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, April 8, 2022
2:00 PM

Pursuant to Government Code Section 54953, 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 (PL220056)

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.

Continued by the Restaurant Subcommittee on February 25, 2022.

3. Adjournment

Mark Odell, Urban Designer

Posted: April 5, 2022
1. Consideration may be given to further simplify of the overall design and material specifications. 
   See updated renderings

2. Provide final specifications for the rooftop canopy structure, including final color specifications 
   and support details with finish.
   Added details to Package

3. Provide details for the fire sprinkler system incorporated in the canopy, as required. Details for 
   the plantings on the canopy, along with irrigations and drainage details and specifications shall 
   also be provided.
   Added irrigation sheets

4. Provide details with cut-sheets for any outdoor heaters that may be required.
   Additional Specifications Provided

5. Provide a final reflected ceiling plan with all ceiling lighting and specifications for all wall 
   sconces. Landscape lighting with specifications and cut-sheets shall also be provided.
   Provided Lighting Plan

6. Consider a fixed seat cushion for the bar stools proposed.
   Revised to a fixed Cushion.

7. Provide final material and fabric specifications for all exterior furnishings. Provide a diagram to 
   indicate which materials or fabrics appear where, and the finishes for the Teak furnishings shall also 
   be provided. Labeled Plan and provided finish schedule.

8. Provide final specifications for the proposed outdoor planters with all plantings, container sizes 
   and the maximum height each plant will reach within the proposed containers. Irrigation details 
   and drainage details shall also be provided for the planters.
   Added irrigation plan and planting height.

9. Provide final details for the curved glass railing system with attachment details and metal finish, 
   as applicable.
   Added details

10. Provide additional elevations with details to include the inside of the “U-shaped” outdoor dining 
    area to clarify the architecture at these locations.
    Provided rendering

11. Provide details for the timber or wood roof/ceiling proposed at the entry lobby with a sectional 
    drawing and final materials specifications and finish.
    Provided on the updated finish board, and updated package.

12. Provide final details and specifications for the entry area reception desk at the ground-floor entry 
    and for the upper floor restaurant entry area. A sectional drawing of this feature and material 
    specifications should be included.
    Provided
13. Re-review the lamp proposed at the ground-floor entry reception desk. 
   Re-reviewed requesting to keep.

14. Provide final details for the signage at the ground level, e.g., pin-mounted, halo illuminated or with directional lighting, etc.
   Added page to updated package for lower level signage.

15. Provide Call-outs for the window mullions and frame finish with final specifications.
   Updated in Elevations.

16. Relocate the DJ booth to the interior of the space to prevent unnecessary noise on the exterior.
   Removed dj Booth

17. Provide final specifications for the wood-painted treatment of the elevator cabs at the entry area on the upper floor.
   Updated in package

18. Hatch or remove from the drawings the interior space which is not for the Commission’s purview.
   Hatched interior areas in grey.
CHOTTO MATTE
BEVERLY HILLS

LOW LEVEL LIGHTING
PATIO DINING 01

SCALE: 1/8"=1'-0" @ 11"X17"

FL-07 - Cement Tile Herringbone Pattern to FOH
CHOTTO MATTE
BEVERLY HILLS

LOW LEVEL LIGHTING
PATIO DINING 01

Floor up light to wash facade wall

Waiter station:
- No hanging glass shelves
- 1 X POS Screen
- 1 X PDQ
- 1 X Cash Drawer
- 1 X Bill Printer
- 1 X Portable handset

BATTERY OPERATED DECORATIVE TABLE LAMP (TBC)

PLANTER UPLIGHT

BATTERY OPERATED DECORATIVE TABLE LAMP (TBC)

PLANTER UPLIGHT
Subwoofer to be confirmed by Audio Visual Specialist

* All lighting locations to be further coordinated with lighting consultant

battery operated decorative table lamp (TBC)

planter uplight

- Waiter station:
  - No hanging glass shelves
  - 1 X POS Screen
  - 1 X PDQ
  - 1 X Cash Drawer
  - 1 X Bill Printer
  - 1 X Portable handset

Subwoofer to be confirmed by Audio Visual Specialist

* Ring light at top of columns; to be further coordinated by lighting consultant

Subwoofer to be confirmed by Audio Visual Specialist

LOW LEVEL LIGHTING
PATIO DINING 02

CHOTTO MATTE
BEVERLY HILLS
CL-01 - Solid White Stained Timber Slats w/ 2mm open joint at Elevator Lobby and Bar Ceiling

CL-05 - White Micromcement Finish at Proposed RHS Roof Bottom Finish

- LED light incorporated into column structure's custom ring housing
- New timber and steel framed roof structure with single ply membrane to match existing
- General downlight
- CL 05 on all surfaces

CHOTTO MATTE
BEVERLY HILLS

SCALE: 1/8" = 1'-0" @ 11"X17"
Existing Balustrade

CHOTTO MATTE
BEVERLY HILLS

300 - MAIN SECTIONS
PATIO DINING 01

WL01
Silicon Render at Proposed LHS Facade

Microscreed - color to match existing building facade paint color.
Micro stone 2% + Protective mat
SECTIONS
PATIO DINING 02

CHOTTO MATTE
BEVERLY HILLS
2. ELEVATION

- Existing cladding
  - WL 11
  - Black hot rolled steel Light Box. See detail CMBH_G07
  - WL 10
  - White painted timber wall
  - J 09
  - Signage - See detail CMBH_G07
  - J 08
  - Boulder concierge desk with heavy duty wheels. See detail CMBH_G13
- To match light color stone tiles of existing floor. See finish schedule for details

3. SECTION A

- Black hot rolled steel Light Box. See detail CMBH_G06
- Existing cladding
  - J 18
  - J 21
  - J 16
  - J 20
  - J 09
  - J 08
- White painted timber wall
- J 10
- J 05
- Kolkata concierge desk with heavy duty wheels. See detail CMBH_G13
- To match light color stone tiles of existing floor. See finish schedule for details

CHOTTO MATTE
BEVERLY HILLS

01

307 - GF ELEVATIONS
GROUND FLOOR

SCALE: 1/4" = 1'-0" @ 11"X17"
CHOTTO MATTE
BEVERLY HILLS

907 - CONCIERGE AREA SIGNAGE DETAIL

CHOTTO MATTE

RENDERING FOR LIGHT EFFECT

PAGE 2022-430

www.aoarchitects.com
Metal Signage
"CHOTTO" in Matt
Black Powder Coated Steel with an Acrylic Base

Metal Signage
"MATTE" in Matt
White Powder Coated Steel with an Acrylic Base

White painted timber wall

Vendor to Proposed Fixing for Designer's Approval

LED Light Fixed in Signage

Frosted Acrylic Laminated to White Acrylic

Vendor to Proposed Fixing for Designer's Approval

Frosted Acrylic Laminated to White Acrylic to Diffuse Light

3mm White Acrylic to Diffuse Light

White Painted Timber Wall

3mm White Acrylic to Diffuse Light

LED Light Fixed in Signage

Frosted Acrylic Laminated to White Acrylic
CHOTTO MATTE
BEVERLY HILLS
1 1/2" METAL DECK

1/2" DENSDECK OVER TAPERED RIGID INSULATION

HSS 4x2 EDGE BEAM SEE STRUCTURAL

HSS 10x2 BEAM SEE STRUCTURAL

STEEL BEAM SEE STRUCTURAL

CONCEALED SPRINKLERS BY OTHERS

3/8" BASE STUCCO COAT W/ SMOOTH FINISH COAT

SINGLE PLY ROOFING

1/2" DENSDECK OVER TAPERED RIGID INSULATION

SLOPE 1/4:12

STEEL COLUMN POST W/ SMOOTH PLASTER - SEE STRUCTURAL

ROOF DRAIN

Scale: 1"=1'-0" @ 11"x17"
IRRIGATION SYSTEM GENERAL DESCRIPTION:

1. COORDINATE INSTALLATION OF IRRIGATION PIPING THROUGH WALLS AND UNDER PAVEMENT WITH NEW CONSTRUCTION.
2. COORDINATE INSTALLATION OF IRRIGATION PIPING STUBOUT AT PLANTER FOR CONNECTION TO DRIP Emitter SYSTEM.
3. COORDINATE INSTALLATION OF IRRIGATION PIPING ROUTING TO DRIPLINE TUBING WITHIN ROOF LEVEL PLANTERS. SECURE PIPING TO ROOF STRUCTURE AS REQUIRED.
4. IRRIGATION PIPING CONNECTION TO FREE-STANDING PLANTER POTS.
5. COORDINATE INSTALLATION OF IRRIGATION PIPING RELATING TO RESPONSE REQUIREMENTS OF COUNTY STRUCTURE OR下載.
TRELLIS COVERED ROOF TOP
MECHANICAL EQUIPMENT AREA - OPEN TO AIR
ELEV. 1  ELEV. 2
(E) STAIR #2
(E) STAIR #1
SKYLIGHT ABOVE
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
OPEN TO BELOW
RACK
EMPLOYEE LOCKERS
CHANGING ROOM
EMPLOYEE BATHROOM
JANITOR SINK
DISHWASH SOILED DISH & GLASS DROP
GLASS WASH STORAGE
POTWASH HOT LINE
COLD PREP
SUSHIBAR
ROBATA GRILL
BAR
BAR
CHANGING ROOM
COLD LINE
HOT PICK UP
COLD PICK UP
(E) RTU
(E) RTU
(E) RTU
(E) RTU
SERVICE ELEVATOR

3 24" BOX HOWEA FORSTERIANA MULTI-TRUNK
2 15 GAL STRELITZIA NICOLAI -
2 24" BOX HOWEA FORSTERIANA MULTI-TRUNK
3 24" BOX STRELITZIA NICOLAI-
3 24" BOX STRELITZIA NICOLAI-
3 24" BOX SCHEFFLERA ACTINOPHYLLA MATCHING
1 24" BOX HOWEA FORSTERIANA MULTI-TRUNK

GENERAL PLANTING NOTES
1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO PLANT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. QUANTITIES LISTED ARE FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES PRIOR TO FINAL BID.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIALS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL LEGEND SYMBOLS FOR REVIEW AND APPROVAL OF LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
6. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
7. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
8. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
9. ALL PLANTER AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.

IRRIGATION DESIGN NOTE
AN AUTOMATIC ELECTRICALLY CONTROLLED IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED BY LOCAL MUNICIPAL CODES FOR PROPER IRRIGATION, DEVELOPMENT, AND MAINTENANCE OF THE VEGETATION IN A HEALTHY, DISEASE-RESISTANT CONDITION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED. METHOD OF IRRIGATION WILL BE DRIP AND ROTOR.
GENERAL PLANTING NOTES
1. REFER TO GENERAL NOTES AND LEGENDS, SHEET LS0.03 FOR GENERAL CONSTRUCTION NOTES AND ABBREVIATIONS.
2. REFER TO PLANT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. REFER TO PLANT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
4. LANDSCAPE CONTRACTOR TO PROVIDE PHOTOGRAPHS WITH MEASUREMENTS OF ALL PLANT MATERIAL FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
5. ALL PLANT AREAS SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
6. ALL PLANT PLACEMENT SHALL BE IN ACCORDANCE WITH THE APPROVED DIGITAL PHOTOGRAPHS." "APP PROVIDED TO LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF THE PLANT MATERIAL IS NOT PLACE AS PER THE APPROVED DIGITAL PHOTOGRAPHS, THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT THE PLANT MATERIAL AT THE CONTRACTOR'S EXPENSE.
8. ON-SITE SOIL SHALL NOT BE USED FOR RAISED PLANTERS. AMENDED SOILS PER SPECIFICATIONS. LIGHT WEIGHT SOILS OF PODIUM PLANTING PER SPECIFICATIONS.
9. SPECIMEN TREES TO BE TAGGED BY LANDSCAPE ARCHITECT.
10. ALL TREES ON PODIUM SHALL BE ANCHORED TO STRUCTURAL SLAB PER TREE ANCHORING DETAIL.
11. ALL PLANTING AREAS TO RECEIVE TOP DRESSING WITH A MINIMUM 2" THICK LAYER. CONTRACTOR TO PROVIDE SAMPLES TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. MULCH TO BE "FOREST FLOOR MULCH", SIZE 1"-2".
12. ALL SPECIMEN TREES SHALL RECEIVE DRAINAGE. CONTRACTOR PROVIDE DRAINAGE AND CONNECT DRAIN TO STORMWATER OR PROVIDE DRAINAGE TO SUMP.
13. THE ENTIRE LANDSCAPE INCLUDING ALL WORK DONE UNDER THIS CONTRACT SHALL BE GUARANTEED AGAINST ALL DEFECTS AND FAULT OF MATERIAL AND WORKMANSHIP, AND SHALL BE IN PERFECT WORKING ORDER FOR 90 DAYS FROM DATE OF COMPLETION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER. TREES AND SHRUBS SHALL BE GUARANTEED FOR ONE (1) YEAR. ANY SETTLING OF TREE / SHRUB WELLS WHICH MAY OCCUR DURING THE 90 DAY PERIOD FINAL ACCEPTANCE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION BY THE CONTRACTOR WITHOUT EXPENSE TO THE OWNER INCLUDING THE COMPLETE RESTORATION OF ALL DAMAGED PLANTING, PAVING OR OTHER IMPROVEMENTS OF ANY KIND.

IRRIGATION DESIGN NOTE
An automatic, electrically controlled irrigation system shall be provided in accordance with the requirements of the City of Beverly Hills, Code of Ordinances. Irrigation valves shall be installed prior to the installation of the landscape planting areas. Irrigation systems shall be designed and installed in accordance with the approved irrigation design.
### Tree Legend

<table>
<thead>
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<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>Maintenance Size</th>
<th>QUANTITY</th>
<th>QUANTITY (PALMS)</th>
<th>WULCOLES</th>
<th>Remarks</th>
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<tbody>
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<td>ARCHONTO PHOENIX</td>
<td>KING PALM</td>
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<td>10-15 ft.</td>
<td>15 ft. at planting and 20-25 ft. at maturity</td>
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<td>ALOE ARBORESCENS</td>
<td>SEDUM</td>
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<td>7 ft.</td>
<td>7 ft. at planting and 10-15 ft. at maturity</td>
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<td>ALOE VERA LAVENDER</td>
<td>LAVENDER ALOE</td>
<td>-</td>
<td>7 ft.</td>
<td>7 ft. at planting and 10-15 ft. at maturity</td>
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<td>ALOE VERA LAVENDER</td>
<td>LAVENDER ALOE</td>
<td>-</td>
<td>8 ft.</td>
<td>8 ft. at planting and 15-20 ft. at maturity</td>
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### Shrub Legend

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<th>Symbol</th>
<th>Botanical Name</th>
<th>Common Name</th>
<th>QUANTITY</th>
<th>QUANTITY (PALMS)</th>
<th>WULCOLES</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
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<td>-</td>
<td>11 ft.</td>
<td>11 ft. at planting and 2 ft. at maturity</td>
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<td>2.5-3 ft.</td>
<td>2.5-3 ft. at planting and 3-3.5 ft. at maturity</td>
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<td>LAVENDER ALOE</td>
<td>-</td>
<td>2-3 ft.</td>
<td>2-3 ft. at planting and 3-3.5 ft. at maturity</td>
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### Footnotes
- **Calathea Lancifolia**: Rattlesnake Plant
- **Chlorophytum Comosum Variegatum**: Variegated Spider Plant
- **Dinelea Caerulea 'Cassa Blue'**: Blue Flax Lily
- **Ficus Lyrata**: Fiddle-Leaves
- **Hedera Helix**: English Ivy
- **Ipomoea Indica Sp. Dark Green**: Pomadea Indica
- **Lomondra Longifolia Breeze**: Breeze Dwarf Mat Rush
- **Monstera Deliciosa**: Swiss Cheese Plant
- **Philodendron Congo**: Congo Philodendron
- **Strelitzia Reginae**: Bird of Paradise
- **Danzibar Gem**: Zanzibar Gem