



Architectural Commission Report

Meeting Date: Wednesday, July 20, 2016

Subject: **336 North Camden Drive (PL1609368)**
Request for a preliminary review of a façade remodel to an existing commercial building.

Project Agent: Loren Shanks

Recommendation: Review the proposed project and provide the applicant with design feedback.

REPORT SUMMARY

The applicant is requesting preliminary review of a façade remodel to an existing commercial building located at 336 North Camden Drive. The project consists of the removal of the existing glass cladding system and the introduction of a new highly contemporary vertically expressed standing-seam cladding in a white opalescent color with a horizontal metal banding cap treatment. The project will also introduce a new, more seamless, storefront entry and glazing system and a re-design of the rear elevation of the building. A conceptual sign plan is also proposed, which includes business identification signage consisting of individual channel lettering on the east, south and west elevations.

Project design plans are included in Attachment A and it is recommended that the Commission review the plans and provide the applicant team with general design feedback.

URBAN DESIGN PRELIMINARY ANALYSIS

The proposed preliminary improvements introduce a modern aesthetic for the storefront and façade improvements and will serve as an enhancement to the overall building and streetscape of North Camden Drive. As the project moves forward, final material specifications and architectural details shall be provided along with a physical material board including samples of all material selections and finishes, e.g. cement plaster. In addition, a sample of the storefront glazing shall be provided and the fixtures specified for any exterior lighted areas, including illumination for signage. The color temperature for any exterior lighting shall also be provided. Finally, a landscape plan shall be developed for the rooftop terrace area and planting along the edge(s) of the surface parking area at the rear would be encouraged at this site.

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 Architectural Commission or staff, as appropriate.

PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

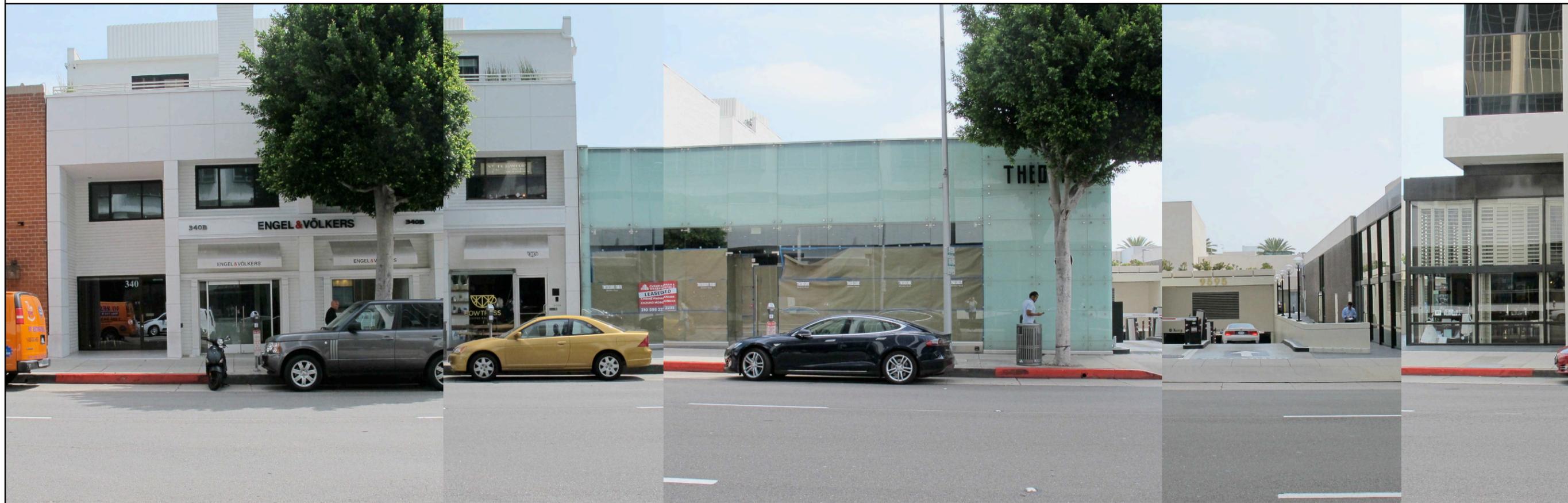


Architectural Commission Report

336 North Camden Drive

July 20, 2016

Attachment A
Project Design Plans



EXISTING CAMDEN ELEVATION 1
NTS



PROPOSED CAMDEN ELEVATION 2
NTS

336 N. CAMDEN DR. LOS ANGELES, CA 90010
TEL: 310 348 7700 WWW.CREATIVESPACE.US

CREATIVE SPACE

Client Name
CHRISTIE'S INC.

Project Name
CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS

Project Address
336 N. CAMDEN DR.
BEVERLY HILLS, CA 90210

Street View
STREETSCAPE PHOTO
MONTAGE

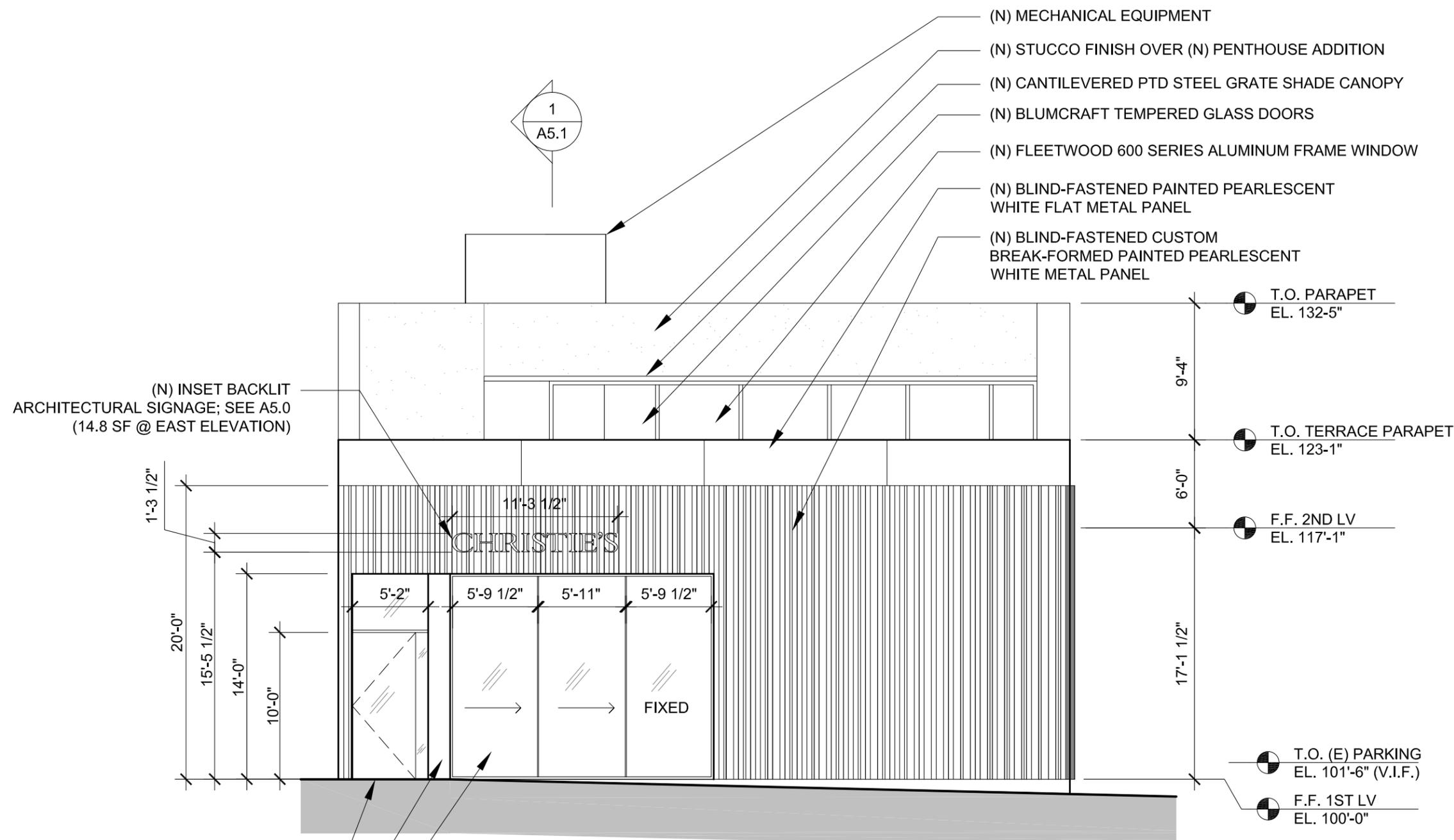
Draw Date
07-01-16

Scale
NTS

A0.2

SHEET NUMBER

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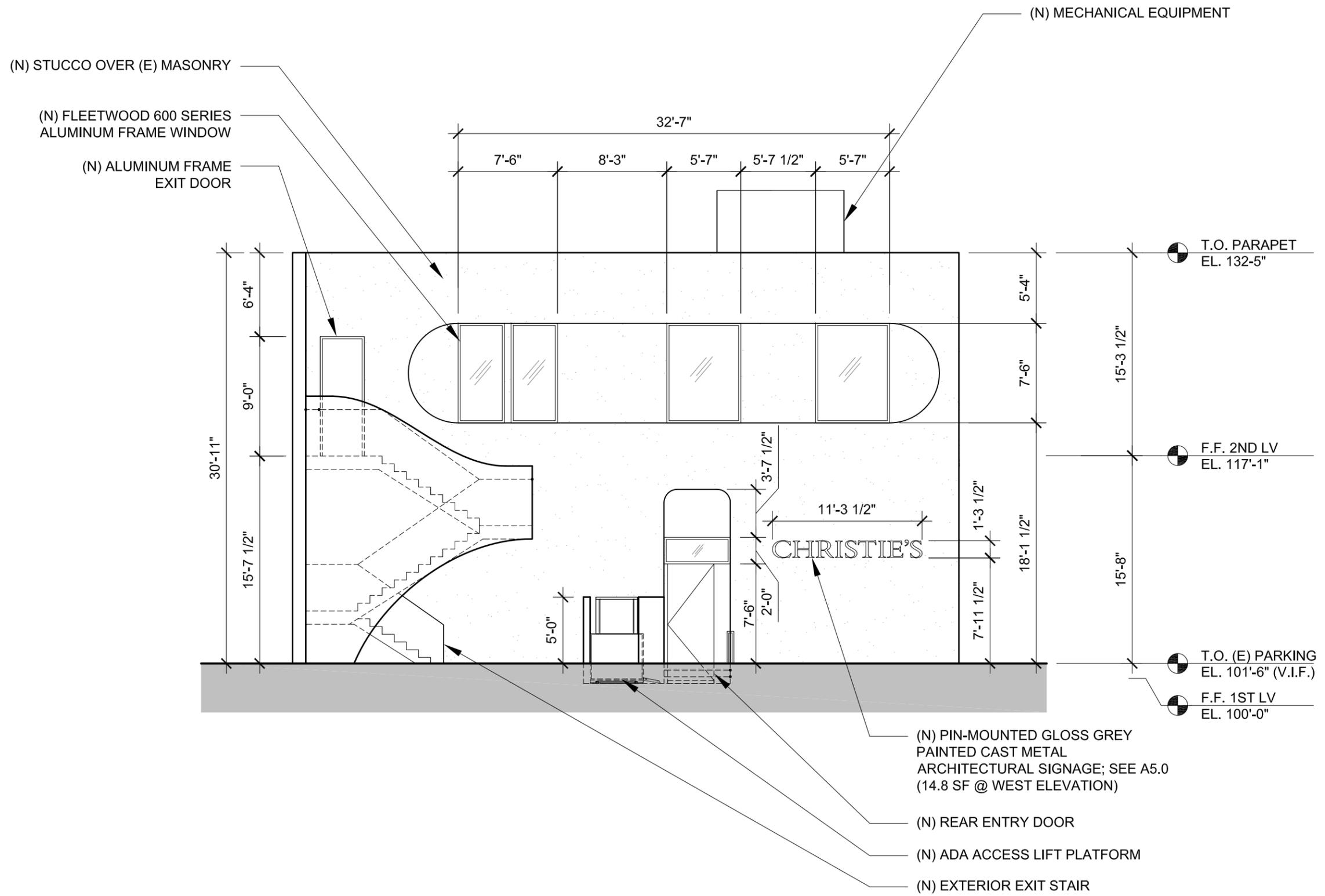
- (N) MECHANICAL EQUIPMENT
- (N) STUCCO FINISH OVER (N) PENTHOUSE ADDITION
- (N) CANTILEVERED PTD STEEL GRATE SHADE CANOPY
- (N) BLUMCRAFT TEMPERED GLASS DOORS
- (N) FLEETWOOD 600 SERIES ALUMINUM FRAME WINDOW
- (N) BLIND-FASTENED PAINTED PEARLESCENT WHITE FLAT METAL PANEL
- (N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

(N) INSET BACKLIT ARCHITECTURAL SIGNAGE; SEE A5.0 (14.8 SF @ EAST ELEVATION)

- (N) TEMPERED GLASS ENTRANCE DOOR
- (N) METAL PANEL TO MATCH
- (N) ORAMA MINIMAL FRAME TRIPLE TRACK SLIDING WINDOW SYSTEM

EAST ELEVATION
1/8" = 1'-0"

CREATIVE	Client Name CHRISTIE'S INC.	Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS	Project Address 336 N. CAMDEN DR. BEVERLY HILLS, CA 90210
	Sheet Title EXTERIOR ELEVATIONS	Sheet Date 07-01-16	Scale 1/8" = 1'-0"
	A3.1		



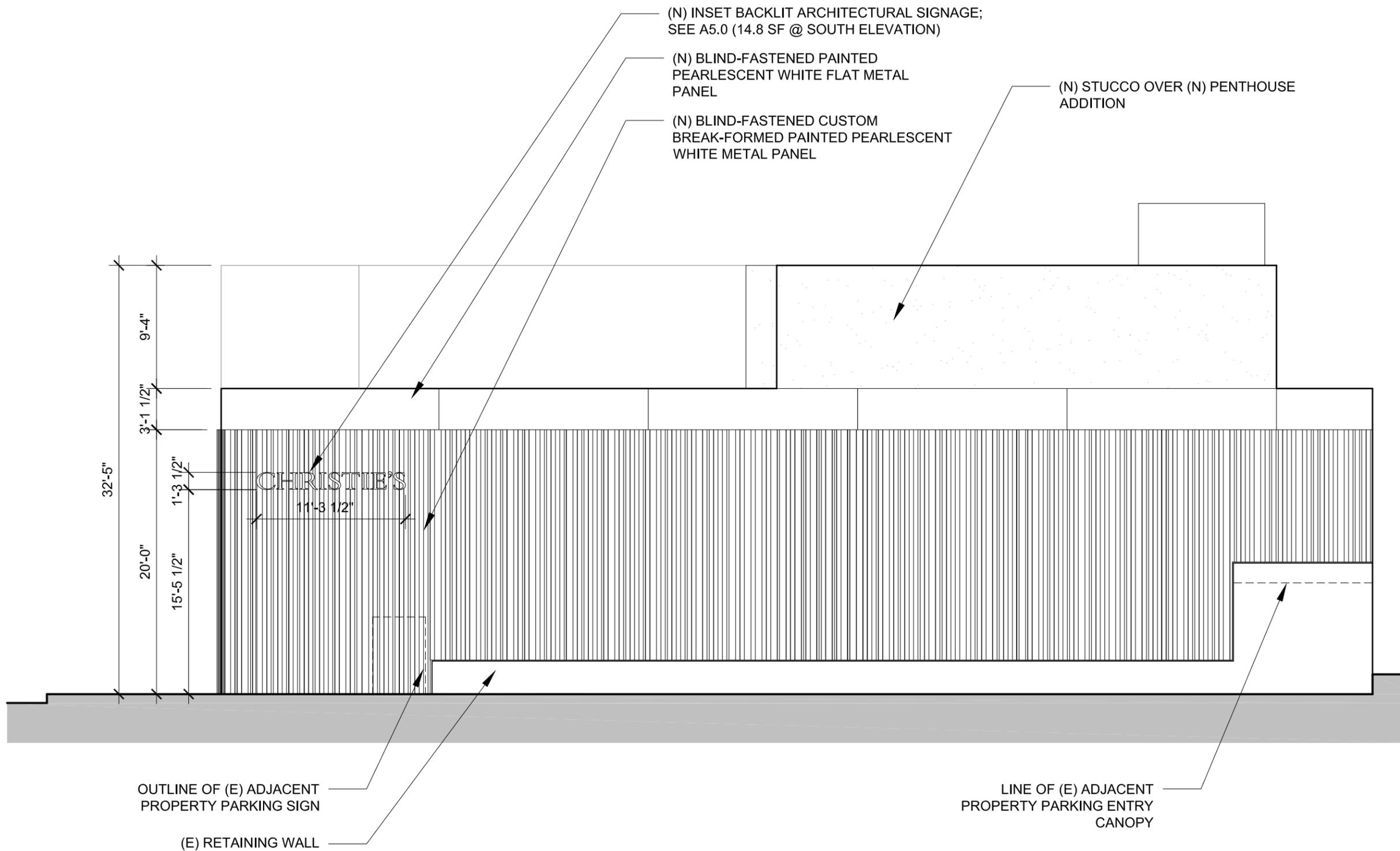
WEST ELEVATION
1/8" = 1'-0"

CREATIVE

A3.2

Client Name	CHRISTIE'S INC.
Project Name	CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Project Address	336 N. CAMDEN DR., BEVERLY HILLS, CA 90210
Drawn By	07-01-16
Scale	1/8" = 1'-0"
Sheet Title	EXTERIOR ELEVATIONS

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(N) INSET BACKLIT ARCHITECTURAL SIGNAGE;
SEE A5.0 (14.8 SF @ SOUTH ELEVATION)

(N) BLIND-FASTENED PAINTED
PEARLESCENT WHITE FLAT METAL
PANEL

(N) BLIND-FASTENED CUSTOM
BREAK-FORMED PAINTED PEARLESCENT
WHITE METAL PANEL

(N) STUCCO OVER (N) PENTHOUSE
ADDITION

OUTLINE OF (E) ADJACENT
PROPERTY PARKING SIGN

(E) RETAINING WALL

LINE OF (E) ADJACENT
PROPERTY PARKING ENTRY
CANOPY

SOUTH ELEVATION
1/8" = 1'-0"

1

CREATIVE

A3.3

Client Name CHRISTIE'S INC.	Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Drawn By 07-01-16	Scale 1/8" = 1'-0"
Project Address 336 N. CAMDEN DR. BEVERLY HILLS, CA 90210	

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- (N) PTD STEEL GRATE CANOPY
- (N) MOVEABLE SURFACE PLANTERS
- (N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED PEARLESCENT WHITE FLAT METAL PANEL
- (N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL
- (N) INSET BACKLIT SIGNAGE; SEE A5.0

3000 WOODLAND BLVD, SUITE 100, LOS ANGELES, CA 90013
TEL: 310 310 5108 WWW.CREATIVE SPACE A11.0

Client Name CHRISTIE'S INC.
Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Address 336 N. CAMDEN DR. BEVERLY HILLS, CA 90210

Project No. STREETSCAPE MONTAGES
Issue Date 07-01-16
Scale 1/8" = 1'-0"

CREATIVE SPACE

A11.0

PROPOSAL RENDER

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(N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED PEARLESCENT WHITE FLAT METAL PANEL

(N) INSET BACKLIT SIGNAGE; SEE A5.0

(N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

3000 WOODLAND BLVD, SUITE 1000, LOS ANGELES, CA 90013
TEL: 310 310 5100 WWW.CREATIVE SPACE AIAA.COM

Client: CHRISTIE'S INC.

Project Name: CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS

3365 N. CAMDEN DR.
BEVERLY HILLS, CA 90210

Project No: STREETScape MONTAGES

Issue Date: 07-01-16

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

CREATIVE SPACE

A11.1

PROPOSAL RENDER

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- (N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED PEARLESCENT WHITE FLAT METAL PANEL
- (N) INSET BACKLIT SIGNAGE; SEE A5.0
- (N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL
- (N) ORAMA MINIMAL FRAME TRIPLE TRACK SLIDING WINDOW SYSTEM
- (N) METAL PANEL TO MATCH
- (N) TEMPERED GLASS ENTRANCE DOOR

STREETSCAPE MONTAGES
 3000 WOODLAND BLVD STE 1000 LOS ANGELES, CA 90013
 TEL: 310 310 5106 WWW.CSMT.COM 310 310 42 405

Client Name CHRISTIE'S INC.
Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Address 336 N. CAMDEN DR. BEVERLY HILLS, CA 90210
Scale 1/8" = 1'-0"

CREATIVE SPACE

A11.2

PROPOSAL RENDER

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(N) 6' PARAPET WALL CLAD IN BLIND FASTENED PAINTED WHITE PEARLESCENT FLAT METAL PANEL

(N) INSET BACKLIT SIGNAGE; SEE A5.0

(N) BLIND-FASTENED CUSTOM BREAK-FORMED PAINTED PEARLESCENT WHITE METAL PANEL

(E) ADJACENT PROPERTY PARKING SIGN

3000 WOODLAND BLVD, SUITE 1000, LOS ANGELES, CA 90013
TEL: 310 310 5108 WWW.CREATIVE SPACE A11.3

Client Name STREETSCAPE MONTAGES	Client Name CHRISTIE'S INC.
Project Name 07-01-16	Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Scale 1/8" = 1'-0"	Address 3366 N. CAMDEN DR. BEVERLY HILLS, CA 90210

CREATIVE SPACE

A11.3

PROPOSAL RENDER

1

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(N) EXTERIOR EXIT STAIR

(N) (N) FLEETWOOD 600 SERIES ALUMINUM FRAME WINDOW

(N) STUCCO FINISH OVER (E) MASONRY

(N) PIN-MOUNTED GLOSS GRAY PAINTED CAST METAL ARCHITECTURAL SIGNAGE; SEE A5.0

(N) REAR ENTRY DOOR

(N) ADA ACCESS LIFT PLATFORM

NO IDLING
PLEASE TURN OFF ENGINE

CHRISTIE'S

3000 WOODLAND BLVD STE 1000 LOS ANGELES, CA 90013
TEL: 310 310 5108 WWW.CSMONTEAGES.COM 310 310 42 405

Client Name STREETSCAPE MONTAGES	Client Name CHRISTIE'S INC.
Project Name 07-01-16	Project Name CHRISTIE'S RETAIL FLAGSHIP, BEVERLY HILLS
Scale 1/8" = 1'-0"	Address 3366 N. CAMDEN DR. BEVERLY HILLS, CA 90210

CREATIVE SPACE

A11.4

PROPOSAL RENDER

1

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