



# Architectural Commission Report

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**Meeting Date:** Wednesday, May 18, 2016

**Subject:** **325 NORTH MAPLE DRIVE**  
Request for a preliminary review of a façade remodel to an existing commercial building.

**Project Agent:** Jeff Worthe – Worthe Real Estate Group, Inc.

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

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## REPORT SUMMARY

The applicant is requesting preliminary review of a façade remodel to an existing commercial building located at 325 North Maple Drive.

The Planning Commission approved a Development Plan Review Permit for the project on August 13, 2015, which allowed the conversion of existing parking areas to general office and retail uses, and the expansion of the existing third floor mezzanine for general office use. During this review, the project was reviewed by the Architectural Commission as a preview item on April 15, 2015.

The project has since been modified from its original proposal with a new design and floor area configuration and the project is pending a review by the Planning Commission for an amendment to the approved Development Plan Review Permit. As such, the project is currently before the Architectural Commission as a preview item to receive preliminary feedback on the proposed design. The primary modifications from the previous proposal include a revised material palette, removal of the market/café retail component, and a revised building entry located further from the adjacent intersection.

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

## ZONING CODE COMPLIANCE

Applications for design review are preliminarily evaluated for compliance with the zoning code. Applicants are encouraged and have the option of requesting a comprehensive review separate and apart from this application. Formal compliance review will occur when a building permit application is filed (plan check). The applicant has been advised that changes during plan check may require revisions and subsequent approval from the Architectural Commission or staff, as appropriate.

## PUBLIC OUTREACH AND NOTIFICATION

Public outreach and notification was not required for this project.

Attachment(s):  
A. Project Design Plans

Report Author and Contact Information:  
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**Architectural Commission Report**

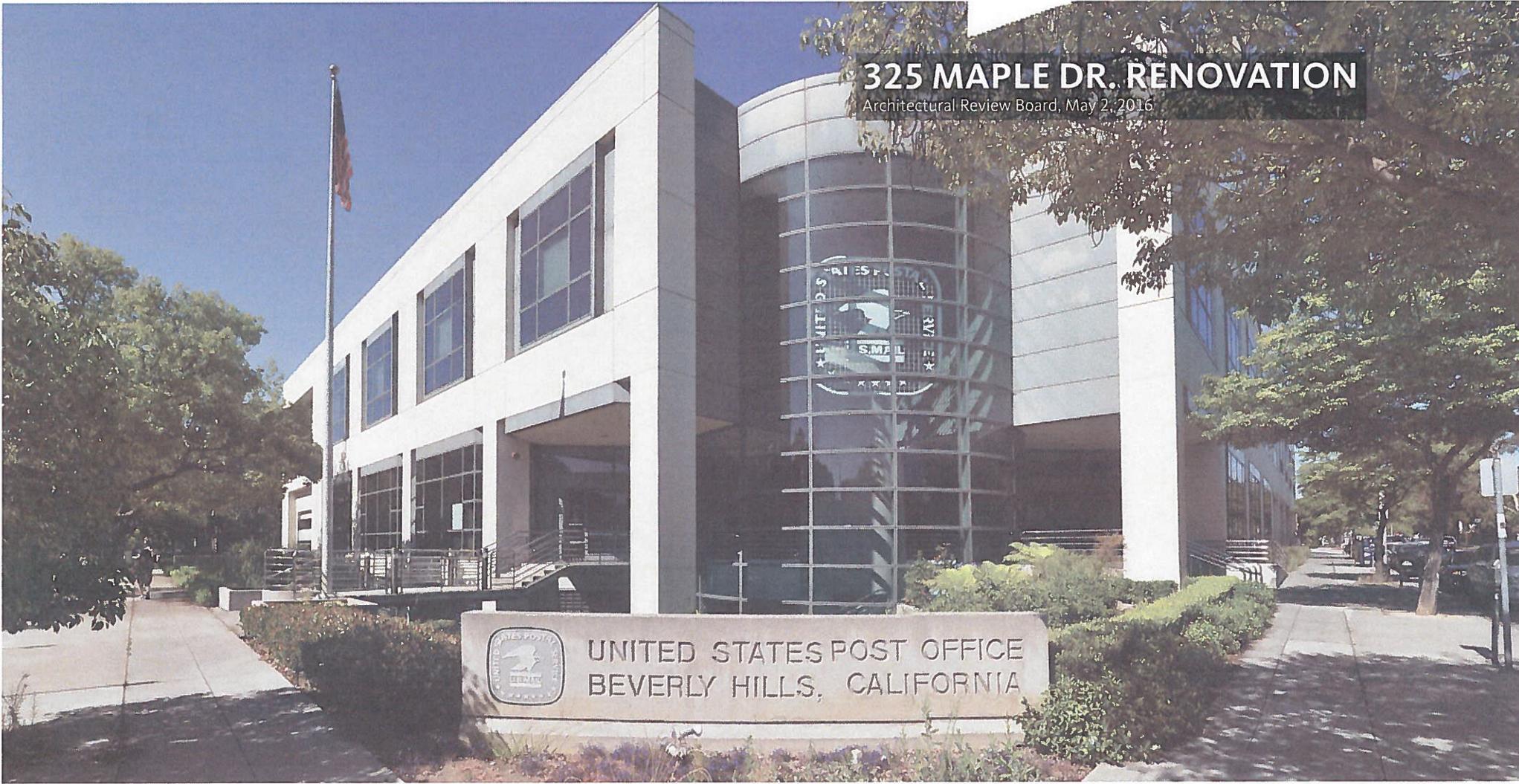
325 North Maple Drive

May 18, 2016

**Attachment A**  
Project Design Plans

# 325 MAPLE DR. RENOVATION

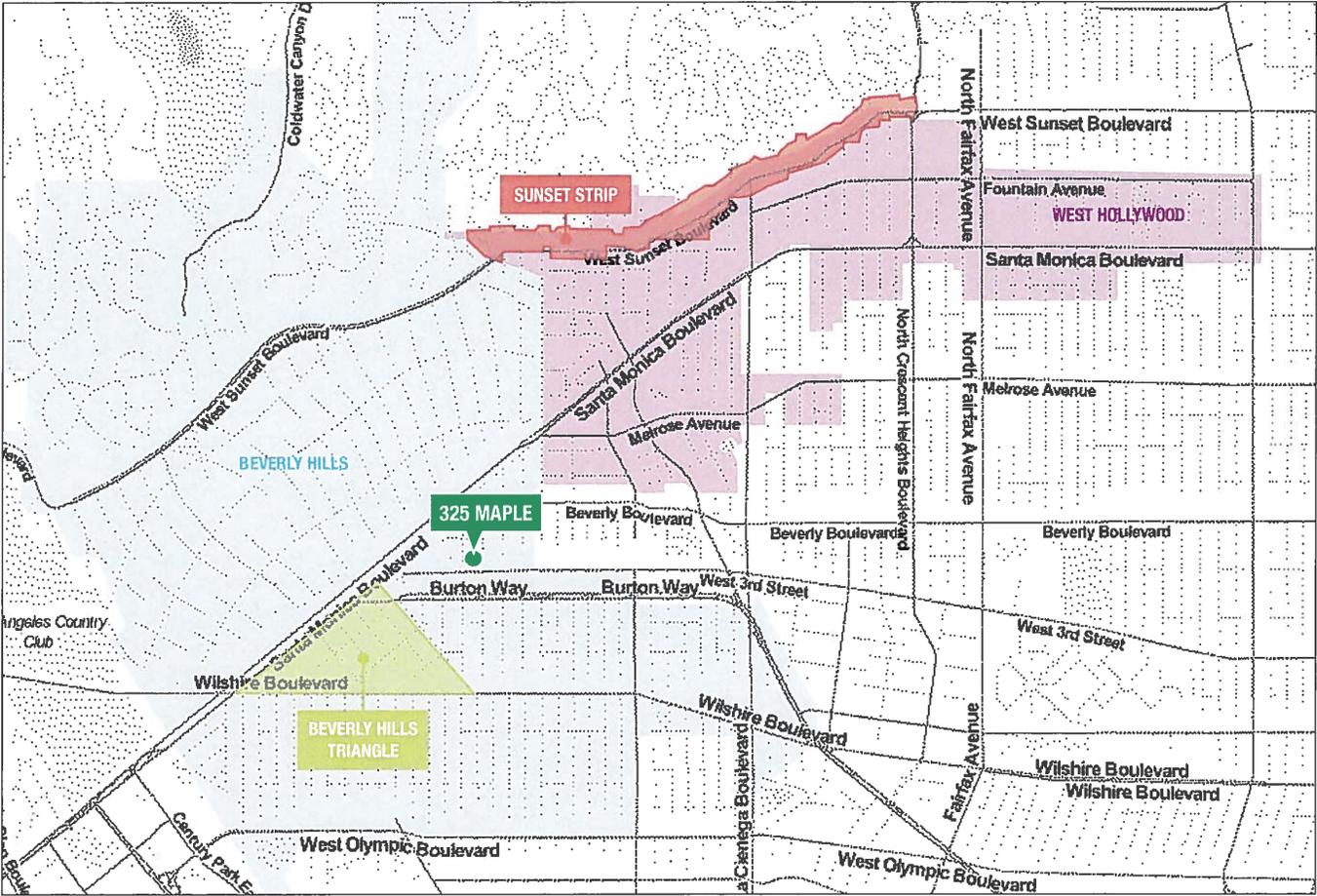
Architectural Review Board, May 2, 2016



# PROJECT INTRODUCTION

325 MAPLE DR REDEFINES THE CONCEPT OF A DAY AT THE OFFICE. IT'S A PRACTICE IN INVENTIVE ARCHITECTURE, AN ESCAPE FROM THE OUTSIDE WORLD. IT'S A SPACE THAT IS EASY TO REACH AND HARD TO LEAVE. LOCATED IN LEGENDARY BEVERLY HILLS, THIS FORMER POST OFFICE MERGES ITS RICH HISTORY WITH AN UNWAVERING EYE TOWARDS THE FUTURE.

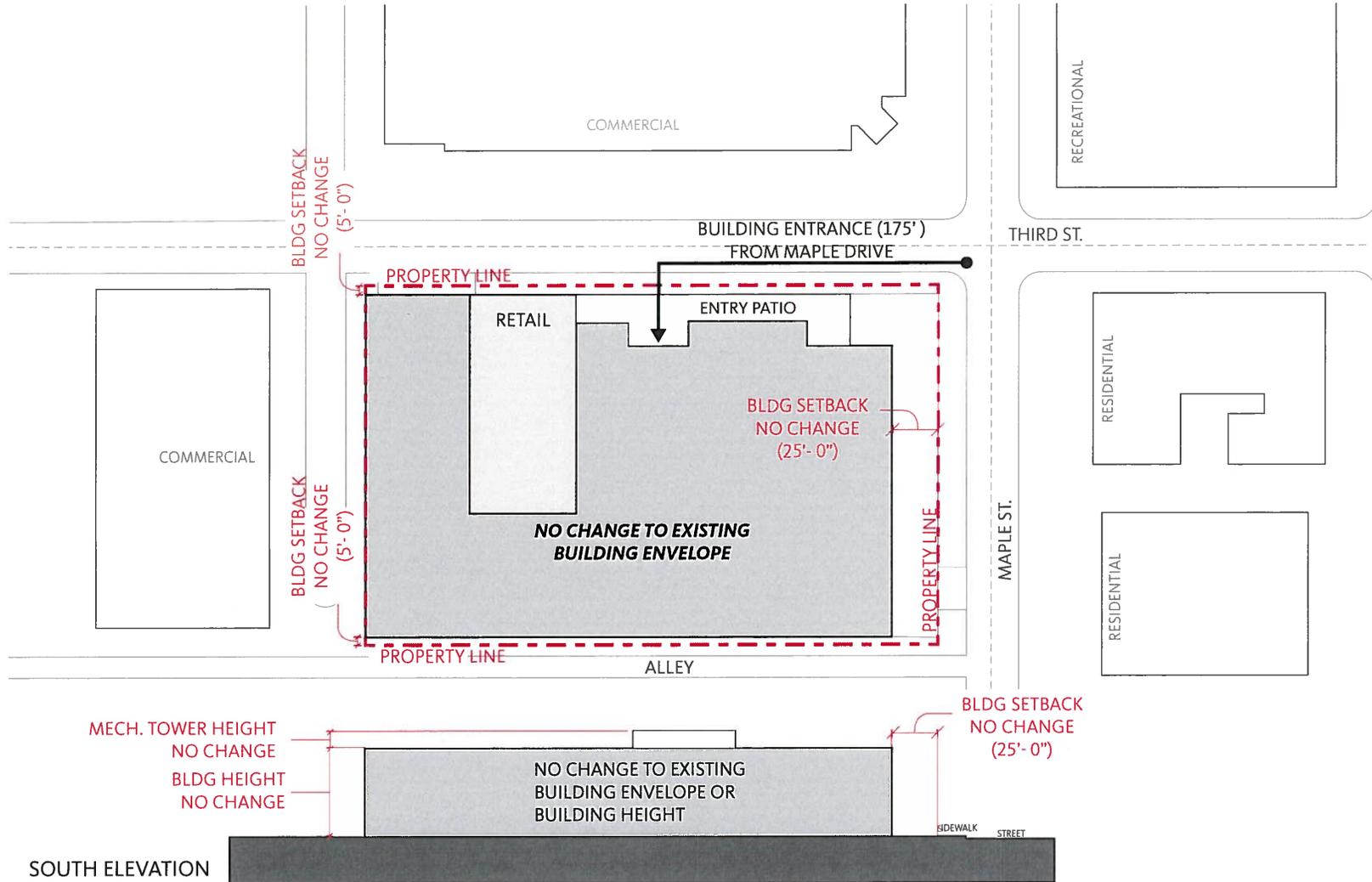
325 MAPLE DR FEATURES A VARIETY OF INTENTIONAL SURPRISES - GENEROUS, LIGHT-FILLED MOMENTS CONNECT INTRIGUING INDOOR AND OUTDOOR SPACES IN A HIGHLY FUNCTIONAL, YET THOUGHTFULLY CREATIVE DESIGN.



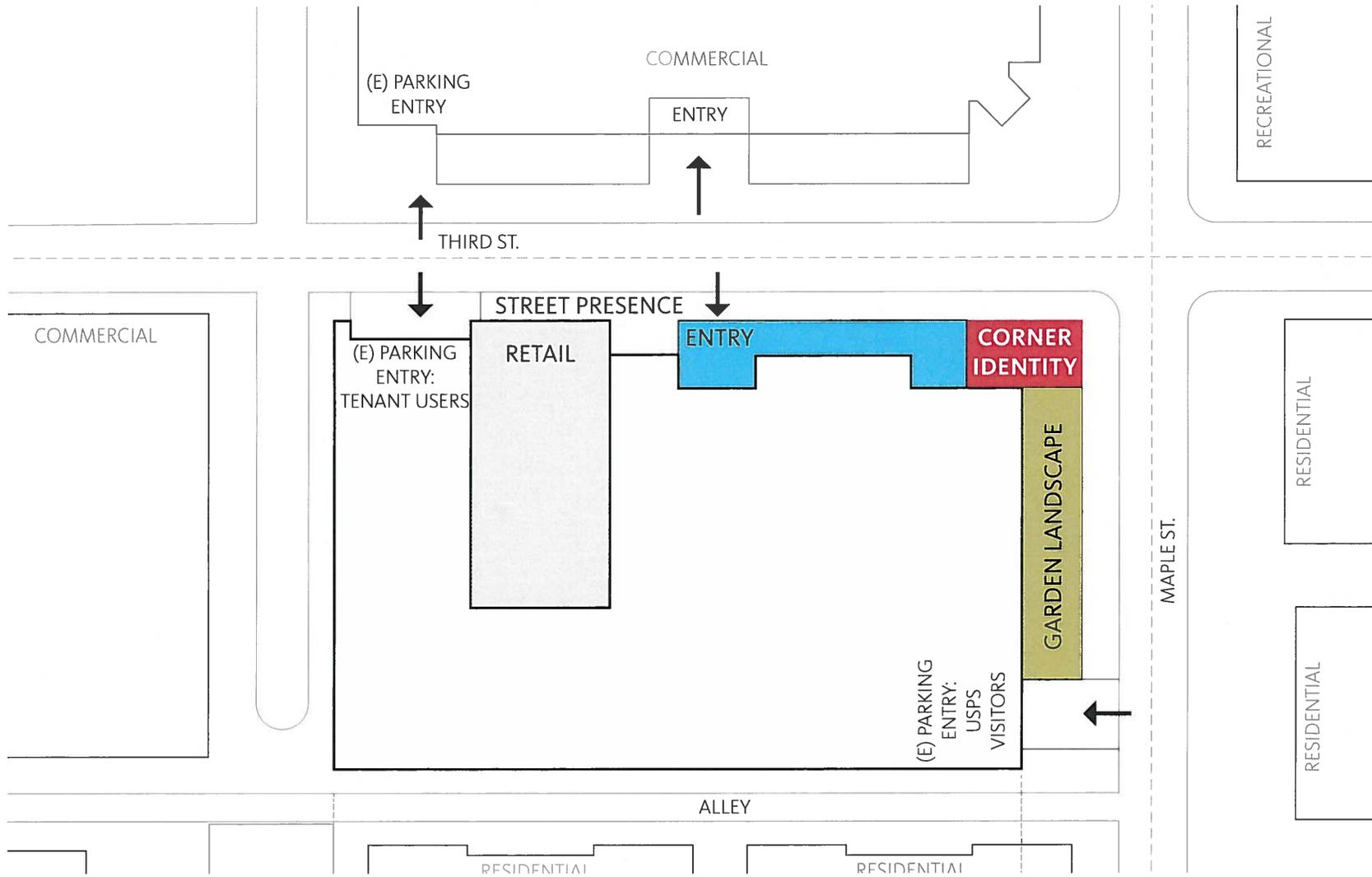
# EXISTING SITE MAP



# DESIGN GUIDELINES



# PLANNING STRATEGY



# PROPOSED LANDSCAPE PALETTE - TREES AND PLANTS

## TREES



PLATANUS RACEMOSA  
WESTERN SYCAMORE



ACER PALMATUM  
JAPANESE MAPLE

## SHRUBS & GRASSES



AGAPANTHUS 'GOLD STRIKE'  
GOLD STRIKE LILY OF THE NILE



AGAVE DESMENTIANA 'VARIEGATA'  
VARIEGATED SMOOTH AGAVE



AGAVE LOPHANTHA QUADRICOLOR  
QUADRICOLOR CENTURY PLANT



ASPARAGUS DENSIORIBUS 'MYERS'  
FORKTAIL FERN



DIANELLA CAERULEA BECCA  
PARROT LILY



DIANELLA CAERULEA 'LITTLE JESS'  
LITTLE JESS FLAX LILY



DIANELLA TASMANICA 'VARIEGATA'  
WHITE STRIPED FLAX LILY



DIETES GRANDIFLORA  
FORTNIGHT LILY



EPILOBRUM CANUM 'EVERETT'S CHOICE'  
EVERETT'S CALIFORNIA FUCHSIA



FESTUCA GLAUCA 'ELIJAH BLUE'  
ELIJAH BLUE FESCUE



LAVANDULA ANGSTIFOLIA 'HIDCOTE'  
ENGLISH LAVENDER



LEYMUS CONDENSATUS 'CANYON PRINCE'  
CANYON PRINCE WILD RYE



LOMANDRA LONGIFOLIA BREEZE  
DWARF MAT RUSH



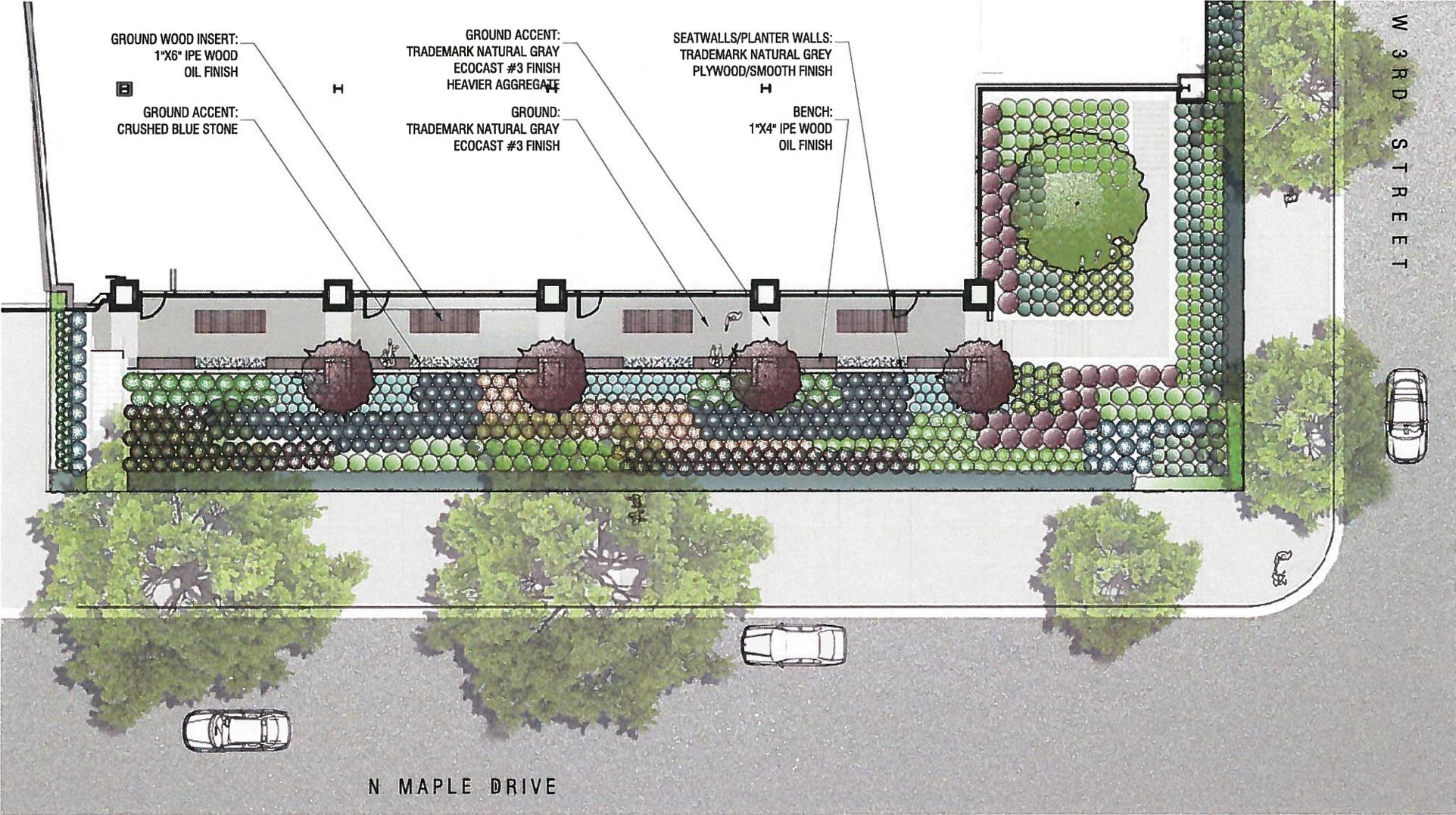
LOMANDRA LIME TUFF  
MAT RUSH



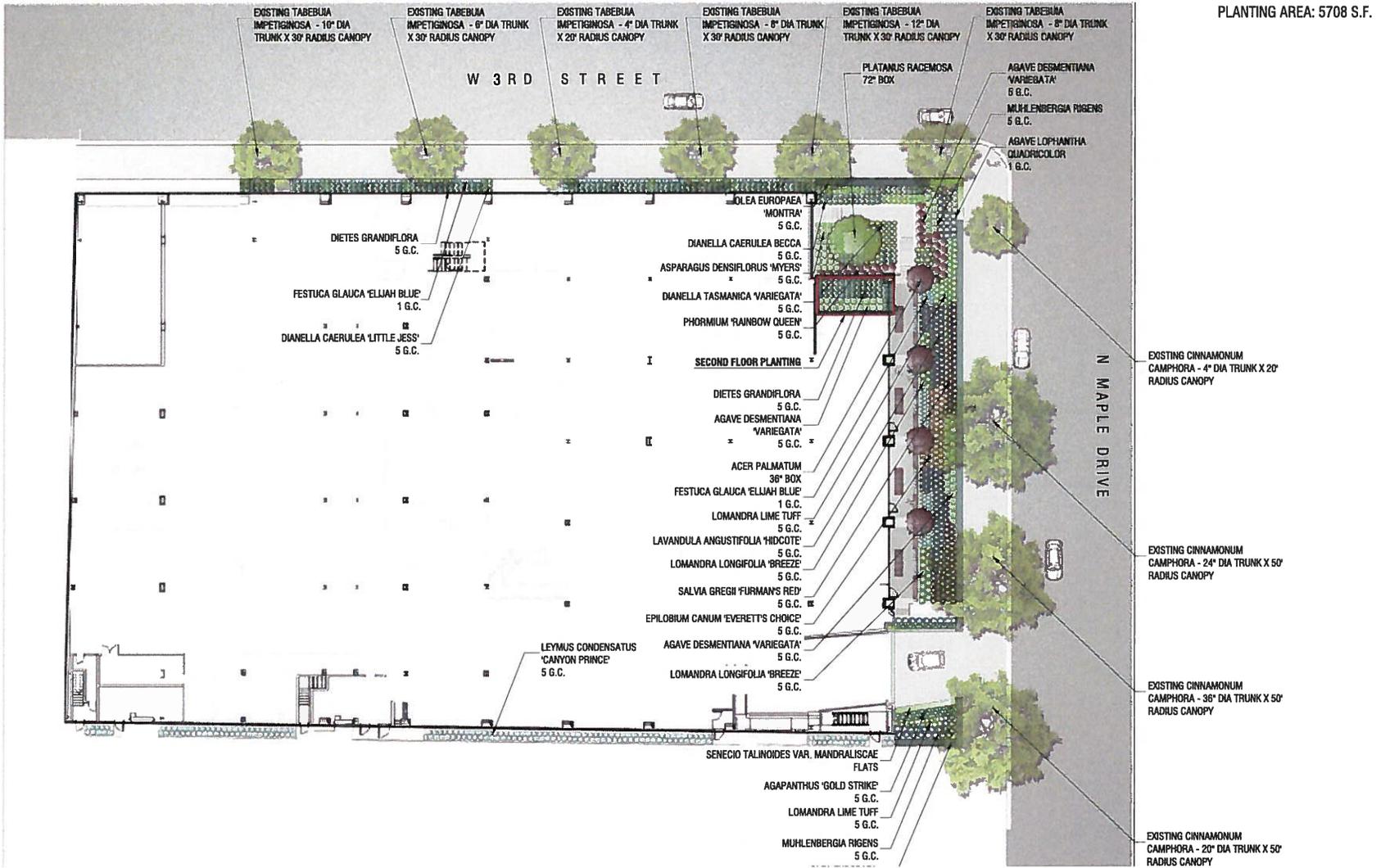
MURLEMBERGIA RIGENS  
DEER GRASS



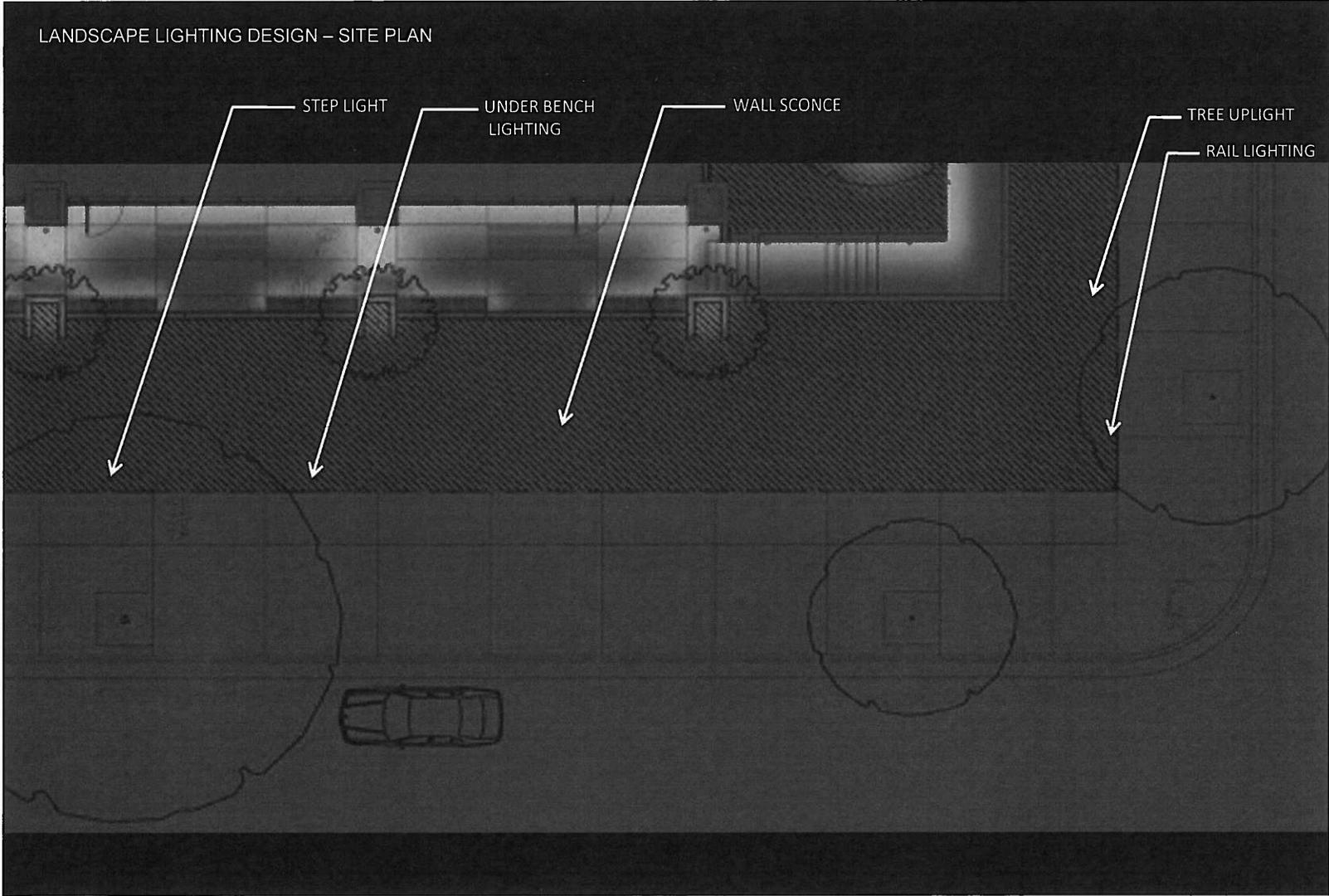
# PROPOSED LANDSCAPE HARDSCAPE PLAN



# PROPOSED LANDSCAPE PLANTING PLAN



# PROPOSED LIGHTING PLAN

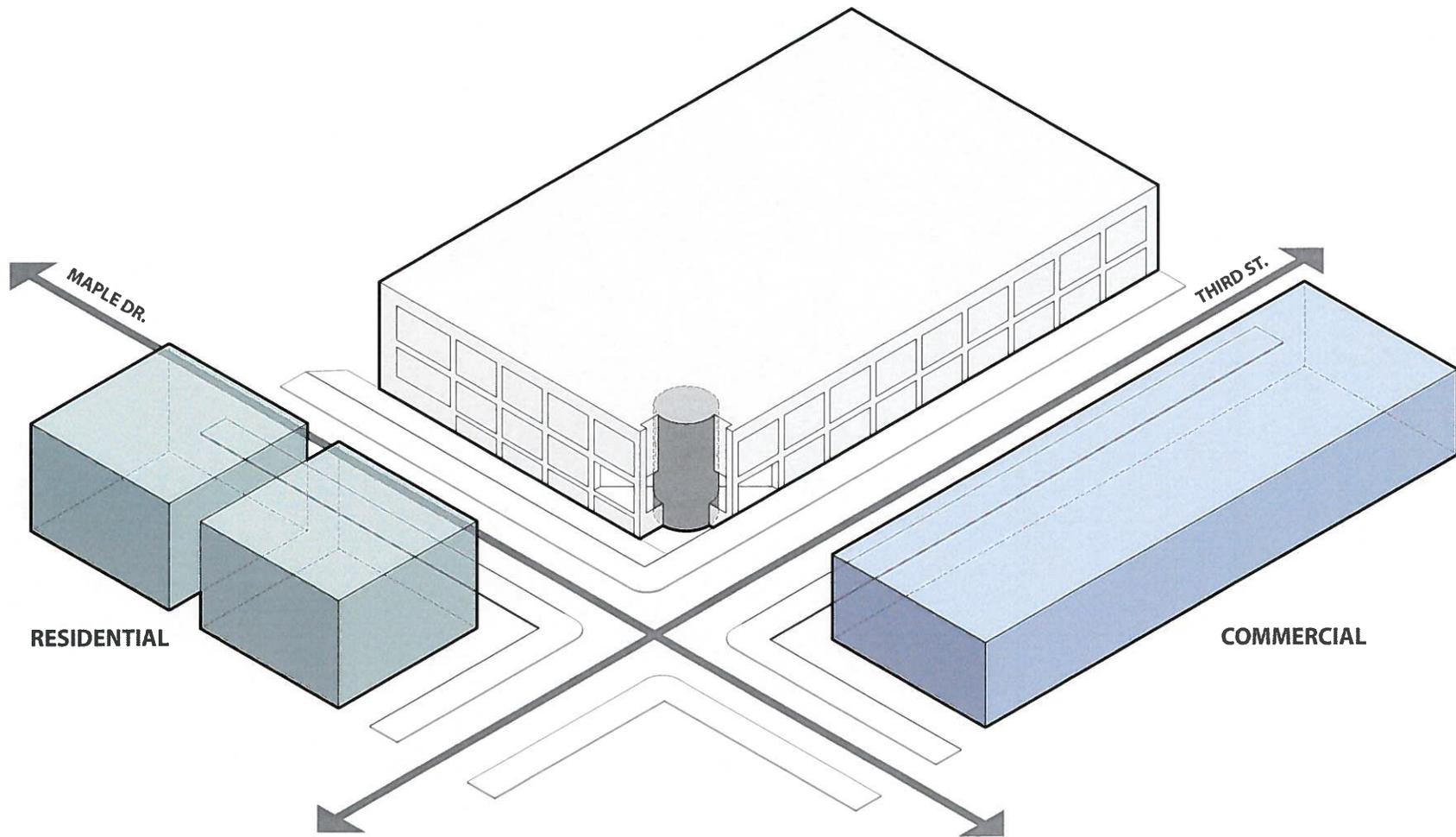


# EXISTING STRUCTURE

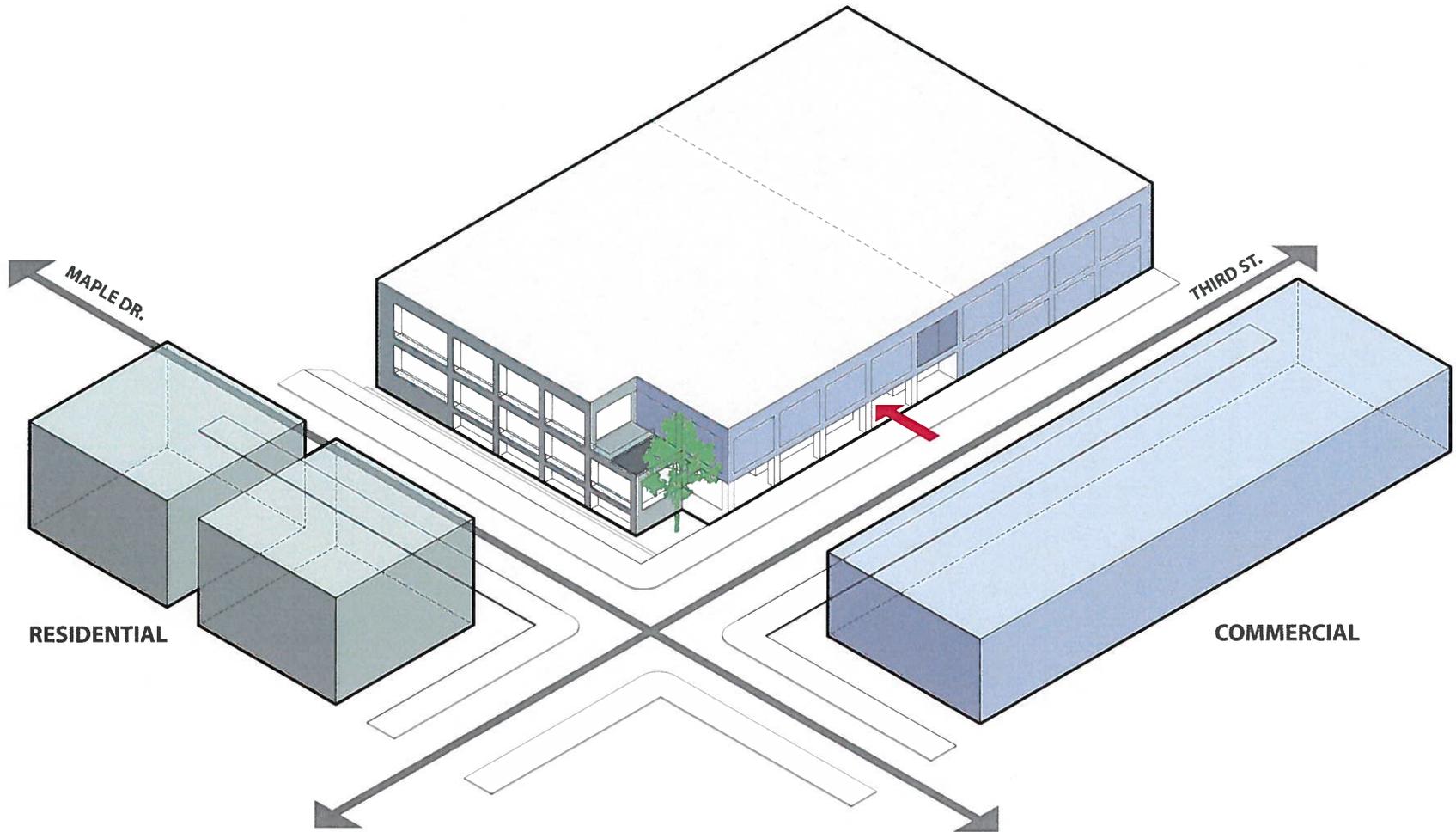
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# EXISTING MASSING SCHEME



# PROPOSED MASSING DESIGN



VIEW: STREET CORNER



VIEW: 3RD STREET

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VIEW: OVERALL



VIEW: MAPLE DRIVE AND 3RD STREET

IN PROGRESS



VIEW: MAPLE DRIVE



VIEW: 3RD STREET - DUSK



VIEW: ENTRY - DUSK

