

Stanley Family Residence

2166 STANLEY HILLS DR LOS ANGELES CA 90046



SCOPE OF THE WORK : NEW SINGLE FAMILY DWELLING WITH ATTACHED GARAGE , POOL AND SPA , GRADING AND RETAINING WALL
ZA CASE "ZA-2024-6711-CU1-HCA"

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REQUIREMENTS.
2. THE CONTRACTOR SHALL VERIFY ALL FIELD DIMENSIONS AND CONDITIONS AND SHALL CALL TO THE ARCHITECT OR DESIGNER OF ANY QUESTIONS OR CONFLICT FOR RESOLUTION BEFORE PROCEEDING WITH WORK.
3. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS ARE SHOWN FROM FACE OF STUD OF EXISTING WALL UNLESS OTHERWISE NOTED.
4. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. THE DESIGNER SHALL BE NOTIFIED FOR CLARIFICATIONS REQUIRED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION AND COORDINATION WITH OTHER TRADES OR SUB CONTRACTORS AND THEIR WORK TO ENSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
6. CONTRACTOR SHALL PROVIDE ALL NECESSARY SAFETY DEVICES, TEMPORARY BARRICADES, SCAFFOLDING, LIGHTING, COVERINGS, FIRE PREVENTION AND OTHER EQUIPMENT TO PROTECT THE SAFETY OF ALL PERSONS ON THE PROPERTY THROUGHOUT THE ENTIRE PERIOD OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTINUOUS CLEANUP OF THE SITE OF ALL DEBRIS WHETHER CREATED BY HIS WORK OR THE FAILURE OF HIS SUBCONTRACTORS TO CLEAN UP AFTER THEIR WORK.
8. ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES AND REGULATIONS OF AGENCIES HAVING JURISDICTION.
9. CONTRACTOR SHALL PROVIDE AND LOCATE ACCESS PANELS AS REQUIRED AFTER INSTALLATION OF PLUMBING, MECHANICAL DUCTS AND ELECTRICAL WORK.
10. INSTALL APPROVED FIRE RATED DAMPERS WHERE DUCTS PENETRATE FIRE RATED PARTITIONS, CEILING AND FLOOR ASSEMBLIES.
11. GENERAL CONTRACTOR TO ENSURE THAT ALL PARTITIONS ARE ATTACHED OR BRACED TO STRUCTURAL MEMBERS AND/OR SLAB ABOVE AS REQUIRED TO BE SAFE AND SECURE. SUPPORT Laterally AND SEISMICALLY AS REQUIRED BY APPLICABLE CODES.
12. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY, HEALTH ADMINISTRATIONS AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTORS ACTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE DESIGNER FOR ANY DAMAGES AND / OR PENALTY RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES AND REGULATIONS.
14. THE DESIGN ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC. IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT.
15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. THE CONTRACTOR SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE ABOVE LISTED MATERIALS.
16. OBSERVATION VISITS TO THE SITE BY THE DESIGNER SHALL NOT BE PART OF THIS CONTRACT.
17. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
18. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA AND SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
19. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
20. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE.

SEPARATE PERMITS :
POOL&SPA
GRADING
RETAINING WALL
SHORING

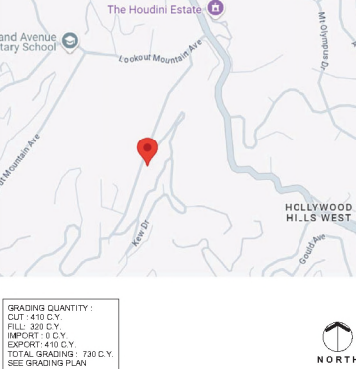
ENERGY NOTES

1. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE CALIFORNIA QUALITY STANDARDS FOR INSULATING MATERIALS.
2. DOORS AND WINDOWS BETWEEN CONDITIONED AND OUTSIDE OR UNCONDITIONED SPACE SUCH AS GARAGES AND COMPARTMENTS FOR CENTRAL AIR GAS FURNACES SHALL BE FULLY WEATHERSTRIPPED.
3. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED IN COMPLIANCE WITH THE APPROPRIATE INFILTRATION STANDARDS.
4. ALL FAN SYSTEMS EXHAUSTING AIR FROM THE BUILDING SHALL BE PROVIDED WITH BACK DRAFT DAMPERS.
5. CAULK AROUND ALL PLUMBING AND ELECTRICAL PENETRATIONS INTO THE BUILDING ENVELOPE.
6. CAULK AND SEAL AROUND ALL WINDOW AND DOOR FRAMES AND BETWEEN WALL SOLE PLATES AND FLOORS AND BETWEEN EXTERIOR WALL PANELS.
7. DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH MASTIC OR TAPE.
8. PROVIDE MINIMUM R-3 INSULATION ON WATER HEATER INLET AND OUTLET PIPE OR FIRST FIVE FEET IN CONDITIONED SPACE.
9. INSULATE RECIRCULATING HOT WATER PIPING IN UNHEATED SPACES.
10. THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS (EXCEPT HEAT PUMPS) SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH CAN BE MANUALLY PROGRAMMED TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.
11. AFTER INSTALLING WALL, CEILING OR FLOOR INSULATION, THE INSTALLER SHALL POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION CONFORMS WITH THE PLANS AND REQUIREMENTS. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION ANT THE INSTALLED R-VALUES. (R315.2)

SYMBOL LEGEND

- DOOR NUMBER DESIGNATIONS
- WINDOW STYLE: LETTER DESIGNATIONS
- SECTION CUT NUMBER
- SHT. NO.
- ELEVATION NUMBER
- SHT. NO.
- DETAIL NUMBER
- SHT. NO.
- FLOOR ELEVATION
- REVISION NUMBER

VICINITY MAP



LEGAL DESCRIPTION

Site Address: 2166 STANLEY HILLS DR LOS ANGELES CA 90046
Zip Code: 90046
LEGAL DESCRIPTION: LOT 163 OF BUNGLOW LAND IN THE CITY OF LOS ANGELES COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 13 PAGES 194-195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH SOUTHWESTERLY HALF OF LOT 162 OF SAID TRACT ABOVE.
BUILDING CODES
ALL CONSTRUCTION SHALL COMPLY WITH :

- 2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE,
- PART 1, TITLE 24 C.C.R.
- 2022 CALIFORNIA BUILDING CODE (CBC), PARTS 1 & 2, TITLE 24 C.C.R.
- 2023 LOS ANGELES BUILDING CODE
- 2023 LOS ANGELES GREEN CODE

PROJECT TYPE:

- ZONING: R1-1-HCR
- NUMBER OF PRO. STORIES: TWO LEVEL
- GARAGE: ATTACHED GARAGE
- SPRINKLER: YES NFPA 10D (HOUSE AND ADJ)
- TYPE OF CONSTRUCTION: VB
- OCCUPANCY GROUP: R3 & U
- ALLOWABLE BUILDING HEIGHT: 28'-0"
- PROPOSED BUILDING HEIGHT: 28'-0"
- LOT AREA = (37.5' X150') = 5,625 SQFT

ALLOWABLE RFA PER SLOPE BAND ANALYSIS = 2,104.5 SQFT
BUILDING "B"
1ST FLOOR = 978 SQFT
GARAGE = 353 SQFT (200 SQFT EXEMPT) = 159 SQFT
2ND FLOOR = 945 SQFT
TOTAL = 978 SQFT + 954 SQFT + 159 SQFT = 2,091 SQFT = 2,104 SQFT
SEE SHEET A2.03 FOR AREA BREAKDOWN

NUMBER OF BUILDING TO BE DEMOLISHED : 2
EXISTING 2-STORY BUILDING AND 1 STORY CABANA TO BE DEMOLISHED

PROJECT DIRECTORY

OWNER
STANLEY FAMILY RESIDENCE LLC.
ADDRESS: 11693 SAN VICENTE BLVD. #366
LOS ANGELES CA 90049

ARCHITECT
MALY ARCHITECTS, INC.
ADDRESS: 12304 SANTA MONICA BLVD #216
LOS ANGELES CA 90025
TEL: (818) 770-0161 , (310)993-1220

LANDUSE CONSULTANT
ENTITLE AND PERMITS .
ADDRESS: 18375 VENTURA BLVD SUITE 120
TARZANA CA 91356
TEL: (310-571-5833)

SHEET INDEX

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LANDSCAPE PLAN	L2.1	

YARD	REQUIRED	PROVIDED
FRONT	PREVAILING 3'-0"	5'-0"
SIDE	10% OF LOT WIDTH +1' = 4.75'	5'-0"
SIDE	10% OF LOT WIDTH +1' = 4.75'	5'-0"
REAR	15'-0"	77'-3"

TOTAL REQUIRED PARKING : 2 OFF-STREET PARKING
TOTAL PROVIDED PARKING : 2 PARKING GARAGES
(1STANDARD AND 1 COMPACT SPACES)
FLOOR AREA <2400 SQFT (NO ADDITIONAL PARKING NEEDED)

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PROJECT TITLE : TITLE SHEET -SINGLE FAMILY

ARCHITECT : FARTZIN MALY
7138 Isabel Ave. #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: fartzin.maly@gmail.com

APPLICANT AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC.
2166 STANLEY HILLS DR LOS ANGELES CA 90046

PROJECT NO.: 712/2025 11:02:18 PM

DRAWN BY: Author

APPROVED BY: Approver

SHEET NO.: A0.01

REVISIONS

NO.	DESCRIPTION
1	
2	
3	

DATE:

NO.

MALY ARCHITECTS INC.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

LOTS 161&162&163 OF BUNGALOW LAND TRACT AS PER MAP RECORDED IN BOOK 13 PAGES 194/195 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN: 5567-010-045

EXHIBIT "A"
Page No. 2 of 2
Case No. 22-2015-1396-CU1102

LEGEND	
WM	WATER METER
MB	MAIL BOX
ACU	AIR CONDITIONING UNIT
EM	ELECTRICAL METER
GM	GAS METER
CF	CURB FACE
DWY	DRIVEWAY
SMW	SEWER MANHOLE
C/L	CENTER LINE
BOUNDARY LINE	
PALM TREE	
TREE	
CONC. BLOCK WALL	
SPOT ELEVATION	
CHAINLINK FENCE	
IRON FENCE	
BUILDING LINE	
OVERHEAD WIRE	
STONE PATTERN	
CONCRETE PATTERN	

SLOPE ANALYSIS SURVEY

PREPARED FOR:
Rouzbeh Zarrinbakhsh

310-890-5505

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA.
2. MISC. DATA
TOTAL PROPERTY AREA: 11241 SQ. FT.
3. EASEMENTS ARE NOT PLOTTED.

BENCH MARK:

Structure ID: 4700015
ELEV = 895.10'
PD MARK AT INTERSECTION
OF STANLEY HILLS DR & WYNDHAM RD

No. Revision/Issue Date

Firm Name and Address

MOLAI LAND & DESIGN
24208 BURBANK BLVD
WOODLAND HILLS, CA 91367
818-325-9225
MEHMOUD.MOLAI@MLD.COM



Project Name and Address

2170 Stanley Hills Drive,
Los Angeles, CA 90046

Project

6240

Sheet

Date

04-06-2024

1 OF 1

Scale

1" = 10'

PARCEL 1

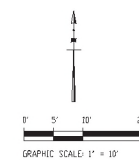
HILSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA-(R1)

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM ZONE (TABLE 1-R1)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	3707.46	X	0.45	=	1668.36
	15-29.99	397.75	X	0.45	=	178.99
	30-44.99	293.99	X	0.40	=	117.60
	45-59.99	180.31	X	0.35	=	63.11
	60-99.99	1040.99	X	0.30	=	312.30
	100+	0	X	0.00	=	0.00
MAXIMUM RESIDENTIAL AREA					=	2340.35

PARCEL 2

HILSIDE AREA MAX. RESIDENTIAL FLOOR AREA FORMULA-(R1)

HATCHING	SLOPE BANDS(%)	LOT AREA WITHIN EACH SLOPE BAND (SQ. FT.)		FAR FROM ZONE (TABLE 1-R1)		MAX. RESIDENTIAL FLOOR AREA ALLOWED WITHIN EACH SLOPE BAND
	0-14.99	1474.95	X	0.45	=	663.73
	15-29.99	786.54	X	0.45	=	353.94
	30-44.99	524.4	X	0.40	=	209.76
	45-59.99	539.16	X	0.35	=	188.71
	60-99.99	2295.45	X	0.30	=	688.64
	100+	0	X	0.00	=	0.00
MAXIMUM RESIDENTIAL AREA					=	2104.77





OWNER AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC,
2166 STANLEY HILLS DR LOS ANGELES CA
90046

SHEET TITLE: SITE PLAN

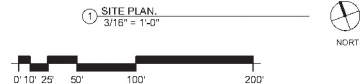
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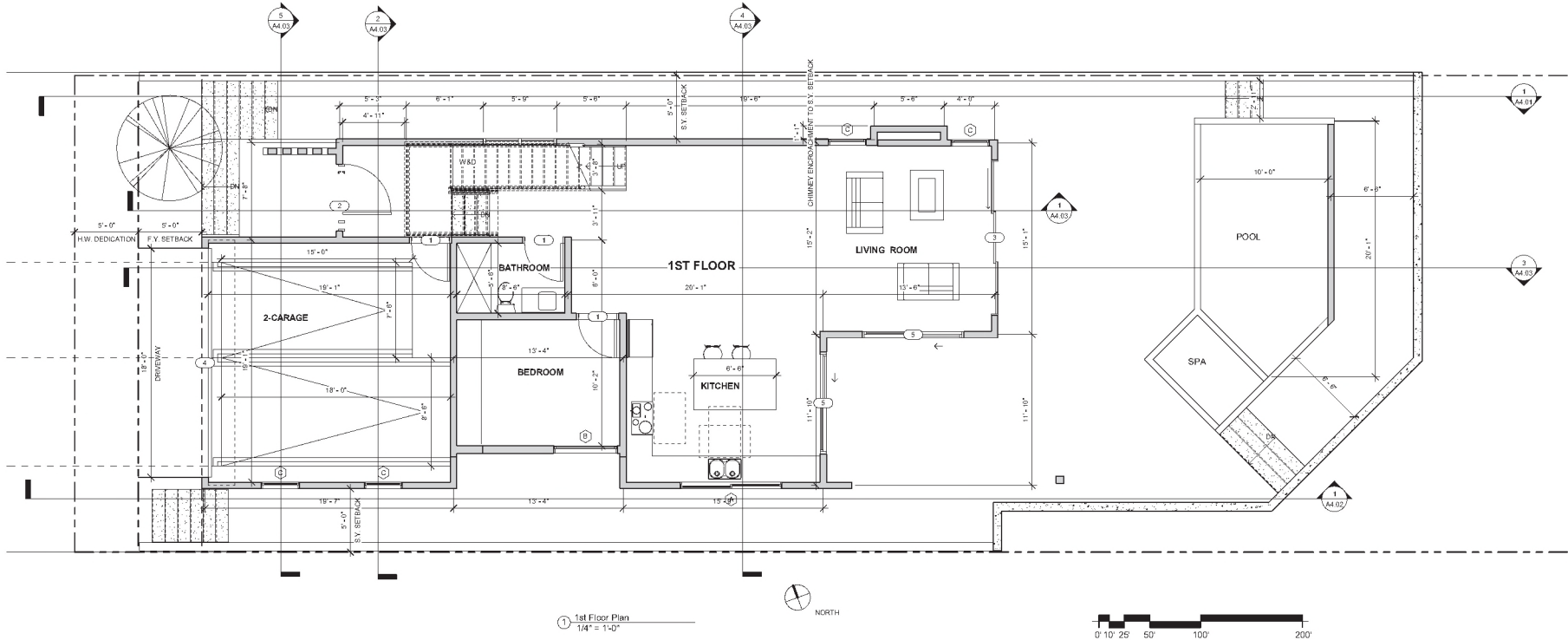
FARZIN MALY
7136 Haskell Ave., #320
Van Nuys, CA 91406
Ph: 818.778.0061
Email: farzin.maly@

PROJECT NO: -
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DRAWN BY: Author
APPROVED BY: Approver

SHEET NO:

A2.01

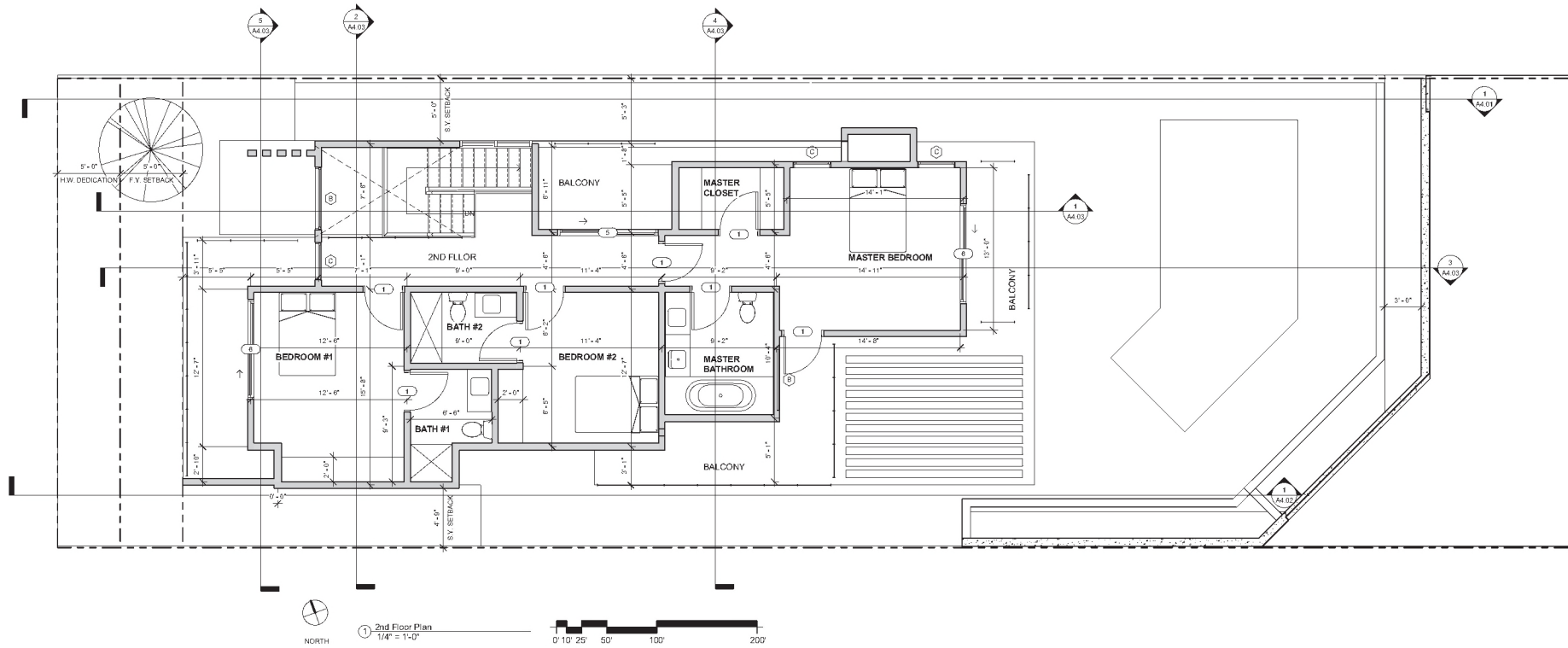




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SHEET TITLE: FLOOR PLANS		OWNER AND PROJECT ADDRESS: STANLEY FAMILY RESIDENCE LLC 2188 STANLEY HILLS DR LOS ANGELES CA 90048	
ARCHITECT: FARZIN MALY 7138 Haskell Ave, #320 Van Nuys, CA 91406 Ph: 818 770 0161 Email: farz.maly@gmail.com		DATE: 7/2/2025 11:02:26 PM	
PROJECT NO:		DRAWN BY: Author	
SHEET NO:		APPROVED BY: Approver	
A3.01		DATE:	

STATE OF CALIFORNIA
LICENSED ARCHITECT
NO. C-33731
EXP. 12-31-27
FARZIN MALY



REVISIONS

NO.	DATE
1	
2	
3	

OWNER AND PROJECT ADDRESS:

STANLEY FAMILY RESIDENCE LLC.
2188 STANLEY HILLS DR LOS ANGELES CA
90048

ARCHITECT:

FARZIN MALY
7138 Haskell Ave, #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farztn.maly@gmail.com

SHEET TITLE:

FLOOR PLANS

PROJECT NO:

DATE:

7/2/2025 11:02:29 PM

DRAWN BY:

Author

APPROVED BY:

Approver

SHEET NO:

A3.02

STATE OF CALIFORNIA

LICENSED ARCHITECT

NO. C-33331

6-31-27

EXPIRATION DATE

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MALY ARCHITECTS, INC.

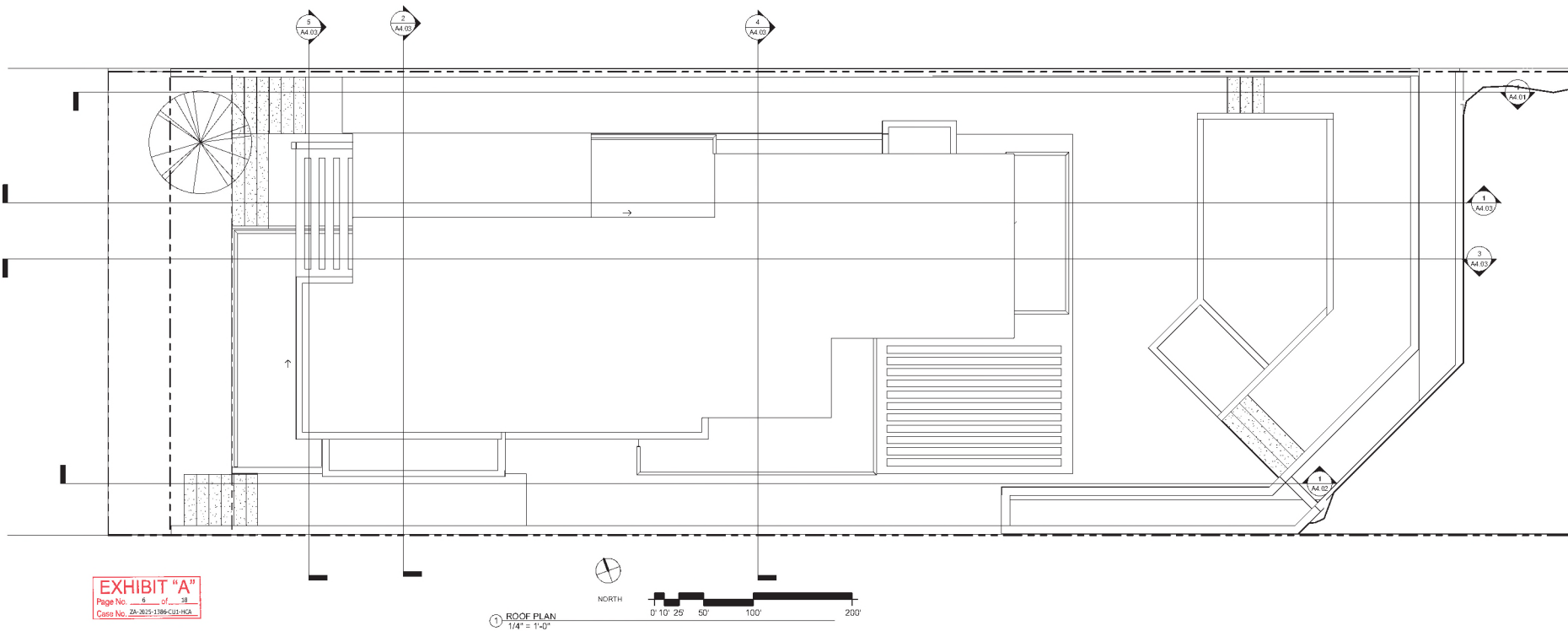
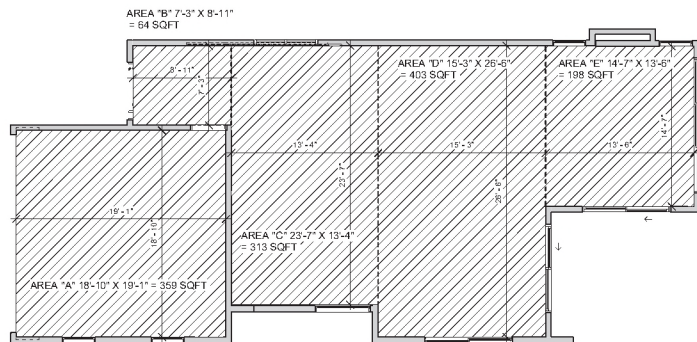


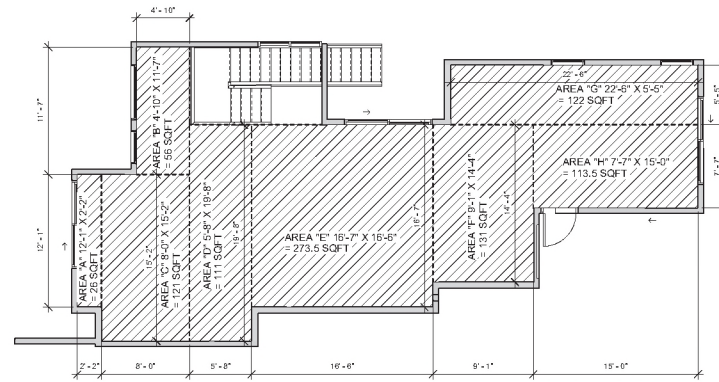
EXHIBIT "A"
Page No. 6 of 38
Case No. 22-8025-1386-CUS-HCA

1 ROOF PLAN
1/4" = 1'-0"



TOTAL RFA 1ST FLOOR = 978 S.F. + 159 S.F. = 1,137 SQFT
GARAGE = 359 SQFT + 200 SQFT EXEMPT = 159 SQFT
FLOOR AREA = B+C+D+E=64S.F.+313S.F.+403S.F.+
198S.F.=978 S.F.
TOTAL RFA = 913 SFT +139 S.F. + 954 S.F. = 2006 SQFT

2 1st Floor Plan AREA CALCULATION
3/16" = 1'-0"



TOTAL RFA 1ST FLOOR =
FLOOR AREA = A+ B+C+D+E+F+G+H=26S.F.+56S.F.+
121.7S.F.+111S.F.+273.5S.F.+131 S.F.+122 S.F.+113.5 S.F.=
954 SQFT

3 2nd Floor Plan AREA CALCULATION
3/16" = 1'-0"

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REVISIONS		NO.	
1		1	
2		2	
3		3	

OWNER AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC
2188 STANLEY HILLS DR LOS ANGELES CA
90048

ARCHITECT:
FARZIN MALY
7138 Haskell Ave, #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

SHEET TITLE:
ROOF PLANS

PROJECT NO:
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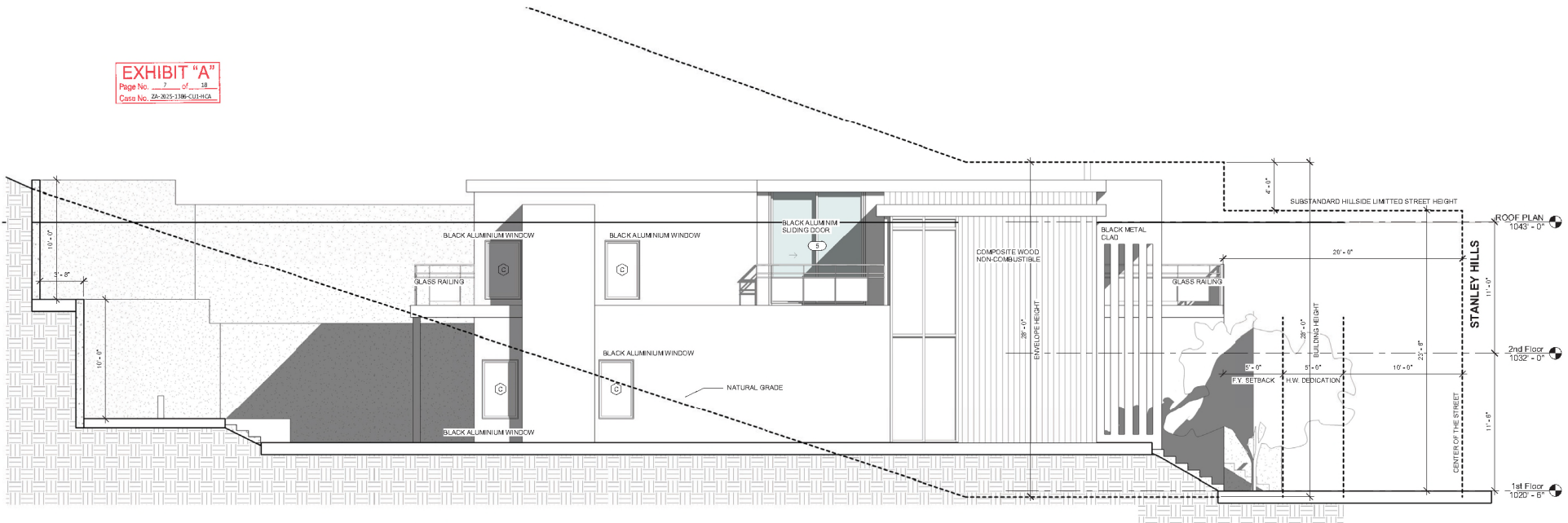
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Author

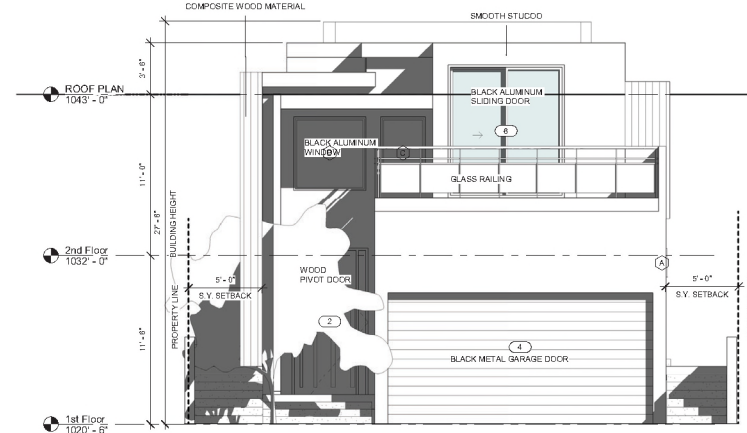
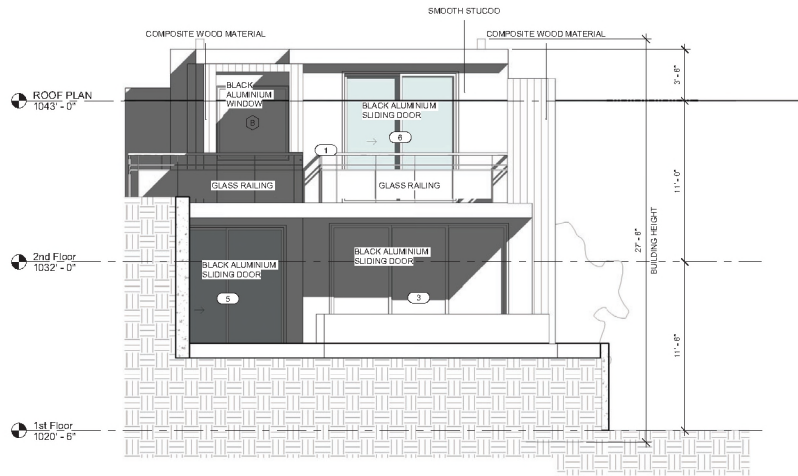
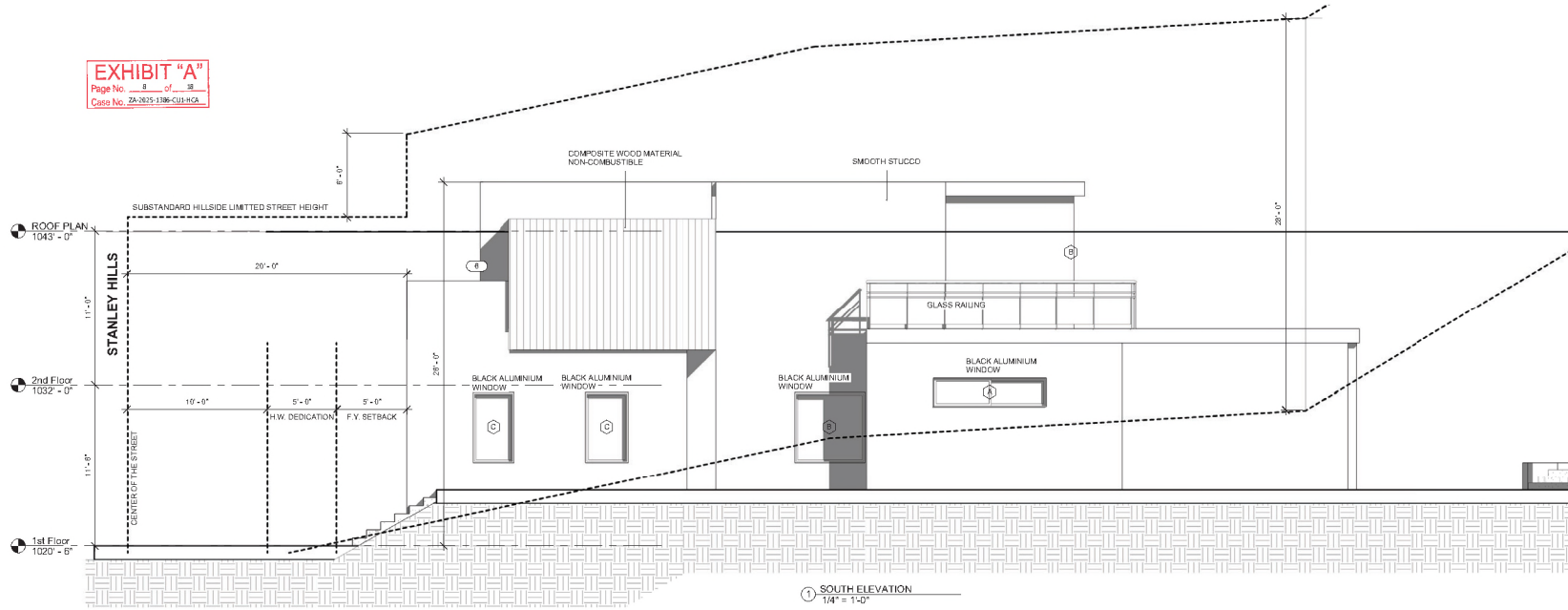
APPROVED BY:
Approver

SHEET NO:
A3.03

MALY ARCHITECTS INC.



Add Lot			Enter the Lot Information after adding rows:		
Lot	Frontage (ft)	Setback (ft)	Results		
7	50	0	Number of lots: 18		
8	75	0	Prevailing Setback: 3.00 ft		
42	75	19	Calculation		
11	75	10	Total no of lots entered: 18		
12	50	10	Total frontage entered: 1092.96 ft		
13	50	26	40% from total frontage entered: 437.18 ft		
15	50	27	No of lots used in the calculation: 12		
16	75	3	Setback range used: 0.00 ft - 10.00 ft		
31	100	0	Total frontage used in the calculation: 734.38 ft		
22	50	0	Lots Used		
37	50	12	Lot	Frontage (ft)	Setback (ft)
34	50	3	7	50.00	0.00
43	96.62	18	8	75.00	0.00
17	36.96	0	11	75.00	10.00
18	36.96	25	12	50.00	10.00
19	76.96	10	16	75.00	3.00
20	39.96	0	17	36.96	0.00
21	55.5	0	19	76.96	10.00
			20	39.96	0.00
			21	55.50	0.00
			22	50.00	0.00
			31	100.00	0.00
			34	50.00	3.00



3 East Elevation
 1/4" = 1'-0"

2 West Elevation
 1/4" = 1'-0"

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ELEVATIONS



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APPROVED BY: Approver

SHEET NO:

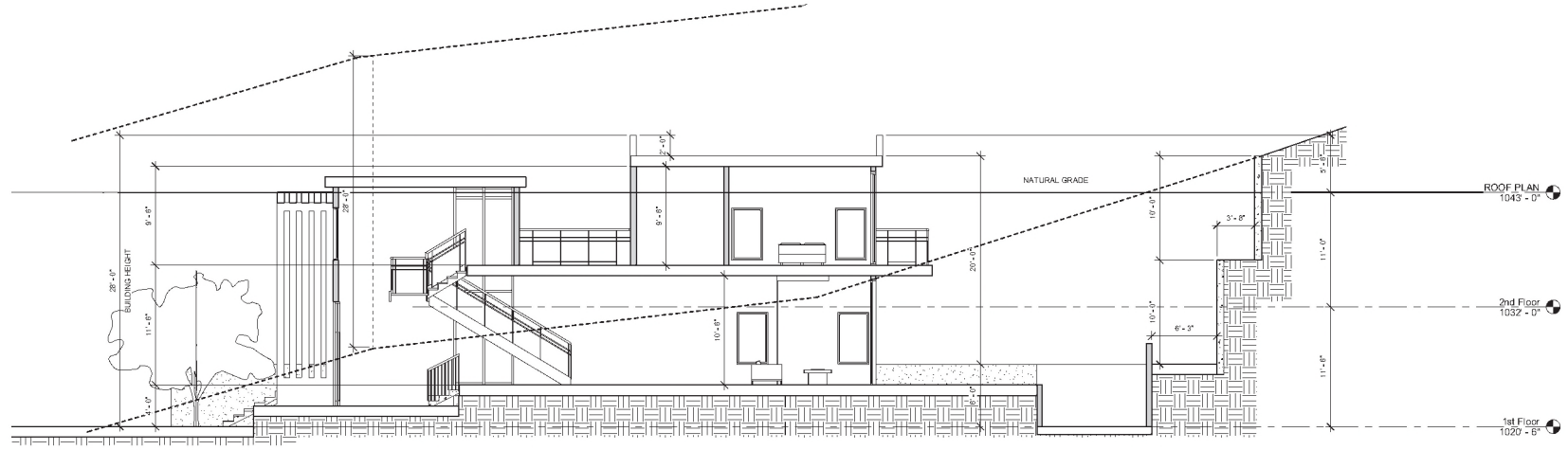
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OWNER AND PROJECT ADDRESS:
 STANLEY FAMILY RESIDENCE LLC
 2188 STANLEY HILLS DR LOS ANGELES CA
 90048

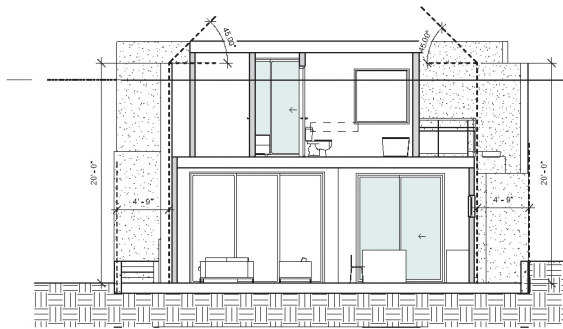
ARCHITECT:
 FARZIN MALY
 7138 Haskell Ave, #320
 Van Nuys, CA 91406
 Ph: 818 770 0161 Email: farzin.maly@gmail.com

REVISION	NO.	DATE
1	1	
2	2	
3	3	

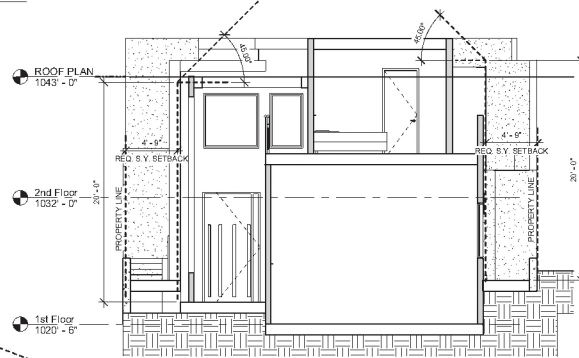
MALY ARCHITECTS INC.



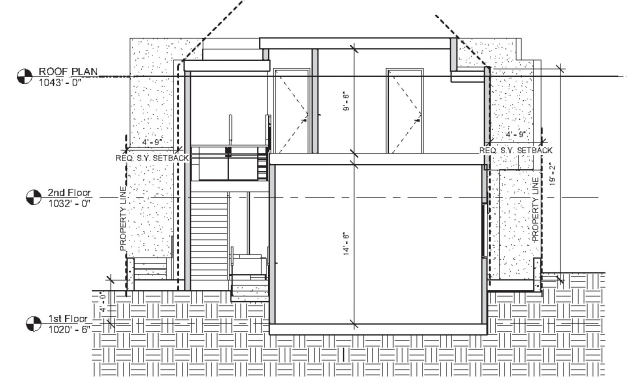
① Section 4
3/16" = 1'-0"



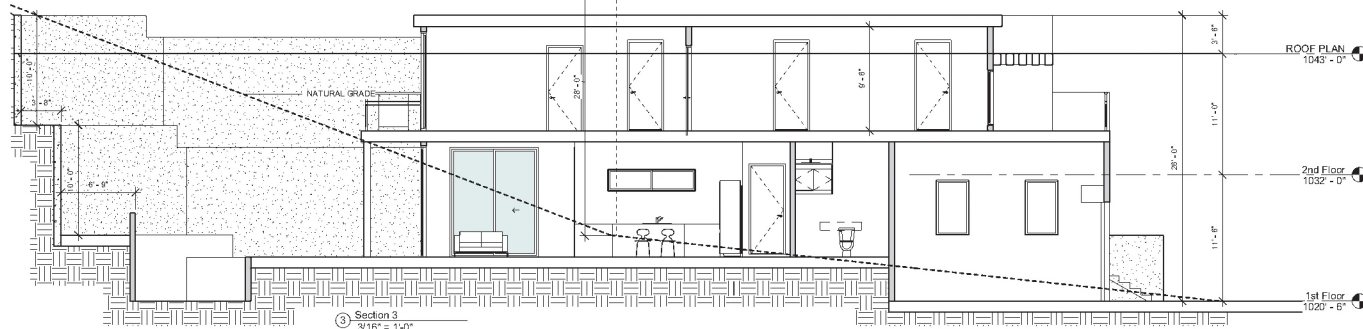
④ Section 1
3/16" = 1'-0"



⑤ Section 2
3/16" = 1'-0"



② Section 5
3/16" = 1'-0"



③ Section 3
3/16" = 1'-0"

REVISIONS			
NO.	DATE	BY	NO.
1			
2			
3			

OWNER AND PROJECT ADDRESS:	
STANLEY FAMILY RESIDENCE LLC.	
2188 STANLEY HILLS DR LOS ANGELES CA	
90048	

ARCHITECT:	
FARZIN MALY	
7138 Haskell Ave., #320	
Van Nuys, CA 91406	
Ph: 818 770 0161 Email: farzin.maly@gmail.com	

PROJECT NO:	
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DRAWN BY:	
Author	

APPROVED BY:	
Approver	

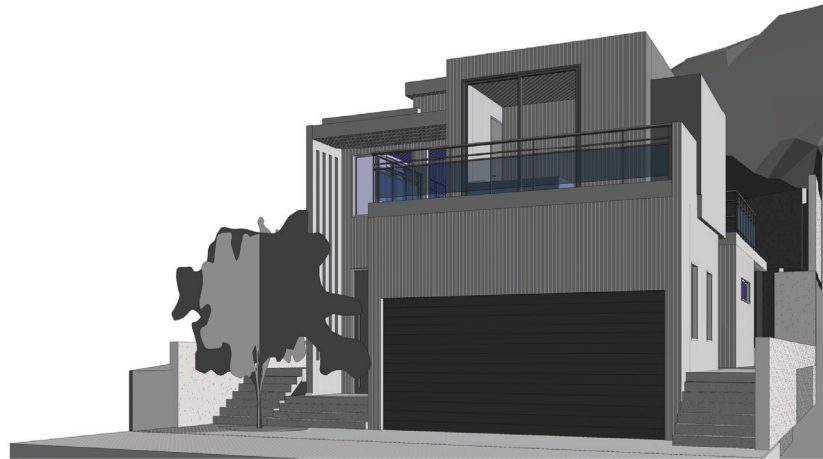
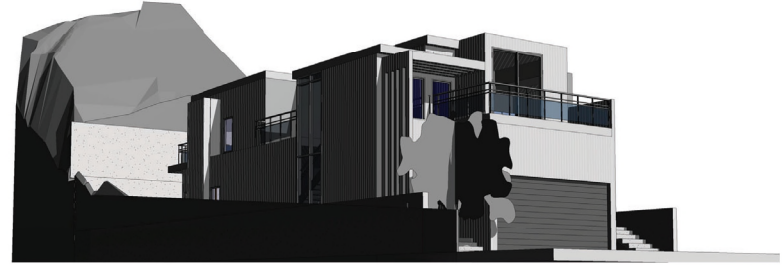
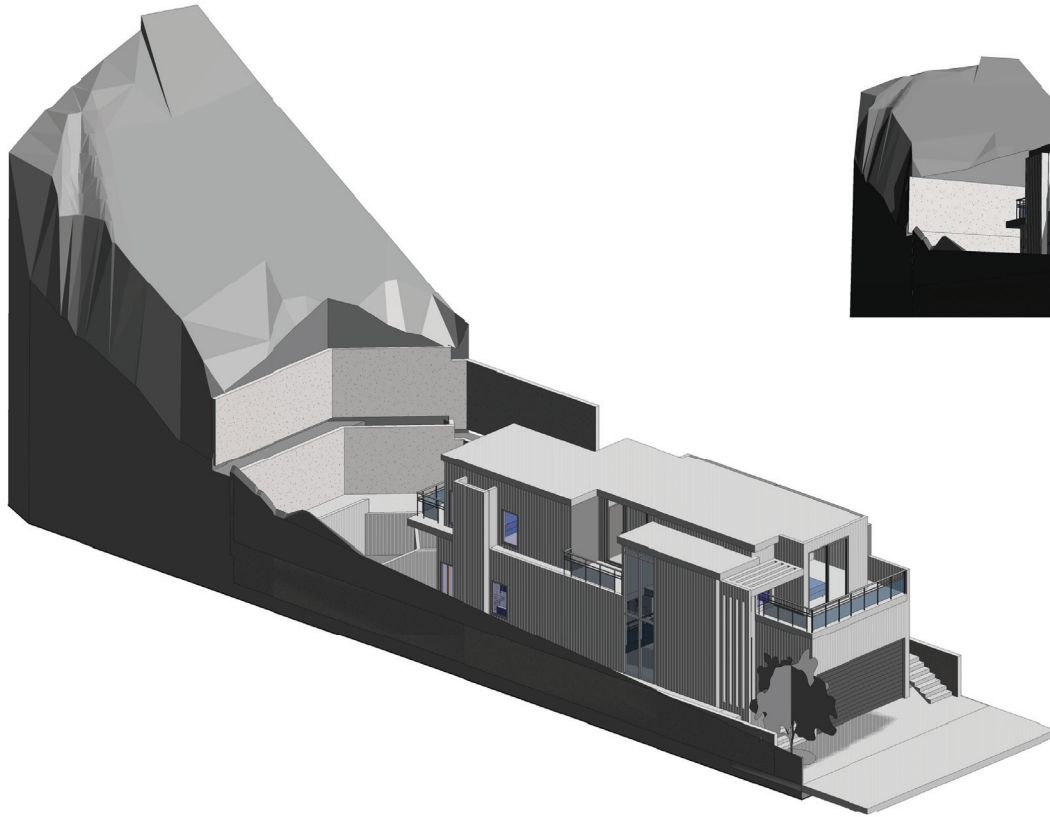
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STATE OF CALIFORNIA
LICENSED ARCHITECT
FARZIN MALY
NO. C-33331
05-31-07
RENEWAL DATE: 05-31-25

MALY ARCHITECTS, INC.

EXHIBIT "A"
Page No. 18 of 18
Case No. 20-20-5186-CU-HCA



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SHEET TITLE: 3D VIEWS



PROJECT NO:
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APPROVED BY: Approver

SHEET NO:

A5.01

OWNER AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC
2188 STANLEY HILLS DR LOS ANGELES CA
90048

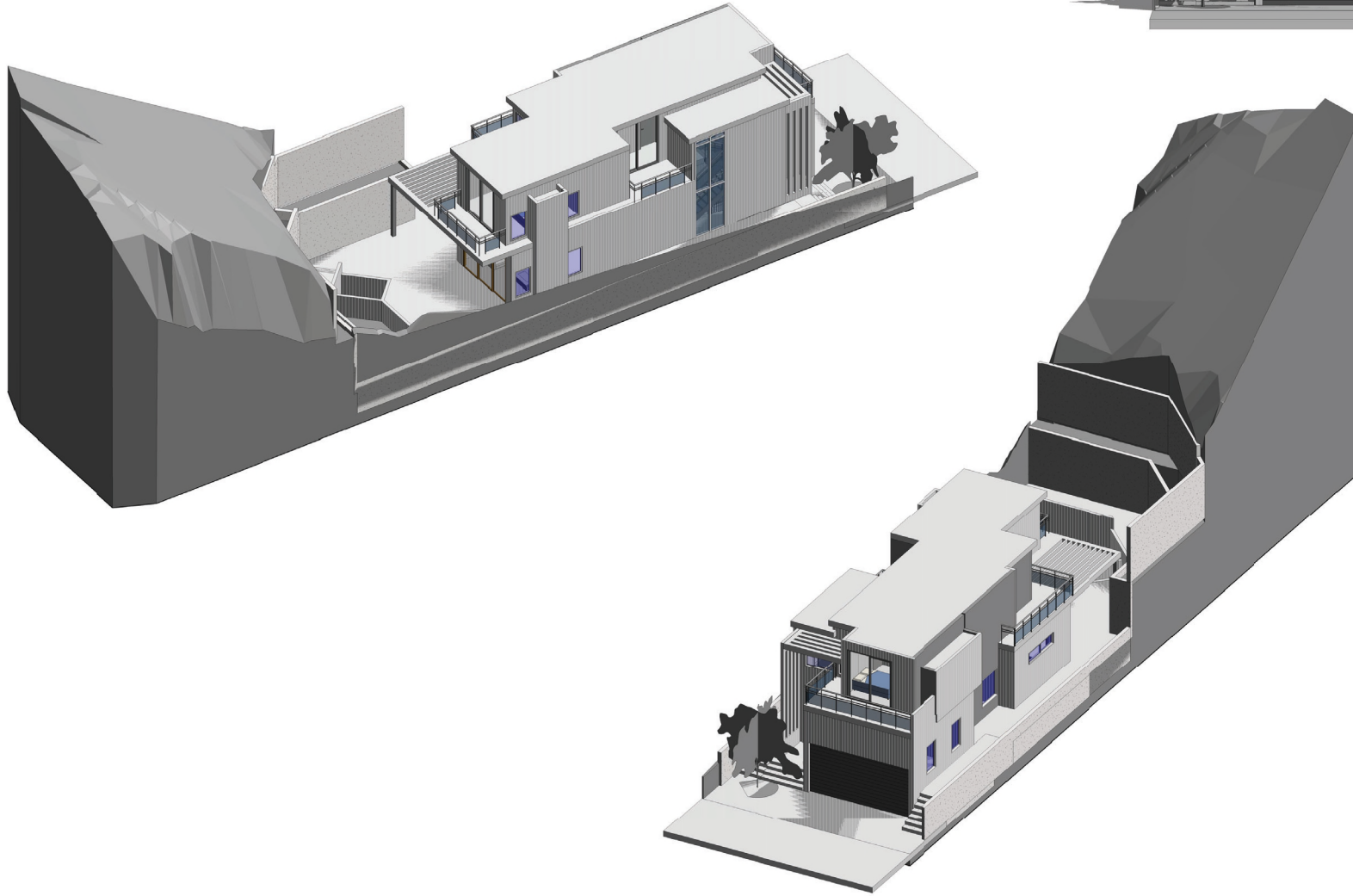
ARCHITECT:
FARZIN MALY
7138 Haskell Ave, #320
Van Nuys, CA 91406
Ph: 818 770 0161 Email: farzin.maly@gmail.com

REVISIONS

1 2 3
NO. DATE:

MALY ARCHITECTS INC.

EXHIBIT "A"
Page No. 11 of 11
Case No. ZA-2025-1386-CU1-HCA



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SHEET TITLE: 3D VIEWS

ARCHITECT:

FARZIN MALY

7138 Haskell Ave, #320

Van Nuys, CA 91406

Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:

DATE:

7/2/2025 11:03:24 PM

DRAWN BY:

Author

APPROVED BY:

Approver

SHEET NO:

A5.02

REVISIONS

1 2 3

NO. NO. NO.

DATE:

OWNER AND PROJECT ADDRESS:

STANLEY FAMILY RESIDENCE LLC

2188 STANLEY HILLS DR LOS ANGELES CA

90048

MALY ARCHITECTS INC.

Door Schedule									
Type Number	Door Type	Quantity	Type	Width	Height	Thickness	Material	Fire Rating	Description
1	Unit Internal Door	11		3' - 0"	8' - 0"	0' - 2"			
2		1		4' - 0"	10' - 0"	0' - 2"			
3		1		12' - 0"	10' - 0"	0' - 2"			
4		1		18' - 0"	8' - 0"	0' - 3"			
5		3	Single Leaf, Sliding	8' - 0"	10' - 0"	0' - 2"	GLASS		
6		2	Single Leaf, Sliding	8' - 0"	8' - 0"	0' - 2"	GLASS		

NOTE: ALL DOORS SHALL BE SEALED TOP AND BOTTOM, SELECTED BY OWNER, CONTRACTOR INSTALLED.

EXHIBIT "A"
Page No. 32 of 38
Case No. 25-2615-1386-CD-JICA

Window Schedule						
Number	Count	Model	Width	Height	Type Comments	Description
A	1		8' - 0"	2' - 0"		
B	3		5' - 0"	8' - 0"		
C	7		3' - 0"	8' - 0"		

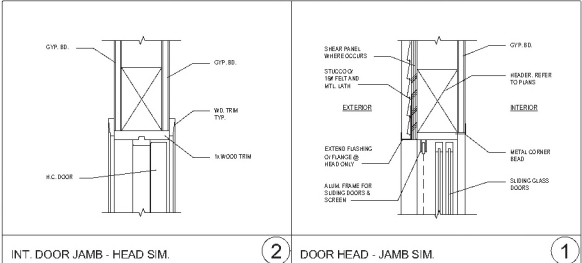
NOTE: ALL NEW WINDOWS SHALL BE DUAL GLAZED ALUM. FRAME WINDOWS U=0.87 MIN., SELECTED BY OWNER, CONTRACTOR INSTALLED. WINDOWS SHALL MEET EGRESS REQUIREMENTS SECTION (CBC 310.4)

DOOR AND WINDOW NOTES

- ALL GLASS WITHIN 18" OF THE FINISHED FLOOR SHALL BE FULLY TEMPERED.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL BE PROVIDED WITH A MINIMUM CLEAR OPENING OF 5.7 SQUARE FEET WITH THE MINIMUM NET WIDTH DIMENSION OF THE OPENING NOT LESS THAN 20". WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE, THEY SHALL HAVE A FINISHED SILL HEIGHT OF NOT MORE THAN 44" ABOVE THE ADJACENT FINISHED FLOOR.
- ALL EXTERIOR DOORS AND WINDOWS SHALL COMPLY WITH THE BUILDING CODE SECURITY REQUIREMENTS AS ADOPTED BY THE LOCAL BUILDING DEPARTMENT AND SPECIFIED ELSEWHERE ON THIS SHEET.
- FRENCH DOORS AND WINDOWS USED AS A MEANS TO PROVIDE MINIMUM VENTILATION REQUIREMENTS SHALL BE OPEN-ABLE AND SHALL BE PROVIDED WITH SCREENS UNLESS NOTED OTHERWISE ON THE PLANS AND SPECIFICATIONS. ALL SUCH DOORS AND WINDOWS SHALL BE EQUIPPED WITH A MECHANICAL HOLD OPEN DEVICE.
- CONTRACTOR SHALL VERIFY EXACT ROUGH OPENING HEIGHT AND WIDTH OF ALL DOORS AND WINDOWS WITH DOOR AND WINDOW MANUFACTURER PRIOR TO START OF ROUGH FRAMING.
- ROUGH FRAMING SUB-CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL FRAMING NAILERS AND FILLERS AS REQUIRED FOR THE PROPER INSTALLATION OF ALL DOORS AND WINDOWS.
- UNLESS NOTED OTHERWISE, ALL PANEL TYPE DOORS SHALL BE SELECTED BY OWNER AND INSTALLED BY CONTRACTOR.
- WINDOW UNITS SHALL BE FULLY ASSEMBLED PER MANUFACTURER SPECIFICATIONS AND SHALL BE HINGED AS INDICATED ON EXTERIOR ELEVATIONS AND/OR PLANS. WINDOW UNITS SHALL BE DELIVERED TO THE JOB SITE WITH ALL HARDWARE SUCH AS OPERATORS, CRANK, OPERATOR ARM, LOCK, ETC.
- OWNER SHALL PROVIDE ALL NECESSARY HARDWARE NOT INCLUDED IN MANUFACTURED UNIT CONTRACTOR TO INSTALL ALL HARDWARE.
- ALL DOOR HARDWARE SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR.
- ALL DOOR UNITS AND THEIR RESPECTIVE FRAMES SHALL BE PAINT GRADE.
- ALL EXTERIOR SWING DOORS TO BE SUPPLIED WITH MILL FINISHED EXTRUDED BRONZE PEMKO THRESHOLDS 114 B OR 145 B/ WITH 24 GA.G.1, SHEET METAL DRAIN PAN. THRESHOLDS TO BE POLISHED TO REMOVE MILL MARKINGS. PEMKO SPRING BRONZE WEATHER STRIPPING @ HEAD & JAMBS.
- CAULK ALL INTERIOR/ EXTERIOR PLASTER JOINTS.
- ALL GLAZING ON DOORS AND WINDOWS TO BE DBL GLAZE LOW E INSULATED GLASS.
- ALL EXTERIOR DOOR DETAILING TO MATCH WINDOW DET ON SHEET. ALL EXTERIOR DOORS TO HAVE 24 GA.G.1, SHEET METAL DRAIN PAN, PEMKO SPRING BRONZE WEATHERSTRIPPING @ HEAD & JAMBS.

SECURITY NOTES

- ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE SECURITY OPENINGS, AND ALL NOTES SHALL APPLY.
- WOOD FLUSH-TYPE DOORS SHALL BE 1 3/4" THICK MINIMUM AND SHALL BE OF SOLID CORE CONSTRUCTION.
- HOLLOW CORE DOORS OR DOORS LESS THAN 1 3/4" IN THICKNESS SHALL BE COVERED ON THE INSIDE FACE WITH 16 GAUGE SHEET METAL ATTACHED WITH SCREWS, AT 6" O/C AROUND THE PERIMETER, OR EQUIVALENT.
- GLAZED OPENINGS WITHIN 40" OF THE DOOR LOCK, WHEN THE DOOR IS IN THE CLOSED POSITION, SHALL BE FULLY TEMPERED GLASS OR APPROVED BURGLARY RESISTANT MATERIAL, OR SHALL BE PROTECTED BY METAL BARS, SCREENS OR GRILLES HAVING A MAXIMUM OPENING OF 2". THE PROVISIONS OF THIS SECTION SHALL NOT APPLY TO VIEW PORTS OR WINDOWS, WHICH DO NOT EXCEED 2" IN THEIR GREATEST DIMENSION.
- GLASS DOORS SHALL HAVE FULLY TEMPERED GLASS COMPLYING WITH SECTION 91.1711 (D) OF THE LOS ANGELES CITY BUILDING CODE.
- DOORSTOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB, OR JOINED BY RABBIT TO THE JAMB.
- THE STRIKE PLATE FOR LATCHES AND THE HOLDING DEVICE FOR PROJECTION DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NOT LESS THAN 2 1/1" IN LENGTH.
- ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION THEY SHALL HAVE MINIMUM 3/4" DIAMETER STEEL JAMB STUD WITH 3/4" MINIMUM PROJECTION UNLESS THE HINGES ARE SHAPED TO PREVENT REMOVAL OF THE DOOR IF THE HINGE PINS ARE REMOVED.
- DEAD BOLTS SHALL HAVE HARDENED INSERTS; PROVIDE DEADLOCKING LATCH KEY OPERATED LOCKS ON THE EXTERIOR; LOCKS SHALL BE OPENABLE WITH OUR KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT FROM THE INTERIOR.
- STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8".
- A HOOK SHAPED OR AN EXPANDING-LUG DEAD BOLT SHALL HAVE A MINIMUM THROW OF 3/2".
- CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDERS LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO CRIPPING TOOLS.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE EQUIPPED WITH LOCKING DEVICES AND SHALL BE SO CONSTRUCTED AND INSTALLED THAT THEY REMAIN INTACT AND ENGAGED WHEN SUBJECTED TO THE TESTS SPECIFIED IN SECTIONS 91.6731 AND 91.6732.
- SLIDING GLASS DOORS AND WINDOWS SHALL BE PROVIDED WITH A DEVICE IN THE UPPER CHANNEL OF THE MOVING PANEL TO PROHIBIT RASING AND REMOVING OF THE MOVING PANEL IN THE CLOSED OR PARTIALLY OPEN POSITION.
- SCREENS, BARRICADES, OR FENCES MADE OF MATERIAL WHICH PRECLUDES HUMAN CLIMBING SHALL BE PROVIDED AT EVERY PORTION OF EVERY ROOF, BALCONY, OR SIMILAR SURFACE WHICH IS WITHIN 8' OF A UTILITY POLE OR SIMILAR STRUCTURE.
- PROVIDE SAFETY GLAZING IN THE FOLLOWING LOCATIONS PER SECTION 2405.4 UBC 1994 EDITION: SLIDING OR SWINGING DOORS TUB AND/OR SHOWER ENCLOSURES AND GLAZING IN WALLS LESS THAN 60" ABOVE THE STANDING SURFACE OF TUBS OR SHOWERS, GLAZING WITHIN A 24" ARC OF A DOOR.



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DOORS AND WINDOWS SCHEDULE

OWNER AND PROJECT ADDRESS:
STANLEY FAMILY RESIDENCE LLC
2188 STANLEY HILLS DR LOS ANGELES CA
90048

ARCHITECT:
FARZIN MALY
7138 Haskell Ave, #320
Van Nuys, CA 91408
Ph: 818 770 0161 Email: farzin.maly@gmail.com



PROJECT NO:
DATE:
7/2/2025 11:03:31 PM
DRAWN BY:
Author
APPROVED BY:
Approver

SHEET NO:

A6.01

MALY ARCHITECTS INC.

NOTICE TO THE CONTRACTORS

1. Specifications shall have precedence over drawings.
2. The stamped set of plans shall be on the job site at all times.
3. All recommendations and conditions of the approved soils and/or geological report and the Department's approval letters shall be part of the plans and shall at the job site at all times.
4. No work shall be started in or about a grading project without first notifying the grading inspector.
5. No grading work, including import and export, shall be done between the hours of 6:00 p.m. and 7:00 a.m. on any day and no work shall be on Sunday at any time, except in emergencies as provided in Section 91.7001(f) of the Building Code. A haul route satisfactory to the Grading Division or approved by the Board of Building and Safety Commissioners shall be shown on the plans. The Traffic Bureau of the Los Angeles Police Department shall be notified prior to the start of hauling.
6. Owner shall keep the construction area sufficiently damp to control dust caused by grading and construction. Owner shall, at all times, provide reasonable control of dust caused by wind.
7. If the grading job extends over a period of time exceeding six months, the Department may require planting of those portions of the job where all other grading requirements have been met in order to prevent dust and erosion.
8. Highway equipment shall be kept in good operating condition and muffled as required by law.
9. Except in emergency cases, the repair of construction equipment or the delivery of construction materials is not permitted before 8:00 a.m. or after 6:00 p.m. on Saturday nor at any time on Sunday.
10. The fill materials in each truckload shall be kept low enough to prevent spillage and shall be sufficiently wet down to prevent dust.
11. No person shall, when hauling any earth, sand, gravel, rock, stone, debris, paper or any other substance over any public street, alley or other public place, allow such materials to blow or spill over and upon the public street, alley or other public place or adjacent private property.
12. No person shall, when excavating, compacting, hauling or moving earth, sand, gravel, rock, stone, debris, or any other similar substance, cause, allow or permit such materials to drop, be deposited, or fall from the body, tires, or wheels of any vehicle so used upon any public street or alley without immediately and permanently removing the same therefrom.
13. Permission shall be secured from the Department of Public Works if the trucks are loaded in the street.
14. The loading or dumping of excess soil shall be approved by the grading inspector prior to starting excavation.
15. Brushing and scarifying of slopes shall proceed only as far as periodically cleared by the grading inspector.
16. Prior to placing fill, slopes shall be properly prepared by brushing and benching.
17. Loose material shall not exceed 3" in depth on a graded slope.
18. All debris and foreign material shall be removed from the site.
19. All loose materials shall be removed or compacted per approved plan.
20. If at any stage of work on an excavation or fill the Department determines that further work as authorized by an existing permit is likely to endanger any property or public way, the Department may require as a condition to allow the work to continue, that plans for such work be amended to include adequate safety precautions.
21. Sanitary facilities shall be maintained on the site from the beginning to completing of grading operations.
22. The engineering geologist, soils engineer and civil engineer shall comply with RGA absolute and shall provide the Department with a grading certification upon completion of the job.
23. An as graded plan at a scale of 1" = 40' (or other scales deemed appropriate by the Department) prepared by the tract fill engineer shall be submitted with the required grading certifications to the Department upon job completion.
24. The permittee shall provide supervisory control during the grading operation to insure compliance with approved plans and with the Municipal Code. When necessary, the permittee shall avail himself of geological and foundation engineering services and the services of a Grading Deputy Inspector to implement his supervisory control.
25. Subdrains shall be laid under all fills placed in natural watercourses. Subdrains shall be placed along the watercourse flow line and along the flow line of any branches tributary thereto. Additional subdrains shall be installed to collect any active or potential springs or seeps which will be covered by the fill. Subdrains shall be installed after the watercourse has been excavated to firm material in preparation for receiving the fill. Individual design shall be shown on each plan for City approval, based on the recommendations of the soils engineer and geologist to the satisfaction of the Department.
26. Temporary erosion control shall be installed between November 1st, and April 15th. (Department of Public Works approval is required.)
27. Grading with involves removal of lateral support of public ways requires Department of Public Works approval. Inspections of Excavation and Fills. The permittee or his agent shall notify the Grading Inspector when the grading operation is ready for each of the following inspections:

1. Initial Inspection: When the permittee is ready to begin work, but before grading or brushing is started.
2. Toe Inspection: After the natural ground is exposed and prepared to receive fill, but before any fill is placed.
3. Excavation Inspection: After the excavation is started, but before the vertical depth of the excavation exceeds ten feet.
4. Fill Inspection: After the fill emplacement is started, but before the vertical height of the lift exceeds ten feet.
5. Drainage Device Inspection: After forms and pipe are in place, but before any concrete is placed.
6. Rough Grading: When all rough grading has been completed. This inspection may be called for at the completion of the rough grading without the necessity of the Department having previously reviewed and approved the reports.
7. Final: When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan and required reports have been submitted.

8. "Registered Deputy Grading Inspector is required on grading and foundation earthwork where (site) exceeds 60,000 sf.) (cut or fill slopes exceed 2:1) (cuts exceed 40 ft. in height and within 20 ft. of a property line) foundation excavation below a 1:1 plane from property line)(projects involve unusual hazards) (shoring work including slot-cuts)". (1704).

NOTICE TO THE CONTRACTORS

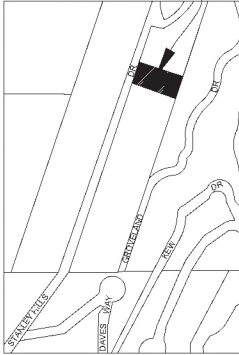
1. ALL WORK SHALL BE IN ACCORDANCE WITH "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTIONS," 2010 EDITION AND SUPPLEMENTS THERETO.
2. ALL FILL OR BACKFILL TO BE COMPACTED TO 90% RELATIVE COMPACTION AS DETERMINED BY A.S.T.M. METHOD D-1557.
3. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS AND PAVING DETAILS.
4. ALL ELEVATIONS ARE FINISHED SURFACE ELEVATION UNLESS OTHERWISE INDICATED.
5. ANY REQUIRED PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE 5 FEET OR DEEPER AND MAY JEOPARDIZE THE WORKS SHALL BE SUBMITTED.
6. DUST CONTROL AND SANITARY FACILITIES REQUIRED.
7. ALL CONCENTRATED DRAINAGE, INCLUDING ROOF WATER, SHALL BE CONDUCTED TO THE STREET IN AN APPROVED DEVICE.
8. THE QUANTITIES SHOWN ABOVE ARE ESTIMATED FOR PLAN CHECK FEE AND BUILDING PERMITS ONLY.
9. THE QUANTITIES ARE UNADJUSTED FOR SUBSIDENCE, SHRINKAGE AND SITE CLEARANCE.
10. THE QUANTITIES MAY VARY DEPENDING UPON THE INITIAL COMPACTION OF THE EXISTING SOIL AND THE DEGREE OF COMPACTION IN THE FIELD.
11. THE QUANTITIES ESTIMATED HEREON DOES NOT INCLUDE REWORK ON REMOVAL OF UNSTABLE MATERIALS AND ORGANIC MATTER. THE CONTRACTOR SHOULD ESTIMATE THESE ITEMS AND PROVIDE AN ALLOWANCE FOR SAID ITEMS IN HIS BID.
12. IT SHOULD BE THE CONTRACTOR'S RESPONSIBILITY TO CALCULATE THE EARTHWORK QUANTITIES FOR BIDDING PURPOSE.
13. UNDERGROUND STRUCTURES: ALL UNDERGROUND UTILITIES OR STRUCTURES REPORTED BY THE OWNER OR OTHERS AND THOSE SHOWN ON THE RECORDS EXAMINED ARE INDICATED WITH THEIR APPROXIMATE LOCATION AND EXTEND. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNERS OF THE UTILITIES OR STRUCTURE CONCERNED BEFORE STARTING WORK.
14. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITIES, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPT FOR LIABILITIES ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
15. ANY DISCREPANCY BETWEEN THESE PLANS AND FIELDS CONDITION SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION ANY IMPROVEMENTS.
16. A REGISTERED DEPUTY GRADING INSPECTOR IS REQUIRED ON ALL SHORING WORK INCLUDING SLOT CUT SECT. 1701.5
17. GENERAL SPECIFICATIONS FOR ALL GRADING PLANS, DEPARTMENT OF BUILDING AND SAFETY FORM B-164 IS PART OF THE PLANS.
18. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLED. SEC. 91.7012.1
19. STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3.
20. NO FILL TO BE PLACED, UNTIL THE CITY GRADING INSPECTOR HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
21. MAN MADE FILL SHALL BE COMPACTED TO A MINIMUM OF 95% COMPACTING COHESIONLESS SOILS WITH LESS THAN 15% FINER THAN .005 MM REQUIRE 95% COMPACTION. SEC. 91.7011.3-- STANDARD 12 INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES. SEC. 91.7013.3.
22. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN NOVEMBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURE> (>200CY) SEC.91.7007.1--
23. THE SOIL REPORTED PREPARED BY AGI GEOTECHNICAL INC. DATED OCTOBER 10, 2024 ARE PART OF THE GRADING PLANS AND ALL RECOMMENDATIONS OF THE SOIL REPORT SHALL BE IMPLEMENTED AT THE JOB SITE. A COPY OF THE SOIL REPORT ALONG WITH GRADING PLANS SHALL BE AVAILABLE AT THE JOB SITE AT ALL TIMES.
24. 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 AND NECESSARY STRUCTURAL SUPPORTING MEMBERS UNLESS RECOMMENDED OTHERWISE BY RESPONSIBLE ENGINEER.
25. CONTINUOUS INSPECTIONS FOR:
- A. CONCRETE OVER 2500 PSI
- B. INSTALLATION OF TIE-BACK ANCHORS
- C. FIELD WELDING
- D. EXCAVATION [BY SOILS ENGINEER]
26. THIS PLAN HAS BEEN REVIEWED AND IS GENERAL CONFORMED TO RECOMMENDATIONS OF AGI GEOTECHNICAL INC. SOILS ENGINEERING/GEOLGIC REPORTS DATED OCTOBER 10, 2024.

LEGEND

- C.B. --- CATCH BASIN
- C.F. --- CURB FACE
- CONC. --- CONCRETE
- D.W.Y. --- DRIVEWAY
- F.F. --- FINISHED FLOOR
- F.G. --- FINISHED GRADE
- F.H. --- FIRE HYDRANT
- F.L. --- FLOW LINE
- F.S. --- FINISHED SURFACE
- G.B. --- GRADE BREAK
- H.P. --- HIGH POINT
- MAX. --- MAXIMUM
- MIN. --- MINIMUM
- P.L. --- PROPERTY LINE
- P.V.M.T. --- PAVEMENT
- R. --- RADIUS
- T.C. --- TOP OF CURB
- T.C.B. --- TOP OF CATCH BASIN
- T.W. --- TOP OF WALL
- INV. --- INVERT
- CL. --- CENTER LINE

- EXISTING CONTOUR
- PROPOSED CONTOUR
- (634) EXISTING ELEVATION
- 634 PROPOSED ELEVATION
- FENCE
- FLOW LINE
- SLOPE
- CONCRETE
- PROPOSED WALL
- EXISTING WALL
- RIDGE LINE
- GRADE BREAK LINE

PROJECT SITE



VICINITY MAP

NTS

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
G-1	TITLE SHEET, NOTES
G-2	APPROVED SOILS REPORT & GRI
G-3	FIRST FLOOR LEVEL & CATCH BASIN DETAIL
G-4	SECTIONS, & CONC. SWALE DETAIL

EARTHWORK QUANTITY

CUT (CY)	FILL (CY)	TOTAL GRADING (CY)	IMPORT(CY)	EXPORT(CY)
410	320	730	0	410

Note: 25% swell factor is included in total grading

ATTACHMENT A

BEST MANAGEMENT PRACTICES FOR CONSTRUCTION ACTIVITIES*

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

THE FOLLOWING IS INTENDED AS MINIMUM NOTES OR AS AN ATTACHMENT FOR BUILDING AND GRADING PLANS AND REPRESENT THE MINIMUM STANDARDS OF GOOD HOUSEKEEPING THAT MUST BE MAINTAINED ON ALL CONSTRUCTION SITES REGARDLESS OF SIZE (APPLIES TO ALL PERMITS)

- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET PILE, GRADES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATER. ALL APPROVED 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.
- NON-STOP WATER RUNOFF FROM EQUIPMENT AND VEHICLE WASHINGS AND ANY OTHER ACTIVITY SHALL BE CONTAINED AT THE PROJECT SITE.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF DRAINAGE AND DISPOSAL BY WIND.
- 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 WAY. ACCIDENTAL LEAKS OR SPILLS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- OTHER:

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

PRINT NAME: _____
(AUTHORIZED AGENT OF THE OWNER)

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

*THE ABOVE BEST MANAGEMENT PRACTICES ARE DETAILED IN THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICES HANDBOOK, JANUARY 1990, WWW.CAEMPAHARBORDECS.COM

BENCHMARK:

BW ID: 13-11450 (NAND 1988)
DESCRIPTION/LOCATION: WIRE SPK IN N CURB PICO BL.;
11 FT E OF FEDERAL AVE
ELEVATION = 159.873 FT.

SOILS ENGINEER:

A.G.I. GEOTECHNICAL, INC.
16555 SHERMAN WAY, SUITE A
VAN NUYS, CA
91406

LEGAL DESCRIPTION:

LOTS 163 AND HALF OF LOT 162, BUNGALOW-LAND TRACT M.B. 13, PAGES 194/195 (SHEET 2), RECORDS OF LOS ANGELES COUNTY.

APN #5567-010-042

PROPERTY OWNER:

STANLEY FAMILY RESIDENCE LLC
11693 SAN VICENTE BLVD., #366
LOS ANGELES, CA 90049

DHS & ASSOCIATES INC.

275 CENTENNIAL WAY, # 205
TUSTIN, CA 92780
TEL: (714) 665-6569
FAX: (714) 665-1580
EMAIL: INFO@DHSENGINEERING.COM

REVISIONS

BY

REVISIONS	BY

GRADING PLAN FOR:

2166 STANLEY HILLS DR.
LOS ANGELES, CA 90046



DRAWN

CHECKED

DATE

9/15/2025

SCALE

1" = 10'

JOB NO.

SHEET

G-1



GEOLOGY AND SOILS REPORT APPROVAL LETTER

April 30, 2025
LOG # 132769
SOILS/GEOLOGY FILE # 2
LAN-Exempt
Stanley Hills Residence, LLC
11695 San Vicente Blvd., #566
Los Angeles, CA 90049
TRACT: BUNGALOW-LAND (MP 13-194/195 (SHT 10))
LOTS: 161 & 162
LOCATION: 2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)

CURRENT REFERENCE REPORT DATE OF PREPARED BY
REPERCUSSOR No. DOCUMENT
Addendum Report 34-6919-01 04/18/2025 A. G. I. Geotechnical, Inc.
Geology/Soils Report 34-6919-00 10/10/2024 A. G. I. Geotechnical, Inc.

The Grading Division of the Department of Building and Safety has reviewed the referenced report that provides recommendations for the proposed demolition of all existing site improvements; removal of the lot between lots 161 and 162; and, construction of a 2-level at grade single family residence on each lot with pools, and retaining walls. The proposed improvements are located at the toe of an approximately 110-foot-high west, northwest facing slope with gradients as steep as 0.75H:1V per the consultants.

The earth materials at the subsurface excavation locations consist of up to 8 feet of uncemented fill underlain by up to 1.5 feet of residual soil, greater than 18.5 feet of alluvium and quartz diorite granitic bedrock. The consultants recommend to support the proposed structures on conventional and/or drilled-pile foundations bearing on native undisturbed alluvium soils, a blanket of properly placed fill a minimum of 4 feet thick and/or competent bedrock. The site is located in a designated seismically induced landslide hazard zone as shown on the Seismic Hazard Zones map issued by the State of California. However, the proposed two, 2-level construction is currently exempt from seismic slope stability analyses per PBC 2023-044.

The consultants recommend to support the proposed residence and retaining walls on conventional and/or drilled-pile foundations bearing on a blanket of properly placed fill and/or competent bedrock.

The referenced reports are acceptable, provided the following conditions are complied with during site development:

(Note: Numbers in parentheses (1) refer to applicable sections of the 2023 City of LA Building Code. PBC numbers refer to the applicable Information Bulletin. Information Bulletins can be accessed on the internet at LADBS.ORG.)

LA086-S-4 (Rev. 07/2022) AN EQUAL EMPLOYMENT OPPORTUNITY - AFFIRMATIVE ACTION EMPLOYER

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- Page 2
2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)
- Soil-sails retaining walls are no longer proposed per the 04/18/2025 report. The use of soil-sail walls for permanent retention of the existing slope were recommended for the retaining wall design on page 9 of the 10/10/2024 report and thus are not approved in this letter.
 - Conformance with the Zoning Code Section 12.21 CK, which limits the heights and number of retaining walls, will be determined during structural plan check.
 - Approval shall be obtained from the Department of Public Works, Bureau of Engineering, Development Services and Permits Program where removal of support and/or retaining of slopes adjoining to a public way is proposed (3307.3.2).
201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
 - Secure the notarized written consent from all owners upon whose property proposed grading/construction access is to extend, in the event off-site grading and/or access for construction purposes is required (7006.6). The consent shall be included as part of the final plans.
 - The geologist and soils engineer shall review and approve the detailed plans prior to issuance of any permits. This approval shall be by signature on the plans that clearly indicates the geologist and soils engineer have reviewed the plans prepared by the design engineer, and, that the plans include the recommendations contained in their reports (7006.1).
 - All recommendations of the report that are in addition to or more restrictive than the conditions contained herein shall be incorporated into the plans.
 - A copy of the subject and appropriate referenced reports and this approval letter shall be attached to the District Office and field set of plans (7006.1). Submit one copy of the above reports to the Building Department Plan Checker prior to issuance of the permit.
 - A grading permit shall be obtained for all structural fill and retaining wall backfill (106.1.2).
 - All graded, brushed or bare slopes shall be planted with low-water consumption, native-type plant varieties to protect slopes against erosion (7012).
 - All new graded slopes shall be no steeper than 2H:1V (7010.2 & 7011.2).
 - All man-made fill shall be compacted to a minimum 90 percent of the maximum dry density of the fill material per the latest version of ASTM D 1557. Where cohesionless soil having less than 15 percent finer than 0.075 millimeters is used for fill, it shall be compacted to a minimum of 95 percent relative compaction based on maximum dry density. Placement of gravel in lieu of compacted fill is only allowed if complying with LAMC Section 91.7011.3.
 - If import soils are used, no footings shall be poured until the soils engineer has submitted a compaction report containing in-place shear test data and settlement data to the Grading Division of the Department, and, obtained approval (7008.2).
 - Compacted fill shall extend beyond the footings a minimum distance equal to the depth of the fill below the bottom of footings or a minimum of three feet whichever is greater, except at locations where lateral over excavation is not possible (i.e., foundations adjacent to property lines or structures), in which case the foundations may be deepened to bear in native soils/bedrock, as recommended (7011.3).
 - Existing uncemented fill shall not be used for support of footings, concrete slabs or new fill (1809.2, 7011.3).

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2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)
- Drainage in conformance with the provisions of the Code shall be maintained during and subsequent to construction (7013.12).
 - Grading shall be scheduled for completion prior to the start of the rainy season, or detailed temporary erosion control plans shall be filed in a manner satisfactory to the Grading Division of the Department and the Department of Public Works, Bureau of Engineering, 35-Permit Section, for any grading work in excess of 200 cubic yards (7007.1).
201 N. Figueroa Street 3rd Floor, LA (213) 482-7045
 - All loose foundation excavation material shall be removed prior to commencement of framing. Slopes disturbed by construction activities shall be restored (7003.3).
 - The applicant is advised that the approval of this report does not waive the requirements for excavations contained in the General Safety Orders of the California Department of Industrial Relations (3301.1).
 - Temporary excavations that remove lateral support to the public way, adjacent property, or adjacent structures shall be supported by shoring or constructed using ABC slot cuts. Note: Lateral support shall be considered to be removed when the excavation extends below a plane projected downward at an angle of 45 degrees from the bottom of a footing of an existing structure, from the edge of the public way or an adjacent property. (3307.3.1)
 - Prior to the issuance of any permit that authorizes an excavation where the excavation is to be of a greater depth than the walls or foundation of any adjoining building or structure and located closer to the property line than the depth of the excavation, the owner of the subject site shall provide the Department with evidence that the adjacent property owner has been given a 30-day written notice of such intent to make an excavation (3307.1).
 - The soils engineer shall review and approve the shoring plans prior to issuance of the permit (3307.3.2).
 - Prior to the issuance of the permits, the soils engineer and/or the structural designer shall evaluate the surcharge loads used in the report calculations for the design of the retaining walls and shoring. If the surcharge loads used in the calculations do not conform to the actual surcharge loads, the soil engineer shall submit a supplementary report with revised recommendations to the Department for approval.
 - Unsurcharged temporary excavation may be cut vertical up to 5 feet. For excavations over 5 feet, the lower 5 feet may be cut vertically and the portion of the excavation above 5 feet shall be trimmed back at a gradient not exceeding 1:1, as recommended.
 - Shoring shall be designed for the lateral earth pressures specified starting on page 3 of the 04/18/2025 report; all surcharge loads shall be included into the design. Total lateral load on shoring piles shall be determined by multiplying the recommended EFP by the pile spacing.
 - Shoring shall be designed for a maximum lateral deflection of 1 inch, provided there are no structures within a 1:1 plane projected up from the base of the excavation. Where a structure is within a 1:1 plane projected up from the base of the excavation, shoring shall be designed for a maximum lateral deflection of 1/2 inch, or to a lower deflection determined by the consultant that does not present any potential hazard to the adjacent structure.
 - A shoring monitoring program shall be implemented to the satisfaction of the soils engineer.

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2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)
- ABC slot-cut method may be used for unsurcharged temporary excavations with each slot not exceeding 12 feet in height and not exceeding 8 feet in width, as recommended. The soils engineer shall verify in the field if the existing earth materials are stable in the slot-cut excavation. Each slot shall be inspected by the soils engineer and approved in writing prior to any worker access.
 - All foundations shall derive entire support from native undisturbed alluvium soils, a blanket of properly placed fill a minimum of 4 feet thick or competent bedrock, as recommended and approved by the geologist and soils engineer by inspection.
 - Buildings adjacent to ascending slopes steeper than 3H:1V in gradient shall be setback from the toe of the slope a level distance measured perpendicular to slope contour equal to one-half the vertical height of the slope, but need not exceed 15 feet (1808.7.1); for pools the setback shall be one-fourth the vertical height of the slope, but need not exceed 7.5 feet (1808.7.3). Where the slope is steeper than 1:1, the toe of the slope shall be assumed to be at the intersection of a horizontal plane drawn from the top of the foundation and a plane drawn tangent to the slope at an angle of 45 degrees to the horizontal.
 - Footings supported on approved compacted fill or expansive soil shall be reinforced with a minimum of four (4), 1/2-inch diameter (#4) deformed reinforcing bars. Two (2) bars shall be placed near the bottom and two (2) bars placed near the top of the footing.
 - The foundation/slab design shall satisfy all requirements of the Information Bulletin PBC 2017-116 "Foundation Design for Expansive Soils" (1803.5.3).
 - Pile caissons and/or isolated foundation ties are required by LAMC Section 91.1809.13 and/or 91.1810.3.13. Exceptions and modification to this requirement are provided in Information Bulletin PBC 2023-030.
 - Pile and/or caisson shafts shall be designed for a lateral load of 1000 pounds per linear foot of shaft exposed to fill, soil and weathered bedrock per PBC 2023-050.
 - The design passive pressure shall be neglected for a portion of the pile with a horizontal setback distance less than five feet from fill, soil or weathered bedrock, or as recommended in the soils report, whichever is greater.
 - When water is present in drilled pile holes, the concrete shall be tremied from the bottom up to ensure minimum segregation of the mix and negligible turbulence of the water (1808.5.3).
 - Existing uncemented fill shall not be used for lateral support of deep foundations (1810.2.1).
 - Slabs placed on approved compacted fill shall be at least 4 inches thick and shall be reinforced with 1/2-inch diameter (#4) reinforcing bars spaced a maximum of 16 inches on center each way.
 - The seismic design shall be based on a Site Class D, as recommended. All other seismic design parameters shall be reviewed by LADBS building plan check. According to ASCE 7-16 Section 11.4.4, for structures on Site Class D sites with S1 greater than or equal to 0.2, the parameter SM1 determined by EQ (11.4-2) shall be increased by 50%. Alternatively, a supplemental report containing a site-specific ground motion hazard analysis in accordance with ASCE 7-16 Section 21.2 shall be submitted for review and approval.
 - Retaining walls shall be designed for the lateral earth pressures specified in the section titled "Conventional Retaining Wall Design" on page 9 of the 10/10/2024 report and on page 3 of the 04/18/2025 report.

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2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)
- Note: Where two separate stacked retaining walls (the upper wall surcharges the lower wall) are proposed, the lower of the 2 walls shall be designed for the combined height of the 2 walls. All surcharge loads shall be included into the design.
- All retaining walls shall be provided with a standard surface backdrain system and all drainage shall be conducted in a non-erusive device to the street in an acceptable manner (7013.11).
 - With the exception of retaining walls designed for hydrostatic pressure, all retaining walls shall be provided with a subdrain system to prevent possible hydrostatic pressure behind the wall. Prior to issuance of any permit, the retaining wall subdrain system recommended in the soils report shall be incorporated into the foundation plan check that be reviewed and approved by the soils engineer of record (1805.4).
 - Retaining walls at the base of ascending slopes shall be provided with a minimum freeboard of 18 inches, as recommended.
 - The recommended equivalent fluid pressure (EFP) for the proposed retaining wall shall apply from the top of the freeboard to the bottom of the wall footing.
 - Installation of the subdrain system shall be inspected and approved by the soils engineer of record and the City grading building inspector (108.9).
 - The use of acceptable prefabricated drainage composites (also known as geosynthetic subdrain systems), as an alternative to traditionally accepted methods of draining retained earth, shall be determined during structural plan check.
 - The pool shall be designed for expansive soil conditions in accordance with Information Bulletin PBC 2023-014.
 - The proposed swimming pool shall be designed for a freestanding condition. The portion of the pool wall within a horizontal distance of 7 feet from the top of the slope shall be capable of supporting the water in the pool without soil support (1808.7.3).
 - The structures shall be connected to the public sewer system per PBC 2023-027.
 - All roof, pad and deck drainage shall be conducted to the street in an acceptable manner in non-erusive device or other approved location in a manner that is acceptable to the LADBS and the Department of Public Works; water shall not be dispersed on to descending slopes without specific approval from the Grading Division and the consulting geologist and soils engineer (7013.10).
 - Sprinkler plans for irrigation shall be submitted and approved by the Mechanical Plan Check Section (7012.3.1).
 - Any recommendations prepared by the geologist and/or the soils engineer for correction of geological hazards found during grading shall be submitted to the Grading Division of the Department for approval prior to use in the field (7008.2, 7008.3).
 - The geologist and soils engineer shall inspect all excavations to determine that conditions anticipated in the report have been encountered and to provide recommendations for the correction of hazards found during grading (7008, 1705.6 & 1705.8).
 - All friction pile or caisson drilling and excavations shall be performed under the inspection and approval of the geologist and soils engineer. The geologist shall indicate the distance that friction piles or caissons penetrate into competent alluvium and/or bedrock in a written field memorandum. (1803.5.5, 1705.1.2)

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2170 & 2172 N. Stanley Hills Drive (aka 2168 N. Stanley Hills Drive)
- Prior to pouring concrete, a representative of the consulting soils engineer shall inspect and approve the footing excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the work inspected meets the conditions of the report. No concrete shall be poured until the LADBS Inspector has also inspected and approved the footing excavations. A written certification to this effect shall be filed with the Grading Division of the Department upon completion of the work. (108.9 & 7008.2)
 - Prior to excavation an initial inspection shall be called with the LADBS Inspector. During the initial inspection, the sequence of construction, shoring, ABC slot cuts, pile installation, protection fences; and, sand and traffic control will be scheduled (108.9.1).
 - Installation of shoring, slot cutting and/or pile excavations shall be performed under the inspection and approval of the soils engineer and deputy grading inspector (1705.6, 1705.8).
 - Prior to the placing of compacted fill, a representative of the soils engineer shall inspect and approve the bottom excavations. The representative shall post a notice on the job site for the LADBS Inspector and the Contractor stating that the soil inspected meets the conditions of the report. No fill shall be placed until the LADBS Inspector has also inspected and approved the bottom excavations. A written certification to this effect shall be included in the final compaction report filed with the Grading Division of the Department. All fill shall be placed under the inspection and approval of the soils engineer. A compaction report together with the approved soil report and Department approval letter shall be submitted to the Grading Division of the Department upon completion of the compaction. In addition, an Engineer's Certificate of Compliance with the legal description as indicated in the grading permit and the permit number shall be included (7011.3).
 - No footing/slab shall be poured until the compaction report is submitted and approved by the Grading Division of the Department.
 - A supplemental report shall be provided in the event any deviation to the currently proposed project configuration, as presented and as shown in the plans and cross sections included in the approved reports, is made. This shall include but not limited to: relocation, change in any dimension, change in the number of stories above or below grade of any of the proposed structures; addition of any structure(s), such as retaining walls, decks, swimming pools, driveways, access roads, living quarters, etc.; or, additional permanent grading or temporary grading for construction purposes that are not described and not shown in the plans and cross sections included in the approved reports.

Cathy Lee Jaraman
Cathy Lee Jaraman
Engineering Geologist Associate III

Rocio Duran
Rocio Duran
Structural Engineering Associate III

CLJRD:ajhd
Log No. 132769
213-482-0480

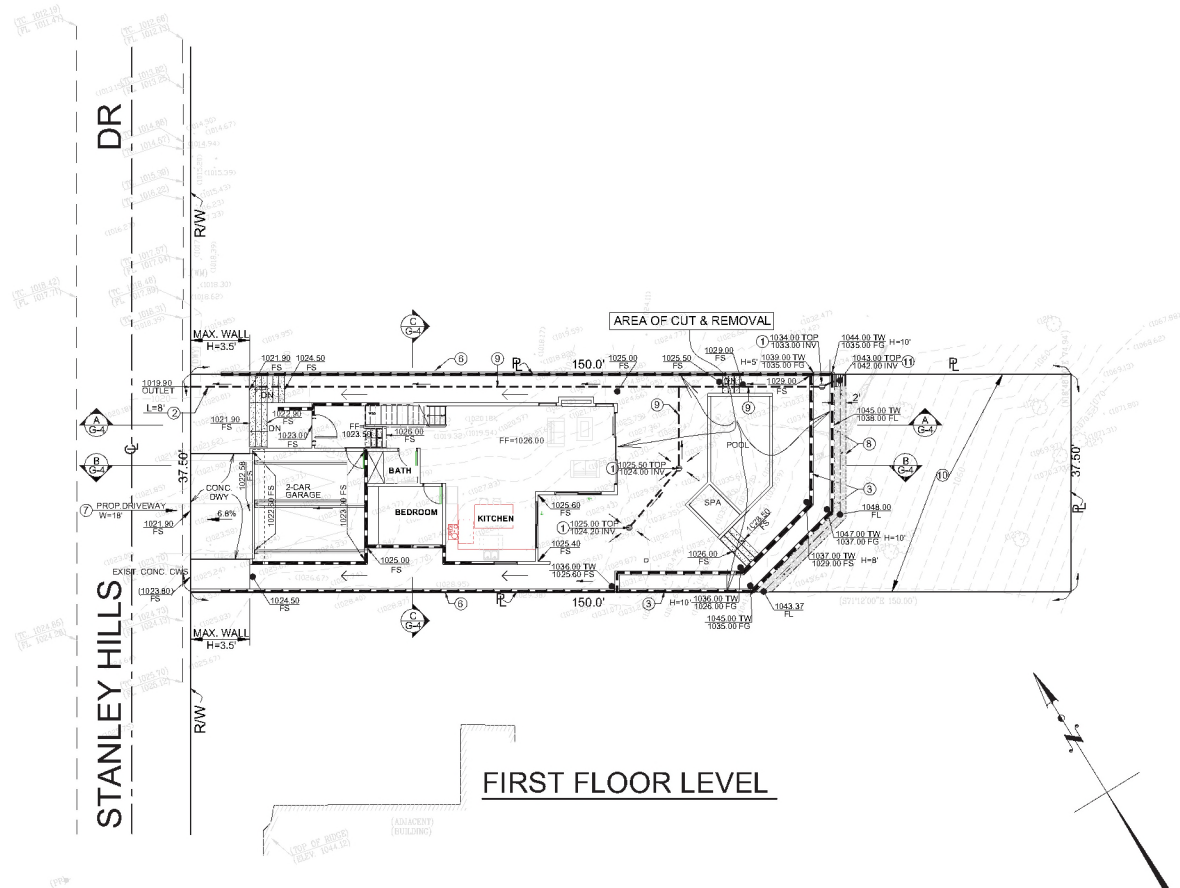
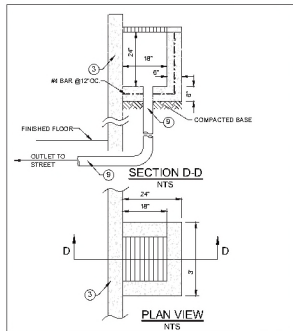
cc: Sami Kehanim, Applicant
A. G. I. Geotechnical, Inc., Project Consultant
LA District Office

REVISIONS	BY



DRAWN
CHECKED
DATE 6/17/2025
SCALE 1" = 10'
JOB NO.
SHEET
G-2

- ① AREA DRAIN 8" DIA.
- ② 4"DIA" CIP
- ③ SHORING WALL PER SEPARATE PLAN APPROVAL.
- ④ SUBDRAIN PER STRUCTURAL PLAN
- ⑤ CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
- ⑥ CONC. BLOCK RETAINING WALL PER SEPARATE PLAN APPROVAL
- ⑦ CONC. DWY. PER SEPARATE PLAN APPROVAL
- ⑧ CONC. SWALE PER DETAIL ON SHT. G-4
- ⑨ 4" DIA. PVC PIPE SCH. 40
- ⑩ EXIST. GRADE TO REMAIN
- ⑪ CATCH BASIN W/ GRATE PER DETAIL ON SHT. G-3

[illegible]

GRADING PLAN FOR:

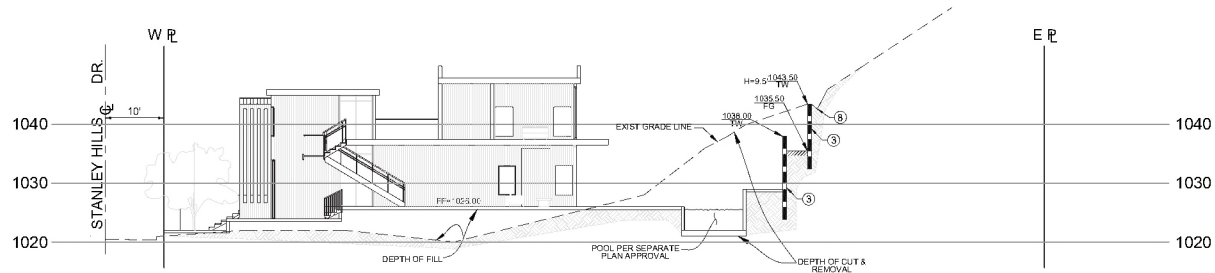
2166 STANLEY HILLS DR.
LOS ANGELES, CA 90046



DRAWN
CHECKED
DATE 6/17/2025
SCALE 1" = 10'
JOB NO.
SHEET
G-3

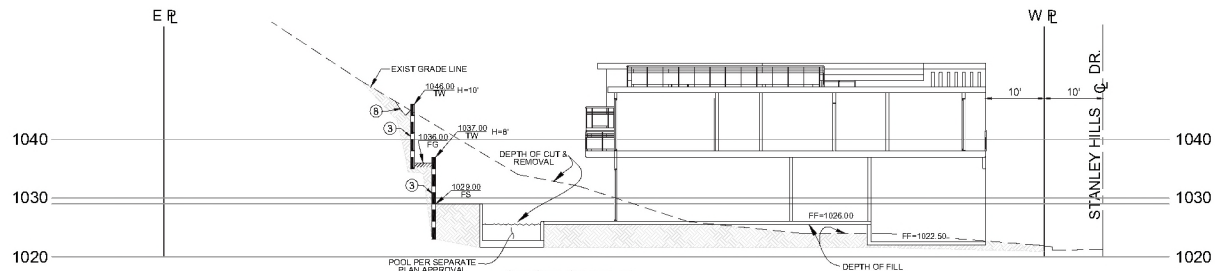
CONSTRUCTION NOTES:

- ① AREA DRAIN 6" DIA.
- ② 4" DIA" CIP
- ③ SHORING WALL PER SEPARATE PLAN APPROVAL.
- ④ SUBDRAIN PER STRUCTURAL PLAN
- ⑤ CONCRETE SLAB PER APPROVED ARCHITECT AND STRUCTURAL PLANS.
- ⑥ CONC. BLOCK RETAINING WALL PER SEPARATE PLAN APPROVAL
- ⑦ CONC. DWY. PER SEPARATE PLAN APPROVAL
- ⑧ CONC. SWALE PER DETAIL ON SHT. G-4
- ⑨ 4" DIA. PVC PIPE SCH. 40
- ⑩ EXIST. GRADE TO REMAIN
- ⑪ CATCH BASIN W/ GRATE PER DETAIL ON SHT. G-3



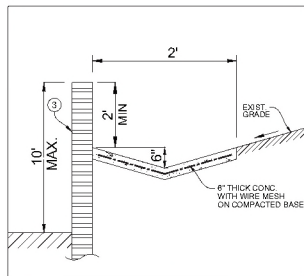
SECTION A-A

SCALE: 1"=10'

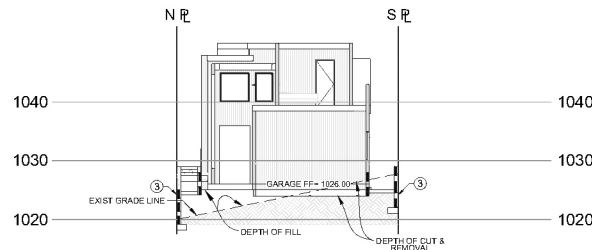


SECTION B-B

SCALE: 1"=10'



8 CONCRETE SWALE
(NTS)



SECTION C-C

SCALE: 1"=10'

REVISIONS	BY

GRADING PLAN FOR:

2166 STANLEY HILLS DR.
LOS ANGELES, CA 90046



DRAWN

CHECKED

DATE

6/17/2025

SCALE

1" = 10'

JOB NO.

SHEET

G-4

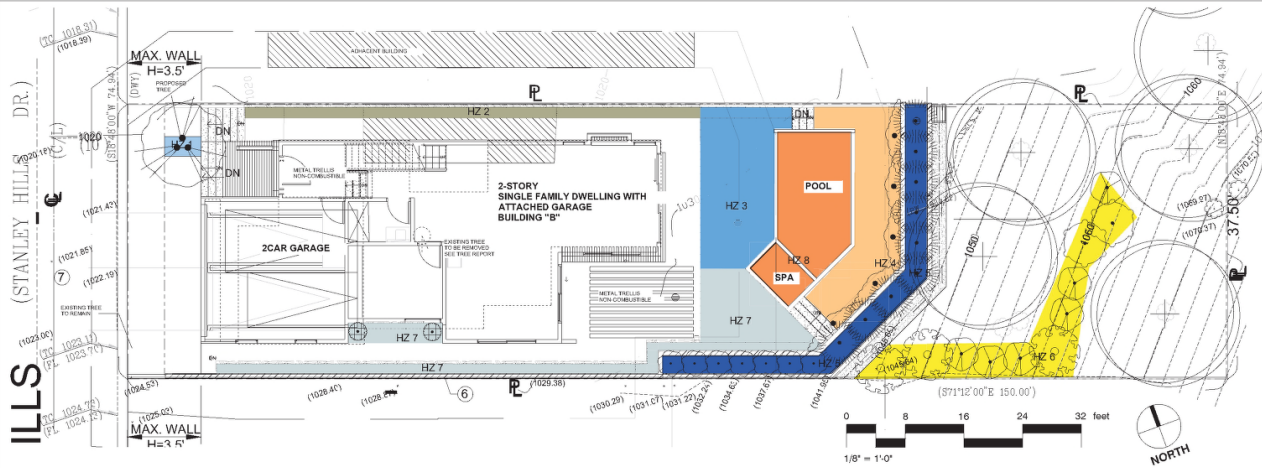


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Case No. 24-205-1399-CUL-HCA

MWEO CALCULATIONS								
Maximum Applied Water Allowance (MAWA)								
MAWA = (Eto) x 0.62 x [0.55 x LA + 1 x SLA]								
(Eto)	REGULAR LANDSCAPE AREA (RLA)	ETAF	SPECIAL LANDSCAPE AREA (SLA)	MAWA		ETWU		
50.0	1,424	0.55	0.00	24,279.20	GAL/YR	24,019.26	GAL/YR	
Hydrozone Table for Calculating Estimate Total Water Use (ETWU)								
EWU = ETAF x HA x ETo x 0.62								
Zone	Planting Description	Water Needs	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozon e Area (HA)	Estimated Water Use (EWU)
REGULAR LANDSCAPE AREA (RLA)								
1	TR	Low	0.3	Drip	0.81	0.37	13	149.26
2	GR/VN	Moderate	0.5	Drip	0.81	0.62	93	1,779.63
3	GC	Low	0.3	Drip	0.81	0.37	221	2,537.41
4	GC/GR/SH	Low	0.3	Drip	0.81	0.37	211	2,422.59
5	GR/SH	Moderate	0.5	Drip	0.81	0.62	174	3,329.63
6	SH	Low	0.3	Drip	0.81	0.37	248	2,847.41
7	GC/GR/SU	Low	0.3	Drip	0.81	0.37	254	2,916.30
8	WF	High	1		0.81	1.23	210	8,037.04
RLA SUM							1,424	24,019.26
SPECIAL LANDSCAPE AREA (SLA)								
SLA 1						1.00		0.00
SLA 2						1.00		0.00
SLA 3				N/A		1.00		0.00
SUM							0	
ETWU TOTAL							24,019.26	

GC = Groundcover, GR = Grasses, LA = Lawn, SH = Shrubs, SU = Succulents, TR = Trees, VN = Vines

GC = Groundcover, GR = Grasses, LA = Lawn, SH = Shrubs, SU = Succulents, TR = Trees, VN = Vines

HYDROZONES

SYMBOL	NOTES
	HZ 1 Tree
	HZ 2 Grass, vines
	HZ 3 Groundcover
	HZ 4 Groundcover, grass, shrubs
	HZ 5 Grass, shrubs
	HZ 6 Shrubs
	HZ 7 Grass, groundcover, succulents
	HZ 8 Pool & spa

General Notes

Green Building Notes Performance Approach

TOTAL LANDSCAPE AREA:
1,424 sq. ft.

WATER SUPPLY TYPE:
LADWP potable

A minimum 3-in. layer of mulch shall be applied on all exposed soil surfaces of planting areas except: turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

For soils less than 6% organic matter in the top 6 in. of soil, compost at a minimum rate of 4 cu. yd. per 1,000 sq. ft. of permeable area shall be incorporated to a depth of 6 in. into the soil.

Recirculating water systems shall be used for water features.

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

A Certificate of Completion shall be filed out and certified by either the signer of the landscape plans, the signer of the irrigation plans, or the licensed landscape contractor for the project.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.

(State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp

Date: 09/09/2025

LEGAL DESCRIPTION
PIN: 151-SA173 109
APN: 5567010042
Tract: BUNGALOW-LAND
Map Ref: M B 13-194/195 (SHT II)
Block: None; Lot: 163

No.	DESCRIPTION	YYYYMMDD
1	DESCRIPTION	YYYYMMDD

HARMONY GARDENS
LANDSCAPE ARCHITECTURE
818-505-8783 harmonygardens.net

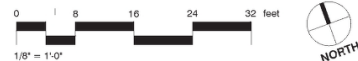
Project/Client:
2166 STANLEY HILLS DR.
LOS ANGELES, CA 90046

Stanley Family Residence LLC
8533 W. Sunset Blvd., #1066
Los Angeles, CA 90046

Project:
2166 Stanley Hills Dr.
Date:
2025/06/30
Scale:
1/8" = 1'-0"

Sheet:
HYDROZONES &
MWEO CALCS

L1.0



HARMONY GARDENS LANDSCAPE ARCHITECTURE 310-555-9753 harmonygardens.net	
	
1/20/2020 WMS/GRN	
Project/Client: 2166 STANLEY HILLS DR. LOS ANGELES, CA 90046 Stanley Family Residence LLC 8633 W. Sunset Blvd., #1066 Los Angeles, CA 90046	
Project 2166 Stanley Hills Dr. Draw 2025/06/30 Scale 1/8" = 1'-0"	Sheet PLANTING PLAN L2.1