CHRISTIAN WHEELER
ENGINEERING

UPDATED REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION

DHIR RESIDENCE
3821 VIA DEL MAR
SAN DIEGO, CALIFORNIA

PREPARED FOR

LALIT DHIR
11649 THISTLE HILL PLACE
SAN DIEGO, CALIFORNIA 92130

PREPARED BY

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December 21, 2020

Lalit Dhir
11649 Thistle Hill Place
San Diego, California 92130

CWE 2200154.02

Subject: Updated Report of Preliminary Geotechnical Investigation
Dhir Residence, 3821 Via Del Mar, San Diego, California

Dear Mr. Dhir:

In accordance with your request and our proposal dated March 13, 2020, we have completed a preliminary geotechnical investigation for a proposed residential project to be constructed at the subject property. We are presenting herewith a report of our findings and recommendations.

It is our opinion and judgment that no geotechnical conditions exist at or in the vicinity of the subject property that would preclude the construction of the proposed residential project provided the recommendations included in this report are implemented.

If you have any questions after reviewing this report, please do not hesitate to contact our office. This opportunity to be of professional service is sincerely appreciated.

Respectfully submitted,
CHRISTIAN WHEELER ENGINEERING

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UPDATED REPORT OF PRELIMINARY GEOTECHNICAL INVESTIGATION

DHIR RESIDENCE
3821 VIA DEL MAR
SAN DIEGO, CALIFORNIA

INTRODUCTION AND PROJECT DESCRIPTION

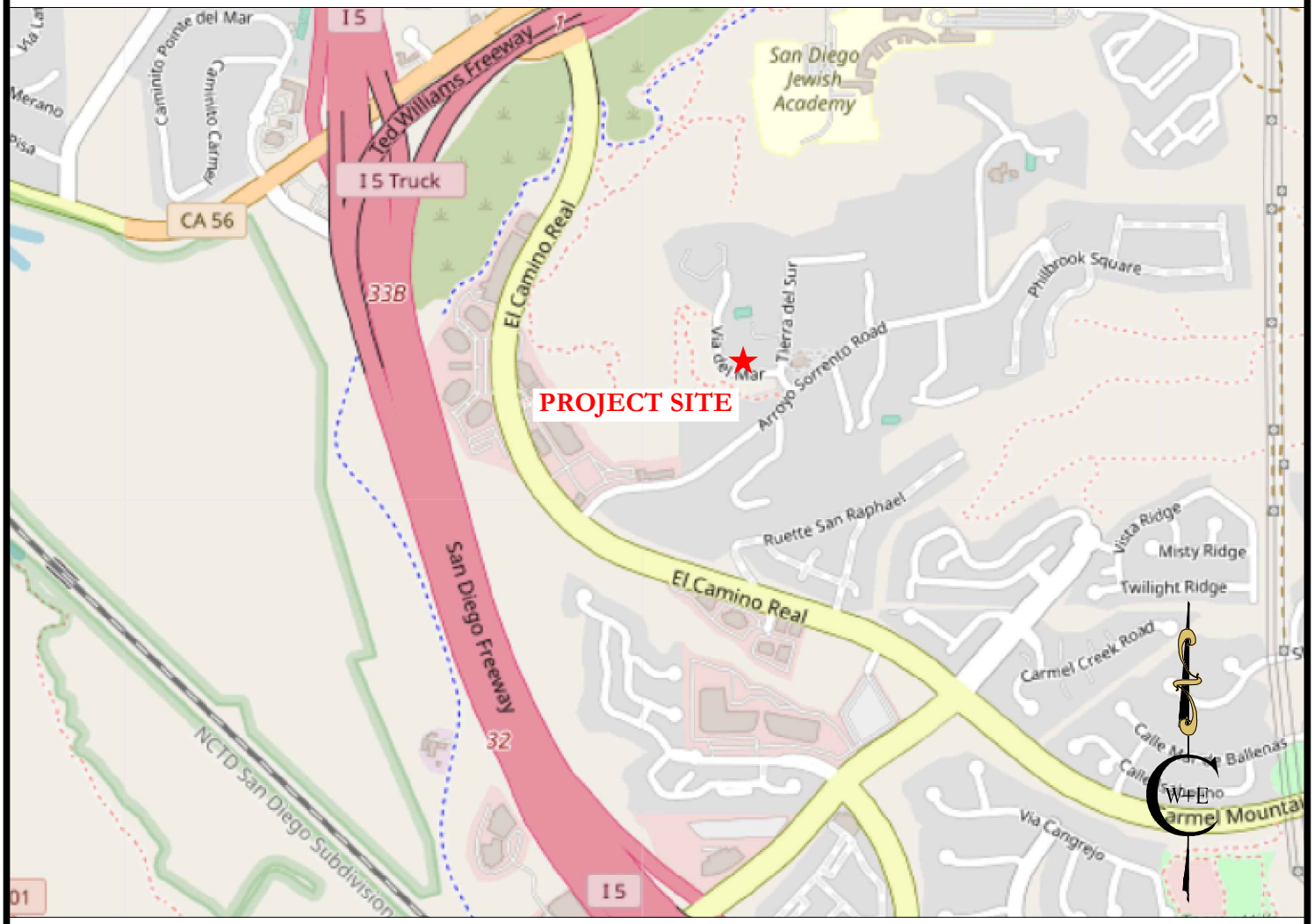
This report presents the results of a preliminary geotechnical investigation performed for the proposed single-family residence and associated appurtenances at 3821 Via Del Mar, San Diego, California. The following Figure No. 1 presents a vicinity map showing the location of the property.

We understand that the subject project will consist of the construction of a two-story single-family residence with associated swimming pool, driveway, exterior retaining walls, and underground utility improvements, as well as the realignment and/or widening of Via Del Mar and the installation of approximately 650 linear feet of new sewer line in the roadway. It is anticipated that the proposed structure will be of wood-frame and masonry construction, supported by shallow foundations and will incorporate conventional on-grade concrete floor slabs. Retaining walls up to about 5 feet high are proposed. Grading to accommodate the proposed construction is expected to consist of cuts and fills up to about 5 feet from existing grade.

To assist in the preparation of this report, we were provided with a preliminary grading plan prepared by Christensen Engineering and Surveying, dated December 15, 2020. A copy of the grading plan was used as a base map for our Site Plan and Geologic Map, and is included herein as Plate No. 1. In addition, we were provided with a "Geotechnical Engineering Services Report, Proposed Single-Family Residence, Villa Costa Monte, Via Del Mar, San Diego, California", prepared by Professional Services Industries, Inc., dated January 25, 2002. Data from this report was utilized in the preparation of our geotechnical report and is included in Appendix A.

This report has been prepared for the exclusive use of Lalit Dhir, and his design consultants, for specific application to the project described herein. Should the project be modified, the conclusions and recommendations presented in this report should be reviewed by Christian Wheeler Engineering for conformance with our recommendations and to determine whether any additional subsurface investigation, laboratory testing and/or recommendations are necessary. Our professional services have been performed,

SITE VICINITY



DHIR RESIDENCE **3821 VIA DEL MAR** **SAN DIEGO, CALIFORNIA**			
DATE:	DECEMBER 2020	JOB NO.:	2200154.01
BY:	SRD	FIGURE NO.:	1

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our findings obtained and our recommendations prepared in accordance with generally accepted engineering principles and practices. This warranty is in lieu of all other warranties, expressed or implied.

SCOPE OF SERVICES

Our preliminary geotechnical investigation consisted of surface reconnaissance, review of the aforementioned geotechnical report by PSI, Inc., and review of relevant geologic literature. Our scope of service did not include assessment of hazardous substance contamination, recommendations to prevent floor slab moisture intrusion or the formation of mold within the structures, evaluation or design of storm water infiltration facilities, or any other services not specifically described in the scope of services presented below.

More specifically, the intent of our proposed investigation was to:

- Evaluate, by review of the previously conducted laboratory testing and subsurface explorations as well as our past experience with similar soil types, the engineering properties of the various soil strata that may influence the proposed construction, including bearing capacities, expansive characteristics and settlement potential.
- Describe the general geology at the site, including possible geologic hazards that could have an effect on the proposed construction, and provide the seismic design parameters in accordance with the 2019 edition of the California Building Code.
- Discuss potential construction difficulties that may be encountered due to soil conditions, groundwater or geologic hazards, and provide geotechnical recommendations to mitigate identified construction difficulties.
- Provide site preparation and grading recommendations for the anticipated work.
- Provide foundation recommendations for the type of construction anticipated and develop soil engineering design criteria for the recommended foundation designs.
- Provide recommendations for temporary cut slopes.
- Provide design parameters for restrained and unrestrained retaining walls.
- Provide a preliminary geotechnical report presenting the results of our investigation, including a plot plan showing the location of our subsurface explorations, excavation logs, laboratory test results, and our conclusions and recommendations for the proposed project.

Although a test for the presence of soluble sulfates within the soils that may be in contact with reinforced concrete was performed as part of the scope of our services, it should be understood Christian Wheeler Engineering does not practice corrosion engineering. If a corrosivity analysis is considered necessary, we

recommend that the client retain an engineering firm that specializes in this field to consult with them on this matter. The results of our sulfate testing should only be used as a guideline to determine if additional testing and analysis is necessary.

FINDINGS

SITE DESCRIPTION

The subject site consists of a vacant, near rectangular-shaped lot located at 3821 Via Del Mar, San Diego, California. The lot is further identified as Parcel 2-PM No. 10227. The property is bounded on east by Via Del Mar, on the south by a recently graded subdivision, and is otherwise bounded by vacant land. Topographically, the site slopes gently to the southeast. According to the grading plan, site elevations range from about 282 at the northwestern corner to about 250 feet near the southeastern corner.

GENERAL GEOLOGY AND SUBSURFACE CONDITIONS

GEOLOGIC SETTING AND SOIL DESCRIPTION: The subject site is located in the Coastal Plains Physiographic Province of San Diego County. Based upon the findings of the PSI, Inc. geotechnical investigation and our site reconnaissance and review of readily available, pertinent geologic and geotechnical literature, it was determined that the project area is underlain by native topsoil and Tertiary-age sedimentary deposits of the Torrey Sandstone. These materials are described below in order of increasing age:

TOPSOIL: The subject site is underlain by a topsoil layer extending to a maximum depth of about 2 feet from existing grade. Deeper topsoil may exist in areas of the site not investigated. As encountered in the subsurface explorations, the topsoil generally consisted of light brown to yellow brown, dry to slightly moist, loose, poorly graded sand with silt (SP/SM). The topsoil was judged to have a very low expansive potential (EI<20).

TORREY SANDSTONE (Tt): Tertiary-age very Torrey Sandstone underlies the topsoil. As encountered in the subsurface explorations, the formational deposits consisted of light brown to yellow reddish, moist, medium dense to very dense, poorly graded sand with silt (SP/SM). The Torrey Sandstone was judged to have a very low expansive potential (EI<20).

GROUNDWATER: No groundwater or seepage was encountered in the subsurface explorations. However, it should be recognized that minor groundwater seepage problems might occur after construction and

landscaping are completed, even at a site where none were present before construction. These are usually minor phenomena and are often the result of an alteration in drainage patterns and/or an increase in irrigation water. Based on the anticipated construction and the permeability of the on-site soils, it is our opinion that any seepage problems that may occur will be minor in extent. It is further our opinion that these problems can be most effectively corrected on an individual basis if and when they occur.

TECTONIC SETTING: No faults are known to traverse the subject site. However, it should be noted that much of Southern California, including the San Diego County area, is characterized by a series of Quaternary-age fault zones that consist of several individual, en echelon faults that generally strike in a northerly to northwesterly direction. Some of these fault zones (and the individual faults within the zone) are classified as "active" according to the criteria of the California Division of Mines and Geology. Active fault zones are those that have shown conclusive evidence of faulting during the Holocene Epoch (the most recent 11,000 years). The Division of Mines and Geology used the term "potentially active" on Earthquake Fault Zone maps until 1988 to refer to all Quaternary-age (last 1.6 million years) faults for the purpose of evaluation for possible zonation in accordance with the Alquist-Priolo Earthquake Fault Zoning Act and identified all Quaternary-age faults as "potentially active" except for certain faults that were presumed to be inactive based on direct geologic evidence of inactivity during all of Holocene time or longer. Some faults considered to be "potentially active" would be considered to be "active" but lack specific criteria used by the State Geologist, such as *sufficiently active* and *well-defined*. Faults older than Quaternary-age are not specifically defined in Special Publication 42, Fault Rupture Hazard Zones in California, published by the California Division of Mines and Geology. However, it is generally accepted that faults showing no movement during the Quaternary period may be considered to be "inactive". The City of San Diego guidelines indicate that since the beginning of the Pleistocene Epoch marks the boundary between "potentially active" and "inactive" faults, unfaulted Pleistocene-age deposits are accepted as evidence that a fault may be considered to be "inactive."

A review of available geologic maps indicates that the nearest active fault zone is the Newport-Inglewood Rose-Canyon Fault Zone, located approximately 3 miles west of the site. Other fault zones in the region that could possibly affect the site include the Coronado Bank, San Diego Trough and San Clemente fault zones to the west, the Palos Verdes fault zone to the northwest, and the Elsinore, Earthquake Valley, San Jacinto, and San Andreas fault zones to the northeast.

GENERAL GEOLOGIC HAZARDS

GENERAL: The site is located in an area where the risks due to significant geologic hazards are relatively low. No geologic hazards of sufficient magnitude to preclude the construction of the subject project are

known to exist. In our professional opinion and to the best of our knowledge, the site is suitable for the proposed improvements.

CITY OF SAN DIEGO SEISMIC SAFETY STUDY: As part of our services, we have reviewed the City of San Diego Seismic Safety Study. This study is the result of a comprehensive investigation of the City that rates areas according to geological risk potential (nominal, low, moderate, and high) and identifies potential geotechnical hazards and/or describes geomorphic conditions.

According to the San Diego Seismic Safety Study Map No. 38, the site is located in Geologic Hazards Category 52. Category 52 is assigned to level or steep terrain with favorable geologic structure, where the risks are classified as low. Based on the results of our limited study, it is our opinion that the potential risks can be considered to be low.

LANDSLIDE POTENTIAL AND SLOPE STABILITY: As part of this investigation, we reviewed the publication, "Landslide Hazards in the Northern Part of the San Diego Metropolitan Area" by Tan and Giffen, 1995. This reference is a comprehensive study that classifies San Diego County into areas of relative landslide susceptibility. The subject site is located in Relative Landslide Susceptibility Area 3-1. Area 3 is considered to be "generally susceptible" to slope movement; Subarea 3-1 classifications are considered at or near their stability limits due to steep slopes and can be expected to fail locally when adversely modified. Sites within this classification are located outside the boundaries of known landslides but may contain observably unstable slopes that may be underlain by weak materials and/or adverse geologic structure.

The natural slopes at the site are comprised of the very competent, Tertiary-age sandstone and are considered to possess a low potential in their natural state for landsliding. Based on the recommended foundation setbacks from the slope faces and the implementation of area drains to channel water away from the top of slopes, it is our opinion that the potential for slope failure or instability within natural or engineered slopes at the site will be very low.

LIQUEFACTION: The near-surface soils encountered at the site are not considered susceptible to liquefaction due to such factors as soil density and the absence of shallow groundwater conditions.

FLOODING: As delineated on the Flood Insurance Rate Map (FIRM), map number 06073C1336G prepared by the Federal Emergency Management Agency, the site is in Zone X which is considered to be an "area of minimal flood hazard." Areas of minimal flood hazards are located outside of the boundaries of both the 100-year and 500-year flood zones.

TSUNAMIS: Tsunamis are great sea waves produced by submarine earthquakes or volcanic eruptions. Due to the site's elevation and location, the site is not subject to risk from tsunamis.

SEICHES: Seiches are periodic oscillations in large bodies of water such as lakes, harbors, bays or reservoirs. Due to the site's location, it should not be affected by seiches.

OTHER POTENTIAL GEOLOGIC HAZARDS: Other potential geologic hazards such as, volcanoes or seismic-induced settlement should be considered to be negligible or nonexistent.

CONCLUSIONS

In general, it is our professional opinion and judgment that the subject property is suitable for the construction of the proposed project provided the recommendations presented herein are implemented. The main geotechnical conditions affecting the proposed project consist of potentially compressible topsoil, cut/fill transitions, and very dense Torrey Sandstone.

The subject site was found to be underlain by a shallow surficial veneer of loose topsoil extending to a maximum depth of about 2 feet below existing grade. Deeper topsoil may exist in areas of the site not investigated. The topsoil is considered unsuitable, in its present condition, for the support of settlement sensitive improvements and will have to be removed and replaced as compacted fill as described hereinafter.

The proposed grading to achieve finish pad grades as well as the recommended site preparation may result in cut/fill transitions underlying the proposed structures. Cut/fill transitions are not recommended due to the potential for differential settlement due to the different compression characteristics of compacted fill and Torrey Sandstone. Special compaction, foundation, and slab-on-grade recommendations are provided hereinafter to mitigate this condition.

It is anticipated that some of Torrey Sandstone underlying the site at shallow depth is dense to very dense. Although it is anticipated that proposed grading may be achieved with appropriate conventional heavy-duty grading equipment, excavations with a conventional trenching equipment may be difficult.
The site is located in an area that is relatively free of geologic hazards that will have a significant effect on the proposed construction. The most likely geologic hazard that could affect the site is ground shaking due to seismic activity along one of the regional active faults. However, construction in accordance with the requirements of the most recent edition of the California Building Code and the local governmental agencies should provide a level of life-safety suitable for the type of development proposed.

RECOMMENDATIONS

GRADING AND EARTHWORK

GENERAL: All grading should conform to the guidelines presented in the current edition of the California Building Code, the minimum requirements of the City of San Diego, and the recommended Grading Specifications and Special Provisions attached hereto, except where specifically superseded in the text of this report.

PREGRADE MEETING: It is recommended that a pregrade meeting including the grading contractor, the client, and a representative from Christian Wheeler Engineering be performed, to discuss the recommendations of this report and address any issues that may affect grading operations.

OBSERVATION OF GRADING: Continuous observation by the Geotechnical Consultant is essential during the grading operation to confirm conditions anticipated by our investigation, to allow adjustments in design criteria to reflect actual field conditions exposed, and to determine that the grading proceeds in general accordance with the recommendations contained herein.

CLEARING AND GRUBBING: Site preparation should begin with the removal of any existing vegetation and other deleterious materials in areas to receive proposed improvements or new fill soils.

SITE PREPARATION: It is recommended that topsoil underlying the proposed structure and associated improvements be removed in their entirety. Based on the findings of the previous geotechnical investigation, (PSI, 2002), maximum removal depth will be about 2 feet from existing grade. Deeper removals may be necessary in areas of the site not investigated or due to unforeseen conditions. Lateral removals limits should extend across the entire portion of the property to be improved. No removals should be performed beyond property line. All excavated areas should be approved by the geotechnical engineer or his representative prior to replacing any of the excavated soils. The excavated materials can be replaced as properly compacted fill in accordance with the recommendations presented in the "Compaction and Method of Filling" section of this report provided that they are free of roots.

EXCAVATION CHARACTERISTICS: It is anticipated that excavations within the Torrey Sandstone deposits may be performed utilizing appropriately sized, heavy-duty, grading equipment in good working order. However, excavations utilizing light trenching may be difficult. In addition, occasional hard concretions should be anticipated.

PROCESSING OF FILL AREAS: Prior to placing any new fill soils or constructing any new improvements in areas that have been cleaned out to receive fill, the exposed soils should be scarified to a depth of about 12 inches, moisture conditioned, and compacted to at least 90 percent relative compaction. This recommendation does not apply to the footprint of the proposed structures.

COMPACTION AND METHOD OF FILLING: In general, all structural fill placed at the site should be compacted to a relative compaction of at least 90 percent of its maximum laboratory dry density as determined by ASTM Laboratory Test D1557. Structural fill placed under the proposed structure should be compacted to a relative compaction of at least 95 percent. Fills should be placed at or slightly above optimum moisture content, in lifts 6 to 8 inches thick, with each lift compacted by mechanical means. Fills should consist of approved earth material, free of trash or debris, roots, vegetation, or other materials determined to be unsuitable by the Geotechnical Consultant. Fill material should be free of rocks or lumps of soil in excess of 6 inches in maximum dimension.

Utility trench backfill within 5 feet of the proposed structure and beneath all concrete flatwork or pavements should be compacted to a minimum of 90 percent of its maximum dry density.

TEMPORARY SLOPES: The contractor is solely responsible for designing and constructing stable, temporary excavations and will need to shore, slope, or bench the sides of trench excavations as required to maintain the stability of the excavation sides. The contractor's "competent person", as defined in the OSHA Construction Standards for Excavations, 29 CFR, Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety process. We anticipate that the existing on-site soils will consist of Type C material. Our firm should be contacted to observe all temporary cut slopes during grading to ascertain that no unforeseen adverse conditions exist. No surcharge loads such as foundation loads, or soil or equipment stockpiles, vehicles, etc. should be allowed within a distance from the top of temporary slopes equal to half the slope height.

SURFACE DRAINAGE: The drainage around the proposed improvements should be designed to collect and direct surface water away from proposed improvements and the top of slopes toward appropriate drainage facilities. Rain gutters with downspouts that discharge runoff away from the structure into controlled drainage devices are recommended.

The ground around the proposed improvements should be graded so that surface water flows rapidly away from the improvements without ponding. In general, we recommend that the ground adjacent to structure slope away at a gradient of at least 5 percent for a minimum distance of 10 feet. If the minimum distance of 10

feet cannot be achieved, an alternative method of drainage runoff away from the building at the termination of the 5 percent slope will need to be used. Swales and impervious surfaces that are located within 10 feet of the building should have a minimum slope of 2 percent. It is essential that new and existing drainage patterns be coordinated to produce proper drainage. Pervious hardscape surfaces adjacent to structures should be similarly graded.

Drainage patterns provided at the time of construction should be maintained throughout the life of the proposed improvements. Site irrigation should be limited to the minimum necessary to sustain landscape growth. Over watering should be avoided. Should excessive irrigation, impaired drainage, or unusually high rainfall occur, zones of wet or saturated soil may develop.

FOUNDATIONS

GENERAL: Based on our findings and engineering judgment, the proposed structure and associated improvements may be supported by conventional shallow continuous and isolated spread footings. The following recommendations are considered the minimum based on the anticipated soil conditions after site preparation as recommended in our geotechnical report is performed, and are not intended to be lieu of structural considerations. All foundations should be designed by a qualified professional.

DIMENSIONS: Spread footings supporting the proposed structure should be embedded at least 18 inches below lowest adjacent finish pad grade and should also extend at least 6 inches into Torrey Sandstone, whichever is more. Spread footings supporting miscellaneous light exterior improvements should be embedded at least 12 inches below lowest adjacent finish pad grade. Continuous and isolated footings should have a minimum width of 12 inches and 24 inches, respectively. Retaining wall footings should be at least 18 inches deep and 24 inches wide. Footings located near descending slopes should be extended to a depth such that a minimum horizontal distance of 10 feet exists between the face of slope and the lower outside footing edge. Property line footings should also extend at least 6 inches into Torrey Sandstone.

BEARING CAPACITY: Spread footings supporting the proposed structure with a minimum depth of 18 inches and a minimum width of 12 inches may be designed for an allowable soil bearing pressure of 3,000 pounds per square foot (psf). This value may be increased by 600 psf for each additional foot of embedment and 500 psf for each additional foot of width up to a maximum of 6,000 psf. Spread footings supporting the proposed miscellaneous light exterior improvements may be designed for an allowable soil bearing pressure of 2,000 psf. These values may be increased by one-third for combinations of temporary loads such as those due to wind or seismic loads.

FOOTING REINFORCING: Reinforcement requirements for foundations should be provided by a structural designer. However, based on the expected soil conditions, we recommend that the minimum reinforcing for continuous footings consist of at least 2 No. 5 bars positioned near the bottom of the footing and 2 No. 5 bars positioned near the top of the footing.

LATERAL LOAD RESISTANCE: Lateral loads against foundations may be resisted by friction between the bottom of the footing and the supporting soil, and by the passive pressure against the footing. The coefficient of friction between concrete and soil may be considered to be 0.30. The passive resistance may be considered to be equal to an equivalent fluid weight of 300 pounds per cubic foot. These values are based on the assumption that the footings are poured tight against undisturbed soil. If a combination of the passive pressure and friction is used, the friction value should be reduced by one-third.

FOUNDATION EXCAVATION OBSERVATION: All footing excavations should be observed by Christian Wheeler Engineering prior to placing of forms and reinforcing steel to determine whether the foundation recommendations presented herein are followed and that the foundation soils are as anticipated in the preparation of this report. All footing excavations should be excavated neat, level, and square. All loose or unsuitable material should be removed prior to the placement of concrete.

SWIMMING POOL: It is recommended that the proposed swimming pool be founded entirely in Torrey Sandstone deposits.

SETTLEMENT CHARACTERISTICS: The anticipated total and differential settlement is expected to be less than about ½¼inch and ¼ inch over 40 feet, respectively, provided the recommendations presented in this report are followed. It should be recognized that minor cracks normally occur in concrete slabs and foundations due to concrete shrinkage during curing or redistribution of stresses, therefore some cracks should be anticipated. Such cracks are not necessarily an indication of excessive vertical movements.

EXPANSIVE CHARACTERISTICS: The prevailing foundation soils are assumed to have a very low expansive potential (EI<20). The recommendations within this report reflect these conditions.

FOUNDATION PLAN REVIEW: The final foundation plan and accompanying details and notes should be submitted to this office for review. The intent of our review will be to verify that the plans used for construction reflect the minimum dimensioning and reinforcing criteria presented in this section and that no additional criteria are required due to changes in the foundation type or layout. It is not our intent to review structural plans, notes, details, or calculations to verify that the design engineer has correctly applied the geotechnical

design values. It is the responsibility of the design engineer to properly design/specify the foundations and other structural elements based on the requirements of the structure and considering the information presented in this report.

SOLUBLE SULFATES: The water-soluble sulfate content of a selected soil sample from the site was previously determined in accordance with California Test Method 417 (PSI, 2002). The results of this test indicate that the soil sample had a soluble sulfate content of less than 0.00 percent. Soils with a soluble sulfate content of less than 0.1 percent are considered to be negligible. However, it should be recognized that the sulfate content of surficial soils may increase with time due to soluble sulfate in the irrigation water or fertilized use.

SEISMIC DESIGN FACTORS

The seismic design factors applicable to the subject site are provided below. The seismic design factors were determined in accordance with the 2019 California Building Code. The site coefficients and adjusted maximum considered earthquake spectral response acceleration parameters are presented in the following Table I.

TABLE I: SEISMIC DESIGN FACTORS

Site Coordinates: Latitude Longitude	32.929° -117.234°
Site Class	C
Site Coefficient F_a	1.2
Site Coefficient F_v	1.5
Spectral Response Acceleration at Short Periods S_s	1.147 g
Spectral Response Acceleration at 1 Second Period S_1	0.407 g
$S_{MS}=F_aS_s$	1.376 g
$S_{M1}=F_vS_1$	0.61 g
$S_{DS}=2/3*S_{MS}$	0.917 g
$S_{D1}=2/3*S_{M1}$	0.407 g

Probable ground shaking levels at the site could range from slight to moderate, depending on such factors as the magnitude of the seismic event and the distance to the epicenter. It is likely that the site will experience the effects of at least one moderate to large earthquake during the life of the proposed improvements.

ON-GRADE SLABS

GENERAL: It is our understanding that the floor system of the proposed structure will consist of a concrete slab-on-grade. The following recommendations are considered the minimum slab requirements based on the soil conditions and are not intended in lieu of structural considerations. These recommendations assume that the site preparation recommendations contained in this report are implemented.

INTERIOR FLOOR SLABS: The minimum main structure slab thickness should be 5 inches (actual) and the slab should be reinforced with at least No. 4 bars spaced at 18 inches on center each way. This recommendation may have to be revised depending on the extent of site preparation achieved. Slab reinforcement should be supported on chairs such that the reinforcing bars are positioned at mid-height in the floor slab. The slab reinforcement should extend down into the perimeter footings at least 6 inches.

UNDER-SLAB VAPOR RETARDERS: Steps should be taken to minimize the transmission of moisture vapor from the subsoil through the interior slabs where it can potentially damage the interior floor coverings. Local industry standards typically include the placement of a vapor retarder, such as plastic, in a layer of coarse sand placed directly beneath the concrete slab. Two inches of sand are suggested above and below the plastic. The vapor retarder should be at least 15-mil Stegowrap® or similar material with sealed seams and should extend at least 12 inches down the sides of the interior and perimeter footings. The sand should have a sand equivalent of at least 30, and contain less than 10% passing the Number 100 sieve and less than 5% passing the Number 200 sieve. The membrane should be placed in accordance with the recommendation and consideration of ACI 302, "Guide for Concrete Floor and Slab Construction" and ASTM E1643, "Standards Practice for Installation of Water Vapor Retarder Used in Contact with Earth or Granular Fill Under Concrete Slabs." It is the flooring contractor's responsibility to place floor coverings in accordance with the flooring manufacturer specifications.

EXTERIOR CONCRETE FLATWORK: Exterior concrete slabs on grade should have a minimum thickness of 4 inches and be reinforced with at least No. 3 bars placed at 18 inches on center each way (ocew). Driveway slabs should have a minimum thickness of 5 inches and be reinforced with at least No. 4 bars placed at 18 inches ocew. Driveway slabs should be provided with a thickened edge a least 12 inches deep and 6 inches wide. All slabs should be provided with weakened plane joints in accordance with the American Concrete Institute (ACI) guidelines. Special attention should be paid to the method of concrete curing to reduce the potential for excessive shrinkage cracking. It should be recognized that minor cracks occur normally in concrete slabs due to shrinkage. Some shrinkage cracks should be expected and are not necessarily an indication of excessive movement or structural distress.

EARTH RETAINING WALLS

FOUNDATIONS: Foundations for any proposed retaining walls should be constructed in accordance with the foundation recommendations presented previously in this report.

PASSIVE PRESSURE: The passive pressure for the anticipated foundation soils may be considered to be 300 pounds per square foot per foot of depth. The upper foot of embedment should be neglected when calculating passive pressures, unless the foundation abuts a hard surface such as a concrete slab. The passive pressure may be increased by one-third for seismic loading. The coefficient of friction for concrete to soil may be assumed to be 0.30 for the resistance to lateral movement. When combining frictional and passive resistance, the friction should be reduced by one-third.

ACTIVE PRESSURE: The active soil pressure for the design of "unrestrained" and "restrained" earth retaining structures with level backfill may be assumed to be equivalent to the pressure of a fluid weighing 37 and 55 pounds per cubic foot, respectively. These pressures do not consider any other surcharge. If any are anticipated, this office should be contacted for the necessary increase in soil pressure. These values are based on a drained backfill condition.

Seismic lateral earth pressures may be assumed to equal an inverted triangle starting at the bottom of the wall with the maximum pressure equal to 10H pounds per square foot (where H = wall height in feet) occurring at the top of the wall.

WATERPROOFING AND WALL DRAINAGE SYSTEMS: The need for waterproofing should be evaluated by others. If required, the project architect should provide (or coordinate) waterproofing details for the retaining walls. The design values presented above are based on a drained backfill condition and do not consider hydrostatic pressures. The retaining wall designer should provide a detail for a wall drainage system. Typical retaining wall drain system details are presented as Plate No. 2 of this report for informational purposes. Additionally, outlet points for the retaining wall drain system should be coordinated with the project civil engineer.

BACKFILL: Retaining wall backfill soils should be compacted to at least 90 percent relative compaction. Retaining wall backfill soils underlying the proposed structure should be compacted to at least 95 percent relative compaction. Expansive or clayey soils should not be used for backfill material. The wall should not be backfilled until the masonry has reached an adequate strength. If gravel is used for backfill, it should be wrapped in filter fabric and capped with at least 24 inches of compacted fill.

LIMITATIONS

REVIEW, OBSERVATION AND TESTING

The recommendations presented in this report are contingent upon our review of final plans and specifications. Such plans and specifications should be made available to the geotechnical engineer and engineering geologist so that they may review and verify their compliance with this report and with the California Building Code.

It is recommended that Christian Wheeler Engineering be retained to provide continuous soil engineering services during the earthwork operations. This is to verify compliance with the design concepts, specifications or recommendations and to allow design changes in the event that subsurface conditions differ from those anticipated prior to start of construction.

UNIFORMITY OF CONDITIONS

The recommendations and opinions expressed in this report reflect our best estimate of the project requirements based on an evaluation of the subsurface soil conditions encountered at the subsurface exploration locations and on the assumption that the soil conditions do not deviate appreciably from those encountered. It should be recognized that the performance of the foundations and/or cut and fill slopes may be influenced by undisclosed or unforeseen variations in the soil conditions that may occur in the intermediate and unexplored areas. Any unusual conditions not covered in this report that may be encountered during site development should be brought to the attention of the geotechnical engineer so that he may make modifications if necessary.

CHANGE IN SCOPE

This office should be advised of any changes in the project scope or proposed site grading so that we may determine if the recommendations contained herein are appropriate. This should be verified in writing or modified by a written addendum.

TIME LIMITATIONS

The findings of this report are valid as of this date. Changes in the condition of a property can, however, occur with the passage of time, whether they be due to natural processes or the work of man on this or

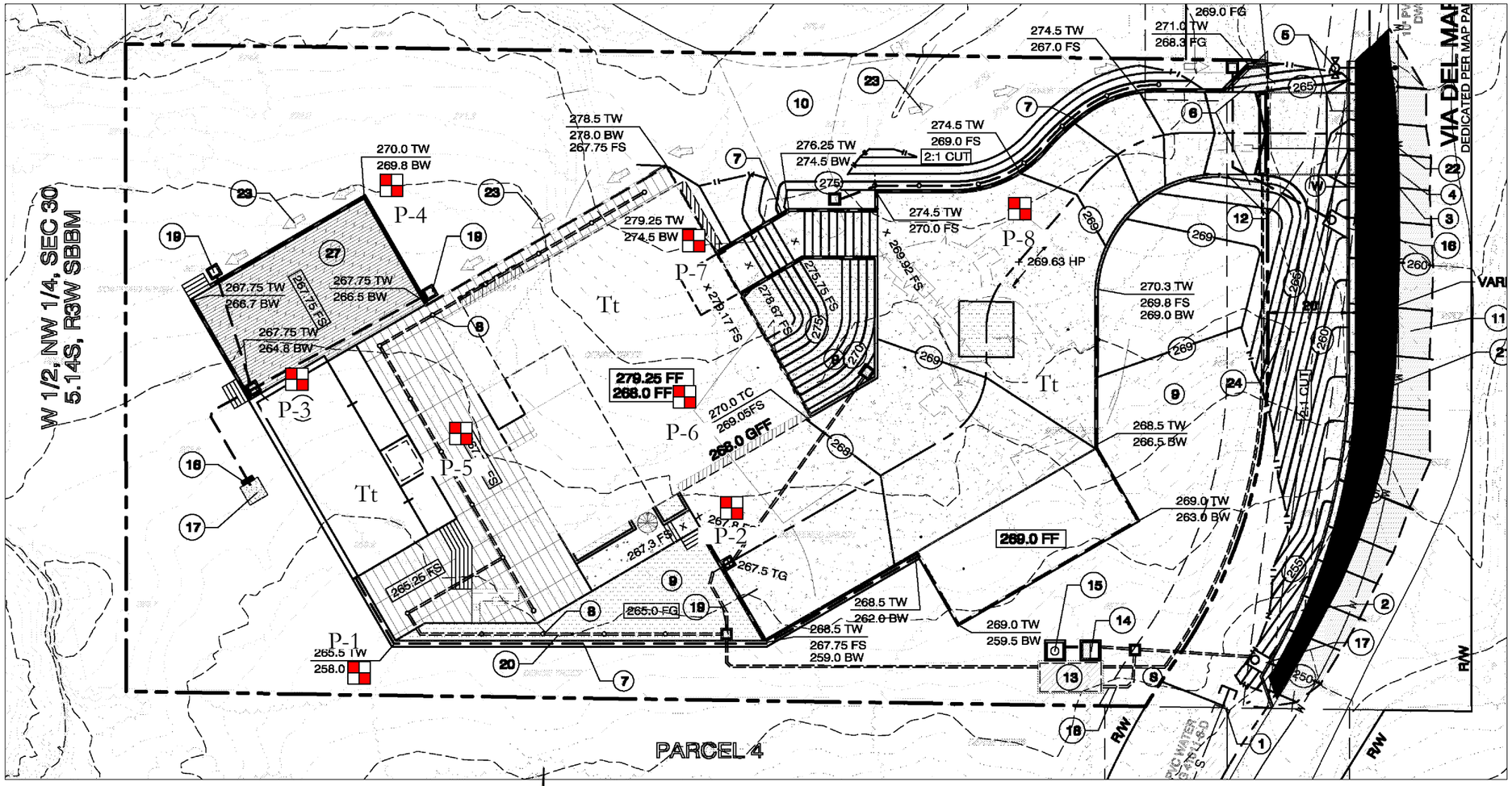
adjacent properties. In addition, changes in the Standards-of-Practice and/or Government Codes may occur. Due to such changes, the findings of this report may be invalidated wholly or in part by changes beyond our control. Therefore, this report should not be relied upon after a period of two years without a review by us verifying the suitability of the conclusions and recommendations.

PROFESSIONAL STANDARD

In the performance of our professional services, we comply with that level of care and skill ordinarily exercised by members of our profession currently practicing under similar conditions and in the same locality. The client recognizes that subsurface conditions may vary from those encountered at the locations where our borings, surveys, and explorations are made, and that our data, interpretations, and recommendations be based solely on the information obtained by us. We will be responsible for those data, interpretations, and recommendations, but shall not be responsible for the interpretations by others of the information developed. Our services consist of professional consultation and observation only, and no warranty of any kind whatsoever, express or implied, is made or intended in connection with the work performed or to be performed by us, or by our proposal for consulting or other services, or by our furnishing of oral or written reports or findings.

CLIENT'S RESPONSIBILITY

It is the responsibility of the Client, or her representatives, to ensure that the information and recommendations contained herein are brought to the attention of the structural engineer and architect for the project and incorporated into the project's plans and specifications. It is further their responsibility to take the necessary measures to ensure that the contractor and his subcontractors carry out such recommendations during construction.



Prepared By:

CHRISTENSEN ENGINEERING & SURVEYING
7888 SILVERTON AVENUE, SUITE "J"
SAN DIEGO, CA 92126
PHONE (858)271-6901

Project Address:

3821 VIA DEL MAR
SAN DIEGO, CA 92130

Revision 6:
Revision 4:
Revision 3:
Revision 2:
Revision 1:

Project Name:

DHIR RESIDENCE

Original Date: DECEMBER 15, 2020

Sheet Title:

Sheet 2 of 2 Sheets

PRELIMINARY GRADING PLAN

C-2

JN A2020-70

W+E

0 30' 60'

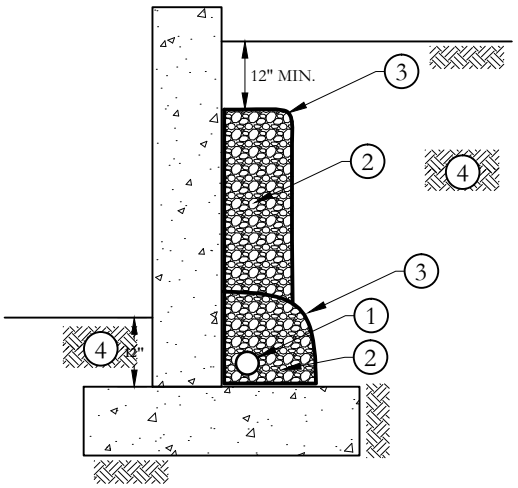
SCALE: 1" = 30'

CWE LEGEND	
T-8	Approximate Test Pit Location (PSI, 2002)
Tt	Torrey Sandstone

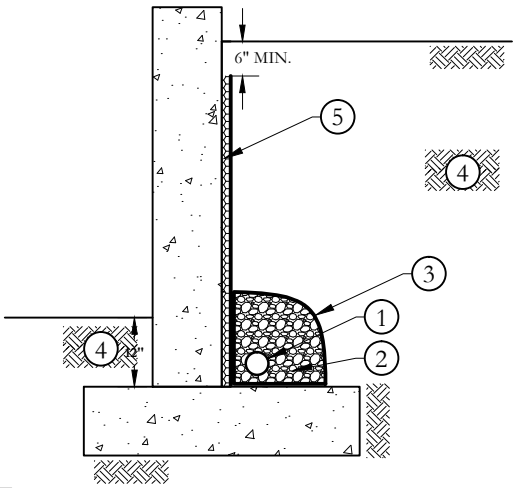
SITE PLAN AND GEOTECHNICAL MAP

DHIR RESIDENCE 3821 VIA DEL MAR SAN DIEGO, CALIFORNIA			
DATE:	DECEMBER 2020	JOB NO.:	2200154.02
BY:	SRD	PLATE NO.:	1

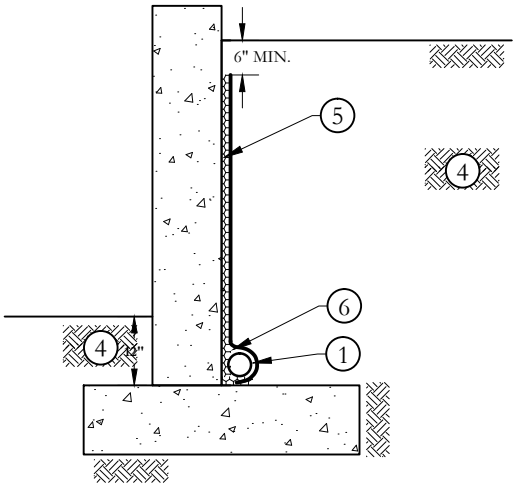
CHRISTIAN WHEELER
ENGINEERING



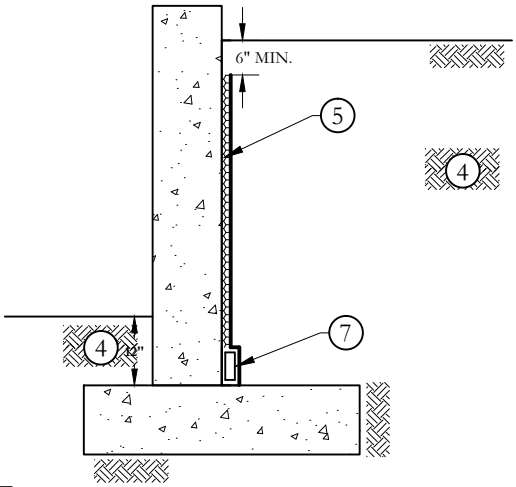
1 DETAIL



2 DETAIL



3 DETAIL



4 DETAIL

NOTES AND DETAILS

GENERAL NOTES:

1) THE NEED FOR WATERPROOFING SHOULD BE EVALUATED BY OTHERS.
2) WATERPROOFING TO BE DESIGNED BY OTHERS (CWE CAN PROVIDE A DESIGN IF REQUESTED).
3) EXTEND DRAIN TO SUITABLE DISCHARGE POINT PER CIVIL ENGINEER.
4) DO NOT CONNECT SURFACE DRAINS TO SUBDRAIN SYSTEM.

DETAILS:

1. 4-INCH PERFORATED PVC PIPE ON TOP OF FOOTING, HOLES POSITIONED DOWNWARD (SDR 35, SCHEDULE 40, OR EQUIVALENT).
2. ¾ INCH OPEN-GRADED CRUSHED AGGREGATE.
3. GEOFARBRIC WRAPPED COMPLETELY AROUND ROCK.
4. PROPERLY COMPACTED BACKFILL SOIL.
5. WALL DRAINAGE PANELS (MIRADRAIN OR EQUIVALENT) PLACED PER MANUFACTURER'S REC'S.
6. UNDERLAY SUBDRAIN WITH AND CUT FABRIC BACK FROM DRAINAGE PANELS AND WRAP FABRIC AROUND PIPE.
7. COLLECTION DRAIN (TOTAL DRAIN OR EQUIVALENT) LOCATED AT BASE OF WALL DRAINAGE PANEL PER MANUFACTURER'S RECOMMENDATIONS.

CANTILEVER RETAINING WALL DRAINAGE SYSTEMS

DHIR RESIDENCE
3821 VIA DEL MAR
SAN DIEGO, CALIFORNIA

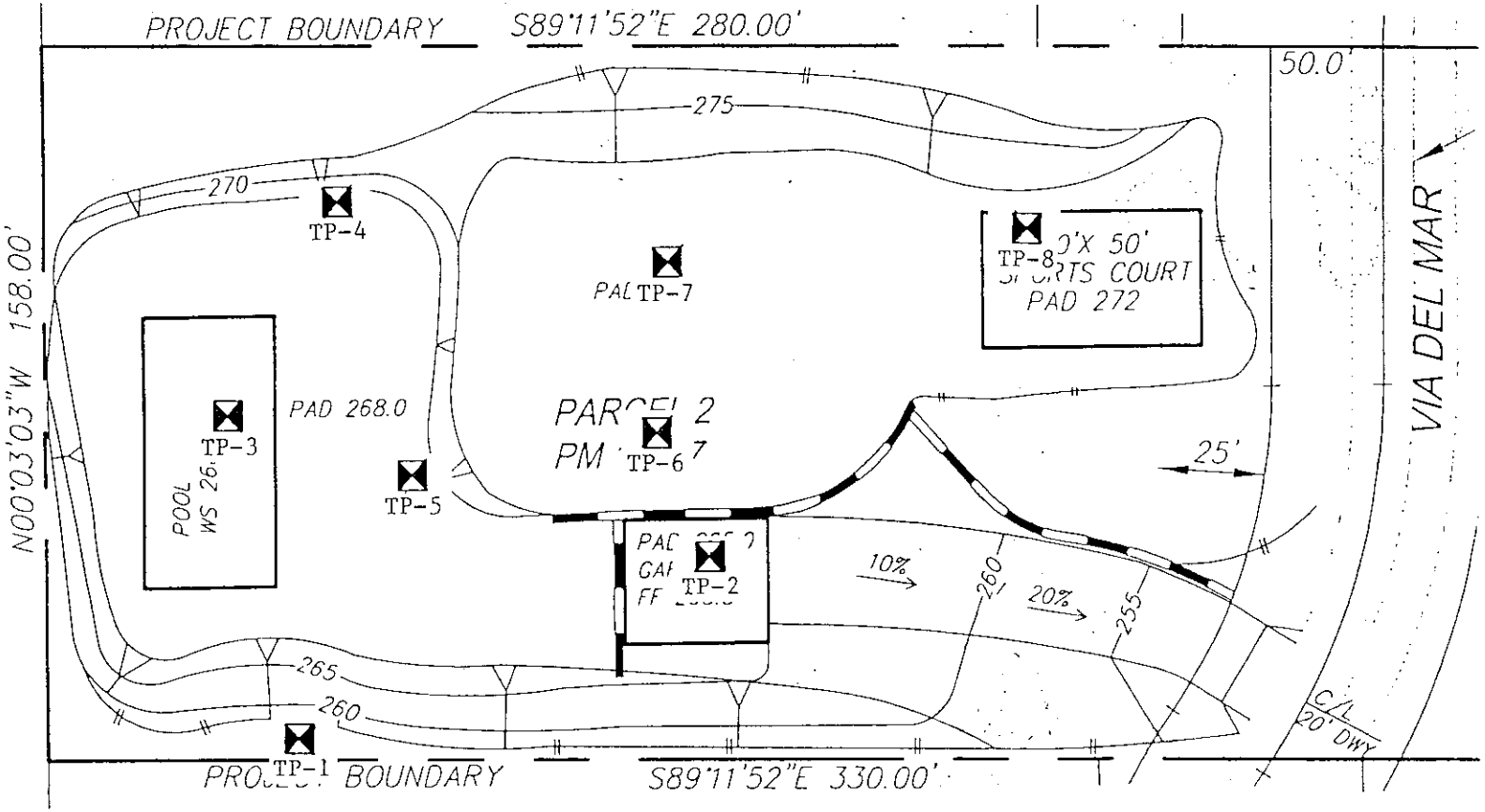
DATE:	DECEMBER 2020	JOB NO.:	2200154.02
BY:	SRD	PLATE NO.:	2

CHRISTIAN WHEELER
ENGINEERING

Appendix A

Data from PSI (2002)

Professional Service Industries



Legend:

TP-8 — Approximate Location of Exploratory Test Pit

No Scale

PROJECT NAME		PROJECT NO.
Proposed Single-Family Residence Villa Costa Monte Via Del Mar San Diego, CA	Figure 2 Test Pit Location Map	059-25003
		DATE January 2002

APPENDIX B

EXPLORATION LOGS

Professional Service Industries

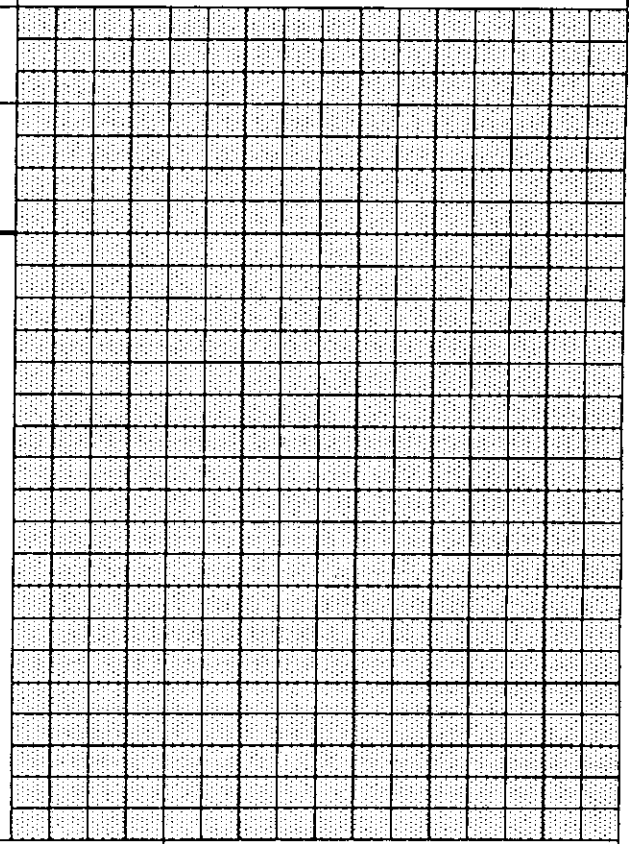
LOG OF TEST PIT

Trench or Hole No. TP-1 | Surface Elevation 257' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 250' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM		2.3		Topsoil: Loose, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained, occasional roots.
5'		SP/SM				Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/SiltySand, fine to medium grained.
10'						Test Pit terminated at 7 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x7'x7'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

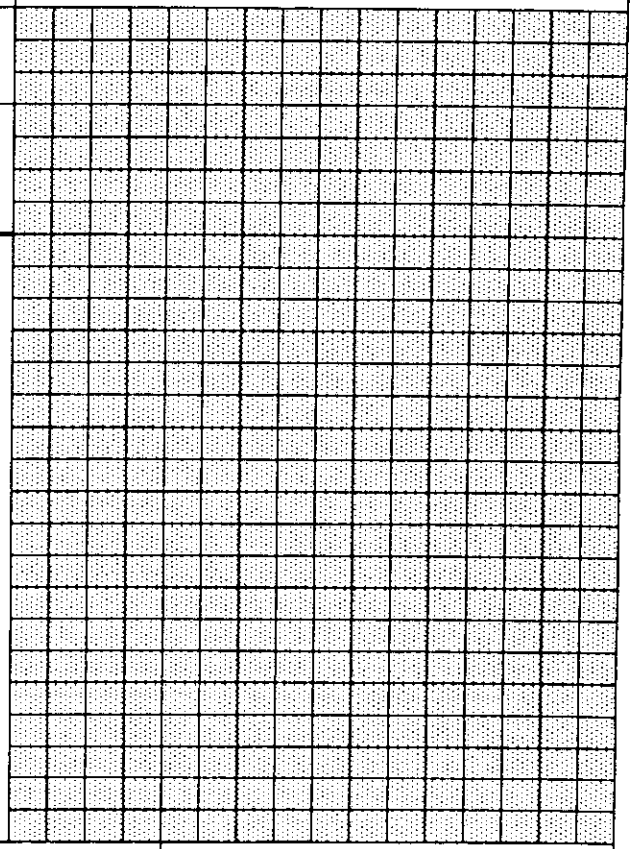
LOG OF TEST PIT

Trench or Hole No. TP-2 | Surface Elevation 262' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 257' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				Topsoil: Loose, dry, light brown Sand/Silty Sand, fine to medium grained, occasional roots.
5'		SP/SM		3.2		Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained.
10'						Test Pit terminated at 5 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x5'x5'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

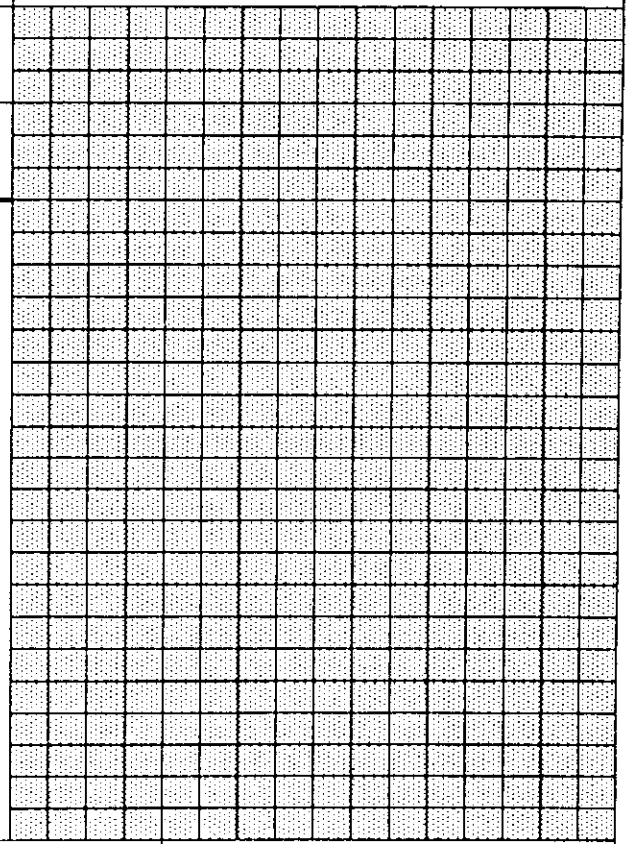
LOG OF TEST PIT

Trench or Hole No. TP-3 | Surface Elevation 264' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 258' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				Topsoil: Loose, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained, abundant roots.
5'		SP/SM				Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained.
10'						Test Pit terminated at 6 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x6'x6'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

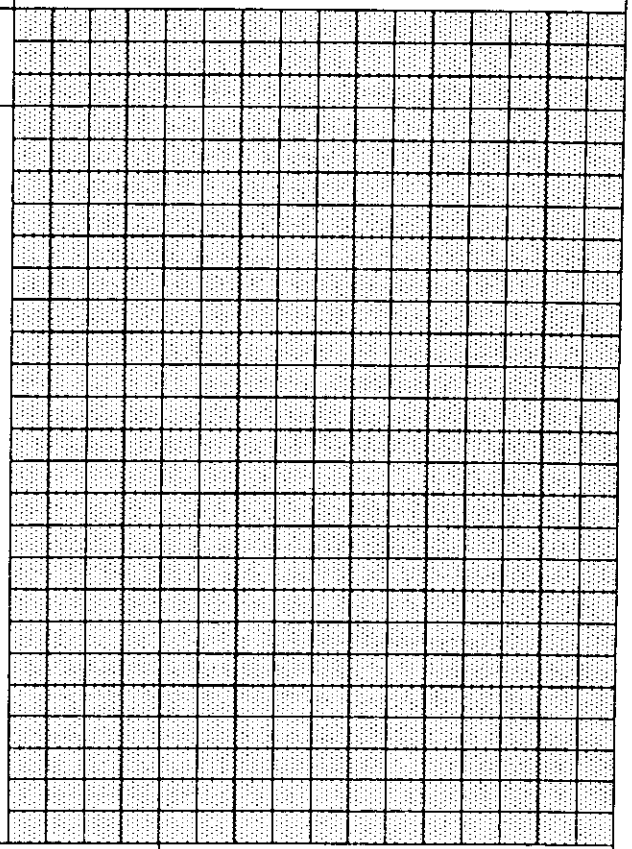
LOG OF TEST PIT

Trench or Hole No. TP-4 | Surface Elevation 270' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 263' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				Topsoil: Loose, slightly moist, light brown to yellow-brown Sand/ Silty Sand, fine to medium grained, abundant roots.
5'		SP/SM		2.9		Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained.
10'						Test Pit terminated at 7 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x7'x7'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

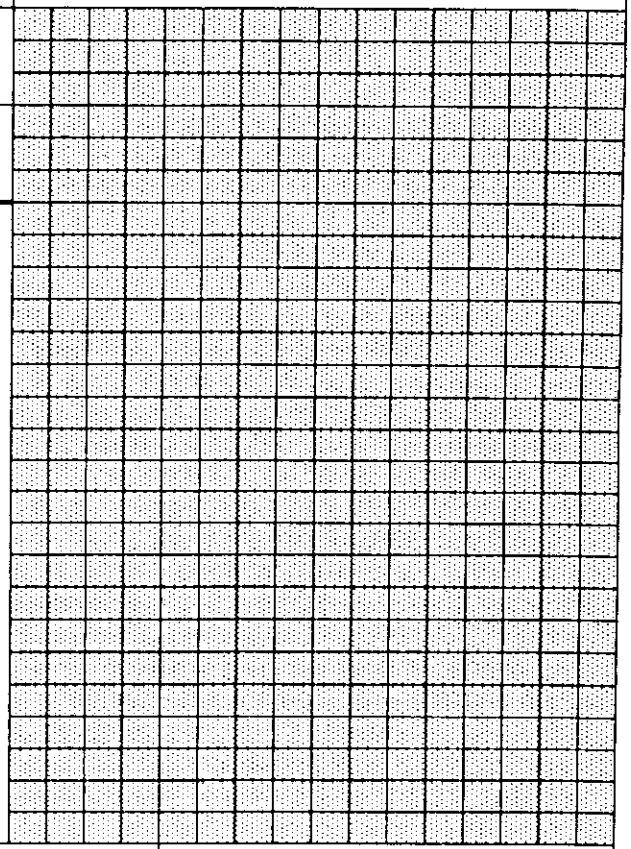
LOG OF TEST PIT

Trench or Hole No. TP-5 | Surface Elevation 264' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 258' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM		2.8		Topsoil: Loose, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained, abundant roots.
5'		SP/SM		3.1		Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained.
10'						Test Pit terminated at 6 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x6'x6'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

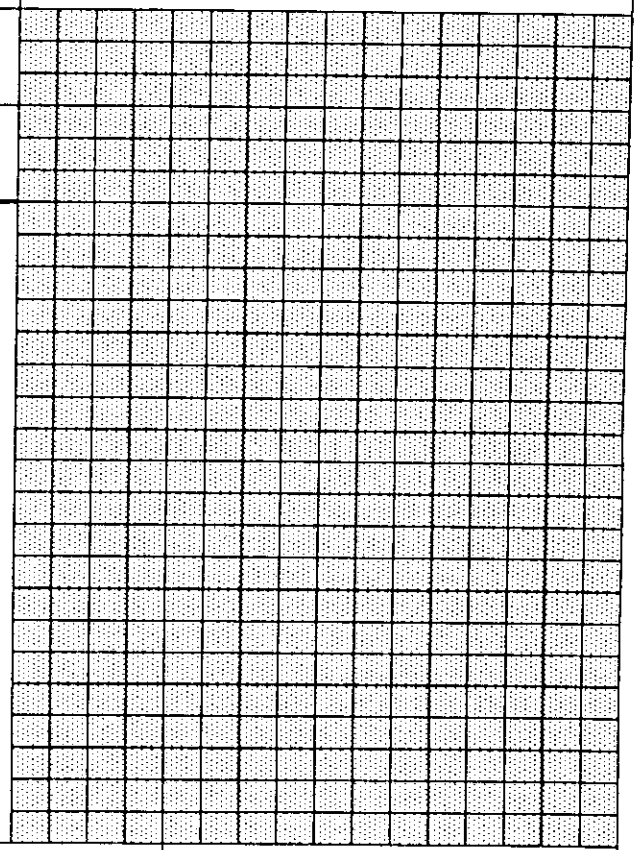
LOG OF TEST PIT

Trench or Hole No. TP-6 | Surface Elevation 266' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 260' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				Topsoil: Loose, slightly moist, light brown Sand/Silty Sand, fine to medium grained, abundant roots.
5'		SP/SM				Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fine to medium grained.
10'						Test Pit terminated at 6 feet. No groundwater encountered. Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x6'x6'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

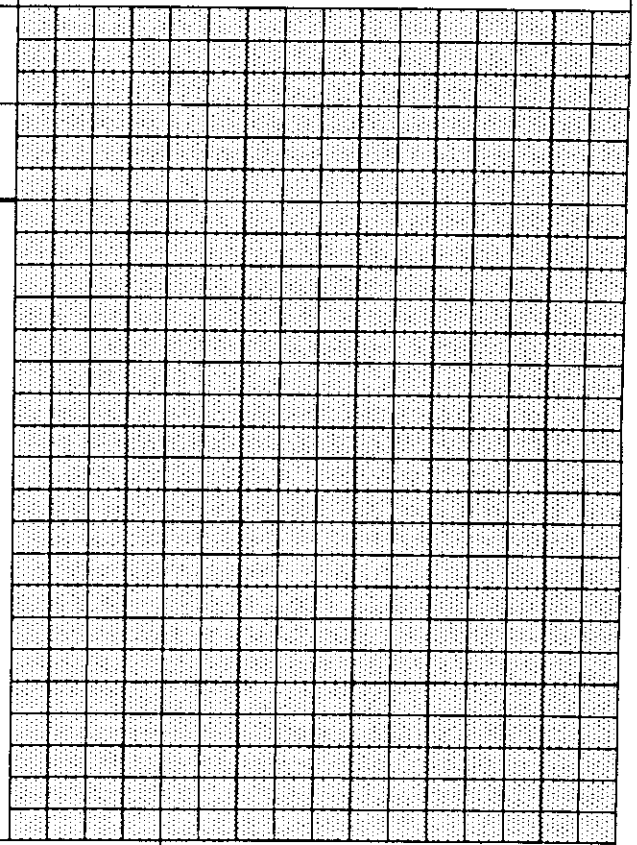
LOG OF TEST PIT

Trench or Hole No. TP-7 | Surface Elevation 272' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 267' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				
		SP/SM		3.2		Topsoil: Loose, dry, light brown Sand/Silty Sand, fine to medium grained, abundant roots.
5'						Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fineto medium grained.
						Test Pit terminated at 5 feet.
						No groundwater encountered.
10'						Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x5'x5'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

Professional Service Industries

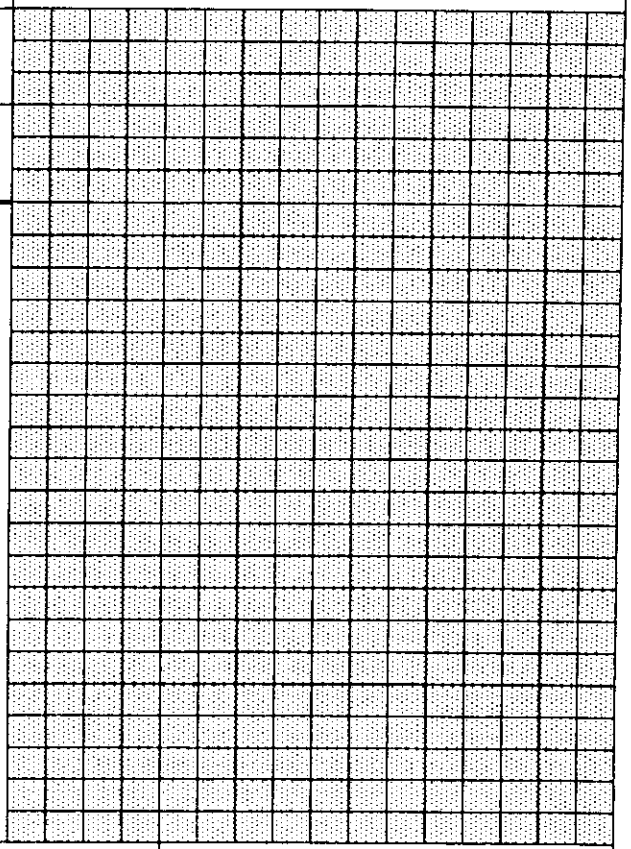
LOG OF TEST PIT

Trench or Hole No. TP-8 | Surface Elevation 272' Above MSL | Date Started January 15, 2002

Location See Test Pit Location Map | Elevation of Bottom 267' Above MSL | Date Completed January 15, 2002

Depth	Sample Number	Class	Type of Sample Taken	Moisture Content (%)	Dry Density (pcf)	Field Classification and Description of Material
		SP/SM				Topsoil: Loose, dry, light brown Sand/Silty Sand, fine to medium grained, abundant roots.
5'		SP/SM				Torrey Sandstone: Medium dense to dense, slightly moist, light brown to yellow-brown Sand/Silty Sand, fineto medium grained.
						Test Pit terminated at 5 feet.
10'						No groundwater encountered.
						Backfilled on 1/15/2002
15'						
20'						
25'						

Field Sketch of Test Pit Excavation



PROJECT NAME

Proposed Single-Family Residence
Via Del Mar
San Diego, California

Method of Excavation: Backhoe
Sample Hammer: Weight: N/A
Sample Hammer: Drop: N/A

Approximate Dimension: 2'x5'x5'
Groundwater Elevation: N/A
Logged by: ECD

PROJECT NO.
059-25003

DATE:
January 2002

APPENDIX C

LABORATORY TEST RESULTS

LABORATORY TEST RESULTS

Laboratory Testing Program

Laboratory tests were performed on representative soil samples to determine their relative engineering properties. Tests were performed in accordance with test methods of the American Society for Testing Materials or other accepted standards. The following presents a brief description of the various test methods used.

Classification - Soils were classified visually according to the Unified Soil Classification System. Visual classifications were supplemented by laboratory testing of selected samples in accordance with ASTM D2487. The soil classifications are shown on the Exploration Logs, Appendix B.

Particle Size Analysis - Particle Size Analyses were performed on selected representative samples in accordance with ASTM D422.

In-Situ Moisture/Density - The in-place moisture content and dry unit weight of selected samples were determined using relatively undisturbed samples from the linear rings of a 2.38 inch I.D. modified California Sampler. The dry unit weight and moisture content are shown on the Boring Logs (Appendix B).

Expansion Index - Expansion index testing was performed on representative samples of the on-site soils, remolded and surcharged to 144 pounds per square foot in accordance with the Uniform Building Code Standard No. 29-2.

Direct Shear Tests - Consolidated, drained, direct shear tests were performed on remolded samples in accordance with ASTM D-3080. The remolded samples were tested in a saturated condition using normal loads of 1 ksf, 2 ksf, and 4 ksf.

Moisture-Density Relationship - Laboratory compaction tests were performed in accordance with ASTM D1557, Method A. A mechanically-operated ram was used during the compaction process.

Soil Sulfate Test - In order to estimate the concrete degradation potential of soils, the content of soluble sulfates was determined in accordance with Cal Test Method 417A.

SUMMARY OF LABORATORY TEST RESULTS

RESULTS OF MAXIMUM DENSITY TEST
(ASTM D 1557)

SAMPLE LOCATION	MAXIMUM DENSITY	OPTIMUM MOISTURE CONTENT
TP-6 @ 1-4'	118.5 pcf	11.0 %

RESULTS OF EXPANSION INDEX TEST
(UBC 18-2)

SAMPLE LOCATION	EXPANSION INDEX
TP-6 @ 1-4'	0 (Very Low)

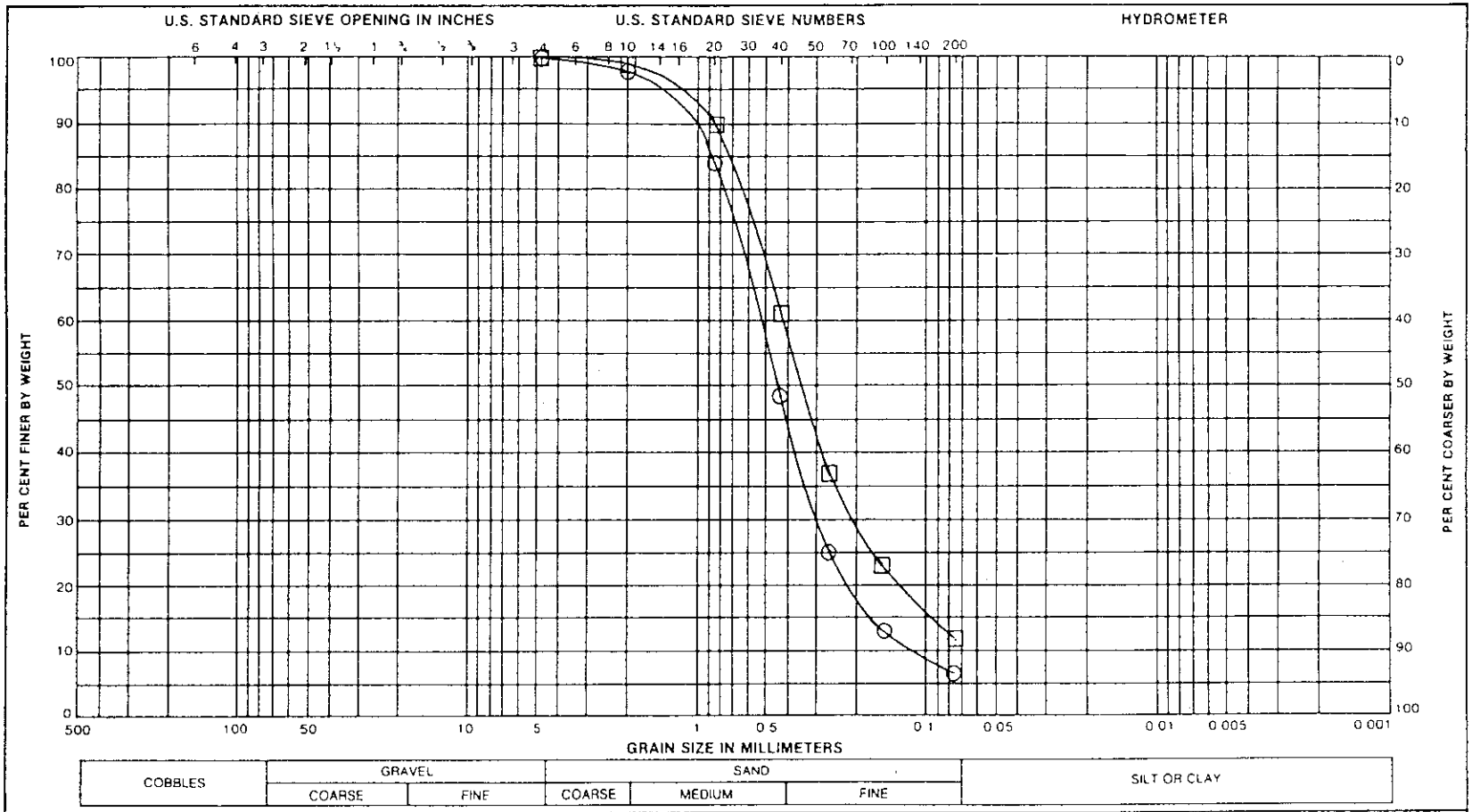
RESULTS OF DIRECT SHEAR TESTS
(ASTM D 3080)

SAMPLE LOCATION	COHESION INTERCEPT	ANGLE OF INTERNAL FRICTION
TP-6 @ 1-5'*	0	32°

* Remolded to 90% of the Maximum Dry Density (per ASTM D1557)

SOIL SULFATE TEST
(ASTM G51)

SAMPLE LOCATION	SOLUBLE SULFATES	DEGREE OF ATTACK
TP-7 @ 2'	< 50 ppm	Negligible



Boring No.	Sample No.	Elev. or Depth	Classification	Nat w %	LL	PL	PI	Project
TP-5	□	1'	Poorly Graded Sand (SP)	2.8	---	---	---	Proposed Single-Family Residence
TP-7	○	3'	Poorly Graded Sand (SP)	3.2	---	---	---	Villa Costa Monte
								Via Del Mar
								San Diego, CA

REPORT OF SOIL ANALYSIS

File No 059-25003

Appendix B

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City of San Diego, 1959, Topographic Map Sheet 278-1695; Scale: 1 inch = 200 feet

City of San Diego, 1977, Ortho-Topographic Map Sheet 278-1695; Scale: 1 inch = 200 feet

United States Geological Survey, 1953, Del Mar Quadrangle; Scale 1 inch = 2000 feet

United States Geological Survey, 1967, Del Mar Quadrangle; Scale 1 inch = 2000 feet

United States Geological Survey, 1975, Del Mar Quadrangle; Scale 1 inch = 2000 feet

AERIAL PHOTOGRAPHS

NETROnline, 1953, Scale: 1 inch = 300 feet (approximate)

NETROnline, 1964, Scale: 1 inch = 300 feet (approximate)

NETROnline, 1980, Scale: 1 inch = 300 feet (approximate)

NETROnline, 1990, Scale: 1 inch = 300 feet (approximate)

NETROnline, 2003, Scale: 1 inch = 300 feet (approximate)

NETROnline, 2005, Scale: 1 inch = 300 feet (approximate)

San Diego County, 1928, Flights 45A and 45B; Scale: 1 inch = 1000 feet (approximate)

San Diego County, 1970, Flight 5, Photographs 14 and 15; Scale: 1 inch= 2000 feet (approximate)

San Diego County, 1973, Flight 30, Photographs 26 and 27; Scale: 1 inch= 1000 feet (approximate)

San Diego County, 1978, Flight 18B, Photographs 37 through 39; Scale: 1 inch= 1000 feet (approximate)

San Diego County, 1983, Photographs 615 and 616; Scale: 1 inch= 2000 feet (approximate)

San Diego County, 1989, Photographs 1-167 and 1-205; Scale: 1 inch= 2640 feet (approximate)

Appendix C

Recommended Grading Specifications – General Provisions

RECOMMENDED GRADING SPECIFICATIONS - GENERAL PROVISIONS

DHIR RESIDENCE
3821 VIA DEL MAR
SAN DIEGO, CALIFORNIA

GENERAL INTENT

The intent of these specifications is to establish procedures for clearing, compacting natural ground, preparing areas to be filled, and placing and compacting fill soils to the lines and grades shown on the accepted plans. The recommendations contained in the preliminary geotechnical investigation report and/or the attached Special Provisions are a part of the Recommended Grading Specifications and shall supersede the provisions contained hereinafter in the case of conflict. These specifications shall only be used in conjunction with the geotechnical report for which they are a part. No deviation from these specifications will be allowed, except where specified in the geotechnical report or in other written communication signed by the Geotechnical Engineer.

OBSERVATION AND TESTING

Christian Wheeler Engineering shall be retained as the Geotechnical Engineer to observe and test the earthwork in accordance with these specifications. It will be necessary that the Geotechnical Engineer or his representative provide adequate observation so that he may provide his opinion as to whether or not the work was accomplished as specified. It shall be the responsibility of the contractor to assist the Geotechnical Engineer and to keep him appraised of work schedules, changes and new information and data so that he may provide these opinions. In the event that any unusual conditions not covered by the special provisions or preliminary geotechnical report are encountered during the grading operations, the Geotechnical Engineer shall be contacted for further recommendations.

If, in the opinion of the Geotechnical Engineer, substandard conditions are encountered, such as questionable or unsuitable soil, unacceptable moisture content, inadequate compaction, adverse weather, etc., construction should be stopped until the conditions are remedied or corrected or he shall recommend rejection of this work.
Tests used to determine the degree of compaction should be performed in accordance with the following American Society for Testing and Materials test methods:

Maximum Density & Optimum Moisture Content - ASTM D1557
Density of Soil In-Place - ASTM D1556 or ASTM D2922

All densities shall be expressed in terms of Relative Compaction as determined by the foregoing ASTM testing procedures.

PREPARATION OF AREAS TO RECEIVE FILL

All vegetation, brush and debris derived from clearing operations shall be removed, and legally disposed of. All areas disturbed by site grading should be left in a neat and finished appearance, free from unsightly debris.

After clearing or benching the natural ground, the areas to be filled shall be scarified to a depth of 6 inches, brought to the proper moisture content, compacted and tested for the specified minimum degree of compaction. All loose soils in excess of 6 inches thick should be removed to firm natural ground which is defined as natural soil which possesses an in-situ density of at least 90 percent of its maximum dry density.

When the slope of the natural ground receiving fill exceeds 20 percent (5 horizontal units to 1 vertical unit), the original ground shall be stepped or benched. Benches shall be cut to a firm competent formational soil. The lower bench shall be at least 10 feet wide or 1-1/2 times the equipment width, whichever is greater, and shall be sloped back into the hillside at a gradient of not less than two (2) percent. All other benches should be at least 6 feet wide. The horizontal portion of each bench shall be compacted prior to receiving fill as specified herein for compacted natural ground. Ground slopes flatter than 20 percent shall be benched when considered necessary by the Geotechnical Engineer.

Any abandoned buried structures encountered during grading operations must be totally removed. All underground utilities to be abandoned beneath any proposed structure should be removed from within 10 feet of the structure and properly capped off. The resulting depressions from the above-described procedure should be backfilled with acceptable soil that is compacted to the requirements of the Geotechnical Engineer. This includes, but is not limited to, septic tanks, fuel tanks, sewer lines or leach lines, storm drains and water lines. Any buried structures or utilities not to be abandoned should be brought to the attention of the Geotechnical Engineer so that he may determine if any special recommendation will be necessary.

All water wells which will be abandoned should be backfilled and capped in accordance to the requirements set forth by the Geotechnical Engineer. The top of the cap should be at least 4 feet below finish grade or 3

feet below the bottom of footing whichever is greater. The type of cap will depend on the diameter of the well and should be determined by the Geotechnical Engineer and/or a qualified Structural Engineer.

FILL MATERIAL

Materials to be placed in the fill shall be approved by the Geotechnical Engineer and shall be free of vegetable matter and other deleterious substances. Granular soil shall contain sufficient fine material to fill the voids. The definition and disposition of oversized rocks and expansive or detrimental soils are covered in the geotechnical report or Special Provisions. Expansive soils, soils of poor gradation, or soils with low strength characteristics may be thoroughly mixed with other soils to provide satisfactory fill material, but only with the explicit consent of the Geotechnical Engineer. Any import material shall be approved by the Geotechnical Engineer before being brought to the site.

PLACING AND COMPACTION OF FILL

Approved fill material shall be placed in areas prepared to receive fill in layers not to exceed 6 inches in compacted thickness. Each layer shall have a uniform moisture content in the range that will allow the compaction effort to be efficiently applied to achieve the specified degree of compaction. Each layer shall be uniformly compacted to the specified minimum degree of compaction with equipment of adequate size to economically compact the layer. Compaction equipment should either be specifically designed for soil compaction or of proven reliability. The minimum degree of compaction to be achieved is specified in either the Special Provisions or the recommendations contained in the preliminary geotechnical investigation report. When the structural fill material includes rocks, no rocks will be allowed to nest and all voids must be carefully filled with soil such that the minimum degree of compaction recommended in the Special Provisions is achieved. The maximum size and spacing of rock permitted in structural fills and in non-structural fills is discussed in the geotechnical report, when applicable.

Field observation and compaction tests to estimate the degree of compaction of the fill will be taken by the Geotechnical Engineer or his representative. The location and frequency of the tests shall be at the Geotechnical Engineer's discretion. When the compaction test indicates that a particular layer is at less than the required degree of compaction, the layer shall be reworked to the satisfaction of the Geotechnical Engineer and until the desired relative compaction has been obtained.

Fill slopes shall be compacted by means of sheepsfoot rollers or other suitable equipment. Compaction by sheepsfoot roller shall be at vertical intervals of not greater than four feet. In addition, fill slopes at a ratio of

two horizontal to one vertical or flatter, should be trackrolled. Steeper fill slopes shall be over-built and cut-back to finish contours after the slope has been constructed. Slope compaction operations shall result in all fill material six or more inches inward from the finished face of the slope having a relative compaction of at least 90 percent of maximum dry density or the degree of compaction specified in the Special Provisions section of this specification. The compaction operation on the slopes shall be continued until the Geotechnical Engineer is of the opinion that the slopes will be surficially stable.

Density tests in the slopes will be made by the Geotechnical Engineer during construction of the slopes to determine if the required compaction is being achieved. Where failing tests occur or other field problems arise, the Contractor will be notified that day of such conditions by written communication from the Geotechnical Engineer or his representative in the form of a daily field report.

If the method of achieving the required slope compaction selected by the Contractor fails to produce the necessary results, the Contractor shall rework or rebuild such slopes until the required degree of compaction is obtained, at no cost to the Owner or Geotechnical Engineer.

CUT SLOPES

The Engineering Geologist shall inspect cut slopes excavated in rock or lithified formational material during the grading operations at intervals determined at his discretion. If any conditions not anticipated in the preliminary report such as perched water, seepage, lenticular or confined strata of a potentially adverse nature, unfavorably inclined bedding, joints or fault planes are encountered during grading, these conditions shall be analyzed by the Engineering Geologist and Geotechnical Engineer to determine if mitigating measures are necessary.

Unless otherwise specified in the geotechnical report, no cut slopes shall be excavated higher or steeper than that allowed by the ordinances of the controlling governmental agency.

ENGINEERING OBSERVATION

Field observation by the Geotechnical Engineer or his representative shall be made during the filling and compaction operations so that he can express his opinion regarding the conformance of the grading with acceptable standards of practice. Neither the presence of the Geotechnical Engineer or his representative or the observation and testing shall release the Grading Contractor from his duty to compact all fill material to the specified degree of compaction.

SEASON LIMITS

Fill shall not be placed during unfavorable weather conditions. When work is interrupted by heavy rain, filling operations shall not be resumed until the proper moisture content and density of the fill materials can be achieved. Damaged site conditions resulting from weather or acts of God shall be repaired before acceptance of work.

RECOMMENDED GRADING SPECIFICATIONS - SPECIAL PROVISIONS

RELATIVE COMPACTION: The minimum degree of compaction to be obtained in compacted natural ground, compacted fill, and compacted backfill shall be at least 90 percent. For street and parking lot subgrade, the upper six inches should be compacted to at least 95 percent relative compaction.

EXPANSIVE SOILS: Detrimentally expansive soil is defined as clayey soil which has an expansion index of 50 or greater when tested in accordance with the Uniform Building Code Standard 29-2.

OVERSIZED MATERIAL: Oversized fill material is generally defined herein as rocks or lumps of soil over 6 inches in diameter. Oversized materials should not be placed in fill unless recommendations of placement of such material are provided by the Geotechnical Engineer. At least 40 percent of the fill soils shall pass through a No. 4 U.S. Standard Sieve.

TRANSITION LOTS: Where transitions between cut and fill occur within the proposed building pad, the cut portion should be undercut a minimum of one foot below the base of the proposed footings and recompacted as structural backfill. In certain cases that would be addressed in the geotechnical report, special footing reinforcement or a combination of special footing reinforcement and undercutting may be required.