



City of Beverly Hills

Planning Division

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

Design Review Commission Report

Meeting Date: Monday, July 9, 2012

Subject: **210 North Oakhurst (PL# 120 9649)**

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: Kami Rezai - designer

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

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, it is before the Commission for review.

ZONING CODE COMPLIANCE

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

ENVIRONMENTAL ASSESSMENT

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

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed Friday, June 29, 2012. To date staff has not received and comments in regards to the submitted project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets & Supporting Documents

Report Author and Contact Information:

Shena Rojemann, Associate Planner
(310) 285-1192

srojemann@beverlyhills.org



Design Review Commission Report

445 North Rexford Drive

July 9, 2012

Attached A:

Detailed Design Description
and Materials (applicant prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application:

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

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

Period Revival - italianate (california style)
 -Roof material would be a mixed color combinations of roof tile barrel.
 -Decorative iron works on balconies & windows
 -Arch entries on door & carport area
 -Wooden window trims

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

- | | | |
|------------------------------|-------------------------------|---|
| <input type="radio"/> R-1 | <input type="radio"/> R-1.5X2 | <input 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: 150' x 50' Lot Area (square feet): 7,500
 Adjacent Streets: Doheny dr, Dayton way & Clifton Way

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

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

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:

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'-0"		30'-0"
Roof Plate Height:	22'-0"		
Floor Area:	4,395 s.f.		
Rear Setbacks:	36'-0"	74'-0"	57'-9"
Side Setbacks:	S/E 9'-0"	S/E 11'-0"	S/E 9'-8"
	N/W 5'-0"	N/W 5'-0"	N/W 5'-0"
Parking Spaces:			

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: La habra oatmeal-81

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

Material: aluminum wood cladded
 Texture /Finish: Smooth powder coated
 Color / Transparency: chestnut brown

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

Material: Solid door with glass and decorative grill
 Texture /Finish: smooth
 Color / Transparency: Stained to match walnut

PEDIMENTS

Material: Natural travertine stone
 Texture /Finish: Smooth
 Color / Transparency: Light Beige or cream color

ROOF

Material: Straight barrel mission clay tile
 Texture /Finish: Clay tile
 Color / Transparency: Mixed blend:60% New port, 30% El Camino ,10% Bermuda Blend

CORBELS

Material: Natural wood
 Texture /Finish: Stained finish
 Color / Transparency: Dark brown to match doors & window trim

CHIMNEY(S)

Material: UL listed with spark arrester
 Texture /Finish: Smooth stucco shaft
 Color / Transparency: La Habra oatmeal-81

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

COLUMNS

Material: Natural travertine stone
Texture /Finish: smooth finish
Color / Transparency: Light Beige or cream color

BALCONIES & RAILINGS

Material: Metal railing
Texture /Finish: painted
Color / Transparency: metallic black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: copper with leader head
Texture /Finish: copper
Color / Transparency: natural copper color

EXTERIOR LIGHTING

Material: metal & glass
Texture /Finish: vintage rust finish with clear seeded glass
Color / Transparency: vintage rust color

PAVED SURFACES

Material: Terra cotta
Texture /Finish: smooth non-slippery
Color / Transparency: Clay earth tone color

FREESTANDING WALLS AND FENCES

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

OTHER DESIGN ELEMENTS

Material: Trims and mouldings
Texture /Finish: Smooth
Color / Transparency: Light Beige or cream color

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

A combination of mediterranean and tropical plant materials are provided, small ground coverings & shrubs are coordinated with a flower scented plants not to overview the design of the house.

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.

Style was based on the characteristics and criteria of a period revival - Italianate California Style

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.

Facade walls are proportionately offset on distances, windows are recessed to produce shadow lines, trims and band mouldings are designed to alter the massiveness and height and create balance with the adjacent properties.

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

Materials used are selectively in conformity with standard style and characteristic of the design and environment

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.

Design development was carefully studied to blend well with the existing neighborhood conditions to conform to the property owner's expectation while maintaining privacy of the adjacent properties and 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.

Site layout was meticulously planned to integrate with the surrounding. Both sides of the facade are designed articulately to balance and proportion well with the existing adjacent properties.



Design Review Commission Report

445 North Rexford Drive

July 9, 2012

Attached B:

Design plans, cut sheets
and supporting elements

PROPOSED TWO STORY SINGLE FAMILY DWELLING
 210 NORTH OAKHURST DRIVE, BEVERLY HILLS, CALIFORNIA 90210

PROJECT INFORMATION

PROJECT :	PROPOSED TWO STOREY SINGLE FAMILY
ARCHITECTURAL STYLE :	PERIOD REVIVAL - ITALIANATE (CALIFORNIA STYLE)
OWNER :	MR. JAHON SHAYAN
LOCATION :	210 NORTH OAKHURST DRIVE, BEVERLY HILLS CA 90210
CONTACT NO. :	
ZONE CODE :	CENTRAL, R-1-SOUTH OF SANTA MONICA (R-1SX)
LEGAL DESCRIPTION :	TRACT 4574, BLOCK 6, LOT 6, IN THE CITY OF BEVERLY HILLS, COUNTY OF ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK OF MISCELLANEOUS RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
APN :	4935-025-006
LOT AREA :	7500.0 SF
EXISTING BUILDING AREA :	418.00 SF (TO BE DEMOLISHED)
NO. OF STOREYS :	1
ALLOWABLE BUILDING AREA :	1500 SF + 40% OF 7500.0 1500 SF + 3,000 SF 4500 SF
TYPE OF CONSTRUCTION :	TYPE V-B FULLY SPRINKLERED
TYPE OF OCCUPANCY :	R3
NEW BUILDING AREA	
NEW GROUND FLOOR :	2190.01 SF
NEW SECOND FLOOR :	2205.93 SF
TOTAL HABITABLE AREA :	4395.94 SF < THAN ALLOWABLE 4500 SF
PROPOSED NO. OF FLOORS :	2 STORY
ALLOWED BUILDING HEIGHT :	30'-0" WITH PROPOSED SLOPED ROOF 5% LESS THAN 10% SLOPE
PROPOSED BUILDING HEIGHT :	24'-1"
MAXIMUM PLATE HEIGHT :	22'-0"

PARKING SPACE CALCULATION

NO. OF PROPOSED BEDROOMS :	5
NO. OF PARKINGS REQUIRED :	5
NO. OF PARKINGS PROPOSED :	3

YARDS AND SETBACKS

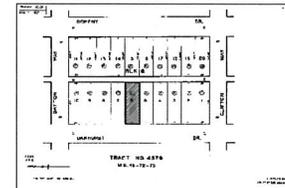
LOCATION	REQUIRED	PROVIDED
FRONT YARD	20'-00"	20'-00"
REAR YARD	30% OF 150.00'-4'-0" = 36'-00"	57'-04"
SIDE YARDS	SOUTH	NORTH
	9'-00"	5'-00"
	SOUTH	NORTH
	9'-00"	5'-00"



PERSPECTIVE



VICINITY MAP



LOCATION MAP

NOTES

- BUILDING SHALL BE FULLY SPRINKLERED THROUGHOUT.
- SEPARATE PERMITS ARE REQUIRED FOR THE FOLLOWING:
 - GRADING/EXCAVATION/BACKFILL/REMOVAL AND RE-COMPACTION
 - MALLS AND PAVING LOCATED WITHIN THE REQUIRED FRONT SETBACK
 - RETAINING WALLS OVER 3 FEET IN HEIGHT
 - GARDEN WALLS OVER 6' IN HEIGHT
 - SWIMMING POOLS/SPA
 - ACCESSORY BUILDINGS
 - FIRE SPRINKLER SYSTEM
 - DEMOLITION OF ANY EXISTING STRUCTURE WHICH REQUIRED A BUILDING PERMIT TO BE CONSTRUCTED
- (1) SEWER SHALL BE GAPPED AND APPROVED, IF THE STRUCTURE IS CONNECTED TO A SEWER, SEWER MUST BE GAPPED PRIOR TO THE ISSUANCE OF THE DEMOLITION PERMIT.
- (2) BUILDING OR STRUCTURES SHALL BE CERTIFIED AS BEING FREE FROM ASBESTOS BY A CERTIFIED PERSON OR FIRM PRIOR TO ISSUANCE OF THE DEMOLITION PERMIT. A BUILDING PERMIT IS REQUIRED ASBESTOS REMOVAL.
- TREE REMOVAL
- ELECTRICAL WORK
- MECHANICAL WORK
- PLUMBING WORK

THE PROJECT SHALL COMPLY WITH THE STANDARDS OF 2010 CBC, CMG, CFC, CEC AND THE 2008 TITLE-24 ENERGY STANDARDS. DEFERRED SUBMITTALS SHALL BE REVIEWED BY ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTAL TO THE BUILDING OFFICIAL.

FOR NEW CONSTRUCTION, AN APPROVED WEATHER PROOFING CONSULTANT MUST CERTIFY THAT THE WEATHER PROOFING ELEMENTS OF THE BUILDING HAVE BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS, ALL RELEVANT CODES AND THE MANUFACTURER'S SPECIFICATIONS.

IN NEW CONSTRUCTION, REQUIRED SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP, SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW.

WALL COVERINGS IN SHOWER AND TUBS SHALL BE CEMENT PLASTER, TILE, OR EQUAL TO 10" ABOVE DRAIN. WINDOWS IN ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOOR MUST swing OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELLED SAFETY GLAZING WHEN LESS THAN 60" ABOVE THE DRAIN.

DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLINGS UNIT WHICH THEY SERVE.

SHEET INDEX

SHEET NO.	CONTENTS
ARCHITECTURAL	
A-00	PROJECT INFORMATION
A-01	PLOT PLAN / GENERAL NOTES
A-02	SURVEY PLAN
A-03	LANDSCAPE PLAN
A-04	PROPOSED GROUND FLOOR PLAN
A-05	PROPOSED SECOND FLOOR PLAN
A-06	PROPOSED ROOF PLAN
A-07	EAST & NORTH ELEVATIONS
A-08	WEST & SOUTH ELEVATIONS
A-09	COLOR FRONT ELEVATION
A-10	SECTIONS
M8	MATERIAL CALL OUT SHEET
DR-1	NEED-HOMING HOUSE KEY PLAN
DR-1a	NEED-HOMING HOUSE PHOTOS
DR-2	EXISTING HOUSE PHOTOS
DR-3	EXISTING HOUSE PHOTOS SHOWING NEED-HOMING HOUSE
DR-4	PROPOSED PROJECT RENDERING EXITS, STREETScape & PROPOSED LANDSCAPE
DR-5	PHOTO SHOWING PROPOSED PROJECT WITHOUT THE PROPOSED LANDSCAPE
DR-6	PERSPECTIVE RENDERING
DR-7	PERSPECTIVE RENDERING

DATE:	A-00
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
 210 N. Oakhurst Dr., Beverly Hills CA 90210

HI-TECH DESIGN
 10000 W. PINE AVE., SUITE 100
 BEVERLY HILLS, CA 90210
 TEL: (310) 754-1188
 FAX: (310) 754-1189



CITY OF BEVERLY HILLS
 Department of Community Development
 Building and Safety

INSPECTION RECORD

IMPORTANT NOTICE!!
 RESERVE THIS RECORD OF YOUR BUILDING INSPECTIONS

WORKING HOURS ARE FROM 8:00 AM TO 5:00 PM MONDAY THRU FRIDAY.
 AFTERNOON PERMITS ARE REQUIRED TO WORK ON SATURDAYS, SUNDAYS, HOLIDAYS & HOURS FROM 6:00 PM TO 8:00 AM

This card must be posted in a conspicuous place at or near the main entrance to the new building, addition or alteration during construction and housing construction. The card must remain in place until the building is occupied. The issuance of a building permit does not authorize the installation of mechanical work, such as plumbing, electrical, heating or refrigeration which requires a separate building, electrical or mechanical permit. Building permits shall expire 180 days from the date of issuance if the work permitted thereunder has not commenced.

FOR INSPECTION LOG GO TO <http://www.beverlyhills.gov> OR CALL 310.283.3334. INSPECTION REQUEST ARE ACCEPTED BETWEEN THE HOURS OF 8:00 AM TO 5:00 PM FOR THE FOLLOWING BUSINESS DAY ONLY. SCHEDULING INSPECTIONS FOR MORE THAN ONE BUSINESS DAY IN ADVANCE ARE NOT ACCEPTED.

A fee is charged for a duplicate inspection card

PERMIT NO. _____

DATE ISSUED _____

ADDRESS OF JOB _____

NATURE OF WORK _____

OWNER _____

CONTRACTOR _____

NO.	INSPECTION	DATE	INSPECTOR	NO.	INSPECTION	DATE	INSPECTOR
124	Final, P&I & Fire Schedule				Progress/Inspection		
124	Weather Report				Progress/Inspection		
124	W&I report				Progress/Inspection		
124	Final P&I's				Progress/Inspection		
123	Final Plan Permit				Progress/Inspection		
123	Final P&I's				Progress/Inspection		
123	Re-inspected Issues				Progress/Inspection		

NO.	INSPECTION	DATE	INSPECTOR	NO.	INSPECTION	DATE	INSPECTOR
124	Final, P&I & Fire Schedule				Progress/Inspection		
124	Weather Report				Progress/Inspection		
124	W&I report				Progress/Inspection		
124	Final P&I's				Progress/Inspection		
123	Final Plan Permit				Progress/Inspection		
123	Final P&I's				Progress/Inspection		
123	Re-inspected Issues				Progress/Inspection		

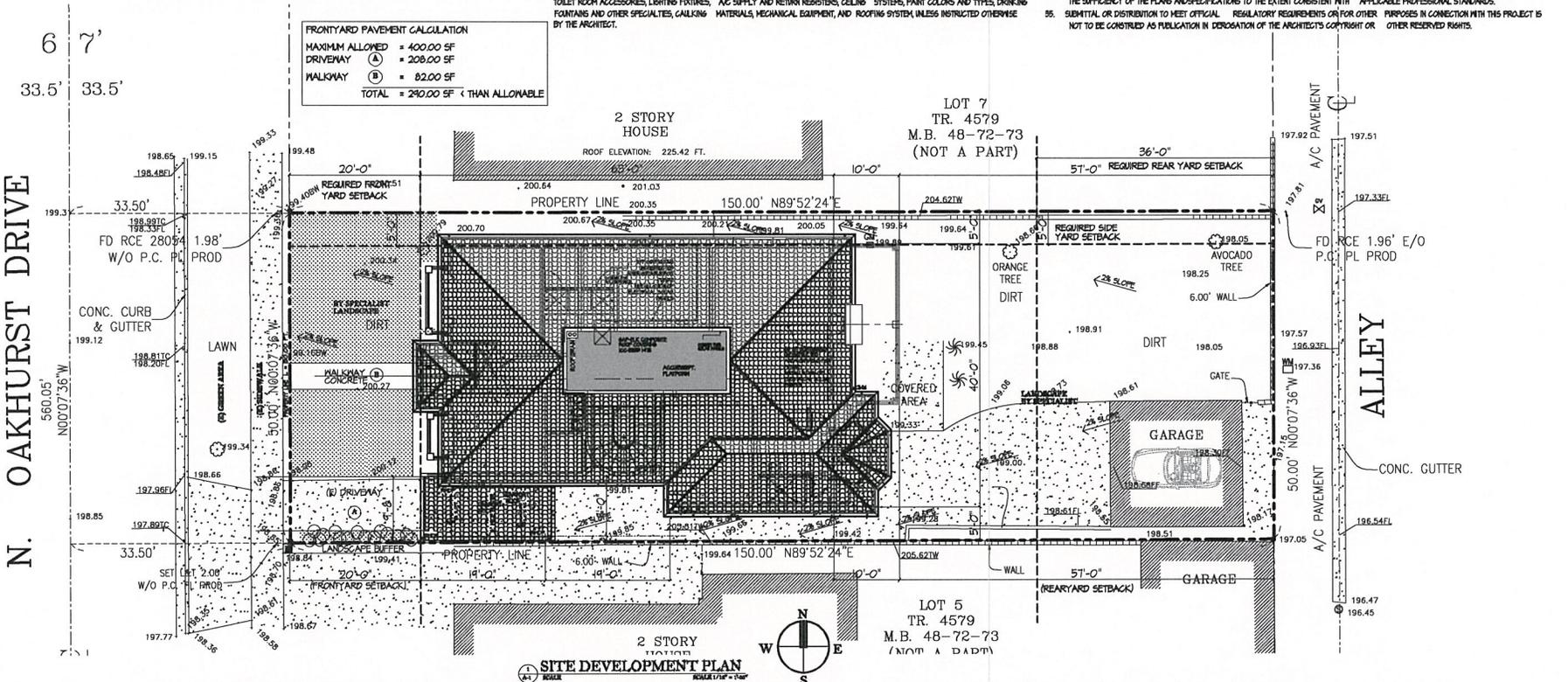
INSPECTOR COMMENTS

DESIGNERS AND CONSULTANTS

BUILDING DESIGNER HI-TECH DESIGN JAHON SHAYAN 10000 W. PINE AVE., SUITE 100 BEVERLY HILLS, CA 90210 TEL: (310) 754-1188 E-mail: jahon@hi-tech.com	TOPOGRAPHIC SURVEY FRID CHALCER M&G CIVIL ENGINEERING & LAND SURVEYING 567 SOUTH ROBERTSON BLVD. BEVERLY HILLS, CA 90210
STRUCTURAL HAMED M. SADEGH & ASSOCIATES INC 2000 W. ROCKAWAY ROAD, SUITE 200 WESTLAKE VILLAGE, CA 91361 TEL: (818) 890-4405 E-mail: hamed@hmsa.com	
ELECTRICAL TBA	
MECHANICAL TBA	
PLUMBING TBA	
GENERAL CONTRACTOR OWNER BUILDER MULKERN SHAYAN	

GENERAL NOTES:

- THE GENERAL CONDITIONS AS PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT A-201 LATEST EDITION, SHALL GOVERN AND BE A PART OF THESE DOCUMENTS.
- CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE REFERRED TO AS THOSE PLANS AND SPECIFICATIONS AS ISSUED FOR CONSTRUCTION BY THE ARCHITECT, AND SO DESIGNATED AS BEING ISSUED FOR CONSTRUCTION. BEFORE CONSTRUCTION CAN COMMENCE, CONSTRUCTION PLANS AND SPECIFICATIONS, AS ISSUED BY THE ARCHITECT, MUST BE ON THE JOB SITE AND A BUILDING PERMIT MUST BE ISSUED. THE PLANS AND SPECIFICATIONS AS REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT WITH THE BUILDING DEPARTMENT'S SEAL OF APPROVAL AFFIXED TO THE PLANS MUST REMAIN ON THE JOB SITE AT ALL TIMES. THE CONTRACTOR SHOULD NOT COMPILE BUILDING DOCUMENTS WITH THE APPROVED PLANS AND SPECIFICATIONS AS ISSUED FOR CONSTRUCTION.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS GOVERN. LARGER SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. IF CONTRACTOR HAS ANY DOUBT AS TO THE EXACT MEANING OF THE DRAWING OR SPECIFICATIONS HE SHALL APPLY TO THE ARCHITECT FOR AN INTERPRETATION BEFORE PROCEEDING WITH THE WORK.
- THESE DRAWINGS ARE FOR ARCHITECTURAL AND STRUCTURAL DETAILS WITH ELECTRICAL AND MECHANICAL LOCATIONS INDICATED ON PLANS.
- DIMENSIONS SHOWN ON THESE PLANS ARE FACE OF STUD TO FACE OF STUD; FACE OF STUD TO CENTER OF STUD; OR CENTER OF STUD TO CENTER OF STUD.
- STRICT ADHERENCE TO THE CONSTRUCTION DOCUMENTS MUST BE MAINTAINED. NO CHANGES SHALL BE MADE TO THE PROJECT WHICH DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF THE OWNER AND THE ARCHITECT.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS AND PROCEDURES OF CONSTRUCTION VIOLATIONS OF LAWS AND ORDINANCES GOVERNING THE WORK. CONTRACTOR SHALL PROVIDE PROTECTION AND SAFEGUARDS AGAINST ACCIDENTS, INJURY AND DAMAGE TO PERSONS AND PROPERTY, INCLUDING ADJOINING PROPERTY. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND EVERY PART THEREOF, AND FOR ALL MATERIALS, TOOLS, APPLIANCES, AND PROPERTY OF EVERY DESCRIPTION USED IN CONNECTION THEREWITH. CONTRACTOR SHALL PAY FOR AND OBTAIN ALL LICENSES AND FEES REQUIRED BY GOVERNING AUTHORITIES BEFORE PROCEEDING WITH WORK, AND SHALL ARRANGE FOR AND PAY FOR INSPECTIONS AND TESTS REQUIRED BY THOSE AUTHORITIES DURING CONSTRUCTION.
- ALL WORK AND MATERIALS SHALL CONFORM TO THE CURRENT EDITION OF THE UNIFORM BUILDING CODE, LAWS, ORDINANCES AND REGULATIONS OF ALL GOVERNMENTAL BODIES HAVING JURISDICTION OVER THE PROJECT. WHEN THE SPECIFICATIONS OR PLANS CALL FOR MATERIALS, WORKMANSHIP OR QUALITY OF HIGHER STANDARDS OR GREATER IN ANY WAY TO THE AFORESAID REGULATIONS, THE PLAN SHALL TAKE PRECEDENCE.
- IF THE DRAWINGS OR SPECIFICATIONS ARE AT VARIANCE WITH ANY FEDERAL, STATE OR LOCAL LAW, ORDINANCE OR REGULATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK. IF ANY OF THE CONTRACTOR'S WORK SHALL BE DONE CONTRARY THERETO WITHOUT SUCH NOTICE, HE SHALL BE RESPONSIBLE FOR ALL COSTS ARISING THEREFROM.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH ALL APPLICABLE CODES, ETC., AND SHALL PERFORM THEIR WORK IN STRICT ACCORDANCE THEREOF OR NOT INDICATED ON THE PLANS AND SPECIFICATIONS.
- THE CONTRACTOR AND/OR SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING BIDS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCURACY OF ALL LINES, LEVELS AND LAYOUT. DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO INCLUSION IN THE WORK.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE BEFORE EXECUTING ANY WORK, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING. SINCE THE ARCHITECT IS NOT RETURNED FOR CONTINUOUS ON-SITE INSPECTION OF THE WORK, THE CONTRACTOR SHALL, IN WRITING, NOTIFY THE ARCHITECT OF ANY UNUSUAL OR UNFORESEEN CONDITIONS WHICH MAY AFFECT THE STRUCTURAL INTEGRITY OR SAFETY OF THE PROJECT, OTHERWISE THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE.
- GENERAL CONTRACTOR TO VERIFY ALL EXISTING SERVICES AND SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE FROM THE CONSTRUCTION TO MINIMIZE POSSIBLE WATER DAMAGE.
- THE CONTRACTOR SHALL GIVE PERSONAL SUPERVISION TO THE WORK, USING HIS BEST SKILL AND ATTENTION, AND SHALL KEEP A COMPETENT FOREMAN AND NECESSARY ASSISTANTS CONSTANTLY ON THE SITE. THE FOREMAN SHALL BE THE PERSONAL REPRESENTATIVE OF THE CONTRACTOR AND ALL DIRECTIONS GIVEN BY HIM SHALL BE AS BINDING AS IF GIVEN BY THE CONTRACTOR. COMMUNICATION DELIVERED TO THE FOREMAN BY THE ARCHITECT SHALL BE AS BINDING AS IF DELIVERED TO THE CONTRACTOR.
- IT IS THE DUTY OF THE GENERAL CONTRACTOR TO ASSURE THAT ALL SUB-CONTRACTORS ARE FULLY INFORMED AS TO THE GENERAL CONDITIONS, DRAWINGS AND SPECIFICATIONS.
- EACH SUB-CONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF BID OR PERFORMANCE OF WORK, NOTIFY THE GENERAL CONTRACTOR OR OWNER OF ANY WORK CALLED OUT ON THE DRAWINGS IN HIS TRADE THAT CANNOT BE FULLY GUARANTEED.
- WORKMANSHIP THROUGHOUT SHALL BE OF THE BEST QUALITY OF THE TRADE INVOLVED AND THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF THE VARIOUS TRADES TO EXPEDITE THE JOB IN A SMOOTH AND CONTINUOUS MANNER.
- THE BUILDER AND/OR HIS SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL MECHANICAL AND ELECTRICAL SYSTEMS SAID WORK SHALL MEET ALL EXISTING ORDINANCES REQUIRED BY THE STATE AND LOCAL BUILDING OFFICIALS. IF THE CONTRACTOR OR SUB-CONTRACTOR SHOULD NEGLECT TO EXECUTE THE WORK PROPERLY IN ACCORDANCE WITH PLANS AND SPECIFICATIONS OR FAIL TO PERFORM ANY PROVISIONS OF THE CONTRACT, THE OWNER, AFTER THREE DAYS WRITTEN NOTICE TO THE CONTRACTOR, MAY MAKE GOOD SUCH DEFICIENCIES AND MAY DEDUCT THE COST FROM THE PAYMENT DUE THE CONTRACTOR. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL, SAMPLES, PRODUCT INFORMATION, COLOR SELECTION SAMPLES, ETC., OF ALL FINISH MATERIALS, EQUIPMENT, APPLIANCES, AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING: DOORS, SILLS, ALL HARDWARE, LOCKSETS, KNOBS, FINISHES, MASONRY UNITS, GROUT COLORS, FLOOR FINISHES AND BASES, PLUMBING FIXTURES, TOILET ROOM ACCESSORIES, LIGHTING FIXTURES, A/C SUPPLY AND RETURN REGISTERS, CEILING SYSTEMS, PAINT COLORS AND TYPES, DRINKING FOUNTAINS AND OTHER SPECIALTIES, CALKING MATERIALS, MECHANICAL EQUIPMENT, AND ROOFING SYSTEM, UNLESS INSTRUCTED OTHERWISE BY THE ARCHITECT.
- CONTRACTOR SHALL SUBMIT, AFTER REVIEW, SHOP DRAWINGS WITH HIS APPROVAL, TO THE ARCHITECT FOR REVIEW AS FOLLOWS: ONE SET FOR TRANSPARENTCY AND FOUR BLUELINE PRINTS, FOR THE FOLLOWING ITEMS, BUT NOT NECESSARILY LIMITED TO: STRUCTURAL STEEL, TRUSSES, AND SHEET METAL WORK. THESE SHOP DRAWINGS ARE NOT A PART OF THE CONSTRUCTION DOCUMENTS.
- THE OWNER, WITHOUT INVALIDATING THE CONTRACT, MAY ALTER BY ADDING TO OR DEDUCTING FROM THE WORK COVERED IN THE CONTRACT. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT NO EXTRA WORK OR GAINERS SHALL BE DONE WITHOUT WRITTEN ORDER FROM THE ARCHITECT. SUCH ORDERS SHALL COVER THE AGREED PRICE AND TERMS OF EXTRA WORK OR CHANGES. IF WORK IS TO BE OMITTED, THEN PROCEED CRABST FOR SUCH OMITTED WORK SHALL BE GIVEN TO THE OWNER.
- UNLESS OTHERWISE STIPULATED, THE CONTRACTOR SHALL PROVIDE AND PAY FOR, ALL MATERIALS, LABOR, TOOLS AND EQUIPMENT; WATER, LIGHT AND POWER; TRANSPORTATION AND OTHER FACILITIES NEEDED FOR PROPER EXECUTION OF THE WORK, INCLUDING THE APPROPRIATE 'HOOK-UPS' TO ALL UTILITIES REQUIRED TO SUPPORT THE WORK.
- CONTRACTOR SHALL PROVIDE SHORING, STAGING, BRACING, FENCING AND RAILINGS TO PROTECT PERSONNEL AND THE ADJACENT PROPERTY AND TO ENSURE SAFETY OF THE WORK.
- UNLESS OTHERWISE SPECIFIED, ALL MATERIALS AND MATERIALS SHALL BE THE BEST OF THEIR RESPECTIVE KINDS. IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF MATERIALS.
- MANUFACTURER'S SUGGESTED SPECIFICATIONS FOR INSTALLATION OF MATERIALS SHALL BE FOLLOWED EXCEPT WHERE SPECIFICALLY NOTED OTHERWISE.
- TRADE NAMES AND MANUFACTURERS REFERRED TO ARE MINIMUM QUALITY STANDARDS ONLY.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OR HER EMPLOYEES OR WORK. UPON COMPLETION OF WORK HE OR SHE SHALL REMOVE ALL HIS OR HER RUBBISH AND CLEAN ALL SURFACES.
- JUST PRIOR TO COMPLETION OF THE WORK, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE EXTERIOR AND INTERIOR OF THE BUILDING, AND THE ENTIRE PROJECT PREMISES. CLEANING SHALL INCLUDE FIXTURES, EQUIPMENT AND HARDWARE. REMOVING ALL SPOTS, STAINS, DRYWALL JOINT COMPOUND, AND ACCUMULATED DUST AND DIRT ON LEDGES, SILLS, HORIZONTAL PROJECTS, ROOFS, STEPS, RAILS, SIDEWALKS, AND PARKING AREAS, FISH AND POLISH ALL GLASS, GLAZED AND POLISHED SURFACES.
- ALL WORK SHALL BE GUARANTEED IN WRITING BY THE CONTRACTOR AGAINST DEFECTS RESULTING FROM DEFECTIVE MATERIALS, POOR WORKMANSHIP OR FAULTY EQUIPMENT, FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF FILING NOTICE OF COMPLETION. ROOFING AND ROOF TILE SHALL BE GUARANTEED FOR A PERIOD OF FIVE YEARS. IF, WITHIN THE GUARANTEED PERIOD, CORRECTIVE WORK IS NECESSARY IN THE OPINION OF THE OWNER, THE CONTRACTOR SHALL PROMPTLY, UPON RECEIPT OF NOTICE FROM THE OWNER, AND WITHOUT EXPENSE TO OWNER, CORRECT FAULTY MATERIALS AND WORKMANSHIP.
- CONTRACTOR SHALL PROVIDE THE OWNER WITH A REPRODUCIBLE SET OF AS-BUILT DRAWINGS LOCATING AND DESCRIBING ALL PLUMBING LINES, ELECTRICAL AND TELEPHONE RIMS, HVAC DUCTWORK AND EQUIPMENT, AND UNDERGROUND UTILITIES, AND ANY REVERSED STRUCTURAL ELEMENTS OF THE BUILDING. THESE AS-BUILT SHALL BE PROVIDED TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE WORK.
- THE OWNER OF THE PROJECT WARRANTS THE SUFFICIENCY OF THE PLANS AND SPECIFICATIONS TO THE CONTRACTOR. THE ARCHITECT WARRANTS THE SUFFICIENCY OF THE PLANS AND SPECIFICATIONS TO THE EXTENT CONSISTENT WITH APPLICABLE PROFESSIONAL STANDARDS.
- SUBMITTAL OR DISTRIBUTION TO MEET OFFICIAL REGULATORY REQUIREMENTS OR FOR OTHER PURPOSES IN CONNECTION WITH THIS PROJECT IS NOT TO BE CONSIDERED AS PUBLICATION IN DEROGATION OF THE ARCHITECT'S COPYRIGHT OR OTHER RESERVED RIGHTS.



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A-01

PLOT PLAN / GENERAL NOTES

GENERAL PLANTING NOTES

(THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTORS TO REVIEW THE PLANS, ANSWER ANY QUESTIONS, AND REVIEW WORK TO ASSURE COMPLIANCE WITH THE PLANS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL THE LANDSCAPE ARCHITECT AND SET AN APPOINTMENT FOR SUCH MEETINGS, ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS.)

- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION. THE CONTRACTOR WILL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE ENTIRE SHRUB ORDER. THIS WILL BE THE LAST OPPORTUNITY FOR THE OWNER TO MAKE CHANGES TO THE SHRUB ORDER, WITHOUT INCURRING ADDITIONAL EXTRA CHARGES THAT WOULD BE DUE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SOODED TURF AND PLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS, THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE STAKING AND CUTTING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL, 15 GALLON AND SMALLER SHALL BE FOR 90 DAYS AFTER INSTALLATION. FOR ALL BOX TREES AND ALL PALMS, THE GUARANTEE SHALL BE FOR ONE YEAR.
- GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSSES AS SHOWN ON PLAN.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SPOT ALL MATERIAL PER THE PLAN, AND CALL THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
- THE LANDSCAPE ARCHITECT SHALL TAG ALL SPECIMEN TREES 30 INCH BOX AND LARGER, AND SHALL POSITION THEM AT THE SITE PRIOR TO PLANTING. THE LOCATION OF TREES AS SHOWN ON THE PLANS IS FOR GENERAL INFORMATION ONLY. THE LANDSCAPE ARCHITECT SHALL BE GIVEN 24 HOURS NOTICE WHEN POSITIONING AT THE SITE IS NEEDED OR THE CONTRACTOR IS READY TO HAVE THE TREES TAGGED AT THE NURSERY. THE LANDSCAPE ARCHITECT MAY CHOOSE AT HIS / HER DISCRETION, TO HAVE THE CONTRACTOR TAG AND SPOT TREES WITH CUT LANDSCAPE ARCHITECT PARTICIPATION.
- ALL VINES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE ESPALIERED TO THE ADJACENT WALL OR FENCE. THIS SHALL OCCUR TWO WEEKS AFTER PLANTING.
- ALL SOIL AMENDING SHALL BE AS PER THE SOIL AGENCY REPORT (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF ROUGH GRADING) THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO OBTAIN THE SOIL TEST KIT, COLLECT AND MAIL THE SAMPLES, PAY THE FEE, AND RETURN THE RESULTS TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO PERFORMING SOIL PREPARATION.
- THE SOIL AMENDMENTS SPECIFIED BELOW ARE FOR BIDDING PURPOSES ONLY. THE ACTUAL AMENDMENTS SHALL CONFORM TO THE SOIL AGENCY REPORT AS PER NOTE # 8.
- THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS (SEE NOTE 9.)
 A) 1500 SQ. YD. OF MIX 12-12-12 COMMERCIAL FERTILIZER
 B) 1500 SQ. YD. OF MIX IRON SULFATE
 C) 10 LBS./CU. YD. OF AGRICULTURAL GYPSUM
 D) 10 LBS./CU. YD. OF MIX IRON SULFATE
 E) 10 LBS./CU. YD. OF AGRICULTURAL GYPSUM
 F) 10 LBS./CU. YD. OF AGRICULTURAL GYPSUM
- REFER TO SHEET L-4.0, DETAIL 'B' FOR STAKING TREES AND DETAIL 'C' FOR PLANTING SHRUBS.
- FERTILIZER TABLETS SHALL BE AGRIFORM 21 GRANT TABLETS (2-10-5) QUANTITIES AS FOLLOWS:
 1 GALLON = 1 TABLET
 5 GALLON = 2 TABLET
 1 PER 4" OF BOX SIZE
- PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- BACKFILL FOR FERNS, AZALEAS AND GARDENIAS: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
 1/3 PARTS NURSERY SAND #20
 1/3 PARTS CANADIAN PEAT #20SS
 1/3 PARTS LOWITE OR FOREST LUMBS
- THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-4-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF SIX POUNDS (6 LBS.) PER 1,000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- THE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
- ALL ESPALIERERS SHALL BE TRELLIS GROWN. REMOVE FROM TRELLISES AND ATTACH TO FENCE OR WALL.
- FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING.
- UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEIOUS MATERIAL, DEBRIS, AND TRASH GENERATED BY YOUR WORK AND YOUR LABORERS. THE PROPERTY OWNER HAS THE RIGHT TO CLEAN UP AFTER YOU AND CHARGE YOU FOR THIS SERVICE IF YOU FAIL TO CLEAN UP AFTER YOURSELF. BROOM AND WASH THE AREA CLEAN. UNLESS OTHER ARRANGEMENTS ARE MADE, YOU WILL PROVIDE AND PAY FOR ADEQUATE TOILET FACILITIES FOR YOUR LABORERS.
- WHEN THE CONTRACTOR HAS COMPLETED THE PLANTING, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND SET A TIME TO WALK THROUGH THE PROJECT. THE LANDSCAPE ARCHITECT WILL PREPARE A LETTER OF ACCEPTANCE TO BE SUBMITTED TO THE CLIENT LISTING ANY CORRECTIONS TO BE MADE, AND RECEIVING FINAL PAYMENT BE MADE TO THE CONTRACTOR AFTER CORRECTIONS ARE COMPLETE.
- UNLESS THE CONTRACT WITH THE CLIENT SPECIFIES OTHERWISE, THE CONTRACTOR SHALL MAINTAIN THE COMPLETED PROJECT FOR A PERIOD OF 90 DAYS AFTER FINAL ACCEPTANCE. MAINTENANCE INCLUDES MOWING AND EDGING LAWNS, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPERS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE AS STATED ON THE PLANS.
- UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SIGN SPECIFIES OTHERWISE YOU WILL BE HELD TO ALL.



(A) RAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORN



(D) ROSEMARINUS OFFICINALIS 'BLUE BOY' / ROSEMARY



(B) DIETES BICOLOR / FORTNIGHT LILY



(E) TRACHELOSPERMUM JASMINOIDES / STAR JASMINE



(C) PITTOSPORUM TOBIRA 'CREAM DE MINT' / VAREGATED PITTOSPORUM

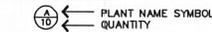


(F) PRUNUS CAROLINIANA / CAROLINA CHERRY



(J) ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET' / ROSEMARY

PLANT LEGEND

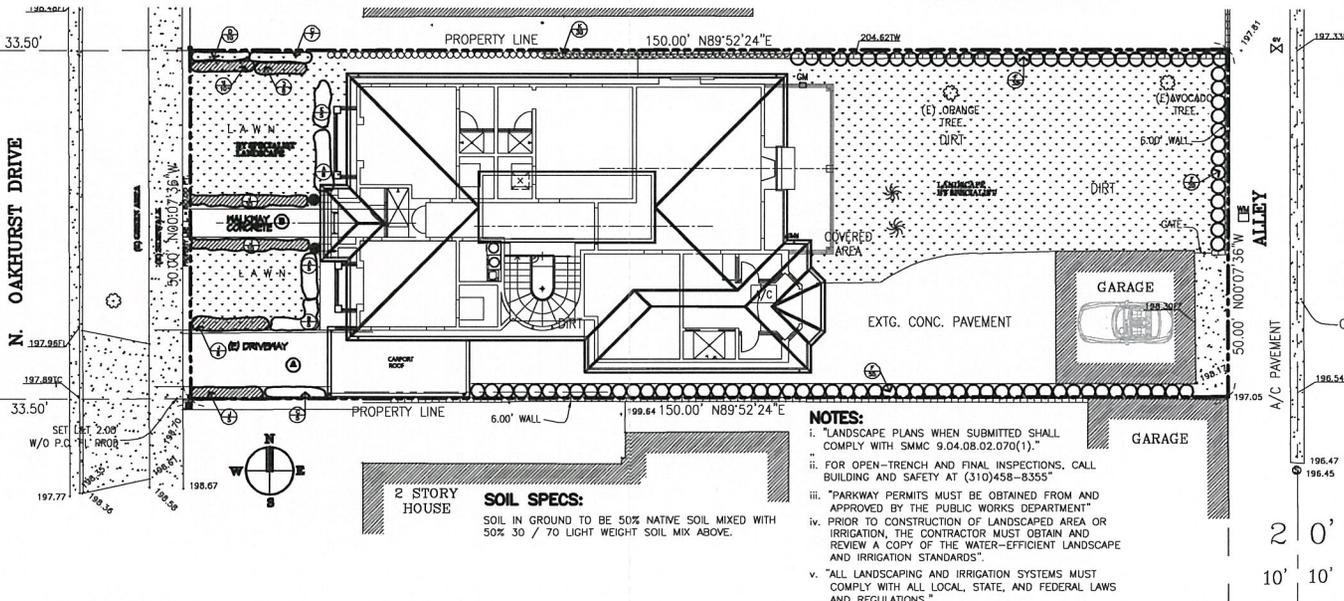


SYM-BOL	SIZE	BOTANIC / COMMON NAME
TREES		
(TA)	48" BOX	MELALUECA QUINQUENERVIA / CAJUPUT
SHRUBS		
(A)	15 GAL	RAPHIOLEPIS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORN
(B)	15 GAL	DIETES BICOLOR / FORTNIGHT LILY
(C)	15 GAL	PITTOSPORUM TOBIRA 'CREAM DE MINT' / VAREGATED PITTOSPORUM
(D)	15 GAL	ROSEMARINUS OFFICINALIS 'BLUE BOY' / ROSEMARY
(E)	5 GAL	TRACHELOSPERMUM JASMINOIDES / STAR JASMINE
(F)	24" BOX	PRUNUS CAROLINIANA / CAROLINA CHERRY (COLUMN FORM - FOLIAGE TOP TO BOTTOM)
(K)	1 GAL	AGAPANTHUS ORIENTALIS 'BENFRAN' / BABY PETE / LILY OF THE NILE

GROUND COVERS	
(J)	1 GAL ROSEMARINUS OFFICINALIS 'HUNTINGTON CARPET'
SOODED MARATHON 1 TURF	



MELALUECA QUINQUENERVIA / CAJUPUT



- NOTES:**
- LANDSCAPE PLANS WHEN SUBMITTED SHALL COMPLY WITH SMMC 9.04.08.02.070(1).
 - FOR OPEN-TRENCH AND FINAL INSPECTIONS, CALL BUILDING AND SAFETY AT (310)458-8355
 - "PARKWAY PERMITS MUST BE OBTAINED FROM AND APPROVED BY THE PUBLIC WORKS DEPARTMENT"
 - PRIOR TO CONSTRUCTION OF LANDSCAPED AREA OR IRRIGATION, THE CONTRACTOR MUST OBTAIN AND REVIEW A COPY OF THE WATER-EFFICIENT LANDSCAPE AND IRRIGATION STANDARDS.
 - "ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS."

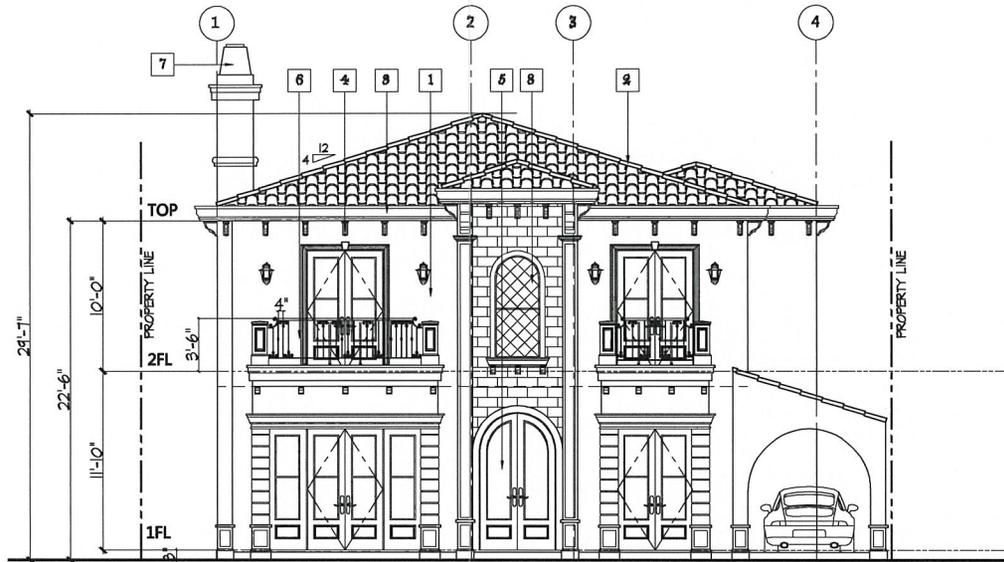
SOIL SPECS:
 SOIL IN GROUND TO BE 50% NATIVE SOIL MIXED WITH 50% 30 / 70 LIGHT WEIGHT SOIL MIX ABOVE.

L1

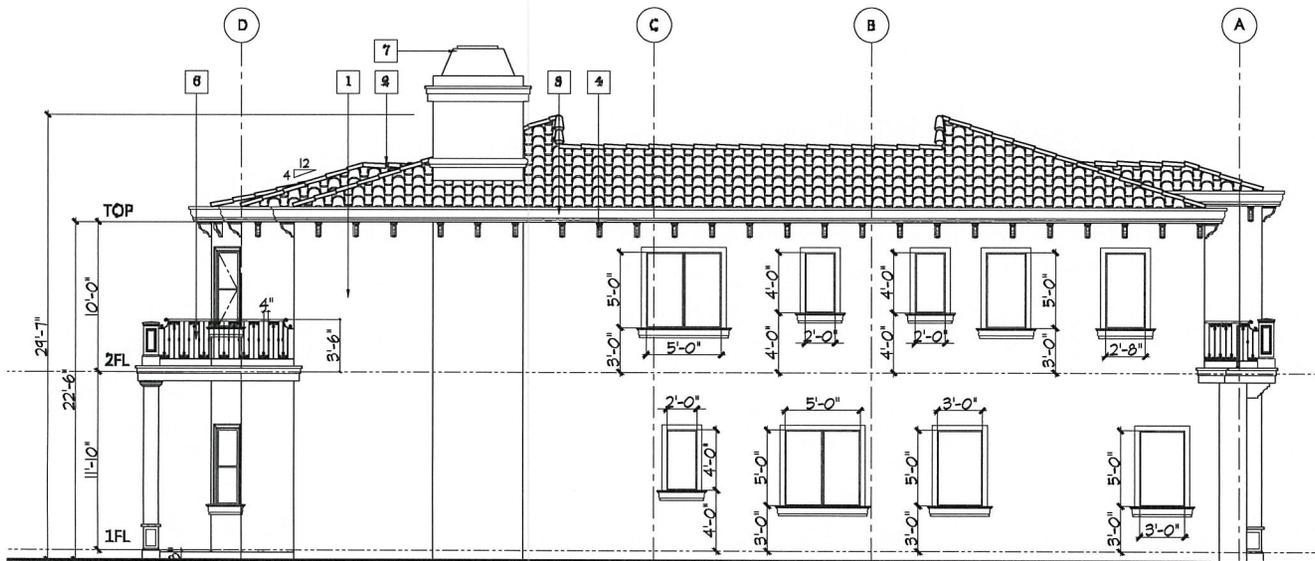
PLANTING PLAN

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 1000 W. 10th St. Suite 100
 Los Angeles, CA 90015
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 FAX: (310) 458-8356



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



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

EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL 82 HACIENDA (BASE 200)
- 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION U.S. TILE CLAY TILE ROOFING (DeANZA BLEND) PROVIDE 6AF#30 TYPE II FELT UNDERLAYMENT ICC-ESR# 2082
- 3 PRE-FORMED 6:1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL STAINED TO MATCH WALNUT COLOR
- 5 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
- 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DUNN EDWARDS
- 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
- 8 BEVELED GLASS

A-07

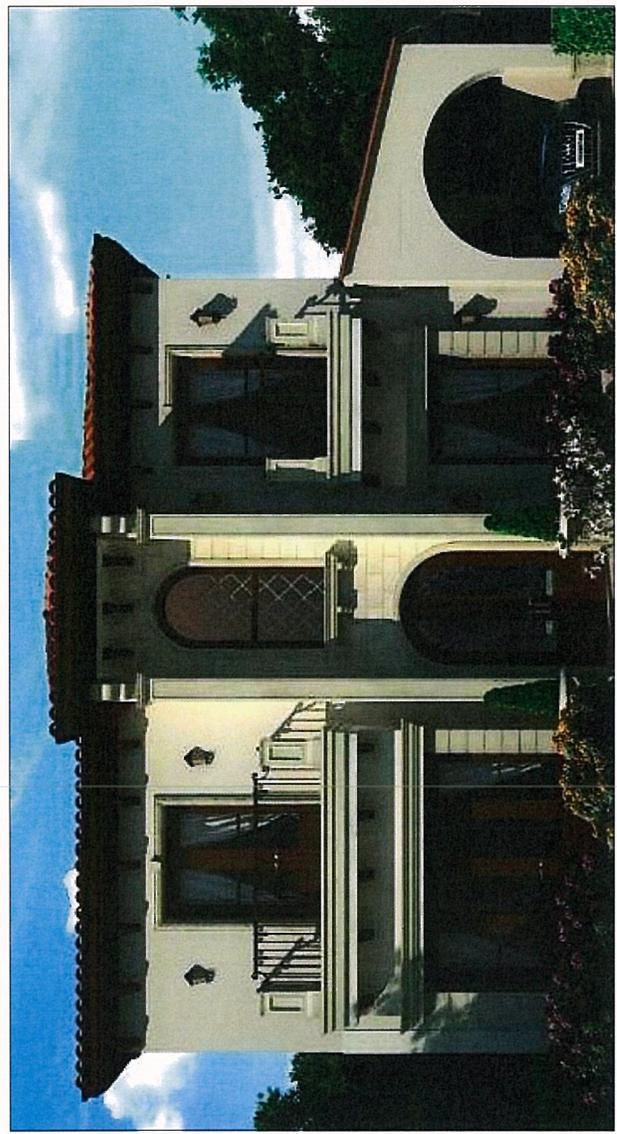
SCALE DATE DRAWN CHECKED
BY COMMENTS EAST & NORTH ELEVATIONS

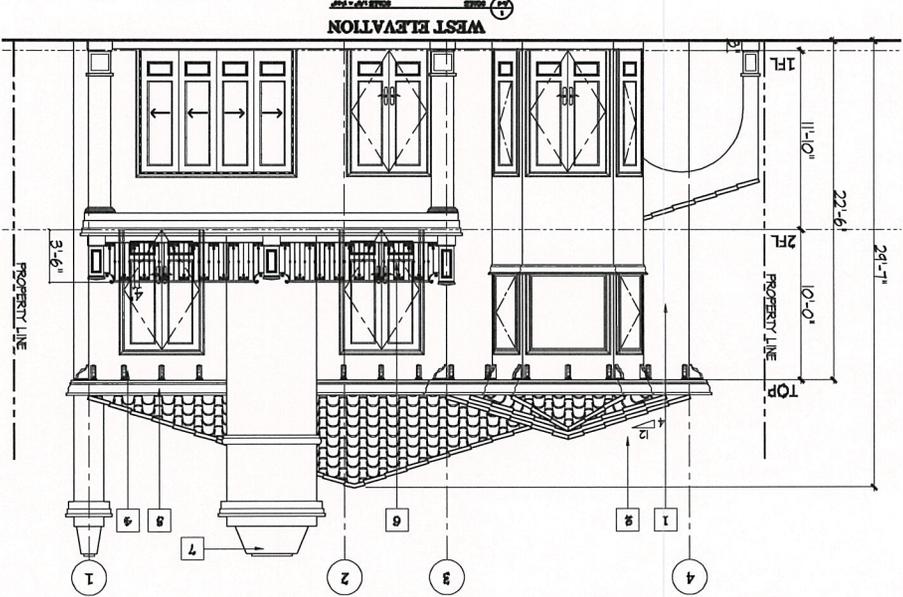
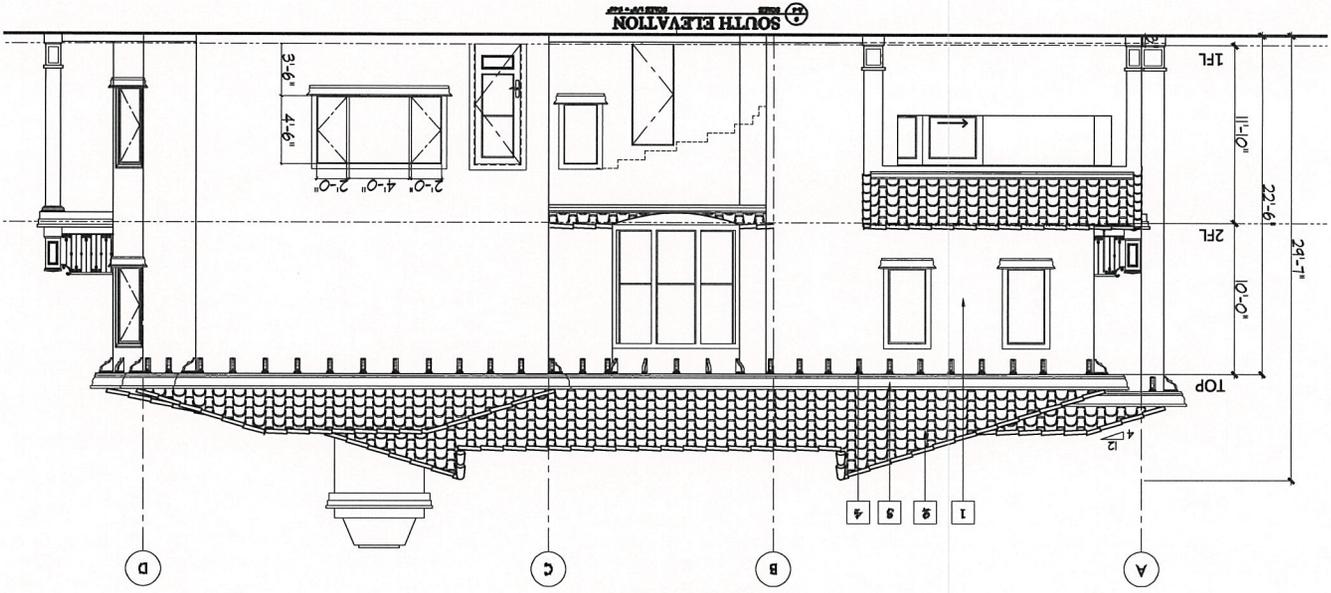
PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
210 N. Oakhurst Dr. Berkeley Hills CA 90210

H-Tech DESIGN
THE HIGHT TECH DESIGN FIRM INC. 1000 17TH ST. #100 BERKELEY CA 94710

NO. 001	NO. 001	NO. 001	NO. 001
DATE	DATE	DATE	DATE
REVISIONS	REVISIONS	REVISIONS	REVISIONS
SHEET NO. 1			
COLOR FRONT ELEVATION			

FRONT ELEVATION





- EXTERIOR FINISHES**
- 1 SMOOTH STUCCO RENDERING BY LA HABRA OR EQUAL. 02 HACIENDA (BASE 200)
 - 2 CLASS-A FIRE RETARDANT STRAIGHT BARREL MISSION US TILE CLAY TILE ROOFING (DARVA BLEND) PROVIDE GARFO TYPE II FELT UNDERLAYMENT ICC-ESR# 2002
 - 3 PRE-FORMED G1 GUTTER PAINTED METALLIC WEATHERED BROWN DEC 756 BY DINN EDWARDS
 - 4 DECORATIVE WOOD COOREL STAINED TO MATCH WALNUT COLOR
 - 5 CUSTOMIZED DOORS AND WINDOWS WOOD FRAMED LOW-E DUAL GLAZED STAINED TO MATCH WALNUT COLOR
 - 6 STEEL RAILING PAINTED METALLIC WEATHERED BROWN DEC 756 BY DINN EDWARDS
 - 7 CHIMNEY CAP WITH UL APPROVED SPARK ARRESTER
 - 8 BEVELED GLASS

SOUTH ELEVATION

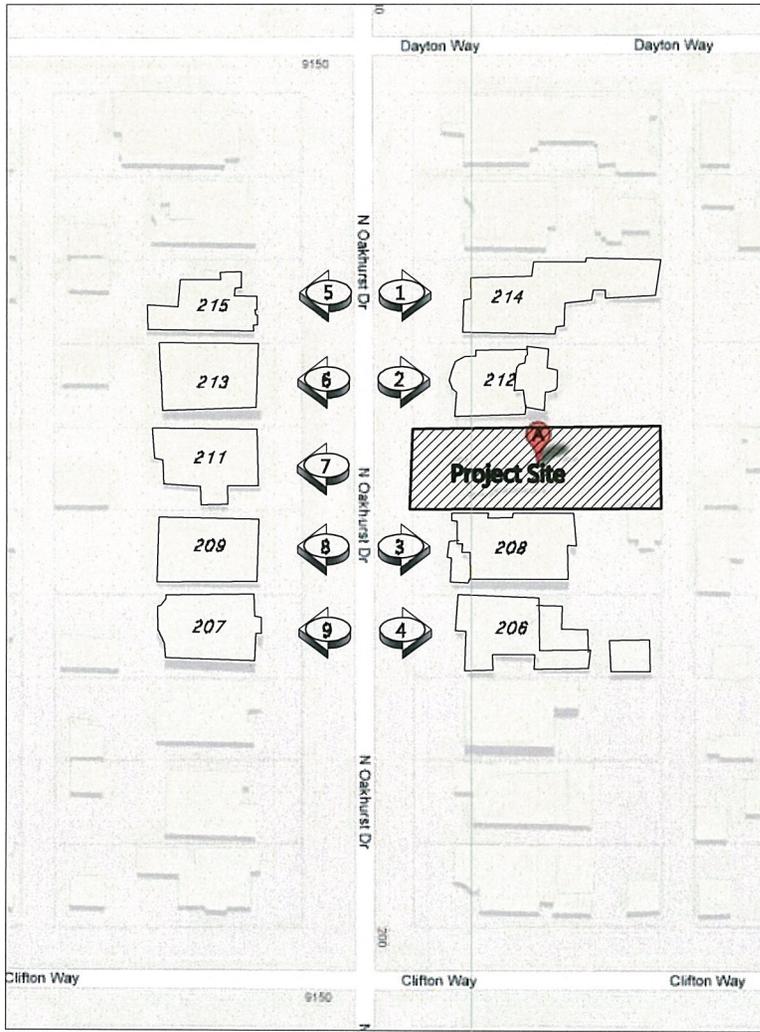
WEST ELEVATION



1 2 3 4 5 6

EXTERIOR FINISHES

- 1 SMOOTH STUCCO RENDERINGS
BY LA HABRA OR EQUAL
82 HACIENDA (BASE 200)
- 2 CLASS-A FIRE RETARDANT
STRAIGHT BARREL MISSION
US STE CLAY TILE ROOFING
(VANZA BLEND)
PROVIDE GARFISO TYPE II
FELT UNDERLAYMENT
ICC-ESR# 2082
- 3 PAINTED METALLIC WEATHERED BROWN
PRE-FORMED 61 GUTTER
DEC 756 BY DUNN EDWARDS
- 4 DECORATIVE WOOD CORBEL
STAINED TO MATCH WALNUT COLOR
CUSTOMIZED DOORS AND WINDOWS
WOOD FRAMED LOW-E DUAL GLAZED
STAINED TO MATCH WALNUT COLOR
- 5 STEEL RAILING PAINTED
METALLIC WEATHERED BROWN
DEC 756 BY DUNN EDWARDS
- 6



○ NEIGHBORING PROPERTY MAP

Neighboring Property Photo Key

- ① 214 N. Oakhurst Drive
- ② 212 N. Oakhurst Drive
- ③ 208 N. Oakhurst Drive
- ④ 206 N. Oakhurst Drive
- ⑤ 215 N. Oakhurst Drive
- ⑥ 213 N. Oakhurst Drive
- ⑦ 211 N. Oakhurst Drive
- ⑧ 209 N. Oakhurst Drive
- ⑨ 207 N. Oakhurst Drive



○ PROPOSED PROJECT SHOWING EXISTING STREETScape & PROPOSED LANDSCAPE



○ PROPOSED PROJECT SHOWING EXISTING STREETScape WITHOUT EXISTING & PROPOSED LANDSCAPE

DR-3

DATE:	SCALE:
DRAWN BY:	DATE:
CHECKED BY:	DATE:
PROJECT:	DATE:
PHOTO MONTAGE-STREETScape	

PROPOSED TWO STORY SINGLE FAMILY RESIDENCE
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○ PERSPECTIVE RENDERING - 1
SCALE 3/32"=1'-0"



○ PERSPECTIVE RENDERING - 2
SCALE 3/32"=1'-0"



○ PROPOSED RENDERING SHOWING EXISTING ADJACENT RESIDENCE
SCALE 3/32"=1'-0"

DR-4

SCALE	DATE	BY	CHK	DATE	BY

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