



Design Review Commission Report

Meeting Date: Thursday, October 6, 2016

Subject: **511 North Beverly Drive (PL1623687)**

A request for a revision to a previously approved R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Manuelian Architects

Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting review and approval of a revision to a previously approved R-1 Design Review Permit to allow the construction of a new two-story single-family residence, located in the Central Area of the City, north of Santa Monica Boulevard. As the project was previously before the Design Review Commission, the revision is returning for review and approval by the Commission.

The project was reviewed and Resolution No. DR 36-14 was adopted by the Design Review Commission on December 4, 2014. The approved project called for Fleetwood windows to be utilized. The Applicant is wishing to revise the manufacturer of the windows from Fleetwood to Western windows. In addition, the large two-story window on the façade was approved as a frameless window and is proposed to be revised to a framed window.

URBAN DESIGN ANALYSIS

The residence is returning to the Commission to review changes to the final specifications for the glazing unit manufacturer proposed and for the re-design for the large fenestration unit on the front façade. The revised design for this unit now includes a muntin configuration when the previously proposed iteration presented a frameless structural glass system. Final specifications with final manufacturer shall be specified on the final plans for building plan check and substitutions may not be allowed without further review during the construction phase.

Project-specific conditions have not been proposed as a result of this analysis; however, the Commission may wish to consider such comments during the course of its review.

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

Attachment(s):

- A. Previously Approved Elevation and Rendering
- B. Resolution No. DR 36-14
- C. Project Design Plans
- D. DRAFT Approval Resolution

Report Author and Contact Information:
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(310) 285-1121
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Design Review Commission Report

511 North Beverly Drive

October 6, 2016

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. Additionally, since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. 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 and the block face of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, September 23, 2016; the site was posted on Friday, September 23, 2016. To date staff has not received comments in regards to the submitted project.



Design Review Commission Report

511 North Beverly Drive

October 6, 2016

Attachment A

Previously Approved Elevation and Rendering
(December 4, 2014)

NEHAYAN RESIDENCE

511 N. BEVERLY DRIVE, BEVERLY HILLS, CA 90210

PROPOSED NEW CONSTRUCTION OF A 2-STORY SINGLE FAMILY DWELLING w/ HABITABLE BASEMENT



MANUELIAN
ARCHITECTS

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NEHAYAN RESIDENCE
511 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

NO.	DATE	REVISION

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SHEET TITLE •
**COLORED
ELEVATION**

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • 1/8" = 1' - 0"

DATE • 12.18.2014

FILE •

JOB • 015

SHEET •

A-Cover



MANUELIAN
ARCHITECTS

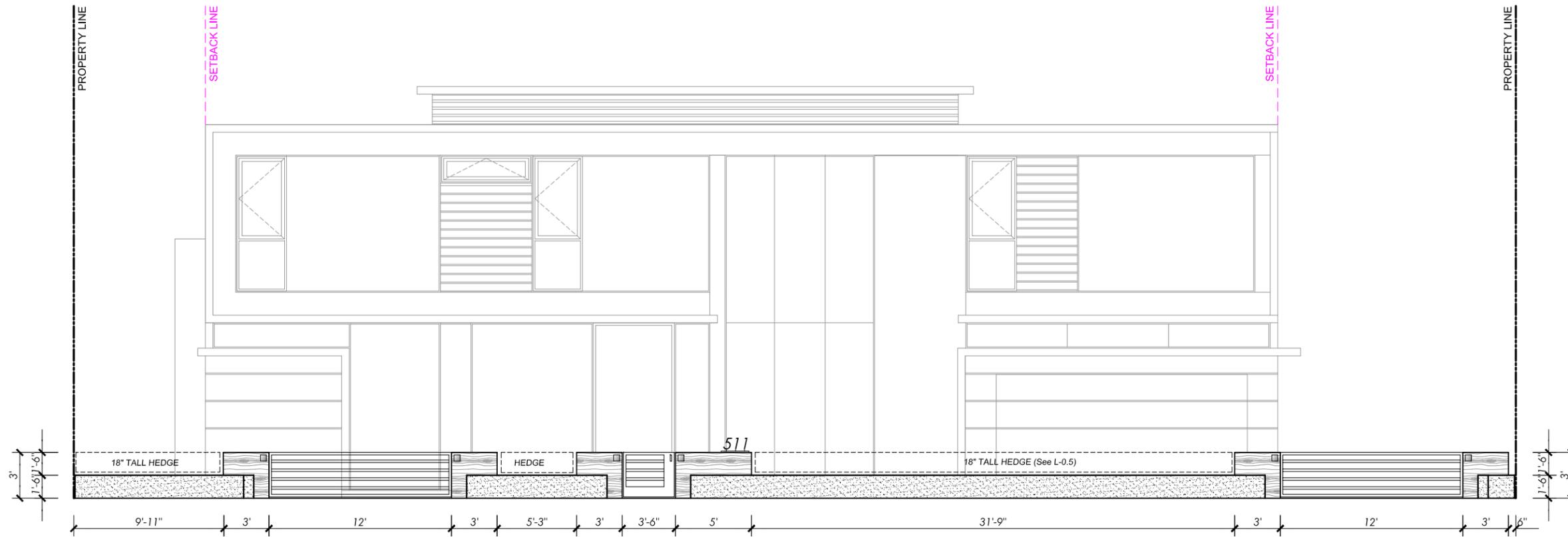
2143 MONTROSE AVE., #201

LOS ANGELES, CA 91020

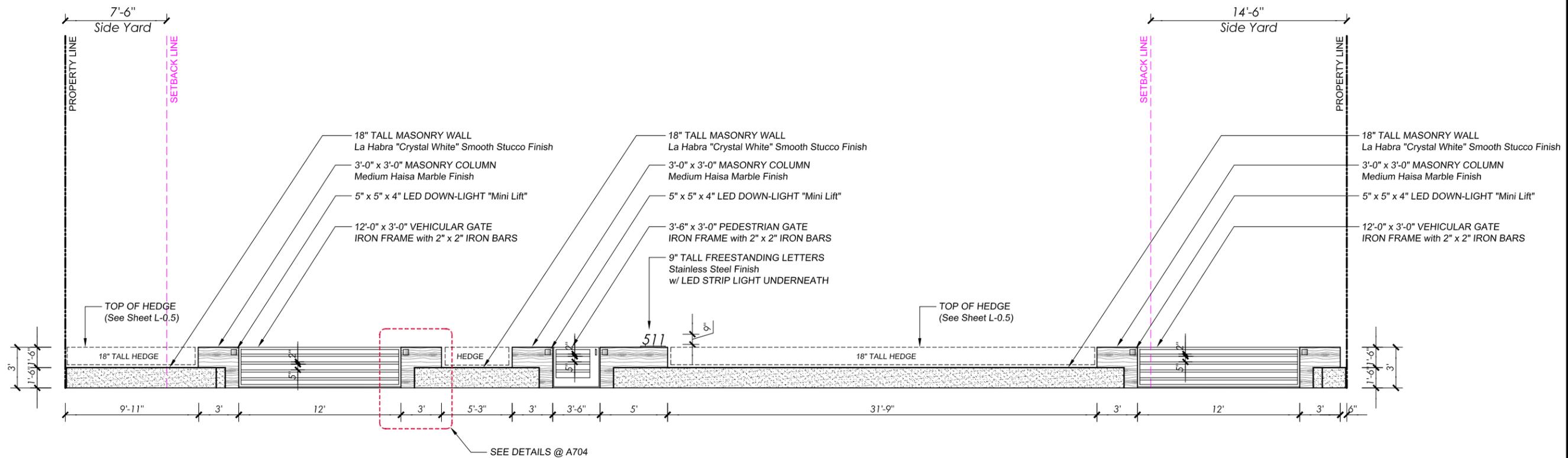
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BEVERLY HILLS, CA 90210



FRONT FENCE ELEVATION w/ BUILDING BEYOND NORTH-EAST



FRONT FENCE ELEVATION NORTH-EAST

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SHEET TITLE

FRONT FENCE ELEVATION

DRAWN BY • MM, SM, NB

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SCALE • 1/8" = 1' - 0"

DATE • 12.18.2014

FILE •

JOB • 015

SHEET •

A200



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5111 N. BEVERLY DRIVE
BEVERLY HILLS, CA 90210

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SHEET TITLE

BUILDING ELEVATIONS

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • 1/8" = 1' - 0"

DATE • 12.18.2014

FILE •

JOB • 015

SHEET •

D&W TAGS

C	CASEMENT
F	FIXED
S	SLIDING
MS	MULTI-SLIDE
T	TEMPERED
I	INSULATED
SL	SEAMLESS
FL	FRAMELESS

ADDITIONAL NOTES:

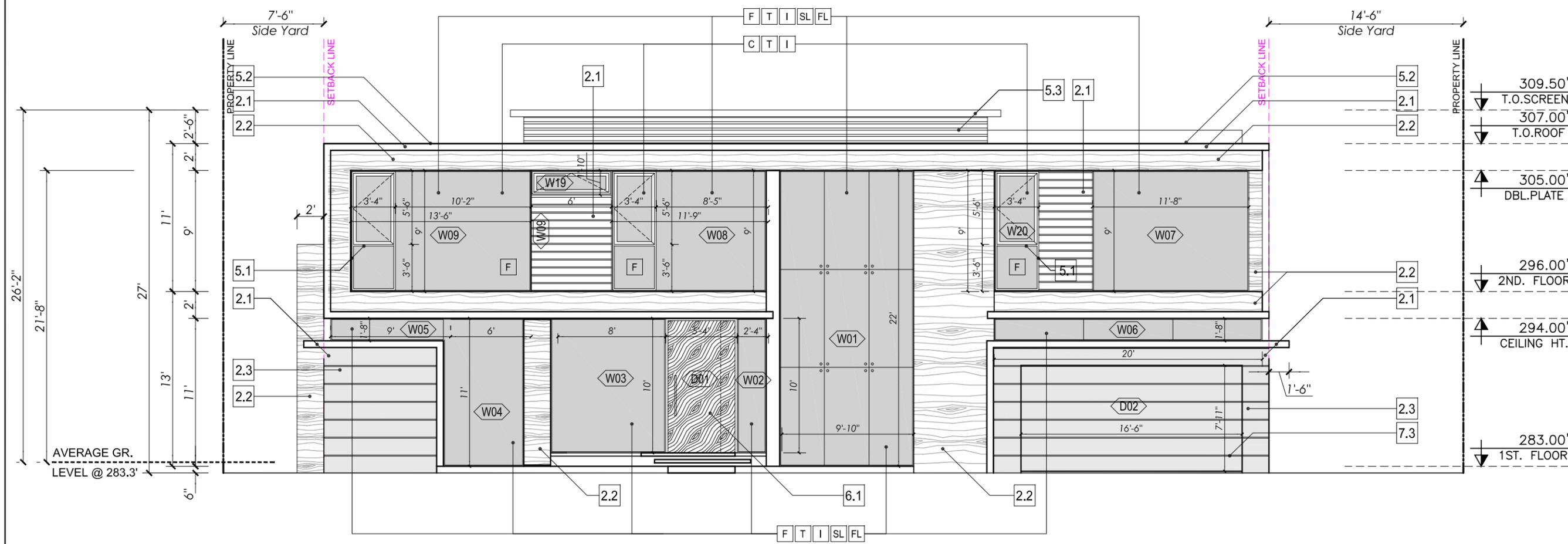
A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

B. PROVIDE SAFETY TEMPERED GLAZING FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.

C. PROVIDE ANTI-GRAFFITI PAINT FINISH WITHIN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.

KEYED NOTES

1 - ROOF FINISHES	5 - METAL
1.1 Class "A" Built-up Roofing Name: Desert Crete System By: HBC Co.	5.1 Aluminum D&W Frames By: Fleetwood Color: Clear Anodize Alum.
1.2 Roof Cover Finish Layer By: Tamko Color: TAM-GUARD White Coating	5.2 Sheet Metal Parapet Cap Color: White
2 - WALL FINISHES	5.3 Aluminum Profiles Arranged Horizontally Color: Clear Anodize Alum.
2.1 Stucco Finish By: La Habra Color: Crystal White Finish: Smooth	5.4 Cast Iron Downspouts Concealed Inside Walls
2.2 HAISA Marble Tiles Pattern: Bricks Color: Dark Gray Finish: Polished	6 - WOOD
2.3 Opaque Glass Panel Pattern: Horizontal Lines Color: Dark Gray Finish: Reflective	6.1 Main Entry Door Color: Wood Veneer Finish: Dark Stain
3 - PRECAST	7 - GLASS
3.1 Not Used	7.1 Insulated Glass (TEMPERED) Color/Shade: Clear Glass
4 - MASONRY	7.2 Structural Glass Guard-Rail Color/Shade: Clear Glass
4.1 Not Used	7.3 Opaque Glass Panel Pattern: Horizontal Lines Color: Dark Gray Finish: Reflective



FRONT ELEVATION | NORTH-EAST

A201



Design Review Commission Report

511 North Beverly Drive

October 6, 2016

Attachment B

Resolution No. DR 36-14

RESOLUTION NO. DR 36-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 511 NORTH BEVERLY DRIVE (PL1431318).

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

Section 1. Manuel Manuelian, Architect, on behalf of Nehayah Al Nehayan, property owners, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 511 North Beverly Drive which is located in the city's Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions, or deny design-related aspects of projects located in the city's Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. 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. The project has also been reviewed and while it is not listed as a potential historic resource on any of the City's historic surveys, an individual listed on the City's List of Master Architects (Harry Werner) is identified as the architect for the existing single-family residence. However, based on the Urban Designer's review, subsequent remodels have caused the existing single-family residence to lose its

historic integrity and it is not subject to the City's 30-day demolition hold period nor is it eligible to be nominated as a local landmark.

Section 4. The Design Review Commission conducted duly noticed public hearings on December 4, 2014 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. 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. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review, the Design Review Commission carefully studied the proposed project in context to adjacent

properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. The plans shall be revised to reduce the height of any fence or hedge in the front yard to a maximum height of three (3) feet, subject to review and approval by staff.
2. The landscape plan shall be revised to remove the two single trunked palms and replace them with two new evergreen canopy trees, subject to review and approval by Urban Design staff.

Standard Conditions

1. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.
2. **Design 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.
3. **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.

4. **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.
5. **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 that are visible from the public street. 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.
6. **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.
7. **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 Design Review Commission.
8. **Covenant Recording.** Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.

9. **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.

Section 7. The Secretary of the Design Review 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.

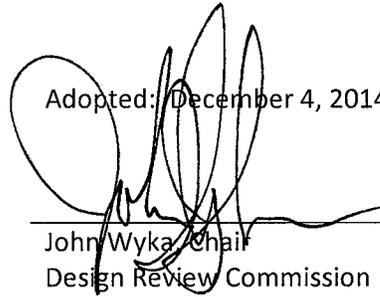
Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:



William Crouch, Commission Secretary
Community Development Department

Adopted: December 4, 2014



John Wyka, Chair
Design Review Commission



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511 North Beverly Drive

October 6, 2016

Attachment C Project Design Plans

NEHAYAN RESIDENCE

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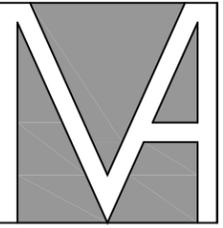
DATE • 09.19.2016

FILE •

JOB • 015

SHEET •

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D&W TAGS

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T	TEMPERED
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ADDITIONAL NOTES:

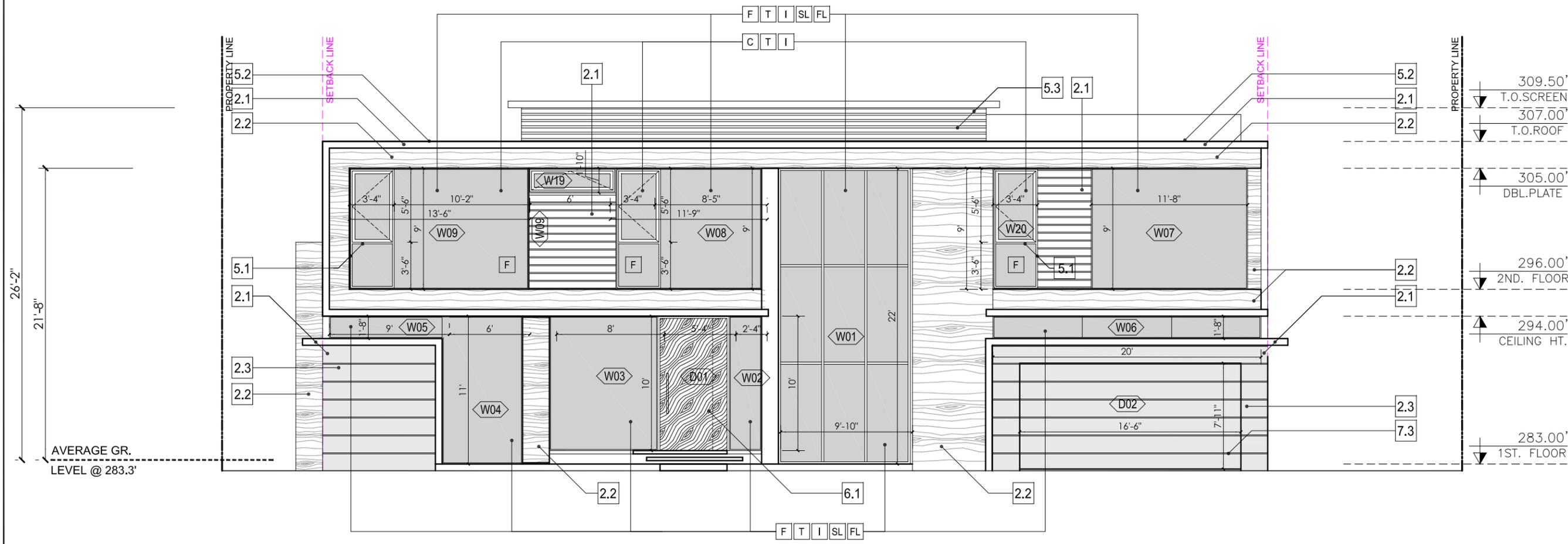
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SHEET TITLE •

BUILDING ELEVATIONS

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • 1/8" = 1' - 0"

DATE • 09.19.2016

FILE •

JOB • 015

SHEET •

FRONT ELEVATION | NORTH-EAST

A201

DOOR SCHEDULE

DOOR													FRAME			HW SET	FIRE RATING	NOTES
MARK	TYPE	SIZE			MATL	FINISH	GLAZING	MATL	FINISH	DETAIL								
		WIDTH	HEIGHT	THK						HEAD	JAMB	SILL						
D01	A	5' - 4"	10' - 0"	2-1/2"	SC-WD	WD-V	---	SC-WD	WD-V	---	---	1-1/4"		60 min.	WOOD DOOR ON PIVOT			
D02	A	16' - 6"	7' - 11"	1-3/4"	AL	GL-BP	OPAQUE	AL	AL	---	---	1-1/4"		60 min.	ROLL UP, 4 HORIZONTAL PANELS			
D03	A	4' - 6"	8' - 10"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SWINGING DOOR, 2 FIXED PANELS			
D04	A	3' - 2"	7' - 8"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SWINGING DOOR			
D05	A	14' - 4"	11' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SLIDING DOORS			
D06	A	12' - 7"	11' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SLIDING DOORS			
D07	A	36' - 11"	11' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	MULTI-SLIDING DOORS			
D08	A	33' - 5"	9' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	MULTI-SLIDING DOORS, 1 FIXED PANEL			
D09	A	12' - 9"	9' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SLIDING DOOR, 1 FIXED PANEL			
D10	A	13' - 6"	9' - 0"	1-3/4"	AL	PWDR	LE,DG,T	AL	PWDR	---	---	1-1/4"		60 min.	SLIDING DOOR, 1 FIXED PANEL			

DOOR LEGEND

FINISH ABBREVIATION

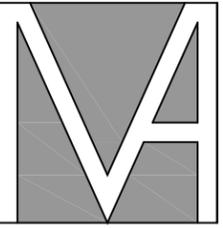
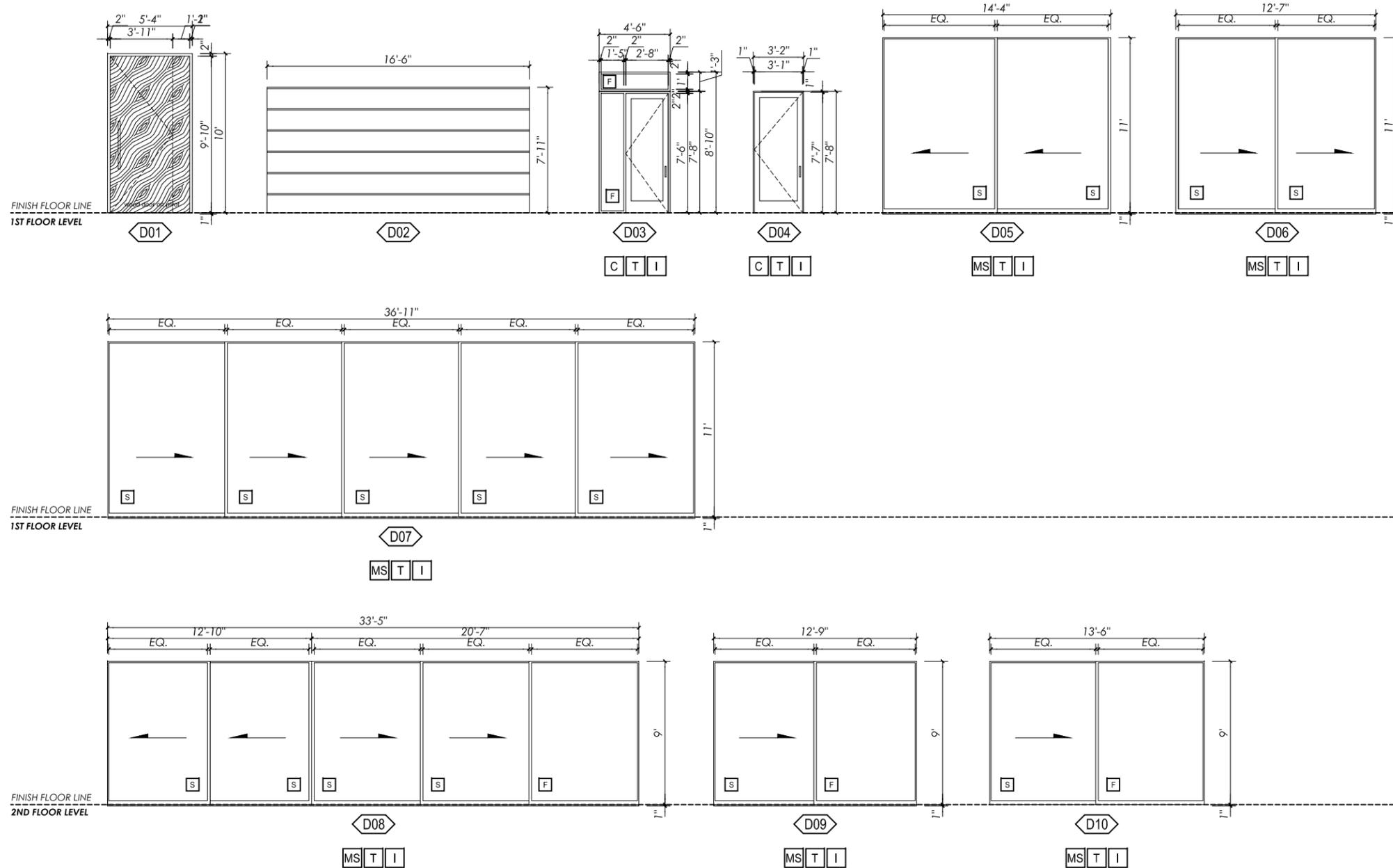
A-BR	AGED BRASS
ALUM	ALUMINUM
BLK	BLAKENED
CL-ANOD	CLEAR ANODIZED
CORTEN	CORTEN
GL-BP	GLASS PANEL - BACK PAINTED
HM	HOLLOW METAL
HW	HARDWARE * Refer to Specifications
PER MFR	PER MANUFACTURER
P.H.	PANIC HARDWARE
PTD	PAINTED (FACTORY FINISH)
PWDR	POWDER COATED *See Finish Elevations
STL	STEEL
SC-WD	SOLID CORE WOOD
WD-V	WOOD VENEER

GLAZING ABBREVIATION

L	LAMINATED
LE	LOW E
DG	DUAL GLAZING
T	TEMPERED

D&W TAGS

C	CASEMENT
F	FIXED
S	SLIDING
MS	MULTI-SLIDE
T	TEMPERED
I	INSULATED
SL	SEAMLESS
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CHECKED • MM

SCALE • 1/8" = 1' - 0"

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JOB • 015

SHEET •

A401

WINDOW SCHEDULE

MARK	TYPE	SIZE		FRAME		GLAZING	DETAILS			FIRE RATING	NOTES
		WIDTH	HEIGHT	MATL	FINISH						
W01	E	9' - 10"	22' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, WITH FRAME
W02	E	2' - 4"	10' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W03	E	8' - 0"	10' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W04	E	6' - 0"	11' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W05	E	9' - 0"	1' - 8"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W06	E	20' - 0"	1' - 8"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W07	F	15' - 1"	9' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS, BUTT JOINT AT CORNER
W08	F	11' - 9"	9' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT, FIXED RIGHT PANEL
W09	F	18' - 5"	9' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CSMNT, FIXED LEFT PANEL, BUTT JOINT AT CORNER
W10	E	17' - 1"	1' - 8"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W11	G	5' - 6"	2' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT
W12	E	7' - 6"	11' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W13	E	7' - 6"	11' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W14	H	2' - 6"	8' - 10"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT, FIXED BOTTOM PANEL
W15	H	2' - 6"	8' - 10"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT, FIXED BOTTOM PANEL
W16	E	13' - 0"	1' - 8"	AL	PWDR	LE,DG,T	---	---	---	60 min.	FIXED, FRAMELESS
W17	G	2' - 7"	2' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT
W18	G	6' - 1"	2' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT
W19	G	6' - 0"	1' - 10"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT
W20	H	3' - 3"	9' - 0"	AL	PWDR	LE,DG,T	---	---	---	60 min.	CASEMENT, FIXED BOTTOM PANEL

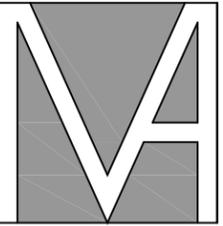
WINDOW LEGEND

FINISH ABBREVIATION	
A-BR	AGED BRASS
ALUM	ALUMINUM
BLK	BLAKENED
CL-ANOD	CLEAR ANODIZED
CORTEN	CORTEN
HM	HOLLOW METAL
PER MFR	PER MANUFACTURER
PTD	PAINTED (FACTORY FINISH)
PWDR	POWDER COATED *See Finish Elevations
STL	STEEL
VN	VINYL
WD	WOOD

GLAZING ABBREVIATION	
L	LAMINATED
LE	LOW E
DG	DUAL GLAZING
T	TEMPERED

D&W TAGS

C	CASEMENT
F	FIXED
S	SLIDING
MS	MULTI-SLIDE
T	TEMPERED
I	INSULATED
SL	SEAMLESS
FL	FRAMELESS



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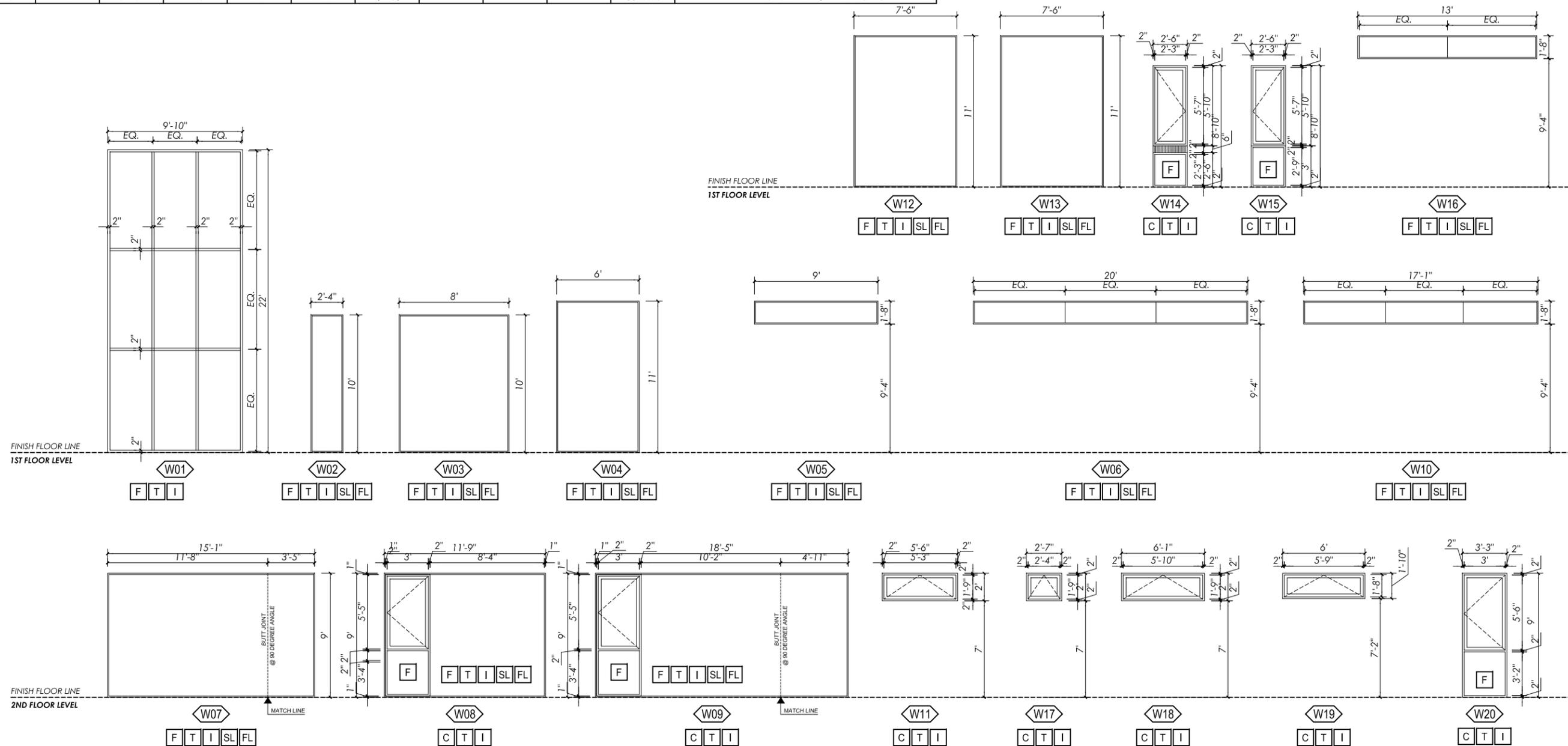
2143 MONTROSE AVE., #201

LOS ANGELES, CA 91020

TEL: 818 667 4172

WEB: WWW.M-MANUELIAN.COM

NEHAYAN RESIDENCE
 511 N. BEVERLY DRIVE
 BEVERLY HILLS, CA 90210



NO.	DATE	REVISION

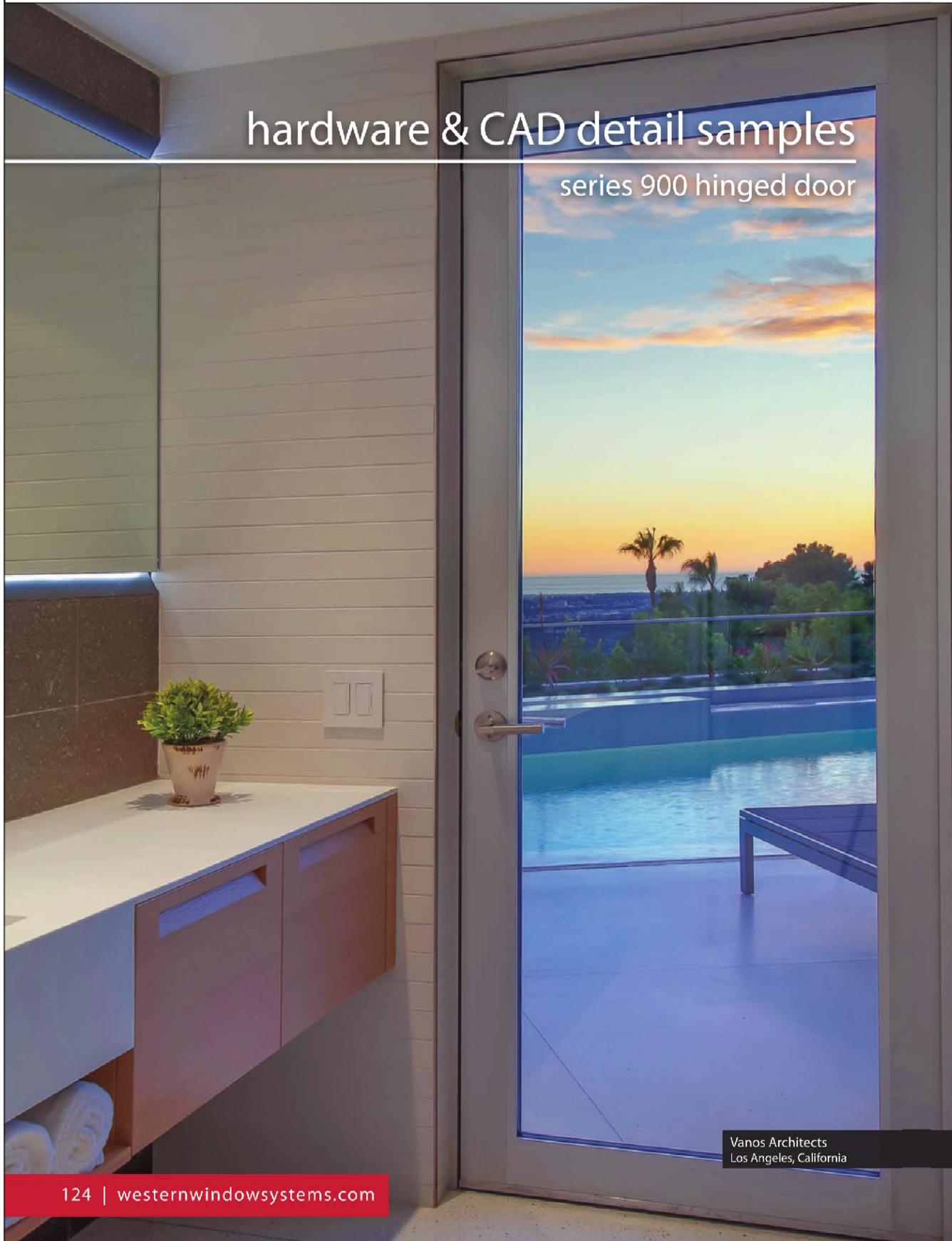
All ideas, design, arrangements and plans indicated or represented by this drawing are owned by and property of Manuelian Architects and were created, evolved and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Manuelian Architects. Written dimensions shall take precedence over scaled dimensions. Contractor shall verify and be responsible for all dimensions and conditions on the job, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.

SHEET TITLE
WINDOW SCHEDULE

DRAWN BY	• MM, SM, NB
CHECKED	• MM
SCALE	• 1/8" = 1' - 0"
DATE	• 09.19.2016
FILE	•
JOB	• 015
SHEET	•

hardware & CAD detail samples

series 900 hinged door



Vanos Architects
Los Angeles, California

commercial threshold

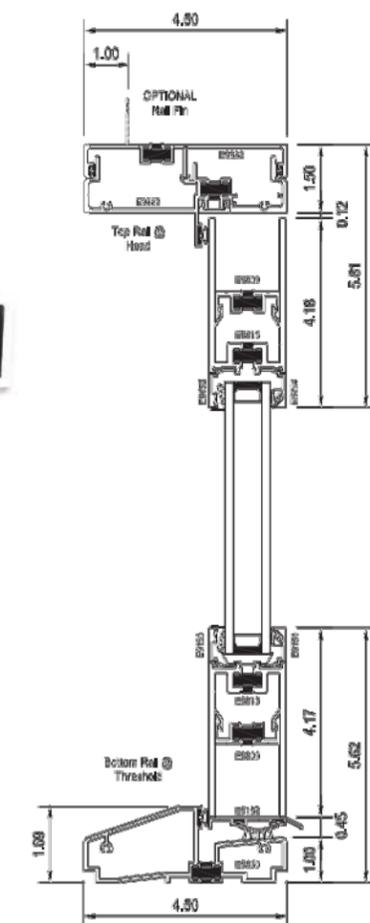
The Commercial Threshold is extremely low profile and is designed to meet ADA requirements often found on commercial projects.



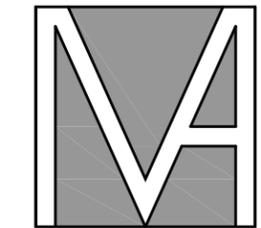
standard threshold

The Standard Hinged Door Threshold is 4.5" wide and is designed to be reversed for Inswing or Outswing applications. This threshold has a standard bump and weather strip contact point for protection from exterior weather. The Standard Threshold is always finished to match your chosen frame color.

For our full list of CAD details and hardware please visit us online at westernwindowssystems.com or contact your nearest representative for more information.



narrow stile swing-in condition



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SHEET TITLE •
**DOOR AND WINDOW
CUT SHEETS**

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • N/A

DATE • 09.19.2016

FILE •

JOB • 015

SHEET •

hardware & CAD detail samples
series 670 window line

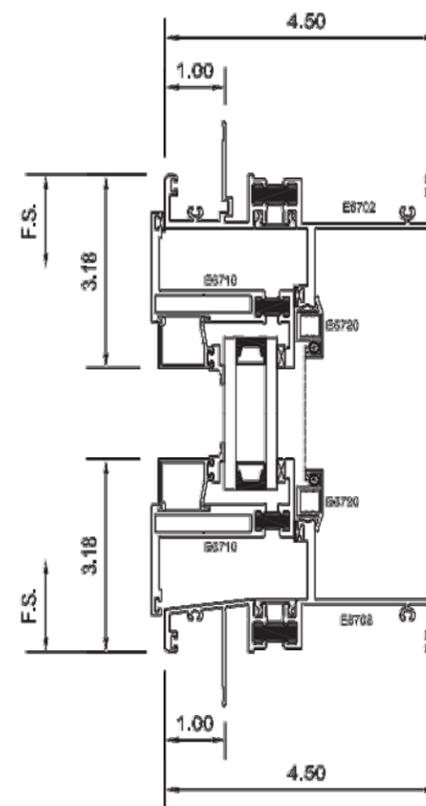


Stephen Vitalich Architects
Venice Beach, California



folding crank handle

The folding crank handle is commonly used on casements and awning styles. It's available in brushed nickel or can be painted to match the frame finish. A low-profile nesting handle folds away for a clean look.

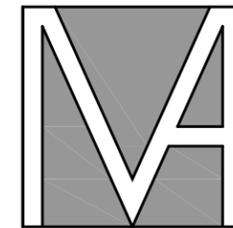


casement awning vertical section

butt hinge

All products in the Series 670 window line are fitted with heavy-duty butt hinges that are durable enough to support even our largest sashes. They are made with stainless steel to prevent corrosion.

For CAD details or to see a complete list of hardware, visit westernwindowssystems.com and contact a representative in your area.



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SHEET TITLE •

DOOR AND WINDOW
CUT SHEETS

DRAWN BY • MM, SM, NB

CHECKED • MM

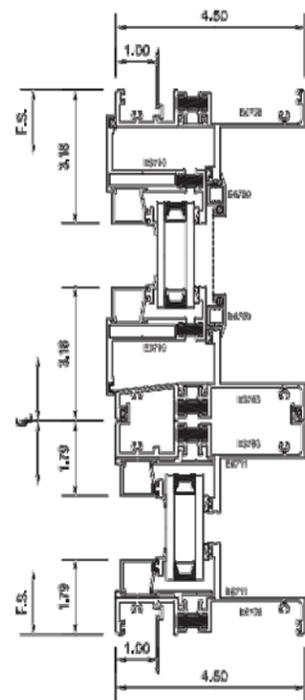
SCALE • N/A

DATE • 09.19.2016

FILE •

JOB • 015

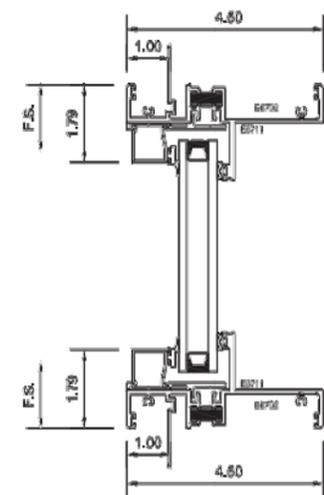
SHEET •



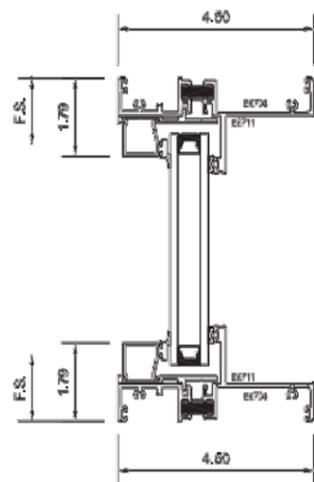
detail section at head & sill



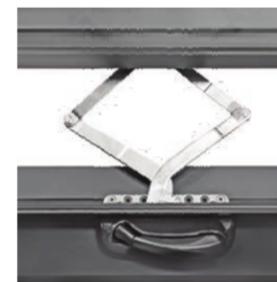
casement window



fixed vertical section 1" nail-fin frame



fixed vertical section equal leg block frame



roto operator

Casement and awning styles in the Series 670 window line are fit with a durable roto operator to control the degree of the opening and ensure smooth operation.



cam handle

An option for push-out style casement and awning windows, the cam handle locks and unlocks the sash when rotated 90 degrees. Available in satin or brushed nickel.



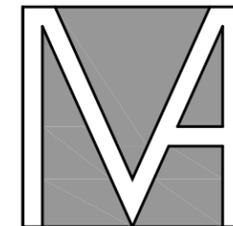
hopper ring pull

Used on hopper windows, the hopper ring pull is mounted to the top of the sash. The window can be opened and closed by hand or, for hard to reach areas, with the help of an extension pole.



sash lock

The sash lock operates a concealed multi-point locking system and pulls the sash tight against the weather stripping. It's included on all casement windows. The sash lock is available in brushed nickel or can be painted to match the frame finish.



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DOOR AND WINDOW
CUT SHEETS

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • N/A

DATE • 09.19.2016

FILE •

JOB • 015

SHEET •

hardware & CAD detail samples

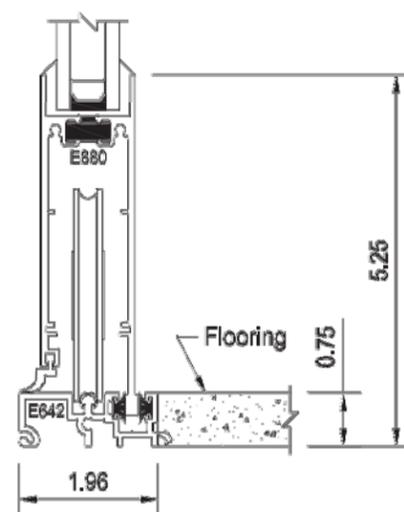
series 600 multi-slide

the new way to live

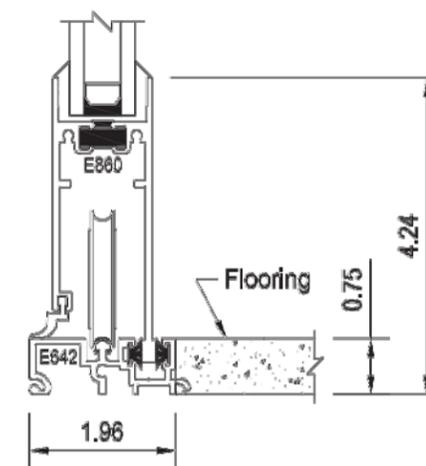
Wayne Chevalier, Studio Bracket
Malibu, California

flush sill

The Flush Sill is ideal for conditions in which ease of entry is more important than weather performance. The interior and exterior height of the sill is only .75" and can flush out with most interior flooring for a smooth transition outside, while still providing some protection as the back leg of each sliding panel penetrates the track to protect against exterior elements. Sills are always finished to match your chosen frame color.



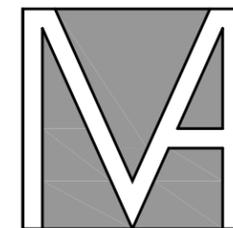
flush sill
with 3.00" Rollers



flush sill
with 1.81" Rollers

For our full list of CAD details and hardware please visit us online at westernwindowssystems.com or contact your nearest representative for more information.

product guide | 73



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DOOR AND WINDOW
CUT SHEETS

DRAWN BY • MM, SM, NB

CHECKED • MM

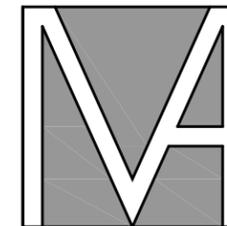
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DATE • 09.19.2016

FILE •

JOB • 015

SHEET •



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DOOR AND WINDOW
CUT SHEETS

DRAWN BY • MM, SM, NB

CHECKED • MM

SCALE • N/A

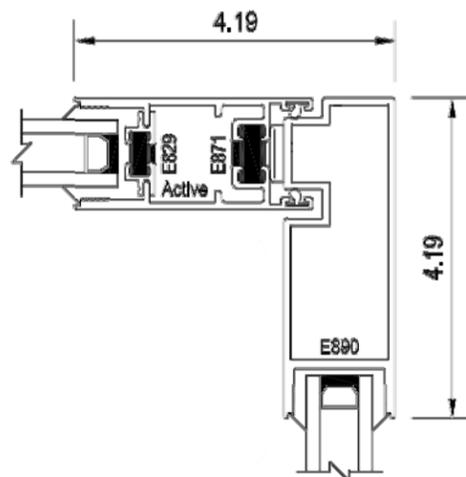
DATE • 09.19.2016

FILE •

JOB • 015

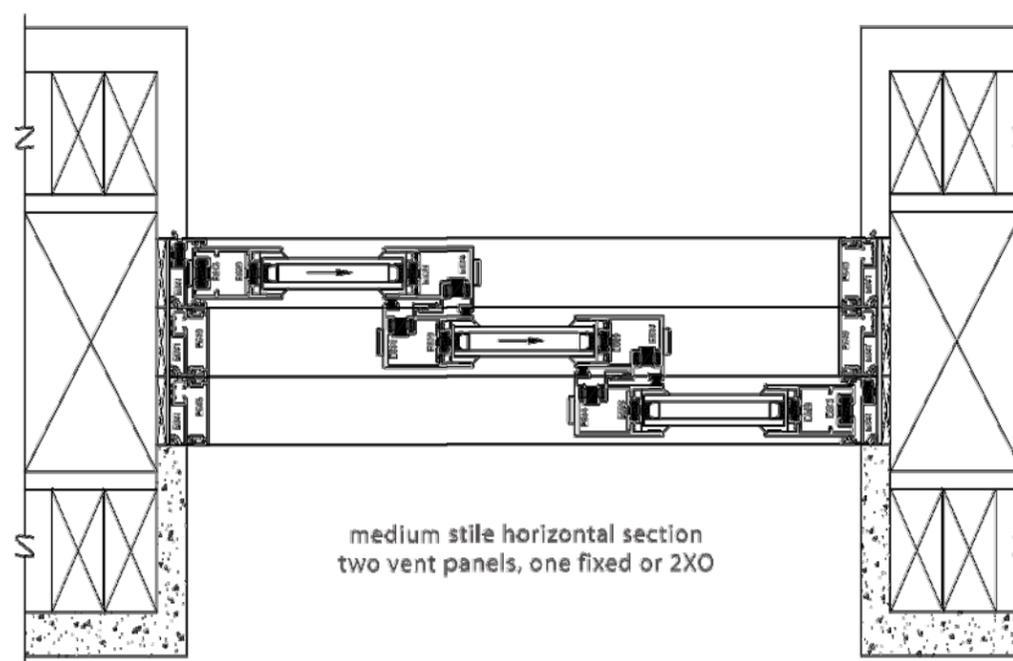
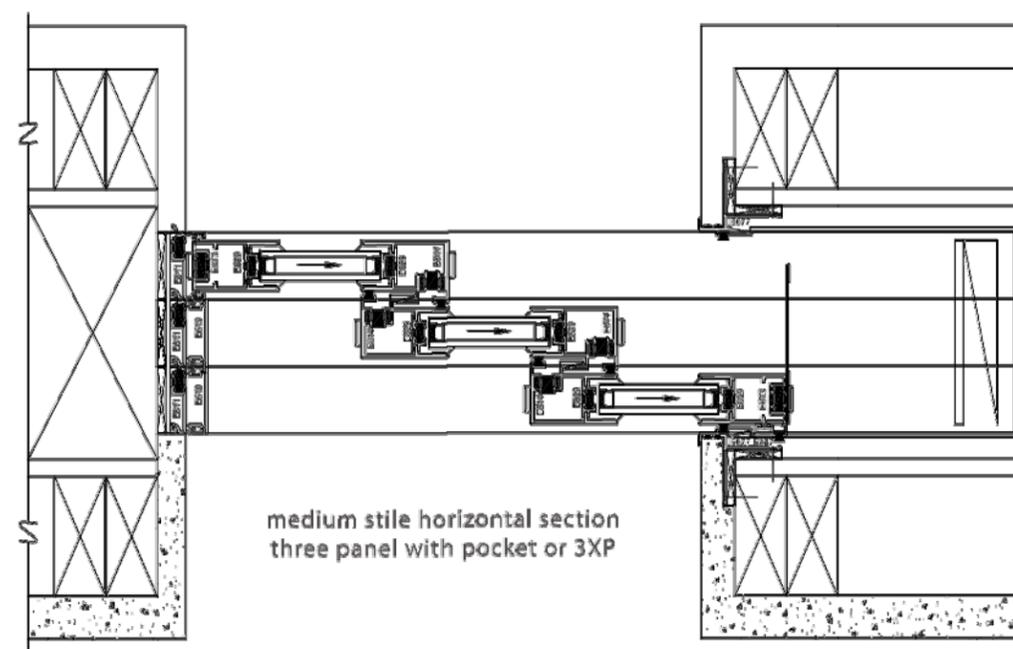
SHEET •

A405-A



90-degree condition

Our Multi-Slide Doors have the ability to meet at 90-degree corners (or most any custom angle). This 90-degree condition shows how the inactive and active panels meet tightly at a 90-degree corner and then pull apart to leave an entire corner of the house open to the outside.





Design Review Commission Report

511 North Beverly Drive

October 6, 2016

Attachment D

DRAFT Approval Resolution

RESOLUTION NO. DR XX-16

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A REVISION TO AN EXISTING R-1 DESIGN REVIEW PERMIT TO ALLOW CONSTRUCTION OF A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 511 NORTH BEVERLY DRIVE.

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

Section 1. Manuelian Architects, agent, on behalf of Nehayan AI Nehayan, property owner (Collectively the “Applicant”), has applied for a revision to a previously approved R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 511 North Beverly Drive which is located in the city’s Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city’s Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. 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. Additionally, since the property has not been designed by an architect listed on the City’s Master Architect List nor has it been listed on the City’s Historic Resource Survey, it does

not warrant further review as a potential historical resource. 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 4. The Design Review Commission conducted a duly noticed public hearing on **October 6, 2016**, at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission, reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. 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. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review the

Design Review Commission carefully studied the proposed project in context to adjacent properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project Specific Condition

Project specific conditions of Design Review Commission Resolution No. DR 36-14 are incorporated by reference.

Standard Conditions

1. **Design 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 that are visible from the public street. 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 Design Review Commission.

7. **Covenant Recording.** This resolution approving an R-1 Design Review Permit shall not become effective until the owner of the Project site records a covenant, satisfactory in form and content to the City Attorney, accepting the conditions of approval set forth in this resolution. The covenant shall include a copy of the resolution as an exhibit. The Applicant shall deliver the executed covenant to the Department of Community Development **within 60 days** of the Planning Commission decision. At the time that the Applicant delivers the covenant to the City, the Applicant shall also provide the City with all fees necessary to record the document with the County Recorder. If the Applicant fails to deliver the executed covenant within the required 60 days, this resolution approving the Project shall be **null and void** and of no further effect. Notwithstanding the foregoing, the Director of Community Development may, upon a request by the Applicant, grant a waiver from the 60-day time limit if, at the time of the request, the Director determines that there have been no substantial changes to any federal, state, or local law that would affect the Project.

8. **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.

9. **Appeals.** Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review 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 8. Decisions of the Design Review Commission may be appealed to the Planning Commission 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: **October 6, 2016**

Mark Odell, Urban Designer
Community Development Department

Ilene Nathan, Chair
Design Review Commission