

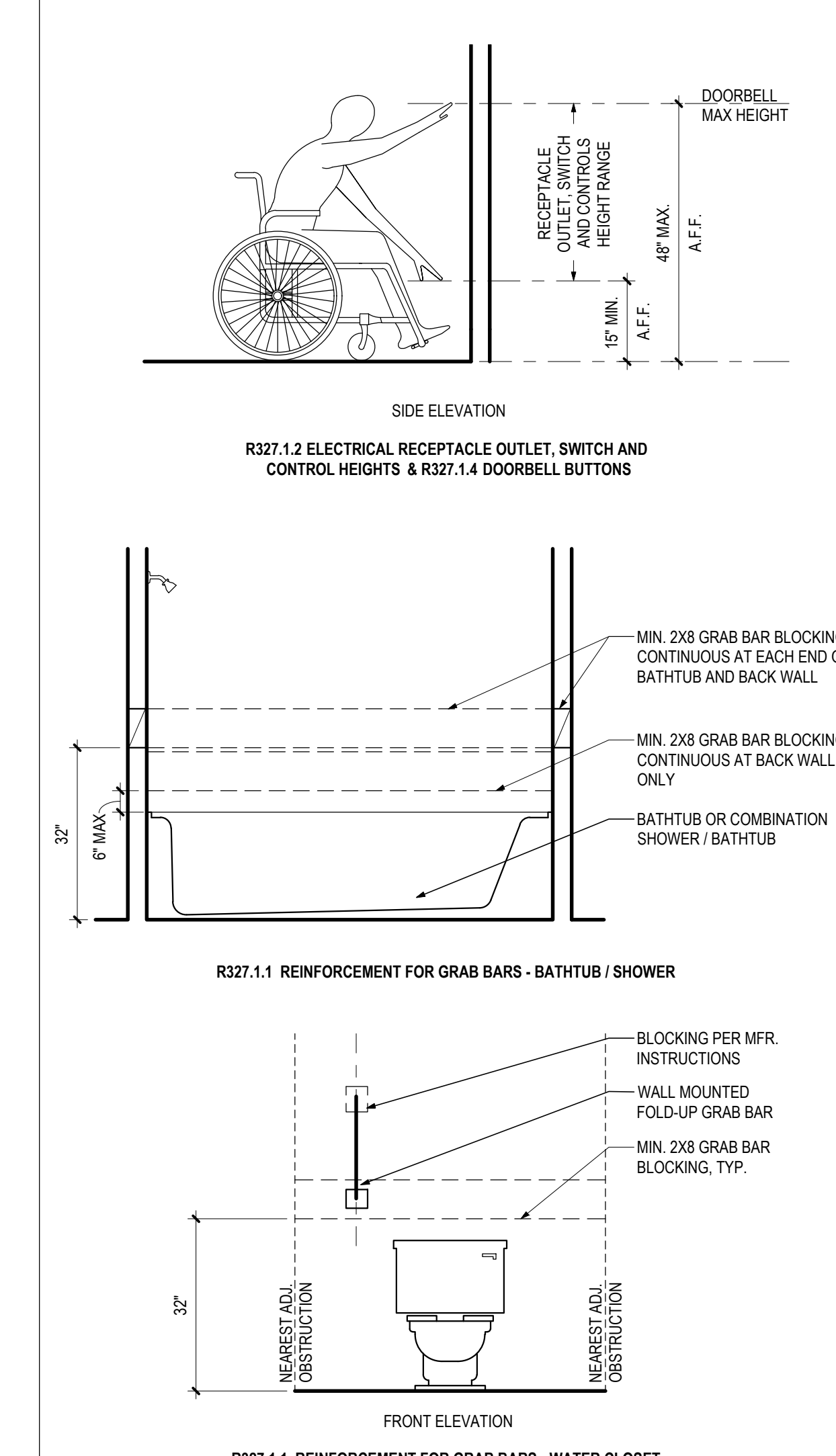
ABV	ABOVE	LAD	LADDER	ADJ	ADJUSTABLE	MATL	MATERIAL
AC	ACROSS	LAV	LAVATORY	MAX	MAXIMUM	MCH	MACHINE
ACUST	ACOUSTICAL	LVT	LOCKER	M.B.	MACHINE BOLT	M.C.	MEDICINE CABINET
ACT	ACOUSTICAL TILE	LX	LOCKER	M.C.	MEDICINE CABINET	MCH	MECHANICAL
A.D.	AREA DRAIN	LT	LIGHT	MCH	MECHANICAL	MCH	MEDICINE CABINET
ADP	AMERICANS WITH DISABILITIES ACT	LTG	LIGHTING	MCH	MECHANICAL	MCH	MEDICINE CABINET
ADDL	ADDITIONAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
ADJ	ADJUSTABLE			MCH	MECHANICAL	MCH	MEDICINE CABINET
A.F.F.	ABOVE FINISHED FLOOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
AI	AMERICAN INSTITUTE OF ARCHITECTS			MCH	MECHANICAL	MCH	MEDICINE CABINET
ALUM	ALUMINUM			MCH	MECHANICAL	MCH	MEDICINE CABINET
ALT	ALTERNATE			MCH	MECHANICAL	MCH	MEDICINE CABINET
ANOD	ANODIZED			MCH	MECHANICAL	MCH	MEDICINE CABINET
APPROX	APPROXIMATE			MCH	MECHANICAL	MCH	MEDICINE CABINET
ARCH	ARCHITECTURAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
ASSM	ASSEMBLY			MCH	MECHANICAL	MCH	MEDICINE CABINET
BD	BOARD			MCH	MECHANICAL	MCH	MEDICINE CABINET
BT	BETWEEN			MCH	MECHANICAL	MCH	MEDICINE CABINET
BEV	BEVEL			MCH	MECHANICAL	MCH	MEDICINE CABINET
BLDG	BUILDING			MCH	MECHANICAL	MCH	MEDICINE CABINET
BLK	BLOCK			MCH	MECHANICAL	MCH	MEDICINE CABINET
BLKG	BLOCKING			MCH	MECHANICAL	MCH	MEDICINE CABINET
BN	BRAIN			MCH	MECHANICAL	MCH	MEDICINE CABINET
BOT	BOTTOM			MCH	MECHANICAL	MCH	MEDICINE CABINET
BRKT	BRACKET			MCH	MECHANICAL	MCH	MEDICINE CABINET
BLR	BULB-ROOF			MCH	MECHANICAL	MCH	MEDICINE CABINET
B.W.	BOTTOM OF WALL			MCH	MECHANICAL	MCH	MEDICINE CABINET
CAB	CABINET			MCH	MECHANICAL	MCH	MEDICINE CABINET
CB	CIRCUIT BREAKER			MCH	MECHANICAL	MCH	MEDICINE CABINET
C.B.	CATCH BASIN			MCH	MECHANICAL	MCH	MEDICINE CABINET
CBC	CALIFORNIA BUILDING CODE			MCH	MECHANICAL	MCH	MEDICINE CABINET
CEM	CEMENT			MCH	MECHANICAL	MCH	MEDICINE CABINET
CER	CERAMIC			MCH	MECHANICAL	MCH	MEDICINE CABINET
C.I.	CAST IRON			MCH	MECHANICAL	MCH	MEDICINE CABINET
C.	CONTROL JOINT			MCH	MECHANICAL	MCH	MEDICINE CABINET
CL	CERAMIC TILE			MCH	MECHANICAL	MCH	MEDICINE CABINET
CLG	CEILING			MCH	MECHANICAL	MCH	MEDICINE CABINET
CLGK	CEILING			MCH	MECHANICAL	MCH	MEDICINE CABINET
CLO	CLOSET			MCH	MECHANICAL	MCH	MEDICINE CABINET
CLR	CLEAR			MCH	MECHANICAL	MCH	MEDICINE CABINET
CC	CLEANOUT			MCH	MECHANICAL	MCH	MEDICINE CABINET
COLM	COLUMN			MCH	MECHANICAL	MCH	MEDICINE CABINET
COMB	COMBINATION			MCH	MECHANICAL	MCH	MEDICINE CABINET
CONC	CONCRETE			MCH	MECHANICAL	MCH	MEDICINE CABINET
CONN	CONNECTION			MCH	MECHANICAL	MCH	MEDICINE CABINET
CONSTR	CONSTRUCTION			MCH	MECHANICAL	MCH	MEDICINE CABINET
CONT	CONTINUOUS			MCH	MECHANICAL	MCH	MEDICINE CABINET
CONTR	CONTRACTOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
CORR	CORRIDOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
CS	COUNTERSINK			MCH	MECHANICAL	MCH	MEDICINE CABINET
CTSK	COUNTERSINK			MCH	MECHANICAL	MCH	MEDICINE CABINET
CV	COLD WATER			MCH	MECHANICAL	MCH	MEDICINE CABINET
D	DRAIN			MCH	MECHANICAL	MCH	MEDICINE CABINET
DBL	DOUBLE			MCH	MECHANICAL	MCH	MEDICINE CABINET
DEMO	DEMOLISH			MCH	MECHANICAL	MCH	MEDICINE CABINET
DEPT	DEPARTMENT			MCH	MECHANICAL	MCH	MEDICINE CABINET
DET	DETAIL(S)			MCH	MECHANICAL	MCH	MEDICINE CABINET
D.F.	DOUGLAS FIR			MCH	MECHANICAL	MCH	MEDICINE CABINET
DIA	DIAMETER			MCH	MECHANICAL	MCH	MEDICINE CABINET
DIAGN	DIAGNOSIS			MCH	MECHANICAL	MCH	MEDICINE CABINET
DM	DIMENSION			MCH	MECHANICAL	MCH	MEDICINE CABINET
DSP	DISPENSER			MCH	MECHANICAL	MCH	MEDICINE CABINET
DN	DOWN			MCH	MECHANICAL	MCH	MEDICINE CABINET
D.O.	DOOR OPENING			MCH	MECHANICAL	MCH	MEDICINE CABINET
DR	DOOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
DS	DOWNSPOUT			MCH	MECHANICAL	MCH	MEDICINE CABINET
DWG	DRAWING			MCH	MECHANICAL	MCH	MEDICINE CABINET
DWR	DRAWER			MCH	MECHANICAL	MCH	MEDICINE CABINET
E	EXISTING			MCH	MECHANICAL	MCH	MEDICINE CABINET
E	EAST			MCH	MECHANICAL	MCH	MEDICINE CABINET
E.A.	EACH			MCH	MECHANICAL	MCH	MEDICINE CABINET
E.B.	EXPANSION BOLT			MCH	MECHANICAL	MCH	MEDICINE CABINET
E.C.	EXPANSION JOINT			MCH	MECHANICAL	MCH	MEDICINE CABINET
E.E.	ELEVATION			MCH	MECHANICAL	MCH	MEDICINE CABINET
ELEC	ELECTRICAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
EMER	EMERGENCY			MCH	MECHANICAL	MCH	MEDICINE CABINET
ENC	ENCLOSURE			MCH	MECHANICAL	MCH	MEDICINE CABINET
E.N.P.	ELECTRICAL PANELBOARD			MCH	MECHANICAL	MCH	MEDICINE CABINET
EQ	EQUAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
EQUIP	EQUIPMENT			MCH	MECHANICAL	MCH	MEDICINE CABINET
EZH	EXHAUST			MCH	MECHANICAL	MCH	MEDICINE CABINET
EXPO	EXPOSED			MCH	MECHANICAL	MCH	MEDICINE CABINET
EXIST	EXISTING			MCH	MECHANICAL	MCH	MEDICINE CABINET
EXT	EXTERIOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.A.	FIRE ALARM			MCH	MECHANICAL	MCH	MEDICINE CABINET
FAB	FABRICATE			MCH	MECHANICAL	MCH	MEDICINE CABINET
FAR	FLOOR AREA RATIO			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.B.	FLAT BAR			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.D.	FLOOR DRAIN			MCH	MECHANICAL	MCH	MEDICINE CABINET
FON	FOUNDATION			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.E.	FIRE EXTINGUISHER			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.E.C.	FIRE EXTINGUISHER CABINET			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.F.	FINISHED FLOOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.G.	FRIED GALVANIZING			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.H.C.	FIRE HOSE CABINET			MCH	MECHANICAL	MCH	MEDICINE CABINET
FIN	FINISH			MCH	MECHANICAL	MCH	MEDICINE CABINET
FINISH	FINISH			MCH	MECHANICAL	MCH	MEDICINE CABINET
FIXT	FIXTURE			MCH	MECHANICAL	MCH	MEDICINE CABINET
FL	FLOORING			MCH	MECHANICAL	MCH	MEDICINE CABINET
FLASH	FLASHING			MCH	MECHANICAL	MCH	MEDICINE CABINET
FLURJ	FLUORESCENT			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.O.C.	FACE OF CONCRETE			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.O.F.	FACE OF FINISH			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.O.S.	FACE OF STUDS			MCH	MECHANICAL	MCH	MEDICINE CABINET
F.O.T.	FACE OF TREADS			MCH	MECHANICAL	MCH	MEDICINE CABINET
FT	FOOT, FEET			MCH	MECHANICAL	MCH	MEDICINE CABINET
FTG	FOOTING			MCH	MECHANICAL	MCH	MEDICINE CABINET
FURR	FURNISHING			MCH	MECHANICAL	MCH	MEDICINE CABINET
FUT	FUTURE			MCH	MECHANICAL	MCH	MEDICINE CABINET
G	GAS			MCH	MECHANICAL	MCH	MEDICINE CABINET
GA	GAUGE			MCH	MECHANICAL	MCH	MEDICINE CABINET
GALV	GALVANIZED			MCH	MECHANICAL	MCH	MEDICINE CABINET
GB	GRAB BAR			MCH	MECHANICAL	MCH	MEDICINE CABINET
GC	GENERAL CONTRACTOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
G.D.	GUTTER DRAIN			MCH	MECHANICAL	MCH	MEDICINE CABINET
G.I.	GALVANIZED IRON (STEEL)			MCH	MECHANICAL	MCH	MEDICINE CABINET
GL	GLASS			MCH	MECHANICAL	MCH	MEDICINE CABINET
GLB	GLUE-LAM BEAM			MCH	MECHANICAL	MCH	MEDICINE CABINET
GND	GROUND			MCH	MECHANICAL	MCH	MEDICINE CABINET
GR	GRADE			MCH	MECHANICAL	MCH	MEDICINE CABINET
GSM	GALVANIZED SHEET METAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
GYP	GYPSON			MCH	MECHANICAL	MCH	MEDICINE CABINET
GWB	GYPSON WALL BOARD			MCH	MECHANICAL	MCH	MEDICINE CABINET
H	HOSE, HIGH			MCH	MECHANICAL	MCH	MEDICINE CABINET
H.B.	HOSE BIB			MCH	MECHANICAL	MCH	MEDICINE CABINET
H.C.	HOLLOW CORE			MCH	MECHANICAL	MCH	MEDICINE CABINET
HD	HEAD			MCH	MECHANICAL	MCH	MEDICINE CABINET
HDR	HEADER			MCH	MECHANICAL	MCH	MEDICINE CABINET
HDWD	HARDWOOD			MCH	MECHANICAL	MCH	MEDICINE CABINET
HOWE	HARDWARE			MCH	MECHANICAL	MCH	MEDICINE CABINET
H.M.	HOLLOW METAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
HNDRL	HANDRAIL			MCH	MECHANICAL	MCH	MEDICINE CABINET
HORIZ	HORIZONTAL			MCH	MECHANICAL	MCH	MEDICINE CABINET
HR	HOUR			MCH	MECHANICAL	MCH	MEDICINE CABINET
HT	HEIGHT			MCH	MECHANICAL	MCH	MEDICINE CABINET
HVAC	HEATING, VENTILATING & A/C			MCH	MECHANICAL	MCH	MEDICINE CABINET
HW	HOT WATER			MCH	MECHANICAL	MCH	MEDICINE CABINET
I.D.	INSIDE DIAMETER (DIMENSION)			MCH	MECHANICAL	MCH	MEDICINE CABINET
I.F.	INSIDE FACE			MCH	MECHANICAL	MCH	MEDICINE CABINET
I.	INCH			MCH	MECHANICAL	MCH	MEDICINE CABINET
INFO	INFORMATION			MCH	MECHANICAL	MCH	MEDICINE CABINET
INSUL	INSULATION			MCH	MECHANICAL	MCH	MEDICINE CABINET
INT.	INTERIOR			MCH	MECHANICAL	MCH	MEDICINE CABINET
J	JOIST			MCH	MECHANICAL	MCH	MEDICINE CABINET
JH	JOIST HANGER			MCH	MECHANICAL	MCH	MEDICINE CABINET
JK	JOINT			MCH	MECHANICAL	MCH	MEDICINE CABINET
JT	KITCHEN			MCH	MECHANICAL	MCH	MEDICINE CABINET
K.O.	KNOCKOUT			MCH	MECHANICAL	MCH	MEDICINE CABINET
KPL	KICKPLATE			MCH	MECHANICAL	MCH	MEDICINE CABINET

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ABBREVIATIONS

APPLICABLE CODES: 2022 CBC (STRUCTURAL DESIGN ONLY) 2022 CGC 2022 CALIFORNIA RESIDENTIAL CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA FIRE CODE	2022 CALIFORNIA BUILDING CODE CHAPTER 3 - FIRE-RESISTANT CONSTRUCTION TABLE R302.1(1) EXTERIOR WALLS WALLS FIRE SEPARATION DISTANCE (0' ≤ X < 5') = 1 HR FIRE SEPARATION DISTANCE (5' ≤ X) = 0 HR PROJECTIONS FIRE SEPARATION DISTANCE (X < 2') = NOT ALLOWED FIRE SEPARATION DISTANCE (2' ≤ X < 5') = 1 HOUR ON THE UNDERSIDE, OR HEAVY TIMBER, OR FIRE-RETARDANT-TREATED WOOD FIRE SEPARATION DISTANCE (5' ≤ X) = 0 HR OPENINGS FIRE SEPARATION DISTANCE (X < 3') = NOT ALLOWED FIRE SEPARATION DISTANCE (X = 3') = MAX 25% OF WALL AREA, 0 HR FIRE SEPARATION DISTANCE (X = 5') = UNLIMITED, 0 HR	2022 CALIFORNIA BUILDING CODE CHAPTER 3 - FIRE-RESISTANT CONSTRUCTION TABLE R302.1(2) EXTERIOR WALLS - DWELLINGS AND ACCESSORY BUILDINGS W/ AUTOMATIC RESIDENTIAL FIRE SPRINKLER PROTECTION WALLS FIRE SEPARATION DISTANCE (0' MIN.) = 1 HR FIRE SEPARATION DISTANCE (3' MIN.) = 0 HR PROJECTIONS FIRE SEPARATION DISTANCE (X < 2') = NOT ALLOWED FIRE SEPARATION DISTANCE (2' ≤ X < 5') = 1 HOUR ON THE UNDERSIDE, OR HEAVY TIMBER, OR FIRE-RETARDANT-TREATED WOOD FIRE SEPARATION DISTANCE (5' ≤ X) = 0 HR OPENINGS FIRE SEPARATION DISTANCE (X < 3') = NOT ALLOWED FIRE SEPARATION DISTANCE (X = 3') = MAX 25% OF WALL AREA, 0 HR FIRE SEPARATION DISTANCE (X = 5') = UNLIMITED, 0 HR	2022 CALIFORNIA BUILDING CODE CHAPTER 8 - INTERIOR FINISHES 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 R302.9 - FLAME AND SPREAD INDEX: FLAME SPREAD AND SMOKE DEVELOPED INDICES FOR WALL AND CEILING FINISHES SHALL BE IN ACCORDANCE WITH SECTIONS 302.9.1 - R302.9.4 CRC. R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS: A. MIN. OPENING HEIGHT 24" B. MIN. OPENING WIDTH 20" C. MAX. 44" MEASURED FROM THE FLOOR D. 5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.
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CODE NOTES



THESE STANDARD PLANS WERE PREPARED BY OPENSOURCE STUDIO INC. FOR THE CITY OF LOS ALTOS AS PART OF AN INITIATIVE TO INCREASE THE AVAILABILITY OF AFFORDABLE, SUSTAINABLE HOUSING TO THE RESIDENTS OF THE CITY OF LOS ALTOS. BY USING THESE STANDARD PLANS, THE USER AGREES TO RELEASE THE CITY OF LOS ALTOS, OPENSOURCE STUDIO INC., OPENSOURCE STUDIO'S CONSULTANTS, AND ANY MUNICIPALITY OR JURISDICTION TO WHOM THE USER APPLIES FOR A BUILDING PERMIT, AS WELL AS EACH ENTITY'S OFFICERS, OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, LIABILITIES, SUITS, AND DEMANDS ON ACCOUNT OF 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 ELIMINATE OR REDUCE THE USER'S RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.

1. ALL WORK SHALL BE PERFORMED BY LICENSED & INSURED CONTRACTOR.
2. THE CONTRACTOR IS RESPONSIBLE FOR MEANS, METHODS, AND TECHNIQUES FOR CONSTRUCTION.
3. ALL OSHA REGULATIONS SHALL BE FOLLOWED. THE GENERAL CONTRACTOR & EACH SUB-CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY.
4. UNLESS NOTED OTHERWISE, ALL MATERIALS AND EQUIPMENT ARE TO BE INSTALLED PER THE APPLICABLE PROVISIONS OF THESE DOCUMENTS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. 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 LOCATION.
6. 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.
7. 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 VERIFYING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
8. 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.
9. 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.
10. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
12. 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.
13. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
14. 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 AGENCY.
15. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
16. PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
17. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESTOPPING AS REQUIRED.
18. ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
19. 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.

1. 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 FIFTY (50) 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.
2. 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.
3. CONSTRUCTION SITE FIRE SAFETY: ALL CON