



Architectural Commission Report

Meeting Date: Wednesday, August 15, 2012
Subject: **9955 Durant Drive**
Request for approval of a façade remodel of an existing multi-family residential building.
(PL121 1633)
Project applicant: J.H. Properties (9955 Durant) Inc.
Recommendation: Conduct public hearing and provide the applicant with an approval.

REPORT SUMMARY

The applicant is requesting approval of a façade remodel to an existing multi-family residential building located at 9955 Durant Drive. The existing building is a mid-century design and will be remodeled to a more contemporary design with the following modifications:

- Clear anodized aluminum windows;
- Color-blocked cement plaster façade finish;
- Four modular elements on the façade, comprised of plaster surrounds and fiber cement board planks;
- Vertical metal canopy affixed to existing decorative steel screen;
- Entry flooring tile and new glass entryway, and;
- Enhanced landscaping with new plants such as olive trees and low grassy shrubs, steel planter edges, and smooth trowel cement landscaping elements

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.

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

Public outreach and notification was not required for this project.

Attachment(s):

- A. Detailed Design Description and Materials (Applicant Prepared)
- B. Design Plans, Cut Sheets and Supporting Documents
- C. Approval Resolution

Report Author and Contact Information:

Cindy Gordon, Assistant Planner
(310) 285-1191

cgordon@beverlyhills.org



Architectural Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

Attachment A:

Detailed Design Description
and Materials (Applicant Prepared)

SECTION 2 – PROJECT DESCRIPTION / ZONING INFORMATION

A Indicate Requested Application

- Staff Review
 - Three (3) sets of plans required (see Section 6 for plan size requirements).
- Architectural Commission Review
 - Ten (10) sets of plans required (see Section 6 for plan size requirements).
 - Public Notice materials required for Sign Accommodations (see Section 5 for public notice requirements).

B Identify the scope of work (check all that apply):

- New construction
 - Façade Remodel ONLY
 - Business Identification Sign(s)
 - Number of signs proposed: _____
 - Building Identification Sign(s)
 - Number of signs proposed: _____
 - Sign Accommodation (explain reason for the accommodation request below):
 - Number of signs proposed: _____
 - Other: _____
- Remodel: Int. & Ext, no floor area added
 - Remodel: Int. & Ext, floor area added
 - Awning(s): New Recovery
 - Open Air Dining: #Tables _____ # Chairs _____

C Describe the scope of work proposed including materials and finishes:

Existing 4 story apartment building to be remodeled. Remodel includes all finishes and fixtures inside each of the 24 units. Exterior work includes all new windows throughout. The Durant Street façade will have a completely new face including: new façade elements, landscaping, lighting and new entry glazing, steps and canopy.

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

- | | | | | |
|---|---------------------------------|---------------------------------|---------------------------------|--------------------------------|
| <input checked="" type="checkbox"/> R-4 | <input type="checkbox"/> R-4X | <input type="checkbox"/> R-4 | <input type="checkbox"/> R-4-P | <input type="checkbox"/> R-4X2 |
| <input type="checkbox"/> R-3 | <input type="checkbox"/> RMCP | <input type="checkbox"/> C-3 | <input type="checkbox"/> C-3A | <input type="checkbox"/> C-3B |
| <input type="checkbox"/> C-5 | <input type="checkbox"/> C-3T-1 | <input type="checkbox"/> C-3T-2 | <input type="checkbox"/> C-3T-5 | <input type="checkbox"/> C-5 |

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

- General Office Building
- Retail Building
- Medical Office Building
- Multi-family Building
- Vacant
- Restaurant
- Other (specify below): _____

F Are any protected trees located on the property? (See the City’s tree removal guidelines at: <http://www.beverlyhills.org/services/building/plans/tree.asp>.)

Yes No

If YES, provide the following information:

Tree Type: Heritage Tree(s) Native Tree(s) Urban Grove

Species: _____

Quantity/Sizes: _____

Reason for Removal: _____

G Has the existing structure been designed by a notable architect or is it identified on any historic resource inventory, including the City of Beverly Historic Resources Survey (Verify with the Planning Division if the property is listed on the City’s survey)?

Yes No If yes , please list Architect’s name: _____

SECTION 3 – PROJECT DETAILS AND MATERIALS (continues on next page)

A Indicate in the chart below all applicable signage details:

	<u>Type of Sign</u> (i.e. business ID, building ID, parking, etc.)	<u>Dimensions</u> (length x width)	<u>Square Feet</u>	<u>Maximum Area Permitted by Code</u>	<u>Maximum Area Permitted w/ Sign Accommodation</u> (if applicable)
1	Building Address Numbers				
2					
3					
4					
5					

C List the specific materials and finishes for all of the architectural features proposed in the project (List N/A, not applicable, for features that do not apply.):

FAÇADE (List all material for all portions visible from the street)

Material: Exterior Cement Plaster, (E) Aggregate Tile, Cement Fiber Board
 Texture /Finish: Exterior Cement Plaster:Light Sand, Cement Fiber Board:Smooth
 Color / Transparency: Exterior Cement Plaster: Three Shades of Grey, Cement Fiber Board:Brown

WINDOWS/DOORS (Include frame, trim, glass, metal, etc.)

Material: Glass, Frame: Aluminum
 Texture /Finish: Frame: Anodized Aluminum
 Color / Transparency: Glass:Clear, Frame: Anodized Aluminum

ROOF

Material: Steel Trellis
 Texture /Finish: Clear Coat Finish
 Color / Transparency: Grey

CHIMNEY(S)

Material: NA
 Texture /Finish:
 Color / Transparency:

COLUMNS

Material: NA
 Texture /Finish:
 Color / Transparency:

BALCONIES & RAILINGS

Material: Glass, Aluminum
 Texture /Finish:
 Color / Transparency: Glass: Clear, Railing: Grey, Semi Gloss

OUTDOOR DINING ELEMENTS (List all material for all outdoor dining elements.)

Material: NA
 Texture /Finish:
 Color / Transparency:

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

AWNINGS, CANOPIES

Material: Metal Cladding
Texture /Finish: Clear Coat
Color / Transparency: Gunmetal Grey

DOWNSPOUTS / GUTTERS

Material: NA
Texture /Finish:
Color / Transparency:

BUSINESS ID SIGN(S)

Material: NA
Texture /Finish:
Color / Transparency:

BUILDING ID SIGN(S)

Material: Steel
Texture /Finish:
Color / Transparency: Dark Grey

EXTERIOR LIGHTING

Material:
Texture /Finish:
Color / Transparency:

PAVED SURFACES

Material: Exterior Tile
Texture /Finish: Slip Resistant
Color / Transparency: Dark Grey

FREESTANDING WALLS AND FENCES

Material: NA
Texture /Finish:
Color / Transparency:

OTHER DESIGN ELEMENTS

Material: NA
Texture /Finish:
Color / Transparency:

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

A single row of olive trees will line the street side and be maintained at a lower height. This will maintain a lower landscaping and assist in bringing the scale of the building down. Also low grassy shrubs will be included to provide a more lush low landscape. All will be water efficient landscape.

SECTION 4 – DESIGN ANALYSIS AND FINDINGS (for Commission level applications only)

A Clearly identify how your project adheres to each of the required findings of the Architectural Review Commission:

- 1. Describe how the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas and high quality.**

The existing street façade is oversized and “flat” in relation to the neighboring properties. The proposed street facade focuses on breaking down the scale by adding architectural elements, variety of materials and different window types. Instead of one large mass, it will now feel more scaled down into parts that belong to a unified whole. New french balconies and additional windows will open up the facade to the street.

- 2. Describe how the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable.**

The new windows throughout are dual glazed which will significantly decrease noise level from exterior to interior. The remainder of the building is existing with no change to affect the current noise level

- 3. Describe how the proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value.**

The existing exterior plaster at the street façade will be reapplied with a smoother plaster (light sand finish) with reveals to minimize cracks. The siding inside the architectural elements is Hardi-Plank a fiber cement siding that is a highly durable, low maintenance composite material. The new windows are high quality aluminum, recessed in the face to replace the flat nail on windows.

- 4. Describe how the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan.**

Pursuant to the Beverly Hills Design Standards, 9955 Durant remodel will contribute to the quality of the neighborhood by introducing contemporary architectural features to the facade that will enhance the buildings street presence while maintaining the buildings original integrity. It will also reduce the scale of the building to that of the adjacent houses and incorporate new water efficient landscaping at the pedestrian level.

- 5. Describe how the proposed development is in conformity with the standards of the municipal code and other applicable laws insofar as the location and appearance of the buildings and structures are involved.**

The building is existing with no enlargement of the building envelope. Any modifications to the building, including the entry glazing system, canopy, steps and landscaping will be per the local and state codes.



Architectural Commission Report

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Attachment B:
Design Plans, Cut Sheets
and Supporting Documents



DURANT RESIDENCES

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC.
24-23263 65TH AVENUE
LAKELEY, BC V2Y 3E3

omgiving

724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.594.5422

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JOB NO. 12-010

DATE 8/1/12

SCALE

SHEET TITLE

COVER SHEET

SHEET NUMBER

00

7/21/2012 6:50:43 PM



1.

2.

3. PROJECT SITE- EXISTING

4.

5.

PROJECT SITE- PROPOSED

NORTH VIEW
NTS

1



PROPOSED NORTH VIEW
NTS

2



SOUTH VIEW
NTS

3



6.



7.



8.



10.

PROJECT SITE



11.

SOUTH VIEW
NTS

12.

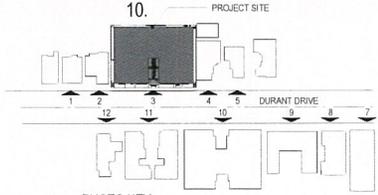


PHOTO KEY
1" = 100'-0"

4

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90012

AR SUBMITTAL

JH PROPERTIES INC
28-2095 45TH AVENUE
LANGLEY, BC V0Y 2E3

omgiving

724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.584.5692

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JOB NO: 12-010

DATE: 8.1.12

SCALE: As indicated

SHEET TITLE:

SITE PHOTOS

SHEET NUMBER:

02

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EXISTING STREET FACADE
NTS

2



PROPOSED STREET FACADE
NTS

4

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
24-21963-65TH AVENUE
LANZLEY DC V21-3E3

omgiving

724 SOUTH SPENCER STREET - SUITE 301
LOS ANGELES, CA 90014 - 213.594.5092

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JOB NO 12-010

DATE 8.1.12

SCALE NTS

SHEET TITLE

EXTERIOR IMAGES

SHEET NUMBER:

03

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9955 DURANT

9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
24 20393 65TH AVENUE
LAKELAY, BC V2Y 3E3

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LOS ANGELES, CA 90014 - 213.594.5492

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DATE 8.1.12

SCALE NTS

SHEET TITLE

RENDERED IMAGE

SHEET NUMBER

04

VIEW FROM DURANT DRIVE
NTS

WINDOW FRAMES: CLEAR ANODIZED ALUMINUM



EXTERIOR FIBER CEMENT BOARD PLANK: SMOOTH FINISH

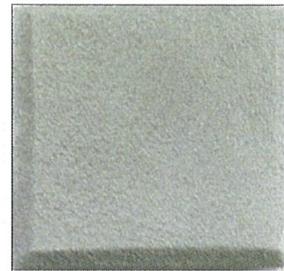


COLOR OPTION: "BROWN STUDY" #0017 12 013

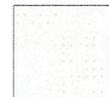
WINDOW GLAZING AND BALCONIES: CLEAR GLASS



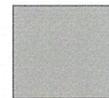
EXTERIOR CEMENT PLASTER: LIGHT SAND FINISH TO MATCH EXISTING PLASTER



EXTERIOR PLASTER COLORS



A: "CRISP WHITE SHIRT" #0018 02 904



B: "ZEPPELIN" #0017 04 054



C: "GREY TWIG" #0017 02 909



D: "OBSDIAN GLASS" #0016 12 500

*ALL PAINT COLORS BY RUDOL



PLANTERS: SMOOTH TROWEL CEMENT



ENTRY FLOORING: TILE



CANOPY: METAL CLADDING IN GUNMETAL GRAY



PLANTER EDGE: STEEL



9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

MATERIALS BOARD
NTS

9955 DURANT
9885 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
24 20385 65TH AVENUE
LAKELEY, FL 32113

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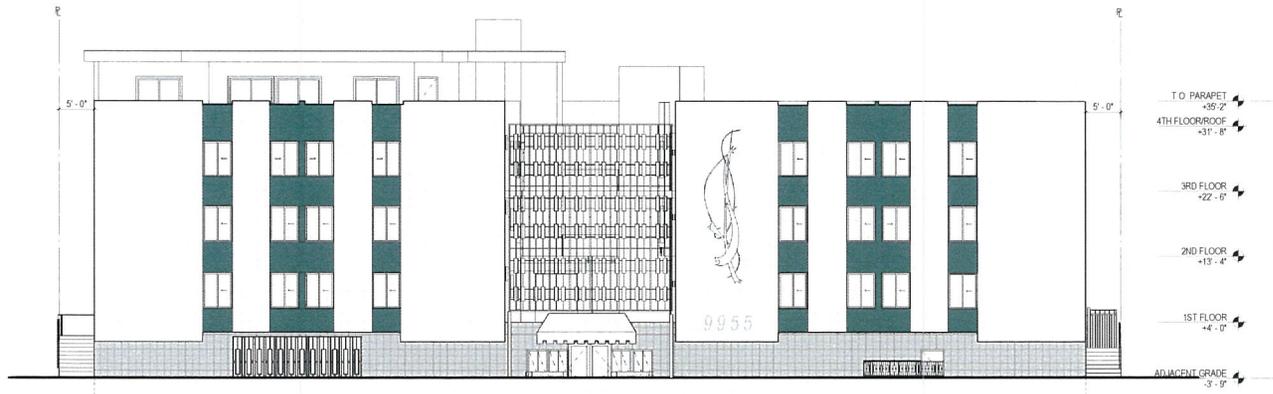
SCALE NTS

SHEET TITLE

MATERIALS BOARD

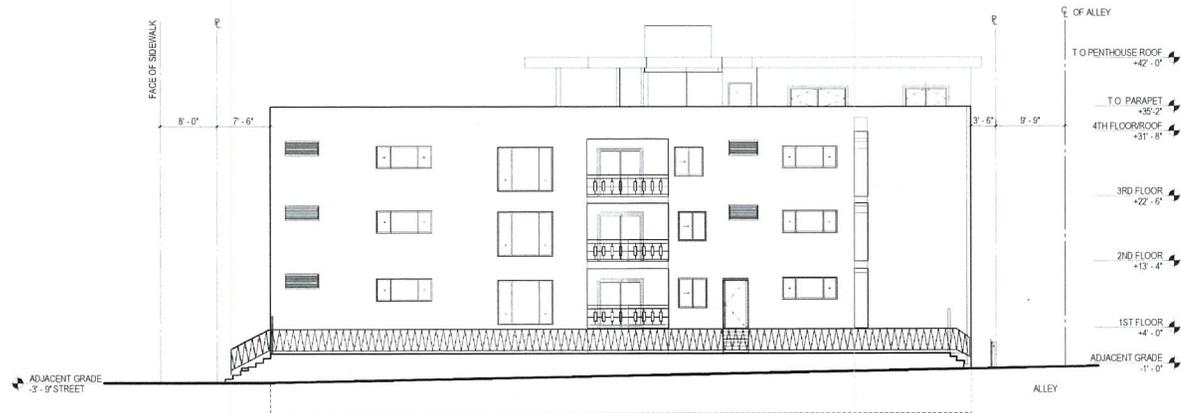
SHEET NUMBER

05



EXISTING SOUTH ELEVATION
1/16"=1'-0"

2



EXISTING EAST ELEVATION
1/16"=1'-0"

4

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
2A 20365 16TH AVENUE
LAKELAND, BC V2Y 3E3

omgiving

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LOS ANGELES, CA 90014 - 213.596.5092

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JOB NO: 12-010

DATE: 8.1.12

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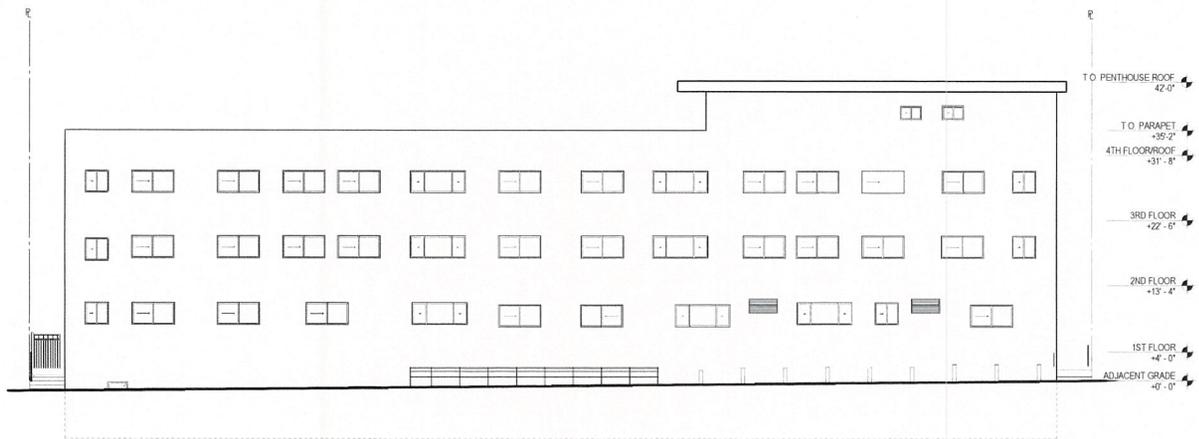
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EXISTING ELEVATIONS

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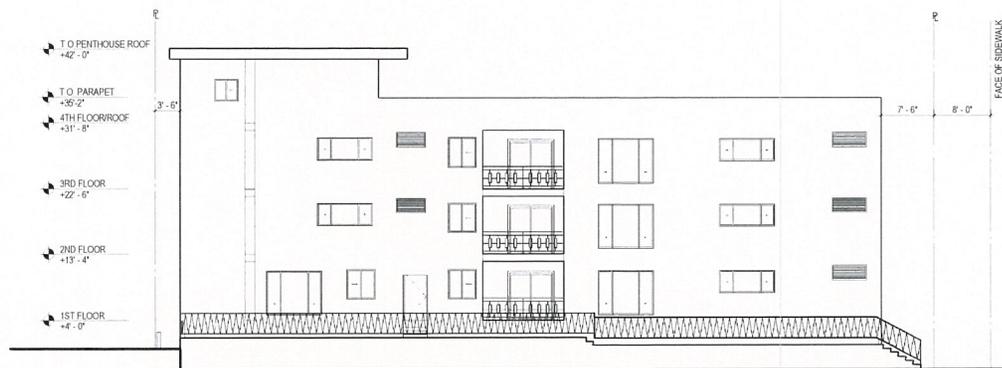
12

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EXISTING NORTH ELEVATION
1/16"=1'-0"

2



EXISTING WEST ELEVATION
1/16"=1'-0"

4

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90712

AR SUBMITTAL

JH PROPERTIES INC.
24 20363 16TH AVENUE
LANGLEY BC V0Y 1E3

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LOS ANGELES, CA 90014 - 213.596.5622

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DATE 8.11.12

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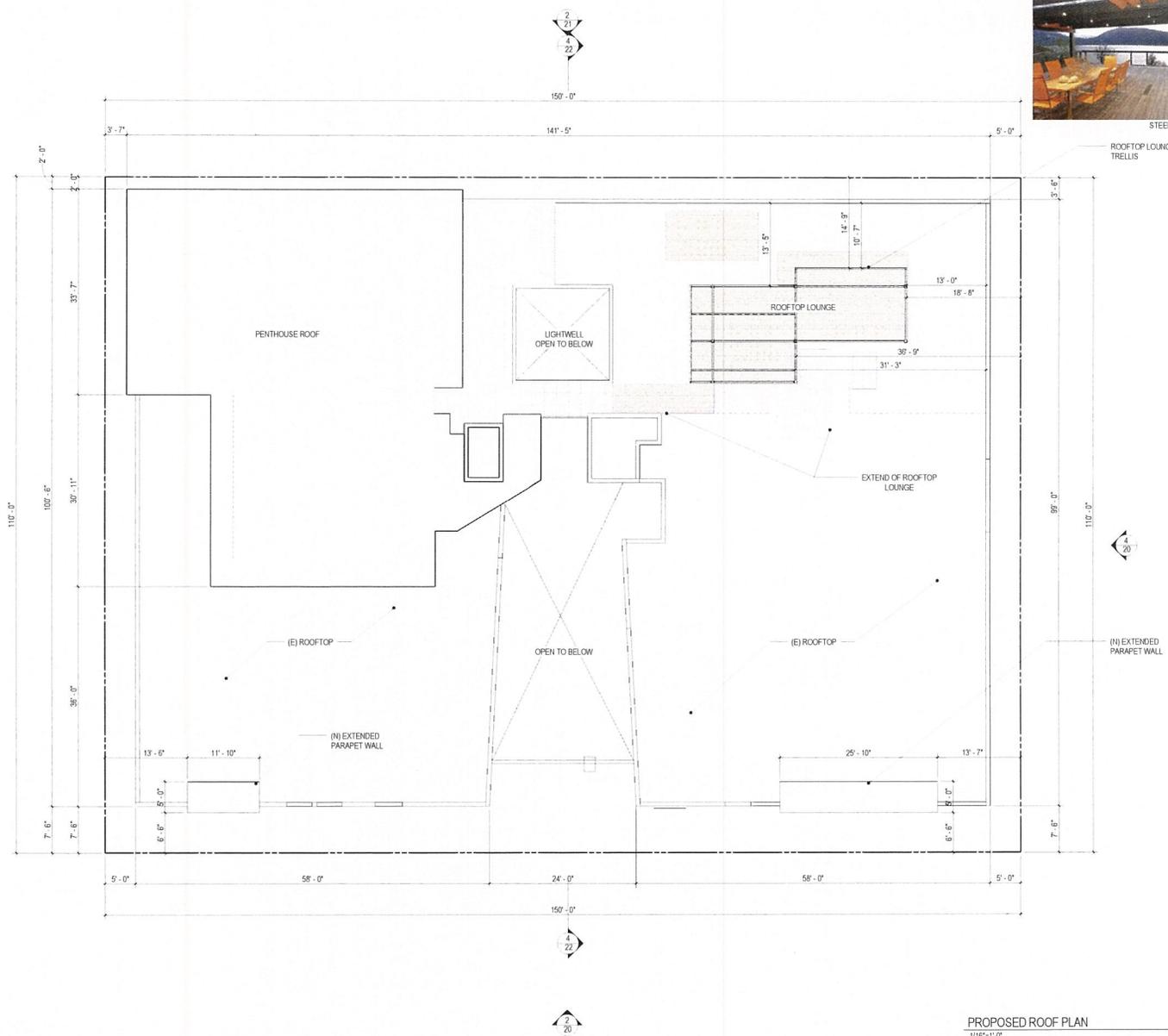
SHEET TITLE

EXISTING ELEVATIONS

SHEET NUMBER

13

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STEEL TRELLIS IMAGE

ROOFTOP LOUNGE TRELLIS



(N) EXTENDED PARAPET WALL

9955 DURANT

9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
2A 20363 65TH AVENUE
LANKLEY, BC V2Y 3E3



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LOS ANGELES, CA 90014 - 213.596.5602

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JOB NO
12-010

DATE
6.1.12

SCALE
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SHEET TITLE
PROPOSED ROOF PLAN

SHEET NUMBER

19

PROPOSED ROOF PLAN
1/16"=1'-0"



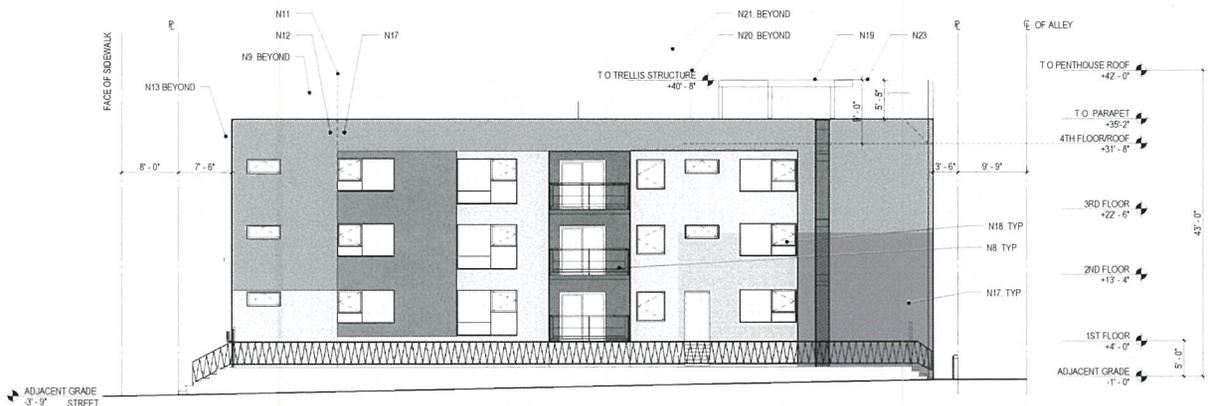
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PROPOSED SOUTH ELEVATION
1/16"=1'-0"

2



PROPOSED EAST ELEVATION
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN. SEE PLAN
- 4 (N) ALL GLASS ENTRANCE
- 5 (E) ENTRY CANOPY WITH (N) SHT MTL CLADDING AND SHT MTL CLAD VERTICAL ARCHITECTURAL ELEMENT
- 6 (E) DECORATIVE STEEL SCREEN, REPAIR
- 7 (N) 1" X 6" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACINGS AND INTEGRAL COLOR-SEE MATERIAL BOARD
- 8 (N) GLASS GUARDRAIL AT 42" AFF. PROJECTS 6" FROM FACE OF (E) FACADE
- 9 (N) PARAPET WALL
- 10 (E) GARAGE DOOR REPAIR
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR. LIGHT SAND FINISH TO MATCH (E). SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONIC STAIR WITH (E) STEEL GUARDRAIL REPAIR
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
- 16 RELOCATED (E) STL ARCHITECTURAL ELEMENT. REPAIR TO MATCH CANOPY
- 17 (E) EXT CEMENT PLASTER PATCH REPAIR AND PAINT. SEE MATERIALS BOARD FOR COLOR OPTION
- 18 (N) ALUM WINDOW OR FRENCH DOOR UNIT TO REPLACE (E). TYP ALL. SEE CUT SHEET
- 19 (N) STEEL ROOFTOP TRELLIS
- 20 (E) RESIDENTIAL PENTHOUSE
- 21 (E) ELEVATOR PENTHOUSE
- 22 (E) CALL BOX TO BE RELOCATED
- 23 TRELLIS HEIGHT ENVELOPE @ 45 DEGREE ANGLE (NOT TO BE INTERSECTED/EXCEEDED)
- 24 (N) EXTERIOR CEMENT PLASTER PLANTER W/ BAMBOO PLANTING FOR PRIVACY
- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS. SEE CUT SHEET

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL
JH PROPERTIES INC
24 20363-65TH AVENUE
LANGLY, BC V2Y 3E3

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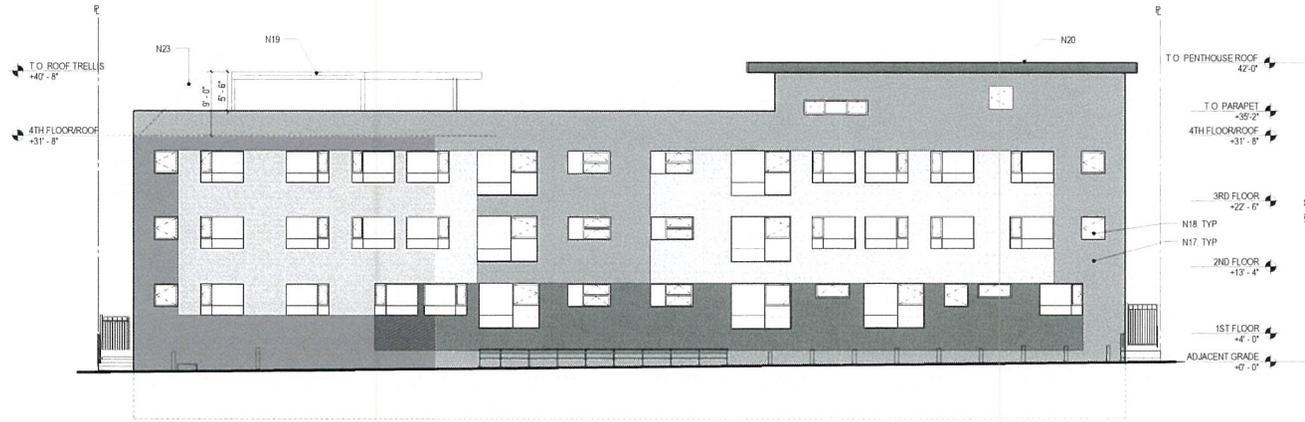
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12-010
DATE
8.1.12
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SHEET TITLE
PROPOSED ELEVATIONS

SHEET NUMBER

20

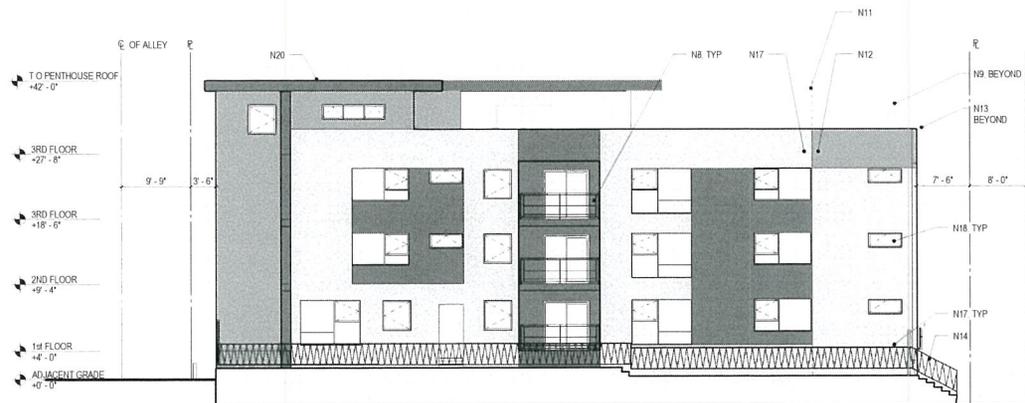
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PROPOSED NORTH ELEVATION

1/16"=1'-0"

2



PROPOSED WEST ELEVATION

1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC. VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN. SEE PLAN
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- 5 (E) ENTRY CANOPY WITH (N) SHT MTL CLADDING AND SHT MTL CLAD VERTICAL ARCHITECTURAL ELEMENT
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- 7 (N) 1" X 6" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACING AND INTEGRAL COLOR. SEE MATERIAL BOARD
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- 9 (N) PARAPET WALL
- 10 (E) GARAGE DOOR. REPAIR
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR. LIGHT SAND FINISH TO MATCH (E). SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONC STAIR WITH (E) STEEL GUARDRAIL. REPAIR
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
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- 19 (N) STEEL ROOFTOP TRELLIS
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- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS. SEE CUT SHEET

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

AR SUBMITTAL

JH PROPERTIES INC
2A 20953 65TH AVENUE
LANGLY, BC V2Y 3E3

omgiving
724 SOUTH SPRING STREET - SUITE 501
LOS ANGELES, CA 90014 - 213.586.5629

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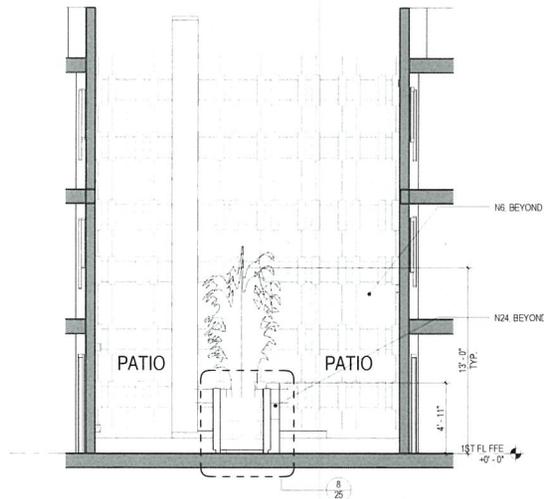
JOB NO: 12-010
DATE: 8.1.12
SCALE: 1/16"=1'-0"

SHEET TITLE: PROPOSED ELEVATIONS

SHEET NUMBER:

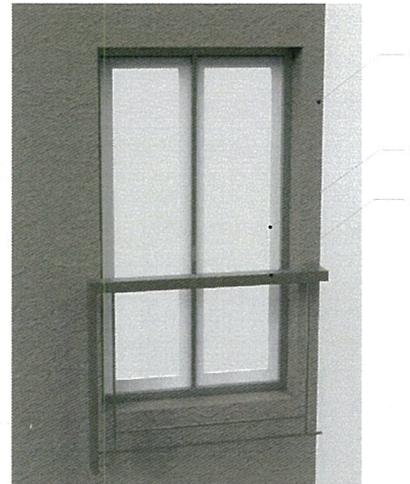
21

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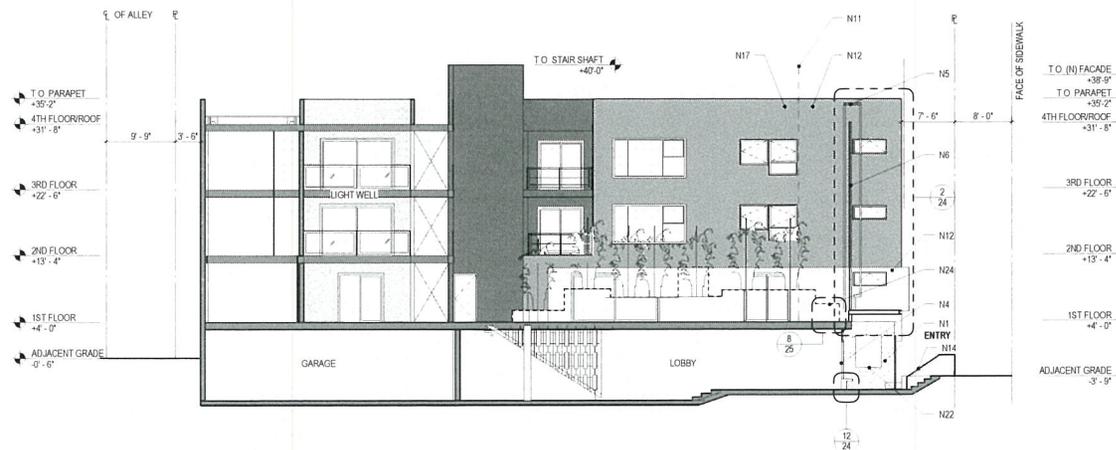
PRIVACY PLANTER SECTION
1/8"=1'-0"

10



RAILING AT BALCONETTE
NTS

2



PROPOSED SECTION AT COURTYARD
1/16"=1'-0"

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQD
- 2 EXISTING MOTORIZED GARAGE GATE REPAIR PER SPEC. VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN SEE PLAN
- 4 (N) ALL GLASS ENTRANCE
- 5 (E) ENTRY CANOPY WITH (N) SHT MTL CLADDING AND SHT MTL CLAD VERTICAL ARCHITECTURAL ELEMENT
- 6 (E) DECORATIVE STEEL SCREEN REPAIR
- 7 (N) 1" X 5" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACING AND INTEGRAL COLOR SEE MATERIAL BOARD
- 8 (N) GLASS GUARDRAIL AT 42" AFF. PROJECTS 6" FROM FACE OF (E) FACADE
- 9 (N) PARAPET WALL
- 10 (E) GARAGE DOOR REPAIR
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR. LIGHT SAND FINISH TO MATCH (E). SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONC STAIR WITH (E) STEEL GUARDRAIL REPAIR
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
- 16 RELOCATED (E) STL ARCHITECTURAL ELEMENT REPAIR TO MATCH CANOPY
- 17 (E) EXT CEMENT PLASTER PATCH REPAIR AND PAINT SEE MATERIALS BOARD FOR COLOR OPTION
- 18 (N) ALUM WINDOW OR FRENCH DOOR UNIT TO REPLACE (E). TYP ALL SEE CUT SHEET
- 19 (N) STEEL ROOFTOP TRELLIS
- 20 (E) RESIDENTIAL PENTHOUSE
- 21 (E) ELEVATOR PENTHOUSE
- 22 (E) CALL BOX TO BE RELOCATED
- 23 TRELLIS HEIGHT ENVELOPE @ 45 DEGREE ANGLE (NOT TO BE INTERSECTED/EXCEEDED)
- 24 (N) EXTERIOR CEMENT PLASTER PLANTER W/ BAMBOO PLANTING FOR PRIVACY
- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS SEE CUT SHEET

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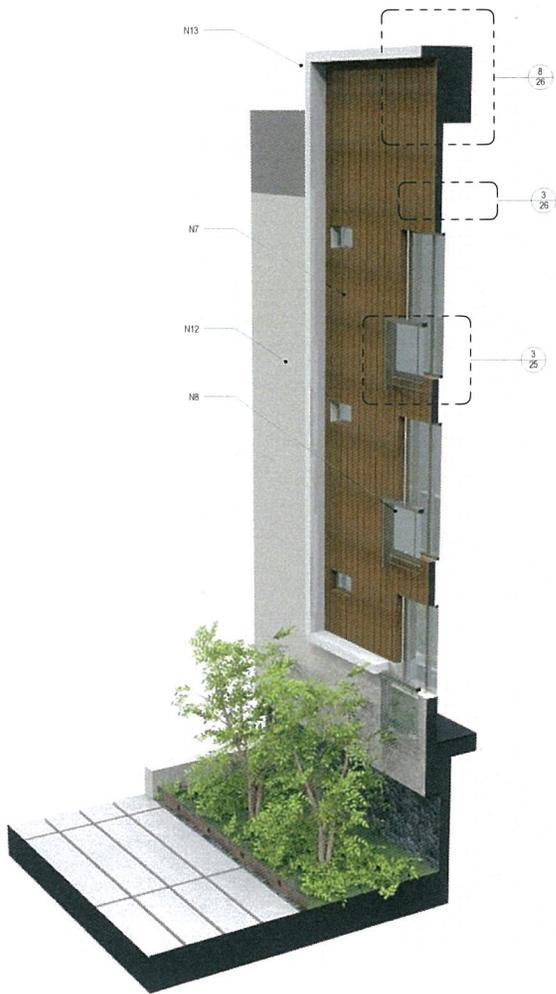
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DATE: 8.1.22
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SECTIONS

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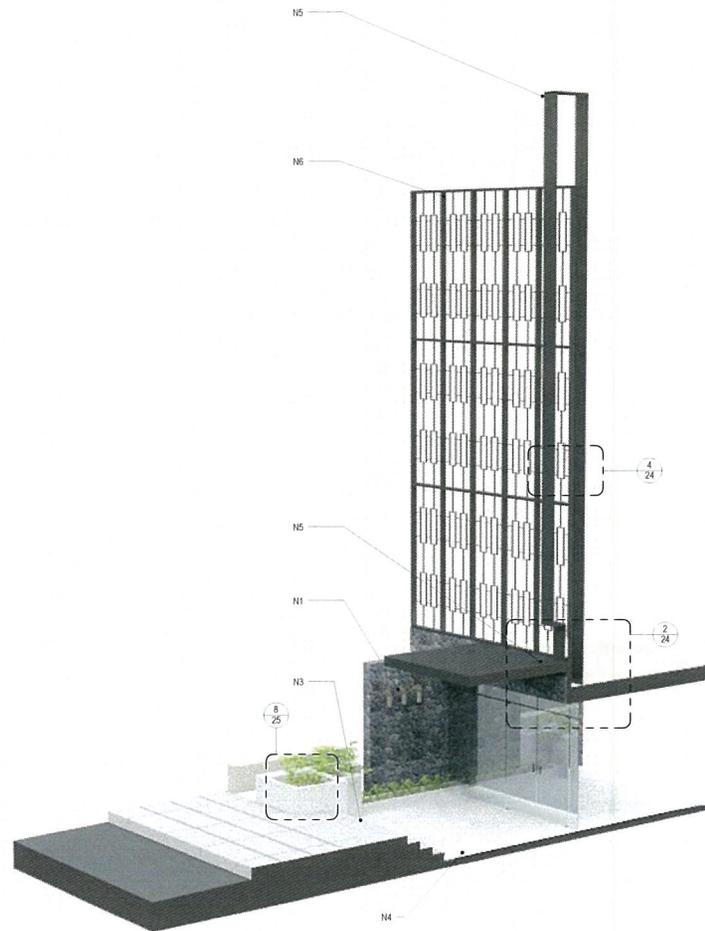
22

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FAÇADE SECTION AT BALCONETTE
NTS

16



FAÇADE SECTION AT MAIN ENTRY
NTS

4

NOTES

- 1 EXISTING AGGREGATE TILE REPAIR/REPLACE AS REQ'D
- 2 EXISTING MOTORIZED GARAGE GATE. REPAINT PER SPEC. VERIFY FUNCTIONING OF (E) GATE OPERATOR
- 3 EXISTING STEPS DOWN. SEE PLAN
- 4 (N) ALL GLASS ENTRANCE
- 5 (E) ENTRY CANOPY WITH (N) SHD MTL CLADDING AND SHD MTL CLAD VERTICAL ARCHITECTURAL ELEMENT
- 6 (E) DECORATIVE STEEL SCREEN. REPAINT
- 7 (N) 1" X 6" VERTICAL FIBER CEMENT BOARD PLANKS WITH 1" SPACING AND INTEGRAL COLOR-SEE MATERIAL BOARD
- 8 (N) GLASS GUARDRAIL AT 42" AFF. PROJECTS 6" FROM FACE OF (E) FAÇADE
- 9 (N) PARAPET WALL
- 10 (E) GARAGE DOOR. REPAINT
- 11 (N) CLR ANODIZED ALUM REVEAL BY FRY REGLET
- 12 (N) EXT CEMENT PLASTER WITH INTEGRAL COLOR. LIGHT SAND FINISH TO MATCH (E). SEE MATERIAL BOARD FOR COLOR OPTION
- 13 (N) 6" X 12" DEEP EXT CEMENT PLASTER BORDER
- 14 (E) CONC STAIR WITH (E) STEEL GUARDRAIL. REPAINT
- 15 EXTEND PORTION OF (E) EXTERIOR WALL TO ALIGN WITH (E) ADJACENT LOWER EXTERIOR WALL
- 16 RELOCATED (E) STL ARCHITECTURAL ELEMENT. REPAINT TO MATCH CANOPY
- 17 (E) EXT CEMENT PLASTER. PATCH REPAIR AND PAINT. SEE MATERIALS BOARD FOR COLOR OPTION
- 18 (N) ALUM WINDOW OR FRENCH DOOR UNIT TO REPLACE (E). TYP. ALL. SEE CUT SHEET
- 19 (N) STEEL ROOFTOP TRELLIS
- 20 (E) RESIDENTIAL PENTHOUSE
- 21 (E) ELEVATOR PENTHOUSE
- 22 (E) CALL BOX TO BE RELOCATED
- 23 TRELLIS HEIGHT ENVELOPE @ 45 DEGREE ANGLE (NOT TO BE INTERSECTED/EXCEEDED)
- 24 (N) EXTERIOR CEMENT PLASTER PLANTER W/ BAMBOO PLANTING FOR PRIVACY
- 25 (N) 6" EXTRUDED ALUMINUM BUILDING ADDRESS NUMBERS. SEE CUT SHEET

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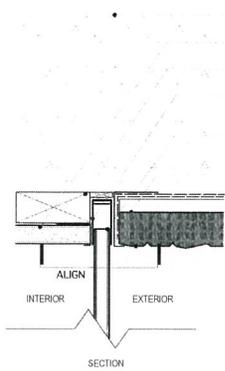
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DATE 8.1.12
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SHEET TITLE

SECTIONS

SHEET NUMBER

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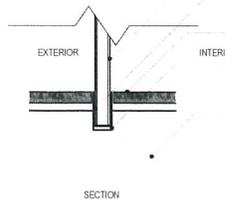
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GLAZED ENTRY AT LID
3" = 1'-0"

- (E) CONC. THICKENED SLAB
- 5/8" GYP. BD.
- BLOCKING AS REQ'D.
- 5/8" X 1 1/2" ALUM. CHANNEL
- 1/2" TEMPERED GLASS PANEL SET ON GASKET
- WATER PROOF MEMBRANE
- (E) AGGREGATE TILE

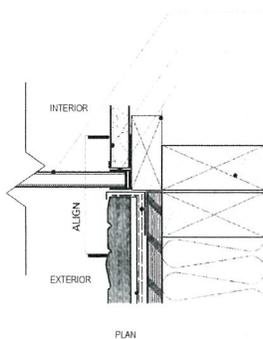
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GLAZED ENTRY AT CONC FLOOR
3" = 1'-0"

- 1/2" TEMPERED GLASS PANEL SET ON GASKET
- 5/8" X 1 1/2" ALUM. CHANNEL SET FLUSH W/TILE
- TILE ON THIN SET
- CONTINUOUS SAW CUT @ EXISTING CONC. SLAB
- (E) CONC. SLAB

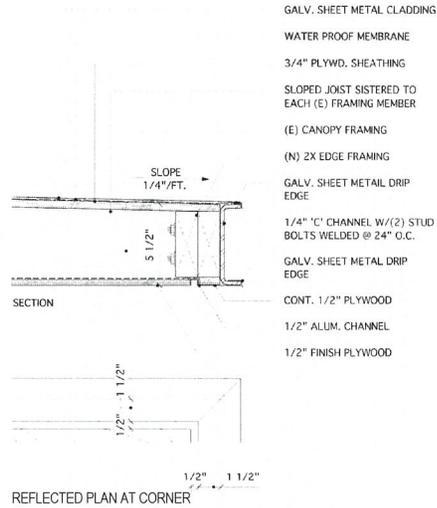
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GLAZED ENTRY AT WALL
3" = 1'-0"

- 1/2" TEMPERED GLASS PANEL SET ON GASKET
- 5/8" GYP. BD.
- 5/8" X 5/8" ALUM. CHANNEL
- BLOCKING AS REQ'D.
- (E) 2X FRAMING
- WATER PROOF MEMBRANE
- (E) AGGREGATE TILE

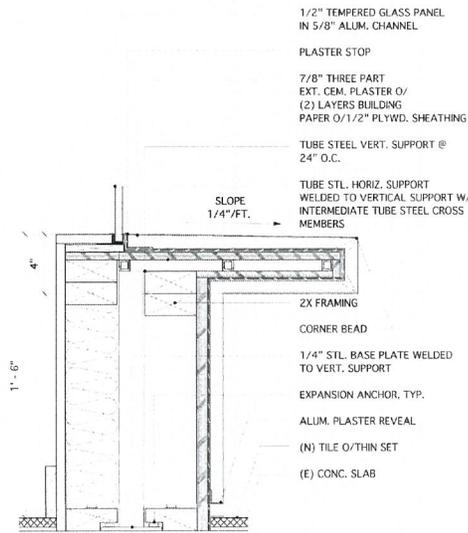
16



ENTRY CANOPY ENLARGED DETAILS
1 1/2" = 1'-0"

- GALV. SHEET METAL CLADDING
- WATER PROOF MEMBRANE
- 3/4" PLYWD. SHEATHING
- SLOPED JOIST SISTERED TO EACH (E) FRAMING MEMBER
- (E) CANOPY FRAMING
- (N) 2X EDGE FRAMING
- GALV. SHEET METAL DRIP EDGE
- 1/4" 'C' CHANNEL W/(2) STUD BOLTS WELDED @ 24" O.C.
- GALV. SHEET METAL DRIP EDGE
- CONT. 1/2" PLYWOOD
- 1/2" ALUM. CHANNEL
- 1/2" FINISH PLYWOOD

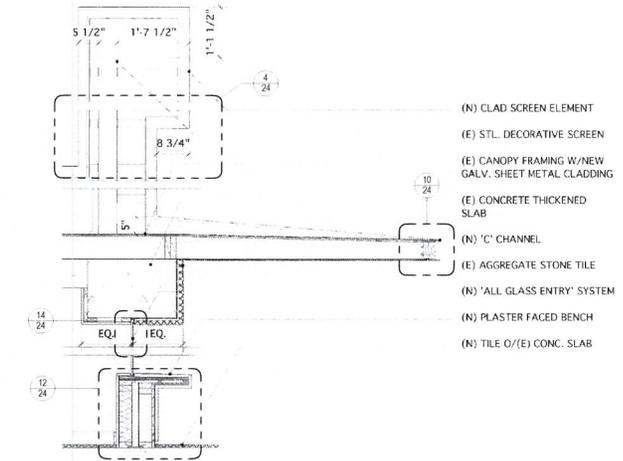
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ENTRY BENCH SECTION
1 1/2" = 1'-0"

- 1/2" TEMPERED GLASS PANEL IN 5/8" ALUM. CHANNEL
- PLASTER STOP
- 7/8" THREE PART EXT. CEM. PLASTER O/ (2) LAYERS BUILDING PAPER O/1/2" PLYWD. SHEATHING
- TUBE STEEL VERT. SUPPORT @ 24" O.C.
- TUBE STL. HORIZ. SUPPORT WELDED TO VERTICAL SUPPORT W/ INTERMEDIATE TUBE STEEL CROSS MEMBERS
- 2X FRAMING
- CORNER BEAD
- 1/4" STL. BASE PLATE WELDED TO VERT. SUPPORT
- EXPANSION ANCHOR, TYP.
- ALUM. PLASTER REVEAL
- (N) TILE O/THIN SET
- (E) CONC. SLAB

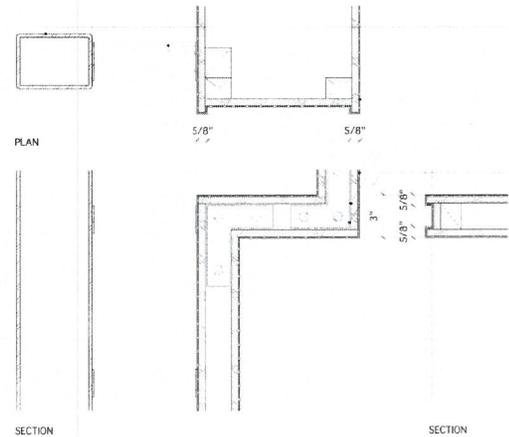
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ENTRY CANOPY SECTION
3/8" = 1'-0"

- (N) CLAD SCREEN ELEMENT
- (E) STL. DECORATIVE SCREEN
- (E) CANOPY FRAMING W/NEW GALV. SHEET METAL CLADDING
- (E) CONCRETE THICKENED SLAB
- (N) 'C' CHANNEL
- (E) AGGREGATE STONE TILE
- (N) 'ALL GLASS ENTRY' SYSTEM
- (N) PLASTER FACED BENCH
- (N) TILE O/(E) CONC. SLAB

2



CANOPY ELEMENT
1 1/2" = 1'-0"

- (E) STEEL SCREEN ELEMENT
- (N) STEEL 'U' BRACKET - WELD TO (E) STEEL SCREEN. SCREW TO NEW ARCHITECTURAL ELEMENT
- GALV. SHEET METAL
- WATER PROOF MEMBRANE
- 1/2" PLYWOOD SHEATHING
- CORNER STIFFENERS AS REQUIRED

4

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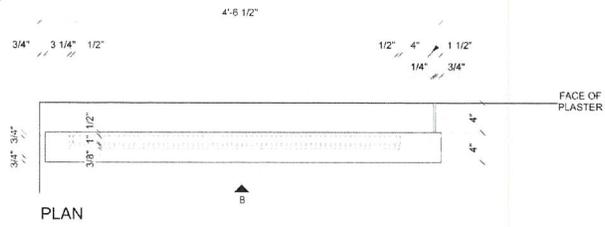
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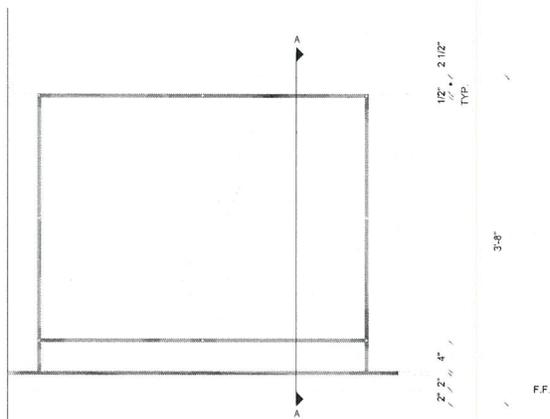
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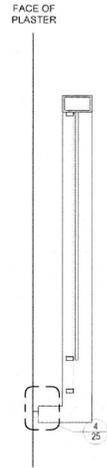
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PLAN



B. ELEVATION

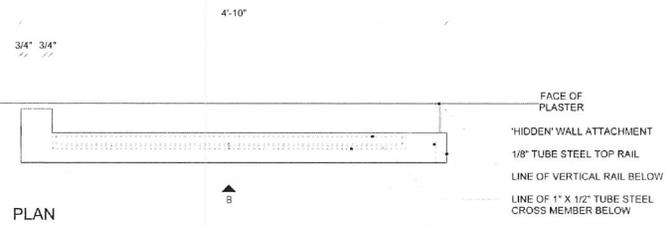


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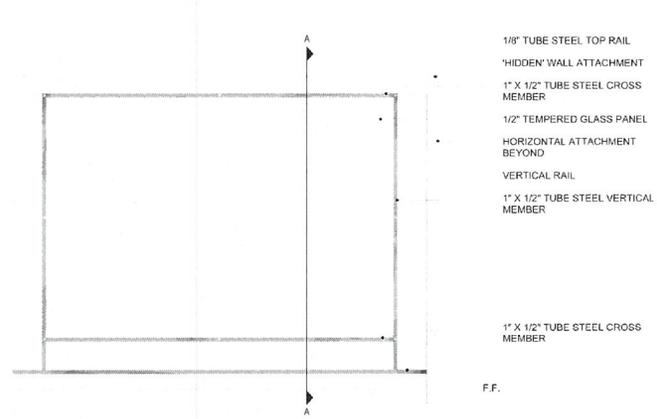
GUARDRAIL DETAILS - TYPE B

3/4" = 1'-0"

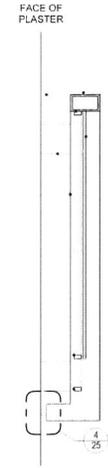
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PLAN



B. ELEVATION

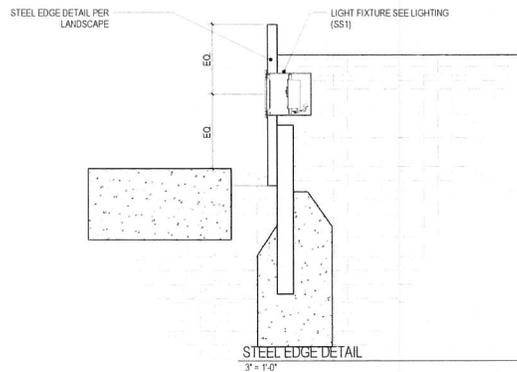


A. SECTION

GUARDRAIL DETAILS - TYPE A

3/4" = 1'-0"

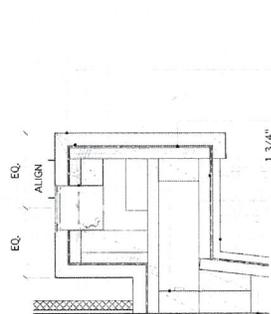
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STEEL EDGE DETAIL

3" = 1'-0"

16



PLANTER DETAIL AT ENTRY

1 1/2" = 1'-0"

8

- 7/8" (3) PART EXT. CEM. PLASTER
- CORNER BEAD
- LIGHT FIXTURE PER ELECTRICAL
- WATER PROOF MEMBRANE
- 3/4" PLYWD. SHEATHING
- 2X FRAMING W/P.T. SILL PLATES, TYP.
- 'THOROUGHSEAL' OR EQUAL WATER PROOF FINISH - SLOPE TO DRAIN
- (E) CONC. SLAB

- 3/4" PLYWOOD SHEATHING
- BUILDING PAPER - (2) LAYERS
- MEMBRANE FLASHING - LAP OVER STL. PLATE
- 3/16" STL. PLATE W/(4) 1/2" DIA. LAG BOLTS
- 1/2" SQUARE STEEL TUBE WELDED TO STEEL PLATE
- 3/4" GUARD RAIL TUBE STEEL BOLTED TO WALL MOUNTED 'T'
- CONT. SEALANT

GUARDRAIL ATTACHMENT DETAIL

3" = 1'-0"

4

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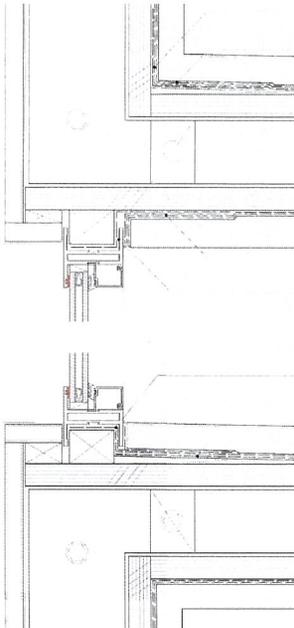
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SHEET NUMBER: 25

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MEMBRANE FLASHING @ HORIZONTAL JOINTS, TYP.
BUILDING PAPER - (2) LAYERS

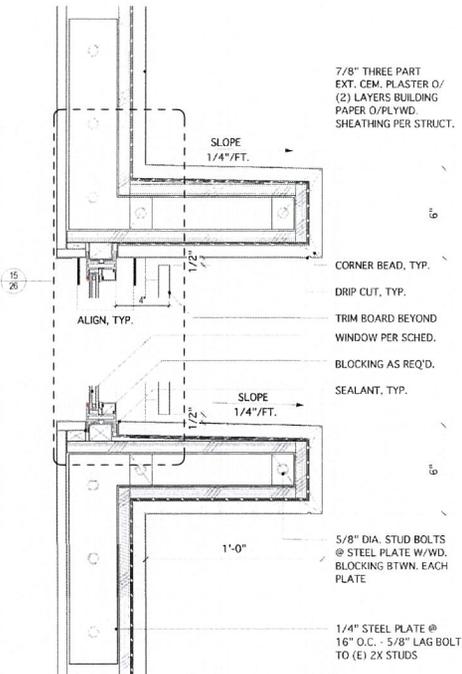
BUILDING PAPER - (2) LAYERS

MEMBRANE FLASHING - LAP UNDER WINDOW UNIT/LAP OVER WINDOW UNIT/LAP UNDER BUILDING PAPER

MEMBRANE FLASHING - LAP UNDER WINDOW UNIT/LAP OVER WINDOW UNIT/LAP OVER BUILDING PAPER
BUILDING PAPER - (2) LAYERS

ENLARGED WINDOW SILL/HEAD DETAIL
3" = 1'-0"

15



7/8" THREE PART EXT. CEM. PLASTER O/ (2) LAYERS BUILDING PAPER O/PLYWD. SHEATHING PER STRUCT.

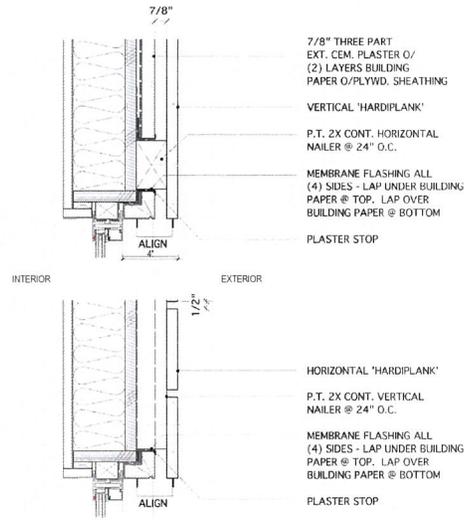
CORNER BEAD, TYP.
DRIP CUT, TYP.
TRIM BOARD BEYOND WINDOW PER SCHED.
BLOCKING AS REQ'D.
SEALANT, TYP.

5/8" DIA. STUD BOLTS @ STEEL PLATE W/WVD. BLOCKING BTWN. EACH PLATE

1/4" STEEL PLATE @ 16" O.C. - 5/8" LAG BOLT TO (E) 2X STUDS

WINDOW SILL/HEAD DETAIL
1 1/2" = 1'-0"

7



7/8" THREE PART EXT. CEM. PLASTER O/ (2) LAYERS BUILDING PAPER O/PLYWD. SHEATHING

VERTICAL 'HARDIPLANK'
P.T. 2X CONT. HORIZONTAL NAILER @ 24" O.C.

MEMBRANE FLASHING ALL (4) SIDES - LAP UNDER BUILDING PAPER @ TOP. LAP OVER BUILDING PAPER @ BOTTOM

PLASTER STOP

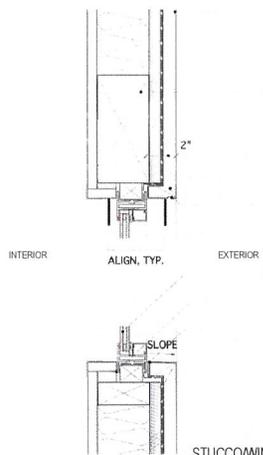
HORIZONTAL 'HARDIPLANK'
P.T. 2X CONT. VERTICAL NAILER @ 24" O.C.

MEMBRANE FLASHING ALL (4) SIDES - LAP UNDER BUILDING PAPER @ TOP. LAP OVER BUILDING PAPER @ BOTTOM

PLASTER STOP

FIBER CEMENT BOARD SIDING DETAILS
1 1/2" = 1'-0"

3



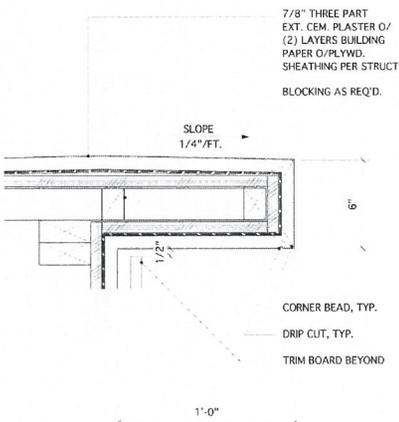
7/8" THREE PART EXT. CEM. PLASTER O/ (2) LAYERS BUILDING PAPER O/PLYWD. SHEATHING PER STRUCT. (E) HEADER

CORNER BEAD, TYP.
DRIP CUT

WINDOW PER SCHED.
BLOCKING AS REQ'D.
SEALANT, TYP.

STUCCO WINDOW DETAIL
1 1/2" = 1'-0"

16

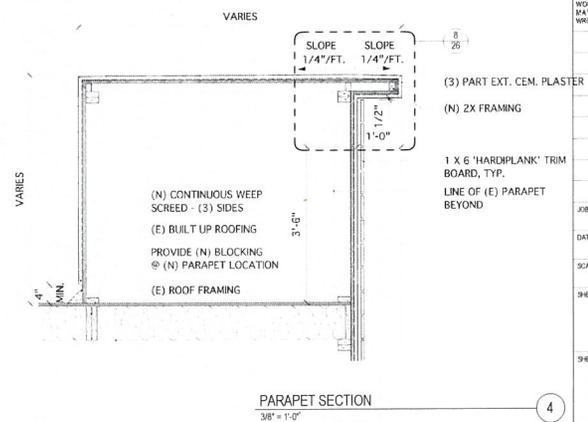


7/8" THREE PART EXT. CEM. PLASTER O/ (2) LAYERS BUILDING PAPER O/PLYWD. SHEATHING PER STRUCT. BLOCKING AS REQ'D.

CORNER BEAD, TYP.
DRIP CUT, TYP.
TRIM BOARD BEYOND

PARAPET DETAIL
1 1/2" = 1'-0"

8



(N) CONTINUOUS WEEP SCREED - (3) SIDES
(E) BUILT UP ROOFING
PROVIDE (N) BLOCKING @ (N) PARAPET LOCATION
(E) ROOF FRAMING

(3) PART EXT. CEM. PLASTER
(N) 2X FRAMING

1 X 6 'HARDIPLANK' TRIM BOARD, TYP.
LINE OF (E) PARAPET BEYOND

PARAPET SECTION
3/8" = 1'-0"

4

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DATE: 8.1.12
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SHEET TITLE

DETAILS

SHEET NUMBER

26

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BERKELEY SEDGE
CAREX TUMULICOLA



FRUITLESS OLIVE
OLEA EUROPEA 'WILSON'S FRUITLESS'



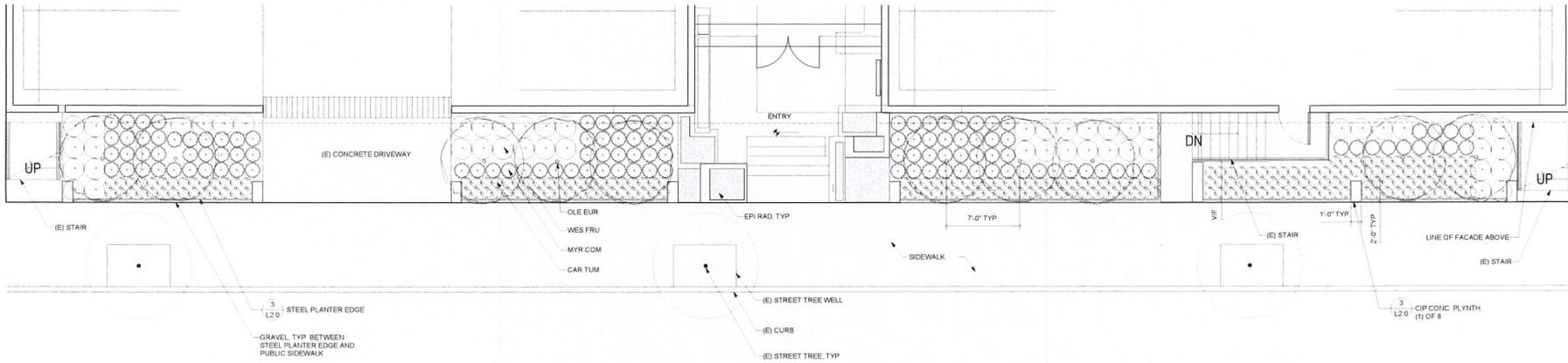
DWARF MYRTLE
MYRTUS COMMUNIS 'COMPACTA'



MEXICAN ORCHID
EPIDENDRUM RADICANS



COAST ROSEMARY
WESTRINGIA FRUTICOSA 'WHITE'



PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	NOTES
		TREES				
○	OLE EUR	-OLEA EUROPEA 'WILSON'S FRUITLESS'	-WILSON'S FRUITLESS OLIVE	-36" BOX	- 10	-STANDARD, PHOTOS & FINAL PLACEMENT FOR APPROVAL PER L.A.
		SHRUBS				
●	CAR TUM	-CAREX TUMULICOLA	-BERKELEY SEDGE	-1 GAL	- 208	
○	EPI RAD	-EPIDENDRUM RADICANS	-MEXICAN ORCHID	-1 GAL	- 70	-12" O.C.
○	MYR COM	-MYRTUS COMMUNIS 'COMPACTA'	-DWARF MYRTLE	-5 GAL	- 119	
○	WES FRU	-WESTRINGIA FRUTICOSA 'WHITE'	-COAST ROSEMARY	-5 GAL	- 50	

GENERAL NOTES

- TOTAL LANDSCAPE AREA = 785 SF
- ALL PLANTING AREAS TO RECEIVE 2" OF MULCH - AGUJINGA GREEN FOREST FLOOR 0.2 OR APPROVED EQUIVALENT (949)786-9558

IRRIGATION NOTES

- EXISTING IRRIGATION SYSTEM TO BE RETRO FITTED AND INCLUDE THE FOLLOWING
 - SMART IRRIGATION CONTROLLER AND RAIN SENSOR
 - WATER PRESSURE REGULATOR
 - CHECK VALVES
 - BACKFLOW DEVICE
- ALL IRRIGATION TO BE DRIP TUBING - NATAFIM OR APPROVED EQUIVALENT

DURANT RESIDENCES
9955 Durant Drive, Beverly Hills CA 90212



MLA MARK MESSIER
LANDSCAPE
ARCHITECTURE
INCORPORATED

1424 4th Street
Suite 234
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310-395-5595 tel
310-496-0273 fax
www.markmessier.com

REVISIONS

DATE July 20, 2012

SCALE 1/4"=1'-0"

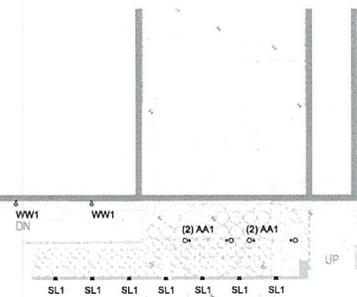
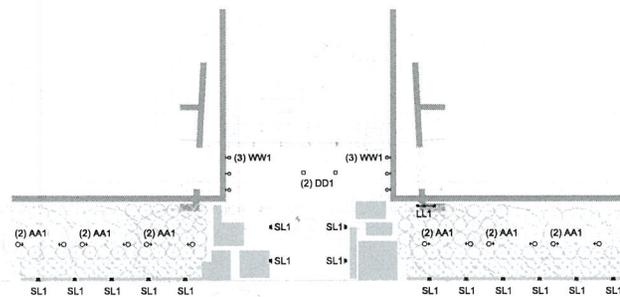
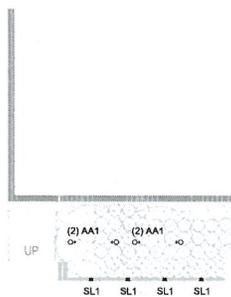
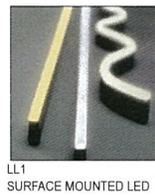
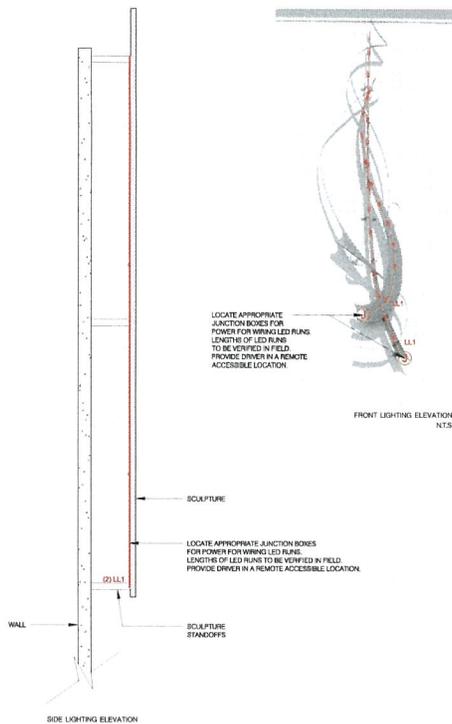
DRAWING NAME

**STREET FRONTAGE -
PLANTING PLAN**

SHEET



L-1.0



THIS DRAWING RELATES TO LIGHTING DESIGN INTENT ONLY. THE RUZIKA COMPANY DOES NOT ASSUME RESPONSIBILITY FOR STRUCTURAL INTEGRITY, BUILDING, HOUSING, CONSTRUCTION, FABRICATION, MATERIAL, OR EQUIPMENT.

RUZIKA
COMPANY
LIGHTING DESIGNERS - THEATRE CONSULTANTS

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www.ruzika.com

THE RUZIKA COMPANY WILL NOT BE HELD RESPONSIBLE FOR THE LIABILITY OF CONTRACTORS OR BUILDERS TO EXECUTE THE DESIGN PLANS.

ALL ELECTRICAL INFORMATION AND LOCAL ENERGY CODE COMPLIANCE FORMS TO BE PROVIDED BY A LICENSED ELECTRICAL ENGINEER OR ELECTRICAL CONTRACTOR.

ALL EQUIPMENT ATTACHMENT DETAILS AND STRUCTURAL LOAD CALCULATIONS MUST BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.

FOR LIGHTING INFORMATION ONLY

9955 DURANT
9955 DURANT DRIVE
BEVERLY HILLS, CA 90212

<ISSUE SET>

JH PROPERTIES INC
2A-20354 16TH AVENUE
LANGLEY, BC, V2Y 3E3

JOB NO:
12-010

DATE:
07.18.12

SCALE:
SCALE AS NOTED

SHEET TITLE:
**STREET LEVEL
LIGHTING PLAN**

SHEET NUMBER:

LT1.01

5/22/2012 2:48 PM



Architectural Commission Report

455 North Rexford Drive
AC Meeting – August 15, 2012

Attachment C:
Approval Resolution

RESOLUTION NO. AC-XX-XX

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT TO ALLOW A FAÇADE REMODEL OF A MULTI-FAMILY RESIDENTIAL BUILDING AT THE PROPERTY LOCATED AT 9955 DURANT DRIVE (PL1211633).

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

Section 1. Karin Liljegren, agent, on behalf of the property owner, J.H. Properties (9955 Durant) Inc. (Collectively the "Applicant"), has applied for architectural approval of a façade remodel of a multi-family residential building at the property located at 9955 Durant Drive.

Section 2. Beverly Hills Municipal Code Article 30, Chapter 3 of Title 10, authorizes the Architectural Commission the authority to approve, approve with conditions or deny design-related aspects of projects located in the city's commercial and multi-family districts, subject to findings set forth in Beverly Municipal Code Section 10-3-3010.

Section 3. Consistent with Beverly Hills Municipal Code Section 10-3-3010, this resolution documents the official action of the architectural commission with respect to the project.

Section 4. 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, 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on August 15, 2012 at which time oral and documentary evidence was received concerning the application.

Section 6. Based upon the evidence presented at the hearings, including the staff report(s), oral and written testimony, the Architectural Commission hereby makes the following findings:

A. The plan for the proposed building or structure is in conformity with good taste and good design and, in general, contributes to the image of Beverly Hills as a place of beauty, spaciousness, balance, taste, fitness, broad vistas, and high quality. Specifically the project incorporates an appropriate balance of color, high quality materials and appropriate architectural design principles to reinforce the city's urban form and promote the image of Beverly Hills.

B. The plan for the proposed building or structure indicates the manner in which the structure is reasonably protected against external and internal noise, vibrations, and other factors which may tend to make the environment less desirable. The proposed project is proposed to be constructed using contemporary building materials and practices, and, as conditioned, compliant with all applicable building codes, including standards that protect against unwanted noise and vibrations.

C. Proposed building or structure is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment to materially depreciate in appearance and value. Specifically, the commission has reviewed the design and construction materials proposed for the project, which incorporates contemporary building material of known quality and durability. Moreover, the project design is appropriate to the building and surrounding improvements and is well matched to the selected materials.

D. As conditioned, the proposed building or structure is in harmony with the proposed developments on land in the general area, with the general plan for Beverly Hills, and with any precise plans adopted pursuant to the general plan. The proposed project complies with the applicable goals and policies set

forth in the general plan, and, as conditioned, designed in a manner that complies with local ordinances. The overall design is consistent with and appropriate to other improvements in the general vicinity.

E. The proposed development is in conformity with the standards of this code and other applicable laws insofar as the location and appearance of the buildings and structures are involved. As, conditioned, the project will be designed in compliance with all applicable regulations.

F. The proposed development is designed in a manner that protects and preserves those exterior elements of the building which the planning commission found contributed to the determination of the project as a "character contributing building": in accordance with section 10-2-707 of this title. The proposed project does not include a request and has not been determined by the planning commission to be a project that qualifies as a "character contributing building" under section 10-2-707. Therefore, this finding is not applicable to the subject project.

Section 7. Based on the foregoing, the Architectural Commission hereby grants the request defined in this resolution subject to the following conditions:

Standard Conditions

1. **Architectural 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.
2. **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.

3. **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.
4. **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. 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.
5. **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.
6. **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 Architectural Commission.
7. **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.

Special Conditions

8. **There are no special conditions for this project.**

Section 8. The Secretary of the Architectural 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 9. Decisions of the Architectural Commission may be appealed to the City Council 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:

Adopted: August 15, 2012

Shena Rojemann, Commission Secretary
Community Development Department

Zale Richard Rubins, Chairperson
Architectural Commission

