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: Monday, January 6, 2014

Subject: **484 Hillgreen Drive (PL1332578)**
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: Eric Maman

Recommendation: Conduct public hearing and provide the applicant with an approval.

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 Cape Cod; 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 Urban Design Team, the proposed design is harmonious in style and scale to the surrounding neighborhood and will positively enhance the streetscape.

However, while most of the architectural elements are internally compatible, the applicant may wish to further detail the gable vents and/or gable windows to ensure compatibility between these elements and the overall design of the single-family residence.

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 the City's Historic Resource Survey, it does not warrant further review as a potential historical resource.

Attachment(s):
A. Detailed Design Description and Materials (Applicant Prepared)
B. Project Design Plans
C. DRAFT Approval Resolution

Report Author and Contact Information:
Cindy Gordon, Associate Planner
(310) 285-1191
cgordon@beverlyhills.org

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 December 26, 2013; the site was posted on December 13, 2013. To date staff has not received comments in regards to the submitted project.

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 proposed architectural style is New England Revival (Cape Cod Style). Emblematic of this style, the house is finished with painted real wood siding, wood windows with fiberglass clad that resembles painted wood windows, painted wood shutters, a cornice molding, and a high-pitched roof (6:12 slope), finished with lightweight concrete roof tile that resembles hand-split wood shakes. Walkways are brick, and landscaping is consistent with the Cape Cod style. Finally, a porch structure is added to the front of the building to articulate the front elevation and to add a common architectural feature of the Cape Cod style.

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

☒ R-1	☒ R-1.5X2	☒ R-1.8X
☒ R-1X	☒ R-1.6X	
☒ R-1.5X	☒ R-1.7X	

D Site & Area Characteristics

Lot Dimensions: 70', 80', 83.38', 95.60' Lot Area (square feet): 6,592

Adjacent Streets: HILLGREEN PLACE AND SPALDING DRIVE

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

☐ Single-Story Residence	☒ Two-Story Residence
☐ Guest House	☐ Accessory Structure(s)
☐ Vacant	☐ 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:

	Quantity	Sizes	Reason for Removal
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:

Our kids already have friends on the block, which has opened lines of communication with many of our future neighbors. We have also specifically consulted several times with our immediate neighbors to the North and the west.

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:	30'-0"	N/A	28'-6"
Roof Plate Height:	22'-0"	N/A	22'-0"
Floor Area:	4,136 SF	N/A	3,469 SF
Rear Setbacks:	17'-6"		17'-6"
Side Setbacks:	S/E 10'-0"	S/E N/A	S/E 10'-0"
	N/W 5'-0"	N/W N/A	N/W 5'-0"
Parking Spaces:	3	N/A	3

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 Siding (Kelleher Advantage Plus #372 3/4"x8"x20'0" RAB smooth R/S
Texture /Finish: Smooth painted finish
Color / Transparency: Sherwin Williams SW7662 "Evening Shadow"

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

Material: Marvin Windows
Texture /Finish: INTEGRITY WOOD- ULTREX CASEMENT
Color / Transparency: Stone White

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

Material: T.M. COBB 3'-0"X 6'-0"
Texture /Finish: WOOD
Color / Transparency: DARK STAIN FINISH

PEDIMENTS

Material: NA
Texture /Finish:
Color / Transparency:

ROOF

Material: Lightweight Concrete
Texture /Finish: Cedarlite 600 - shake style
Color / Transparency: Dark brown ("Ironwood")

CORBELS

Material: NA
Texture /Finish:
Color / Transparency:

CHIMNEY(S)

Material: NA
Texture /Finish:
Color / Transparency:

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

COLUMNS

Material: Wood Post
Texture /Finish: Painted Finish
Color / Transparency: Sherwin Williams SW7005 "Pure White"

BALCONIES & RAILINGS

Material: NA
Texture /Finish:
Color / Transparency:

TRELLIS, AWNINGS, CANOPIES

Material: NA
Texture /Finish:
Color / Transparency:

DOWNSPOUTS / GUTTERS

Material: Galvanized Metal 6" K-Style Gutter
Texture /Finish: Painted finish
Color / Transparency: Sherwin Williams SW7005 "Pure White"

EXTERIOR LIGHTING

Material: Kichler 49438BK - Exterior Lighting
Texture /Finish: Smooth Factory Applied paint
Color / Transparency: Black finish with etched glass

PAVED SURFACES

Material: Brick, colored concrete, & flagstone
Texture /Finish: smooth poured concrete
Color / Transparency: grey & red for brick

FREESTANDING WALLS AND FENCES

Material: grey concrete block wall
Texture /Finish: smooth
Color / Transparency: grey

OTHER DESIGN ELEMENTS

Material: Cornice Molding
Texture /Finish: Painted wood panel
Color / Transparency: Sherwin Williams SW7005 "Pure White"

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

The plant palette selected for this project references the New England Revival (Cape Cod style) architecture of the house. Careful thought was given to achieve a woodland look while respecting the reduced water requirements of Southern California. Once established the plant material will require a low to moderate amount of water to maintain optimum health. The entry walk is in a brick pattern, the front door landing has an insert of the same brick and the remaining paving is integral color (neutral light beige) concrete with wash off finish. The finish will emulate the softer look of paving weathered by time. The concrete will have saw cut expansion joints with a simple rectangular or square pattern (approximately 4' x 4') with a 12" wide saw cut border.

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 proposed development is in the New England Revival style, and all features have been selected to be compatible with that style. Wood siding, wood/fiberglass windows, and wood shutters are consistent throughout in order to provide an internally compatible design. The brick walkway also complements the front driveway with brick trim. Moreover, the front and side facades of the house are varied in plane, being sensitive to the program within. The second floor is pushed back and articulated in a way that does not give a feeling of a single vertical massing.

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.

In view of the subject lot's irregular square shape, the proposed residence is L-shaped in order to maximize the open areas around. This facilitates large open spaces both in the front and rear areas. The house is 2 stories at 28'6" height which is within the limits of 30'0" set by the City. In addition, the residence has a more horizontal-type massing. There is also a proportionately scaled inviting front entry porch. The openings of the house are proportionately sized. Finally, the proposed residence features trees, bushes and flowers which will enhance the garden-like quality of the City.

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

The proposed residence will be an attractive example of the New England Revival style of architecture. This style is very common in the immediate neighborhood. The use of real wood siding for the exterior façade in a muted light color, quality windows and shutters, roof tiles that imitate hand-split shakes, and ample landscaping features, will all enhance the appearance of the neighborhood.

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 windows in bedrooms are oriented such that they do not look into the neighboring lots. The windows facing neighboring lots have smaller opening sizes and are used mainly for light and ventilation purposes.

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 design utilizes materials commonly found in the surrounding homes, several of which are built in the Cape Cod style. The use of horizontal wood siding, white finish windows with multiple panes and external shutters, cornice moldings, an elegant entry porch, and gable roofs are all features commonly seen in this neighborhood. The height and massing of the buildings are also within the scale of the subject block. It should be noted that unlike most sections of Beverly Hills, this pocket of the City has very few Spanish or Mediterranean style homes, instead favoring the traditional Eastern and Colonial American styles.

Attachment B
Project Design Plans

476 480 484 EXISTING PROPERTY 488 496

CUSTOM RESIDENCE
484 HILLGREEN DR.
BFVERLY HILLS, CALIFORNIA 90212

HILLGREEN DRIVE.
EAST SIDE OF STREET

493 489 485 481 477

CUSTOM RESIDENCE
484 HILLGREEN DR.
BFVERLY HILLS, CALIFORNIA 90212

HILLGREEN DRIVE.
WEST SIDE OF STREET

476 480 484 NEW DEVLOPMENT 488 496

CUSTOM RESIDENCE
484 HILLGREEN DR.
BFVERLY HILLS, CALIFORNIA 90212

HILLGREEN DRIVE.
EAST SIDE OF STREET

476 480 484 NEW DEVELOPMENT WITH LANDSCAPE 488 496

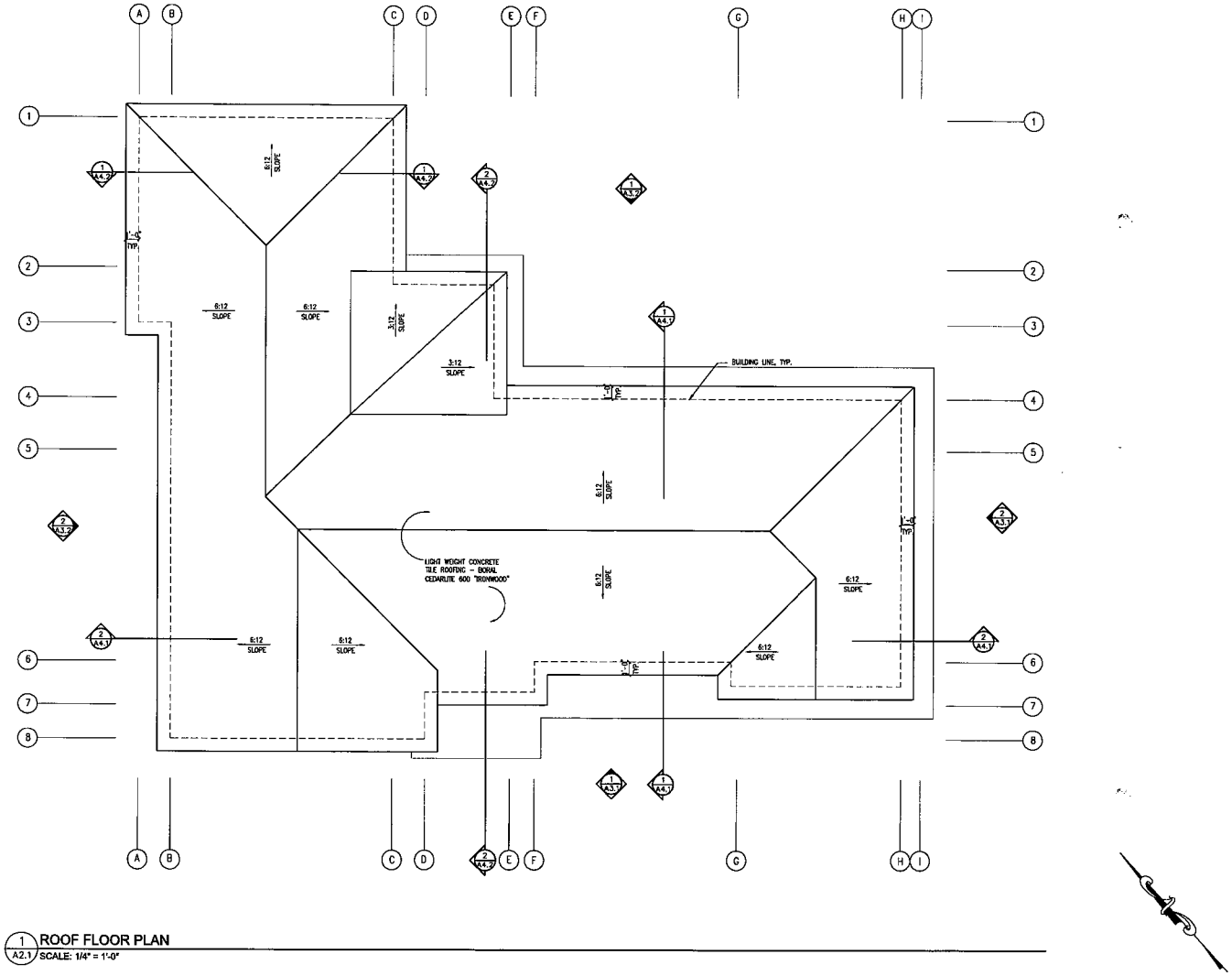
CUSTOM RESIDENCE
484 HILLGREEN DR.
BFVERLY HILLS, CALIFORNIA 90212

HILLGREEN DRIVE.
EAST SIDE OF STREET

NER: MR. & MRS. ERIC MAMAN

CUSTOM RESIDENCE

494 HILLGREEN DRIVE



1 A2.1 ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

Architect
SJB
SANDRA J BAIK Architects INC
3424 Motor Avenue Los Angeles, CA 90034
T 310.841.5044 F 310.559.0220
Architecture Interiors Landscape

Architect

Consultant

LICENSED ARCHITECT
SANDRA J. BAIK
No. C 28534
11/30/12
STATE OF CALIFORNIA

Project

MR. & MRS. ERIC MAMAN
RESIDENCE

484 HILLGREEN DRIVE
BEVERLY HILLS, CA 90212

Date	Revisions

Project No. 13_HILLGREEN
File Name
Date 09/27/13
Sheet Title

ROOF FLOOR PLAN

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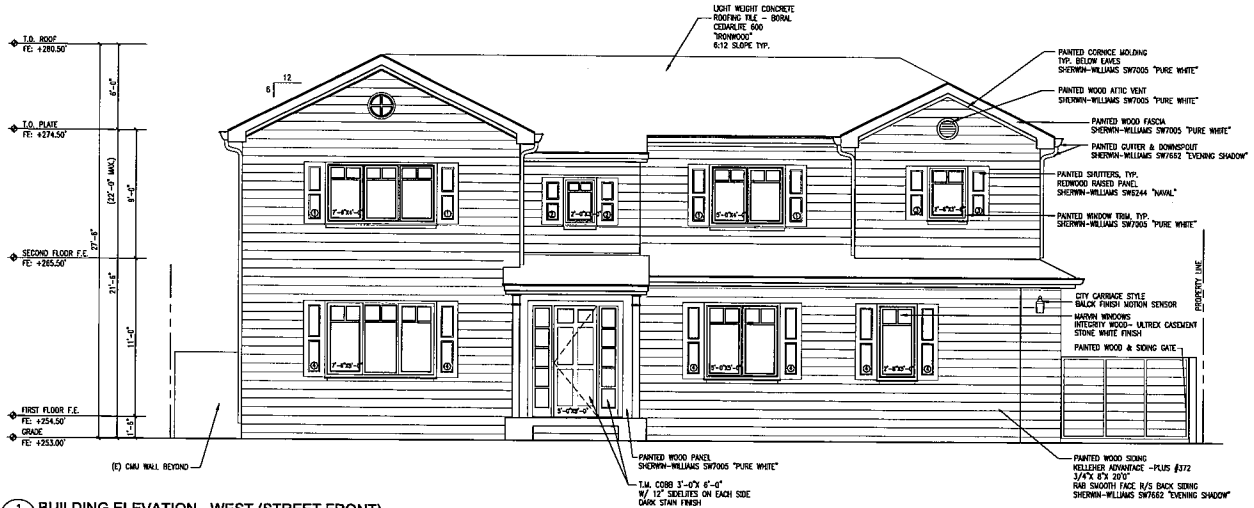

1 A2.1 BUILDING ELEVATION - WEST (STREET FRONT)
SCALE: 1/4" = 1'-0"

2 A2.1 BUILDING ELEVATION - SOUTH
SCALE: 1/4" = 1'-0"

Architect

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SANDRA J BAIK Architects INC

3424 Motor Avenue Los Angeles, CA 90034
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Architecture Interiors Landscape

Architect

Consultant

LICENSED ARCHITECT
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11/30/13
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484 HILLGREEN DRIVE
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Date	Revisions

Project No. 13_HILLGREEN

File Name

Date 09/27/13

Sheet Title

BUILDING
ELEVATIONS

Sheet No.

A3.1

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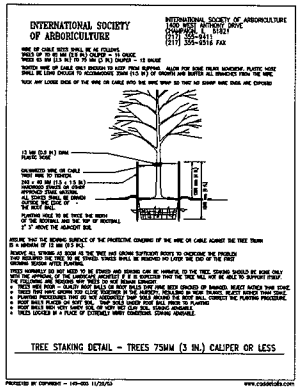
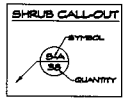
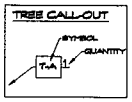
GENERAL PLANTING NOTES

(THE LANDSCAPE ARCHITECT HAS BEEN PAID TO MEET WITH THE CONTRACTORS 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 SUCH MEETINGS. ALLOW AT LEAST A 24 HOUR NOTICE FOR SUCH MEETINGS.)

1. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PROJECT.
2. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES AS DETERMINED FROM THE PLANS, PRIOR TO INSTALLATION. THE CONTRACTOR WILL DELIVER TO THE SITE ONE EACH OF THE SPECIFIED SHRUBS FOR THE CLIENTS FINAL REVIEW AND APPROVAL PRIOR TO DELIVERY OF THE ENTIRE SHRUB 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 DUE THE CONTRACTOR.
3. THE CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER GROWN TREES, SHRUBS AND VINES, INCLUDING SODDED TURF AND PLANTED GROUND COVERS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR PLANTING OF PLANT MATERIALS; THE SPECIFIED GUARANTEE OF ALL PLANT MATERIALS; THE STAKING AND GUYING OF TREES, AND THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS UPON THEIR ARRIVAL AT THE SITE. THE SPECIFIC GUARANTEE FOR ALL PLANT MATERIAL IS GALLON AND SMALLER SHALL BE FOR 60 DAYS AFTER INSTALLATION. FOR ALL BOX TREES AND ALL PALMS, THE GUARANTEE SHALL BE FOR ONE YEAR.
4. GROUND COVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUB MASSES AS SHOWN ON PLAN.
5. 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. GIVE THE LANDSCAPE ARCHITECT AT LEAST 24 HOURS NOTICE.
6. THE LANDSCAPE ARCHITECT SHALL REVIEW PICTURES OF SPECIMEN TREES 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 GIVEN 24 HOURS NOTICE WHEN SPOTTING OF PLANT MATERIAL AT THE SITE IS NEEDED
7. ALL VINES SHALL BE INSTALLED WITH THE NURSERY STAKES REMOVED AND VINE RUNNERS SHALL BE SEPARATED TO THE ADJACENT WALL OR FENCE.
8. ALL SOIL AMENDMENTS SHALL BE AS PER THE SOIL ANALYSIS RECOMMENDATIONS THIS SHEET
9. FOLLOW MANUFACTURERS DIRECTIONS FOR SUBSEQUENT FERTILIZER APPLICATIONS
10. THE CONTRACTOR SHALL ALERT THE LANDSCAPE ARCHITECT TO ANY DISCREPANCIES BEFORE BEGINNING WORK.
11. ALL ESPALIERS SHALL BE TRELLIS GROWN. REMOVE FROM TRELLISES, DETANGLE AND ATTACH TO FENCE OR WALL.
12. FINE PRUNE ALL SPECIMEN TREES AFTER PLANTING.
13. UPON COMPLETION OF WORK FOR THE DAY, EACH AND EVERY DAY, REMOVE ALL EXTRANEOUS 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. SWEEP AND WASH THE AREA CLEAN. UNLESS OTHER ARRANGEMENTS ARE MADE, YOU WILL PROVIDE AND PAY FOR ADEQUATE TOILET FACILITIES FOR YOUR LABORERS.
14. 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 CORRECTION IS ARE COMPLETE.
15. UNLESS THE CONTRACT WITH THE CLIENT SPECIFIES OTHERWISE, THE CONTRACTOR SHALL MAINTAIN THE COMPLETED PROJECT FOR A PERIOD OF 60 DAYS AFTER FINAL ACCEPTANCE. MAINTENANCE INCLUDES MOWING AND EDGING LAWNS, WEEDING, FERTILIZING, AND CLEAN UP. DO NOT USE HEDGE CLIPPERS TO TRIM SHRUBS UNLESS THE MATERIAL IS SPECIFIED TO BE A CLIPPED HEDGE AS STATED ON THE PLANS.
16. UNLESS THE CONTRACT YOU HAVE WITH THE OWNER SAYS SPECIFICALLY OTHERWISE YOU WILL BE HELD TO ALL.

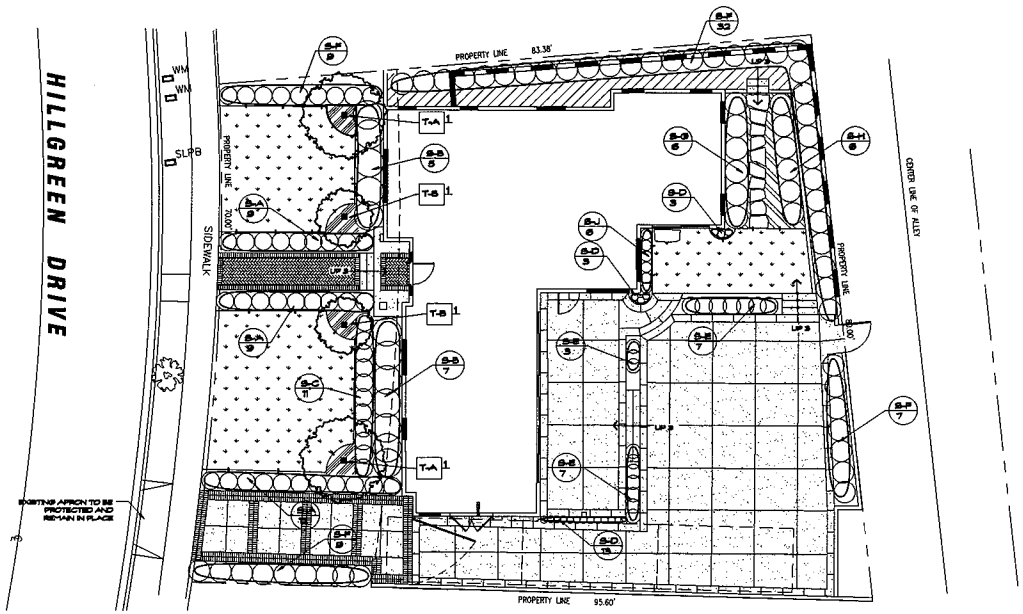






PLANT MATERIALS LEGEND

ABBREV.	BOTANICAL NAME	COMMON NAME	QTY.	PLANTING SIZE	REMARK
TREES					
T-A	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	DWARF SOUTHERN MAGNOLIA	2	48" BOX	MULTI
T-B	RHAPHIOLEPIS 'MAJESTIC BEAUTY'	INDIAN HAWTHORNE	2	24" BOX	MULTI
SHRUBS / PERENNIALS					
S-A	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	HIDCOTE BLUE ENGLISH LAVANDER	38	5 GAL	
S-B	PITTOSPORUM 'TOBIRA' 'WHEELERS DWARF'	WHEELERS DWARF JAPANESE MOCK ORANGE	12	5 GAL	
S-C	HEMEROCALLIS 'MONON'	STARBUTST SALMON EVERGREEN DAYLILY	11	1 GAL	
S-D	LIRIOPE MUSCARI 'SIVERY SUNPROOF'	SIVERY SUNPROOF LILYTURF	19	1 GAL	
S-E	'ILEX CRENATA 'SKI PENCIL'	SKI PENCIL JAPANESE HOLLY	17	15 GAL	
S-F	PODOCARPUS MACROPHYLLIS 'MAKI'	SHRUBBY YEW PODOCARPUS	46	15 GAL	
S-G	OPHIOPOGON JABURAN 'CRYSTAL FALLS'	CRYSTAL FALLS MONDO GRASS	6	5 GAL	
S-H	DIETES X 'NOLAALBA'	KATRINA® AFRICAN IRIS	6	5 GAL	
S-J	CYRTOMIUM FALCATUM 'ROCHFORDIANUM'	HOLLY FERN	6	5 GAL	
GROUNDCOVERS					
	SEDUM REFLEXUM 'BLUE SPRUCE'	BLUE SPRUCE STONECROP			
	HEDERA HELIX				
	MARATHON I SOD				
	GRAVEL				



DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634

MELLENDRO LANDSCAPE ARCHITECT
DANIEL WESSON
No. 1849
SIGNATURE
DATE
STATE OF CALIFORNIA

Project Name

PLANTING PLAN

MAMAN RESIDENCE
484 HILGREEN DRIVE
BEVERLY HILLS, CA 90212

Date:	12/10/2013
Project No.	391
Drawn By:	XX
Checked By:	XX
Scale:	1/8" = 1'-0"

Revision	Date/Description
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Sheet No.

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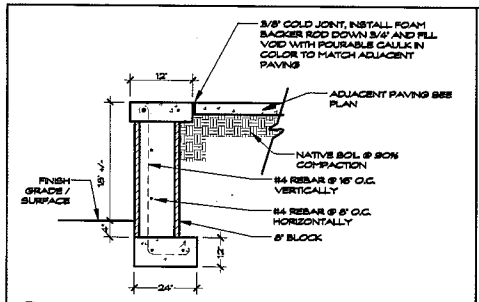
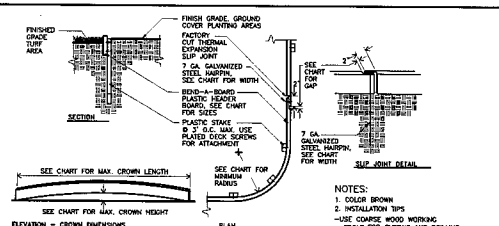
MAMAN

JOB # 391 DRW # 21



E RAISED PATIO EDGE
N.T.S.

1. 1-1/2" X 3" TUBULAR STEEL PERIMETER FRAME, WITH TWO COATS RUST PROOFING PRIMER, ONE COAT RUST PROOFING BLACK SATIN FINISH OIL BASED PAINT FORMULATED FOR OUTDOOR IRON WORK.
2. 1" REGAWN WHITE FIR FRAME - SEE ELEVATION VIEW FOR SIZE, WHICH VARIES BY LOCATION ON GATE.
3. 1" FILLER, REGAWN WHITE FIR.
4. SIDING AS WAS USED ON HOUSE OR 1 X 6 T&G REGAWN WHITE FIR.
5. VERTICAL TRIM PIECES OF REGAWN WHITE FIR - OCCUR ONLY ON 'STREET SIDE' OF GATE - SECURE TO T&G WITH 1-1/2" LONG TAN COLORED SELF TAPPING, RUST RESISTANT DECKING SCREWS.
6. SELF TAPPING 2-1/2" LONG, TAN COLORED RUST RESISTANT DECKING SCREWS - PREDRILL 1/16" PILOT HOLE TO PREVENT WOOD FROM SPLITTING, FACE OF SCREW HEAD TO BE 1/16" BELOW FACE OF WOOD. DO NOT SPACKLE OR PUTTY - LEAVE EXPOSED.
7. SAME SCREW AND INSTALLATION AS IN NOTE #6, BUT PREDRILL 3/16" HOLE THROUGH TUBULAR STEEL FRAME TO ALLOW SCREW TO PENETRATE FRAME.
8. HINGES: THREE, HEAVY DUTY STEEL HINGES PAINTED THE SAME AS THE STEEL GATE FRAME. HINGE TO HAVE EIGHT SCREWS. WELD INTO POST AND FRAME WITH REMOVEABLE HINGE PINS.
9. 'T' AND 'L' STRAPS - SIMPSON MODEL # OT AND OL - THESE ARE DECORATIVE NOT STRUCTURAL. ATTACH WITH 1/2" DIAMETER 7" LONG LAG BOLTS.



BEND-A-BOARD CHART

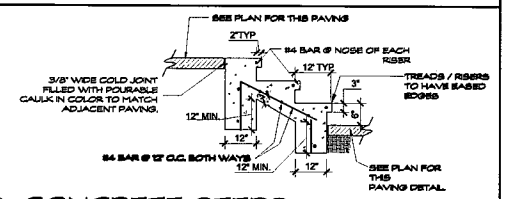
HDR. SIZE	ACTUAL DIMENSIONS	MINIMUM RADIUS POSSIBLE	MAXIMUM CROWN POSSIBLE	RECOMMENDED GAP AT 'SLIP' JOINT	SLIP JOINT HAIRPIN DIMENSIONS
1x4	3 1/2" x 3/4" x 20'	24"	19" / 20'	1/4" - 1/2"	3/4" ID x 13"

MANUFACTURED BY: EPIC PLASTICS, 1860 GARDEN TRACT RD., RICHMOND, CA 94801
PH # (510) 235-9339 E [www.epicplastics.com

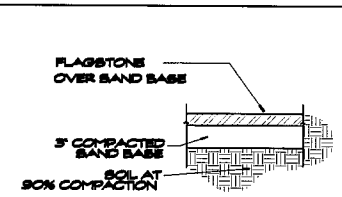
NOTES:
1. COLOR BROWN
2. INSTALLATION TIPS
- USE COARSE WOOD WORKING TOOLS FOR CUTTING AND DRILLING.
- USE PLATED SCREWS OR RING SHANK NAILS TO JOIN BOARDS.
- ALLOW FOR THERMAL EXPANSION THE 'SLIP' BY LEAVING GAPS IN JOINTS OR AT THE END OF THE RUN.
- DO NOT SCREW THROUGH SLIP JOINT.

BEND-A-BOARD PLASTIC HEADER BOARD DETAIL # 100
NOT TO SCALE
NOTE: FINAL LAYOUT OF HEADER TO BE DETERMINED IN FIELD BY LANDSCAPE ARCHITECT.

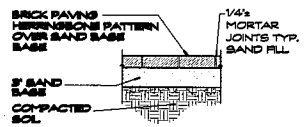
E LAWN HEADER
N.T.S.



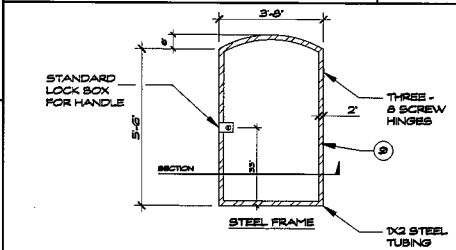
F CONCRETE STEPS
N.T.S.

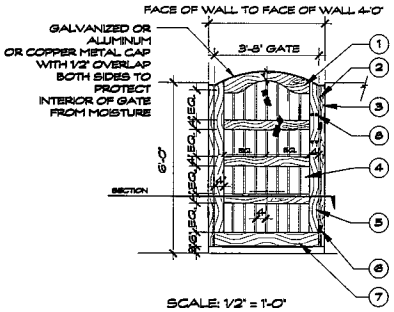


D FLAGSTONE STEP STONES
N.T.S.



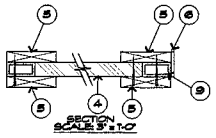
C BRICK PAVING
SCALE: 1" = 1'-0"



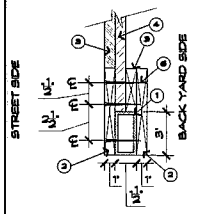


SCALE: 1/2" = 1'-0"

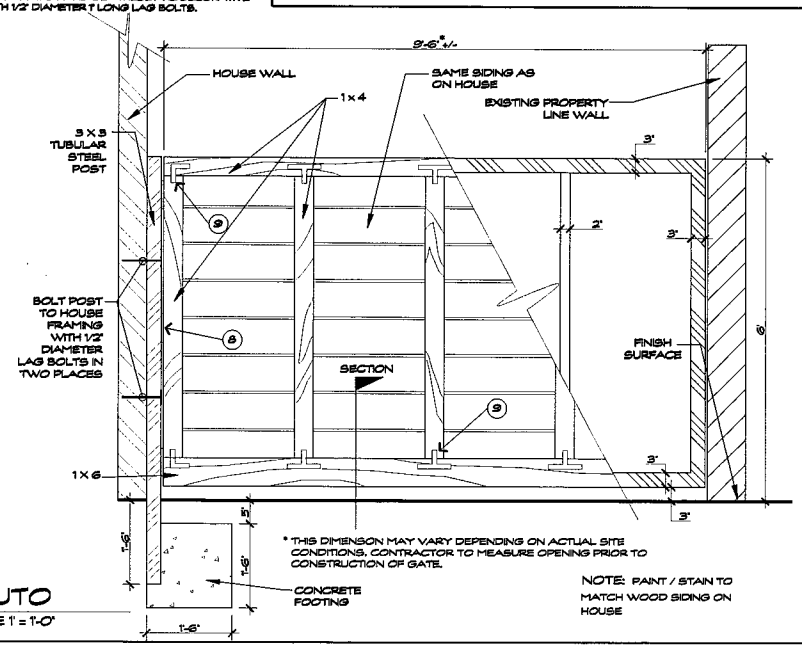
1. CUT TOP FIR TRIM PIECE FROM SOLID PIECE OF 1X8
2. ± 1/2" CLEARANCE BOTH SIDES
3. 2x4 PLATE-ATTACH TO WALL WITH 3 - 1-1/2" DIA J-BOLTS CAST INTO WALL. AS IT IS BUILT - USE WASHER & NUT INTO COUNTER SUNK HOLE - CUT OFF EXCESS J-BOLTS SO NO HARDWARE EXTENDS BEYOND FACE OF PLATE
4. ATTACH TOGETHER BACK TO BACK, TWO 3/4" THICK T1-11 PLYWOOD PANELS W/WATERPROOF GLUE AND GALVANIZED FINISH NAILS WITH GROOVES AT 4" O.C. - PLACE BETWEEN 1X2 IRON FRAME.
5. 1 x 4 PERIMETER REGAWN FIR FRAME / PLANT ONS - ATTACH WITH WATERPROOF GLUE & GALVANIZED FINISH NAILS - OCCUR ON SIDES.
6. 3 HEAVY DUTY HINGES WELDED TO FRAME. EACH LEAF OF HINGE APPROX. 4-3/4" X 2" WITH 4 SCREW HOLES PER LEAF OF HINGE.
7. 1X6 REGAWN FIR FRAME/ PLANT ON AT BOTTOM
8. 2-1/2" LONG SELF TAPPING DECK SCREWS AT 12" O.C. PREDRILL HOLE THROUGH 1X4 TRIM AT SCREW HEAD SIDE, AND 1X2 IRON FRAME, NOT INTO 1X4 TRIM ON REAR
9. 1X2 TUBULAR STEEL FRAME - PRIMED.
10. PAINT / STAIN PER NOTE ON DETAIL 'G' THIS PAGE



B WOOD GATE AT ALLEY



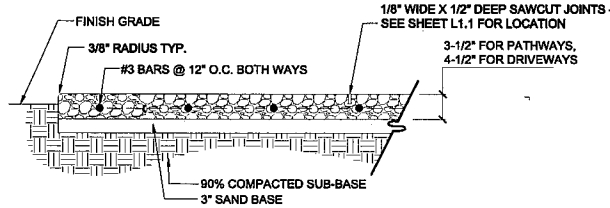
SECTION AT PERIMETER OF GATE
SCALE 3" = 1'



* THIS DIMENSION MAY VARY DEPENDING ON ACTUAL SITE CONDITIONS. CONTRACTOR TO MEASURE OPENING PRIOR TO CONSTRUCTION OF GATE.

NOTE: PAINT / STAIN TO MATCH WOOD SIDING ON HOUSE

G WOOD AUTO GATE
SCALE 1" = 1'-0"



A CONCRETE PAVING
N.T.S.

DW/LA
Landscape Architects
1216 Elm Street
Venice, CA 90291
Phone: 310-827-2084
Fax: 310-827-4634

REGISTERED LANDSCAPE ARCHITECT
DANIEL WAGNER
No. 1849
SIGNATURE
DATE
STATE OF CALIFORNIA

Project Name

DETAILS

MAMAN RESIDENCE
484 HILGREEN DRIVE
BEVERLY HILLS, CA 90212

Date:	11/20/2013
Project No.	391
Drawn By:	XX
Checked By:	XX
Scale:	1/8" = 1'-0"

Revisions	Date/Description
1	

Sheet No.
L 7.1
Sheet X Of XX
MAMAN

JOB # 391 DRW # 21

Attachment C

DRAFT Approval Resolution

RESOLUTION NO. DR XX-14

RESOLUTION OF THE DESIGN REVIEW COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN R-1 DESIGN REVIEW PERMIT TO ALLOW A NEW TWO-STORY SINGLE-FAMILY RESIDENCE AT THE PROPERTY LOCATED AT 484 HILLGREEN DRIVE (PL133257).

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

Section 1. Sandra J Baik, architect, on behalf of Eric and Rishelle Maman, property owners, (Collectively the "Applicant"), has applied for an R-1 Design Review Permit for design approval of a new two-story single-family residence for the property located at 484 Hillgreen Drive which is located in the city's Central R-1 Zone.

Section 2. Beverly Hills Municipal Code Article 44, Chapter 3 of Title 10, authorizes the Design Review Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city's Central R-1 zone, subject to findings set forth in Beverly Municipal Code Section 10-3-4415.

Section 3. The subject project has been reviewed pursuant to the provisions set forth in the California Environmental Quality Act (CEQA – Public Resource Code Sections 21000, *et seq*.), the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 *et seq*.), and the city's local CEQA Guidelines. The subject project is exempt from environmental review pursuant to Section 15061(b)(3) of the State CEQA Guidelines in that the project includes the review of building design, colors and materials to the façade of the building, front yard landscaping or minor low-scaled accessory structures, such as fences or walls. It can be seen with certainty that there is no possibility that the subject activity could result in a significant effect on the environment. 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.

Section 4. The Design Review Commission conducted a duly noticed public hearing on January 6, 2014 at which time oral and documentary evidence was received concerning the application.

Section 5. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Design Review Commission hereby finds as follows with respect to the R-1 Design Review Permit:

A. The proposed development's design exhibits an internally compatible design scheme in that the project's proportions, form, fenestration, scale, mass, color and materials are representative of the architectural style and design scheme chosen for the building. These design elements, including existing or proposed landscaping, paving, or perimeter fencing or walls are internally compatible and consistent with the overall design.

B. The proposed development's design appropriately minimizes the appearance of scale and mass and enhances the garden like quality of the city and appropriately maximizes the use of required open space within the proposed architectural style. Specifically, the project, as conditioned, complies with applicable provisions of the municipal code that regulate overall building size, height, scale and mass. Additionally, the building provides appropriate building modulation and uses window and other design components that minimize the visual bulk and mass. The garden quality of the city is maintained through appropriately proportioned paving in the required front yard and with the incorporation of existing or proposed plant material of appropriate sizes that complement the architectural style and help reduce overall mass and scale.

C. The proposed development will enhance the appearance of the neighborhood in that the new construction has been designed in context to the appearance, mass and scale of adjacent properties and other properties in the neighborhood. The project includes the use of high quality building materials and appropriately uses colors and design ornamentation that is appropriate to the neighborhood. Existing or new planting will promote the garden quality image and appearance of the city, consistent with city goals and existing mature landscaping in the neighborhood.

D. The proposed development is designed to balance the reasonable expectation of development for the owner with the reasonable expectation of privacy of neighbors. The City's zoning regulations set forth maximum building height and mass standards with which this project, as conditioned, conforms. The project is being constructed in an urbanized environment and has other adjacent and nearby residences. To provide a reasonable expectation of privacy, the Design Review Commission reviewed the placement of windows on the subject and adjacent properties, considered the location of private outdoor areas and evaluated the projects proposed and neighbors' existing landscaping. Accordingly, based on this review, and as conditioned by this resolution, the project balances reasonable expectations for privacy and development.

E. The proposed development respects prevailing site design patterns, carefully analyzing the characteristics of the surrounding group of homes, and integrates appropriate features that will ensure harmony between old and new. Specifically, the project has been designed with an internally compatible architectural theme and is modulated in a manner that respects privacy and scale of development to adjacent properties. The project design, proportionality and landscaping is compatible with other properties in the general vicinity and the project reinforces a cohesive streetscape. In its review, the Design Review Commission carefully studied the proposed project in context to adjacent

properties and conducted individual site inspections or reviewed photographs of the surrounding group of homes.

Section 6. Based on the foregoing, the Design Review Commission hereby grants the request defined in this resolution subject to the following conditions:

Project-Specific Conditions

1. No special conditions have been imposed for this project.

Standard Conditions

2. **Revised Plan Submittal.** For all projects that are approved with project-specific conditions, a revised plan set that has fully incorporated all such conditions shall be submitted to the project planner, both in hard copy format and in electronic format, prior to submitting for the building permit plan check process.

3. **Design Approval**. Project approval is for the design-related aspects of the project only. No approval is implied or granted with regard to applicable city zoning or technical codes, which may require review and approval from other city commissions or officials.

4. **Compliance with Municipal Code**. Prior to issuance of a building permit, the applicant shall demonstrate compliance with all applicable provisions of the city's municipal code and applicable conditions imposed by any discretionary review approval.

5. **Compliance with Special Conditions**. Any special conditions that require approval by the Director of Community Development, or designee, shall be submitted to the staff liaison to the Commission within fourteen (14) days of approval or prior to submittal of the plan check review application, whichever is greater.

6. **Project Rendering**. Prior to issuance of a building permit, the applicant shall incorporate into the building permit set of plans, an updated color rendering of all building facades that are visible from the public street. The quality and detail of the rendering shall be subject to approval from the Director of Community Development, or designee, and shall include sufficient design information to evaluate project compliance during construction.

7. **Approval Resolution**. A copy of the signed resolution of approval shall be scanned onto the cover sheet(s) of the building permit set of plans.

8. **Substantial Compliance with Approved Plans**. The Director of Community Development, or designee, shall determine if changes to the approved project are in substantial compliance with the Commission's action. This determination shall be subject to applicable fees and charges. A substantial modification to the approved project requires approval from the Design Review Commission.

9. **Covenant Recording**. Prior to issuance of a building permit, a covenant shall be filed with the Los Angeles County Register-Recorder/City Clerk that includes a copy of this resolution as an exhibit. The Applicant may submit evidence of proper filing to the Community Development Department or submit an application along with applicable fees to the development for covenant preparation and filing.

10. **Validity of Permits**. The rights granted by this approval shall remain valid for three (3) years from the date of approval, unless extended pursuant to Beverly Hills Municipal Code Section 10-3-207.

11. **Appeals**. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filing a written appeal and paying appropriate fees with the City Clerk.

Section 7. The Secretary of the Design Review Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and its certification to be entered in the administrative record maintained by the Community Development Department.

Section 8. Decisions of the Design Review Commission may be appealed to the Planning Commission within fourteen (14) days of the final action by filling a written appeal and paying appropriate fees with the City of Beverly Hills City Clerk.

Approved as to Form and Content:

William Crouch, Commission Secretary
Community Development Department

Adopted: January 6, 2014

Ilene Nathan, Chairperson
Design Review Commission