



Design Review Commission Report

Meeting Date: Thursday, December 1, 2011

Subject: 625 N Elm Drive

A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard (PL1125974).

Project applicant: Hamid Omrani, Omrani Group – Project Designer

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

This project came before the Commission as a remodel to an existing two-story single-family residence at the October 6, 2011 meeting. At that meeting, the Commission directed for the project to return for restudy (see the Commission comments in Attachment A). The project is now returning before the Commission and while changes have been made to modify the architectural style and to address the Commission's concerns, staff still has concerns with the overall design of the project. The Commission may want to discuss the lack of architectural style and lack of modification from the original design.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

ENVIRONMENTAL ASSESSMENT

The subject project is exempt from the California Environmental Quality Act (CEQA – Public Resources Code §§21000 – 21178), pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from another meeting; however, a mailing was sent out to all residents and occupants within 100' of the project site.

Attachment(s):

- A. Staff Report and DRC's Comments from the October 6, 2011 meeting
- B. Proposed Rendering from October 6, 2011 Meeting
- C. Design Plans, Cut Sheets & Supporting Documents
- D. Project Application
- E. DRAFT Approval Resolution
- F. DRAFT Denial Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191
cgordon@beverlyhills.org



Attached A:

Staff Report and DRC's Comments
from the October 6, 2011 meeting



City of Beverly Hills

Planning Division

455 N. Rexford Drive Beverly Hills, CA 90210
TEL. (310) 458-1141 FAX. (310) 858-5966

Design Review Commission Report

Meeting Date: Thursday, October 6, 2011

Subject: **625 North Elm Drive**
A request for an R-1 Design Review Permit to allow a façade remodel of an existing two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard at **625 North Elm Drive**.

Project applicant: Hamid Omrani, Omrani Group – project designer

Recommendation: Conduct public hearing and provide the applicant with design direction.

REPORT SUMMARY

The applicant requests approval to remodel the façade of an existing two-story single-family residence located in the Central Area of the City. Please see the attached documents which include the project design description, materials and plans in addition to draft resolutions of approval and denial for the Commission's consideration.

ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Design Review Commission or staff, as appropriate.

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PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Tuesday, September 27, 2011. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. DRAFT Approval Resolution
- C. DRAFT Denial Resolution
- D. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192
sroiemann@beverlyhills.org



Design Review Commission Comments August 4, 2011 Meeting	Applicant's Response
1. The project does not contain a style of architecture and lacks character and flavor. Explore architectural styles and details that relate to one another. Consider a style of architecture that suites the roof style.	1. The applicant has made modifications to the design and added some French detailing with "eyebrow" window treatments at the second floor. However, overall, the project does not contain a style of architecture.
2. The entry design is out of proportion with the rest of the residence – it's too heavy and needs to be redesigned. The entry design does not relate to other elements in the design and appears to be stuck on the front of the residence. Consider further recessing the entry.	2. The applicant has refined the entry and removed the concrete molding. The applicant did not further recess the entry.
3. The entry door/materials should fit with the style of the residence.	3. The applicant did not provide new entry door/material information.
4. The central tower element is not working and needs further refinement.	4. The applicant has reduced the width of the central tower element and has also reduced the number of windows from three to one. The applicant also shortened the second-story roof line so as not to project into the central tower element.
5. The design contains too many horizontal planes – needs a strong vertical oriented element.	5. The applicant has removed the horizontal window moldings above the windows and from below the window on the central tower element. Arched window moldings have been added above the two second-story windows and above the one window on the central tower element. The applicant has also removed the entry molding with horizontal lines and the second-story roof line has been shorted so as not to project into the central tower element.
6. The design needs to have a focal point.	6. The applicant has made modifications to the design of the project but has not provided a focal point for the façade.
7. The arches in the design are inconsistent throughout the façade.	7. The applicant has modified the curve of the arches and has modified the two second-story windows to be arched windows.
8. If maintaining the current roof, consider redesigning the moldings so that they don't contain ledges.	8. The applicant has removed the corbels from beneath the roof ledge.



Design Review Commission Report

625 North Elm Drive

December 1, 2011

Attached B:

Proposed Rendering from October 6, 2011 Meeting



Design Review
Commission

October 6, 2011

625 North Elm Drive



Proposed 10/6/2011



Design Review Commission Report

625 North Elm Drive

December 1, 2011

Attached C:
Design plans, cut sheets
and supporting elements



TWO-STORY SINGLE FAMILY DWELLING
625 N. ELM DRIVE, BEVERLY HILLS, CA 90210

SHEET INDEX

SP.01	TOPOGRAPHIC SURVEY
LP.01	LANDSCAPE PLAN
T1.01	TITLE, SHEET INDEX AND PROJECT INFORMATION
A1.01	GENERAL NOTES
A2.01	SITE PLAN
A3.01	(C) & DEMO GROUND FLOOR PLAN
A4.01	(C) & DEMO SECOND FLOOR PLAN
A5.01	(C) & DEMO ROOF PLAN
A6.01	(E) EAST & WEST ELEVATIONS
A7.01	(C) NORTH & ELEVATIONS
A9.01	(N) GROUND FLOOR PLAN
A10.01	(N) SECOND FLOOR PLAN
A11.01	(N) ROOF PLAN
A12.01	(N) EAST & SOUTH ELEVATIONS
A13.01	(N) WEST & NORTH ELEVATIONS
A14.01	(N) SECTION "A-A"
A15.01	AREA CALCULATION
A16.01	CHD & 2ND FLOOR AREAS



OMRANI GROUP INC.

TEL.: (310) 560-6161
omrani@omrani.com

MR. & MRS PARTIELL

TWO-STORY SINGLE FAMILY DWELLING
625 N. ELM DRIVE
BEVERLY HILLS, CA 90210

PROJECT ADDRESS:

SHEET TITLE
DATA & SHEET INDEX

NO.	DATE	BY	REVISION

SCALE:
DRAWN:
DATE: SEP 25, 2011
JOB NUMBER:
SHEET

T-1.01

OF SHEETS

PROJECT DIRECTORY

DESIGNER:
NAME : OMRANI GROUP, INC.
ADD :
TEL. # : (310)560-6161
E-MAIL : omrani@omrani.com

SURVEYOR:
NAME : CDS
ADD : 7847 FLORENCE AVE.
DOWNEY, CA 90240
TEL. # : (562)760-6040 FAX # : (562)806-8481
E-MAIL : cdseng@yahoo.com/www.cdsconsultinggroup.net

SOIL ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

LANDSCAPE ARCHITECT/DESIGNER:
NAME : STEVE HUG
ADD : 19162-1 INDELL ST., NORTHDRIDGE, CA 91324
TEL. # : 818-360-7200
E-MAIL :

CIVIL ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

STRUCTURAL ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

ELECTRICAL ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

PLUMBING ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

MECHANICAL ENGINEER:
NAME :
ADD :
TEL. # :
E-MAIL :

VICINITY MAP



625 N. ELM DR., B. H., CA 90210

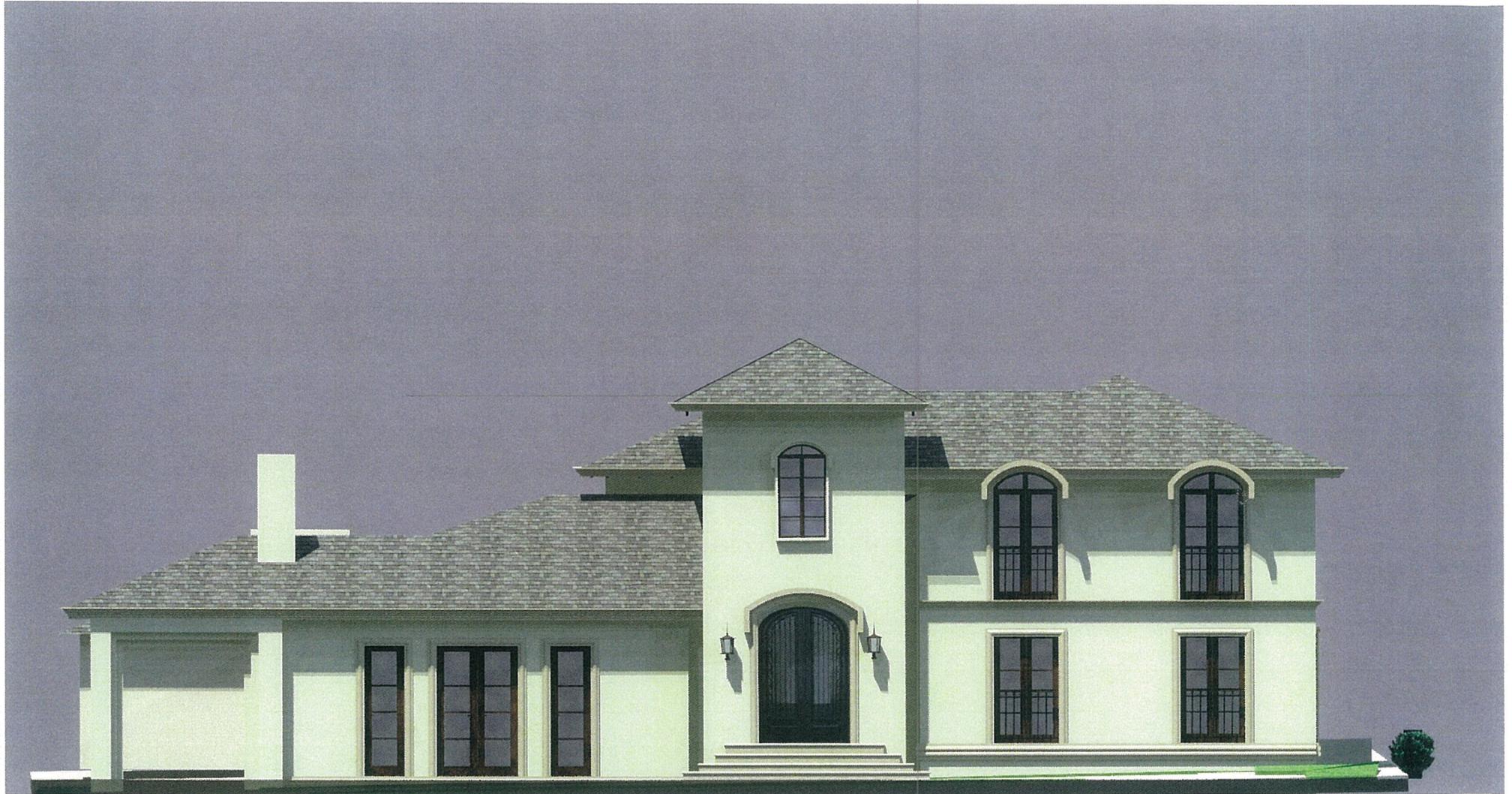
PROJECT INFORMATION

SITE ADDRESS 625 N. ELM DRIVE, BEVERLY HILLS, CA. 90210
OWNER Mr. & Mrs. BEHNAH & MRS. BITA PARTIELL
PROJECT DESCRIPTION NEW 2-STORY REMODEL + ADDITION SINGLE FAMILY DWELLING
LEGAL DESCRIPTION LOT 20, TRACT BEVERLY HILLS, APN 4341-021-020
BUILDING CODE 2010 CA. BUILDING CODE/CITY OF BEVERLY HILLS AMENDMENTS
ZONE CENTRAL R1
MAX. ALLOWABLE HEIGHT 28'-00" HT. FROM AVE. NGL
MAX. PROPOSED HEIGHT 27'
REQUIRED FRONT SETBACK 40'-0"
PROPOSED FRONT SETBACK 40'-0"
REQUIRED REAR SETBACK 30% DEPTH - 1' + 30% X (16.36 - 16.42) X 5 - 9 = 32.834'
PROPOSED REAR SETBACK + 68'
REQUIRED SIDE YARDS * TOTAL FRONT WIDTH - 10' (MIN. 15' EACH SIDE)
* (84.95 + 80.96 + 80.95 - 10) / 2 = 67.43'
PROPOSED SIDEYARDS NORTH SIDE + PROPOSED 15' (EXISTING + 5')
SOUTH SIDE + PROPOSED 15' (EXISTING + 19')
TOTAL SIDEYARD + PROPOSED 15-15 + 22.5'
NO. OF BEDROOMS 5-BEDROOMS
REQ. NO. OF PARKING 3-BTALL
PROPOSED NO. OF PARKING 3-BTALL
LOT SIZE 13,492.52 SF (80'X160') (SURVEY MAP)
ALLOWABLE BUILDING AREA 13,492.52 X 40% = 500 SQ. FT. + 6,891 SQ. FT.
EXISTING BUILDING AREA
EXISTING FIRST FLOOR (MAIN HOUSE) 2,869.12 SQ. FT. SQ. FT.
EXISTING GUEST HOUSE 6,337.0 SQ. FT.
EXISTING 2ND FLOOR 1,358.58 SQ. FT.
TOTAL + 4,641.70 SQ. FT.
EXISTING GARAGE 448.70 SQ. FT.
PROPOSED BUILDING AREA
PROP. FIRST FLOOR (MAIN HOUSE) 3,148.71 SQ. FT.
EXISTING GUEST HOUSE 6,337.0 SQ. FT.
PROPOSED 2ND FLOOR 1,639.0 SQ. FT.
TOTAL + 5,421.51 SQ. FT.
EXISTING GARAGE 448.70 SQ. FT.

SCOPE OF WORK

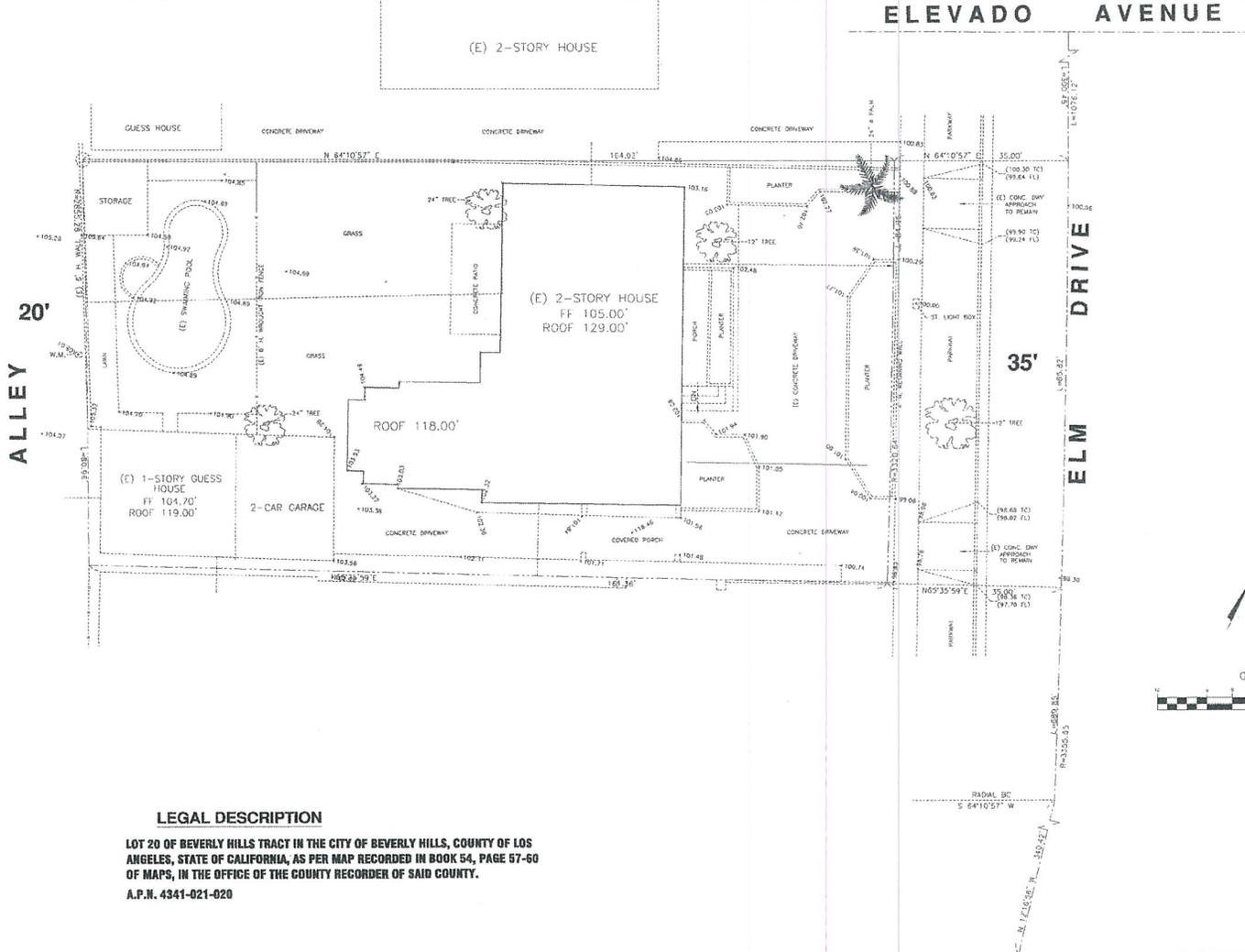
REMODELING AND ADDITION OF 779.71 SQ. FT. TO (E) SINGLE FAMILY DWELING





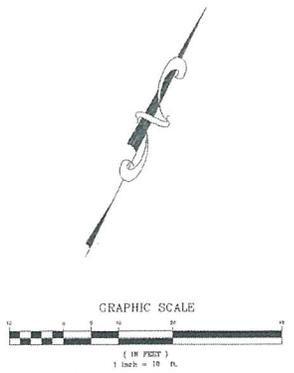






LEGEND

TC	TOP OF CURB
FL	FLOWLINE
1NG	TOP OF V-CUTTER
FF	FINISH FLOOR
PE	PAV. ELEVATION
P.A.	PLANTING AREA
FS	FINISH SURFACE
FG	FINISH GRADE
CONC.	CONCRETE
H.	HIGH
BW	BACK OF WALK
T.B.R.	TO BE REMOVE
(E)	EXIST
FD	FOUND
---	EXISTING STRUCTURE
---	PROPOSED STRUCTURE
(+ 105.50)	EXISTING ELEVATION
105.50	PROPOSED ELEVATION
---	CENTERLINE
---	PROPERTY LINE
---	WATER LINE
---	SEWER LINE



LEGAL DESCRIPTION

LOT 20 OF BEVERLY HILLS TRACT IN THE CITY OF BEVERLY HILLS, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 54, PAGE 57-60 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
A.P.N. 4341-021-020

Underground Service Alert
of Southern California
CALL BEFORE YOU DIG
CALL TOLL FREE
1-800-227-2000
Two Working Days Before You Dig

PREPARED BY: **C D S**
CIVIL DESIGN SURVEYING
7847 FLORENCE AVENUE SUITE 128
DOWNEY, CA 90240
(562) 760-6040 TEL
(562) 606-0481 FAX
EMAIL: cds@cds-surveying.com
WWW.CDSCONSULTINGGROUP.NET

CIVIL ENGINEER
ENGINEER: PETER A. QUEVINTA RCE 32085
Date: EXP. 12-31-10

BOUNDARY SURVEY AND TOPOGRAPHIC MAP
SITE ADDRESS: 625 N. ELM DRIVE
BEVERLY HILLS, CA 90210
SCALE: 1"=10'
DRAWN BY: JVN
CHECKED BY: JVN/PAO
JOB NO:
DATE:
SHEET 1 OF 1

COUNTY OF BEVERLY HILLS



OMRANI GROUP INC.
 TEL: (310) 560-6161
 omranibuild@aol.com

PROJECT ADDRESS:
MR. & MRS PARTIELI

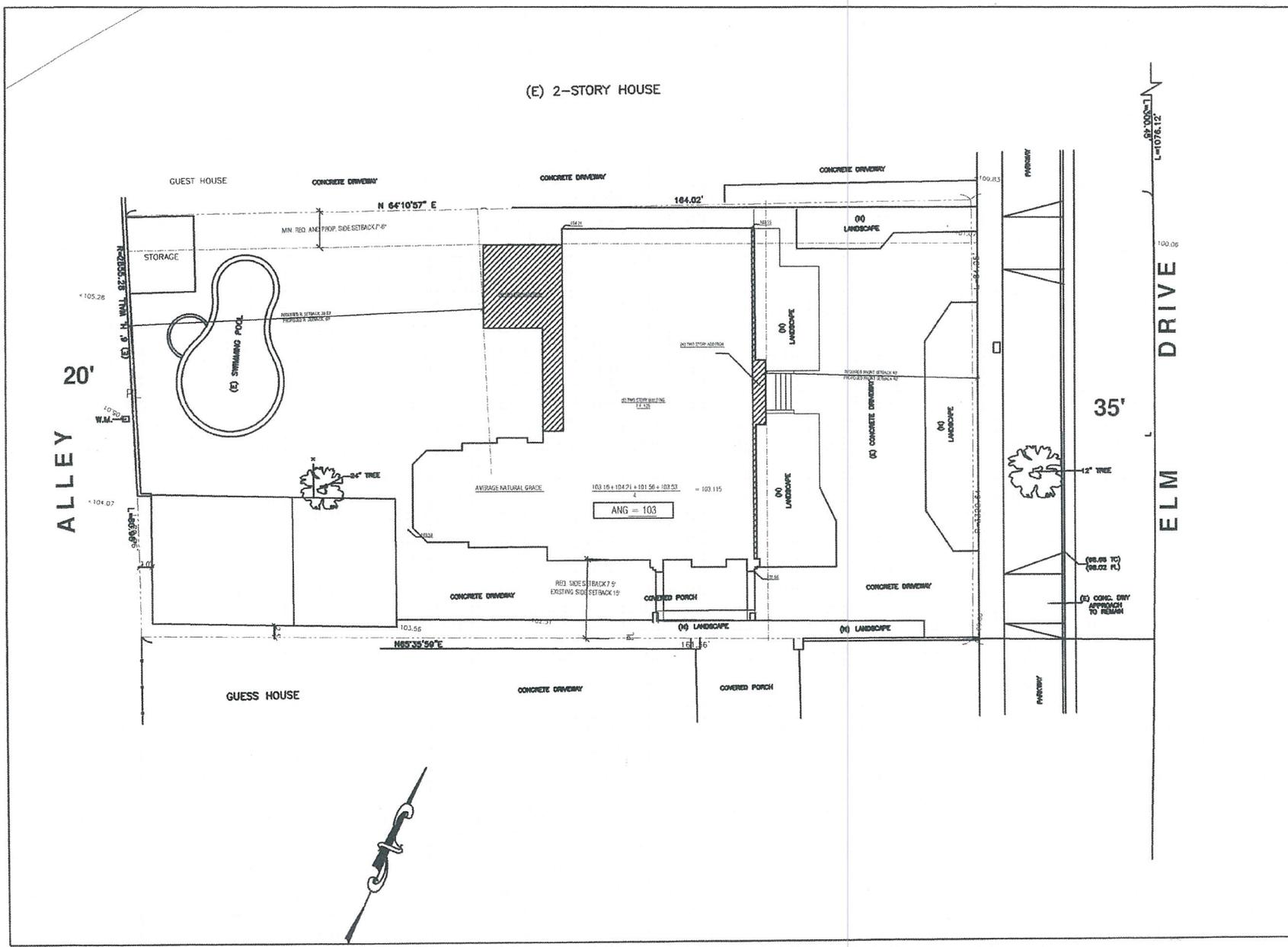
PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

SHEET TITLE
(1) SITE PLAN

NO.	DATE	BY	REVISION

SCALE:
 DRAWN:
 DATE: SEP. 22, 2011
 JOB NUMBER:
 SHEET

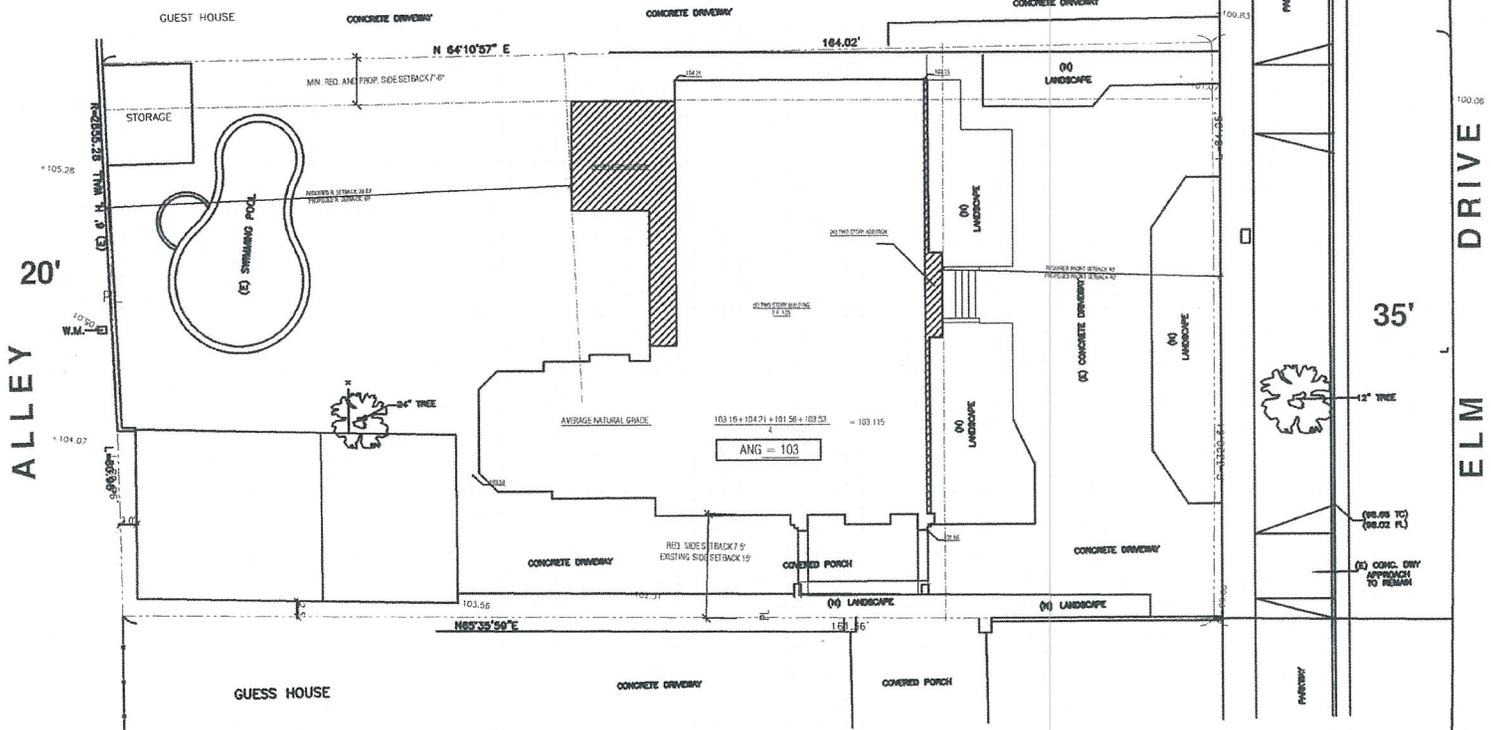
A-2.01
 OF SHEETS

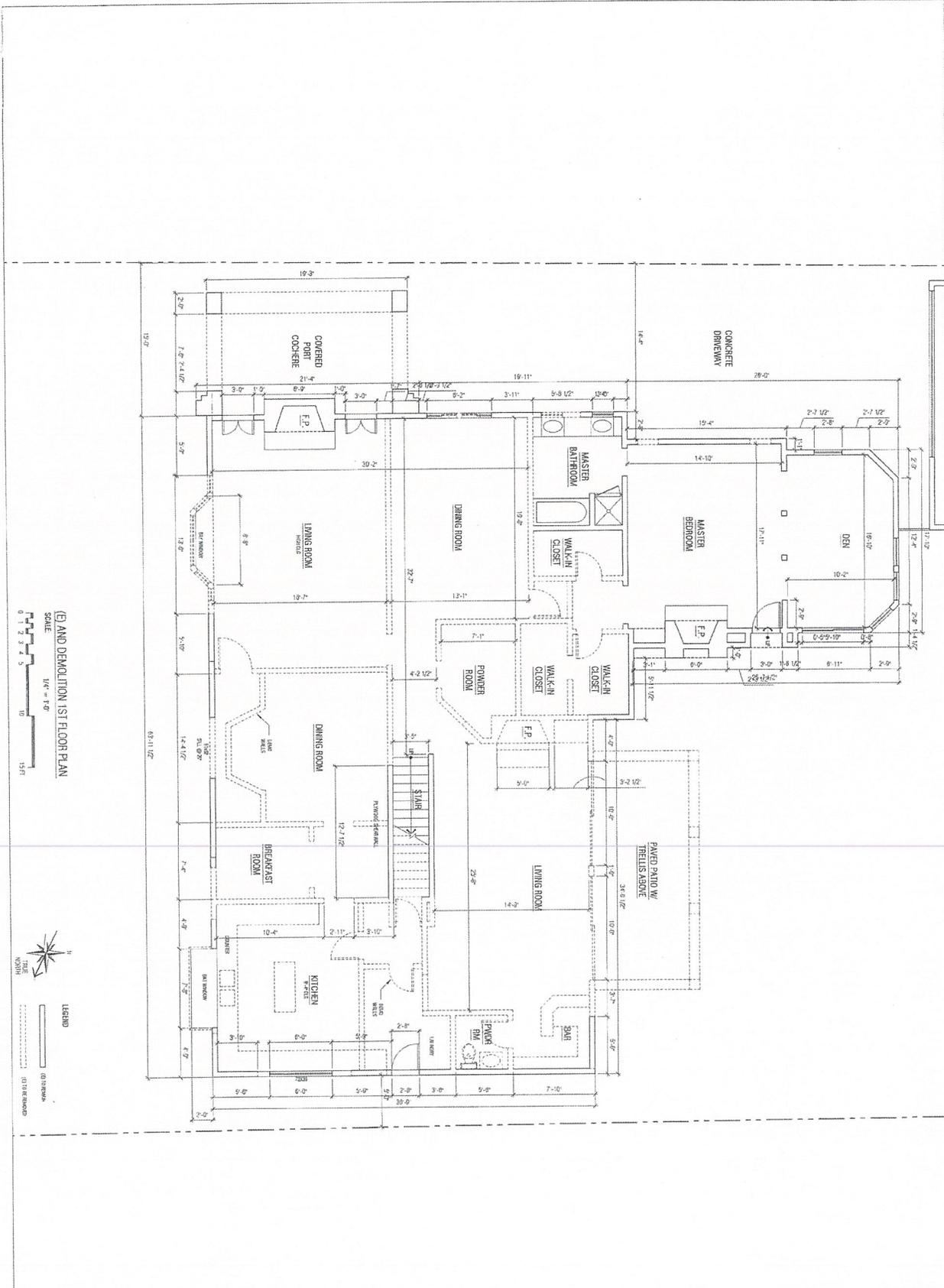


(E) 2-STORY HOUSE

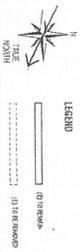
ALLEY
 20'

ELM DRIVE
 35'





(E) AND DEMOLITION 1ST FLOOR PLAN
 SCALE 1/4" = 1'-0"
 0 1 2 3 4 5 10 20'



PROJECT NO.	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	
DATE	
BY	
CHECKED	
SCALE	
PROJECT	

PROJECT & ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

CONTRACTOR:
MR. & MRS PARTIELI

DATE: 07.25.2011
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]

OMRANI GROUP INC.
 10000 WILSON AVENUE
 BEVERLY HILLS, CA 90210
 TEL: (310) 550-6161
 omaranigroup.com

A-3.01



OMRANI GROUP INC.

TEL : (310) 560-6161
omranihamid@aol.com

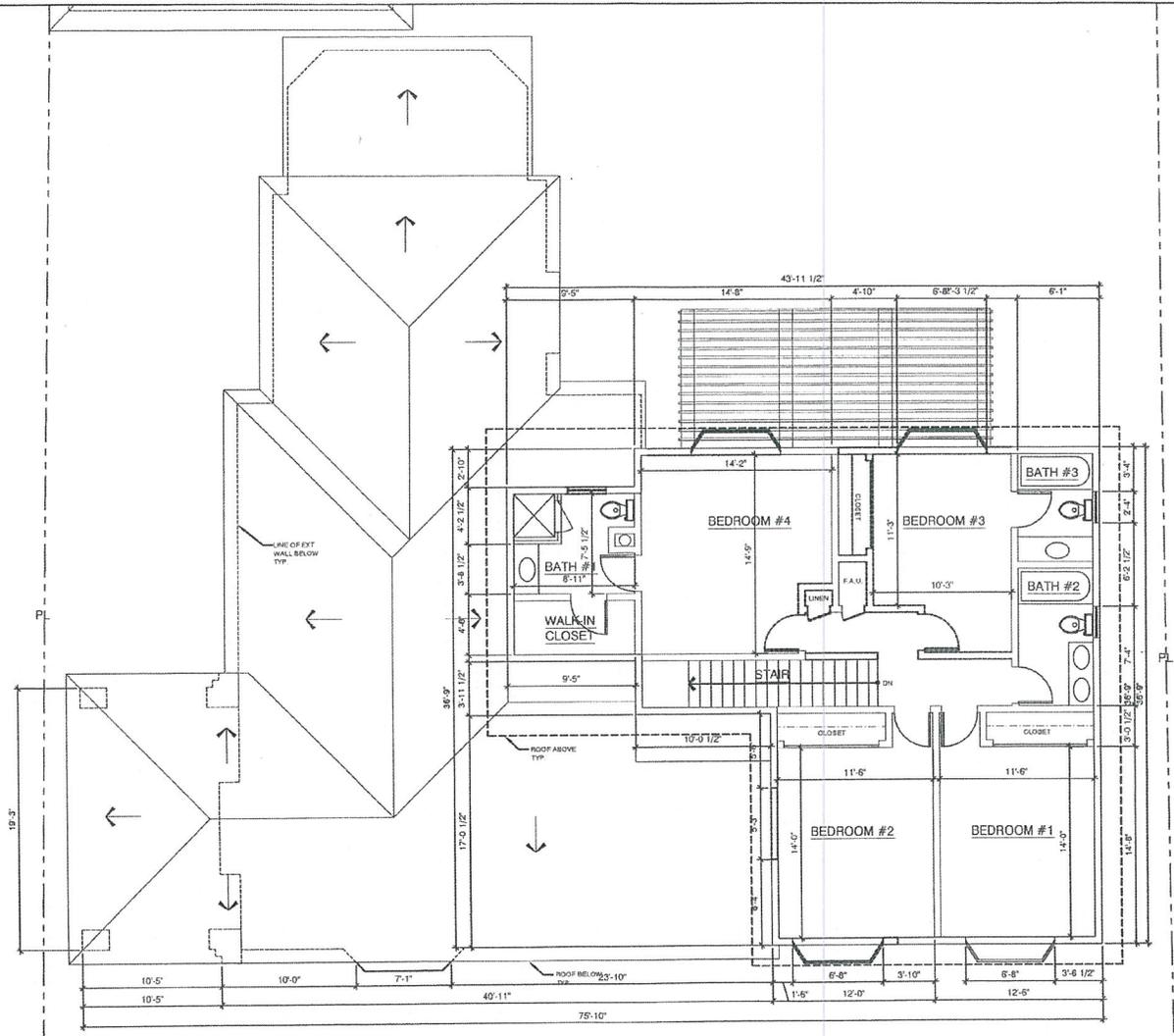
OWNER/CLIENT:
MR. & MRS PARTIELI

PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
625 N. ELM DRIVE
BEVERLY HILLS, CA 90210

SHEET TITLE
(E) & DEMO 2ND FLOOR PLAN

NO.	DATE	BY	REVISION

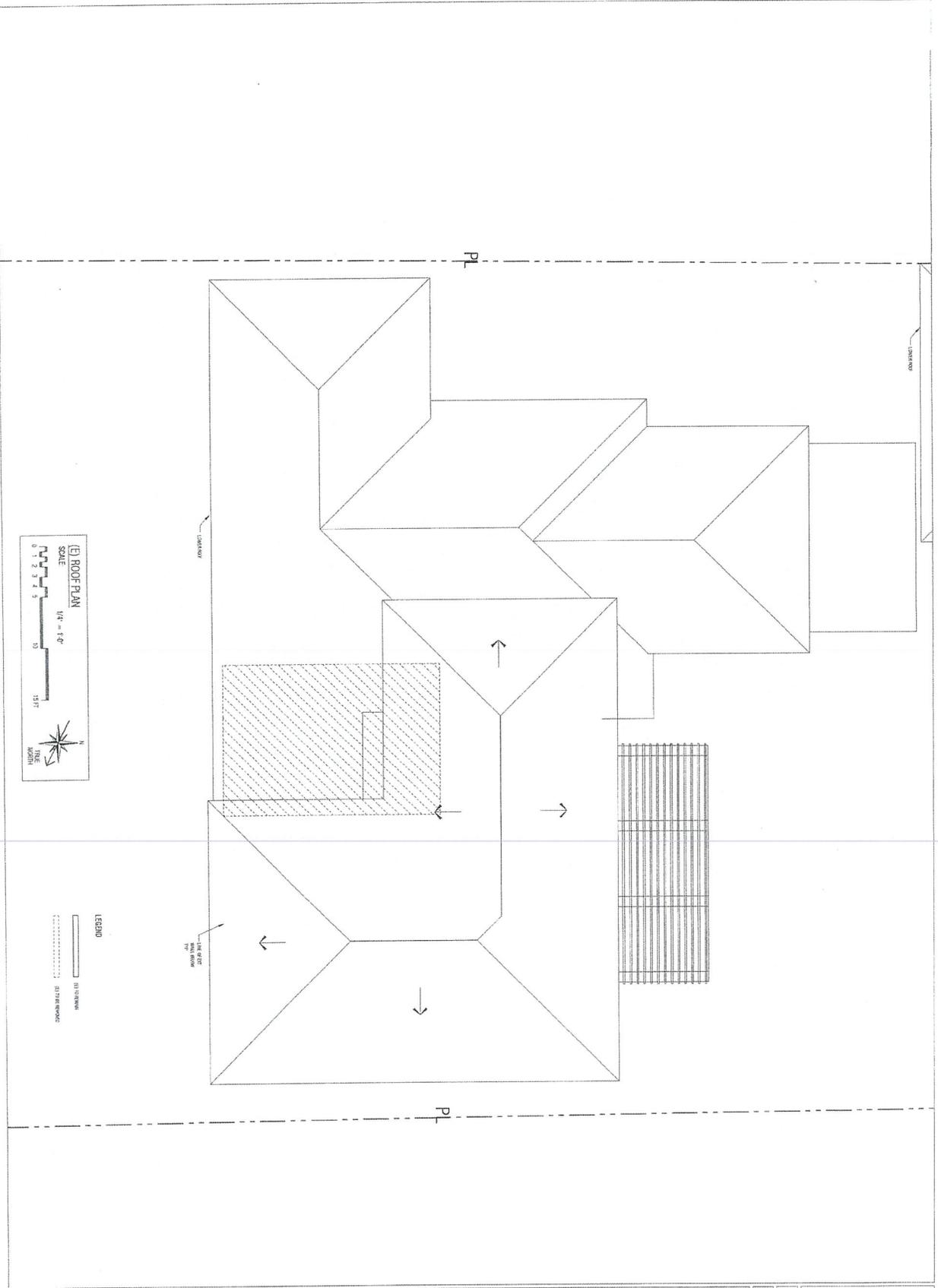
SCALE:
DRAWN:
DATE: **SEP. 22, 2011**
JOB NUMBER:
SHEET
A-4.01
OF SHEETS



(E) AND DEMOLITION 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT



LEGEND
 TO REMAIN
 TO BE REMOVED



(E) ROOF PLAN
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 5
 10 15 FT

LEGEND

--- 10% SLOPE
 --- 12% SLOPE

DATE: SEP 25, 2011
 SHEET: A-5.01
 OF 5 SHEETS

NO	DATE	BY	REVISION

PROJECT & ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

OWNER/APPLICANT:
MR. & MRS PARTIELI

OMRANI GROUP INC.
 REGISTERED ARCHITECTS
 TEL: (310) 360-6161
 omaranigroup@aol.com



OMRANI GROUP INC.

TEL.: (310) 560-6161
 omarani@omrani.com

PROJECT ADDRESS:
 MR. & MRS PARTIELI

TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

PROJECT ADDRESS:

SHIRT TITLE: (E) EAST & WEST ELEV

NO.	DATE	BY	REVISION

SCALE:

DRAWN:

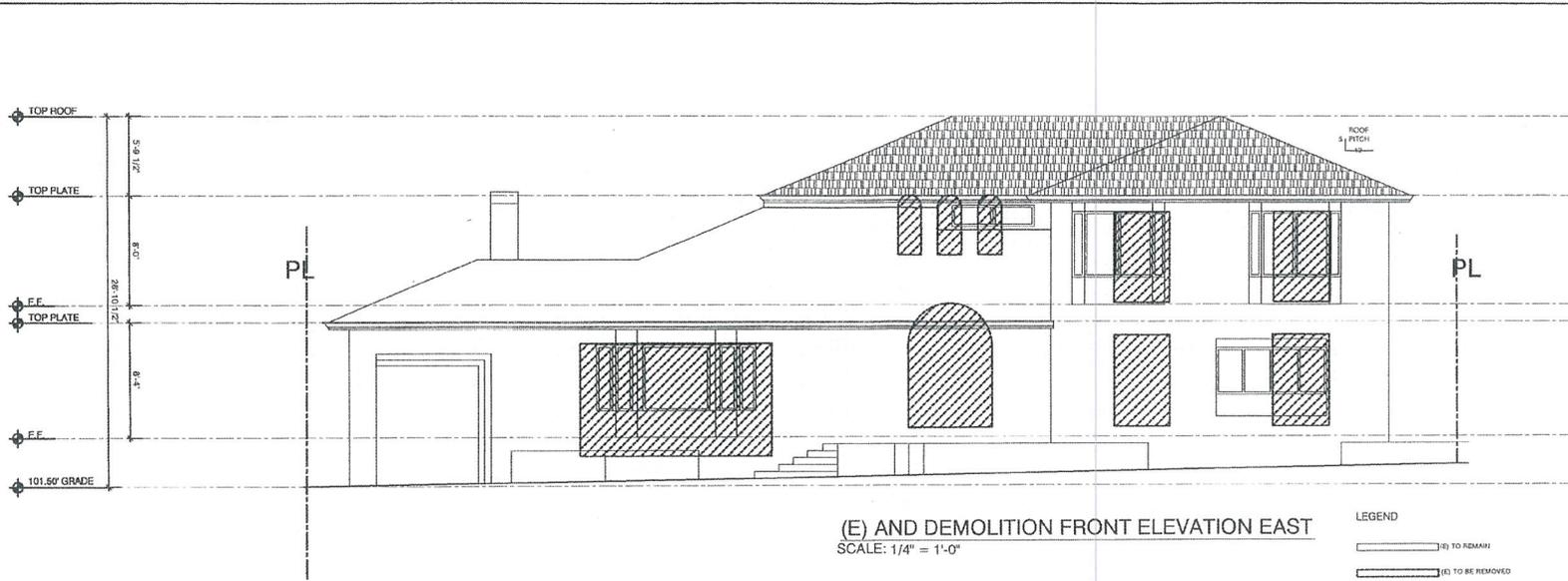
DATE: 02.22.2011

XREF NUMBER:

SHIRT

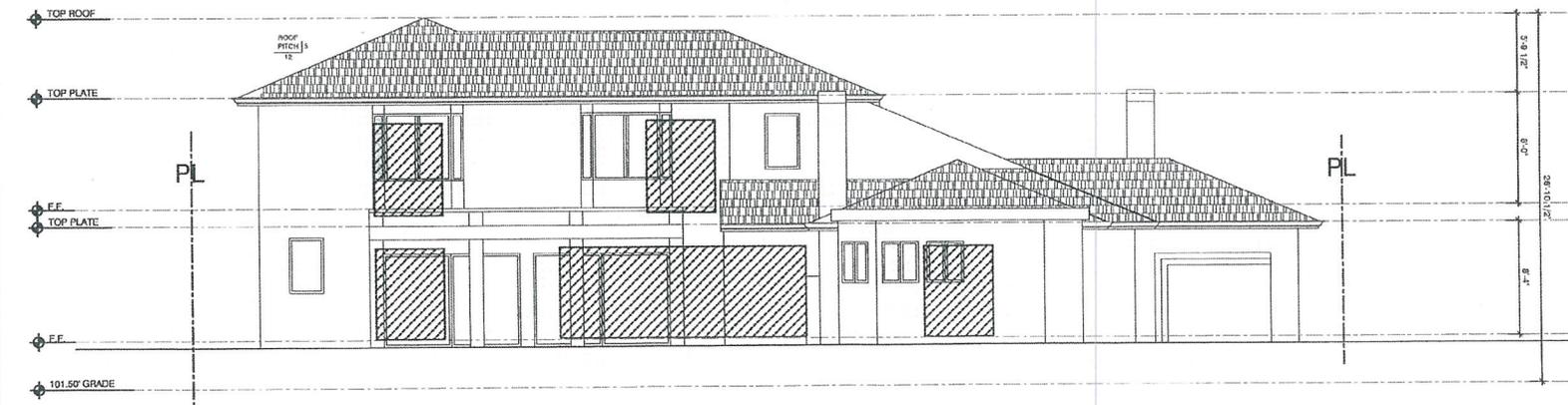
A-6.01

OF SHEETS



(E) AND DEMOLITION FRONT ELEVATION EAST
 SCALE: 1/4" = 1'-0"

LEGEND
 [Hatched Box] (E) TO BE REMOVED
 [Solid Box] (E) TO REMAIN



(E) AND DEMOLITION REAR ELEVATION (WEST)
 SCALE: 1/4" = 1'-0"

LEGEND
 [Hatched Box] (E) TO BE REMOVED
 [Solid Box] (E) TO REMAIN



OMRANI GROUP INC.

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omranihausid@aol.com

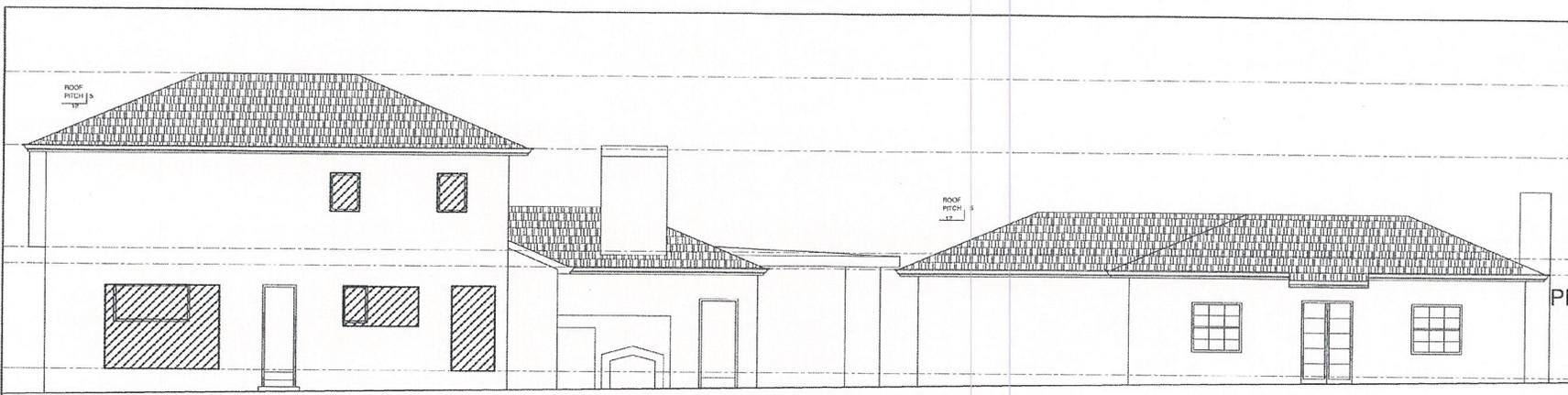
CONSULTANTS:
MR. & MRS PARTIELLI

PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
625 N. ELM DRIVE
BEVERLY HILLS, CA 90210

Sheet Title: (E) NORTH & SOUTH ELEV

NO.	DATE	BY	REVISION

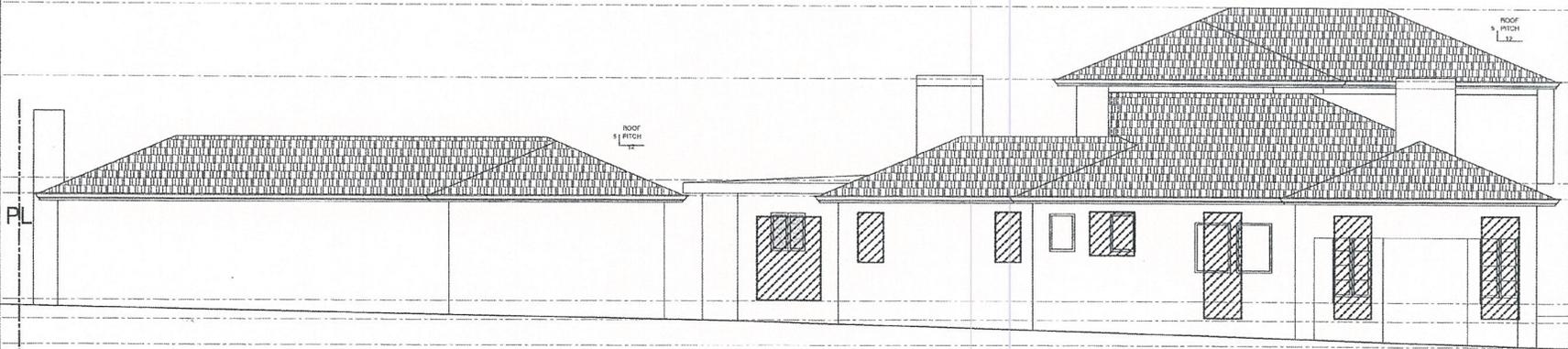
SCALE:
DRAWN:
DATE: 02.22.2011
JOB NUMBER:
SHEET:
A-7.01
OF SHEETS



(E) AND DEMOLITION SIDE ELEVATION NORTH
SCALE: 1/4" = 1'-0"

LEGEND

- (E) TO REMAIN
- (E) TO BE REMOVED



(E) AND DEMOLITION SIDE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"

LEGEND

- (E) WALL AREA
- DEMO WALL AREA



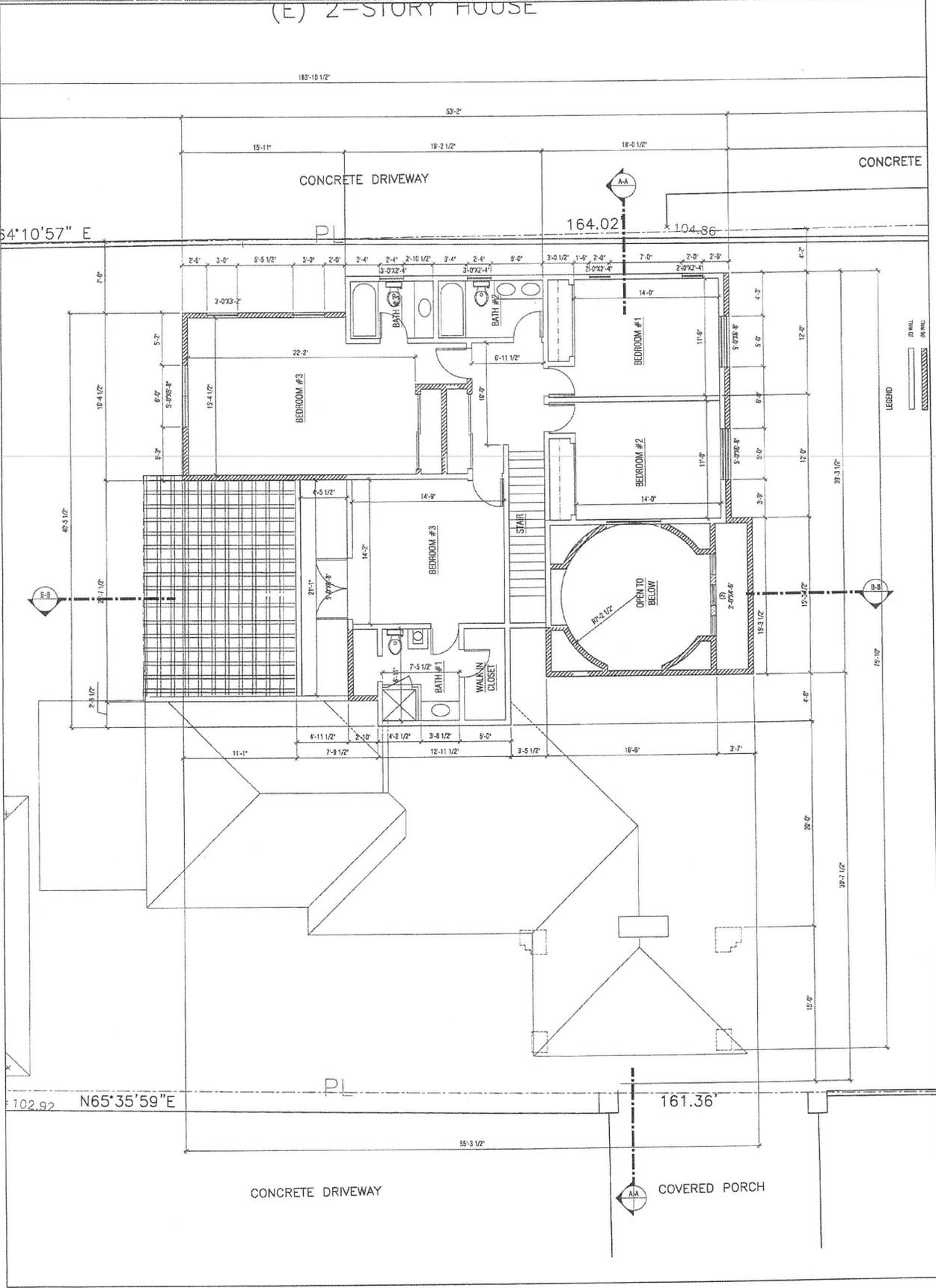
OMRANI GROUP INC.
 TEL: (310) 569-6161
 www.omrani.com

PROJECT & ADDRESS
 TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

SHEET NO. (N) 2ND FLOOR PLAN

NO.	DATE	BY	REVISION

SCALE:
 DATE: SEP. 22, 2011
 ARCHITECT: OMRANI GROUP INC.
 SHEET: A-10.01
 OF SHEETS



(E) 2-STORY HOUSE

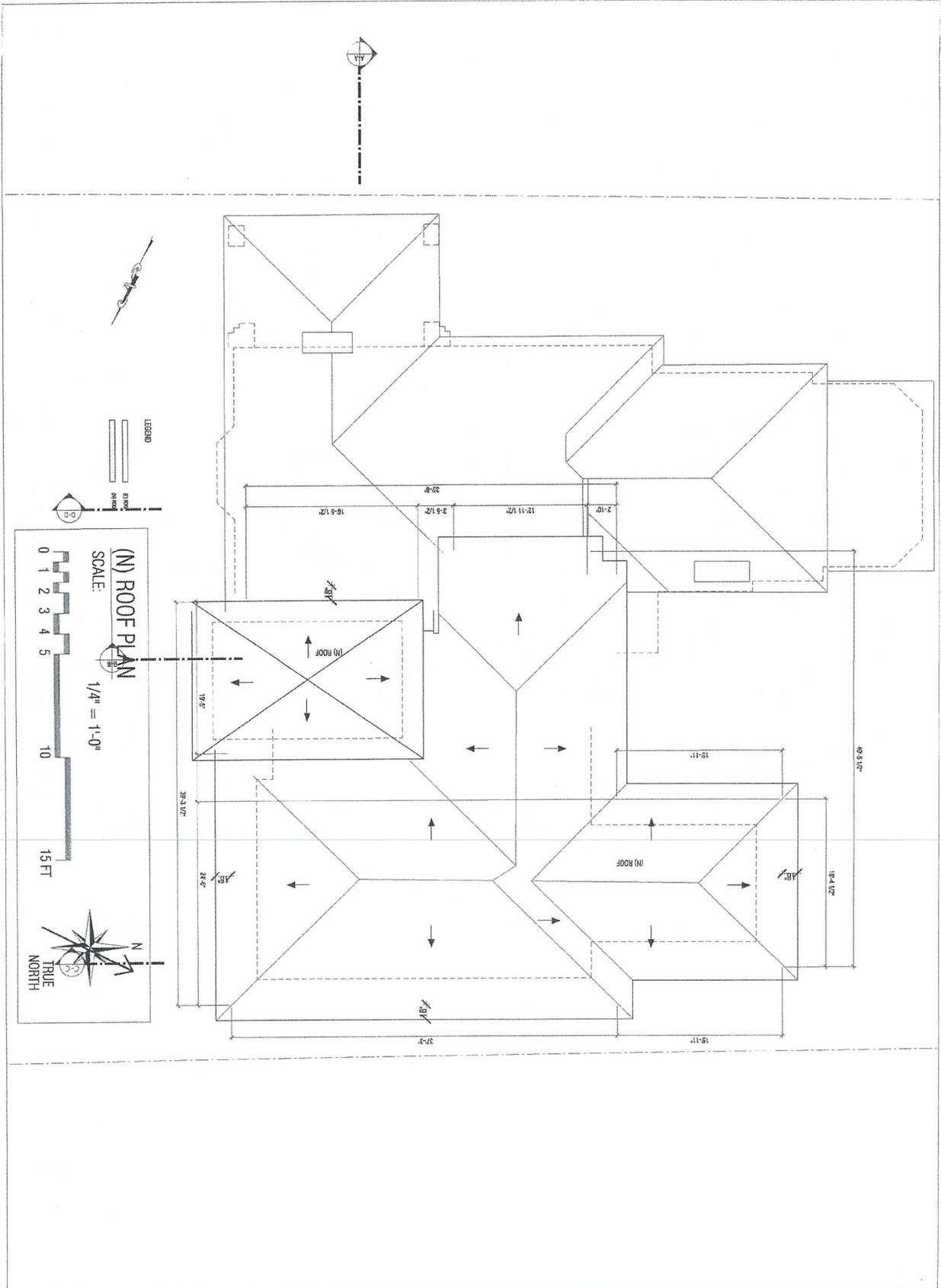
64'10'57" E

102.92 N65°35'59"E

CONCRETE

CONCRETE DRIVEWAY

COVERED PORCH



(N) ROOF PLAN
 SCALE: 1/4" = 1'-0"
 0 1 2 3 4 5 10 15 FT

LEGEND
 CHIMNEY
 GABLE

TRUE NORTH

SHEET NO. DATE BY APPROVED SCALE: DATE: 09.11.2011 DRAWN BY: CHECKED BY: PROJECT:	PROJECT ADDRESS: TWO-STORY SINGLE FAMILY DWELLING 623 N. ELM DRIVE BEVERLY HILLS, CA 90210	OWNER/APPLICANT: MR. & MRS PARTIELI	TEL: (310) 566-0161 omarani@omrani.com	
	PROJECT TITLE: (N) ROOF PLAN	SHEET NO.: A-11.01		



OMRANT GROUP INC.

TEL.: (310) 565-6161
omrant@omrant.com

OWNER/CLIENT:
MR. & MRS PARTIELLI

PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
625 N. ELM DRIVE
BEVERLY HILLS, CA 90210

SHEET TITLE
(N) EAST & WEST ELEV

NO.	DATE	BY	REVISION

SCALE:

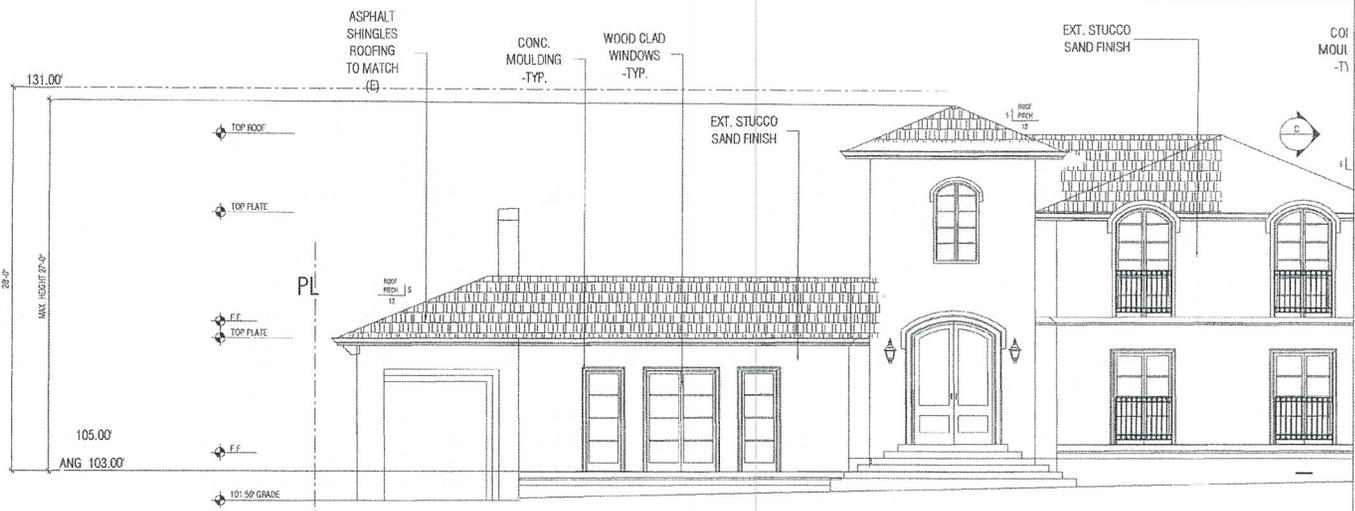
DRAWN:

DATE: SEP. 22, 2011

JOB NUMBER:

SHEET

A-12.01
OF SHEETS



(N) FRONT ELEVATION EAST
SCALE: 1/4" = 1'-0"



(N) REAR ELEVATION WEST
SCALE: 1/4" = 1'-0"



OMRANI GROUP INC.

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omranidhemi@aol.com

OWNER: MR. & MRS PARTIELI

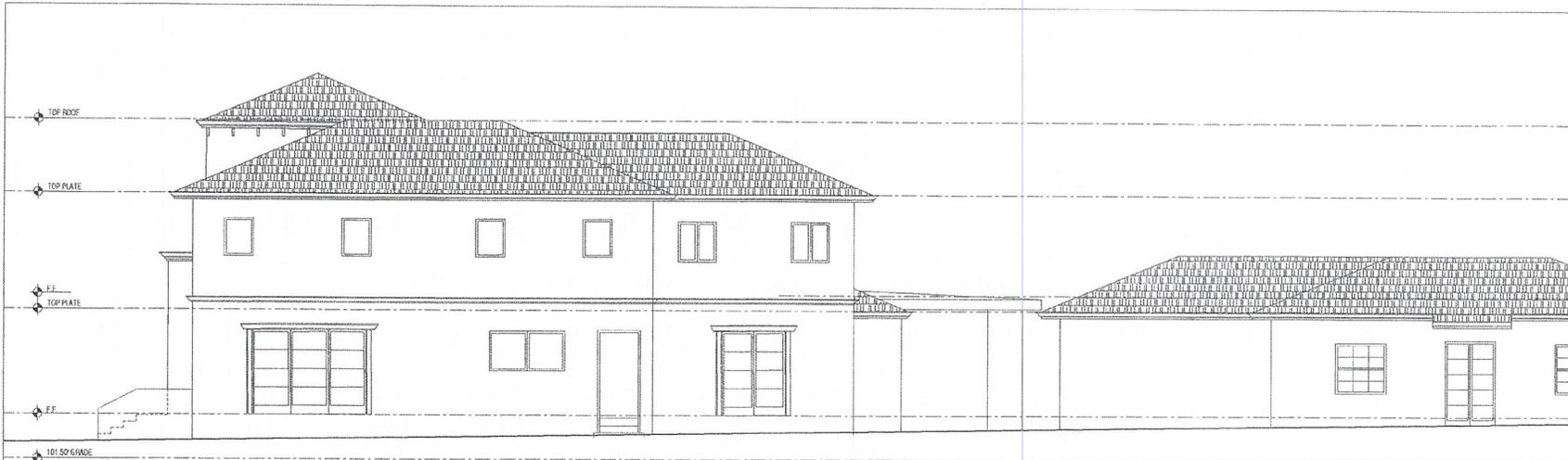
PROJECT ADDRESS: TWO-STORY SINGLE FAMILY DWELLING
635 N. ELM DRIVE
BEVERLY HILLS, CA 90210

VIEW TITLE: (N) NORTH & SOUTH ELEV

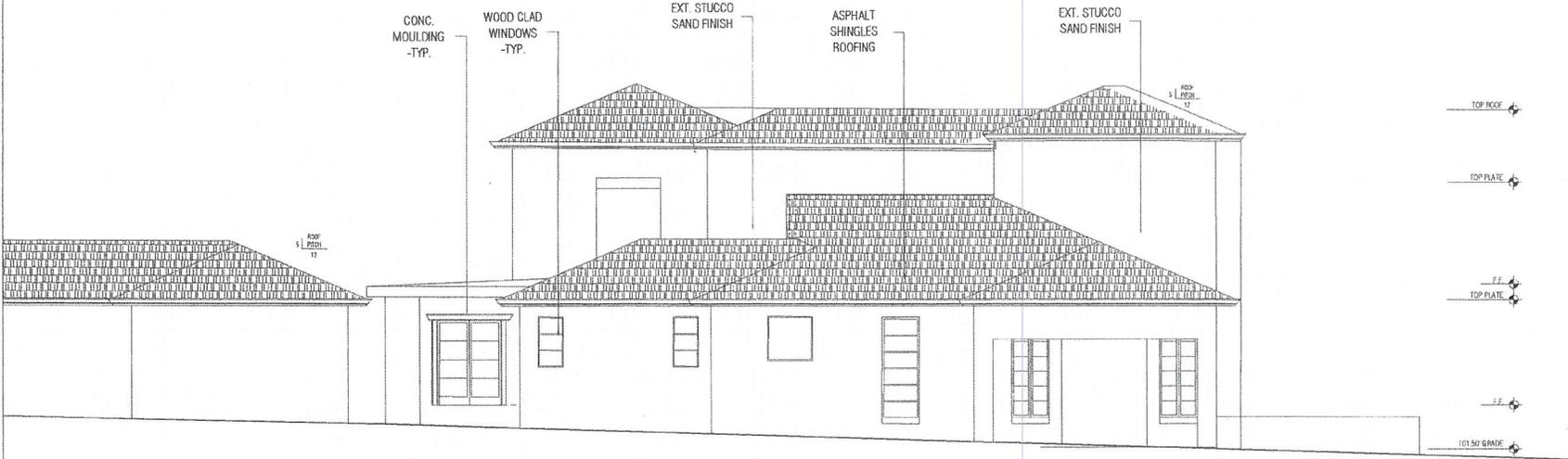
NO.	DATE	BY	REVISION

SCALE:
DRAWN:
DATE: SEP 22, 2011
JOB NUMBER:
SHEET

A-13.01
OF SHEETS



(N) SIDE ELEVATION NORTH
SCALE: 1/4" = 1'-0"
0 1 2 3 4 5 10 15 FT



(N) SIDE ELEVATION SOUTH
SCALE: 1/4" = 1'-0"



OMRANI GROUP INC.

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omranihamid@aol.com

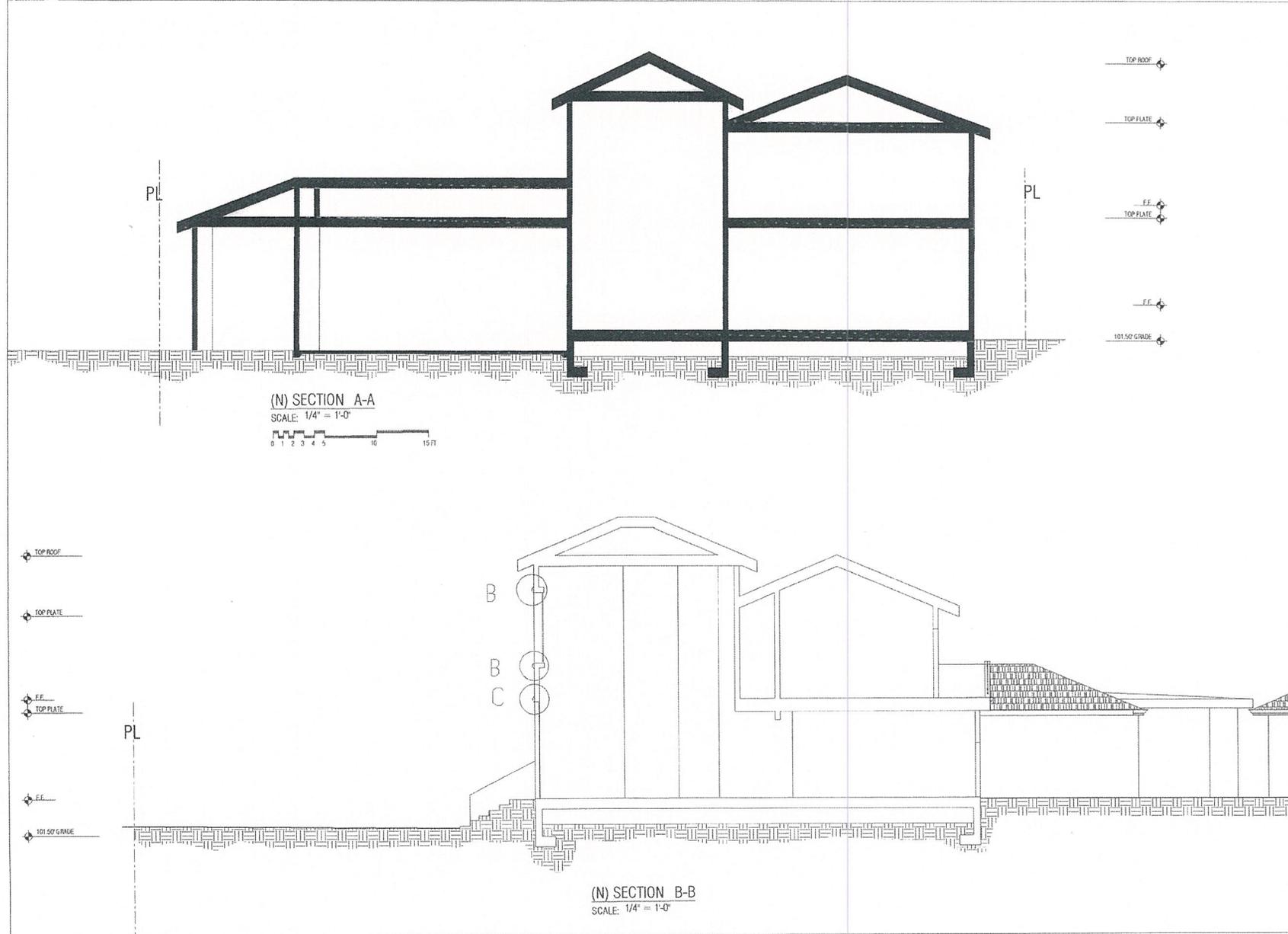
CONSULTANTS:
MR. & MRS PARTIELI

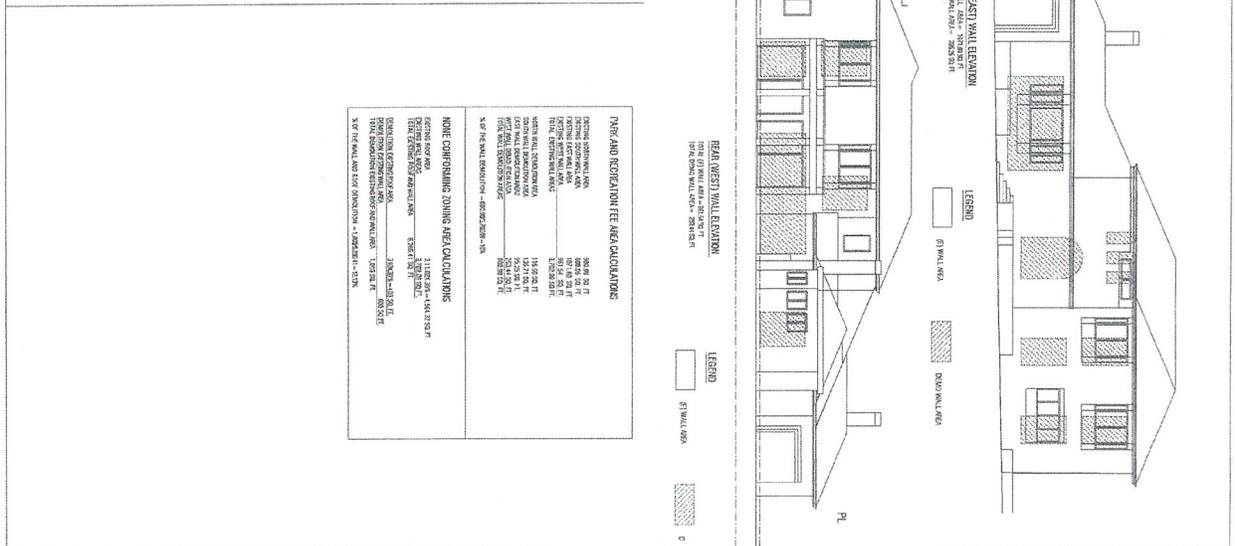
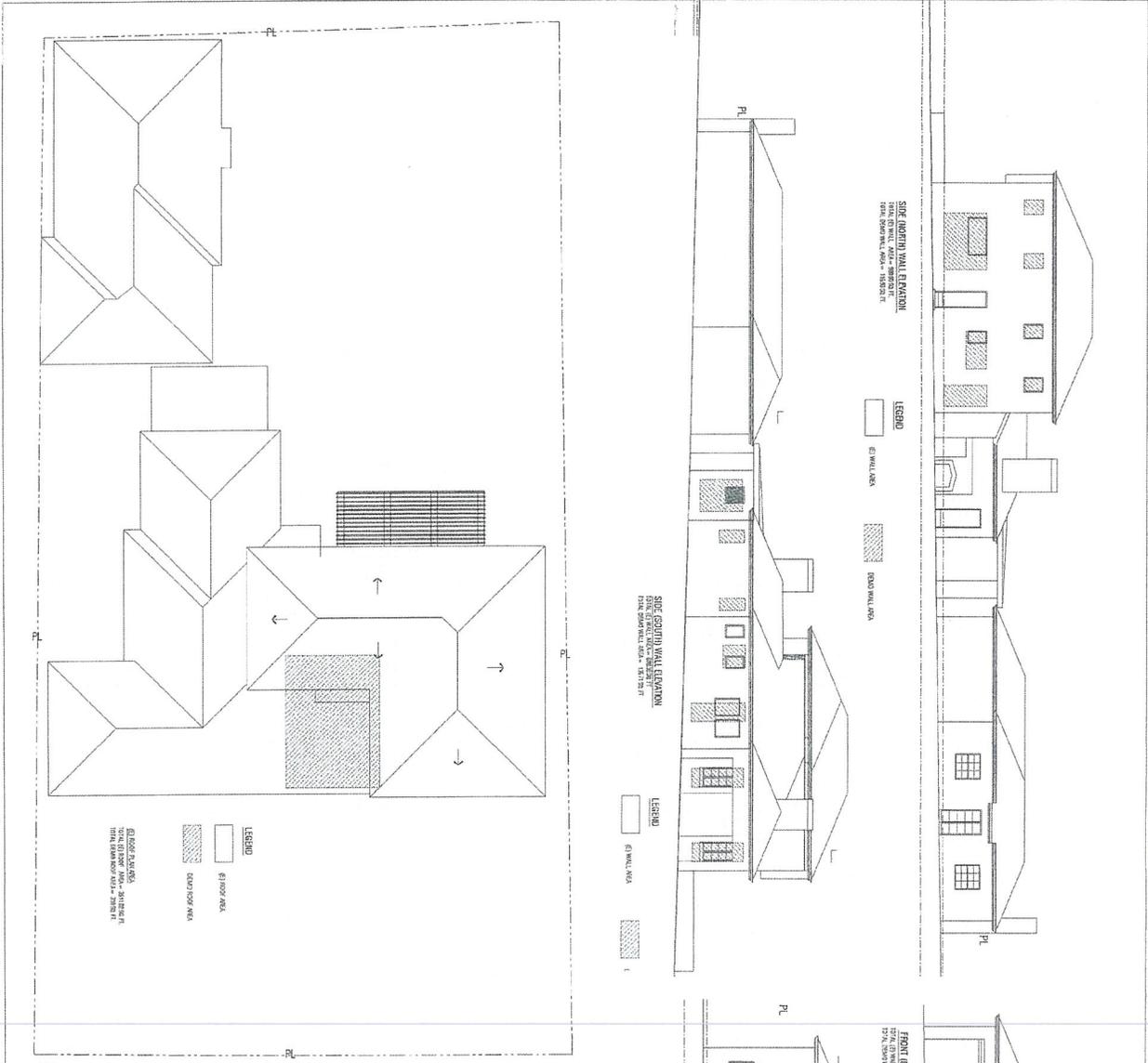
PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
634 N. HILM DRIVE
BEVERLY HILLS, CA 90210

SECTION TITLE:
(N) SECTIONS

NO.	DATE	BY	REVISION

SCALE:
DRAWN:
DATE: SEP. 23, 2011
JOB NUMBER:
SHEET
A-14.01
OF SHEETS





PIVOT AND REGULATION FEE AREA CALCULATIONS

EXISTING SIDEWALK AREA	868.99 SQ. FT.
EXISTING DRIVEWAY AREA	487.16 SQ. FT.
EXISTING FRONT YARD AREA	1,738.82 SQ. FT.
EXISTING REAR YARD AREA	1,738.82 SQ. FT.
EXISTING TOTAL EXISTING AREA	4,835.79 SQ. FT.
EXISTING SIDEWALK AREA	1,547.78 SQ. FT.
EXISTING DRIVEWAY AREA	1,547.78 SQ. FT.
EXISTING FRONT YARD AREA	1,547.78 SQ. FT.
EXISTING REAR YARD AREA	1,547.78 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.

NOTE: COMPENSATING ZONING AREA CALCULATIONS

EXISTING SIDEWALK AREA	2,115.56 SQ. FT.
EXISTING DRIVEWAY AREA	1,547.78 SQ. FT.
EXISTING FRONT YARD AREA	1,547.78 SQ. FT.
EXISTING REAR YARD AREA	1,547.78 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.
EXISTING TOTAL EXISTING AREA	6,191.12 SQ. FT.

EXISTING TOTAL EXISTING AREA = 6,191.12 SQ. FT.

OMRANI GROUP INC.
 7371 - 1310 560 6441
 omaranigroup@shaw.ca

MR. & MRS PARTIELI

TWO-STORY SINGLE FAMILY DWELLING
 625 N. ELM DRIVE
 BEVERLY HILLS, CA 90210

A-15.01

SCALE:

DATE: 07.23.2011

BY:

PROJECT:

NO. DATE BY

REVISIONS:

DATE:

BY:

DESCRIPTION:



OMRANI GROUP INC.

TEL.: (310) 560-6161
omranihamid@aol.com

OWNER/CLIENT:
MR. & MRS PARTIELL

PROJECT ADDRESS:
TWO-STORY SINGLE FAMILY DWELLING
623 N. ELM DRIVE
BEVERLY HILLS, CA 90210

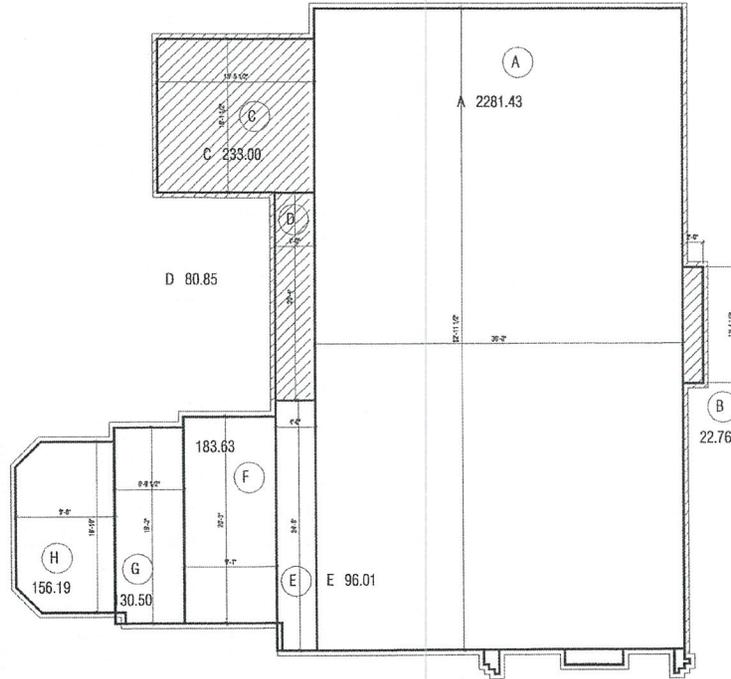
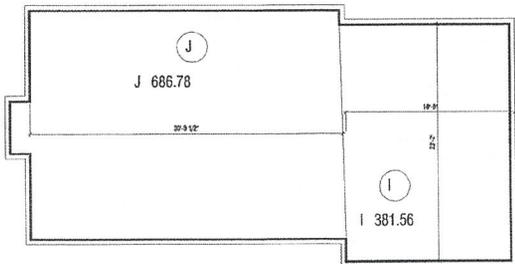
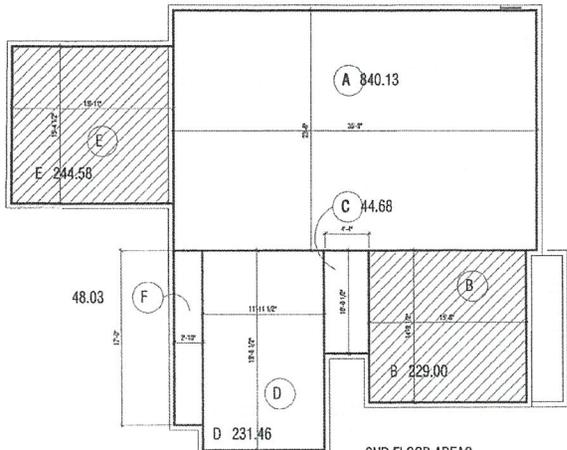
SHEET TITLE:
GND & 2ND FLOOR AREAS

NO.	DATE	BY	REVISION

SCALE:
DRAWN:
DATE: SEP. 22, 2011
JOB NUMBER:

SHEET
A-16.01

OF SHEETS

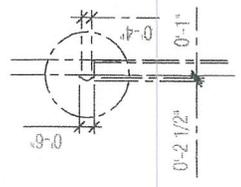
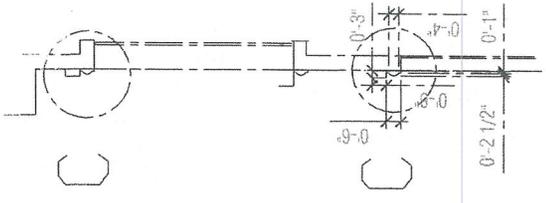


AREAS GROUND FLOOR

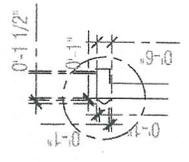
- A 2281.43
- B 22.76
- C 233.00
- D 80.85
- E 96.01
- F 183.63
- G 130.50
- H 156.19
- I 381.56
- J 686.78

AREAS 2ND FLOOR

- A 840.13
- B 229.00
- C 44.68
- D 231.46
- E 244.58
- F 48.03

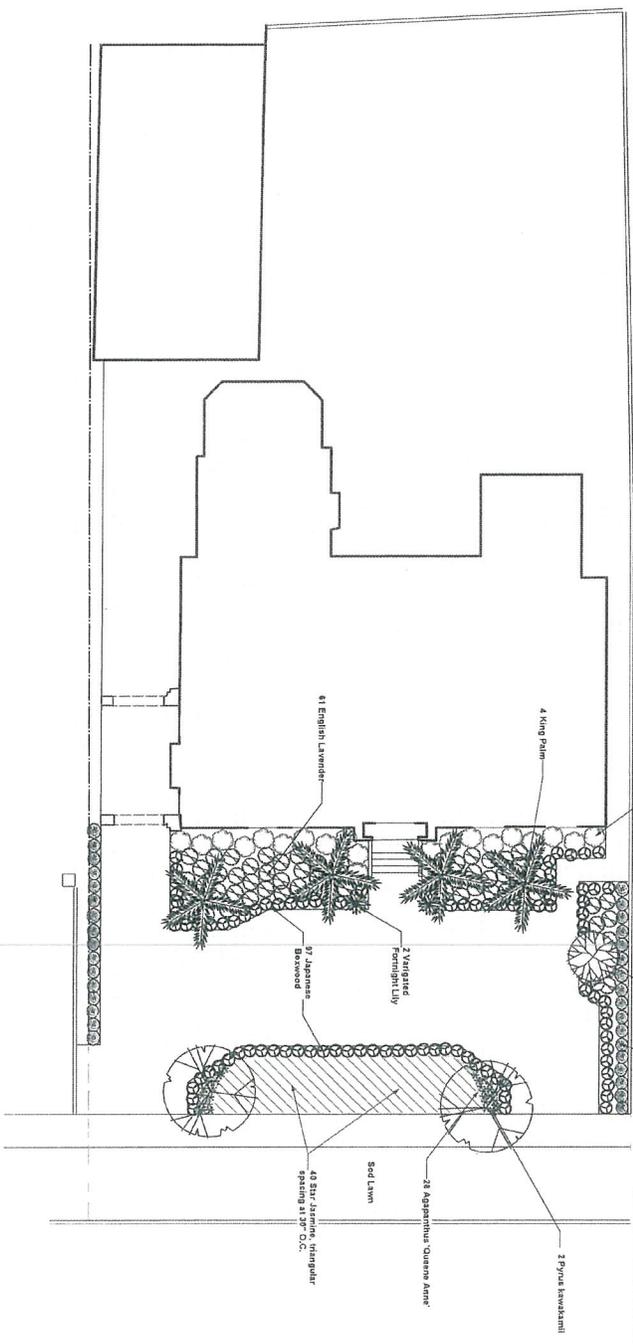


A



B

1. All landscaping and exterior to hard building and parking areas. The contractor and its subcontractors shall be responsible for the installation and maintenance of all landscaping and exterior work.
2. The contractor shall provide and install all necessary irrigation systems, including pumps, valves, and piping, and shall be responsible for the maintenance of the same.
3. The contractor shall provide and install all necessary lighting systems, including transformers, poles, and fixtures, and shall be responsible for the maintenance of the same.
4. The contractor shall provide and install all necessary drainage systems, including catch basins, pipes, and manholes, and shall be responsible for the maintenance of the same.
5. The contractor shall provide and install all necessary retaining walls, including foundations, walls, and drainage, and shall be responsible for the maintenance of the same.
6. The contractor shall provide and install all necessary fences, including posts, rails, and gates, and shall be responsible for the maintenance of the same.
7. The contractor shall provide and install all necessary gates, including posts, rails, and gates, and shall be responsible for the maintenance of the same.
8. The contractor shall provide and install all necessary signs, including posts, signs, and lighting, and shall be responsible for the maintenance of the same.
9. The contractor shall provide and install all necessary benches, including posts, benches, and lighting, and shall be responsible for the maintenance of the same.
10. The contractor shall provide and install all necessary bike racks, including posts, racks, and lighting, and shall be responsible for the maintenance of the same.
11. The contractor shall provide and install all necessary trash enclosures, including posts, enclosures, and lighting, and shall be responsible for the maintenance of the same.
12. The contractor shall provide and install all necessary utility enclosures, including posts, enclosures, and lighting, and shall be responsible for the maintenance of the same.
13. The contractor shall provide and install all necessary fire hydrants, including posts, hydrants, and lighting, and shall be responsible for the maintenance of the same.
14. The contractor shall provide and install all necessary fire extinguishers, including posts, extinguishers, and lighting, and shall be responsible for the maintenance of the same.
15. The contractor shall provide and install all necessary fire alarm systems, including posts, systems, and lighting, and shall be responsible for the maintenance of the same.
16. The contractor shall provide and install all necessary fire sprinkler systems, including posts, systems, and lighting, and shall be responsible for the maintenance of the same.
17. The contractor shall provide and install all necessary fire escape systems, including posts, systems, and lighting, and shall be responsible for the maintenance of the same.
18. The contractor shall provide and install all necessary fire alarm pull stations, including posts, stations, and lighting, and shall be responsible for the maintenance of the same.
19. The contractor shall provide and install all necessary fire alarm control panels, including posts, panels, and lighting, and shall be responsible for the maintenance of the same.
20. The contractor shall provide and install all necessary fire alarm notification appliances, including posts, appliances, and lighting, and shall be responsible for the maintenance of the same.
21. The contractor shall provide and install all necessary fire alarm monitoring systems, including posts, systems, and lighting, and shall be responsible for the maintenance of the same.
22. The contractor shall provide and install all necessary fire alarm communication systems, including posts, systems, and lighting, and shall be responsible for the maintenance of the same.
23. The contractor shall provide and install all necessary fire alarm power supplies, including posts, supplies, and lighting, and shall be responsible for the maintenance of the same.
24. The contractor shall provide and install all necessary fire alarm batteries, including posts, batteries, and lighting, and shall be responsible for the maintenance of the same.



PLANTING PLAN
SCALE: 1/8" = 1' 0"

SYMBOL	QUANTITY	LEGEND	SIZE
	2	Pyrus kawakamii	24" BOX
	1	Purple Leaf Plum	15 GALLON
	37	Agapanus Bicolor	24" BOX
	2	Variegated Forsythia Lily	15 GALLON
	20	Ashlar, Georgia Loblolly	15 GALLON
	4	King Palm	15 GALLON
	61	English Lavender	15 GALLON
	31	Texas Privet	15 GALLON
	2	Pyrus kawakamii	15 GALLON
	28	Agapanus Quana Anne	15 GALLON
	40	Star Jasmine Triangle	15 GALLON

Note: Seed lawn with Turfgrass 2, all spacing areas to be covered with Walk on Bark, 1/2" thick.



FRONT ELEVATION
SCALE: 1/8" = 1' 0"



Pyrus kawakamii
Evergreen Pear



Prunus cerasifera 'Krasuter Vesuvius'
Purple Leaf Plum



Archontophoenix cunninghamiana
King Palm, multi trunk (2)



Azalea 'George Tabor'



Ligustrum texanum
Texas Privet



Buxus japonica
Japanese boxwood



Lavandula angustifolia
English Lavender



Diates vegeta 'Varigated'
Varigated Fortnight Lily



Asapanthus 'Queene Anne'
'Lily of the Nile'



Trachelospermum jasminoides
Star Jasmine