

CONCEPTUAL RENDERING

SCALE: NTS

PROJECT TEAM

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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.



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ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

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

OWNER
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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
- 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)
- LANDSCAPE, IRRIGATION
- SWIMMING POOL AND FOUNTAIN

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: PRIMARY BUILDING HEIGHT COMPLIES WITH APPLICABLE POST-FIRE REBUILD HEIGHT PROVISIONS; STAIR AND ELEVATOR OVERRUN PROVIDED AS LIMITED ROOFTOP APPURTENANCE PER LAMC SECTION 12.21.1.B.3. HEIGHT OF APPURTENANCE LIMITED TO MINIMUM NECESSARY FOR CODE-COMPLIANT ACCESS AND ELEVATOR CLEARANCE. **38'-4"** (40 FT MAX ALLOWED PER ZONING)

- NUMBER OF DWELLING UNITS: **1**

FIRE & LIFE SAFETY

- AUTOMATIC FIRE SPRINKLERS: YES NO (DEFERRED DESIGN/BUILD)
- 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: **D**
- 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: LIQUID-APPLIED REINFORCED PMMA WATERPROOFING / ROOFING SYSTEM WITH CLASS A FIRE CLASSIFICATION PER ASTM E108 / UL 790
- RAINWATER DISPOSAL: PER CPC / CMC

ZONING ANALYSIS (VERIFY WITH PLANNING)

- ZONING DESIGNATION: **R1-1** Zoning Information: ZI-2481 Categorical Exclusion Order E-79-8 (Pacific Palisades)
- LOT AREA: **11,015** SF
- LOT COVERAGE: **24.7** %
- FAR: **0.39**
- 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, UNDER-FLOOR, 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, HIPPS, 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.

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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
STAMPER JOHN W TR STAMPER TRUST
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Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

Architectural General Notes/ Code Summary/ Zoning Analysis

SHEET NUMBER

GO.2

IMPROVEMENT PLANS

FOR

JOHN STAMPER

15303 EARLHAM STREET

PACIFIC PALISADES, CA 90272

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

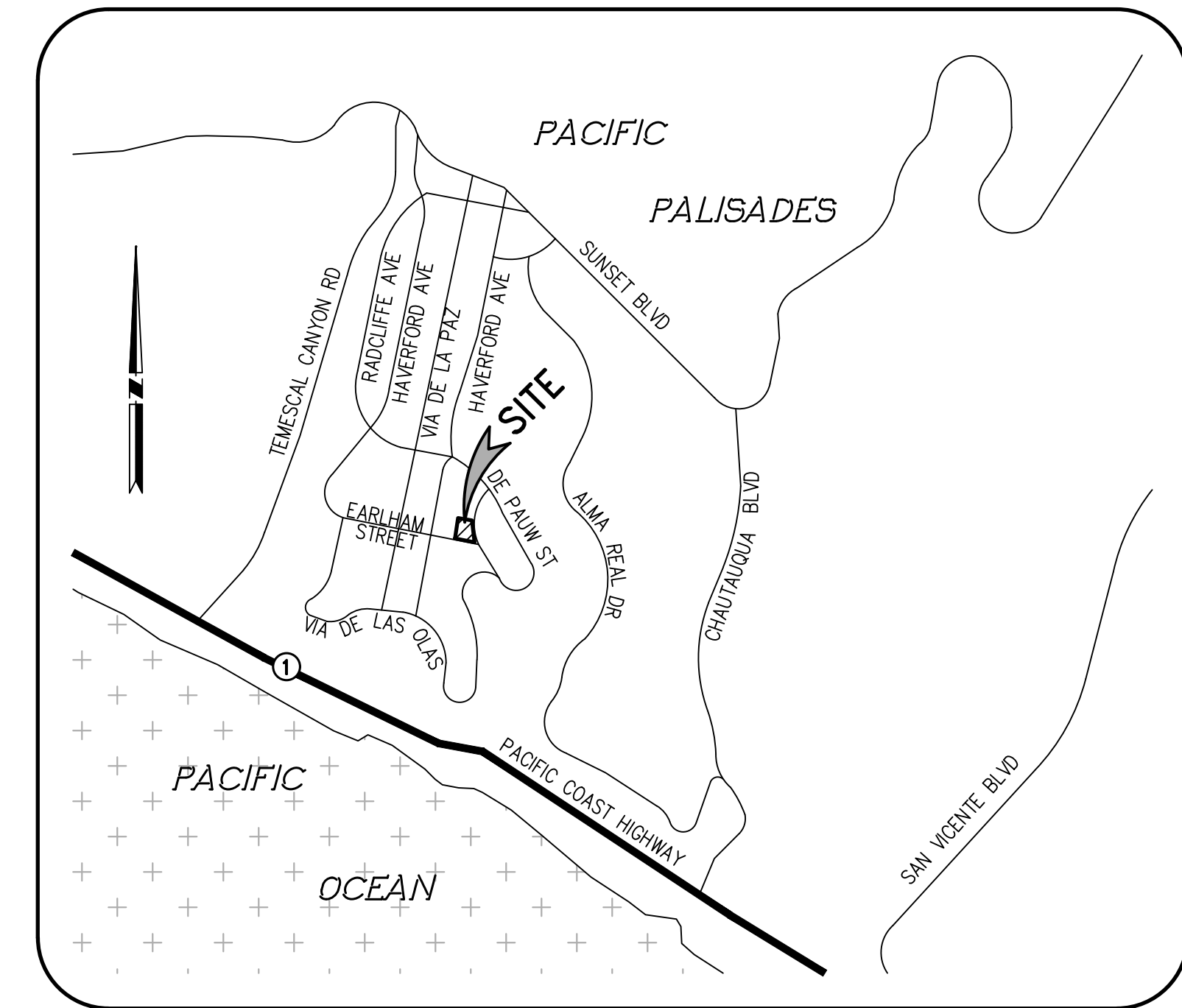
* **BASIS OF BEARING:**
 THE BEARING OF S 78°46' 16" E OF N'LY SIDELINE OF EARLHAM ST, AS SHOWN ON THE TRACT MAP NO. 9300 M.B. 125 Pgs 55-78 WAS USED AS THE BASIS OF BEARING FOR THIS PROPERTY.

* **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:**
- THE LEGAL DESCRIPTION, BOUNDARIES SHOWN HEREON ARE PER RECORD DATA.
 - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENT, IF ANY, ARE NOT SHOWN HEREON.
 - 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.
 - THIS MAP IS NOT A BOUNDARY SURVEY. NO PROPERTY CORNERS HAVE BEEN SET AS PART OF THIS WORK.
 - 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.
 - 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.

* **SOURCE OF TOPOGRAPHIC INFORMATION.**
 THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE SURVEY REFERENCED BELOW.
 DATE OF SURVEY: MAY 8, 2025
 TOPO SURVEY BY: HOVEL, INC.
 8743 SARI AVENUE
 NORTHRIDGE, CA 91343
 (424) 558-4765
 JOB # STM26005

- GENERAL NOTES**
- CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, BUILDING SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.
 - ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF LOS ANGELES AND SPPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CA BUILDING CODE, CA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF LOS ANGELES.
 - ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
 - EXISTING UNDERGROUND UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT PLOTTED HEREON.
 - EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED STRUCTURES.
 - EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.
 - CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. 811
 - THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.
 - THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.
 - ALL TOPOGRAPHIC INFORMATION SHOWN HEREON WAS OBTAINED FROM A TOPOGRAPHIC SURVEY DATED MAY 8, 2025 BY HOVEL, INC.
 - ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS. DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.
 - ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.
 - THESE PLANS ARE BASED ON THE SITE PLAN PROVIDED TO TRUXAW AND ASSOCIATES, DATED APRIL 27, 2026. THE SITE PLAN PROVIDED WAS NOT AN AGENCY APPROVED SITE PLAN.



VICINITY MAP
 NOT TO SCALE

SHEET #	TITLE
1	TITLE SHEET
2	IMPROVEMENT PLAN
3	EROSION CONTROL PLAN
4	UTILITY PLAN
**1 OF 1	TOPO SURVEY

** FOR REFERENCE ONLY

EARTHWORK QUANTITY ESTIMATES	
RAW CUT:	420 CU. YD.
RAW FILL:	50 CU. YD.
EXPORT:	370 CU. YD.

THE ABOVE QUANTITIES DO NOT REFLECT ANY SHRINKAGE, SWELLING, SUBSIDENCE, STRIPPING LOSS, OVER-EXCAVATION, DEMOLITION LOSSES, FOOTING SPOILS, OR ANY SPECIAL CONDITIONS THAT MAY BE SPECIFIED IN THE APPLICABLE GEOTECHNICAL REPORT(S) AND ARE FOR REFERENCE AND FEE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING HIS OWN QUANTITIES FOR CONSTRUCTION AND CONTRACT PURPOSES.

PLAN PREPARED FOR
JOHN STAMPER
 15303 EARLHAM STREET
 PACIFIC PALISADES, CA

ARCHITECT
TBCT APP, INC.
 921 11TH STREET; SECOND FLOOR
 SACRAMENTO, CA 95814
 (916) 541-8659

SOILS ENGINEER
 THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS MADE BY:
SASSAN GEOSCIENCES, INC.
 1290 NORTH LAKE AVENUE, SUITE 204
 PASADENA, CA 91104-2869
 PH (626) 345-1819
 PROJECT No. 5STA262
 REPORT DATE: 08-15-2025

CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT AND ALL ADDENDUM AND FOLLOW THE RECOMMENDATIONS THEREIN. NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO CONSTRUCTION.

THIS PLAN IS:
PRELIMINARY
 (NOT FOR CONSTRUCTION)

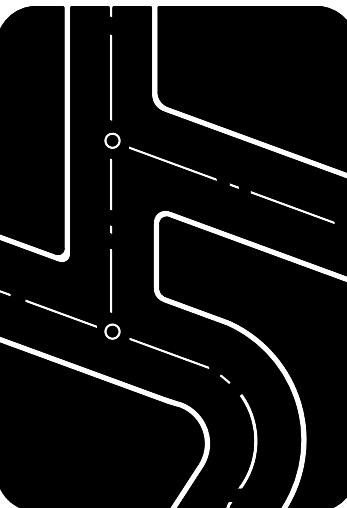
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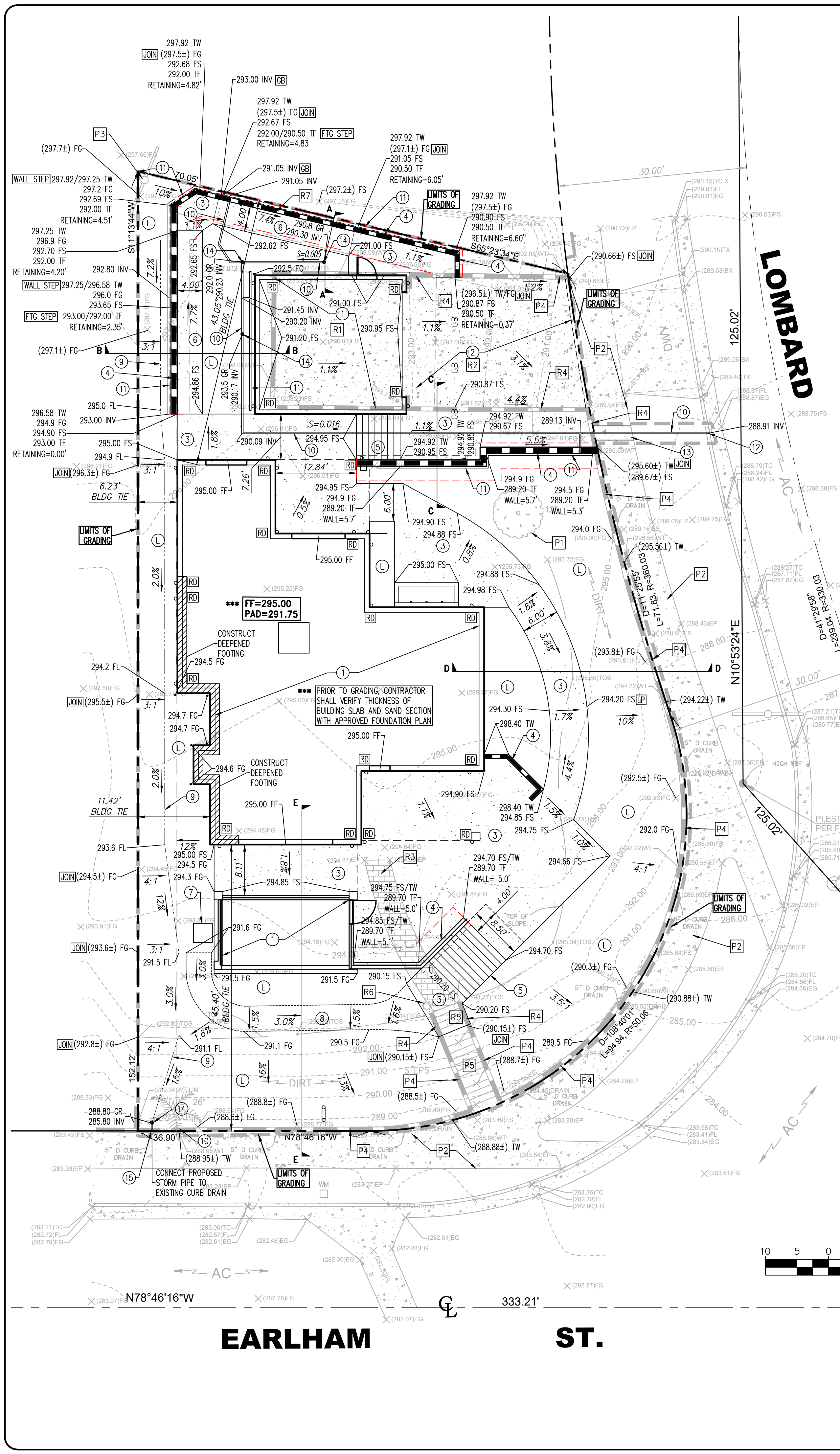
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
 1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265
 Truxaw.com



TITLE SHEET
MR. JOHN STAMPER
 15303 EARLHAM STREET
 PACIFIC PALISADES, CA 90272

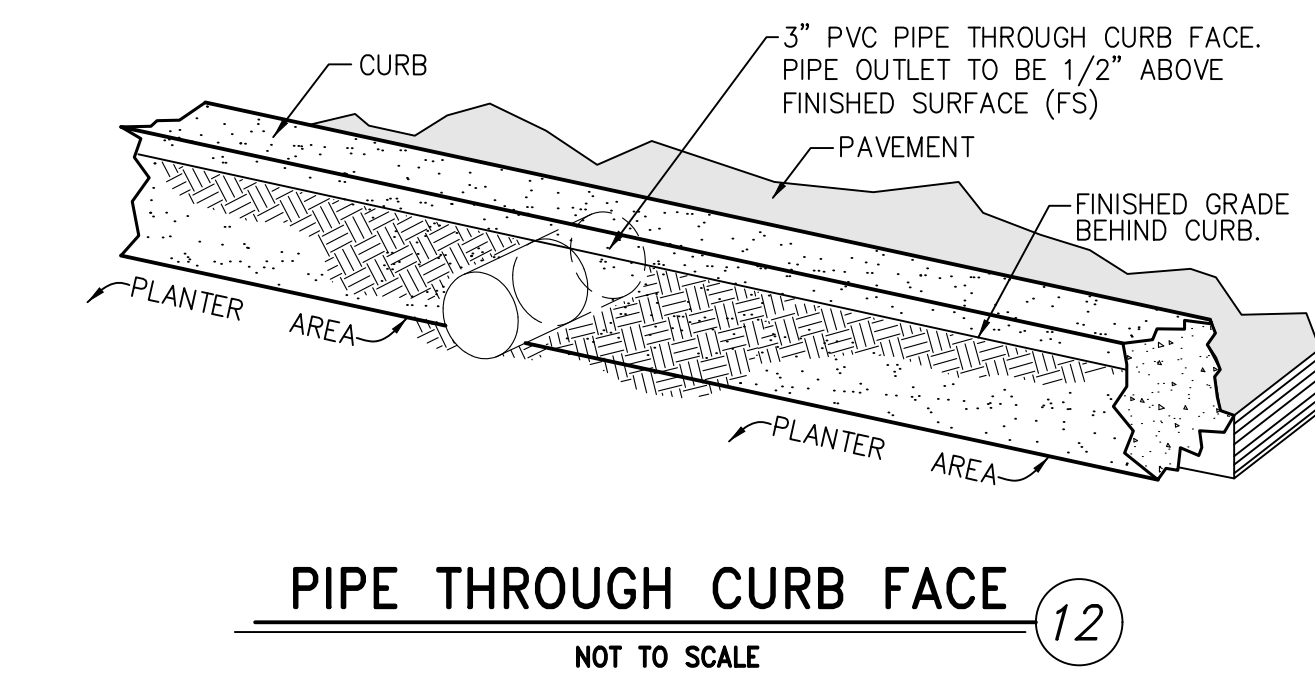
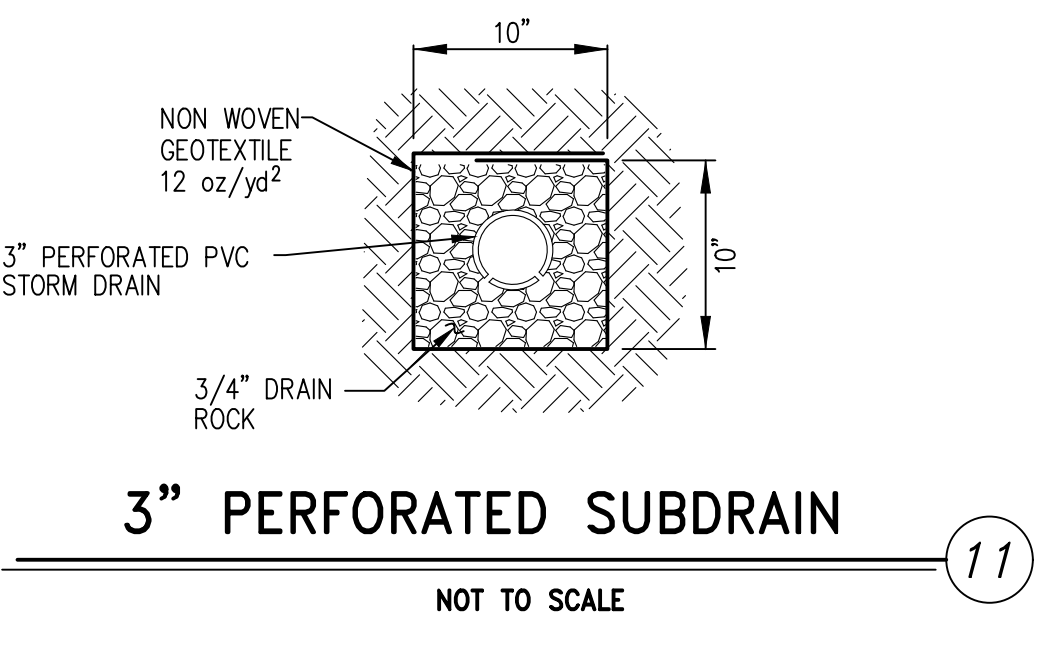
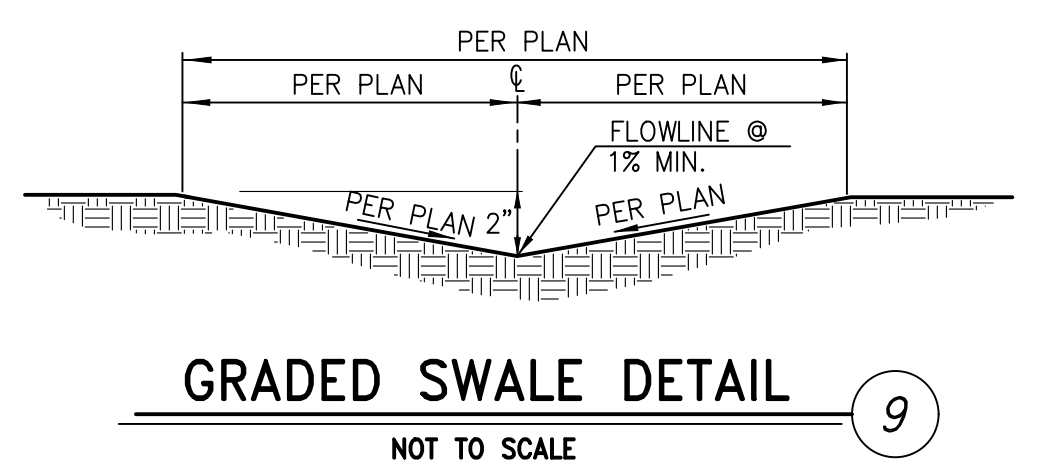
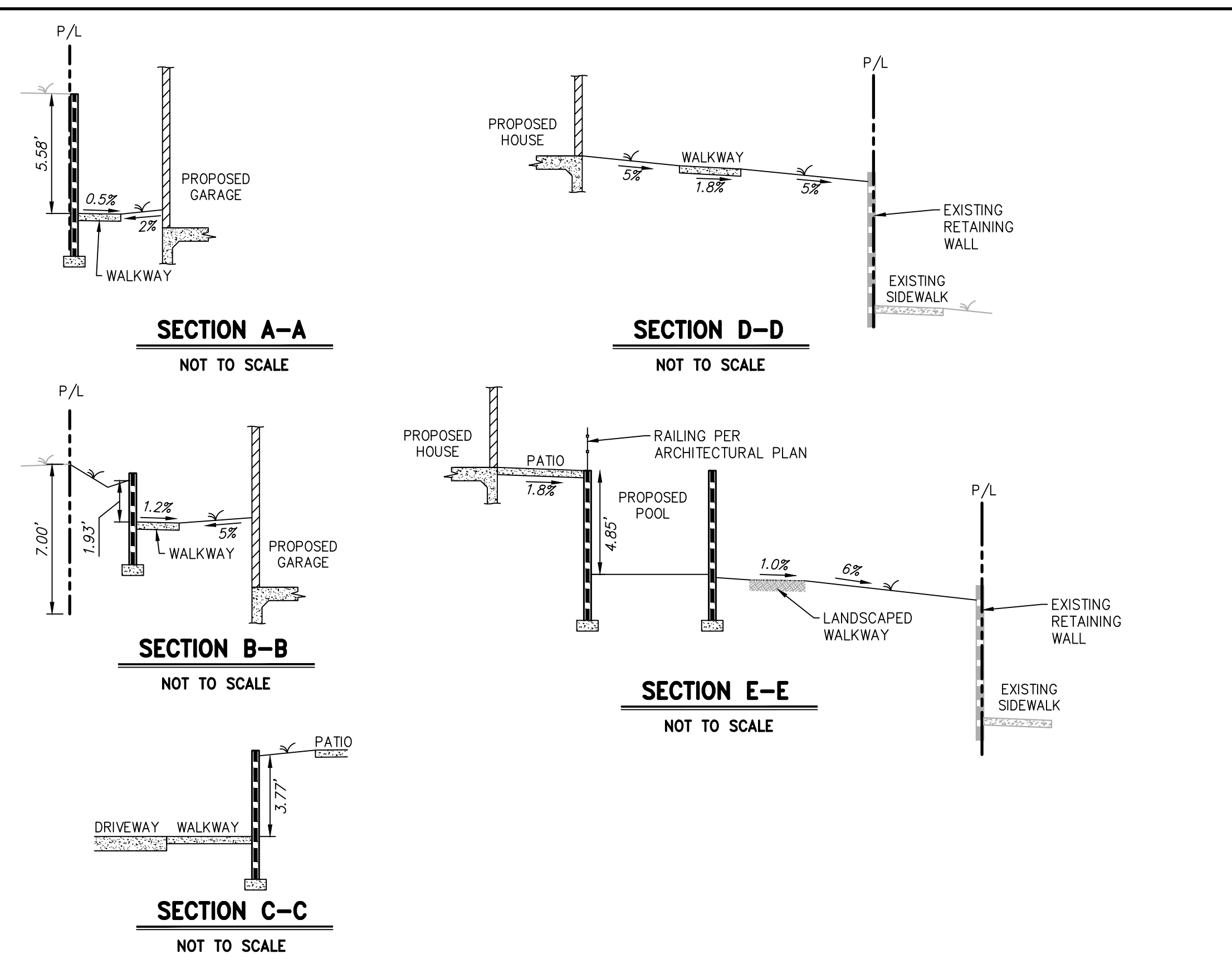
DATE	05/29/26
DRAWN BY	PBT
CHECKED BY	MME
JOB NO.	STM26005
SHEET NO.	1
OF 4 SHEETS	



- ### CONSTRUCTION NOTES
- RESIDENCE, POOL, AND GARAGE PER ARCHITECTURAL PLANS.
 - CONSTRUCT CONCRETE DRIVEWAY PER RECOMMENDATION OF SOILS ENGINEER.
 - CONSTRUCT CONCRETE SIDEWALK @ 2% MAX CROSS SLOPE. REFER TO ARCHITECTURAL PLANS FOR COLOR, MATERIAL, FINISH, ETC.
 - CONSTRUCT RETAINING WALL PER STRUCTURAL PLANS.
 - CONSTRUCT STAIRS PER ARCHITECTURAL PLANS.
 - CONSTRUCT RAMP PER CALIFORNIA RESIDENTIAL CODE REQUIREMENTS.
 - POOL UTILITY EQUIPMENT BY OTHERS.
 - GRAVEL PATHWAY PER ARCHITECTURAL PLANS.
 - GRADED SWALE PER DETAIL HEREON.
 - PLACE 3-INCH PVC SDR-35 STORM DRAIN PIPE. PIPE BEDDING AND BACKFILL TO CONFORM TO THE RECOMMENDATIONS OF THE SOILS ENGINEER.
 - PLACE 4-INCH PERFORATED PVC SDR-35 STORM DRAIN PIPE (PERFORATIONS DOWN) PER DETAILS HEREON.
 - CORE EXISTING CURB FOR 3-INCH PIPE OUTLET PER DETAIL HEREON.
 - CONSTRUCT CONCRETE SIDEWALK @ 2% MAX CROSS SLOPE PER CITY OF LOS ANGELES STANDARD PLANS.
 - PLACE 6-INCH NDS ATRIUM GRATE (PART NO. 70) WITH 6" TO 3" REDUCER OR APPROVED EQUAL.
 - CONNECT TO EXISTING DRAINS IN RETAINING WALL.
 - LANDSCAPE BY OTHERS.

- ### DISPOSITION NOTES
- | | |
|--|------------------------------------|
| R1 REMOVE EXISTING GARAGE | P1 PROTECT EXISTING TREE |
| R2 REMOVE EXISTING CONC. PAVEMENT | P2 PROTECT EXISTING CONC. PAVEMENT |
| R3 REMOVE EXISTING PAVERS | P3 PROTECT EXISTING UTILITY POLE |
| R4 REMOVE EXISTING RET. WALL | P4 PROTECT EXISTING RET. WALL |
| R5 REMOVE EXISTING CONC. STEPS | P5 PROTECT EXISTING CONC. STEPS |
| R6 REMOVE EXISTING AREA LIGHT | |
| R7 RELOCATE EXISTING GUY WIRES (BY OTHERS) | |

- ### LEGEND
- | | |
|--------------------------------|-----------------------------|
| AB = AGGREGATE BASE | TRW = TOP OF RETAINING WALL |
| AC = ASPHALT CONCRETE | TW = TOP OF WALL |
| BLK = CONCRETE BLOCK | UG = UNDERGROUND |
| BS = BACK OF SIDEWALK | UP = UTILITY POLE |
| CB = CATCH BASIN | VAR = VARIABLE |
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| EG = EDGE OF GUTTER | |
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| FG = FINISHED GRADE | |
| FH = FIRE HYDRANT | |
| FL = FLOW LINE | |
| FTC = FOOTING | |
| FS = FINISHED SURFACE | |
| GB = GRADE BREAK | |
| GM = GAS METER | |
| GR = TOP OF GRATE | |
| GV = GAS VALVE | |
| HP = HIGH POINT | |
| HT = HEIGHT | |
| KCV = IRRIGATION CONTROL VALVE | |
| IP = IRON PIPE | |
| LS = LIGHT STANDARD | |
| L&T = LEAD & TAG | |
| MH = MANHOLE | |
| NG = NATURAL GROUND | |
| N&T = NAIL & TAG | |
| OHW = OVERHEAD WIRE | |
| PB = PULL BOX | |
| PCC = CONCRETE | |
| PIV = POST INDICATOR VALVE | |
| PL = PROPERTY LINE | |
| RD = ROOF DRAIN | |
| RWH = REDWOOD HEADER | |
| SCB = SIGNAL CONTROL BOX | |
| SMH = SEWER MANHOLE | |
| SPK = SPIKE | |
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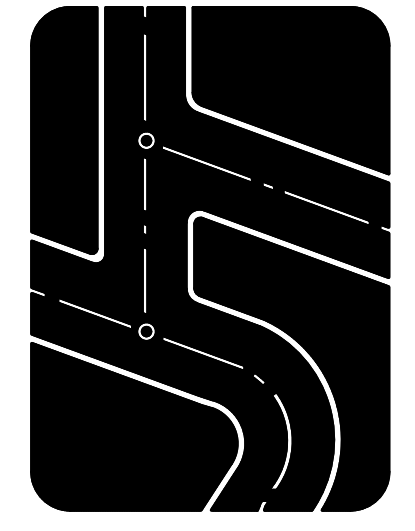
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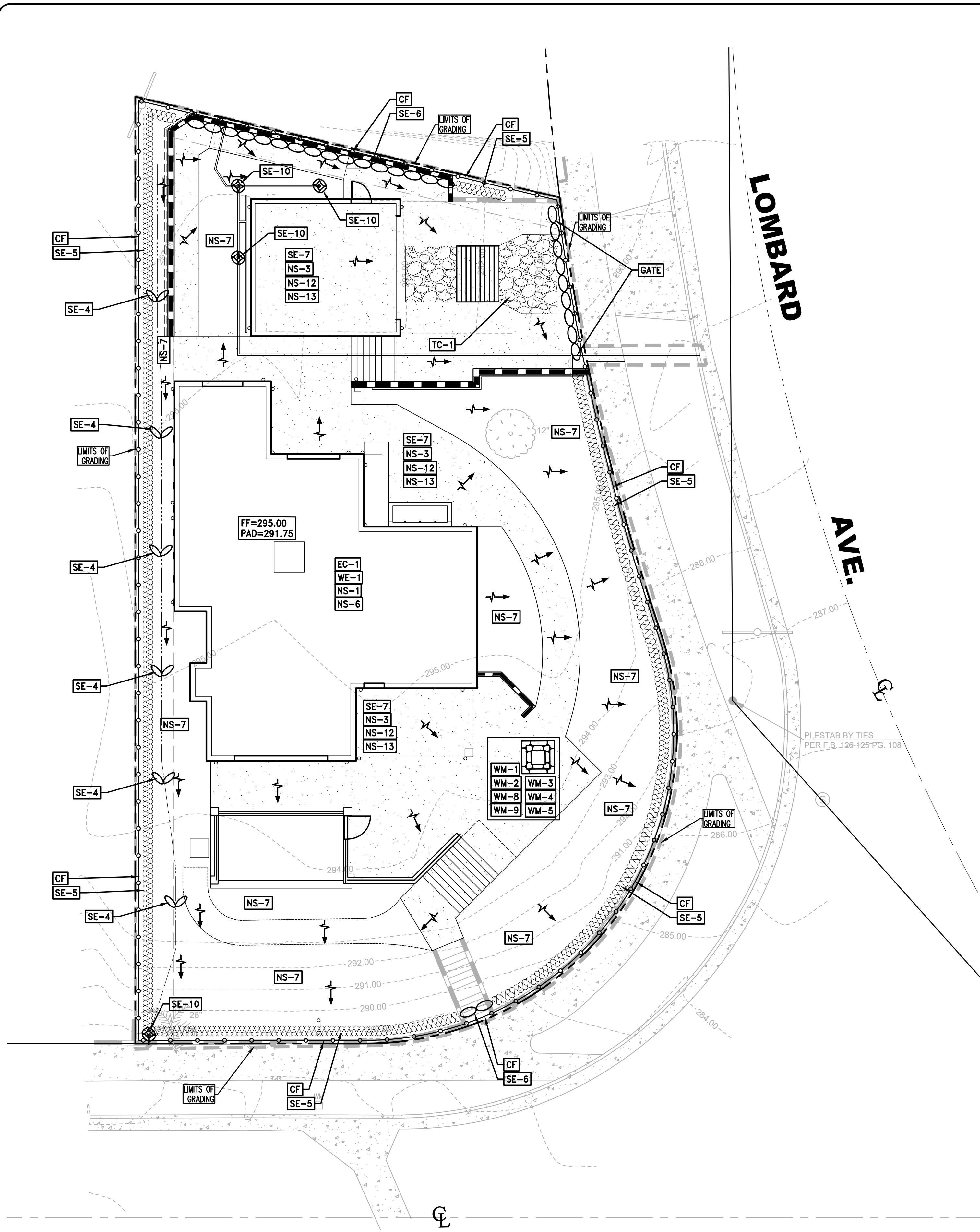
NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
Civil Engineers and Land Surveyors
1915 W. Orangewood Ave., Suite 101, Orange, CA 92668 (714) 935-0265 truxaw.com



IMPROVEMENT PLAN
MR. JOHN STAMPER
15303 EARLHAM STREET, PACIFIC PALISADES, CA 90272

DATE	05/29/26
DRAWN BY	PBT
CHECKED BY	MME
JOB NO.	STM26005
SHEET NO.	2
OF 4 SHEETS	



EROSION CONTROL NOTES

- IN CASE EMERGENCY WORK IS REQUIRED, CONTACT: JOHN STAMPER (000) 000-0000
- EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. ALL NECESSARY MATERIALS SHALL BE STOCKPILED ON SITE AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY EROSION CONTROL DEVICES WHEN RAIN IS IMMINENT.
- EROSION CONTROL DEVICES SHOWN ON PLANS SHALL NOT BE MOVED OR MODIFIED WITHOUT THE APPROVAL OF THE PUBLIC WORKS INSPECTOR.
- THE CONTRACTOR SHALL RESTORE ALL EROSION CONTROL DEVICES TO WORKING ORDER, INCLUDING SILT AND OTHER DEBRIS REMOVAL, TO THE SATISFACTION OF THE PUBLIC WORKS INSPECTOR AFTER EACH RUN-OFF PRODUCING RAINFALL.
- THE CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS MAY BE REQUIRED BY THE PUBLIC WORKS INSPECTOR DUE TO UNCOMPLETED GRADING OPERATIONS OR UNFORESEEN CIRCUMSTANCES WHICH MAY ARISE.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATERS CREATE A HAZARDOUS CONDITION.
- ALL EROSION CONTROL MEASURES PROVIDED PER THE APPROVED GRADING PLAN SHALL BE INCORPORATED HEREON.
- GRADED AREAS AROUND THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE FACE OF SLOPE AT THE CONCLUSION OF EACH DAY.
- ALL REMOVABLE PROTECTIVE EROSION CONTROL DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE FIVE-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
- ALL GRAVEL BAGS SHALL BE BURLAP TYPE WITH 3/4-INCH MINIMUM ROCK AGGREGATE.

TEMPORARY NON-STORMWATER BMPS

- NS-1 WATER CONSERVATION PRACTICES
- NS-3 PAVING AND GRINDING OPERATION
- NS-6 ILLICIT CONNECTION - ILLEGAL DISCHARGE CONNECTION
- NS-7 POTABLE WATER IRRIGATION DISCHARGE DETECTION
- NS-8 VEHICLE AND EQUIPMENT CLEANING
- NS-9 VEHICLE AND EQUIPMENT FUELING
- NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
- NS-12 CONCRETE CURING
- NS-13 CONCRETE FINISHING

EROSION CONTROL BMPS

- EC-1 SCHEDULING
- WE-1 WIND EROSION CONTROL

LEGEND

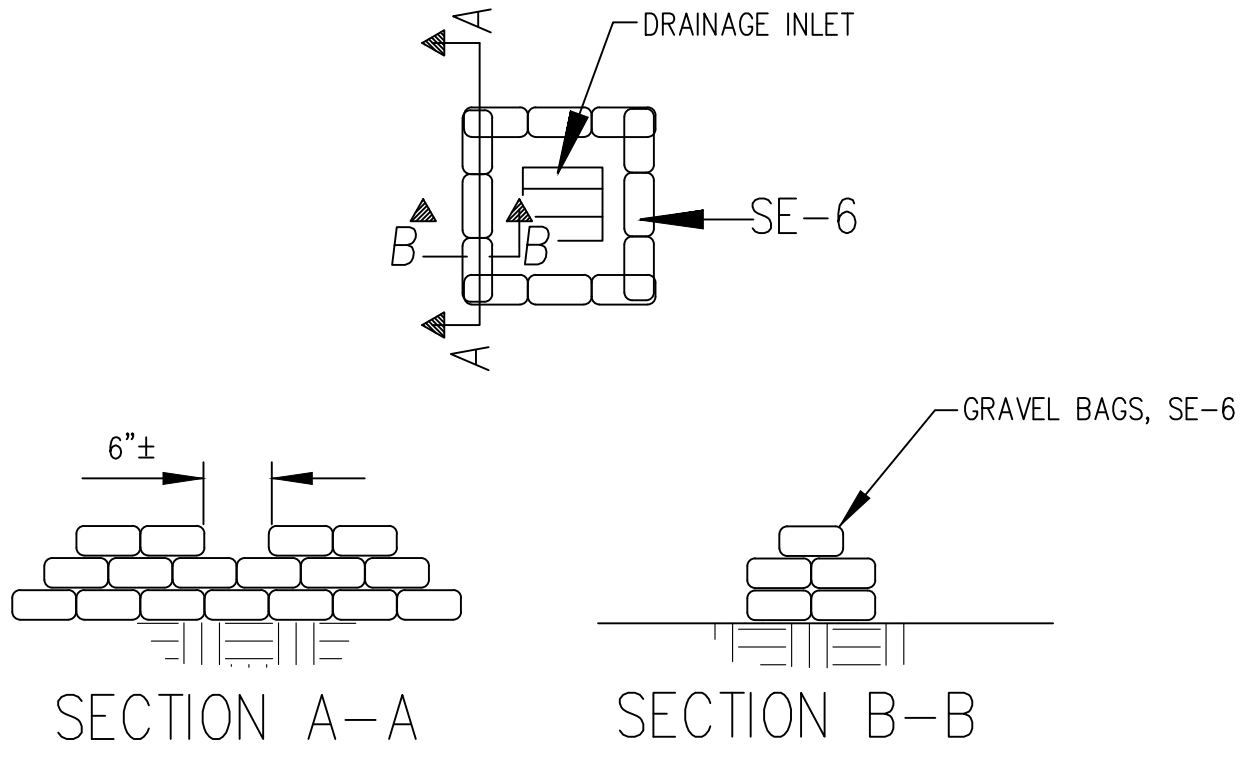
- GRAVEL BAGS
- CONSTRUCTION FENCE W/SCRIM
- FIBER ROLLS
- CONSTRUCTION ENTRANCE

TEMPORARY MATERIALS MANAGEMENT BMP

- WM-1 MATERIAL DELIVERY AND STORAGE PER CASQA
- WM-2 MATERIAL USE
- WM-3 STOCKPILE MANAGEMENT PER CASQA
- WM-4 SPILL PREVENTION AND CONTROL
- WM-5 SOLID WASTE MANAGEMENT
- WM-8 CONCRETE WASTE MANAGEMENT
- WM-9 SANITARY-SEPTIC WATER MANAGEMENT PER CASQA

TEMPORARY SEDIMENT CONTROL BMP

- CF CONSTRUCTION FENCE
- SE-4 CHECK DAMS
- SE-5 FIBER ROLLS
- SE-6 GRAVEL BAG BERM
- SE-7 STREET SWEEPING VACUUMING PER CASQA
- SE-10 STORM DRAIN INLET PROTECTION
- TC-1 STABILIZED CONSTRUCTION ENTRANCE



SE-10 INLET PROTECTION DETAIL
NOT TO SCALE

LEGEND

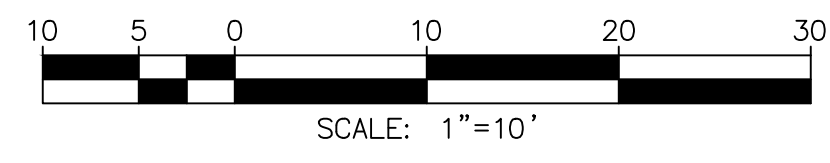
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 - VAR = VARIABLE
 - W = WASHER
 - WDF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE
- N. = NORTH
 - S. = SOUTH
 - E. = EAST
 - W. = WEST
 - NLY = NORTHERLY
 - Sly = SOUTHERLY
 - Ely = EASTERLY
 - Wly = WESTERLY
 - N/O = NORTH OF
 - S/O = SOUTH OF
 - E/O = EAST OF
 - W/O = WEST OF
 - P = PROPERTY LINE
 - C = CENTERLINE
 - R/W = RIGHT OF WAY
 - Δ OR D = DELTA
 - R = RADIUS
 - L = LENGTH
 - T = TANGENT
 - M = MEASURED DATA
 - C = CALCULATED DATA
 - (RAD) = RADIAL BEARING
 - PRO = PROPORTIONATE MEASUREMENT
 - (210.00' R) = RECORD DATA
 - 210.00' M. = MEASURED DATA
 - 210.00' PRO. = PRORATED DATA
 - 210.00' C. = CALCULATED DATA
 - (427.00) TC = EXISTING ELEVATION
 - 427.00 TC = DESIGN ELEVATION
 - CATV--- = CABLE TV LINE
 - E--- = ELECTRICAL LINE
 - G--- = GAS LINE
 - GB--- = GRADE BREAK LINE
 - R--- = RIDGE LINE
 - S--- = SEWER LINE
 - SD--- = STORM DRAIN LINE
 - T--- = TELEPHONE LINE
 - OHW--- = OVERHEAD WIRES
 - W--- = WATER LINE
- FIRE HYDRANT
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL ARM & POLE
 - LIGHT STANDARD
 - UTILITY POLE
 - GUY WIRE & ANCHOR
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - PULL BOX
 - GRATE INLET
 - SIGN
 - VENT
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - MANHOLE
 - SEWER CLEANOUT
 - MONITORING WELL
 - HANDICAP PARKING STALL
 - LANDSCAPED AREA
 - PROTECT IN PLACE
 - REMOVE AND DISPOSE OFFSITE
 - RELOCATE
 - PLOTTABLE EASEMENT ITEM
 - No. PER TITLE REPORT
 - (427.0) EXIST. CONTOUR
 - 427.0 DESIGN CONTOUR
 - TREE
 - PALM TREE

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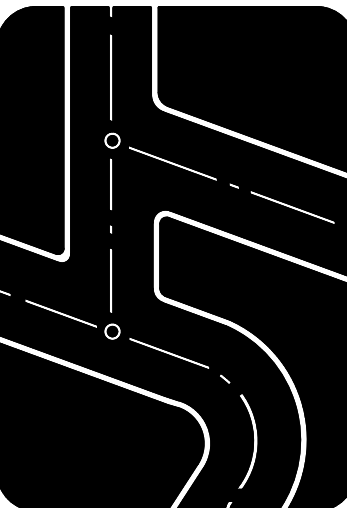
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**PLAN PREPARED FOR
JOHN STAMPER
15303 EARLHAM STREET
PACIFIC PALISADES, CA**



NO.	REVISIONS	DATE

Prepared by:
Joseph C. Truxaw and Associates, Inc.
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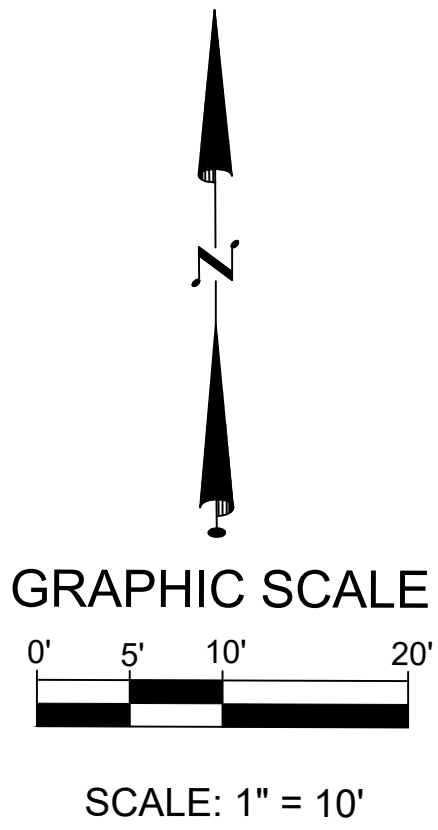
EROSION CONTROL PLAN
MR. JOHN STAMPER
15303 EARLHAM STREET, PACIFIC PALISADES, CA 90272

DATE 05/29/26
DRAWN BY PBT
CHECKED BY MME
JOB NO. STM26005
SHEET NO. 3
OF 4 SHEETS



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.

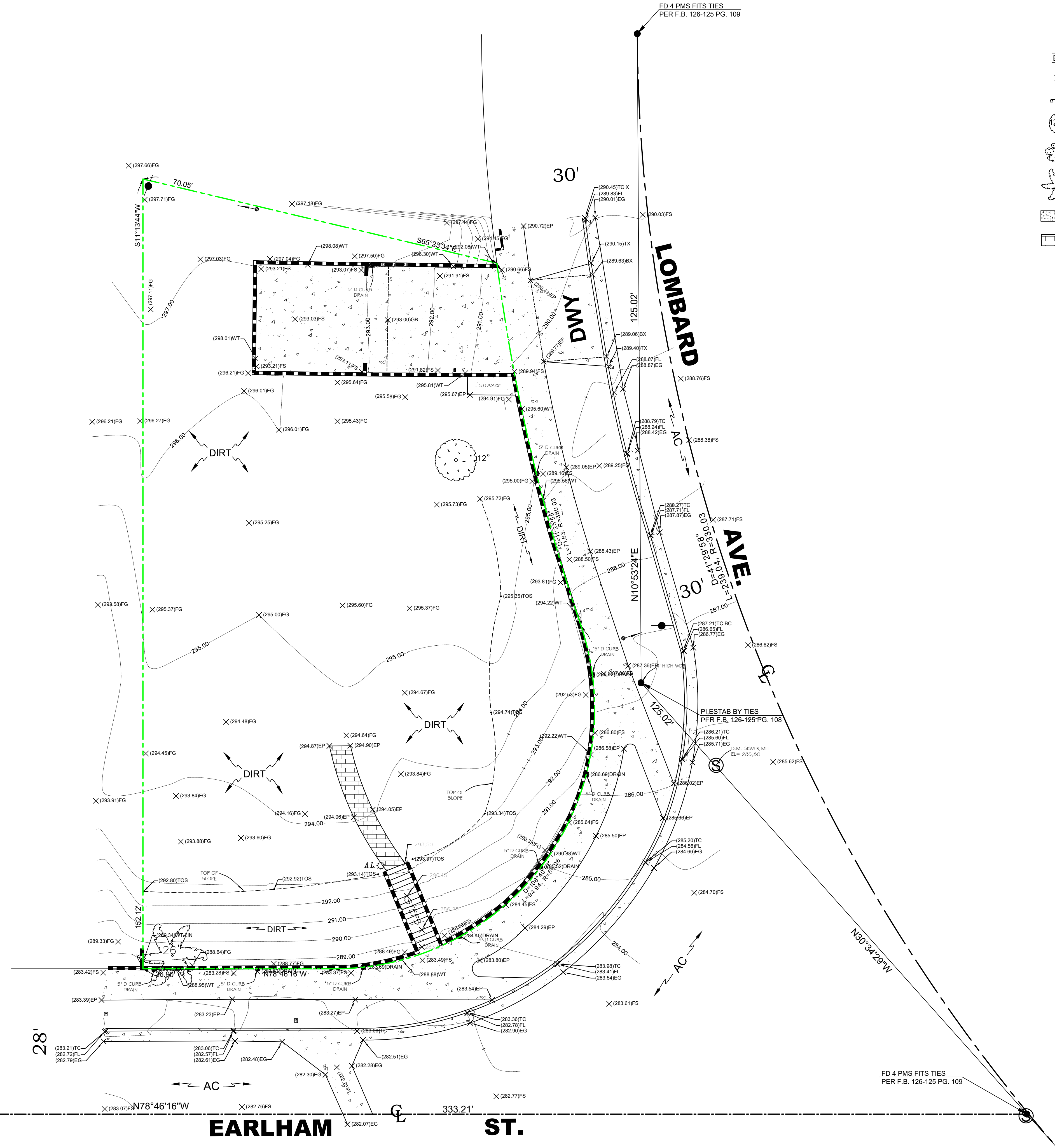
LEGAL DESCRIPTION:

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

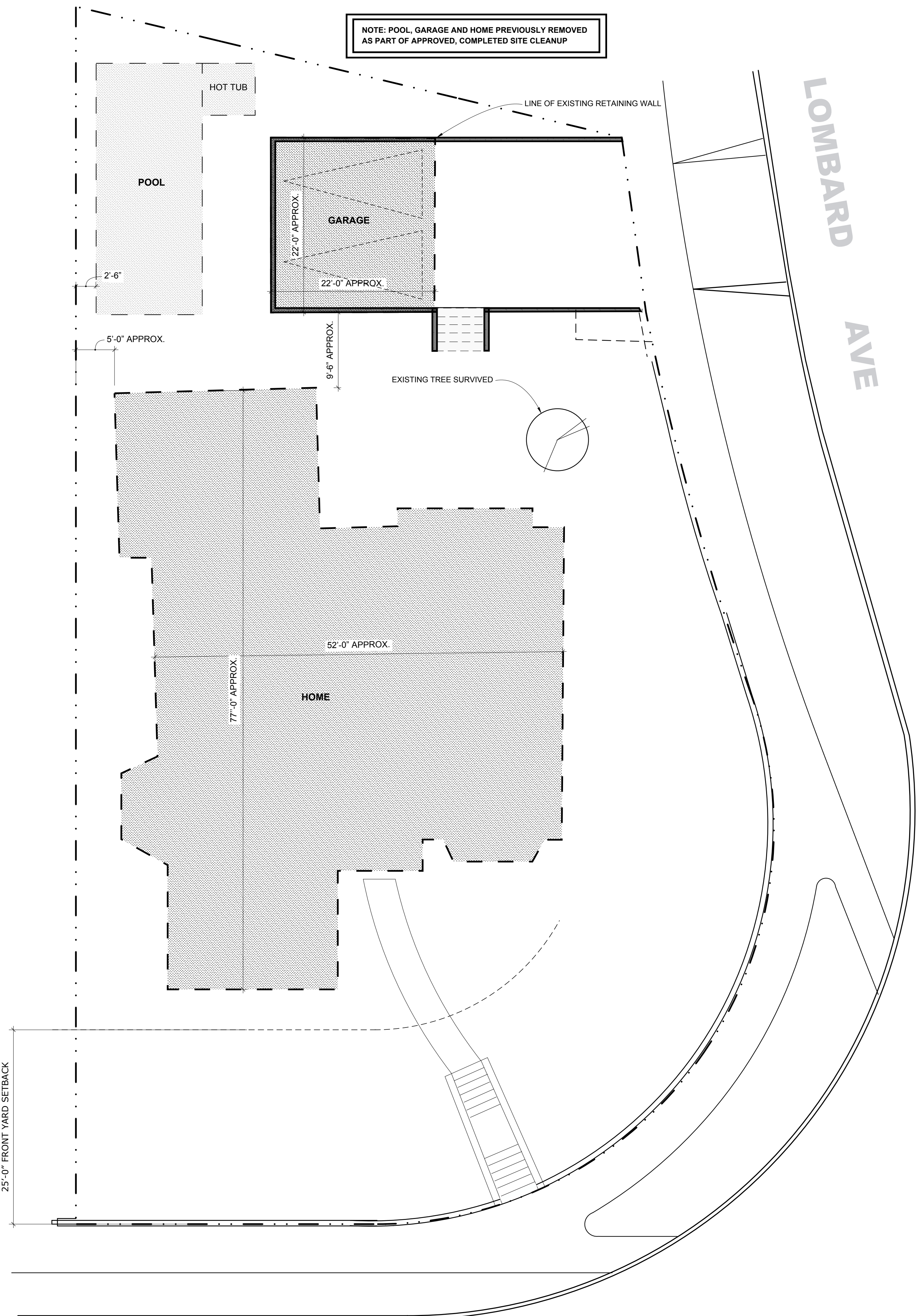
PREPARED FOR:
JOHN STAMPER

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



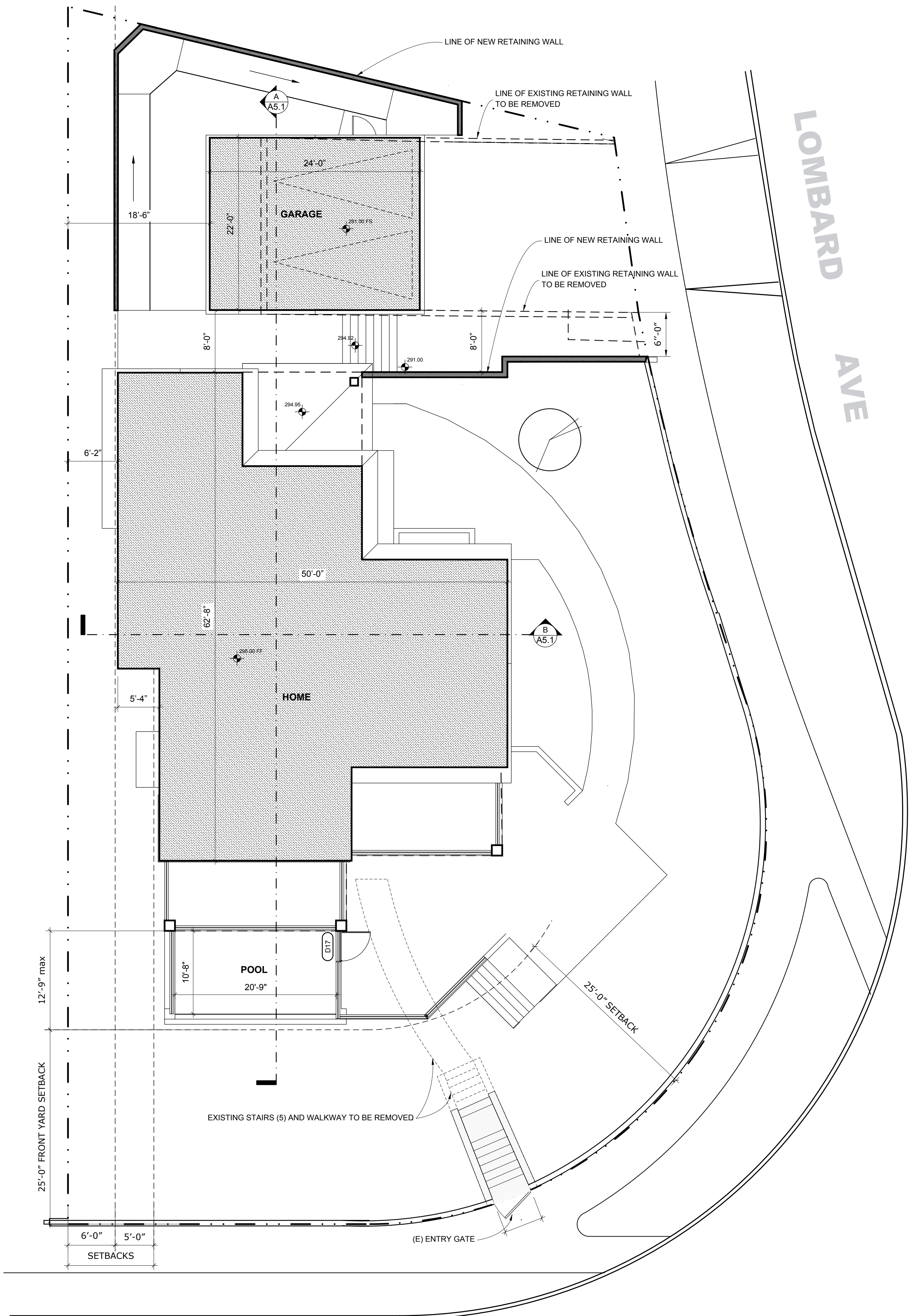
NOTE: POOL, GARAGE AND HOME PREVIOUSLY REMOVED AS PART OF APPROVED, COMPLETED SITE CLEANUP

25'-0" FRONT YARD SETBACK

EARLHAM ST

LOMBARD AVE

A PRE-FIRE-EVENT SITE PLAN
SCALE: 1/8" = 1' - 0"



25'-0" FRONT YARD SETBACK

EARLHAM ST

LOMBARD AVE

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



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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
STAMPER JOHN W TR STAMPER TRUST
15303 Earlam Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME
Pre-Fire-Event Site Plan vs New Site Plan Comparison

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



SHEET NUMBER

A1.1



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SHEET NAME

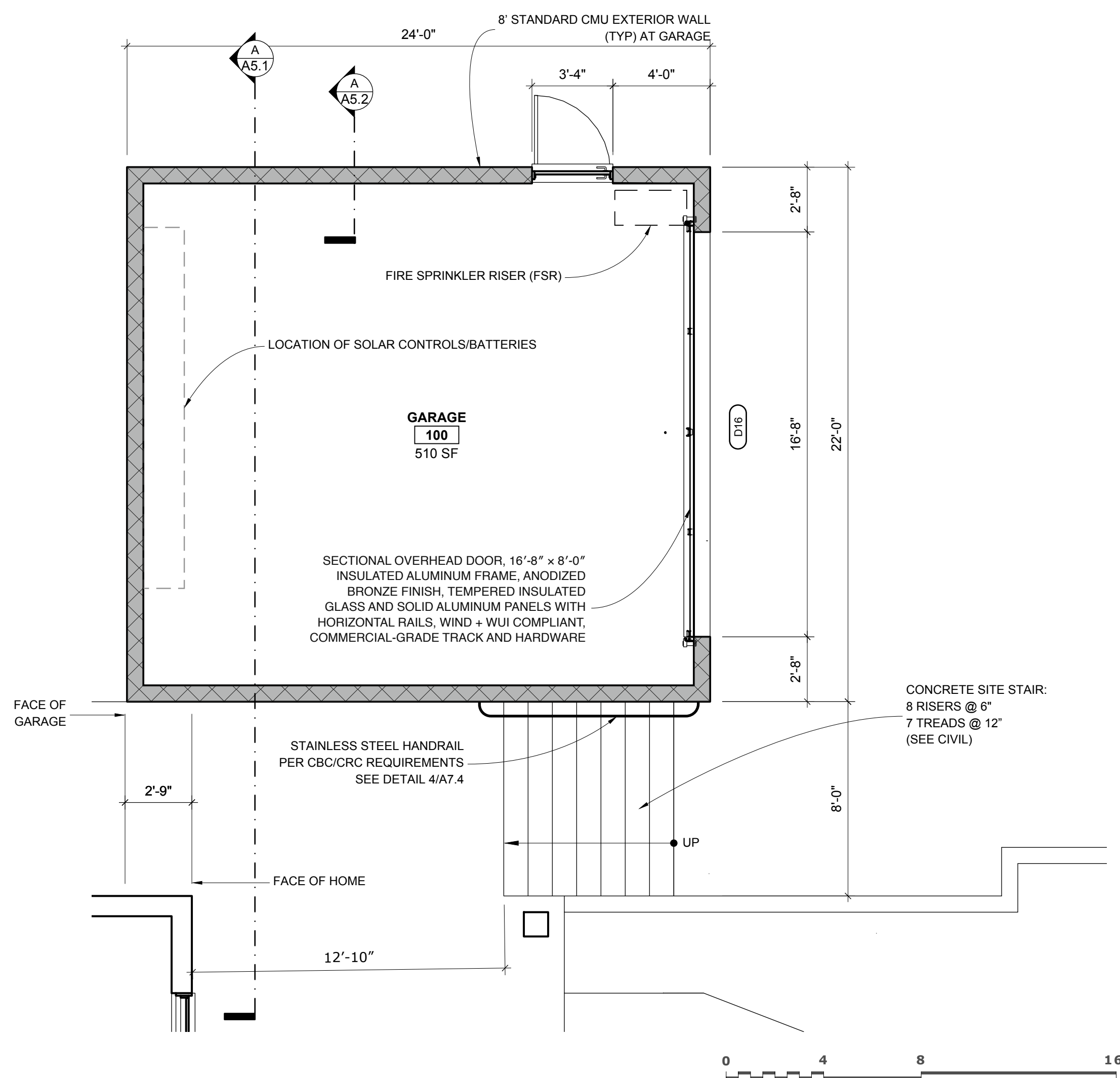
Site Plan & Garage Plan

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

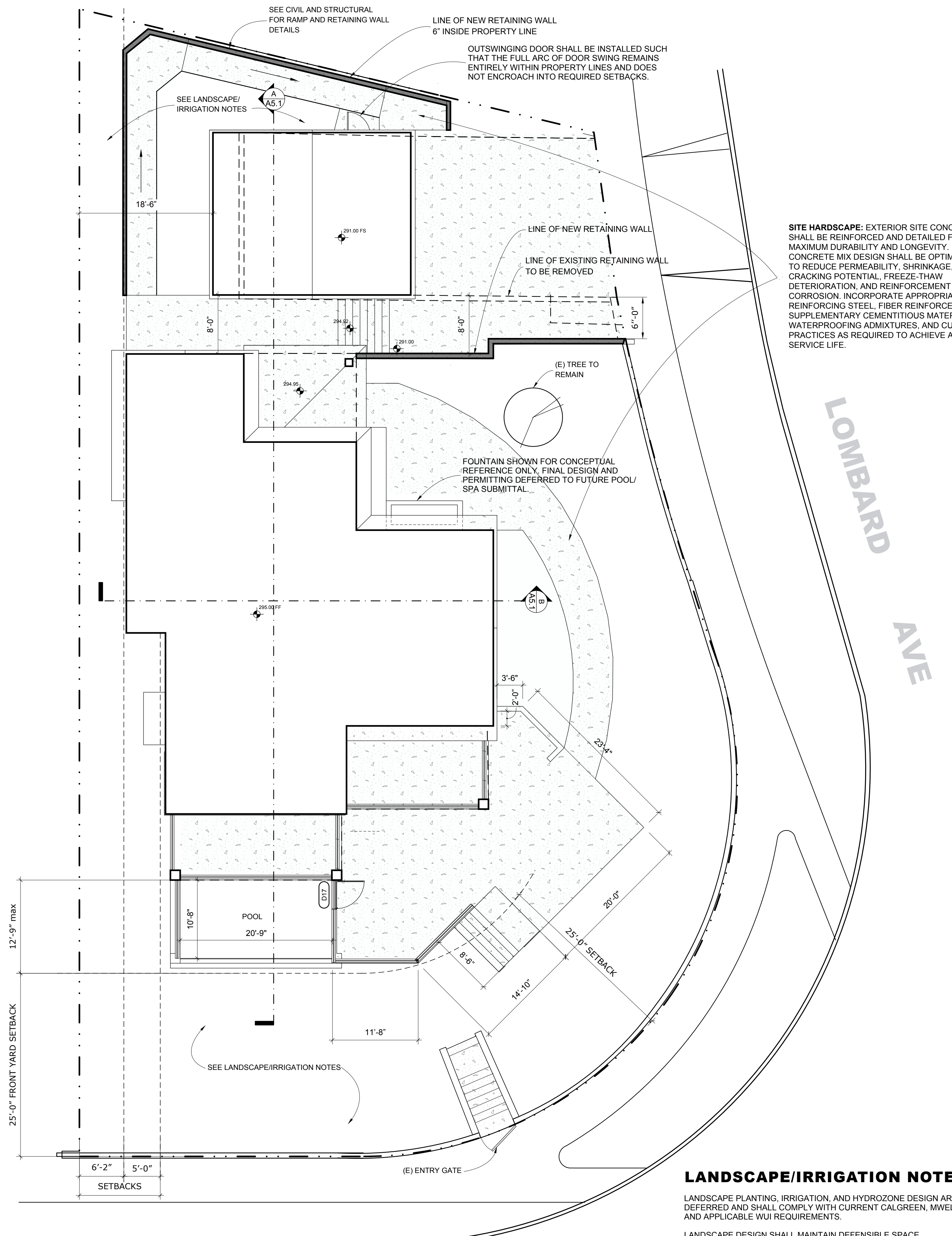


SHEET NUMBER

A1.2



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



SITE HARDSCAPE: EXTERIOR SITE CONCRETE SHALL BE REINFORCED AND DETAILED FOR MAXIMUM DURABILITY AND LONGEVITY. CONCRETE MIX DESIGN SHALL BE OPTIMIZED TO REDUCE PERMEABILITY, SHRINKAGE, CRACKING POTENTIAL, FREEZE-THAW DETERIORATION, AND REINFORCEMENT CORROSION. INCORPORATE APPROPRIATE REINFORCING STEEL, FIBER REINFORCEMENT, SUPPLEMENTARY CEMENTITIOUS MATERIALS, WATERPROOFING ADMIXTURES, AND CURING PRACTICES AS REQUIRED TO ACHIEVE A LONG SERVICE LIFE.

LANDSCAPE/IRRIGATION NOTES

LANDSCAPE PLANTING, IRRIGATION, AND HYDROZONE DESIGN ARE DEFERRED AND SHALL COMPLY WITH CURRENT CALGREEN, MWEL, AND APPLICABLE WUI REQUIREMENTS.

LANDSCAPE DESIGN SHALL MAINTAIN DEFENSIBLE SPACE REQUIREMENTS AND SHALL AVOID HIGHLY COMBUSTIBLE VEGETATION WITHIN 5 FEET OR ADJACENT TO STRUCTURES.

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

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REV	DATE	DESCRIPTION

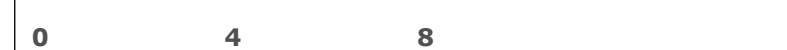
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PROJECT ADDRESS
 15303 Earlam Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

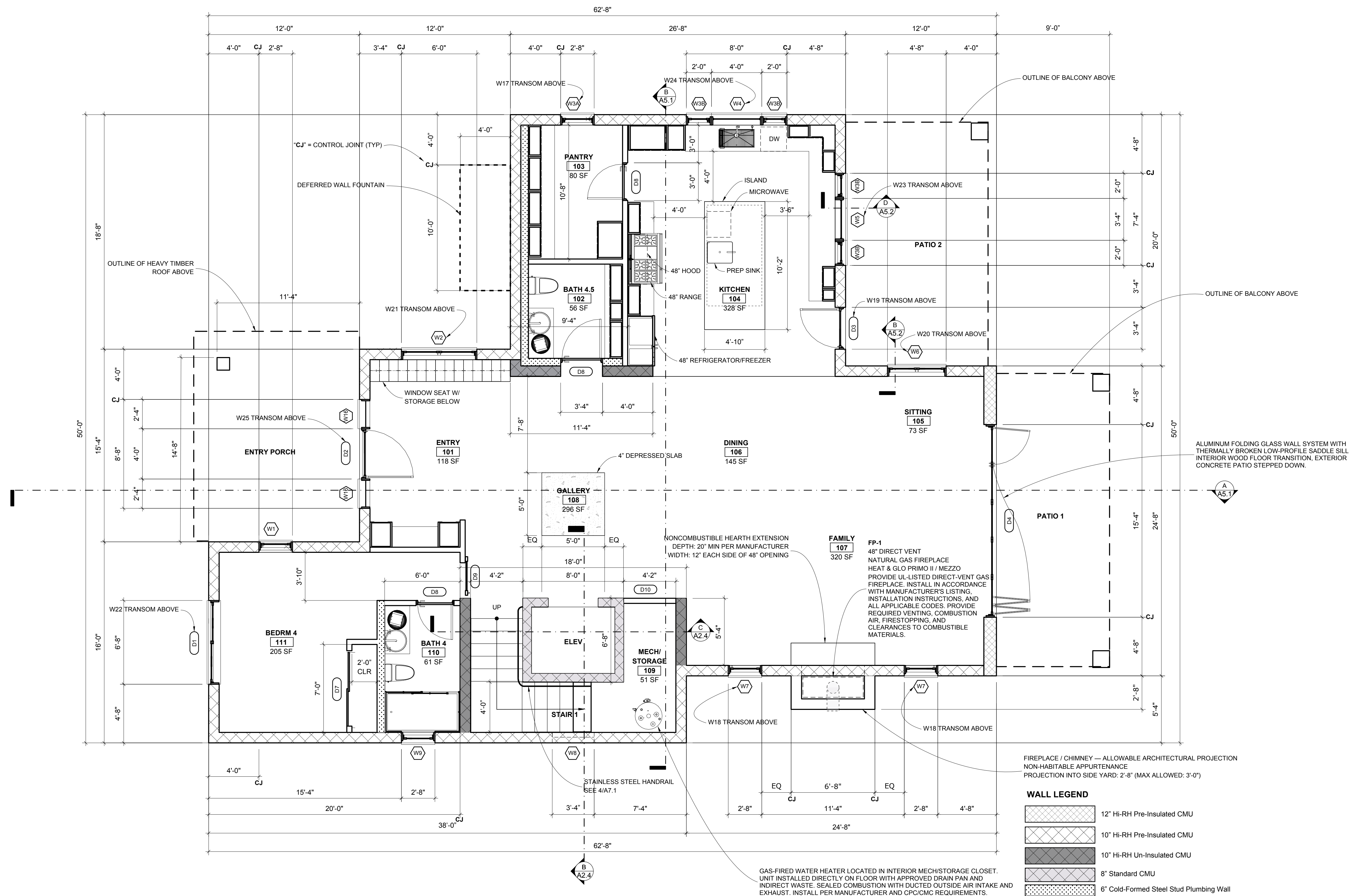
OWNER
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 15303 Earlam Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME
First Floor Plan

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



SHEET NUMBER
A2.1



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

FIREPLACE / CHIMNEY — ALLOWABLE ARCHITECTURAL PROJECTION
 NON-HABITABLE APPURTENANCE
 PROJECTION INTO SIDE YARD: 2'-8" (MAX ALLOWED: 3'-0")

WALL LEGEND

- 12" Hi-RH Pre-Insulated CMU
- 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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PROJECT NAME
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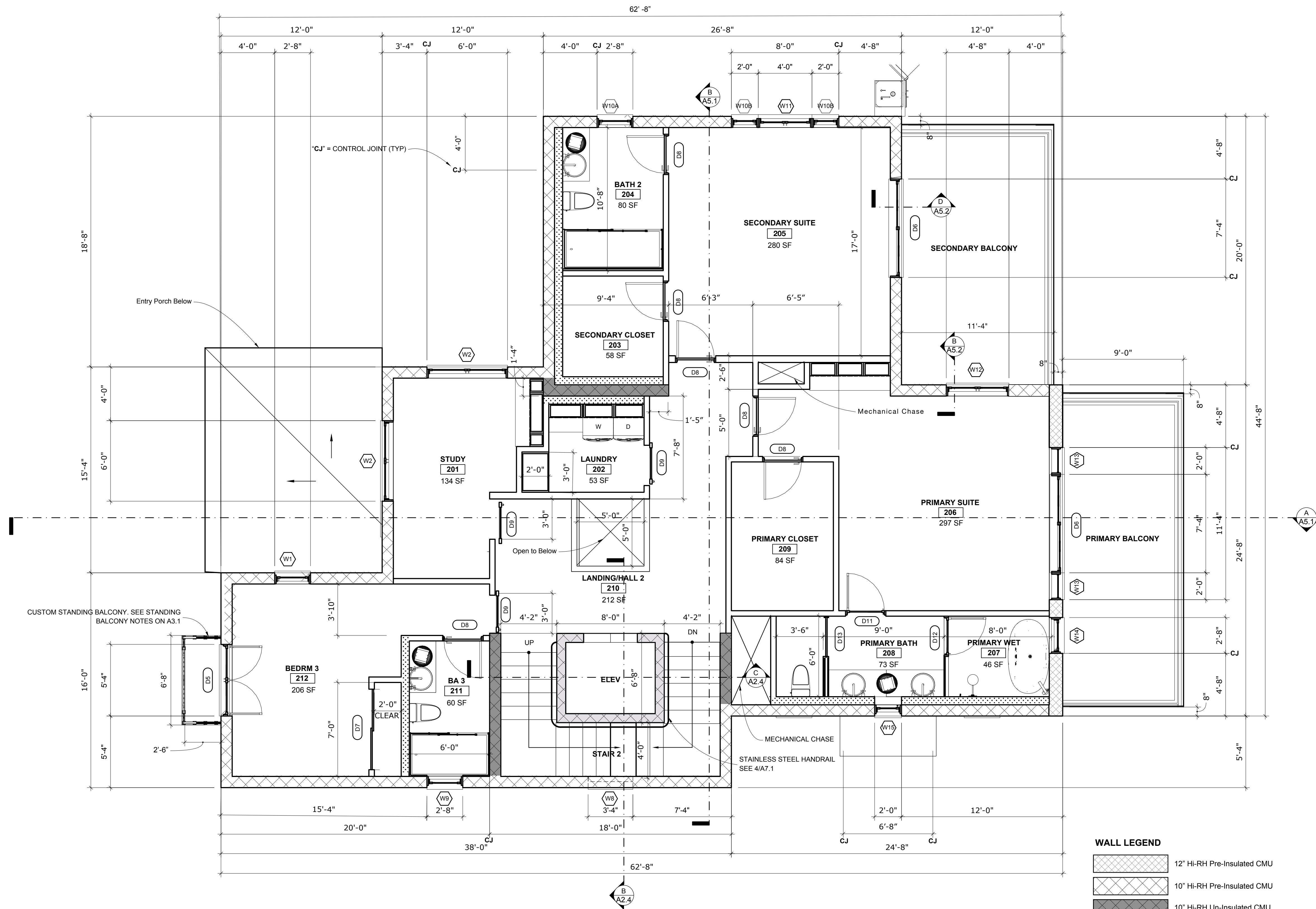
OWNER
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SHEET NAME
Second Floor Plan

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



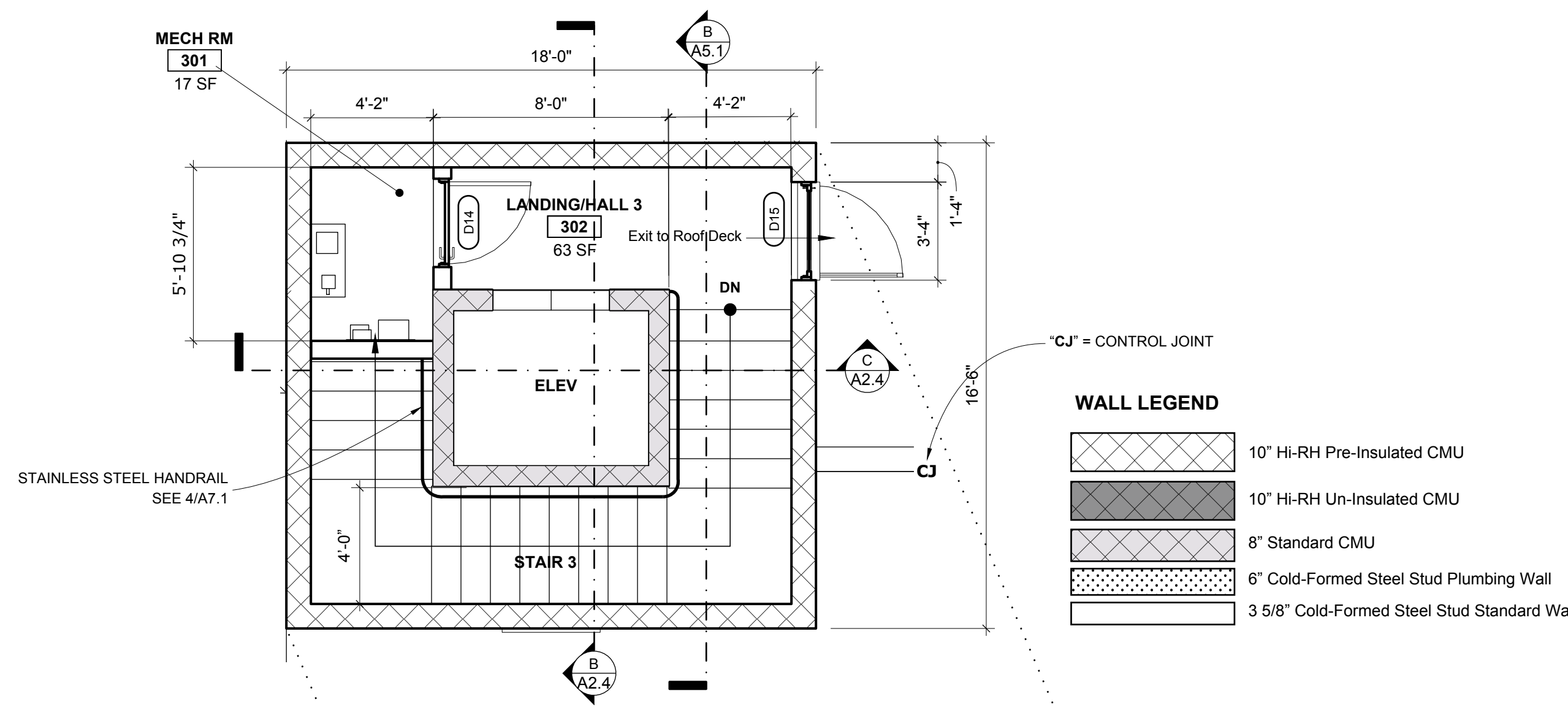
SHEET NUMBER
A2.2



WALL LEGEND

	12" HI-RH Pre-Insulated CMU
	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

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



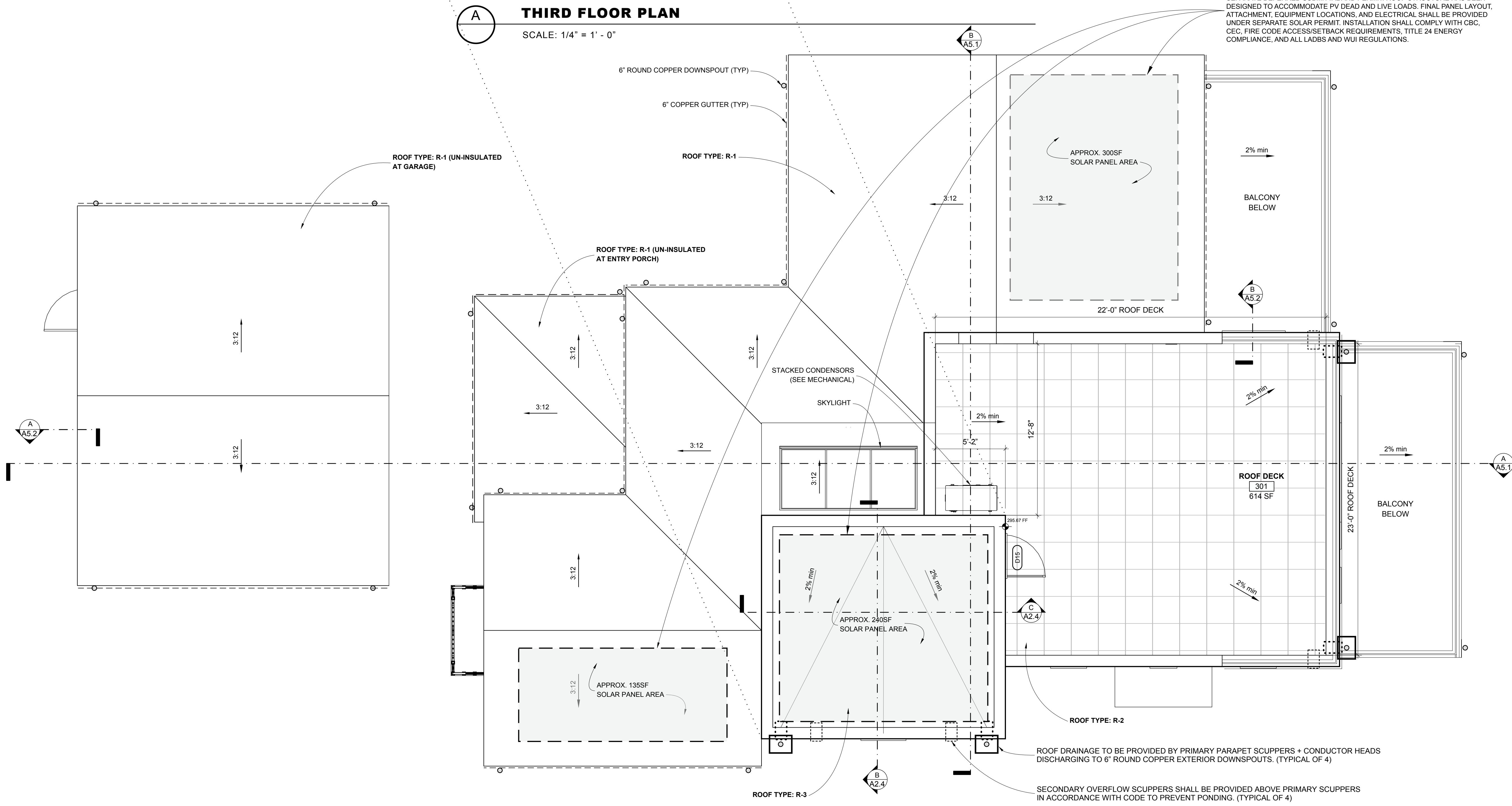
WALL LEGEND

	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 TYPES

TYPE	DESCRIPTION
R-1	NATURAL SLATE TILE OVER HIGH-TEMP SELF-ADHERED UNDERLAYMENT OVER 3/4" APA EXPOSURE 1 PLYWOOD OVER 4" POLYISO INSULATION OVER SELF-ADHERED AIR/VAPOR BARRIER OVER 2X6 T&G DECKING OVER HEAVY TIMBER FRAMING. 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 MANUFACTURER APPROVED DETAILS.
R-2	24" X 24" CONCRETE PAVERS ON PEDESTALS OVER PROTECTION MAT, REINFORCED PMMA MEMBRANE, 1/2" USG SECUROCK CEMENT ROOF BOARD, TAPERED POLYISOCYANURATE INSULATION, 1-1/2" USG STRUCTO-CRETE STRUCTURAL ROOF DECK, STEEL AND CFS FRAMING, CLOSED-CELL SPF, MINERAL WOOL INSULATION, AND 5/8" TYPE X GYPSUM BOARD CEILING. 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	PROTECTION MAT, REINFORCED PMMA MEMBRANE, 1/2" USG SECUROCK CEMENT ROOF BOARD, TAPERED POLYISOCYANURATE INSULATION, 1-1/2" USG STRUCTO-CRETE STRUCTURAL ROOF DECK, STEEL AND CFS FRAMING, CLOSED-CELL SPF, MINERAL WOOL INSULATION, AND 5/8" TYPE X GYPSUM BOARD CEILING. 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.



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REV | DATE | DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

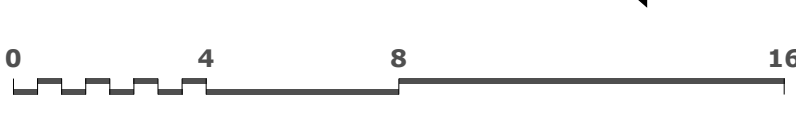
PROJECT ADDRESS
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SHEET NAME

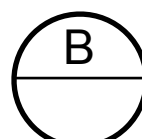
Third Floor Plan & Roof Plan

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



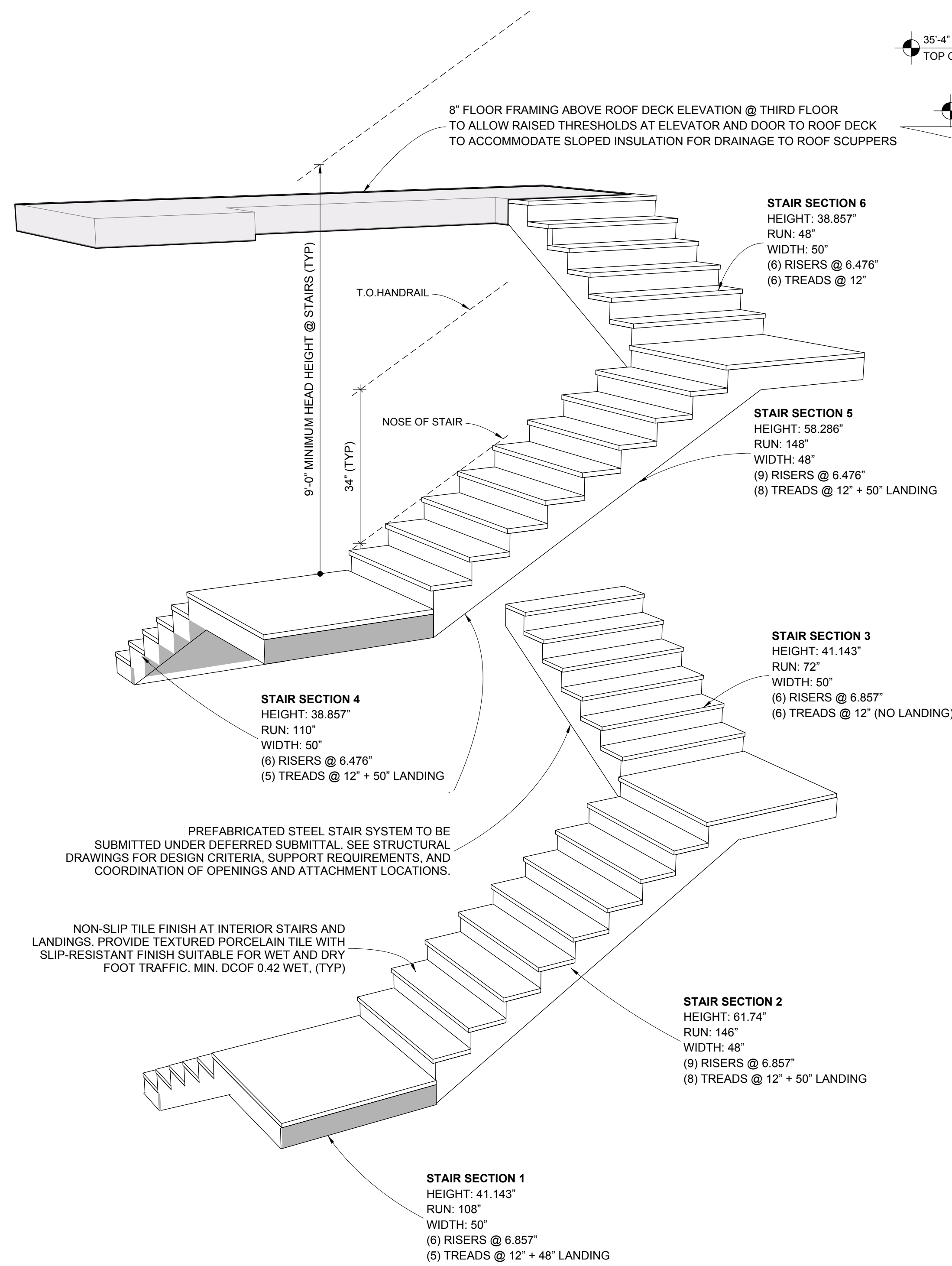
SHEET NUMBER

A2.3



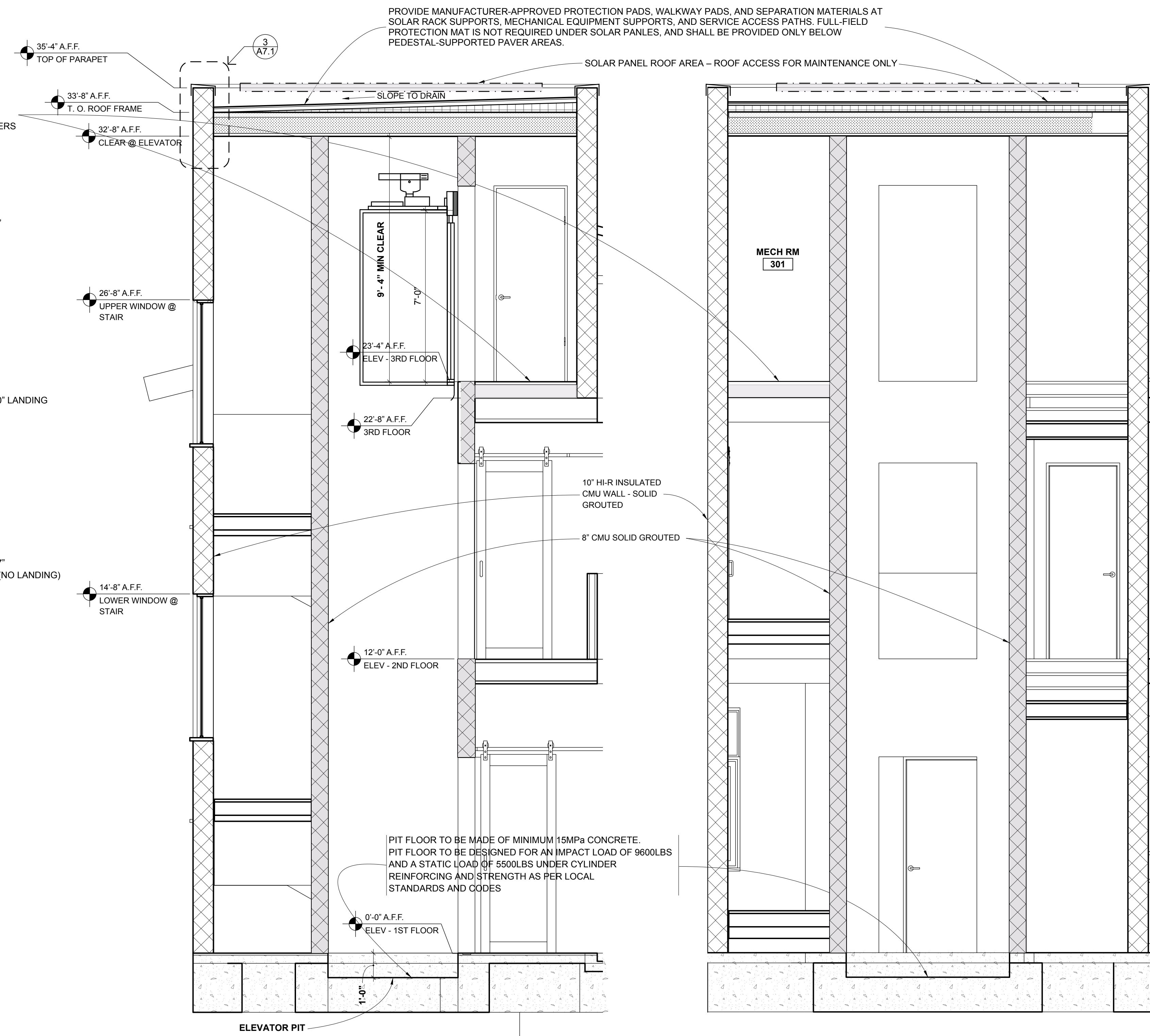
ROOF PLAN

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



A DETAILED STAIRS

SCALE: NO SCALE



B ELEVATOR/STAIR NORTH-SOUTH SECTION

SCALE: 3/8" = 1' - 0"

C ELEVATOR STAIR EAST-WEST SECTION

SCALE: 3/8" = 1' - 0"



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SHEET NAME

Enlarged Stair & Elevator Sections

SCALE: VARIES

SHEET NUMBER

A2.4



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SHEET NAME

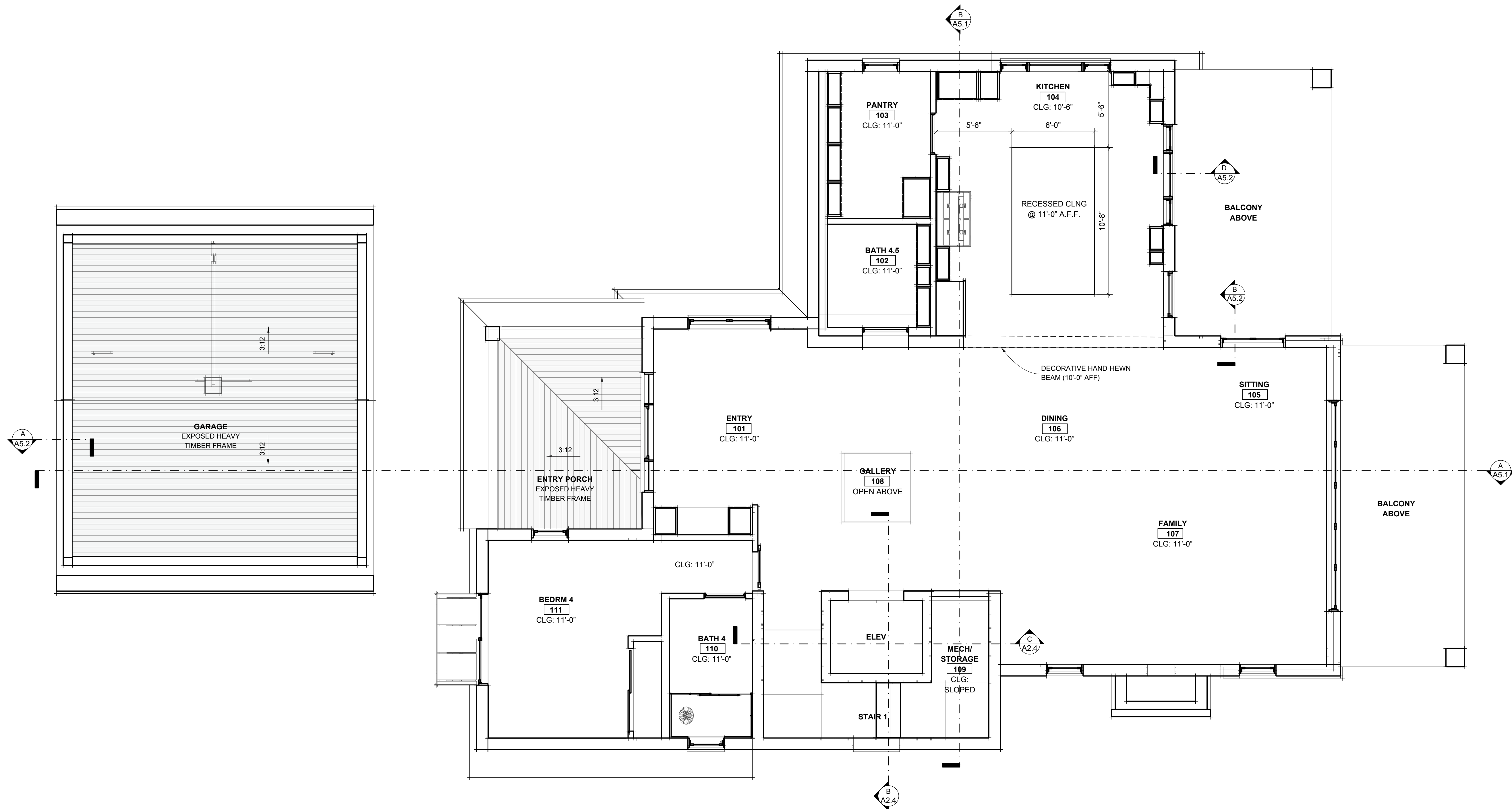
RCP - First Floor

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

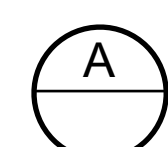


SHEET NUMBER

A3.1



SEE MECHANICAL, ELECTRICAL AND LIGHTING DRAWINGS FOR LOCATION OF ITEMS ON REFLECTED CEILING



REFLECTED CEILING PLAN - FIRST FLOOR

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



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SHEET NAME

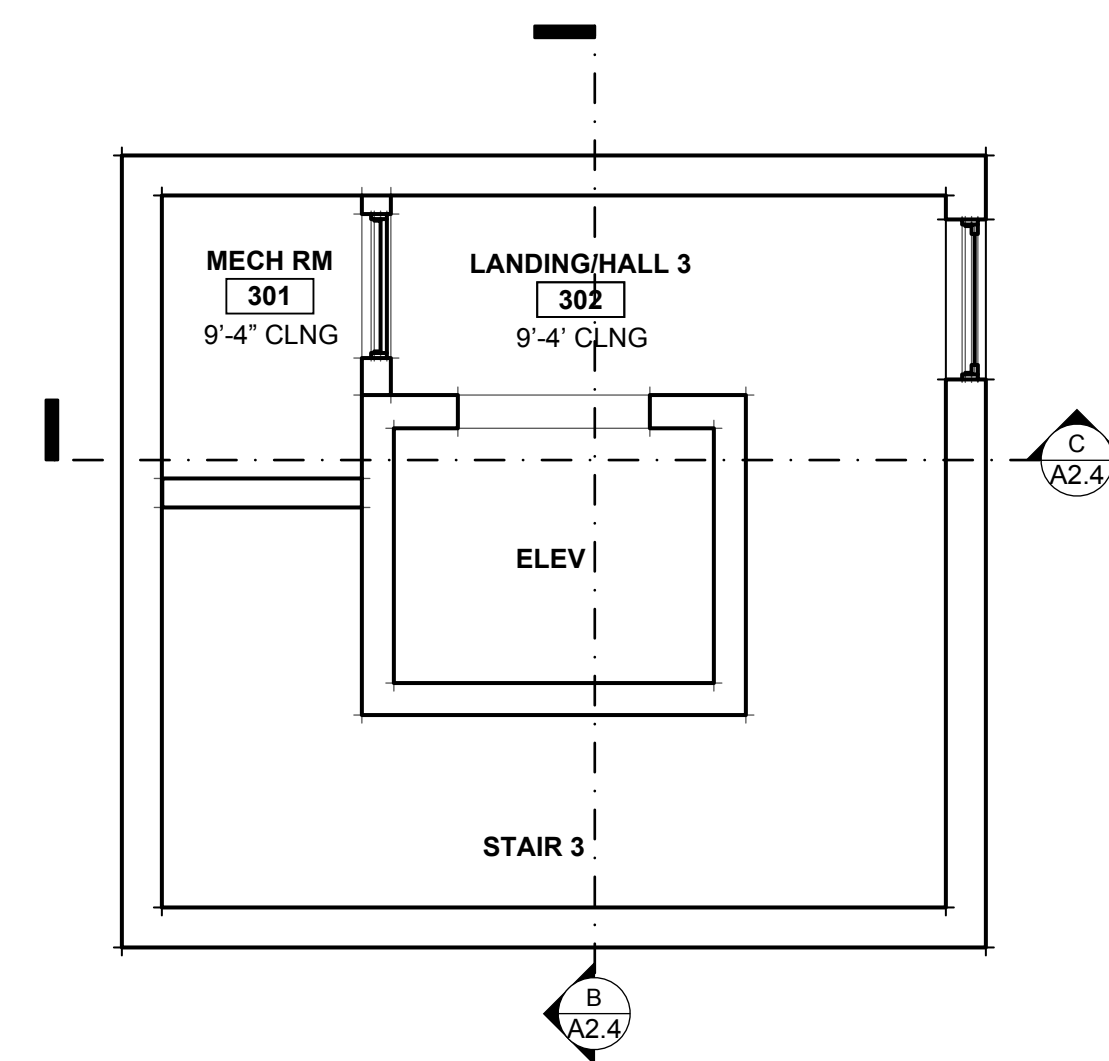
RCP - Second Floor & Third Floor

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

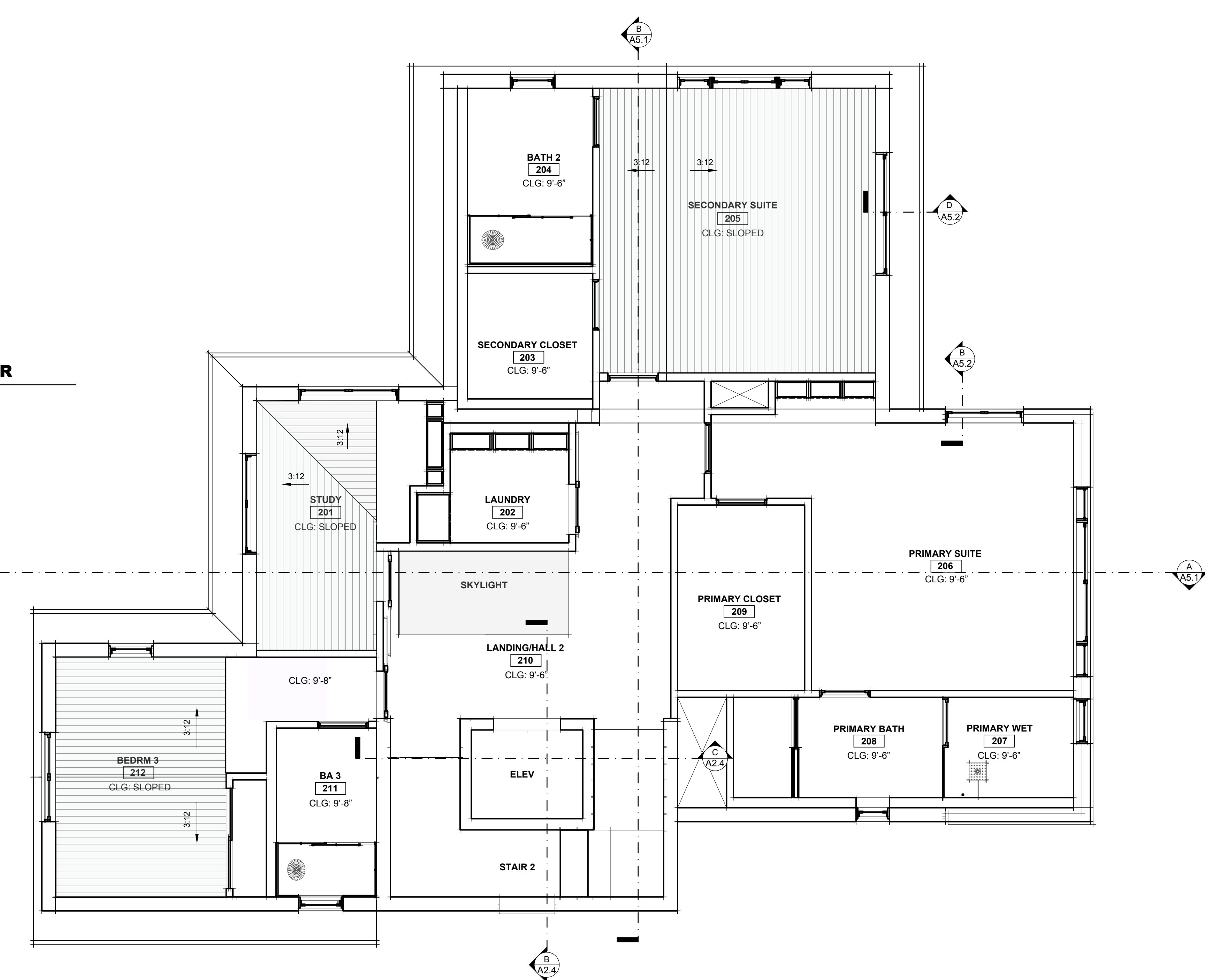


SHEET NUMBER

A3.2



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

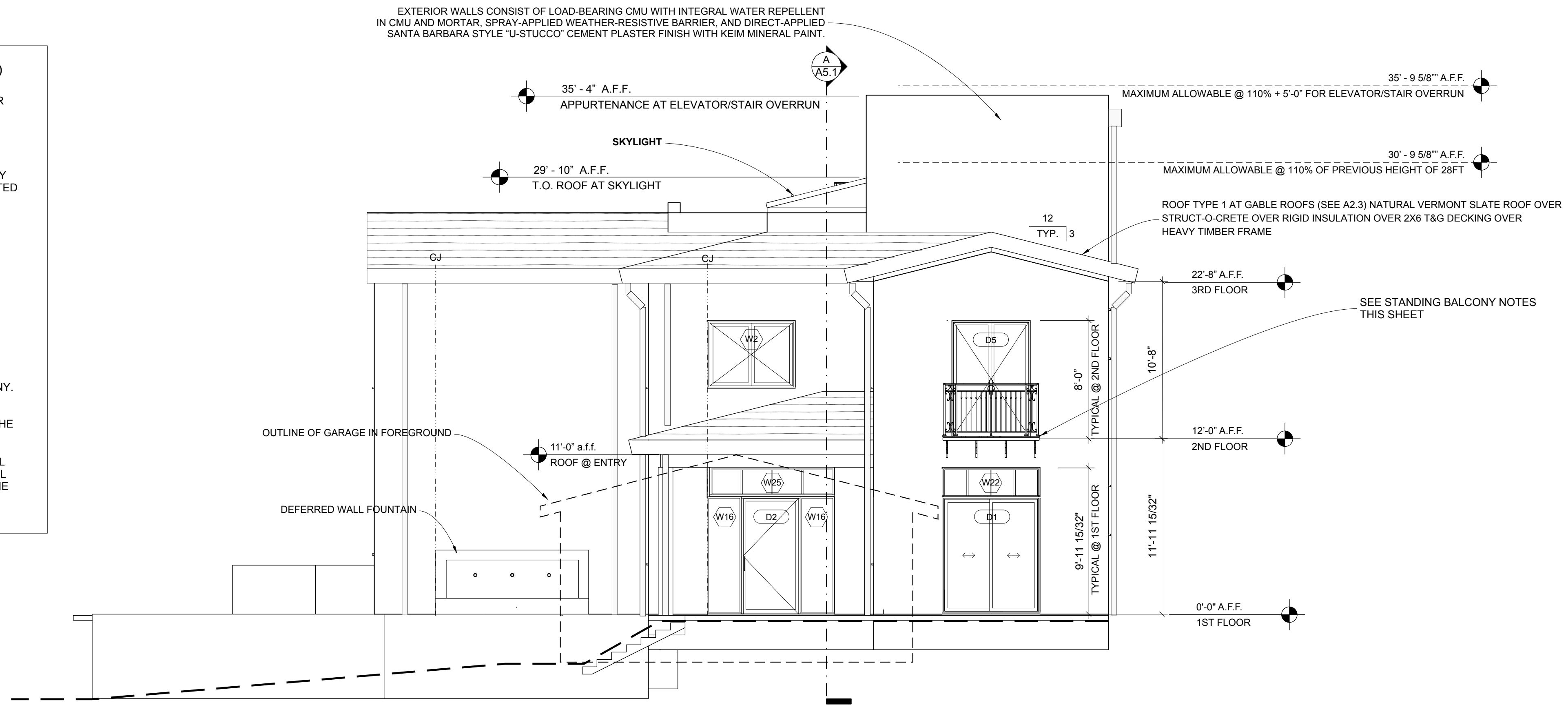


SEE MECHANICAL, ELECTRICAL AND LIGHTING DRAWINGS FOR LOCATION OF ITEMS ON REFLECTED CEILING

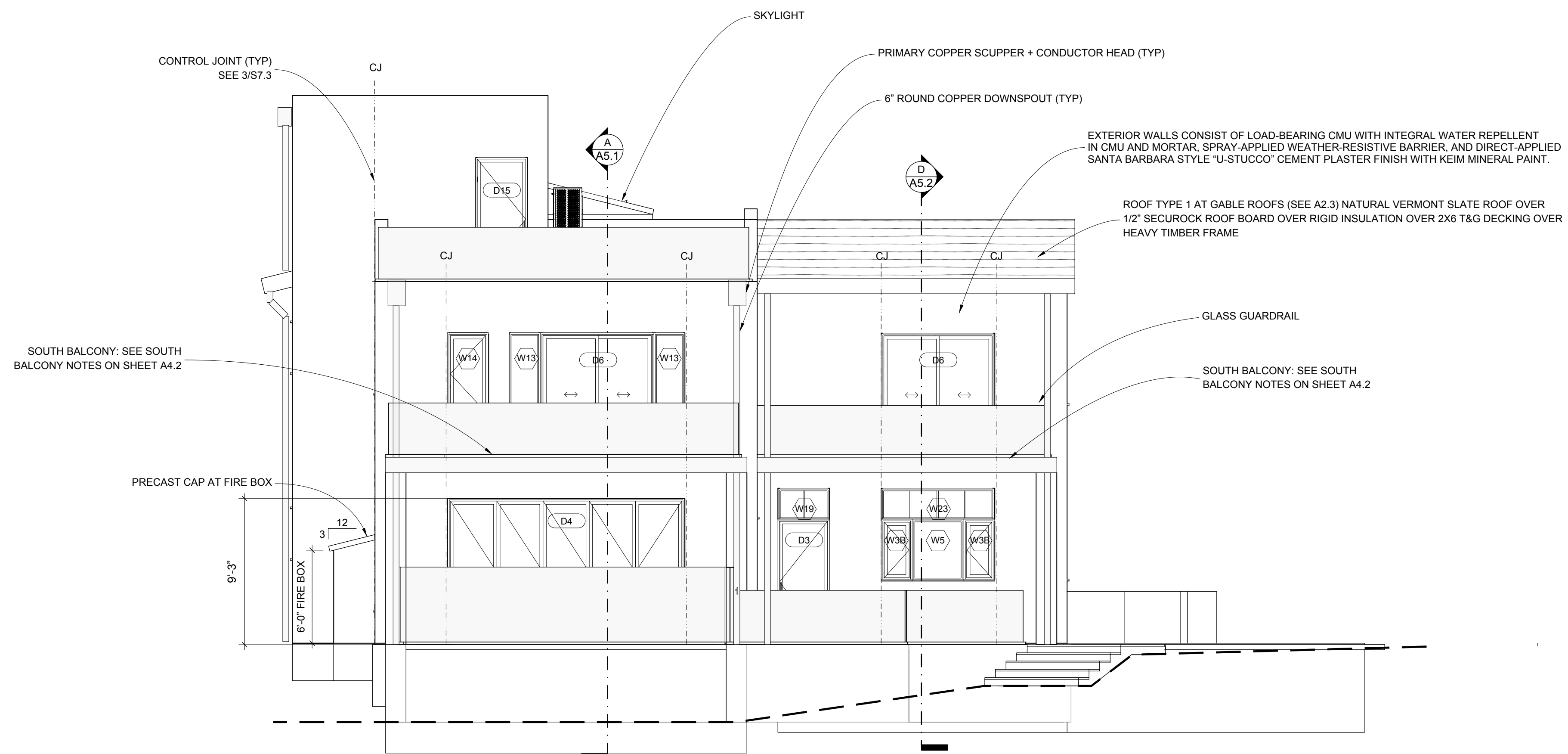
B REFLECTED CEILING PLAN - SECOND FLOOR
 SCALE: 1/4" = 1' - 0"

STANDING BALCONY NOTES (DEFERRED SUBMITTAL)

- 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

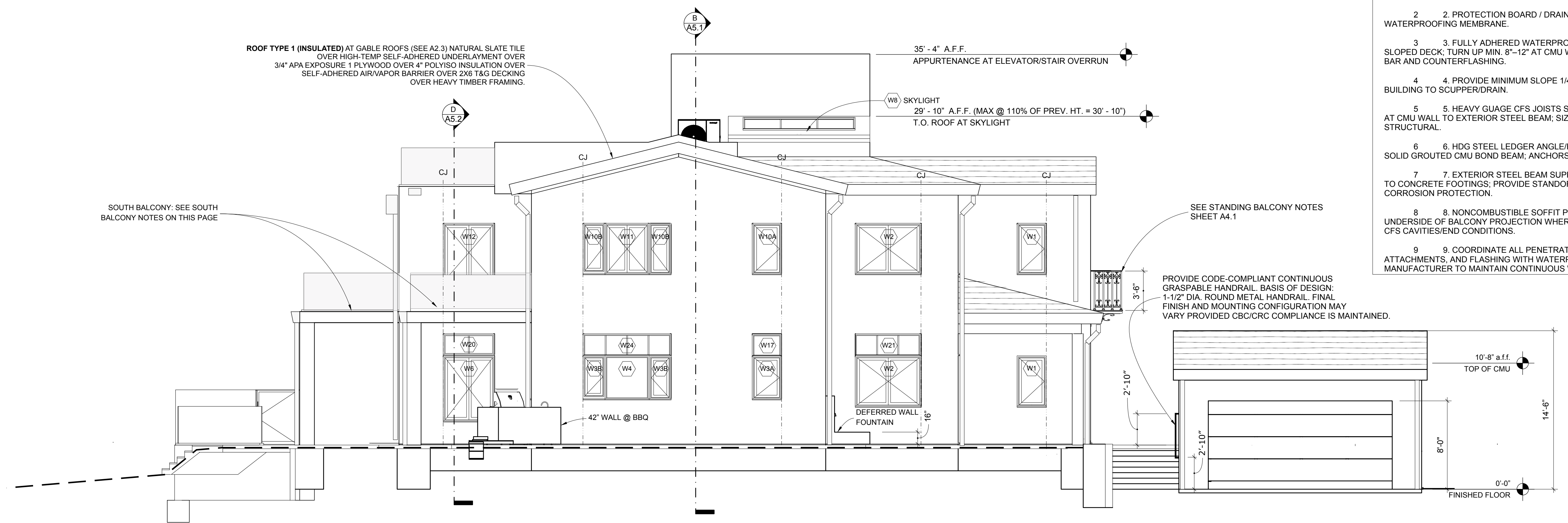
**Exterior
Elevations N&S**

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



SHEET NUMBER

A4.1



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

- SOUTH BALCONY NOTES**
1. PORCELAIN PAVERS ON ADJUSTABLE PEDESTALS (NON-COMBUSTIBLE).
 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.



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PROJECT NAME

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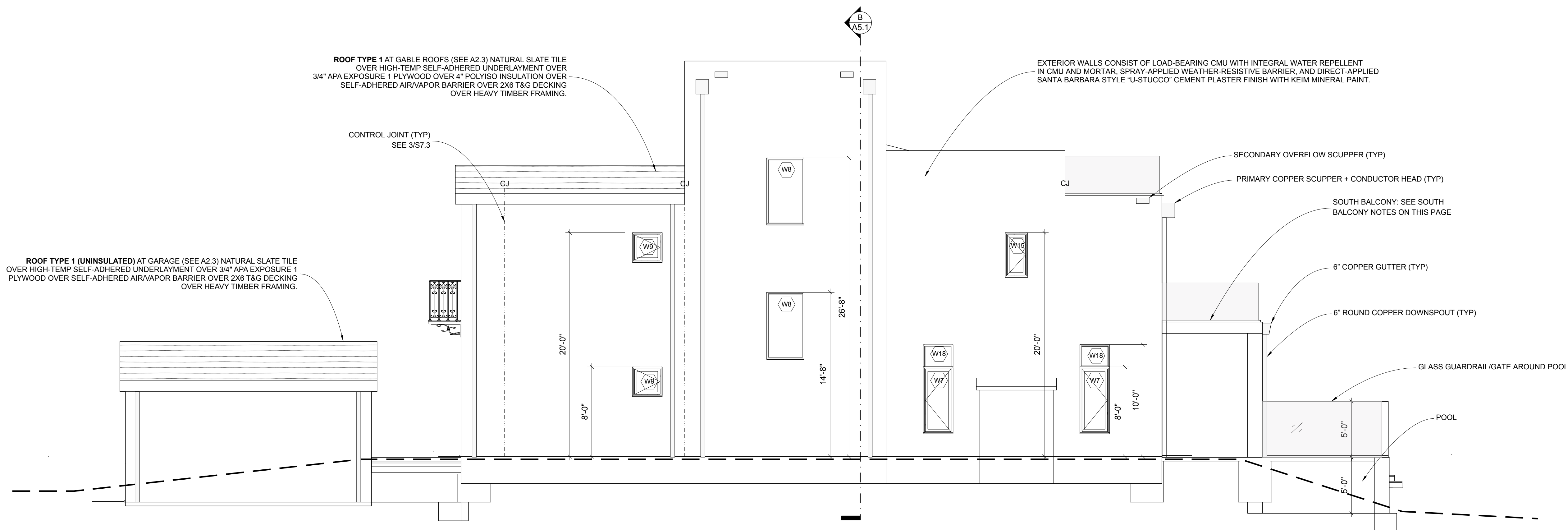
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlam Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME
Exterior Elevations E&W

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



SHEET NUMBER
A4.2



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



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SHEET NAME

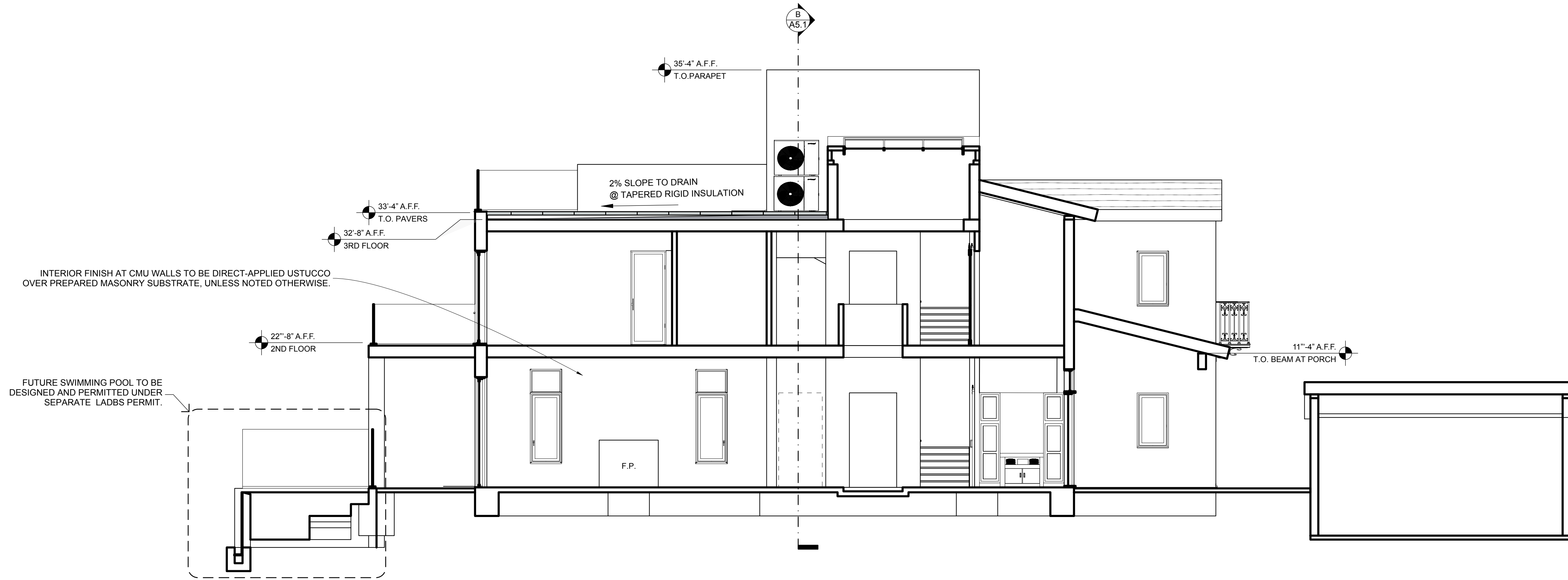
**Building Sections
 (A & B)**

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

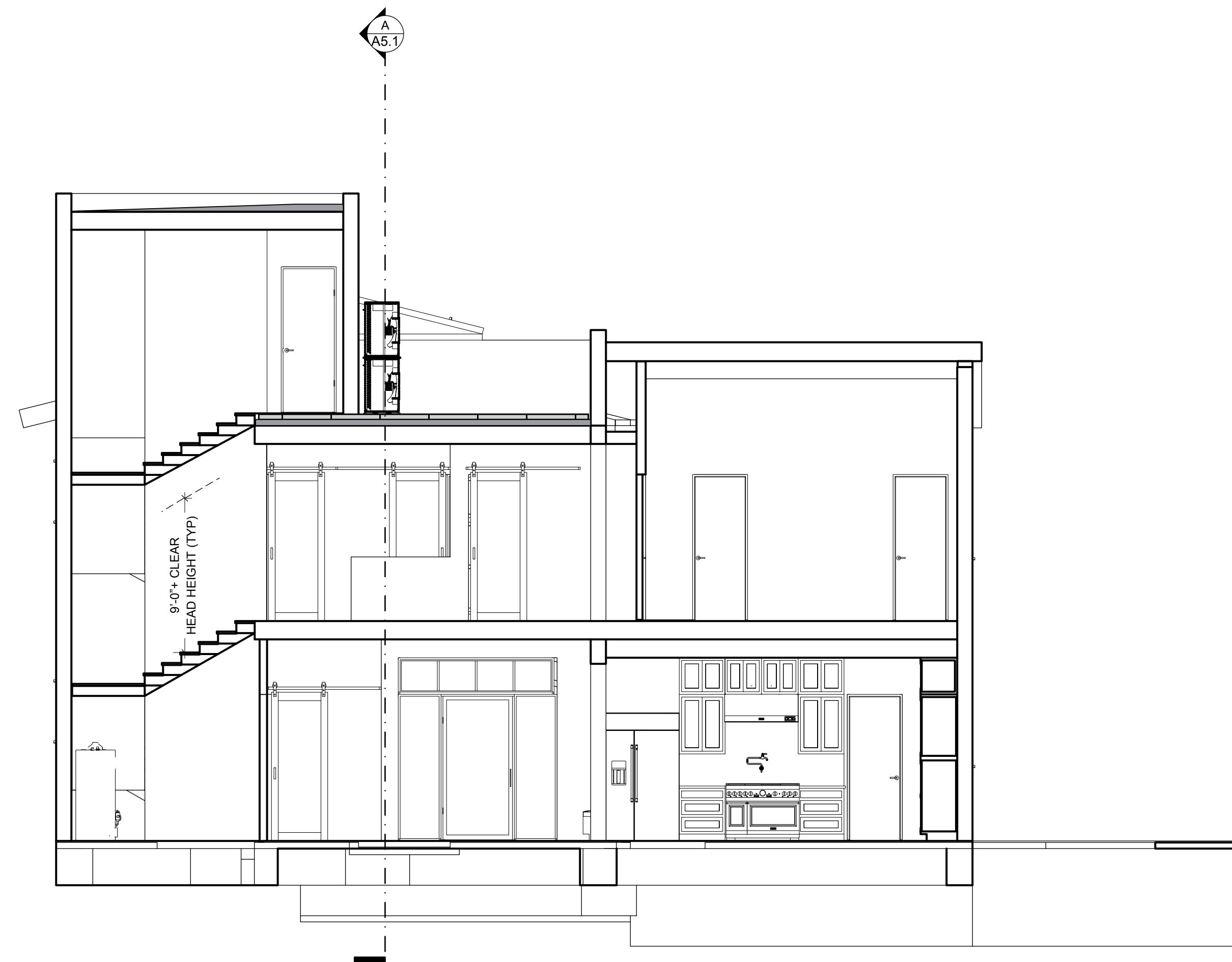


SHEET NUMBER

A5.1



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



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



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

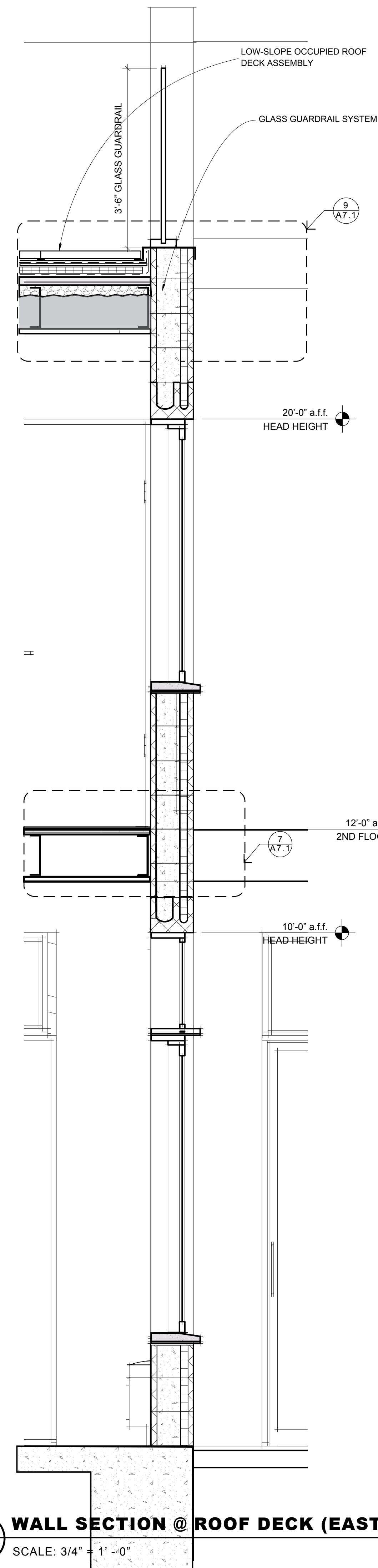
PROJECT NAME
STAMPER RESIDENCE FIRE REBUILD

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 APN: 4412-019-023

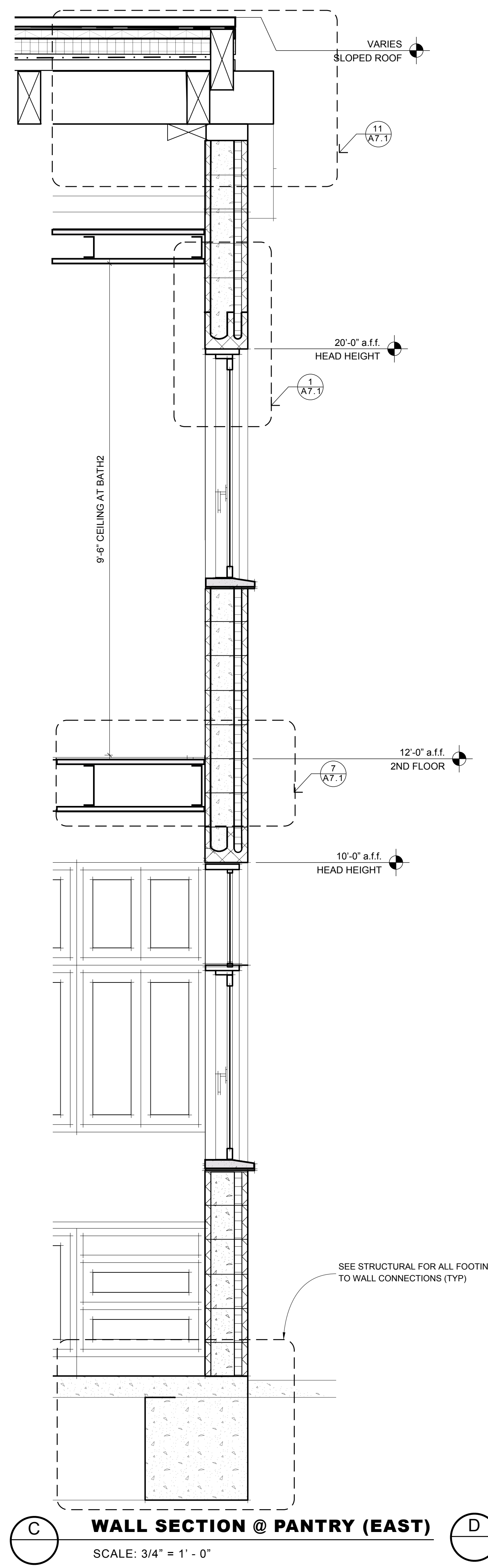
OWNER
 STAMPER JOHN W TR STAMPER TRUST
 15303 Earham Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME
Wall Sections

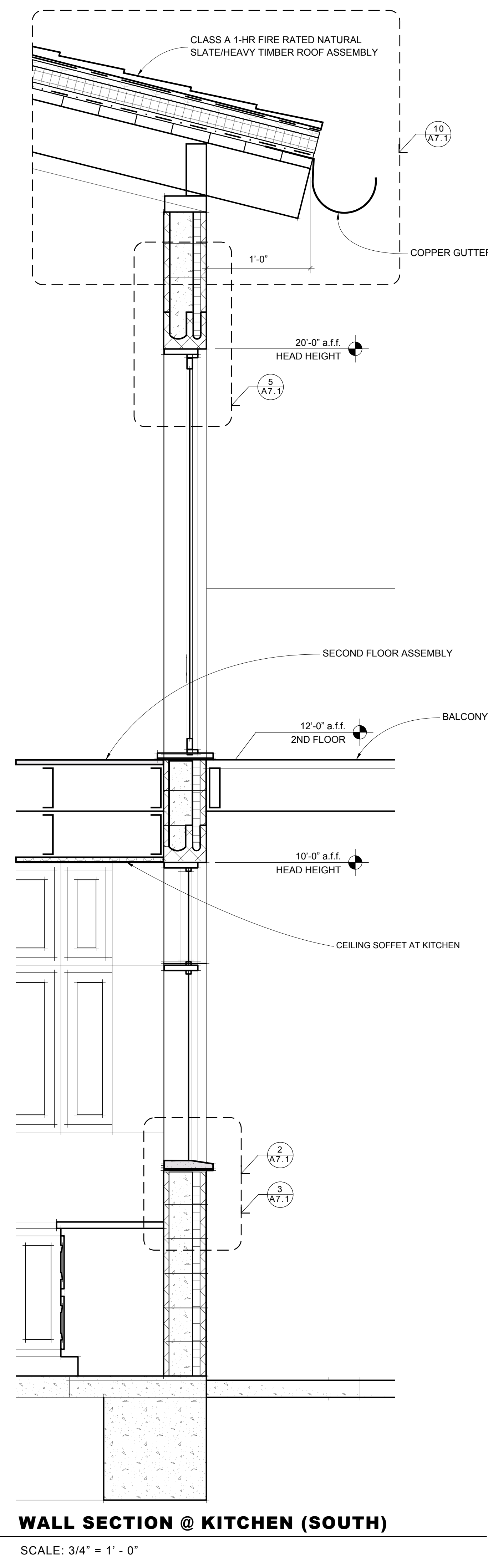
SHEET NUMBER
A5.2



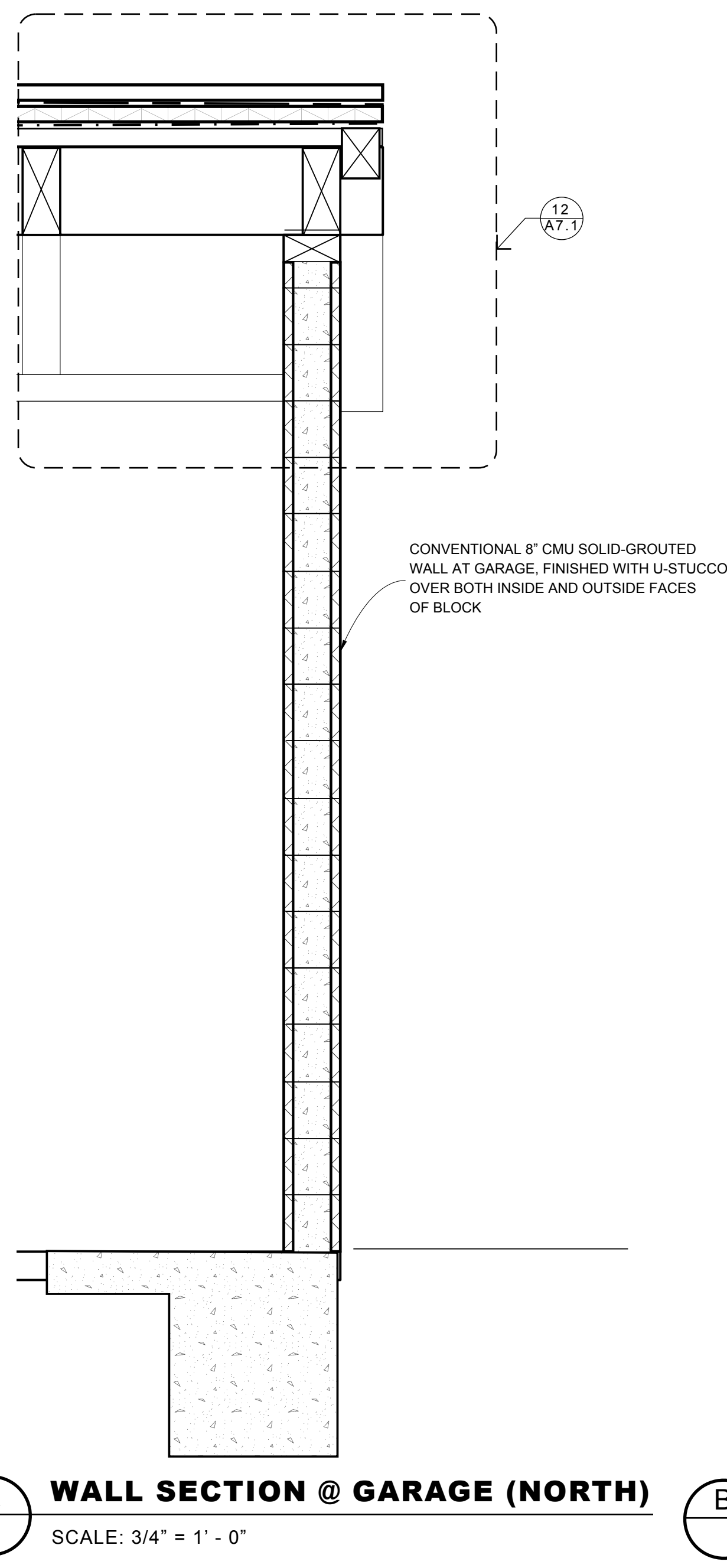
B WALL SECTION @ ROOF DECK (EAST)
 SCALE: 3/4" = 1' - 0"



C WALL SECTION @ PANTRY (EAST)
 SCALE: 3/4" = 1' - 0"



D WALL SECTION @ KITCHEN (SOUTH)
 SCALE: 3/4" = 1' - 0"



A WALL SECTION @ GARAGE (NORTH)
 SCALE: 3/4" = 1' - 0"

CONVENTIONAL 8" CMU SOLID-GROUTED WALL AT GARAGE, FINISHED WITH U-STUCCO OVER BOTH INSIDE AND OUTSIDE FACES OF BLOCK

SEE STRUCTURAL FOR ALL FOOTING TO WALL CONNECTIONS (TYP)



ISSUE DATE 2026-06-05

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

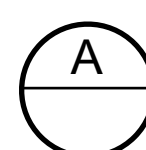
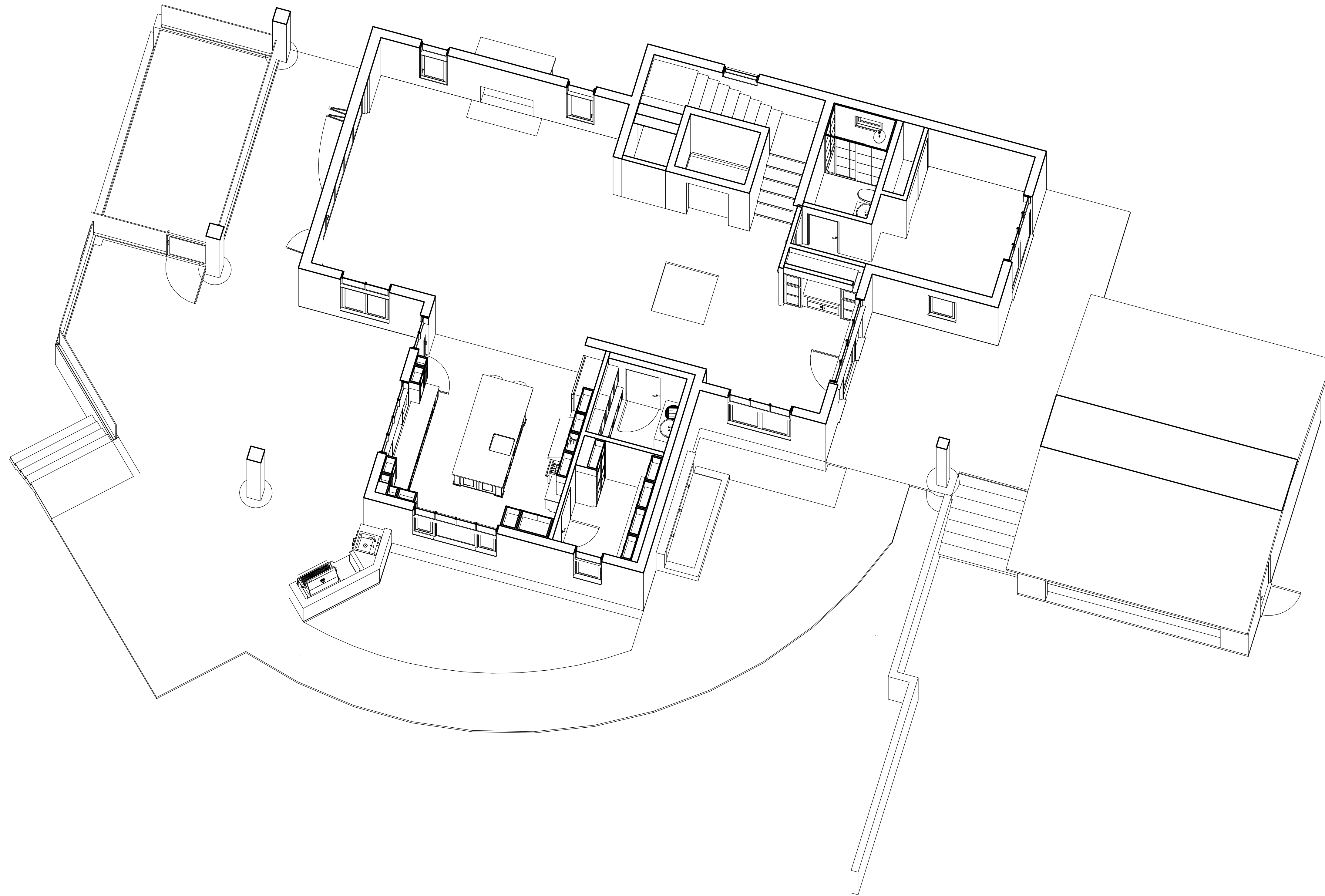
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SHEET NAME

**Section
 Perspective
 Level1**

SHEET NUMBER

A5.3



SECTION PERSPECTIVE - LEVEL 1

SCALE: NTS



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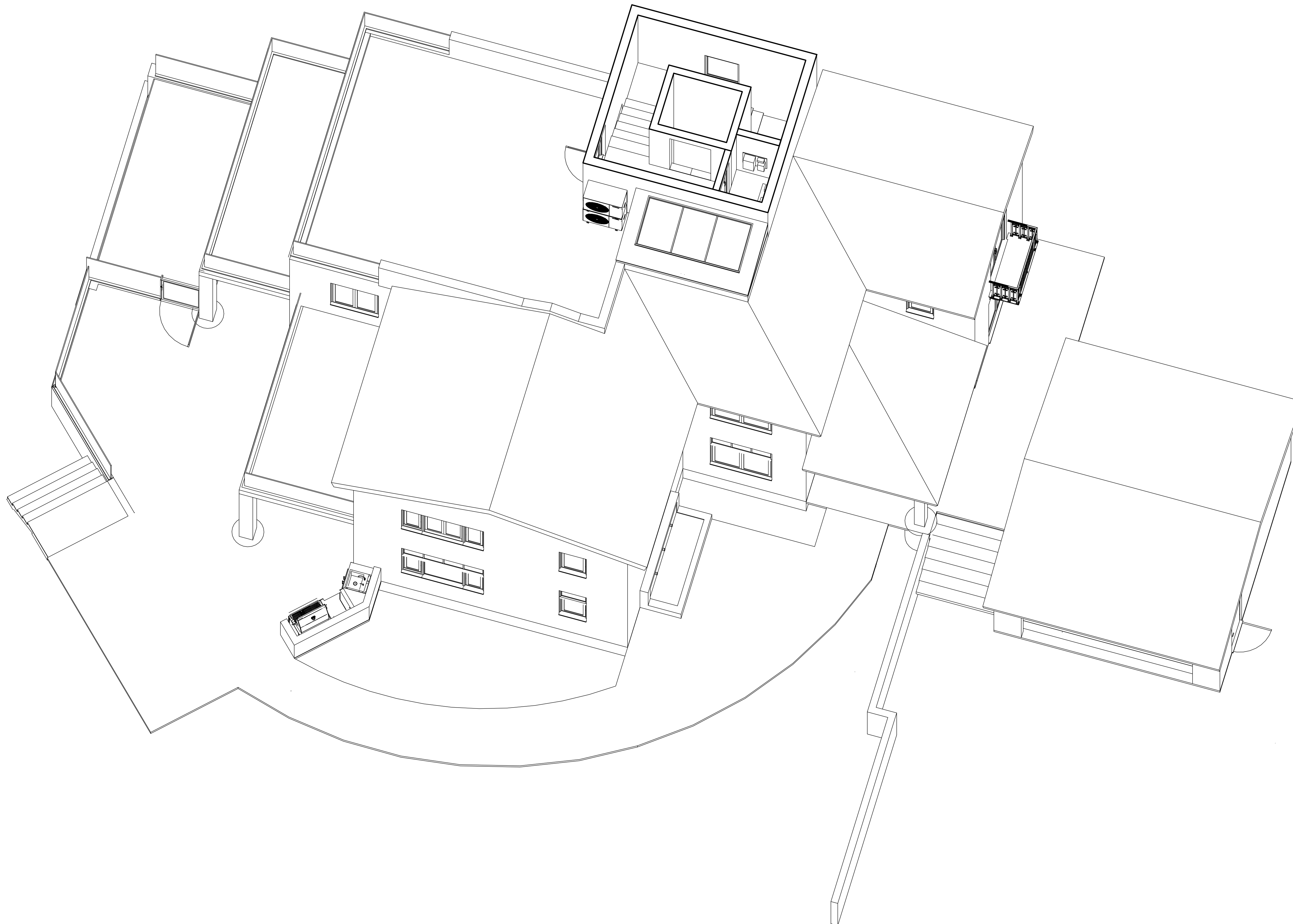
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SHEET NAME
 Section
 Perspective
 Level2

SHEET NUMBER
A5.4



A SECTION PERSPECTIVE - LEVEL 2
 SCALE: NTS



A

SECTION PERSPECTIVE - LEVEL 3

SCALE: NTS

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SHEET NAME
 Section
 Perspective
 Level3

SHEET NUMBER
A5.5



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 APN: 4412-019-023

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SHEET NAME

**Exterior
 Perspectives**

SHEET NUMBER

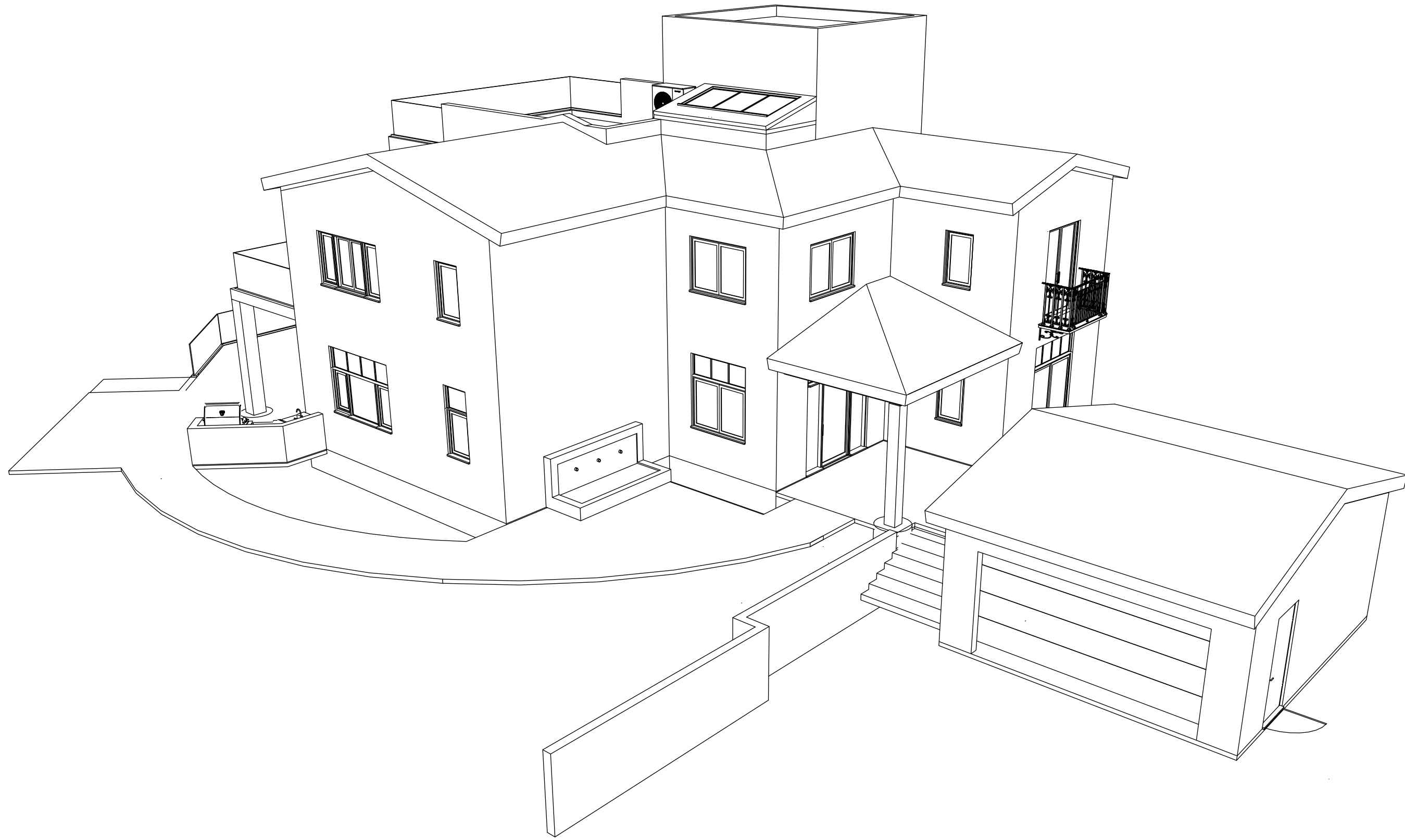
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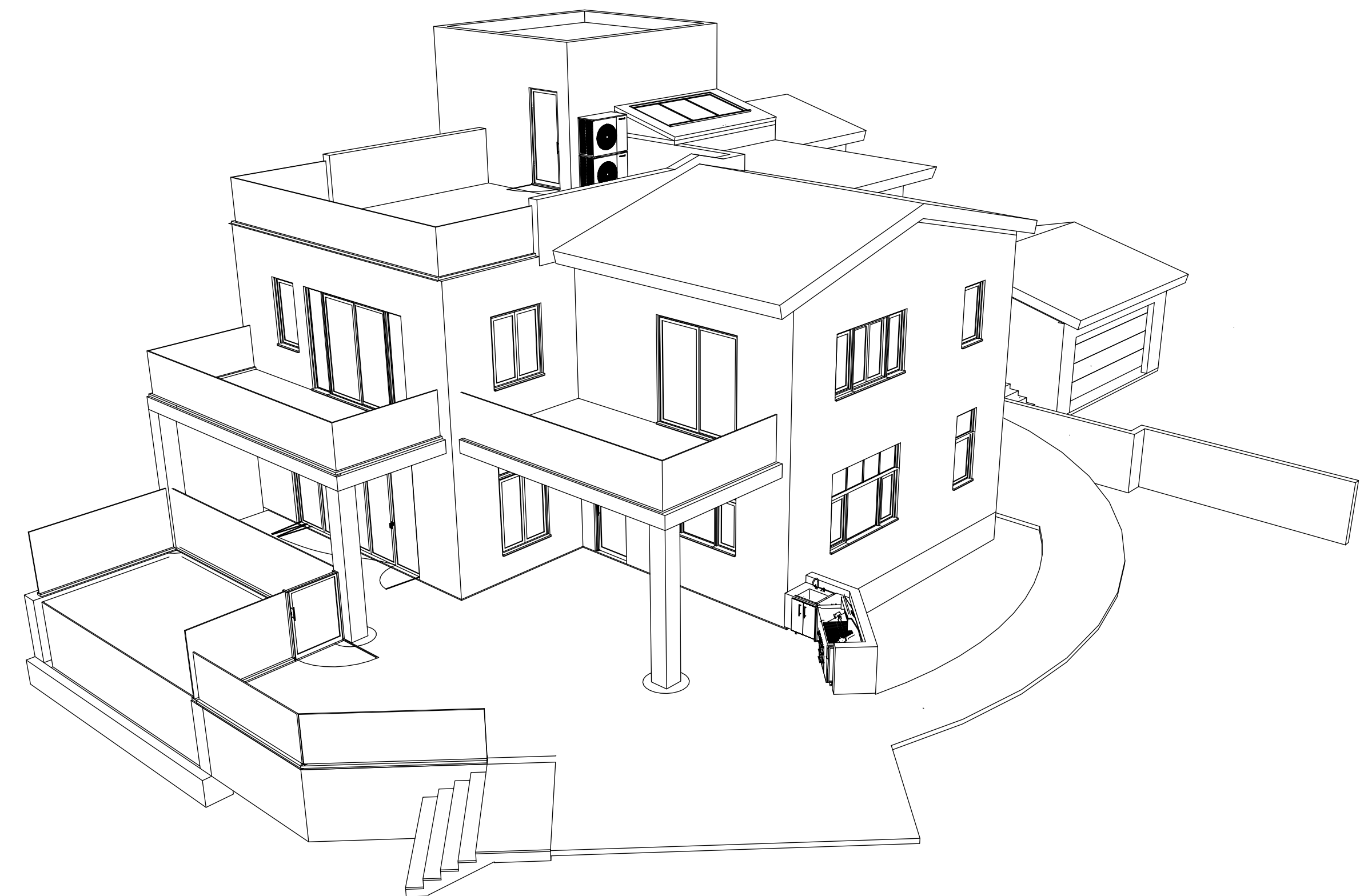
A **EXTERIOR PERSPECTIVE LOOKING NORTHEAST**
 SCALE: NTS



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



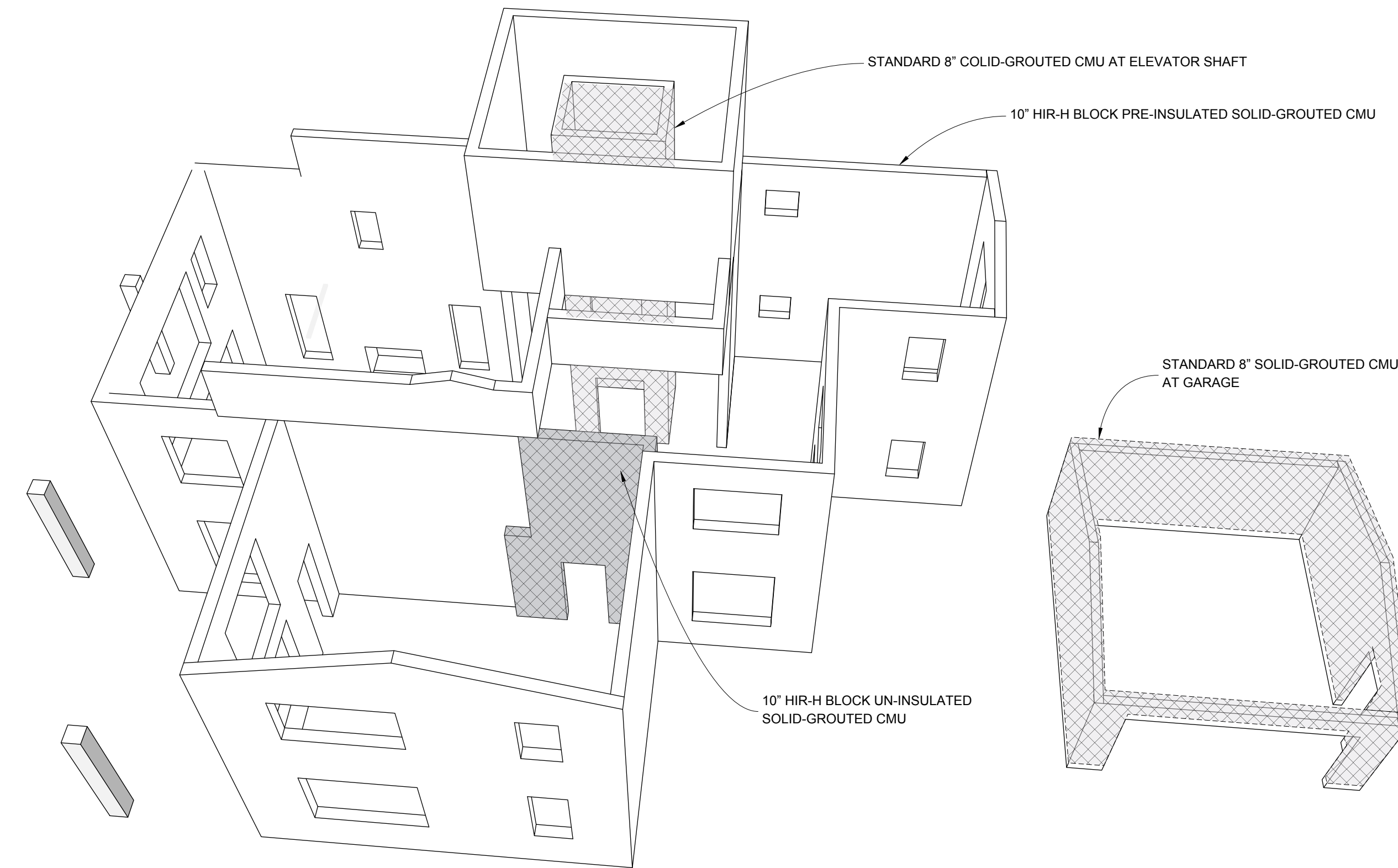
C **BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST**
 SCALE: NTS



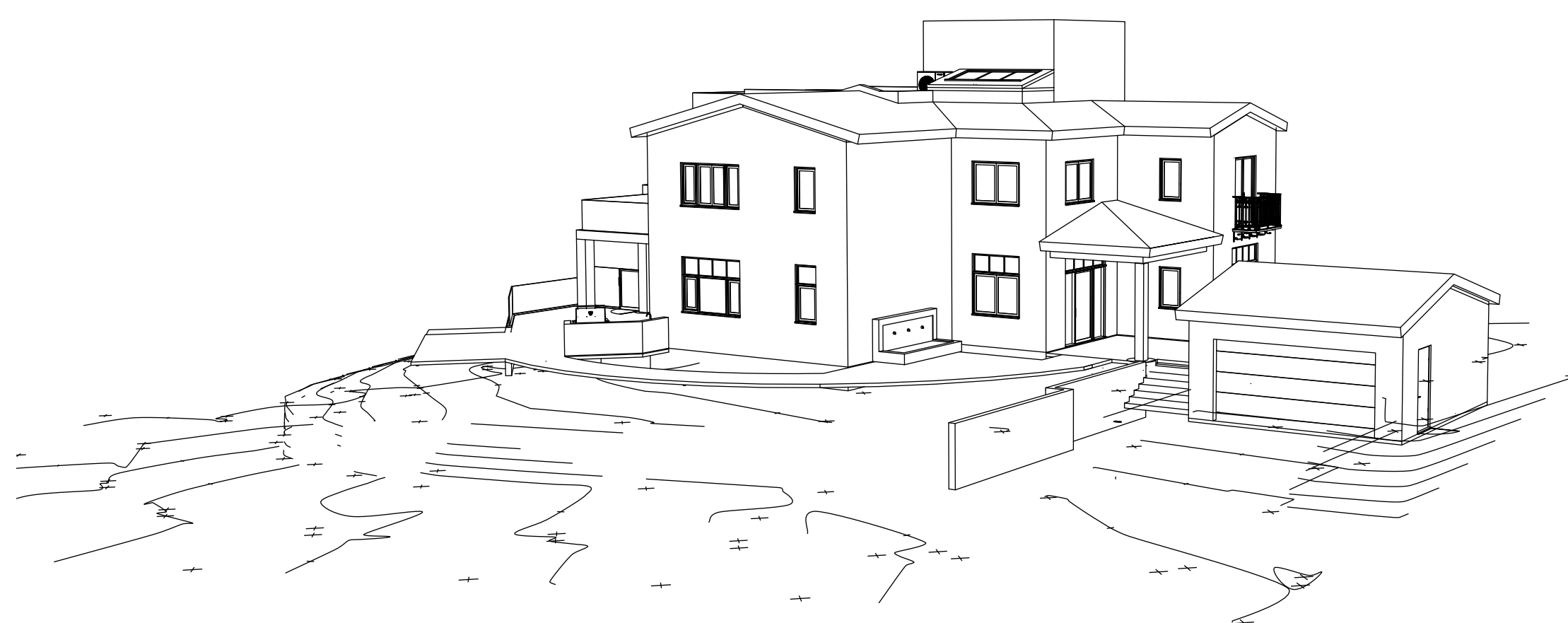
D **BIRDSEYE PERSPECTIVE LOOKING NORTHWEST**
 SCALE: NTS



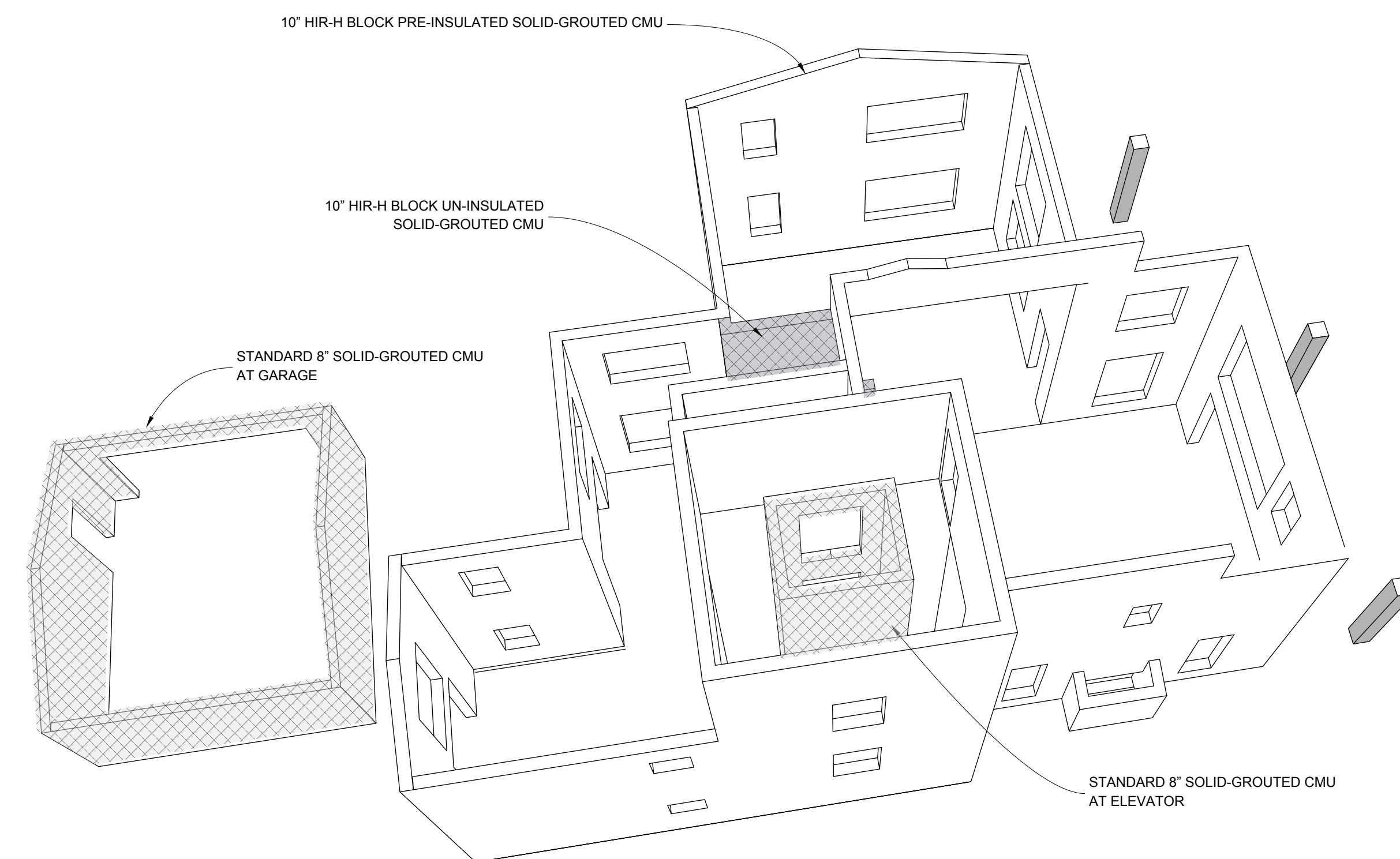
A **EXTERIOR PERSPECTIVE/TOPO - LOOKING NORTHWEST**
SCALE: NTS



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



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



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



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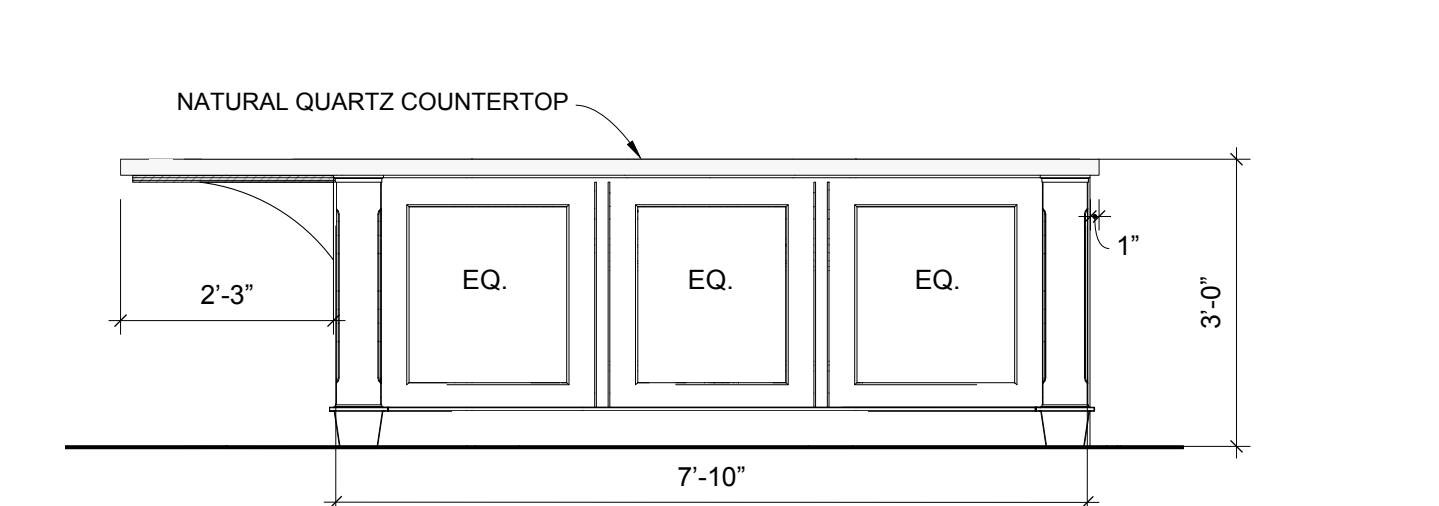
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SHEET NAME

**Exterior Topo &
CMU
Perspectives**

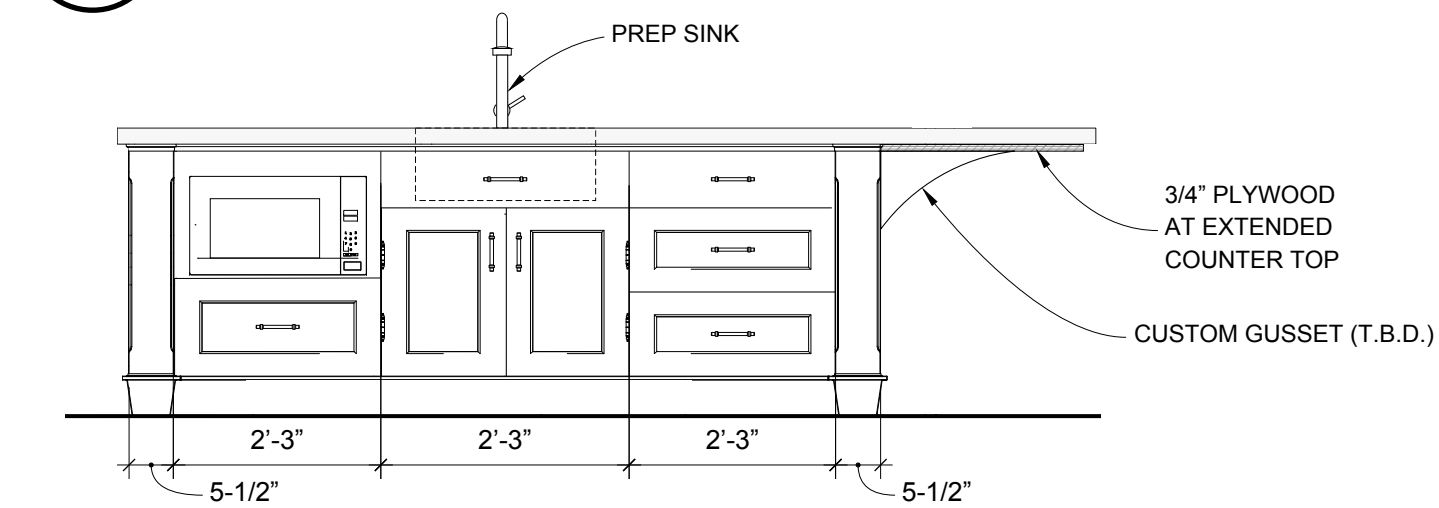
SHEET NUMBER

A5.7



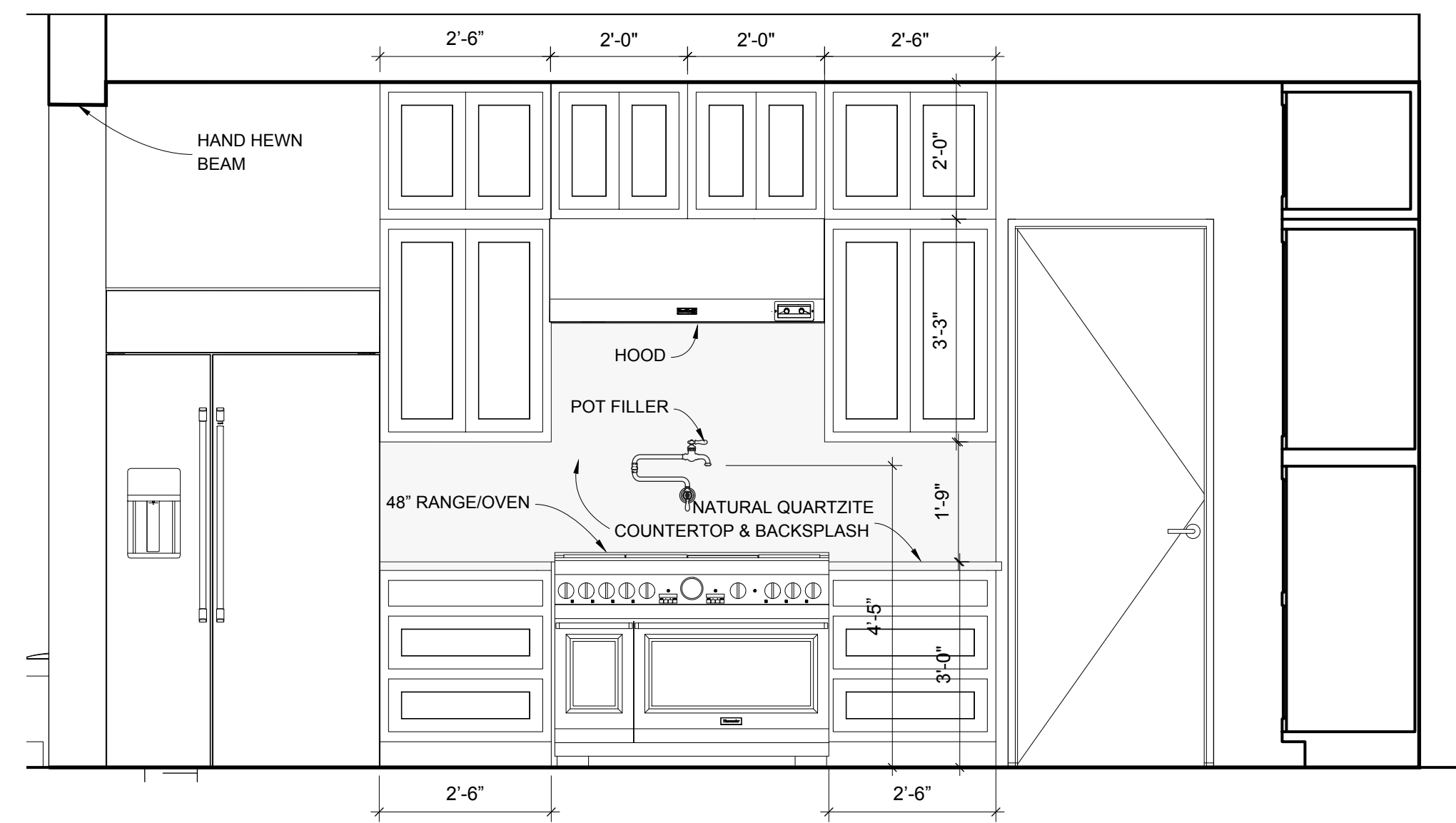
4 KITCHEN ISLAND ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



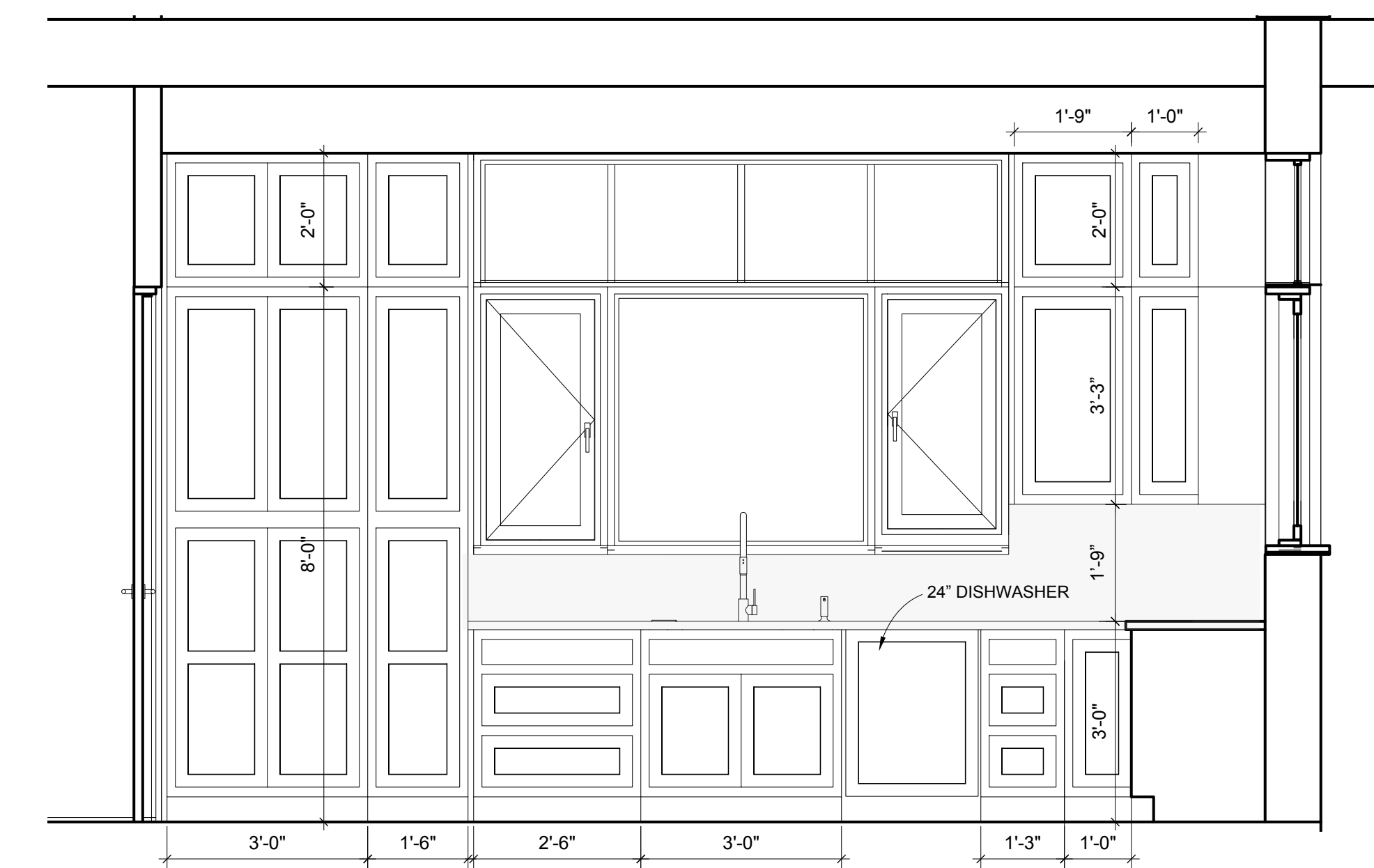
5 KITCHEN ISLAND ELEVATION - NORTH

SCALE: 1/2" = 1'-0"



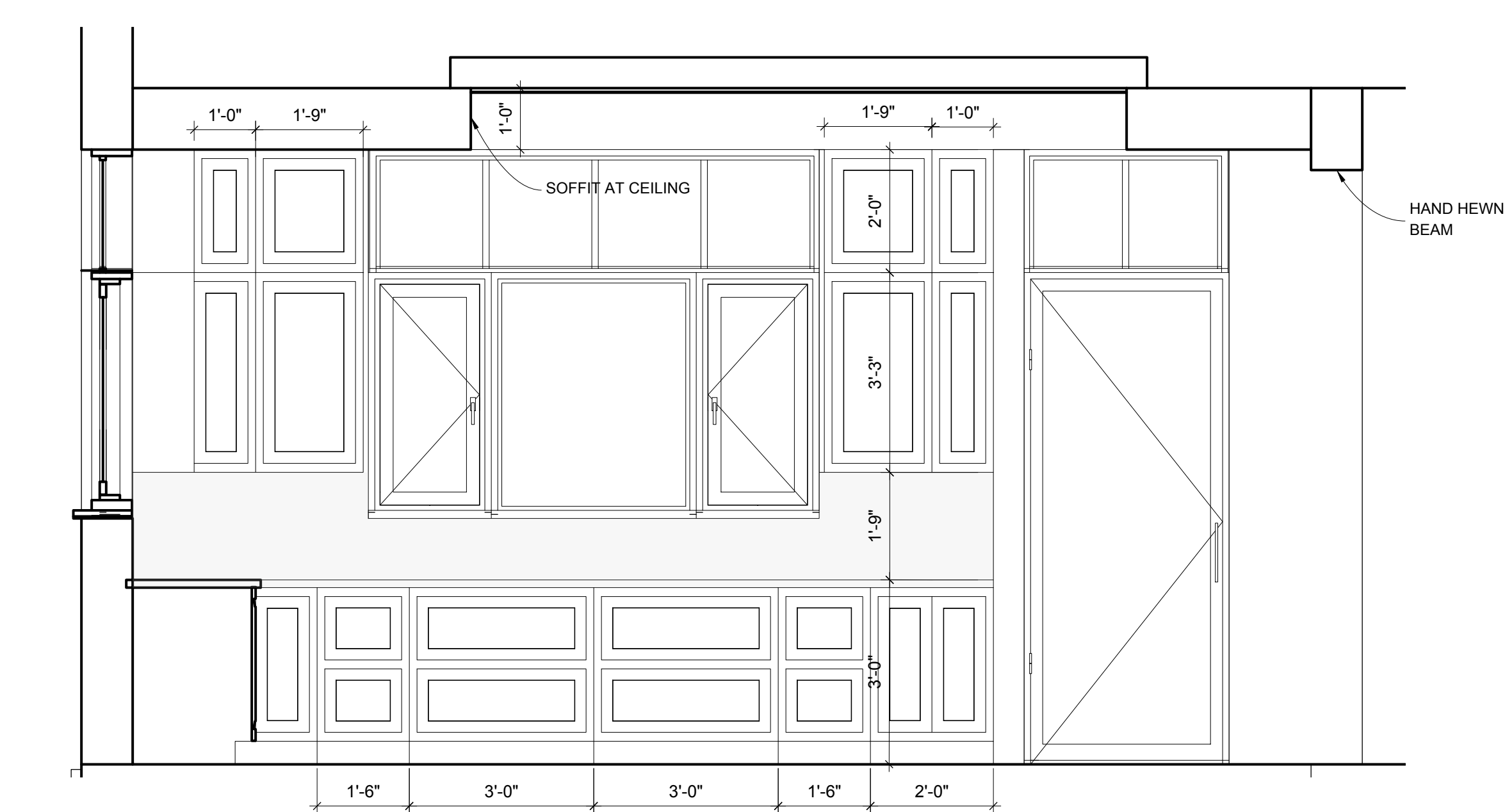
1 KITCHEN INTERIOR ELEVATION - NORTH

SCALE: 1/2" = 1'-0"



2 KITCHEN INTERIOR ELEVATION - EAST

SCALE: 1/2" = 1'-0"



3 KITCHEN INTERIOR ELEVATION - SOUTH

SCALE: 1/2" = 1'-0"



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PROJECT NAME
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SHEET NAME
 Interior
 Elevations

SHEET NUMBER
A6.1



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PROJECT NAME

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SHEET NAME

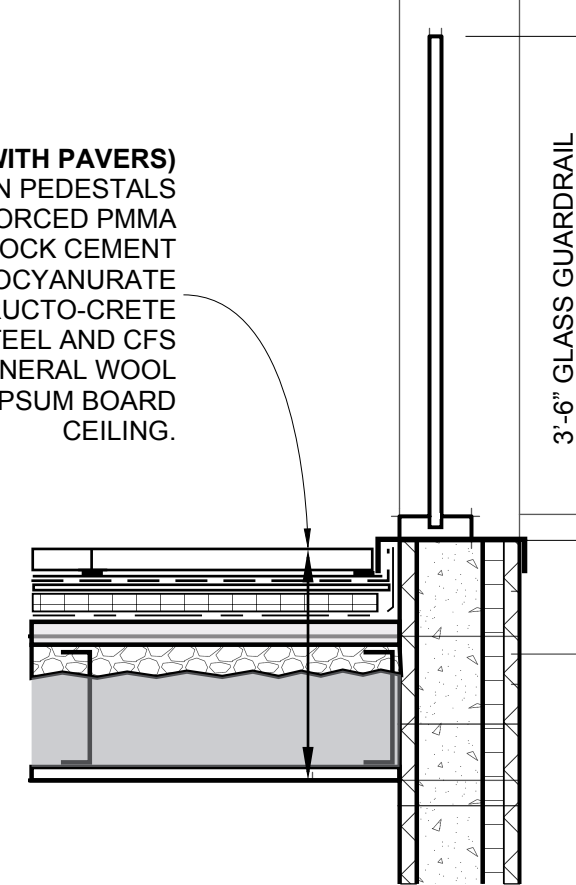
Architectural Details

SCALE: VARIES

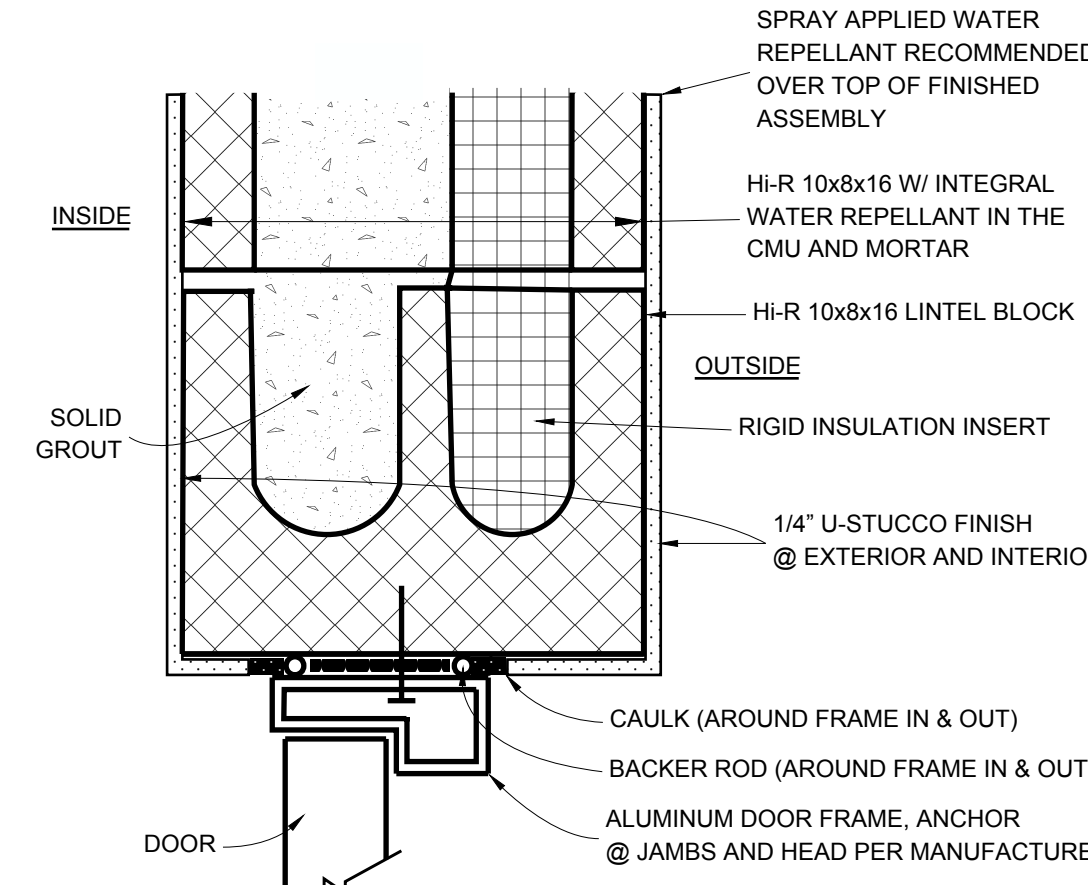
SHEET NUMBER

A7.1

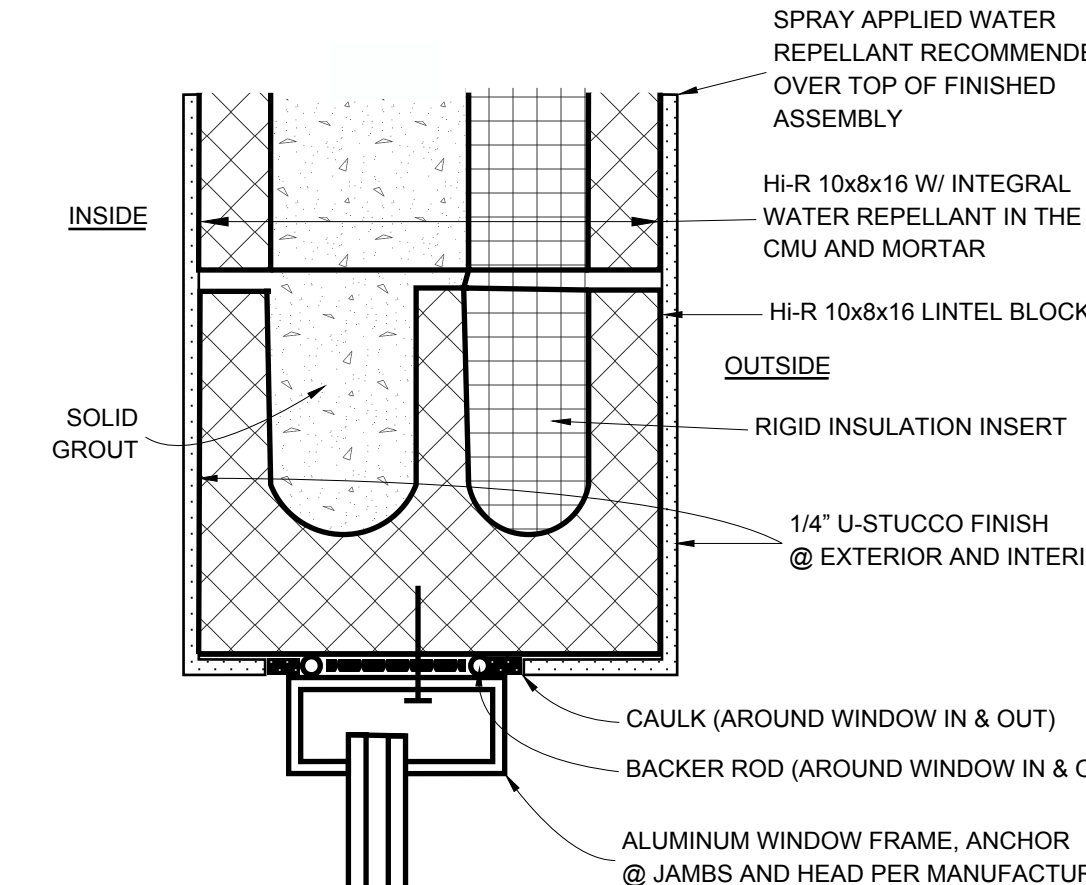
ROOF TYPE 2 (INSULATED WITH PAVERS)
24" X 24" CONCRETE PAVERS ON PEDESTALS OVER PROTECTION MAT, REINFORCED PMMA MEMBRANE, 1/2" USG SECUROCK CEMENT ROOF BOARD, TAPERED POLYISOCYANURATE INSULATION, 1-1/2" USG STRUCTO-CRETE STRUCTURAL ROOF DECK, STEEL AND CFS FRAMING, CLOSED-CELL SPF, MINERAL WOOL INSULATION, AND 5/8" TYPE X GYPSUM BOARD CEILING.



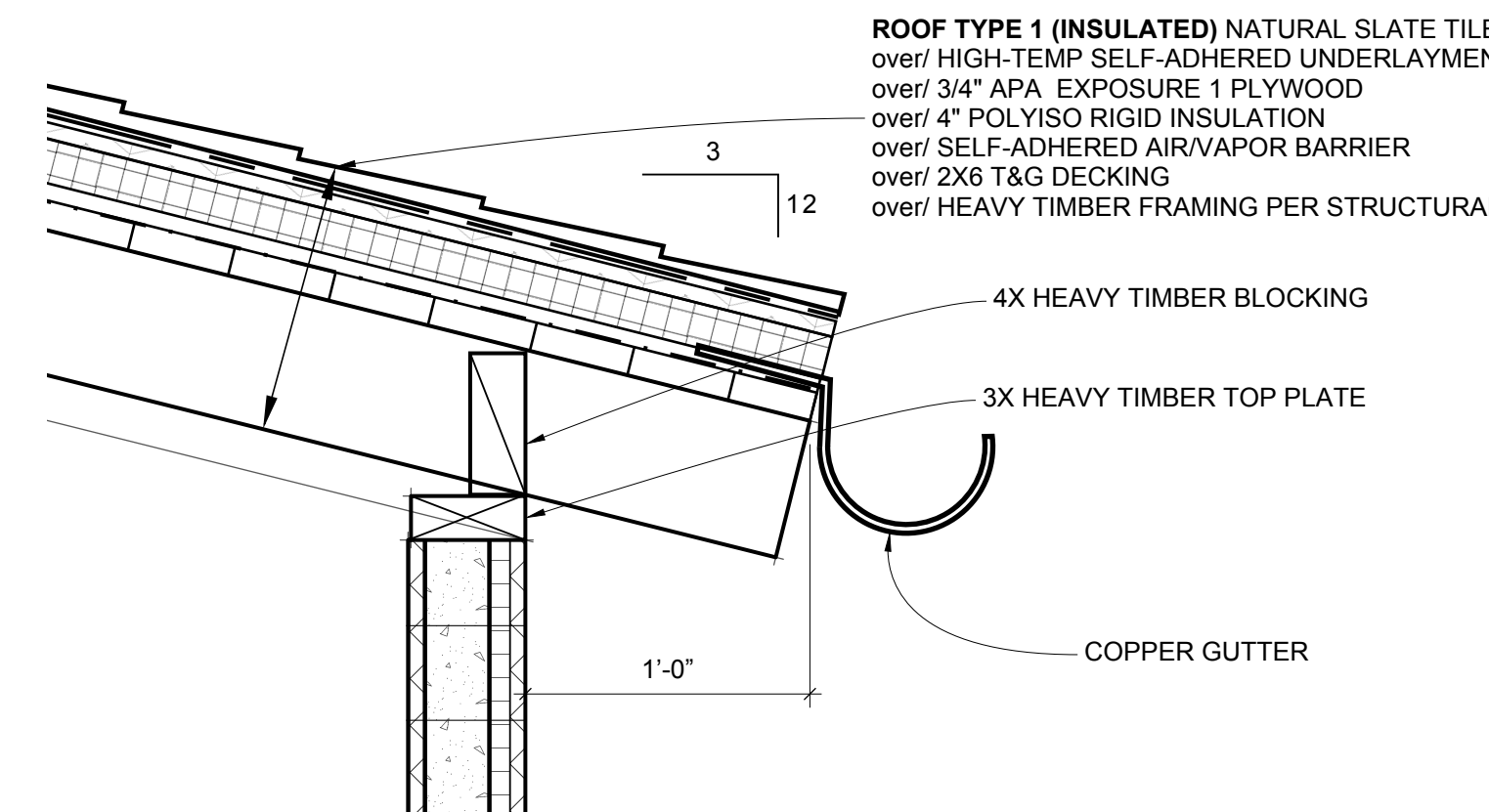
9 LOW SLOPE ROOF DECK
SCALE: 3" = 1' - 0"



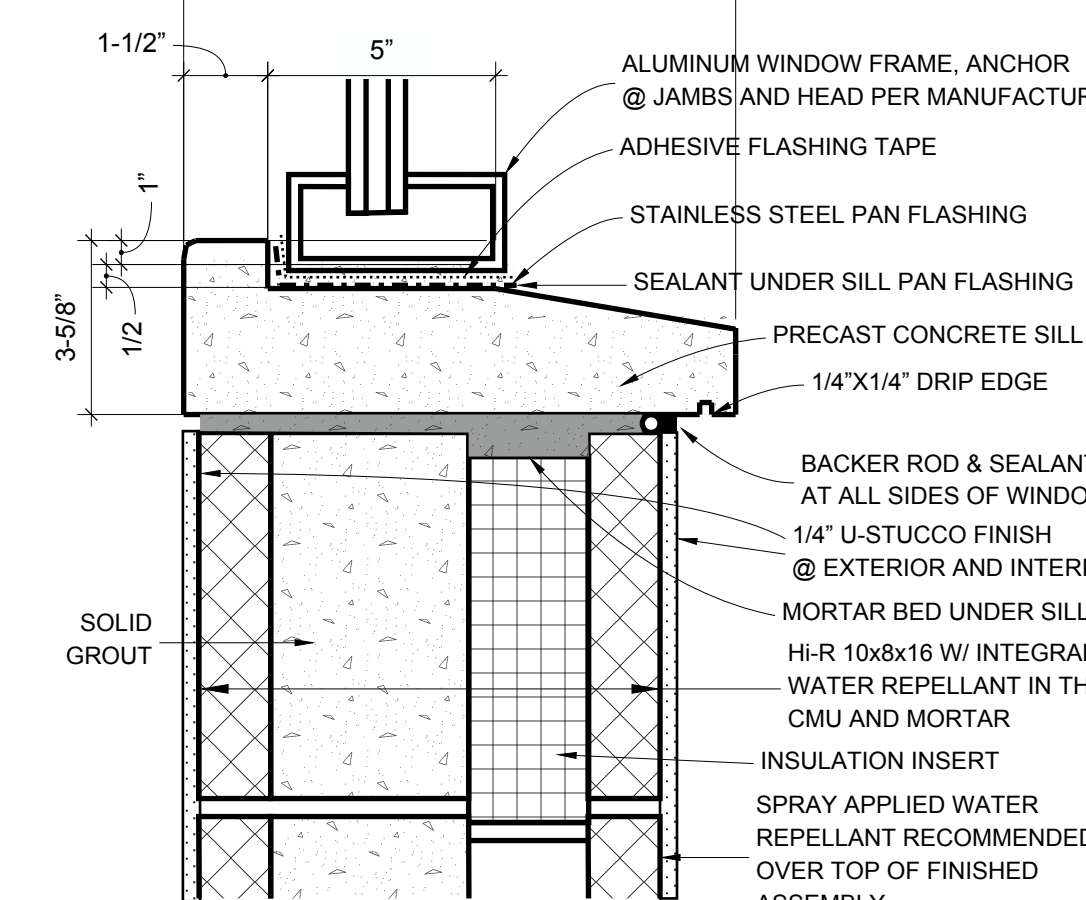
5 DOOR HEAD AND JAMB
SCALE: 3" = 1' - 0"



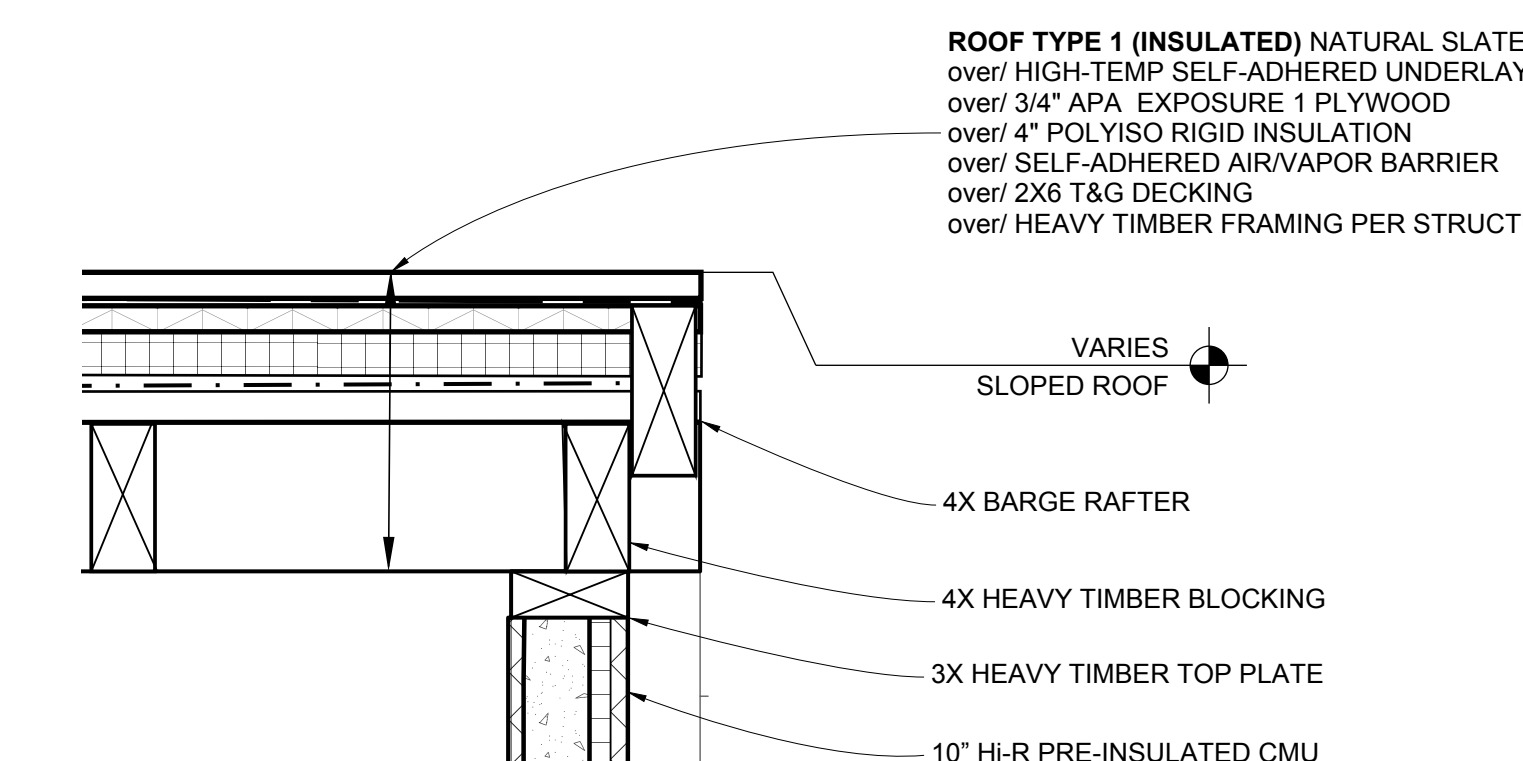
1 WINDOW HEAD AND JAMB
SCALE: 3" = 1 1/2" - 0"



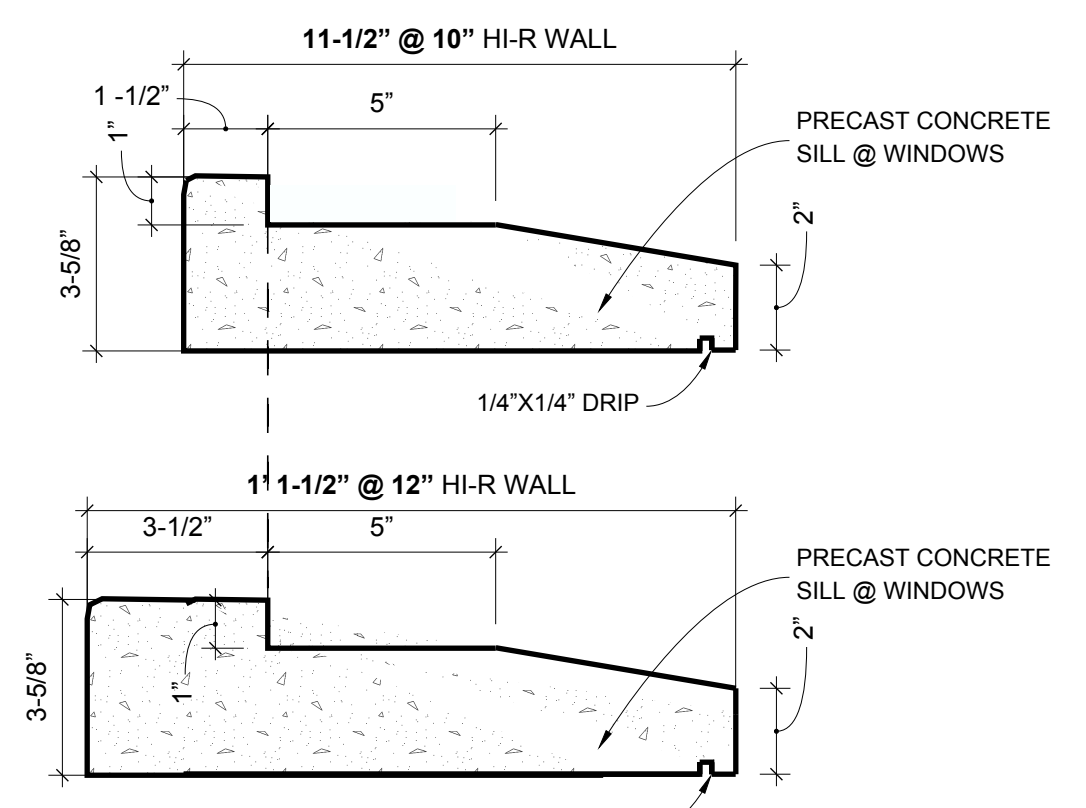
10 SLOPED SLATE ROOF EAVE
SCALE: 3/4" = 1' - 0"



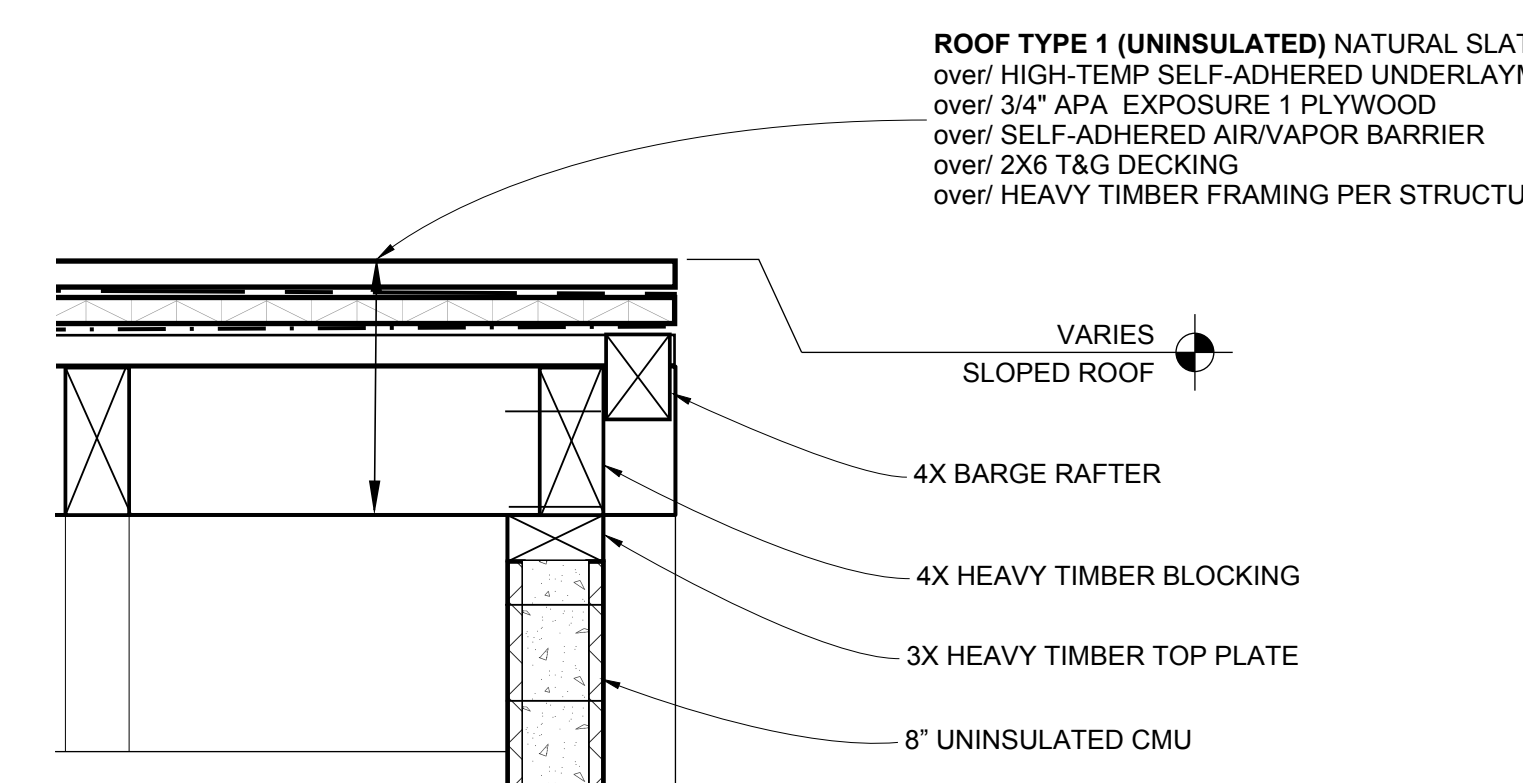
2 WINDOW SILL
SCALE: 3" = 1' - 0"



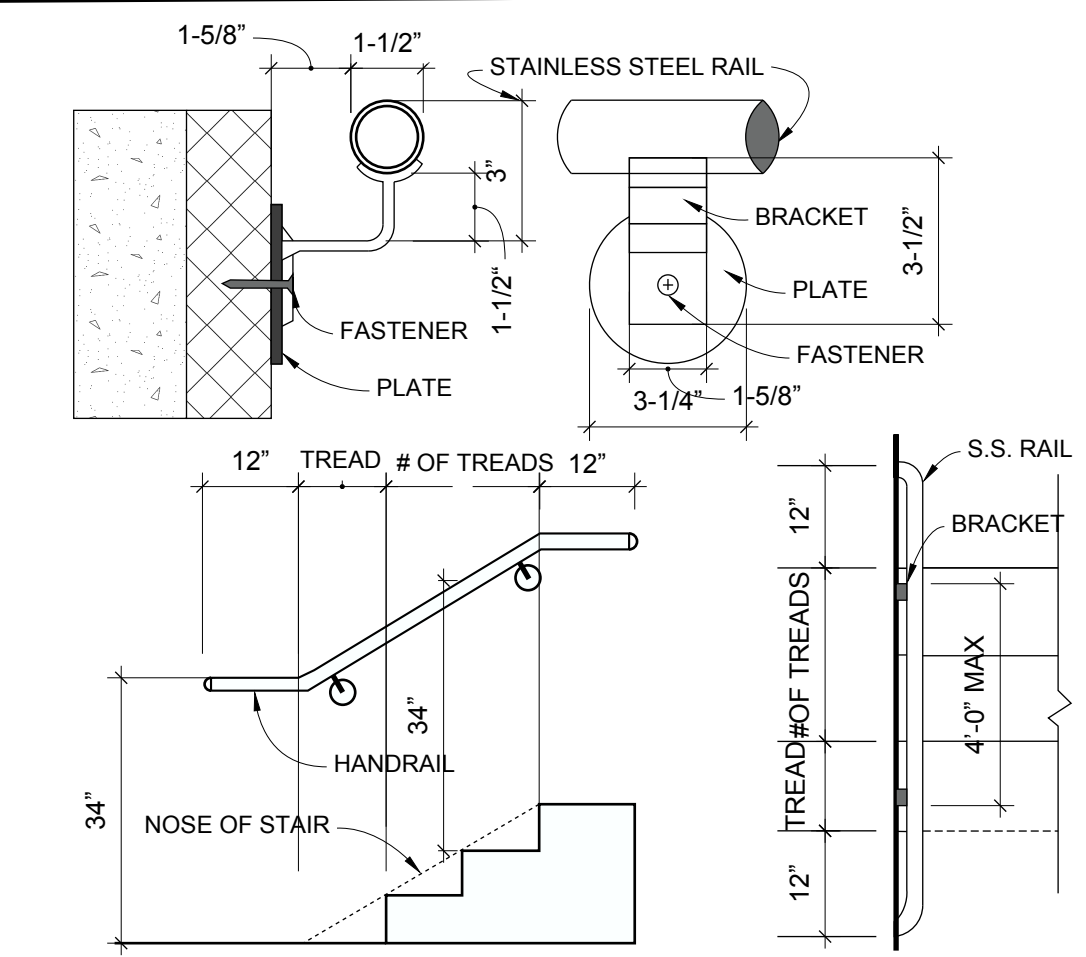
11 SLOPED SLATE ROOF GABLE END
SCALE: 3/4" = 1' - 0"



3 WINDOW SILL OPTIONS
SCALE: 3" = 1' - 0"



12 SLOPED SLATE ROOF GABLE END @ GARAGE
SCALE: 3/4" = 1' - 0"



4 HANDRAIL DETAIL (TYP)
SCALE: NOT TO SCALE

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				
W3A	PANTRY (103)	CASEMENT	2'-8" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W17 TRANSOM ABOVE
W3B	KITCHEN (104)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W4, W3B AND W24 TRANSOM ABOVE
W3B	KITCHEN (104)	CASEMENT	2'-0" X 4'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W5, W3B 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
W10A	BATH 2 (204)	CASEMENT	2'-8" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W10B	SECONDARY SUITE (205)	CASEMENT	2'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W11 AND W10B
W11	SECONDARY SUITE (205)	DOUBLE CASEMENT	4'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU			YES	MULLED WITH W10B 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 W3A 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 W3B, W5 AND W3B BELOW
W24	KITCHEN (104)	FIXED TRANSOM	8'-0" X 2'-0"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W3B, W4 AND W3B 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



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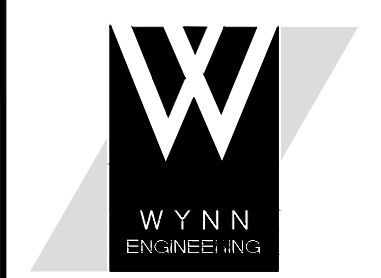
OWNER
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 15303 Earlam Street
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 TEL: 323-388-6664

SHEET NAME

**Door & Window
 Schedules**

SHEET NUMBER

A8.1

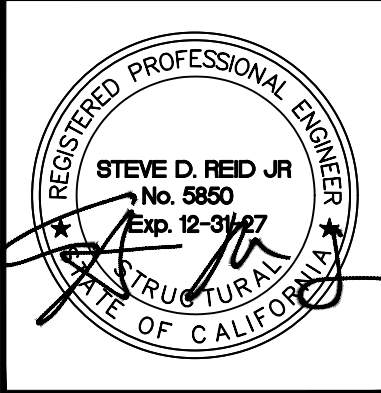


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STRUCTURAL SPECIFICATIONS

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



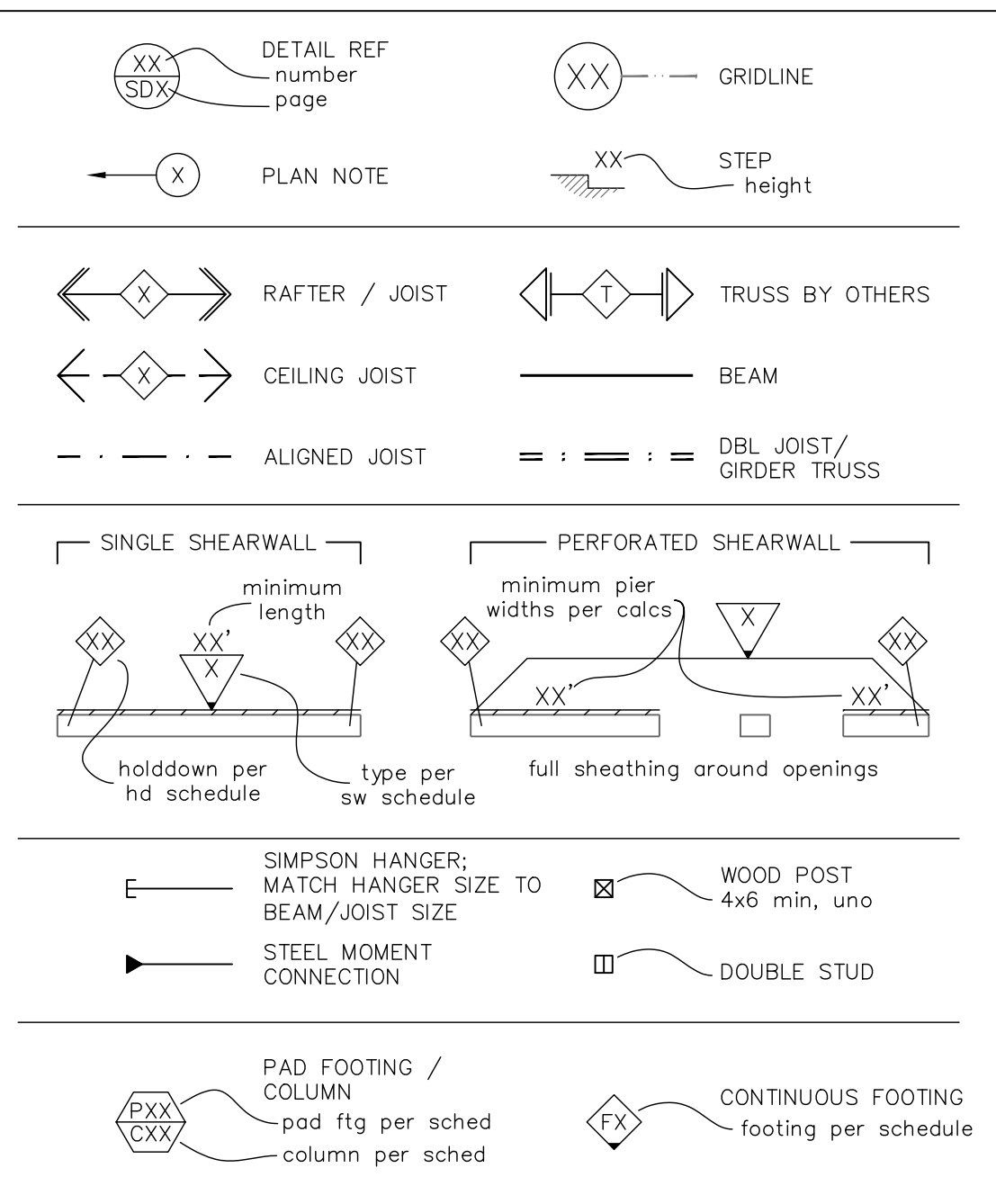
THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

NO.	REVISIONS

DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB NO: 26-501
DWG No:

50
OF 13 TOTAL SHEETS

SYMBOL LEGEND



A. GENERAL SPECIFICATIONS

- ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE, 2025 CALIFORNIA MECHANICAL CODE, AND THE 2025 CALIFORNIA ELECTRICAL CODE.
- ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS CAN BE MADE PRIOR TO PROCEEDING WITH THE WORK.
- ALL GENERAL CONTRACTORS, SUB-CONTRACTORS, ARCHITECTS, AND ENGINEERS CONDUCTING BUSINESS ARE REQUIRED TO MAINTAIN A CURRENT BUSINESS LICENSE.
- A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS CALLED WITHOUT PROVIDING ACCESS, PLANS, OR IF THE JOB IS NOT READY.
- DIMENSIONS SHALL NOT BE SCALED FROM THE DRAWINGS.
- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS OTHERWISE NOTED.
- ALL OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
- CONTRACTOR TO PROVIDE ADEQUATE SHORING AND BRACING TO SUPPORT ALL LOADS DURING CONSTRUCTION.
- SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SETBACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
- CONTRACTOR TO NOTIFY ENGINEER OF ALL SPECIALTY ITEMS SUCH AS LOW DEFLECTION TOLERANCE DOORS AND WINDOWS (SUCH AS PANORAMIC, STACKED SLIDING, ETC.) CHOSEN BY THE CLIENT BEFORE BEGINNING WORK TO ENSURE THE ENGINEER KNEW THESE ITEMS WERE GOING TO BE USED AND A PROPER DESIGN WAS DONE FOR THESE ITEMS.

A1 DESIGN BASIS

- THESE STRUCTURAL DRAWINGS ARE BASED UPON THE 2025 CALIFORNIA BUILDING CODE AND FOLLOWING DESIGN PARAMETERS:
 - GRAVITY LOADS

ROOFING MATERIAL WEIGHT	10psf
ROOF DEAD LOAD	32psf
ROOF LIVE LOAD	20psf
FLOOR LIVE LOAD	40psf
BALCONY LIVE LOAD	60PSF
ROOF DECK LIVE LOAD	100PSF
 - SEISMIC DESIGN PARAMETERS

IMPORTANCE FACTOR	I	1.0
RISK CATEGORY	II	
SITE CLASS		DEFAULT
SEISMIC DESIGN CATEGORY	D	
MAPPED ACCELERATIONS	S1	1.95
DESIGN ACCELERATIONS	Sds	1.56
	Sd1	0.79
RESPONSE MODIFICATION FACTOR	R	5
OVERSTRENGTH FACTOR	Ω	3.0
 - WIND DESIGN PARAMETERS

EXPOSURE CATEGORY	C	
RISK CATEGORY	II	
BASIC WIND SPEED - ULTIMATE	100mph	
BASIC WIND SPEED - NOMINAL	78mph	
INTERNAL PRESSURE COEFFICIENT	GCPI	-0.18, 0.18
 - SOILS DESIGN PARAMETERS

ALLOWABLE BEARING PRESSURE	2000psf
DESIGN ACTIVE PRESSURE	35pcf
DESIGN AT REST PRESSURE	65pcf
DESIGN PASSIVE PRESSURE	300pcf
COEFFICIENT OF FRICTION	0.25

A2 SUBMITTALS

- THE FOLLOWING ITEMS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.
 - HOT-ROLLED STEEL SHOP DRAWINGS.
 - COLD-FORMED STEEL SHOP DRAWINGS.

B. GRADING AND SITEWORK

- THE SURROUNDING AREAS SHOULD BE GRADED SO AS TO ENSURE DRAINAGE AWAY FROM THE BUILDING.
- ALL BACKFILL SHALL BE COMPACTED PER THE GEOTECHNICAL INVESTIGATION.
- FOUNDATION DESIGN IS BASED ON THE GEOTECHNICAL INVESTIGATION REQUIREMENTS AND RECOMMENDATIONS:

A. GEOTECHNICAL INVESTIGATION REPORT:
I. SASSAN GEOSCIENCES REPORT #812025 DATED 8-15-2025
II. 1290 NORTH LAKE AVE. SUITE 204 PASADENA, CA 9104
III. 626-345-1819

- THE GEOTECHNICAL REPORT IS AVAILABLE TO THE GENERAL CONTRACTOR UPON REQUEST TO THE OWNER. THE ENGINEER OF RECORD WILL NOT BE RESPONSIBLE FOR THE ACCURACY OR APPLICATION OF SUCH DATA THEREIN.
 - GRADING WORK AND SITE PREPARATION SHALL COMPLY WITH THE RECOMMENDATIONS AS STATED IN THE ABOVE REFERENCED REPORT.
- 4. ALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.**
- ALL EXCAVATIONS SHALL BE APPROVED BY THE INSPECTOR PRIOR TO PLACEMENT OF STEEL OR CONCRETE.
 - ALL WATER SHALL BE REMOVED FROM FOUNDATION EXCAVATIONS PRIOR TO PLACING OF CONCRETE.
 - NO PERSON SHALL DESCEND INTO TRENCHES OR EXCAVATIONS 5' OR MORE IN DEPTH, UNLESS NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE STATE OF CALIFORNIA DIVISION OF OCCUPATIONAL SAFETY.
 - SEE CIVIL DRAWINGS, IF PROVIDED, FOR ANY ADDITIONAL SPECIFICATIONS AND INFORMATION.
 - EXCAVATIONS SHALL BE MADE IN COMPLIANCE WITH CAL-OSHA REGULATIONS.

C. FOUNDATIONS/ANCHORAGE

- WHERE EXISTING SLAB-ON-GRADE WILL NEED TO BE CUT OR DRILLED IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE IF THE EXISTING SLAB IS A POST-TENSIONED SLAB OR NOT. IF IT IS A POST-TENSIONED SLAB THE CONTRACTOR SHALL LOCATE ALL EXISTING PT CABLES BEFORE DRILLING INTO (E) SLAB. TAKE GREAT CARE NOT TO DAMAGE ANY (E) CABLES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE AND SUBSEQUENT REPAIR TO POST-TENSIONED CABLES. CONTRACTOR IS RESPONSIBLE FOR ALL JOB SITE SAFETY.
- ALL HOLDDOWN HARDWARE IS TO BE SECURED IN PLACE PRIOR TO FOUNDATION INSPECTION.
- ALL EXTERIOR AND BEARING STUD WALLS SHALL BE SECURED TO THE FOUNDATION WITH 5/8" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE SPACED NO FARTHER THAN 4'-0" APART UNLESS NOTED OTHERWISE. ANCHOR BOLTS SHALL BE INSTALLED WITH A 3"x3"x0.229" PLATE WASHER AND A PROPERLY SIZED NUT. INSTALL ONE BOLT WITHIN 12" OF THE END OF EACH SILL PIECE (MINIMUM 2 BOLTS PER PIECE). PROVIDE A MINIMUM OF 7 BOLT DIAMETERS END DISTANCE.
- POWDER DRIVEN FASTENERS ("SHOT-PINS") SHALL NOT BE USED TO PERMANENTLY SECURE WOOD STUD EXTERIOR OR BEARING WALLS TO FOUNDATIONS.
- ALL HOLDDOWN HARDWARE SHALL BE RE-TIGHTENED JUST PRIOR TO WALL COVERING.
- ANCHOR BOLTS SHALL COMPLY WITH ASTM F1554 GRADE 36 UNLESS NOTED OTHERWISE.
- PROVIDE THE SPECIFIED MINIMUM EMBEDMENT BELOW ANY COLD JOINTS IN TWO FOUR FOOTINGS UNLESS NOTED OTHERWISE.
- FASTENERS IN CONTACT WITH PRESERVATIVE-TREATED WOOD SHALL BE HOT DIPPED ZINC-COATED GALVANIZED STEEL, STAINLESS STEEL, SILICON BRONZE OR COPPER.
- "EMBEDMENT" REFERS TO EFFECTIVE EMBEDMENT FOR EXPANSION AND EPOXY (CHEMICAL) ANCHORS.
- HOLES FOR EXPANSION OR EPOXY (CHEMICAL) ANCHORS SHALL BE MADE WITH A ROTARY HAMMER DRILL IN DRY CONCRETE, AND SHALL BE CLEANED PER THE MANUFACTURER'S RECOMMENDATIONS.

E. MASONRY

- CONCRETE MASONRY UNITS (CMU) SHALL BE SINGLE-OPEN-END MEDIUM WEIGHT BLOCK CONFORMING TO ASTM C90. BLOCKS SHALL HAVE A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2000psi.
- CMU DESIGN IS BASED ON A SPECIFIED UNIT COMPRESSIVE STRENGTH OF F_m = 2000PSI.
- MORTAR SHALL CONFORM TO ASTM C270. MORTAR SHALL BE TYPE M OR S.
- GROUT SHALL CONFORM TO ASTM C476. GROUT SHALL ATTAIN A MINIMUM AVERAGE COMPRESSIVE STRENGTH OF 2000psi. GROUT SHALL BE FLUID IN CONSISTENCY.
- ALL CELLS SHALL BE SOLID GROUTED EXCEPT WHERE SPECIFICALLY NOTED ON PLANS. GROUT IN 5'-4" HIGH MAXIMUM LIFTS U.N.O.
- UNITS SHALL BE STORED UNDER COVER AND OTHERWISE PROTECTED FROM MOISTURE.
- CMU SHALL BE PLACED IN RUNNING BOND.

F. REINFORCING STEEL

- REINFORCING STEEL SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 WITH THE FOLLOWING GRADES:
 - #3 AND #4..... GRADE 40 OR 60
 - #5 AND LARGER..... GRADE 60
- REINFORCING BARS TO BE WELDED SHALL CONFORM TO ASTM A706 GRADE 60.
- ALL DOWELS, ANCHOR BOLTS, AND OTHER INSERTS SHALL BE PROPERLY SECURED IN PLACE PRIOR TO PLACING CONCRETE.
- ALL REINFORCING STEEL SHALL HAVE THE FOLLOWING MINIMUM CONCRETE COVERAGE:
 - CONCRETE PLACED AGAINST EARTH 3"
 - CONCRETE WITH FORMED SURFACES IN CONTACT WITH EARTH..... 2"
 - CONCRETE EXPOSED TO WEATHER..... 3"
 - SLABS, WALLS, AND JOISTS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH (#11 OR SMALLER)..... 3/4"
 - BEAMS, COLUMNS, AND GIRDERS NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH..... 1-1/2"

D. CONCRETE AND FORMWORK

- CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE II OR ASTM C595, TYPE II(LMS).
- SPECIFIED COMPRESSIVE STRENGTH F'C SHALL BE AS FOLLOWS:
 - FOOTINGS AND SLABS ON GRADE..... 3000psi *
 - RETAINING WALLS..... 2500psi
 - WALLS AND STRUCTURAL SLABS..... 3000psi
 - BEAMS AND COLUMNS..... 3000psi
 - PILES, CAISSONS, AND GRADE BEAMS..... 3000psi
- * DESIGNED FOR 2500 PSI SO NO SPECIAL INSPECTION REQUIRED
- COARSE AGGREGATE TO BE HARD, DURABLE CRUSHED STONE OR GRAVEL GRADED PER ASTM C33. MAXIMUM SIZE OF COARSE AGGREGATES SHALL NOT EXCEED 1-1/2 INCHES OR 1/2 THE SLAB THICKNESS FOR SLABS ON GRADE.
- SAND SHALL BE CLEAN, HARD, DURABLE, WASHED, FREE FROM SILT LOAM OR CLAY.
- MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF ACIDS, ALKALIS, ORGANIC MATERIALS OR OTHER DELETERIOUS SUBSTANCES.
- FORM WORK SHALL CONFORM TO ACI 318-19 CHAPTER 26.11. FORM WORK FOR STRUCTURAL SLAB TO REMAIN IN PLACE UNTIL THE CONCRETE HAS REACHED 75% OF THE SLABS COMPRESSIVE STRENGTH. AFTER STRIPPING FORM WORK RE-SHORE THE SLAB UNTIL 28 DAYS AFTER INITIAL PLACEMENT.
- ALL PIPES AND DUCTS THROUGH CONCRETE TO BE SLEEVED PER ACI 318-19 CHAPTER 26. VERIFY ALL OPENING LOCATIONS WITH PLUMBER AND ELECTRICIAN.
- CONCRETE FLOOR SLAB IN AREAS TO BE COVERED WITH MOISTURE SENSITIVE COVERINGS SHALL BE CONSTRUCTED OVER A VAPOR BARRIER CONFORMING TO ASTM E1745. THE VAPOR BARRIER SHOULD BE PROPERLY LAPPED AND SEALED. SEE FOUNDATION PLAN FOR MEMBRANE AND BASE THICKNESS. SEE DETAILS FOR EXPANSION JOINTS, CONSTRUCTION JOINTS AND CRACK CONTROL JOINT AS REQUIRED IF CALLED OUT ON THE PLANS. CONCRETE MIX DESIGN SHALL HAVE A MAXIMUM WATER TO CEMENT RATIO OF 0.45. THE BASE SHALL BE A PROPERLY COMPACTED CLEAN, CRUSHED, FINE-GRADED MATERIAL WITH 10-30% PASSING THE NO. 100 SIEVE AND FREE OF CLAY OR ORGANIC MATERIAL.
- EXTERIOR SLABS SHALL BE STRUCK LEVEL AND SLOPED TO DRAIN AWAY FROM STRUCTURE AND SHALL NOT HOLD PUDDLES.
- THE MAXIMUM SLUMP SHALL BE 4" UNLESS APPROVED BY THE ENGINEER OF RECORD.
- NON-SHRINK GROUT TO BE SIKKA 212 UNLESS NOTED OTHERWISE.
- THE MINIMUM CLEAR SPACING BETWEEN PARALLEL BARS SHALL NOT BE LESS THAN THE LARGER OF A BAR DIAMETER, OR 1.33 TIMES THE MAXIMUM AGGREGATE SIZE, WHICHEVER IS GREATER.
- CONSOLIDATE CONCRETE PER ACI 309.
- CONSTRUCTION AND COLD JOINTS SHALL BE CLEANED AND LAITANCE REMOVED BEFORE NEW CONCRETE IS PLACED PER ACI 318.

G. LUMBER AND WOOD FRAMING

- ALL LUMBER SHALL BE DOUGLAS FIR LARCH EXCEPT AS NOTED. ALL LUMBER SHALL BE GRADED IN ACCORDANCE WITH THE RULES OF THE WCLUB OR WMPA AND SHALL BEAR A GRADE MARK. LUMBER GRADES SHALL BE AS FOLLOWS:
 - 2X ROOF OR FLOOR JOISTS..... NO.2
 - 4X HEADERS & BEAMS..... NO.1
 - 6X OR LARGER BEAMS..... NO.1 B & S
 - 2X AND 3X STUDS..... STUD
 - 4X4 OR 4X6 POSTS..... NO.1
 - 6X POSTS OR GREATER..... NO.1 P & T
- HOLES AND NOTCHES, UNLESS OTHERWISE DETAILED SHALL MEET THE FOLLOWING REQUIREMENTS. BEAMS OR JOISTS MAY BE NOTCHED AT THE ENDS AND SHALL NOT EXCEED 1/4 THE DEPTH. HOLES BORED IN MEMBERS SHALL NOT BE WITHIN 2" OF THE TOP OR BOTTOM OF THE MEMBER AND THE DIAMETER OF ANY SUCH HOLE SHALL NOT EXCEED 1/3 THE DEPTH. NOTCHES IN THE TOP OR BOTTOM OF MEMBERS SHALL NOT EXCEED 1/6 THE DEPTH AND SHALL NOT BE LOCATED IN THE MIDDLE THIRD OF THE SPAN. CUTTING AND NOTCHING OF STUDS: STUDS IN EXTERIOR WALLS AND BEARING PARTITIONS MAY BE CUT OR NOTCHED TO A DEPTH NOT EXCEEDING 25% OF ITS WIDTH. CUTTING OR NOTCHING OF STUDS IN NON-BEARING PARTITIONS SHALL NOT EXCEED 40% OF THE WIDTH. BORED HOLES IN STUDS: A HOLE NOT GREATER IN DIAMETER THAN 40% OF THE STUD WIDTH MAY BE BORED IN ANY WOOD STUD. BORED HOLES NOT GREATER THAN 60% OF THE WIDTH OF THE STUD ARE PERMITTED IN NONBEARING PARTITIONS. IN NO CASE SHALL THE EDGE OF THE BORED HOLE BE NEARER THAN 5/8" TO THE EDGE OF THE STUD. BORED HOLES SHALL NOT BE LOCATED AT THE SAME SECTION OF STUD AS A CUT OR NOTCH. RIPPING LUMBER: RIPPING LUMBER VOIDS GRADE AND IS NOT PERMITTED UNLESS OTHERWISE NOTED.
- ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
- STUD PARTITIONS CONTAINING PLUMBING, HEATING, OR OTHER PIPES SHALL BE SO FRAMED AND THE JOISTS UNDERNEATH SO SPACED AS TO GIVE PROPER CLEARANCE FOR THE PIPING. WHERE A PARTITION CONTAINING SUCH PIPING RUNS PARALLEL TO THE FLOOR JOISTS, THE JOISTS UNDERNEATH SUCH PARTITIONS SHALL BE DOUBLED AND SPACED TO PERMIT PASSAGE OF SUCH PIPES AND SHALL BE BRIDGED.
- ALL STUD WALLS OVER 10' IN HEIGHT SHALL BE SOLID BLOCKED AT MID-HEIGHT AS NECESSARY SO THAT NO CONCEALED SPACE IS OVER 10' IN HEIGHT OR LENGTH.
- EVERY WOOD STUD BEARING WALL OR BEARING PARTITION SHALL BE BRACED AT EACH END OR AS CLOSE AS POSSIBLE.
- PROVIDE METAL WASHERS UNDER ALL BOLT HEADS AND NUTS BEARING ON WOOD.
- PROVIDE DOUBLE FLOOR JOISTS UNDER ALL PARALLEL PARTITIONS AND TRIPLE FLOOR JOISTS UNDER ALL BEARING PARTITIONS UNLESS OTHERWISE NOTED, 2X BLOCKING AT 8'-0" OC AND AT SUPPORTS. BLOCK BELOW PERPENDICULAR PARTITIONS.
- THE MOISTURE CONTENT OF ALL WOOD SHALL BE 19% OR LESS.
- BOUNDARY NAIL THE ENTIRE LENGTH OF ALL ALIGNED JOISTS AND DRAG TRUSSES SPECIFIED ON THE PLANS.
- WHERE BEAMS OR POSTS INTERRUPTS A WALL TOP PLATE, SPLICE THE TOP PLATE TOGETHER WITH A SIMPSON MST48 STRAP CENTERED ON THE PLATE BREAK, UNO.
- SEE TRUSS INSTALLATION DRAWINGS PREPARED BY THE TRUSS MANUFACTURER FOR TRUSS MEMBER BRACING REQUIREMENTS AND LOCATIONS.
- WHERE POST OCCURS IN WALL ABOVE PROVIDE 4x BLKG IN THE FLOOR AT THE POST LOCATION. WHERE POST ABOVE OCCURS OVER HEADER BELOW ALSO PROVIDE A KING POST FROM THE BOTTOM OF THE DOUBLE TOP PLATE TO THE HEADER WITH THE SAME SIZE AS THE POST ABOVE.

J. GLUE LAMINATED AND STRUCTURAL COMPOSITE LUMBER

- WEYERHAEUSER I-LEVEL PRODUCTS (ICC ESR-1387). ALL MATERIAL TO BE DOUGLAS FIR LARCH WITH THE FOLLOWING GRADES:
 - PARALLAM (PSL)..... 2.0E (2.0E LVL MAY BE SUBSTITUTED)
 - MICROLAM (LVL)..... 1.9E
 - TIMBERSTRAND (LSL)..... 1.7E
- JOISTS LABELED TJI REFER TO WEYERHAEUSER TJI JOISTS (ICC 1153). CONTACT E.O.R. FOR SPECIFICATION REQUIRED FOR DIFFERENT MANUFACTURERS.
- ALL PRODUCTS SHALL BE FABRICATED IN THE SHOP OF A LICENSED FABRICATOR. ALL PLACES SHALL BE STAMPED WITH THE MANUFACTURER'S LOGO FOR SCL OR GRADE MARK FOR GLB.
- GLUE LAMINATED BEAMS (GLB) SHALL BE DFL GRADE 24F-V4 FOR SIMPLE SPANS AND 24F-V8 FOR CANTILEVER AND CONTINUOUS SPANS.
- GLUE LAMINATED BEAMS (GLB) SHALL BE FABRICATED WITH STANDARD CAMBER UNLESS NOTED OTHERWISE ON PLANS.

K. NAILS AND FASTENERS

ALL CONNECTORS SHALL BE SIMPSON HARDWARE. ALL HANGER SIZES SHALL MATCH THE BEAM/JOIST SIZE UNO. ANY CHANGES SHALL BE APPROVED BY THE ENGINEER AND BUILDING OFFICIAL.

- USE FULL NAILING/BOLTING AT ALL CONNECTORS.
- ALL BOLTS TO BE ASTM A307 UNLESS NOTED OTHERWISE.
- ALL NAILS TO BE COMMON UNLESS NOTED OTHERWISE

L. MINIMUM FASTENING SCHEDULE UNLESS NOTED OTHERWISE (CBC TABLE 2304.0.2)

ROOF	
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE - TOE NAIL EA END.....	3-8d
BLOCKING TO JOISTS OR RAFTERS - TOE NAIL EACH END.....	2-8d
FLAT BLOCKING TO TRUSS AND WEB FILLER - FACE NAIL.....	16d @ 6"
CEILING JOIST TO PLATE - TOE NAIL.....	3-8d
CEILING JOISTS, LAPS OVER PARTITIONS - FACE NAIL.....	3-16d
CEILING JOISTS TO PARALLEL RAFTERS - FACE NAIL.....	3-16d
COLLAR TIE TO RAFTER - FACE NAIL.....	3-10d
RAFTERS OR TRUSS TO PLATE-TOE NAIL.....	3-10d
RAFTER TO RIDGE VALLEY OR HIP - TOE NAIL OR END NAIL.....	3-10d OR 2-16d
ROOF RAFTER TO 2-BY RIDGE BEAM - TOE NAIL OR END NAIL.....	3-10d OR 2-16d

WALL	
STUD TO STUD (NOT A SHEAR WALLS) - FACE NAIL.....	16d @ 24"
STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS (AT SHEAR WALLS) - FACE NAIL.....	16d @ 16"
BUILT-UP HEADER (2" TO 2" HEADER) - FACE NAIL.....	16d @ 16"
EA FACE	
CONTINUOUS HEADER TO STUD - TOE NAIL.....	4-8d
TOP PLATE TO TOP PLATE - FACE NAIL.....	16d @ 16"
TOP PLATE TO TOP PLATE, AT END JOINTS - FACE NAIL (24" LAP SPLICE LENGTH EACH SIDE OF END JOINT).....	8-16d
EA SIDE OF JOINT	
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT SHEAR WALLS) - FACE NAIL.....	16d @ 16"
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT SHEAR WALLS) - FACE NAIL.....	2-16d @ 16"
STUD TO TOP OR BOTTOM PLATE - TOE NAIL OR END NAIL.....	4-8d OR 2-16d
TOP OR BOTTOM PLATE TO STUD - END NAIL.....	2-16d
TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS - FACE NAIL.....	2-16d
1" BRACE TO EACH STUD AND PLATE - FACE NAIL.....	2-8d
1" BRACE TO EACH STUD AND PLATE - FACE NAIL.....	2-8d
1" X 8" SHEATHING OR LESS TO EACH BEARING-FACE NAIL.....	3-8d

FLOOR	
JOIST TO SILL, TOP PLATE, OR GIRDER - TOENAIL.....	3-8d
RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL, OR OTHER FRAMING BELOW - TOENAIL.....	8d @ 6"
1" X 6" SUBFLOOR OR LESS TO EACH JOIST - FACE NAIL.....	2-8d
2" SUBFLOOR TO JOIST OR GIRDER.....	2-16d
2" PLANKS.....	(2)-16d @ EA BEARING
BUILT UP GIRDER AND BEAMS-TOP & BOT AND ENDS & SPLICE AND 2-20d	
LEDGER STRIP - FACE NAIL.....	3-16d
JOIST TO BAND JOIST OR RIM JOIST - FACE NAIL.....	3-16d
BLOCKING TO JOISTS OR TRUSS - TOE NAIL EACH END.....	2-8d

WOOD STRUCTURAL PANELS AND PARTICLEBOARD, SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING 6:6:12)	
1/2" AND LESS.....	6d
1/2" TO 3/4".....	8d
3/8" TO 1 1/4".....	10d

SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING 6:6:12)	
3/4" AND LESS.....	8d
3/8" TO 1".....	8d
1/8" TO 1 1/4".....	10d

PANEL SIDING (TO FRAMING 6:6:12)	
1/2" OR LESS.....	6d
3/8".....	8d

OTHER EXTERIOR WALL SHEATHING	
FIBERBOARD SHEATHING - 1/2" OR 2 1/2" (3:3:6)...	1 1/2" GALVANIZED ROOFING NAIL OR 1 3/4" GALVANIZED ROOFING NAIL

INTERIOR PANELING	
1/4" OR 3/8" (6:6:12).....	4d OR 6d

REQUIRED SPECIAL INSPECTION

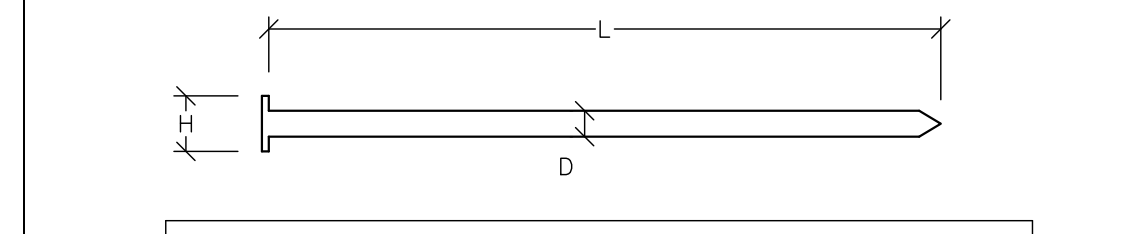
The following items require Special Inspection in accordance with Sections 1704 & 1705 of the 2025 California Building Code: (only checked items are required)

Inspection Item	Notes
Structural Concrete (CBC Table 1705.3)	
Foundations(1)	
<input checked="" type="checkbox"/> Grade Beams / Piles	
<input type="checkbox"/> Beams / Slabs	
<input type="checkbox"/> Walls / Columns	
<input type="checkbox"/> Welding of Reinforcement	
<input type="checkbox"/> Anchor Bolts	
<input type="checkbox"/> Shotcrete / Gunitite	
<input type="checkbox"/> Seismic Resisting System	
<input type="checkbox"/> Other:	
Structural Steel (AISC 360-16 Chapter N)	
<input type="checkbox"/> Field Welding(2)	
<input type="checkbox"/> High Strength Bolting	
<input type="checkbox"/> Seismic Resisting System	See AISC 341-10 Chapter J
<input type="checkbox"/> Other:	
Structural Masonry (TMS 602 Table 4)	
<input checked="" type="checkbox"/> Concrete Masonry (CMU)	Continuous
<input checked="" type="checkbox"/> Seismic Resisting System	
<input type="checkbox"/> Other:	
Structural Wood (CBC 1705.5)	
<input type="checkbox"/> High Load Diaphragms	
<input type="checkbox"/> Seismic Resisting System(3)	Wood Shearwalls, Diaphragms, Collectors
<input type="checkbox"/> Pre-Fabricated Truss Bracing(4)	
Miscellaneous Items	
<input type="checkbox"/> HiTi Epoxy Anchors	HiTi RE-500 V3 (ICC-ER 3814) HiTi HIT HY 270 (ICC-ESR 4143)
<input type="checkbox"/> Simpson Epoxy Anchors	Simpson SET-3G (ICC-ESR 4057)

- FOUNDATION SPECIAL INSPECTION IS NOT REQUIRED FOR BUILDINGS THREE STORIES OR LESS IN HEIGHT.
- SPECIAL INSPECTION NEED NOT BE PROVIDED FOR WELDING PERFORMED IN THE SHOP OF AN APPROVED FABRICATOR.
- SPECIAL INSPECTION IS NOT REQUIRED FOR SHEARWALLS WHERE NAIL SPACING IS 4" OC OR LARGER.
- SPECIAL INSPECTION IS NOT REQUIRED FOR TRUSSES LESS THAN 5'-0" TALL.

M. STRUCTURAL STEEL

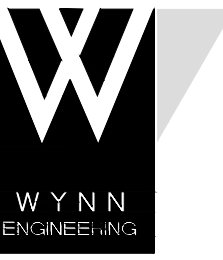
- HOT ROLLED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND ASTM SPECIFICATIONS:
 - WIDE FLANGE "WF"..... A992, A913-50 OR A572-50
 - RECTANGULAR TUBE "HSS"..... A500-C
 - STANDARD PIPE..... A53-B
 - PLATES & MISC..... A36 OR A572-50
- WELDING SHALL CONFORM TO AWS D1.1/D1.1M. ALL WELDS SHALL BE UNIFORM IN SIZE AND APPEARANCE, AND FREE OF PINHOLES, POROSITY, UNDERCUTTING OR OTHER DEFECTS. ALL GROOVE/BUTT WELDS SHALL BE FULL PENETRATION. ALL ELECTRODES SHALL COMPLY WITH AWS CODE, E70 MINIMUM.
- WELDS SHALL BE DONE IN THE SHOP OF AN APPROVED FABRICATOR UNLESS OTHERWISE NOTED ON THE PLANS. ALL FIELD WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS APPROVED BY THE BUILDING OFFICIAL WITH CONTINUOUS INSPECTION BY A DEPUTY INSPECTOR IS REQUIRED. (PER AISC 360-16 CHAPTER N5.4)
- STRUCTURAL STEEL NOT ENCASED IN CONCRETE OR MASONRY. FIELD WELDED, GALVANIZED, FIREPROOFED, OR TO RECEIVE HIGH STRENGTH BOLTS SHALL RECEIVE A MINIMUM OF ONE COAT OF RED PRIMER SHOP PAINT. ANY ABRASION SHALL BE TOUCHED UP AFTER ERECTION.
- FABRICATOR SHALL SUBMIT SHOP DRAWINGS TO STRUCTURAL ENGINEER FOR REVIEW PRIOR TO START OF FABRICATION. FABRICATION SHALL CONFORM TO AISC SPECIFICATIONS.
- BOLTS SHALL CONFORM TO ASTM A307, UNLESS OTHERWISE NOTED.
- ALL STEEL FABRICATIONS SHALL BE DONE IN A SHOP LICENSED BY THE GOVERNING CITY OR COUNTY.



COMMON NAIL DIMENSIONS			
NAIL	L	D	H
8d	2 1/2"	0.131"	0.281"
10d	3"	0.148"	0.312"
16d	3 1/2"	0.162"	0.344"

N. ABBREVIATIONS

AB.....	ANCHOR BOLT
BLKG.....	BLOCKING
BN.....	BOUNDARY NAIL
BT.....	BOTTOM
CLR.....	CLEAR
CONT.....	CONTINUOUS
DBL.....	DOUBLE
DIA.....	DIAMETER
(E).....	EXISTING
EA.....	EACH
EN.....	END
EOR.....	ENGINEER OF RECORD
FTG.....	FOOTING
GLB.....	GLUE LAMINATED BEAM
HD.....	HOLD DOWN
KP.....	KING POST
MIN.....	MINIMUM
MPH.....	MILES PER HOUR
(N).....	NEW
OC.....	ON CENTER



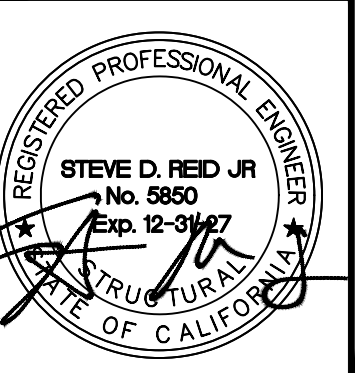
WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

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FOUNDATION PLAN

SHEET DESCRIPTION:

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

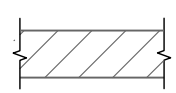
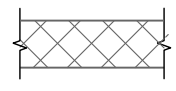

REVISIONS	
1	
2	
3	
4	

DATE: 5/26/2026
SCALE: 1/4"=1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S1.0

OF 13 TOTAL SHEETS

WALL LEGEND

-  12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
-  10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #5 @ 16"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @ 16" HORIZ.
-  8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC

TYP. CFS WALL STUDS BEARING
550S162-43 @ 16" OC

TYP. CFS WALL NOTES
ALIGN EACH JOIST WITH A STUD BELOW

CONT FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	24" w x 24" d	(2)-#4 TOP & BOT

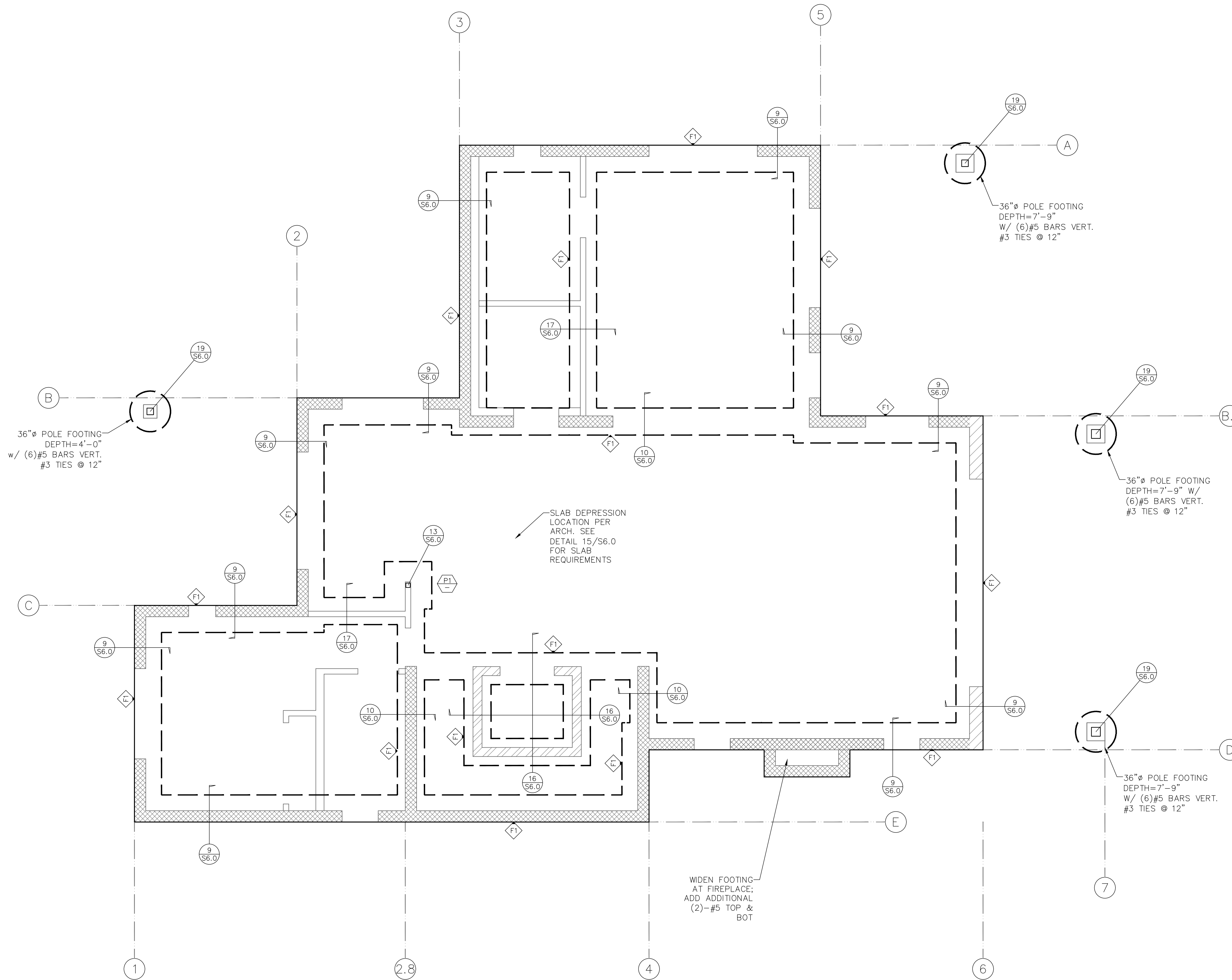
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NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS
REPORT

PAD FOOTING SCHEDULE

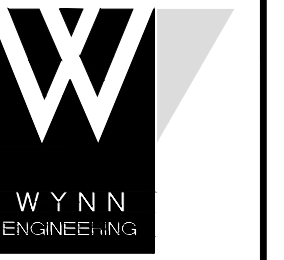
MARK	SIZE	REINFORCEMENT
P1	42"x42"x24"d	(7)-#4 EA WAY

DEPTH IS MINIMUM EMBEDMENT DEPTH INTO
NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS
REPORT

TYPICAL SLAB ON GRADE: 5" SLAB
w/#4 GFRP "GLASS FIBER
REINFORCED POLYMER" @ 16" EA
WAY CENTERED IN SLAB OVER 4
INCHES OF NON-EXPANSIVE HARD
ROCK CONCRETE MIX 3/4" MAX ROCK
SIZE OVER 1" OF SAND OVER 10mil
VAPOR RETARDER OVER 1" OF SAND
OVER 4" CRUSHED MISCELLANEOUS
AGGREGATE OVER 2 FOOT THICK
PROPERLY COMPACTED CERTIFIED
FILL. DOWELS FROM FOOTING TO
SLAB TO BE #4 GRADE 40 STEEL @
16" OC



FOUNDATION PLAN
1/4"=1'-0"

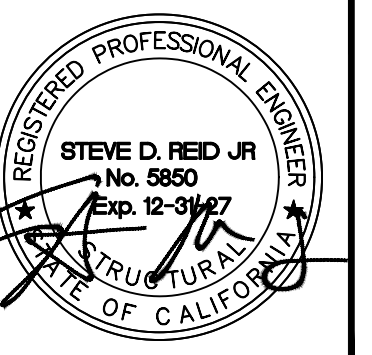


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HIGH ROOF FRAMING PLAN

PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



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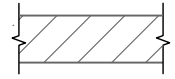
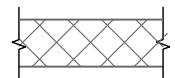
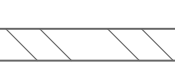
REVISIONS

DATE: 5/26/2026
SCALE: 1/4" = 1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S4.0

OF 13 TOTAL SHEETS

WALL LEGEND

-  12" CMU WALLS
12" KOR-FILL HI-R-H INSULATED CMU w/ #4 @ 8"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @
16" HORIZ. SEE 8/S4.0.
-  10" CMU WALLS
10" KOR-FILL HI-R-H INSULATED CMU w/ #4 @ 8"
VERTICAL IN CENTER LINE OF GROUT POCKET & #4 @
16" HORIZ. SEE 8/S4.0.
-  8" CMU WALLS
8" CMU w/ #5 @ 8" VERTICAL IN CENTER LINE OF
GROUT POCKET & #5 @ 8" HORIZ.

- TYP. CFS WALL STUDS NON-BEARING
550S125-30 @ 16" OC
- TYP. CFS WALL STUDS BEARING
550S162-30 @ 16" OC

◇ JOIST / RAFTER SCHEDULE



MARK	SECTION
1	1200S162-54 @ 16"

ROOF DIAPHRAGM (U.N.O.): 3/4" USG
STRUCTO-CRETE PANELS w/
GRABBER CONSTRUCTION PRODUCTS
FASTENER: No. 8 X 1 1/2" IN SCREW
PART# "CGH8158LG" @ 6/6/12" OC
UNBLOCKED @ CFS

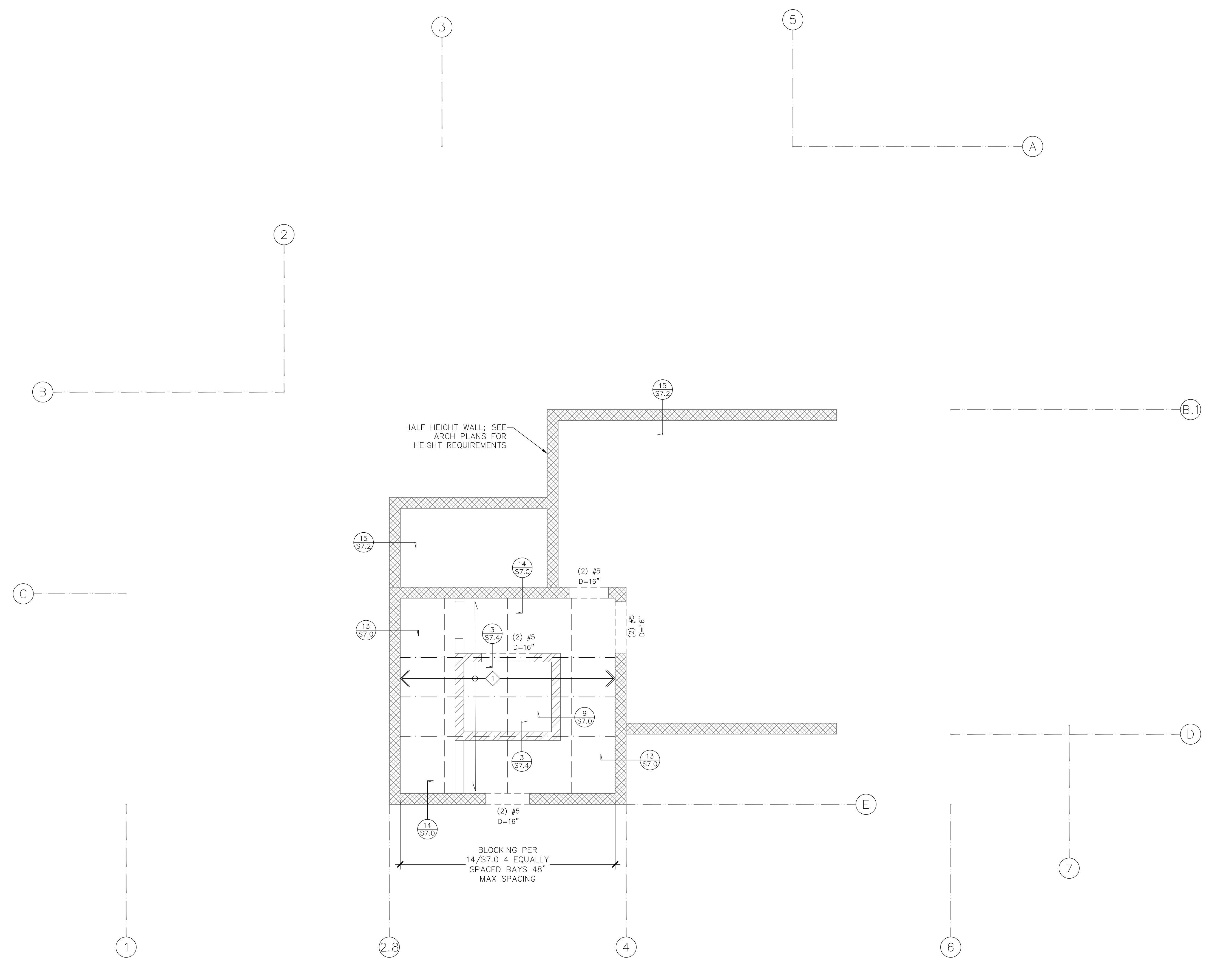
TYPICAL TRACK:
T125-MATCH GAGE AND DEPTH TO STUDS

FOR TYPICAL CFS TOP
TRACK SPLICE SEE 

FOR TYPICAL CFS WALL
CONSTRUCTION SEE 

PROVIDE BLKG & BRIDGING
PERPENDICULAR TO JOISTS
@ 8'-0" OC SEE  

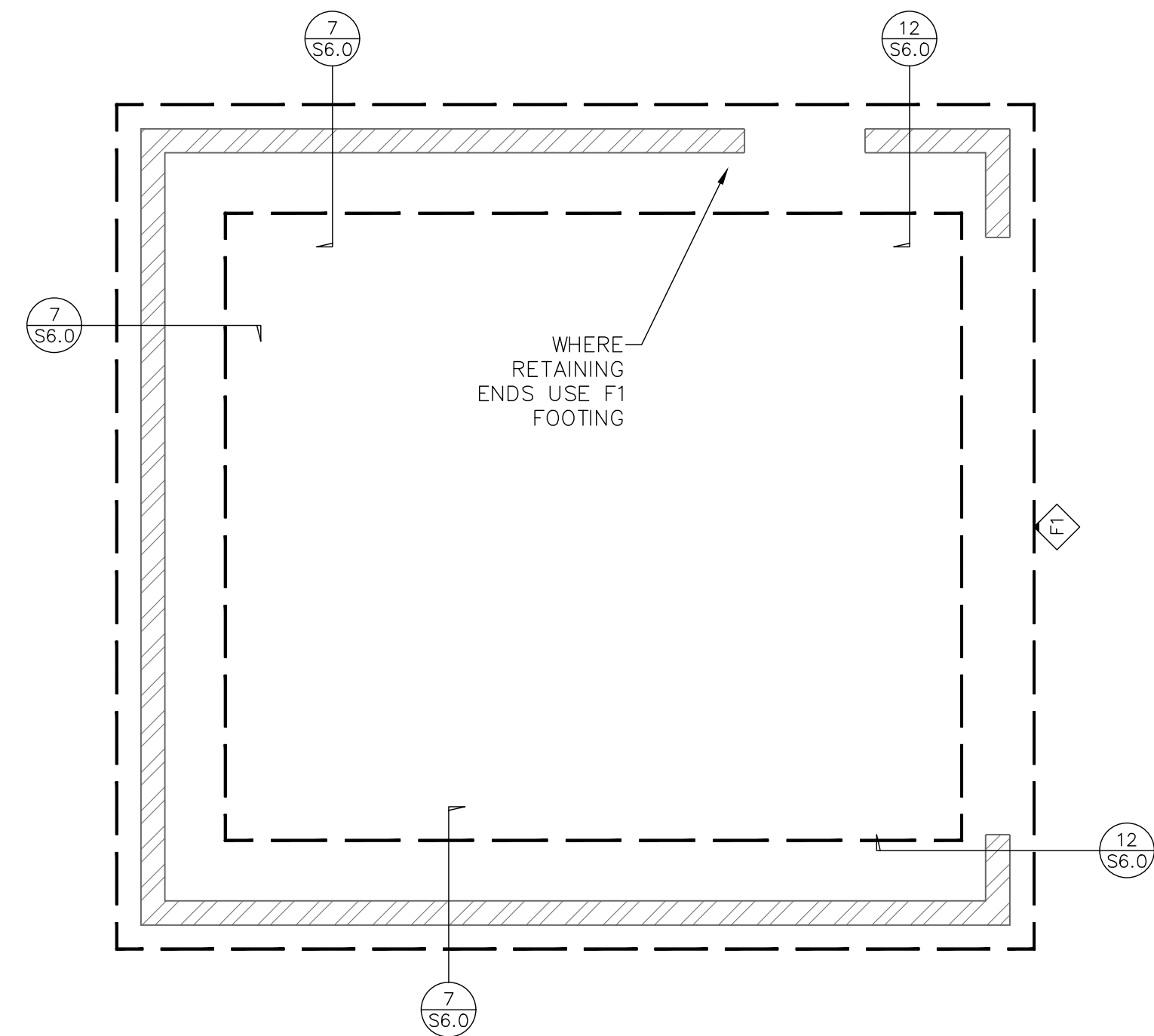
BLOCKING w/ CS16 STRAP



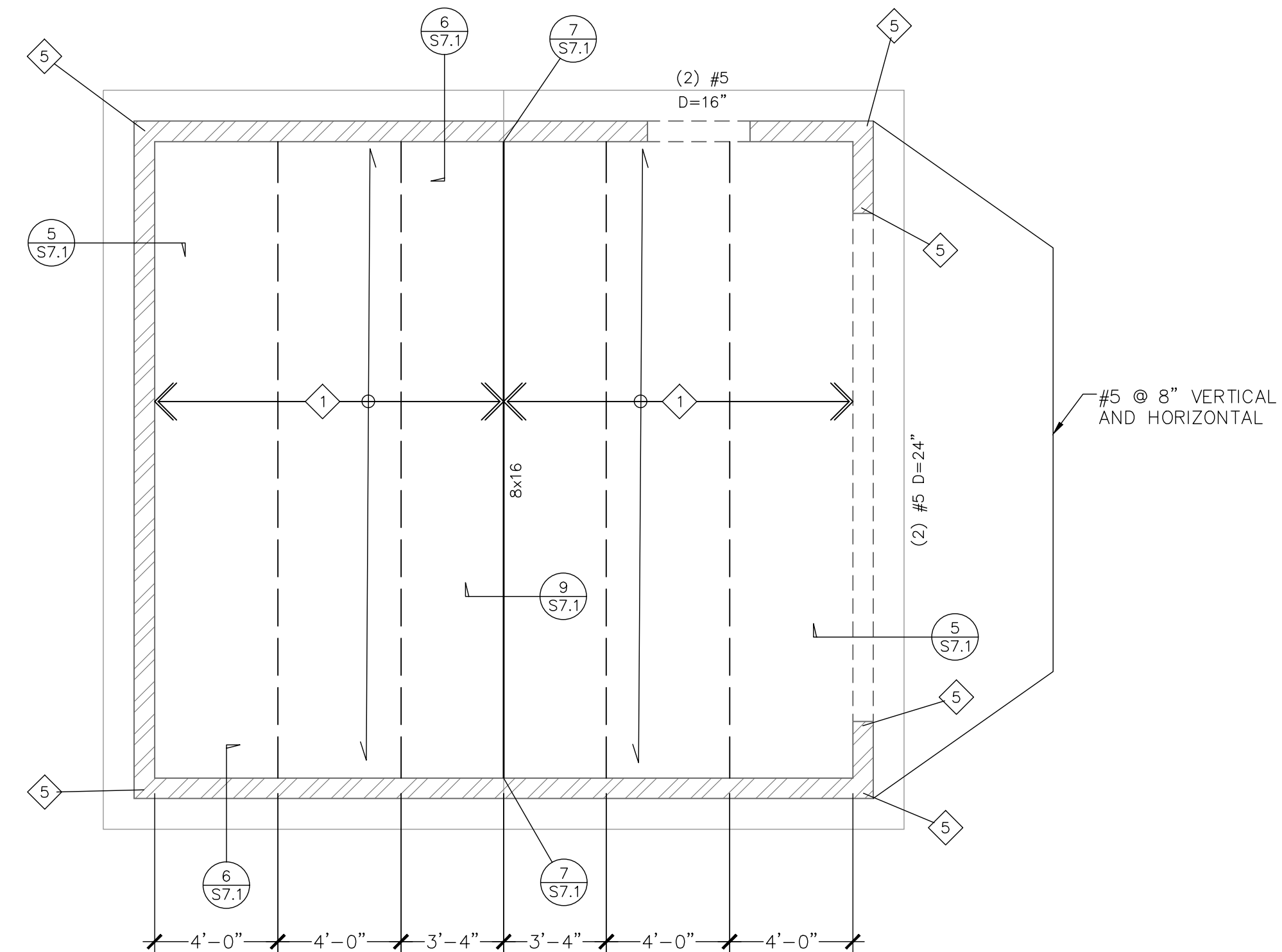
HIGH ROOF FRAMING PLAN
SCALE

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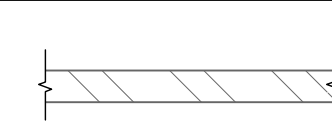


GARAGE FOUNDATION PLAN
1/4"=1'-0"



GARAGE FRAMING PLAN
1/4"=1'-0"

WALL LEGEND



8" CMU WALLS
REINFORCING PER PLAN AND DETAILS

JOIST / RAFTER SCHEDULE

MARK	SECTION
1	6x10 No. 1 @ 24" OC

CONT FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT
F1	24" w x 24" d	(2)-#4 TOP & BOT

DEPTH IS MINIMUM EMBEDMENT DEPTH INTO NATIVE/NATURAL/UNDISTURBED ALLUVIUM PER SOILS REPORT

ROOF DIAPHRAGM (U.N.O.): 3/4" USG STRUCTO-CRETE PANELS w/ GRABBER CONSTRUCTION PRODUCTS FASTENER; No. 8 X 2-IN FLAT HEAD, TYPE 17, NIBS, GRABBER GUARD PART# "C8200L2M" @ 6/6/12" OC UNBLOCKED @ WOOD

TYPICAL SLAB ON GRADE: 5" SLAB w/#4 GFRP "GLASS FIBER REINFORCED POLYMER" @ 16" EA WAY CENTERED IN SLAB OVER 4 INCHES OF NON-EXPANSIVE HARD ROCK CONCRETE MIX 3/4" MAX ROCK SIZE OVER 1" OF SAND OVER 10mil VAPOR RETARDER OVER 1" OF SAND OVER 4" CRUSHED MISCELLANEOUS AGGREGATE OVER 2 FOOT THICK PROPERLY COMPACTED CERTIFIED FILL. DOWELS FROM FOOTING TO SLAB TO BE #4 GRADE 40 STEEL @ 16" OC

DASHED LINE INDICATES BLOCKING; USE JOIST PER PLAN AS BLOCKING w/ CS16 STRAP

VERTICAL JAMB BARS

MARK	REINFORCEMENT
5	(2)-#5
6	(2)-#6
7	(2)-#7
8	(2)-#8

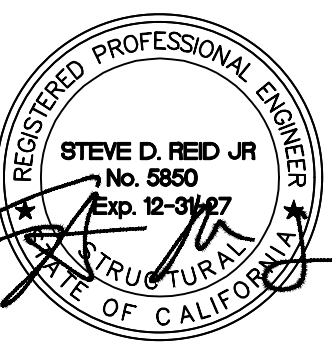


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GARAGE FRAMING & FOUNDATION

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



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REVISIONS

NO.	DESCRIPTION

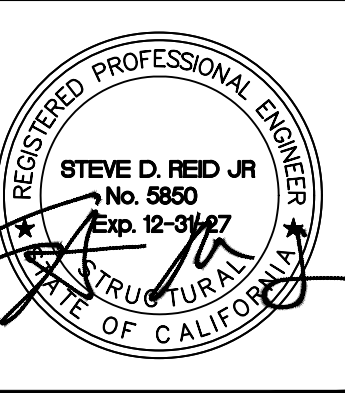
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SCALE: 1/4"=1'-0"
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:

S5.0

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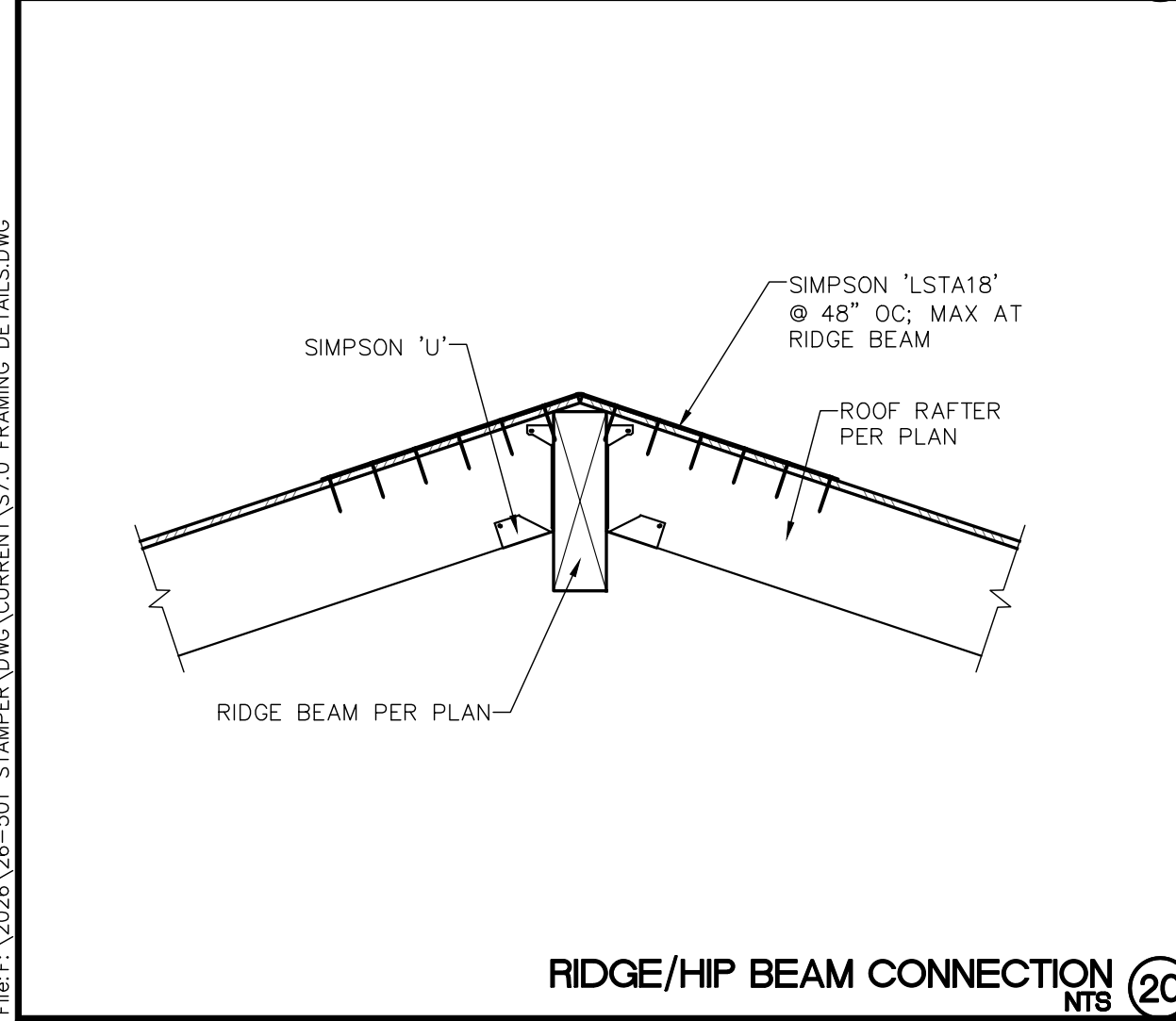
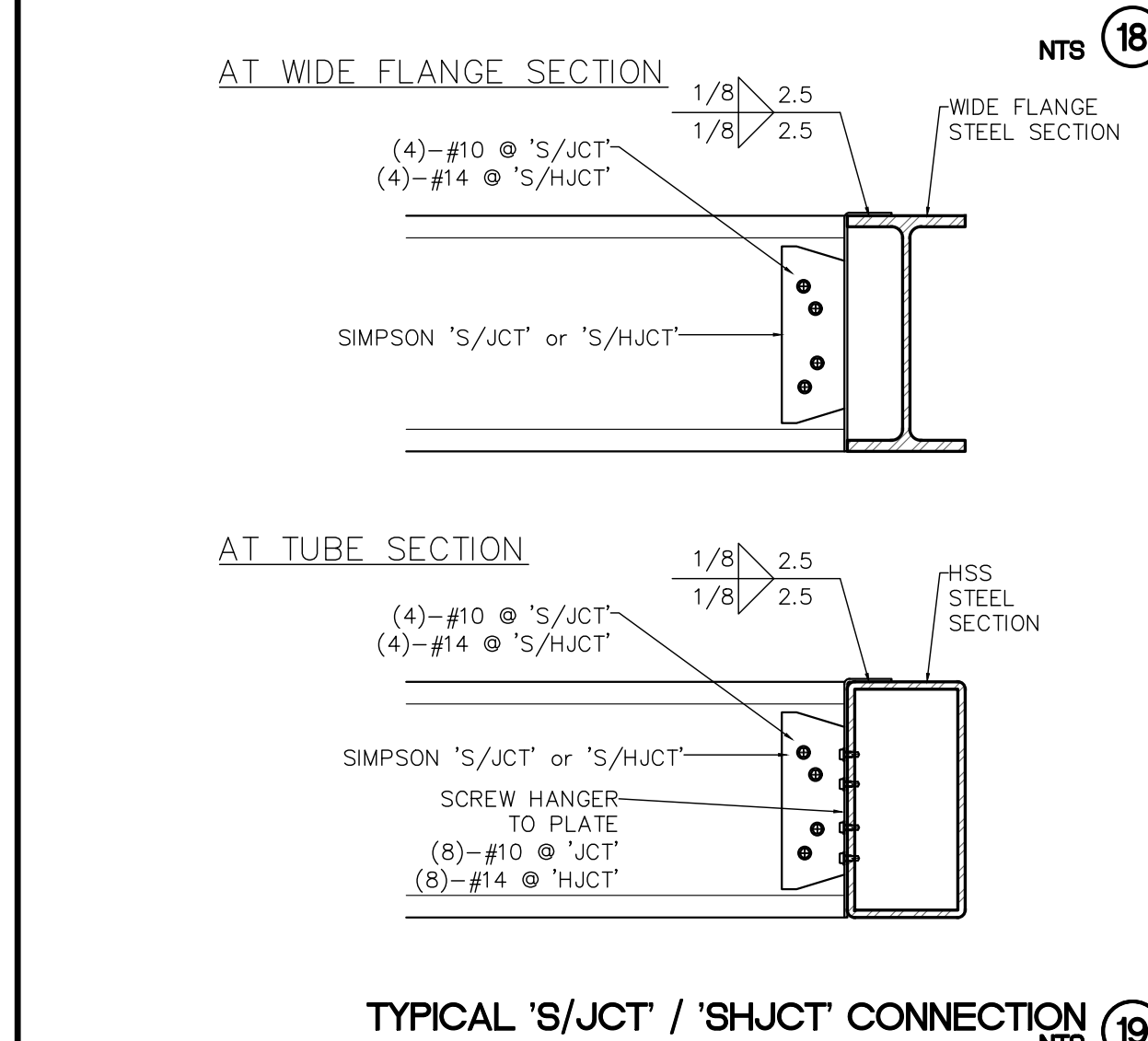
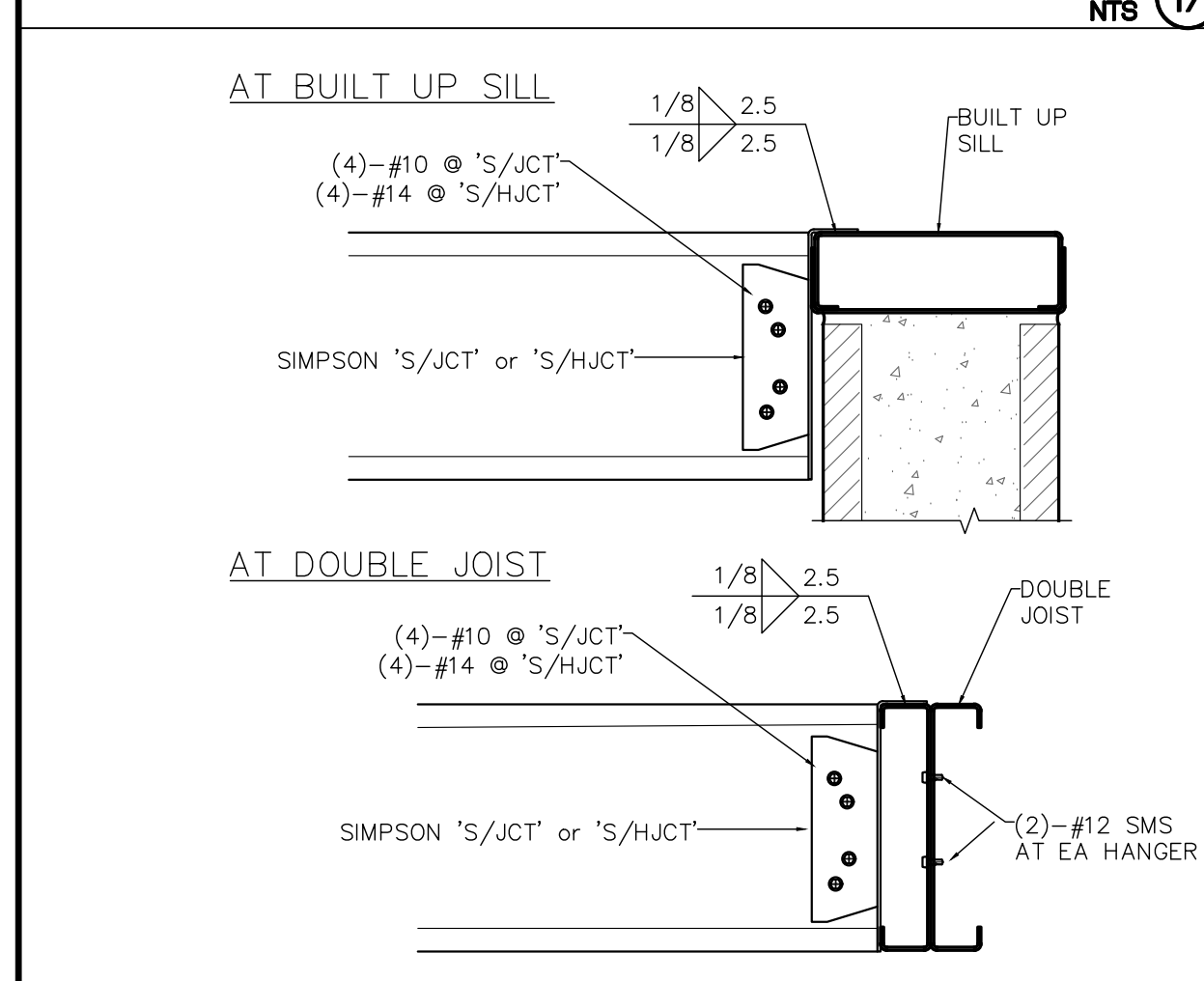
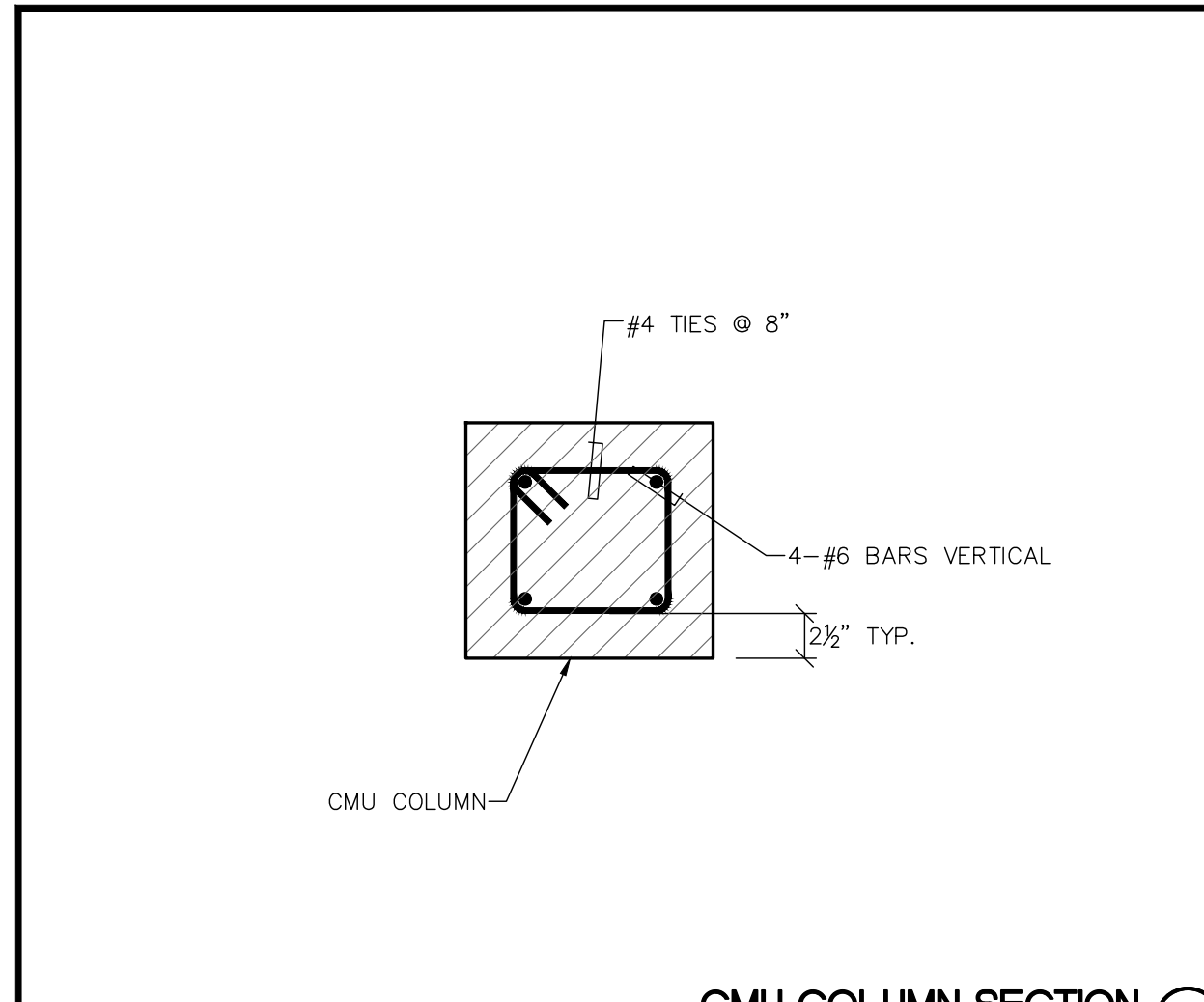
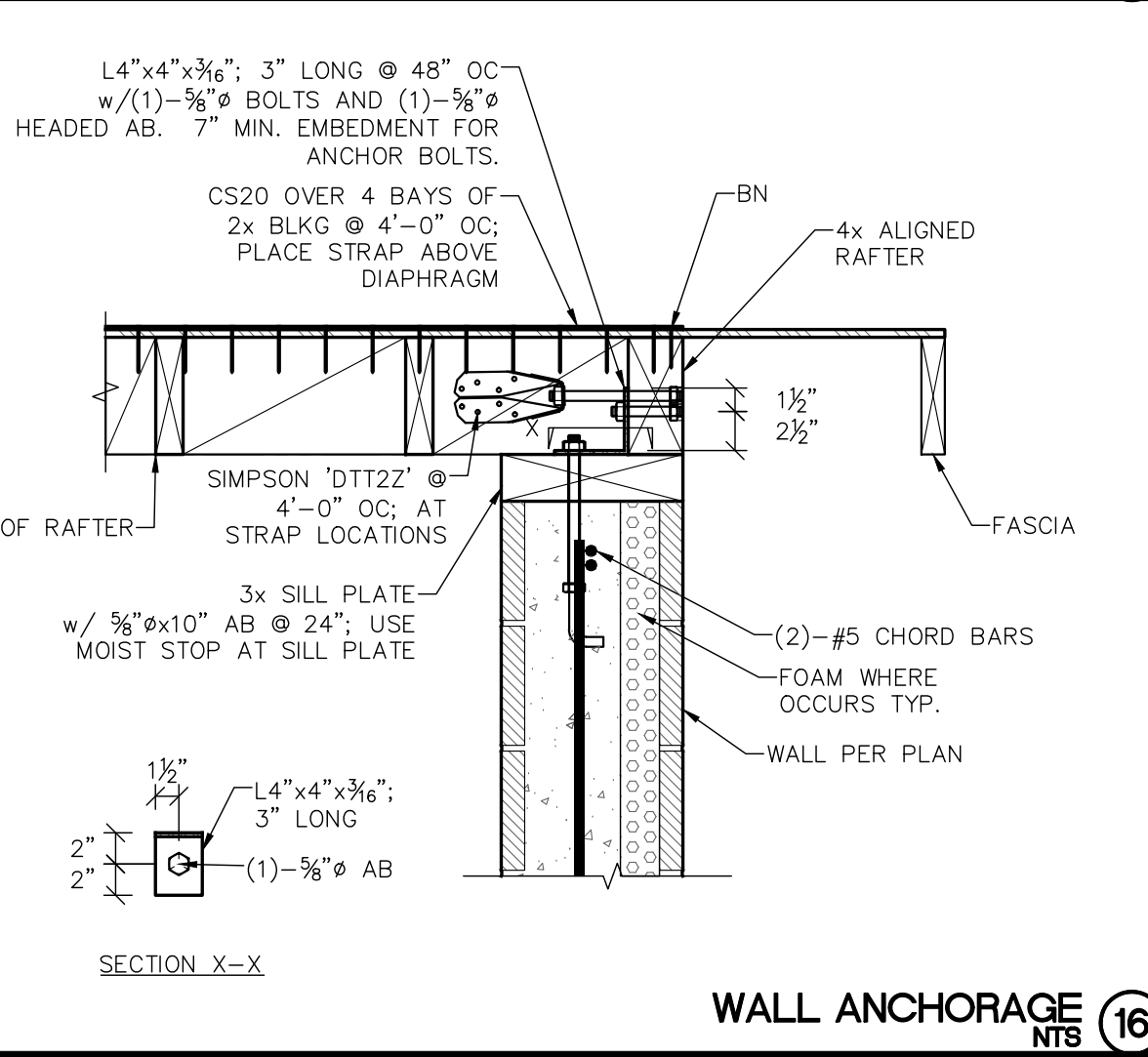
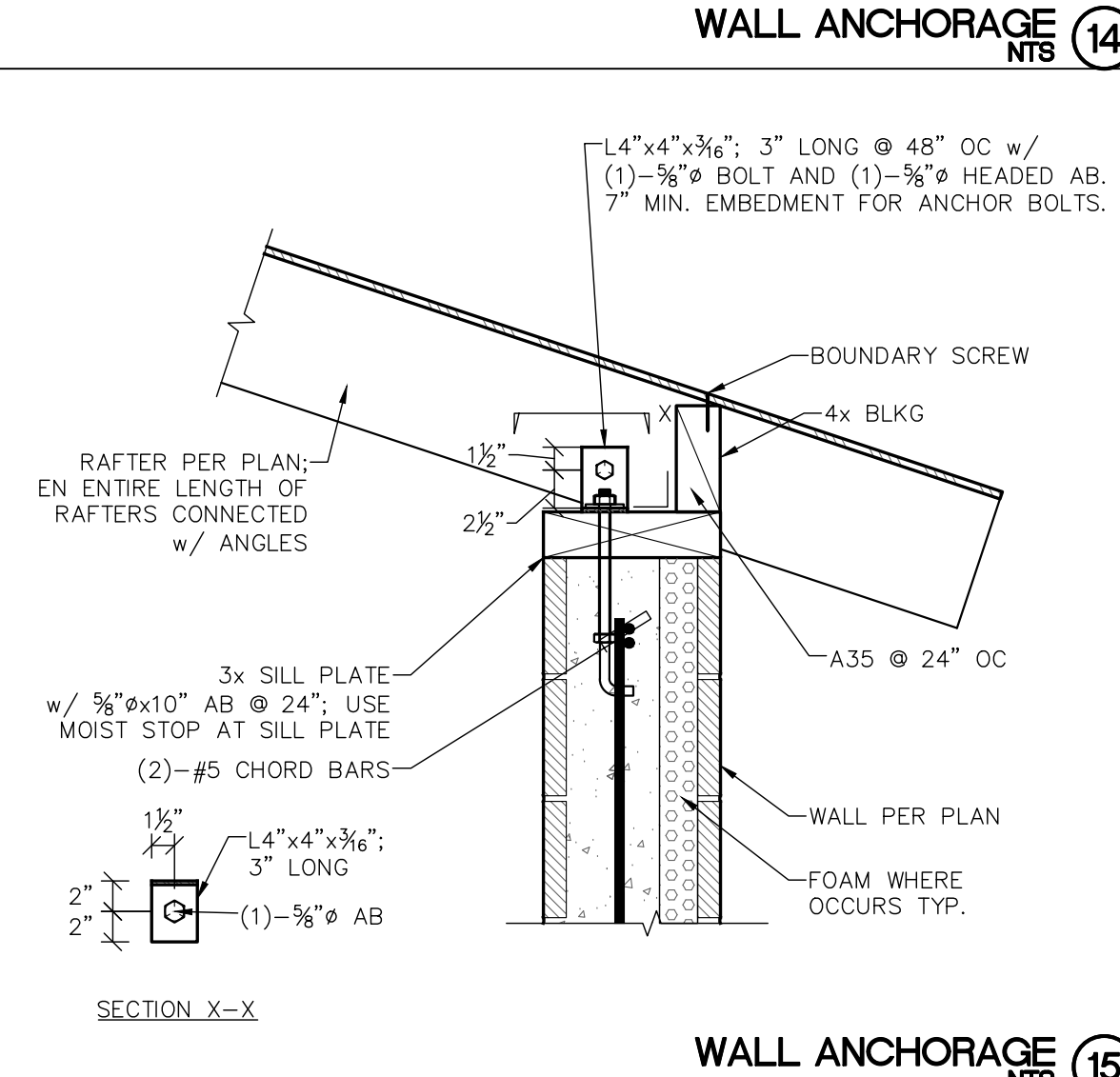
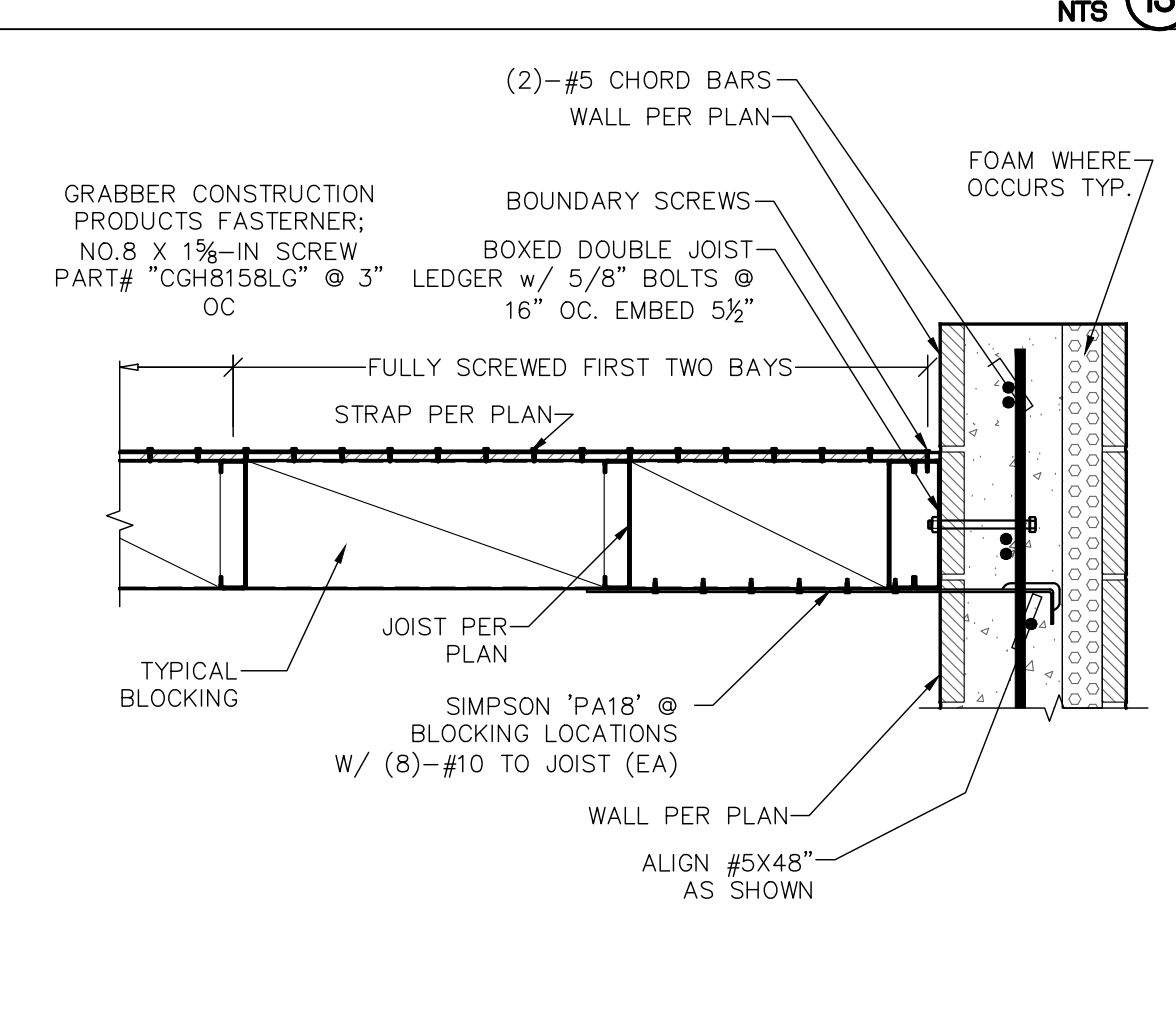
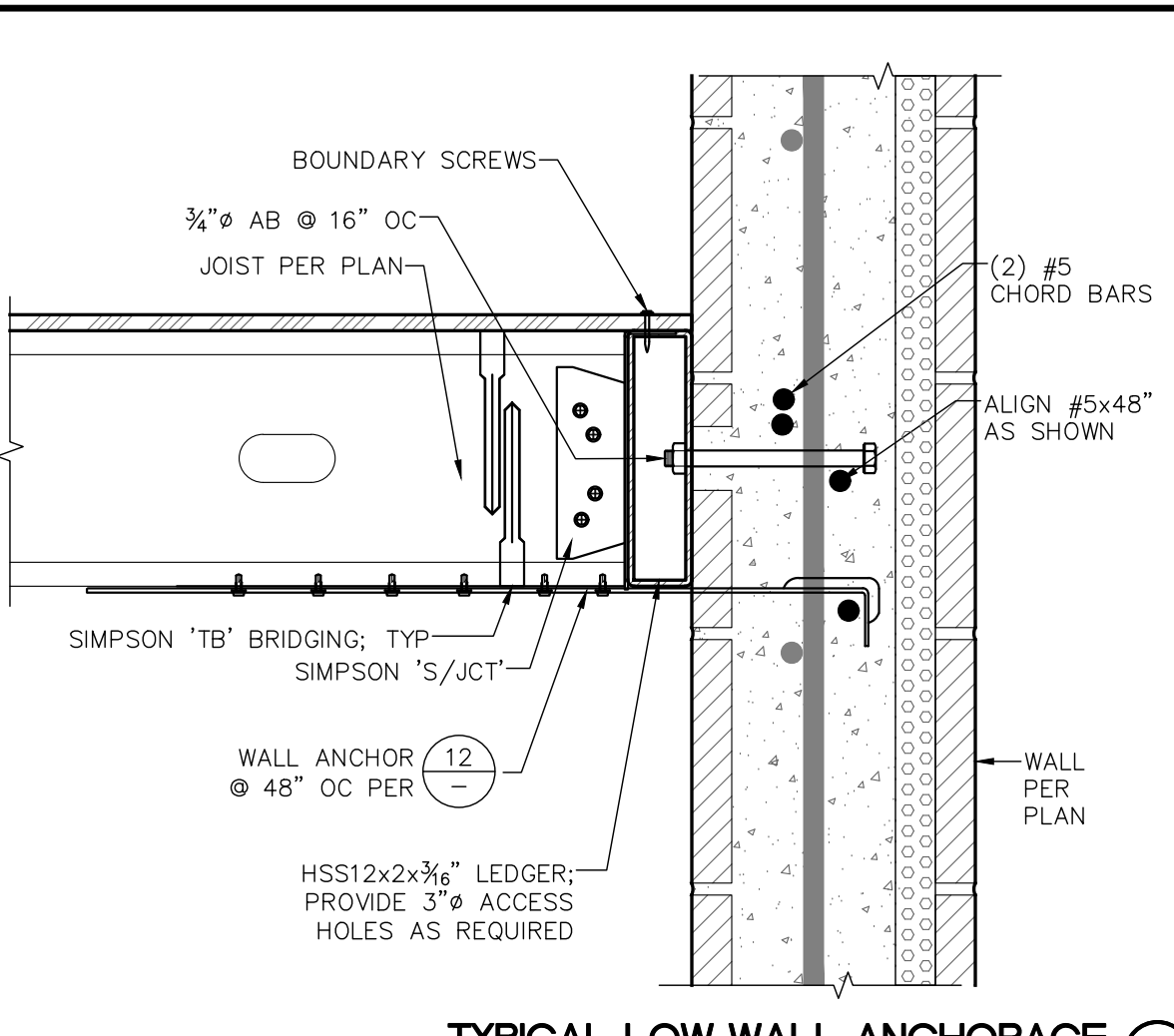
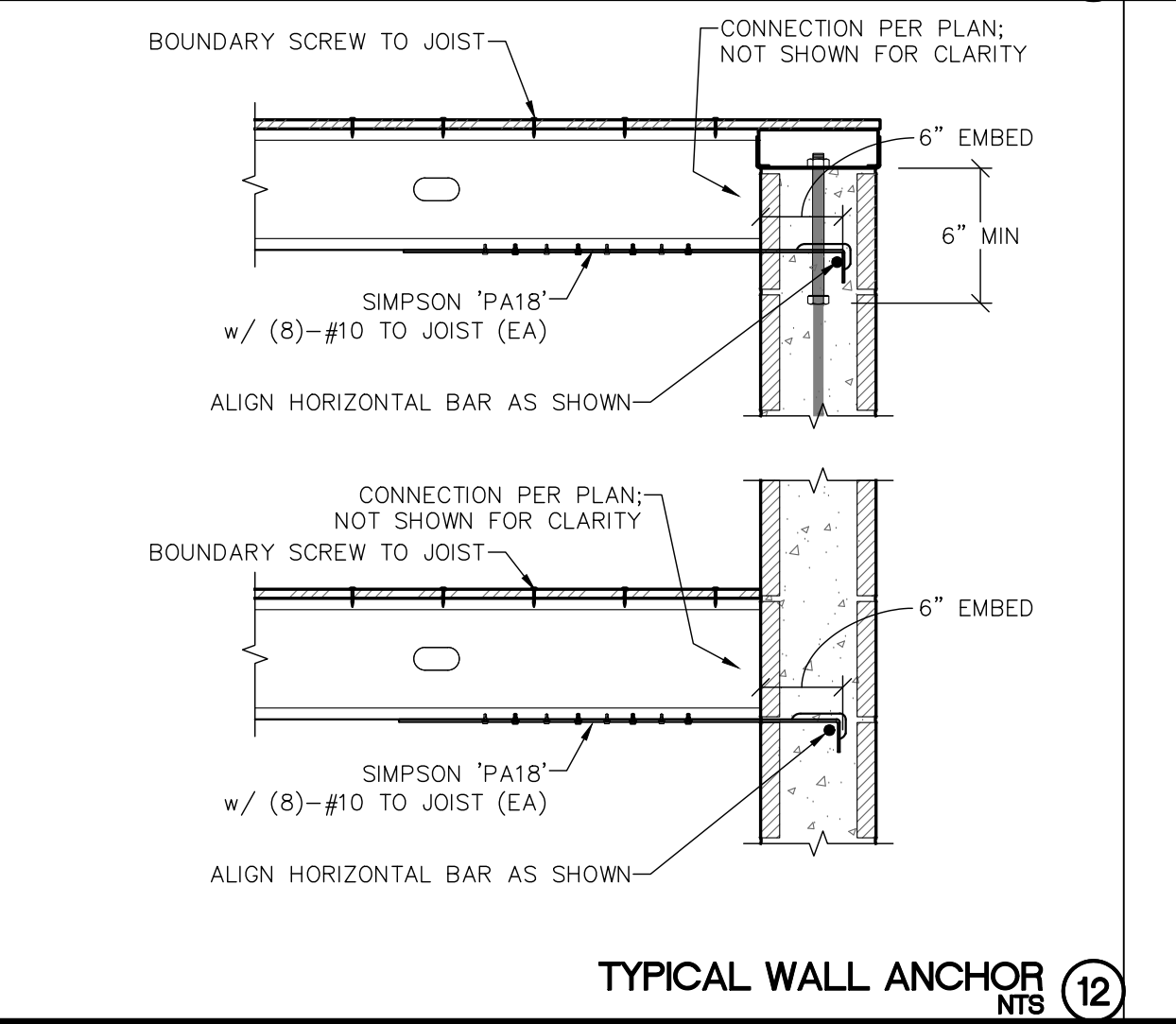
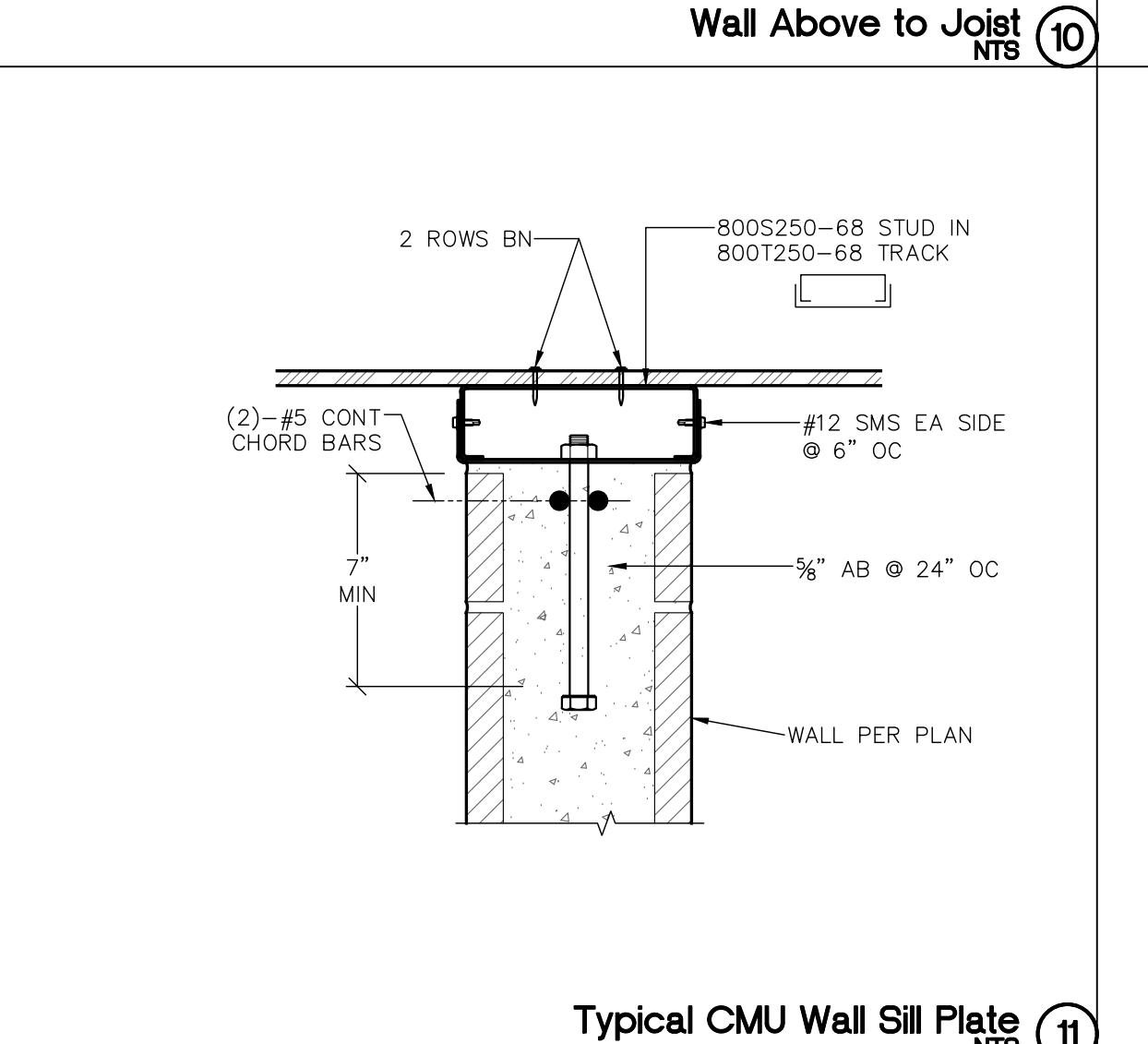
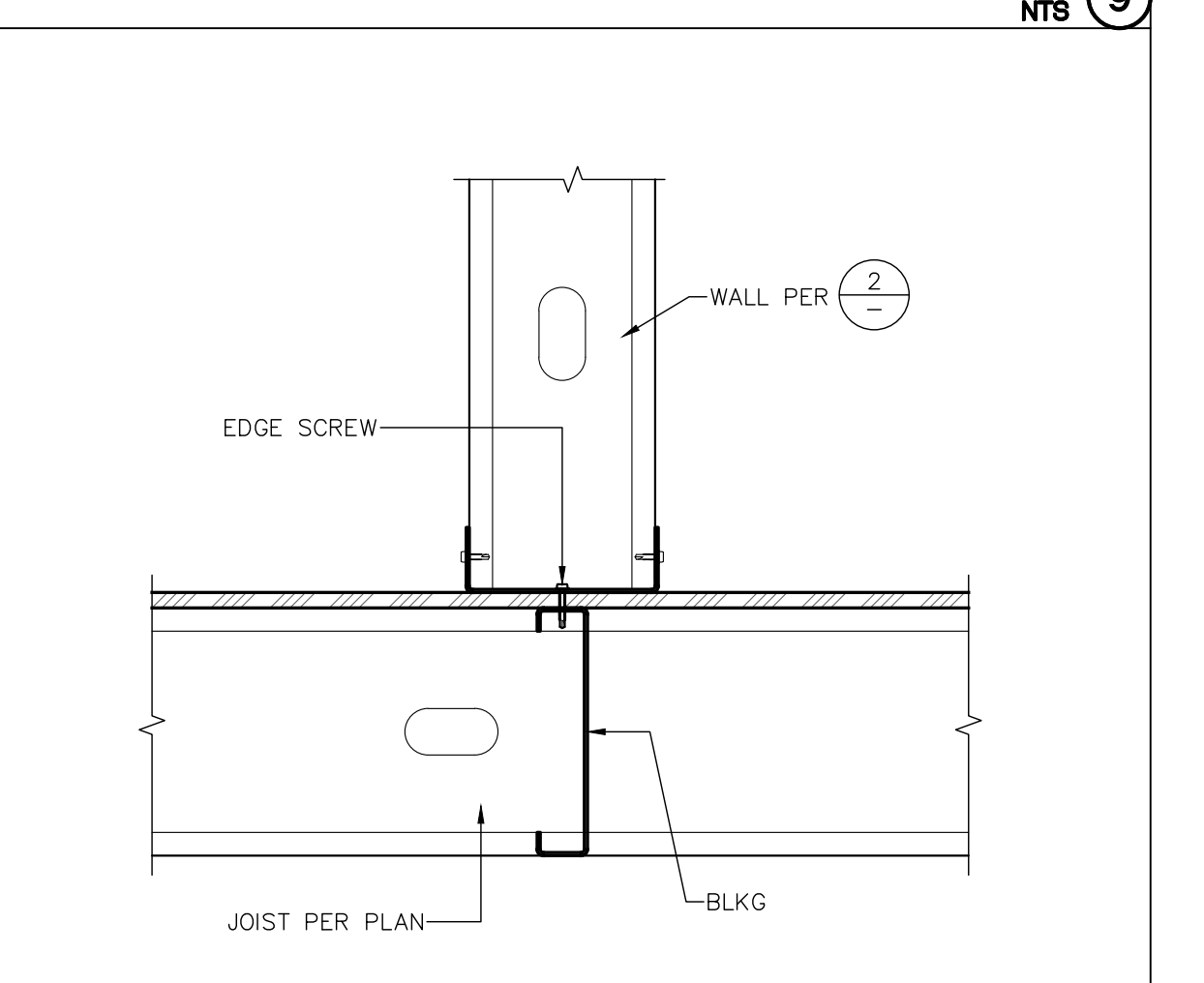
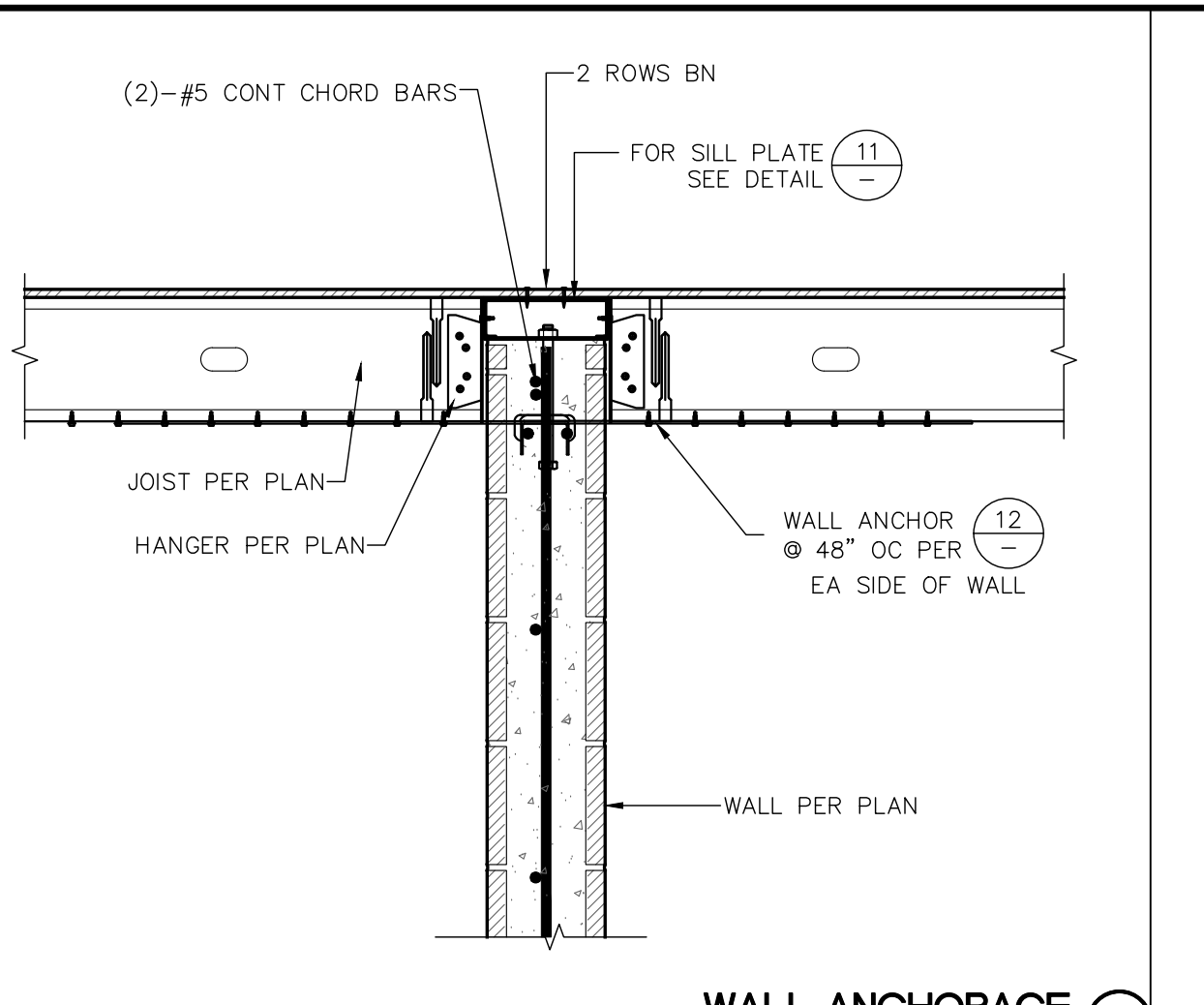
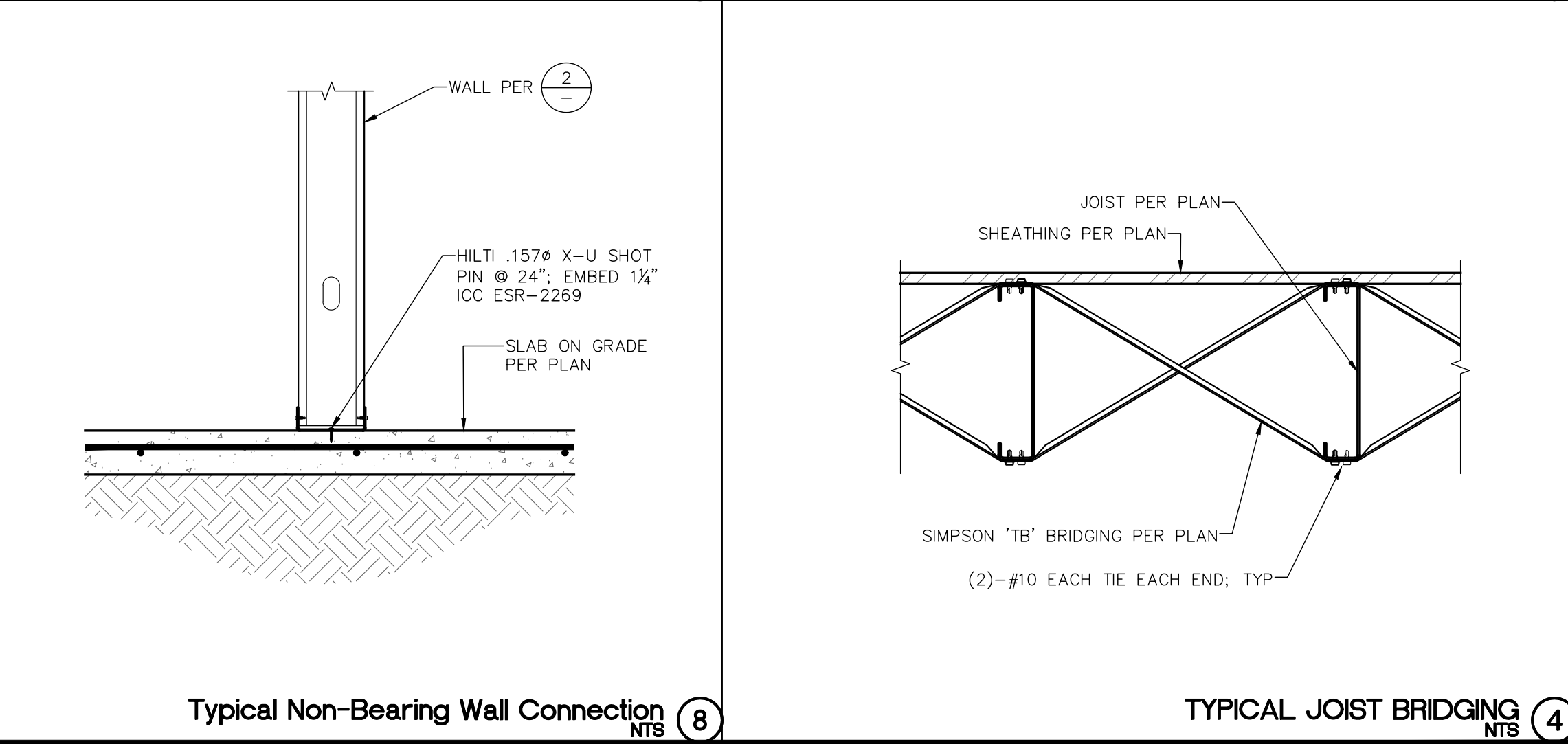
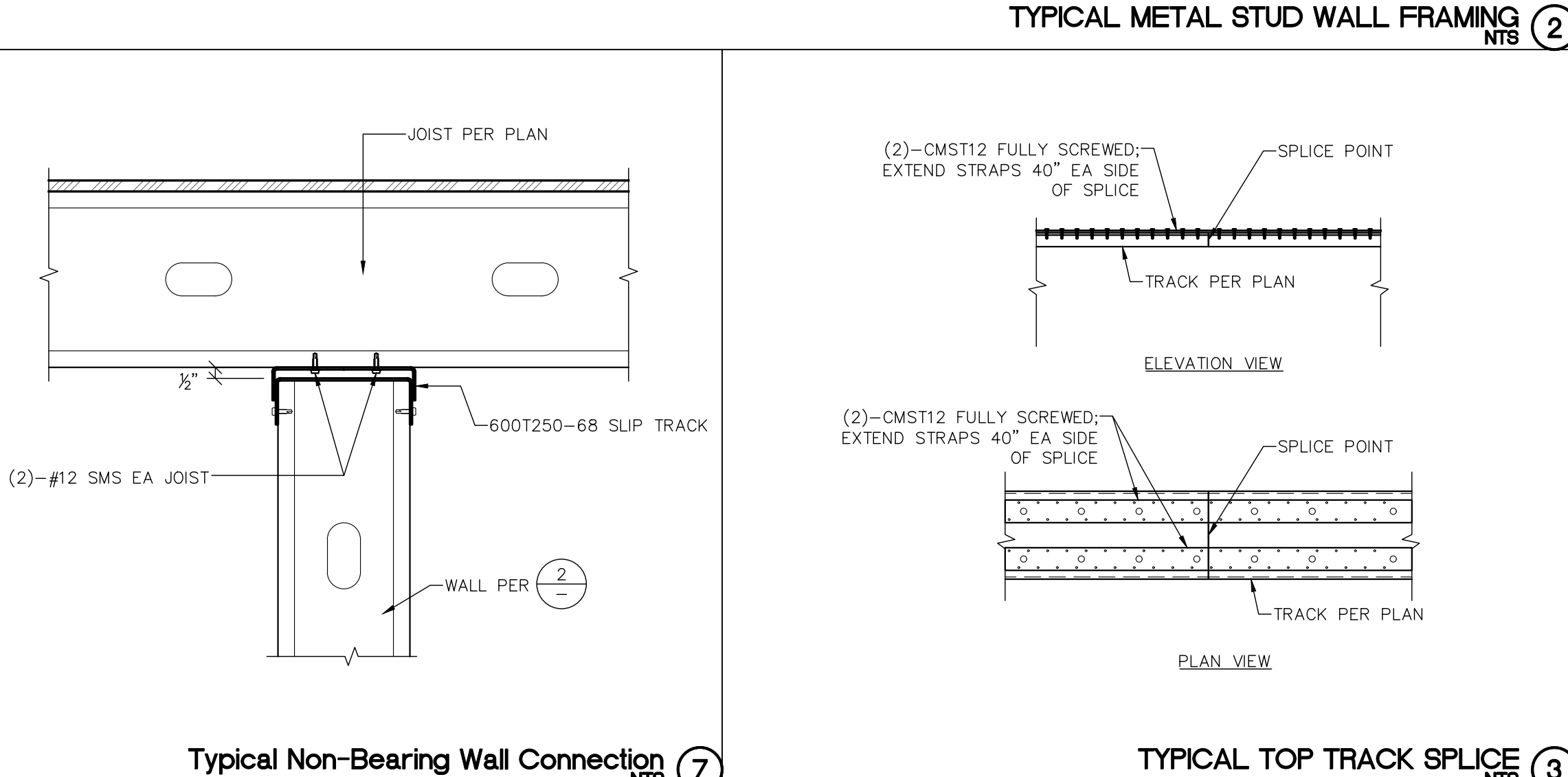
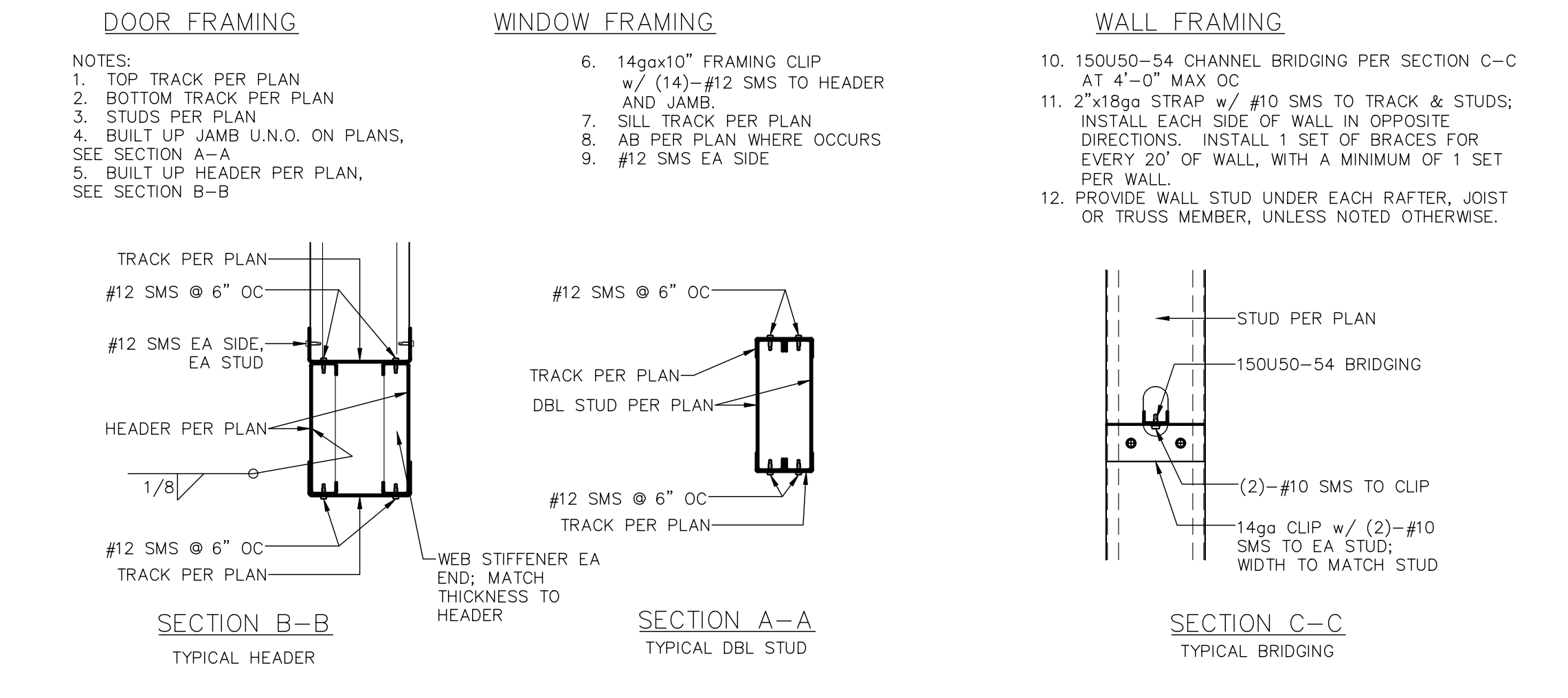
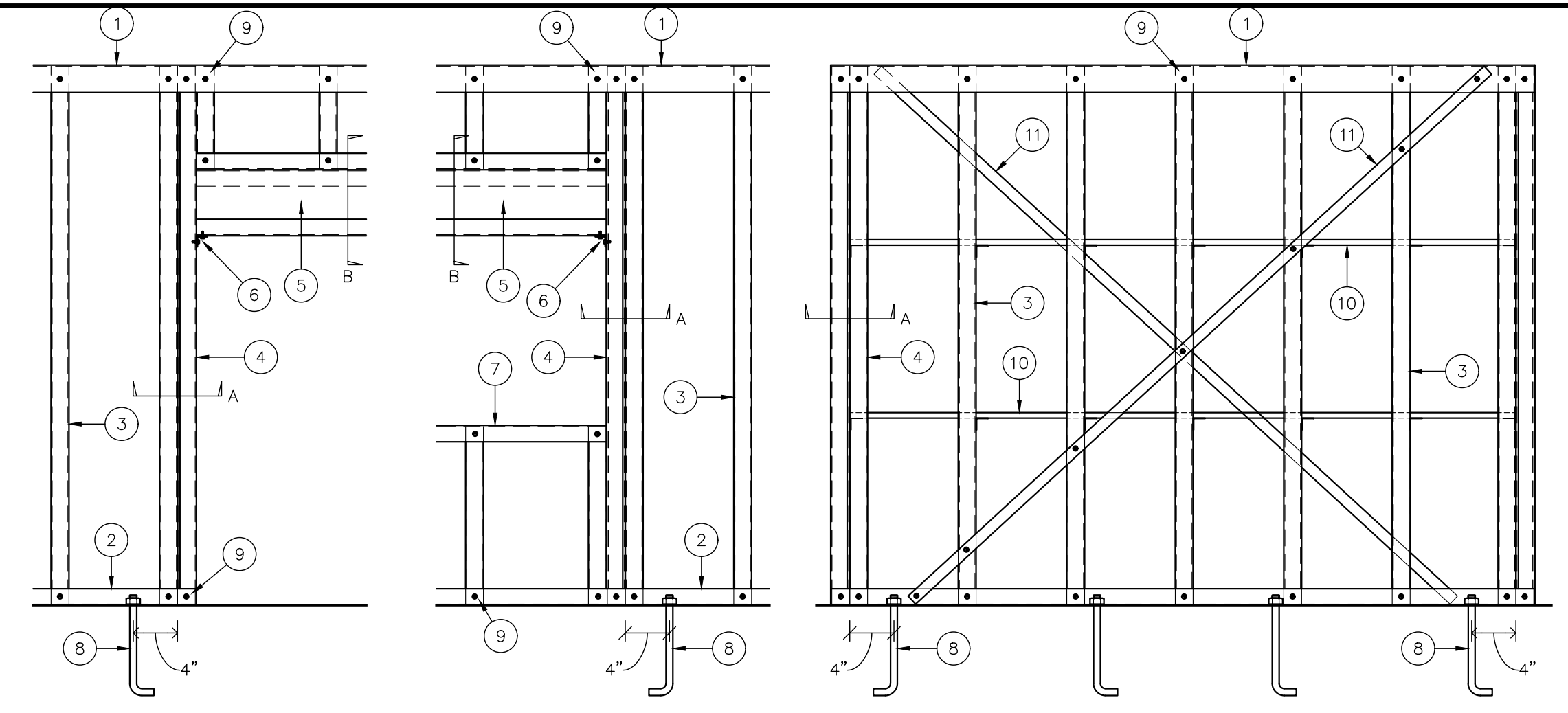
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NO.	REVISIONS

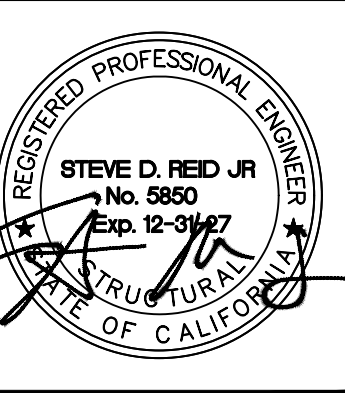
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SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:



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FRAMING DETAILS

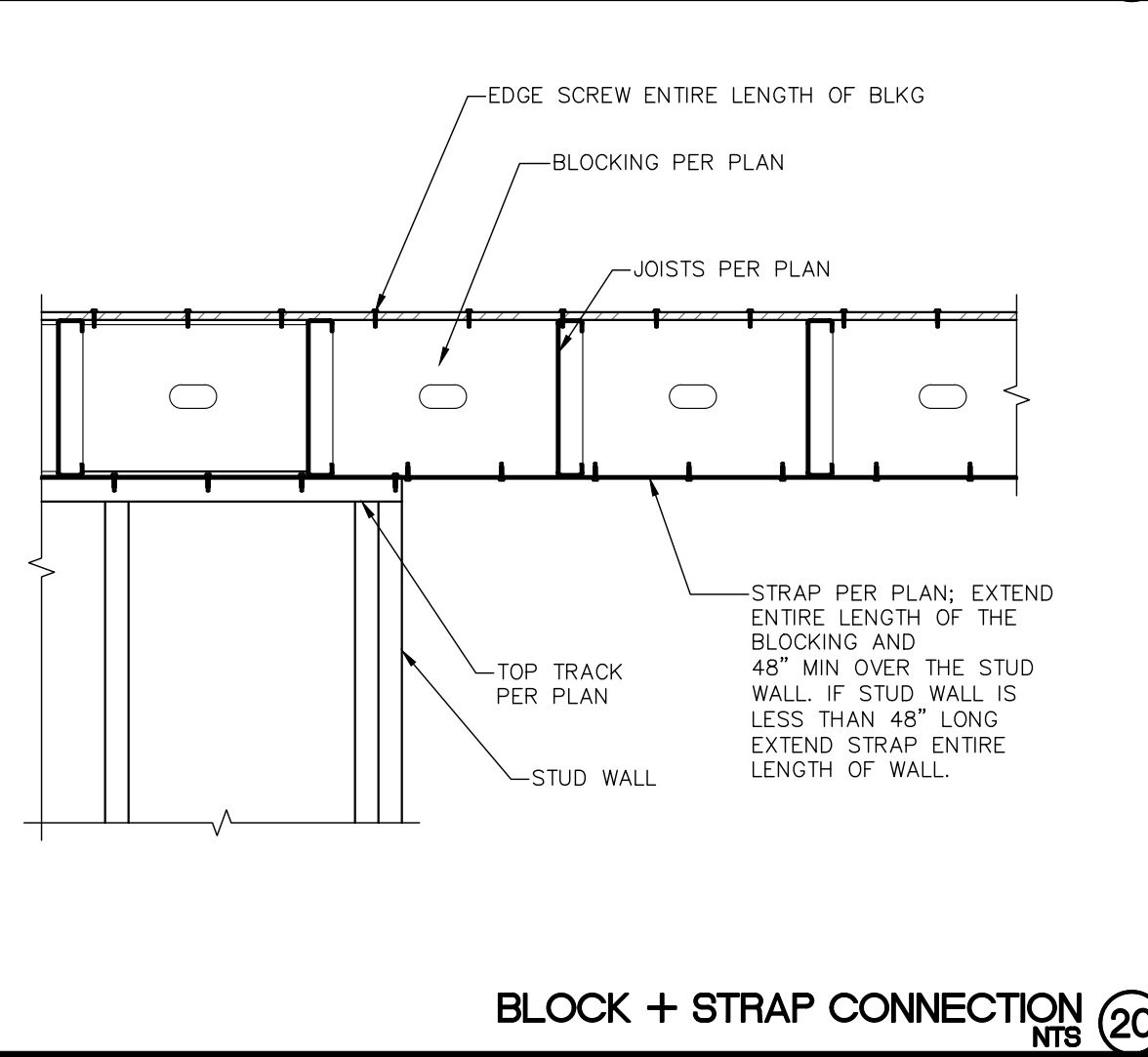
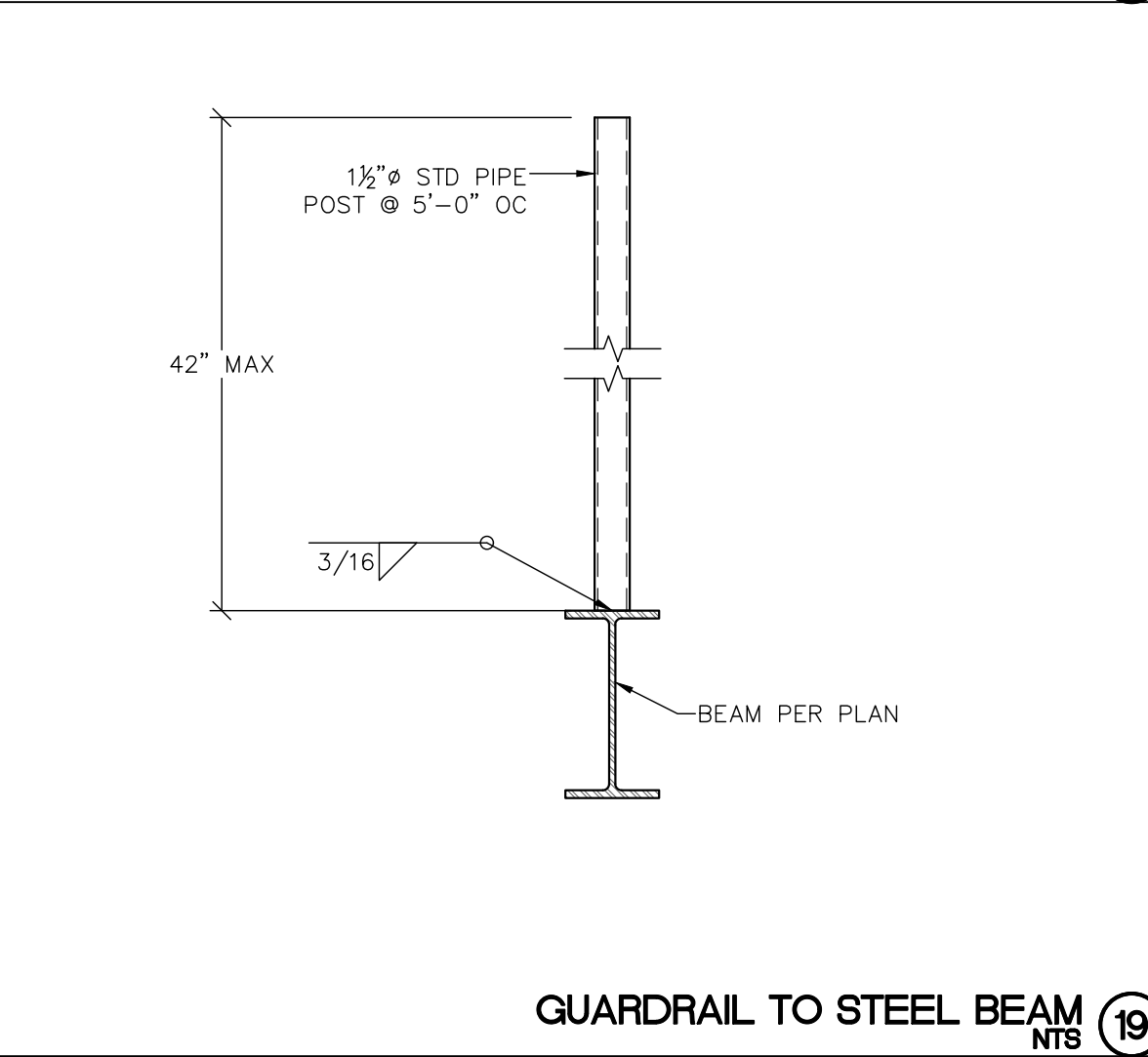
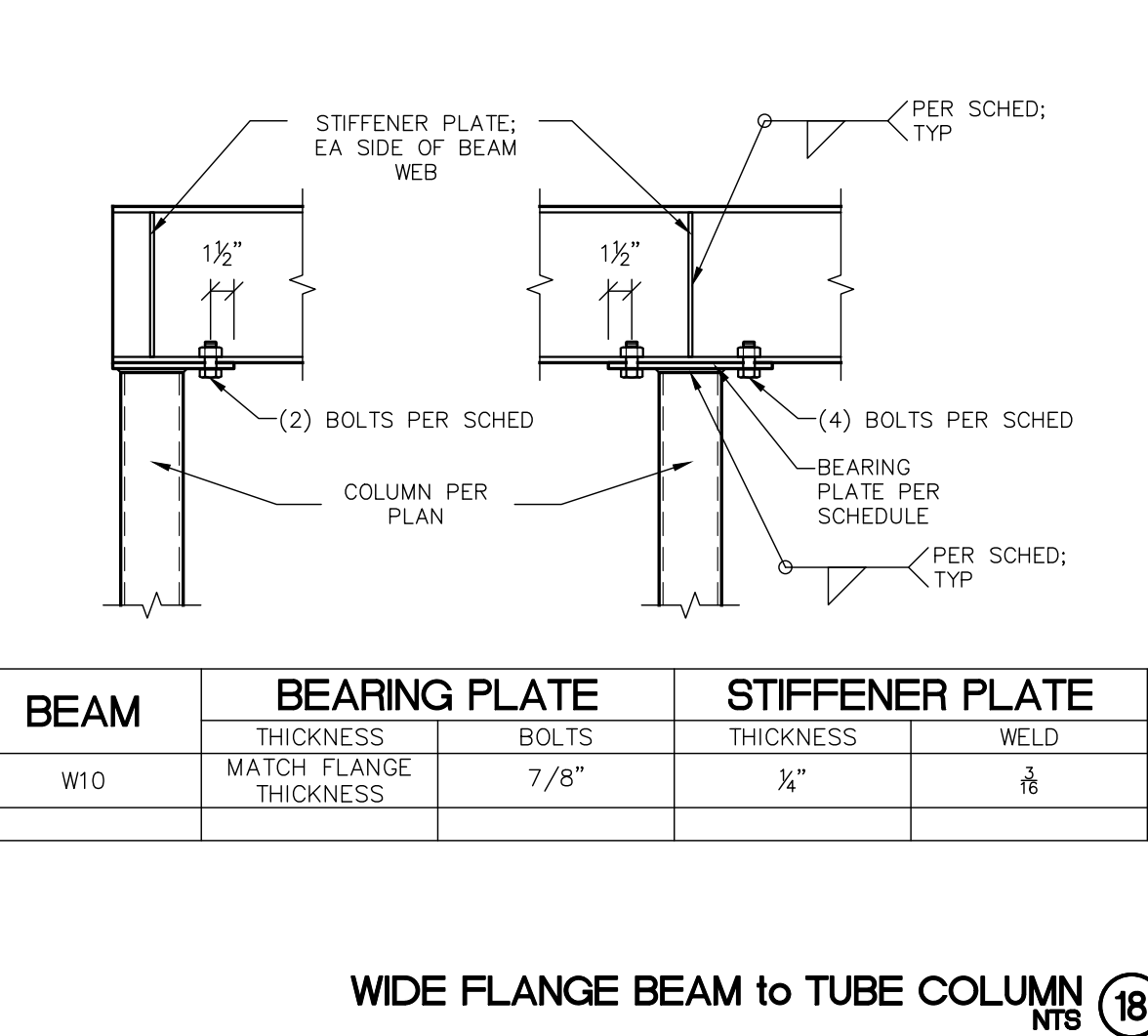
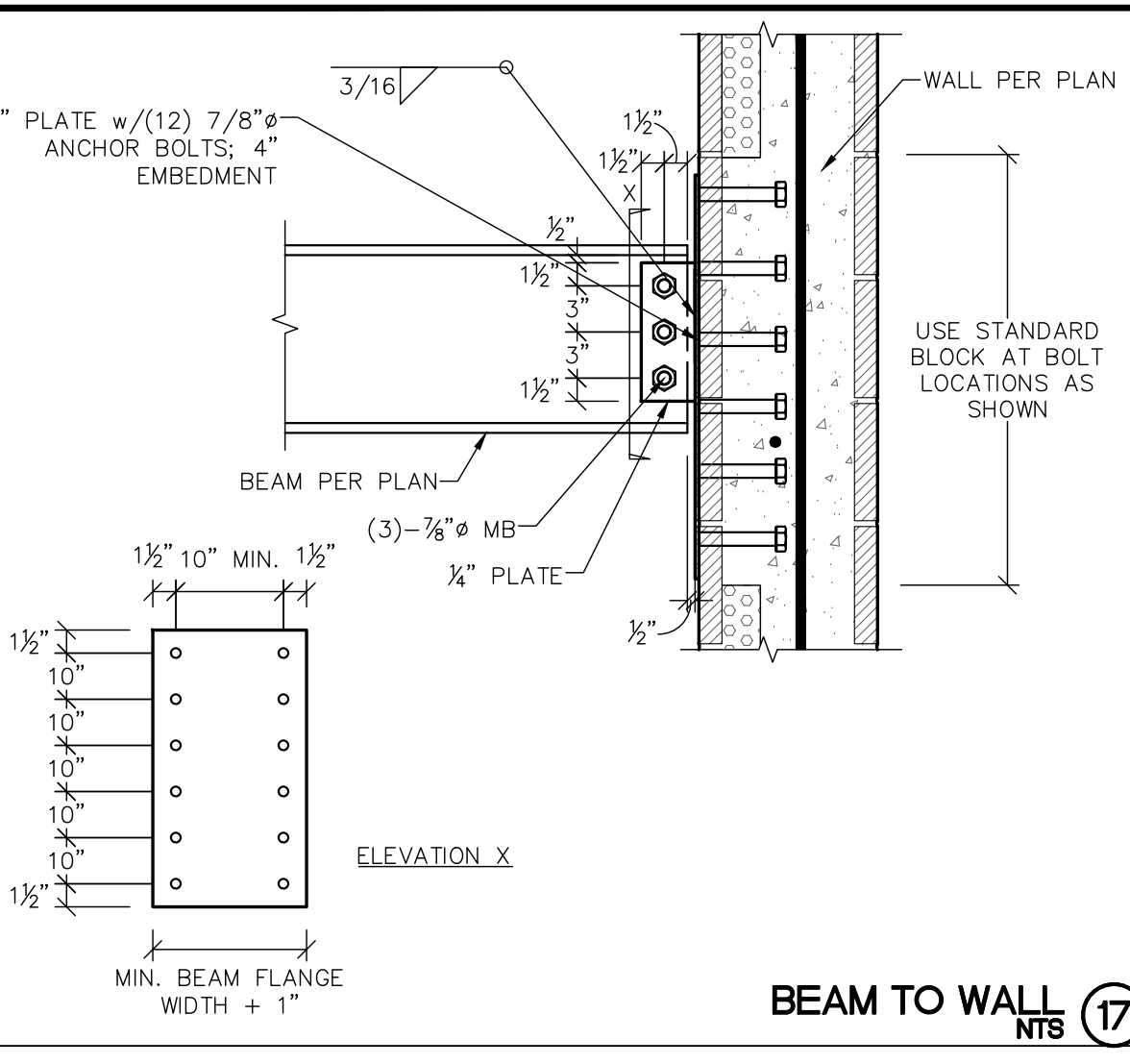
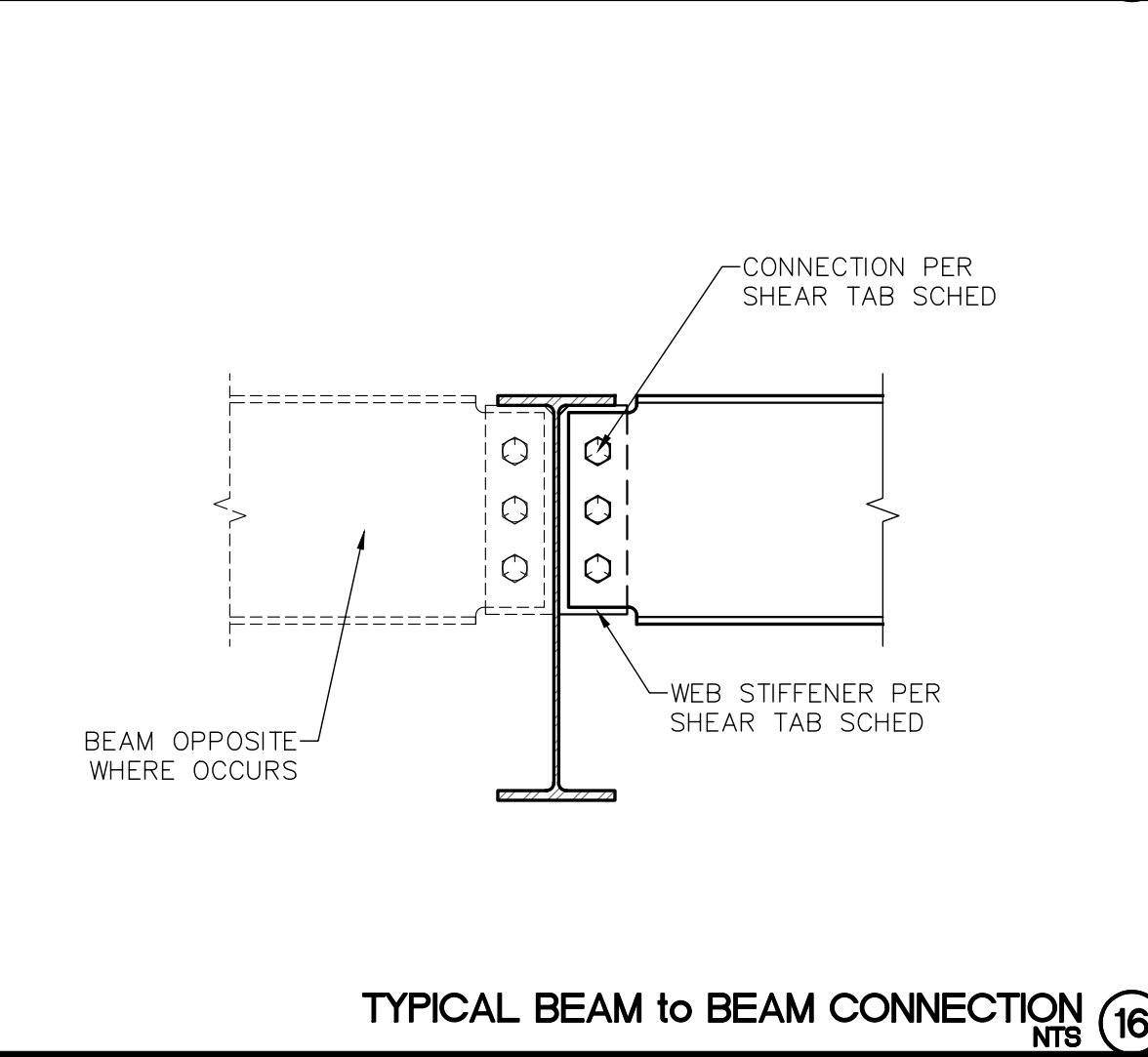
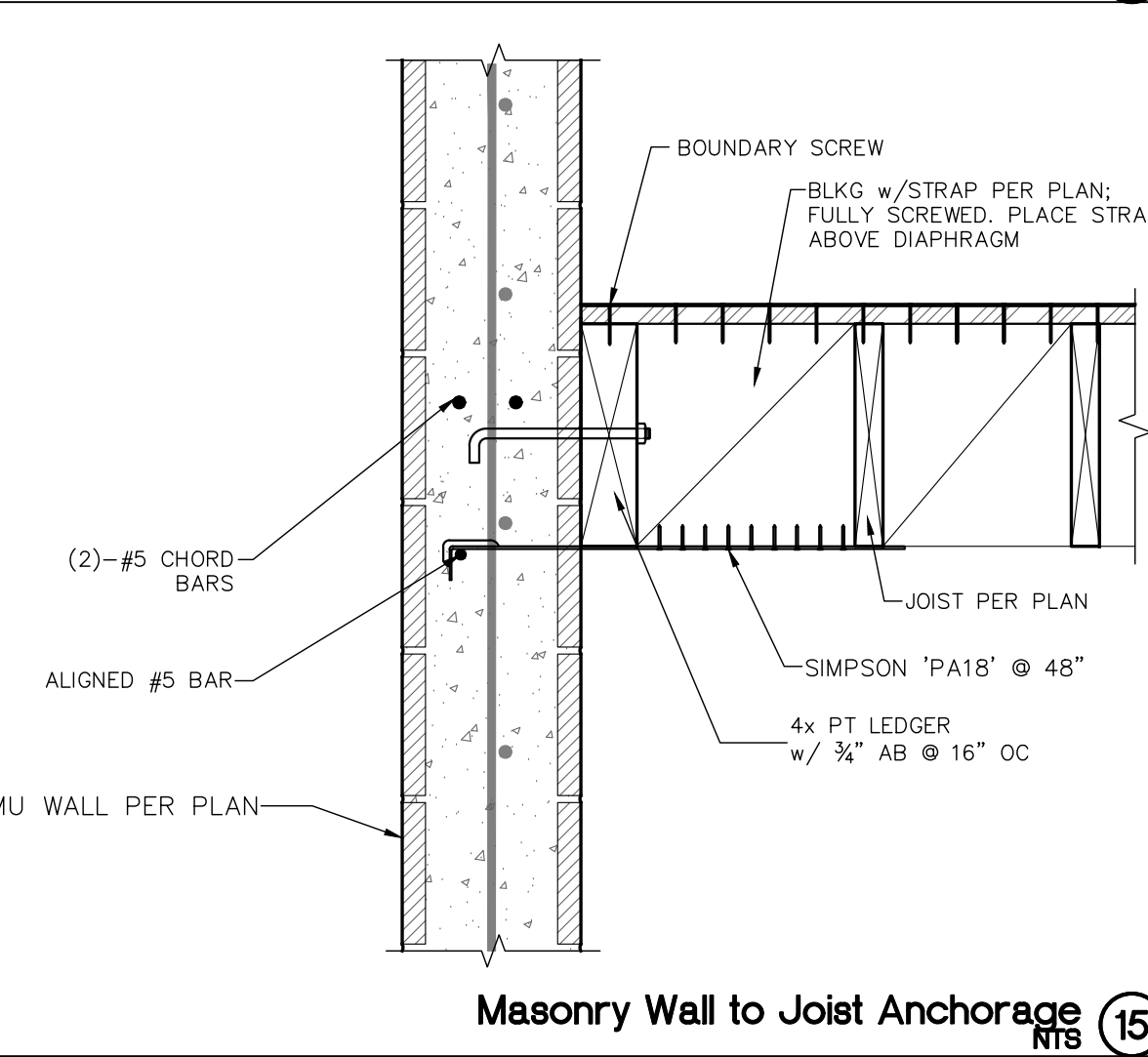
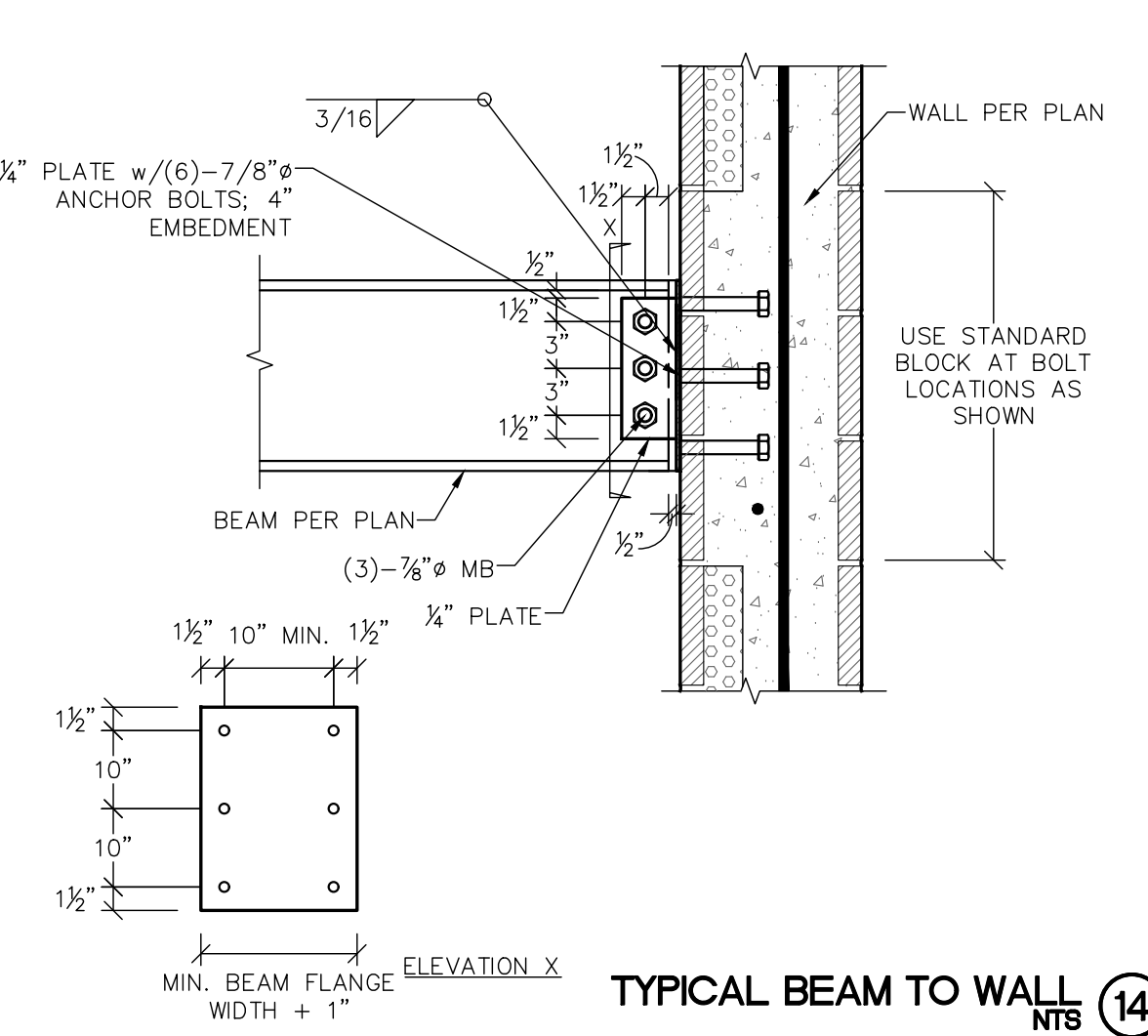
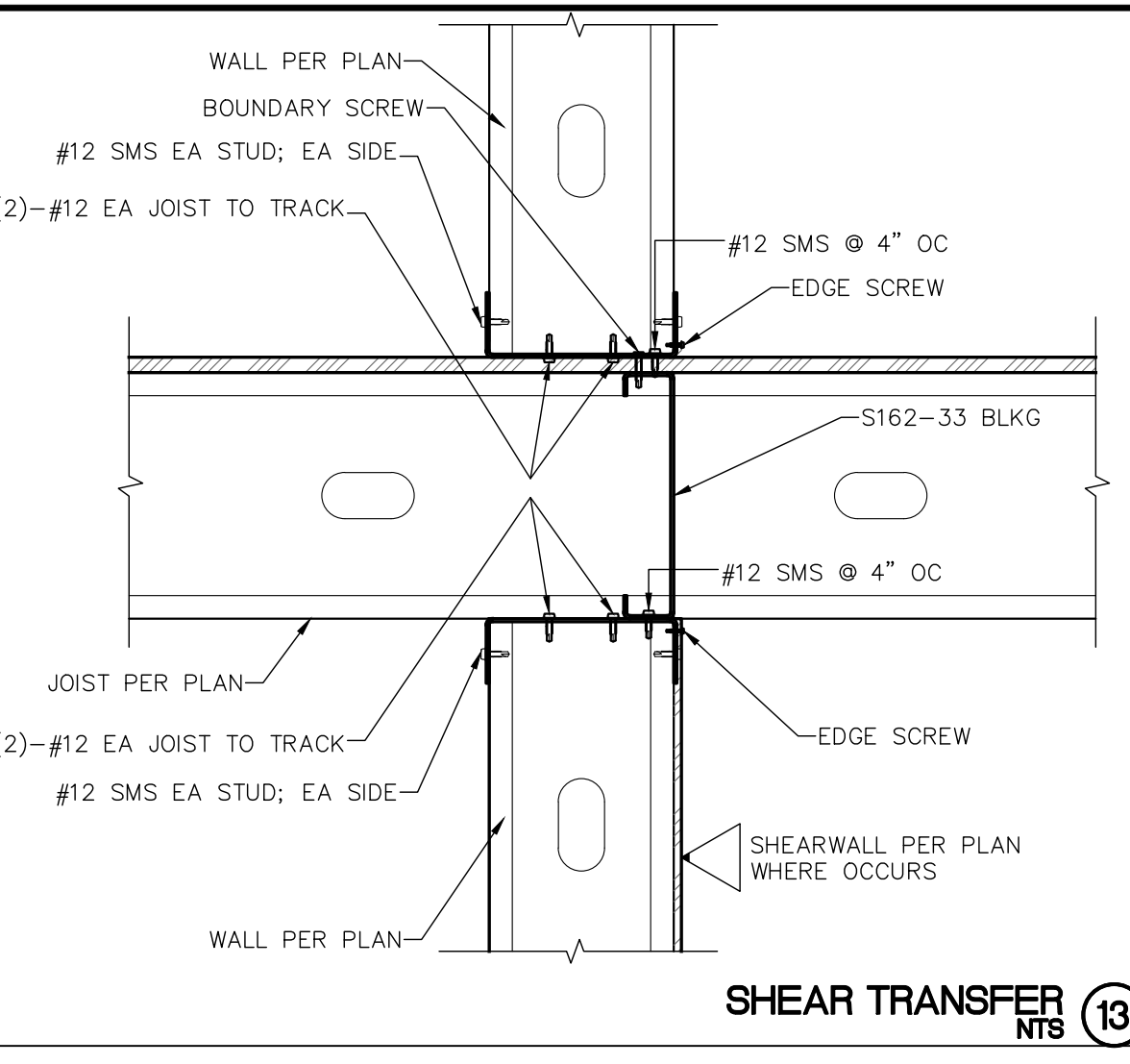
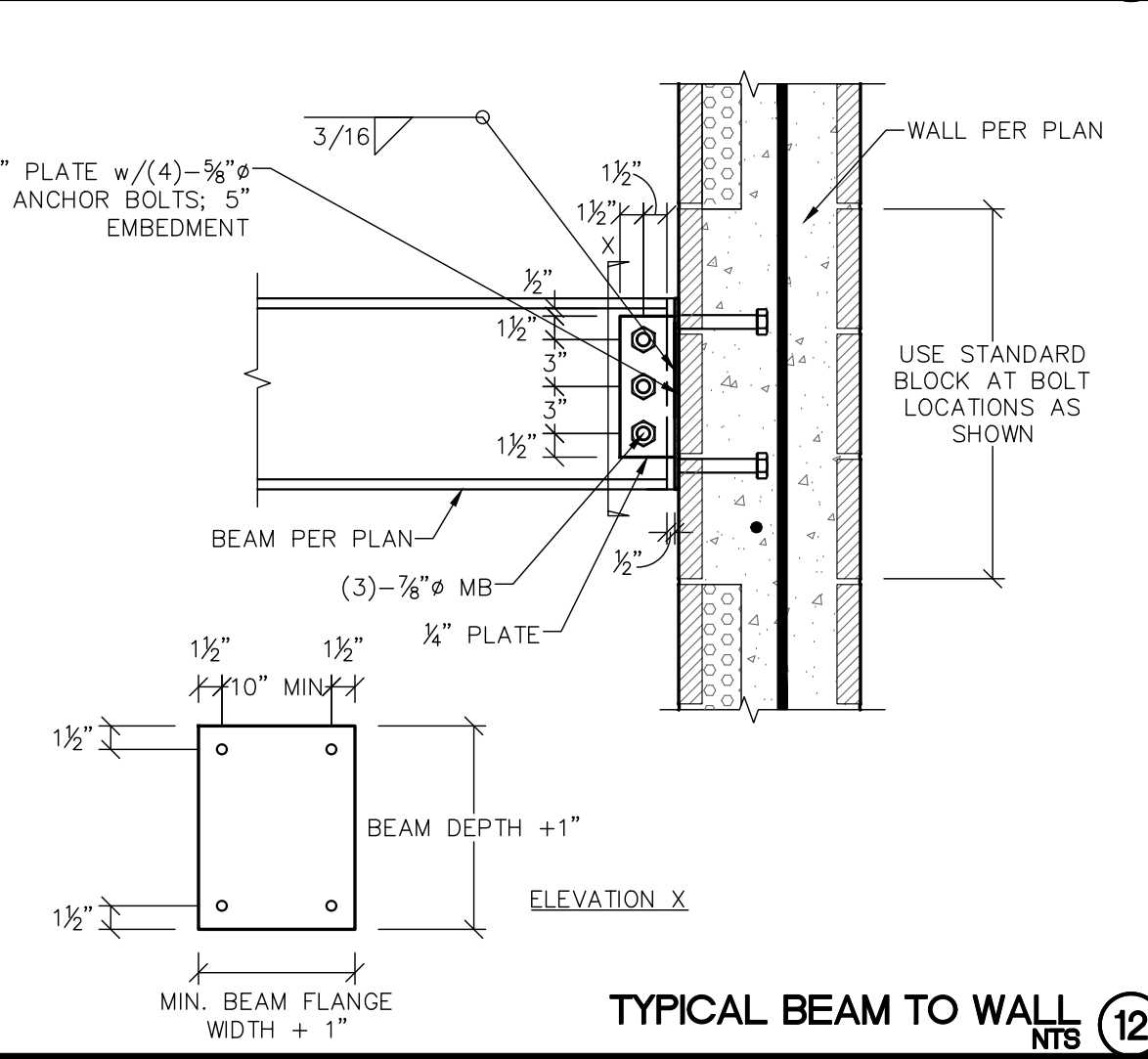
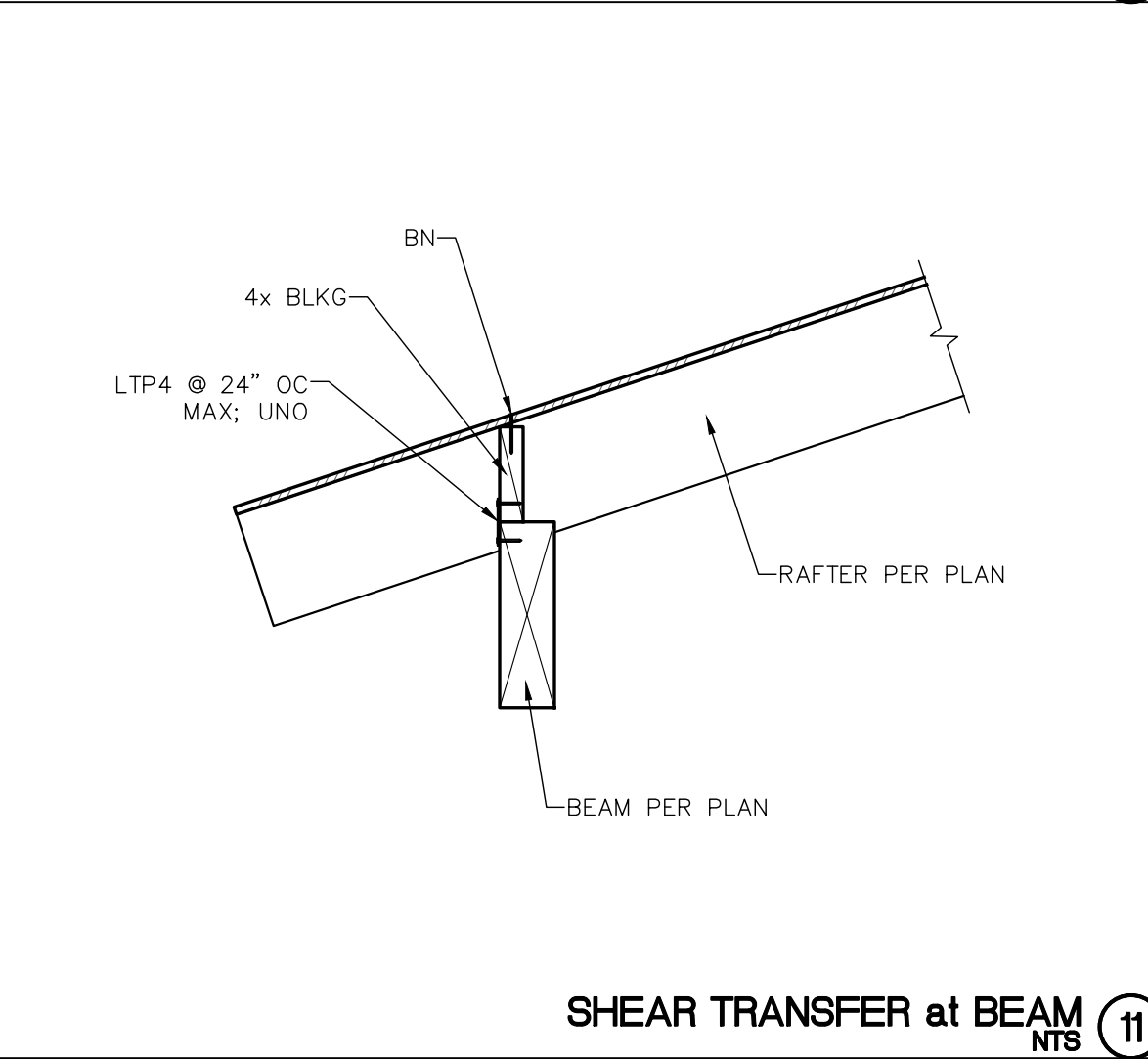
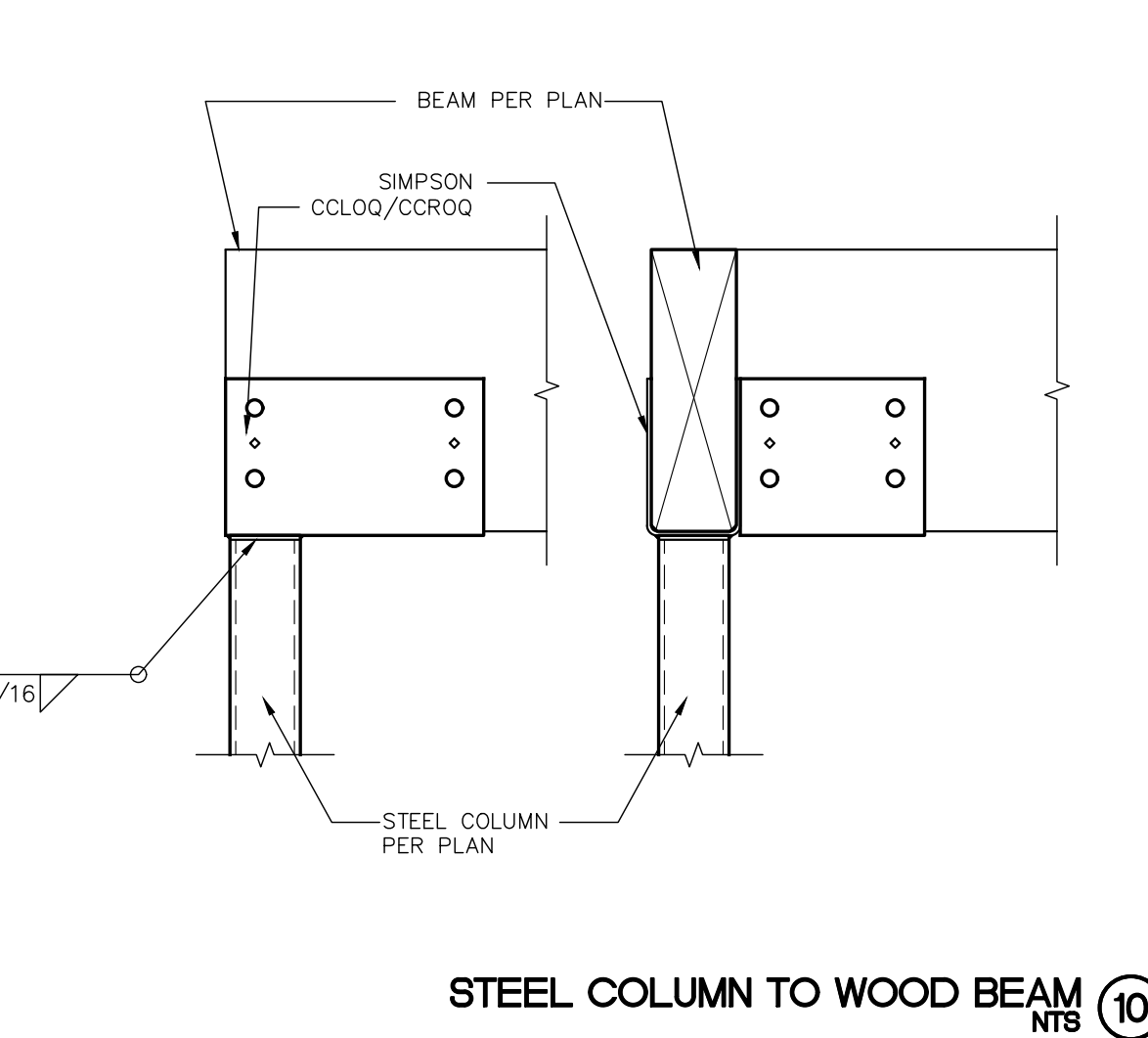
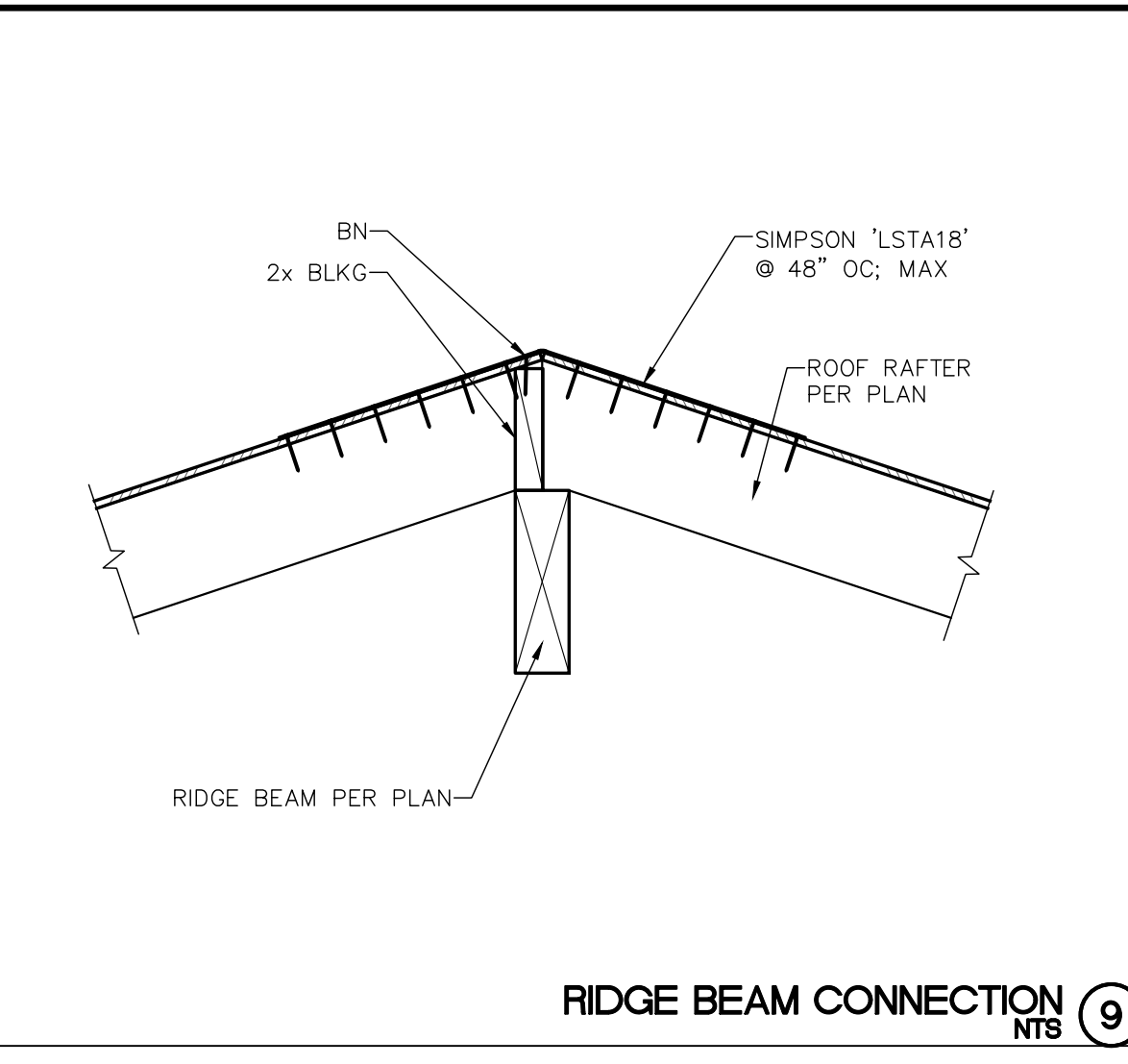
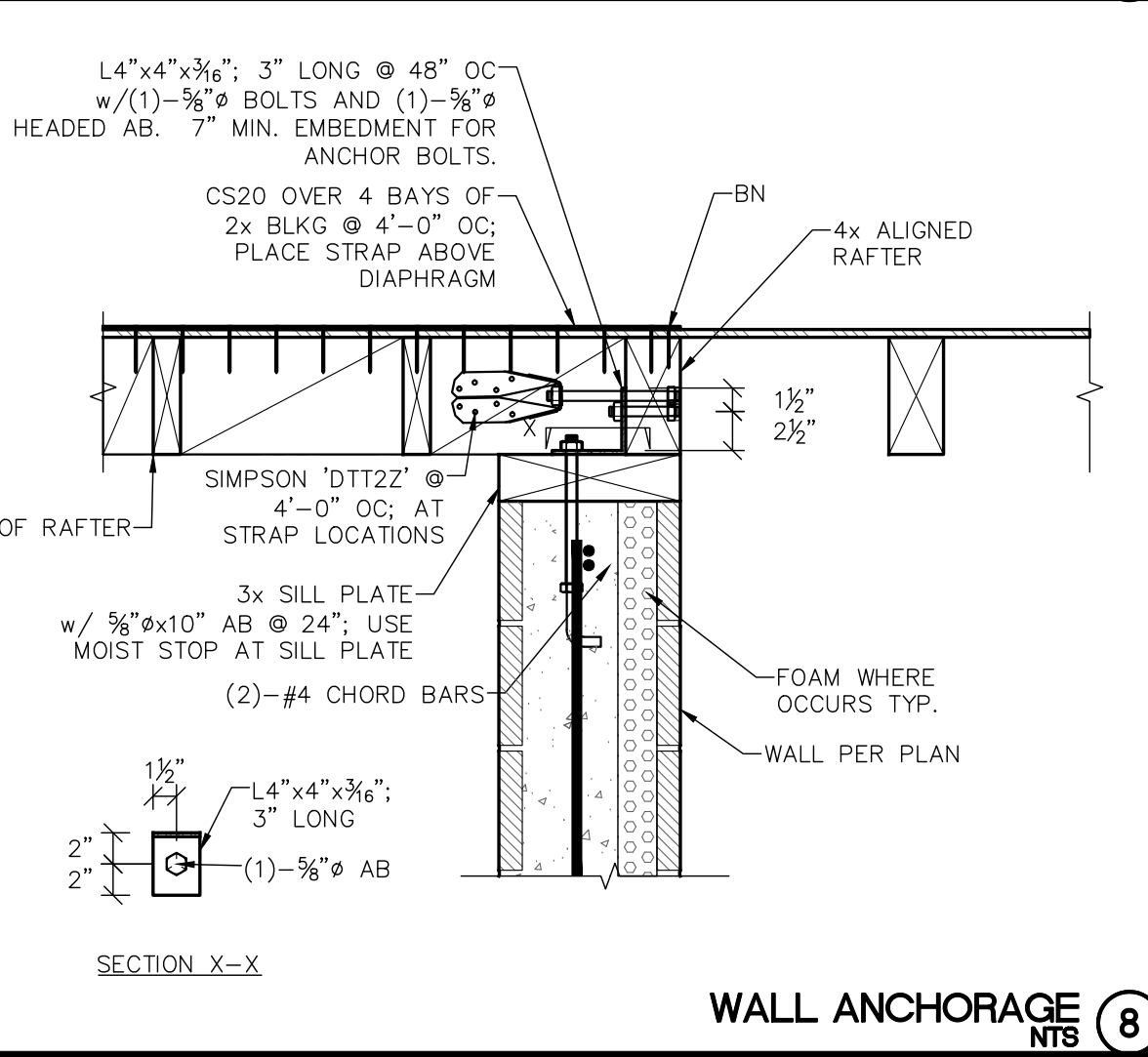
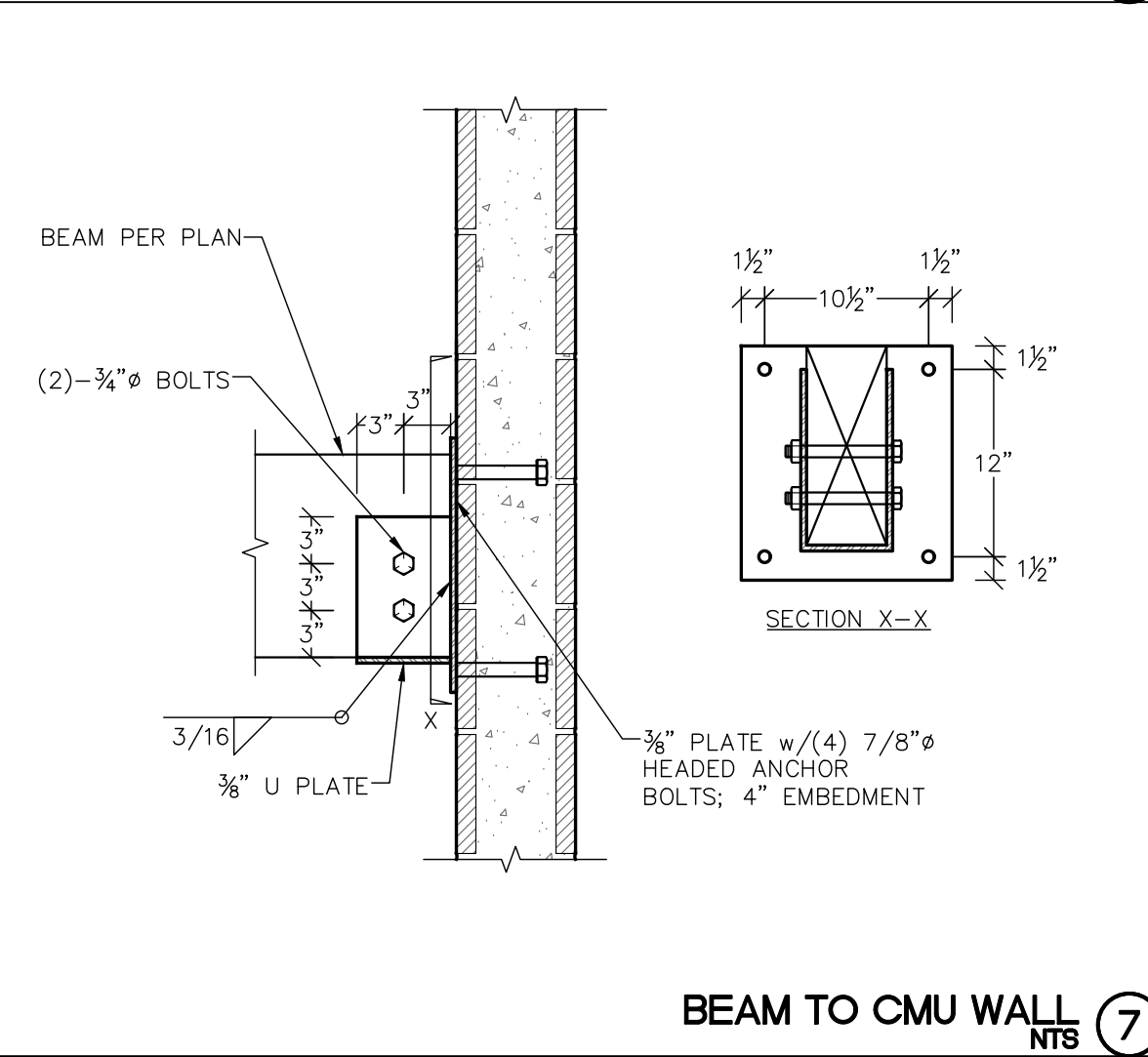
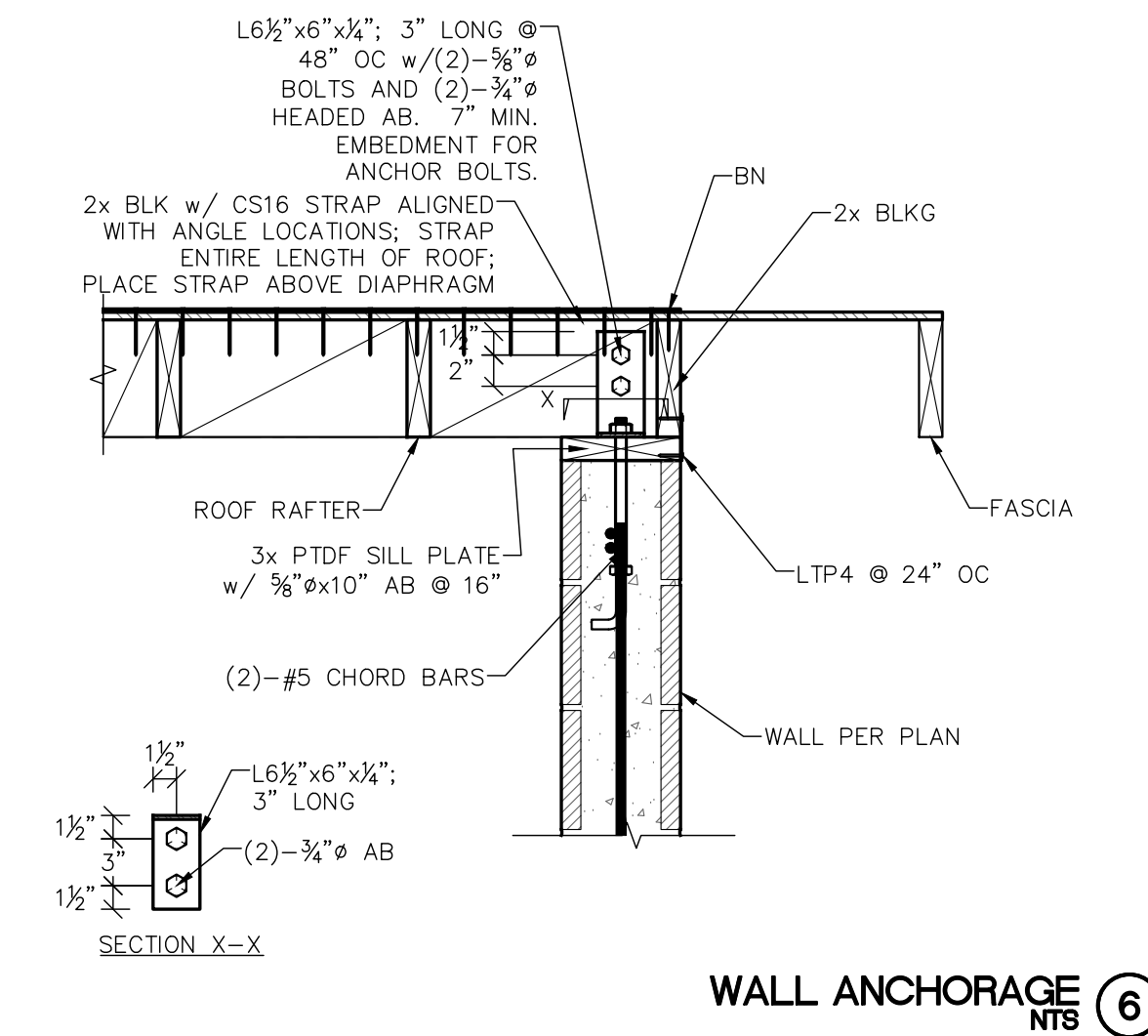
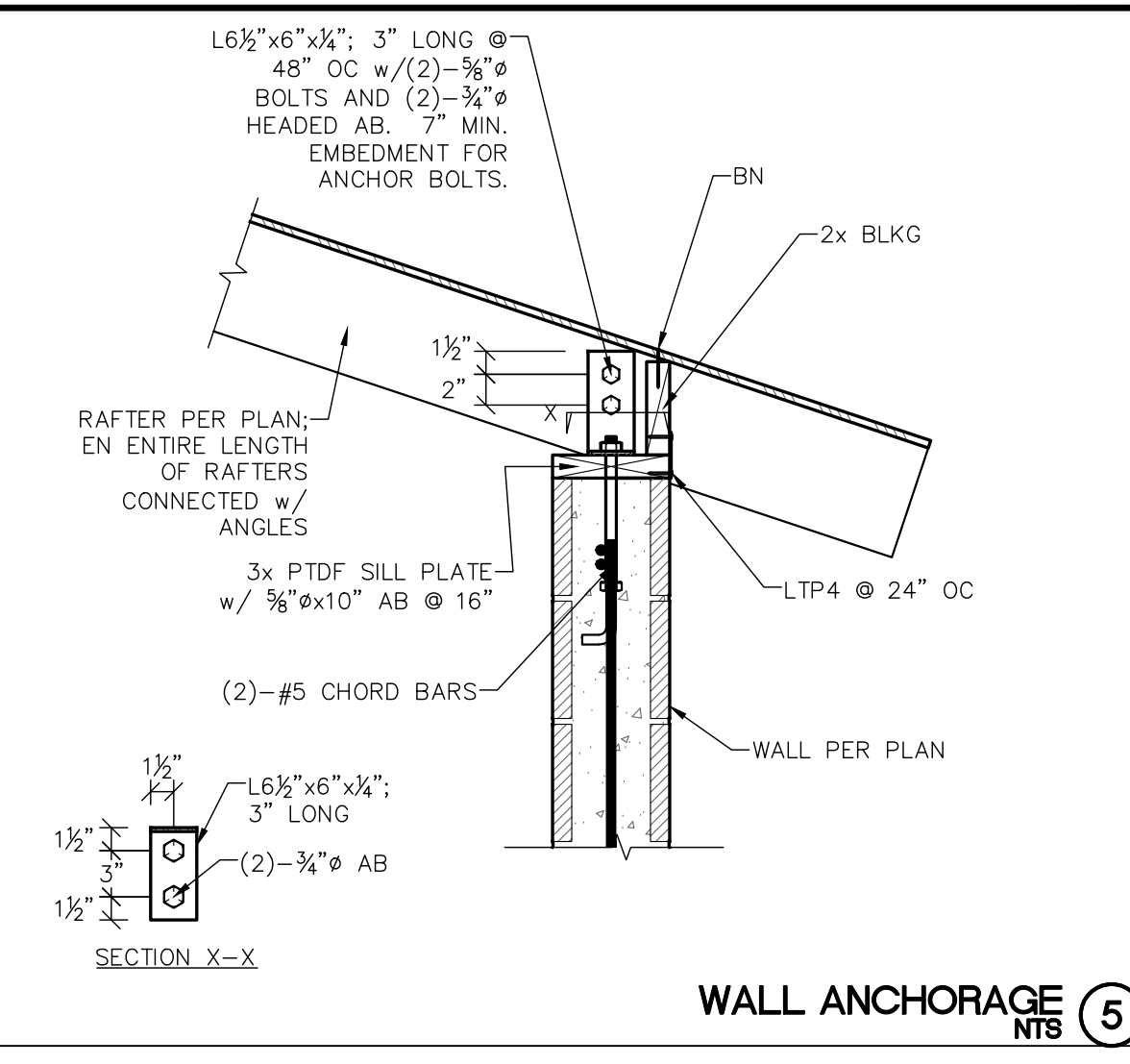
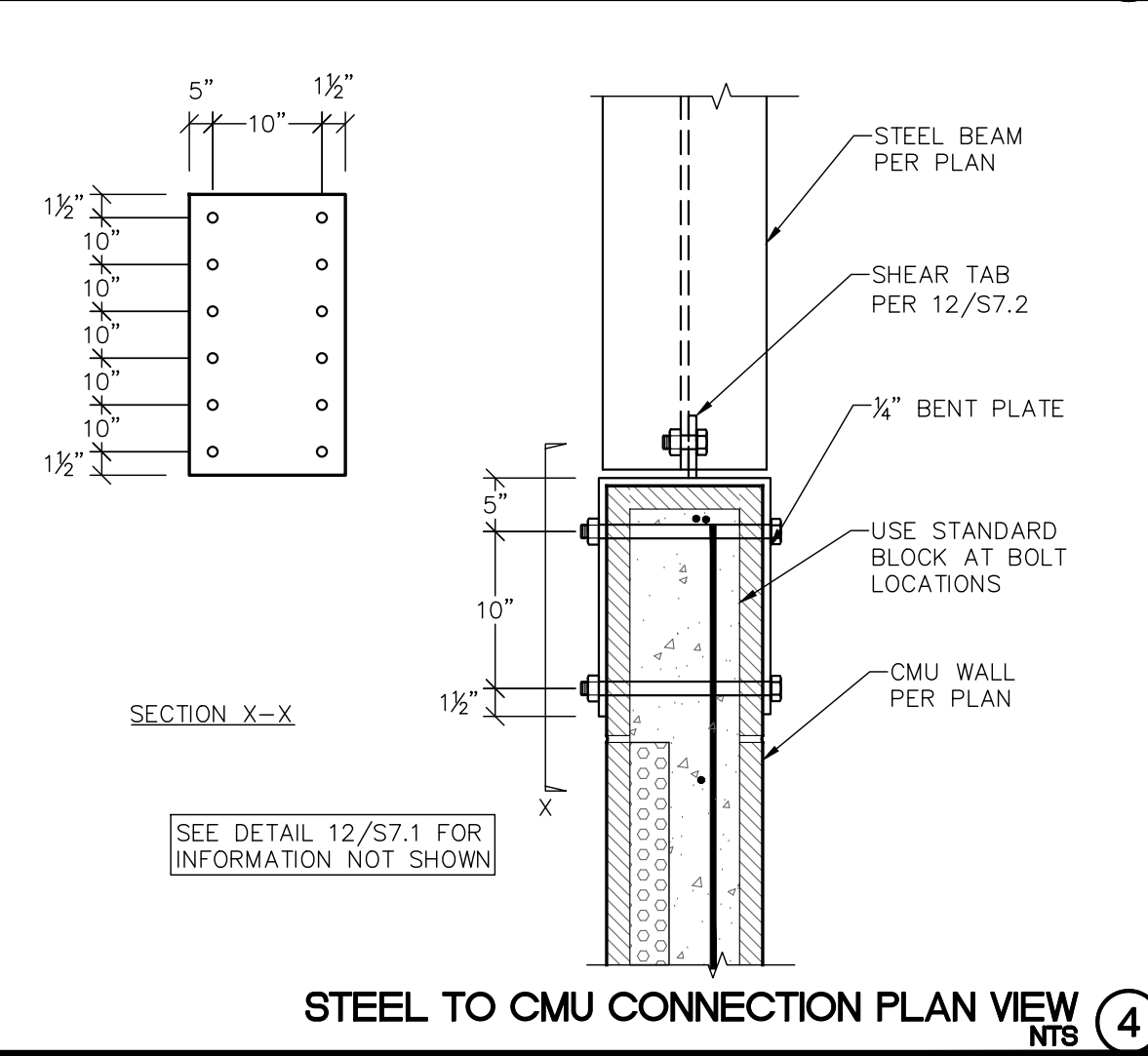
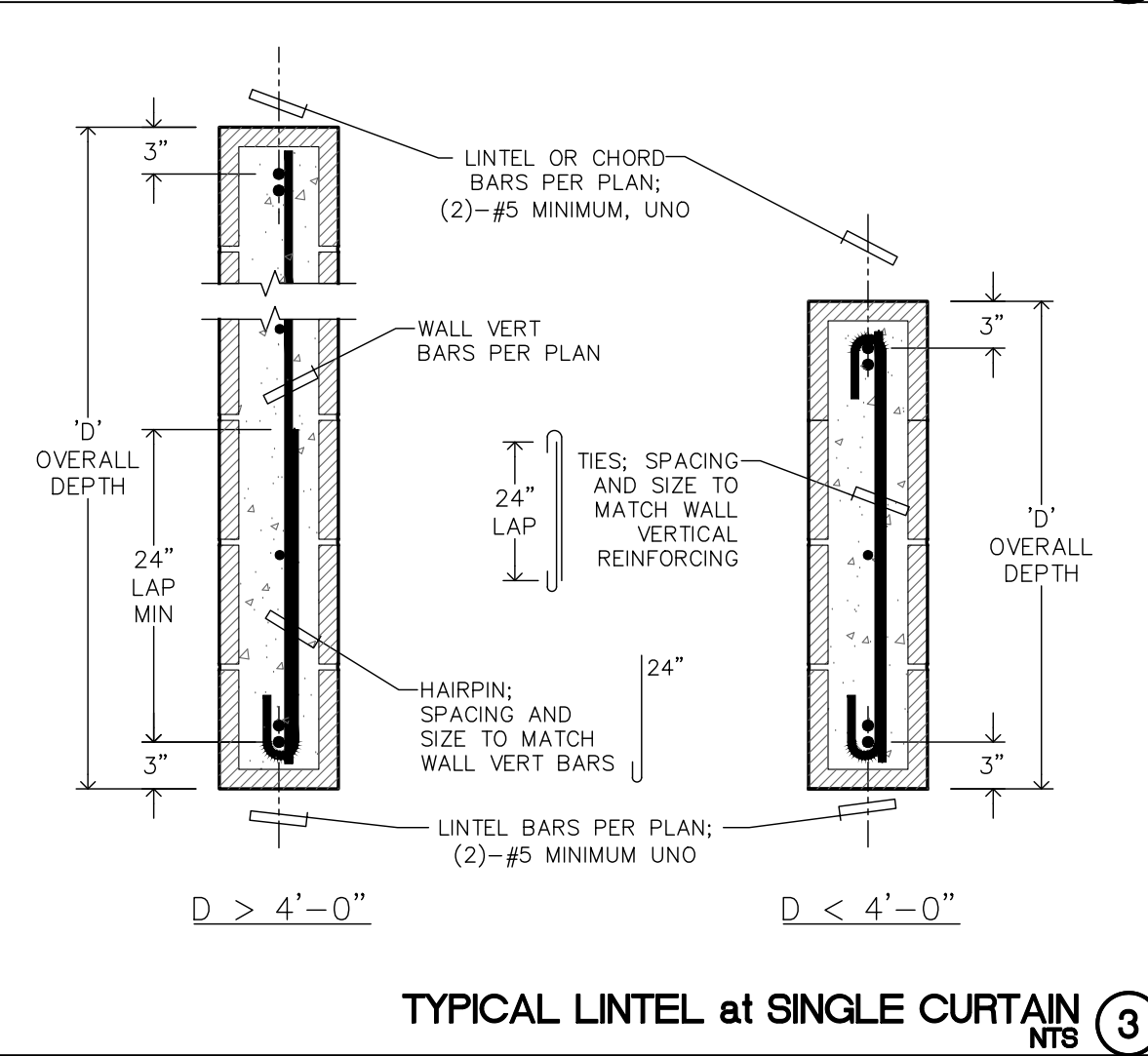
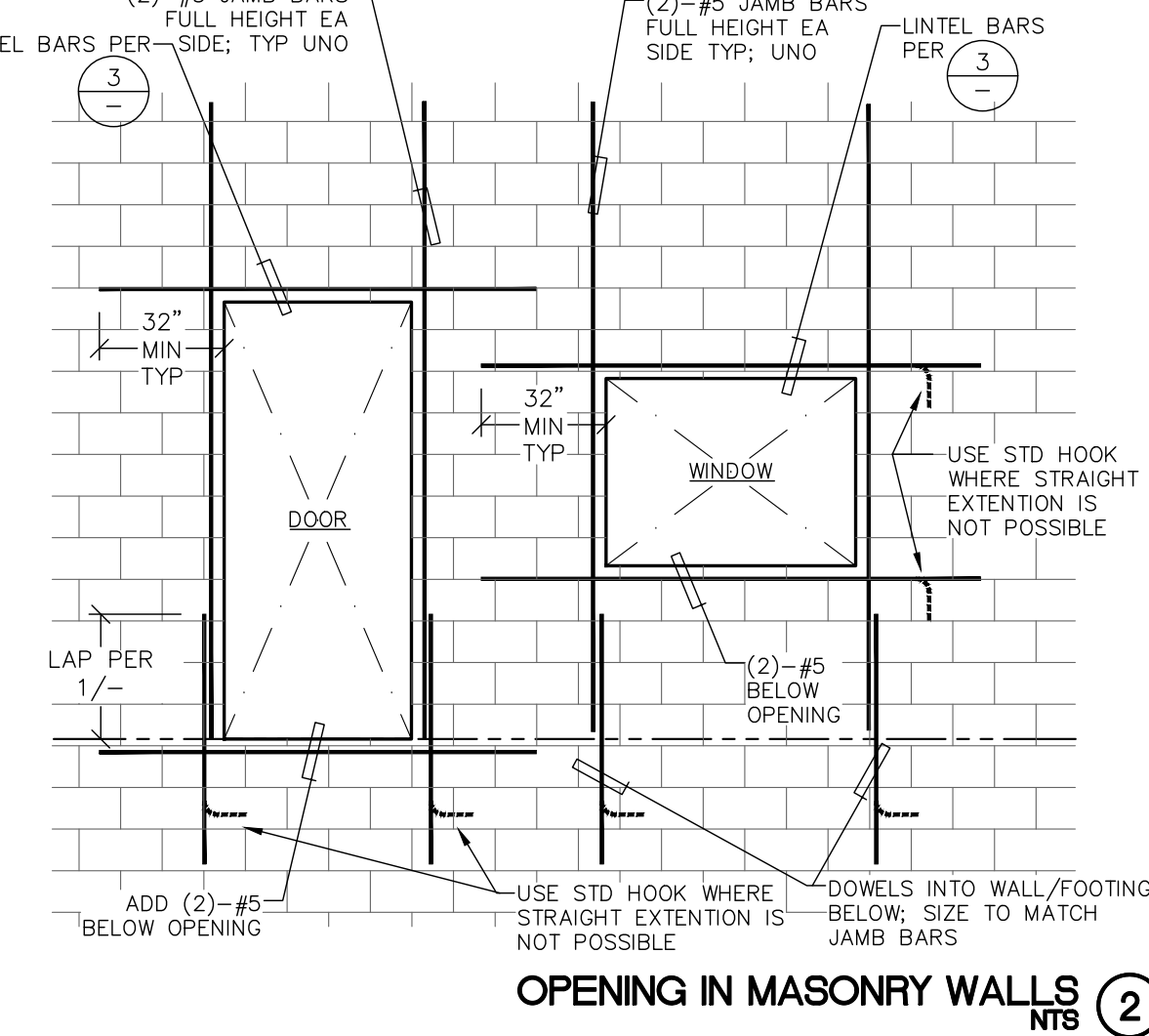
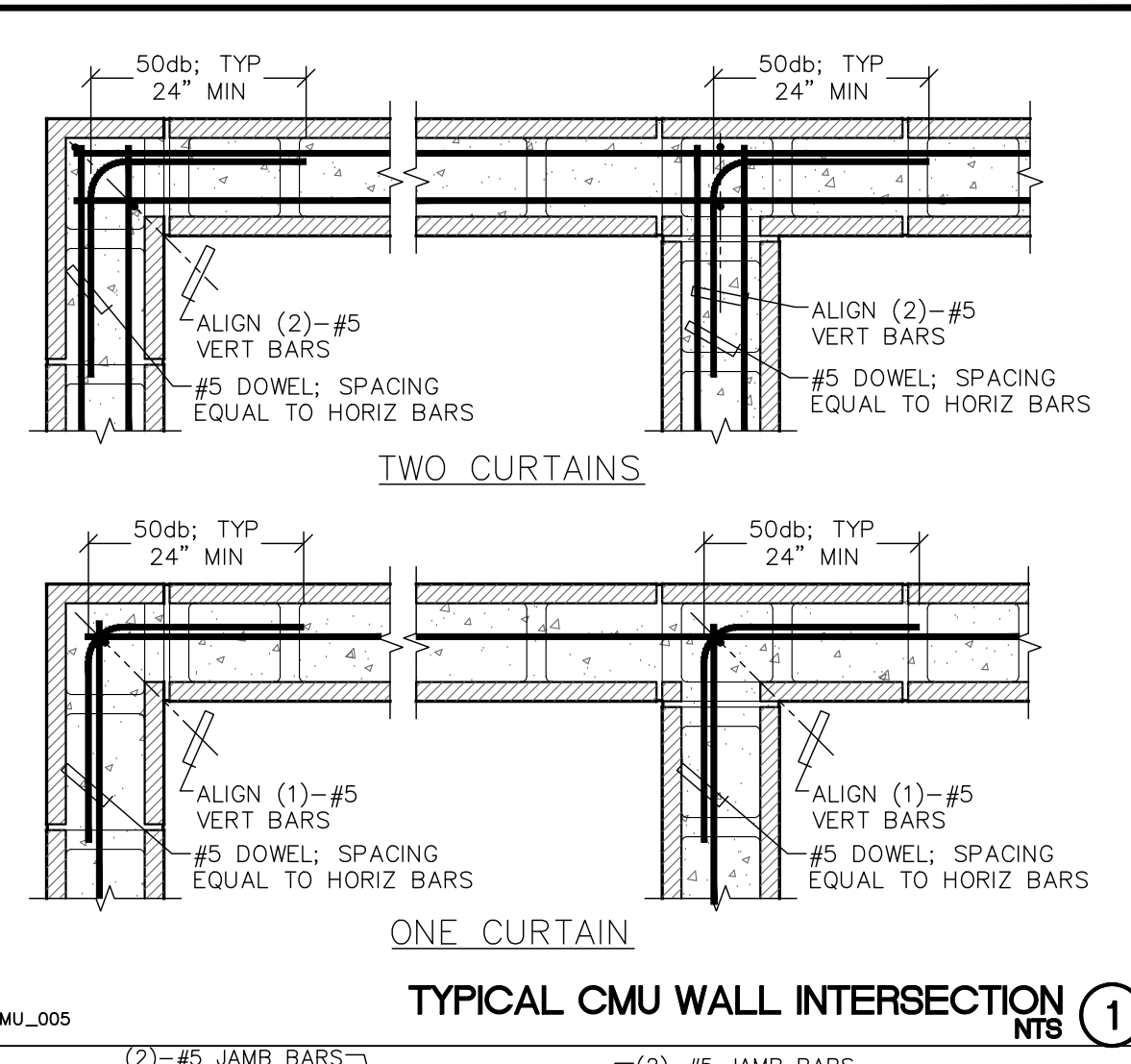
PROJECT INFORMATION:
STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

NO.	REVISIONS

DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:



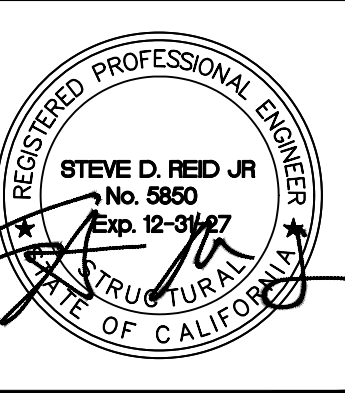
BEAM	BEARING PLATE	STIFFENER PLATE
W10	THICKNESS: MATCH FLANGE THICKNESS BOLTS: 7/8"	THICKNESS: 1/4" WELD: R8

DATE: 5/26/2026, 9:16 AM
 DRAWN BY: STEVE RED
 FILE: S7.1 STAMPER RESIDENCE FIRE REBUILD - S7.1 FRAMING DETAILS.DWG

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FRAMING DETAILS

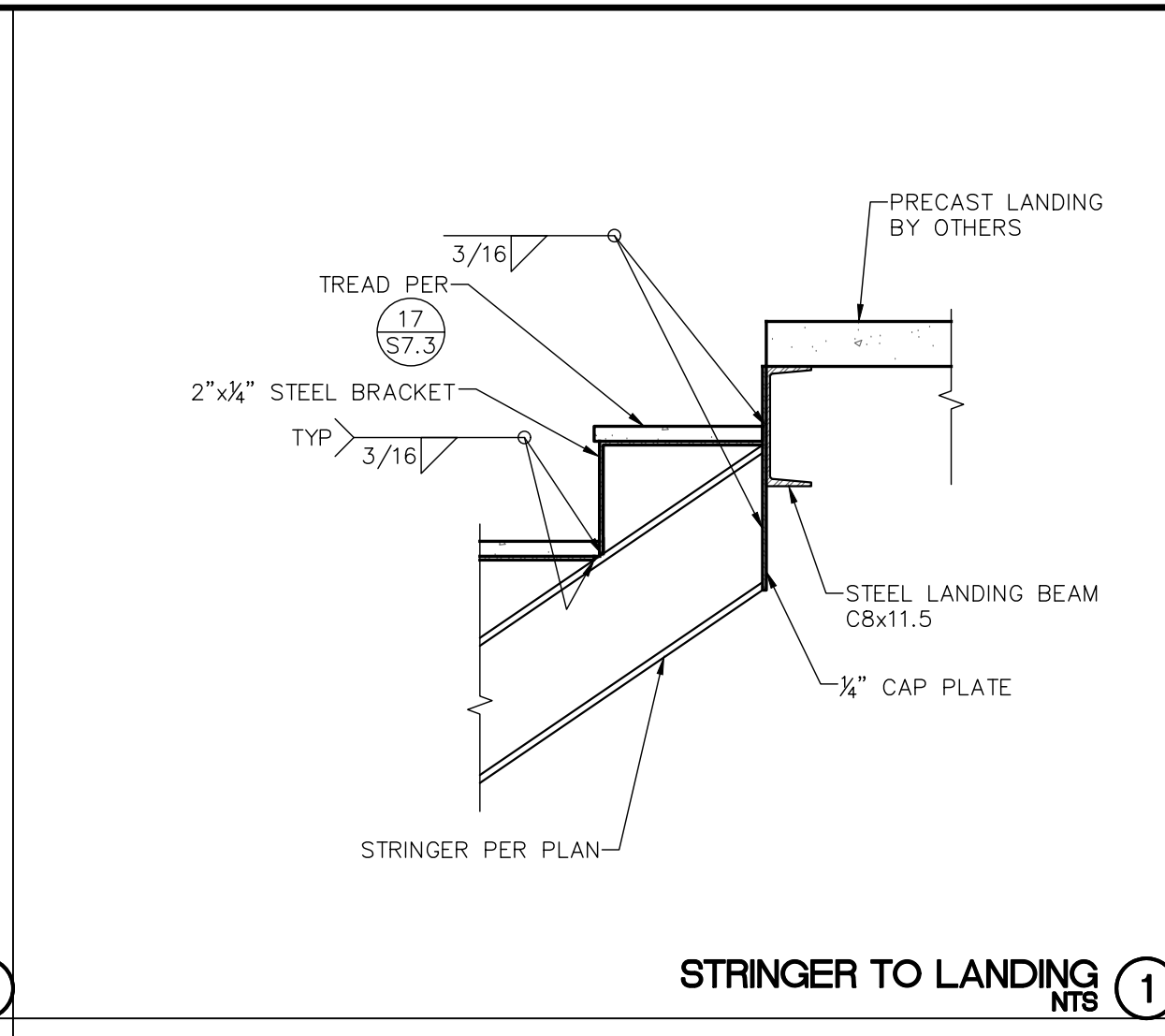
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15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272



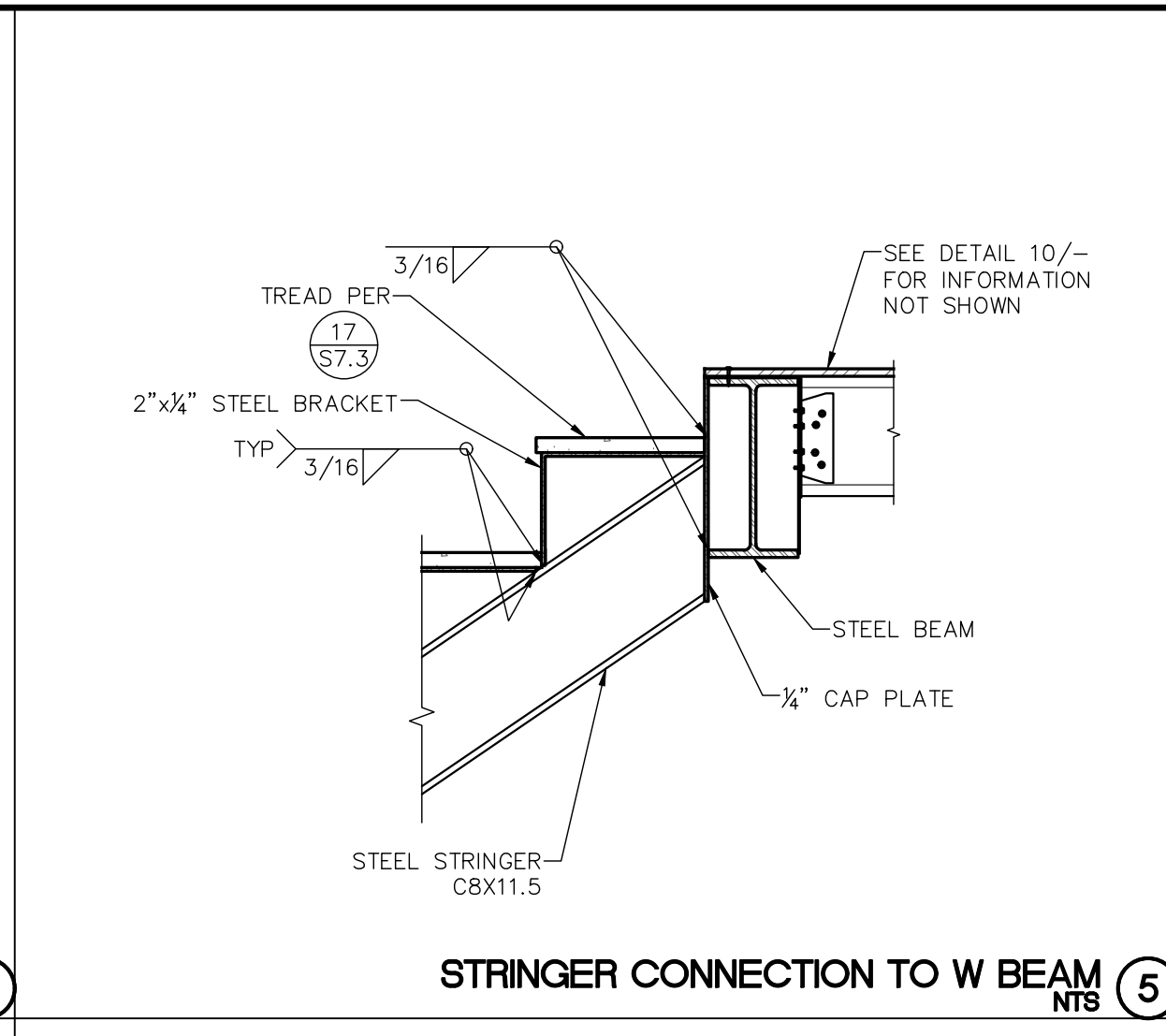
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NO.	DATE	DESCRIPTION

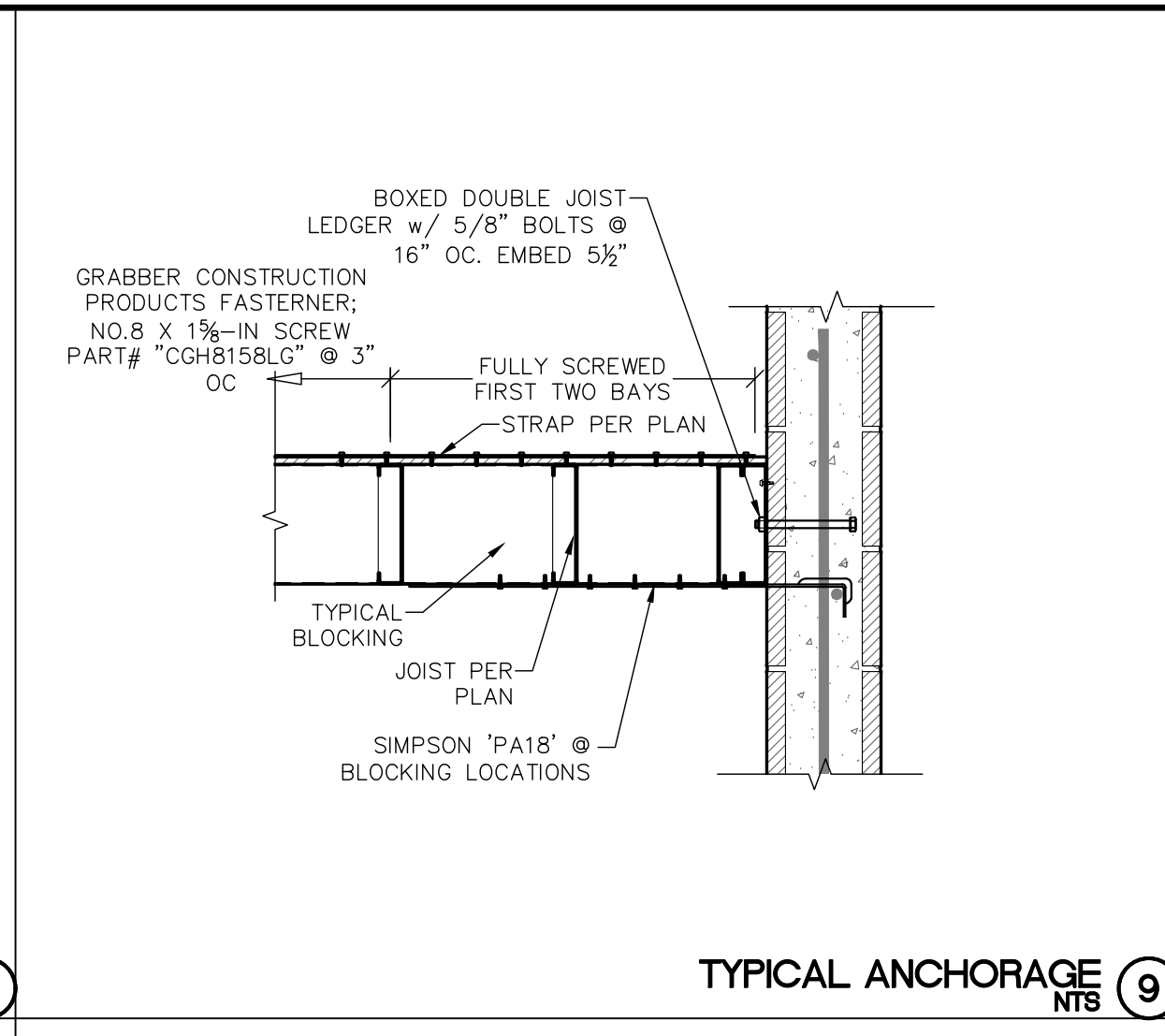
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ENGINEER: JCR
DRAFTER: JCR
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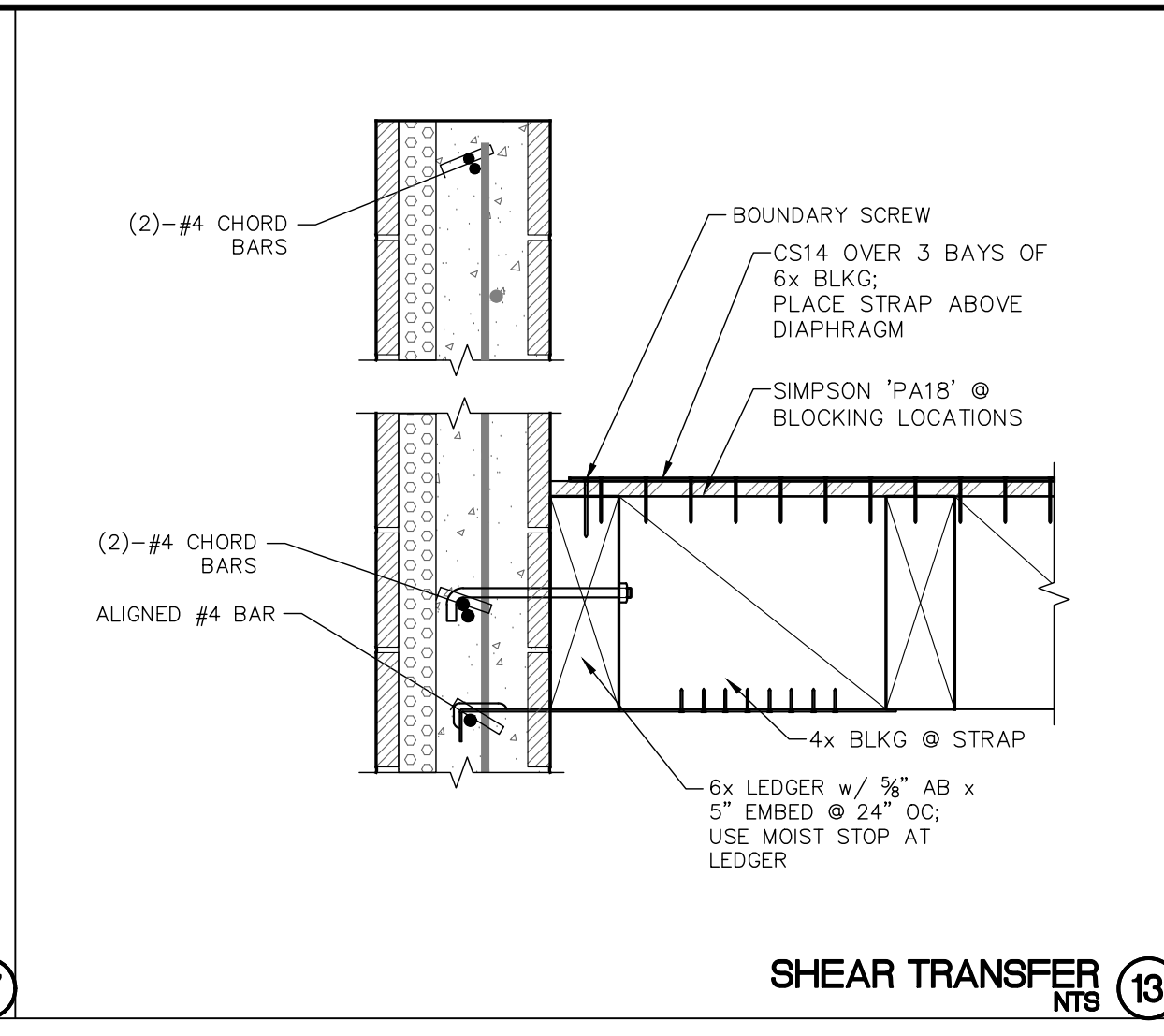
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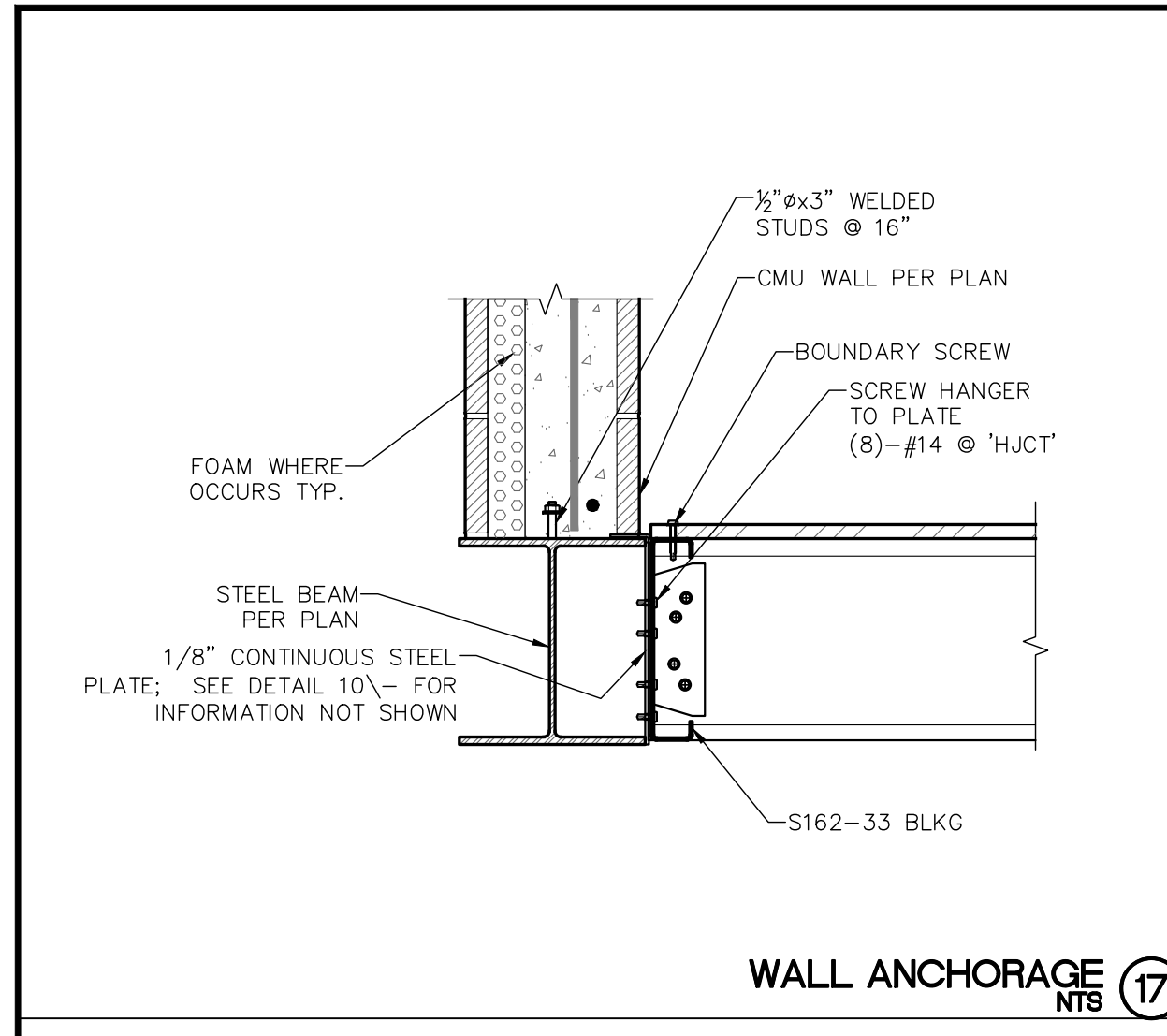
STRINGER CONNECTION TO W BEAM (5)
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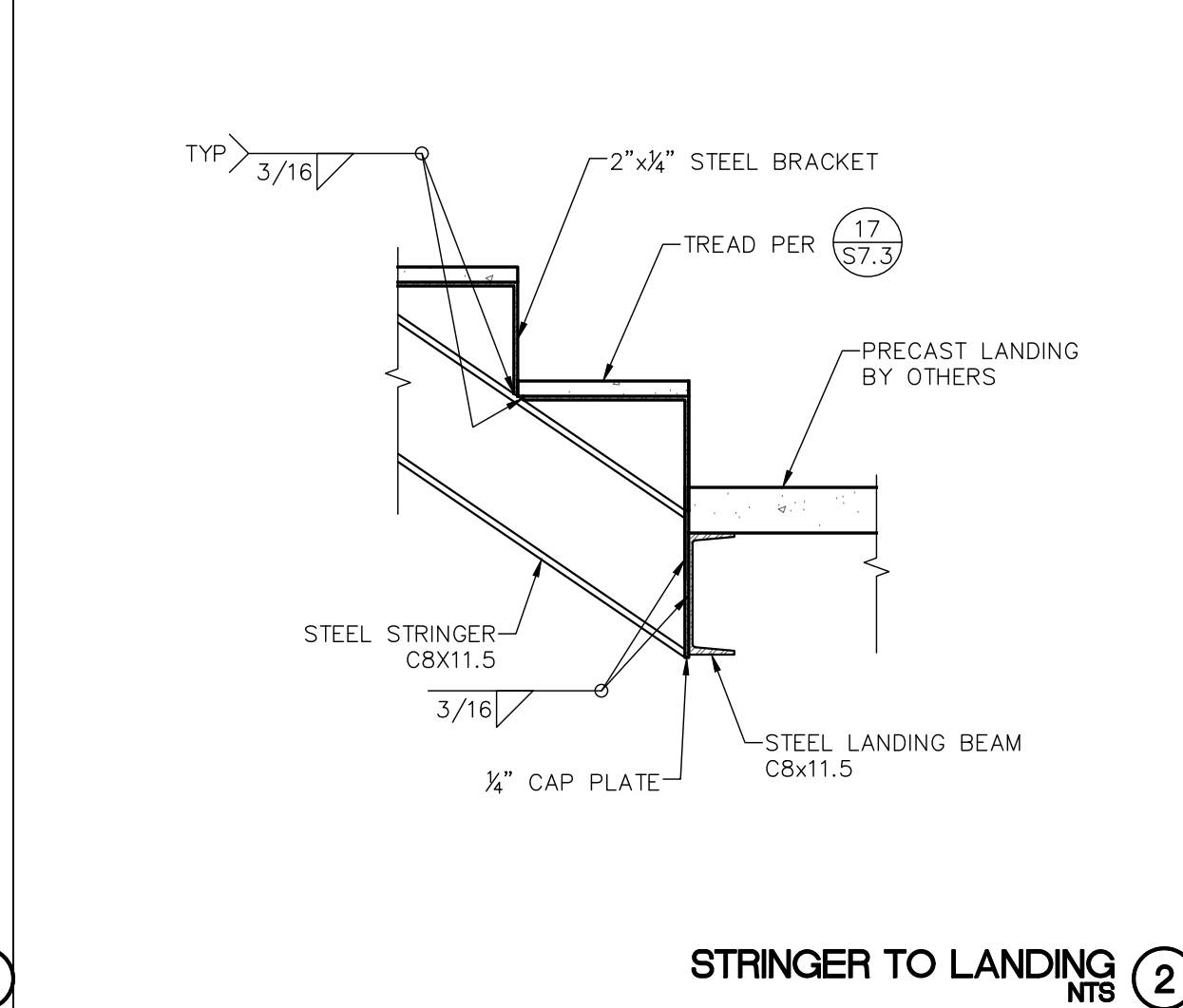
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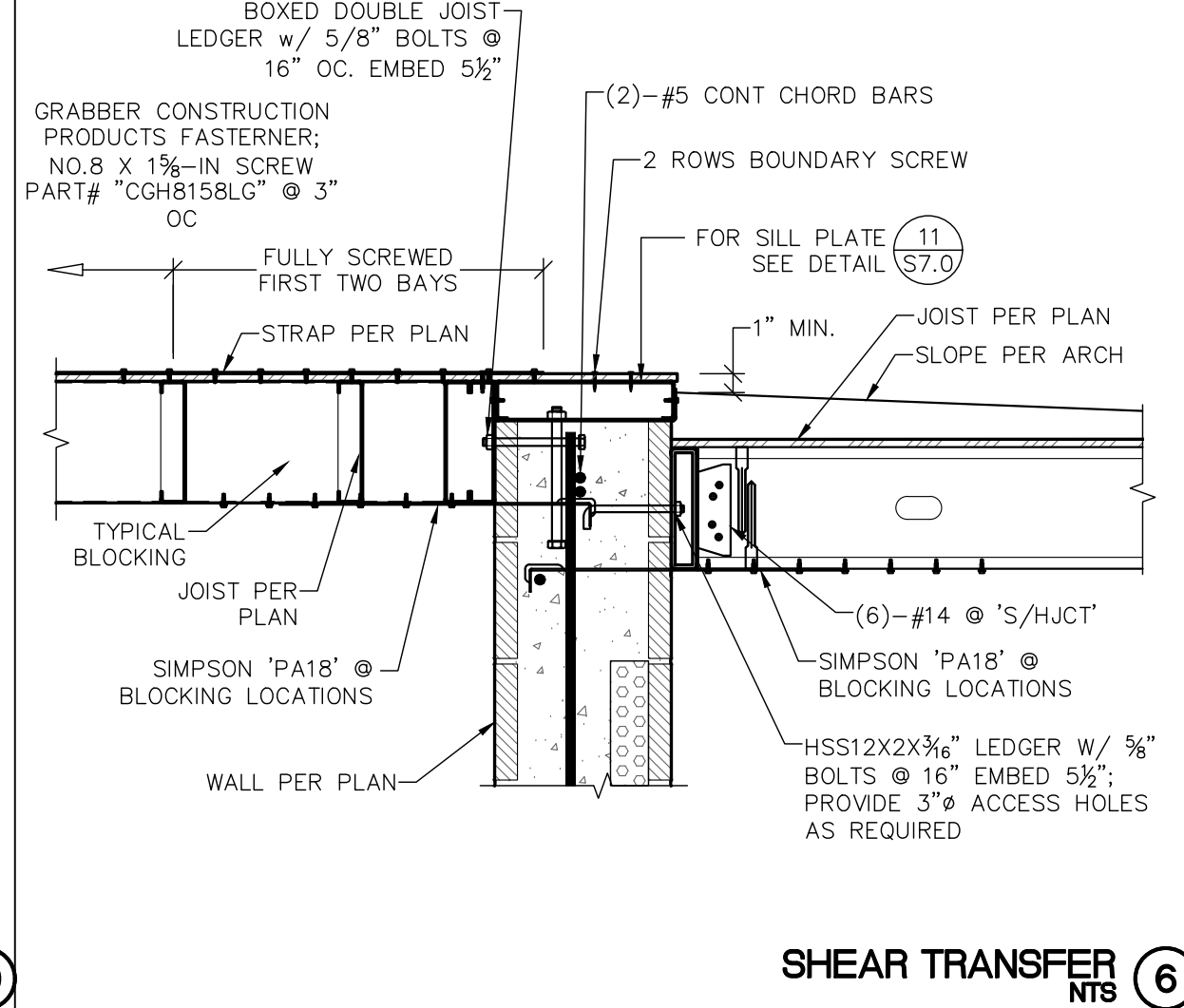
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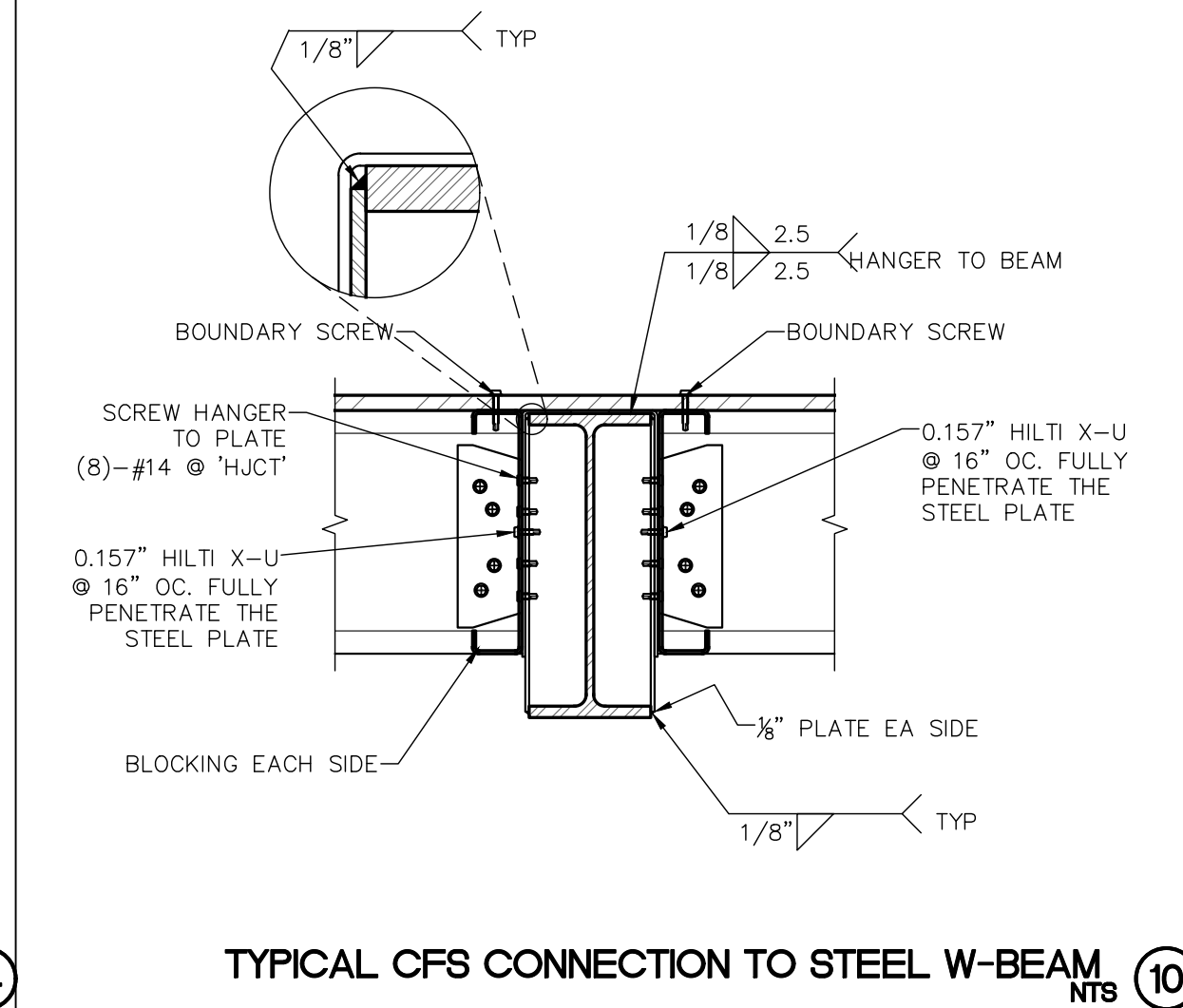
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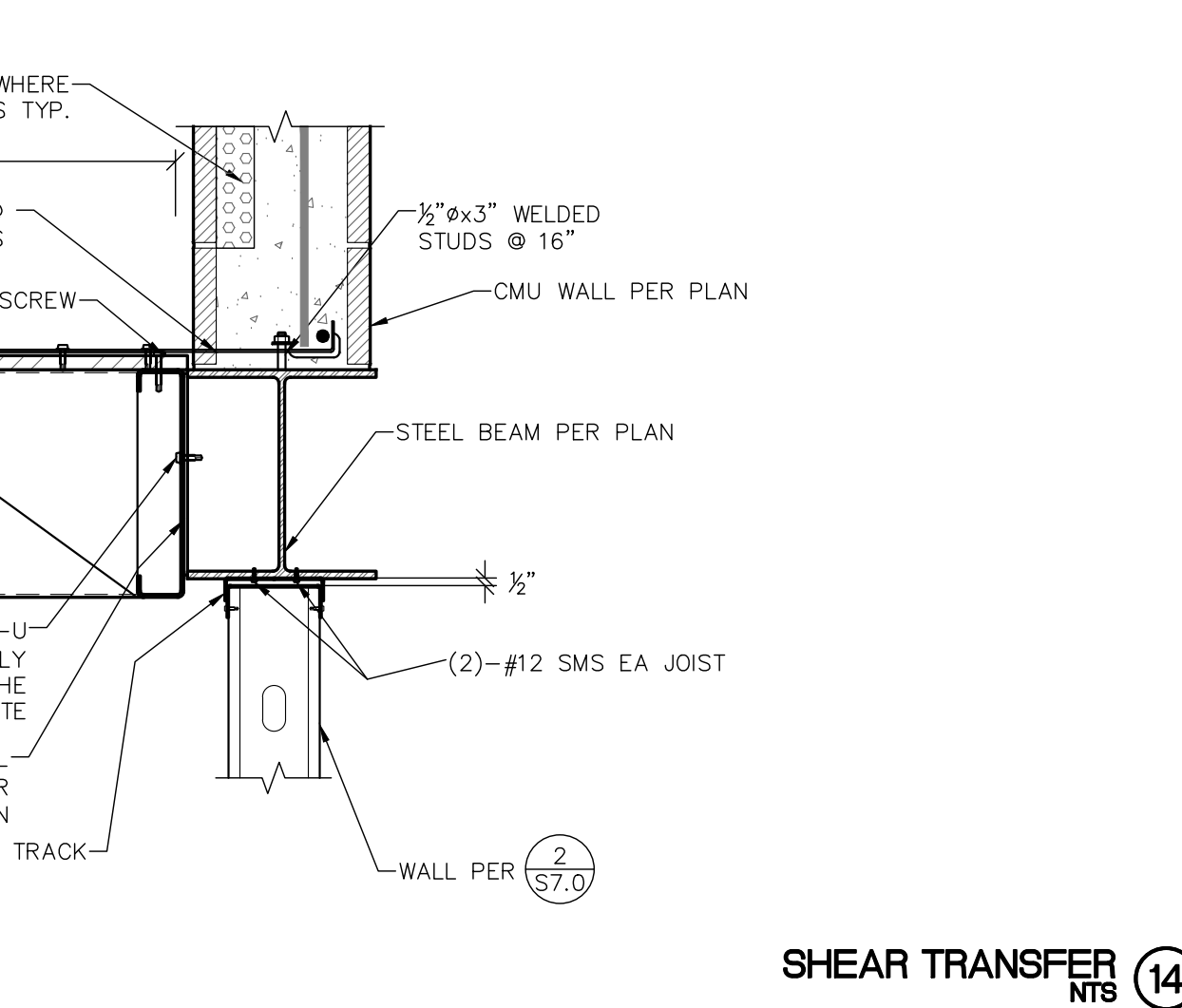
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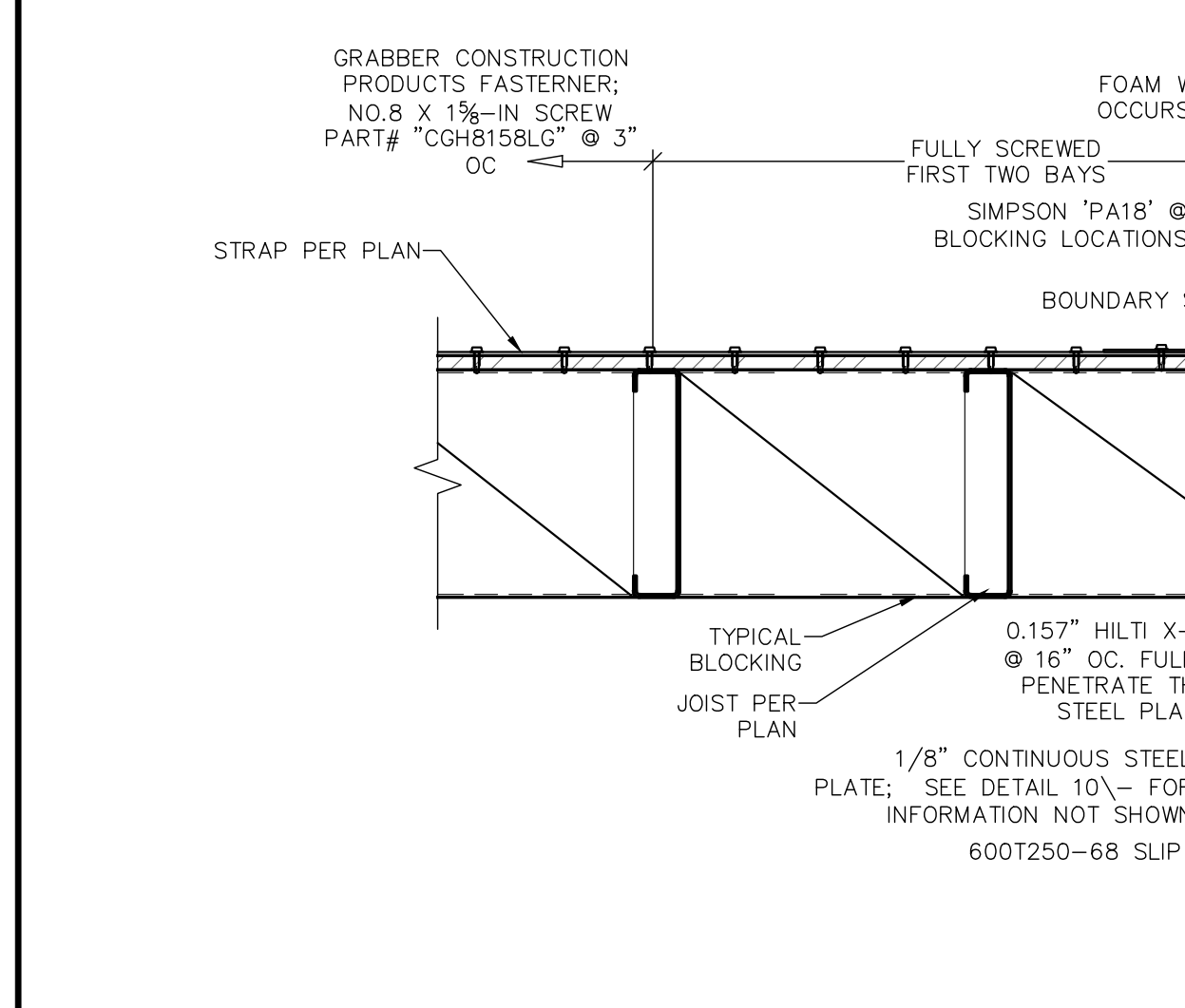
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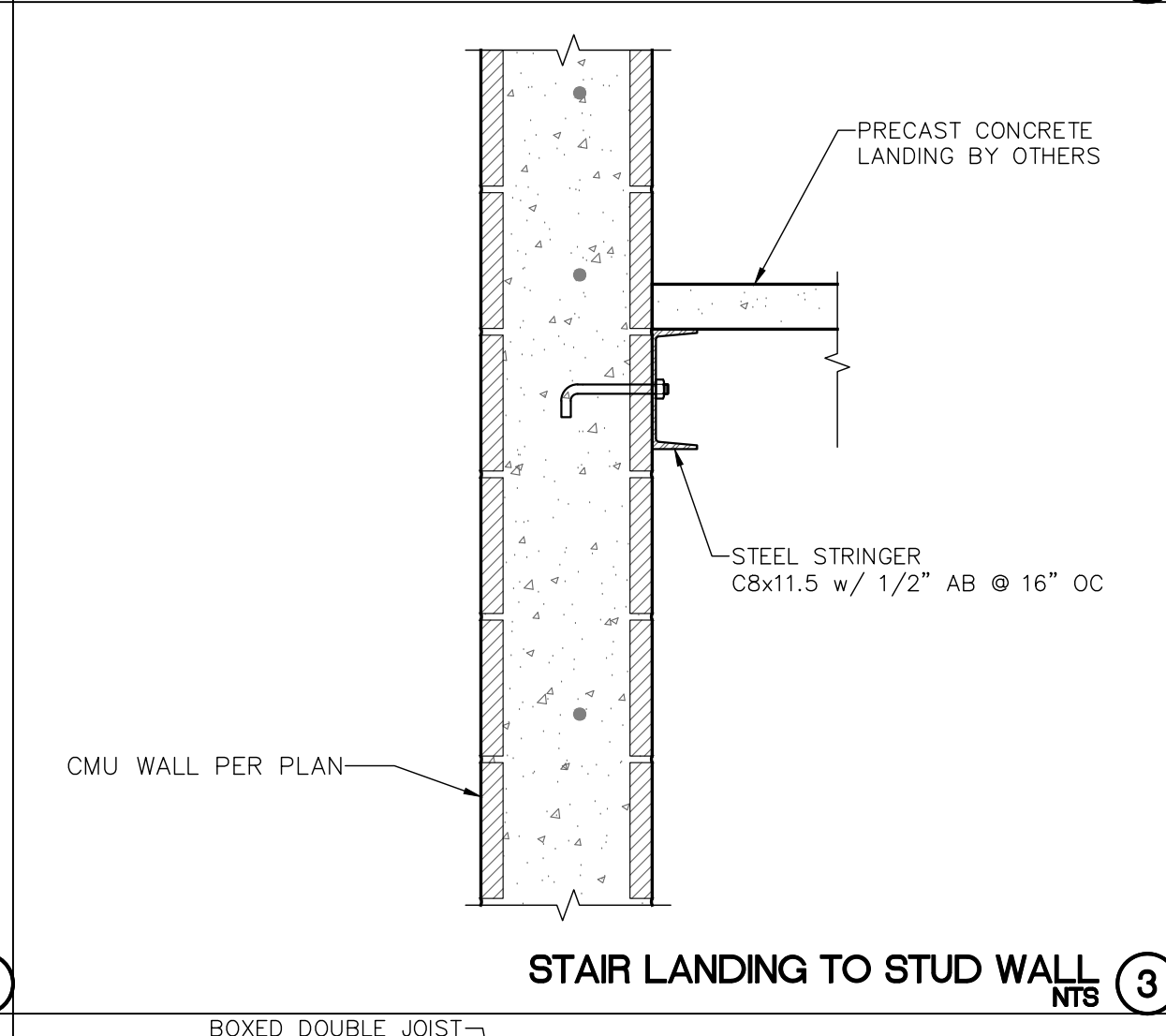
TYPICAL CFS CONNECTION TO STEEL W-BEAM (10)
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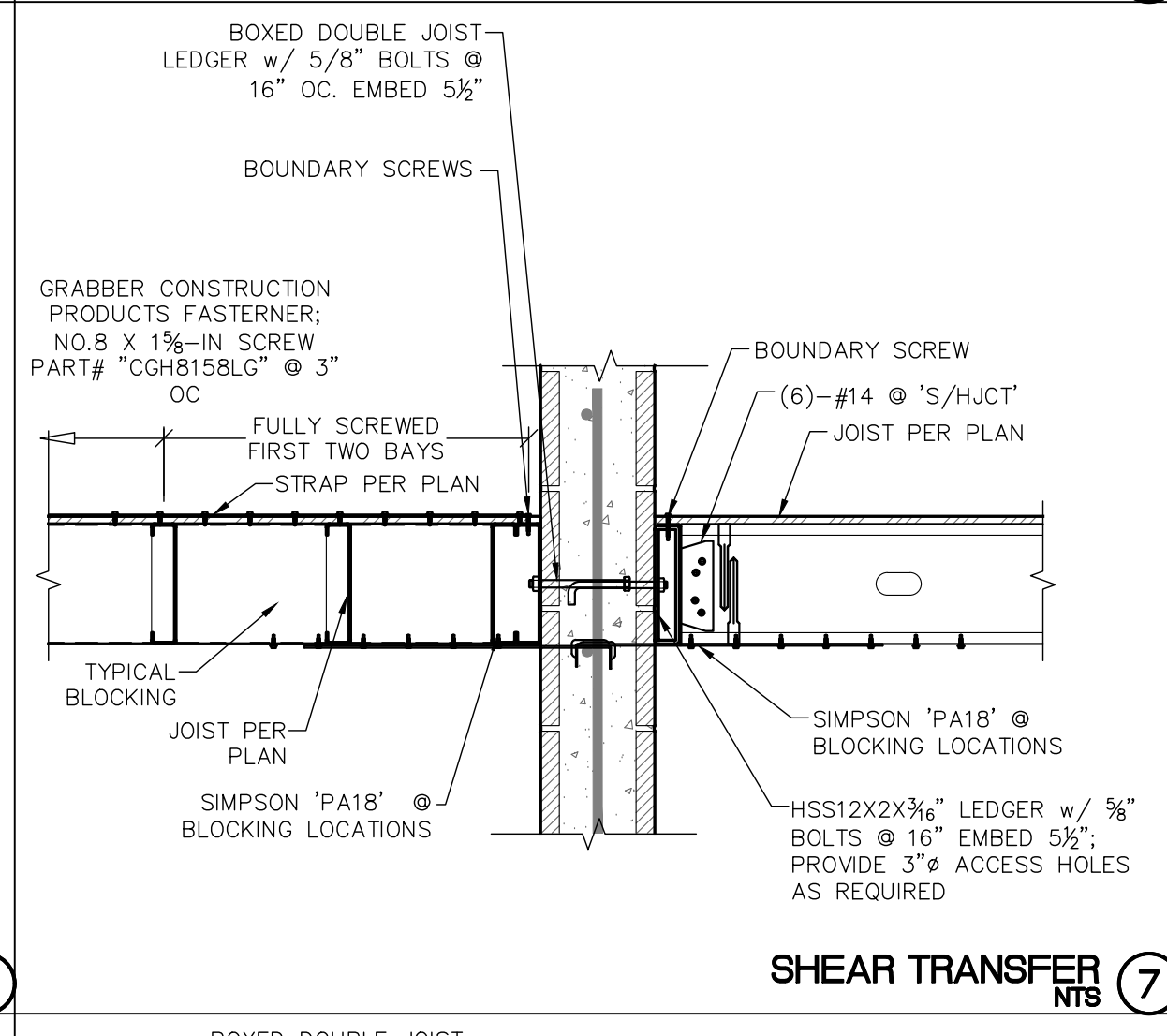
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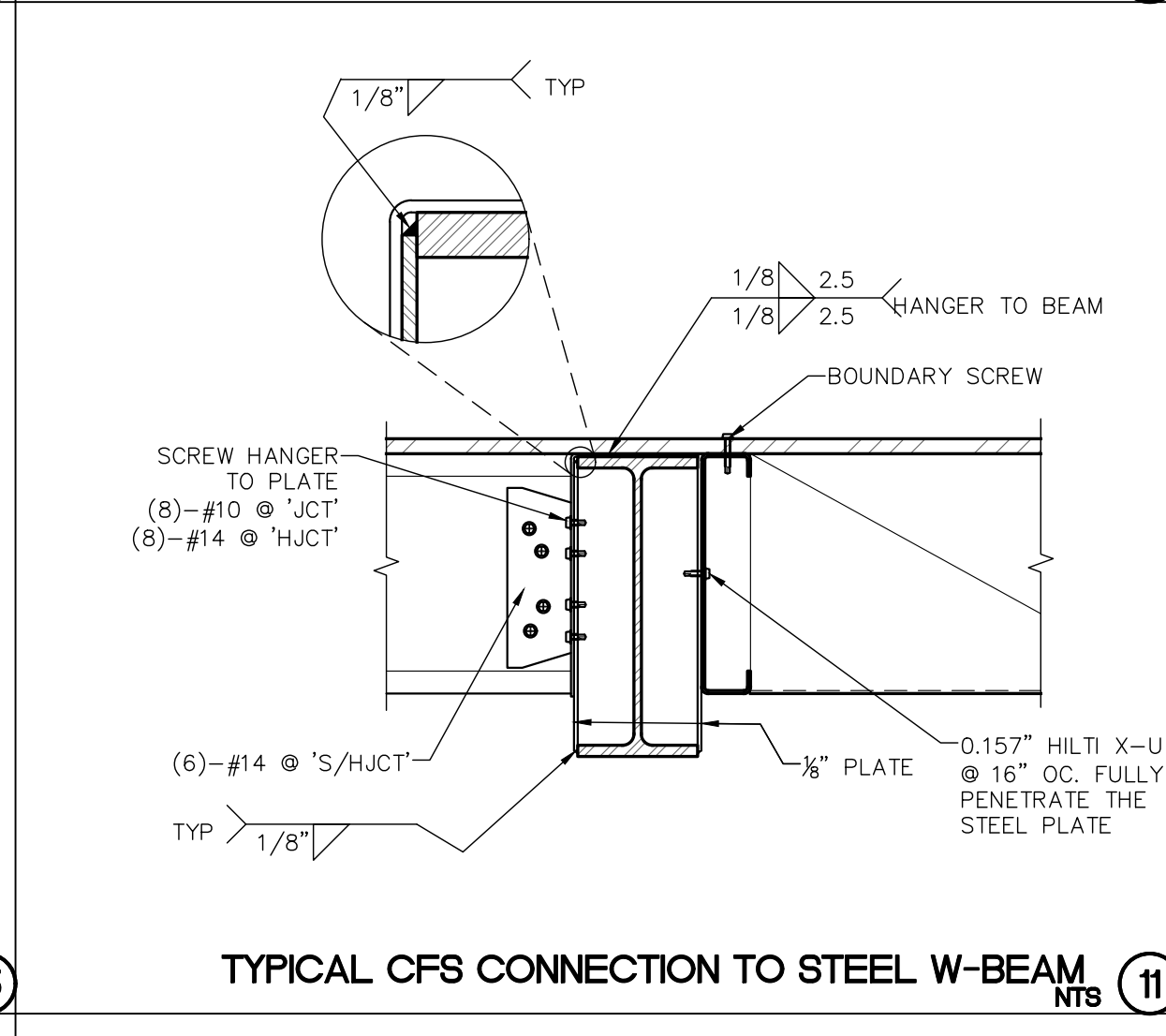
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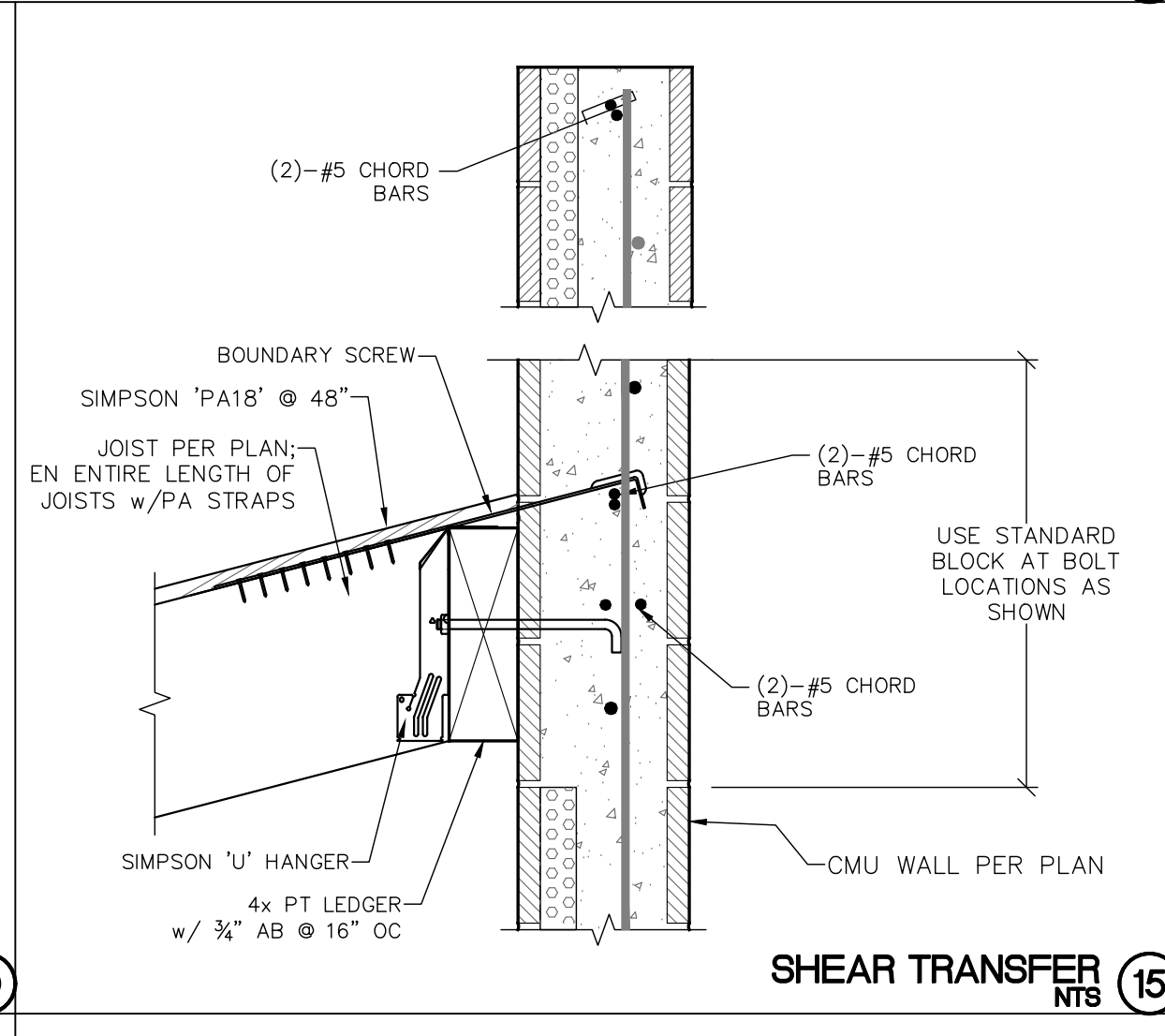
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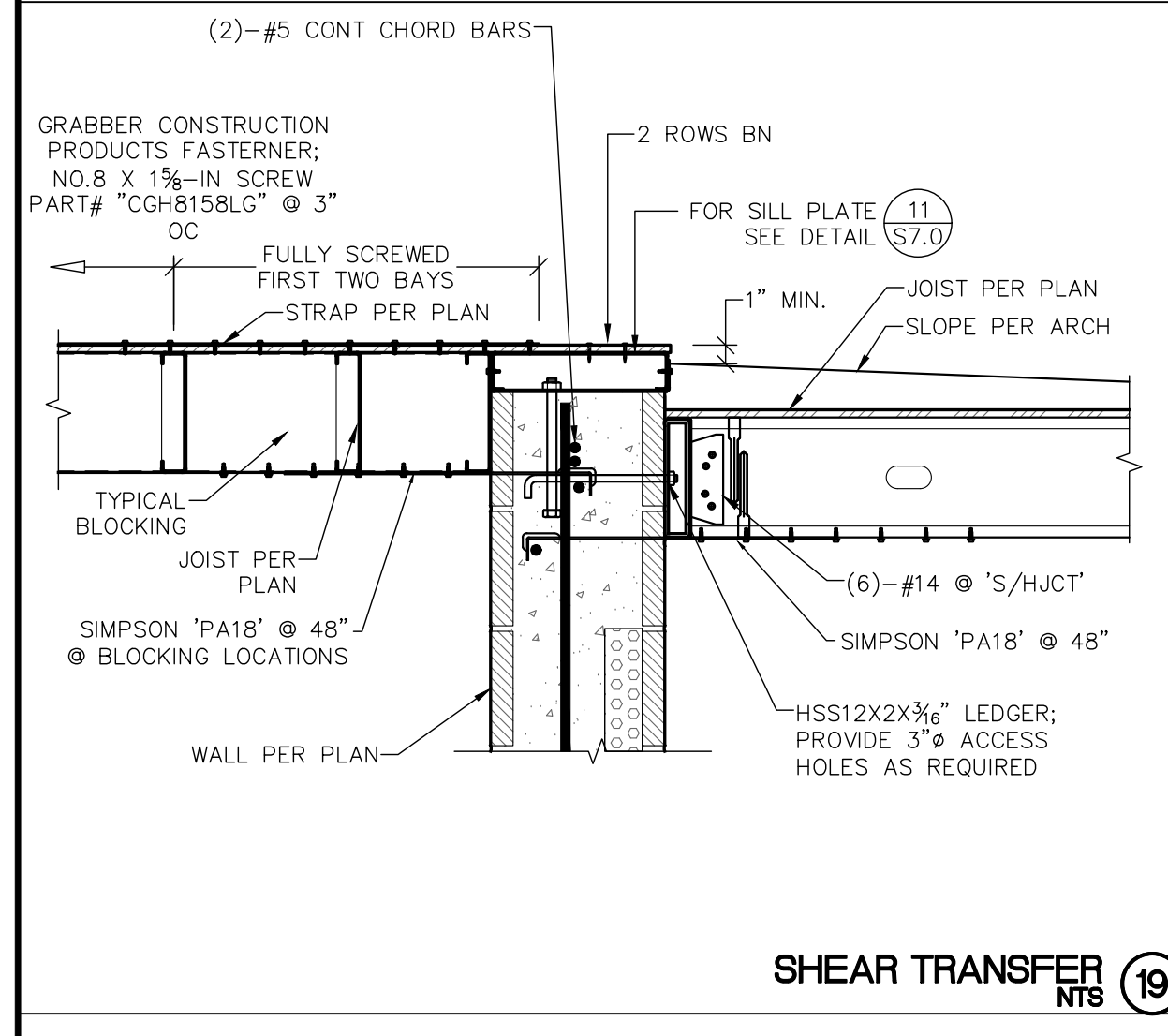
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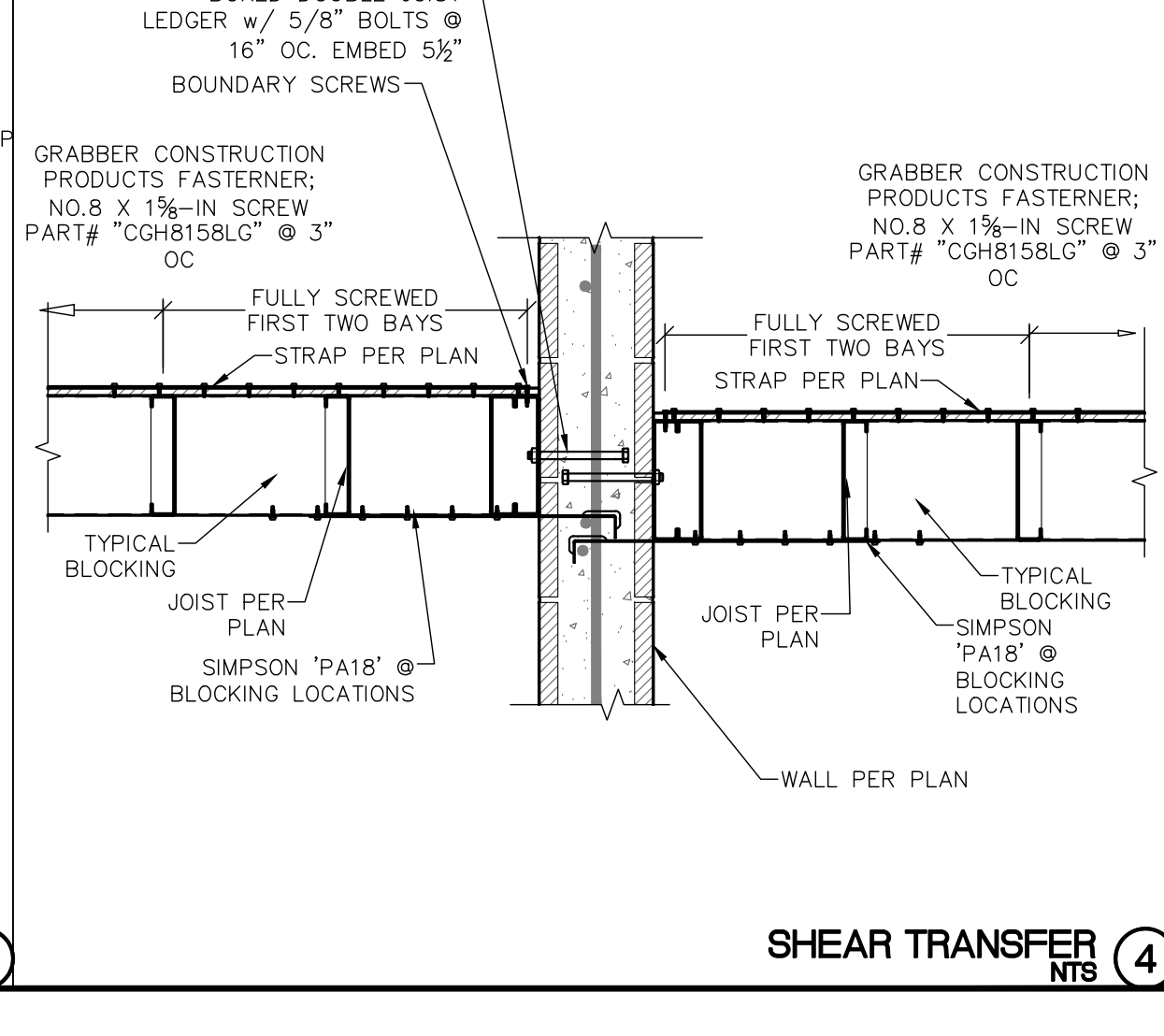
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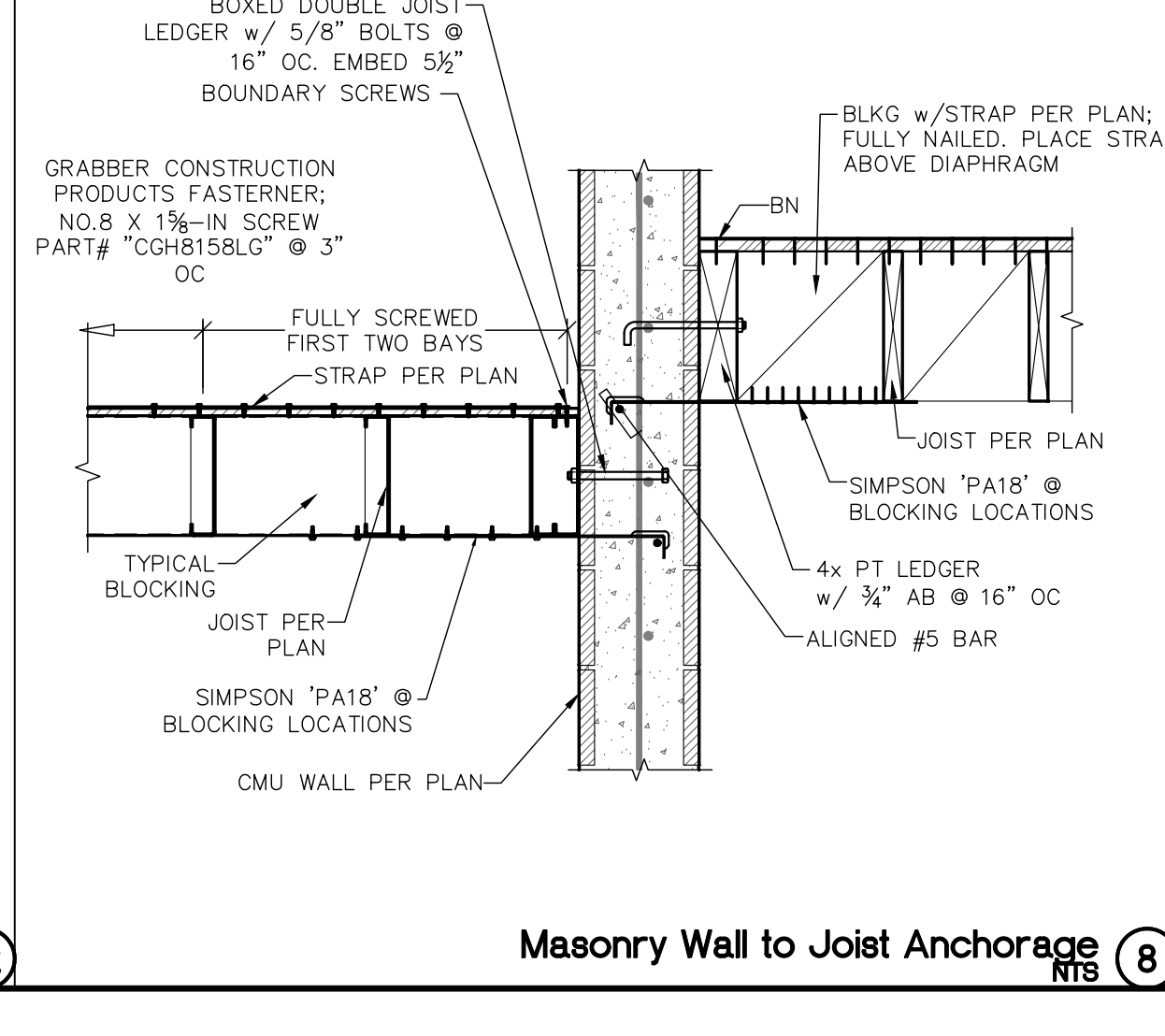
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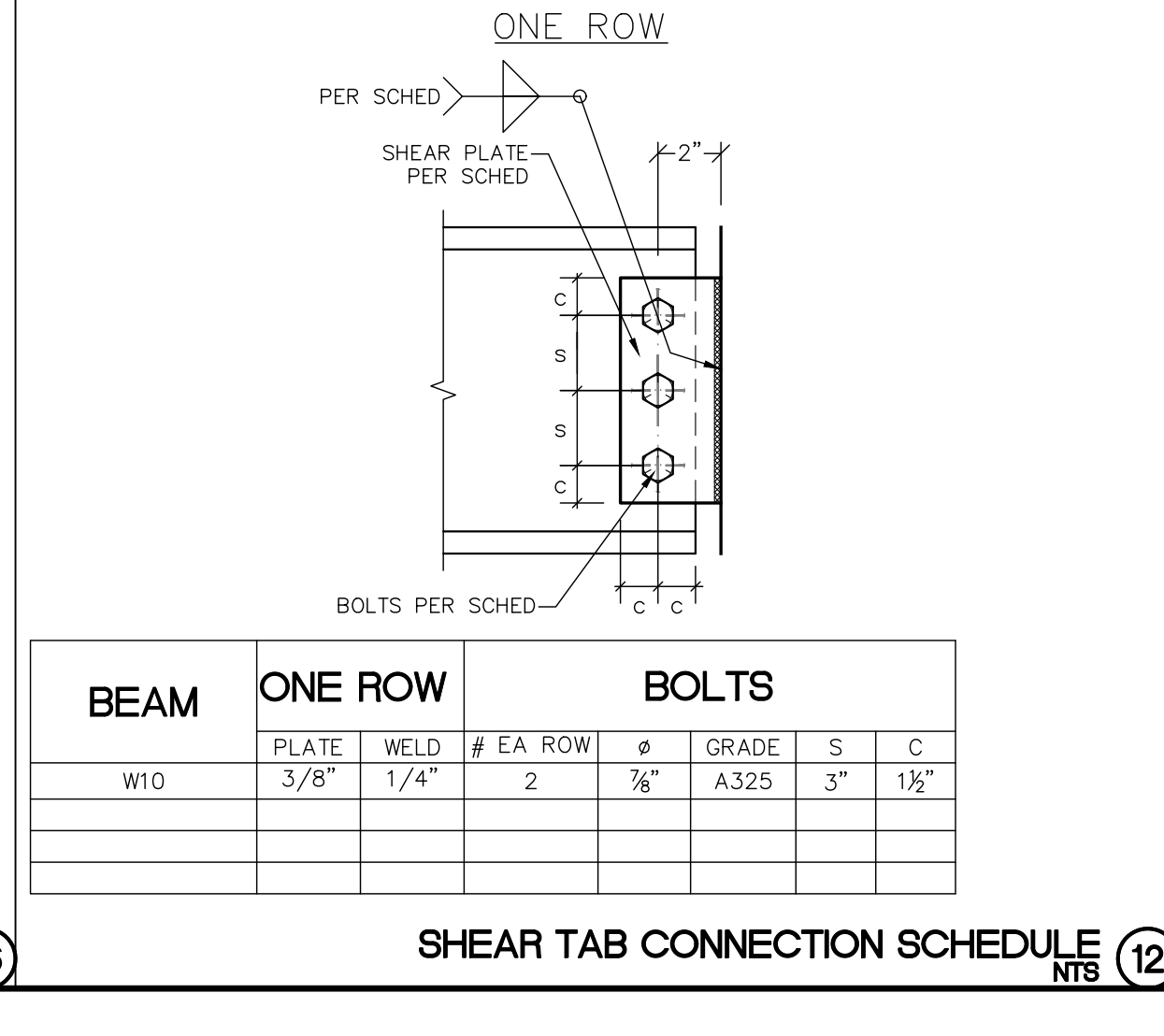
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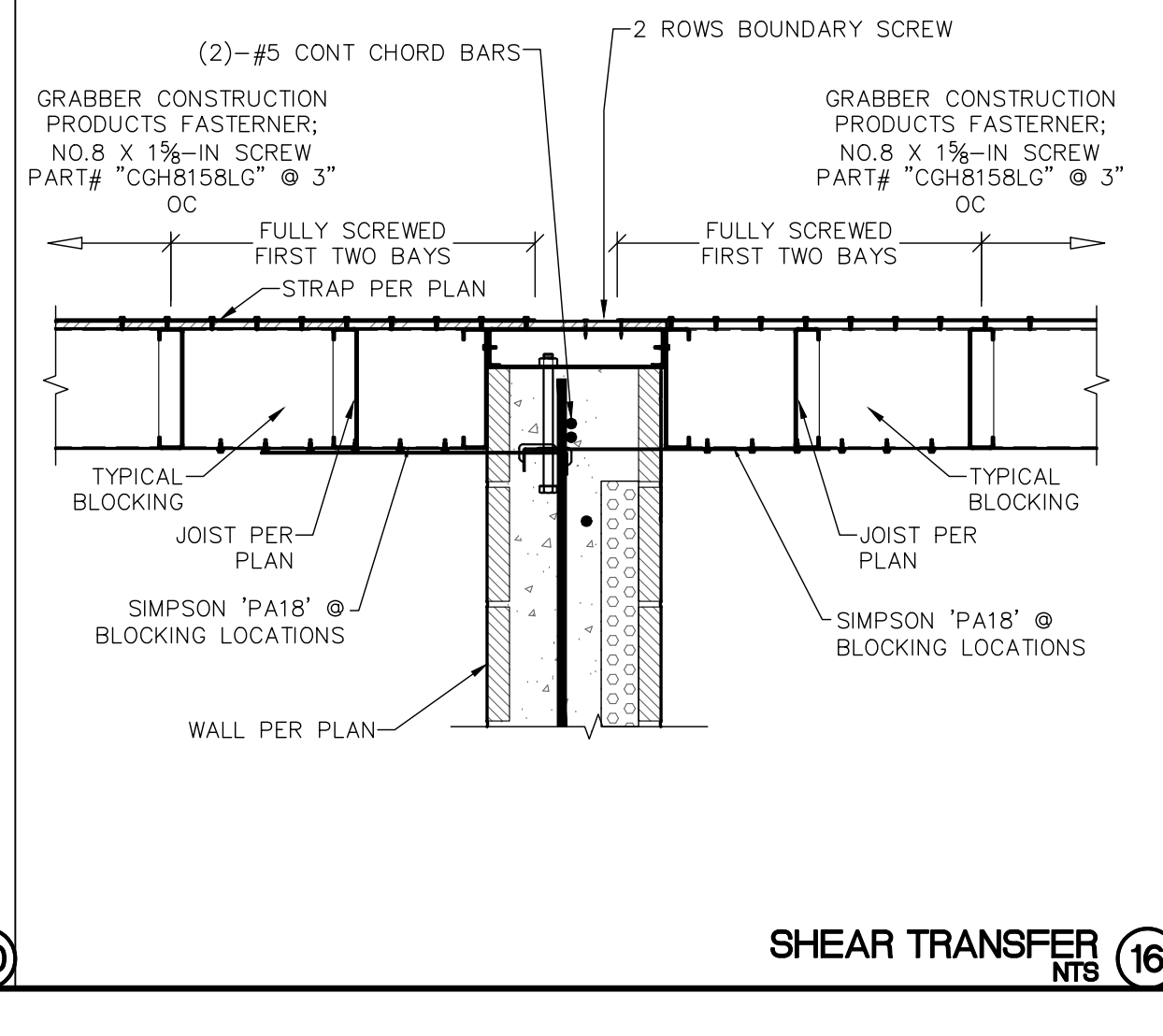
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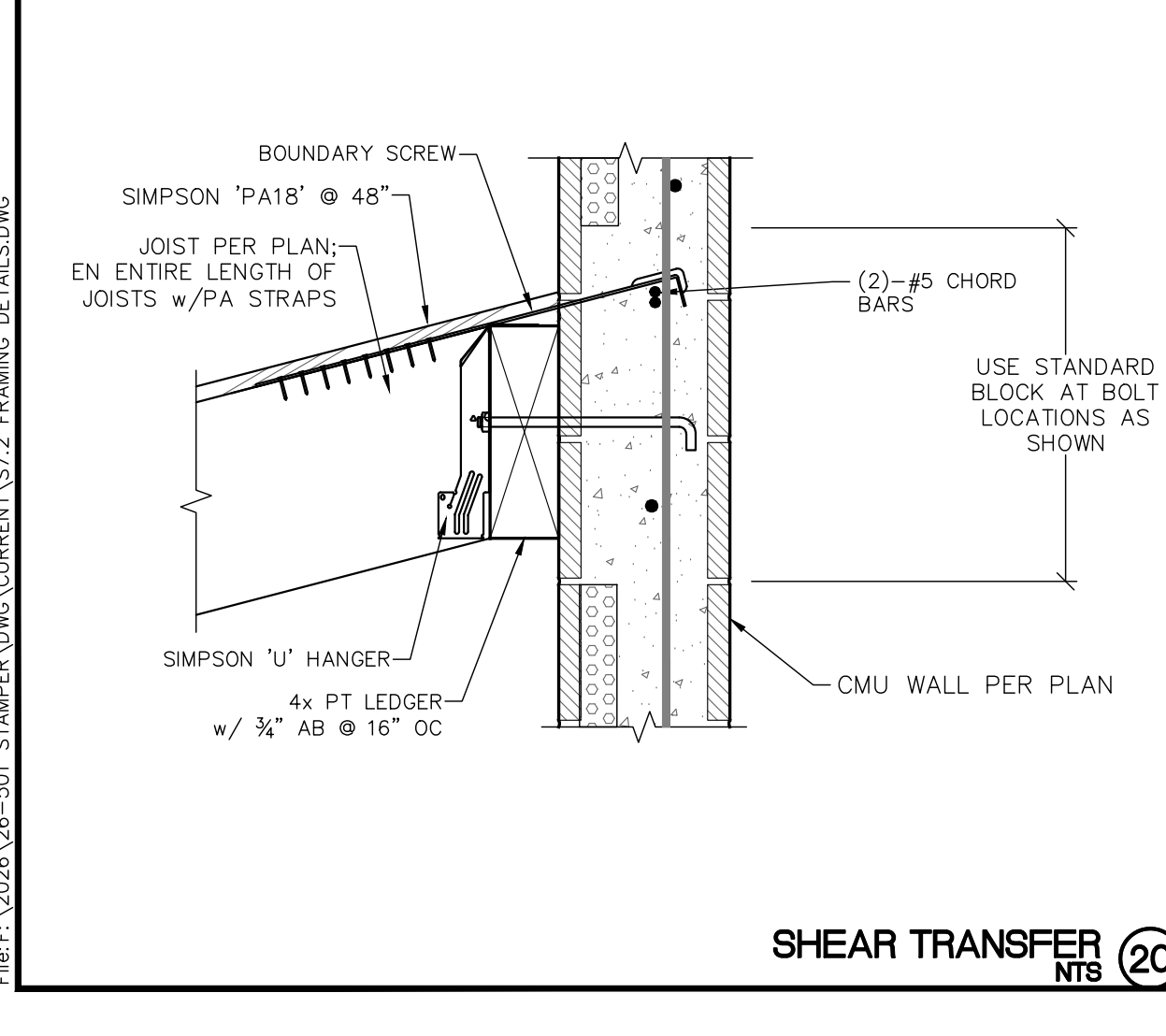
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NTS



SHEAR TAB CONNECTION SCHEDULE (12)
NTS



SHEAR TRANSFER (16)
NTS



SHEAR TRANSFER (20)
NTS

DATE: 5/26/2026 @ 10:44 AM
DRAWN BY: STEVE RED
FILE: S:\2026\26-501_STAMPER\DWG\CURRENT\S7.2_FRAMING_DETAILS.DWG

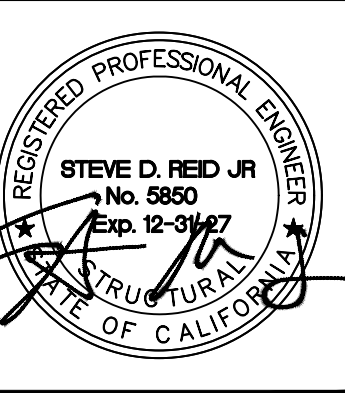
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FRAMING DETAILS

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

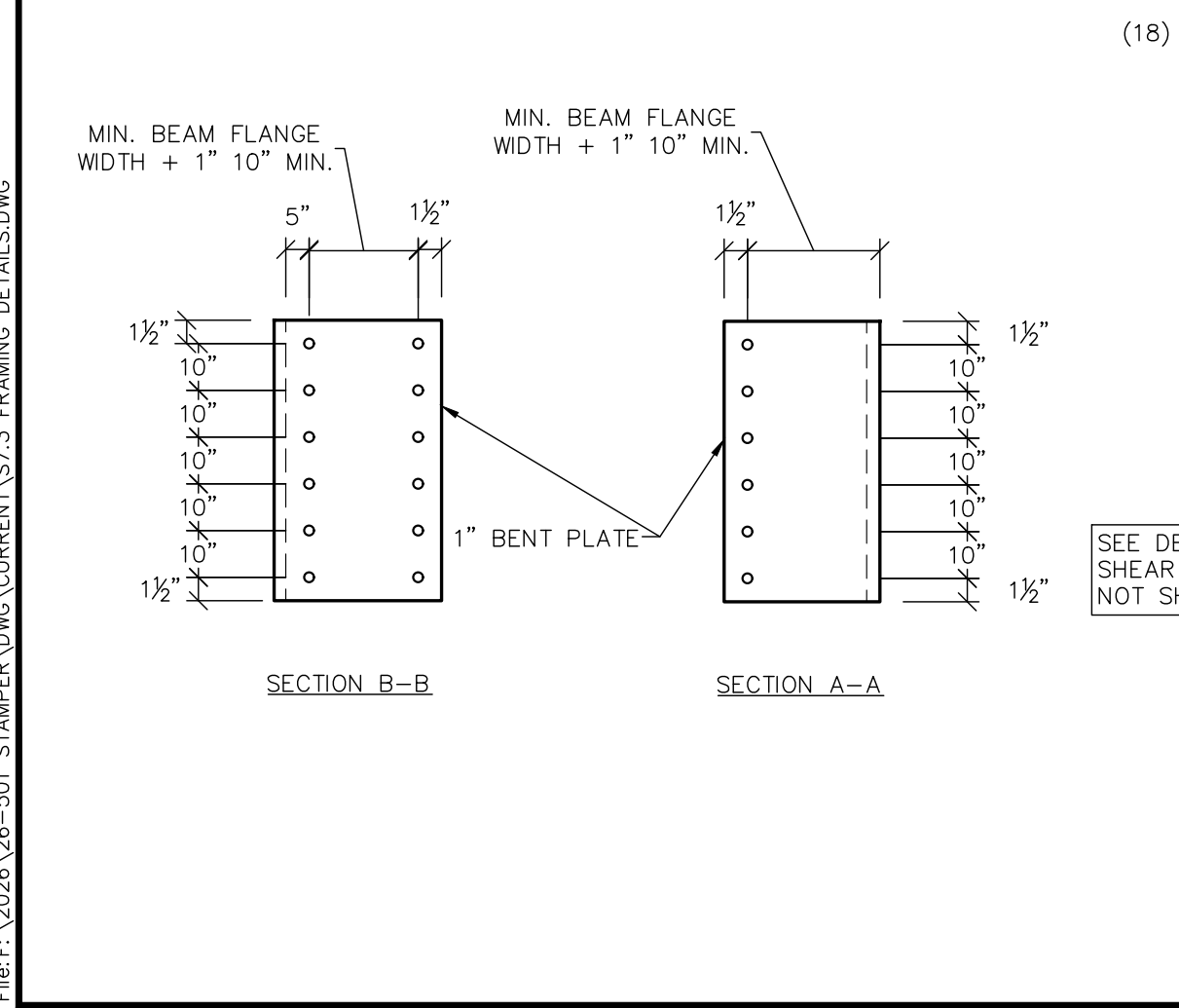
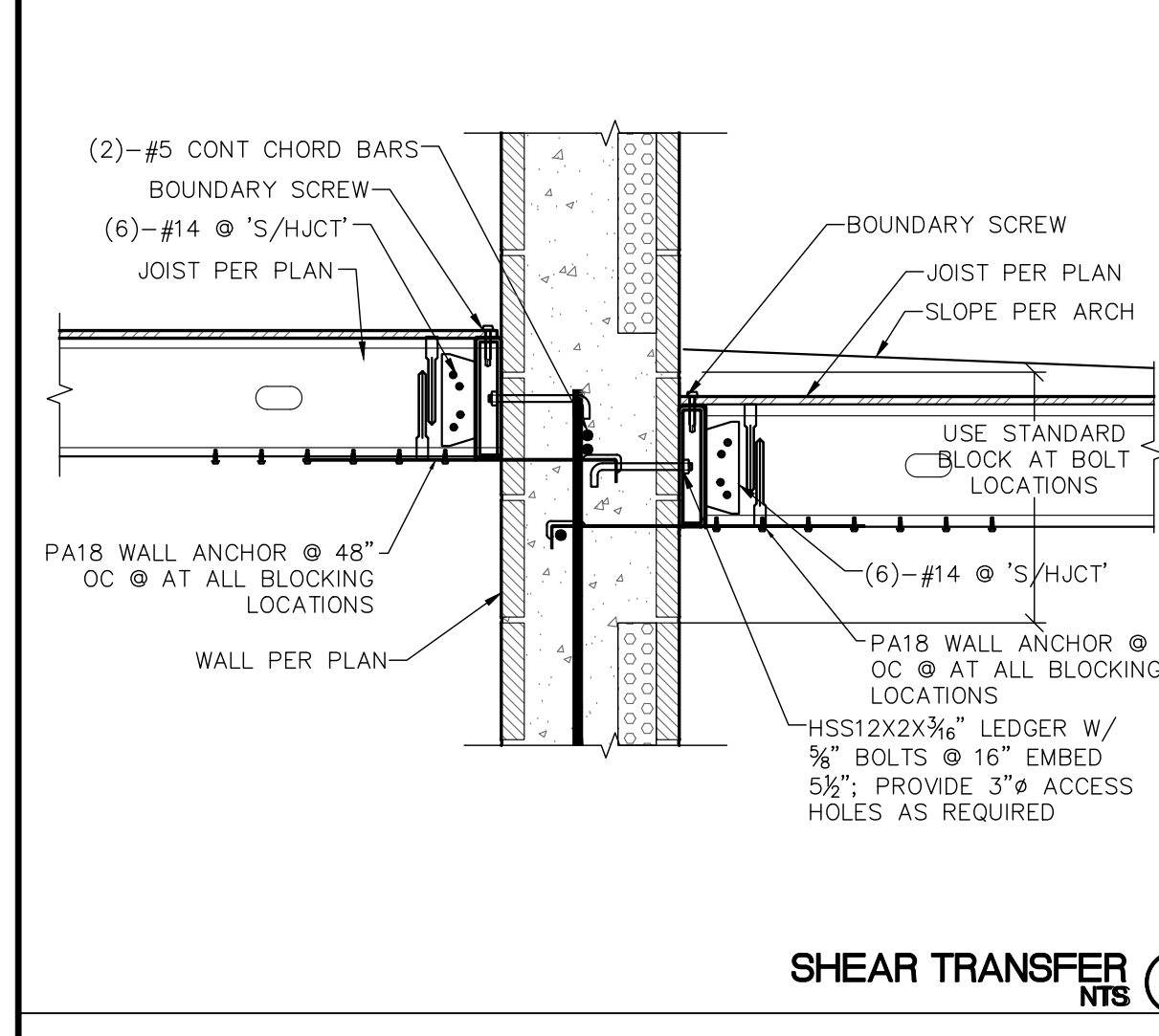
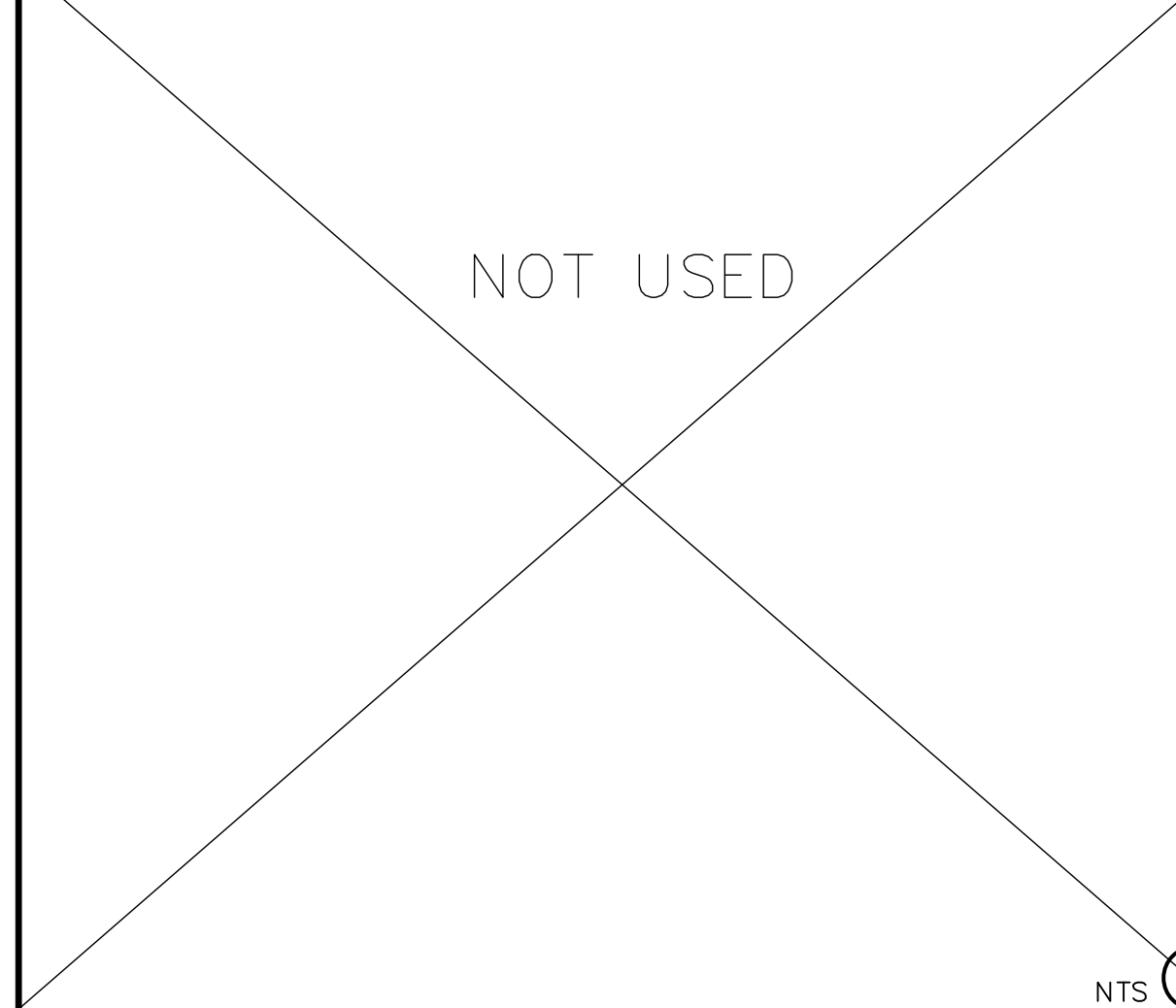
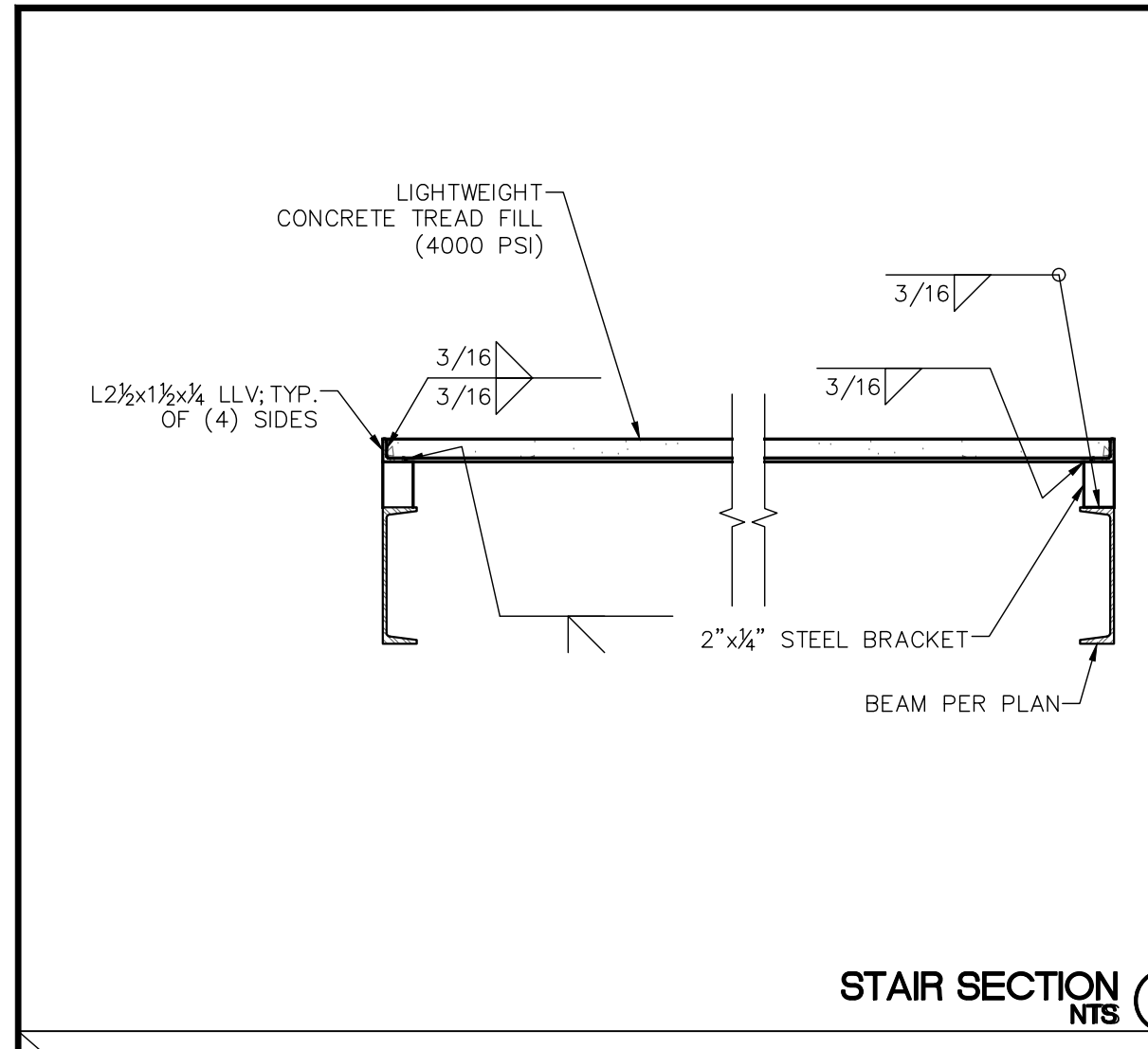
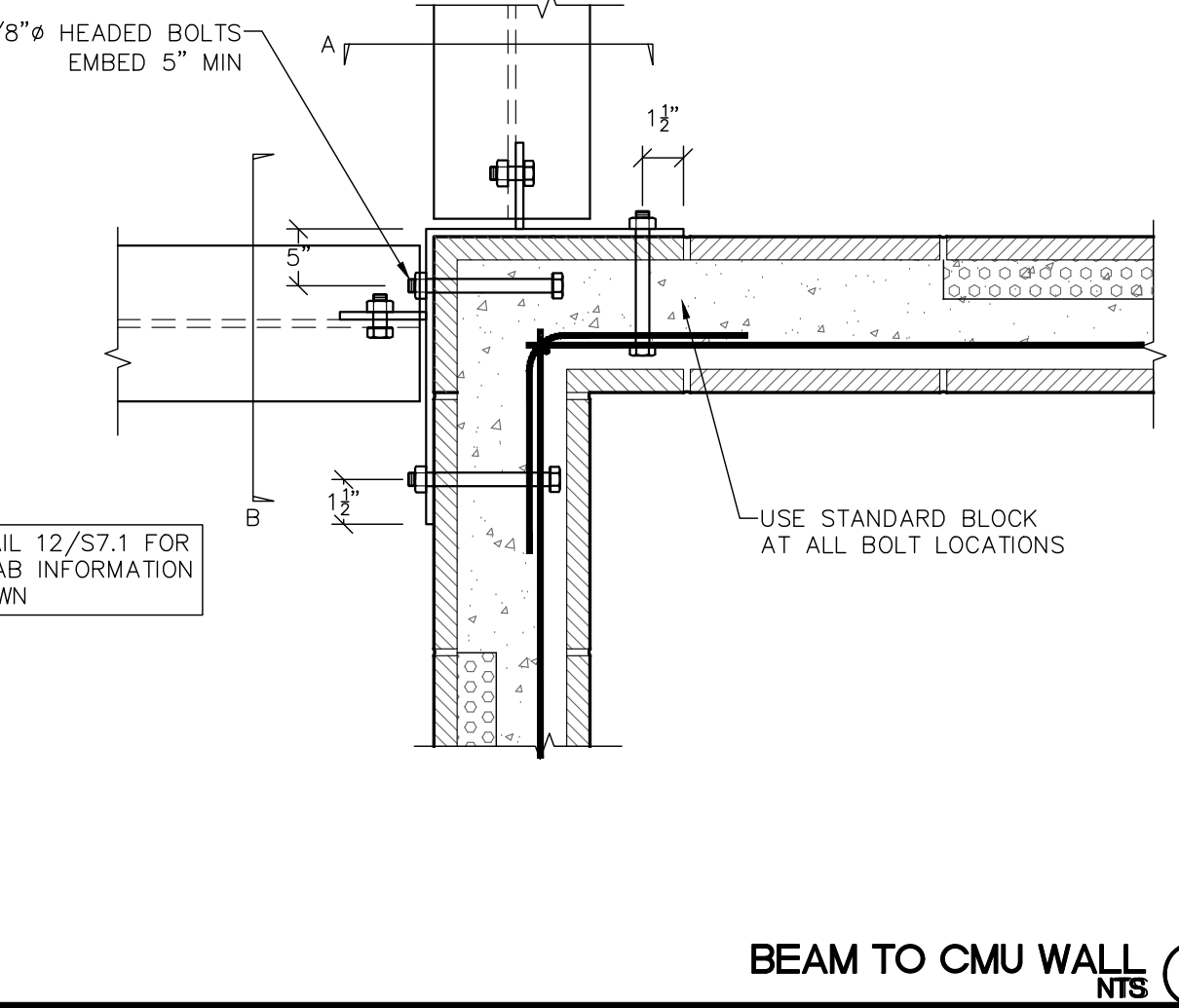
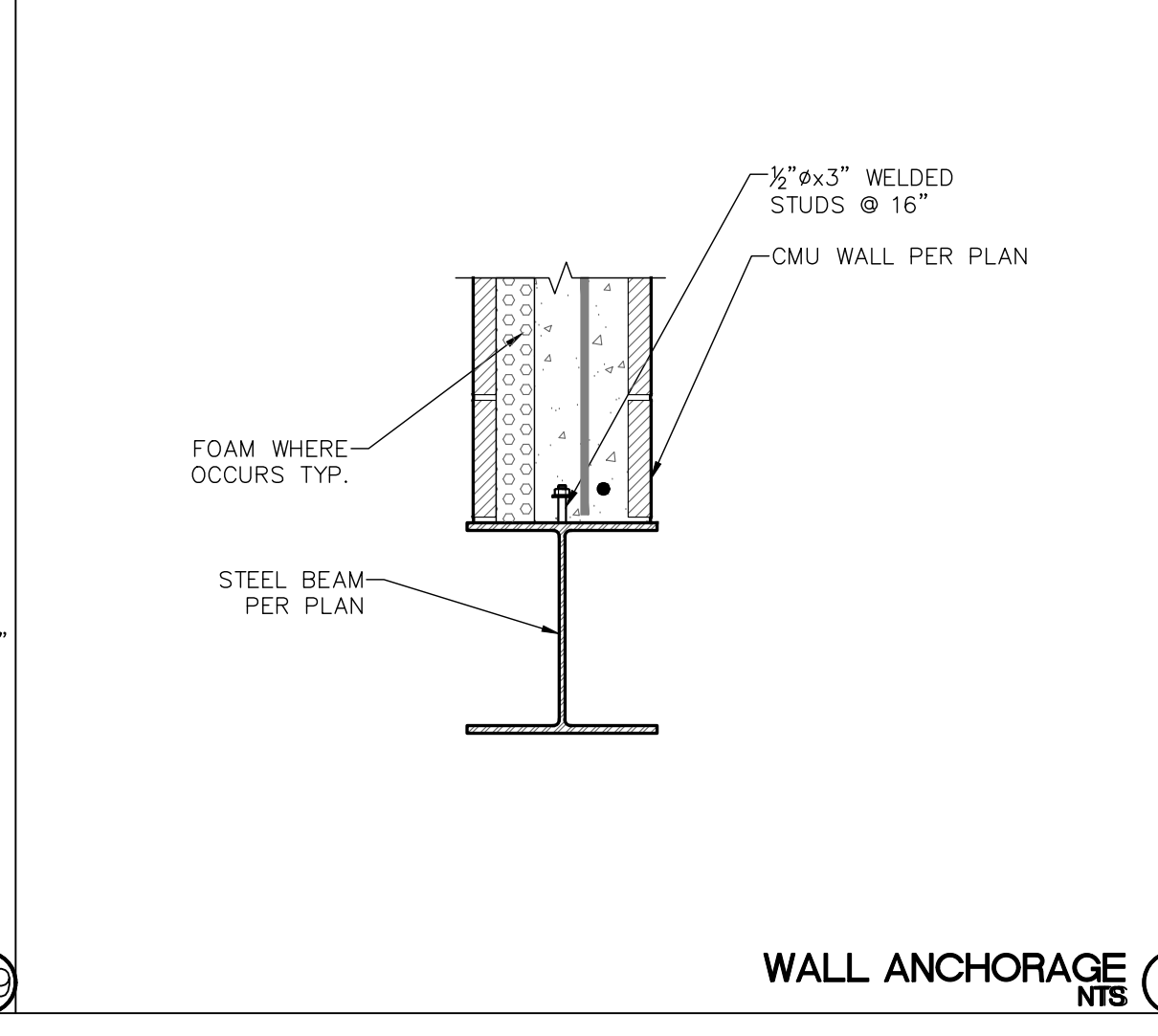
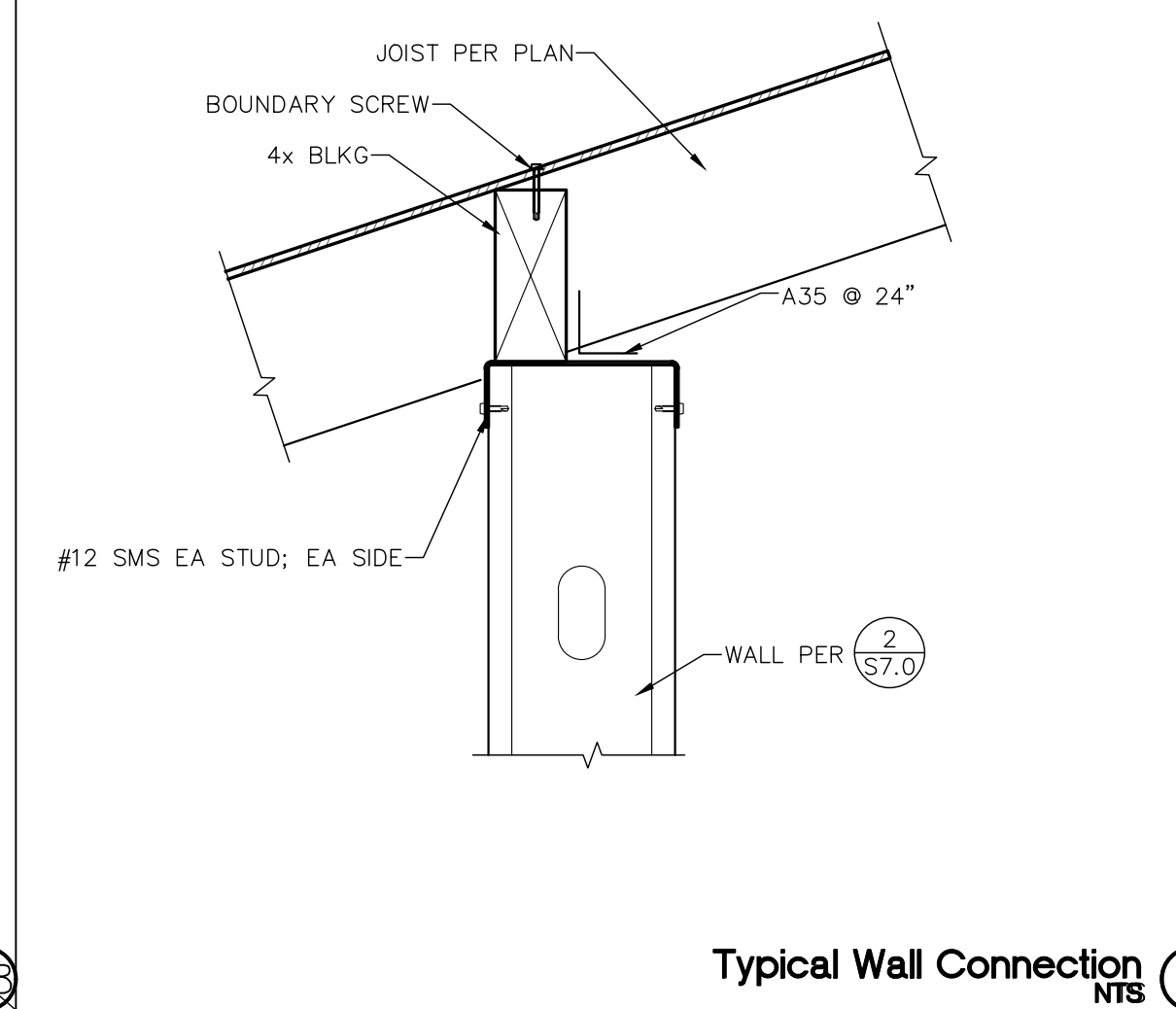
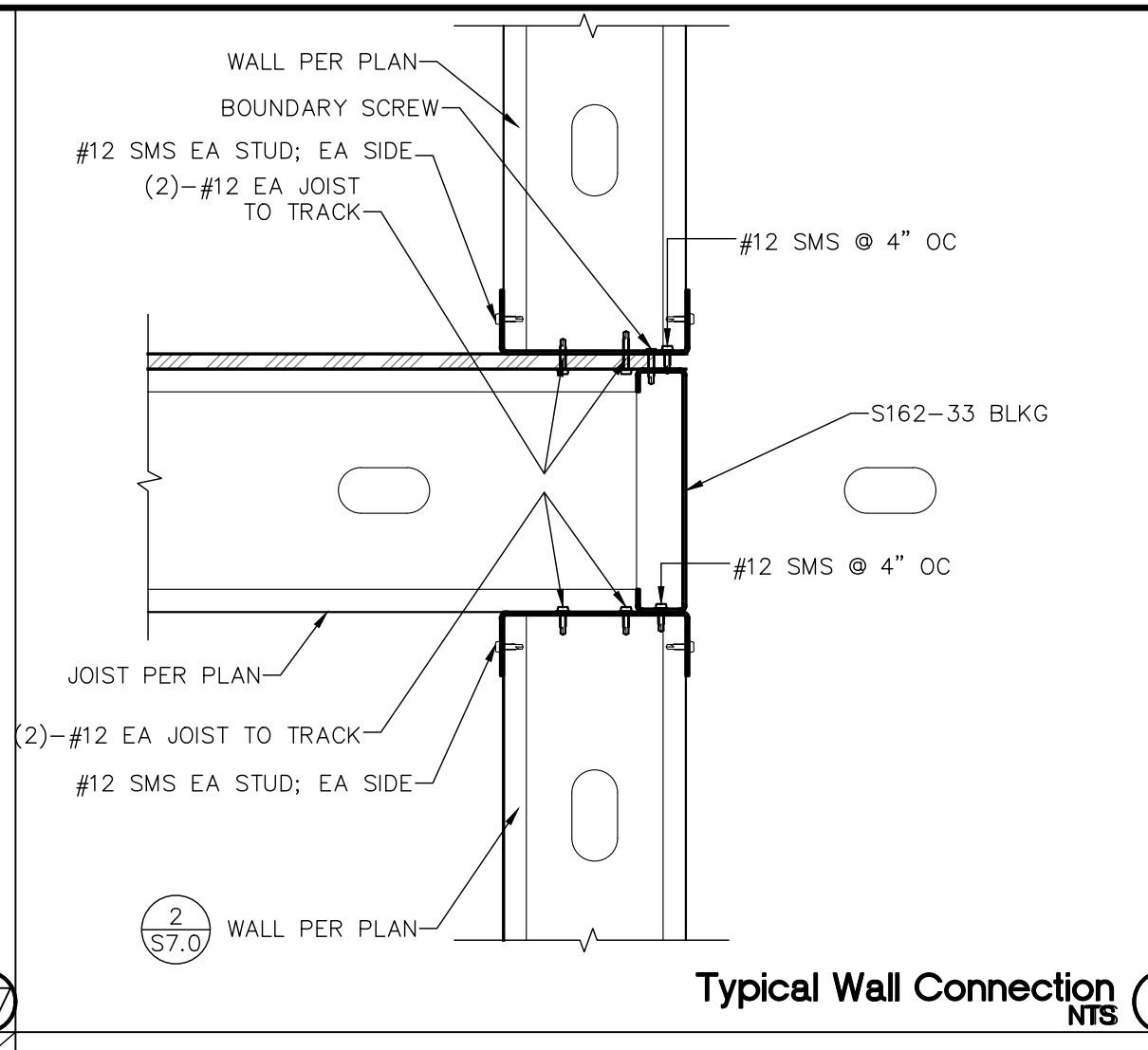
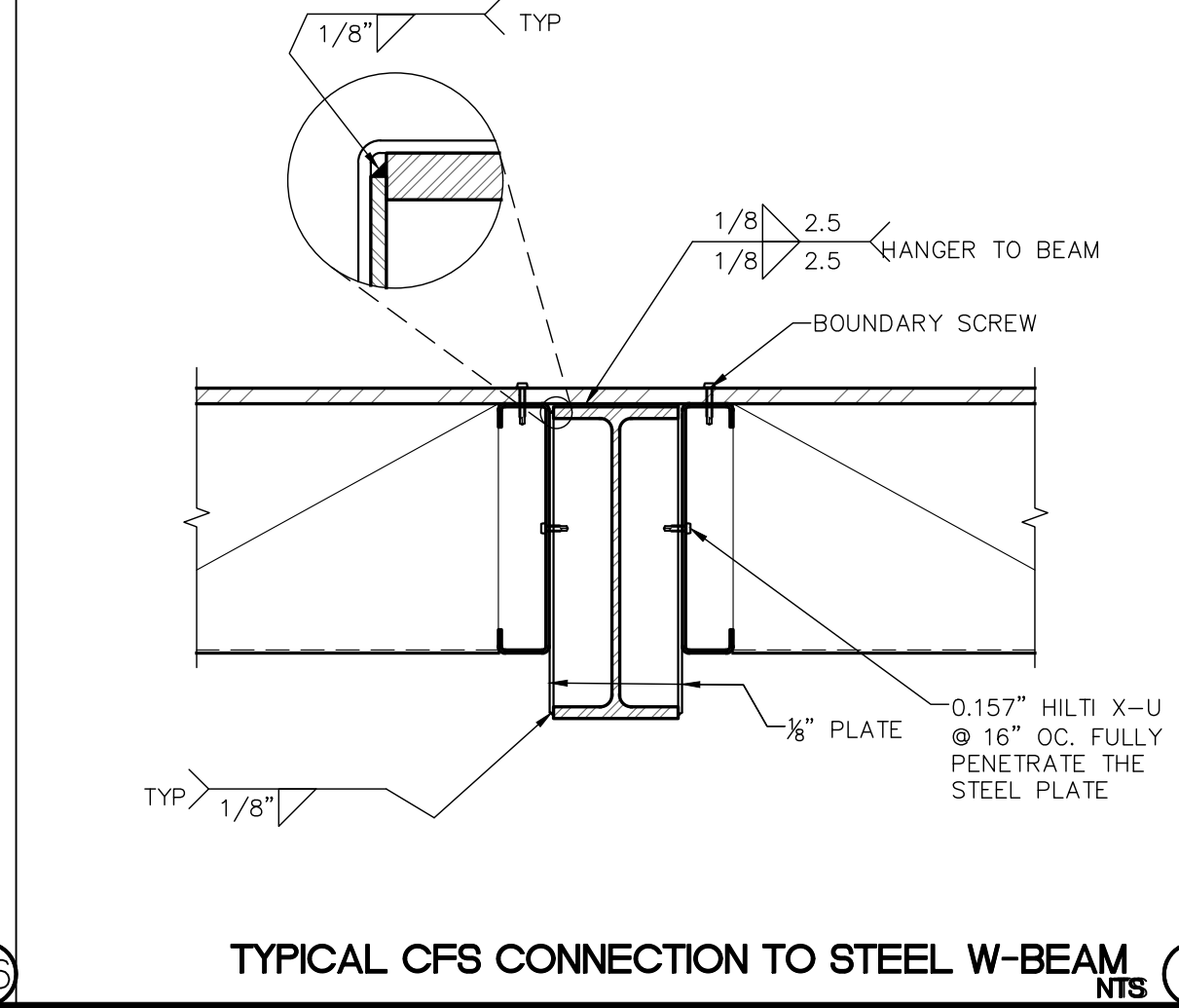
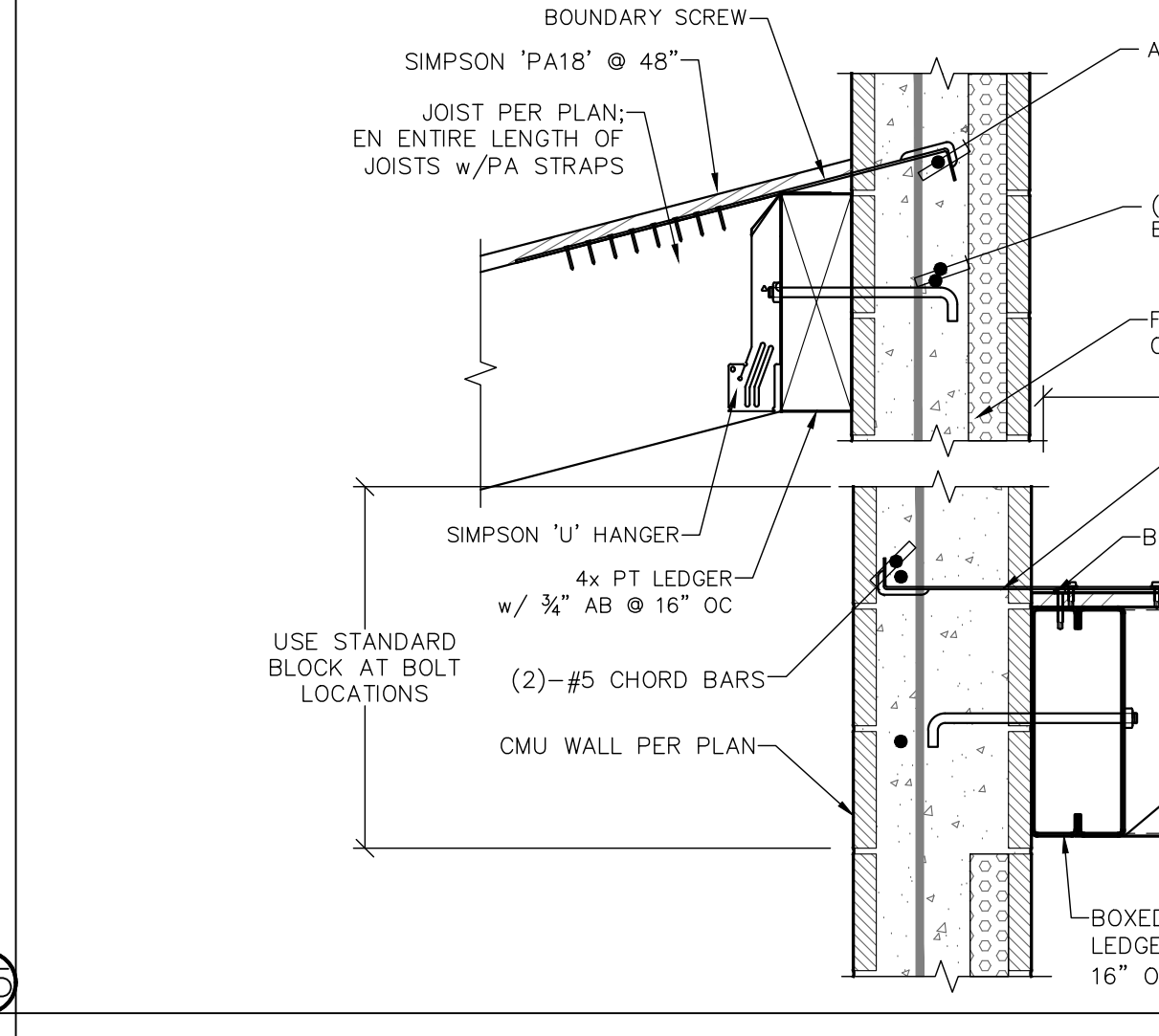
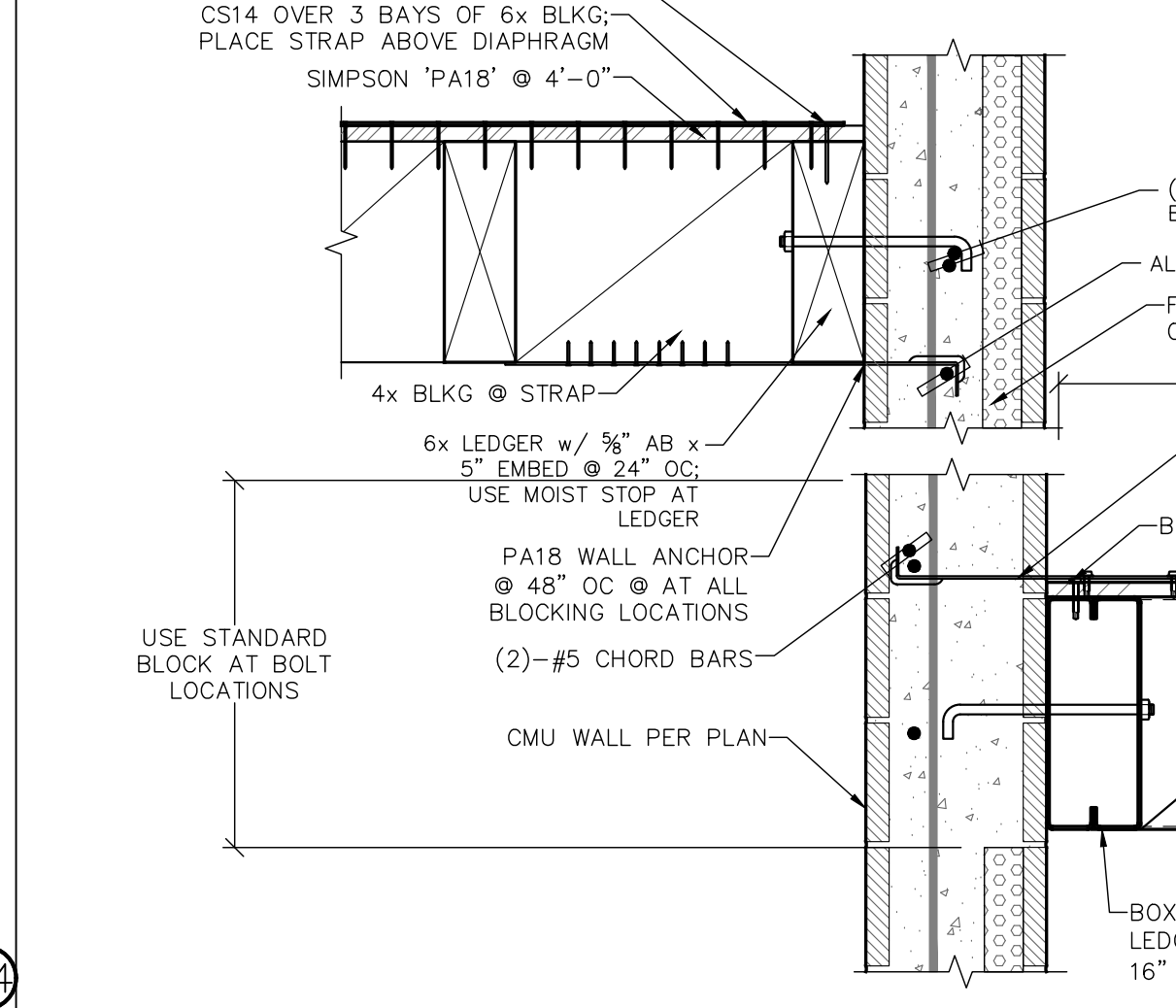
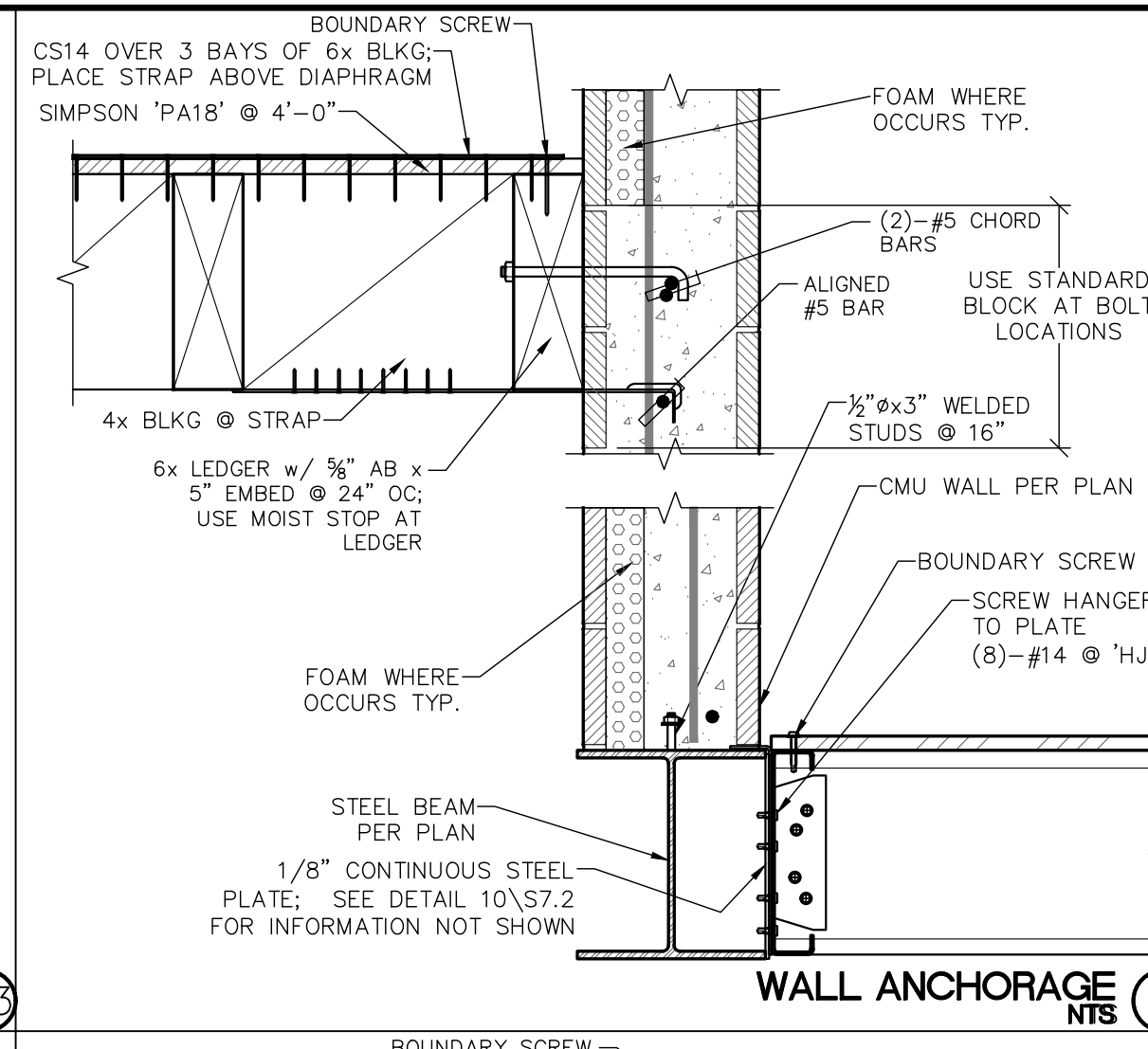
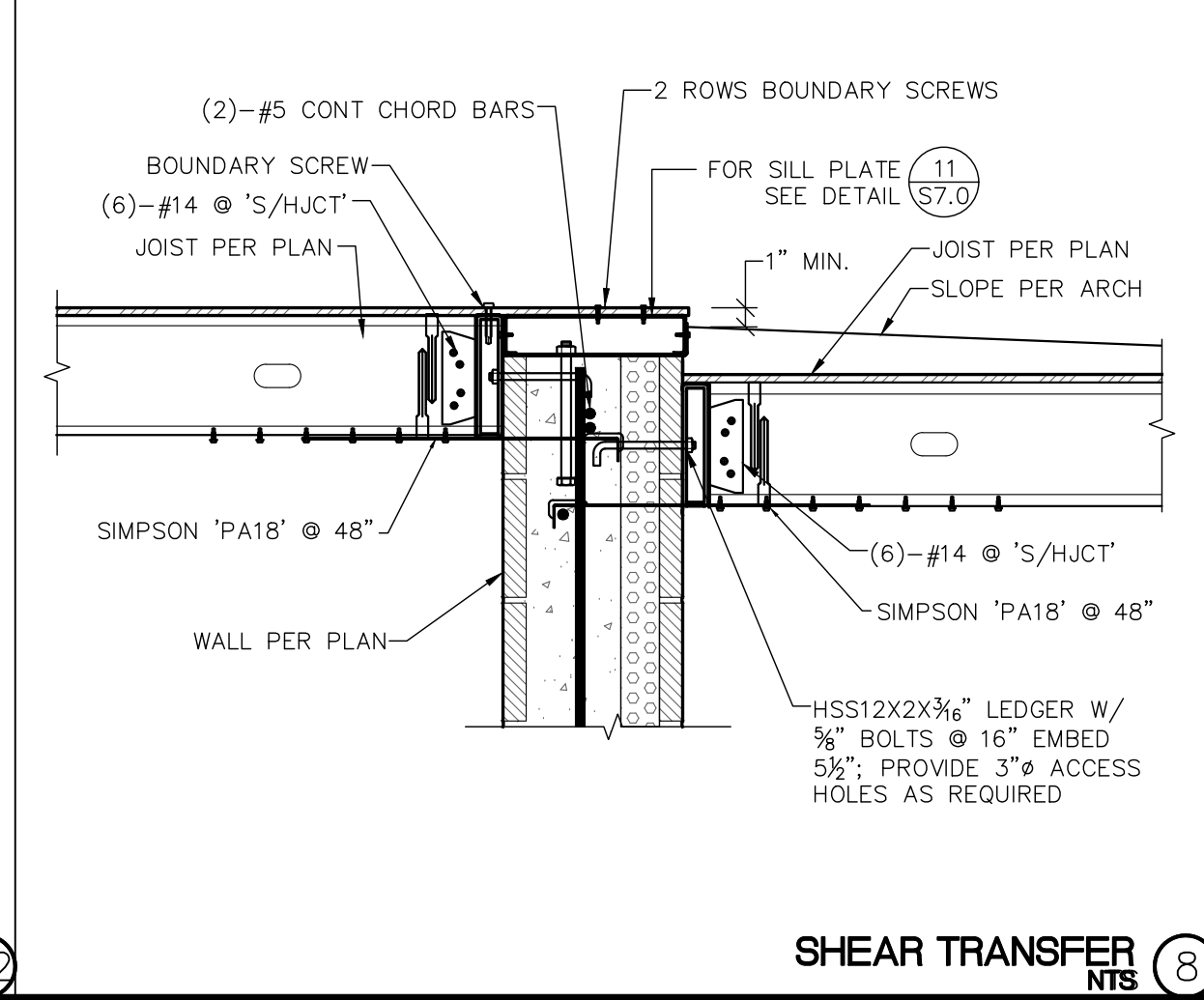
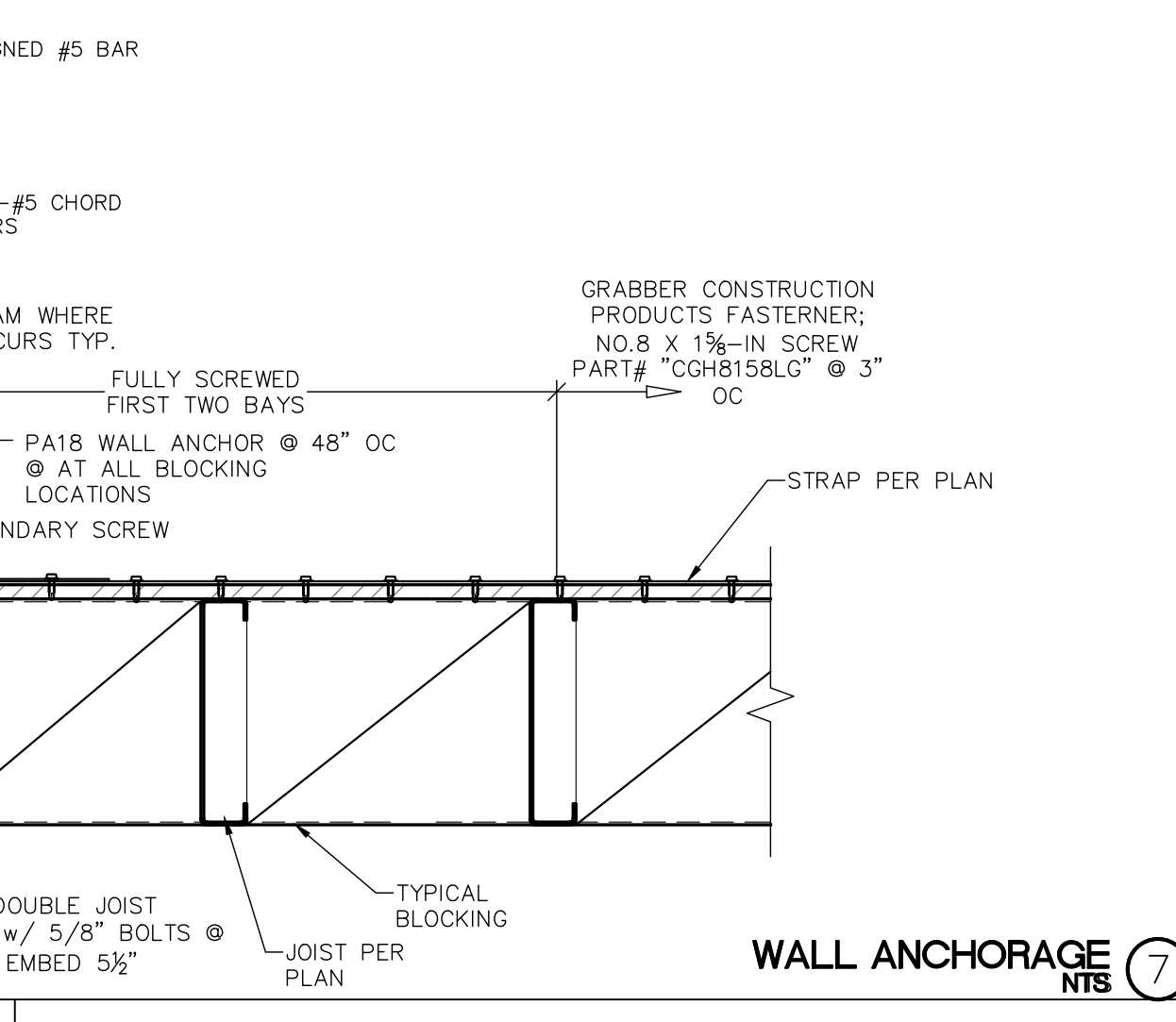
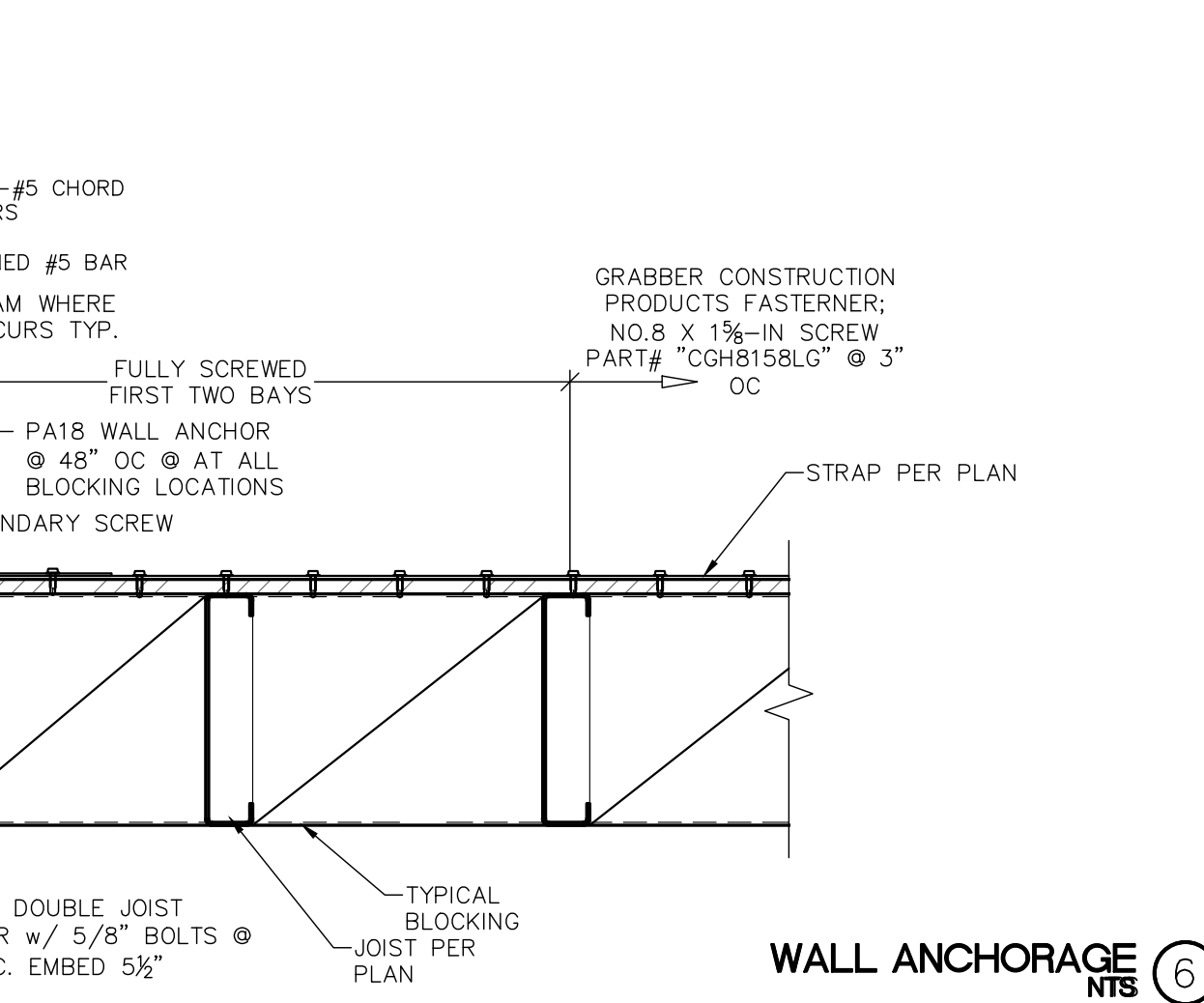
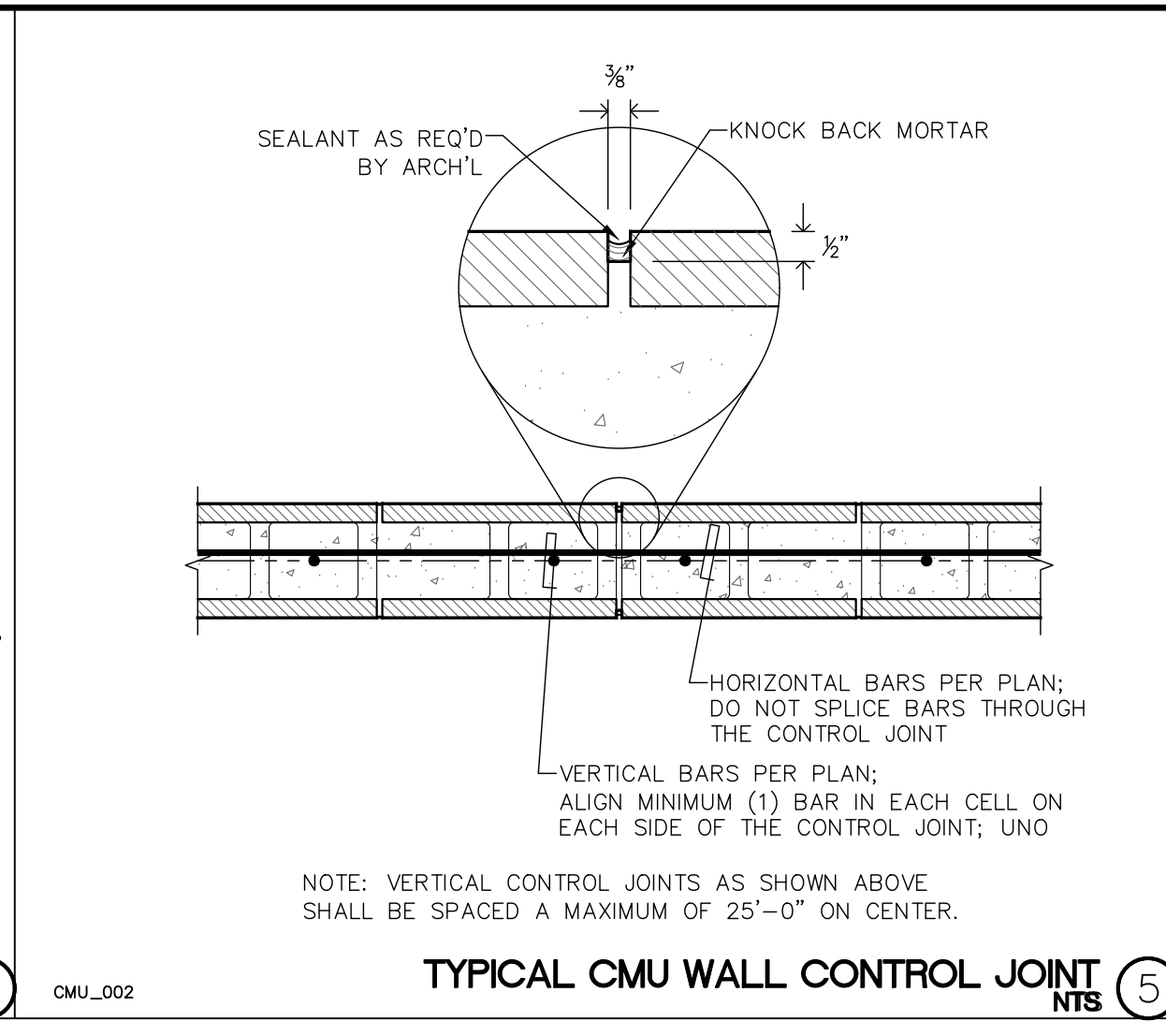
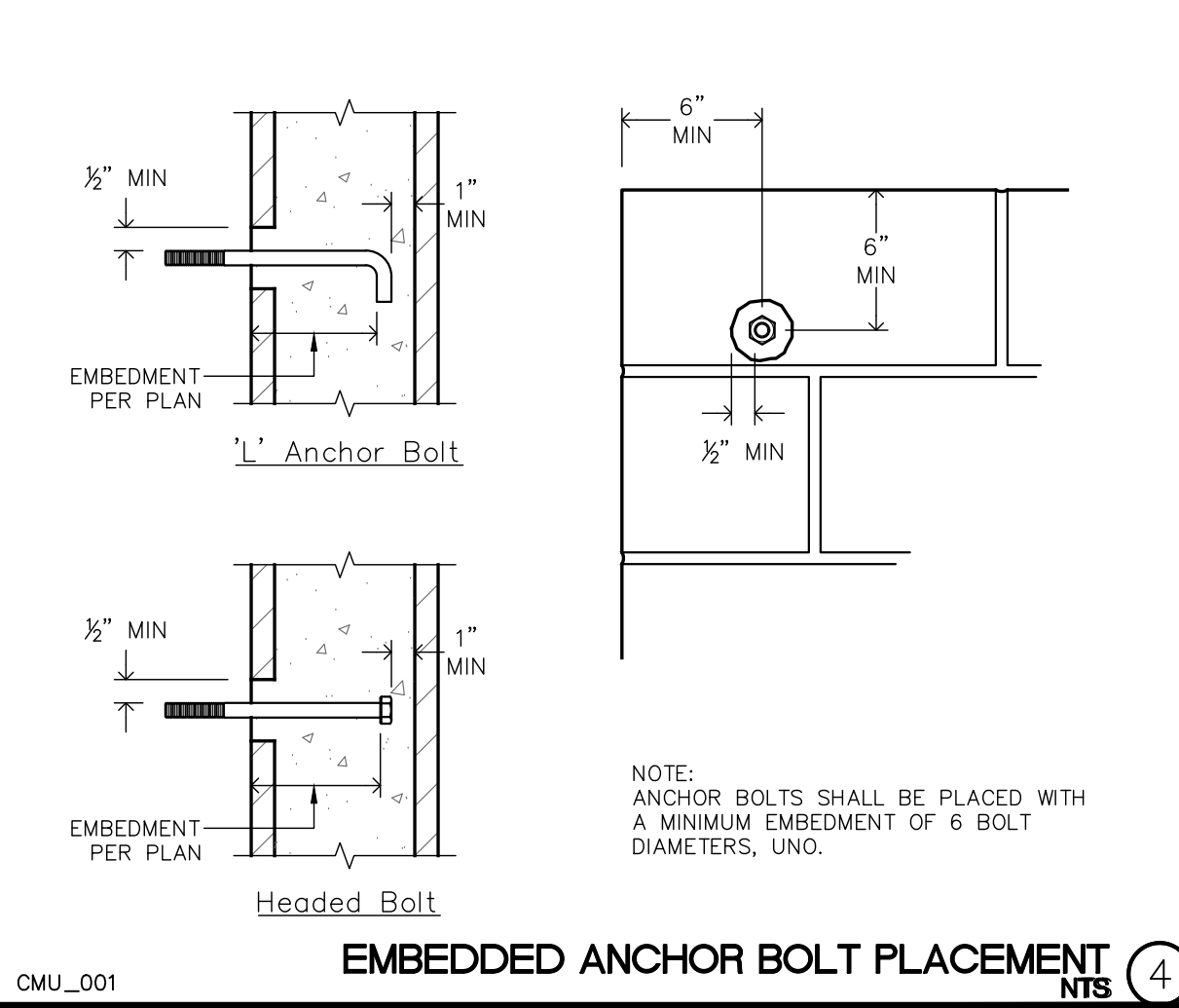
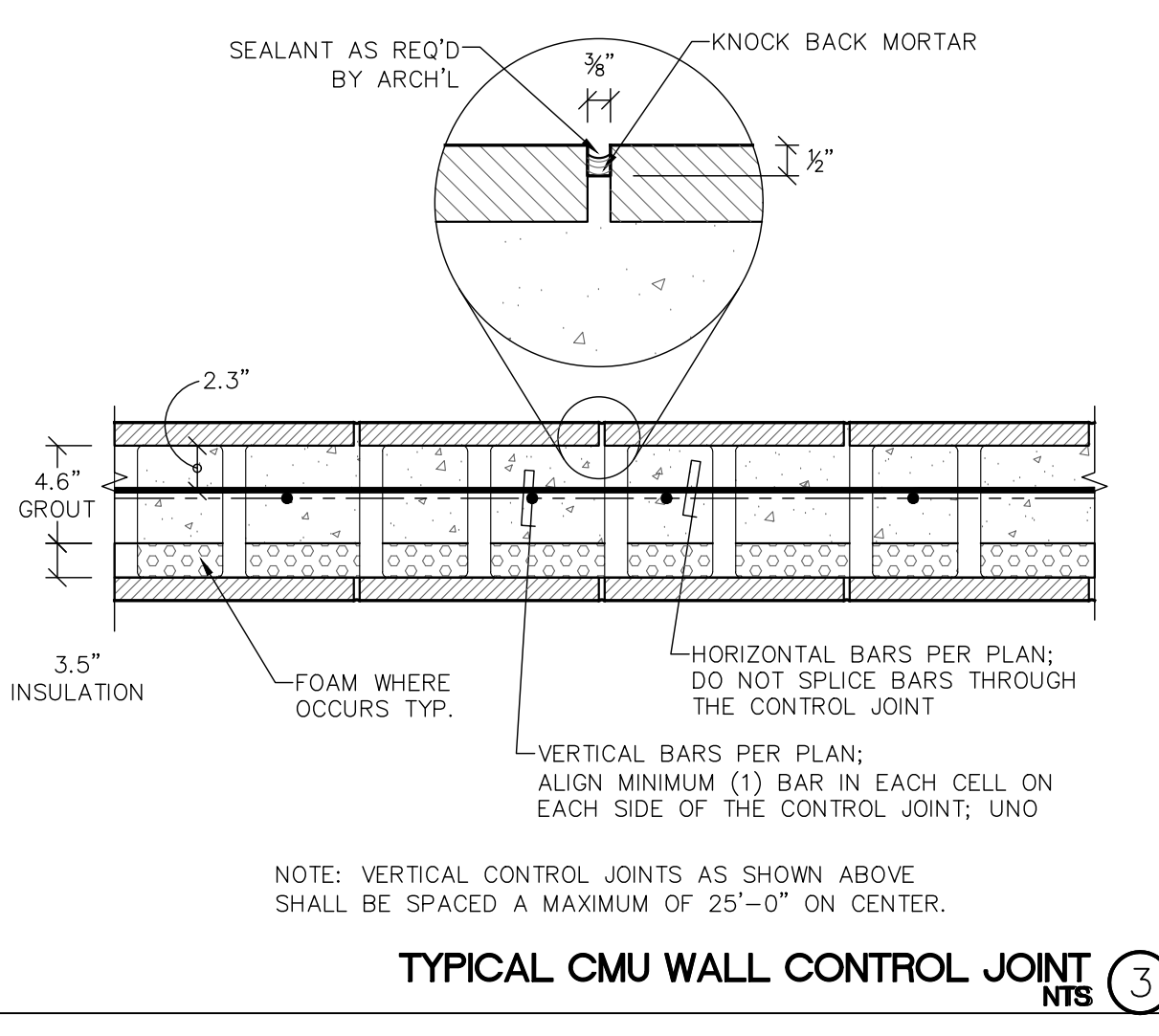
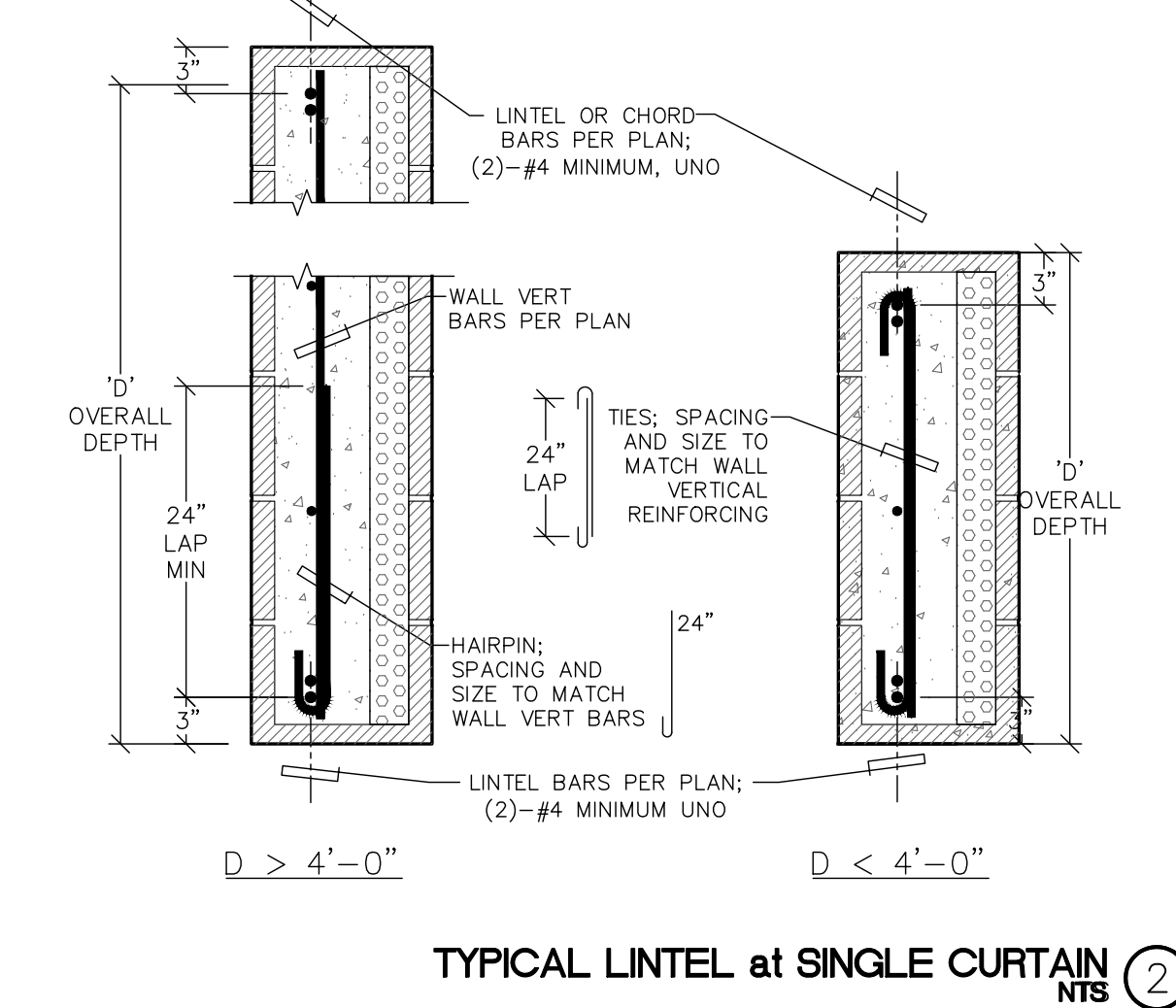
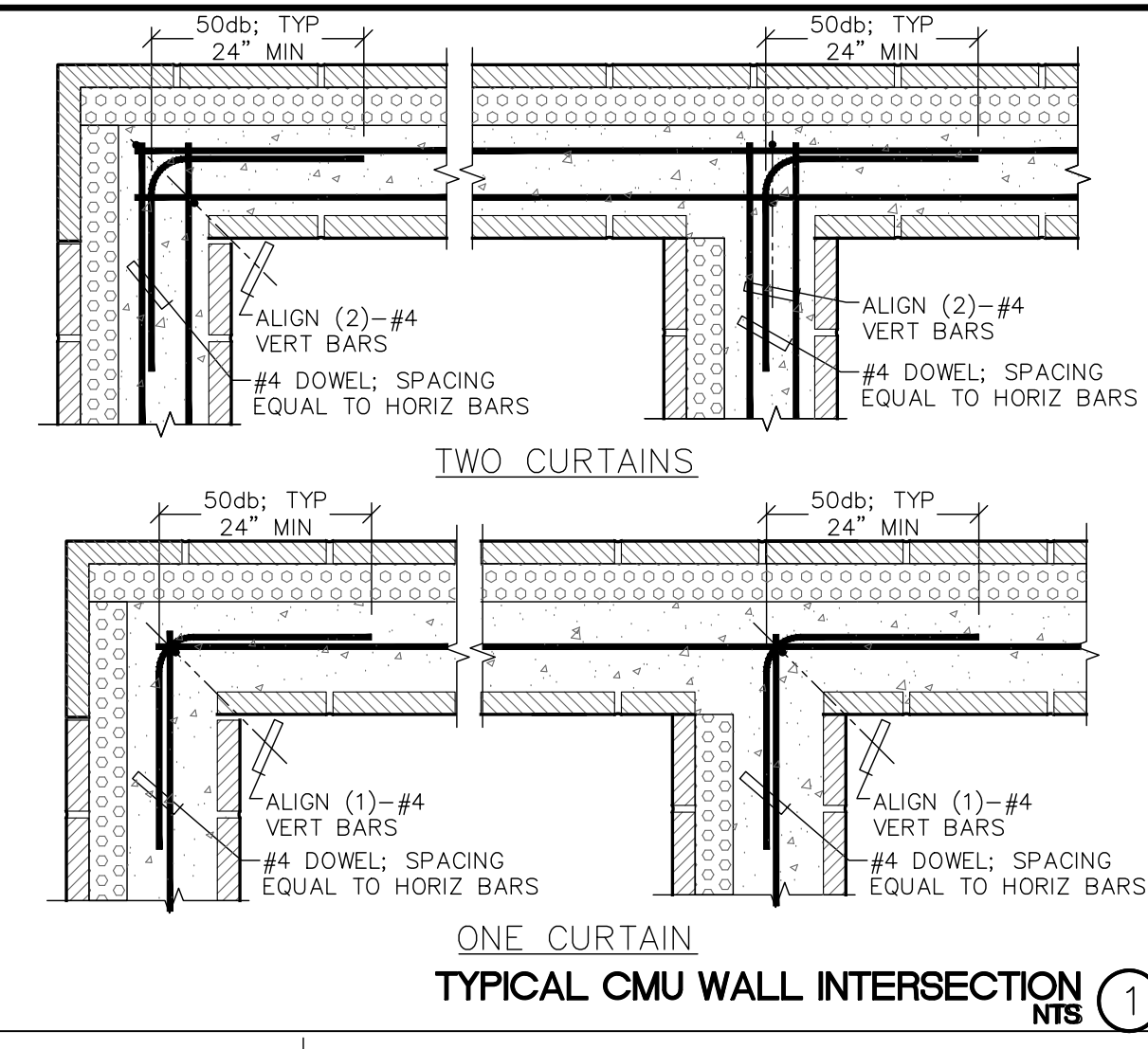
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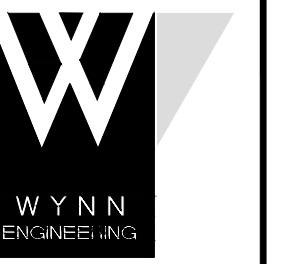
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REVISIONS	

DATE: 5/26/2026
SCALE: NTS
ENGINEER: JCR
DRAFTER: JCR
JOB No: 26-501
DWG No:



DATE: 5/26/2026, 9:16 AM
DRAWN BY: STEVE RED
FILE: S7.3 STAMPER.DWG (CURRENT)
S7.3 FRAMING DETAILS.DWG



WYNN ENGINEERING, INC.
27315 Valley Center Road
Valley Center, CA 92082
Voice: 760.749.8722
Fax: 760.749.9412

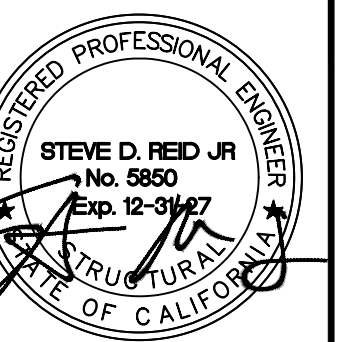
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FRAMING DETAILS

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD
15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



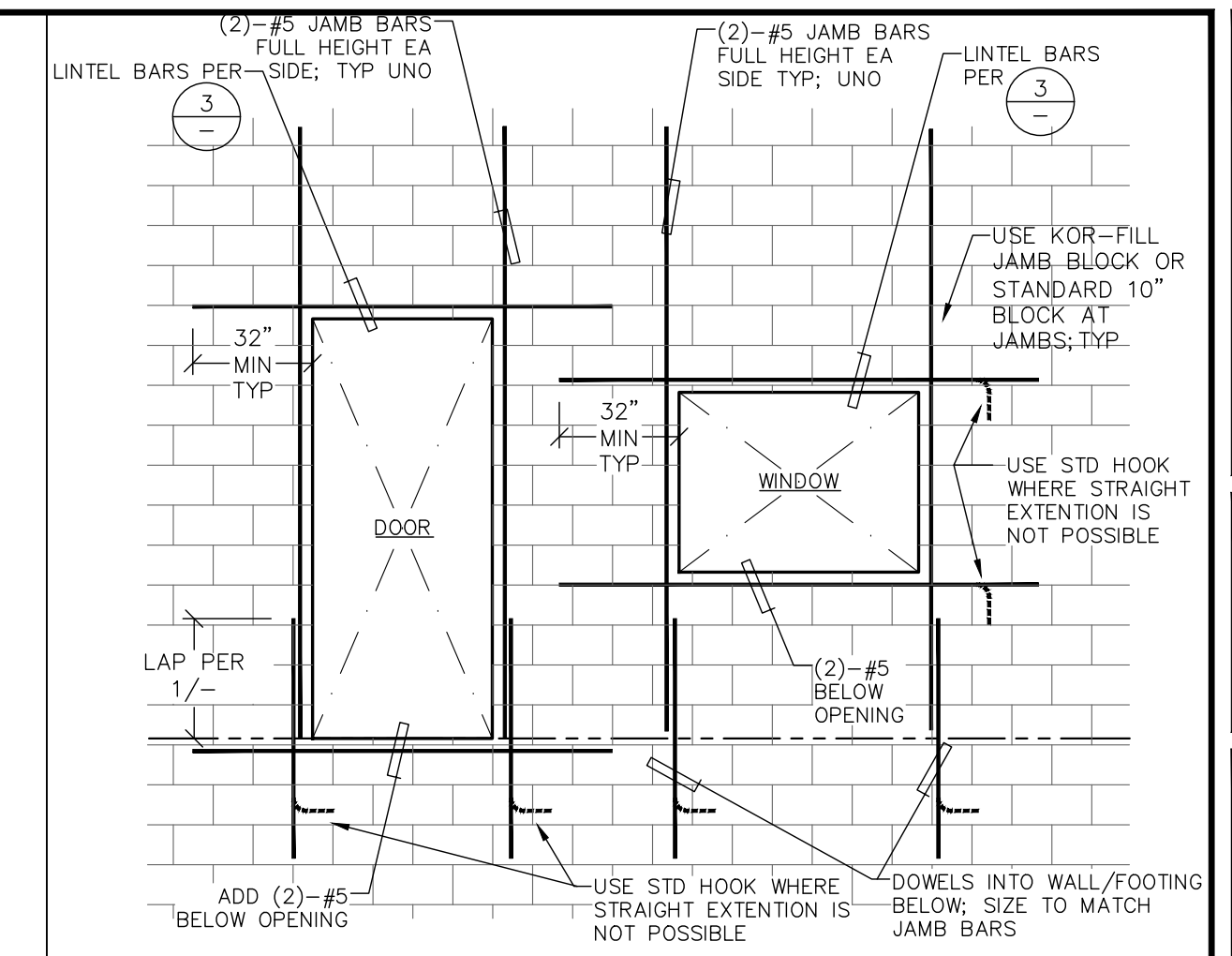
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REVISIONS	
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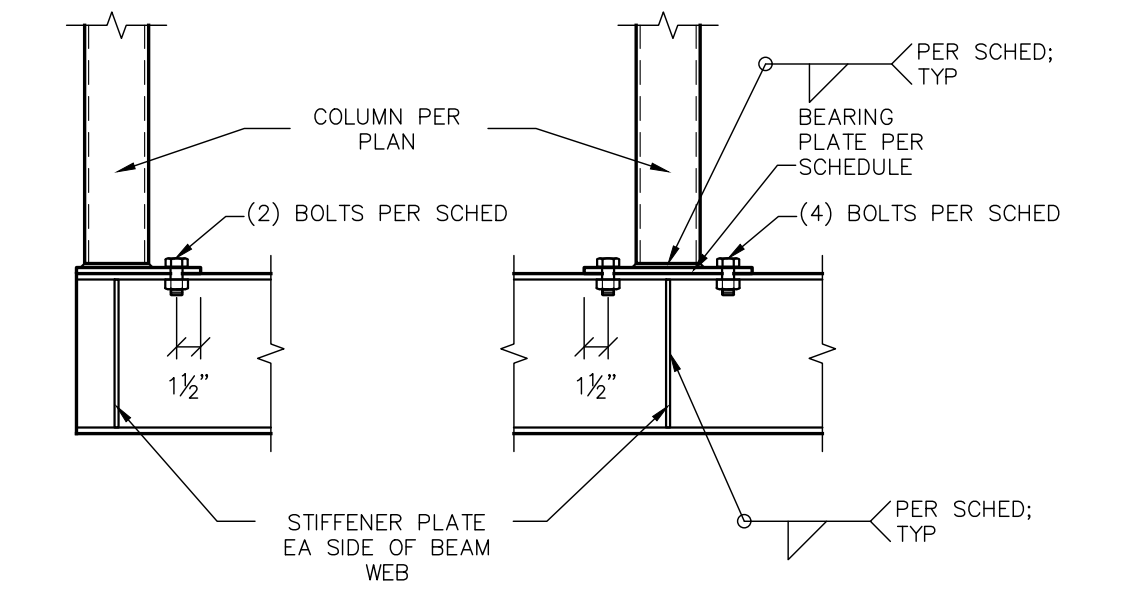
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DRAFTER: JCR
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S7.4

OF 13 TOTAL SHEETS

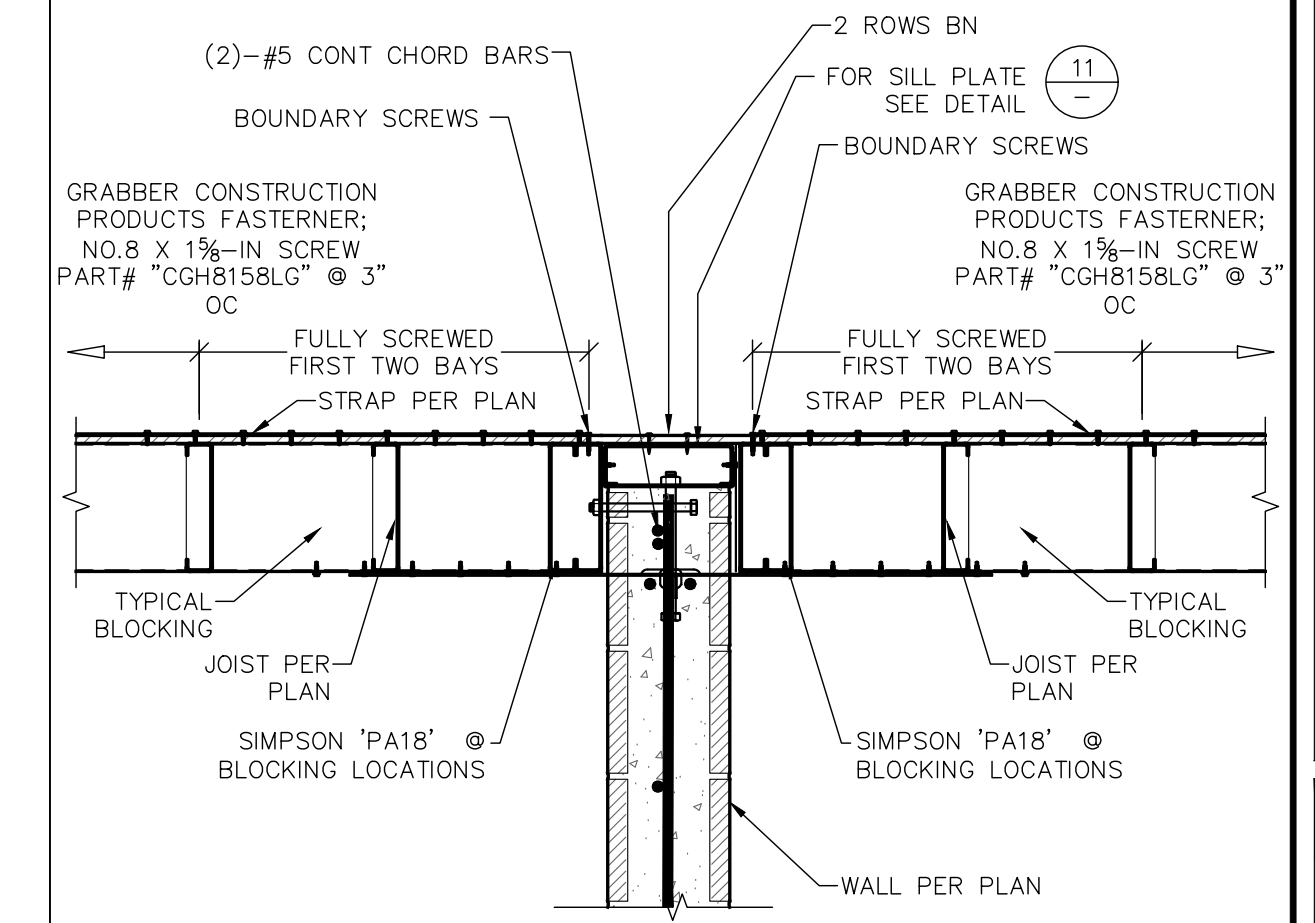


OPENING IN KORFILL MASONRY WALLS NTS 1



BEAM	BEARING PLATE		STIFFENER PLATE	
	THICKNESS	BOLTS	THICKNESS	WELD
W10	MATCH FLANGE THICKNESS	3/8"	1/2"	3/8"

COLUMN TO BEAM BELOW NTS 2



WALL ANCHORAGE NTS 3

NTS 17

NTS 13

NTS 9

NTS 5

NTS 18

NTS 14

NTS 10

NTS 6

NTS 19

NTS 15

NTS 11

NTS 7

NTS 20

NTS 16

NTS 12

NTS 8

NTS 4

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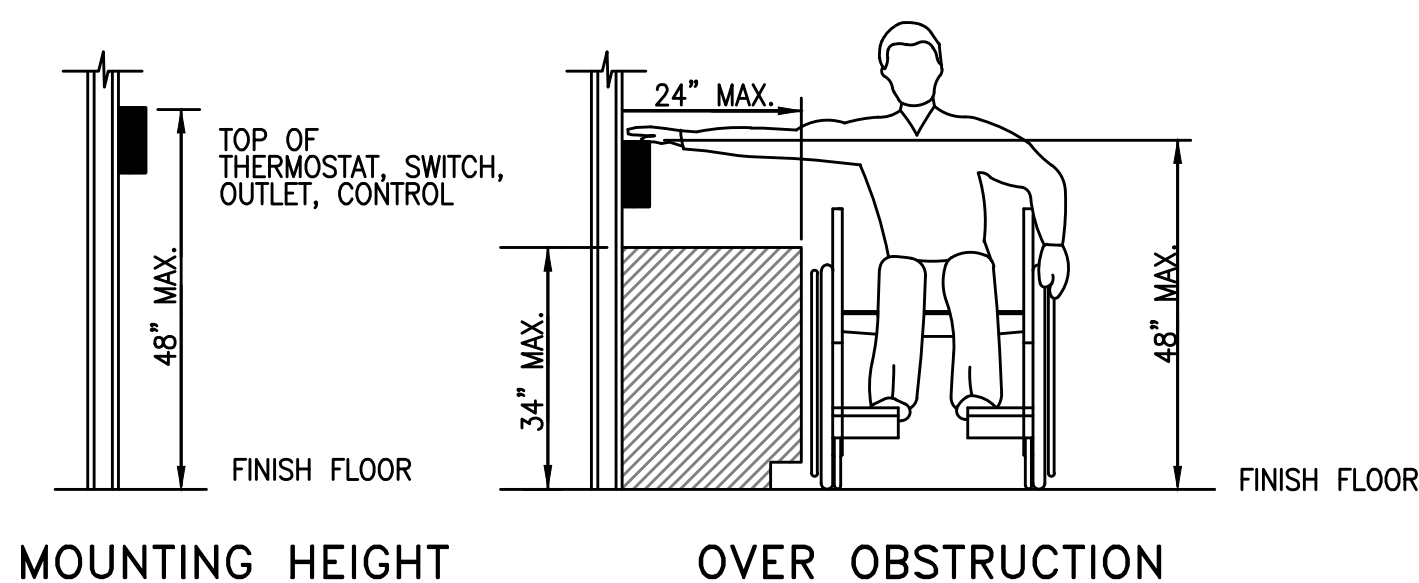
GENERAL NOTES

- A MAINTENANCE LABEL SHALL BE AFFIXED TO MECHANICAL EQUIPMENT AND A MAINTENANCE MANUAL SHALL BE PROVIDED FOR THE OWNER'S USE.
- PROVIDE COMPLETE SEISMIC ANCHORAGE AND BRACING FOR THE LATERAL AND VERTICAL SUPPORT OF PIPING AND MECHANICAL EQUIPMENT ETC., AS REQUIRED BY SMACNA "GUIDELINES FOR SEISMIC RESTRAINTS OF MECHANICAL SYSTEMS AND PLUMBING PIPING SYSTEMS".
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR TO INSTALLING ANY MATERIAL OR EQUIPMENT.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF LOS ANGELES, 2022 CBC, CPC AND CMC AND OTHER REGULATIONS.
- ACCESS AND WORKING SPACE MUST BE PROVIDED AND MAINTAINED AROUND ALL MECHANICAL, ELECTRICAL, AND CONTROL EQUIPMENT TO PERMIT READY AND SAFE OPERATION, EXAMINATION, AND MAINTENANCE.
- ALL EQUIPMENT SHALL BE UL-LISTED AND MANUFACTURER SPECIFICATIONS SHALL BE AVAILABLE TO THE INSPECTOR DURING CONSTRUCTION.
- LOCATIONS OF DUCTWORK IS APPROXIMATE. ALL DRAWINGS AND LAYOUT ARE DIAGRAMMATIC TO SHOW DESIGN INTENT ONLY. CONTRACTOR TO COORDINATE ALL DUCTWORK AND PIPING WITH ALL OTHER NEW WORK AND EXISTING CONDITIONS. IF FIELD CONDITION DIFFER SIGNIFICANTLY FROM THOSE SHOWN ON THE DRAWINGS AND AFFECT MECHANICAL WORK, INFORM ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH THAT AREA.
- PROVIDE COMPLETE NEBB/AABC CERTIFIED AIR BALANCING FOR THE INDICATED AIR QUANTITIES.
- A MINIMUM OF 36 INCHES CLEAR WORKING SPACE, NOT LESS THAN 30 INCHES WIDE. SHALL BE MAINTAINED IN FRONT OF ALL SWITCHES, OVERCURRENT DEVICES AND ELECTRIC CONTROL COMPONENTS.
- ALL CONTROL WIRING AND COMPONENTS FOR A FULLY-OPERATIONAL SYSTEM SHALL BE UNDER THIS DIVISION. CONDUIT BY ELEC.CONTRACTOR.
- CONTRACTOR SHALL PROVIDE COMPLETE SET OF SHOP DRAWINGS PRIOR TO START OF CONSTRUCTION WORK FOR REVIEW BY ARCHITECT/ENGINEER.
- THERMOSTAT SHALL BE LOCATED BESIDE LIGHT SWITCH AT A HEIGHT AS DIRECTED BY ARCHITECT.
- INSTALL FIRE DAMPERS ON ALL DUCTS PENETRATING FIRE RATED ENCLOSURES AND PARTITIONS, AND TUNNEL CEILINGS.
- NO COMBUSTIBLE MATERIAL SHALL BE EXPOSED WITHIN THE DUCTS OR PLENUMS USED TO CONVEY CIRCULATING AIR. MATERIALS EXPOSED SHALL HAVE FLAME INDEX OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NOT MORE THAN 50.
- PROVIDE VOLUME DAMPERS IN EACH SUPPLY AND EXHAUST/RETURN BRANCH DUCT OUTLET AS FAR AWAY FROM DIFFUSER AS POSSIBLE. VOLUME DAMPER NEEDS TO BE GASKETED.
- CONTRACTOR TO COORDINATE FINAL DIFFUSER LOCATION WITH ARCHITECTURAL DRAWINGS.
- ENTIRE INSTALLATION (INCLUDING NEW ACCESSORY EQUIPMENT, LABOR AND MATERIALS) WARRANTED FOR ONE YEAR FROM THE TIME OF THE BENEFICIAL USE.
- ALL DUCT GAGES SHALL BE PER TABLE 5-5, 5-6 & 5-7 OF CMC CHAPTER 5.
- ALL DUCTWORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 6 OF THE CMC.
- FOR DUCTWORK SOFFITS AT ALL APARTMENT UNITS, REFER TO ARCHITECTURAL DWGS FOR EXACT LOCATION.
- ALL DUCTWORK IS TO BE TAPED UP IMMEDIATELY AFTER IT IS INSTALLED-DUCTWORK NEEDS TO BE PUSHED BACK ON ITSELF SO NO DEBRIS GETS IN.

DRAWING LIST

MO.1	NOTES, LEGENDS, SYMBOLS AND ABBREVIATIONS
MO.2	HVAC EQUIPMENT SCHEDULES
MO.3	HVAC EQUIPMENT SCHEDULES
MO.4	SYSTEMS WIRING & PIPING DIAGRAMS
M1.1	FIRST FLOOR PLAN - HVAC
M1.2	SECOND FLOOR PLAN - HVAC
M1.3	THIRD FLOOR PLAN - HVAC
M2.0	TILTE 24 FORMS

ACCESSIBILITY DETAIL



SYMBOLS & ABBREVIATIONS

ACD	AUTOMATIC CONTROL DAMPER	(L)	LINED DUCTWORK
AFF	ABOVE FINISHED FLOOR	LB	POUND
AC	AIR CONDITIONING	LDB	LEAVING DB TEMPERATURE
AMB	AMBIENT	LIN.FT.	LINEAR FEET
BOD	BOTTOM OF DUCT	LVG.	LEAVING
BDD	BACKDRAFT DAMPER	LWB	LEAVING WB TEMPERATURE
BHP	BRAKE HORSEPOWER	MAU	MAKE UP AIR UNIT
BLDG	BUILDING	MAX	MAXIMUM
BTU	BRITISH THERMAL UNIT	MBH	THOUSAND BTU PER HOUR
BTUH	BTU PER HOUR	MHP	MOTOR HORSEPOWER
BOP	BOTTOM OF PIPE	MIN	MINIMUM
CFF	CAPPED FOR FUTURE	MANUF	MANUFACTURER
CD	CEILING DIFFUSER	M'T'D	MOUNTED
CFM	CUBIC FEET PER MINUTE	NO.	NUMBER
COND	CONDENSATE	NTS	NOT TO SCALE
CONN	CONNECTION	(N)	NEW
CONT	CONTINUATION	NFA	NET FREE AREA
CR	CEILING REGISTER/RETURN	OPER WT	OPERATING WEIGHT
CUFT	CUBIC FEET	PD	PRESSURE DROP
CSFD	COMBINATION SMOKE/FIRE DAMPER	POC	POINT OF CONNECTION
CU	CONDENSING UNIT	PSI	POUNDS PER SQUARE INCH
DB	DRY BULB	RA	RETURN AIR
DIA	DIAMETER	RL	REFRIGERANT LIQUID
DISC.	DISCONNECT	RPM	REVOLUTION PER MINUTE
DR	DRAIN	RS	REFRIGERANT SUCTION
DTR	DOWN THRU ROOF	SA	SUPPLY AIR
EAT	ENTERING AIR TEMPERATURE	SD	SMOKE DETECTOR
EDB	ENTERING DRY BULB	SP	STATIC PRESSURE
EF	EXHAUST FAN	SQ. FT.	SQUARE FEET
EL	ELEVATION	TA	THROW AWAY
ELEC	ELECTRICAL	TEMP	TEMPERATURE
(E)	EXISTING	TRD	TRANSFER DUCT
ENT	ENTERING	TI	TENANT IMPROVEMENT
EWB	ENTERING WET BULB	VD	VOLUME DAMPER
F	FILTER	WB	WET BULB
FA	FREE AREA (SQUARE FEET)	WC	WATER COLUMN
°F	DEGREE FAHRENHEIT	WG	WATER GAUGE
FAP	FIRE ALARM PANEL	WH	WATER HEATER
FCU	FAN COIL UNIT	UTR	UP THRU ROOF
FLA	FULL LOAD AMPERES		
FBM	FEET PER MINUTE		
FT.	FEET		
HP	HORSE POWER		
HZ	HERTZ		
IN	INCHES		

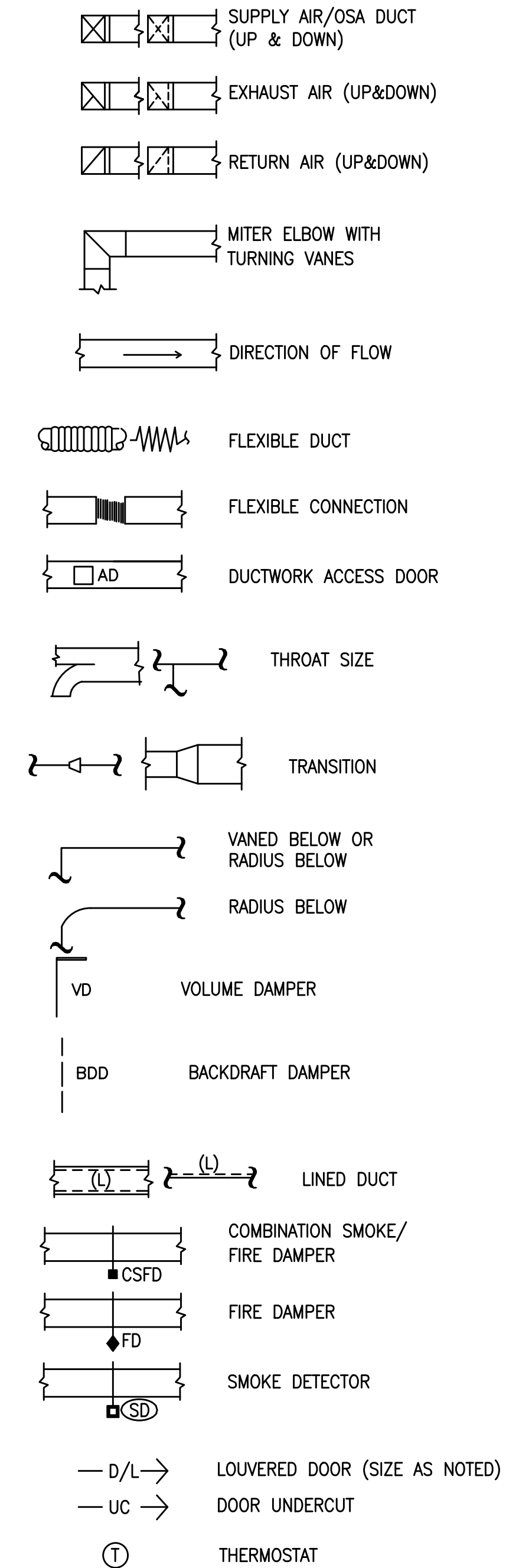
APPLICABLE SMACNA DETAIL

NOTES:	1. BASED ON SMACNA HVAC DUCT CONSTRUCTION STANDARDS METAL AND FLEXIBLE, LATEST EDITION	
	2. FOR DUCT CONSTRUCTION, HANGERS AND SUPPORTS, SEE SPECIFICATIONS.	
FIG.#	NAME	REMARKS
3 - 4	ROUND DUCT ELBOWS	SEGMENTED OR STAMPED ONLY, NO ADJUST, GORE ELBOWS
3 - 6	CONICAL TEES	
3 - 7	FLAT OVAL DUCTS	
4 - 2	RECTANGULAR ELBOWS	USE TYPE RE1 & RE2 ONLY
4 - 3	VANES & VANES RUNNERS	USE DOUBLE THICKNSS VANES ONLY, MIN. 4-1/2"R
4 - 4	VANE SUPPORT IN ELBOWS	W1 MUST EQUAL W2
4 - 5	DIVIDED FLOW BRANCHES	
4 - 6	BRANCH CONNECTIONS	
4 - 7	OFFSETS & TRANSITIONS	
6 - 3	ROOF TOP DUCT INSTALLATION	INLET & OUTLET AREAS SHALL BE EQUAL
6 - 4	EQPT & DUCT SUPPORT FLUSHING	USE PIER OR CURB BASE
7 - 2	DUCT ACCESS DOORS	
7 - 3	ACCESS DOOR-ROUND DUCT	DO NOT USE SPLIT SLEEVE TYPE
7 - 4	VOLUME DAMPERS-SINGLE BLADE	
7 - 6	GRILLE & REGISTER CONNECTIONS	
7 - 7	CEILING DIFFUSER BRANCH DUCT	METAL BOX BEHIND DIFF. NO 90DEG. FLEX ELBOW ALLOWED
7 - 8	FLEXIBLE CONNECTION AT FAN	
7 - 11	DUCT LINER INSTALLATION	PROVIDE METAL NOSING FOR VELOCITIES ABOVE 2500FPM
7 - 12	LINER FASTENER	
7 - 13	OPTIONAL HAT SECTION	
7 - 14	DUCT LINER INTERRUPTION	
10 - 1	LINEAR DIFFUSER PLENUM	

MANDATORY REQUIREMENT NOTES

- A) THE PERSON WITH OVERALL RESPONSIBILITY FOR CONSTRUCTION OR THE PERSON RESPONSIBLE FOR THE INSTALLATION OF REGULATED MANUFACTURED DEVICES SHALL POST, OR MAKE AVAILABLE WITH THE BUILDING PERMIT(S) ISSUED FOR THE BUILDING, THE INSTALLATION CERTIFICATE(S) FOR MANUFACTURED DEVICES REGULATED BY THE APPLIANCE STANDARDS OR PART 6. SUCH INSTALLATION CERTIFICATE(S) SHALL BE MADE AVAILABLE TO THE ENFORCEMENT AGENCY FOR ALL APPROPRIATE INSPECTIONS. THESE CERTIFICATES SHALL:
- IDENTIFY FEATURES REQUIRED TO VERIFY COMPLIANCE WITH THE APPLIANCE STANDARDS AND TITLE 24, PART 6.
 - INCLUDE A STATEMENT INDICATING THAT THE INSTALLED DEVICES CONFORM TO THE APPLIANCE STANDARDS AND PART 6 AND THE REQUIREMENTS FOR SUCH DEVICES GIVEN IN THE PLANS AND SPECIFICATIONS APPROVED BY THE LOCAL ENFORCEMENT AGENCY.
 - STATE THE BUILDING PERMIT NUMBER UNDER WHICH THE CONSTRUCTION OR INSTALLATION WAS PERFORMED. -SEC.10-103(a)3A
- B) AFTER INSTALLING WALL, CEILING, OR FLOOR INSULATION, THE INSTALLER SHALL MAKE AVAILABLE TO THE ENFORCEMENT AGENCY OR POST IN A CONSPICUOUS LOCATION IN THE BUILDING A CERTIFICATE SIGNED BY THE INSTALLER STATING THAT THE INSTALLATION IS CONSISTENT WITH THE PLANS AND THE REQUIREMENTS OF SECTION 10-103(a)2.A. THE CERTIFICATE SHALL ALSO STATE THE MANUFACTURER'S NAME AND MATERIAL IDENTIFICATION AND THE INSTALLED R-VALUE. -SEC.10-103(a)4
- C) MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL:
- HAVE TEMPORARY LABEL MEETING THE REQUIREMENTS OF SEC.10-111(a)1, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U-VALUE AND SHGC, AND CERTIFYING THAT THE AIR LEAKAGE REQUIREMENTS OF SECTION 116(a)1 ARE MET FOR EACH PRODUCT LINE; AND
 - HAVE A PERMANENT LABEL MEETING THE REQUIREMENT OF SECTION 10-111(a)2 IF THE PRODUCT IS RATED USING NFRC PROCEDURES. -SEC.166 (a)
- D) JOINTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION. -SEC.117
- E) ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAMESPREAD RATING SMOKE DENSITY REQUIREMENTS OF THE CBC. -SEC.118 (c)
- F) ALL AIR DISTRIBUTION SYSTEM DUCTS AND PLENUMS, INCLUDING, BUT LIMITED TO, BUILDING CAVITIES, MECHANICAL CLOSETS, AIR HANDLER BOXES AND SUPPORT PLATFORMS USED AS DUCTS OR PLENUMS, SHALL BE INSTALLED, SEALED AND INSULATED TO MEET THE REQUIREMENTS OF CHAPTER 6 OF THE 2010 CMC. SUPPLY AIR AND RETURN AIR DUCTS CONVEYING HEATED OR COOLED AIR SHALL BE INSULATED TO A MINIMUM INSTALLED LEVEL OF R-8, UNLESS DUCTS ARE IN CONDITIONED SPACE. -SEC.124 (a)
- G) THE BUILDER SHALL PROVIDE THE BUILDING OWNER OR THE PERSON(S) RESPONSIBLE FOR BUILDING MAINTENANCE (IN CASE OF MULTI-TENANT OR CENTRALLY OPERATED BUILDINGS) AT OCCUPANCY THE FOLLOWING:
- OPERATING INFORMATION. A LIST OF THE HEATING, COOLING, WATER HEATING, AND LIGHTING SYSTEMS AND FEATURES, MATERIALS, COMPONENTS AND MECHANICAL DEVICES, CONSERVATION OR SOLAR DEVICES INSTALLED IN THE BUILDING, AND INSTRUCTIONS ON HOW TO USE THEM EFFICIENTLY.
 - MAINTENANCE OPERATION. REQUIRED ROUTINE MAINTENANCE ACTION SHALL BE CLEARLY STATED AND INCORPORATED ON A READILY ACCESSIBLE LABEL. THE LABEL MAY BE LIMITED TO IDENTIFYING THE MAINTENANCE MANUAL.
 - VENTILATION INFORMATION. A DESCRIPTION OF THE QUANTITIES OF OUTDOOR AND RECIRCULATED AIR THAT THE VENTILATION SYSTEM IS DESIGNED TO PROVIDE TO EACH AREA. -SEC.10-103 (c)
- THE LESSER OF THE MINIMUM RATE OF OUTDOOR AIR REQUIRED BY SECTION 121(b)2, OR THREE COMPLETE AIR CHANGES SHALL BE SUPPLIED TO THE ENTIRE BUILDING DURING THE ONE-HOUR PERIOD IMMEDIATELY BEFORE THE BUILDING IS NORMALLY OCCUPIED. -SEC.121(c) 2
- H) OUTDOOR AIR SUPPLY AND EXHAUST EQUIPMENT SHALL BE INSTALLED WITH DAMPERS THAT AUTOMATICALLY CLOSE UPON FAN SHUTDOWN. -SEC.122 (f)
- I) THE THERMOSTATIC CONTROLS FOR HVAC SYSTEMS SHALL MEET THE FOLLOWING REQUIREMENTS AS APPLICABLE:
- EACH SPACE CONDITIONING ZONE SHALL BE CONTROLLED BY AN INDIVIDUAL THERMOSTATIC CONTROL.
 - THERMOSTATIC CONTROLS SHALL BE CAPABLE OF BEING SET, LOCALLY OR REMOTELY, BY ADJUSTMENT OR SELECTION OF SENSORS;
 - DOWN TO 55°F OR LOWER TO CONTROL HEATING; OR
 - UP TO 85°F OR HIGHER TO CONTROL COOLING; OR
 - BOTH A AND B CONDITIONS TO CONTROL BOTH HEATING AND COOLING.
 - TO CONTROL BOTH HEATING AND COOLING, THE THERMOSTATIC CONTROLS SHALL BE CAPABLE OF PROVIDING A TEMPERATURE RANGE OR DEAD BAND OF AT LEAST 5°F WITHIN WHICH THE SUPPLY OF HEATING AND COOLING ENERGY TO THE ZONE IS SHUT OFF OR REDUCED TO A MINIMUM. -SEC.122 (a)(b)
- J) THE PIPING FOR ALL SPACE CONDITIONING AND SERVICE WATER HEATING SYSTEMS SHALL BE INSULATED IN ACCORDANCE WITH TABLE 123-A. -SEC.123
- K) LAVATORIES IN PUBLIC RESTROOMS SHALL HAVE CONTROLS THAT LIMIT THE WATER SUPPLY TEMPERATURE TO 110°F. -SEC.113 (c) 3
- L) CIRCULATING SERVICE WATER HEATING SYSTEMS SHALL HAVE A CONTROL CAPABLE OF AUTOMATICALLY TURNING OFF THE CIRCULATING PUMP WHEN HOT WATER IS NOT REQUIRED. -SEC.113 (c) 2

DUCTWORK SYMBOLS

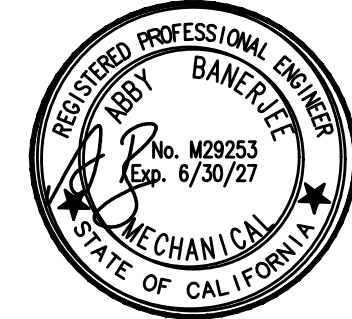


APPLICABLE CODES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES:
- 2025 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 - 2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R. (2006 INTERNATIONAL BUILDING CODE AND 2007 CALIFORNIA AMENDMENTS)
 - 2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R. (2005 NATIONAL ELECTRICAL CODE AND 2007 CALIFORNIA AMENDMENTS)
 - 2025 CALIFORNIA MECHANICAL CODE (CMC) PART 4, TITLE 24 C.C.R. (2006 UNIFORM MECHANICAL CODE AND 2007 CALIFORNIA AMENDMENTS)
 - 2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R. (2006 UNIFORM PLUMBING CODE AND 2007 CALIFORNIA AMENDMENTS)
 - 2025 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R. (2006 INTERNATIONAL FIRE CODE AND 2007 CALIFORNIA AMENDMENTS)
 - 2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 - 2025 CALIFORNIA ENERGY CODE, TITLE 24, PART 6
- ALL WORK SHALL CONFORM TO TITLE 24, CALIFORNIA CODE OF REGULATIONS (CCR) 2025 EDITION



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ISSUE DATE 2026-05-26

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ARCHITECT
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CA LIC. NO. C25348

REV | DATE | DESCRIPTION

PROJECT NAME

STAMPER
RESIDENCE
FIRE REBUILD

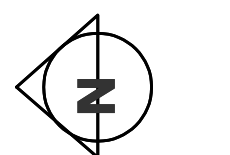
PROJECT ADDRESS
 15303 Earllham Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

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

SHEET NAME

General
Notes, Legends, Symbols
and Abbreviations

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



SHEET NUMBER

MO.1

INDOOR UNIT SCHEDULE								
System Tag		CU-1	CU-1	CU-1	CU-1	CU-2	CU-2	CU-2
Tag Reference		FCU-1A	FCU-1B	FCU-1C	FCU-1D	FCU-2-1	FCU-2-2	FCU-2-3
General Data	Room Name							
	Make	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba	Toshiba
	Model	MMD-UB0121BHP-UL	MMD-UB0241BHP-UL	MMD-UB0071BHP-UL	MMD-UB0181BHP-UL	MMD-UB0181BHP-UL	MMD-UB0241BHP-UL	MMD-UB0181BHP-UL
	Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type	Medium Static Pressure Duct Type
	Nominal Cooling Capacity (BTU/h)	12000	24000	7500	18000	18000	24000	18000
	Nominal Heating Capacity (BTU/h)	13500	27000	8500	20000	20000	27000	20000
	Refrig Pipe Dimensions (inch)(G,L)	3/8 , 1/4	5/8 , 3/8	3/8 , 1/4	1/2 , 1/4	1/2 , 1/4	5/8 , 3/8	1/2 , 1/4
Design Conditions	Project Cooling Design Entering Temp DB/WB (°F)	80 / 67.1	80 / 67.1	80 / 67.1	80 / 67.1	80 / 67.1	80 / 67.1	80 / 67.1
	Project Heating Design Entering Temp DB (°F)	70	70	70	70	70	70	70
Performance Data	Cooling Total Capacity (BTU/h)	12017	24065	7511	18026	18026	24065	18026
	Cooling Sensible Capacity (BTU/h)	9000	17995	5600	13500	13500	17995	13500
	Heating Capacity (BTU/h)	12540	25080	7895	18578	19199	25919	19199
	Estimated Cooling Coil LAT (°F)	65.6	55.9	63.5	59.6	59.6	55.9	59.6
	Estimated Heating Coil LAT (°F)	89.7	103	92.9	97.6	98.5	104.1	98.5
Electrical Data	Voltage / Phase	208/230V / 1-phase	208/230V / 1-phase	208/230V / 1-phase	208/230V / 1-phase	208/230V / 1-phase	208/230V / 1-phase	208/230V / 1-phase
	MCA / MOCP	1.1/15	2.23/15	0.91/15	1.91/15	1.91/15	2.23/15	1.91/15
Fan Data	Selected Fan Speed	High	High	High	High	High	High	High
	Rated Airflow at Selected Fan Speed (cfm)	590	705	320	625	625	705	625
	Max Fan ESP Setting (IN WG)	0.4/0.6	0.6/0.8	0.4/0.6	0.4/0.6	0.4/0.6	0.6/0.8	0.4/0.6
	Sound Pressure Per Fan Speed (H/M/L) (dBA)	44/41/35	44/34/30	39/34/30	45/41/35	45/41/35	44/34/30	45/41/35
Remote Controller	Zone Remote Controller 1	RBC-AWSU52-UL	RBC-AWSU52-UL	RBC-AWSU52-UL	RBC-AWSU52-UL	RBC-AWSU52-UL	RBC-AWSU52-UL	RBC-AWSU52-UL
	Zone Remote Controller 2							
	ERV (DI/DO) Interface Model Number							
	Mrel(Releasable Charge)(lb)	13.12	13.12	13.12	13.12	10.79	10.79	10.79
Notes / Options	Applicable System Notes - See Notes Below	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8	1,2,3,4,5,6,7,8

Notes & Options:

- Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (DB)
- Nominal heating capacities are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB
- LATs estimated using formula for sensible capacity = (1.08 Btu/(hr cfm °F)) x cfm x deltaT
- All ductless FMA/FMC/FMU or FV4 series indoor units require a piping adaptor kit (Model #: 331831-701 or 40MD000003)
- Warning: Accessories are filtered by system and unit type. Check product data to confirm accessory compatibility with voltage, product tier, etc.
- Warning: One or more outside air indoor units in this system have cooling or heating temperatures that are out of range.
- Please refer Submittals for Indoor Unit Weight Info.
- Releasable Charge is determined by ASHRAE 15(or 15.2, if applicable) and the current design.

NEW FAN SCHEDULE													
SYMBOL	QTY	LOCATION	AREA SERVED	MANUFACTURER & MODEL NOS.	TYPE	CFM	S.P.(IN)	MOTOR			OPERATING WT. (LBS.)	REMARKS	ACCESSORIES
								HP	VOLT-PH.	RPM			
EF 1.1	1	ABOVE CEILING	BATH 4	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 1.2	1	ABOVE CEILING	BATH 4,5	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 2.1	1	ABOVE CEILING	BATH 2	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 2.2	1	ABOVE CEILING	BATH 3	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 2.3	1	ABOVE CEILING	PRIMARY WC	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 2.4	1	ABOVE CEILING	PRIMARY WET	PANASONIC FV-0511VQCL1	CEILING CABINET	80	0.12	-	115-1	-		①②③	①
EF 3.0	1	ABOVE CEILING	MECH RM		INLINE	120	0.12	-	115-1	-		④	①

REMARKS:

- INTERLOCK WITH LIGHT SWITCH
- ENERGY STAR RATED
- WITH HUMIDITY SENSOR
- THERMOSTATICALLY CONTROLLED SET AT 75°F

ACCESSORIES:

- W/BDD



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

SHEET NAME
HVAC Equipment Schedules

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



SHEET NUMBER
M0.2

OUTDOOR UNIT SCHEDULE			
System Tag		CU-1	CU-2
Tag Reference		CU-1	CU-2
General Data	Make	Toshiba	Toshiba
	Model Number	MCY-MUB0608HS2P-UL	MCY-MUB0608HS2P-UL
	Modules		
	Nominal Cooling Capacity (BTU/h)	60000	60000
	Maximum Cooling Capacity(BTU/h)	69109.07	69109.07
	Nominal Heating Capacity (BTU/h)	66000	66000
	Maximum Heating Capacity(BTU/h)	66205.33	66205.33
	System Connected Capacity	102.5%	100%
	Main Refrigerant Pipe Dims (inch)(G,L)	5/8,3/8	5/8,3/8
	Preliminary Added Field Charge (lb)	6.52 lb	4.19 lb
	Sound Pressure (dBA)	59	59
	Unit Weight (lbs)	260	260
Design Conditions	Project Design Cooling Outdoor Temp DB (°F)	95	95
	Project Design Heating Outdoor Temp WB[or DB] (°F)	39	39

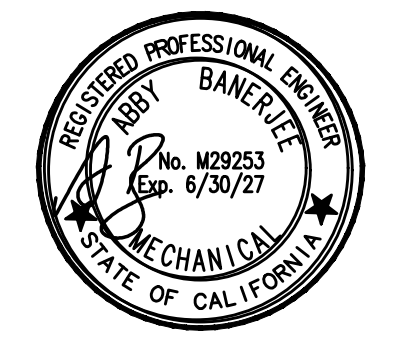
OUTDOOR UNIT SCHEDULE			
System Tag		CU-1	CU-2
Tag Reference		CU-1	CU-2
Performance Data	Corrected Cooling Total Capacity (BTU/h)	67254	68346
	Corrected Heating Capacity (BTU/h)	64092.6	64317
	Capacity Maintenance(%)	72.7	72.7
	Capacity Maintenance 17F(%)	78.8	78.8
Electrical Data	Voltage / Phase	208/230V / 1-phase	208/230V / 1-phase
	MCA	37.2	37.2
	MOCP	40	40
	RFS	40	40
Efficiency Data	Cooling Efficiency IEER/EER	N/A	N/A
	SEER2/EER2	19.05/10.55	19.05/10.55
	SCHE[or HSPF2]	[10.10]	[10.10]
	Heating COP @ 47°F [or @ 5°F]	3.68[2.24]	3.68[2.24]
Notes / Options	Applicable System Notes - See Notes Below	1,2,3,4,5,6,7,8,9	1,2,3,4,5,6,7,8,9

Notes & Options:

- Nominal cooling capacities are based on indoor air temperature of 80°F DB / 67°F WB, outdoor air temperature of 95°F (DB).
- Nominal heating capacities are based on indoor air temperature of 70°F DB, outdoor air temperature of 47°F DB / 43°F WB.
- VRF Efficiency values for EER, IEER, and COP are for mixed ducted and non-ducted indoor units based on AHRI 1230 test method.
- Ductless and Single-Phase VRF Heat Pump Efficiency values for EER, SEER, and HSPF are for mixed ducted and non-ducted indoor units based on AHRI 210/240 test method.
- Preliminary Additional Field Charge is calculated based on software inputs; Final Additional Field Charge must be calculated based on final "as-built" piping dimensions.
- Project design elevation is 30 feet.
- COP2 as per M1 Rating for ductless and Single phase Heat Pump.
- Maximum cooling and heating capacity is determined at the project design temperatures. No other corrections are used to determine this value.
- N/A = Not Applicable.



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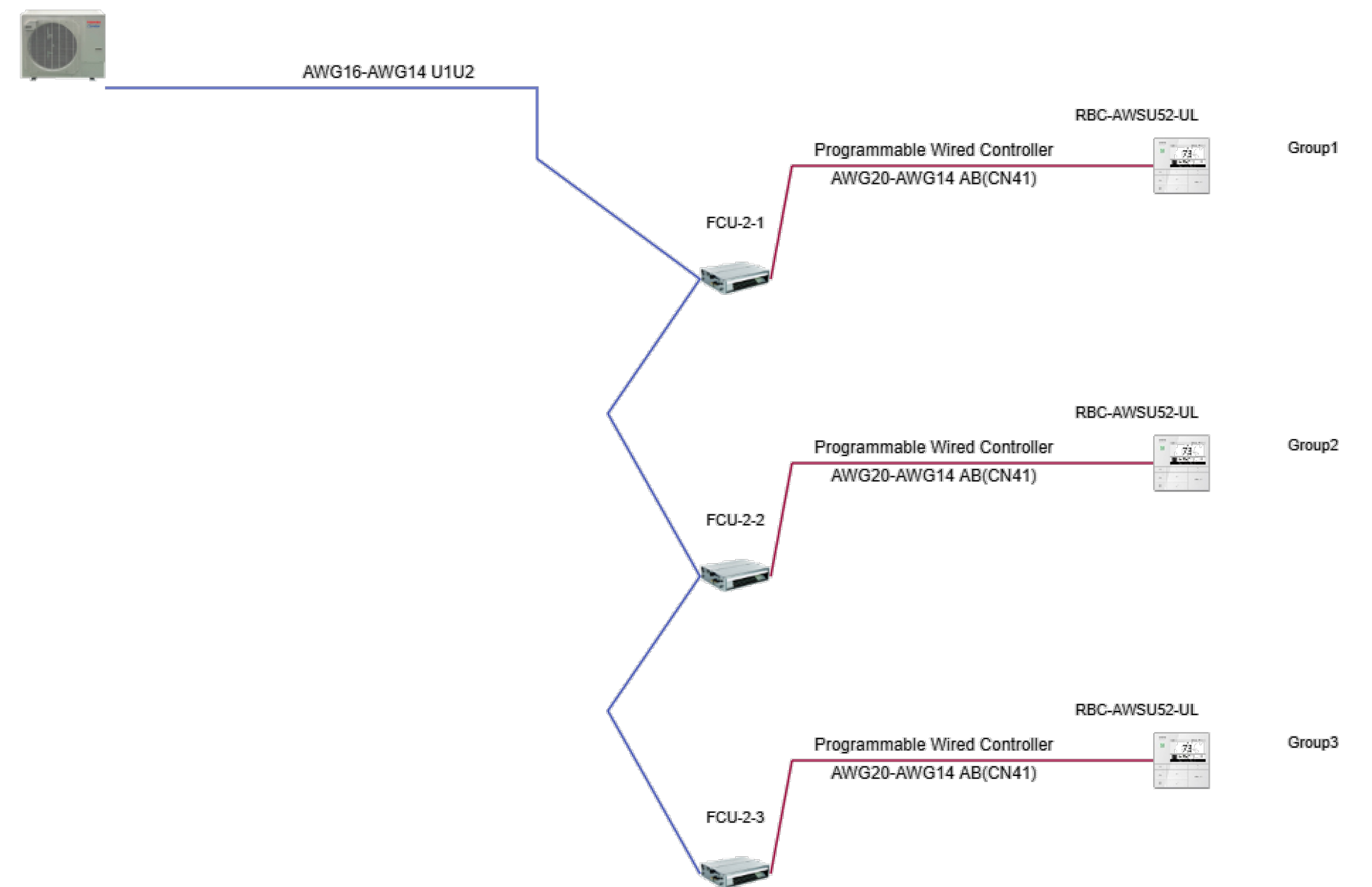
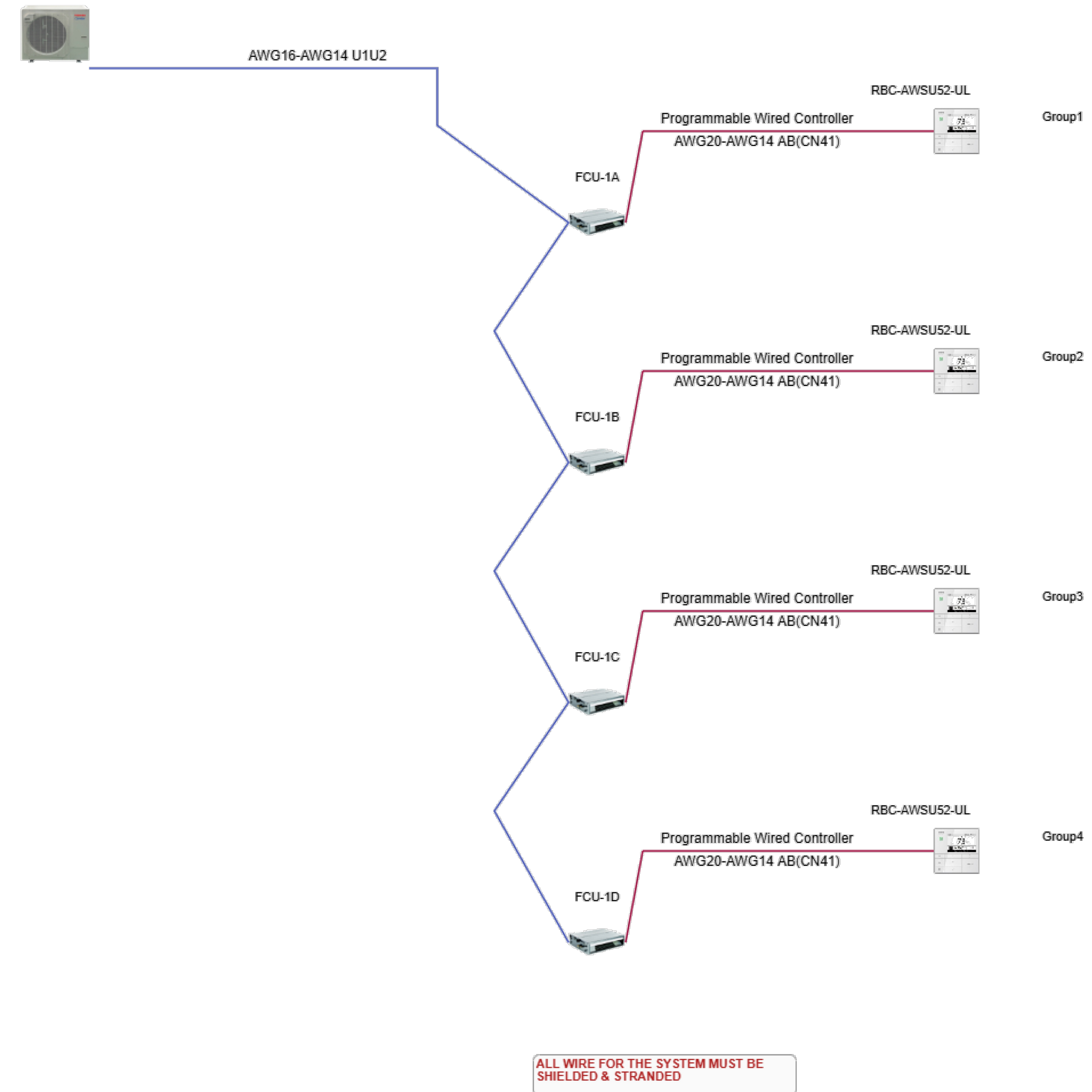
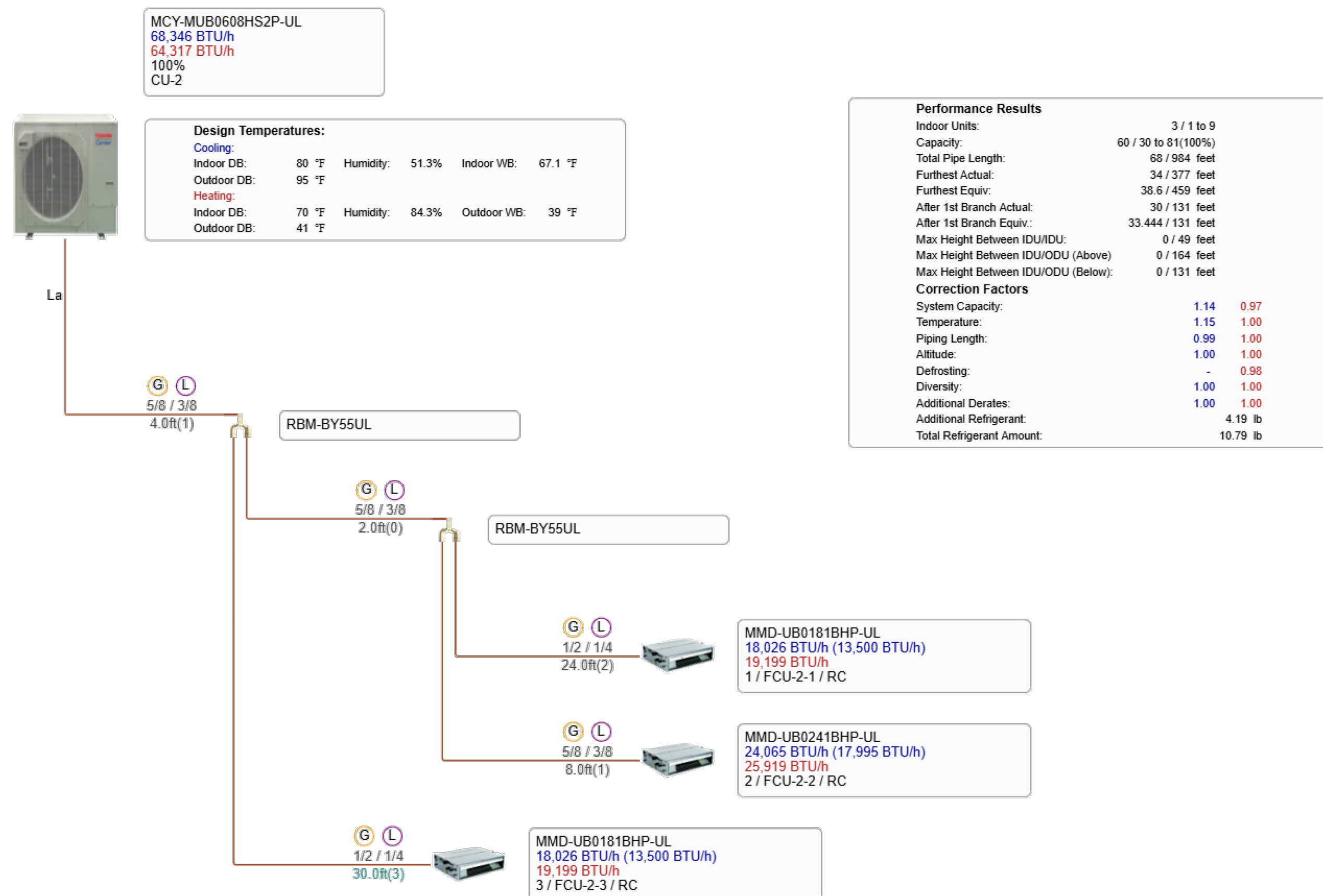
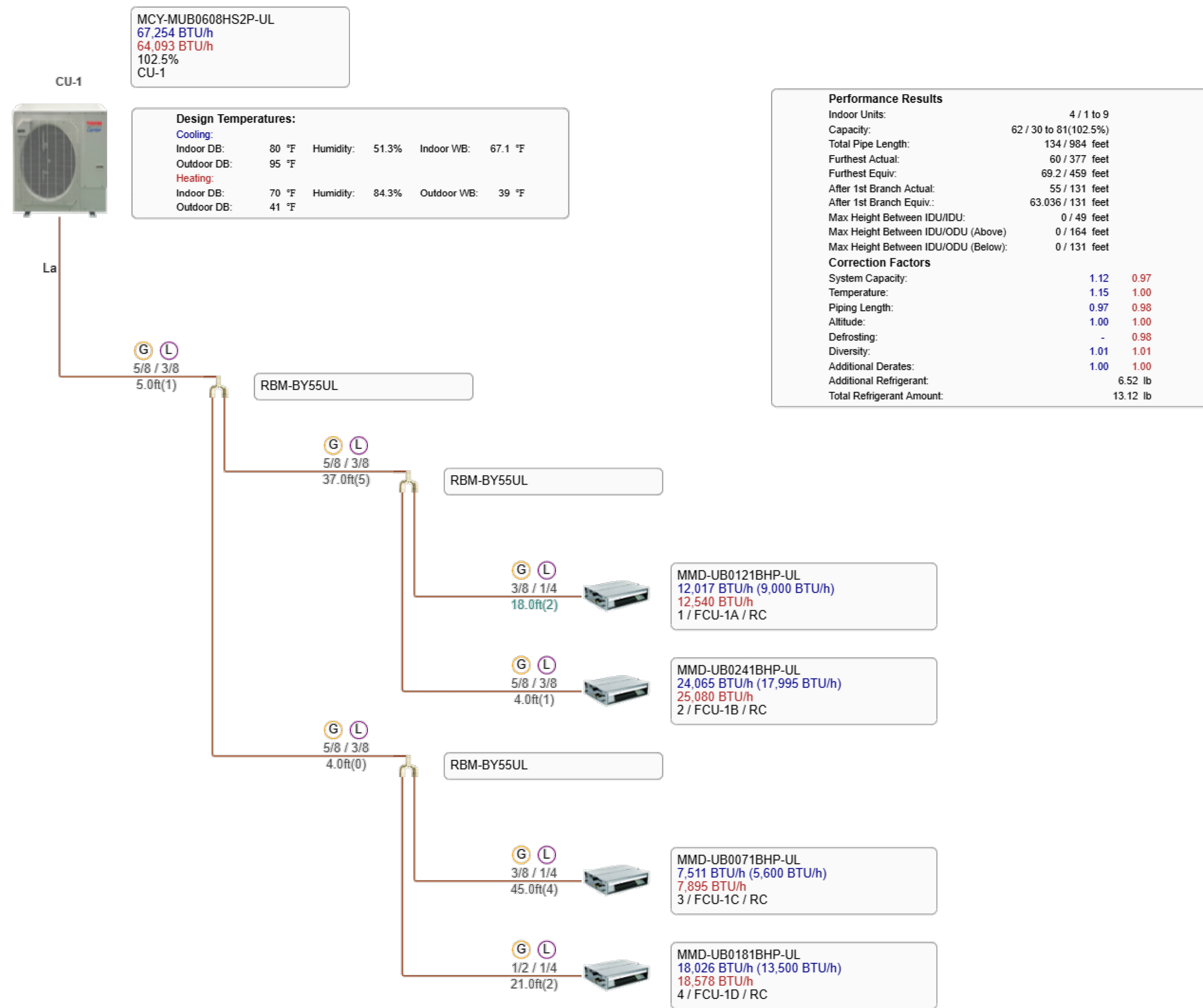
PROJECT ADDRESS
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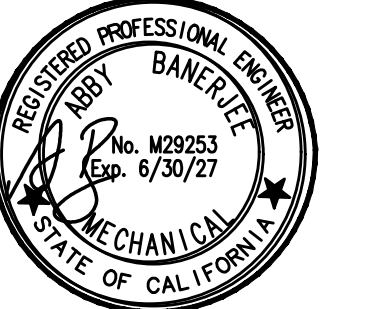
SHEET NAME
HVAC
Equipment
Schedules

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

SHEET NUMBER
MO.3



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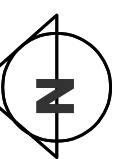
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SHEET NAME
Systems
Piping and Wiring
Diagrams

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



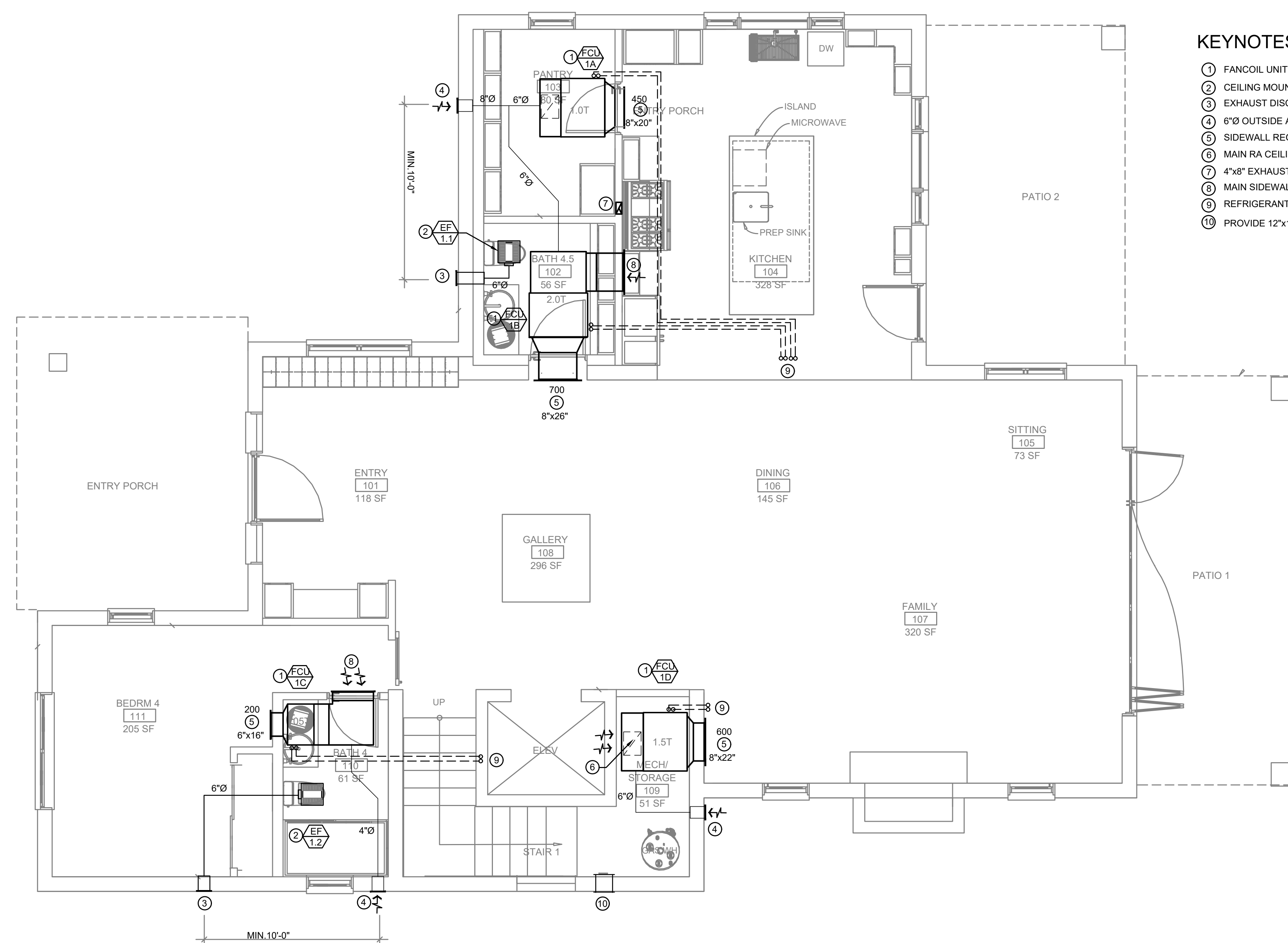
SHEET NUMBER
M0.4



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REV | DATE | DESCRIPTION



KEYNOTES:

- ① FANCOIL UNIT ABOVE CEILING. PROVIDE SUPPORT AND ANCHORAGE.
- ② CEILING MOUNTED EXHAUST FAN.
- ③ EXHAUST DISCHARGED WITH WALL CAP OR LOUVER.
- ④ 6"Ø OUTSIDE AIR DUCT, PROVIDE WALL CAP OR LOUVER.
- ⑤ SIDEWALL REGISTER SUPPLY.
- ⑥ MAIN RA CEILING REGISTER 14"x20" FILTERED GRILLE.
- ⑦ 4"x8" EXHAUST VENT CONNECT TO DOMESTIC TYPE HOOD AND UP THRU ROOF WITH CAP.
- ⑧ MAIN SIDEWALL REGISTER RETURN, 8"x30".
- ⑨ REFRIGERANT LINES UP TO MATCHING CONDENSING UNITS AT DECK.
- ⑩ PROVIDE 12"x12" WALL LOUVER, 12" BELOW CEILING AND 12" ABOVE FLOOR.

A FIRST FLOORPLAN - HVAC
 SCALE: 1/4" = 1' - 0"

SHEET NAME

**First Floor
 Plan - HVAC**

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



SHEET NUMBER

M1.1



ISSUE DATE 2026-05-26

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ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

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REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

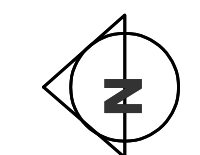
PROJECT ADDRESS
 15303 Earlham Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

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

SHEET NAME

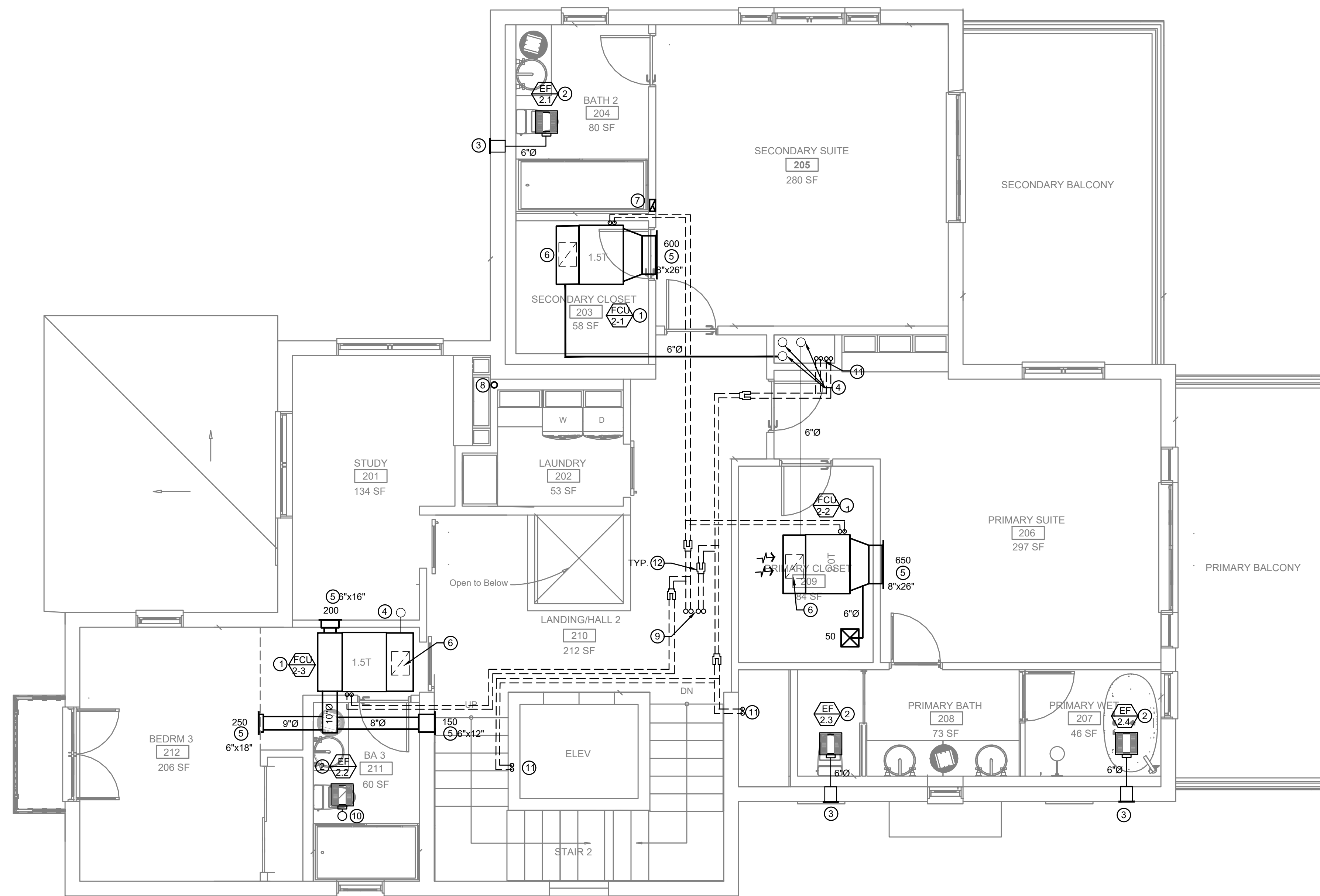
Second Floor Plan - HVAC

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



SHEET NUMBER

M1.2



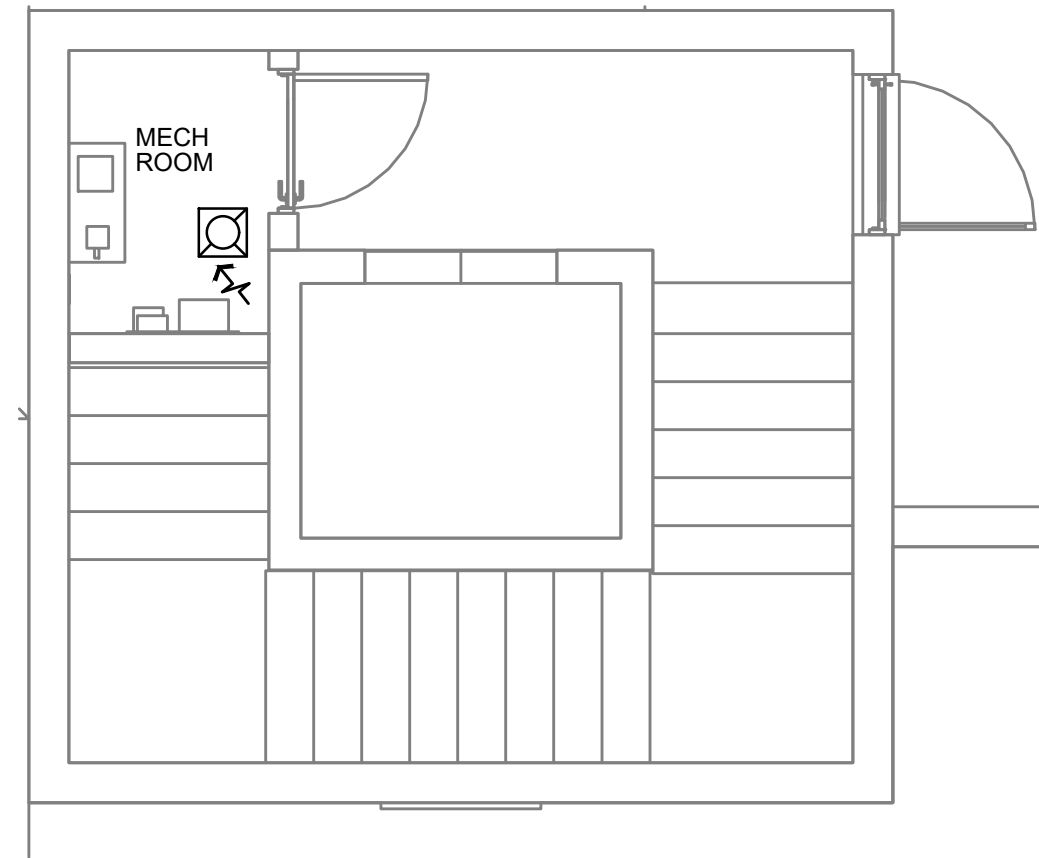
KEYNOTES:

- ① FANCOIL UNIT ABOVE CEILING. PROVIDE SUPPORT AND ANCHORAGE.
- ② CEILING MOUNTED EXHAUST FAN.
- ③ EXHAUST DISCHARGED WITH WALL CAP OR LOUVER.
- ④ 6"Ø OUTSIDE AIR DUCT UP.
- ⑤ SIDEWALL REGISTER SUPPLY.
- ⑥ MAIN RA CEILING REGISTER 14"x20", FILTERED GRILLE.
- ⑦ VENT UP THRU ROOF WITH CAP.
- ⑧ 4"Ø DRYER VENT UP THRU ROOF WITH CAP.
- ⑨ REFRIGERANT LINES UP TO MATCHING CONDENSING UNITS AT DECK.
- ⑩ 6"Ø EXHAUST DUCT UP THRU ROOF.
- ⑪ REFRIGERANT LINES DN TO FANCOIL UNIT BELOW.
- ⑫ Y-CONNECTORS, REFER TO PIPING DIAGRAMS AT SHT. M0.4.

GENERAL NOTES:

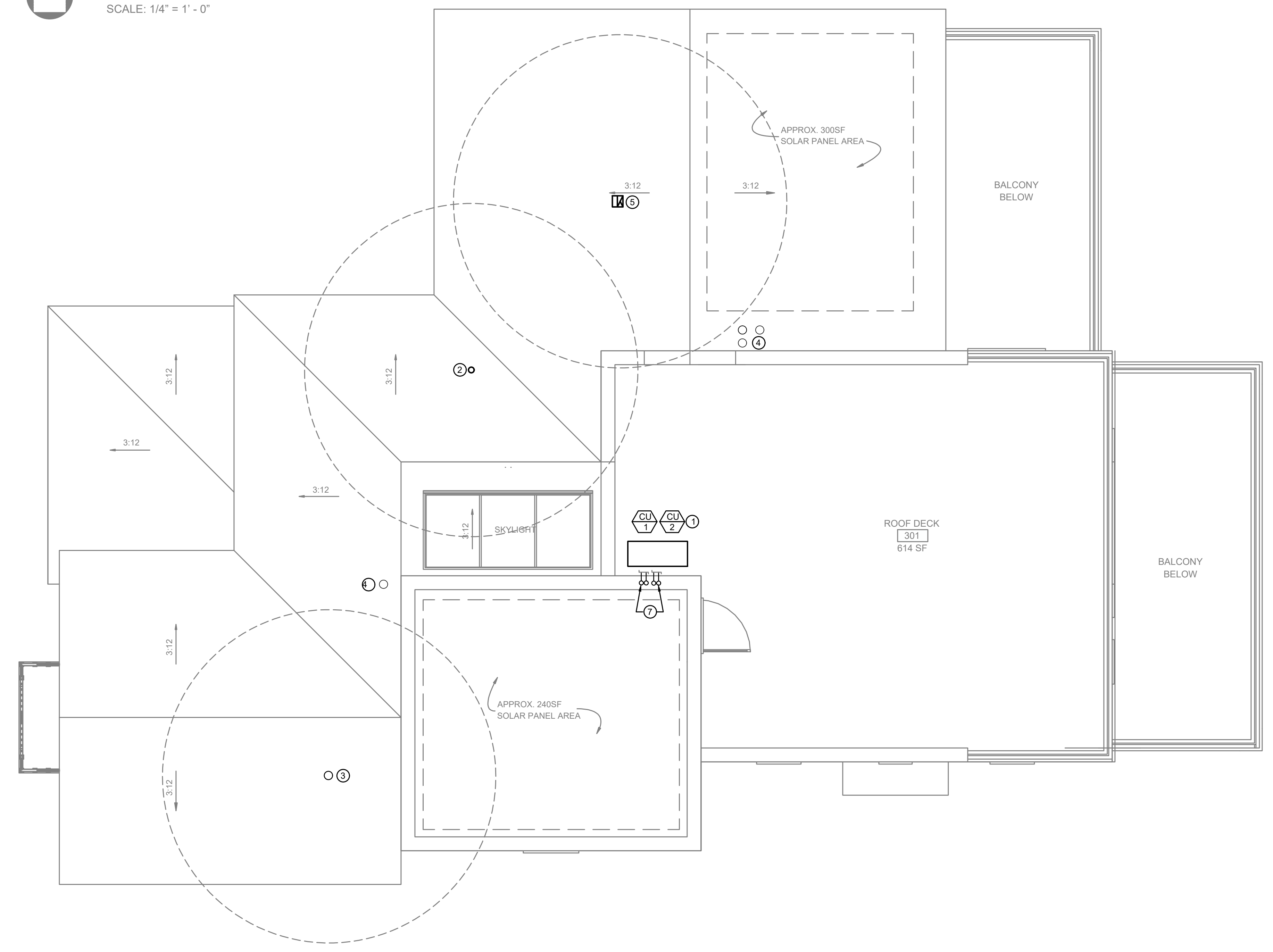
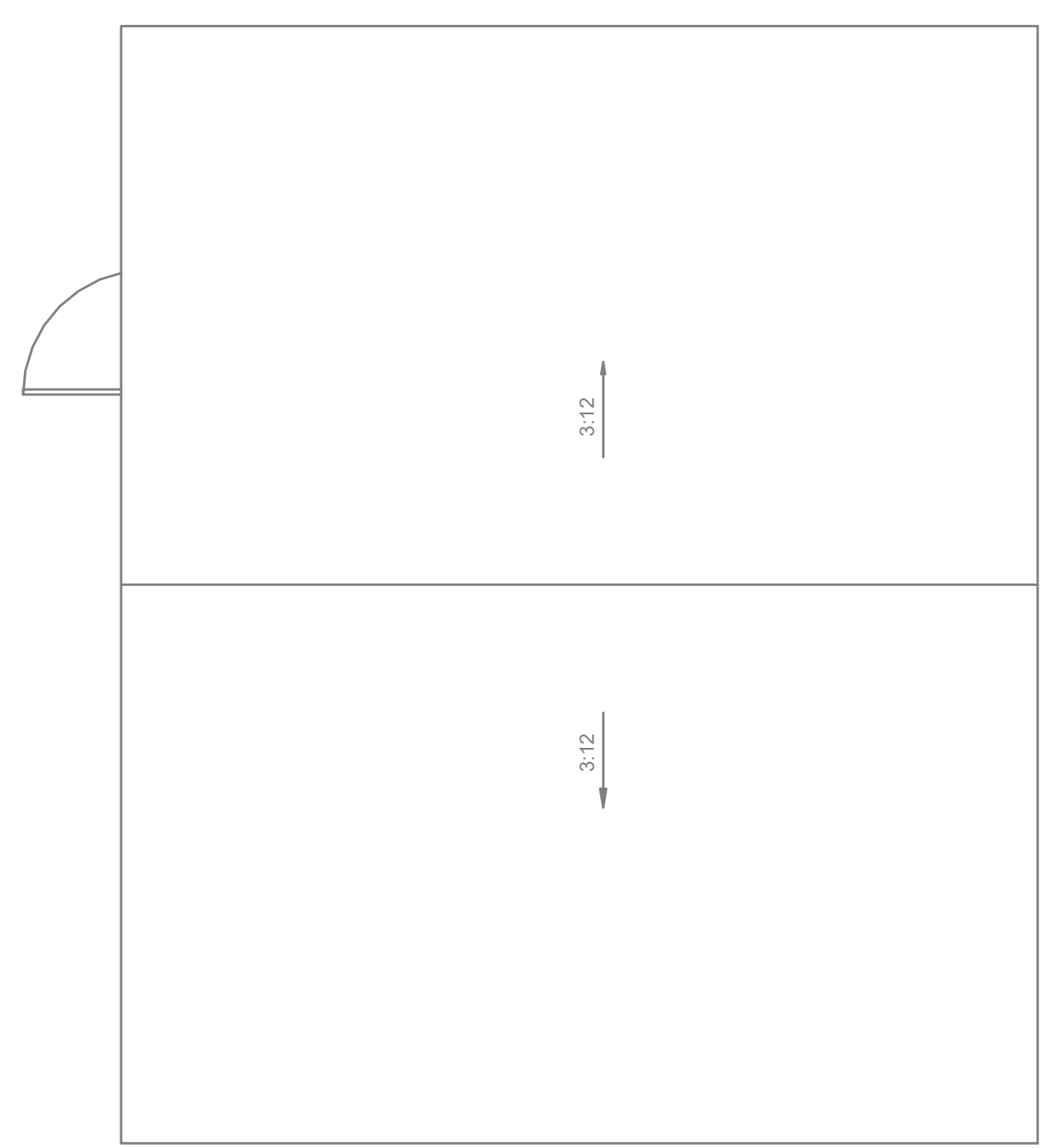
1. REFER TO PIPING AND WIRING DIAGRAMS FOR REFRIGERANT LINES SIZING, SEE SHEET M0.4.
2. PROVIDE CEILING ACCESS PANEL FOR ALL FANCOIL UNITS.

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



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

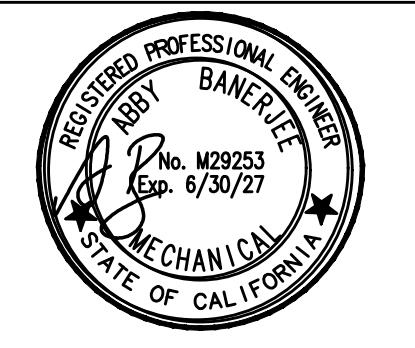
- KEYNOTES:**
- ① CONDENSING UNIT LOCATION (STACKED), PROVIDE HOUSEKEEPING PAD AND ANCHORAGE.
 - ② 4"Ø DRYER VENT WITH CAP.
 - ③ 6"Ø EXHAUST DUCT DISCHARGED WITH ROOF CAP.
 - ④ 6"Ø OUTSIDE AIR DUCT, PROVIDE ROOF CAP.
 - ⑤ 4"X8" EXHAUST VENT UP WITH CAP.
 - ⑥ INLINE TYPE EXHAUST FAN FOR VENTILATION.
 - ⑦ REFRIGERANT LINES DN TO MATCHING FANCOIL UNITS BELOW.



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



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Sacramento, CA 95814
TEL: 916-541-8659 | E: bob@tect.com



ISSUE DATE 2026-05-26

DRAWN BY
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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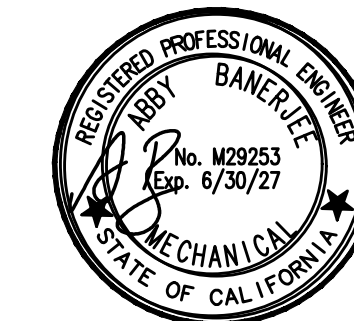
SHEET NAME
Third & Roof Floor Plan - HVAC

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

SHEET NUMBER
M1.3



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REV | DATE | DESCRIPTION

PROJECT NAME
STAMPER RESIDENCE FIRE REBUILD

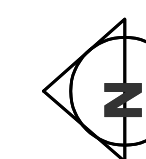
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SHEET NAME

TITLE 24 FORMS

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



SHEET NUMBER

M2.0

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
CF1R-PRF-01-E
 Project Name: New Residence at 15303 Earllham St
 Calculation Date/Time: 2026-05-01T15:37:06-07:00 (Page 1 of 16)
 Calculation Description: Title 24 Analysis
 Input File Name: 26-182R_V9-41.rbd22x

GENERAL INFORMATION						
01	Project Name	New Residence at 15303 Earllham St				
02	Item Title	Title 24 Analysis				
03	Project Location	15303 Earllham Street				
04	City	Pacific Palisades	05	Standards Version	2022	
06	Zip code	90272	07	Software Version	EnergyPro 9.4	
08	Climate Zone	6	09	Front Orientation (deg/ Cardinal)	0	
10	Building Type	Single family	11	Number of Dwelling Units	1	
12	Project Scope	Newly Constructed	13	Number of Bedrooms	4	
14	Addition Cond. Floor Area (ft²)	0	15	Number of Stories	3	
16	Existing Cond. Floor Area (ft²)	n/a	17	Fenestration Average U-factor	0.45	
18	Total Cond. Floor Area (ft²)	4486.61	19	Glazing Percentage (%)	24.99%	
20	ADU Bedroom Count	n/a	21	ADU Conditioned Floor Area	n/a	
22	Fuel Type	Natural gas	23	No Dwelling Unit:	No	

COMPLIANCE RESULTS

01	Building Complies with Computer Performance
02	This building incorporates features that require field testing and/or verification by a certified HERS rater under the supervision of a CEC-approved HERS provider.
03	This building incorporates one or more Special Features shown below

Registration Number: 426-P010130633A-000-000-0000000-0000
 Registration Date/Time: 05/01/2026 15:45
 HERS Provider: CHEERS
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 CA Building Energy Efficiency Standards - 2022 Residential Compliance
 Report Version: 2022.0.000
 Schema Version: rev 20220901
 Report Generated: 2026-05-01 15:39:35

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
CF1R-PRF-01-E
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 Calculation Date/Time: 2026-05-01T15:37:06-07:00 (Page 2 of 16)
 Calculation Description: Title 24 Analysis
 Input File Name: 26-182R_V9-41.rbd22x

ENERGY DESIGN RATINGS						
	Energy Design Ratings			Compliance Margins		
	Source Energy (EDR1)	Efficiency ² EDR (EDR2/efficiency)	Total ³ EDR (EDR2total)	Source Energy (EDR1)	Efficiency ² EDR (EDR2/efficiency)	Total ³ EDR (EDR2total)
Standard Design	44.4	54.7	49			
Proposed Design	43.2	52.7	48.2	1.2	2	0.8

RESULT³: PASS

¹Efficiency EDR includes improvements like a better building envelope and more efficient equipment.
²Building complies when source energy efficiency and total compliance margins are greater than or equal to zero and unmet load hour limits are not exceeded.
³Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25

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 Input File Name: 26-182R_V9-41.rbd22x

ENERGY USE INTENSITY				
	Standard Design (kBtu/ft² · yr)	Proposed Design (kBtu/ft² · yr)	Margin (kBtu/ft² · yr)	Margin Percentage
Gross EUH ¹	8.9	8.08	0.82	9.21
Net EUH ²	8.9	8.08	0.82	9.21

Notes:
 1. Gross EUH is Energy Use Total (not including PV) / Total Building Area.
 2. Net EUH is Energy Use Total (including PV) / Total Building Area.

REQUIRED SPECIAL FEATURES
 The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
 • Solar Electric Generation Systems / Solar PV System requirements for newly constructed residential buildings are suspended per Executive Order N-29-25
 • IAQ Ventilation System as low as 0.0636364 W/CFM
 • Window overhangs and/or fins
 • Non-standard duct location (any location other than attic)
 • Compact distribution system basic credit

HERS FEATURE SUMMARY
 The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CFR2s and CFR3s are required to be completed in the HERS Registry.

- Quality insulation installation (QII)
- Indoor air quality ventilation
- Kitchen range hood
- High R-value Spray Foam Insulation
- Minimum Airflow
- Fan Efficiency Wats/CFM
- Verified HSPF2
- Verified heat pump rated heating capacity
- Duct leakage testing
- Ducts located entirely in conditioned space confirmed by duct leakage testing

Registration Number: 426-P010130633A-000-000-0000000-0000
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 Calculation Description: Title 24 Analysis
 Input File Name: 26-182R_V9-41.rbd22x

BUILDING - FEATURES INFORMATION							
	01	02	03	04	05	06	07
Project Name	Conditioned Floor Area (ft²)	Number of Dwelling Units	Number of Bedrooms	Number of Zones	Number of Ventilation Cooling Systems	Number of Water Heating Systems	
New Residence at 15303 Earllham St	4486.61	1	4	3	0	1	

ZONE INFORMATION

	01	02	03	04	05	06	07
Zone Name	Zone Type	HVAC System Name	Zone Floor Area (ft²)	Avg. Ceiling Height	Water Heating System 1	Status	
Roof Floor	Conditioned	HVAC1	261.87	10	DHW Sys 1	New	
Second Floor	Conditioned	HVAC1	2094.83	9.8	DHW Sys 1	New	
First Floor	Conditioned	HVAC1	2129.91	11	DHW Sys 1	New	

OPAQUE SURFACES

	01	02	03	04	05	06	07	08
Name	Zone	Construction	Area (ft²)	Orientation	Gross Area (ft²)	Window and Door Area (ft²)	Tilt (deg)	
Left Wall - 2	Roof Floor	10 HI-RH Wall	90	Left	258	26.67	90	
Back Wall - 1	Roof Floor	10 HI-RH Wall	180	Back	133	0	90	
Back Wall - 2	Roof Floor	10 HI-RH Wall	180	Back	133	26.67	90	
Right Wall - 1	Roof Floor	10 HI-RH Wall	270	Right	180	52.0081	90	
Front Wall - 1	Roof Floor	10 HI-RH Wall	0	Front	47	0	90	
Front Wall - 2	Roof Floor	10 HI-RH Wall	0	Front	47	42.68	90	
Left Wall - 1	Second Floor	10 HI-RH Wall	90	Left	669	115.02	90	
Back Wall - 1.2	Second Floor	10 HI-RH Wall	180	Back	534	163.54	90	
Right Wall - 1.2	Second Floor	10 HI-RH Wall	270	Right	406	27.0896	90	
Right Wall - 2	Second Floor	10 HI-RH Wall + R-21 Mtl	270	Right	263	8	90	
Front Wall - 1.2	Second Floor	10 HI-RH Wall	0	Front	334	70.67	90	

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
CF1R-PRF-01-E
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 Calculation Date/Time: 2026-05-01T15:37:06-07:00 (Page 3 of 16)
 Calculation Description: Title 24 Analysis
 Input File Name: 26-182R_V9-41.rbd22x

ENERGY USE SUMMARY						
Energy Use	Standard Design Source Energy (EDR1) (kBtu/ft² · yr)	Standard Design TDV Energy (EDR2) (kTDV/ft² · yr)	Proposed Design Source Energy (EDR1) (kBtu/ft² · yr)	Proposed Design TDV Energy (EDR2) (kTDV/ft² · yr)	Margin (EDR1)	Margin (EDR2)
Space Heating	2.77	12.52	1.52	10.73	-1.25	-1.79
Space Cooling	0.09	4.71	0.12	6.88	-0.03	-2.17
IAQ Ventilation	0.34	3.62	0.1	1.11	0.24	2.51
Water Heating	0.63	7	1.9	8.08	-1.27	-1.08
Self Utilization/Flexibility Credit			0	0	0	0
Efficiency Compliance Total	3.83	27.85	3.64	26.8	0.19	1.05
Photovoltaics	0	0	0	0		
Battery			0	0		
Flexibility			0	0		
Indoor Lighting	0.58	5.81	0.58	5.81		
Appl. & Cooking	1.07	10.81	1.07	10.83		
Plug Loads	1.43	14.92	1.43	14.92		
Outdoor Lighting	0.17	1.55	0.17	1.55		
TOTAL COMPLIANCE	7.08	60.94	6.89	59.91		

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 Calculation Description: Title 24 Analysis
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OPAQUE SURFACES										
	01	02	03	04	05	06	07	08		
Name	Zone	Construction	Area (ft²)	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof
Roof - Flat	Roof Floor	R-38 Metal Roof Deck	0	Front	261.87	0	0	0.1	0.85	No
Roof - Slope	Second Floor	Roof Cathedral w/ R-15	0	Front	1143.32	0	3	0.1	0.85	No
Roof - Deck	Second Floor	R-38 Metal Roof Deck	0	Front	689.44	69.35	0	0.1	0.85	No
Roof - Slope 2	First Floor	Roof Cathedral w/ R-15	0	Front	35.08	0	3	0.1	0.85	No

OPAQUE SURFACES - CATHEDRAL CEILINGS

	01	02	03	04	05	06	07	08	09	10	11
Name	Zone	Construction	Area (ft²)	Orientation	Area (ft²)	Skylight Area (ft²)	Roof Rise (x in 12)	Roof Reflectance	Roof Emittance	Cool Roof	
Roof - Flat	Roof Floor	R-38 Metal Roof Deck	0	Front	261.87	0	0	0.1	0.85	No	
Roof - Slope	Second Floor	Roof Cathedral w/ R-15	0	Front	1143.32	0	3	0.1	0.85	No	
Roof - Deck	Second Floor	R-38 Metal Roof Deck	0	Front	689.44	69.35	0	0.1	0.85	No	
Roof - Slope 2	First Floor	Roof Cathedral w/ R-15	0	Front	35.08	0	3	0.1	0.85	No	

FENESTRATION / GLAZING

	01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Window -W26	Window	Left Wall - 2	Left	90			1	26.67	0.45	NFRC	0.31	NFRC	Bug Screen	

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FENESTRATION / GLAZING														
	01	02	03	04	05	06	07	08	09	10	11	12	13	14
Name	Type	Surface	Orientation	Azimuth	Width (ft)	Height (ft)	Mult.	Area (ft²)	U-factor	U-factor Source	SHGC	SHGC Source	Exterior Shading	
Glass Door -D15	Window	Back Wall - 2	Back	180			1	26.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - V	Window	Right Wall - 1	Right	270	2.8	4	0	10.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Glass Door -15	Window	Right Wall - 1	Right	270	2.6	6.7	0	16.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - U	Window	Right Wall - 1	Right	270	2	4	1	8	0.45	NFRC	0.31	NFRC	Bug Screen	
Glass Door -14	Window	Right Wall - 1	Right	270	2.66	6.7	0	16.66	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - K	Window	Front Wall - 2	Front	0			1	10.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - L	Window	Front Wall - 2	Front	0			1	10.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - M	Window	Front Wall - 2	Front	0			1	10.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window - N	Window	Front Wall - 2	Front	0			1	10.67	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W1	Window	Left Wall - 1	Left	90			1	12.41	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W2	Window	Left Wall - 1	Left	90			1	28	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W10	Window	Left Wall - 1	Left	90			1	12.44	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W10 x2	Window	Left Wall - 1	Left	90			1	18.66	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W11	Window	Left Wall - 1	Left	90			1	18.66	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W12	Window	Left Wall - 1	Left	90			1	24.85	0.45	NFRC	0.31	NFRC	Bug Screen	
Glass Door -D6	Window	Back Wall - 1.2	Back	180			1	58.66	0.45	NFRC	0.31	NFRC	Bug Screen	
Window -W13	Window	Back Wall - 1.2	Back	180			1	32	0.45	NFRC	0.31	NFRC	Bug Screen	

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
CF1R



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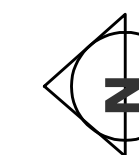
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SHEET NAME NOTES, LEGENDS SCHEDULES & SYMBOLS

SCALE: AS INDICATED



0 4 8 16
 | | | | |

SHEET NUMBER

P0.1

GENERAL NOTES

- CONTRACTOR SHALL REVIEW THESE PLANS AND SPECIFICATIONS PRIOR TO BEGINNING WORK. CONTRACTOR SHALL ALSO REVIEW PLANS AND SPECIFICATIONS OF OTHER RELATED TRADES (INCLUDING STRUCTURAL, AND ELECTRICAL) PRIOR TO BID, TO INSURE AN ACCURATE UNDERSTANDING OF EXACT SCOPE OF WORK. ANY ITEMS REQUIRING CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD PRIOR TO BEGINNING WORK.
- ALL WORK SHALL BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND OTHER DISCIPLINES.
- AS A MINIMUM STANDARD, ALL WORK SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), NATIONAL FIRE PROTECTION AGENCY (NFPA) AND CALIFORNIA STATE ENERGY CONSERVATION CODE TITLE 24.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES. NOTHING SHOWN IN THE PLANS OR STATED IN THE SPECIFICATIONS IS INTENDED TO INDICATE THAT THE INSTALLATION OR CONNECTIONS OF ANY ITEM OR DEVICE SHOULD BE INSTALLED CONTRARY TO MANUFACTURERS INSTRUCTIONS AND ALL APPLICABLE CODES AND REGULATIONS.
- THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED WORK. THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES.
- PLUMBING CONTRACTOR SHALL FURNISH ALL MATERIALS FOR, AND MAKE CONNECTIONS TO ALL EQUIPMENT NOT IN THIS SECTION (N.I.T.S.) IN ORDER TO MAKE A COMPLETE, WORKABLE INSTALLATIONS.
- SUBMITTALS: APPROVAL OF SUBMITTALS DOES NOT RELEASE THE CONTRACTOR FROM OBLIGATIONS TO FULLY COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS OR APPLICABLE CODE REGULATIONS.
- ALL VALVES SHALL BE PIPE SIZE UNLESS OTHERWISE NOTED.
- PROVIDE ACCESS AND CLEARANCE FOR MAINTENANCE FOR EQUIPMENT AND COMPONENTS AS RECOMMENDED BY THE EQUIPMENT MANUFACTURER AND APPLICABLE CODES.
- PIPE INSULATION SHALL COMPLY WITH STATE FIRE MARSHALL CRITERIA AND SHALL NOT EXCEED FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 PER ASTM-84, NFPA-223 AND UL 723.
- PLUMBING CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS FOR WALL AND PARTITION CONSTRUCTION AND THICKNESS WHERE PLUMBING PIPING OR EQUIPMENT IS INDICATED.
- COORDINATE ALL LOCATIONS, SIZES, AND ELEVATIONS OF ALL SLEEVES THROUGH BEAMS, TRUSSES, SLABS, STRUCTURAL MEMBERS AND FOOTINGS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS AND ALL OPENINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER.
- CUTTING, BORING, SAW CUTTING, OR DRILLING THROUGH NEW OR EXISTING STRUCTURAL ELEMENTS TO BE DONE ONLY WHEN SO DETAILED ON THE DRAWINGS OR ACCEPTED BY ARCHITECT WITH THE APPROVAL OF AUTHORITY HAVING JURISDICTION.
- ALL HORIZONTAL SOIL OR WASTE PIPING SHALL BE RUN AT A SLOPE OF 1/4" PER FOOT UNLESS OTHERWISE NOTED.
- INSTALL ALL PIPING IN A MANNER THAT WILL AVOID INTERFERENCE WITH THE ELECTRICAL AND MECHANICAL WORK.
- PROVIDE 6" BRASS NIPPLE AND BRASS UNION TO ACT AS ELECTRICAL UNION, WHERE PIPE MEETS COPPER. DIELECTRIC UNIONS SHALL NOT BE USED.
- FOR EXACT LOCATION OF PLUMBING FIXTURES SEE ARCHITECTURAL PLANS AND ELEVATIONS.
- INSTALL WATER HAMMER ARRESTOR AT REQUIRED LOCATION IN ACCORDANCE WITH PLUMBING AND DRAINAGE INSTITUTE STANDARD PDI-WH201-92.
- CONTRACTOR TO COORDINATE ALL WORK WITH OTHER TRADES PRIOR INSTALLATION OF PIPING AND EQUIPMENT. PIPING INDICATED ON DRAWINGS IS SCHEMATIC ONLY. PROVIDE ALL NECESSARY OFFSETS AS REQUIRED.
- INSTALL CLEANOUTS AS REQUIRED BY THE 2025 CALIFORNIA PLUMBING CODE.
- ALL BURRED ENDS OF DOMESTIC WATER PIPING AND TUBING SHALL BE REAMED TO THE FULL BORE OF THE PIPE OR TUBE AND ALL CHIPS SHALL BE REMOVED. TOOLS USED TO CUT OR REAM PIPE SHALL BE KEPT FREE OF OIL OR GREASE AND WHERE SUCH CONTAMINATION HAS OCCURRED THE ITEMS AFFECTED SHALL BE REWORKED AND RINSED.
- EACH PLUMBING VENT PIPE SHALL RISE VERTICALLY TO A POINT NOT LESS THAN SIX (6) INCHES IN HEIGHT ABOVE THE FLOOD LEVEL RIM OF THE FIXTURE, BEFORE BEING CONNECTED TO ANY OTHER VENT.
- NEW POTABLE WATER SYSTEMS SHALL BE DISINFECTED PRIOR TO USE ACCORDING TO THE METHOD SET IN SECTION 609.9 OF THE PLUMBING CODE.
- PROVIDE THERMOSTATIC MIXING VALVE IF REQUIRED.
- ALL FIXTURES, EQUIPMENT, PIPING, AND MATERIALS SHALL BE LISTED.
- ALL PLUMBING FIXTURES SHALL MEET THE FLOW REQUIREMENTS SPECIFIED IN THE PLUMBING CODE.
- WATER PIPE AND FITTINGS WITH A LEAD CONTENT WHICH EXCEEDS 0.25% SHALL BE PROHIBITED IN SYSTEMS CONVEYING POTABLE WATER.

CONSTRUCTION NOTES

- CONTRACTOR SHALL VERIFY ALL LOCATIONS, SIZES, ACTUAL POINT OF CONNECTION OF NEW PIPING TO EXISTING PIPING AND/OR NEW EQUIPMENT AND AVAILABILITY OF ALL ITEMS BEFORE COMMENCING ANY WORK.
- CONTRACTOR SHALL INCLUDE IN HIS BID A FLUSHING AND COMPLETE SURVEY (WITH CAMERA) OF EXISTING MAIN DRAINAGE PIPING TO DETERMINE THE CONDITION OF THE PIPE, THE SLOPE, EXACT LOCATION, INVERT LOCATION AND SIZE OF PIPE.
- THESE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ARE NOT INTENDED TO INDICATE ALL NECESSARY OFFSETS OF PIPING. THE CONTRACTOR SHALL INSTALL MATERIAL AND EQUIPMENT IN A MANNER AS TO CONFORM TO STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM, AND KEEP OPENINGS AND PASSAGEWAYS CLEAR. ALL INSTALLATIONS SHALL BE CONSISTENT WITH ACCEPTABLE INDUSTRY STANDARDS. CONTRACTOR SHALL PROVIDE OFFSETS, TRANSITION, ETC. AS REQUIRED (NOT SHOWN FOR CLARITY) FOR COMPLETE AND OPERABLE INSTALLATION AT NO ADDITIONAL COST TO THE CLIENT.
- NEW PLUMBING FIXTURES/EQUIPMENT INDICATED ON THIS DRAWING IS SHOWN IN APPROXIMATE POSITION(S). THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS INCLUDING EQUIPMENT LOCATIONS, POINT OF CONNECTIONS, AND STRUCTURAL MEMBERS PRIOR TO INSTALLATION. IN ALL CASES, ADEQUATE ACCESS (PER MANUFACTURERS RECOMMENDATIONS AND CODE COMPLIANCE) FOR MAINTENANCE AND REPLACEMENT OF EQUIPMENT SHALL BE PROVIDED.
- ALL EQUIPMENT, MATERIAL, AND ALL CONNECTIONS THERETO SHALL BE INSTALLED COMPLETE PER MANUFACTURERS INSTRUCTIONS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL SYSTEM.
- CONTRACTOR MAY, AT HIS OPTION, REVISE PIPE ROUTING TO ALLOW FOR INSTALLATION IN THE AVAILABLE SPACE.
- ALL WORK SHALL BE BASED ON MINIMIZING DISRUPTIONS TO EXISTING BUILDING OPERATION AND SHALL BE PERFORMED IN ACCORDANCE WITH THE WORK SCHEDULE APPROVED BY THE OWNER.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES IN THE AREA OF WORK WHICH ARE NOT INCLUDED IN THIS CONSTRUCTION. ANY DAMAGE RESULTING FROM THIS WORK SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL COST TO THE CAMPUS.
- ALL PLUMBING FIXTURES AND EQUIPMENT SHALL HAVE ANGLE STOPS AND A SEPARATE SUITE SHUT OFF VALVE. PROVIDE A CLEANOUT AT END OF EACH WASTE LINE, AT EACH WYE AND AT 50'-0" INTERVALS.

PIPE MATERIAL SCHEDULE

SERVICES	LOCATION	TYPE-L COPPER ASTM B-88, COLD DRAWN, HOT TEMPER	CAST IRON NO. HUB, SERVICE WEIGHT, CISPI STD. 301 OR ASTM A-74	BLACK STEEL SCH. 40	REMARKS
DOMESTIC WATER	INSIDE, ABOVE GROUND	●			WROUGHT COPPER SOLDER, SWEAT TYPE, ANSI B16.22 OR BRASS CASTING, ANSI B16.18
SANITARY WASTE	INSIDE, ABOVE GROUND		●		NO HUB COUPLINGS, TYPE 304 STAINLESS STEEL FM CLASS 1, ASTM C1540
VENT	INSIDE, ABOVE GROUND		●		NO HUB COUPLINGS, TYPE 304, CISPI STAINLESS STEEL BAND
CONDENSATE DRAIN	INSIDE, ABOVE GROUND	●			WROUGHT COPPER SOLDER, SWEAT TYPE, ANSI B16.22 OR BRASS CASTING, ANSI B16.18
NATURAL GAS	INSIDE, ABOVE GROUND			●	PIPE UP TO 2-1/2". PROVIDE THREADED PIPE 3" OR LARGER WELDED PIPE AND FITTINGS.

PLUMBING ABBREVIATIONS

ABBREV.	DESCRIPTION	ABBREV.	DESCRIPTION
ABV	ABOVE	HDR	HEADER
AD	AREA DRAIN	HP	HORSEPOWER
ARCH	ARCHITECT	HZ	HERTZ
ATP	AUTOMATIC TRAP PRIMER	HCW	HOOD COLD WATER
BEL	BELOW	HHW	HOOD HOT WATER
BFG	BELOW FINISH GRADE	IE	INVERT ELEVATION
BLDG	BUILDING	MAX	MAXIMUM
CFH	CUBIC FEET PER HOUR	MFR	MANUFACTURER
CI	CAST IRON	MECH	MECHANICAL
CIRC	CIRCULATING	MIN	MINIMUM
CONN	CONNECTION	MTD	MOUNTED
CONT	CONTINUATION	NIC	NOT IN CONTRACT
CONTR	CONTRACTOR	NTS	NOT TO SCALE
DET	DETAIL	PH	PHASE
DIA	DIAMETER	PLBG	PLUMBING
DN	DOWN	PRV	PRESSURE REDUCING VALVE
DS	DOWNSPOUT	PSI	POUNDS PER SQUARE INCH
DWG	DRAWING	RI&C	ROUGH IN CONNECT
E/EXIST	EXISTING	SF	SQUARE FEET
FIN	FINISH	SHT	SHEET
FLR	FLOOR	TEMP	TEMPERATURE
FR	FROM	TYP	TYPICAL
FU	FIXTURE UNIT	VTR	VENT THROUGH ROOF
GPF	GALLONS PER FLUSH	W/	WITH
GPH	GALLONS PER HOUR	WHA	WATER HAMMER ARRESTER
GPM	GALLONS PER MINUTE		
GR	GRADE		

PLUMBING LEGENDS

SYMBOL	ABBREV	DESCRIPTION
	Gv/SOV	GATE VALVE / SHUT OFF VALVE
	GLV	GLOBE VALVE
	CV	CHECK VALVE
	BFV	BUTTERFLY VALVE
	U	UNION
	RV	RELIEF VALVE
		GAS COCK
	CW	COLD WATER
	HW	HOT WATER
	HWR	HOT WATER RETURN
	SAN	SANITARY WASTE ABOVE GRADE OR FLOOR
	SAN	SANITARY WASTE BELOW GRADE OR FLOOR
	V	VENT
	CD	CONDENSATE DRAIN
	G	NATURAL GAS
		PIPE ELBOW UP
		PIPE ELBOW DOWN
	HB	HOSE BIBB
	CO/WCO/FCO	CLEAN OUT / WALL CLEAN OUT / FLOOR CLEAN OUT
	FD	FLOOR DRAIN
	FS	FLOOR SINK

DRAWING INDEX

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P0.2	SCHEDULES & CALCULATIONS
P0.3	DETAILS
P1.1A	DOMESTIC WATER FIRST FLOOR
P1.1B	SANITARY WASTE & VENT FIRST FLOOR
P1.1C	NATURAL GAS FIRST FLOOR
P1.2A	DOMESTIC WATER SECOND FLOOR
P1.2B	SANITARY WASTE & VENT SECOND FLOOR
P1.2C	NATURAL GAS SECOND FLOOR
P1.3B	SANITARY WASTE & VENT THIRD FLOOR AND ROOF
P2.1A	RISER DIAGRAMS
P2.1B	RISER DIAGRAMS

APPLICABLE CODES

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CODES:
 2025 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
 2025 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
 2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
 2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
 2025 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
 2025 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
 2025 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.
 2025 CALIFORNIA ENERGY CODE, TITLE 24, PART 6

HOT WATER INSULATION

HOT WATER PIPE INSULATION SHALL HAVE A MINIMUM WALL THICKNESS OF NOT LESS THAN THE DIAMETER OF THE PIPE FOR A PIPE UP TO 2 INCHES (50 MM) IN DIAMETER. INSULATION WALL THICKNESS SHALL BE NOT LESS THAN 2 INCHES (51 MM) FOR A PIPE OF 2 INCHES (50 MM) OR MORE IN DIAMETER.

WATER REDUCTION FIXTURE FLOW RATES




LAVATORY FAUCETS]	1.2 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
DISHWASHER	ENERGY-STAR CERTIFIED
WATER CLOSET	1.28 GPF @ 25 PSI

WATER HAMMER ARRESTER SCHEDULE

MARK	MANUFACTURER/ MODEL #	FIXTURE UNITS	INLET SIZE	REMARKS
WHA-A	PPP SC-500	1-11	3/4"	PER PDI STANDARD PDI-WH 201
WHA-B	PPP SC-750	12-32	3/4"	PER PDI STANDARD PDI-WH 201
WHA-C	PPP SC-1000	33-60	1"	PER PDI STANDARD PDI-WH 201
WHA-D	PPP SC-1250	61-113	1-1/4"	PER PDI STANDARD PDI-WH 201

PLUMBING FIXTURE SCHEDULE													
SYMBOLS	FIXTURES	PIPE CONNECTION SIZE (IN.)				QTY	WATER SUPPLY FIXTURE UNITS (WSFU)		DRAINAGE FIXTURE UNITS (DFU)		HOT WATER DEMAND (GPH)		NOTES ALL PLUMBING FIXTURES SHALL COMPLY WITH WATER FIXTURE FLOW RATES PER CPC 2025
		HW	CW	W	V		EACH	TOTAL	EACH	TOTAL	EACH	TOTAL	
FIRST FLOOR													
L-1	LAVATORY	3/4"	3/4"	2"	2"	2	1	2	1	2	6	12	1.2 GPM, 60 PSI REQD. REFER TO ARCHITECT SHEET.
WC-1	WATER CLOSET	-	1"	4"	2"	2	2.5	5	3	6	-	-	1.28 GPF, 25 PSI REQD. PRESSURE TANK TYPE, REFER TO ARCH SHEET.
SH-1	SHOWER	1"	1"	2"	2"	1	2	2	2	2	40	40	1.8 GPM, 80 PSI REQD. REFER TO ARCHITECT SHEET
PS-1	PREP SINK	3/4"	3/4"	2"	2"	1	2	2	2	2	20	20	1.5 GPM, 60 PSI REQD. REFER TO ARCHITECTURAL SHEET
KS-1	KITCHEN SINK	3/4"	3/4"	2"	2"	1	2	2	2	2	20	20	1.5 GPM, 60 PSI REQD. REFER TO ARCHITECTURAL SHEET
FS-1	FLOOR SINK	-	-	2"	2"	1	-	-	2	2	-	-	PROVIDE TRAP PRIMER PPP OR APPROVED EQUAL.
SECOND FLOOR													
L-1	LAVATORY	3/4"	3/4"	2"	2"	4	1	4	1	4	6	24	1.2 GPM, 60 PSI REQD. REFER TO ARCHITECT SHEET.
WC-1	WATER CLOSET	-	1"	4"	2"	3	2.5	7.5	3	9	-	-	1.28 GPF, 25 PSI REQD. PRESSURE TANK TYPE, REFER TO ARCH SHEET.
SH-1	SHOWER	1"	1"	2"	2"	2	2	4	2	4	40	80	1.8 GPM, 80 PSI REQD. REFER TO ARCHITECT SHEET
SH-2	SHOWER	1"	1"	2"	2"	1	2	2	2	2	40	40	1.8 GPM, 80 PSI REQD. REFER TO ARCHITECT SHEET
BT-1	BATHTUB	1"	1"	2"	2"	1	4	4	2	2	40	40	1.8 GPM, 80 PSI REQD. REFER TO ARCHITECT SHEET
CW-1	CLOTHES WASHER	1"	1"	3"	2"	1	4	4	3	3	40	40	ENERGY-STAR CERTIFIED. REFER TO ARCHITECTURAL SHEET
TOTAL						19	WSFU = 38.5		DFU = 40		GPH = 316		

PIPE SIZING TABLE										
NOTE: PIPE SIZE BASED ON MAXIMUM FRICTION LOSS OF 1.0 PSI/100 FEET										
PIPE SIZE	1/2"	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"	3-1/2"	4"
FLUSHMETER VALVE (FU) (8 FPS)	0	0	0	0	0	14	60	186	430	811
FLUSH TANK (FU) (8 FPS)	0	2	6	12	21	56	151	315	533	840
HOT WATER (FU) (5 FPS)	0	2	6	12	21	56	151	315	533	840

PLUMBING EQUIPMENT SCHEDULE		
MARK	DESCRIPTION	NOTES
 1	BRADFORD WHITE COMMERCIAL EF SERIES ULTRA HIGH EFFICIENCY GAS WATER HEATER MODEL: EF60T125E3N, 60 GALS, 125,000 BTU/HR, 96% THERM. EFFICIENCY 182 GPH RECOVERY AT 80°F	WITH CP-1 & ET-1
 1	CIRCULATING PUMPS SHALL BE ALL STAINLESS STEEL, VARIABLE SPEED WITH ECM MOTORS, AND INTEGRATED ELECTRONICS TO MONITOR FLOW RATE AND LIQUID TEMPERATURE AND MAKE PROPER OPERATION ADJUSTMENTS. PUMPS SHALL PROVIDE MIN. 10 GPM @ 12 FT. AND SHALL BE GRUNDFOS ALPHA MOTOR 1x115, SINGLE PHASE OR APPROVED EQUAL.	
 1	EXPANSION TANK: AMTROL ST-5C-DD, IN-LINE TYPE, ASME TANK CAPACITY: 2.0 GALLONS	

NATURAL GAS CALCULATIONS AND DEMAND				
CONTRACTOR TO PROVIDE APPLICATION FOR GAS METER. APPLIANCES LOAD TO VERIFY BY OWNER/ARCHITECT.				
TAG	DESCRIPTION	DEMAND (CFH)	QTY	TOTAL (CFH)
R-1	RANGE (ASSUMED LOAD)	65	1	65
CD-1	CLOTHES DRYER (ASSUMED LOAD)	35	1	35
FP-1	FIREPLACE (ASSUMED LOAD)	40	1	40
	BOILER (ASSUMED LOAD)	400	1	400
GWH-1	GAS WATER HEATER	125	1	125
TOTAL			5	665
TOTAL DEVELOPMENTAL LENGTH = 100 FT., DELIVERED AT STANDARD PRESSURE 8" W.C. GAS LINE = 2" SEISMIC SHUT OFF VALVE = PACIFIC SEISMIC PRODUCTS 2" EARTHQUAKE GAS SHUT-OFF VALVE MODEL 314(60) NPT VALVE HORIZONTAL FLOW.				

GAS PIPE SCHEDULE	
<input checked="" type="checkbox"/> LOW PRESSURE	<input type="checkbox"/> MEDIUM PRESSURE
	<input type="checkbox"/> 2 PSIG
	<input type="checkbox"/> 3 PSIG
	<input type="checkbox"/> 5 PSIG
<input type="checkbox"/> HIGH PRESSURE	<input type="checkbox"/> UNDILUTED LPG
_____ PSIG	10 PSIG MAX
DEVELOPED PIPE LENGTH (FT.)	100 (ASSUMED)
NPS	MAXIMUM CFH
1/2"	50
3/4"	104
1"	195
1-1/4"	400
1-1/2"	600
2"	1160
2-1/2"	1840
3"	3260
4"	6640



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ARCHITECT
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CA LIC. NO. C25348

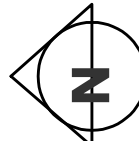
REV	DATE	DESCRIPTION

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
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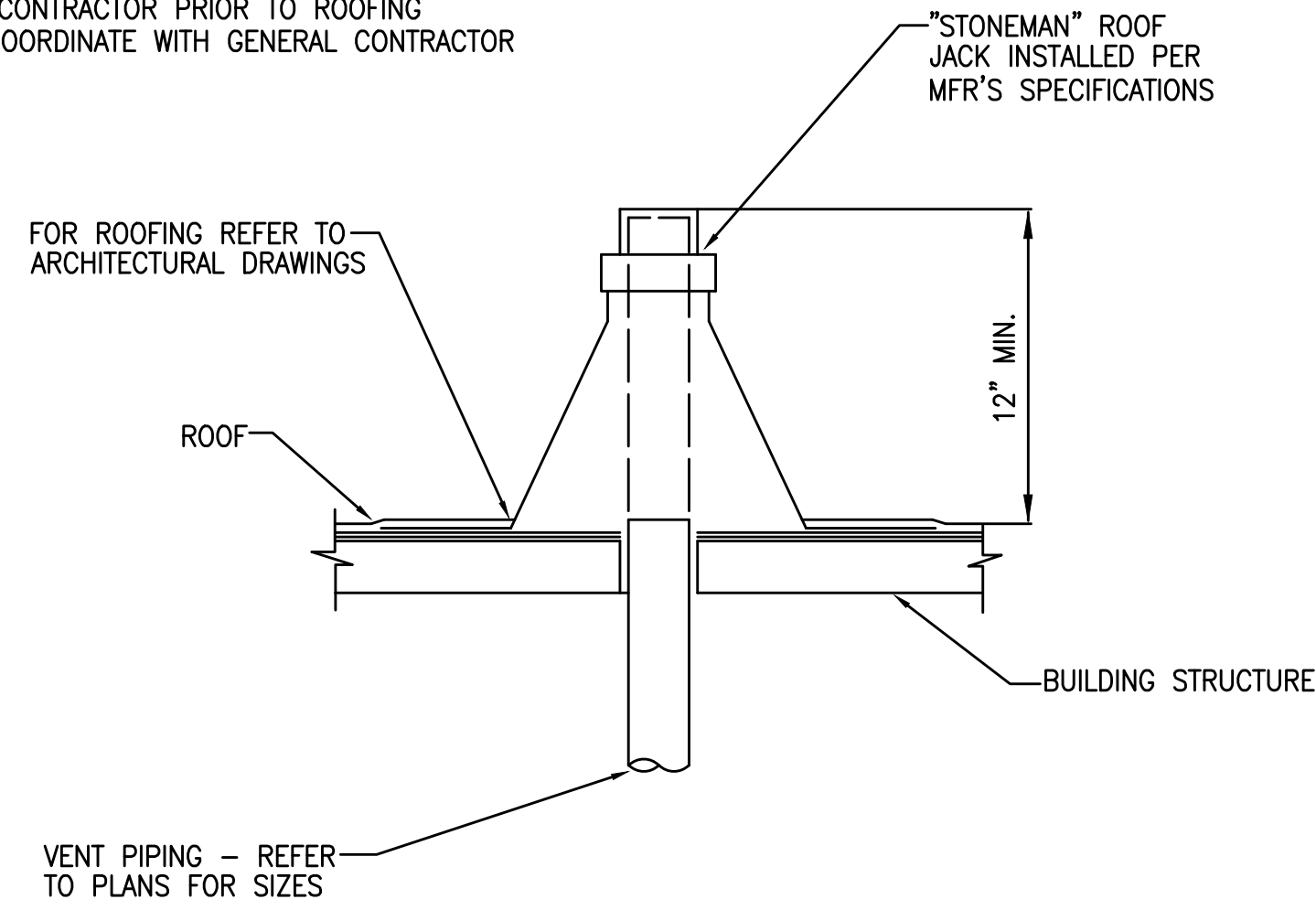
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SCHEDULES & CALCULATIONS

SCALE: AS INDICATED 

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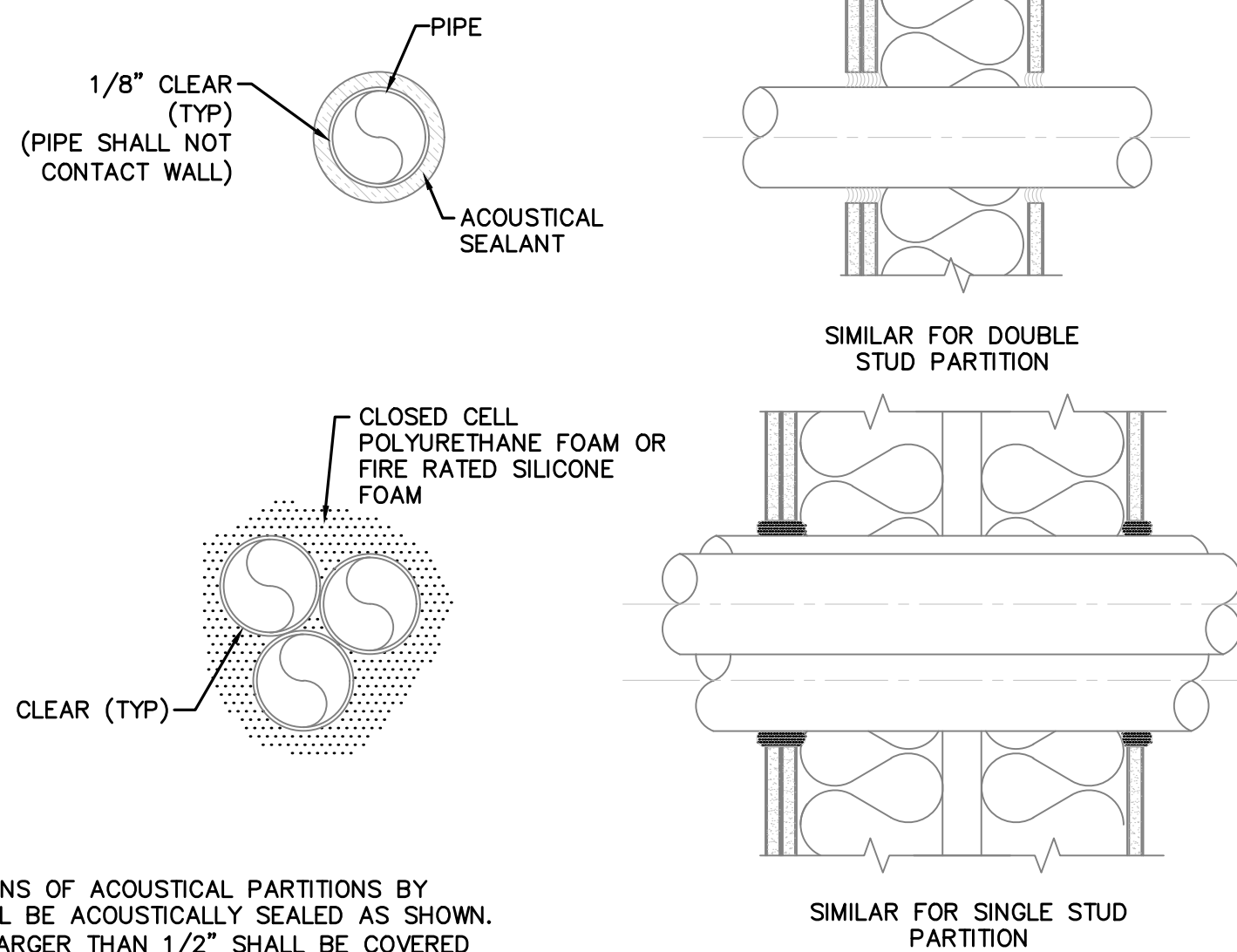
SHEET NUMBER
P0.2

NOTE:
VENT PIPING AND ROOF JACK SHALL BE INSTALLED BY THE PLUMBING CONTRACTOR PRIOR TO ROOFING APPLICATION COORDINATE WITH GENERAL CONTRACTOR



TYPICAL VENT THRU ROOF DETAIL

SCALE	3
N.T.S.	



NOTE:

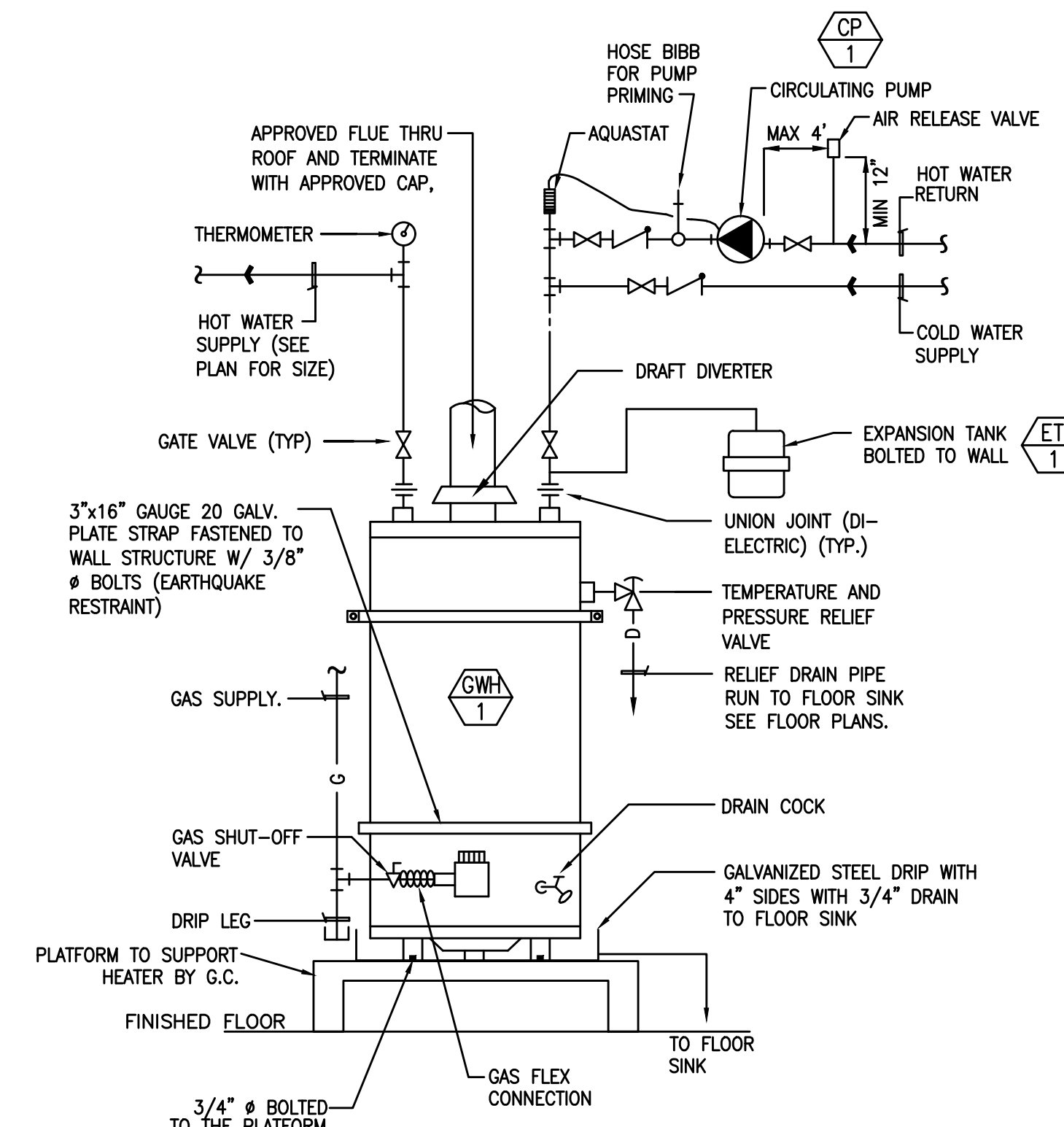
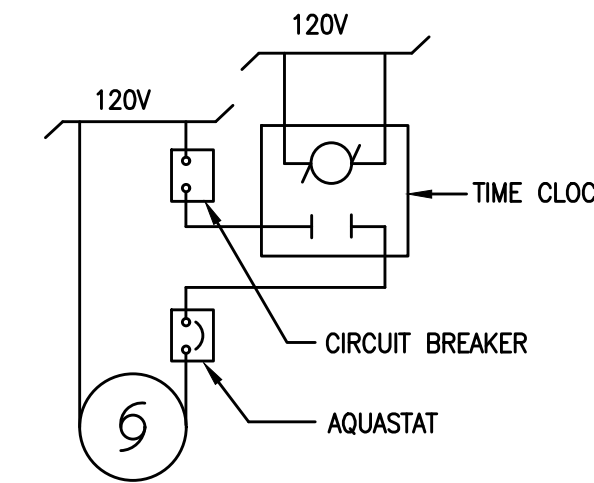
1. PENETRATIONS OF ACOUSTICAL PARTITIONS BY PIPES SHALL BE ACOUSTICALLY SEALED AS SHOWN. ANY GAP LARGER THAN 1/2" SHALL BE COVERED WITH GYPSUM BOARD, LAPPED A MINIMUM OF 2" AND SCREWED BEFORE USING ACOUSTICAL SEALANT.

TYPICAL PIPE SLEEVES THROUGH WALL DETAIL

SCALE	2
N.T.S.	

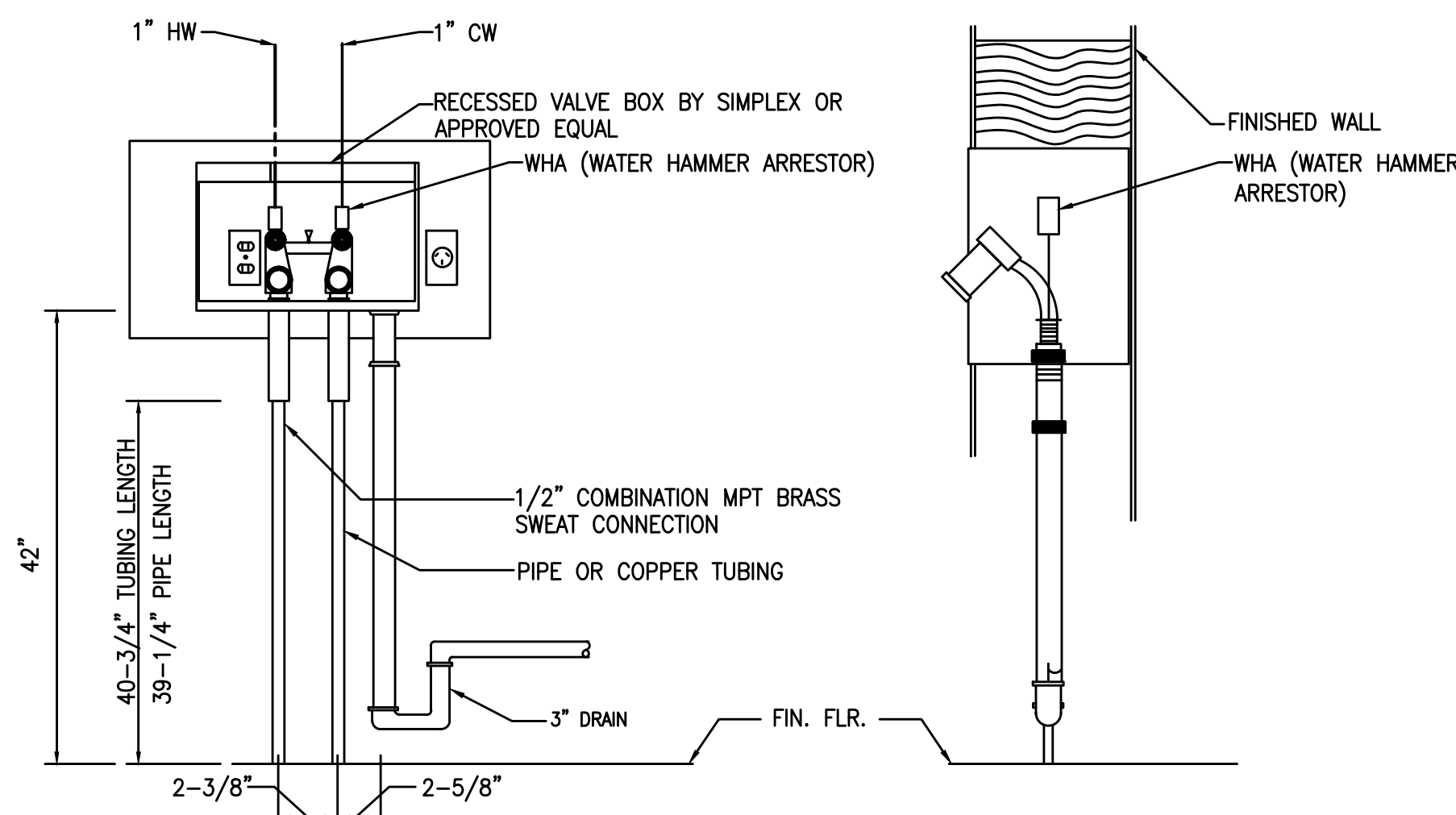
- NOTE:
1. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED ABOVE THE CONTROLS WITH THE STRAPPING.

CIRCULATING PUMP WIRING DIAGRAM (CP-1)



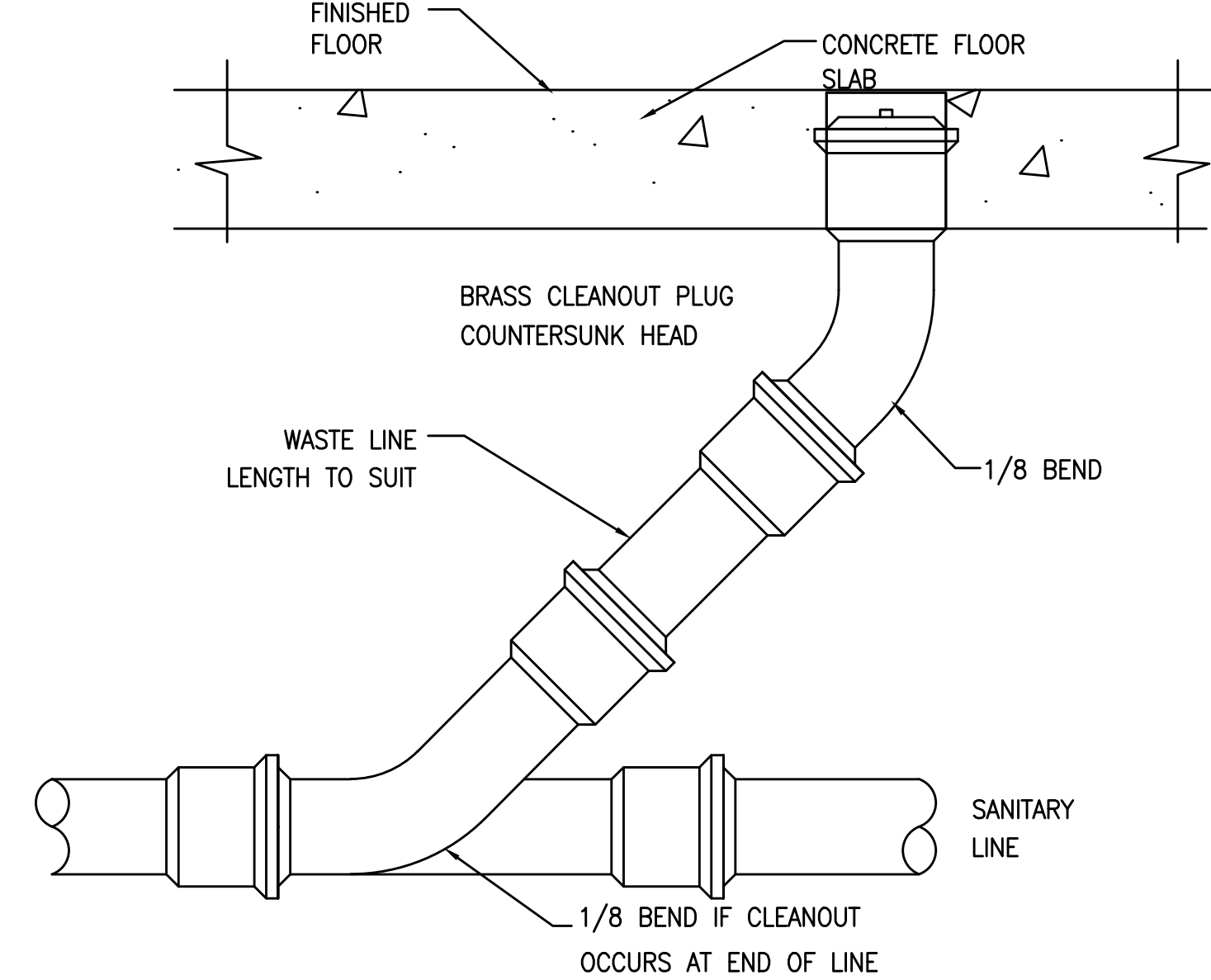
TYPICAL PIPING SCHEMATIC FOR GAS WATER HEATER

SCALE	1
N.T.S.	



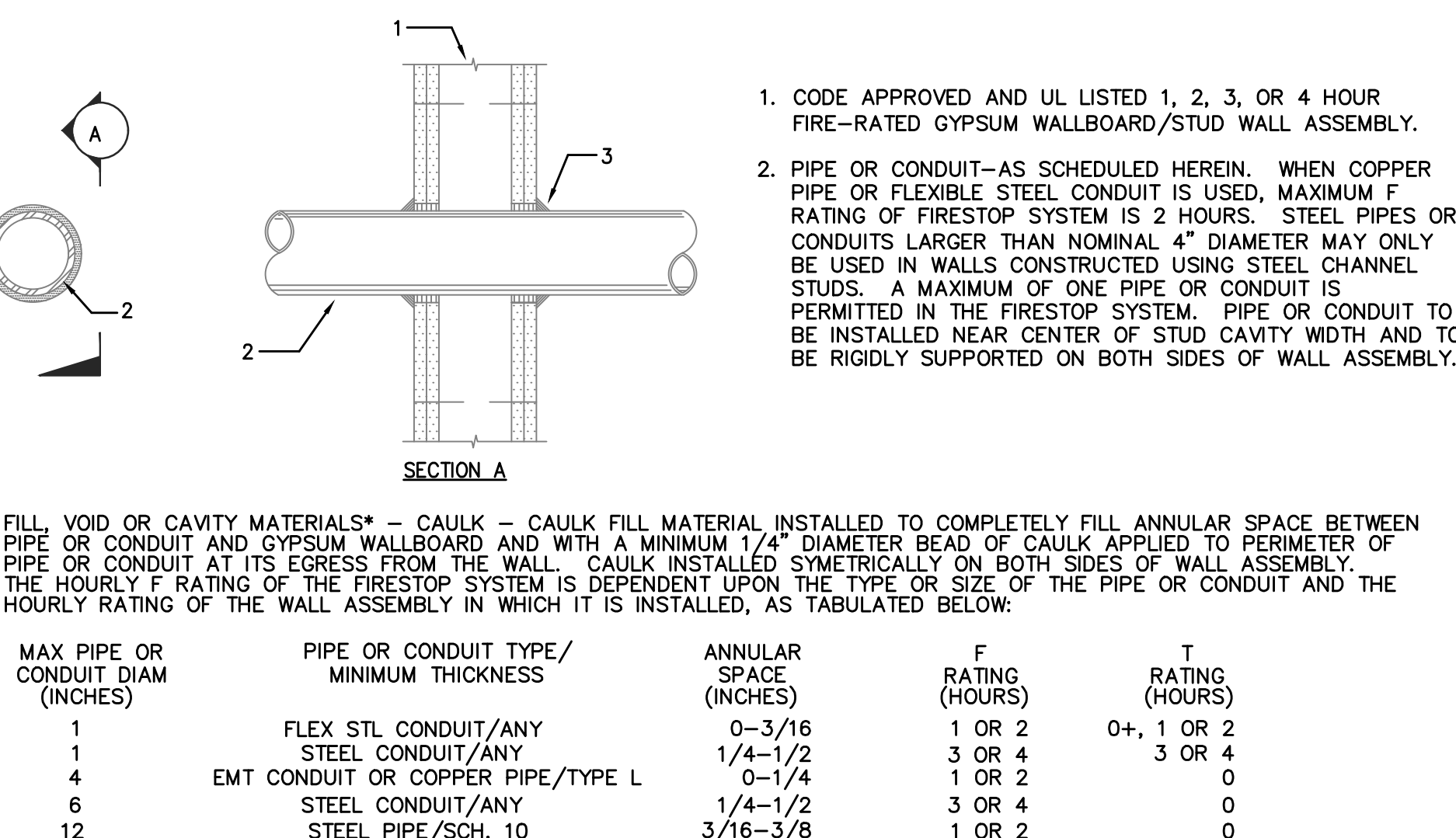
TYPICAL CLOTHES WASHER ROUGH-IN

SCALE	5
N.T.S.	



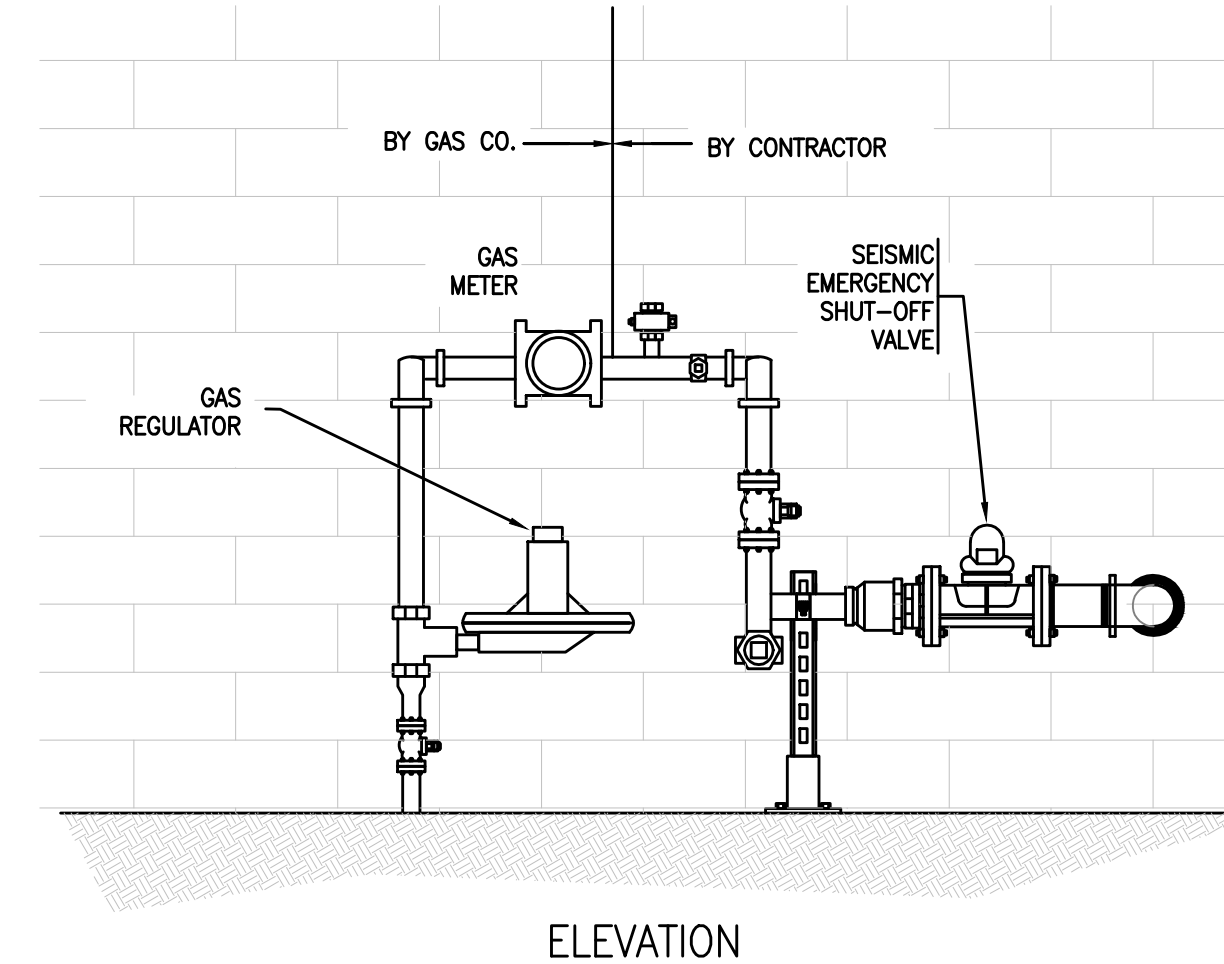
TYPICAL FLOOR CLEAN OUT DETAIL

SCALE	4
N.T.S.	



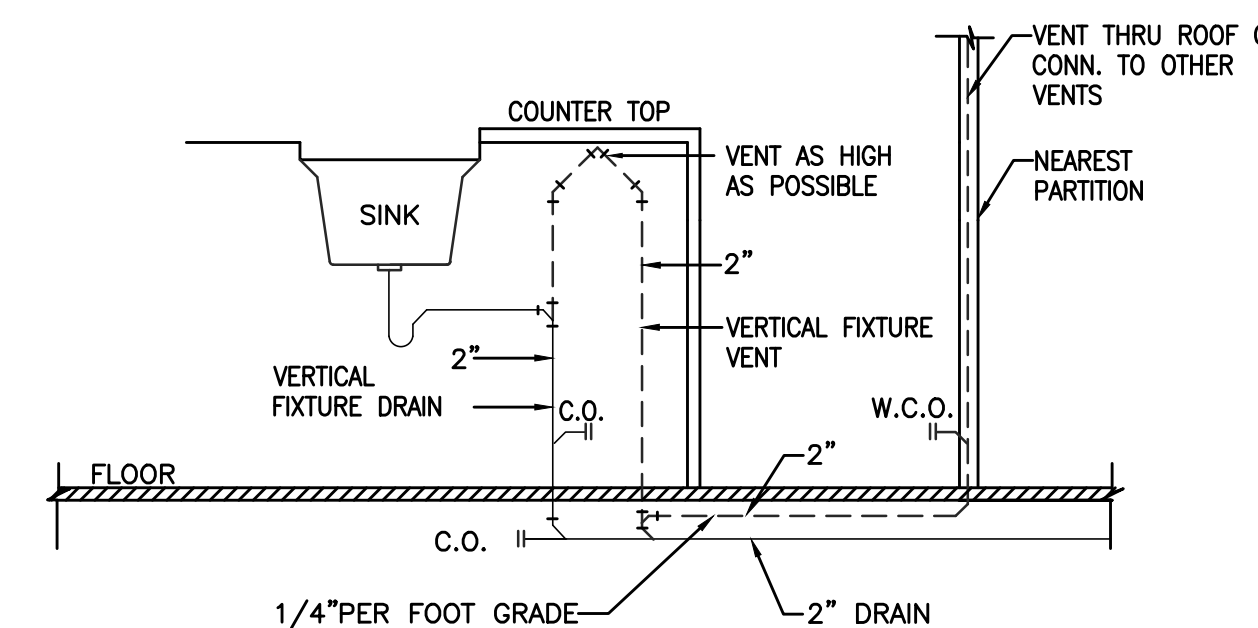
TYPICAL PIPE PENETRATION THROUGH WALL DETAIL

SCALE	8
N.T.S.	



TYPICAL GAS VALVE WITH REGULATOR

SCALE	7
N.T.S.	

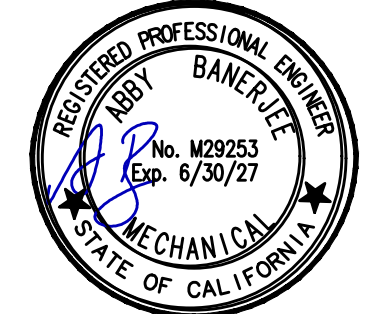


TYPICAL ISLAND SINK DETAIL

SCALE	6
N.T.S.	

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DETAILS

SCALE: AS INDICATED

0 4 8 16

SHEET NUMBER

P0.3



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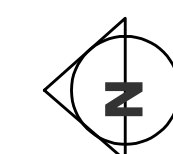
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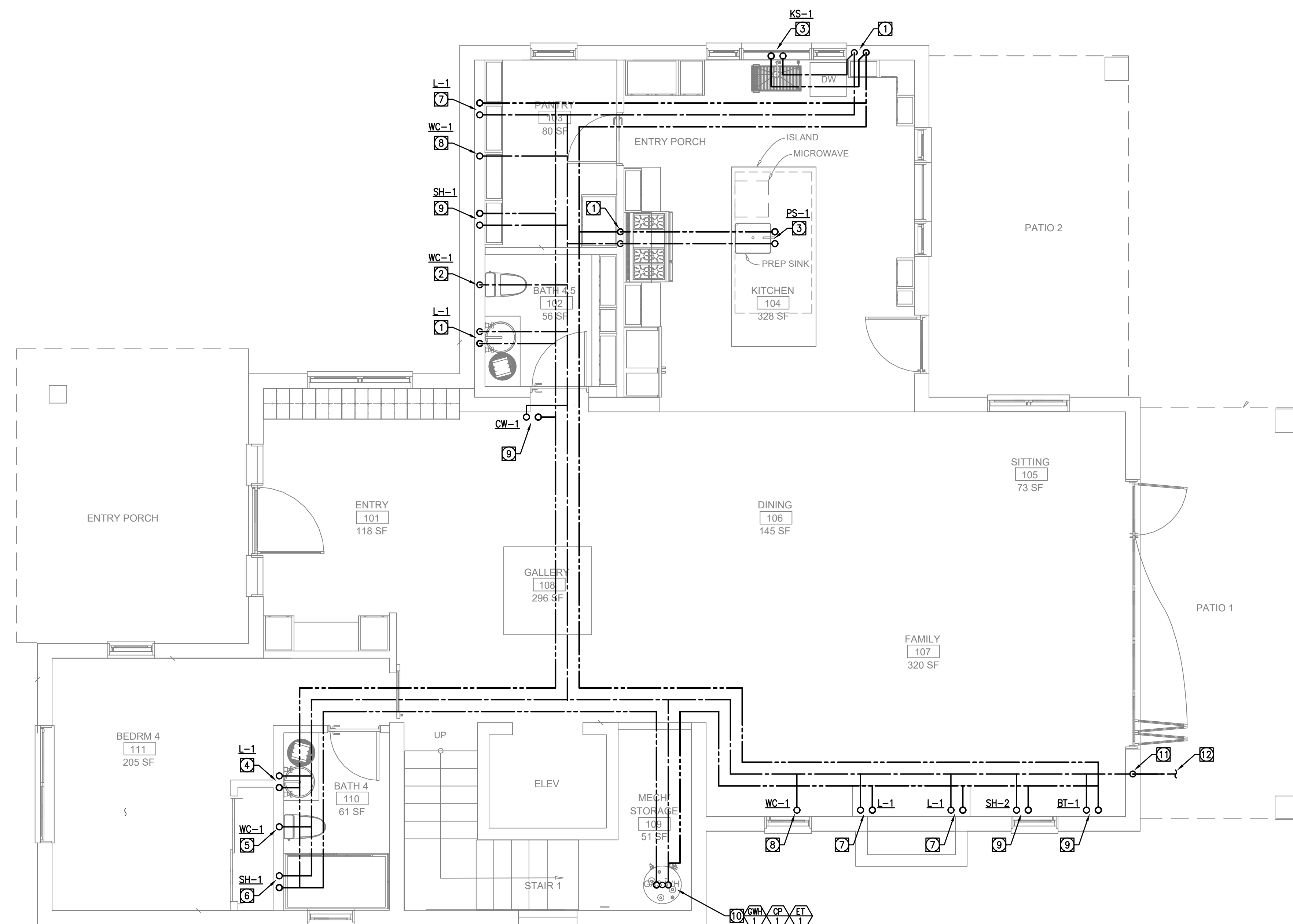
OWNER
 John Stamper
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SHEET NAME
DOMESTIC WATER
FIRST FLOOR

SCALE: AS INDICATED



SHEET NUMBER
P1.1A



1 DOMESTIC WATER FIRST FLOOR
SCALE: 1/4" = 1'-0"

REFERENCE NOTES	REFERENCE NOTES
① 3/4" CW & 3/4" HW DN.	⑨ 1" CW & 1" HW UP TO ABOVE FLOOR.
② 1" CW DN.	⑩ 1-1/2" CW, 3/4" HWR & 1-1/2" HW UP & DN.
③ 3/4" CW & 3/4" HW UP FROM BELOW FLOOR.	⑪ 2" CW DN.
④ 3/4" CW & 3/4" HW DN & UP TO ABOVE FLOOR.	⑫ 2" CW. SEE CIVIL DRAWINGS FOR CONTINUATION.
⑤ 1" CW DN & UP TO ABOVE FLOOR.	
⑥ 1" CW & 1" HW DN & UP TO ABOVE FLOOR.	
⑦ 3/4" CW & 3/4" HW UP TO ABOVE FLOOR.	
⑧ 1" CW UP TO ABOVE FLOOR.	



ISSUE DATE 2026-05-26

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REV | DATE | DESCRIPTION

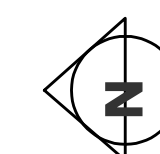
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

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

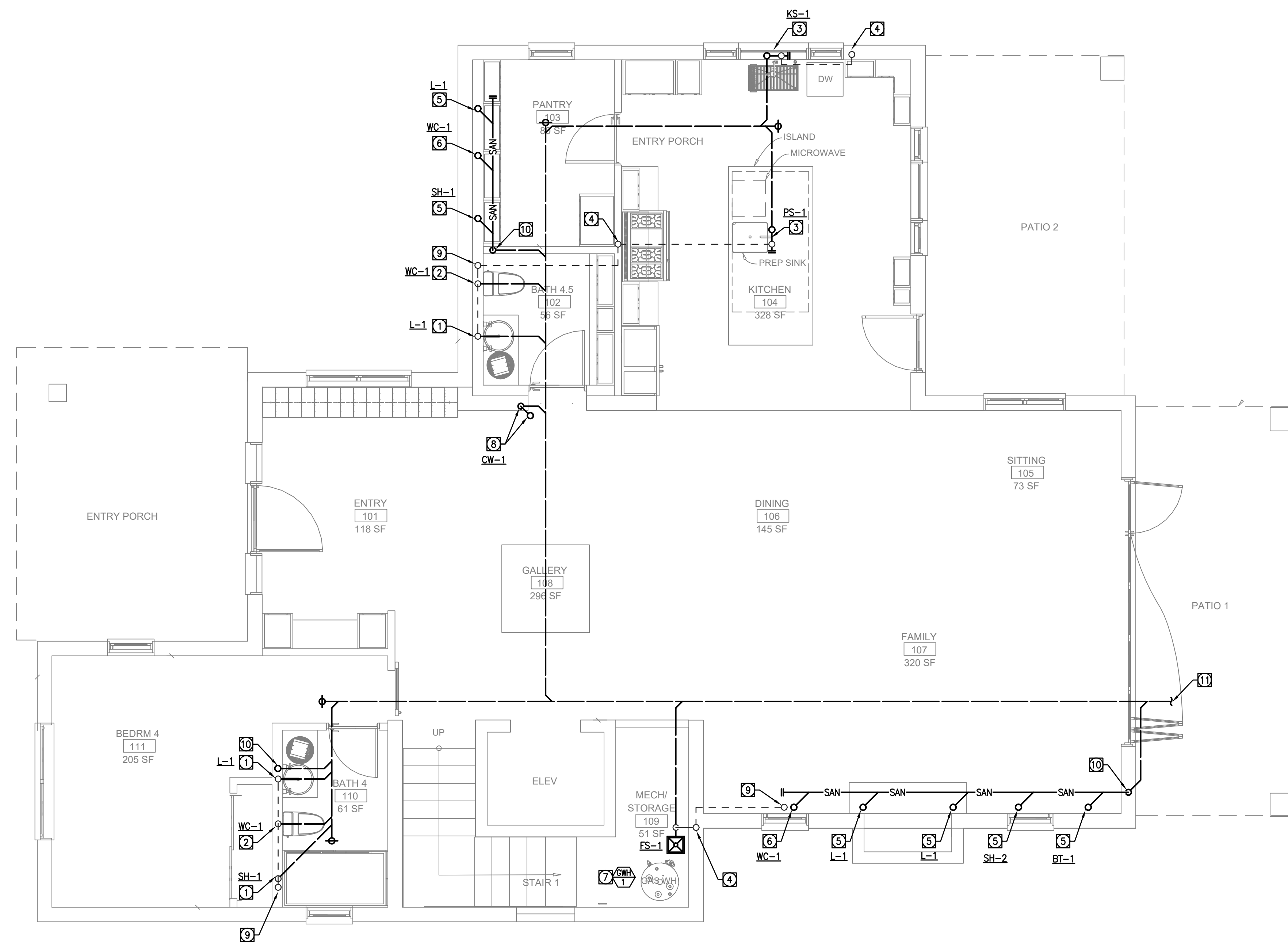
OWNER
 John Stamper
 15303 Earllham Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME
SANITARY WASTE &
VENT
FIRST FLOOR

SCALE: AS INDICATED



SHEET NUMBER
P1.1B



1 SANITARY WASTE & VENT FIRST FLOOR
SCALE: 1/4" = 1'-0"

REFERENCE NOTES	REFERENCE NOTES
① 2" SAN DN & 2" V UP.	⑨ 2" V UP TO ABOVE FLOOR.
② 4" SAN DN & 2" V UP.	⑩ 4" SAN DN.
③ ISLAND SINK	⑪ 4" SAN. SEE CIVIL DRAWINGS FOR CONTINUATION.
④ 2" V UP FROM BELOW FLOOR.	
⑤ 2" SAN DN. FROM ABOVE FLOOR.	
⑥ 4" SAN DN. FROM ABOVE FLOOR.	
⑦ WATER HEATER DRAIN TO FLOOR SINK. PROVIDE FLUE VENT PER MANUFACTURER.	
⑧ 3" SAN UP & DN.	



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

PROJECT ADDRESS

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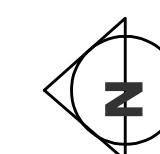
OWNER

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SHEET NAME

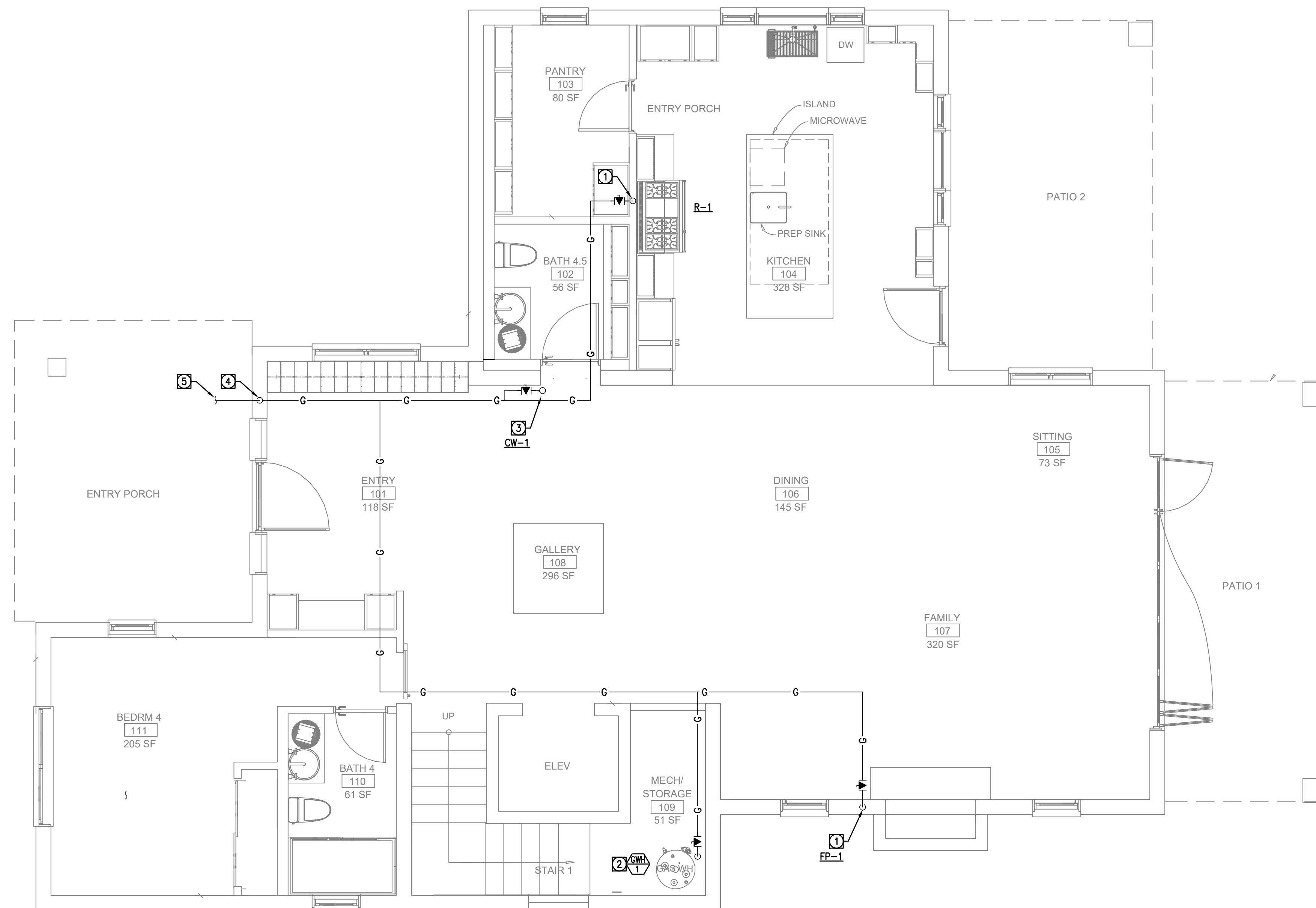
NATURAL GAS FIRST FLOOR

SCALE: AS INDICATED



SHEET NUMBER

P1.1C



REFERENCE NOTES

- ① 3/4" G. DN.
- ② 1" G. DN.
- ③ 3/4" G. UP TO ABOVE FLOOR.
- ④ 1-1/4" G. DN.
- ⑤ 1-1/4" G. SEE CIVIL DRAWINGS FOR CONTINUATION.

1 NATURAL GAS FIRST FLOOR
SCALE: 1/4" = 1'-0"



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ARCHITECT
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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

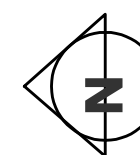
STAMPER RESIDENCE FIRE REBUILD

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OWNER
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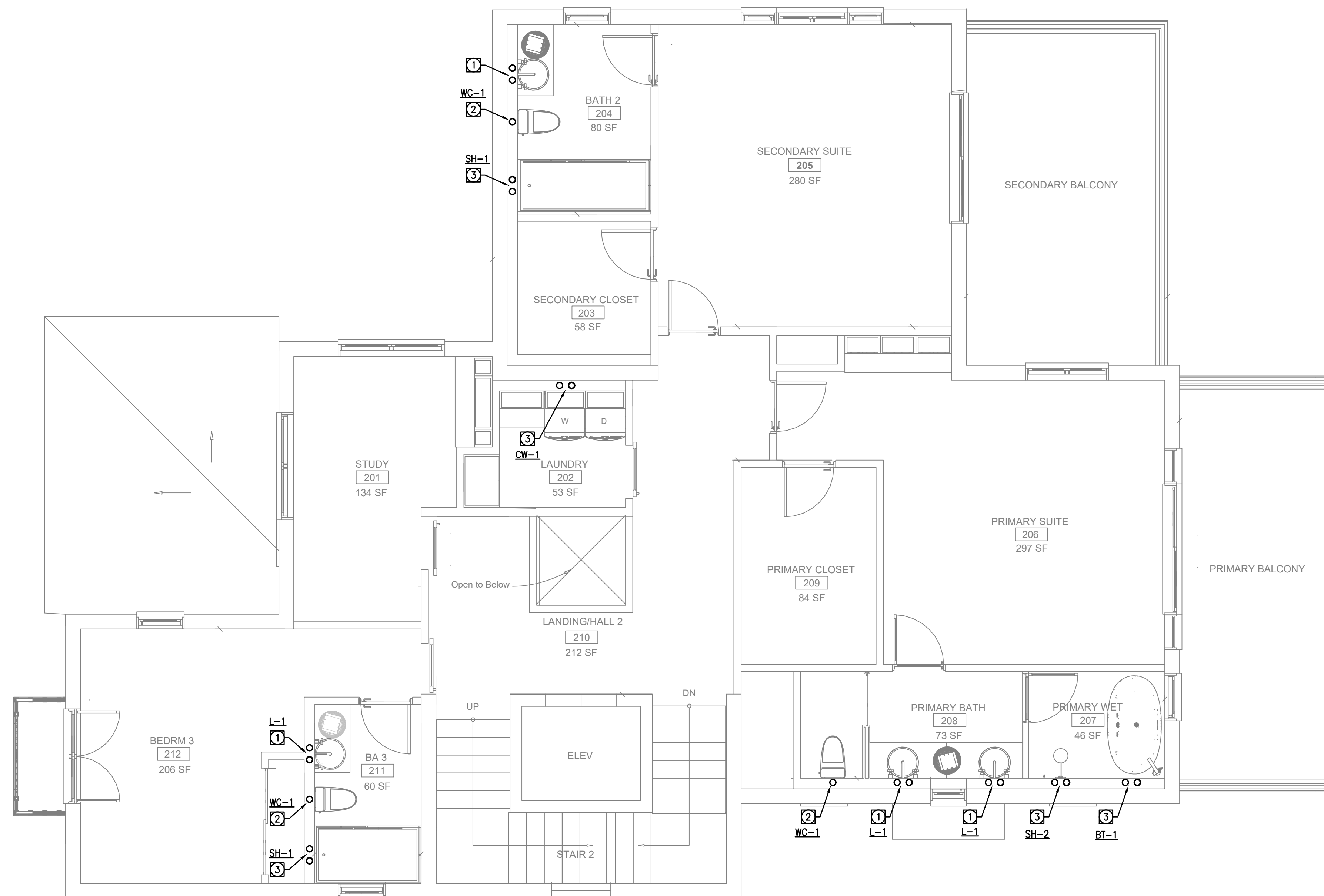
SHEET NAME
 DOMESTIC WATER
 SECOND FLOOR

SCALE: AS INDICATED



SHEET NUMBER

P1.2A



REFERENCE NOTES

- ① 3/4" CW & 3/4" HW UP FROM BELOW FLOOR.
- ② 1" CW UP FROM BELOW FLOOR.
- ③ 1" CW & 1" HW UP FROM BELOW FLOOR.

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



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

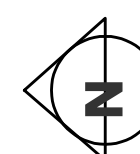
STAMPER RESIDENCE FIRE REBUILD

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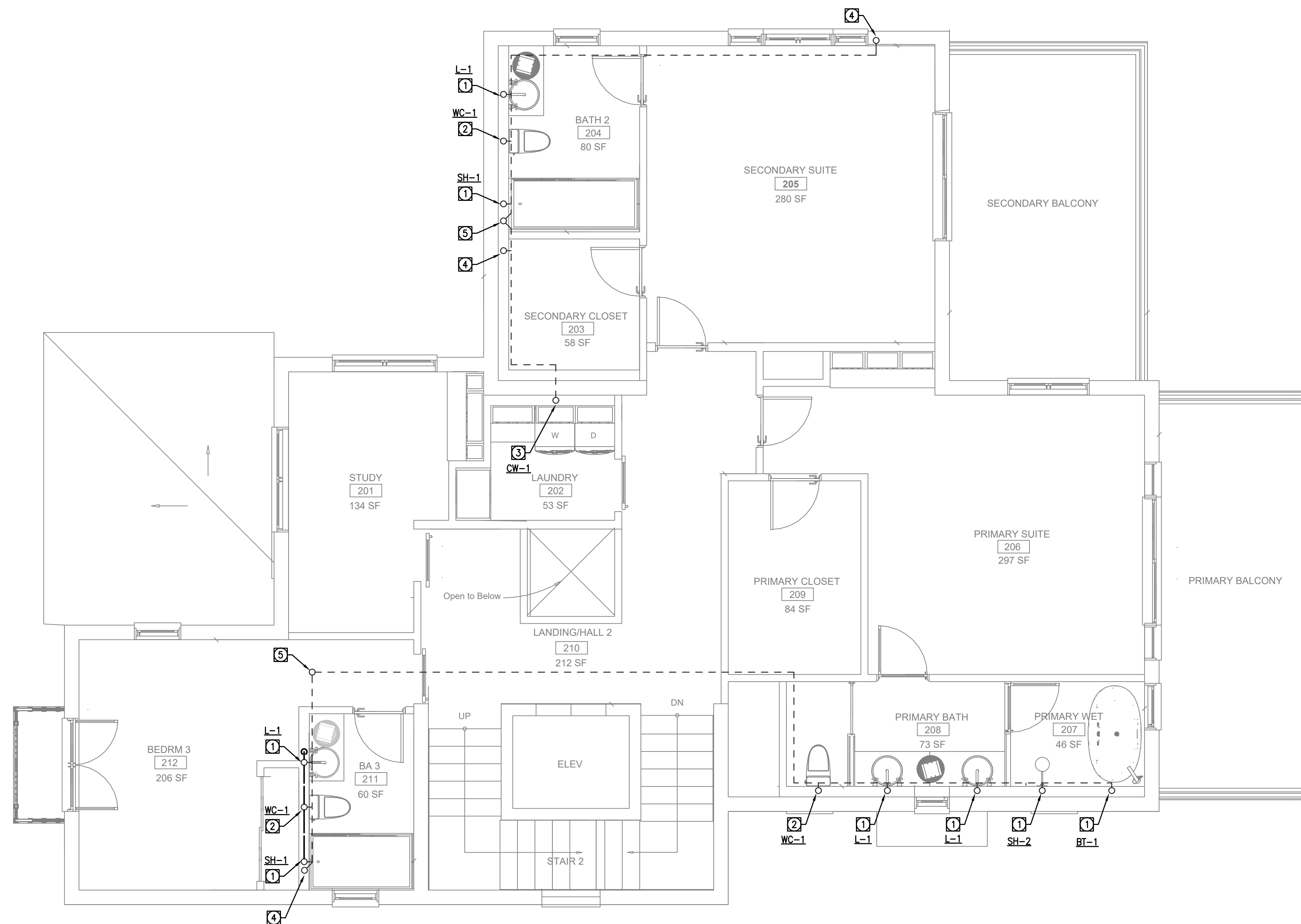
SHEET NAME
 SANITARY WASTE &
 VENT SECOND FLOOR

SCALE: AS INDICATED



SHEET NUMBER

P1.2B



REFERENCE NOTES

- ① 2" SAN DN & 2" V UP.
- ② 4" SAN DN & 2" V UP.
- ③ 3" SAN DN & 2" V UP.
- ④ 2" V UP FROM BELOW FLOOR.
- ⑤ 3" VTR.

1 SANITARY WASTE & VENT SECOND FLOOR
 SCALE: 1/4" = 1'-0"



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

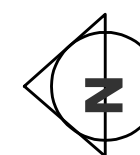
STAMPER RESIDENCE FIRE REBUILD

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SHEET NAME
NATURAL GAS SECOND FLOOR

SCALE: AS INDICATED



SHEET NUMBER

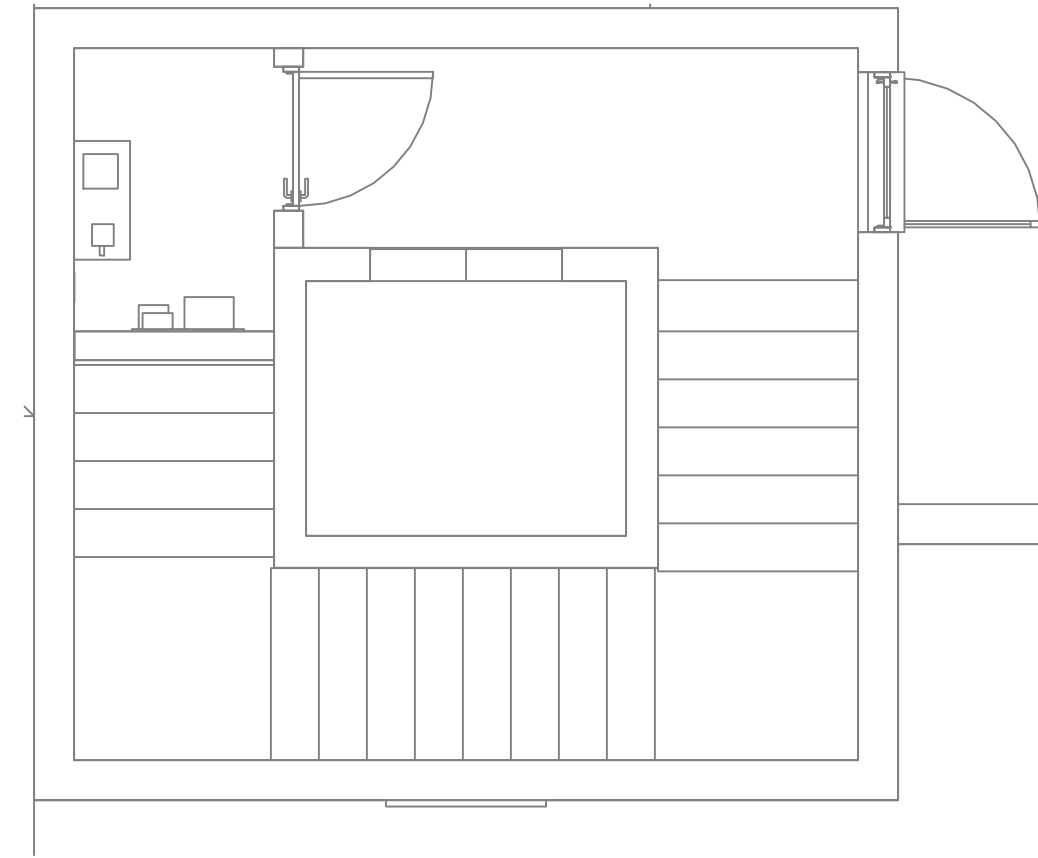
P1.2C



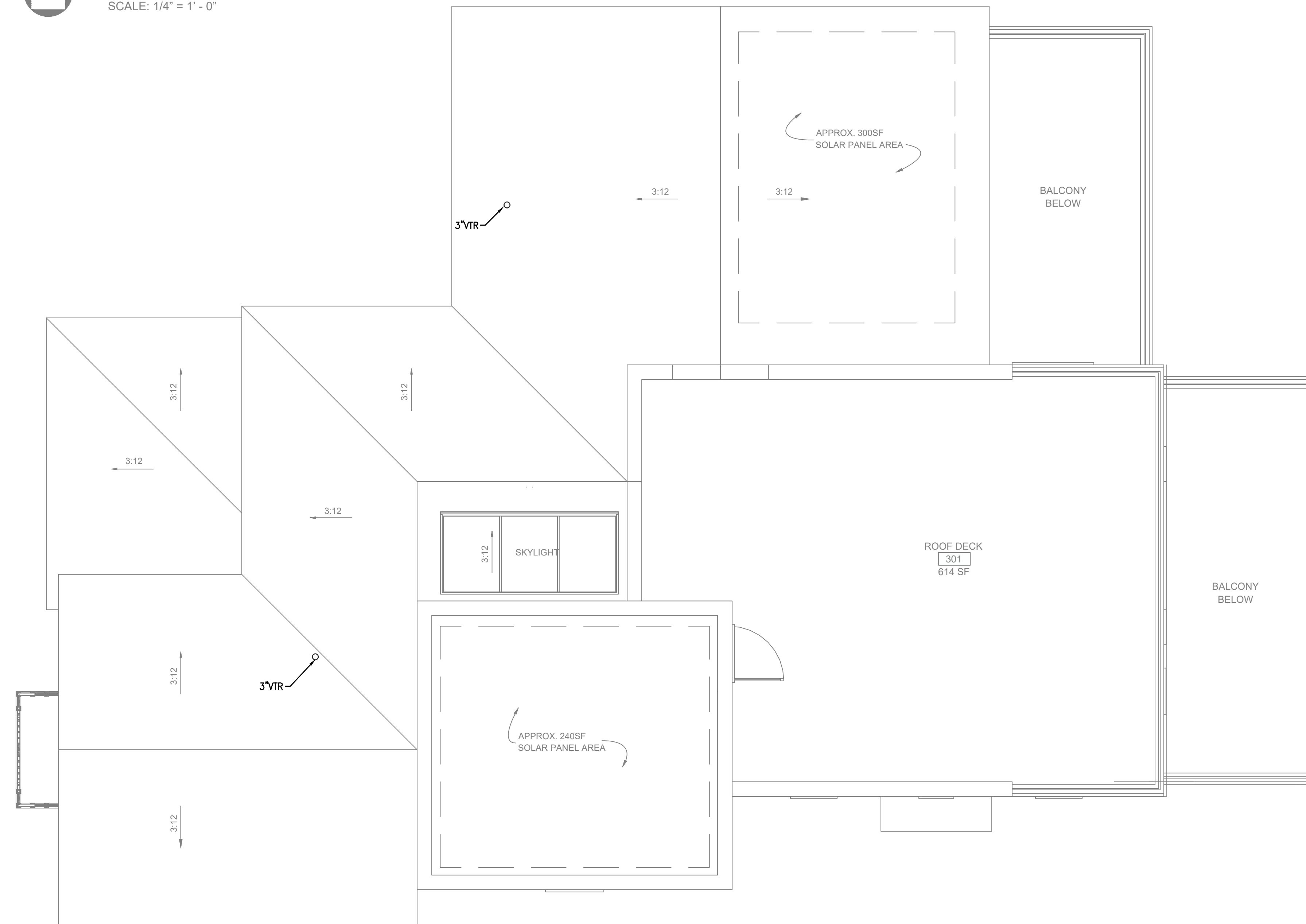
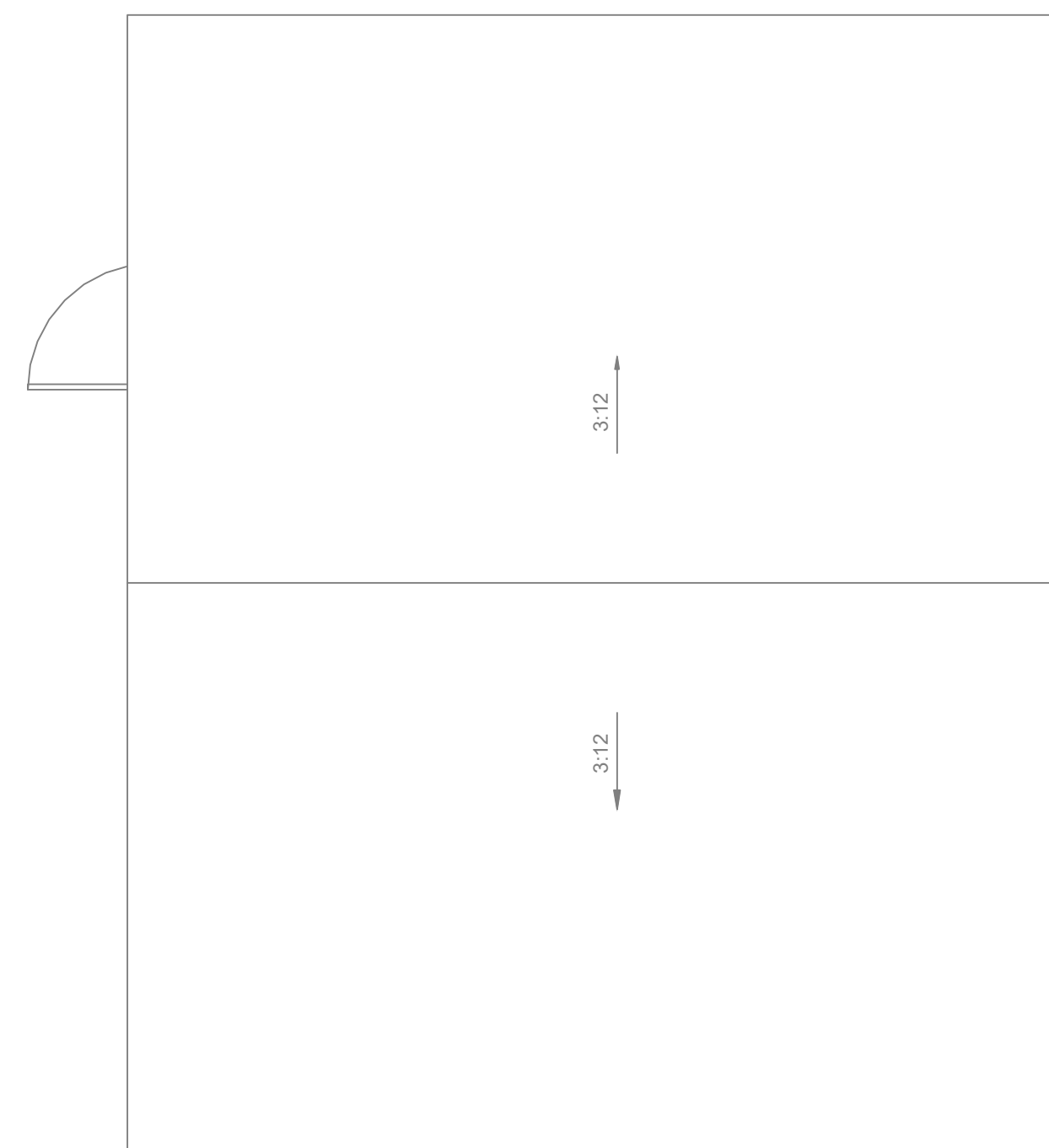
REFERENCE NOTES

1 3/4" UP FROM BELOW FLOOR.

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



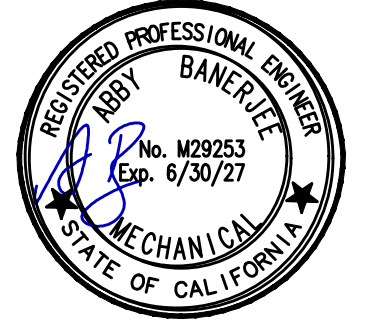
A THIRD FLOOR PLAN
SCALE: 1/4" = 1' - 0"



1 SANITARY WASTE & VENT THIRD FLOOR AND ROOF
SCALE: 1/4" = 1'-0"



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

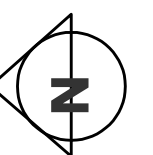
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

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

OWNER
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SHEET NAME
SANITARY WASTE &
VENT THIRD FLOOR
AND ROOF

SCALE: AS INDICATED



SHEET NUMBER

P1.3B



ISSUE DATE 2026-05-26

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REV | DATE | DESCRIPTION

PROJECT NAME
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FIRE REBUILD

PROJECT ADDRESS
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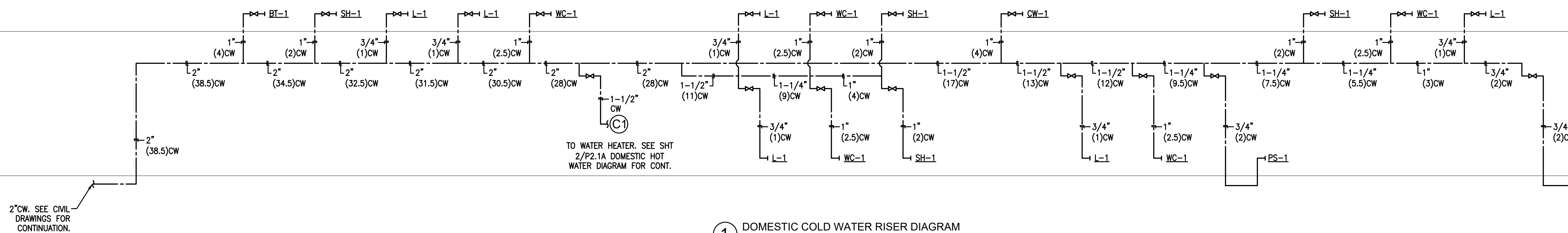
OWNER
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SHEET NAME
RISER DIAGRAMS

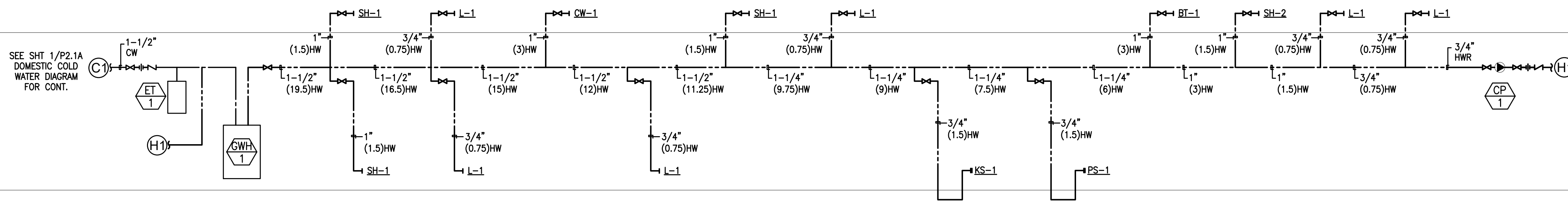
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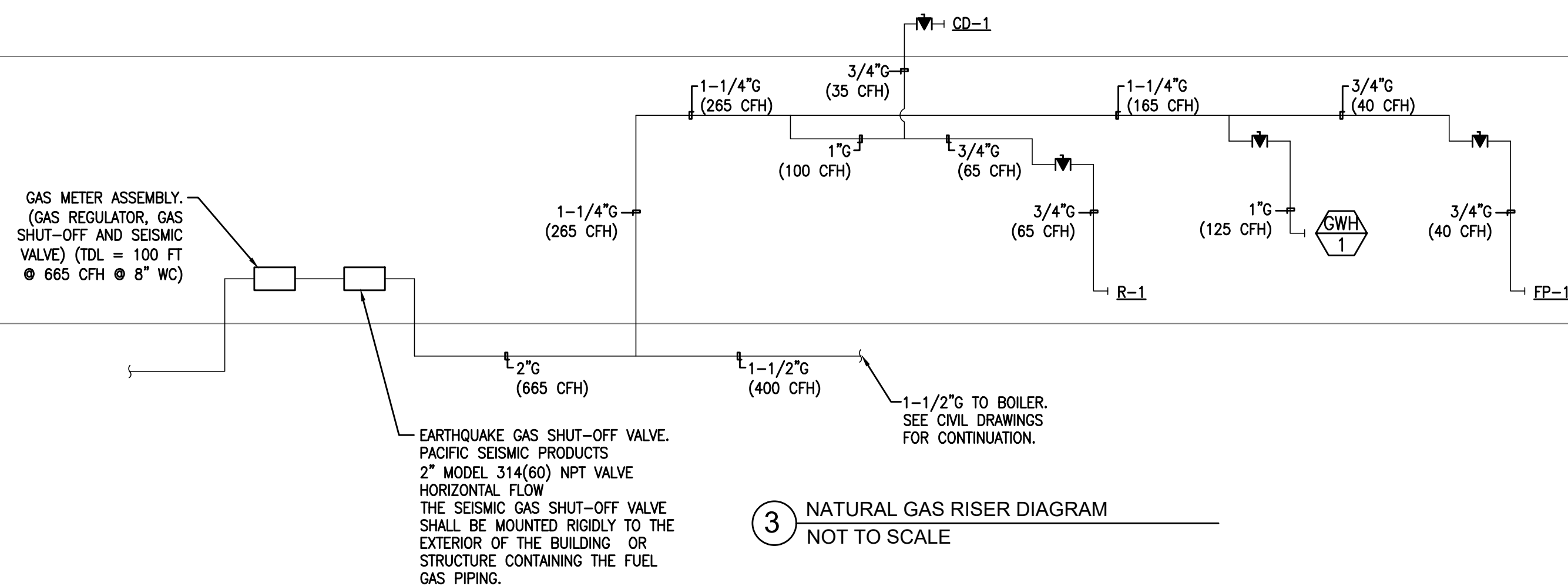
SHEET NUMBER
P2.1A



1 DOMESTIC COLD WATER RISER DIAGRAM
 NOT TO SCALE



2 DOMESTIC HOT WATER RISER DIAGRAM
 NOT TO SCALE



3 NATURAL GAS RISER DIAGRAM
 NOT TO SCALE

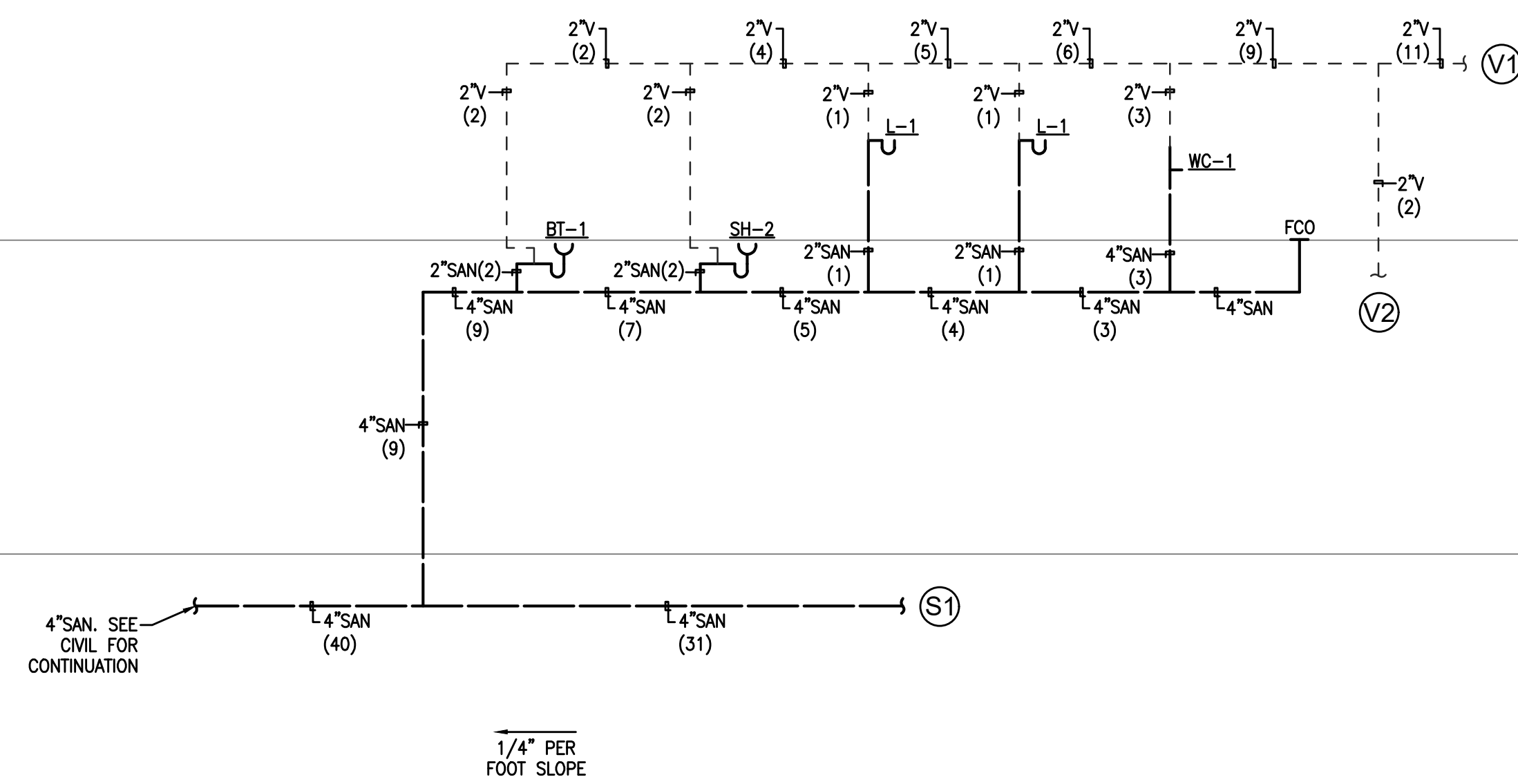
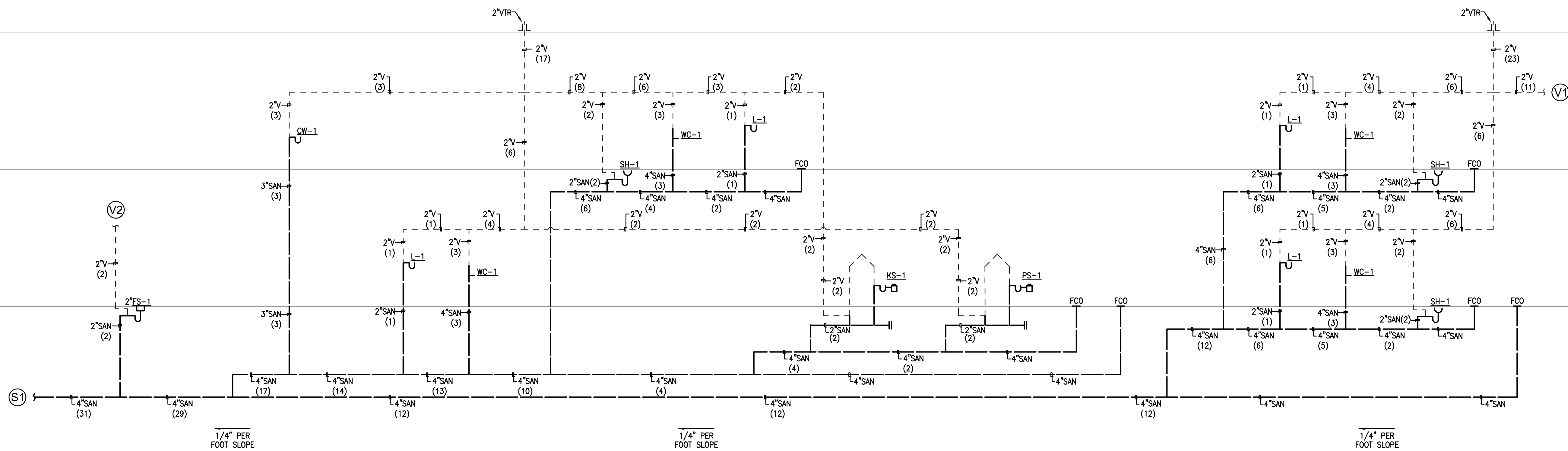
2" CW. SEE CIVIL DRAWINGS FOR CONTINUATION.

SEE SHT 1/P2.1A DOMESTIC COLD WATER DIAGRAM FOR CONT.

GAS METER ASSEMBLY. (GAS REGULATOR, GAS SHUT-OFF AND SEISMIC VALVE) (TDL = 100 FT @ 665 CFH @ 8" WC)

EARTHQUAKE GAS SHUT-OFF VALVE. PACIFIC SEISMIC PRODUCTS 2" MODEL 314(60) NPT VALVE HORIZONTAL FLOW THE SEISMIC GAS SHUT-OFF VALVE SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

1-1/2" TO BOILER. SEE CIVIL DRAWINGS FOR CONTINUATION.



1 SANITARY WASTE & VENT RISER DIAGRAM
NOT TO SCALE



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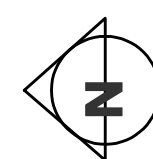
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

PROJECT ADDRESS
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APN: 4412-019-023

OWNER
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TEL: 323-388-6664

SHEET NAME
RISER DIAGRAMS

SCALE: AS INDICATED



SHEET NUMBER
P2.1B

GENERAL NOTES

- 1. THE ELECTRICAL CONTRACTOR SHALL VISIT THE JOB SITE OF THE WORK AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS AND THE EXACT NATURE AND EXTENT OF THE WORK TO BE DONE, TAKING INTO ACCOUNT ANY SPECIAL OR UNUSUAL FEATURES PECULIAR TO THIS JOB.
2. EXACT LOCATIONS OF ALL EQUIPMENT SHALL BE VERIFIED IN THE FIELD. ALL OUTLET LOCATIONS SHALL BE COORDINATED WITH ARCHITECTURAL ELEVATIONS PRIOR TO INSTALLATION.
3. ALL ELECTRICAL EQUIPMENT OUTDOORS SHALL BE WEATHERPROOF.
4. IT IS THE INTENT OF THESE DRAWINGS TO PROVIDE INSTRUCTIONS FOR COMPLETE ELECTRICAL JOB. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO BIDDING THE JOB OR ORDERING/INSTALLING OF THE ASSOCIATED ITEM(S).
5. THE CONTRACTOR SHALL EXAMINE THE CONTRACT PLANS IN ORDER TO LOGICALLY LOCATE WORK IN COORDINATION WITH CONSTRUCTION SUCH AS CABINETS, BEAMS, FURRING, DOOR SWINGS, ETC..
6. THE CONDUITS SHALL BE CLEAR OF WATER, DEBRIS, AND OTHER FOREIGN MATERIALS PRIOR TO PULLING CABLES.
7. CONDUITS WHICH ARE INSTALLED AT THIS TIME AND LEFT EMPTY FOR FUTURE USE, INCLUDING TELEPHONE AND INTERCOMMUNICATION SYSTEM, SHALL HAVE MIN. #12AWG GALVANIZED PULL WIRE LEFT IN PLACE FOR FUTURE.
8. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PHASE ROTATION OF MOTORS FEEDERS AND MAKE NECESSARY CHANGES TO AVOID PHASE REVERSALS.
9. ALL PANELS SHALL HAVE HINGED DOORS. HOUSE PANELS SHALL HAVE LOCKABLE DOORS. INSTALL A TYPE WRITTEN DIRECTORY IN ALL PANELS.
10. BRANCH CIRCUITS IN INSULATED WALLS AND ATTICS SHALL BE DERATED PER C.E.C., ARTICLE 310.15.(A)(2).
11. ALL WIRING SYSTEM SHALL BE INSTALLED IN RACEWAYS APPROVED BY APPLICABLE CODES AND/OR AS INDICATED ON CONSTRUCTION DOCUMENTS.
12. THERMOSTATS SHALL BE MOUNTED ON 4S X 1 1/2" DEEP J-BOX.
13. BOND ALL METALLIC GAS AND WATER PIPING FOR CONTINUITY AND INSTALL THE COLD WATER GROUND AND UFFER GROUND PER NATIONAL ELECTRICAL CODE REQUIREMENTS AND AS SHOWN ON DRAWINGS.
14. ALL FLUORESCENT BALLASTS SHALL COMPLY WITH THE REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24.
15. SEE SINGLE LINE DIAGRAM FOR CONDUIT AND CONDUCTOR SIZES TO PANELS, TRANSFORMERS, MOTOR CONTROL CENTERS, MECHANICAL EQUIPMENT, ETC. FEEDERS TO PANELS MAY NOT BE SHOWN ON PLAN DRAWINGS, BUT ARE A PART OF THIS CONTRACT.
16. ALL CONTROL WIRING FOR THE A/C AND HEATING SHALL BE OF 600V INSTALLATION, UNLESS OTHERWISE NOTED.
17. ALL WIRING SHALL BE COPPER W/ INSULATION TYPE THHN/THWN MIN #12 AWG.
18. MOUNT ALL BATHROOM RECEPTACLES AND SWITCHES OVER LAVATORY AT +42" U.N.O.. VERIFY WITH ARCHITECTURAL ELEVATIONS.
19. NON METALLIC SHEATHED CABLES (ROMEX) SHALL NOT BE USED IN THIS PROJECT.
20. NON-METALLIC OUTLET BOXES SHALL NOT BE USED IN THIS PROJECT.
21. PROVIDE GROUND FAULT CIRCUIT PROTECTION FOR ALL EXTERIOR RECEPTACLES, BATHROOM RECEPTACLES AND KITCHEN RECEPTACLES WITHIN 6' RADIUS OF SINK.
22. ALL SWITCHBOARDS AND PANELBOARDS SHALL BE BRACED TO WITHSTAND THE AVAILABLE SHORT CIRCUIT CURRENT.
23. ALL FUSES SHALL BE CURRENT LIMITING, TIME DELAY, CLASS "RK1" OR CLASS "L", UNLESS NOTED OTHERWISE. FUSES FOR MOTOR CIRCUITS SHALL BE TIME DELAY, CLASS "RK5". FUSES SHALL BE PROVIDED WITH REJECTIONTYPE FUSE HOLDERS.
24. ALL BRANCH CIRCUIT BREAKERS SHALL HAVE AN INTERRUPTING CAPACITY OF 10,000 A.I.C., UNLESS NOTED OTHERWISE.
25. PROVIDE PULL STRING IN ALL EMPTY DATA/TELEPHONE CONDUITS.
26. MANUFACTURERS SHALL COMPLY WITH DESIGN SPECIFICATIONS.
27. ELECTRICAL CONTRACTOR SHALL PROVIDE A SEPARATE EQUIPMENT GROUND WIRE IN EVERY CONDUIT.
28. LUMINAIRES FOR GENERAL LIGHTING IN KITCHENS AND BATHROOMS SHALL HAVE LAMPS WITH AN EFFICACY OF NOT LESS THAN 40 LUMENS PER WATT.
29. ALL DATA/TELEPHONE OUTLETS SHALL BE CONNECTED TO CONCEALED AND ACCESSIBLE CEILING SPACE USING EMPTY CONDUIT 1" C.O. U.O.N. WITH PULL STRING.
30. CIRCUIT BREAKERS USED FOR HVAC EQUIPMENT SHALL BE U.L. LISTED AND LABELED AS "HACR" TYPE.
31. ALL ELECTRICAL WIRING, CONDUIT, AND OTHER SUCH TRANSMISSION ELEMENTS SHALL NOT BRIDGE THE SPACE BETWEEN THE SUBFLOOR AND THE CEILING BELOW.
32. ALL CONNECTIONS TO APPLIANCES, HVAC EQUIPMENT, FANS, AND OTHER ELECTRICALLY POWERED MECHANICAL EQUIPMENT SHALL BE MADE WITH FLEXIBLE CONDUITS.
33. ELECTRICAL OUTLET BOXES INSTALLED IN COMMON WALLS SHALL BE LOCATED IN ADJACENT BAYS OR WITH SEPARATIONS DETERMINED BY THE CITY FIRE CODE AND NOT LESS THAN 24" FROM OUTLETS IN THE OPPOSITE WALL SURFACE. BACK AND SIDES OF BOXES SHALL BE COMPLETELY WRAPPED BY LOWERY #10 PUTTY PADS. BOXES SHALL BE CAULKED AT THE PERIMETER OF BOX WHERE IT MATES WITH THE DRYWALL.
34. BACK BOXES MUST BE USED FOR POWER, TELEPHONE AND CABLE TV OUTLETS. PLASTER RINGS WITHOUT BOXES SHALL NOT BE PERMITTED. OPENING IN THE DRYWALL SHALL BE NEATLY CUT TO FIT THE NECK OF THE BOX/RING AND SHOULD BE CAULKED WITH NON-HARDENING ACOUSTICAL SEALANT.
35. RECESSED CAN TYPE LIGHT FIXTURES SHALL BE INSTALLED WITHIN SEALED GYPSUM BOARD BACKBOXES.
36. ALL EQUIPMENT WIRING TERMINALS INCLUDING CIRCUIT BREAKERS SHALL BE RATED FOR MIN. 75°C.
37. ALL WORK SHALL COMPLY WITH THE 2025 CEC & 2026 CITY OF LOS ANGELES AMENDMENTS.
38. ELECTRICAL DEVICES INDICATED AS TO BE DEMO, SHALL BE REMOVED FROM THE BUILDING, AND DISPOSED IN AN MANNER APPROVED BY THE CITY ORDINANCES.
39. ELECTRICAL CONTRACTOR SHALL VERIFY THE LOCATION OF THIS EQUIPMENT AND PLACE IT IN A SECURE PLACE AVOIDING ANY DAMAGE UNTIL RE-INSTALLATION.
40. AT TIME OF PERMIT ISSUANCE, CONTRACTOR SHALL SHOW THEIR VALID WORKERS' COMPENSATION INSURANCE CERTIFICATE.
41. ALL WORK SHALL CONFORM TO ALL REQUIREMENTS OF STATE OF CALIFORNIA TITLE 24 REGARDLESS OF THE INFORMATION INDICATED ON THESE PLANS. IT IS THE RESPONSIBILITY OF THE INDIVIDUAL SUPERVISING THE CONSTRUCTION TO ENSURE THAT THE WORK IS DONE IN ACCORDANCE WITH CODE REQUIREMENTS PRIOR TO REQUESTING INSPECTION.
42. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE CITY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
43. ALL LIGHTING FIXTURES RECESSED INTO INSULATED CEILINGS SHALL BE APPROVED FOR ZERO-CLEARANCE INSULATION COVER BY U.L. OR OTHER APPROVED TESTING LABORATORY.
44. LIGHTING INSTALLED TO MEET THE MINIMUM EFFICACY REQUIREMENTS SHALL NOT CONTAIN MEDIUM BASE INCANDESCENT LAMP SOCKETS, AND SHALL BE ON SEPARATE SWITCHES FROM ANY INCANDESCENT LIGHTING.
45. NON-METALLIC CONDUITS SHALL NOT BE ALLOWED TO BE USED IN THIS BUILDING. ALLOWED WIRING METHODS ARE: EMT, GALVANIZED STEEL CONDUIT, METALLIC FLEXIBLE CONDUIT AND LIQUID TIGHT FLEXIBLE METAL CONDUITS. FIRE RESISTIVE CONSTRUCTION SHALL BE ONLY PENETRATED BY CODE APPROVED PERMITTED CONDUIT TYPES.
46. ELECTRICAL EQUIPMENT SHALL BE LISTED BY CITY OF LOS ANGELES RECOGNIZED ELECTRICAL TESTING LABORATORY OR APPROVED BY THE DEPARTMENT.
47. NO PIPING, DUCTS OR EQUIPMENT FOREIGN TO ELECTRICAL EQUIPMENT SHALL BE PERMITTED TO BE LOCATED WITHIN THE DEDICATED SPACE ABOVE THE ELECTRICAL EQUIPMENT.
48. THE WORKING CLEARANCES REQUIRED BY CEC 110.26 MUST BE PERMANETLY MAINTAINED IN FRONT OF ALL ELECTRICAL EQUIPMENT.

LEGENDS

Table with 2 columns: SYMBOL and DESCRIPTION. Includes symbols for conduit runs, grounding types, receptacles, switches, and various electrical components.

ABBREVIATIONS LIST

Table with 2 columns: ABB. and DESCRIPTION. Lists abbreviations for electrical terms such as AMPERE, BREAKER, BUILDING, CONDUIT, and various types of switches and fixtures.

DRAWING INDEX

Table with 2 columns: E0.1 to E3.2 and corresponding drawing titles like GENERAL NOTES, LEGEND, ABBREVIATIONS LIST & APPLICABLE CODES, SINGLE-LINE DIAGRAM & PANEL SCHEDULES, etc.

SCOPE OF WORK

- 1. NEW SINGLE FAMILY HOME REBUILT AFTER FIRES
2. NEW ELECTRICAL SERVICE AND POWER DISTRIBUTION.
3. NEW LIGHTING, LIGHTING CONTROLS POWER OUTLETS THRU OUT AND HVAC.

MECHANICAL AND PLUMBING EQUIPMENT

- 1. FIELD COORDINATE EXACT LOCATION OF ALL MECHANICAL EQUIPMENT PRIOR TO THE ROUGH-IN OF THE ELECTRICAL WORK FOR MECHANICAL EQUIPMENT.
2. ALL OVER-CURRENT PROTECTIVE DEVICES AND FEEDER AMPACITIES FOR THE MECHANICAL EQUIPMENT SHALL BE VERIFIED WITH APPROVED MECHANICAL SHOP DRAWINGS PRIOR TO ROUGH-IN OF THE ELECTRICAL WORK AND ORDERING OF MATERIALS FOR MECHANICAL WORK.
3. INCLUDE ALL COST FOR ANY REVISIONS IN MECHANICAL EQUIPMENT, OVER-CURRENT PROTECTIVE DEVICES AND FEEDER AMPACITIES, CONTROL WIRING, RELAYS, OUTLETS, ETC., WHERE THE SPECIFIED MECHANICAL EQUIPMENT ARE SUBSTITUTED WITH EQUIPMENT WITH DIFFERENT ELECTRICAL REQUIREMENTS.
4. FURNISH AND INSTALL ALL LINE AND LOW VOLTAGE CONDUIT, CONDUCTORS, DEVICES, OUTLETS FOR HEATING, VENTILATING, AIR CONDITIONING AND PLUMBING EQUIPMENT PER MECHANICAL DRAWINGS AND SPECIFICATIONS.

APPLICABLE CODES

- 2025 BUILDING STANDARDS ADMINISTRATIVE CODE PART 1 TITLE 24 C.C.R.
2025 CALIFORNIA BUILDING CODE (CBC), PART 2 TITLE 24 C.C.R. (2024 INTERNATIONAL BUILDING CODE)
2025 CALIFORNIA ELECTRICAL CODE (CEC), PART 3 TITLE 24 C.C.R. (2024 NATIONAL ELECTRICAL CODE)
2025 CALIFORNIA MECHANICAL CODE (CMC), PART 4 TITLE 24 C.C.R. (UNIFORM MECHANICAL CODE AND 2025 CALIFORNIA AMENDMENTS)
2025 CALIFORNIA PLUMBING CODE (CPC) (2025 UNIFORM PLUMBING CODE)
GREEN BUILDING CODE, BASED ON 2025 CALIFORNIA CODE OF REGULATION, TITLE 24.
2026 CITY OF LOS ANGELES ELECTRICAL CODE (LAEC)

GREEN BUILDING NOTES

- 1. FOR NEW DWELLINGS AND TOWNHOUSES, PROVIDE ONE 120/240V 40AMP. GROUNDED AC OUTLETS OR PANEL CAPACITY AND CONDUIT FOR FUTURE INSTALLATION OF A 120/240V 40AMP. GROUNDED OUTLET.
2. EACH APPLIANCE PROVIDED AND INSTALLED MEETS ENERGY STAR IF AN ENERGY STAR DESIGNATION IS APPLICABLE FOR THAT APPLIANCE.
3. ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS, OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR CONCRETE MASONRY, OR METAL PLATES. PIPING PRONE TO CORROSION SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 313.0 OF THE LOS ANGELES PLUMBING CODE.
4. FOR ALL NEW EQUIPMENT, AN OPERATION AND MAINTENANCE MANUAL, SHALL BE COMPLETED AND PLACED IN THE BUILDING AT THE TIME OF INSPECTION.
5. NEWLY INSTALLED BATHROOM EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE TO THE OUTSIDE OF THE BUILDING. PROVIDE MANUFACTURER'S CUT SHEET FOR VERIFICATION.
6. NEWLY INSTALLED BATHROOM EXHAUST FANS, NOT FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE.



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ISSUE DATE 2026-05-26

DRAWN BY ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

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

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

SHEET NAME

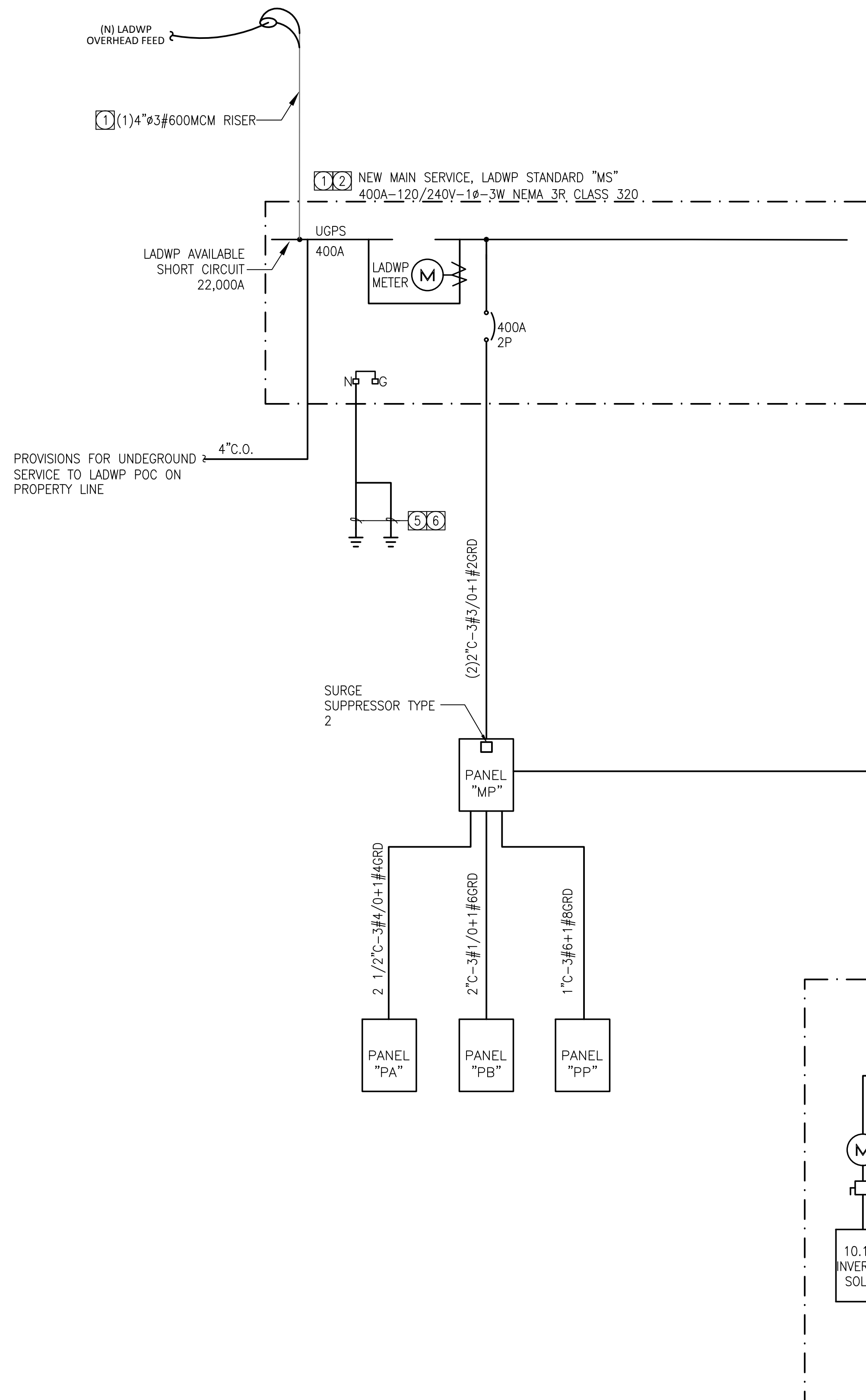
GENERAL NOTES, LEGENDS, SYMBOLS, ABBREVIATIONS

SCALE: AS INDICATED



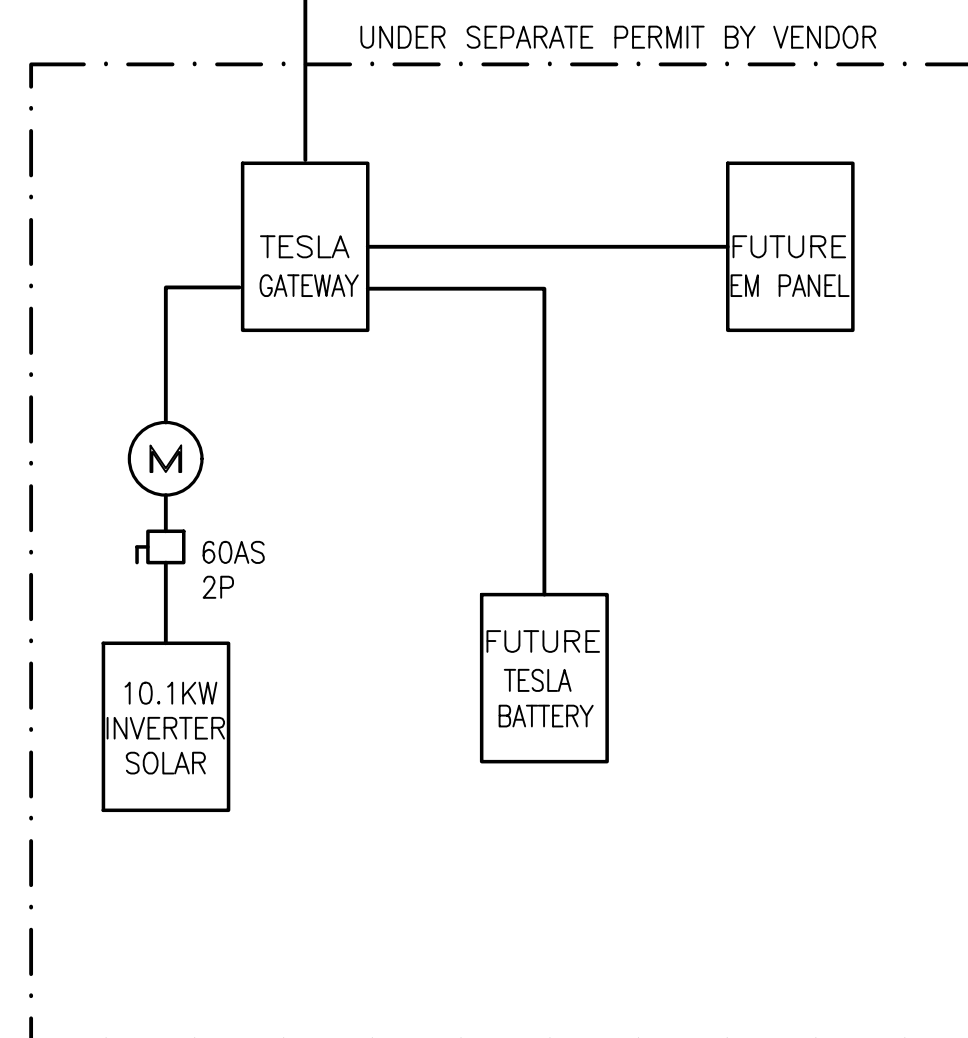
SHEET NUMBER

E0.1



SINGLE-LINE DIAGRAM
NOT TO SCALE

NEW SERVICE LOAD CALCULATION	
LIGHTING & GENERAL RECEPTACLES ... 3VA x4260sq.ft. =	42126 VA
(3) SMALL APPLIANCES CIRCUITS 1500VA/EACH =	4500 VA
TOTAL =	46626 VA
100% OF FIRST 3000 VA =	3000 VA
35% OF REMAINING VA =	15269 VA
KITCHEN EQUIPMENT:	
REFRIGERATORS =	750 VA
FREEZER =	500 VA
WASHER =	1200 VA
DRYER =	1200 VA
GARBAGE DISPOSAL =	1500 VA
DISHWASHER =	1000 VA
RANGE ELECTRIC =	8000 VA
SITE LIGHTING	1500 VA
HVAC 10 TONS SYSTEMS =	21000 VA
COMBO SMOKE/CO DETECTOR 5W ea. (5) =	900 VA
E.V CAR CHARGERS =	14400 VA
POOL EQUIPMENT =	5000 VA
ELEVATOR =	7500 VA
TOTAL =	82719 VA
@ 120/240V-1Ø-3W =	345 AMPS



NEW PANEL 'PA'		Amperes										
Main:	MLO	Volts:	120/240V									
OC Devices:	CIRCUIT BREAKER	Phase:	1									
Enclosure:	RECESSED	Wires:	3									
Ckt	Description	Load Type	Load (VA)	OC Device	OC Device	Load (VA)	Load Type	Description	Ckt			
1	A	KITCHEN GARBAGE DISP	500	20	1	A	20	1	REC	FCU-1A 18.1C 10 COND PUMP	2	
3	AG	PREP SINK GARBAGE DISP	500	20	1	C	15	2	400	HVAC	FCU-1A 18.1C DISC SW	4
5	AG	KITCHEN 104-MICROWAVE	500	20	1	A	-	-	400	HVAC	WCKT #4	6
7	A	KITCHEN ISLAND REC	540	20	1	C	15	2	340	HVAC	FCU-1C 1D	8
8	AG	KITCHEN 104 DW	500	20	1	A	-	-	340	HVAC	WCKT #8	10
11	A	KITCHEN REC	540	20	1	C	40	2	3800	HVAC	CU-1	12
13	A	KITCHEN COUNTER REC	360	20	1	A	-	-	3800	HVAC	WCKT #12	14
15	KITCHEN 104 ELEC RANGE OUTLET	KIT	4000	50	2	C	40	2	3800	HVAC	CU-2	16
17	WCKT #15	KIT	4000	-	-	A	-	-	3800	HVAC	WCKT #16	18
19	A	KITCHEN 104 HOOD	500	20	1	C	40	2	3000	MISC	ELEV POWER	20
21	AG	KITCHEN 104 REFRIG	500	20	1	A	-	-	3000	MISC	WCKT #20	22
23	A	PANTRY 103	360	20	1	C	20	1	360	REC	ELEVATOR CAB LIGHT	24
25	A	DINING GALLERY ENTRY 101	720	20	1	A	20	1	180	REC	GASHEATER FLOTICIRC PUMP	26
27	A	FAMILY 107 REC	1440	20	1	C	20	1	180	REC	ROOF REC	28
29	A	BEDRM 4 RM 111 REC	1080	20	1	A	20	1	300	LTG	ROOF LIGHTING	30 T
31	A	MECH STORAGE 109	180	20	1	C	20	1	300	LTG	ROOF OUTDOOR LIGHTING	32 T
33	BATH 4 5 RM 102 REC	REC	180	20	1	A	20	1	540	REC	ROOF REC	34
35	OUTDOOR ENTRY PORCH REC	REC	540	20	1	C	20	1	540	REC	ROOF REC	36
37	PATIO 1.2	REC	720	20	1	A	20	1	360	REC	BBQ AREA OUTLETS	38
39	BATH 4 RM 110 REC	REC	180	20	1	C	30	2	3000	MISC	OUTDOOR HEATER	40
41	MECH STORAGE 109-AV CAB	REC	360	20	1	A	-	-	3000	MISC	WCKT #40	42
CONNECTED LOAD PER PHASE (VA)		A:	25980	C:	24820	LCL:	17520					
TOTAL CONNECTED LOAD		50600	VA	211	Amps							
W 25% LCL		54880	VA	230	Amps							

NEW PANEL 'PB'		Amperes											
Main:	MLO	Volts:	120/240V										
OC Devices:	CIRCUIT BREAKER	Phase:	1										
Enclosure:	RECESSED	Wires:	3										
Ckt	Description	Load Type	Load (VA)	OC Device	OC Device	Load (VA)	Load Type	Description	Ckt				
1	A	LAUNDRY 202 DRYER FUTURE PROVISION	0	40	2	A	20	1	360	REC	LANDING HALL 210	2	
3	WCKT #1	0	-	-	C	20	1	1800	REC	STUDY 201	4		
5	A	LAUNDRY 202 DRYER	REC	1200	20	1	A	20	1	1800	REC	BEHIND RM 212	6
7	A	LAUNDRY 202 WASHER	HVAC	1200	20	1	C	20	1	1350	REC	SECONDARY SUITE 206 CLOSET 203	8
9	A	LAUNDRY 202	REC	360	20	1	A	20	1	1800	REC	SECONDARY SUITE 206 CLOSET 209	10
11	WCKT #11	HVAC	480	20	2	C	20	1	720	REC	PRIMARY SUITE 206	12	
13	WCKT #11	HVAC	480	20	2	A	20	1	360	REC	AC CABINET	22	
15	FCU-2 DISC SW	HVAC	270	20	2	C	20	1	360	REC	PRIMARY/SECONDARY BALCONY	16	
17	WCKT #15	HVAC	270	20	2	A	20	1	180	REC	BATH 2 RM 204	18	
19	FCU-2 1.2.2.3 COND PUMP	HVAC	540	20	2	C	20	1	180	REC	BA 3 RM 211	20	
21	1ST FLOOR BATH 4 LIGHTING	LTG	300	20	1	A	20	1	360	REC	WCKT #28	24	
23	2ND FLOOR BATH 3 LIGHTING	LTG	300	20	1	C	20	2	1800	LTG	DIMMING PANEL 1ST FLOOR 'DPP'	26	
25	2ND FLOOR BATH 3 LIGHTING	LTG	300	20	1	A	-	-	1800	LTG	WCKT #24	28	
27	2ND FLOOR PRIMARY BATH LIGHTING	LTG	500	20	1	C	20	2	1800	LTG	DIMMING PANEL 1ST FLOOR 'DPP'	28	
29	2ND FLOOR BATH LIGHTING	LTG	480	20	1	C	20	1	1800	LTG	WCKT #28	30	
31	A	1ST FLOOR SMOKE DETECTORS	MISC	360	20	1	C	20	1	300	LTG	MAIN ENTRANCE LIGHTING	32 T
33	A	2ND FLOOR SMOKE DETECTORS	MISC	1080	20	1	A	20	1	200	LTG	1ST FLOOR PATIO LIGHTING	34 T
35	T	WATER FOUNTAIN	MISC	500	20	1	C	20	1	200	LTG	2ND FLOOR PATIO LIGHTING	36 T
37						C	20	1	200	LTG	2ND FLOOR PATIO LIGHTING	38 T	
39						A	20	1	200	LTG	2ND FLOOR PATIO LIGHTING	40	
41						A	20	1	200	LTG	2ND FLOOR PATIO LIGHTING	42	
CONNECTED LOAD PER PHASE (VA)		A:	11790	C:	11820	LCL:	11980						
TOTAL CONNECTED LOAD		23620	VA	99	Amps								
W 25% LCL		28595	VA	111	Amps								

NEW PANEL 'PP'		Amperes											
Main:	MLO SURGE PROTECTOR	Volts:	120/240V										
OC Devices:	CIRCUIT BREAKER	Phase:	1										
Enclosure:	RECESSED GARAGE	Wires:	3										
Ckt	Description	Load Type	Load (VA)	OC Device	OC Device	Load (VA)	Load Type	Description	Ckt				
1	A	EV CHARGER OUTLET	MISC	3600	40	2	A	20	1	360	REC	OUTDOOR GARAGE REC	2
3	WCKT #1	MISC	3600	-	-	C	20	1	500	MISC	GARAGE DOOR MOTOR	4	
5	A	EV CHARGER OUTLET	MISC	3600	40	2	A	20	1	360	REC	MAIN TEL CABINET	6
7	WCKT #5	MISC	3600	-	-	C	20	1	360	REC	MAIN TEL CABINET	8	
9	T	SITE LIGHTING	LTG	300	20	1	A	20	1	180	REC	GARAGE 100 REC	10
11	T	SITE LIGHTING	LTG	300	20	1	C	20	1	180	REC	GARAGE 100 REC	12
13	T	SITE LIGHTING	LTG	300	20	1	A	20	1	200	LTG	GARAGE LIGHTING	14
15						C	20	1	100	LTG	GARAGE OUTDOOR LIGHTING	16 T	
17						A	20	1	20	1	20	18 T	
19						C	20	1	20	1	20	20 T	
21						A	20	1	20	1	22	22 T	
23						C	20	1	20	1	24	24 T	
25						A	20	1	20	1	26	26 T	
27						C	20	1	20	1	28	28 T	
29						A	20	1	20	1	30	30 T	
31	PANEL POOL 'PP'	MISC	2500	40	2	C	20	1	300	REC	WCKT #32	32	
33	WCKT #31	MISC	2500	-	-	A	20	1	300	REC	WCKT #34	34	
35	PANEL 'PP'	MISC	11830	125	2	C	20	1	300	REC	WCKT #36	36	
37	WCKT #35	MISC	11790	-	-	A	20	1	300	REC	WCKT #38	38	
39	PANEL 'PP'	MISC	24620	225	2	C	40	2	5000	MISC	FUTURE SOLAR SYSTEM	40	
41	WCKT #39	MISC	25880	-	-	A	-	-	5000	MISC	WCKT #40	42	
CONNECTED LOAD PER PHASE (VA)		A:	54170	C:	52590	LCL:							
TOTAL CONNECTED LOAD		106760	VA	445	Amps								
W 25% LCL		106760	VA	445	Amps								

- REFERENCE NOTES**
- NEW ELECTRICAL SERVICE SHALL COMPLY WITH ALL THE REQUIREMENTS & STANDARDS OF LADWP.
 - ALL CIRCUIT BREAKER IN THIS PANEL SHALL HAVE AN INTERRUPTING RATING OF MINIMUM 22KA. THE BRACING OF THE PANEL SHALL BE 10KA.
 - ALL CIRCUIT BREAKER IN THIS PANEL SHALL HAVE AN INTERRUPTING RATING OF MINIMUM 10KA. THE BRACING OF THE PANEL SHALL BE 10KA.
 - PV SOLAR SYSTEM AND TESLA BATTERY SYSTEM WITH EMERGENCY POWER PANEL BUILT IN SHALL MEET LADWP REQUIREMENT. SYSTEM SHALL BE DESIGN BUILT BY DESIGN BUILT CONTRACTOR. THE SYSTEM SHALL MEET ALL REQUIREMENTS IN SIZE AND LOCATION ALLOCATED BY THE ARCHITECT.
 - PROVIDE CERTIFIED TEST SHOWING THAT THE RESISTANCE TO GROUND IS 25 OHMS OR LESS.
 - MAIN ELECTRICAL SERVICE GROUNDING SYSTEM. 1" x 1/8" CU GROUND WIRE TO LIFER GROUND COLD WATER PIPE. PROVIDE GROUNDING RODS IF RESISTANCE TO GROUND IF MORE THAN 20 OHMS. GROUND RODS SHALL BE 3/4" x 10'-0" LONG COPPER CLAD STEEL.

- GENERAL NOTES:**
- FEEDERS LENGTH INDICATED ON THE DRAWINGS ARE FOR CALCULATION PURPOSES ONLY. CONTRACTOR SHALL NOT USE THE INDICATED LENGTH FOR BIDDING.
 - SHORT CIRCUIT RATING SHOWN ON THESE PLANS ARE FOR A FULLY RATED SYSTEM. NO SERIES RATED ALLOWED UNLESS DESIGN IS APPROVED BY LADWS. IF SERIES RATED EQUIPMENT IS PROPOSED, CONTRACTOR SHALL PAY THE ENGINEER FOR THE TIME REQUIRED TO GET THE PLANS RE-APPROVED BY THE CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY.



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Pacific Palisades, CA 90272
APN: 4412-019-023

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SHEET NAME
SINGLE LINE DIAGRAM & PANEL SCHEDULE

SCALE: AS INDICATED

SHEET NUMBER
E0.2



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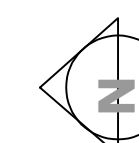
PROJECT ADDRESS
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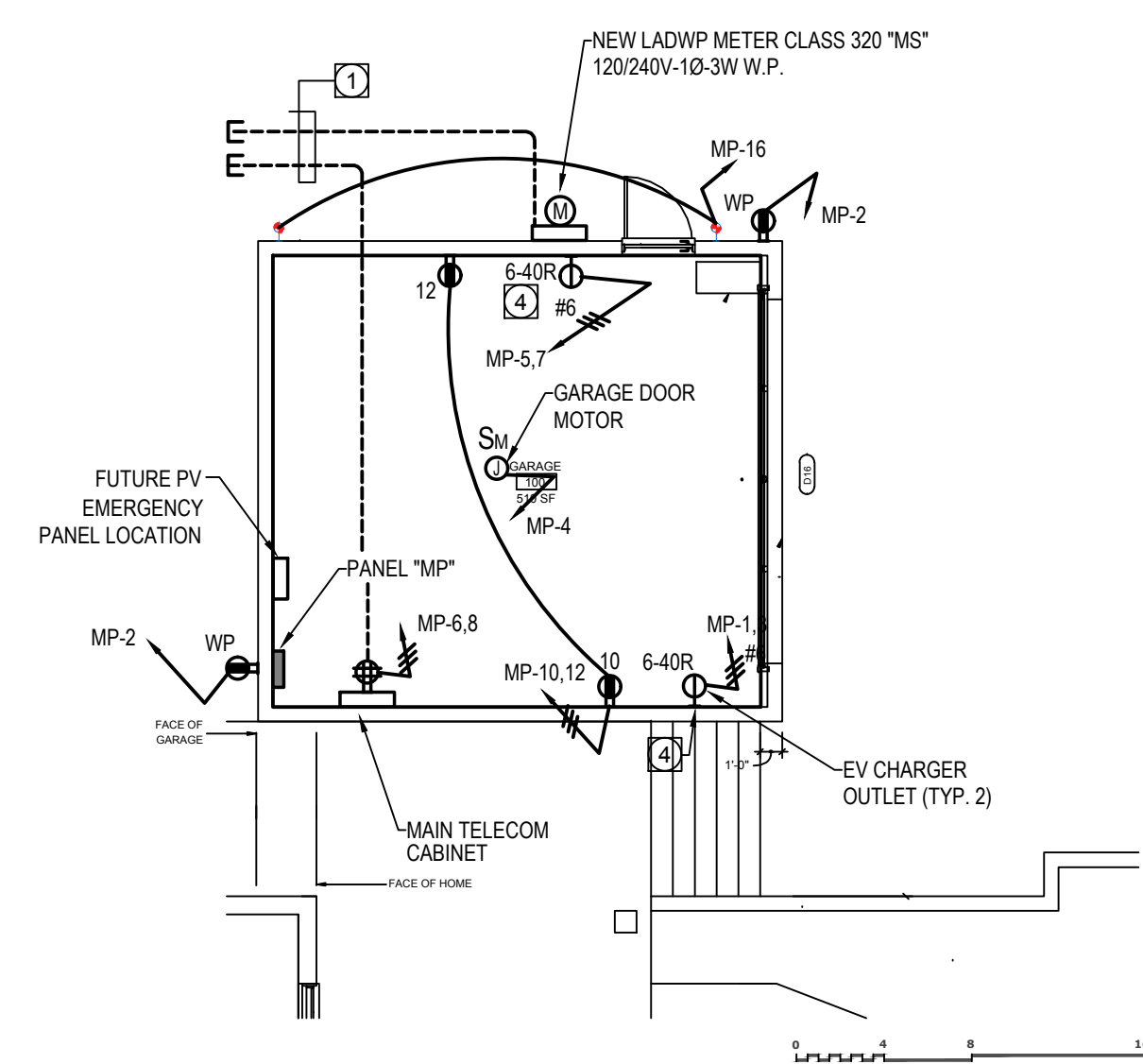
SITE PLAN

SCALE: AS INDICATED



SHEET NUMBER

E1.0



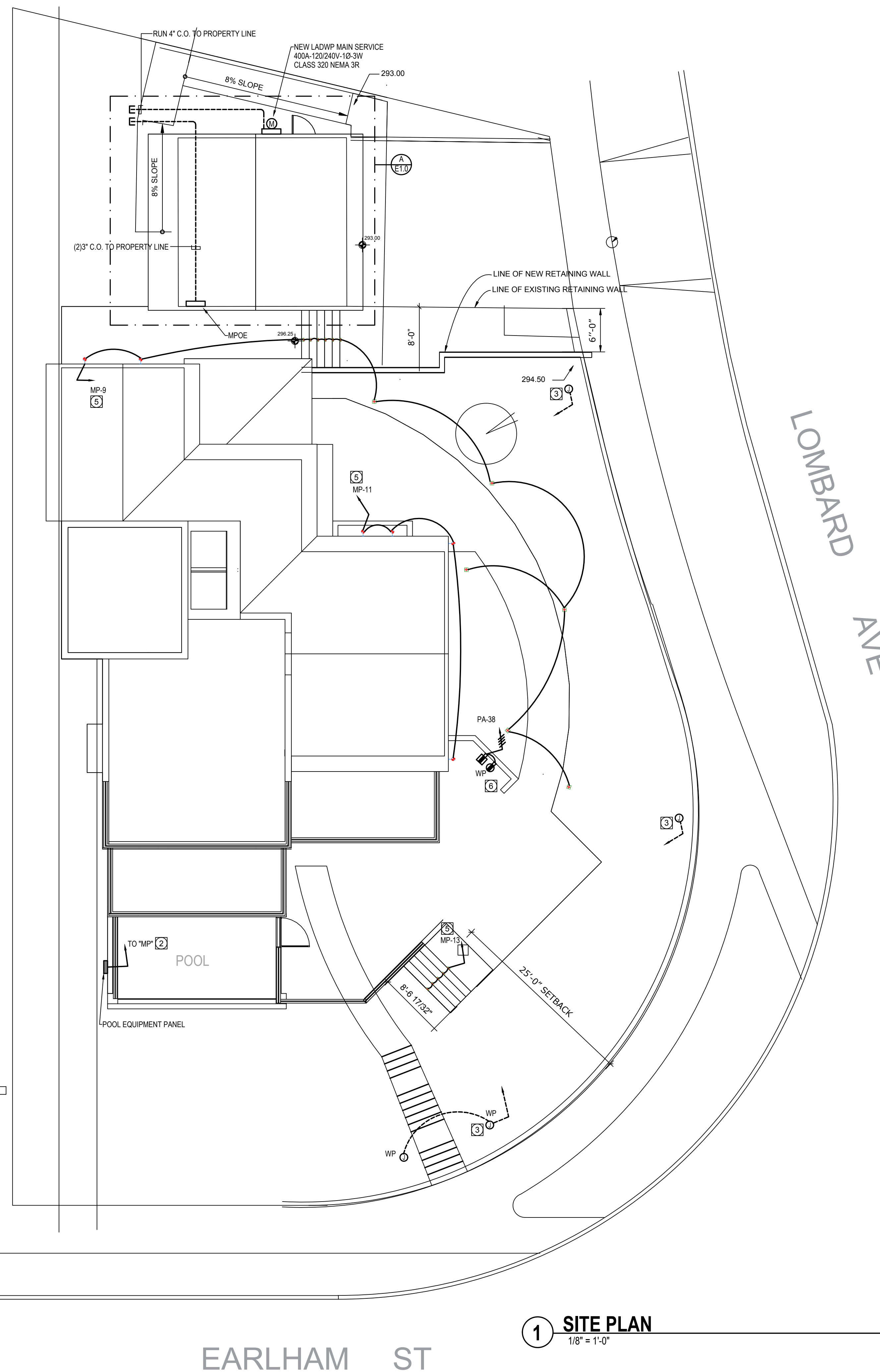
A GARAGE PLAN
SCALE: 1/4" = 1' - 0"

GENERAL NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANT'S DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS, ELEVATIONS AND OTHER CONSULTANT'S DRAWINGS THE LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES, RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
- ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
- CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
- ALL RECEPTACLES SHALL BE CONNECTED TO A CIRCUIT BREAKER AT THE BRANCH CIRCUIT PANEL WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY CODE.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, THERMOSTAT AND POWER REQUIREMENTS.

REFERENCE NOTES

- NEW ELECTRICAL AND CATV/TEL SERVICE FROM EXISTING POLE. FOLLOW LADWP AND TELECOM COMPANIES REQUIREMENTS. ELECTRICAL SERVICE SHALL BE OVERHEAD WITH 4" C.O. FOR FUTURE UNDERGROUND CONNECTION.
- UNDERGROUND FEEDER TO NEW HOUSE MAIN PANEL.
- RUN 1" C WITH LOW VOLTAGE WIRING TO PLANTER AREA FROM LV TRANSFORMERS. COORDINATE TRANSFORMERS LOCATIONS WITH INSTALLER/LANDSCAPE LTG. CONTRACTOR
- ELECTRIC VEHICLE CHARGING POWER OUTLET. PROVIDE 1" CONDUIT TO HOMERUN. THE PANEL FEEDING THE OUTLET HAS DE CAPACITY TO ACCOMMODATE THIS CIRCUIT. THE LOAD HAS BEEN ACCOUNTED FOR ON THE ELECTRICAL LOAD CALCULATION.
- LIGHTING CIRCUITS CONTROLLED BY TIME CLOCK.
- BBQ AREA OUTLETS TO BE FIELD COORDINATED.



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

EARLAM ST

LOMBARD AVE



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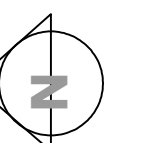
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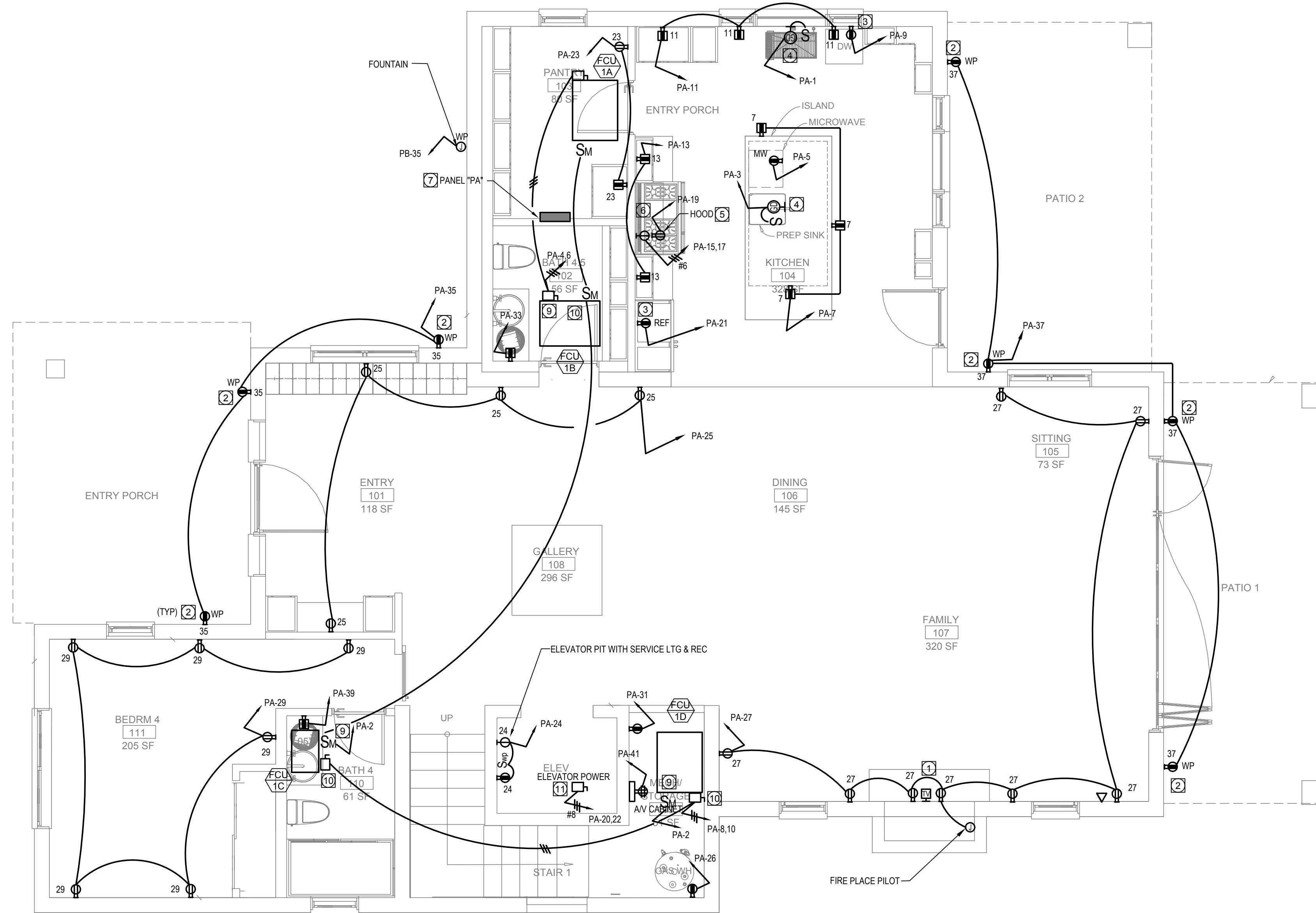
1ST FLOOR POWER PLAN

SCALE: AS INDICATED



SHEET NUMBER

E2.0



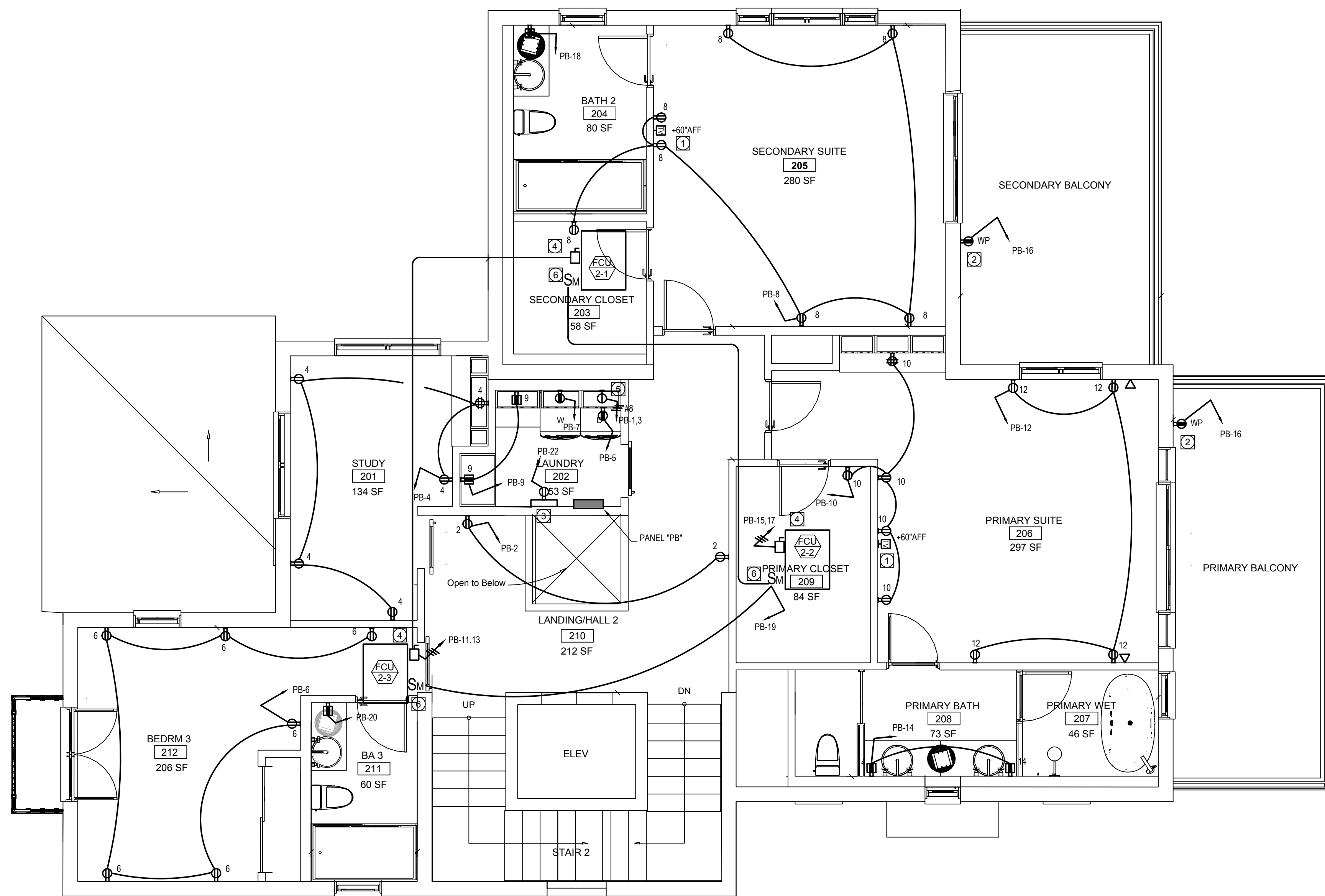
1 1ST FLOOR POWER PLAN
 1/4" = 1'-0"

GENERAL NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS, ELEVATIONS AND OTHER CONSULTANTS DRAWINGS THE LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES, RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
- ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
- CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
- ALL RECEPTACLES SHALL BE CONNECTED TO A CIRCUIT BREAKER AT THE BRANCH CIRCUIT PANEL WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY CODE.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, THERMOSTAT AND POWER REQUIREMENTS.
- SEE MECHANICAL DRAWINGS AND PROVIDE 1/2" C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
- ALL RECEPTACLE IN ACCESSIBLE LOCATION SHALL BE TAMPER PROOF AS PER C.E.C 406.12, INCLUDING RECEPTACLES IN KITCHEN, FAMILY ROOM, DINING ROOM, LIVING ROOM, PARLOR, LIBRARY, OVEN, SUNROOM, BEDROOM, RECREATIONAL ROOM OR SIMILAR ROOMS OR AREAS WITHIN THE DWELLING UNIT.

REFERENCE NOTES

- TV OUTLET - RUN 1" C.O. TO AV CLOSET. COORDINATE WITH TELECOM INSTALLER.
- POWER OUTLET GFCI IN W.P RECESSED BOX WITH COVER. EXTRA DUTY RATED FOR "IN USE".
- CIRCUIT BREAKER IN NON ACCESSIBLE GFCI OUTLET SHALL BE GROUND FAULT TYPE PROTECTION.
- GARBAGE DISPOSAL POWER CONNECTION WITH CONTROL SWITCH OVER THE COUNTER.
- RANGE HOOD POWER CONNECTION. ABOVE RANGE & POWER BELOW. FOR PILOT CONTROL PROVIDE MOTOR RATED SWITCH TO HOOD FAN.
- ELECTRIC RANGE OUTLET 6-50R. COORDINATE WITH RANGE SUPPLIER.
- NEW RECESSED PANEL. SEE SHEET E0.2 TO SEE SPECIFICATIONS
- ELECTRICAL WATER HEATER OUTLET/DISCONNECT SWITCH. COORDINATE WITH EQUIPMENT INSTALLER.
- CONDENSATE PUMP 30AS-1P-240V-5AF.
- FANCOIL UNIT DISCONNECT SWITCH 30AS-2P-240V-5AF.
- ELEVATOR DISCONNECT SWITCH 60AS-2P-40AF. COORDINATE WITH ELEVATOR INSTALLER.



1 2ND FLOOR POWER PLAN
1/4" = 1'-0"

GENERAL NOTES

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REFERENCE NOTES

- TV OUTLET - RUN 1" C.O. TO AV CLOSET. COORDINATE WITH TELECOM INSTALLER.
- POWER OUTLET GFCI IN W.P RECESSED BOX WITH COVER.
- MEDIA BOX. RUN ALL DATA AND TV WIRES TO THIS LOCATION. RUN 1 1/4" C.O. TO MPOE.
- FANCOIL UNIT DISCONNECT SWITCH 30AS-2P-240V-5AF.
- ELECTRIC DRYER OUTLET 6-50R COORDINATE WITH DRYER INSTALLER.
- FAN COIL CONDENSATE PUMP SWITCH 30AS-1P-120V.
- STEAM SHOWER DISCONNECT SWITCH 100AS-2P-240V-70AF. COORDINATE WITH SHOWER INSTALLER.



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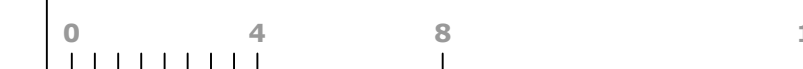
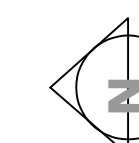
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SHEET NAME

2ND FLOOR POWER PLAN

SCALE: AS INDICATED



SHEET NUMBER

E2.1



ISSUE DATE 2026-05-26

DRAWN BY ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

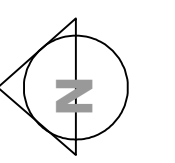
PROJECT ADDRESS
 15303 Earham Street
 Pacific Palisades, CA 90272
 APN: 4412-019-023

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

SHEET NAME

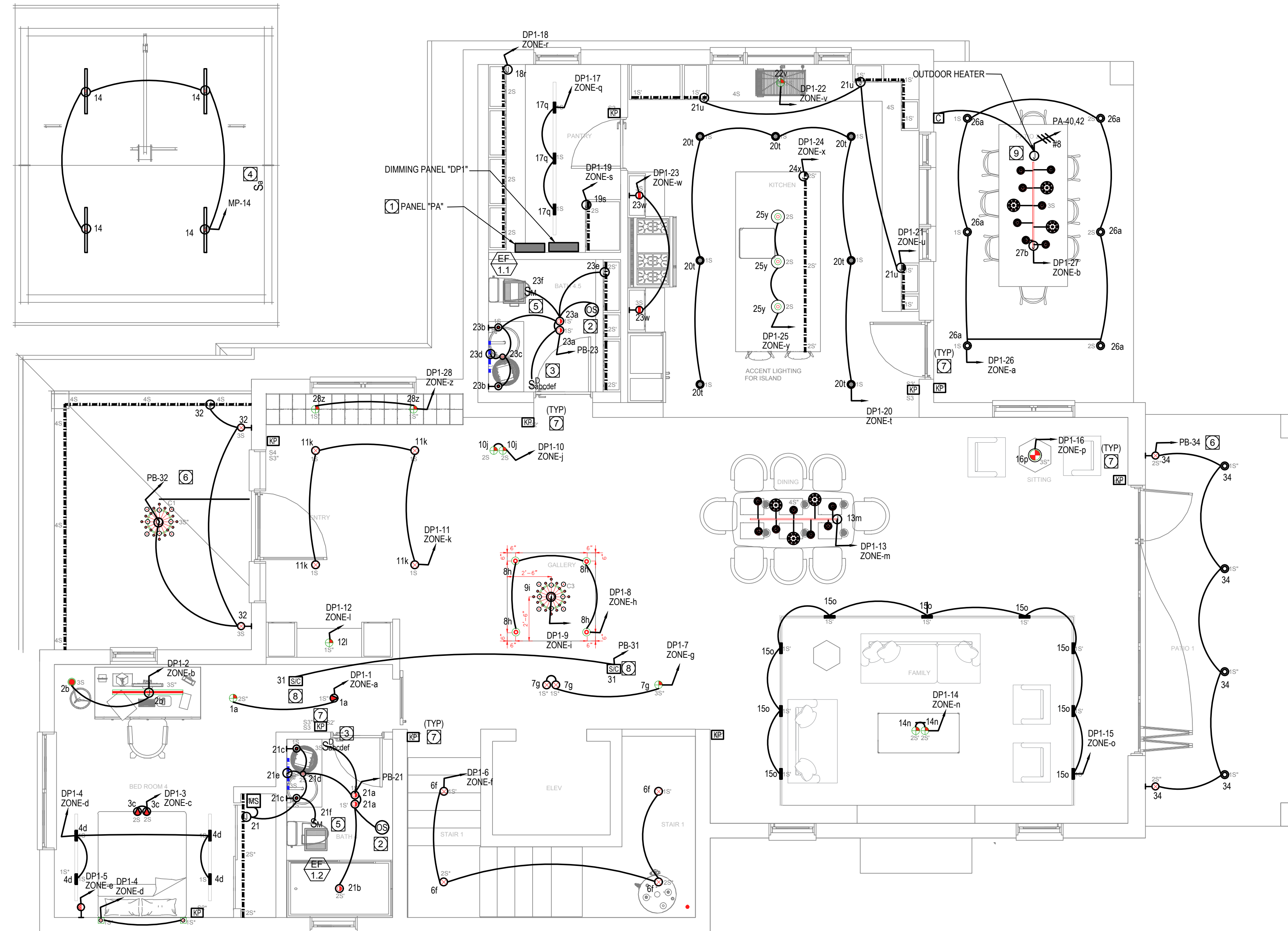
1ST FLOOR LIGHTING PLAN

SCALE: AS INDICATED



SHEET NUMBER

E3.0



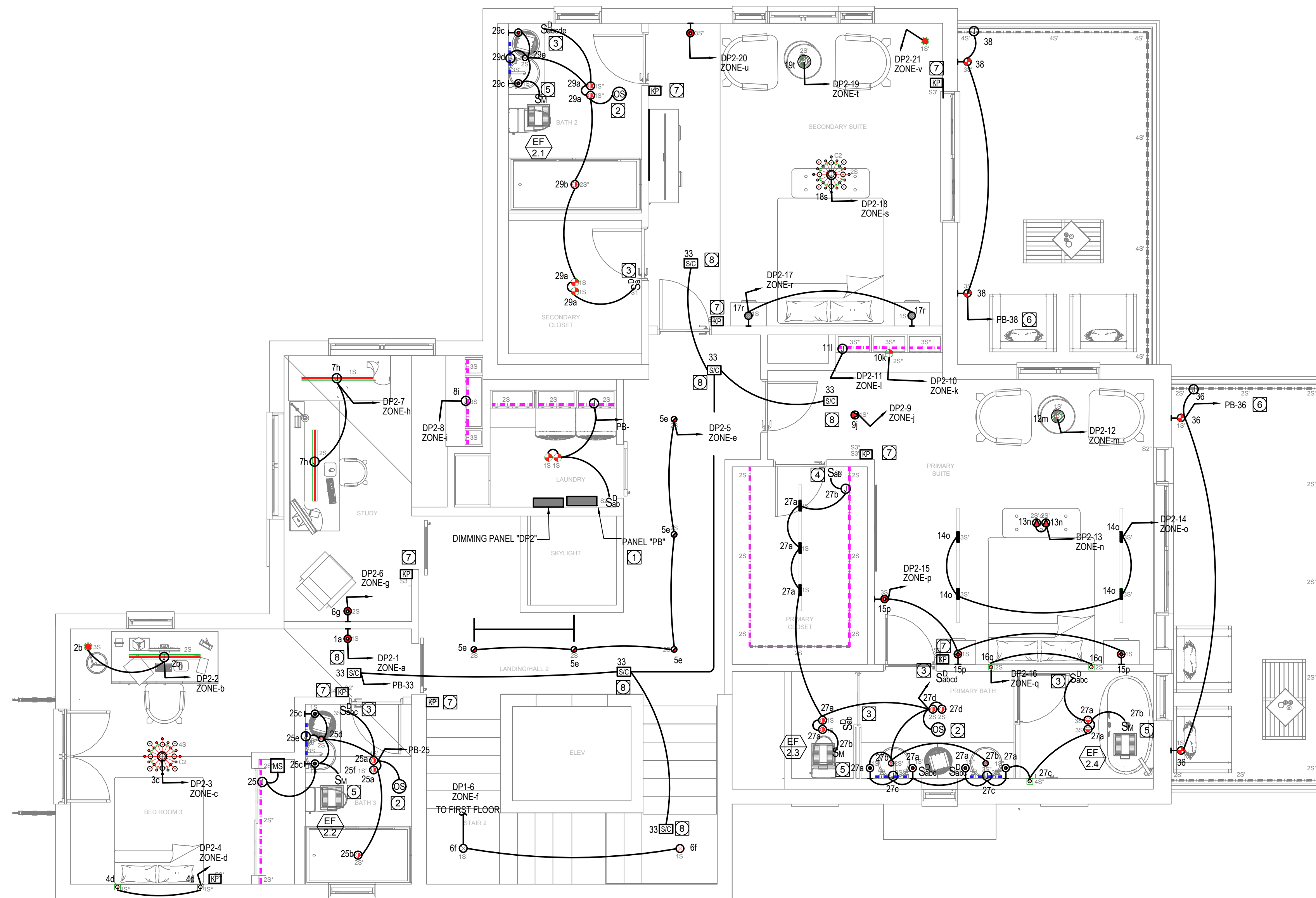
1 1ST FLOOR LIGHTING PLAN
 1/4" = 1'-0"

GENERAL NOTES

- ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
- CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS, ELEVATIONS AND OTHER CONSULTANTS DRAWINGS THE LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES, RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
- ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
- CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
- ALL RECEPTACLES SHALL BE CONNECTED TO A CIRCUIT BREAKER AT THE BRANCH CIRCUIT PANEL WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY CODE.
- SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, THERMOSTAT AND POWER REQUIREMENTS.
- SEE MECHANICAL DRAWINGS AND PROVIDE 1/2" C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
- LED DIMMERS SHALL COMPLY WITH NEMA SSL7A
- A LIGHTING SCHEDULE SHALL BE SUBMITTED TO HOMEOWNERS OR OCCUPANTS AT THE TIME OF OCCUPANCY. THIS LIGHTING SCHEDULE SHOULD DESCRIBE ALL INTERIOR LUMINARIES AND LAMPS INSTALLED IN THE HOME.
- INTERNALLY ILLUMINATED ADDRESS SIGNS MUST MEET NONRESIDENTIAL SIGN LIGHTING POWER REQUIREMENTS IN 140.8 OR USE NO MORE THAN 5 WATTS.

REFERENCE NOTES

- NEW RECESSED PANEL. SEE SHEET E02 TO SEE SPECIFICATIONS
- CEILING MOUNTED OCCUPANCY SENSOR.
- WALL MOUNTED DIMMER SWITCH LOCATION. COUNT AS SHOW.
- WALL MOUNTED SINGLE GANG DIMMER SWITCH.
- RESTROOM EXHAUST FAN CONTROLLED BY LIGHT SWITCH. PROVIDE DISCONNECT SWITCH 20A-1P-120V. SEE LIGHTING PLAN. ENERGY STAR RATED.
- OUTDOOR LIGHTING CIRCUIT CONTROLLED BY TIME CLOCK & PHOTOCELL. PROVIDE MANUAL SWITCH AT AN ACCESSIBLE LOCATION.
- WALL MOUNTED DIMMER SWITCH KEYPAD LOCATION PART OF CENTRAL DIMMING SYSTEM.
- COMBO SMOKE DETECTOR CO SENSOR WITH VISUAL AND SOUNDER BASE AND BATTERY PACK. PROVIDE UN-SWITCHED 120V TO THE UNIT. INTERCONNECT THE DEVICES WITHIN THE SAME AREA SO THAT ALL DEVICES WILL SOUND OFF WHEN AN ALARM MODE IS DETECTED.
- SPACE HEATER TO BE POWERED & CONNECTED TO CONTROL SYSTEM. COORDINATE WITH VENDOR.



1 2ND FLOOR LIGHTING PLAN
1/4" = 1'-0"

GENERAL NOTES

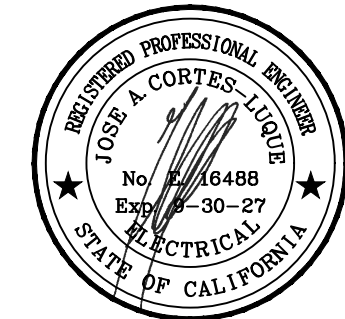
1. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL THE ARCHITECTURAL AND CONSULTANTS DRAWINGS AND INCLUDE IN HIS BID ALL THE ELECTRICAL CONNECTIONS, EQUIPMENT, ACCESSORIES, CONDUITS, BOXES, ETC., THERE INDICATED TO BE BY ELECTRICAL CONTRACTOR.
2. CONTRACTOR SHALL VERIFY AND COORDINATE WITH ARCHITECTURAL DRAWINGS, ELEVATIONS AND OTHER CONSULTANTS DRAWINGS THE LOCATION AND ELEVATION OF ALL LIGHTING FIXTURES, RECEPTACLES, CONNECTIONS AND DEVICES BEFORE INSTALLATION.
3. ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
4. CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
5. ALL RECEPTACLES SHALL BE CONNECTED TO A CIRCUIT BREAKER AT THE BRANCH CIRCUIT PANEL WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY CODE.
6. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, THERMOSTAT AND POWER REQUIREMENTS.
7. SEE MECHANICAL DRAWINGS AND PROVIDE 1/2" C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
8. LED DIMMERS SHALL COMPLY WITH NEMA SSL7A
9. A LIGHTING SCHEDULE SHALL BE SUBMITTED TO HOMEOWNERS OR OCCUPANTS AT THE TIME OF OCCUPANCY. THIS LIGHTING SCHEDULE SHOULD DESCRIBE ALL INTERIOR LUMINARIES AND LAMPS INSTALLED IN THE HOME.
10. INTERNALLY ILLUMINATED ADDRESS SIGNS MUST MEET NONRESIDENTIAL SIGN LIGHTING POWER REQUIREMENTS IN 140.8 OR USE NO MORE THAN 5 WATTS.

REFERENCE NOTES

1. NEW RECESSED PANEL. SEE SHEET E0.2 TO SEE SPECIFICATIONS
2. CEILING MOUNTED OCCUPANCY SENSOR.
3. WALL MOUNTED DIMMER SWITCH LOCATION. COUNT AS SHOW.
4. WALL MOUNTED SINGLE GANG DIMMER SWITCH.
5. RESTROOM EXHAUST FAN CONTROLLED BY LIGHT SWITCH. PROVIDE DISCONNECT SWITCH 20A-1P-120V. SEE LIGHTING PLAN. ENERGY STAR RATED.
6. OUTDOOR LIGHTING CIRCUIT CONTROLLED BY TIME CLOCK & PHOTOCELL. PROVIDE MANUAL SWITCH AT AN ACCESSIBLE LOCATION.
7. WALL MOUNTED DIMMER SWITCH KEYPAD LOCATION PART OF CENTRAL DIMMING SYSTEM.
8. COMBO SMOKE DETECTOR CO SENSOR WITH VISUAL AND SOUNDER BASE AND BATTERY PACK. PROVIDE UN-SWITCHED 120V TO THE UNIT. INTERCONNECT THE DEVICES WITHIN THE SAME AREA SO THAT ALL DEVICES WILL SOUND OFF WHEN AN ALARM MODE IS DETECTED.



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ISSUE DATE 2026-05-26

DRAWN BY ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

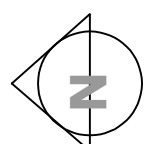
PROJECT ADDRESS
15303 Earham Street
Pacific Palisades, CA 90272
APN: 4412-019-023

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

SHEET NAME

2ND FLOOR LIGHTING PLAN

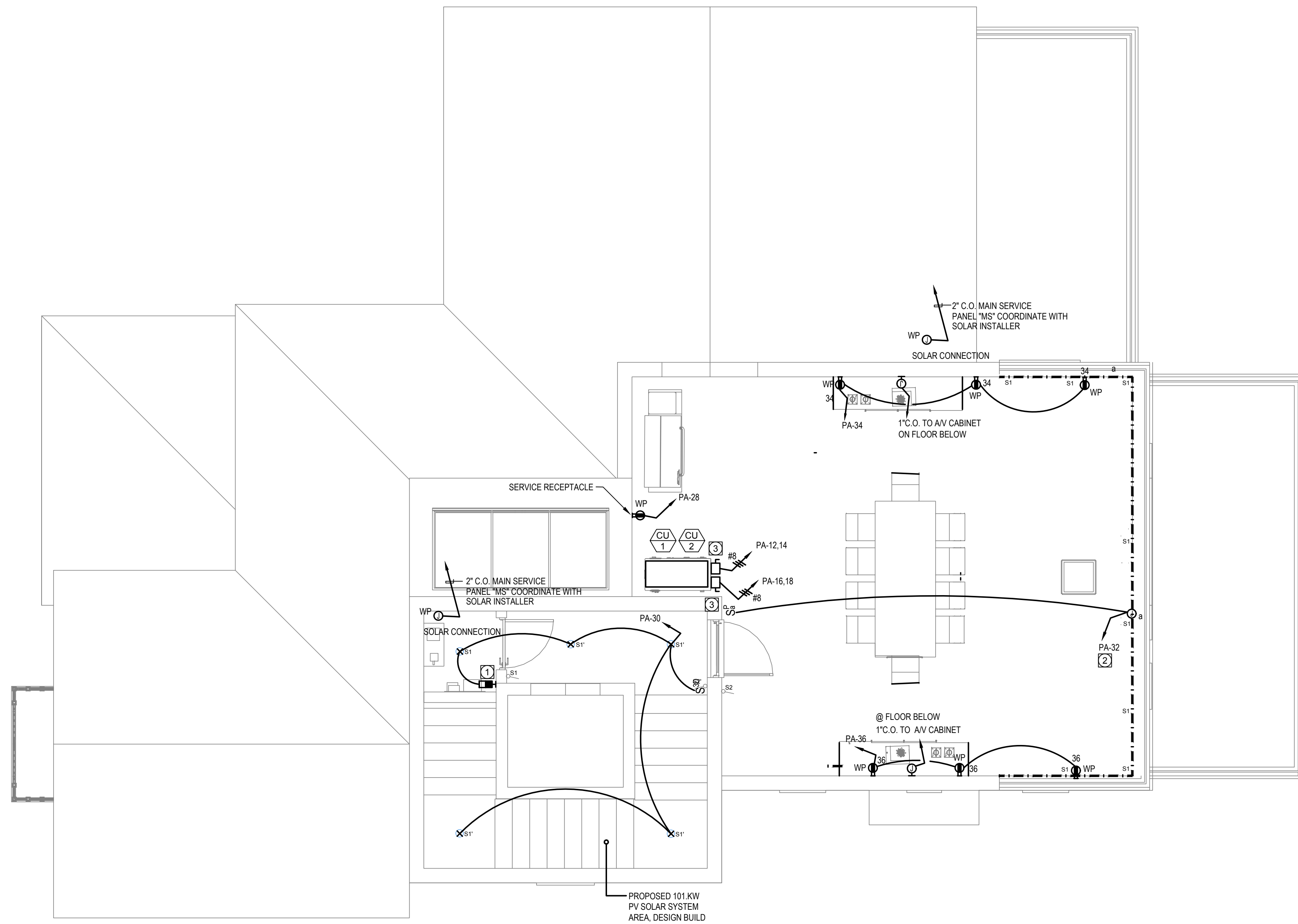
SCALE: AS INDICATED



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SHEET NUMBER

E3.1



1 ROOF ELECTRICAL PLAN
1/4" = 1'-0"

GENERAL NOTES

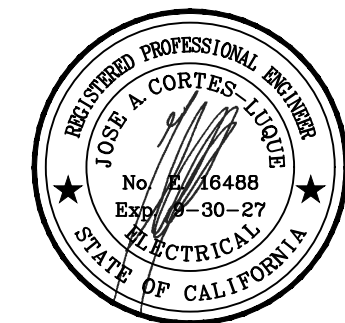
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3. ALL CONDUITS SHALL BE RUN WITH A GROUND WIRE SIZE AS PER NEC-250.
4. CONTRACTOR SHALL ADJUST THE SIZE OF THE WIRING AFTER APPLYING ALL NEC REQUIRED DE-RATING FACTORS.
5. ALL RECEPTACLES SHALL BE CONNECTED TO A CIRCUIT BREAKER AT THE BRANCH CIRCUIT PANEL WITH ARC-FAULT CIRCUIT INTERRUPTER PROTECTION AS REQUIRED BY CODE.
6. SEE MECHANICAL DRAWINGS FOR EXACT LOCATION OF EQUIPMENT, THERMOSTAT AND POWER REQUIREMENTS.
7. SEE MECHANICAL DRAWINGS AND PROVIDE 1/2" C.O. FROM THERMOSTATS TO HVAC UNITS CONTROLLED.
8. ALL RECEPTACLE IN ACCESSIBLE LOCATION SHALL BE TAMPER PROOF AS PER C.E.C 406.12, INCLUDING RECEPTACLES IN KITCHEN, FAMILY ROOM, DINNING ROOM, LIVING ROOM, PARLOR LIBRARY, OVEN, SUNROOM, BEDROOM, RECREATIONAL ROOM OR SIMILAR ROOMS OR AREAS WITHIN THE DWELLING UNIT.

REFERENCE NOTES

- 1 WALL MOUNTED SINGLE GANG VACANCY SWITCH.
- 2 OUTDOOR LIGHTING CIRCUIT CONTROLLED BY TIME CLOCK & PHOTOCCELL. PROVIDE MANUAL SWITCH AT AN ACCESSIBLE LOCATION, ONE PER GROUP OF LIGHTS AS SHOWN.
- 3 CONDENSING UNIT DISCONNECT SWITCH 60AS-2P-240V-40AF, W.P. PROVIDE CONTROLS CONNECTION 3/4" C.O. TO FAN COIL UNITS.



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ISSUE DATE 2026-05-26

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ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

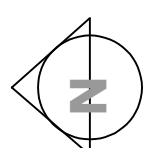
PROJECT ADDRESS
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Pacific Palisades, CA 90272
APN: 4412-019-023

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SHEET NAME

**ROOF ELECTRICAL
PLAN**

SCALE: AS INDICATED



SHEET NUMBER

E3.2

STAMPER RESIDENCE

LIGHTING FIXTURE SCHEDULE

IMAGES	SYMBOL	DESCRIPTION	QTY	LOCATION	IMAGES	SYMBOL	DESCRIPTION	QTY	LOCATION	IMAGES	SYMBOL	DESCRIPTION	QTY	LOCATION
		LED RECESSED TRACK	AS PER SITE	BED ROOM 4 / FAMILY HALL / PANTRY / PRIMARY SUITE			LED RECESSED CEILING LIGHT 9W - 900LM 45°, 2700K, CRI >90 Dia: 2"	14	ENTRY / LANDING / HALL 2 / ROOF MACH / STORAGE			LED WALL LIGHT FANCY 6W - 600LM 50°, 2700K, CRI >90, IP 20	02	BED ROOMS 3 / SECONDARY SUITE
		LED RECESSED CEILING LIGHT 9W - 900LM 45°, 2700K, CRI >90 Dia: 2"	07	KITCHEN			LED RECESSED CEILING LIGHT 15W - 1500LM 60°, 2700K, CRI >90, IP 20 Dia: 2"	10	STAIR			LED WALL LIGHT FANCY 10W - 1000LM 90°, 2700K, CRI >90, IP 65	02	GARAGE
		LED RECESSED CEILING LIGHT 9W - 900LM 30°, 2700K, CRI >90 Dia: 2"	15	BED ROOM 3.4 PRIMARY SUITE	AS PER ARCHITECT		LED FLOOR MOUNTED RECESSED LIGHT 15W - 1500LM 60°, 3000K, CRI >90, IP 65 Dia: 3"	03	EXTERNAL			LED RECESSED MAGNETIC TRACK LIGHT 12W - 1200 LM 50°, 2700K, CRI >90, IP 20	23	BED ROOM 4 / FAMILY HALL / PANTRY / PRIMARY SUITE
		LED RECESSED CEILING LIGHT (ADJUSTABLE) 9W - 900LM 30°, 2700K, CRI >90 Dia: 2"	21	BED ROOM 4 / FAMILY HALL / ENTRY / KITCHEN / STUDY / SECONDARY SUITE			LED FLOOR RECESSED LIGHT 10W - 1000LM 30°, 2700K, CRI >90, IP 20 Dia: 2"	04	GALLERY			LED FANCY CHANDLIER 18W - 1800LM 120°, 2700K, CRI >90, IP 20	02	DINING / PATIO 2
		LED RECESSED CEILING LIGHT 9W - 900LM 40°, 2700K, CRI >90, IP 40 Dia: 3"	17	WASHROOMS			LED BOLLARD LIGHT 12 - 1200LM 90°, 3000K, CRI >90, IP 65	06	EXTERNAL			LED FANCY CHANDLIER 20W - 2000LM 90°, 2700K, CRI >90, IP 54	01	ENTRY / FOYER
		LED RECESSED CEILING LIGHT WP 12W - 1200LM 60°, 2700K, CRI >90, IP 54 Dia: 3"	10	PATIOS			LED WALL LIGHT FANCY 12W - 1200 LM 90°, 3000K, CRI >90, IP 65	10	EXTERNAL	AS PER ARCHITECT		LED FANCY CHANDLIER 30W - 3000LM, 2700K, CRI >90, IP 20	02	GALLERY
AS PER ARCHITECT		LED FANCY PENDANT LIGHT 25W - 2500LM 90°, 2700K, CRI >90, IP 20 Dia:--	03	KITCHEN			LED WALL LIGHT DAMP PROOF 6W - 600LM 90°, 2700K, CRI >90, IP 40	12	WASHROOMS			LED STEP LIGHT RECESSED WALL 3W - 300LM 40°, 3000K, CRI >90, IP 65	11	EXTERNAL STAIR
		LED RECESSED CEILING LIGHT 9W - 900LM 50°, 2700K, CRI >90, IP 20 Dia: 3"	04	LAUNDRY / SECONDARY CLOSET			LED WALL LIGHT FANCY 12W - 1200LM 120°, 2700K, CRI >90, IP 54	04	PATIO 1 / ENTRY			LED LINEAR PENDANT LIGHT 30W - 3000LM 120°, 4000K, CRI >90, IP 40	04	GARAGE
		LED RECESSED CEILING LIGHT 6W - 600LM 15°, 2700K, CRI >90, IP 20	04	PRIMARY SUITE / SECONDARY SUITE			LED WALL LIGHT FANCY 15W - 1500LM 120°, 2700K, CRI >90, IP 20	02	KITCHEN	AS PER ARCHITECT		LED LINEAR PENDANT LIGHT 40W - 4000LM 90°, 4000K, CRI >90, IP 20	01	STUDY
		LED PENDANT LIGHT 6W - 600LM 36°, 2700K, CRI >90, IP 40	06	WASHROOMS			LED WALL LIGHT FANCY 6W - 600LM 90°, 2700K, CRI >90, IP 20	04	BED ROOM 3.4			LED ALUMINUM PROFILE LIGHT (CEILING/ VANITY/ CABINetry) 4W - 400LM/ Mtr. 90°, 2700K, CRI >90, IP 54	AS PER SITE	COVES, CABINETS, VANITIES (TYPICAL)
AS PER ARCHITECT		LED PENDANT LIGHT 9W - 900LM 45°, 2700K, CRI >90, IP 20	01	SITTING	AS PER ARCHITECT		LED WALL LIGHT FANCY 6W - 600LM 90°, 2700K, CRI >90, IP 20	02	SECONDARY SUITE			LED ALUMINUM PROFILE LIGHT (MIRROR) 4W - 400LM/ Mtr. 90°, 2700K, CRI >90, IP 40	AS PER SITE	MIRRORS (TYPICAL)
AS PER ARCHITECT		LED FLOOR MOUNTED LIGHT 10W - 1000LM 120°, 2700K, CRI >90, IP 20 Dia: --	03	BED ROOM 3.4 / SECONDARY SUITE			LED WALL LIGHT FANCY 6W - 600LM 90°, 2700K, CRI >90, IP 20	02	ROOF	AS PER ARCHITECT		LED ALUMINUM STRIP LIGHT 8W - 800LM/ Mtr. 90°, 4000K, CRI >90, IP 65	AS PER SITE	BALCONY / EXTERIOR WALLS

NOTE:
ALL DIMENSIONS ARE IN FEET

NO.	DATE	REVISION
01.	26-03-2026	ISSUED FOR REVIEW
02.	05-04-2026	ISSUED FOR REVIEW

PROJECT STATUS :

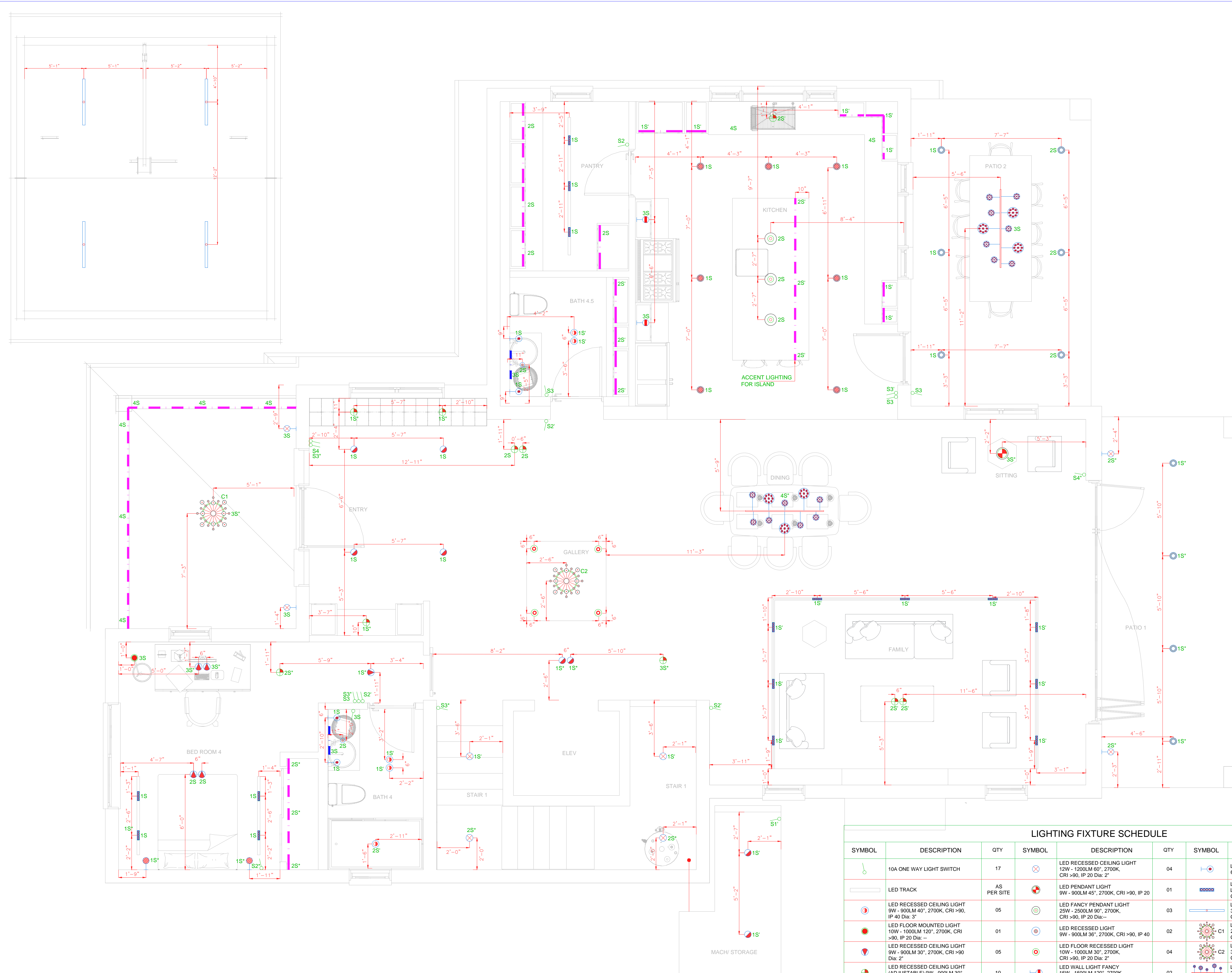
FOR REVIEW

DRAWING TITLE :

LIGHTING
FIXTURE SCHEDULE

DRAWN :	DATE : 17-12-2025
CHECKED :	SCALE : N.T.S
PROJ. ENGR. :	JOB NO. : 00
DRAWING NO. : E-01	SHEET SIZE: 24x36

STAMPER RESIDENCE



NOTE:
ALL DIMENSIONS ARE IN FEET

NO.	DATE	REVISION
01.	26-03-2026	ISSUED FOR REVIEW
02.	05-04-2026	ISSUED FOR REVIEW

PROJECT STATUS :

FOR REVIEW

DRAWING TITLE :

LIGHTING LAYOUT
FIRST FLOOR

DRAWN : DATE : 17-12-2025

CHECKED : SCALE : N.T.S

PROJ. ENGR. : JOB NO. : 00

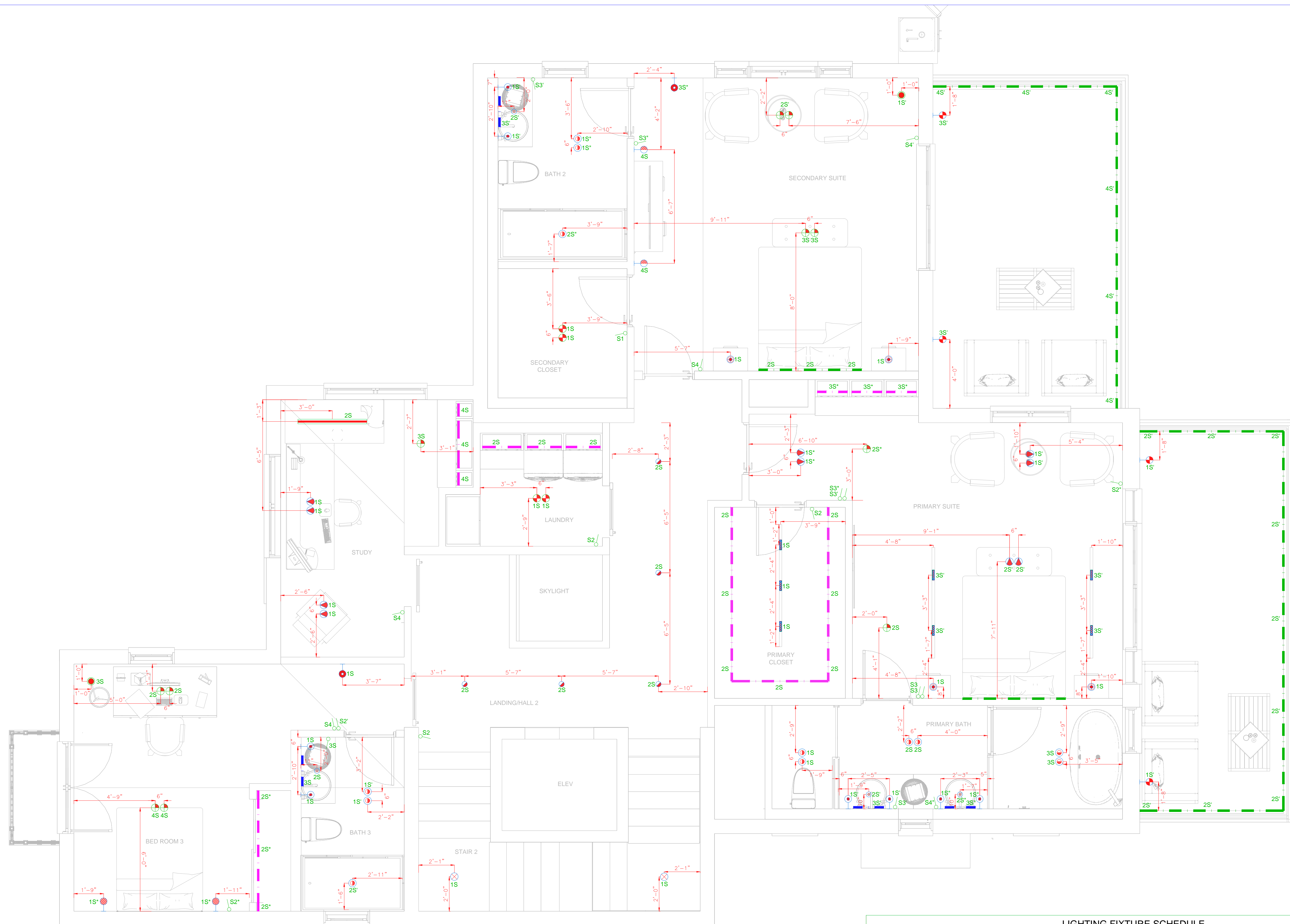
DRAWING NO. : SHEET SIZE:

E-02 24x36

LIGHTING FIXTURE SCHEDULE

SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
	10A ONE WAY LIGHT SWITCH	17		LED RECESSED CEILING LIGHT 12W - 1200LM 60°, 2700K, CRI >90, IP 20 Dia: 2"	04		LED WALL LIGHT DAMP PROOF 6W - 600LM 90°, 2700K, CRI >90, IP 40	04
	LED TRACK	AS PER SITE		LED PENDANT LIGHT 9W - 900LM 45°, 2700K, CRI >90, IP 20	01		LED RECESSED MAGNETIC TRACK LIGHT 12W - 1200LM 50°, 2700K, CRI >90, IP 20	16
	LED RECESSED CEILING LIGHT 9W - 900LM 40°, 2700K, CRI >90, IP 40 Dia: 3"	05		LED FANCY PENDANT LIGHT 25W - 2500LM 90°, 2700K, CRI >90, IP 20 Dia: 3"	03		LED LINEAR PENDANT LIGHT 30W - 3000LM 120°, 4000K, CRI >90, IP 40	04
	LED FLOOR MOUNTED LIGHT 10W - 1000LM 120°, 2700K, CRI >90, IP 20 Dia: --	01		LED RECESSED LIGHT 9W - 900LM 36°, 2700K, CRI >90, IP 40	02		LED FANCY CHANDLIER 20W - 2000LM 90°, 2700K, CRI >90, IP 54	01
	LED RECESSED CEILING LIGHT 9W - 900LM 30°, 2700K, CRI >90 Dia: 2"	05		LED FANCY CHANDLIER 10W - 1000LM 30°, 2700K, CRI >90, IP 20 Dia: 2"	04		LED FANCY CHANDLIER 30W - 3000LM, 2700K, CRI >90, IP 20	01
	LED RECESSED CEILING LIGHT (ADJUSTABLE) 9W - 900LM 120°, 2700K, CRI >90 Dia: 2"	10		LED WALL LIGHT FANCY 15W - 1500LM 120°, 2700K, CRI >90, IP 20	02		LED FANCY CHANDLIER 25W - 2500LM 120°, 2700K, CRI >90, IP 20	02
	LED RECESSED CEILING LIGHT 9W - 900LM 45°, 2700K, CRI >90 Dia: 2"	08		LED WALL LIGHT FANCY 12W - 1200LM 120°, 2700K, CRI >90, IP 54	04		LED ALUMINUM PROFILE LIGHT (CEILING/VANITY/CABINETS) 4W - 400LM/Mtr. 90°, 2700K, CRI >90, IP 54	AS PER SITE
	LED RECESSED CEILING LIGHT 9W - 900LM 45°, 2700K, CRI >90 Dia: 2"	07		LED WALL LIGHT FANCY 6W - 600LM 90°, 2700K, CRI >90, IP 20	02		LED ALUMINUM PROFILE LIGHT (MIRROR) 4W - 400LM/Mtr. 90°, 2700K, CRI >90, IP 40	AS PER SITE
	LED RECESSED CEILING LIGHT WP 12W - 1200LM 60°, 2700K, CRI >90, IP 54 Dia: 3"	10						

STAMPER RESIDENCE



NOTE:
ALL DIMENSIONS ARE IN FEET

NO.	DATE	REVISION
01.	26-03-2026	ISSUED FOR REVIEW
02.	05-04-2026	ISSUED FOR REVIEW

PROJECT STATUS :

FOR REVIEW

DRAWING TITLE :

LIGHTING LAYOUT
SECOND FLOOR

DRAWN : DATE : 17-12-2025

CHECKED : SCALE : N.T.S

PROJ. ENGR. : JOB NO. : 00

DRAWING NO. : SHEET SIZE:

E-03 24x36

LIGHTING FIXTURE SCHEDULE								
SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY	SYMBOL	DESCRIPTION	QTY
	10A ONE WAY LIGHT SWITCH	20		LED RECESSED CEILING LIGHT 9W - 900LM 50", 2700K, CRI >90, IP 20 Dia: 3"	04		LED WALL LIGHT DAMP PROOF 6W - 600LM 90", 2700K, CRI >90, IP 40	08
	LED TRACK	AS PER SITE		LED RECESSED CEILING LIGHT 12W - 1500LM 60", 2700K, CRI >90, IP 20 Dia: 2"	02		LED WALL LIGHT FANCY 12W - 1500LM 90", 3000K, CRI >90, IP 65	04
	LED RECESSED CEILING LIGHT 9W - 900LM 40", 2700K, CRI >90, IP 40 Dia: 3"	12		LED RECESSED CEILING LIGHT 6W - 600LM 15", 2700K, CRI >90, IP 20	04		LED RECESSED MAGNETIC TRACK LIGHT 12W - 1200 LM 50", 2700K, CRI >90, IP 20	07
	LED FLOOR MOUNTED LIGHT 10W - 1000LM 120", 2700K, CRI >90, IP 20 Dia: -	02		LED RECESSED LIGHT 9W - 900LM 36", 2700K, CRI >90, IP 40	04		LED LINEAR PENDANT LIGHT 4W - 400LM 90", 4000K, CRI >90, IP 20	01
	LED RECESSED CEILING LIGHT 9W - 900LM 30", 2700K, CRI >90 Dia: 2"	10		LED WALL LIGHT FANCY 6W - 600LM 50", 2700K, CRI >90, IP 20	02		LED ALUMINUM PROFILE LIGHT (CEILING/ VANITY/ CABINETRY) 4W - 400LM/ Mtr. 90", 2700K, CRI >90, IP 54	AS PER SITE
	LED RECESSED CEILING LIGHT (ADJUSTABLE) 9W - 900LM 30", 2700K, CRI >90 Dia: 2"	11		LED WALL LIGHT FANCY 6W - 600LM 90", 2700K, CRI >90, IP 20	02		LED ALUMINUM PROFILE LIGHT (MIRROR) 4W - 400LM/ Mtr. 90", 2700K, CRI >90, IP 40	AS PER SITE
	LED RECESSED CEILING LIGHT 9W - 900LM 45", 2700K, CRI >90 Dia: 2"	05		LED WALL LIGHT FANCY 6W - 600LM 90", 2700K, CRI >90, IP 20	02		LED ALUMINUM STRIP LIGHT 8W - 800LM/ Mtr. 90", 4000K, CRI >90, IP 65	AS PER SITE

STAMPER RESIDENCE



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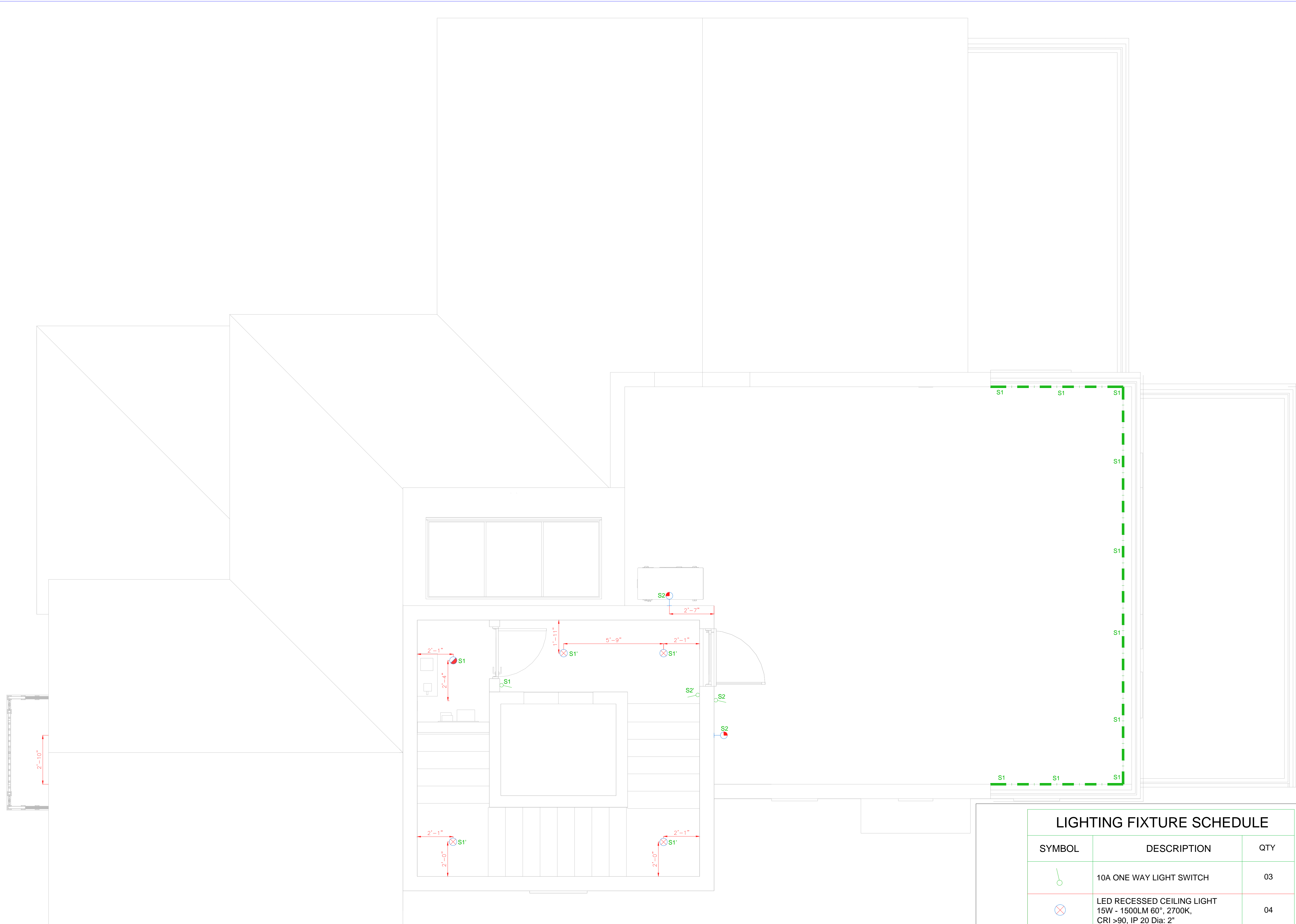
FOR REVIEW

DRAWING TITLE :
**LIGHTING LAYOUT
SITE PLAN &
GARAGE PLAN**

DRAWN :	DATE : 17-12-2025
CHECKED :	SCALE : N.T.S
PROJ. ENGR. :	JOB NO. : 00
DRAWING NO. : E-04	SHEET SIZE: 24x36

LIGHTING FIXTURE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	LED FLOOR MOUNTED RECESSED LIGHT 15W - 1500LM 60°, 3000K, CRI >90, IP 65 Dia: 3"	03
	LED WALL LIGHT FANCY 10W - 1000LM 90°, 2700K, CRI >90, IP 65	02
	LED WALL LIGHT FANCY 12W - 1200 LM 90°, 3000K, CRI >90, IP 65	06
	LED BOLLARD LIGHT 12W - 1200LM 90°, 3000K, CRI >90, IP 65	06
	LED STEP LIGHT RECESSED WALL 3W - 300LM 40°, 3000K, CRI >90, IP 65	11
	LED ALUMINUM STRIP LIGHT 8W - 800LM/ Mtr. 90°, 4000K, CRI >90, IP 65	AS PER SITE

STAMPER RESIDENCE



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PROJECT STATUS :

FOR REVIEW

DRAWING TITLE :

LIGHTING LAYOUT ROOF

LIGHTING FIXTURE SCHEDULE		
SYMBOL	DESCRIPTION	QTY
	10A ONE WAY LIGHT SWITCH	03
	LED RECESSED CEILING LIGHT 15W - 1500LM 60°, 2700K, CRI >90, IP 20 Dia: 2"	04
	LED RECESSED CEILING LIGHT 9W - 900LM 45°, 2700K, CRI >90 Dia: 2"	01
	LED WALL LIGHT FANCY 6W - 600LM 90°, 2700K, CRI >90, IP 20	02
	LED ALUMINUM STRIP LIGHT 8W - 800LM/ Mtr. 90°, 4000K, CRI >90, IP 65	AS PER SITE

DRAWN :	DATE : 17-12-2025
CHECKED :	SCALE : N.T.S
PROJ. ENGR. :	JOB NO. : 00
DRAWING NO. : E-05	SHEET SIZE: 24x36