

TECT APP, INC.

PLAN-CHECK RESPONSE SUMMARY & CORRECTION MATRIX

PROJECT	Single-Family Residence Fire Rebuild and Garage
ADDRESS	15303 W. Earlham Street, Pacific Palisades, CA 90272 APN 4412-019-023
APPLICATIONS	SFD 26010-10000-02798 Garage 26010-10000-03359
PLAN CHECKER	Vahan Jivalagian
PREPARED / DATE	Robert Habian, AIA / Tect App, Inc. August 13, 2026

Purpose and use

This document is an administrative guide to the resubmittal. It records each circled checklist item and annotated plan comment reviewed in the uploaded correction package, identifies the responding sheet or supporting document, and briefly describes the correction method. It does not replace the corrected plans, supporting reports, agency clearances, or LADBS approval.

IMPORTANT RECORD NOTE

Items marked **ACCEPTED*** or **WAIVED*** reflect the applicant's report of verbal coordination with the plan checker and permit-expediting team. No written LADBS confirmation of those determinations was included in the uploaded package. Written acknowledgement is recommended.

Status legend

CORRECTED / PROVIDED — response is present in the reviewed package. **ACCEPTED* / WAIVED*** — applicant-reported examiner determination. **SEPARATE / DEFERRED** — tracked outside this plan-set scope. **VERIFY / PENDING** — resolve or confirm before resubmittal/issuance.

1. Annotated plan-set comments

Source: B26LA23316 - 15303 W EARLHAM ST PLANS 1(2).pdf.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
PL-01	G0.1 redline—Identify EO8 eligibility or demonstrate EO1 eligibility.	CORRECTED	A1.1 provides EO1 footprint, garage, height, and same-location/overlay comparisons. See also CODE SUMMARY note 12 on sheet G0.2
PL-02	G0.1 redline—Comply with all circled WUI corrections.	CORRECTED / DEFERRED	See the item-by-item WUI-01 through WUI-18 responses in this matrix. Deferred landscape and LAFD items remain separate submittals/clearances.
PL-03	G0.1 redline—Specify NFPA 13D sprinkler protection.	CORRECTED / DEFERRED	G0.1 and G0.2 specify a fully sprinklered SFD and identify the NFPA 13D design as deferred.

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PL-04	G0.1 redline—Place soils-report approval letter on plans.	PLAN NOTE CORRECTED / ATTACH DOCS	Added to G0.1
PL-05	G0.1 redline—Final plans require soils-engineer stamp.	SEPARATE SUBMITTAL / CONFIRM	Soils-engineer review and stamping are assigned to the separate grading/soils submittal. To be provided.
PL-06	G0.1 redline—Removal/recompaction: grading permit or soil-certification note.	SEPARATE GRADING SUBMITTAL	Removal/recompaction, grading, and associated soil certification are deferred to a separate grading permit and will be documented in the grading/civil/soils submittal. The building plans should identify this scope as separate and remain coordinated with the approved grading documents.
PL-07	G0.1 redline—Provide Title 24 energy calculations.	PROVIDED	T24-SHEETS_STAMPER_20260605_PERMIT(1) provides sheets M2.0 and M2.1. Add these sheets to the formal resubmittal index if they are submitted as part of the plan set.
PL-08	G0.1 redline—Provide Green Forms 4 and applicable Forms 1, 11, 14, 16, 18.	CORRECTED	See GRN 1, 4, 11, 14, 16, and 18, on G0.3 and G0.4

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PL-09	G0.1 redline—Provide residential security notes and aging-in-place notes.	CORRECTED	Aging-in-place requirements are addressed on G0.2 and A7.1. Project-specific residential security notes have been added to the door/window schedule sheet A8.1.
PL-10	G0.1 redline—Remove index sheets not provided/required.	CORRECTED	The G0.4 inconsistency has been resolved in the G0.1 sheet index. The architectural index now reflects the intended submitted sheets.
PL-11	G0.2 redline—Tabulate and dimension Building Code, School Fee, and Zoning areas.	CORRECTED	A1.1 provides dimensioned diagrams and separate area tables: Building Code total 5,225 sf; School Fee area 4,697 sf; Zoning Floor Area 3,529 sf.
PL-12	G0.2 redline—Address school-fee threshold.	CORRECTED	A1.1 shows a 473 sf increase in assessable area, below the 500 sf threshold stated in the correction.
PL-13	G0.2 redline—Address linkage-fee threshold/affidavit.	CORRECTED	A1.1 shows a 517 sf increase in residential floor area, below the 1,500 sf threshold stated in the correction.
PL-14	G0.2 redline—Coordinate occupancy/code summary and plan comments.	CORRECTED	G0.2 identifies R-3/U occupancies, Type V-B construction, two stories, areas, and original/proposed heights, with project-specific/WUI notes.
PL-15	A1.1 redline—Retaining-wall civil/structural plans require separate submittal.	SEPARATE PERMIT*	Accepted as separate permit per EX-05. A1.2 and both plot plans label retaining-wall structural/civil work as separate-permit scope.
PL-16	A1.1 redline—Dimension rear-yard setback.	CORRECTED	Rear-yard/property-line dimensions and building setbacks are shown on A1.1/A1.2 and PLOT_PLAN_SFD.
PL-17	A1.1 redline—Dimension proposed garage setbacks.	CORRECTED	Garage setbacks and property-line dimensions are shown on A1.2 and PLOT_PLAN_GARAGE.

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PL-18	A1.1 redline—Provide property-line dimensions.	CORRECTED	Property boundaries and dimensions are shown on A1.1/A1.2 and both plot-plan documents.
PL-19	A1.1 redline—Dimension required and proposed setbacks along property lines.	CORRECTED	Required/proposed setback dimensions are coordinated on A1.1/A1.2 and the separate plot plans.
PL-20	A1.1 redline—Call out covered patios and include them in building length.	CORRECTED	Covered patios are labeled and dimensioned on A1.1/A1.2 and PLOT_PLAN_SFD.
PL-21	A1.1 redline—Revise noted dimension to 20 feet throughout.	CORRECTED	The corrected site/setback diagrams on A1.1/A1.2 show the coordinated 20-foot dimension where applicable.
PL-22	A1.2 redline—Show dimensioned parking stalls.	CORRECTED	A1.2 shows two required covered parking stalls at 8'-6" x 18'-0" within the garage.
PL-23	A2.1/A2.2 redlines—Provide architectural grid lines.	WAIVED*	No revision required per applicant-reported examiner coordination; see EX-04.
PL-24	A2.1/A2.2 redlines—Coordinate SD/CO/exhaust-fan locations.	CORRECTED	Device symbols/locations are shown on A2.1–A2.2 and coordinated with notes/legends on A3.1–A3.2.
PL-25	A2.2 redline—Provide minimum 42-inch guard.	CORRECTED	Guard/handrail requirements are incorporated into the corrected floor-plan/detail package, including A2.2 and A7.1.
PL-26	A2.3 redline—Third-level/stair-landing story and maximum-height concern.	ACCEPTED*	The height/story condition is accepted as drawn per EX-01 through EX-03. The roof level is on A2.3; height diagrams/elevations are on A1.1 and A4.1–A4.2.
PL-27	A2.3 redline—Provide roofing evaluation reports.	PROVIDED	ROOF_EVALUATION_AND_CL ASS_A_COMPLIANCE supplies the project response and supporting ESR/manufacturer data. A2.3/A7.1 show the coordinated slate and low-slope roof assemblies.

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PL-28	A2.3 redline—Show exterior walls below and dimension roof projections.	CORRECTED	A2.3 shows walls below and dimensions 6-inch gable-end and 1-foot eave projections, with WUI roof notes.
PL-29	A2.3 redline—Provide evaluation report for skylights.	PROVIDED	SKYLIGHT_EVALUATION_AND_WUI_COMPLIANCE provides the product/compliance package. A2.3 identifies the VELUX fixed curb-mounted skylight; A8.1 schedules it as W26.
PL-30	A4.1/A4.2 redlines—Show building heights from lowest grade and coordinate grade plane/site relationship.	CORRECTED	A1.1 provides the EO1/site height diagrams; A4.1–A4.2 show datum/grade and vertical dimensions for the building, skylight, and stair/elevator appurtenance.
PL-31	A4.1/A4.2 redlines—Encroachment-plane/height limitation unless EO1 applies.	ACCEPTED*	EO1 eligibility is documented on A1.1, and the resulting project height was reportedly accepted by the plan checker; see EX-01 through EX-03.

2. SFD and garage correction checklist

Source: SFD AND GARAGE CORRECTION SHEETS(2).pdf.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
SG-01	Structural—General supplemental correction sheet required.	PROVIDED	STRUCTURAL CORRECTION SHEETS.pdf was reviewed. The two circled structural items are addressed by the examiner determination recorded under EX-06.
SG-02	Summary Clearance Worksheet.	IN PROCESS—EXPEDITER	The permit-expediting team is processing the Summary Clearance Worksheet and the remaining agency clearances. Complete all listed clearances before permit issuance.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
SG-03	Part I.A.1—Provide a legible, fully dimensioned 8½ x 11 plot plan.	CORRECTED	Separate dimensioned plot plans are provided as PLOT_PLAN_SFD and PLOT_PLAN_GARAGE. The coordinated architectural site/garage plan is also on A1.2.
SG-04	Part I.A.3—School fees apply to assessable space.	CORRECTED	A1.1 includes Building Code, School Fee, and Zoning area tables and diagrams. The school-fee comparison shows 4,224 sf existing versus 4,697 sf proposed, a 473 sf increase, noted as below the 500 sf trigger.
SG-05	Part I.A.8—Permit application signature at issuance.	AT ISSUANCE	Administrative item. Applicant/authorized agent to sign the permit application at permit issuance.
SG-06	Part I.B.1—Obtain all required clearances.	IN PROCESS—EXPEDITER	The permit-expediting team is processing the remaining agency clearances, including LAFD access/hydrant review. All required clearances will be completed before permit issuance.
SG-07	Part I.B.7—Soils/foundation/geology report approval and plan compliance.	PLAN NOTE ADDED / ATTACH DOCS	Approved LADBS soil letter is included on G0.1.
SG-08	Part I.B.9—Hillside Grading Area posting notice.	N/A—PLAN NOTE	Posting application submitted (26030-10000-06130)

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SG-09	Part I.C.1—ePlans must not be password-protected or encrypted.	SUBMITTAL CONTROL	Upload unlocked, non-encrypted PDF plan and supporting-document files. This is a file-preparation requirement rather than a drawing revision.
SG-10	Part II.A.2—Product approvals: roofing materials.	PROVIDED	ROOF_EVALUATION_AND_CLASS_A_COMPLIANCE provides the project-specific roof response and supporting ESR/manufacture documents. Corrected roof assembly notes and details are on A2.3 and A7.1.
SG-11	Part II.A.2—Product approvals: skylights.	PROVIDED	SKYLIGHT_EVALUATION_AND_WUI_COMPLIANCE provides the project response, product data, NFRC data, and installation information. The fixed skylight is called out on A2.3 and scheduled as W26 on A8.1.
SG-12	Part II.E.1—Automatic fire sprinkler system.	CORRECTED / DEFERRED	G0.1 and G0.2 specify a fully sprinklered dwelling under NFPA 13D and identify the fire-sprinkler design as deferred. Device/coordination notes also appear on A3.1–A3.2.
SG-13	Part II.E.2—Smoke alarms.	CORRECTED	Smoke-alarm notes, legend, and locations are shown on A2.1–A2.2 and A3.1–A3.2.
SG-14	Part II.E.3—Carbon-monoxide alarms.	CORRECTED	Carbon-monoxide alarm notes, legend, and locations are shown on A2.1–A2.2 and A3.1–A3.2.
SG-15	Part II.G.16—Aging-in-place / fall-prevention requirements.	CORRECTED	G0.2, General Note 13, adds aging-in-place requirements. A7.1 Details 13 and 14 show toilet and bathtub reinforcement/blocking.
SG-16	Additional Item 1—Provide plot plan attachment.	PROVIDED	See PLOT_PLAN_SFD and PLOT_PLAN_GARAGE; coordinated site information is also shown on A1.2.

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SG-17	Additional Item 2—School fee applies when increase exceeds 500 sf.	CORRECTED	A1.1 documents a 473 sf increase in school-fee area and identifies the fee as not triggered, subject to LADBS/LAUSD confirmation.
SG-18	Additional Item 3—Linkage fee applies when RFA increase exceeds 1,500 sf unless exempted.	CORRECTED	A1.1 documents 4,708 sf existing versus 5,225 sf proposed, a 517 sf increase, and identifies the linkage-fee threshold as not triggered.
SG-19	Additional Item 4—Provide required HOA notice; LADBS does not enforce.	OWNER / APPLICANT	This is an owner/applicant responsibility outside LADBS plan correction. Provide any required HOA notification independently and retain evidence in the project file.

3. Structural supplemental correction checklist

Source: STRUCTURAL CORRECTION SHEETS.pdf.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
ST-01	Structural A.2—Identify and reference sections/details to plans and elevations.	WAIVED*	Per applicant-reported examiner coordination, no further structural cross-reference is required. See EX-06 and the issued structural package, sheets S0-S8.0.
ST-02	Structural A.3—Cross-reference calculations to framing/floor plans.	WAIVED*	Per applicant-reported examiner coordination, no further cross-reference between calculations and the structural drawings is required. See EX-06.

4. WUI supplemental correction checklist

Source: WUI CODE CORRECTION SHEETS(4).pdf.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
WUI-01	A.1—Identify VHFHSZ/WUI applicability.	CORRECTED	G0.2, Project-Specific Note 1 and General Note 14, identify the Very High Fire Hazard Severity Zone and WUI requirements.
WUI-02	A.2—Comply with 2025 California WUI Code.	CORRECTED	G0.2 General Note 14 establishes the project-wide WUI criteria, supplemented by A2.3, A5.2, A7.1, and A8.1.
WUI-03	A.3—Comply with LAMC 91.7207.	CORRECTED	Applicable local WUI provisions are incorporated into G0.2 General Note 14 and the envelope/roof/opening details cited above.
WUI-04	A.5—Obtain LAFD Hydrant and Access clearance.	APPROVED—EXPEDITER	LAFD Hydrant and Access review has been approved.
WUI-05	B.1—Provide complete WUI site-plan information.	CORRECTED	A1.2 and the two plot-plan documents show boundaries, dimensions, access, structures, setbacks, utilities/site features, and separate-permit scopes; G0.2 provides occupancy, construction type, and roof classifications.
WUI-06	B.2—Provide landscape/fuel-management plan information when landscaping is shown.	DEFERRED / SEPARATE	G0.2, Project-Specific Note 8, identifies landscape/MWELO/WUI compliance as a separate deferred submittal. Landscape plans must show required fuel-management zones, plant/irrigation legends, and ground coverings.
WUI-07	B.3—New vegetation must be fire-smart; address non-fire-smart vegetation.	DEFERRED / SEPARATE	Compliance is assigned to the separate landscape/WUI submittal by G0.2, Project-Specific Note 8. The landscape package must apply the applicable CWUIC vegetation criteria.

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WUI-08	C.1—Provide one-hour-rated construction/test path where required.	CORRECTED / ACCEPTED*	G0.2 General Note 14B describes fire-resistance/noncombustible compliance paths. CMU wall construction was reportedly accepted by the plan checker without further fire-rating scrutiny; see EX-07 and details on A5.2/A7.1.
WUI-09	D.6—Protect exposed underside of enclosed eaves and soffits.	CORRECTED	G0.2 General Note 14D and the eave/soffit notes and sections on A5.2 and A7.1 provide protected soffit/eave construction.
WUI-10	D.7—Protect exposed underside of open eaves and roof projections.	CORRECTED	A2.3 limits/dimensions roof projections and includes WUI roof notes. A5.2 and A7.1 provide the corresponding protected underside/eave details.
WUI-11	F.1—Provide compliant exterior wall construction.	CORRECTED / ACCEPTED*	G0.2 General Note 14D and wall details on A5.2/A7.1 show noncombustible/CMU and protected assemblies. CMU compliance was reportedly accepted; see EX-07.
WUI-12	F.2—Provide compliant exterior wall coverings.	CORRECTED	Exterior wall and soffit covering requirements are described in G0.2 General Note 14D and detailed on A5.2 and A7.1.
WUI-13	F.4—Windows/window walls/glazed doors must use compliant glazing.	CORRECTED	A8.1 WUI Window and Skylight Notes require multilayered glazing with at least one tempered pane; the schedule identifies tempered low-E IGUs.
WUI-14	F.5—Exterior doors must use a compliant construction method.	CORRECTED	A8.1 WUI Exterior-Door Notes require noncombustible construction or an identified alternate approved method; the door schedule identifies exterior door materials and glazing.

ID	PLAN-CHECK COMMENT / ITEM	STATUS	RESPONSE, METHOD OF CORRECTION & LOCATION
WUI-15	F.6—Glazing within exterior doors/glazed doors must comply with F.4.	CORRECTED	A8.1 coordinates the WUI glazing note with the door/window schedules; exterior glazed doors are identified as aluminum with tempered low-E glass.
WUI-16	G.4—Deck, porch, balcony, and stair walking surfaces.	CORRECTED	G0.2 General Note 14F establishes WUI surface criteria; roof-deck and exterior assembly details are shown on A2.3 and A7.1.
WUI-17	H.3—Sloped-roof vents: noncombustible, corrosion-resistant 1/16–1/8 inch mesh.	CORRECTED	G0.2 General Note 14G adds ember-resistant vent requirements. Roof/eave coordination is shown on A2.3, A5.2, and A7.1.
WUI-18	J.1(b)—Provide noncombustible material for 5 feet from the furthest building extent.	DEFERRED / SEPARATE	This condition is to be documented in the separate landscape/WUI submittal referenced by G0.2, Project-Specific Note 8, and coordinated with A1.2/plot plans.