

2022 CGBC

TABLE R302.1(1) EXTERIOR WALLS

FIRE SEPARATION DISTANCE (5' ≤ X) =

FIRE SEPARATION DISTANCE (X < 2') =

FIRE SEPARATION DISTANCE (5' ≤ X ) =

FIRE SEPARATION DISTANCE (X < 3') =

FIRE SEPARATION DISTANCE (X = 3') =

FIRE SEPARATION DISTANCE (X = 5') =

FIRE SEPARATION DISTANCE (0' MIN.) =

FIRE SEPARATION DISTANCE (3' MIN.) =

FIRE SEPARATION DISTANCE (X < 2') =

FIRE SEPARATION DISTANCE (5'  $\leq$  X ) =

FIRE SEPARATION DISTANCE (X < 3') =

FIRE SEPARATION DISTANCE (X = 3') =

FIRE SEPARATION DISTANCE (X = 5') =

R302.9 - FLAME AND SPREAD INDEX:

ACCORDANCE WITH SECTIONS 302.9.1 - R302.9.4 CRC.

R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS

MAX. 44" MEASURED FROM THE FLOOR

CLASS A: FLAME SPREAD INDEX 0 - 25, SMOKE DEVELOPED INDEX 0 - 450

CLASS B: FLAME SPREAD INDEX 26 - 75, SMOKE DEVELOPED INDEX 0 - 450

CLASS C: FLAME SPREAD INDEX 76 - 200, SMOKE DEVELOPED INDEX 0 - 450

D. 5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.

CHAPTER 8 - INTERIOR FINISHES

A. MIN. OPENING HEIGHT 24"

**CODE NOTES** 

B. MIN. OPENING WIDTH 20"

FIRE SEPARATION DISTANCE (2'  $\leq$  X < 5') =

SPRINKLER PROTECTION

FIRE SEPARATION DISTANCE (2'  $\leq$  X < 5') =

FIRE SEPARATION DISTANCE ( $0' \le X < 5'$ ) = 1 HR

NOT ALLOWED

NOT ALLOWED

UNLIMITED, 0 HR

TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS AND ACCESSORY BUILDINGS W/ AUTOMATIC RESIDENTIAL FIRE

NOT ALLOWED

NOT ALLOWED

FLAME SPREAD AND SMOKE DEVELOPED INDICES FOR WALL AND CEILING FINISHES SHALL BE IN

EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS:

SIDE ELEVATION

R327.1.2 ELECTRICAL RECEPTACLE OUTLET, SWITCH AND

CONTROL HEIGHTS & R327.1.4 DOORBELL BUTTONS

R327.1.1 REINFORCEMENT FOR GRAB BARS - BATHTUB / SHOWER

FRONT ELEVATION

R327.1.1 REINFORCEMENT FOR GRAB BARS - WATER CLOSE

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UNLIMITED, 0 HR

1 HOUR ON THE UNDERSIDE, OR HEAVY

1 HOUR ON THE UNDERSIDE, OR HEAVY

MAX 25% OF WALL AREA, 0 HR

TIMBER, OR FIRE-RETARDANT-TREATED WOOD

MAX HEIGHT

MIN. 2X8 GRAB BAR BLOCKING

BATHTUB AND BACK WALL

CONTINUOUS AT EACH END OF

- MIN. 2X8 GRAB BAR BLOCKING,

CONTINUOUS AT BACK WALL

BATHTUB OR COMBINATION

SHOWER / BATHTUB

-BLOCKING PER MFR.

FOLD-UP GRAB BAR

- MIN. 2X8 GRAB BAR

BLOCKING, TYP.

INSTRUCTIONS

- WALL MOUNTED

MAX 25% OF WALL AREA, 0 HR

TIMBER, OR FIRE-RETARDANT-TREATED WOOD

THESE STANDARD PLANS WERE PREPARED BY OPENSCOPE STUDIO INC. FOR THE CITY OF LOS ALTOS AS PART **APPLICABLE CODES:** OF AN INITIATIVE TO INCREASE THE AVAILABILITY OF AFFORDABLE, SUSTAINABLE HOUSING TO THE RESIDENTS 2022 CBC (STRUCTURAL DESIGN ONLY) OF THE CITY OF LOS ALTOS. BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF LOS ALTOS, OPENSCOPE STUDIO INC, OPENSCOPE STUDIO'S CONSULTANTS, AND ANY MUNICIPALITY OR 2022 CALIFORNIA RESIDENTIAL CODE JURISDICTION TO WHOM THE USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICERS, 2022 CALIFORNIA MECHANICAL CODE OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE ANY INJURY, DAMAGE, OR LOSS TO PERSONS OR PROPERTY, INCLUDING INJURY OR DEATH, OR ECONOMIC LOSSES, ARISING OUT OF THE USE OF THESE CONSTRUCTION DOCUMENTS. THE USE OF THESE PLANS DOES NOT 2022 CALIFORNIA ENERGY CODE ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION. 2022 CALIFORNIA FIRE CODE 2022 CALIFORNIA BUILDING CODE CHAPTER 3 - FIRE-RESISTANT CONSTRUCTION

ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION. ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS

RESPONSIBLE FOR JOB-SITE SAFETY.

UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO

REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK; EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CASE OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE APPLY THE MORE STRINGENT LOCATIONS. THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-

STANDARD LEVEL OF QUALITY AND DETAIL; AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR CLARIFICATION AND INFORMATION. CONTRACTORS ARE REQUIRED TO REVIEW THESE PLANS FOR ERRORS AND OMISSIONS, AND BRING THESE TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. CONTRACTORS PROCEED AT THEIR OWN RISK IF THEY FAIL TO VERIFY FIELD MEASURE DIMENSIONS BEFORE PROCEEDING WITH ANY AFFECTED PROCUREMENT, FABRICATION, OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS.

SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT ONLY PURSUANT TO THE INDUSTRY-STANDARD PROTOCOL SET FORTH IN AIA DOCUMENT A201: AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.

CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL MECHANICAL, PLUMBING, & ELECTRICAL SYSTEMS. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.

. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT, WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED. WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE, TOP OF CONCRETE, OR TOP OF CEMENT-BASED UNDERLAYMENT UNLESS OTHERWISE NOTED

DETAILS SHOWN ARE TYPICAL; SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS. 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.

. PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING OR 16 GA METAL STRAPPING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS. . ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

. INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED

. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK. PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL)

AS REQUIRED PER APPLICABLE CODES. . MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.

). ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.

20. DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS.

## **GENERAL NOTES**

I. FIRE SPRINKLERS REQUIRED: AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION'S (NFPA) STANDARD 13D IN ALL NEW ONE AND TWO-FAMILY DWELLINGS AND IN EXISTING DWELLINGS, WHEN ADDITIONS ARE MADE THAT INCREASE THE BUILDING AREA TO MORE THAN THE ALLOWABLE FIRE-FLOW APPENDIX TABLES B105.1(1) AND B105.1(2) OF THE 2019 CALIFORNIA FIRE

CODE, AND/OR ADDITIONS EXCEEDING FIFTY (50) PERCENT OF THE EXISTING LIVING AREA (EXISTING SQUARE FOOT CALCULATIONS SHALL NOT INCLUDE EXISTING BASEMENT) AND/OR ADDITIONS EXCEEDING SEVEN HUNDRED FIFTY (750) SQUARE FEET. WHEN AUTOMATIC FIRE SPRINKLER SYSTEMS ARE REQUIRED BY THIS SECTION. ALL ASSOCIATED GARAGES SHALL BE INCLUDED ADDITIONS OVER FIFTY (50) PERCENT AND/OR SEVEN HUNDRED FIFTY (750) SQUARE FEET AS REFERENCED ABOVE, SHALL BE TREATED AS A NEW STRUCTURE REGARDING INSTALLATION OF FIRE SPRINKLER SYSTEMS. REQUIRED FIRE FLOW: THE FIRE FLOW FOR THIS PROJECT IS 500 GPM AT 20 PSI RESIDUAL PRESSURE FOR A SPRINKLERED ADU. NOTE: THE MINIMUM REQUIRED NUMBER AND SPACING OF THE HYDRANTS SHALL BE IN ACCORDANCE WITH CFC TABLE C102.1.

CONSTRUCTION SITE FIRE SAFETY: ALL CONSTRUCTION SITES MUST COMPLY WITH APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 AND OUR STANDARD DETAIL AND SPECIFICATION S1-7. PROVIDE APPROPRIATE NOTATIONS ON SUBSEQUENT PLAN SUBMITTALS, AS APPROPRIATE TO THE PROJECT. CFC CHP. 33.

CAUSED BY FIRE PROTECTION WATER SUPPLIES. IT IS THE RESPONSIBILITY OF THE APPLICANT AND ANY CONTRACTORS AND SUBCONTRACTORS TO CONTACT THE WATER PURVEYOR SUPPLYING THE SITE OF SUCH PROJECT, AND TO COMPLY WITH THE REQUIREMENTS OF THAT PURVEYOR. SUCH REQUIREMENTS SHALL BE INCORPORATED INTO THE DESIGN OF ANY WATER-BASED FIRE PROTECTION SYSTEMS, AND/OR FIRE SUPPRESSION WATER SUPPLY SYSTEMS OR STORAGE CONTAINERS THAT MAY BE PHYSICALLY CONNECTED IN ANY MANNER TO AN APPLIANCE CAPABLE OF CAUSING CONTAMINATION OF THE POTABLE WATER SUPPLY OF THE PURVEYOR OF RECORD

FINAL APPROVAL OF THE SYSTEM(S) UNDER CONSIDERATION WILL NOT BE GRANTED BY THIS OFFICE UNTIL

4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION

COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THA PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY 5. ADDRESS IDENTIFICATION: NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST

WITH THEIR BACKGROUND. WHERE REQUIRED BY THE FIRE CODE OFFICIAL, ADDRESS NUMBERS SHALL BE PROVIDED IN ADDITIONAL APPROVED LOCATIONS TO FACILITATE EMERGENCY RESPONSE. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES (101.6 MM) HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH (12.7 MM). WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USEDTO IDENTIFY THE STRUCTURE. ADDRESS NUMBERS SHALL BE MAINTAINED. CFC SEC.

THIS REVIEW SHALL NOT BE CONSTRUED TO BE AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THE CALIFORNIA FIRE CODE OR OF OTHER LAWS OR REGULATIONS OF THE JURISDICTION. A PERMIT PRESUMING TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF THE FIRE CODE OR OTHER SUCH LAWS OR REGULATIONS SHALL NOT BE VALID. ANY ADDITION TO OR ALTERATION OF APPROVED CONSTRUCTION DOCUMENTS SHALL BE APPROVED IN ADVANCE [CFC, CH.1,105.3.6].

OWNER TO PROVIDE:

NOTE: THESE PLANS ARE TYPICAL IN NATURE AND THEREFORE REQUIRE ADDITIONAL PROJECT SPECIFIC INFORMATION TO BE PROVIDED BY THE OWNER TO CREATE A COMPLETE SET OF BUILDING PERMIT SUBMITTAL DOCUMENTS. BELOW IS A LIST OF THE INFORMATION THE OWNER WILL NEED TO PROVIDE.

COMPLETE PROJECT DIRECTORY IN SPACE PROVIDED. ADD LINES FOR ADDITIONAL DESIGN

PROFESSIONALS AS NEEDED.

 COMPLETE PROJECT INFORMATION IN THE SPACE PROVIDED PROJECT ADDRESS

ASSESSOR'S PARCEL NUMBER (APN) PARCEL AREA

EXISTING BUILDING AREA MAIN RESIDENCE SPRINKLERS

DEFERRED SUBMITTALS GENERAL PLAN DESIGNATION ZONING DESIGNATION

9. FLOOD HAZARD ZONE - MUST BE IN AN X OR D FLOOD ZONE PURSUANT TO CHAPTER 12.60 OF THE LOS ALTOS MUNICIPAL CODE AND SECTION R322.1 OF THE CRC. LIST SPECIAL INSPECTION PER STRUCTURAL DRAWINGS IN SPACE PROVIDED

 PROVIDE A SCALED SITE PLAN, SHOWING ALL PROPERTY LINES, EASEMENTS, BUILDINGS, AND STRUCTURES ON THE SITE.

 SHOW THE LOCATION OF THE PROPOSED ACCESSORY DWELLING UNIT IN RELATION TO THE PROPERTY LINES AND ANY EXISTING BUILDINGS ON SITE. INCLUDE EXACT DIMENSIONS FROM THE ACCESSORY DWELLING UNIT TO THE PROPERTY LINES AND MAIN DWELLING UNIT. • DISPLAY THE DISTANCE BETWEEN THE EAVES AND PROVIDE ONE-HOUR FIRE-RATED EAVES PER

TABLE R302.1 (1) AT THE FOLLOWING LOCATIONS: BETWEEN THE NEW ACCESSORY DWELLING UNIT AND THE EXISTING MAIN DWELLING. PLEASE SHOW THE DISTANCE FROM THE EAVES TO THE PROPERTY LINES.

IN LIEU OF THE ONE-HOUR FIRE-RATED ROOF EAVE SEE TABLE R302.1 (1) CRC. SHOW THE LOCATIONS WHERE THE FIRE-BLOCKING WILL BE INSTALLED PER THE TABLE EXCEPTION ON THE SITE PLAN. PLEASE ENSURE THAT PROPER ATTIC VENTILATION IS PROVIDED IN-LIEU OF

PROVIDE A SITE PLAN FOR THE ACCESSORY DWELLING UNIT INDICATING THE LOCATION AND SIZE OF THE BUILDING UTILITIES AND SHOWING THE LOCATION OF THE PROPOSED UTILITIES ON THE PLAN. 1. SEWER.

WATER SUPPLY. 3. ELECTRICAL FEEDERS FROM THE EXISTING MAIN DWELLING TO THE ACCESSORY DWELLING

 INDICATE THE LOCATION OF THE CURRENT GAS METER ON THE PLANS. PROVIDE A SITE PLAN FOR THE ACCESSORY DWELLING UNIT, INDICATING THE BUILDING UTILITIES'

SHOW THE LOCATION OF THE ELECTRICAL SERVICE SERVING THE MAIN DWELLING UNIT 2. SPECIFY THE LOCATION OF THE NEW SERVICE METER. ANY UPGRADES OR CHANGES TO THE EXISTING MAIN DWELLING 'S SERVICE MUST BE PROVIDED

WITH DRAWINGS AND CALCULATIONS FOR THAT WORK.

 IF THE WATER SUPPLY SERVING THE ACCESSORY DWELLING UNIT IS EXTENDED FROM THE MAIN DWELLING, SPECIFY THE SIZE OF THE METER AND MAIN WATER SUPPLY LINE SERVING THE MAIN DWELLING AND INCLUDE THE FIXTURE UNITS SERVING THE EXISTING MAIN DWELLING AND ACCESSORY DWELLING UNIT PER TABLES 610.3 AND 610.4 CPC, WITH 45-60PSI COLUMN TO

MAY REQUIRE A LARGER METER AND WATER SUPPLY. SPECIFY THE SIZE AND LOCATION OF THE WATER PIPING FOR THE ACCESSORY DWELLING UNIT. CALCULATE THE WATER SUPPLY LINE FOR THE ACCESSORY DWELLING UNIT BASED ON TABLES 610.3 AND 610.4 CPC USING THE 45-60PSI COLUMN.

CALCULATE THE MINIMUM METER AND MAIN SUPPLY LINE. IF EXISTING, A FIRE SPRINKLER SYSTEM

 THE SITE PLAN MUST INCLUDE A MINIMUM OF A 3" BUILDING SEWER THAT SERVES THE ACCESSORY DWELLING UNIT AND IS DOWNSTREAM FROM THE MAIN HOUSE BUILDING SEWER AS PER SECTION

 PROVIDE A NOTE AND SHOW THE MAXIMUM DISTANCE BETWEEN CLEAN-OUT TO BE 100'. DRAINAGE SITE PLAN REQUIREMENTS:

PLEASE PROVIDE NOTES INDICATING A MINIMUM 5% LOT DRAINAGE AWAY FROM THE ADDITION/NEW BUILDING. THE DRAINAGE SHOULD NOT FLOW ONTO OTHER PARCELS AS PER SECTIONS R300.2, R401.3,4.106 CGBC, AND 1102.2 CPC. ADDITIONALLY, ADD A NOTE REQUIRING ALL DRAINAGE FROM THE ROOF LEADERS TO TERMINATE AT APPROVED SPLASH BLOCKS.

FOR NEW BUILDINGS. INCLUDE THE FINISH FLOOR ELEVATION ON THE PLANS. IN ADDITION TO THE NOTES AND CODE SECTIONS ON THE PLANS, ALSO INCLUDE SPOT DRAINAGE ELEVATION HEIGHT ON THE PLAN SHOWING DRAINAGE DIRECTION AWAY FROM

ENSURE THAT PROPER DRAINAGE IS DIRECTED AWAY FROM THE BUILDING AND AWAY FROM ADJACENT PROPERTY LINES. THIS MAY INVOLVE INCLUDING DRAINAGE SWALES. UNDERGROUND STORM PIPING WITH INLETS TO A BUBBLER. MAKE SURE TO SHOW THE INVERT HEIGHTS OF ALL PIPING INTERSECTIONS ON THE PLANS. IF BUBBLERS ARE INSTALLED. THEY SHOULD BE A MINIMUM OF 10' AWAY FROM THE PROPERTY LINES. PLEASE INCLUDE DIMENSIONS ON THE PLANS TO VERIFY THE 10' SEPARATION FOR THE BUBBLERS FROM ADJACENT PROPERTY LINES. ALL DRAINS FROM ROOF LEADERS SHOULD END AT APPROVED

SPLASH BLOCKS. IF ITEMS 1-4 CANNOT BE ACHIEVED, PROVIDE A LOT GRADING AND DRAINAGE PLAN FOR THIS PROJECT. THE LOT GRADING AND DRAINAGE PLAN SHALL BE STAMPED AND SIGNED BY A CALIFORNIA LICENSED PROFESSIONAL

A11 - FLOOR PLAN & ROOF PLAN PER THE FIRE-SEPARATION DISTANCES PROVIDED ON THE SITE PLAN FROM THE ACCESSOR DWELLING UNIT TO THE PROPERTY LINES AND MAIN DWELLING UNIT. INDICATE WHICH, IF ANY, EXTERIOR WALLS WILL BE 1-HR FIRE RATED AND UPDATE THE EXTERIOR WALL ASSEMBLY TO REFERENCE THE 1-HR RATED ASSEMBLY ON A50 AS NEEDED. SEE ADDITIONAL NOTES AND SETBACK DIAGRAM ON A10 TO DETERMINE WHERE A 1-HR FIRE-RATED ASSEMBLY WOULD BE REQUIRED. IF THE ASSEMBLY IS NOT USED, INDICATE THIS ON A50.

 IF SANITARY SEWER SUMP AND EJECTOR PUMP ARE REQUIRED DUE TO THE LACK OF MINIMUM SANITARY SEWER SLOPE TO THE CITY SEWER, PLANS FOR THE DESIGN OF THE PROPOSED SYSTEM MUST BE SUBMITTED TO THE BUILDING DIVISION FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF SUCH A SANITARY SYSTEM

PROVIDE A MINIMUM OF 3" BUILDING SEWER TO THE ACCESSORY DWELLING UNIT AS REQUIRED B' TABLE 703.2 CPC.

BARREL TILE ROOFING SYSTEMS SHALL INCLUDE AN ICC NUMBER AND REPORT

SPECIFICATIONS AND PRODUCT INFORMATION PROVIDED TO INSPECTOR PRIOR TO INSPECTION WHERE CURB-LESS WET SHOWER AREAS AND DRAINS ARE INSTALLED, PROVIDE AN IAPMO NUMBER FOR THE PROPOSED SYSTEM.

IF A BARREL TILE ROOFING SYSTEM IS USED, PROVIDE A PRODUCT SPECIFIC ICC NUMBER AND

PROVIDE A MANUFACTURER'S SPECIFICATION FOR A HEAT-PUMP WATER HEATER AND HEAT-PUMP ADU WILL REQUIRE A NEW SEPARATE ELECTRICAL SERVICE

ARCHITECTURAL TLE SHEET CALGREEN CHECKLIST BLUEPRINT FOR A CLEAN BAY FLOOR & ROOF PLAN MIRRORED FLOOR & ROOF PLAN ELEVATIONS & SECTIONS DETAILS + WINDOW & DOOR SCHED. STRUCTURAL CITY STRUCTURAL NOTES ROOF FRAMING PLAN & FOUNDATION PLAN STRUCTURAL DETAILS STRUCTURAL DETAILS STRUCTURAL NOTES STRUCTURAL NOTES LUMBING ABBREVIATIONS, LEGEND, SCHEDULES & DETAILS 1ECHANICAL MECHANICAL ABBREVIATIONS, LEGEND, SCHEDULES & DETAILS MECHANICAL PLAN TITLE 24 ENERGY COMPLIANCE TITLE 24 MANDATORY MEASURES ELECTRICAL GENERAL NOTES, SYMBOLS, ABBREVIATIONS LECTRICAL SINGLE LINE DIAGRAM ELECTRICAL FLOOR PLAN LIGHTING PLAN ELECTRICAL SPECIFICATIONS **ELECTRICAL SPECIFICATIONS ELECTRICAL SPECIFICATIONS** SHEET COUNT: 31

SHEET LIST - 1 BED

SHEET NAME

SHEET NUMBER

PROJECT

LOS ALTOS

PERMIT-READY ADU

1 BEDROOM STYLE E

PROJECT ADDRESS:

BUILDING

**PERMIT** 

REVISIONS

NO. DATE.

BUILDING DEPT STAMPING

THE SCOPE OF WORK IS TO ADD A NEW FREE-STANDING ACCESSORY DWELLING UNIT TO THE YARD OF THE

OWNER PROVIDED

SECTION

**PROJECT ADDRESS:** ASSESSOR'S PARCEL NUMBER (APN):

SPECIAL INSPECTIONS

SPECIAL INSPECTOR:

ADDRESS:

EMAIL:

PHONE NUMBER

SPECIAL INSPECTIONS:

PRIMARY RESIDENCE

PARCEL AREA: SQUARE FEET, USE AREA FROM LOCAL PARCEL MAPS

**EXISTING BUILDING AREA:** SQUARE FEET, USE AREA FROM LOCAL PARCEL MAPS

STORIES & BUILDING HEIGHT: ACCESSORY DWELLING UNIT TO BE LESS THAN 16' HIGH CONSTRUCTION TYPE:

**BUILDING USE / OCCUPANCY GROUP:** NEW RESIDENTIAL SQUARE FOOTAGE:

MAIN RESIDENCE SPRINKLERS

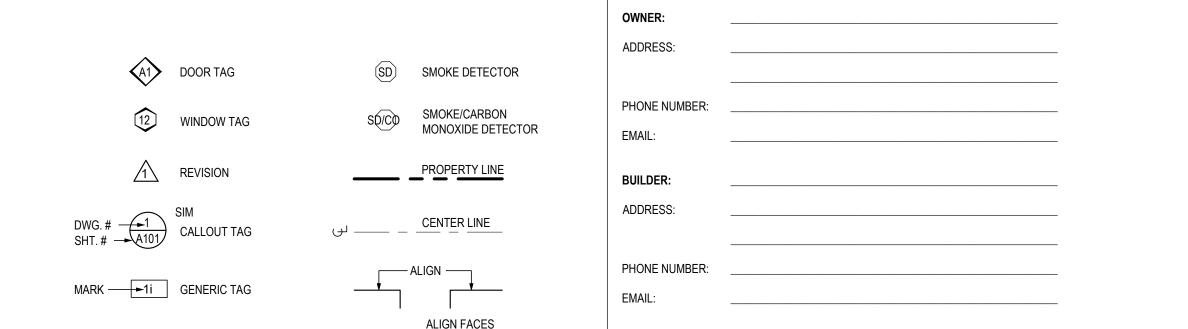
**ADU SPRINKLERS:** AUTOMATIC SPRINKLER SYSTEM **DEFERRED SUBMITTALS:** AUTOMATIC SPRINKLER SYSTEM PV SYSTEM: OTHER:

**GENERAL PLAN DESIGNATION:** 

**ZONING DESIGNATION:** FLOOD HAZARD ZONE:

PROJECT INFORMATION

## PROJECT-SPECIFIC INFO TO BE PROVIDED BY HOMEOWNER



PROJECT DIRECTORY

As indicated

TITLE SHEET

UNIVERSAL DESIGN GUIDELINES

FIRE DEPARTMENT REQUIREMENTS

**SYMBOLS** 

OWNER PROVIDED **SECTION**