

SEE LANDSCAPE PLANS FOR LANDSCAPING

ELM 249.98' DRIVE

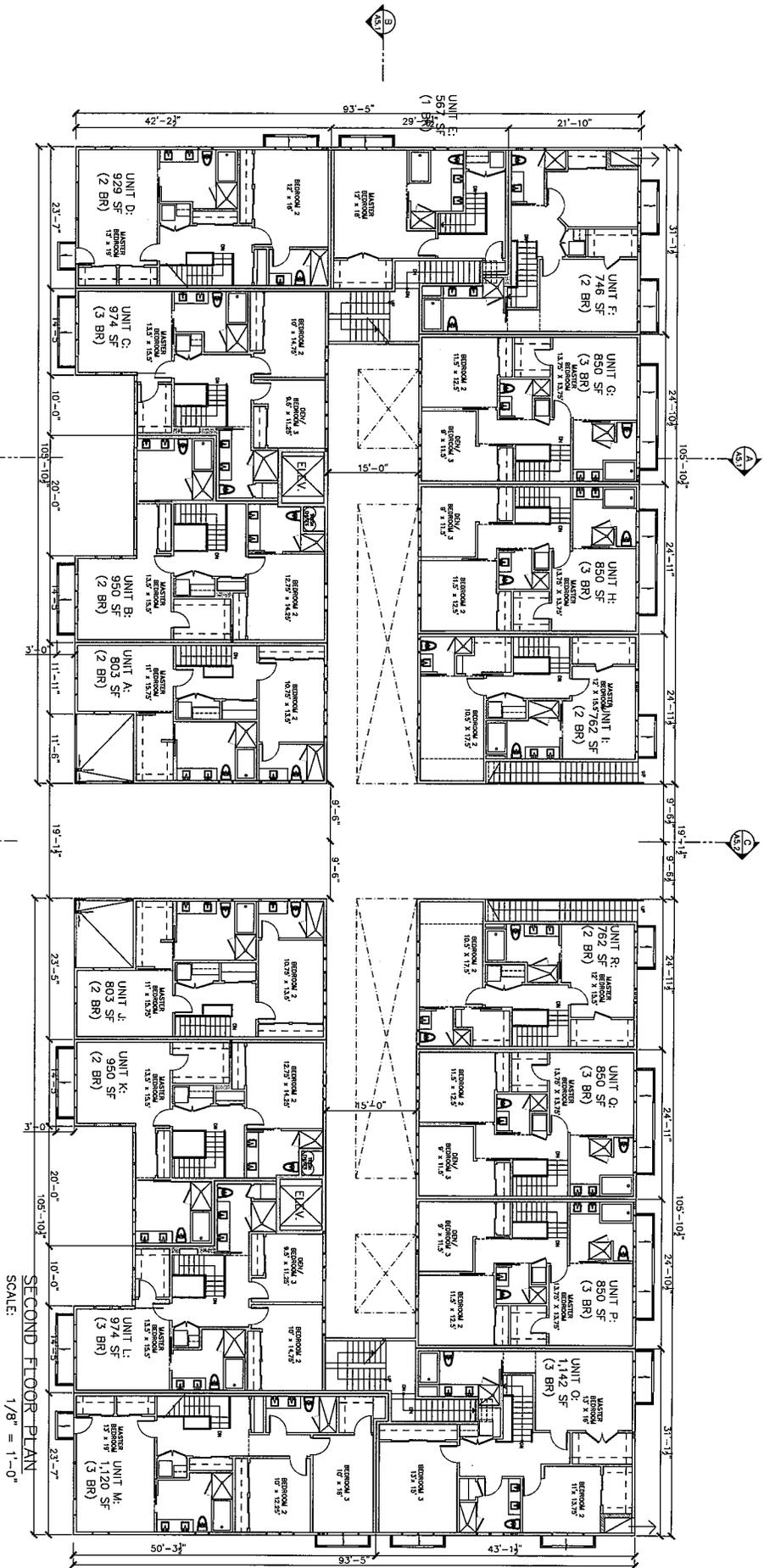
SITE PLAN
SCALE: 1/8" = 1'-0"

SHEET TITLE:
FIRST FLOOR PLAN

PROJECT TITLE:
S. ELM CONDOS
309 - 325 S. ELM DR.
BEVERLY HILLS, CA

REVISION:	
DATE:	3-27-2012
PROJECT NO.:	
SCALE:	1/8" = 1'-0"
SHEET NO.:	A2.2

GABBAY ARCHITECTS
 1877 WILSHIRE BLVD., SUITE 718 BEVERLY HILLS, CA 90210
 TEL: 310.885-8888 FAX: 310.885-0880



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

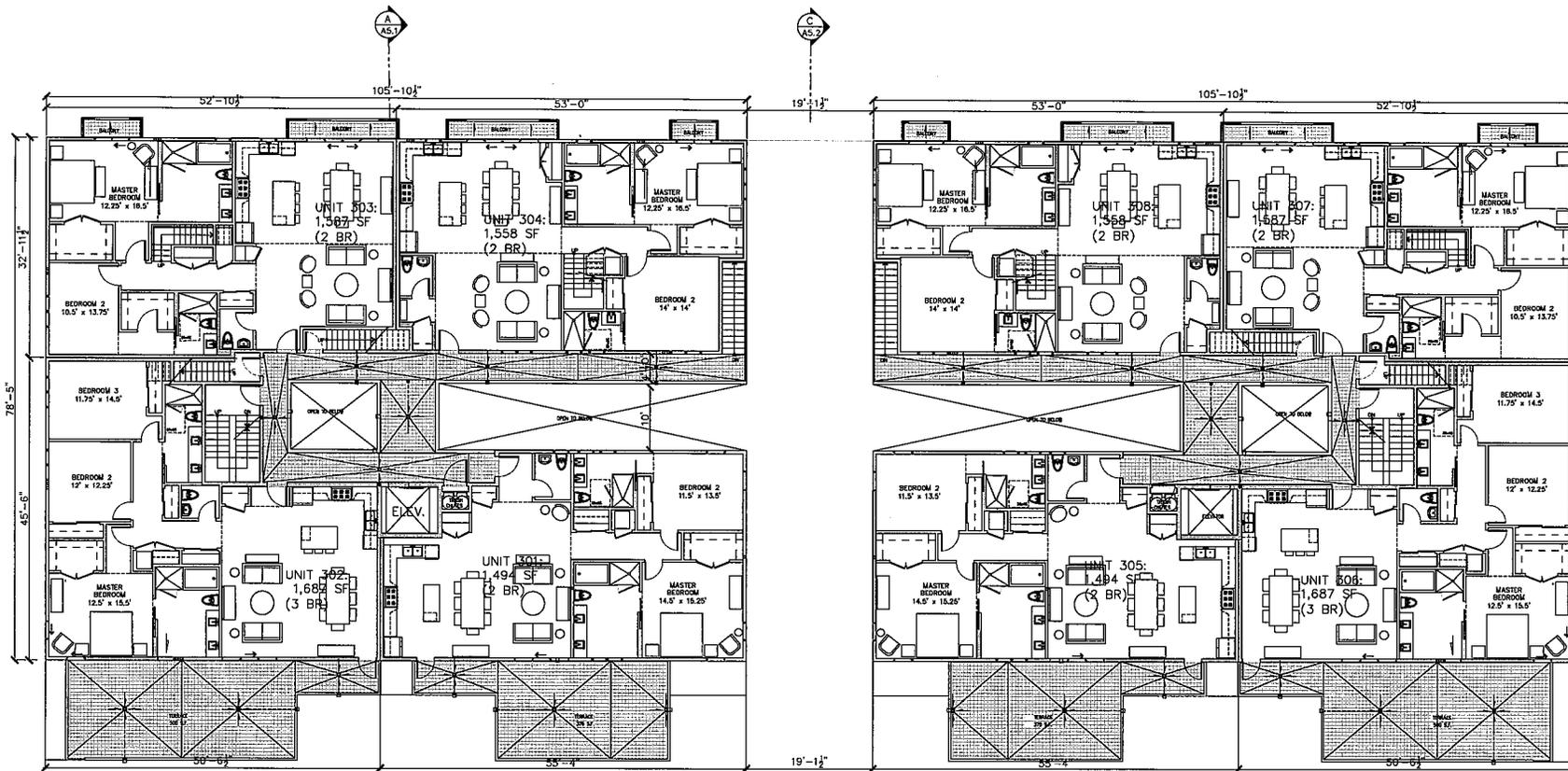
PROJECT NAME:
S. ELM CONDOS
309 - 325 S. ELM BR.
BEVERLY HILLS, CA

DATE: 5-27-2012
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT NO.: [Number]

SHEET NO.: A2.3
ELM CONDOS

GABBAY ARCHITECTS

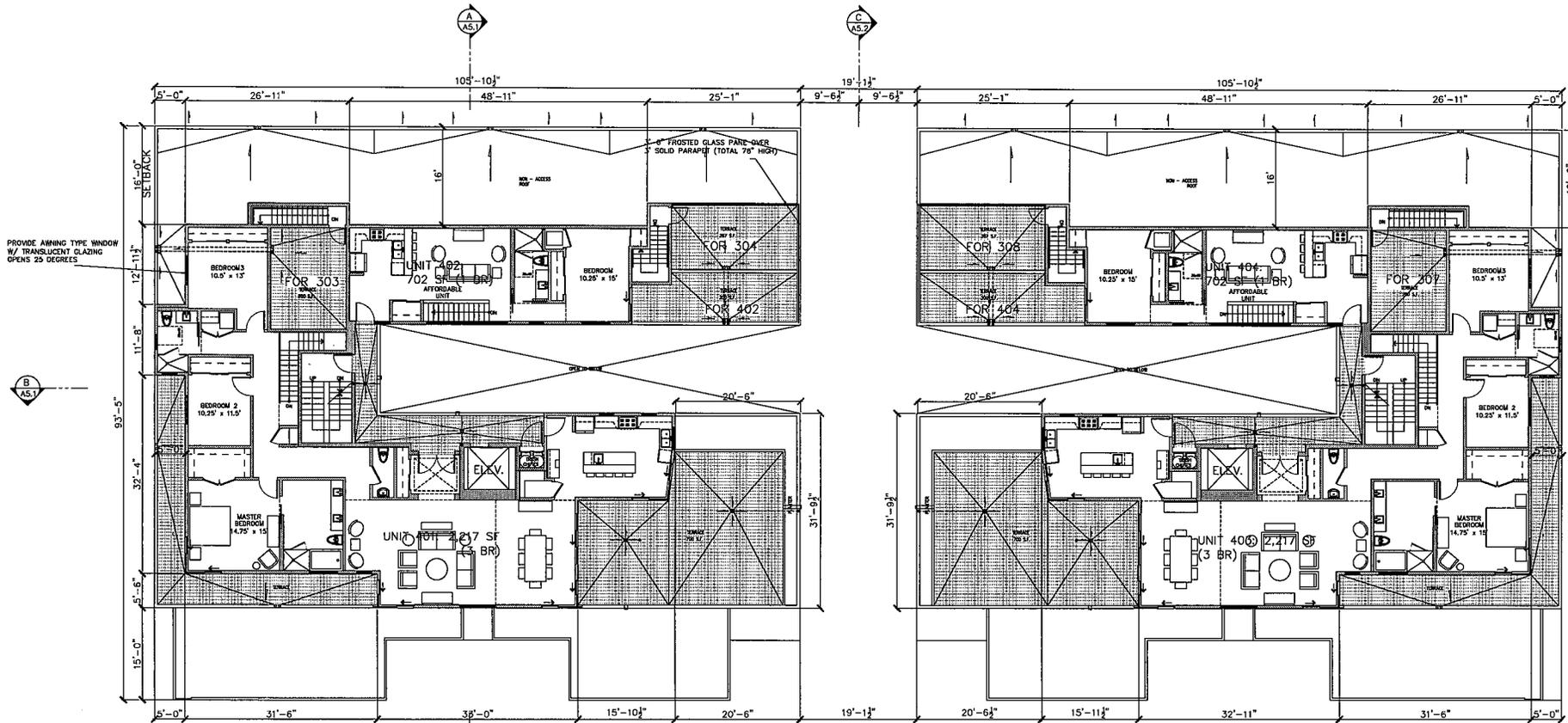
0107 WILSHIRE BLVD. STE 710 BEVERLY HILLS 02110
TEL. 310.850.8900 FAX 310.801.0020



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"

GABBAY ARCHITECTS
 4107 WILSHIRE BLVD. STE 718 BEVERLY HILLS, CALIF. 90210
 TEL: 310-659-8888 FAX: 310-659-0880

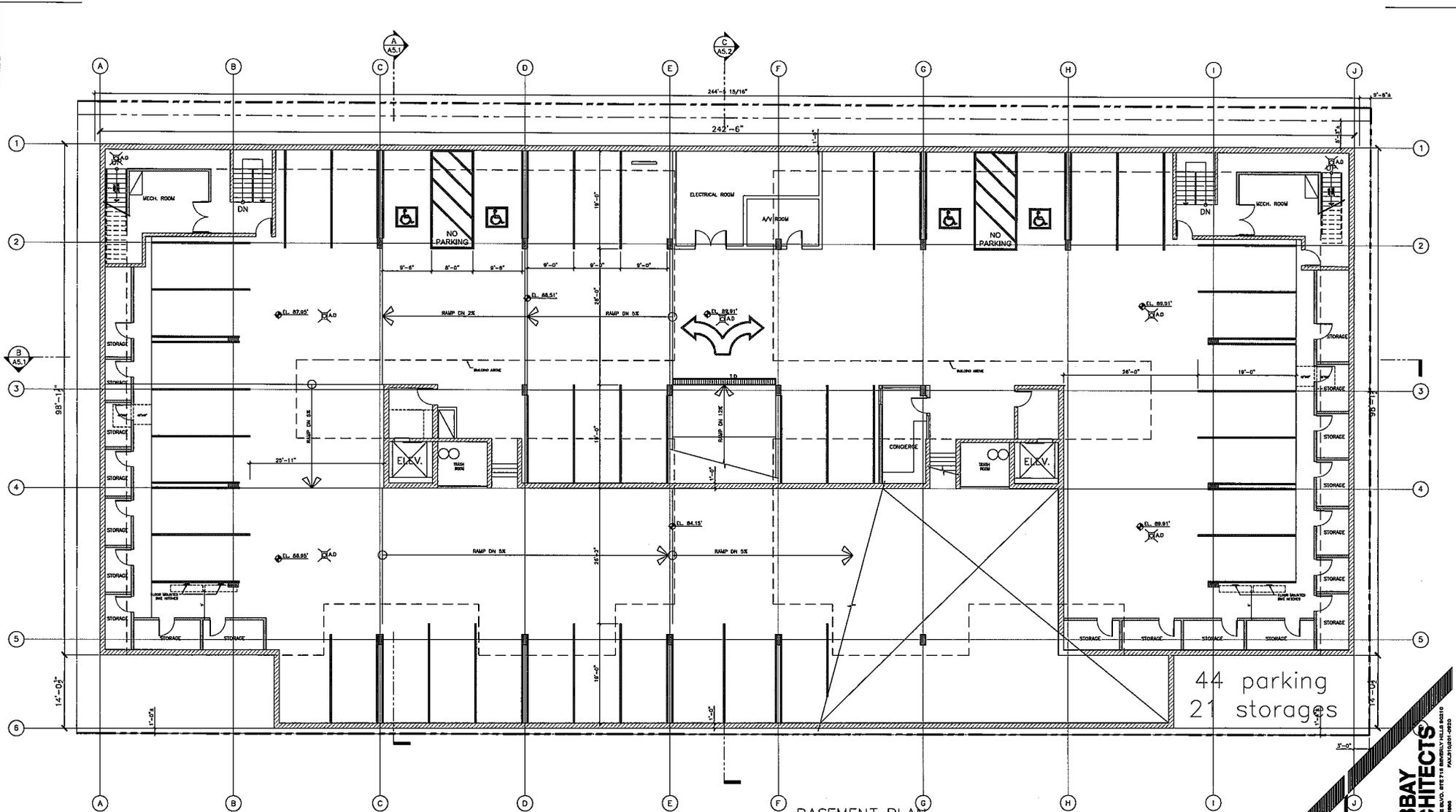
SHEET TITLE:	REGION:
THIRD FLOOR PLAN	
PROJECT TITLE:	SCALE:
S. ELM CONDOS	1/8" = 1'-0"
DATE:	SHEET NO.:
3-27-2012	A2.4
PROJECT NO.:	DATE:
309 - 325 S. ELM DR. BEVERLY HILLS, CA	DATE:



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"

GABBAY ARCHITECTS
1007 WILSHIRE BLVD. STE 710 BEVERLY HILLS, CALIF 90210
TEL: 310-274-0000 FAX: 310-274-0001

SHEET TITLE: FOURTH FLOOR PLAN		REVISION:
PROJECT TITLE: S. ELM CONDOS	DATE: 3-27-2012	DRAWN BY: A2.5
309 - 325 S. ELM DR. BEVERLY HILLS, CA		SHEET NO.: A2.5

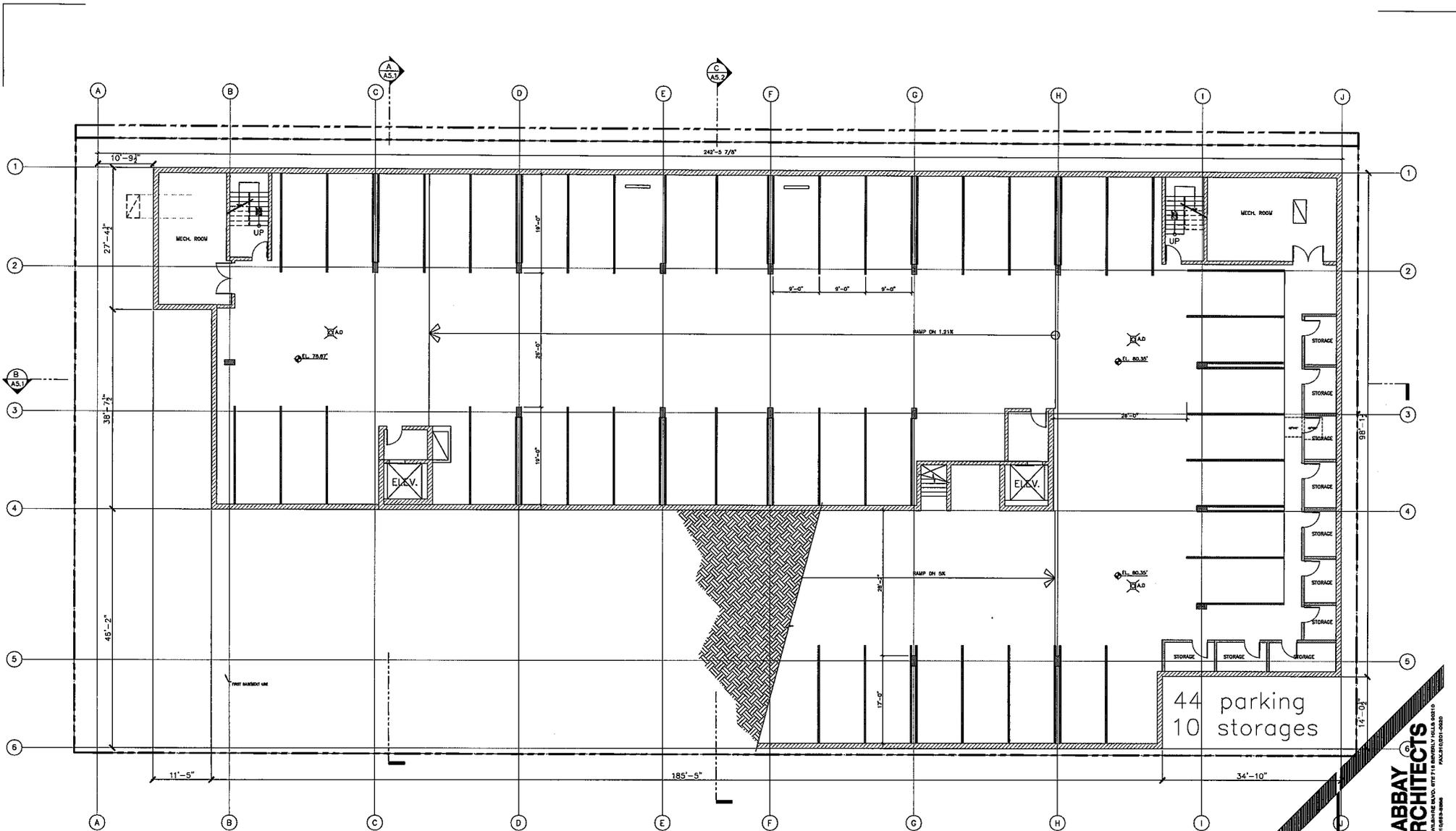


BASEMENT PLAN
 SCALE: 1/8" = 1'-0" NOTE: ALL SPACES ARE 9'X19'
 AND 10'X19' WHERE NEXT TO A WALL

44 parking
 21 storages

SHEET TITLE:		REVISION:	
PROJECT TITLE:		DRAWN:	
S. ELM CONDOS		SCALE: 1/8" = 1'-0"	
309 - 325 S. ELM DR.		DATE: 3-27-2012	
BEVERLY HILLS, CA		PROJECT NO. A2.6	

GABBAY ARCHITECTS
 5100 WILSHIRE BLVD. STE 718 BEVERLY HILLS, CALIF. 90210
 TEL: 310-955-8888 FAX: 310-955-1000



SUB-BASEMENT PLAN
 SCALE: 1/8" = 1'-0"

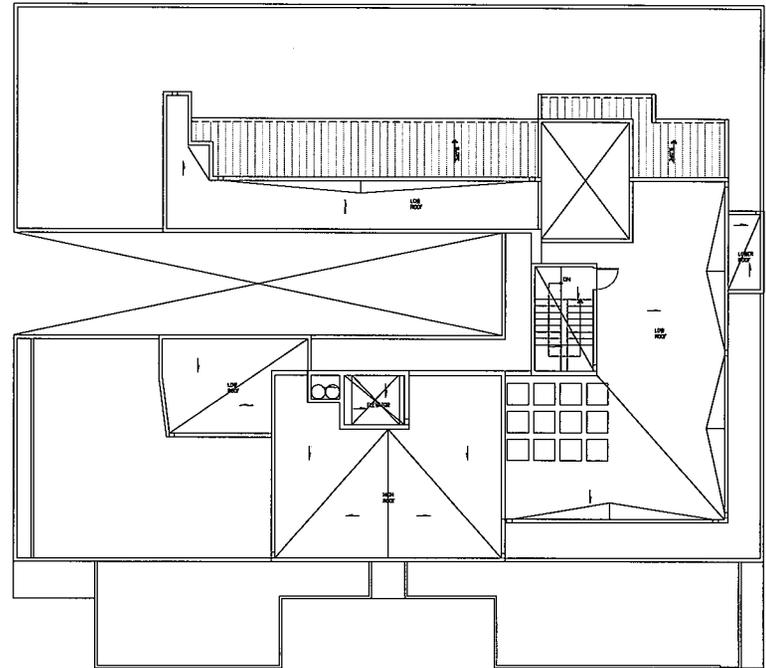
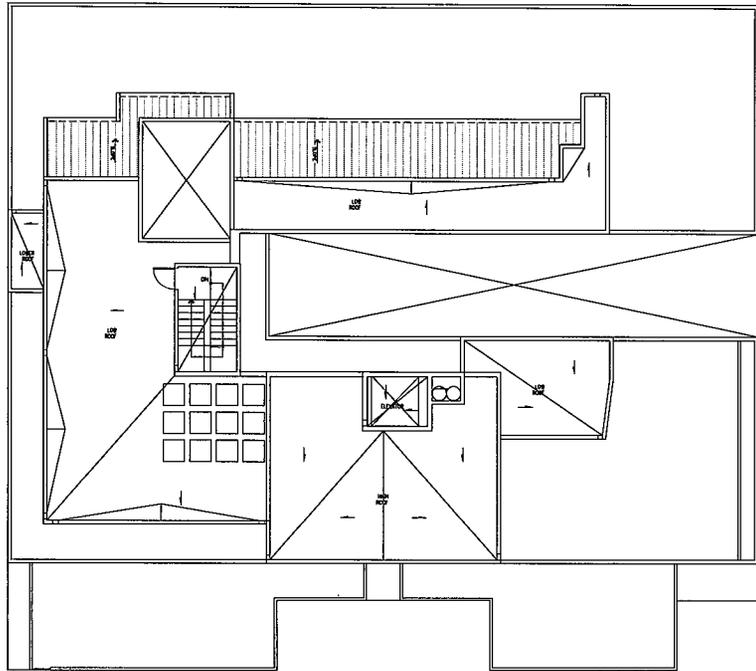
NOTE: ALL SPACES ARE 9'X19'
 AND 10'X19' WHERE NEXT TO AN OBSTRUCTION OR WALL

44 parking
10 storages

GABBAY ARCHITECTS
100 W. WILSON AVE., WEST BEVERLY HILLS, CALIF. 90024
 TEL: 310-277-1111 FAX: 310-277-1112

SHEET TITLE:	REVISION:
SUB-BASEMENT PLAN	1
DRAWN:	SCALE: 1/8" = 1'-0"
PROJECT TITLE:	SHEET NO.:
S. ELM CONDOS	A2.7
DATE:	PROJECT NO.:
3-27-2012	
PROJECT NO.:	

309 - 325 S. ELM DR.
 BEVERLY HILLS, CA

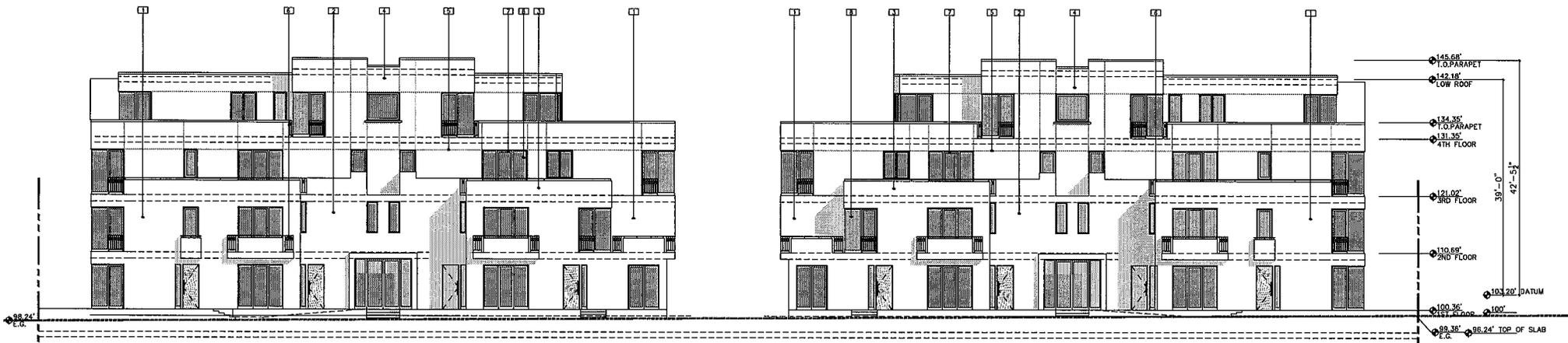


ROOF PLAN
SCALE: 1/8" = 1'-0"

SHEET TITLE:		REVISION:	
ROOF PLAN			
PROJECT TITLE:		SCALE:	SHEET NO.:
S. ELM CONDOS		1/8" = 1'-0"	
309 - 325 S. ELM DR.		DATE:	PROJECT NO.:
BEVERLY HILLS, CA		3-27-2012	
			A2.8

GABBAY ARCHITECTS
100 WILSHIRE BLVD., 9TH FLOOR BEVERLY HILLS, CA 90210
TEL: 310.274.0000 FAX: 310.274.0001

ELM CONDOS



EAST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND:

- | | |
|--|--|
| 1] SMOOTH STUCCO
COLOR: FRAZZE/ DANSETTA (FRA 7723 M) (YELLOW) | 5] FRY REGLET STUCCO REVEALS |
| 2] SMOOTH STUCCO
COLOR: FRAZZE/ WINTER GARDEN (FRA 8193M) (BROWN) | 6] PAINTED STEEL RAILING
COLOR: (BLACK) |
| 3] SMOOTH STUCCO
COLOR: FINJEE/ ALMOND WHITE (FRA 8180W) (WHITE) | 7] WOOD CLADDED WINDOW, DOOR FRAMES |
| 4] SMOOTH STUCCO
COLOR: FRAZZE/ MADONNA LILY (FRA 8191W) (BEIGE) | 8] LIGHT GREEN TINTED GLASS |

SHEET TITLE:
ELEVATIONS

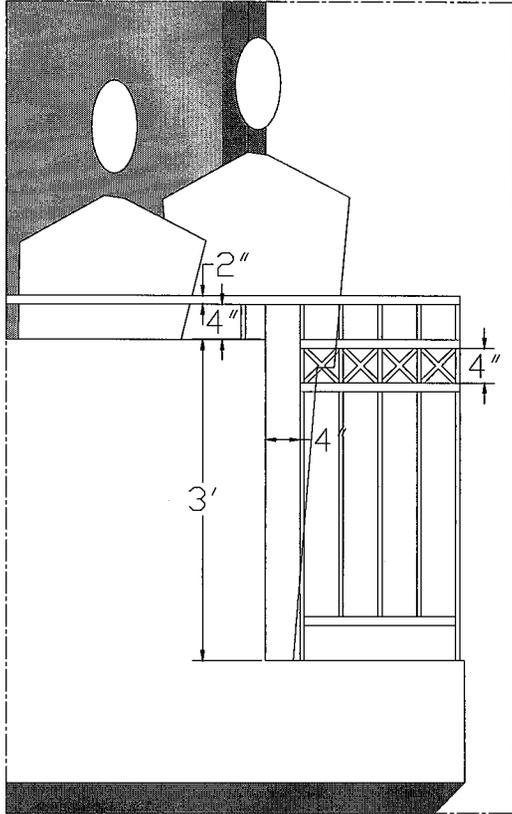
REVISION:

PROJECT TITLE:
S. ELM CONDOS
309 - 325 S. ELM DR.
BEVERLY HILLS, CA

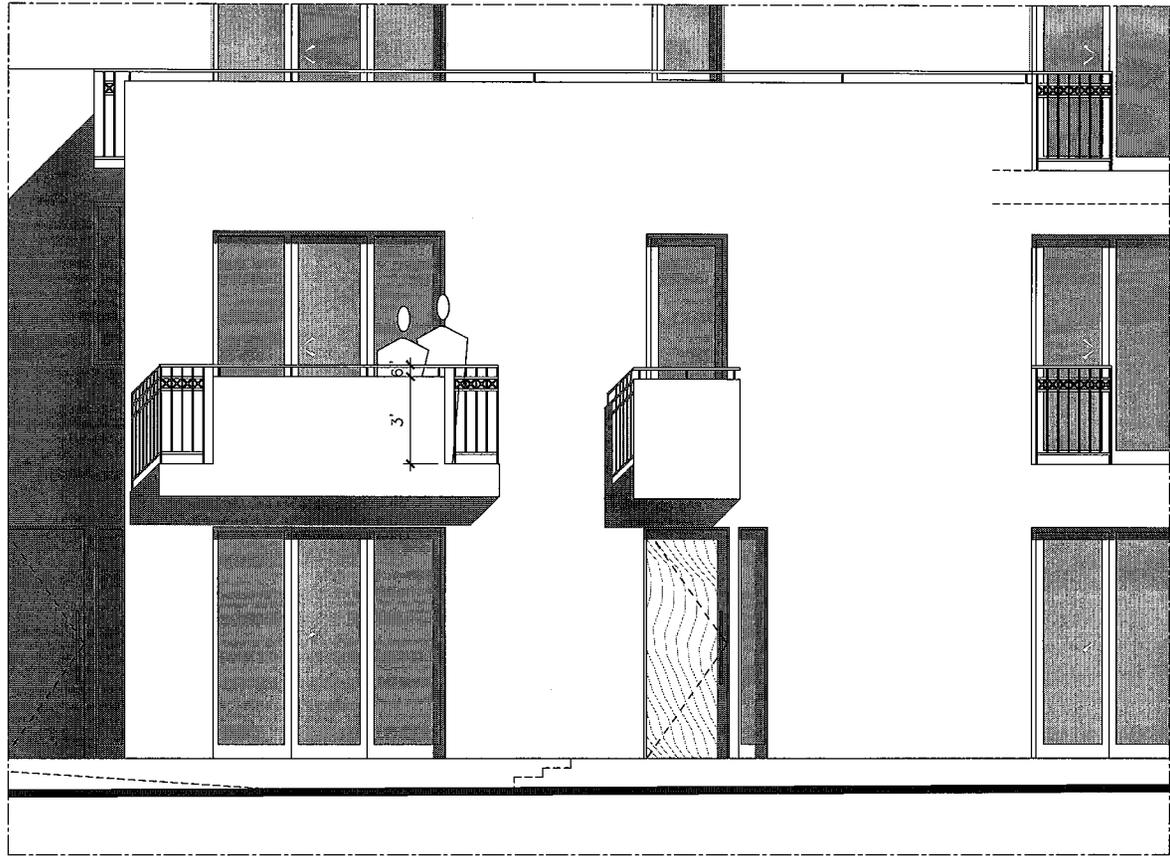
DRAWN:
SCALE:
DATE:
PROJECT NO:

SHEET NO.
A3.1
ELM CONDOS

GABBAY ARCHITECTS
1101 W. WASHINGTON BLVD. STE 710 BEVERLY HILLS, CA 90241
TEL: 310.949.4444



PARAPET / RAILING DETAIL

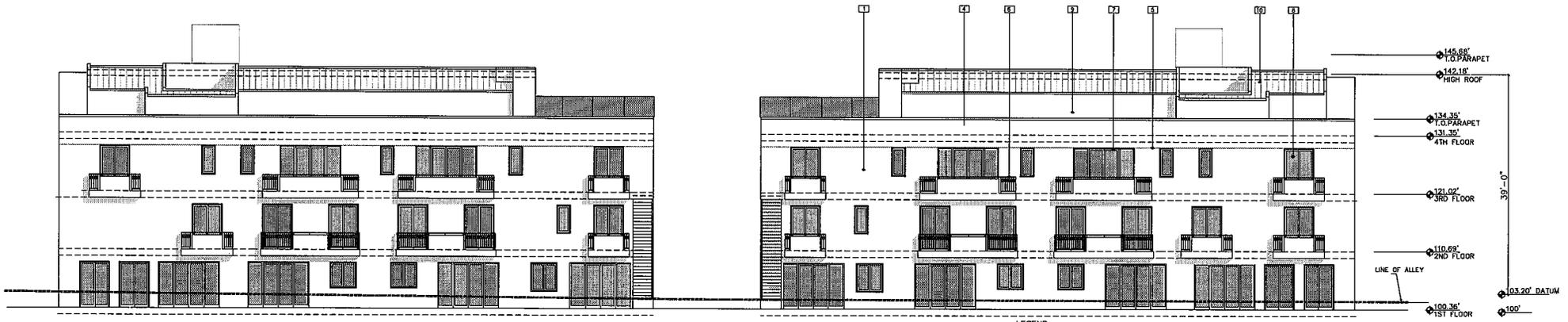


FRONT ELEVATION DETAIL

SHEET TITLE: ELEVATION DETAIL		REVISION:
PROJECT TITLE: S. ELM CONDOS		DRAWN :
SCALE: 1/2" = 1'-0"	DATE: 3-27-2012	SHEET NO.:
309 - 325 S. ELM DR. BEVERLY HILLS, CA	PROJECT NO.:	A3.1a

**GABBAY
ARCHITECTS**
10101 WILSHIRE BLVD., STE 1718 BEVERLY HILLS, CA 90210
TEL: 310.274.8888 FAX: 310.274.8889

ELM CONDOS

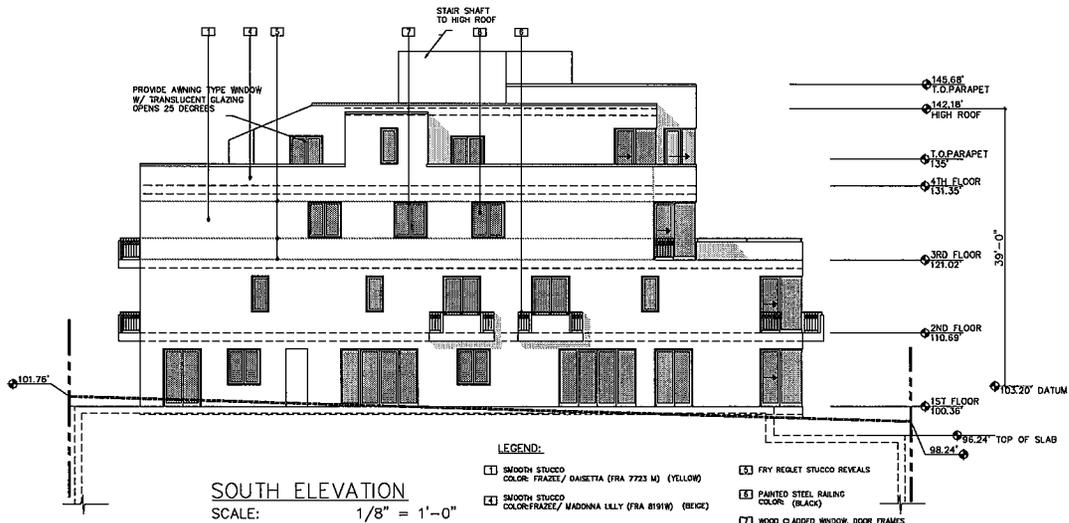


WEST ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND:

- SMOOTH STUCCO
COLOR: FRAZZE/ DAISETTA (FRA 7723 U) (YELLOW)
- SMOOTH STUCCO
COLOR: FRAZZE/ MADONNA LILY (FRA 8191W) (BEIGE)
- FRY REGLET STUCCO REVEALS
- PAINTED STEEL RAILING
COLOR: (BLACK)
- WOOD CLADDED WINDOW, DOOR FRAMES
- LIGHT GREEN TINTED GLASS
- FROSTED GLASS SCREENING
- METAL ROOFING TO MATCH STUCCO COLOR



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

LEGEND:

- SMOOTH STUCCO
COLOR: FRAZZE/ DAISETTA (FRA 7723 U) (YELLOW)
- SMOOTH STUCCO
COLOR: FRAZZE/ MADONNA LILY (FRA 8191W) (BEIGE)
- FRY REGLET STUCCO REVEALS
- PAINTED STEEL RAILING
COLOR: (BLACK)
- WOOD CLADDED WINDOW, DOOR FRAMES
- LIGHT GREEN TINTED GLASS

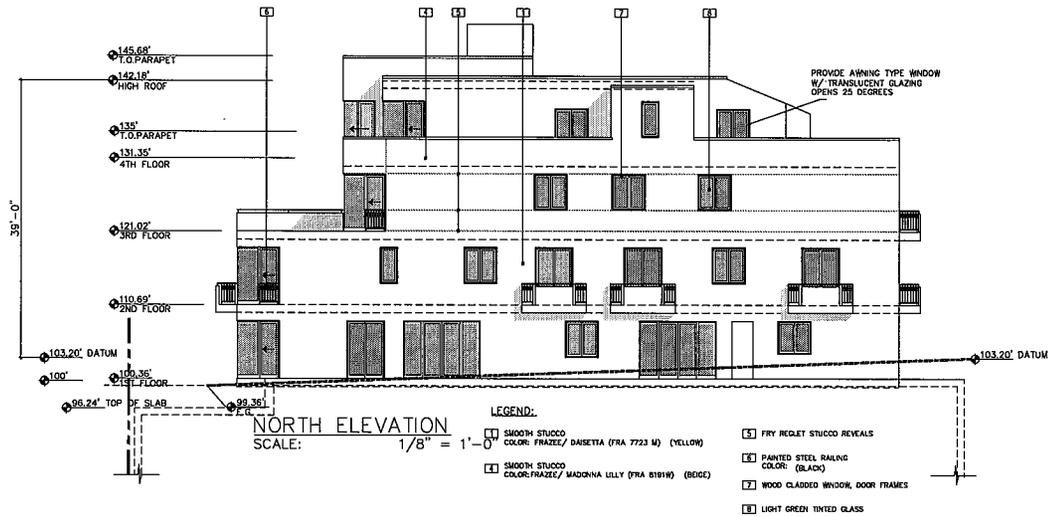
SHEET TITLE
ELEVATIONS

PROJECT TITLE:
S. ELM CONDOS
309 - 325 S. ELM DR.
BEVERLY HILLS, CA

REVISION:
DRAWN:
SCALE:
DATE:
PROJECT NO:

SHEET NO.
A3.2

GABBAY ARCHITECTS
5107 WILSHIRE BLVD., STE 110 BEVERLY HILLS, CALIF. 90210
TEL: 310.274.0000 FAX: 310.274.0002



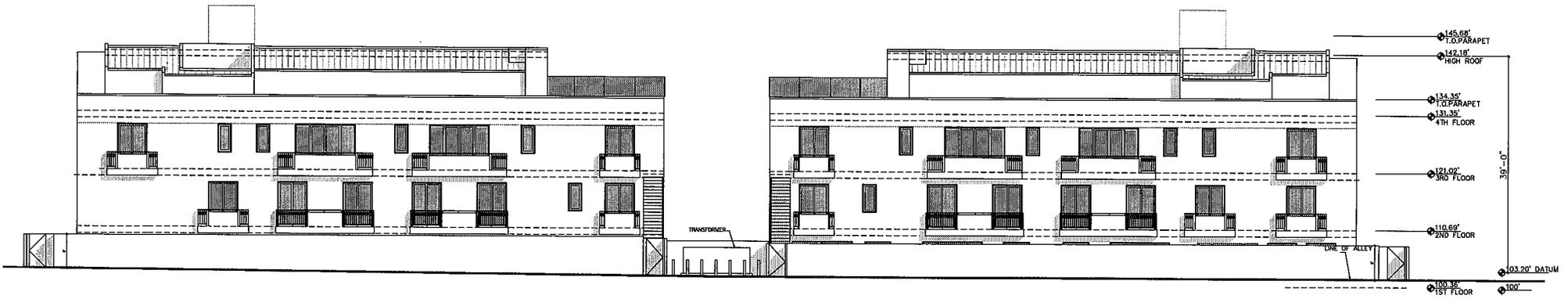
PROJECT TITLE:
S. ELM CONDOS
309 - 325 S. ELM DR.
BEVERLY HILLS, CA

SHEET TITLE: ELEVATIONS	REVISION:

DRAWN:	SCALE: 1/8" = 1'-0"	SHEET NO.:
DATE: 3-27-2012		A3.3
PROJECT NO.:		

GABBAY ARCHITECTS
1117 WILSHIRE BLVD. STE 718 BEVERLY HILLS, CALIF 90210
PH: 310-274-0000 FAX: 310-274-0001

ELM CONDOS



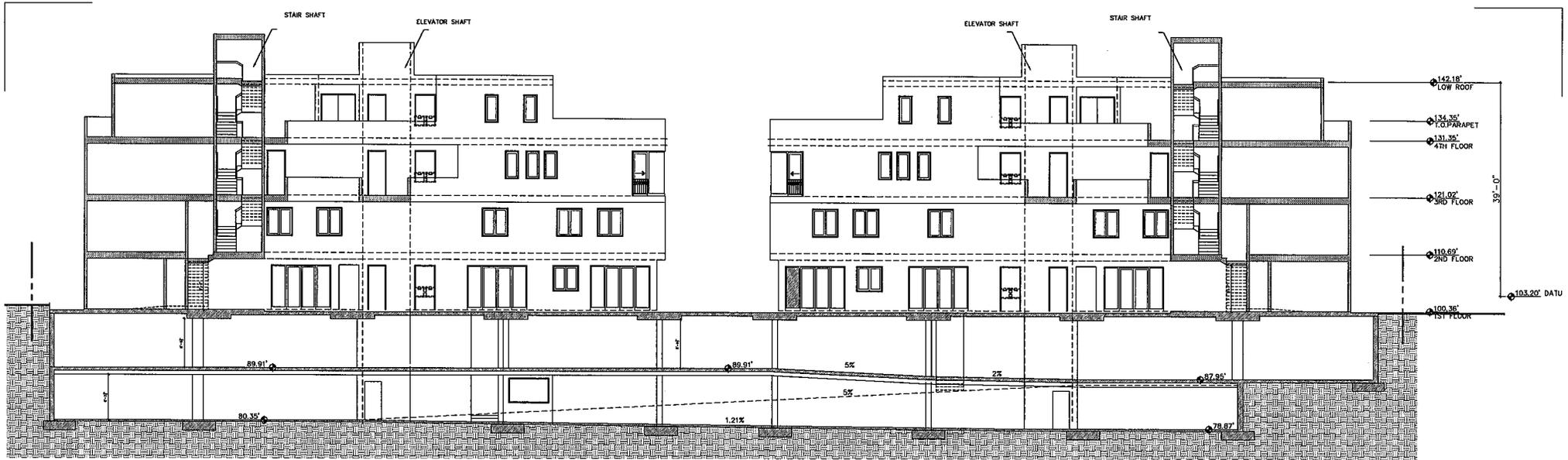
WEST ELEVATION
 SCALE: 1/8" = 1'-0"

GABBAY ARCHITECTS
ARCHITECTS INC. 10101 WILSON BLVD. SUITE 1000 BEVERLY HILLS, CA 90212
 TEL: 310.652.8800 FAX: 310.652.0880

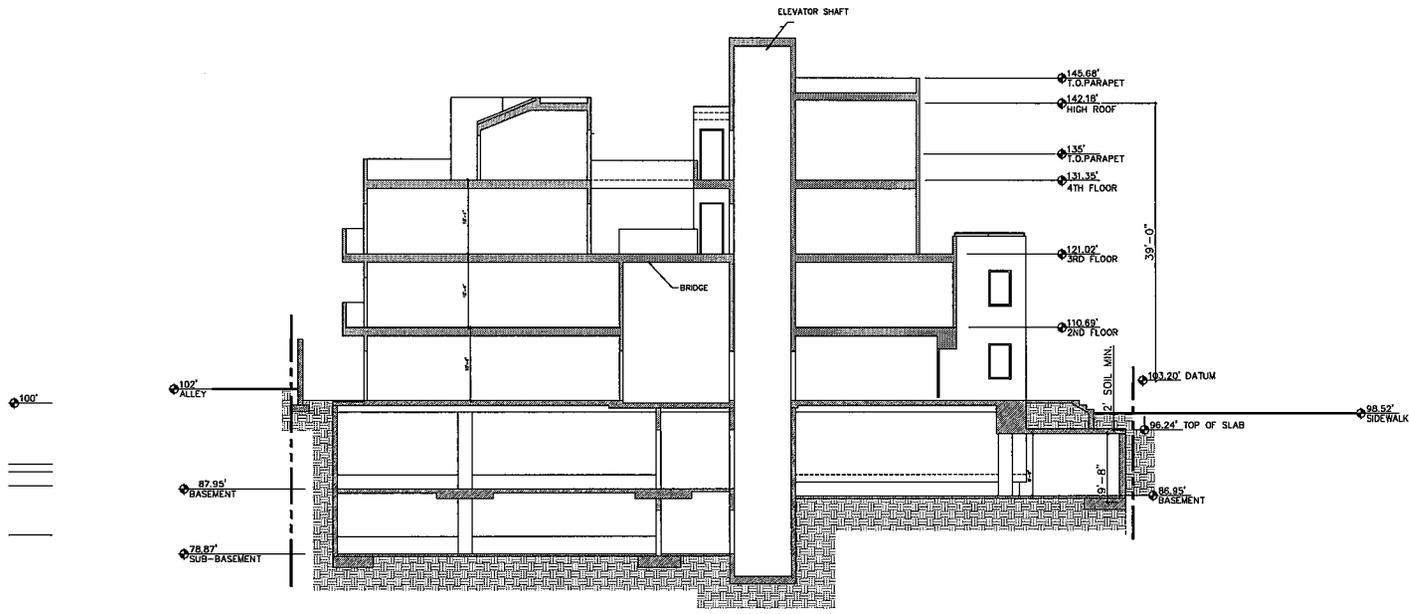
SHEET TITLE: ELEVATIONS	REVISION:
PROJECT TITLE: S. ELM CONDOS 309 - 325 S. ELM DR. BEVERLY HILLS, CA	DRAWN : SCALE: 1/8" = 1'-0" DATE: 3-27-2012 PROJECT NO.: -

SHEET NO. **A3.4**

ELM CONDOS



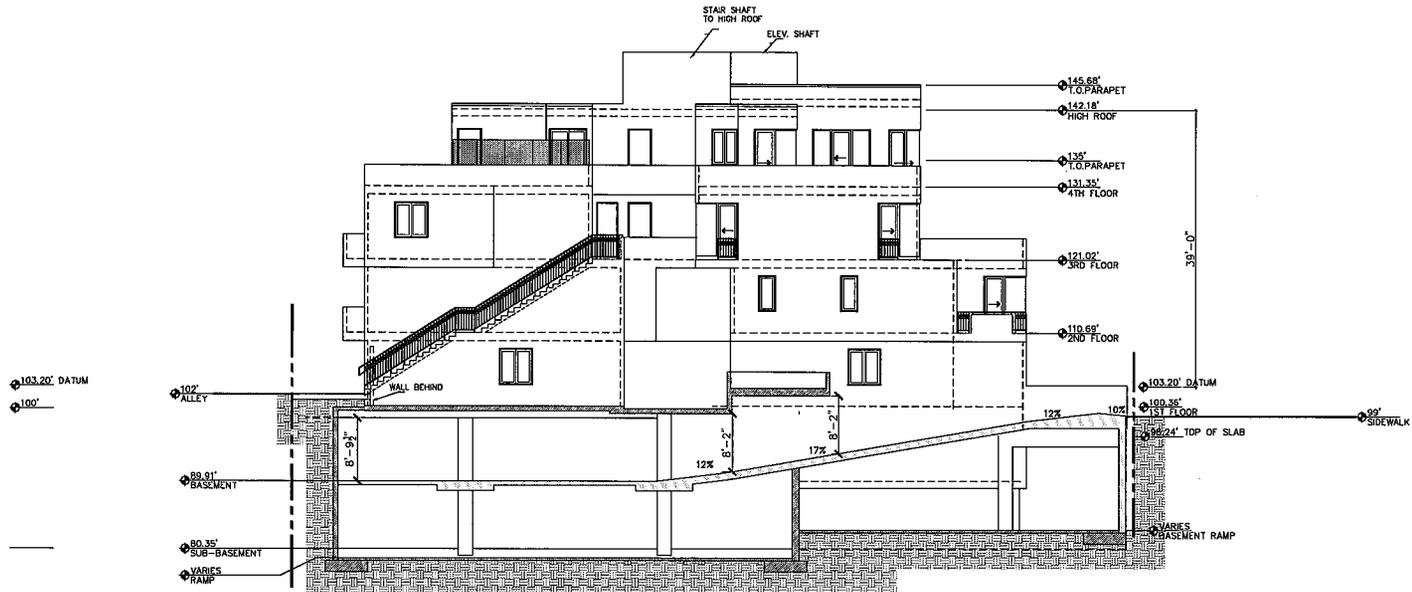
SECTION "B"
SCALE: 1/8" = 1'-0"



SECTION "A"
SCALE: 1/8" = 1'-0"

SHEET TITLE: SECTIONS		REVISION:
PROJECT TITLE: S. ELM CONDOS		DRAWN BY: 1/8" = 1'-0"
DATE: 09-12-11		SHEET NO. A.5.1
PROJECT NO.:		ELM CONDOS

GABBAY ARCHITECTS
 8107 WILSHIRE BLVD., STE 7118 BEVERLY HILLS, CALIF. 90212
 TEL: 310.952-8888



SECTION "C"
SCALE: 1/8" = 1'-0"

GABBAY ARCHITECTS
6101 WILSHIRE BLVD. BEVERLY HILLS, CALIF. 90210
 TEL: 310-274-0000 FAX: 310-274-0001

SHEET TITLE: SECTIONS		REVISION:
DRAWN: SCALE: 1/8" = 1'-0"		SHEET NO.:
PROJECT TITLE: S. ELM CONDOS		DATE: 09-12-11
309 - 325 S. ELM DR. BEVERLY HILLS, CA		PROJECT NO.:

A5.2

ELM CONDOS



GABBAY ARCHITECTS
 1111 WILSHIRE BLVD, STE 718 BEVERLY HILLS, CA 90210
 TEL: 310.949.4444

SHEET TITLE: RENDERING
 REVISION:

PROJECT TITLE:
 S. ELM CONDOS
 309 - 325 S. ELM DR.
 BEVERLY HILLS, CA

DRAWN:
 SCALE: N.T.S.
 DATE: 3-27-2012
 PROJECT NO: -

SHEET NO.
R
 ELM CONDOS



Architectural Commission Report

455 North Rexford Drive
AC Meeting – April 18, 2012

Attached C:
Approval Resolution

RESOLUTION NO. AC-28-12

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW CONSTRUCTION OF A 30-UNIT CONDOMINIUM PROJECT AT THE PROPERTY LOCATED AT 309-325 SOUTH ELM DRIVE (PL1122707).

The Architectural Commission of the City of Beverly Hills hereby finds, resolves and determines as follows:

Section 1. Yassi Gabbay, agent on behalf of the property owners, 309-325 South Elm Drive LLC (Collectively the “Applicant”), has applied for architectural approval of a new 30-unit condominium project located at 309-325 South Elm Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq.*), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq.*), and the city’s local CEQA Guidelines. The subject project is exempt from environmental review 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, 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on **September 21, 2011** at which time oral and documentary evidence was received concerning the application. **At that meeting the Commission conditionally approved the project. Per the Commission's conditions the project was returned to the Commission at its meeting on April 18, 2012**, at which time additional oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environmental less desirable. The proposed project is proposed to be constructed

using contemporary building materials and practices, and, as conditioned, complaint with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a “character contributing building”: in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the

planning commission to be a project that qualifies as a “character contributing building” under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural Approval.** Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.
2. **Compliance with Municipal Code.** Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city’s municipal code and applicable conditions imposed by any discretionary review approval.
3. **Compliance with Special Conditions.** Any special conditions that require approval by the director of community development, or designee, shall be submitted to the staff liaison to the commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.
4. **Project Rendering.** Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades. The quality and detail of the rendering shall be subject to approval from the director of community development, or

designee, and shall include sufficient design information to evaluate project compliance during construction.

5. **Approval Resolution.** A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

6. **Substantial Compliance with Approved Plans.** The director of community development, or designee, shall determine if changes to the approved project are in substantial compliance with the commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Architectural Commission.

7. **Validity of Permits.** The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

Special Conditions

8. **No special conditions are proposed for this project.**

Section 8. The Secretary of the Architectural Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the community development department.

Section 9. Decisions of the Architectural Commission may be appealed to the City Council within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: April 18, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Allen Rennett, Chair
Architectural Commission

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS.
CITY OF BEVERLY HILLS)

I, SHENA ROJEMANN, Secretary of the Architectural Commission and Associate Planner of the City of Beverly Hills, California, do hereby certify that the foregoing is a true and correct copy of Resolution No. AC-28-12 duly passed, approved, and adopted by the Architectural Commission of said City at a meeting of said Commission on April 18, 2012 and thereafter duly signed by the Secretary of the Architectural Commission, as indicated; and that the Architectural Commission of the City consists of seven (7) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

SHENA ROJEMANN
Secretary to the Architectural
Commission/Associate Planner
City of Beverly Hills, California

