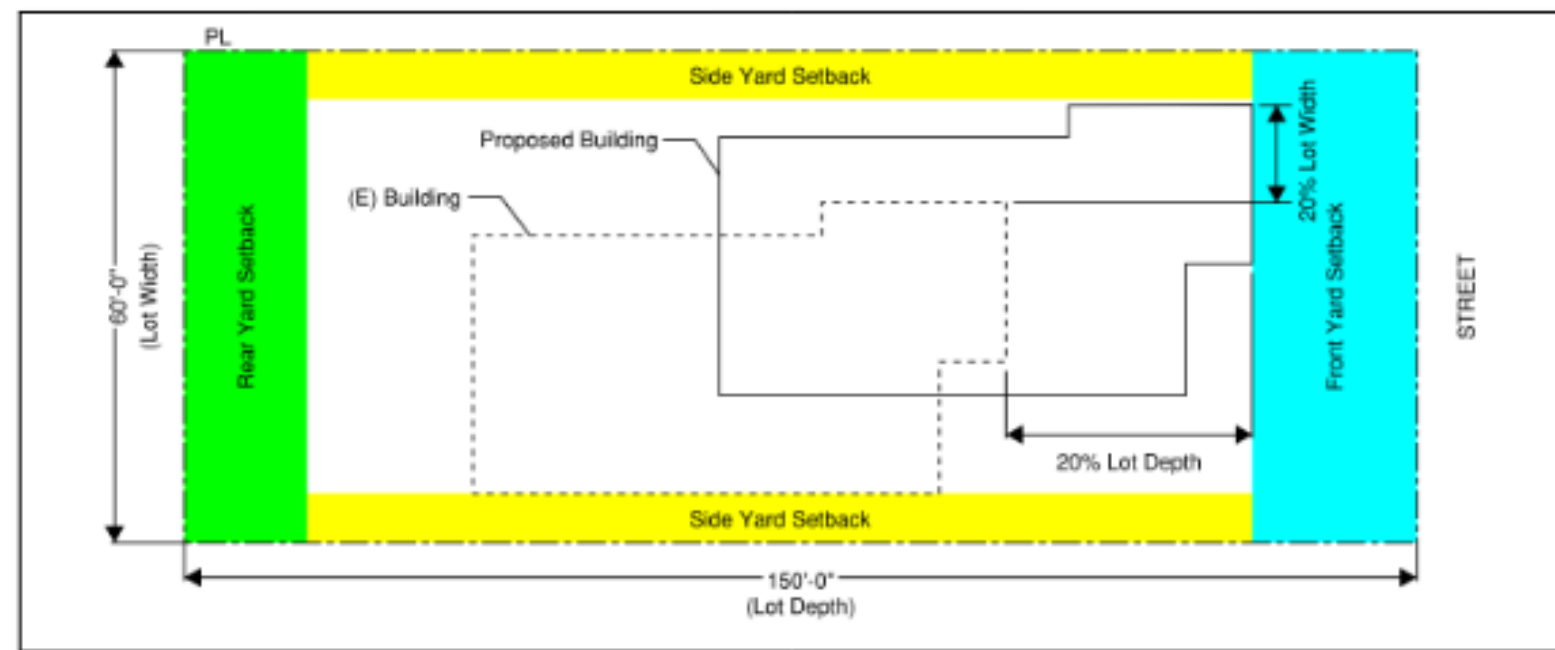


SPECIFY ON COVER SHEET THAT PROJECT IS EO8 ELIGIBLE

IF YOU BELIVE THAT THE PROJECT QUALIFIES FOR EO1 THEN SHOW COMPLIANCE WITH THE FOLLOWING ELIGIBILITY REQUIREMENTS

- 1) SHOW THAT THE PROPOSED BUILDING FOOTRPINT DOES NOT EXCEED 110% OF THE PRE-WILDFIRE FOOTPRINT
-EXISTING FOOTPRINT CAN BE DETERMINED BY PERMIT RECORDS OR OTHER ACCEPTABLE RECORDS (SEE BELOW)
- 2) SHOW THAT THE PROPOSED BUILDING HEIGHT DOES NOT EXCEED 110% OF THE PRE-WILDFIRE HEIGHT
-EXISTING HEIGHT PER PERMIT RECORDS IS 28'
- 3) SHOW THAT THAT THE PROPOSED BUILDING IS IN SUBSTANTIALLY THE SAME LOCATION AS THE PRE-WILDFIRE LOCATION
- OVERLAY THE PRE-WILDFIRE FOOTPRINT AND THE PROPOSED FOOTPRINT AND SHOW COMPLIANCE WITH THE BELOW DEFINITION

Substantially in the Same Location (Building Footprint Location). To be considered substantially in the same location, the existing *Building Footprint* of the repaired or replaced structure can be moved with a maximum offset of 20% of the *Lot Width* and *Lot Depth* along both the *Lot Width Axis* and *Lot Depth Axis*, respectively. The repaired or replacement building must adhere to all applicable yard and setback requirements. However, if a building was damaged or destroyed by the *Wildfires* and it had a nonconforming yard, the new structure may be rebuilt or relocated within that nonconforming yard, as long as the nonconforming yard is not further reduced and extent (length or width) of the resulting building within the nonconforming yard is not increased and the height of the building within the nonconforming yard is not increased. The relocation of accessory buildings must follow the same location provisions as the primary structure. See Figure 3 below. However, a rebuilt detached accessory garage wholly within the rear half of the lot may be relocated more than 20% of the lot width and/or lot depth.



A. Acceptable Building Records to Determine Eligibility as an Eligible Project Records

Acceptable records to determine eligibility as an Eligible Project shall include issued building permits, Certificate of Occupancy, County Assessor records, and Coastal Commission documents. The Los Angeles Department of Building and Safety (LADBS) may consider other photographic sources, such as Google Maps and LiDAR (Light Detection and Ranging), on a case-by-case basis. This validation ensures the site's elements and features that physically existed or had a valid permit before the *Wildfires*.

The applicant must submit the necessary records and documentation, as described above, to demonstrate compliance with the definition of an Eligible Project and to establish the existing *Building Footprint*, *Height*, and location on a lot. These records and documents must be included with the construction plans and documents submitted for plan check as part of the permitting process for the repair, restoration, or replacement of structures or facilities damaged or destroyed by the *Wildfires*.

SEE PROVIDED 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE CORRECTION SHEET AND SHOW COMPLIANCE WITH ALL CIRCLED ITEMS

PROVIDE SOILS REPORT APPROVAL LETTER ON THE PLANS

FINAL PLANS REQUIRE THE SOILS ENGINEER STAMP

REMOVAL AND RECOMPACTION IS REQUIRED PER THE SOILS REPORT

- 1)PROVIDE GRADING PLAN AND APPLY FOR A GRADING PERMIT OR
- 2) ADD FOLLOWING SELF CERTIFICATION NOTE:
"The compaction report and observation of the subgrade will be self-certified by the consulting licensed civil/geotechnical engineer."

PROVIDE TITLE 24 ENERGY CALCULATIONS ON THE PLANS

Provide and fill out Green Form 4 and other necessary green Forms such as 1, 11, 14, 16, 18 etc. on plans, additional corrections may follow once provided

PROVIDE SECURITY REQUIREMENT NOTES AND AGING IN PLACE NOTES ON PLANS

PROJECT INFORMATION

PROJECT:
SINGLE-FAMILY RESIDENCE (FIRE REBUILD)
DETACHED GARAGE
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
U - GARAGE

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.

SPECIFY THAT SFD WILL BE EQUIPPED WITH NFPA 13D FIRE SPRINKLERS THROUGHOUT

tect

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



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

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

SHEET NAME

**Cover Sheet /
Project Info /
Sheet Index**

SHEET NUMBER

G0.1

SHEET INDEX

G0.1	Cover Sheet / Project Info / Sheet Index
G0.2	Architctural General Notes/Code Summary/ Zoning Analysis
C1	Civil Title Sheet
C2	Civil Improvement Plan
C3	Civil Erosion Control Plan
C4	Utility Plan
T8-1	Topography Survey
A1.1	Pre-Fire-Event Site Plan vs New Site Plan Comparison
A1.2	Site Plan & Garage Plan
A2.1	First Floor Plan
A2.2	Second Floor Plan
A2.3	Third Floor Plan & Roof Plan
A2.4	Enlarged Stair & Elevator Sections
A3.1	RCP - First Floor
A3.2	RCP - Second Floor & Third Floor
A4.1	Exterior Elevations N&S
A4.2	Exterior Elevations E&W
A5.1	Building Sections (A & B)
A5.2	Wall Sections
A5.3	Section Perspective Level1
A5.4	Section Perspective Level2
A5.5	Section Perspective Level3
A5.6	Exterior Perspectives
A5.7	Exterior Topo & CMU Perspectives
A6.1	Interior Elevations

REMOVE SHEETS FROM INDEX THAT ARE NOT PROVIDED OR REQUIRED

A7.1	Architctural Details
A8.1	Door & Window Schedules
S0	Structural Specifications
S1.0	Foundation Plan
S2.0	Floor & Low Roof Framing Plan
S3.0	High Roof & Roof Deck Framing Plan
S4.0	High Roof Framing Plan
S5.0	Garage Framing Plan & Foundation
S6.0	Foundation Details
S7.0	Framing Details
S7.1	Framing Details
S7.2	Framing Details
S7.3	Framing Details
S7.4	Framing Details
S8.0	Site Walls
M0.1	General Notes, Legend, Symbols & Abbreviations
M0.2	HVAC Equipment Schedules
M0.3	HVAC Equipment Schedules
M0.4	Systems Piping & Wiring Diagrams
M1.1	First Floor Plan - HVAC
M1.2	Second Floor Plan - HVAC
M1.3	Thrid & Roof Floor Plan - HVAC
M2.0	Title 24 Forms
M2.1	Title 24 Forms
P0.1	Notes, Legends, Schedules & Symbols
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 & Roof
P2.1A	Riser Diagrams
P2.1B	Riser Diagrams
E0.1	General Notes, Legend, Symbols & Abbreviations
E0.2	Single Line Diagram & Panel Schedule
E1.0	Site Plan
E2.0	1st Floor Power Plan
E2.1	2nd Floor Power Plan
E3.0	1st Floor Lighting Plan
E3.1	2nd Floor Lighting Plan
E3.2	Roof Electrical Plan
LTE-01	Lighting Fixture Schedule
LTE-02	Lighting Layout First Floor
LTE-03	Lighting Layout Second Floor
LTE-04	Lighting Layout First Floor (Site)
LTE-05	Lighting Layout Roof

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.

PROVIDE TABULATED AREAS AND FULLY DIMENSIONED AREA DIAGRAMS FOR

- 1) ZONING FLOOR AREA
- 2) SCHOOL FEE AREA
- 3) BUILDING CODE R3 AND U AREAS

IF SCHOOL FEE AREA INCREASES MORE THAN 500 SF FROM EXISTING THEN THE DIFFERENCE BETWEEN THE EXISTING AND PROPOSED WILL BE CHARGED

IF INCREASE IN ZONING FLOOR AREA FROM EXISTING IS MORE THAN 1500 SF THEN LINKAGE FEE WILL APPLY FOR ADDITION AREA

You may record a covenant "COVENANT AND AGREEMENT REGARDING THE PAYMENT OF LINKAGE FEES" IF NEEDED in order to be exempt from paying the linkage fees, you would be agreeing to pay the linkage fees if the house is sold within three years of permit issuance

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

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

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

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

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

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

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

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

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

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

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

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

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



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



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

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

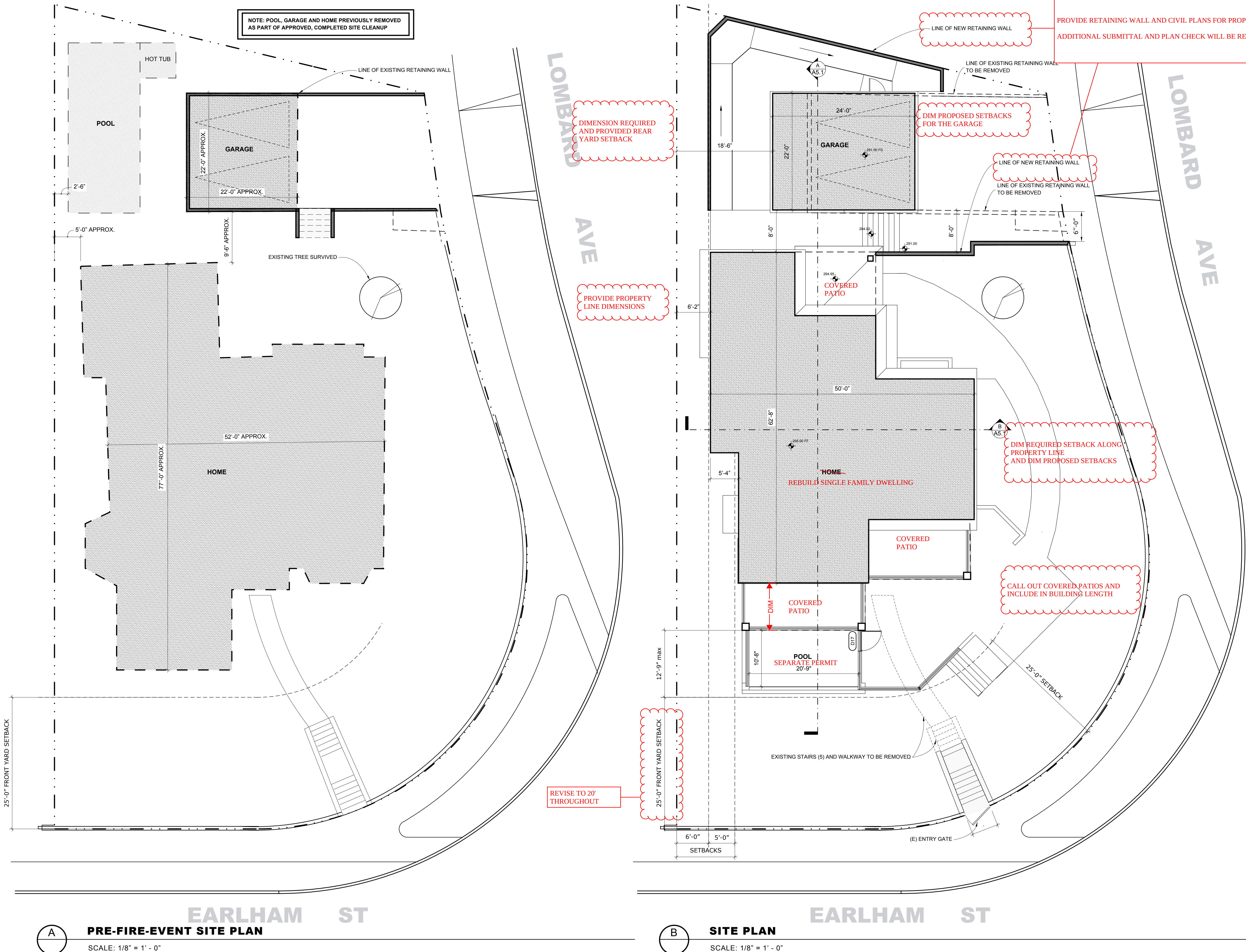
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlham Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

Architectural
General Notes/
Code Summary/
Zoning Analysis

SHEET NUMBER

G0.2



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

DIMENSION REQUIRED AND PROVIDED REAR YARD SETBACK

PROVIDE PROPERTY LINE DIMENSIONS

REVISE TO 20' THROUGHOUT

LINE OF NEW RETAINING WALL

DIM PROPOSED SETBACKS FOR THE GARAGE

LINE OF NEW RETAINING WALL
LINE OF EXISTING RETAINING WALL TO BE REMOVED

DIM REQUIRED SETBACK ALONG PROPERTY LINE AND DIM PROPOSED SETBACKS

CALL OUT COVERED PATIOS AND INCLUDE IN BUILDING LENGTH

PROVIDE RETAINING WALL AND CIVIL PLANS FOR PROPOSED WALLS
ADDITIONAL SUBMITTAL AND PLAN CHECK WILL BE REQUIRED



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



ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

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

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

SHEET NAME

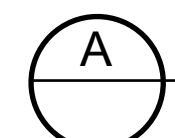
Pre-Fire-Event Site Plan vs New Site Plan Comparison

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



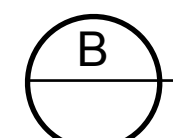
SHEET NUMBER

A1.1



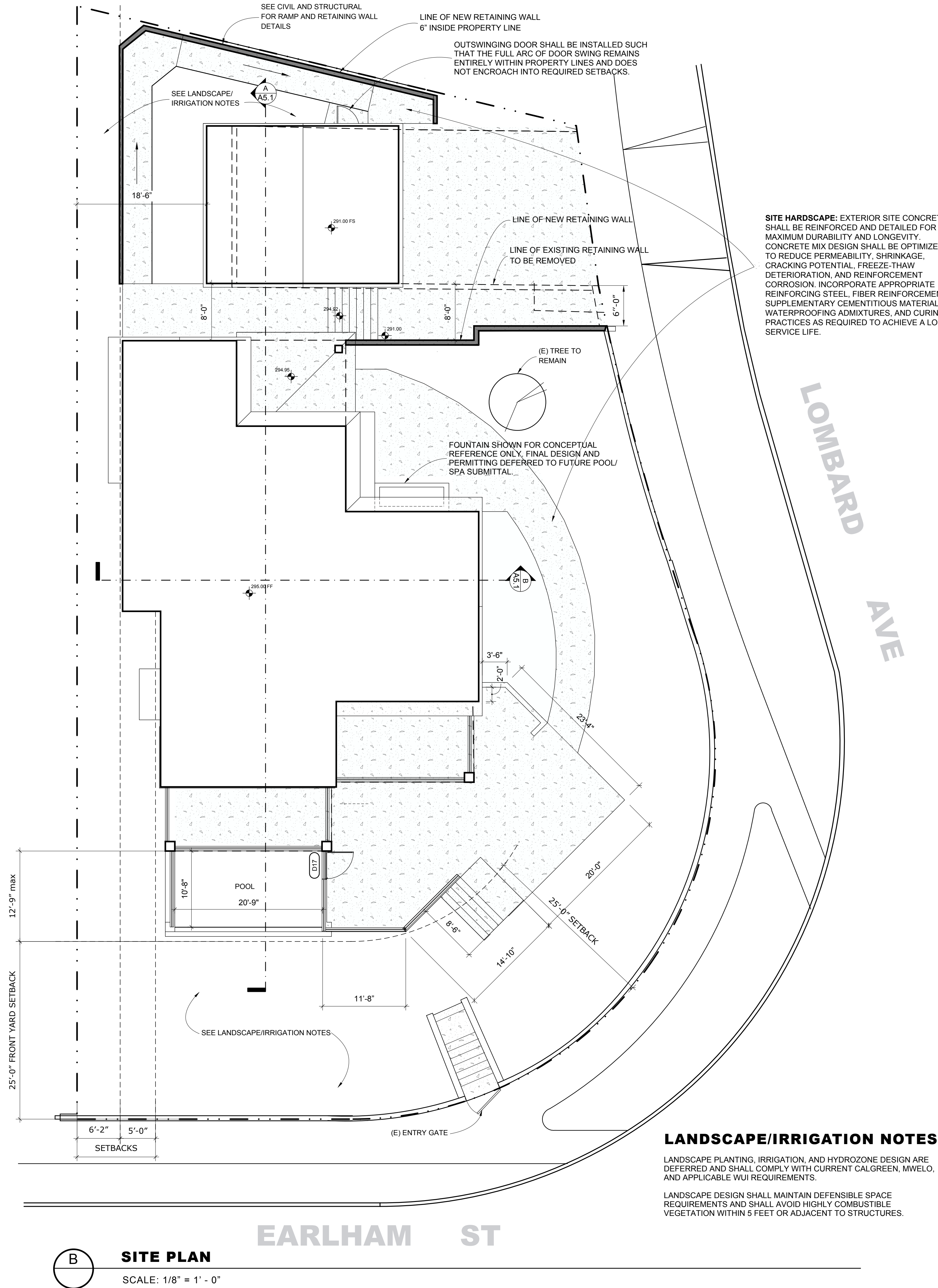
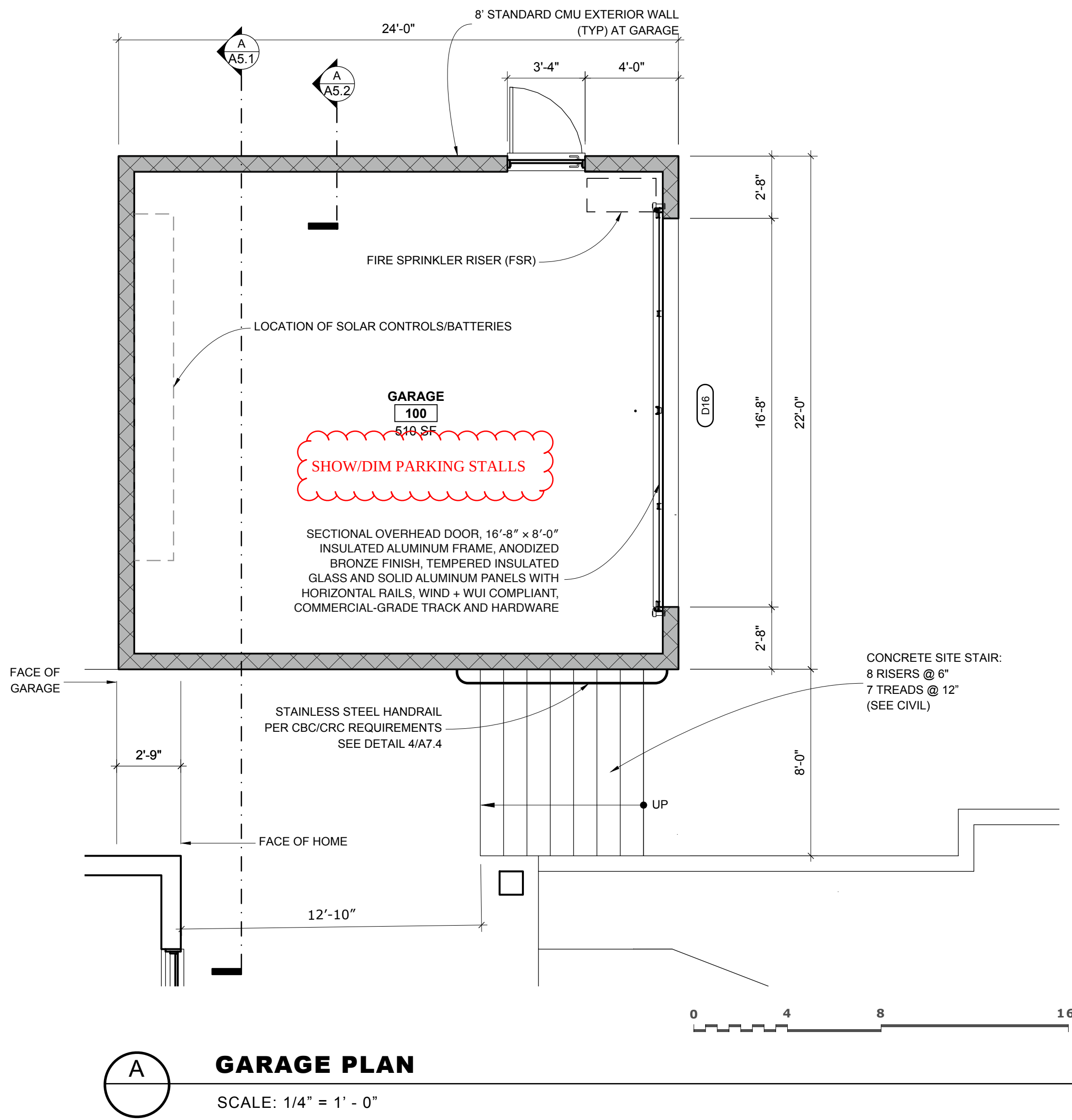
PRE-FIRE-EVENT SITE PLAN

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



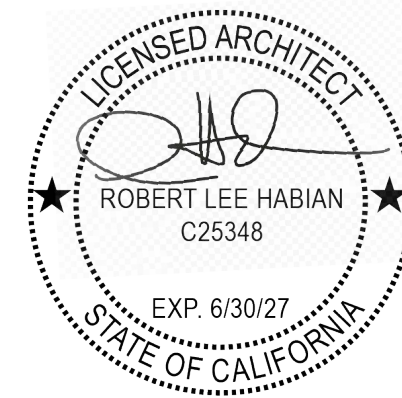
SITE PLAN

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



tect

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



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

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

OWNER

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

SHEET NAME

Site Plan & Garage Plan

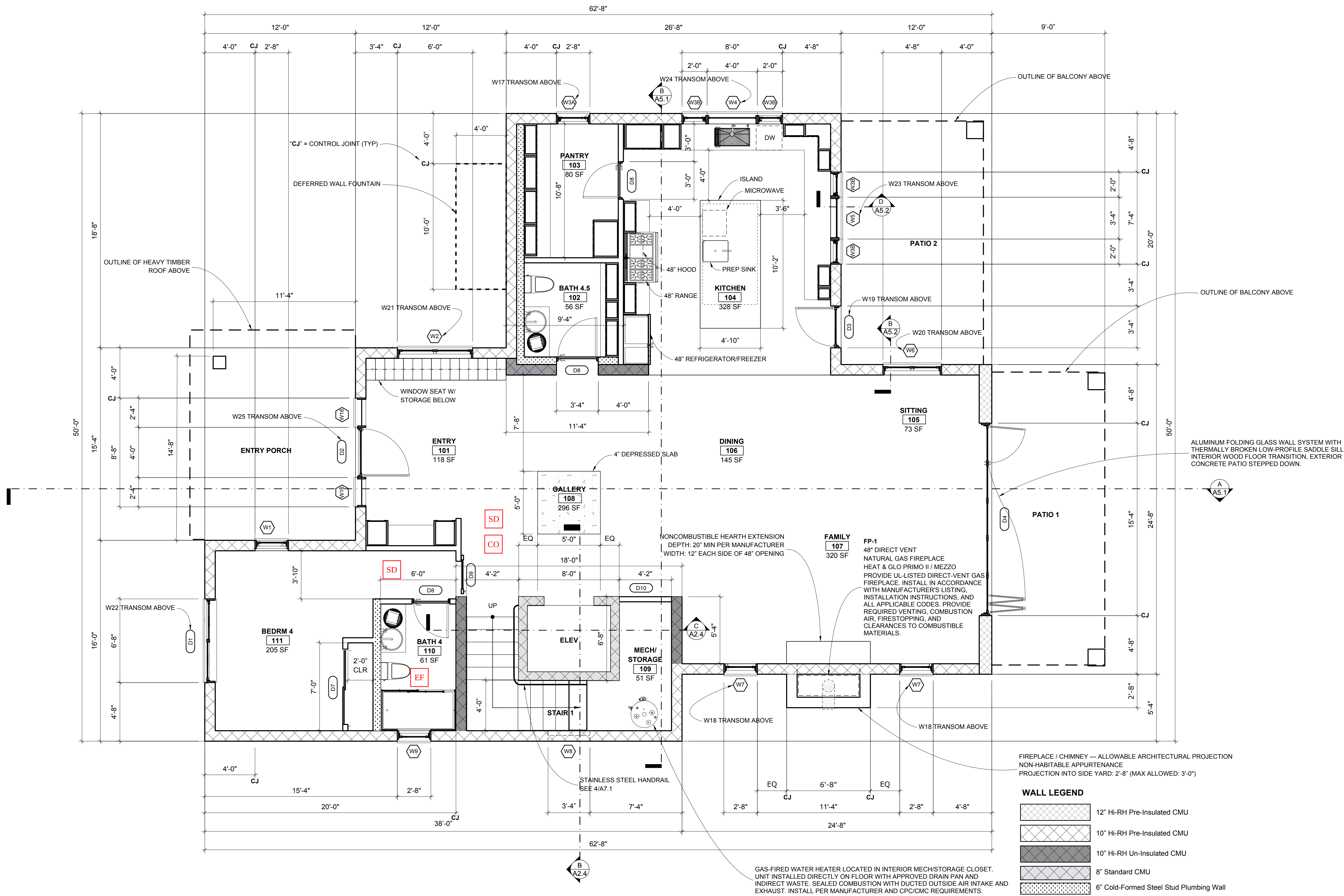
SCALE: 1/8" = 1' - 0"

0 8 16 32

SHEET NUMBER

A1.2

PROVIDE GRIDLINES ON FLOOR/ROOF PLANS



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

tect

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

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

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

First Floor Plan

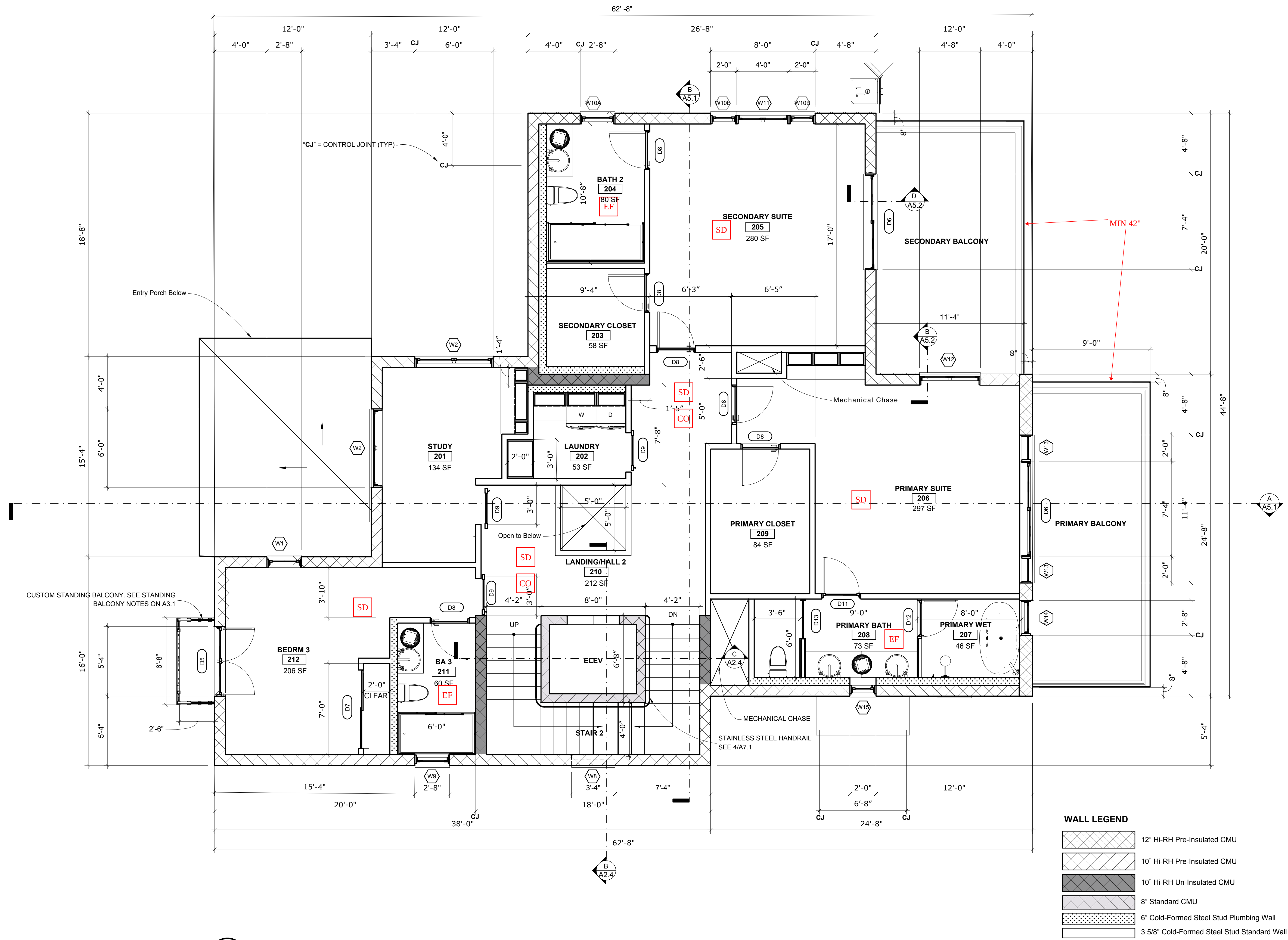
SCALE: 1/4" = 1' - 0"

0 4 8 16

SHEET NUMBER

A2.1

PROVIDE GRIDLINES ON FLOOR/ROOF PLANS



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



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

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
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
**Second Floor
Plan**

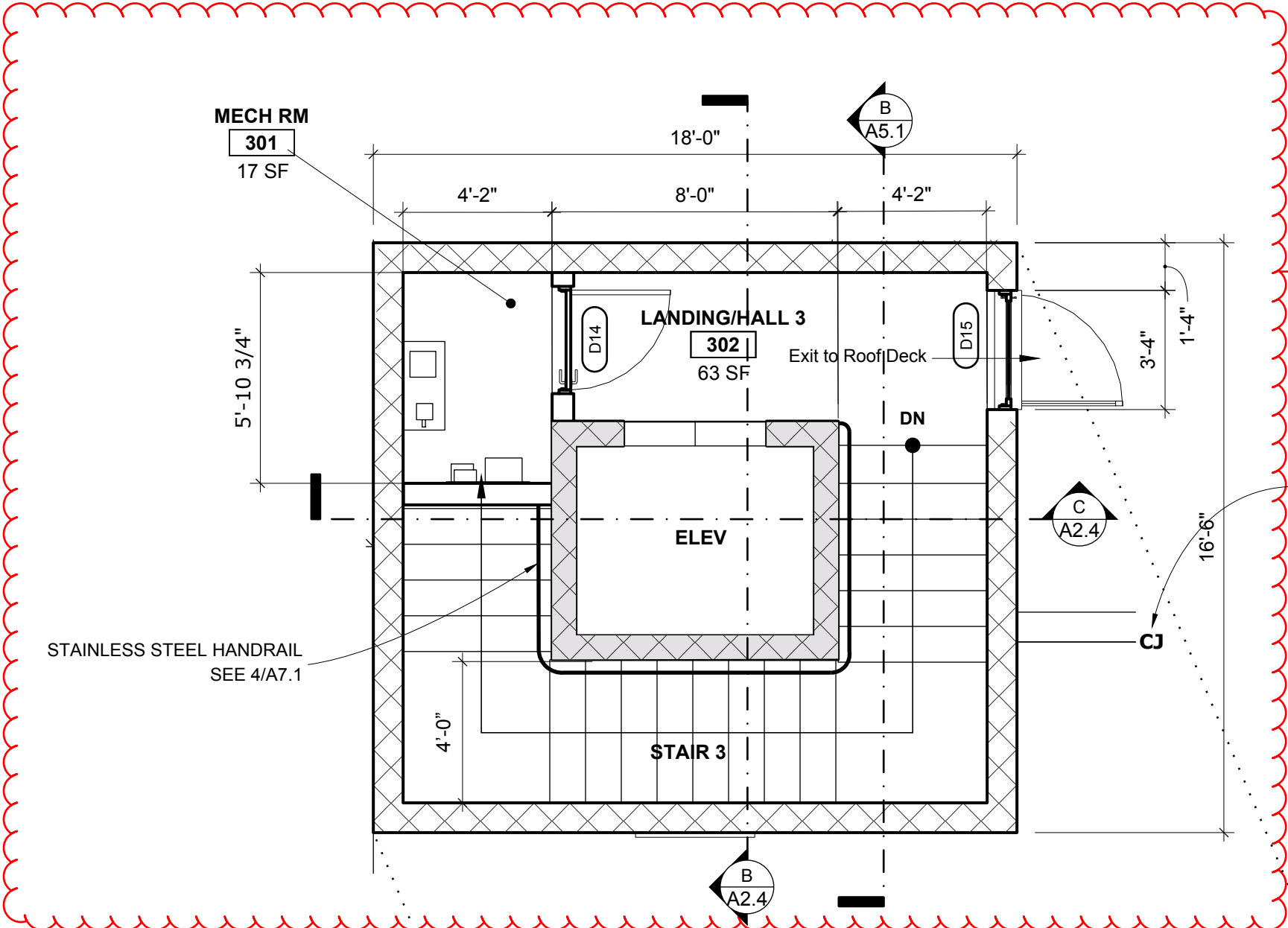
SCALE: 1/4" = 1' - 0"

0 4 8 16

SHEET NUMBER

A2.2

PROVIDE GRIDLINES ON FLOOR/ROOF PLANS



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

WALL LEGEND

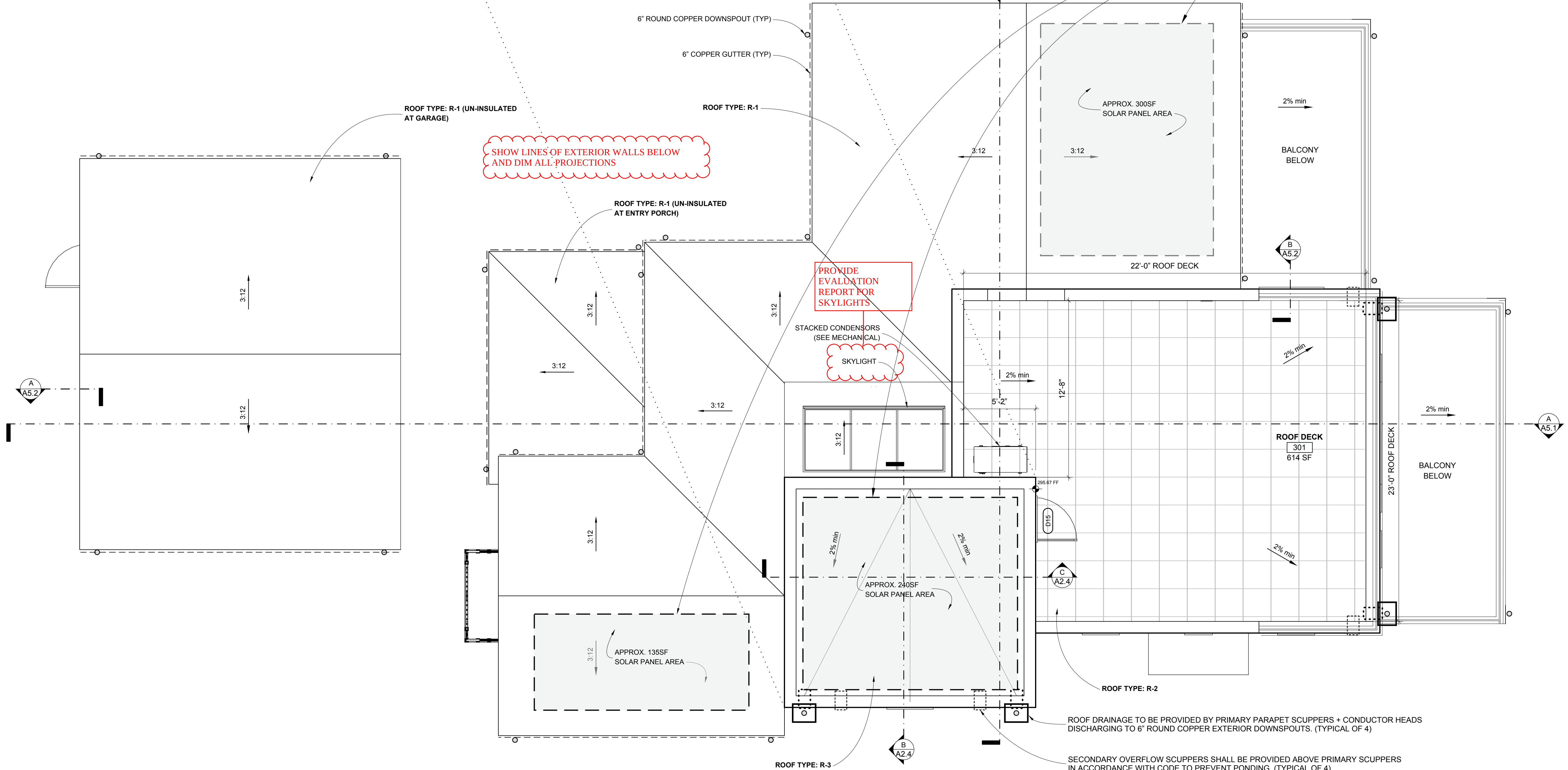
[Pattern]	10" HI-RH Pre-Insulated CMU
[Pattern]	10" HI-RH Un-Insulated CMU
[Pattern]	8" Standard CMU
[Pattern]	6" Cold-Formed Steel Stud Plumbing Wall
[Pattern]	3 5/8" Cold-Formed Steel Stud Standard Wall

ROOF TYPES

PROVIDE EVALUATION REPORTS FOR ROOFING

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.

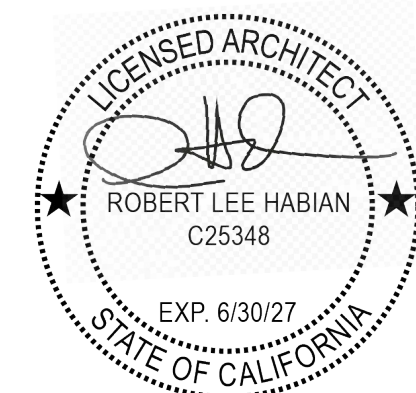


B

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



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



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

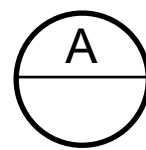
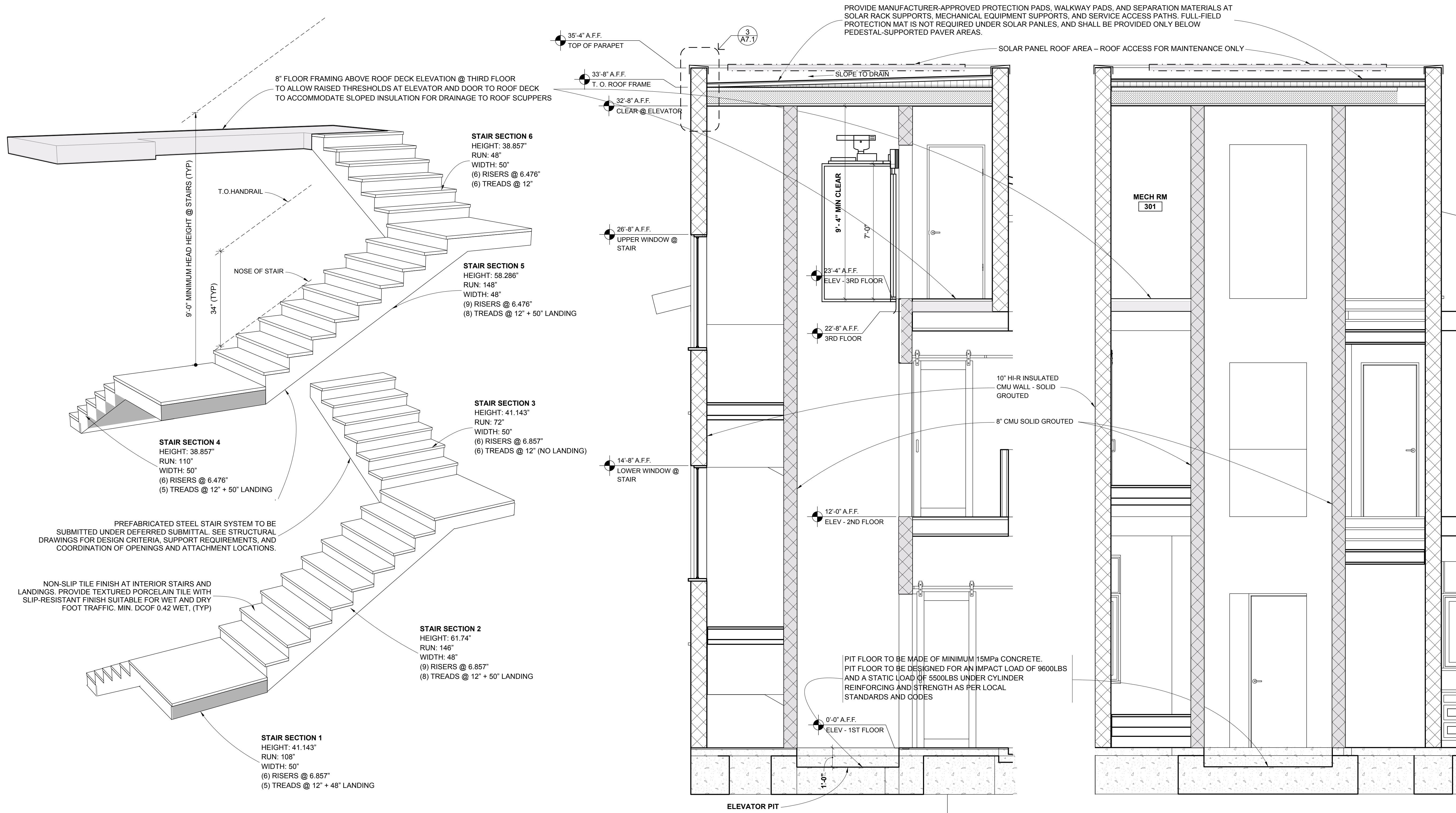
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlam Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME
**Third Floor Plan
& Roof Plan**

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

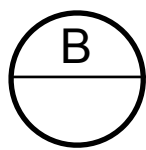


SHEET NUMBER
A2.3



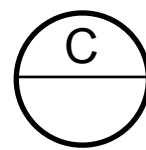
DETAILED STAIRS

SCALE: NO SCALE



ELEVATOR/STAIR NORTH-SOUTH SECTION

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



ELEVATOR STAIR EAST-WEST SECTION

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

tect

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



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

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

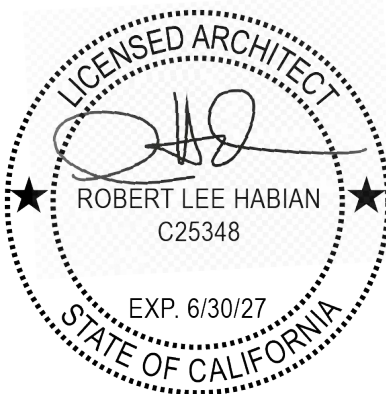
SHEET NAME

**Enlarged Stair &
Elevator Sections**

SCALE: VARIES

SHEET NUMBER

A2.4



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
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

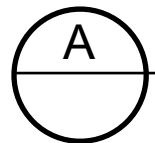
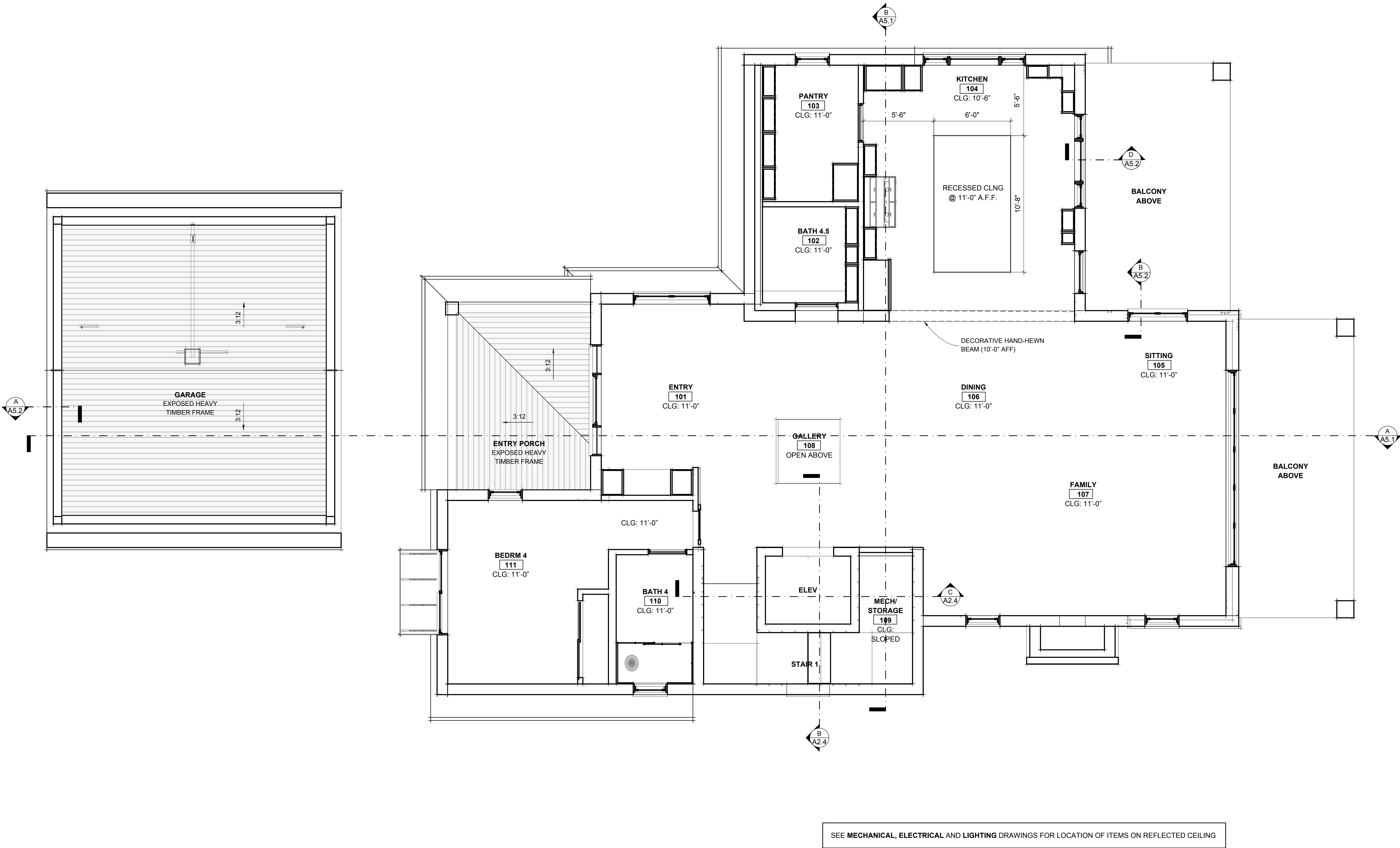
RCP - First Floor

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



SHEET NUMBER

A3.1



REFLECTED CEILING PLAN - FIRST FLOOR

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



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

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

SHEET NAME

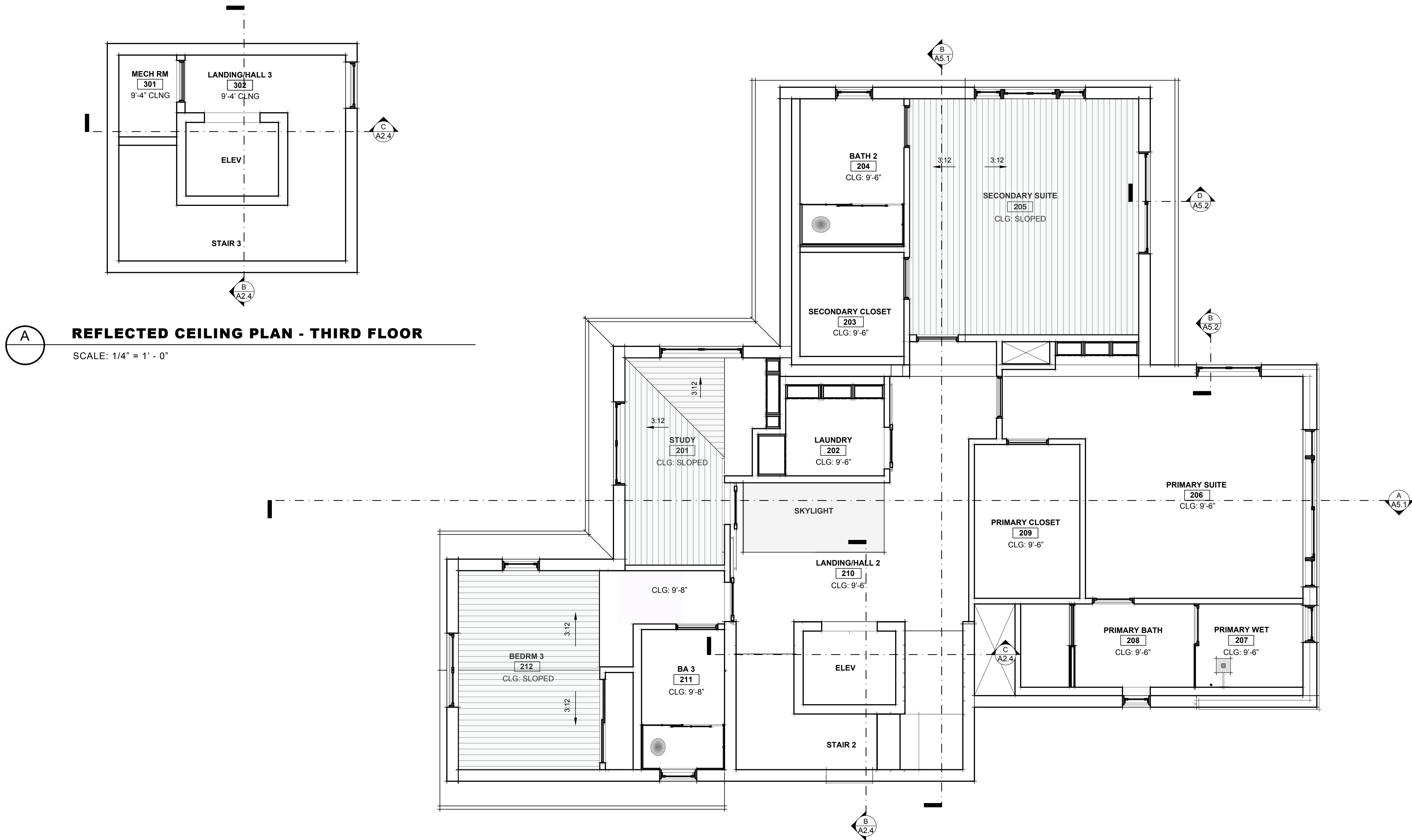
**RCP - Second
Floor & Third
Floor**

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



SHEET NUMBER

A3.2



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

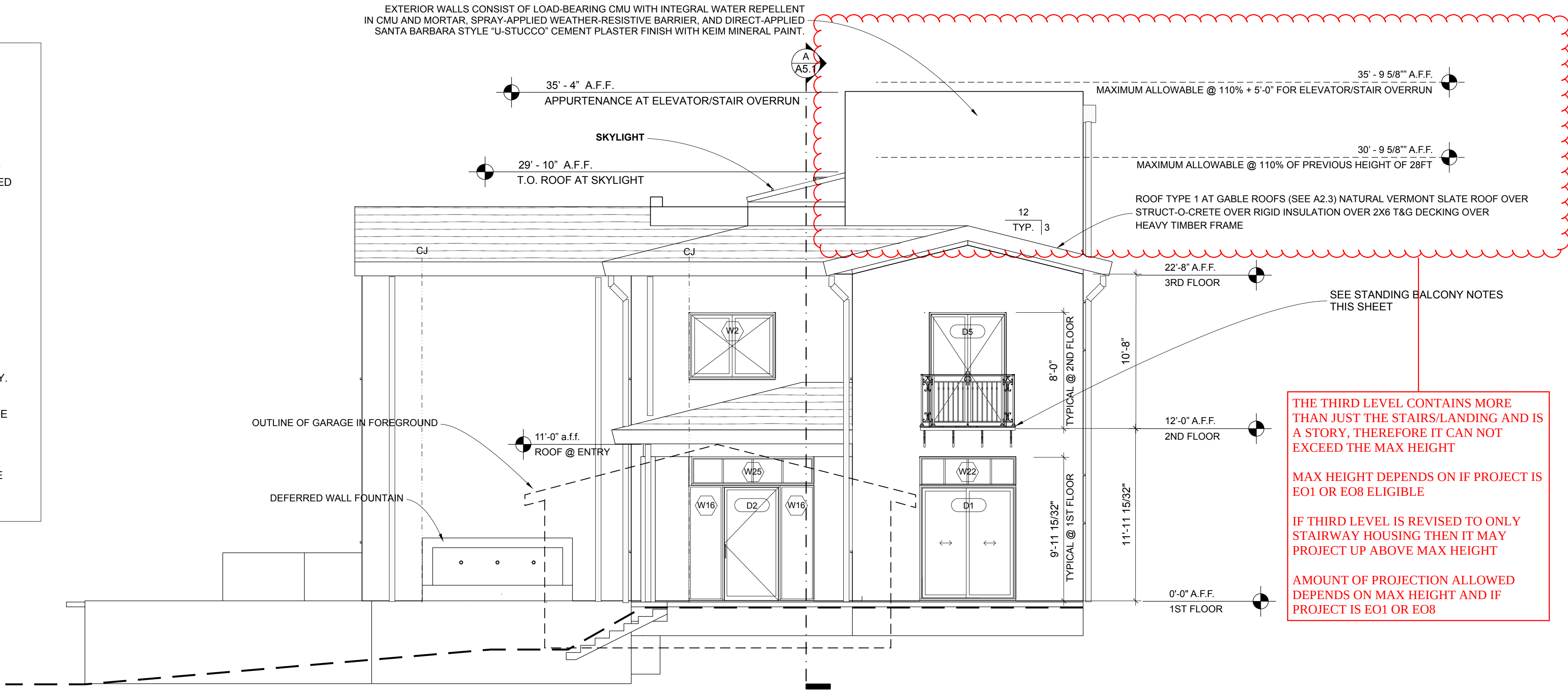
B REFLECTED CEILING PLAN - SECOND FLOOR
SCALE: 1/4" = 1' - 0"

- 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.

Provide Height of Building shown from the lowest point of elevation within 5 feet around the building.

Needs to consider slope away from building.

Show location on site plan

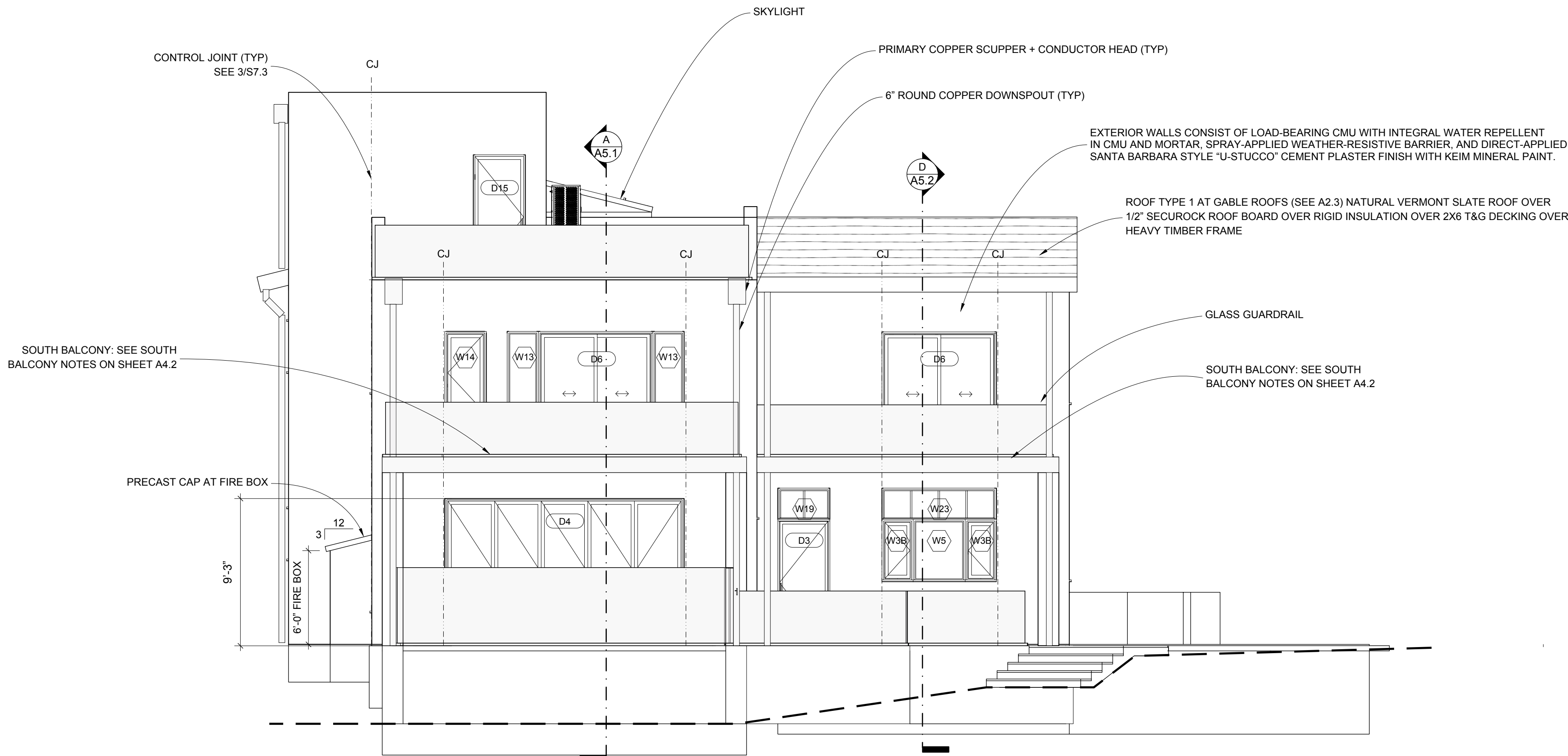


A **NORTH ELEVATION**

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

Show and comply with Encroachment Plane on the Elevations originating from a point 20 ft. in height along the required front yard and side yard setbacks per LAMC 12.08 C5(a)

IF PROJECT IS SHOWN TO BE EO1 ELIGIBLE THEN ENC PLANE IS NOT REQUIRED



B **SOUTH ELEVATION**

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

tect

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



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

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

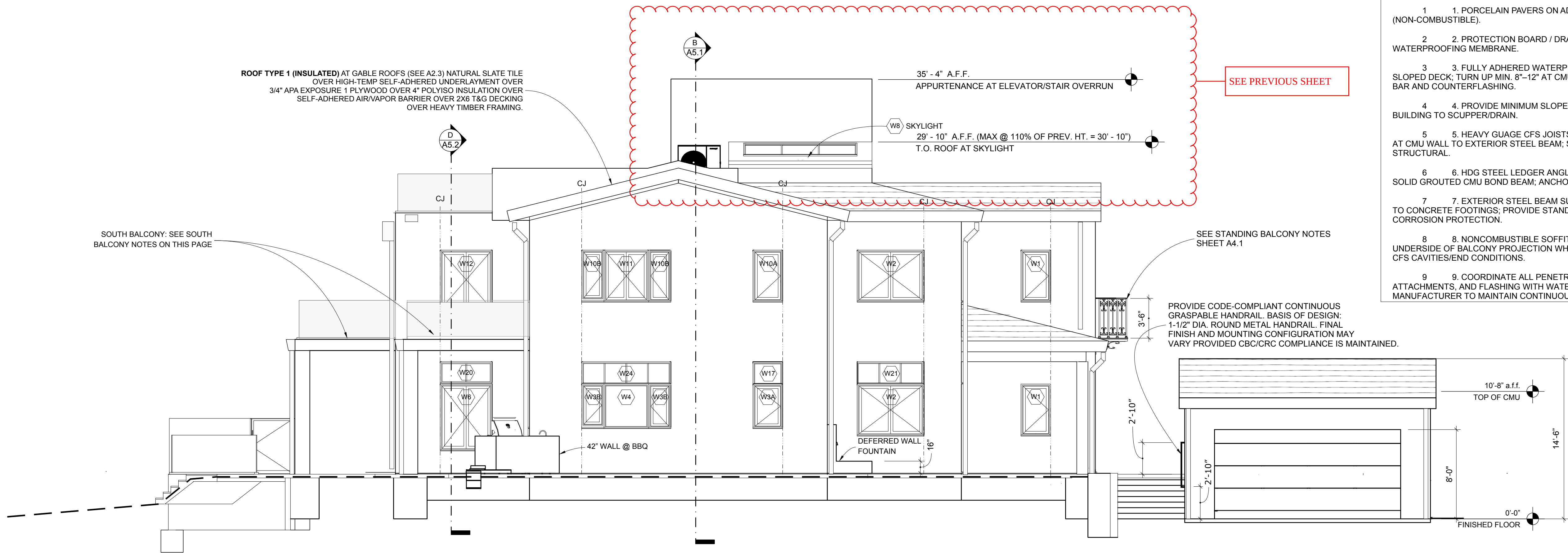
Exterior Elevations N&S

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

0 5.3 10.7 21.3

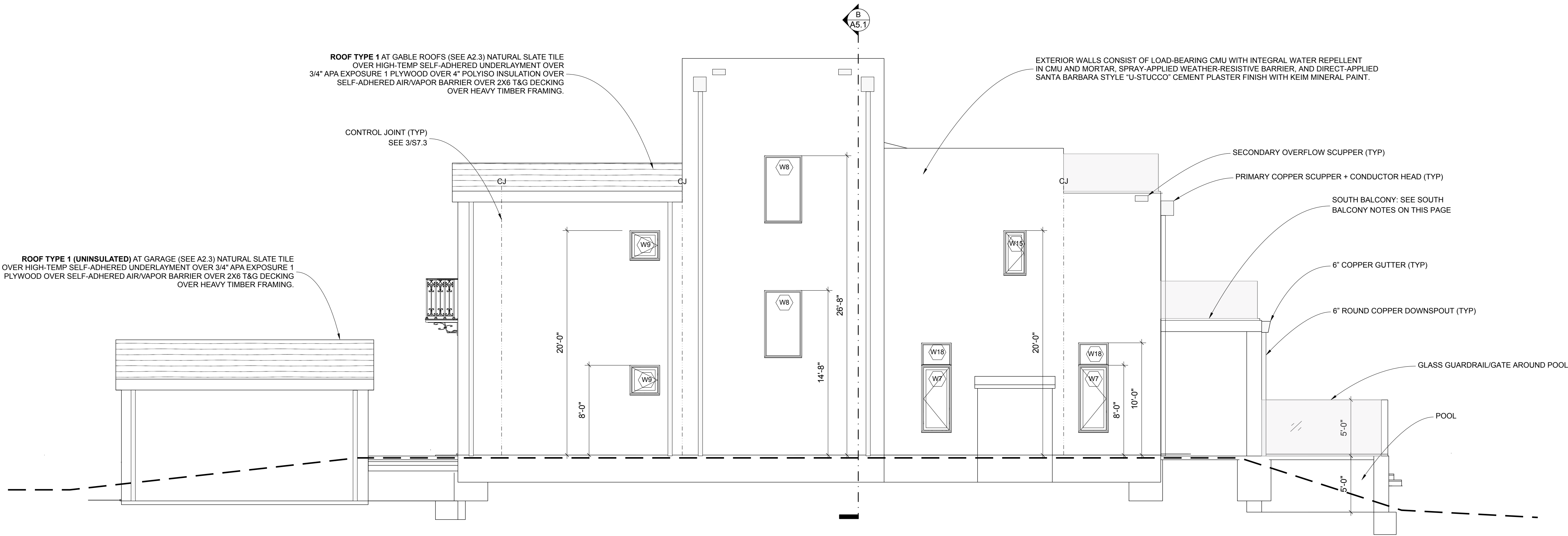
SHEET NUMBER

A4.1



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

Show and comply with Encroachment Plane on the Elevations originating from a point 20 ft. in height along the required front yard and side yard setbacks per LAMC 12.08 C5(a)
IF PROJECT IS SHOWN TO BE EO1 ELIGIBLE THEN ENC PLANE IS NOT REQUIRED



B **WEST 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 GUAGE 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.

tect

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



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

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

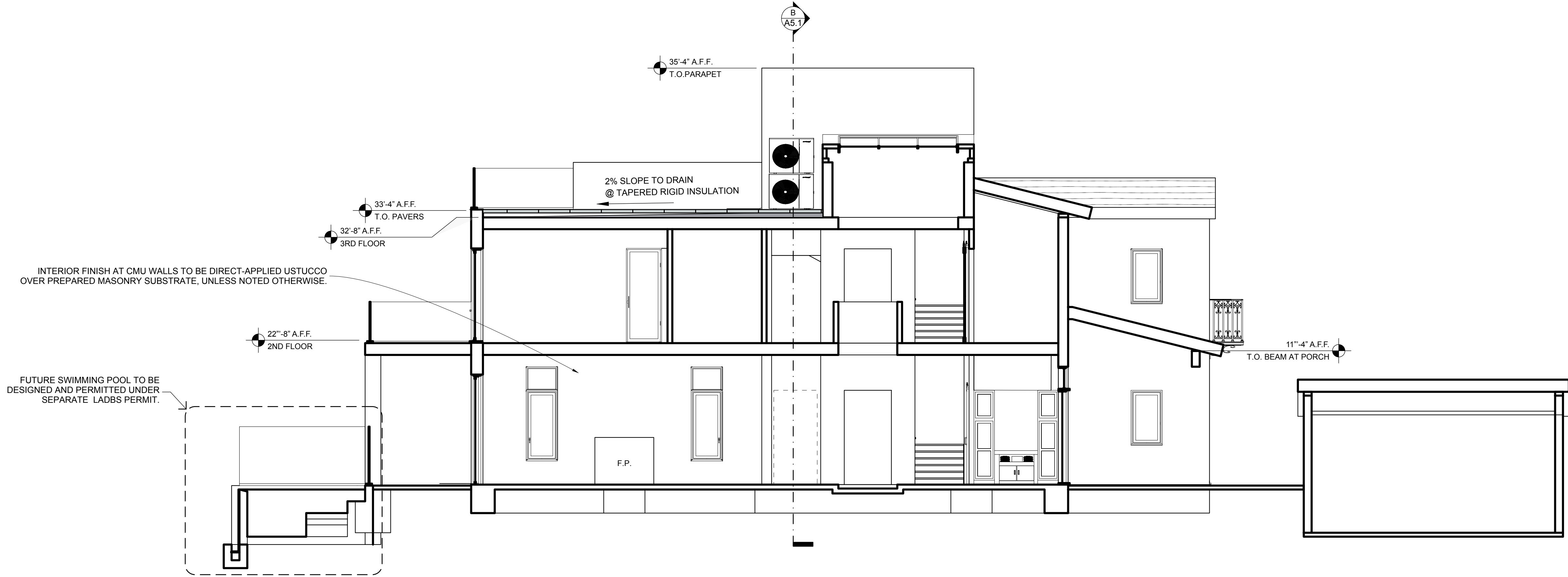
Exterior Elevations E&W

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

0 5.3 10.7 21.3

SHEET NUMBER

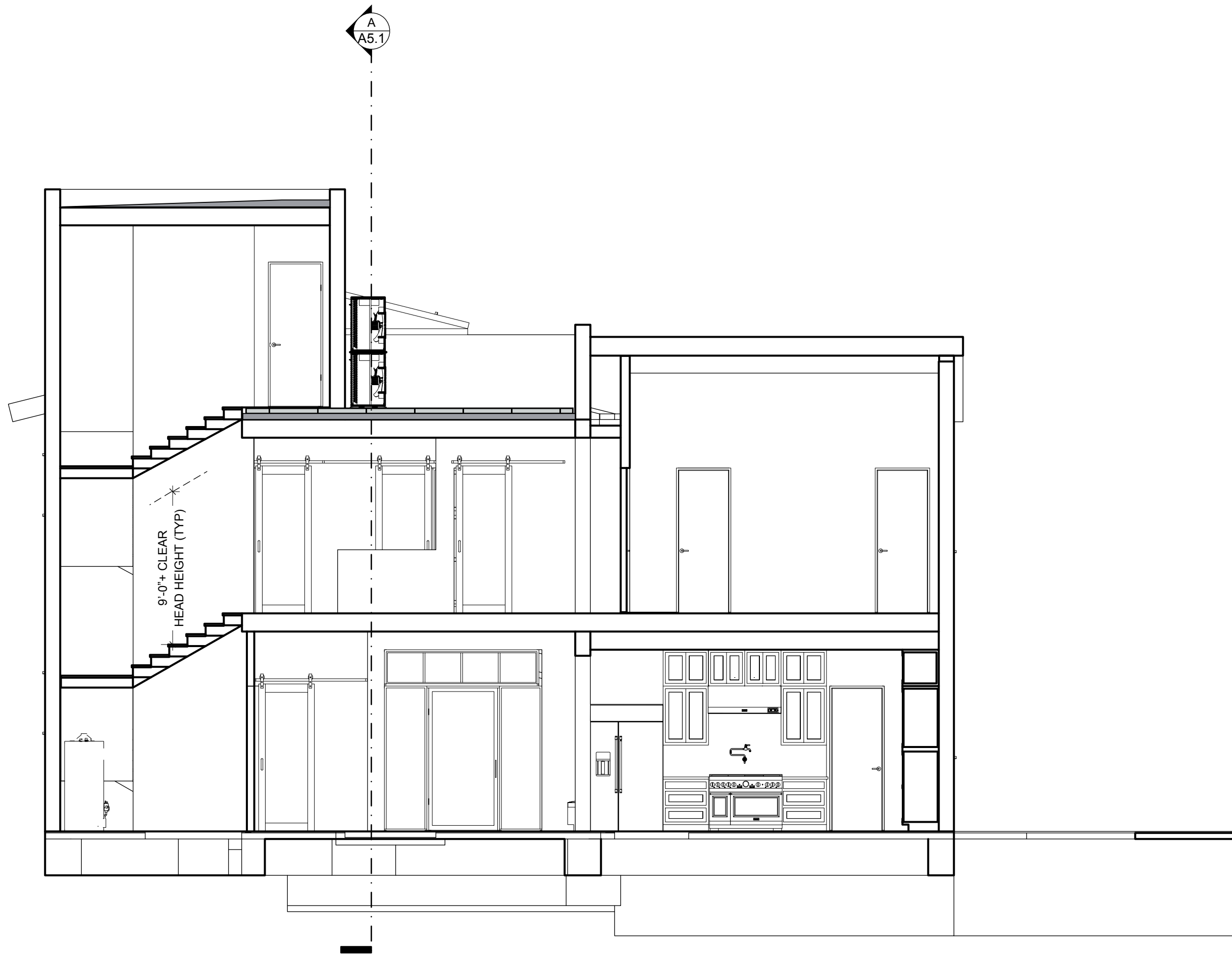
A4.2



A

SECTION A

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



B

SECTION B

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

tect

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



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

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

OWNER

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

SHEET NAME

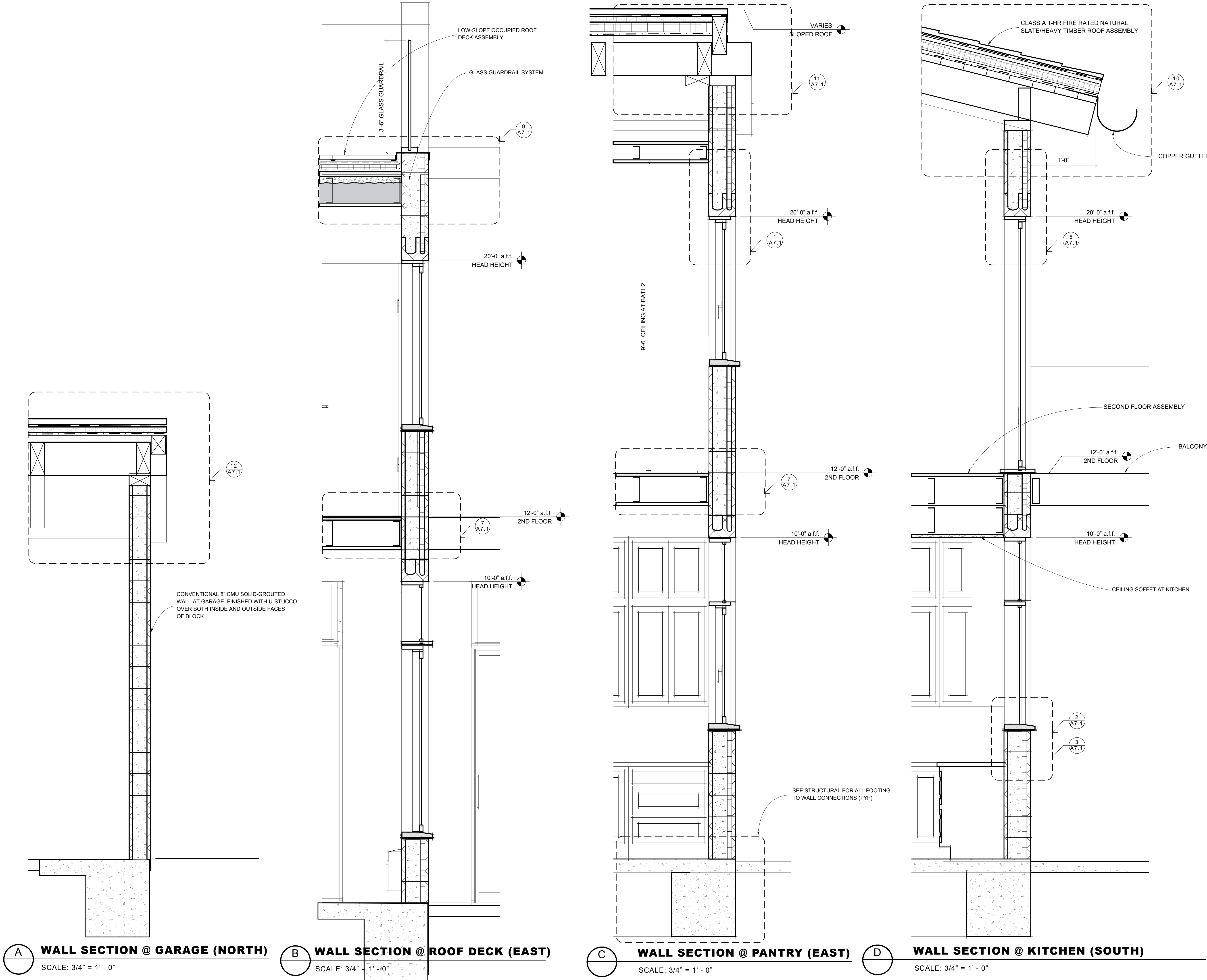
**Building Sections
(A & B)**

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

0 5.3 10.7 21.3

SHEET NUMBER

A5.1



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



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

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

OWNER

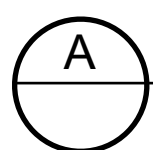
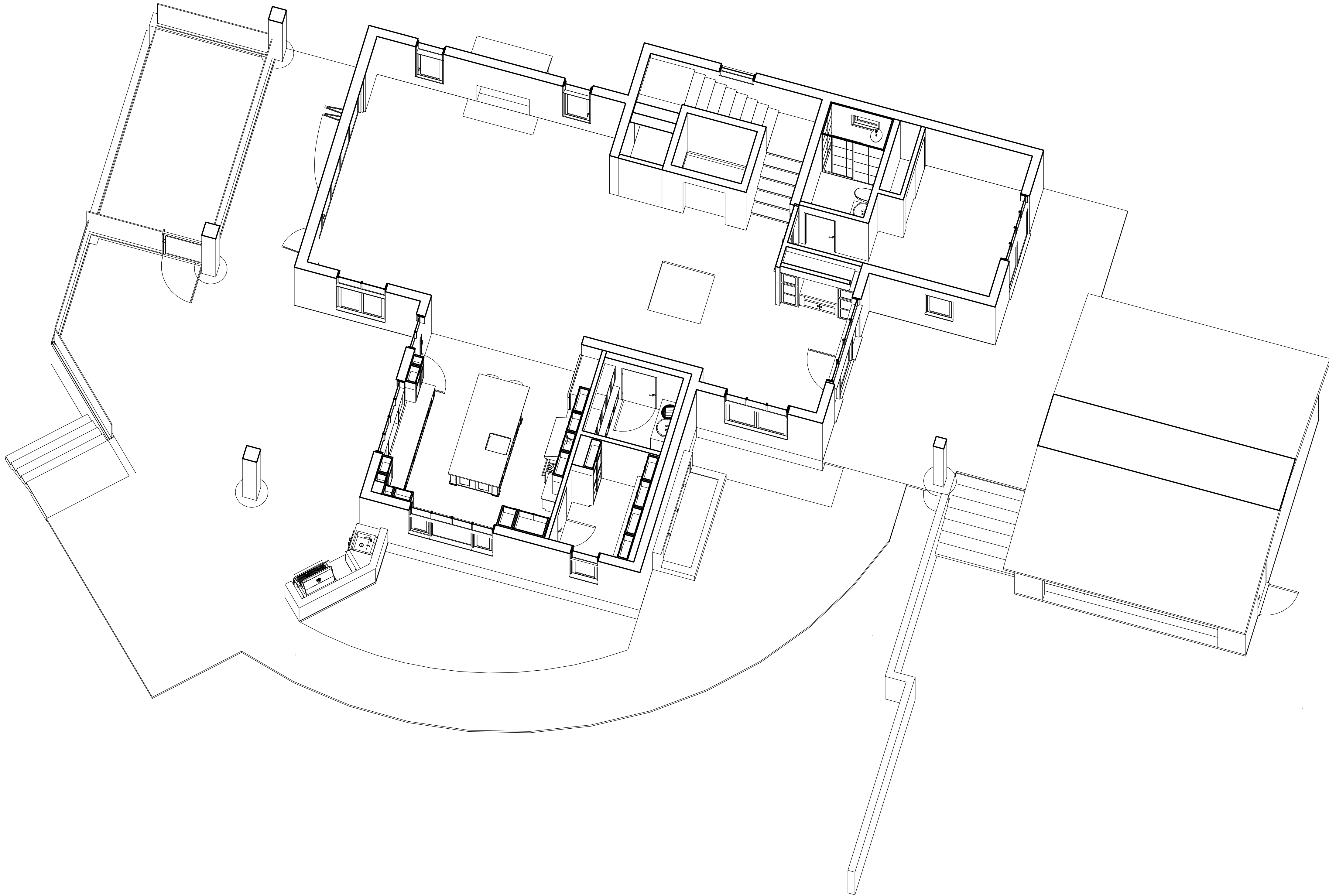
STAMPER JOHN W TR STAMPER TRUST
15303 Earlam Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

Wall Sections

SHEET NUMBER

A5.2



SECTION PERSPECTIVE - LEVEL 1

SCALE: NTS



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



ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

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

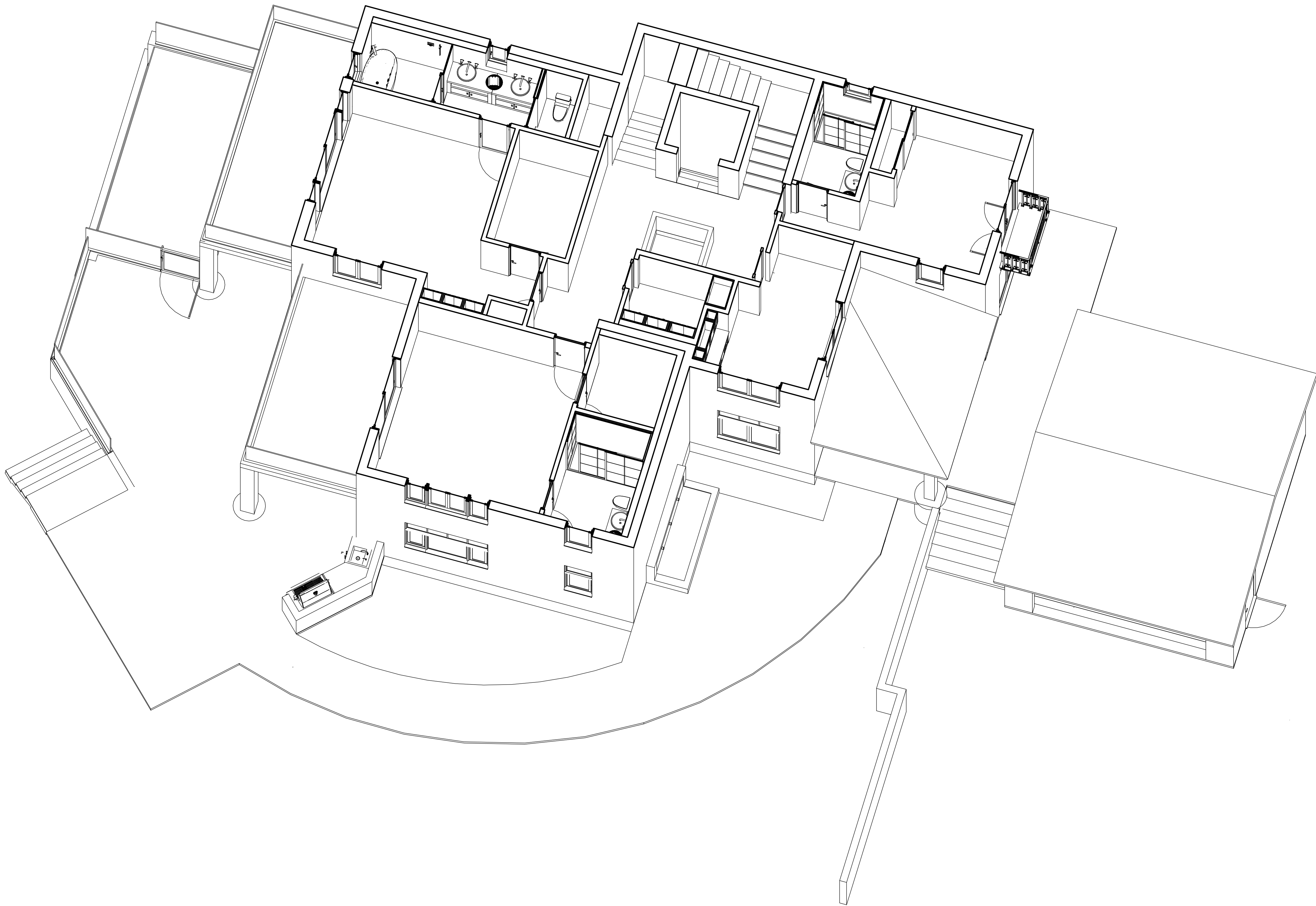
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlham Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

**Section
Perspective
Level1**

SHEET NUMBER

A5.3



A

SECTION PERSPECTIVE - LEVEL 2

SCALE: NTS

tect

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



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

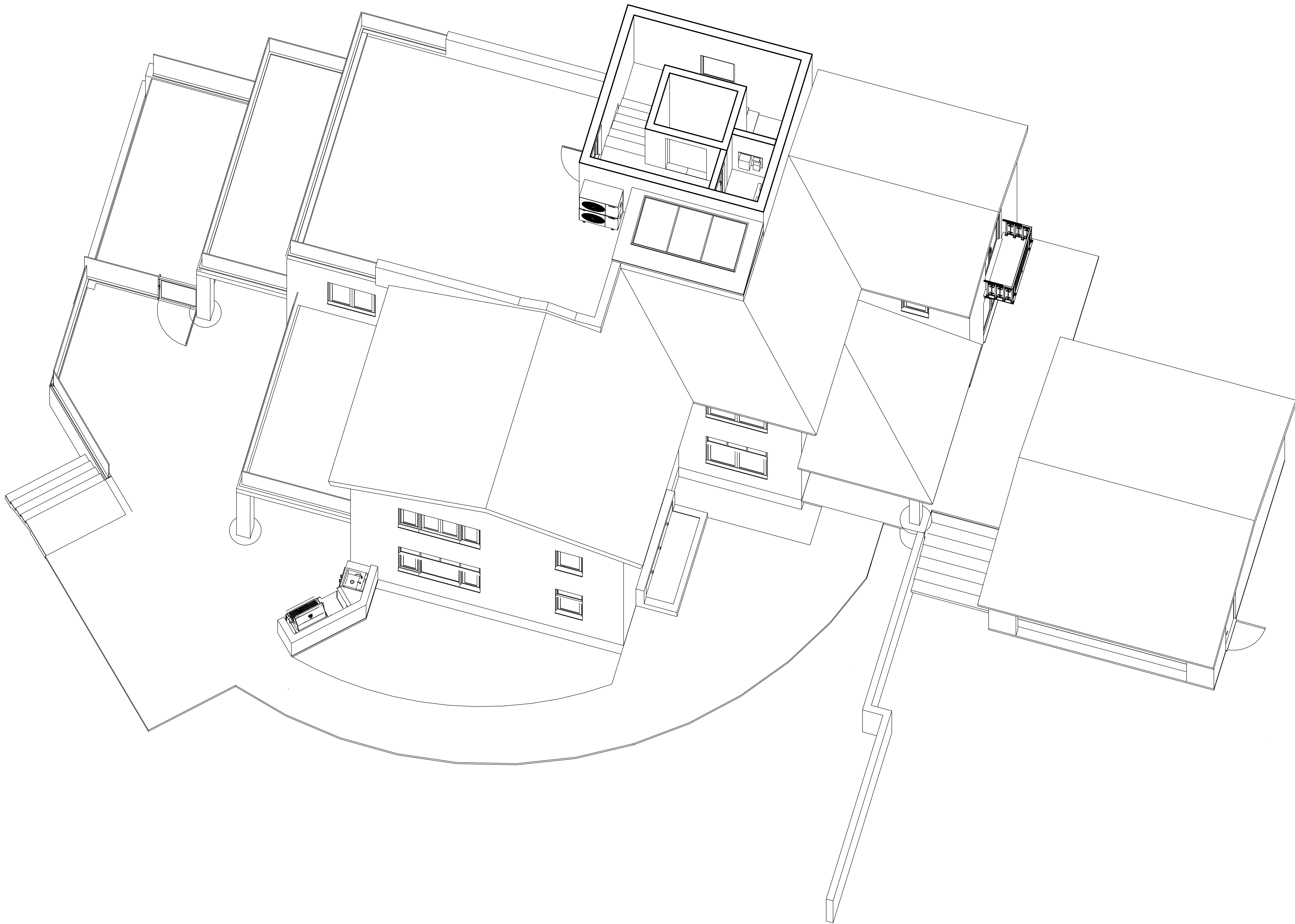
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlham Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

**Section
Perspective
Level2**

SHEET NUMBER

A5.4



A

SECTION PERSPECTIVE - LEVEL 3

SCALE: NTS

tect

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



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

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

SHEET NAME

**Section
Perspective
Level3**

SHEET NUMBER

A5.5



A

EXTERIOR PERSPECTIVE LOOKING NORTHEAST

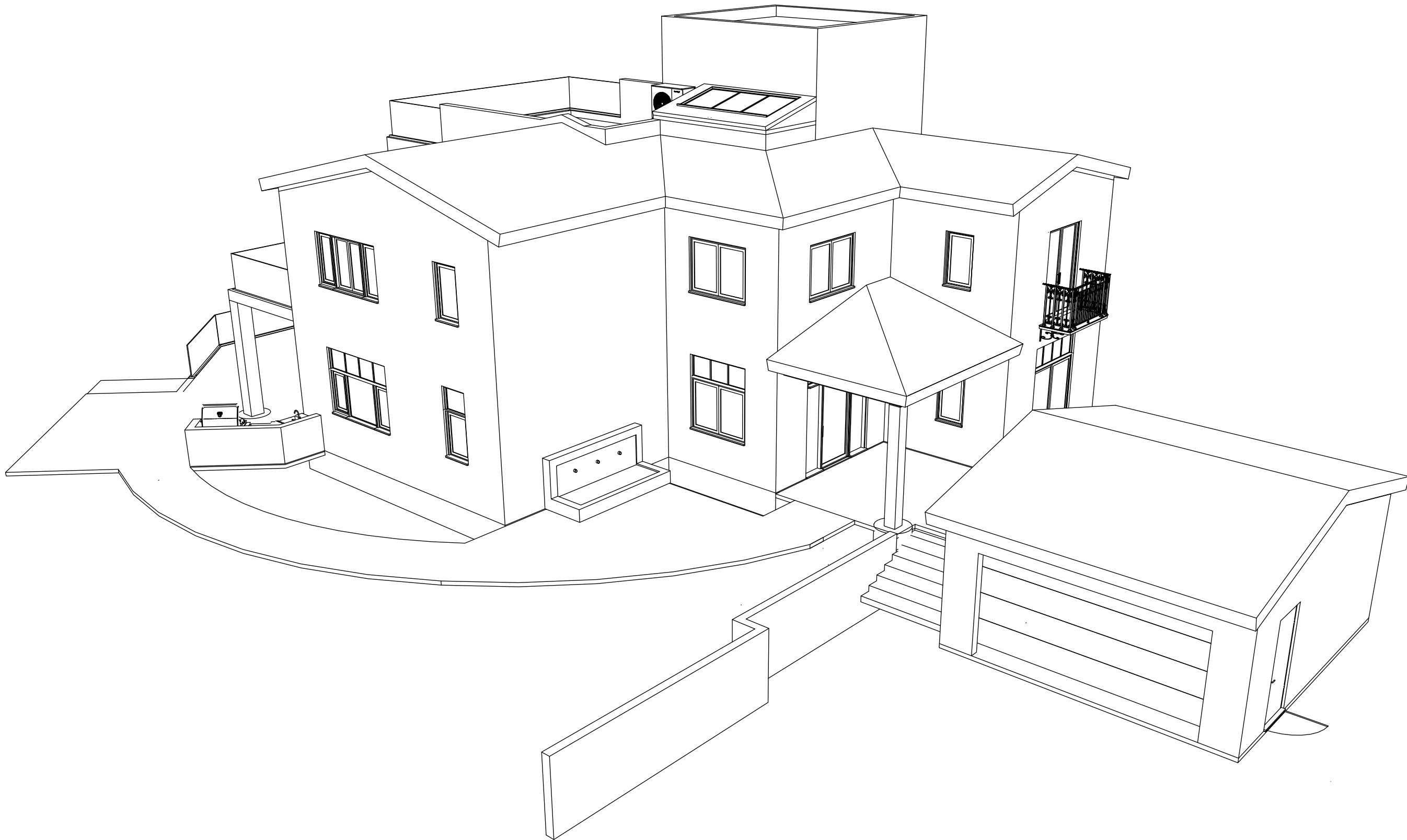
SCALE: NTS



B

EXTERIOR PERSPECTIVE LOOKING SOUTH

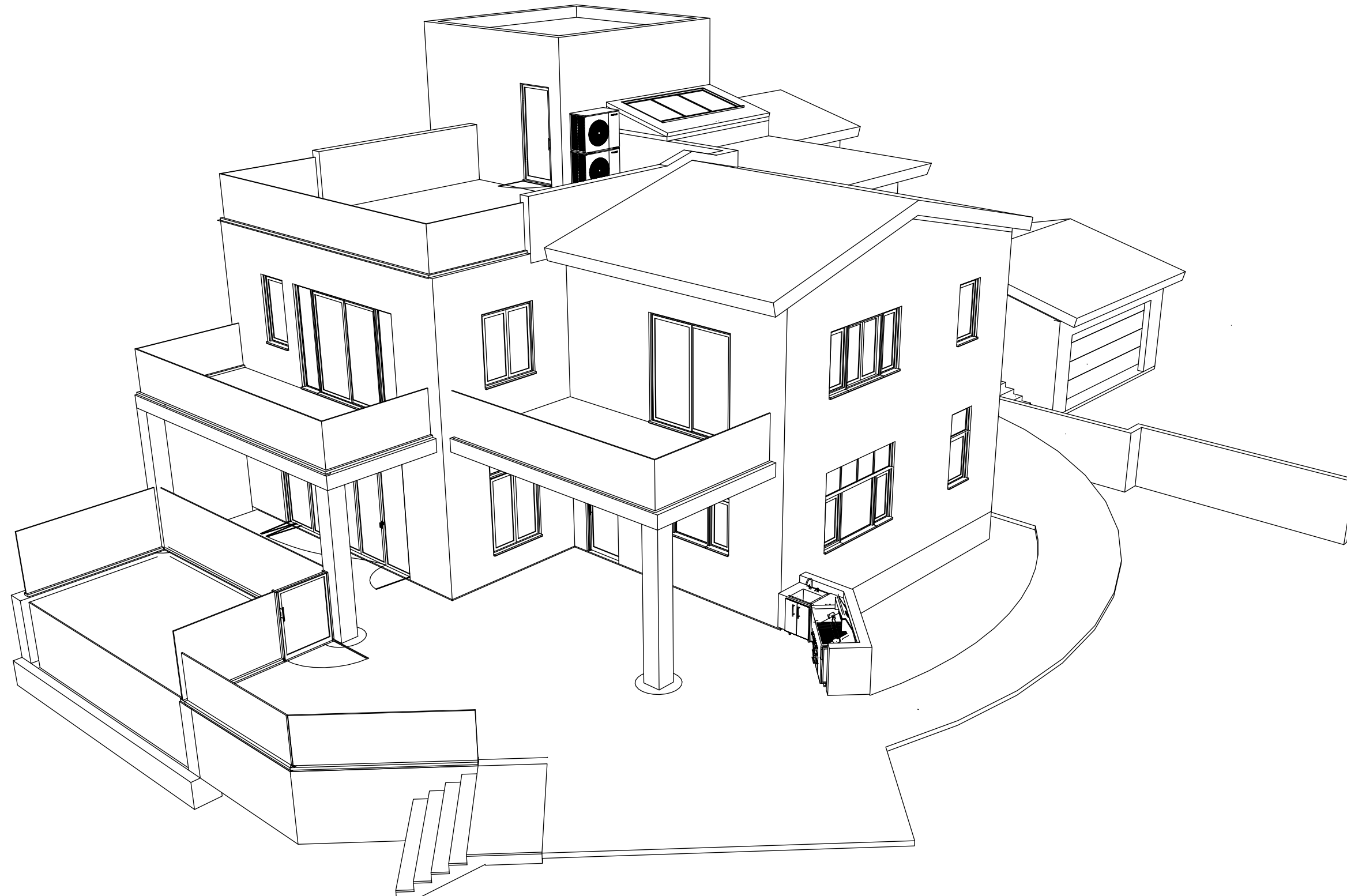
SCALE: NTS



C

BIRDSEYE PERSPECTIVE LOOKING SOUTHWEST

SCALE: NTS



D

BIRDSEYE PERSPECTIVE LOOKING NORTHWEST

SCALE: NTS

tect

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



ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

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

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

SHEET NAME

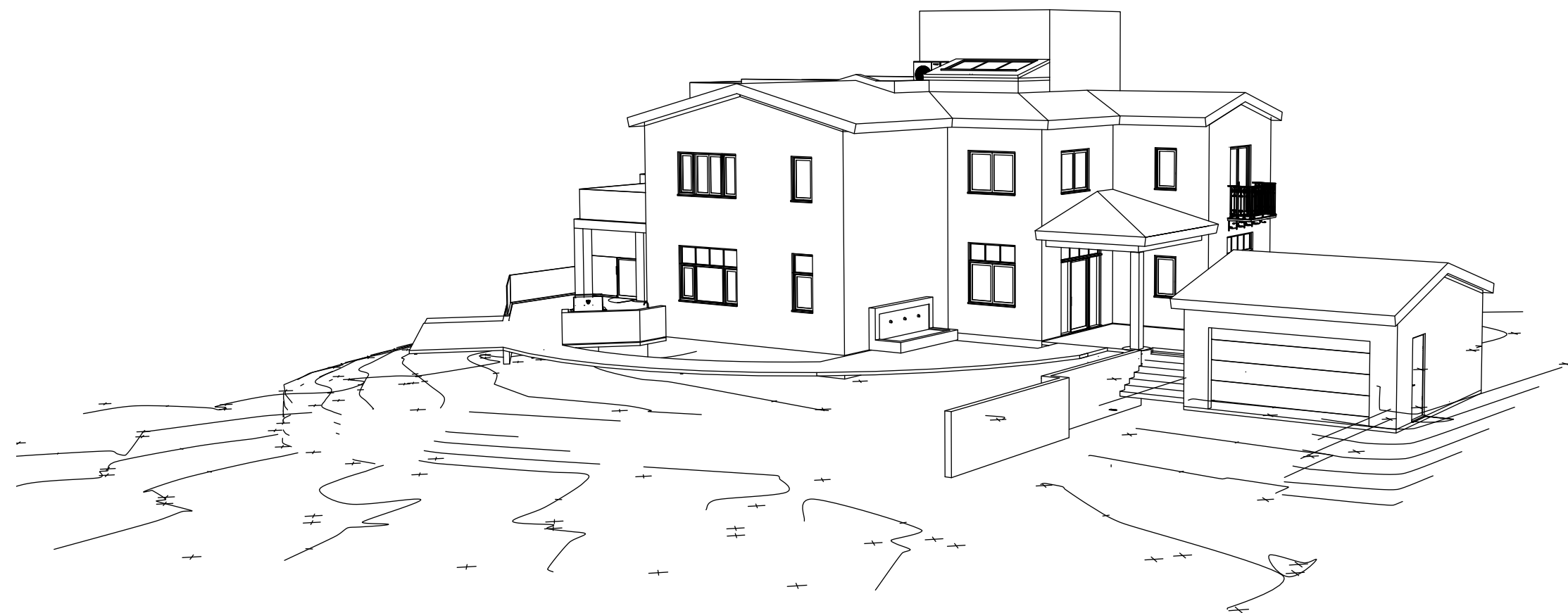
**Exterior
Perspectives**

SHEET NUMBER

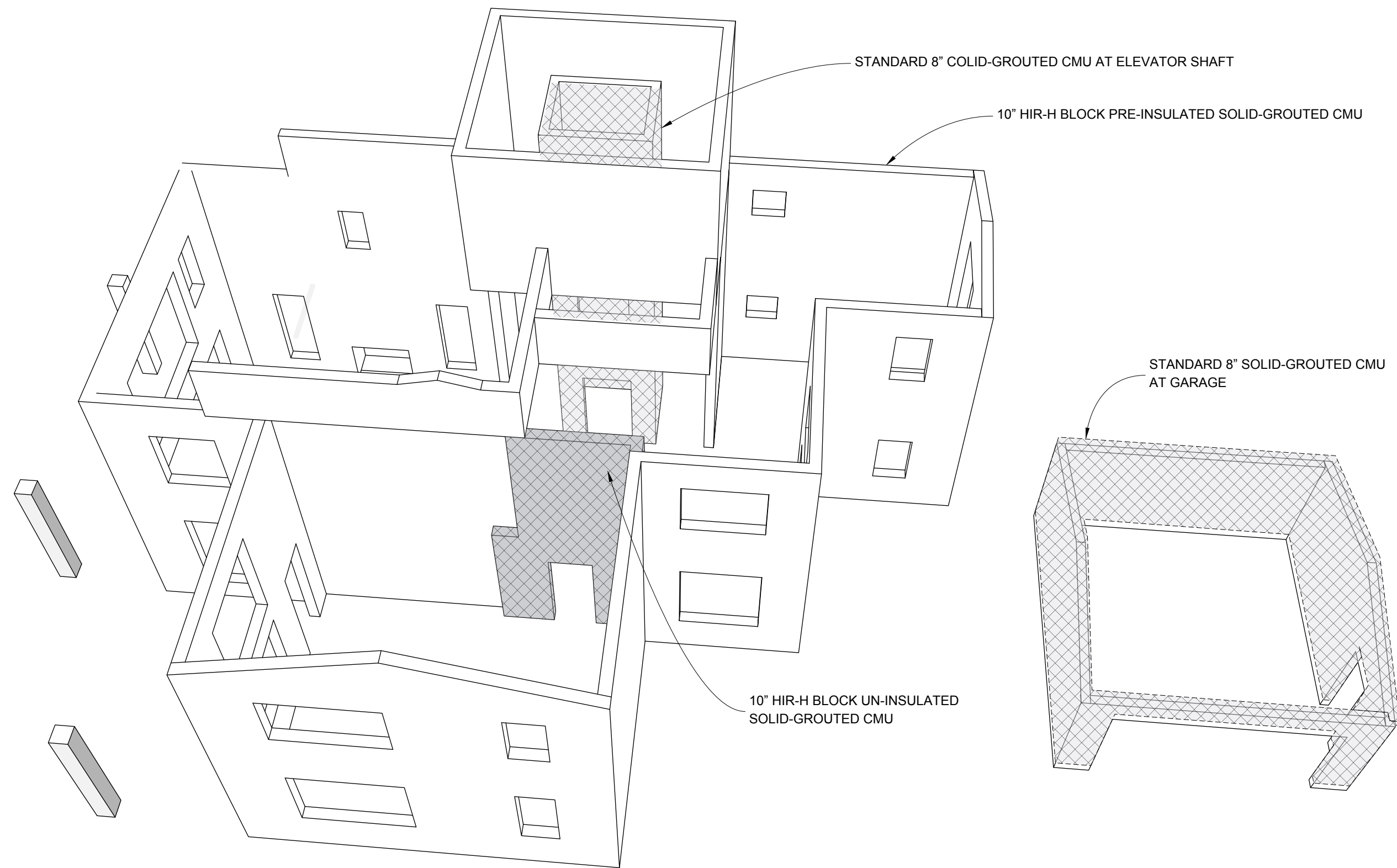
A5.6



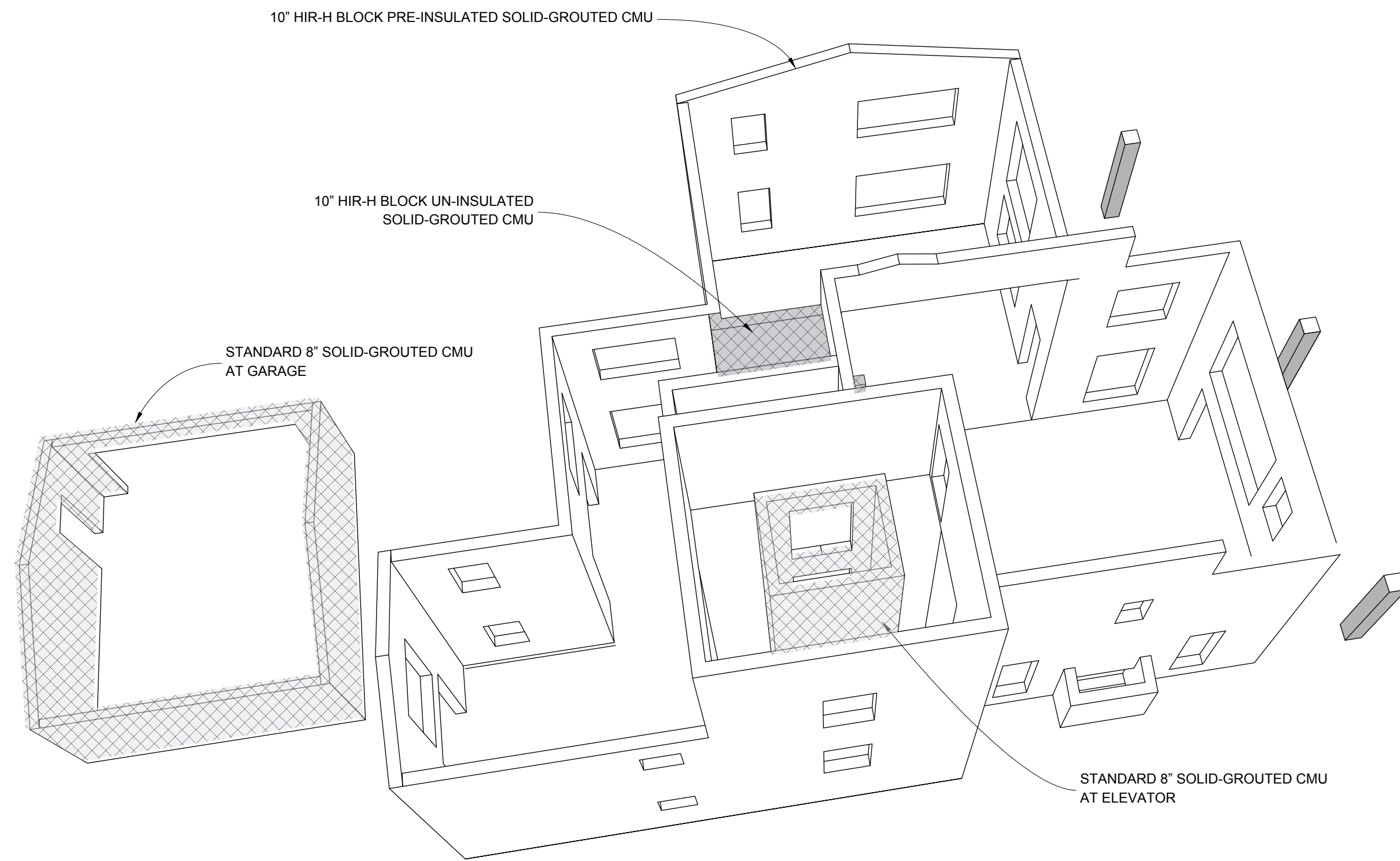
A **EXTERIOR PERSPECTIVE/TOPO - LOOKING NORTHWEST**
SCALE: NTS



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



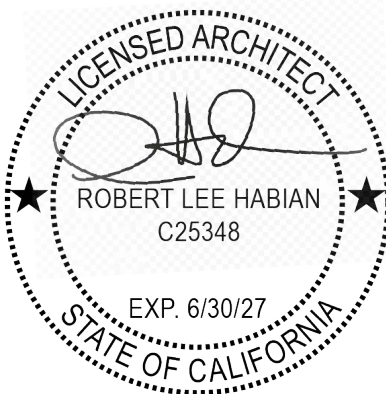
B **CONCRETE MASONRY SHELL PERSPECTIVE 1**
SCALE: NTS



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



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



ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

REV	DATE	DESCRIPTION

PROJECT NAME

STAMPER RESIDENCE FIRE REBUILD

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

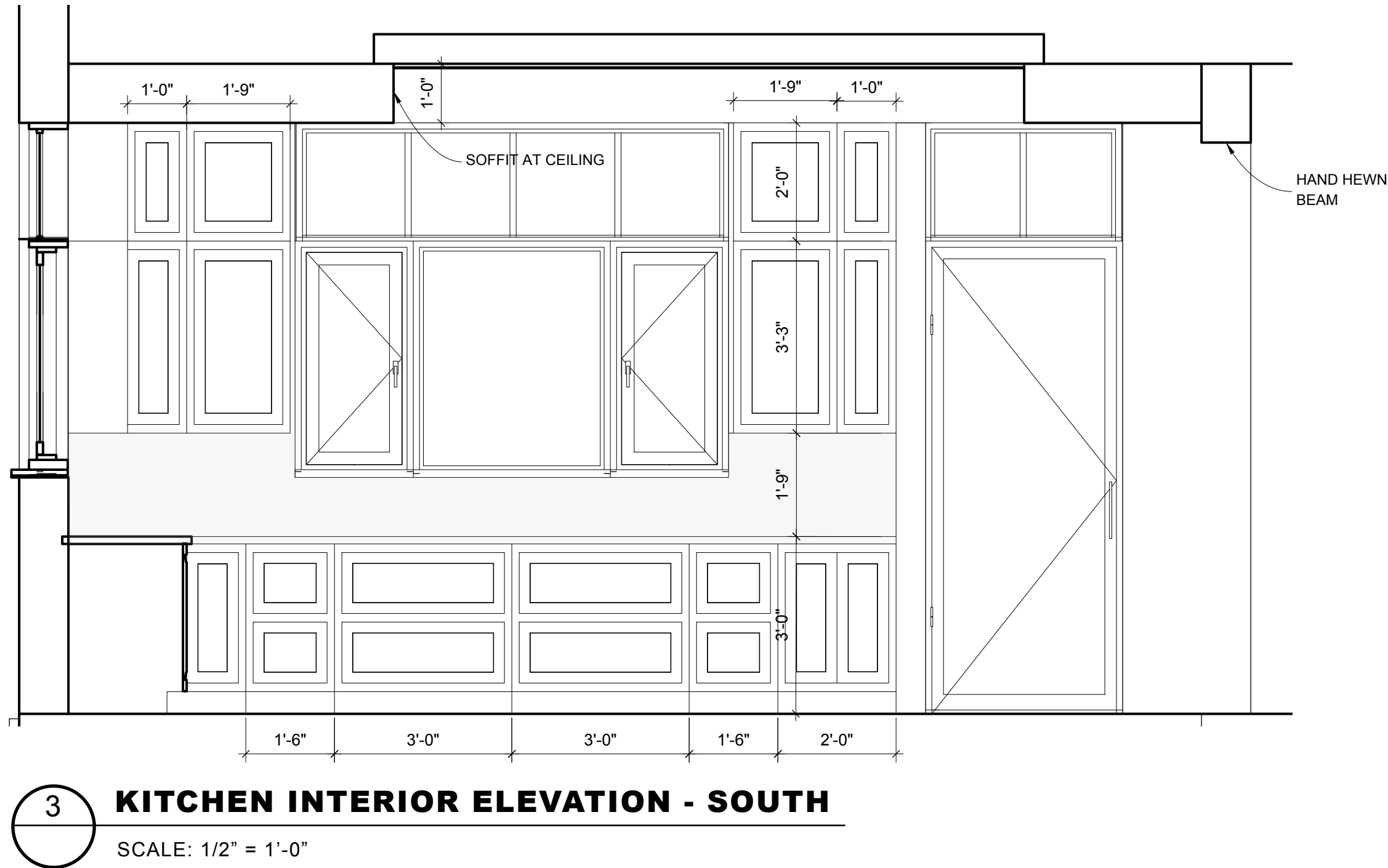
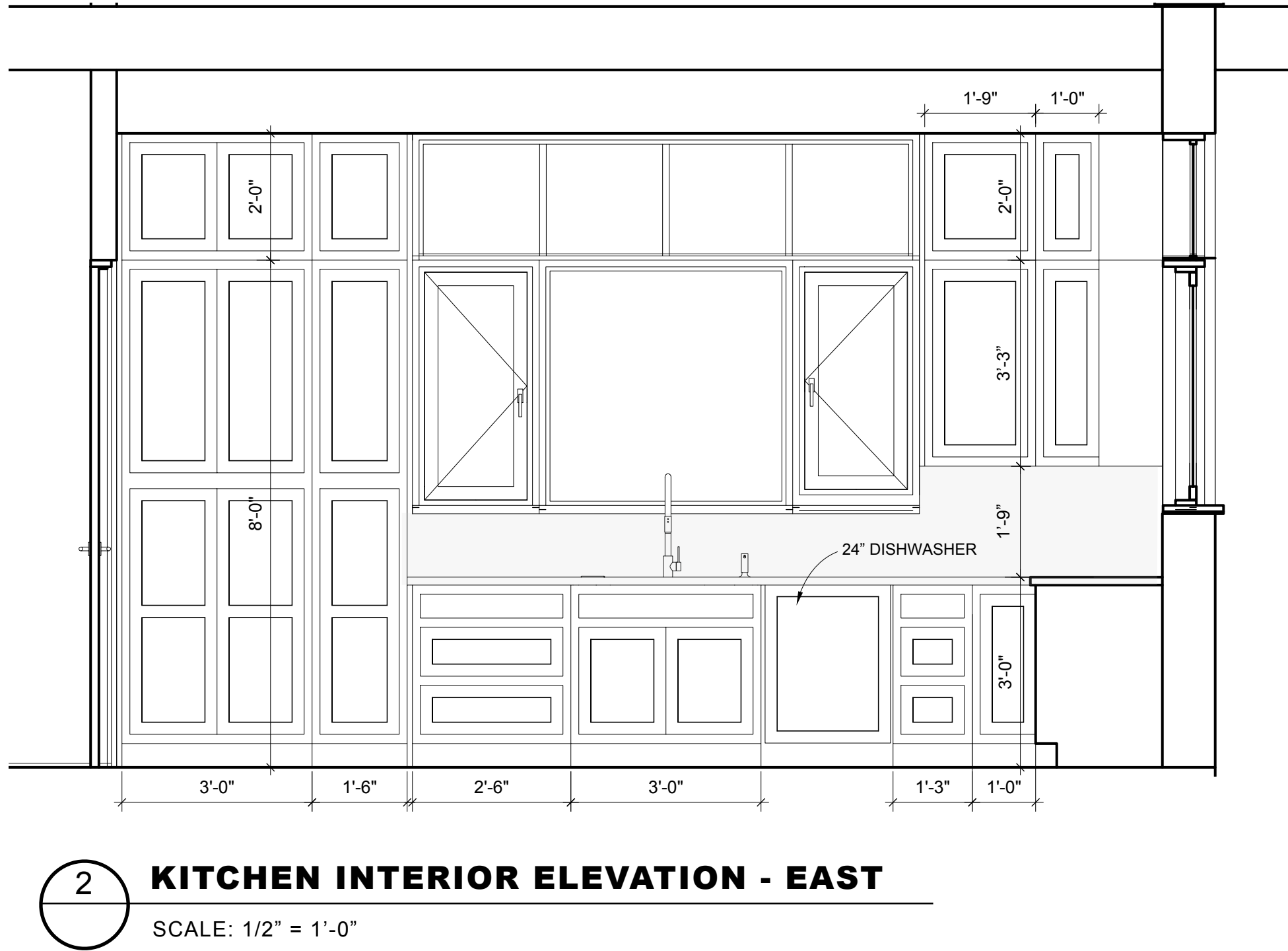
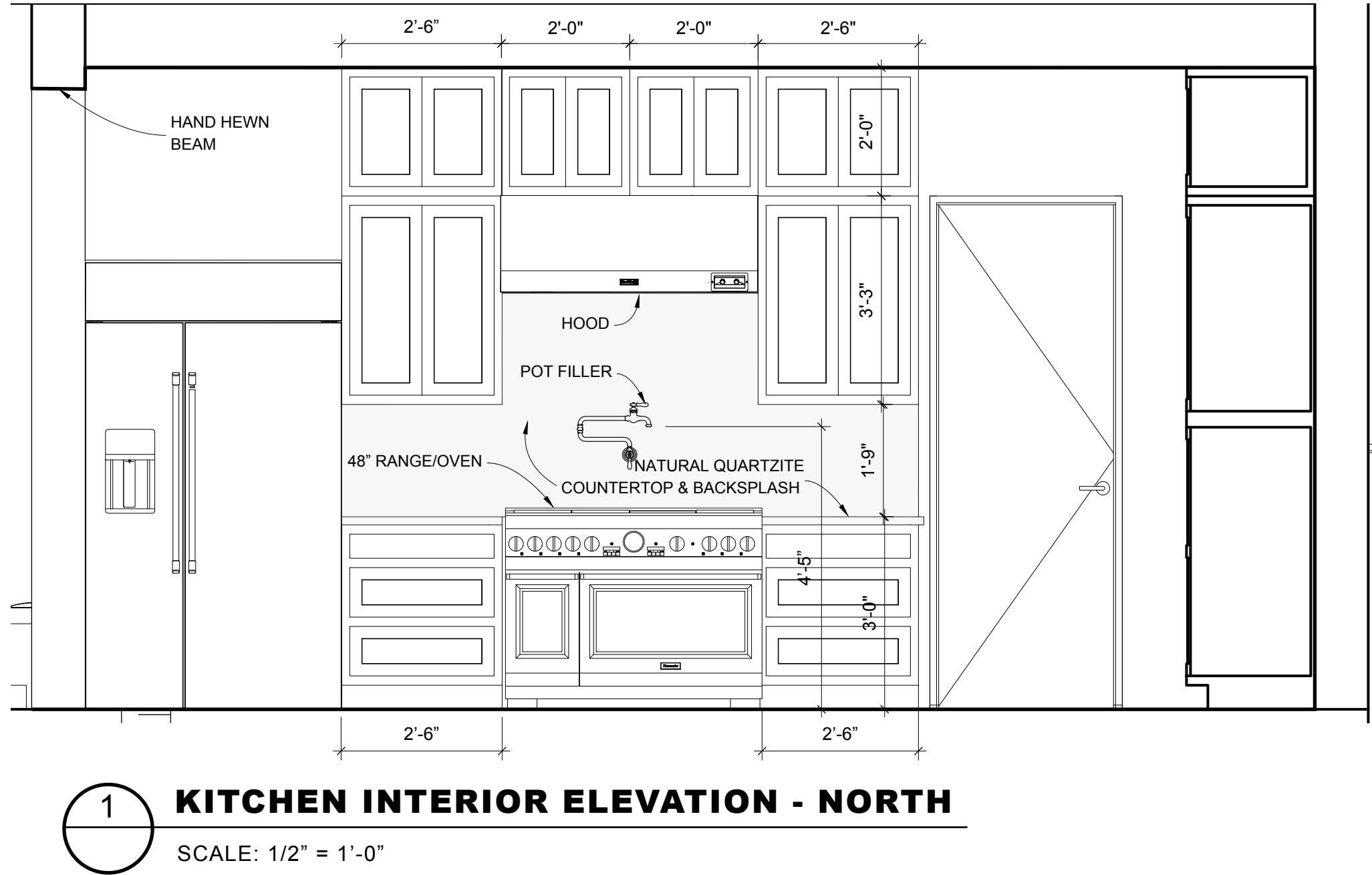
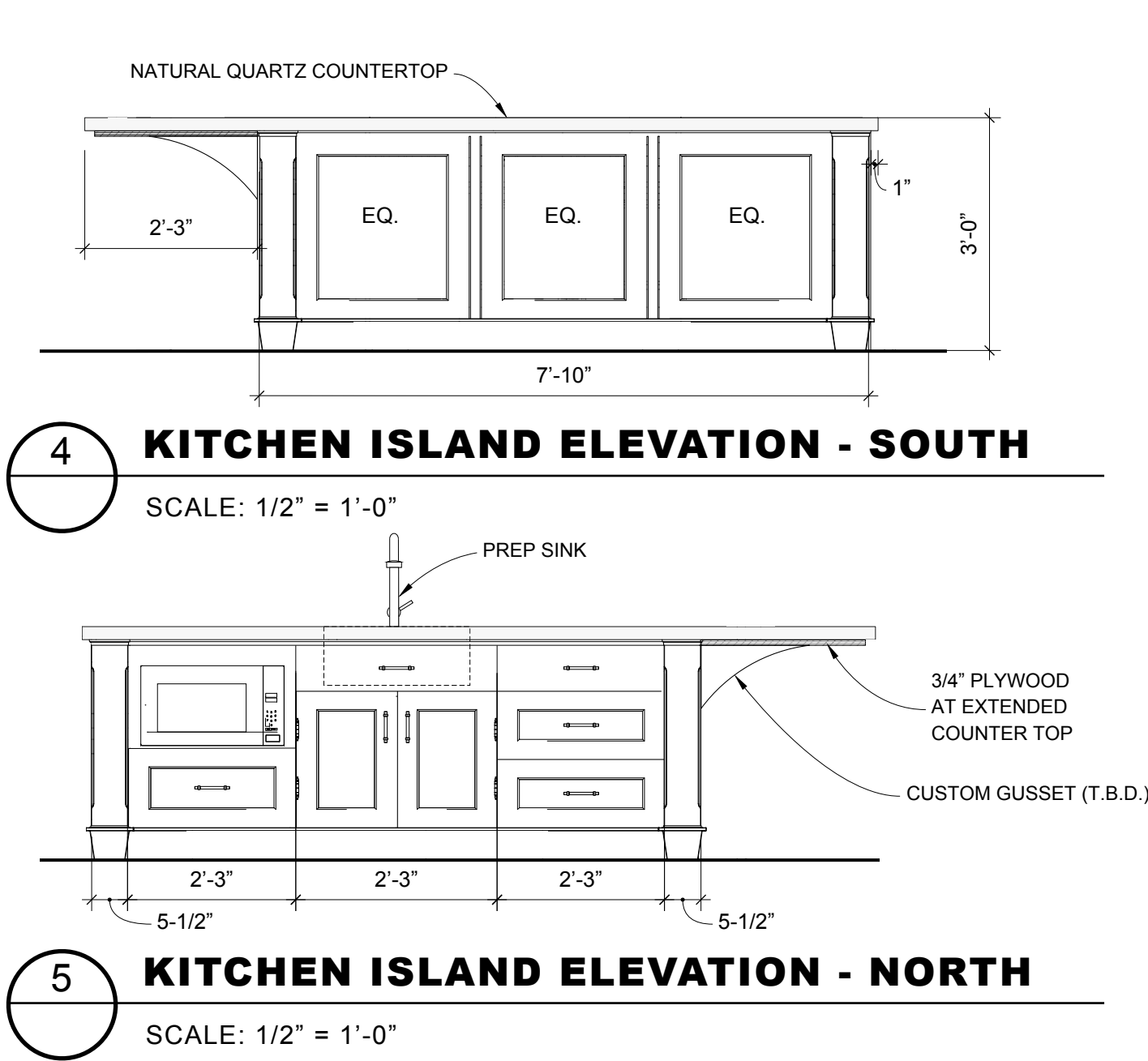
OWNER
STAMPER JOHN W TR STAMPER TRUST
15303 Earlam Street
Pacific Palisades, CA 90272
TEL: 323-388-6664

SHEET NAME

Exterior Topo & CMU Perspectives

SHEET NUMBER

A5.7



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

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
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

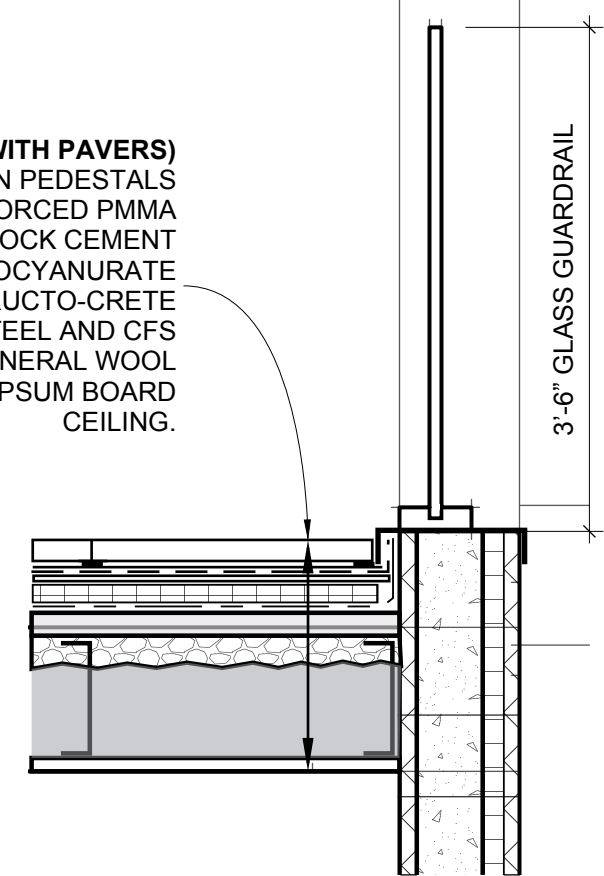
SHEET NAME

**Interior
Elevations**

SHEET NUMBER

A6.1

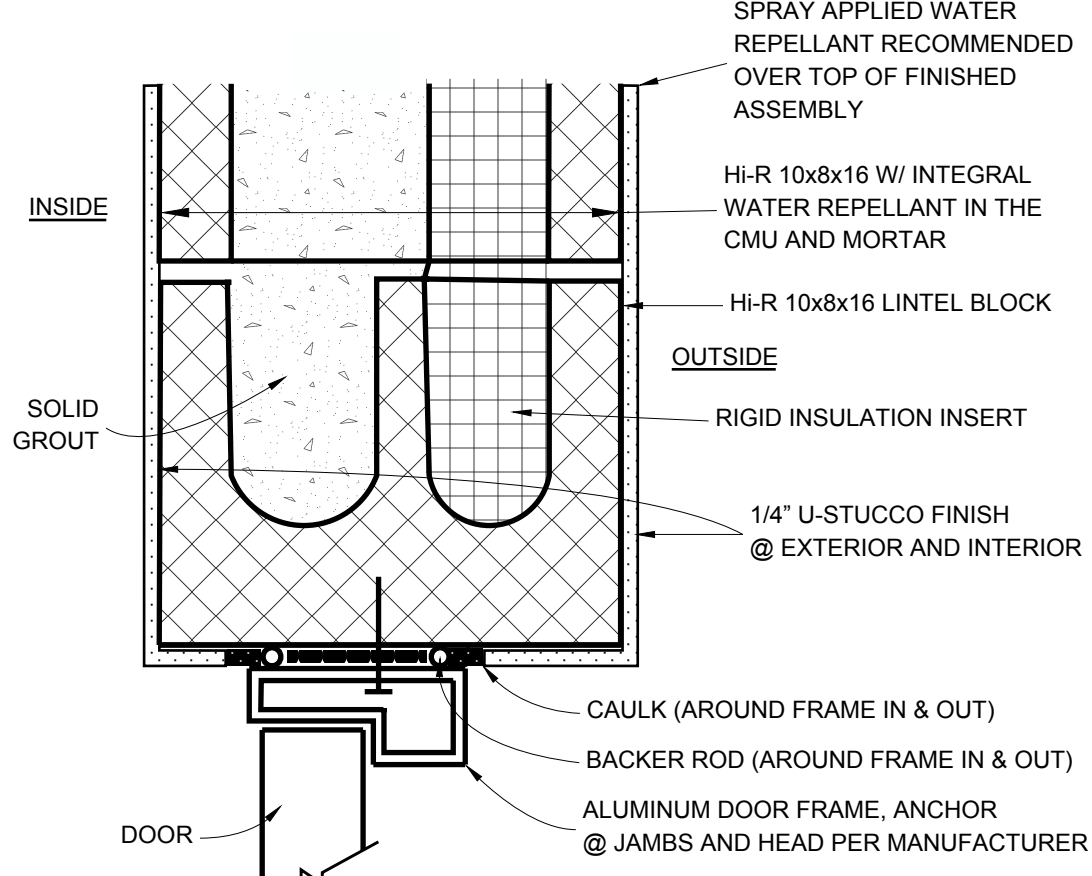
ROOF TYPE 2 (INSULATED WITH PAVERS)
24" X 24" CONCRETE PAVERS ON PEDESTALS
OVER PROTECTION MAT, REINFORCED PMMA
MEMBRANE, 1/2" USG SECUROCK CEMENT
ROOF BOARD, TAPERED POLYISOCYANURATE
INSULATION, 1-1/2" USG STRUCTO-CRETE
STRUCTURAL ROOF DECK, STEEL AND CFS
FRAMING, CLOSED-CELL SPF, MINERAL WOOL
INSULATION,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



3'-6" GLASS GUARDRAIL

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

ROOF TYPE 1 (INSULATED) NATURAL SLATE TILE
over/ HIGH-TEMP SELF-ADHERED UNDERLAYMENT
over/ 3/4" APA EXPOSURE 1 PLYWOOD
over/ 4" POLYISO RIGID INSULATION
over/ SELF-ADHERED AIR/VAPOR BARRIER
over/ 2X6 T&G DECKING
over/ HEAVY TIMBER FRAMING PER STRUCTURAL



INSIDE

OUTSIDE

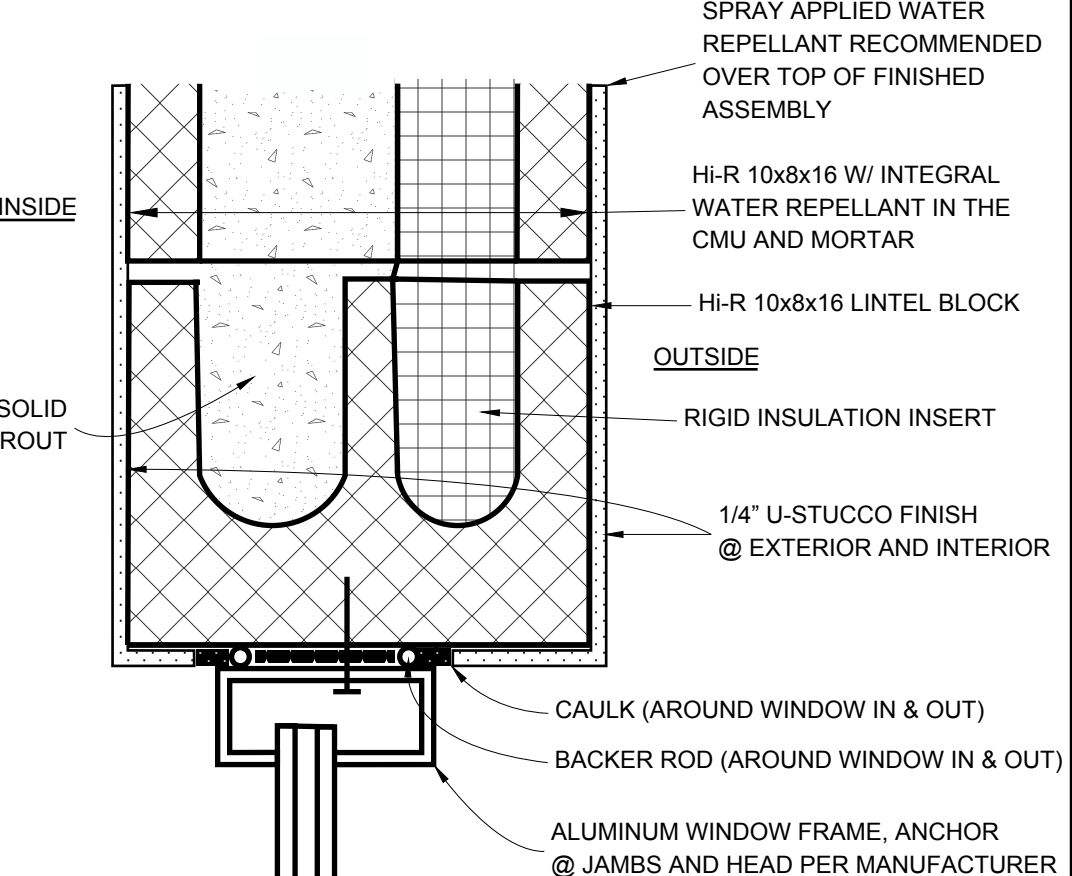
SOLID GROUT

DOOR

CAULK (AROUND FRAME IN & OUT)
BACKER ROD (AROUND FRAME IN & OUT)
ALUMINUM DOOR FRAME, ANCHOR
@ JAMBS AND HEAD PER MANUFACTURER

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

ROOF TYPE 1 (INSULATED) NATURAL SLATE TILE
over/ HIGH-TEMP SELF-ADHERED UNDERLAYMENT
over/ 3/4" APA EXPOSURE 1 PLYWOOD
over/ 4" POLYISO RIGID INSULATION
over/ SELF-ADHERED AIR/VAPOR BARRIER
over/ 2X6 T&G DECKING
over/ HEAVY TIMBER FRAMING PER STRUCTURAL



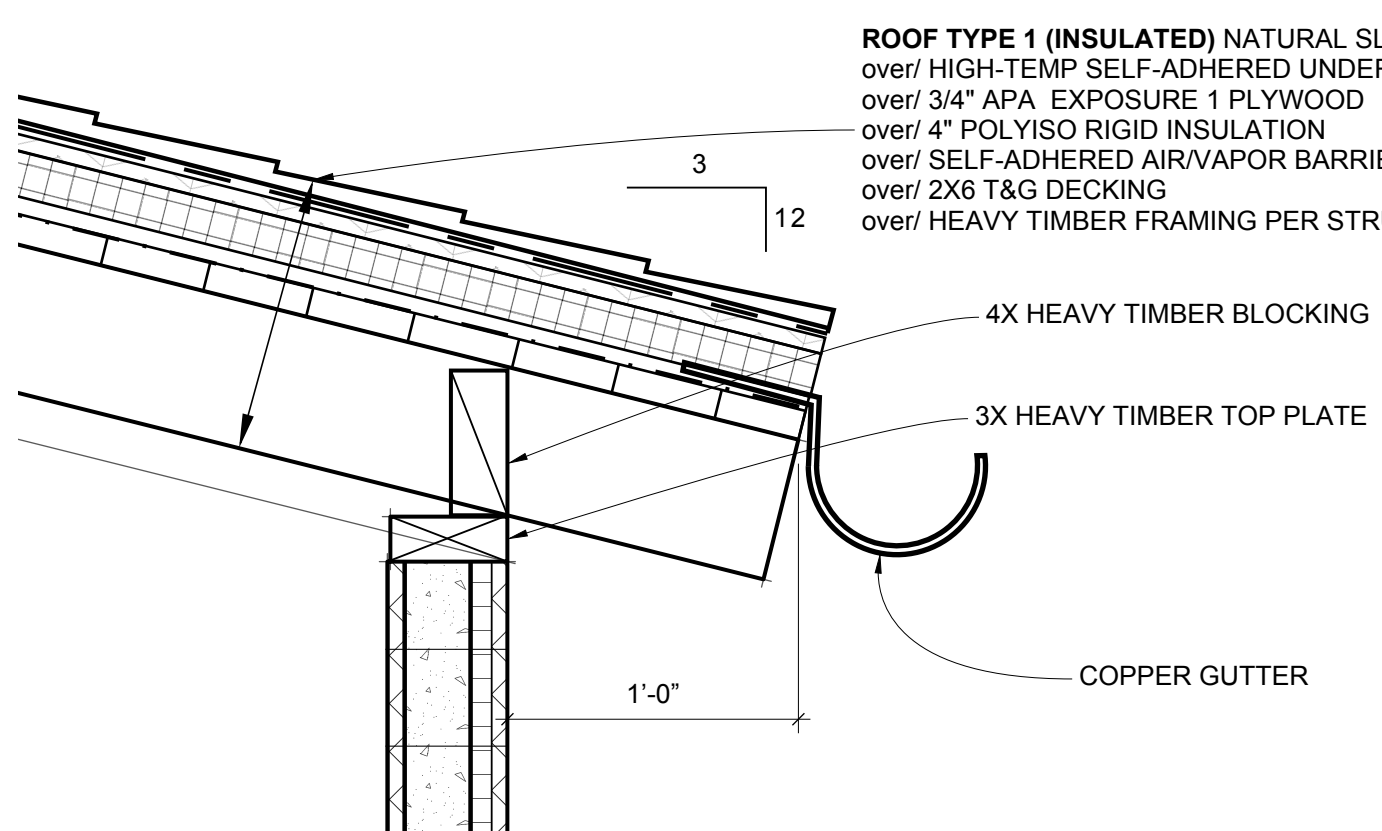
INSIDE

OUTSIDE

SOLID GROUT

CAULK (AROUND WINDOW IN & OUT)
BACKER ROD (AROUND WINDOW IN & OUT)
ALUMINUM WINDOW FRAME, ANCHOR
@ JAMBS AND HEAD PER MANUFACTURER

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



3

12

4X HEAVY TIMBER BLOCKING

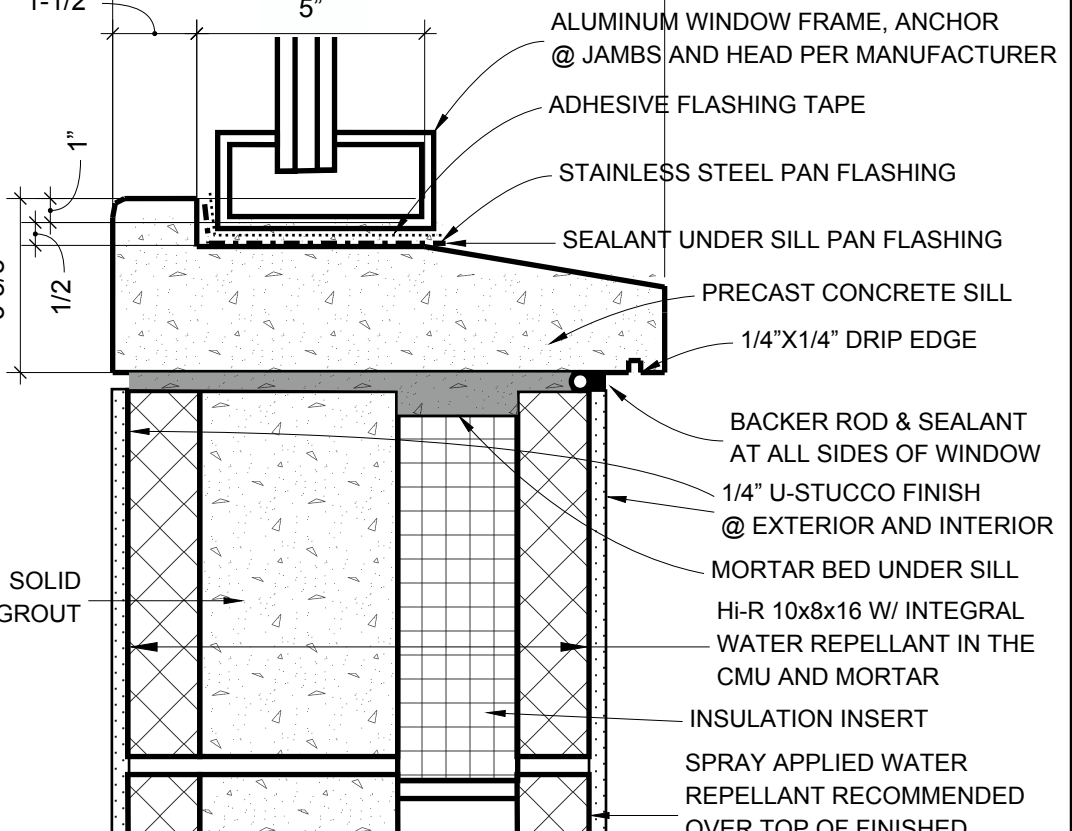
3X HEAVY TIMBER TOP PLATE

1'-0"

COPPER GUTTER

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

ROOF TYPE 1 (INSULATED) NATURAL SLATE TILE
over/ HIGH-TEMP SELF-ADHERED UNDERLAYMENT
over/ 3/4" APA EXPOSURE 1 PLYWOOD
over/ 4" POLYISO RIGID INSULATION
over/ SELF-ADHERED AIR/VAPOR BARRIER
over/ 2X6 T&G DECKING
over/ HEAVY TIMBER FRAMING PER STRUCTURAL



1-1/2"

5"

1"

3-5/8"

1/2"

ALUMINUM WINDOW FRAME, ANCHOR
@ JAMBS AND HEAD PER MANUFACTURER

ADHESIVE FLASHING TAPE

STAINLESS STEEL PAN FLASHING

SEALANT UNDER SILL PAN FLASHING

PRECAST CONCRETE SILL

1/4"X1/4" DRIP EDGE

BACKER ROD & SEALANT
AT ALL SIDES OF WINDOW

1/4" U-STUCCO FINISH
@ EXTERIOR AND INTERIOR

MORTAR BED UNDER SILL

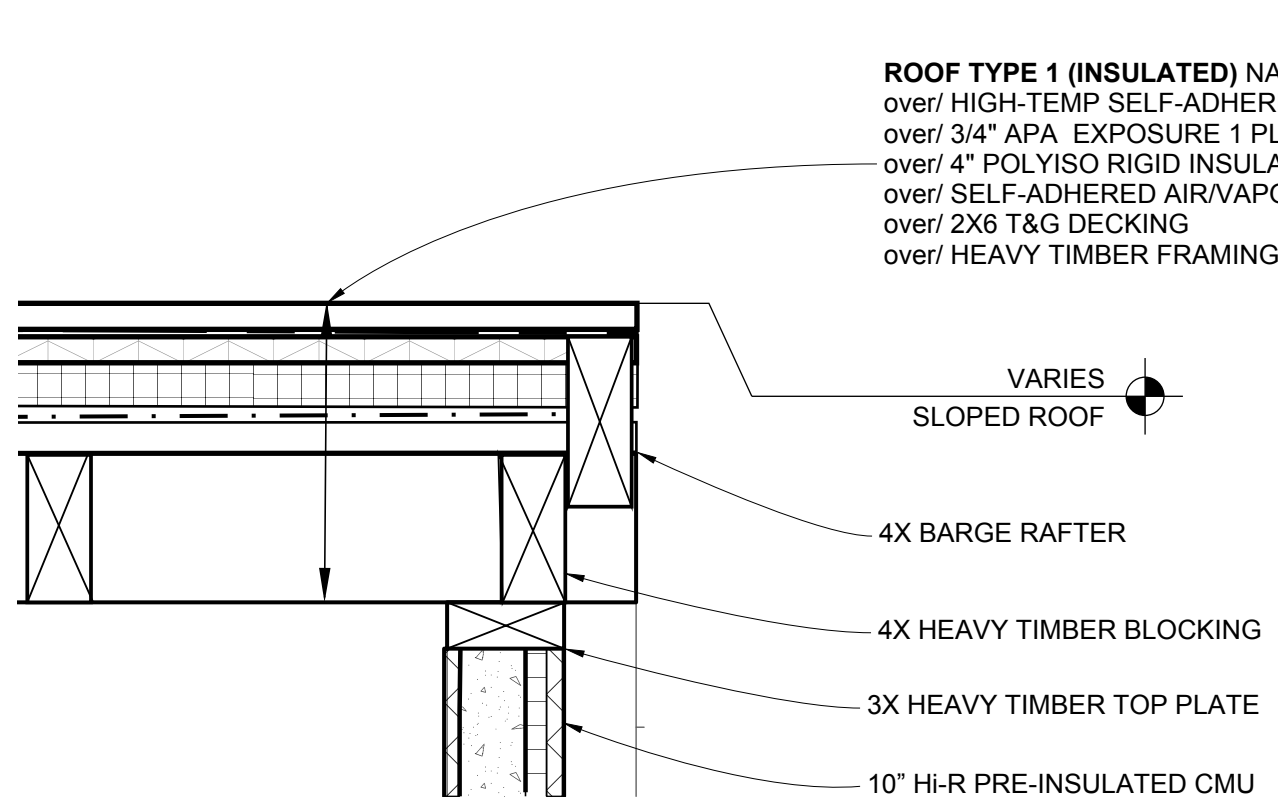
HI-R 10x8x16 W/ INTEGRAL
WATER REPELLANT IN THE
CMU AND MORTAR

INSULATION INSERT

SPRAY APPLIED WATER
REPELLANT RECOMMENDED
OVER TOP OF FINISHED
ASSEMBLY

SOLID GROUT

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



VARIES
SLOPED ROOF

4X BARGE RAFTER

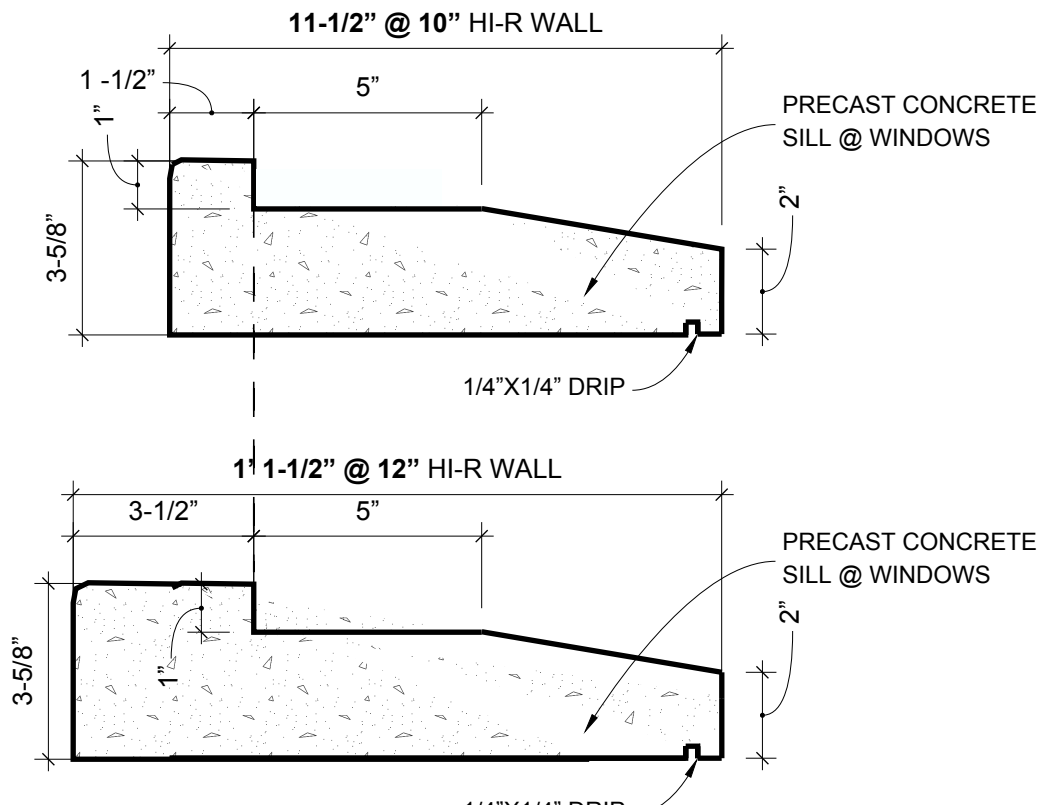
4X HEAVY TIMBER BLOCKING

3X HEAVY TIMBER TOP PLATE

10" HI-R PRE-INSULATED CMU

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

ROOF TYPE 1 (UNINSULATED) NATURAL SLATE TILE
over/ HIGH-TEMP SELF-ADHERED UNDERLAYMENT
over/ 3/4" APA EXPOSURE 1 PLYWOOD
over/ SELF-ADHERED AIR/VAPOR BARRIER
over/ 2X6 T&G DECKING
over/ HEAVY TIMBER FRAMING PER STRUCTURAL



11-1/2" @ 10" HI-R WALL

1-1/2"

5"

3-5/8"

1"

1/4"X1/4" DRIP

PRECAST CONCRETE
SILL @ WINDOWS

1' 1-1/2" @ 12" HI-R WALL

3-1/2"

5"

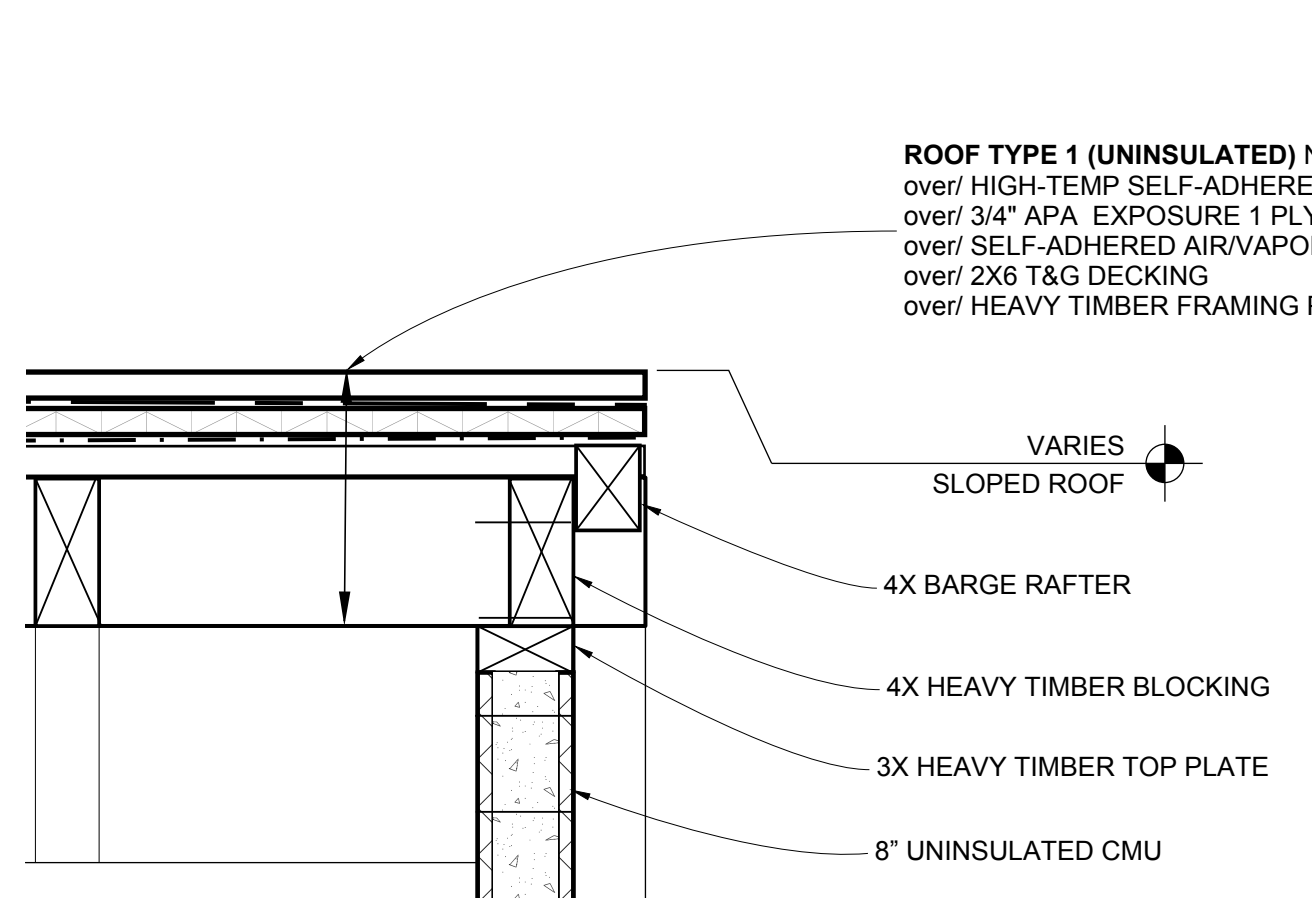
3-5/8"

1"

1/4"X1/4" DRIP

PRECAST CONCRETE
SILL @ WINDOWS

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



VARIES
SLOPED ROOF

4X BARGE RAFTER

4X HEAVY TIMBER BLOCKING

3X HEAVY TIMBER TOP PLATE

8" UNINSULATED CMU

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

1-5/8"

1-1/2"

3-1/2"

3-1/4"

1-5/8"

STAINLESS STEEL RAIL

BRACKET

PLATE

FASTENER

FASTENER

12"

TREAD # OF TREADS 12"

34"

NOSE OF STAIR

HANDRAIL

12"

TREAD#OF TREADS

12"

S.S. RAIL

BRACKET

4'-0" MAX

4 HANDRAIL DETAIL (TYP)
SCALE: NOT TO SCALE

tect

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

LICENSED ARCHITECT
★ ROBERT LEE HABIAN C25348 ★
EXP. 6/30/27
STATE OF CALIFORNIA

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
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

**Architectural
Details**

SCALE: VARIES

SHEET NUMBER

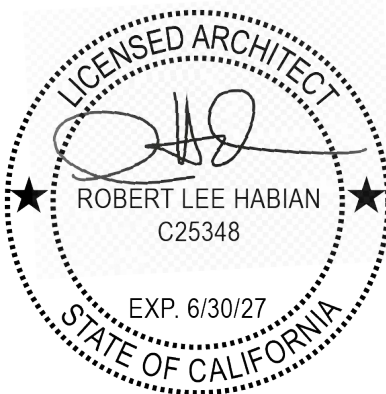
A7.1

DOOR SCHEDULE							
MARK	LOCATION (ROOM #)	TYPE	SIZE	MATERIAL	RATING	FRAME TYPE	NOTES
D1	BEDROOM 4 (111)	SLIDER	6'-8" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W22 TRANSOM ABOVE
D2	ENTRY (101)	SWING	4'-0" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W16 SIDELITE AND W25 TRANSOM
D3	KITCHEN (104)	SWING	3'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W19 TRANSOM ABOVE
D4	FAMILY (107)	5-PANEL FOLDING	15'-4" X 9'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	NANAWALL FOLDING GLASS WALL
D5	BEDROOM 3 (212)	PAIR FRENCH	5'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	
D6	SECONDARY SUITE (205)	SLIDER	7'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	
D6	PRIMARY SUITE (206)	SLIDER	7'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	MULLED WITH W13 SIDELIGHT BOTH SIDES
D7	BEDROOM 3 (212)	CLOSET SLIDER	6'-0" X 8'-0"	WOOD	NR	TRACK	TRACK TOP AND BOTTOM
D7	BEDROOM 4 (111)	CLOSET SLIDER	6'-0" X 8'-0"	WOOD	NR	TRACK	TRACK TOP AND BOTTOM
D8	BATH 4.5 (102)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PANTRY (103)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATH 4 (110)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	SECONDARY CLOSET (203)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATH 2 (204)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	SECONDARY SUITE (205)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PRIMARY SUITE (206)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	PRIMARY CLOSET (209)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D8	BATHROOM 3 (211)	SWING	3'-0" X 8'-0"	WOOD	NR	PRE-HUNG WOOD	INTERIOR STANDARD WOOD DOOR
D9	BEDROOM 4 (111)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	STUDY (201)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	LAUNDRY (202)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D9	BEDROOM 3 (212)	BARN	3'0" X 8'-0"	WOOD	NR	BARN TRACK	TRACK TOP
D10	STORAGE (109)	SWING	4'-0" X 8'-0"	WOOD	NR	CUSTOM WOOD	STEALTH DOOR (HIDDEN REVEAL)
D11	PRIMARY BATH (208)	SWING	3'-0" X 8'-0"	WOOD/TEMPERED GLASS	NR	PRE-HUNG WOOD	
D12	PRIMARY STEAM (207)	SWING	3'-0" X 9'-6"	TEMPERED GLASS	NR	WALL MOUNTED HINGES	CUSTOM GLASS SHOWER DOOR
D13	PRIMARY BATH (208)	POCKET	3'-0" X 8'-0"	WOOD	NR	POCKET	
D14	MECH RM (301)	SWING	3'-0" X 8'-0"	METAL	NR	PRE-HUNG METAL	METAL DOOR W/ 24" X 72" LOUVER
D15	LANDING/HALL 3 (302)	SWING	3'-4" X 8'-0"	ALUMINUM/TEMPERED LOW-E GLASS	NR	BLOCK FRAME	EXTERIOR
D16	GARAGE (112)	OVERHEAD	16'-0" X 8'-0"	WOOD	NR	SIDE TRACK	EXTERIOR
D17	POOL	SWING	4'-0" X 5'-0"	TEMPERED GLASS	SELF-CLOSING	FRAMELESS	CUSTOM GLASS SAFETY BARRIER DOOR

WINDOW SCHEDULE									
MARK	LOCATION	TYPE	SIZE	FRAME	GLAZING	U	SHGC	EGRESS	NOTES
W1	BEDRM 4 (111)	CASEMENT	2'-8" x 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU	≤0.30	≤0.23	YES	
W1	BEDRM 3 (212)	CASEMENT	2'-8" x 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU			YES	
W2	ENTRY (101)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				MULLED WITH W21 TRANSOM ABOVE
W2	STUDY (201)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
W2	STUDY (201)	DOUBLE CASEMENT	6'-0" X 4'-8"	ALUM (THERM) / BLOCK FRAME	TEMPERED LOW-E IGU				
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



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



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

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

SHEET NAME

Door & Window
Schedules

SHEET NUMBER

A8.1

DATE: 12/26/2024 10:58:00 AM
FILE: C:\2024\2024-06-20\STAMPER.DWG
DRAWN BY: STEVE REDD
CURRENT: 1/20/2024

REQUIRED SPECIAL INSPECTION

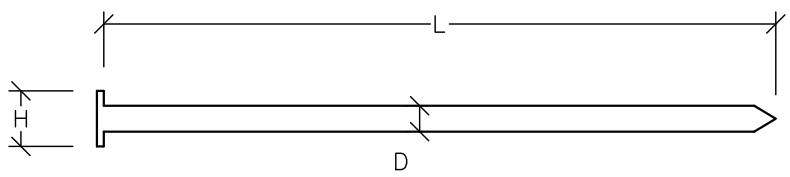
The following items require Special Inspection in accordance with Sections 1704 & 1705 of the 2025 California Building Code:

(only checked items are required)	
Inspection Item	Notes
Structural Concrete (CBC Table 1705.3)	
☐ Foundations ⁽¹⁾	
☒ Grade Beams / Piles	
☐ Beams / Slabs	
☐ Walls / Columns	
☐ Welding of Reinforcement	
☐ Anchor Bolts	
☐ Shotcrete / Gunnite	
☐ Seismic Resisting System	
☐ Other:	
Structural Steel (AISC 360–16 Chapter N)	
☐ Field Welding ⁽²⁾	
☐ High Strength Bolting	
☐ Seismic Resisting System	
☐ Other:	
Structural Masonry (TMS 602 Table 4)	
☒ Concrete Masonry (CMU)	
☒ Seismic Resisting System	
☐ Other:	
Structural Wood (CBC 1705.5)	
☐ High Load Diaphragms	
☐ Seismic Resisting System ⁽³⁾	
☐ Pre-Fabricated Truss Bracing ⁽⁴⁾	
Miscellaneous Items	
☐ Hiiti Epoxy Anchors	Hiiti RE-500 V3 (ICC-ER 3814)
☐ Simpson Epoxy Anchors	Hiiti HIT HY 270 (ICC-ESR 4143)
	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

- ROLL ROLLED STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING GRADES AND ASTM SPECIFICATIONS:
 - WIDE FLANGE "W"..... 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	2½"	0.131"	0.281"
10d	3"	0.148"	0.312"
16d	3½"	0.162"	0.344"

N. ABBREVIATIONS

AB.....	ANCHOR BOLT
BLKG.....	BLOCKING
BN.....	BOUNDARY NAIL
BOT.....	BOTTOM
CLR.....	CLEAR
CONT.....	CONTINUOUS
DBL.....	DOUBLE
DIA.....	DIAMETER
(E).....	EXISTING
EA.....	EACH
EN.....	EN
EOR.....	ENGINEER OF RECORD
FTG.....	FOOTING
GLB.....	GLUE LAMINATED BEAM
HD.....	HOLD DOWN
KP.....	KING POST
MIN.....	MINIMUM
MPL.....	MILE PER HOUR
(N).....	NEW
OC.....	ON CENTER
PCF.....	POUNDS PER CUBIC FOOT
PERF.....	PERFORATED
PSF.....	POUNDS PER SQUARE FOOT
PT.....	PRESSURE TREATED
REF.....	REFERENCE
REQD.....	REQUIRED
SCHED.....	SCHEDULE
SIM.....	SIMILAR
SN.....	SILL NAIL
SW.....	SHEAR WALL
TYP.....	TYPICAL
UNO.....	UNLESS NOTED OTHERWISE
VER.....	VERIFY IN FIELD
W.....	WITH

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 2304.10.2)

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"
CONTINUOUS HEADER TO STUD – TOE NAIL.....	EA FACE 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
BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST, BLOCKING (AT SHEAR WALLS) – FACE NAIL.....	EA SIDE OF JOINT 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	20d @ 32"
LEDGER STRIP – FACE NAIL.....	3–16d
EACH JOIST	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)	
½" AND LESS.....	6d
½" TO ¾".....	8d
¾" TO 1¼".....	10d
SINGLE FLOOR (COMBINATION SUBFLOOR–UNDERLAYMENT TO FRAMING 6:6:12)	
¾" AND LESS.....	8d
¾" TO 1".....	8d
1" TO 1¼".....	10d
PANEL SIDING (TO FRAMING 6:6:12)	
½" OR LESS.....	6d
¾".....	8d
OTHER EXTERIOR WALL SHEATHING	
FIBERBOARD SHEATHING – ½" OR ¾" (3:3:6)...	1½" GALVANIZED ROOFING NAIL OR 1¾" GALVANIZED ROOFING NAIL
INTERIOR PANELING	
¼" OR ⅜" (6:6:12).....	4d OR 6d

D. CONCRETE AND FORMWORK

- CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C150 TYPE II OR ASTM C595, TYPE II (MS).
- 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 ½ 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 RETARDER CONFORMING TO ASTM E1745. THE VAPOR RETARDER 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 STROCK 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 SIKA 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 WCLB 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 50% 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.

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.
- 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:
 - GEOTECHNICAL INVESTIGATION REPORT:
 - SASSAN GEOSCIENCES REPORT #812025 DATED 8-15-2025
 - 1290 NORTH LAKE AVE. SUITE 204 PASADENA, CA 9104
 - 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.
 - ALL EXCAVATIONS SHALL BE OBSERVED AND APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO THE PLACEMENT OF REINFORCING STEEL.
 - 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.
 - THE 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 POUR 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.
 - FOUNDATION/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.
 - THE 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 POUR 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.
 - 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.
 - THE 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 POUR 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.

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.
- THE 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 POUR 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.

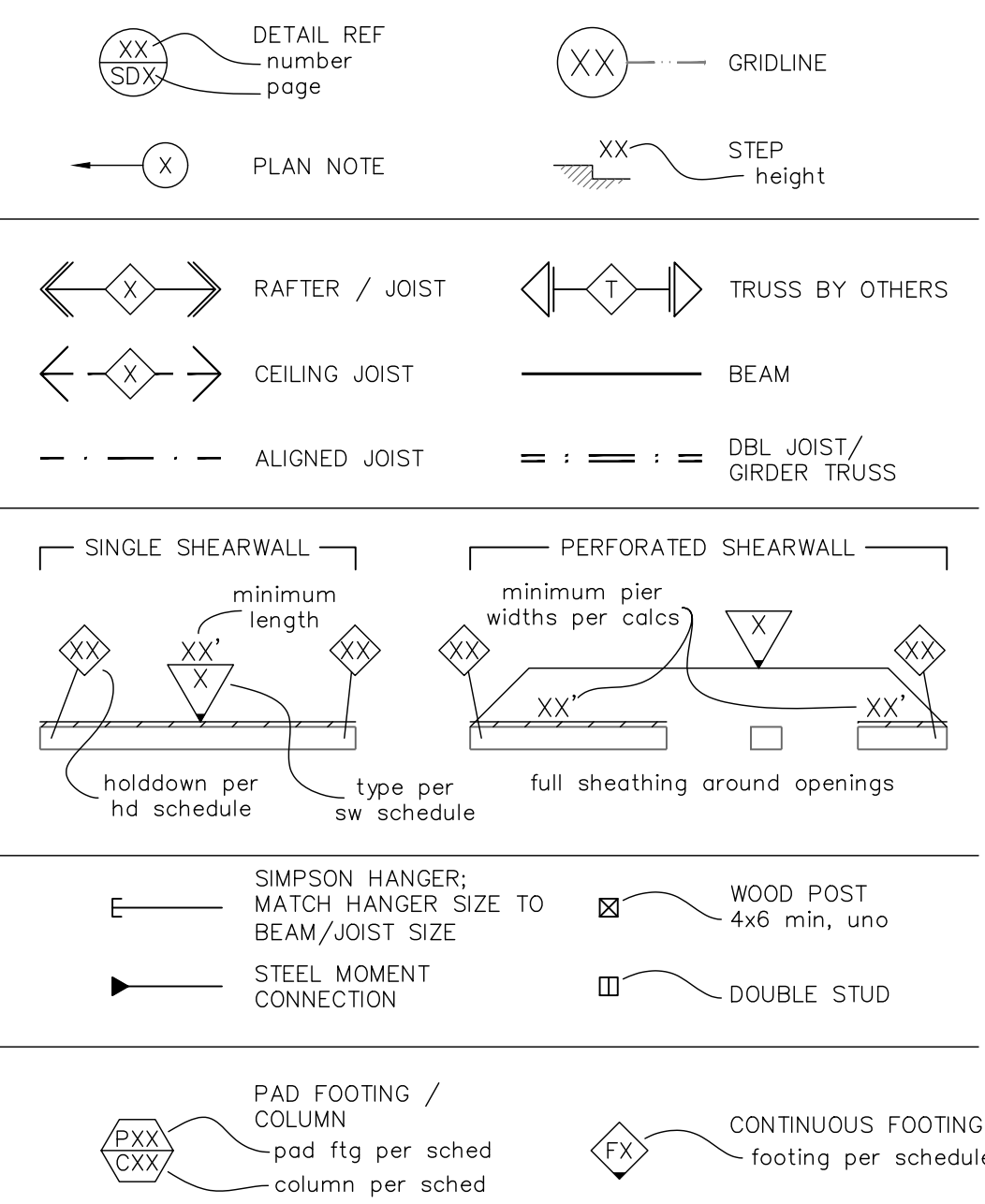
E. MASONRY

- 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"

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.
- A 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..... D
 - SEISMIC DESIGN CATEGORY..... D
 - MAPPED ACCELERATIONS..... S1..... 0.70
 - DESIGN ACCELERATIONS..... Sds..... 1.56
 - RESPONSE MODIFICATION FACTOR..... R..... 0.79
 - 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



S1.0

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
©2026

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

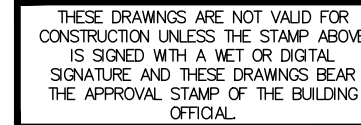


S2.0

Date Plotted: 5/26/2026 9:16 AM Plotted By: STEVE REID
 File: F:\2026\26-501 STAMPER\DWG\CURRENT\2.0 LOW ROOF AND FLOOR FRAMING PLAND.WDG

SHEET DESCRIPTION:

PROJECT INFORMATION:



1
2
3
4

S3.0



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 BEL

MARK	SECTION
1	1200S200-97 @ 16" OC
2	6x10 No. 1 @ 24" OC

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

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

TYPICAL TRACK:
T125—MATCH GAGE AND DEPTH TO STUDS

FOR TYPICAL CFS TOP TRACK SPLICE SEE 

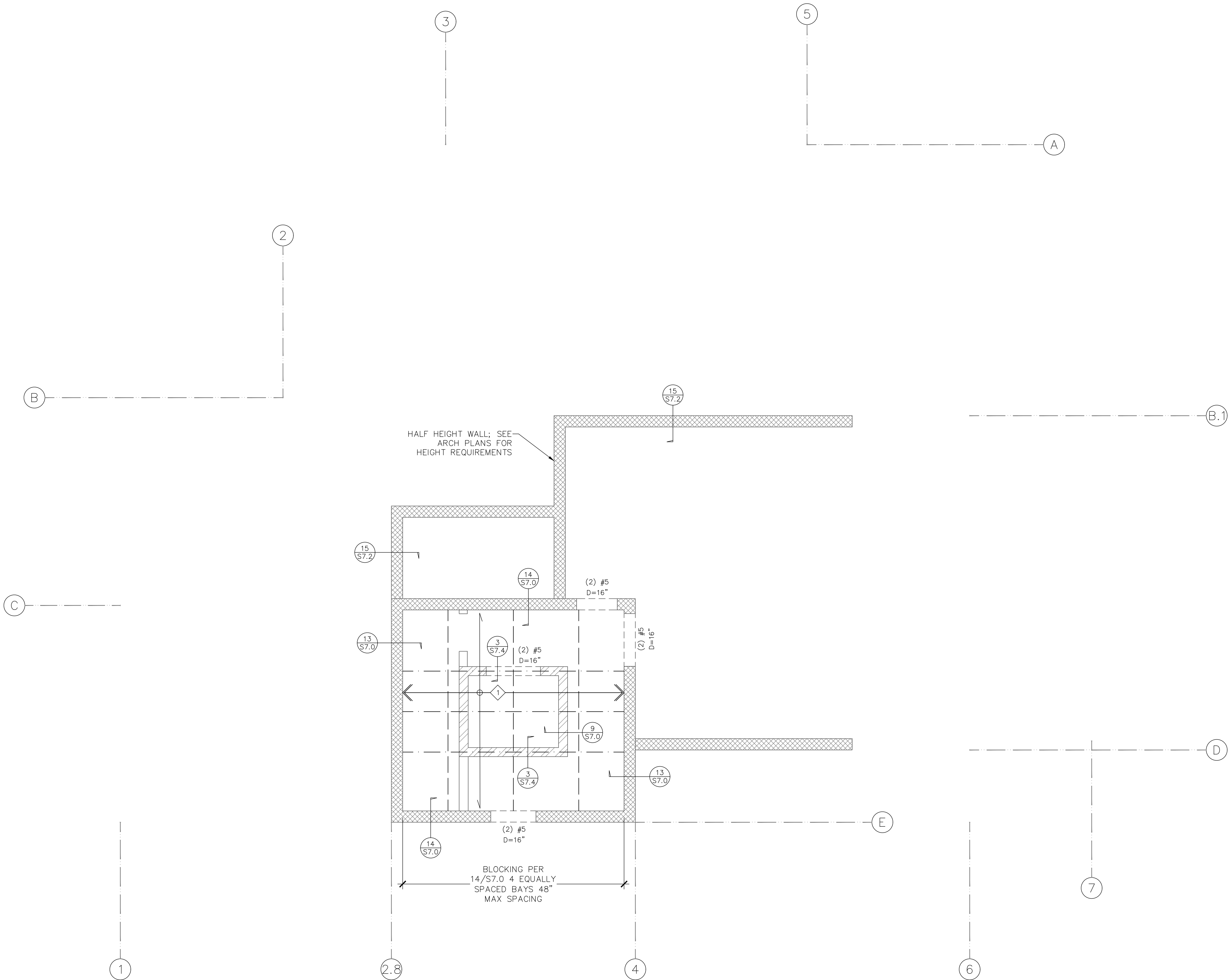
FOR TYPICAL CFS WALL CONSTRUCTION SEE 

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

DASHED LINE INDICATES
BLOCKING; USE S162-33
BLOCKING w/ CS16 STRAP

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

D:\16_Planet_E\16_0208_016_1M_Planet_E-STEVE REDD
File E\2026\26-501 STAMPER.DWG\CURRENT\S4.0 HIGH ROOF.DWG



HIGH ROOF FRAMING PLAN
SCALE

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
FASTERNER: 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 3/S7.0

FOR TYPICAL CFS WALL
CONSTRUCTION SEE 2/S7.0

PROVIDE BLKG & BRIDGING
PERPENDICULAR TO JOISTS
@ 8'-0" OC SEE 4/S7.0 20/S7.1

BLOCKING w/ CS16 STRAP



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

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

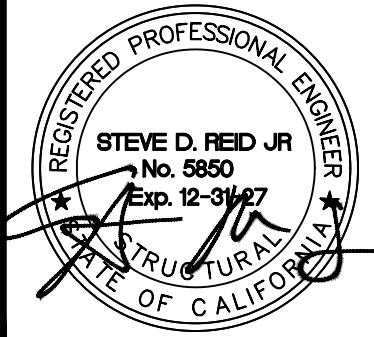
HIGH ROOF FRAMING PLAN

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD

15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



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

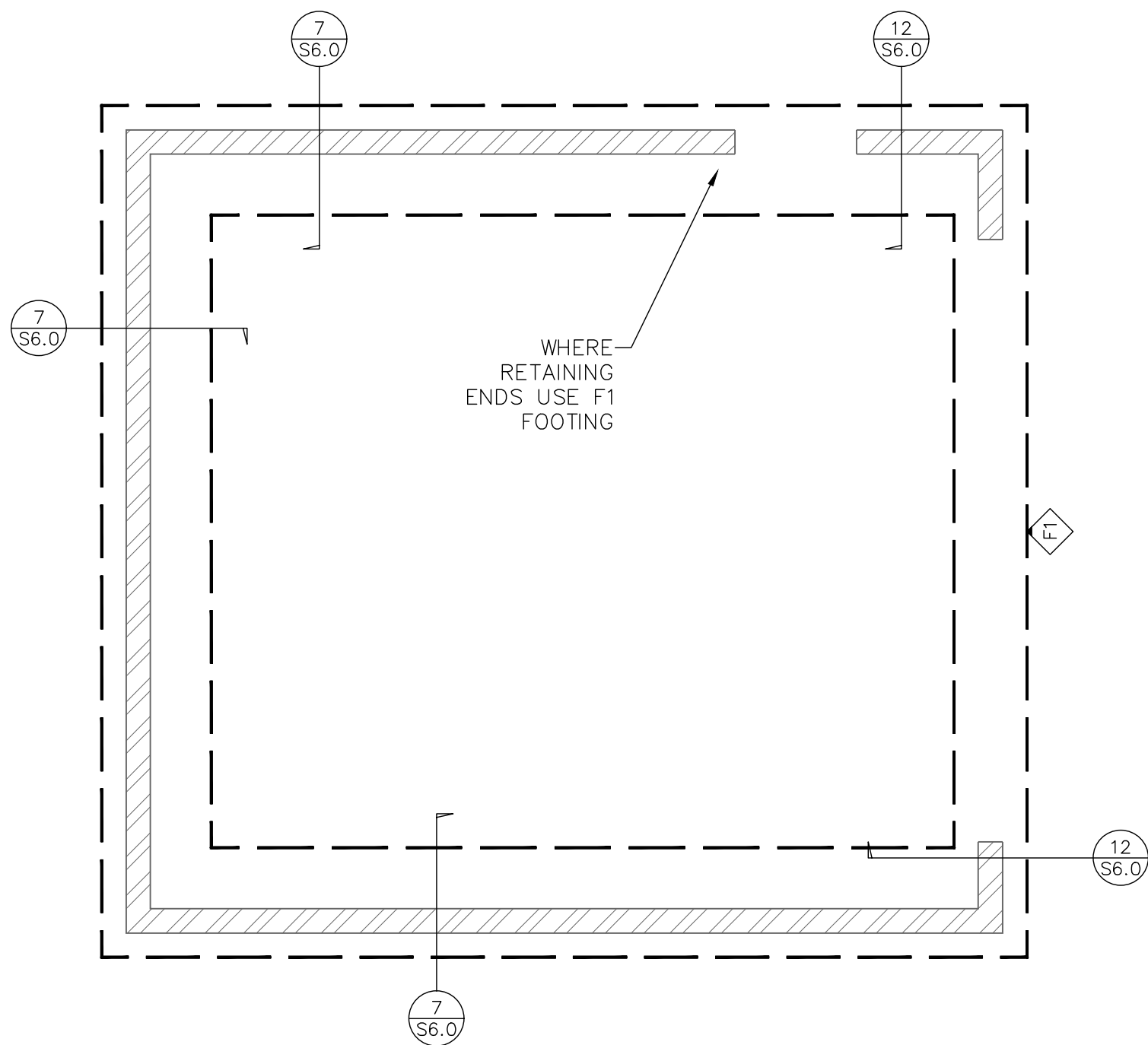
△	
△	
△	
△	

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

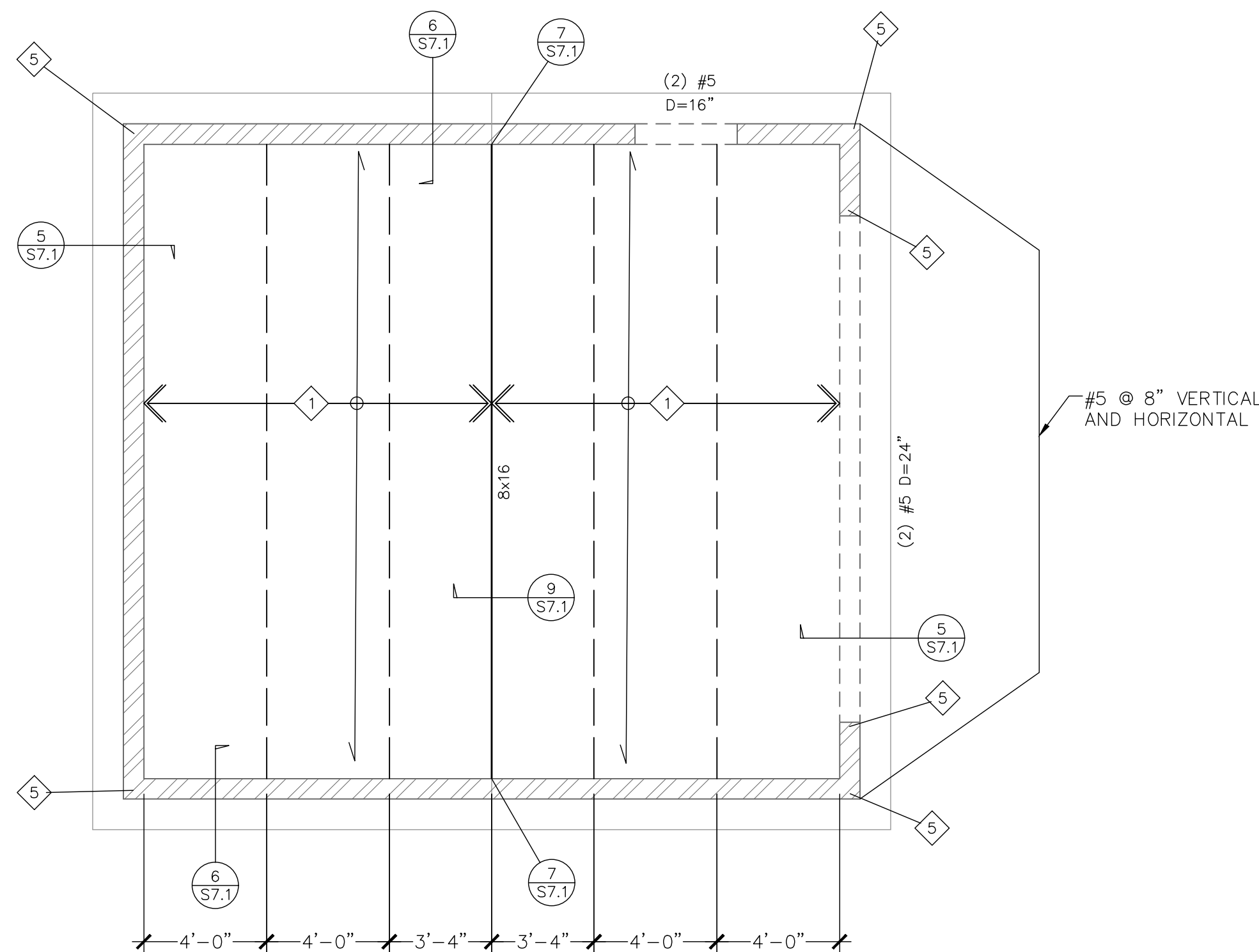
S4.0

OF 13 TOTAL SHEETS

D:\41_Planet_E\18_0926_0-25_M\Plan\41_Planet_E_RED
File\2026\26-501_STAMPER.DWG\CURRENT\5.0 GARAGE FRAMING AND FOUNDATION PLANDWG

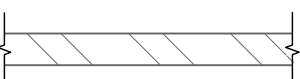


GARAGE FOUNDATION PLAN
1/4"=1'-0"



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
FASTERNER; 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



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

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

GARAGE FRAMING & FOUNDATION

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

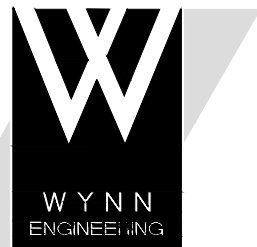
REVISIONS

1	
2	
3	
4	

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

S5.0

OF 13 TOTAL SHEETS



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

ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY OR DOLOUSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. 6/2026

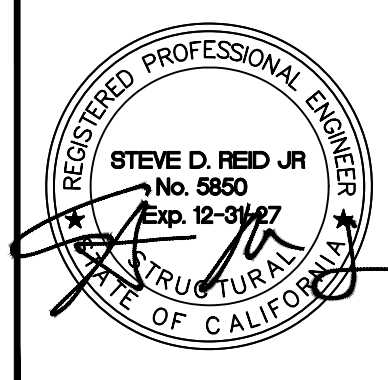
FOUNDATION DETAILS

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD

15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



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

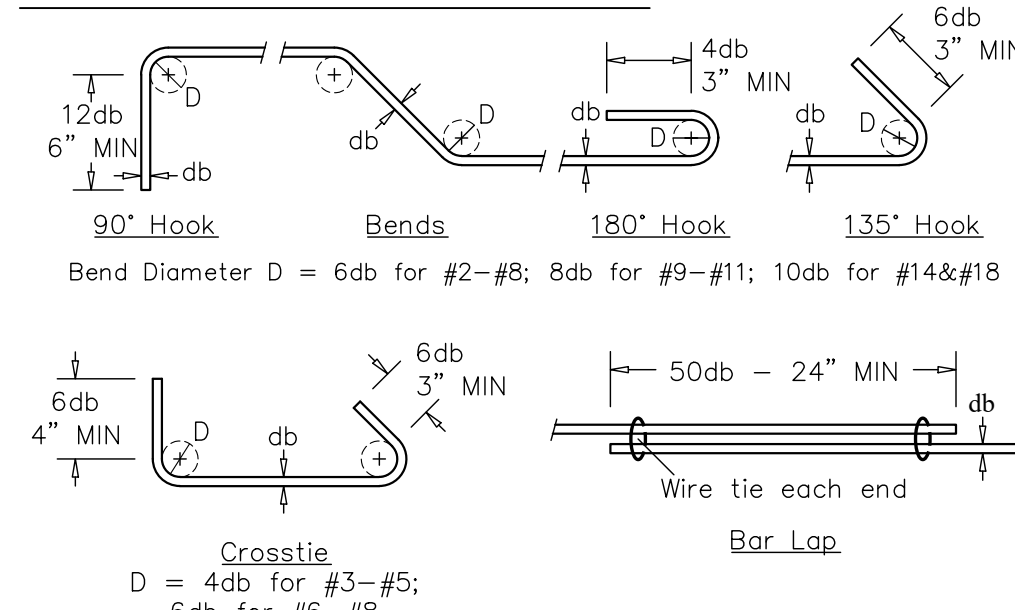
1	
2	
3	
4	

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

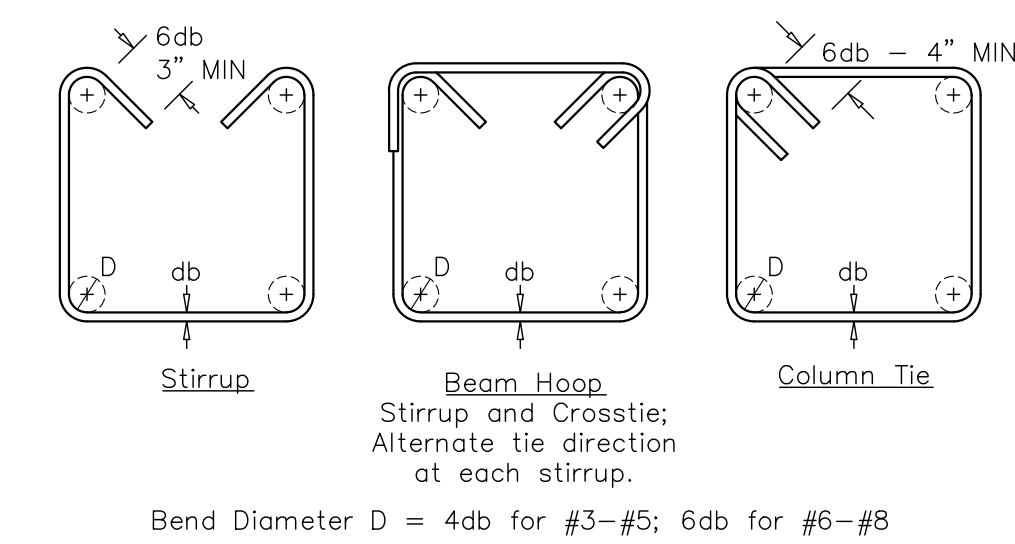
S6.0

OF 13 TOTAL SHEETS

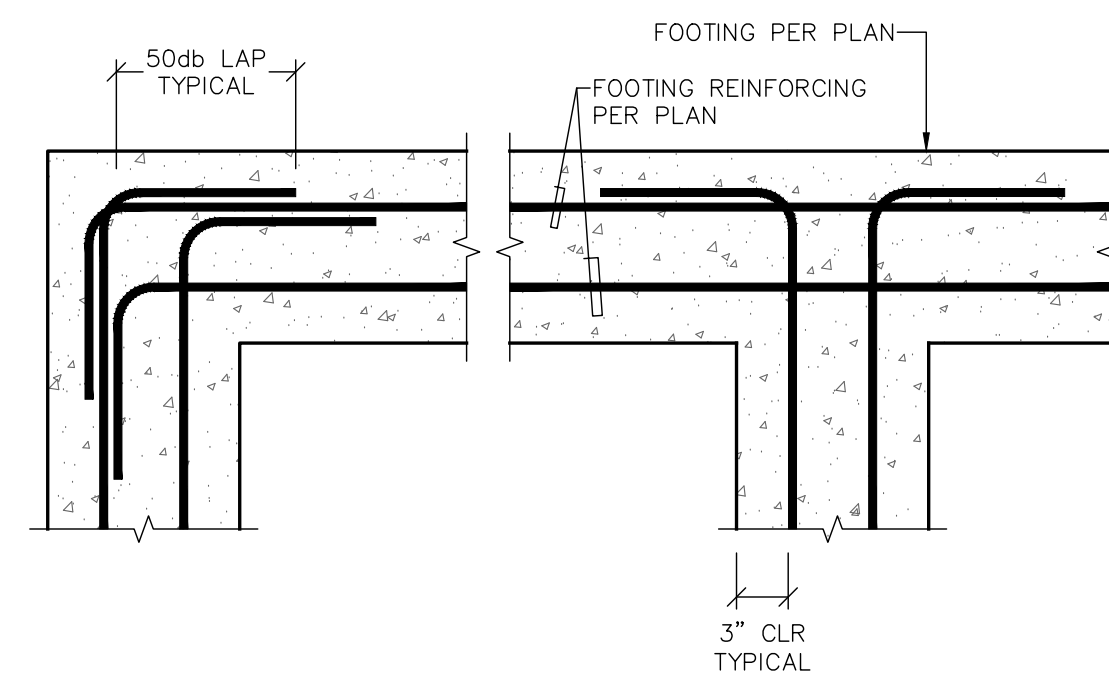
PRIMARY REINFORCEMENT



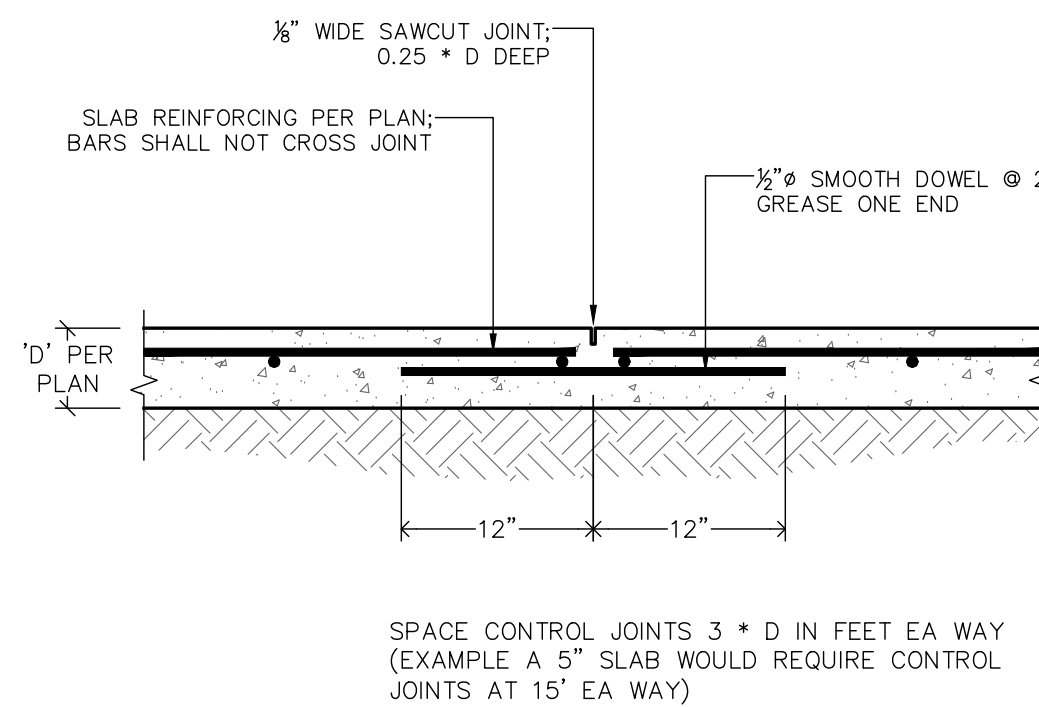
STIRRUPS, HOOPS, and TIES



STANDARD REINFORCEMENT BENDS AND LAPS

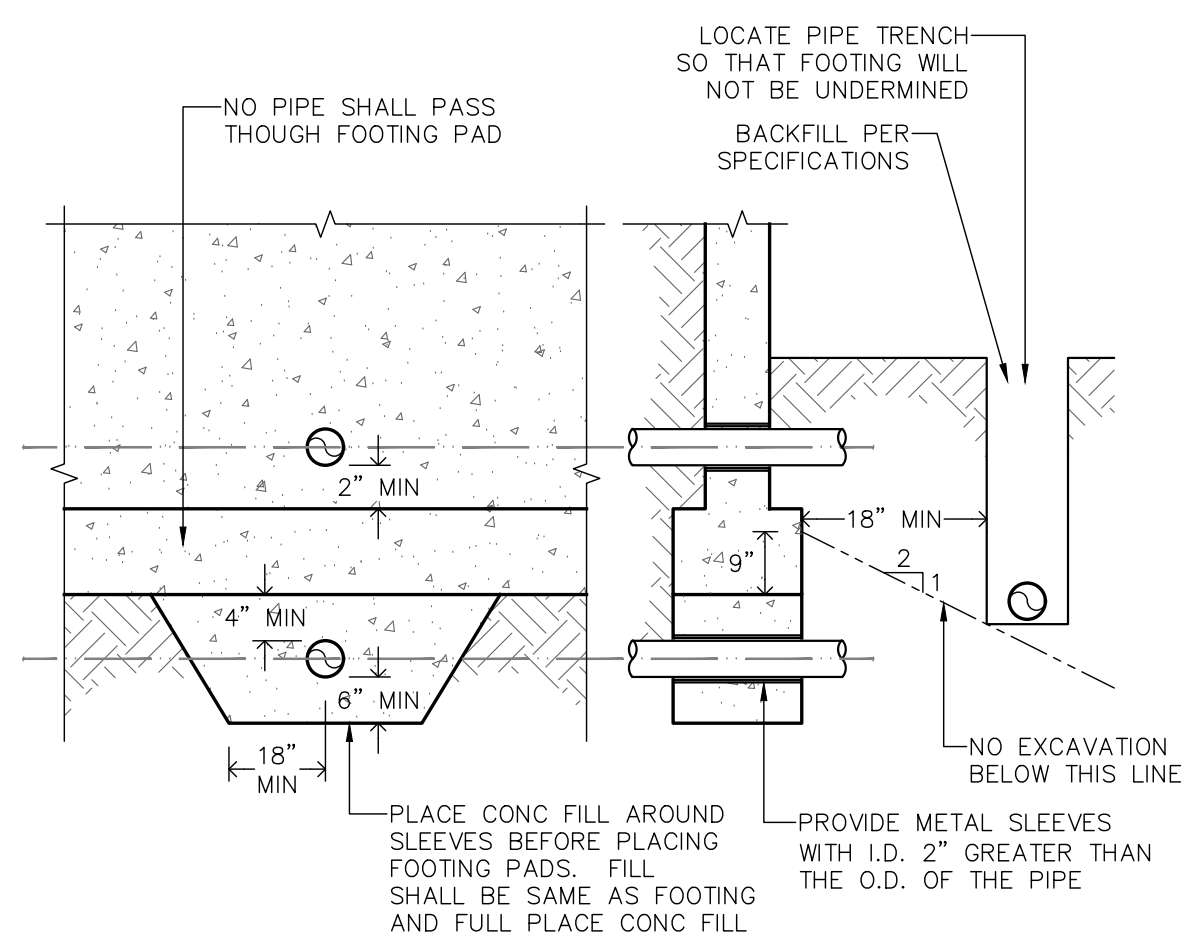


REINFORCEMENT AT FOOTING INTERSECTIONS



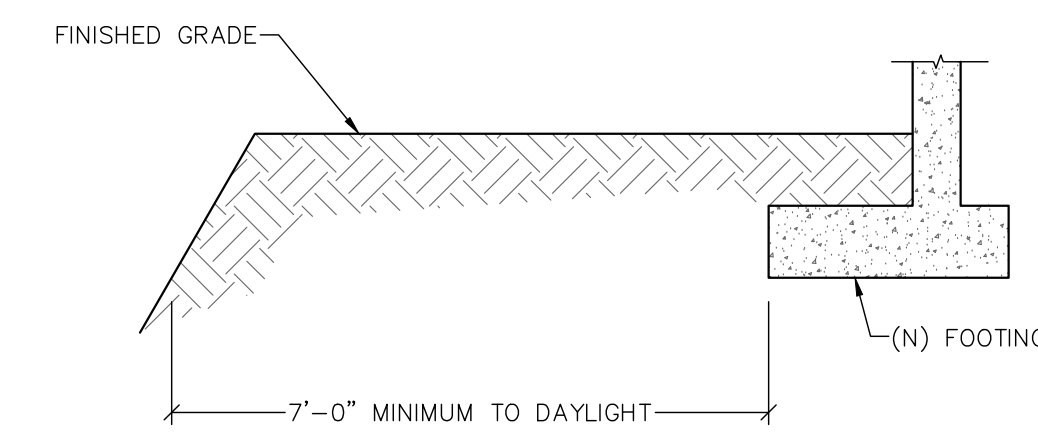
SAWCUT CONTROL JOINT

TYPICAL PIPE TRENCH/FOOTING



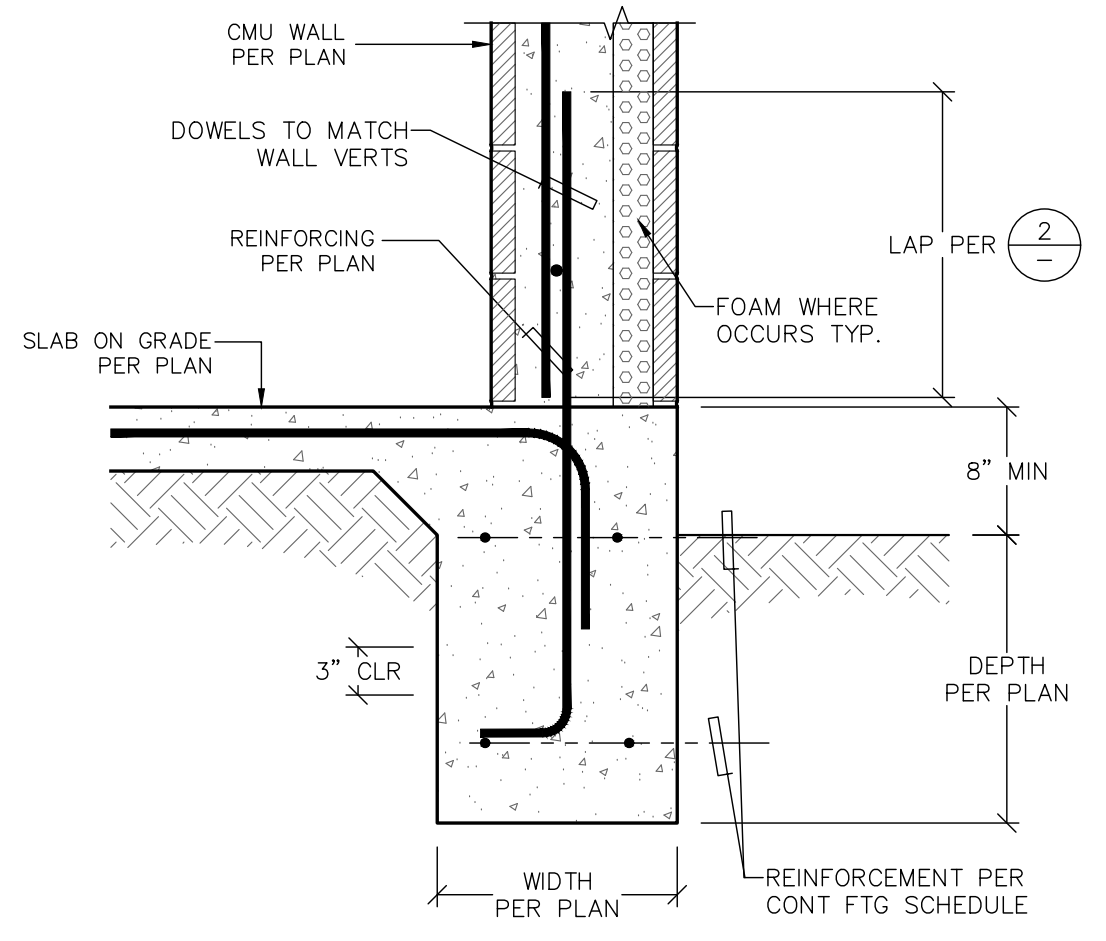
RETAINING WALL SCHEDULE					
H	t	B	W	A BARS	C BARS
0'-5"	8"	8"	2'-8"	#5 @ 8"	#5 @ 6"

RETAINING WALL SCHEDULE

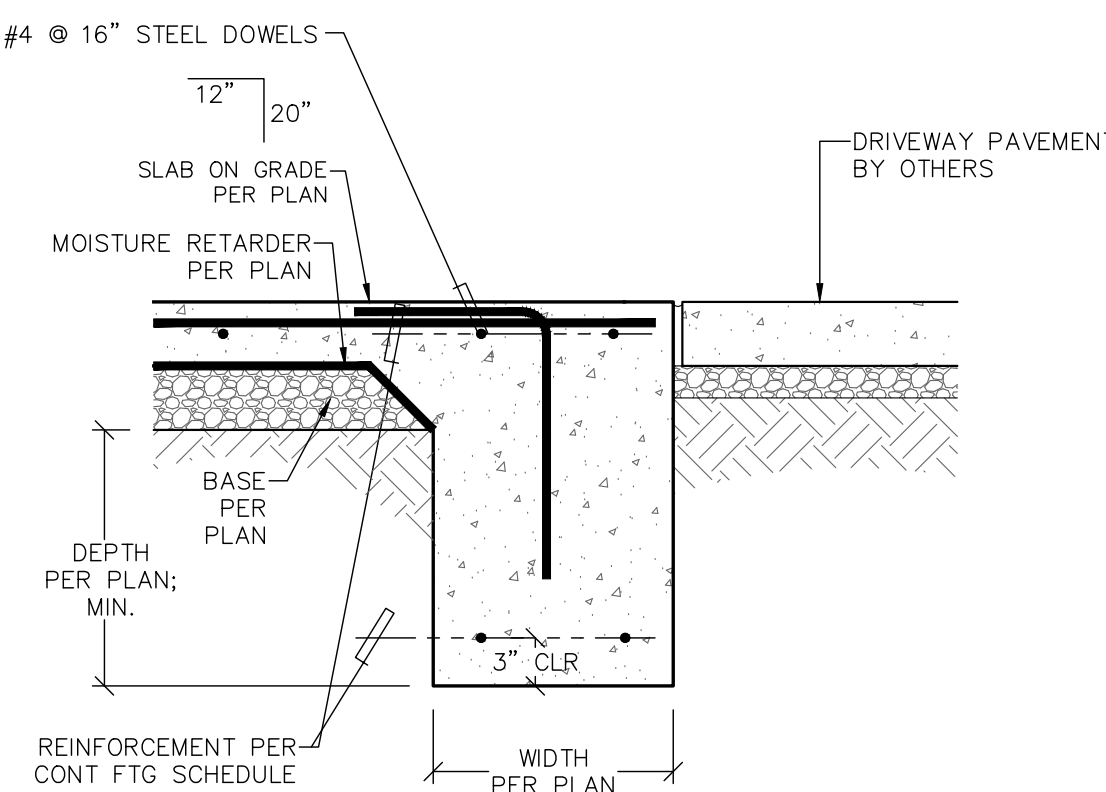


TYPICAL 7'-0" FOOTING TO DAYLIGHT

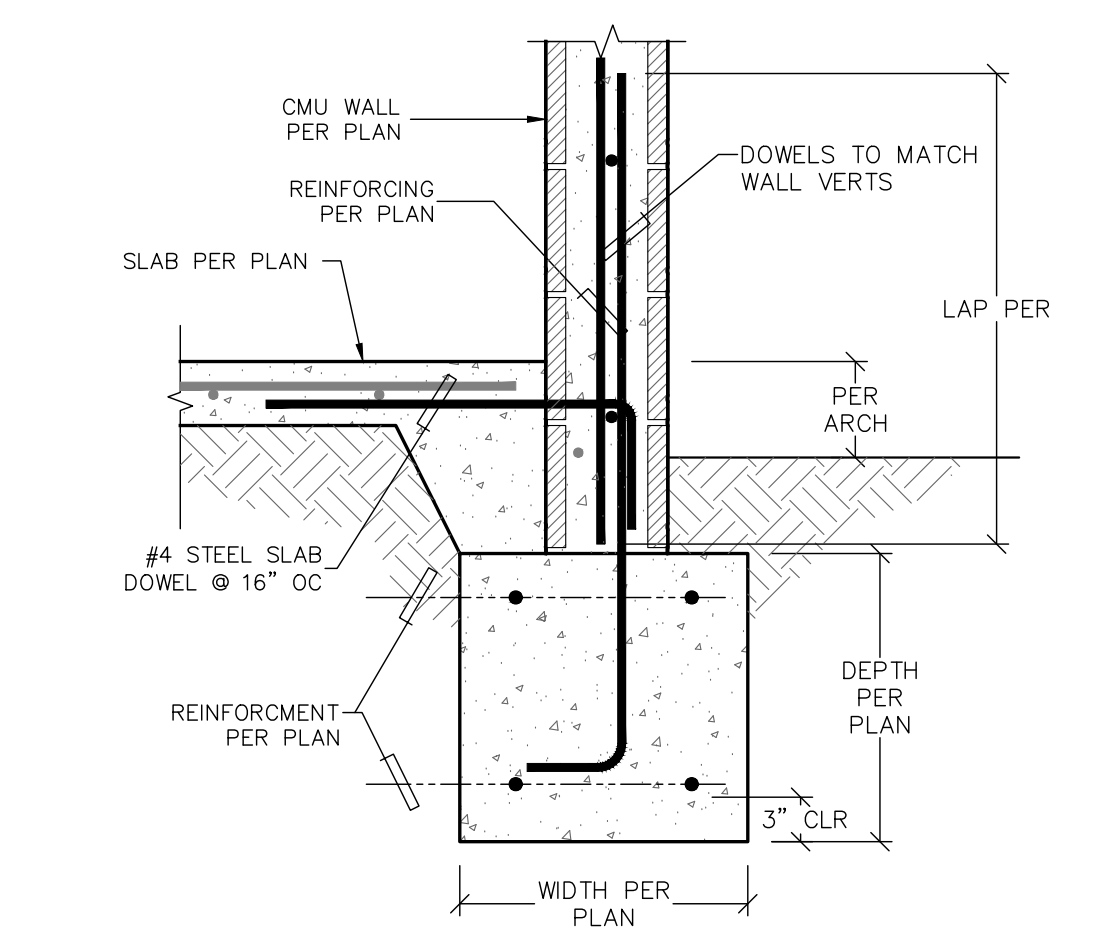
EXTERIOR CONTINUOUS FOOTING



INTERIOR CONTINUOUS FOOTING

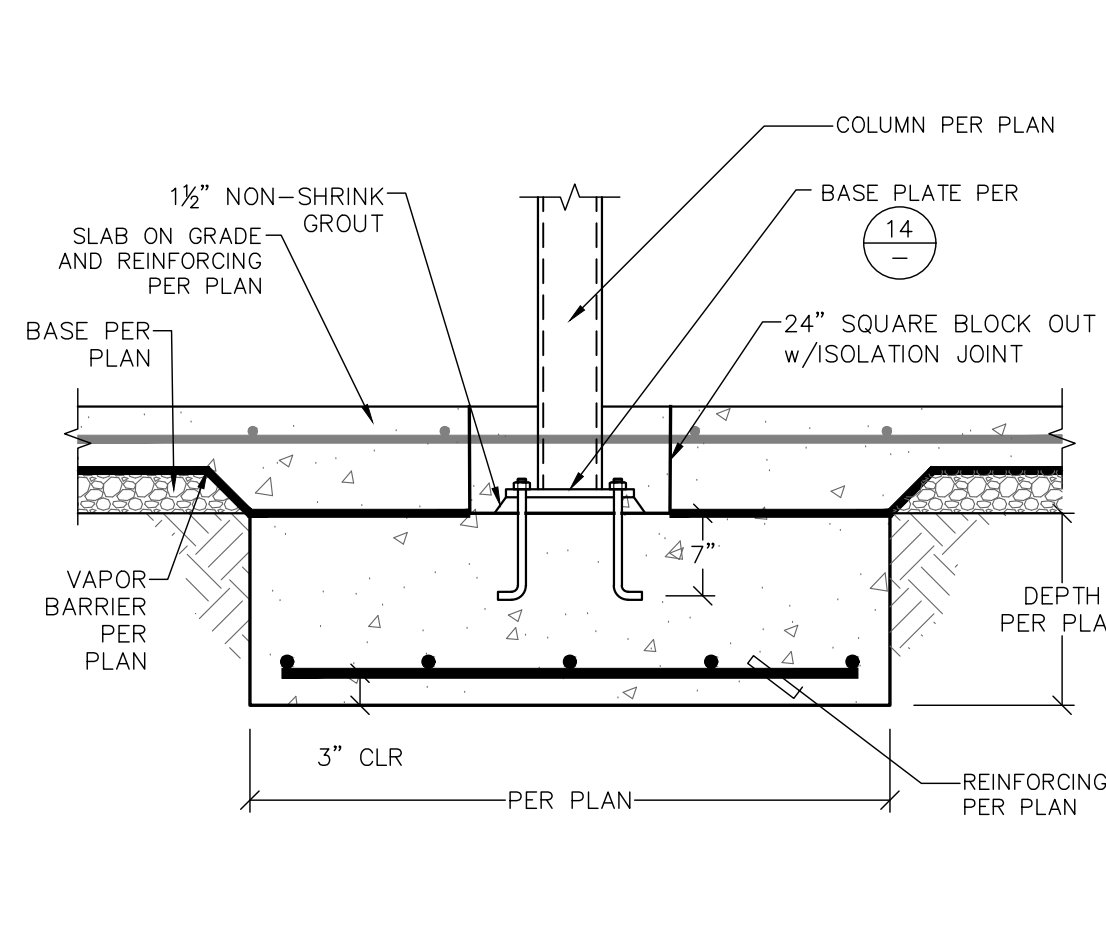


EXTERIOR GARAGE FOOTING



Exterior Continuous Footing

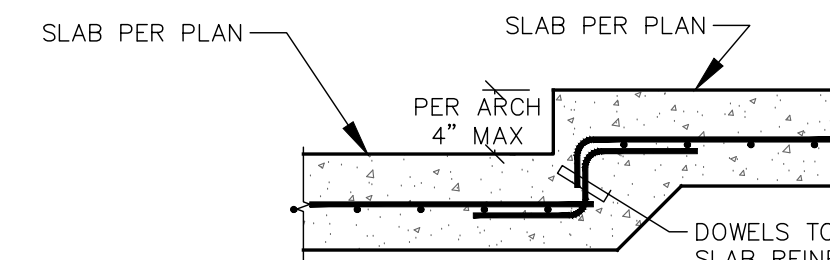
STEEL COLUMN TO PAD FOOTING



BASE PLATE SCHEDULE

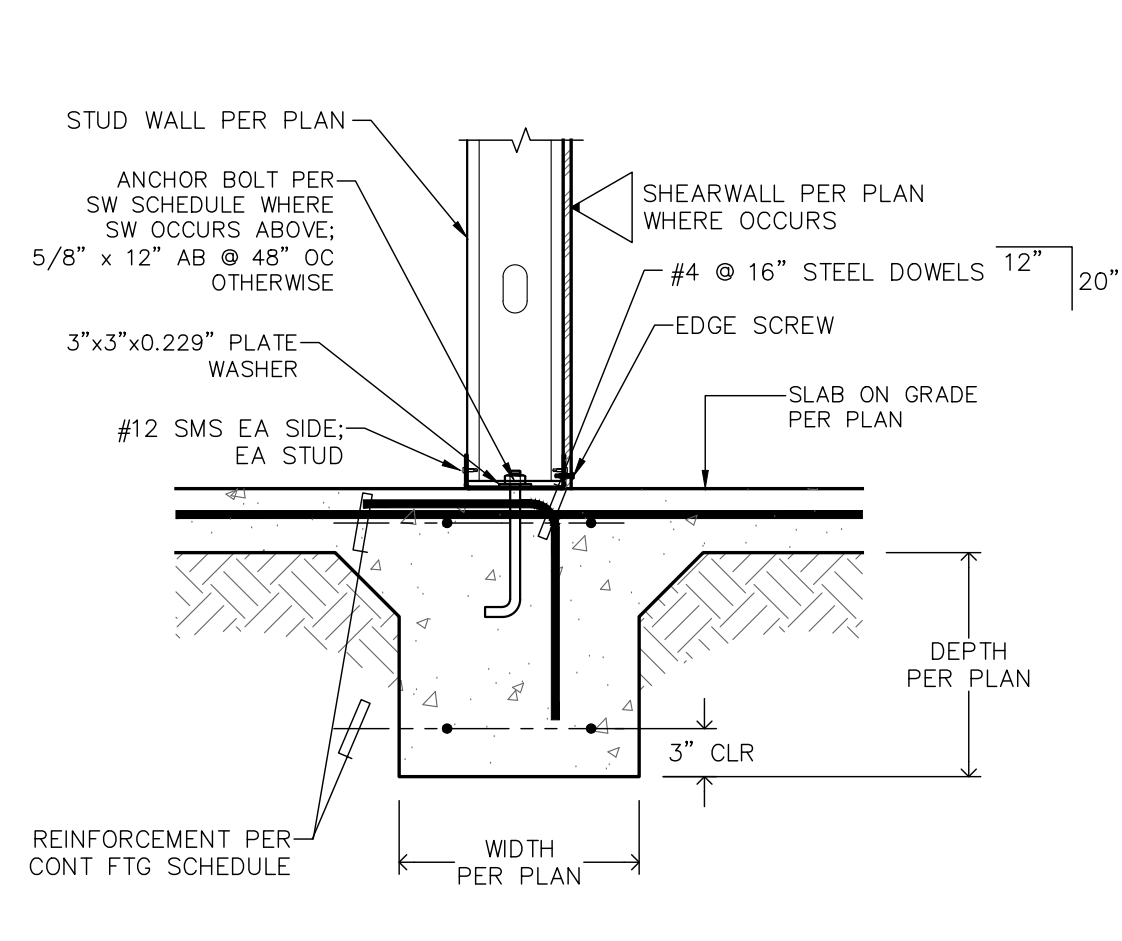
MARK	BASE PLATE		BOLTS	
	THICKNESS	WELD	DIAMETER	GRADE
A	1	3/16"	3/4"	A325

BASE PLATES ARE 'NORMAL' CONFIGURATION UNLESS NOTED OTHERWISE ON PLANS OR SCHEDULE

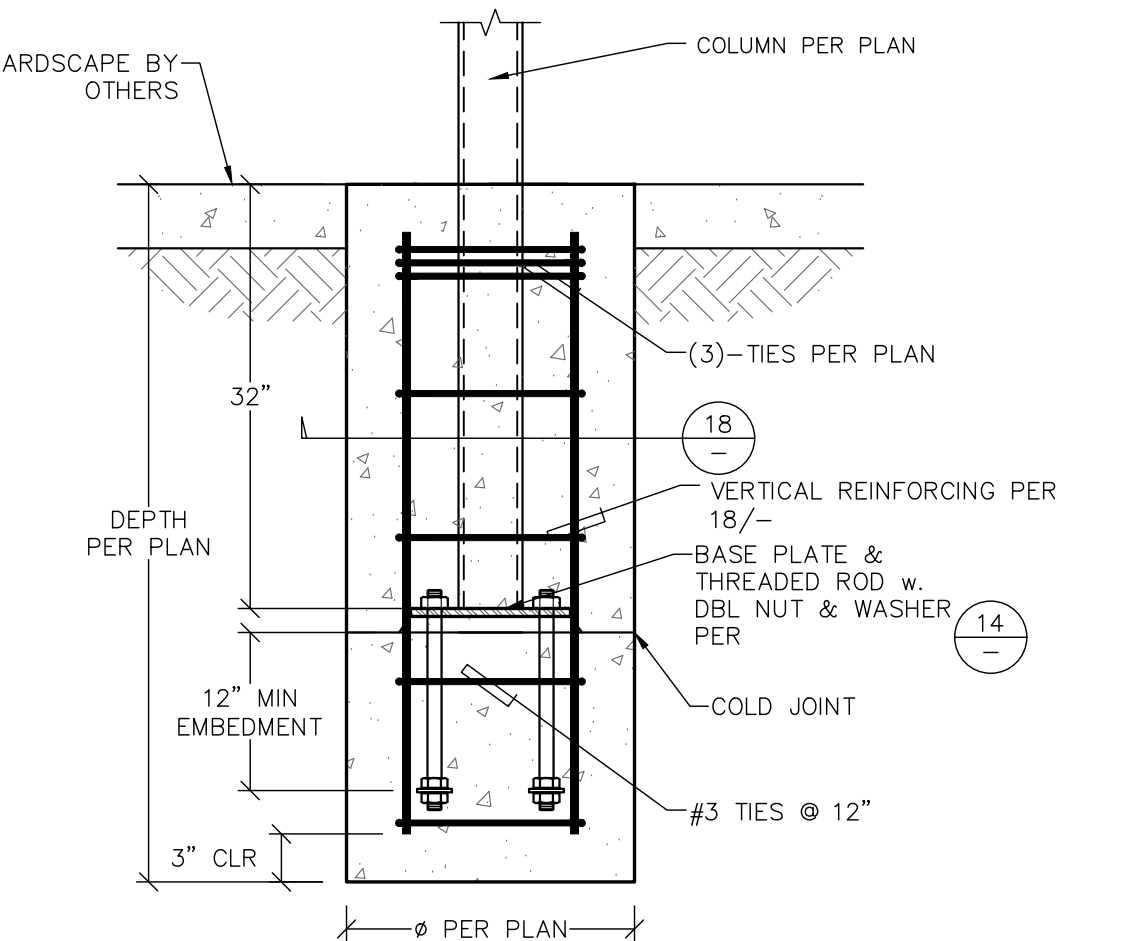


DEPRESSED SLAB

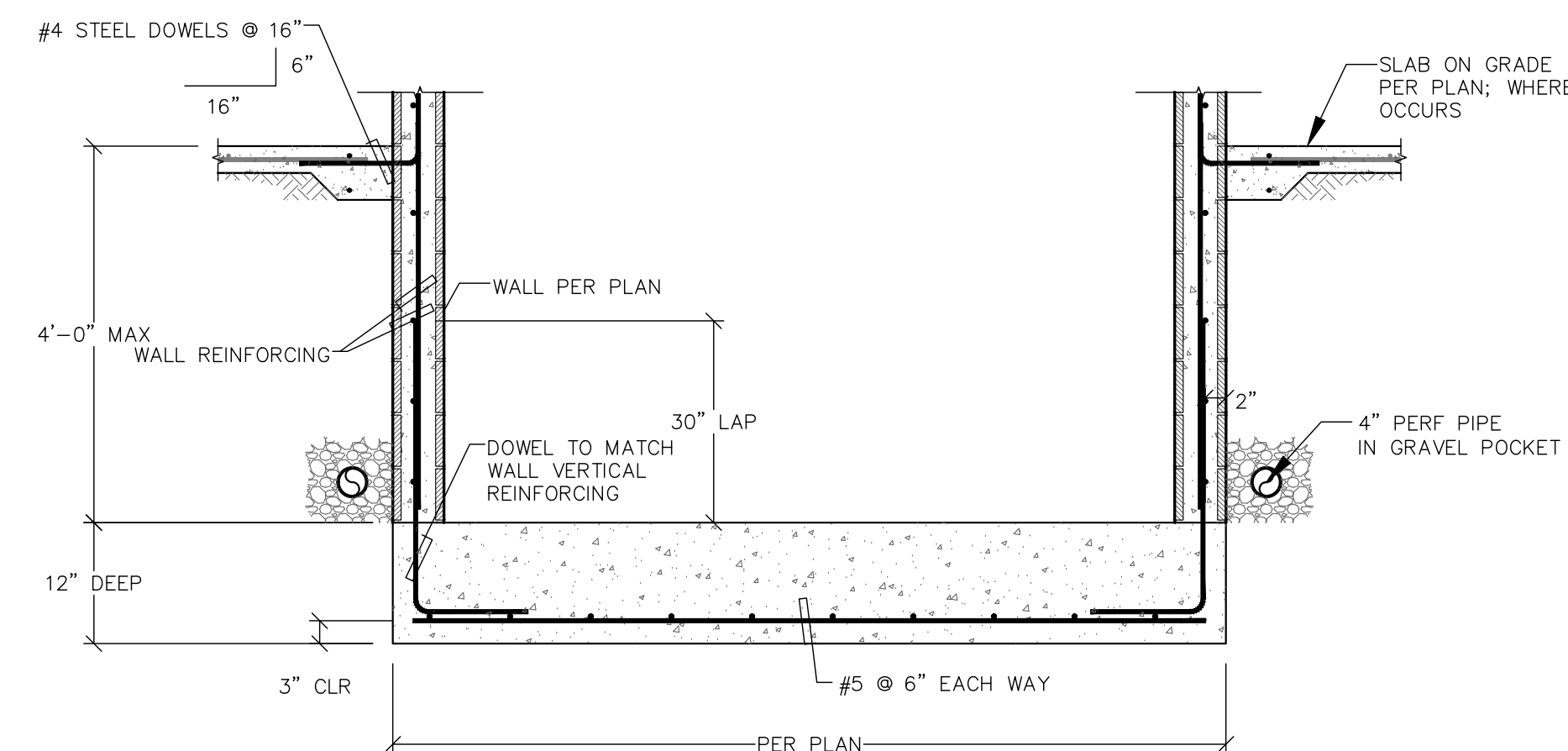
INTERIOR CONTINUOUS FOOTING



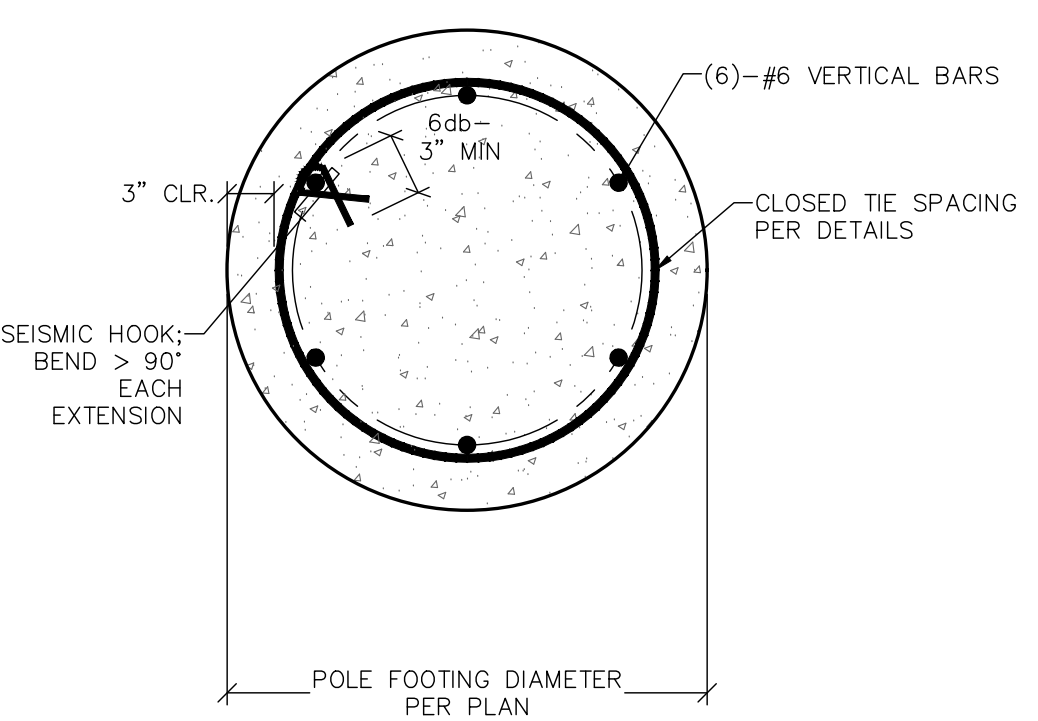
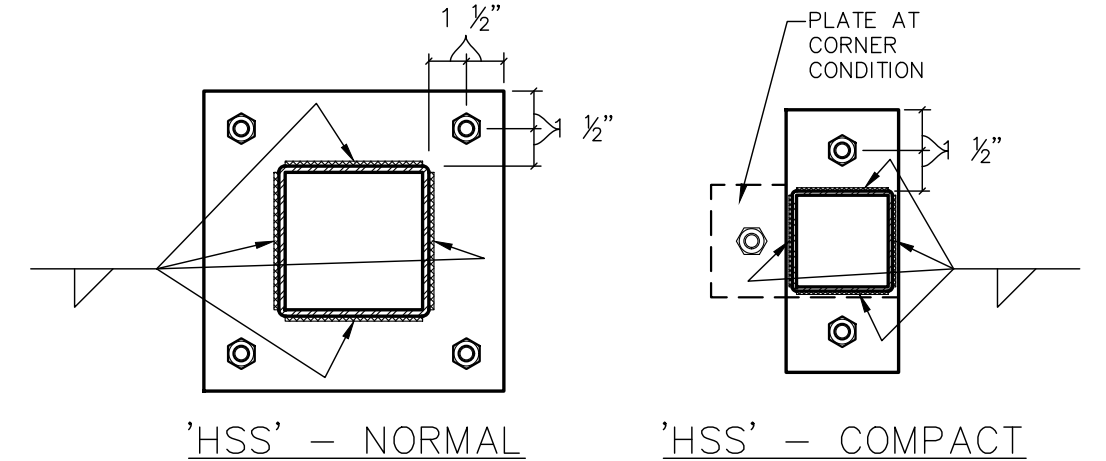
POLE FOOTING SECTION



POLE FOOTING



ELEVATOR PIT



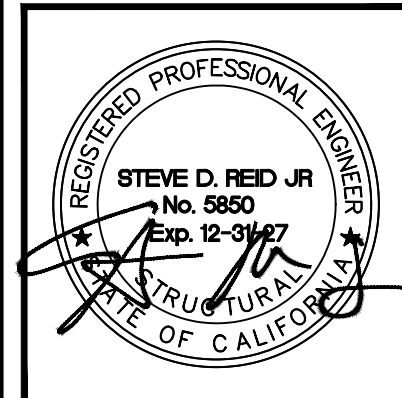
DATA: P:\1444 - 5/19/2026 @ 16:44 PLANS BY: STEVE RED
FILE: 1/2026 26-501 STAMPER RESIDENCE FIRE REBUILD FOUNDATION DETAILS.DWG

FRAMING DETAILS

SHEET DESCRIPTION:

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

PROJECT INFORMATION:



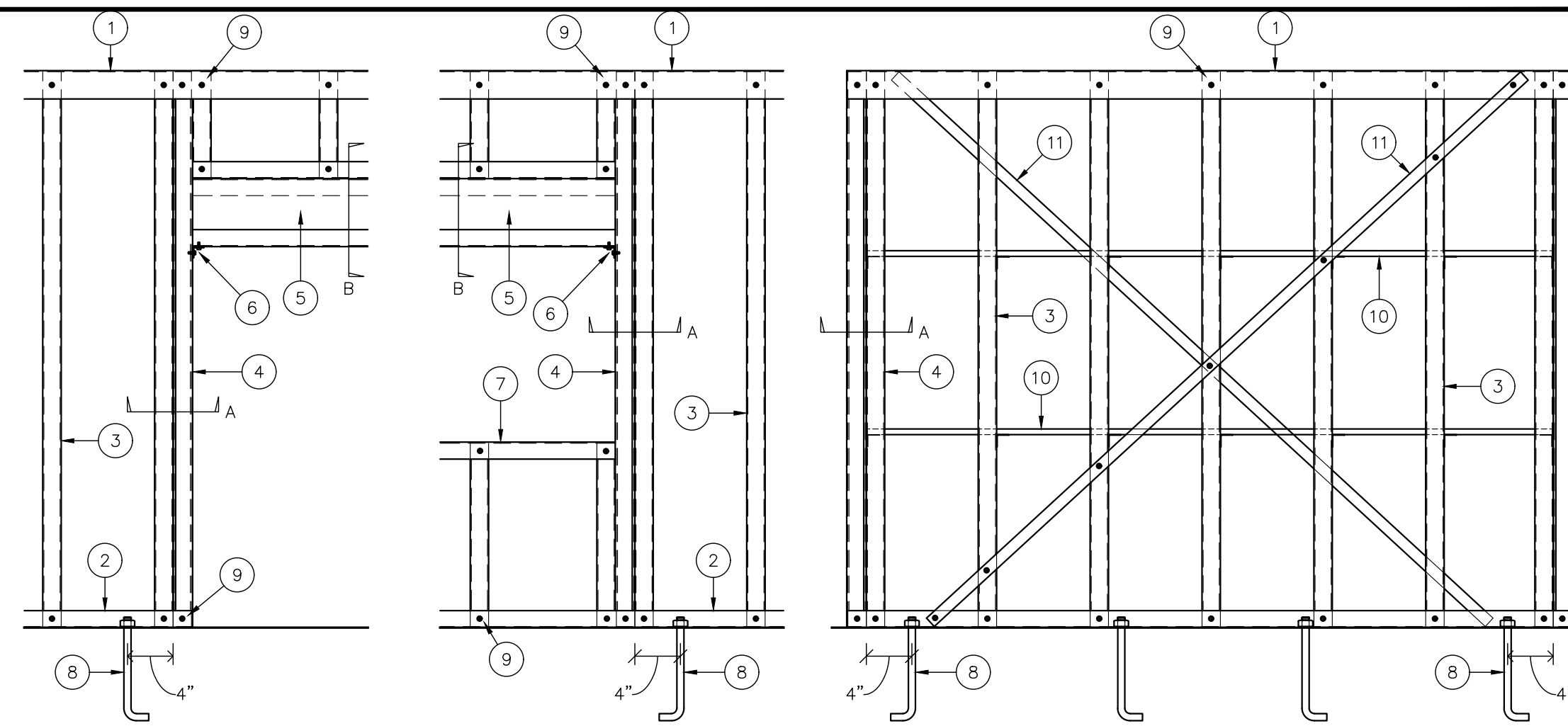
THESE DRAWINGS ARE NOT VALID FOR
CONSTRUCTION UNLESS THE STAMP ABOVE
IS SIGNED WITH A NET OR DIGITAL
SIGNATURE AND THESE DRAWINGS BEAR
THE APPROVAL STAMP OF THE BUILDING
OFFICIAL.

REVISIONS	
1	
2	
3	
4	

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

S7.0

OF 13 TOTAL SHEETS



DOOR FRAMING

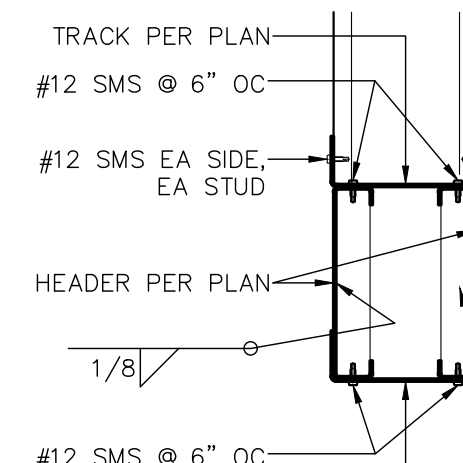
WINDOW FRAMING

WALL FRAMING

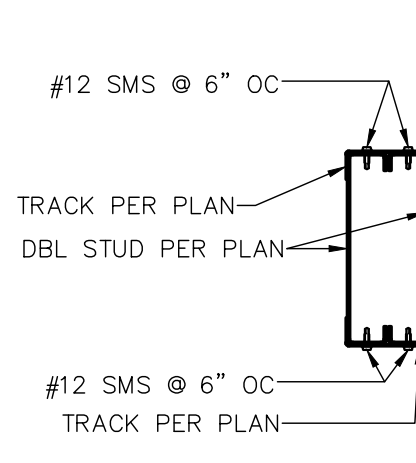
- NOTES:
1. TOP TRACK PER PLAN
 2. BOTTOM TRACK PER PLAN
 3. STUDS PER PLAN
 4. BUILT UP JAMB U.N.O. ON PLANS, SEE SECTION A-A
 5. BUILT UP HEADER PER PLAN, SEE SECTION B-B

6. 14ga x 10" FRAMING CLIP w/ (14)-#12 SMS TO HEADER AND JAMB.
7. SILL TRACK PER PLAN
8. AB PER PLAN WHERE OCCURS
9. #12 SMS EA SIDE

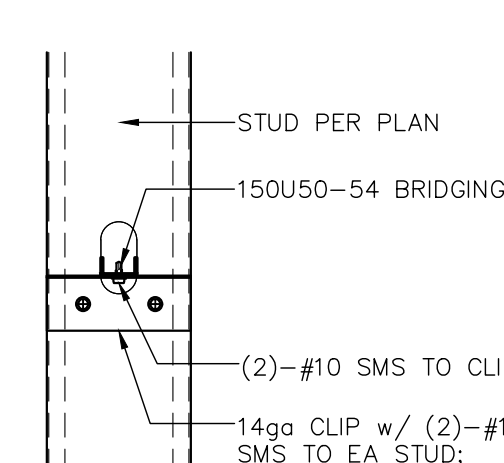
10. 150U50-54 CHANNEL BRIDGING PER SECTION C-C AT 4'-0" MAX OC
11. 2"x18ga STRAP w/ #10 SMS TO TRACK & STUDS; INSTALL EACH SIDE OF WALL IN OPPOSITE DIRECTIONS. INSTALL 1 SET OF BRACES FOR EVERY 20' OF WALL, WITH A MINIMUM OF 1 SET PER WALL.
12. PROVIDE WALL STUD UNDER EACH RAFTER, JOIST OR TRUSS MEMBER, UNLESS NOTED OTHERWISE.



SECTION B-B
TYPICAL HEADER

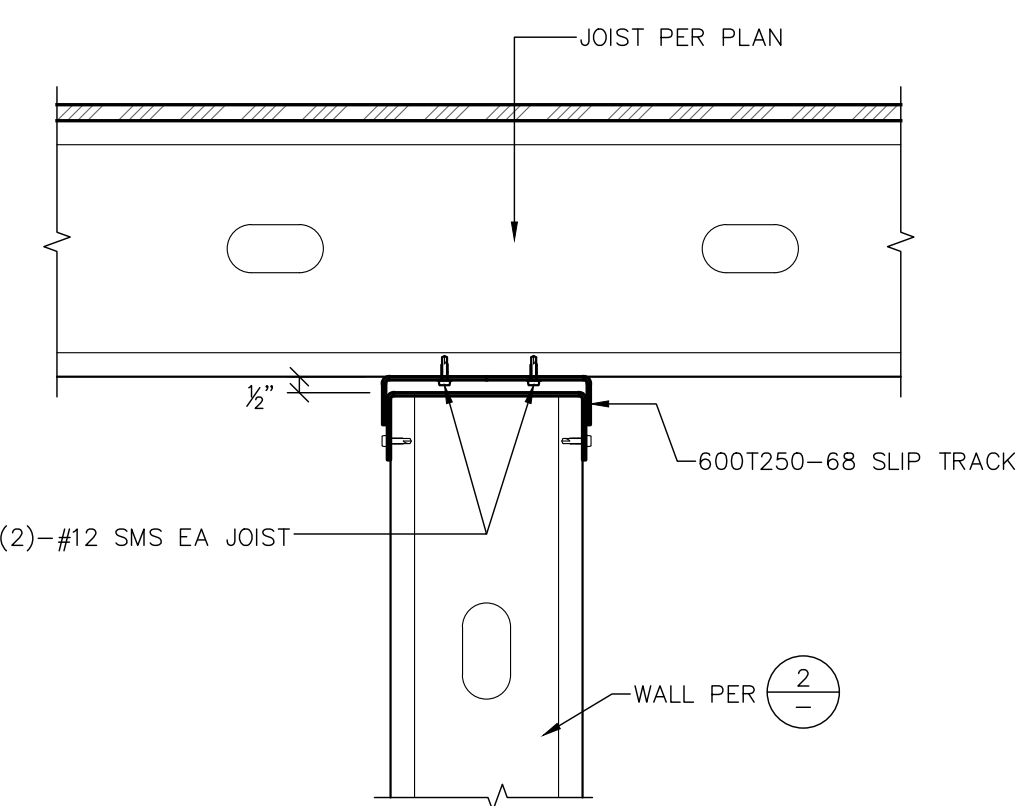


SECTION A-A
TYPICAL DBL STUD

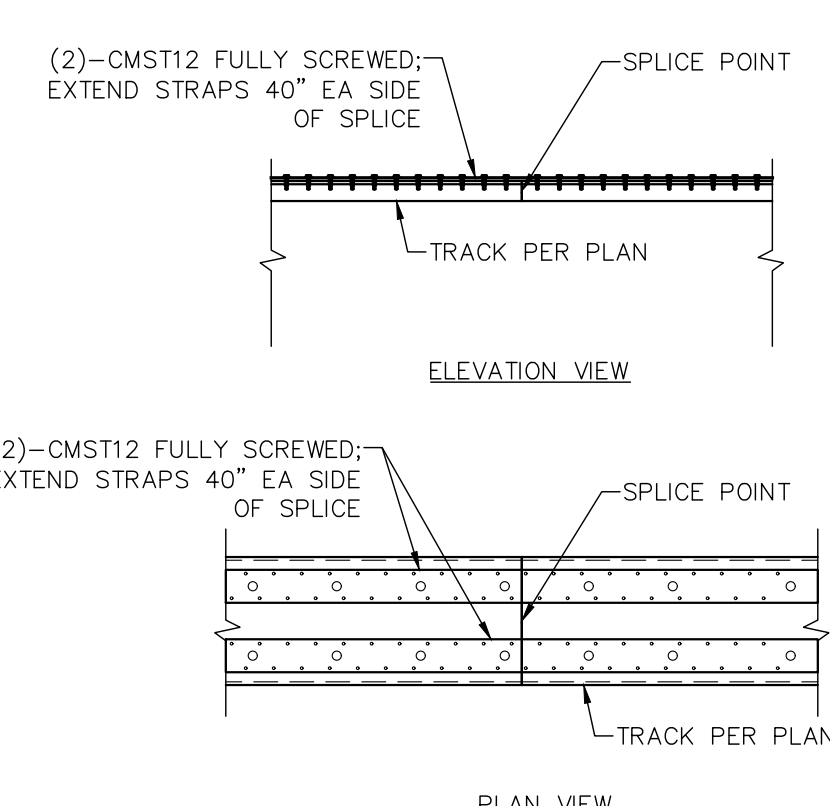


SECTION C-C
TYPICAL BRIDGING

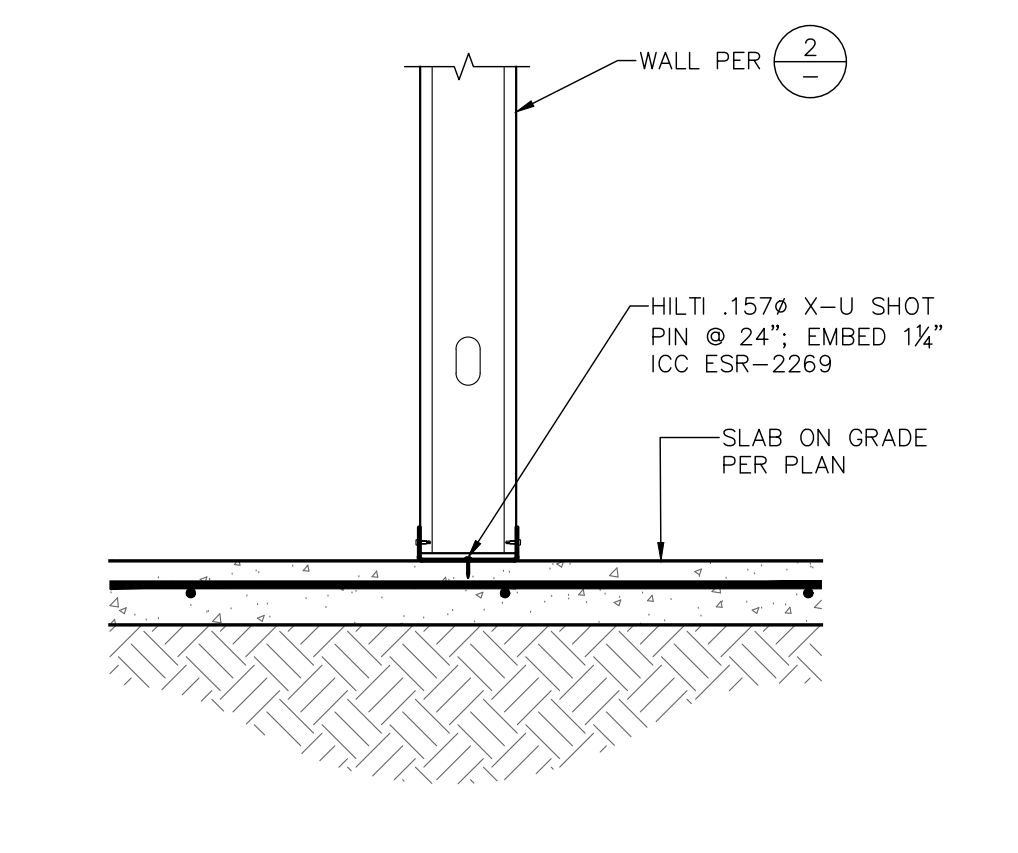
TYPICAL METAL STUD WALL FRAMING



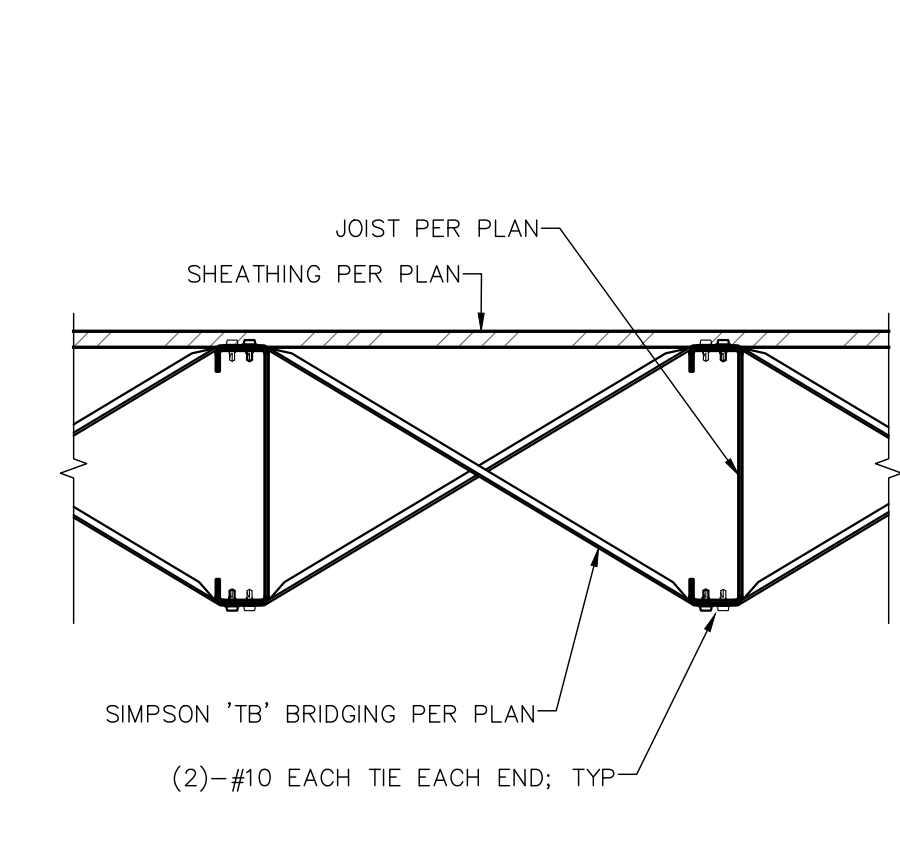
Typical Non-Bearing Wall Connection



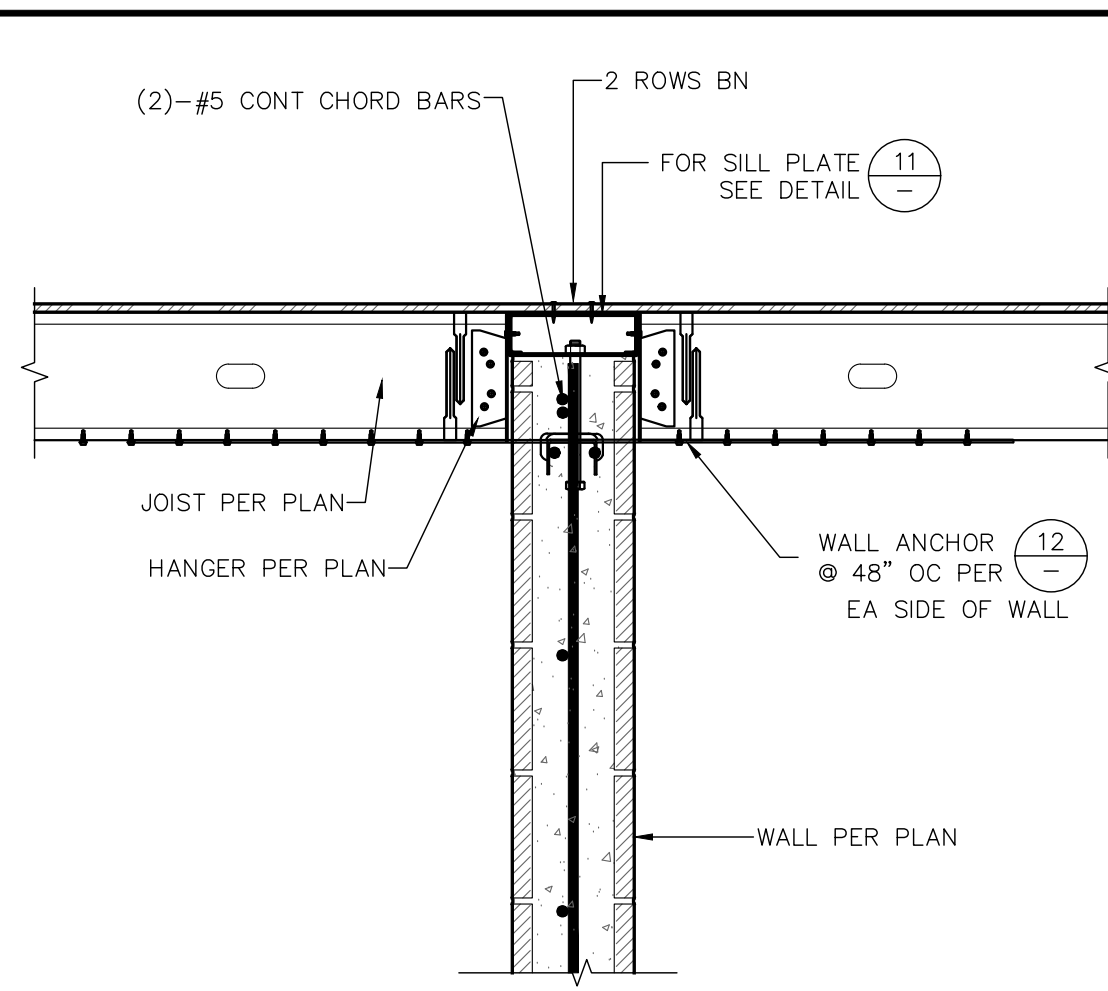
TYPICAL TOP TRACK SPLICE



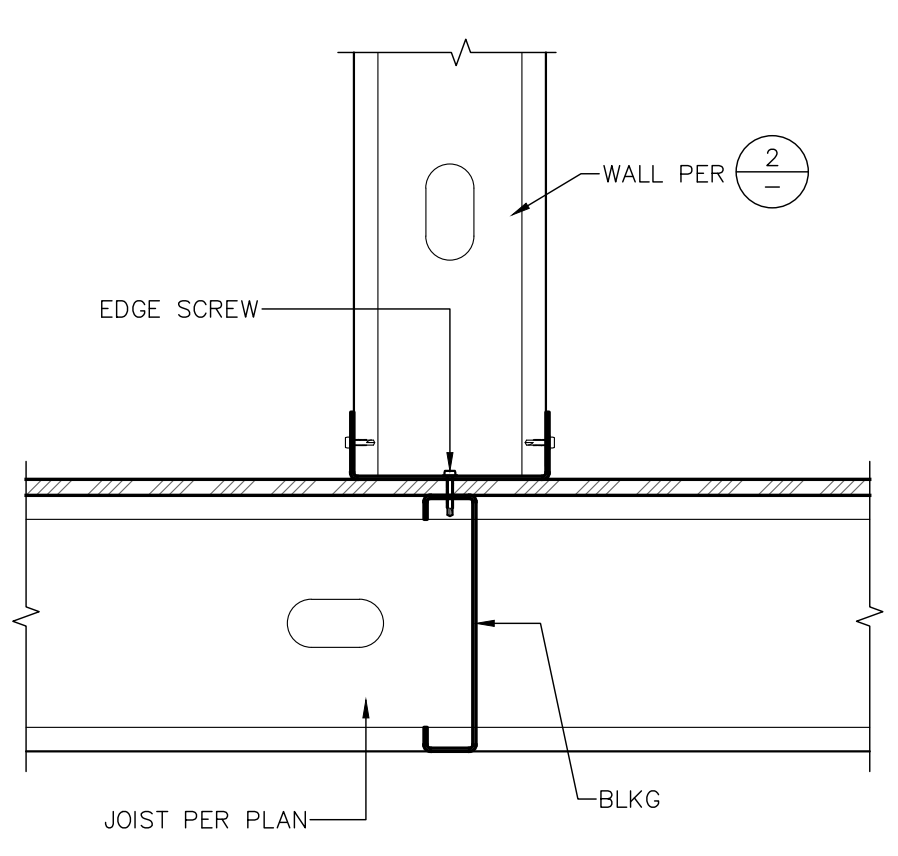
Typical Non-Bearing Wall Connection



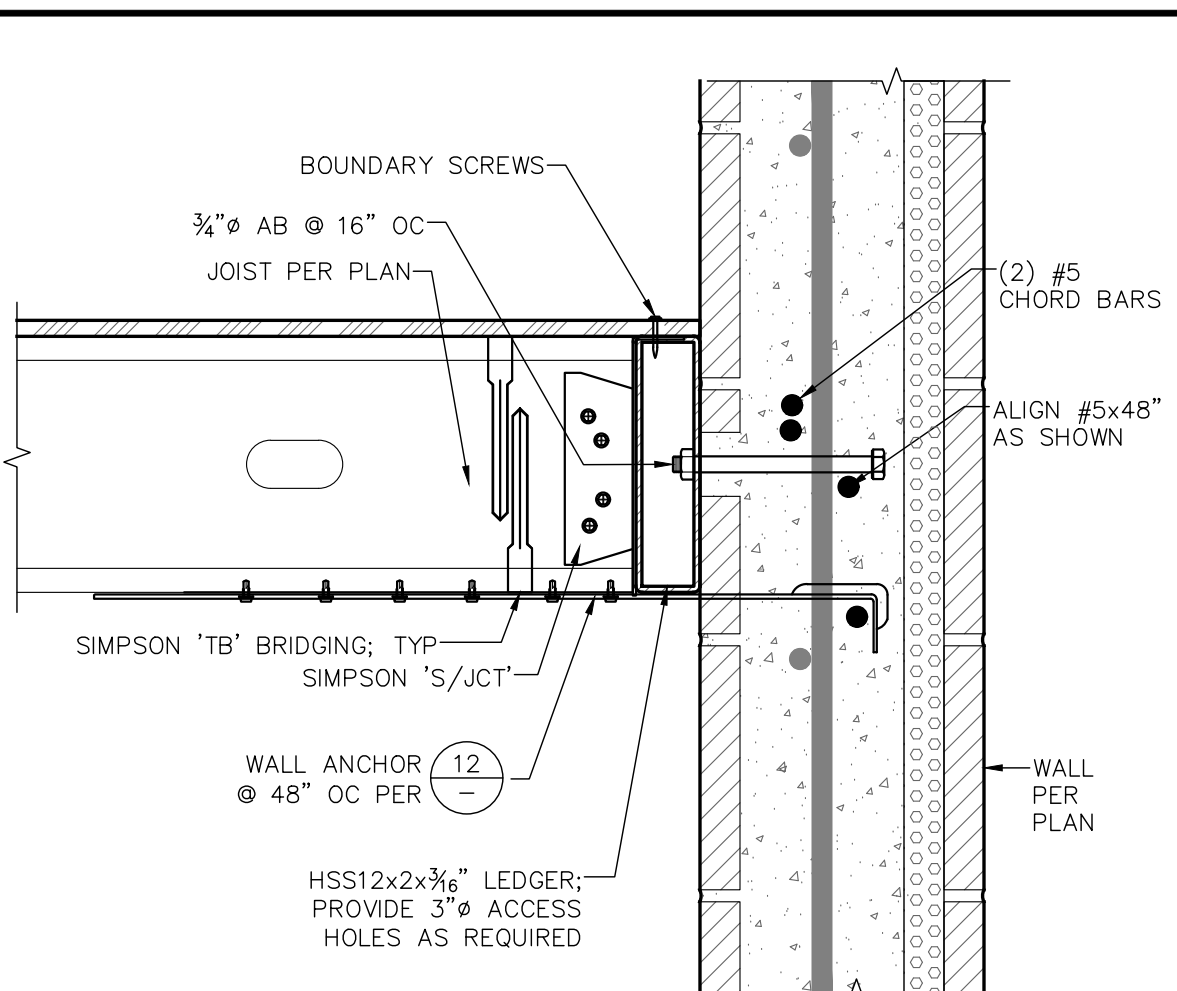
TYPICAL JOIST BRIDGING



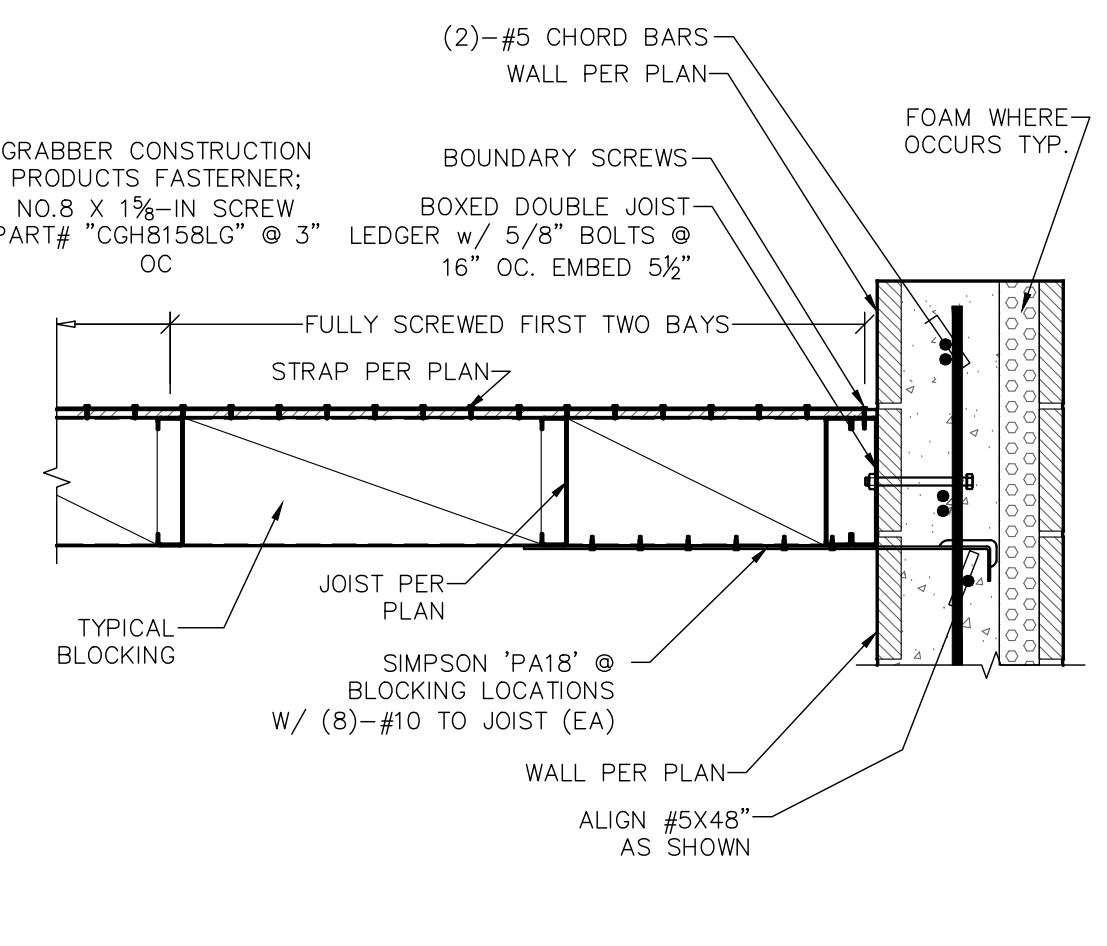
WALL ANCHORAGE



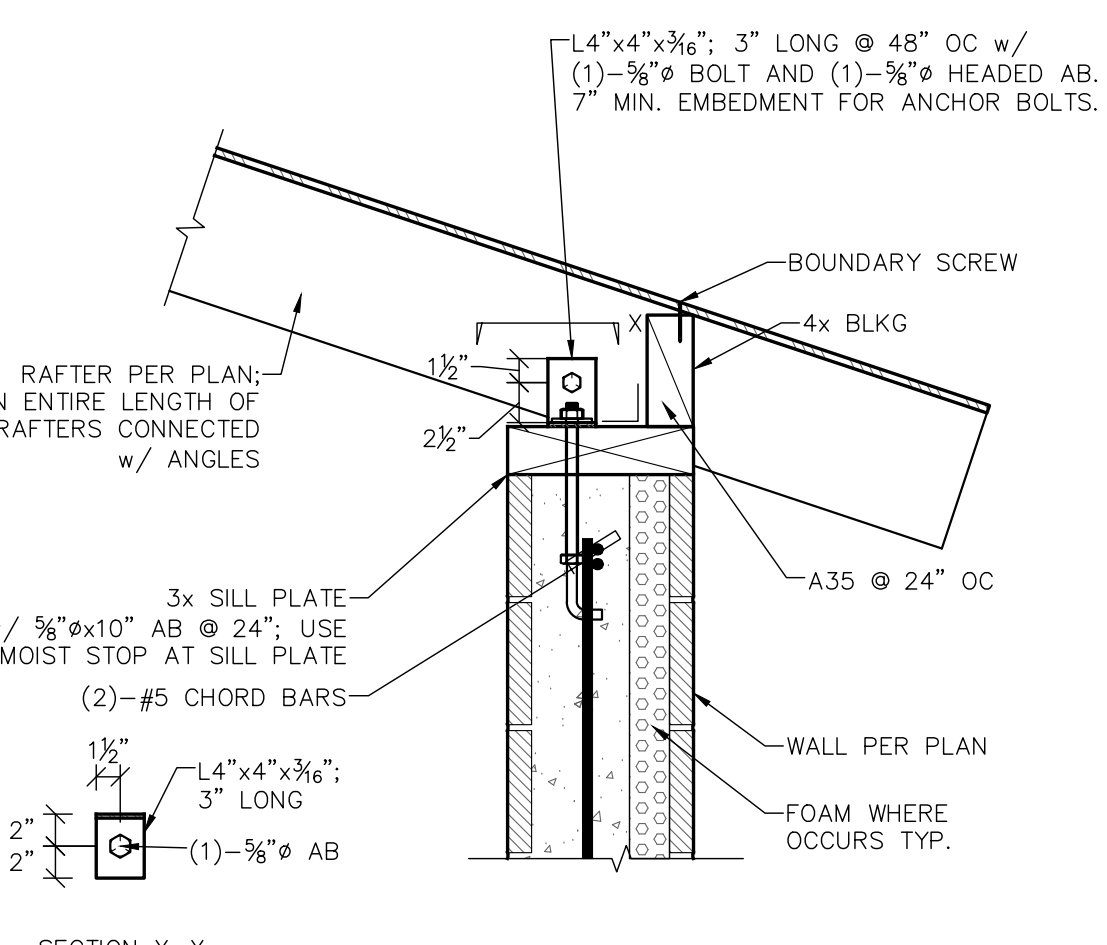
Wall Above to Joist



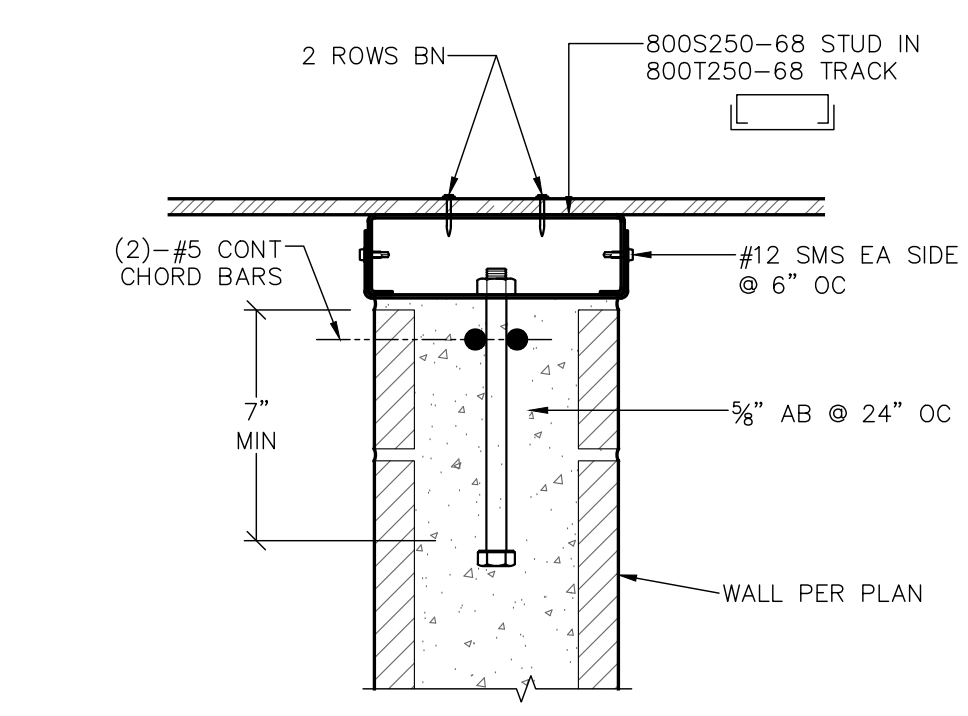
TYPICAL LOW WALL ANCHORAGE



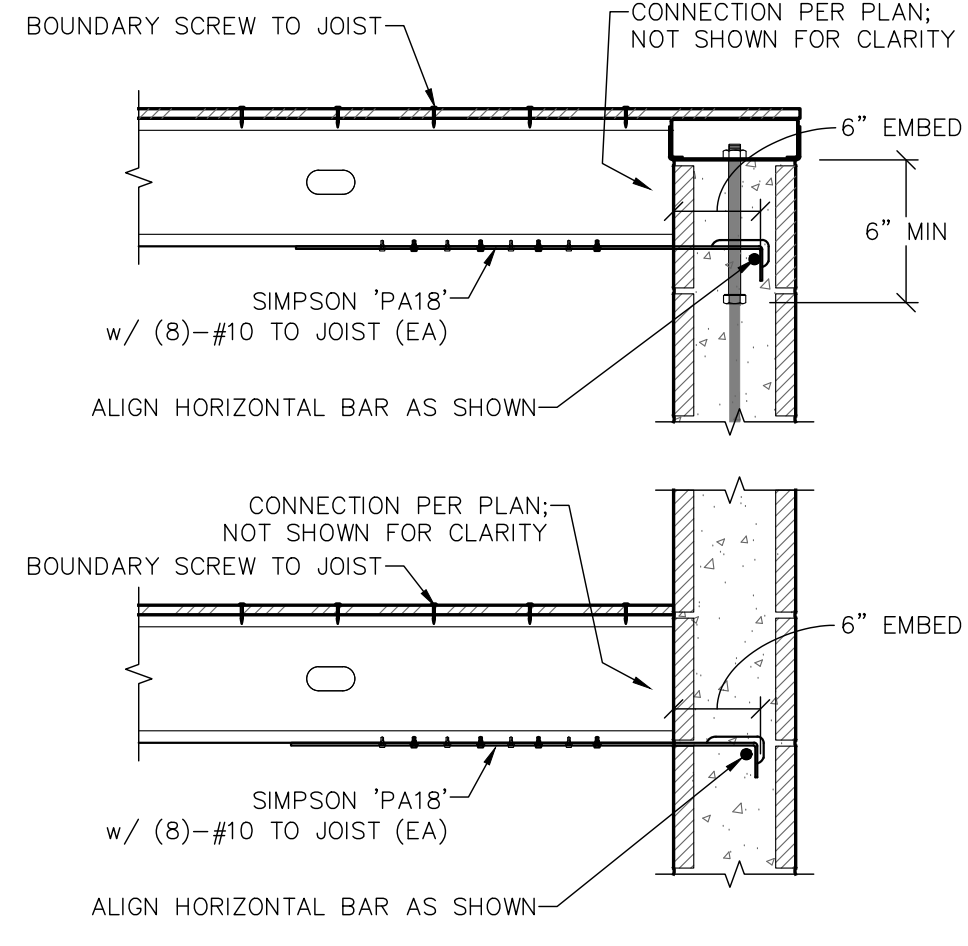
WALL ANCHORAGE



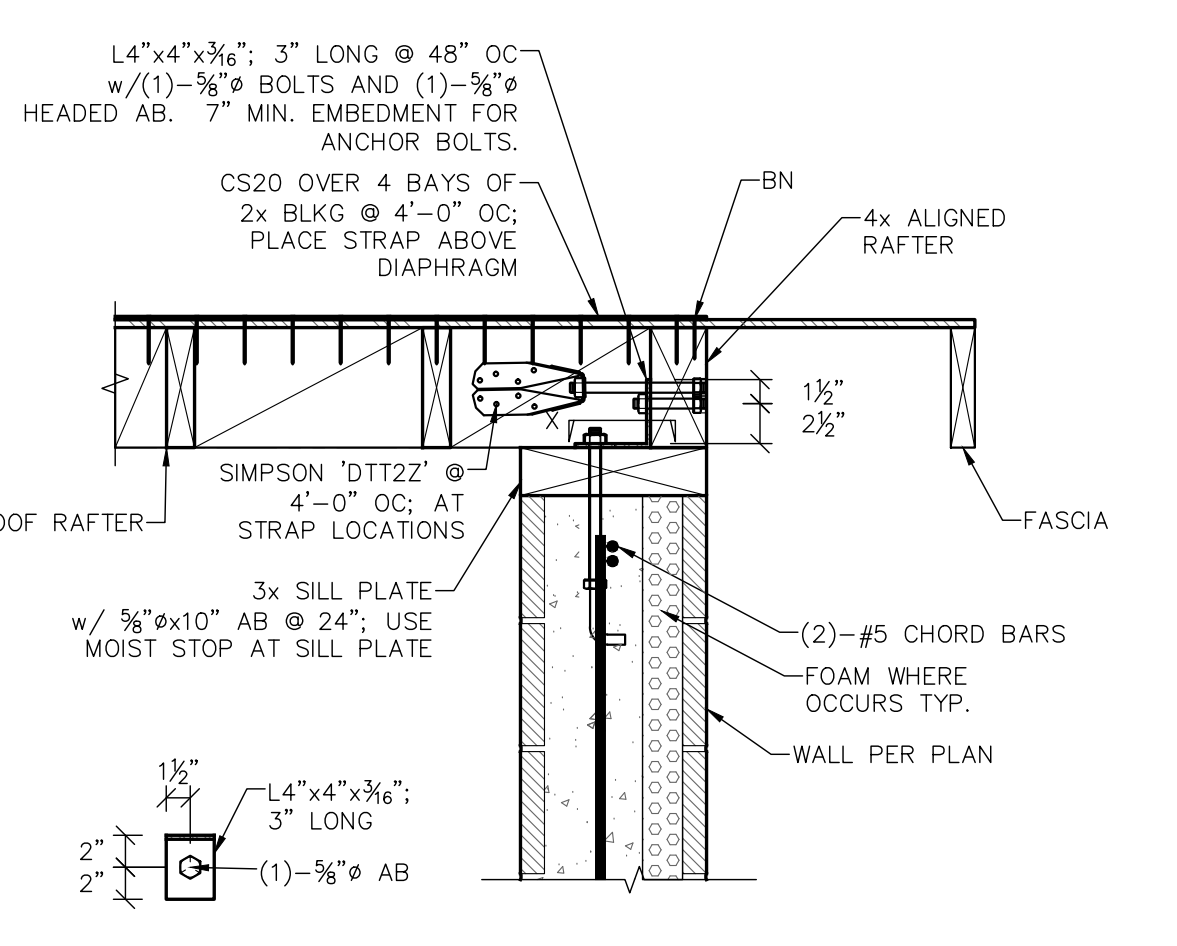
WALL ANCHORAGE



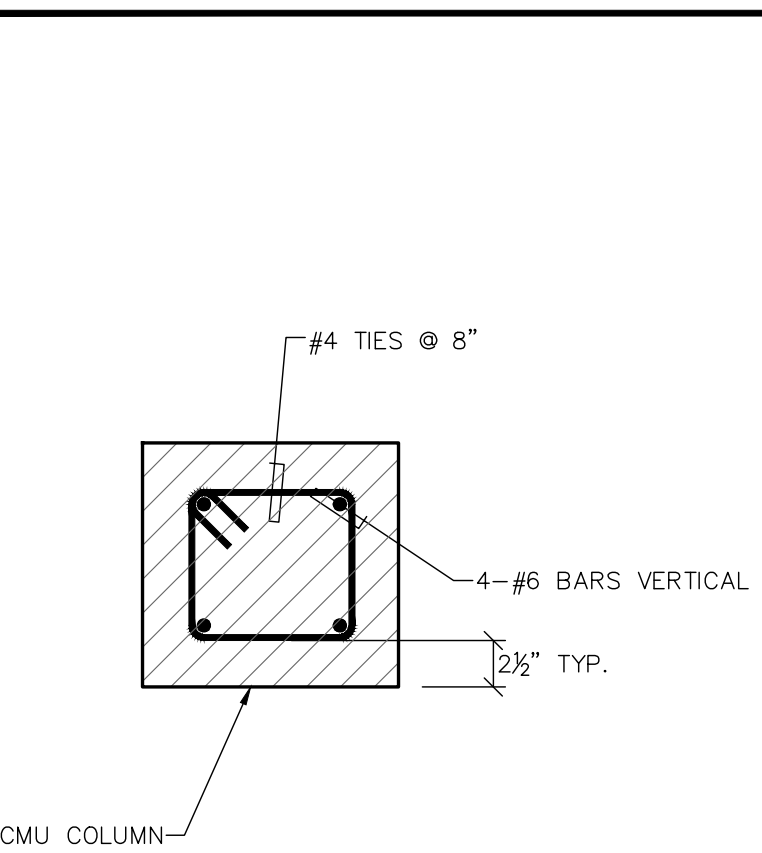
Typical CMU Wall Sill Plate



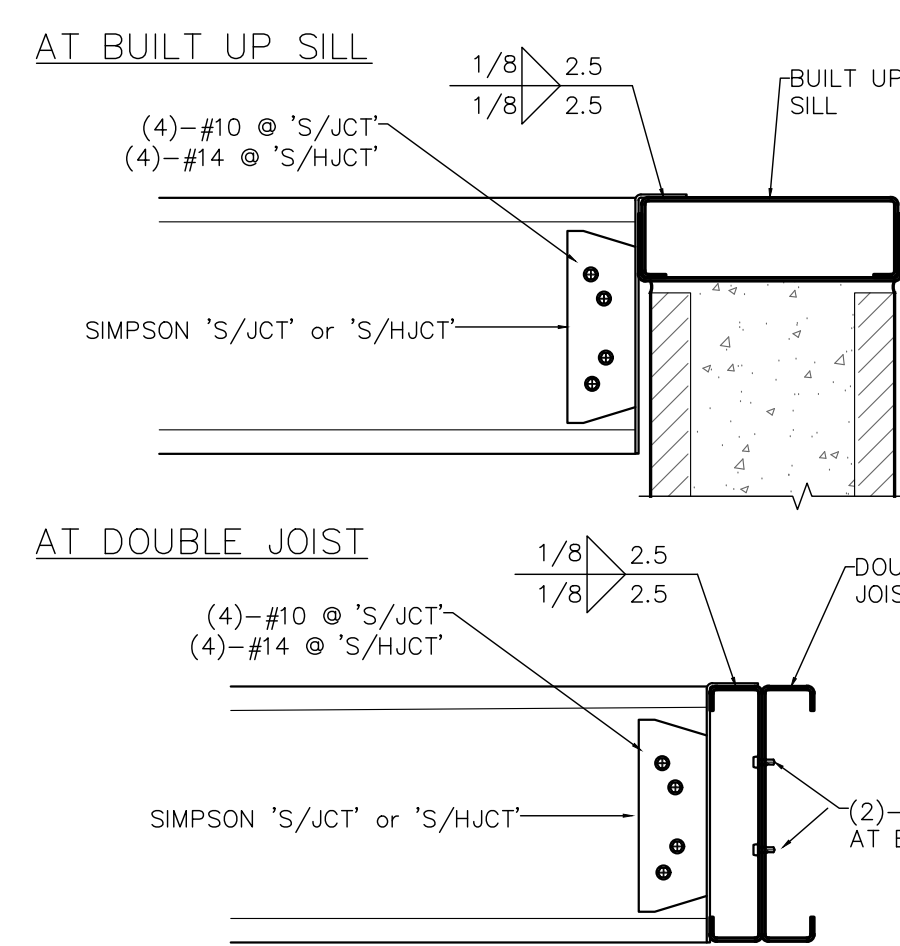
TYPICAL WALL ANCHOR



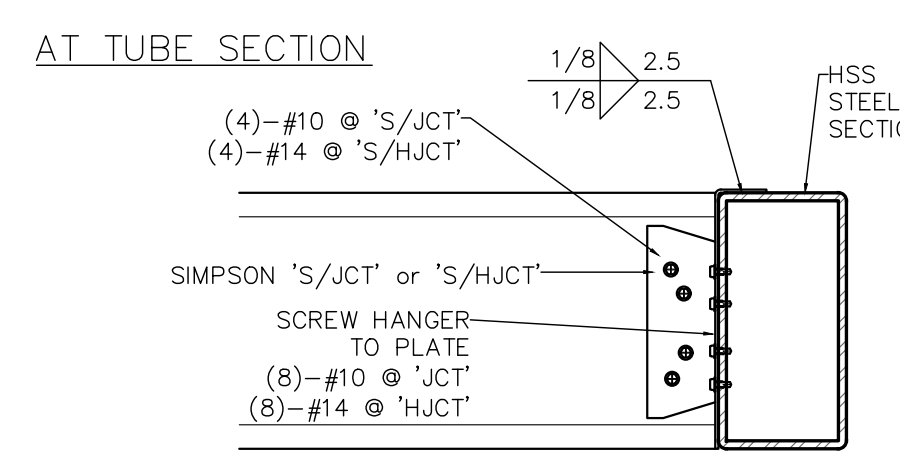
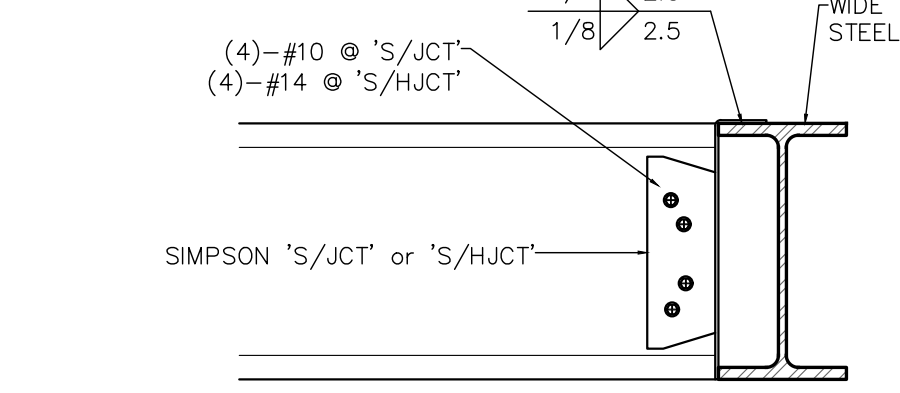
WALL ANCHORAGE



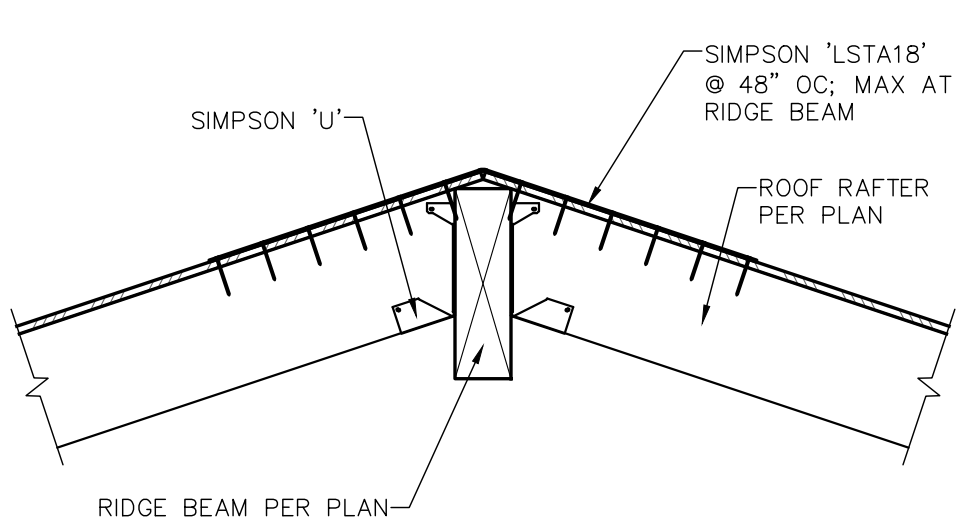
CMU COLUMN SECTION



AT BUILT UP SILL
AT DOUBLE JOIST

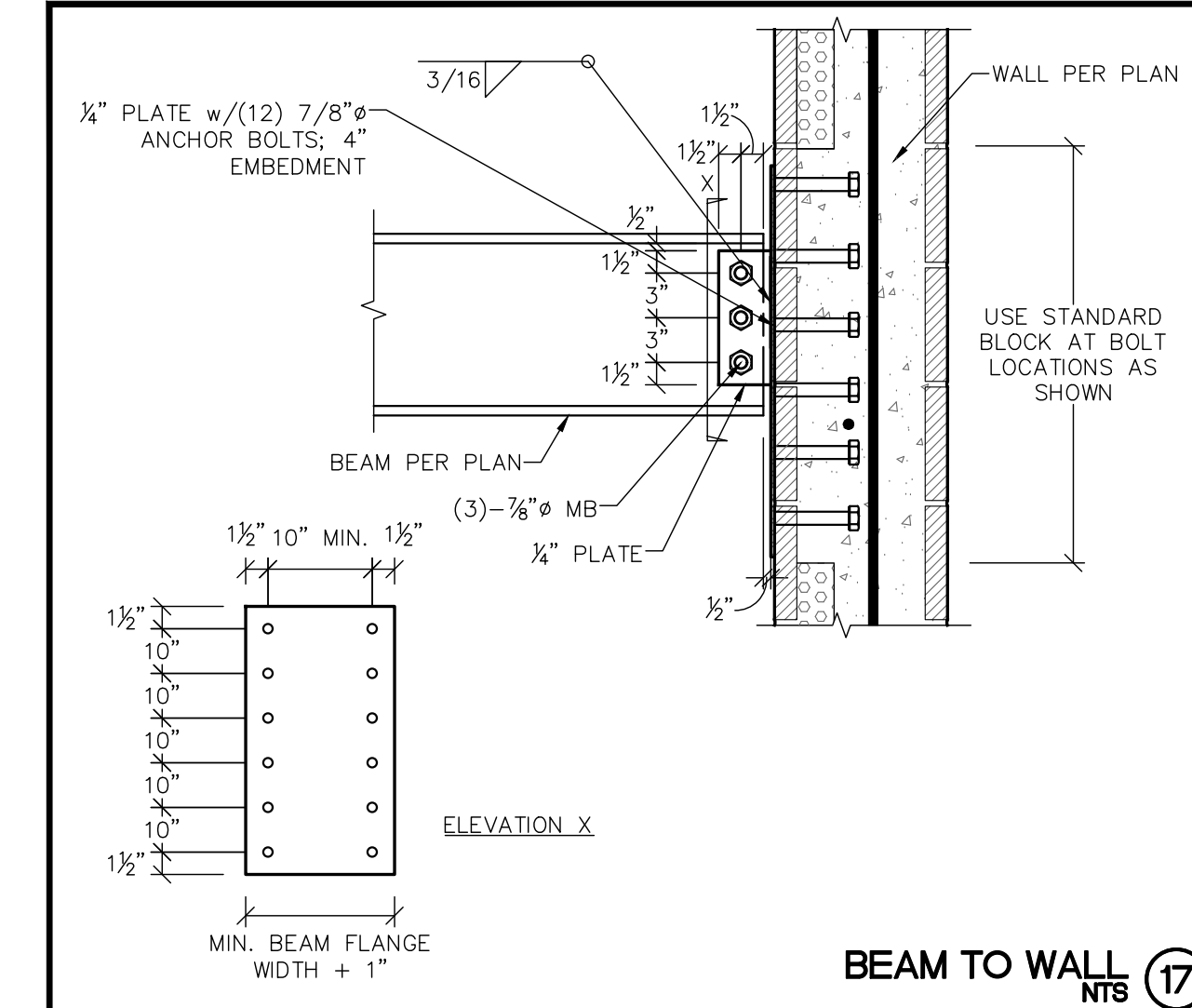


TYPICAL 'S/JCT' / 'SHJCT' CONNECTION

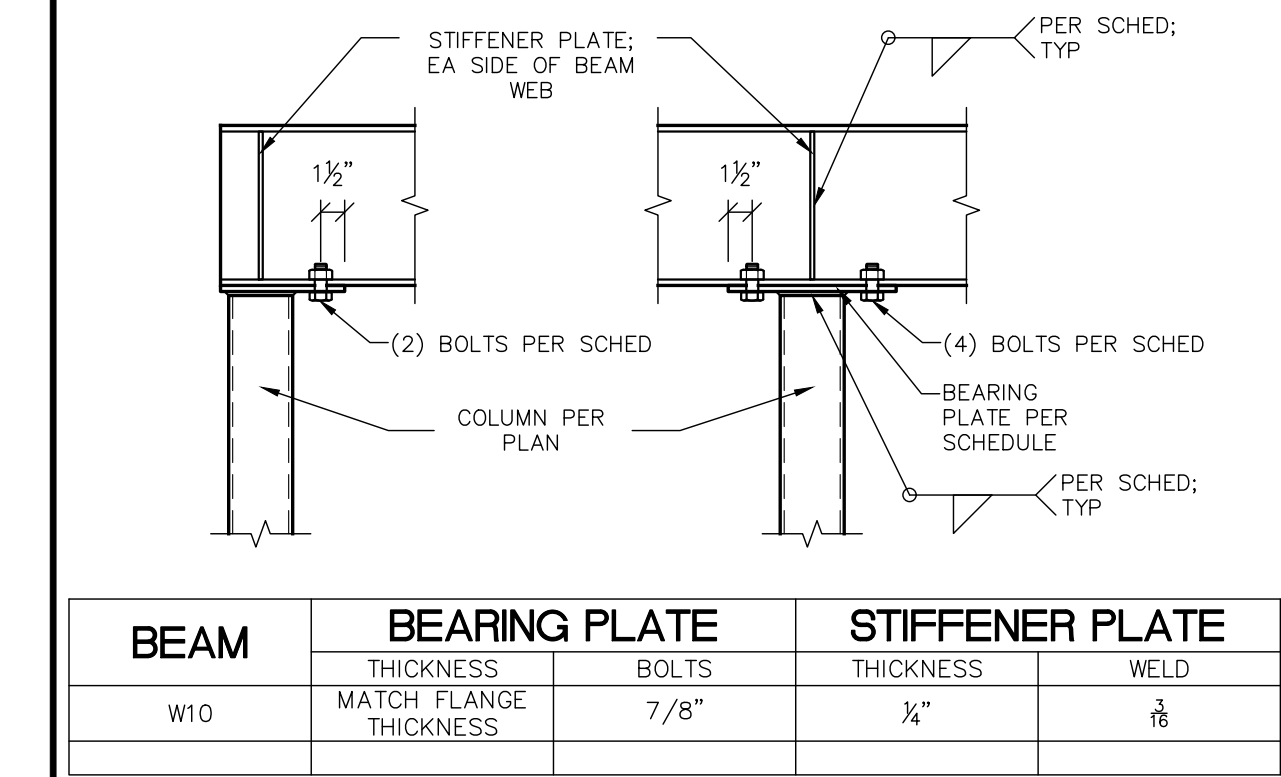


RIDGE/HIP BEAM CONNECTION

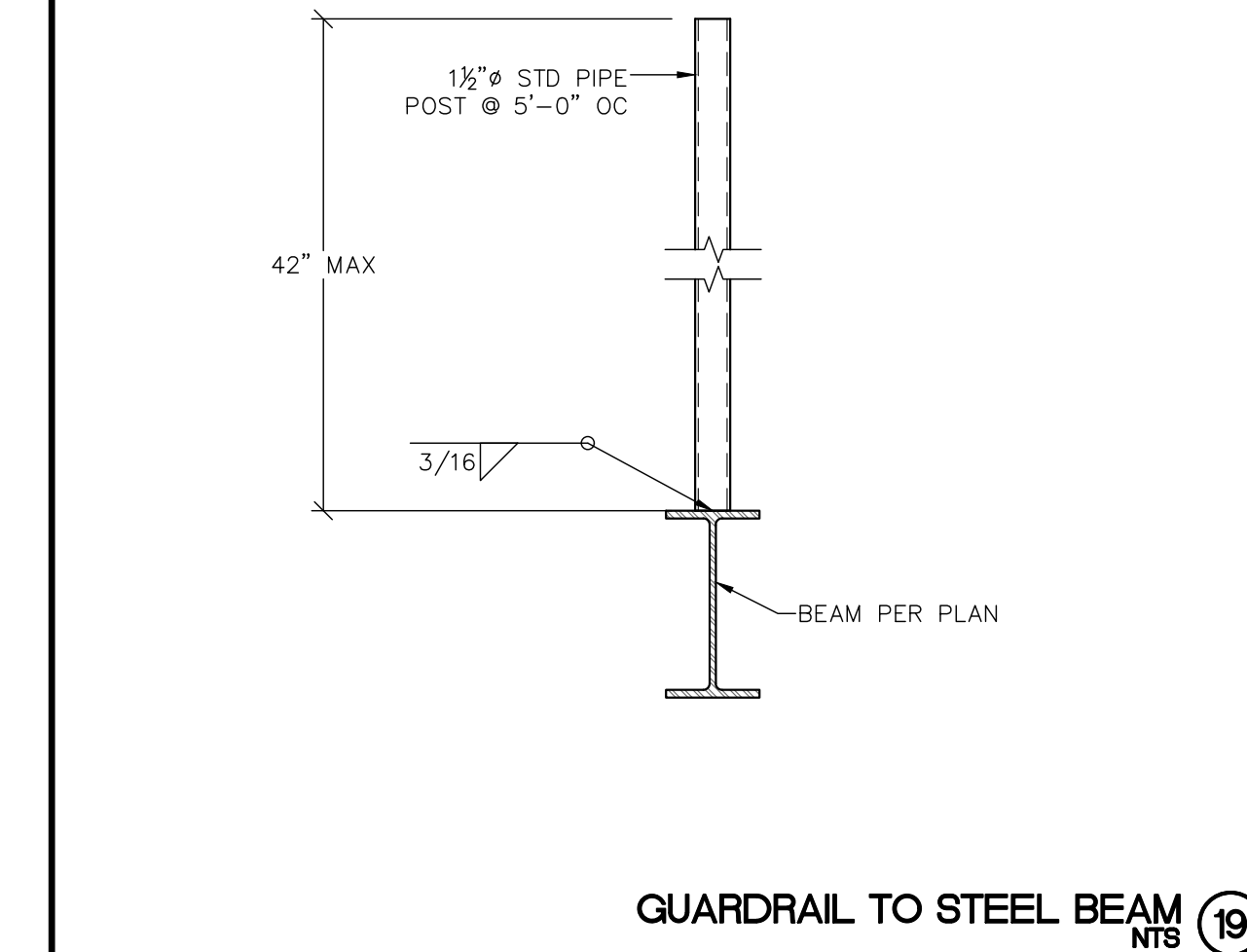
DATE: 5/26/2026 5:15:09 PM BY: STEVE RED
FILE: S7.1 STAMPER.DWG CURRENT: S7.1 FRAMING DETAILS.DWG



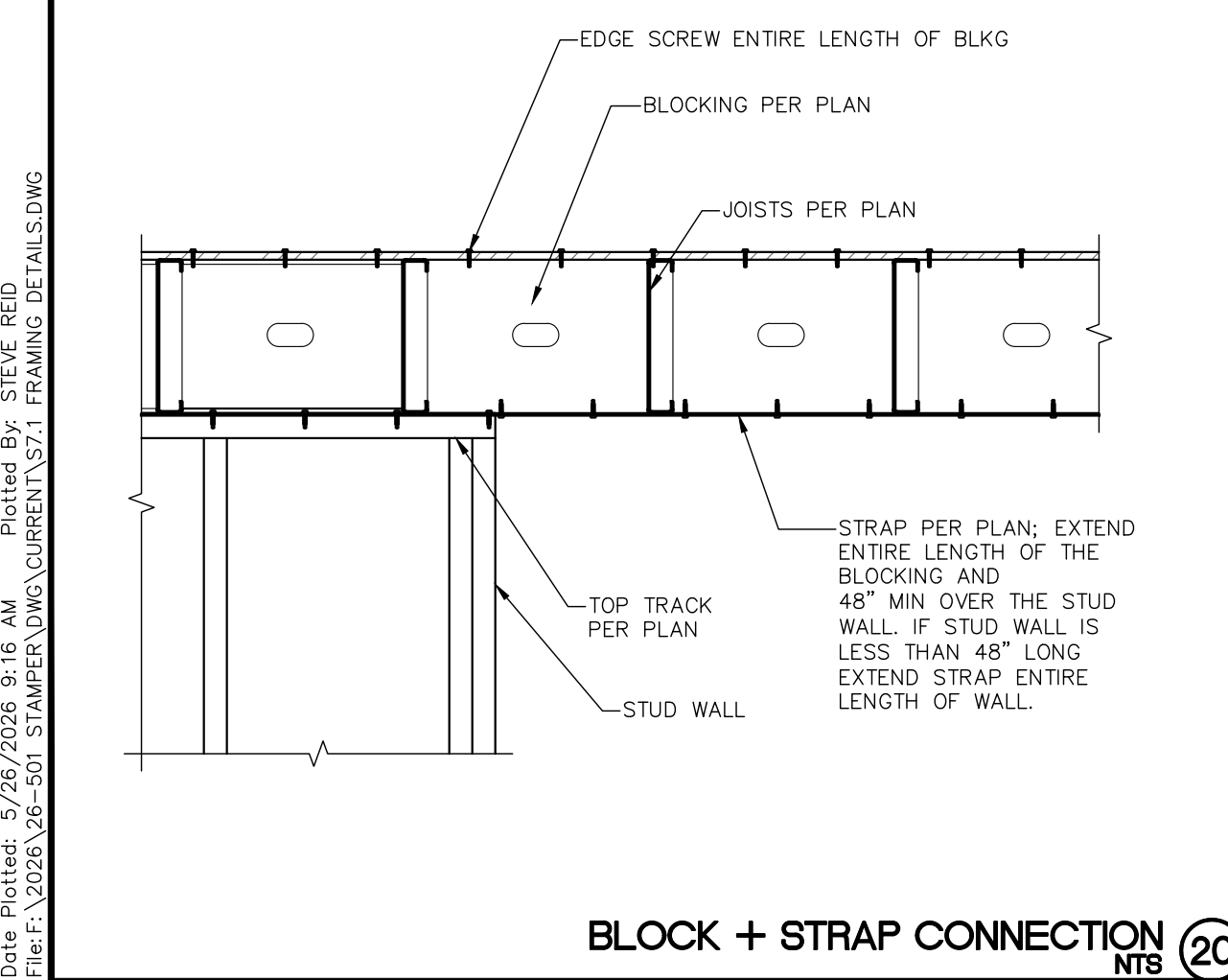
BEAM TO WALL NTS 17



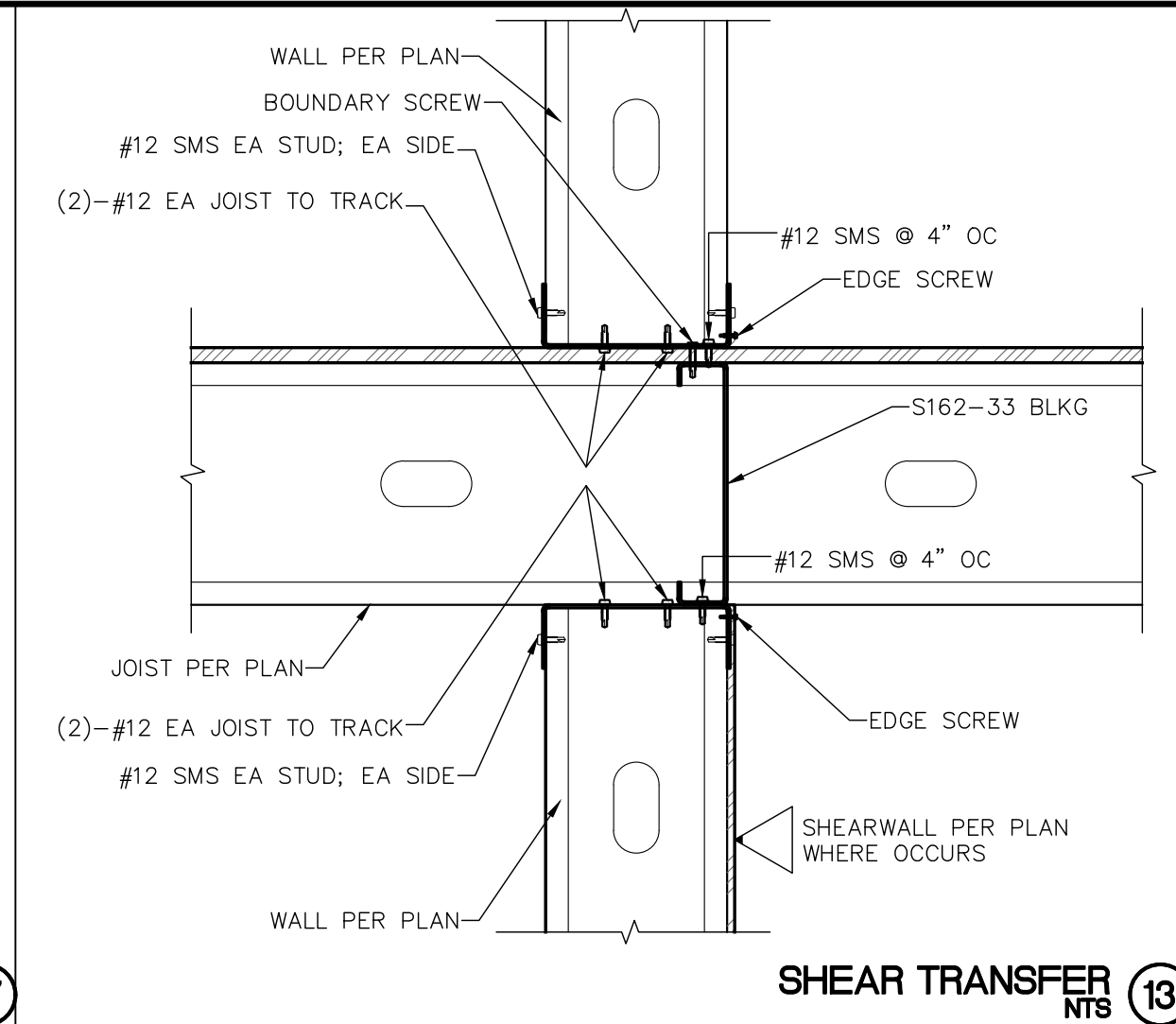
WIDE FLANGE BEAM to TUBE COLUMN NTS 18



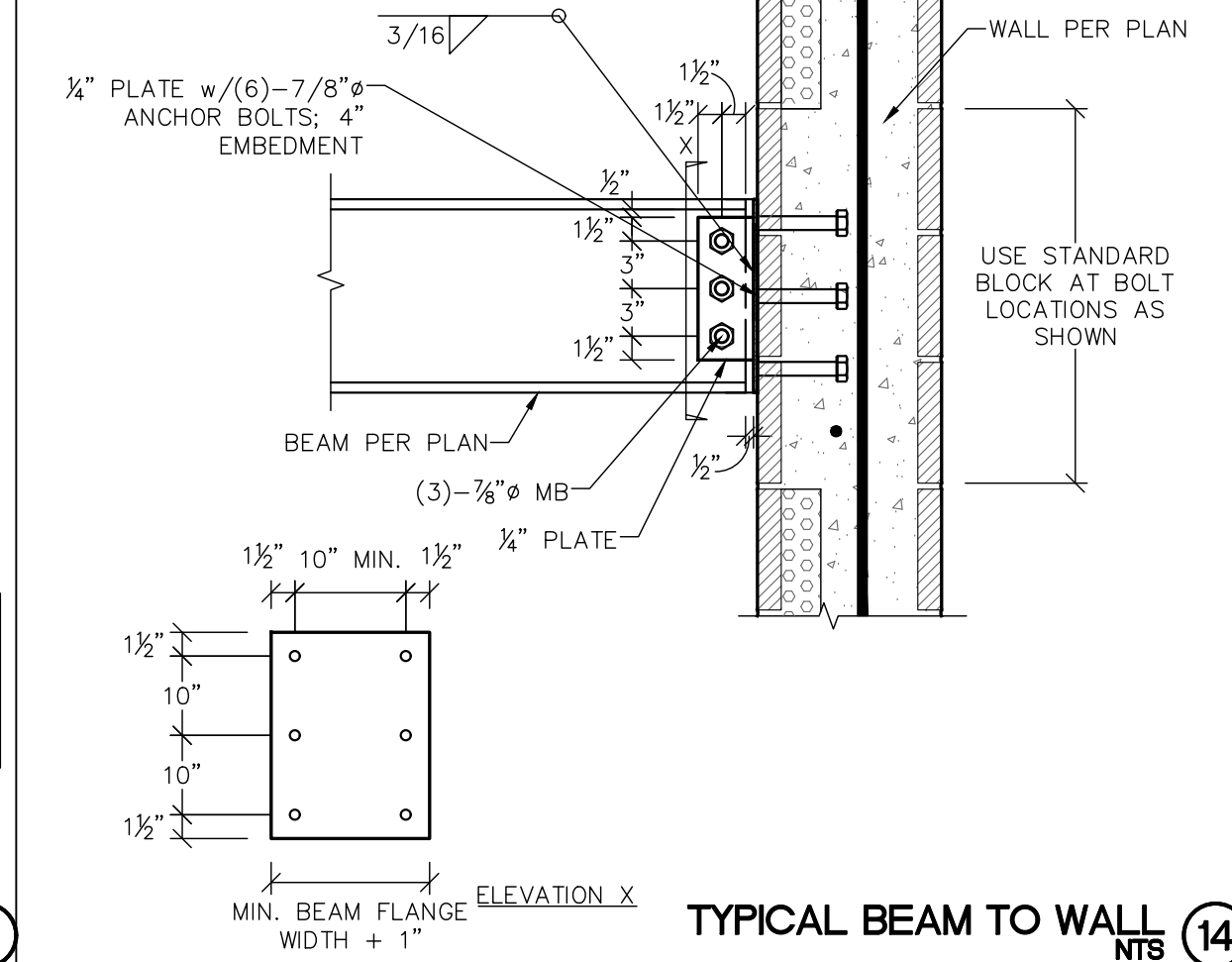
GUARDRAIL TO STEEL BEAM NTS 19



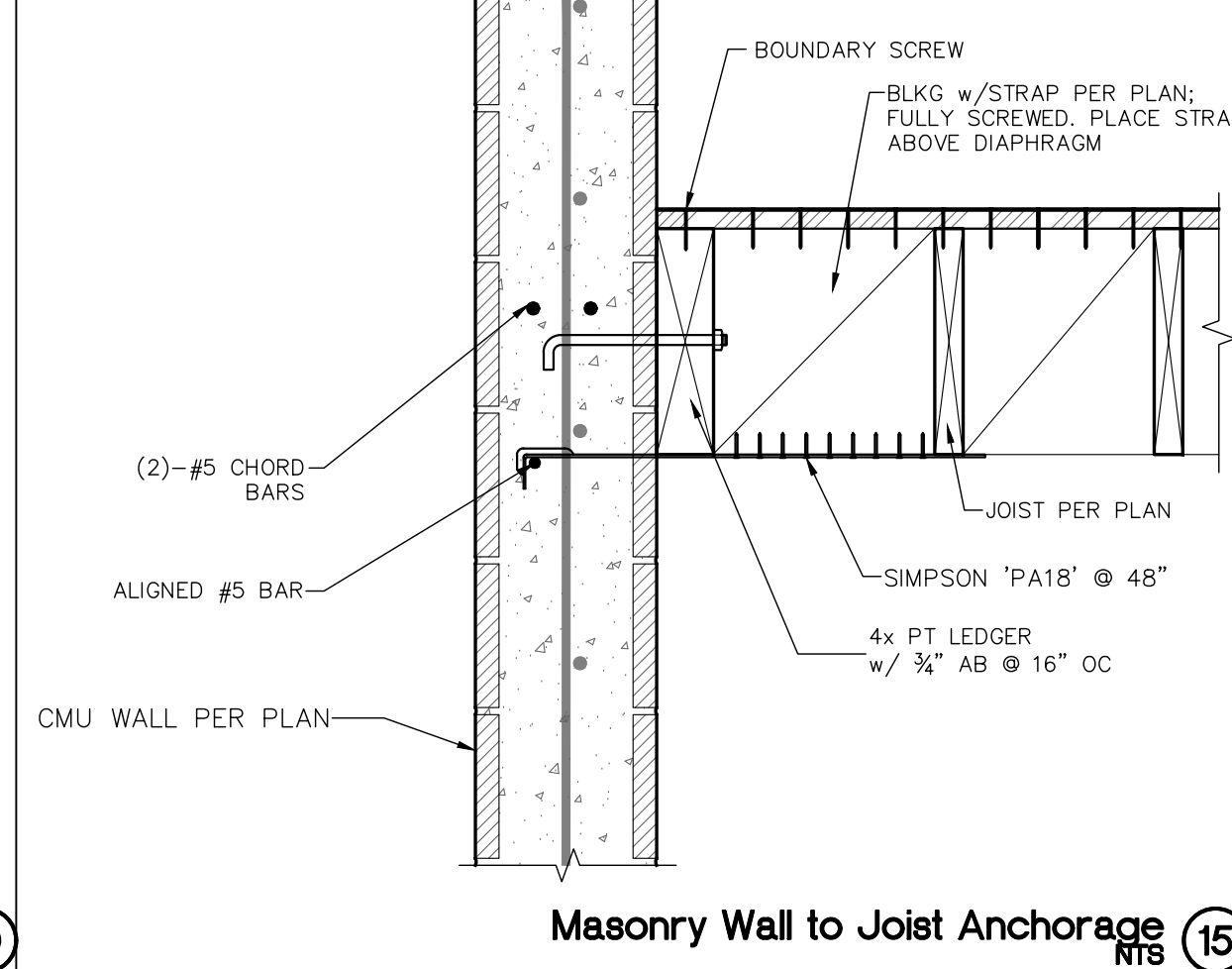
BLOCK + STRAP CONNECTION NTS 20



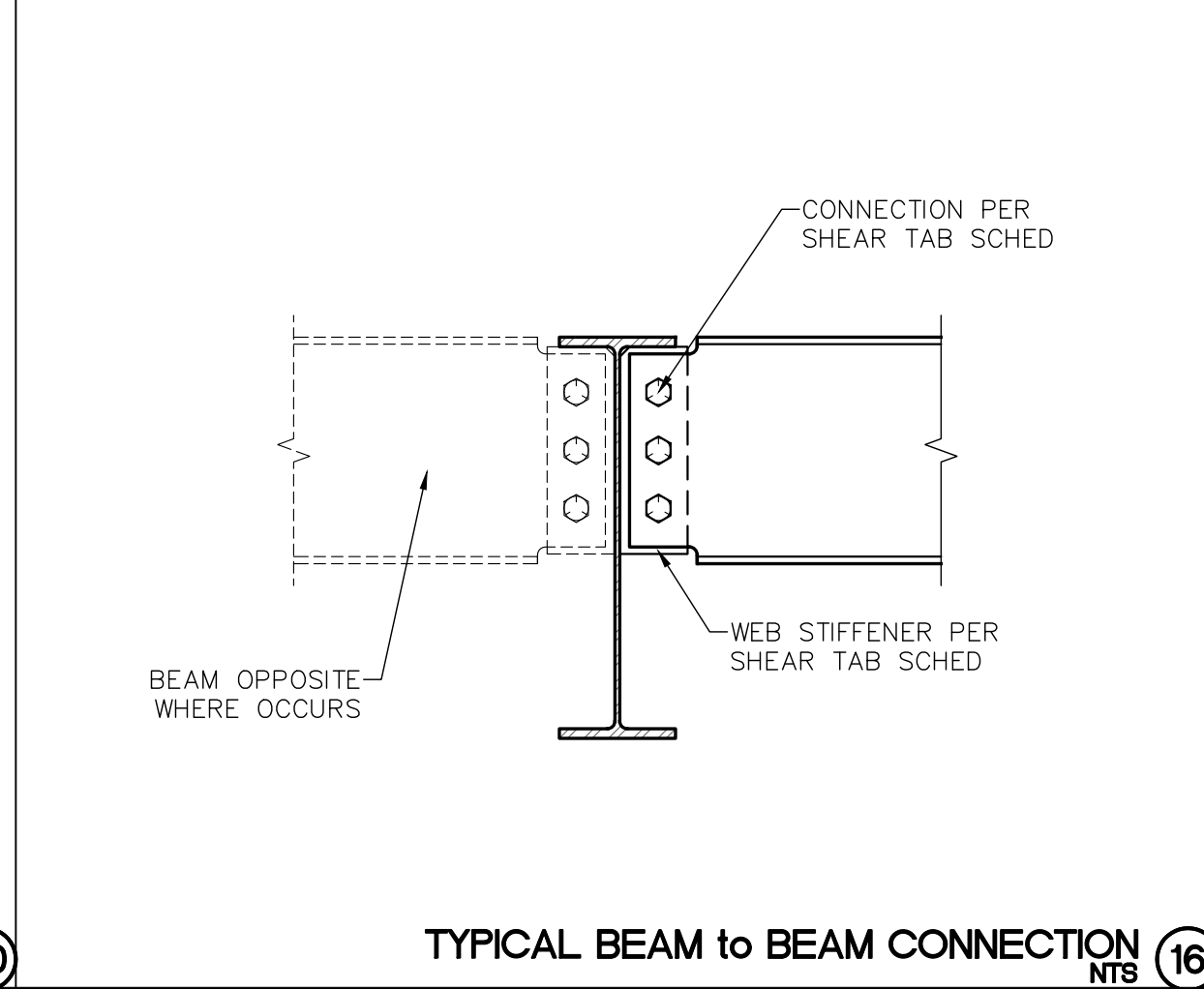
SHEAR TRANSFER NTS 13



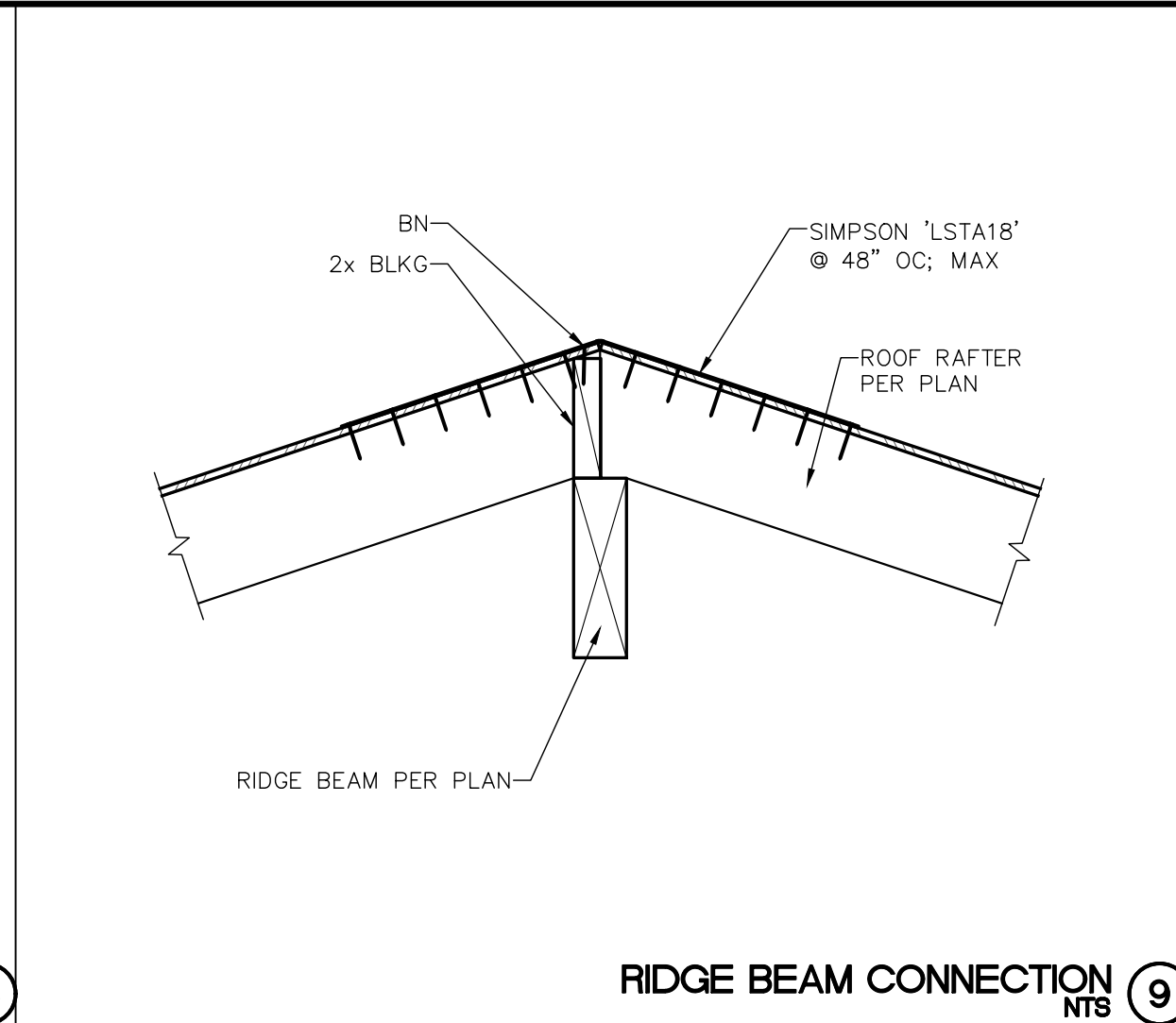
TYPICAL BEAM TO WALL NTS 14



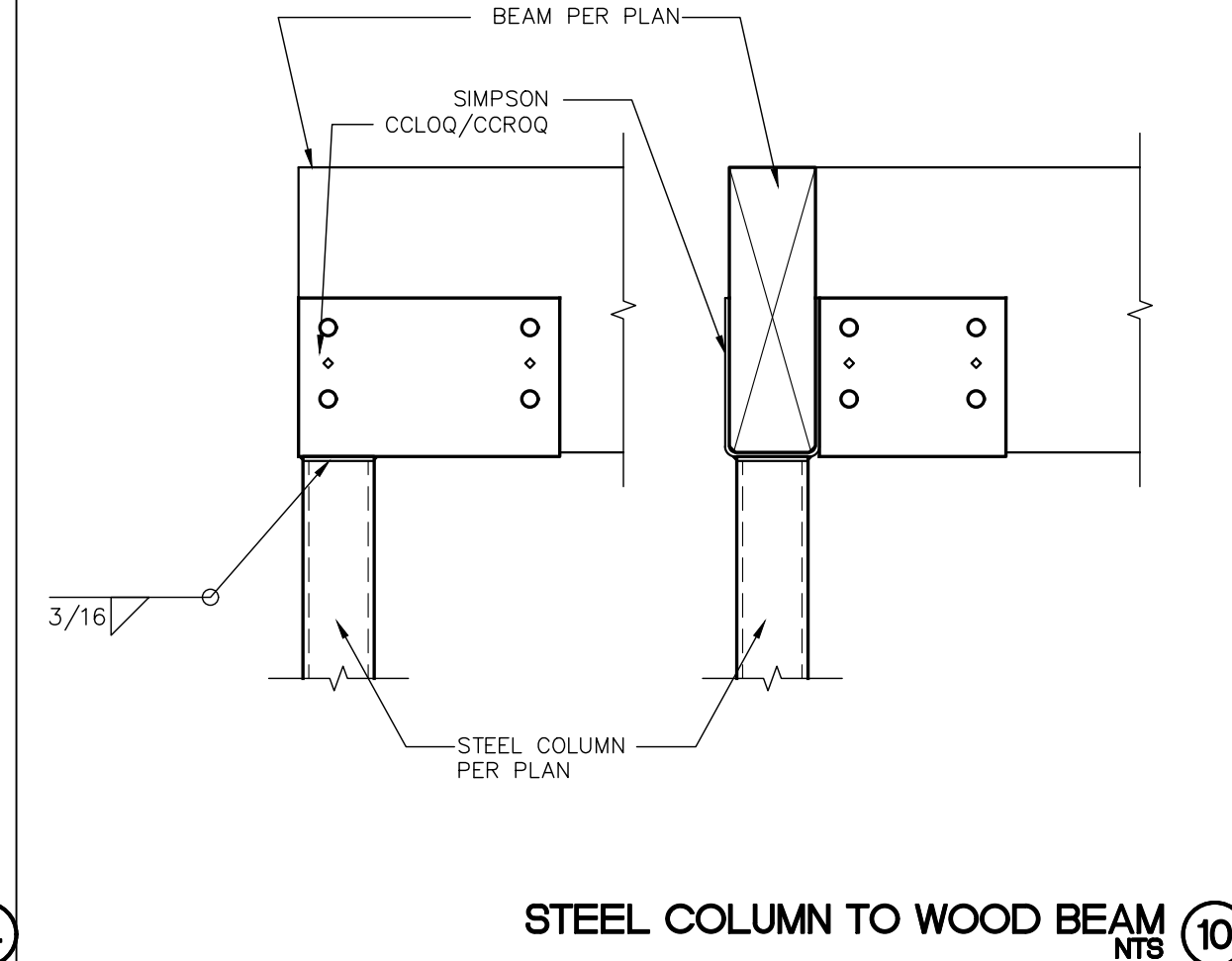
Masonry Wall to Joist Anchorage NTS 15



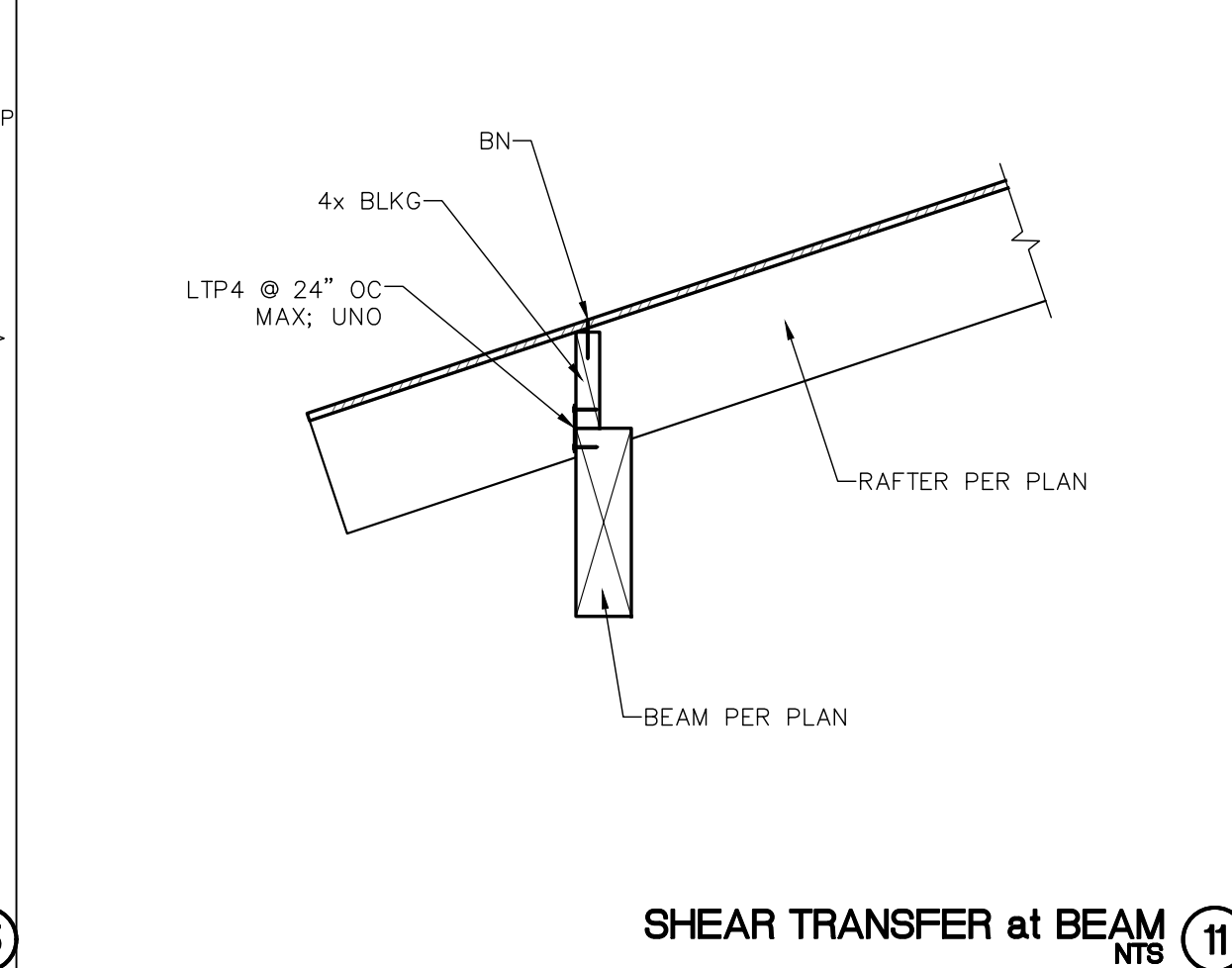
TYPICAL BEAM to BEAM CONNECTION NTS 16



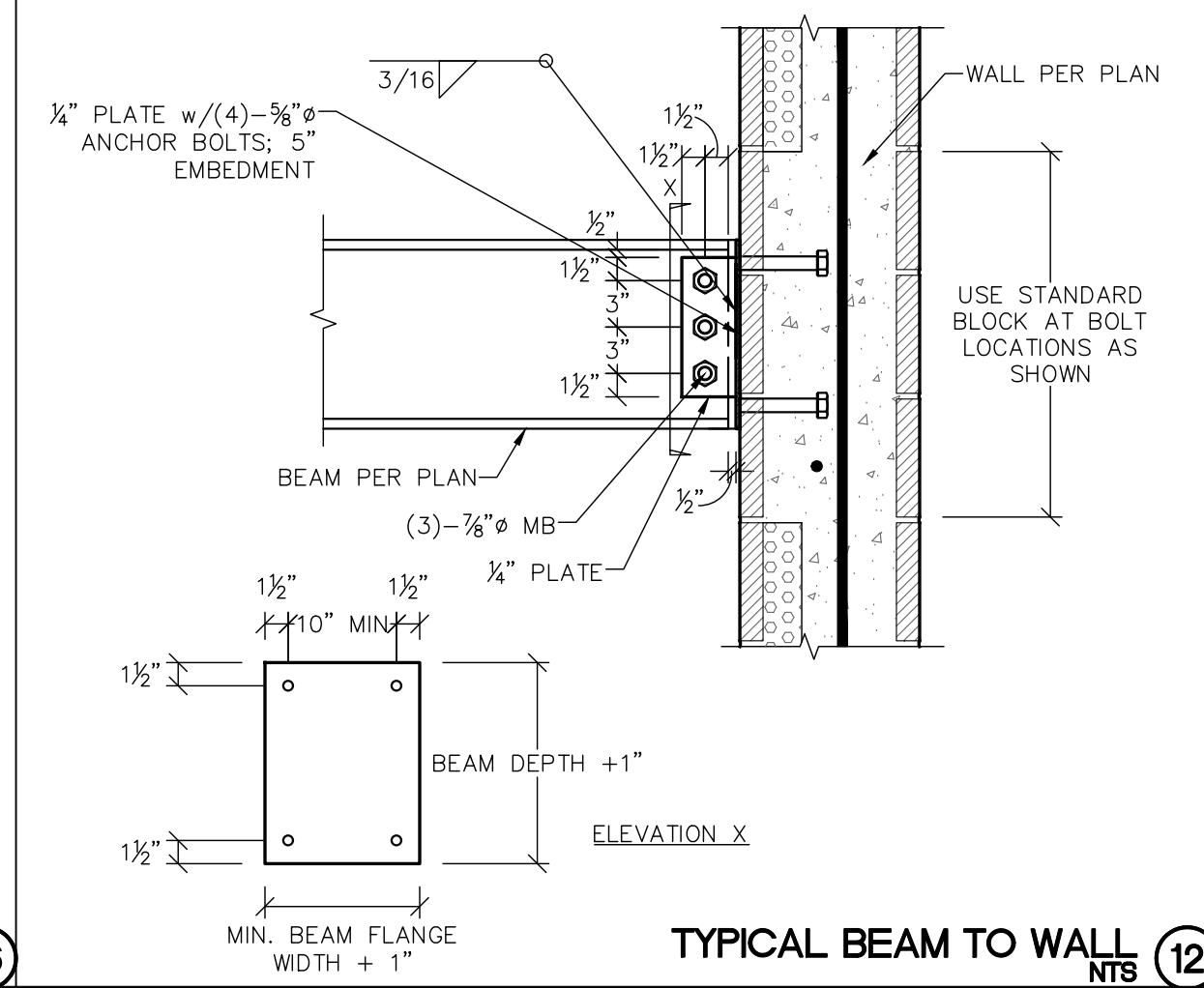
RIDGE BEAM CONNECTION NTS 9



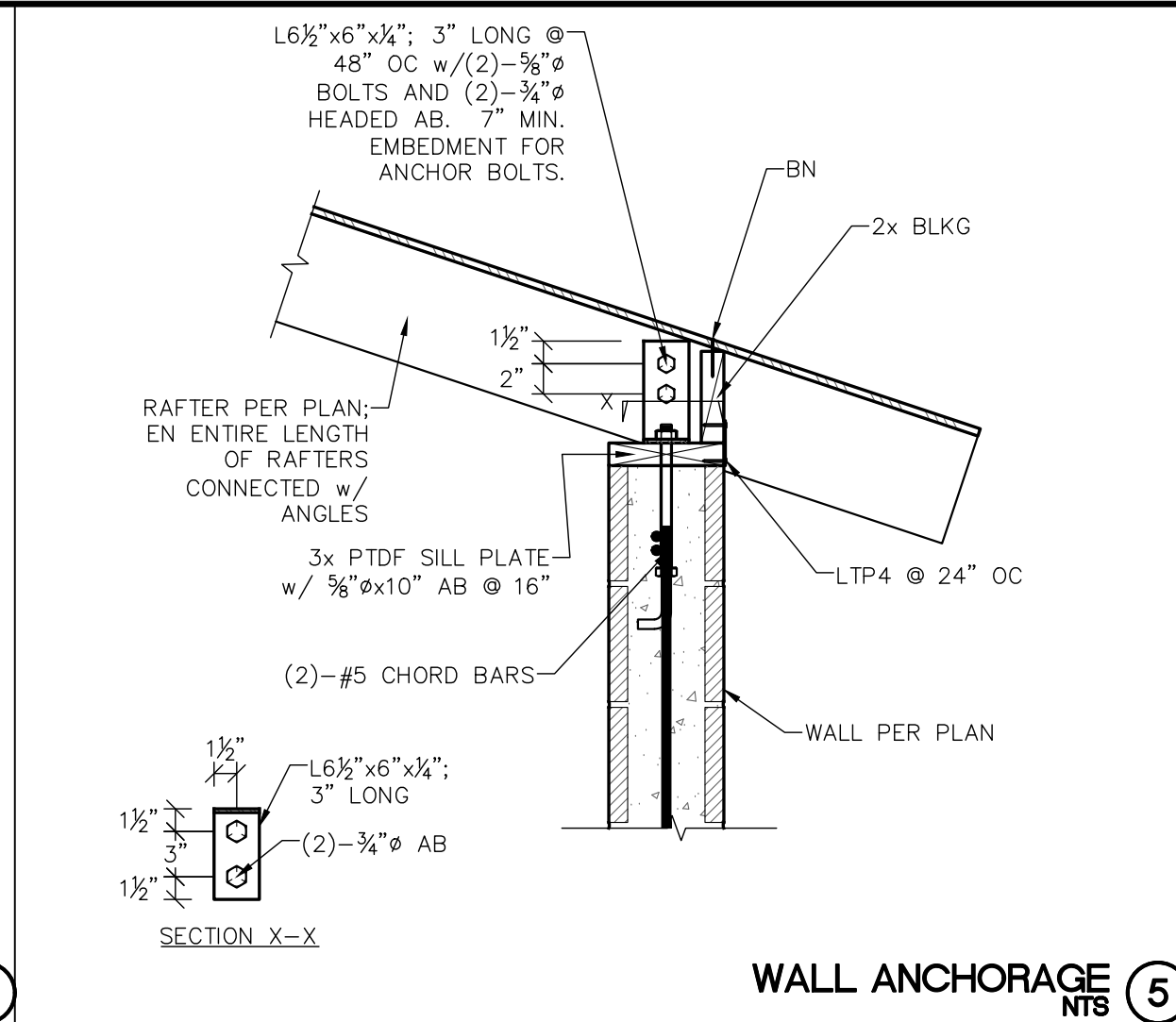
STEEL COLUMN TO WOOD BEAM NTS 10



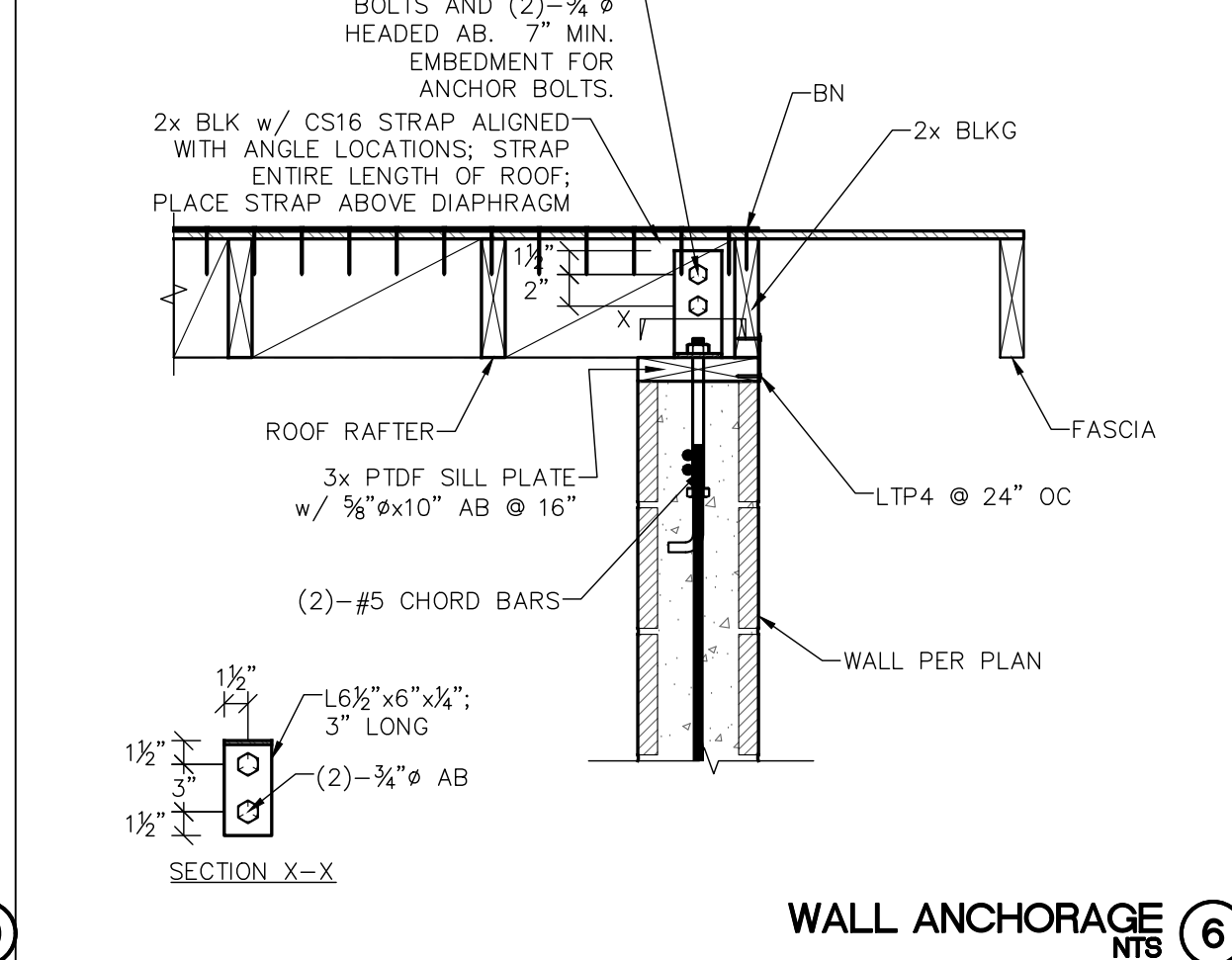
SHEAR TRANSFER at BEAM NTS 11



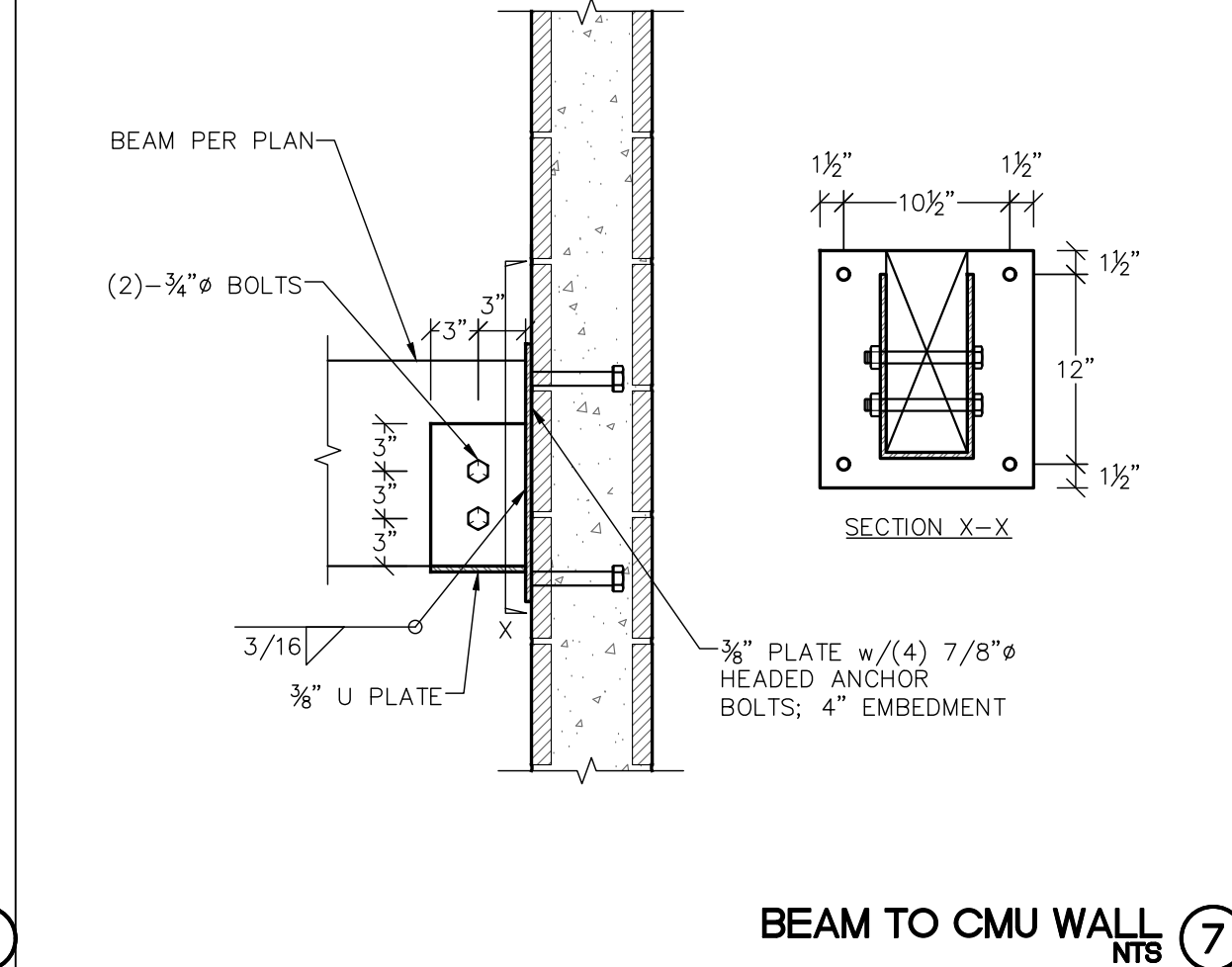
TYPICAL BEAM TO WALL NTS 12



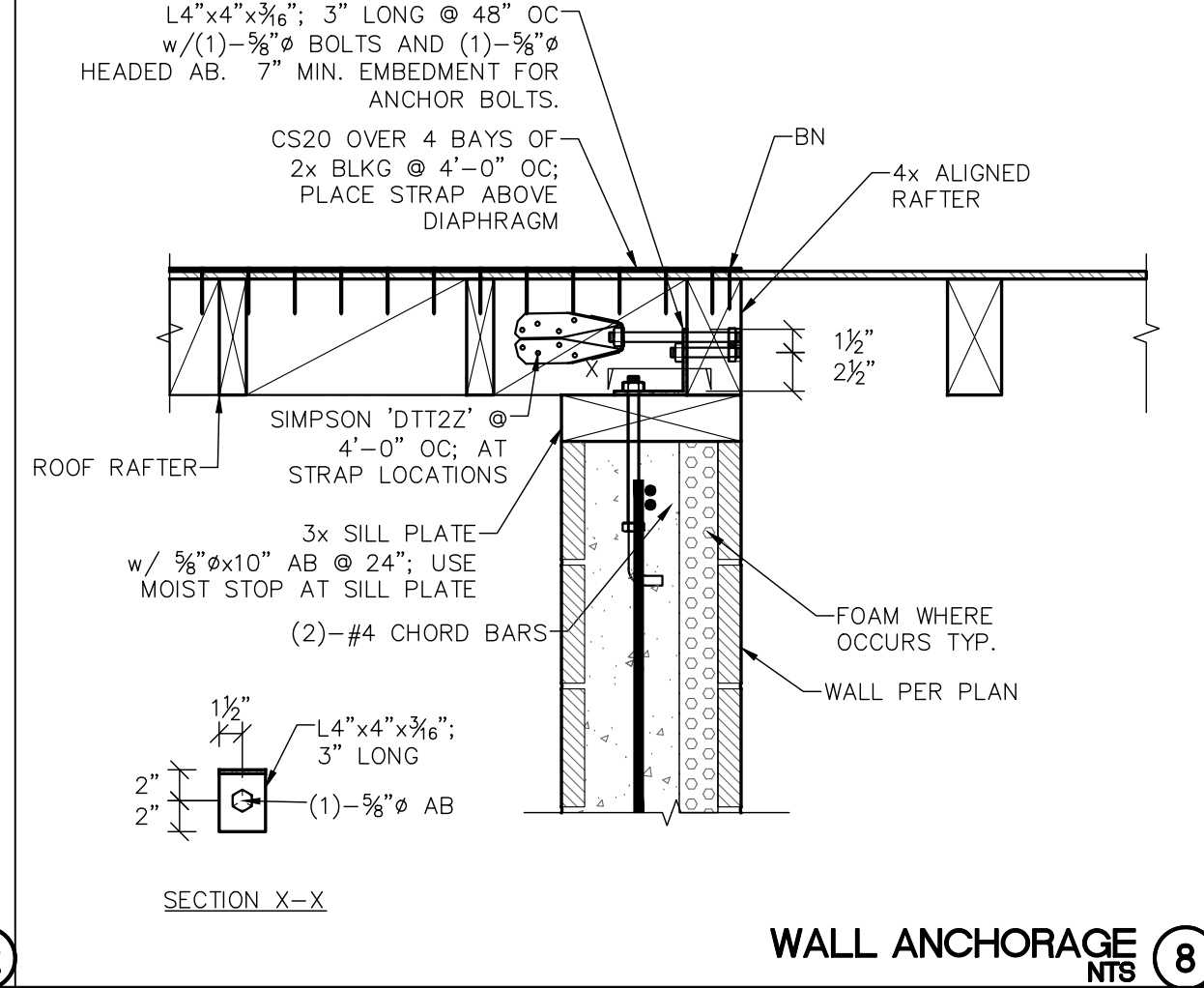
WALL ANCHORAGE NTS 5



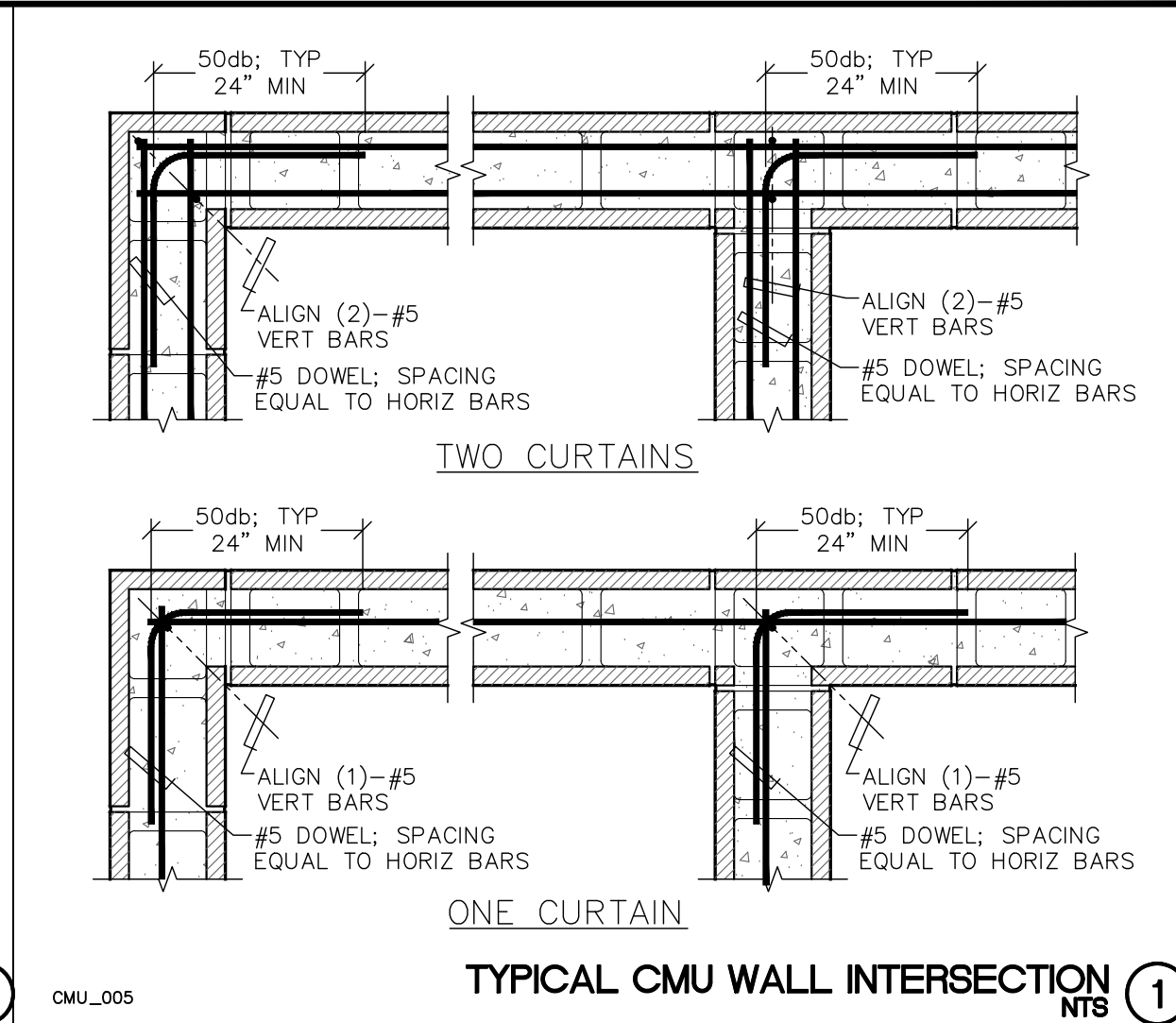
WALL ANCHORAGE NTS 6



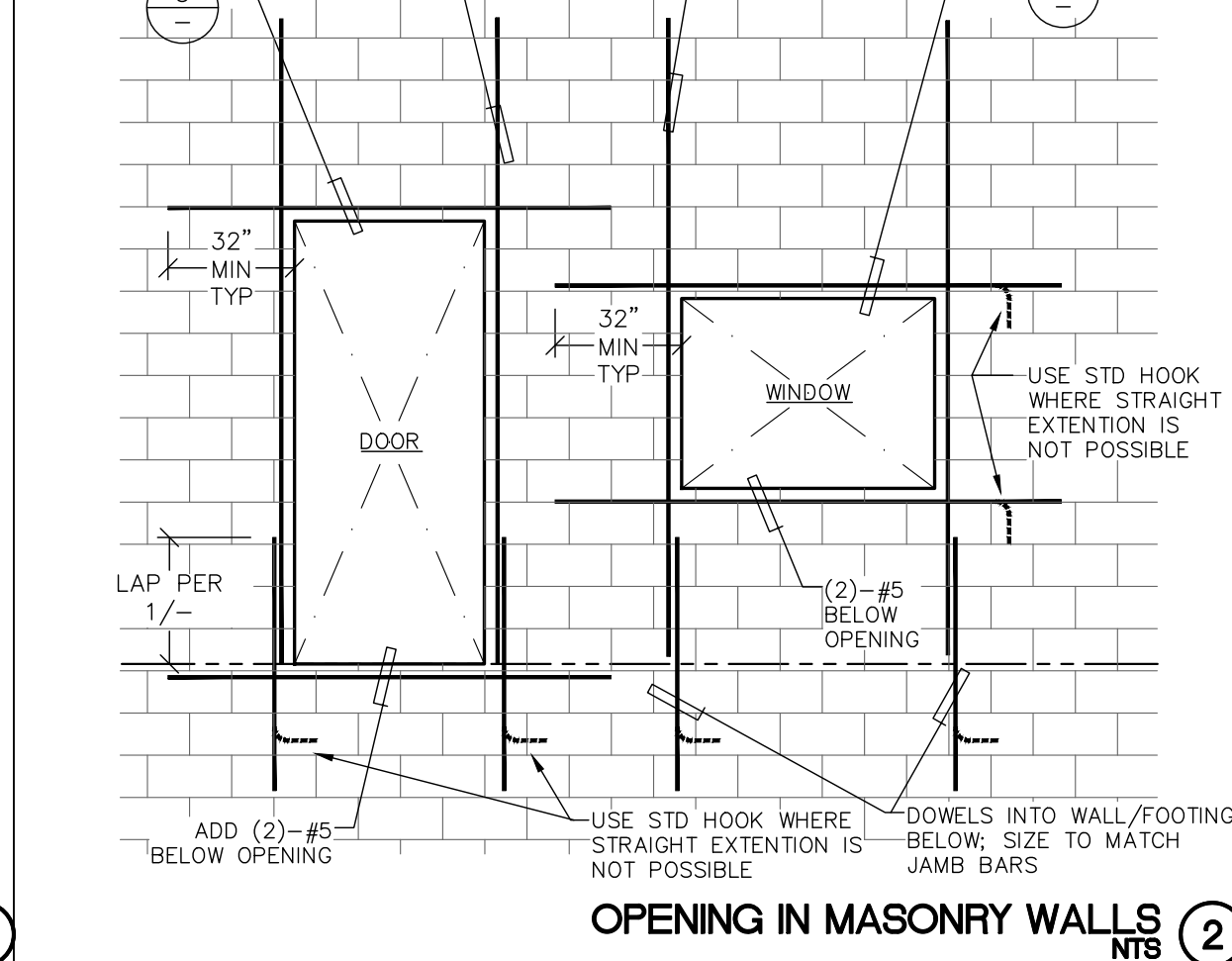
BEAM TO CMU WALL NTS 7



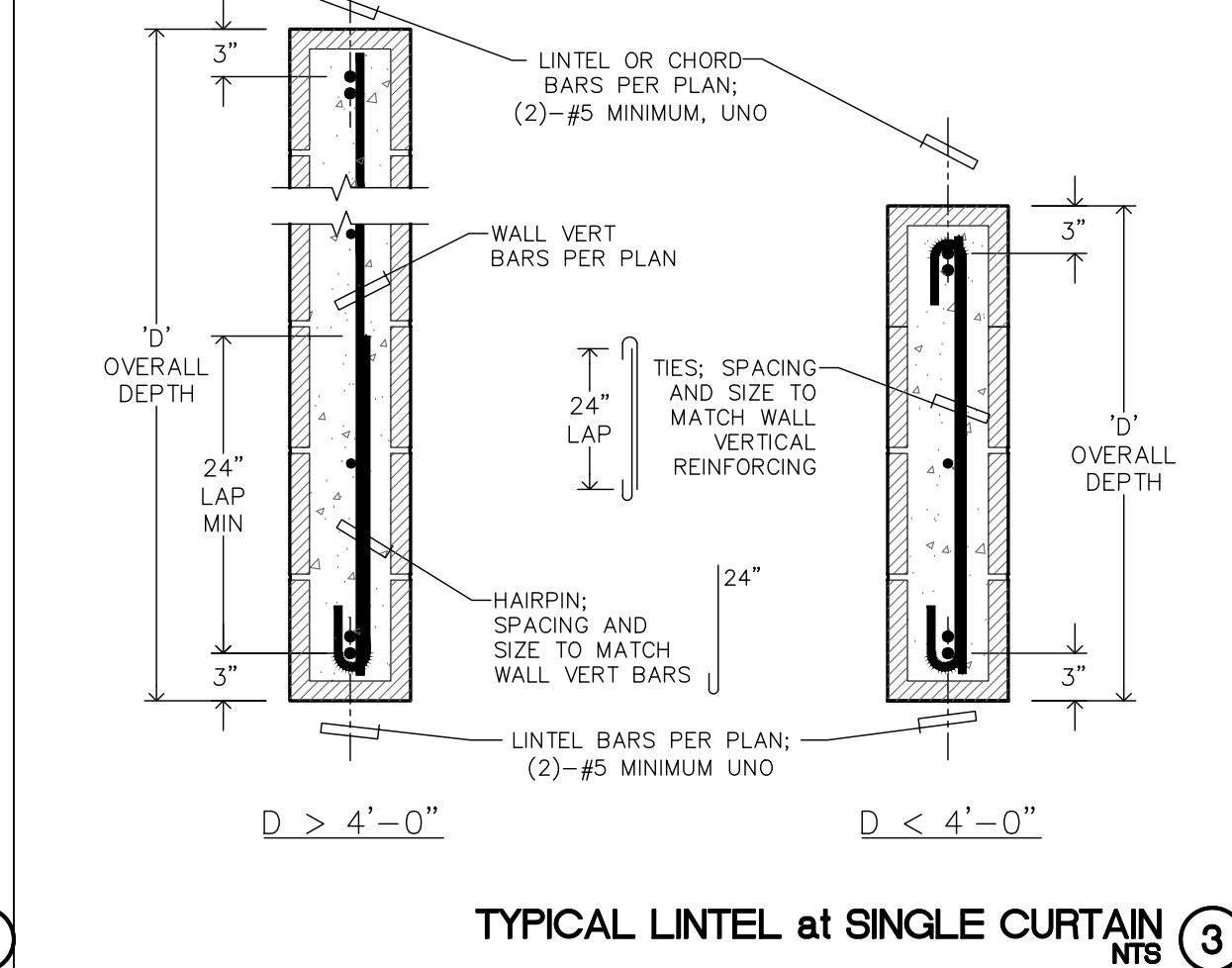
WALL ANCHORAGE NTS 8



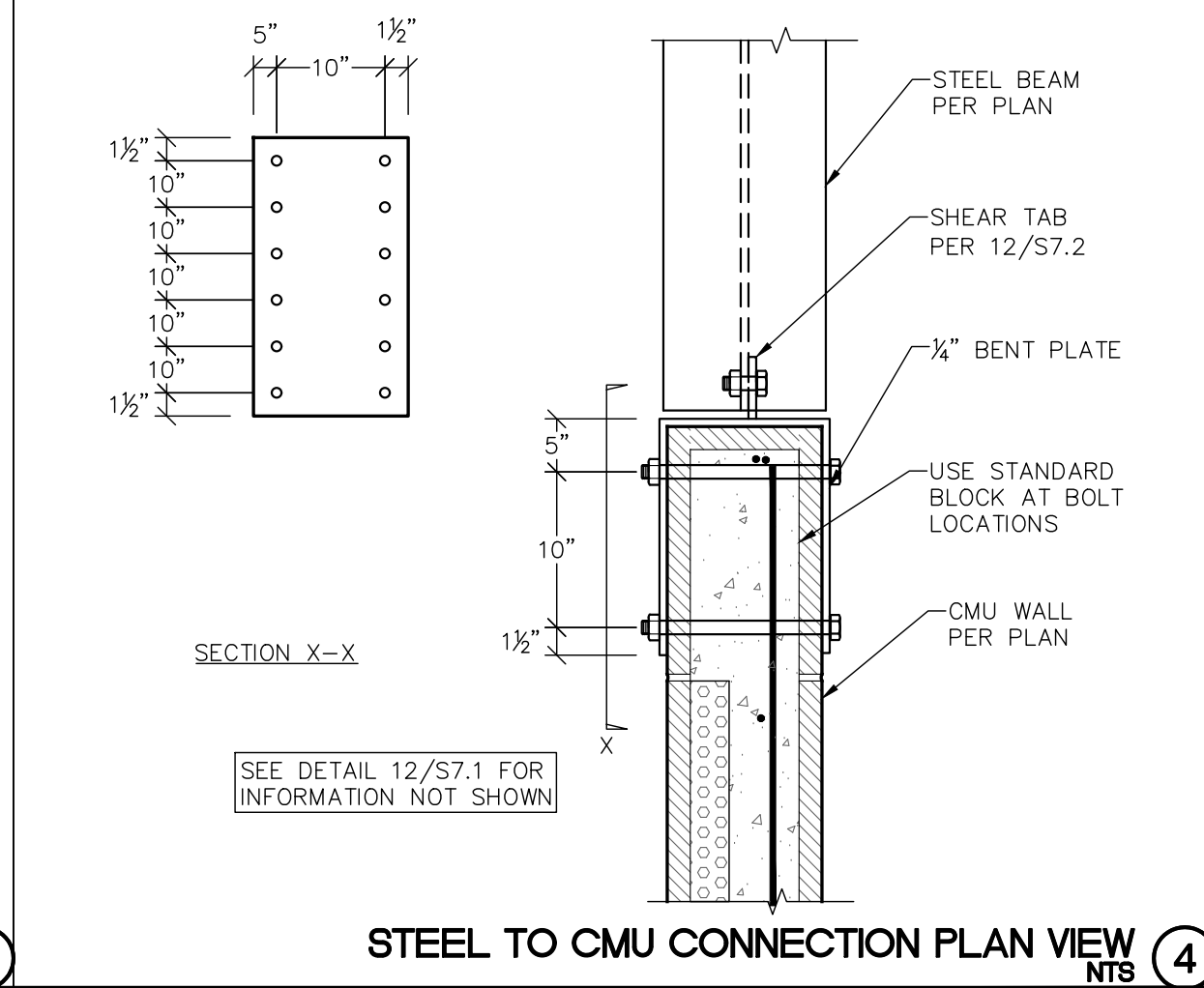
TYPICAL CMU WALL INTERSECTION NTS 1



OPENING IN MASONRY WALLS NTS 2



TYPICAL LINTEL at SINGLE CURTAIN NTS 3

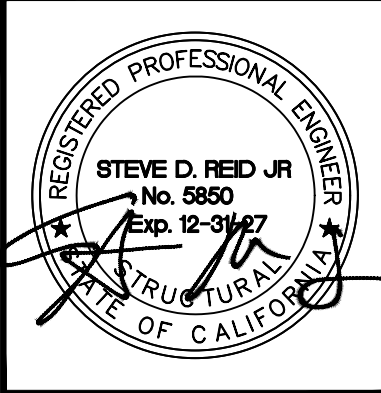


STEEL TO CMU CONNECTION PLAN VIEW NTS 4

ALL IDEAS, DESIGNS, AND PLANS PRESENTED HEREIN ARE THE SOLE PROPERTY OF WYNN ENGINEERING, INC. AND HAVE BEEN CREATED AND DEVELOPED FOR USE AND IN CONNECTION WITH THIS SPECIFIC PROJECT. NO IDEAS, DESIGNS, OR PLANS HEREIN SHALL BE USED BY OR BOLOZZED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WITHOUT THE EXPRESS WRITTEN PERMISSION OF WYNN ENGINEERING, INC. ©2026

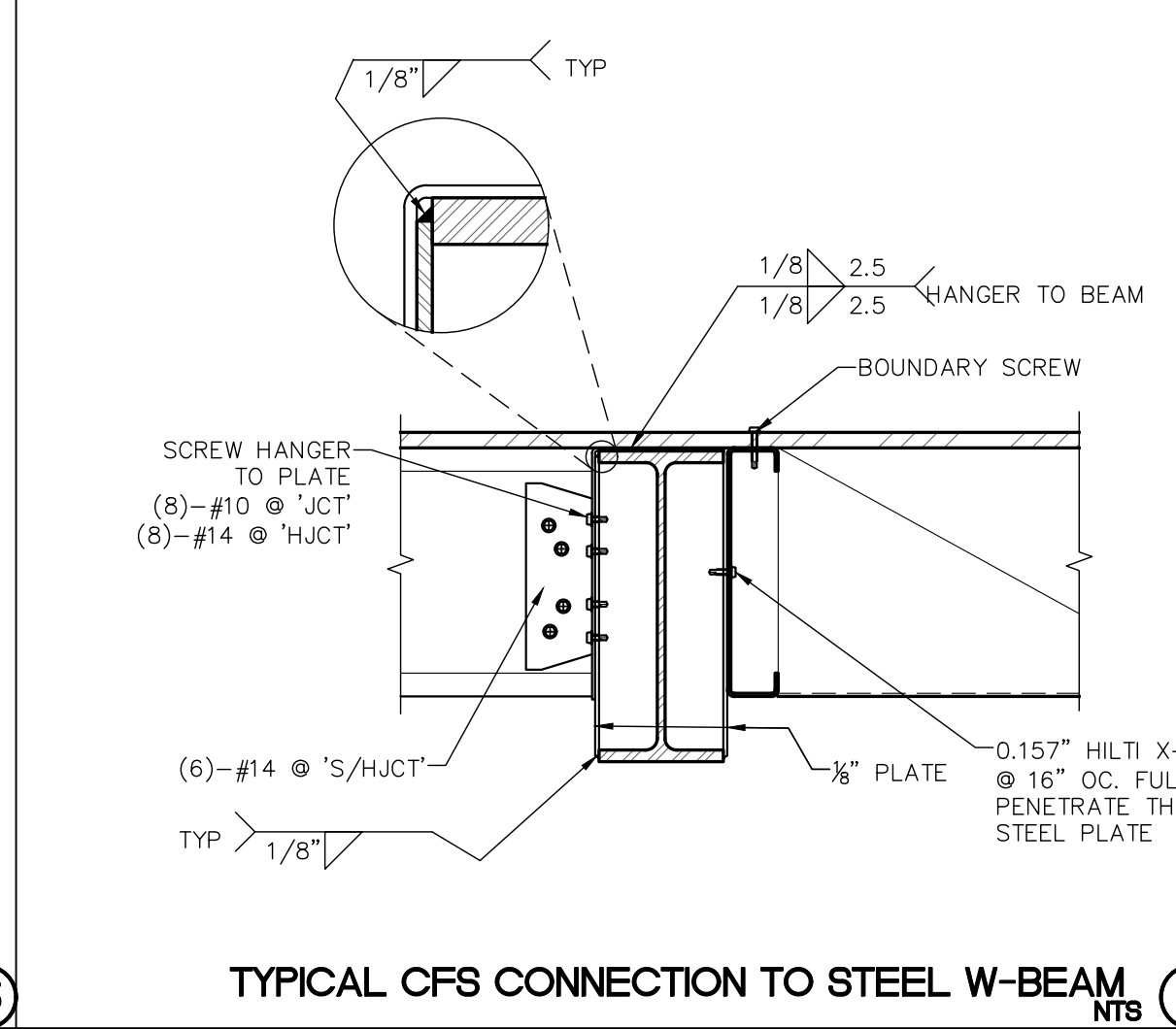
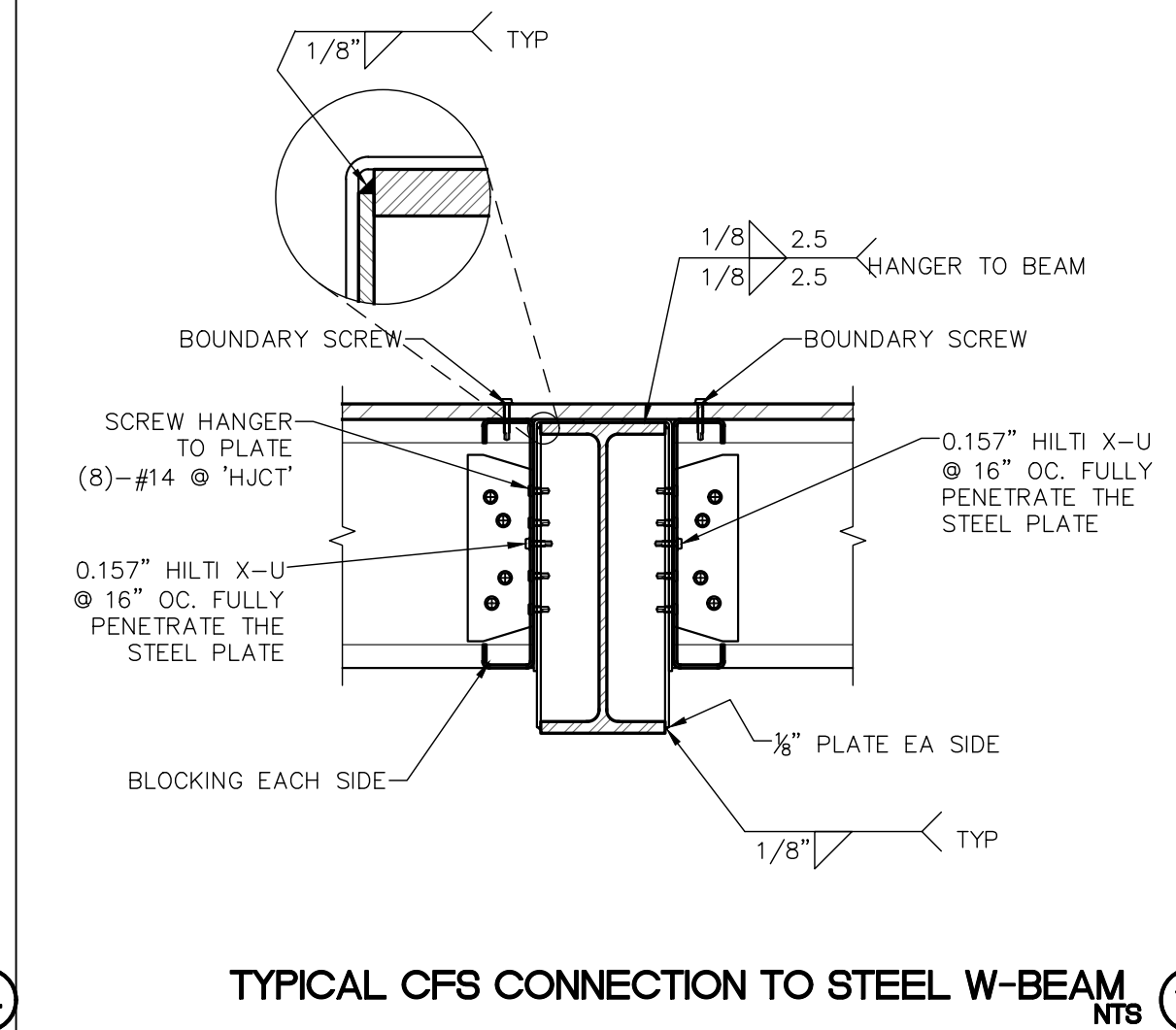
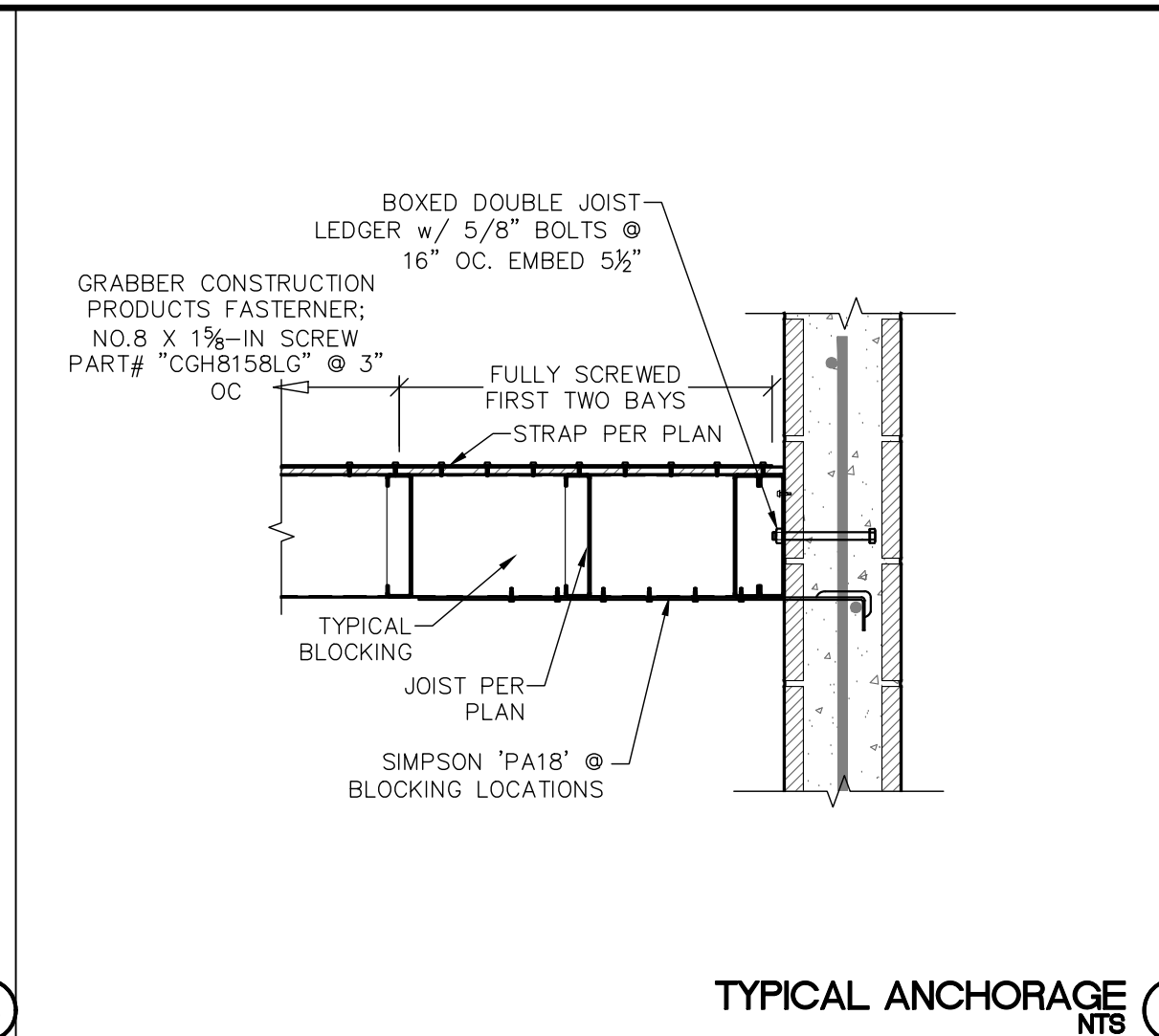
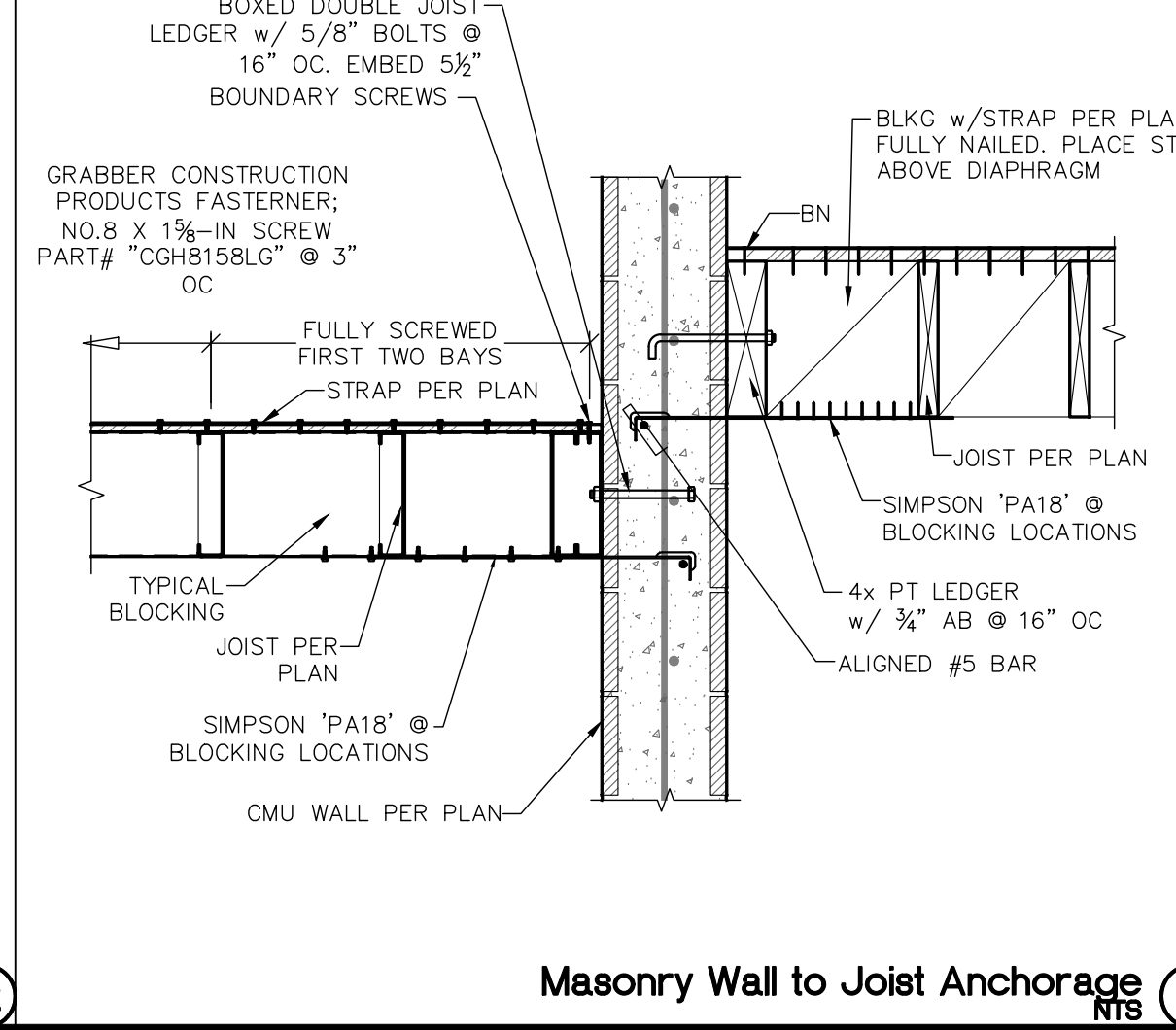
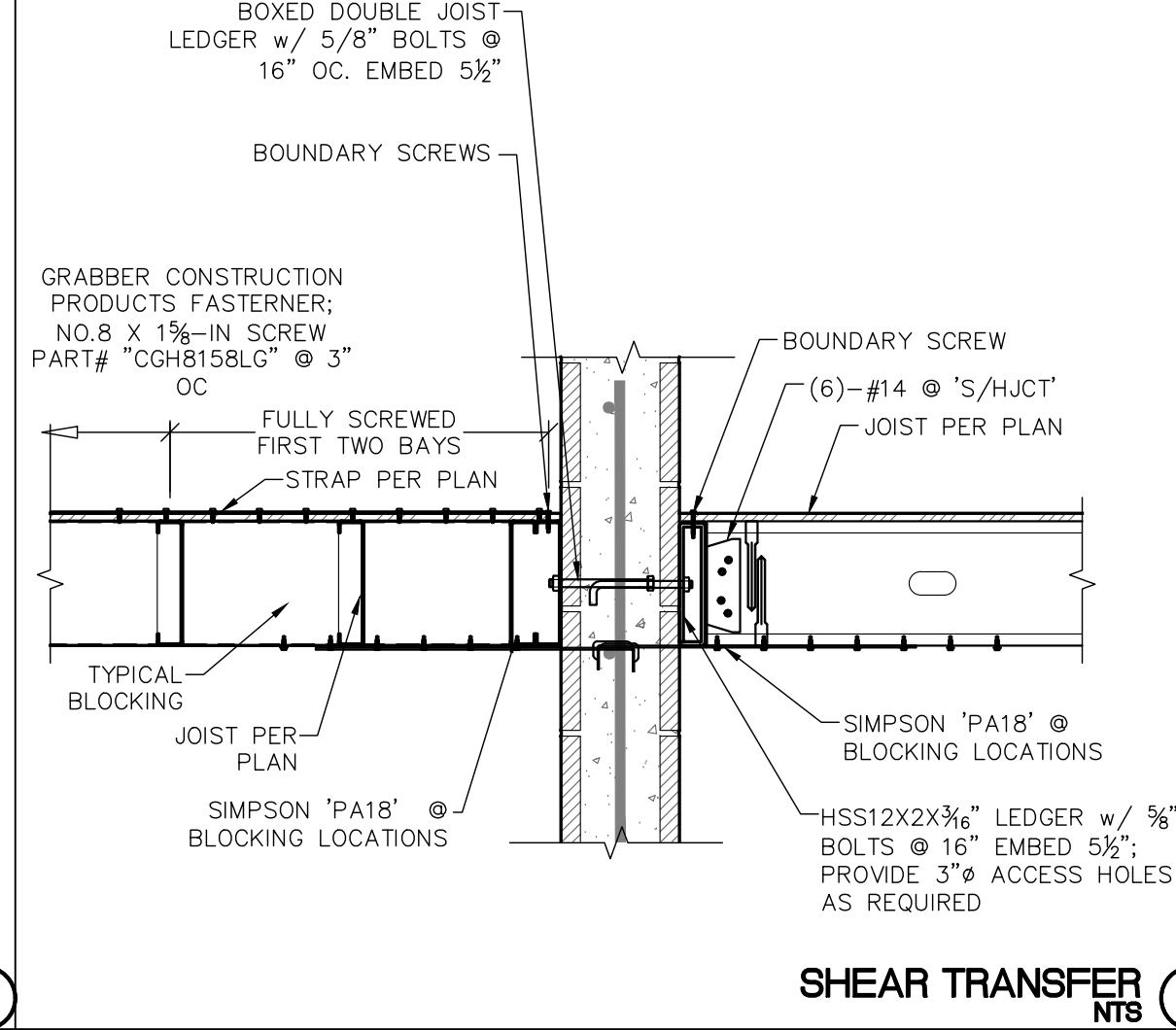
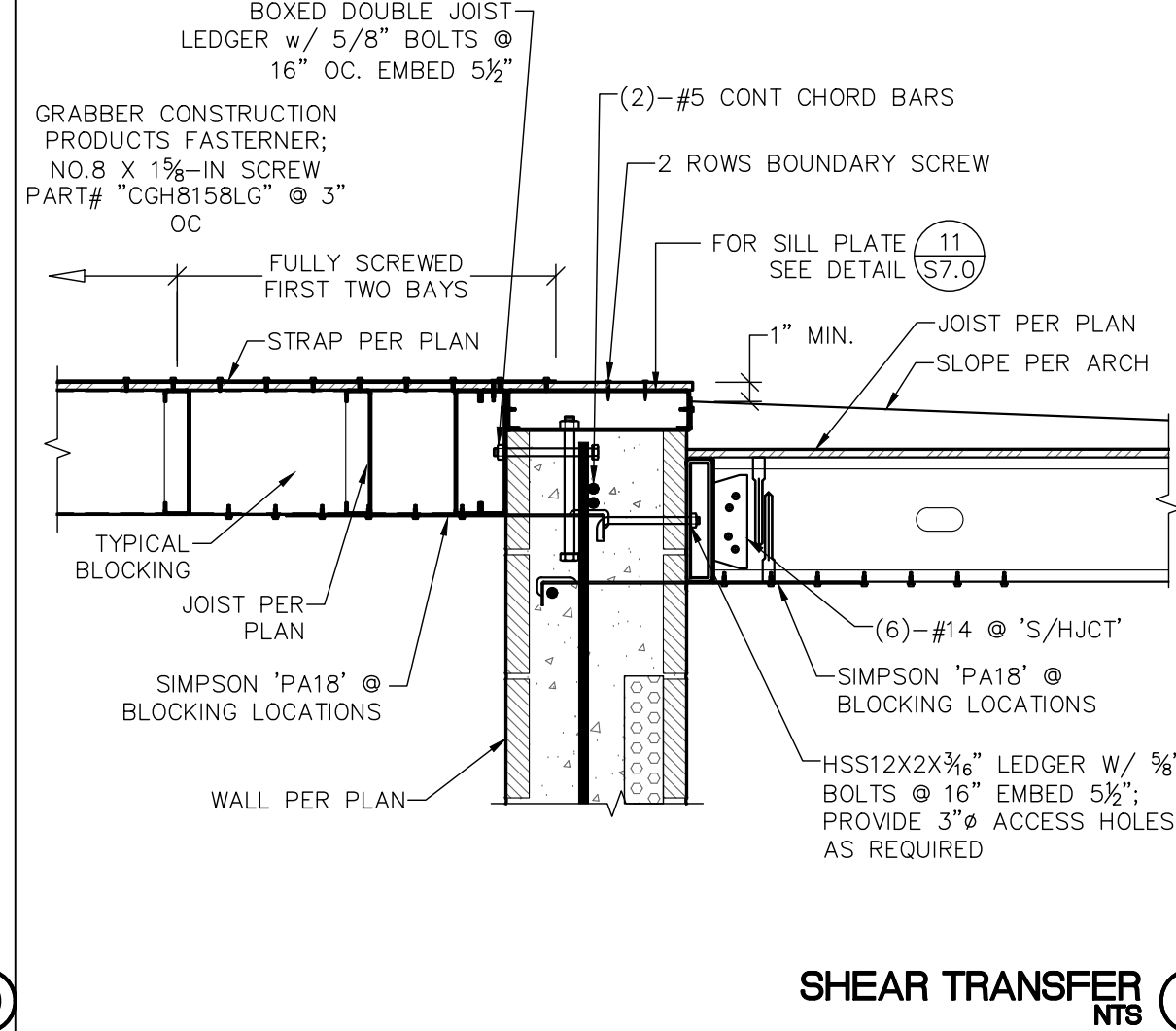
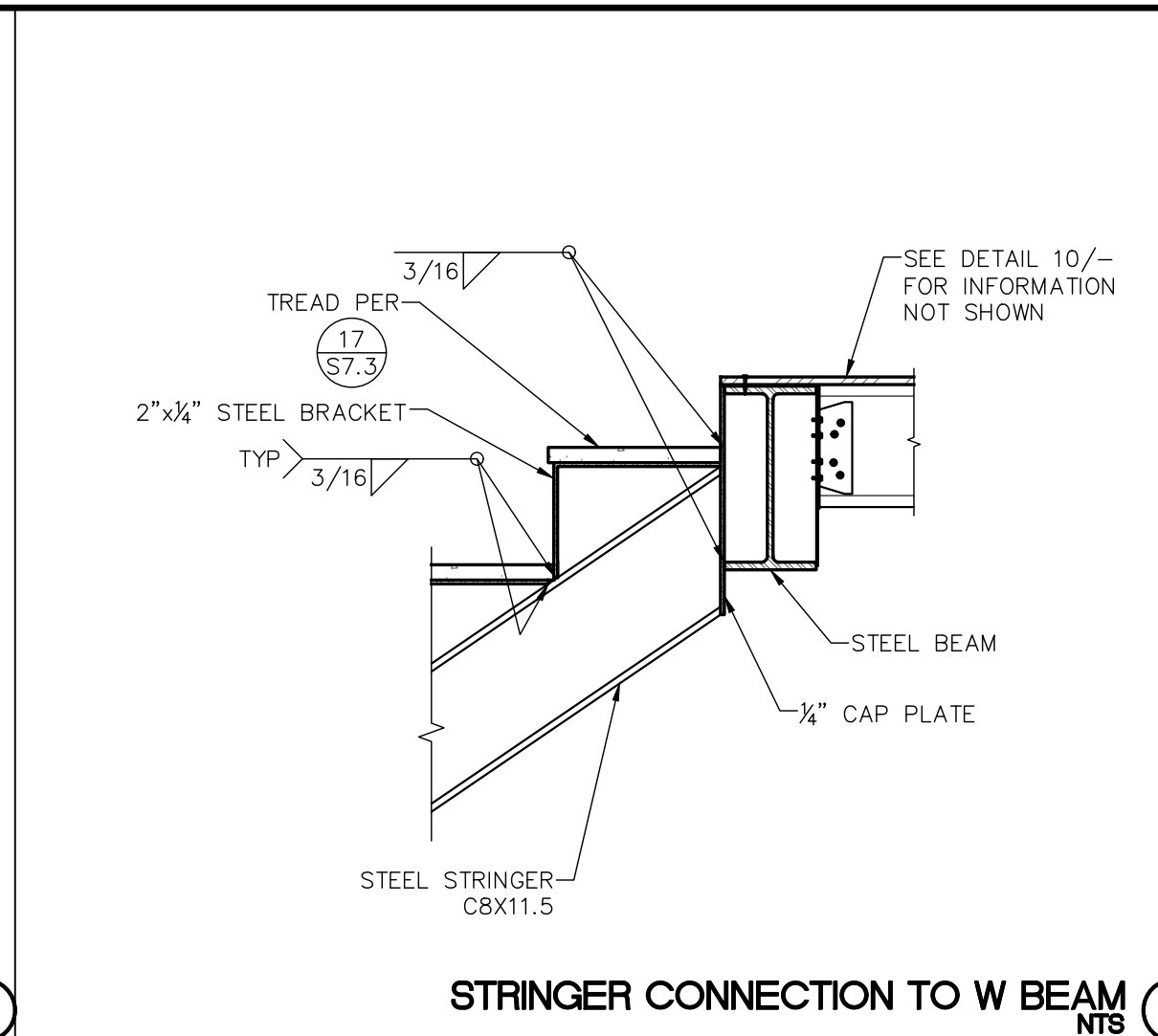
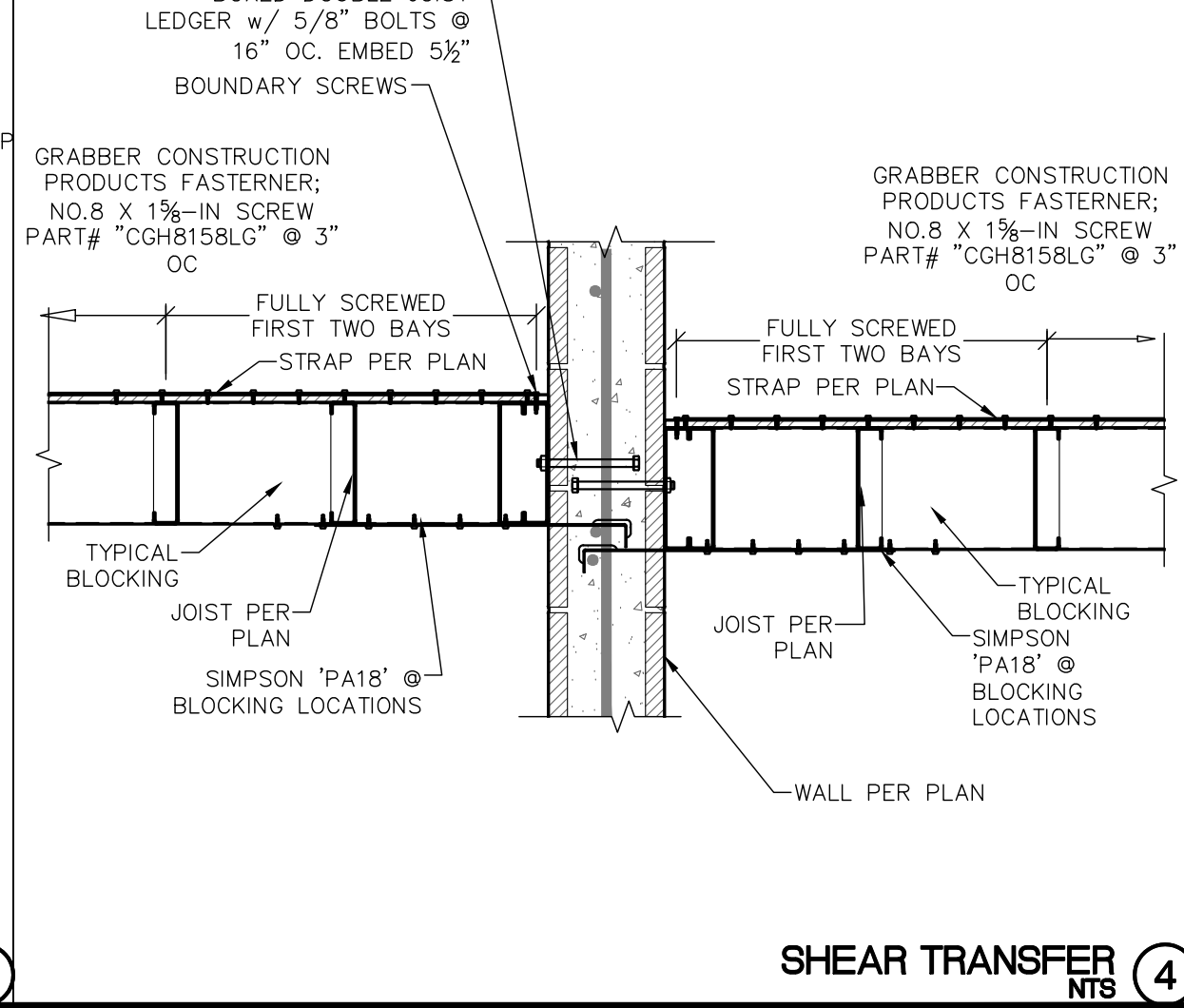
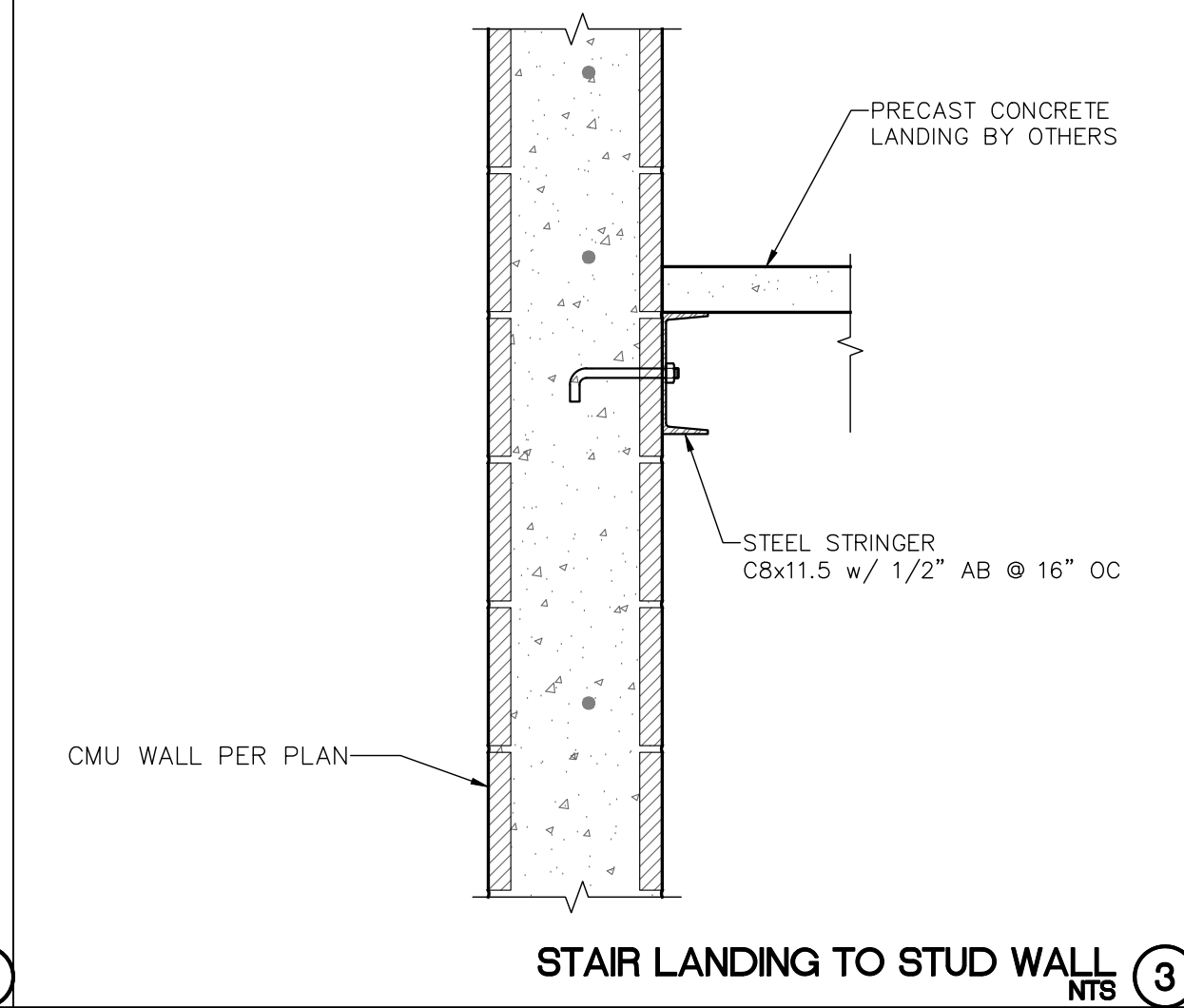
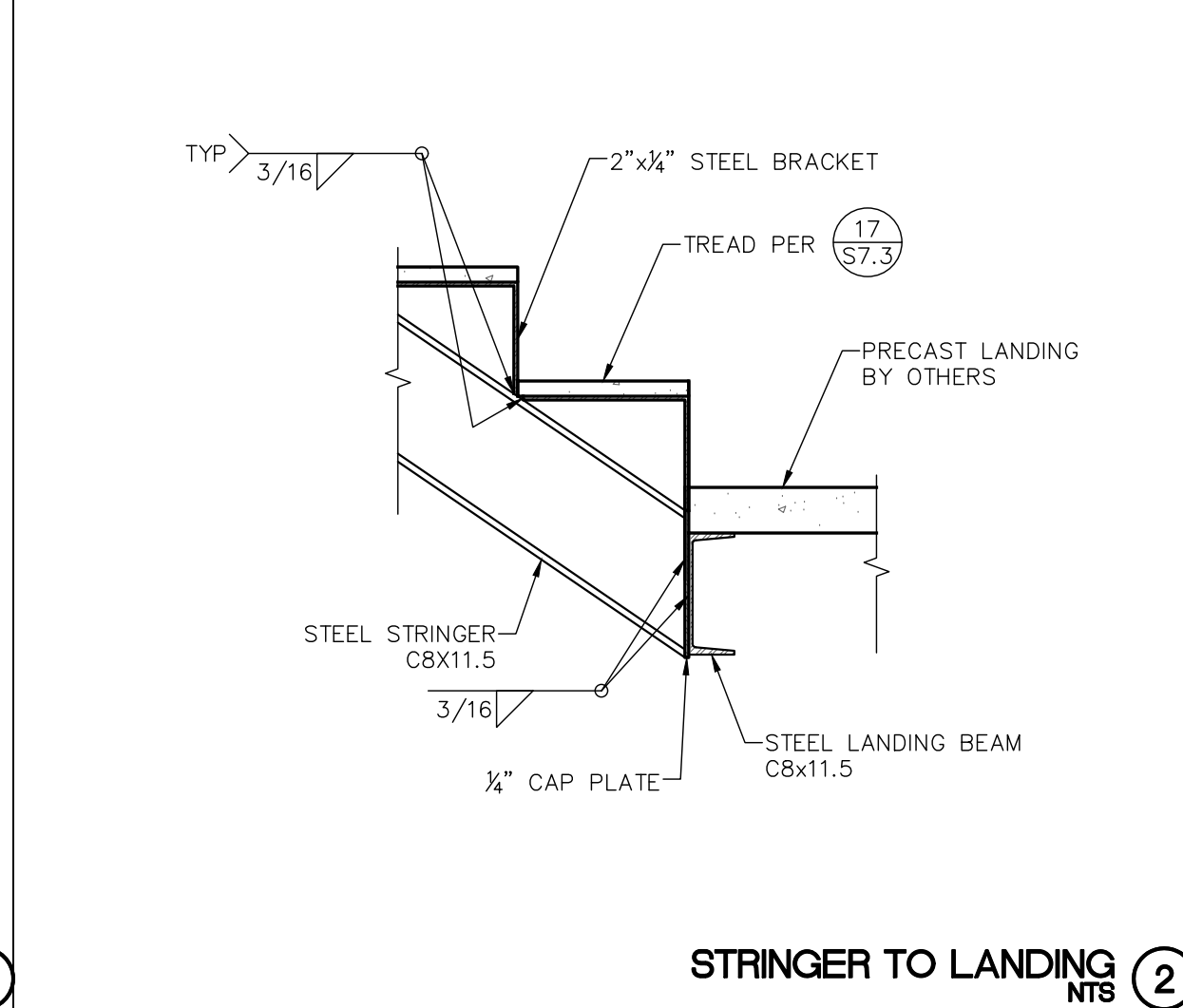
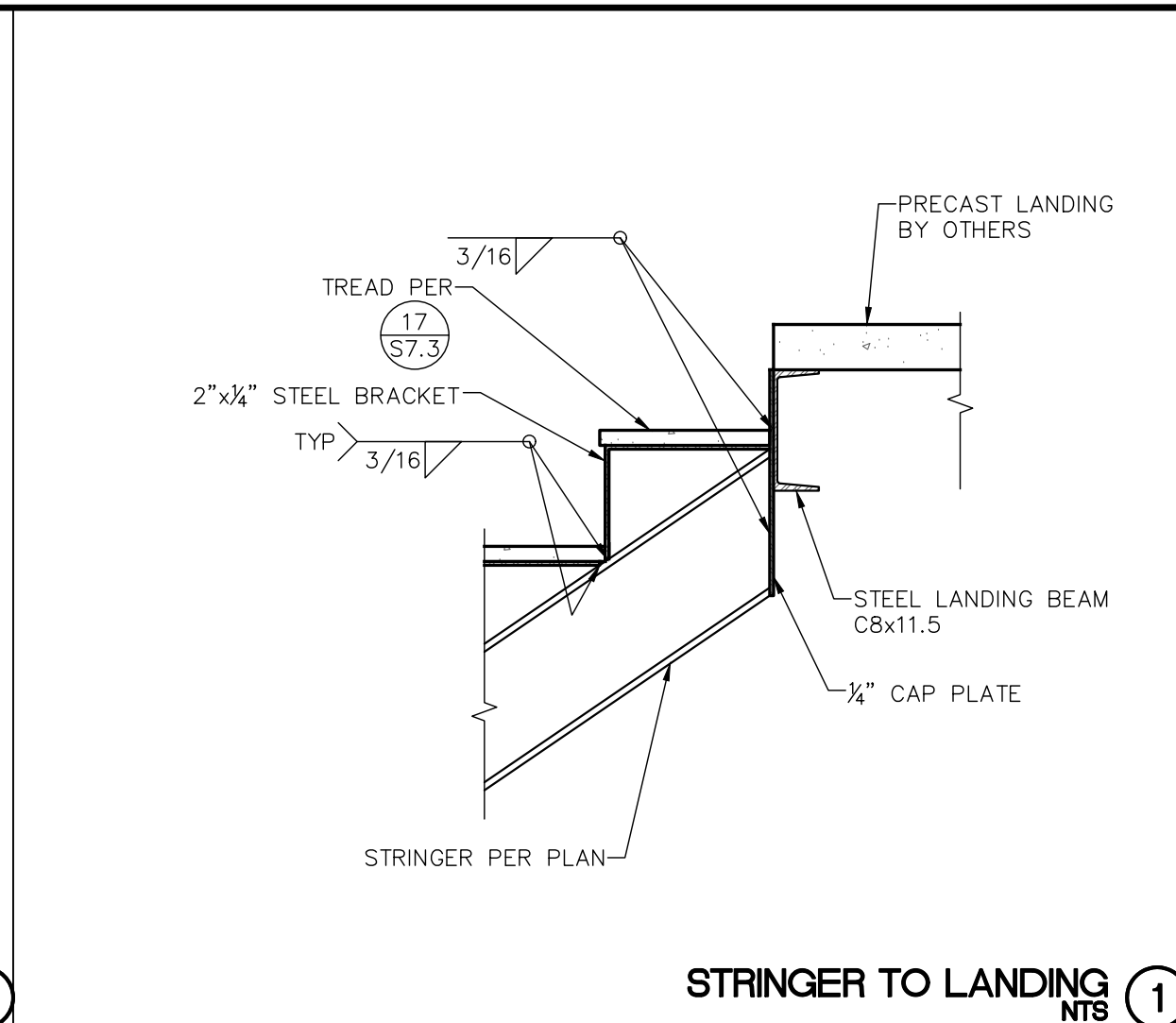
FRAMING DETAILS

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

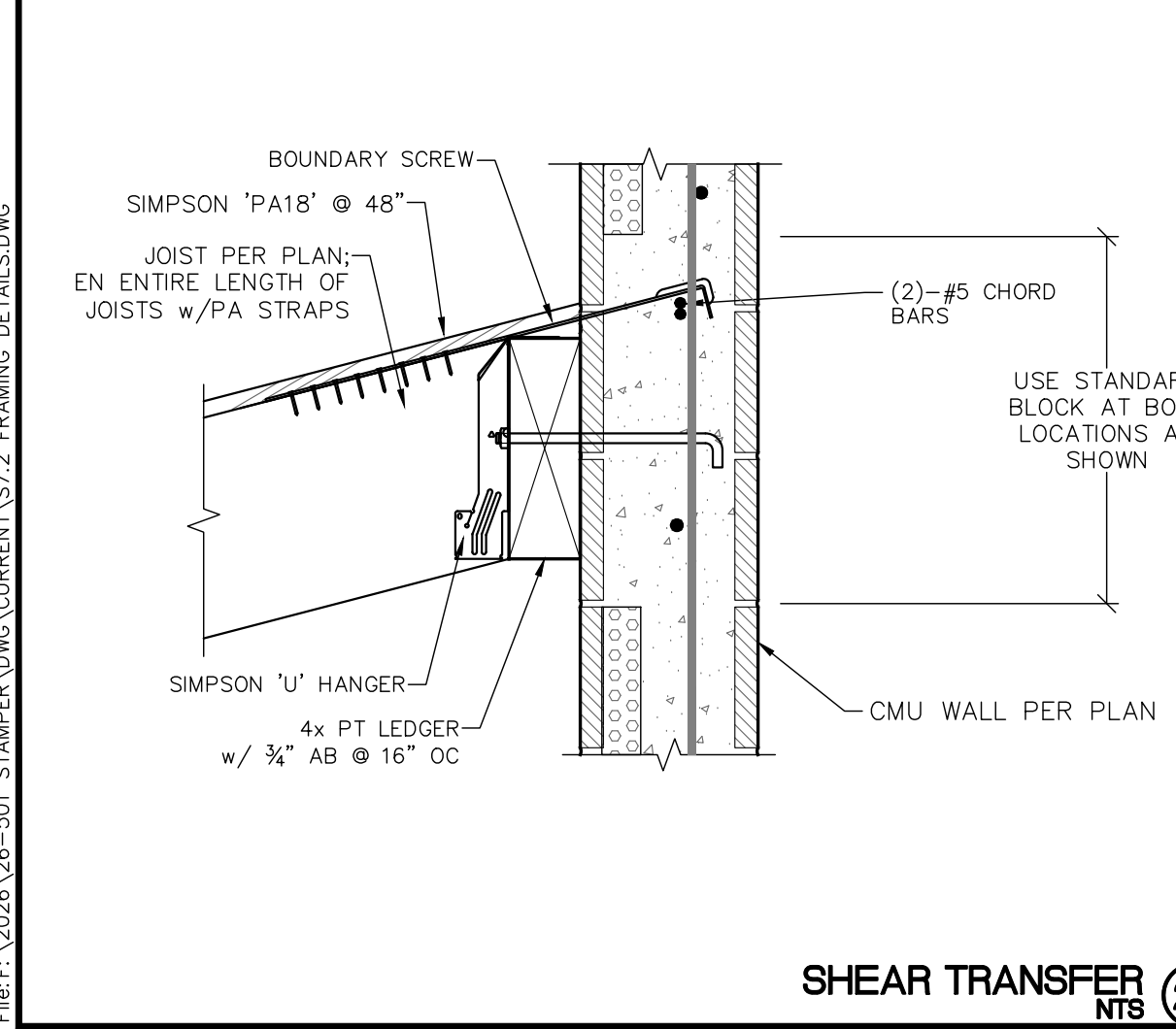
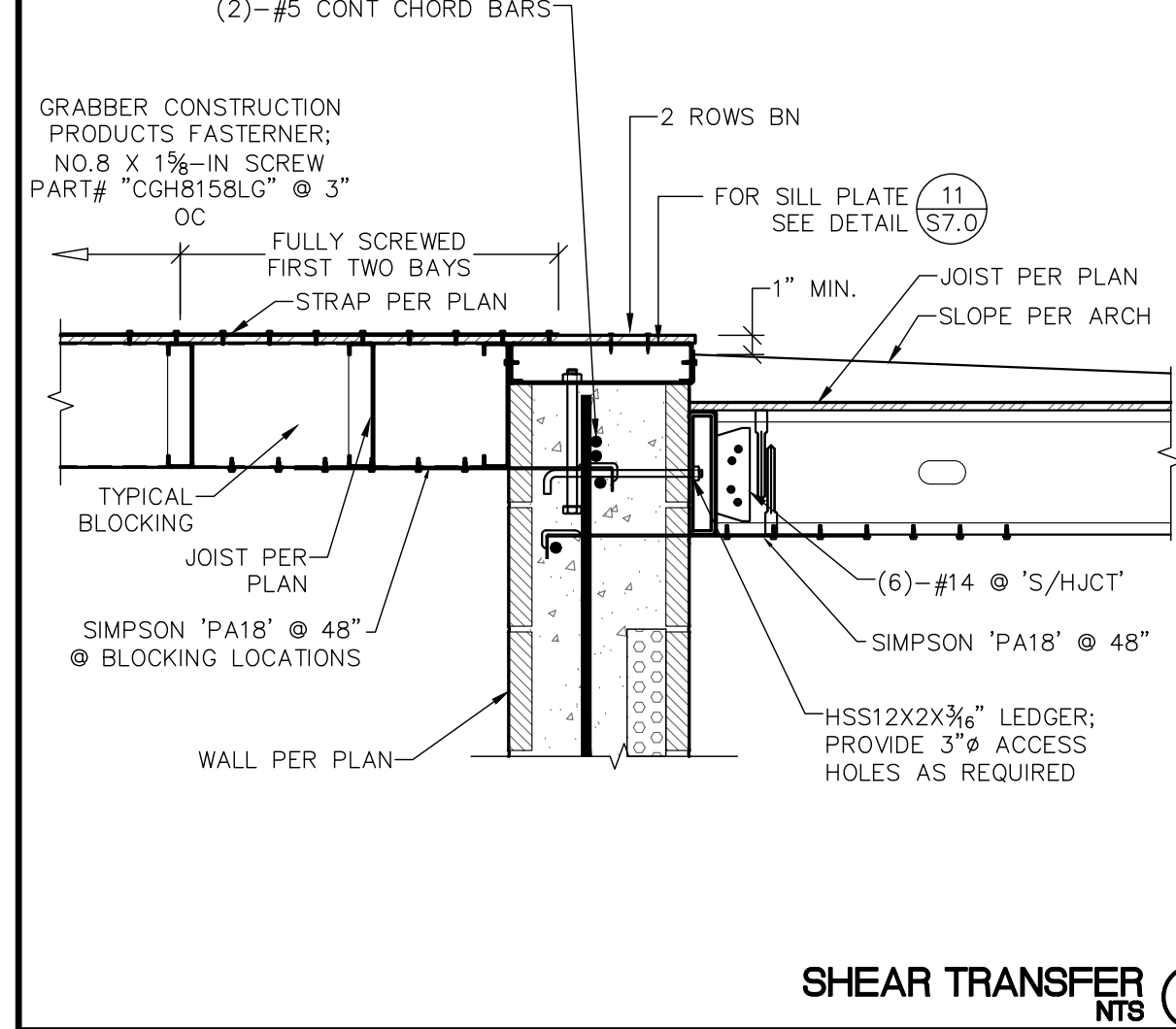
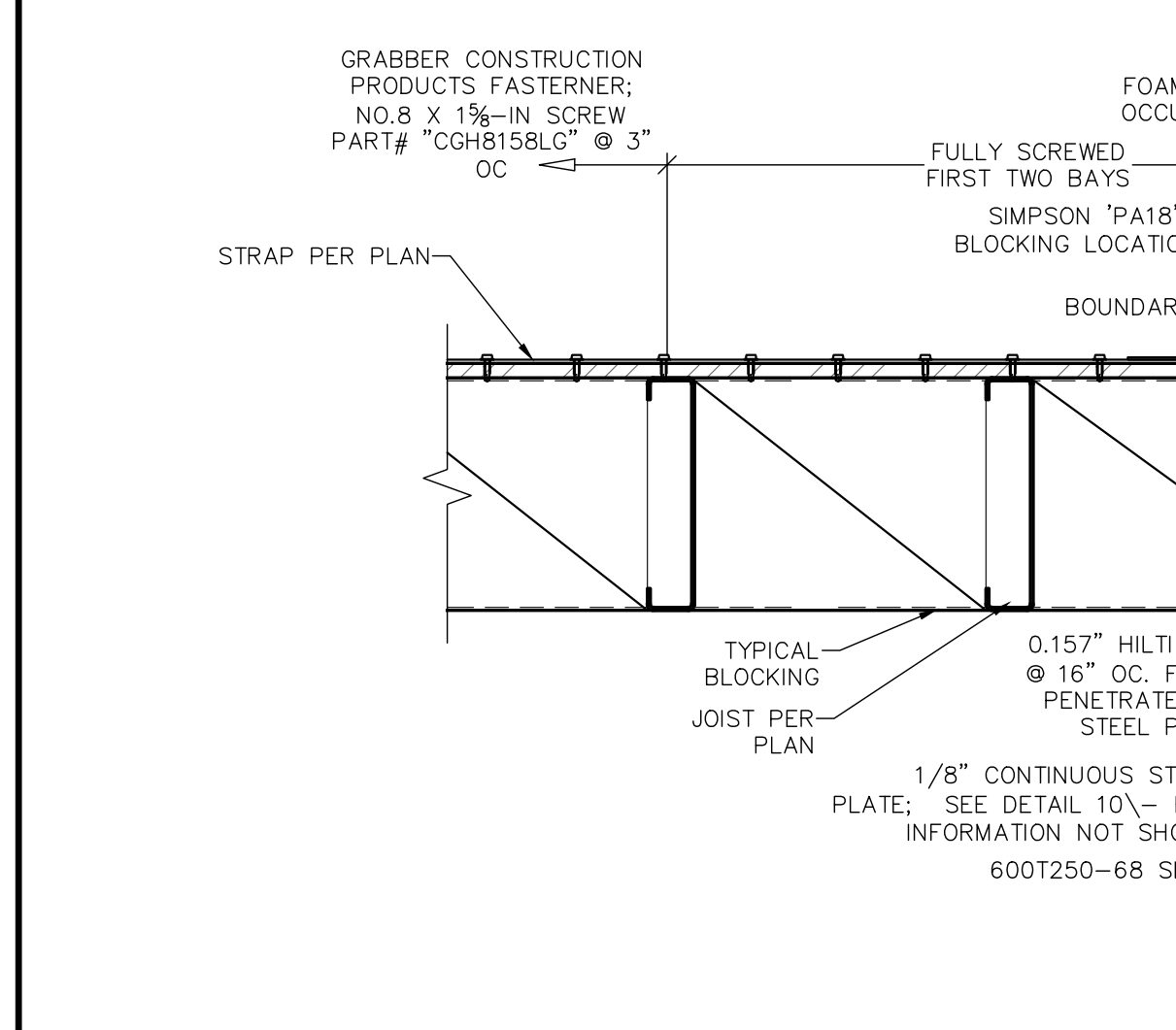
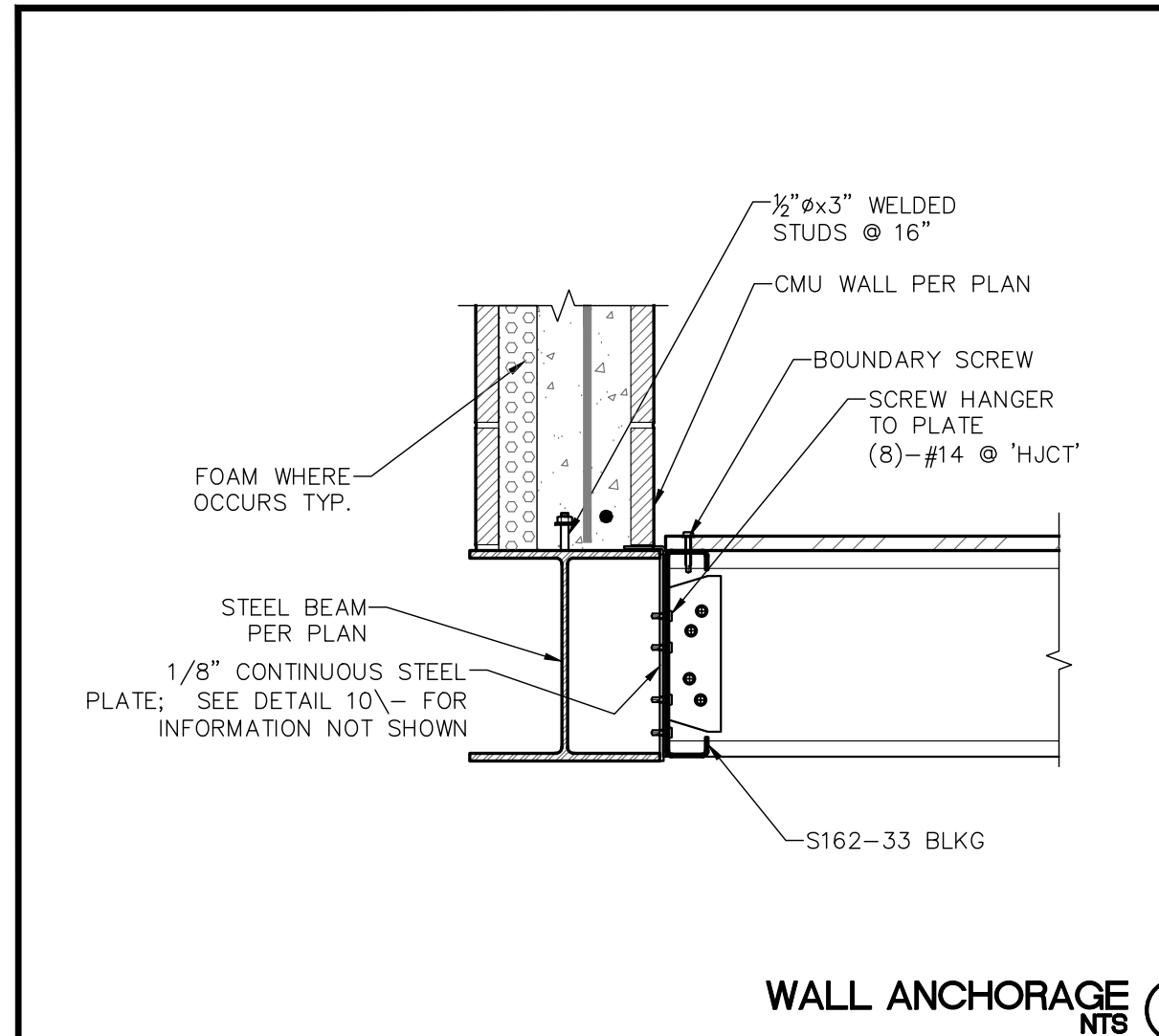
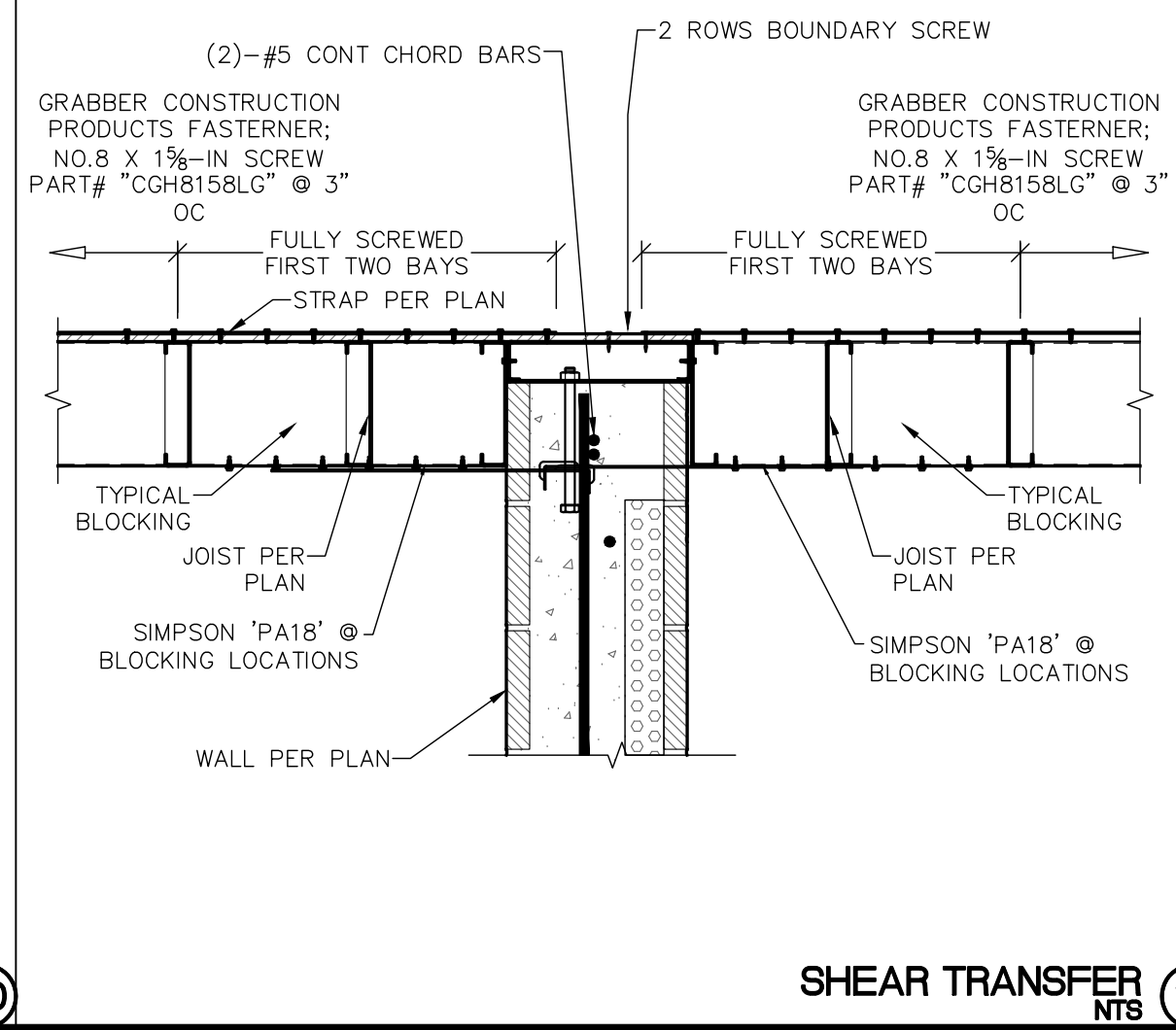
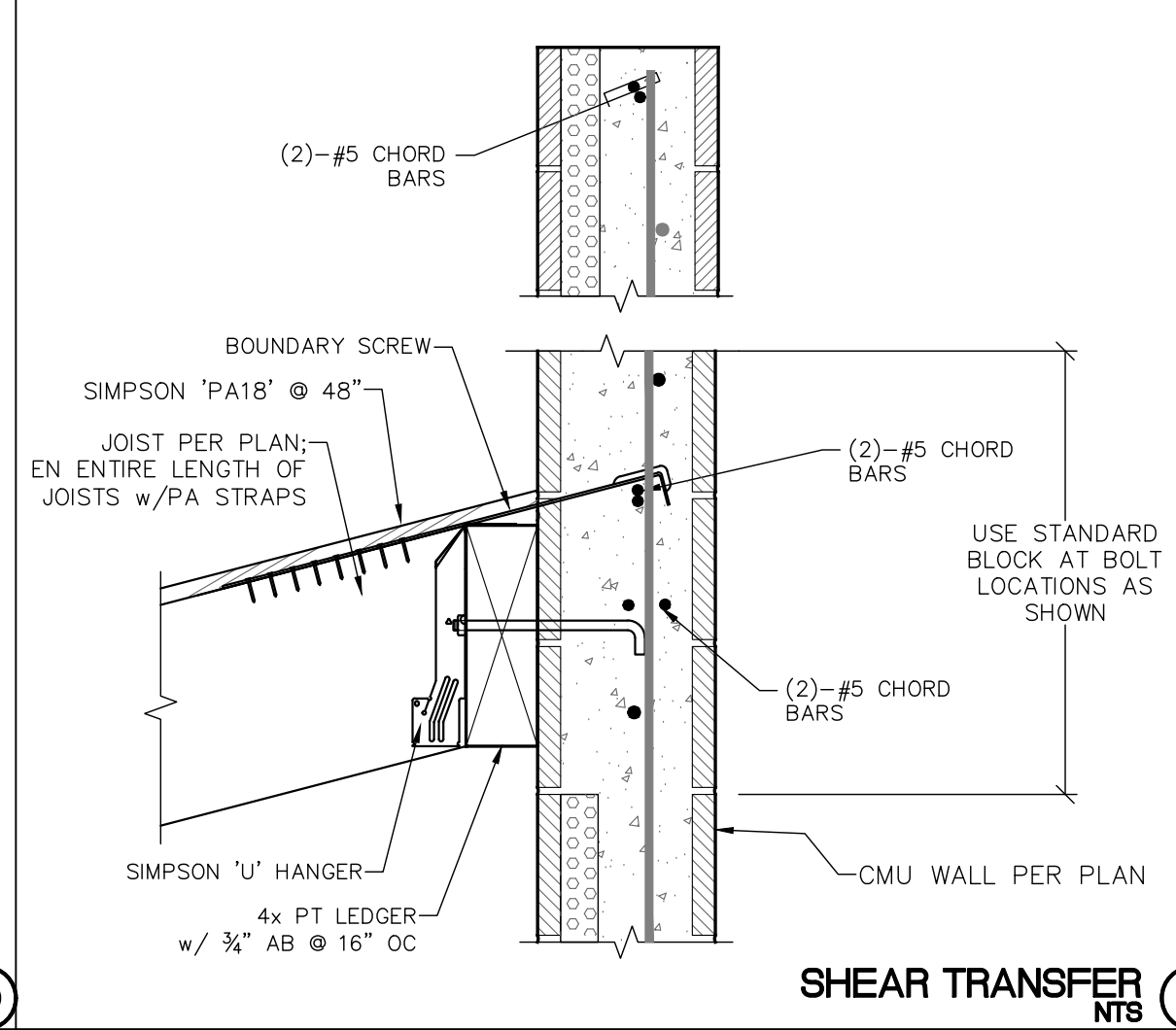
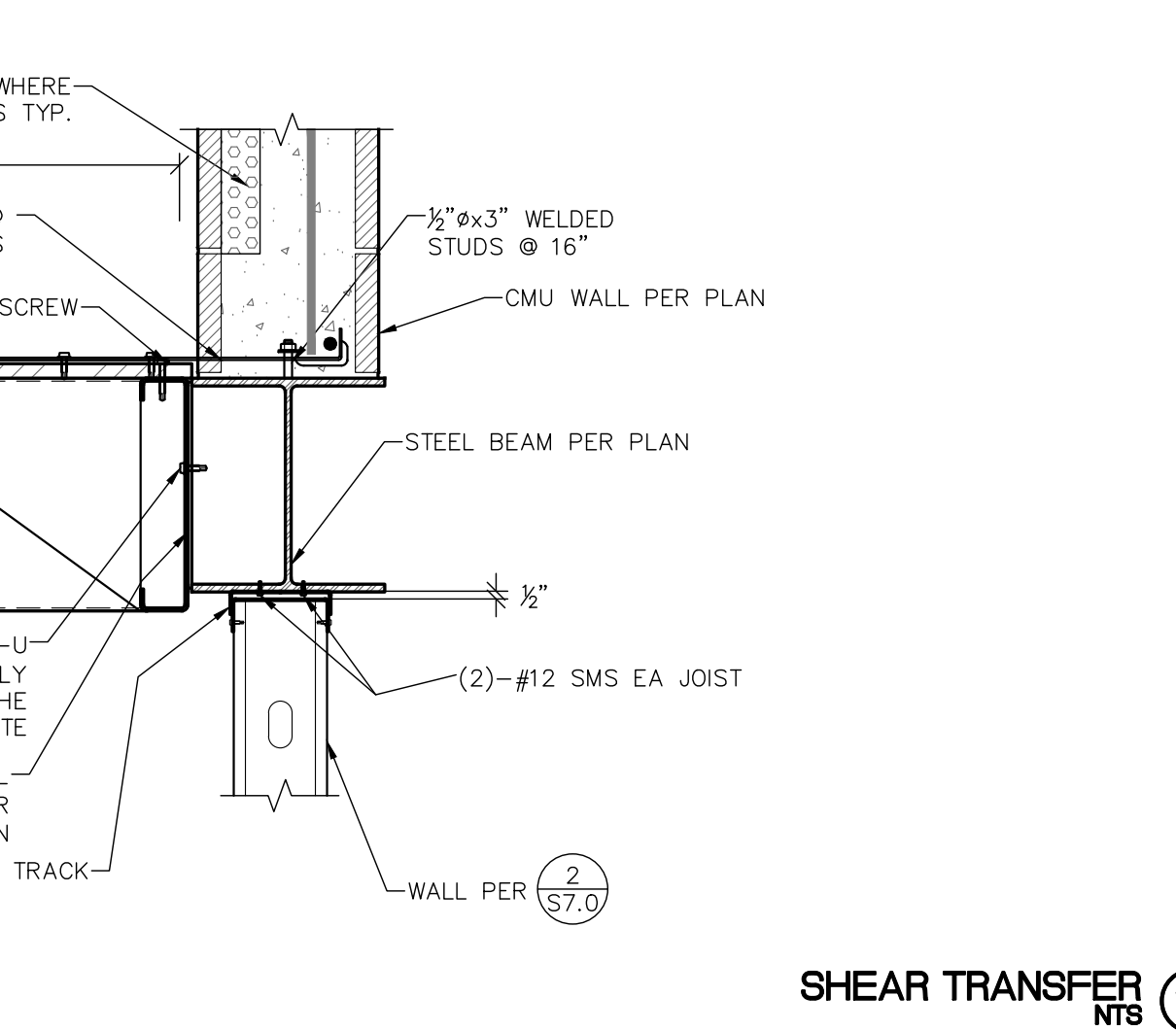
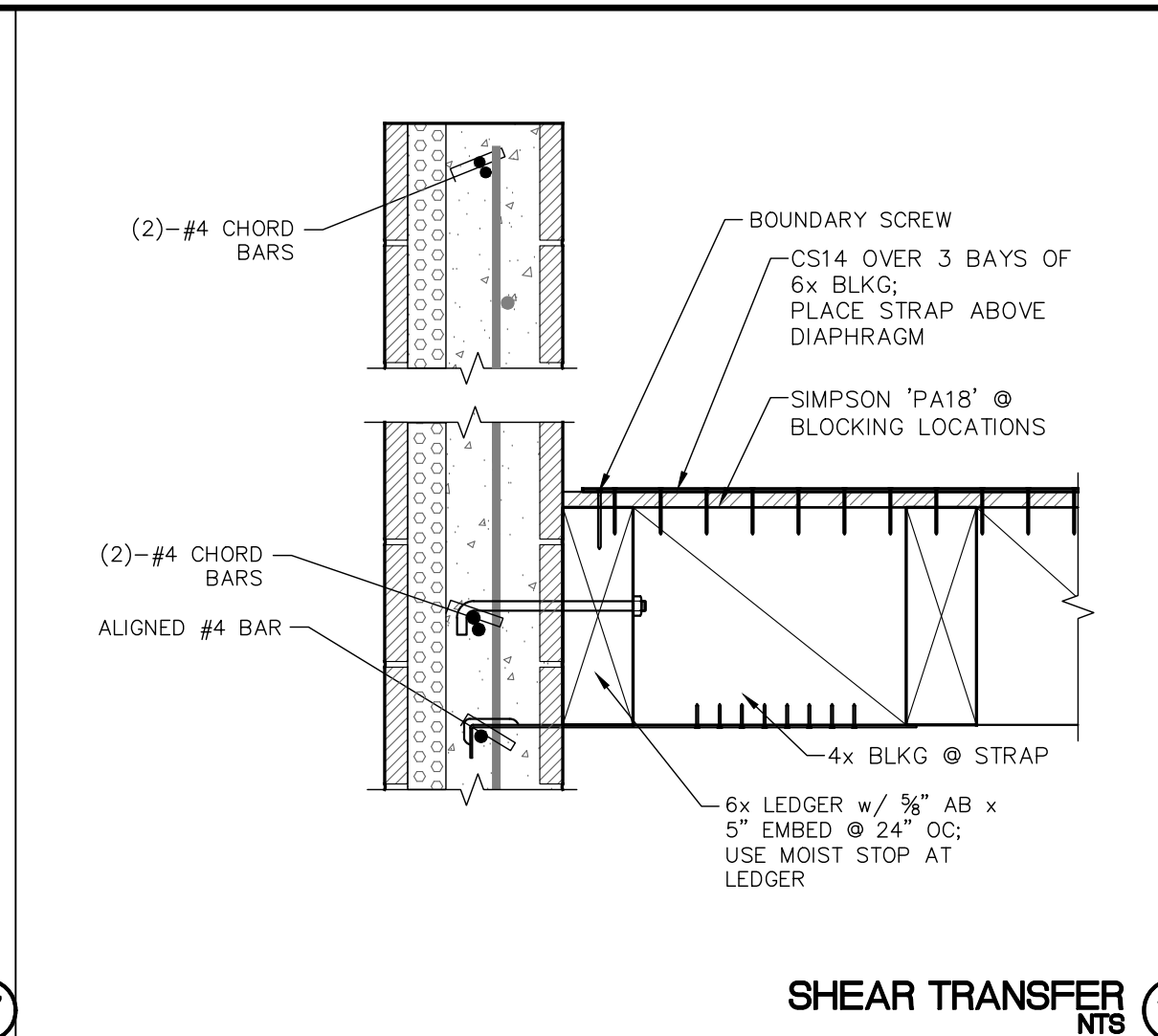


THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A NET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

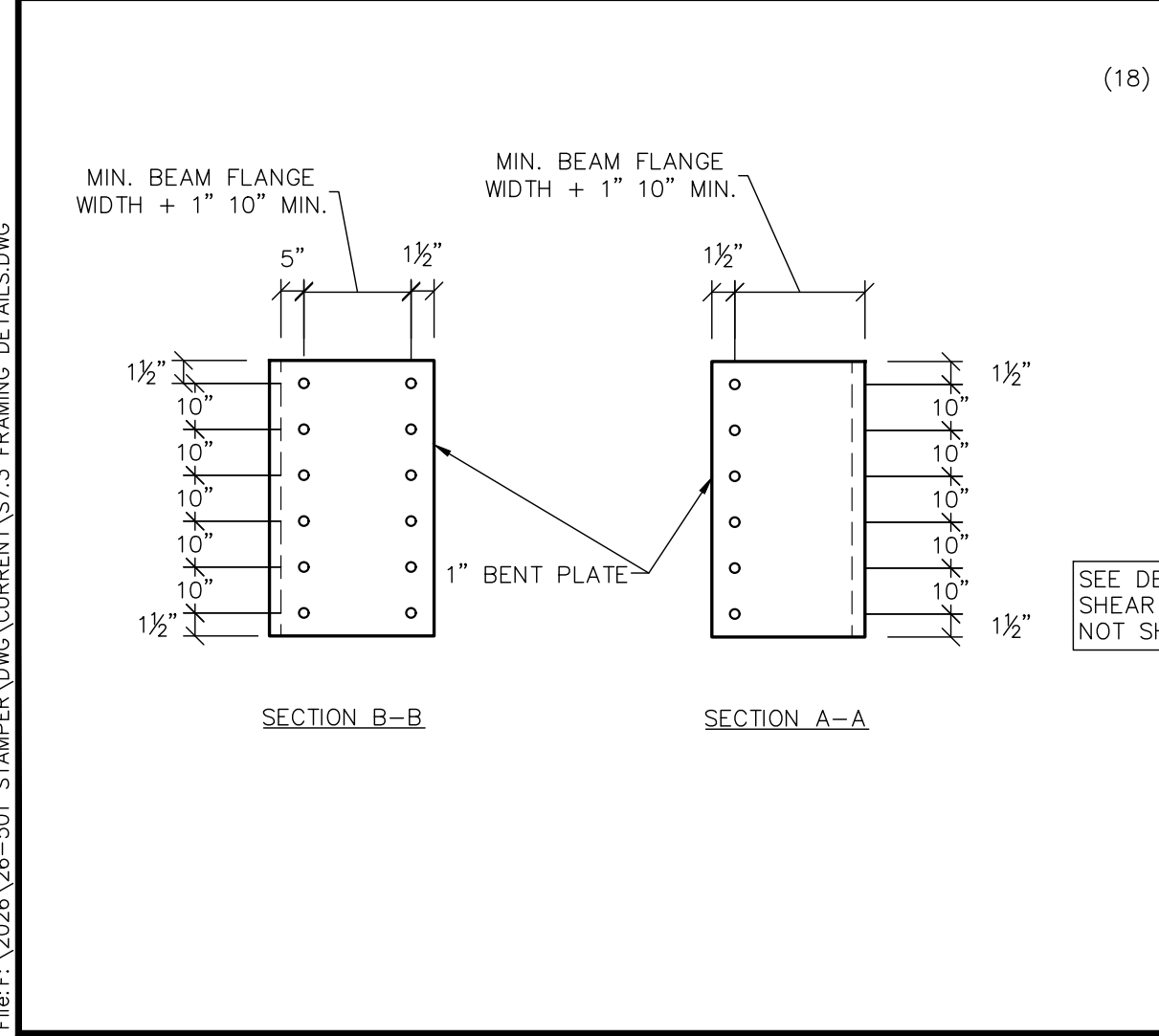
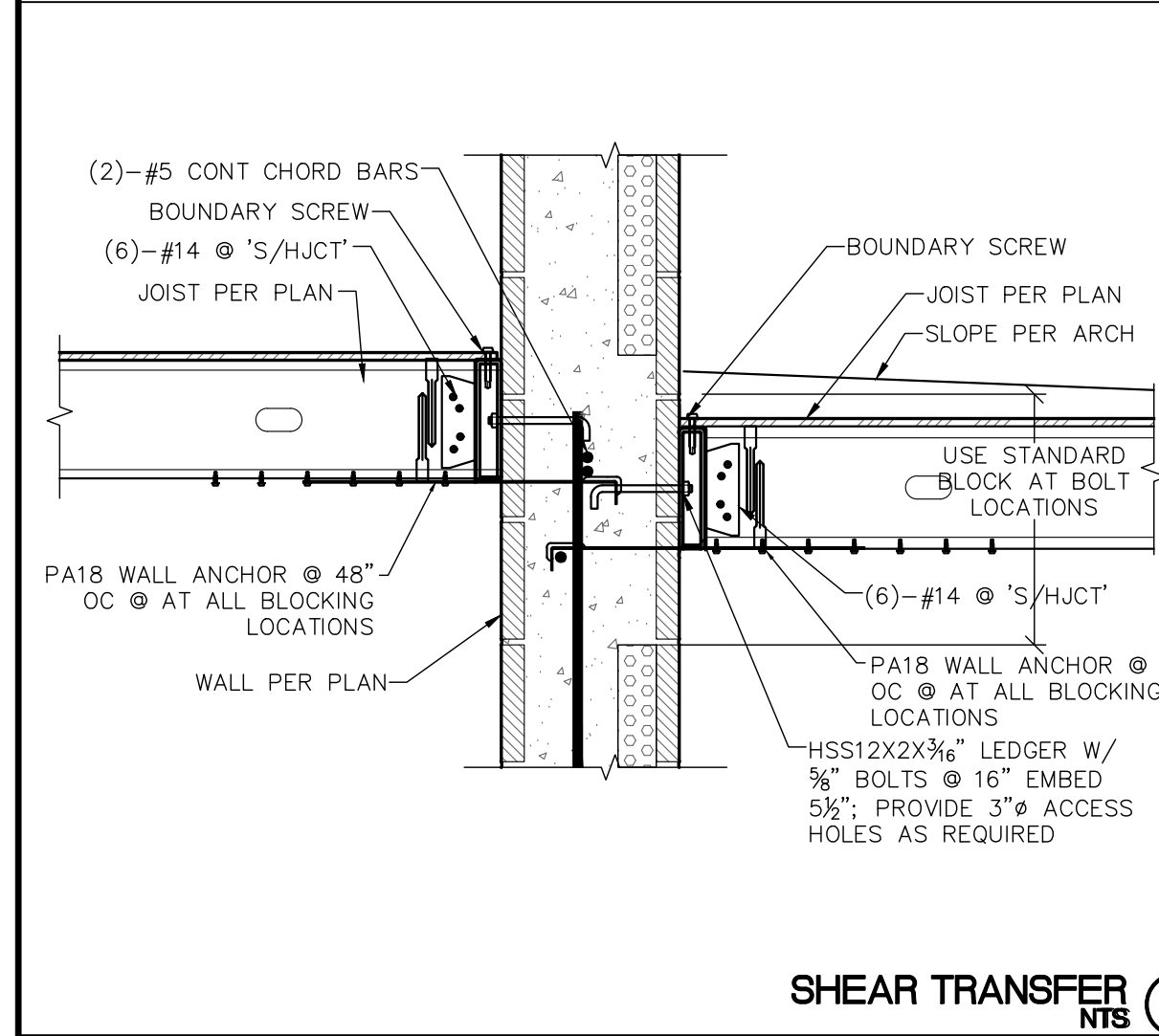
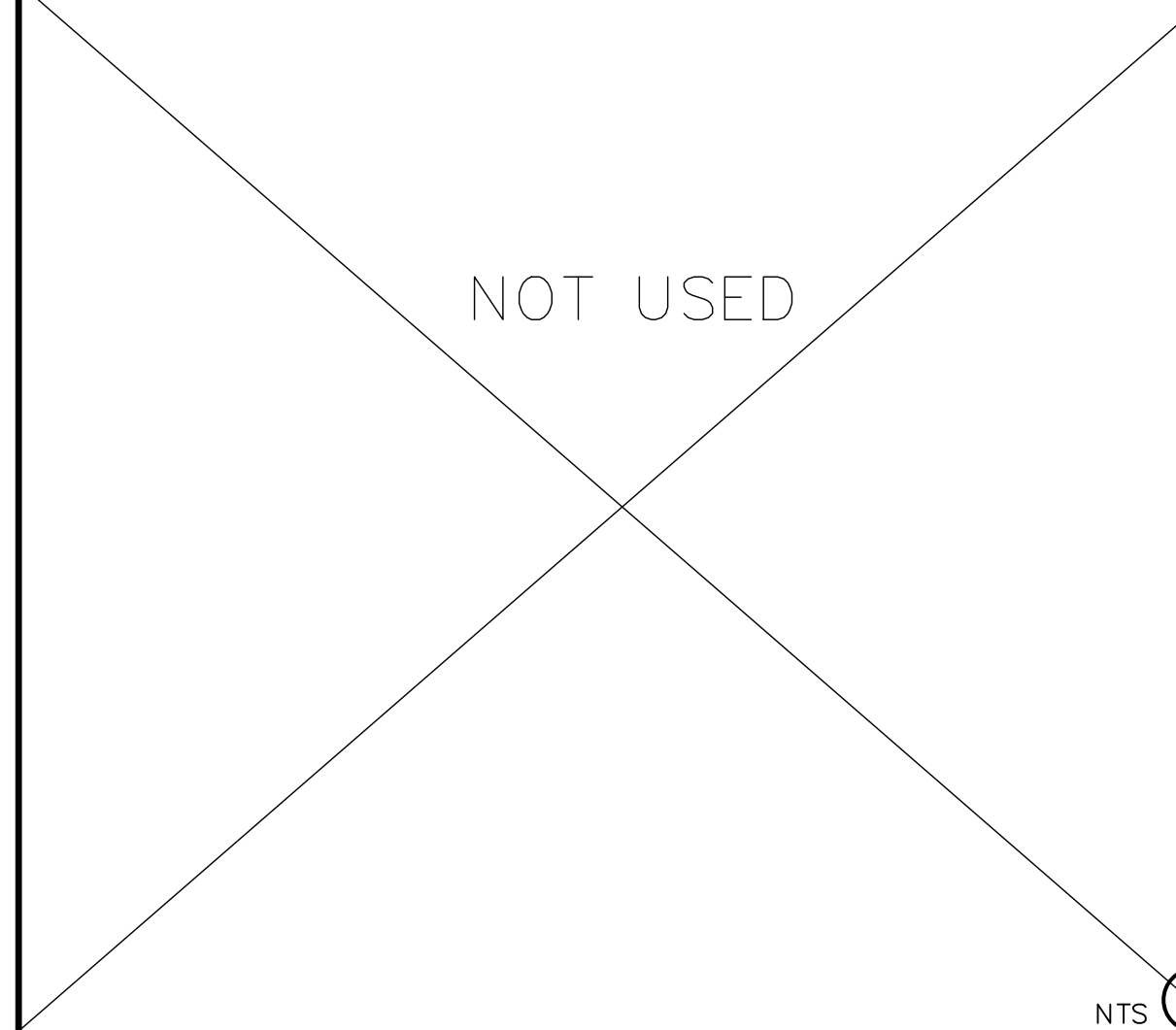
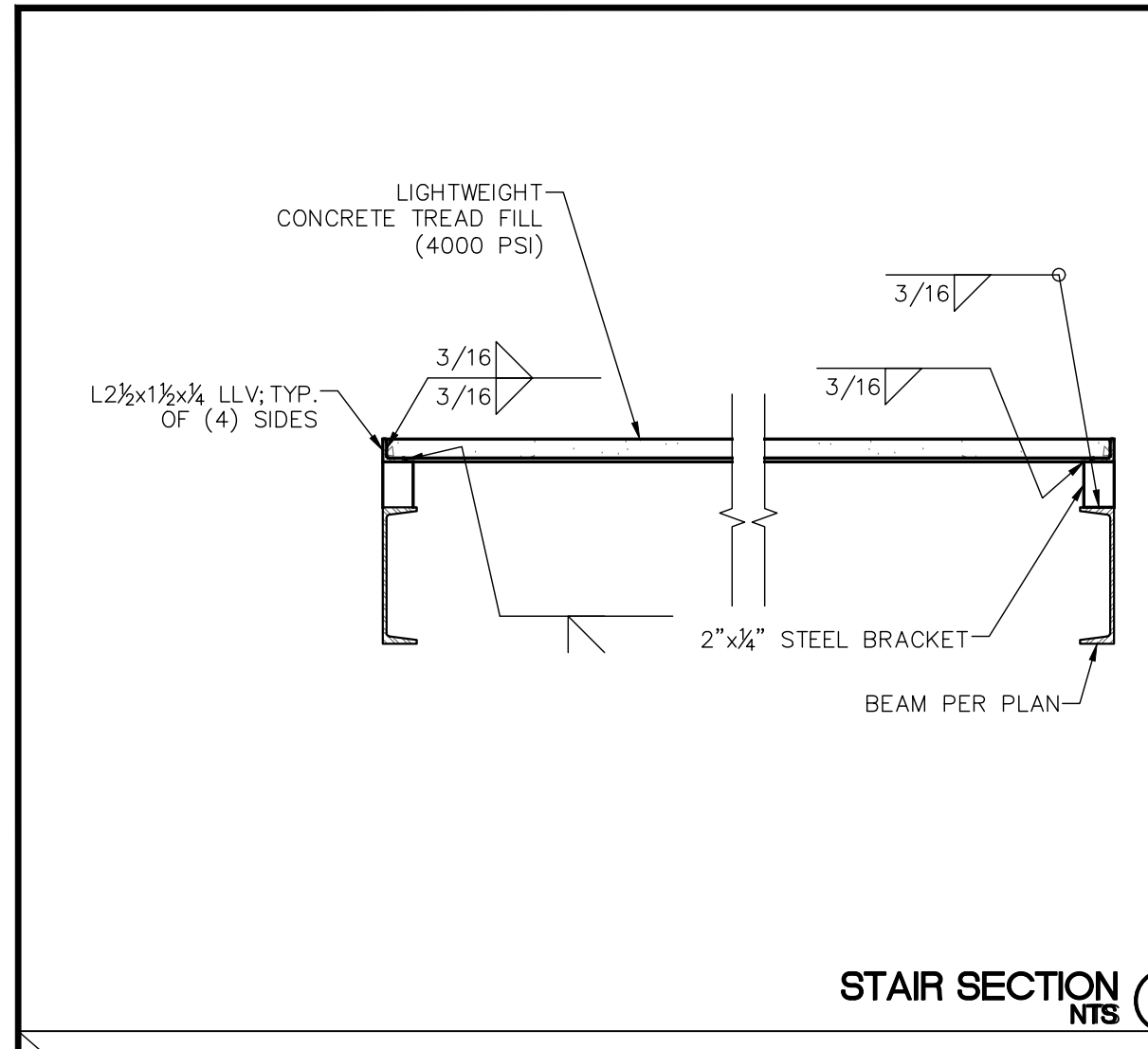
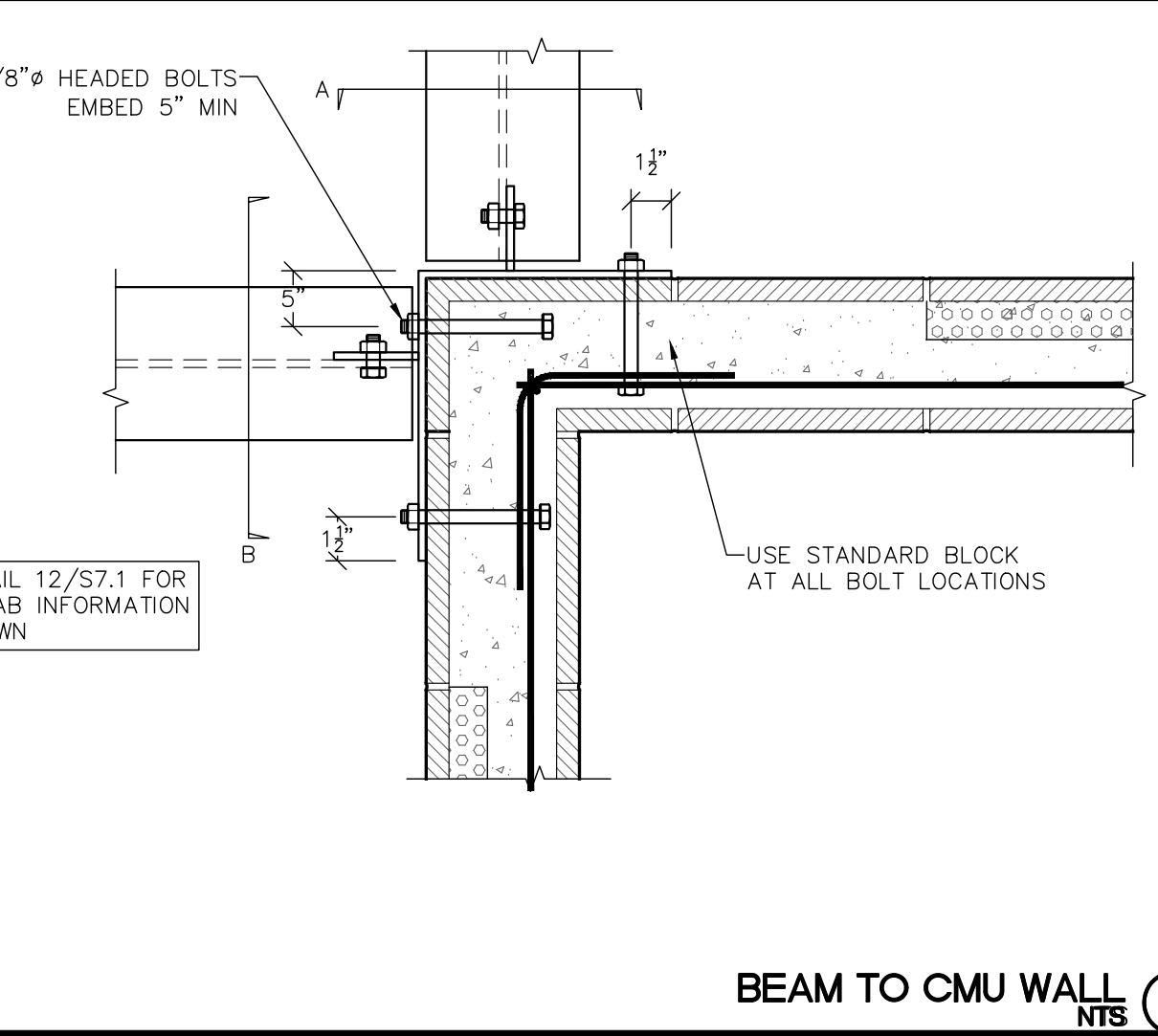
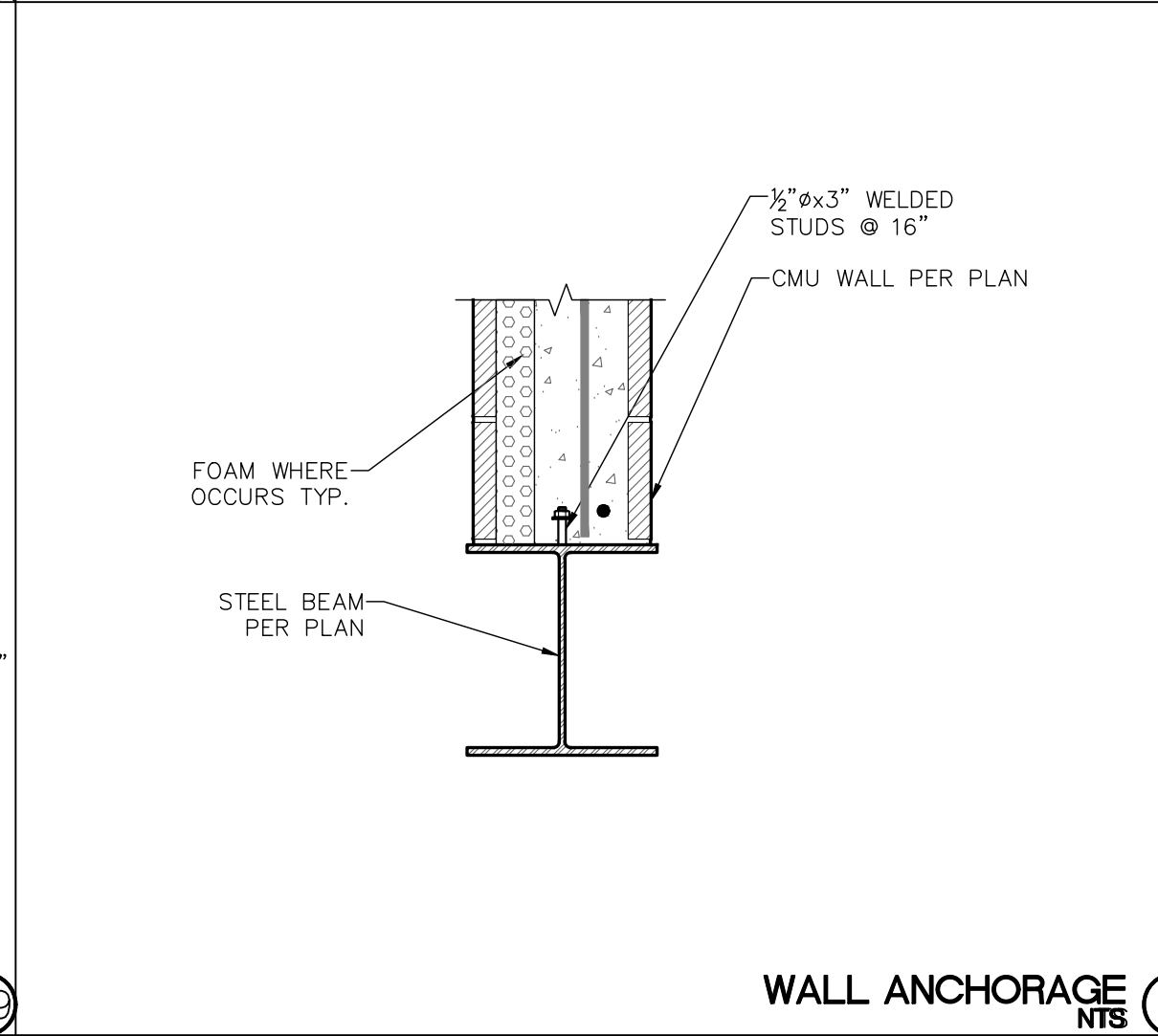
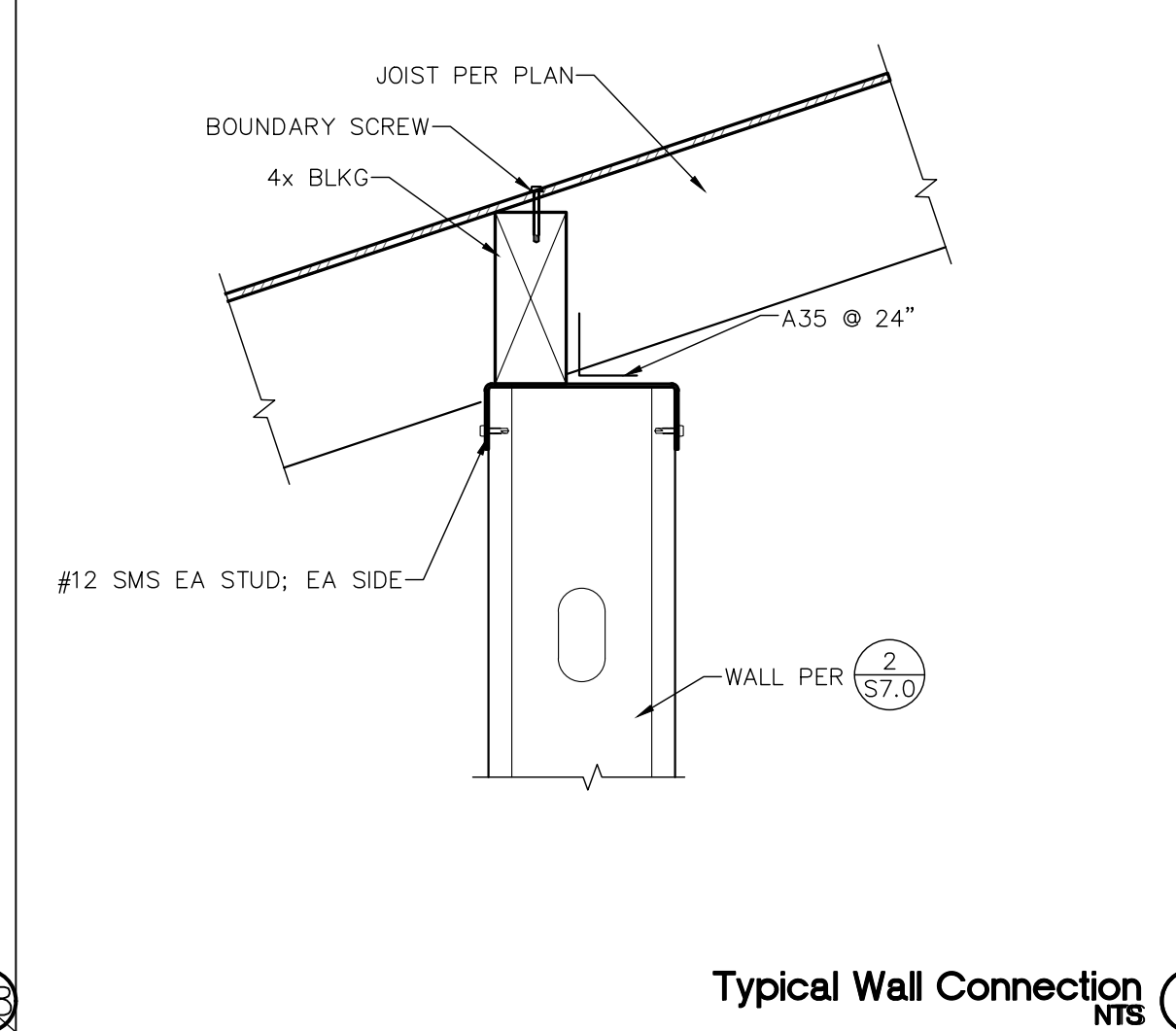
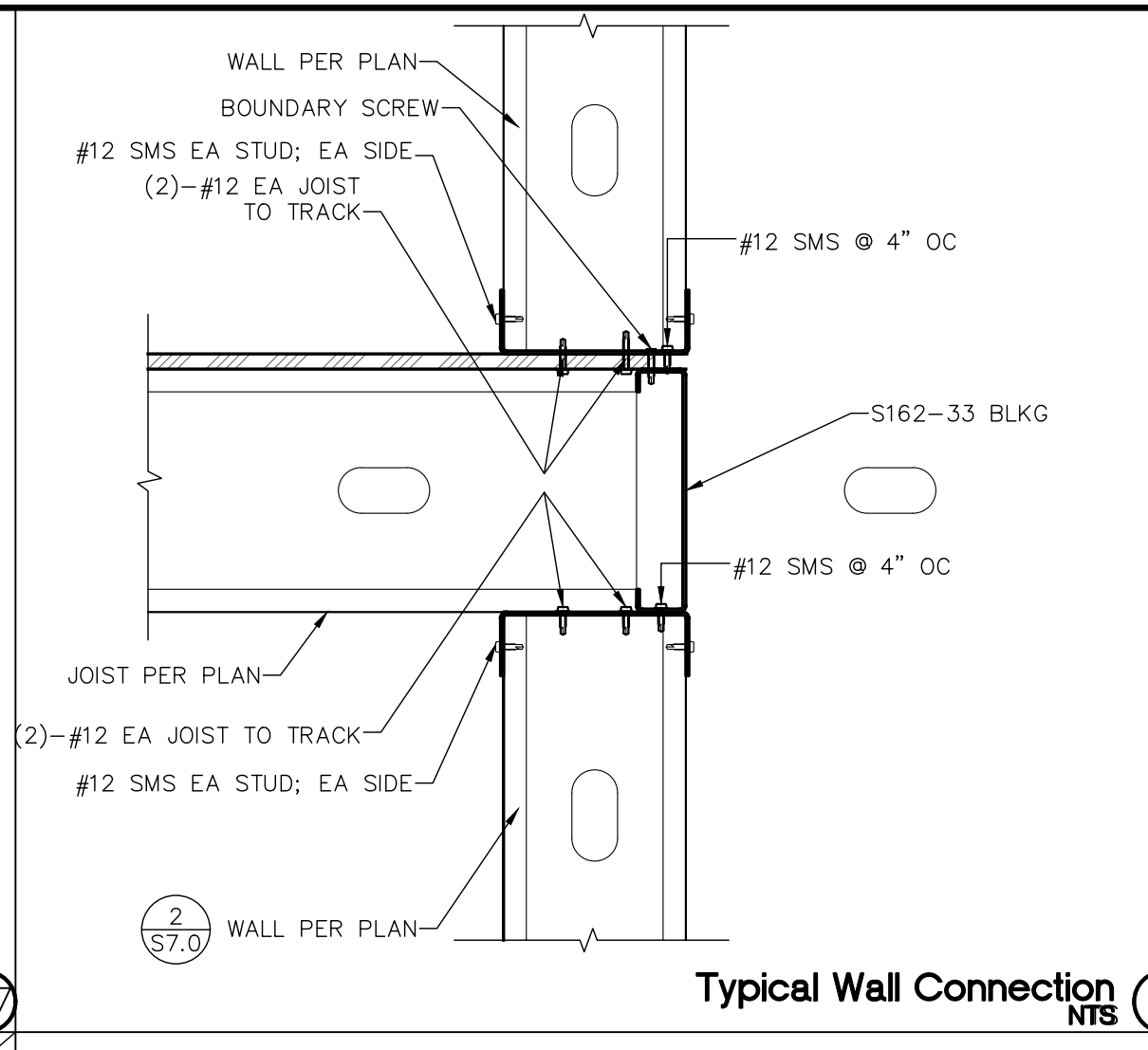
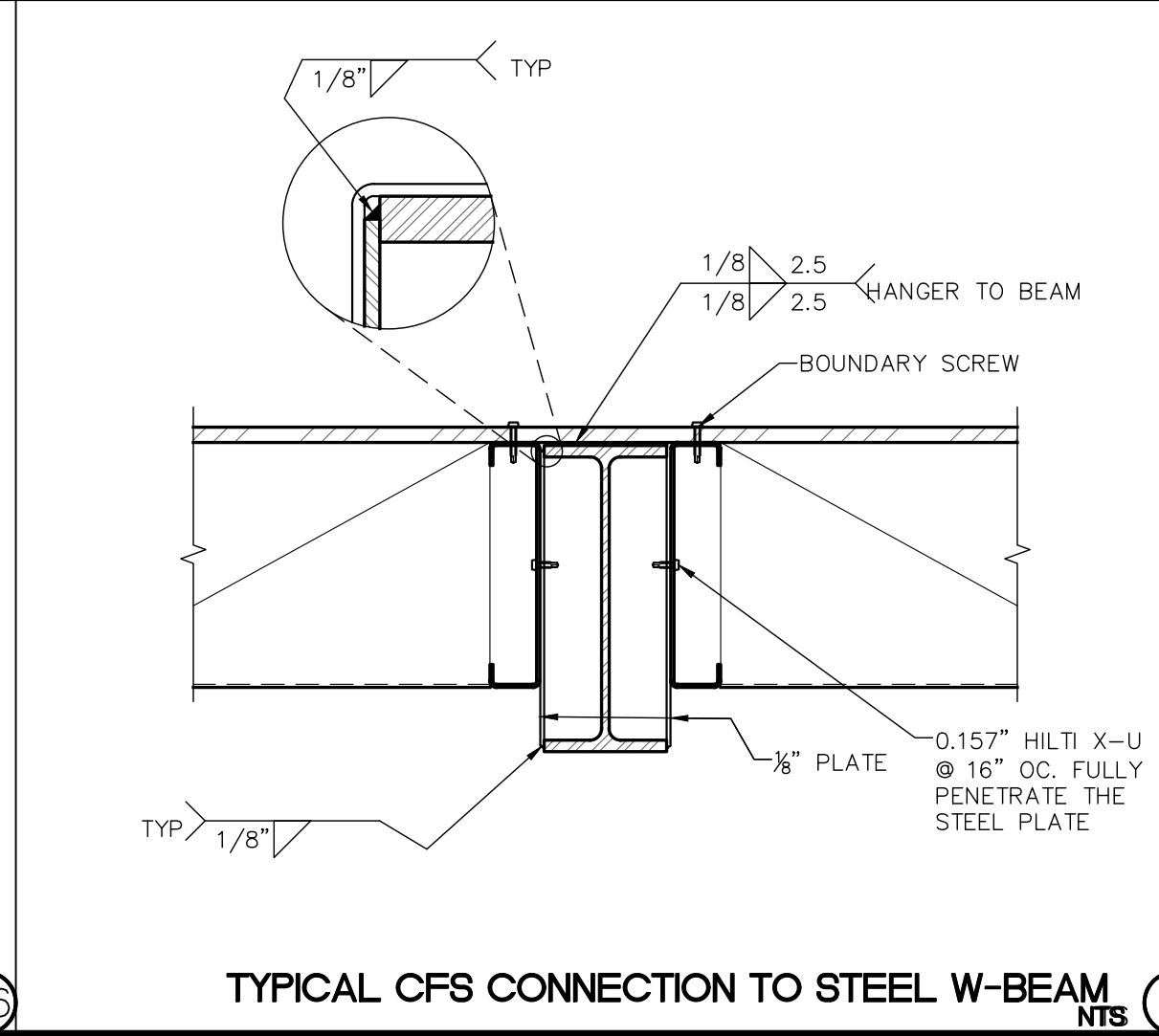
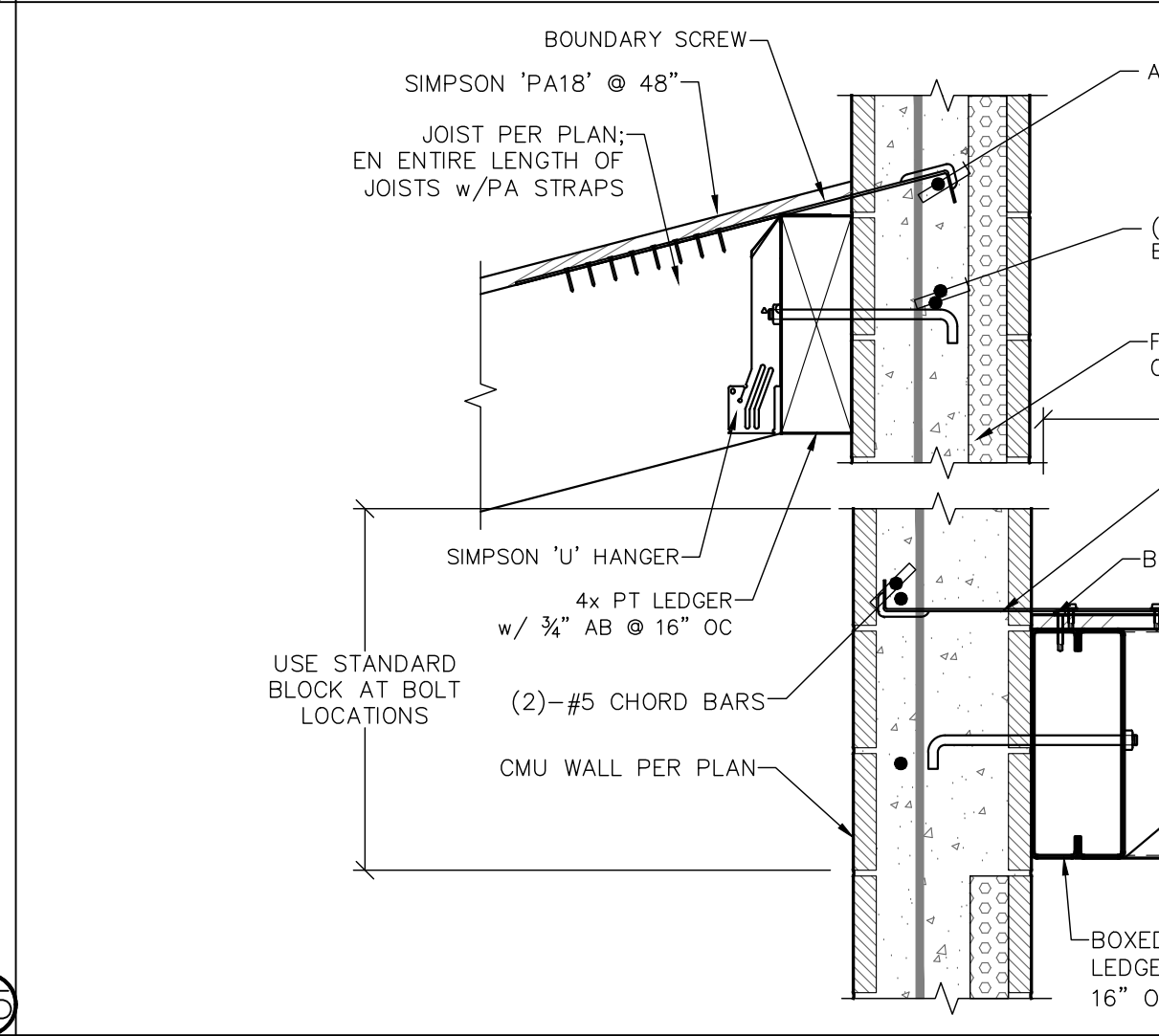
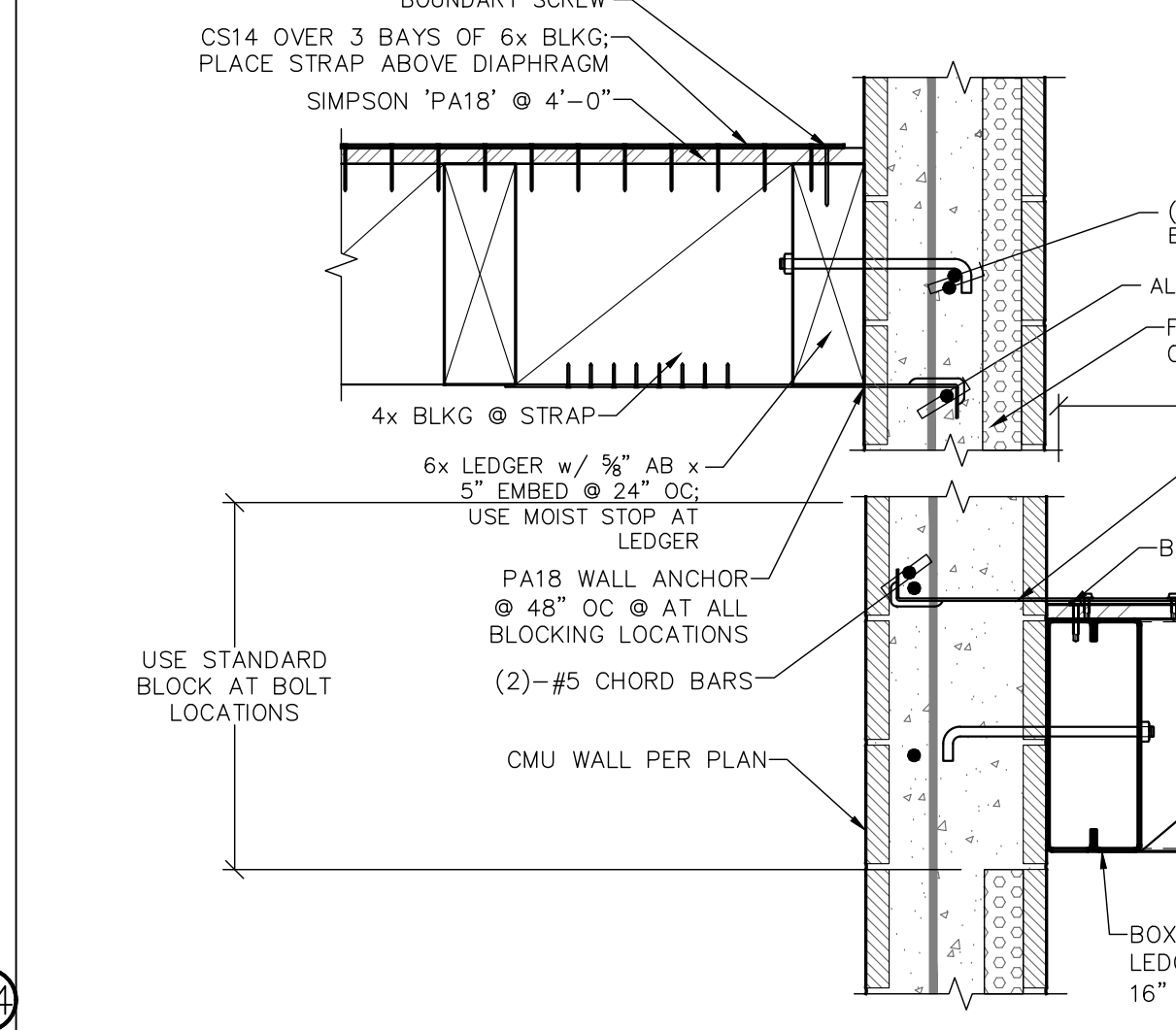
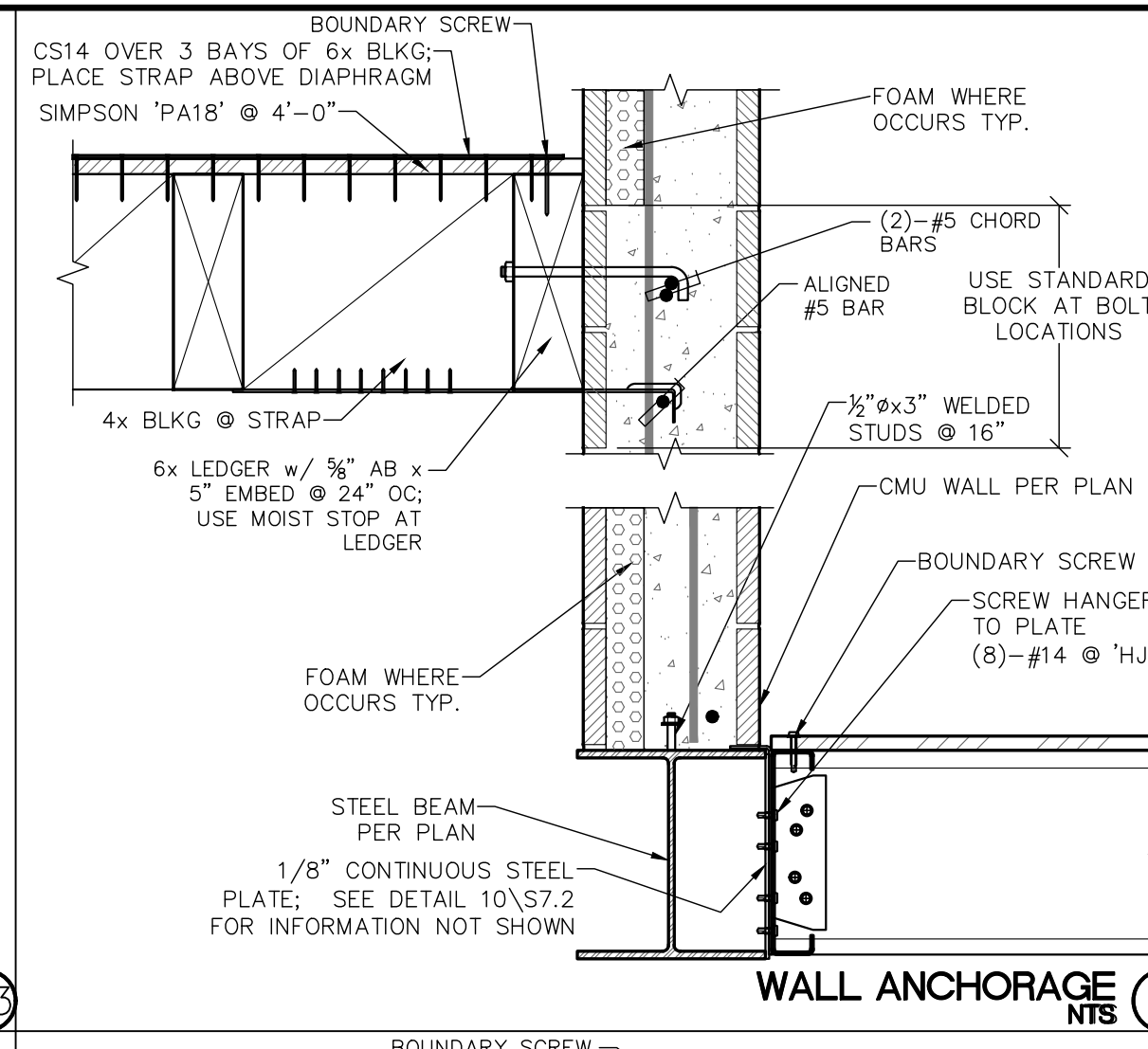
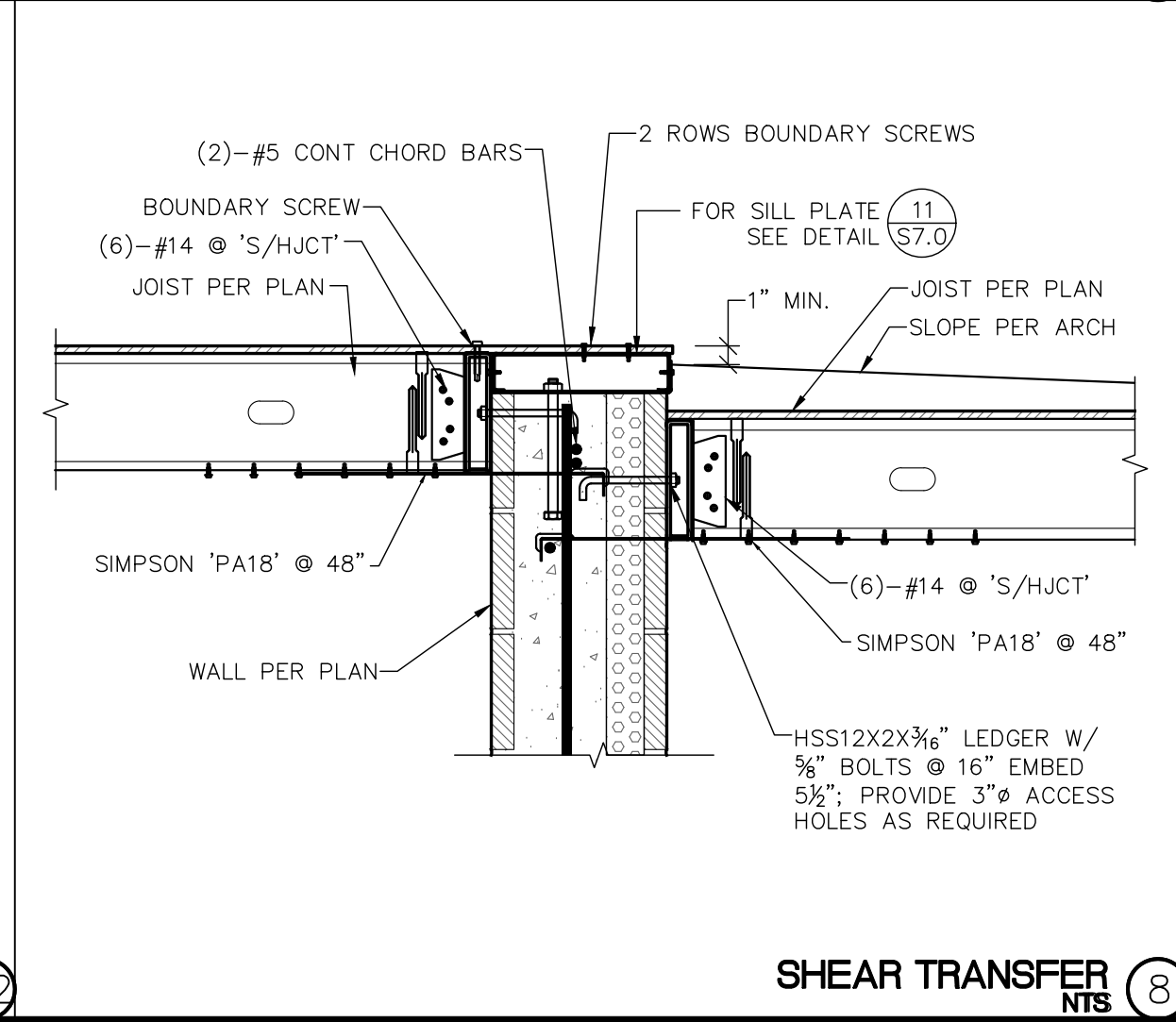
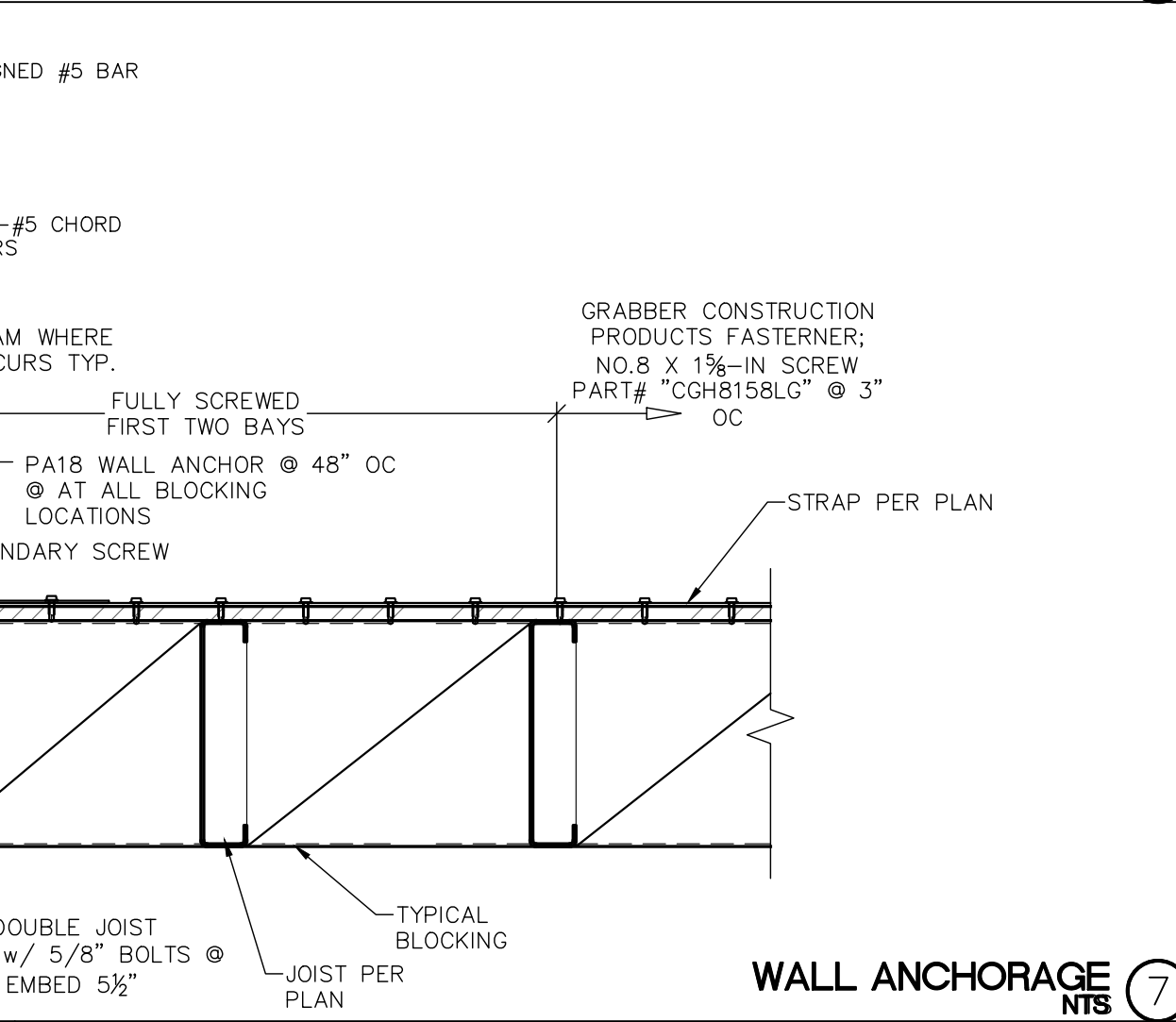
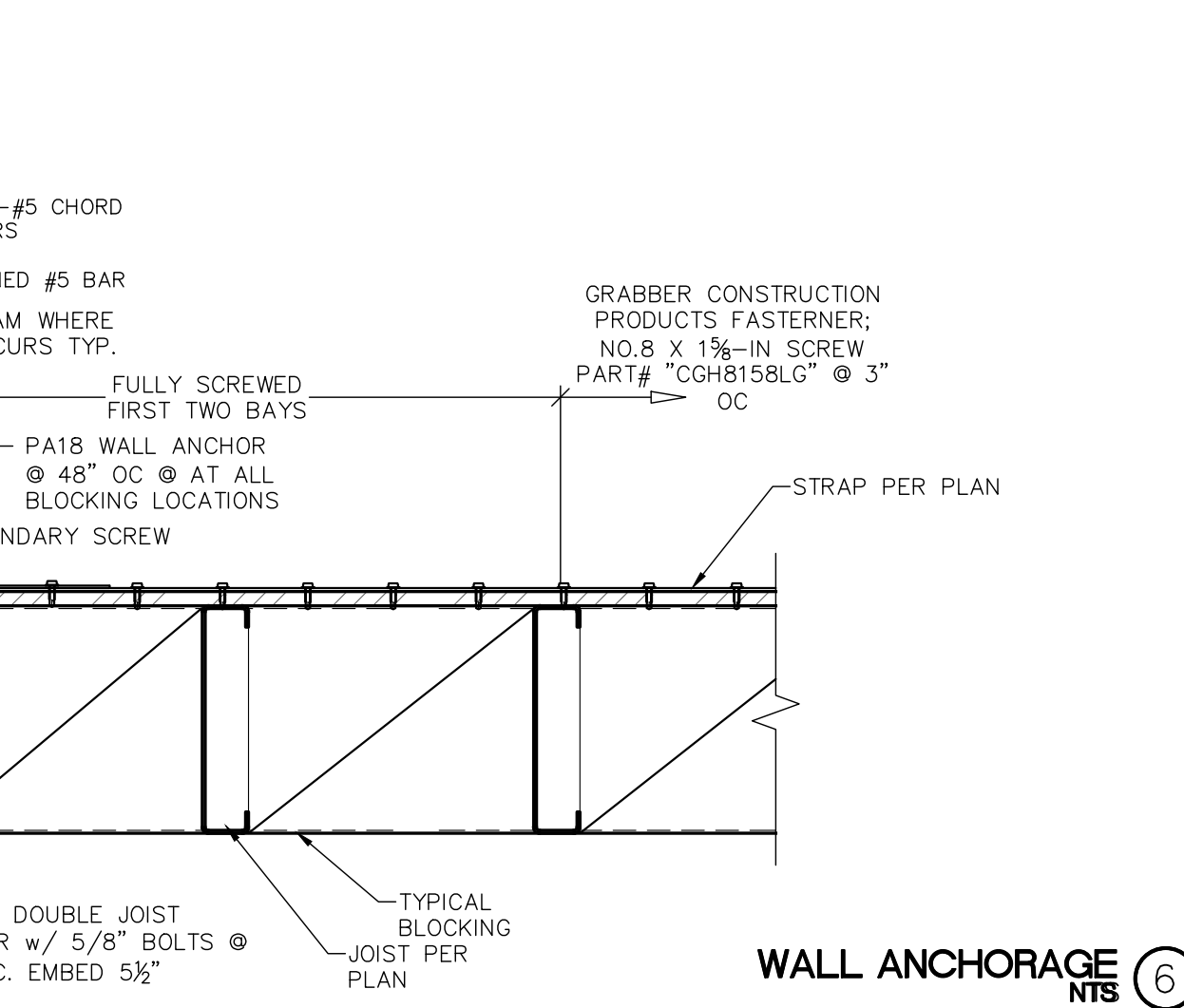
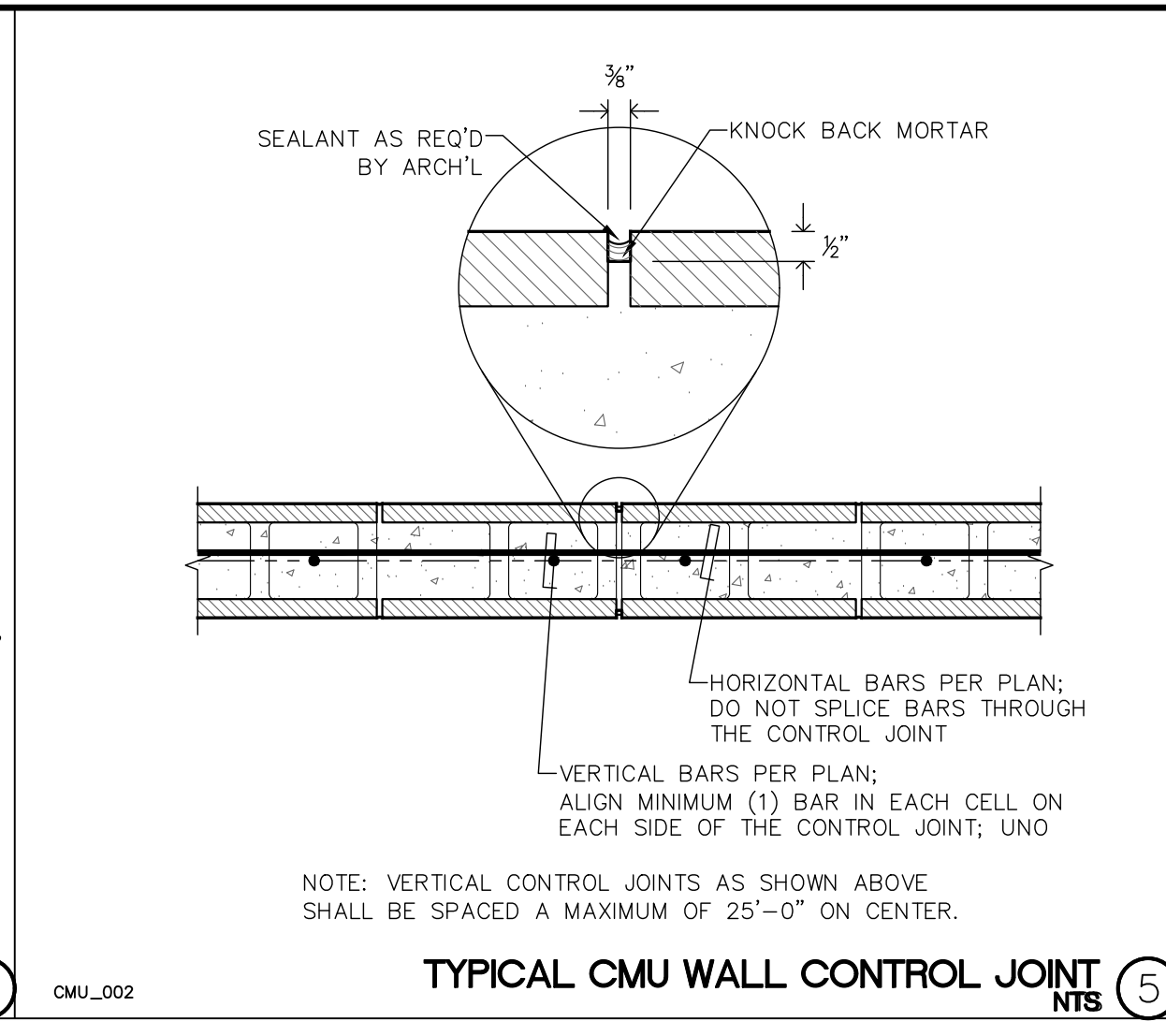
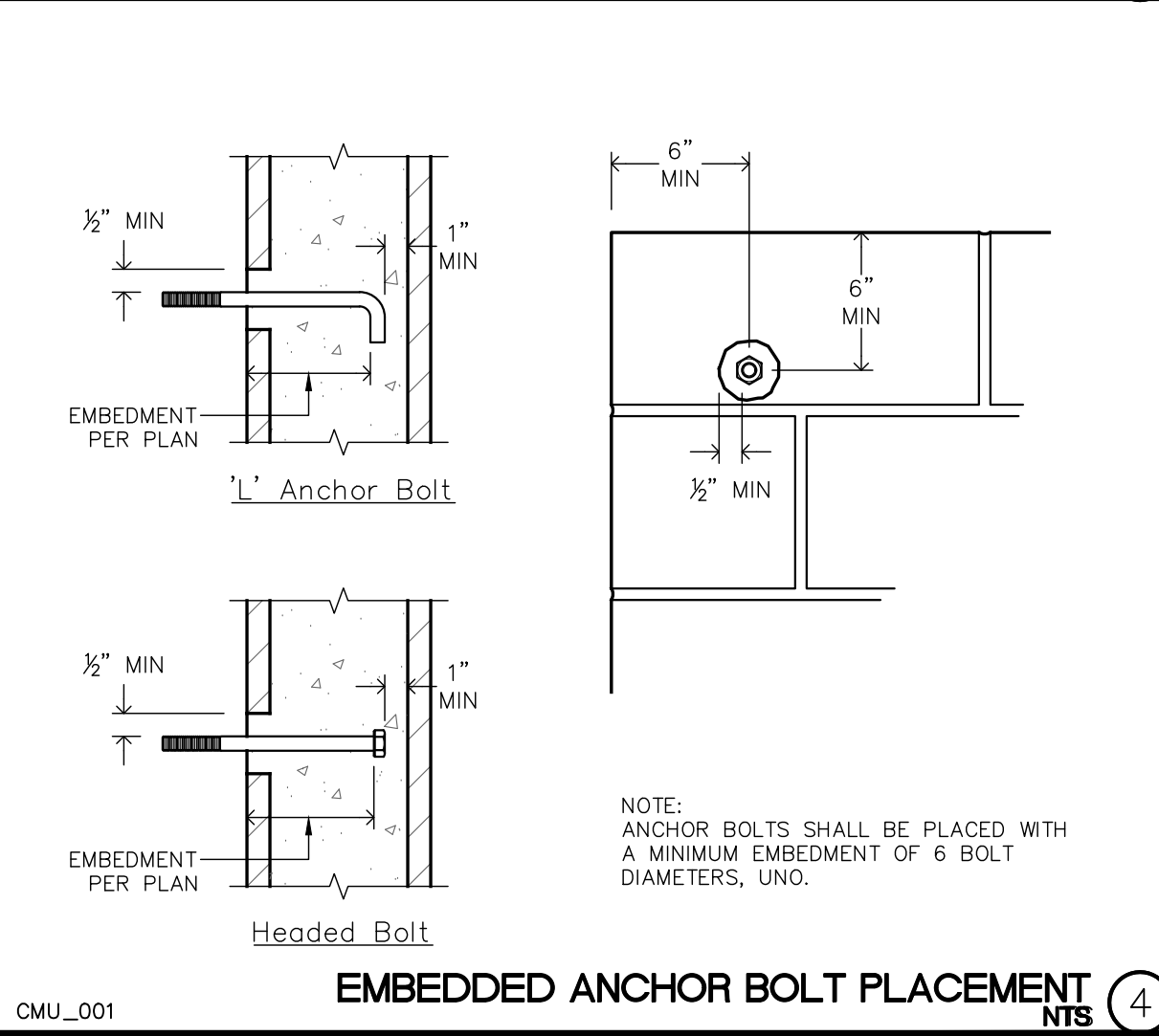
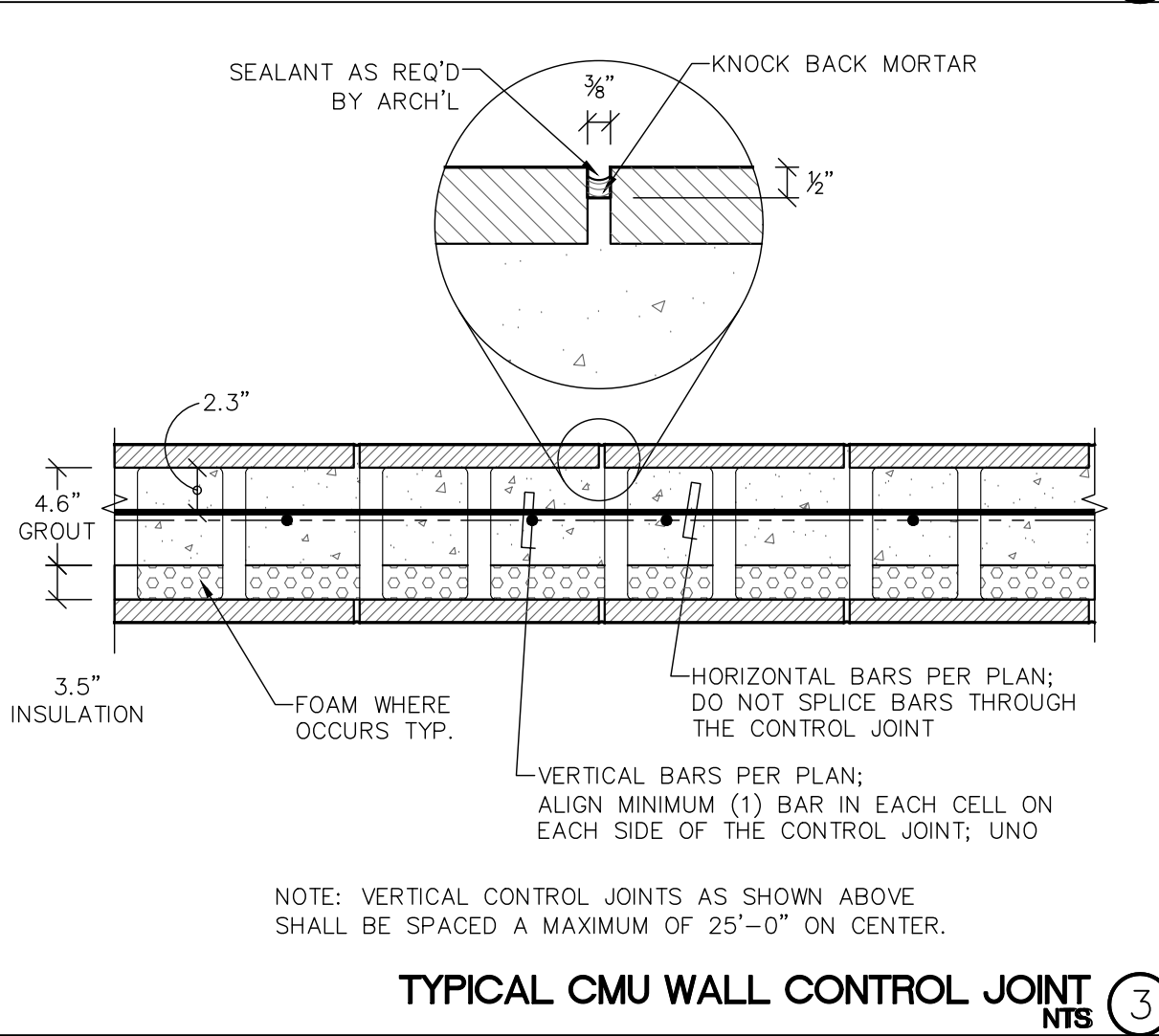
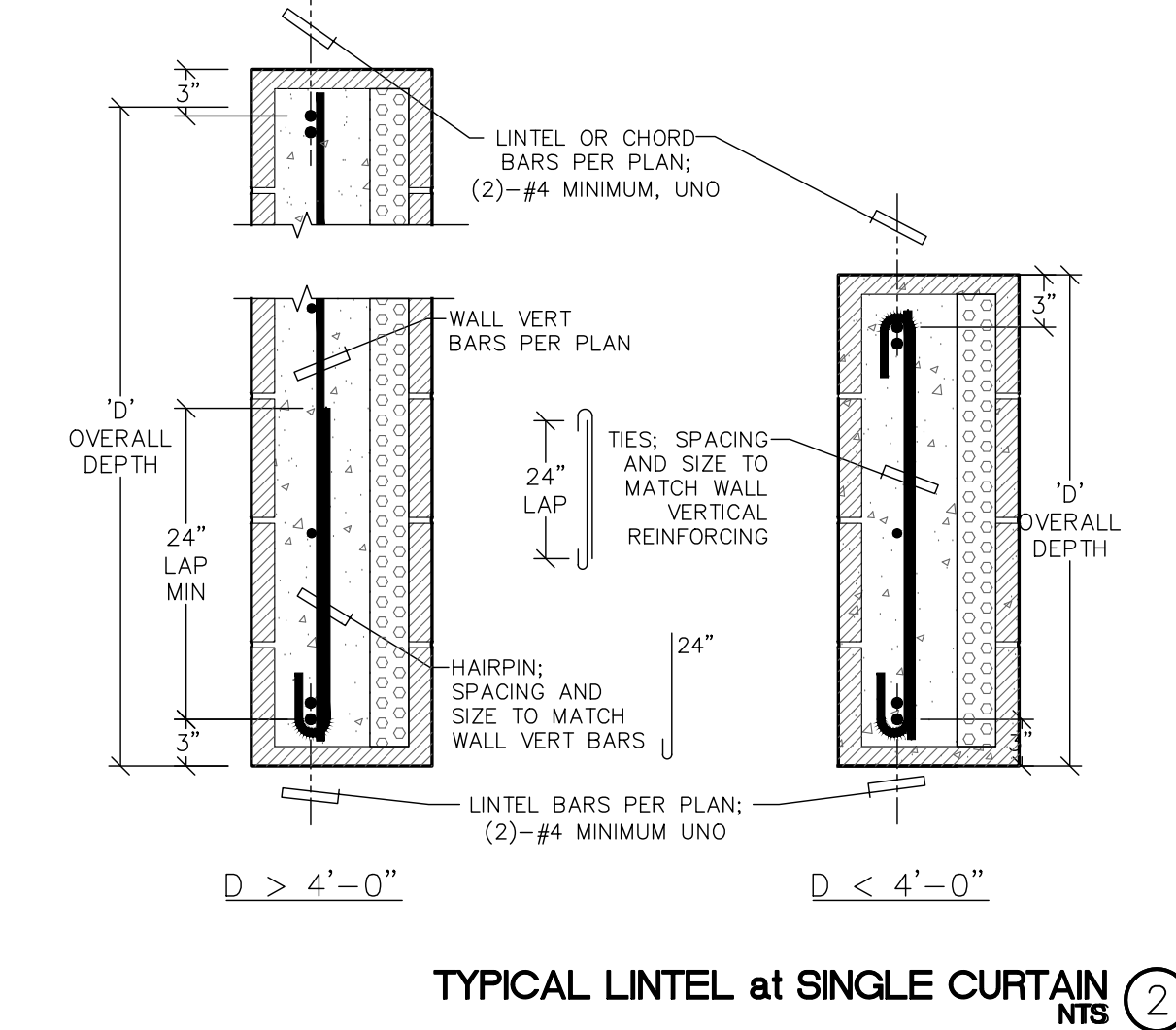
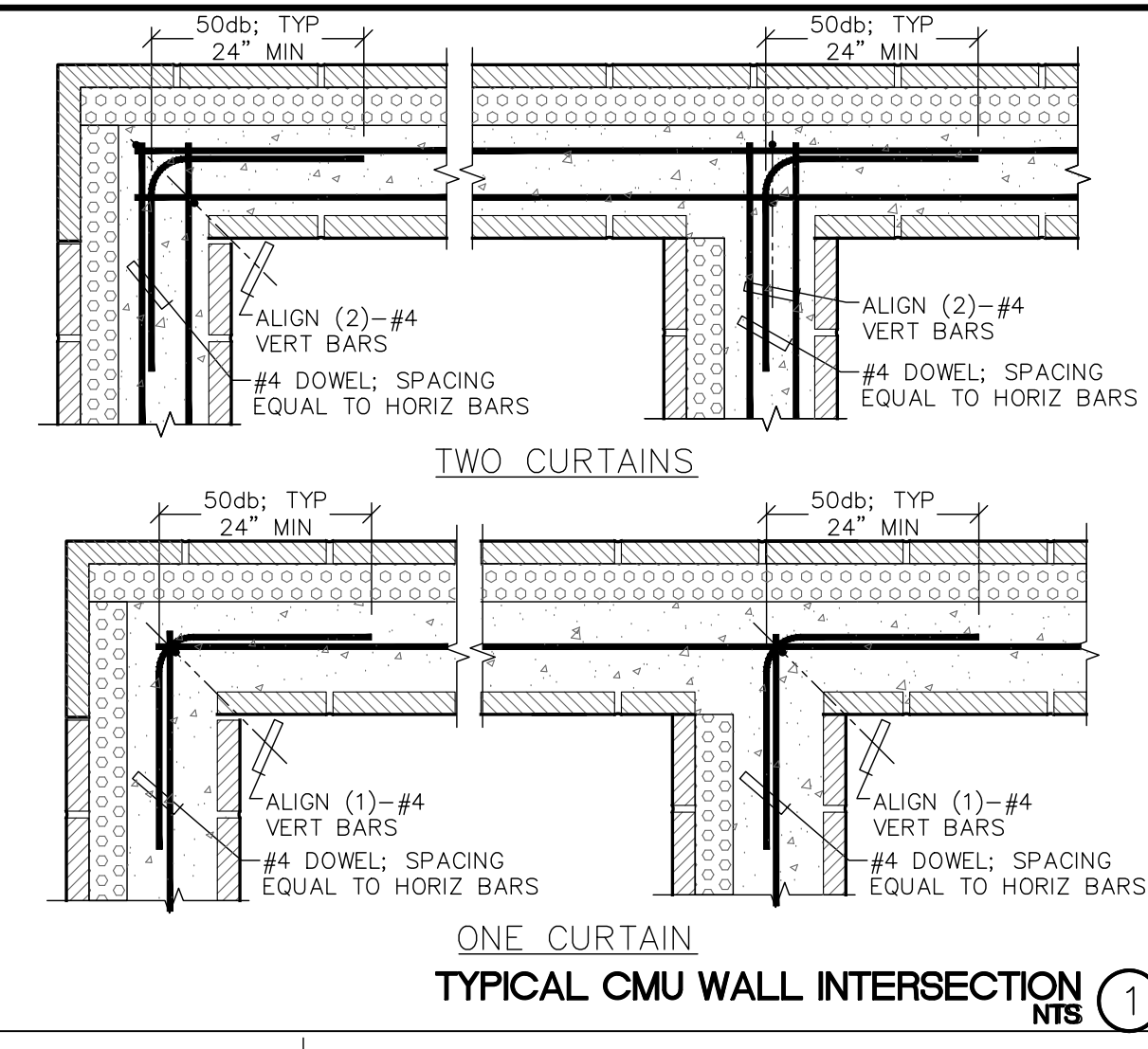
REVISIONS	
1	
2	
3	
4	
DATE: 5/26/2026	
SCALE: NTS	
ENGINEER: JCR	
DRAFTER: JCR	
JOB No: 26-501	
DWG No:	
S7.2	
OF 13 TOTAL SHEETS	



BEAM	ONE ROW		BOLTS				
	PLATE	WELD	# EA ROW	Ø	GRADE	S	C
W10	3/8"	1/4"	2	7/8"	A325	3"	1 1/2"



DATE: 5/26/2026 9:16 AM PLANKED BY: STEVE RED FILE: S7.2026-05-26 STAMPER.DWG CURRENT: S7.2 FRAMING DETAILS.DWG



DATE: 5/26/2026 9:16 AM
FILE: S7.3 STAMPER RESIDENCE FIRE REBUILD
FILE: S7.3 STAMPER RESIDENCE FIRE REBUILD

FRAMING DETAILS

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

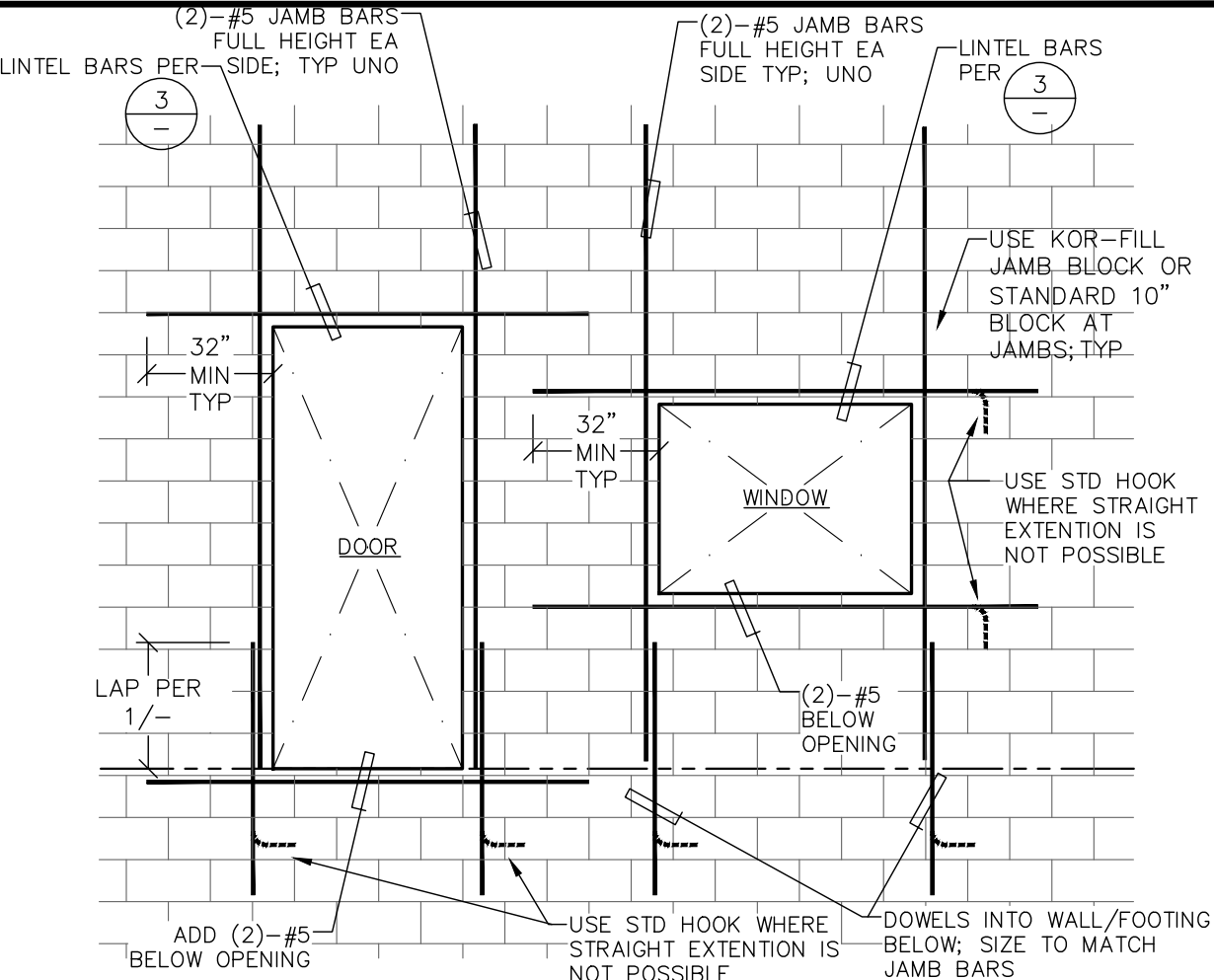


THESE DRAWINGS ARE NOT VALID FOR CONSTRUCTION UNLESS THE STAMP ABOVE IS SIGNED WITH A WET OR DIGITAL SIGNATURE AND THESE DRAWINGS BEAR THE APPROVAL STAMP OF THE BUILDING OFFICIAL.

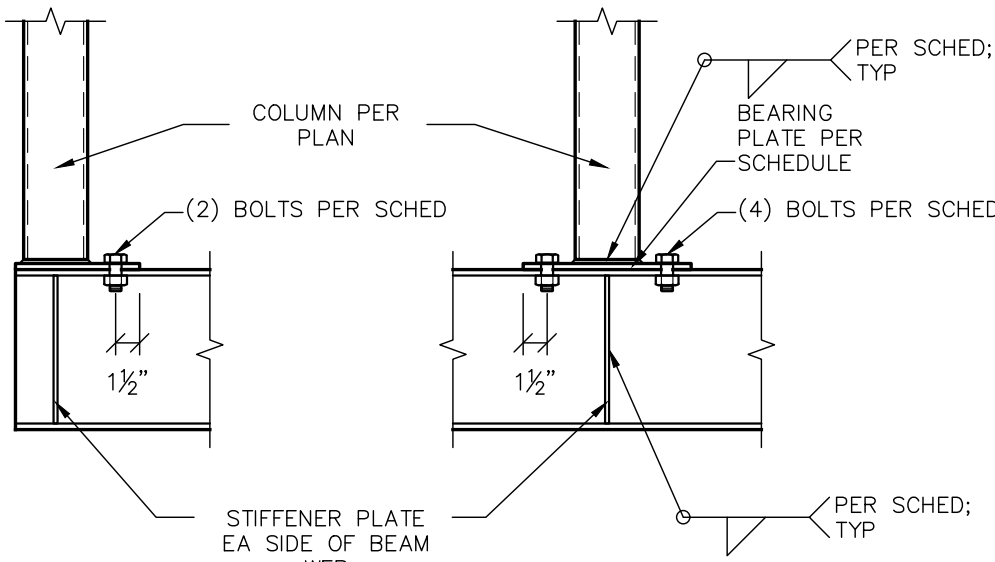
REVISIONS	
1	
2	
3	
4	

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

S7.4
OF 13 TOTAL SHEETS

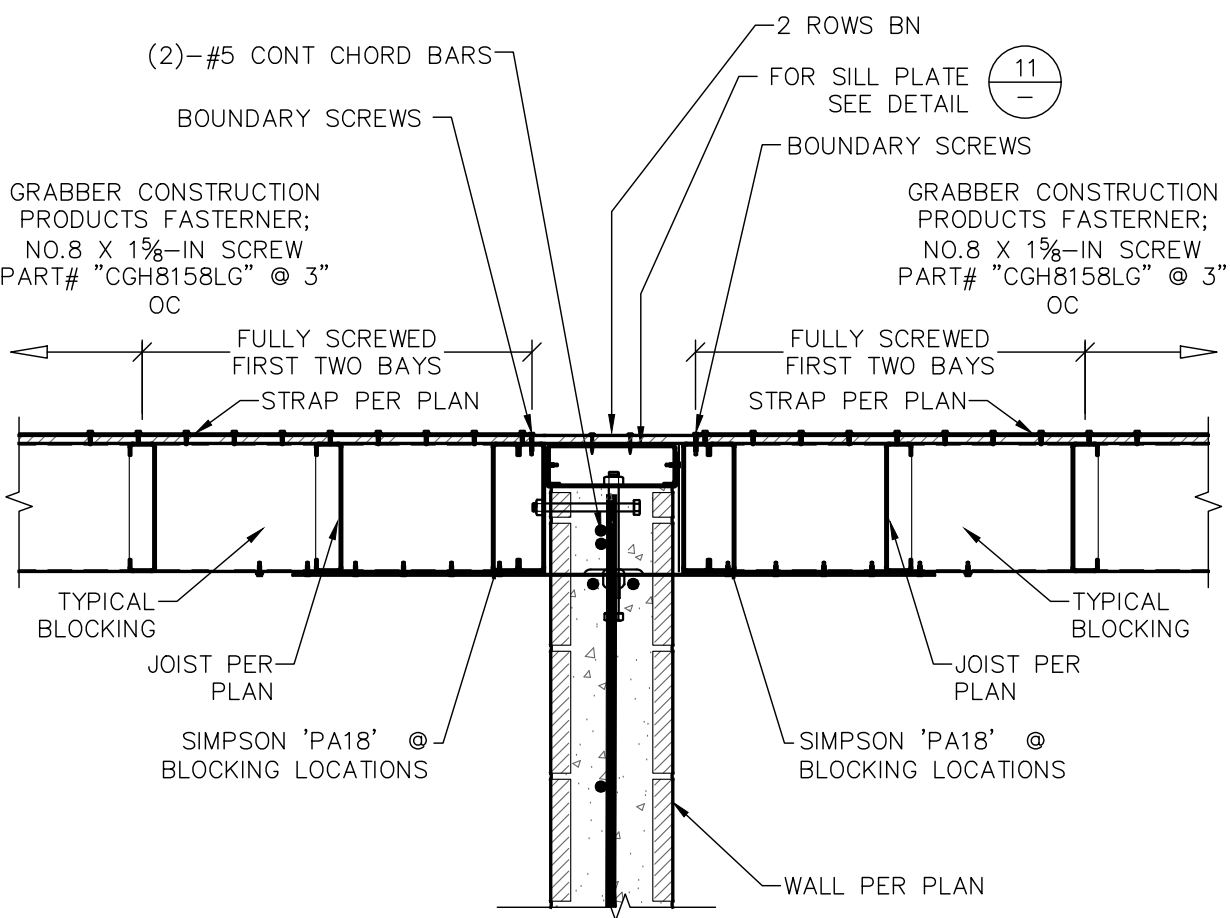


OPENING IN KORFILL MASONRY WALLS
NTS



BEAM	BEARING PLATE		STIFFENER PLATE	
	THICKNESS	BOLTS	THICKNESS	WELD
W10	MATCH FLANGE THICKNESS	7/8"	1/2"	3/8"

COLUMN TO BEAM BELOW
NTS



WALL ANCHORAGE
NTS

NTS 17

NTS 13

NTS 9

NTS 5

NTS 18

NTS 14

NTS 10

NTS 6

NTS 19

NTS 15

NTS 11

NTS 7

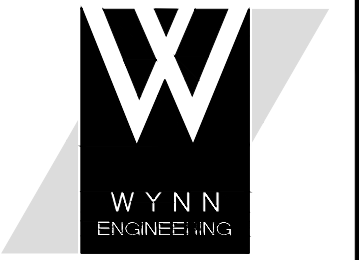
NTS 20

NTS 16

NTS 12

NTS 8

NTS 4



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

ALL IDEAS, DESIGNS, AND PLANS
PRESENTED HEREIN ARE THE SOLE
PROPERTY OF WYNN ENGINEERING, INC.
AND WERE CREATED AND DEVELOPED
FOR USE AND IN CONNECTION WITH THIS
SPECIFIC PROJECT. NO IDEAS, DESIGNS,
OR PLANS HEREIN SHALL BE USED BY
OR DISCLOSED TO ANY PERSON, FIRM,
OR CORPORATION FOR ANY PURPOSE
WITHOUT THE EXPRESS WRITTEN
PERMISSION OF WYNN ENGINEERING, INC.
© 2026

SITE WALLS

SHEET DESCRIPTION:

STAMPER RESIDENCE FIRE REBUILD

15303 EARLHAM STREET
PACIFIC PALISADES, CA 90272

PROJECT INFORMATION:



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

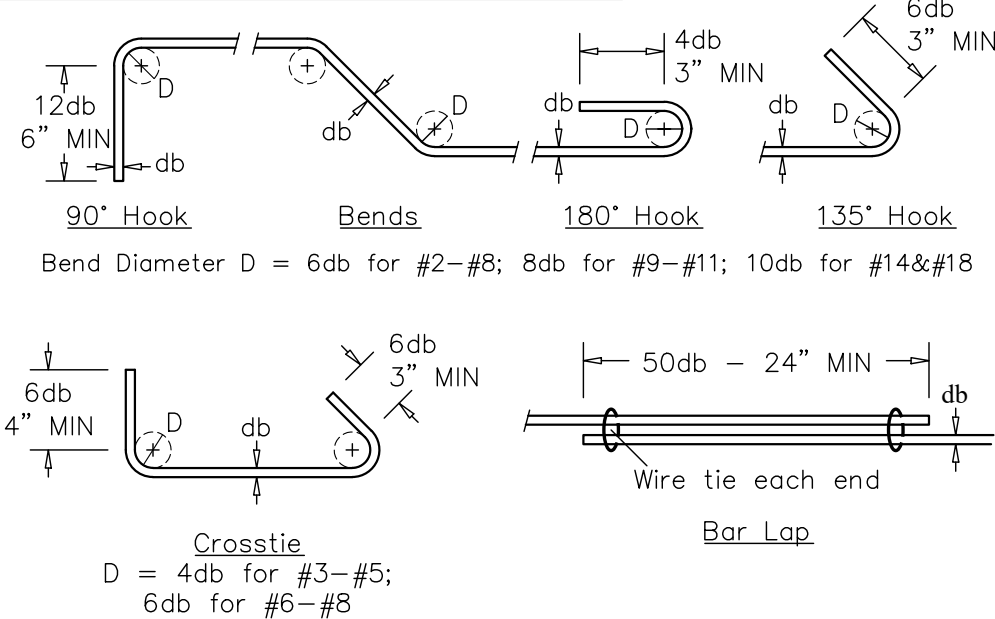
1	
2	
3	
4	

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

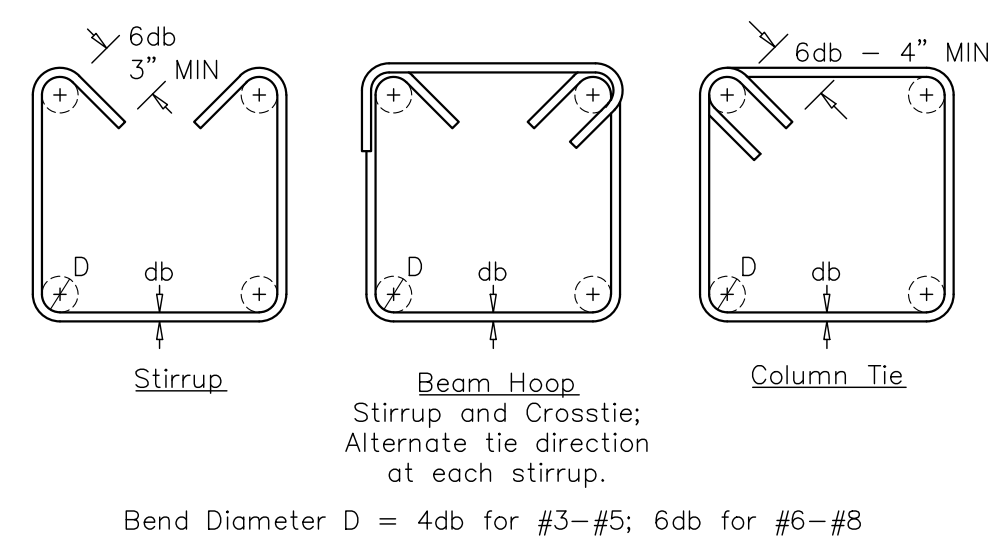
S8.0

OF 13 TOTAL SHEETS

PRIMARY REINFORCEMENT

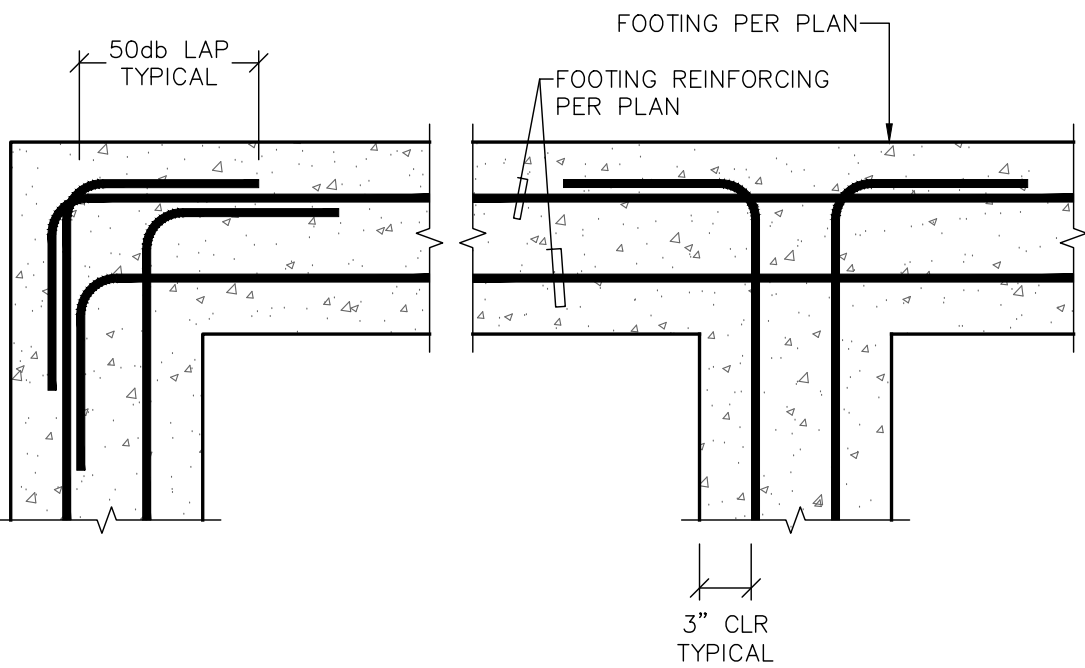


STIRRUPS, HOOPS, and TIES

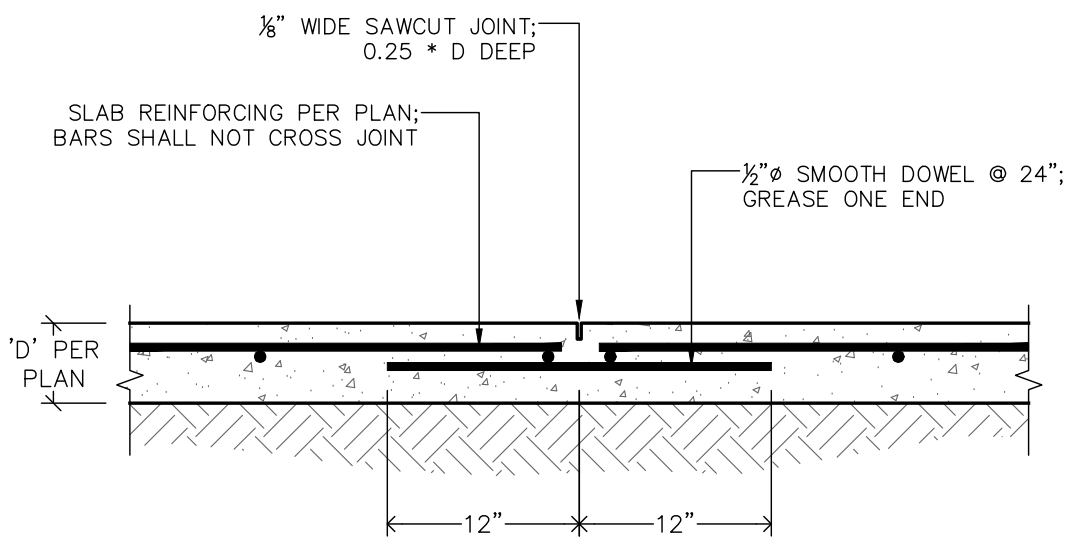


NOTE: ALL BENDS SHALL BE MADE COLD

STANDARD REINFORCEMENT BENDS AND LAPS



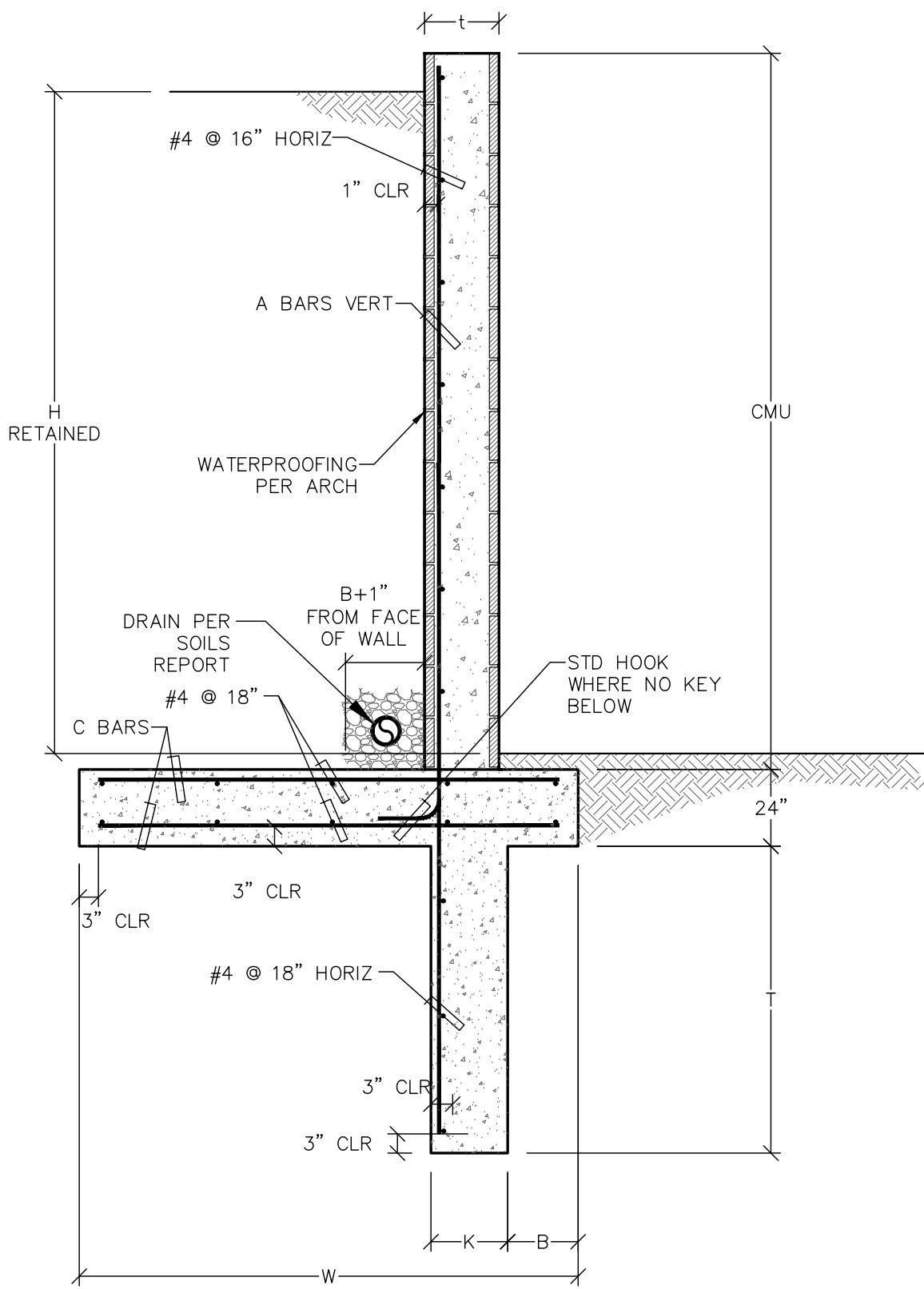
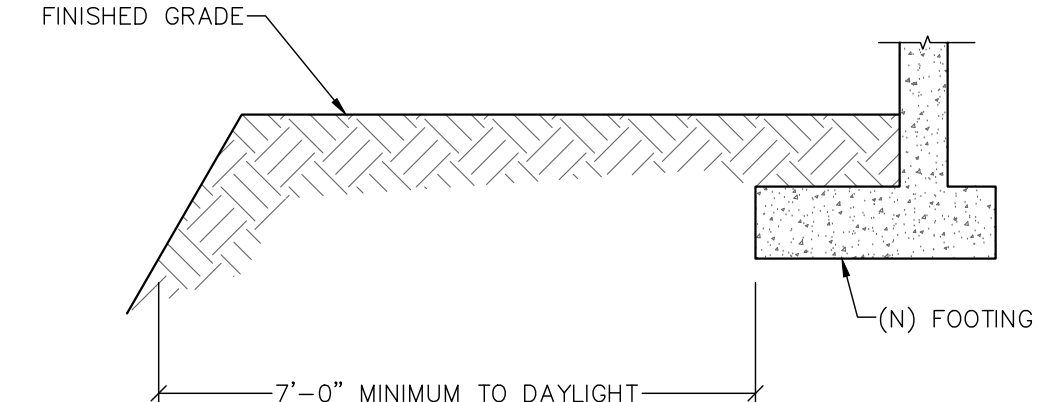
REINFORCEMENT AT FOOTING INTERSECTIONS



SAWCUT CONTROL JOINT

SPACE CONTROL JOINTS 3 * D IN FEET EA WAY
(EXAMPLE A 5\"/>

TYPICAL 7'-0\"/>

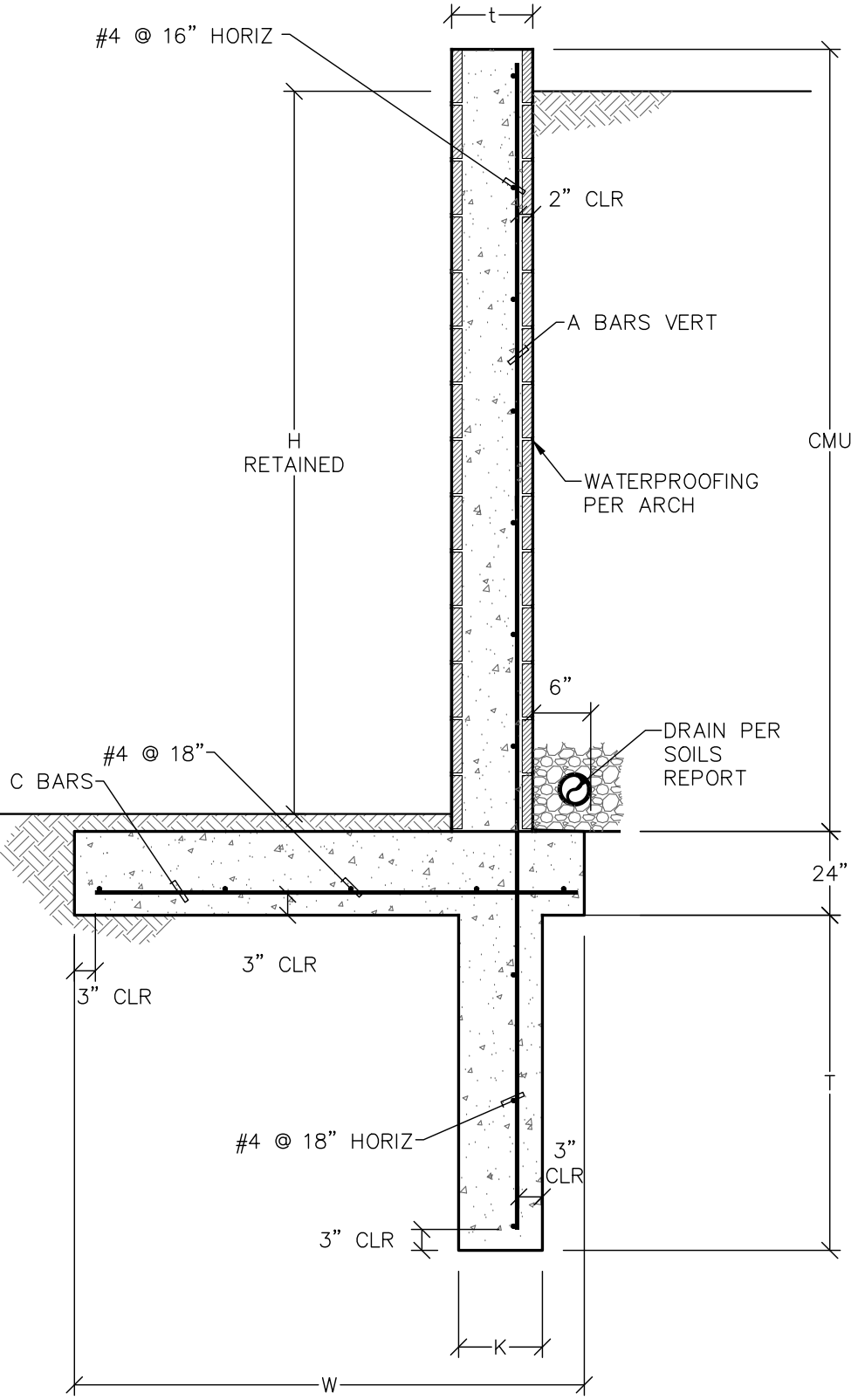


H	t	T	B	K	W	A BARS	C BARS
6'-0" - 8'-0"	8"	24"	8"	12"	5'-0"	#5 @ 8"	#4 @ 4"
4'-0" - 6'-0"	8"	18"	8"	12"	4'-0"	#5 @ 8"	#4 @ 4"
0' - 4'-0"	8"	-	8"	-	3'-0"	#5 @ 16"	#4 @ 4"

SITE RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE - PL OPTION 6\"/>

H	t	T	K	W	A BARS	C BARS
6'-0" - 7'-6"	8"	36"	8"	5'-6"	#5 @ 8"	#4 @ 4"
6'-0" - 6'-8"	8"	36"	8"	4'-9"	#5 @ 8"	#4 @ 4"
4'-0" - 6'-0"	8"	24"	8"	4'-6"	#5 @ 8"	#4 @ 4"
0' - 4'-0"	8"	-	-	3'-6"	#5 @ 16"	#4 @ 4"



RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

RETAINING WALL SCHEDULE

D:\14 Projects - 5/19/2026 9:16 AM PLHAM B - STEVE RED
File: 5/2026 PLHAM B - 501 STAMPER DWG\CURRENT\SS8.0 SITE WALLS.DWG