



## Architectural Commission Report

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**Meeting Date:** Wednesday, May 21, 2014

**Subject:** **346 NORTH RODEO DRIVE (PL1407086)**  
Request for approval of a façade remodel and addition to an existing commercial building and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property. The Commission will also consider adoption of a Categorical Exemption, pursuant to the California Environmental Quality Act.

**Project agent:** Joseph Dasilva and Jason Somers

**Recommendation:** Conduct public hearing to discuss the project details and provide the applicant with an approval.

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### REPORT SUMMARY

The applicant is requesting review and approval of a façade remodel and addition to an existing commercial building and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property for the existing retail building located at 346 North Rodeo Drive. The project was reviewed by the Architectural Commission at their meeting on April 16, 2014 as a preview item (Attachment A).

The comments provided by the Architectural Commission during their initial review were generally positive and related primarily to material choices for the two facades; differentiating between the storefronts; and window configurations at the alley.

The overall design aesthetic has not change significantly since the initial review by the Architectural Commission and the design is articulated by the following elements:

#### *Bally*

- TexSton-Tuscany plaster façade in a gray color;
- Clear glass storefront with anodized dark bronze storefront system;
- Exterior LED flood light illumination, and;
- Galvanized steel flashing at the parapet.

#### *Future Tenant*

- TexSton-Tuscany plaster façade (off-white) and vertical columns (gray);
- Clear glass storefront with white painted aluminum storefront system;
- LED wall sconces in satin silver directly adjacent to entry doors;
- Exterior LED flood light illumination, and;
- Galvanized steel flashing at the parapet.

#### Attachment(s):

- A. Project Preview Plans – April 16, 2014
- B. Detailed Design Description and Materials (Applicant Prepared)
- C. Project Design Plans
- D. DRAFT Approval Resolution

#### Report Author and Contact Information:

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## Architectural Commission Report

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

### *Rooftop*

- White aluminum roof canopy with polycarbonate roofing, and
- Broom finished pavers in a cool white and cool gray color.

### *Alley-oriented elevations*

- Clear glass windows with white painted aluminum frames;
- TexSton-Tuscany plaster façade in off-white and gray colors;
- TexSton-Tuscany plaster utility screen;
- Exterior LED flood light illumination, and;
- Galvanized steel flashing at the parapet.

### **Business and Building Identification Signage**

#### *Bally*

- One (1) 18.4 SF façade-mounted building identification sign.
  - Maximum sign area: 20 SF
- One (1) 6 SF façade-mounted business identification sign.
  - Maximum sign area: 50 SF

#### *Future Tenant*

- One façade-mounted business identification sign with size to be determined by future tenant
- Maximum size area: 50 SF

Each sign consists of antique bronze lettering; all illumination is provided by exterior façade lighting.

Pursuant to Beverly Hills Municipal Code (BHMC) §10-4-604, the maximum sign area for a ground floor business with street frontage is calculated at a ratio of 2 SF for each one foot of linear street frontage.

Pursuant to BHMC §10-4-605, the maximum sign area for building identification signage is calculated at 2% of the vertical surface area of the elevation.

### **Alley-oriented Signage**

#### *Bally*

- One (1) 6 SF façade-mounted business identification sign
- Maximum size area: 37.5 SF

#### *Future Tenant*

- One façade-mounted business identification sign with size to be determined by future tenant
- Maximum size area: 37.5 SF

#### *Tom Ford*

- One (1) 1.65 SF façade-mounted business identification sign
- Maximum size area: 75 SF

Each sign consists of antique bronze lettering; all illumination is provided by exterior façade lighting.



## **Architectural Commission Report**

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Pursuant to BHMC §10-4-604, the Architectural Commission may approve a sign accommodation to allow a sign to be located on a wall abutting an alley or private property if the sign is affixed to that portion of an exterior wall which abuts the business and the sign area does not exceed seventy five percent (75%) of the area otherwise permissible if the wall abutted a public street.

### **URBAN DESIGN ANALYSIS**

The proposed remodel and addition will serve as a positive enhancement to North Rodeo Drive; however, the design should be revised to create greater modulation between the storefronts or provide a more pronounced vertical recess to better differentiate the two storefronts. A physical indentation or break at the parapet, to the extent allowed by the building code, may be considered as an alternative design feature to achieve the desired effect.

Additionally, the upper building identification sign for Bally should be revised so that it does not appear as heavy toward the top portion of the storefront. The applicant may wish to consider routing the sign into the plaster, as opposed to a protruding pin-mount connection with a routed recessed detail.

### **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**

The sign accommodation request for this project requires mailed public notices within 100 feet of the subject property be mailed ten (10) days prior to the hearing. The public notice for this project was mailed on Friday, May 9, 2014. To date, staff has not received any comments in regards to the submitted project.



**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

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**Attachment A**

Project Preview Plans – April 16, 2014

# E.C.A. CAPITAL 338-342 N RODEO DRIVE, BEVERLY HILLS, CA, 90210 BUILDING REMODEL DEVELOPMENT PLAN REVIEW RELEASED: MARCH 25TH, 2014



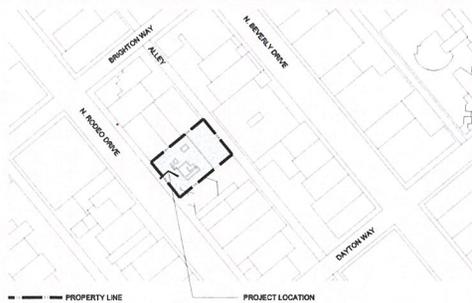
PARCEL NUMBER: 125372-0020

NAME: 338-346 N RODEO DRIVE  
ADDRESS: 338-346 N. RODEO DRIVE, BEVERLY HILLS, CA, 90210

ZONING: MERCANTILE (M) - NO CHANGE IN USE  
LOT AREA: 15,250 S.F.  
EXISTING BUILDING GROSS AREA: 19,191 S.F.  
PROPOSED BUILDING GROSS AREA: 26,195 S.F.

EXISTING BUILDING NET AREA: 17,130 S.F.  
PROPOSED BUILDING NET AREA: 21,436 S.F.

LOT SIZE = 15,250 SQ FT  
ALLOWABLE F.A.R. = 2.0  
ALLOWABLE AREA = 30,500 SQ FT  
ALLOWABLE LOT COVERAGE = 100%  
MAXIMUM HEIGHT = 45 FEET ON MAIN STRUCTURE  
MAXIMUM NUMBER OF STORIES = 3



ARCHITECT:  
**THE DENNIS GROUP, LLC**

PLANNING • ENGINEERING • CONSTRUCTION MANAGEMENT  
1537 MAIN STREET SPRINGFIELD, MASSACHUSETTS 01103 413-787-1785 FAX 413-847-1786  
990 HIGHLAND DR. STE 310 SOLANA BEACH, CALIFORNIA 92075 858-847-9633 FAX 858-847-9634  
26 WEST MARKET STREET SALT LAKE CITY, UTAH 84101 801-531-8585 FAX 801-531-8586

LAND SURVEYOR:



**O.K.O. ENGINEERING INC.**  
CIVIL ENGINEERS/SURVEYORS/STRUCTURAL/  
& CAD SPECIALISTS  
23671 BIRCHER DRIVE  
LAKE FOREST, CALIFORNIA 92630  
949/597-3577  
FAX 949/597-3579

OWNER:	E.C.A. CAPITAL	DGL PROJECT NO.:	3757
PROJECT LOCATION:	338-346 N. RODEO DRIVE, BEVERLY HILLS, CA, 90210		
OWNER CONTACT:	RONAN MC NAMEE E.C.A. CAPITAL rncnamee@ecacapital.com		
OWNER ADDRESS:	ECA Capital Limited, 10 Clyde Road, Ballsbridge, Dublin 4 IRELAND		
OWNER PHONE:	(0) + 353 1 678 1586		
THE DENNIS GROUP, LLC	JOE DASILVA PROJECT MANAGER 990 HIGHLAND DR. STE 310, SOLANA BEACH, CA, 92075 TEL: 857-847-9633 CELL: 619-312-7997 FAX: 858-847-9634 EMAIL: dasilva@dennissgp.com	JOSE M DASILVA FLEITAS PROJECT ARCHITECT TEL: 858-847-9633 EMAIL: dasilva@dennissgp.com	

**THE DENNIS GROUP, LLC**

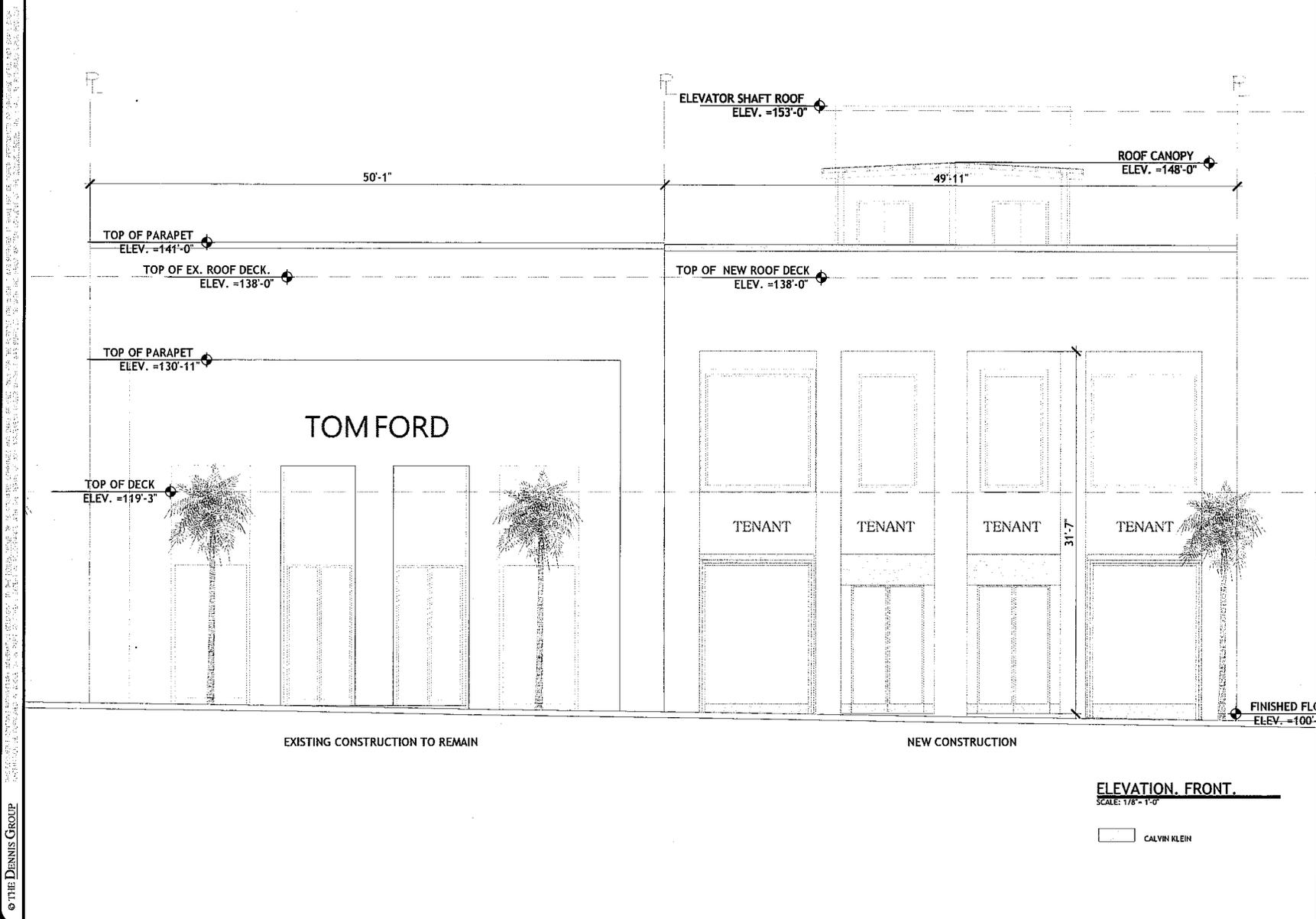
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26 WEST MARKET STREET SALT LAKE CITY, UTAH 84101 801-531-8585 FAX 801-531-8586

1	03/25/14	03	REVISION TO PLAN
2	03/25/14	04	REVISION TO PLAN REVIEW
3	03/25/14	05	RELEASED FOR REVIEW
4	03/25/14	06	RELEASED FOR REVIEW
5	03/25/14	07	RELEASED FOR REVIEW

E.C.A. CAPITAL 338-346 NORTH RODEO DRIVE BEVERLY HILLS, CA, 90210	TITLE SHEET
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990 HIGHLAND DR. STE 310, SOLANA BEACH, CA 92075 858-847-9634

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**ELEVATION, FRONT.**  
SCALE: 1/8" = 1'-0"

CALVIN KLEIN

NO.	DATE	DESCRIPTION
1	02/24/24	ISSUED FOR PERMITS
2	03/22/24	REVISIONS
3	04/11/24	REVISIONS
4	04/11/24	REVISIONS
5	04/11/24	REVISIONS

**ECA CAPITAL**  
338 346 NORTH ROCEO DRIVE  
BEVERLY HILLS, CA 90210

**ECA CAPITAL**

**BUILDING ELEVATIONS**  
**FRONT ELEVATION**

**THE DENNIS GROUP, LLC**  
2215 AVENUE 48, SUITE 200, SAN DIEGO, CA 92108  
www.dennisgroup.com

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JOSIAH DASHLEY, LEED AP, LEED GREEN AP, LEED AIA, LEED FIDELITY+DEAN  
950 HIGHWAY 101, SUITE 100, SAN ANTONIO, TX 78217

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

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3757      A



**Architectural Commission Report**

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**Attachment B**

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 (all plan sets must be 11" x 17" in size).
- Architectural Commission Review
  - Eight (8) sets of plans required (all plan sets must be 11" x 17" in size).
  - 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:**

Remodel of 10,000 SF building with addition of 7,000 SF of B.O.H. The project will preserve the Tom Ford store and perimeter concrete walls on both sides of the remodeled portion. The extension of the back will have new staircases, dumpster rooms, electrical, VIP entrance and H.C. car parking.

The building will be finished with stucco plaster throughout, curtain wall systems in the front elevation, and storefront system at B.O.H.

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

- |                                       |                                 |                                 |                                 |   |
|---------------------------------------|---------------------------------|---------------------------------|---------------------------------|---|
| <input 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 checked="" type="checkbox"/> C-5 |
| <input type="checkbox"/> Other: _____ |                                 |                                 |                                 |   |

**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 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>	<u>Quantity</u>	<u>Dimensions</u>	<u>Square Ft</u>	<u>Maximum Area Permitted by Code</u>
1	Bally Business Sign	1	10'-6" x 1'-8"H	18.375 SF	50.0 SF
2	Bally Business Sign	2	5'-10" x 0'-10"H	4.7 SF	5.0 SF each
3	Tom Ford B.O.H.	1	3'-6" x 0'-6"H	1.8 SF	5.0 SF
4	Building Numbers	2	14" x 6"	0.55 SF each	25' X 45' = 1,125 x 2% = 22.5 SF each
5					

**B 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:* Stucco Cement Plaster  
*Texture /Finish:* Tuscany, Fine Texture  
*Color / Transparency:* White & Gray

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

*Material:* Aluminum Curtain Wall & Storefront: White & Dark Brown Bronze, Clear Glass  
*Texture /Finish:* Painted / Anodized  
*Color / Transparency:* Aluminum: White & Dark Bronze

**ROOF**

*Material:* TPO. / Pavers Cool Roof  
*Texture /Finish:* Broom Finish Pavers  
*Color / Transparency:* Cool White, Cool Gray / Cream TPO

**COLUMNS**

*Material:* Concealed in walls or stucco  
*Texture /Finish:* Tuscany, Fine Texture  
*Color / Transparency:* White & Gray

**BALCONIES & RAILINGS**

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

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

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

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

**AWNINGS, CANOPIES**

*Material:* Roof Canopy: Aluminum & Polycarbonate  
*Texture /Finish:* Painted  
*Color / Transparency:* White Aluminum / Clear to tinted polycarbonate

**DOWNSPOUTS / GUTTERS**

*Material:* Concealed  
*Texture /Finish:*  
*Color / Transparency:*

**BUSINESS ID SIGN(S)**

*Material:* Brass  
*Texture /Finish:* Polished  
*Color / Transparency:* Dark Bronze

**BUILDING ID SIGN(S)**

*Material:* Brass  
*Texture /Finish:* Polished  
*Color / Transparency:* Dark Bronze

**EXTERIOR LIGHTING**

*Material:* Aluminum / Plastic  
*Texture /Finish:* Chromed / Painted  
*Color / Transparency:* Chromed / White

**PAVED SURFACES**

*Material:* Concrete for B.O.H. / Concrete pavers for entrance  
*Texture /Finish:* Stone  
*Color / Transparency:* Natural

**FREESTANDING WALLS AND FENCES**

*Material:* Dens Glass Dmock / Stucco / Steel (B.O.H.)  
*Texture /Finish:* Stucco, Tuscany  
*Color / Transparency:* White

**OTHER DESIGN ELEMENTS**

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

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

N/A

**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 project for the proposed building is not only preserving the style and materials at its current condition; but also enhances the neighboring buildings by extending the use of similar finishes. Each store will have 25' of frontage, now on a two level layout, thus bringing the second floor to the street and accentuating the spaciousness.

- 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 proposed building will preserve the concrete walls, which have a high transmission class rate. Double pane window systems, combined with stucco walls will provide an appropriate sound transmission class as well. The entrance to both stores will be recessed from the facade, creating a portico to shield from the elements.

- 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 proposed building will use the quality of materials and finishes equal to those currently in place. Also, renovating and enhancing the B.O.H., concealing all utilities and appurtenances, allowing for a much cleaner design.

- 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.**

Rodeo Drive has a particular urban scale which is vertically predominate. The project enhances this condition by sectioning the facade, and mimics the scale and height references of neighboring buildings.

- 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 proposed building maintains the same scale and quality of materials seen in the current building as well as neighboring buildings.



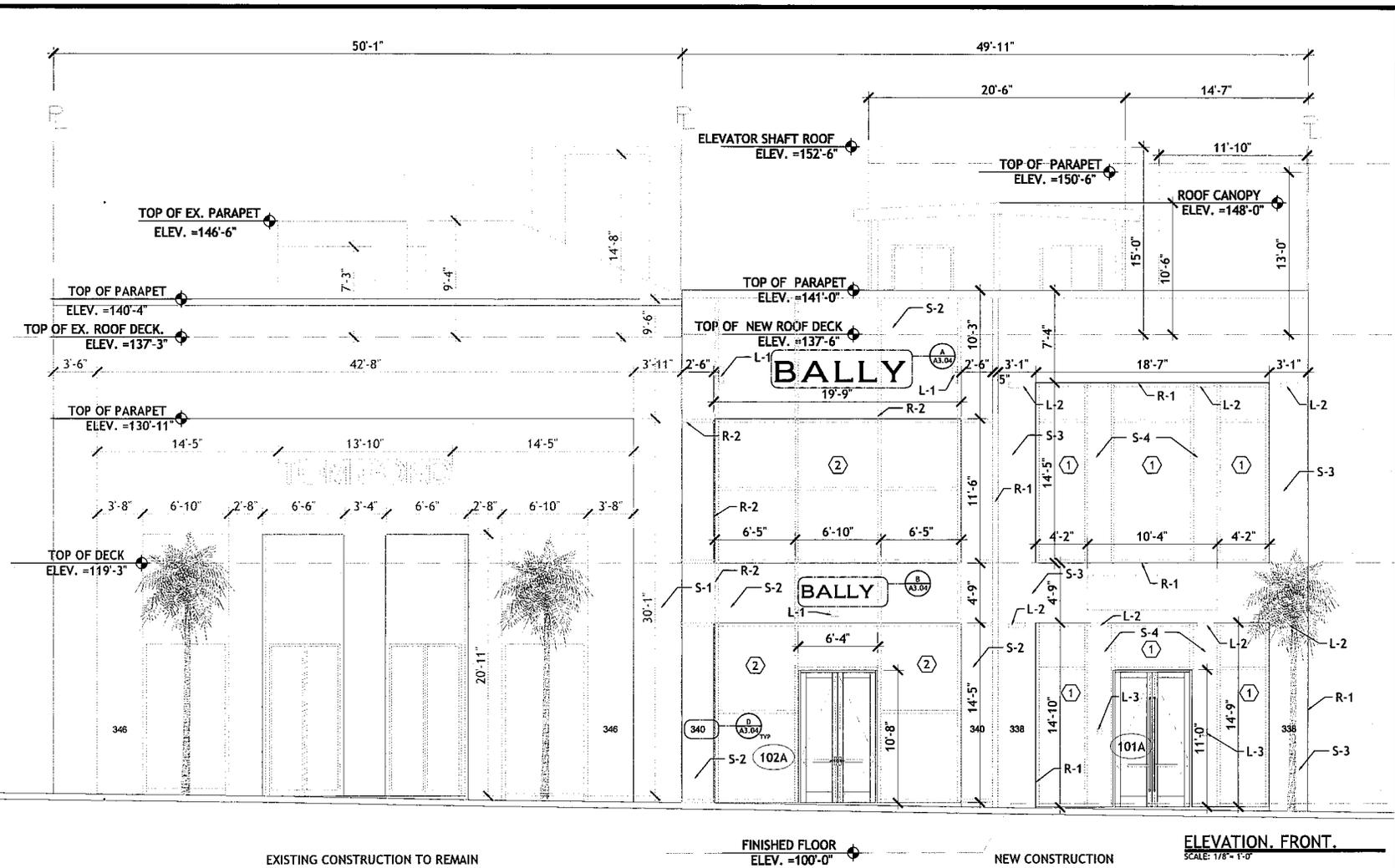
**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

**Attachment C**  
Project Design Plans

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- WALL FINISHES**
- S-1. TEXSTON-TUSCANY EXTERIOR PLASTER. CODE: CM-6767-REG-SD5-030609 DD2,3. TO MATCH EXISTING APPLICATION OR SIMILAR COLOR AND TEXTURE APPROVED BY ARCHITECT.
  - S-2. TEXSTON-TUSCANY EXTERIOR PLASTER. CODE: CM-2010-REG-CDQ DD2,3 OR SIMILAR COLOR AND TEXTURE APPROVED BY ARCHITECT.
  - S-3. TEXSTON-TUSCANY EXTERIOR PLASTER. CODE: VPC-8305F-022814 OR SIMILAR COLOR AND TEXTURE APPROVED BY ARCHITECT.
  - S-4. TEXSTON-TUSCANY EXTERIOR PLASTER. CODE: CM-12198-SMO-S057.5-013014 OR SIMILAR COLOR AND TEXTURE APPROVED BY ARCHITECT.
  - R-1. FRYREGLET. PLASTER MOLDING REVEAL. POWDER PAINT. SILVER SATIN
  - R-2. FRYREGLET. PLASTER MOLDING REVEAL. POWDER PAINT. ADOBE
- FOR WINDOWS AND DOORS, REFER TO DOORS AND WINDOWS SCHEDULE.

- LIGHTING FIXTURES**
- L-1. MAXILITE ELLF50 LED HO FLOOD LIGHT 135W-270W
  - L-2. WARELIGHT LED ARCHITECTURAL FLOOD LIGHT, 180W, 120-277V
  - L-3. LIGHTING FIXTURE 23063MGLD- SAT/CLR ARCHER LED OUTDOOR SCONCE, SATIN SILVER
  - L-4. LIGHTING FIXTURE 23062MGLD- SAT/CLR ARCHER LED OUTDOOR SCONCE, SATIN SILVER

NO.	DATE	BY	CHKD.	REVISION
1	03/25/24	AD	AD	ISSUED FOR PERM
2	04/22/24	AD	AD	REVISION FOR RFP
3				

**ECA CAPITAL**  
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BEVERLY HILLS, CA 90210

**ECA**  
GENERAL CONTRACTOR

**BUILDING ELEVATIONS**  
**FRONT ELEVATION**

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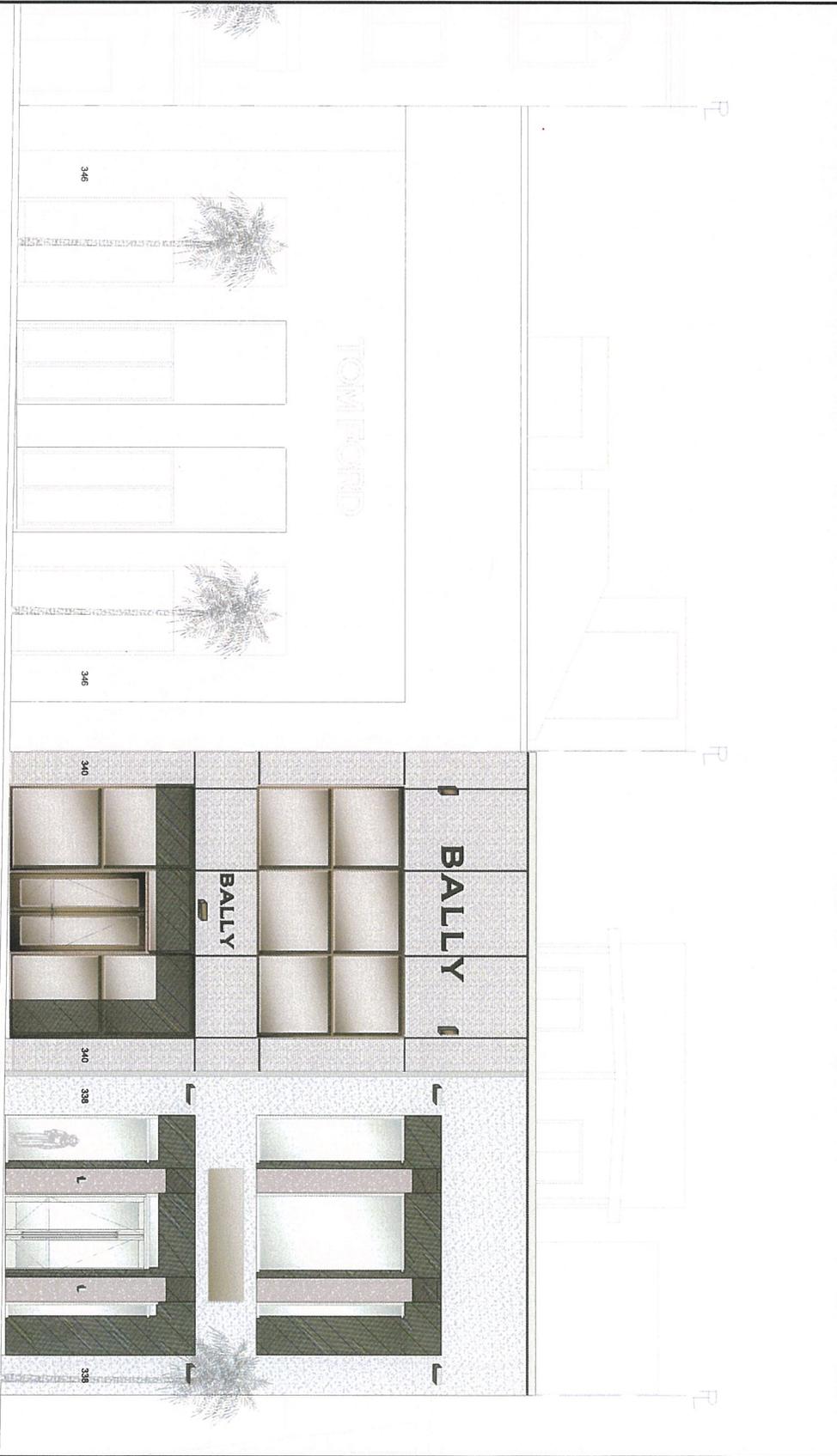
ARCHITECT | SAC | LOS ANGELES | SAN DIEGO | SAN JOSE | SAN FRANCISCO | FORT MYERS  
ROBERT J. DASHKA, LICENSED ARCHITECT, C.A. 11616  
950 HIGHLAND DRIVE, SUITE 300, ANAHEIM, CA 92815, 888.857.7663

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

**DRAWING NO.**  
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ELEVATION, FRONT.  
SCALE: 1/8" = 1'-0"

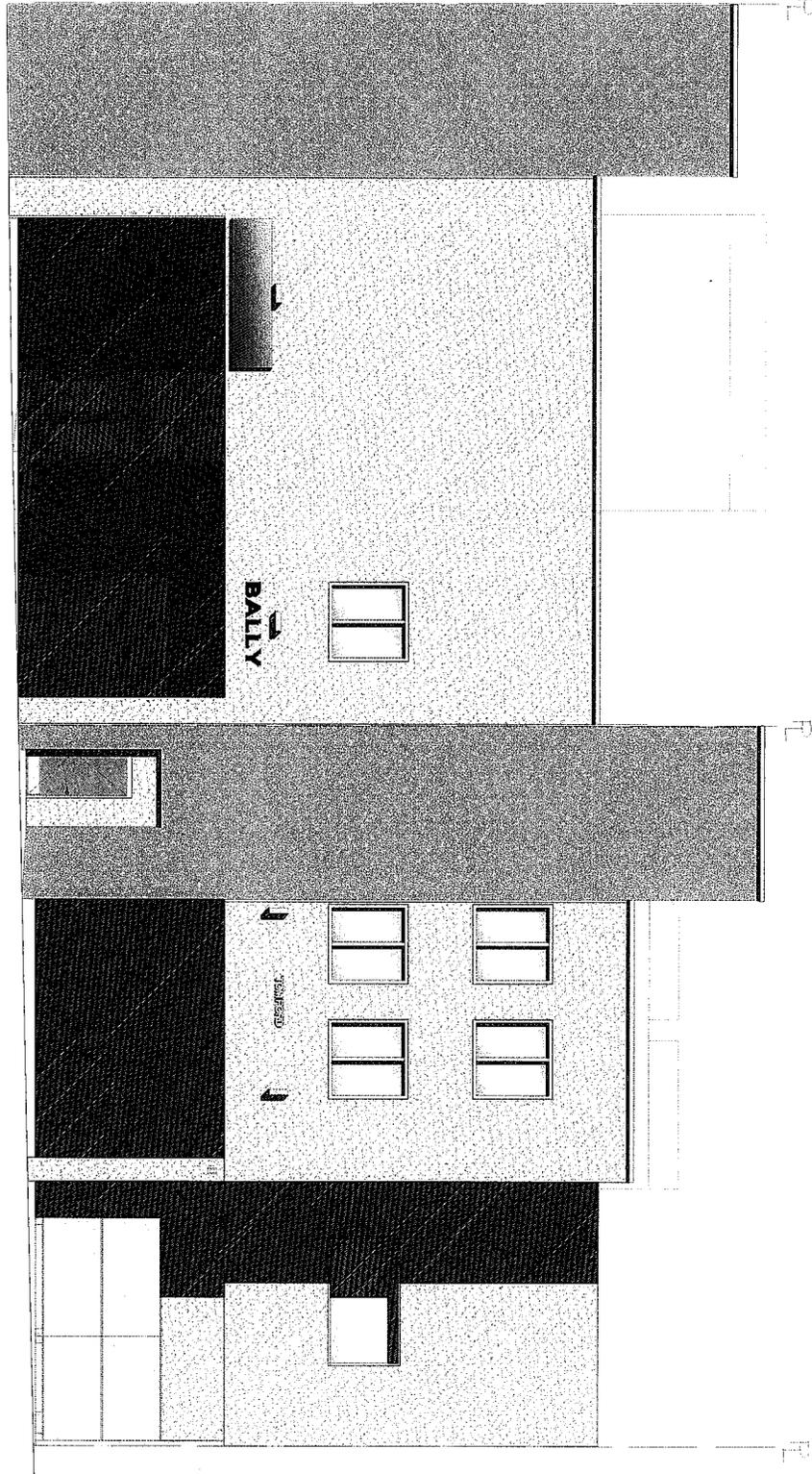
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**ECA CAPITAL**  
 E.C.A. CAPITAL  
 338 346 NORTH RODEO DRIVE  
 BEVERLY HILLS, CA. 90210

**BUILDING ELEVATIONS  
 FRONT ELEVATION, COLOR**

REV.	DATE	BY	RELEASED FOR
C	05-05-2014	JD	AJC REVIEW
B	03-25-2014	JD	REVISION TO DPM
A	11-07-2013	JD	DEVELOPMENT PLAN REVIEW
			RELEASED FOR .....



ELEVATION, REAR.  
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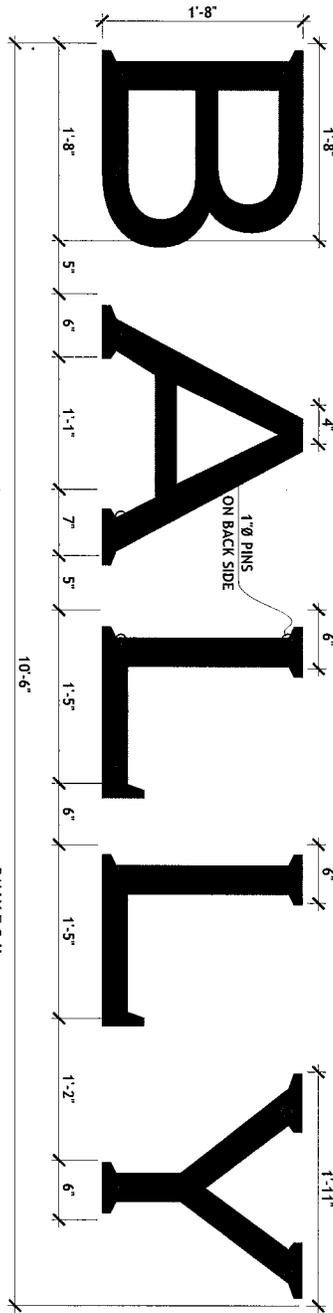
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**ECA CAPITAL**  
 E.C.A. CAPITAL  
 338-846 NORTH RODEO DRIVE  
 BEVERLY HILLS, CA 90210

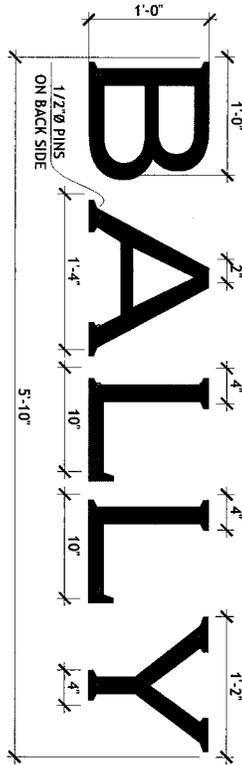
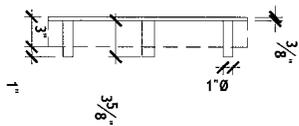
**BUILDING ELEVATIONS  
 REAR ELEVATION, COLOR**

REV.	DATE	BY	RELEASED FOR
C	10-05-2014	JD	ALL REVIEW
A	11-07-2013	JD	DEVELOPMENT PLAN REVIEW
REL.	DATE	BY	RELEASED FOR

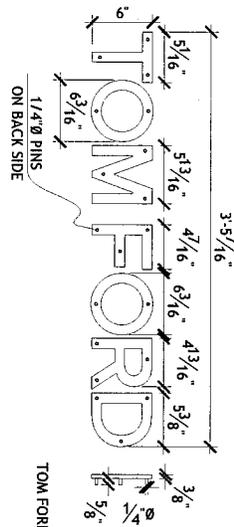
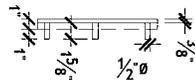


BALLY F.O.H.

1 BRASS SIGN CHARACTERS  
SCALE: 1"=1'-0"



BALLY F.O.H. AND B.O.H.



TOM FORD B.O.H.



BUILDING NUMBERS

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ECA CAPITAL  
338-346 NORTH RODEO DRIVE  
BEVERLY HILLS, CA, 90210

SIGNS AND  
BUILDING NUMBERS

REV.	DATE	BY	RELEASED FOR
C	10-22-2014	JP	JAC REVIEW
B	10-22-2014	JP	REVISION TO SW
A	11-07-2013	JP	DEVELOPMENT PLAN REVIEW

SCALE	1"=1'-0"
DRAWING NO.	A3.04
3/15/17	A

**BUILDING REMODEL**  
Architectural Review Committee - Sample Materials  
**338-346 N RODEO DRIVE**

**1** Exterior Specialty Panels  
Architectural Review Committee Approved

**2** Exterior Specialty Panels  
Architectural Review Committee Approved

**3** Exterior Specialty Panels  
Architectural Review Committee Approved

**4** Exterior Specialty Panels  
Architectural Review Committee Approved

**Cool-Roof® Series Pavers**

THE DENNIS GROUP, LLC

**1** SAMPLE MATERIALS BOARD 2  
SCALE: NTS

**1** SAMPLE MATERIALS BOARD 1  
SCALE: NTS

**BUILDING REMODEL**  
Architectural Review Committee - Sample Materials  
**338-346 N RODEO DRIVE**

**1** Building Siding  
Architectural Review Committee Approved

**2** Lighting System  
Maxlite 1114120 LED Inc. Flood Light  
135 - 150 Watts

**3** Lighting System  
Warelight LED Architectural Flood Light  
180 Watts

**Misc. Lighting System**  
Lighting Fixture 22050 MAG LED SATYLLS  
Architectural LED Outdoor  
Scones | Satin Silver

**3** Building Reveals

**4** Window Framing

**5** Aluminum Curtain Wall System  
160K Series Type 1

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NO. 001	DATE	BY	REVISION
002	02/25/14	JR	REVISED FOR REVIEW
003	03/25/14	JR	REVISED FOR REVIEW
004	03/27/14	JR	REVISED FOR REVIEW
005	04/01/14	JR	REVISED FOR REVIEW

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**SAMPLE MATERIAL BOARDS**

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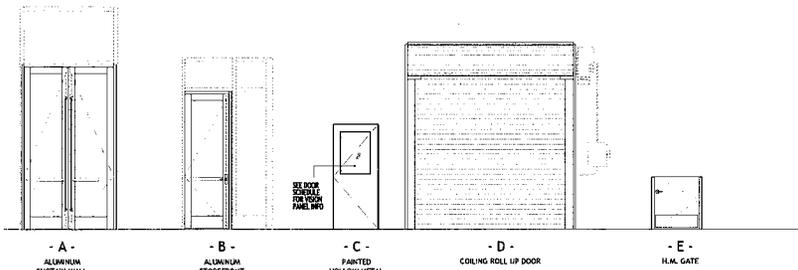
SCALE: 1/8" = 1'-0"

DRAWING NO.  
**A3.05**

3757 | **A**

## DOOR SCHEDULE

MARK	DRAWING REFERENCE	ROOM LOCATION	DOOR				FRAME		REMARKS
			DOOR SIZE (W X H)	DOOR TYPE	MATERIAL	FIRE RATING	MATERIAL	COLOR	
101A	A1.02	STORE 1	6'-0" x 10'-10"	A	ALUM/GL	---	ALUM.	WHITE	KAWNEER 350 SERIES HEAVY WALL. DOORS: MED TO HEAVY TRAFFIC W/10" A.D.A. BOTTOM RAIL
102A	A1.02	STORE 2	6'-0" x 10'-6"	A	ALUM/GL	---	ALUM.	D. BRONZE	KAWNEER 350 SERIES HEAVY WALL. DOORS: MED TO HEAVY TRAFFIC W/10" A.D.A. BOTTOM RAIL
103A	A1.02	VESTIBULE	3'-0" x 9'-0"	B	ALUM/GL	---	ALUM.	WHITE	KAWNEER TRIFAB® VG 451 FRAMING INCORPORATING "190" W 10" A.D.A. BOTTOM RAIL.
104A	A1.02	DUMPSTER	3'-0" x 7'-0"	C	H.M.	45 MIN	H.M.	WHITE	SMOKE BARRIERS.
104B	A1.02	DUMPSTER	7'-10" x 10'-0"	D	STL	45 MIN	STL	WHITE	FUSIBLE LINK SMOKE BARRIERS.
120A	A1.02	SHIPPING	3'-0" x 7'-0"	C	H.M.	---	H.M.	WHITE	VISION PANEL.
121B	A1.02	VESTIBULE	3'-0" x 9'-0"	B	ALUM/GL	---	ALUM.	CHAMPANGE	KAWNEER TRIFAB® VG 451 FRAMING INCORPORATING "190" W 10" A.D.A. BOTTOM RAIL.
122B	A1.02	DUMPSTER	7'-10" x 10'-0"	D	STL	45 MIN	STL	WHITE	FUSIBLE LINK SMOKE BARRIERS.
ST1-A	A1.02	STAIR 1	3'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
ST2-A	A1.02	STAIR 2	3'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
ST1-D	A1.04	STAIR 1	3'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
ST2-C	A1.04	STAIR 2	3'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
ST5-D	A1.04	STAIR 5	6'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
ST5-E	A1.04	STAIR 5	6'-0" x 7'-0"	C	H.M.	90 MIN	H.M.	WHITE	PANIC HARDWARE. SMOKE BARRIERS.
301A	A1.04	CONTROL ROOM	3'-0" x 7'-0"	C	H.M.	---	H.M.	WHITE	
302A	A1.04	CONTROL ROOM	3'-0" x 7'-0"	C	H.M.	---	H.M.	WHITE	
RT-A,B,C,D	A1.04	ROOF TOP	3'-0" x 3'-6"	E	H.M.	---	H.M.	WHITE	ROOF TOP GATES TO MECHANICAL EQUIPMENT AND EGRESS ACCESS. PANIC HARDWARE.



### ABBREV. LEGEND:

ALUM	ALUMINUM
ALUM/GL	ALUMINUM WITH GLASS PANEL
FRP	FIBERGLAS REINFORCED PLASTIC
FABRIC	PVC FABRIC
GALV.	PRE-FINISHED GALVANIZED STEEL
HM	HOLLOW METAL
PLASTIC	CROSS-LINKED POLYETHYLENE
STL	STEEL
EXIST.	EXISTING
WD	SOLID CORE WOOD

### DOOR AND WINDOW NOTES:

- PAINT ALL HOLLOW METAL DOORS, FRAMES, AND TUBE SUPPORT FRAMES IN DRY AREAS WITH A COAT OF PRIMER AND A FAST DRY ALKYD (SATIN) ENAMEL PAINT. MINIMUM OF 2 COATS. ALL HOLLOW METAL DOORS, FRAMES AND TUBE SUPPORT FRAMES IN WET AREAS TO BE PAINTED W/ GLOSS WATERBORNE EPOXY PAINT. WHITE COLOR.
- ALL PRIMED STEEL OVERHEAD DOOR FRAMES TO BE PAINTED W/ GLOSS WATERBORNE EPOXY PAINT. WHITE COLOR. ALUMINUM OVERHEAD DOORS AND TRACKS TO REMAIN UNCOATED.
- ALL NEW EXTERIOR MAN-DOORS TO BE FULLY WEATHERSTRIPPED, CAULKED, AND PROVIDED WITH ADA ACCEPTABLE ALUMINUM THRESHOLDS SET IN FULL BED OF SEALANT.
- ALL HOLLOW METAL FRAMES TO HAVE SILENCERS; MINIMUM OF 3 PER SIDE.
- ALL HOLLOW METAL FRAMES IN METAL STUD WALLS SHALL BE ANCHORED TO FLOOR.
- ALL HOLLOW METAL FRAMES IN CMU WALLS TO BE GROUTED SOLID ALONG WITH CMU AND PROVIDED WITH MIN. 3 MASONRY ANCHORS EACH SIDE.
- MAXIMUM EFFORT TO OPERATE EGRESS DOORS SHALL NOT EXCEED 5 LBS FOR EXTERIOR AND INTERIOR DOORS. ALL FIRE DOORS SHALL NOT EXCEED 15 LBS. MAXIMUM PRESSURE TO OPERATE DOORS.
- THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARD CONDITION. WHERE NARROW FRAMED DOORS ARE USED A 10" HIGH SMOOTH PANEL SHALL BE INSTALLED ON THE PUSH SIDE OF THE DOOR, WHICH WILL ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- ALL MOTORIZED OVERHEAD DOORS SHALL HAVE A PUSH BUTTON ON BOTH SIDES OF THE DOOR, STROBES AND SIREN ALARM DEVICES.
- ALL OVERHEAD DOOR OPENINGS SHALL HAVE PLATE TRIM ON JAMS AND HEAD TO PROTECT THE OPENING AND EXTEND AS INDICATED ON DRAWINGS.

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**DOOR SCHEDULE**  
**DOOR DETAILS**

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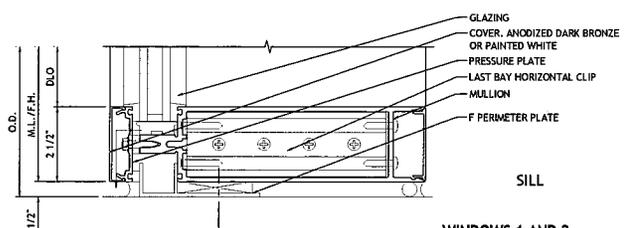
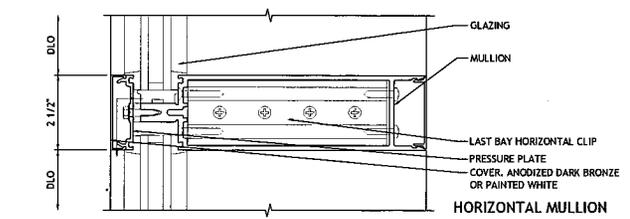
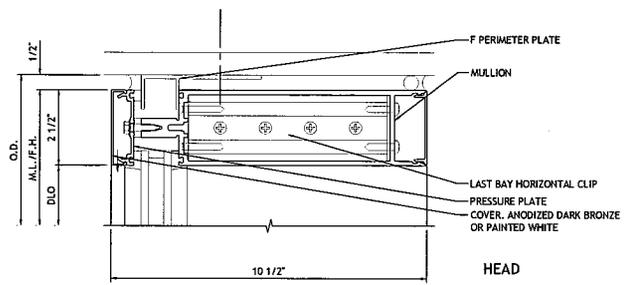
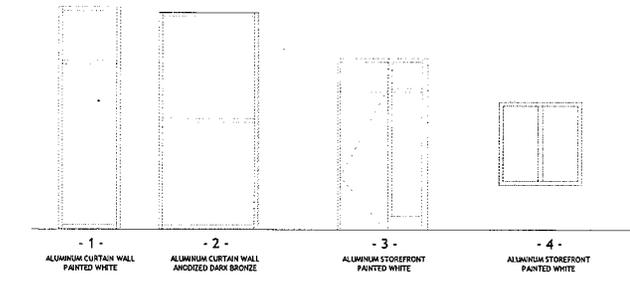
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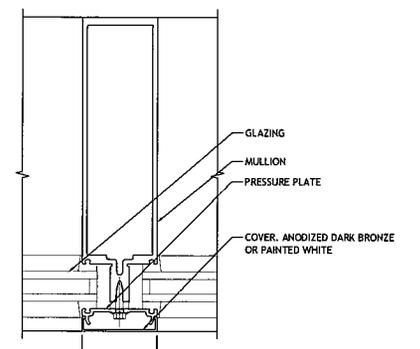
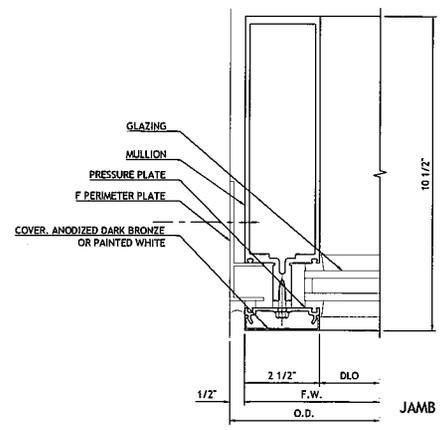
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DRAWING NO.  
**A5.00**

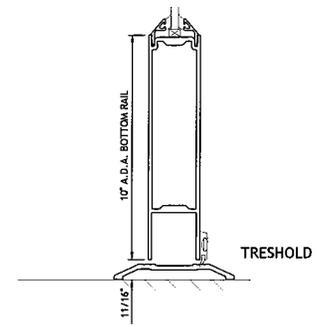
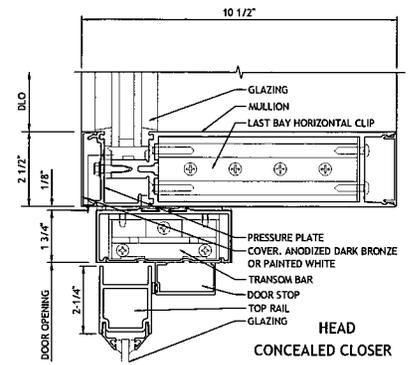
3757     **A**



**1** WINDOWS 1 AND 2 ALUMINUM CURTAIN WALL  
SCALE: 3"=1'-0"



**2** WINDOWS 1 AND 2 ALUMINUM CURTAIN WALL  
SCALE: 3"=1'-0"



**3** DOOR "A" ALUMINUM CURTAIN WALL  
SCALE: 3"=1'-0"

NO.	DATE	BY	CHKD.	APP'D.
1	11/20/14	...	...	...
2	11/20/14	...	...	...
3	11/20/14	...	...	...
4	11/20/14	...	...	...

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**WINDOW TYPES**  
CURTAIN WALL DETAILS

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

DRAWING NO.  
**A5.01**

3757 **A**







**Architectural Commission Report**

455 North Rexford Drive, Room 280-A

AC Meeting – May 21, 2014

**Attachment D**

DRAFT Approval Resolution

RESOLUTION NO. AC-XX-14

RESOLUTION OF THE ARCHITECTURAL COMMISSION OF THE CITY OF BEVERLY HILLS CONDITIONALLY APPROVING AN ARCHITECTURAL REVIEW PERMIT FOR A FAÇADE REMODEL AND ADDITION TO AN EXISTING COMMERCIAL BUILDING AND A SIGN ACCOMMODATION TO ALLOW BUSINESS IDENTIFICATION SIGNAGE TO BE LOCATED ON A WALL ABUTTING AN ALLEY OR PRIVATE PROPERTY FOR THE PROPERTY LOCATED AT 346 NORTH RODEO DRIVE (PL1407086).

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

Section 1. Joseph Dasilva and Jason Somers, agents, on behalf of the property owner, Ronan McNamee, (Collectively the “Applicant”), has applied for architectural approval of a façade remodel and addition to an existing commercial building and a sign accommodation to allow business identification signage to be located on a wall abutting an alley or private property for the property located at 346 North Rodeo 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 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.

Section 5. The Architectural Commission conducted a duly noticed public hearing on May 21, 2014 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:

Project-Specific Conditions

No project-specific conditions are proposed.

Standard Conditions

1. **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.
2. **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.
3. **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.
4. **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.

5. **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.
6. **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.
7. **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.
8. **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.

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: May 21, 2014

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William Crouch, Commission Secretary  
Community Development Department

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James Blakeley III, Chair  
Architectural Commission