

PIPE: FOR GRAVITY FLOW SAN. SEWERS AND DRAINAGE P.V.C CONFORMING TO A.S.T.M. D-3034 MAXIMUM SDR 35, GASKETED JOINT, 15" DIA. MAXIMUM PIPE SIZE.

BEDDING: CLEAN COARSE SAND

* INITIAL BACKFILL: NATIVE MATERIAL - MAXIMUM SIZE NOT TO EXCEED 3/4"

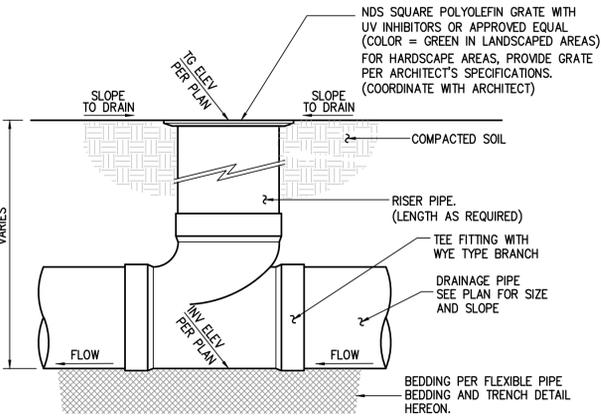
TRENCH BACKFILL: NATIVE MATERIAL 90% COMPACTION

COMPACTION: PIPE EMBEDMENT AND TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 306-1.3 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION. WATER DENSIFIED BACKFILL SHALL NOT BE USED UNLESS APPROVED BY THE SOILS ENGINEER.

FLEXIBLE PIPE BEDDING + TRENCH DETAIL

(SEE PLAN SHEET C-2A THROUGH C-2C)

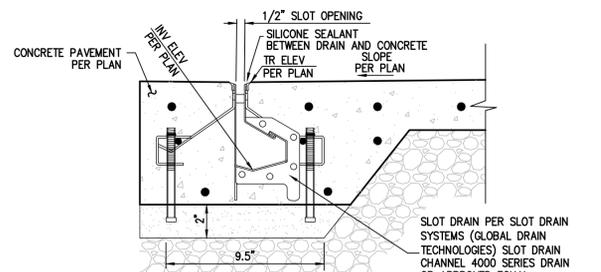
N.T.S. 2



CATCH BASIN DETAIL

(SEE PLAN SHEET C-2A THROUGH C-2C)

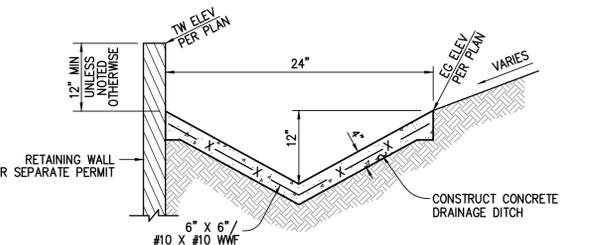
N.T.S. 3A



SLOT DRAIN DETAIL

(SEE PLAN SHEET C-2A THROUGH C-2C)

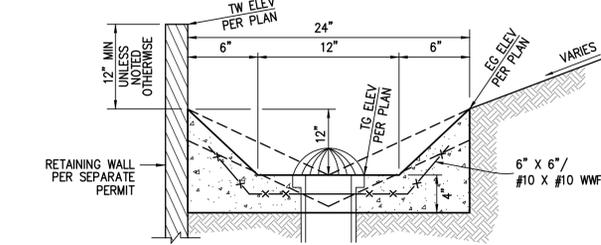
N.T.S. 3D



CONCRETE DRAINAGE DITCH BEHIND RETAINING WALL

(SEE PLAN SHEET C-2A THROUGH C-2C)

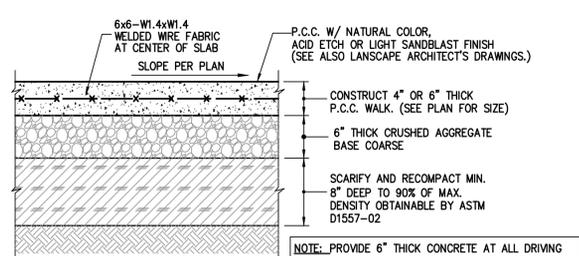
N.T.S. 4



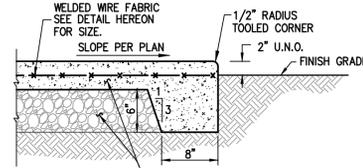
DRAIN INLET BEHIND RETAINING WALL

(SEE PLAN SHEET C-2A THROUGH C-2C)

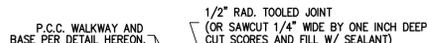
N.T.S. 5



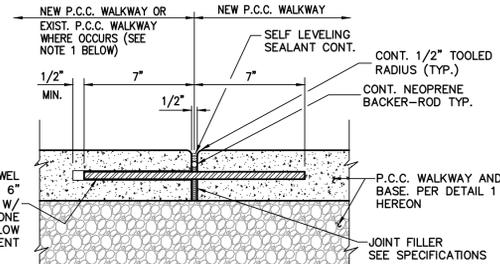
P.C.C. PAVEMENT DETAIL



THICKENED EDGE P.C.C. PAVEMENT DETAIL



P.C.C. PAVEMENT CONTROL JOINT (CJ) DETAIL (OR WEAKENED PLANE JOINT)



P.C.C. WALK EXPANSION JOINT (EJ) DETAIL

NOTES:

1. BASE COURSE SHALL MEET THE REQUIREMENTS FOR CRUSHED AGGREGATE BASE COURSE AS SPECIFIED IN SECTION 200-2 OF THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, "GREENBOOK".
2. THE BASE COURSE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DENSITY OBTAINABLE BY ASTM D1557-02.
3. THE MOISTURE CONTENT OF THE ON-SITE SOILS AT THE TIME OF COMPACTION SHALL VARY NO MORE THAN 2% BELOW OR ABOVE THE OPTIMUM MOISTURE CONTENT.
4. CONTROL JOINTS (OR WEAKENED PLANE JOINTS) SHALL BE CONSTRUCTED AT REGULAR INTERVALS NOT EXCEEDING 8' ON CENTER IF NOT INDICATED ON THE PLANS. JOINTS SHALL BE FILLED WITH SEALANT. SEE ALSO P.C.C. PAVEMENT CONTROL JOINT DETAIL HEREON.
5. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS WHERE NEW P.C.C. PAVEMENT JOINS EXIST. P.C.C. PAVEMENT. THE CONTRACTOR SHALL CONSTRUCT, IN ONE CONTINUOUS P.C.C. PLACING OPERATION, ALL WORK COMPRISED BETWEEN SUCH JOINTS. SEE ALSO P.C.C. WALK EXPANSION JOINT DETAIL HEREON.
6. PROVIDE THICKENED EDGE P.C.C. PAVEMENT AT ALL EDGES OF NEW P.C.C. PAVEMENT WHERE NEW P.C.C. PAVEMENT ADJUTS PLANTER AREAS, A.C. PAVEMENT AREAS, AND WHERE INDICATED. SEE THICKENED EDGE P.C.C. PAVEMENT DETAIL HEREON.

PORTLAND CEMENT CONCRETE WALK STRUCTURAL DETAIL

(SEE PLAN SHEET C-2A THROUGH C-2C)

N.T.S. 1

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS:

1. PRIOR TO COMMENCING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL JOIN CONDITIONS FOR GRADING AND DRAINAGE WORK AS WELL AS ALL UTILITY WORK. IF CONDITIONS DIFFER FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SHALL NOT BEGIN CONSTRUCTION UNTIL THE CHANGED CONDITIONS HAVE BEEN EVALUATED.
2. THE EXISTENCE, LOCATION AND CHARACTERISTICS OF UNDERGROUND UTILITY INFORMATION SHOWN ON THESE PLANS HAS BEEN OBTAINED FROM A REVIEW OF AVAILABLE RECORD DATA. NO REPRESENTATION IS MADE AS TO THE ACCURACY OR COMPLETENESS OF SAID UTILITY INFORMATION. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN AND ANY OTHER LINES NOT OF RECORD OR NOT SHOWN ON THESE PLANS.
3. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY, AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS, THE SOILS AND/OR GEOLOGY REPORTS, AND THE SITE CONDITIONS PRIOR TO COMMENCING WORK.
5. SHOULD CONFLICTING INFORMATION BE FOUND ON THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

GRADING NOTES:

1. GRADING SHALL CONFORM TO THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY GENERAL SPECIFICATIONS FOR GRADING PLANS, FORM B-164, WHICH SHALL BE CONSIDERED A PART OF THESE PLANS.
2. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S SITE PLAN FOR HORIZONTAL CONTROL AND BUILDING DIMENSIONS.
3. ALL RECOMMENDATIONS AND CONDITIONS OF THE SOIL ENGINEERING REPORT BY _____ DATED _____ INCLUDING ANY AND ALL SUBSEQUENT ADDENDUMS THERETO, SHALL BE ADHERED TO.
4. NO FILL SHALL BE PLACED UNTIL STRIPPING OF VEGETATION AND REMOVAL OF UNSUITABLE SOILS HAVE BEEN INSPECTED AND APPROVED BY THE SOILS ENGINEER.
5. NO ROCK OR SIMILAR MATERIAL GREATER THAN 3" IN DIAMETER WILL BE PLACED IN FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOILS ENGINEER.
6. ALL RETAINING WALLS SHOWN IN THIS GRADING PLAN SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.
7. THE SOILS ENGINEER IS TO APPROVE THE KEY OR BOTTOM AND LEAVE A CERTIFICATE ON THE SITE FOR THE GRADING INSPECTOR. THE GRADING INSPECTOR IS TO BE NOTIFIED BEFORE GRADING BEGINS AND, FOR BOTTOM INSPECTION, BEFORE FILL IS PLACED. FILL MAY NOT BE PLACED WITHOUT THE APPROVAL OF THE GRADING INSPECTOR.
8. ALL RETAINING WALLS SHALL BE PROVIDED WITH A SUBDRAINAGE SYSTEM REQUIRED TO PREVENT POSSIBLE HYDROSTATIC PRESSURE BEHIND THE RETAINING WALL. INSTALLATION OF THE SUBDRAINAGE SYSTEM SHALL BE INSPECTED AND APPROVED BY SOILS ENGINEER AND BY THE CITY GRADING INSPECTOR.
9. THIS PLAN IS FOR GRADING AND DRAINAGE PURPOSES ONLY AND DOES NOT CONSTITUTE APPROVAL OF BUILDINGS.
10. STRAIGHT GRADE SHALL BE MAINTAINED BETWEEN CONTOUR LINES AND SPOT ELEVATIONS UNLESS OTHERWISE SHOWN ON THE PLANS.
11. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
12. ALL CUT OR FILL SLOPES SHALL BE GRADED NOT STEEPER THAN 2:1
13. IF AT ANY TIME DURING GRADING OPERATIONS ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
14. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.
15. THE CONTRACTOR SHALL PROVIDE BARRICADES, TRAFFIC CONTROL, SIGNS, ADEQUATE COVERS FOR OPEN HOLES AND/OR TRENCHES, AND PEDESTRIAN PROTECTION AS MAY BE REQUIRED FOR THE WORK.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING AND THE REQUIRED UTILITY REMOVALS AND/OR DISCONNECTIONS.
17. CONTRACTOR TO VERIFY ALL INVERT ELEVATIONS AT POINT OF CONNECTION AS SHOWN ON THESE PLANS.
18. FOR TRENCH OR FOOTING EXCAVATIONS DEEPER THAN FIVE FEET, CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION & SAFETY ORDERS, THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, & THE CONSTRUCTION SAFETY ACT.
19. THE CONTRACTOR SHALL OBTAIN AN O.S.H.A PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER.
20. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON GRADING AND FOUNDATION EARTHWORK WHERE FOUNDATION EXCAVATION BELOW A 1:1 PLANE FROM PROPERTY LINE AND FOR ALL SHORING WORK INCLUDING SLOT-CUTS.
21. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/GEOLOGIST IS REQUIRED FOR GRADING OPERATIONS.
22. THE BUILDING AND SAFETY LETTER DATED _____ SHALL BE A PART OF THESE PLANS.
23. ALL GRADING SLOPES SHALL BE PLANTED & SPRINKLERED.
24. STANDARD 12" HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
25. RETAINING WALLS LOCATED CLOSER TO THE PROPERTY LINE THAN THE HEIGHT OF THE WALL SHALL BE BACKFILLED NOT LATER THAN 10 DAYS AFTER CONSTRUCTION OF THE WALL & NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
26. STAKE AND FLAG THE PROPERTY LINES IN ACCORDANCE WITH A LICENCED SURVEY MAP.
27. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
28. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED FOR PILES/ CAISSONS.
29. ALL FOOTINGS SHALL BE FOUNDED IN UNDISTURBED NATURAL SOIL PER CODE.
30. CONTINUOUS INSPECTION BY THE SOILS ENGINEER/ GEOLOGIST IS REQUIRED FOR ALL PILES/ CAISSON DRILLING.

ATTACHMENT A

JOB ADDRESS: 6023 RODGERTON DR., LOS ANGELES, CA 90068 CITY OF LOS ANGELES PERMIT #:

STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES MINIMUM WATER QUALITY PROTECTION REQUIREMENTS FOR ALL DEVELOPMENT CONSTRUCTION PROJECTS/ CERTIFICATION STATEMENT

THE FOLLOWING NOTES REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING WHICH MUST BE IMPLEMENTED ON ALL CONSTRUCTION PROJECTS.

CONSTRUCTION MEANS CONSTRUCTING, CLEARING, GRADING OR EXCAVATION THAT RESULTS IN SOIL DISTURBANCE, CONSTRUCTION INCLUDES STRUCTURE TEARDOWN. IT DOES NOT INCLUDE ROUTINE MAINTENANCE TO MAINTAIN ORIGINAL LINE AND GRADE, HYDRAULIC CAPACITY, OR ORIGINAL PURPOSE OF FACILITY; EMERGENCY CONSTRUCTION ACTIVITIES REQUIRED TO IMMEDIATELY PROTECT PUBLIC HEALTH AND SAFETY; INTERIOR REMODELING WITH NO OUTSIDE EXPOSURE OF CONSTRUCTION MATERIAL OR CONSTRUCTION WASTE TO STORM WATER; MECHANICAL PERMIT WORK; OR SIGN PERMIT WORK. - NPDES PERMIT PART 5 "DEFINITIONS":

1. ERODED SEDIMENTS AND POLLUTANTS SHALL BE RETAINED ON SITE AND SHALL NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSE OR WIND.
2. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY WIND OR WATER.
3. FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL NOR THE SURFACE WATERS. ALL APPROVED TOXIC STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
4. NON-STORM WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHING AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE APPROPRIATELY DISPOSED OF OR RECYCLED.
6. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAYS. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR BY ANY OTHER MEANS.

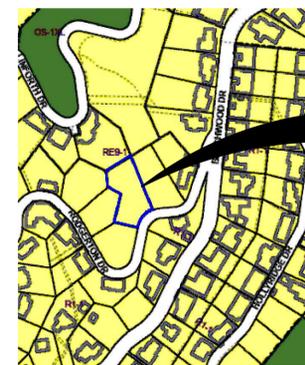
AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME: _____ (OWNER OR AUTHORIZED AGENT OF THE OWNER)

SIGNATURE: _____ (OWNER OR AUTHORIZED AGENT OF THE OWNER)

DATE: _____

VICINITY MAP



PROJECT SITE
6023 RODGERTON DRIVE

SHEET INDEX:

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C-1B	CIVIL DETAILS
C-2	PRECISE GRADING AND DRAINAGE KEY PLAN
C-2A	PRECISE GRADING AND DRAINAGE PLAN
C-2B	PRECISE GRADING AND DRAINAGE PLAN
C-2C	PRECISE GRADING AND DRAINAGE PLAN
C-3A	GRADING SECTIONS
C-3B	GRADING SECTIONS
C-3C	GRADING SECTIONS

GENERAL PROJECT DATA:

OWNER:
SARKIS MKHITARIAN
6023 RODGERTON DRIVE
LOS ANGELES, CA 90068

GEOTECHNICAL ENGINEER:
GEOSYSTEMS, INC
1545 VICTORY BLVD. 2ND FLOOR
GLENDALE, CA 91201
818-500-9533

JOB ADDRESS:
6023 RODGERTON DRIVE
LOS ANGELES, CA 90068

SOILS REPORT:

LEGAL DESCRIPTION:

APN: 5583-002-004
LOT 28, BLK. 13 OF TRACT NO. 6450, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 74, PAGES 84-90 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ESTIMATED EARTHWORK QUANTITIES:

TOTAL LOT AREA = 12,119 SF

MAX ALLOWED GRADING = 1,000 CU YDS + 10% OF LOT SIZE OR 2,400 CU YDS MAX. FOR RE9 = 1,000 CU YDS + (0.10 X 12,119) = 2,212 CU YDS / USE 2,212 CU MAX ALLOWED

NOTE: BHO NON EXEMPT GRADING IMPORT AND EXPORT IS LIMITED TO 0.75 X 2,400 = 1,800 CU ZONING: RE 9-1

TOTAL SITE GRADING:			
RAW CUT:	1,450 C.Y.	TOTAL RAW EXPORT:	880 C.Y.
RAW FILL:	570 C.Y.	TOTAL FNDTN SPOILS:	100 C.Y.
TOTAL RAW EXPORT:	880 C.Y. = 0.K	TOTAL PROJECT EXPORT:	980 C.Y.

< 1,800 = OK

ALLOWANCE FOR ADDITIONAL EXPORT FROM FOUNDATION SPOILS	
ADD APPROX 100 CU YDS FOR PILE SPOILS	
BHO EXEMPT GRADING CUT UNDER DRIVEWAY ACCESS:	255 C.Y.
[CUT UNDER BUILDING FOOTPRINT = 932 CU YDS 50% OF SAID CUT = 466 CU YDS]	
FILL RESULTING FROM A MAX 50% OF CUT UNDER BUILDING:	466 C.Y.

	CUT	FILL	TOTAL (CUT+FILL)	
TOTAL BHO NON EXEMPT GRADING	1,195 C.Y.	104 C.Y.	1,299 C.Y.	< 2,212 = OK
TOTAL BHO EXEMPT GRADING	255 C.Y.	466 C.Y.	721 C.Y.	
TOTAL PROJECT GRADING	1,450 C.Y.	570 C.Y.	2,020 C.Y.	

THE ABOVE LISTED QUANTITIES REFLECT THE ENGINEER'S ESTIMATE OF THE EARTHWORK VOLUMES. THESE QUANTITIES ARE FOR DESIGN AND BONDING PURPOSES ONLY, AND NOT FOR CONTRACT PURPOSES. THE CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES.

RETAINING WALLS:

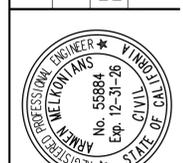
	LENGTH	MAX HEIGHT
RETAINING WALL # 1:	30 FT	10 FT
RETAINING WALL # 2:	164 FT	10 FT
RETAINING WALL # 3:	190 FT	10 FT

THESE PLANS HAVE BEEN REVIEWED AND CONFORMS TO RECOMMENDATIONS OF SOILS ENGINEERING/ GEOLOGIC REPORTS DATED OCTOBER 12, 2016

GEOTECHNICAL _____ DATE _____ GEOLOGIST _____ DATE _____

DATE	DESCRIPTION
7/15/25	AS NOTED REFS0103

DATE:	7/15/25
SCALE:	AS NOTED
PROJECT NO.:	REFS0103



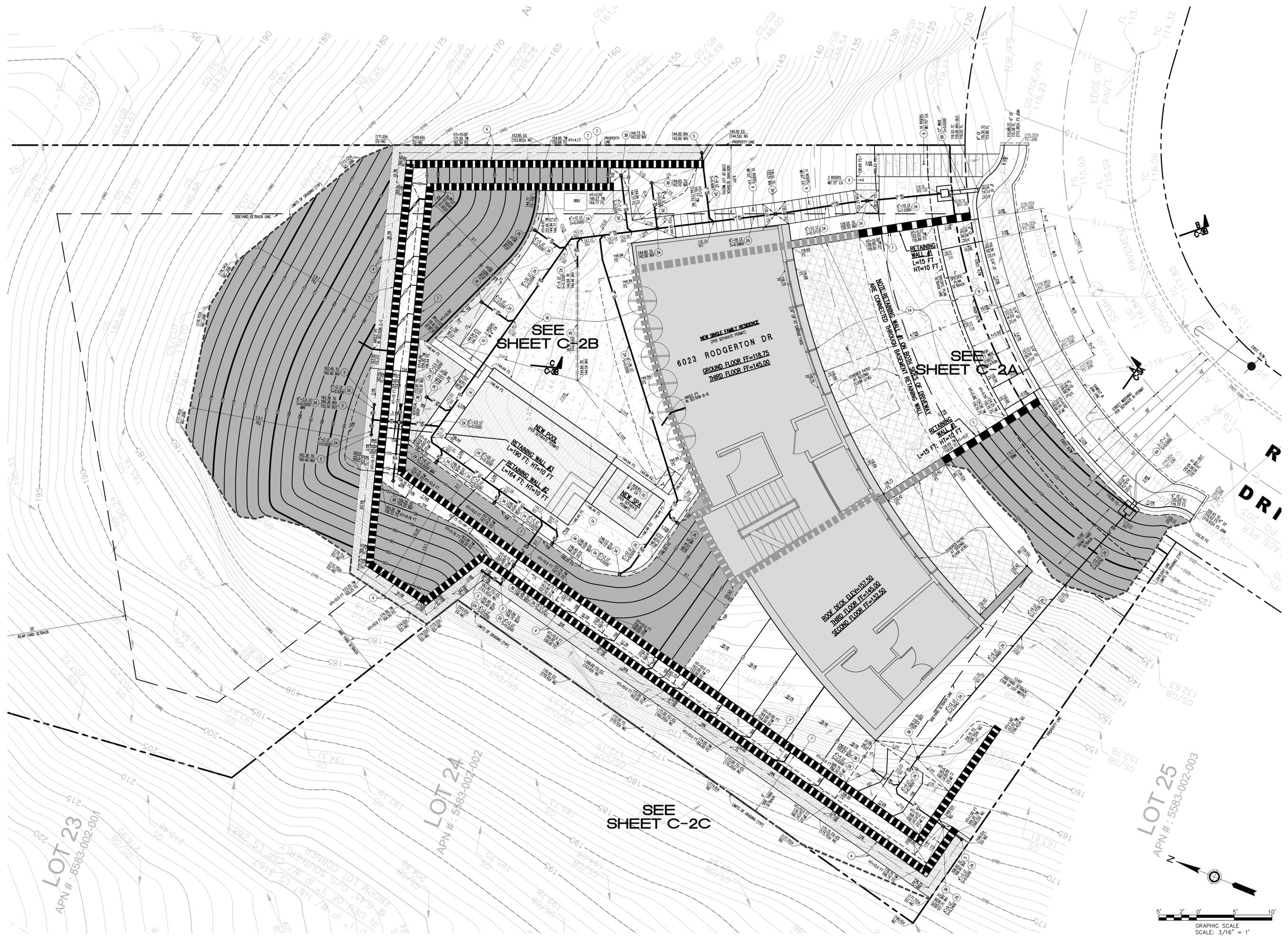
AMEC, IIC
1465 TAMARIND AVE., SUITE 299
LOS ANGELES, CA 90068
Email: armen@amec-ca.com

ARMEN MELKONIAN, R. C.E.



6023 RODGERTON DRIVE
LOS ANGELES, CA 90068

CIVIL TITLE SHEET
AND DETAILS



LOT 23
APN #: 5583-002-001

LOT 24
APN #: 5583-002-002

LOT 25
APN #: 5583-002-003

SEE SHEET C-2C

SEE SHEET C-2B

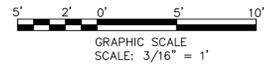
SEE SHEET C-2A

NEW SINGLE FAMILY RESIDENCE
(PER SEPARATE PERMIT)
6023 RODGERTON DR.
GROUND FLOOR FF=118.75
THIRD FLOOR FF=145.00

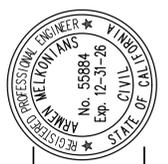
NEW POOL
(PER SEPARATE PERMIT)
RETAINING WALL #3
L=190 FT, HT=10 FT
RETAINING WALL #2
L=164 FT, HT=10 FT

RETAINING WALL #1
L=15 FT, HT=10 FT

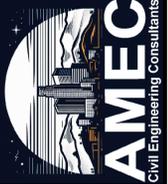
ROCK DECK ELEV=157.50
THIRD FLOOR FF=142.00
SECOND FLOOR FF=132.50



REV	DATE	DESCRIPTION
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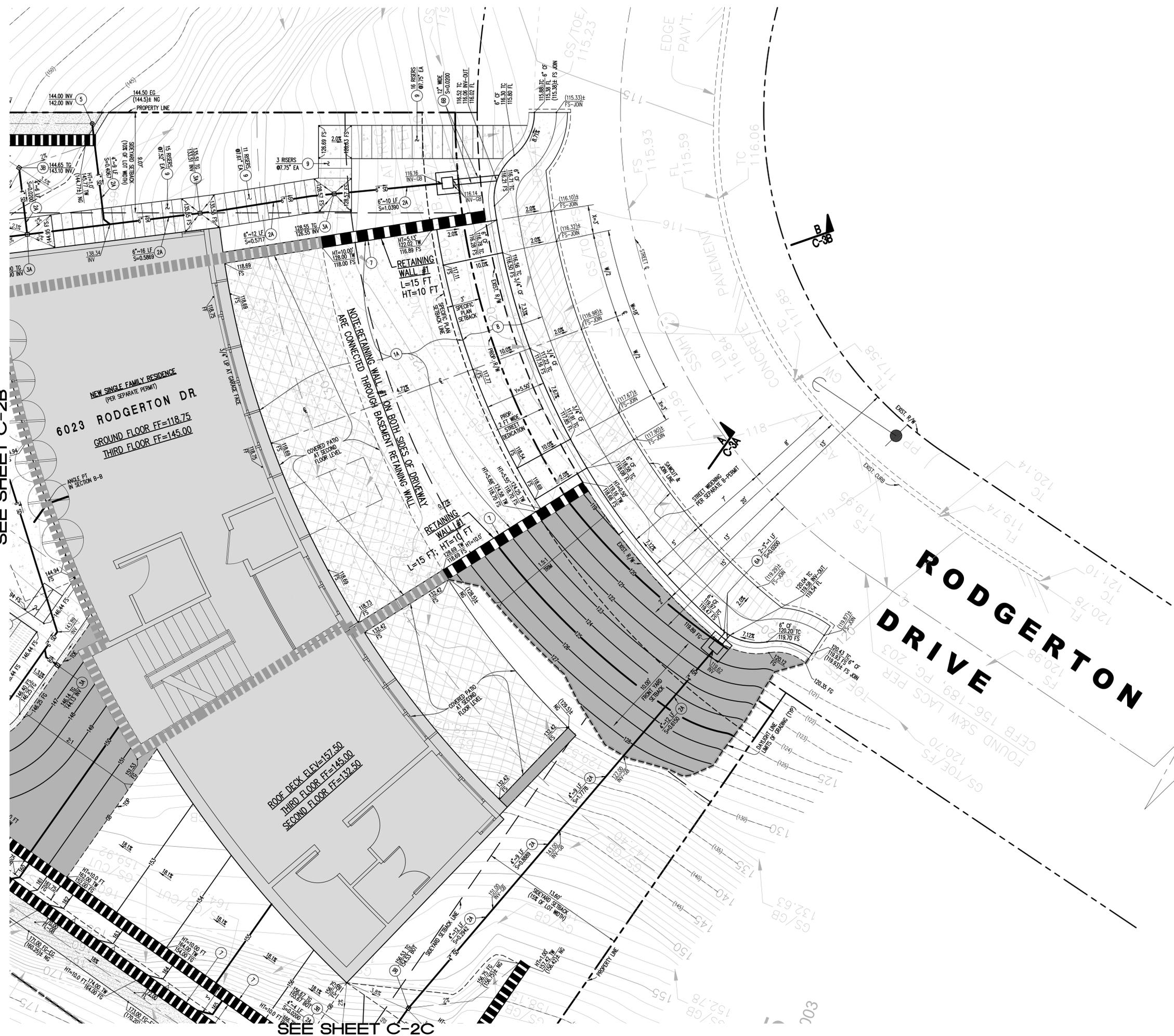


AMEC, LLC
1465 TAMARIND AVE., SUITE 299
DOWNTOWN LOS ANGELES, CA 90012
Tel: 213.477.0832
Email: armen@amec-ca.com



6023 RODGERTON DRIVE
LOS ANGELES, CA 90068
PRECISE GRADING AND
DRAINAGE KEY MAP

SEE SHEET C-2B



NEW SINGLE FAMILY RESIDENCE
(PER SEPARATE PERMIT)
6023 RODGERTON DR.
GROUND FLOOR FF=118.75
THIRD FLOOR FF=145.00

ROOF DECK ELEV=157.50
THIRD FLOOR FF=145.00
SECOND FLOOR FF=132.50

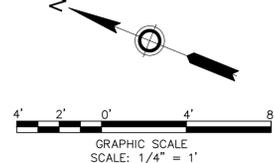
SEE SHEET C-2C

CONSTRUCTION NOTES

- 1A CONSTRUCT CONCRETE PAVEMENT PER DETAIL 1 ON SHEET C-1A.
- 1B CONSTRUCT PERMEABLE PAVEMENT. ALSO REFER TO DETAIL 1B ON SHEET C-1B.
- 2A INSTALL UNDERGROUND PVC SDR-35 STORM DRAIN LINE. PROVIDE FITTINGS AS REQUIRED. SLOPE, LENGTH, AND SIZE PER PLAN. SEE ALSO DETAIL 2 ON SHEET C-1A.
- 3A INSTALL 4" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3B INSTALL 6" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3C INSTALL 12" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3D INSTALL LINEAR SLOT DRAIN. SEE DETAIL 3D ON SHEET C-1A.
- 4 CONSTRUCT DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 4 ON SHEET C-1A.
- 5 CONSTRUCT 4" DRAIN INLET IN DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 5 ON SHEET C-1A.
- 6A CONSTRUCT CURB DRAIN PER APWA STANDARD PLAN NO 150-3. PROVIDE 2-3" DIAMETER CAST IRON PIPES FOR OUTLET. CONSTRUCT CASE 1 INLET PER STANDARD PLAN.
- 6B CONSTRUCT PARKWAY DRAIN PER APWA STANDARD PLAN NO 151-2. SLOPE AND WIDTH OF PARKWAY DRAIN PER PLAN.
- 7 CONSTRUCT NEW RETAINING WALL PER SEPARATE PERMIT. 10 FT HIGH MAX.
- 8 CONSTRUCT NEW CONCRETE DRIVEWAY APRON PER CITY OF LOS ANGELES BUREAU OF ENGINEERING DEPT. OF PUBLIC WORKS STANDARD PLAN NO. S-440-4. CASE 1, "W", "X", AND "Y" PER PLAN. SEE ALSO GENERAL NOTE 5 HEREON.
- 9 CONSTRUCT CONCRETE STEPS ON GRADE. SEE ARCH PLANS FOR DETAILS.
- 10 ROOF DRAIN CONNECTION TO BUILDING PLUMBING SYSTEM. SEE ARCH/ PLUMBING DRAWINGS FOR CONTINUATION.

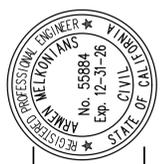
GENERAL NOTES

- 1. BUILDING, RETAINING WALL, & POOL PER SEPARATE PERMITS:
 PERMIT #25030-20000-02482 - GRADING FOR SFD, RETAINING WALLS, POOL
 PERMIT #25010-20000-01689 - NEW 3-STORY SINGLE FAMILY DWELLING WITH ROOF DECK, TRELLIS, AND ATTACHED GARAGE PER ENGINEERING. NFPA-13D FIRE SPRINKLER THRU-OUT
 PERMIT #25020-20000-00726 - NEW RETAINING WALLS
 PERMIT #25047-20000-00472 - NEW POOL WITH ATTACHED SPA AND WATERFALL FEATURE PER ENGINEERING AND FOUNDATION DETAILS.
- 2. REFER TO STRUCTURAL PLANS FOR ALL RETAINING WALL AND FOUNDATION DETAILS.
- 3. CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH THE APPROVED SOILS REPORT FOR THIS PROJECT AND FOLLOW ALL GRADING RECOMMENDATIONS CONTAINED THEREIN. SEE PLANS FOR APPROVED SOILS REPORT LETTER.
- 4. ALL DISTURBED PERMEABLE SLOPES TO BE PLANTED WITH VEGETATION.
- 5. CONTRACTOR TO OBTAIN AN "A" PERMIT FROM THE CITY OF LOS ANGELES BUREAU OF ENGINEERING DEPARTMENT OF PUBLIC WORKS FOR ALL WORK WITHIN PUBLIC RIGHT OF WAY PRIOR TO COMMENCEMENT OF WORK WITHIN PUBLIC RIGHT OF WAY.
- 6. CONTRACTOR TO CONNECT ALL ROOF DRAIN DOWNSPOUTS FROM BUILDING AS WELL AS ALL DECK DRAINS FROM PATIOS, BALCONIES AND OTHER BUILDING AREAS TO ADJACENT STORM DRAIN LINES SHOWN ON THIS PLAN SO AS TO ROUTE DRAINS TO CURB DRAIN AND PARKWAY DRAIN SHOWN ON THESE PLANS.

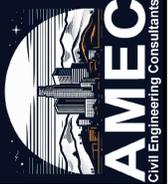


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DATE:	7/15/25
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PROJECT NO.:	REES0103



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6023 RODGERTON DRIVE
LOS ANGELES, CA 90068
PRECISE GRADING AND
DRAINAGE PLAN

SEE SHEET C-2B

SEE SHEET C-2A

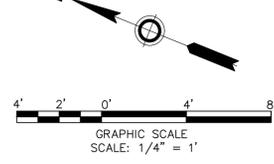


CONSTRUCTION NOTES

- 1A CONSTRUCT CONCRETE PAVEMENT PER DETAIL 1 ON SHEET C-1A.
- 1B CONSTRUCT PERMEABLE PAVEMENT. ALSO REFER TO DETAIL 1B ON SHEET C-1B.
- 2A INSTALL UNDERGROUND PVC SDR-35 STORM DRAIN LINE. PROVIDE FITTINGS AS REQUIRED. SLOPE, LENGTH, AND SIZE PER PLAN. SEE ALSO DETAIL 2 ON SHEET C-1A.
- 3A INSTALL 4" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3B INSTALL 6" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3C INSTALL 12" SQUARE DRAIN INLET CATCH BASIN. USE ADVANCED DRAINAGE SYSTEM (ADS) CATCH BASIN OR EQUAL. SEE ALSO DETAIL 3A ON SHEET C-1A.
- 3D INSTALL LINEAR SLOT DRAIN. SEE DETAIL 3D ON SHEET C-1A.
- 4 CONSTRUCT DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 4 ON SHEET C-1A.
- 5 CONSTRUCT 4" DRAIN INLET IN DRAINAGE SWALE BEHIND RETAINING WALL PER DETAIL 5 ON SHEET C-1A.
- 6A CONSTRUCT CURB DRAIN PER APWA STANDARD PLAN NO 150-3. PROVIDE 2-3" DIAMETER CAST IRON PIPES FOR OUTLET. CONSTRUCT CASE 1 INLET PER STANDARD PLAN.
- 6B CONSTRUCT PARKWAY DRAIN PER APWA STANDARD PLAN NO 151-2. SLOPE AND WIDTH OF PARKWAY DRAIN PER PLAN.
- 7 CONSTRUCT NEW RETAINING WALL PER SEPARATE PERMIT. 10 FT HIGH MAX.
- 8 CONSTRUCT NEW CONCRETE DRIVEWAY APRON PER CITY OF LOS ANGELES BUREAU OF ENGINEERING DEPT. OF PUBLIC WORKS STANDARD PLAN NO. S-440-4. CASE 1, "W", "X", AND "Y" PER PLAN. SEE ALSO GENERAL NOTE 5 HEREON.
- 9 CONSTRUCT CONCRETE STEPS ON GRADE. SEE ARCH PLANS FOR DETAILS.
- 10 ROOF DRAIN CONNECTION TO BUILDING PLUMBING SYSTEM. SEE ARCH/ PLUMBING DRAWINGS FOR CONTINUATION.

GENERAL NOTES

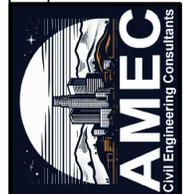
- 1. BUILDING, RETAINING WALL, & POOL PER SEPARATE PERMITS:
 PERMIT #25030-20000-02482 - GRADING FOR SFD, RETAINING WALLS, POOL
 PERMIT #25010-20000-01689 - NEW 3-STORY SINGLE FAMILY DWELLING WITH ROOF DECK, TRELIS, AND ATTACHED GARAGE PER ENGINEERING. NFPA-13D FIRE SPRINKLER THRU-OUT
- PERMIT #25020-20000-00726 - NEW RETAINING WALLS
 PERMIT #25047-20000-00472 - NEW POOL WITH ATTACHED SPA AND WATERFALL FEATURE PER ENGINEERING
- 2. REFER TO STRUCTURAL PLANS FOR ALL RETAINING WALL AND FOUNDATION DETAILS.
- 3. CONTRACTOR TO FAMILIARIZE HIM/HER SELF WITH THE APPROVED SOILS REPORT FOR THIS PROJECT AND FOLLOW ALL GRADING RECOMMENDATIONS CONTAINED THEREIN. SEE PLANS FOR APPROVED SOILS REPORT LETTER.
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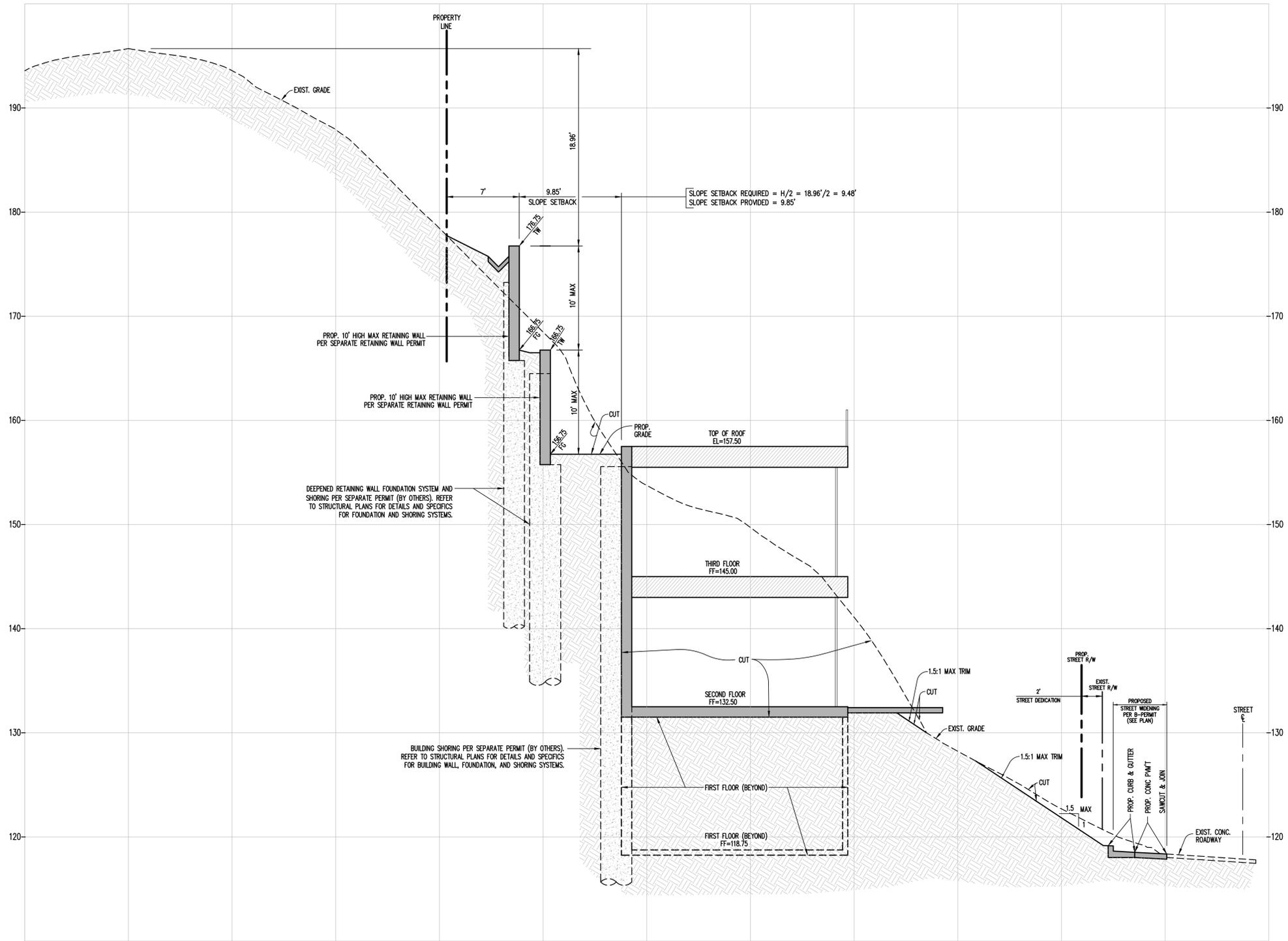
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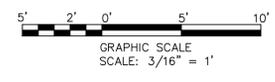
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**6023 RODGERTON DRIVE
 LOS ANGELES, CA 90068
 PRECISE GRADING AND
 DRAINAGE PLAN**

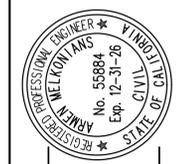


SECTION A-A

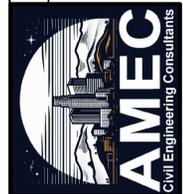


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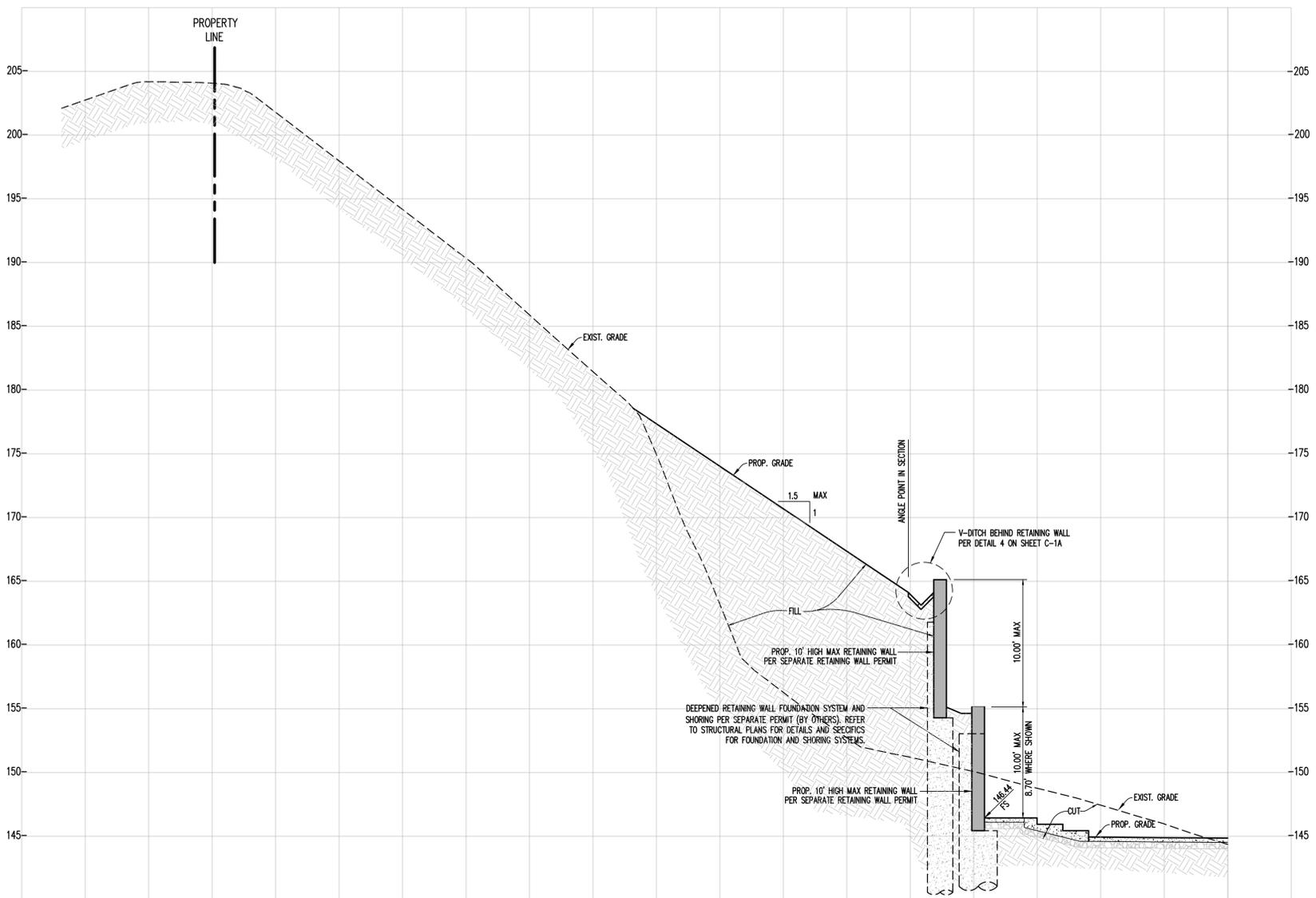
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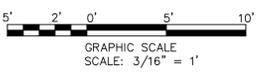
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6023 RODGERTON DRIVE
LOS ANGELES, CA 90068
GRADING SECTIONS

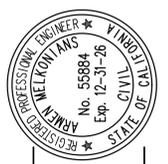


SECTION C-C



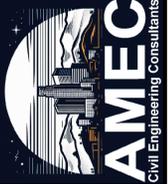
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 ARMEN MELKONIAN, R.C.E.



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GRADING SECTIONS