



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, December 5, 2013

Subject: **209 South La Peer Drive (PL1331080)**

A request for an R-1 Design Review Permit to allow the construction of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

Project Applicant: Naoum Helou

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

REPORT SUMMARY

The applicant is requesting approval of a new two-story single-family residence located in the Central Area of the City south of Santa Monica Boulevard. The proposed style is identified by the applicant as Italian Renaissance; however, since the project does not adhere to a pure architectural style, the project is before the Commission for review.

URBAN DESIGN ANALYSIS

Based on a review conducted by the City's Urban Designer, the proposed design lacks a coherent harmony of style. Specifically, the ground floor is not compatible with the second floor through the architectural details and fenestration; it creates a disconnected façade aesthetic. The regency motif of the ground floor does not translate to the second floor through architectural articulation.

As a result of this analysis, it is recommended that the Commission provide the applicant with design direction and continue the project to the January 6, 2014 special meeting.

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. Since the property has not been designed by an architect listed on the City's Master Architect List nor has it been listed on

Attachment(s):

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

Report Author and Contact Information:

Cindy Gordon, Associate Planner
(310) 285-1191

cgordon@beverlyhills.org



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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, 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 November 25, 2013; the site was posted on November 5, 2013. To date staff has not received comments in regards to the submitted project.



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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):

-Italian Renaissance
 -Two story
 -Low pitch Roof
 -Asymmetry typical (1st and 2nd story)
 -Flat facades
 -Single front door
 -Pediment crowns
 -Tall and narrow windows

-arched windows first floor
 - rectangular windows second floor

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

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

D Site & Area Characteristics

Lot Dimensions: 118.47'x49.98' Lot Area (square feet): 5915 SQ.FT.
 Adjacent Streets: _____

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: <u>(2 car garage/ guest) detached</u> |

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

Yes No

If YES, provide the following information:

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

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

N/A at this time

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:	25'	24'-6"	25'
Roof Plate Height:	22'	17'-6"	17'-6"
Floor Area:	3866 SQ.FT		3814 SQ.FT
Rear Setbacks:	33'-2"	49'	26'-6"
Side Setbacks:	S/E 5'	S/E 5'	S/E 5'
	N/W 9'	N/W 10'	N/W 10'
Parking Spaces:	2		

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: WOOD/ STUCCO / IRON/ . / CLAY TILE
 Texture /Finish: SMOOTH
 Color / Transparency: MAHOGANY CANYON BROWN/ OYSTER SHELL FINISH

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

Material: WOOD
 Texture /Finish: SMOOTH
 Color / Transparency: MAHOGANY CANYON BROWN

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

Material: WOOD
 Texture /Finish: SMOOTH
 Color / Transparency: MAHOGANY CANYON BROWN

PEDIMENTS

Material: PRECAST CONC
 Texture /Finish: OYSTER SHELL FINISH
 Color / Transparency:

ROOF

Material: BORAL ROOF TILE (CLAY)
 Texture /Finish: SEMI SMOOTH
 Color / Transparency: VIEJO BLEND

CORBELS

Material: PRECAST CONCRETE ROOF OVERHANG: WOOD
 Texture /Finish: SEMI SMOOTH ANTIQUE LACE
 Color / Transparency: OYSTER SHELL FINISH

CHIMNEY(S)

Material: SMOOTH STUCCO WITH METAL
 Texture /Finish: SMOOTH
 Color / Transparency: OYSTER SHELL FINISH/ SMOOTH STUCCO. WEATHERED AGED COPPER

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

COLUMNS

Material: PRECAST CONCRETE
 Texture /Finish: OYSTER SHELL FINISH
 Color / Transparency: TRAVERTINE

BALCONIES & RAILINGS

Material: IRON RAILING
 Texture /Finish: SMOOTH
 Color / Transparency: AGED DARK BROWN

TRELLIS, AWNINGS, CANOPIES

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

DOWNSPOUTS / GUTTERS

Material: HALF ROUND GUTTER/ METAL
 Texture /Finish: SMOOTH
 Color / Transparency: AGED COPPER

EXTERIOR LIGHTING

Material: MINKA LAVERY
 Texture /Finish:
 Color / Transparency: BRONZE WITH HAMMERED GLASS (LED)

PAVED SURFACES

Material: COLORED CONCRETE
 Texture /Finish: SMOOTH
 Color / Transparency: ASHLAR 36

FREESTANDING WALLS AND FENCES

Material: CONCRETE MASONRY
 Texture /Finish: SMOOTH STUCCO
 Color / Transparency: ANTIQUE LACE (DUNN EDWARDS)

OTHER DESIGN ELEMENTS

Material: IRON DRIVEWAY GATE
 Texture /Finish: SMOOTH
 Color / Transparency: AGED COPPER

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

PROPOSING 4 DIFFERENT SPECIES OF TREES ALONG THE FRONT YARD. THE ITALIAN CYPRESS COMPLIMENT THE ITALIAN RENAISSANCE STYLE OF THE HOUSE. SUGAR MAPLE TREE WITH REDDISH COLOR COMPLIMENT THE TRAVERTINE COLOR OF THE RESIDENCE 1ST FLOOR ACCENTED WITH THE TWO DIFFERENT GREEN COLOR (INDIAN ROSEWOOD DARK GREEN LEAF) AND THE LIGHT GREEN GRAVITY SUSPENDED LEAFS OF THE WILLOW ACACIA. SEGO PALM TREE

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.

ITALIAN RENAISSANCE ARCHITECTURAL STYLE, EXIBITH RICH TASTE AND STYLE. LOW PITCH TOOF CROWNED WITH BORAL CLAY TILES, WALLS ACCENTED WITH MOLDED CORNICES ARCHED ENTRY DOOR AND WINDOWS AT THE FIRST FLOOR AND BOXED WINDOWS AT THE SECOND FLOOR. BOXED IN RAVES ACCENTED BY BRACKETS.

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.

THIS IS A SMALL PROPERTY IN COMPARSION TO OTHER LOTS. ALL SETBACK DONE PER CODE. 5' SIDE YARD, 10' THE OTHER SIDE WITH PORTE CACHERE. THICK FRONT WALLS WITH SET IN WINDOWS AT FRONT ENTRY. THE ITALIAN RENAISSANCE EXIBITH SPECIAL BOXY STYLE THAT IS LOVED AND APPRECIATED BY MOST PEOPLE THAT UNDERSTAND ARCHITECTURAL BEAUTY AND HISTORY.

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

OUR DESIGN IS PURE ITALIAN RENAISSANCE. EVERY HOUSE ON THIS STREET EXIBITH DIFFERENT STYLE AND SOME ARE MIXED STYLES AND ALL ARE SPECIAL BY THEIR OWN WAY. OUR PURE ITALIAN RENAISSANCE ADDS ANOTHER STYLE TO SOUTH LA PEER AND WILL MIX WITH THE REST WITH HARMONY AND BEAUTY.

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.

BY DESIGN WE CHOSE TO LOCATE THE UPPER TWO BALCONIES TO FACE THE LARGEST SIDEYARD SETBACK.
- NO BALCONIES FACING THE SIDE NEIGHBOURS
- PROPERTY FENCE WALLS ON BOTH SIDES OF THE PROPERTY SIDE YARDS AND BACK YARD FACING THE ALLEY

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.

ACTUALLY WE CHOSE ITALIAN RENAISSANCE STYLE BECAUSE OF ITS LONG HISTORY AND GRACE. EVENTHOUGH IT IS NEW HOUSE BUT THE STYLE IS NOT. WE ARE VERY SENSITIVE TO THE NEIGHBOURS. THEREFORE WE DID NOT CHOOSE MODERN OR CONTEMPORARY STYLE. ITALIAN RENEISSANCE EXIBITH BEAUTY AND GRACE THAT IS WELCOME AND ACCEPTED BY MOST IF NOT ALL NEIGHBORHOOD AND NESTLE WITH THE EXISTING HOUSES HARMONY.



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December 5, 2013

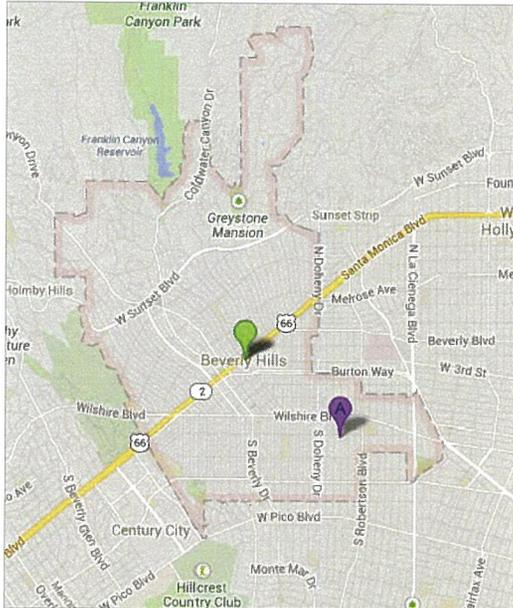
Attachment B

Project Design Plans

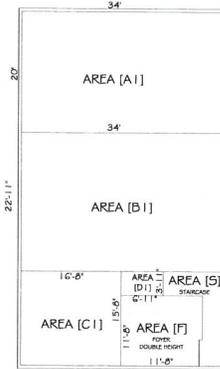
209 SOUTH LA PEER DRIVE



VICINITY MAP

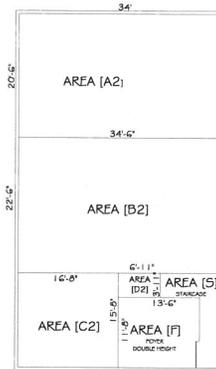


DWELLING AREA CALCULATIONS



FIRST FLOOR BLOCKING STUDY

MAIN HOUSE:			
AREA A1	34'-0" x 20'-0"		682 SF
AREA B1	34'-0" x 22'-11"		779 SF
AREA C1	16'-8" x 15'-8"		262 SF
AREA D1	6'-11" x 3'-11"		28 SF
AREA E	13'-6" x 11'-8"		156 SF
AREA S			90 SF
FIRST FLOOR TOTAL			1997 SF



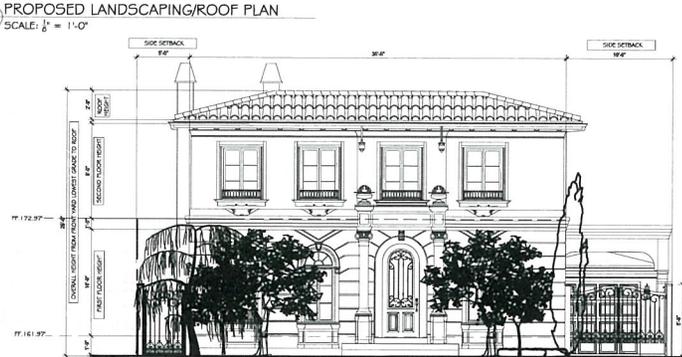
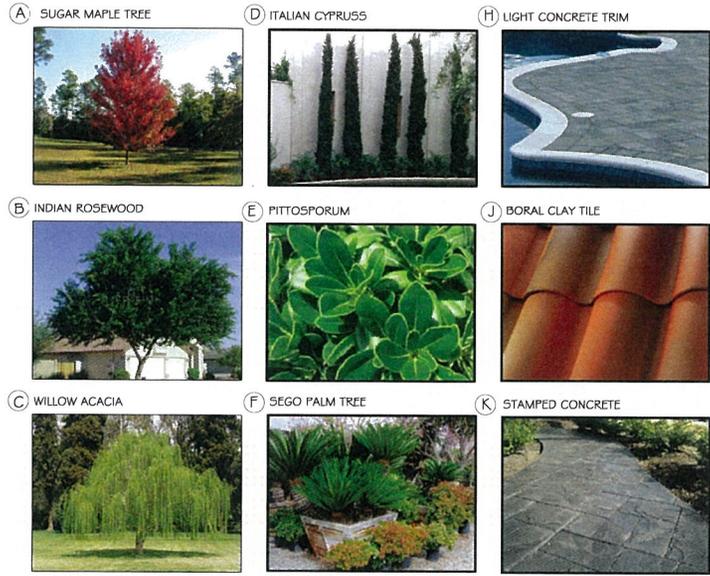
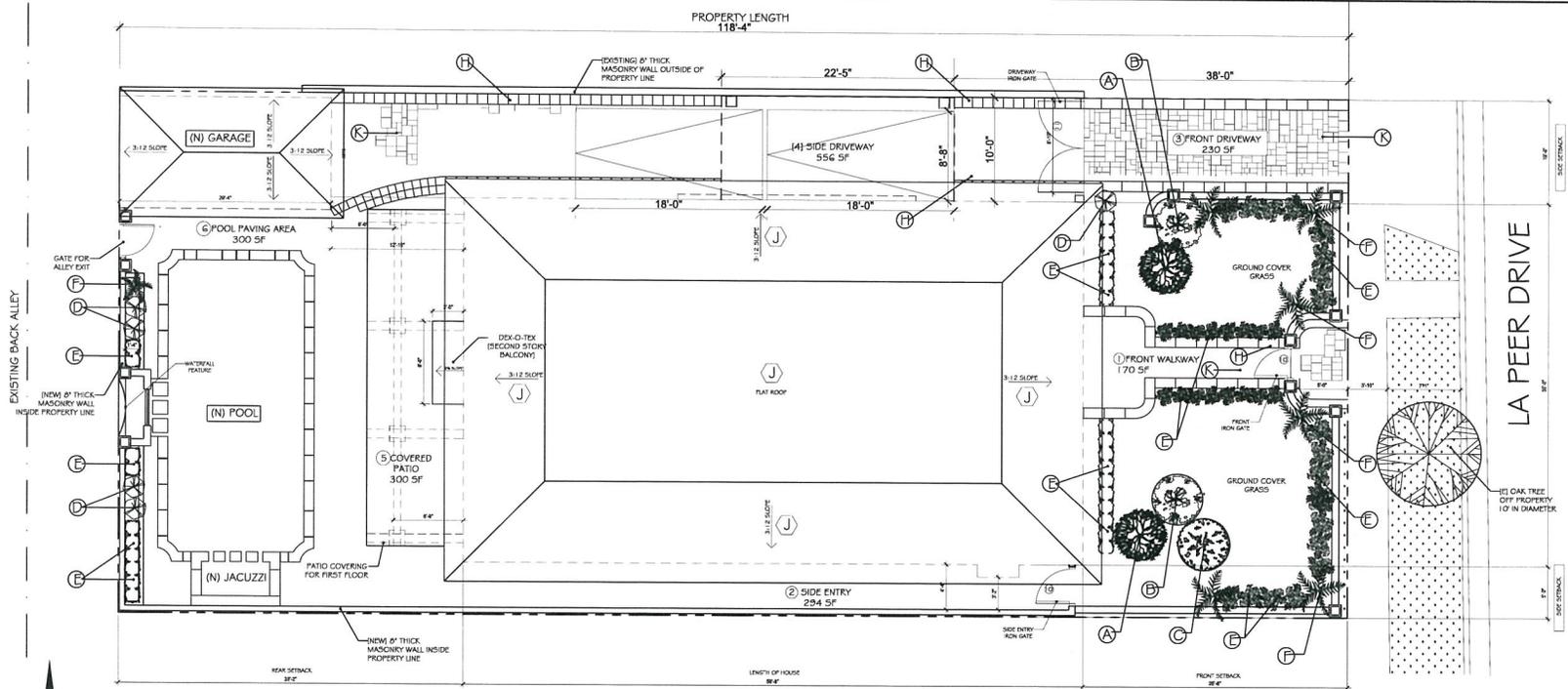
SECOND FLOOR BLOCKING STUDY

MAIN HOUSE:			
AREA A2	34'-0" x 20'-6"		698 SF
AREA B2	34'-6" x 22'-6"		772 SF
AREA C2	16'-8" x 15'-8"		263 SF
AREA D2	6'-11" x 4'-0"		28 SF
AREA E	13'-6" x 11'-8"		156 SF
AREA S (INA)			0 SF
SECOND FLOOR TOTAL			1817 SF
TOTAL SQUARE FEET			1997 SF
FIRST FLOOR TOTAL			1817 SF
TOTAL SQUARE FEET			3614 SF
BELOW ALLOWABLE SQUARE FEET (3666 SF)			✓

PROJECT DATA		PROJECT CONSULTANTS		DATE
ADDRESS	209 S LA PEER DRIVE BEVERLY HILLS, CA 90211	ENGINEER	HELOU STRUCTURAL DESIGN 5585 RESEDA BOULEVARD TARZANA, CA 91356 PHONE: 818.345.7646 FAX: 818.345.1747 LICENSE: C052361	
OWNER:	WYSTEIN OPPORTUNITY LLC	DESIGNER	HELOU STRUCTURAL DESIGN 5585 RESEDA BOULEVARD TARZANA, CA 91356 PHONE: 818.345.7646 FAX: 818.345.1747 LICENSE: C052361	
PROJECT DESCRIPTION	2 STORY SINGLE FAMILY DWELLING	OWNER	WYSTEIN OPPORTUNITY FUND LLC 15260 VENTURA BLVD SHERMAN OAKS CA 91403	
ASSESSORS ID	4333003003	SURVEYOR:	LAND AND AIR SURVEYING 22741 PACIFIC COAST HIGHWAY SUITE #400A MALIBU CA 90265 TEL: 310-456-9021	
ZONE	R-1.6x	TITLE 24:	IGOR PICHIKO, CEPE SAN PEDRO, CA 90731 (424) 477-2127	
TRACK NUMBER	6360 EX OF ALLEY	ARCHITECTURAL INDEX		
LOT	422	A1-0	COVER SHEET	
TYPE OF CONSTRUCTION	TYPE V-B	A1-1	PROPOSED SETBACKS (PLOT PLAN)	
OCCUPANCY	R-3	A1-2	EXISTING SURVEY MAP	
NUMBER OF STORIES	2	A1-3	SITE PHOTOGRAPHS	
MAX. BUILDING HEIGHT PROVIDED	25'	A1-4	[NEW] LANDSCAPE	
REQUIRED GUIDELINES- ALLOWABLE- PROVIDED		A2-0	[EXISTING] PLAN	
LOT SIZE	49.98' x 118.35' = 5915 SF	A2-1	[EXISTING] ELEVATIONS	
FLOOR AREA	40% OF LOT S.F. + 1500 S.F. (5915 X 40%) + 1500 = 3666 S.F.	A2-2	[EXISTING] ELEVATIONS	
PROVIDED	3814 S.F.	A2-3	DEMO PLAN	
FRONT SETBACK (EAST SIDE) PROVIDED FRONT	25' 25'-6"	A3-0	[NEW] FIRST FLOOR PLAN	
REAR SETBACK (WEST SIDE) PROVIDED REAR	30% OF LOT LENGTH - 9' (118'-4" X 30%) - 9' = 26'-6" 33'-2"	A4-0	[NEW] SECOND FLOOR PLAN	
SIDE SETBACK (SOUTH SIDE) PROVIDED	5' ONE ON SIDE 5'	A5-0	[NEW] EAST ELEVATION	
SIDE SETBACK (NORTH SIDE) PROVIDED SIDE	FIRST 30' FROM FRONT ALLOWABLE IS 9' THEN SETBACK MAY BE REDUCED TO 5' FIRST 59'-8 1/2'	A5-1	[NEW] WEST ELEVATION	
POOL	UNDER SEPERATE PERMIT	A5-2	[NEW] SOUTH ELEVATION	
REQUIRED GARAGE/ PARKING	4 BEDROOMS 2 PARKING SPACES REQUIRED	A5-3	[NEW] NORTH ELEVATION	
PROVIDED	1 CAR IN GARAGE 2 TENDUM PARKING 3 SPACES	A6-0	SECTIONS	
TOTAL		AG-1	SECTIONS	
		AG-2	DETAILS/WALL SECTIONS	
		A7-0	WINDOW/DOOR SCHEDULE	
		A-10	MATERIAL BOARD	
		A-10-1	PRESENTATION BOARD	
		A-10-2	PRESENTATION BOARD	
		SCOPE OF WORK		
		MAIN HOUSE: ADDITION AND REMODELING OF EXISTING ONE STORY RESIDENCY. NEW ATTACH PORTE- COCHERE SECOND FLOOR ADDITION		
		DEMOLITION OF EXISTING SECOND STORY ABOVE EXISTING DETACHED GARAGE.		
		REDUCE EXISTING DETACHED TWO CAR GARAGE TO ONE DETACHED CAR GARAGE		
		SHEET NAME		COVER SHEET
		PROJECT NAME		209 S LA PEER DRIVE BEVERLY HILLS, CA 90211
		DATE		11.16.2013
		RENDERED BY:		VYSOPSKY.V
		CHECKED BY:		D. HELOU
		SHEET NO.		A1-0



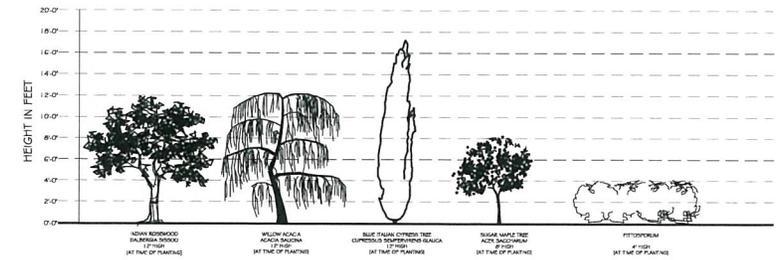
HELOU STRUCTURAL DESIGN
STRUCTURAL / CIVIL ENGINEERING
5585 RESEDA BOULEVARD
TARZANA, CA 91356
PHONE: (818) 345-7646 FAX: (818) 345-1747
e-mail address: helou@hdsdesign.com



PAVING SQUARE FOOTAGE CALCULATIONS

AREA 1	FRONT WALKWAY	170 SF
AREA 2	SIDE ENTRY	294 SF
AREA 3	FRONT DRIVEWAY	230 SF
AREA 4	SIDE DRIVEWAY	733 SF
AREA 5	COVERED PATIO	300 SF
AREA 6	POOL PAVING	500 SF
TOTAL		2227 SF

FRONT PAVED AREA 1+3=400<400 SQ. FT



DATE: _____

BY: _____

REVISIONS: _____

HELLOU STRUCTURAL DESIGN
STRUCTURAL / CIVIL ENGINEERING
5585 REBECCA BLVD., SUITE 105 - TARPANA, CA 91356
TELEPHONE: (918) 345-7848 - FAX: (918) 345-1947
e-mail address: hloou@hlooustructural.com

PROJECT NAME
209 S LA PEER DRIVE
BEVERLY HILLS, CA 90211

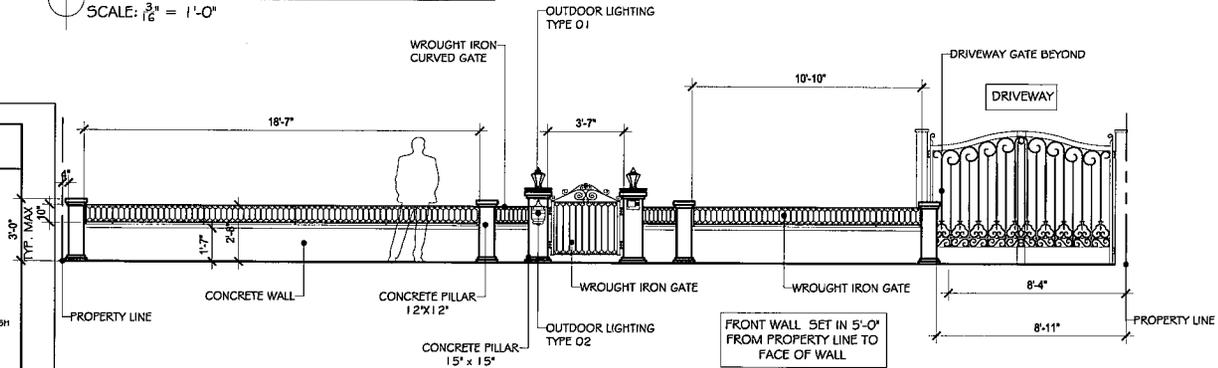
SHEET NAME
LANDSCAPE PLAN

DATE: 9.30.2013
DRAWN BY: ALKILAR,R
CHECKED BY: D. HELLOU

SHEET NO.
A1-4



PROPOSED EAST ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$

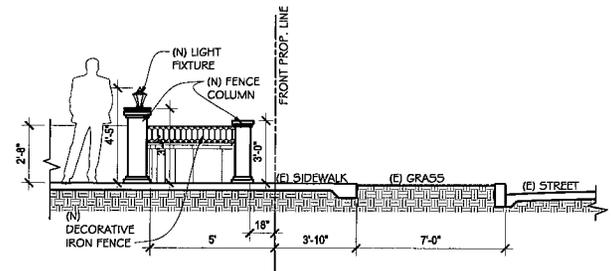


PROPOSED FRONT WALL ELEVATION
SCALE: $\frac{1}{4}'' = 1'-0''$

FACADE MATERIALS

- | | |
|---|--|
| 1 CHIMNEY CAP
WEATHERED COPPER | 10 FIRST STORY WINDOW MOULDING
PRECAST CONCRETE WITH OYSTER SHELL FINISH |
| 2 CLAY TILE
BARREL SHAPED IN VIEJO BLEND | 11 EXTERIOR LIGHTING FIXTURES-CUSTOM MADE
WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN) |
| 3 GUTTER SYSTEM:
HALF ROUND GUTTERS WITH #6 SHANK | 12 CONCRETE WALL 6" THICK |
| 4 CORBELS
PRECAST CONCRETE WITH OYSTER SHELL FINISH | 13 DRIVEWAY IRON GATE-CUSTOM MADE
WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN) |
| 5 WRAP AROUND EXTERIOR MOULDING (TOP)
PRECAST CONCRETE WITH OYSTER SHELL FINISH | 14 FIRST STORY WINDOW COLUMNS
PRECAST CONCRETE WITH OYSTER SHELL TRAVERTINE FINISH |
| 6 SECOND STORY WINDOW MOULDING
PRECAST CONCRETE WITH OYSTER SHELL FINISH | 15 FRONT DOOR-CUSTOM MADE
WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN) |
| 7 SECOND STORY WINDOW RAILING
IRON | 16 CORINTHIAN COLUMNS
PRECAST CONCRETE (NO FINISH COLOR) |
| 8 WRAP AROUND EXTERIOR MOULDING (MIDDLE)
PRECAST CONCRETE WITH OYSTER SHELL FINISH | 17 PEDESTRIAN ENTRY GATE-CUSTOM MADE
WROUGHT IRON (SEE ELEVATION DRAWING FOR DESIGN) |
| 9 WRAP AROUND KEYPSTONE
PRECAST CONCRETE VENEER WITH OYSTER SHELL FINISH | 18 SMOOTH STUCCO FINISH
DUNN EDWARDS ANTIQUE LACE COLOR |

FRONT YARD FENCE SECTION
SCALE: $\frac{1}{4}'' = 1'-0''$



REVISIONS	BY	DATE

HELOU STRUCTURAL DESIGN
STRUCTURAL / CIVIL ENGINEERING
5896 RESEDA BLVD., SUITE 100, PASADENA, CA 91766
TEL: 626-792-1111 FAX: 626-792-1112
E-MAIL: INFO@HELOU.COM

SHEET NAME
PROPOSED EAST ELEVATION

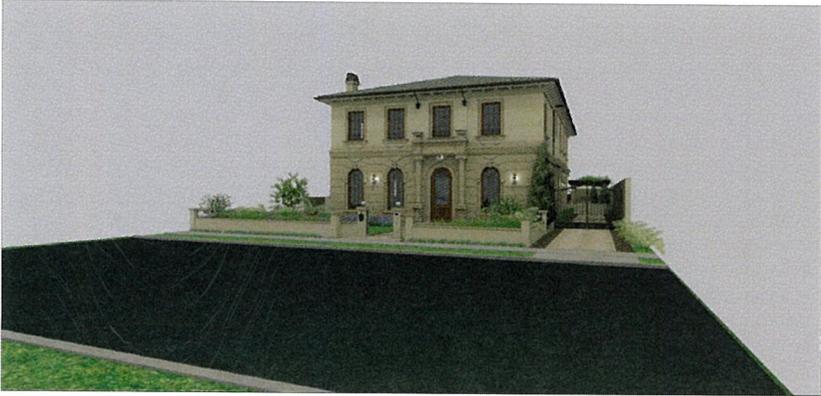
PROJECT NAME
**209 S LA PEER DRIVE
BEVERLY HILLS, CA 90211**



DATE:
11.16.2013
DRAWN BY:
R.H.
CHECKED BY:
D. HELOU

SHEET NO.
A5-0

209 S. LA PEER
BEVERLY HILLS CA 90211



FRONT ELEVATION WITH TREES



TOP/FRONT/RIGHT SIDE PERSPECTIVE



FRONT ELEVATION WITHOUT TREES



FRONT GATE AND FENCE CLOSE UP

REVISIONS	BY	DATE

HELOU STRUCTURAL DESIGN
STRUCTURAL / CIVIL ENGINEERING
5885 PRESEDA BLVD., SUITE 105, PASEADENA, CA 91356
TELEPHONE : (619) - 346-7646 F. FAX : (619) - 346-1747
E-MAIL: HELOU@HELOUSTRUCT.COM

SHEET NAME
COLOR BOARD

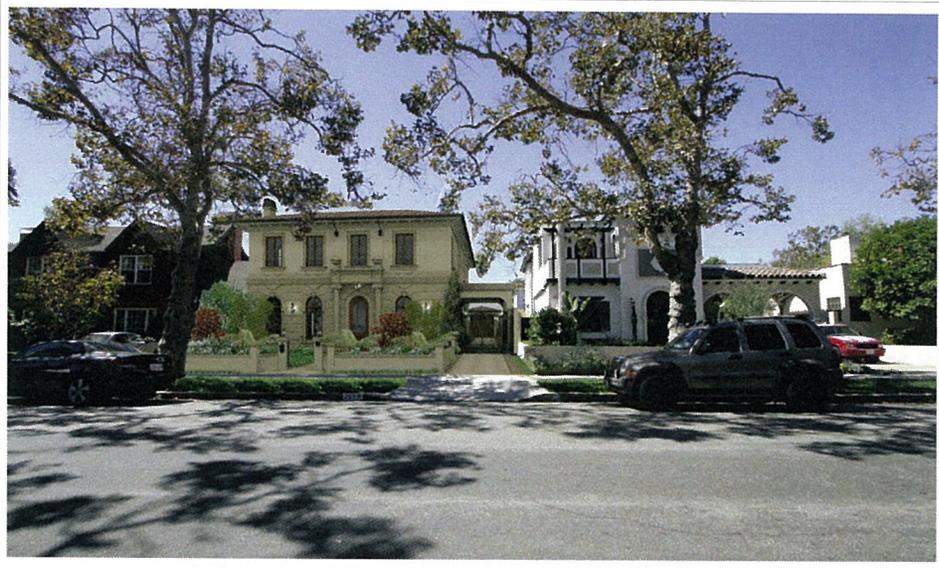
PROJECT NAME
209 S LA PEER DRIVE
LOS ANGELES, CA



DATE:
11.16.2013
DRAWN BY:
S. SALAME
CHECKED BY:
D. HELOU

SHEET NO.
A-10-1

209 S. LA PEER
BEVERLY HILLS CA 90211



STREET VIEW PROPOSED



FRONT ELEVATION WITHOUT TREES



FRONT ELEVATION WITH TREES

REVISIONS	BY	DATE

HELOU STRUCTURAL DESIGN
STRUCTURAL / CIVIL ENGINEERING
3838 RESCUE BLVD., SUITE 100, BEVERLY HILLS, CA 90210
TEL: 310.274.1111 FAX: 310.274.1141
e-mail: helou@helostructural.com

SHEET NAME
PROPOSED PERSPECTIVE
IN NEIGHBORHOOD

PROJECT NAME
209 S LA PEER DRIVE
LOS ANGELES, CA



DATE: 11.16.2013
DRAWN BY: S. SALAME
CHECKED BY: D. HELOU

SHEET NO.

A-10-2