SPECIAL MEETING
OF THE RESTAURANT SUBCOMMITTEE
OF THE ARCHITECTURAL COMMISSION

City of Beverly Hills
Teleconference / Video Conference Meeting
455 North Rexford Drive
Beverly Hills, CA 90210

Friday, February 25, 2022
3:00 PM

Pursuant to Government Code Section 54953 (e)(3), members of the Restaurant Subcommittee of the Architectural Commission and staff may participate in this meeting via a teleconference. In the interest of maintaining appropriate social distancing, members of the public can participate in the teleconference/videoconference by using this link: https://www.gotomeet.me/CBHCD/subcom (no password required), or by phone at 1-866-899-4679 or 1-571-317-3116, Access Code #576-863-781.

Written comments may be emailed to commentAC@beverlyhills.org and will be read at the meeting.

SPECIAL MEETING AGENDA

1. Public Comment

2. 257 NORTH CANON DRIVE
CHOTTO MATTE (PL2200056)
Request for approval of an architectural review for an outdoor rooftop dining area with landscape features and a Business Identification Sign. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

3. 246 NORTH CANON DRIVE
MASTRO'S STEAKHOUSE (PL2200057)
Request for approval of an architectural review to expand an existing outdoor rooftop dining area and a Business Identification Sign. Pursuant to the provisions set forth in the California Environmental Quality Act (CEQA), the Restaurant Subcommittee of the Architectural Commission will also consider finding the project exempt from further review under CEQA.

4. Adjournment
Pursuant to the Americans with Disabilities Act, the City of Beverly Hills will make reasonable efforts to accommodate persons with disabilities. If you require special assistance please call (310) 285-1126 (voice) or (310) 285-6881 (TTY). Providing at least forty-eight (48) hours advance notice will help to ensure availability of services.
KEYNOTES

1. EXISTING WALL TO BE REMOVED. PROVIDE TEMPORARY STRUCTURAL SUPPORTS AS REQUIRED.

2. CUT NEW WALL OPENING. REFER TO SHEET A1.20 AND INTERIOR ELEVATIONS.

3. ALL EXISTING RESTROOM FIXTURES, ACCESSORIES AND PARTITIONS TO BE REMOVED AS SHOWN.

4. EXISTING FLOOR FINISH TO BE REMOVED. PREP FLOOR TO RECEIVE NEW FLOOR FINISH.
   EXISTING CEILING TO BE REMOVED.

5. REQUIRED. REFER TO STRUCTURAL DRAWINGS FOR NEW COLUMN LOCATIONS.

6. EXISTING ROOF AREA DRAIN TO BE RELOCATED. REFER TO PENETRATION PLAN SHEET A1.1.

7. EXISTING GLASS DOOR AND WINDOW TO BE REMOVED.

8. EXISTING WINDOW TO BE REMOVED.

9. EXISTING EXTERIOR WALL FINISH TO BE REMOVED WHERE NEW INTERIOR KITCHEN AREAS OCCURS.

10. PROVIDE NEW INTERIOR WALL FINISH AS NOTED.

11. REMOVE EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE FIXTURES.

12. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT / FIXTURES AND CONDUIT / ELECTRICAL AS NECESSARY.

13. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP ABANDONED PLUMBING AS NECESSARY FOR THOSE NOT BEING RE-USED.

14. DISPOSAL OF DISCARDED ITEMS TO BE IN ACCORDANCE WITH LOCAL ORGANIZATIONS.

15. PATCH AND REPAIR ANY ADJACENT FINISHES, SURFACES, FIXTURES OR EQUIPMENT THAT IS DAMAGED OR DISTURBED BY DEMOLITION / REMOVAL OPERATIONS TO PROVIDE A SMOOTH, FINISH READY CONDITION.

16. PROTECT EXISTING FINISHES, FIXTURES, WALLS, FLOORS AND OTHER EXISTING SURFACES FROM DEMOLITION ACTIVITIES.

17. REMOVE EXISTING WALL OR FLOOR FINISHES & PREP SURFACE AS NECESSARY TO PROVIDE NEW SURFACE.

18. PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO PRECLUDE INTERFERENCE WITH PUBLIC VIEW.

19. PROVIDE NEW INTERIOR WALL FINISH AS NOTED.

20. EXISTING COLUMN TO REMAIN. REFER TO STRUCTURAL DRAWINGS.

21. PRIOR TO THE START OF DEMOLITION WORK GENERAL CONTRACTOR SHALL DETERMINE THE LOCATION OF LOAD BEARING PARTITIONS AND COLUMNS AND SUCH PARTITIONS. G.C. TO ENSURE ALL TEMPORARY SUPPORTS ARE CARRIED TO SUFFICIENT BEARING MATERIALS.

22. GENERAL CONTRACTOR TO INCLUDE ANY ADDITIONAL DEMOLITION NOT SHOWN ON SHEET A1.10.

23. PRIOR TO BID, VERIFY IF ANY ADDITIONAL DEMOLITION IS REQUIRED TO ACCOMMODATE NEW LAYOUT AND DESIGN INTENT.

24. G.C. TO VISIT THE SITE PRIOR TO BID. VERIFY IF ANY ADDITIONAL DEMOLITION IS REQUIRED TO ACCOMMODATE NEW LAYOUT AND DESIGN INTENT.

25. G.C. TO NOTIFY ARCHITECT IMMEDIATELY IF DURING DEMOLITION, CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE PROJECT OR PRECLUDE FOLLOWING THE DESIGN INTENT.

26. G.C. IS RESPONSIBLE FOR SITE INVESTIGATION PRIOR TO DEMOLITIO TO REVEAL FULL SCOPE OF WORK.

27. EXISTING WALL FIXTURE, EQUIPMENT, RECEPTACLES & ACCESSORIES TO BE REMOVED OR RELOCATED TO GIVE WAY TO NEW CONSTRUCTION. REPAIR AND REFINISH WALL AS REQUIRED.

28. EXISTING ROOF GUTTER AND DOWNSPOUT TO BE RELOCATED TO GIVE WAY TO NEW CONSTRUCTION.

29. EXISTING UTILITIES SHALL BE PROTECTED AGAINST ANY DAMAGE AND REMAIN AVAILABLE AND IN SERVICE DURING DEMOLITION AND REMOVAL ACTIVITIES.

30. PROMPTLY DISPOSE OF REMOVED MATERIALS. DO NOT ALLOW REMOVED MATERIAL TO ACCUMULATE ON SITE. TRANSPORT REMOVED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

31. G.C. TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO DEMOLITION.

32. A. REMOVE ALL ABANDONED CONDUIT AND WIRING BACK TO EXISTING ELECTRICAL PANELS.

33. B. DEMOLISH EXISTING HVAC LINES AND ASSOCIATED FIXTURES AS INDICATED.

34. C. REMOVE EXISTING ROOF SHEETS AND CLEAN VENTS AS INDICATED.

35. D. REMOVE EXISTING ROOF DECKING.

36. E. ALL FIRE PROTECTION SYSTEM COMPONENTS ARE TO REMAIN FOR MODIFICATIONS AS REQUIRED BY NEW CONSTRUCTION DOCUMENT DRAWINGS & SPECIFICATIONS AS WELL AS NEW FIRE PROTECTION SHOP DRAWINGS UNLESS NOTED OTHERWISE.

37. F. PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO PRECLUDE INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY ADJACENT OPERATIONS, ACTIVITIES AND TENANTS.

38. G. EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE A SMOOTH, FINISH READY CONDITION.

39. H. G.C. TO NOTIFY ARCHITECT IMMEDIATELY IF DURING DEMOLITION, CONDITIONS ARE REVEALED THAT MAY JEOPARDIZE THE INTEGRITY OF THE PROJECT OR PRECLUDE FOLLOWING THE DESIGN INTENT.

40. I. EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE A SMOOTH, FINISH READY CONDITION.

41. J. EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE A SMOOTH, FINISH READY CONDITION.

42. K. REMOVE EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE FIXTURES.

43. L. CUT NEW WALL OPENING. REFER TO SHEET A1.20 AND INTERIOR ELEVATIONS.

44. M. REMOVE EXISTING WALL OR FLOOR FINISHES & PREP SURFACE AS NECESSARY TO PROVIDE NEW SURFACE.

45. N. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT / FIXTURES AND CONDUIT / ELECTRICAL AS NECESSARY.

46. O. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP ABANDONED PLUMBING AS NECESSARY FOR THOSE NOT BEING RE-USED.

47. P. DISPOSAL OF DISCARDED ITEMS TO BE IN ACCORDANCE WITH LOCAL ORGANIZATIONS.

48. Q. PATCH AND REPAIR ANY ADJACENT FINISHES, SURFACES, FIXTURES OR EQUIPMENT THAT IS DAMAGED OR DISTURBED BY DEMOLITION / REMOVAL OPERATIONS TO PROVIDE A SMOOTH, FINISH READY CONDITION.

49. R. PROTECT EXISTING FINISHES, FIXTURES, WALLS, FLOORS AND OTHER EXISTING SURFACES FROM DEMOLITION ACTIVITIES.

50. S. PRIOR TO AND DURING DEMOLITION, SURVEY THE CONDITION OF THE BUILDING TO REVEAL FULL SCOPE OF WORK.

51. T. PREVENT DEMOLITION / REMOVAL ACTIVITIES AND RESULTING DEBRIS, FROM INTERFERING WITH ROADS, STREETS, WALKWAYS AND ANY ADJACENT SURFACES AND AREAS.

52. U. EXISTING UTILITIES SHALL BE PROTECTED AGAINST ANY DAMAGE AND REMAIN AVAILABLE AND IN SERVICE DURING DEMOLITION AND REMOVAL ACTIVITIES.

53. V. PROMPTLY DISPOSE OF REMOVED MATERIALS. DO NOT ALLOW REMOVED MATERIAL TO ACCUMULATE ON SITE. TRANSPORT REMOVED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

54. W. G.C. TO VERIFY ALL DIMENSIONS AND LOCATIONS PRIOR TO DEMOLITION.

55. X. EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE A SMOOTH, FINISH READY CONDITION.

56. Y. REMOVE ALL ABANDONED CONDUIT AND WIRING BACK TO EXISTING ELECTRICAL PANELS.

57. Z. DEMOLISH EXISTING HVAC LINES AND ASSOCIATED FIXTURES AS INDICATED.

A. REMOVE EXISTING ROOF SHEETS AND CLEAN VENTS AS INDICATED.

B. REMOVE EXISTING ROOF DECKING.

C. ALL FIRE PROTECTION SYSTEM COMPONENTS ARE TO REMAIN FOR MODIFICATIONS AS REQUIRED BY NEW CONSTRUCTION DOCUMENT DRAWINGS & SPECIFICATIONS AS WELL AS NEW FIRE PROTECTION SHOP DRAWINGS UNLESS NOTED OTHERWISE.

D. PROVIDE TEMPORARY PARTITIONS TO MAINTAIN PROPER FIRE EXITS AND TO PRECLUDE INTERFERENCE WITH ROADS, STREETS, WALKWAYS AND ANY ADJACENT OPERATIONS, ACTIVITIES AND TENANTS.

E. EXISTING WALLS TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED TO PROVIDE A SMOOTH, FINISH READY CONDITION.

F. REMOVE EXISTING FLOOR FINISHES AS NECESSARY. REPAIR OR REPLACE FIXTURES.

G. REMOVE EXISTING LIGHT FIXTURES, AUXILIARY EQUIPMENT / FIXTURES AND CONDUIT / ELECTRICAL AS NECESSARY.

H. REMOVE EXISTING PLUMBING FIXTURES AS NECESSARY. CAP ABANDONED PLUMBING AS NECESSARY FOR THOSE NOT BEING RE-USED.

I. DISPOSAL OF DISCARDED ITEMS TO BE IN ACCORDANCE WITH LOCAL ORGANIZATIONS.

J. PATCH AND REPAIR ANY ADJACENT FINISHES, SURFACES, FIXTURES OR EQUIPMENT THAT IS DAMAGED OR DISTURBED BY DEMOLITION / REMOVAL OPERATIONS TO PROVIDE A SMOOTH, FINISH READY CONDITION.

K. PROTECT EXISTING FINISHES, FIXTURES, WALLS, FLOORS AND OTHER EXISTING SURFACES FROM DEMOLITION ACTIVITIES.

L. PRIOR TO AND DURING DEMOLITION, SURVEY THE CONDITION OF THE BUILDING TO REVEAL FULL SCOPE OF WORK.

M. PREVENT DEMOLITION / REMOVAL ACTIVITIES AND RESULTING DEBRIS, FROM INTERFERING WITH ROADS, STREETS, WALKWAYS AND ANY ADJACENT SURFACES AND AREAS.

N. EXISTING UTILITIES SHALL BE PROTECTED AGAINST ANY DAMAGE AND REMAIN AVAILABLE AND IN SERVICE DURING DEMOLITION AND REMOVAL ACTIVITIES.

O. PROMPTLY DISPOSE OF REMOVED MATERIALS. DO NOT ALLOW REMOVED MATERIAL TO ACCUMULATE ON SITE. TRANSPORT REMOVED MATERIALS OFF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.
**LEGEND**

- **KEYNOTES**
  - KEYNOTE REFERENCE

**1 EXISTING ATRIUM SKYLIGHT TO REMAIN. RELOCATE EXISTING DOWNSPOUTS TO MAKE WAY FOR NEW CONSTRUCTION AND CONCEAL FROM PUBLIC VIEW.**
PROPOSED NEW ROOF
+3500 mm / 11' 6"
T.O. PARAPET
+1070 mm / 42"
PROPOSED TRELLIS
+2800 mm / 110"
+4570 mm / 15'
T.O. ROOF PARAPET

Heavy duty non-slip floor for kitchen

Cement tile consisting of 2 colored tiles, to compose a herringbone pattern as shown on floor finishes plan

New timber and steel framed roof structure with single ply membrane to match existing

Aluminium tubular rolled structure to form organic trellis supported off column system

Retractable roof

Planter for hanging plants

1 Scale 1:50
SECTION A-A

2 Scale 1:50
SECTION B-B
Microscreed - color to match existing building facade paint color.

Micro stone 2% +

Protective mat

Textured cement rendering

WL

Cement tile consisting of 2 colored tiles, to compose a herringbone pattern as shown on floor finishes

WL

Suspended metal tiles with ripple texture

Microscreed floor finish - dark grey background color with gold decorative cracklines to mimic "kintsugi" pattern

Suspended metal tiles with ripple texture

DR 03

LHS TERRACE ATRIUM

BOH KITCHEN

LHS TERRACE DINING 04 BAR SERVERY ROBATA

BEVERLY HILLS
Plan for custom pendant CU02

Black powder coated metal

Fiberglass shades in various colors. Colors TBC.

3 Modules for light shades: Type 1: Ø 250 mm, Type 2: Ø 300 mm, Type 3: Ø 400 mm

Fiberglass shades in various colors. Colors TBC.

Lamp: led cob 4w, 3000k with frosted white diffuser cover
LHS Custom chandelier - CU03

1. Black powder coated metal
2. Fiberglass shades in various colors. Colors TBC.
3. 3 Modules for light shades:
   - Type 1: Ø 250 mm
   - Type 2: Ø 300 mm
   - Type 3: Ø 400 mm

4. Lamp: led cob 4w, 3000k with frosted white diffuser cover

5. Tube horizontal connections
Drill 12mm to allow LED cable run through disk fabricated from 10mm plywood substrate. LED strip adhesive fixed to perimeter of disk.

Steel cylindrical mirror support. Allow for power supply required perforations. Contractor to advise on concealed fixings to rock main structure.

Tack welded joint to be made on the top of the steel cylindrical mirror support.

4mm Screw - 3 off equispaced.
CONCEPT PLANTING PALETTE

PLANT IMAGES - TREES

- ARCHONTOPHOENIX (KING PALM)
- HOWEA FORSTERANA (KENTIA PALM)
- MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
- SCHEFFLERA AMATE (AUSTRALIA UMBRELLA TREE)
- STRELITZIA NICOLAI (GIANT BIRD OF PARADISE)

PLANT IMAGES - SHRUBS & GROUNDCOVERS

- APTENIA CORDIFOLIA (BABY SUN ROSE)
- CALATHEA LANCIFOLIA (RAILLESNAKE PLANT)
- DIANELLA CAERULEA (CASSA BLUE FLAX LILY)
- DRACACNA COMPACTA (DRACENA)
- FICUS LYRATA (FIDDLE LEAF FIG)
- IPOMIEA INDICA (POTATO VINE)
- LIGUSTRUM JAPONICUM 'TEXANUM' (WAX LEAF PRIVET)
- MAGNOLIA GRANDIFLORA (SOUTHERN MAGNOLIA)
- MANTHARA GEM (ZZ PLANT)

CHOTTO MATTE
BEVERLY HILLS, CALIFORNIA
1. Exterior Plaster: Omega Plaster
Smooth - Color: #248 - Color: Matching
Existing Building

2. Exterior Plaster: Omega Plaster
Smooth Color: #248 - Color: Matching
Existing Building

3. Porcelain Tile - Bar and Wall
Wall Glazed Ceramic Tile by Domus
DCOP 02

4. Cement Tile Floor
4x12 Cement Tile - Light Green by Teslaic

5. Porcelain Tile - Bar and Wall
Wall Glazed Ceramic Tile by Domus
DCOP 02

6. Cement Tile Floor
4x12 Cement Tile - White by Teslaic

7. White Painted Oak Timber at Reception
Sherwin Williams Exterior Paint: SW 790
108 White

8. Gypsum and Structure Powdercoat
Tiger Drylac: White RAL 9010

9. Hot Rolled Steel Light Box at Reception

10. Lava Rock/Basalt Desk Cladding
Location: Reception
MASTRO'S STEAKHOUSE - ROOFTOP DINING RENOVATION
ROOFTOP DINING RENOVATION
VIEW AT THIRD FLOOR ROOFTOP (PHASE II 4TH FLOOR BAR SHOWN BEYOND)
MASTRO’S STEAKHOUSE - ROOFTOP DINING RENOVATION
ROOFTOP DINING RENOVATION
VIEW AT THIRD FLOOR ROOFTOP (PHASE II STAIR SHOWN)
MASTRO'S STEAKHOUSE - ROOFTOP DINING RENOVATION
ROOFTOP DINING RENOVATION
VIEW AT THIRD FLOOR ROOFTOP (PHASE II STAIR SHOWN)