



**All State Engineering & Testing Consultants, Inc.**  
TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMISTS-DRILLING-ENVIRONMENTAL SERVICES

February 28, 2024

**Eco Modern Custom Homes**  
**7745 SW 188th Lane**  
**Miami, FL 33157**

**RE: Single Family Residence**  
**13100 SW 80th Ave**  
**Pinecrest, FL 33156**

To Whom It May Concern,

This letter presents the results of All State Engineering & Testing Consultants, Inc. (ASETC) Geotechnical Engineering Study for the above referenced project. The purpose of the geotechnical engineering study was to evaluate the site subsurface conditions and provide foundation recommendations for the project.

**Project Description**

Our understanding of the site is based on our observations during our subsurface investigation. Information you provided to us indicates the project consists of the construction of a New Single Family Residence.

**Test Method and Subsurface Investigation**

The borings were conducted in accordance with procedures outlined for Standard Penetration Test and split spoon sampling of soils by ASTM Method D-1586 as described below.

Two (2) feet long, two (2) inches O.D. split spoon sampler was driven into the ground by successive blows with a 140 lbs hammer dropping thirty (30) inches. The soil sampler was driven two (2) feet at a time (continuous method) then extracted for visual examination and classification of the soil samples.

The number of blows required for one (1) foot penetration of the sample is designated as "N" (known as the standard Penetration Resistance Value). The N Value provides an indication of the relative density of non-cohesive soils and the consistency of cohesive soils. A general evaluation of soils is made from the established correlation between "N" and the relative density or consistency of soils. This dynamic method of soil testing has been widely accepted by foundation engineers and architects to conservatively evaluate the bearing capacity of soils.

The subsurface investigation consisted of performing Four (4), 30-ft deep Standard Penetration Test (SPT) borings (B-1, B-2, B-3, B-4). The borings were performed on February 28, 2024.



Based on the information obtained from the SPT borings,

**Boring B-1 comprised of**

0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 17;  
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 17 to 32;  
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 39 to 51;  
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 50 to 61;  
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 66 to 81.

**Boring B-2 comprised of**

0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 15;  
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 15 to 26;  
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 34 to 39;  
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 47 to 61;  
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 67 to 81.

**Boring B-3 comprised of**

0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 11 to 12;  
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 11 to 29;  
10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 34 to 53;  
16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 61 to 71;  
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 65 to 81.

**Boring B-4 comprised of**

0'-0" to 3'-0" Top Soil with Sand and Rock Pieces with N-Values ranging from 10 to 13;  
3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments with N-Values ranging from 13 to 22;  
10'-0" to 18'-0" Dark Tan Sand with Lime Sand Fragments with N-Values ranging from 27 to 47;  
18'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks with N-Values ranging from 51 to 55;  
22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand with N-Values ranging from 63 to 80.

**Groundwater Conditions**

The groundwater table was encountered across 5'-7" to 5'-8" below the existing ground surface during the performance of the borings. The groundwater elevation is expected to change with seasonal and tidal fluctuations, and during storm/hurricane events. The possibility of groundwater level fluctuations should be considered when developing the design and construction plans for the project.

**Foundation Evaluation and Recommendations - Shallow Foundation**

**Site Preparation Procedures**

The site preparation work is expected to include site clearing, subgrade leveling, the placement and compaction of fill and backfill material, and proofrolling.

The site clearing should be performed in all the areas of proposed foundation construction and support of on-grade site features. Site clearing should encompass removing all unsuitable materials such as topsoil, organics, trash, and any other deleterious materials. Upon clearing, proofrolling of the areas of proposed construction or support of on-grade features should be performed. Any soft area observed during proofrolling should be removed and replaced with approved fill material.

We recommend excavate entire building area plus 5'-0" outside the perimeter of construction and remove all unsuitable subsurface material to the necessary depth. We anticipate an average excavation depth of 2'-0 minimum below soil surface elevation.

Any fill and backfill materials should be placed in lifts which do not exceed twelve (12) inches. The fill and backfill materials are to be compacted to field dry densities of not less than **98%** of their Maximum Dry Density as determined by the Modified Proctor Compaction Test (ASTM D-1557). The fill and backfill materials should consist of inorganic granular soils, free from deleterious materials, and should be pre-approved by our firm.

The footing and slab subgrades should be compacted to field dry densities of not less than **98%** of their Maximum Dry Density as determined by the Modified Proctor Compaction Test (ASTM D-1557).

Based on the proposed construction, our evaluation of the site subsurface conditions, the Site Preparation Procedures given above having been achieved and verified, we confirm that spread footings and single column pads may be appropriately designed for a **safe soil bearing capacity of 2500 lb/ft<sup>2</sup>**.

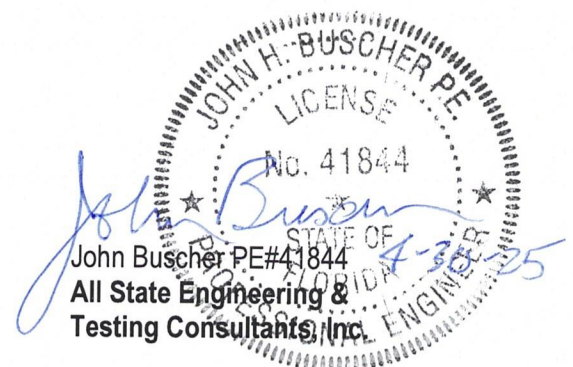
### Limitations

Regardless of the thoroughness of our geotechnical exploration there is always a possibility that conditions on the subject project may be different from those at the test locations. With this being said, ASETC reserves the right to amend/supplement this report upon discovery of new information. Should any subsoil conditions different from those reported in our boring logs be encountered during construction, All State Engineering and Testing Consultants, Inc. should be notified immediately.

The conclusions provided by All State Engineering & Testing Consultants, Inc. are based solely on the information presented in this report. As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.

We appreciate the opportunity to have been of service to you. Please feel free to contact us if there are any questions or comments pertaining to this report.

Sincerely,

  
John Buscher PE#41844  
All State Engineering & Testing Consultants, Inc.

ATTACHMENT 1.0 – BORING LOGS

## **ATTACHMENT 1.0 – BORING LOGS**



## All State Engineering & Testing Consultants, Inc.

TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMIST-DRILLING-ENVIRONMENTAL SERVICES  
12949 West Okeechobee Rd. Unit C-4, Hialeah Gardens, Florida 33018 / Phone: 305-888-3373, Fax: 305-888-7443

### SPT SOIL BORING REPORT

|                  |                                                               |                                        |  |               |                            |              |    |
|------------------|---------------------------------------------------------------|----------------------------------------|--|---------------|----------------------------|--------------|----|
| CLIENT:          |                                                               | Eco Modern Custom Homes                |  | Page:         | 1 of 1                     |              |    |
| CLIENT ADDRESS:  |                                                               | 7745 SW 188th Lane, Miami, FL 33157    |  | Report #:     | 1                          |              |    |
| PROJECT:         |                                                               | SFR                                    |  | Boring #:     | B-1                        |              |    |
| PROJECT ADDRESS: |                                                               | 13100 SW 80th Ave, Pinecrest, FL 33156 |  | Date:         | 2/28/24                    |              |    |
| BORING LOCATION: |                                                               | South Area                             |  | Driller:      | TH                         |              |    |
| DEPTH<br>(FEET)  | DESCRIPTION OF MATERIALS                                      |                                        |  | Sample<br>No. | Hammer blows on<br>sampler | "N"<br>Value |    |
| 1                | 0'-0" to 3'-0" Top Soil with Sand and Rock Pieces             |                                        |  | 0'-2'         | 4                          | 5            | 11 |
| 2                |                                                               |                                        |  |               | 6                          | 7            |    |
| 3                |                                                               |                                        |  |               | 7                          | 8            |    |
| 4                | 3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments      |                                        |  | 2'-4'         | 9                          | 10           | 17 |
| 5                |                                                               |                                        |  |               | 11                         | 12           |    |
| 6                |                                                               |                                        |  | 4'-6'         | 12                         | 13           | 24 |
| 7                |                                                               |                                        |  |               | 13                         | 14           |    |
| 8                |                                                               |                                        |  | 6'-8'         | 14                         | 15           | 28 |
| 9                |                                                               |                                        |  |               | 15                         | 16           |    |
| 10               |                                                               |                                        |  | 8'-10'        | 16                         | 17           | 32 |
| 11               | 10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments       |                                        |  | 10'-12'       | 18                         | 19           | 39 |
| 12               |                                                               |                                        |  |               | 20                         | 20           |    |
| 13               |                                                               |                                        |  | 12'-14'       | 21                         | 22           | 43 |
| 14               |                                                               |                                        |  |               | 21                         | 23           |    |
| 15               |                                                               |                                        |  | 14'-16'       | 23                         | 25           | 51 |
| 16               |                                                               |                                        |  |               | 26                         | 24           |    |
| 17               | 16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks        |                                        |  | 16'-18'       | 24                         | 24           | 50 |
| 18               |                                                               |                                        |  |               | 26                         | 29           |    |
| 19               |                                                               |                                        |  | 18'-20'       | 28                         | 30           | 59 |
| 20               |                                                               |                                        |  |               | 29                         | 29           |    |
| 21               |                                                               |                                        |  | 20'-22'       | 29                         | 30           | 61 |
| 22               |                                                               |                                        |  |               | 31                         | 32           |    |
| 23               | 22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand |                                        |  | 22'-24'       | 32                         | 33           | 66 |
| 24               |                                                               |                                        |  |               | 33                         | 34           |    |
| 25               |                                                               |                                        |  | 24'-26'       | 36                         | 37           | 74 |
| 26               |                                                               |                                        |  |               | 37                         | 38           |    |
| 27               |                                                               |                                        |  | 26'-28'       | 36                         | 39           | 77 |
| 28               |                                                               |                                        |  |               | 38                         | 39           |    |
| 29               |                                                               |                                        |  | 28'-30'       | 39                         | 41           | 81 |
| 30               |                                                               |                                        |  |               | 40                         | 40           |    |

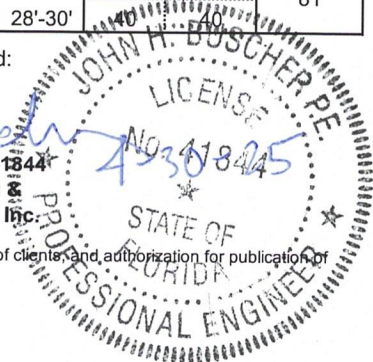
End of Boring @ 30'-0"

WATER TABLE: 5'-8" below surface

Respectfully Submitted:

John Buscher PE # 41844  
All State Engineering &  
Testing Consultants, Inc.

As a mutual protection to clients, the public and ourselves, all reports are submitted as the confidential property of clients, and authorization for publication of statements, conclusions or extracts from or regarding our reports is reserved pending our written approval.





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TESTING LABORATORIES-ENGINEERS-INSPECTION SERVICES-CHEMIST-DRILLING-ENVIRONMENTAL SERVICES  
12949 West Okeechobee Rd. Unit C-4, Hialeah Gardens, Florida 33018 / Phone: 305-888-3373, Fax: 305-888-7443

## SPT SOIL BORING REPORT

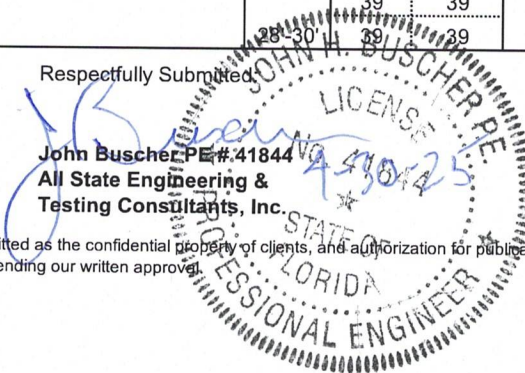
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|------------------|---------------------------------------------------------------|----------------------------------------|---------------|----------------------------|---------|--------------|
| CLIENT:          |                                                               | Eco Modern Custom Homes                | Page:         |                            | 1 of 1  |              |
| CLIENT ADDRESS:  |                                                               | 7745 SW 188th Lane, Miami, FL 33157    | Report #:     |                            | 1       |              |
| PROJECT:         |                                                               | SFR                                    | Boring #:     |                            | B-2     |              |
| PROJECT ADDRESS: |                                                               | 13100 SW 80th Ave, Pinecrest, FL 33156 | Date:         |                            | 2/28/24 |              |
| BORING LOCATION: |                                                               | North Area                             | Driller:      |                            | TH      |              |
| DEPTH<br>(FEET)  | DESCRIPTION OF MATERIALS                                      |                                        | Sample<br>No. | Hammer blows on<br>sampler |         | "N"<br>Value |
| 1                | 0'-0" to 3'-0" Top Soil with Sand and Rock Pieces             |                                        | 0'-2'         | 4                          | 5       | 11           |
| 2                |                                                               |                                        |               | 6                          | 7       |              |
| 3                |                                                               |                                        |               | 7                          | 7       |              |
| 4                | 3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments      |                                        | 2'-4'         | 8                          | 8       | 15           |
| 5                |                                                               |                                        |               | 10                         | 11      |              |
| 6                |                                                               |                                        | 4'-6'         | 11                         | 12      | 22           |
| 7                |                                                               |                                        |               | 12                         | 13      |              |
| 8                |                                                               |                                        | 6'-8'         | 13                         | 14      | 26           |
| 9                |                                                               |                                        |               | 12                         | 13      |              |
| 10               |                                                               |                                        | 8'-10'        | 13                         | 15      | 26           |
| 11               | 10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments       |                                        |               | 16                         | 17      |              |
| 12               |                                                               |                                        | 17            | 18                         |         |              |
| 13               |                                                               |                                        | 18            | 19                         | 39      |              |
| 14               |                                                               |                                        | 20            | 19                         |         |              |
| 15               |                                                               |                                        | 21            | 19                         | 38      |              |
| 16               | 14'-16'                                                       | 19                                     | 20            |                            |         |              |
| 17               | 16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks        |                                        | 21            | 23                         | 47      |              |
| 18               |                                                               |                                        | 24            | 25                         |         |              |
| 19               |                                                               |                                        | 26            | 27                         | 54      |              |
| 20               |                                                               |                                        | 27            | 27                         |         |              |
| 21               |                                                               |                                        | 29            | 30                         | 61      |              |
| 22               | 20'-22'                                                       | 31                                     | 33            |                            |         |              |
| 23               | 22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand |                                        | 33            | 32                         | 67      |              |
| 24               |                                                               |                                        | 35            | 36                         |         |              |
| 25               |                                                               |                                        | 37            | 39                         | 78      |              |
| 26               |                                                               |                                        | 39            | 41                         |         |              |
| 27               |                                                               |                                        | 41            | 39                         | 81      |              |
| 28               |                                                               |                                        | 42            | 40                         |         |              |
| 29               |                                                               |                                        | 39            | 39                         | 78      |              |
| 30               |                                                               |                                        | 39            | 39                         |         |              |

**End of Boring @ 30'-0"**  
WATER TABLE: 5'-7" below surface

Respectfully Submitted,

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## SPT SOIL BORING REPORT

|                  |                                                               |                                        |  |               |                            |              |    |
|------------------|---------------------------------------------------------------|----------------------------------------|--|---------------|----------------------------|--------------|----|
| CLIENT:          |                                                               | Eco Modern Custom Homes                |  | Page:         | 1 of 1                     |              |    |
| CLIENT ADDRESS:  |                                                               | 7745 SW 188th Lane, Miami, FL 33157    |  | Report #:     | 1                          |              |    |
| PROJECT:         |                                                               | SFR                                    |  | Boring #:     | B-3                        |              |    |
| PROJECT ADDRESS: |                                                               | 13100 SW 80th Ave, Pinecrest, FL 33156 |  | Date:         | 2/28/24                    |              |    |
| BORING LOCATION: |                                                               | East Area                              |  | Driller:      | TH                         |              |    |
| DEPTH<br>(FEET)  | DESCRIPTION OF MATERIALS                                      |                                        |  | Sample<br>No. | Hammer blows on<br>sampler | "N"<br>Value |    |
| 1                | 0'-0" to 3'-0" Top Soil with Sand and Rock Pieces             |                                        |  | 0'-2'         | 3                          | 6            | 12 |
| 2                |                                                               |                                        |  |               | 6                          | 7            |    |
| 3                |                                                               |                                        |  |               | 8                          |              |    |
| 4                | 3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments      |                                        |  | 2'-4'         | 11                         | 9            | 11 |
| 5                |                                                               |                                        |  |               | 10                         | 13           |    |
| 6                |                                                               |                                        |  | 4'-6'         | 12                         | 12           | 25 |
| 7                |                                                               |                                        |  |               | 14                         | 13           |    |
| 8                |                                                               |                                        |  | 6'-8'         | 14                         | 13           | 27 |
| 9                |                                                               |                                        |  |               | 13                         | 15           |    |
| 10               |                                                               |                                        |  | 8'-10'        | 14                         | 13           | 29 |
| 11               | 16                                                            | 15                                     |  |               |                            |              |    |
| 12               | 10'-0" to 16'-0" Dark Tan Sand with Lime Sand Fragments       |                                        |  | 10'-12'       | 19                         | 18           | 34 |
| 13               |                                                               |                                        |  |               | 20                         | 21           |    |
| 14               |                                                               |                                        |  | 12'-14'       | 22                         | 21           | 43 |
| 15               |                                                               |                                        |  |               | 25                         | 24           |    |
| 16               |                                                               |                                        |  | 14'-16'       | 29                         | 27           | 53 |
| 17               | 16'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks        |                                        |  | 16'-18'       | 30                         | 29           | 61 |
| 18               |                                                               |                                        |  |               | 32                         | 31           |    |
| 19               |                                                               |                                        |  | 18'-20'       | 31                         | 31           | 63 |
| 20               |                                                               |                                        |  |               | 32                         | 33           |    |
| 21               |                                                               |                                        |  | 20'-22'       | 33                         | 35           | 71 |
| 22               |                                                               |                                        |  |               | 36                         | 32           |    |
| 23               | 22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand |                                        |  | 22'-24'       | 33                         | 30           | 65 |
| 24               |                                                               |                                        |  |               | 35                         | 34           |    |
| 25               |                                                               |                                        |  | 24'-26'       | 39                         | 37           | 74 |
| 26               |                                                               |                                        |  |               | 37                         | 39           |    |
| 27               |                                                               |                                        |  | 26'-28'       | 41                         | 40           | 81 |
| 28               |                                                               |                                        |  |               | 41                         | 40           |    |
| 29               |                                                               |                                        |  | 28'-30'       | 39                         | 41           | 81 |
| 30               |                                                               |                                        |  |               | 40                         | 33           |    |

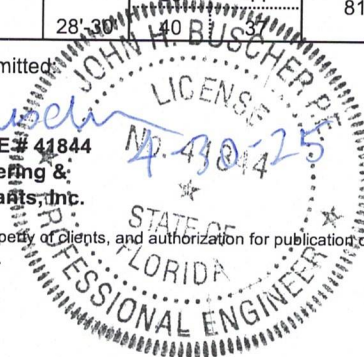
End of Boring @ 30'-0"

WATER TABLE: 5'-8" below surface

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### SPT SOIL BORING REPORT

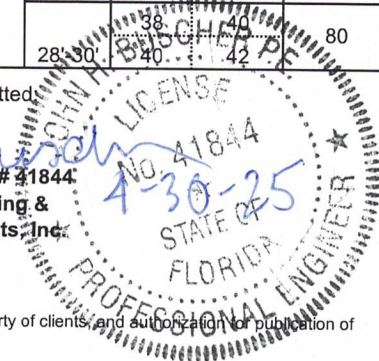
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|------------------|---------------------------------------------------------------|------------|-------------------------|-----------|----|
| CLIENT:          | Eco Modern Custom Homes                                       | Page:      | 1 of 1                  |           |    |
| CLIENT ADDRESS:  | 7745 SW 188th Lane, Miami, FL 33157                           | Report #:  | 1                       |           |    |
| PROJECT:         | SFR                                                           | Boring #:  | B-4                     |           |    |
| PROJECT ADDRESS: | 13100 SW 80th Ave, Pinecrest, FL 33156                        | Date:      | 2/28/24                 |           |    |
| BORING LOCATION: | West Area                                                     | Driller:   | TH                      |           |    |
| DEPTH (FEET)     | DESCRIPTION OF MATERIALS                                      | Sample No. | Hammer blows on sampler | "N" Value |    |
| 1                | 0'-0" to 3'-0" Top Soil with Sand and Rock Pieces             | 0'-2'      | 4                       | 5         | 10 |
| 2                |                                                               |            | 5                       | 6         |    |
| 3                |                                                               |            | 6                       | 6         |    |
| 4                | 3'-0" to 10'-0" Dark Brown Sand with Lime Sand Fragments      | 2'-4'      | 7                       | 8         | 13 |
| 5                |                                                               |            | 8                       | 8         |    |
| 6                |                                                               | 4'-6'      | 8                       | 9         | 16 |
| 7                |                                                               |            | 9                       | 12        |    |
| 8                |                                                               | 6'-8'      | 10                      | 10        | 22 |
| 9                |                                                               |            | 10                      | 11        |    |
| 10               |                                                               | 8'-10'     | 11                      | 11        | 22 |
| 11               | 10'-0" to 18'-0" Dark Tan Sand with Lime Sand Fragments       | 10'-12'    | 14                      | 13        | 27 |
| 12               |                                                               |            | 14                      | 14        |    |
| 13               |                                                               | 12'-14'    | 16                      | 16        | 33 |
| 14               |                                                               |            | 17                      | 15        |    |
| 15               |                                                               | 14'-16'    | 19                      | 19        | 40 |
| 16               |                                                               |            | 21                      | 21        |    |
| 17               |                                                               | 22         | 23                      | 47        |    |
| 18               | 16'-18'                                                       | 24         | 24                      |           |    |
| 19               | 18'-0" to 22'-0" Beige Lime Sand Fragmented Lime Rocks        | 18'-20'    | 26                      | 25        | 51 |
| 20               |                                                               |            | 26                      | 26        |    |
| 21               |                                                               | 20'-22'    | 27                      | 26        | 55 |
| 22               | 29                                                            |            | 26                      |           |    |
| 23               | 22'-0" to 30'-0" Cemented Lime Rock with Fragmented Lime Sand | 22'-24'    | 31                      | 30        | 63 |
| 24               |                                                               |            | 33                      | 33        |    |
| 25               |                                                               | 24'-26'    | 36                      | 32        | 69 |
| 26               |                                                               |            | 37                      | 38        |    |
| 27               |                                                               | 26'-28'    | 39                      | 39        | 80 |
| 28               |                                                               |            | 41                      | 39        |    |
| 29               |                                                               | 28'-30'    | 38                      | 40        | 80 |
| 30               |                                                               |            | 40                      | 42        |    |

End of Boring @ 30'-0"

WATER TABLE: 5'-7" below surface

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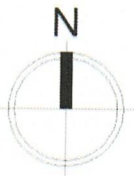


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## **Boring Location Map**

13100 SW 80<sup>th</sup> Avenue, Pinecrest, FL 33156



### **Legend**

⊗ Boring Location