



Design Review Commission Report

Meeting Date: Monday, September 9, 2013
(Continued from 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. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Robert Hanasab – M & Y Management

Recommendation: Conduct public hearing, consider the design concerns and suggestions discussed herein, and direct the project to be returned to a future meeting.

REPORT SUMMARY

The applicant is requesting review and approval for the construction of a new two-story single family residence in the Central Area of the City, north of Santa Monica Boulevard. The project was previously reviewed by the Design Review Commission at its meeting on June 6, 2013 (Attachment A).

At that meeting, the Commission felt the design warranted further review and directed for the applicant to restudy the project. The comments related primarily to overall massing of the house and proportionality and compatibility of independent masses, lack of internal compatibility, proportionality of the central entryway element, over-abundance of modulation, and compatibility of façade color choices. As a result of the Commission's and subcommittee's direction, the applicant has modified the project to address the Commission's concerns and provided further clarification for the proposed design choices. The project revisions include:

- Single-façade color;
- Replacement of cornerstones and archways with straight entryways;
- Continuous horizontal molding at a uniform height;
- Deeper tones for window frames and roof tiles to complement stucco and stone;
- Elimination of one roof element to balance the aesthetic from the street, and;
- Simplified wrought iron fence design for the front entry gate.

An applicant-prepared *Response to Comments* is provided in Attachment B of this report.

Attachment(s):

- A. June 6, 2013 DRC Staff Report and Previously Proposed Plans
- B. Applicant's Written Response to Commission's Comments
- C. Project Design Plans

Report Author and Contact Information:

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



Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Due to the cancelled August meeting of the Design Review Commission, a subcommittee consisting of Chair Nathan and Vice Chair Wyka was created to provide design guidance on the revised design of the restudied projects. The subcommittee reviewed the plans submitted to the Commission (Attachment C) and based on this review, the subcommittee provided comments that direct the project to be further revised. The comments related primarily to the lack of proportionality for the house; window elements that are out of scale; the number of proposed roof elements; the overuse of horizontal banding; the heaviness of the decorative elements; and an overall lack of a clear design idea with a tension between the horizontality and verticality of the façade.

The applicant was provided these comments and was invited to present revised plans to the full Commission meeting during the public hearing.

DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the project has been simplified but the details need to be further revised for a more cohesive aesthetic. Specifically, the following elements were identified:

- The proportion of the front door is too tall and skinny. Consider reducing the total height of the entry element and re-proportion the door as appropriate.
- Removal of the discontinuous base molding at the bump up to the left of the entryway.
- Reduction in the overhang of the eaves at the bump up to the left of the entryway.
- Removal of the two small second floor windows above the bump up to the left side of the entryway to simplify that area of the façade.
- Removal of façade lighting except for the two proposed at the entryway.
- Removal of the chimney nearest the porte cochere to further balance the roof area.

As such, it is recommended that the Design Review Commission consider the design concerns and direct the project to be returned to a future meeting so the design aesthetic and details can be redesigned.

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.



Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Attachment A

June 6, 2013 DRC Staff Report
And Previously Proposed Plans



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



Design Review Commission Report

455 North Rexford Drive

June 6, 2013

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

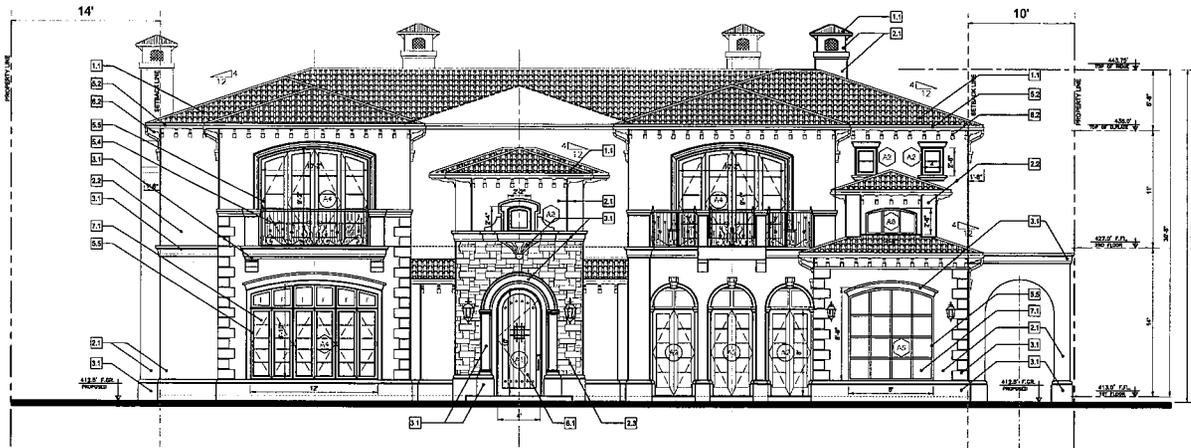
The project requires mailed public notice within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, May 24, 2013. Additionally, a Notice of Pending Application was posted on-site on Thursday, May 30, 2013. To date, staff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

POURSHAMTOBI RESIDENCE

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



By: HAFCO & ASSOCIATES



KEYED NOTES

- 1 - ROOF**
 - 1.1 Clay Roof Tiles by DELEO CLAY TILE Company
Style: Mission
Colors: Brownstone - 1/3 Area
Rosestone - 1/3 Area
Carnestone - 1/3 Area
- 2 - WALL FINISHES**
 - 2.1 Exterior Wall Stucco Finish by Davis Company
Color: Pabe
 - 2.2 Exterior Wall Stucco Finish by LaHabra Company
Color: Misty
 - 2.3 Exterior Wall Stone Cladding by Coronado Company
Color: Venetian Villa Versailles
- 3 - PRECAST**
 - 3.1 Precast Concrete Molding by Pacific Stone Design, Inc.
Color: Firenze #34
- 4 - MASONRY**
 - 4.1 Not Used
- 5 - METAL**
 - 5.1 Not Used
 - 5.2 Copper Gutter
Color: Salt Copper
 - 5.3 Copper Downspouts
Color: Salt Copper
 - 5.4 Wrought Iron Railing by Mansfield Ironworks
Color: Salt Black
 - 5.5 Wood Windows and Doors w/ Aluminum Cladding by Southeastern WLD
Color: Olive DC108
- 6 - WOOD**
 - 6.1 Dark Cherry Wood Gate
Colored In: Stained
 - 6.2 Pine Wood Corbels
Colored In: White
- 7 - GLASS**
 - 7.1 Insulated Glass (TEMPERED)
Color/SHade: Clear Glass

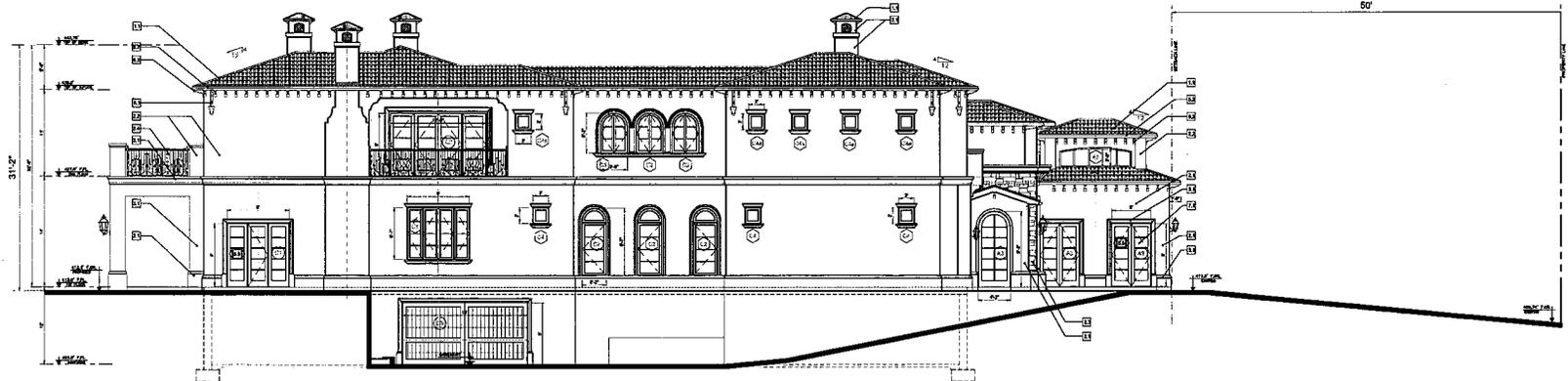
NOTES:

A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

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

C. PROVIDE ANTI-CRACKING MORT FINISH WITHIN THE FIRST 8 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.

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



SCALE: 3/32"=1'-0" **EAST ELEVATION**

Copyright by Hafco & Associates, Architects. All rights reserved. No part of this document may be reproduced, stored or disclosed to any person or company for any purpose without the written permission of Hafco & Associates.

HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL. (923) 851-9999, FAX (923) 661-8416

HAFCO
ARCHITECTS

DATE	DRAWING TITLE	NO.	DATE	DESCRIPTION	BY	CHKD
MAY 2013	ELEVATIONS - NORTH & EAST	1				
SCALE: A/S NOTED	JOB TITLE: POURSHAMTOBI RESIDENCE	2				
DRAWN BY: GD-JL-JEL-MM	JOB ADDRESS: 1006 LEXINGTON RD. BEVERLY HILLS CA 90210	3				
JOB NUMBER	OWNER/DEVELOPER: TORAG POURSHAMTOBI	4				
SHEET NUMBER						
A-5.0						







Design Review Commission Report

455 North Rexford Drive
September 9, 2013

Attachment B

Applicant's Written Response
to Commission's Comments

Hafco & Associates
ARCHITECTURE DEVELOPMENT

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

June 17, 2013

Subject: **Pourshamtobi Residence**
 1006 Lexington Road, Los Angeles, CA

This memo addresses the Design Review Commission Hearing comments last June 6, 2013.

In order to adjust and unify the design, the following modifications have been made. The entire house is now one consistent color as opposed to two. The cornerstones and archways have been removed and substituted with straight entryways. The continuous band moulding is a light color and wraps around the house at a uniform height which breaks up the mass. The window frames are a deep brown and the multi-color roof tiles are deeper shades to complement the stucco and stone. Regarding comment on having too many exposed roof elements, one roof has been eliminated on the right side of the facade to balance the appearance of the house from the street. The entry gate has been simplified to straight wrought iron pickets. Through these changes the design has been simplified and projects a more uniform appearance.

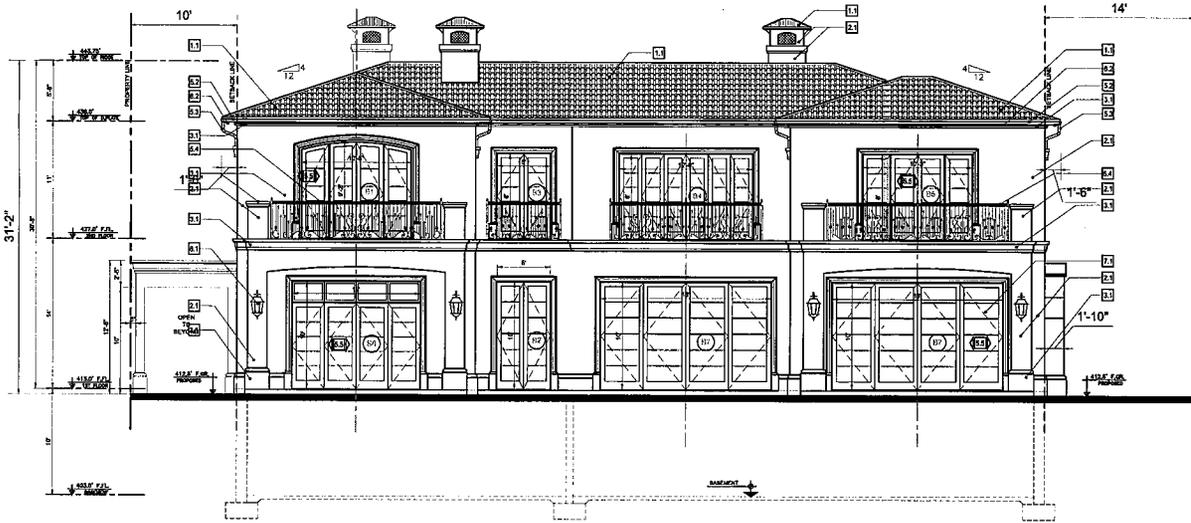


Design Review Commission Report

455 North Rexford Drive

September 9, 2013

Attachment C
Project Design Plans



- KEYED NOTES**
- 1 - ROOF**
 - 1.1 Clay Roof Tiles by DELEO CLAY TILE Company
Style: Mission
Colors: Burgandy - 1/2 Area
Napa Flash - 1/4 Area
Rosa Stone - 1/4 Area
 - 2 - WALL FINISHES**
 - 2.1 Exterior Wall Smooth Stucco Finish
By: Merlex Stucco
Color: P-1412
"Tuffee"
 - 2.2 Exterior Wall Stone Cladding
By: M.S. International Inc.
Color: California Gold Ledger
 - 3 - PRECAST**
 - 3.1 Precast Concrete Molding
By: Pacific Stone Design, Inc.
Color: Roma 60
 - 4 - MASONRY**
 - 4.1 Not Used
 - 5 - METAL**
 - 5.1 Not Used
 - 5.2 Copper Gutter
Color: Satin Copper
 - 5.3 Copper Downspouts
Color: Satin Copper
 - 5.4 Wrought Iron Railing
By: Melinda Tomaska
Color: Satin Black
 - 5.5 Wood Windows and Doors w/ Aluminum Cladding
By: Southeast W&D
Color: Deep Brown
 - 6 - WOOD**
 - 6.1 Main Entry Door
Color: Dark Cherry Stain
 - 6.2 Pine Wood Corbels
Colored in: Dark Brown
 - 7 - GLASS**
 - 7.1 Insulated Glass (TEMPERED)
Color/Shade: Clear Glass
 - 8 - OTHERS**
 - 8.1 Exterior Lighting
by Fates

NOTES:

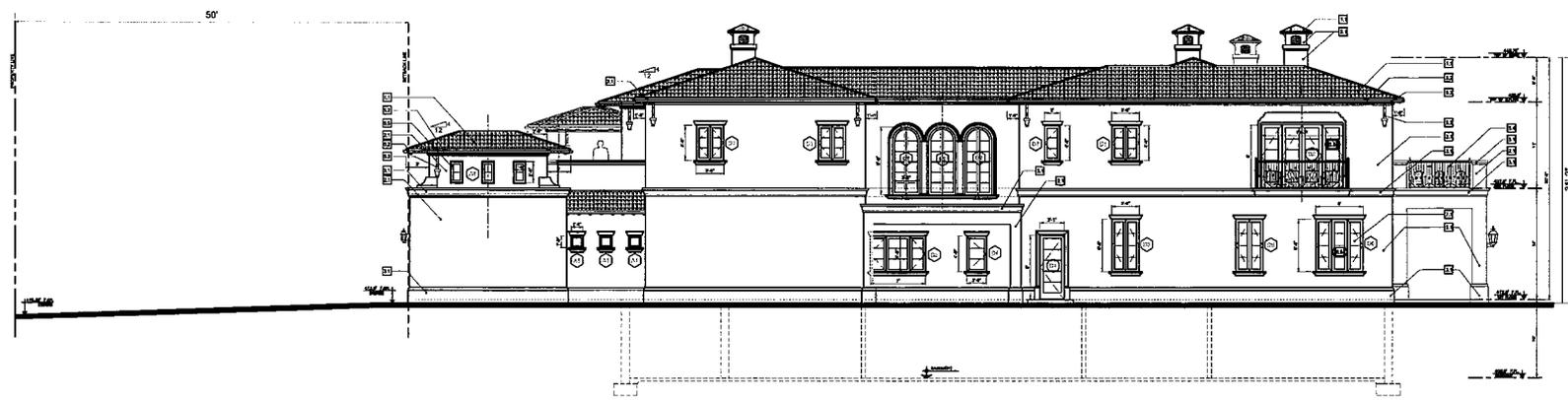
A. KEY-NOTES USE ONLY APPLIES ON ELEVATION.

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

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

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

SOUTH ELEVATION



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

WEST ELEVATION

Copyright by Hafco & Associates, Architects. All rights reserved. No part of this document may be reproduced, used, or disclosed to any person or company for any purpose without the written permission of Hafco & Associates.

HAFCO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS

TEL: (323) 951-0969, FAX: (323) 955-9418

NO.	DATE	DESCRIPTION	DRWN/CHKD
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

DATE	JULY 2013
DRAWING TITLE	ELEVATIONS - SOUTH & WEST
SCALE	AS NOTED
JOB TITLE	POURSHAMTOBI RESIDENCE
JOB ADDRESS	1006 LEANINGTON RD. BEVERLY HILLS CA 90210
DRAWN BY	GD-JL;TEL;MM
OWNER/DEVELOPER	TORAG POURSHAMTOBI
JOB NUMBER	
SHEET NUMBER	A-5.1

EXISTING STREETScape



1000 Lexington Dr. Beverly Hills, CA 90210

1006 Lexington Dr. Beverly Hills, CA 90210

1008 Lexington Dr. Beverly Hills, CA 90210

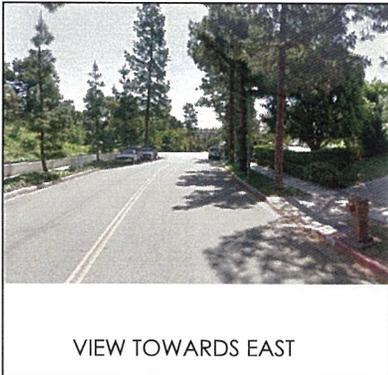
PROPOSED STREETScape



1000 Lexington Dr. Beverly Hills, CA 90210

1006 Lexington Dr. Beverly Hills, CA 90210

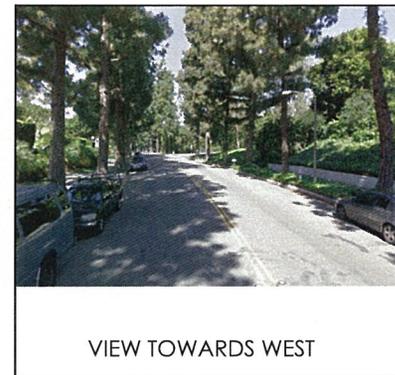
1008 Lexington Dr. Beverly Hills, CA 90210



VIEW TOWARDS EAST



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS WEST

STREETSCAPE PHOTO MONTAGE

SCALE:
NTS

Copyright by Hafco & Associates, Architects. All rights reserved. No part of this document may be reproduced, used, or disclosed to any person or company for any purpose without the written permission of Hafco & Associates.

HAFECO HAROUNI-HAFCO
CONSULTING ARCHITECTS & ENGINEERS
TEL. (323) 651-0909, FAX (323) 654-4418

NO.	DATE	DESCRIPTION	DRWN	CHKD
1				
2				
3				
4				
5				

DATE	JULY 2013
DRAWING TITLE	STREETSCAPE PHOTO MONTAGE
SCALE	NTS
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

SHEET NUMBER
A-7.1

PLANTING LEGEND

TREES	
TA	15 GAL. PODOCARPUS BRACLIOR / PERN PINE ③
TB	48" BOX OLIVA EUROPA WILSONI / FRUITLESS OLIVE
TC	24" BOX DWARF NAVEL CITRUS / ORANGE
TD	15 GAL. DWARF VALENCIA CITRUS / ORANGE
TE	12 B.T. DWARF HEYER CITRUS / LEMON
TF	36" BOX MAGNOLIA ROSE MARIE / ROSE MARIE MAGNOLIA
TG	36" BOX PRUNUS CERASIFERA / PURPLE LEAF PLUM
TH	48" BOX FICUS INDICA / INDIAN LAUREL P.F. CBH CL TIES PG 303 FO C-NAIL ON CL PER
TJ	EDGING GULLEN PALM TO REMAIN IN PLACE
TK	EDGING FICUS TO REMAIN IN PLACE
TL	EDGING CHINESE BLM TO REMAIN IN PLACE
TM	48" BOX MAGNOLIA GRANDIFLORA HOLLAND / THELLES BEAUTY MAGNOLIA
TN	EDGING BOTTLEBRUSH TO REMAIN
SHRUBS / VINES	
A	5 GAL. RHAPHIOLEPS INDICA BALLERINA / INDIAN HAWTHORNE
B	1 GAL. ROSEMARINUS OFFICINALIS PROSTRATUS / ROSEMARY
C	5 GAL. NEROLIUM OLEANDER PETITE SALMON / DWARF OLEANDER
D	1 GAL. TRACHELOSPERMUM JASMINEOS / STAR JASMINE
E	5 GAL. HEMEROCALLIS SPECIES / DAY LILY
F	15 GAL. BOUSANVILLEA TEXAS DAWN / BOUSANVILLEA
G	ROSEMARINUS OFFICINALIS HORIZONTALIS / ROSEMARY ①
H	MARATHON ONE BCD / LAWN
J	15 GAL. RHAPHIOLEPS INDICA MAJESTIC BEAUTY / INDIAN HAWTHORNE ②
K	5 GAL. PITTOSPORUM TOBRA CREAM MINT / PITTOSPORUM
L	1 GAL. LIMONUM PEREZI / SEA LAVANDER
M	5 GAL. ABRAMS ATTENUATA / FOX TAL
N	5 GAL. LIROPE MUSCARI / LIROPE
P	15 GAL. PHORNUM TENAX VINTROURUS / BURGUNDY FLAX
Q	5 GAL. PHORNUM TENAX DUST / FLAX
① FROM PLATS @ 4" CENTER	
② SHRUB FORM	
③ COLUMN FORM - FOLIAGE TOP TO BOTTOM	

SEE SHEET L1.2 FOR CERTIFICATE OF DESIGN COMPLIANCE

GENERAL PLANTING NOTES

- 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 SHALL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE ENTIRE 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 OUR THE CONTRACTOR.
- THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING ACCORD TURF AND PLANTED GROUND COVER. THE SPECIFIED QUANTITIES OF ALL PLANT MATERIALS, THE STAGING AND GIVING OF THESE, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIALS IS DALLON AND SMALLER SHALL BE 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 SHRUBS MAINTAINED 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 PER THE PLAN AND CALL THE LANDSCAPE ARCHITECT TO REVIEW THE PLACEMENT PRIOR TO PLANTING. ONE THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
- THE LANDSCAPE ARCHITECT SHALL TAG ALL SPECIFIED TREES IN BUSHES 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 AVOID IN HOUR NOTICES WHEN PORTIONING AT THE SITE IN REGARDS OF THE CONTRACTOR IS READY TO HAVE THE TREES TAGGED AT THE NUMBER. THE LANDSCAPE ARCHITECT MAY CHOOSE AT HIS / HER DISCRETION TO HAVE THE CONTRACTOR TAG AND SPOT TREES WITH OUT LANDSCAPE ARCHITECT PARTICIPATION.
- ALL VINES SHALL BE INSTALLED WITH THE HURRYST STAKES PROVIDED AND VINE RENEWERS SHALL BE REPLACED WITH THE HURRYST STAKES ON FENCE. THIS SHALL OCCUR THE WEEKS AFTER PLANTING.
- ALL BIRDSHEDS SHALL BE AS PER THE SOIL AGREEMENT REPORT. (SAMPLES FOR SUBMITTAL TO THE LAB SHALL BE TAKEN UPON COMPLETION OF FLOOD 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 MEDICAL PURPOSES ONLY. THE ACTUAL AMOUNTS SHALL CONFORM TO THE SOIL AGRONOMY REPORT AS PER NOTE # 8.
- THE SOIL FOR ALL LAWN AND SHRUB AREAS SHALL BE AMENDED AS FOLLOWS: (SEE NOTE # 8) AMEND PER 100 SQUARE FEET: 8 QTY. VINEYARD STAMENED ORGANIC AMENDMENT DERIVED FROM REDWOOD BARKWUST; FOR BARKWUST OR FRESH GROUND BARK 18 LB. 10-10-10 COMMERCIAL FERTILIZER; THE AMENDMENT SHALL BE UNIFORMLY BROADCASTED AND DEPT THOROUGHLY INCORPORATED BY MEANS OF A ROTOTILLER OR EQUIV. TO A DEPTH OF SIX INCHES.
- THE PLANTING RATE FOR SHRUBS AND TREES SHALL BE PER THE PLANTING DETAILS. THE BACKFILL MIX FOR LIME AROUND THE ROOTBALL OF ALL TREES AND SHRUBS SHALL CONSIST OF THE FOLLOWING FORMULA:
8 PARTS BY VOLUME ON SITE SOIL.
4 PARTS BY VOLUME AMENDMENT PER SOIL AGRONOMY REPORT. (SEE #8)
1 LB. QTY. YD. OF MIX 10-10-10 COMMERCIAL FERTILIZER.
2 LB. QTY. YD. OF MIX BUSH BULVATIE.
10 LB. QTY. YD. OF MIX AGRICULTURAL GYPHUM.
- PERFECT USER TABLETS SHALL BE AS FOLLOWS: 15 FOR PLANTING SHRUBS.
1 GALLON = 1 TABLET 10 GALLON = 1 TABLET
PLACE TABLETS AT HALF THE DEPTH OF THE ROOTBALL.
- BACKFILL FOR TREES, SHRUBS AND SANDWICH: THE BACKFILL MIX FOR AROUND THE ROOTBALL SHALL CONSIST OF THE FOLLOWING:
10 PARTS HURRYST STAKES
10 PARTS CANADIAN PEAT MOSS
10 PARTS GRANITE OR PORCELT MARIK.
- THIRTY (30) DAYS AFTER INSTALLATION, ALL LANDSCAPE AREAS SHALL BE FERTILIZED WITH BEST FERTILIZER COMPANY 16-8-8 OR APPROVED EQUAL, APPLIED AT THE RATE OF 80 POUNDS PER 1000 SQUARE FEET. FERTILIZER APPLICATION SHALL BE CONTINUED THEREAFTER AT MONTHLY INTERVALS.
- THE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY OBSTRUCTIONS BEFORE BEGINNING WORK.
- ALL SHRUBS SHALL BE TRILLIS GROWN, REMOVE FROM THELLES AND ATTACH TO FENCE OR WALL.
- PRE PRUNE ALL SPECIMEN TREES AFTER PLANTING.
- UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEOUS MATERIAL, CORDE, AND TRASH GENERATED BY YOUR WORK AND YOUR LANDSCAPE. THE PROPERTY OWNER HAS THE RIGHT TO CLEAN UP AFTER YOURSELF. BRUSH AND WASH THE AREA CLEAN, UNLESS OTHER ARRANGEMENTS ARE MADE. YOU WILL PROVIDE AND PAY FOR ADOPTIVE TOILET FACILITIES FOR YOUR LANDSCAPE.
- 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 RECOMMENDING 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 HERSE CLOSERS TO THIS GRASS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HERSE AS STATED ON THE PLANS.
- UNLESS THE CONTRACT YOU HAVE WITH THE OWNER BEEN SPECIFIED OTHERWISE YOU WILL BE HELD TO ALL.

DW/LA

Landscape Architects
1216 Elm Street
Van Nuys, CA 91411
PHONE: 310-827-0204
FAX: 310-827-4634



Project Name

1000 BEXINGTON ROAD
BEVERLY HILLS, CA 90210

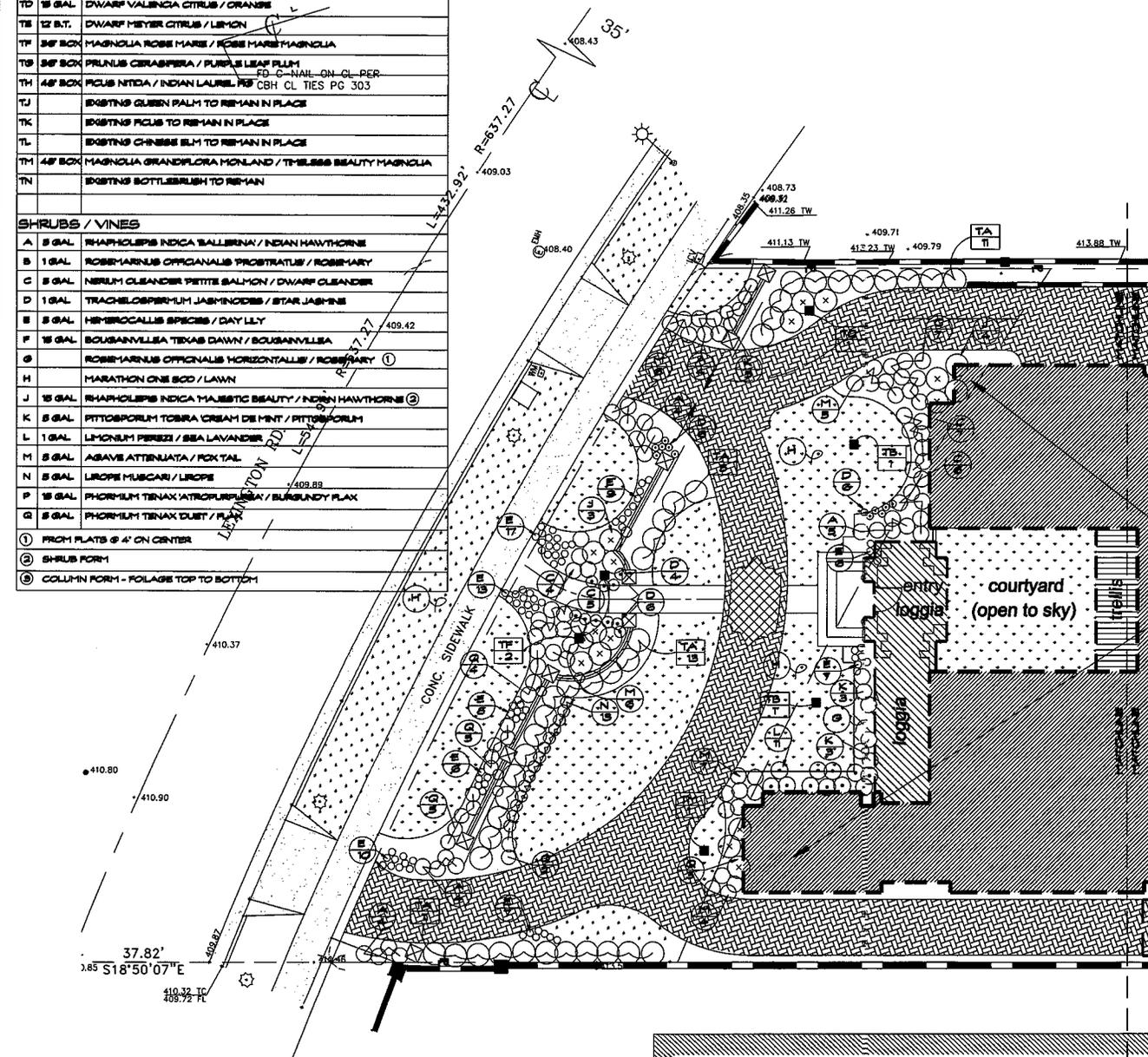
**PLANTING PLAN
FRONT YARD**

- Sheet Title
- CHECKED BY
 - PREPARED BY
 - FINAL REVISED
 - PERMIT SET
 - NOT FOR CONSTRUCTION
 - CONSTRUCTION / FIELD SET

Date: 07/20/23
Project No.:
Drawn By: SD
Checked By: DW
Scale: 1/8" = 1'-0"

Sheet No.
L1.1

PROJECT # DRAWING #





Project Name

10086 LEIGHTON ROAD
BEVERLY HILLS, CA 90210

Sheet Title

**PLANTING
PLAN
BACK YARD**

Drawn/Approved

Sheet No.

- CHECKED
- PREPARED
- DRAWN
- REVISION
- NOT FOR CONSTRUCTION
- CONSTRUCTION (FIELD USE)

Date

Project No.

Checked By

Drawn By

Scale

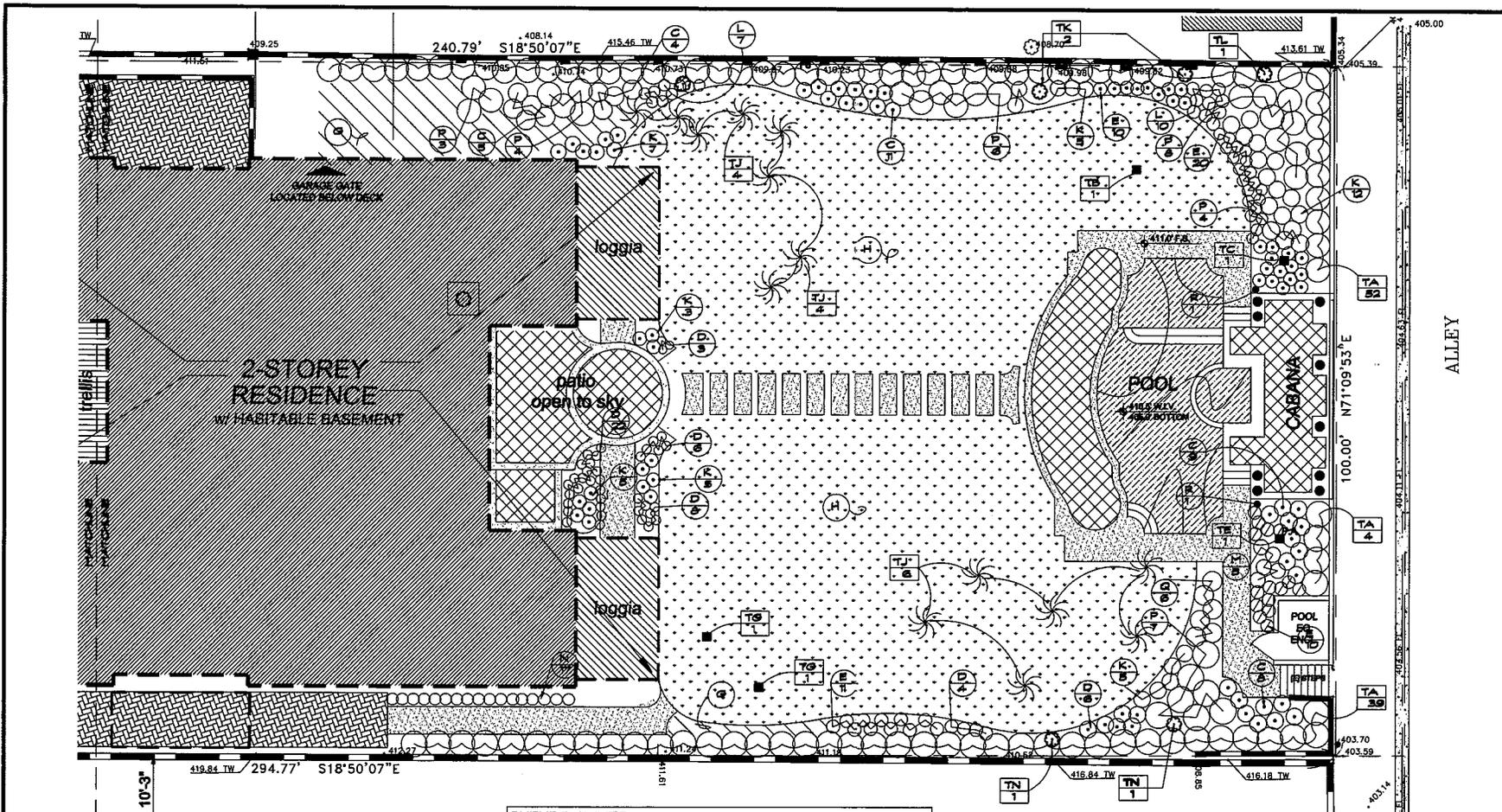
Author/Designer

Sheet No.

L1.2

PROJECT #

DRAWING #



TREES	
TA	15 GAL. PODOCARPUS ORNATOCLADUS / PERN 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 BKT. DWARF PEYER CITRUS / LEMON
TF	36" BOX. MAGNOLIA ROSE MARIE / ROSE MARIE MAGNOLIA
TG	36" BOX. PRUNUS CERASIFERA / PURPLE LEAF PLUM
TH	48" BOX. FICUS NITIDA / INDIAN LAUREL FIG
TJ	18" BOX. GUISSET PALM TO REMAIN IN PLACE
TK	18" BOX. FICUS TO REMAIN IN PLACE
TL	18" BOX. CHINESE ELM TO REMAIN IN PLACE
TM	48" BOX. MAGNOLIA GRANDIFLORA HOLLAND / TIMELESS BEAUTY MAGNOLIA
TN	18" BOX. BOTTLEBRUSH TO REMAIN

SHRUBS / VINES	
A	5 GAL. RHAPHIOLEpis INDICA 'BALLERINA' / INDIAN HAWTHORNE
B	1 GAL. ROSEMARYNUS OFFICINALIS PROSTRATUS / ROSEMARY
C	5 GAL. NEROLIUM OLEANDER 'PETITE SALMON' / DWARF OLEANDER
D	1 GAL. TRACHELOPERGUM JASMINOIDES / STAR JASMINE
E	5 GAL. HEMEROCALLIS SPECIES / DAY LILY
F	15 GAL. BOUSSANVILLEA TEXAS DAWN / BOUSSANVILLEA
G	ROSEMARYNUS OFFICINALIS 'HORIZONTALIS' / ROSEMARY ①
H	MARATHON ONE 800 / LAWN
J	15 GAL. RHAPHIOLEpis INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORNE ②
K	5 GAL. PITTOPODORUM TORBIA 'CREAM DE MINT' / PITTOPODORUM
L	1 GAL. LIMONELM PEREZO / SEA LAVANDER
M	5 GAL. AGAVE ATTENUATA / FOX TAIL
N	5 GAL. LIROPE MUSCARI / LIROPE
P	15 GAL. PHORNUM TENAX 'ATROPURPUREA' / BURGUNDY FLAX
Q	5 GAL. PHORNUM TENAX 'DUST' / FLAX

① FROM PLANTS 6" ON CENTER
② SHRUB FORM
③ COLUMN FORM - FOLIAGE TOP TO BOTTOM

SUSAN HEALY KEENE, AICP | Director
GEORGE CHAVEZ | City Building Official
JONATHAN LAST | City Planner



COMMUNITY DEVELOPMENT DEPARTMENT
455 North Roxbury Drive, 1st Floor
Beverly Hills, CA 90210
Tel. (310) 283-1441
www.beverlyhills.org

CERTIFICATE OF DESIGN COMPLIANCE

I certify that the design and documentation of the Water Efficient Landscape located at **10086 LEIGHTON ROAD, BEVERLY HILLS, CA** complies with all the provisions of City of Beverly Hills, Water Efficient Landscaping, Ordinance Number 09-0-2574, as codified in Article 4, Section 4, of Title 9 of the City of Beverly Hills Municipal Code.

Daniel Melton
Wet Signature of Licensed Landscape Designer

7-12-13
Date



The plant materials we have selected and specified for this project are low water usage species and the irrigation system has been designed using low water usage drip systems for shrub areas and low angle pop up heads for the lawn areas. Additionally, even though the planting and irrigation meet the intent of the WELO ordinance, the square footage of 'landscape area' is less than 2,500 square feet, and therefore the requirement to provide WELO calcs does not apply to this project.



LEXINGTON 1006

