Desi Alvarez

Griffin Residence Residential Rebuild of existing structure with 500 sq ft of concrete patio to be demolished to make way for a 418 sq ft addition and 228 sq ft covered patio for a total of 646 sq ft.

This is only 146 sq ft more impervious area than the original impervious sq footage on the lot. This equates to an additional 9 cu ft of water runoff. (146sq ft x .75” rain fall / 12)

All footings, foundation walls, and floor joices are existing original construction. The addition is new from the ground up. There are a few top plates, bottom plates and wall studs that are original and the rest of the wood was replaced. With the exception of the addition in the back, the overall foot print of the house has not changed nor has the roofline. The concrete driveway, utility yard and walk way on the side of the house are all existing. We respectfully ask that you consider this when making your decision concerning the lot drainage plan.

I propose that we install a cultec 330 in the front yard which is what Jerry green had originally demanded per his red line drawings returned to me after the third submittal. I will connect the downspouts as shown on the included sketch. I will attempt to install an overflow line through to the street but we have extremely limited frontage and what we have has an old growth tree, street light and footing as well as the water main and gas line. If this is not possible can we use downspout catch basins which will simply overflow should the tank become full and follow the natural grade to the street?

I will build a 9” berm to prevent runoff from the side yard from flowing into the front yard. The rear and side yards will be sloped such that water runoff will flow away from the house into the pervious grassy areas. I will install rain gutters on the rear of the house and direct their flow into the grassy areas away from the house as well as shown on the included sketch.

The rain water runoff calculated from the front side roof gutters is 108 cu ft of water.

(1728 sq ft x .75” rainfall)/12=108 cu ft of water

As stated earlier, this is what the red line drawings from Gerry Greene requested that we install, we ask that you please accept this as a drainage plan for our residence.

I have also included the soil sample results below that show that the existing non pervious grassy area will readily drain any storm water directed onto them.

The Griffins

**Soil sample summary:**

Mr. Griffin,

Enclosed is a summary of the soil material described at your property. Thank you for access to your property for collection of soils data to be used in the National Cooperative Soil Survey program and Los Angeles County Soil Survey.

Depth CMField Texture-USDASandClayKsat in/hrASTM soil type-UNIFIED

0-7Sandy loam6572-6SM

7-50Loamy sand8066-20SM

50-95Loamy sand8566-20SM

95-130Sand9046-20SP

130-200Sand9526-20SP

Ksat values range with bulk density and % clay (<http://www.ca.nrcs.usda.gov/intranet/techres/mlra02/guides/properties/sathydcond.html>

<http://soils.usda.gov/technical/handbook/contents/part618ex.html#ex9>)

Site info: 7803 Puritan St., Downey, CA 90242

 Slope- 0-2%

Aspect- 110 to 135

Drainage Class- Somewhat excessively drained

Permeability- Rapid