## SITE AND FOUNDATION DRAINAGE NOTES

1. TYPICAL SITE DRAINAGE: GROUND ADJACENT TO A BUILDING FOUNDATION SHALL SLOPE AWAY FORM THE BUILDING @ 5% MINIMUM FOR AT LEAST 10 FEET OR TO APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE FOUNDATION MUST BE SLOPED 2%

- 2. TYPICAL DRAINAGE AROUND STRUCTURES AND RETAINING WALLS: PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. PROVIDE POSITIVE DRAINAGE AROUND ENTIRE PERIMETER OF STRUCTURES.
- 3. TYPICAL DRAIN PIPE: USE MINIMUM 4° SCHEDULE 40 PERFORATED PIPE. HOLES SHALL BE PLACED FACING DOWN AND PIPE SLOPED 2% MINIMUM TO AN APPROVED OUTLET LOCATION. CLEANOUTS SHALL BE PROVIDED AS NECESSARY. ALL 90° BENDS SHALL BE MADE WITH (2) 45° PIECES OR ADDITIONAL CLEANOUTS MAY BE REQUIRED.
- 4. FOUNDATION DRAIN PIPE SHALL BE LOCATED AT THE BASES OF RETAINING WALLS AND FOOTINGS IN MINIMUM 12" WIDE, CLASS 2 AGGREGATE BASE ROCK OR %" CRUSHED ROCK WRAPPED IN AN APPROVED NON-WOVEN FILTER MEMBRANE. A MINIMUM OF 2" OF ROCK MUST BE BELOW THE DRAINAGE PIPE AND 6"
- 5. TYPICAL DOWNSPOUT: RAINWATER SHALL BE COLLECTED IN A SEPARATE NON-PERFORATED PIPE AND CONVEYED TO CITY STORMWATER SYSTEM.

### STORMWATER CONVEYANCE NOTES

- 1. PROVIDE SUBDRAINAGE SYSTEM FOR COLLECTION OF ALL SURFACE RUNOFF AND CONVEYANCE TO CITY STORM DRAINAGE SYSTEM AT STREET
- 2. PROVIDE PERIMETER DRAINAGE SYSTEM AROUND ALL FOUNDATIONS FOR POSITIVE DRAINAGE AND CONVEYANCE OF WATER AWAY FROM THE FOUNDATION SYSTEM TO CITY STORM DRAINAGE SYSTEM AT STREET FRONTAGE.
- 3. CONNECT ALL DOWNSPOUTS TO NON-PERFORATED PIPE SYSTEM AND CONVEY TO CITY STORM DRAINAGE SYSTEM AT STREET FRONTAGE.
- 4. SEE SOILS REPORT FROM GEOTECHNICAL ENGINEER DATED 4 NOV 2016.

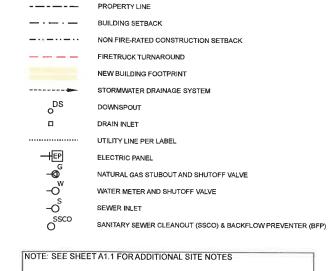
### **UTILITY NOTES**

1. THE EXISTENCE AND LOCATION OF ANY UTILITIES AND/OR STRUCTURES SHOWN ON THESE PLANS IS BASED ON THE BEST INFORMATION AVAILABLE AND PROVIDED BY THE OWNER. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY EXISTING LOCATIONS AND ASSUME LIABILITY FOR INACCURATE LOCATION OF EXISTING UTILITIES OR OMISSIONS OF SAME. THE CONTRACTOR SHALL COOPERATE WITH ALL UTILITY COMPANIES AND OTHER CONTRACTORS WORKING WITHIN THE LIMITS OF THE PROJECT.

2. BACKPILL OF PAVED AREAS:
WHERE PVC PIPES HAVE LESS THAN 38" COVER TO BOTTOM OF PAVEMENT IN PAVED AREAS, BACKFILL SHALL CONFORM TO CALTRANS CLASS LL BASEROCK
REQUIREMENTS, COMPACTED TO 90% MINIMUM (95% FOR UPPER 12"). ABSOLUTE MINIMUM COVER FOR PVC PIPES IN PAVED AREAS SHALL BE 12 INCHES
MEASURED FROM THE TOP OF THE PIPE TO THE BOTTOM OF PAVING.

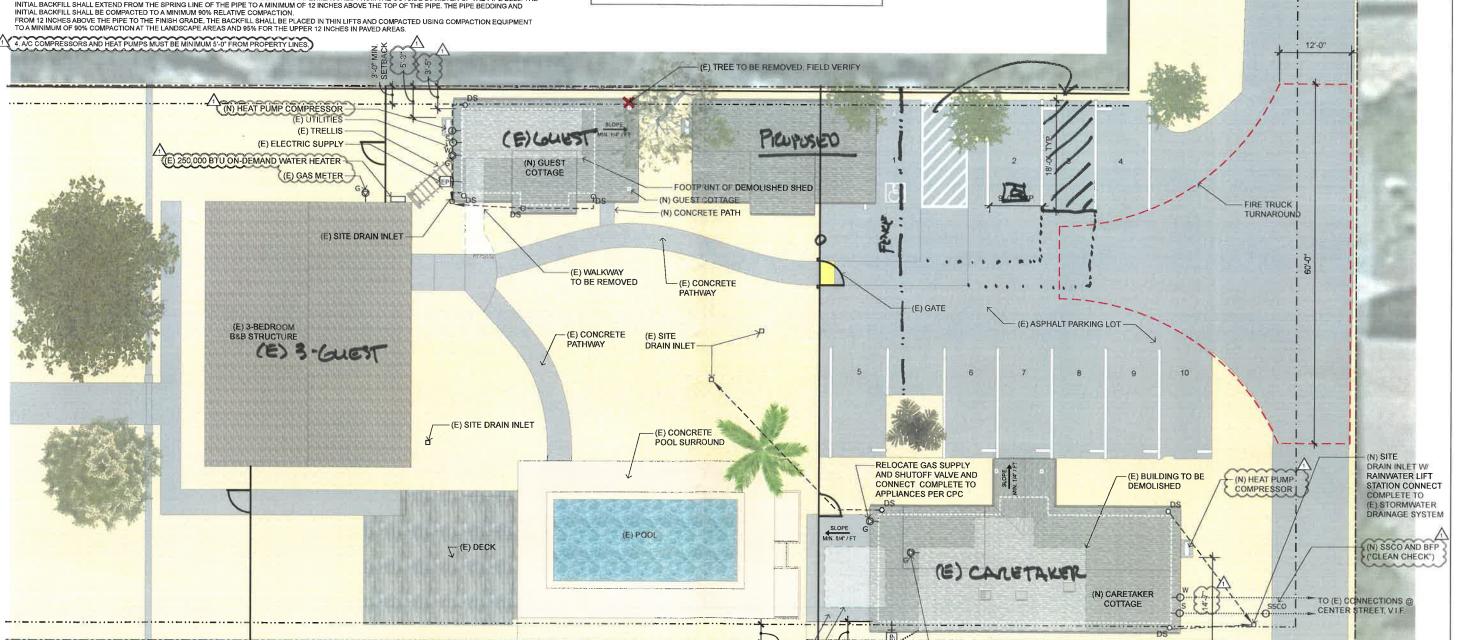
3. GENERAL UTILITY BACKFILL:
PIPE BEDDING AND INITIAL BACKFILL SHALL CONSIST OF IMPORTED SAND, PEA GRAVEL, OR BASEROCK MATERIALS APPROVED BY THE SOILS ENGINEER. PIPE
BEDDING SHALL EXTEND A MINIMUM OF 6 INCHES BELOW AND ON EACH SIDE OF THE PIPE, MEASURED FROM THE OUTSIDE DIAMETER OF THE PIPE BELL. THE
INITIAL BACKFILL SHALL EXTEND FROM THE SPRING LINE OF THE PIPE TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE. THE PIPE BEDDING AND

# SITE LEGEND



NOTE: CONTRACTOR TO CONNECT COMPLETE TO (E) UTILITY AND SEWER CONNECTIONS ADJACENT TO EACH (N) COTTAGE.

NOTE: CONNECT DOWNSPOUTS COMPLETE TO SUBSURFACE ROOF DRAIN PIPE. CONNECT COMPLETE TO (E) LANDSCAPE STARM DRAIN



KENNETH P. MUNS ARCHITE(



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§< Enlarged Site Plan