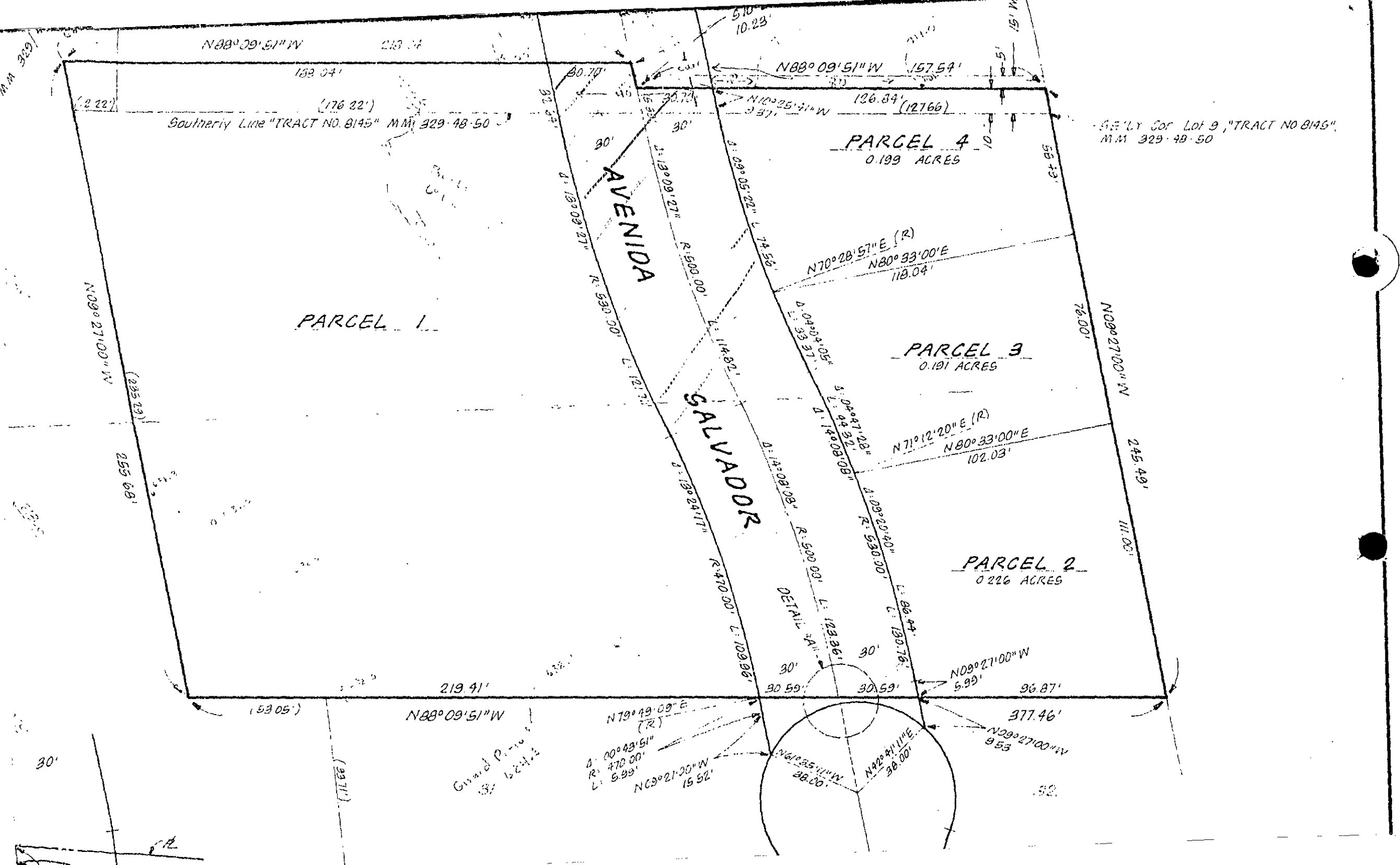


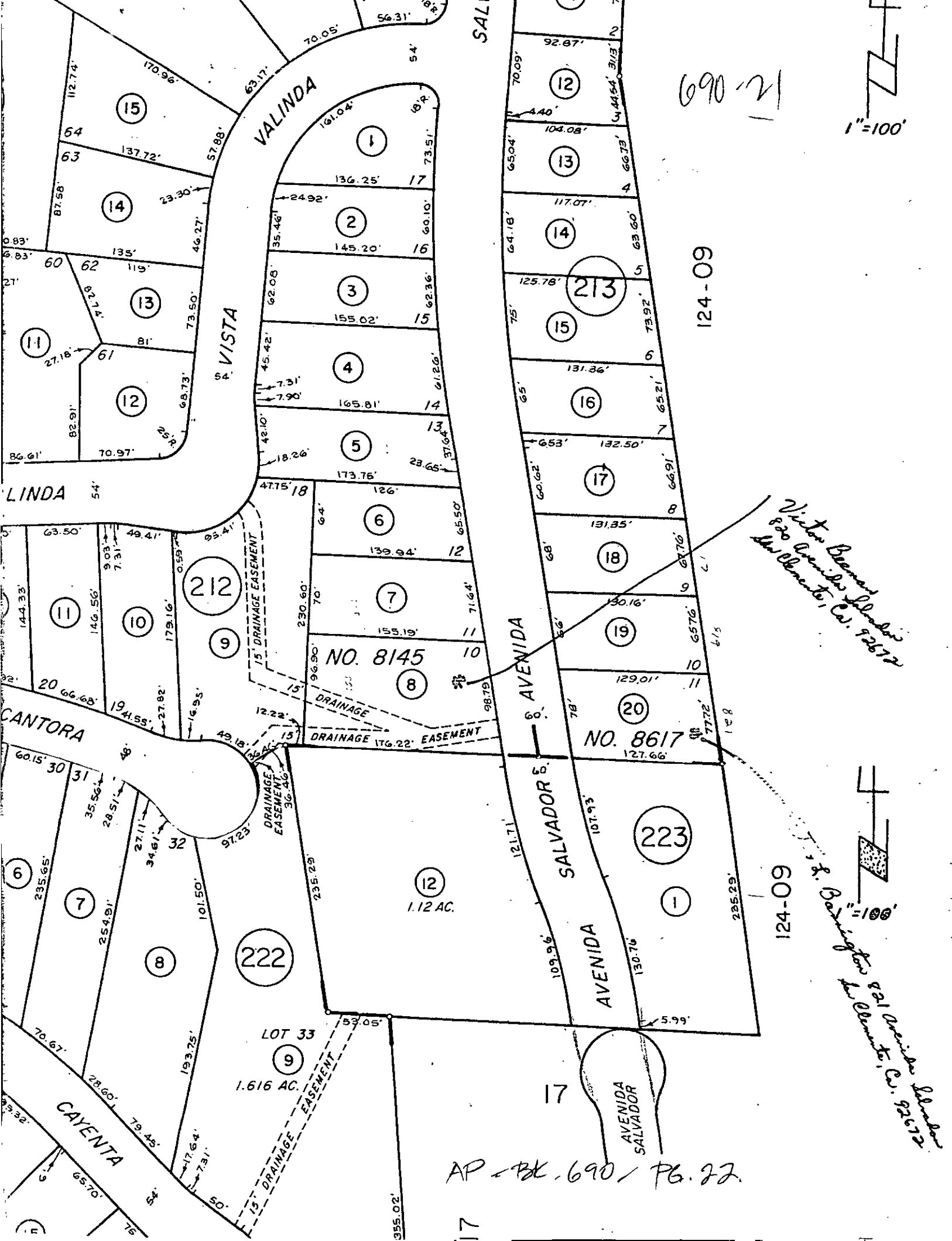
# CONSTRUCTION



## This Document Contains:

**Construction Inspection Release  
Engineering & Consultant Reports  
Engineering Calculations  
Field Review, Approval & Testing Reports  
Inspection & Developer Check List  
Inspector's Daily Report  
Landscape Inspections  
Notice of Completion  
Notice of Intent  
Plans  
Reports & Construction Related Reports  
Storm Drain Reports  
Water & Sewer Flow Calculations**





LOT 6

Lewis E. Cutts

CE 11585

Tract 3981

Floor Slab Correction  
Frank Gonzales & Assoc.  
Plan # 660, Job # 215

4-1-64  
Page 1

### Problem:

Building Pad is of Insufficient size. Floor Slab Extends Beyond Pad @ Corner.

### Design

Design As Two Way Slab

$L = 10.0'$ ,  $S = 10.0'$

For 4" Slab

$W_{DL} = 50 \text{ lb/ft}^2$ ,  $W_{LL} = 50 \text{ lb/ft}^2$

Total  $W = 100 \text{ lb/ft}^2$

Max Possible Moment

$M = 0.073 \times 0.1 \times 100 = 0.73 \text{ Ft-k}$

As =  $\frac{0.73}{1.44 \times 1.61} = 0.142 \text{ in}^2$

1-44#16

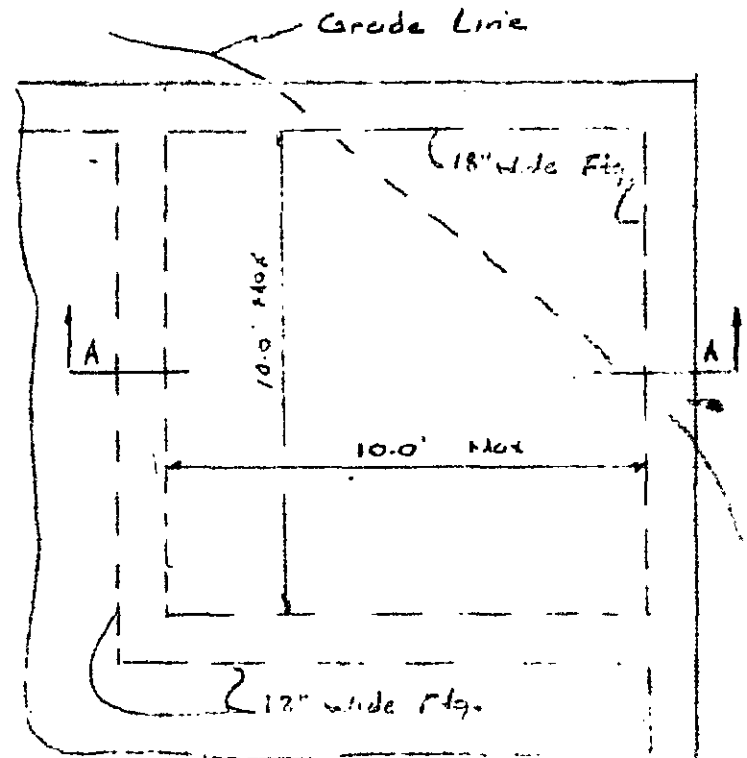
Use Normal 3 1/8" Slab

Provide #4 @ 12" o/c

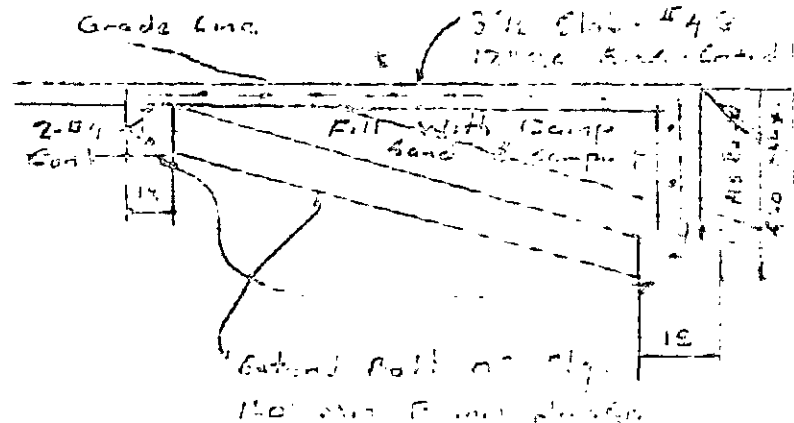
Each way Centered in

Slab. Provide Perimeter

Fty. For Slab.



Partial Plan



Section A-A

Lewis E. Cutts

Lewis E. Cutts

CE 11585

Floor Slab Correction

Frank Gonzales & Assoc.

Plan # 660, Job # 215

4-1-64

Page 1

Problem:

Building Pad is of Insufficient size. Floor Slab Extends Beyond Pad @ Corner.

Design

Design As Two Way Slab

$L = 10.0'$ ,  $S = 10.0'$

For 4" slab

$W_{DL} = 50 \text{ lb/ft}^2$ ,  $W_{LL} = 50 \text{ lb/ft}^2$

Total  $W = 100 \text{ lb/ft}^2$

Max Possible Moment

$M = 0.033 \times 0.1 \times 100 = 0.33 \text{ ft-k}$

As  $\frac{0.33}{1.44 \times 1.61} = 0.142 \text{ in}^2$

1.44  $\times$  1.61

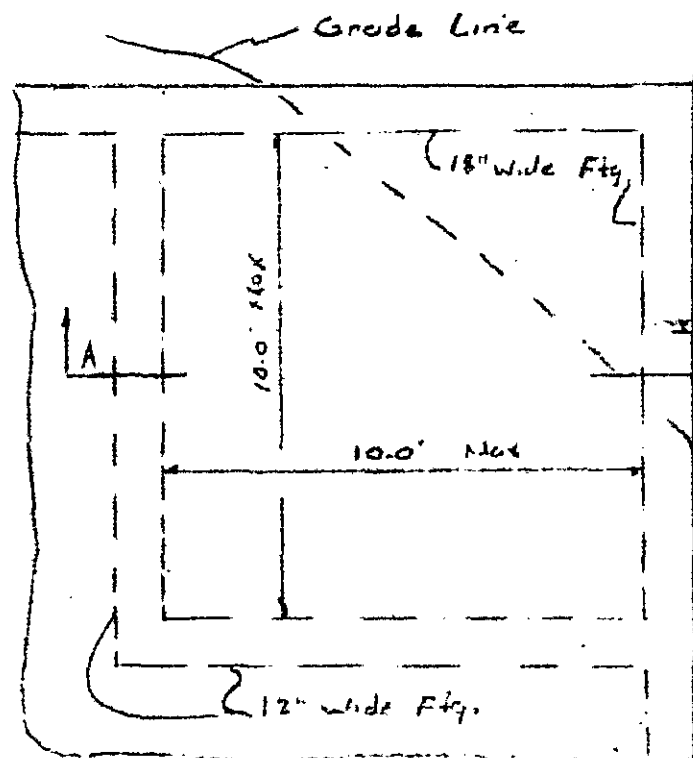
Use Normal 3/4" Slab

Provide #4 @ 12" o/c

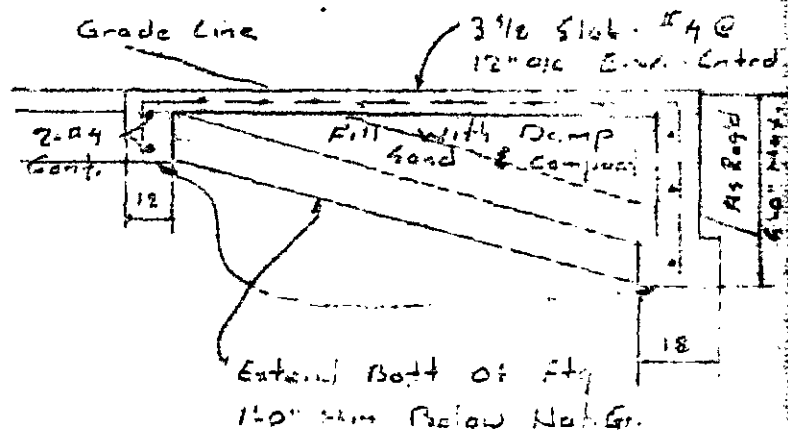
Each Way Centered in

Slab. Provide Perimeter

Fly for Slab.

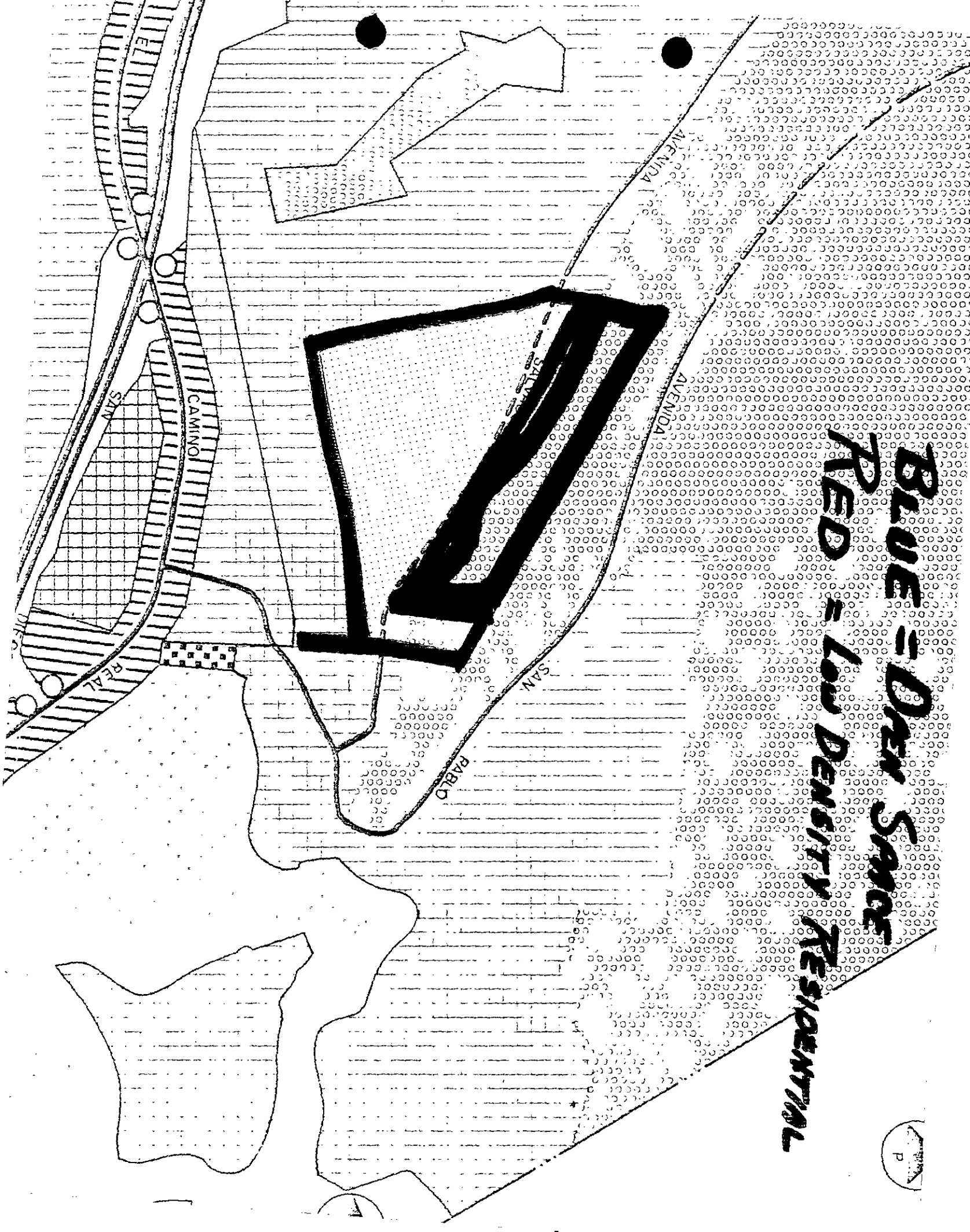


Partial Plan



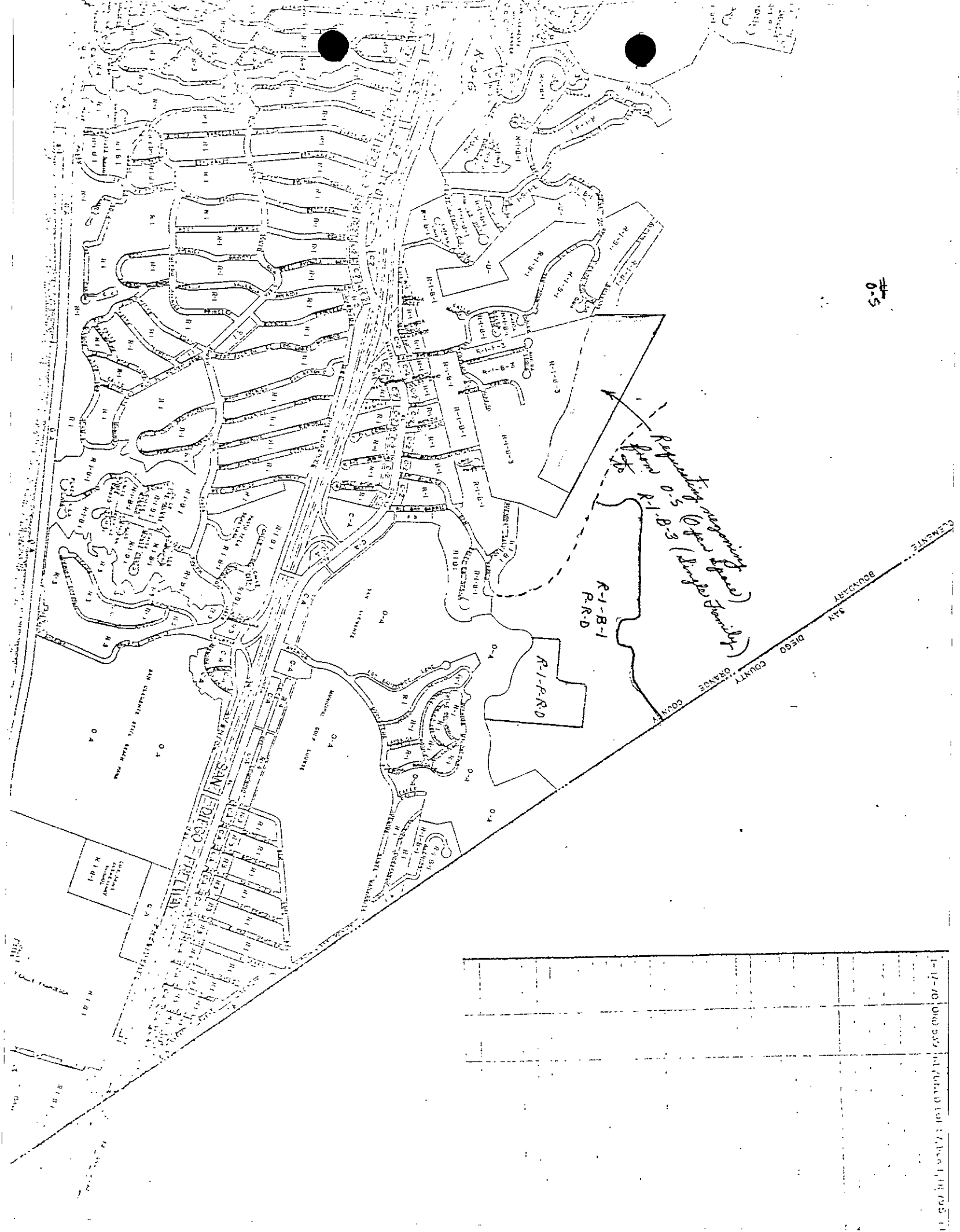
Section "A-A"

*Lewis E. Cutts*



BLUE = Over Space  
RED = Low Density Residential

1-17-10	0100 2352	111 661.00	101 2 7.11.00.1	101 652
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file  
3515  
3980 7.26  
3981  
Platacar,

# TRACT 3515

SCALE 1" = 40'

SLOPE	1 1/2 - 1	1 - 1	BENCH	1 1/2 - 1 OFFSITE	BENCHES
HIGHWAY ROAD	124.57 sq. in.	13.06 sq. in.	.61 sq. in.	44.03 sq. in.	3.79 sq. in.
TA	149.71 sq. in.	18.47 sq. in.	.61 sq. in.	52.92 sq. in.	3.79 sq. in.
FT.	239,536	29,552	96	84,672	6,064
YD.	79,845	9,851	325	28,224	2,021
TOTAL	360,000 sq. ft.				

# TRACT 3980

SCALE 1" = 50'

SLOPE	1 1/2 - 1	1 - 1
HIGHWAY ROAD	55.09 sq. in.	18.49 sq. in.
	66.21 sq. in.	26.15 sq. in.
FT.	165,525	65,375
YD.	55,175	21,792
TOTAL	230,900 sq. ft.	

# TRACT 3981

SCALE 1" = 50'

SLOPE	1 1/2 - 1	1 - 1
HIGHWAY ROAD	65.55 sq. in.	8.29 sq. in.
	98.78 sq. in.	11.72 sq. in.
FT.	196,950	29,300
YD.	65,650	9,767
TOTAL	226,250 sq. ft.	



FILE

3981

756



FILE

3981

7.26



FILE

3981

7.76



TOP

## Final Grading Release

PERMIT NUMBER

N/A

DATE 9-4-87

TRACT 3981

LOCATION AVE. SALVADOR SAN CLEMENTE

LOTS APPROVED 900-918 AVE. SALVADOR

OWNER NEIGHBORHOOD ALLIANCE #2

Owner's Address SAME AS ABOVE

Special Requirements FINAL GRADING RELEASE

AS PER DAVE HOLMAN REPORT DATED

Grading

Grading

Inspector

Supervisor

F-0250-274

1525 S. Escondido Blvd.  
P.O. Box 1630  
Escondido, CA 92025  
741-0533

## LAND DEVELOPMENT

Surveying - Perc Tests - Lot Splits  
Grading Plans & Compaction Tests

Feb. 9, 1981

Re: Slope Reconstruction, San Clemente

To Whom It May Concern:

Our firm was retained by Neighborhood Alliance #2 to design and monitor the quality of a major slope repair project in the above block of Avenida Salvador, San Clemente. Ten residential lots are involved, as well as a tennis court at the North end of the project.

The entire slope reconstruction was treated as a single project, with the required earthwork balanced over the entire length. Earthwork began on Nov. 10, 1980, and continued through Jan. 15, 1981. Dave Holman, a Registered Civil Engineer, was present during every day of earthwork construction. A total of 43 compaction tests were performed as the slope reconstruction progressed, all tests were 90% relative compaction or higher.

Starting at the toe of the damaged slope, the earthwork contractor benched into the existing ground at least eight feet. As the reconstructed slope proceeded upward, the contractor continually benched into solid existing ground, from eight feet minimum to sixteen feet maximum at the benches. Existing material was continually cut, moved, and recompacted during the slope reconstruction process.

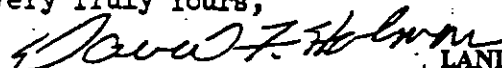
The new slope was constructed slightly "fatter" than the old slope. As a result, it was necessary to import some additional material to complete the reconstruction. The existing slope material is a mixture of sandy loam, sandy clay, and light clay. The material was thoroughly mixed as it was recompacted. The import material consisted mostly of a clayey sandy loam, with less clay than the native material. A small amount of decomposed granite was also imported.

The overall quality of the reconstructed earthwork is very good. Water hoses were used to supply an optimum amount of water to the compacted material. Compacted horizontal lifts were limited to no more than six inches.

The original design for the reconstruction specified the construction of french drains with concrete ditches on top, across the back of each yard. The cross drains would then empty into concrete downdrains at the south end of each yard. All of the owners elected to reconstruct their own backyard drainage, eliminating the french drain and concrete cross drains at this time. All of the downdrains were constructed according to our plan.

The concrete drainage system was constructed from February 3, 1981 through February 6, 1981. Dave Holman was present during the entire concrete operation, verifying that the drainage system was constructed according to our design and specifications.

Very Truly Yours,



LAND SURVEYING

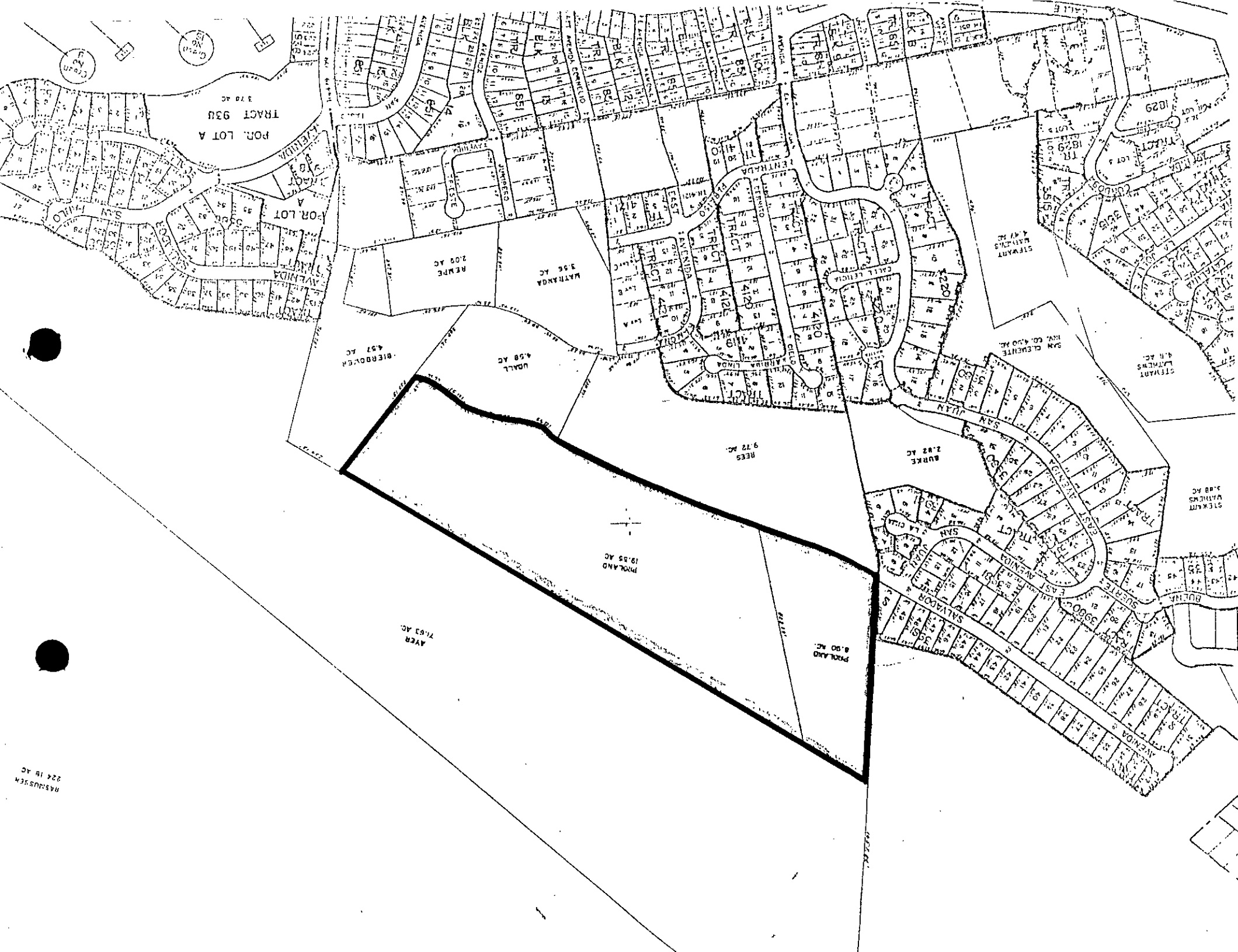




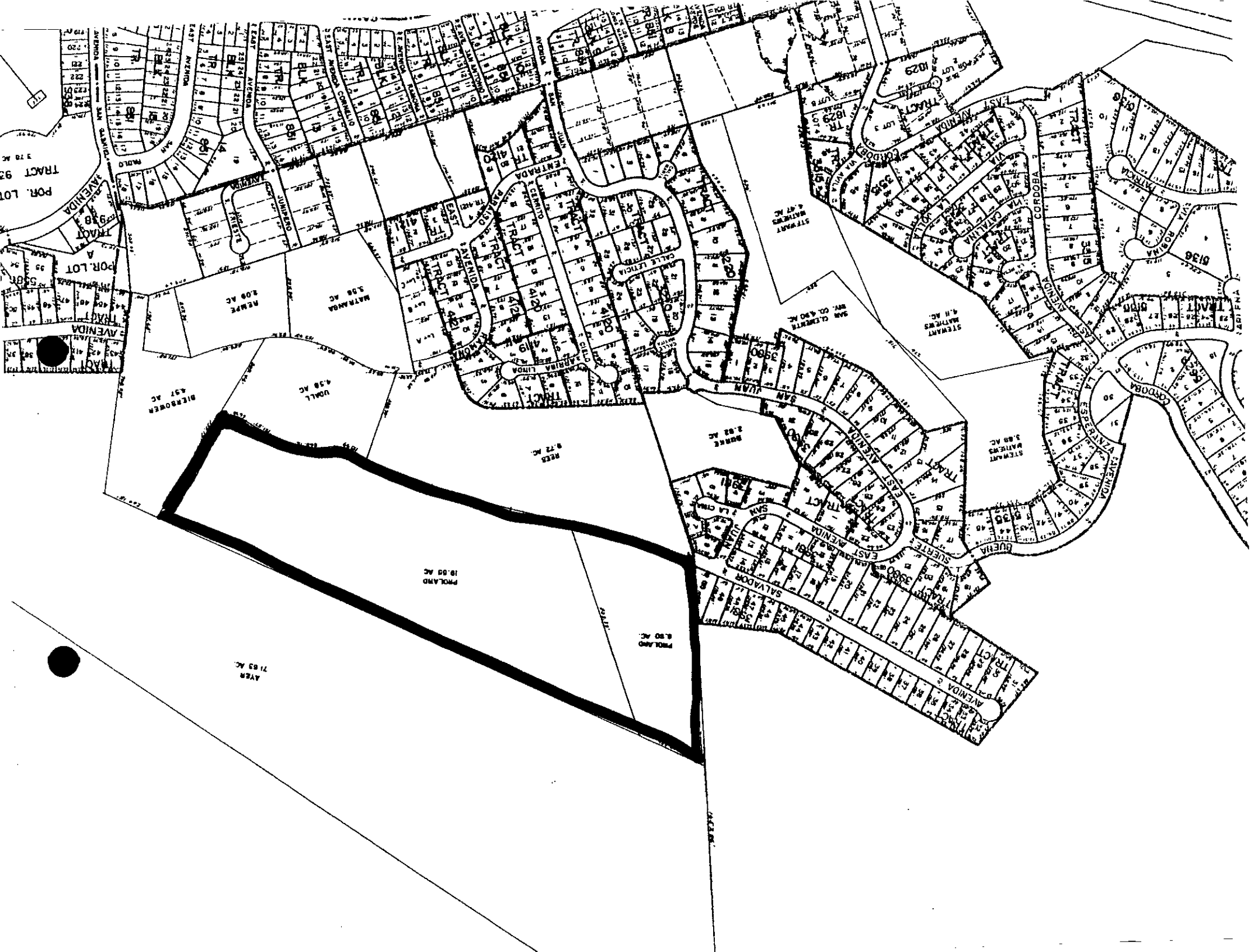


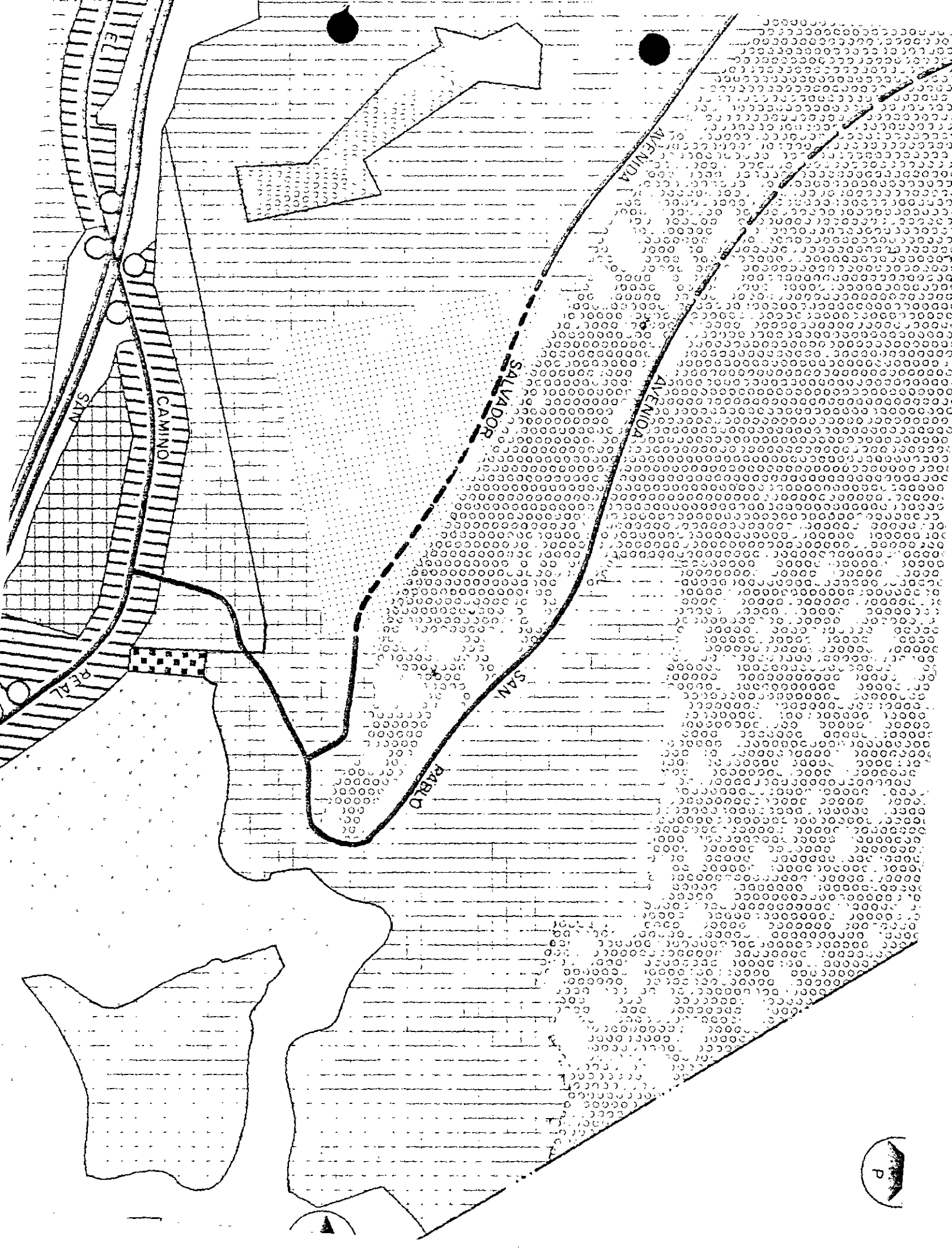


OCEAN











APPLICATION NO. 102-78

DATE FILED: 6-19-78

MEETING DATE: \_\_\_\_\_

FILING FEE: \$85.00 *main*

RECEIPT NO. 102-78

LOT LINE ADJUSTMENT PLAT APPLICATION

1. NAME OF APPLICANT: Thomas & Eleanor Mear
2. ADDRESS OF APPLICANT: 122 Del Pacific, S.C.
3. TELEPHONE NUMBER OF APPLICANT: [REDACTED]
4. PROPERTY ADDRESS OF LAND PROPOSED FOR DIVISION:  
850 Salvador
5. LEGAL DESCRIPTION OF PROPERTY PROPOSED FOR DIVISION:  
See legal descriptions attached.
6. PURPOSE: To provide sufficient Plat area for home construction as grade of street caused too much slope on individual lots as per original discussions with Mr. Peter, Mr. Hollenbeck & City Staff when road was planned.

CERTIFICATION

I hereby certify that I am the record owner of all the property proposed for division in this application.

Signature: \_\_\_\_\_

Eleanor A. Mear

Dated: \_\_\_\_\_

6-18-78

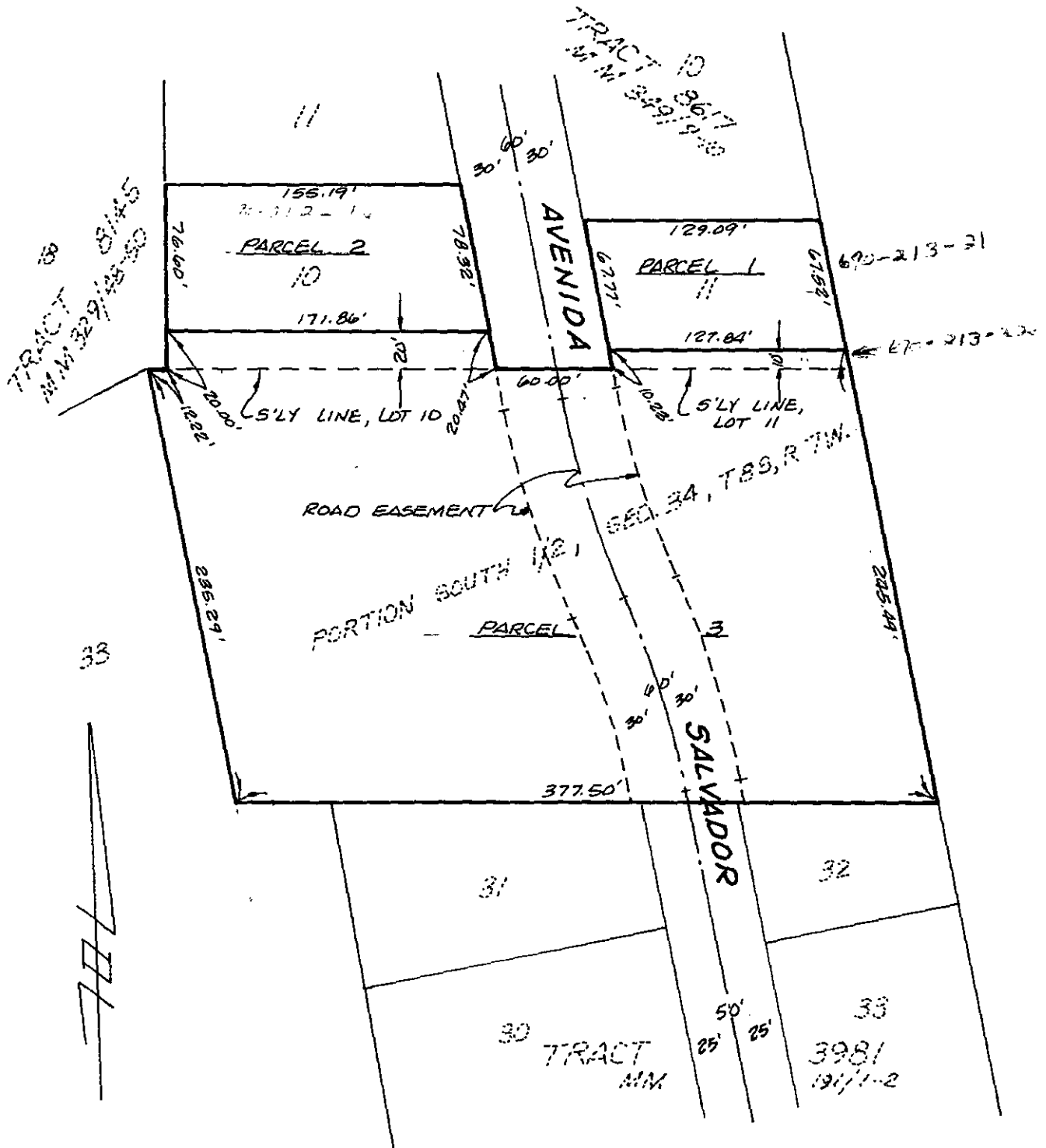
SKETCH SHOWING

# LOT LINE ADJUSTMENT

IN THE CITY OF SAN CLEMENTE, STATE OF CALIF.

JANUARY, 1978

SCALE: 1" = 80'



PREPARED BY:  
LANDER ENGINEERING, INC.  
17748 SKYPARK BLVD., #160  
IRVINE, CALIF. 92714

**LANDER ENGINEERING, C.**

17748 SKYPARK BLVD • SUITE 160  
IRVINE, CALIFORNIA 92714

(714) 754-6241

DESCRIPTION OF PARCELS <sup>AS</sup> ~~THE~~ ADJUSTED

All that certain real property in the City of San Clemente, County of Orange, State of California, being those portions of Lot 11 of Tract No. 8617, as shown on a map thereof, recorded in Book 349 at Pages 9 and 10 of Miscellaneous Maps, records of said Orange County, and Lot 10 of Tract No. 8145, as shown on a map thereof, recorded in Book 329 at Page 48 through 50, inclusive, of Miscellaneous Maps, records of said Orange County, and a portion of the South half of Section 34, Township 8 South, Range 7 West, S.B.M., described as follows:

PARCEL 1:

Lot 11 of Tract No. 8617, as shown on a Map recorded in Book 349, Pages 9 and 10 of Miscellaneous Maps, records of Orange County, California.

Except therefrom the South 10.00 feet thereof.

PARCEL 2:

Lot 10 of Tract No. 8145, as shown on a Map recorded in Book 329, Pages 48, 49, and 50 of Miscellaneous Maps, records of Orange County, California.

Except therefrom the Southerly 20.00 feet thereof.

PARCEL 3:

Commencing at the most Westerly corner of that certain parcel of land designated as Leroy M. Strang, 64.174 acres, on the Record of Survey map filed in Book 11, Page 29 of Records of Surveys, in the office of the County Recorder of Orange County, California; thence, North 32° 17' 15" East along the Northwesternly boundary of said Strang parcel, 1416.11 feet; thence, North 48° 10' 10" East, 259.50 feet; thence, leaving said Northwesternly boundary North 31° 16' 50" West, 293.86 feet; thence, North 9° 22' 50" West, 800.00 feet to the true point of beginning of the parcel of land herein described; thence, North 88° 08' 20" West, 377.50 feet; thence, North 9° 22' 50" West, 235.29 feet; thence, South 88° 08' 20" East, 377.50 feet; thence, South 9° 22' 50" East, 235.29 feet to the true point of beginning.

TOGETHER WITH the South 10.00 feet of Lot 11 of Tract No. 8617, as shown on a Map recorded in Book 349, Pages 9 and 10 of Miscellaneous Maps, records of Orange County, California, and the Southerly 20.00 feet of Lot 10 of Tract No. 8145, as shown on a Map recorded in Book 329, Pages 48, 49, and 50 of Miscellaneous Maps, records of Orange County, California.

Recording Requested By:  
City Clerk  
City of San Clemente  
100 Avenida Presidio  
San Clemente, CA 92672

CITY OF SAN CLEMENTE  
CERTIFICATION OF APPROVAL OF LOT LINE ADJUSTMENT

I hereby certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 1978, the matter pertaining to the lot line adjustments of the properties described in Exhibit "A", which is attached hereto and made a part hereof, was presented to the City Council of the City of San Clemente and that the City Council did find that the properties as described in the descriptions attached hereto are in compliance with the provisions of the City Subdivision Ordinance and the provisions of the Subdivision Map Act (Secs. 66410 et seq., Government Code of the State of California).

ATTESTED:

\_\_\_\_\_  
City Clerk  
City of San Clemente

I have reviewed the sketch and descriptions attached hereto and find them to be technically correct.

\_\_\_\_\_  
City Engineer

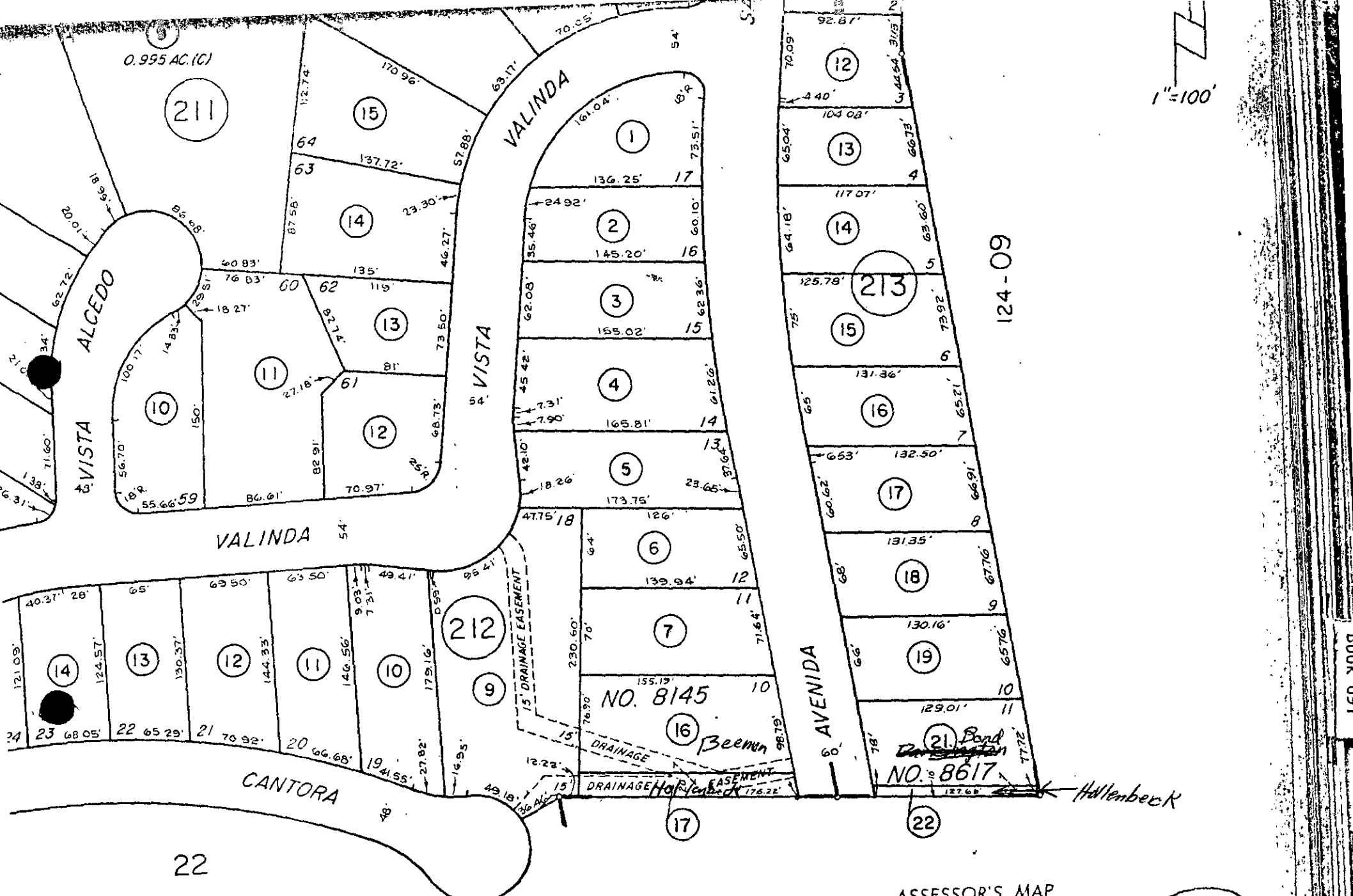
Parcel 1: 690-213-21 Lot 11, Tract 8617 (less so. 20')  
Roland S. Bond  
821 Ave. Salvador, S.C.

Parcel 2: 690-212-16 Lot 10, Tract 8145 (less so. 10')  
Victor Beeman  
820 Ave. Salvador, S.C.

Parcel 3: 690-222-13  
Thomas H. Mear  
122 Del Pacifico, S.C.

20' strip: 690-212-17 Covington-Hollenbeck  
10' strip: 690-213-22 Covington-Hollenbeck





1"=100'

M. 329 - 48, 49, 50  
V. 349 - 9, 10

NOTE - ASSESSOR'S BLOCK &  
PARCEL NUMBERS  
SHOWN IN CIRCLES

ASSESSOR'S MAP  
BOOK 690 PAGE 21  
COUNTY OF ORANGE

BOOK 690

**LANDER ENGINEERING, INC.**

1748 SKYPARK BLVD. SUITE 100

IRVINE, CALIFORNIA 92714

(714) 754-6241

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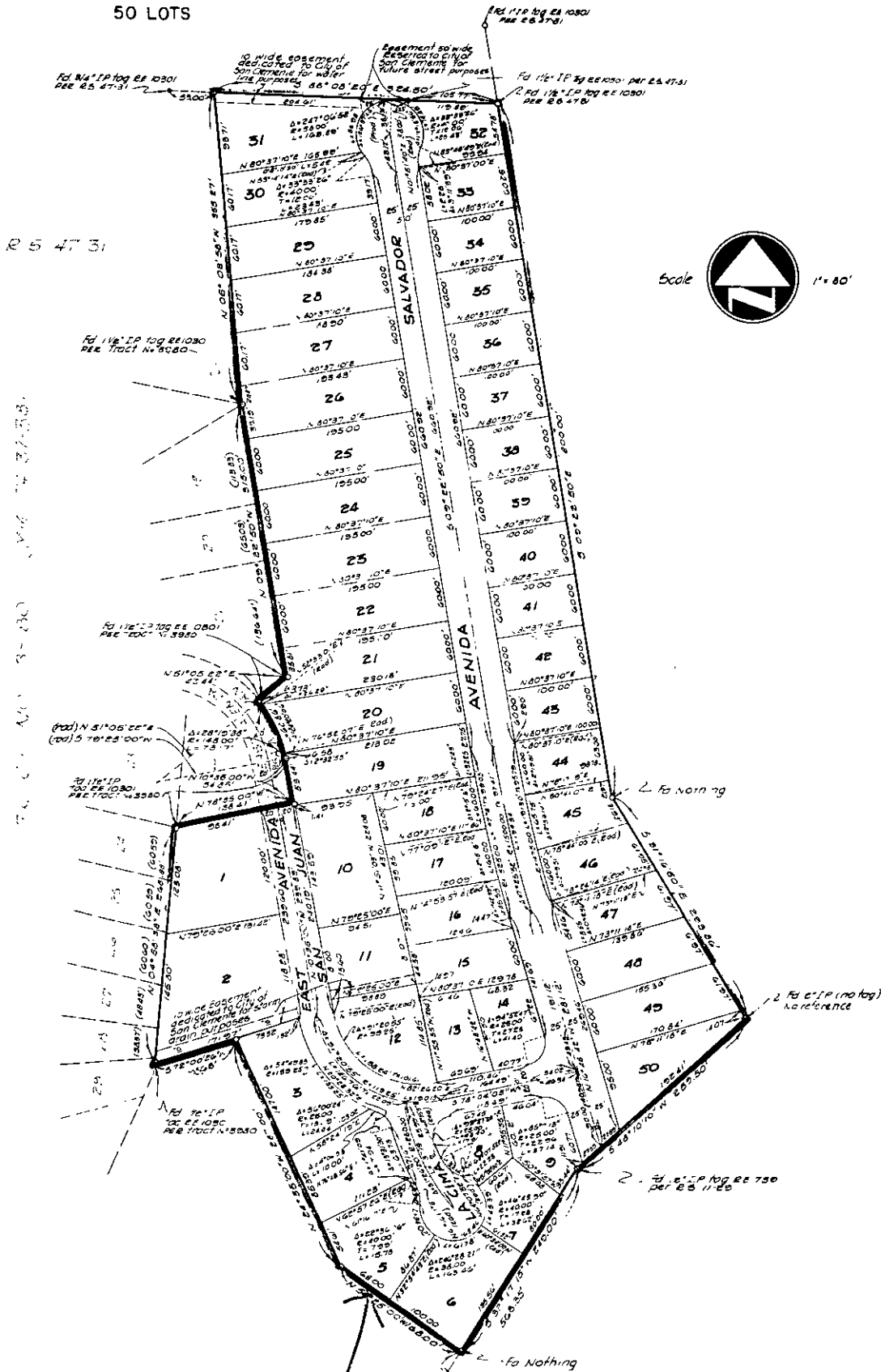
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# TRACT 3981 M.M. 191 / 1,2

NOVEMBER, 1963

50 LOTS



Orange County Title Company

# Runoff Study

1/ Oct. 17, 1963  
B

Tr. 3981 San Clemente

$$Q = CIA$$

Area tributary for C.B. on S. Side  
of Street East San Juan.

A = 5.1 ACRES - assume velocity in Street  
at 7 fps or 420 fpm

$$t_c = 10 + \frac{1475}{420}$$

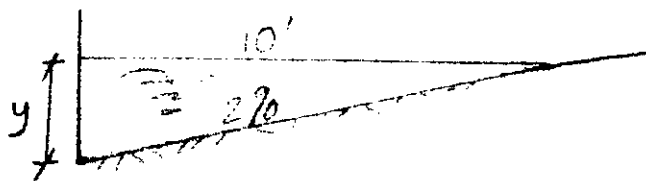
$$t_c = 13.5 \text{ min}$$

$$V = 2.15 \text{ m/hr.}$$

$$C = 0.73$$

$$Q = CIA = (0.73)(2.15)(5.1) = 8 \text{ cfs}$$

Street grade = 9.5% @ C.B.



$$\left(\frac{Q}{N}\right) = 3120$$

$$Q = 0.56 \left(\frac{Q}{N}\right)^{5/8} S^{1/2} y^{3/8}$$

$$y^{3/8} = \frac{(8)(0.016)}{(0.56)(50)(0.01)} = 0.0147$$

$$y = (0.0147)^{8/3} = 0.20'$$

$$A = (5)(0.20) = 1'$$

$$V = 8/1 = 8 \text{ fps}$$

Assumed 7 fps

for calculating  $t_c$  - OK

Capacity for 1-24" wide grate  
based on street grade of 9.5%  
and depth of flow of 0.20' is 4 cfs per  
grate

use 2-grates for each  
catch Basin in East  
San Juan.

2/3

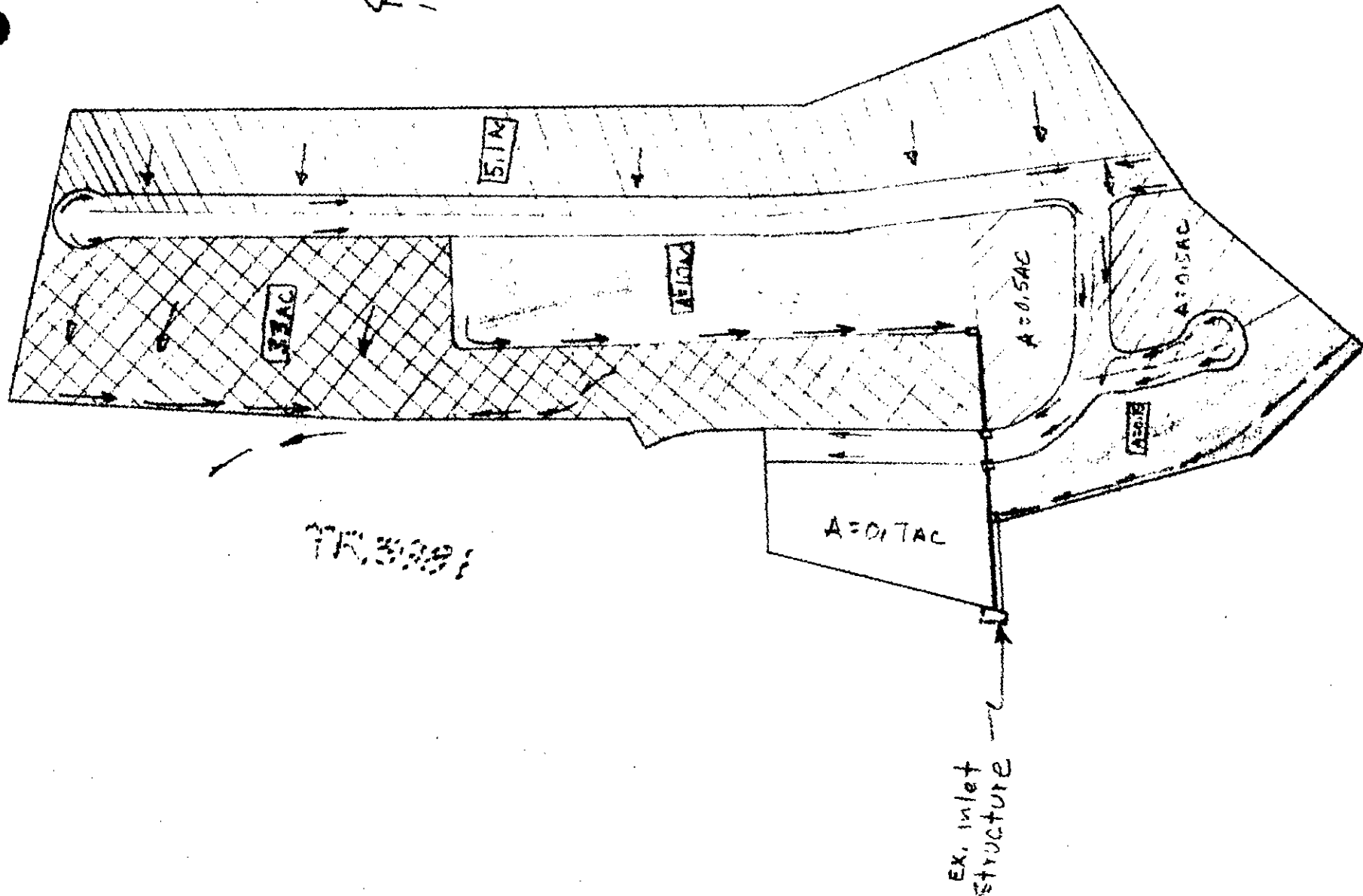
Inlet catch Basins for  
erosion control benches  
will require minimum  
size standard catch Basins

3/3

TF-3981



1" 760



TF-3981