



Design Review Commission Report

Meeting Date: Thursday, July 9, 2012

Subject: **125 North Rexford Drive (PL# 120 9392)**

A request for an R-1 Design Review Permit to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard.

Project applicant: Tom Avila AIA. - Avila Architects, Inc.

Recommendation: Conduct public hearing and provide the applicant with design direction. Specifically, the Commission may wish to discuss the overall massing of the building and proportions of the design details.

REPORT SUMMARY

The applicant is requesting approval to allow a second story addition and façade remodel of an existing one-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, thus the project is before the Commission for review.

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 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 Friday, June 29, 2012. 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. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

July 9, 2012

Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

- Track 1 Application (Administrative Review)
- Project must adhere to a pure architectural style identified in the City’s Residential Design Style Catalogue. The Catalogue is available online at: <http://www.beverlyhills.org/civica/filebank/blobdload.asp?BlobID=3435>.
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

B Briefly describe the architectural style(s) that you are proposing and how the proposed materials, finishes and proportions aid in achieving the style(s):

French Regency with similarities to local Hollywood Regency styles. Finishes are plaster cement exterior walls with a decorative mansard type slate roof, with copper accents, and earth tone color selections.

C Identify the Project Zoning - City Zoning Map available online at <http://gis.beverlyhills.org/UNITEGIS/>.

- | | | |
|---|-------------------------------|------------------------------|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input type="radio"/> R-1.8X |
| <input type="radio"/> R-1X | <input type="radio"/> R-1.6X | |
| <input checked="" type="radio"/> R-1.5X | <input type="radio"/> R-1.7X | |

D Site & Area Characteristics

Lot Dimensions: 50x151 Lot Area (square feet): 7,550
Adjacent Streets: Wilshire Boulevard and Elm Street

E Lot is currently developed with (check all that apply):

- | | |
|--|---|
| <input checked="" type="checkbox"/> Single-Story Residence | <input type="checkbox"/> Two-Story Residence |
| <input type="checkbox"/> Guest House | <input type="checkbox"/> Accessory Structure(s) |
| <input type="checkbox"/> Vacant | <input type="checkbox"/> Other: _____ |

F Are any protected trees located on the property? (See Beverly Hills Municipal Code Section 10-3-2900)?

Yes No

If YES, provide the following information:

	<u>Quantity</u>	<u>Sizes</u>	<u>Reason for Removal</u>
Heritage:	_____	_____	_____
Native:	_____	_____	_____
Urban Grove:	_____	_____	_____

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: http://www.beverlyhills.org/services/planning_division/advance_planning/default.asp)

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Describe your public outreach efforts to adjacent neighbors and property owners:
 Informal and brief conversations with adjacent neighbors and property owners regarding potential improvements

B Indicate the project zoning details pursuant to Beverly Hills Municipal Code Section 10-3-2400:

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	25'	23'-6"	25'
Roof Plate Height:	22'		
Floor Area:	4,520	2,364	4,342
Rear Setbacks:	36'-3"	40'	40'
Side Setbacks:	S/E 5'	S/E 3'-6"	S/E 5'
	N/W 9'	N/W 10'-6"	N/W 9'
Parking Spaces:	2	5	5

C List the specific materials and finishes for all the architectural features of the project (Be Specific):
FAÇADE (List all material for all portions visible from the street)

Material: plaster cement (stucco)
Texture /Finish: sand finish
Color / Transparency: yellowish gold with brown accent areas

WINDOWS (Include frame, trim, glass, metal, etc)

Material: wood
Texture /Finish: paint finish
Color / Transparency: paint finish

DOORS (Include frame, trim, glass, metal, etc)

Material: wood with single glass light
Texture /Finish: paint finish
Color / Transparency: paint finish

PEDIMENTS

Material: n/a
Texture /Finish:
Color / Transparency:

ROOF

Material: slate decorative mansard roof (flat roof)
Texture /Finish: slate
Color / Transparency: brown, gold, iron red

CORBELS

Material: n/a
Texture /Finish:
Color / Transparency:

CHIMNEY(S)

Material: plaster cement (existing to remain)
Texture /Finish: sand finish
Color / Transparency: beige to match adjacent walls

SECTION 3 – PROJECT DETAILS AND MATERIALS (continued from previous page)

COLUMNS

Material: n/a
Texture /Finish: _____
Color / Transparency: _____

BALCONIES & RAILINGS

Material: wrought iron
Texture /Finish: paint finish
Color / Transparency: dark grey

TRELLIS, AWNINGS, CANOPIES

Material: n/a
Texture /Finish: _____
Color / Transparency: _____

DOWNSPOUTS / GUTTERS

Material: copper downspouts
Texture /Finish: copper
Color / Transparency: copper

EXTERIOR LIGHTING

Material: wall mounted sconces - Troy lighting cast metal 35" x 16"
Texture /Finish: paint finish
Color / Transparency: dark grey

PAVED SURFACES

Material: stone pavers earth set pavers ("hand set")
Texture /Finish: stone pavers earth set pavers ("hand set")
Color / Transparency: stone pavers earth set pavers ("hand set")

FREESTANDING WALLS AND FENCES

Material: n/a (existing to remain)
Texture /Finish: _____
Color / Transparency: _____

OTHER DESIGN ELEMENTS

Material: _____
Texture /Finish: _____
Color / Transparency: _____

D Describe the proposed landscape theme. Explain how the proposed landscaping complements the proposed style of architecture:

Existing to remain, but existing is generally formal with shaped hedges and shaped fruit/berry trees. Earth exposed ground cover as walking surface that takes from formal western garden paths. New plants are native species and suitable to topiary or shaped hedge cultivation.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

A Clearly identify how your project adheres to each of the required findings of the Design Review Commission:

1. Describe how the proposed development’s design exhibits an internally compatible design scheme.

Internal layout is axial and creates a formality to the house with raised wall plate heights to accentuate and open the ground floor living area. Staircase opens to main foyer and reinforces a sense of internal grandness associated with regency styles. Facade is fairly symmetrical and symmetry is carried into the interior by a central hallway on both levels with rooms to either side. Family and living areas are at rear of the house at the end of the central hallway on the ground floor and serve as final reception to initial greetings at the entry foyer.

2. Describe how the proposed development’s design appropriately minimizes the appearance of scale and mass, how the design enhances the garden like quality of the City and appropriately maximizes the use of required open space within the proposed architectural style.

The articulation of the facade provides deep recesses and creates dimensional relief to the building mass. Entry door is recessed and surrounded by the main "arch-way" frame. Windows also have archway frames that additionally have wrought iron rails to break the mass of the facade into smaller tactile surfaces. Garden area is open and suitable for enjoyment at the south end of the front garden which can have areas for sitting adjacent to the existing mature plants/trees. Landscape is generally formal, shaped hedges, shaped fruit/berry trees. Earth exposed ground cover as walking surface referencing formal western garden walks.

3. Describe how the proposed development will enhance the appearance of the neighborhood.

The renovation and replacement of the existing regency style home to a newer and updated version of the existing style will improve the appearance and use of the existing house which will enhance the neighborhood experience and housing stock. The improved material qualities will also increase and contribute to the level of quality seen in other homes of the neighborhood. Maintenance of the existing mature landscape will continue the sense of heritage associated with the existing mature landscape areas.

4. Describe how the proposed development is designed to balance the reasonable expectation of the development for the owner with the reasonable expectation of privacy of the neighbors.

Privacy of the neighboring residences will be similar to what is currently existing, through the use of existing fences and maintenance of existing mature landscaping.

5. Describe how the proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes and integrates appropriate features that will ensure harmony between old and new.

The proposed development will maintain the existing home's architectural style and should continue as currently accepted. The height and landscape features will be consistent with the adjacent homes landscape in maturity and plant selection as the current landscape appears to have been established in tandem with the adjacent properties. Height, massing, and landscape areas of the adjacent commercial districts will be difficult to address, but scale and massing of the house is the same as neighboring residential structures. Setbacks will be improved and will respect setbacks consistent with other homes in the neighborhood. +



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July 9, 2012

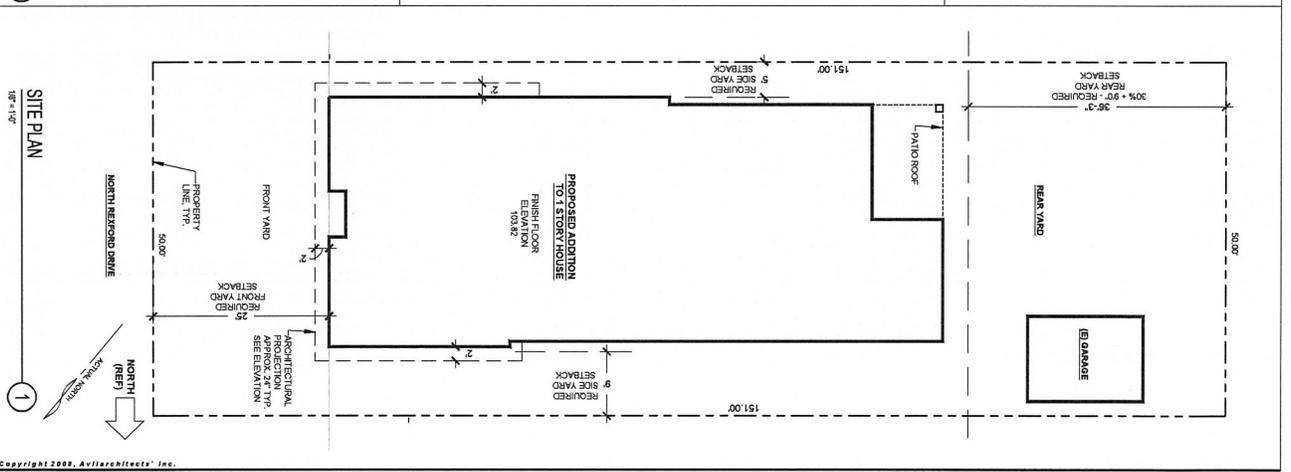
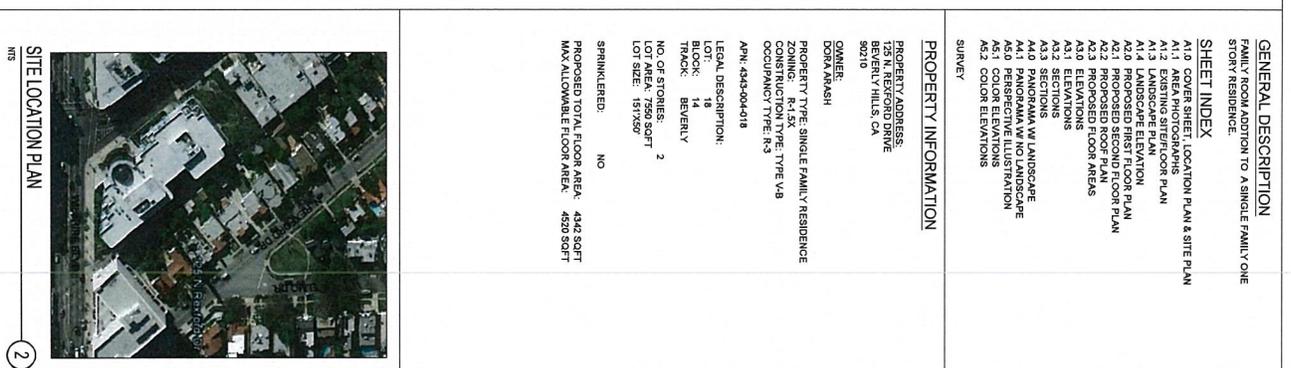
Attached B:

Design plans, cut sheets
and supporting elements

ABBREVIATIONS:	GENERAL NOTES:
ADJ. - ADJUSTABLE AHU - AIR HANDLING UNIT ARCH. - ARCHITECTURAL AV - ABOVE VISUAL BOLD - BOLDING BLDG. - BUILDING BLKG. - BLOCKING CIP - CAST-IN-PLACE CLOS. - CLOSING CMU - CONCRETE MASONRY UNIT COL. - COLUMN CONT. - CONTINUOUS CONT. - CONTINUOUS, CONTINUE DIM. - DIMENSION DR. - DOOR DTL. - DETAIL DWGS. - DRAWINGS EA - EACH EDGWS. - ELECTRICAL DRAWINGS EQ. - EQUAL EST. - ESTIMATE FIN. - FINISHED FLR. - FLOORING FR. - FRAME GLASS - GLASS GAGE - GAUGE GALV. - GALVANIZED H.W. - HARDWARE H.M. - HOLLOW METAL HT. - HEIGHT HVAC - HEATING, VENTILATING & AIR-CONDITIONING H.W. - HOT WATER HEATER H.W. - HOT WATER HEATER INT. - INTERIOR LAM. - LAMINATE MAX. - MAXIMUM MIN. - MINIMUM MISC. - MISCELLANEOUS MTO. - MOUNTED N.C. - NOT IN CONTRACT N.T.S. - NOT TO SCALE OC - ON CENTER O.C. - ON CENTER POV - PATH OF TRAVEL P.V. - POLYVINYL CHLORIDE P.W.M.T. - PAVEMENT RA - RETURN AIR REF. - REFRIGERATOR REQD. - REQUIRED R.O. - ROUGH OPENING R.M. - ROOM SHT. - SHEET SPAWS. - STRUCTURAL DRAWINGS S.M. - SIMILAR STD. - STANDARD STD. - STANDARD T.O.P. - TOP OF PLATE TV - TELEVISION UNO. - UNLESS NOTED OTHERWISE VE. - VERIFY EXISTING V.P. - VERIFY IN FIELD WC - WATER CLOSET	<ol style="list-style-type: none"> SITE MEETING REQUIRED WITH ARCHITECT AND OWNER TO REVIEW DRAWINGS PRIOR TO START OF CONSTRUCTION. CAREFULLY COMPARE THE DRAWINGS WITH EXISTING CONDITIONS. IDENTIFY ALL VISIBLE OR OCCULT CONDITIONS WITH THE DRAWINGS AND REPORT TO ARCHITECT. CONTRACTS WITHIN CONSTRUCTION DOCUMENTS ARCHITECT PRIOR TO START OF CONSTRUCTION. THE PLANS REPRESENT FLOOR PLAN AND ELEVATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL THE DIMENSIONS, PRIOR TO PRODUCT PURCHASES, INSTALLATIONS AND CONSTRUCTION WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL THE PLUMBING LINES, VENT PIPES, WASTE PIPES. THE CONTRACTOR IS AND IDENTIFY ALL CONNECTIONS. THE CONTRACTOR MUST NOT DISTURB AND ADVERSELY AFFECT THE EXISTING PLUMBING. PLUMBING, MECHANICAL AND ELECTRICAL WORK SHALL BE PERFORMED BY A SPECIALTY CONTRACTOR WITH A STATE OF CALIFORNIA LICENSE. SEPARATE LICENSES FOR MECHANICAL AND ELECTRICAL WORKS ARE REQUIRED. DESIGNS ARE NOT INCLUDED AS PART OF THIS PLANSET. THE CONTRACTOR IS RESPONSIBLE FOR WATERPROOFING THE ADDITION AND THE COMPONENTS OF THE EXISTING BUILDING THAT ARE AFFECTED BY THE ADDITION. CONTRACTOR RESPONSIBLE TO HIRE LICENSED SURVEYOR TO LOCATE PROPERTY LINES AND BUILDING SETBACKS BEYOND THAT SHOWN ON DRAWINGS. ANY WATER CONTROL, SUCH AS TILE FLOORS IN BATHROOM SHOWER, ANY EXTERIOR WATER INFILTRATION & ROOF MEMBRANE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR NOT PROVIDE A SUITABLE CONTRIBUTION FOR WATER & WEATHER PROOFING. ARCHITECT SHALL BE CONTACTED PRIOR TO CONSTRUCTION OF RELEVANT AREAS FOR SOLUTION TO PROVIDE WATER CONTROL. COLOR SELECTION BY ARCHITECT & OWNER. CONTRACTOR TO OBLIGATE CLIENT REQUIREMENTS AND SHALL INFORM OWNER OF COST CONSIDERATIONS PRIOR TO CONSTRUCTION.

TYPICAL SYMBOL LEGEND	GOVERNING BUILDING CODES
 DETAIL # DESIGNATION (ELEM) SHEET # DESIGNATION (SECT)  DETAIL # DESIGNATION (ELEM) SHEET # DESIGNATION (SECT)  KEYNOTE DESIGNATION	<p>GOVERNING BUILDING CODES AUTHORITY: CITY OF BEVERLY HILLS</p> <p>2010 CALIFORNIA BUILDING CODE AND LOCAL AMENDMENTS. 2010 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA GREEN BUILDING STANDARDS WITH LOCAL AMENDMENTS. 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS WITH LOCAL AMENDMENTS. 2010 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA FIRE CODE WITH LOCAL AMENDMENTS. 2010 CALIFORNIA GREEN BUILDING STANDARDS WITH LOCAL AMENDMENTS. 2010 CALIFORNIA ENERGY EFFICIENCY STANDARDS WITH LOCAL AMENDMENTS.</p>

GENERAL DESCRIPTION	PROPERTY INFORMATION
<p>FAMILY ROOM ADDITION TO A SINGLE FAMILY ONE STORY RESIDENCE.</p> <p>SHEET INDEX</p> <p>A1.0 COVER SHEET, LOCATION PLAN & SITE PLAN A1.1 EXISTING SITE/FLOOR PLAN A1.2 EXISTING SITE/FLOOR PLAN A1.3 LANDSCAPE PLAN A1.4 LANDSCAPE ELEVATION PLAN A1.5 PROPOSED SECOND FLOOR PLAN A1.6 PROPOSED SECOND FLOOR PLAN A1.7 PROPOSED SECOND FLOOR PLAN A1.8 PROPOSED SECOND FLOOR PLAN A1.9 PROPOSED SECOND FLOOR PLAN A1.10 PROPOSED SECOND FLOOR PLAN A1.11 PROPOSED SECOND FLOOR PLAN A1.12 PROPOSED SECOND FLOOR PLAN A1.13 PROPOSED SECOND FLOOR PLAN A1.14 PROPOSED SECOND FLOOR PLAN A1.15 PROPOSED SECOND FLOOR PLAN A1.16 PROPOSED SECOND FLOOR PLAN A1.17 PROPOSED SECOND FLOOR PLAN A1.18 PROPOSED SECOND FLOOR PLAN A1.19 PROPOSED SECOND FLOOR PLAN A1.20 PROPOSED SECOND FLOOR PLAN A1.21 PROPOSED SECOND FLOOR PLAN A1.22 PROPOSED SECOND FLOOR PLAN A1.23 PROPOSED SECOND FLOOR PLAN A1.24 PROPOSED SECOND FLOOR PLAN A1.25 PROPOSED SECOND FLOOR PLAN A1.26 PROPOSED SECOND FLOOR PLAN A1.27 PROPOSED SECOND FLOOR PLAN A1.28 PROPOSED SECOND FLOOR PLAN A1.29 PROPOSED SECOND FLOOR PLAN A1.30 PROPOSED SECOND FLOOR PLAN A1.31 PROPOSED SECOND FLOOR PLAN A1.32 PROPOSED SECOND FLOOR PLAN A1.33 PROPOSED SECOND FLOOR PLAN A1.34 PROPOSED SECOND FLOOR PLAN A1.35 PROPOSED SECOND FLOOR PLAN A1.36 PROPOSED SECOND FLOOR PLAN A1.37 PROPOSED SECOND FLOOR PLAN A1.38 PROPOSED SECOND FLOOR PLAN A1.39 PROPOSED SECOND FLOOR PLAN A1.40 PROPOSED SECOND FLOOR PLAN A1.41 PROPOSED SECOND FLOOR PLAN A1.42 PROPOSED SECOND FLOOR PLAN A1.43 PROPOSED SECOND FLOOR PLAN A1.44 PROPOSED SECOND FLOOR PLAN A1.45 PROPOSED SECOND FLOOR PLAN A1.46 PROPOSED SECOND FLOOR PLAN A1.47 PROPOSED SECOND FLOOR PLAN A1.48 PROPOSED SECOND FLOOR PLAN A1.49 PROPOSED SECOND FLOOR PLAN A1.50 PROPOSED SECOND FLOOR PLAN A1.51 PROPOSED SECOND FLOOR PLAN A1.52 PROPOSED SECOND FLOOR PLAN A1.53 PROPOSED SECOND FLOOR PLAN A1.54 PROPOSED SECOND FLOOR PLAN A1.55 PROPOSED SECOND FLOOR PLAN A1.56 PROPOSED SECOND FLOOR PLAN A1.57 PROPOSED SECOND FLOOR PLAN A1.58 PROPOSED SECOND FLOOR PLAN A1.59 PROPOSED SECOND FLOOR PLAN A1.60 PROPOSED SECOND FLOOR PLAN A1.61 PROPOSED SECOND FLOOR PLAN A1.62 PROPOSED SECOND FLOOR PLAN A1.63 PROPOSED SECOND FLOOR PLAN A1.64 PROPOSED SECOND FLOOR PLAN A1.65 PROPOSED SECOND FLOOR PLAN A1.66 PROPOSED SECOND FLOOR PLAN A1.67 PROPOSED SECOND FLOOR PLAN A1.68 PROPOSED SECOND FLOOR PLAN A1.69 PROPOSED SECOND FLOOR PLAN A1.70 PROPOSED SECOND FLOOR PLAN A1.71 PROPOSED SECOND FLOOR PLAN A1.72 PROPOSED SECOND FLOOR PLAN A1.73 PROPOSED SECOND FLOOR PLAN A1.74 PROPOSED SECOND FLOOR PLAN A1.75 PROPOSED SECOND FLOOR PLAN A1.76 PROPOSED SECOND FLOOR PLAN A1.77 PROPOSED SECOND FLOOR PLAN A1.78 PROPOSED SECOND FLOOR PLAN A1.79 PROPOSED SECOND FLOOR PLAN A1.80 PROPOSED SECOND FLOOR PLAN A1.81 PROPOSED SECOND FLOOR PLAN A1.82 PROPOSED SECOND FLOOR PLAN A1.83 PROPOSED SECOND FLOOR PLAN A1.84 PROPOSED SECOND FLOOR PLAN A1.85 PROPOSED SECOND FLOOR PLAN A1.86 PROPOSED SECOND FLOOR PLAN A1.87 PROPOSED SECOND FLOOR PLAN A1.88 PROPOSED SECOND FLOOR PLAN A1.89 PROPOSED SECOND FLOOR PLAN A1.90 PROPOSED SECOND FLOOR PLAN A1.91 PROPOSED SECOND FLOOR PLAN A1.92 PROPOSED SECOND FLOOR PLAN A1.93 PROPOSED SECOND FLOOR PLAN A1.94 PROPOSED SECOND FLOOR PLAN A1.95 PROPOSED SECOND FLOOR PLAN A1.96 PROPOSED SECOND FLOOR PLAN A1.97 PROPOSED SECOND FLOOR PLAN A1.98 PROPOSED SECOND FLOOR PLAN A1.99 PROPOSED SECOND FLOOR PLAN A1.100 PROPOSED SECOND FLOOR PLAN</p>	<p>PROPERTY INFORMATION</p> <p>PROPERTY ADDRESS: 1534 N. REARWOOD DRIVE, BEVERLY HILLS, CA 90210</p> <p>OWNER: DORIS KASHASH</p> <p>PROPERTY TYPE: SINGLE FAMILY RESIDENCE</p> <p>ZONING: R-1.5X</p> <p>PERMITTED OCCUPANCY TYPE: TYPE V48</p> <p>APN: 434-044-018</p> <p>LOT: 18</p> <p>BLOCK: BEVERLY</p> <p>TRK: BEVERLY</p> <p>NO. OF STORIES: 2</p> <p>LOT AREA: 7520 SQFT</p> <p>LOT SIZE: 151'x50'</p> <p>SPRINKLERED: NO</p> <p>PROPOSED TOTAL FLOOR AREA: 434 SQFT</p> <p>MAX ALLOWABLE FLOOR AREA: 4520 SQFT</p>



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AVIL ARCHITECTS INC.

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3040 PICO BLVD.
SUITE 6
SANTA MONICA
CA 90405

PROJECT ADDRESS: 1534 N. REARWOOD DRIVE, BEVERLY HILLS, CA 90210

CLIENT: DORIS KASHASH

PROPOSED ADDITION

JUNE 19, 2012

ISSUE

A1.0

PROPOSED SITE PLAN



9301 WILSHIRE
NTS

①



115 N REXFORD DR
NTS

②



119 N REXFORD DR
NTS

③



125 N REXFORD DR
NTS

④



133 N REXFORD DR
NTS

⑤



137 N REXFORD DR
NTS

⑥



143 N REXFORD DR
NTS

⑦



149 N REXFORD DR
NTS

⑧



144 N REXFORD DR
NTS

⑨



116 ELM
NTS

⑩



114 ELM
NTS

⑪



112 ELM
NTS

⑫



110 ELM
NTS

⑬



108 N REXFORD DR
NTS

⑭



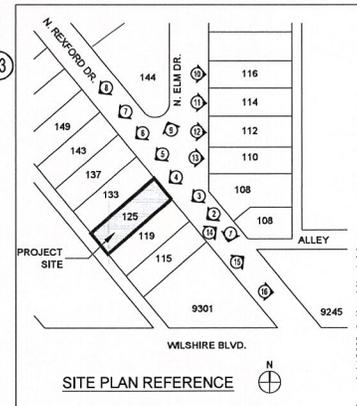
ALLEY
NTS

⑮



9245 WILSHIRE
NTS

⑯



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ISSUE

JUNE 19, 2012

PROPOSED
ADDITION

CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
CA 90210

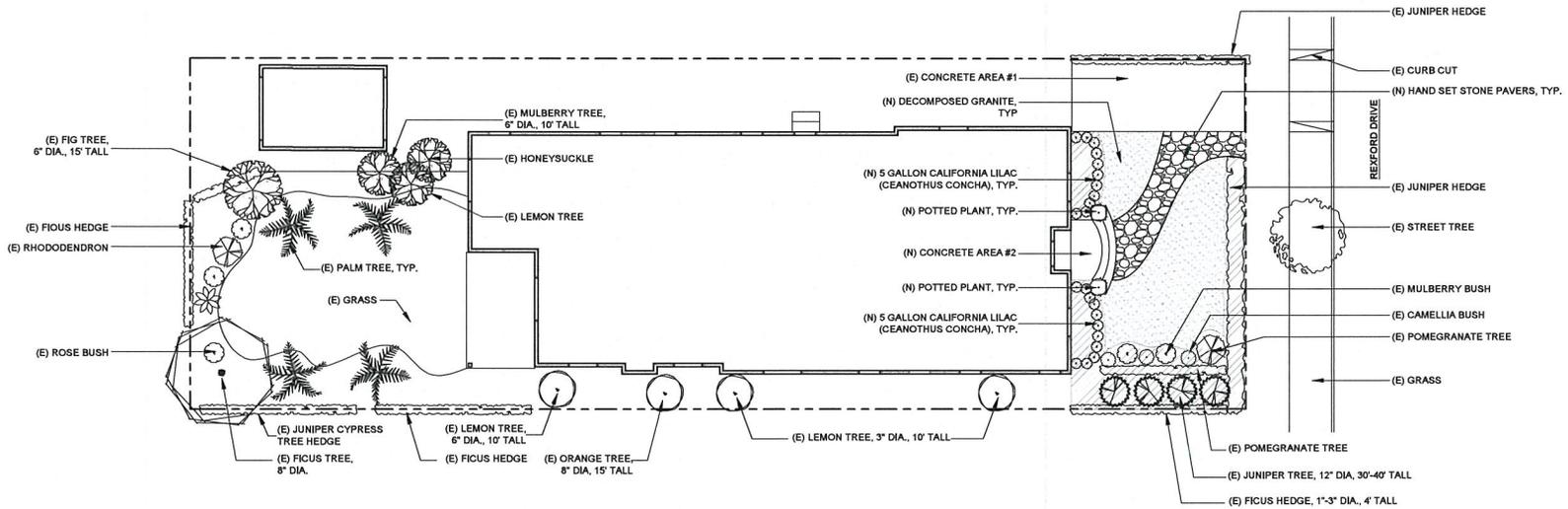
AREA PHOTOGRAPHS

A1.1



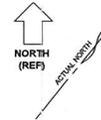
CALIFORNIA LILAC (CEANOTHUS CONCHA) ③
NTS

CALIFORNIA LILAC (CEANOTHUS CONCHA) ②
NTS



AREA CALCULATIONS OF PAVING:

LOCATION	SQ FT	SQ FT	NOTES
FRONT YARD		1250	
CONCRETE AREA #1	251		
CONCRETE AREA #2	56		
PAVING TOTAL		307	MAX PER 10-3-2422: PAVING = 400 SQFT
OTHER AREAS			
HAND SET STONE PAVERS	114		
DECOMPOSED GRANITE	400		
LANDSCAPE AREAS	429		
OTHER TOTAL		943	
		1250	



LANDSCAPE PLAN ①
1/8" = 1'-0"

AVILARCHITECTS INC.

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CA 90405

ISSUE

JUNE 18, 2012

PROPOSED
ADDITION

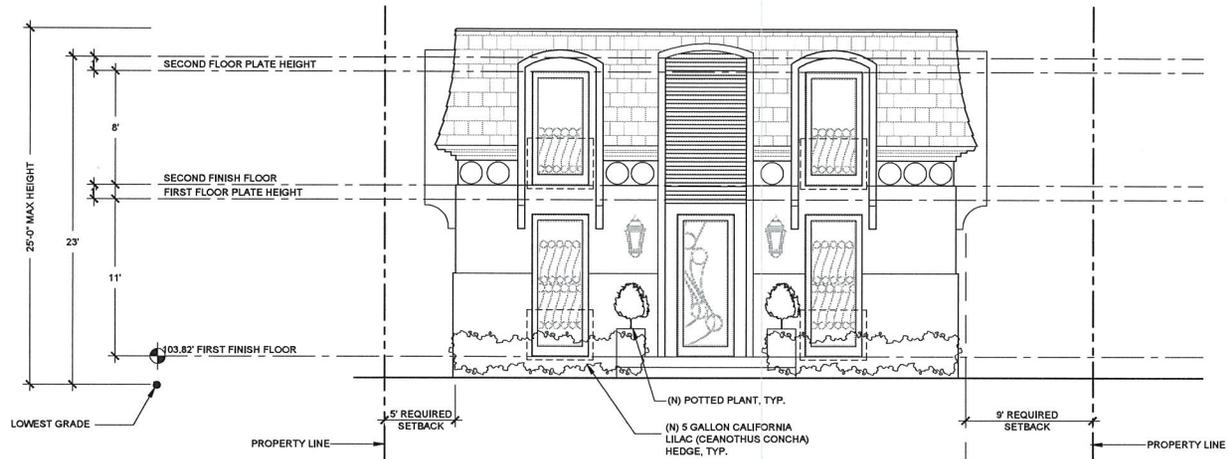
CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. RESFORD DRIVE
BEVERLY HILLS,
CA 90210

LANDSCAPE PLAN

A1.3

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ELEVATION

1/4" = 1'-0"

1

**AVILARCHITECTS
INC.**

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3304 PICO BLVD.
SUITE G
SANTA MONICA
CA 90405

ISSUE

JUNE 19, 2012

PROPOSED
ADDITION

CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
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LANDSCAPE
ELEVATION

A1.4

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CA 90405

ISSUE _____

JUNE 19, 2012

PROPOSED
ADDITION

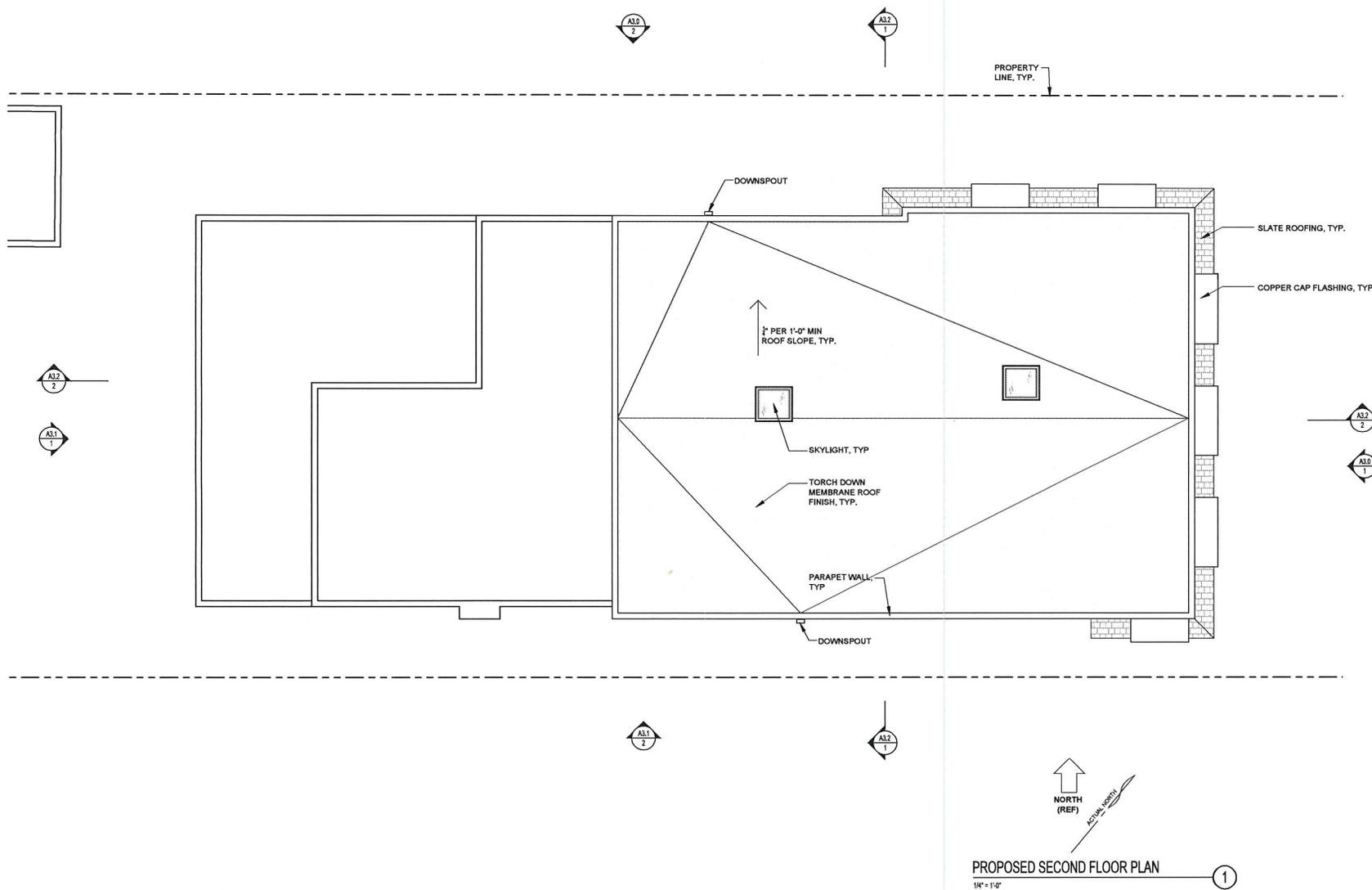
CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
CA 90210

PROPOSED ROOF PLAN

A2.2

COPY/DATE 2005, AVILARCHITECTS, INC.



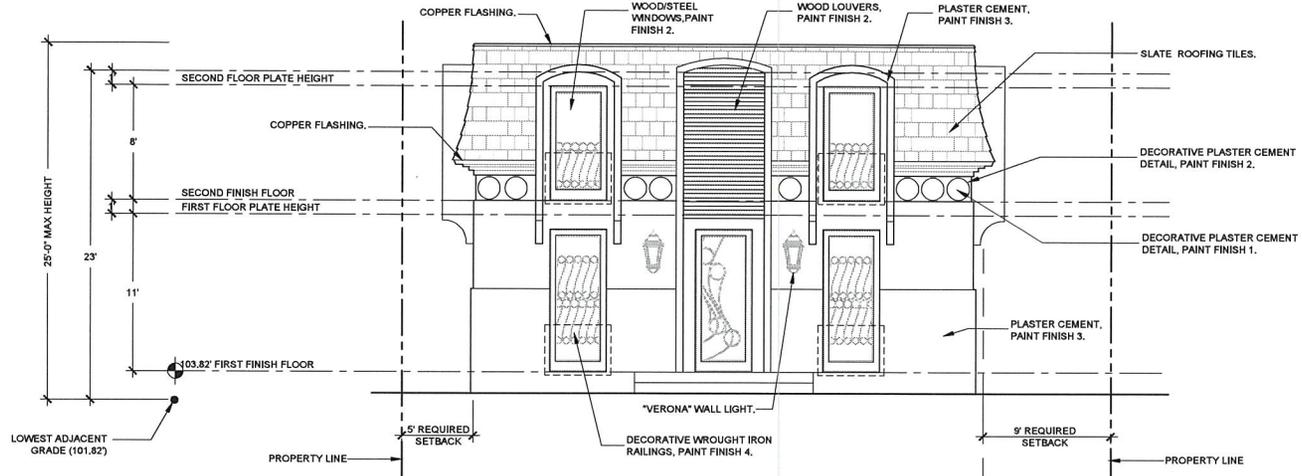
PROPOSED SECOND FLOOR PLAN ①
1/4" = 1'-0"

AVILARCHITECTS INC.

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FAX
310 450 7543

3304 PICO BLVD.
SUITE G
SANTA MONICA
CA 90405

FRONT YARD ARCHITECTURAL PROJECTIONS:
ALLOWED = 176 SQFT
(20% OF MAX. POTENTIAL FACADE OF BUILDING 882 SQFT)
PROPOSED = 143 SQFT = **OK**



ELEVATION

1/4" = 1'-0"

1

ISSUE

JUNE 19, 2012

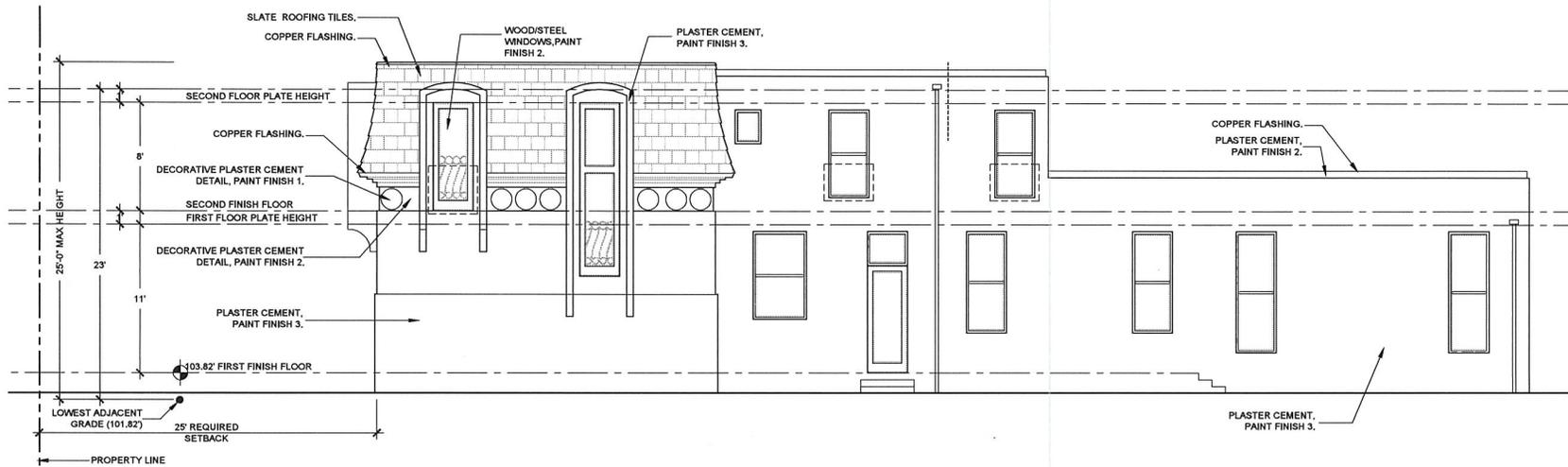
PROPOSED
ADDITION

CLIENT:
DORA ARASH

PROJECT ADDRESS:
125 N. REXFORD DRIVE
BEVERLY HILLS,
CA 90210

ELEVATIONS

A3.0

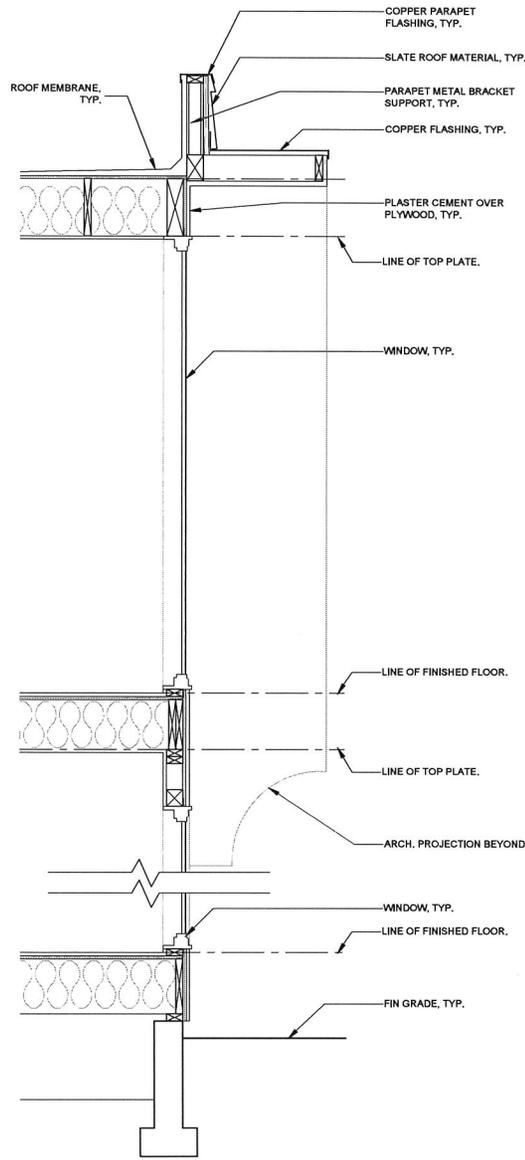


ELEVATION

1/4" = 1'-0"

2

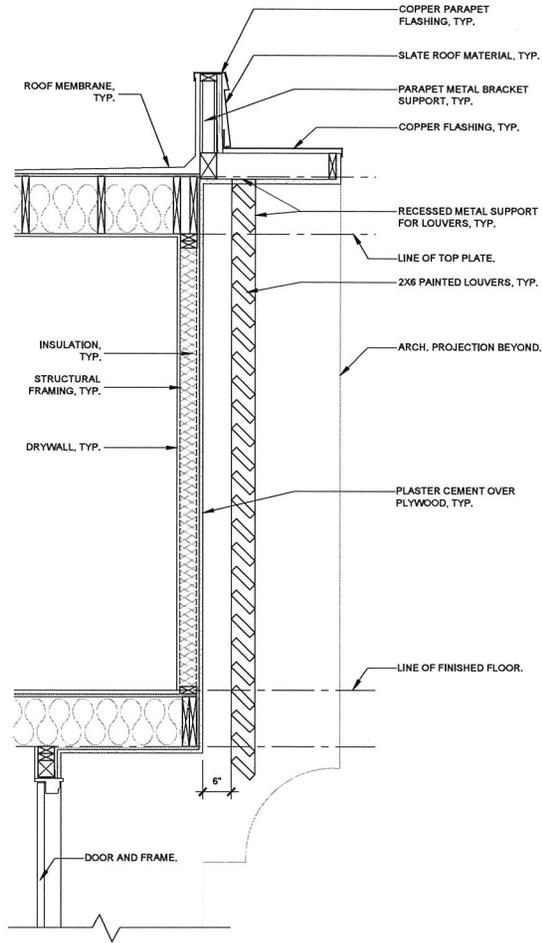
ENGINEER: AVILARCHITECTS INC.



WINDOW SECTION

1" = 1/2"

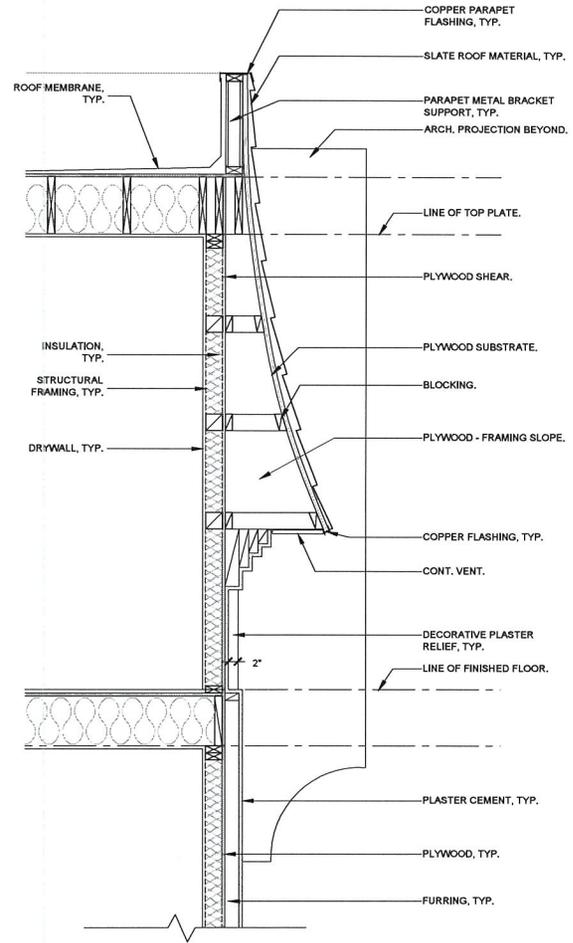
3



DECORATIVE LOUVER SYSTEM

1" = 1/2"

2



DECORATIVE ROOF MATERIAL

1" = 1/2"

1

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SECTIONS

A3.3

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PANORAMA (W/LANDSCAPE)

①



(E) PANORAMA

②

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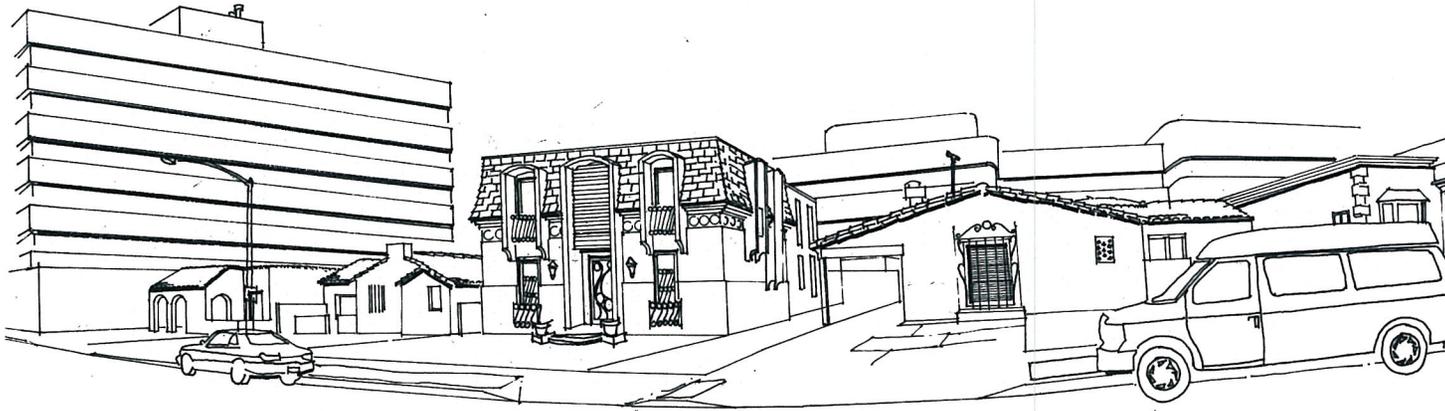
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PANORAMA
W/LANDSCAPE

A4.0



PANORAMA (NO LANDSCAPE)

①



(E) PANORAMA

②

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PANORAMA
W/ NO LANDSCAPE

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A4.1



PERSPECTIVE

1

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CA 90210

PERSPECTIVE
ILLUSTRATION

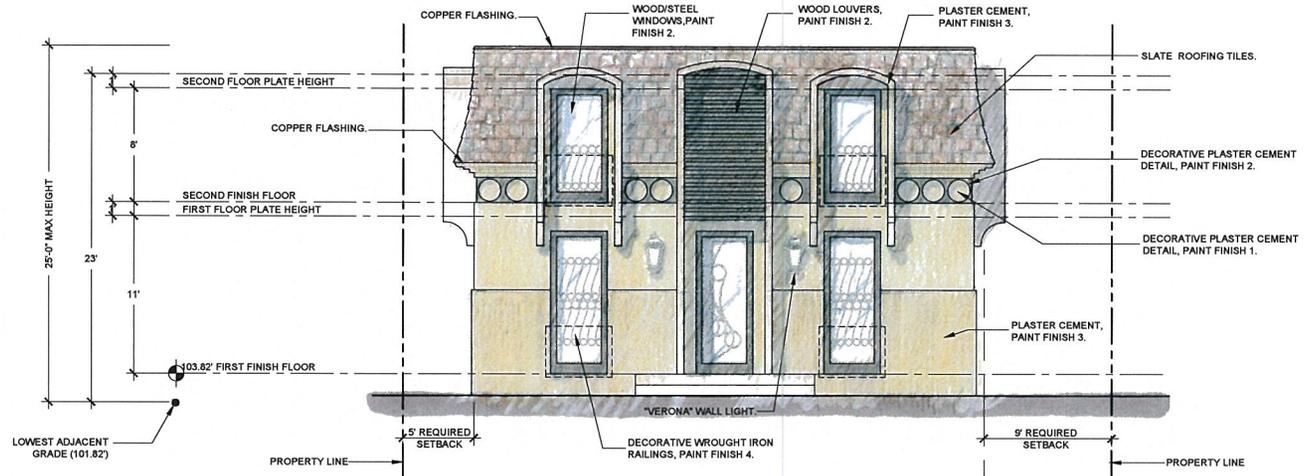
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A5.0

FRONT YARD ARCHITECTURAL PROJECTIONS:

ALLOWED = 176 SQFT
(20% OF MAX. POTENTIAL FACADE OF BUILDING 882 SQFT)

PROPOSED = 143 SQFT = OK



ELEVATION

1/4" = 1'-0"

1



ELEVATION

1/4" = 1'-0"

2

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CA 90210

COLOR ELEVATIONS

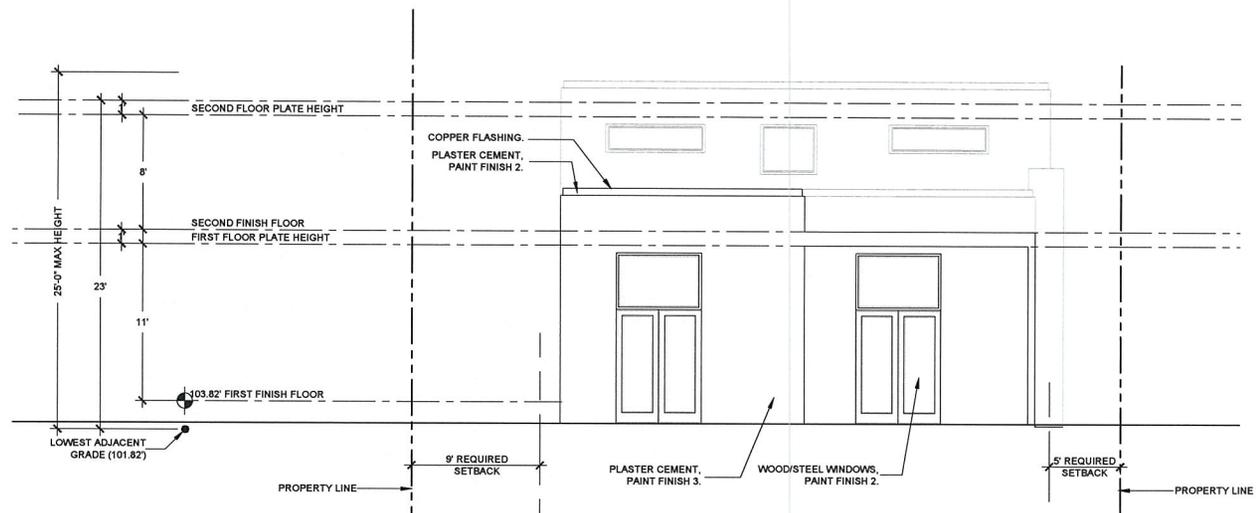
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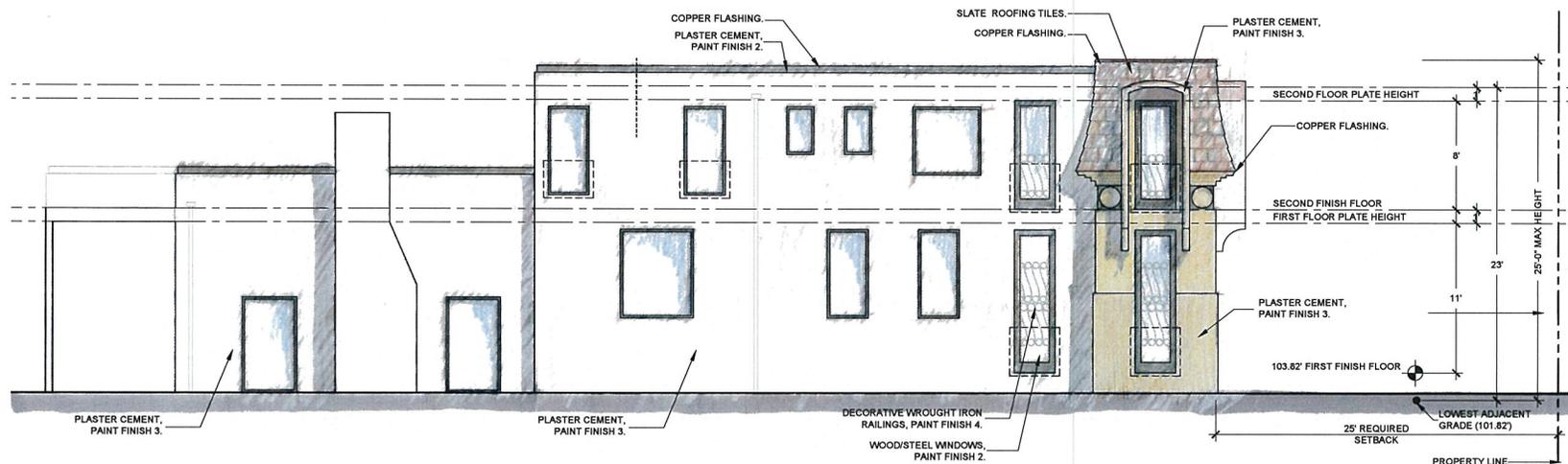
3304 PICO BLVD.
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SANTA MONICA
CA 90405



ELEVATION

1/4" = 1'-0"

1



ELEVATION

1/4" = 1'-0"

2

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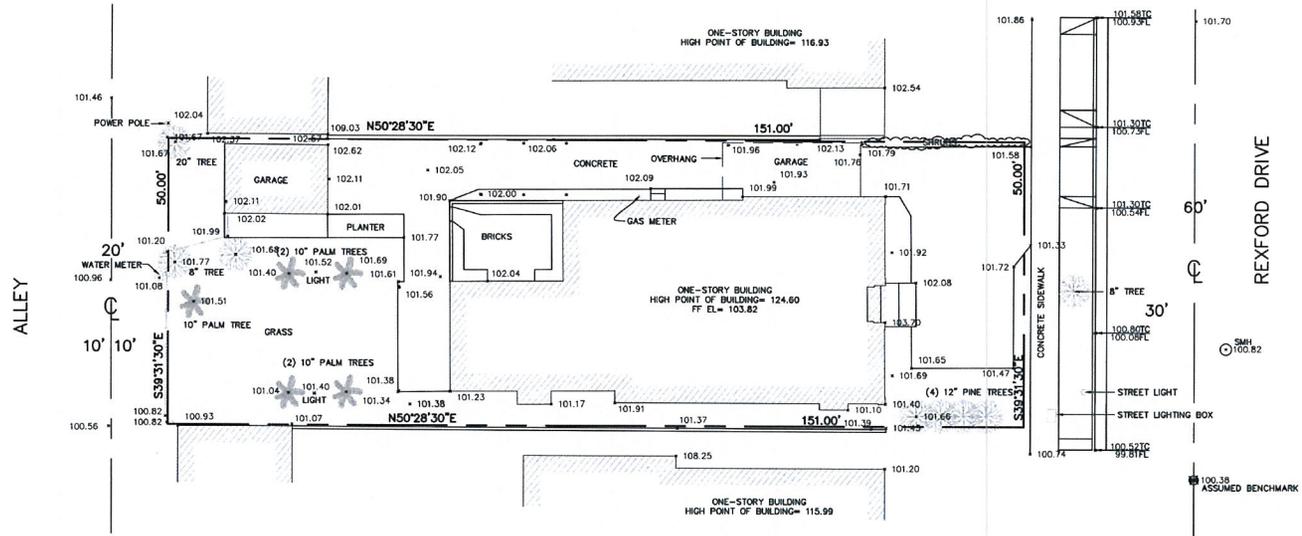
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COLOR ELEVATIONS

A5.2

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NOTE:
 THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

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ASSUMED BENCHMARK:
 FOUND SAW L5 6819
 AS SHOWN ON PLAN
 ELEV. 100.38

SITE ADDRESS:
 125 N REXFORD DR
 BEVERLY HILLS, CA 90210

LEGAL DESCRIPTION:
 LOT 18 IN BLOCK "18" OF BEVERLY TRACT, IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 94 OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

NOTES:
 1. NO TITLE REPORT HAS BEEN PROVIDED.
 2. NO EASEMENT HAS BEEN PLOTTED.

TOPOGRAPHY SURVEY		DATE: 02-10-12	REVISIONS
 TALA ASSOCIATES 1916 COLBY AVENUE LOS ANGELES, CA 90025 (424) 837-1617		DESIGNED: KK	
		DRAWN: KK	
		CHECKED: RDR	
		SHEET: 1 OF 1	
		JOB NO: 2785	
REYNOLDO T. DE PINA		R.C.E. 29108	D.P. 3-31-13