ABV	ABOVE
A/C	AIR CONDITIONING
ACOUST	ACOUSTICAL
ACT	ACOUSTICAL TILE
A.D.	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADJ	ADJUSTABLE
A.F.F	ABOVE FINISHED FLOOR
AIA	AMERICAN INSTITUTE OF ARCHITECTS
ALUM	ALUMINUM
ALT.	ALTERNATE
ANOD	ANODIZED
APPROX.	APPROXIMATE
ARCH	ARCHITECTURAL
ASSM.	ASSEMBLY
BD.	BOARD
B/T	BETWEEN
BEV.	BEVEL
BLDG.	BUILDING
BLK.	BLOCK
BLKG.	BLOCKING
BM.	BEAM
BOT.	BOTTOM
BRKT.	BRACKET
B.U.R.	BUILT-UP ROOF
B.W.	BOTTOM OF WALL
CAB.	CABINET
CB	CIRCUIT BREAKER
C.B.	CATCH BASIN
CBC	CALIFORNIA BUILDING CODE
CEM	CEMENT
CER	CERAMIC
C.I	CAST IRON
C.	CONTROL JOINT
C.L.	CENTERLINE
CLG	CEILING
CLKG.	CAULKING
CLO	CLOSET
CLR	CLEAR
CC	CLEANOUT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRIDOR
CS	COUNTERSINK
CT	CERAMIC TILE
CTSK	COUNTERSUNK
CW	COLD WATER
D.	DRAIN
DBL.	DOUBLE
DEMO.	DEMOLISH
DEPT.	DEPARTMENT
DET.	DETAIL(S)
D.F.	DOUGLAS FIR
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DISP	DISPENSER
DN.	DOWN
D.O.	DOOR OPENING
DR	DOOR
DS	DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
(E)	EXISTING
E.	EAST
EA.	EACH
E.B.	EXPANSION BOLT
E.J.	EXPANSION JOINT
EL.	ELEVATION
ELEC.	ELECTRICAL
EMER.	EMERGENCY
ENCL	ENCLOSURE
E.P.	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXPO.	EXPOSED
EXST.	EXISTING
EXT.	EXTERIOR
F.A.	FIRE ALARM
FAB.	FABRICATE
FAR	FLOOR AREA RATIO
F.B.	FLAT BAR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
F.G.	FIXED GLAZING
F.H.C.	FIRE HOSE CABINET
FIN.	FINISH
FIN.GR.	FINISH GRADE
FIXT.	FIXTURE
FL.	FLOOR(ING)
FLASH.	FLASHING
FLUOR.	FLUORESCENT
F.O.C	FACE OF CONCRETE
F.O.F	FACE OF FINISH
F.O.S	FACE OF STUDS
F.O.T.	FACE OF TREADS
FT.	FOOT, FEET
FTG.	FOOTING
FURR.	FURRING
FUT.	FUTURE
G	GAS
GA	GAUGE
GALV.	GALVANIZED
G.B	GRAB BAR
GC	GENERAL CONTRACTOR
G.D	GUTTER DRAIN
G.I.	GALVANIZED IRON (STEEL)
GL	GLASS
GLB.	GLUE-LAM BEAM
GND	GROUND
GR	GRADE
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
GWB.	GYPSUM WALL BOARD
H	HOSE, HIGH
H.B.	HOSE BIB
H.C	HOLLOW CORE
HD	HEAD
HDR.	HEADER
HDWD.	HARDWOOD
HDWE.	HARDWARE
H.M.	HOLLOW METAL
HNDRL.	HANDRAIL
HORIZ.	HORIZONTAL
HR.	HOUR
HT	HEIGHT
HVAC	HEATING, VENTILATING & A/C
HW	HOT WATER
I.D.	INSIDE DIAMETER (DIMENSION)
I.F.	INSIDE FACE
IN.	INCH
INFO	INFORMATION
INSUL	INSULATION
INT.	INTERIOR
J	JOIST
JH	JOIST HANGER
JT.	JOINT
KIT.	KITCHEN
K.O.	KNOCKOUT
KPL.	KICKPLATE

LAD.	LADDER
LAM.	LAMINATE
LAV.	LAVATORY
LKR.	LOCKER
LT.	LIGHT
LTG.	LIGHTING
MATL.	MATERIAL
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MEMB.	MEMBRANE
MEZZ.	MEZZANINE
MFR.	MANUFACTURER
MIN.	MINIMUM
MIR.	MIRROR
MIR.S.	MIRROR & SHELF
MISC.	MISCELLANEOUS
MTD.	MOUNTED
MTL.	METAL
MUL	MULLION
(N)	NEW
N	NORTH
NFA	NET FREE AREA
N.I.C.	NOT IN CONTRACT
NO. / #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O.	OVER / ON
O.C	ON CENTER
O.D.	OUTSIDE DIAMETER (DIMENSION)
O.L.F.	OCCUPANT LOAD FACTOR
OPNG	OPENING
OPP.	OPPOSITE
OH	OPPOSITE HAND
OVHD.	OVERHEAD
P. LAM.	PLASTIC LAMINATE
PAR.	PARALLEL
P.D.	PERFORATED DRAIN
PERF.	PERFORATED
P.G.	PAINT GRADE
P.H.	PHILLIP' S HEAD
PL	PLATE
PLUMB.	PLUMBING
PLYWD.	PLYWOOD
PNTD.	PAINTED
PR	PAIR
PREFAB.	PREFABRICATED
PROP.	PROPERTY
PSI	POUNDS PER SQUARE INCH
PT.	POINT
P.T.D.	PAPER TOWEL DISPENSER
PTN.	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PVC	POLYVINYL CHLORIDE
PVMT.	PAVEMENT
QTY.	QUANTITY
R	RISER
R.A.	RETURN AIR
RAD.	RADIUS
R.B.	RESILIENT BASE
R.C.	ROUGH CONCRETE
RCP	REFLECTED CEILING PLAN
REBAR	REINFORCING BAR
REC.	RECESSED
REF.	REFERENCE
REINF.	REINFORCED
REQD.	REQUIRED
REV.	REVISION
RGTR.	REGISTER
RM	ROOM
RND.	ROUND
R.O.	ROUGH OPENING
R.O.W.	RIGHT OF WAY
R.W.L.	RAIN WATER LEADER
S	SOUTH
SAN.	SANITARY
SASM	SELF-ADHERING SHEET MEMB.
S.C.	SOLID CORE
SCHED.	SCHEDULE
SECT	SECTION
SEL.	SELECT
SF	SQUARE FOOT
S.G.	STAIN GRADE
SHT	SHEET
SHTHG.	SHEATHING
SIM	SIMILAR
SL.	SLIDING
SLNT.	SEALANT
S.M.S.	SHEET METAL SCREW
SPEC.	SPECIFICATION(S)
SPLR	SPRINKLER
SQ.	SQUARE
SSD	SEE STRUCTURAL DRAWINGS
SST.	STAINLESS STEEL
S.SK.	SERVICE SINK
STA.	STATION
STC	SOUND TRANSMISSION CLASS
STD.	STANDARD
STL	STEEL
STOR.	STORAGE
STRL.	STRUCTURAL
SUSP.	SUSPENDED, SUSPEND
T&B	TOP AND BOTTOM
T&G	TONGUE & GROOVE
T.B.	TOWEL BAR
T.C.	TOP OF CURB
T.D	TIE DOWN
TEL.	TELEPHONE
TEMP.	TEMPORARY, TEMPERED
THK.	THICK
THRES.	THRESHOLD
T.O.P	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TPC	TOILET PAPER DISPENSER
TRNSF.	TRANSFORMER
TRD.	TREAD
TYP.	TYPICAL
U.B.C.	UNIFORM BUILDING CODE
UL	UNDERWRITERS' LABORATORIES
U.O.N.	UNLESS OTHERWISE NOTED
UTIL.	UTILITY
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATION
VERT.	VERTICAL
V.I.F.	VERIFY IN THE FIELD
W	WEST, WIDE
W.	WITH
W/C	WITHOUT
W.C	WATER CLOSET
WD	WOOD
WDW	WINDOW
W.H	WATER HEATER
W.M	WATER METER
WP	WATERPROOF
W.PT.	WORKING POINT
W.R.B	WATER RESISTANT BARRIER
WSCT.	WAINSCOT
WT	WEIGHT
WTR	WATER
&	AND
∠	ANGLE
@	AT
#	POUND OR NUMBER
¢	PENNY

ABBREVIATIONS

APPLICABLE CODES:
2022 CBC (STRUCTURAL DESIGN ONLY)
2022 CGBC
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

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

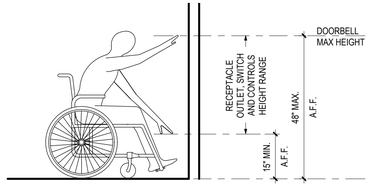
CHAPTER 8 - INTERIOR FINISHES

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.

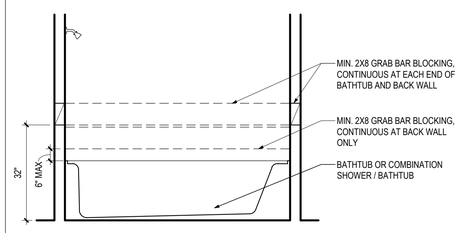
R310.2 EMERGENCY ESCAPE AND RESCUE OPENINGS
EMERGENCY ESCAPE AND RESCUE OPENINGS SHALL COMPLY W/ REQ. FOR RESCUE OPENINGS, AS FOLLOWS:
A. MIN. OPENING HEIGHT 24"
B. MIN. OPENING WIDTH 20"
C. MAX. 44" MEASURED FROM THE FLOOR
D. 5.7 SQ. FT. MIN. AREA MAY BE REDUCED TO 5.0 SQ. FT. AT GRADE LEVEL.

CODE NOTES

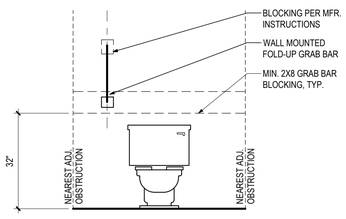


SIDE ELEVATION

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 CLOSET

UNIVERSAL DESIGN GUIDELINES

THESE STANDARD PLANS WERE PREPARED BY OPENSCOPE 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, OPENSCOPE STUDIO INC, OPENSCOPE 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 LOCATIONS.
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.
7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
13. 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.
14. ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
15. 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.
16. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
17. PROVIDE FIRE-BLOCKING & DRAFTSTOPPING AT ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL) AS REQUIRED PER APPLICABLE CODES.
18. MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND FIRESAFING AS REQUIRED.
19. 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

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 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.
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 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.
4. WATER SUPPLY REQUIREMENTS: POTABLE WATER SUPPLIES SHALL BE PROTECTED FROM CONTAMINATION 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 COMPLIANCE WITH THE REQUIREMENTS OF THE WATER PURVEYOR OF RECORD ARE DOCUMENTED BY THAT PURVEYOR AS HAVING BEEN MET BY THE APPLICANT(S). 2022 CFC SEC. 903.3.5 AND HEALTH AND SAFETY CODE 13114.7.
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. 505.1.

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].

FIRE DEPARTMENT REQUIREMENTS

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.

A00 - TITLE SHEET
- COMPLETE PROJECT DIRECTORY IN SPACE PROVIDED. ADD LINES FOR ADDITIONAL DESIGN PROFESSIONALS AS NEEDED.
- COMPLETE PROJECT INFORMATION IN THE SPACE PROVIDED:
  1. PROJECT ADDRESS
  2. ASSESSOR'S PARCEL NUMBER (APN)
  3. PARCEL AREA
  4. EXISTING BUILDING AREA
  5. MAIN RESIDENCE SPRINKLERS
  6. DEFERRED SUBMITTALS
  7. GENERAL PLAN DESIGNATION
  8. 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

A10 - SITE PLAN:
- 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:
  1. BETWEEN THE NEW ACCESSORY DWELLING UNIT AND THE EXISTING MAIN DWELLING.
  2. PLEASE SHOW THE DISTANCE FROM THE EAVES TO THE PROPERTY LINES.
  3. IN LIEU OF THE ONE-HOUR FIRE-RATED ROOF EAVES 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 THE EAVE VENTS
- 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.
  2. WATER SUPPLY.
  3. ELECTRICAL FEEDERS FROM THE EXISTING MAIN DWELLING TO THE ACCESSORY DWELLING UNIT.
- INDICATE THE LOCATION OF THE CURRENT GAS METER ON THE PLANS.
- PROVIDE A SITE PLAN FOR THE ACCESSORY DWELLING UNIT, INDICATING THE BUILDING UTILITIES' LOCATION AND SIZE.
  1. 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 CALCULATE THE MINIMUM METER AND MAIN SUPPLY LINE. IF EXISTING, A FIRE SPRINKLER SYSTEM 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.
- 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 311.1 CPC.
- PROVIDE A NOTE AND SHOW THE MAXIMUM DISTANCE BETWEEN CLEAN-OUT TO BE 100'.
- DRAINAGE SITE PLAN REQUIREMENTS:
  1. 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.
  2. FOR NEW BUILDINGS, INCLUDE THE FINISH FLOOR ELEVATION ON THE PLANS.
  3. 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 ADJACENT PROPERTY LINES.
  4. ENSURE THAT PROPER DRAINAGE IS DIRECTED AWAY FROM THE BUILDING AND AWAY FROM ADJACENT