GEOTECHNICAL ENGINEERING REPORT

Emberstone Apartments
Watson Road
San Antonio, Texas

PSI Project No. 0312-3422

PREPARED FOR:

Kittle Property Group, Inc.
310 East 96th Street, Suite 400
Indianapolis, Indiana 45240

December 6, 2024

BY:

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December 6, 2024

Kittle Property Group, Inc.
310 East 96th Street, Suite 400
Indianapolis, Indiana 45240

Attn: Ms. Janna Darmon

RE: GEOTECHNICAL ENGINEERING REPORT
Emberstone Apartments
Watson Road
San Antonio, Texas
PSI Project No. 0312-3422

Dear Ms. Darmon:

Professional Service Industries, Inc. (PSI), an Intertek company, is pleased to submit this Geotechnical Engineering Report for the above-referenced project. This report includes the results from the field and laboratory investigation along with recommendations for use in preparation of the appropriate design and construction documents for this project.

PSI appreciates the opportunity to provide this Geotechnical Engineering Report and looks forward to continuing participation during the design and construction phases of this project. PSI also has great interest in providing materials testing and inspection services during the construction of this project and will be glad to meet with you to further discuss how we can be of assistance as the project advances.

If there are questions pertaining to this report, or if PSI may be of further service, please contact us at your convenience.

Respectfully submitted,

PROFESSIONAL SERVICE INDUSTRIES, INC.
Texas Board of Professional Engineers Certificate of Registration # F003307

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1.0 PROJECT INFORMATION

1.1 PROJECT AUTHORIZATION

Professional Service Industries, Inc. (PSI), an Intertek company, has completed a field exploration and geotechnical evaluation for the proposed Emberstone Apartments project. Ms. Janna Darmon, representing Kittle Property Group, Inc., authorized PSI's services, by issuing a Consultant Service Agreement in response to PSI Proposal No. 438369 dated November 11, 2024. PSI's proposal contained a proposed scope of work, lump sum fee, and PSI's General Conditions.

1.2 PROJECT DESCRIPTION

Based on information provided by the Client and PSI's review of a site plan entitled "Preliminary Architectural Site Plan", dated October 31, 2024, and prepared by Kittle Property Group, Inc., and the results of this geotechnical investigation a summary of our understanding of the proposed project is provided below in the following Project Description table.

TABLE 1.1: PROJECT DESCRIPTION

Project Items	Five (5) Multifamily Buildings with 240 Units Clubhouse Pool and Pool House Seven (7) detached parking garages Parking and Drive Lanes Detention Basin
Building Construction Types	Multifamily buildings are anticipated to be 2 and 3-story with wood framing
Existing Grade Change within Building Pads	± 5 - 10 Feet Estimated (Google Earth Pro)
Existing Grade Change within Project Site	± 20 Feet Estimated (Google Earth Pro)
Finished Floor Elevations	Not available at this time, anticipated to be within 4 feet ± of current grade
Requested or Anticipated Foundation Types	Monolithic Stiffened Beam and Slab-on-Grade
Maximum Design Column Loads	150 kips
Maximum Design Wall Loads	2.5 kips per Lineal Foot
Pavement for Parking and Drives	Flexible Asphalt (HMAC) and/or Rigid Concrete Pavement
Design Traffic Load	Light Duty: 15,000 ESALs for 20-Year Pavement Design Life Heavy Duty: 150,000 ESALs for 20-Year Pavement Design Life

The geotechnical recommendations presented in this report are based on the available project information, structure locations, and the subsurface materials encountered during the field investigation. If the information presented above is incorrect, please inform PSI so that the recommendations presented in this report can be amended, as necessary. PSI will not be responsible for the implementation of provided recommendations if not notified of changes in the project.

1.3 PURPOSE AND SCOPE OF SERVICES

The purpose of this study is to evaluate the subsurface conditions at the site and develop geotechnical engineering recommendations and guidelines for use in preparing the design and other related construction

documents for the proposed project. The scope of services included drilling soil borings, performing laboratory testing, and preparing this geotechnical engineering report.

This report briefly outlines the available project information, describes the site and subsurface conditions, and presents the following:

- General site development and subgrade preparation recommendations.
- Estimated potential soil movements associated with collapsing, shrinking and swelling soils and methods to reduce these movements to approximately 1 inch.
- Recommendations for site excavation, fill compaction, and the use of on-site and imported fill material under pavements and structures.
- Recommendations for building pad preparation for ground-supported slabs having a maximum movement potential, due to heave or settlement, of 1 inch.
- Recommendations for the design of foundations for supporting the proposed structures, which may include Wire Reinforcing Institute (WRI) and Post-Tensioning Institute (PTI) design criteria for slab-on-grade foundations designed for a 1-inch potential vertical movement.
- Seismic design site classification per the 2018 International Building Code.
- Detention Basin considerations, including excavations, slope angles and infiltration characteristics.
- Recommendations for the design of flexible asphaltic and rigid concrete pavement systems for the proposed parking and drive areas.

The scope of services for this geotechnical exploration did not include an environmental, mold nor detailed seismic/fault assessment for determining the presence or absence of wetlands, or hazardous or toxic materials in the soil, bedrock, surface water, groundwater, or air on or below, or around this site. Statements in this report or on the boring logs regarding odors, colors, and unusual or suspicious items or conditions are strictly for informational purposes. The report also does not include a detailed settlement analysis or slope stability analysis.

2.0 SITE AND SUBSURFACE CONDITIONS

2.1 SITE DESCRIPTION

The following table provides a generalized description of the existing site conditions based on visual observations during the field activities, as well as other available information.

TABLE 2.1: SITE DESCRIPTION

Site Location	Latitude: 29.277°; Longitude: -98.582°
Site History	Undeveloped Land
Existing Site Ground Cover	Cleared and exposed soil
Existing Site Features	Sloping
Existing Grade/Elevation Changes	Sloping down to the south
Site Geology (Geologic Atlas of Texas)	Quaternary Leona (Qle)
Site Soils (USDA)	Floresville fine sandy loam, 1 to 3 percent slopes (WbB) Branyon clay, 1 to 3 percent slopes (HtB)
Site Boundaries/Neighboring Development	North: Undeveloped East: Residential South: Residential West: Undeveloped
Ground Surface Soil Support Capability for Site Access	Firm Enough for Field Equipment when Dry

2.2 FIELD EXPLORATION

Field exploration for the project consisted of drilling a total of **seventeen (17) borings**. The boring design element, approximate depths and drilling footage are provided in the following table.

TABLE 2.2: FIELD EXPLORATION SUMMARY

Design Element	Number of Borings	Boring Depth (ft)	Drilling Footage (feet)
Multifamily Buildings (B1 – B10)	10	20	200
Pool & Clubhouse (B11)	1	20	20
Parking, Access Drives and Garages (P1 – P4)	4	5	20
Detention Basin (D1 & D2)	2	10	20
TOTAL:	**17**	**---**	**260**

The boring locations were selected by PSI personnel and located in the field using a recreational-grade GPS system. Elevations of the ground surface at the boring locations were not provided and should be surveyed by others prior to construction, if required. We have estimated ground surface elevations at the boring locations from the topographic survey provided (or from Google Earth) and estimate an approximate 1-foot accuracy. The references to elevations of various subsurface strata are based on depths below existing grade at the time of drilling. The approximate boring locations are depicted on the Boring Location Plan provided in the Appendix.

TABLE 2.3: FIELD EXPLORATION DESCRIPTION

Drilling Equipment	Truck-Mounted Drilling Equipment
Drilling Method	Continuous Flight-Auger
Field Testing	Standard Penetration Test (ASTM D1586)
Sampling Procedure	ASTM D1586
Sampling Frequency	Continuously to a Depth of 10 Feet and at 5-foot Intervals Thereafter
Frequency of Groundwater Level Measurements	During and After Drilling
Boring Backfill Procedures	Soil Cuttings
Sample Preservation and Transportation Procedure	General Accordance with ASTM D4220

During field activities, the encountered subsurface conditions were observed, logged, and visually classified (in general accordance with ASTM D2487). Field notes were maintained to summarize soil types and descriptions, water levels, changes in subsurface conditions, and drilling conditions.

2.3 LABORATORY TESTING PROGRAM

PSI supplemented the field exploration with a laboratory testing program to determine additional engineering characteristics of the subsurface soils encountered. The laboratory testing program included:

TABLE 2.4: LABORATORY TESTING PROGRAM

Laboratory Test	Procedure Specification
Visual Classification	ASTM D2488
Moisture Content	ASTM D2216
Atterberg Limits	ASTM D4318
Material Finer than No. 200 Sieve	ASTM D1140

The laboratory testing program was conducted in general accordance with applicable ASTM Test Methods. The results of the laboratory tests are provided on the Boring Logs in the Appendix. Portions of samples not altered or consumed by laboratory testing will be discarded 60 days from the date shown on this report.

2.4 SITE GEOLOGY

We reviewed the **San Antonio Sheet of the Geologic Atlas of Texas** in an effort to determine the geologic setting of the project site and surrounding areas. The Geologic Atlas of Texas was developed by the Bureau of Economic Geology at The University of Texas using aerial photography, data from various oil and gas exploration companies, and very limited ground reconnaissance. Our review indicates that the project is located in the ***Leona Formation (Q_{le})*** of Quaternary Geologic Age. The San Antonio Sheet generally describes the Leona Formation as being limestone fine calcareous silt grading down into coarse gravel.

2.5 SUBSURFACE CONDITIONS

The results of the field and laboratory investigation have been used to develop a generalized subsurface profile at the project site. The following subsurface descriptions highlight the major subsurface stratification features and material characteristics.

TABLE 2.5: GENERALIZED SUBSURFACE PROFILE TABLE

Top (ft)	Bot. (ft)	Soil Type	ω (%)	LL (%)	PI	-200 Sieve (%)	N
0	4.5 - 8.5	Sandy Fat Clay Fat Clay with Sand Sandy Lean Clay Lean Clay with Sand	8 – 20	39 – 55	24 – 39	52 – 80	9 – 29
4.5 - 8.5	8.5 - 20	Clayey Sand Clayey Sand with Gravel Sandy Lean Clay	4 – 15	24 – 42	7 – 26	16 – 69	5 – 69
8.5 - 18.5	18.5 - 20	Limestone[6] Silty, Clayey Sand Silty, Clayey Sand with Gravel	3 – 19	21	4	20 - 25	16 – 50/0”

Note:

1. *ω = Moisture Content (%)*
2. *LL= Liquid limit (%)*
3. *PI = Plasticity Index*
4. *-#200 Sieve = % Passing the #200 Sieve*
5. *N = Standard Penetration Test blow count (blows/foot)*
6. *Limestone encountered at borings B-01, B-02, and B-11 at a depth of 13.5 – 20 feet*

The material properties for the limestone were obtained by laboratory testing, however, these tests were performed on grab samples from cuttings or Standard Penetration Test samples where the rock-like materials had been broken down to its finer constituent materials. Therefore, the reported properties reflect the nature of broken-down rock-like material, which was considered in the analysis and recommendations provided in this report.

The boring logs included in the Appendix should be reviewed for specific information at the boring locations. The boring logs include soil descriptions, stratifications, locations of the samples, and field and laboratory test data. The descriptions provided on the logs only represent the conditions at the specific boring location. The stratifications represent the approximate boundaries between subsurface materials. The actual transitions between strata may be more gradual and less distinct. Variations will occur and should be expected across the site.

2.5.1 GROUNDWATER INFORMATION

Water level measurements were performed during drilling and after completion of drilling. Specific information concerning groundwater is noted on each boring log presented in the Appendix of this report. Groundwater **was not** encountered during the field investigation of this site.

Groundwater levels fluctuate seasonally as a function of rainfall, proximity to creeks, rivers and lakes, the infiltration rate of the soil, seasonal and climatic variations and land usage. In relatively pervious soils, such as sandy soils, the indicated depths are a relatively reliable indicator of groundwater levels. In relatively impervious soils, water levels observed in the borings may not provide a reliable indication of groundwater elevations, even after several days. If a detailed water level evaluation is required, observation wells or piezometers can be installed at the site to monitor water levels.

The groundwater levels presented in this report were measured at the time of PSI field activities. The contractor should be prepared to control groundwater, if encountered during construction activities.

3.0 GEOTECHNICAL EVALUATION AND RECOMMENDATIONS

3.1 GEOTECHNICAL DISCUSSION

Based upon the information gathered from the soil borings and laboratory testing, the clay soils encountered at this site within the seasonally active zone (estimated to extend to a depth of approximately 15 feet below the existing ground surface) have a **moderate to high** potential for expansion. PSI recommends the expansive potential (i.e. Potential Vertical Movement (PVM)) of these soils be addressed in the design and construction of this project to reduce the potential for foundation movements.

An improved foundation pad must be constructed under soil-supported floor slab and foundation elements due to the presence of expansive foundation soils. Several methods are available to reduce the shrink/swell movement. PSI typically recommends excavating unacceptable soils and, after scarifying and moisture conditioning the exposed subgrade, replacement with some of the removed existing excavation soils used as compacted reconditioned fill and finally select fill materials are placed and compacted up to the bottom of the floor slab.

PSI recommends that the proposed structures be supported on a shallow soil-supported stiffened beam and slab-on-grade type foundation (Waffle Slab).

The following design recommendations have been developed based on the previously described project characteristics and subsurface conditions encountered. If there are changes in the project criteria, PSI should be retained to determine if modifications in the recommendations will be required. The findings of such a review would be presented in a supplemental report. Once final design plans and specifications are available, a general review by PSI is recommended to observe that the conditions assumed in the project description are correct and to verify that the earthwork and foundation recommendations are properly interpreted and implemented within the construction documents.

3.2 POTENTIAL VERTICAL MOVEMENT OF EXPANSIVE SOILS (PVM)

The soils encountered at the soil boring locations exhibit a **moderate to high** potential for volumetric changes, due to fluctuations in soil moisture content. PSI has conducted laboratory testing on the soils to estimate the expansive soil potential with soil moisture variations. These soil moisture variations are based on historical climate change data for a particular site. Determining the soil potential for shrinking and swelling, combined with historical climate variation, aids the engineer in quantifying the soil movement potential of the soils supporting the floor slab and shallow foundations based on climate variations. Shrink/swell movement procedures using two soil modeling systems, the Post Tensioning Institute's (PTI) "Design of Post-Tensioned Slabs-on-Ground, 3rd Edition" and Texas Department of Transportation (TxDOT) method TEX-124-E, were utilized to approximate the Potential Vertical Movement (PVM) for this location.

The anticipated shrink/swell movement (PVM) is a soil movement estimated in consideration of soil properties and climatic moisture changes at a particular geographic location. Foundations on expansive soils are designed with sufficient stiffness to resist these soil movements to an acceptable magnitude.

3.2.1 SHRINK/SWELL MOVEMENT (PVM) ESTIMATE

Based on laboratory testing results and the TEX-124-E and the PTI methods, the potential vertical movement within the proposed project area was estimated to be approximately **1-¾ to 2-¾ inches.**

It is not possible to accurately quantify actual soil moisture changes and resulting shrink/swell movements. The PVM and referenced structural movement values provided should be considered approximate values based on industry standard practice and experience. Extreme soil moisture variations could occur due to unusual drought severity, leaking water or sewer lines, perched groundwater infiltration, or seasonal springs. Also, soil transpiration from trees located adjacent to or previously underneath the building, downspouts directing roof discharge under the foundation, poor drainage or irrigation line breaks could lead to excessive movements.

Therefore, because of these unknown factors, the shrink/swell potential of soils can often be significantly underestimated using the previously mentioned methods of evaluating PVM.

The unknown factors previously mentioned cannot be determined at the time of the geotechnical study. Therefore, estimated shrink/swell movements are calculated only in consideration of historical climate data related to soil moisture variations from climate changes. Movements in excess of those estimated should be anticipated and regular maintenance should be provided to address these issues throughout the life of the structure.

3.2.2 DESIGN PVM CONSIDERATIONS

Grade-supported floor slabs, foundations and adjacent flatwork should be expected to undergo some vertical movements, including differential, due to the action of expansive soils and possible soil settlement. In this general area, most Owners, Architects, Structural and Geotechnical Engineers consider a value of **1-inch** to be within acceptable movement tolerances for grade-supported floor slabs or foundations. This generally accepted tolerance for movement has been used by PSI in developing the recommendations for preparing the foundation pad for this project.

The amount of structural movement associated with a PVM magnitude of 1-inch may not be considered acceptable for “operational” or “aesthetic” performance criteria; which often occur at less movement than the magnitude of the PVM which is based on “structural” considerations. Cracking in the foundation and walls and sticking doors, which requires periodic maintenance, will likely occur for foundations designed using an allowable 1-inch PVM. This should be understood by the Owner and Design Team.

PSI recommends that the Owner discuss allowable movement tolerances with the structural engineer, architect, and any other pertinent members of the Design Team prior to commencement of the final design to make certain that appropriate movement tolerances are developed and used for this project. If design PVM values other than a 1-inch is desired, PSI should be contacted to review and revise the recommendations presented in this report as necessary to meet the project requirements.

If the risk of grade-supported foundation and floor slab movements is not deemed acceptable, or if the required foundation pad preparation costs for a soil-supported foundation are determined to be excessive, it is our opinion that a drilled pier foundation with a structurally suspended floor slab be utilized for this project. We would be pleased to provide geotechnical recommendations for this foundation type if desired as a supplement to this report.

3.3 FOUNDATION RECOMMENDATIONS DISCUSSION

Based on information provided to PSI, information obtained during the field operations, results of the laboratory testing, and PSI’s experience with similar projects, recommendations for a stiffened beam and

slab-on-grade foundation are presented in this report. If an alternative foundation type is desired, PSI can provide alternative recommendations in a supplemental letter upon request.

3.3.1 Building Pad Earthwork Recommendations for a 1" PVM

In order to achieve the desired PVM in the building area, building pad improvement should consist of removing the upper soils to the recommended minimum over-excavation depth, proofrolling and compacting the exposed subgrade, placement of Structural General Fill up to the bottom of reconditioned fill (on sloping sites), then placement and compaction of reconditioned removed soils or imported Reconditioned Fill up to the bottom of the select fill and finally compaction of the select fill to finish floor grade. This procedure is outlined in the following sections.

For areas below the Reconditioned Fill zone, Structural General Fill should be placed between the top of the compacted subgrade up to the bottom of the Reconditioned Fill. Reconditioned fill or Select fill could also be used in this zone.

The following illustrations and tables provide general requirements for the installation of a foundation pad that should provide a PVM magnitude of 1 inch or less using the *Reconditioning Method.*

Figure 3.1: Reconditioning Method Pad Improvement

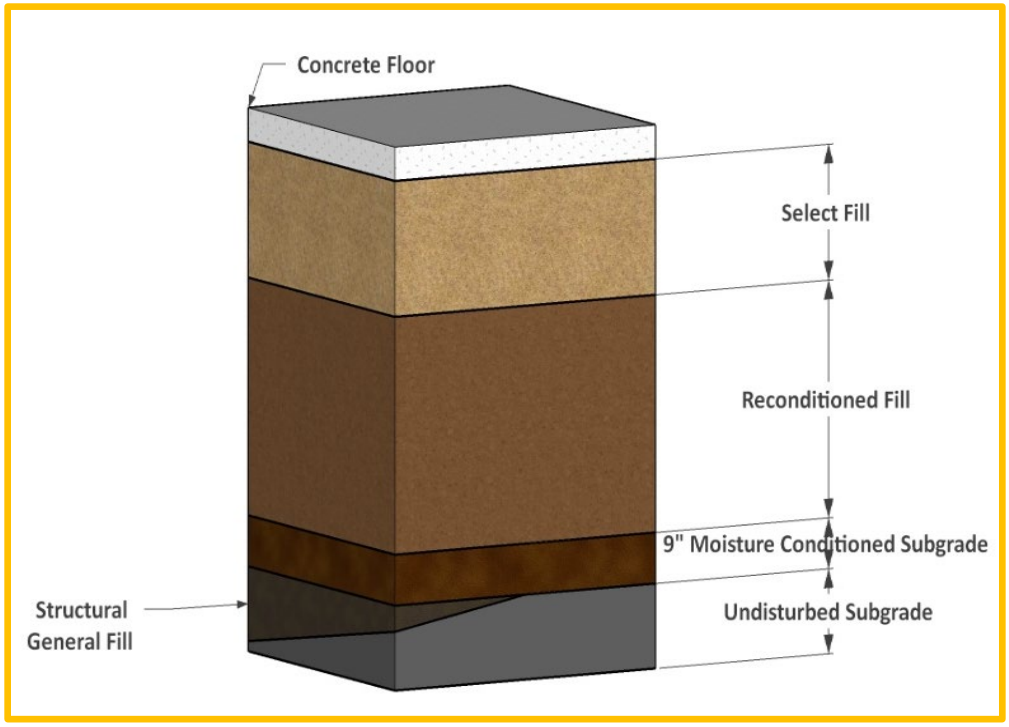


TABLE 3.1: RECONDITIONING METHOD FOR 1" PVM

Application	Stiffened beam and slab-on-grade foundation
Site Stripping Removal	Upper 6 inches of organics and deleterious material including debris to expose clean subgrade
Foundation Improvement Method	Remove and replace existing soils with reconditioned soil and select fill
Improved Site Condition PVM	Less than 1 inch
Minimum Over-Excavation (Assumes FFE within 2 feet of highest existing grade)	**4.5 feet**
Horizontal Undercut Extent	Below all slab areas and at least 5 feet beyond the slab perimeter and extending the full width of flatwork that may be sensitive to movement
Subgrade Proof-Rolling	Proof-roll subgrade with rubber tired 20-ton (loaded) construction equipment; Alternate Equipment can be used with Geotechnical Engineer Approval; Remove rutting or excessively deflecting soils; Replace failing soils with compacted select fill material
Exposed Subgrade Treatment	Proof-roll then scarify, moisture condition, and compact 9 inches subgrade below base of undercut
Structural General Fill Thickness	As required to achieve the bottom elevation of Moisture Conditioned Subgrade
Structural General Fill Material Requirements	Clean on site or imported materials having: Allowable PI from 12 to 45 Percent Passing No. 200 Sieve > 35% Max Particle Size < 3"
Reconditioned Fill Thickness (min.)	**2.0 feet**
Reconditioned Fill	On site or imported materials having: Allowable PI from 12 to 45 Percent Passing No. 200 Sieve > 50% Max Particle Size < 3"
Select Fill Thickness (min.)	**2.5 feet + as required to achieve bottom of floor slab elevation**
Select Fill Material	Pit Run - Free of organics, trash, or other deleterious material. Liquid Limit <40% Plasticity Index 7 to 20 Max Particle Size < 3" Percent Material Passing 200 Sieve > 35%
Select Fill Material Alternative (Other low plasticity materials may be used pending review and approval from PSI)	TxDOT Item 247 (Crushed Limestone Material) Type A or B Grade 1, 2 or 3
Vapor Retarder Material	Approved by Architect/Structural Engineer
Maximum Loose Lift Thickness	8 inches
Time Between Reconditioned Fill and Select Fill Placement	Less than 4 days

3.3.2 Compaction and Testing Recommendations for Foundation Pad Areas

The following table outlines foundation pad compaction recommendations in consideration of appropriate vertical movement reduction method.

Table 3.2: Compaction Recommendations

Location	Material	Density Test Method	Plasticity Index	Percent Compaction	Optimum Moisture Content	Testing Frequency
Building Pad Areas	Subgrade, Reconditioned Fill, Structural General Fill	ASTM D698	PI ≥ 25	94% to 98%	≥ +2%	1 per 5,000 SF; min. 3 per lift
			PI < 25	≥ 95%	0 to +4%	
	Select Fill (Item 247 or Pit Run)	ASTM D698	PI ≤ 20	≥ 95%	-1 to +3%	

3.4 Design Measures to Reduce Changes in Soil Moisture

The design and construction of a grade-supported foundation should include the following elements:

- Roof drainage should be controlled by gutters and carried well away from the structure.
- The ground surface adjacent to the building perimeter should be sloped and maintained a minimum of 5% grade away from the building for 10 feet to result in positive surface flow or drainage away from the building perimeter. In areas adjacent to the building controlled by ADA, concrete flatwork slopes should not be more than 2% within 10 feet of the building.
- Hose bibs, sprinkler heads, and other external water connections should be placed well away from the foundation perimeter such that surface leakage cannot readily infiltrate into the subsurface or compacted fills placed under the proposed foundations and slabs.
- No trees or other vegetation over 6 feet in height shall be planted within 15 feet of the structure unless specifically accounted for in the foundation design.
- Utility bedding should not include gravel near the perimeter of the foundation. Compacted clay or flowable fill trench backfill should be used in lieu of permeable bedding materials between 2 feet inside the building to 4 feet beyond the exterior of the building edge to reduce the potential for water to infiltrate within utility bedding and backfill material.
- Paved areas around the structure are helpful in maintaining soil moisture equilibrium. It will be very beneficial to have pavement, sidewalks or other flatwork located immediately adjacent to the building to both reduce intrusion of surface water into the more permeable select fill and to reduce soil moisture changes along the exterior portion of the floor due to soil moisture changes from drought, excessive rainfall or irrigation, etc.
- Flower beds and planter boxes should be piped or watertight to prevent water infiltration under the building.
- Experience indicates that landscape irrigation is a common source of foundation movement problems and pavement distress. Repairing irrigation lines as soon as possible after leakage commences will benefit foundation performance greatly.

- Building pad and pavement subgrade should be protected and covered within 48 hours to reduce changes in the natural moisture regime from rainfall events or excessive drying from heat and wind.

3.5 FOUNDATION DESIGN RECOMMENDATIONS

The following sections outline geotechnical design requirements for the recommended foundation options.

3.5.1 STIFFENED BEAM AND SLAB-ON-GROUND FOUNDATION (WAFFLE SLAB) RECOMMENDATIONS

A waffle slab type foundation is generally used to support relatively light structures where soil conditions are relatively uniform and where uplift and settlement can be tolerated. The intent of a stiffened beam and slab-on-grade foundation is to allow the structure and foundation to move with soil movements while providing sufficient stiffness to limit differential movements within the superstructure to an acceptable magnitude. The foundation may be designed using the Design of Slab-On-Ground Foundations published by the Wire Reinforcement Institute, Inc. (August 1981, updated March 1996). Alternately, the foundation may be designed using the 3rd Edition of the Design of Post-Tensioned Slabs-on-Ground published by the Post-Tensioning Institute (PTI DC10.1-08). The following table is applicable for a conventionally reinforced "Waffle Slab" with subgrade prepared in accordance with Section 3.3, which details foundation pad preparation and construction recommendations.

TABLE 3.3: WRI WAFFLE SLAB DESIGN PARAMETERS

Effective Plasticity Index	30
Soil/Climatic Rating Factor (1–C)	0.16
Allowable Bearing Pressure for Grade Beams	2,500 psf
Bearing Stratum at Bottom of Grade Beams	Compacted Select Fill or Reconditioned Fill
Penetration of Perimeter Beams Below Final Exterior Grade	At least 30 inches

PSI is providing PTI design values for the Structural Engineer's design. These design values are estimated from the "Volflo" computer program in consideration of the soil conditions in the building area, an improved foundation pad having a 1-inch PVM and local experience. The following table is applicable for a conventionally reinforced or post-tensioned slab-on-grade with building prepared in accordance with Section 3.3, which details foundation pad preparation and construction recommendations.

TABLE 3.4: PTI WAFFLE SLAB DESIGN PARAMETERS

Edge Moisture Variation Distance Center Lift, e_m Edge Lift, e_m	 8.7 feet 4.5 feet
Differential Soil Movement Center Lift, y_m Edge Lift, y_m	 -1.1 inches 1.4 inches
Allowable Bearing Pressure for Grade Beams	2,500 psf
Bearing Stratum at Bottom of Grade Beams	Compacted Select Fill or Reconditioned Fill
Penetration of Perimeter Beams Below Final Exterior Grade	At least 30 inches

Utilities that project through slab and grade beam foundations should be designed either with some degree of flexibility or with sleeves in order to prevent damage to these lines as a result of vertical movement. Contraction, control or expansion joints should be designed and placed in interior wall partitions to minimize and control wall cracking as a result of foundation movements. Properly planned placement of these joints will assist in controlling the degree and location of material cracking which normally occurs due to material shrinkage, thermal affects, soil movements and other related factors.

3.6 SIDEWALKS AND FLATWORK

Other sidewalks or other flatwork located adjacent to grade-supported foundations, the undercutting and select fill placement operations for the building should extend beyond the perimeter of the building and pavements to at least the width of the adjacent sidewalk or flatwork. (max. 10 feet)

Any other sidewalks or flatwork not adjacent to buildings should be placed on an improved subgrade meeting or exceeding the pavement subgrade improvement methods previously recommended. If the sidewalk subgrade consists of material with a plasticity index of 25 or greater, 12 inches of select fill (provided in Section 3.3.1) should be placed below the sidewalk. The material should be compacted to 95% or greater than the maximum dry unit weight and contain a moisture content between -1 and +3% optimum moisture content.

Proper drainage around grade-supported sidewalks and flatwork is also very important to reduce potential movements. Elevating the sidewalks where possible and providing rapid, positive drainage away from them will reduce moisture variations within the underlying soils and will therefore provide valuable benefit in reducing the full magnitude of potential movements from being realized.

3.7 DETENTION POND

PSI understand that a detention pond is planned to be constructed at the site. The table below provides design considerations based upon the information gathered from the soil borings and laboratory testing.

TABLE 3.5: GENERALIZED SUBSURFACE PROFILE TABLE

Top (ft)	Bot. (ft)	Soil Texture	$K_{20°C}$[1] (cm/sec)	Infiltration Rate[1] (in/hr)	Max Slope
0	4.5 – 6.5	Sandy Clay Loam	1X10^-5 – 1X10^-6	0.3 – 0.6	3H:1V
4.5 – 6.5	10	Sandy Loam	1X10^-3 – 1X10^-4	0.6 – 1.0	3H:1V

Note:

1. *Based on typical values*

The USDA NRCC online Web Soil Survey indicates the areas of the proposed cages are mapped as Floresville Fine Sandy Loam (Map Unit Symbol WbB) for Bexar County (TX029).

3.8 SITE SEISMIC DESIGN RECOMMENDATIONS

For the purposes of seismic design, based on the encountered site conditions and local geology, PSI interpreted the subsurface conditions to satisfy the **Site Class D** criteria for use at this site as defined by the International Building Code (IBC). The site class is based on the subsurface conditions encountered at the soil borings, the results of field and laboratory testing, experience with similar projects in this area, and considering the site prepared as recommended herein. The table below provides recommended seismic parameters for the project based on IBC 2018/ASCE 7-16.

TABLE 3.6: RECOMMENDED DESIGN SEISMIC PARAMETERS

Project/Structure Centroid Coordinates (WGS84 - Decimal Degree)	**29.277°; -98.582°**
Seismic Parameter	**IBC 2018/ASCE 7-16**
Site Class	D
Risk Category	II
0.2 sec (S_S)	0.052
1.0 sec (S_1)	0.02
Site Coefficient 0.2sec, F_a	1.6
Site Coefficient 1.0 sec, F_v	2.4
0.2 sec (S_{DS})	0.055
1.0 sec (S_{D1})	0.032

4.0 PAVEMENT DESIGN RECOMMENDATIONS

4.1 PAVEMENT DESIGN PARAMETERS

PSI understands that flexible and rigid pavements will be considered for this project. Therefore, pavement design recommendations for several levels of traffic loading were developed based on assumptions of potential traffic, drive paths or patterns and anticipated soil support characteristics of pavement subgrades. PSI utilized the "AASHTO Guide for Design of Pavement Structures" published by the American Association of State Highway and Transportation Officials to evaluate the pavement thickness recommendations in this report. This method of design considers pavement performance, traffic, roadbed soil, pavement materials, environment, drainage and reliability. Each of these items is incorporated into the design methodology. PSI is available to provide laboratory testing and engineering evaluation to refine the site specific design parameters and sections, upon request.

Specific design traffic types and volumes for this project were not available to PSI at the issuance of this report. This traffic information is typically used to determine the number of 18-kip Equivalent Single Axle Loads (ESAL) that is applied to the pavement over its design life. Furthermore, the scope of services for this project did not include California Bearing Ratio (CBR) testing. In lieu of project specific design parameters, general traffic and subgrade parameter assumptions were used for this design. Based on this information, PSI has provided recommended pavement sections for "light duty" and "heavy duty" pavements constructed on stable and properly prepared/compacted subgrades. Flexible pavement options with and without geogrid options are also provided for consideration. Details regarding the basis for this design are presented in the table below.

TABLE 4.1: PAVEMENT DESIGN PARAMETERS AND ASSUMPTIONS (RIGID AND FLEXIBLE)

Reliability, percent	70
Initial Serviceability Index, Flexible Pavement	4.2
Initial Serviceability Index, Rigid Pavement	4.5
Terminal Serviceability Index	2.0
Traffic Load for Light Duty Pavement	15,000 equivalent single axle loads (ESALs)
Traffic Load for Heavy Duty Pavement	150,000 equivalent single axle loads (ESALs)
Standard Deviation, Flexible Pavement	0.45
Standard Deviation, Rigid Pavement	0.35
Concrete Compressive Strength	4,000 psi
Subgrade California Bearing Ratio (CBR)	2.0 for high plasticity clay subgrade
Subgrade Modulus of Subgrade Reaction, k in pci	75 for high plasticity clay subgrade

Asphaltic concrete pavements founded on top of expansive soils will be subjected to PVM soil movements estimated and presented in this report. These potential soil movements are typically activated to some degree during the life of the pavement. Consequently, pavements can be expected to crack and require periodic maintenance to reduce damage to the pavement structure.

Light duty areas include parking and drive lanes that are subjected to passenger vehicle traffic only and exclude entrance aprons and general and single access roadway drives to the parking lot area. Heavy duty

areas include areas subjected to 18-wheel tractor trailers, including loading and unloading areas, and areas where truck turning, and maneuvering may occur.

Eight-inch thick concrete pavement is recommended for dumpster pad areas and that area leading up to the dumpster pad.

During the paving life, maintenance to seal surface cracks within concrete or asphalt paving and to reseal joints within concrete pavement should be undertaken to achieve the desired paving life. Perimeter drainage should be controlled to prevent or retard influx of surface water from areas surrounding the paving. Water penetration leads to paving degradation. Water penetration into base or subgrade materials, sometimes due to irrigation or surface water infiltration leads to pre-mature paving degradation. Curbs should be used in conjunction with asphalt paving to reduce potential for infiltration of moisture into the base course. Curbs should extend the full depth of the base course and should extend at least 3 inches into the underlying clayey subgrade. The base layer should be tied into the area inlets to drain water that may collect in the base.

Material specifications, construction considerations, and section requirements are presented in following sections.

The presented recommended pavement sections are based on the field and laboratory test results for the project, local pavement design practice, design assumptions presented herein and previous experience with similar projects. The project Civil Engineer should verify that the ESAL and other design values are appropriate for the expected traffic and design life of the project. PSI should be notified in writing if the assumptions or design parameters are incorrect or require modification.

4.2 Pavement Section Recommendations

PSI anticipated that the roadways and parking areas will be used primarily by passenger vehicles and delivery vehicles. PSI is providing parking and drive area sections based on experience with similar facilities constructed on similar soil conditions for the design traffic loading anticipated.

4.2.1 Flexible Pavement

Recommendations for flexible asphaltic concrete pavement for roadways and parking areas are provided below.

Figure 4.1: Option 1 Flexible Pavement Typical Section

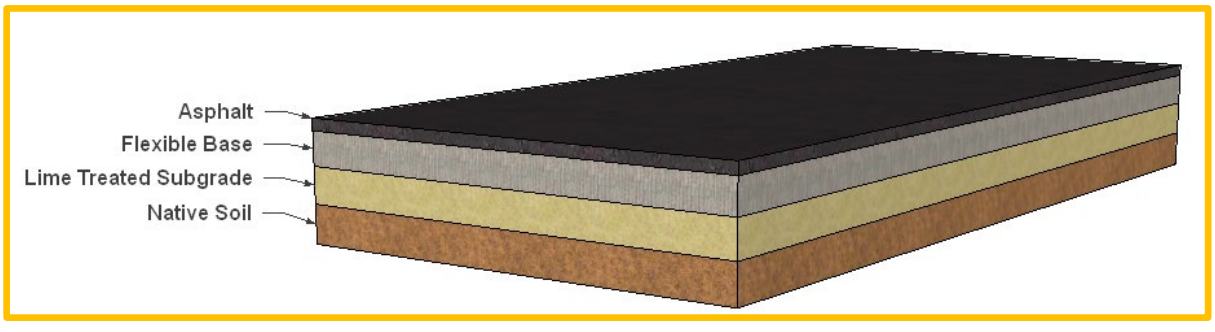


Figure 4.2: Option 2 Flexible Pavement Typical Section

TABLE 4.2: FLEXIBLE PAVEMENT SECTION OPTIONS

Material	Option 1		Option 2	
Traffic Type	Light	Heavy	Light	Heavy
Hot Mix Asphaltic Concrete	2”	3”	2”	2”
Import Flexible Base	9”	12”	6”	8”
Lime Stabilized Subgrade	8”		No	
Geogrid	No		Yes	
Compacted Subgrade	—		8”	

4.2.2 RIGID PAVEMENT

The proposed roadways and parking areas for this project may also be constructed with rigid concrete pavement. Recommendations for rigid concrete pavement for roadways and parking areas are provided below.

FIGURE 4.3: OPTION 1 RIGID PAVEMENT TYPICAL SECTION

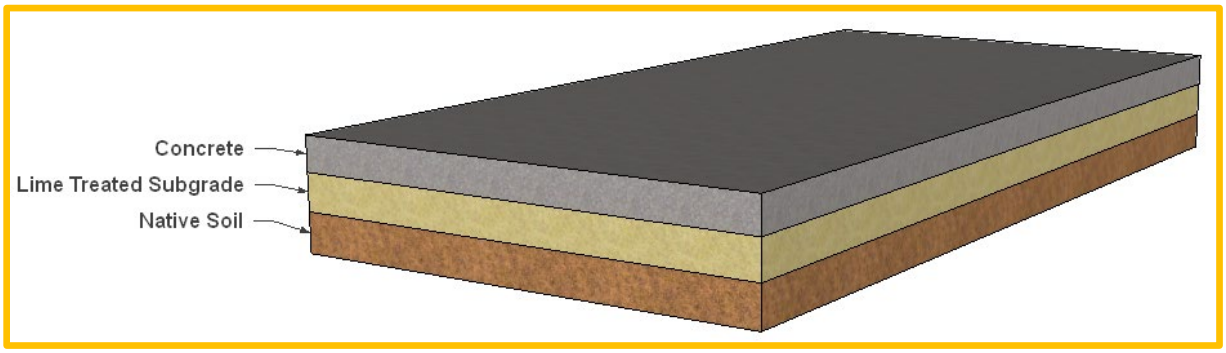


FIGURE 4.4: OPTION 2 RIGID PAVEMENT TYPICAL SECTION

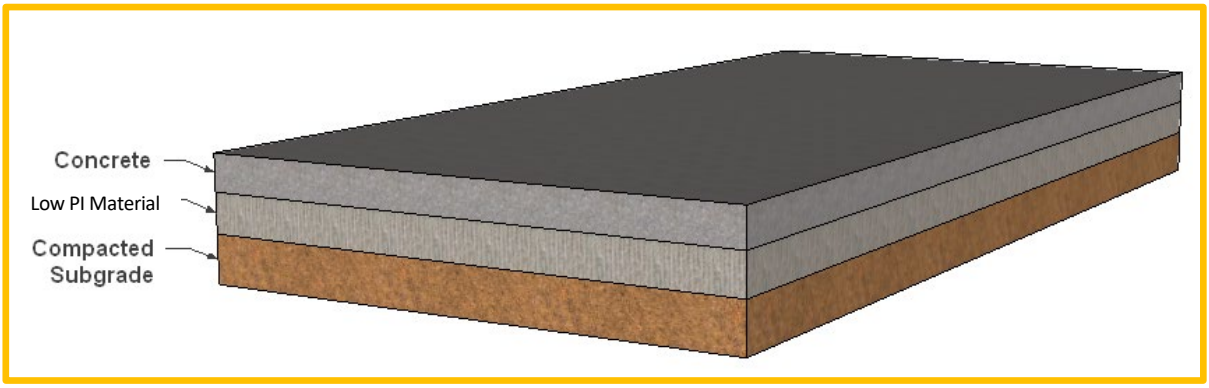


TABLE 4.3: RIGID PAVEMENT SECTION OPTIONS

Material	Option 1		Option 2	
Traffic Type	Light	Heavy	Light	Heavy
Portland Cement Concrete	5”	7”	5”	7”
Low PI Material (PI<25)	–	–	6”	6”
Lime Stabilized Subgrade	6”		--	
Compacted Subgrade	--		8”	

4.2.3 General Pavement Design and Construction Recommendations

Table 4.4: Pavement Design and Construction Recommendations

Minimum Undercut Depth	6 inches or as needed to remove roots
Reuse Excavated Soils	Must be free of roots and debris and meet material requirements of intended use
Undercut Extent	2 feet beyond the paving limits
Exposed Subgrade Treatment	Proof-roll subgrade with rubber tired 20-ton (loaded) construction equipment Alternate Equipment can be used with Geotechnical Engineer Approval
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill	Materials free of roots, debris, and other deleterious materials with a maximum rock size of 4 inches with a CBR greater than 3
Minimum General Fill Thickness	As required to achieve grade
Maximum General Fill Loose Lift Thickness	9 Inches
Lime Stabilization	Performed in general accordance with TxDOT Item 260. Subgrade soils stabilized with lime should achieve a pH of 12.4 or greater. Sulfate testing should be conducted before placement of lime.
Low PI Material (Other low plasticity materials may be used pending review and approval from PSI)	On-Site or Imported Free of organics, trash, or other deleterious material Plasticity Index < 25 Max Particle Size < 3”
Geogrid	Tensar TX-5 or equivalent
Flexible Base	TxDOT Item 247, Type A, Grade 1-2
Maximum Flexible Base Loose Lift Thickness	9 Inches
Hot Mix Asphaltic Concrete	TxDOT Item 340, Type D
Concrete Minimum Recommended Strength	4,000 psi (avg. 28-day comp. strength)
Concrete Contraction Joint Min. Reinforcement (Intended to assist in countering cracking and swelling soil pressures)	No. 3 bars at 18-inch on center each way Located in top half of concrete section Minimum 2 inches cover
Concrete Construction Joint Min. Reinforcement	¾-inch diameter dowels 14 inches long Spaced 12 inches on-center along the joint
Contraction Joint Spacing (In General Accordance with ACI 330)	Maximum joint spacing should be less than 30 times the thickness of the concrete pavement or 15 feet, whichever is smaller.

TABLE 4.5: COMPACTION AND TESTING RECOMMENDATIONS FOR PAVEMENT AREAS

Location	Material	Density Test Method	Soil Type	Percent Compaction	Optimum Moisture Content	Testing Frequency
Pavement Areas	Subgrade, General Fill Soil, Low PI Material	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 tests
			PI < 25	≥ 95%	0 to +4%	
	Flexible Base Material	ASTM D1557	Item 247	≥ 95%	±3%	1 per 5,000 SF; min. 3 per lift
		TEX-113-E	Item 247	≥ 100%	±2%	

5.0 CONSTRUCTION CONSIDERATIONS

Geotechnical Engineer Involvement at the Time of Construction – Foundation pad preparation recommendations on expansive clay sites in this area depend on the soil moisture conditions that exist due to the prevailing climate at the time of construction as well as the expansive properties of the clay.

It is recommended that the foundation pad recommendations presented in this report be confirmed immediately prior to construction by the Geotechnical-Engineer-of Record (GER). Wetter climate conditions near the time of construction can lead to a significant reduction in pad preparation requirements which can often be a substantial percentage of site development cost.

Having a Geotechnical Engineer retained to review the earthwork recommendations in the Construction Documents and be an active participant in team meetings near the time of construction can often result in project cost savings. Therefore, PSI recommends that an AASHTO accredited 3rd party laboratory with qualified professional engineers who specialize in geotechnical engineering be retained to provide observation and testing of construction activities involved in the foundations, earthwork, pavements and related activities of this project. As the GER, PSI's services can be retained as the 3rd party laboratory. PSI's participation would be advantageous to the project flow and value engineering during construction since we are most familiar with the existing soil conditions at the site.

The geotechnical engineer often does not have available all design information at the time of writing the original report since the report is done very early in the design process. The GER can be of great benefit immediately prior to construction since definitive information regarding the location of the building, surrounding flatwork, pavements, planned landscaping, and drainage features is available at that time. The GER can then write Supplement letters to the original geotechnical report often resulting in less risk and significant project cost savings.

PSI cannot accept responsibility for conditions which deviate from those described in this report, nor for the performance of the foundations or pavements if not engaged to also provide construction observation and materials testing for this project. The PSI geotechnical engineer of record should also be engaged by the Design Team during construction, even if periodic on-call testing is contracted with PSI Construction Services.

5.1 Initial Site Preparation Considerations

5.1.1 Subgrade Preparation for Site Work Outside Building Pad and Pavement Areas

Grade adjustments outside of the foundation pad and pavement areas can be made using select or general fill materials. The clean excavated onsite soils may also be reused in areas not sensitive to movement.

Table 5.1: Subgrade Preparation for Non-Structural - General Fill

Minimum Undercut Depth	6 inches or as needed to remove roots, organic and/or deleterious materials
Exposed Subgrade Treatment	Proof-roll subgrade with rubber-tired 20-ton (loaded) construction equipment Alternate Equipment can be used with Geotechnical Engineer Approval
Proof-Rolled Pumping and Rutting Areas	Excavate to firmer materials and replace with compacted general or select fill under direction of a representative of the Geotechnical Engineer
General Fill Type	Any clean material free of roots, debris and other deleterious material with a maximum particle size of 4 inches
Maximum General Fill Loose Lift Thickness	8 inches

Table 5.2: Fill Compaction Recommendations Outside of Building and Pavement Areas

Location	Material	Test Method for Density Determination	Plasticity Index	Percent Compaction	Optimum Moisture Content	Testing Frequency
Outside of Structure / Pavement Areas	General Fill	ASTM D698	PI ≥ 25	94% to 98%	0 to +4%	1 per 10,000 SF; min. 3 per lift
			PI < 25	≥ 95%	0 to +4%	

5.1.2 Existing Site Conditions

The following table outlines construction considerations in consideration of procedures for abandoning old utility lines and removing trees.

Table 5.3: Considerations for Abandoning Utilities and Tree Removal

Abandoned Utilities	
Utilities of former structures located within new footprint of proposed structure	Remove pipe, bedding and backfill and then replace with select fill placed using controlled compaction
Utilities of former structures located outside of footprint of proposed structure	Abandon in place using a grout plug
Tree Removal	
Trees located within proposed building footprint; roadways, parking, and sidewalk areas; and within 15 feet of building area	Remove root system for full vertical and lateral extent and extend removal for at least 3 feet beyond presence of root fragments and replace void with compacted general fill or flowable fill

5.2 MOISTURE SENSITIVE SOILS/WEATHER RELATED CONCERNS

Soils are sensitive to disturbances caused by construction traffic and changes in moisture content. During wet weather periods, increases in the moisture content of the soil can cause significant reduction in the soil strength and support capabilities. In addition, soils which become wet may be slow to dry and thus significantly retard the progress of grading and compaction activities. It will, therefore, be advantageous to perform earthwork, foundation, and construction activities during dry weather. A relatively all-weather compacted crushed limestone cap having a thickness of at least 6 inches should be provided as a working surface.

5.3 EXCAVATION OBSERVATIONS

Excavations should be observed by a representative of PSI prior to continuing construction activities in those areas. PSI needs to assess the encountered materials and confirm that site conditions are consistent with those discussed in this report. This is especially important to identify the condition and acceptability of the exposed subgrades under foundations and other structures that are sensitive to movement. Soft or loose soil zones encountered at the bottom of the excavations should be removed to the level of competent soils as directed by the Geotechnical Engineer or their representative. Cavities formed as a result of excavation of soft or loose soil zones should be backfilled with compacted select fill or lean concrete.

After opening, excavations should be observed, and concrete should be placed as quickly as possible to avoid exposure to wetting and drying. Surface run-off water should be drained away from the excavations and not be allowed to pond. Excavations left open for more than 48 hours should be protected to reduce evaporation or entry of moisture.

5.4 DRAINAGE CONSIDERATIONS

Water should not be allowed to collect in or adjacent to foundation excavations, on foundation surfaces, or on prepared subgrades within the construction area during or after construction. Proper drainage around grade-supported sidewalks and flatwork is important to reduce potential movements. Excavated areas should be sloped toward one corner to facilitate removal of collected rainwater, groundwater, or surface runoff. Providing rapid, positive drainage away from the building reduces moisture variations within the underlying soils and will aid in reducing the magnitude of potential movements.

5.5 EXCAVATIONS AND TRENCHES

Excavation equipment capabilities and field conditions may vary. Geologic processes are erratic and large variations can occur in small vertical and/or lateral distances. Details regarding “means and methods” to accomplish the work (such as excavation equipment and technique selection) are the sole responsibility of the project contractor. The comments contained in this report are based on small diameter borehole observations. The performance of large excavations may differ as a result of the differences in excavation sizes.

The limestone is hard. Excavations penetrating the limestone and limestone removal as part of site grading will likely require high-powered, heavy-duty rock excavation equipment.

The Occupational Safety and Health Administration (OSHA) Safety and Health Standards (29 CFR Part 1926, Revised October 1989), require that excavations be constructed in accordance with the current OSHA

guidelines. Furthermore, the State of Texas requires that detailed plans and specifications meeting OSHA standards be prepared for trench and excavation retention systems used during construction. PSI understands that these regulations are being strictly enforced, and if they are not closely followed, the owner and the contractor could be liable for substantial penalties.

The contractor is solely responsible for designing and constructing stable, temporary excavations and should shore, slope, or bench the sides of the excavations as required to maintain stability of both the excavation sides and bottom. The contractor's "responsible person", as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, State, and Federal safety regulations.

PSI is providing this information as a service to the client. PSI does not assume responsibility for construction site safety or the contractor's or other parties' compliance with local, State, and Federal safety or other regulations. A trench safety plan was beyond the scope of our services for this project.

6.0 REPORT LIMITATIONS

The recommendations submitted in this report are based on the available subsurface information obtained by PSI and design details furnished by the client for the proposed project. If there are revisions to the plans for this project, or if deviations from the subsurface conditions noted in this report are encountered during construction, PSI should be notified immediately to determine if changes in the foundation recommendations are required. If PSI is not notified of such changes, PSI will not be responsible for the impact of those changes on the project.

The Geotechnical Engineer warrants that the findings, recommendations, specifications, or professional advice contained herein have been made in accordance with generally accepted professional Geotechnical Engineering practices in the local area. No other warranties are implied or expressed. This report may not be copied without the expressed written permission of PSI.

After the plans and specifications are more complete, the Geotechnical Engineer should be retained and provided the opportunity to review the final design plans and specifications to check that the engineering recommendations have been properly incorporated in the design documents. At this time, it may be necessary to submit supplementary recommendations. If PSI is not retained to perform these functions, PSI will not be responsible for the impact of those conditions on the project.

This report has been prepared for the exclusive use of Kittle Property Group, Inc., for specific application to the proposed Emberstone Apartments to be constructed at Watson Road in San Antonio, Texas.

APPENDIX

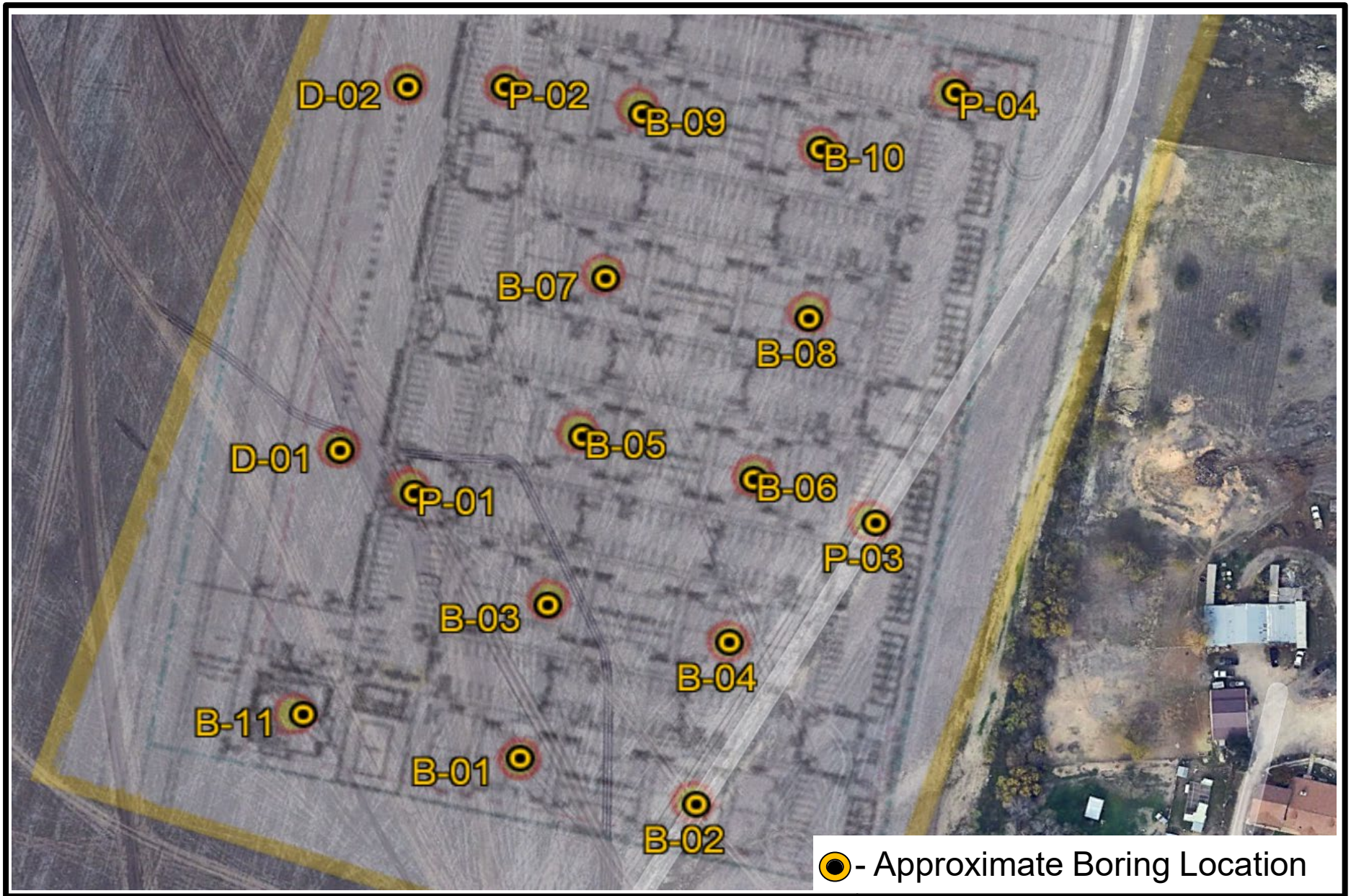
intertek psi
3 Burwood Lane, San Antonio, Texas
(210) 342-9377 FAX (210) 342-9401

Site Vicinity Map

Emberstone Apartments
Watson Road
San Antonio, Texas
PSI Project No.: 0312-3422

NOT TO SCALE

N



intertek psi
3 Burwood Lane, San Antonio, Texas
(210) 342-9377 FAX (210) 342-9401

Boring Location Plan

Emberstone Apartments
Watson Road
San Antonio, Texas
PSI Project No.: 0312-3422

NOT TO SCALE

N

Boring Logs

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-01

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY FAT CLAY (CL), brown, very stiff	12			16								
					13	0	60	23			55	17	38			
5					13			24								
				CLAYEY SAND (SC), tan, medium dense	12	6	40	14			35	16	19			
10					10			67								
				LIMESTONE, tan, hard	6			50/0"								
15																
					5			50/0"								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/2/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-02

LOCATION: See Boring Location Plan

DEPTH, FT.	SOIL DESCRIPTION Elevation:	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
	SANDY LEAN CLAY (CL), brown, very stiff	13			16							
		14			21							
5		9	0	65	18			45	16	29		
	CLAYEY SAND (SC), tan, medium dense	13			19							
	SILTY, CLAYEY SAND (SC-SM), tan, medium dense	7	0	25	16			21	18	3		
10												
	LIMESTONE, tan, hard	6			50/0"							
15												
	SILTY, CLAYEY SAND (SC-SM), tan, very dense	19			52							
20	Boring terminated at approximately 20 feet.											
25												

HAND PEN (TSF) ○ UNC CMP (TSF) ●
2.0 4.0 6.0
PL WC LL
20 40 60

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-03

LOCATION: See Boring Location Plan

DEPTH, FT.	SOIL DESCRIPTION Elevation:	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
	SANDY LEAN CLAY (CL), brown, very stiff	10			12							
		14			17							
5		12	2	62	17			39	15	24		
	CLAYEY SAND (SC), tan, medium dense	12			14							
10		6			20							
	SILTY, CLAYEY SAND (SC-SM) with GRAVEL, tan, very dense	7	17	20	59			22	18	4		
15												
		13			75							
20	Boring terminated at approximately 20 feet.											
25												

HAND PEN (TSF) ○ UNC CMP (TSF) ●
2.0 4.0 6.0
PL WC LL
20 40 60

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-04

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, stiff	11			13								
					13			13								
5					12	0	52	11			48	16	32			
				CLAYEY SAND (SC), tan, medium dense	9	0	43	15			28	14	14			
					12			12								
10																
					7			20								
15																
				SILTY, CLAYEY SAND (SC-SM), tan, very dense	12			63								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-05

LOCATION: See Boring Location Plan

DEPTH, FT.	SOIL DESCRIPTION Elevation:	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
	SANDY LEAN CLAY (CL), brown, very stiff	12			15							
		12			21							
5		12			18							
	CLAYEY SAND (SC), tan, dense	15	3	46	32			42	17	25		
		14			35							
10												
		8			41							
15												
	CLAYEY SAND (SC) with GRAVEL, tan, medium dense	10	15	16	17			38	19	19		
20	Boring terminated at approximately 20 feet.											
25												

HAND PEN (TSF) ○ UNC CMP (TSF) ●
2.0 4.0 6.0
PL WC LL
20 40 60

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-06

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY FAT CLAY (CH), brown, stiff to very stiff	9			13								
					13			19								
5					12	0	69	21			50	16	34			
				CLAYEY SAND (SC), tan, medium dense to dense	12			29								
					9	10	33	20			26	15	11			
10																
					8			31								
15																
					4			43								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-07

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 PL 20 WC 40 LL 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, stiff to hard	14			12								
					13	0	66	16			48	17	31			
5					11			29								
				- Transitions to a tan color at 6.5 feet	9			26								
					9	0	69	33			38	13	23			
10																
					8			37								
15																
					6			69								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-08

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:											
				SANDY LEAN CLAY (CL), brown, very stiff	16			16							
					15			26							
5					13	0	74	21			46	18	28		
				CLAYEY SAND (SC), tan, medium dense to dense	11	4	49	16			27	16	11		
10					10			16							
15					13			38							
					7			32							
20				Boring terminated at approximately 20 feet.											
25															

HAND PEN (TSF) ○ UNC CMP (TSF) ●
2.0 4.0 6.0
PL 20 WC 40 LL 60

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-09

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				LEAN CLAY (CL) with SAND, brown, stiff to very stiff	17			13								
					15			18								
5					12	0	80	24			40	16	24			
				SANDY LEAN CLAY (CL), tan, very stiff to hard	10			27								
					11	0	66	29			41	15	26			
10																
					13			29								
15																
					7			64								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-10

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY FAT CLAY (CH), brown, very stiff	13			18								
					14	0	69	21			54	15	39			
5					14			23								
					20			14								
				SANDY LEAN CLAY (CL), tan, very stiff to hard	15	3	64	24			30	20	10			
10																
15					13			36								
				SILTY, CLAYEY SAND (SC-SM), tan, medium dense	3			17								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING B-11

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, stiff to very stiff	11			12								
					14	0	53	16			49	20	29			
5					13			13								
				CLAYEY SAND (SC), tan, medium dense	11	5	44	14			36	17	19			
					11			21								
10																
					12			13								
15																
				LIMESTONE, tan, hard	10			50/1"								
20				Boring terminated at approximately 20 feet.												
25																

COMPLETION DEPTH: 20.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING D-01

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 PL 20 WC 40 LL 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY FAT CLAY (CH), brown, stiff to very stiff	10			9								
					13	3	55	16			53	18	35			
5				CLAYEY SAND (SC) with GRAVEL, tan, loose to medium dense	9			10								
					4	35	18	7			24	17	7			
					12			5								
10				Boring terminated at approximately 10 feet.												
15																
20																
25																

COMPLETION DEPTH: 10.0 Feet
DATE: 12/3/24

intertek psi

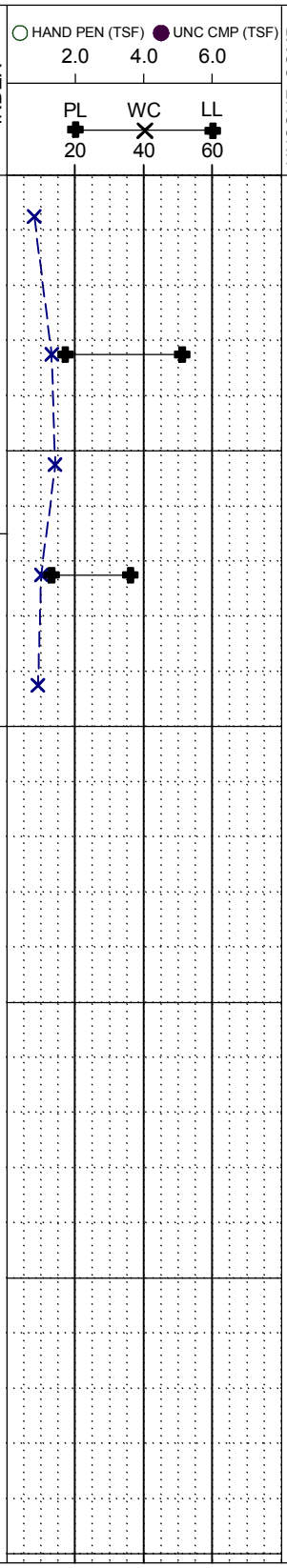
DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING D-02

LOCATION: See Boring Location Plan

DEPTH, FT.	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
	Elevation:											
	SANDY FAT CLAY (CH), brown, stiff to very stiff	8			16							
		13	0	66	12			51	17	34		
5		14			14							
	CLAYEY SAND (SC), tan, medium dense	10	0	45	11			36	13	23		
		9			11							
10	Boring terminated at approximately 10 feet.											
15												
20												
25												



COMPLETION DEPTH: 10.0 Feet
DATE: 12/3/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING P-01

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, stiff to very stiff	8			14								
					8			26								
5					9			18								
				Boring terminated at approximately 6 feet.												
10																
15																
20																
25																

COMPLETION DEPTH: 6.0 Feet
DATE: 12/2/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING P-02

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, stiff to very stiff	16			14								
					12	0	66	24			48	20	28			
5					11			20								
				Boring terminated at approximately 6 feet.												
10																
15																
20																
25																

COMPLETION DEPTH: 6.0 Feet
DATE: 12/2/24

intertek psi

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING P-03

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				SANDY LEAN CLAY (CL), brown, very stiff	11			16								
					10			23								
5					13			28								
				Boring terminated at approximately 6 feet.												
10																
15																
20																
25																

COMPLETION DEPTH: 6.0 Feet
DATE: 12/3/24

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DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

Emberstone Apartments
Watson Road, San Antonio, Texas
Project No. 0312-3422

BORING P-04

LOCATION: See Boring Location Plan

DEPTH, FT.	SYMBOL	SAMPLES	WATER	SOIL DESCRIPTION	MOISTURE CONTENT	% RETAINED #4	% PASSING #200	SPT (N) & TCP (T) VALUES	% REC	%RQD	LIQUID LIMIT	PLASTIC LIMIT	PLASTICITY INDEX	HAND PEN (TSF) / UNC CMP (TSF) 2.0 4.0 6.0 / PL WC LL 20 40 60	UNCONF. COMP. (TSF)	UNIT DRY WT. (LB/CU FT)
				Elevation:												
				FAT CLAY (CH) with SAND, brown, very stiff	12			27								
					13	0	76	24			55	19	36			
5					13			22								
				Boring terminated at approximately 6 feet.												
10																
15																
20																
25																

COMPLETION DEPTH: 6.0 Feet
DATE: 12/3/24

DEPTH TO GROUND WATER
SEEPAGE (ft.): NONE ENCOUNTERED
END OF DRILLING (ft.): NONE ENCOUNTERED
DELAYED WATER LEVEL (FT): NONE ENCOUNTERED

KEY TO TERMS AND SYMBOLS USED ON LOGS

ROCK CLASSIFICATION

RECOVERY

DESCRIPTION OF RECOVERY	% CORE RECOVERY
Incompetent	< 40
Competent	40 TO 70
Fairly Continuous	70 TO 90
Continuous	90 TO 100

ROCK QUALITY DESIGNATION (RQD)

DESCRIPTION OF ROCK QUALITY	RQD
Very Poor (VPo)	0 TO 25
Poor (Po)	25 TO 50
Fair (F)	50 TO 75
Good (Gd)	75 TO 90
Excellent (ExInt)	90 TO 100

CONSISTENCY OF COHESIVE SOILS

CONSISTENCY	N-VALUE (Blows/Foot)	SHEAR STRENGTH (tsf)	HAND PEN VALUE (tsf)
Very Soft	0 TO 2	0 TO 0.125	0 TO 0.25
Soft	2 TO 4	0.125 TO 0.25	0.25 TO 0.5
Firm	4 TO 8	0.25 TO 0.5	0.5 TO 1.0
Stiff	8 TO 15	0.5 TO 1.0	1.0 TO 2.0
Very Stiff	15 TO 30	1.0 TO 2.0	2.0 TO 4.0
Hard	>30	>2.0 OR 2.0+	>4.0 OR 4.0+

SOIL DENSITY OR CONSISTENCY

DENSITY (GRANULAR)	CONSISTENCY (COHESIVE)	THD (BLOWS/FT)	FIELD IDENTIFICATION
Very Loose (VLo)	Very Soft (VSo)	0 TO 8	Core (height twice diameter) sags under own weight
Loose (Lo)	Soft (So)	8 TO 20	Core can be pinched or imprinted easily with finger
Slightly Compact (SlCmpt)	Stiff (St)	20 TO 40	Core can be imprinted with considerable pressure
Compact (Cmpt)	Very Stiff (VSt)	40 TO 80	Core can only be imprinted slightly with fingers
Dense (De)	Hard (H)	80 TO 5"/100	Core cannot be imprinted with fingers but can be penetrated with pencil
Very Dense (VDe)	Very Hard (VH)	5"/100 to 0"/100	Core cannot be penetrated with pencil

DEGREE OF PLASTICITY OF COHESIVE SOILS

DEGREE OF PLASTICITY	PLASTICITY INDEX (PI)	SWELL POTENTIAL
None or Slight	0 to 4	None
Low	4 to 20	Low
Medium	20 to 30	Medium
High	30 to 40	High
Very High	>40	Very High

BEDROCK HARDNESS

MORHS' SCALE	CHARACTERISTICS	EXAMPLES	APPROXIMATE THD PEN TEST	
5.5 to 10	Rock will scratch knife	Sandstone, Chert, Schist, Granite, Gneiss, some Limestone	Very Hard (VH)	0" to 2"/100
3 to 5.5	Rock can be scratched with knife blade	Siltstone, Shale, Iron Deposits, most Limestone	Hard (H)	1" to 5"/100
1 to 3	Rock can be scratched with fingernail	Gypsum, Calcite, Evaporites, Chalk, some Shale	Soft (So)	4" to 6"/100

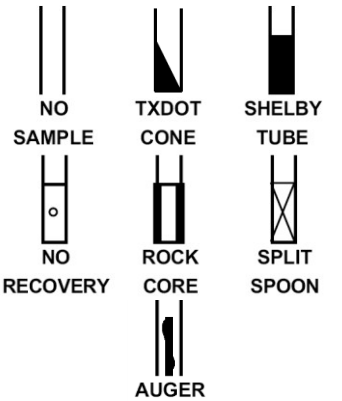
MOISTURE CONDITION OF COHESIVE SOILS

DESCRIPTION	CONDITION
Absence of moisture, dusty, dry to touch	DRY
Damp but no visible water	MOIST
Visible free water	WET

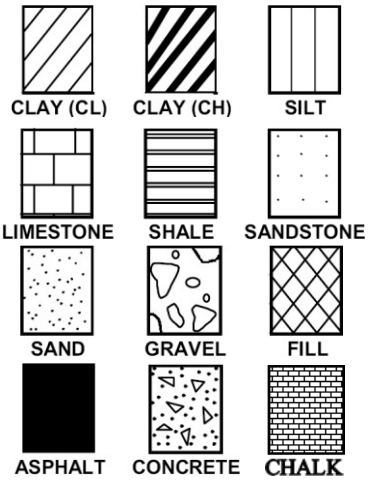
RELATIVE DENSITY FOR GRANULAR SOILS

APPARENT DESNITY	SPT (BLOWS/FT)	CALIFORNIA SAMPLER (BLOWS/FT)	MODIFIED CA. SMAPLER (BLOWS/FT)	RELATIVE DENSITY (%)
Very Loose	0 to 4	0 to 5	0 to 4	0 to 15
Loose	4 to 10	5 to 15	5 to 12	15 to 35
Medium Dense	10 to 30	15 to 40	12 to 35	35 to 65
Dense	30 to 50	40 to 70	35 to 60	65 to 85
Very Dense	>50	>70	>60	85 to 100

SAMPLER TYPES



SOIL TYPES



ABBREVIATIONS

PL – Plastic Limit
LL – Liquid Limit
WC – Percent Moisture

Q_P – Hand Penetrometer
Q_U – Unconfined Compression Test
UU – Unconsolidated Undrained Triaxial

Note: Plot Indicates Shear Strength as Obtained By Above Tests

WATER SEEPAGE

WATER LEVEL AT END OF DRILLING

CLASSIFICATION OF GRANULAR SOILS

U.S. STANDARD SIEVE SIZE(S)

6"	3"	3/4"	4	10	40	200		
BOULDERS	COBBLES	GRAVEL		SAND			SILT OR CLAY	CLAY
		COARSE	FINE	COARSE	MEDIUM	FINE		

A COMPLETE BUILDING SOLUTION

Everything you need from start to finish – Assurance, Testing, Inspection, and Certification

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Environmental Consulting & Geotechnical Services

Assuring site and subsurface conditions meet the criteria for purchase, development and construction.

Building Systems Consulting

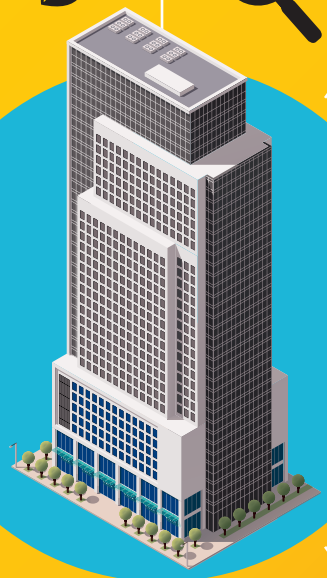
Industry professionals provide a variety of acoustic, fire, AV, roofing system and enclosure consulting services to ensure proper design and installation of a building's critical systems.

Decommissioning & Due Diligence

Supporting the redevelopment and transfer of property assets via environmental and property assessments and engineering services.

Building Product & Construction Materials Testing

Providing testing for virtually all types of building products, construction materials, and systems for safety, retail, code, and performance purposes.



Property Management Support Services

Providing a variety of building systems testing, inspection, and consulting services to optimize the value and life of the property asset.

Product Certification & Code Evaluation

The ETL and Warnock Hersey Marks show a product or system's conformance to code and ensures the on-going verification of compliance.

Mock-Up & Field Testing

On-site (air infiltration, water leakage, and structural performance for fenestration) or in lab validation of a curtain wall's design, workmanship, and material selection to ensure its performance.

Field Labeling

Providing on-site services of opening systems that need to be re-labeled or making recommendations for upgraded materials.

Building Enclosure Commissioning

Design and construction professionals provide solutions to reduce the potential for premature building failure, increase a building's energy efficiency, and expected life cycle.

Industrial Hygiene Services

Assessing a building or facility for a variety of sources (air, asbestos, lead, mold) to minimize the risk of factors adverse to human health.

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The ever increasing challenges of designing, constructing, and maintaining a building can be difficult for any organization to navigate. From compliance to local and national codes, to ensuring an efficient design, to property management, Intertek-PSI's team of architects, engineers, scientists, and technicians understand firsthand the complexities of successfully constructing a commercial building. Our full suite of services give us unique insight into all phases of a project. Regardless of the project size or complexity, Intertek-PSI delivers engineering, consulting, and testing services to support site selection, design, construction, and property management.

As a leader in providing comprehensive solutions to industries around the globe, Intertek-PSI prides itself on bringing the expertise and services necessary for our clients to meet all of their needs across their entire operation. **Our Assurance, Testing, Inspection, and Certification (A.T.I.C.)** suite of services ensures that whatever your needs may be – assurance, testing, inspection, certification, or all of the above, that those needs will be met by Intertek-PSI.

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A diverse range of services from geotechnical investigations, due diligence, industrial hygiene, and site surveys, for your building environment.

Design Phase
Our expertise offers engineering, consulting, evaluation, and peer review to ensure a well designed project.

Building Product & Construction Materials
The most comprehensive suite of testing and certification services for construction materials and building products.

Construction Project
Vital services throughout the construction process including inspection, testing, monitoring, mock-ups, and consulting.

Building Maintenance
Evaluation of a building's condition through inspection and testing, investigation, and remediation plan development.

Decommissioning & Transfer
Services that expedite and ensure compliance of the transfer or decommissioning of property or building.