



**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
<b>G0.1</b>	Cover Sheet / Project Info / Sheet Index
<b>G0.2</b>	Architectural General Notes/Code Summary/ Zoning Analysis
<b>A1.0</b>	Site Plan & Garage Plan
<b>A2.1</b>	Floor Plan - Level1
<b>A2.2</b>	Floor Plan - Level2
<b>A2.3</b>	Roof Plan
<b>A2.4</b>	Enlarged Stair/Elevator Plan
<b>A3.1</b>	RCP - First Floor
<b>A3.2</b>	RCP - Second Floor and Third Floor
<b>A4.1</b>	Exterior Elevations N&S
<b>A4.2</b>	Exterior Elevations E&W
<b>A5.1</b>	Building sections (A-A & B-B)
<b>A5.2</b>	Wall Sections
<b>A5.3</b>	Section Perspective Level1
<b>A5.4</b>	Section Perspective Level2
<b>A5.5</b>	Section Perspective Level3
<b>A5.6</b>	Exterior Perspectives
<b>A5.7</b>	Exterior Topography & CMU Perspective
<b>A6.1</b>	Interior Elevations
<b>A7.1</b>	Architectural Details
<b>A8.1</b>	Door & Window Schedules



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

**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**

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.

### 11. DEFERRED SUBMITTALS:

CERTAIN PORTIONS OF THE WORK ARE NOT INCLUDED IN THIS PLAN CHECK SUBMITTAL AND SHALL BE SUBMITTED TO LADBS AS DEFERRED SUBMITTALS UNDER SEPARATE PERMIT AND PLAN REVIEW. DEFERRED SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO SUBMITTAL TO LADBS AND SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENTS AND ALL APPLICABLE CODES.

DEFERRED SUBMITTALS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- SOLAR PHOTOVOLTAIC SYSTEM AND ASSOCIATED EQUIPMENT
- PREFABRICATED TRUSSES AND TRUSS CALCULATIONS
- FIRE SPRINKLER SYSTEM (NFPA 13D)
- SHORING OR TEMPORARY EARTH RETENTION (IF REQUIRED)
- SPECIALTY GUARDRAIL OR HANDRAIL SYSTEMS (IF ENGINEERED)
- EXTERIOR DECKING OR PEDESTAL ROOF DECK SYSTEMS (IF ENGINEERED)
- FIRE ALARM OR LOW-VOLTAGE SYSTEMS (IF REQUIRED)

ROOF STRUCTURE AND BUILDING SYSTEMS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED LOADS ASSOCIATED WITH DEFERRED ITEMS WHERE APPLICABLE. ALL DEFERRED SUBMITTALS SHALL COMPLY WITH CBC, CRC, CEC, CFC, TITLE 24, WUI REQUIREMENTS, AND ALL LADBS REGULATIONS. NO DEFERRED COMPONENT SHALL BE INSTALLED UNTIL APPROVED BY LADBS.

## 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 FLASHING), 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.



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

### 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**

REV	DATE	DESCRIPTION

**PROJECT NAME**

# STAMPER RESIDENCE FIRE REBUILD

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

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

**SHEET NAME**

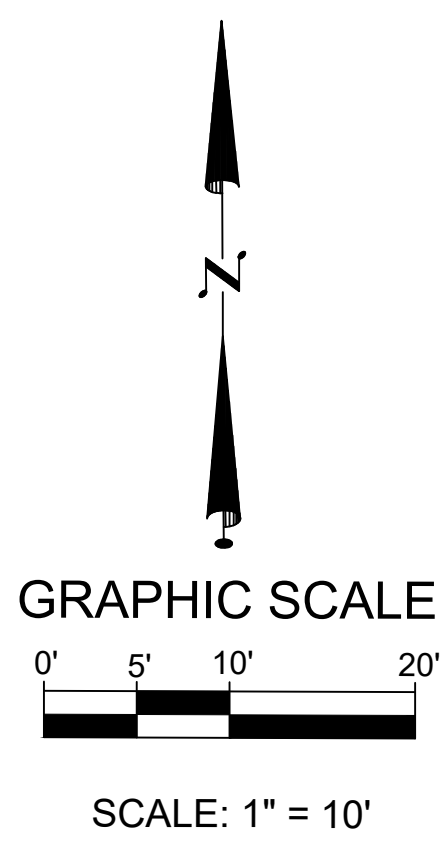
## Architectural General Notes/ Code Summary/ Zoning Analysis

**SHEET NUMBER**

# GO.2

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

L  
K  
J  
I  
H  
G  
F  
E  
D  
C  
B  
A



**BENCHMARK**

**SEWER STRUCTURE # 521-10-144**  
LOCATED IN LOMBARD AVE  
ON FRONT OF THE SUBJECT  
PROPERTY  
ELEVATION : 285.80 FT

**LEGEND**

- |  |                   |  |                    |
|--|-------------------|--|--------------------|
|  | ELECTRIC METER    |  | AREA LIGHT         |
|  | GAS VALVE         |  | POWER POLE         |
|  | STREET LIGHT      |  | GUY WIRE           |
|  | TREE              |  | SIGN               |
|  | OAK TREE          |  | WATER METER        |
|  | PALM TREE         |  | GAS METER          |
|  | CONCRETE PAVEMENT |  | SEWER MAINT HOLE   |
|  | BRICK PAVEMENT    |  | POWER LINE         |
|  |                   |  | WOOD FENCE         |
|  |                   |  | CHAIN LINK FENCE   |
|  |                   |  | WROUGHT IRON FENCE |
|  |                   |  | BLOCK WALL         |
|  |                   |  | BOUNDARY LINE      |

**ABBREVIATIONS:**

- |                        |                      |
|------------------------|----------------------|
| AC = ASPHALT CONCRETE  | FH = FIRE HYDRANT    |
| BLD = BUILDING         | GB = GRADE BREAK     |
| BS = BOTTOM OF SLOPE   | GM = GAS METER       |
| BX = BOTTOM OF X       | GV = GAS VALVE       |
| CB = CATCH BASIN       | GA = GUY ANCHOR      |
| CL = CENTERLINE        | NG = NATURAL GROUND  |
| CF = CURB FACE         | OH = OVERHEAD POWER  |
| CLF = CHAIN LINK FENCE | PA = PLANTER AREA    |
| COM = COMMUNICATION    | TC = TOP OF CURB     |
| CONC = CONCRETE        | TOS = TOP OF SLOPE   |
| DWY = DRIVEWAY         | TPP = TOP OF PARAPET |
| EG = EDGE OF GUTTER    | TX = TOP OF X        |
| ELEC = ELECTRIC        | WT = WALL TOP        |
| EP = EDGE OF PAVEMENT  | WF = WALL FACE       |
| FF = FINISHED FLOOR    | WB = WALL BOTTOM     |
| FG = FINISHED GRADE    | WDF = WOODEN FENCE   |
| FW = FRONT OF WALK     |                      |
| FL = FLOW LINE         |                      |
| FS = FINISHED SURFACE  |                      |

**BASIS OF BEARING:**

THE BEARING OF S 78°46' 16" E OF N'LY SIDELINE OF EARLHAM ST., AS SHOWN ON THE TRACT MAP NO. 9300 M.B. 125 PGS 55-78 WAS USED AS THE BASIS OF BEARING FOR THIS PROPERTY.

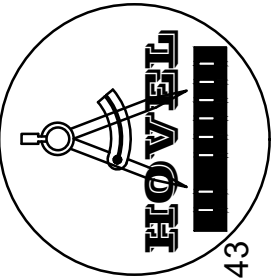
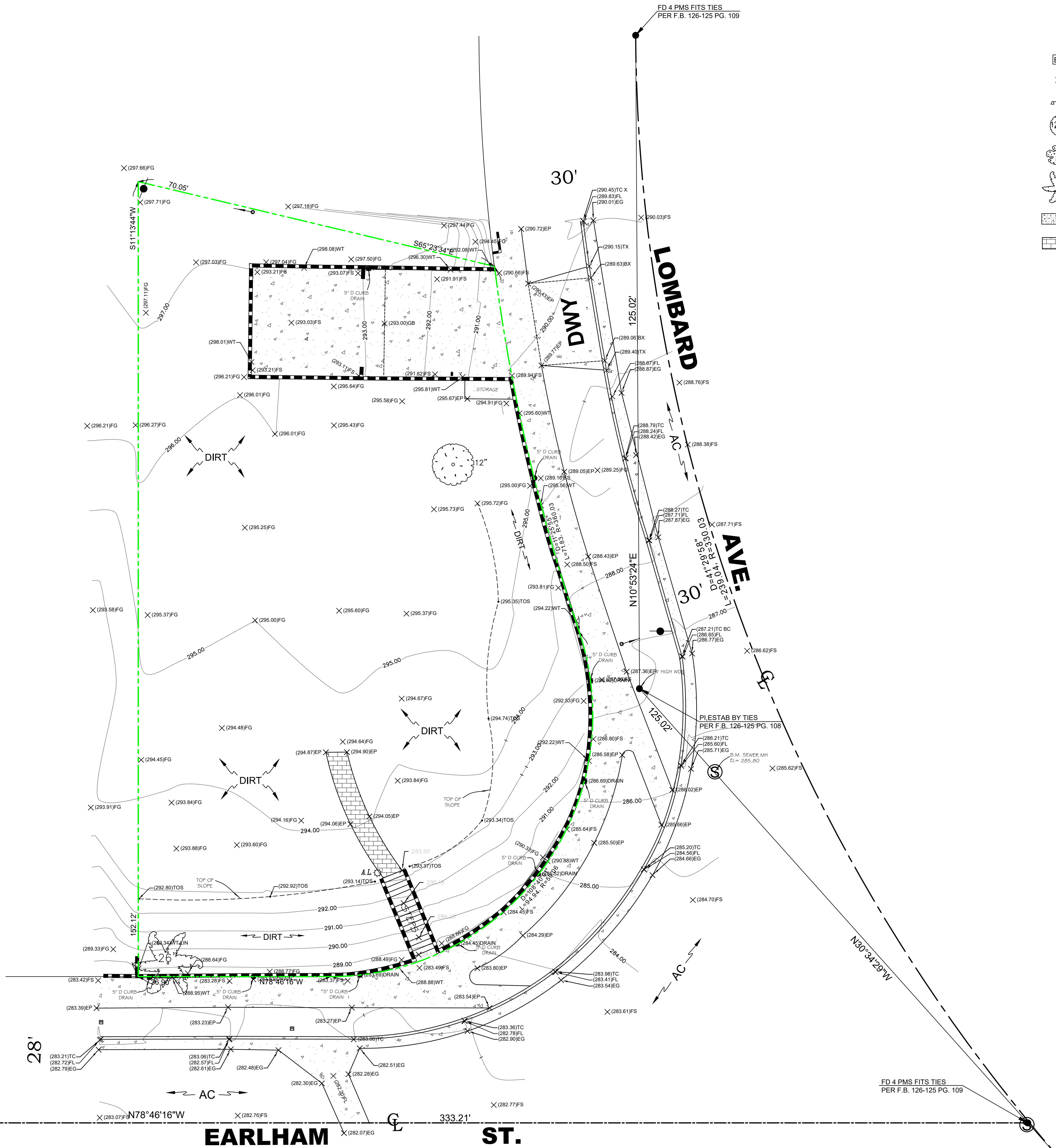
**LEGAL DESCRIPTION:**

LOT 19 OF TRACT NO. 9300; IN THE CITY OF LOS ANGELES; COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 125 PAGES 55-78 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN NO. 4412-019-023

**NOTES:**

1. THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENT, IF ANY, ARE NOT SHOWN HEREON.
3. THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.
4. THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
5. SURVEY MONUMENTS FOUND IN THE COURSE OF THIS MAPPING HAVE BEEN SET BY OTHERS, AND USED ONLY AS REFERENCE FOR PURPOSES OF TOPOGRAPHIC MAPPING, WITHOUT THE VERIFICATION OF ITS AGREEMENT WITH APPLICABLE LEGAL DESCRIPTIONS AND SENIORITY OF DEEDS.
6. RELATION OF TOPOGRAPHIC FEATURES (FENCES, WALLS, TREES, POWER POLES, ETC.) TO PROPERTY LINES SHOWN ON THIS MAP IS SUBJECT TO THE ADJUSTMENTS TO ANY BOUNDARY SURVEY THAT IS TO BE DONE ON THE PROPERTY.

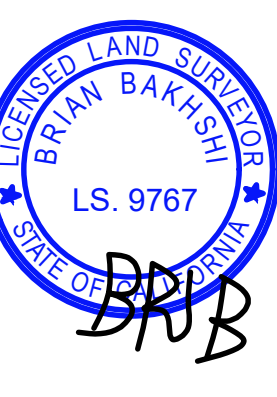


**HOVEL INC.**  
(424)558-4765  
Brian@hovelinc.com  
8743 SARI AVE, NORTHBRIDGE, CA 91343

PREPARED FOR:  
**JOHN STAMPER**

**TOPOGRAPHY SURVEY**  
15303 EARLHAM ST., PACIFIC PALISADES, CA 90272

PROFESSIONAL STAMP



DATE: 05/8/2025

SCALE: 1" = 10'

SHEET NO.

**TS-1**  
SHEET 1 OF 1

**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**

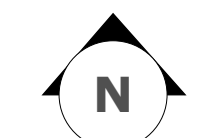
**PROJECT ADDRESS**  
 15303 Earlam Street  
 Pacific Palisades, CA 90272  
 APN: 4412-019-023

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

**SHEET NAME**

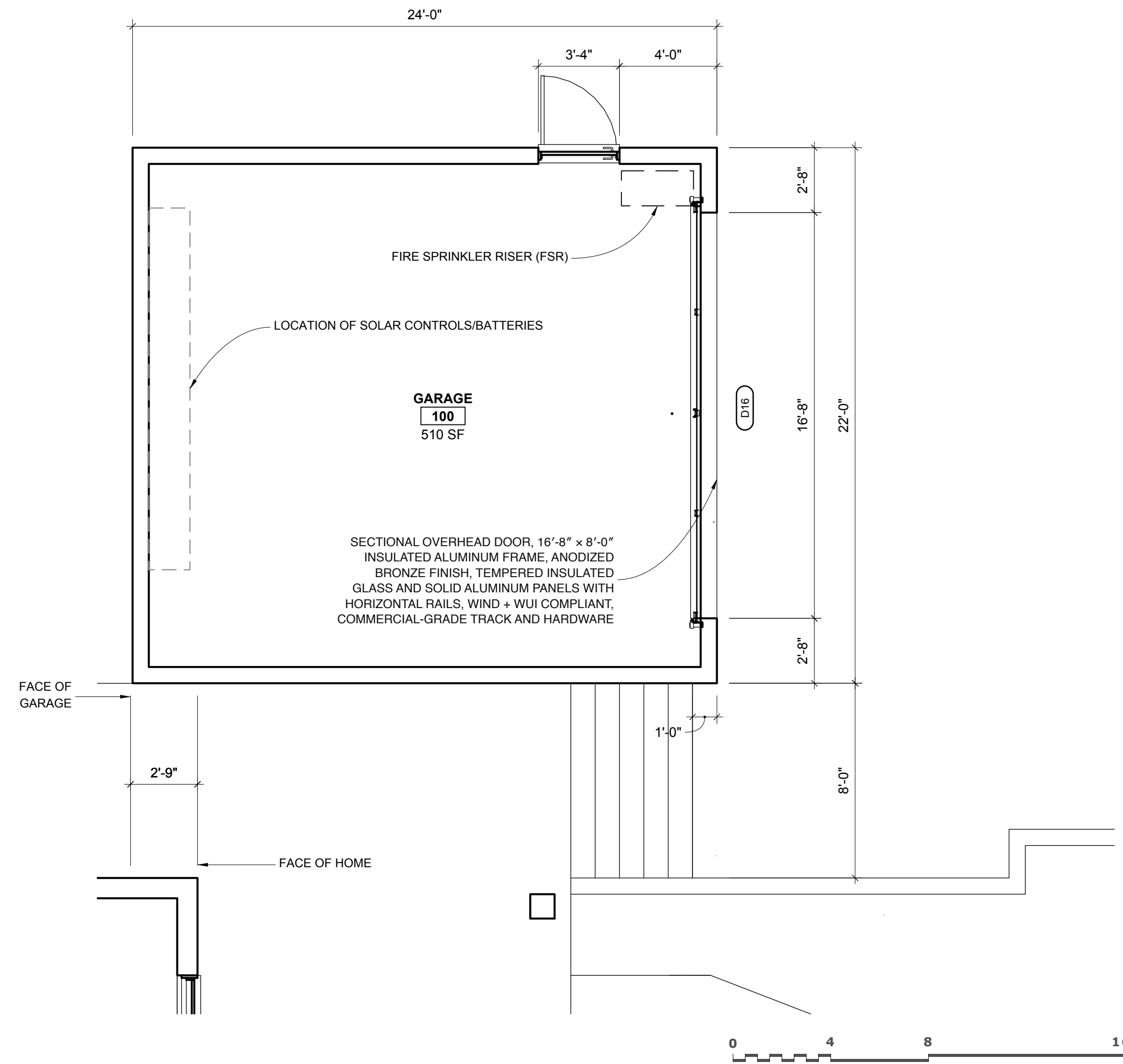
**Site Plan & Garage Plan**

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

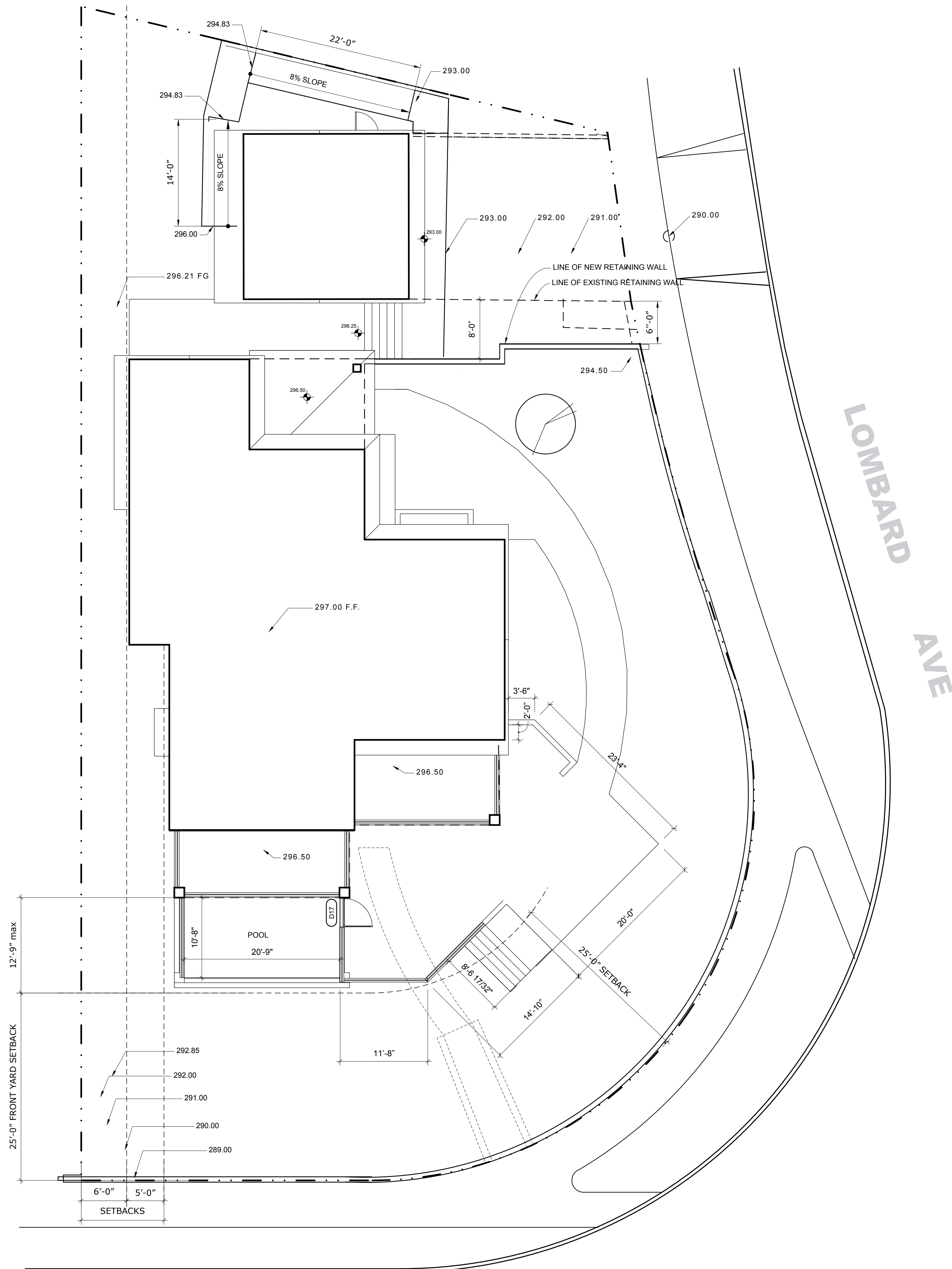


**SHEET NUMBER**

**A1.0**



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



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

**EARLAM ST**

**LOMBARD AVE**

**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**

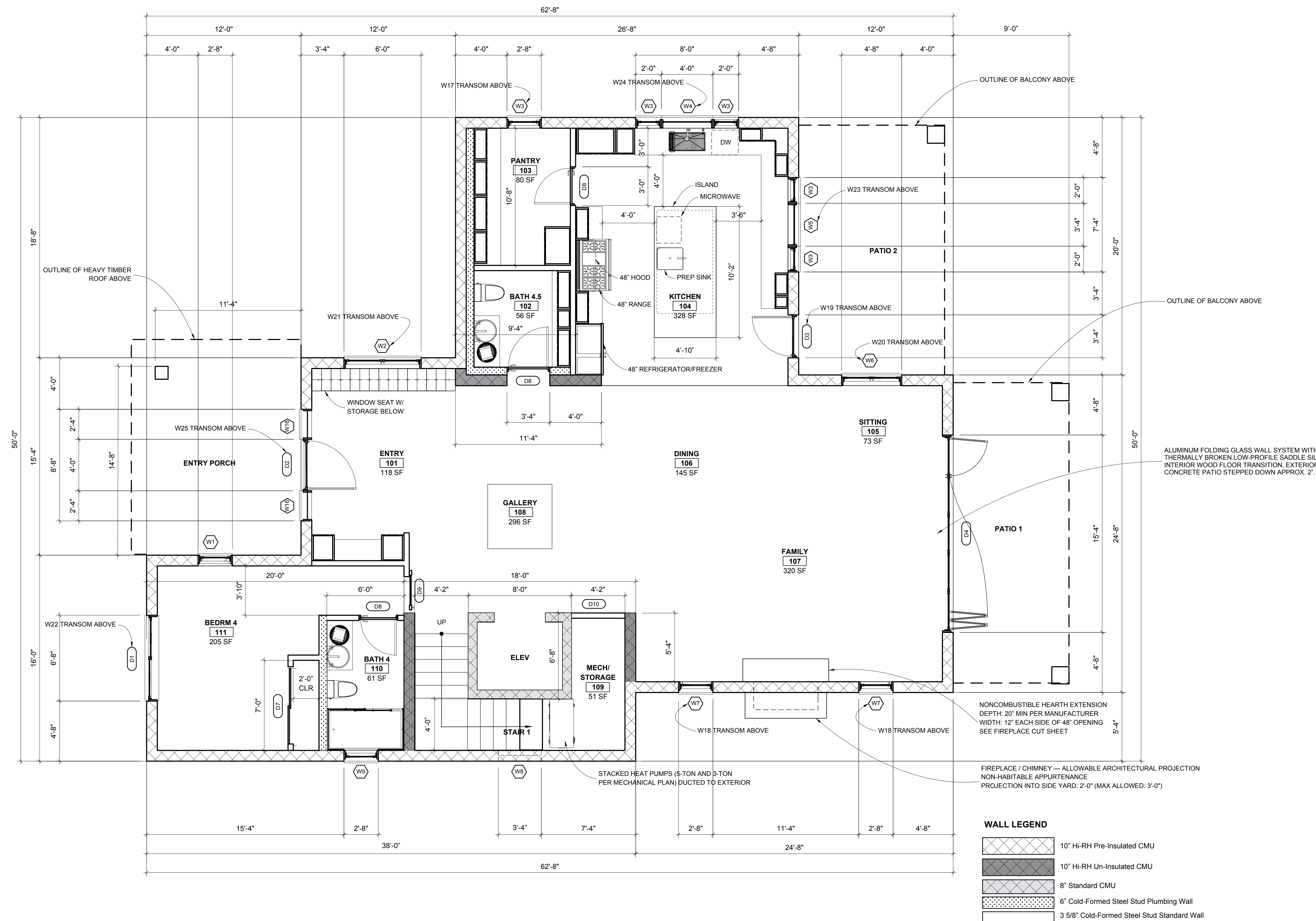
**Floor Plan - Level 1**

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



**SHEET NUMBER**

**A2.1**



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

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

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

## Floor Plan - Level2

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



SHEET NUMBER

# A2.2



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

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

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

## Roof Plan

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



SHEET NUMBER

# A2.3

### ROOF TYPES

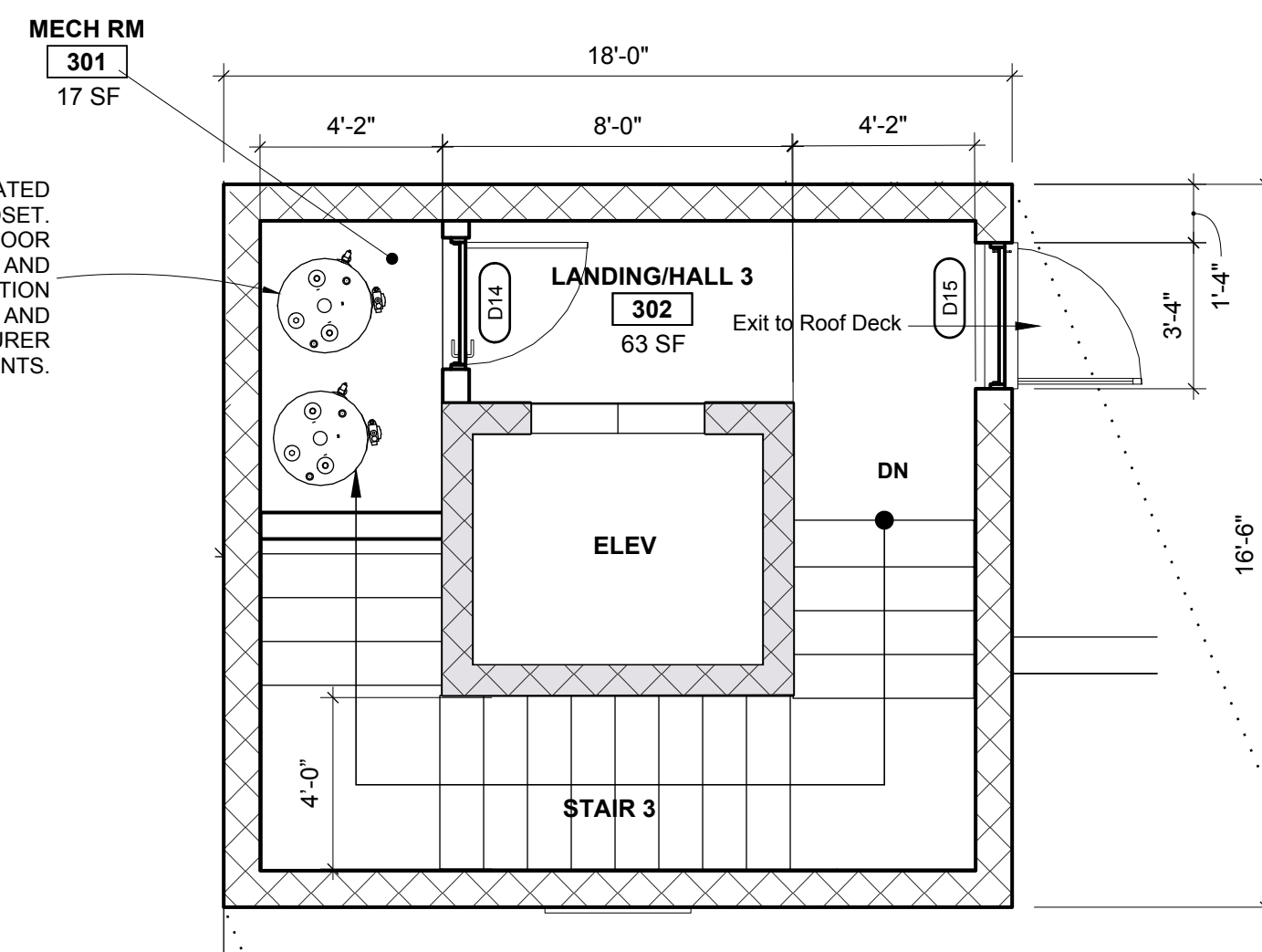
TYPE	DESCRIPTION
R-1	PROVIDE CLASS A NATURAL SLATE TILE ROOFING SYSTEM OVER APPROVED UNDERLAYMENT/MOISTURE BARRIER OVER RIGID ROOF INSULATION OVER 2X6 TONGUE-AND-GROOVE WOOD ROOF DECK OVER 4X14 HEAVY TIMBER RAFTERS AT 24" O.C. PROVIDE NONCOMBUSTIBLE OR IGNITION-RESISTANT EAVE, EDGE, AND ACCESSORY CONDITIONS AS REQUIRED. ENTIRE ROOF ASSEMBLY SHALL BE LISTED AND INSTALLED TO ACHIEVE A CLASS A ROOF ASSEMBLY AND SHALL COMPLY WITH ALL LOS ANGELES WILDLAND-URBAN INTERFACE (WUI) AND LADBS REQUIREMENTS FOR VERY HIGH FIRE HAZARD SEVERITY ZONES. INSTALL PER MANUFACTURER REQUIREMENTS AND APPROVED DETAILS.
R-2	SINGLE-PLY TPO ROOFING OVER TAPERED INSULATION. PROVIDE PEDESTAL-SUPPORTED 24" X 24" CONCRETE PAVERS AT OCCUPIABLE ROOF DECK AREAS. ALL ROOF ASSEMBLIES SHALL COMPLY WITH LADBS WUI REQUIREMENTS AND LADBS REQUIREMENTS FOR VERY HIGH FIRE HAZARD SEVERITY ZONES. INSTALL PER MANUFACTURER REQUIREMENTS AND APPROVED DETAILS.
R-3	SINGLE-PLY TPO ROOFING OVER TAPERED INSULATION. ALL ROOF ASSEMBLIES SHALL COMPLY WITH LADBS WUI REQUIREMENTS AND LADBS REQUIREMENTS FOR VERY HIGH FIRE HAZARD SEVERITY ZONES. INSTALL PER MANUFACTURER REQUIREMENTS AND APPROVED DETAILS.

SOLAR PHOTOVOLTAIC SYSTEM: ROOF AREA INDICATED IS RESERVED FOR A SOLAR PV SYSTEM TO BE INSTALLED AS PART OF THIS PROJECT UNDER A SEPARATE DEFERRED SUBMITTAL AND PERMIT. ROOF STRUCTURE HAS BEEN DESIGNED TO ACCOMMODATE PV DEAD AND LIVE LOADS. FINAL PANEL LAYOUT, ATTACHMENT, EQUIPMENT LOCATIONS, AND ELECTRICAL SHALL BE PROVIDED UNDER SEPARATE SOLAR PERMIT. INSTALLATION SHALL COMPLY WITH CBC, CEC, FIRE CODE ACCESS/SETBACK REQUIREMENTS, TITLE 24 ENERGY COMPLIANCE, AND ALL LADBS AND WUI REGULATIONS.

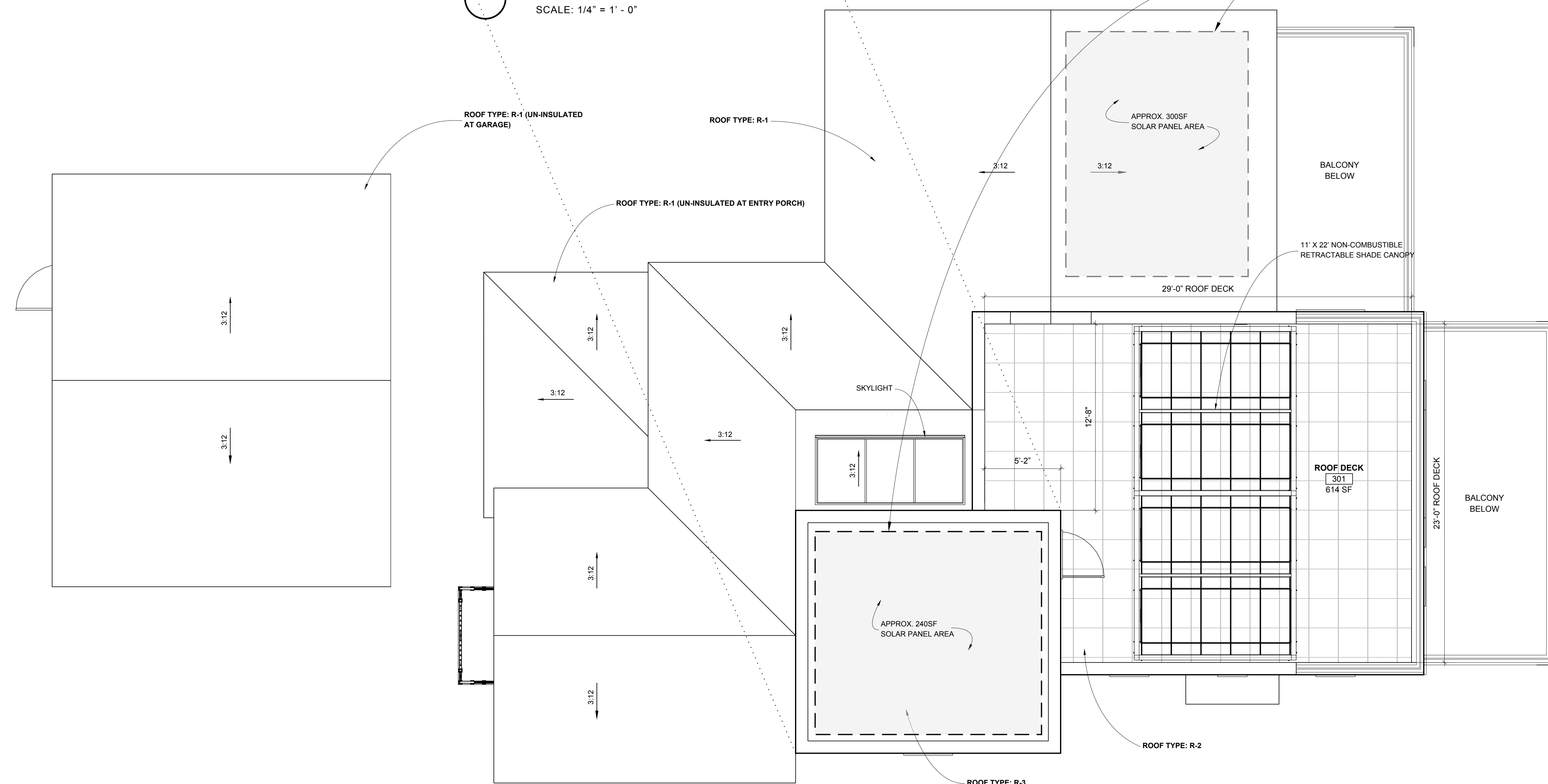
### WALL LEGEND

- 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

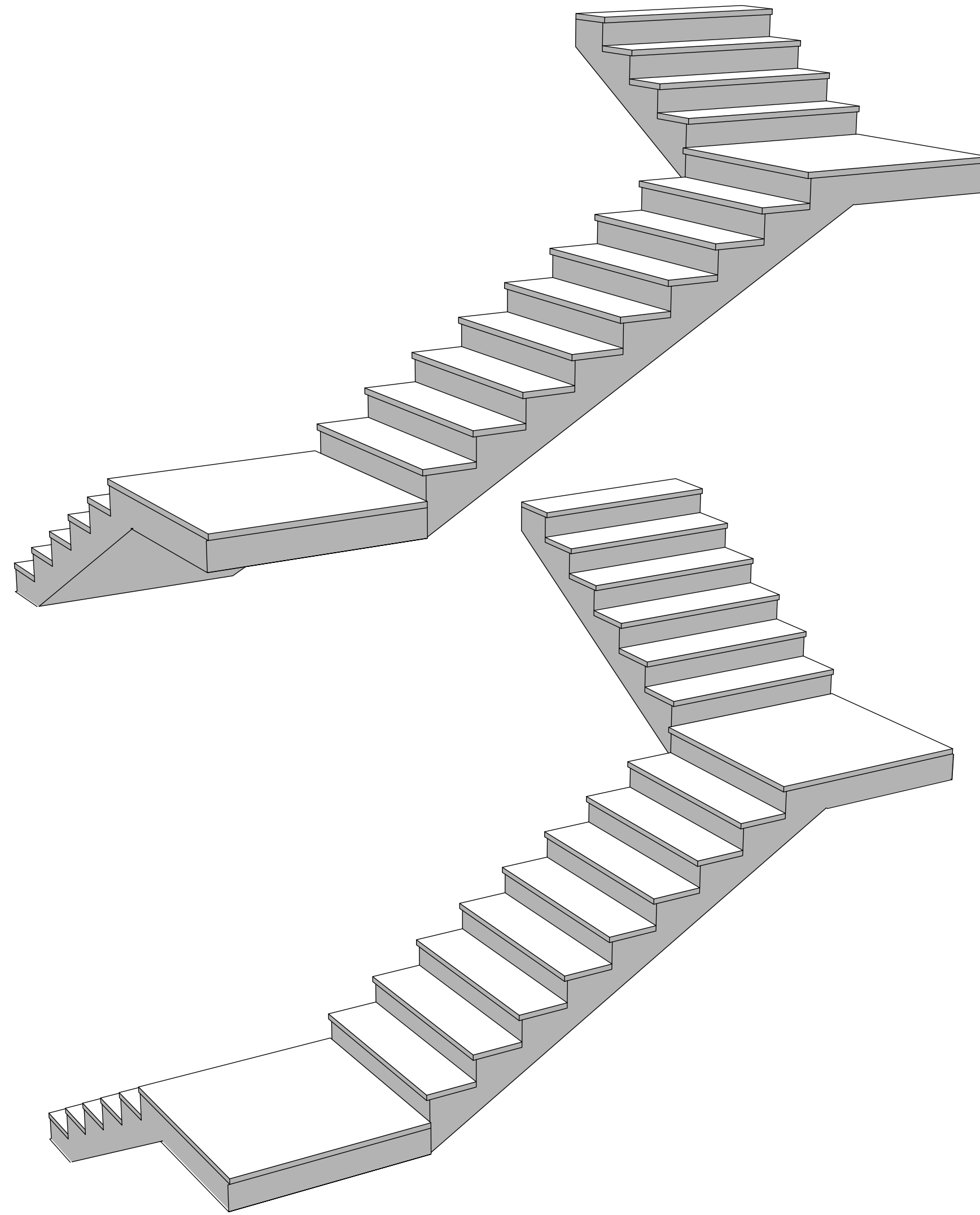
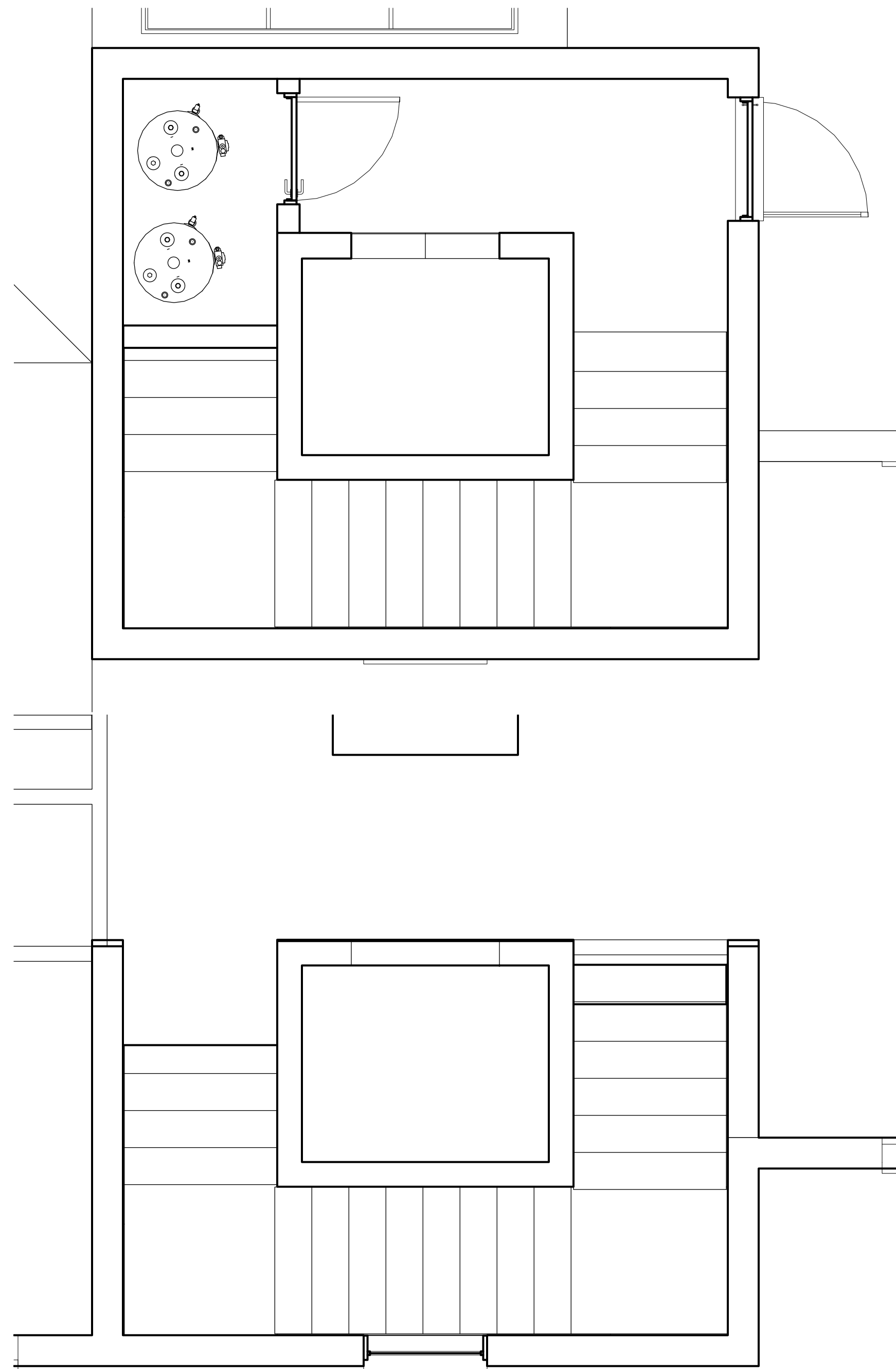
GAS-FIRED WATER HEATER LOCATED IN INTERIOR MECHANICAL CLOSET. UNIT INSTALLED DIRECTLY ON FLOOR WITH APPROVED DRAIN PAN AND INDIRECT WASTE. SEALED COMBUSTION WITH DUCTED OUTSIDE AIR INTAKE AND EXHAUST. INSTALL PER MANUFACTURER AND CPC/CMC REQUIREMENTS.



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



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



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

**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**  
 Enlarged Stair/  
 Elevator Plan

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

**SHEET NUMBER**  
**A2.4**

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

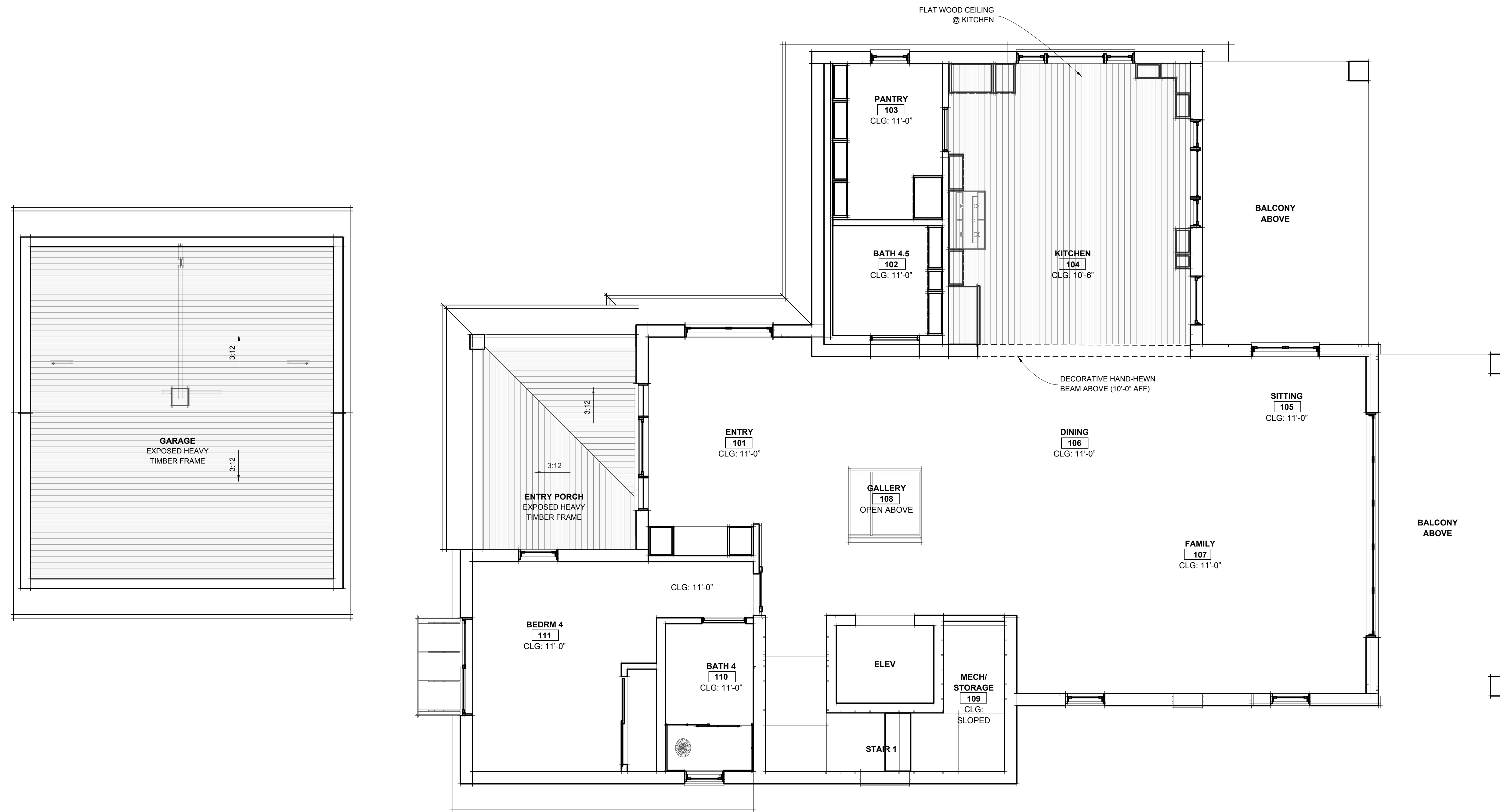
**RCP - First Floor**

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



SHEET NUMBER

**A3.1**



A

**REFLECTED CEILING PLAN - FIRST FLOOR**

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

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

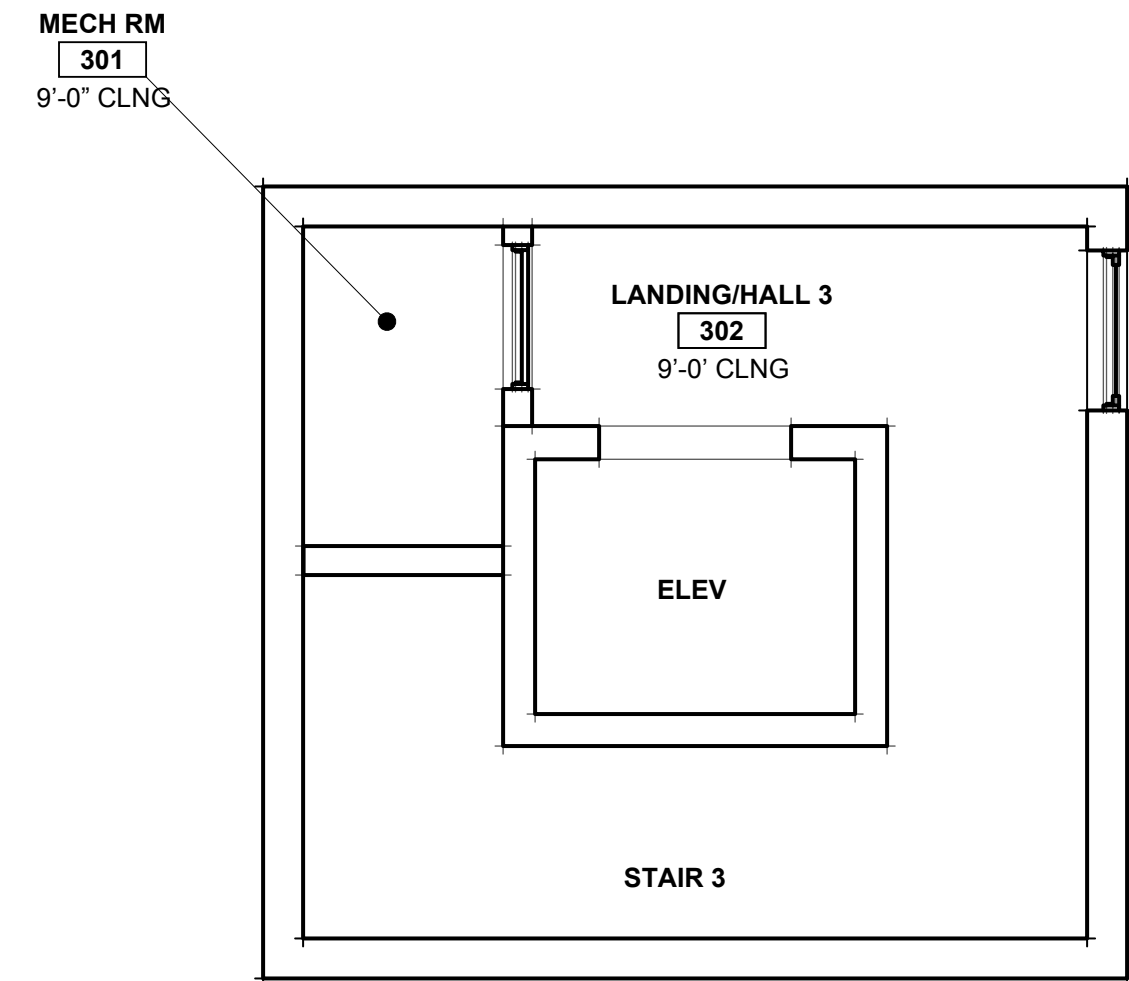
**RCP - Second  
 Floor and Third  
 Floor**

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



SHEET NUMBER

**A3.2**



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



**B REFLECTED CEILING PLAN - SECOND FLOOR**  
 SCALE: 1/4" = 1' - 0"

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 Elevations N&S**

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



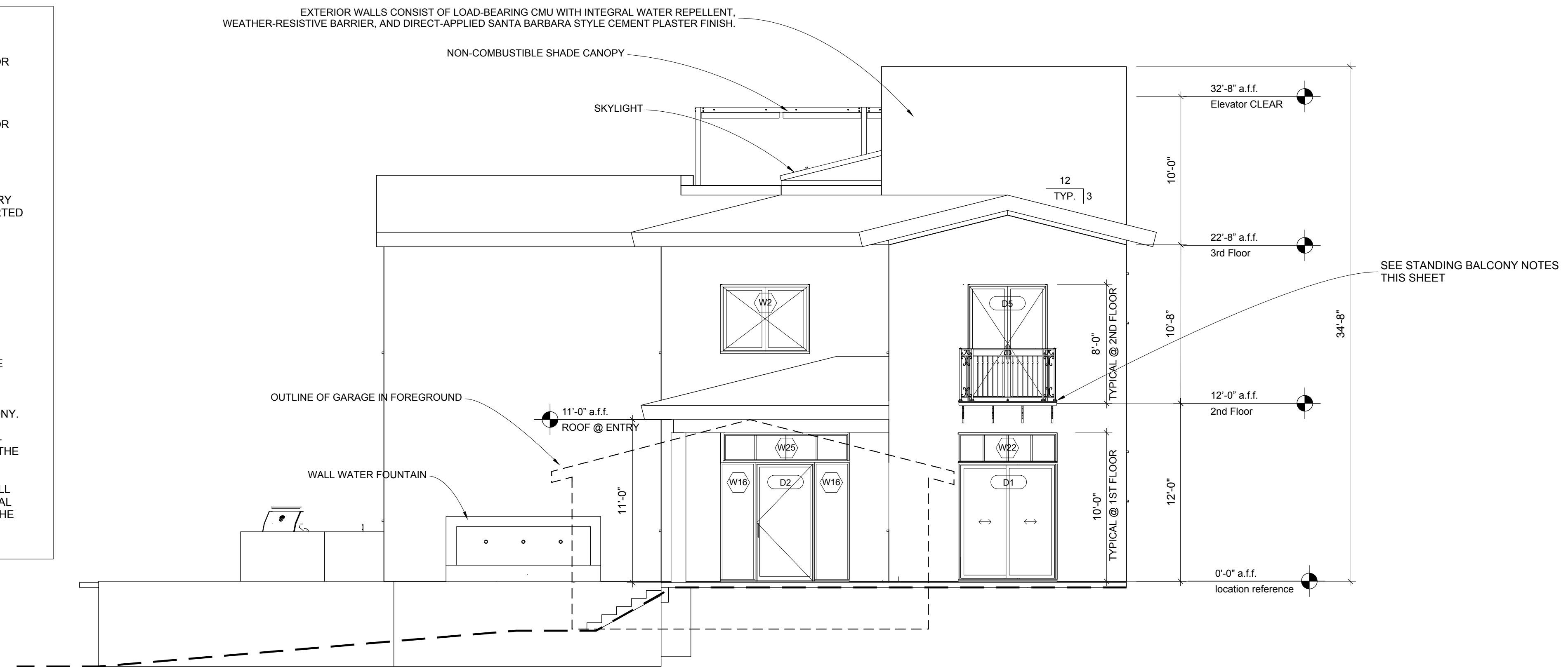
SHEET NUMBER

**A4.1**

**STANDING BALCONY NOTES**

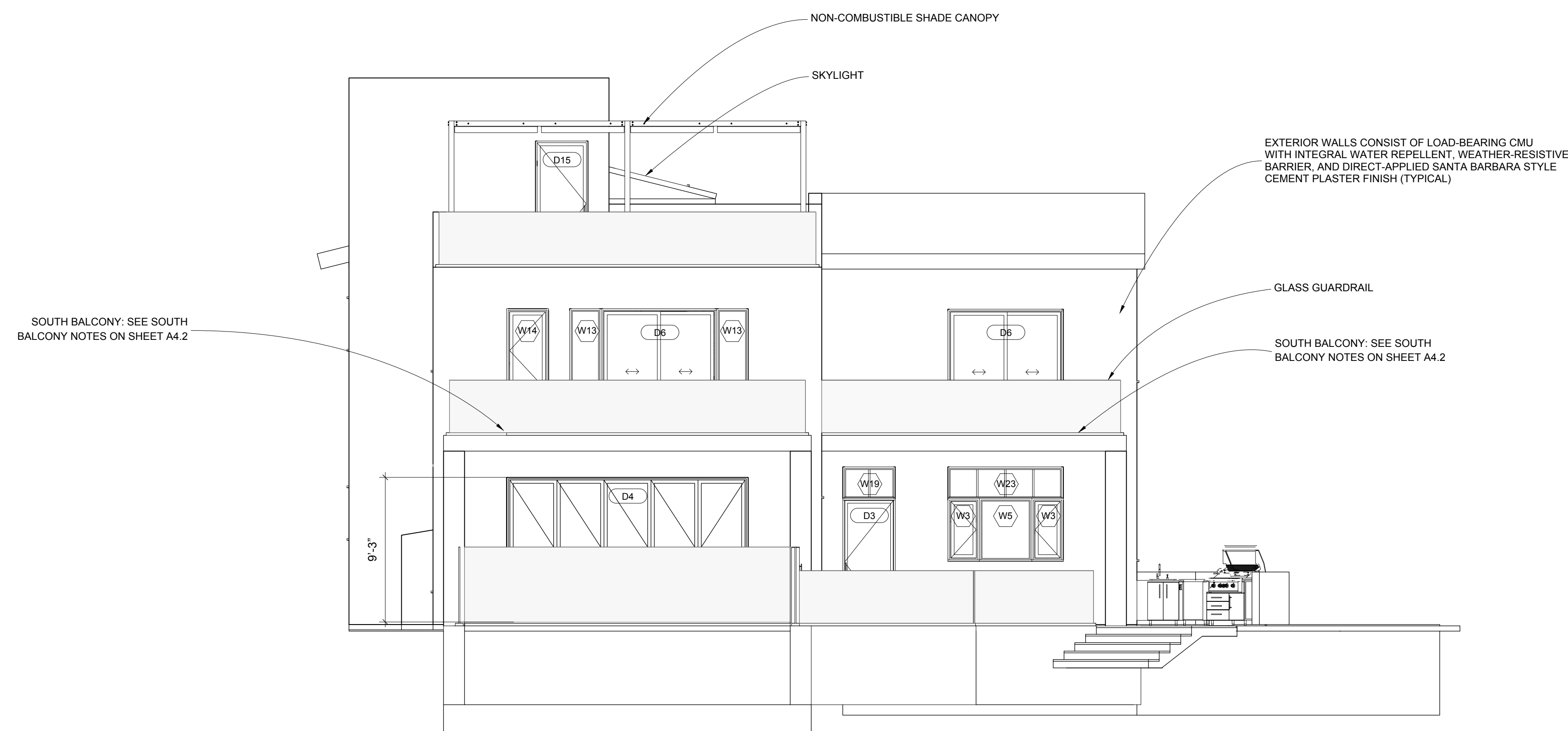
- BALCONY IS A NON-OCCUPIABLE, STANDING-ONLY EXTERIOR BALCONY FOR INCIDENTAL ACCESS AND FACADE ARTICULATION ONLY. BALCONY IS NOT INTENDED FOR FURNITURE, STORAGE, OR HABITABLE USE.
- BALCONY IS A NON-OCCUPIABLE, STANDING-ONLY EXTERIOR BALCONY FOR INCIDENTAL ACCESS AND FACADE ARTICULATION ONLY. BALCONY 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.

EXTERIOR WALLS CONSIST OF LOAD-BEARING CMU WITH INTEGRAL WATER REPELLENT, WEATHER-RESISTIVE BARRIER, AND DIRECT-APPLIED SANTA BARBARA STYLE CEMENT PLASTER FINISH.



**A NORTH ELEVATION**

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



**B SOUTH ELEVATION**

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

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

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 Elevations E&W**

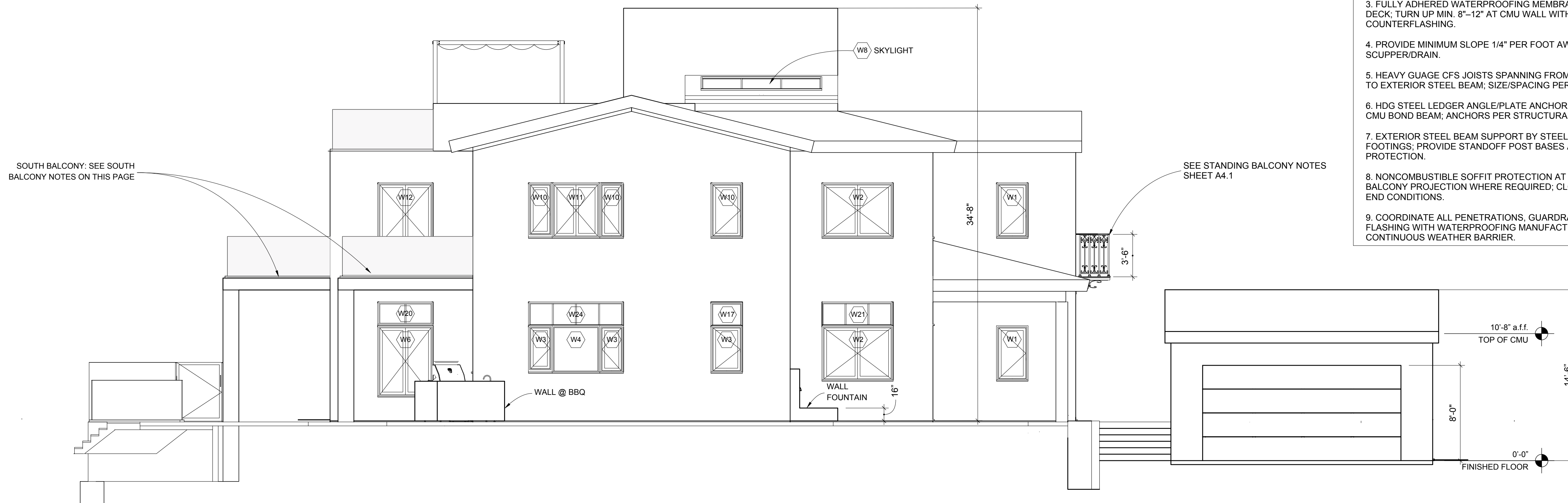
SCALE: 3/16" = 1' - 0"



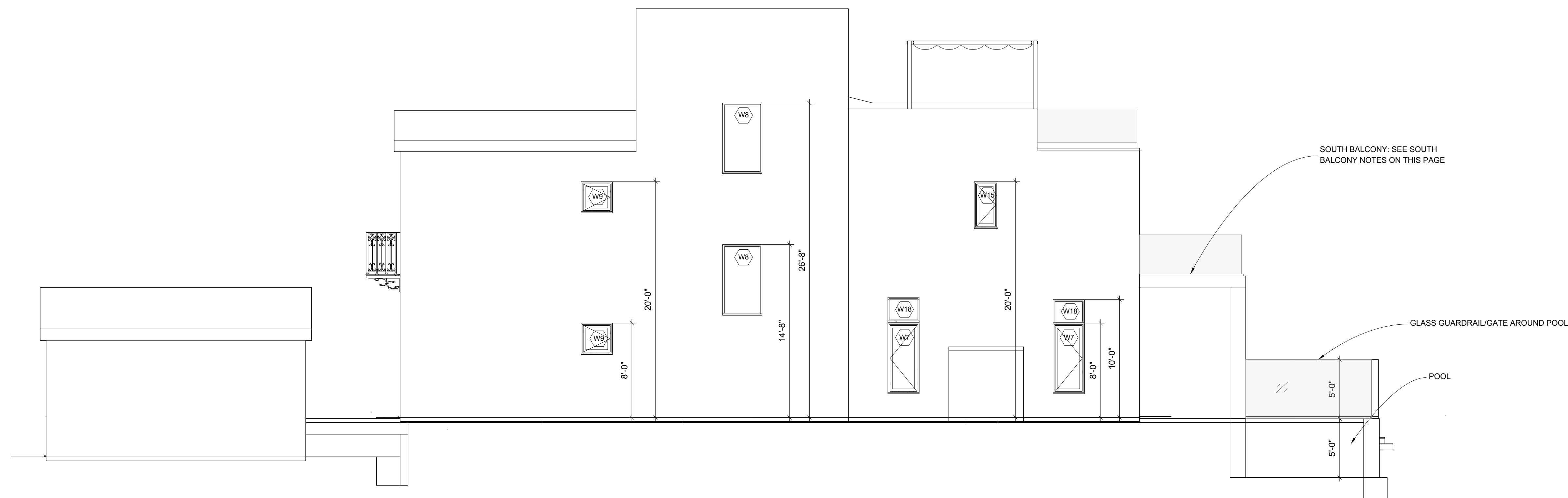
SHEET NUMBER

**A4.2**

- SOUTH BALCONY NOTES**
1. Porcelain pavers on adjustable pedestals (noncombustible).
  2. PROTECTION BOARD / DRAINAGE MAT OVER WATERPROOFING MEMBRANE.
  3. FULLY ADHERED WATERPROOFING MEMBRANE OVER SLOPED DECK; TURN UP MIN. 8"-12" AT CMU WALL WITH TERMINATION BAR AND COUNTERFLASHING.
  4. PROVIDE MINIMUM SLOPE 1/4" PER FOOT AWAY FROM BUILDING TO SCUPPER/DRAIN.
  5. HEAVY GAUGE CFS JOISTS SPANNING FROM LEDGER AT CMU WALL TO EXTERIOR STEEL BEAM; SIZE/SPACING PER STRUCTURAL.
  6. HDG STEEL LEDGER ANGLE/PLATE ANCHORED TO SOLID GROUTED CMU BOND BEAM; ANCHORS PER STRUCTURAL.
  7. EXTERIOR STEEL BEAM SUPPORT BY STEEL POSTS TO CONCRETE FOOTINGS; PROVIDE STANDOFF POST BASES AND CORROSION PROTECTION.
  8. NONCOMBUSTIBLE SOFFIT PROTECTION AT UNDERSIDE OF BALCONY PROJECTION WHERE REQUIRED; CLOSE ALL CFS CAVITIES/ END CONDITIONS.
  9. COORDINATE ALL PENETRATIONS, GUARDRAIL ATTACHMENTS, AND FLASHING WITH WATERPROOFING MANUFACTURER TO MAINTAIN CONTINUOUS WEATHER BARRIER.



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



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

**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**

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**

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

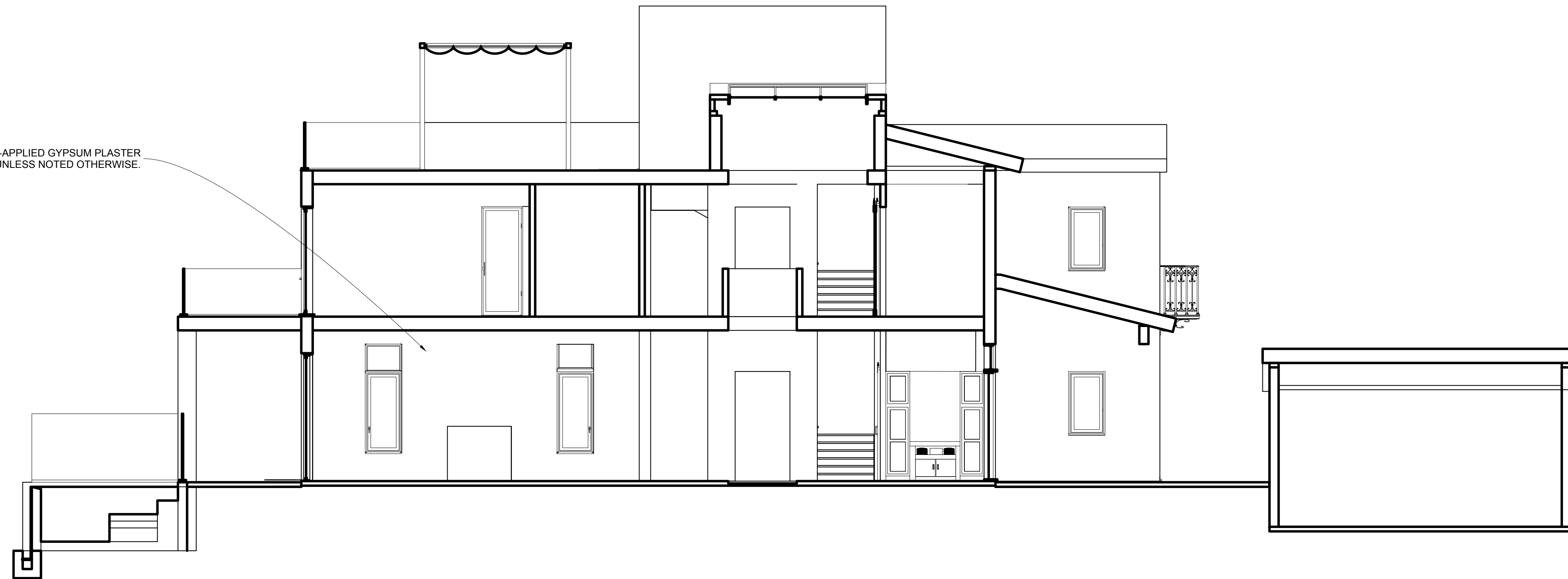
**SCALE:** 3/16" = 1' - 0"



**SHEET NUMBER**

**A5.1**

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"



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

**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 Stamer  
15303 Earlam Street  
Pacific Palisades, CA 90272  
TEL: 323-388-6664

**SHEET NAME**

**Wall Sections**

**SHEET NUMBER**

**A5.2**

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**

REV	DATE	DESCRIPTION

**PROJECT NAME**

**STAMPER  
 RESIDENCE  
 FIRE REBUILD**

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

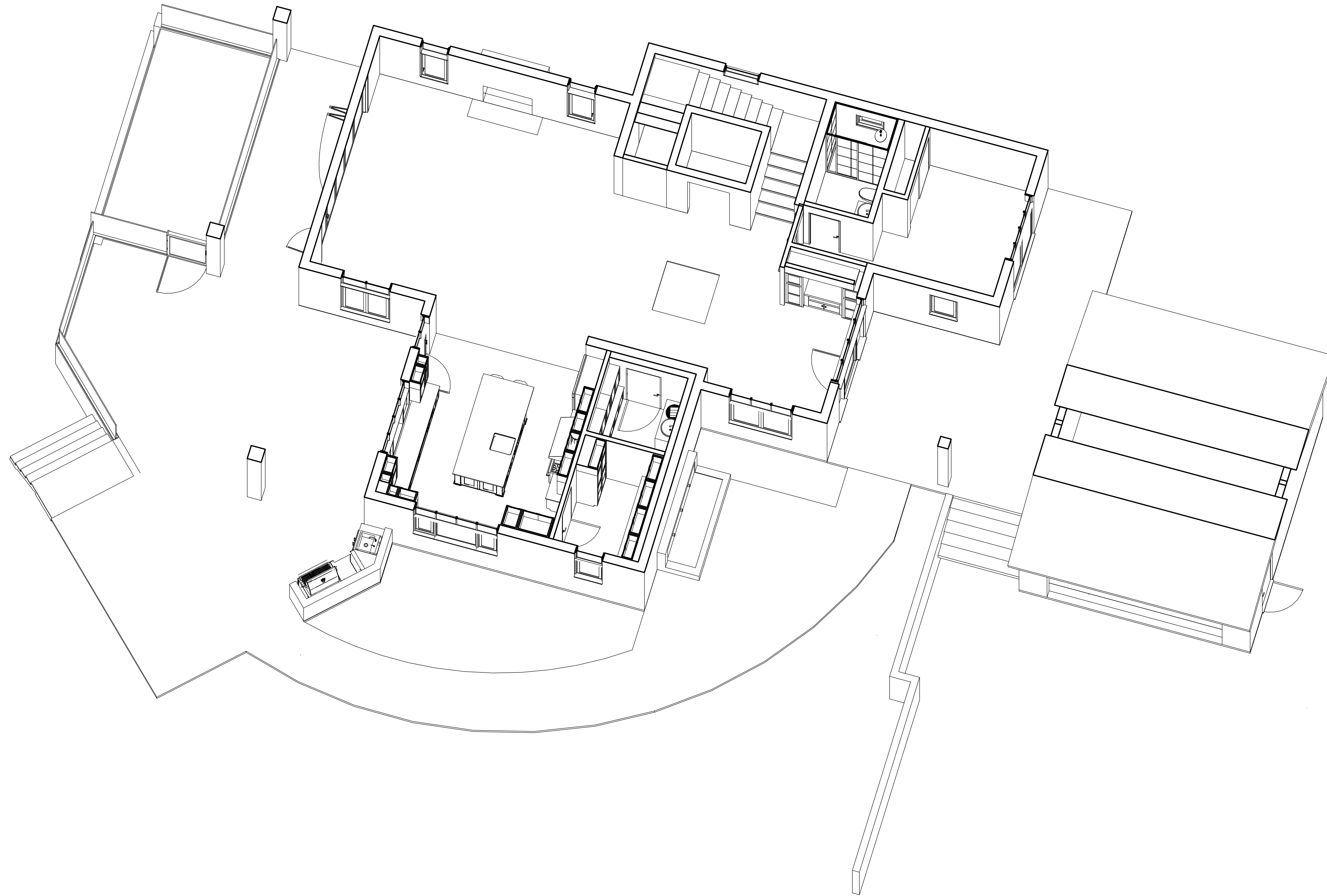
**OWNER**  
 John Stampler  
 15303 Earlam Street  
 Pacific Palisades, CA 90272  
 TEL: 323-388-6664

**SHEET NAME**

**Section  
 Perspective  
 Level1**

**SHEET NUMBER**

**A5.3**



A

**SECTION PERSPECTIVE - LEVEL 1**

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

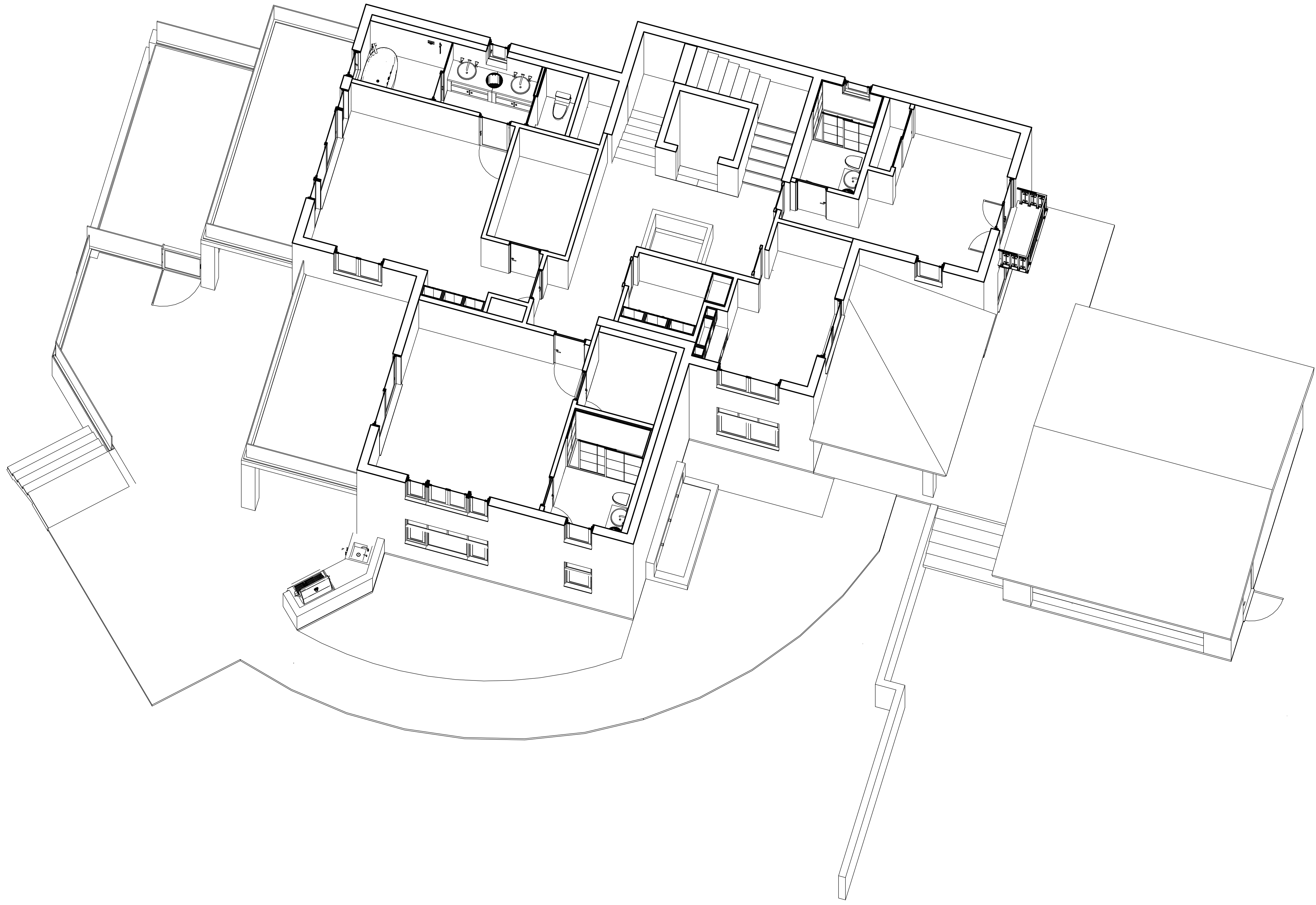
**PROJECT NAME**  
**STAMPER RESIDENCE FIRE REBUILD**

**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**  
 Section Perspective Level2

**SHEET NUMBER**  
**A5.4**



**A SECTION PERSPECTIVE - LEVEL 2**  
 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**

REV	DATE	DESCRIPTION

**PROJECT NAME**

**STAMPER  
 RESIDENCE  
 FIRE REBUILD**

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

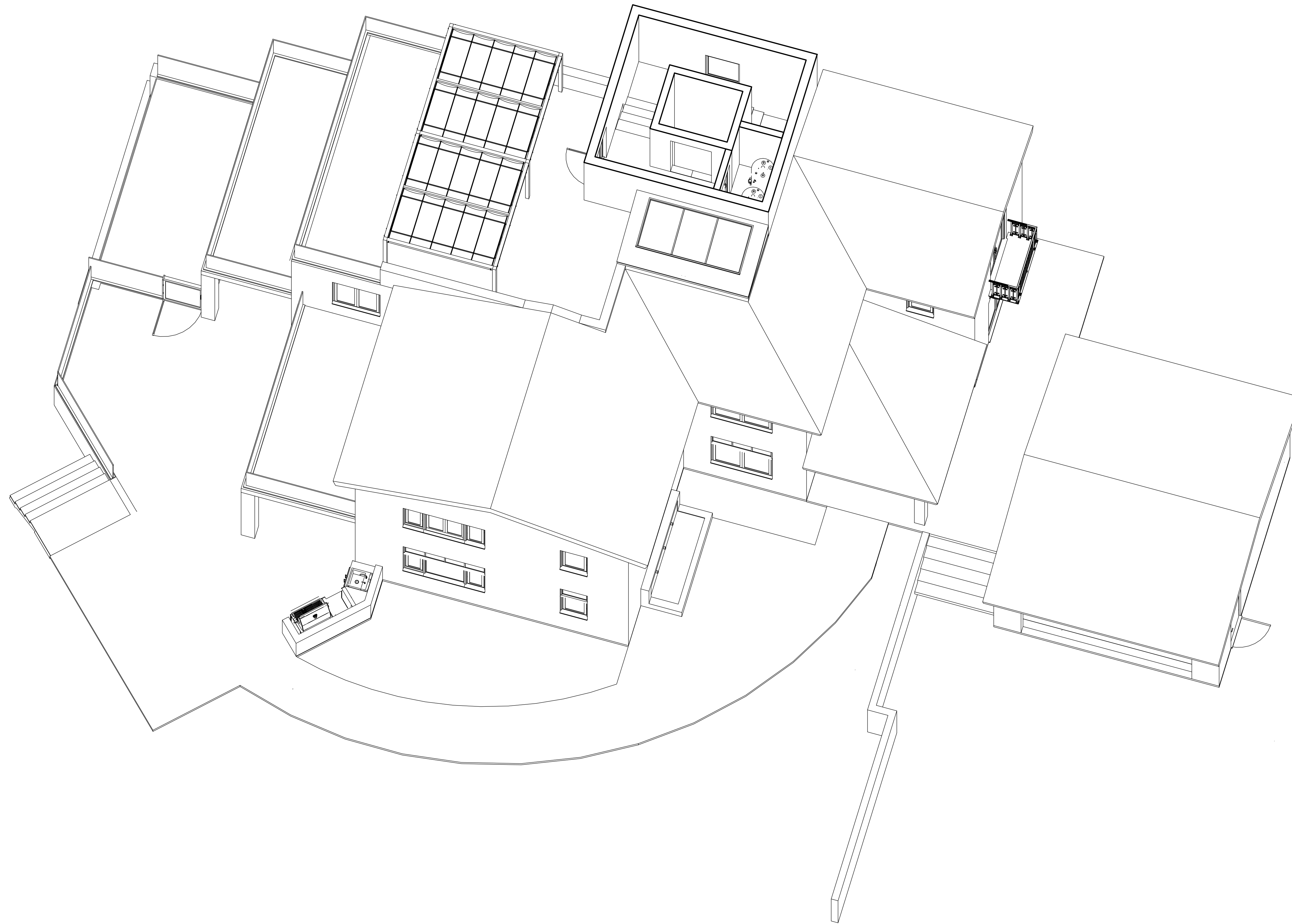
**OWNER**  
 John Stamper  
 15303 Earlam Street  
 Pacific Palisades, CA 90272  
 TEL: 323-388-6664

**SHEET NAME**

**Section  
 Perspective  
 Level3**

**SHEET NUMBER**

**A5.5**



A

**SECTION PERSPECTIVE - LEVEL 3**

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

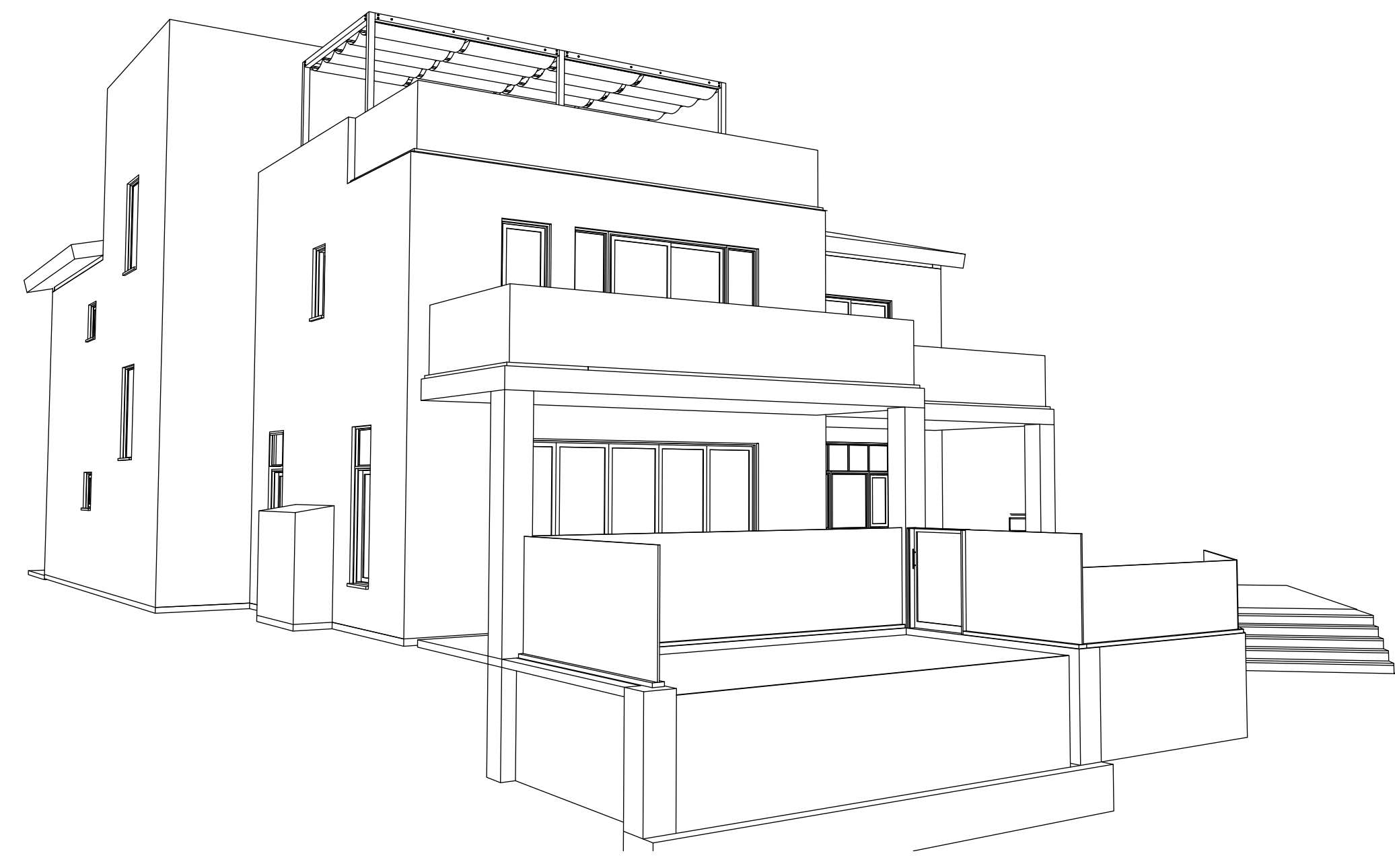
**PROJECT NAME**  
**STAMPER RESIDENCE FIRE REBUILD**

**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 Perspectives

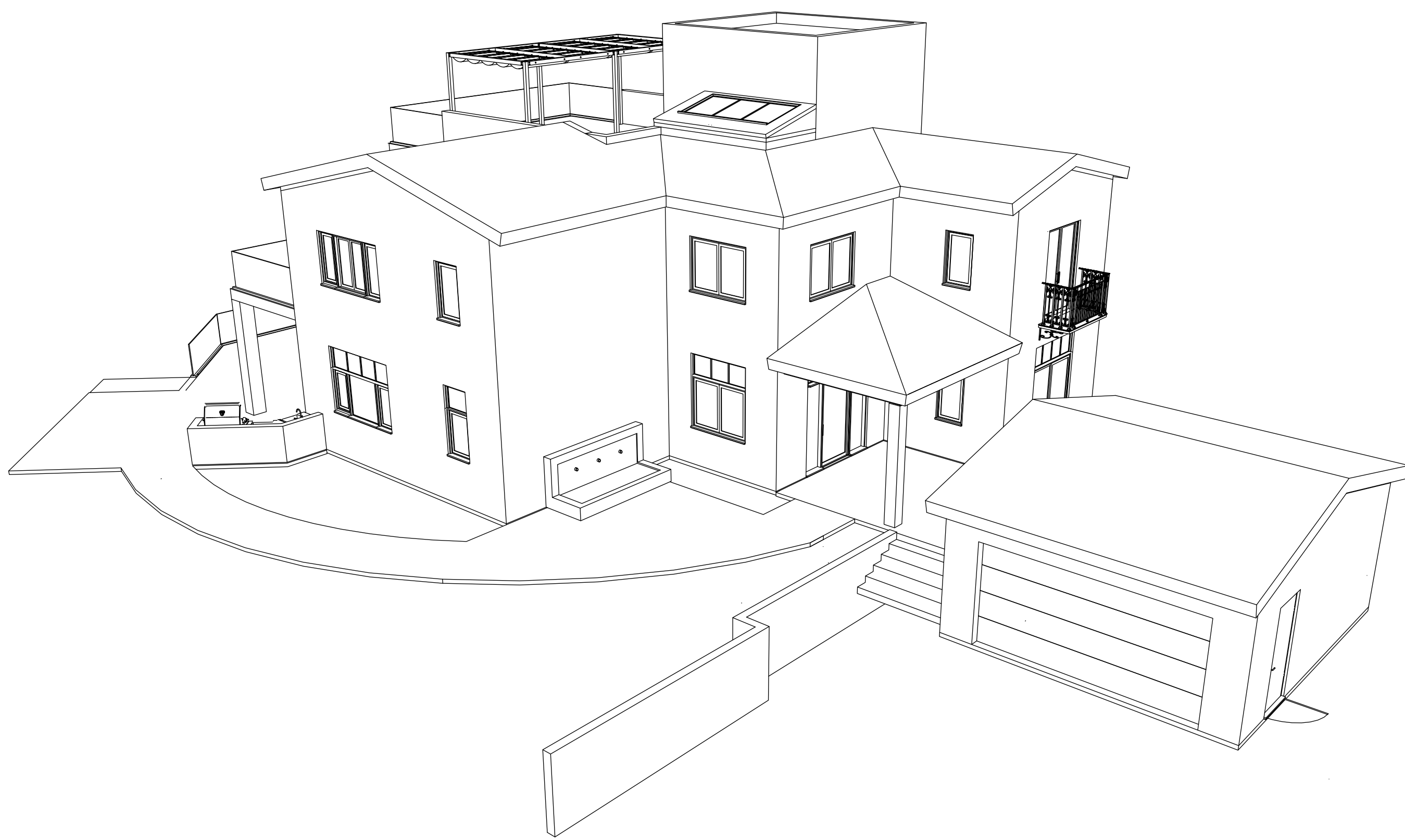
**SHEET NUMBER**  
**A5.6**



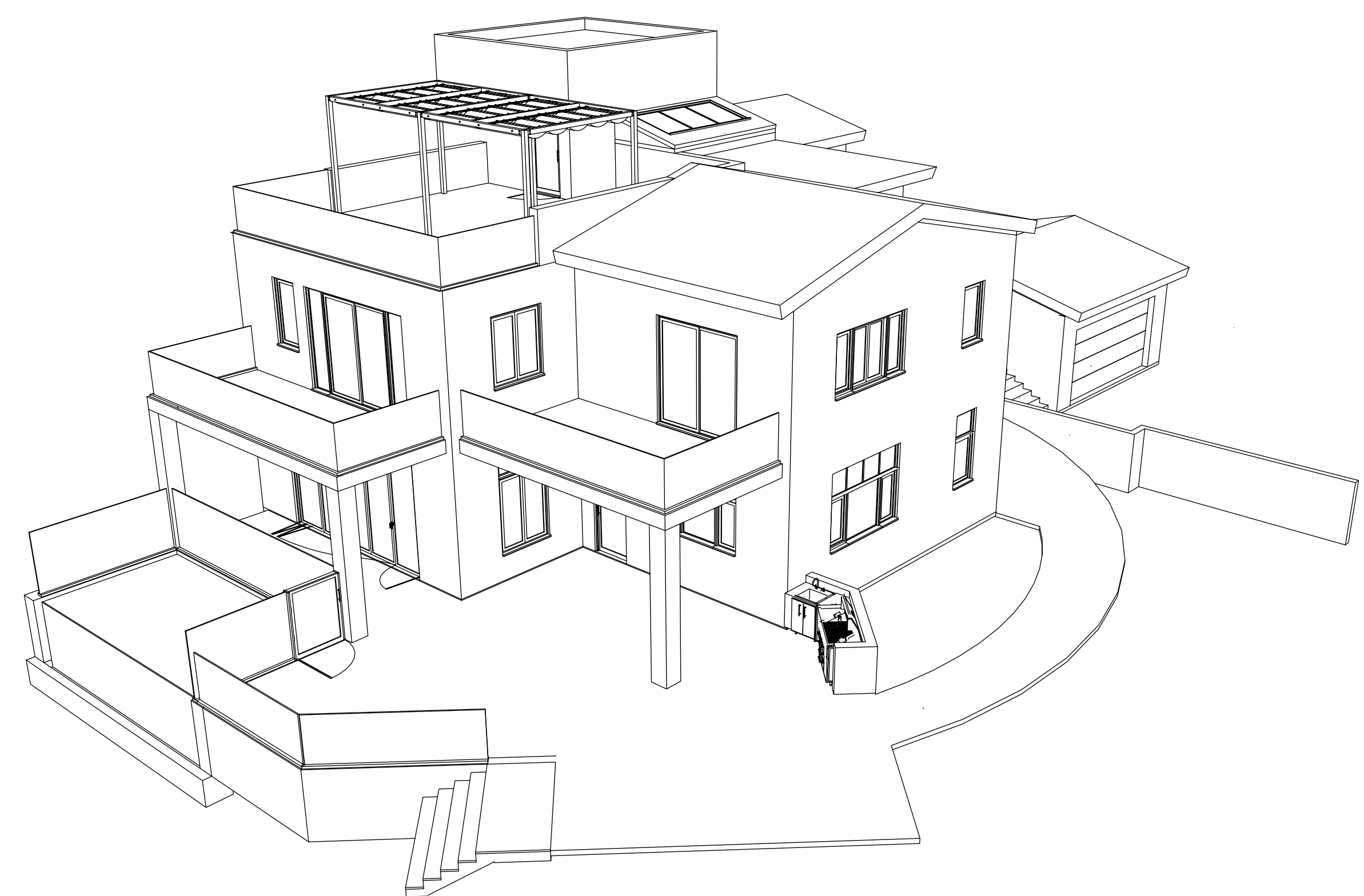
**A** **EXTERIOR PERSPECTIVE LOOKING NORTHEAST**  
 SCALE: NTS



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



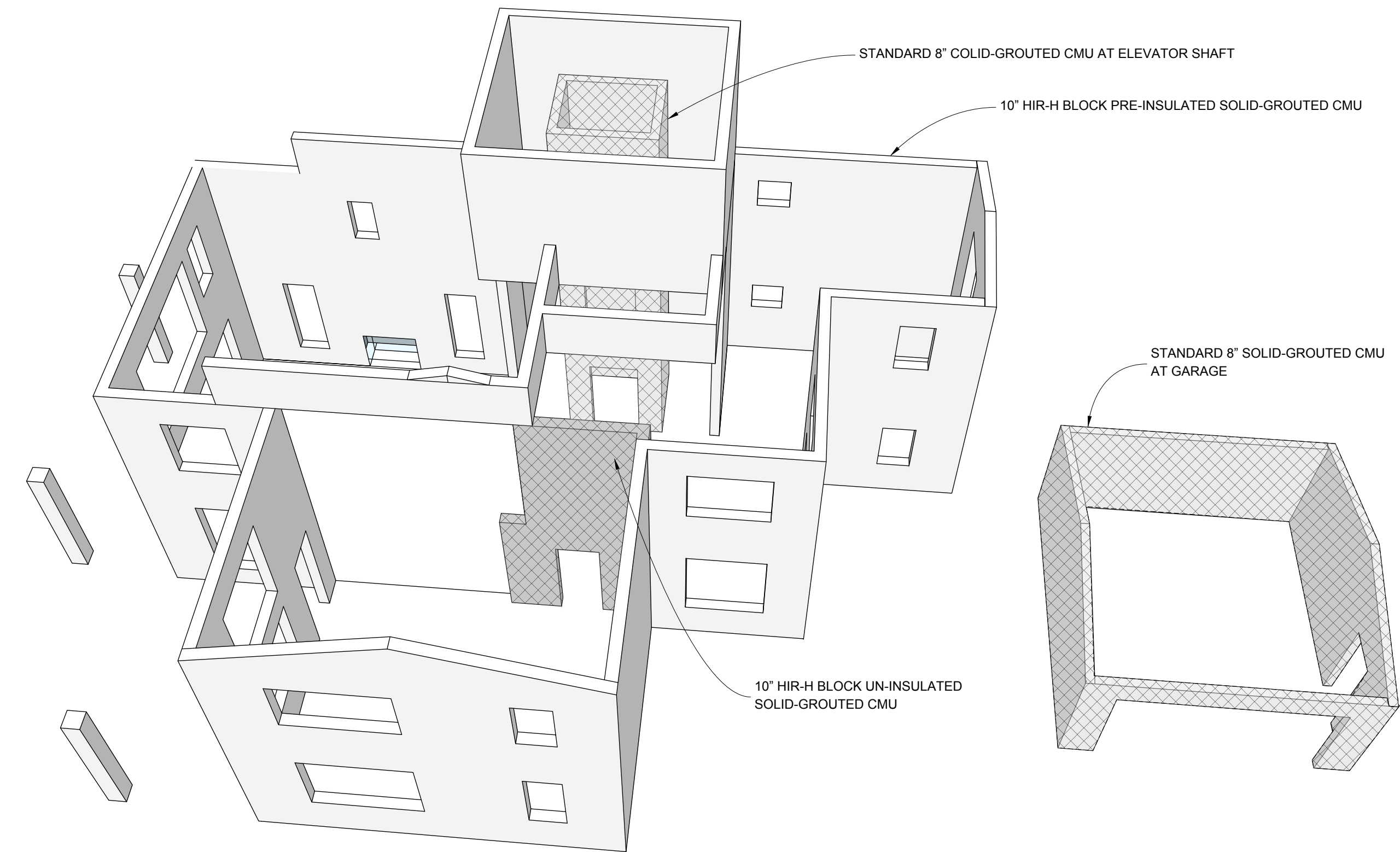
**C** **BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST**  
 SCALE: NTS



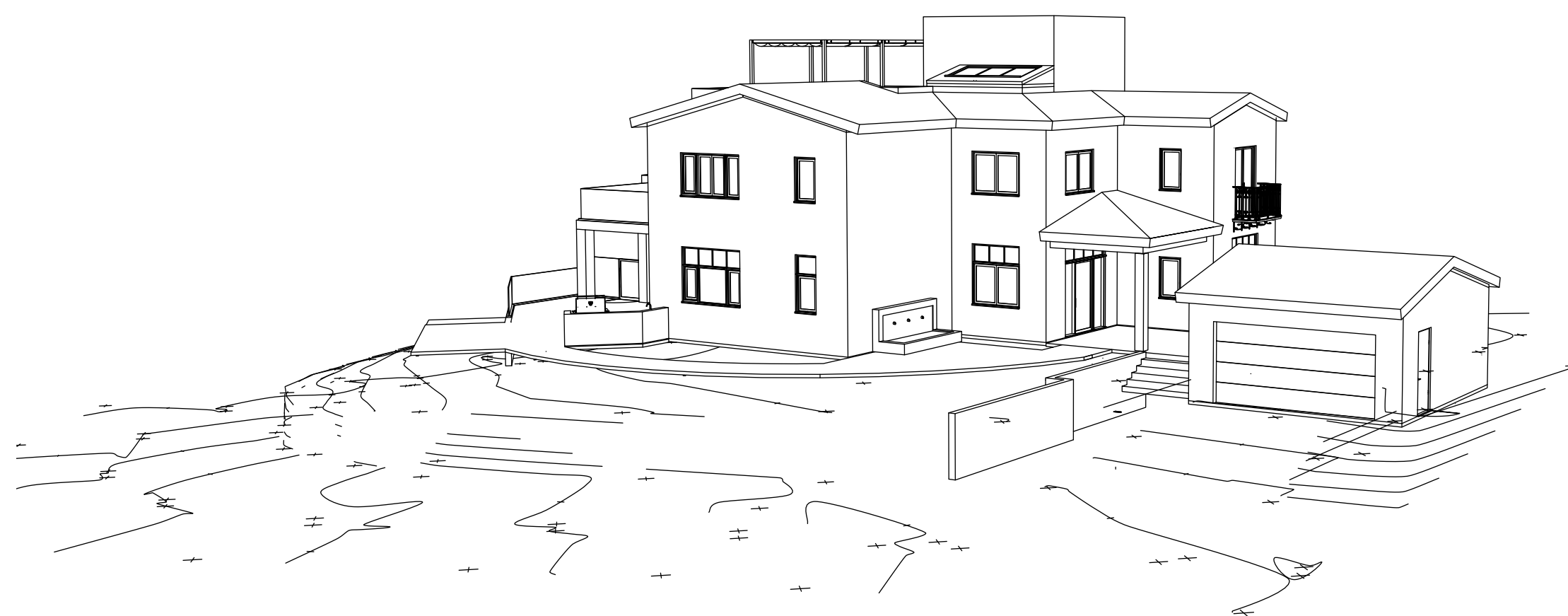
**D** **BIRDSEYE PERSPECTIVE LOOKING NORTHWEST**  
 SCALE: NTS



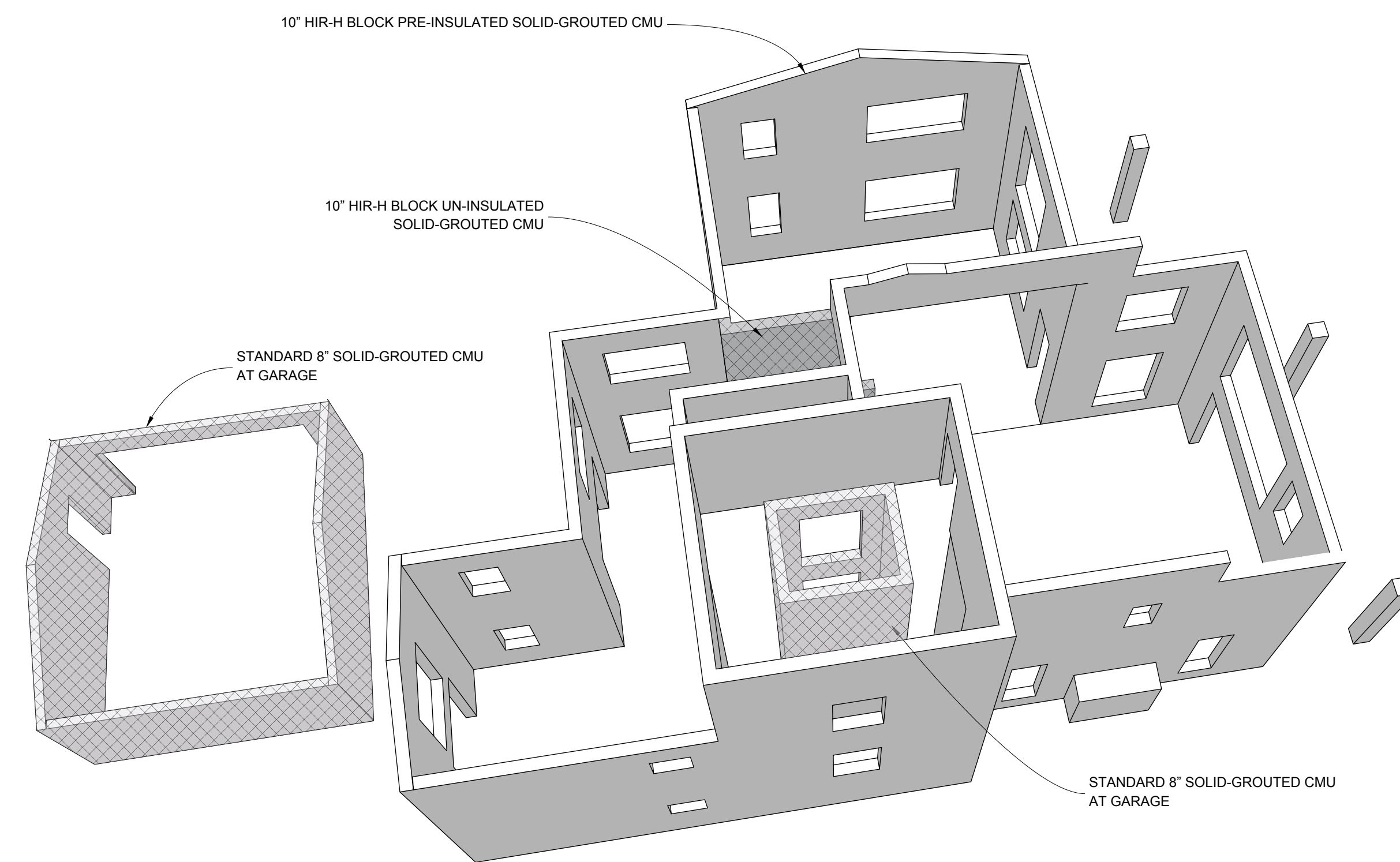
**A** **EXTERIOR PERSPECTIVE/TOPO - LOOKING NORTHWEST**  
SCALE: NTS



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



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



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

**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**

**A5.7**



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

**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 Stamber  
15303 Earlam Street  
Pacific Palisades, CA 90272  
TEL: 323-388-6664

**SHEET NAME**

**Interior  
Elevations**

**SHEET NUMBER**

**A6.1**



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

**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**

REV	DATE	DESCRIPTION

**PROJECT NAME**

# STAMPER RESIDENCE FIRE REBUILD

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

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

**SHEET NAME**

## Architectural Details

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

**SHEET NUMBER**

# A7.1

**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 W22 TRANSOM ABOVE
D2	ENTRY (101)	SWING	4'-0" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W16 SIDELITE AND W25 TRANSOM
D3	KITCHEN (104)	SWING	3'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W19 TRANSOM ABOVE
D4	FAMILY (107)	5-PANEL FOLDING	15'-4" X 9'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	NANAWALL FOLDING GLASS WALL
D5	BEDROOM 3 (212)	PAIR FRENCH	5'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	
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 W13 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 W24 TRANSOM ABOVE
W3	KITCHEN (104)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W5, W3 AND W23 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



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

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

**Door & Window  
 Schedules**

SHEET NUMBER

**A8.1**