

CONCEPTUAL RENDERING

SCALE: NTS

PROJECT TEAM

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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.
- 4 THE SFD WILL BE EQUIPPED WITH NFPA 13D FIRE SPRINKLERS THROUGHOUT UNDER DEFERRED SUBMITTAL. THE SPRINKLER SYSTEM SHALL BE APPROVED BY PLUMBING DIVISION PRIOR TO INSTALLATION.
- 5 PROJECT QUALIFIES FOR EO1 COMPLIANCE (SEE SHEET A1.1).

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SOILS/GEOTECHNICAL REPORT AND LADBS APPROVAL LETTER ARE INCLUDED WITH THIS RESUBMITTAL AS SUPPORTING DOCUMENTS. GRADING, REMOVAL AND RECOMPACTION, SITE DRAINAGE, AND RELATED CIVIL WORK SHALL BE SUBMITTED UNDER A SEPARATE GRADING PERMIT. THE BUILDING FOUNDATION AND STRUCTURAL DESIGN SHALL COMPLY WITH THE RECOMMENDATIONS AND CONDITIONS OF THE APPROVED SOILS/GEOTECHNICAL REPORT.



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ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT

Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

08/13/2026 PLAN CHECK COMMENTS

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 /
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SHEET NUMBER

G0.1

ARCHITECTURAL GENERAL NOTES

1. DOCUMENT INTENT AND USE

THESE DRAWINGS AND NOTES REPRESENT THE ARCHITECT'S DESIGN INTENT AND ARE PREPARED FOR PERMITTING, COORDINATION, AND CONSTRUCTION REFERENCE. DRAWINGS SHALL BE READ AS A COORDINATED WHOLE. INDIVIDUAL SHEETS, DETAILS, SCHEDULES, 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, METHODS, OR JOBSITE SAFETY.

2. DRAWING HIERARCHY AND INTERPRETATION

DO NOT SCALE DRAWINGS. DIMENSIONS AND WRITTEN INFORMATION SHALL GOVERN. LARGE-SCALE DETAILS SHALL GOVERN OVER SMALL-SCALE DETAILS. IN THE EVENT OF A DISCREPANCY, CONFLICT, OR OMISSION, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATION BEFORE PROCEEDING WITH THE AFFECTED WORK.

STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, LANDSCAPE, AND OTHER CONSULTANT DOCUMENTS SHALL GOVERN THEIR RESPECTIVE SCOPES. MANUFACTURER REQUIREMENTS SHALL GOVERN THE INSTALLATION, TOLERANCES, AND PERFORMANCE OF PROPRIETARY PRODUCTS AND SYSTEMS, EXCEPT WHERE A MORE RESTRICTIVE REQUIREMENT IS SHOWN OR REQUIRED BY CODE.

3. VERIFICATION AND FIELD CONDITIONS

THE CONTRACTOR SHALL VERIFY DIMENSIONS, QUANTITIES, EXISTING CONDITIONS, SITE CONDITIONS, AND UTILITY LOCATIONS BEFORE FABRICATION OR INSTALLATION. CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY BE DIAGRAMMATIC. FIELD VERIFICATION IS REQUIRED.

CONDITIONS REQUIRING A CHANGE TO THE DESIGN INTENT SHALL BE REPORTED TO THE ARCHITECT BEFORE THE AFFECTED WORK PROCEEDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF CONFLICTS BETWEEN EXISTING CONDITIONS AND THE CONSTRUCTION DOCUMENTS.

4. COORDINATION AND RESPONSIBILITIES

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES, SUBCONTRACTORS, SUPPLIERS, FABRICATORS, CONSULTANTS, AND DEFERRED-SUBMITTAL DESIGNERS INVOLVED IN THE WORK. OPENINGS, SLEEVES, CURBS, BLOCKING, EMBEDS, ATTACHMENTS, CLEARANCES, AND CONNECTIONS SHALL BE COORDINATED BEFORE CONSTRUCTION.

SUBSTITUTIONS OR DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS REQUIRE PRIOR WRITTEN REVIEW BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER, AS APPLICABLE. ACCEPTANCE OF A SUBSTITUTION DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR COORDINATION, CODE COMPLIANCE, DIMENSIONAL COMPATIBILITY, OR PERFORMANCE.

5. ARCHITECT REVIEW AND COMMUNICATION

THE ARCHITECT MAY REVIEW SUBMITTALS, REQUESTS FOR INFORMATION, AND OTHER CONTRACTOR-PROVIDED INFORMATION FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT AND CONSTRUCTION DOCUMENTS. SUCH REVIEW DOES NOT CONSTITUTE APPROVAL OF CONSTRUCTION MEANS, METHODS, SEQUENCES, SAFETY PROCEDURES, OR INSTALLATION TECHNIQUES.

OBSERVATIONS OF THE WORK, IF PERFORMED, ARE LIMITED TO GENERAL FAMILIARITY WITH THE PROGRESS AND QUALITY OF THE WORK AND DO NOT IMPLY CONTINUOUS OR EXHAUSTIVE INSPECTION. RESPONSIBILITY FOR CONSTRUCTION EXECUTION, QUALITY CONTROL, SAFETY, COST, AND SCHEDULE REMAINS WITH THE CONTRACTOR.

6. PERMITS, INSPECTIONS, AND APPROVALS

THE CONTRACTOR SHALL OBTAIN REQUIRED TRADE PERMITS AND ARRANGE FOR REQUIRED INSPECTIONS UNLESS NOTED OTHERWISE. APPROVED CONSTRUCTION DOCUMENTS SHALL BE MAINTAINED AT THE PROJECT SITE AND MADE AVAILABLE TO INSPECTORS AND TRADES. WORK REQUIRING SPECIAL INSPECTION, TESTING, OR SEPARATE APPROVAL SHALL COMPLY WITH THE APPROVED CONSTRUCTION DOCUMENTS AND APPLICABLE JURISDICTIONAL REQUIREMENTS.

7. QUALITY, MATERIALS, AND WORKMANSHIP

MATERIALS SHALL BE NEW UNLESS SPECIFICALLY NOTED OTHERWISE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS, APPLICABLE CODES, APPROVED LISTINGS, EVALUATION REPORTS, TEST REPORTS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL, WORKMANSHIP, PROTECTION OF COMPLETED WORK, AND COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. DAMAGED, DEFECTIVE, OR NONCOMPLIANT WORK SHALL BE REPAIRED OR REPLACED.

8. SAFETY AND PROTECTION

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND FOR PROTECTION OF WORKERS, THE PUBLIC, ADJACENT PROPERTY, EXISTING CONDITIONS, AND WORK IN PLACE. TEMPORARY PROTECTION, BRACING, SHORING, WEATHER PROTECTION, 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. CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS SHALL BE DOCUMENTED AND SUBMITTED FOR APPROVAL WHEN REQUIRED BY LADBS. UNAUTHORIZED CHANGES MAY REQUIRE REMOVAL, CORRECTION, OR ADDITIONAL PLAN REVIEW AT THE CONTRACTOR'S EXPENSE.

10. RECORD DOCUMENTATION

THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DOCUMENTATION OF CHANGES MADE DURING CONSTRUCTION, INCLUDING CONCEALED UTILITIES AND DEVIATIONS FROM THE APPROVED DOCUMENTS. FINAL RECORD DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AT PROJECT COMPLETION.

11. DEFERRED AND SEPARATE SUBMITTALS

THE FOLLOWING ITEMS, WHERE INCLUDED IN THE PROJECT, MAY REQUIRE DEFERRED SUBMITTAL, SEPARATE PERMIT, OR SEPARATE AGENCY REVIEW:

- NFPA 13D FIRE SPRINKLER SYSTEM.
- SOLAR PHOTOVOLTAIC, ENERGY STORAGE, AND ASSOCIATED ELECTRICAL EQUIPMENT.
- PRIVATE RESIDENTIAL ELEVATOR AND ASSOCIATED EQUIPMENT.
- SWIMMING POOL, SPA, FOUNTAIN, AND ASSOCIATED EQUIPMENT.
- SHORING OR TEMPORARY EARTH-RETENTION SYSTEMS, IF REQUIRED.
- ENGINEERED SPECIALTY GUARDRAIL OR HANDRAIL SYSTEMS, IF USED.

DEFERRED AND SEPARATE SUBMITTALS SHALL COMPLY WITH THE APPLICABLE CODE BASIS IDENTIFIED IN THE CODE SUMMARY, APPLICABLE LOS ANGELES AMENDMENTS, THE 2025 CWUIC AND OTHER APPLICABLE 2025 FIRE- AND PUBLIC-LIFE-SAFETY REQUIREMENTS, AND THE APPROVED PROJECT DOCUMENTS.

12. STREET ADDRESS IDENTIFICATION

PROVIDE AND MAINTAIN THE ESTABLISHED STREET ADDRESS AT OR NEAR EACH REQUIRED ENTRANCE FROM THE PUBLIC STREET OR FIRE DEPARTMENT ACCESS WAY. ADDRESS NUMBERS SHALL BE PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR APPROACH, AND SHALL CONTRAST WITH THEIR BACKGROUND.

MINIMUM CHARACTER HEIGHT SHALL BE 2 INCHES PLUS 1/10 INCH FOR EACH FOOT OF DISTANCE FROM THE STREET-SIDE PROPERTY BOUNDARY, BUT NOT LESS THAN 4 INCHES. CHARACTER WIDTH SHALL BE NOT LESS THAN ONE-HALF THE CHARACTER HEIGHT, AND STROKE WIDTH SHALL BE NOT LESS THAN ONE-TENTH THE CHARACTER HEIGHT. PROVIDE LARGER CHARACTERS WHERE REQUIRED FOR CLEAR VISIBILITY. LAMC SECTIONS 57.505.1.1 AND 57.505.1.2.

13. AGING-IN-PLACE

AGING-IN-PLACE DESIGN AND FALL-PREVENTION FEATURES SHALL BE PROVIDED IN ACCORDANCE WITH CRC SECTION R328, INCLUDING THE FOLLOWING:

A. PROVIDE REINFORCEMENT FOR FUTURE GRAB BARS IN AT LEAST ONE BATHROOM ON THE ENTRY LEVEL, OR ON THE SECOND FLOOR WHERE NO BATHROOM IS PROVIDED ON THE ENTRY LEVEL. CRC SECTION R328.1.1.

B. ELECTRICAL RECEPTACLE OUTLETS, SWITCHES, AND CONTROLS SUBJECT TO CRC SECTION R328 SHALL BE LOCATED 15 INCHES MINIMUM AND 48 INCHES MAXIMUM ABOVE THE FINISHED FLOOR. CRC SECTION R328.1.2.

C. PROVIDE THE REQUIRED 32-INCH CLEAR DOORWAY AT THE APPLICABLE BEDROOM AND BATHROOM ON THE ENTRY LEVEL, OR ON THE SECOND FLOOR WHERE NO BEDROOM OR BATHROOM IS PROVIDED ON THE ENTRY LEVEL. CRC SECTION R328.1.3.

D. DOORBELL BUTTONS SHALL NOT EXCEED 48 INCHES ABOVE THE EXTERIOR FLOOR OR LANDING. CRC SECTION R328.1.4.

14. VERY HIGH FIRE HAZARD SEVERITY ZONE / WILDLAND-URBAN INTERFACE

14A. APPLICABILITY AND CONSTRUCTION TYPE

THE PROJECT IS LOCATED WITHIN A VERY HIGH FIRE HAZARD SEVERITY ZONE. ALL WORK SHALL COMPLY WITH THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, TITLE 24, PART 7, AS AMENDED BY CHAPTER V, ARTICLE 7.1 OF THE LOS ANGELES MUNICIPAL CODE, AND WITH LAMC SECTIONS 91.7201.2, 91.7202, AND 91.7207.

CONSTRUCTION TYPE IS TYPE V-B. NONCOMBUSTIBLE AND/OR IGNITION-RESISTANT EXTERIOR COMPONENTS ARE PROVIDED FOR CWUIC COMPLIANCE AND DO NOT CHANGE THE BUILDING'S TYPE V-B CONSTRUCTION CLASSIFICATION.

MATERIALS, COMPONENTS, AND ASSEMBLIES REQUIRED FOR CWUIC COMPLIANCE SHALL BE INSTALLED IN ACCORDANCE WITH THEIR APPROVED LISTINGS, TEST REPORTS, EVALUATION REPORTS, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE THE SITE PLAN, ROOF PLANS, WALL TYPES, WINDOW AND DOOR SCHEDULES, AND APPLICABLE DETAILS FOR PROJECT-SPECIFIC COMPLIANCE.

14B. FIRE-RESISTANCE AND NONCOMBUSTIBLE MATERIALS

WHERE A ONE-HOUR FIRE-RESISTANCE-RATED ASSEMBLY IS USED FOR CWUIC COMPLIANCE, THE ASSEMBLY SHALL BE TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, OR SHALL COMPLY WITH THE PRESCRIPTIVE OR CALCULATED ASSEMBLIES OF CBC SECTIONS 721 OR 722. MATERIALS REQUIRED TO BE NONCOMBUSTIBLE SHALL COMPLY WITH ASTM E136 OR ASTM E2852 USING THE ACCEPTANCE CRITERIA OF ASTM E136. CWUIC SECTIONS 501.3 AND 501.4.

14C. ROOF ASSEMBLIES

PROVIDE LISTED CLASS A ROOF ASSEMBLIES TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 AND INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS. NATURAL SLATE IS THE FINISH ROOF COVERING AND SHALL NOT, BY ITSELF, BE RELIED UPON TO ESTABLISH CLASS A COMPLIANCE WHERE INSTALLED OVER A COMBUSTIBLE ROOF DECK, WOOD SHAKES AND WOOD SHINGLES ARE NOT PERMITTED. CWUIC SECTION 504.2 AND LAMC SECTION 91.7207.

WHERE A ROOF-COVERING PROFILE CREATES AN AIRSPACE OVER A COMBUSTIBLE DECK, PROVIDE THE LISTED AND LABELED CLASS A ROOF UNDERLAYMENT OR OTHER APPROVED ASSEMBLY SHOWN IN THE ROOF DETAILS. PROVIDE BIRD STOPS AT EAVES AND CLOSE HIP AND RIDGE CAPS TO PREVENT THE INTRUSION OF FLAMES AND EMBERS. CWUIC SECTION 504.2.1.

VALLEY FLASHING SHALL BE NOT LESS THAN 0.019-INCH CORROSION-RESISTANT METAL, NO. 26 GALVANIZED SHEET GAGE, INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 AND RUNNING THE FULL LENGTH OF THE VALLEY. CWUIC SECTION 504.2.2.

SKYLIGHTS SHALL COMPLY WITH CWUIC SECTION 504.8 AND SHALL BE IDENTIFIED IN THE SKYLIGHT SCHEDULE AND ROOF DETAILS.

14D. EAVES, SOFFITS, EXTERIOR WALLS, AND FLASHING

ENCLOSED EAVES AND SOFFITS SHALL COMPLY WITH CWUIC SECTION 504.3. OPEN EAVES AND EXPOSED UNDERSIDES OF ROOF DECKS SHALL COMPLY WITH CWUIC SECTION 504.3.1. PROVIDE THE SELECTED COMPLIANT ASSEMBLIES SHOWN IN THE EAVE, SOFFIT, AND HEAVY-TIMBER ROOF DETAILS.

EXTERIOR WALL ASSEMBLIES SHALL COMPLY WITH CWUIC SECTION 504.5. EXTERIOR WALL COVERINGS SHALL COMPLY WITH CWUIC SECTION 504.5.2. PROVIDE THE SELECTED NONCOMBUSTIBLE, IGNITION-RESISTANT, OR FIRE-RESISTANCE-RATED ASSEMBLIES SHOWN IN THE WALL TYPES AND EXTERIOR WALL DETAILS.

PROVIDE A MINIMUM 6-INCH-HIGH METAL FLASHING OR OTHER APPROVED NONCOMBUSTIBLE MATERIAL APPLIED VERTICALLY AT THE EXTERIOR WALL AT GROUND, DECK, AND ROOF INTERSECTIONS, AND AT DECK-TO-WALL INTERSECTIONS, AS REQUIRED BY CWUIC SECTIONS 504.5.1 AND 504.7.3.

14E. EXTERIOR GLAZING, DOORS, AND GARAGE DOORS

EXTERIOR WINDOWS, WINDOW WALLS, AND GLAZED DOORS SHALL BE MULTILAYERED GLAZED PANELS WITH AT LEAST ONE PANE OF TEMPERED GLASS COMPLYING WITH CBC SECTION 2406 AND CWUIC SECTION 504.8. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL COMPLY WITH CWUIC SECTION 504.8. SEE THE WINDOW AND DOOR SCHEDULES FOR THE SELECTED COMPLIANT ASSEMBLIES.

EXTERIOR DOORS SHALL BE OF NONCOMBUSTIBLE CONSTRUCTION IN ACCORDANCE WITH CWUIC SECTION 504.9, WHERE A DOOR IS NOT OF NONCOMBUSTIBLE CONSTRUCTION, IT SHALL COMPLY WITH ANOTHER APPROVED METHOD OF CWUIC SECTION 504.9 AND SHALL BE IDENTIFIED IN THE DOOR SCHEDULE.

EXTERIOR GARAGE DOORS SHALL LIMIT GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH MAXIMUM. GAPS SHALL BE CONTROLLED BY WEATHERSTRIPPING, DOOR OVERLAPS, AND/OR METAL FLASHING AT JAMBS AND HEADERS. AUTOMATIC GARAGE-DOOR OPENERS SHALL HAVE BATTERY BACKUP. CWUIC SECTIONS 504.9 AND 504.9.1.

14F. DECKS, BALCONIES, PORCHES, AND EXTERIOR STAIRS

WALKING-SURFACE MATERIALS OF DECKS, BALCONIES, PORCHES, AND EXTERIOR STAIRS SHALL COMPLY WITH CWUIC SECTION 504.7.3.2. PROVIDE THE SELECTED COMPLIANT MATERIALS AND ASSEMBLIES IN THE DECK, BALCONY, ROOF-DECK, AND EXTERIOR-STAIR DETAILS AND MATERIAL SCHEDULES.

THE UNDERSIDES OF PROJECTIONS AND EXPOSED FLOOR ASSEMBLIES SHALL COMPLY WITH CWUIC SECTIONS 504.7.1 AND 504.7.2, AS APPLICABLE.

14G. VENTILATION OPENINGS

VENTILATION OPENINGS SHALL COMPLY WITH CWUIC SECTION 504.10. VENTILATION OPENINGS SUBJECT TO CWUIC SECTION 504.10.1 SHALL BE FULLY COVERED WITH WILDFIRE FLAME- AND EMBER-RESISTANT VENTS APPROVED AND LISTED BY THE CALIFORNIA STATE FIRE MARSHAL, OR WITH WUI VENTS TESTED IN ACCORDANCE WITH ASTM E2886.

VENTS INSTALLED ON A SLOPED ROOF, INCLUDING DORMER VENTS, SHALL BE COVERED WITH NONCOMBUSTIBLE, CORROSION-RESISTANT MESH HAVING OPENINGS NOT LESS THAN 1/16 INCH AND NOT GREATER THAN 1/8 INCH. CWUIC SECTION 504.10.2. GABLE-END AND DORMER VENTS SHALL BE LOCATED NOT LESS THAN 10 FEET FROM LOT LINES, IDENTIFY VENT PRODUCTS, LISTINGS, LOCATIONS, AND INSTALLATION DETAILS ON THE ROOF PLAN, ELEVATIONS, AND VENT SCHEDULE.

14H. GUTTERS AND DOWNSPOUTS

GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS. IDENTIFY THE GUTTER-DEBRIS PROTECTION SYSTEM IN THE ROOF PLAN, DETAILS, OR SPECIFICATIONS. CWUIC SECTION 504.4.

14I. ACCESSORY BUILDINGS

THE DETACHED GARAGE AND OTHER ACCESSORY BUILDINGS SHALL COMPLY WITH CWUIC SECTION 504.11, INCLUDING THE APPLICABLE NONCOMBUSTIBLE OR IGNITION-RESISTANT CONSTRUCTION AND CLASS A ROOF-ASSEMBLY REQUIREMENTS COMPLYING WITH CWUIC SECTIONS 504.2 AND 504.2.1. SEE THE GARAGE WALL TYPES, ROOF ASSEMBLIES, DOOR SCHEDULE, AND EXTERIOR DETAILS.

15.RESIDENTIAL SAFETY

RESIDENTIAL SECURITY: SEE SHEET A8.1 FOR SECURITY-OPENING, DOOR, WINDOW, GLAZING, AND LOCKING REQUIREMENTS PER LAMC DIVISION 67.

CODE SUMMARY (RESIDENTIAL - SINGLE FAMILY DWELLING)

APPLICABLE CODES — 2025 PALISADES FIRE REBUILD

THIS PROJECT REPLACES A SINGLE-FAMILY RESIDENCE DESTROYED BY THE JANUARY 2025 PALISADES FIRE.

PURSUANT TO GOVERNOR'S EXECUTIVE ORDER N-29-25 AND APPLICABLE CITY OF LOS ANGELES WILDFIRE-REBUILD GUIDANCE, THIS PROJECT UTILIZES THE 2022 CALIFORNIA BUILDING STANDARDS CODE, INCLUDING APPLICABLE SUPPLEMENTS, ERRATA, AND CITY OF LOS ANGELES AMENDMENTS. THE 2025 CALIFORNIA BUILDING STANDARDS CODE IS SUSPENDED EXCEPT FOR APPLICABLE FIRE- AND PUBLIC-LIFE-SAFETY REQUIREMENTS ADOPTED BY THE CALIFORNIA STATE FIRE MARSHAL.

APPLICABLE 2022 TITLE 24 CODES:

- PART 2 — CALIFORNIA BUILDING CODE.
- PART 2.5 — CALIFORNIA RESIDENTIAL CODE.
- PART 3 — CALIFORNIA ELECTRICAL CODE.
- PART 4 — CALIFORNIA MECHANICAL CODE.
- PART 5 — CALIFORNIA PLUMBING CODE.
- PART 6 — CALIFORNIA ENERGY CODE.
- PART 9 — CALIFORNIA FIRE CODE.
- PART 11 — CALIFORNIA GREEN BUILDING STANDARDS CODE.

2025 FIRE- AND PUBLIC-LIFE-SAFETY REQUIREMENTS:

COMPLY WITH THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE, TITLE 24, PART 7, AND OTHER APPLICABLE 2025 FIRE- AND PUBLIC-LIFE-SAFETY REQUIREMENTS ENFORCED BY LADBS AND LAFD.

OCCUPANCY AND CONSTRUCTION

- OCCUPANCY CLASSIFICATION: **R-3**.
- ACCESSORY GARAGE OCCUPANCY: **U**.
- CONSTRUCTION TYPE: **TYPE V-B** - SEE ARCHITECTURAL GENERAL NOTE 14.
- NUMBER OF STORIES: **2**.
- BASEMENT: **NO**.
- ATTIC: **NO**.
- NUMBER OF DWELLING UNITS: **1**.

BUILDING AREA AND HEIGHT

- BUILDING CODE AREA: **5,225 SF**. SEE AREA DIAGRAMS ON A1.1.
- SCHOOL-FEE AREA: **4,697 SF**. SEE AREA DIAGRAMS ON A1.1.
- ZONING FLOOR AREA: **3,529 SF**. SEE AREA DIAGRAMS ON A1.1.
- ORIGINAL BUILDING HEIGHT: **28'-0" A.F.F.**
- PROPOSED MAXIMUM HEIGHT (@ SKYLIGHT): **30'-4" A.F.F.**
- (35'-4" A.F.F. @ STAIR AND ELEVATOR ROOFTOP APPURTENANCE).

SEE NORTH ELEVATION AT A/4.1 AND LAMC SECTION 12.21.1.B.3.

FIRE AND LIFE SAFETY

- AUTOMATIC FIRE SPRINKLERS: **NFPA 13D SYSTEM** THROUGHOUT; **DEFERRED SUBMITTAL**.
- SMOKE ALARMS: 2026 LARC SECTION **R310**.
- CARBON-MONOXIDE ALARMS: 2026 LARC SECTION **R311**.
- FIRE-SEPARATION DISTANCE: PER THE APPLICABLE CBC OR CRC PROVISIONS.

EGRESS

- MEANS OF EGRESS: CRC CHAPTER 3.
- EMERGENCY ESCAPE AND RESCUE OPENINGS: PROVIDED WHERE REQUIRED.
- STAIRWAYS, HANDRAILS, AND GUARDS: CRC SECTION R311 AND OTHER APPLICABLE SECTIONS.

ACCESSIBILITY

- PRIVATE SINGLE-FAMILY DWELLING: GENERAL ACCESSIBILITY PROVISIONS OF CBC CHAPTER 11A ARE NOT APPLICABLE EXCEPT WHERE SPECIFICALLY REQUIRED.
- AGING-IN-PLACE FEATURES: CRC SECTION R328 AND ARCHITECTURAL GENERAL NOTE 13.

STRUCTURAL DESIGN

- SEISMIC DESIGN CATEGORY: **D**, OR AS NOTED IN THE STRUCTURAL DOCUMENTS.
- WIND DESIGN: SEE STRUCTURAL GENERAL NOTES.
- FOUNDATION SYSTEM: CONTINUOUS CONCRETE SPREAD FOOTINGS WITH SLAB ON GRADE, OR AS NOTED IN THE STRUCTURAL DOCUMENTS.
- SPECIAL INSPECTIONS: SEE STRUCTURAL DOCUMENTS AND STATEMENT OF SPECIAL INSPECTIONS.

ENERGY AND SUSTAINABILITY

- TITLE 24 ENERGY COMPLIANCE: SEE APPROVED ENERGY-COMPLIANCE DOCUMENTS.
- CALGREEN COMPLIANCE: SEE RESIDENTIAL MANDATORY-MEASURES CHECKLIST.
- SOLAR PHOTOVOLTAIC AND ENERGY STORAGE: SEPARATE OR DEFERRED SUBMITTAL, AS REQUIRED.

ROOF AND DRAINAGE

- ROOF TYPES: SLOPED AND LOW-SLOPE.
- SLOPED ROOF: NATURAL SLATE FINISH COVERING OVER A LISTED CLASS A ROOF ASSEMBLY TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790. SEE ROOF ASSEMBLY DETAILS.
- LOW-SLOPE ROOF: LIQUID-APPLIED REINFORCED PMMA ROOFING/ WATERPROOFING SYSTEM WITH CLASS A FIRE CLASSIFICATION IN ACCORDANCE WITH ASTM E108 OR UL 790. SEE ROOF ASSEMBLY DETAILS.
- RAINWATER DISPOSAL: CALIFORNIA PLUMBING CODE AND APPROVED CIVIL OR PLUMBING DOCUMENTS.

ZONING SUMMARY

- ZONE: **R1-1**.
- ZONING INFORMATION: **Z1-2481**; CATEGORICAL EXCLUSION ORDER E-79-8, PACIFIC PALISADES.
- LOT AREA: **11,015 SF**
- LOT COVERAGE: **24.7 PERCENT**.
- FLOOR-AREA RATIO: **0.39 TO 1**.
- SETBACKS: SEE DIMENSIONED SITE PLAN AND ZONING ANALYSIS.

PROJECT-SPECIFIC CODE NOTES

1. VHFHSZ / WILDLAND-URBAN INTERFACE

SEE ARCHITECTURAL GENERAL NOTE 14 AND THE PROJECT-SPECIFIC SITE, ROOF, EAVE, WALL, OPENING, VENT, DECK, BALCONY, GARAGE, AND EXTERIOR-ASSEMBLY DETAILS FOR COMPLIANCE WITH THE 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND APPLICABLE LOS ANGELES AMENDMENTS.

2. EXISTING SITE ELEMENTS

THE PREVIOUS RESIDENCE AND GARAGE HAVE BEEN REMOVED. EXISTING SITE WALLS, STAIRS, UTILITIES, AND OTHER ELEMENTS SHOWN TO REMAIN SHALL BE FIELD-VERIFIED FOR CONDITION AND CODE COMPLIANCE AND REPAIRED OR REPLACED AS REQUIRED BY THE APPROVED CONSTRUCTION DOCUMENTS AND THE AUTHORITY HAVING JURISDICTION.

3. HILLSIDE ORDINANCE

THE PROPERTY IS NOT IDENTIFIED AS A DESIGNATED HILLSIDE PROPERTY FOR PURPOSES OF THE CITY OF LOS ANGELES HILLSIDE ORDINANCE. REQUIREMENTS ASSOCIATED WITH THE PROJECT'S VHFHSZ LOCATION, FIRE DEPARTMENT ACCESS, AND SITE CONDITIONS REMAIN APPLICABLE.

4. FIRE SPRINKLER SYSTEM

PROVIDE AN AUTOMATIC NFPA 13D FIRE SPRINKLER SYSTEM THROUGHOUT THE DWELLING AS REQUIRED. FIRE-SPRINKLER DOCUMENTS SHALL BE SUBMITTED UNDER SEPARATE OR DEFERRED APPROVAL. COORDINATE SPRINKLER MAINS, RISERS, VALVES, DRAINS, HEAD LOCATIONS, CEILING CONDITIONS, AND WATER-SUPPLY REQUIREMENTS WITH THE ARCHITECTURAL AND ENGINEERING DOCUMENTS.

5. PRIVATE RESIDENTIAL ELEVATOR

THE PRIVATE RESIDENTIAL ELEVATOR SHALL COMPLY WITH ASME A17.1/CSA B44 AS ADOPTED, THE CALIFORNIA BUILDING CODE, AND APPLICABLE STATE AND LOCAL REQUIREMENTS. COORDINATE THE HOISTWAY, PIT, OVERHEAD, STRUCTURAL SUPPORT, MACHINE OR CONTROL EQUIPMENT, ELECTRICAL SERVICE, VENTILATION, AND CLEARANCES WITH THE SELECTED MANUFACTURER. **PROVIDE SEPARATE PERMIT OR APPROVAL WHERE REQUIRED.**

6. NON-OCCUPIABLE STANDING BALCONY - NO FURNITURE

THE NON-OCCUPIABLE STANDING BALCONY, GUARD, FLASHING, STRUCTURAL SUPPORT, LOADS, UNDERSIDE PROTECTION, AND WALKING-SURFACE MATERIALS SHALL COMPLY WITH CBC SECTIONS 1015, 1404, AND 1607 AND WITH CWUIC SECTIONS 504.7.1 THROUGH 504.7.3, AS APPLICABLE. THE WALKING SURFACE SHALL COMPLY WITH CWUIC SECTION 504.7.3.2. THE BALCONY SHALL NOT BE FURNISHED OR USED AS AN OCCUPIABLE DECK.

7. APPROVED DOCUMENTS AND INSPECTIONS

KEEP APPROVED CONSTRUCTION DOCUMENTS, APPROVED REVISIONS, PRODUCT LISTINGS, EVALUATION REPORTS, AND REQUIRED TEST DOCUMENTATION AVAILABLE AT THE PROJECT SITE. INSTALL LISTED AND TESTED COMPONENTS IN ACCORDANCE WITH THEIR APPROVED DOCUMENTATION AND MANUFACTURER'S INSTRUCTIONS.

8. LANDSCAPE AND IRRIGATION DESIGN DEFERRED

LANDSCAPE AND IRRIGATION DESIGN IS DEFERRED AND IS NOT INCLUDED IN THIS BUILDING-PERMIT SUBMITTAL. COMPLIANCE WITH APPLICABLE MWELD, LOS ANGELES GREEN BUILDING CODE, AND APPLICABLE WILDFIRE VEGETATION AND DEFENSIBLE-SPACE REQUIREMENTS SHALL BE PROVIDED UNDER SEPARATE SUBMITTAL, AS REQUIRED, AND APPROVED PRIOR TO INSTALLATION AND FINAL BUILDING APPROVAL.

9. FIRE DEPARTMENT ACCESS, HYDRANTS, AND WATER SUPPLY — SEPARATE SUBMITTAL

FIRE-APPARATUS ACCESS, ACCESS-WAY WIDTH AND GRADE, TURNING RADII, VERTICAL CLEARANCE, HYDRANT LOCATION AND SPACING, FIRE FLOW, AND SITE WATER-SUPPLY INFORMATION SHALL BE PROVIDED IN THE SEPARATE CIVIL AND/OR LAFD HYDRANTS AND ACCESS SUBMITTAL, AS DIRECTED BY LADBS. OBTAIN REQUIRED LAFD HYDRANTS AND ACCESS UNIT APPROVAL. COORDINATE THE APPROVED CIVIL/LAFD DOCUMENTS WITH ARCHITECTURAL SITE PLAN A1.2.

10. GAS APPLIANCE AND ENERGY-CODE COORDINATION

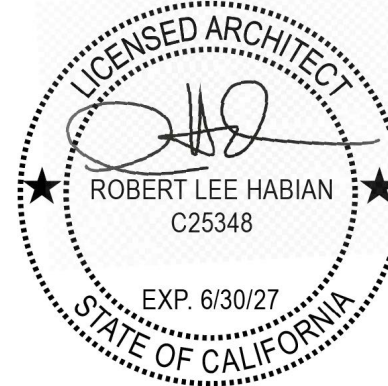
GAS-FIRED APPLIANCES ARE PERMITTED. ENERGY COMPLIANCE IS BASED ON THE 2022 CALIFORNIA ENERGY CODE PURSUANT TO GOVERNOR'S EXECUTIVE ORDER N-29-25. APPLIANCE TYPES, FUEL SOURCES, ELECTRICAL REQUIREMENTS, GAS PIPING, VENTING, AND ASSOCIATED INSTALLATION REQUIREMENTS SHALL BE COORDINATED WITH THE APPROVED TITLE 24 DOCUMENTS AND THE APPLICABLE MECHANICAL, ELECTRICAL, AND PLUMBING SUBMITTALS.

11. SOLAR PV AND BATTERY STORAGE

AN OWNER-ELECTED SOLAR PHOTOVOLTAIC AND BATTERY ENERGY-STORAGE SYSTEM WILL BE PROVIDED UNDER SEPARATE SUBMITTAL AND PERMIT. SEE SOLAR NOTES ON A2.3.

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ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

1 08/13/2026 PLAN CHECK COMMENTS

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



FORMALDEHYDE LIMITS¹
Maximum Formaldehyde
Emissions in Parts per Million.

PRODUCT	CURRENT LIMIT
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05
Particleboard	0.09
Medium density fiberboard	0.11
Thin medium density fiberboard ²	0.13
Hardwood plywood veneer core	0.05
Hardwood plywood composite core	0.05

1. Values in this table are derived from those specified by the California Air Resources Board, Air Toxics Control Measure for Composite Wood as tested in accordance with ASTM E 1333. For additional information, see California Code of Regulations, Title 17, Sections 93120 through 93120.12.
2. Thin medium density fiberboard has a maximum thickness of 5/16 inches (8 mm).

SEALANT VOC LIMIT Less Water and Less Exempt Compounds in Grams per Liter	
SEALANTS	CURRENT VOC LIMIT
Architectural	50
Marine deck	760
Nonmembrane roof	300
Roadway	250
Single-ply roof membrane	450
Other	420
SEALANT PRIMERS	
Architectural	250
Nonporous Porous	775
Modified bituminous 500	500
Marine deck	760
Other	750

Note: For additional information regarding methods to measure the VOC content specified in these tables, see South Coast Air Quality Management District Rule 1168.

ADHESIVE VOC LIMIT ^{1,2} Less Water and Less Exempt Compounds in Grams per Liter	
ARCHITECTURAL APPLICATION	CURRENT VOC LIMIT
Indoor carpet adhesives	50
Carpet pad adhesives	50
Outdoor carpet adhesives	150
Wood flooring adhesive	100
Rubber floor adhesives	60

VOC AND FORMALDEHYDE LIMITS
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ADHESIVE VOC LIMIT 1,2
Less Water and Less Exempt
Compounds in Grams per Liter

Subfloor adhesives	50
Ceramic tile adhesives	65
VCT and asphalt tile adhesives	50
Drywall and panel adhesives	50
Cove base adhesives	50
Multipurpose construction adhesives	70
Structural glazing adhesives	100
Single-ply roof membrane adhesives	250
Other adhesives not specifically listed	250
SPECIALTY APPLICATIONS	
PVC welding	510
CPVC welding	490
ABS welding	325
Plastic cement welding	100
Adhesive primer for plastic	550
Contact adhesive	80
Special purpose contact adhesive	250
Structural wood member adhesive	140
Top and trim adhesive	540
SUBSTRATE SPECIFIC APPLICATIONS	
Metal to metal	30
Plastic foams	50
Porous material (except wood)	50
Wood	30
Fiberglass	80

1. If an adhesive is used to bond dissimilar substrates together, the adhesive with the highest VOC content shall be allowed.
2. For additional information regarding methods to measure the VOC content specified in this table, see South Coast Air Quality Management District Rule 1168.



City of Los Angeles – Department of Building & Safety
VOC AND FORMALDEHYDE LIMITS
2026 Los Angeles Green Building Code
(Incorporate this form into the plans)

2026 Los Angeles Green Building Code Tables 4.504.1, 4.504.2, 4.504.3, 4.504.5, 5.504.4.1, 5.504.4.2, 5.504.4.3, 5.504.4.5

VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS ^{1,3} Grams of VOC per Liter of Coating, Less Water and Less Exempt Compounds	
COATING CATEGORY ^{2,3}	CURRENT LIMIT
Flat coatings	50
Nonflat coatings	50
Nonflat-high gloss coatings	50
Specialty Coatings	
Aluminum roof coatings	100
Basement specialty coatings	400
Bituminous roof coatings	50
Bituminous roof primers	350
Bond breakers	350
Concrete curing compounds	100
Concrete curing compounds, Roadways & Bridges	350
Concrete/masonry sealers	100
Driveway sealers	50
Dry fog coatings	50
Faux finishing coatings	
Clear Top Coat	100
Decorative Coatings	350
Glazes	350
Japan	350
Trowel Applied Coatings	50
Fire resistive coatings	150
Floor coatings	50
Form-release compounds	100
Graphic arts coatings (sign paints)	200
High temperature coatings	420
Industrial maintenance coatings	100
Low solids coatings	120
Magnesium cement coatings	400
Mastic texture coatings	100
Metallic pigmented coatings	150
Multicolor coatings	250
Pretreatment wash primers	420
Primers, sealers, and undercoaters	100

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City of Los Angeles – Department of Building & Safety
STORM WATER POLLUTION CONTROL
(2026 Los Angeles Green Building Code)

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

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City of Los Angeles – Department of Building & Safety
**MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS**
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Permit # 26010 - 10000 - 02798 Date: August 13, 2026

ITEM #	CODE SECTION	REQUIREMENTS	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction	CIV-SEP	STORMWATER BMPs PER CIVIL
2	4.106.3	Grading and paving	CIV-SEP	GRADING/DRAINAGE PER CIVIL
3	4.106.4	Electric vehicle (EV) charging	N/A	DETACHED GARAGE
4	4.106.4.4.1	Short-term Bicycle Parking	N/A	SINGLE-FAMILY DWELLING
5	4.106.4.4.2	Long-term Bicycle Parking	N/A	SINGLE-FAMILY DWELLING
6	4.106.5	Cool roof for reduction of heat island effect	A2.3	COOL ROOF DATA
7	4.106.7	Reduction of heat island effect for non-roof areas	A1.2/L-CIV-SEP	EXCEPTION PER SCHEDULE
ENERGY EFFICIENCY				
8	4.211.4	Solar ready buildings	A2.3	PV BY SEP PERMIT
WATER EFFICIENCY & CONSERVATION				
9	4.303.1	Water conserving plumbing fixtures and Fittings	P-DEF	WATER-CONSERVING FIXTURES
10	4.303.1.3.2	Multiple showerheads serving one shower	P-DEF	MULTIPLE-SHOWERHEAD FLOW CONTROL
11	4.303.2	Water submeters	N/A	ONE DWELLING UNIT
12	4.303.4	Water use reduction	P-DEF	POTABLE WATER USE REDUCTION
13	4.304.1	Outdoor water use in landscape areas	L-SEP	MVELO/LANDSCAPE WATER USE
14	4.304.2	Irrigation controllers	L-SEP	IRRIGATION CONTROLLER
15	4.304.3	Metering outdoor water use	L/P-SEP	OUTDOOR WATER METERING
16	4.304.4	Exterior faucets	P-DEF	COMPLY WITH SEC. 4.304.3 COVER UNDER SEP PERMIT
17	4.304.5	Swimming pool covers	POOL-SEP	

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ISSUE DATE 2026-06-05

DRAWN BY RH

ARCHITECT
Robert Habian, AIA
CA LIC. NO. C25348

REV | DATE | DESCRIPTION

08/13/2026 PLAN CHECK COMMENTS

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

Mandatory Green Forms

SHEET NUMBER

G0.3



GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS
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26. A copy of the construction documents or a comparable document indicating the information from Energy Code Sections 110.10(b) through 110.10(c) shall be provided to the occupant.”

(Energy Code §110.10(d))

27. The heating and air-conditioning systems shall be sized and designed using ANSI/ACCA Manual J-2004, ANSI/ACCA 29-D-2009 or ASHRAE handbooks and have their equipment selected in accordance with ANSI/ACCA 36-S Manual S-2004.

(4.507.2)



GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS
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10. Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the Los Angeles Plumbing Code.

(4.406.1)

11. Materials delivered to the construction site shall be protected from rain or other sources of moisture.

(4.407.4)

12. Only a City of Los Angeles permitted hauler will be used for hauling of construction waste.

(4.408.1)

13. For all new equipment, an Operation and Maintenance Manual including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection.

(4.410.1)

14. All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445.

(4.503.1, AQMD Rule 445)

15. All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment.

(4.504.1)

16. Paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3.

17. The VOC Content Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification.

(4.504.2.4)

18. All new carpet and carpet cushions installed in the building interior shall meet the testing and product requirements of one of the following (4.504.3):

- a. Carpet and Rug Institute's Green Label Plus Program

(4.506.1)

b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certifications Systems Indoor Advantage™ Gold
19. 80% of the total area receiving resilient flooring shall comply with one or more of the following (4.504.4):
a. VOC emission limits defined in the CHPS High Performance Products Database
b. Certified under UL GREENGUARD Gold
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350
20. New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5.

(4.504.5)

21. The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval.

(4.504.5)

22. Mechanically ventilated buildings shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

(4.504.6)

23. A 4-inch thick base of ½ inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction.

(4.505.2.1)

24. Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory.

(4.505.3)

25. Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Fans must be controlled by a humidistat which shall be readily accessible. Provide the manufacturer's cut sheet for verification.

(4.506.1)



City of Los Angeles – Department of Building & Safety
GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

1. For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".
2. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction.
3. When existing parking facilities are altered or new parking spaces are added to existing parking facilities, and the work requires a building permit, each parking space added or altered shall have access to either a low power Level 2 EV charging receptacle or Level 2 EV charger, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.
4. -Residential Buildings 1-3 stories in height with roof slope < 2:12 shall have a 3-year aged SRI value of at least 0.65 and a thermal emittance of at least 0.85. Roofs with slopes > 2:12 shall have an aged SRI value of at least 20 or both a 3-year solar reflectance of at least 0.25 and a thermal emittance of at least 0.75.
5. The required hardscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549.
6. The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1.
7. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 1.8 gallons per minute at 80psi, or the shower shall be designed to allow only one showerhead to be in operation at a time.
8. Installed automatic irrigation system controllers shall be weather- or soilbased controllers.
9. For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881)

(4.106.5)

(4.106.7)

(4.303.1)

(4.303.1.3.2)

(MWEL0, § 492.7)

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3/3

2/3



WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS
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IRRIGATION SYSTEM

10. In new buildings over 25 stories, the cooling towers shall comply with all of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); and
B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.
11. Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer.
12. Provide a hot water system complying with one of the following:
A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the California Energy Code Residential Appendix.
c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the California Energy Code Residential Appendix.

(Los Angeles Plumbing Code Section 610.4.1)

(4.304.1)

(4.304.3)

(4.304.4)

(4.304.5)

(4.304.6)

(4.304.7)

(4.304.8)

(4.304.9)

(4.304.10)

(4.304.11)

(4.304.12)

(4.304.13)

(4.304.14)



City of Los Angeles – Department of Building & Safety
WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

PLUMBING SYSTEM

1. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code. Water sub-meters for multifamily dwellings shall comply with California Civil Code Section 1954.201 et seq. (2016 Cal. Stat. 623).
2. Water use reduction shall be met by complying with one of the following:
A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
C. Plumbing fixtures shall use recycled water.
Exception: Fixture replacements
3. New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use.
4. Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use.
5. In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs.
6. Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered.
7. Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system.
8. Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code.
9. In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); or
B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash.

(4.303.3)

(4.303.4)

(4.303.5)

(4.303.6)

(4.303.7)

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(4.303.10)

(4.303.11)

(4.303.12)

(4.303.13)

(4.303.14)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities. 1/2

2/2



PLUMBING FIXTURE FLOW RATES
Reference No.:
Document No.:
Previously Issued as:

Effective:	Revised:
Grn 16	01-01-2026

City of Los Angeles – Department of Building & Safety
PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2026 Los Angeles Green Building Code
(Incorporate this form into the plans)

SECTION 4.303.1
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi1,3
Lavatory faucets, nonresidential	0.5 gpm @ 60 psi1,3
Kitchen faucets	1.8 gpm @ 60 psi2,4
Metering Faucets	0.2 gallons/cycle
Replacement Aerators	2.2 gpm
Gravity tank type water closets	1.28 gallons/flush5
Flushometer tank water closets	1.28 gallons/flush5
Flushometer valve water closets	1.28 gallons/flush5
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

- ¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.
² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.
³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
⁴ Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush water closets with an effective flush of 1.28 gallons or less.
⁵ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less.
Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.23.2.
Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

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ISSUE DATE 2026-06-05

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REV | DATE | DESCRIPTION

08/13/2026 PLAN CHECK COMMENTS

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

**Mandatory Green
Forms (Cont'd)**

SHEET NUMBER

G0.4