



CONCEPTUAL RENDERING

SCALE: NTS

PROJECT TEAM

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PROJECT INFORMATION

PROJECT:
SINGLE-FAMILY RESIDENCE (FIRE REBUILD)

ADDRESS:
15303 EARLHAM ST, PACIFIC PALISADES, CA 90272

ASSESSOR PARCEL NO.:
4412-019-023

JURISDICTION:
LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY (LADBS)

USE / OCCUPANCY:
R-3 - SINGLE-FAMILY DWELLING

NOTES

- 1 ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND ORDINANCES OF THE CITY OF LOS ANGELES.
- 2 CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- 3 ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND LADBS PRIOR TO CONSTRUCTION.



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ISSUE DATE 2026-06-05

DRAWN BY RH

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REV | DATE | DESCRIPTION

PROJECT NAME

**STAMPER
RESIDENCE
FIRE REBUILD**

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SHEET NAME

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G0.1

ARCHITECTURAL GENERAL NOTES

1. DOCUMENT INTENT AND USE

THESE DRAWINGS AND NOTES REPRESENT THE ARCHITECT'S DESIGN INTENT AND ARE PREPARED FOR PERMITTING, COORDINATION, AND CONSTRUCTION REFERENCE. DRAWINGS SHALL BE READ AS A COORDINATED WHOLE. INDIVIDUAL SHEETS, DETAILS, OR NOTES SHALL NOT BE INTERPRETED IN ISOLATION. THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, AND COMPLIANCE WITH APPLICABLE LAWS AND REGULATIONS. THE ARCHITECT'S SERVICES DO NOT INCLUDE CONTROL OVER, OR RESPONSIBILITY FOR, CONSTRUCTION MEANS AND METHODS OR JOBSITE SAFETY.

2. DRAWING HIERARCHY AND INTERPRETATION

DO NOT SCALE DRAWINGS. DIMENSIONS AND WRITTEN INFORMATION SHALL GOVERN. IN THE EVENT OF DISCREPANCIES, CONFLICTS, OR OMISSIONS, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT PRIOR TO PROCEEDING. STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER CONSULTANT DRAWINGS GOVERN THEIR RESPECTIVE SCOPES OF WORK. MANUFACTURER REQUIREMENTS GOVERN INSTALLATION, TOLERANCES, AND PERFORMANCE OF PROPRIETARY SYSTEMS AND PRODUCTS.

3. VERIFICATION AND FIELD CONDITIONS

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, QUANTITIES, EXISTING CONDITIONS, AND SITE CONDITIONS PRIOR TO FABRICATION AND INSTALLATION. EXISTING CONDITIONS SHOWN ARE BASED ON AVAILABLE INFORMATION AND MAY BE DIAGRAMMATIC. FIELD VERIFICATION IS REQUIRED. ANY CONDITIONS REQUIRING MODIFICATION OF THE DESIGN INTENT SHALL BE REPORTED TO THE ARCHITECT FOR REVIEW.

4. COORDINATION AND RESPONSIBILITIES

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ALL TRADES, SUBCONTRACTORS, SUPPLIERS, AND CONSULTANTS INVOLVED IN THE WORK. SUBSTITUTIONS OR DEVIATIONS FROM THE CONTRACT DOCUMENTS REQUIRE PRIOR WRITTEN REVIEW BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER, AS APPLICABLE.

THE ARCHITECT MAY PROVIDE LIMITED OWNER'S REPRESENTATIVE SERVICES, WHICH MAY INCLUDE ADVISORY COORDINATION ASSISTANCE, REVIEW OF PROJECT INFORMATION, AND FACILITATION OF COMMUNICATION BETWEEN THE OWNER AND PROJECT PARTICIPANTS. SUCH SERVICES ARE PROVIDED FOR THE PURPOSE OF SUPPORTING THE OWNER'S UNDERSTANDING OF THE WORK AND MAINTAINING GENERAL ALIGNMENT WITH THE DESIGN INTENT. THE ARCHITECT'S OWNER'S REPRESENTATIVE ROLE DOES NOT INCLUDE AUTHORITY TO DIRECT CONSTRUCTION ACTIVITIES, CONTROL CONSTRUCTION MEANS OR METHODS, SUPERVISE THE WORK, ENSURE SAFETY, OR GUARANTEE PERFORMANCE, COST, SCHEDULE, OR QUALITY OF THE WORK. RESPONSIBILITY FOR CONSTRUCTION EXECUTION REMAINS SOLELY WITH THE CONTRACTOR.

5. ARCHITECT REVIEW AND COMMUNICATION

THE ARCHITECT MAY REVIEW SUBMITTALS, RFIS, AND OTHER CONTRACTOR-PROVIDED INFORMATION FOR CONFORMANCE WITH DESIGN INTENT AND GENERAL ALIGNMENT WITH THE CONTRACT DOCUMENTS. SUCH REVIEWS DO NOT CONSTITUTE APPROVAL OF CONSTRUCTION MEANS, METHODS, SAFETY PROCEDURES, OR INSTALLATION TECHNIQUES. OBSERVATIONS OF THE WORK, IF PERFORMED, ARE LIMITED TO GENERAL FAMILIARITY WITH PROGRESS AND DO NOT IMPLY CONTINUOUS OR EXHAUSTIVE INSPECTION.

6. PERMITS, INSPECTIONS, AND APPROVALS

THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND ARRANGE FOR ALL REQUIRED INSPECTIONS UNLESS NOTED OTHERWISE. APPROVED CONSTRUCTION DOCUMENTS SHALL BE MAINTAINED ON SITE AND AVAILABLE TO ALL TRADES. WORK REQUIRING SPECIAL INSPECTIONS OR DEFERRED APPROVALS SHALL COMPLY WITH JURISDICTIONAL REQUIREMENTS AND CONSULTANT DOCUMENTATION.

7. QUALITY, MATERIALS, AND WORKMANSHIP

MATERIALS SHALL BE NEW AND INSTALLED IN ACCORDANCE WITH MANUFACTURER REQUIREMENTS AND APPLICABLE CODES. THE CONTRACTOR IS RESPONSIBLE FOR QUALITY CONTROL, WORKMANSHIP, AND COMPLIANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE PERFORMANCE OF MATERIALS, SYSTEMS, OR WORKMANSHIP.

8. SAFETY AND PROTECTION

THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY, PROTECTION OF WORKERS, ADJACENT PROPERTY, AND EXISTING CONDITIONS. TEMPORARY PROTECTIONS, BRACING, SHORING, AND SAFEGUARDS ARE THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT DOES NOT SUPERVISE OR CONTROL SAFETY PROGRAMS OR PROCEDURES.

9. CHANGES AND CLARIFICATIONS

CLARIFICATIONS OR INTERPRETATIONS ISSUED BY THE ARCHITECT ARE INTENDED TO CLARIFY DESIGN INTENT AND DO NOT MODIFY CONTRACTUAL OBLIGATIONS UNLESS ISSUED AS A FORMAL CHANGE. UNAUTHORIZED CHANGES TO THE WORK MAY REQUIRE REMOVAL OR CORRECTION AT THE CONTRACTOR'S EXPENSE.

10. RECORD DOCUMENTATION

THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DOCUMENTATION REFLECTING CHANGES MADE DURING CONSTRUCTION. FINAL RECORD DOCUMENTATION SHALL BE PROVIDED TO THE OWNER AT PROJECT COMPLETION.

11. DEFERRED SUBMITTALS:

CERTAIN PORTIONS OF THE WORK ARE NOT INCLUDED IN THIS PLAN CHECK SUBMITTAL AND SHALL BE SUBMITTED TO LADBS AS DEFERRED SUBMITTALS UNDER SEPARATE PERMIT AND PLAN REVIEW. DEFERRED SUBMITTALS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT/ENGINEER OF RECORD PRIOR TO SUBMITTAL TO LADBS AND SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED DOCUMENTS AND ALL APPLICABLE CODES.

DEFERRED SUBMITTALS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- SOLAR PHOTOVOLTAIC SYSTEM AND ASSOCIATED EQUIPMENT
- FIRE SPRINKLER SYSTEM (NFPA 13D)
- SHORING OR TEMPORARY EARTH RETENTION (IF REQUIRED)
- SPECIALTY GUARDRAIL OR HANDRAIL SYSTEMS (IF ENGINEERED)
- EXTERIOR DECKING OR PEDESTAL ROOF DECK SYSTEMS (IF ENGINEERED)
- FIRE ALARM OR LOW-VOLTAGE SYSTEMS (IF REQUIRED)
- LANDSCAPE, IRRIGATION
- SWIMMING POOL AND FOUNTAIN

ROOF STRUCTURE AND BUILDING SYSTEMS HAVE BEEN DESIGNED TO ACCOMMODATE ANTICIPATED LOADS ASSOCIATED WITH DEFERRED ITEMS WHERE APPLICABLE. ALL DEFERRED SUBMITTALS SHALL COMPLY WITH CBC, CRC, CEC, CFC, TITLE 24, WUI REQUIREMENTS, AND ALL LADBS REGULATIONS. NO DEFERRED COMPONENT SHALL BE INSTALLED UNTIL APPROVED BY LADBS.

CODE SUMMARY (RESIDENTIAL - SINGLE FAMILY DWELLING)

APPLICABLE CODES

(CITY OF LOS ANGELES – EFFECTIVE JANUARY 1, 2026)

ALL WORK SHALL COMPLY WITH **THE 2025 CALIFORNIA BUILDING STANDARDS CODE (TITLE 24, CALIFORNIA CODE OF REGULATIONS)**, AS ADOPTED AND AMENDED BY **THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY**.

CALIFORNIA BUILDING STANDARDS CODE – TITLE 24 (2025 EDITION)

- PART 2 – CALIFORNIA BUILDING CODE (CBC)
- PART 2.5 – CALIFORNIA RESIDENTIAL CODE (CRC)
- PART 3 – CALIFORNIA ELECTRICAL CODE (CEC)
- PART 4 – CALIFORNIA MECHANICAL CODE (CMC)
- PART 5 – CALIFORNIA PLUMBING CODE (CPC)
- PART 6 – CALIFORNIA ENERGY CODE (TITLE 24 ENERGY)
- PART 9 – CALIFORNIA FIRE CODE (CFC)
- PART 11 – CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

LOCAL AMENDMENTS

- LOS ANGELES MUNICIPAL CODE (LAMC)
- CITY OF LOS ANGELES AMENDMENTS TO THE ABOVE CODES
- LOS ANGELES FIRE DEPARTMENT (LAFD) REQUIREMENTS AS APPLICABLE

INDUSTRY STANDARDS (AS APPLICABLE)

- ASME A17.1 / CSA B44 – SAFETY CODE FOR ELEVATORS AND ESCALATORS (PRIVATE RESIDENTIAL ELEVATOR)
- NFPA STANDARDS, AS REFERENCED BY THE CALIFORNIA FIRE CODE
- ANSI STANDARDS, AS REFERENCED BY THE CBC / CRC

OCCUPANCY & CONSTRUCTION

- OCCUPANCY CLASSIFICATION: **R-3**
- CONSTRUCTION TYPE: **TYPE V-B***
- NUMBER OF STORIES: **3**
- BASEMENT: YES NO
- ATTIC: YES NO

BUILDING AREA AND HEIGHT

- FIRST FLOOR: 2,130 SF
- SECOND FLOOR: 2,105 SF
- THIRD FLOOR: 297 SF
- **TOTAL: 4,532 SF*** (107.3% OF ORIGINAL HOME AT 4,224 SF)

*FLOOR AREA CALCULATIONS INCLUDE ENCLOSED STAIRS AND ELEVATOR SHAFTS PER LEVEL.

• MAXIMUM BUILDING HEIGHT: PRIMARY BUILDING HEIGHT COMPLIES WITH APPLICABLE POST-FIRE REBUILD HEIGHT PROVISIONS; STAIR AND ELEVATOR OVERRUN PROVIDED AS LIMITED ROOFTOP APPURTENANCE PER LAMC SECTION 12.21.1.B.3. HEIGHT OF APPURTENANCE LIMITED TO MINIMUM NECESSARY FOR CODE-COMPLIANT ACCESS AND ELEVATOR CLEARANCE. **36'-4"** (40 FT MAX ALLOWED PER ZONING)

- NUMBER OF DWELLING UNITS: **1**

FIRE & LIFE SAFETY

- AUTOMATIC FIRE SPRINKLERS: YES NO (DEFERRED DESIGN/BUILD)
- SMOKE ALARMS: PER CRC R314
- CARBON MONOXIDE ALARMS: PER CRC R315
- FIRE SEPARATION DISTANCE: PER CBC / CRC AS APPLICABLE

EGRESS

- MEANS OF EGRESS: PER CRC CHAPTER 3
- EMERGENCY EGRESS WINDOWS: PROVIDED WHERE REQUIRED
- STAIRWAYS: PER CRC R311
- HANDRAILS / GUARDS: PER CRC R311

ACCESSIBILITY

- ACCESSIBILITY STANDARD:
 CRC (R-3 RESIDENTIAL – NOT REQUIRED)
 CBC CHAPTER 11A (IF APPLICABLE)

STRUCTURAL DESIGN

- DESIGN CATEGORY: PER CBC / CRC
- SEISMIC DESIGN CATEGORY: **D**
- WIND DESIGN: PER CBC / CRC
- FOUNDATION SYSTEM: CONTINUOUS CONCRETE SPREAD FOOTINGS WITH SLAB-ON-GRADE
- SPECIAL INSPECTIONS: REQUIRED NOT REQUIRED

ENERGY & SUSTAINABILITY

- TITLE 24 ENERGY COMPLIANCE:
 CF-1R / CF-2R / CF-3R (SUBMITTED SEPARATELY)
- CALGREEN COMPLIANCE:
 MANDATORY RESIDENTIAL MEASURES
 CALGREEN CHECKLIST SUBMITTED SEPARATELY

ROOF & DRAINAGE

- ROOF TYPE: SLOPED LOW-SLOPE
- SLOPED ROOF COVERING: NATURAL SLATE TILE
- ROOF TYPE: SLOPED LOW-SLOPE
- LOW SLOPE ROOF COVERING: LIQUID-APPLIED REINFORCED PMMA WATERPROOFING / ROOFING SYSTEM WITH CLASS A FIRE CLASSIFICATION PER ASTM E108 / UL 790
- RAINWATER DISPOSAL: PER CPC / CMC

ZONING ANALYSIS (VERIFY WITH PLANNING)

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

CODE NOTES

1. WILDLAND-URBAN INTERFACE (WUI)
THIS PROJECT IS LOCATED WITHIN A DESIGNATED WILDLAND-URBAN INTERFACE FIRE AREA. ALL EXTERIOR CONSTRUCTION, MATERIALS, ASSEMBLIES, AND DETAILS SHALL COMPLY WITH THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (CBC) CHAPTER 7A, THE CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA FIRE CODE (CFC), LOS ANGELES MUNICIPAL CODE (LAMC), AND ALL APPLICABLE AMENDMENTS AND REQUIREMENTS OF THE LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY AND THE LOS ANGELES FIRE DEPARTMENT. WUI-COMPLIANT MATERIALS AND ASSEMBLIES SHALL BE PROVIDED WHERE REQUIRED.

2. FIRE REBUILD
THIS PROJECT INVOLVES THE RECONSTRUCTION OF A PREVIOUSLY FIRE-DAMAGED SINGLE-FAMILY RESIDENCE. ALL NEW WORK SHALL COMPLY WITH CURRENT ADOPTED CODES AND ORDINANCES. ANY EXISTING ELEMENTS TO REMAIN SHALL BE VERIFIED FOR CODE COMPLIANCE OR UPGRADED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

3. HILLSIDE ORDINANCE (DOES NOT APPLY)
THIS PROPERTY IS NOT A DESIGNATED HILLSIDE PROPERTY AS DEFINED BY THE LOS ANGELES MUNICIPAL CODE. THE CITY OF LOS ANGELES HILLSIDE ORDINANCE DOES NOT APPLY TO THIS PROJECT.

4. EXTERIOR WALL CONSTRUCTION
EXTERIOR WALL ASSEMBLIES SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE, IGNITION-RESISTANT, OR APPROVED FIRE-RESISTIVE MATERIALS AND ASSEMBLIES IN ACCORDANCE WITH CBC CHAPTER 7A. ALL ASSEMBLIES SHALL BE INSTALLED PER APPROVED LISTINGS AND TEST REPORTS.

5. EXTERIOR OPENINGS
EXTERIOR WINDOWS, GLAZED DOORS, SIDELIGHTS, AND TRANSOMS SHALL COMPLY WITH CBC CHAPTER 7A REQUIREMENTS FOR EXTERIOR OPENINGS IN A VHFHSZ, INCLUDING THE USE OF TEMPERED GLAZING OR OTHER APPROVED FIRE-RESISTIVE GLAZING WHERE REQUIRED.

6. VENT OPENINGS
ATTIC, UNDER-FLOOR, FOUNDATION, AND CRAWLSPACE VENTS SHALL BE PROVIDED WITH APPROVED EMBER-RESISTANT VENT ASSEMBLIES IN COMPLIANCE WITH CBC CHAPTER 7A AND LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.

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

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

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

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

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

12. LANDSCAPING

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

13. EXTERIOR EQUIPMENT

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

14. FIRE APPARATUS ACCESS

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

15. FIRE FLOW AND WATER SUPPLY

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

16. ELEVATOR (PRIVATE RESIDENTIAL)

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

17. NON-OCCUPIABLE STANDING BALCONY - NO FURNITURE

BALCONY, GUARD, AND MATERIALS SHALL COMPLY WITH CBC SECTIONS 1015 (GUARDS), 1607 (LIVE LOADS), 1404 (EXTERIOR WALL FLASHING), AND CHAPTER 7A / CRC R337 (WILDLAND-URBAN INTERFACE REQUIREMENTS), AS APPLICABLE.

18. INSPECTION AND APPROVAL

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

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Architectural General Notes/ Code Summary/ Zoning Analysis

SHEET NUMBER

GO.2