



Design Review Commission Report

Meeting Date: Monday, July 9, 2012
(Continued from the DRC meeting on June 7, 2012)

Subject: **116 N Maple Drive (PL# 120 7850)**
A request for an 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 south of Santa Monica Boulevard.

Project applicant: Cynthia Salvacion, Hafco & Associates, Inc.

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

REPORT SUMMARY

The applicant is requesting design review approval to allow the construction of a new two-story single-family residence located in the Central Area of the City. The project was previously reviewed by the Commission at its June 7, 2012 (see Attachment A) meeting. At that meeting the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The following comments were provided by the Commission:

- The entryway is too large for the scale of the house and the sculptural element is too large and too ornate. The pre-cast element around the entryway needs to be more simple and elegant.
- There is a privacy concern along the north side elevation with the large window. Additional information on the landscaping in that area is needed.
- The balconies above the entryway and above the window are cave-like. These should be revised to be more open.
- There are too many light fixtures on the front of the house. The lights at the non-entry doors are superfluous; may want to consider uplighting at the gates as opposed to lights on the walls.
- The two pre-cast framing elements on the ground floor are excessive. Consider removing the element around the non-entry door, keeping the windows in the same proportion, and utilizing a simple molding at the top.
- Consider removing the horizontal banding along the façade. It is too heavy and thick and is a distraction from the house.
- The landscape plan needs to be clarified and easier to read with consistency between the plan and elevations.
- Details on the paving, lighting, railings, and all other details need to be provided. Include cut sheets of all such elements.
- No fiberglass façade elements should be utilized. Please clarify.

As a result of the Commission's direction, the applicant has provided a written response to the Commission's comments (see Attachment B) and the revised project plans have been provided (see Attachment C).

Attachment(s):

- A. June 7, 2012 DRC Staff Report
- B. Applicant's written response to Commissioner's Comments
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Approval Resolution

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1191

srojemann@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

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

PUBLIC OUTREACH AND NOTIFICATION

The project does not require public notification as it is continued from the June 7, 2012 meeting.



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment A:

June 7, 2012 DRC Staff Report



Design Review Commission Report

Meeting Date: Thursday, June 7, 2012

Subject: **116 North Maple Drive (PL# 120 7850)**

A request for an 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 south of Santa Monica Boulevard.

Project applicant: Cynthia Salvacion, Hafco & Associates, 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 of a new two-story single-family residence located in the Central Area of the City. Since the project does not adhere to a pure architectural style, 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, May 25, 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

June 7, 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):

The architectural style is predominantly Mediterranean Revival with some influence from Italianate style. It is achieved through the use of low pitched clay tile roof with chimney, smooth plaster stucco wall, light colored facade, use of wrought iron grilles for the balconies and use of projecting eaves with corbels. To achieve proportion, the mass of the building is broken down into smaller segments to achieve a "villa" effect.

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

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

D Site & Area Characteristics

Lot Dimensions: 50' x 150.23' Lot Area (square feet): 7,511.50 sq. ft.
 Adjacent Streets: Wilshire Blvd., Palm Drive, Clifton Way

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:

None.

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:	30'	N/A	26'
Roof Plate Height:	29'	N/A	20'-5"
Floor Area:	4500 sq. ft.	N/A	4474 sq. ft.
Rear Setbacks:	36 ft.	N/A	39'-4"
Side Setbacks:	S/E 5'	S/E N/A	S/E 5'
	N/W 5'	N/W N/A	N/W 5'
Parking Spaces:	4 (four)		

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: Stucco
 Texture /Finish: Smooth
 Color / Transparency: White

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

Material: Aluminum clad with wood frame with tempered clear glazing
 Texture /Finish: Smooth matte finish
 Color / Transparency: White

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

Material: Solid wood panel for main door; french doors similar to windows
 Texture /Finish: Smooth matte finish
 Color / Transparency: Charcoal

PEDIMENTS

Material: N/A
 Texture /Finish:
 Color / Transparency:

ROOF

Material: Clay roof tiles
 Texture /Finish: Plain tile
 Color / Transparency: Terra Cotta

CORBELS

Material: Wood corbel
 Texture /Finish: Smooth finish
 Color / Transparency: White to match stucco

CHIMNEY(S)

Material: Stucco
 Texture /Finish: Smooth finish
 Color / Transparency: White

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: Smooth

Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

Material: N/A

Texture /Finish:

Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: Copper

Texture /Finish: Smooth

Color / Transparency: Copper

EXTERIOR LIGHTING

Material: Aged Bronze

Texture /Finish: Smooth/ Bronze

Color / Transparency: Bronze

PAVED SURFACES

Material: Stamped, colored concrete

Texture /Finish: Stamped

Color / Transparency: Silver Smoke/Gray

FREESTANDING WALLS AND FENCES

Material: Concrete block wall

Texture /Finish: Smooth, stucco finish

Color / Transparency: White to match

OTHER DESIGN ELEMENTS

Material: Precast concrete mouldings

Texture /Finish: Smooth/ cement

Color / Transparency: Light Grey

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

The proposed landscaping theme is to create a garden that gives the warm feeling of a villa. It complements the architectural style with use of large trees, shrubs and plants that create a feeling of a being in a villa somewhere in the Mediterranean or Spanish coast.

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.

The architectural style of the proposed house is mainly Mediterranean Revival with Italianate influence which is a style that you can see in the neighborhood of the city of Beverly Hills. Its characteristics are low pitched roof (clay tiles), smooth plaster stucco wall & chimney, use of keystone on main entrance arch, balconies with wrought iron railings. The Italian influence is achieved with the use of projecting eaves with corbels and the use of loggias and balconies in the plans.

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 proposed design minimizes the appearance of scale and mass by providing more than the required setback especially in the front which gives abundant space for landscaping thus enhancing the garden like quality of the city. Furthermore, the elimination of parking/parking garage in the front yard. Parking is accessible only in the rear. Other characteristics which minimize scale and mass are the use of low pitched roof, breaking the building mass into smaller segments with the use of arches and use of balconies in the facade.

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

The proposed development will enhance the appearance of the neighborhood by the use of high quality materials, the architectural style used is characteristic of the style used in the city, luscious landscaping and the use of light color scheme.

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.

The proposed design provides a luscious landscaping with the use of large trees and plants for privacy purposes. It will give neighbors a natural barrier between their properties. The design also uses standard size windows on the second floor instead of large windows. The height of our house is also lower than the maximum allowable height required by the city thus the building does not appear to be towering over the neighbors.

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 respects the prevailing site design patterns by using a style that is prevalent in the city. The style has similar characteristics with the surrounding group of homes in the neighborhood. The proposed house is not imposing, it uses low pitched roof with clay tiles, it has arches, balconies and loggias which can be found all over the neighborhood.



Design Review Commission Report

445 North Rexford Drive

June 7, 2012

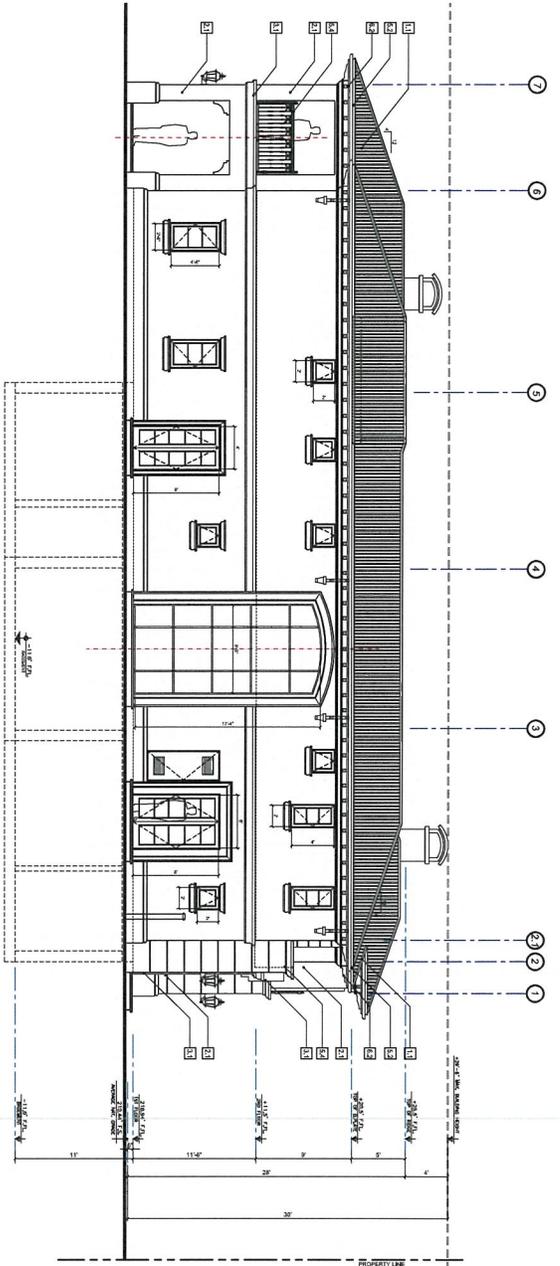
Attached B:

Design plans, cut sheets
and supporting elements



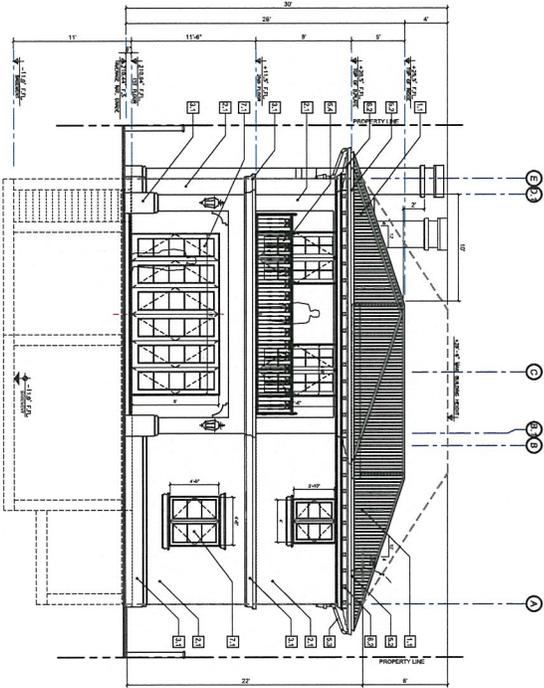
FRONT ELEVATION

116 N. Maple Dr. Beverly Hills, CA 90210



NORTH ELEVATION

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



EAST ELEVATION

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

- KEYED NOTES**
- 1 - ROOF
 - 11 Asphalt Shingles
 - 12 Gypsum Board for the Ceiling
 - 13 Gypsum Board
 - 2 - FINISHES
 - 21 Gypsum wallboard by
 - 22 Gypsum Board
 - 3 - FIBERGLASS
 - 31 Fiberglass Ceiling Grid
 - 32 Acoustical Ceiling Tiles
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NOTES:

- A. REFER TO THE EAST ELEVATION FOR FINISHES.
- B. PROVIDE SAFETY GLASS FOR ALL WINDOWS AND DOORS THAT ARE GLASS.
- C. PROVIDE SAFETY GLASS FOR ALL WINDOWS AND DOORS THAT ARE GLASS.
- D. PROVIDE SAFETY GLASS FOR ALL WINDOWS AND DOORS THAT ARE GLASS.
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- Y. PROVIDE SAFETY GLASS FOR ALL WINDOWS AND DOORS THAT ARE GLASS.
- Z. PROVIDE SAFETY GLASS FOR ALL WINDOWS AND DOORS THAT ARE GLASS.

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HAROUNI-HAFCO
 CONSULTING ARCHITECTS & ENGINEERS
 TEL. (323) 651-0909, FAX (323) 655-8418

NO.	DATE	DESCRIPTION	DWN	CHKD

DRAWING TITLE
 ELEVATIONS - NORTH & EAST

JOB TITLE
 PIRIAN RESIDENCE

JOB ADDRESS
 116 N MAPLE DR. BEVERLY HILLS, CA 90210

OWNER / DEVELOPER

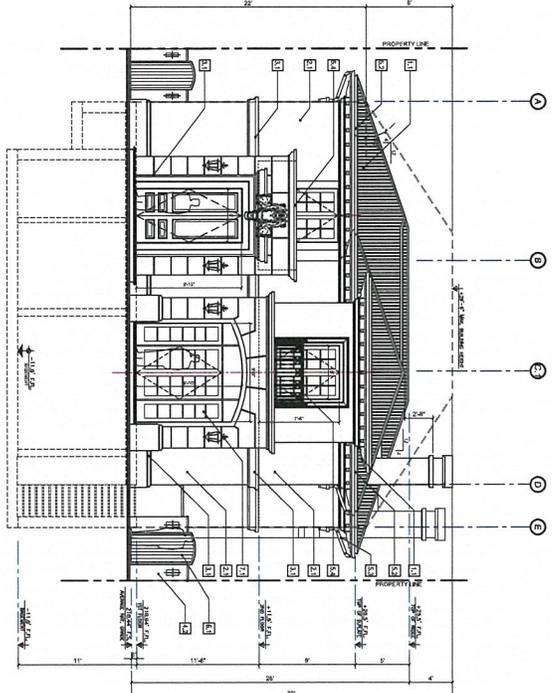
DATE
 MAY, 2012

SCALE
 1/8" = 1'-0"

DRAWN BY
 GD; JL

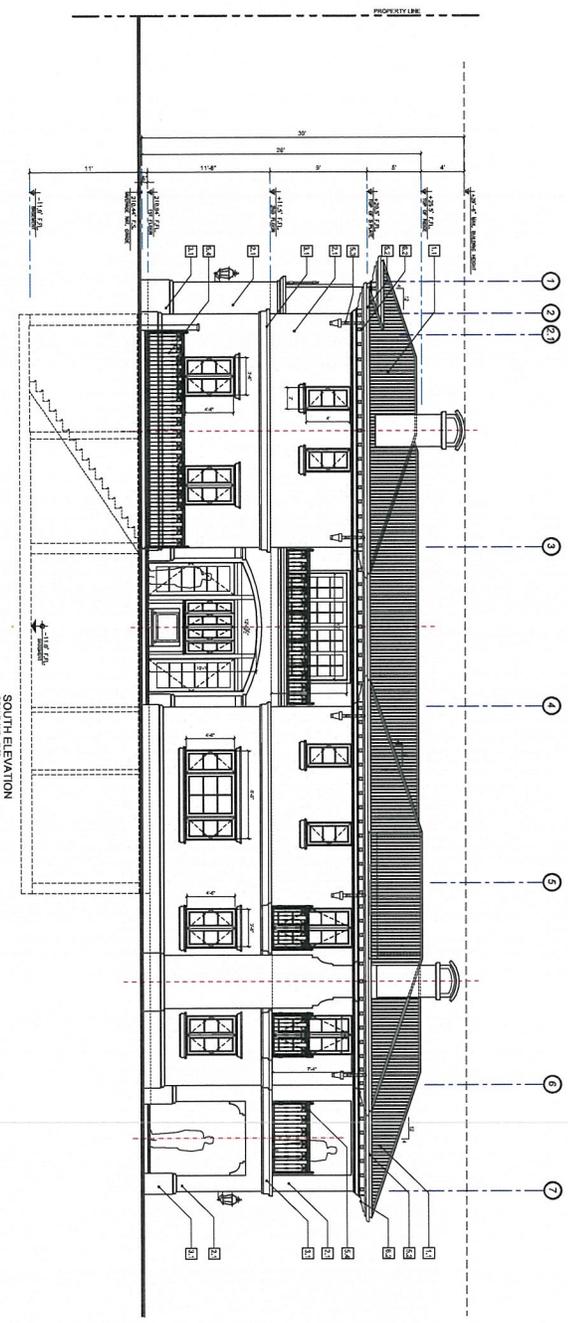
JOB NUMBER

SHEET NUMBER
 A-5.1



WEST ELEVATION

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



SOUTH ELEVATION

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

KEYED NOTES

1 - ROOF Day Roof Type By: [1] Asphalt Shingles Eave Siding By: [2] Copper	5 - METAL [5] Gal. Steel
2 - FINISHES Exterior Wall Finish By: [3] Stucco Interior Finish By: [4] Drywall	6 - WOOD [6] Wood Deck, color to match the [7] Hardwood [8] Plywood [9] Fiberglass Reinforced Plastic [10] Fiberglass Reinforced Plastic [11] Fiberglass Reinforced Plastic [12] Fiberglass Reinforced Plastic [13] Fiberglass Reinforced Plastic [14] Fiberglass Reinforced Plastic [15] Fiberglass Reinforced Plastic [16] Fiberglass Reinforced Plastic [17] Fiberglass Reinforced Plastic [18] Fiberglass Reinforced Plastic [19] Fiberglass Reinforced Plastic [20] Fiberglass Reinforced Plastic [21] Fiberglass Reinforced Plastic [22] Fiberglass Reinforced Plastic [23] Fiberglass Reinforced Plastic [24] Fiberglass Reinforced Plastic [25] Fiberglass Reinforced Plastic [26] Fiberglass Reinforced Plastic [27] Fiberglass Reinforced Plastic [28] Fiberglass Reinforced Plastic [29] Fiberglass Reinforced Plastic [30] Fiberglass Reinforced Plastic [31] Fiberglass Reinforced Plastic [32] Fiberglass Reinforced Plastic [33] Fiberglass Reinforced Plastic [34] Fiberglass Reinforced Plastic [35] Fiberglass Reinforced Plastic [36] Fiberglass Reinforced Plastic [37] Fiberglass Reinforced Plastic [38] Fiberglass Reinforced Plastic [39] Fiberglass Reinforced Plastic [40] Fiberglass Reinforced Plastic [41] Fiberglass Reinforced Plastic [42] Fiberglass Reinforced Plastic [43] Fiberglass Reinforced Plastic [44] Fiberglass Reinforced Plastic [45] Fiberglass Reinforced Plastic [46] Fiberglass Reinforced Plastic [47] Fiberglass Reinforced Plastic [48] Fiberglass Reinforced Plastic [49] Fiberglass Reinforced Plastic [50] Fiberglass Reinforced Plastic [51] Fiberglass Reinforced Plastic [52] Fiberglass Reinforced Plastic [53] Fiberglass Reinforced Plastic [54] Fiberglass Reinforced Plastic [55] Fiberglass Reinforced Plastic [56] Fiberglass Reinforced Plastic [57] Fiberglass Reinforced Plastic [58] Fiberglass Reinforced Plastic [59] Fiberglass Reinforced Plastic [60] Fiberglass Reinforced Plastic [61] Fiberglass Reinforced Plastic [62] Fiberglass Reinforced Plastic [63] Fiberglass Reinforced Plastic [64] Fiberglass Reinforced Plastic [65] Fiberglass Reinforced Plastic [66] Fiberglass Reinforced Plastic [67] Fiberglass Reinforced Plastic [68] Fiberglass Reinforced Plastic [69] Fiberglass Reinforced Plastic [70] Fiberglass Reinforced Plastic [71] Fiberglass Reinforced Plastic [72] Fiberglass Reinforced Plastic [73] Fiberglass Reinforced Plastic [74] Fiberglass Reinforced Plastic [75] Fiberglass Reinforced Plastic [76] Fiberglass Reinforced Plastic [77] Fiberglass Reinforced Plastic [78] Fiberglass Reinforced Plastic [79] Fiberglass Reinforced Plastic [80] Fiberglass Reinforced Plastic [81] Fiberglass Reinforced Plastic [82] Fiberglass Reinforced Plastic [83] Fiberglass Reinforced Plastic [84] Fiberglass Reinforced Plastic [85] Fiberglass Reinforced Plastic [86] Fiberglass Reinforced Plastic [87] Fiberglass Reinforced Plastic [88] Fiberglass Reinforced Plastic [89] Fiberglass Reinforced Plastic [90] Fiberglass Reinforced Plastic [91] Fiberglass Reinforced Plastic [92] Fiberglass Reinforced Plastic [93] Fiberglass Reinforced Plastic [94] Fiberglass Reinforced Plastic [95] Fiberglass Reinforced Plastic [96] Fiberglass Reinforced Plastic [97] Fiberglass Reinforced Plastic [98] Fiberglass Reinforced Plastic [99] Fiberglass Reinforced Plastic [100] Fiberglass Reinforced Plastic
3 - FIBERGLASS Fiberglass Ceiling Material By: [1] Fiberglass Fiberglass Ceiling Material By: [2] Fiberglass Fiberglass Ceiling Material By: [3] Fiberglass Fiberglass Ceiling Material By: [4] Fiberglass Fiberglass Ceiling Material By: [5] Fiberglass Fiberglass Ceiling Material By: [6] Fiberglass Fiberglass Ceiling Material By: [7] Fiberglass Fiberglass Ceiling Material By: [8] Fiberglass Fiberglass Ceiling Material By: [9] Fiberglass Fiberglass Ceiling Material By: [10] Fiberglass Fiberglass Ceiling Material By: [11] Fiberglass Fiberglass Ceiling Material By: [12] Fiberglass Fiberglass Ceiling Material By: [13] Fiberglass Fiberglass Ceiling Material By: [14] Fiberglass Fiberglass Ceiling Material By: [15] Fiberglass Fiberglass Ceiling Material By: [16] Fiberglass Fiberglass Ceiling Material By: [17] Fiberglass Fiberglass Ceiling Material By: [18] Fiberglass Fiberglass Ceiling Material By: [19] Fiberglass Fiberglass Ceiling Material By: [20] Fiberglass Fiberglass Ceiling Material By: [21] Fiberglass Fiberglass Ceiling Material By: [22] Fiberglass Fiberglass Ceiling Material By: [23] Fiberglass Fiberglass Ceiling Material By: [24] Fiberglass Fiberglass Ceiling Material By: [25] Fiberglass Fiberglass Ceiling Material By: [26] Fiberglass Fiberglass Ceiling Material By: [27] Fiberglass Fiberglass Ceiling Material By: [28] Fiberglass Fiberglass Ceiling Material By: [29] Fiberglass Fiberglass Ceiling Material By: [30] Fiberglass Fiberglass Ceiling Material By: [31] Fiberglass Fiberglass Ceiling Material By: [32] Fiberglass Fiberglass Ceiling Material By: [33] Fiberglass Fiberglass Ceiling Material By: [34] Fiberglass Fiberglass Ceiling Material By: [35] Fiberglass Fiberglass Ceiling Material By: [36] Fiberglass Fiberglass Ceiling Material By: [37] Fiberglass Fiberglass Ceiling Material By: [38] Fiberglass Fiberglass Ceiling Material By: [39] Fiberglass Fiberglass Ceiling Material By: [40] Fiberglass Fiberglass Ceiling Material By: [41] Fiberglass Fiberglass Ceiling Material By: [42] Fiberglass Fiberglass Ceiling Material By: [43] Fiberglass Fiberglass Ceiling Material By: [44] Fiberglass Fiberglass Ceiling Material By: [45] Fiberglass Fiberglass Ceiling Material By: [46] Fiberglass Fiberglass Ceiling Material By: [47] Fiberglass Fiberglass Ceiling Material By: [48] Fiberglass Fiberglass Ceiling Material By: [49] Fiberglass Fiberglass Ceiling Material By: [50] Fiberglass Fiberglass Ceiling Material By: [51] Fiberglass Fiberglass Ceiling Material By: [52] Fiberglass Fiberglass Ceiling Material By: [53] Fiberglass Fiberglass Ceiling Material By: [54] Fiberglass Fiberglass Ceiling Material By: [55] Fiberglass Fiberglass Ceiling Material By: [56] Fiberglass Fiberglass Ceiling Material By: [57] Fiberglass Fiberglass Ceiling Material By: [58] Fiberglass Fiberglass Ceiling Material By: [59] Fiberglass Fiberglass Ceiling Material By: [60] Fiberglass Fiberglass Ceiling Material By: [61] Fiberglass Fiberglass Ceiling Material By: [62] Fiberglass Fiberglass Ceiling Material By: [63] Fiberglass Fiberglass Ceiling Material By: [64] Fiberglass Fiberglass Ceiling Material By: [65] Fiberglass Fiberglass Ceiling Material By: [66] Fiberglass Fiberglass Ceiling Material By: [67] Fiberglass Fiberglass Ceiling Material By: [68] Fiberglass Fiberglass Ceiling Material By: [69] Fiberglass Fiberglass Ceiling Material By: [70] Fiberglass Fiberglass Ceiling Material By: [71] Fiberglass Fiberglass Ceiling Material By: [72] Fiberglass Fiberglass Ceiling Material By: [73] Fiberglass Fiberglass Ceiling Material By: [74] Fiberglass Fiberglass Ceiling Material By: [75] Fiberglass Fiberglass Ceiling Material By: [76] Fiberglass Fiberglass Ceiling Material By: [77] Fiberglass Fiberglass Ceiling Material By: [78] Fiberglass Fiberglass Ceiling Material By: [79] Fiberglass Fiberglass Ceiling Material By: [80] Fiberglass Fiberglass Ceiling Material By: [81] Fiberglass Fiberglass Ceiling Material By: [82] Fiberglass Fiberglass Ceiling Material By: [83] Fiberglass Fiberglass Ceiling Material By: [84] Fiberglass Fiberglass Ceiling Material By: [85] Fiberglass Fiberglass Ceiling Material By: [86] Fiberglass Fiberglass Ceiling Material By: [87] Fiberglass Fiberglass Ceiling Material By: [88] Fiberglass Fiberglass Ceiling Material By: [89] Fiberglass Fiberglass Ceiling Material By: [90] Fiberglass Fiberglass Ceiling Material By: [91] Fiberglass Fiberglass Ceiling Material By: [92] Fiberglass Fiberglass Ceiling Material By: [93] Fiberglass Fiberglass Ceiling Material By: [94] Fiberglass Fiberglass Ceiling Material By: [95] Fiberglass Fiberglass Ceiling Material By: [96] Fiberglass Fiberglass Ceiling Material By: [97] Fiberglass Fiberglass Ceiling Material By: [98] Fiberglass Fiberglass Ceiling Material By: [99] Fiberglass Fiberglass Ceiling Material By: [100] Fiberglass	
4 - MASONRY [4] Red Brick [5] Block Wall of Blocks to match the [6] Block Wall of Blocks to match the [7] Block Wall of Blocks to match the [8] Block Wall of Blocks to match the [9] Block Wall of Blocks to match the [10] Block Wall of Blocks to match the [11] Block Wall of Blocks to match the [12] Block Wall of Blocks to match the [13] Block Wall of Blocks to match the [14] Block Wall of Blocks to match the [15] Block Wall of Blocks to match the [16] Block Wall of Blocks to match the [17] Block Wall of Blocks to match the [18] Block Wall of Blocks to match the [19] Block Wall of Blocks to match the [20] Block Wall of Blocks to match the [21] Block Wall of Blocks to match the [22] Block Wall of Blocks to match the [23] Block Wall of Blocks to match the [24] Block Wall of Blocks to match the [25] Block Wall of Blocks to match the [26] Block Wall of Blocks to match the [27] Block Wall of Blocks to match the [28] Block Wall of Blocks to match the [29] Block Wall of Blocks to match the [30] Block Wall of Blocks to match the [31] Block Wall of Blocks to match the [32] Block Wall of Blocks to match the [33] Block Wall of Blocks to match the [34] Block Wall of Blocks to match the [35] Block Wall of Blocks to match the [36] Block Wall of Blocks to match the [37] Block Wall of Blocks to match the [38] Block Wall of Blocks to match the [39] Block Wall of Blocks to match the [40] Block Wall of Blocks to match the [41] Block Wall of Blocks to match the [42] Block Wall of Blocks to match the [43] Block Wall of Blocks to match the [44] Block Wall of Blocks to match the [45] Block Wall of Blocks to match the [46] Block Wall of Blocks to match the [47] Block Wall of Blocks to match the [48] Block Wall of Blocks to match the [49] Block Wall of Blocks to match the [50] Block Wall of Blocks to match the [51] Block Wall of Blocks to match the [52] Block Wall of Blocks to match the [53] Block Wall of Blocks to match the [54] Block Wall of Blocks to match the [55] Block Wall of Blocks to match the [56] Block Wall of Blocks to match the [57] Block Wall of Blocks to match the [58] Block Wall of Blocks to match the [59] Block Wall of Blocks to match the [60] Block Wall of Blocks to match the [61] Block Wall of Blocks to match the [62] Block Wall of Blocks to match the [63] Block Wall of Blocks to match the [64] Block Wall of Blocks to match the [65] Block Wall of Blocks to match the [66] Block Wall of Blocks to match the [67] Block Wall of Blocks to match the [68] Block Wall of Blocks to match the [69] Block Wall of Blocks to match the [70] Block Wall of Blocks to match the [71] Block Wall of Blocks to match the [72] Block Wall of Blocks to match the [73] Block Wall of Blocks to match the [74] Block Wall of Blocks to match the [75] Block Wall of Blocks to match the [76] Block Wall of Blocks to match the [77] Block Wall of Blocks to match the [78] Block Wall of Blocks to match the [79] Block Wall of Blocks to match the [80] Block Wall of Blocks to match the [81] Block Wall of Blocks to match the [82] Block Wall of Blocks to match the [83] Block Wall of Blocks to match the [84] Block Wall of Blocks to match the [85] Block Wall of Blocks to match the [86] Block Wall of Blocks to match the [87] Block Wall of Blocks to match the [88] Block Wall of Blocks to match the [89] Block Wall of Blocks to match the [90] Block Wall of Blocks to match the [91] Block Wall of Blocks to match the [92] Block Wall of Blocks to match the [93] Block Wall of Blocks to match the [94] Block Wall of Blocks to match the [95] Block Wall of Blocks to match the [96] Block Wall of Blocks to match the [97] Block Wall of Blocks to match the [98] Block Wall of Blocks to match the [99] Block Wall of Blocks to match the [100] Block Wall of Blocks to match the	7 - GLASS [7] Tempered Glass (7'-6\"/>

NOTES:

1. REFER TO ALL NOTES ON ELEVATION.
2. PROVIDE SAFETY TEMPLERS FOR ALL WINDOWS AND DOORS THAT HAVE GLASS.
3. PROVIDE AND COMMENT FROM THE PROJECT ARCHITECT FOR ALL MATERIALS AND FINISHES.

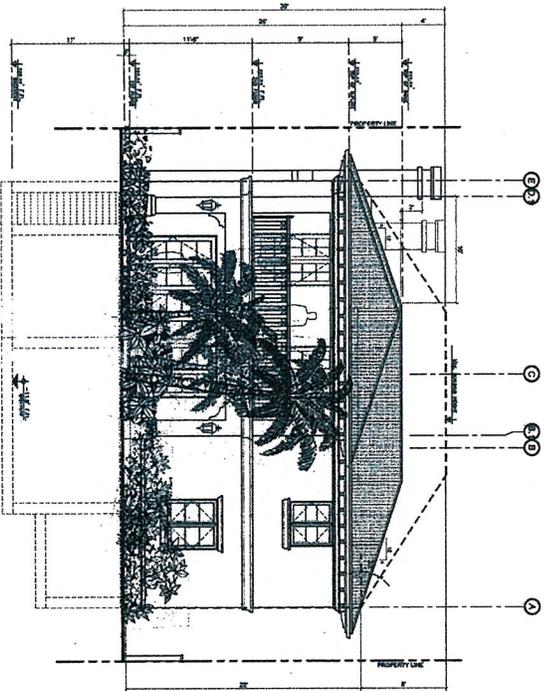
DATE MAY, 2012	DRAWING TITLE ELEVATIONS - WEST & SOUTH	NO.	DATE	DESCRIPTION	DWN	CHKD
SCALE 1/8" = 1'-0"	JOB TITLE PIRIAN RESIDENCE	1				
DRAWN BY GD; JL	JOB ADDRESS 116 N MAPLE DR. BEVERLY HILLS, CA 90210	2				
JOB NUMBER	OWNER / DEVELOPER	3				

HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL. (323) 651-0909, FAX (323) 655-8418

HAFECO ASSOCIATES Architects

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A-5.0



EAST ELEVATION

ARCHITECT: PIRIAN ARCHITECTS

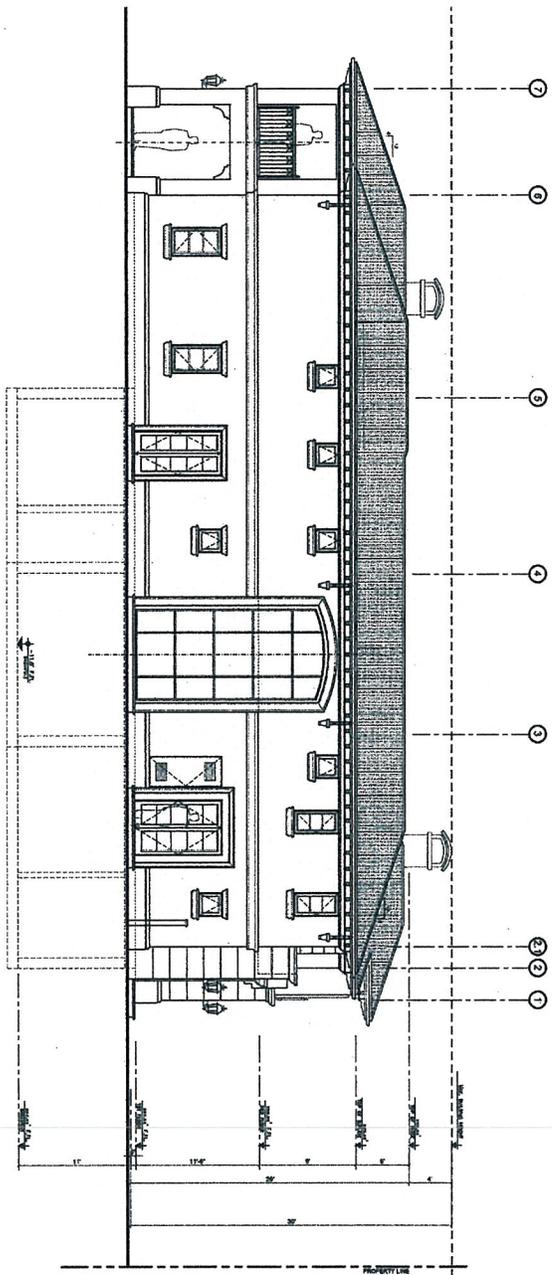
#1821



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

LARRY G. TISON & ASSOCIATES
LARRY TISON, A.S.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, CLEMONA, CALIFORNIA 91730
918-241-9191

LANDSCAPE
ELEVATIONS



NORTH ELEVATION

SIBER (ARCHITECT)
AND PLANNING CONSULTANTS (P.C.)

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

NO.	DATE	DESCRIPTION	DWN	CHKD
1				
2				
3				
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5				
6				

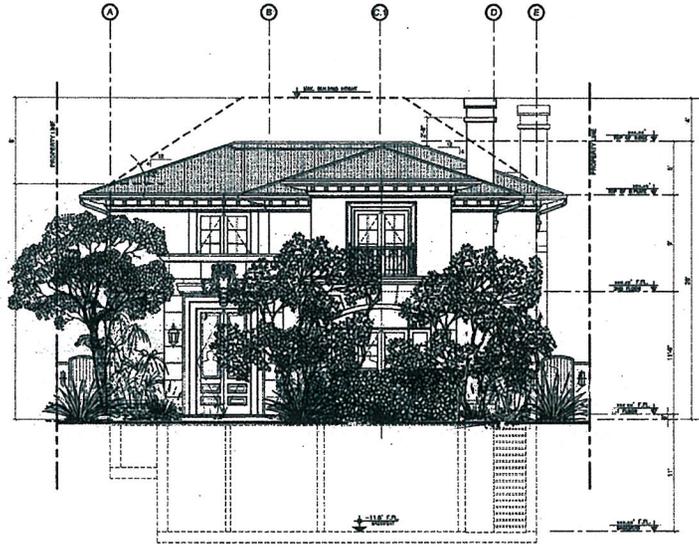
DATE: MAY, 2012
SCALE: 1/8" = 1'-0"
DRAWN BY: GD; JL
JOB NUMBER:

DRAWING TITLE: ELEVATIONS - NORTH & EAST
JOB TITLE: PIRIAN RESIDENCE
JOB ADDRESS: 116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER:



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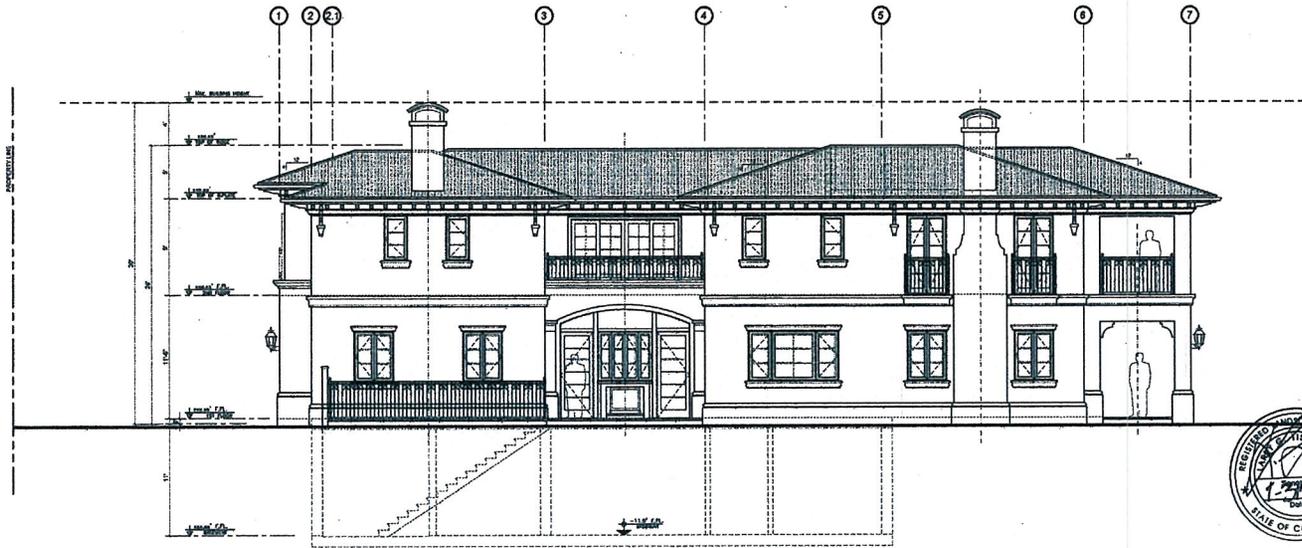
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WEST ELEVATION
SCALE 1/8"=1'-0"

STREET ELEVATION

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



SOUTH ELEVATION
SCALE 1/8"=1'-0"

SIDEBYARD
110 PLAINS AVALON RESIDENCE

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



LANDSCAPE ELEVATIONS

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
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818-241-9100

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NO.	DATE	DESCRIPTION	DRAWN BY
1			
2			
3			
4			
5			
6			
7			

DRAWING TITLE	ELEVATIONS - WEST & SOUTH
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	

DATE	MAY, 2012
SCALE	1/8" = 1'-0"
DRAWN BY	GP; JL
JOB NUMBER	
SHEET NUMBER	

5/21/2012 5:56:04 PM

MAPLE DR.

6 7'

LOT 10
TR. 4679
M.B. 48-72-73
(NOT A PART) 2 STORY
HOUSE

GARAGE

PROPOSED 2-STORY
SINGLE FAMILY RESIDENCE
w/ BASEMENT
LOT AREA: 7500.23 SF.

ALLEY

2 0'

LOT 8
TR. 4679
M.B. 48-72-73
(NOT A PART) HOUSE

GARAGE

LEGEND

LIGHTING BY - KICHLER/DIA/BBT/DKS

SYMBOL FIXTURE QUANTITY

■ — PATH LIGHT # K-1504Z - 15
(TULIP STYLE) VERTICALS

▼ — ACCENT LIGHT # K-1500 - 21
VERTICALS



#184

LANDSCAPE LIGHTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
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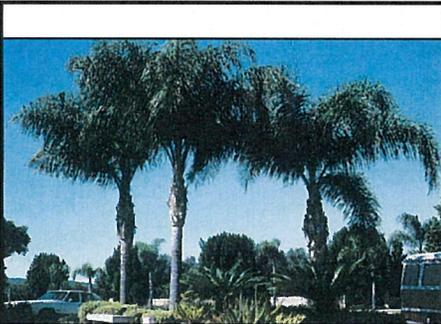
SCALE:
3/32" = 1'-0"

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NO.	DATE	DESCRIPTION	DRAWN BY
1			
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4			
5			
6			
7			
8			
9			
10			

DRAWING TITLE	PIRIAN RESIDENCE
DATE	MAY, 2012
JOB TITLE	PIRIAN RESIDENCE
SCALE	3/32" = 1'-0"
JOB ADDRESS	115 N MAPLE DR. BEVERLY HILLS, CA 90210
DRAWN BY	GD, JL
OWNER / DEVELOPER	
JOB NUMBER	
SHEET NUMBER	1-2



T-1 Cocos Plumosa



S-1 Dodonaea Viscosa



A-2 Festuca Californica



PATHLIGHT

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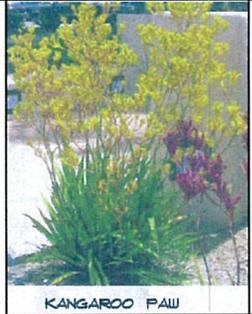
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T-2 Tristania Conferta



S-2 Alyogyne Huegelii



A-3 Anigozanthos 'Big Red'



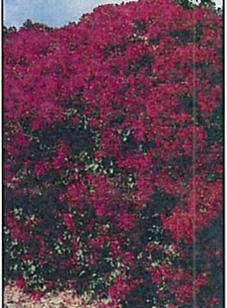
ACCENTLIGHT



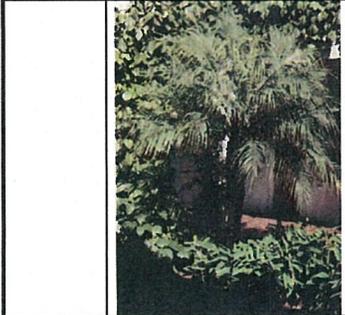
T-3 Lagerstroemia Indica



S-3 Cistus Purpureus



V-1 Bounganvillea Manilla



T-4 Phoenix Roebelenii



A-1 Phormium Maori Queen



GROUND COVER - Senecio Mandraliscae

NO.	DATE	DESCRIPTION	OWN/CHKD
△			
△			
△			
△			
△			
△			

DRAWING TITLE
PROPOSED TREES, PLANTS & LIGHTING

JOB TITLE
PIRIAN RESIDENCE

JOB ADDRESS
116 N MAPLE DR. BEVERLY HILLS, CA 90210

OWNER / DEVELOPER

DATE
MAY, 2012

SCALE
NTS.

DRAWN BY
GD; JL

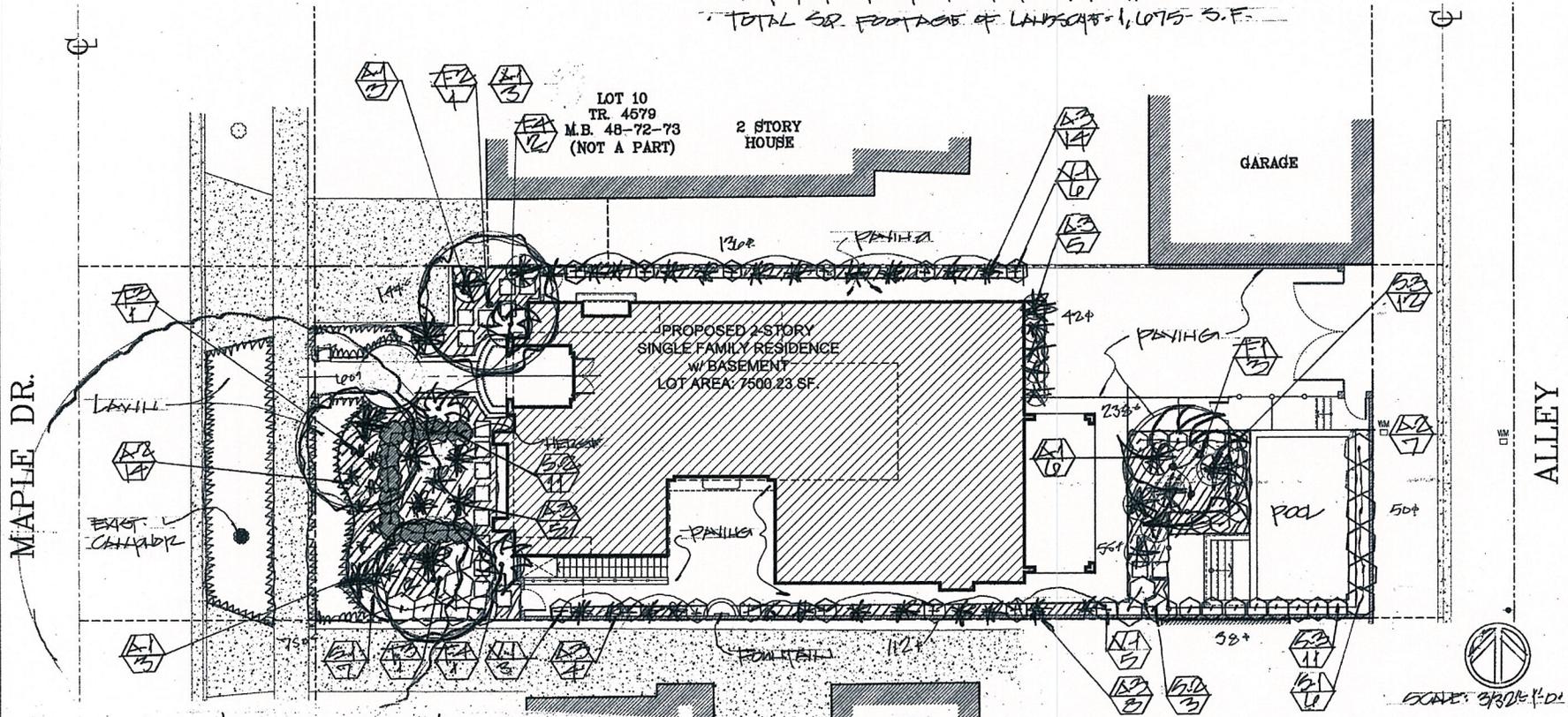
JOB NUMBER

SHEET NUMBER
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PROPOSED TREES, PLANTS & LIGHTING

SCALE:
 NTS

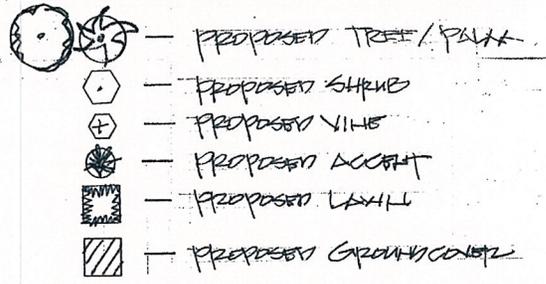
SITE CALCULATIONS = TOTAL SQ. FOOTAGE OF PAVING = 2,250 - S.F.
 (REFER TO ARCHITECT'S SITE PLAN FOR TYPES)
 TOTAL SQ. FOOTAGE OF LANDSCAPE = 1,075 - S.F.



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
T-1	COCCUS PLUKOSIA	QUEEN PALM	24"X	3	-
T-2	TRISTANIA CONFERTA	BRISBANE BOX	36"X	1	-
T-3	LACIERPETROENIA INDICA	CRAPENSALE RED	24"X	2	-
T-4	PHOENIX ROEBELLINI	PINKY DATE PALM	15"X	3	-
S-1	PODYNEA VISCOSEA	HOPBIRD BUSH	5"X	15	4'0.0
S-2	ALYOGNE HIBISCILLI	BLUE HIBISCUS	5"X	18	4'0.0
S-3	CISTUS X 'PURPURBUS'	ORCHID ROCKROSE	5"X	22	2'0.0
A-1	PHORADENDRON 'MAORI QUEEN'	NEW ZEALAND FLAX	15"X	12	RANDAL
A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5"X	21	" "
A-3	ANTHEMIS 'BICA RED'	KANGAROO PAIL	5"X	32	" "
V-1	BOUGAINVILLEA 'MASHILLA'	RED BOUGAINVILLEA	5"X	14	12'-0"X
LAWN	BUCHLOE PACTYLADIS	BUFFALO GRASS	5'0"	-	-
GROUNDCOVER	SELECID MANTRALISCAE	BLUE SCORCH	FLATS	AS PER PLAN	14'0.0

LEGEND



LANDSCAPE PLAN



LARRY G. TISON & ASSOCIATES
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NO.	DATE	DESCRIPTION	DRAWN	CHECKED

DRAWING TITLE
 JOB TITLE
 JOB ADDRESS
 OWNER / DEVELOPER

DATE
 SCALE
 DRAWN BY
 JOB NUMBER

SHEET NUMBER
1-1

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NO.	DATE	DESCRIPTION	OWN/CHG

DRAWING TITLE
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JOB TITLE
PIRIAN RESIDENCE

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116 N MAPLE DR. BEVERLY HILLS, CA 90210

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DATE
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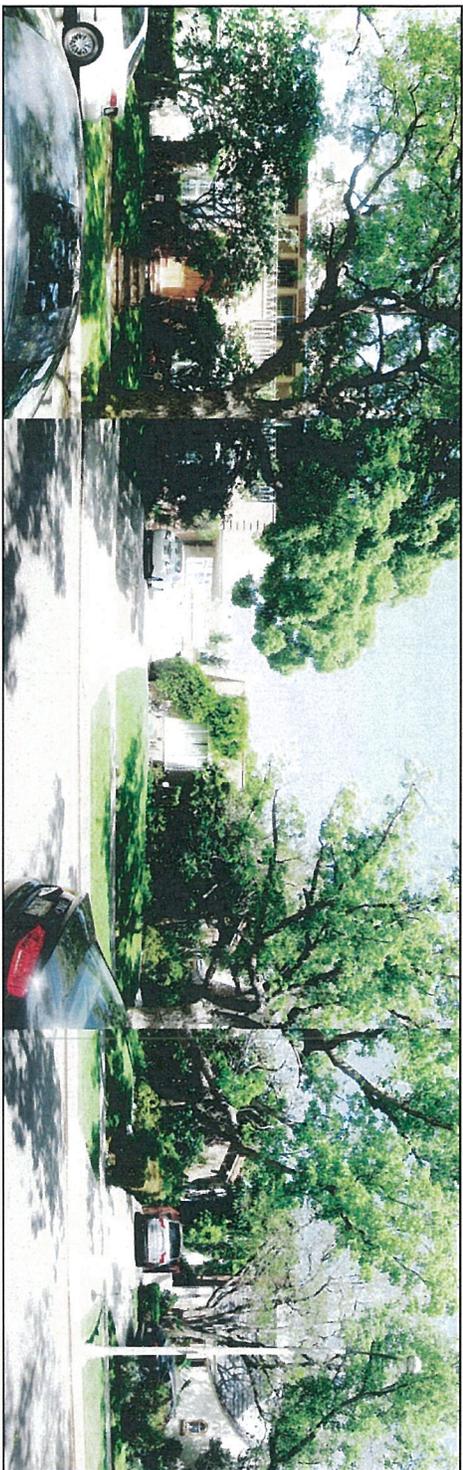
JOB NUMBER

SHEET NUMBER
L-0

			
1. Guava	5. Lagerstroemia Indica	9. Cupania Anacardioides	
			
2. Citrus Tangerine	6. Tupidanthus Calyptratus	10. Ulmus Americana	
			
3. Lagerstroemia Indica	7. Tupidanthus Calyptratus	11. Cinnamomum Camphora	
		<p>Note:</p> <p>1. Trees 1 to 10 to be removed.</p> <p>2. Tree # 11 (Street Tree to remain)</p>	
4. Lagerstroemia Indica	8. Lagerstroemia Indica		

EXISTING TREES

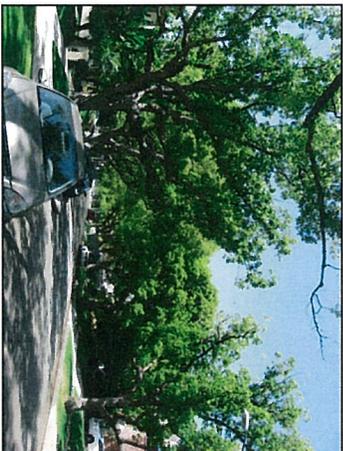
SCALE:
NTS



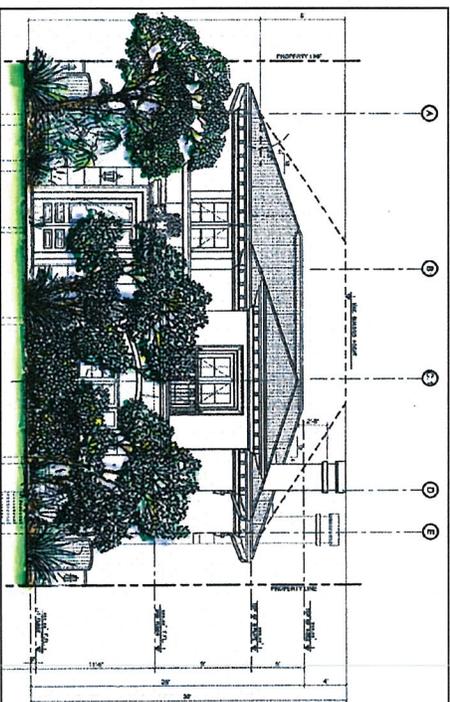
118 N. Maple Dr. Beverly Hills, CA 90210

116 N. Maple Dr. Beverly Hills, CA 90210

114 N. Maple Dr. Beverly Hills, CA 90210



VIEW TOWARDS NORTH



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS SOUTH



STREETSCAPE PHOTO MONTAGE

SCALE:
N.T.S.

NO.	DATE	DESCRIPTION	DWN	CHKD
1				
2				
3				
4				
5				

DATE	MAY, 2012	DRAWING TITLE	STREETSCAPE PHOTO MONTAGE
SCALE	N.T.S.	JOB TITLE	PIRIAN RESIDENCE
DRAWN BY	GD; JL	JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
JOB NUMBER		OWNER / DEVELOPER	

HAFECO HAROUNI-HAFCO
 HAFECO ASSOCIATES CONSULTING ARCHITECTS & ENGINEERS
 Architects
 TEL. (323) 651-0909, FAX (323) 655-8418

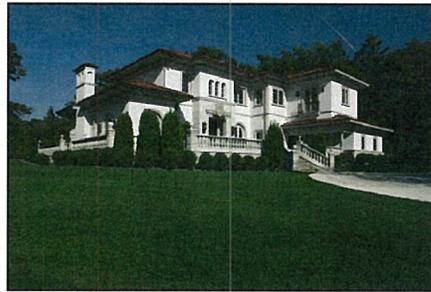
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A-7.1



1

Main Entrance Door



5



2



6



3



7



4

Notes:

- Similar facade treatment and colors;
- a. The main entrance door.
- b. Concrete moldings around the main entrance and precast veneers.
- c. Wood corbels. (entire overhang is similar)
- d. Molding below wood corbels.
- e. Square window frames with grids.
- Aluminum wood clad windows & french doors.

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NO.	DATE	DESCRIPTION	DWGN	CHGD
1				
2				
3				
4				
5				
6				
7				

DATE	MAY, 2012	DRAWING TITLE	DESIGN CONCEPT IDEAS
SCALE	NTS	JOB TITLE	PIRIAN RESIDENCE
DRAWN BY	GD, JL	JOB ADDRESS	116 W MAPLE DR. BEVERLY HILLS, CA. 90210
JOB NUMBER		OWNER / DEVELOPER	

SHEET NUMBER	A-5.2
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Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment B:

Applicant's written response to

Commission's Comments

Hafco & Associates

ARCHITECTURE DEVELOPMENT

6334 WILSHIRE BOULEVARD
LOS ANGELES, CA 90048
Tel. (323) 651-0909
Fax (323) 655-8418

June 22, 2012

RESPONSE TO COMMENTS

RE: **Case No. PL1207850**
116 N. Maple Drive

Request for an 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 south of Santa Monica Boulevard

The Commission had the following comments:

- The entryway is too large for the scale of the house and the sculptural element is too large and too ornate. The pre-cast element around the entryway needs to be more simple and elegant.
- *Response: We have eliminated the "keystone" element above the door and lowered the height of the arch around the main entrance. We also reduced the size of the cap molding on top of the opening.*
- There is a privacy concern along the north side elevation with the large window. Additional information on the landscaping in that area is needed.
- *Response: The landscape designer opted to use tall hedges (6'-8' high) to address the privacy issue. The board suggested to plant trees but the landscaper said that there is no room for the roots to grow.*
- The balconies above the entryway and above the window are cave-like. These should be revised to be more open.
- *Response: We have reduced the height of the parapet and, instead, used wrought iron railing for the balcony above the entry way to achieve a more open feeling.*
- There are too many light fixtures on the front of the house. The lights at the non-entry doors are superfluous; may want to consider uplighting at the gates as opposed to lights on the walls.
- *Response: We retained the lighting fixtures on the main entrance and eliminated the lights at the non-entry doors and the side gates.*

- The two pre-cast framing elements on the ground floor are excessive. Consider removing the element around the non-entry door, keeping the windows in the same proportion, and utilizing a simple molding at the top.
- **Response:** *We removed the precast element around the non-entry door, as suggested by the Board, and used a simple profile for the molding.*
- Consider removing the horizontal banding along the façade. It is too heavy and thick and is a distraction from the house.
- **Response:** *We feel that the horizontal banding is an integral part of our design, what we opted to do so that the horizontal band is not too heavy, is to reduce its size and use a simpler profile for the molding.*
- The landscape plan needs to be clarified and easier to read with consistency between the plan and elevations.
- **Response:** *The landscape designer has revised the landscaping plan to provide a clearer and more understandable picture of his design.*
- Details on the paving, lighting, railings, and all other details need to be provided. Include cut sheets of all such elements.
- **Response:** *Cut sheets of the paving, lighting and railings are provided in the plans. A sample of the paving has been added to the materials board.*
- No fiberglass façade elements should be utilized. Please clarify.
- **Response:** *No fiberglass elements have been used in the façade. The specifications on the plans have been changed from "fiberglass" to "precast" concrete.*



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment C:

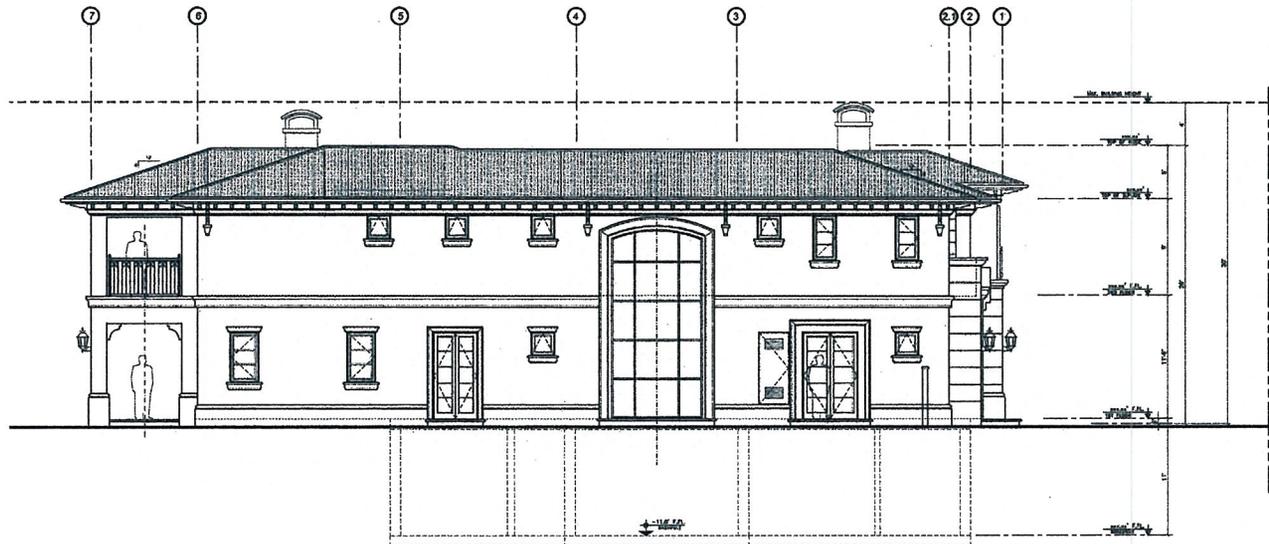
Revised design plans, cut sheets
and supporting elements



FRONT ELEVATION
116 N Maple Dr. Beverly Hills, Ca. 90210

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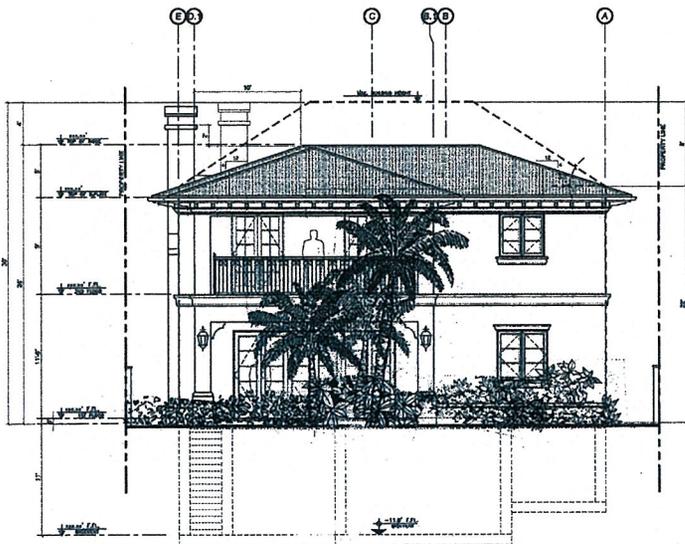
HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 651-0999, FAX: (323) 655-9418



SIDEYARD
(NO PLANTS AGAINST RESIDENCE)

NORTH ELEVATION

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



#1871
FRONT POOL AREA

EAST ELEVATION

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

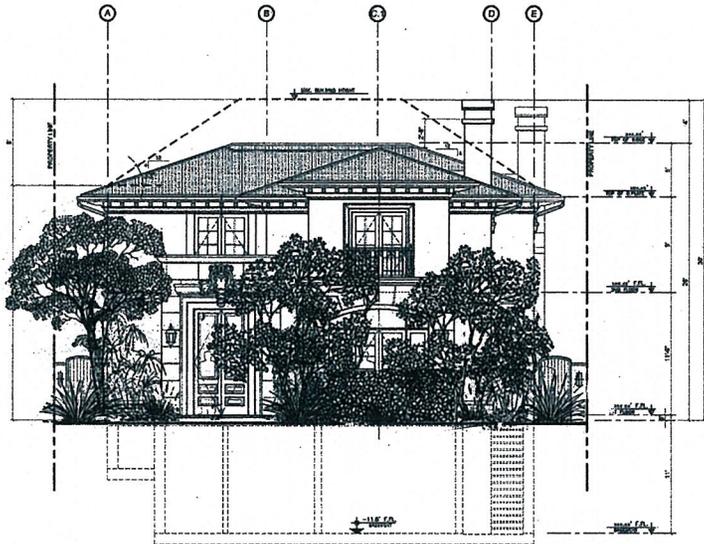
LANDSCAPE ELEVATIONS

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91201
818-241-9100

NO.	DATE	DESCRIPTION	DRAWN BY
1			
2			
3			
4			
5			

DRAWING TITLE	ELEVATIONS - NORTH & EAST
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	
DATE	MAY, 2012
SCALE	1/8" = 1'-0"
DRAWN BY	GD; JL
JOB NUMBER	

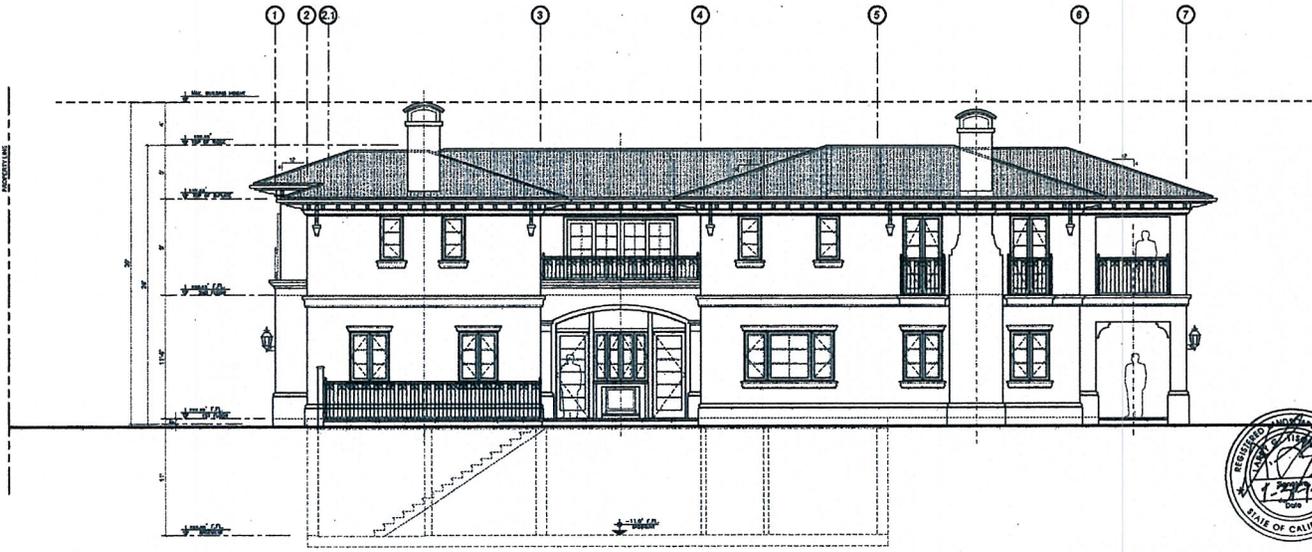
SHEET NUMBER	11
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WEST ELEVATION
SCALE 1/8"=1'-0"

STREET ELEVATION

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



SOUTH ELEVATION
SCALE 1/8"=1'-0"

SIBBY LAD
(NO PLANS AGAINST RECORD)

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



LANDSCAPE ELEVATIONS

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9100

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HAFECO Architects

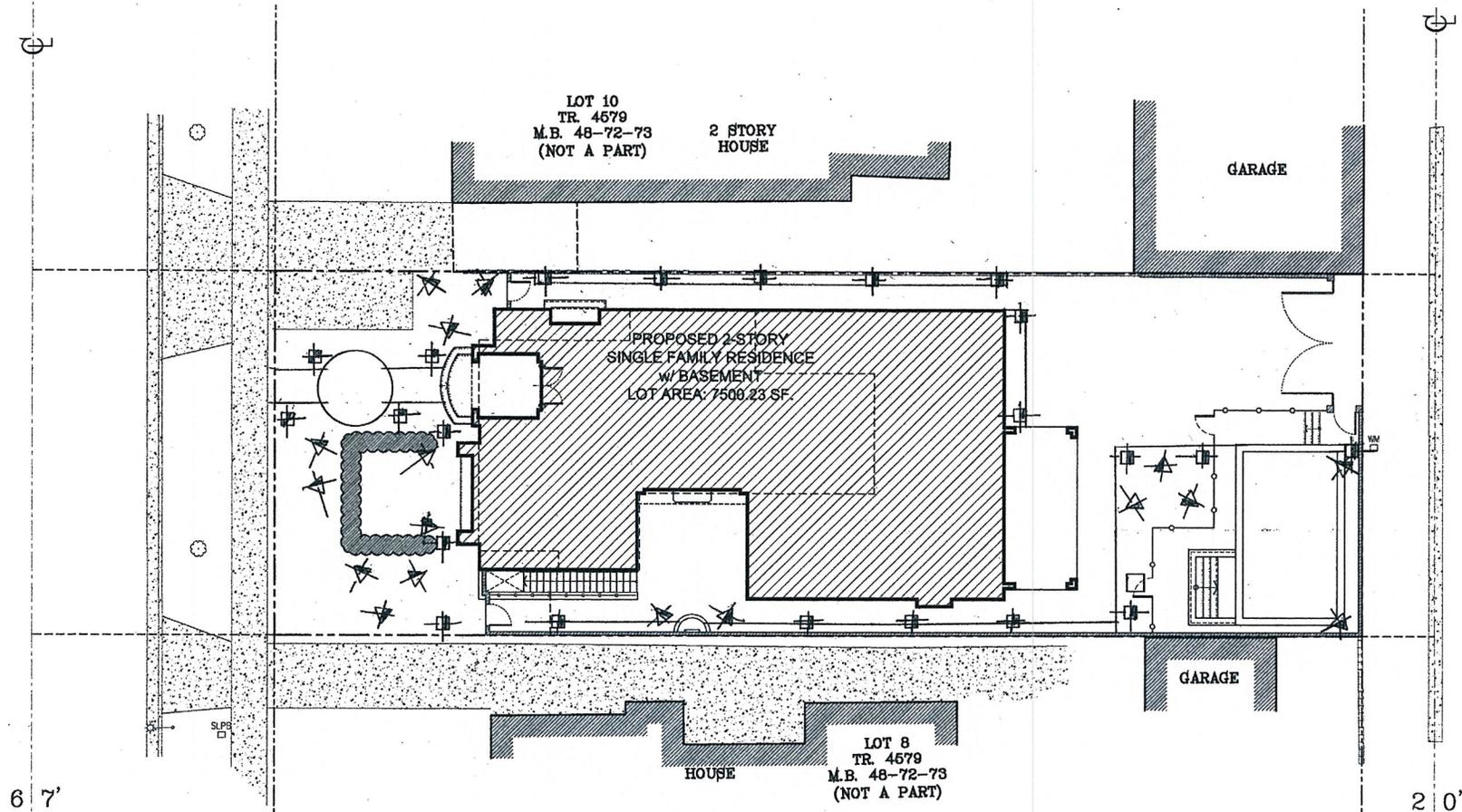
NO.	DATE	DESCRIPTION	DRAWN BY
1			
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7			

DRAWING TITLE: ELEVATIONS - WEST & SOUTH
JOB TITLE: PIRIAN RESIDENCE
JOB ADDRESS: 116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER:

DATE: MAY, 2012
SCALE: 1/8" = 1'-0"
DRAWN BY: GP; JL
JOB NUMBER:

SHEET NUMBER: **11**

MAPLE DR.



LEGEND

LIGHTING BY - KICHLER/DISCONTINUED

SYMBOL	FIXTURE	QUANTITY
□	PATH LIGHT # K-1504Z - 15 (TALIP STYLE) / 15 DISCONTINUED	
▽	ACCENT LIGHT # K-1500 - 21 / 21 DISCONTINUED	



LANDSCAPE LIGHTING PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
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NO.	DATE	DESCRIPTION	DRAWN BY
1			
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8			
9			
10			

DRAWING TITLE	PIRIAN RESIDENCE
JOB ADDRESS	115 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	
DATE	MAY, 2012
SCALE	3/32" = 1'-0"
DRAWN BY	GD, JL
JOB NUMBER	
SHEET NUMBER	1-2
SCALE:	3/32" = 1'-0"

T-1 Cocos Plumosa	S-1 Dodonaea Viscosa	A-2 Festuca Californica	PATHLIGHT
T-2 Tristania Conferta	S-2 Alyogyne Huegelii	A-3 Anigozanthos 'Big Red'	ACCENTLIGHT
T-3 Lagerstroemia Indica	S-3 Cistus Purpureus	V-1 Bouganvillea Manilla	
T-4 Phoenix Roebelenii	A-1 Phormium Maori Queen	GROUND COVER - Senecio Mandraliscae	

PROPOSED TREES, PLANTS & LIGHTING

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HAFCO
HAROUNI
HAFCO
CONSULTING ARCHITECTS

NO.	DATE	DESCRIPTION	DW/CHD

DRAWING TITLE
PROPOSED TREES, PLANTS & LIGHTING

JOB TITLE
PIRIAN RESIDENCE

JOB ADDRESS
116 N MAPLE DR, BEVERLY HILLS, CA 90210

OWNER / DEVELOPER

DATE
MAY, 2012

SCALE
NTS.

DRAWN BY
GD; JL

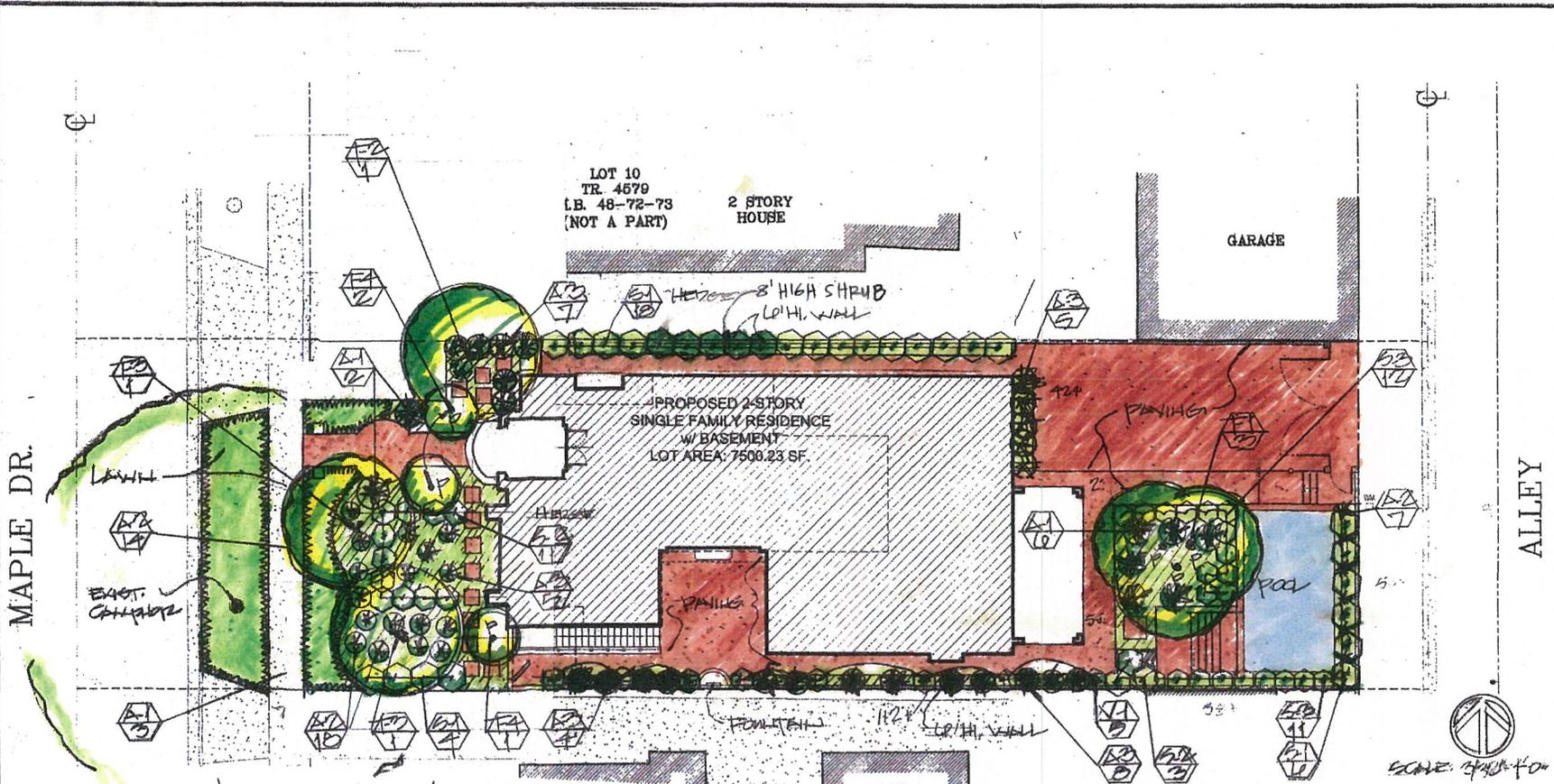
JOB NUMBER

SHEET NUMBER
L-1.1

SCALE:
NTS

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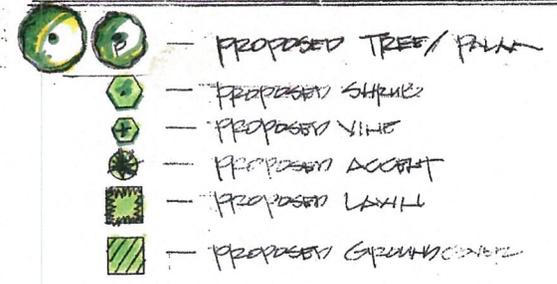
HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL: (323) 891-4999, FAX: (323) 896-8976



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
T-1	COCOS PLUMOSA	QUEEN PALM	24"EX	3	-
T-2	TRISTANIA CONFERTA	ERIGONNE BOX	24"EX	1	-
T-3	LACIROPETROENA INDICA	CRAPENYALE RED	24"EX	2	-
T-4	PHOENIX ROEBELII	PYCNIA DATE PALM	15"CAN	3	-
S-1	DOODNEA VISCOOSA	HOPBUSH BUSH	5"CAN	33	4' O.C.
S-2	ALYSONE HUBGELLI	BLUE HIBISCUS	5"CAN	10	4' O.C.
S-3	CISTUS X 'PURPUREUS'	ORCHID ROCKROSE	5"CAN	12	2' O.C.
A-1	PHORRUM 'MAGNI QUEEN'	NEW ZEALAND FLAX	15"CAN	12	RANDOM
A-2	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	5"CAN	21	" "
A-3	ANIGERANTHUS 'BIG RED'	KANGAROO PAIL	5"CAN	32	" "
V-1	BOUGAINVILLEA 'MAMILLA'	RED BOUGAINVILLEA	5"CAN	14	12'-0" O.C.
LAWN	BUCHLOE PRATYLOIDS	RUFFALO GRASS	SOD	-	-
GROUNDCOVER = SELECID MANIPALISCAE (ALL PLANTS)		BLUE SELECID	FLATS	-	14" O.C.

LEGEND



LANDSCAPE PLAN



LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
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314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818 241-9169

NO.	DATE	DESCRIPTION	BY	CHKD

DATE	DRAWING TITLE
MAY, 2012	PIRAN RESIDENCE
SCALE 3/32" = 1'-0"	JOB ADDRESS 116 N MAPLE DR. BEVERLY HILLS, CA 90210
DRAWN BY G.D; J.L.	OWNER / DEVELOPER
SHEET NUMBER	JOB NUMBER

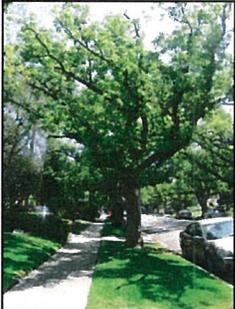
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NO.	DATE	DESCRIPTION	DWN CHG

DATE	MAY, 2012
SCALE	NTS.
DRAWN BY	GD; JL
JOB NUMBER	
DRAWING TITLE	EXISTING TREES
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	

			
1. Guava	5. Lagerstroemia Indica	9. Cupania Anacardioides	
			
2. Citrus Tangerine	6. Tupidanthus Calyptratus	10. Ulmus Americana	
			
3. Lagerstroemia Indica	7. Tupidanthus Calyptratus	11. Cinnamomum Camphora	
		Note: 1. Trees 1 to 10 to be removed. 2. Tree # 11 (Street Tree to remain)	
4. Lagerstroemia Indica	8. Lagerstroemia Indica		

EXISTING TREES

SCALE: NTS

SHEET NUMBER
L-0

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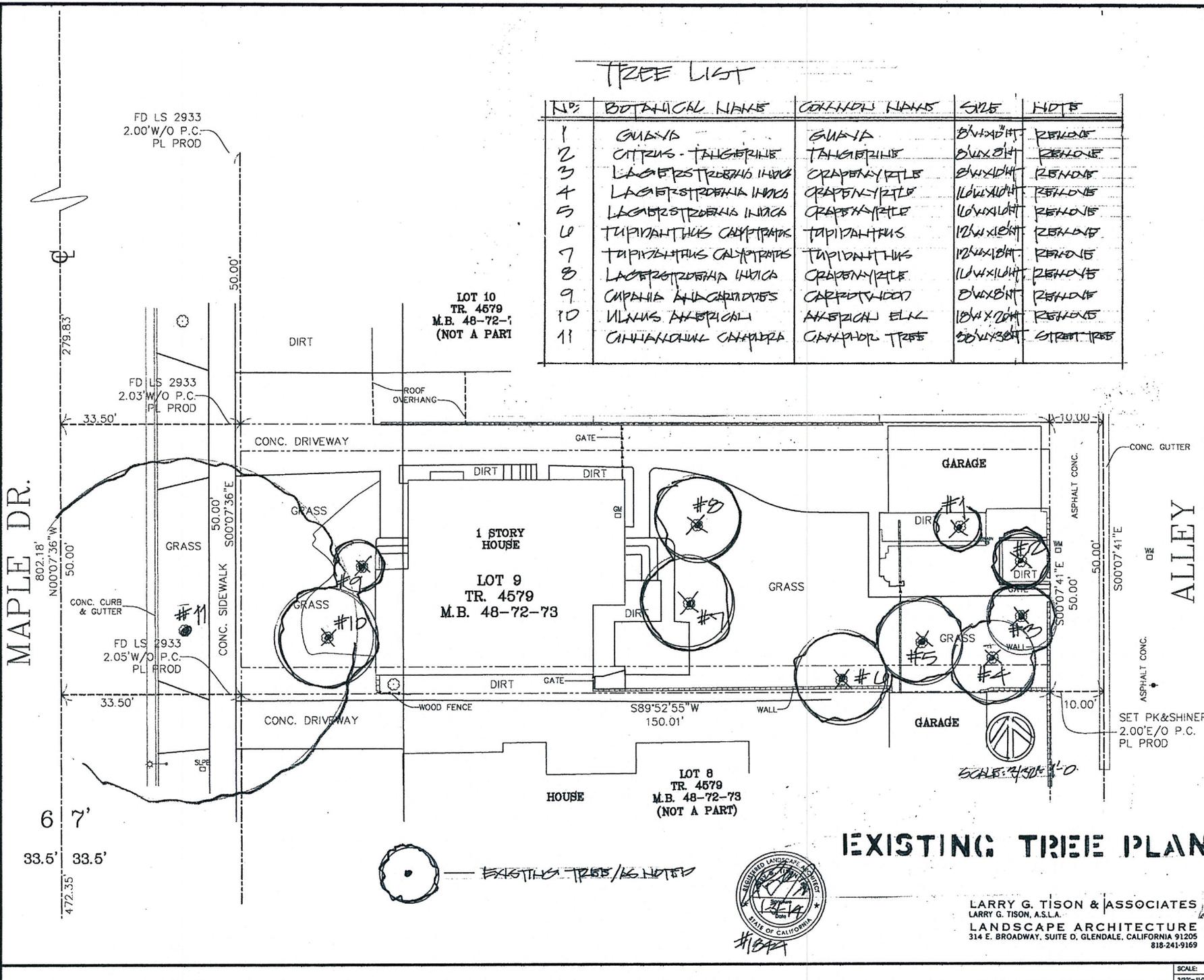
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10				
11				

DATE	MAY, 2012
DRAWING TITLE	PIRIAN RESIDENCE
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	

SCALE	3/32" = 1'-0"
DRAWN BY	GD; JL
JOB NUMBER	
SHEET NUMBER	L

TREE LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	NOTE
1	QUINA	QUINA	20" X 10" HGT	REMOVE
2	CITRUS - TANGIERINE	TANGIERINE	20" X 10" HGT	REMOVE
3	LACINSTRORHIZA INDICA	CRAPENYRILE	20" X 10" HGT	REMOVE
4	LACINSTRORHIZA INDICA	CRAPENYRILE	10" X 10" HGT	REMOVE
5	LACINSTRORHIZA INDICA	CRAPENYRILE	10" X 10" HGT	REMOVE
6	TAPIDALTIUS CALYPTRATUS	TAPIDALTIUS	12" X 10" HGT	REMOVE
7	TAPIDALTIUS CALYPTRATUS	TAPIDALTIUS	12" X 10" HGT	REMOVE
8	LACINSTRORHIZA INDICA	CRAPENYRILE	10" X 10" HGT	REMOVE
9	CAPPALIA ANACARDIACEA	CAPPALIA	20" X 10" HGT	REMOVE
10	ULMUS AMERICANA	AMERICAN ELM	10" X 10" HGT	REMOVE
11	CANNABOLINA CANADICA	CANNABOLINA TREE	20" X 10" HGT	STREET TREE



EXISTING TREE PLAN

LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169



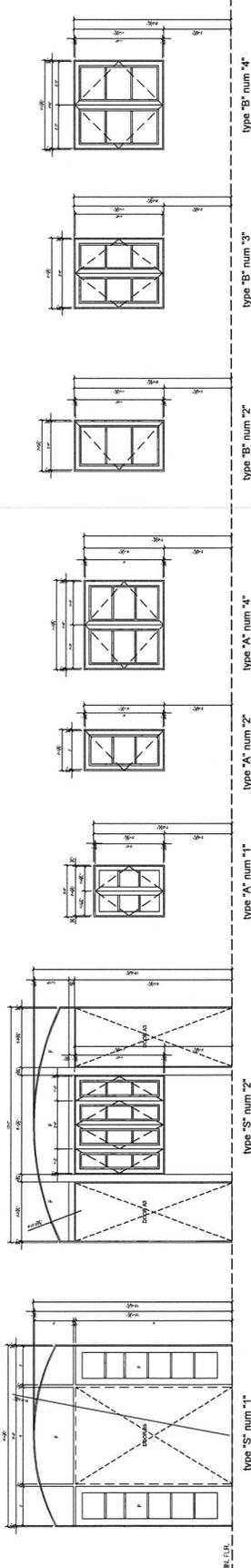
DATE	MAY, 2012
DRAWING TITLE	DOOR SCHEDULE
SCALE	1/4" = 1' - 0"
DRAWN BY	JL
JOB NUMBER	

OWNER / DEVELOPER	116 N MAPLE DR. BEVERLY HILLS, CA 90210
JOB ADDRESS	
JOB TITLE	PIAN RESIDENCE

NO.	DATE	DESCRIPTION	OWN	CHKD

HAFECO CONSULTING ARCHITECTS & ENGINEERS
 HAROUNI-HAFCO
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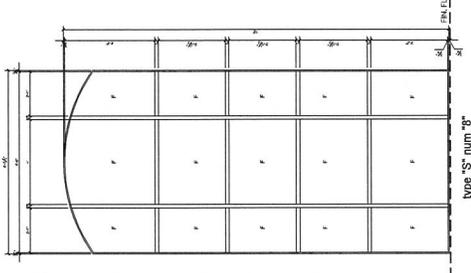
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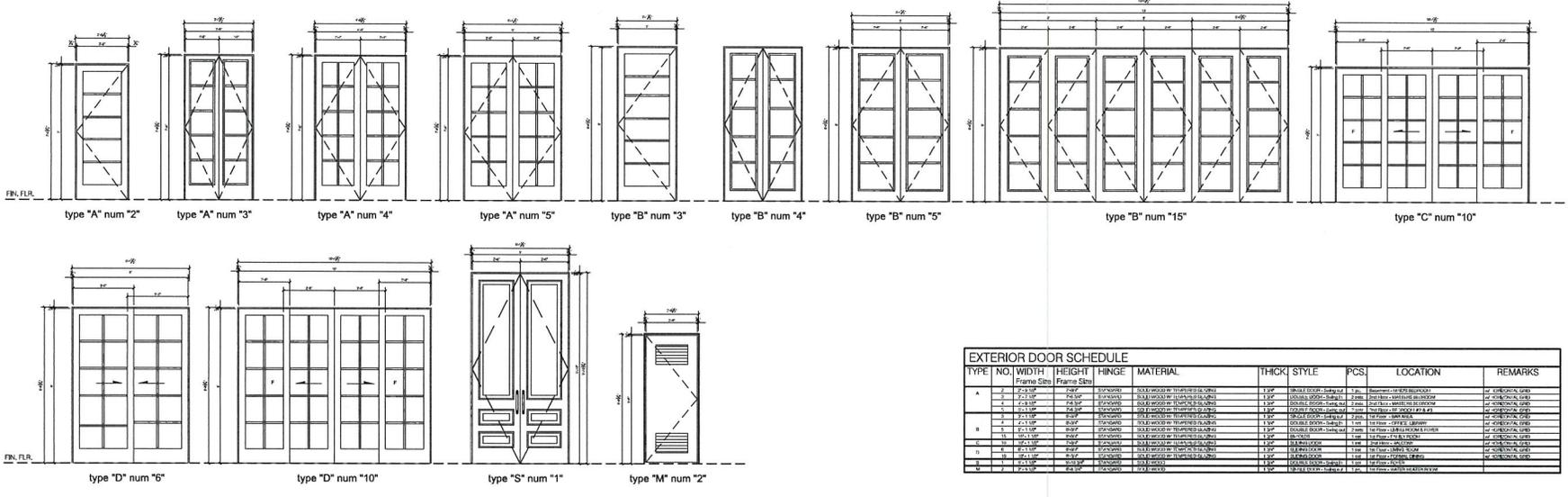


WINDOW SCHEDULE	TYPE NO.	WIDTH	HEIGHT	SILL	GLAZING	STYLE	PCS.	LOCATION	REMARKS
S	1	3'-0"	7'-0"	1'-0"	1/2" CLEAR GLAZING	TYPE 1	1	116 N MAPLE DR. BEVERLY HILLS, CA 90210	1/2" CLEAR GLAZING
S	2	3'-0"	7'-0"	1'-0"	1/2" CLEAR GLAZING	TYPE 2	1	116 N MAPLE DR. BEVERLY HILLS, CA 90210	1/2" CLEAR GLAZING
A	1	3'-0"	7'-0"	1'-0"	1/2" CLEAR GLAZING	TYPE 1	1	116 N MAPLE DR. BEVERLY HILLS, CA 90210	1/2" CLEAR GLAZING
B	1	3'-0"	7'-0"	1'-0"	1/2" CLEAR GLAZING	TYPE 1	1	116 N MAPLE DR. BEVERLY HILLS, CA 90210	1/2" CLEAR GLAZING
D	1	3'-0"	7'-0"	1'-0"	1/2" CLEAR GLAZING	TYPE 1	1	116 N MAPLE DR. BEVERLY HILLS, CA 90210	1/2" CLEAR GLAZING

PERSONAL REMARKS:
 1. Finish work to be done by contractor and shown on shop drawings.
 2. Finish work to be done by contractor and shown on shop drawings.

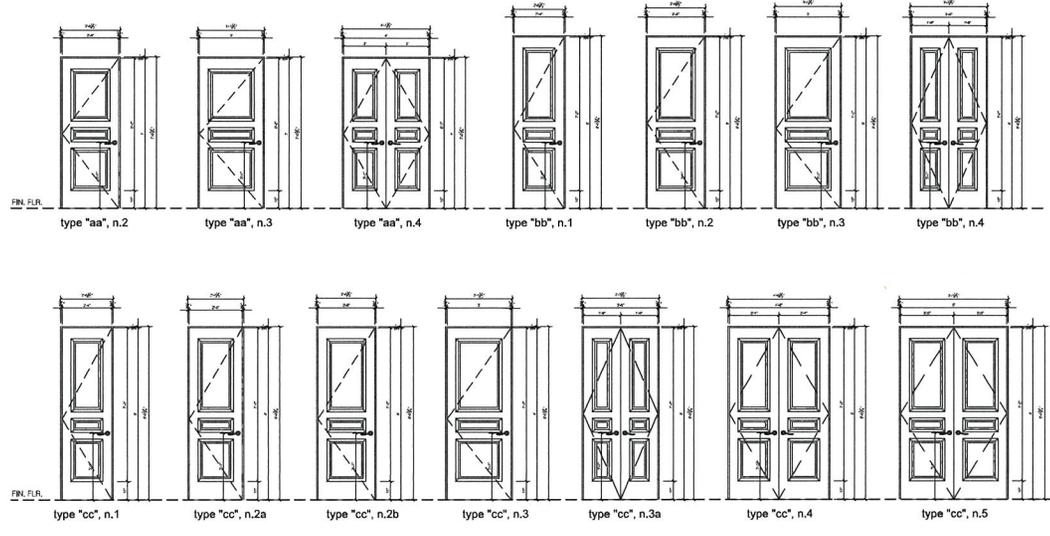
VERY HIGH FIRE HAZARD SEVERITY ZONE:
 (Please refer to the drawings)
 1. Refer to the drawings for the location of the windows and doors that are in the zone.
 2. Refer to the drawings for the location of the windows and doors that are in the zone.
 3. Refer to the drawings for the location of the windows and doors that are in the zone.
 4. Refer to the drawings for the location of the windows and doors that are in the zone.
 5. Refer to the drawings for the location of the windows and doors that are in the zone.
 6. Refer to the drawings for the location of the windows and doors that are in the zone.
 7. Refer to the drawings for the location of the windows and doors that are in the zone.
 8. Refer to the drawings for the location of the windows and doors that are in the zone.
 9. Refer to the drawings for the location of the windows and doors that are in the zone.
 10. Refer to the drawings for the location of the windows and doors that are in the zone.





EXTERIOR DOOR SCHEDULE

TYPE	NO.	WIDTH	HEIGHT	HINGE	MATERIAL	THICK.	STYLE	PCS.	LOCATION	REMARKS
		Frame Size	Frame Size							
A	2	2'-2 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
A	3	2'-2 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
A	4	2'-2 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
A	5	2'-2 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
B	3	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
B	4	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
B	5	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
C	10	10'-0"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
D	6	4'-0"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
D	10	4'-0"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
S	1	2'-0"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
M	2	2'-0"	7'-0"	STANDARD	6061 ALUMINUM THERMO-BREAK	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR



INTERIOR DOOR SCHEDULE

TYPE	NO.	WIDTH	HEIGHT	HINGE	MATERIAL	THICK.	STYLE	PCS.	LOCATION	REMARKS
		Frame Size	Frame Size							
aa	2	2'-9 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
aa	3	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
aa	4	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
bb	1	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
bb	2	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
bb	3	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
bb	4	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
cc	1	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
cc	2	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
cc	3	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
cc	4	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
cc	5	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
ss	4	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR
ss	8	2'-11 1/2"	7'-0"	STANDARD	6061 ALUMINUM	1 1/2"	SHALL DOOR	2	BEHAVIOR CENTER RECEPTION	UP EXTERIOR DOOR

VERY HIGH FIRE HAZARD SEVERITY ZONE:
(Part of VNFZ Requirements)

a. Exterior windows, windows with glass doors, and glazed openings shall meet or exceed the following glass (a) with a minimum of one tempered pane or glass block unit, or have a fire resistance rating of not less than 20 minutes, when tested according to ASTM E 2012, or conform to the performance requirements of SFM 12.04.2 (FMA-3.2.2)

b. Exterior door assemblies shall conform to the performance requirements of SFM 12.04.1 (or shall be approved non-combustible construction, or solid core wood having a minimum net dry mass of 130 lb/ft² when tested with header field panel reference no less than 1 1/2 inches thick, or shall have a fire-resistance rating of not less than 20 minutes when tested according to ASTM E 2012, or conform to the performance requirements of SFM 12.04.2 (FMA-3.2.2)

GENERAL REQUIREMENTS:

1. Provide safety interlocking for all windows and doors that have glass.
2. Provide 20" side doors to all interior accessible rooms, if applicable.

NOTE:
Verify in site actual condition.

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HAFCO
ARCHITECTS

NO.	DATE	DESCRIPTION	DWN	CHKD

DRAWING TITLE
DOOR SCHEDULE

DATE
MAY, 2012

SCALE
1/4" = 1' - 0"

JOB TITLE
PIRIAN RESIDENCE

DRAWN BY
GD, JL

JOB ADDRESS
116 N MAPLE DR, BEVERLY HILLS, CA 90210

JOB NUMBER

OWNER / DEVELOPER

SHEET NUMBER
A-9.0

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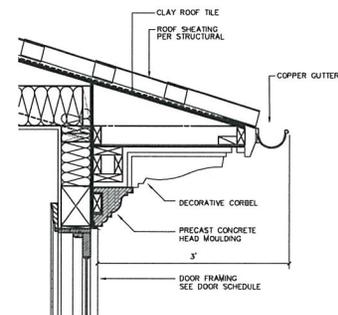
HAFCO
HAFCO ARCHITECTS

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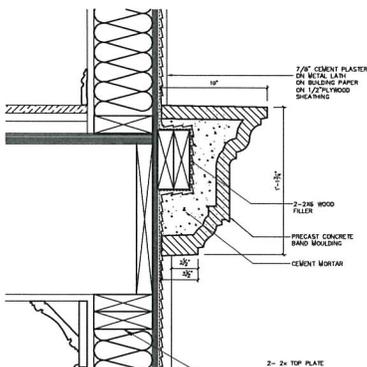
NO.	DATE	DESCRIPTION	DRWN/CHKD

DATE	MAY, 2012
DRAWING TITLE	ARCHITECTURAL - DETAIL SHEET
SCALE	1/8" = 1'-0"
DRAWN BY	GD; JL
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
JOB NUMBER	
JOB TITLE	PIRIAN RESIDENCE
OWNER / DEVELOPER	

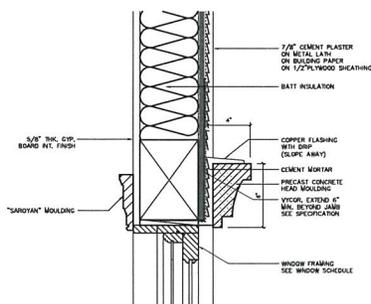
SHEET NUMBER
A-8.0



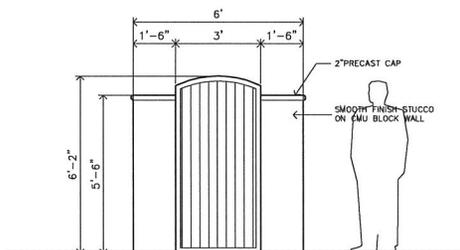
1 SCALE: NTS. ROOF EAVES DETAIL



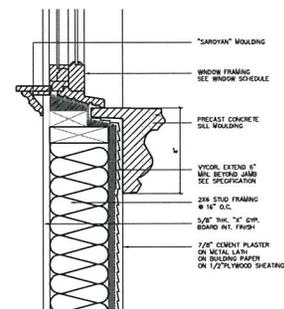
4 SCALE: NTS. BAND MOLDING DETAIL



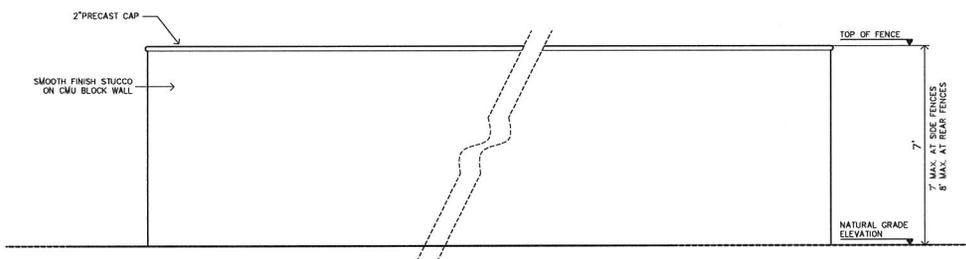
2 SCALE: NTS. WINDOW HEAD DETAIL



5 SCALE: NTS. SIDE GATE ELEVATION

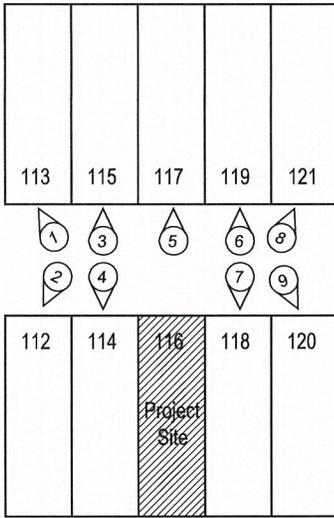


3 SCALE: NTS. WINDOW SILL DETAIL



8 SCALE: NTS. TYPICAL SIDE & REAR FENCE

6/21/2012 6:03:22 PM



KEY PLAN



3 115 N. Maple Dr. Beverly Hills, CA 90210



4 114 N. Maple Dr. Beverly Hills, CA 90210



5 117 N. Maple Dr. Beverly Hills, CA 90210



6 119 N. Maple Dr. Beverly Hills, CA 90210



7 118 N. Maple Dr. Beverly Hills, CA 90210



8 121 N. Maple Dr. Beverly Hills, CA 90210



9 120 N. Maple Dr. Beverly Hills, CA 90210



1 113 N. Maple Dr. Beverly Hills, CA 90210



2 112 N. Maple Dr. Beverly Hills, CA 90210

PHOTOGRAPHS

SCALE:
NTS

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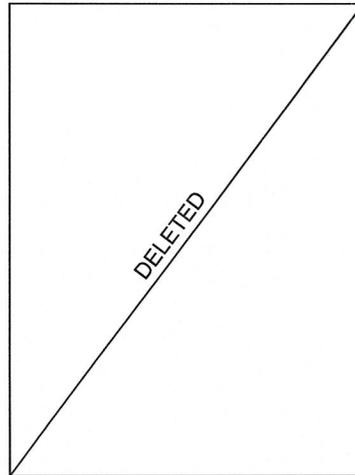
NO.	DATE	DESCRIPTION	DWN	CHKD
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9				

DATE	MAY, 2012
DRAWING TITLE	PHOTOGRAPHS
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR, BEVERLY HILLS, CA 90210
JOB NUMBER	OWNER / DEVELOPER

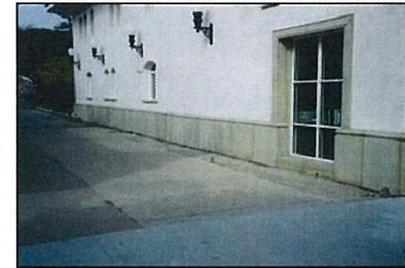
SHEET NUMBER
A-7.0



① Front and Rear Lighting



②



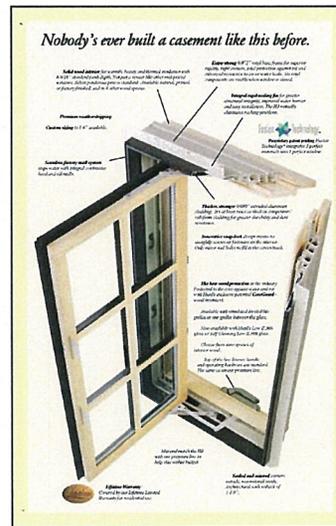
⑤ Wall Base



⑥ Wall Caps



③ Solid Wood Panel Main Entrance Door



④ Aluminum Wood Clad windows. Similar to French Doors



⑦ Window Surround Molding



⑧ Veneer / Cladding

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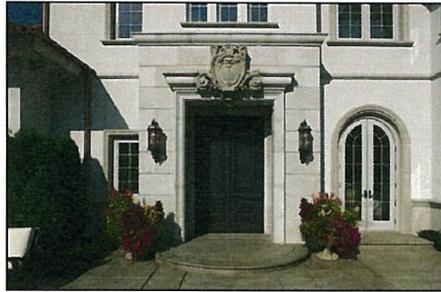
NO.	DATE	DESCRIPTION	DRWN	CHKD

DATE	MAY, 2012
DRAWING TITLE	CUT SHEET & DESIGN IDEAS
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	

DATE	MAY, 2012
SCALE	NTS.
DRAWN BY	GD; JL
JOB NUMBER	

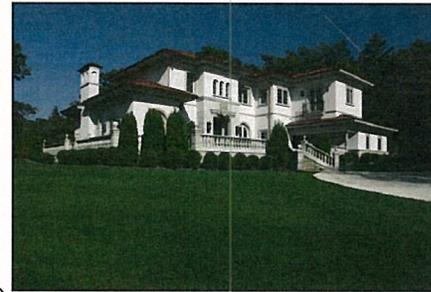
SHEET NUMBER
A-5.3

SCALE:
 NTS.



1

Main Entrance Door



5



2



6



3



7



4

Notes:

- Similar facade treatment and colors;
- a. The main entrance door.
- b. Concrete moldings around the main entrance and precast veneers.
- c. Wood corbels. (entire overhang is similar)
- d. Molding below wood corbels.
- e. Square window frames with grids.
- Aluminum wood clad windows & french doors.

DESIGN CONCEPT IDEAS

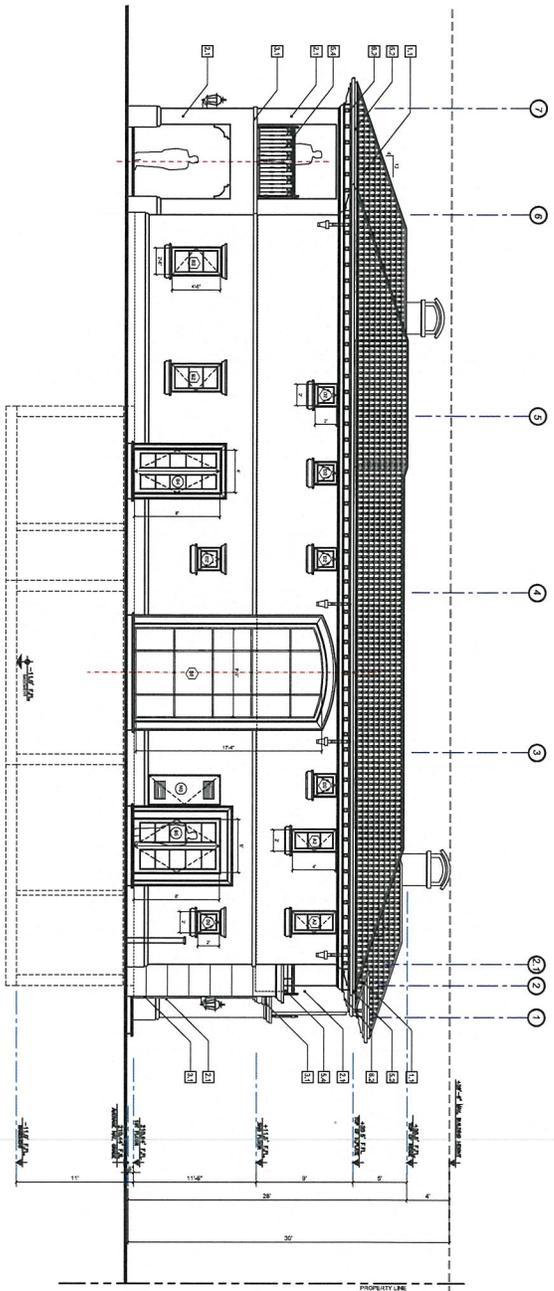
SCALE:
NTS

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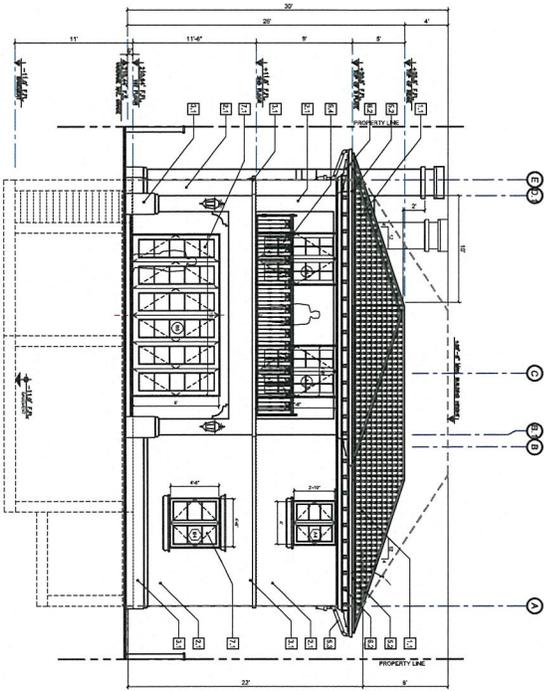
NO.	DATE	DESCRIPTION	DWN CHG
1			
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SHEET NUMBER
A-5.2



NORTH ELEVATION

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



EAST ELEVATION

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

- KEYED NOTES**
- 1 - ROOF
 - 11 Clay Roof Tiles by [Company]
 - 12 [Company]
 - 2 - FINISHES
 - 21 Exterior Wall Siding by [Company]
 - 22 [Company]
 - 3 - PRECAST CONCRETE
 - 31 [Company]
 - 32 [Company]
 - 33 [Company]
 - 34 [Company]
 - 35 [Company]
 - 36 [Company]
 - 37 [Company]
 - 38 [Company]
 - 39 [Company]
 - 40 [Company]
 - 41 [Company]
 - 42 [Company]
 - 43 [Company]
 - 44 [Company]
 - 45 [Company]
 - 46 [Company]
 - 47 [Company]
 - 48 [Company]
 - 49 [Company]
 - 50 [Company]
 - 4 - MASONRY
 - 41 [Company]
 - 42 [Company]
 - 43 [Company]
 - 44 [Company]
 - 45 [Company]
 - 46 [Company]
 - 47 [Company]
 - 48 [Company]
 - 49 [Company]
 - 50 [Company]
 - 5 - METAL
 - 51 [Company]
 - 52 [Company]
 - 53 [Company]
 - 54 [Company]
 - 55 [Company]
 - 56 [Company]
 - 57 [Company]
 - 58 [Company]
 - 59 [Company]
 - 60 [Company]
 - 6 - WOOD
 - 61 [Company]
 - 62 [Company]
 - 63 [Company]
 - 64 [Company]
 - 65 [Company]
 - 66 [Company]
 - 67 [Company]
 - 68 [Company]
 - 69 [Company]
 - 70 [Company]
 - 7 - GLASS
 - 71 [Company]
 - 72 [Company]
 - 73 [Company]
 - 74 [Company]
 - 75 [Company]
 - 76 [Company]
 - 77 [Company]
 - 78 [Company]
 - 79 [Company]
 - 80 [Company]

NOTES:

A. REFERENCED ONLY WHEN SHOWN IN PLAN.

B. FINISHES SHOWN IN PLAN ARE TO BE USED UNLESS OTHERWISE NOTED.

C. FINISHES SHOWN IN SECTION ARE TO BE USED UNLESS OTHERWISE NOTED.

D. FINISHES SHOWN IN SECTION ARE TO BE USED UNLESS OTHERWISE NOTED.

E. FINISHES SHOWN IN SECTION ARE TO BE USED UNLESS OTHERWISE NOTED.

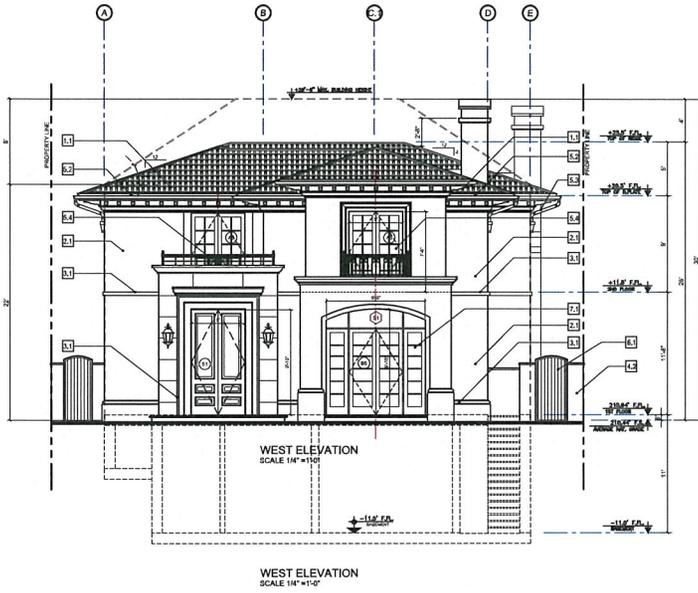
NO.	DATE	DESCRIPTION	DWN	CHKD
1				
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10				

DATE	MAY, 2012
SCALE	1/8" = 1'-0"
DRAWN BY	GD; JL
JOB NUMBER	
DRAWING TITLE	ELEVATIONS - NORTH & EAST
JOB TITLE	PIRIAN RESIDENCE
JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
OWNER / DEVELOPER	
SHEET NUMBER	A-5.1

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

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

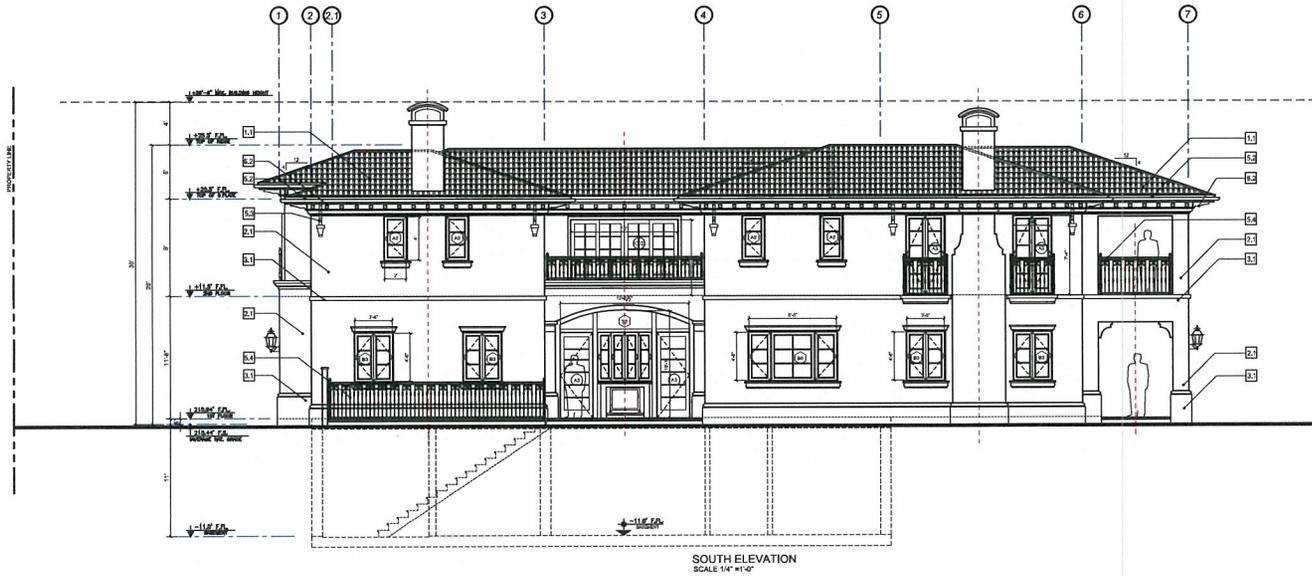
- KEYED NOTES**
- 1 - ROOF
 - 1.1 Clay Roof Tiles by United States Tile Company ESR-1017
 - 2 - FINISHES
 - 2.1 Exterior Wall Finish by Mortar Stucco
 - 3 - PRECAST CONCRETE
 - 3.1 Precast Concrete Molding Aged Finish Color To Be Picked By Architect.
 - 3.2 Precast Concrete Balustrade Aged Finish Color To Be Picked By Architect.
 - 4 - MASONRY
 - 4.1 Not Used
 - 4.2 Block Wall w/ Stucco to match the house
 - 4.3 Retaining Wall
 - 5 - METAL
 - 5.1 Not Used
 - 5.2 Copper Gutter
 - 5.3 Copper Downspout
 - 5.4 Exterior Walling by Mortar's Ironwork's Tekon 1044 30259" 4" max. balustrade spacing
 - 6 - WOOD
 - 6.1 Wood Grains color to match the house
 - 6.2 Wood Corbels (See Reference Technical Manual Chapter 10 Section 238.03)
 - 7 - GLASS
 - 7.1 Tempered Glass (Typical)

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 (M-1) IN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



SOUTH ELEVATION
SCALE 1/8"=1'-0"

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

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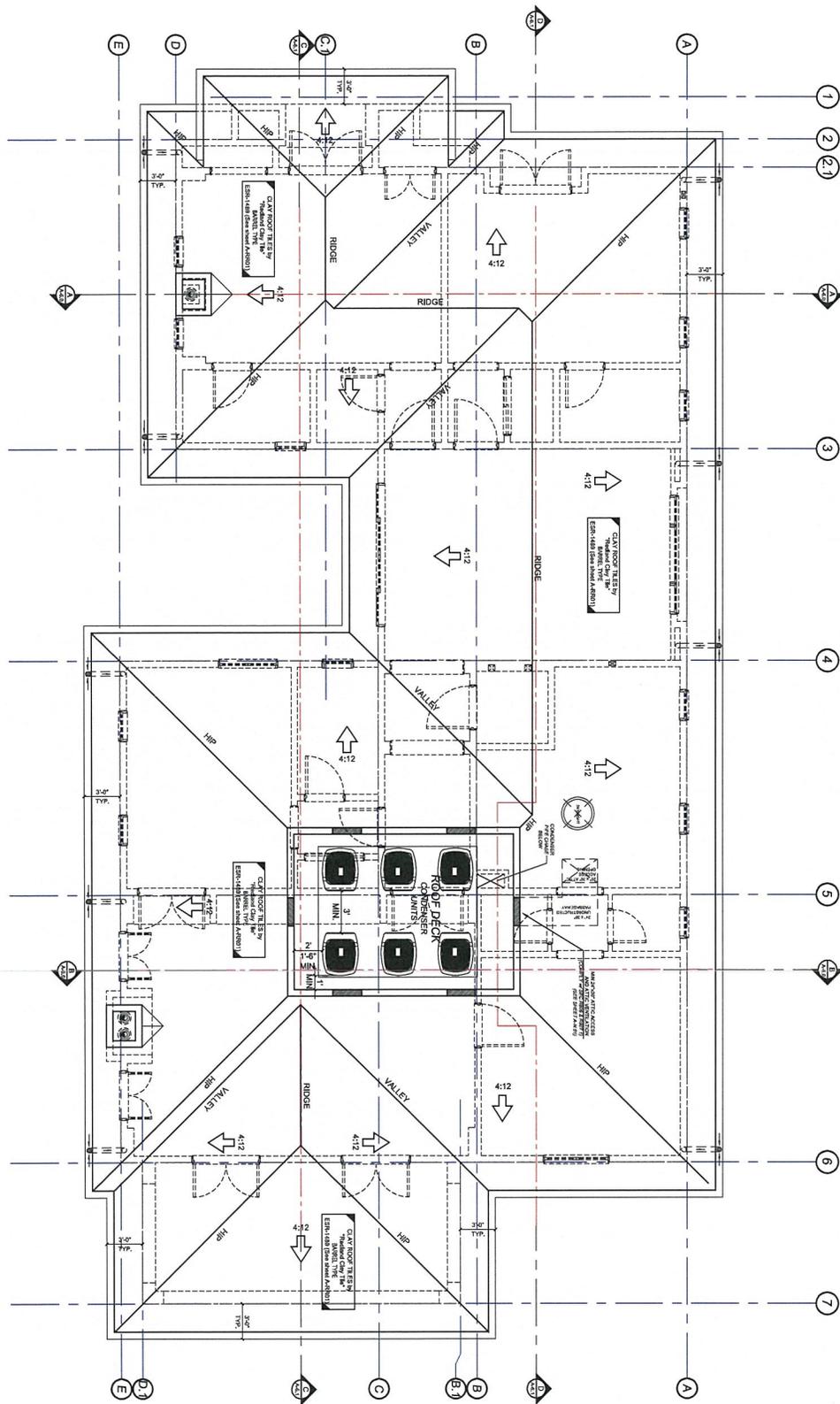
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NO.	DATE	DESCRIPTION	OWN	CHG
1				
2				
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7				

DATE	MAY, 2012	DRAWING TITLE	ELEVATIONS - WEST & SOUTH
SCALE	1/8" = 1'-0"	JOB TITLE	PRIRIAN RESIDENCE
DRAWN BY	GD; JL	JOB ADDRESS	116 N MAPLE DR. BEVERLY HILLS, CA 90210
JOB NUMBER		OWNER / DEVELOPER	

SHEET NUMBER	A-5.0
--------------	-------

ROOF PLAN



SCALE: 3/16"=1'-0"

A-4.0	DATE MAY, 2012	DRAWING TITLE ROOF PLAN
	SCALE 3/16" = 1'-0"	JOB TITLE PIRIAN RESIDENCE
	DRAWN BY GD; JL	JOB ADDRESS 116 N MAPLE DR, BEVERLY HILLS, CA 90210
	JOB NUMBER	OWNER / DEVELOPER
	SHEET NUMBER	

NO.	DATE	DESCRIPTION	OWN	CHKD

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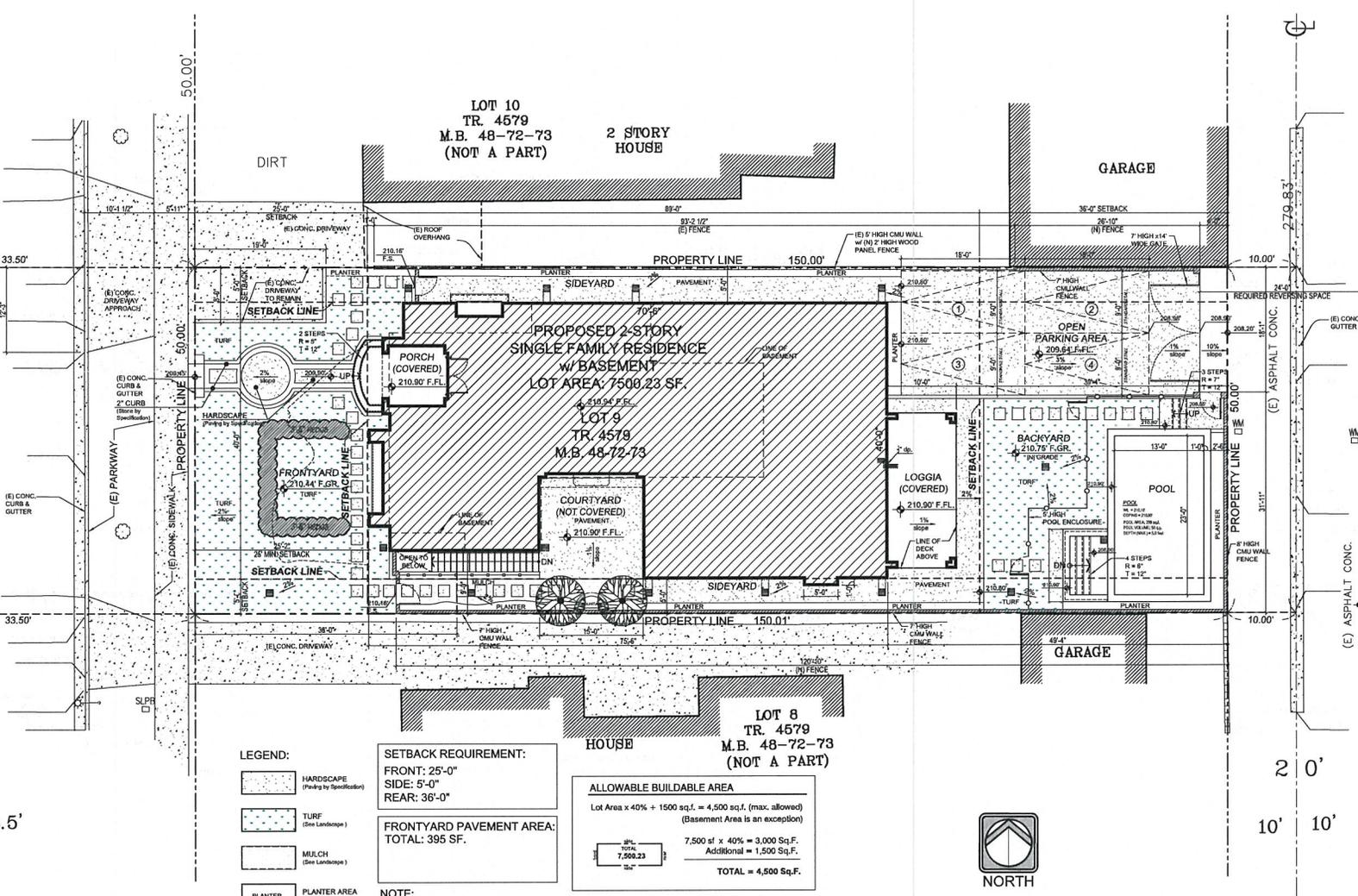
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MAPLE DR.

802.18'
N00°07'36"W
279.83'
50.00'
33.50'
33.50'
67'
33.5'
33.5'
472.35'



LEGEND:

- HARDSCAPE (Paving by Specification)
- TURF (See Landscape)
- MULCH (See Landscape)
- PLANTER PLANTER AREA (See Landscape)
- (N) TREE (See Landscape)

SETBACK REQUIREMENT:
FRONT: 25'-0"
SIDE: 5'-0"
REAR: 36'-0"

FRONTYARD PAVEMENT AREA:
TOTAL: 395 SF.

ALLOWABLE BUILDABLE AREA

Lot Area x 40% + 1500 sq.f. = 4,500 sq.f. (max. allowed)
(Basement Area is an exception)

7,500 sf x 40% = 3,000 Sq.F.
Additional = 1,500 Sq.F.
TOTAL = 4,500 Sq.F.

NOTE:
1. LABELS SHOWN w (E) ARE EXISTING OTHERWISE EVERYTHING WITHIN THE PROPERTY LINE ARE ALL PROPOSED.
2. POOL EQUIPMENT IS NOT PERMITTED IN SIDE YARDS.



PLOT PLAN

SCALE:
3/32" = 1'-0"

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NO.	DATE	DESCRIPTION	DWN/CHKD

DRAWING TITLE
PLOT PLAN

JOB TITLE
PIRIAN RESIDENCE

JOB ADDRESS
116 N MAPLE DR. BEVERLY HILLS, CA 90210

OWNER / DEVELOPER

DATE
MAY, 2012

SCALE
3/32" = 1'-0"

DRAWN BY
GD, JL

JOB NUMBER

SHEET NUMBER
A-0.1



Design Review Commission Report

455 North Rexford Drive

July 9, 2012

Attachment D
Approval Resolution

RESOLUTION NO. DR **XX-12**

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING A R-1 DESIGN REVIEW PERMIT TO ALLOW **A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 116 NORTH MAPLE DRIVE (PL#120 7850).**

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

Section 1. **Cynthia Salvacion**, applicants on behalf of the property owners, **Piaman Nisan Prian** (Collectively the “Applicant”), has applied for a R-1 Design Review Permit for design approval of **a new two-story single-family residence** for the property located at **116 North Maple Drive**, and 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 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, 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on July 9, 2012 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:

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.** 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.

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.

Special Conditions

10. **No special conditions have been imposed for this project.**

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: **July 9, 2012**

Shena Rojemann, Commission Secretary
Community Development Department

Arline Pepp, Chairperson
Design Review Commission

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

I, SHENA ROJEMANN, Secretary of the Design Review 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. **XX-12** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **July 9, 2012** and thereafter duly signed by the Secretary of the Design Review Commission, as indicated; and that the Design Review Commission of the City consists of five (5) members and said Resolution was passed by the following vote of said Commission, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

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