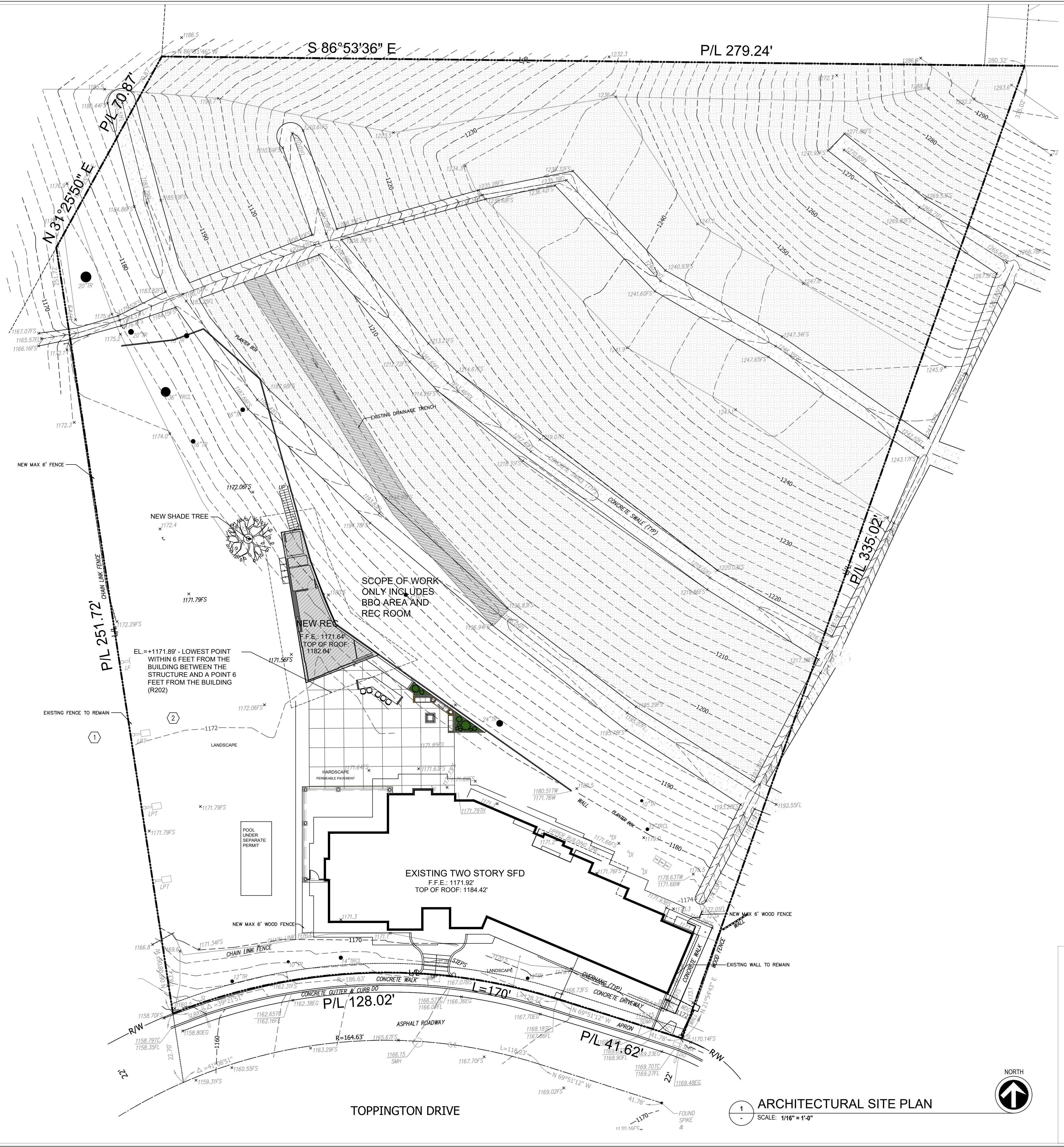
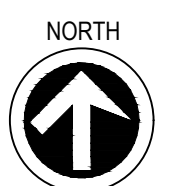


REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN	NS	ISSUED
DRAWN	NS	APPROVED



NOTES:
 F.F.E = 1,171.64'
 TOP OF ROOF = 1182.64'

1 ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"



TOPPINGTON DRIVE



SITE INFORMATION:
 ASSESSOR'S ID: 4385-005-043
 ADDRESS: 3191 TOPPINGTON DR
 LOS ANGELES, CA 90210
 HOUSE: SINGLE-FAMILY RESIDENCE
 YEAR BUILT: 1977
 HEIGHT: TWO-STORY
 ZONE: RE20-1-H-HCR HILLSIDE
 TRACT NO 24946 LOT 20
 TYPE OF CONSTRUCTION: VB
 FIRE ZONE: VHFHSZ
 OCCUPANCY GROUP: R3 / U
 FIRE SPRINKLERS HOUSE: NFPA-13D
 HEIGHT: 1-STORY (MAX 2 STORIES ALLOWED)
 - 11'-5" (HEIGHT PER R202) (MAX 14' ALLOWED)

SITE AREAS:
 LOT SIZE: 73,454.0 SQ. FT.
 EXISTING SFR AREA: 4,061 SQ. FT. (PER ASSESSOR)
 6,338 SQ. FT. (PER PERMIT No. 19014-10000-03844)
 (E) GARAGE: 521 SQ. FT. (200 SQ. FT. EXEMPT)
 NEW RECREATION ROOM RFA: 439 SQ. FT.
 EXISTING RFA: 7,784 SQ. FT. (PER PERMIT No. 19014-10000-03844)
 PROPOSED RFA: 7784+439 = 8,223 SQ. FT.
 MAXIMUM RFA (SEE SLOPE ANALYSIS): 18,835.61 SQ. FT.
 EXISTING PARKING SPACES: 2 COVERED PK SPACES
 EXISTING LOT COVERAGE: 4,829
 PROPOSED LOT COVERAGE: 548 SQ. FT.
 TOTAL LOT COVERAGE: 5,377 SQ. FT. (7% < 20%)
 FLOOR AREA PER ZONING CODE: 439 SQ. FT.
 FLOOR AREA PER BUILDING CODE: 548 SQ. FT.
 SCHOOL FEE AREA: 548 SQ. FT.

GENERAL NOTES:
 1. LANDSCAPING IS EXISTING TO REMAIN UNLESS OTHERWISE NOTED ON THE SITE PLAN
 2. IRRIGATION CONTROLLER IS EXISTING TO REMAIN

LANDSCAPING NOTES:
 1. EXISTING LANDSCAPING AND IRRIGATION CONTROLLER TO REMAIN

DRAINAGE NOTES:
 1. PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES
 2. OWNER WILL MAINTAIN DRAINAGE DEVICES AND KEEP FREE OF DEBRIS.
 3. AN EXCAVATION / ENCROACHMENT PERMIT IS REQUIRED FOR CONSTRUCTION AND/OR DISCHARGE OF DRAINAGE WITHIN PUBLIC ROAD R/W.
 4. NO WORK IS ALLOWED WITHIN THE PROTECTED ZONE OF TREES WITHOUT A TREE REPORT AND PERMIT
 5. FINISHED FLOOR TO BE 8 INCHES ABOVE FINISHED GRADE
 6. LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10FT (5% SLOPE), WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBITS 6" FALL WITHIN 10 FT. DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [CRC R401.3, CBC 1804.4]
 7. IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING. [CRC R401.3 EXCEPTION, CBC 1804.4]

LEGEND:

	(E) BUILDING		(E) CONCRETE
	(N) RECREATION ROOM		(E) LANDSCAPING

REFERENCE	COMMON PLANT NAME	BOTANICAL PLANT NAME	QUANTITY	IRRIGATION
NEW SHADE TREE	PEPPERMINT TREE	AGONIS FLEXUOSA	1	15 TO 20 GALLONS PER WEEK

KEYNOTES:
 ① NEW HARDSCAPE, PERMEABLE PAVEMENT (INCIDENTAL RAINFALL) PER CIVIL. See DETAIL ON A4.1
 ② NEW SITTING AREA WITH FIRE PIT

GRADE PLANE (R202)
 GRADE PLANE EL. = +1171.89' - LOWEST POINT WITHIN 6 FEET FROM THE BUILDING BETWEEN THE STRUCTURE AND A POINT 6 FEET FROM THE BUILDING (R202)

DESIGN 1 STUDIO
 1245 EAST WALNUT STREET, STE 112
 PASADENA, CA 91106

NO.	DATE	DESCRIPTION

DESIGN	ISSUED
NS	
DRAWN	APPROVED
NS	

NEW RECREATION ROOM
 3191 TOPPINGTON DR.,
 BEVERLY HILLS, CA 90210

sheet title:
 ARCHITECTURAL SITE PLAN
 sheet number:
E-6

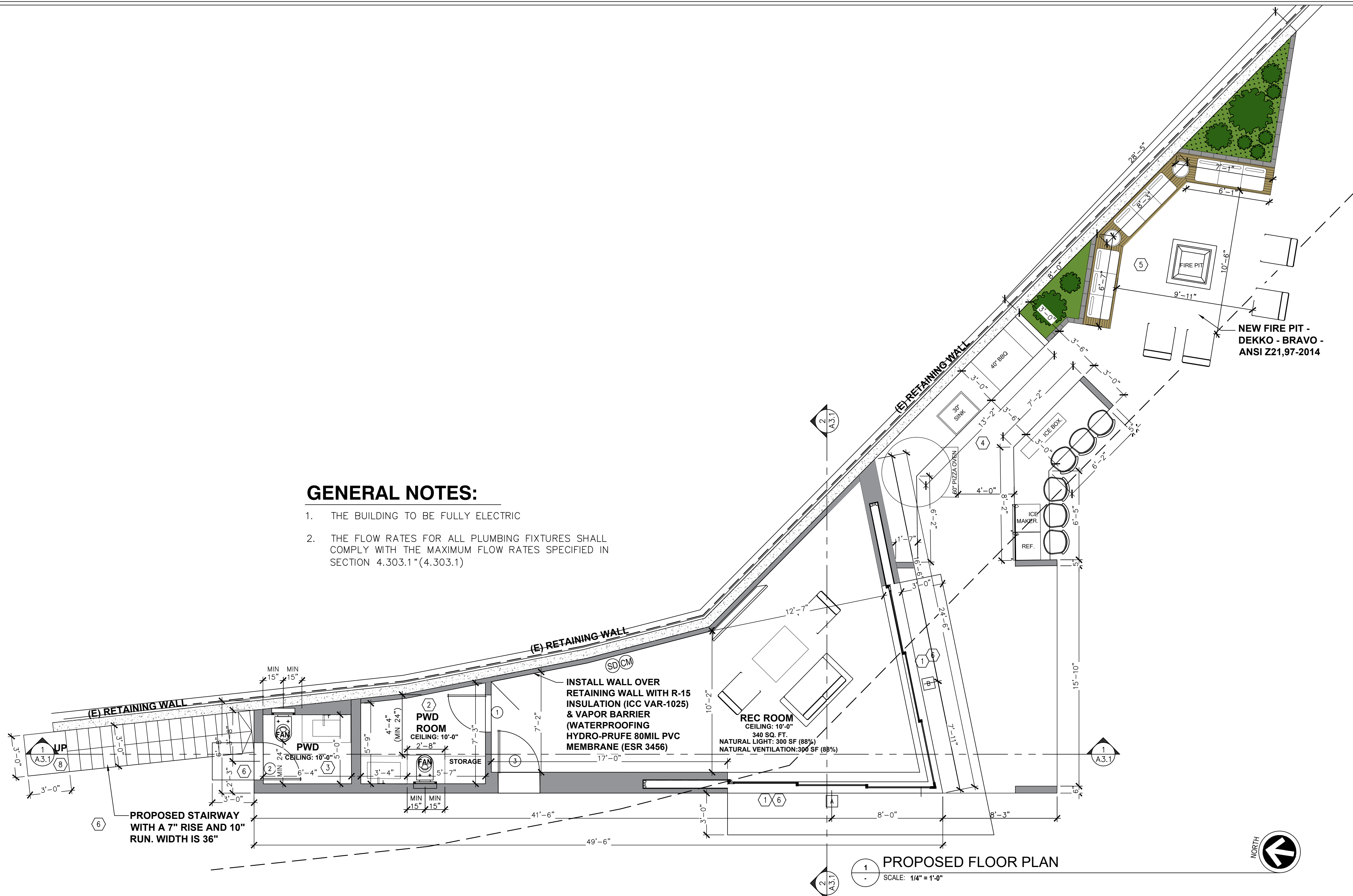
ARCHITECTURAL SITE PLAN
 SCALE: 1/16" = 1'-0"

GENERAL NOTES:

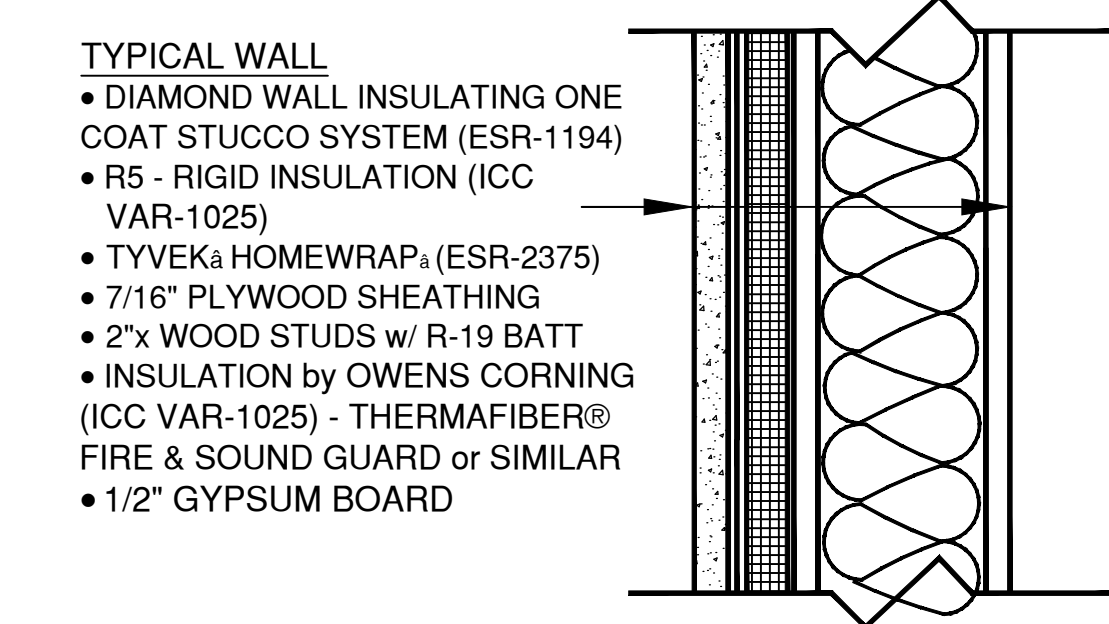
- A. EQUIPMENT AND FURNITURE SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS
- B. INSTALL NEW HEADERS PER STRUCTURAL
- C. WALL COVERINGS IN SHOWERS AND TUBS TO BE CEMENT PLASTER, TILE, OR EQUAL TO 72" ABOVE DRAIN. ENCLOSURES MUST BE OF APPROVED SAFETY GLAZING AND DOORS MUST SWING OUT OF SHOWERS. WINDOWS IN ENCLOSURE WALLS SHALL BE LABELED SAFETY GLAZING WHEN LESS THAN 60" ABOVE DRAIN.
- D. SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEAD SHALL BE FINISHED WITH A NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6 FT ABOVE THE FLOOR. [CRC R307.2, CBC 1210.2.1]
- E. FIELD-CUTTING ENDS, NOTCHES, AND DRILLED HOLES OF PRESERVATIVE-TREATED WOOD SHALL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M4. [CRC R317-1.1]
- F. SLEEPING ROOMS MUST HAVE A WINDOW OR EXTERIOR DOOR FOR AN EMERGENCY EXIT, SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FLOOR, 5.7 SQUARE FEET OF OPEN AREA, 24 INCHES CLEAR OPENING HEIGHT, 20 INCHES CLEAR OPENING WIDTH AND SHALL OPEN DIRECTLY INTO A PUBLIC STREET, ALLEY YARD, OR EXIT COURT.
- G. MINIMUM WINDOW AREA SHALL BE 8% OF THE FLOOR AREA AND 50% OPERABLE. [CRC R303.1]
- H. NEW WINDOW OPENING FOR VENTILATION SHALL BE A MINIMUM OF 4% OF THE FLOOR AREA. [CRC R303.1]
- I. BATHROOM OR SERVICE ROOM MINIMUM WINDOW AREAS SHALL NOT BE LESS THAN 3 SQUARE FEET AND 50% OPERABLE AND, PROVIDE A MECHANICAL VENTILATION SYSTEM EXHAUSTED TO THE OUTSIDE CAPABLE OF PROVIDING 50 CUBIC FEET PER MINUTE FOR INTERMITTENT VENTILATION 25 CUBIC FEET PER MINUTE FOR CONTINUOUS VENTILATION. [CRC R303.1.1]
- J. AN APPROVED SMOKE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTIONS AND ALTERATION. REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1,000. [CRC R314.2.1, R314.2.2]
- K. BATTERY OPERATED SMOKE ALARMS PERMITTED IN EXISTING BUILDINGS WHERE NO CONSTRUCTION IS TAKING PLACE OR IN BUILDING UNDERGOING ALTERATION OR REPAIR THAT DO NOT RESULT IN THE REMOVAL OF INTERIOR WALLS OR CEILING FINISHES, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT WHICH COULD PROVIDE ACCESS FOR WIRING. [CRC R314.6 EXCEPTIONS 1, 3]
- L. SMOKE ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R314.4]
- M. SMOKE DETECTORS SHALL BE HARDWIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC 314.6]
- N. N.A. SMOKE ALARMS SHALL BE PROVIDED IN ALL NEW CONSTRUCTION LOCATED IN EACH SLEEPING ROOM, OUTSIDE EACH GROUP OF SLEEPING ROOM/AREA, AND AT EACH TOP OF THE STAIRS, ADDITIONAL FLOOR OR BASEMENT LEVEL. [CRC R314.3]
- N.B. IN EXISTING DWELLINGS THE SMOKE ALARMS MAY BE BATTERY POWERED.
- O. AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED FOR NEW CONSTRUCTIONS AND ALTERATION. REPAIR OR ADDITIONS REQUIRING PERMIT EXCEEDING \$1,000. [CRC R315.2.1, R315.2.2]
- P. CO ALARMS SHALL BE HARDWIRED AND SHALL BE EQUIPPED WITH BATTERY BACKUP. [CRC 315.5]
- Q. CO ALARMS SHALL BE LISTED FOR COMPLIANCE WITH UL2034, UL 217, UL2075, AND MAINTAINED PER NFPA 720. [CRC R315.1.1; R315.6.1, R315.6.2]
- R. CO ALARM SHALL BE INSTALLED OUTSIDE OF EACH SLEEPING AREA IN IMMEDIATE VICINITY OF THE BEDROOMS AND ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENT. [CRC R315.3]
- S. CO ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS IN THE INDIVIDUAL DWELLING UNIT. [CRC R315.7]
- T. IN EXITING DWELLING UNIT, Z CO ALARM IS PERMITTED TO BE BATTERY OPERATED WHERE REPAIR OR ALTERATION DO NOT RESULT IN THE REMOVAL OF A WALL OR CEILING FINISHES. [CRC R315.5 EXCEPTIONS 4]
- U. EVERY DWELLING UNIT SHALL HAVE AT LEAST ONE SWINGING EXIT DOOR, MINIMUM CLEAR HEIGHT OF 6'-6", AND A MINIMUM CLEAR WIDTH OF 32" [CRC 311.2]
- V. CORRIDOR / HALL SHALL BE 36 INCHES MINIMUM CLEAR WIDTH. [CRC R311.3]
- W. MAX. PLUMBING FIXTURES FLOW RATE PER CALIFORNIA GREEN CODE [4.303]
 - a. WATER CLOSETS 1.28 GPF
 - b. SHOWERHEADS 1.8 GPM @ 80 PSI
 - c. LAUNDRY/SINK FAUCETS 1.2 GPM @ 60 PSI
 - d. KITCHEN FAUCETS 1.8 GPM @ 60 PSI
- Y. CONTROL VALVES FOR SHOWER & TUB/ SHOWER SHALL BE OF THE PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE TYPE.
- Z. PROVIDE WATER HEATER ANCHOR STRAPS WITHIN THE UPPER AND LOWER 1/3 [CPC 508.2]
- AA. BATHTUBS AND WHIRLPOOL BATHS SHALL BE PROVIDED WITH A TRAP DOOR OR ACCESS WITHIN 20 FEET OF THE PUMP [CPC 414.1]
- AB. POWER RECEPTACLES SHALL BE CHILD PROOF COVERED CEC 210.52
- AC. ALL POWER AND LIGHTING OUTLETS IN FAMILY ROOMS, PARLORS, LIBRARIES, DEN'S, BEDROOMS, SUNROOMS, RECREATION ROOMS, HALLWAYS AND SIMILAR AREAS ARE TO BE PROTECTED BY A "COMBINATION AFCI BREAKER." KITCHENS, BATHROOMS, AND BASEMENTS ARE EXEMPT FROM THIS REQUIREMENT.
- AD. MINIMUM CLEAR WITH OF 36" FOR EXTERIOR STAIRS [CRC R311.7.1]
- AA. HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68°F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE. R303.10

GENERAL NOTES:

- 1. THE BUILDING TO BE FULLY ELECTRIC
- 2. THE FLOW RATES FOR ALL PLUMBING FIXTURES SHALL COMPLY WITH THE MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1 (4.303.1)



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"



TYPICAL WALL - R-15 INSULATION
SCALE: 3\"/>

KEYNOTES:

- 1. INSTALL NEW MULTI SLIDE PATIO DOORS. MAX 1.5" THRESHOLD
- 2. INSTALL NEW BATHROOM FIXTURES. NEW FINISHES AND TILE IN RESTROOM @ 6'-0" MIN HEIGHT - SEE BATH NOTES
- 3. INSTALL NEW POWDER ROOM
- 4. INSTALL NEW BBQ COOKING AREA
- 5. INSTALL NEW OUTDOOR SITTING AREA WITH FIRE PIT
- 6. INSTALL NEW OUTDOOR STAIRS
- 7. INSTALL NEW LANDING @ 1" BELOW FINISHED FLOOR, MAX 2% CROSS SLOPE. MAX 1.5" THRESHOLD REASURED IN THE DIRECTION OF TRAVEL OF NO LESS THAN 36". R311.3
- 8. A LANDING SHALL BE PROVIDED AT THE TOP AND BOTTOM OF STAIRWAYS. R311.7.6
MAX 2% CROSS SLOPE.

GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITION OF THE CRC, OR CBC, CMC, CPC, AND CEC AS ADOPTED AND AMENDED BY THE STATE OF CALIFORNIA IN TITLE 24 CCR
- 2. SEPARATE PERMITS MAY BE REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING, SHORING, GRADING, AND DEMOLITION
- 3. ALL PROPERTY LINES, EASEMENTS, AND EXISTING BUILDINGS HAVE BEEN INDICATED ON THIS SITE PLAN.
- 4. A SECURITY FENCE SHALL BE PROVIDED AROUND THE CONSTRUCTION AREA THAT SHALL BE INSTALLED PRIOR TO EXCAVATION AND/OR FOUNDATION TRENCHING.
- 5. WATER SHALL BE PROVIDED ON THE SITE AND USED TO CONTROL DUST.
- 6. TEMPORARY TOILET FACILITIES SHALL BE PROVIDED ON SITE. THE FINISH GRADE SHALL SLOPE A MIN. OF 5% OR 6" H. TO POINT 10 FEET FROM BUILDING FOUNDATION, OR TO AN APPROVED ALTERNATE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES SHALL SLOPE A MINIMUM OF 2%. (CBC 1804.4, CRC R401.3)
- 7. THE TOP OF THE EXTERIOR FOUNDATION SHALL EXTEND ABOVE THE ELEVATION OF THE STREET GUTTER A MINIMUM OF 12" PLUS 2%. (CBC 1808.7.4, CRC R403.1.7.3)

NOTES:

THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED

BATHROOM NOTES

- 1. THE WATER CLOSET SHALL HAVE A CLEARANCE OF 30 INCHES WIDE (15 INCHES ON CENTER) AND 24 INCHES IN FRONT. (CPC 402.5) WHERE THE WATER CLOSET (OR OTHER PLUMBING FIXTURE) COMES INTO CONTACT WITH THE WALL OR FLOOR, THE JOINT SHALL BE CAULKED AND SEALED TO BE WATERTIGHT. (CPC 402.2)

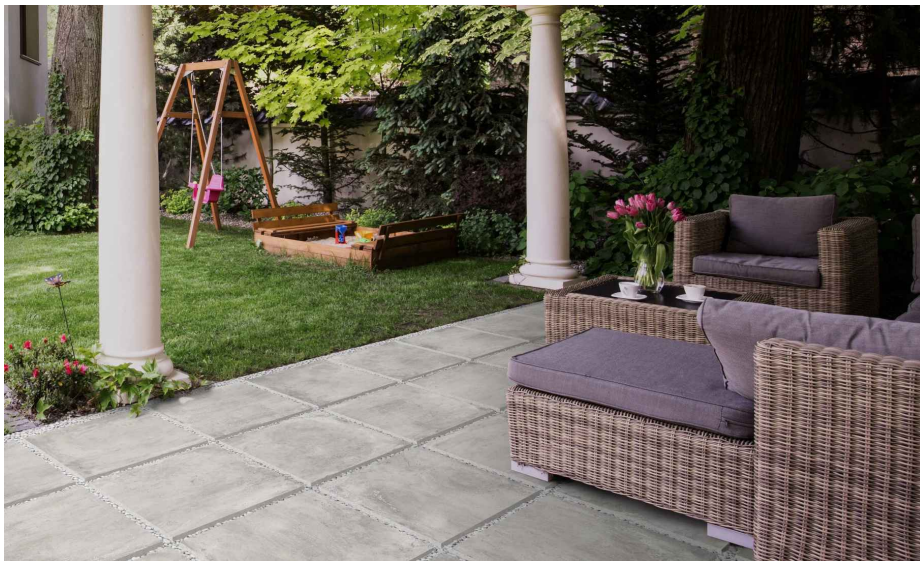
PLUMBING NOTE

- 1. PER SECTION 301.1.1 CALGREEN AND CIVIL CODE 1101.3(c), ALL NON-COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES.

LEGEND

- NEW STUD WALL
- NEW DOOR
- NEW WINDOW
- CARBON MONOXIDE DETECTOR
- SMOKE DETECTOR
- MIN. 50 CFM MECHANICAL EXHAUST FAN - ENERGYSSTAR WITH HUMIDISTAT; DUCTED TO OUTSIDE

ROOF TILE: ONE ASH II PORCELAIN PAVER TILE



SPECIFICATIONS					
DIMENSIONS					
Size	24 x 24	Product Length (inches)	23.70	Product Width (inches)	23.70
Product Thickness	2cm	Box Length	24	Box Width	24
Box Weight	72 lbs	Box Quantity	2	Coverage (sqft/pc)	4
PEI Rating	3	DCOF Value	>= .42	Water Absorption	Less than 0.50 percent
DETAILS					
Material	Porcelain	Color	Gray	Edge	Pressed
Finish	Matte	Look	Cement Look	Body Color	Standard Body
Water Resistance	Waterproof	Frost Resistance	Frost Resistant	Print Quality	Inkjet
50% More Slip Resistant	Yes	Durable	Yes	Country of Origin	USA
INSTALLATION & WARRANTY					
Suggested Grout Line Size	1/8, 3/16, 3/8, or 1/4	Radiant Heat Compatible	Yes	Installation Type	Grout & Mortar
Placement Location	Indoor/ Outdoor	Installation Options	Floor Only	Shower Surface	Suitable for Shower Floors
Shower Surface	Not Suitable for Shower Walls	Pool Surface	Pool Decks	Floor Suitability Rating	All Residential/ Light Commercial
No Demolition	No	Bathroom Floor Use	Suitable for Bathroom Floor		

INFORMATION BULLETIN / PUBLIC - BUILDING CODE
 REFERENCE NO.: LABC 1505
 DOCUMENT NO.: P/BC 2017-023
 Previously Issued As: P/BC 2014-023

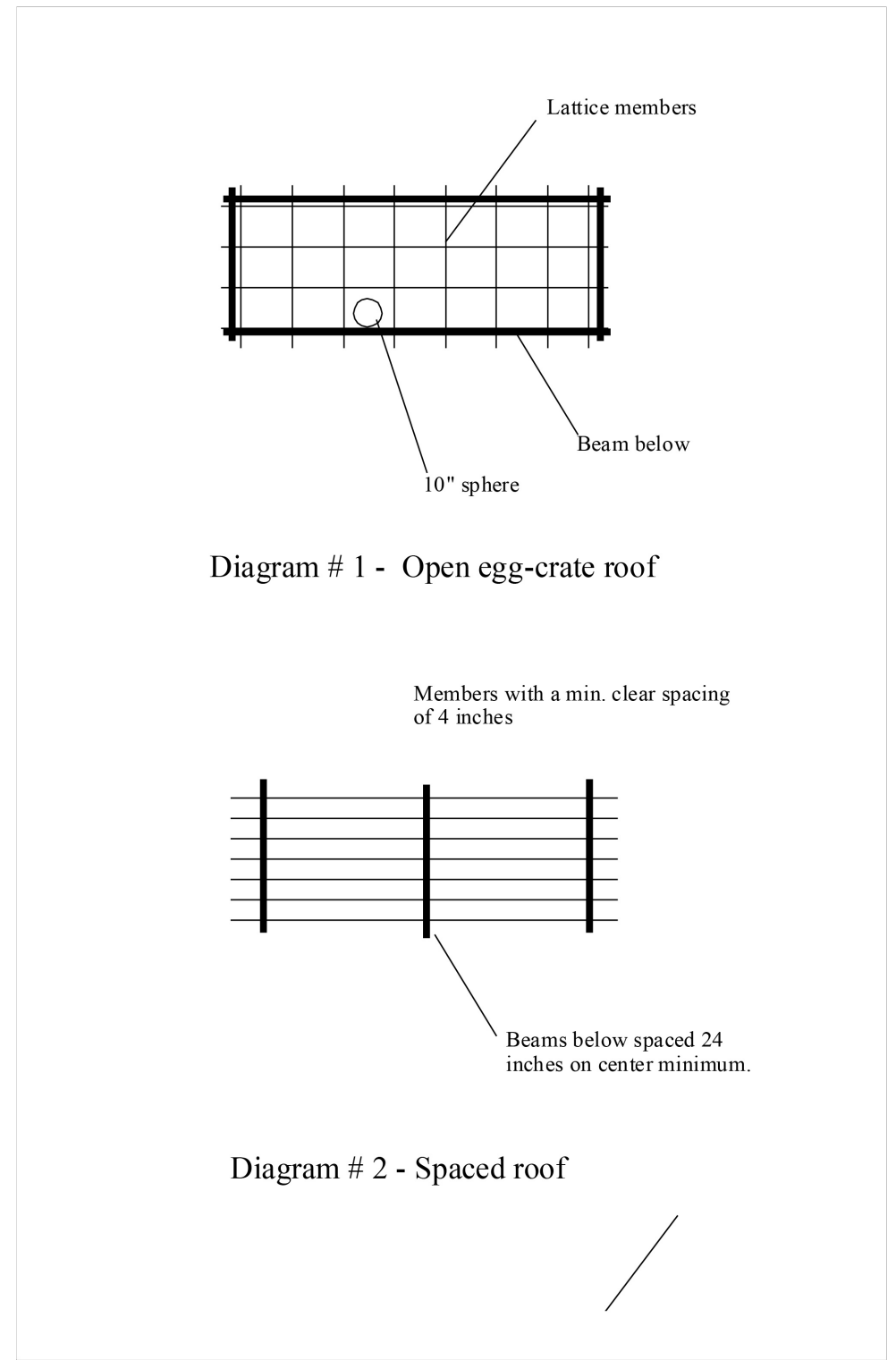
LA DBS DEPARTMENT OF BUILDING AND SAFETY
P/BC 2017-023

FIRE-RETARDANT ROOF COVERINGS FOR OPEN WALKING DECKS AND SPACED ROOF CONSTRUCTION

General:
 Section 1505 of the Los Angeles Building Code requires the roof covering of every building to be fire-retardant. An exception can be applied for a trellis or similar structure that has no roof covering, which is to be located on the roof deck or at ground level, and serves as an accessory use to a Single Family Dwelling and complies with the following types of construction:

- "Open egg-crate roof" constructed of lattice members so that a sphere of 10 inches minimum in diameter can pass through. All lattice members must have a minimum nominal width of 2 inches. (see diagram #1)
- "Spaced roof" constructed of members running in one direction only with a minimum clear spacing between the members of not less than 4 inches. In addition, beams supporting and placed perpendicular to the members shall be spaced not less than 24" on center. All members or beams must have a minimum nominal width of 2 inches. (see diagram #2)

B. For decks located in the VHFHSZ, the area under unroofed walking decks shall be completely enclosed per Section 7207.1, and if the deck is within 10 feet of the primary structure, the walking surface of the deck shall be protected per Section 709A of the Los Angeles Building Code and Section R337.9 of LARC.



Section 1503 of the Los Angeles Building Code also requires the covering of the walking surface of a deck to be fire-retardant except for the following conditions:

- Space below the unroofed walking deck (open or enclosed) shall have no use other than landscaping, walking surface or placement of small items such as pool equipment.
- Any cantilevered balcony, provided the space below the balcony is not enclosed.

Special requirements within the Very High Fire Hazard Severity Zone (VHFHSZ):

- Detached trellis or a trellis attached to a new building located in the VHFHSZ are not permitted per Section 710A of the Los Angeles Building Code (LABC) and Section R337.5 of the Los Angeles Residential Code (LARC).
 Exception: A trellis that serves as an accessory use to a Single Family Dwelling and meets one of the following conditions:
 (1) Trellis constructed of non-combustible members.
 (2) Trellis constructed of pressure treated members. Coating for fire retardant treatment is not acceptable.
 (3) Trellis made of heavy timbers per Section 602.4 of the LABC and Section R337.10 of LARC. The columns shall be of 6 x 6 minimum and the roof framing shall be of 4 x 6 minimum.

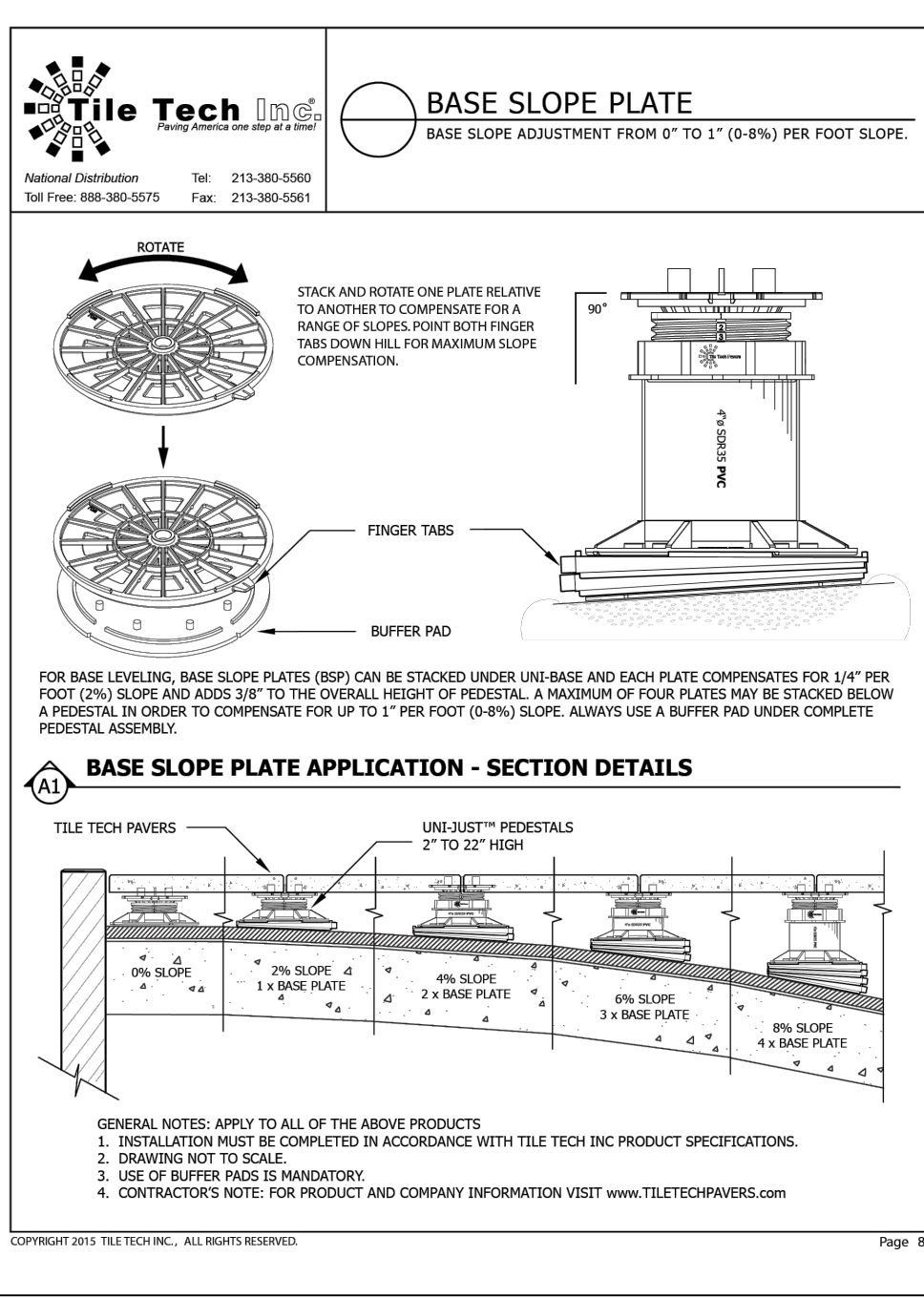
As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
 Page 1 of 2

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.
 Page 2 of 2

Uni-Just™ & Stak-Cap™ Pedestal System

Hybrid Pedestal System - Technical Details

TILE TECH PEDESTAL SYSTEM		
COMPLETE PRODUCT LINE & COMPONENTS LIST		
PRODUCT LINE	MODEL NUMBER	DESCRIPTION
SPACERS	1/8" & 1/4"	ALLOW FOR 1/8" SPACING GAP BETWEEN PAVERS FOR DRAINAGE. TABS A PERFORATED FOR EASY REMOVAL.
UNI-SHIM™	1/8" & 1/16"	USED FOR FINE TUNING OF INDIVIDUAL PAVERS. CAN BE USED ON TOP OR BOTTOM OF PEDESTAL. CAN BE STACKED & BROKEN IN TO QUARTERS OR HALVES.
STAK-CAP™		USED FOR LOW HEIGHT REQUIREMENTS. ROTATE AND STACK CAPS FOR SLOPE & HEIGHT ADJUSTMENT. CAN ALSO BE USED WITH PVC PIPE TO REACH 6" MAX.
UNI-CAP™		SELF-LEVELING & ADJUSTABLE IN ANY DIRECTION FROM 0% TO 4% SLOPE. ALIGN & LOCK TO UNI-INSERT™.
UNI-INSERT™	-75 (3/4")	USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL. SCREWS IN TO UNI-COLLAR™. PROVIDES ADDITIONAL 1/16" OF HEIGHT ADJUSTMENT IN ADDITION TO PVC PIPE.
UNI-INSERT™	-150 (1-1/2")	USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL. SCREWS IN TO UNI-COLLAR™. PROVIDES ADDITIONAL 1/16" OF HEIGHT ADJUSTMENT IN ADDITION TO PVC PIPE.
UNI-COLLAR™		USED FOR SCREW HEIGHT ADJUSTABILITY OF PEDESTAL SYSTEM. COMPRESSION FITS ON TO TOP END OF PVC PIPE.
UNI-BASE™		USED AS BASE OF PEDESTAL SYSTEM. COMPRESSION FITS ON TO END OF PVC PIPE. CAN ALSO BE USED WITH UNI-INSERT™ FOR LOW HEIGHT APPLICATIONS. LARGE SURFACE AREA PROVIDE STABILITY.
BASE SLOPE PLATE (BSP)		USED FOR SLOPE COMPENSATION AT BASE OF PEDESTALS. EACH PLATE COMPENSATES FOR 1/4" PER FOOT (2%) SLOPE AND ADDS 3/8" TO THE OVERALL HEIGHT OF PEDESTAL. MAXIMUM OF FOUR PLATES MAY BE STACKED FOR COMPENSATION OF UP TO 1" PER FOOT (8%) SLOPE.
BUFFER PAD		PROVIDES PROTECTION TO WATERPROOFING MEMBRANE FROM WEAR AND PROVIDES SLIP RESISTANCE TO PEDESTAL. ATTACHES TO BOTTOM OF BASE. ALIGN PERIMETER NOTCHES WITH CHALK LINES.



GENERAL NOTES: APPLY TO ALL OF THE ABOVE PRODUCTS
 1. INSTALLATION MUST BE COMPLETED IN ACCORDANCE WITH TILE TECH INC PRODUCT SPECIFICATIONS.
 2. DRAWING NOT TO SCALE.
 3. USE OF BUFFER PADS IS MANDATORY.
 4. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT WWW.TILETECHPAVERS.COM

KEYNOTES:

- INSTALL NEW EXTERIOR RATED TILE AND SEALED GROUT OVER SLOPED (2%) 1/2" CEMENT BOARD OVER PLYWOOD DECKING. CLASS A - ASTM E108-08 - DURADEK SYSTEM OR SIMILAR
- INSTALL NEW PEDESTAL SYSTEM

ROOF SLOPE

ROOF NOTES:

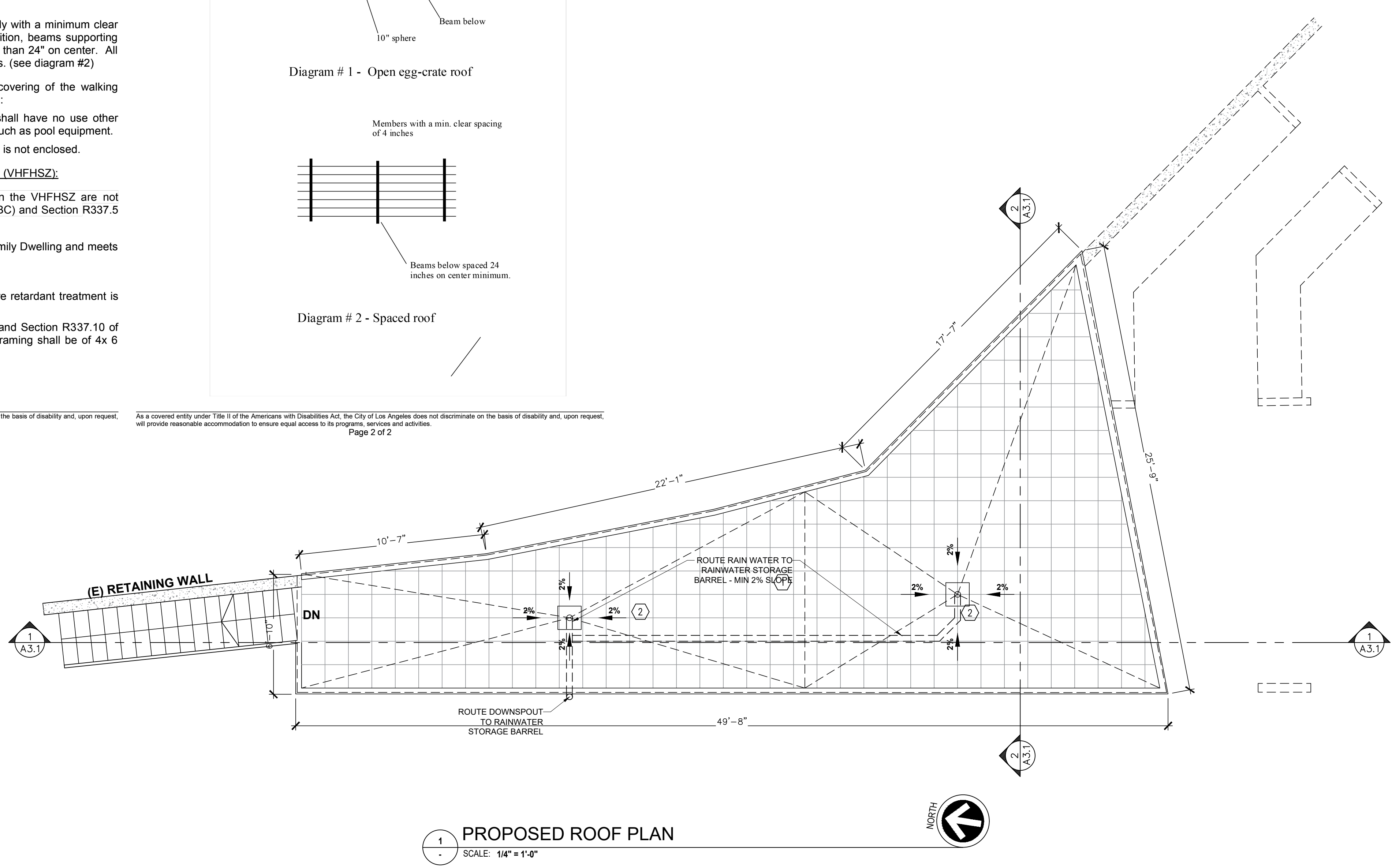
ROOF AREA: 595 SF

ROOFING
 TYPE: SURE-WELD TPO MEMBRANES - CRRC# 0628-0002
 MANUFACTURE: CARULISE SYNTEC SYSTEMS
 COLOR: WHITE
 SOLAR TRANSMITTANCE: 0.28 - 3-YEAR
 THERMAL TRANSMITTANCE: 0.91 - 3-YEAR
 SRI: 40 - 8-YEAR RATING
 BASED SHEET ROOFING
 ICC/ESR - 1184
 UL 790 (CLASS A FIRE RESISTANCE)
 MINIMUM SLOPE: 1/4:12

GUTTERS
 TYPE: ALSCO TRIM COIL TERRA
 COLOR: DARK GRAY TO MATCH ELEVATION COLOR

VHFHSZ NOTES:

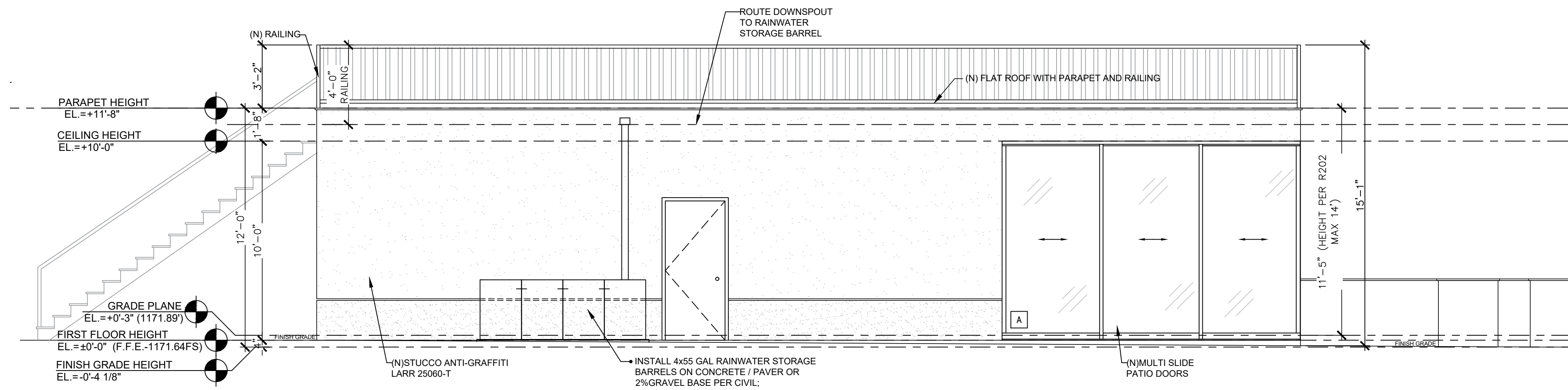
- (ROOF) (ATTIC)(EXTERIOR WALL) VENTS SHALL RESIST THE INTRUSION OF FLAME AND EMBERS INTO THE ATTIC AREA OF THE STRUCTURE, OR SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH 1/4 BINCH (6 MM) OPENINGS OR ITS EQUIVALENT. VENTS SHALL NOT BE INSTALLED IN EAVES AND CORNICES (706A.1, 706A.2, 706A.3, 7207.3)
- EAVES AND SOFFITS SHALL MEET THE REQUIREMENTS OF SFM 12-7A-3 OR SHALL BE PROTECTED BY IGNITION-RESISTANT MATERIALS OR NONCOMBUSTIBLE CONSTRUCTION ON THE EXPOSED UNDERSIDE (707A.5.5)
- DECKING, SURFACES, STAIR TREADS, RISERS, AND LANDINGS OF DECKS, PORCHES, AND BALCONIES WHERE ANY PORTION OF SUCH SURFACE IS WITHIN 10 FEET (3048 MM) OF THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER, NON-COMBUSTIBLE OR OTHER APPROVED MATERIALS PER SEC. 709A.3
- NO TRELLIS IS PERMITTED WITHIN 10 FEET OF THE PRIMARY STRUCTURE.
- TRELLIS MORE THAN 10 FEET FROM THE PRIMARY STRUCTURE SHALL BE CONSTRUCTED OF HEAVY TIMBER OR NON-COMBUSTIBLE MATERIALS. MINIMUM OF 4 INCHES SPACING IS REQUIRED BETWEEN THE MEMBERS. (INFORMATION BULLETIN NO. P/BC 2017-023).



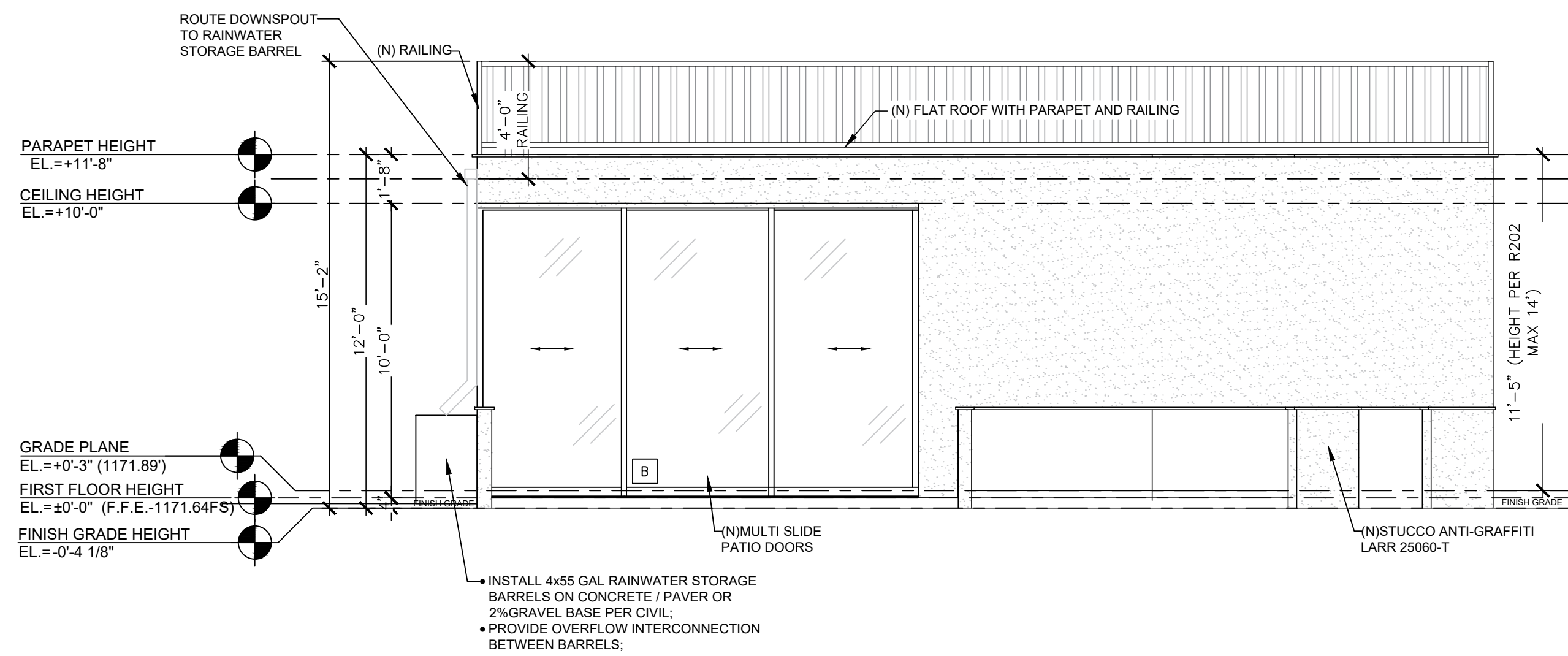
DESIGN 1 STUDIO
 1245 EAST WALNUT STREET, STE 112
 PASADENA, CA 91106

NEW RECREATION ROOM
 3191 TOPPINGTON DR.,
 BEVERLY HILLS, CA 90210

sheet title:
 PROPOSED ROOF PLAN
 sheet number:
E-7.2



1 PROPOSED FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 PROPOSED SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

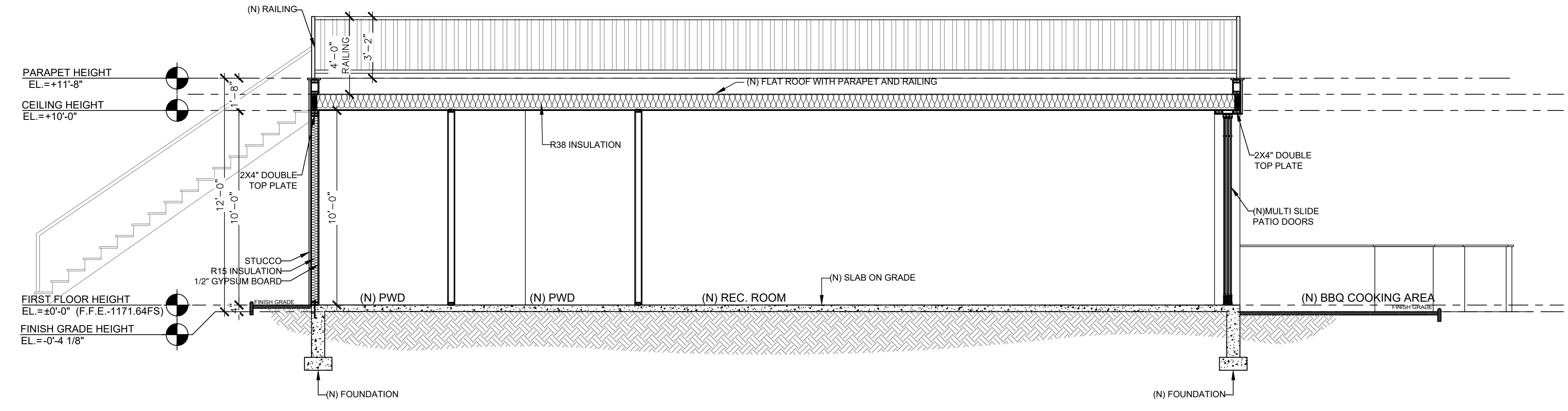
DESIGN NS	ISSUED
DRAWN NS	APPROVED

NEW RECREATION ROOM
 3191 TOPPINGTON DR.,
 BEVERLY HILLS, CA 90210

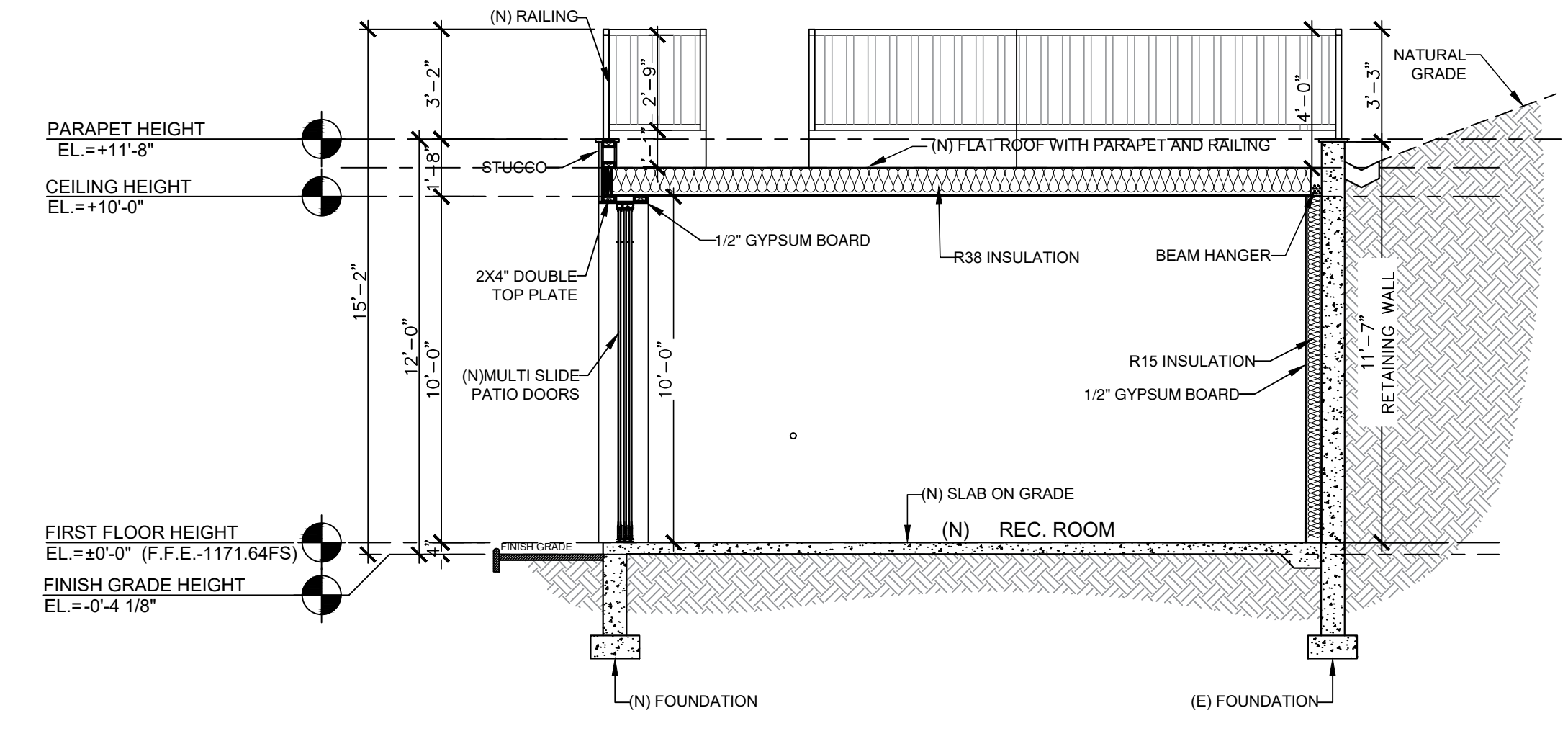
GENERAL NOTES:

ANY ADDITION OR CHANGES MADE TO THE APPROVED EXTERIOR ELEVATION DESIGN EITHER ON THE DRAWINGS OR DURING CONSTRUCTION WILL REQUIRE PLANNING DIVISION AND BUILDING DIVISION REVIEW AND APPROVAL AND MAY RESULT IN A DELAY OF THE PROJECT OR THE REMOVAL OF NON-APPROVED WORK.

sheet title:
 PROPOSED
 EXTERIOR
 ELEVATIONS
 sheet number:
E-8.1



1 PROPOSED SECTION 1-1
 SCALE: 1/4" = 1'-0"



2 PROPOSED SECTION 2-2
 SCALE: 1/4" = 1'-0"

GLAZING NOTES:

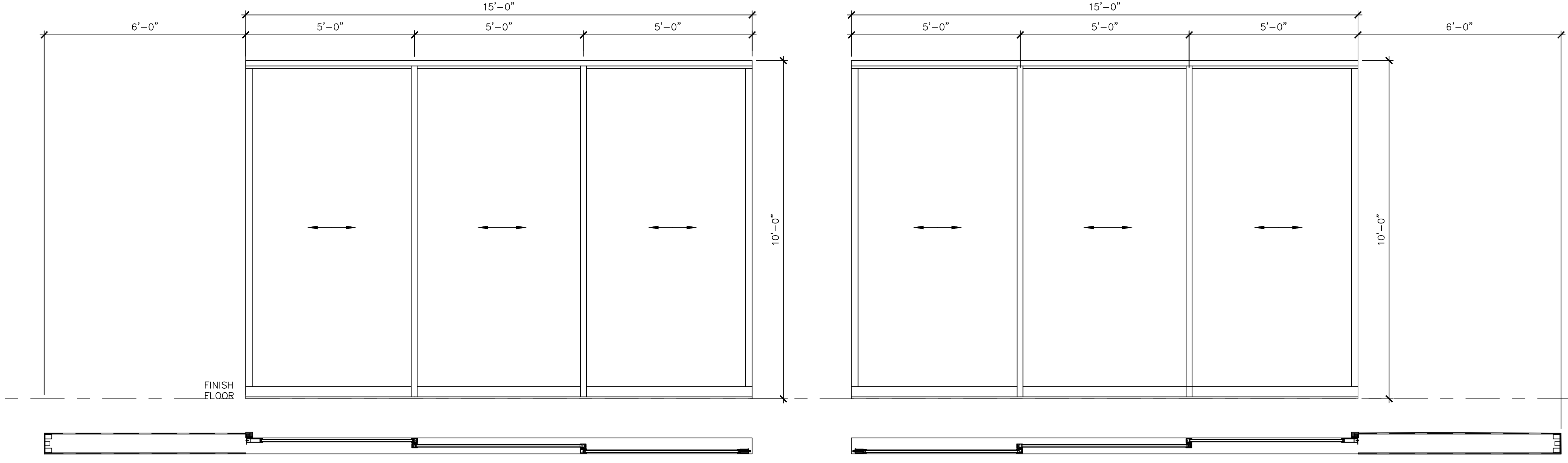
- GLAZING IN THE FOLLOWING LOCATIONS SHALL BE SAFETY GLAZING CONFORMING TO THE HUMAN IMPACT LOADS OF SECTION R308.3 (SEE EXCEPTIONS) (R308.4)
- FIXED AND OPERABLE PANELS OF SWINGING, SLIDING AND BI-FOLD DOOR ASSEMBLIES.
 - GLAZING IN AN INDIVIDUAL FIXED OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE IS WITHIN 24-INCH ARC OF EITHER VERTICAL EDGE OF THE FLOOR IN A CLOSED POSITION AND WHOSE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE FLOOR OF WALKING SURFACE.
 - GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQUARE FEET.
 - BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR.
 - TOP EDGE GREATER THAN 36 INCHES ABOVE THE FLOOR.
 - ONE OR MORE WALKING SURFACES WITHIN 36 INCHES HORIZONTALLY OF THE GLAZING
 - GLAZING IN GUARDS AND RAILINGS
 - GLAZING IN ENCLOSURES FOR OR WALLS FACING HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE OS THE GLAZING IS LESS THAN 60 INCHES MEASURED VERTICALLY ABOVE ANY STANDING FOR WALKING SURFACE.
 - GLAZING IN WALLS AND FENCES ADJACENT TO INDOOR AND OUTDOOR SWIMMING POOLS, HOT TUBS AND SPAS WHERE THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A WALKING SURFACE AND WITHIN 60 INCHES, MEASURED HORIZONTALLY AND IN STRAIGHT LINE OF THE WATER'S EDGE.
 - GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS.
 - GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN A 60 INCH HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING (R304.2)
 - SKYLIGHTS AND SLOPED GLAZING SHALL COMPLY WITH SECTION R308.6

NOTES:

- THE NFRC TEMPORARY LABEL DISPLAYED ON WINDOWS AND SKYLIGHTS (INCL. TUBULAR) MUST REMAIN ON THE UNIT UNTIL FINAL INSPECTION HAS BEEN COMPLETED
- ALL GLAZING TO BE LOW-E DUAL GLAZED GLASS - EXTERIOR FLOOR TO CEILING WINDOWS AND DOORS TO BE TEMPERED
 - WINDOWS LOCATED IN SHOWERS SHALL BE TEMPERED AND SPECIFIED FOR USE IN SHOWER (WET RATED). CONTRACTOR TO INSTALL SHOWER WATERPROOFING MEMBRANE OVER WINDOW JAMB AND CAULK COMPLETELY AROUND WINDOW/TILE JOINT
 - ALL NEW METAL FINISH TO MATCH EXISTING
 - ALL NEW WINDOWS TO MATCH WINDOW CONFIGURATION AND GLAZING COLOR
 - EXTERIOR WINDOWS AND DOORS SHALL HAVE A U-FACTOR OF 0.20 AND AN SHGC OF 0.36

VHFHSZ NOTES:

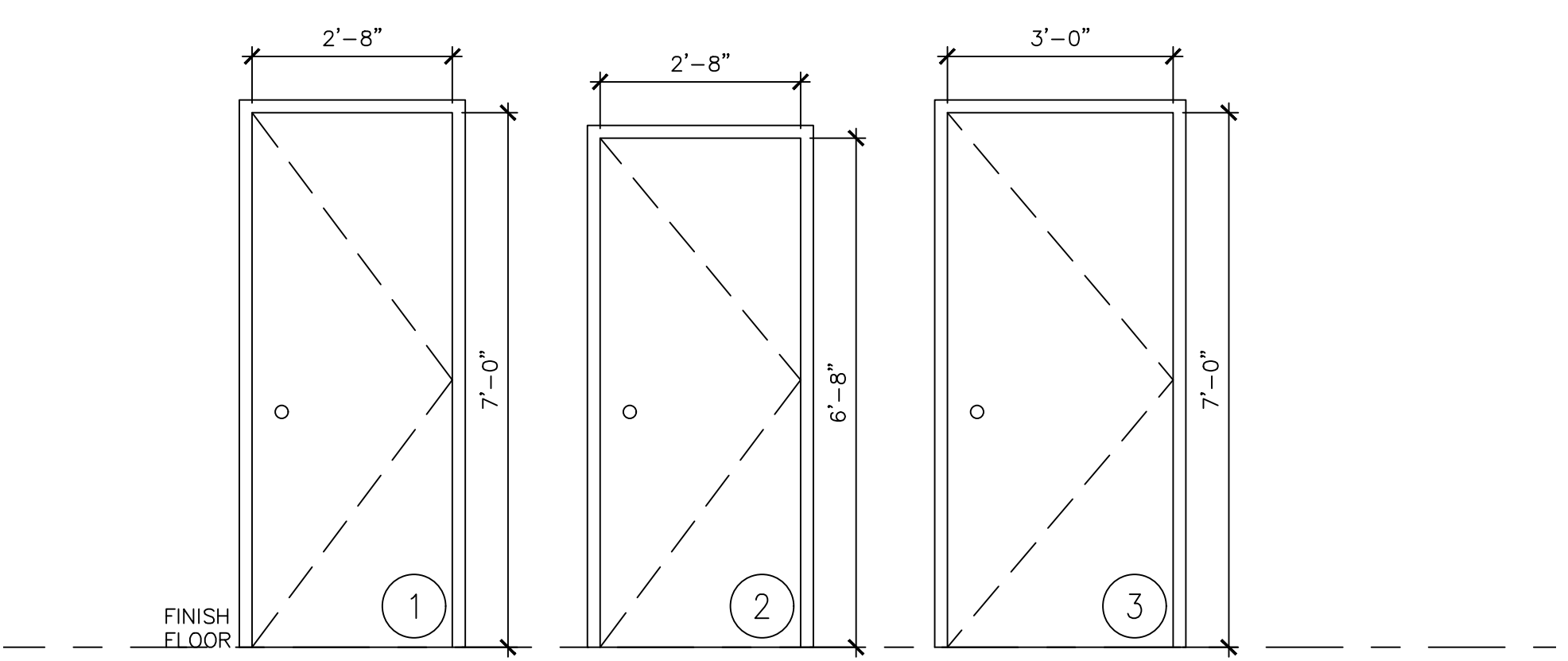
- EXTERIOR WINDOWS, WINDOW WALLS, GLAZE DOORS, AND GLAZED OPENINGS WITHIN EXTERIOR DOORS SHALL BE INSULATING- GLASS UNITS WITH A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A FIRE- RESISTANCE RATING OF NOT LESS THAN 20 MINUTES, WHEN TESTED ACCORDING TO NFPA 257, OR CONFORM TO THE PERFORMANCE REQUIREMENTS OF SFM 12-7A-2 (708A.2.1)
- EXTERIOR DOOR ASSEMBLIES SHALL CONFORM TO THE PERFORMANCE REQUIREMENTS OF STANDARD SFM 12-7A-1 OR SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION, OR SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1 3/8 INCHES THICK WITH INTERIOR FIELD PANEL THICKNESS NO LESS THAN 1 3 INCHES THICK, OR SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO ASNFPA 252. (EXCEPTION: NONCOMBUSTIBLE OR EXTERIOR FIRE-RETARDANT TREATED WOOD VEHICLE ACCESS DOORS) (708A.3)



A MULTI SLIDE PATIO DOORS
 TEMPERED - SEE VHFHSZ NOTES

B MULTI SLIDE PATIO DOORS
 TEMPERED - SEE VHFHSZ NOTES

3 PROPOSED WINDOW SCHEDULE
 SCALE: 1/2" = 1'-0"



1 PWD ROOM DOOR
 EXTERIOR
 SEE VHFHSZ NOTES

2 INTERIOR DOOR

3 ENTRY DOOR
 EXTERIOR
 SEE VHFHSZ NOTES

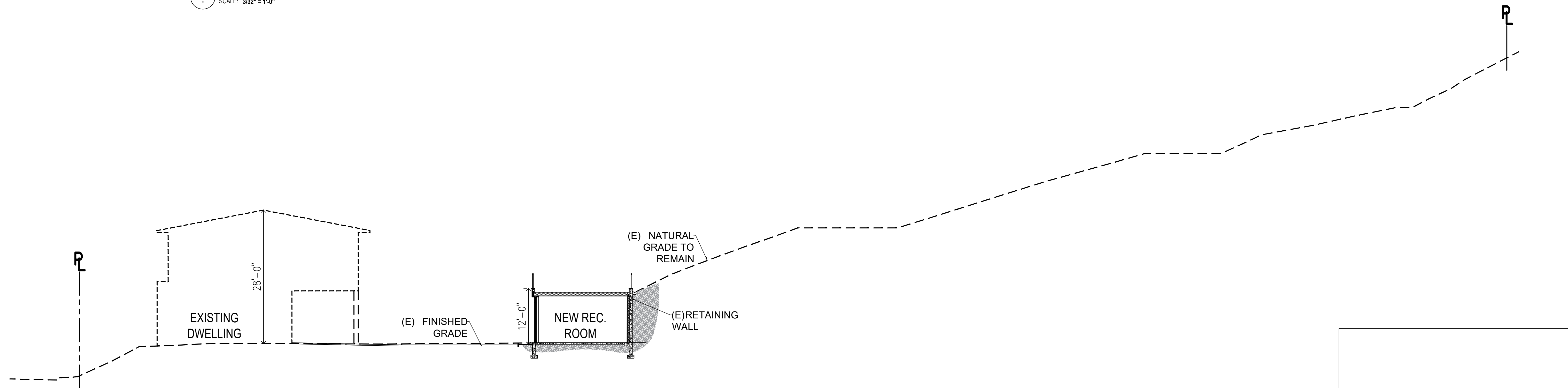
4 PROPOSED DOOR SCHEDULE
 SCALE: 1/2" = 1'-0"

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGN NS	ISSUED
DRAWN NS	APPROVED



1 SITE SECTION
SCALE: 3/32" = 1'-0"



2 SITE SECTION
SCALE: 3/32" = 1'-0"

DESIGN 1 STUDIO
1245 EAST WALNUT STREET, STE 112
PASADENA, CA 91106

REVISIONS		
NO.	DATE	DESCRIPTION

DESIGN NS	ISSUED
DRAWN NS	APPROVED

NEW RECREATION ROOM
3191 TOPPINGTON DR.,
BEVERLY HILLS, CA 90210

sheet title:
SITE SECTIONS
sheet number:
E-9



DESIGN 1 STUDIO
 1245 EAST WALNUT STREET, STE 112
 PASADENA, CA 91106

REVISIONS		
NO.	DATE	DESCRIPTION
DESIGN JT	ISSUED	
DRAWN NS	APPROVED	

NEW RECREATION ROOM
 3191 TOPPINGTON DR.,
 BEVERLY HILLS, CA 90210

EXTERIOR PLASTER

7/8" SMOOTH FIN. EXT. PLASTER
 LAHABRA Plateau 3019L (50)



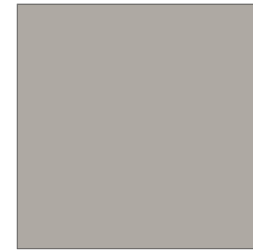
PRECAST CONCRETE

EXPOSED AGGREGATE FINISH CONCRETE
 COLOR: DE6229 LIGHT GRAY



WALKWAY CONCRETE

EXPOSED AGGREGATE FINISH CONCRETE
 POURED IN PLACE
 COLOR: LIGHT GRAY



DOORS AND WINDOWS

ALUMINUM CLAD DOORS & WINDOWS
 MANUFACTURER: MARVIN
 COLOR: BRONZE ANODIZE



RAILING AND STEEL FENCE

SOLID STEEL BAR
 COLOR: DARK BROWN TO MATCH WINDOWS
 NON GLARE, NON REFLECTIVE



sheet title:
 COLORED RENDERING
 sheet number:
E-10