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ISSUE DATE 2026-05-26

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

REV | DATE | DESCRIPTION

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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 NOTES, LEGENDS SCHEDULES & SYMBOLS

SCALE: AS INDICATED



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

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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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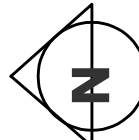
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STAMPER
RESIDENCE
FIRE REBUILD

PROJECT ADDRESS
15303 Earllham Street
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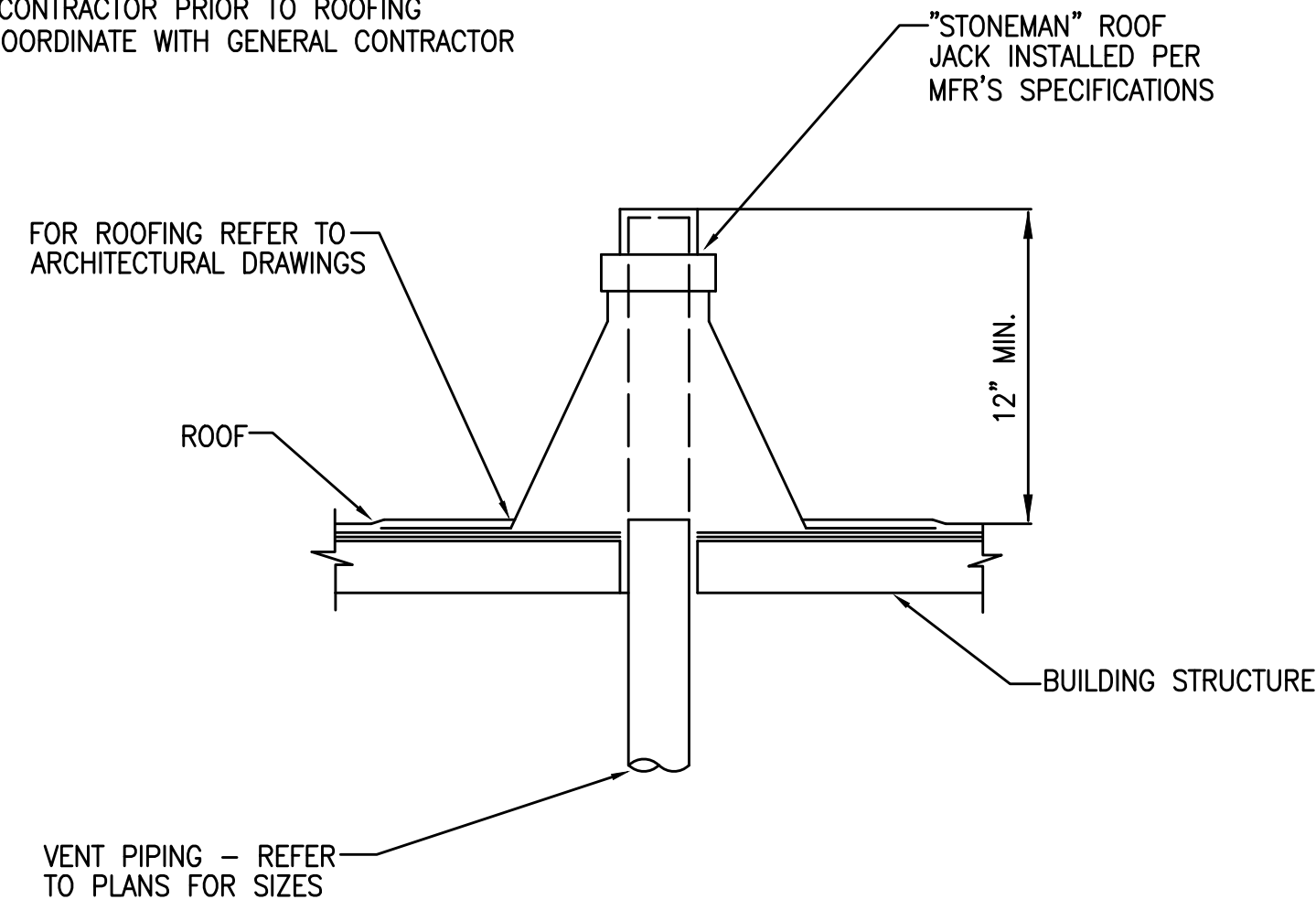
SHEET NAME
SCHEDULES & CALCULATIONS

SCALE: AS INDICATED 

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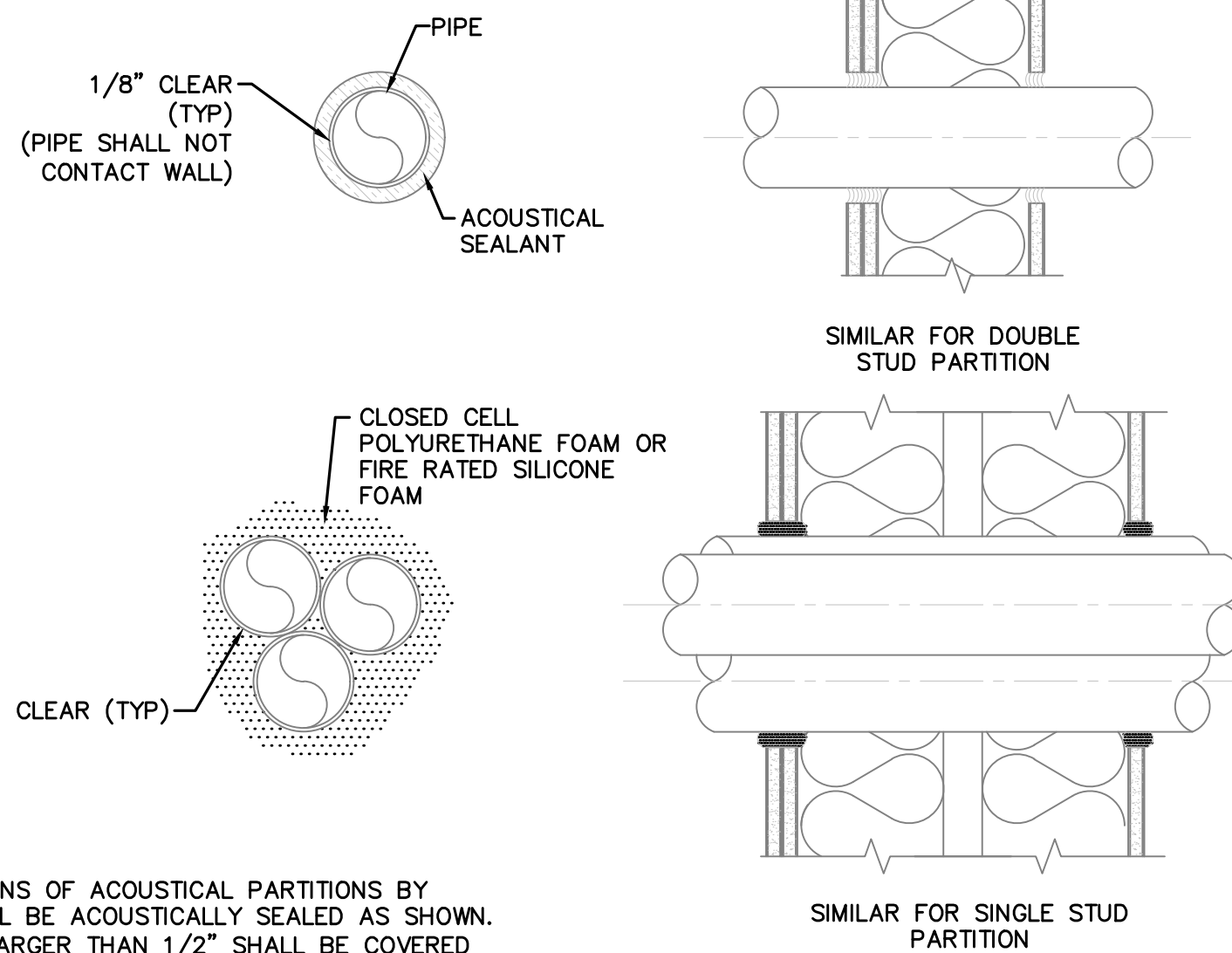
SHEET NUMBER
P0.2

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

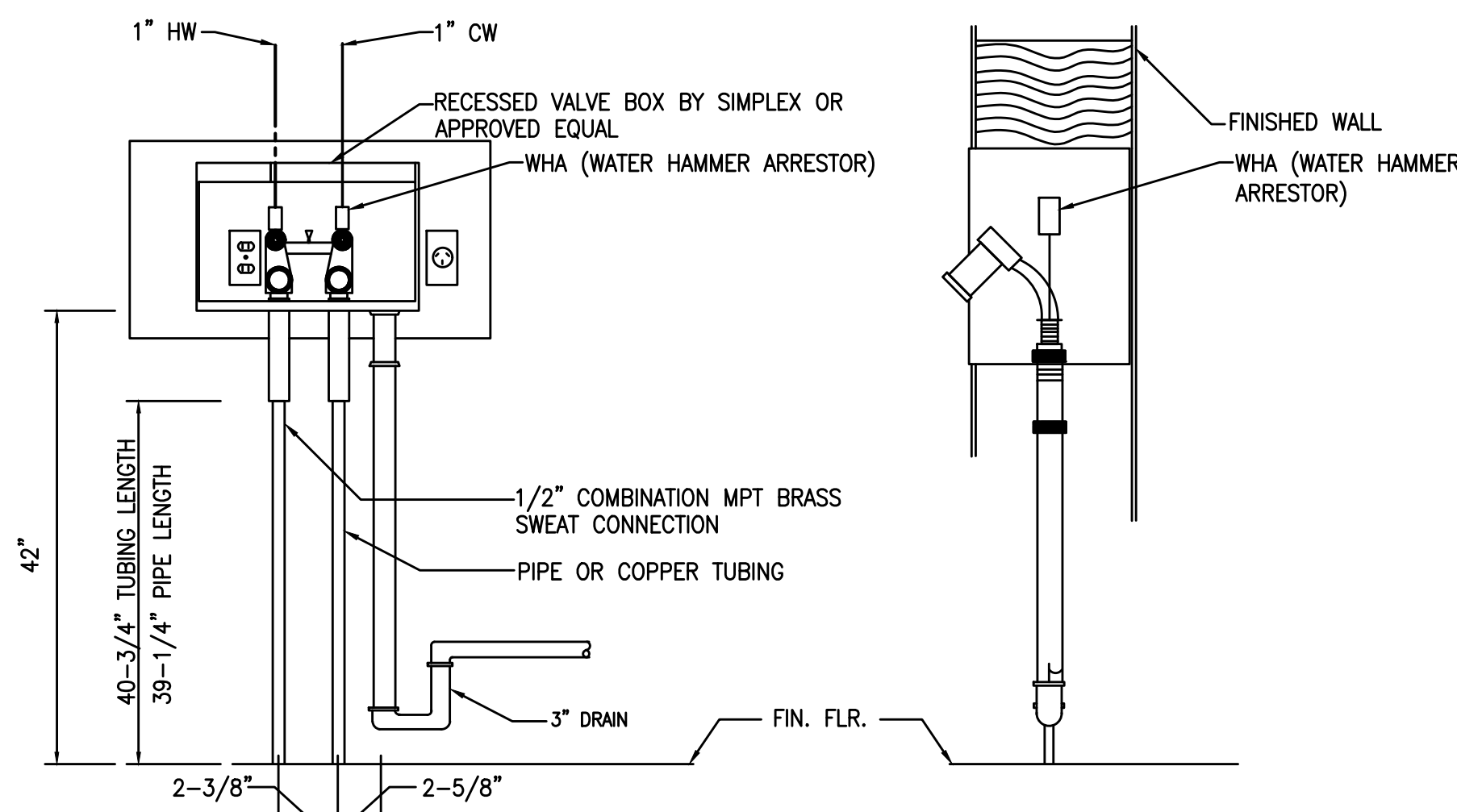
SCALE	3
N.T.S.	



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.

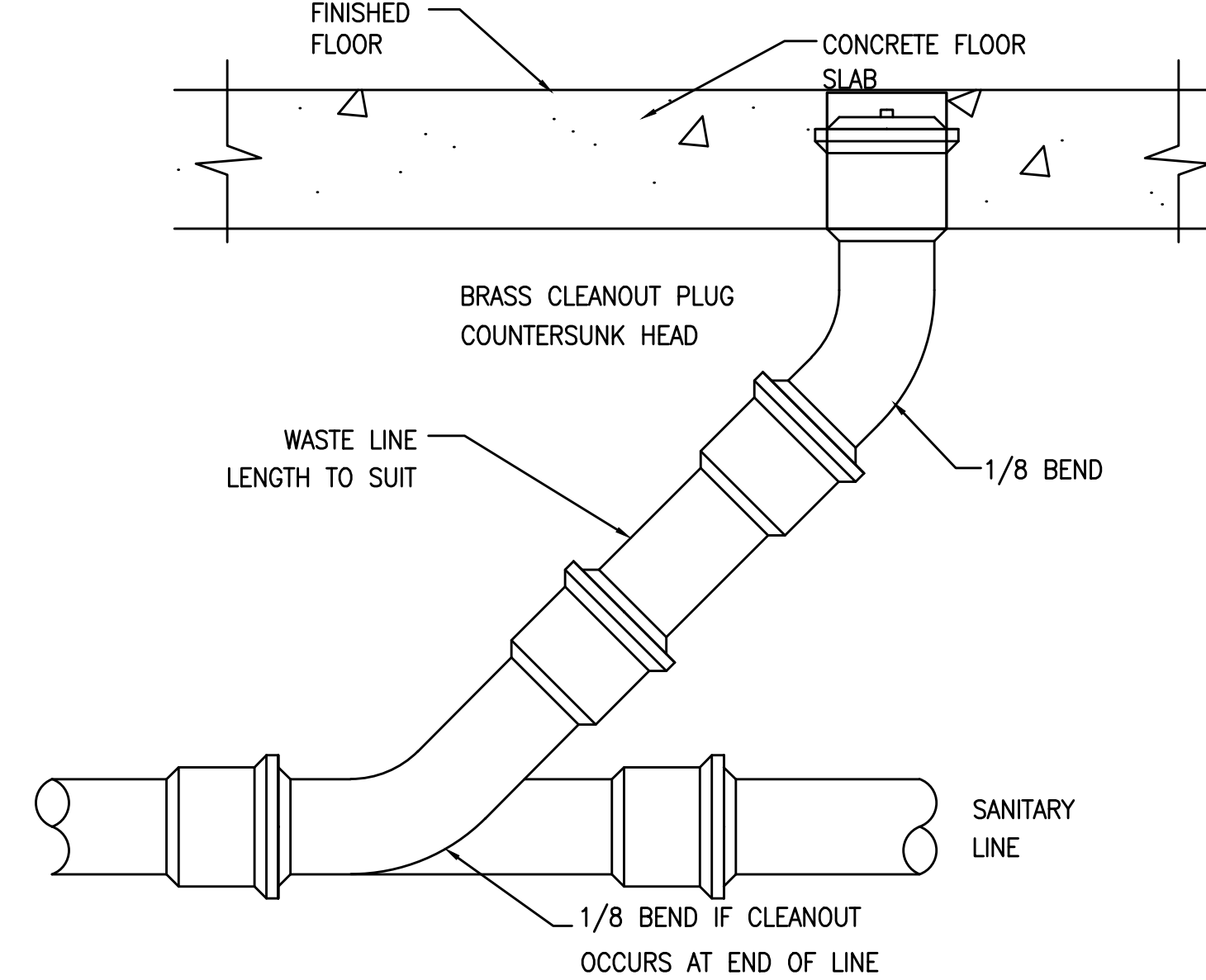
TYPICAL PIPE SLEEVES THROUGH WALL DETAIL

SCALE	2
N.T.S.	



TYPICAL CLOTHES WASHER ROUGH-IN

SCALE	5
N.T.S.	

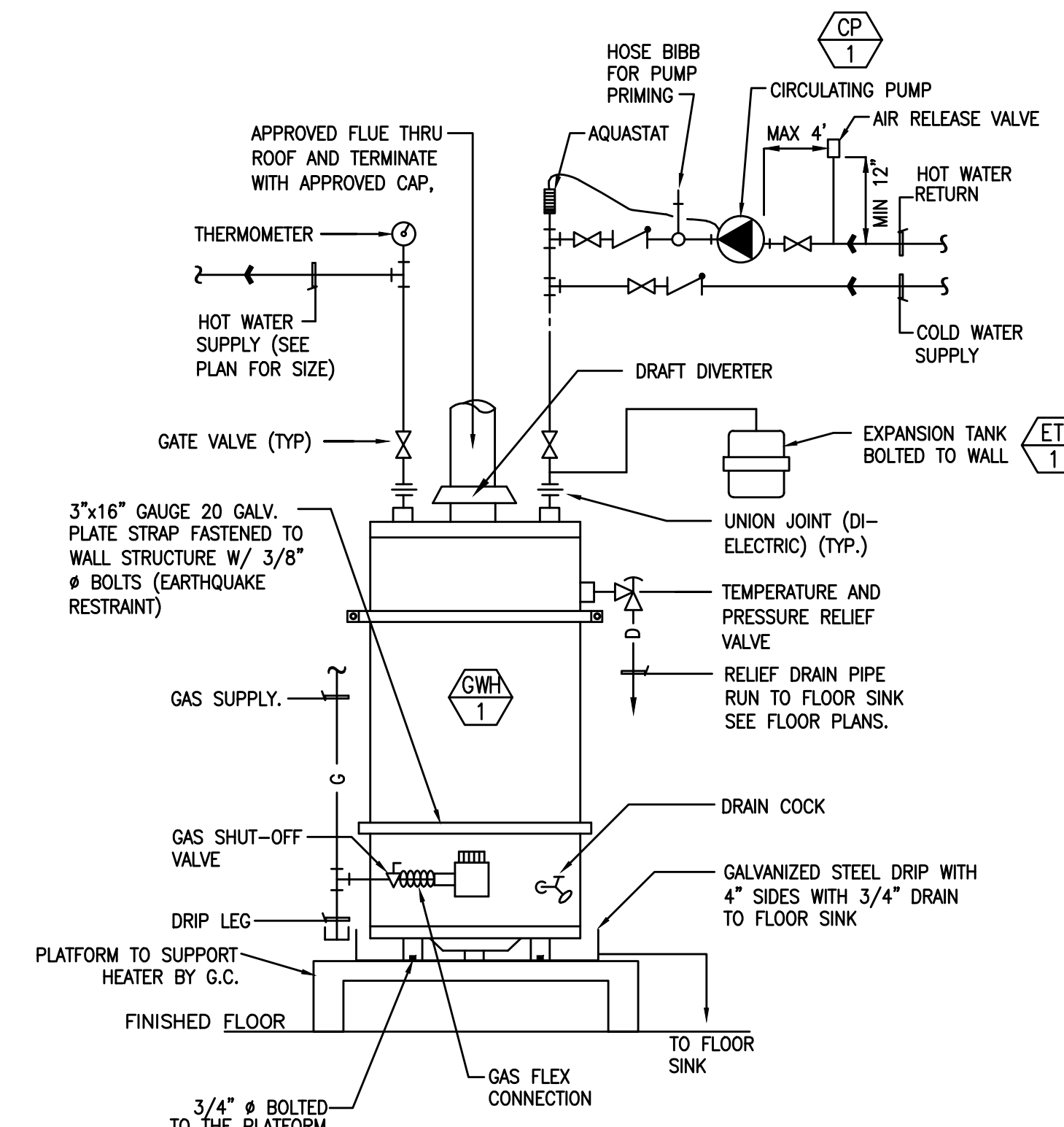
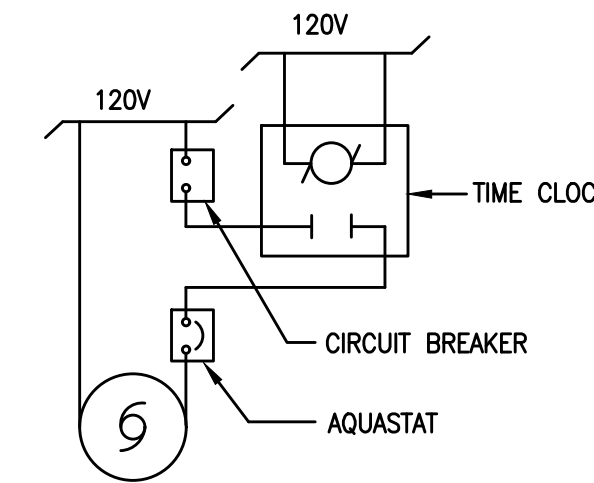


TYPICAL FLOOR CLEAN OUT DETAIL

SCALE	4
N.T.S.	

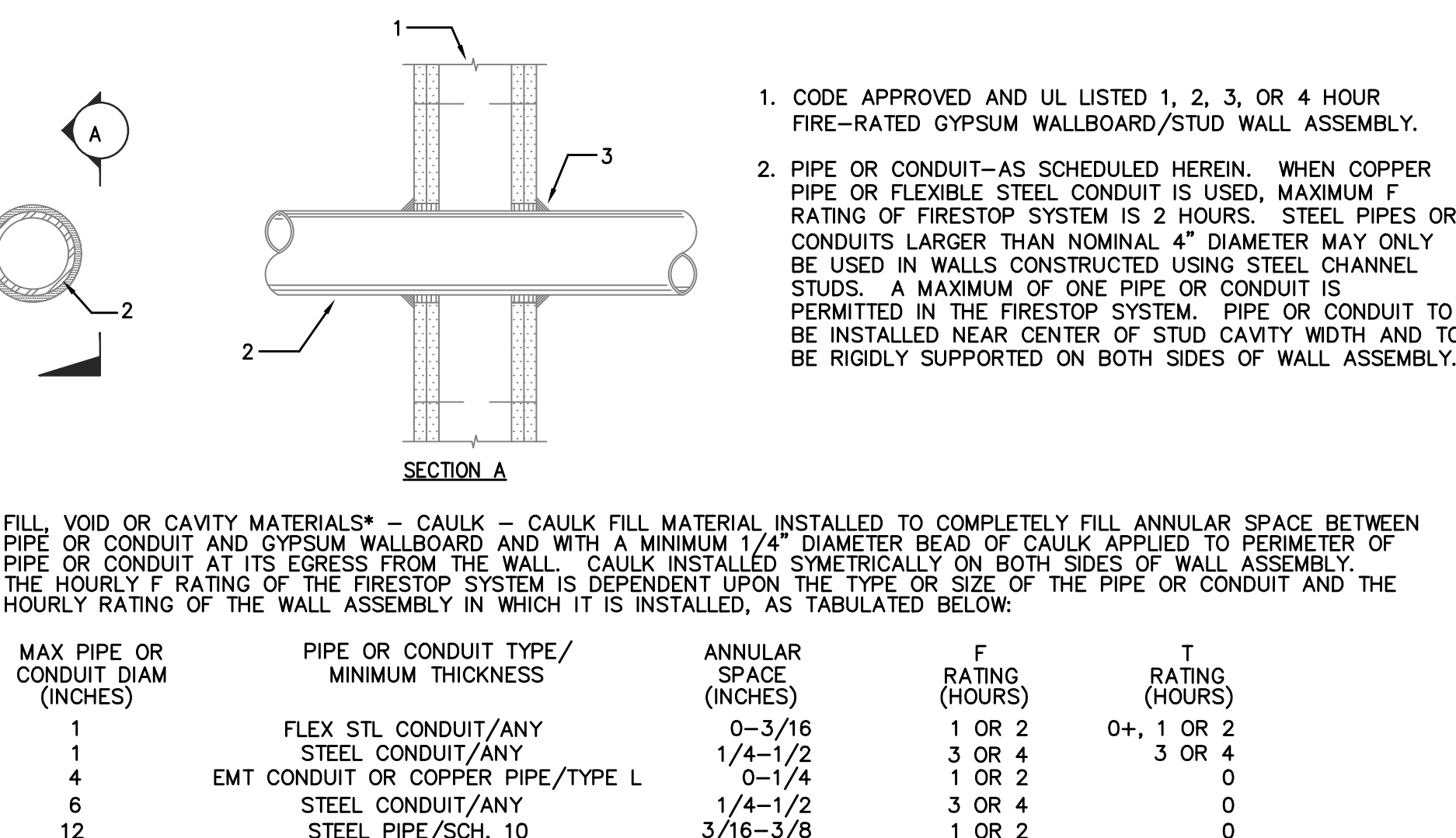
NOTE:
1. WATER HEATER SHALL BE ANCHORED OR STRAPPED TO RESIST HORIZONTAL DISPLACEMENT DUE TO EARTHQUAKE MOTION. STRAPPING SHALL BE AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF ITS VERTICAL DIMENSIONS. AT THE LOWER POINT, A MINIMUM DISTANCE OF FOUR INCHES SHALL BE MAINTAINED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

CIRCULATING PUMP WIRING DIAGRAM (CP-1)



TYPICAL PIPING SCHEMATIC FOR GAS WATER HEATER

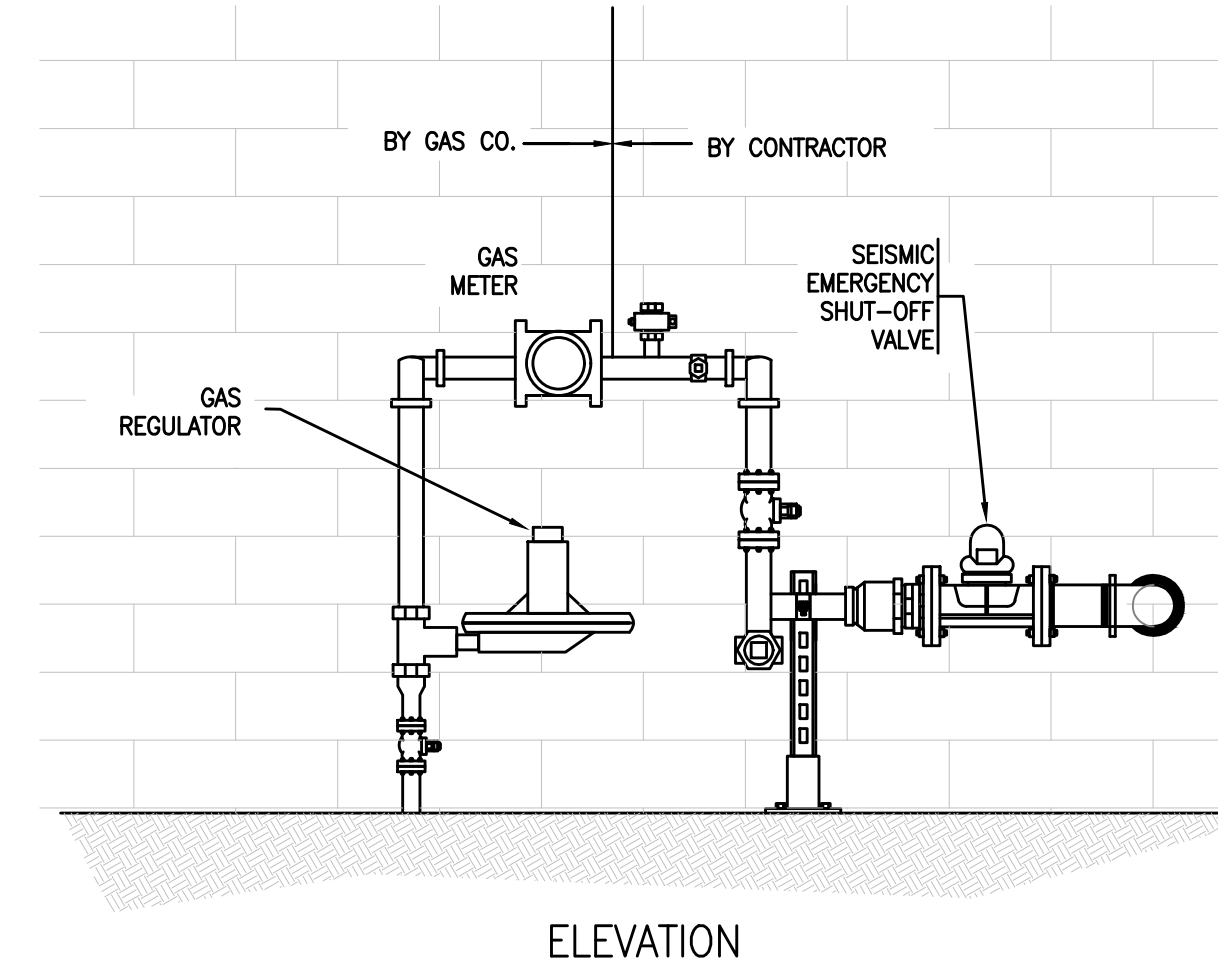
SCALE	1
N.T.S.	



1. CODE APPROVED AND UL LISTED 1, 2, 3, OR 4 HOUR FIRE-RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY.
2. PIPE OR CONDUIT-AS SCHEDULED HEREIN. WHEN COPPER PIPE OR FLEXIBLE STEEL CONDUIT IS USED, MAXIMUM F RATING OF FIRESTOP SYSTEM IS 2 HOURS. STEEL PIPES OR CONDUITS LARGER THAN NOMINAL 4" DIAMETER MAY ONLY BE USED IN WALLS CONSTRUCTED USING STEEL CHANNEL STUDS. A MAXIMUM OF ONE PIPE OR CONDUIT IS PERMITTED IN THE FIRESTOP SYSTEM. PIPE OR CONDUIT TO BE INSTALLED NEAR CENTER OF STUD CAVITY WIDTH AND TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY.
3. FILL VOID OR CAVITY MATERIALS* - CAULK - CAULK FILL MATERIAL INSTALLED TO COMPLETELY FILL ANNULAR SPACE BETWEEN PIPE OR CONDUIT AND GYPSUM WALLBOARD AND WITH A MINIMUM 1/4" DIAMETER BEAD OF CAULK APPLIED TO PERIMETER OF PIPE OR CONDUIT AT ITS EGRESS FROM THE WALL. CAULK INSTALLED SYMMETRICALLY ON BOTH SIDES OF WALL ASSEMBLY. THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS DEPENDENT UPON THE TYPE OR SIZE OF THE PIPE OR CONDUIT AND THE HOURLY RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED, AS TABULATED BELOW:
+ WHEN COPPER PIPE IS USED, T RATING IS 0 HOURS.
AS MANUFACTURED BY 3M CO. TYPES CP-25 S/L, CP-25 N/S, CP-25 WB, CP-25 WB+ (NOTE: L RATINGS APPLY ONLY WHEN TYPE CP-25 WB+ CAULK IS USED).
* BEARING THE UL CLASSIFICATION MARKING.
NOTE: FOR REFERENCE ONLY, DETAIL PER APPLICABLE UL FIRE RESISTANCE DIRECTORY, SYSTEM NO. WL1001.

TYPICAL PIPE PENETRATION THROUGH WALL DETAIL

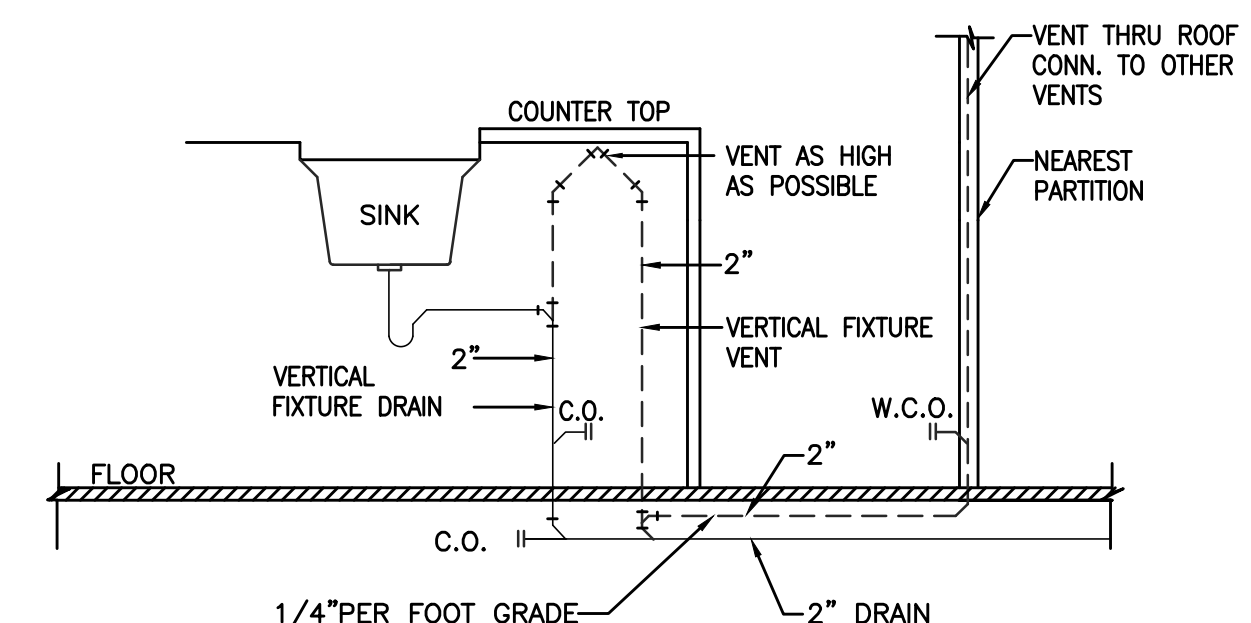
SCALE	8
N.T.S.	



NOTE:
1. INSTALL EARTHQUAKE VALVE DOWNSTREAM OF GAS METER.
2. PROVIDE ENCLOSURE TO AVOID TAMPERING.
3. INSTALL STABILIZER BRACKET (UNISTRUT OR EQUIVALENT) TO PLUMBING WITHIN 6" OF VALVE AND SECURE TO THE BUILDING.
4. THE SEISMIC GAS SHUT-OFF VALVE SHALL BE MOUNTED RIGIDLY TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.

TYPICAL GAS VALVE WITH REGULATOR

SCALE	7
N.T.S.	



TYPICAL ISLAND SINK DETAIL

SCALE	6
N.T.S.	

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

SHEET NAME
DETAILS

SCALE: AS INDICATED

0 4 8 16

SHEET NUMBER
P0.3



ISSUE DATE 2026-05-26

DRAWN BY
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REV | DATE | DESCRIPTION

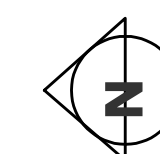
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

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

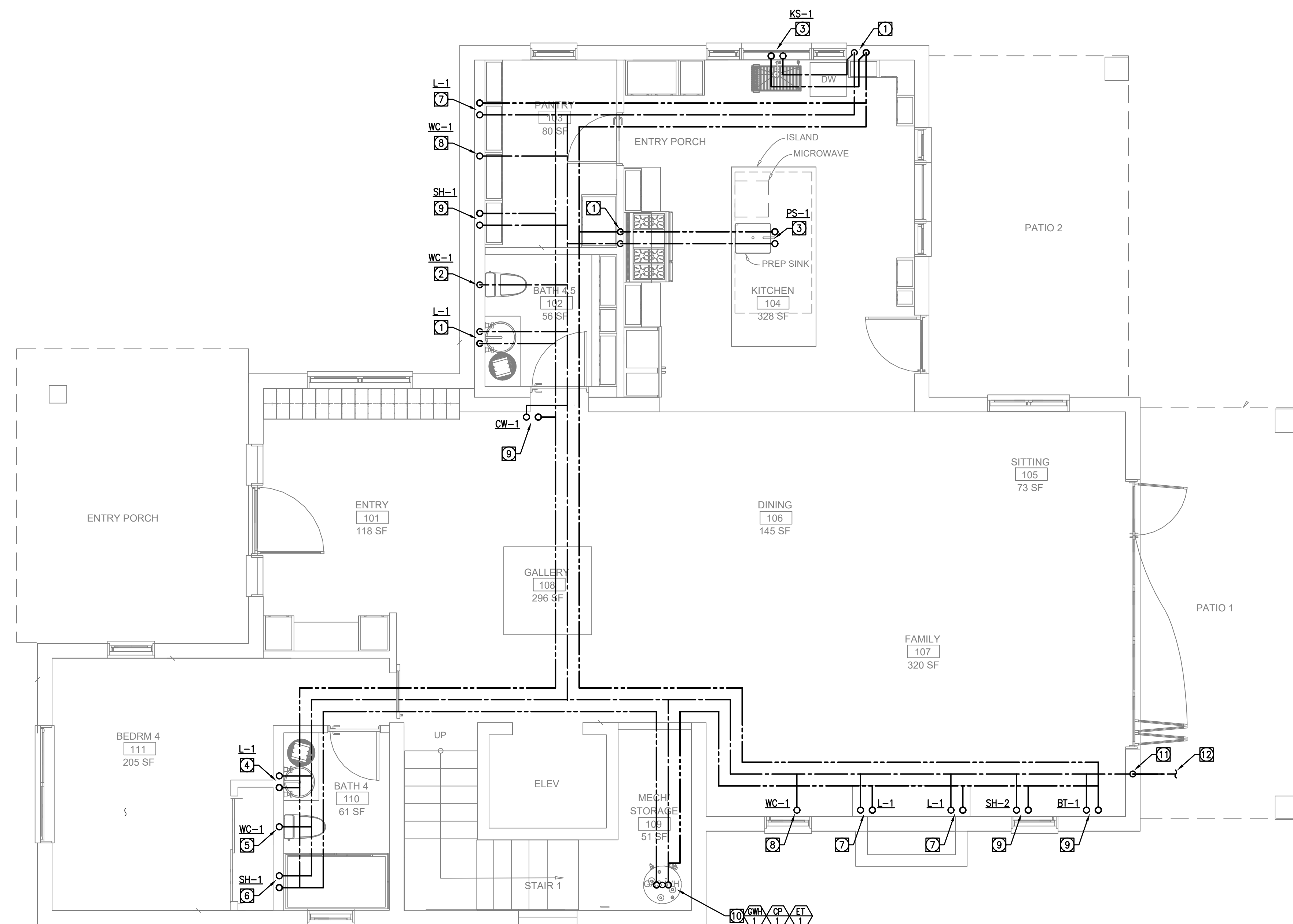
OWNER
 John Stamper
 15303 Earham Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME
DOMESTIC WATER
FIRST FLOOR

SCALE: AS INDICATED



SHEET NUMBER
P1.1A

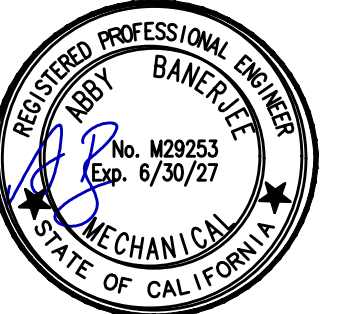


1 DOMESTIC WATER FIRST FLOOR
SCALE: 1/4" = 1'-0"

REFERENCE NOTES	REFERENCE NOTES
-----------------	-----------------

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

- ⑨ 1" CW & 1" HW UP TO ABOVE FLOOR.
- ⑩ 1-1/2" CW, 3/4" HWR & 1-1/2" HW UP & DN.
- ⑪ 2" CW DN.
- ⑫ 2" CW. SEE CIVIL DRAWINGS FOR CONTINUATION.



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REV	DATE	DESCRIPTION

PROJECT NAME

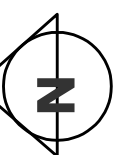
STAMPER RESIDENCE FIRE REBUILD

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

OWNER
 John Stamper
 15303 Earlham Street
 Pacific Palisades, CA 90272
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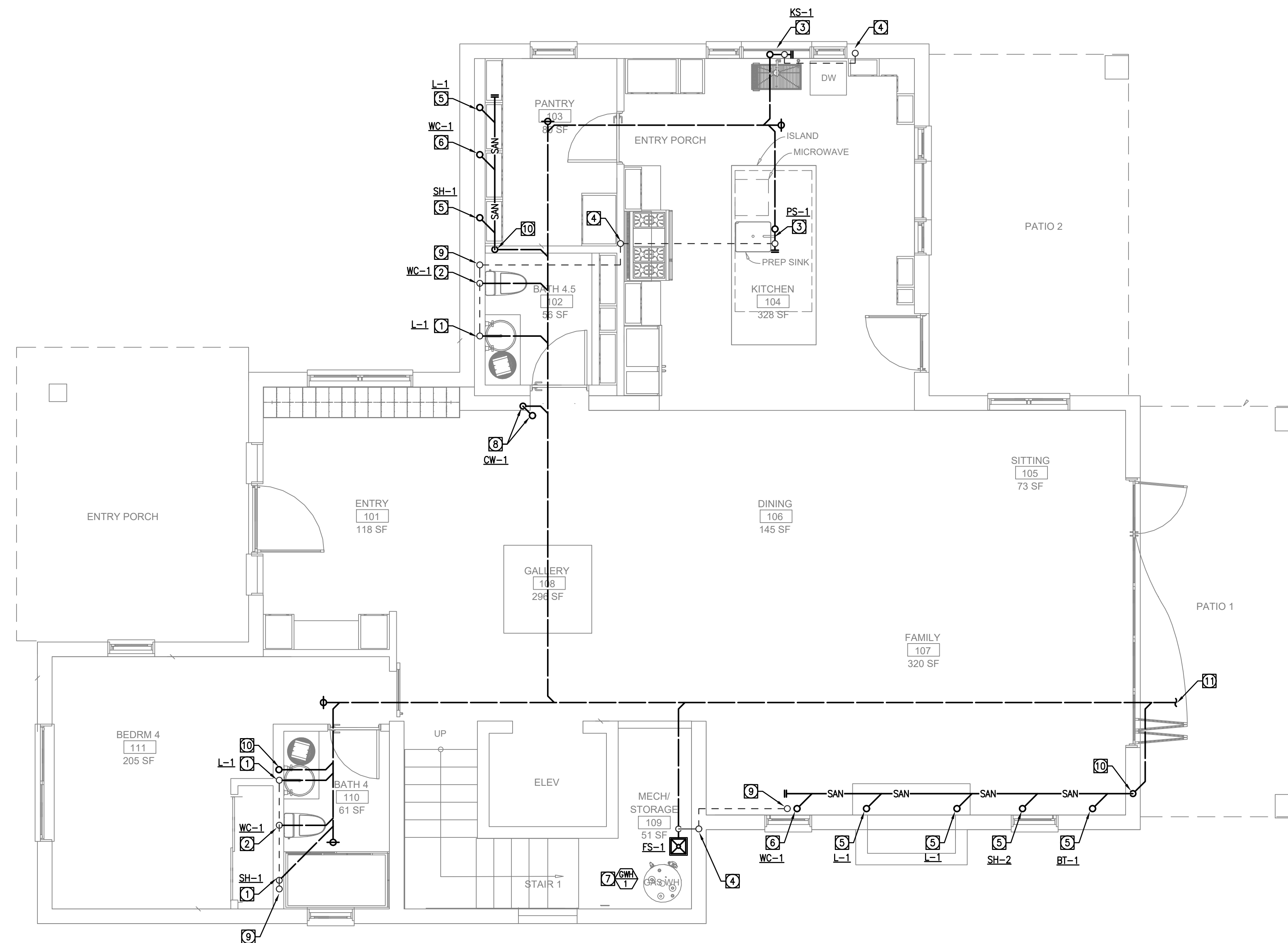
SHEET NAME
SANITARY WASTE & VENT
FIRST FLOOR

SCALE: AS INDICATED



SHEET NUMBER

P1.1B



REFERENCE NOTES

- ① 2" SAN DN & 2" V UP.
- ② 4" SAN DN & 2" V UP.
- ③ ISLAND SINK
- 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.

REFERENCE NOTES

- ⑨ 2" V UP TO ABOVE FLOOR.
- ⑩ 4" SAN DN.
- ⑪ 4" SAN. SEE CIVIL DRAWINGS FOR CONTINUATION.

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



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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

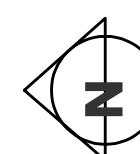
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

PROJECT ADDRESS
 15303 Earllham Street
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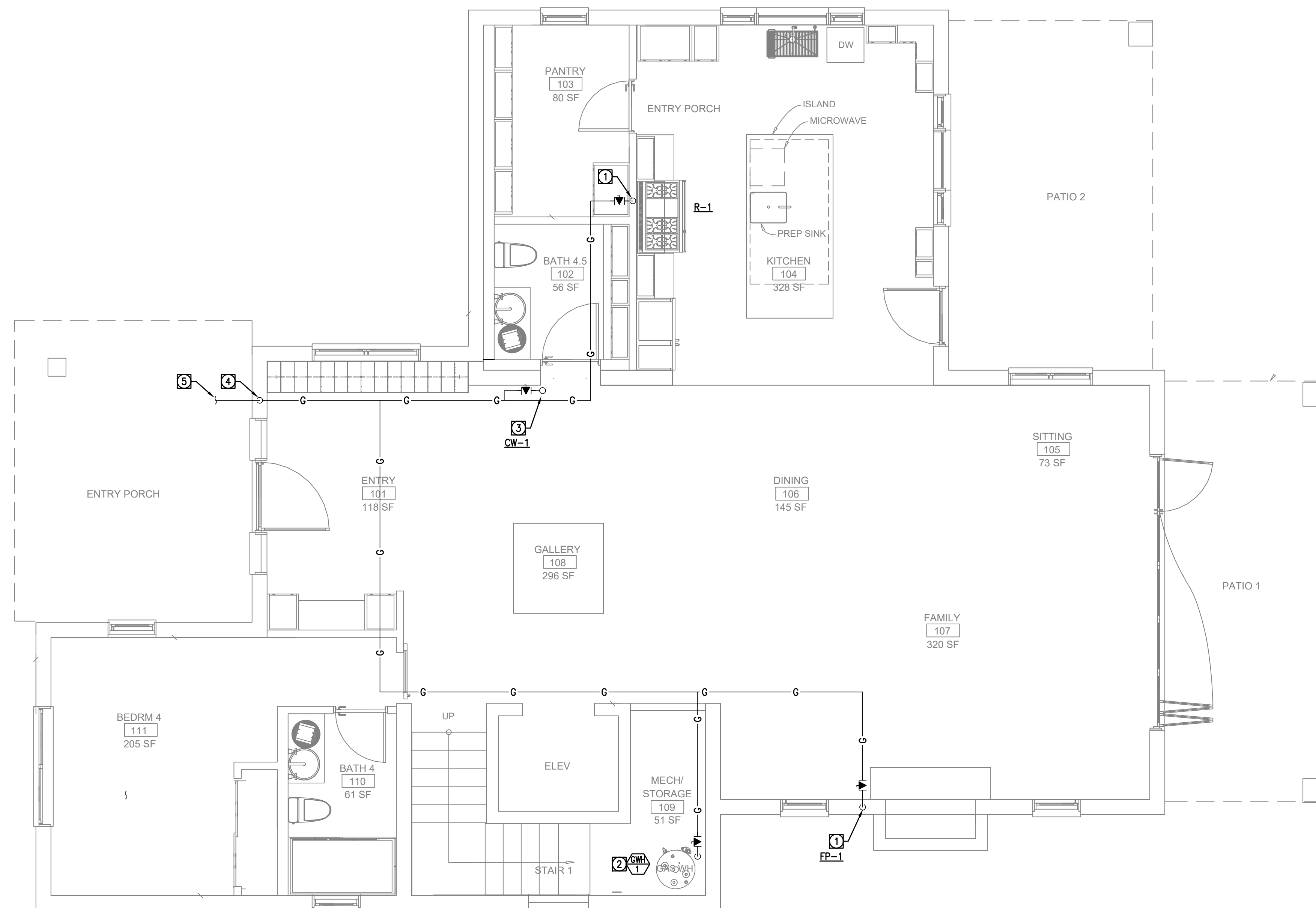
SHEET NAME
NATURAL GAS
FIRST FLOOR

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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CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

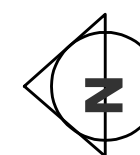
STAMPER RESIDENCE FIRE REBUILD

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

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

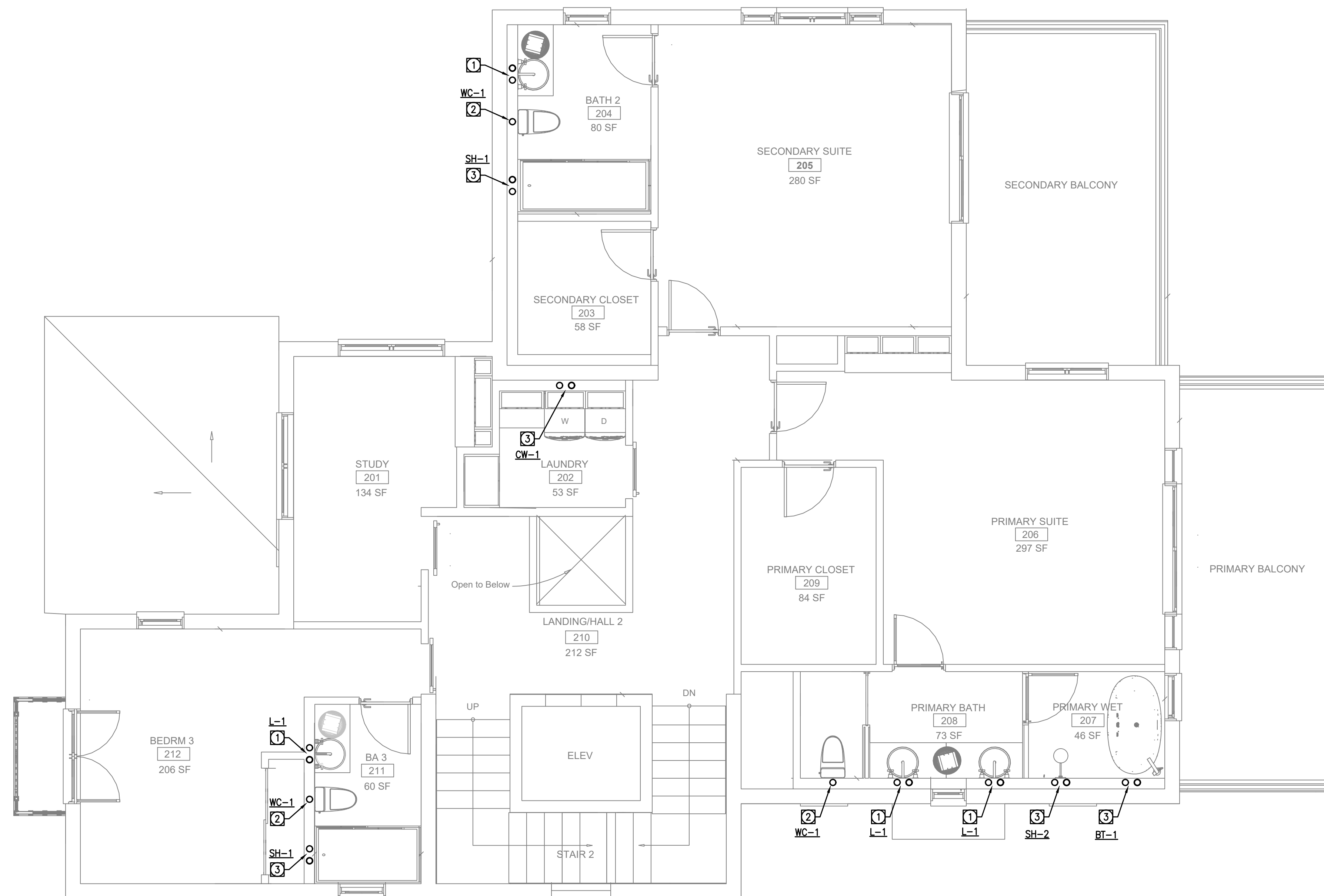
SHEET NAME
DOMESTIC WATER SECOND FLOOR

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"



ISSUE DATE 2026-05-26

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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

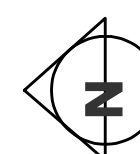
STAMPER RESIDENCE FIRE REBUILD

PROJECT ADDRESS
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 Pacific Palisades, CA 90272
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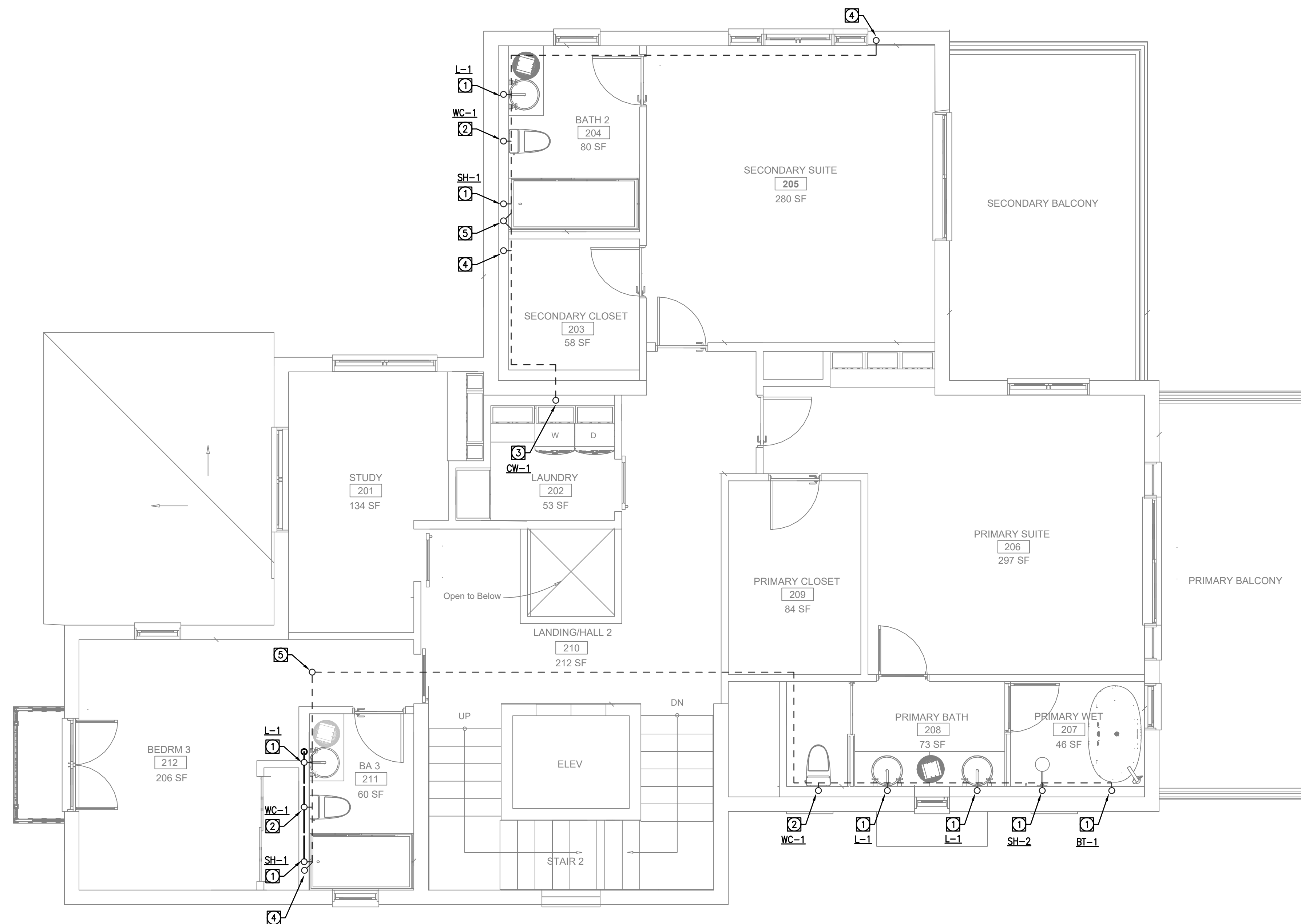
SHEET NAME
 SANITARY WASTE &
 VENT SECOND FLOOR

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

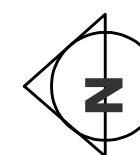
**STAMPER
 RESIDENCE
 FIRE REBUILD**

PROJECT ADDRESS
 15303 Earham Street
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 APN: 4412-019-023

OWNER
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 TEL: 323-388-6664

SHEET NAME
**NATURAL GAS
 SECOND FLOOR**

SCALE: AS INDICATED



SHEET NUMBER

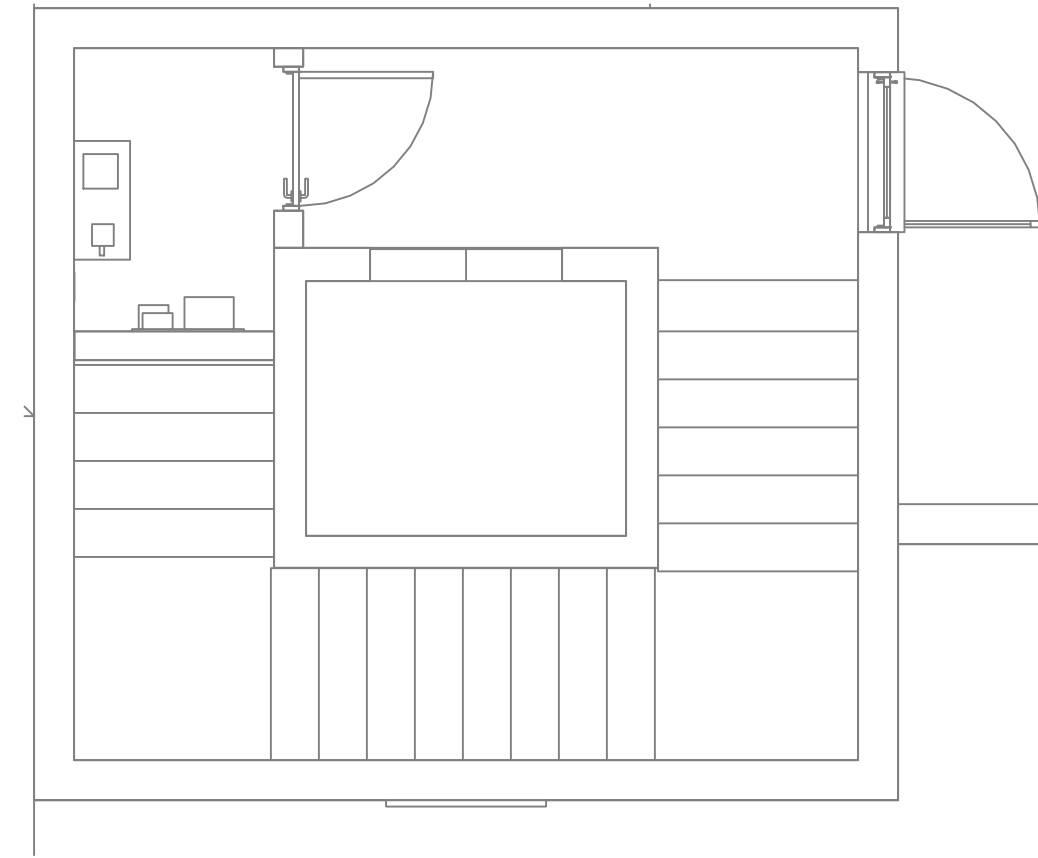
P1.2C



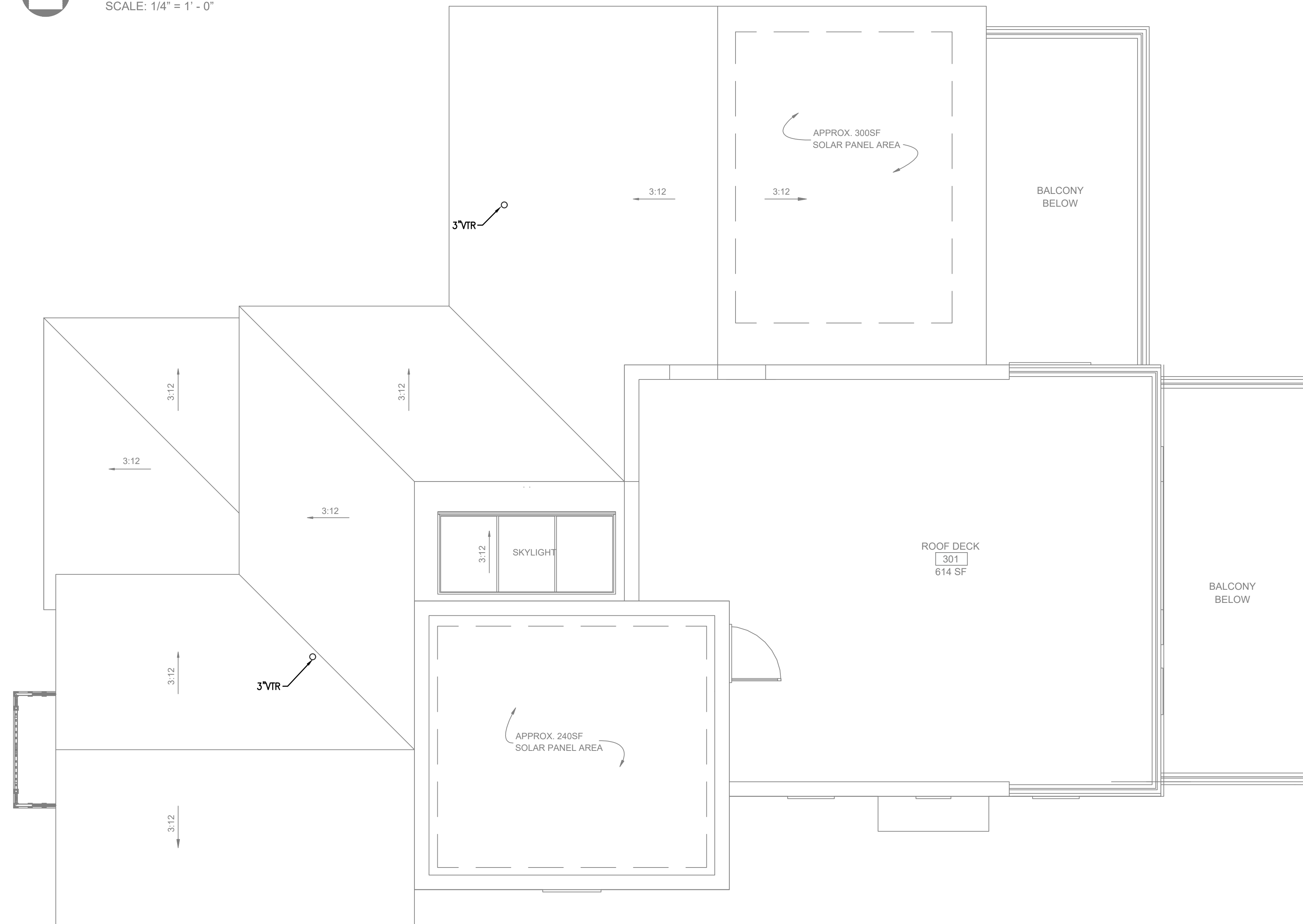
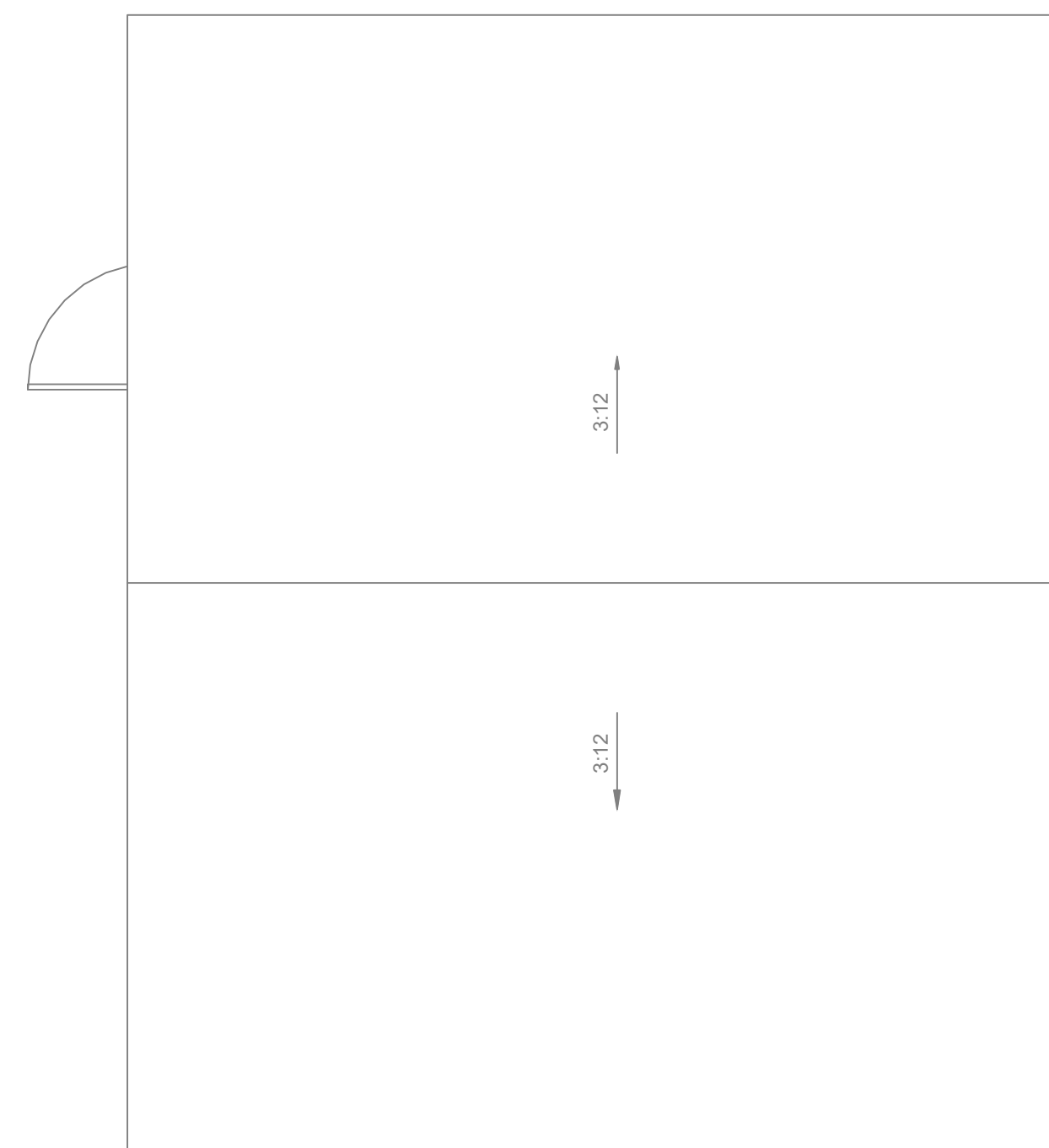
REFERENCE NOTES

1 3/4" UP FROM BELOW FLOOR.

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



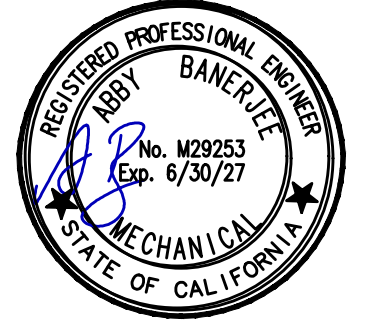
A THIRD FLOOR PLAN
SCALE: 1/4" = 1' - 0"



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



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Sacramento, CA 95814
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REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

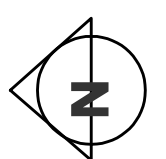
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

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

OWNER
John Stamper
15303 Earllham Street
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TEL: 323-388-6664

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
STAMPER
RESIDENCE
FIRE REBUILD

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

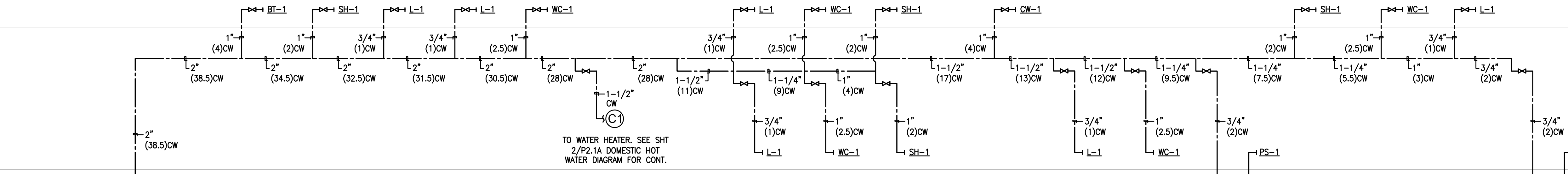
OWNER
 John Stamper
 15303 Earllham Street
 Pacific Palisades, CA 90272
 TEL: 323-388-6664

SHEET NAME
RISER DIAGRAMS

SCALE: AS INDICATED

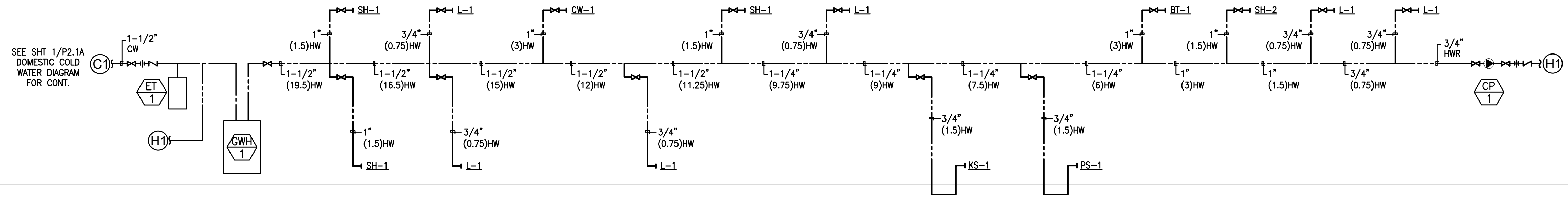


SHEET NUMBER
P2.1A

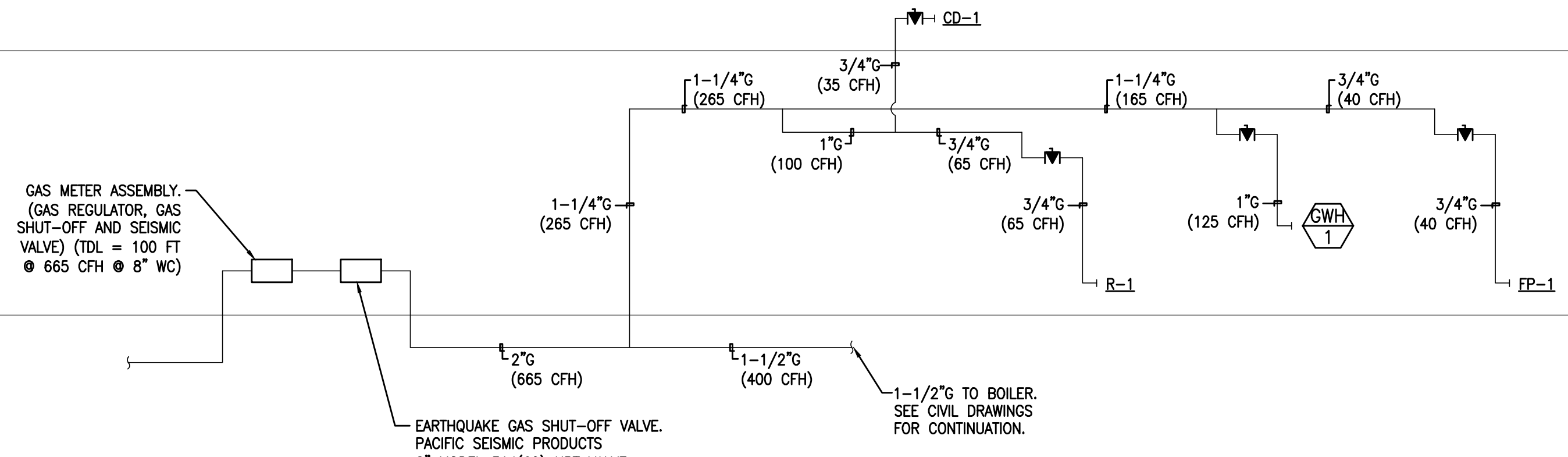


1 DOMESTIC COLD WATER RISER DIAGRAM
 NOT TO SCALE

2" CW. SEE CIVIL DRAWINGS FOR CONTINUATION.



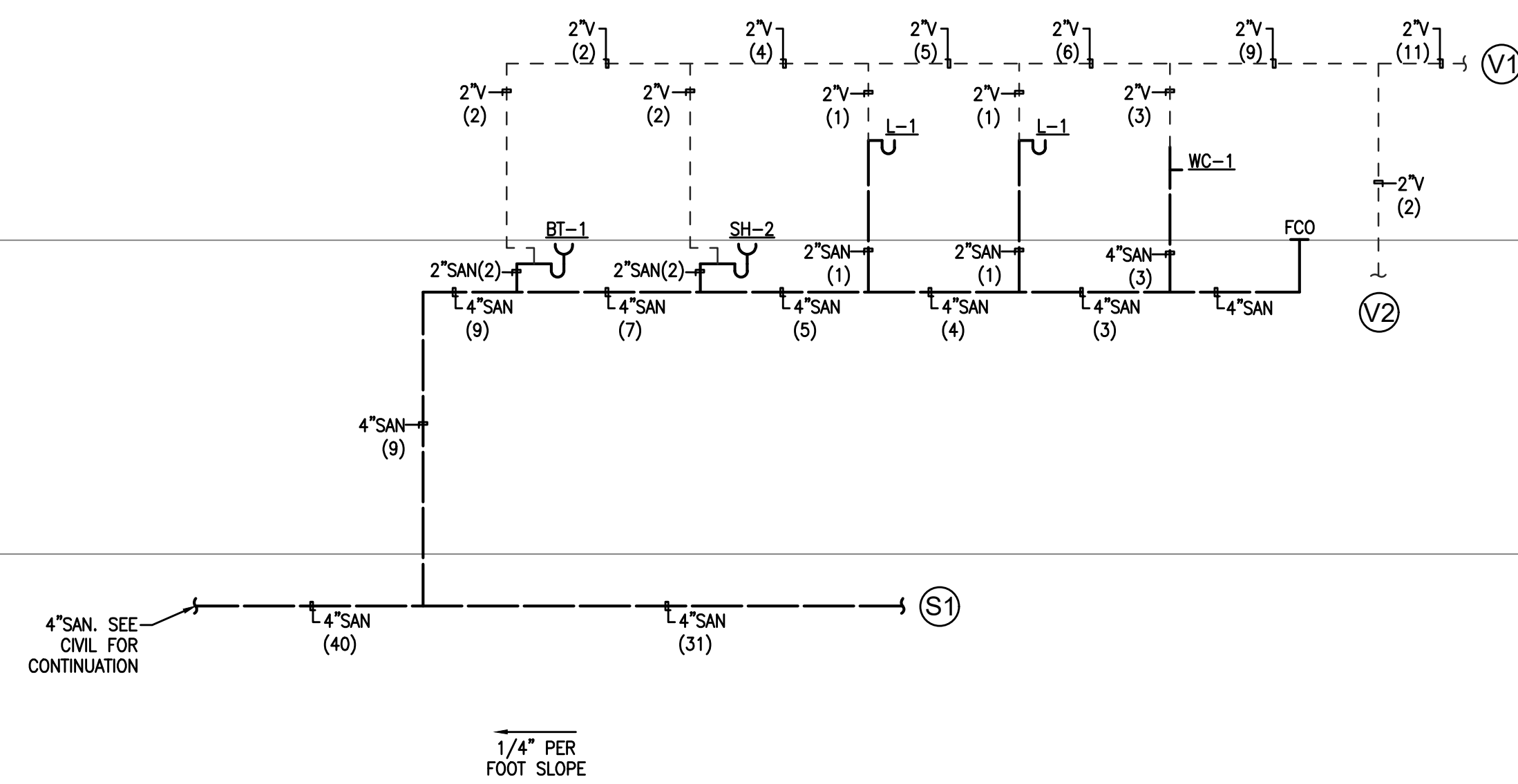
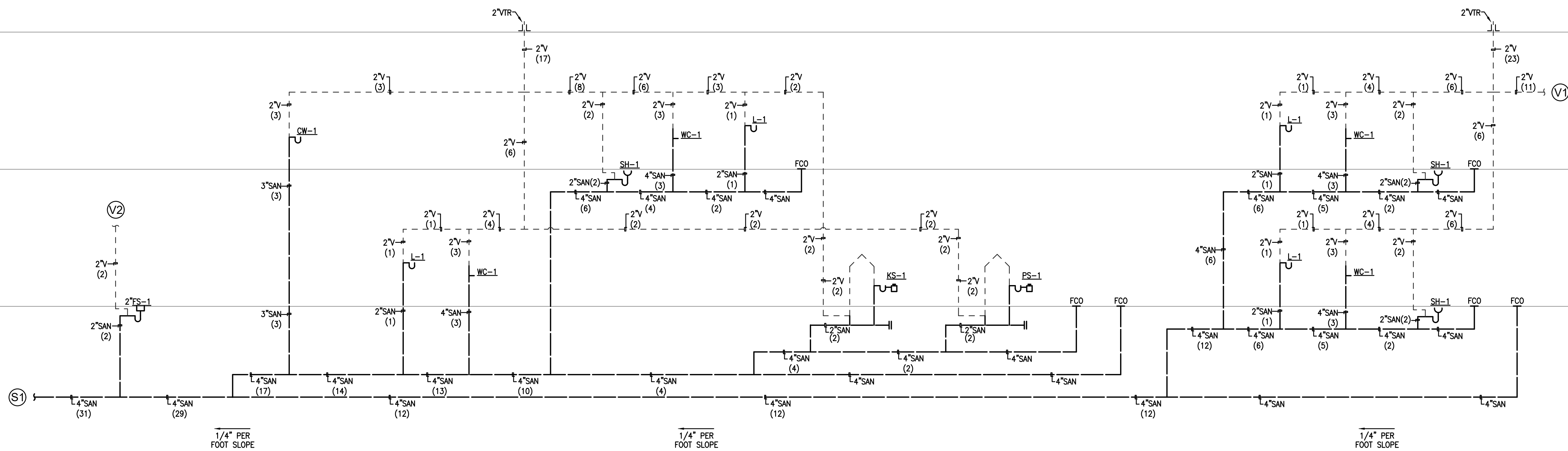
2 DOMESTIC HOT WATER RISER DIAGRAM
 NOT TO SCALE



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.

3 NATURAL GAS RISER DIAGRAM
 NOT TO SCALE



1 SANITARY WASTE & VENT RISER DIAGRAM
NOT TO SCALE



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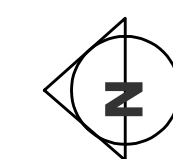
PROJECT NAME
STAMPER
RESIDENCE
FIRE REBUILD

PROJECT ADDRESS
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SHEET NAME
RISER DIAGRAMS

SCALE: AS INDICATED



SHEET NUMBER
P2.1B