



TECT APP, INC.
 921 11th Street, 2nd Floor
 Sacramento, CA 95814
 TEL: 916-541-8659 | E: bob@tect.com

PROGRESS DRAWING

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ISSUE DATE YYYY-MM-DD

DRAWN BY RH

ARCHITECT
 Robert Habian, AIA
 CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

PROJECT ADDRESS
 15303 Earlham Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

OWNER
 John Stamper
 15303 Earlham Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME

Cover Sheet / Project Info / Sheet Index

SHEET NUMBER

GO.1

PROJECT INFORMATION

PROJECT:
 SINGLE-FAMILY RESIDENCE (FIRE REBUILD)
ADDRESS:
 15303 EARLHAM ST, PACIFIC PALISADES, CA 90272
ASSESSOR PARCEL NO.:
 4412-019-023
JURISDICTION:
 LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS)
USE / OCCUPANCY:
 R-3 – SINGLE-FAMILY DWELLING

NOTES

- 1 ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.
- 2 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- 3 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND LADBS PRIOR TO CONSTRUCTION.

SHEET NO.	SHEET NAME
G0.1	Cover Sheet / Project Info / Sheet Index
G0.2	Code Summary/Zoning Analysis
G0.3	General Notes
A1.0	Site Plan
A2.1	Floor Plan - Level1
A2.2	Floor Plan - Level2
A2.3	Roof Plan
A3.1	Exterior Elevations N&S
A3.2	Exterior Elevations E&W
A4.1	Building sections (A-A & B-B)
A4.2	Section Perspective Level1
A4.3	Section Perspective Level2
A4.4	Section Perspective Level3
A4.5	Exterior Perspectives
A4.6	Exterior Topo & CMU Perspectives

A **EXTERIOR CONCEPT @ LOMBARD**
 SCALE: NTS

B **EXTERIOR CONCEPT @ EARLHAM**
 SCALE: NTS

C **INTERIOR CONCEPT @ KITCHEN**
 SCALE: NTS

CODE SUMMARY (RESIDENTIAL - SINGLE FAMILY DWELLING)

APPLICABLE CODES

(CITY OF LOS ANGELES – EFFECTIVE JANUARY 1, 2026)

ALL WORK SHALL COMPLY WITH THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS), AS ADOPTED AND AMENDED BY THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.

CALIFORNIA BUILDING STANDARDS CODE – TITLE 24 (2025 EDITION)

- PART 2 – CALIFORNIA BUILDING CODE (CBC)
- PART 2.5 – CALIFORNIA RESIDENTIAL CODE (CRC)
- PART 3 – CALIFORNIA ELECTRICAL CODE (CEC)
- PART 4 – CALIFORNIA MECHANICAL CODE (CMC)
- PART 5 – CALIFORNIA PLUMBING CODE (CPC)
- PART 6 – CALIFORNIA ENERGY CODE (TITLE 24 ENERGY)
- PART 9 – CALIFORNIA FIRE CODE (CFC)
- PART 11 – CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

LOCAL AMENDMENTS

- LOS ANGELES MUNICIPAL CODE (LAMC)
- CITY OF LOS ANGELES AMENDMENTS TO THE ABOVE CODES
- LOS ANGELES FIRE DEPARTMENT (LAFD) REQUIREMENTS AS APPLICABLE

INDUSTRY STANDARDS (AS APPLICABLE)

- ASME A17.1 / CSA B44 – SAFETY CODE FOR ELEVATORS AND ESCALATORS (PRIVATE RESIDENTIAL ELEVATOR)
- NFPA STANDARDS, AS REFERENCED BY THE CALIFORNIA FIRE CODE
- ANSI STANDARDS, AS REFERENCED BY THE CBC / CRC

OCCUPANCY & CONSTRUCTION

- OCCUPANCY CLASSIFICATION: **R-3**
- CONSTRUCTION TYPE: **TYPE V-B**
- NUMBER OF STORIES: **3**
- BASEMENT: YES NO
- ATTIC: YES NO

BUILDING AREA AND HEIGHT

- FIRST FLOOR: 2,130 SF
- SECOND FLOOR: 2,105 SF
- THIRD FLOOR: 297 SF
- **TOTAL: 4,532 SF**** (107.3% OF ORIGINAL HOME AT 4,224 SF)

**FLOOR AREA CALCULATIONS INCLUDE ENCLOSED STAIRS AND ELEVATOR SHAFTS PER LEVEL.

- MAXIMUM BUILDING HEIGHT: **36 FT** (40 FT ALLOWED)
- NUMBER OF DWELLING UNITS: **1**

FIRE & LIFE SAFETY

- AUTOMATIC FIRE SPRINKLERS: YES NO
- SMOKE ALARMS: PER CRC R314
- CARBON MONOXIDE ALARMS: PER CRC R315
- FIRE SEPARATION DISTANCE: PER CBC / CRC AS APPLICABLE

EGRESS

- MEANS OF EGRESS: PER CRC CHAPTER 3
- EMERGENCY EGRESS WINDOWS: PROVIDED WHERE REQUIRED
- STAIRWAYS: PER CRC R311
- HANDRAILS / GUARDS: PER CRC R311

ACCESSIBILITY

- ACCESSIBILITY STANDARD:
 CRC (R-3 RESIDENTIAL – NOT REQUIRED)
 CBC CHAPTER 11A (IF APPLICABLE)

STRUCTURAL DESIGN

- DESIGN CATEGORY: PER CBC / CRC
- SEISMIC DESIGN CATEGORY: _____
- WIND DESIGN: PER CBC / CRC
- FOUNDATION SYSTEM: CONTINUOUS CONCRETE SPREAD FOOTINGS WITH SLAB-ON-GRADE
- SPECIAL INSPECTIONS: REQUIRED NOT REQUIRED

ENERGY & SUSTAINABILITY

- TITLE 24 ENERGY COMPLIANCE:
 CF-1R / CF-2R / CF-3R (SUBMITTED SEPARATELY)

- CALGREEN COMPLIANCE:
 MANDATORY RESIDENTIAL MEASURES
 CALGREEN CHECKLIST SUBMITTED SEPARATELY

ROOF & DRAINAGE

- ROOF TYPE: SLOPED LOW-SLOPE
- SLOPED ROOF COVERING: NATURAL SLATE TILE
- ROOF TYPE: SLOPED LOW-SLOPE
- LOW SLOPE ROOF COVERING: CLASS A SINGLE-PLY MEMBRANE (TPO)
- RAINWATER DISPOSAL: PER CPC / CMC

ZONING (VERIFY WITH PLANNING)

- ZONING DESIGNATION: _____
- LOT AREA: _____ SF
- LOT COVERAGE: _____ %
- FAR: _____
- SETBACKS: PER ZONING CODE

NOTES

WILDLAND-URBAN INTERFACE (WUI)

• THIS PROJECT IS LOCATED WITHIN A DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. ALL EXTERIOR CONSTRUCTION, MATERIALS, ASSEMBLIES, AND DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A, THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FIRE CODE (CFC), LOS ANGELES MUNICIPAL CODE (LAMC), AND ALL APPLICABLE AMENDMENTS AND REQUIREMENTS OF THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY AND THE LOS ANGELES FIRE DEPARTMENT. WUI-COMPLIANT MATERIALS AND ASSEMBLIES SHALL BE PROVIDED WHERE REQUIRED.

FIRE REBUILD

• THIS PROJECT INVOLVES THE RECONSTRUCTION OF A PREVIOUSLY FIRE-DAMAGED SINGLE-FAMILY RESIDENCE. ALL NEW WORK SHALL COMPLY WITH CURRENT ADOPTED CODES AND ORDINANCES. ANY EXISTING ELEMENTS TO REMAIN SHALL BE VERIFIED FOR CODE COMPLIANCE OR UPGRADED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

HILLSIDE ORDINANCE (DOES NOT APPLY)

• THIS PROPERTY IS NOT A DESIGNATED HILLSIDE PROPERTY AS DEFINED BY THE LOS ANGELES MUNICIPAL CODE. THE CITY OF LOS ANGELES HILLSIDE ORDINANCE DOES NOT APPLY TO THIS PROJECT.

EXTERIOR WALL CONSTRUCTION

• EXTERIOR WALL ASSEMBLIES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE, IGNITION-RESISTANT, OR APPROVED FIRE-RESISTIVE MATERIALS AND ASSEMBLIES IN ACCORDANCE WITH CBC CHAPTER 7A. ALL ASSEMBLIES SHALL BE INSTALLED PER APPROVED LISTINGS AND TEST REPORTS.

EXTERIOR OPENINGS

• EXTERIOR WINDOWS, GLAZED DOORS, SIDELIGHTS, AND TRANSOMS SHALL COMPLY WITH CBC CHAPTER 7A REQUIREMENTS FOR EXTERIOR OPENINGS IN A VHFHSZ, INCLUDING THE USE OF TEMPERED GLAZING OR OTHER APPROVED FIRE-RESISTIVE GLAZING WHERE REQUIRED.

VENT OPENINGS

• ATTIC, UNDERFLOOR, FOUNDATION, AND CRAWLSPACE VENTS SHALL BE PROVIDED WITH APPROVED EMBER-RESISTANT VENT ASSEMBLIES IN COMPLIANCE WITH CBC CHAPTER 7A AND LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.

EXTERIOR DOORS

• EXTERIOR DOORS SHALL BE SOLID-CORE, METAL, OR OTHERWISE APPROVED FIRE-RESISTIVE ASSEMBLIES COMPLYING WITH CBC CHAPTER 7A.

GARAGE DOORS

• GARAGE DOORS SHALL BE APPROVED ASSEMBLIES SUITABLE FOR USE IN A VERY HIGH FIRE HAZARD SEVERITY ZONE AND SHALL BE INSTALLED PER MANUFACTURER'S LISTINGS.

ROOF ASSEMBLY

• ROOF COVERINGS SHALL BE CLASS A FIRE-RATED. ROOF ASSEMBLIES, INCLUDING RIDGES, HIPS, VALLEYS, EDGES, AND PENETRATIONS, SHALL BE DETAILED TO RESIST EMBER INTRUSION IN ACCORDANCE WITH CBC CHAPTERS 7A AND 15.

EAVES / SOFFITS / OVERHANGS

• EAVES, SOFFITS, FASCIAS, AND UNDERSIDE OF ROOF PROJECTIONS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE OR IGNITION-RESISTANT MATERIALS IN COMPLIANCE WITH CBC CHAPTER 7A.

DEFENSIBLE SPACE

• REQUIRED DEFENSIBLE SPACE SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH CALIFORNIA FIRE CODE CHAPTER 49 AND LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.

LANDSCAPING

• LANDSCAPING WITHIN REQUIRED FIRE ZONES SHALL COMPLY WITH VHFHSZ AND LOS ANGELES FIRE DEPARTMENT REQUIREMENTS. COMBUSTIBLE VEGETATION AND MATERIALS SHALL BE LIMITED WHERE REQUIRED.

EXTERIOR EQUIPMENT

• EXTERIOR MECHANICAL, ELECTRICAL, AND UTILITY EQUIPMENT SHALL BE INSTALLED IN COMPLIANCE WITH VHFHSZ REQUIREMENTS AND APPLICABLE CLEARANCE PROVISIONS OF THE ADOPTED CODES AND UTILITY PROVIDERS.

FIRE APPARATUS ACCESS

• FIRE DEPARTMENT ACCESS, ROADWAY WIDTHS, TURNING RADII, GRADES, AND VERTICAL CLEARANCES SHALL COMPLY WITH THE CALIFORNIA FIRE CODE AND LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.

FIRE FLOW AND WATER SUPPLY

• FIRE FLOW, HYDRANT SPACING, AND WATER SUPPLY SHALL BE PROVIDED AS REQUIRED BY THE LOS ANGELES FIRE DEPARTMENT UNDER SEPARATE REVIEW AND APPROVAL.

ELEVATOR (PRIVATE RESIDENTIAL)

• A PRIVATE RESIDENTIAL ELEVATOR IS PROVIDED FOR USE WITHIN A SINGLE-FAMILY DWELLING. THE ELEVATOR SHALL COMPLY WITH ASME A17.1/CSA B44 AS ADOPTED, AND THE CALIFORNIA BUILDING CODE. ELEVATOR EQUIPMENT, HOISTWAY, PIT, AND OVERHEAD CLEARANCES SHALL BE COORDINATED WITH MANUFACTURER REQUIREMENTS AND APPROVED UNDER SEPARATE PERMIT.

INSPECTION AND APPROVAL

• ALL VHFHSZ-RELATED CONSTRUCTION SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LADBS AND THE LOS ANGELES FIRE DEPARTMENT. APPROVED MATERIALS AND ASSEMBLIES SHALL BE INSTALLED PER MANUFACTURER'S LISTINGS AND TEST DOCUMENTATION.

tect

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SHEET NAME

Code Summary/ Zoning Analysis

SHEET NUMBER

GO.2

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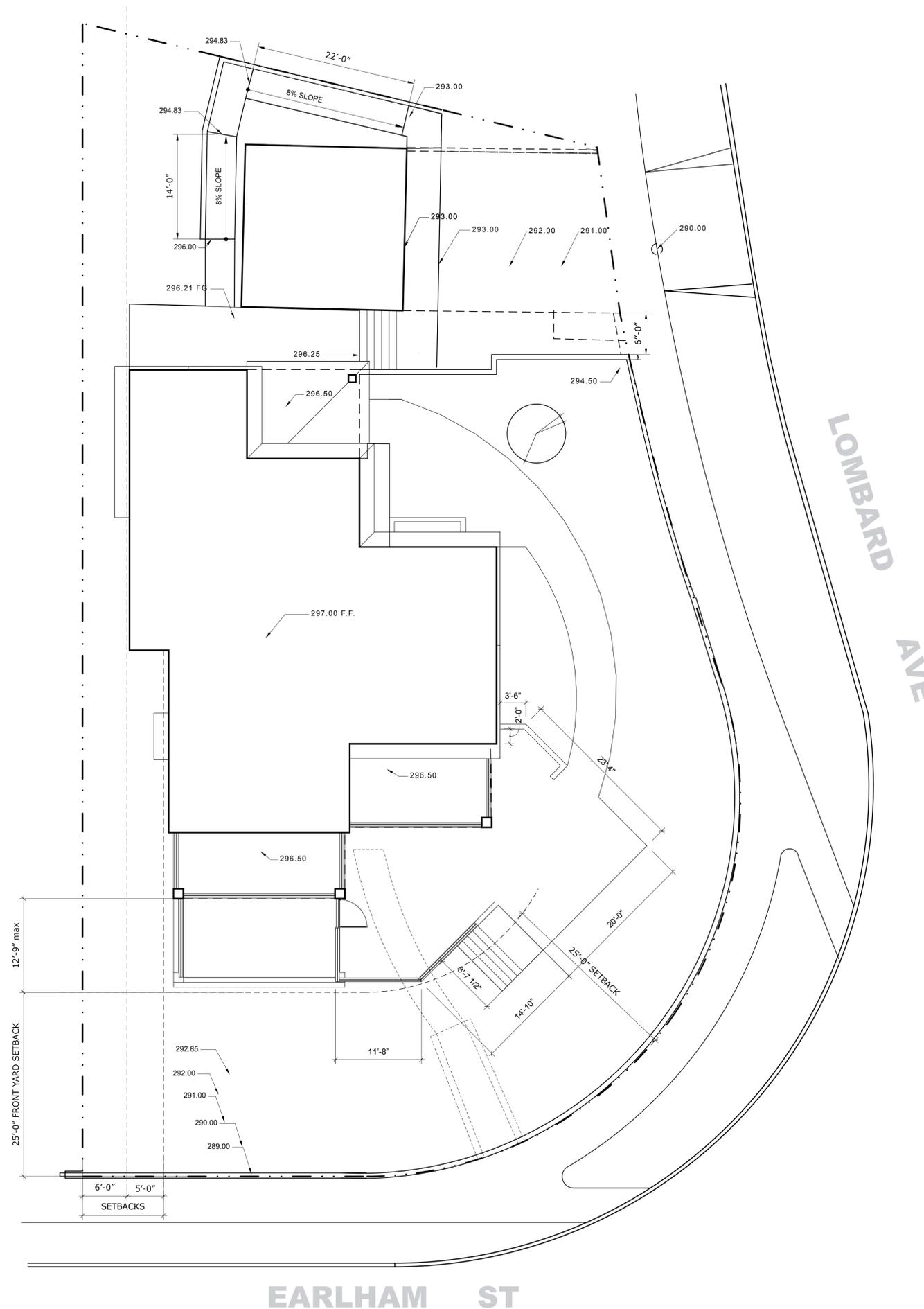
Site Plan

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



SHEET NUMBER

A1.0



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

EARLAM ST

LOMBARD AVE

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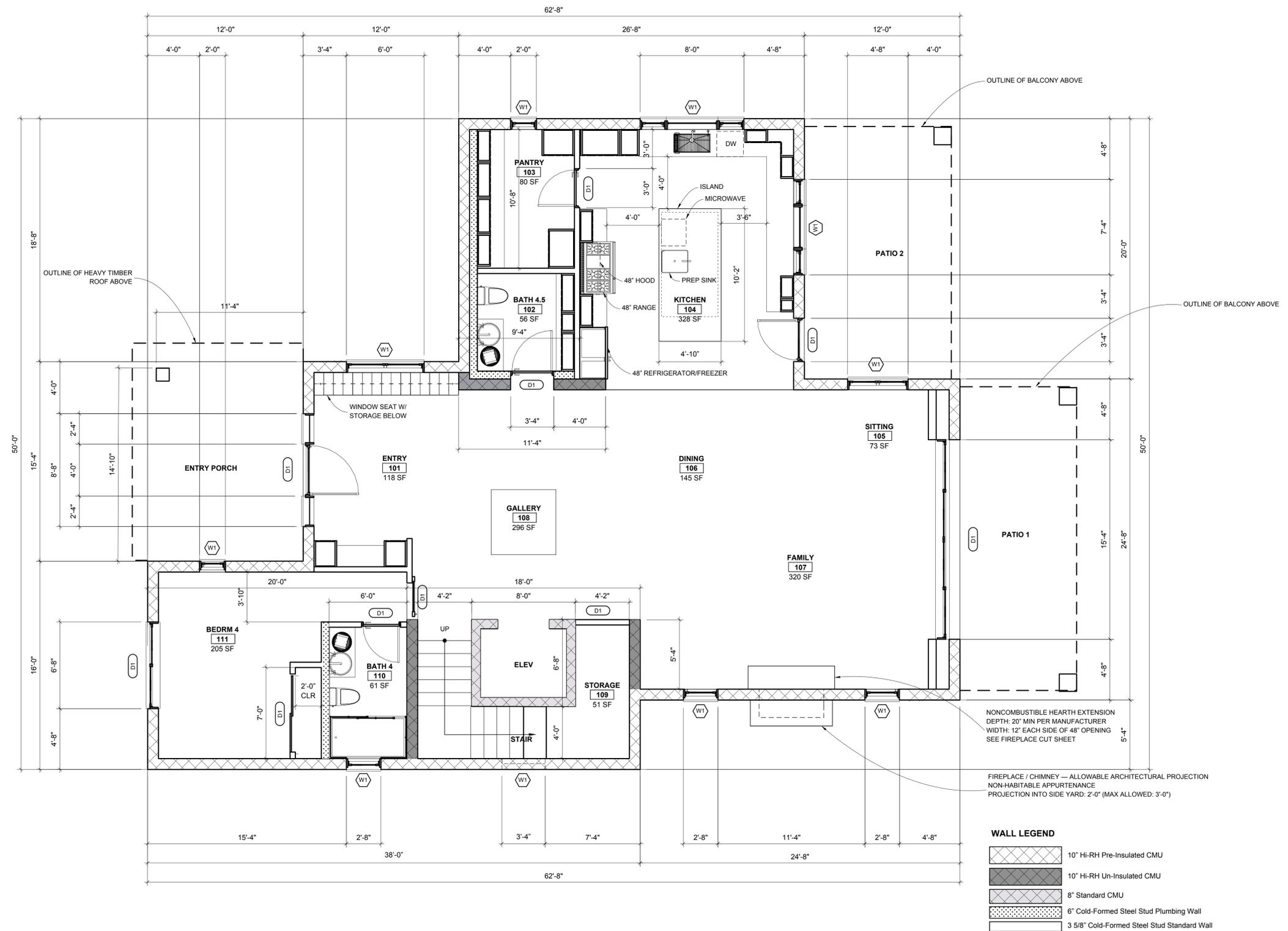
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SHEET NAME
 Floor Plan - Level1

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

SHEET NUMBER
A2.1



A **FIRST FLOOR PLAN**
 SCALE: 1/4" = 1' - 0"

- WALL LEGEND**
- 10" Hi-RH Pre-Insulated CMU
 - 10" Hi-RH Un-Insulated CMU
 - 8" Standard CMU
 - 6" Cold-Formed Steel Stud Plumbing Wall
 - 3 5/8" Cold-Formed Steel Stud Standard Wall

NONCOMBUSTIBLE HEARTH EXTENSION
 DEPTH: 20" MIN PER MANUFACTURER
 WIDTH: 12" EACH SIDE OF 48" OPENING
 SEE FIREPLACE CUT SHEET

FIREPLACE / CHIMNEY — ALLOWABLE ARCHITECTURAL PROJECTION
 NON-HABITABLE APPURTENANCE
 PROJECTION INTO SIDE YARD: 2'-0" (MAX ALLOWED: 3'-0")

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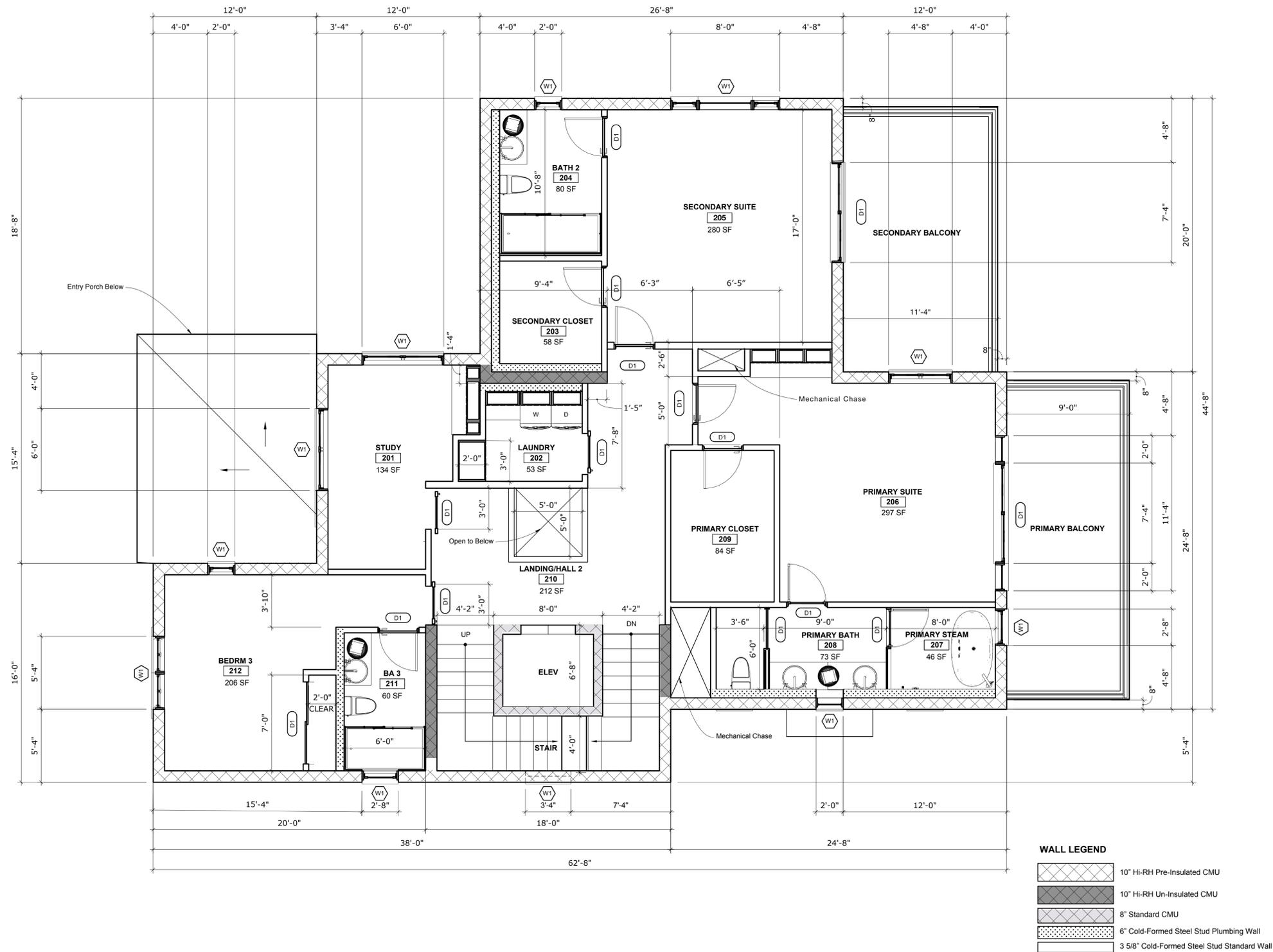
Floor Plan - Level2

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



SHEET NUMBER

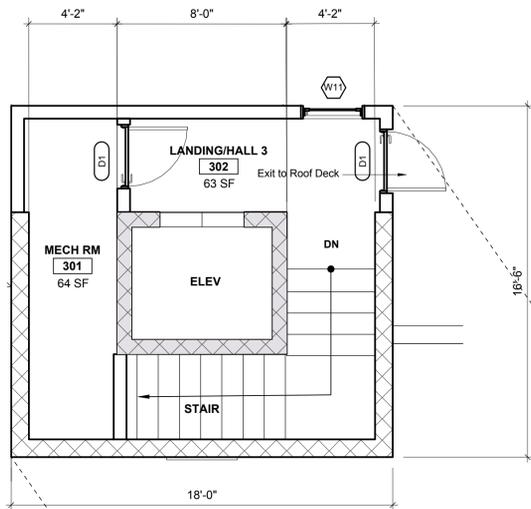
A2.2



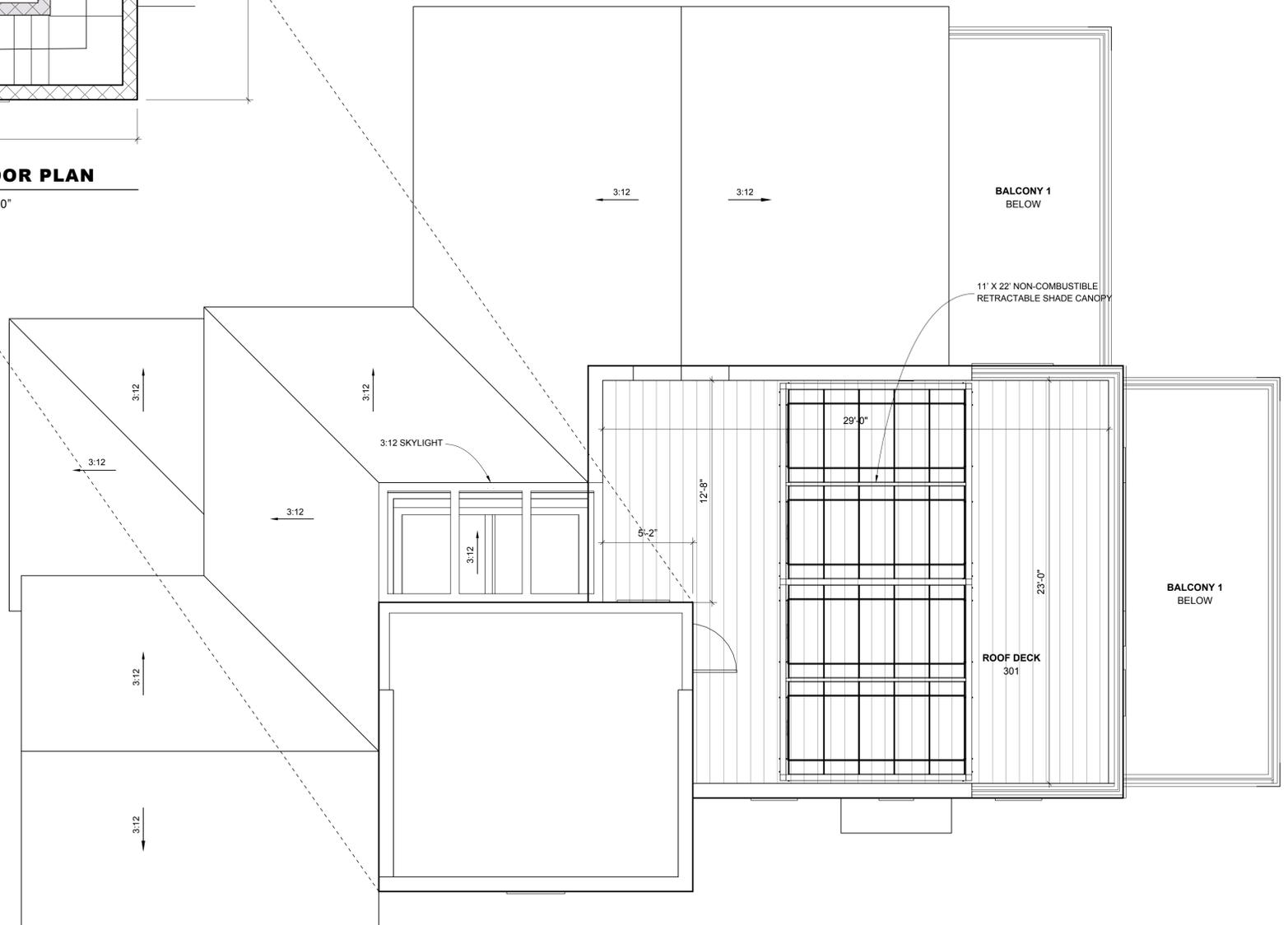
WALL LEGEND

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	10" HI-RH Un-Insulated CMU
	8" Standard CMU
	6" Cold-Formed Steel Stud Plumbing Wall
	3 5/8" Cold-Formed Steel Stud Standard Wall

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



A **THIRD FLOOR PLAN**
SCALE: 1/4" = 1' - 0"



B **ROOF PLAN**
SCALE: 1/4" = 1' - 0"

WALL LEGEND

	10" HI-RH Pre-Insulated CMU
	10" HI-RH Un-Insulated CMU
	8" Standard CMU
	6" Cold-Formed Steel Stud Plumbing Wall
	3 5/8" Cold-Formed Steel Stud Standard Wall



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SHEET NAME
Roof Plan

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

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A2.3

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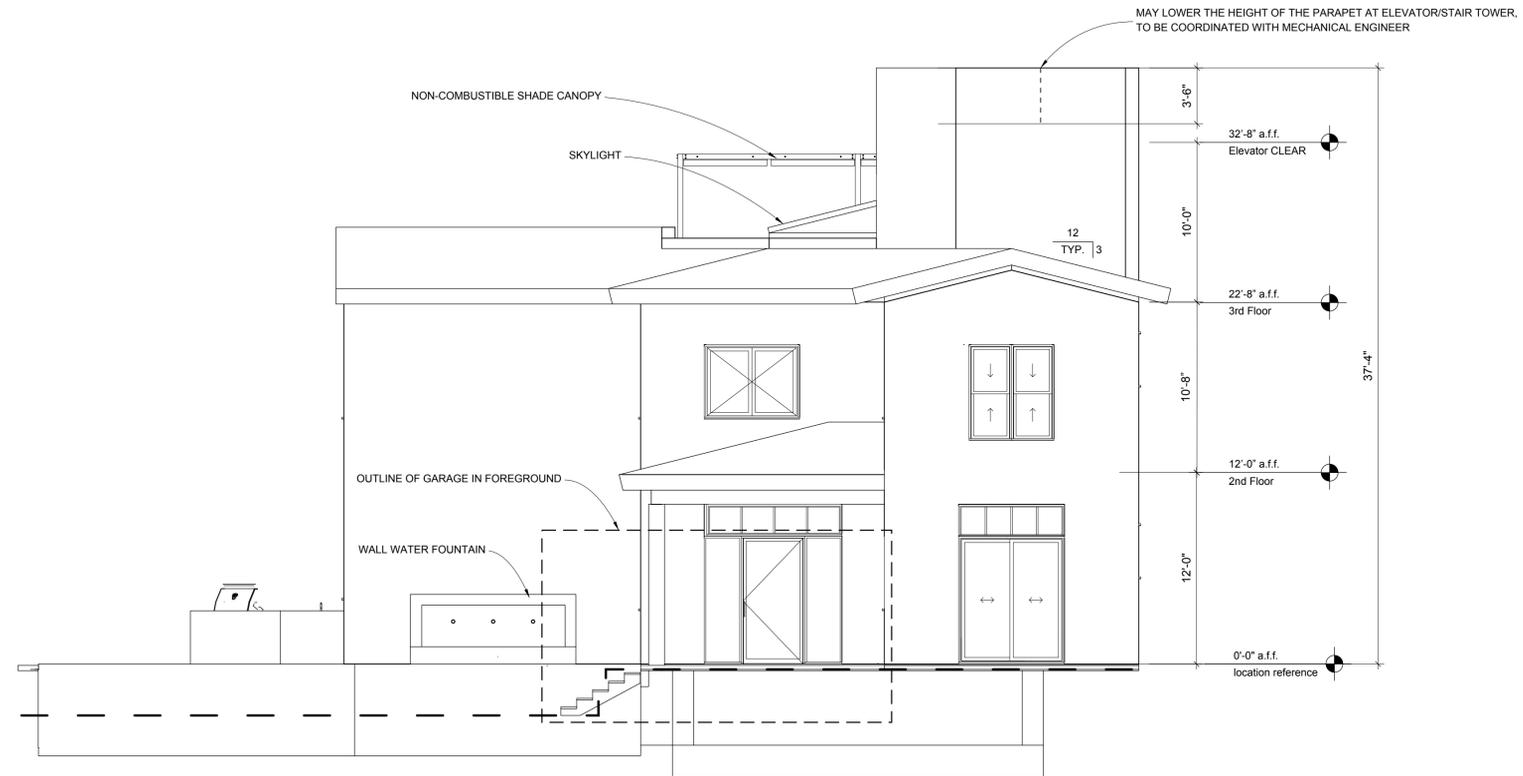
**Exterior
 Elevations N&S**

SCALE: 3/16" = 1' - 0"



SHEET NUMBER

A3.1



A NORTH ELEVATION
 SCALE: 3/16" = 1' - 0"



B SOUTH ELEVATION
 SCALE: 3/16" = 1' - 0"

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SHEET NAME

**Exterior
 Elevations E&W**

SCALE: 3/16" = 1' - 0"



SHEET NUMBER

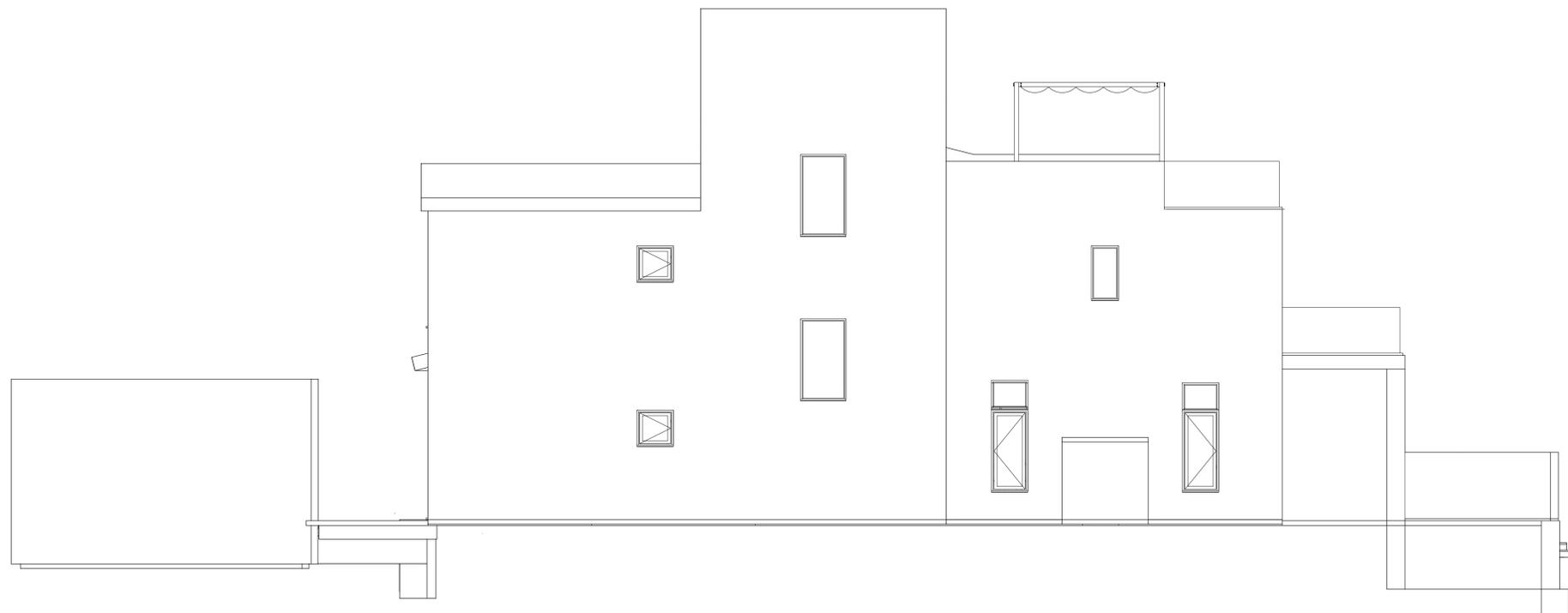
A3.2



A

EAST ELEVATION

SCALE: 3/16" = 1' - 0"



B

WEST ELEVATION

SCALE: 3/16" = 1' - 0"

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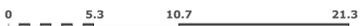
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SHEET NAME

**Building sections
 (A-A & B-B)**

SCALE: 3/16" = 1' - 0"



SHEET NUMBER

A4.1



A SECTION A-A
 SCALE: 3/16" = 1' - 0"



B SECTION B-B
 SCALE: 3/16" = 1' - 0"

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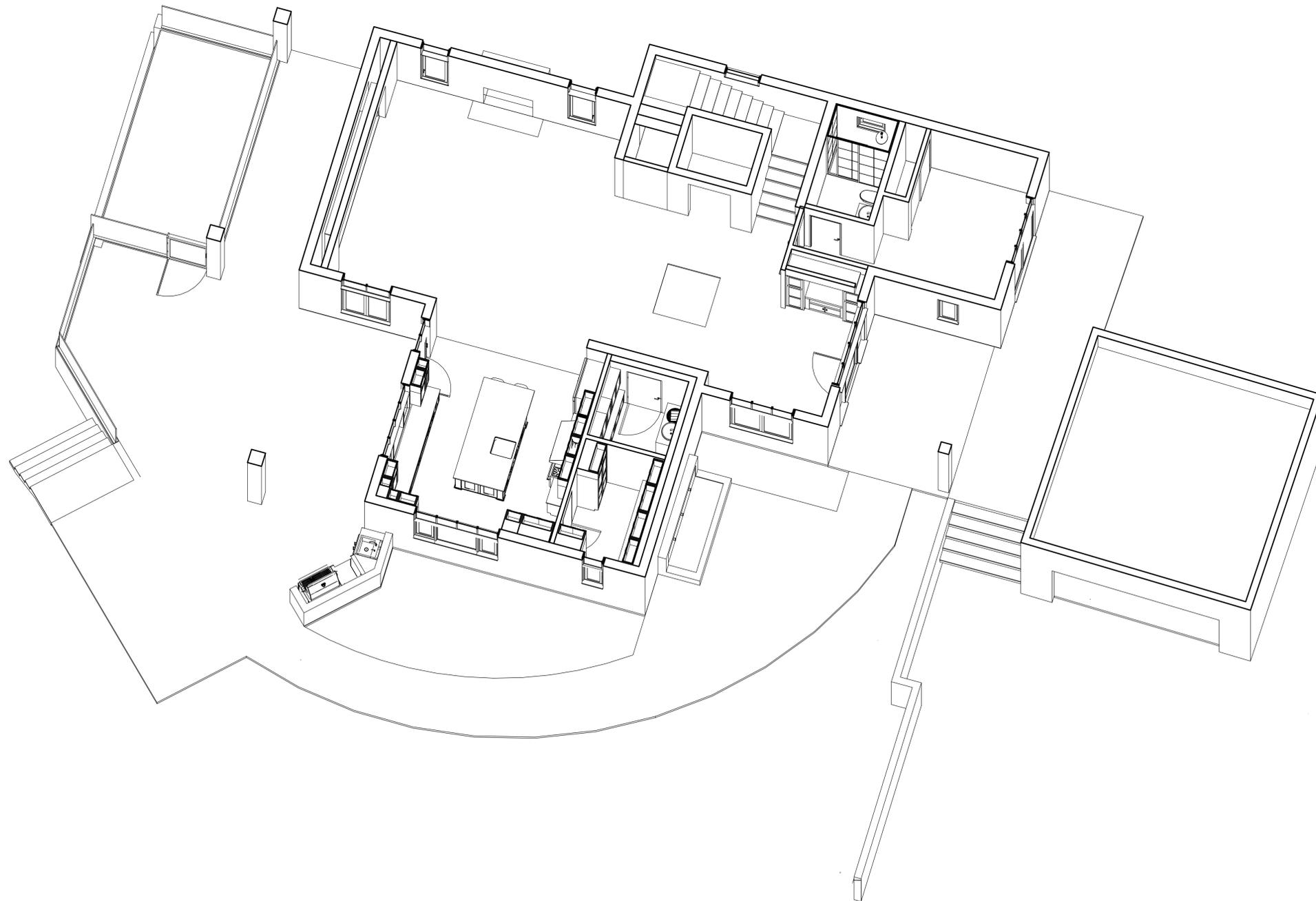
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SHEET NAME

**Section
 Perspective
 Level1**

SHEET NUMBER

A4.2



SECTION PERSPECTIVE - LEVEL 1

SCALE: NTS

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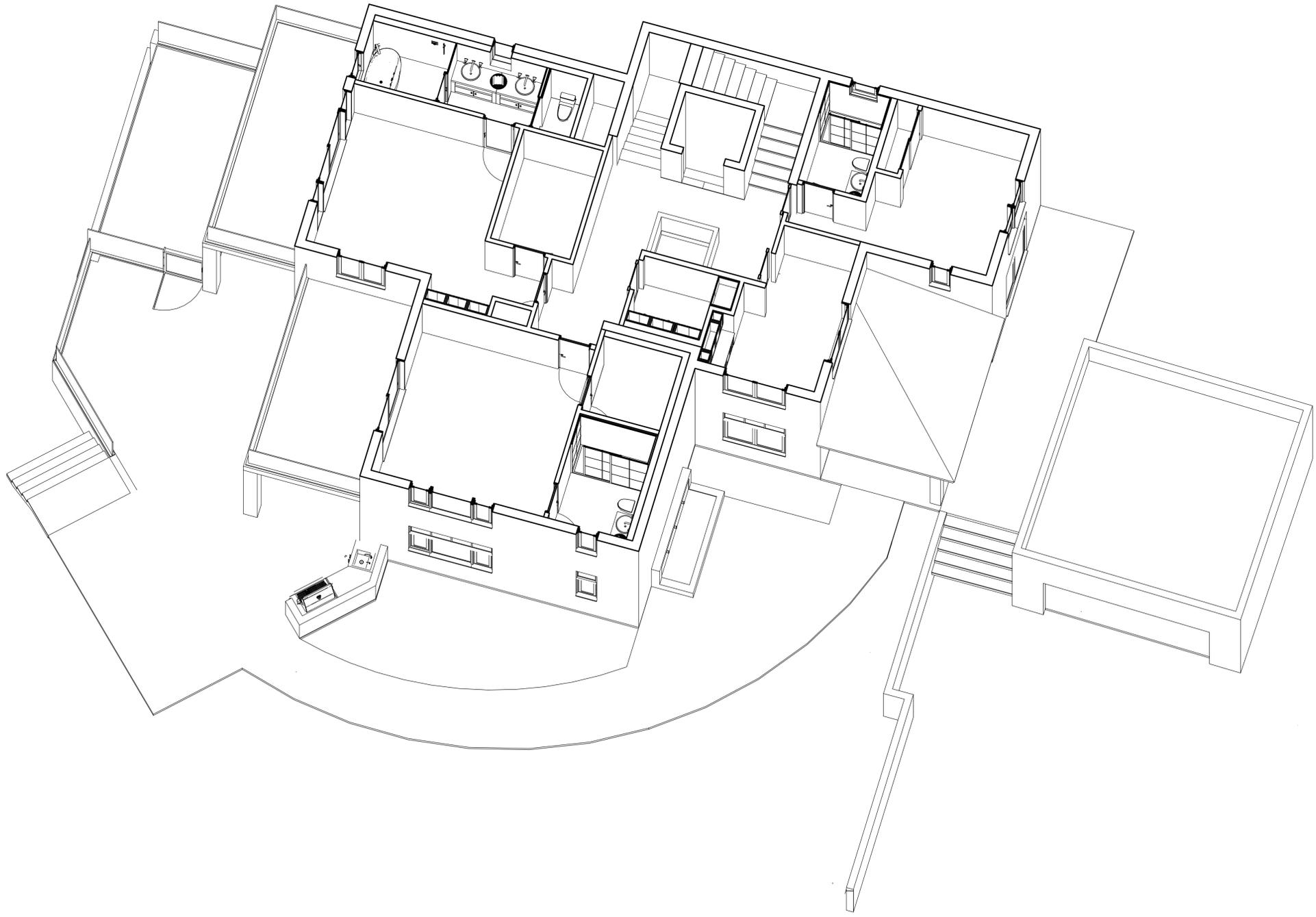
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SHEET NAME
 Section Perspective Level2

SHEET NUMBER
A4.3



A SECTION PERSPECTIVE - LEVEL 2
 SCALE: NTS

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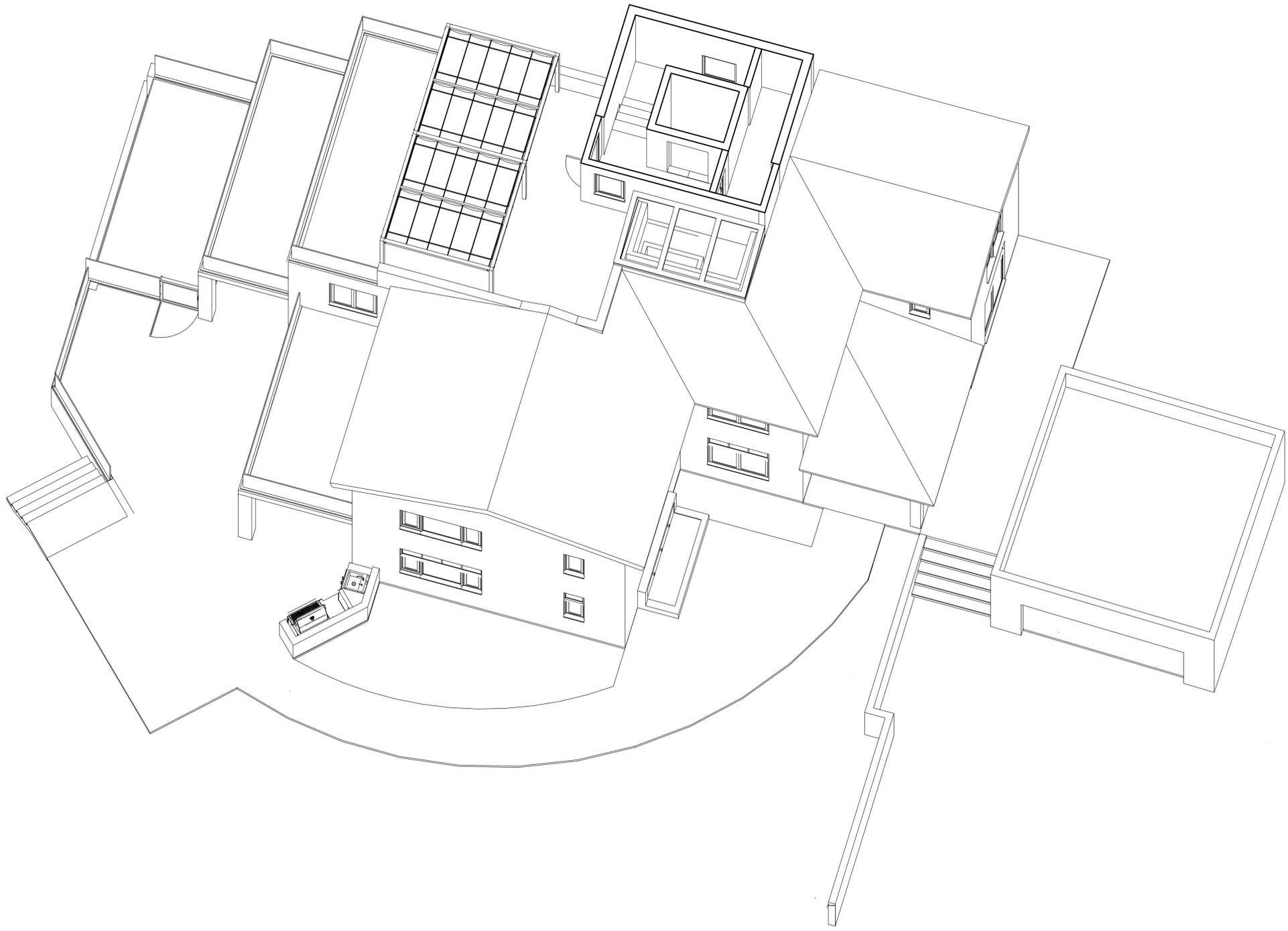
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SHEET NAME
 Section Perspective Level3

SHEET NUMBER
A4.4



A SECTION PERSPECTIVE - LEVEL 3
 SCALE: NTS

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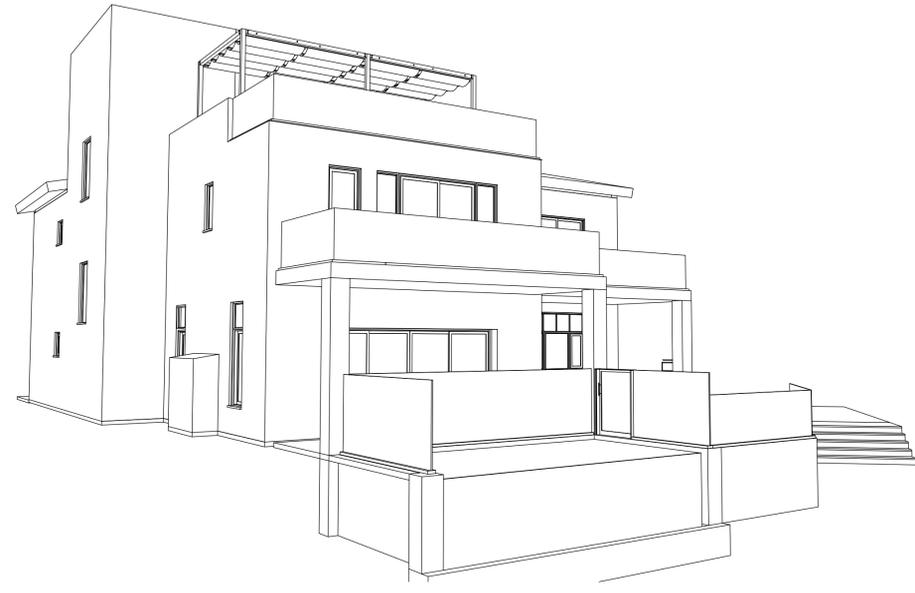
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SHEET NAME
 Exterior Perspectives

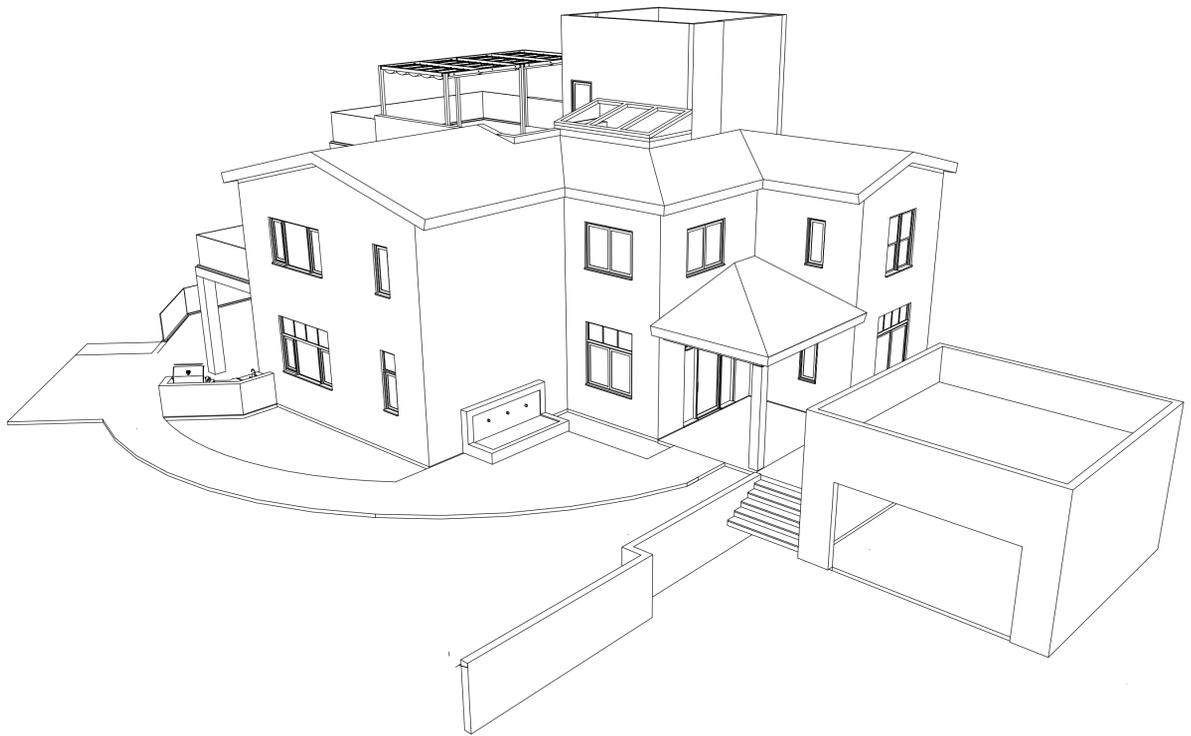
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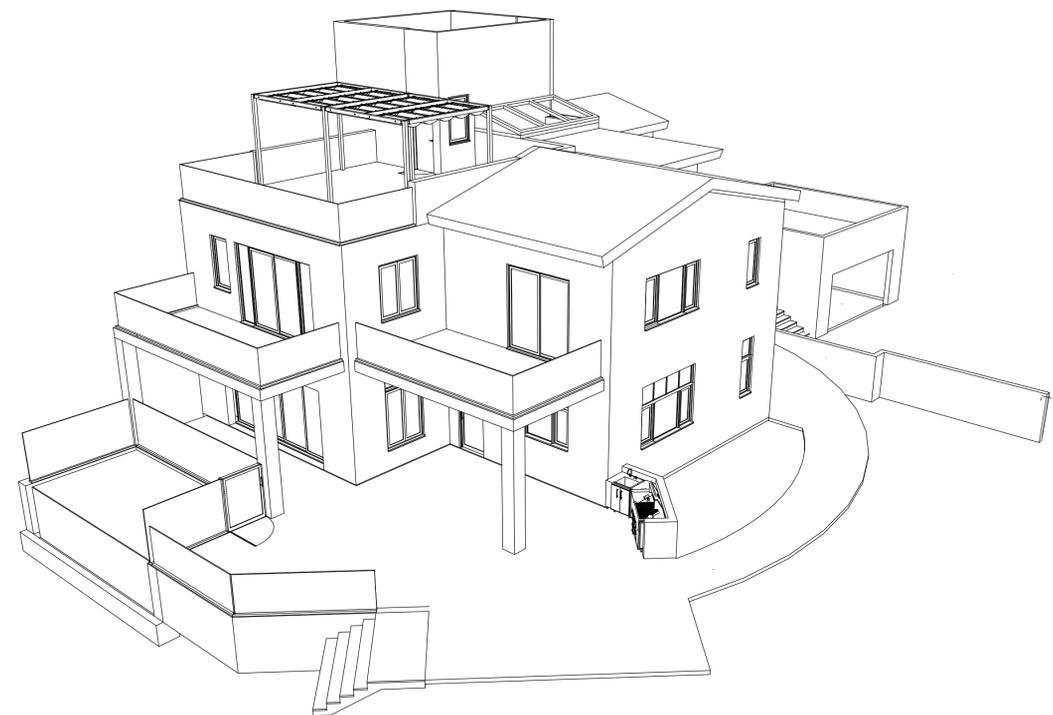
A **EXTERIOR PERSPECTIVE LOOKING NORTHEAST**
 SCALE: NTS



B **EXTERIOR PERSPECTIVE LOOKING SOUTH**
 SCALE: NTS



C **BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST**
 SCALE: NTS



D **BIRDSEYE PERSPECTIVE LOOKING NORTHWEST**
 SCALE: NTS

PROGRESS DRAWING

This drawing is not intended to be used for contract pricing or fabrication purposes. All content is subject to change.

ISSUE DATE YYYY-MM-DD

DRAWN BY RH

ARCHITECT
 Robert Habian, AIA
 CA LIC. NO. C25348

REV | DATE | DESCRIPTION

PROJECT NAME

**STAMPER
 RESIDENCE
 FIRE REBUILD**

PROJECT ADDRESS
 15303 Earlam Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

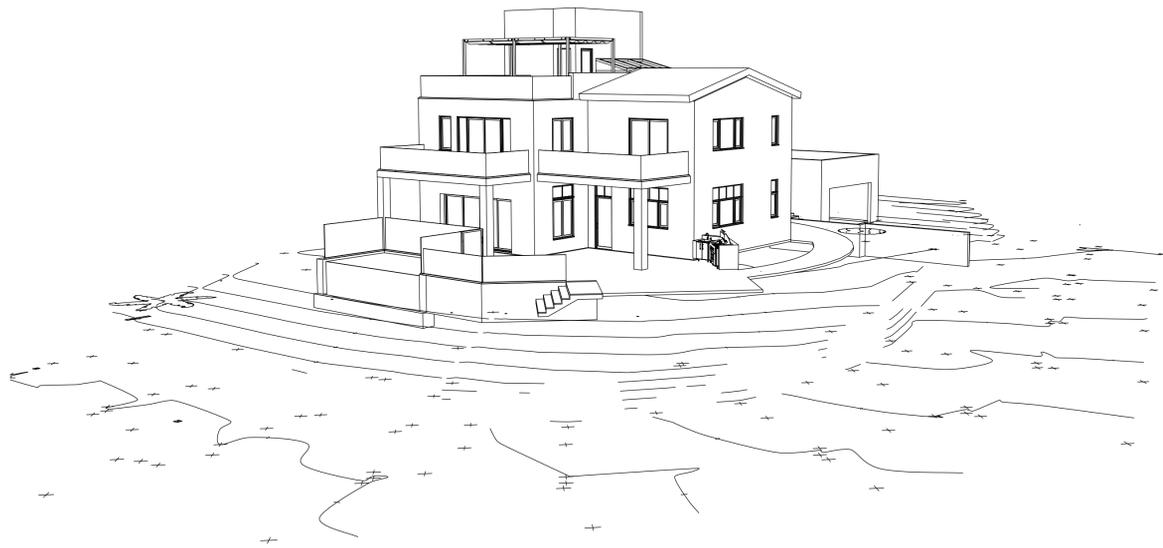
OWNER
 John Stamper
 15303 Earlam Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME

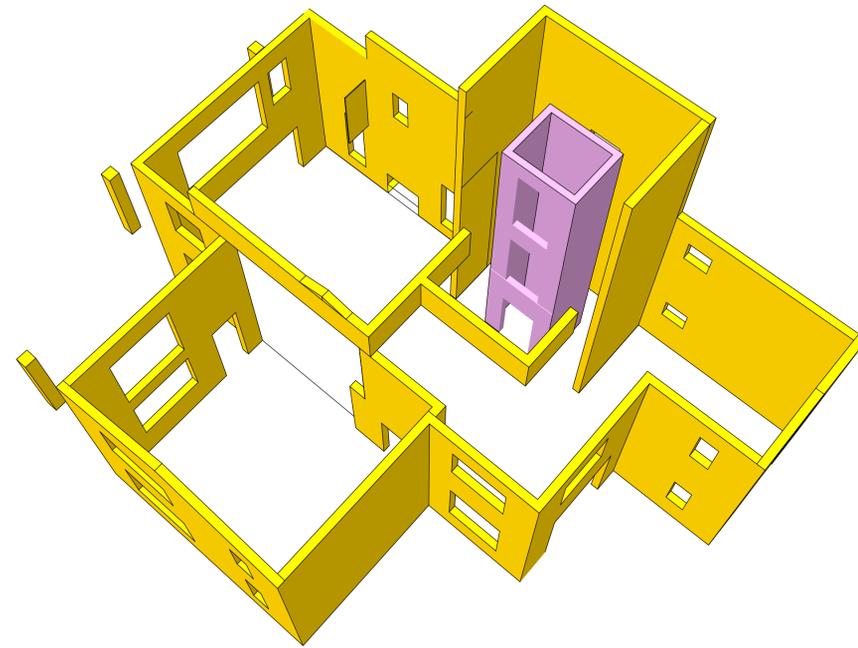
**Exterior Topo &
 CMU
 Perspectives**

SHEET NUMBER

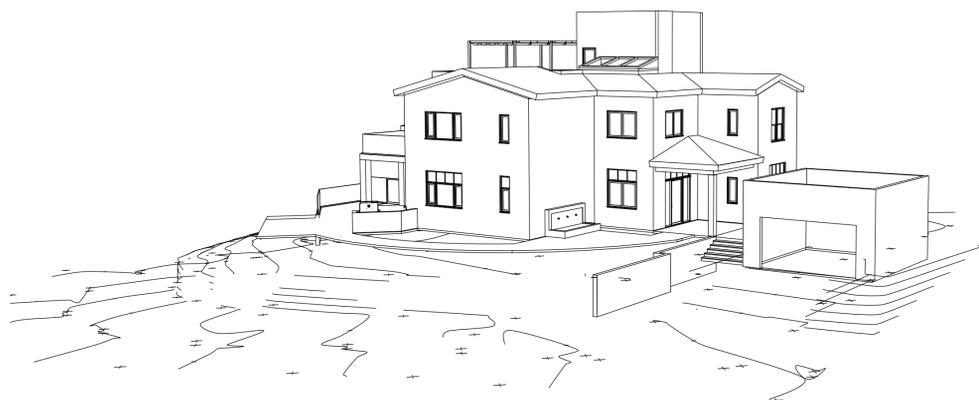
A4.6



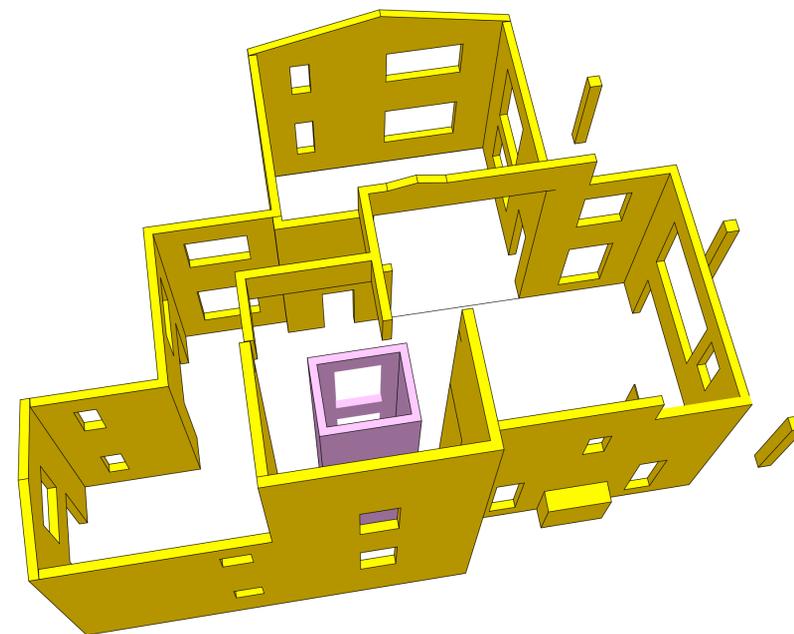
A **EXTERIOR PERSPECTIVE/TOPO - LOOKING NORTHWEST**
 SCALE: NTS



B **CONCRETE MASONRY SHELL PERSPECTIVE 1**
 SCALE: NTS



C **EXTERIOR PERSPECTIVE/TOPO - LOOKING SOUTHEAST**
 SCALE: NTS



D **CONCRETE MASONRY SHELL PERSPECTIVE 2**
 SCALE: NTS