



A

CONCEPTUAL RENDERING

SCALE: NTS

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	Architectural General Notes/Code Summary/ Zoning Analysis
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
A5.1	Wall Sections
A5.2	Architectural Details
A6.1	Door & Window Schedules

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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

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

G0.1

ARCHITECTURAL GENERAL NOTES

1. DOCUMENT INTENT AND USE

THESE DRAWINGS AND NOTES REPRESENT THE ARCHITECT'S DESIGN INTENT AND ARE PREPARED FOR PERMITTING, COORDINATION, AND CONSTRUCTION REFERENCE. DRAWINGS SHALL BE READ AS A COORDINATED WHOLE. INDIVIDUAL SHEETS, DETAILS, OR NOTES SHALL NOT BE INTERPRETED IN ISOLATION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, AND COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. THE ARCHITECT'S SERVICES DO NOT INCLUDE CONTROL OVER, OR RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOBSITE SAFETY.

2. DRAWING HIERARCHY AND INTERPRETATION

DO NOT SCALE DRAWINGS. DIMENSIONS AND WRITTEN INFORMATION SHALL GOVERN. IN THE EVENT OF DISCREPANCIES, CONFLICTS, OR OMISSIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT PRIOR TO PROCEEDING. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS GOVERN THEIR RESPECTIVE SCOPES OF WORK. MANUFACTURER REQUIREMENTS GOVERN INSTALLATION, TOLERANCES, AND PERFORMANCE OF PROPRIETARY SYSTEMS AND PRODUCTS.

3. VERIFICATION AND FIELD CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, EXISTING CONDITIONS, AND SITE CONDITIONS PRIOR TO FABRICATION AND INSTALLATION. EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY BE DIAGRAMMATIC. FIELD VERIFICATION IS REQUIRED. ANY CONDITIONS REQUIRING MODIFICATION OF THE DESIGN INTENT SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW.

4. COORDINATION AND RESPONSIBILITIES

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES, SUBCONTRACTORS, SUPPLIERS, AND CONSULTANTS INVOLVED IN THE WORK. SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRE PRIOR WRITTEN REVIEW BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER, AS APPLICABLE.

THE ARCHITECT MAY PROVIDE LIMITED OWNER'S REPRESENTATIVE SERVICES, WHICH MAY INCLUDE ADVISORY COORDINATION ASSISTANCE, REVIEW OF PROJECT INFORMATION, AND FACILITATION OF COMMUNICATION BETWEEN THE OWNER AND PROJECT PARTICIPANTS. SUCH SERVICES ARE PROVIDED FOR THE PURPOSE OF SUPPORTING THE OWNER'S UNDERSTANDING OF THE WORK AND MAINTAINING GENERAL ALIGNMENT WITH THE DESIGN INTENT. THE ARCHITECT'S OWNER'S REPRESENTATIVE ROLE DOES NOT INCLUDE AUTHORITY TO DIRECT CONSTRUCTION ACTIVITIES, CONTROL CONSTRUCTION MEANS OR METHODS, SUPERVISE THE WORK, ENSURE SAFETY, OR GUARANTEE PERFORMANCE, COST, SCHEDULE, OR QUALITY OF THE WORK. RESPONSIBILITY FOR CONSTRUCTION EXECUTION REMAINS SOLELY WITH THE CONTRACTOR.

5. ARCHITECT REVIEW AND COMMUNICATION

THE ARCHITECT MAY REVIEW SUBMITTALS, RFIS, AND OTHER CONTRACTOR-PROVIDED INFORMATION FOR CONFORMANCE WITH DESIGN INTENT AND GENERAL ALIGNMENT WITH THE CONTRACT DOCUMENTS. SUCH REVIEWS DO NOT CONSTITUTE APPROVAL OF CONSTRUCTION MEANS, METHODS, SAFETY PROCEDURES, OR INSTALLATION TECHNIQUES. OBSERVATIONS OF THE WORK, IF PERFORMED, ARE LIMITED TO GENERAL FAMILIARITY WITH PROGRESS AND DO NOT IMPLY CONTINUOUS OR EXHAUSTIVE INSPECTION.

6. PERMITS, INSPECTIONS, AND APPROVALS

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS UNLESS NOTED OTHERWISE. APPROVED CONSTRUCTION DOCUMENTS SHALL BE MAINTAINED ON SITE AND AVAILABLE TO ALL TRADES. WORK REQUIRING SPECIAL INSPECTIONS OR DEFERRED APPROVALS SHALL COMPLY WITH JURISDICTIONAL REQUIREMENTS AND CONSULTANT DOCUMENTATION.

7. QUALITY, MATERIALS, AND WORKMANSHIP

MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND APPLICABLE CODES. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL, WORKMANSHIP, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF MATERIALS, SYSTEMS, OR WORKMANSHIP.

8. SAFETY AND PROTECTION

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, PROTECTION OF WORKERS, ADJACENT PROPERTY, AND EXISTING CONDITIONS. TEMPORARY PROTECTIONS, BRACING, SHORING, AND SAFEGUARDS ARE THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT DOES NOT SUPERVISE OR CONTROL SAFETY PROGRAMS OR PROCEDURES.

9. CHANGES AND CLARIFICATIONS

CLARIFICATIONS OR INTERPRETATIONS ISSUED BY THE ARCHITECT ARE INTENDED TO CLARIFY DESIGN INTENT AND DO NOT MODIFY CONTRACTUAL OBLIGATIONS UNLESS ISSUED AS A FORMAL CHANGE. UNAUTHORIZED CHANGES TO THE WORK MAY REQUIRE REMOVAL OR CORRECTION AT THE CONTRACTOR'S EXPENSE.

10. RECORD DOCUMENTATION

THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DOCUMENTATION REFLECTING CHANGES MADE DURING CONSTRUCTION. FINAL RECORD DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AT PROJECT COMPLETION.

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 ANALYSIS (VERIFY WITH PLANNING)

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

CODE NOTES

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

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

8. 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.

9. 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.

10. 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.

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

12. 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.

13. 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.

14. 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.

15. 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.

16. 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.

17. NON-OCCUPIABLE STANDING BALCONY - NO FURNITURE
BALCONY, GUARD, AND MATERIALS SHALL COMPLY WITH CBC SECTIONS 1015 (GUARDS), 1607 (LIVE LOADS), 1404 (EXTERIOR WALL FLASHINGS), AND CHAPTER 7A / CRC R337 (WILDLAND-URBAN INTERFACE REQUIREMENTS), AS APPLICABLE.

18. 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.



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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

PROJECT NAME

STAMPER
RESIDENCE
FIRE REBUILD

PROJECT ADDRESS

15303 Earllham Street
Pacific Palisades, CA 90272
APN: 4412-019-023

OWNER

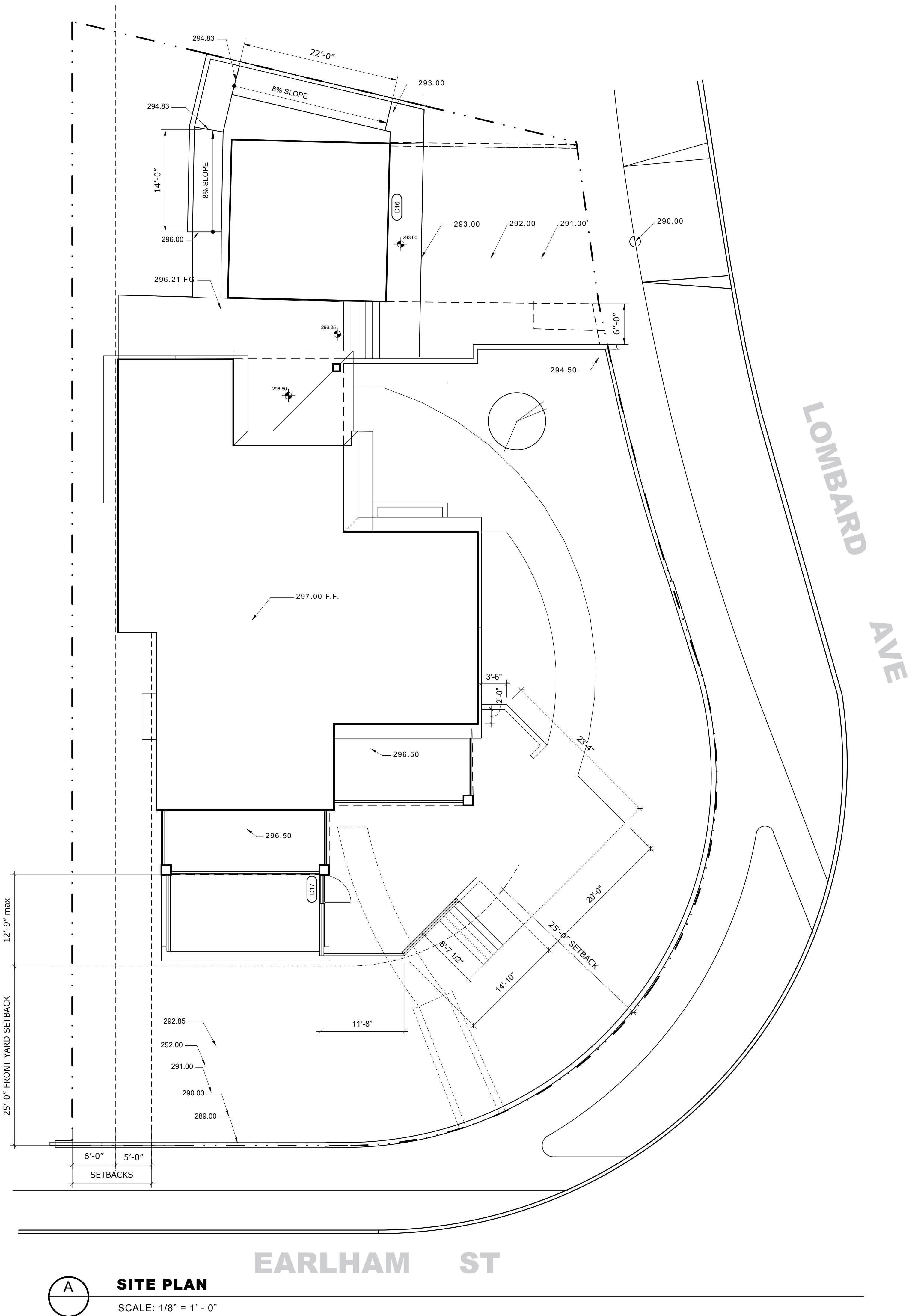
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15303 Earllham Street
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TEL: 323-388-6664

SHEET NAME

Architectural
General Notes/
Code Summary/
Zoning Analysis

SHEET NUMBER

G0.2



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PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

PROJECT ADDRESS

15303 Earham Street
Pacific Palisades, CA 90272
APN: 4412-019-023

OWNER

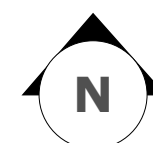
John Stamper
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SHEET NAME

Site Plan

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

0 8 16 32



SHEET NUMBER

A1.0



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ARCHITECT
Robert Habian, AIA
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STAMPER RESIDENCE FIRE REBUILD

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

Floor Plan - Level1



A2.1



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

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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
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SHEET NAME

**Floor Plan -
Level2**

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

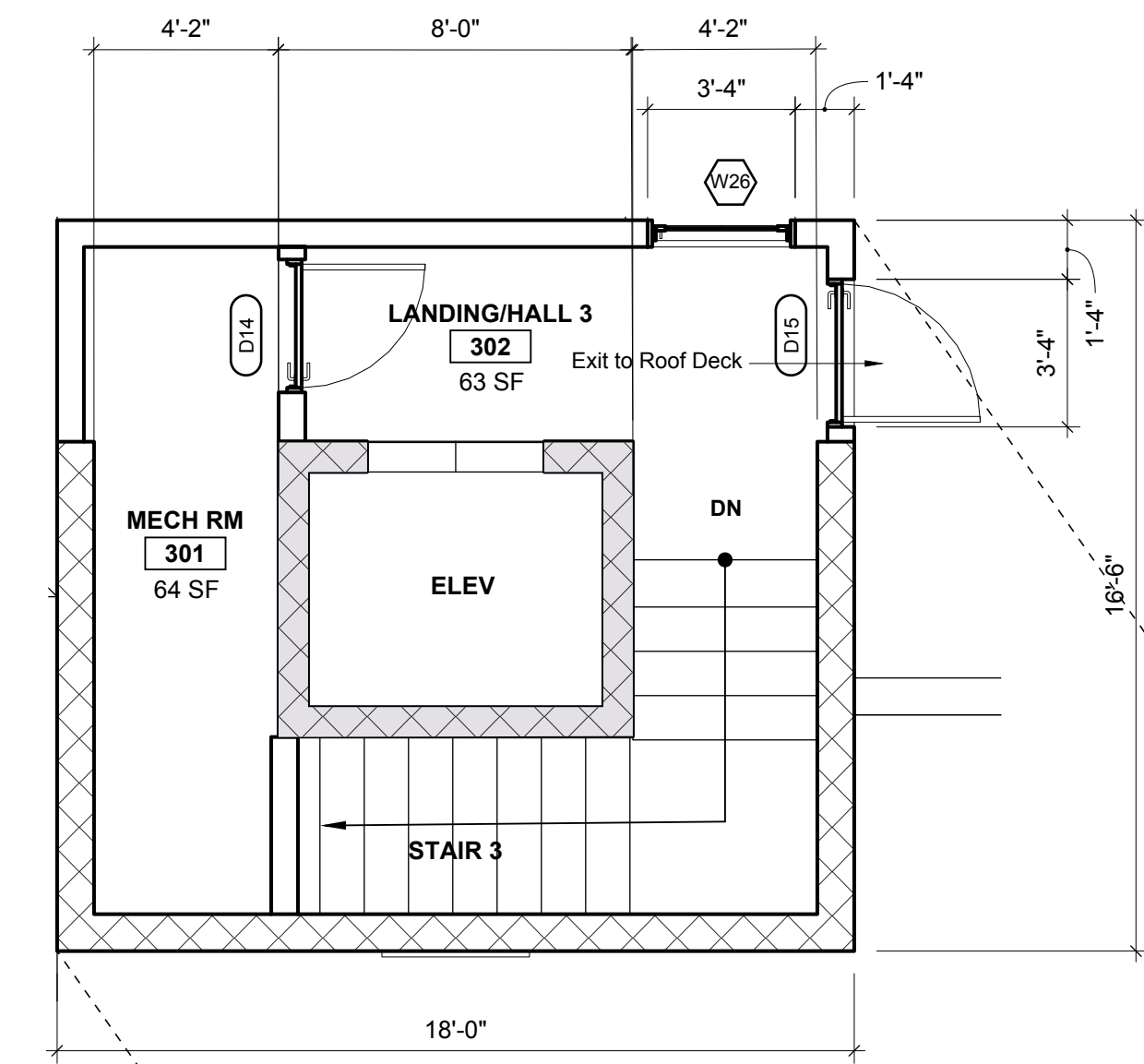
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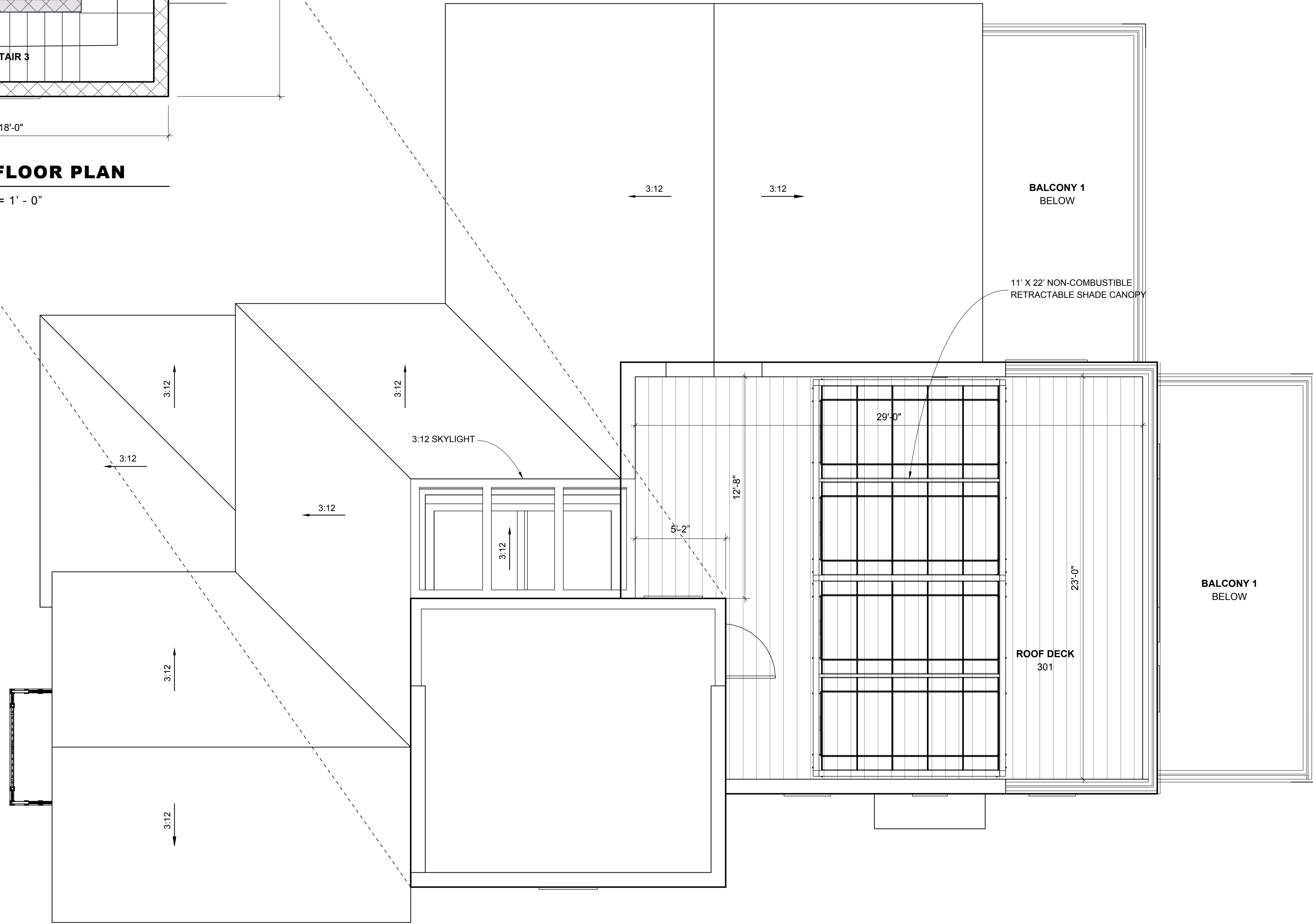
A2.2



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



THIRD 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

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

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FIRE REBUILD**

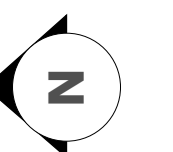
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SHEET NAME

Roof Plan

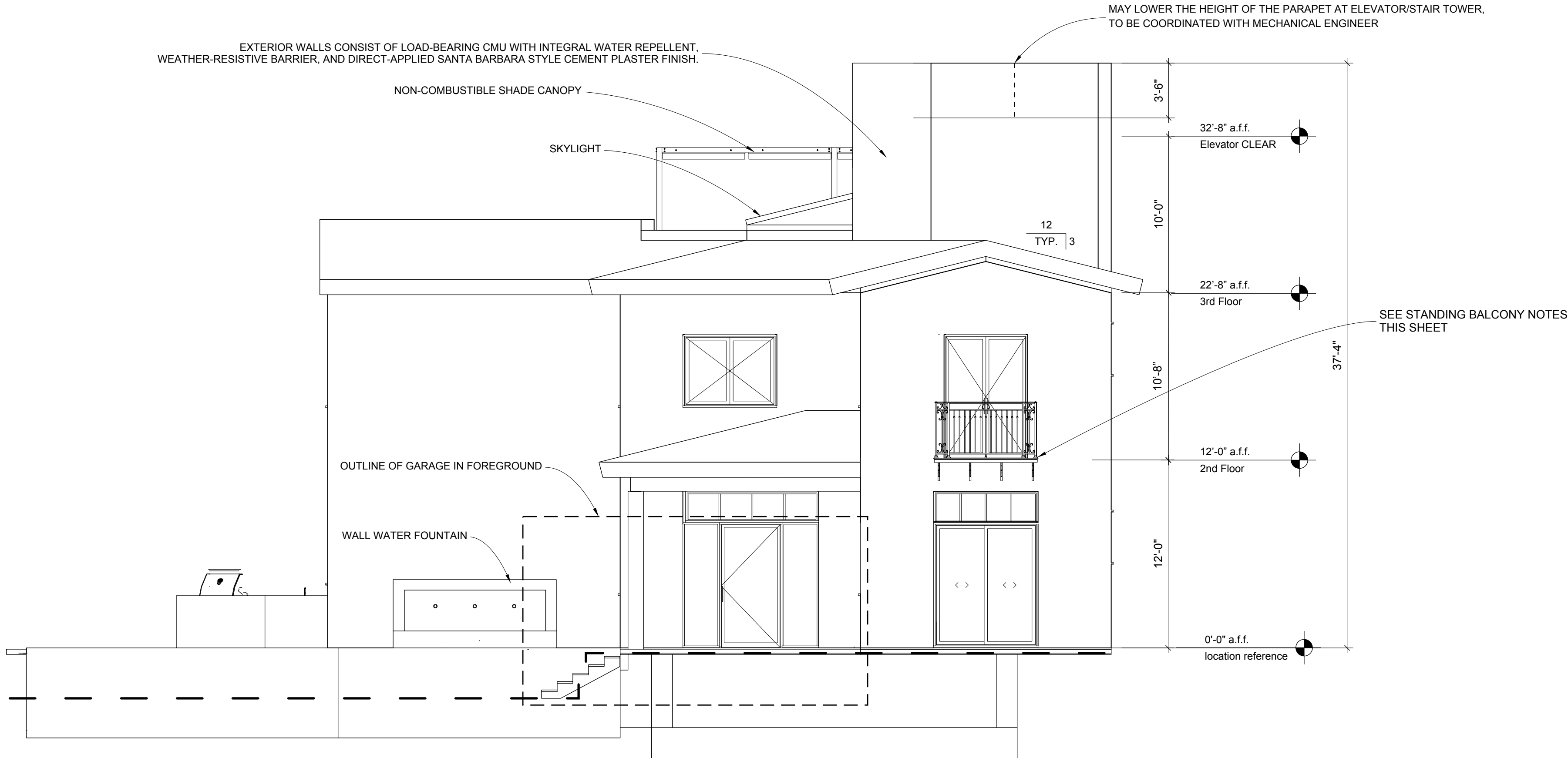
SCALE: 1/4" = 1' - 0"



SHEET NUMBER

A2.3

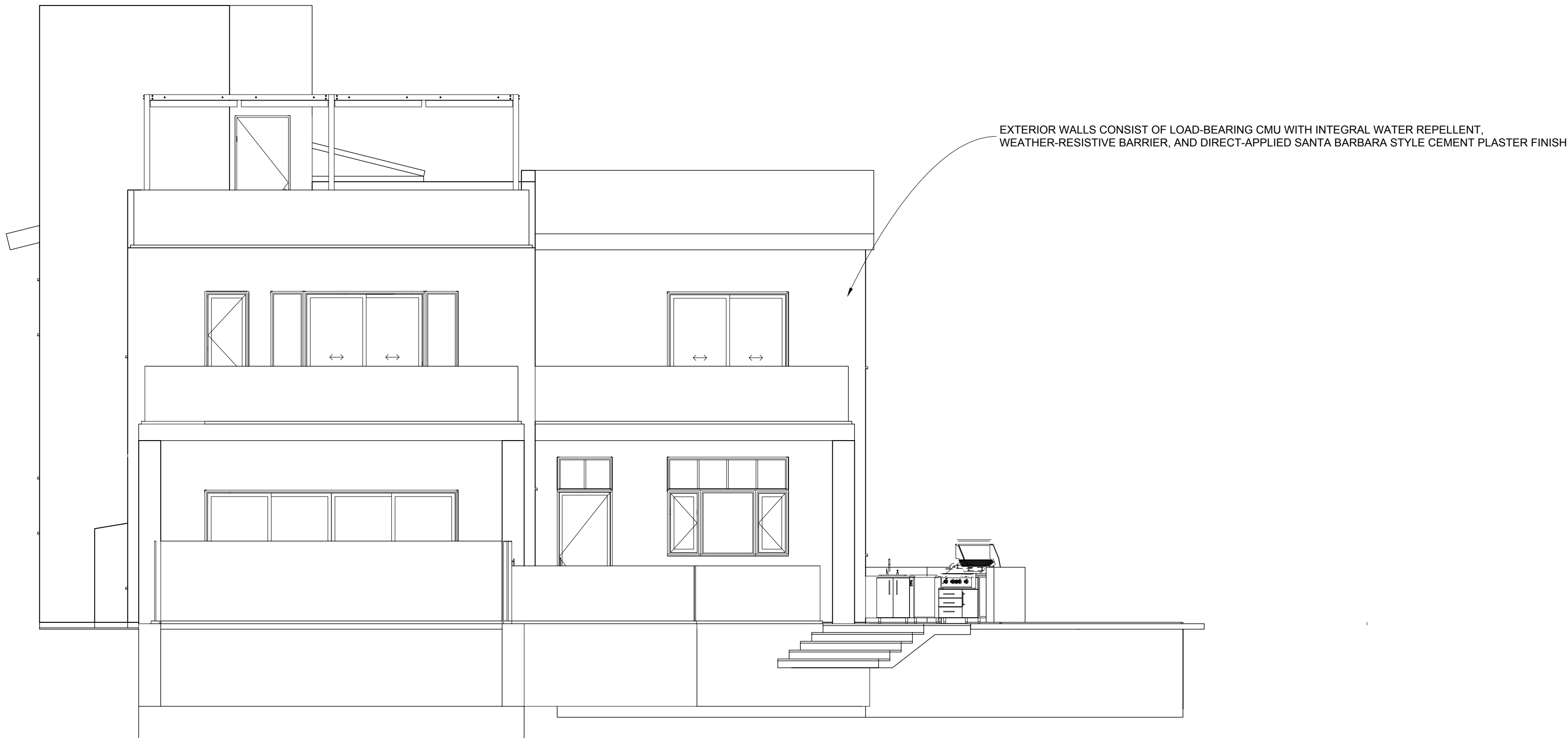
- STANDING BALCONY NOTES**
- BALCONY IS A NON-OCCUPIABLE, STANDING-ONLY EXTERIOR BALCONY FOR INCIDENTAL ACCESS AND FACADE ARTICULATION ONLY. BALCONY IS NOT INTENDED FOR FURNITURE, STORAGE, OR HABITABLE USE.
 - BALCONY IS A NON-OCCUPIABLE, STANDING-ONLY EXTERIOR BALCONY FOR INCIDENTAL ACCESS AND FACADE ARTICULATION ONLY. BALCONY IS NOT INTENDED FOR FURNITURE, STORAGE, OR HABITABLE USE.
 - BALCONY SHALL BE INDEPENDENTLY SUPPORTED BY STRUCTURAL STEEL BRACKETS ANCHORED TO THE PRIMARY CMU STRUCTURE. BALCONY LOADS SHALL NOT BE SUPPORTED BY WINDOW OR DOOR HEADERS OR NON-STRUCTURAL ELEMENTS.
 - BALCONY SHALL BE CONSTRUCTED OF NON-COMBUSTIBLE MATERIALS. ALL STEEL SHALL BE HOT-DIP GALVANIZED OR APPROVED CORROSION-PROTECTED FOR EXTERIOR EXPOSURE. FASTENERS SHALL BE STAINLESS STEEL OR APPROVED EQUIVALENT.
 - WALKING SURFACE SHALL BE OPEN METAL GRATING OR SPACED METAL MEMBERS TO ALLOW FREE DRAINAGE. NO SOLID PANS, TRAYS, OR WATER-RETENTIVE SURFACES ARE PERMITTED.
 - CONTINUOUS METAL FLASHING WITH END DAMS SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS BELOW THE BALCONY. FLASHING SHALL BE INTEGRATED WITH THE WEATHER-RESISTIVE BARRIER AND STUCCO ASSEMBLY IN A SHINGLE-STYLE MANNER. SEALANT SHALL NOT BE RELIED UPON AS THE PRIMARY WATERPROOFING MEANS.
 - WUI COMPLIANCE: BALCONY AND GUARD ASSEMBLIES SHALL BE NON-COMBUSTIBLE AND SHALL NOT CREATE HORIZONTAL LEDGES, PLANTING AREAS, OR CONDITIONS THAT ALLOW THE ACCUMULATION OF EMBERS OR COMBUSTIBLE DEBRIS.



A

NORTH ELEVATION

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



B

SOUTH ELEVATION

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

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SHEET NAME

**Exterior
Elevations N&S**

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

0 5.3 10.7 21.3

SHEET NUMBER

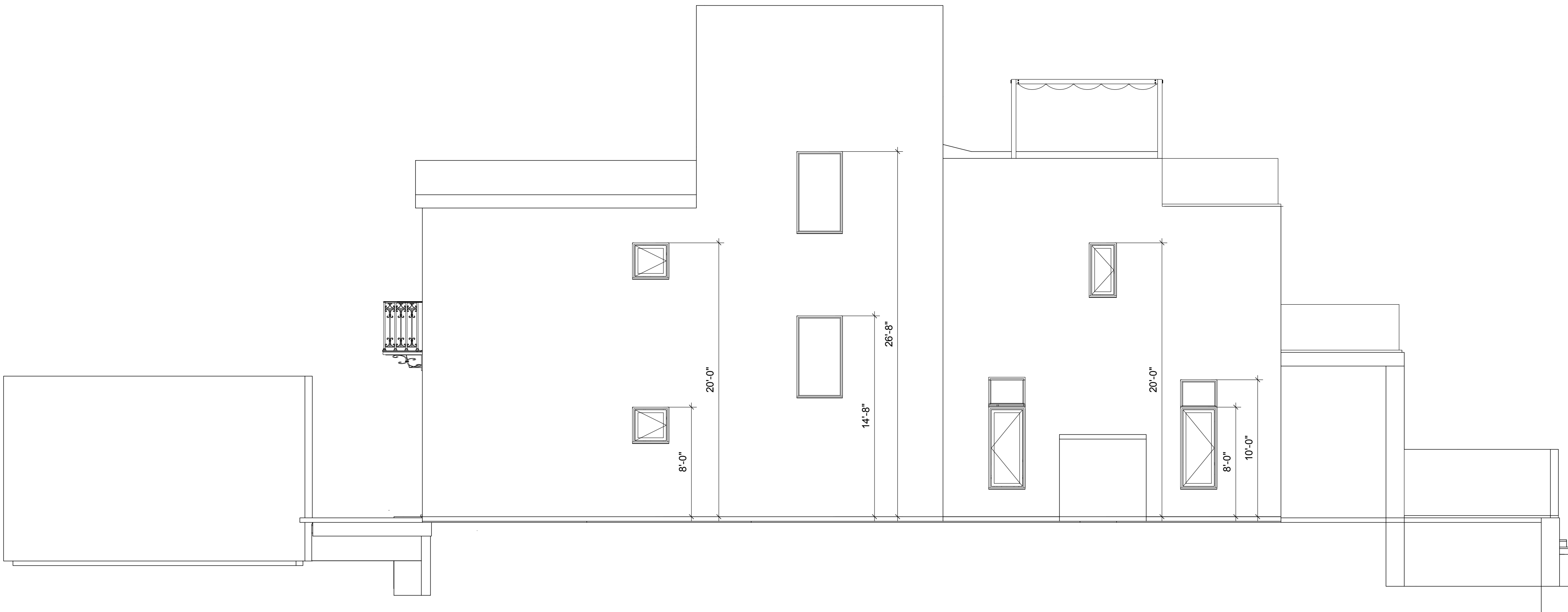
A3.1



A

EAST ELEVATION

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



B

WEST ELEVATION

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

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ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

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

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

SHEET NAME

**Exterior
Elevations E&W**

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

0 5.3 10.7 21.3

SHEET NUMBER

A3.2

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

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SHEET NAME

Building sections
(A-A & B-B)

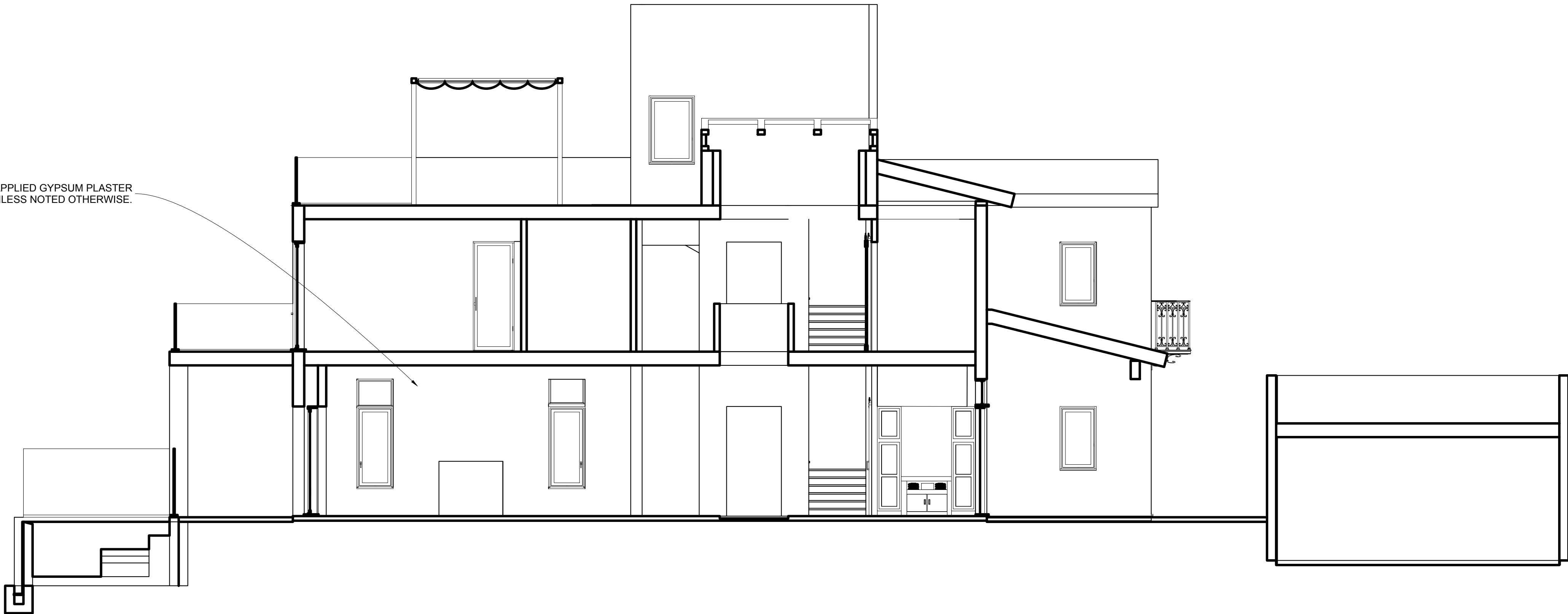
SCALE: 3/16" = 1' - 0"

0 5.3 10.7 21.3

SHEET NUMBER

A4.1

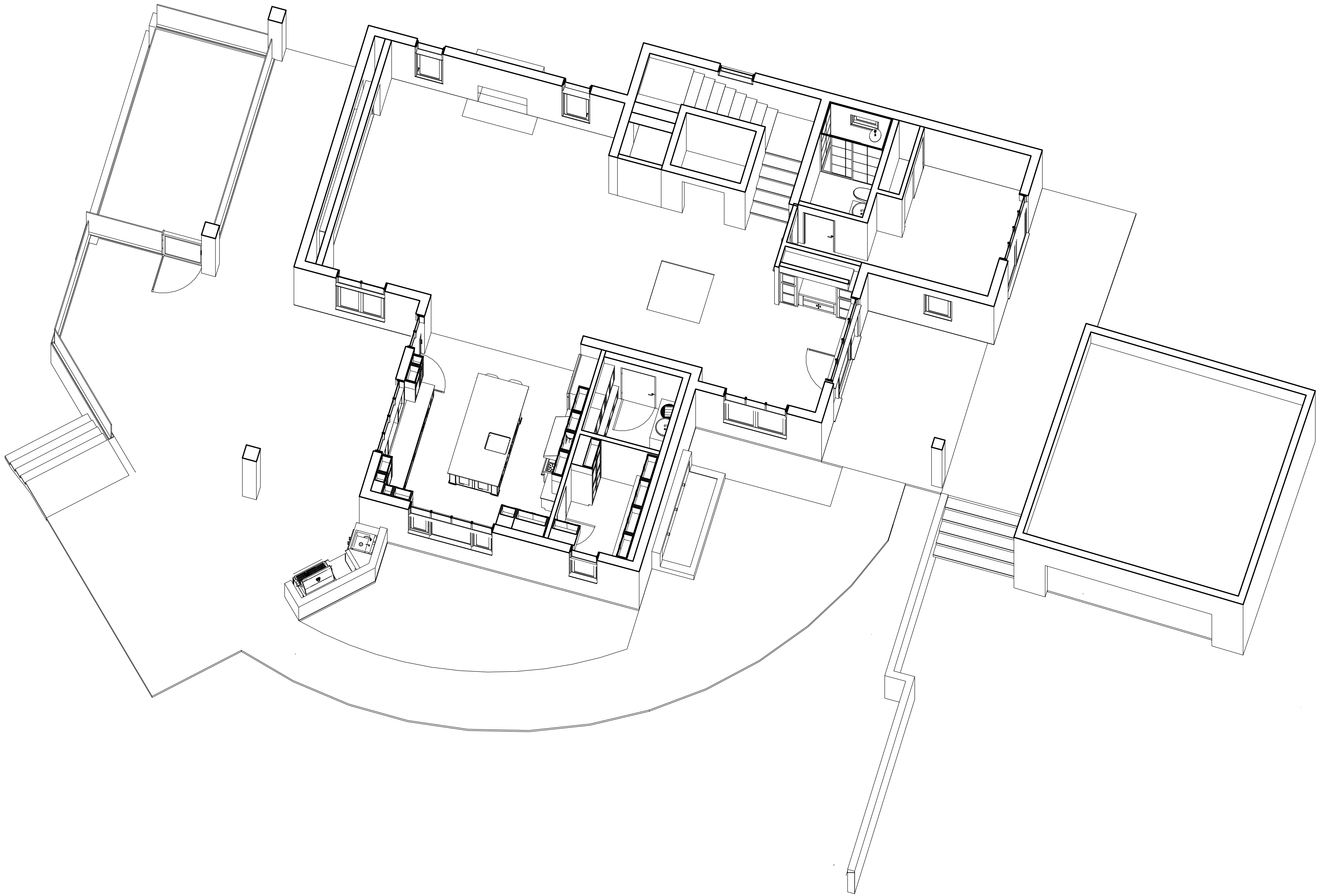
INTERIOR FINISH AT CMU WALLS TO BE DIRECT-APPLIED GYPSUM PLASTER OVER PREPARED MASONRY SUBSTRATE, UNLESS NOTED OTHERWISE.



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



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



A

SECTION PERSPECTIVE - LEVEL 1

SCALE: NTS

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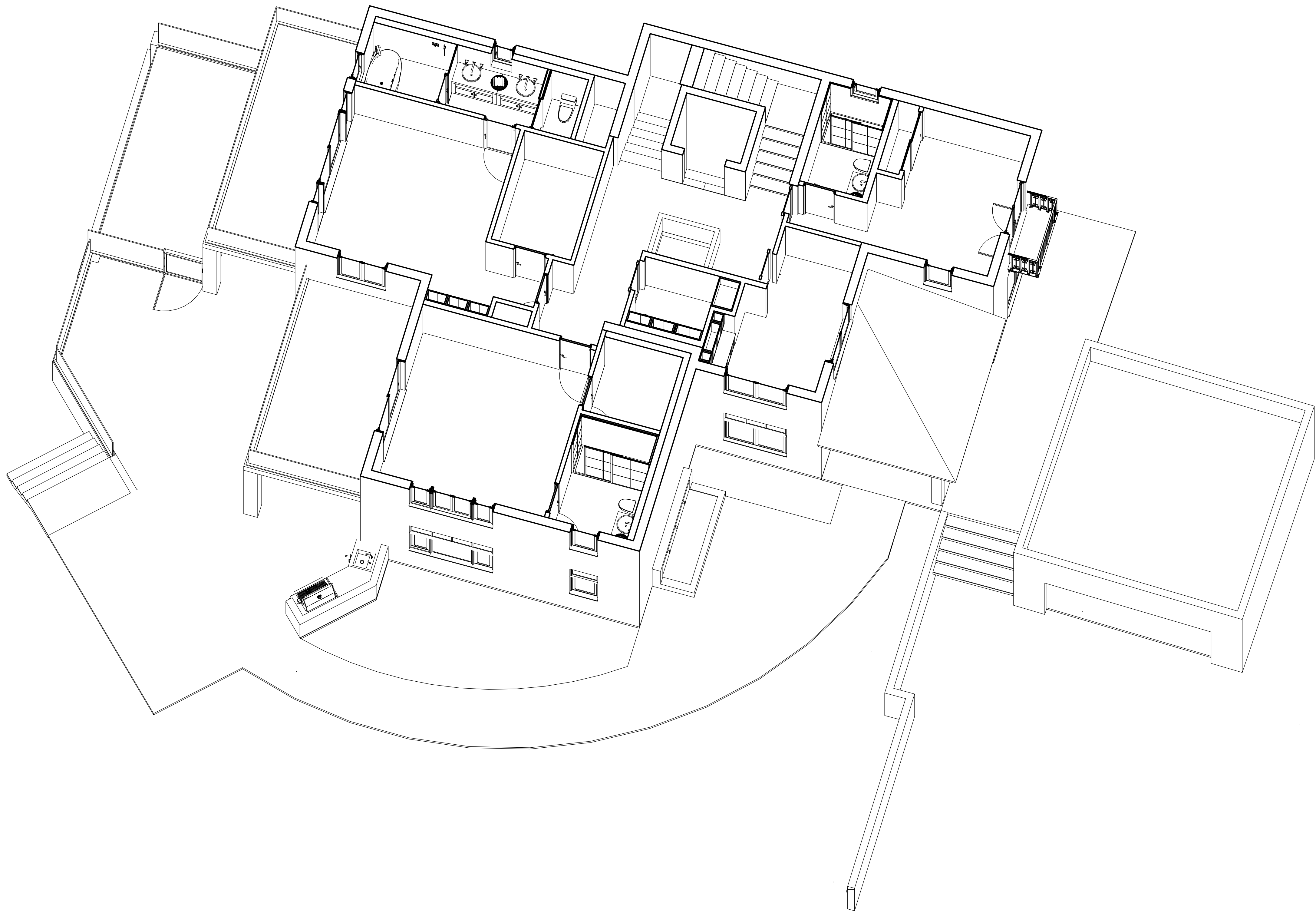
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SHEET NAME

**Section
Perspective
Level1**

SHEET NUMBER

A4.2



A

SECTION PERSPECTIVE - LEVEL 2

SCALE: NTS

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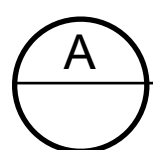
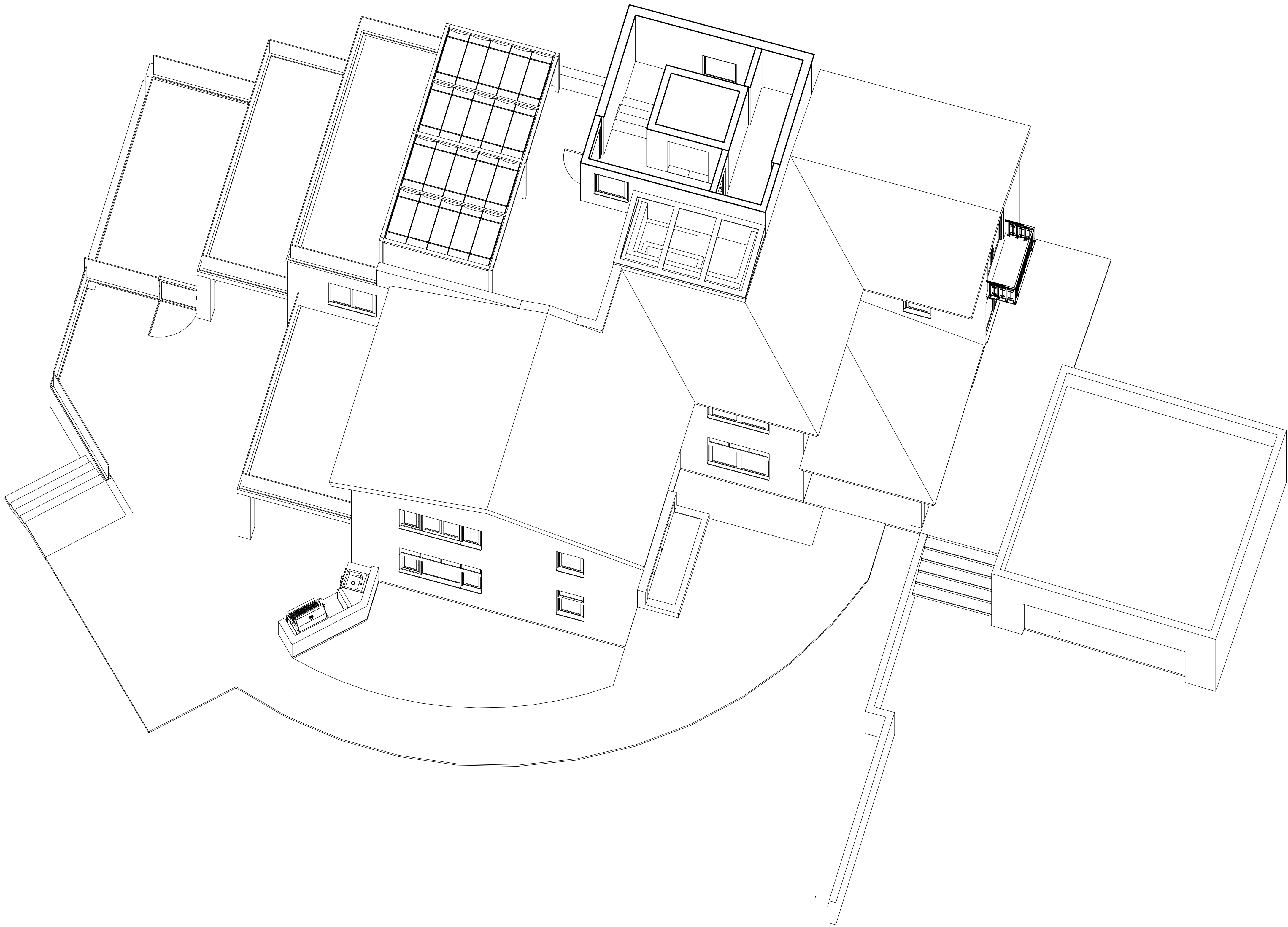
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SHEET NAME

**Section
Perspective
Level2**

SHEET NUMBER

A4.3



SECTION PERSPECTIVE - LEVEL 3

SCALE: NTS



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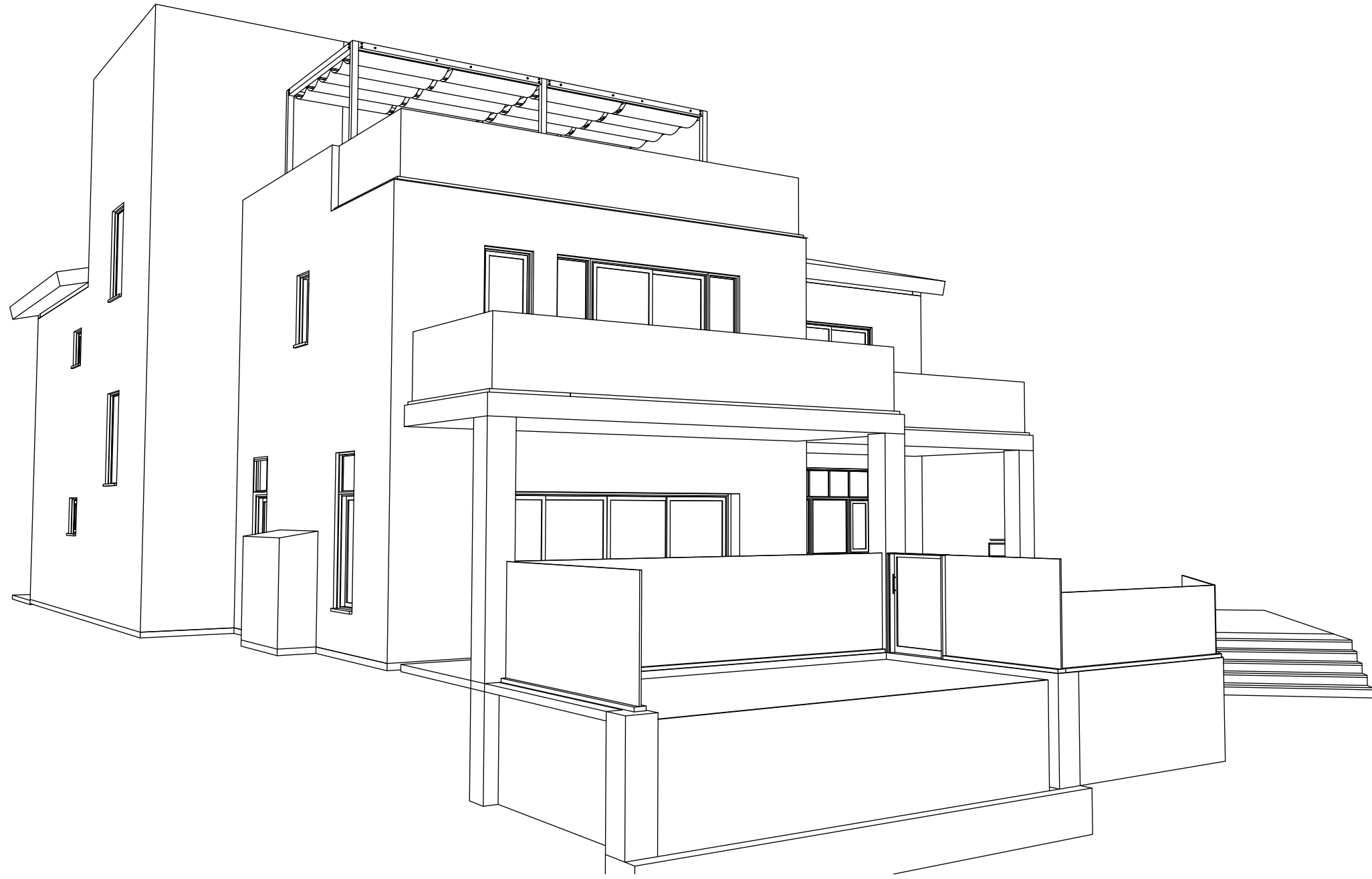
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SHEET NAME

**Section
Perspective
Level3**

SHEET NUMBER

A4.4



A

EXTERIOR PERSPECTIVE LOOKING NORTHEAST

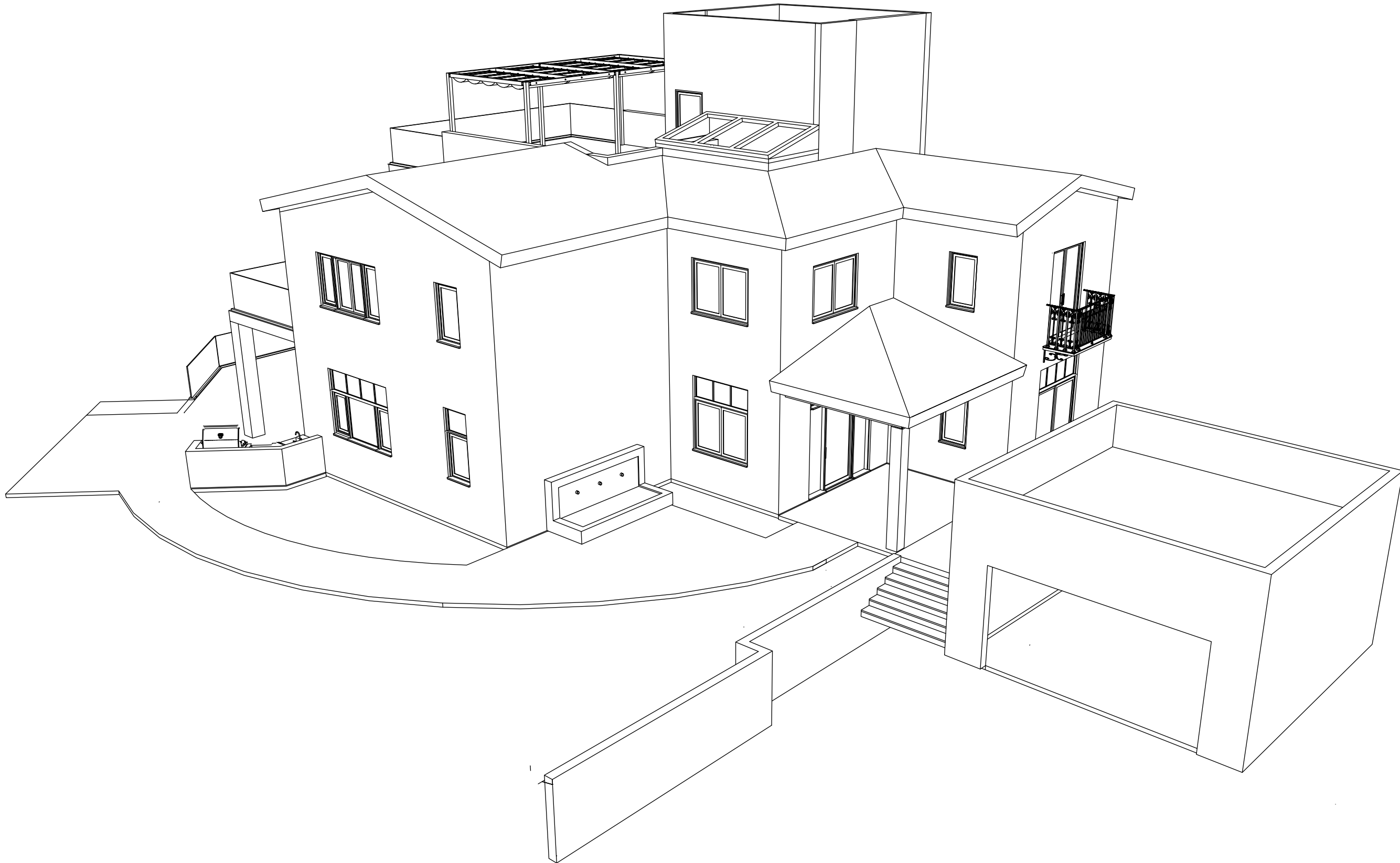
SCALE: NTS



B

EXTERIOR PERSPECTIVE LOOKING SOUTH

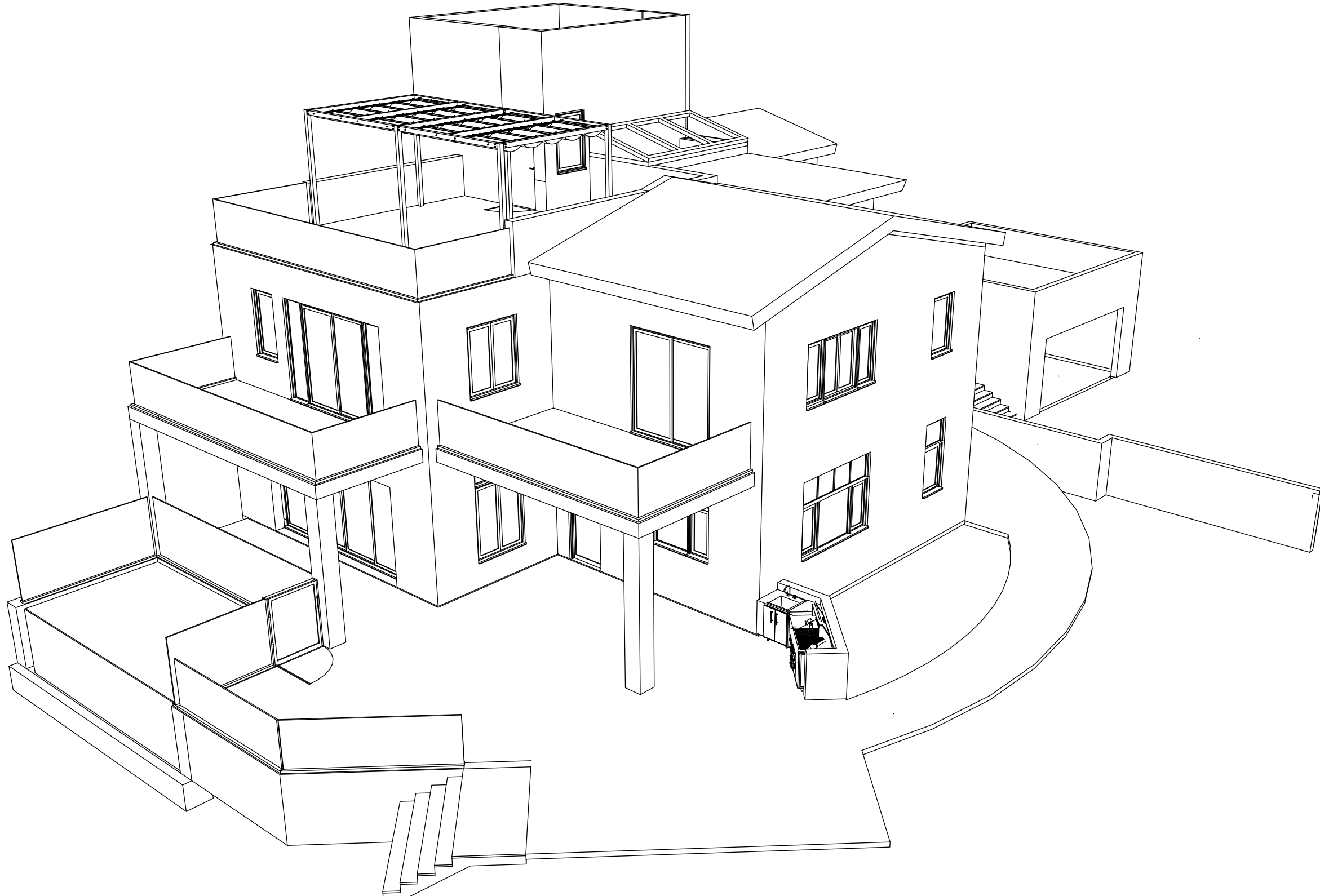
SCALE: NTS



C

BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST

SCALE: NTS



D

BIRDSEYE PERSPECTIVE LOOKING NORTHWEST

SCALE: NTS

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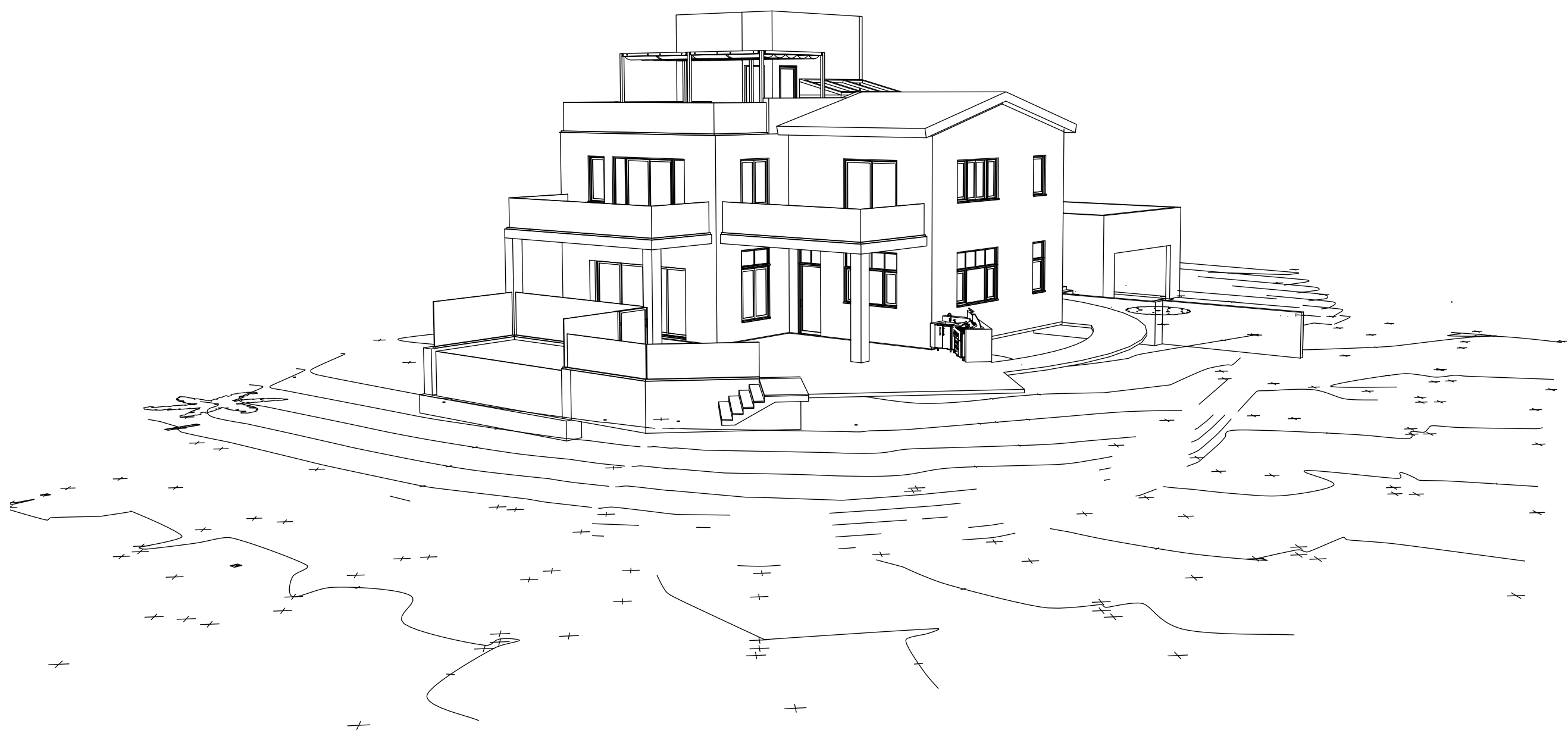
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SHEET NAME

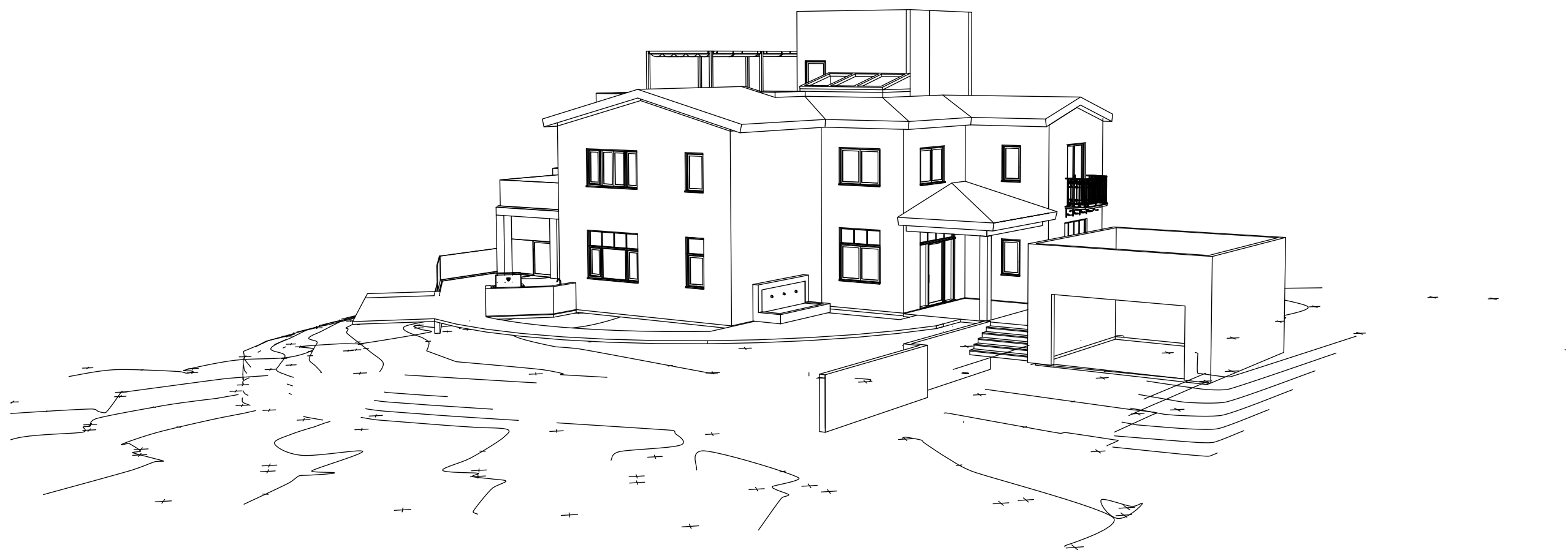
**Exterior
Perspectives**

SHEET NUMBER

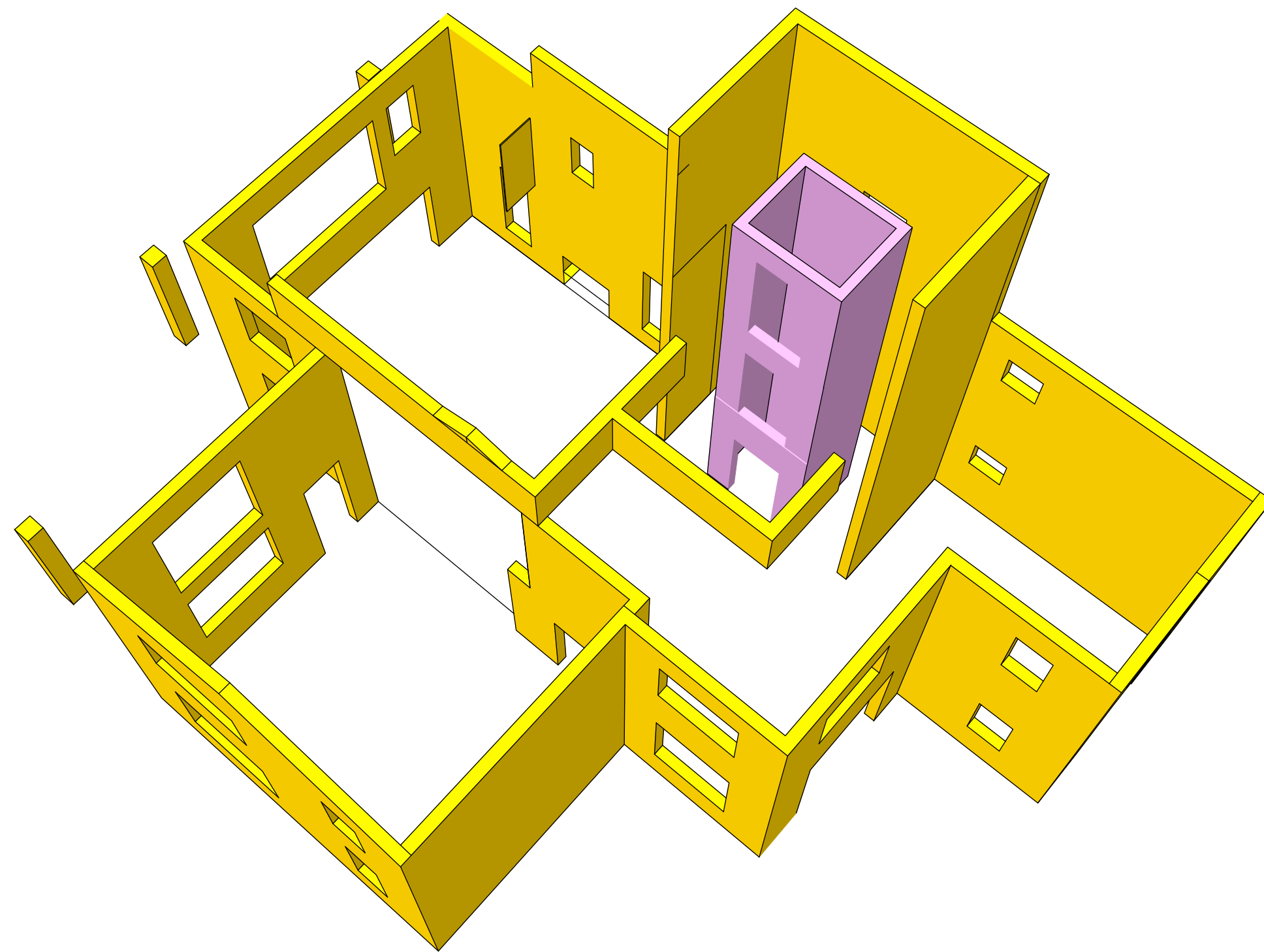
A4.5



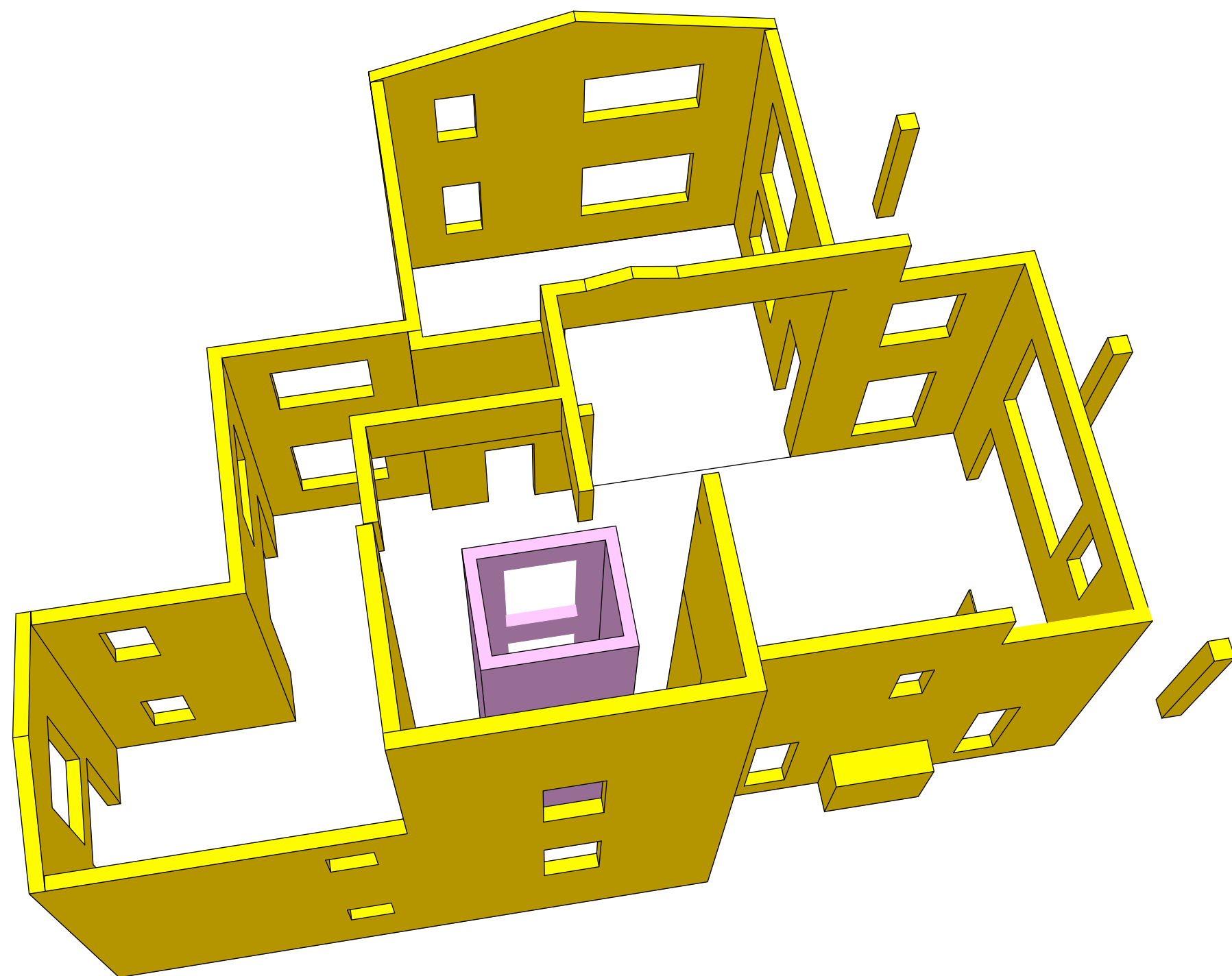
A **EXTERIOR PERSPECTIVE/TOPO - LOOKING NORTHWEST**
SCALE: NTS



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



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



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

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SHEET NAME

**Exterior Topo &
CMU
Perspectives**

SHEET NUMBER

A4.6

DOOR SCHEDULE

MARK	LOCATION (ROOM #)	TYPE	SIZE	MATERIAL	RATING	FRAME TYPE	NOTES
D1	BEDROOM 4 (111)	SLIDER	6'-8" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH WX TRANSOM ABOVE
D2	ENTRY (101)	SWING	4'-0" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH WX SIDELITE AND WX TRANSOM
D3	KITCHEN (104)	SWING	3'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH WX TRANSOM ABOVE
D4	FAMILY (107)	4-PANEL SLIDER	15'-4" X 8'-0"	ALUMINUM/GLASS	NR	NAIL FIN FRAME	MOUNTED TO INTERIOR CFS FRAME
D5	BEDROOM 3 (212)	PAIR FRENCH	5'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH WX TRANSOM ABOVE
D6	SECONDARY SUITE (205)	SLIDER	7'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	
D6	PRIMARY SUITE (206)	SLIDER	7'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH WX SIDELIGHT BOTH SIDES
D7	BEDROOM 3 (212)	CLOSET SLIDER	6'-0" X 8'-0"	WOOD	NR	TRACK	TRACK TOP AND BOTTOM
D7	BEDROOM 4 (111)	CLOSET SLIDER	6'-0" X 8'-0"	WOOD	NR	TRACK	TRACK TOP AND BOTTOM
D8	BATH 4.5 (102)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PANTRY (103)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATH 4 (110)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	SECONDARY CLOSET (203)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATH 2 (204)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	SECONDARY SUITE (205)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PRIMARY SUITE (206)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PRIMARY CLOSET (209)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATHROOM 3 (211)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D9	BEDROOM 4 (111)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	STUDY (201)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	LAUNDRY (202)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	BEDROOM 3 (212)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D10	STORAGE (109)	SWING	4'-0" X 8'-0"	WOOD	NR	CUSTOM WOOD	STEALTH DOOR (HIDDEN REVEAL)
D11	PRIMARY BATH (208)	SWING	3'-0" X 8'-0"	WOOD/TEMPERED GLASS	NR	PRE-HUNG WOOD	
D12	PRIMARY STEAM (207)	SWING	3'-0" X 9'-6"	TEMPERED GLASS	NR	WALL MOUNTED HINGES	CUSTOM GLASS SHOWER DOOR
D13	PRIMARY BATH (208)	POCKET	3'-0" X 8'-0"	WOOD	NR	POCKET	
D14	MECH RM (301)	SWING	3'-0" X 8'-0"	METAL	NR	PRE-HUNG METAL	METAL DOOR W/ 24" X 72" LOUVER
D15	LANDING/HALL 3 (302)	SWING	3'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	EXTERIOR
D16	GARAGE (112)	OVERHEAD	16'-0" X 8'-0"	WOOD	NR	SIDE TRACK	EXTERIOR
D17	POOL	SWING	4'-0" X 5'-0"	TEMPERED GLASS	SELF-CLOSING	FRAMELESS	CUSTOM GLASS SAFETY BARRIER DOOR

WINDOW SCHEDULE

MARK	LOCATION	TYPE	SIZE	FRAME	GLAZING	U	SHGC	EGRESS	NOTES
W1	BEDRM 4 (111)	CASEMENT	2'-8" x 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU	≤0.30	≤0.23	YES	
W1	BEDRM 3 (212)	CASEMENT	2'-8" x 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU			YES	
W2	ENTRY (101)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W21 TRANSOM ABOVE
W2	STUDY (201)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W2	STUDY (201)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W3	PANTRY (103)	CASEMENT	2'-8" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W17 TRANSOM ABOVE
W3	KITCHEN (104)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W4, W3 AND WX TRANSOM ABOVE
W3	KITCHEN (104)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W5, W3 AND WX TRANSOM ABOVE
W4	KITCHEN (104)	FIXED	4'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3 BOTH SIDES WITH W24 TRANSOM ABOVE
W5	KITCHEN (104)	FIXED	3'-4" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3 BOTH SIDES WITH W23 TRANSOM ABOVE
W6	SITTING (105)	DOUBLE CASEMENT	4'-8 X 6'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W20 TRANSOM ABOVE
W7	FAMILY (107)	CASEMENT	2'-8" X 6'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W18 TRANSOM ABOVE
W8	STAIR 1	FIXED	3'-4" X 6'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				HEAD HEIGHT = 14'-8" A.F.F. @ 1ST FLOOR
W8	STAIR 2	FIXED	3'-4" X 6'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				HEAD HEIGHT = 14'-8" A.F.F. @ 2ND FLOOR
W9	BATH 4 (110)	CASEMENT	2'-8" X 2'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				HEAD HEIGHT = 8'-0" A.F.F. @ 1ST FLOOR
W9	BATH 3 (211)	CASEMENT	2'-8" X 2'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				HEAD HEIGHT = 8'-0" A.F.F. @ 2ND FLOOR
W10	BATH 2 (204)	CASEMENT	2'-8" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W10	SECONDARY SUITE (205)	CASEMENT	2'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W11 AND W10
W11	SECONDARY SUITE (205)	DOUBLE CASEMENT	4'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU			YES	MULLED WITH W10 ON BOTH SIDES
W12	PRIMARY SUITE (206)	DOUBLE CASEMENT	4'-8" X 5'-4"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU			YES	
W13	PRIMARY SUITE (206)	FIXED	2'-0" X 8'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH D6 AND W13
W14	PRIMARY STEAM (207)	CASEMENT	2'-8" X 5'-4"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W15	PRIMARY BATH (208)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				OBSCURED GLASS
W16	ENTRY (101)	FIXED	2'-4" X 8'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH D2, W16 AND W25 TRANSOM ABOVE
W17	PANTRY (103)	FIXED TRANSOM	2'-8" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3 BELOW
W18	FAMILY (107)	FIXED TRANSOM	2'-8" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W7 BELOW
W19	KITCHEN (104)	FIXED TRANSOM	3'-4" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH D3 BELOW
W20	SITTING (105)	FIXED TRANSOM	4'-8" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W6 BELOW
W21	ENTRY (101)	FIXED TRANSOM	6'-0" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W2 BELOW
W22	BEDRM 4 (111)	FIXED TRANSOM	6'-8" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH D1 BELOW
W23	KITCHEN (104)	FIXED TRANSOM	7'-4" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3, W5 AND W3 BELOW
W24	KITCHEN (104)	FIXED TRANSOM	8'-0" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3, W4 AND W3 BELOW
W25	ENTRY (101)	FIXED TRANSOM	8'-8" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W16,D2 AND W16 BELOW
W26	LANDING/HALL 3 (302)	CASEMENT	3'-4" X 8'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				



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SHEET NAME

Door & Window
Schedules

SHEET NUMBER

A6.1