



Design Review Commission Report

Meeting Date: Thursday, August 2, 2012
(Continued from DRC meeting on July 9, 2012)

Subject: **718 North Canon Drive (PL# 120 2375)**
A request for an R-1 Design Review Permit to allow for a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Daryoush Safai, AIA

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

REPORT SUMMARY

The applicant is requesting design review approval to allow for 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 July 9, 2012 meeting (Attachment A). At that meeting, the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The Commission provided the following comments:

- The first floor massing does not work. There are better ways to incorporate balconies without having two boxes on the first floor.
- The bulk of space needs to be readjusted to reduce the boxy look of the façade.
- The horizontal molding is too heavy for the façade.
- The entrance is nice but the molding around the door is too heavy. Focus more on the door and allow the openings above the door to be their own element; the entry should be restudied and unified.
- The pediments above the first floor windows are awkward and do not fit with the windows.
- There are too many pilasters with the balustrades on the balconies.
- The windows should have more depth to them.
- The fence along the front property line is too detailed. A simpler design should be proposed.
- The shutters are nice but are too small and out of proportion with the windows.

As a result of the Commission's comments, the applicant has modified the project and is providing the Commission with four variations of the revised façade:

- Design-1: Three arched openings above the entryway and balustrades on the balconies.
- Design-1 alt.: Three arched openings above the entryway and wrought iron on the balconies.
- Design-2: One rectangular opening above the entryway and balustrades on the balconies.
- Design-2 alt.: One rectangular opening above the entryway and wrought iron on the balconies.

Attachment(s):

- A. July 9, 2012 DRC Staff Report and Previously Proposed Project
- B. Applicant's written response to Commission's Comments
- C. July 24, 2012 Site Visit Summary Letter
- D. July 27, 2012 Modification Letter (provided by property owner representative to the north)
- E. Revised Design Plans, Cut Sheets & Supporting Documents
- F. Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1192
cgordon@beverlyhills.org



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

The applicant has provided responses to the Commission's comments in Attachment B of this report. Additionally, due to privacy concerns expressed at the July 9, 2012 Commission meeting by the neighbor to the north of the property, a site visit was conducted on Tuesday, July 24, 2012 to review potential landscaping alternatives. In attendance were representatives of the property to the north, the property owners of 718 North Canon Drive, Daniel Weedon (landscape architect), and Cindy Gordon (City of Beverly Hills). The site visit consisted of visits to both properties to view potential privacy issues between the two properties and solutions to help mitigate any concerns. As a result of that meeting, a revised landscape plan is to be prepared and reviewed by both parties. As of the date of this report, the revised landscape plan has not been provided to staff and will be presented to the Commission at the meeting on August 2, 2012.

It is staff's understanding that ongoing discussions are continuing to occur between both parties. Included in Attachments C and D are letters from the landscape architect for 718 North Canon and a modification letter from the representatives for the property owners to the north, respectively.

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 another meeting.



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455 North Rexford Drive

August 2, 2012

Attachment A:

July 9, 2012 DRC Staff Report and Previously Proposed Project



Design Review Commission Report

Meeting Date: Monday, July 9, 2012
(Continued from the DRC meeting on March 1, 2012)

Subject: **718 North Canon Drive (PL# 120 2375)**
A request for an R-1 Design Review Permit to allow for a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project applicant: Daryoush Safai, AIA

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

REPORT SUMMARY

The applicant is requesting design review approval to allow for 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 March 1, 2012 meeting. At that meeting the Commission felt the design warranted further revisions and directed for the applicant to restudy the project. The Commission provided numerous comments regarding the Neo-classical style that was proposed at that meeting and the project has since been fully redesigned. The current proposed style is Italian Renaissance Revival; however, since it 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 does not require public notification as it is continued from another meeting. However, as the project has been fully re-designed, a 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. March 1, 2012 DRC Staff Report and Rendering
- B. Revised Detailed Design Description and Materials (Applicant Prepared)
- C. Revised Design Plans, Cut Sheets & Supporting Documents
- D. Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1192

cgordon@beverlyhills.org

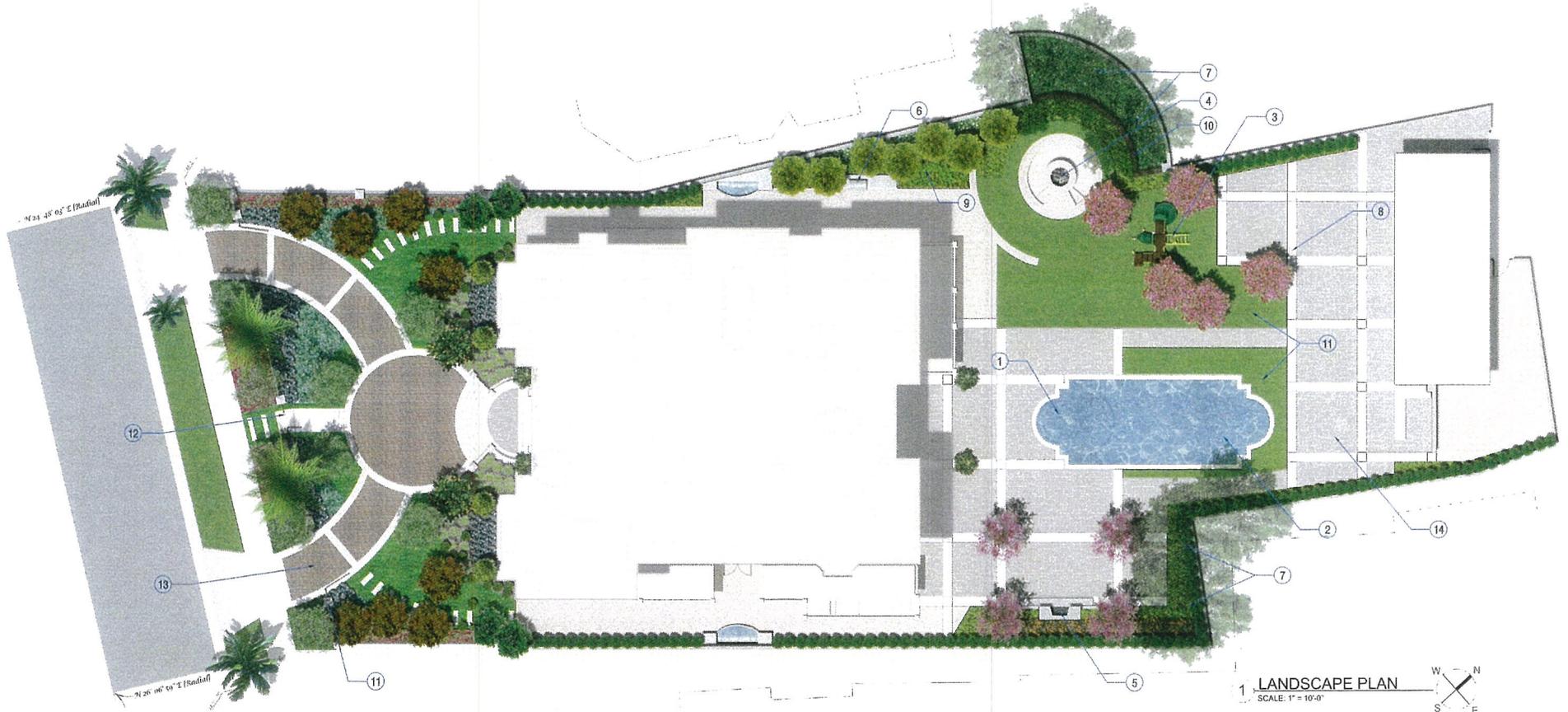
718 N. CANON DR. BEVERLY HILLS, CA 90210



WEST ELEVATION ALT #1



WEST ELEVATION ALT #2



1 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



PLANTING LEGEND

- | | | | |
|--|---|--|--|
| | PACHIRA AQUATICA
PALM TREE | | ATRICHUM AEGYPTIUM
HYBRID STRAWBERRY TREE |
| | PHOENIX PALM TREE
OR:
PAGONIA CAROLINENSIS
PALM TREE | | CITRUS LEMON IMPROVED MEYER
LEMON TREE |
| | TABEBUIA TREE
PRICKLY PEAR TREE | | CITRUS ORANGE 'HUMULI'
ORANGE TREE |
| | PYRUS SEMIPLATA KWAZAN
FLOWERING CHERRY | | FICUS MICROCARPA NATIVA
INDIAN LAUREL FIG |
| | OLEA EUROPAEA SWAN HILL
OLIVE TREE | | FRUIT TREES BY OWNER |
| | PLATANUS ACERIFOLIA BLOODGOOD
LONDON PLANE TREE | | EXISTING TREES TO REMAIN |
| | CUPRESSUS SEMPERVIRENS 'GLAUCA'
ITALIAN CYPRESS | | EXISTING PALM TREES TO REMAIN |

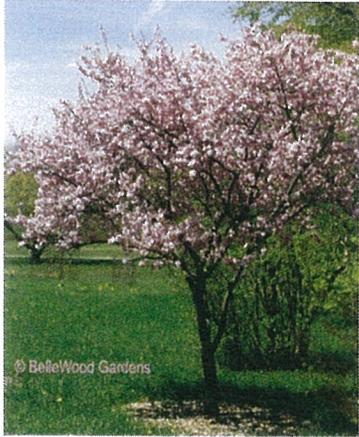
SHRUB & GROUNDCOVER

- | | | | |
|--|---|--|---|
| | BUXUS JAPONICA
JAPANESE BOXWOOD (BALL SHAPE) | | TRACHYPOGON JAMAICENSIS
STAR JASMINE |
| | STRELITZIA REGINAE
BIRD OF PARADISE | | XYLOPLEURA CONGESTUM
DENSE LOGWOOD |
| | LAMANDULA AUGUSTIFOLIA
ENGLISH LAVANDER | | CAREX PRAEGRACILIS
CLUSTERED FIELD SEDGE |
| | BOUGAINVILLEA OO LA LA MOTINA
BOUGAINVILLEA | | MARATHON 2 |
| | ROSA ICEBERG
ICEBERG ROSE | | HERB & VEG GARDEN BY OWNER |
| | ROSEMARY OF FICINAILS HUNTINGTON CARPET
HUNTINGTON CARPET ROSEMARY | | |
| | GARDENIA AUGUSTA MYSTERY
GARDENIA | | |
| | LONICERA JAPONICA
JAPANESE HONEYSUCKLE | | |

KEYNOTES

- 1 SPA
- 2 POOL
- 3 PLAY AREA W/ PLAY EQUIPMENT
- 4 SURFER FIREPIECE
- 5 FIREPLACE
- 6 BBQ W/ BAR
- 7 EXISTING TREE TO BE SAVED
- 8 BASKETBALL
- 9 HERB & VEG GARDEN
- 10 DRY STONE WALL
- 11 PLASTER W/ FENCE
- 12 GATE W/ FENCE
- 13 CORBELE STONE W/ CONCRETE BANDING
- 14 PEACOCK PAVEMENT W/ CONCRETE BANDING

Revisions	
6-25-2012	
6-27-2012	
 SCL Landscape Architects 718 N. CANTON DR. BEVERLY HILLS, CA 90210	
drawing title	
LANDSCAPE PLAN	
designed	project number
drawn	scale
checked	revision
revised	drawing number
date	LP-1
6-30-2012	



PRUNUS BLEIRIANA
FLOWERING PLUM



CYPRESSUS SEMPERVIRENS 'GLAUCA'
ITALIAN CYPRESS



OLEA EUROPAEA 'SWAN HILL'
OLIVE TREE



PRUNUS SERRULATA 'KWANZAN'
FLOWERING CHERRY



CITRUS LEMON 'IMPROVED MEYER'
LEMON TREE



TABEBUIA IMPETIGINOSA
PINK TRUMPET TREE



CITRUS ORANGE 'KUMQUAT'
ORANGE TREE



ARBUTUS 'MARINA'
HYBRID STRAWBERRY TREE



PHOENIX DALTYLIFERA
PALM TREE



PHOENIX CANARLENSIS
PALM TREE



PLATANUS ACERIFOLIA 'BLOODGOOD'
LONDON PLANE TREE



FICUS MICROCARPA 'NITIDA'
INDIAN LAUREL FIG



LAVANDULA AUGUSTIFOLIA
ENGLISH LAVANDER



BUXUS JAPONICA
JAPANESE BOXWOOD



LONICERA JAPONICA
JAPANESE HONEYSUCKLE



WESTRINGIA FRUTICOSA
COAST ROSEMARY



BOUGAINVILLEA OO LA LA 'MONKA'
BOUGAINVILLEA



TRACHELOSPERMUM JASMINOIDES
STAR JASMINE



CAREX PRAEGRACILIS
CLUSTERED FIELD SEDGE



GARDENIA AUGUSTA 'MYSTERY'
GARDENIA



ROSAS 'ICEBERG'
ICEBERG ROSE



ROSEMARINUS OFFICINALIS
'HUNTINGTON CARPET'
HUNTINGTON CARPET ROSEMARY



STRELITZIA REGINAE
BIRD OF PARADISE



XYLOSMA CONGESTUM
DENSE LOGWOOD



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment B:

Applicant's written responses to Commission's Comments

DARYOUSH SAFAI, AIA ARCHITECT

2932 WILSHIRE BLVD., SUITE 210, SANTA MONICA, CA 90403, TEL (310) 453-3335

E-mail: safai@verizon.net

July 23, 2012

RE: **718 N. Canon Drive**
Case No. PL1202375

Answer to the Commission Comments on July 9, 2012:

- 1) The first floor massing does not work. There are better ways to incorporate balconies without having two boxes on the first floor.
- 2) The bulk of space needs to be readjusted to reduce the boxy look of the facade.
We eliminated the 1st floor box modulation with the balcony on top and instead maintained the front facade flat (as per commissioners' suggestion) and incorporated a Juliet balcony with less balustrade (Design-1) or Juliet balcony with wrought iron railings (Design-2).
(See pictures of Architectural Concept A-14.3)
- 3) The horizontal molding is too heavy for the facade.
We completely eliminated the running horizontal molding.
- 4) The entrance is nice but the molding around the door is too heavy. Focus more on the door and allow the openings above the door to be their own element; the entry should be restudied and unified.
Main entry was redesigned so as to unify the three arch opening on the 2nd floor (Design-1); or unify with the door opening on the 2nd floor (Design-2).
(See pictures of Architectural Concept A-14.3)
- 5) The pediments above the first floor windows are awkward and do not fit with the windows.
The combination of pediments above the first floor windows and shutters is not rare for Italianate style of Architecture (See pictures of Architectural Concept A-14.3). But having said that we reconsider the suggestion and instead of totally removing it, we simplified the design of the said pediments so as to compliment the use of the shutters rather than making it look awkward.
- 6) There are too many pilasters with balustrades on the balconies.
(Design-1 & 2) Juliet balcony with less use of balustrade.
(Design-1 & 2 alternatives) Juliet balcony with metal and wrought iron railing.
- 7) The windows should have more depth to them.
Main entry door is setback 30 inches.
All windows on the first floor are setback 18 inches.
2nd floor door to Juliet balcony is also setback 18 inches.
- 8) The fence along the front property line is too detailed. A simpler design should be proposed.
The design of the front fence is simplified but still coherent with the Architectural style.

DARYOUSH SAFAI, AIA ARCHITECT

2932 WILSHIRE BLVD., SUITE 210, SANTA MONICA, CA 90403, TEL (310) 453-3335

E-mail: safai@verizon.net

- 9) The shutters are nice but are too small and out of proportion with the windows.
Since we gained some wall width on both sides by eliminating the protruding part of the first floor, we redesigned the shutters to be proportionate with the width of the windows.

I hope that I answered all comments in regards to the design of the front facade.

Thank you,
Daryoush Safai, AIA



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment C:

July 24, 2012 Site Visit Summary Letter

DW/LA LANDSCAPE ARCHITECTS

1216 Elm Street, Venice, CA 90291

Office: 1 (310) 827 2084 Fax: 1 (310) 827 4634 Cell: 1 (310) 228 7587

e-mail address: dan@dw-la.com web site: DW-LA.com

To all concerned parties

25 July 2012

Regarding: 718 North Canon Drive, Beverly Hills, CA

On Tuesday, 24 July 2012, a meeting was held at the Shragas property at 718 North Canon Drive, which included a visit to the Zarems property to the north. In attendance were the Zarems, the Shragas, Bob Hansen, a licensed arborist retained by the Zarems, legal council representing the Zarems and Cindy Gibson of the Beverly Hills Planning Dept., as well as myself, Daniel Weedon of DW/LA Landscape Architects.

As a result of the meeting, the following revisions were made to the earlier decisions outlined in the letter prepared by DW/LA dated 17 July, 2012, as regards trees, plantings, walls and fences along the shared property line between the two properties.

1. As regards the existing masonry wall along the shared north property line, from the front yard to the front of the existing house on 718 North Canon, a review of the survey shows that the existing masonry wall, is located in such a way that it does not place any of the Shragas lot on the Zarems side of the wall, and the wall is totally on the Shragas property and is the Shragas wall.

To address the Zarems concerns about existing trees on the Zarem property, in particular a Deodar Cedar located within a few feet of the wall, and the possibility of damage to that tree's roots if the existing wall were demolished and rebuilt, the Shragas have agreed to leave the wall in place where it stands. The Shragas do plan to construct a wall with columns across the front of their property to provide security, and such a wall includes the construction of masonry columns in a location that may affect roots of this particular Cedar tree. On the recommendations of the arborist, Mr. Hansen, it was agreed by the Shragas, that they will retain the services of a licensed arborist, who will monitor the careful hand excavation of the ground at the location of these proposed columns to determine if any roots exceeding 2 inches in diameter are located in the excavation area. That arborist will determine if any roots in that location, if removed, would present a threat to the Cedar tree, and make recommendations to precede that may include relocation of the columns or arborist prescribed methods to cut the roots or a change to the design of the footings to eliminate the threat to the Cedar tree. As no other excavations or construction are proposed along this portion of the shared property line wall, and the wall will remain in place as is, it appears no other Zarem trees will be effected adversely.

2. At the existing tree hedges between the two houses, located on the Shraga property, which presently provide some screening, the Shragas will, at a later date, after construction of the house is complete, remove these tree hedges and replace them with better quality screening trees to benefit both property owners for the purpose of privacy, specifically at the second story windows. Leaving the existing trees in place, for now, during construction, will

minimize dust and noise to the Zarems home.

Mr. Hansen, the arborist, recommended that the new trees be *Podocarpus Gracillior*, common name, Fern Pine. He felt these would be better suited to provide privacy between the two homes, and will thrive and grow with the limited light that will exist. Cindy Gibson, city Planner, reminded all in attendance, that city code stipulates that trees planted between properties not create a solid planted hedge over 7 foot tall and that the planned trees will not constitute a hedge if specific spacing between the canopies of the trees exists at time of planting. Such spacing will allow trees to exceed 7 foot heights along the property line. DW/LA will revise their plan for the trees along this shared property line to meet those city requirements and still meet the shared desire for privacy at first and second floor windows between the Zarems and Shragas. This same desire for privacy was voiced by the DRC at the previous public hearing.

Additionally, along this same area on the Zarems side of the wall, there exists one tree that is beginning to crack and damage the Shragas wall and will cause it to eventually fail and fall over. The Zarems agreed to remove this one tree to eliminate the problem. It is additionally understood that the Shragas arborist will at the time of installation of the new trees, supervise trimming back of some of the branches and foliage of the Zarem trees that overhang the Shragas property in a way that will minimize harm to these trees.

3. At the very rear shared property line, there exists a chain link fence on the Zarems property, that has redwood lattice inserts, which will meet pool enclosure / protection requirements between the properties, per code, and will therefore remain in place, with some repair to a limited damaged section. This will eliminate the possibility of damage to the roots of the Zarem trees along this area that may occur with the construction of a new wall or fence.

Within a short period of time, the Shragas will have the *Ficus* trees planted on the Zarems side of this fence, trimmed back to reduce the overhang onto the Shragas property. This trimming will be supervised by the Shragas arborist to minimize problems for the trees and will be limited to only those portions of the trees overhanging the Shragas property. The trimming will minimize the overhang onto the Shragas property but not eliminate it completely, so as to protect the health of the trees.

Additionally, both the Zarems and Shragas would like to see the trees height reduced by between 5 and 10 feet, such height reduction to be carried out by a tree trimming firm retained by the Zarems, as this height condition occurs on the Zarems side of the property line, which is at the location of the chain link fence. The ultimate goal is to reduce leaf litter on the Shragas property, maintain tree health, and maintain privacy between the properties.

Sincerely,

Daniel Weedon, Principal
Members of the American Society of Landscape Architects
California Licensed Landscape Architect, Registration # 1849
Arizona Licensed Landscape Architect, Registration # 14251



LAW OFFICES OF
JULIAN R. WARNER
ATTORNEY AT LAW
12121 WILSHIRE BOULEVARD
SUITE 1350
LOS ANGELES, CALIFORNIA 90025
TELEPHONE (310) 477-1200
FACSIMILE (310) 479-0112
July 27, 2012

BY EMAIL (cgordon@beverlyhills.org)
Cindy Gordon
City of Beverly Hills
455 North Rexford Drive
Beverly Hills, CA90210

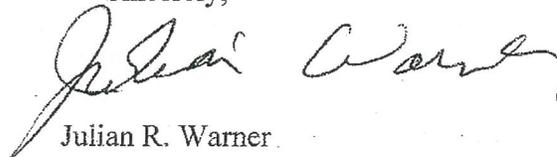
RE: 718 North Canon

Dear Ms. Gordon:

Having received no response to your yesterday's request to Dan Wheedon to make the Zarem party modifications to Mr. Wheedon's July 25, 2012 letter, I enclose herewith a redlined draft of that letter showing the requested modifications. As Mr. Wheedon apparently has not modified the letter to incorporate these modifications, it would be appreciated if you could include the enclosed redline with the package that is being submitted to the Commissioners, so that they may be aware of the Zarem's understanding of the dialogue that occurred between the neighboring parties at the site meeting earlier this week.

As always, thank you for your help.

Sincerely,



Julian R. Warner

cc: Zarems



Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment D:

July 27, 2012 Modification Letter

(provided by property owner representative to the north)

SHOWING ZAREM PARTY
REQUESTED MODIFICATIONS

DW/LA LANDSCAPE ARCHITECTS

1216 Elm Street, Venice, CA 90291

office.- 1 (310) 827 2084 Fax.- 1 (810) 827 4684 cell.- 1 (310) 228 7587

e-mail address: dan@dw-la.com web site: DW-LA.com

To all concerned parties

25 July 2012

Regarding: 718 North Canon Drive, Beverly Hills, CA

On Tuesday, 24 July 2012, a meeting was held at the Shragas property at 718 North Canon Drive, which included a visit to the Zarems property to the north. In attendance were the Zarems, the Shragas, Bob Hansen, a **Registered Consulting** licensed arborist retained by the Zarems, legal council representing the Zarems and Cindy Gordon Gibson of the Beverly Hills Planning Dept., as well as myself, Daniel Weedon of DW-LA Landscape Architects.

As a result of the meeting, the following revisions were made to the earlier decisions outlined in the letter prepared by DW-LA dated 17 July, 2012, as regards trees, plantings, walls and fences along the shared property line between the two properties.

1. As regards the existing masonry wall along the shared north property line, from the front yard to the front of the existing house on 718 North Canon, a review of the survey shows that the existing masonry wall, is located in such a way that it does not place any of the Shragas lot on the Zarems side of the wall, and the wall is totally on the Shragas property and is the Shragas Wall.

To address the Zarems concerns about existing trees on the Zarem property, in particular a Deodar Cedar located within a few feet of the wall, and the possibility of damage to that trees roots if the existing wall were demolished and rebuilt, the Shragas have agreed to leave the wall in place where it stands. The Shragas do plan to construct a wall with columns across the front of their property to provide security, and such a wall includes the construction of masonry columns in a location that may affect roots of this particular Cedar tree. On the recommendations of the arborist, Mr. Hansen, it was agreed by the Shragas, that they will retain the services of a **Registered Consulting** licensed arborist, who will monitor the careful hand excavation of the ground at the location of these proposed columns to determine if any roots exceeding 2 inches in diameter are located in the excavation area. That arborist will determine if any roots in that location, if removed, would present a threat to the Cedar tree, and make recommendations to proceed that may include relocation of the columns or arborist prescribed methods to cut the roots or a change to the design of the footings to eliminate the threat to the Cedar tree. As no other excavations or construction are proposed along this portion of the shared property line wall, and the wall will remain in place as is, it appears no other Zarem trees will be ~~affected~~ affected adversely.

2. At the existing trees hedges between the two houses, located on the Shraga property, which presently provide some screening, the Shragas will, at a later date, after construction of the house is complete, remove these trees hedges and replace them with

better quality screening trees to benefit both property owners for the purpose of privacy, specifically at the **first and second floor** story windows. Leaving the existing trees in place, for now, during construction, will minimize dust and noise to the Zarems home.

Mr. Hansen, the arborist, **suggested** ~~recommended~~ that the new trees be Podocarpus Gracilior, common name, Fern Pine, **because they appear to be most resistant to oak root fungus**. He felt these would be better suited to provide privacy between the two homes, and will thrive and grow with the limited light that will exist. Cindy Gordon Gibson, City Planner, reminded all in attendance, that city code stipulates that trees planted between properties not create a solid planted hedge over 7 foot tall and that the planned trees will not constitute a hedge if specific spacing between the canopies of the trees exists at time of planting. Such spacing will allow **36 inch boxed trees** to exceed 7 foot heights along the property line **at the time of planting**. DW/LA will revise their plan for the trees along this shared property line to meet those city requirements and still meet the shared desire for privacy at first and second floor windows between the Zarems and Shragas. This same desire for privacy was voiced by the DRC at the previous public hearing.

Additionally, along this same area on the Zarems side of the wall, there exists one tree that is beginning to crack and damage the Shragas wall and will cause it to eventually fail and fall over. The Zarems **have** agreed to remove this one tree to eliminate the problem. It is additionally understood that the Shragas arborist will at the time of installation of the new trees, supervise trimming back of some of the branches and foliage of the Zarem trees that overhang the Shragas property in a way that will minimize harm to these trees.

3. At the very rear shared property line, there exists a chain link fence on the Zarems property, that has redwood lattice inserts, which will meet pool enclosure / protection requirements between the properties, per code, and will therefore remain in place, with some repair to a limited damaged section. This will eliminate the possibility of damage to the roots of the Zarem trees along this area that may occur with the construction of a new wall or fence.

Within a short period of time, the Shragas will have the Ficus trees planted on the Zarems side of this fence, trimmed back to reduce the overhang onto the Shragas property. This trimming will be supervised by the Shragas arborist to minimize problems for the trees and will be limited to only those portions of the trees overhanging the Shragas property. The trimming will minimize the overhang onto the Shragas property but not eliminate it completely, so as to protect the health of the trees.

Additionally, ~~both the Zarems and Shragas~~ would like to see the trees height reduced. ~~by between 5 and 10 feet~~. Such height reduction to be carried out by a tree trimming firm retained by the Zarems, as this height condition occurs on the Zarems side of the property line, which is at the location of the chain link fence. **The height reduction will be determined by what is suitable to the Zarems**. The ultimate goal is to reduce leaf litter on the Shragas property, maintain tree health, and maintain privacy between the properties.



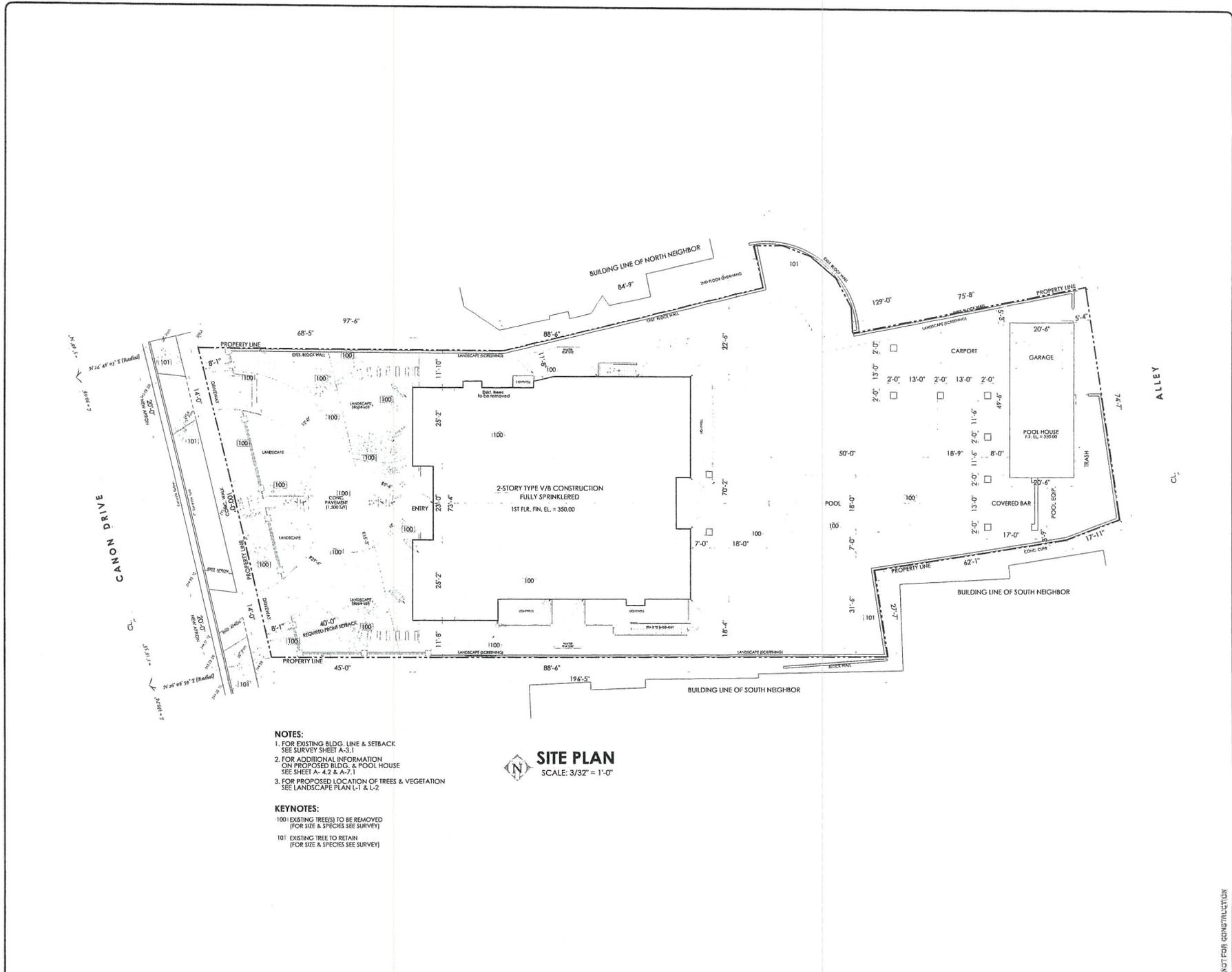
Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment E:

Revised design plans, cut sheets
and supporting elements



- NOTES:**
1. FOR EXISTING BLDG. LINE & SETBACK SEE SURVEY SHEET A-3.1
 2. FOR ADDITIONAL INFORMATION ON PROPOSED BLDG. & POOL HOUSE SEE SHEET A-4.2 & A-7.1
 3. FOR PROPOSED LOCATION OF TREES & VEGETATION SEE LANDSCAPE PLAN L-1 & L-2

- KEYNOTES:**
- 100 EXISTING TREES TO BE REMOVED (FOR SIZE & SPECIES SEE SURVEY)
 - 101 EXISTING TREE TO RETAIN (FOR SIZE & SPECIES SEE SURVEY)

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

Revisions:

Architect:

DARYOUSH SAFAI
AIA Architect
2733 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel: (310) 453-3335
Email: dsafai@varonon.net
www.architect.com

Architect Stamp:

Project Title:

**2 - STORY
SINGLE FAMILY
DWELLING**

718 N. CANON DR.
BEVERLY HILLS, CA 90210

Owner:

**Ephraim & Jita
Shraga**

718 N. CANON DR.
BEVERLY HILLS, CA 90210

Sheet Content:

SITE PLAN

Date: 05/01/12
Scale: 3/32" = 1'-0"
CAD: ROD
Job:
Sheet:

A-4.1

0 of 0 Sheets

NOT FOR CONSTRUCTION

KEYNOTES:

- |100| PROVIDE A FIRE LOUVER AT WALL (12' X 12')
- |101| GUTTERLINE
- |102| EAVE MOUNDING LINE
- |103| SUN TUNNEL SKYLIGHT
- |104| ROOF ACCESS
- |105| A/C UNIT
- |106| SEE SECTION
- |107| ATTIC VENTILATION LOUVER AT WALL (12' X 12')

ROOFING SPECIFICATION
FIVE (5) PLY BUILT-UP ROOFING SYSTEM
 FOR USE OVER PLYWOOD OR OTHER SIMILAR DECKS



NOTES:

1. SEE ALL NOTES ON SHEETS A-6.1, A-6.2, A-6.3, A-6.4, A-6.5, A-6.6, A-6.7, A-6.8, A-6.9, A-6.10, A-6.11, A-6.12, A-6.13, A-6.14, A-6.15, A-6.16, A-6.17, A-6.18, A-6.19, A-6.20, A-6.21, A-6.22, A-6.23, A-6.24, A-6.25, A-6.26, A-6.27, A-6.28, A-6.29, A-6.30, A-6.31, A-6.32, A-6.33, A-6.34, A-6.35, A-6.36, A-6.37, A-6.38, A-6.39, A-6.40, A-6.41, A-6.42, A-6.43, A-6.44, A-6.45, A-6.46, A-6.47, A-6.48, A-6.49, A-6.50, A-6.51, A-6.52, A-6.53, A-6.54, A-6.55, A-6.56, A-6.57, A-6.58, A-6.59, A-6.60, A-6.61, A-6.62, A-6.63, A-6.64, A-6.65, A-6.66, A-6.67, A-6.68, A-6.69, A-6.70, A-6.71, A-6.72, A-6.73, A-6.74, A-6.75, A-6.76, A-6.77, A-6.78, A-6.79, A-6.80, A-6.81, A-6.82, A-6.83, A-6.84, A-6.85, A-6.86, A-6.87, A-6.88, A-6.89, A-6.90, A-6.91, A-6.92, A-6.93, A-6.94, A-6.95, A-6.96, A-6.97, A-6.98, A-6.99, A-6.100.

LEVELS, ELEVATIONS AND OVERLAP SPECIFICATIONS

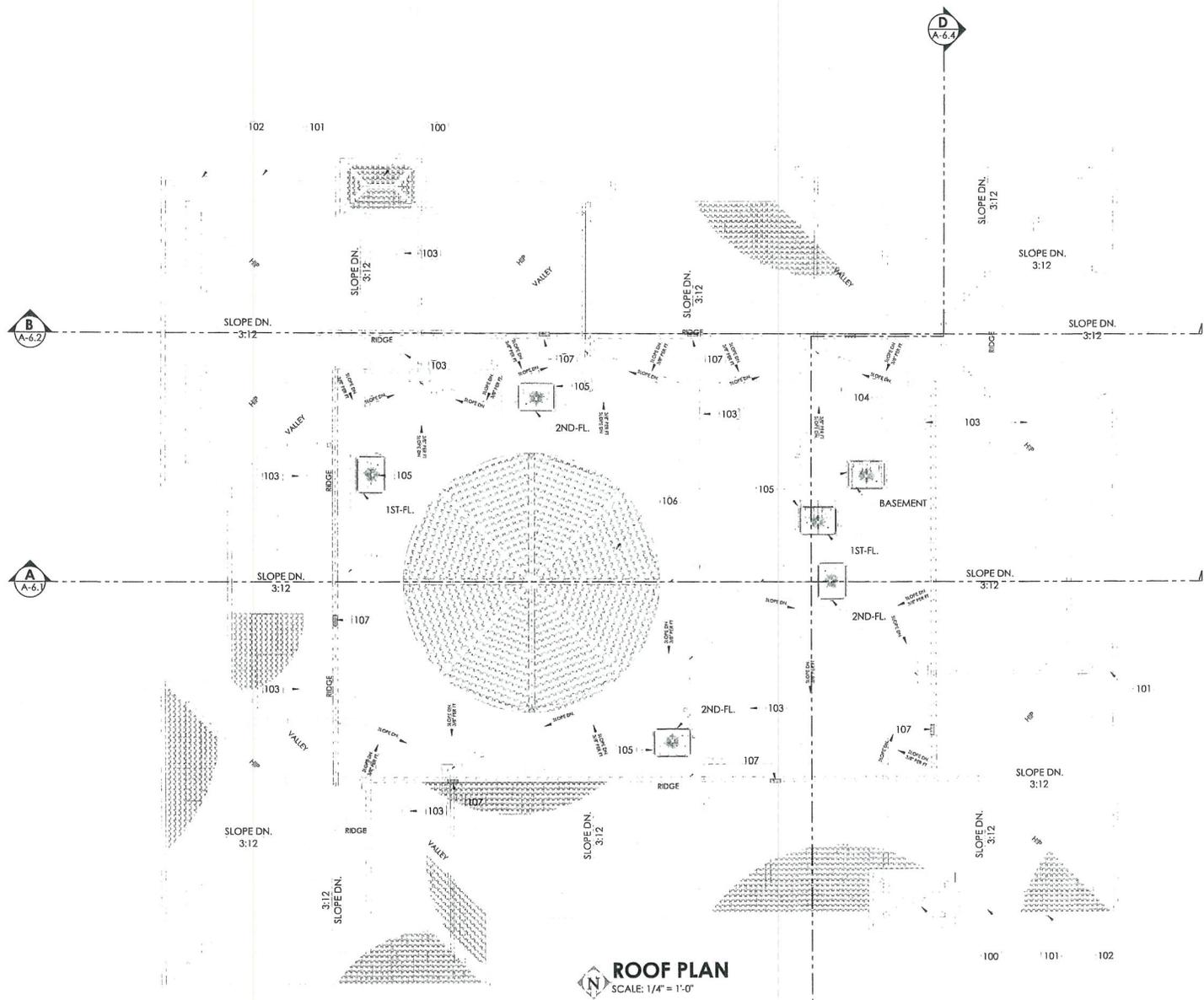
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ROOF FINISH	100.00	0.00
ROOF DECK	99.00	0.00
ROOF STRUCTURE	98.00	0.00
ROOF TRUSS	97.00	0.00
ROOF GIRDER	96.00	0.00
ROOF COLUMN	95.00	0.00
ROOF WALL	94.00	0.00
ROOF FLOOR	93.00	0.00
ROOF CEILING	92.00	0.00
ROOF RAMP	91.00	0.00
ROOF STAIR	90.00	0.00
ROOF ELEVATION	89.00	0.00
ROOF FINISH	88.00	0.00
ROOF DECK	87.00	0.00
ROOF STRUCTURE	86.00	0.00
ROOF TRUSS	85.00	0.00
ROOF GIRDER	84.00	0.00
ROOF COLUMN	83.00	0.00
ROOF WALL	82.00	0.00
ROOF FLOOR	81.00	0.00
ROOF CEILING	80.00	0.00
ROOF RAMP	79.00	0.00
ROOF STAIR	78.00	0.00
ROOF ELEVATION	77.00	0.00
ROOF FINISH	76.00	0.00
ROOF DECK	75.00	0.00
ROOF STRUCTURE	74.00	0.00
ROOF TRUSS	73.00	0.00
ROOF GIRDER	72.00	0.00
ROOF COLUMN	71.00	0.00
ROOF WALL	70.00	0.00
ROOF FLOOR	69.00	0.00
ROOF CEILING	68.00	0.00
ROOF RAMP	67.00	0.00
ROOF STAIR	66.00	0.00
ROOF ELEVATION	65.00	0.00
ROOF FINISH	64.00	0.00
ROOF DECK	63.00	0.00
ROOF STRUCTURE	62.00	0.00
ROOF TRUSS	61.00	0.00
ROOF GIRDER	60.00	0.00
ROOF COLUMN	59.00	0.00
ROOF WALL	58.00	0.00
ROOF FLOOR	57.00	0.00
ROOF CEILING	56.00	0.00
ROOF RAMP	55.00	0.00
ROOF STAIR	54.00	0.00
ROOF ELEVATION	53.00	0.00
ROOF FINISH	52.00	0.00
ROOF DECK	51.00	0.00
ROOF STRUCTURE	50.00	0.00
ROOF TRUSS	49.00	0.00
ROOF GIRDER	48.00	0.00
ROOF COLUMN	47.00	0.00
ROOF WALL	46.00	0.00
ROOF FLOOR	45.00	0.00
ROOF CEILING	44.00	0.00
ROOF RAMP	43.00	0.00
ROOF STAIR	42.00	0.00
ROOF ELEVATION	41.00	0.00
ROOF FINISH	40.00	0.00
ROOF DECK	39.00	0.00
ROOF STRUCTURE	38.00	0.00
ROOF TRUSS	37.00	0.00
ROOF GIRDER	36.00	0.00
ROOF COLUMN	35.00	0.00
ROOF WALL	34.00	0.00
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ROOF DECK	27.00	0.00
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ROOF TRUSS	25.00	0.00
ROOF GIRDER	24.00	0.00
ROOF COLUMN	23.00	0.00
ROOF WALL	22.00	0.00
ROOF FLOOR	21.00	0.00
ROOF CEILING	20.00	0.00
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ROOF STAIR	18.00	0.00
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ROOF FINISH	16.00	0.00
ROOF DECK	15.00	0.00
ROOF STRUCTURE	14.00	0.00
ROOF TRUSS	13.00	0.00
ROOF GIRDER	12.00	0.00
ROOF COLUMN	11.00	0.00
ROOF WALL	10.00	0.00
ROOF FLOOR	9.00	0.00
ROOF CEILING	8.00	0.00
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ROOF TRUSS	1.00	0.00
ROOF GIRDER	0.00	0.00
ROOF COLUMN	-1.00	0.00
ROOF WALL	-2.00	0.00
ROOF FLOOR	-3.00	0.00
ROOF CEILING	-4.00	0.00
ROOF RAMP	-5.00	0.00
ROOF STAIR	-6.00	0.00
ROOF ELEVATION	-7.00	0.00
ROOF FINISH	-8.00	0.00
ROOF DECK	-9.00	0.00
ROOF STRUCTURE	-10.00	0.00
ROOF TRUSS	-11.00	0.00
ROOF GIRDER	-12.00	0.00
ROOF COLUMN	-13.00	0.00
ROOF WALL	-14.00	0.00
ROOF FLOOR	-15.00	0.00
ROOF CEILING	-16.00	0.00
ROOF RAMP	-17.00	0.00
ROOF STAIR	-18.00	0.00
ROOF ELEVATION	-19.00	0.00
ROOF FINISH	-20.00	0.00
ROOF DECK	-21.00	0.00
ROOF STRUCTURE	-22.00	0.00
ROOF TRUSS	-23.00	0.00
ROOF GIRDER	-24.00	0.00
ROOF COLUMN	-25.00	0.00
ROOF WALL	-26.00	0.00
ROOF FLOOR	-27.00	0.00
ROOF CEILING	-28.00	0.00
ROOF RAMP	-29.00	0.00
ROOF STAIR	-30.00	0.00

KEYNOTES:

- |100| PROVIDE A FIRE LOUVER AT WALL (12' X 12')
- |101| GUTTERLINE
- |102| EAVE MOUNDING LINE
- |103| SUN TUNNEL SKYLIGHT
- |104| ROOF ACCESS
- |105| A/C UNIT
- |106| SEE SECTION
- |107| ATTIC VENTILATION LOUVER AT WALL (12' X 12')

BALCONY WATERPROOFING
 FIRE RETARDANT TYPED: RR # 25171

1. SEE ALL NOTES ON SHEETS A-6.1, A-6.2, A-6.3, A-6.4, A-6.5, A-6.6, A-6.7, A-6.8, A-6.9, A-6.10, A-6.11, A-6.12, A-6.13, A-6.14, A-6.15, A-6.16, A-6.17, A-6.18, A-6.19, A-6.20, A-6.21, A-6.22, A-6.23, A-6.24, A-6.25, A-6.26, A-6.27, A-6.28, A-6.29, A-6.30, A-6.31, A-6.32, A-6.33, A-6.34, A-6.35, A-6.36, A-6.37, A-6.38, A-6.39, A-6.40, A-6.41, A-6.42, A-6.43, A-6.44, A-6.45, A-6.46, A-6.47, A-6.48, A-6.49, A-6.50, A-6.51, A-6.52, A-6.53, A-6.54, A-6.55, A-6.56, A-6.57, A-6.58, A-6.59, A-6.60, A-6.61, A-6.62, A-6.63, A-6.64, A-6.65, A-6.66, A-6.67, A-6.68, A-6.69, A-6.70, A-6.71, A-6.72, A-6.73, A-6.74, A-6.75, A-6.76, A-6.77, A-6.78, A-6.79, A-6.80, A-6.81, A-6.82, A-6.83, A-6.84, A-6.85, A-6.86, A-6.87, A-6.88, A-6.89, A-6.90, A-6.91, A-6.92, A-6.93, A-6.94, A-6.95, A-6.96, A-6.97, A-6.98, A-6.99, A-6.100.



ROOF PLAN
 SCALE: 1/4" = 1'-0"

Revisions:

Architect:
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 AIA Architect
 2932 Wilshire Boulevard, #210
 Santa Monica, CA 90403
 Tel: (310) 453-3335
 Email: dsafai@verizon.net
 www.dsaifia.com

Architect Stamp:

Project Title:
2 - STORY SINGLE FAMILY DWELLING
 718, N. CANYON DR.
 BEVERLY HILLS, CA 90210

Owner:
Ephraim & Jila Shraga
 718, N. CANYON DR.
 BEVERLY HILLS, CA 90210

Sheet Content:
ROOF PLAN

Date : 05 / 01 / 12
 Scale : 1/4" = 1'-0"
 CAD : ROD
 Job :
 Sheet :
A-4.5
 Of 0 Sheets

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TWO-PIECE MISSION ROOFING TILE



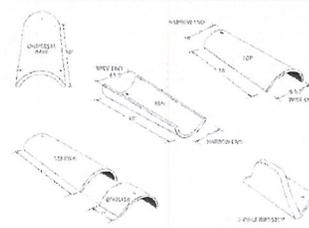
TILE LAYOUT/ALIGNMENT GUIDE



3-Piece Mission Tile Layout/Alignment Guide

NORMAL WEIGHT TYPICAL LAYOUT HEIGHT	1.5" (38)	SPACE BETWEEN TYPICAL LAYOUT HEIGHT	1.0" (25)	MINIMUM OVERLAP HEIGHT	1.0" (25)
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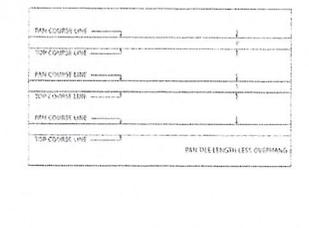
***Tile Size Difference:** For proper fit, this tile should be 1/32" (2.54) in height. The manufacturer should "trim" the bottom of the tile to meet this height. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 3 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

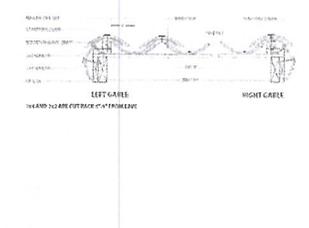
TILE OVERLAP/ALIGNMENT
The gutter system should properly receive and securely align the tiles. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

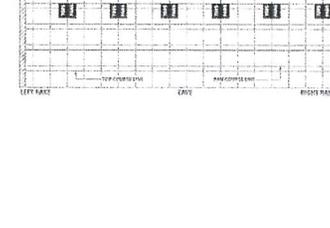
VERTICAL ALIGNMENT
The vertical alignment of the tiles should be such that the tiles are installed with the bottom edge of the tile flush with the bottom edge of the tile below it. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

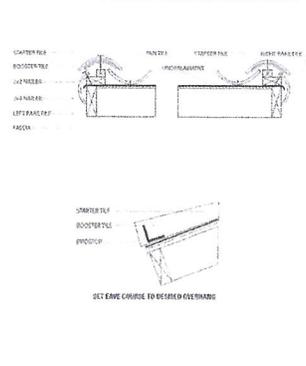
LAYOUT GUIDE
The layout of the tiles should be such that the tiles are installed with the bottom edge of the tile flush with the bottom edge of the tile below it. The tile should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

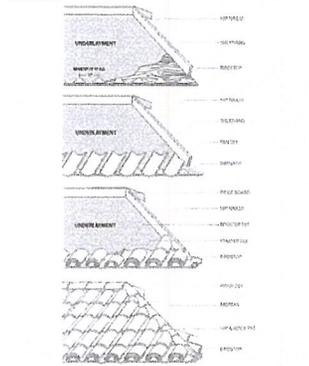
STARTER TILE INSTALLATION
Starter tiles should be installed in a staggered pattern along the eave. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

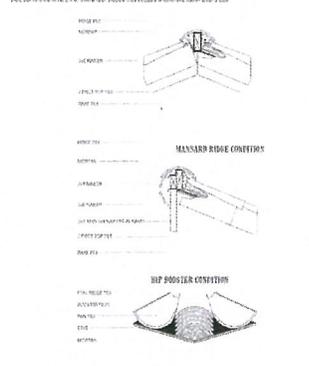
TILE TILE INSTALLATION
The tiles should be installed in a staggered pattern along the eave. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

3-Piece Mission Tile Layout/Alignment Guide

STARTER TILE AND DOWNSTOP INSTALLATION
Starter tiles should be installed in a staggered pattern along the eave. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 3 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

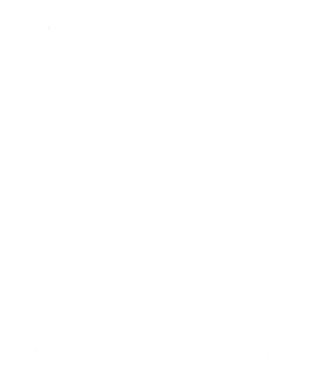
DOWNSTOP AND GUTTER COVERING INSTALLATION
The tiles should be installed in a staggered pattern along the eave. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

2-Piece Mission Tile Layout/Alignment Guide

DOWNSTOP AND GUTTER COVERING INSTALLATION
The tiles should be installed in a staggered pattern along the eave. The tiles should be installed with the bottom edge of the tile flush with the bottom edge of the tile below it.



MISSION 2 TILE LAYOUT/ALIGNMENT GUIDE

Revised:

Architect:
DARYOUSH SAFAI
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Irvine, CA 92614
Tel: 949.453.9326
Fax: 949.453.9326
www.dsa.com

Architect Stamp

Project ID:
**2 - STORY
SINGLE FAMILY
DWELLING**
718 H. CARON DR.
REVERLY HILLS, CA 92670

Contractor:
**Ephraim & Jila
Shraga**

718 H. CARON DR.
REVERLY HILLS, CA 92670

Sheet Count:

**ROOF
SPECIFICATION**

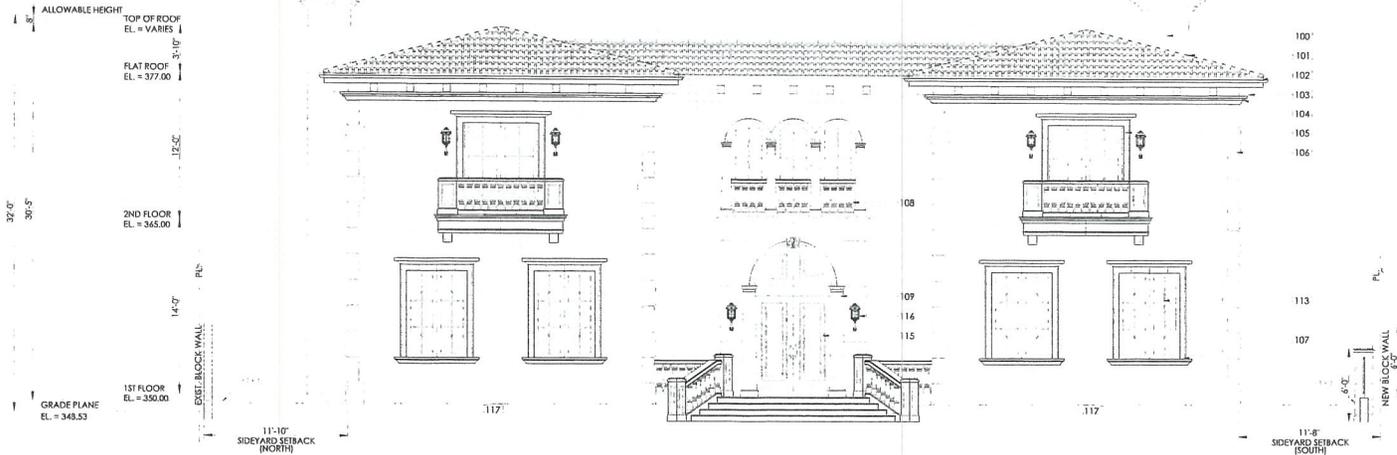
Date: 05/01/12
Scale: 1/4" = 1'-0"
CAD: POC
Rev: 0
Sheet

A-4.5.1

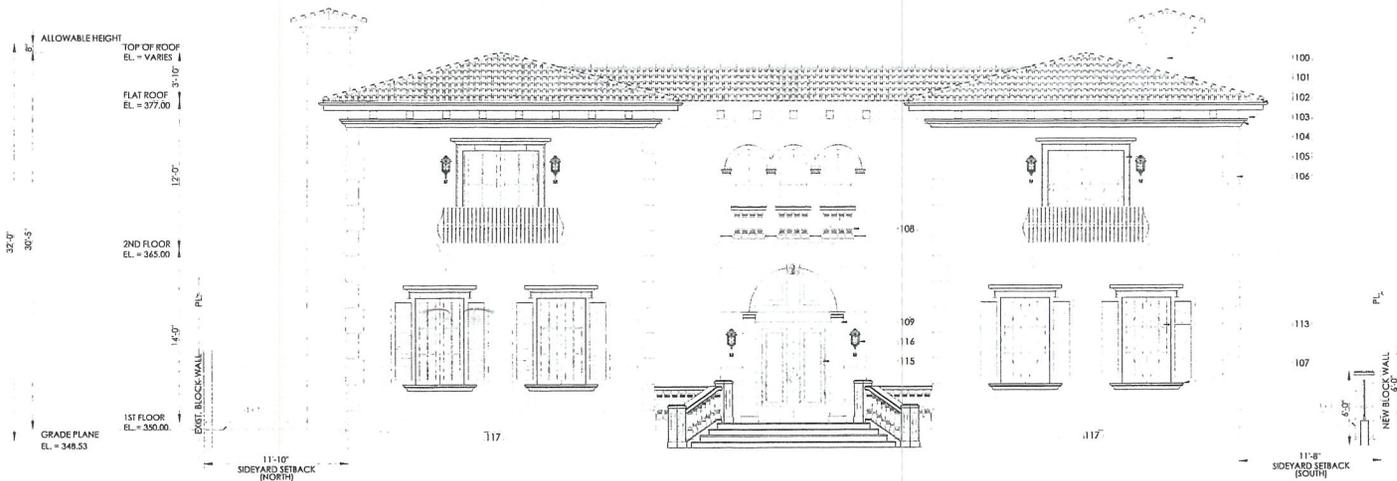
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KEYNOTES:

- .100 CHIMNEY
PROVIDE SPARK ARRESTER
- .1101 LOW-PITCHED ROOF 3:12 SLOPE
CLAY ROOFING TILE
TWO-PIECE MISSION
CUSTOM BLENDS: BERMUDA BLEND, STANDARD RED
MANUFACTURED BY: LISTILE
- .102 GUTTER
- .103 NON-ORNATE WOOD CORBELS
FOLLOWING PRECAST BY: SANDSTONE DESIGNS, INC.
COLOR: X-17 MISTY (BASE 200)
FINISH: SANDSTONE/LIMESTONE TEXTURE
- .104 CORNICE
- .105 MOLDING
- .106 QUINOS
- .107 SILL MOLDING
- .108 BALLUSTER, PILLASTER
- .109 PRE-CAST
- .110 CAPS
- .111 EXTERIOR STUCCO WALL
BY: LAHARRA
COLOR: X-17 MISTY (BASE 200)
FINISH: SMOOTH FINISH
- .112 WOOD SHUTTER
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- .113 DOORS & WINDOWS
BY: MARVIN WINDOWS
COLOR (EXT.): BRONZE
FINISH: ALUMINUM CLAD WOOD
- .114 WROUGHT IRON RAILING
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- .115 ENTRY DOOR
BY: ELDWEN
COLOR: CHESTNUT
FINISH: GRAIN PATTERN & WOOD DENSITY
GLOSS OF FINISH WITH MED SHEEN
- .116 TUSCAN SINGLE LIGHT OUTDOOR WALL SCONCE
COLOR: BRONZE
FINISH: METAL & GLASS
- .117 FRONTYARD LANDSCAPING
SEE LANDSCAPE PLAN



WEST ELEVATION (Canon Dr.)
SCALE: 1/4" = 1'-0"
(DESIGN-1)



WEST ELEVATION (Canon Dr.)
SCALE: 1/4" = 1'-0"
(DESIGN-1 alt.)

Revisions:

Architect:
DARYOUSH SAFAI
AIA
Architect

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www.dsafai.com

Architect Stamp:

Project Title:

**2 - STORY
SINGLE FAMILY
DWELLING**

718, N. CANON DR.
BEVERLY HILLS, CA 90210

Owner:

**Ephraim & Jila
Shraga**

718, N. CANON DR.
BEVERLY HILLS, CA 90210

Sheet Content:

**WEST
ELEVATION**
(Frontyard -
CANON DR.)

Date : 03 / 01 / 12
Scale : 1/4" = 1'-0"
CAD : ROD
Job :
Sheet :

A-5.1

Of 0 Sheets

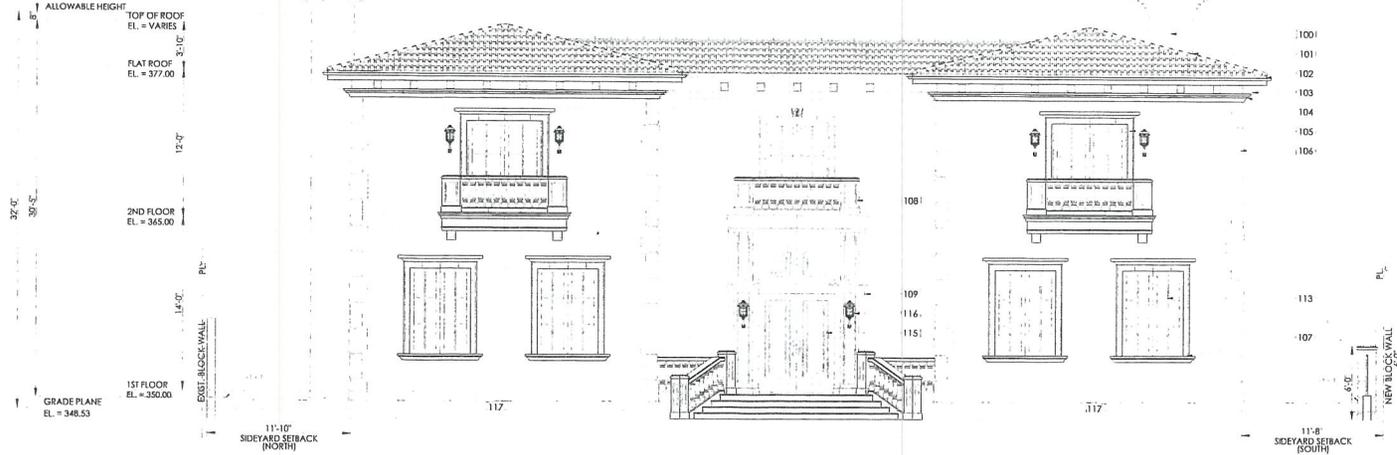
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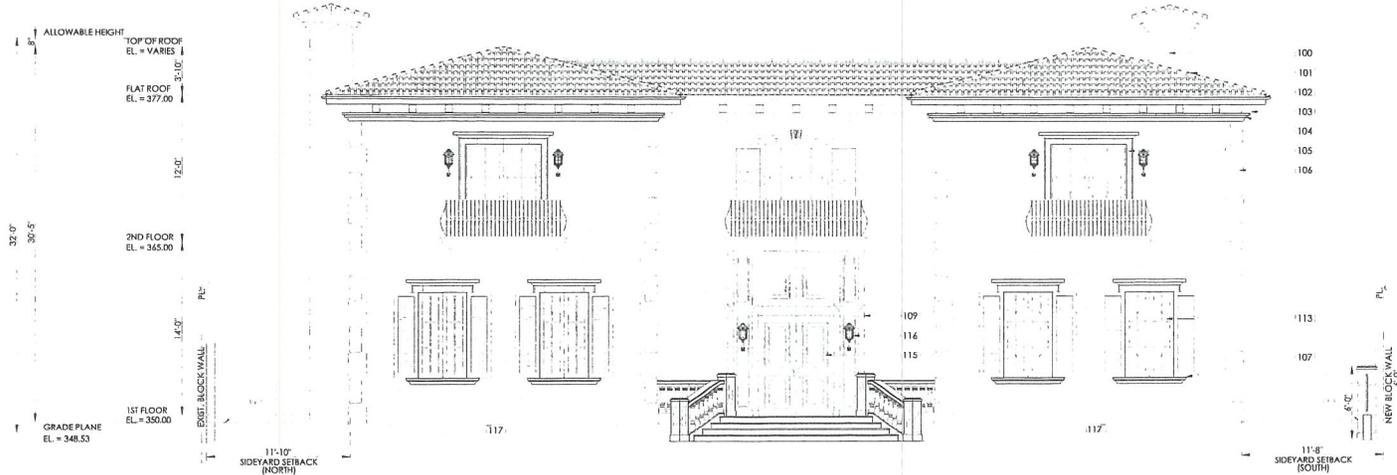


KEYNOTES:

- |100| CHIMNEY
PROVIDE SPARK ARRESTER
- |101| LOW-PITCHED ROOF 3:12 SLOPE
CLAY ROOFING TILE
TWO-PIECE MISSION
CUSTOM BLENDS: BERMUUDA BLEND, STANDARD RED
MANUFACTURED BY: USTILE
- |102| GUTTER
- |103| NON-ORNATE WOOD CORBELS
FOLLOWING PRE-CAST BY: SANDSTONE DESIGNS, INC.
COLOR: X-17 MISTY (BASE 200)
FINISH: SANDSTONE/LIMESTONE TEXTURE
- |104| CORNICE
- |105| MOLDING
- |106| QUIONS
- |107| SILL MOLDING
- |108| BALLUSTER, PILLASTER
- |109| PRE-CAST
- |110| CAPS
- |111| EXTERIOR STUCCO WALL
BY: LANABRA
COLOR: X-17 MISTY (BASE 200)
FINISH: SMOOTH FINISH
- |112| WOOD SHUTTER
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- |113| DOORS & WINDOWS
BY: MARVIN WINDOWS
COLOR (EXT.): BRONZE
FINISH: ALUMINUM CLAD WOOD
- |114| WROUGHT IRON RAILING
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- |115| ENTRY DOOR
BY: JELDWEN
COLOR: CHESTNUT
FINISH: GRAIN PATTERN & WOOD DENSITY
GLOSS OF FINISH WITH MED SHEEN
- |116| TUSCAN SINGLE LIGHT OUTDOOR WALL SCONCE
COLOR: BRONZE
FINISH: METAL & GLASS
- |117| FRONTYARD LANDSCAPING
SEE LANDSCAPE PLAN



WEST ELEVATION (Canon Dr.)
SCALE: 1/4" = 1'-0"
(DESIGN-2)



WEST ELEVATION (Canon Dr.)
SCALE: 1/4" = 1'-0"
(DESIGN-2 alt.2)

Revisions:

Architect:
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AIA
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www.dsafai.com

Architect Stamp:

Project Title:
**2 - STORY
SINGLE FAMILY
DWELLING**

718, N. CANON DR.
BEVERLY HILLS, CA 90210

Owner:
**Ephraim & Jila
Shraga**

718, N. CANON DR.
BEVERLY HILLS, CA 90210

Sheet Content:
**WEST
ELEVATION
(Frontyard -
CANON DR.)**

Date : 05/01/12
Scale : 1/4" = 1'-0"
CAD : R00
Job :
Sheet :

A-5.1

Of 0 Sheets

SUPPORT CONSTRUCTION



KEYNOTES:

- 100 CHIMNEY
PROVIDE SPARK ARRESTER
- 1101 LOW-RITCHED ROOF 3:12 SLOPE
CLAY ROOFING TILE
TWO-PIECE MISSION
CUSTOM BLENDS: BERMUUDA BLEND, STANDARD RED
MANUFACTURED BY: USTILE
- 1102 GUTTER
- 103 NON-ORNATE WOOD CORBELS
FOLLOWING PRECAST BY: SANDSTONE DESIGNS, INC.
COLOR: X-17 MISTY (BASE 200)
FINISH: SANDSTONE/LIMESTONE TEXTURE
- 1104 CORNICE
- 105 MOLDING
- 106 QUOINS
- 107 SILL MOLDING
- 108 BALLUSTER, PILLASTER
- 109 PRE-CAST
- 110 CAPS
- 111 EXTERIOR STUCCO WALL
BY: LARABRA
COLOR: X-17 MISTY (BASE 200)
FINISH: SMOOTH FINISH
- 112 WOOD SHUTTER
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- 113 DOORS & WINDOWS
BY: MARVIN WINDOWS
COLOR (EXT.): BRONZE
FINISH: ALUMINUM CLAD WOOD
- 114 WROUGHT IRON RAILING
COLOR: BRONZE (MATCH WITH DOOR FRAME)

Revisions:

Architect:

**DARYOUSH
SAFAI
AIA
Architect**

2932 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel: (310) 453-3335
Email: dsafai@visions.net
www.architect.com

Architect Stamp:

Project Title:

**2 - STORY
SINGLE FAMILY
DWELLING**

718 N. CANYON DR
BEVERLY HILLS, CA 90210

Owner:

**Ephraim & Jila
Shraga**

718 N. CANYON DR
BEVERLY HILLS, CA 90210

Sheet Content:

**NORTH
ELEVATION
(sideyard)**

Date : 05/01/12

Scale : 1/4" = 1'-0"

CAD : ROD

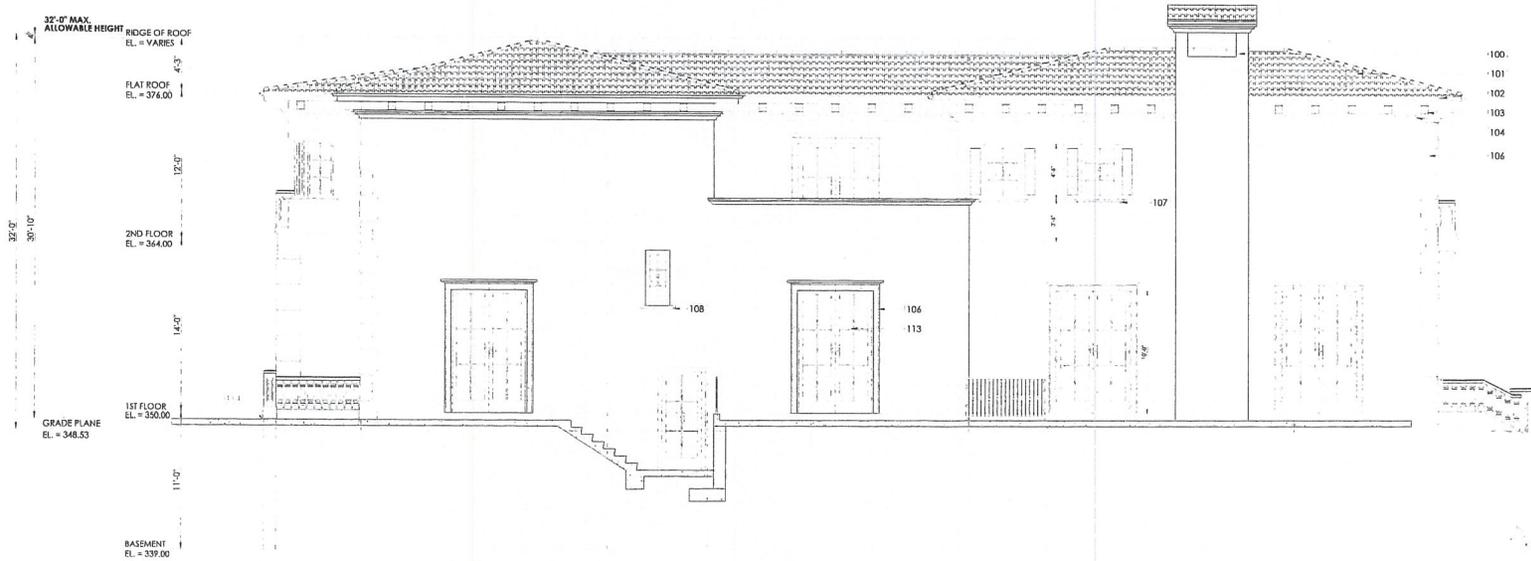
Job :

Sheet :

A-5.3

Of 0 Sheets

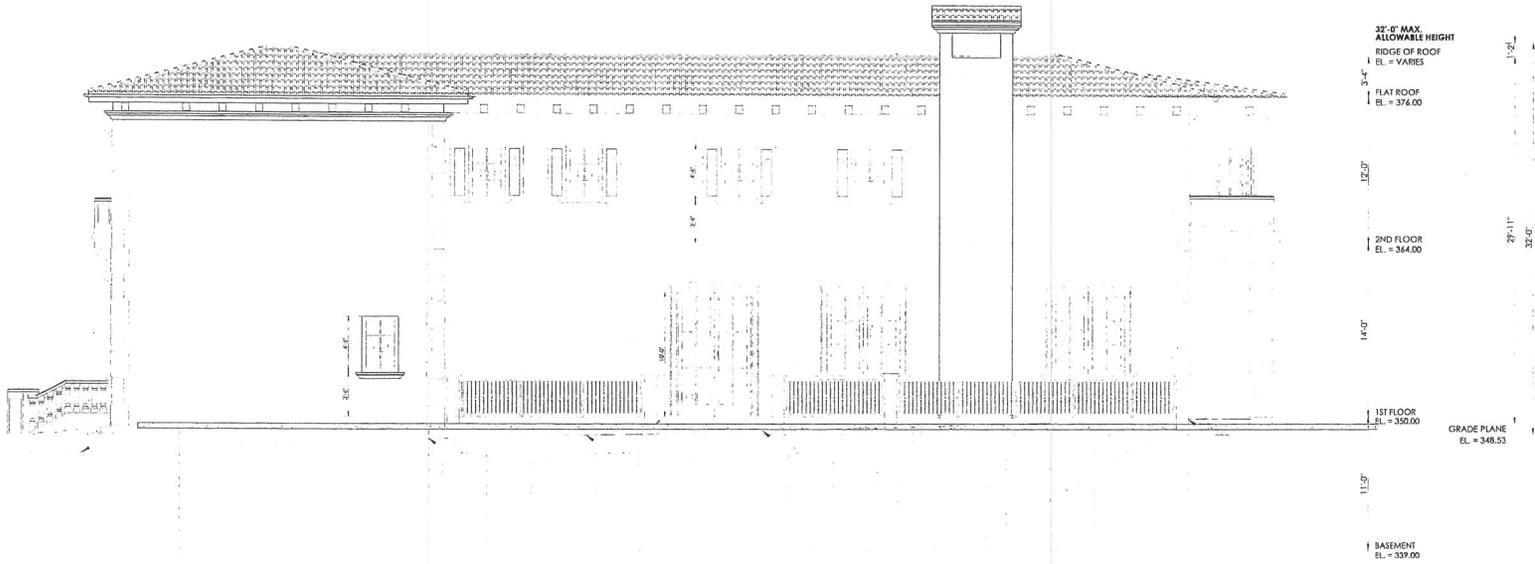
NOT FOR CONSTRUCTION



NORTH ELEVATION (Sideyard)
SCALE: 1/4" = 1'-0"

KEYNOTES:

- 100 | CHIMNEY
PROVIDE SPARK ARRESTER
- 101 | LOW-PITCHED ROOF 3:12 SLOPE
CLAY ROOFING TILE
TWO-PIECE MISSION
CUSTOM BLENDS: BERMUDA BLEND, STANDARD RED
MANUFACTURED BY: USTILE
- 102 | GUTTER
- 103 | NON-ORNATE WOOD CORBELS
FOLLOWING PRECAST BY: SANDSTONE DESIGNS, INC.
COLOR: X-17 MISTY (BASE 200)
FINISH: SANDSTONE/LIMESTONE TEXTURE
- 104 | CORNICE
- 105 | MOLDING
- 106 | QUOINS
- 107 | SILL MOLDING
- 108 | BALLUSTER, PILLASTER
- 109 | PRE-CAST
- 110 | CAPS
- 111 | EXTERIOR STUCCO WALL
BY: LA HABRA
COLOR: X-17 MISTY (BASE 200)
FINISH: SMOOTH FINISH
- 112 | WOOD SHUTTER
COLOR: BRONZE (MATCH WITH DOOR FRAME)
- 113 | DOORS & WINDOWS
BY: MARVIN WINDOWS
COLOR (EXT.): BRONZE
FINISH: ALUMINUM CLAD WOOD
- 114 | WROUGHT IRON RAILING
COLOR: BRONZE (MATCH WITH DOOR FRAME)



SOUTH ELEVATION (Sideyard)
SCALE: 1/4" = 1'-0"

Revisions:

Architect:

**DARYOUSH
SAFAI
AIA
Architect**

2932 Wilshire Boulevard, #210
Santa Monica, CA 90403
Tel: (310) 453-3335
Email: dsafai@wilson.net
www.dsafai.com

Architect Stamp:

Project Title:

**2 - STORY
SINGLE FAMILY
DWELLING**

718, N. CANYON DR
BEVERLY HILLS, CA 90210

Owner:

**Ephraim & Jila
Shraga**

718, N. CANYON DR
BEVERLY HILLS, CA 90210

Sheet Content:

**SOUTH
ELEVATION
(sideyard)**

Date : 05/01/12

Scale : 1/4" = 1'-0"

CAD : ROD

Job :

Sheet :

A-5.4

Of 0 Sheets

VERT FOUR (2012) 10/20/12



Revisions:

Architect:
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 Architect
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 Email: dsafai@verizon.net
 www.dsafai.com

Architect Stamp:

Project Title:
2 - STORY SINGLE FAMILY DWELLING
 718 N. CANNON DR.
 BEVERLY HILLS, CA 90210

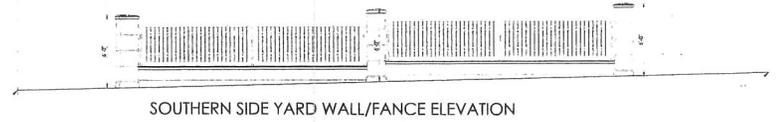
Owner:
Ephraim & Jila Shraga
 718 N. CANNON DR.
 BEVERLY HILLS, CA 90210

Sheet Content:
FENCE PLAN & ELEVATION
 (frontyard)

Date : 05/01/12
 Scale : 1/4" = 1'-0"
 CAD : ROD
 Job :
 Sheet :

A-5.5
 Of 0 Sheets

- KEYNOTES:**
- 101 POST, BALUSTRADE & CAPS
 BY: LAHABRA
 COLOR: X-17 MISTY (BASE 200)
 FINISH: SMOOTH FINISH
 - 102 WROUGHT IRON RAILING
 COLOR: BRONZE (MATCH WITH DOOR FRAME)
 - 103 EXTERIOR STUCCO WALL
 BY: LAHABRA
 COLOR: X-17 MISTY (BASE 200)
 FINISH: SMOOTH FINISH



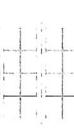
DOOR SCHEDULE

NO.	WIDTH	HEIGHT	THICK	TYPE	MATERIAL	CORE	FIRE RATE	FRAME MATERIAL	GLASS	SCREEN	THRES-HOLDS	FINISH S/L	REMARKS
1				B									
2				A									
3				A									
4				A									
5				A									
6				A									
7				B									
8				B									
9				B									
10				C									
11				B									
12				A									
13				A									
14				B									
15													
16													
17													
18				D									
19				C									
20				D									
21				C									
22				D									
23				E									
24				E									

WINDOW SCHEDULE

NO.	WIDTH	HEIGHT	TYPE	MATERIAL	FRAME	SCREEN	GLASS	GRILL	FINISH	REMARKS
1				A						
2				B						
3				C						
4				C						
5				B						
6				B						
7				C						
8				C						
9				D						

NOTES: 1) SHOP DRAWING IS REQUIRED
2) ALL DOORS AND WINDOWS ARE DOUBLE GLAZED



A SWING DOOR

B DOUBLE SWING DOOR

C SWING GLASS DOOR

D DOUBLE SWING TEMP. GLASS DOOR

E DOUBLE SLIDING TEMP. GLASS DOOR

A DOUBLE CASEMENT

B SINGLE CASEMENT

C FIXED WINDOW

D SLIDING WINDOW

Revisions:

Architect:

DARYOUSH SAFAI
AIA
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2932 Wilshire Boulevard, #210
Santa Monica, CA 90403
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www.dsafai.com

Architect Stamp:

Project Title:

2 - STORY SINGLE FAMILY DWELLING

718 N. CANON DR
BEVERLY HILLS, CA 90210

Owner:

Ephraim & Jila Shraga

718 N. CANON DR
BEVERLY HILLS, CA 90210

Sheet Content:

DOOR & WINDOW SCHEDULE

Date : 05/01/12

Scale : 1/4" = 1'-0"

CAD : RDD

Job :

Sheet :

A-15

Of 0 Sheets



NAME: PRECAST
 FINISH: SANDSTONE/LIME STONE, SMOOTH
 COLOR: X-17, MISTY
 USAGE: MOLDINGS, BALUSTERS, SILLS, COLUMNS,
 CORNICES, & LINTELS
 MANUFACTURER: SANDSTONE DESIGN INC



NAME: STUCCO
 FINISH: SMOOTH
 COLOR: X-17, MISTY
 USAGE: EXTERIOR WALLS
 MANUFACTURER: LAHABRA



718, CANON DR. BEVERLY HILLS, CA. 90210



NAME: SHUTTERS
 FINISH: WOOD
 COLOR: BRONZE
 USAGE: EXTERIOR DOORS & WINDOWS



NAME: ALUMINUM CLAD WOOD
 FINISH: SMOOTH
 COLOR: BRONZE
 USAGE: WINDOWS & EXTERIOR DOORS
 MANUFACTURER: MARVIN



NAME: FENCE RAILING
 FINISH: WROUGHT IRON
 COLOR: BRONZE
 USAGE: EXTERIOR HANDRAILING



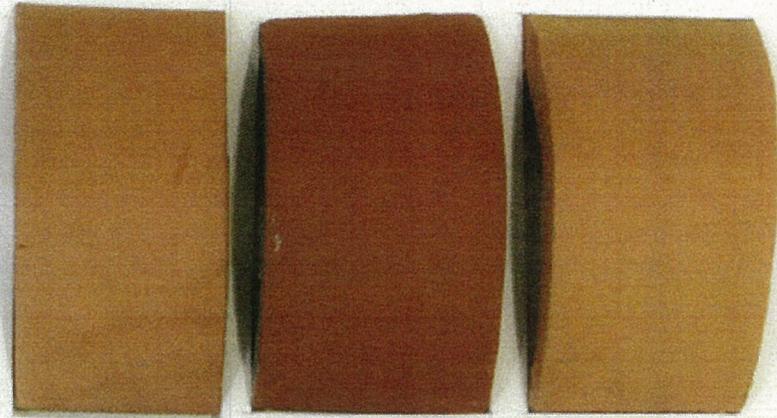
NAME: MAIN ENTRY DOOR
 FINISH: WOOD
 COLOR: DARK BROWN
 MANUFACTURER: JELDWIN



NAME: LIGHTING FIXTURE
 FINISH: METAL
 COLOR: BRONZE
 USAGE: EXTERIOR LIGHTING
 MANUFACTURER: MADE TO ORDER



718, CANON DR. BEVERLY HILLS ,CA. 90210



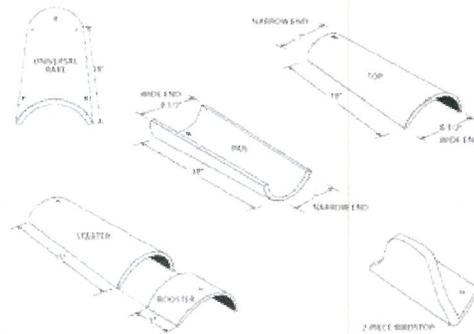
2-Piece Mission Tile Layout/Alignment Guide

	NOMINAL WIDTH*	7 1/2"	APPROX. FLUSS PER SQ. FT.	177
	NOMINAL LENGTH*	17"	RECOMMENDED HEADLAP	
	HEIGHT	7"	APPROX. WEIGHT PER SQ. FT. AT RECOMMENDED HEADLAP	1.08 lbs.
	MINIMUM HEADLAP	7"		

***Tile Size Disclaimer:** All our clay roof tiles are certified by ASTM C1107 - a plus of minus 1% variance from the manufacturer's stated nominal dimensions. *Due to these allowable tolerances, it is the installer's responsibility to verify the delivered roof tile dimensions prior to commencing with the roof layout. For clarity that the delivered roof tiles are compatible with the proposed raftering system prior to installation and to ensure that the provided tiles are suitable with a minimum 3" overlap and within the minimum on-center raftering requirements.

Notice: US Tile Co. clay roofing tiles must be installed in accordance with the Concrete and Clay Tile Installation Manual for Mississippi Climate Regions (ICC-ES ESR-2093) published by the Building Research Corp. This guide is provided to assist the roofing contractor with the ONLY THE ALIGNMENT ASPECT OF THE ROOFING TILES THEMSELVES. BUILDING OFFICIALS, INSURANCE AGENTS, REPRESENTATIVES OF OUR PRODUCTS FOR ARCHITECTS AND DESIGNERS. Where applicable, please refer to the Installation Manual for instructions BEFORE COMMENCING WITH INSTALLATION.

Disclaimer: This alignment guide is being furnished as general information on usage of US Tile products. US Tile is only the manufacturer of clay roofing tiles. The installation of the roofing tiles is the responsibility of the roofing contractor and must be performed in accordance with prevailing building code requirements. In no way, however, a licensed alignment fluff area approves the installation. Accordingly, US Tile makes no representation or warranty of any kind regarding the effectiveness of any particular method installation. US Tile is not responsible for the accuracy of the information contained herein or the suitability of its materials for any particular application.



MISSION
CLAY TILE CO.

Cool Roof

"US Tile, a Boral Roofing Company, offers the cheapest, most efficient COOL Roofing Clay Roof Tiles of any manufacturer in the market, without the use of paints, dyes or special coatings."



Why You Want a US Tile Cool Roof

1. Lower Utility Bills: COOL Roofing Clay Roof Tiles reduce air conditioning loads by 10% to 20% in air conditioned energy consumption.
2. Lower Energy Costs during Peak Periods: US Tile's 2-Piece Mission Clay Roof Tiles provide you with a low energy cost during peak periods of energy demand.
3. Cool Roof Rebates: US Tile Clay Roof Tiles qualify for ENERGY STAR and LEED Green Building Programs that can rebate you as much as \$0.20 per square foot of installation.
4. A Longer Lasting Roof: US Tile Clay Roof Tiles include a special glaze that will last for 50 years or more.



What Makes a Cool Roof a Cool Roof?

Cool Roofs don't "keep up" like other types of roofs. That's because Cool Roofs have an albedo that reflects more solar energy than most roofs. The sun bounces off the roof and the roof stays cooler.

1. High Solar Reflectance: The ability to reflect solar energy rather than absorb it keeps the roof, and the building, cool. US Tile Clay Roof Tiles have a solar reflectance of 75% or more. Most other roofing materials have a solar reflectance of less than 10% of the sun's energy.
2. High Thermal Emittance: Cool Roofs have the ability to give off heat rather than absorb it. US Tile Clay Roof Tiles have a thermal emittance of 90% or more. Most other roofing materials have a thermal emittance of less than 80%.

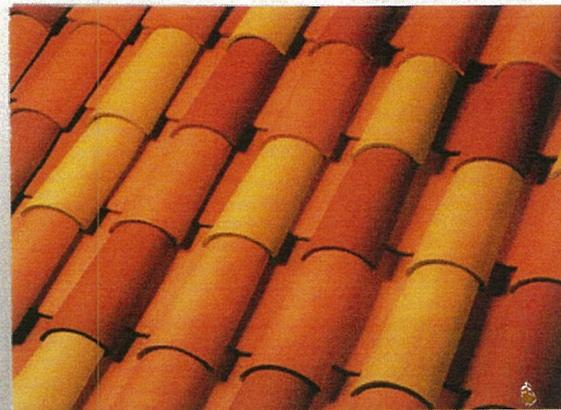
Additional Benefits of a US Tile Clay Roof versus other Non-Clay Products

1. Heat Free: US Tile Clay Roof Tiles reduce 30% heat entering the building. That's because the remaining 70% of solar energy is being reflected away from the building. This reduces the need for air conditioning during the summer months.
2. Lower Energy Costs: US Tile Clay Roof Tiles reduce 30% heat entering the building. That's because the remaining 70% of solar energy is being reflected away from the building. This reduces the need for air conditioning during the summer months.

Cool Roofing Company Approved US Tile Colors

2 Piece Mission / Tile Color	Albedo	Thermal Emittance	IR	Fire Resistance (Classified)
Red	0.61	0.88	98	Class 1
Orange	0.61	0.88	98	Class 1
Two Piece	0.30	0.87	93	Class 1

NAME: CLAY ROOFING TILE
FINISH: TWO-PIECE MISSION
COLOR: CUSTOM BLEND (BERMUDA & STANDARD RED)
USAGE: ROOF
MANUFACTURER: US TILE





Design Review Commission Report

455 North Rexford Drive

August 2, 2012

Attachment F:
Approval Resolution

RESOLUTION NO. DR XX-XX

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 718 NORTH CANON DRIVE.

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

Section 1. Daryoush Safai, AIA, applicant on behalf of the property owners, Ephraim & Jila Shraga (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 718 North Canon 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 **August 2, 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 filing a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

Adopted: August 2, 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-XX** duly passed, approved, and adopted by the Design Review Commission of said City at a meeting of said Commission on **August 2, 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