 -- **loose to firm**, varicolored, **occasionally silty**, fine **sand** from surface grade to 40 to 62 feet below grade, underlain by feet below grade.
- Stratum 2 – **very-firm to dense**, tan to gray, **sand and shell** or **sand with occasional shell** to 70 feet below grade.

Exceptions to the conceptual profile include **very-firm to dense**, fine **sand with occasional shell** from approximately 33 to 40 feet below grade in borings B-3 and B-6

Groundwater. Groundwater was encountered approximately 4 to 5 feet below surface grade at the time of borings in 2022 and 2025, respectively. The depth to groundwater may vary at other times due to changes in hydrological conditions, including tidal changes.

Conclusions

Foundations. Existing subsurface conditions are problematic for achieving the settlement constraint under loads up to 575,000 pounds (287.5 tons). Allterra estimates subgrade-reaction moduli ranging from 20 to 60 psi/inch-settlement (approximately 2900 to 8600 PSF/inch-settlement). Allterra estimates subgrade-reaction modulus can be improved to approximately **140** psi/inch-deflection (20,000 PSF/inch-settlement) through deep-subsurface compaction utilizing vibro-flotation methods.

Settlement. **Subject to successful implementation of this report's recommendations**, Allterra estimates the following settlements for columns on square foundations bearing 24 inches below existing grade on soil **treated to 30 feet below grade** by deep vibro-compaction.

Building	Column Load	Footing Size	Applied Pressure	Settlement
IL A	212.5 tons	10' x 10'	2.125 TSF (4250 PSF)	0.86 inch
IL B	287.5 tons	12' x 12'	1.996 TSF (3992PSF)	0.89 inch
MC/AL	212.5 tons	10' x 10'	2.125 TSF (4250 PSF)	0.86 inch

Notes: Tics on the footing size dimensions mean *feet*.

TSF, and PSF = tons-per-square-foot and pounds-per-square-foot, respectively.

Because the soil is elastic in nature, the dead-load portion of settlement should be realized promptly upon completion of construction. Settlement of other footings or mats supporting lesser loads should be less.

Recommendations

Presumptive Allowable Bearing Capacity. Allterra recommends sizing footings based on a *presumptive* net allowable bearing capacity of 4200 PSF *subject to acceptable strain*.

Alternate Structural Loads. Engage Allterra to check settlement of other columns and load-bearing walls when loads are better known. With these calculations, the potential range of differential settlements may be estimated.

Foundation Plan and Field Trial. When the foundation plan is completed, provide digital copies to Allterra and foundation contractor to prepare the vibro-flotation improvement plan. Allterra recommends the foundation contractor treat two locations (in differing areas of the project site) for validation testing by Allterra. Testing shall include advancing a soil-test boring through each soil column. Acceptance standard shall be 50 blows/foot with 140-pound hammer fee-dropping

30 inches. Subject to the results, the composition of backfill material, depth of treatment, or footing sizes may be candidates for modification.

Building-Pad Preparation. The building-pad is defined as the footprint of construction plus 5 feet in all accessible directions. Allterra recommends:

1. Perform planned demolition and properly dispose of rubble and debris. Strip topsoil and grub vegetation from building pad and properly waste.
2. Rough grade site as needed
3. Hydro-dynamically install vibro-compactor to design depth and withdraw dry to compact soil below and around the device. Repeat until the building pad is fully treated.
4. Compact finished surface grade to at least 95 percent of the soil's Modified-Proctor maximum-dry-density with multiple overlapping passes of a heavy (minimum 20-ton rating) smooth-drum vibratory roller.
5. ***Engage Allterra to perform soil-test borings to verify improvement in subsurface relative density are achieved.***

Foundation Bearing Surfaces. Allterra recommends:

1. Excavate to footing bearing level with care to avoid over-excavating.
2. Mechanically compact exposed bearing grade, near optimum moisture, to at least 95 percent of the maximum-dry-density.
3. ***Engage Allterra to perform probe-rod and field-density tests to verify compaction standards are achieved.***
4. Footing bearing surfaces shall be kept firm, level, and free of standing water, debris, and detritus through the placement of concrete.

Qualification

Allterra has based its conclusions and recommendations upon certain client-provided information and interpretation of data obtained at discrete points within the limits of exploration. It is possible that conditions may vary between boring locations or beyond the limits of the boring array. Project designs may also change. If additional information about the project or site is discovered that does not appear to conform to the conditions presented in this report, Allterra reserves the right to review the added information and modify its conclusions and/or recommendations where appropriate.

Please call the undersigned if one has questions about this report or needs other services.

Respectfully submitted,
Allterra Engineering & Testing
FBPE Registry No. 9139

Principal Engineer

Attachments

This item has been digitally signed and sealed by Wendell K. Rodgers, PE, on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed, and the signature must be verified on electronic copies.



A L L T E R R A

E N G I N E E R I N G & T E S T I N G

3866 PROSPECT AVENUE • SUITE 9 • WEST PALM BEACH, FLORIDA 33404 • (561) 881-1939

PROJECT Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL**LOCATION** VB-1 (Approximate)**BORING NO.** 1

8-STORY MULTI-UNIT RESIDENTIAL BUILDING

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Asphalt & Base Material			1
2	6"-2'	Light Grey Fine Sand			2
3					3
4				8-10	4
5	2'-5'	Brown Fine Sand		12-12	5
6					6
7					7
8					8
9				3-2	9
10	8'-10'	Tan Fine Sand		4-5	10
11					11
12					12
13					13
14				3-3	14
15	13'-15'	Tan Fine Sand		3-4	15
16					16
17					17
18					18
19				4-5	19
20	18'-20'	Tan Fine Sand		6-7	20
21					21
22					22
23					23
24				3-4	24
25	23'-25'	Grey Fine Sand		5-7	25
26					26
27					27
28				5-7	28
29				7-9	29
30	28'-30'	Grey Fine Sand			30
31					31
32					32
33					33
34	33'-35'	Grey Fine Sand		4-5	34
35				3-4	35
36					36
37					37
38					38
39				7-12	39
40	38'-40'	Grey Fine Sand, some shell (fragmented)		15-16	40
41					41
42					42
43					43
44				25-29	44
45	43'-45'	Grey Fine Sand, slight trace of shell (fragmented)		32-45	45
46					46
47					47
48					48
49	48'-49.5'	Grey Fine Sand, trace of shell (fragmented)		30-34	49
50				50+	50

CLIENT Lifespace Communities**JOB NO.** 22-153**DRILLER** TKM/DD/KG**WATER TABLE** 4'**DATE** 2/9/22**TEST DATA** In general accordance with ASTM D-1586

These Soil Boring Tests are Representative of and Apply to the Exact Location and Depth of the Boring.
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PROJECT Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL

LOCATION VB-1 (Approximate)

BORING NO. 1 (continued)

8-STORY MULTI-UNIT RESIDENTIAL BUILDING

DEPTH	DESCRIPTION OF MATERIAL	Sample No	Blows Per Foot	DEPTH
51				51
52				52
53				53
54	53'-54.5' Grey Fine Sand, trace of shell (fragmented)		33-37	54
55			50+	55
56				56
57				57
58				58
59	58'-60' Grey Fine Sand, some shell (fragmented)		25-32	59
60			40-36	60
61				61
62				62
63				63
64			23-45	64
65			33-30	65
66				66
67	63'-68' Grey Fine Sand, slight trace of shell (cemented)			67
68				68
69			30-27	69
70	68'-70' Grey Fine Sand, slight trace of shell (cemented)		22-24	70
71				71
72				72
73				73
74				74
75				75
76				76
77				77
78				78
79				79
80				80
81				81
82				82
83				83
84				84
85				85
86				86
87				87
88				88
89				89
90				90
91				91
92				92
93				93
94				94
95				95
96				96
97				97
98				98
99				99
100				100

CLIENT Lifespace Communities

JOB NO. 22-153

DRILLER TKM/DD/KG

WATER TABLE 4'

DATE 2/9/22

TEST DATA In general accordance with ASTM D-1586

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PROJECT Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL**LOCATION** VB-2 (Approximate)**BORING NO.** 2

8-STORY MULTI-UNIT RESIDENTIAL BUILDING

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Dark Grey Fine Sand, trace of roots (topsoil)			1
2	6"-2'	Brown Fine Sand			2
3	2'-3'	Light Grey Fine Sand			3
4				2-4	4
5	3'-5'	Grey Fine Sand		4-5	5
6					6
7					7
8					8
9				6-9	9
10	8'-10'	Brown Fine Sand		8-12	10
11					11
12					12
13					13
14				3-5	14
15	13'-15'	Brown Fine Sand		8-10	15
16					16
17					17
18					18
19				7-8	19
20	18'-20'	Tan Fine Sand		11-14	20
21					21
22					22
23					23
24				4-6	24
25	23'-25'	Tan Fine Sand		7-7	25
26					26
27					27
28					28
29				6-6	29
30	28'-30'	Grey Fine Sand		9-11	30
31					31
32					32
33					33
34	33'-35'	Grey Fine Sand		2-2	34
35				6-9	35
36					36
37					37
38					38
39				8-8	39
40	38'-40'	Grey Fine Sand		9-10	40
41					41
42					42
43					43
44				6-9	44
45	43'-45'	Grey Fine Sand		20-20	45
46					46
47					47
48					48
49	48'-50'	Grey Fine Sand		7-9	49
50				11-12	50

CLIENT Lifespace Communities**JOB NO.** 22-153**DRILLER** TKM/DD/KG**WATER TABLE** 7'**DATE** 2/8/22**TEST DATA** In general accordance with ASTM D-1586

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PROJECT Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL**LOCATION** VB-2 (Approximate)**BORING NO.** 2 (continued)

8-STORY MULTI-UNIT RESIDENTIAL BUILDING

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
51					51
52					52
53					53
54				5-7	54
55	53'-55'	Grey Fine Sand		7-6	55
56					56
57					57
58					58
59	58'-60'	Dark Grey Slightly Silty Sand		2-2	59
60				2-3	60
61					61
62					62
63					63
64				7-12	64
65				12-14	65
66					66
67	63'-65'	Grey Fine Sand			67
68					68
69				8-12	69
70				14-20	70
71	68'-70'	Grey Fine Sand, trace of shell (fragmented)			71
72					72
73					73
74					74
75					75
76					76
77					77
78					78
79					79
80					80
81					81
82					82
83					83
84					84
85					85
86					86
87					87
88					88
89					89
90					90
91					91
92					92
93					93
94					94
95					95
96					96
97					97
98					98
99					99
100					100

CLIENT Lifespace Communities**JOB NO.** 22-153**DRILLER** TKM/DD/KG**WATER TABLE** 7'**DATE** 2/8/22**TEST DATA** In general accordance with ASTM D-1586

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PROJECT Waterford Replat - The Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL

LOCATION B-3 (Approximate)

BORING NO. 1

THREE PROPOSED RESIDENTIAL BUILDINGS

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Dark Grey Fine Sand, trace of roots (topsoil)		-	1
2	6"-2'	Dark Brown Fine Sand		-	2
3				-	3
4	2'-5'	Light Grey Fine Sand		-	4
5				6	5
6	5'-7'	Light Brown Fine Sand		6-9	6
7				11-9	7
8				13-10	8
9				9-10	9
10	7'-10'	Brown Fine Sand		11-12	10
11				7-6	11
12				7-8	12
13	10'-13'	Light Brown Fine Sand		6-7	13
14				7-7	14
15	13'-16'	Tan Fine Sand		5-8	15
16				6-7	16
17				6-5	17
18				7-6	18
19				5-7	19
20	16'-20'	Brown Fine Sand		6-5	20
21					21
22					22
23					23
24	23'-25'	Grey Fine Sand		3-4	24
25				3-3	25
26					26
27					27
28					28
29				2-5	29
30	28'-30'	Grey Fine Sand		6-6	30
31					31
32					32
33					33
34	33'-35'	Grey Fine Sand to Tan Fine Sand, and shell (fragmented)		8-10	34
35				14-14	35
36					36
37					37
38					38
39				18-24	39
40	38'-40'	Grey Fine Sand to Tan Fine Sand, and shell (fragmented)		40-50+	40
41					41
42					42
43					43
44					44
45					45
46					46
47					47
48					48
49					49
50					50

CLIENT THW Design Architecture

JOB NO. 25-235

DRILLER KG/CE/JU/KG/AC/IO

WATER TABLE 5'

DATE 8/27/25

TEST DATA In general accordance with ASTM D-1586

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PROJECT Waterford Replat - The Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL

LOCATION B-4 (Approximate)

BORING NO. 2

THREE PROPOSED RESIDENTIAL BUILDINGS

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Dark Grey Fine Sand, trace of roots (topsoil)		-	1
2	6"-2'	Dark Brown Fine Sand		-	2
3				-	3
4				-	4
5	2'-6'	Tan Fine Sand (orange tint)		-	5
6				4-3	6
7				3-3	7
8				3-2	8
9				3-2	9
10				2-2	10
11				1-1	11
12	6'-12'	Light Brown Fine Sand		2-2	12
13				2-2	13
14				2-3	14
15				2-2	15
16				3-2	16
17				3-3	17
18				2-2	18
19				5-6	19
20	12'-20'	Tan Fine Sand		4-4	20
21					21
22					22
23					23
24	23'-25'	Light Tan Fine Sand to Brown Fine Sand		3-5	24
25				5-7	25
26					26
27					27
28					28
29				2-1	29
30	28'-30'	Tan Fine Sand		1-1	30
31					31
32					32
33					33
34	33'-35'	Tan Fine Sand		6-8	34
35				8-10	35
36					36
37					37
38					38
39				7-7	39
40	38'-40'	Tan Fine Sand		10-10	40
41					41
42					42
43					43
44					44
45					45
46					46
47					47
48					48
49					49
50					50

CLIENT THW Design Architecture

JOB NO. 25-235

DRILLER KG/CE/JU/KG/AC/IO

WATER TABLE 5'

DATE 8/27/25

TEST DATA In general accordance with ASTM D-1586

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PROJECT Waterford Replat - The Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL

LOCATION B-5 (Approximate)

BORING NO. 3

THREE PROPOSED RESIDENTIAL BUILDINGS

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Dark Grey Fine Sand, trace of roots (topsoil)		-	1
2	6"-2'	Dark Brown Fine Sand		-	2
3				-	3
4	2'-5'	Brown Fine Sand (orange tint)		-	4
5				-	5
6				3-2	6
7				3-4	7
8				2-3	8
9				3-2	9
10				2-1	10
11				1-1	11
12				1-1	12
13				2-3	13
14				3-4	14
15				5-4	15
16				2-2	16
17				3-3	17
18				3-3	18
19				5-5	19
20	5'-20'	Tan Fine Sand		5-6	20
21					21
22					22
23					23
24	23'-25'	Light Tan Fine Sand to Brown Fine Sand		3-5	24
25				6-6	25
26					26
27					27
28					28
29				7-4	29
30	28'-30'	Tan Fine Sand		4-4	30
31					31
32					32
33					33
34	33'-35'	Tan Fine Sand		6-6	34
35				8-10	35
36					36
37					37
38					38
39				7-9	39
40	38'-40'	Tan Fine Sand		9-12	40
41					41
42					42
43					43
44					44
45					45
46					46
47					47
48					48
49					49
50					50

CLIENT THW Design Architecture

JOB NO. 25-235

DRILLER KG/CE/JU/KG/AC/IO

WATER TABLE 5'

DATE 8/28/25

TEST DATA In general accordance with ASTM D-1586

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PROJECT Waterford Replat - The Waterford - 601 UNIVERSE BLVD. - Juno Beach, FL

LOCATION B-6 (Approximate)

BORING NO. 4

THREE PROPOSED RESIDENTIAL BUILDINGS

DEPTH	DESCRIPTION OF MATERIAL		Sample No	Blows Per Foot	DEPTH
1	0"-6"	Dark Grey Fine Sand, trace of roots (topsoil)		-	1
2	6"-2'	Dark Brown Fine Sand		-	2
3				-	3
4	2'-5'	Tan Fine Sand		2-5	4
5				5-6	5
6				12-16	6
7				20-20	7
8				50+	8
9					9
10	5'-10'	Brown Fine Sand			10
11					11
12					12
13					13
14	13'-15'	Light Brown Fine Sand		2-4	14
15				4-4	15
16					16
17					17
18					18
19				3-2	19
20	18'-20'	Brown Silty Sand to Tan Fine Sand		2-2	20
21					21
22					22
23					23
24	23'-25'	Brown Silty Sand to Tan Fine Sand		2-2	24
25				1-2	25
26					26
27					27
28					28
29				4-6	29
30	28'-30'	Tan Fine Sand, and rock, trace of shell to Tan Fine Sand		6-8	30
31					31
32					32
33					33
34	33'-35'	Tan Fine Sand		6-10	34
35				10-14	35
36					36
37					37
38					38
39				14-16	39
40	38'-40'	Tan Fine Sand		16-18	40
41					41
42					42
43					43
44					44
45					45
46					46
47					47
48					48
49					49
50					50

CLIENT THW Design Architecture

JOB NO. 25-235

DRILLER KG/CE/KMG/AC

WATER TABLE 5'

DATE 8/29/25

TEST DATA In general accordance with ASTM D-1586

These Soil Boring Tests are Representative of and Apply to the Exact Location and Depth of the Boring.
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