



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: Thursday, June 6, 2013

Subject: **1006 Lexington Road (PL1307786)**
A request for an R-1 Design Review Permit to allow for construction of a new two-story single-family residence located in the Central Area of the City north of Santa Monica Boulevard.

Project Applicant: Robert Hanasab – M & Y Management

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and provide the applicant with further design direction.

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence in the Central Area of the City, north of Santa Monica Boulevard. The proposed style is identified by the applicant as Mediterranean Revival with an Italianate influence; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

DESIGN ANALYSIS

Upon review of the proposed design, staff has concern regarding the overall design of the proposed single-family residence. The following comments summarize the review conducted by staff:

- The number of elements proposed on the façade overwhelms the design. The materials and design elements should be fully reconfigured in a way to create internal compatibility.
- The proposed single-family residence is too bulky and massive and would not enhance the existing streetscape.

Based on this analysis, staff is not able to make the required findings necessary to recommend approval of the proposed project as it is currently designed. As such, it is recommended that the Design Review Commission review the project, in conjunction with the required findings, and provide the applicant with further design direction.

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.

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org



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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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on the City's Historic Resource Survey, it does not warrant further review as a potential historical resource. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment.

PUBLIC OUTREACH AND NOTIFICATION

The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, May 24, 2013. Additionally, a Notice of Pending Application was posted on-site on Thursday, May 30, 2013. To date, staff has not received any public comment regarding the project.



Design Review Commission Report

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Attachment 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/cbhfiles/storage/files/filebank/3435--Residential%20Design%20Catalog%20May%202008.pdf>
 - Plans must be prepared and stamped by an architect licensed in the State of California.
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Track 2 Application (Commission Review)
- Eight (8) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required (see Section 5 for public notice requirements).

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

The architectural style is predominantly Mediterranean Revival with some influence from Italianate style. It is achieved through the use of low-pitched clay tile roof, smooth stucco wall, light colored facade, use of wrought iron grilles on balconies, and projecting eaves with corbels. Proportionally, the building mass is broken down into smaller segments through the use of arches and loggias to create a villa atmosphere.

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

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

D Site & Area Characteristics

Lot Dimensions: 279 ft x 100 ft Lot Area (square feet): 26982 sq. ft.
 Adjacent Streets: Woodland Drive and N Alpine Drive

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

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

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

Yes No

If YES, provide the following information:

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

G Has the existing residence been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Residential Survey? (available online at: <http://www.beverlyhills.org/citygovernment/departments/communitydevelopment/planning/historicpreservation/historicresources>)

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

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

A Describe your public outreach efforts to adjacent neighbors and property owners:

None

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

Code Regulation	Allowed By Code	Existing Condition	Proposed Condition
Height:	32 ft	N/A	32 ft
Roof Plate Height:	32 ft	32 ft	32 ft
Floor Area:	12293 sq. ft.	N/A	12288 sq. ft.
Rear Setbacks:	72 feet	N/A	109 feet
Side Setbacks:	S/E Cumulative	S/E N/A	S/E 10'
	N/W 22'	N/W N/A	N/W 109'
Parking Spaces:	4 spaces		6 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: Misty and Pebble

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

Material: Aluminum clad with tempered clear glazing
Texture /Finish: Smooth finish
Color / Transparency: Olive

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

Material: Solid wood panel door
Texture /Finish: Smooth dark cherry finish
Color / Transparency: Dark Cherry

PEDIMENTS

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

ROOF

Material: Clay roof tile
Texture /Finish: Clay terra cotta
Color / Transparency: Multi-color

CORBELS

Material: Wood
Texture /Finish: Smooth finish
Color / Transparency: Dark cherry

CHIMNEY(S)

Material: Stucco
Texture /Finish: Smooth finish
Color / Transparency: Misty & Pebble

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

COLUMNS

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

BALCONIES & RAILINGS

Material: Wrought iron
Texture /Finish: Smooth finish
Color / Transparency: Black

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: Copper
Texture /Finish: Smooth
Color / Transparency: Copper

EXTERIOR LIGHTING

Material: Metal
Texture /Finish: Smooth finish
Color / Transparency: Black

PAVED SURFACES

Material: Porphyry
Texture /Finish: Stone pavers
Color / Transparency: Silver / gray

FREESTANDING WALLS AND FENCES

Material: Concrete block
Texture /Finish: Smooth stucco finish
Color / Transparency: Misty & Pebble

OTHER DESIGN ELEMENTS

Material: Precast concrete mouldings
Texture /Finish: Smooth finish
Color / Transparency: Gray

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

The proposed landscape theme it meant to emulate a villa garden. The architectural style is complemented with large trees, shrubs, and plants to create a Mediterranean Spanish villa atmosphere.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS

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

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

The architectural style of the proposed house is Mediterranean revival with Italianate influence common in Beverly Hills. Characteristics such as low-pitched clay tile roofs, smooth stucco walls, keystone on entry arches, arched windows, and wrought iron railings create the Mediterranean Italianate atmosphere. Projecting eaves with corbels, the use of loggias, and wrought iron balconies accentuate the Italianate influence.

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

The proposed design minimizes the appearance of scale and mass by providing a greater amount of landscaping in the front which enhances the garden-like qualities of the neighborhood. Light colors, a low pitched roof, and the use of arches and loggias in the facade break the building mass into smaller segments.

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

The proposed development will enhance the appearance of the neighborhood through the use of high quality materials which are consistent with the architectural style of the city. Low walls, garden landscaping, and the use of a light color scheme enhances the street presence of the home.

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

The proposed design provides trees and shrubs strategically planted creating a natural privacy barrier between properties. The design also uses standard window sizes on the second floor.

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

The proposed development respects the surrounding homes by integrating prevailing site design patterns such as low-pitched clay tile roofs, arches, balconies, and loggias. These characteristics allow the home to blend into the neighborhood.



Design Review Commission Report

455 North Rexford Drive

June 6, 2013

Attachment B

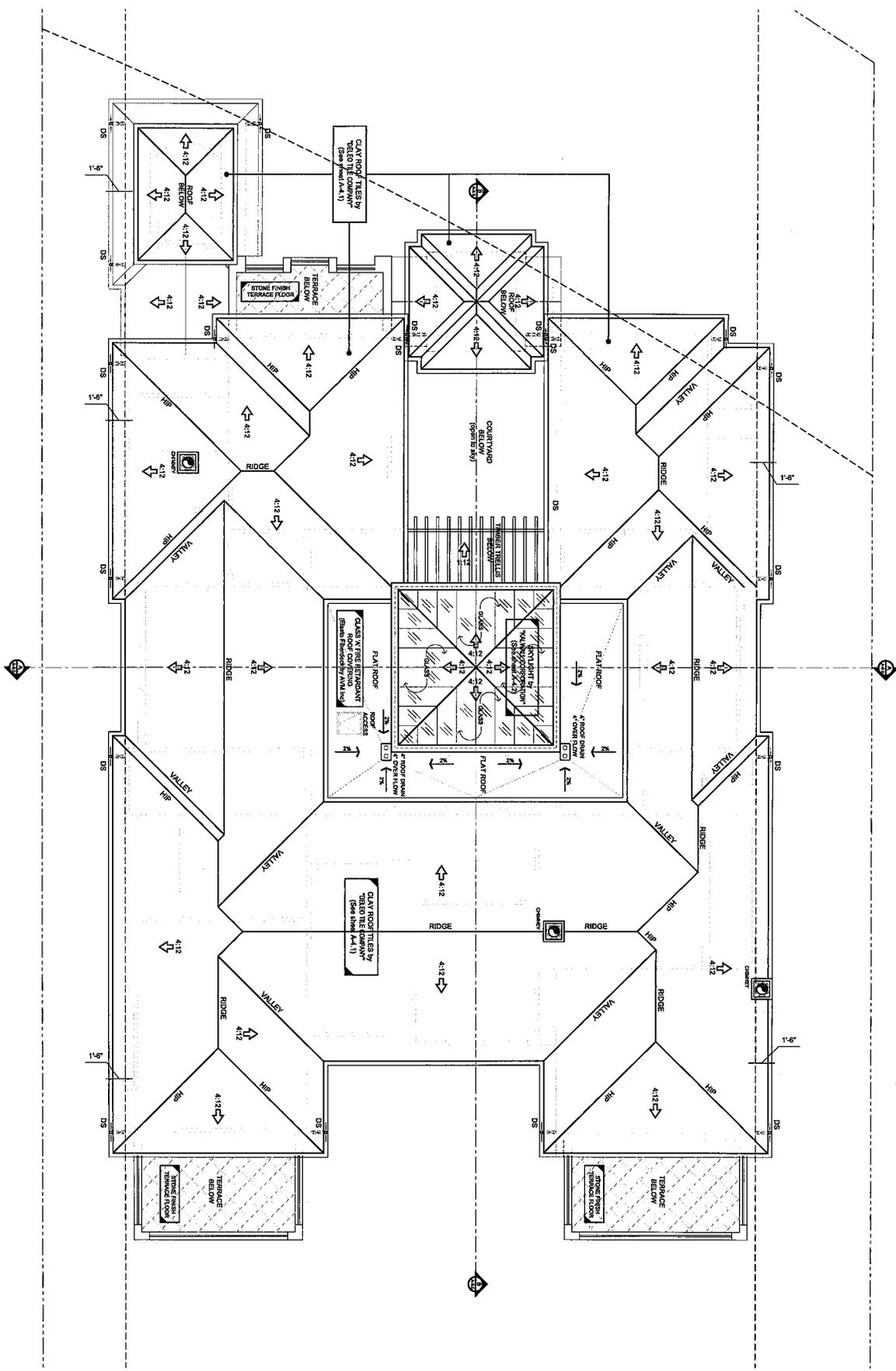
Design Plans, Cut Sheets
and Supporting Documents

POURSHAMTOBI RESIDENCE

1006 LEXINGTON RD. BEVERLY HILLS CA 90210
PROPOSED NEW CONSTRUCTION OF A 2-STORY SFD w/ HABITABLE BASEMENT



By: HAFCO & ASSOCIATES



ROOF PLAN

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

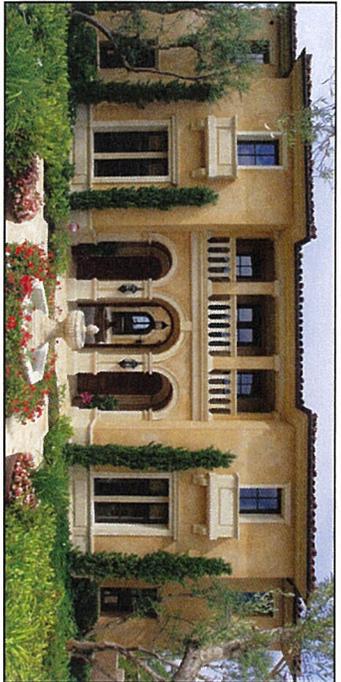
NO.	DATE	DESCRIPTION	DWN	CHD

DATE	MAY 2013	DRAWING TITLE	ROOF PLAN
SCALE	1/8" = 1'-0"	JOB TITLE	POURSHAMTOBI RESIDENCE
DRAWN BY	GD;JL;EL;MM	JOB ADDRESS	1006 LEXINGTON RD. BEVERLY HILLS CA 90210
JOB NUMBER		OWNER / DEVELOPER	TORAG POURSHAMTOBI

HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS

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DESIGN IDEAS

SCALE
N/A

NO.	DATE	DESCRIPTION	DWN	CHKD
△				
△				
△				
△				
△				
△				

DATE	MAY 2013	DRAWING TITLE	DESIGN IDEAS
SCALE	N/A	JOB TITLE	POURSHAMTOBI RESIDENCE
DRAWN BY	GD;JL;EL;MM	JOB ADDRESS	1006 LEXINGTON RD. BEVERLY HILLS CA 90210
JOB NUMBER		OWNER / DEVELOPER	TORAG POURSHAMTOBI


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A-5.2

SHEET NUMBER

EXISTING STREETScape



1000 Lexington Dr. Beverly Hills, CA 90210

1006 Lexington Dr. Beverly Hills, CA 90210

1008 Lexington Dr. Beverly Hills, CA 90210

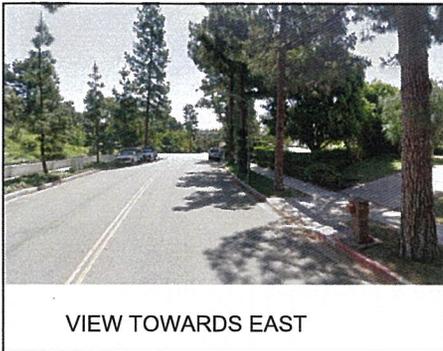
PROPOSED STREETScape



1000 Lexington Dr. Beverly Hills, CA 90210

1006 Lexington Dr. Beverly Hills, CA 90210

1008 Lexington Dr. Beverly Hills, CA 90210



VIEW TOWARDS EAST



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS WEST

STREETScape PHOTO MONTAGE

SCALE:
NTS

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HAFCO ARCHITECTS

NO.	DATE	DESCRIPTION	ISSUE
1			
2			
3			
4			
5			

DATE	MAY 2013
SCALE	NTS
DRAWING TITLE	STREETScape PHOTO MONTAGE
JOB TITLE	POURSHAMTOBI RESIDENCE
JOB ADDRESS	1006 LEXINGTON RD. BEVERLY HILLS CA 90210
DRAWN BY	GD,JL,MM
OWNER / DEVELOPER	TORAG POURSHAMTOBI
JOB NUMBER	

SHEET NUMBER
A-7.1

PLANTING LEGEND

TREES	
TA	15 GAL. PODOCARPUS GRACILIOR / PINN PINE ③
TB	48" BOX. OLEA EUROPA WILSONI / FRUITLESS OLIVE
TC	24" BOX. DWARF NAVEL CITRUS / ORANGE
TD	15 GAL. DWARF VALENCIA CITRUS / ORANGE
TE	12 B.T. DWARF MEYER CITRUS / LEMON
TF	36" BOX. MAGNOLIA ROSE MARIE / ROSE MARIE MAGNOLIA
TG	36" BOX. PELINUS CERASIFERA / PURPLE LEAF PLUM
TH	48" BOX. FICUS NITIDA / INDIAN LAUREL FIG
TJ	EXISTING GUISSEN PALM TO REMAIN IN PLACE
TK	EXISTING FICUS TO REMAIN IN PLACE
TL	EXISTING CHINESE ELM TO REMAIN IN PLACE
TM	48" BOX. MAGNOLIA GRANDIFLORA HONOLAND / TIMELESS BEAUTY MAGNOLIA
SHRUBS / VINES	
A	1 GAL. RHAPHOLEPIS INDICA BALLERINA / INDIAN HAWTHORNE
B	1 GAL. ROSEMARINUS OFFICINALIS PROSTRATUS / ROSEMARY
C	1 GAL. NEROLIUM OLEANDER PETITE SALMON / DWARF OLEANDER
D	1 GAL. TRACHELOSPERMIUM JASMINODES / STAR JASMINE
E	1 GAL. HETEROCALLIS SPICEB / DAY LILY
F	1 GAL. BOUGAINVILLEA TEXAS DAWN / BOUGAINVILLEA
G	ROSEMARINUS OFFICINALIS HORIZONTALIS / ROSEMARY
H	MARATHON ONE SOD / LAWN
J	15 GAL. RHAPHOLEPIS INDICA MAJESTIC BEAUTY / INDIAN HAWTHORNE ②
K	1 GAL. PITTOSPORUM TOBIRA CREAM DE MINT / PITTOSPORUM
L	1 GAL. LIMONUM PERSEI / SEA LAVANDER
M	1 GAL. AGAVE ATTENUATA / FOX TAIL
N	1 GAL. LIROPE MUSCARI / LIROPE
P	15 GAL. PHORNIUM TENAX / ATROPURPUREX / BURGUNDY FLAX
Q	1 GAL. PHORNIUM TENAX DUST / PLAIN
①	FROM PLANTS @ 4" ON CENTER
②	SHRUB FORM
③	COLUMN FORM - FOLIAGE TOP TO BOTTOM

GENERAL PLANTING NOTES

- THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTOR 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 EACH MEETING. ALLOW AT LEAST 24 HOUR NOTICE FOR EACH MEETING.
- THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION. THE CONTRACTOR SHALL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE SITING SHRUB ORDER. THIS WILL BE THE LAST OPPORTUNITY FOR THE OWNER TO MAKE CHANGES TO THE SHRUB ORDER, WITHOUT INCURRING ADDITIONAL COSTS. CHANGES THAT WOULD BE DUE TO THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SOFTED TURF AND FLATTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS. THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS, THE SITING AND SITING OF TREES, AND THE CONTRACTOR'S PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL IS 18 MONTHS AND 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 MASSES AS SHOWN ON PLANS.
- ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT AND / OR OWNER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL SPOT ALL MATERIAL FOR THE PLAN AND CALL THE LANDSCAPE ARCHITECT TO REVIEW THE PLACEMENT PRIOR TO PLANTING. OVER THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
- THE LANDSCAPE ARCHITECT SHALL TAG ALL SHRUBS, TREES 18 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 ADVISED 24 HOURS PRIOR TO THE CONTRACTOR'S ARRIVAL AT THE SITE IF 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 OUT LANDSCAPE ARCHITECT PARTICIPATION.
- ALL TREES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND WIRE BUNDLES SHALL BE DEMOUNTED TO THE LANDSCAPE ARCHITECT'S SATISFACTION PRIOR TO PLANTING.
- SOIL AMENDMENT SHALL BE AS PER THE SOIL ANALYSIS REPORT (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF ROUGH GRADE) THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT TO OBTAIN THE SOIL TEST KIT, COLLECT AND MAIL, THE SAMPLES TO THE LAB, AND RETURN THE RESULTS TO THE LANDSCAPE ARCHITECT FOR HIS REVIEW AND APPROVAL PRIOR TO PERFORMING SOIL PREPARATION.
- THE SOIL AMENDMENT SHALL BE AS PER THE SOIL ANALYSIS REPORT AS PER NOTE # 8.
- THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS (SEE NOTES # 8) AND MUST BE 1000 SQUARE FEET, 8 GALLONS PER 1000 SQUARE FEET OF ORGANIC AMENDMENT DERIVED FROM REDWOOD BARKWAST, FOR SAUOUBT OR FINELY GROUND BARK 16 LBS. 12-12 COMMERCIAL FERTILIZER THE AMENDMENT SHALL BE UNIFORMLY BROADCASTED AND KEPT THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUIVALENT TO A DEPTH OF SIX INCHES.
- THE PLANTING HITS FOR SHRUBS AND TREES SHALL BE PER THE PLANTING DETAILS. THE BACKFILL MIX FOR USE AROUND THE ROOTBALL OF ALL TREE AND SHRUB SHALL CONSIST OF THE FOLLOWING FORMULA:
 8 PARTS BY VOLUME ON SITE SOIL
 4 PARTS BY VOLUME AMENDMENT PER SOIL ANALYSIS REPORT, (SEE #8)
 1 LB./CU. YD. OF MIX 12-12 COMMERCIAL FERTILIZER
 2 LB./CU. YD. OF MIX ORGANIC BULKY
 10 LB./CU. YD. OF MIX AGRICULTURAL GYPHUM
 10. REFER TO SHEET L.A. DETAIL "W" FOR BRACING TREES AND DETAIL "W" FOR PLANTING SHRUBS.
 11. FERTILIZER TABLETS SHALL BE ADMINISTERED 21 GROUND TABLETS (21-10-10) QUANTITIES AS FOLLOWS:
 1 GALLON = 1 TABLET 18 GALLON = 4 TABLET
 1 GALLON = 2 TABLET 1 PERINCH OF BOX SOIL
 12. PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
 13. BACKFILL FOR PERMS, ADJACENT AND GARDENS: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
 10 PARTS HUNSBURY SAND AND
 10 PARTS COMMERIAL PERM FINE
 10 PARTS LAMINATE OR FOREST HANDED.
 14. TWENTY (20) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-4-0 OR APPROVED EQUAL, APPLIED AT THE RATE OF 80 POUNDS (8 LBS.) PER 1000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
 15. THE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
 16. ALL BRACKLES SHALL BE TRIMMED GROWN, REMOVE FROM TREES AND ATTACH TO FENCE OR WALL.
 17. THE PRUNE ALL SPECIFIED TREES AFTER PLANTING.
 18. UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXCESSIVE 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. BROOD AND WASH THE AREA CLEAN. USE OUR OTHER ARRANGEMENTS AND MAKE, YOU WILL PROVIDE AND PAY FOR ADEQUATE SET FACILITIES FOR YOUR LABORERS.
 19. 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 LISTED ANY CORRECTIONS TO BE MADE, AND RECOMMENDING FINAL PAYMENT BE MADE TO THE CONTRACTOR AFTER CORRECTIONS ARE COMPLETE.
 20. 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 LAWN, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPINGS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE OR STATED ON THE PLANS.
 21. UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SIGN SPECIFIES OTHERWISE YOU WILL BE HELD TO ALL.

DW/LA
 Landscape Architects
 1216 Elm Street
 Venice, CA 90291
 Phone: 310-827-4634
 Fax: 310-827-4634



Project Name

10000 LEXINGTON ROAD
 BEVERLY HILLS, CA 90210

Sheet Title

PLANTING
 PLAN
 FRONT YARD

Designed by

Checked by

Drawn by

Date

Scale

Notes

Set Title

- CHECK SET
- PERM. NO SET
- FINAL, NO SET
- PERM. SET
- NOT FOR CONSTRUCTION
- CONSTRUCTION / FIELD SET

Date: 8/16/13

Drawn By: GD

Checked By: DW

Scale: 1/32" = 1'-0"

Notes: See Description

Sheet No.

L1.1

PROJECT # DRAWER #

