



## Design Review Commission Report

**Meeting Date:** Monday, September 9, 2013

**Subject:** 724 North Camden Drive (PL1309175)

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:** Michael Zarabi

**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 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 French; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review. The façade is articulated by the following architectural elements:

- Smooth stucco finish in "Southern Moss";
- Clay roof slate in "Lincoln Green";
- Precast concrete for moldings and quoins;
- Wrought iron detailing at balconies;
- Copper gutters;
- Aluminum clad wood windows and doors;
- Solid wood entry door with wrought iron detailing, and;
- Stainless steel exterior light fixtures in "Corinthian Bronze".

### DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, a number of design elements have been identified as needing to be further refined to ensure the French aesthetic is better articulated:

1. In general, the spacing between the façade openings and the quoins is not substantial enough and creates a diminished look as the ratio between glass and wall is not adequate. Additionally, the openings are off center on the walls and should be placed centrally within the space.
2. The quoins are inconsistent between the entryway and the sides of the elevation. The side quoins should be made thicker to provide more "weight" to the sides.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Project Design Plans

Report Author and Contact Information:

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## Design Review Commission Report

455 North Rexford Drive

September 9, 2013

3. The first floor opening to the right of the entryway is too large for the space and should be reduced in size. The applicant may wish to consider matching the size to the opening above it on the second floor.
4. The central tower element should not break the primary roof ridge of the single-family residence. The height of this element should be reduced so that the top is lower than the primary ridge and the horizontal pediment lines up with the window sills on the left side of the element.
5. The two façade-mounted exterior lights to the left of the entryway should be removed and the lights at the entryway should be lowered in height by 1'-0" to maintain a human scale.

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 requires mailed public notice within 100 feet of the subject property be mailed, and an on-site notice at the subject property be posted, ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, August 30, 2013; the site was posted on Tuesday, September 3, 2013. To date staff has not received and comments in regards to the submitted project.



**Design Review Commission Report**

455 North Rexford Drive  
September 9, 2013

**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 projects architectural style is French. It is achieved through the use of high pitched roof, slate roof finish smooth plaster stucco exterior with plaster type quoins, french doors and windows with heavy mullions, use of tall second story windows often arched at the top that break through the cornice and rise above the eaves, wrought iron railings at balconies and use of doors fashioned of quality wood and detailed with wrought iron decorations.

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

- |   |                                  |  |
|---|----------------------------------|--|
| <input checked="" type="checkbox"/> R-1 | <input type="checkbox"/> R-1.5X2 | <input checked="" type="checkbox"/> R-1.8X |
| <input 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: 197.5" x 76' Lot Area (square feet): 15, 391 sq. ft.  
 Adjacent Streets: Lomitas Ave. & Elevado Ave.

**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: Pacific Ready Cut Homes Inc.

**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:	28'-6"		28'-6"
Roof Plate Height:	14'	8'-6"	8'-6"
Floor Area:	7,656 sq. ft.		7,583 sq. ft.
Rear Setbacks:	50'-4"		50'-4"
Side Setbacks:	S/E 7'-6" N/W 10'-0"	S/E N/W	S/E 7'-6" N/W 10'-0"
Parking Spaces:	6		6

**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:* Off White

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

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

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

*Material:* Solid wood detailed with wrought iron for main door, french doors similar to window  
*Texture /Finish:* Smooth matte finish  
*Color / Transparency:* Off White

**PEDIMENTS**

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

**ROOF**

*Material:* Slate roof tiles  
*Texture /Finish:* Plain tile  
*Color / Transparency:* Lincoln Green

**CORBELS**

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

**CHIMNEY(S)**

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

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

**COLUMNS**

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

**BALCONIES & RAILINGS**

Material: Wrought Iron  
 Texture /Finish: Smooth  
 Color / Transparency: Black

**TRELLIS, AWNINGS, CANOPIES**

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

**DOWNSPOUTS / GUTTERS**

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

**EXTERIOR LIGHTING**

Material: Aged Bronze  
 Texture /Finish: Smooth/ Bronze  
 Color / Transparency: Bronze

**PAVED SURFACES**

Material: Stamped, colored concrete  
 Texture /Finish: Stamped  
 Color / Transparency: Silver Smoke/ Gray

**FREESTANDING WALLS AND FENCES**

Material: Concrete block wall  
 Texture /Finish: Smooth, stucco finish  
 Color / Transparency: Off white to match

**OTHER DESIGN ELEMENTS**

Material: Precast concrete mouldings  
 Texture /Finish: Smooth/ cement  
 Color / Transparency: Off white to match

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

The proposed landscaping intends to complement the French design of the house. The use of lavenders and rosemary throughout the property contributes to the French appeal. The garden also defines certain activities that will take place and creates interesting and graceful transition from one space to another from the front sitting area that leads to the courtyard on the side. The use of big trees give privacy which is important to the owners as well as the neighbors.

**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 French. Its characteristics are high pitched roof, slate roof finish smooth plaster stucco exterior with plaster type quoins, french doors and windows with heavy mullions, use of tall second story windows often arched at the top that break through the cornice and rise above the eaves, balconies with wrought iron railings and use of doors fashioned of quality wood and detailed with wrought iron decorations. Furthermore asymmetrical plan, arched doorways and tower at entry way best enhance french design.

**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 abundant spaces for landscaping. As previously stated, the landscaping complements the house by creating graceful and interesting transition from the front yard to the side yard to the backyard with the use of lavenders, rosemaries, pine ferns, etc.

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

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

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

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

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

The proposed development respects the prevailing site design patterns by using a style that is prevalent in the city. The style has similar characteristics with the surrounding group of homes in the neighborhood. The proposed house is not imposing, it uses light colored materials that blends with the landscaping design and the vicinity.



**Design Review Commission Report**

455 North Rexford Drive  
September 9, 2013

**Attachment B**  
Project Design Plans

# ZARABI RESIDENCE

724 N. CAMDEN DR. BEVERLY HILLS, CA. 90210  
PROPOSED NEW CONSTRUCTION OF A 2-STORY SFD w/ HABITABLE BASEMENT



By: HAFCO & ASSOCIATES

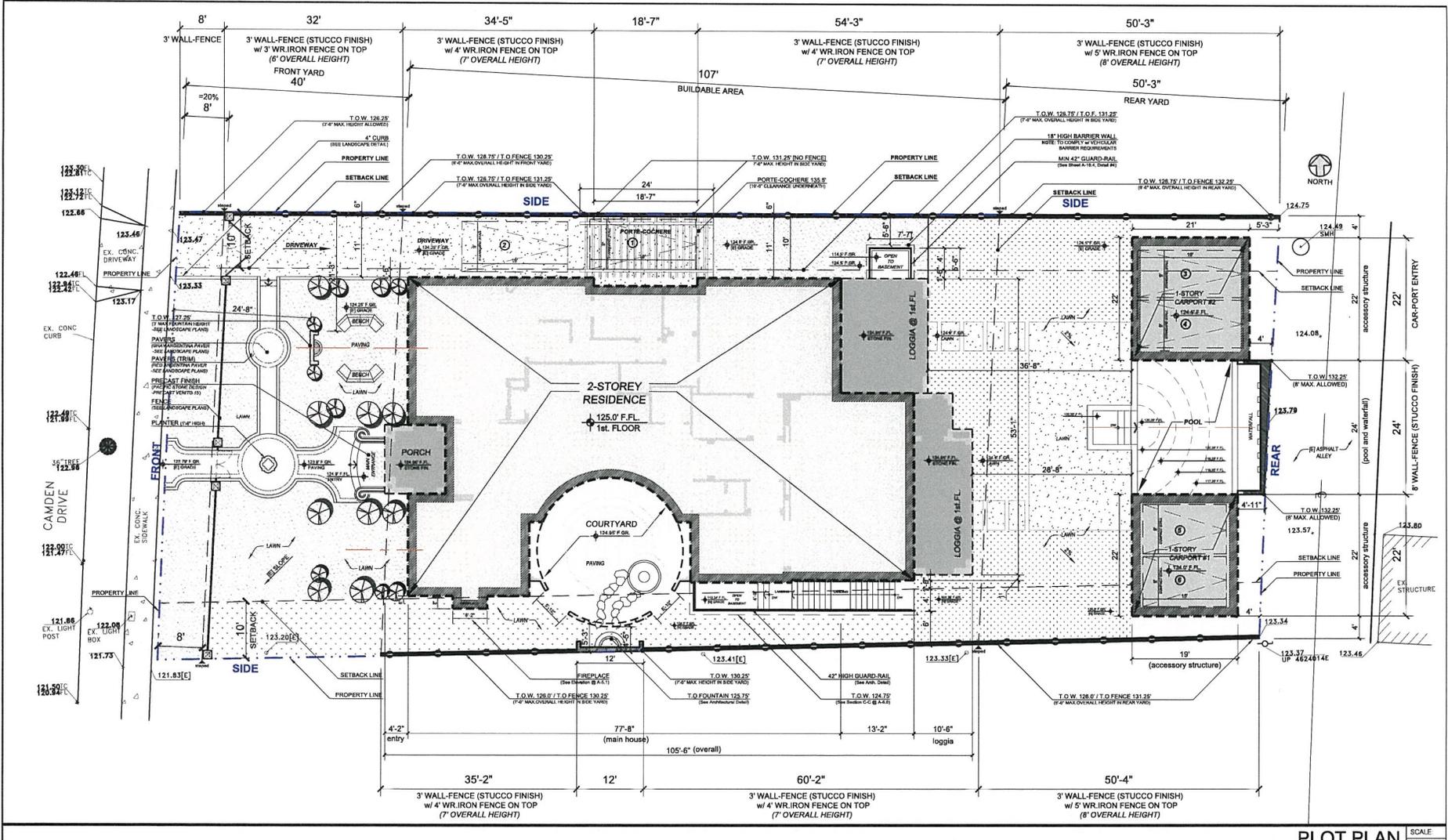
NO.	DATE	DESCRIPTION	DRAWN BY	CHECKED BY

DATE: JUNE, 2013  
SCALE: AS NOTED  
JOB TITLE: ZARABI RESIDENCE  
JOB NUMBER: 724 N. CAMDEN DR., BEVERLY HILLS, CA 90210  
OWNER/DEVELOPER: MICHAEL ZARABI

**FRONTYARD ENCROACHMENT CALCULATION**

MAIN HOUSE	AREA (Sq. Ft.)
1	13 Sq. Ft.
2	469 Sq. Ft.
3	175 Sq. Ft.
<b>AREA DIFFERENCE</b>	<b>122 Sq. Ft.</b>

SHEET NUMBER: **A-0.1**



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

**ALLOWABLE BUILDABLE AREA**  
Lot Area x 40% + 1500 sq.f. = 7,656 sq.f. (max. allowed)  
(Basement Area is an exception)  
TOTAL: 15,391 sq. ft.

**FLOOR AREA PROPOSED**  
FIRST FLOOR:  
- Main Building = 3,708 sq.f.  
SECOND FLOOR:  
- Main Building = 3,906 sq.f.  
ACCESSORY STRUCTURES:  
- Two Car-ports = Exempted  
TOTAL CUMULATIVE FLOOR AREA = 7,614 Sq.F.  
FAR = 7,656 Sq.F.

**SETBACK REQUIREMENT:**  
FRONT: 40'-0"  
NORTH SIDE: 10'-0"  
SOUTH SIDE: 7'-6"  
REAR: 50'-4"

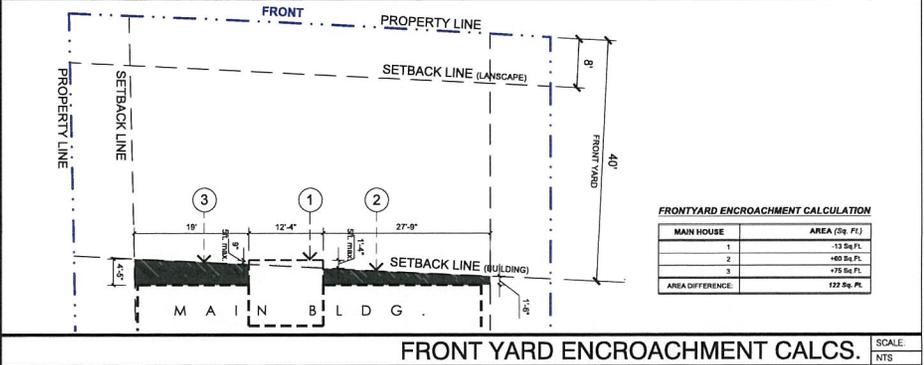
**NOTE:**  
1. LABELS SHOWN W/ (E) ARE EXISTING OTHERWISE EVERYTHING WITHIN THE PROPERTY LINE ARE ALL PROPOSED.  
2. POOL EQUIPMENT IS NOT PERMITTED IN SIDE YARDS.

**LEGEND:**

- HARDSCAPE: Concrete paving (Border outline)
- HARDSCAPE: Permeable pavers (GRAY ARCHAIC/PAVING)
- HARDSCAPE: Permeable pavers (RED ANTIQUITY/PAVING)
- HARDSCAPE: Precast stone design (PRECAST VENETO 15)
- GRASS (See Landscaping)
- DYONIDIA MARGARETAE (F.C. FROM PLANT AT 4" O.C. (See Landscaping))
- MULCH (See Landscaping)
- PLANTER PLANTER AREA (See Landscaping)
- TREE (See Landscaping)

**TOTAL: 4,805 Sq.F.**

**AREA CALCS. / PLOTPLAN LEGENDS & NOTES** SCALE: NTS



**FRONT YARD ENCROACHMENT CALCS.** SCALE: NTS





REAR ELEVATION

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

KEYED NOTES

1 - ROOF

- 1.1 Clay Roof Slate  
Duraflex Sazony Slate 700  
by United States Tile  
Company (SS-1017)  
Color: Lincoln Green

2 - FINISHES

- 2.1 Exterior Wall  
Smooth Stucco finish  
by Lathrae Company  
Color: Southern Moss
- 3.1 Precast Concrete Molding  
by Pacific Stone Design, Inc.  
Color: Vento #15

3 - PRECAST CONCRETE

- 4.1 Block Wall w/ Stucco to  
match the house
- 4.2 Retaining Wall

4 - MASONRY

5 - METAL

- 5.1 Wrought Iron Rolling  
by Morfiso's Ironworks  
Color: Satin Black
- 5.2 Copper Gutter

6 - WOOD

- 6.1 Wood Windows and Doors  
w/ Aluminum Cladding  
by Southland W&D  
Color: White
- 6.2 Main Entry Door  
Solid Wood Frame with  
Wrought Iron Decorations  
(Custom made)

7 - GLASS

- 7.1 Insulated Glass (TEMPERED)  
Color/Sheets: Clear Glass
- 8.1 Exterior Lighting  
by Fals

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 WITH-IN THE FIRST 9 FEET, MEASURED FROM GRADE, AT EXTERIOR WALL AND DOORS.



LEFT SIDE ELEVATION

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

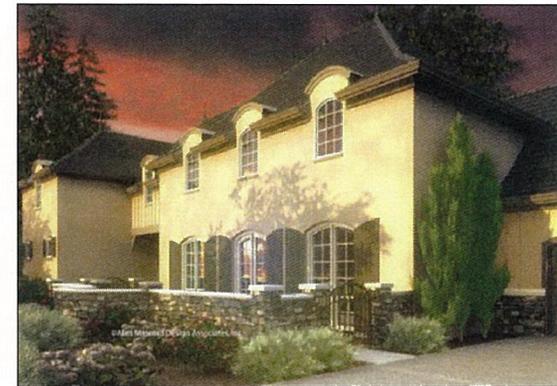
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**HAFCO HAROUNI-HAFCO**  
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NO.	DATE	DESCRIPTION	DRN. NAME

DATE: JUNE, 2013  
DRAWING TITLE: REAR & LEFT SIDE ELEVATIONS  
JOB TITLE: ZARABI RESIDENCE  
DRAWN BY: MHA  
CHECKED BY: MHA  
OWNER/DEVELOPER: MICHAEL ZARABI  
JOB NUMBER:  

SHEET NUMBER: A-5.1



**KEY FEATURES:**

- a. Hip and steep pitched roof; flared eaves.
- b. Roof - Slate finish.
- c. Stucco exterior.
- d. Quoins and Keystones.
- e. French doors (with many small panes of glass) and windows divided in heavy mullions.
- f. Tall second story windows, often arched at the top, that break through the cornice and rise above the eaves.
- g. Doors fashioned of quality wood and detailed with wrought iron decorations.
- h. Massive hip roof with the main door centered.
- i. Wrought iron railings at balconies

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NO.	DATE	DESCRIPTION	BY	CHKD

DATE: JUNE, 2013  
SCALE: AS NOTED  
DRAWN BY: JOHN J. JIL  
JOB NUMBER:  

DRAWING TITLE: DESIGN CONCEPT IDEAS  
JOB TITLE: ZARABI RESIDENCE  
JOB ADDRESS: 241 N. CALEFIDEN DR., BEVERLY HILLS, CA 90210  
CLIENT: MICHAEL ZARABI

SHEET NUMBER  
**A-5.2**

**DESIGN CONCEPT IDEAS**

SCALE:  
NTS



1 Exterior Lighting  
by: Feiss  
(see: detail sheet A-8.1)



2 Window Surround Molding  
(Precast Moldings -  
see: detail sheet A-8.1)



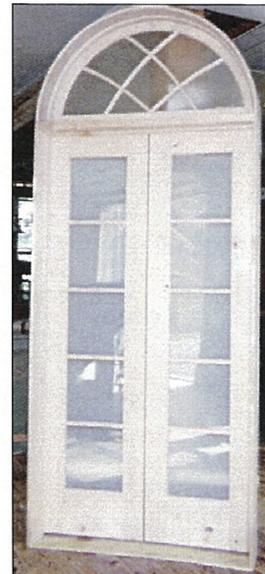
3 Wrought Iron Railing  
by Marissa's Ironworks  
Color: **Satin Black**



4 Slate Roof Finish  
-Duralite Saxony Slate 700  
by: United States Tile  
Company (ESR-1017)  
Color: **Lincoln Green**



5 Solid Wood Frame with Wrought Iron  
Decorations - Main Entrance Door  
(Custom Made)



6 French Door - Exterior  
by Southland W&D  
(see: detail sheet A-8.2)

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NO.	DATE	DESCRIPTION	DRAWN BY

DRAWING TITLE  
**CUT SHEETS & DESIGN IDEAS**

JOB TITLE  
**ZARABI RESIDENCE**

DATE  
**JUNE, 2013**

SCALE  
**AS NOTED**

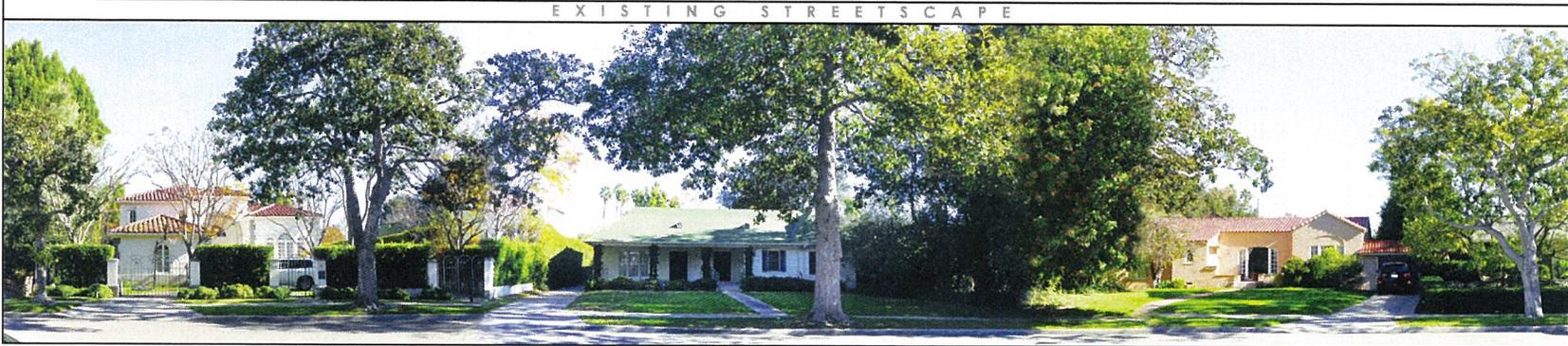
DRAWN BY  
**MM, JJ**

724 N. CAMDEN DR., BEVERLY HILLS, CA 90210

OWNER / DEVELOPER  
**MICHAEL ZARABI**

SHEET NUMBER

EXISTING STREETSCAPE

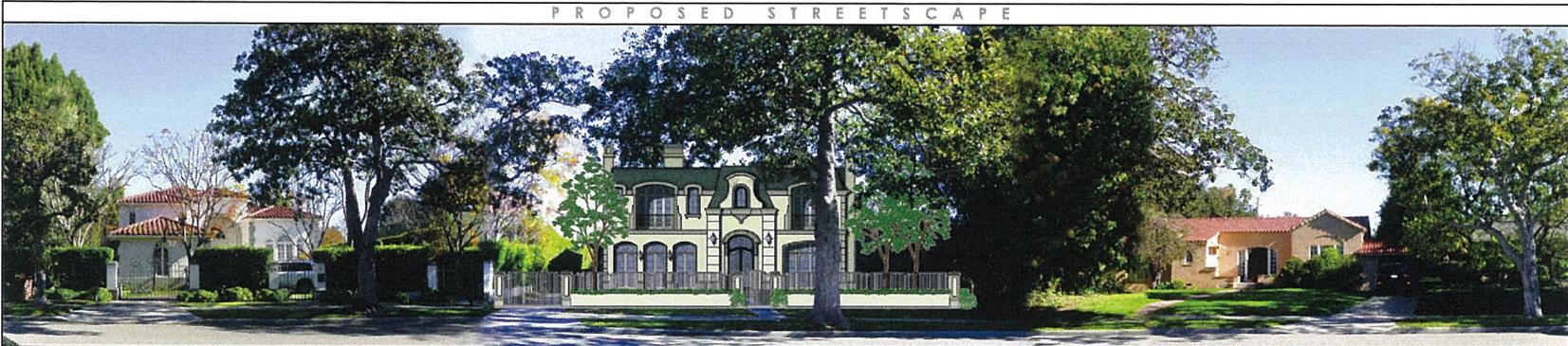


726 N. Camden Dr., Beverly Hills, CA 90210

724 N. Camden Dr., Beverly Hills, CA 90210

722 N. Camden Dr., Beverly Hills, CA 90210

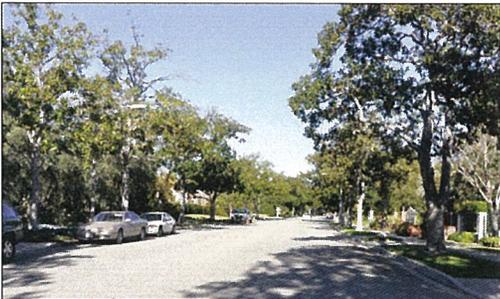
PROPOSED STREETSCAPE



726 N. Camden Dr., Beverly Hills, CA 90210

724 N. Camden Dr., Beverly Hills, CA 90210

722 N. Camden Dr., Beverly Hills, CA 90210



VIEW TOWARDS NORTH



PROPOSED FRONTYARD LANDSCAPING



VIEW TOWARDS SOUTH

STREETSCAPE PHOTO MONTAGE

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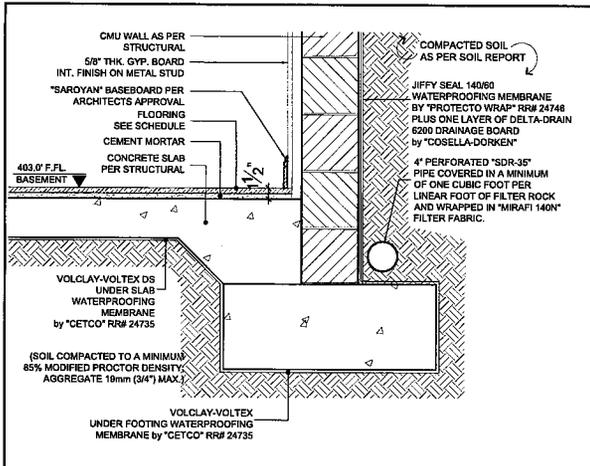
**HAFECO** HAROUNI-HAFCO  
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NO.	DATE	DESCRIPTION	DRAWN/CHKD

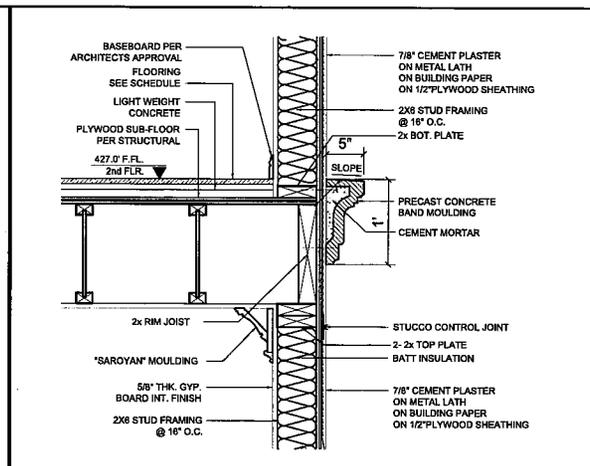
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 JOB TITLE: ZARABI RESIDENCE  
 DATE: MAY, 2013  
 SCALE: NTS  
 DRAWN BY: MVA  
 CHECKED BY: MVA  
 JOB NUMBER: 724 N. CAMDEN DR., BEVERLY HILLS, CA 90210  
 OWNER/DEVELOPER:  

SHEET NUMBER  
**A-7.1**

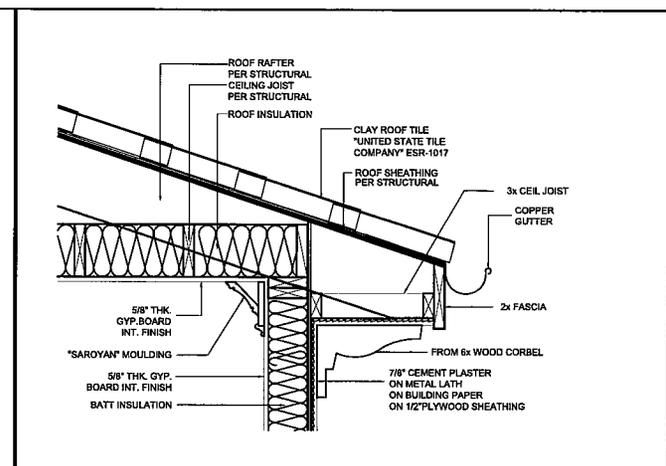
SCALE:  
 NTS



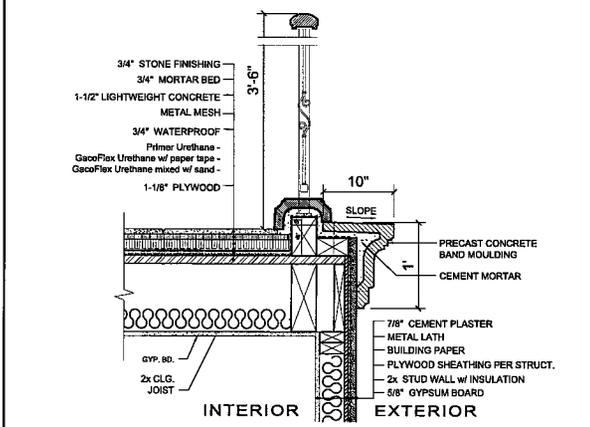
6 SCALE: NTS. BASEMENT SLAB DETAIL



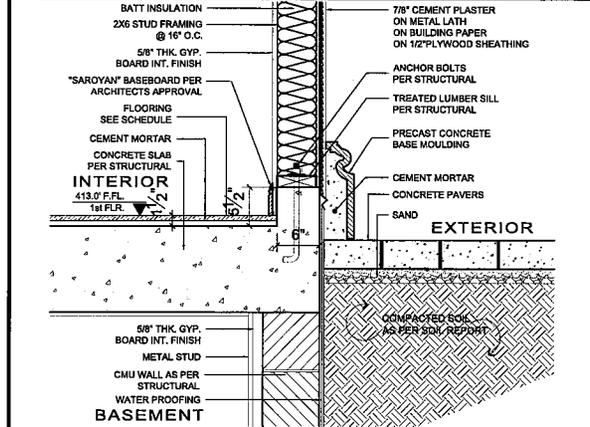
4 SCALE: NTS. BAND MOULDING DETAIL



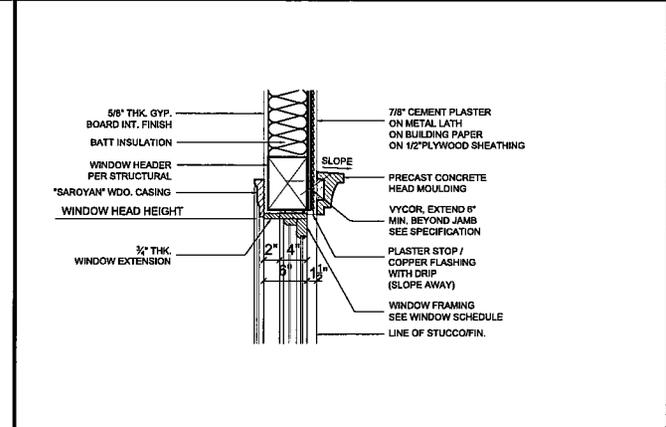
1 SCALE: NTS. ROOF EAVES DETAIL



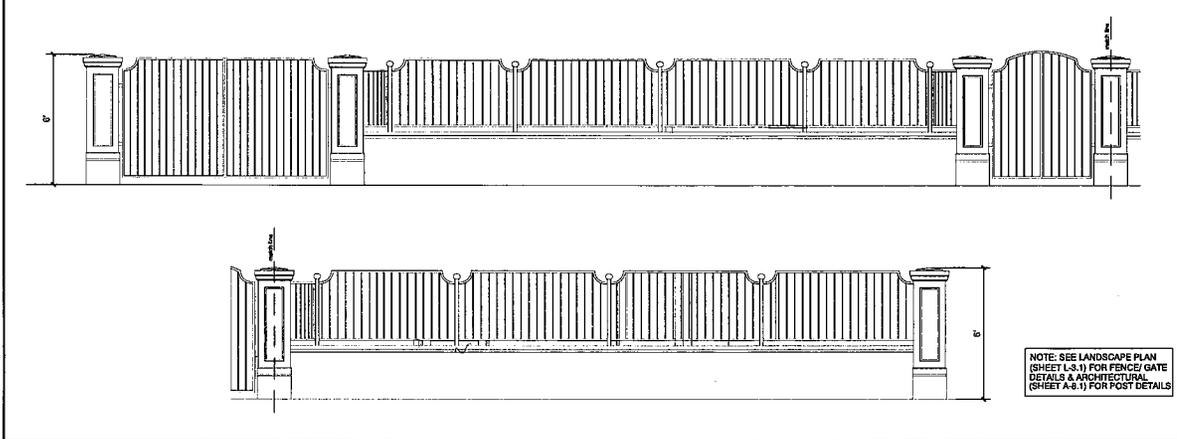
7 SCALE: NTS. 2nd FLOOR RAILING DETAIL



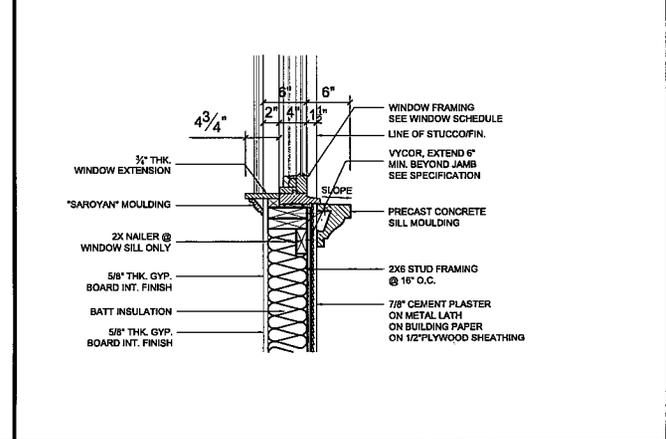
5 SCALE: NTS. 1st FLOOR STEM WALL DETAIL



2 SCALE: NTS. WINDOW HEAD DETAIL (TYPICAL)



8 SCALE: NTS. FRONT FENCE & GATE



3 SCALE: NTS. WINDOW SILL DETAIL (TYPICAL)

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NO.	DATE	DESCRIPTION	DRAWN	CHECKED
1				
2				
3				
4				
5				
6				
7				
8				

DATE: JUNE, 2013  
SCALE: A'S NOTED  
DRAWN BY: ZARABI  
JOB ADDRESS: 7240 CRENSHAW DR., BEVERLY HILLS, CA 90210  
JOB NUMBER: MICHAEL ZARABI

DATE: JUNE, 2013  
SCALE: A'S NOTED  
DRAWN BY: ZARABI  
JOB ADDRESS: 7240 CRENSHAW DR., BEVERLY HILLS, CA 90210  
JOB NUMBER: MICHAEL ZARABI

SHEET NUMBER  
**A-8.0**







Project Name

724 CAMDEN DRIVE  
BEVERLY HILLS, CA 90211

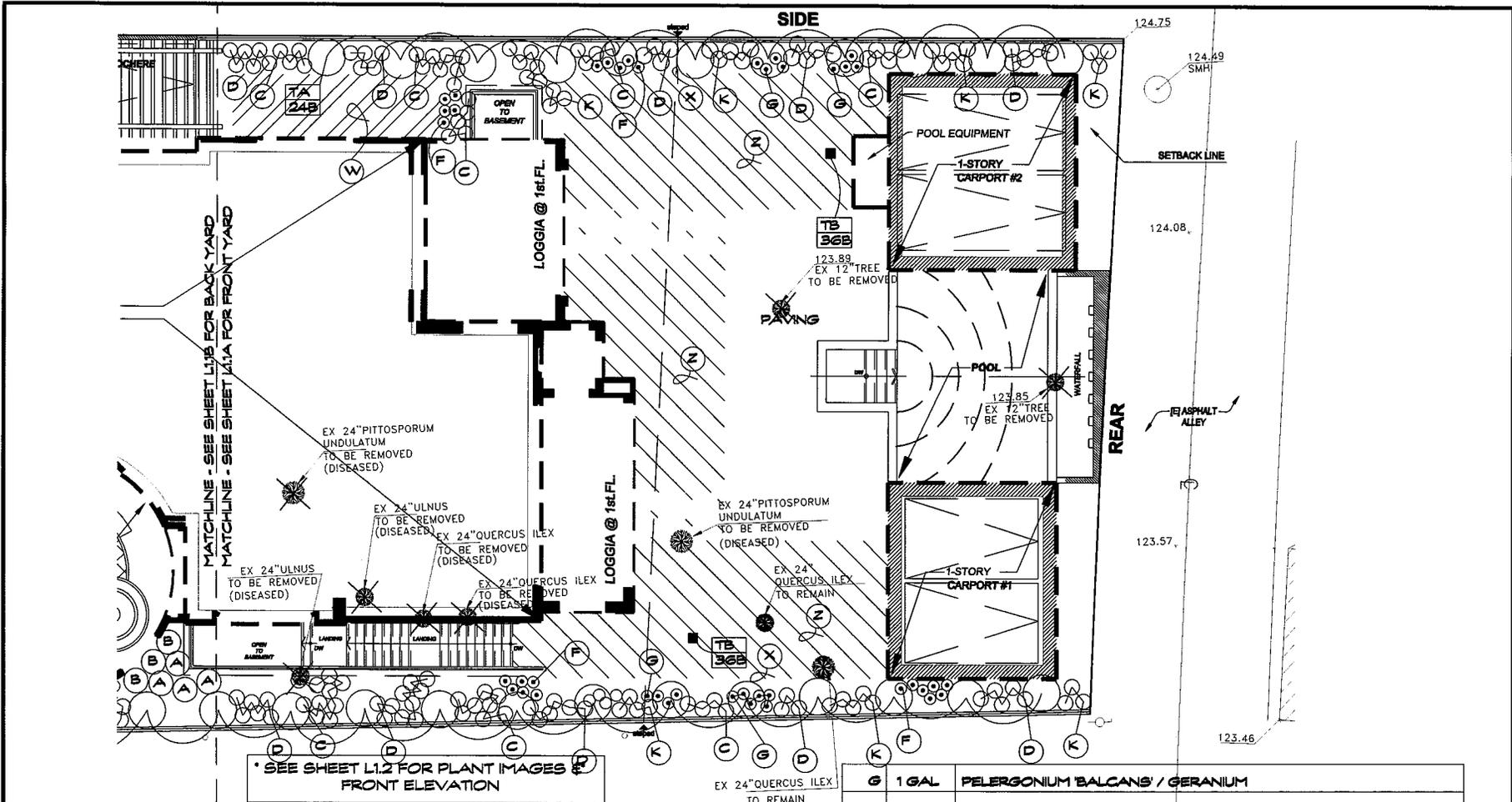
Planting Plan

- CHECK SET
- FINAL BID SET
- PERMIT SET
- PRELIMINARY SET
- CONSTRUCTION / FIELD SET

Date: 09/25/11  
Project No.:  
Drawn By: GD  
Checked By: DW  
Scale: 1/8" = 1'-0"  
Author: DW/LA

Sheet No.

L 1.11



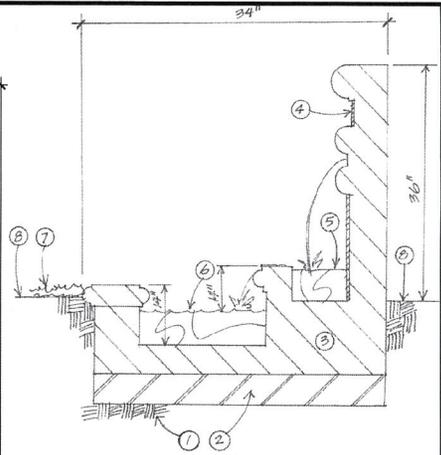
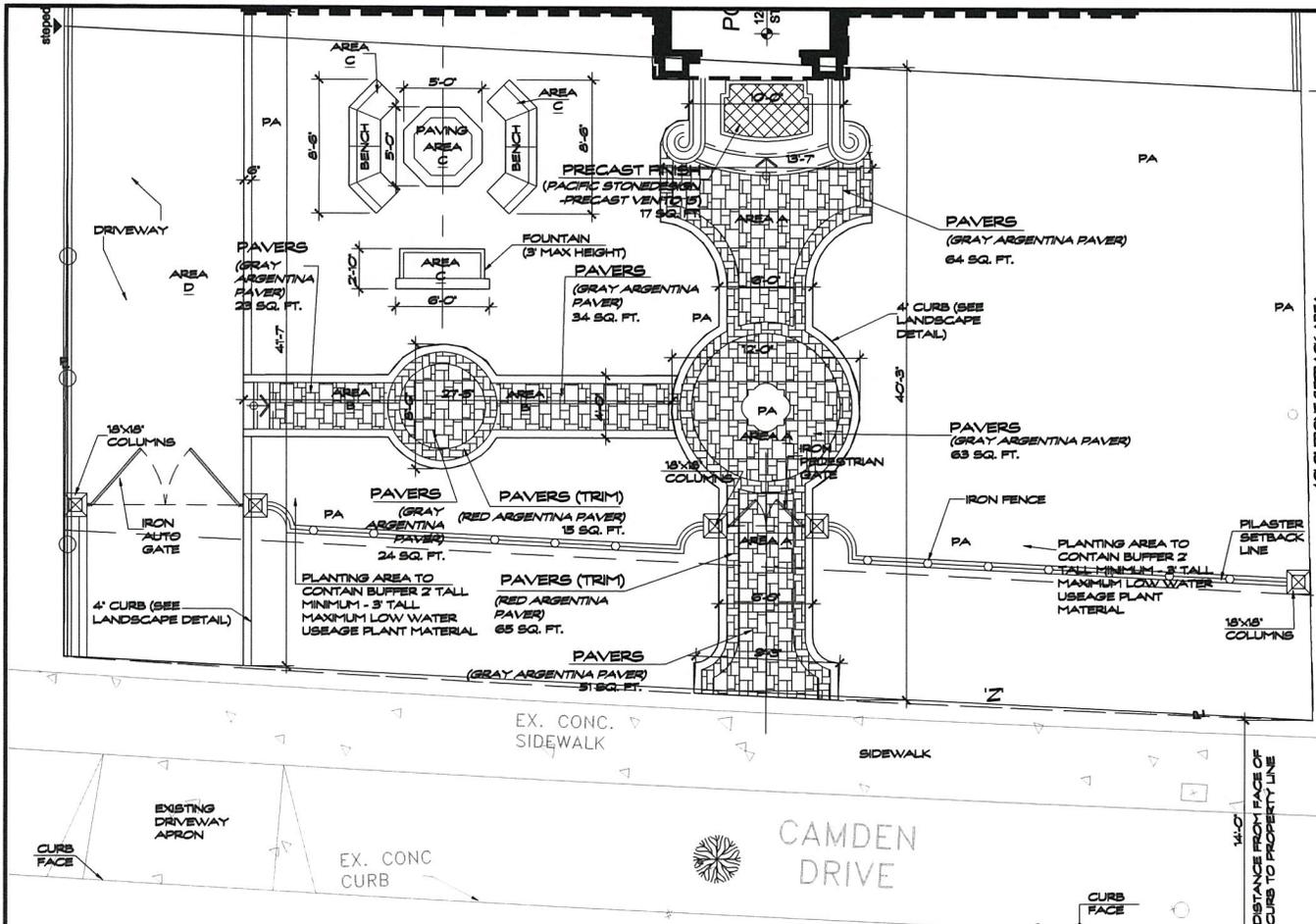
PLANTING LEGEND

TREES		
SYM.	SIZE	BOTANIC / COMMON NAME
TA	S.P.†	PODOCARPUS GRACILIOR / FERN PINE *
TB	S.P.†	ARBUTUS UNEDO / STRAWBERRY TREE *
TC	S.P.†	CUPRESSUS SEMPERVIRENS / ITALIAN CYPRESS
SHRUBS		
A	5 GAL	RHAPHIOLEPS INDICA 'MAJESTIC BEAUTY' / INDIAN HAWTHORNE
B	5 GAL	PHORMIUM TENAX 'ATROPURPUREA' / FLAX
C	5 GAL	PHORMIUM TENAX 'DUET' / VARIEGATED FLAX
D	1 GAL	ROSMARINUS OFFICINALIS 'LOCKWOOD DE FOREST' / ROSEMARY
E	1 GAL	PITTOSPORUM TOBIRA 'CREAM DE MINT' / PITTOSPORUM
F	1 GAL	TULBAGHIA VIOLACEA / SOCIETY GARLIC

G	1 GAL	PELARGONIUM 'BALCANIS' / GERANIUM
H	5 GAL	ECHEVERIA 'DOMINGO' / SUCCULENT
J	5 GAL	RHAPHIOLEPS INDICA 'INDIAN PRINCESS' / INDIAN HAWTHORN
K	1 GAL	AGAVE 'BLUE GLOW' / SUCCULENT
L	5 GAL	LIGUSTRUM TEXANUM / TEXAS PRIVET
* STANDARD FORM - 5' TO 6' OF SINGLE TRUNK		
† S.P. = SEE PLAN FOR BOX SIZE		
* MULTI TRUNK FORM		
GROUND COVERS		
W	1 GAL	DYMONDIA MARGARETAE / N.C. (FROM FLATS AT 4' O.C.)
Z	1 GAL	SODDED MARATHON 1 TURF
X	1 GAL	1 x 6 SYNTHETIC LUMBER HEADER BOARD
N.C.N	1 GAL	NO COMMON NAME
UNDER ALL SHRUBS INSTALL 2" OF MEDIUM WOOD MULCH.		







SECTION AT FOUNTAIN

FOUNTAIN LEGEND

- 1 NATIVE SOIL AT 90% COMPACTION.
- 2 6 INCH THICK CONCRETE PAD AS FOUNDATION FOR PREMANUFACTURED FOUNTAIN. PROVIDE #4 REBARS IN FOUNDATION AT 12 INCHES ON CENTER BOTH WAYS.
- 3 PREMANUFACTURED CONCRETE FOUNTAIN BASIN AND WALL. COMES WITH INTEGRAL COLOR AND FAUX MOTTLED FINISH. DAVIS CONCRETE COLOR: 'MESA'. FOUNTAIN WHEN INSTALLED WILL BE 36 INCHES TALL, 34 INCHES DEEP BY 62 INCHES LONG. MANUFACTURED BY ALS GARDEN ART. COLTON, CA
- 4 6 INCH SQUARE CERAMIC TILES INTALLED ON FACE OF WALL. TILES BY MALIBU TILE COMPANY, COLOR GALAPOLOS GREEN WITH 'EARTH SPRINKLE' OVERSPRAY.
- 5 UPPER WATER BASIN WHICH RECEIVES WATER FROM SPITTER ON FACE OF VERTICAL WALL.
- 6 LOWER WATER BASIN, WHICH CONTAINS SUBVERSIBLE PUMP CONNECTED TO ADJACENT J BOX LOCATED IN PLANTING AREA WITH FLOOR OF J BOX 6 INCHES ABOVE RIM OF LOWER BASIN. CONNECTED TO GFI PROTECTED POWER SOURCE.
- 7 PLANTINGS ADJACENT TO FOUNTAIN. SEE PLANTING PLAN.
- 8 ADJACENT FINISH GRADE.

**DW/LA**  
Landscape Architects  
12116 Elm Street  
Van Nuys, CA 91411  
Phone: 310-827-2084  
Fax: 310-827-4634



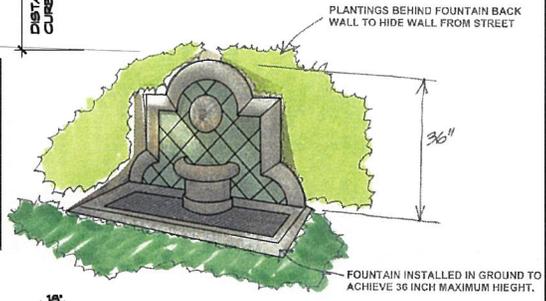
724 CAMDEN DRIVE  
BEVERLY HILLS, CA 90210

PAVING CALCULATIONS

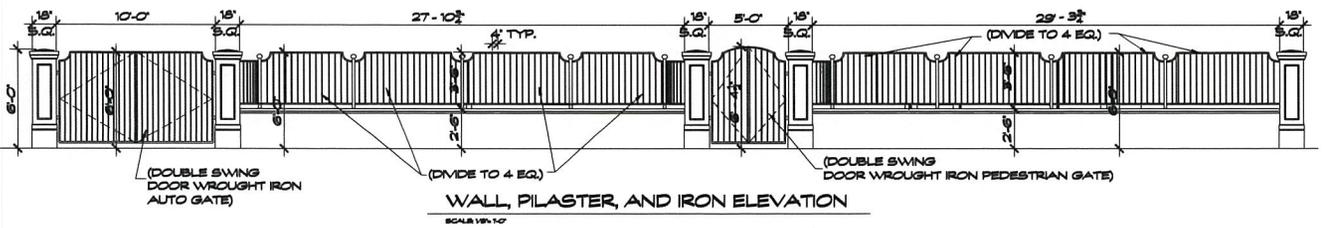
SEE NOTE 2

FRONT YARD SQUARE FEET (40 x 80) =	3,174
ALLOWED PAVING 3,174 X 33% =	1,047
ALLOWED SQUARE FEET FOR WALKWAY (5x40)	200
TOTAL ALLOWED SQUARE FEET OF PAVING	1,247
AREA A (PEDESTRIAN PATH TO FRONT DOOR) =	366
AREA B (PEDESTRIAN PATH TO DRIVEWAY) =	128
AREA C (BENCHES, FOUNTAIN, DECORATIVE PAVING) =	69
AREA D (DRIVEWAY) =	484
ACTUAL SQUARE FEET OF PROPOSED PAVING =	1,077
PLASTER SETBACK 20% OF FRONT YARD SETBACK (40') = 8'-0"	

Coverage North Of Santa Monica Boulevard: For those site areas located north of Santa Monica Boulevard, not more than thirty three percent (33%) of the area of a front yard shall be paved. In addition, one walkway that does not exceed five feet (5') in width shall be permitted to be paved provided that the total area of the paved walkway does not exceed the total square footage derived by multiplying the depth of the front yard by five feet (5').



FOUNTAIN INSTALLED IN GROUND TO ACHIEVE 36 INCH MAXIMUM HEIGHT.



WALL, PLASTER, AND IRON ELEVATION  
SCALE 1/8"=1'-0"

Sheet Title

GEOTECH DET  
 FINAL BID SET  
 PERMIT SET  
 CONSTRUCTION / FIELD SET  
 CONTRACTOR / FIELD SET

Date: 01/07/13  
 Project No.: 03  
 Drawn By: DW  
 Scale: 3/16" = 1'-0"  
 Revision: 01/07/13

L3.1

