

1. CONSTRUCTION OF THE SITE SHALL BE LIMITED TO WORKING HOURS SET FORTH BY SAN BERNARDINO COUNTY BUILDING DIVISION.
2. CONTRACTOR SHALL INSPECT THE JOB SITE AND STUDY ALL ELEMENTS OF WORKING DRAWINGS AND SPECIFICATIONS, AND REPORT ANY DISCREPANCIES TO ARCHITECT/DESIGNER PRIOR TO START OFF ANY WORK.
3. CONTRACTOR SHALL, AT THEIR OWN EXPENSE, CARRY ALL EMPLOYEES LIABILITY INSURANCE AND GENERAL LIABILITY INSURANCE NECESSARY FOR THE FULL PROTECTION OF THE CONTRACTOR AND OWNER DURING THE PROGRESS OF THE WORK. CONTRACTOR SHALL BE WHOLLY RESPONSIBLE IN CASE OF ANY LOSS OR DAMAGE TO ANY PERSON OR PROPERTY RESULTING FROM THE PERFORMANCE OF THIS CONTRACT AND AGREES TO HOLD THE OWNER HARMLESS FROM ALL LIABILITY AND EXPENSE RESULTING FROM CONSTRUCTION.
4. CONTRACTOR SHALL CONSULT WITH THE REPRESENTATIVES OF THE COUNTY, GAS, WATER, POWER, AND PHONE COMPANIES CONCERNING AVAILABLE FACILITIES BEFORE COMMENCING WORK OR CONNECTING FACILITIES.
5. CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR ONE YEAR AFTER PROJECT COMPLETION.
6. ALL CONTRACTORS DOING BUSINESS IN THE CITY SHALL HAVE A CERTIFICATE OF WORKER'S COMPENSATION ON FILE WITH THE COUNTY.
7. IT IS IMPORTANT FOR THE GENERAL CONTRACTOR TO UNDERSTAND THAT IT IS HIS/HER RESPONSIBILITY TO BE SURE THIS PROJECT IS CONSTRUCTED IN FULL COMPLIANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES. THE PLANS ARE NOT ALL INCLUSIVE OF ALL MINIMUM CODES AND ORDINANCES. THIS FACT DOES NOT RELIEVE THE CONTRACTOR FROM COMPLIANCE WITH ALL MINIMUM STANDARDS, NO OMISSION FROM THESE PLANS GIVES PERMISSION FOR VIOLATION OF ANY CODE OR ORDINANCE. NO APPROVAL EVER GRANTS TO VIOLATE ANY CODE OR COUNTY ORDINANCE.
8. THE GREATEST EFFORT HAS BEEN MADE TO DRAW THESE PLANS WITHOUT ERROR, HOWEVER, THERE IS NO GUARANTEE THAT THESE PLANS ARE WITHOUT ERROR. THE DESIGNER AND DRAFTSMAN ARE TO BE HELD HARMLESS OF ANY FINANCIAL LIABILITY RESULTING FROM THE ERRORS IN THESE PLANS. ANYONE USING THESE PLANS FOR CONSTRUCTION OF BUILDING ACCEPTS FULL RESPONSIBILITY.

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ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

2. VENTILATION OPENINGS FOR ENCLOSED ATTICS, ENCLOSED EAVE SOFFIT SPACES, ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, AND UNDER FLOOR VENTILATION OPENINGS SHALL BE FULLY COVERED WITH METAL WIRE MESH, VENTS, OTHER MATERIALS OR OTHER DEVICES THAT MEET THE FOLLOWING REQUIREMENTS.

A. THE DIMENSIONS OF THE OPENINGS THEREIN SHALL BE A MINIMUM OF $\frac{1}{16}$ " AND SHALL NOT EXCEED $\frac{1}{2}$ ".

B. THE MATERIALS USED SHALL BE NONCOMBUSTIBLE. EXCEPTION: VENTS LOCATED UNDER THE ROOF COVERING, ALONG THE RIDGE OF ROOFS, WITH THE EXPOSED SURFACE OF THE VENT COVERED BY NONCOMBUSTIBLE WIRE MESH, MAY BE OF COMBUSTIBLE MATERIALS.

3. THE EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL COMPLY WITH ONE OF THE FOLLOWING:

A. NONCOMBUSTIBLE MATERIAL.

B. IGNITION-RESISTANT MATERIAL.

C. HEAVY TIMBER EXTERIOR WALL ASSEMBLY.

D. LOG WALL CONSTRUCTION ASSEMBLY.

E. WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST IN SFM STANDARD 12-7A-1.

F. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING OR CLADDING ON THE EXTERIOR SIDE OF THE FRAMING.

G. THE EXTERIOR PORTION OF A FOUR HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY DESIGNED FOR EXTERIOR FIRE EXPOSURE.

4. EXTERIOR WALL COVERINGS SHALL EXTEND FROM THE TOP OF THE FOUNDATION TO THE ROOF AND TERMINATE AT A MINIMUM 12" WOOD BLOCKING BETWEEN RAFTERS AT ALL ROOF OVERHANGS OR IN THE CASE OF ENCLOSED EAVES, TERMINATE AT THE ENCLOSURE.

5. OPEN ROOF EAVES, THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES SHALL CONSIST OF ONE OF THE FOLLOWING:

A. IGNITION RESISTANT MATERIAL.

B. NONCOMBUSTIBLE MATERIAL.

C. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE OF THE ROOF DECK.

D. THE EXTERIOR PORTION OF A FOUR HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR EXPOSURE.

E. SOLID WOOD RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM NOMINAL DIMENSION OF 2".

F. SOLID WOOD BLOCKING INSTALLED BETWEEN RAFTER TAILS ON THE EXPOSED UNDERSIDE OF OPEN ROOF EAVES HAVING A MINIMUM DIMENSION OF 2".

EXCEPTIONS:

i. GABLE END OVERHANGS AND ROOF ASSEMBLY PROJECTIONS BEYOND AN EXTERIOR WALL OTHER THAN AT THE LOWER END OF RAFTER TAILS.

ii. FASCIA AND OTHER ARCHITECTURAL TRIM BOARDS.

6. THE EXPOSED UNDERSIDE OF EXTERIOR PORCH CEILING SHALL BE PROTECTED BY ONE OF THE FOLLOWING METHODS:

A. IGNITION-RESISTANT MATERIAL.

B. NONCOMBUSTIBLE MATERIAL.

C. ONE LAYER OF 5/8" TYPE X GYPSUM SHEATHING APPLIED BEHIND THE EXTERIOR COVERING ON THE UNDERSIDE OF THE CEILING, FLOOR OR PROJECTION. D. THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE CEILING, FLOOR OR PROJECTION.

E. ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN SFM STANDARD 12-7A-3.

EXCEPTIONS:

i. ARCHITECTURAL TRIM BOARDS ON EXTERIOR PORCHES AND PATIO COVER CEILINGS.

ii. HEAVY TIMBER STRUCTURAL COLUMNS AND BEAMS ON UNDER FLOOR PROJECTION, UNDERSIDE OF APPENDAGES AND FLOOR PROJECTIONS.

7. MISCELLANEOUS VENTS IN EXTERIOR WALLS, VENT OPENINGS IN EXTERIOR WALLS FOR SUCH ITEMS AS BATHROOM FAN VENTS, EXHAUST VENTS, CLOTHES DRYERS OR SIMILAR OPENINGS SHALL BE PROTECTED BY ONE OF THE FOLLOWING:

A. THE VENT SHALL BE SPECIFICALLY LISTED FOR RESISTING THE INTRUSION OF FLAME OR BURNING EMBERS.

B. THE VENT SHALL BE PROTECTED BY CORROSION-RESISTANT, NONCOMBUSTIBLE WIRE MESH WITH A MINIMUM OPENING OF $1/16$ " AND A MAXIMUM OF $1/8$ ".

C. VENT OPENINGS IN TRIF EXTERIOR WALL FOR CLOTHES DRYERS SHALL BE PROTECTED BY A METALLIC BACK DRAFT DAMPER AT THE EXTERIOR WALL SURFACE.

8. EXTERIOR GLAZING IN EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS IN EXTERIOR DOORS, GLAZED OPENINGS IN EXTERIOR GARAGE DOORS OR EXTERIOR STRUCTURAL GLASS SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS:

A. DOUBLE GLAZED INSULATING GLASS WITH ONEOF THE PANES TEMPERED AND THE SECOND PANE MAY BE PLAIN GLASS.

B. EITHER THE INTERIOR OR EXTERIOR PANE MAY BE TEMPERED.

9. EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING:

A. THE EXTERIOR SURFACE OF CLADDING SHALL BE OF NONCOMBUSTIBLE OR IGNITION RESISTANT MATERIALS.

B. SOLID WOOD DOORS HAVING STILES AND RAILS NOT LESS THAN $1\frac{1}{2}$ " THICKNESS WITH THE INTERIOR FILL PANELS NOT LESS THAN $1\frac{1}{4}$ " THICKNESS, EXCEPT FOR THE EXTERIOR PERIMETER OF THE RAISED PANEL THAT MAY TAPER TO A TONGUE NOT LESS THAN $3/8$ " THICK.

C. SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES.

D. SHALL BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

10. THIS PROJECT IS SUBJECT TO THE REQUIREMENTS OF SECTION R317 OF THE CALIFORNIA RESIDENTIAL CODE.

OCCUPANCY GROUPS: R-3
TYPE OF CONSTRUCTION: V-B



County of San Bernardino
Building & Safety Division
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San Bernardino, CA 92415
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All projects shall comply with the 2022 *California Building Code (CBC)* and/or *California Residential Code (CRC)*, 2022 *California Green Building Standards Code (CalGreen)*, 2022 *California Electrical Code (CEC)*, 2022 *California Mechanical Code (CMC)*, 2022 *California Plumbing Code (CPC)*, 2022 *California Fire Code (CFC)*, 2022 *California Building Energy Efficiency Standards (CBEES)*, and all San Bernardino County amendments.

By using these standard plans, the user agrees to release San Bernardino County 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

Consultant
Address
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735 sf ADU

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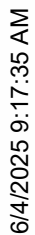
Owner

Title

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A101

Scale



PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL MEET WITH OWNER OR OWNER'S REPRESENTATIVE

- INFORMATION CONTAINED IN THESE DRAWINGS MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO IN DETAILS ARE NECESSARY. THESE DRAWINGS SHALL BE USED TO SHOW THE DESIGN INTENT ONLY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONCERNING EXISTING AND NEW WORK AND NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH EITHER FABRICATION OR INSTALLATION IMMEDIATELY. SHOULD EXISTING CONDITIONS PROHIBIT EXECUTION OF THE DESIGN INTENT OF THE DRAWINGS, ANY ADDITIONAL WORK, DEMOLITION AND/OR REMOVAL AS A RESULT OF FAILURE TO DO SO WILL BE AT CONTRACTOR'S EXPENSE.
2. DUE TO THE SMALL SCALE OF THESE PLANS AND THE INSTABILITY OF THE BLUEPRINT PAPER, THESE DRAWINGS SHALL NOT BE SCALED AND ANY CRITICAL DIMENSIONS SHALL BE FIELD CHECKED. THE CONTRACTOR(S) SHALL BE CORRECTED TO FIELD MEASURE EXISTING CONDITIONS PRIOR TO BEGINNING OF WORK AND PERIODICALLY DURING CONSTRUCTION PROGRESS TO VERIFY ALL CRITICAL DIMENSIONS. ANY DEVIATION FROM DIMENSIONS INDICATED ON THE DRAWINGS ARE NOT APPROVED.
3. THE CONTRACTOR SHALL VISIT THE SITE AND BE AWARE OF EXISTING CONDITIONS TO THE EXTENT AND INFLUENCE OF THE WORK PRIOR TO BIDDING & CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH ALL APPLICABLE BUILDING CODES, CBC AND CRC CODES. NO SUBSEQUENT EXTENSION OF TIME OR COSTS WILL BE ALLOWED DUE TO LACK OF KNOWLEDGE OF CONDITIONS OR CIRCUMSTANCES ABOUT WHICH THE CONTRACTOR COULD HAVE SITE INSPECTED AND INFORMED HIMSELF.
4. ALL CONTRACTORS SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING AS TO HOURS OF OPERATION FOR THE PURPOSES OF DELIVERY AND ALSO AS THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS, TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATION.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXTENT, NATURE AND SCOPE OF WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND WILL COORDINATE WITH THE OWNER'S REPRESENTATIVE THE INTERFACING OF THE BASE BUILDING CONTRACTOR'S WORK AND THE WORK SHOWN AND DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL WORK NECESSARY TO ACHIEVE SUBSTANTIAL COMPLETION. HE SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES, INCLUDING THOSE OPERATING UNDER SEPARATE CONTRACT WITH THE OWNER.
6. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN AND IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED. CARE SHALL BE TAKEN TO ENSURE COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION
7. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN RECOMMENDATIONS AND INSTRUCTIONS UNLESS OTHERWISE NOTED. MAINTENANCE INSTRUCTIONS, IN TRIPLICATE, SHALL BE PROVIDED FOR ALL MATERIALS USED WITHIN THE PROJECT IN A 3 RING BINDER IN CSI FORMAT WITH CSI NUMBERED TABS THREE COPIES SHALL GO TO THE OWNER.
8. PERFORM ALL WORK IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. CONSTRUCTION, SHALL COMPLY IN ALL RESPECTS WITH APPLICABLE FEDERAL, STATE, COUNTY AND/OR LOCAL STATUTES, ORDINANCES, REGULATIONS, LAWS AND CODES.
9. SUPPLY, PRIOR TO COMMENCING WORK, A LIST OF ALL SUBCONTRACTORS TO THE OWNER'S REPRESENTATIVE FOR REVIEW AND ACCEPTANCE. INCLUDE THE NAME OF THE PRINCIPAL CONTACT, THE ADDRESS AND PHONE NUMBER OF EACH SUBCONTRACTOR IN THIS LIST.
10. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES.
11. CONTRACTOR IS TO PROVIDE A DUMPSTER FOR USE DURING CONSTRUCTION. THE PROJECT IS TO BE KEPT CLEAR OF DEBRIS AT ALL TIMES.
12. ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
13. DO NOT SUBSTITUTE MATERIALS WHERE A MANUFACTURER IS SPECIFIED UNLESS SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. WHERE THE TERM "OR APPROVED EQUAL" IS USED, THE OWNER SHALL DETERMINE EQUIVALENCY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR FOR APPROVAL. UNLESS SAID APPROVAL IS RECEIVED BY CONTRACTOR, IT WILL BE ASSUMED THAT THE CONTRACTOR'S TOTAL BID IS BASED UPON SPECIFIED MATERIALS AND EQUIPMENT.
14. PERFORM ALL WORK IN A GOOD AND WORKMANLIKE MANNER AND PROSECUTE TO COMPLETION WITH ALL DUE DILIGENCE. TIME IS OF THE ESSENCE WITH RESPECT TO THE WORK PERFORMED UNDER THIS CONTRACT.
15. PERFORM ALL CUTTING AND PATCHING IN A NEAT, WORKMANLIKE MANNER. REPAIR TO MATCH EXISTING, IN KIND AND FINISH. ANY EXISTING FINISHES THAT ARE TO REMAIN AND ARE DISTURBED OR DAMAGED BY THE CONTRACTOR DURING THE COURSE OF THE WORK.
16. COORDINATE ALL WALL, FLOOR AND CEILING FINISHES TO ENSURE THAT JOINTS AND TRANSITIONS BETWEEN MATERIALS, WHETHER THEY BE WALL TO WALL, WALL TO FLOOR, FLOOR TO FLOOR, WALL TO CEILING, OR CEILING TO CEILING, WILL BE SMOOTH, TRUE, LEVEL AND IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND SCHEDULES.
17. STORE ALL WORK AND MATERIAL TO ACCOMPLISH DESIGNATED WORK WITHIN THE DEMISED SPACE UNLESS OTHERWISE INDICATED.
18. THOROUGHLY CLEAN ALL INTERIOR SURFACES, INCLUDING GLASS, FLOOR SURFACES, PRIOR TO OCCUPANCY OF THE SPACE BY THE OWNER. REMOVE ALL TRASH, CONSTRUCTION DEBRIS, TOOLS, ETC. PRIOR TO OCCUPANCY.
19. PLACE ALL STUDS, CEILING FURRING AND FRAMING MEMBERS SO AS TO AVOID INTERFERENCE WITH LOCATIONS OF RECESSED LIGHTING FIXTURES, PIPING, DUCTWORK AND THE LIKE.
20. WORK SHALL BE SUBJECT TO THE INSPECTION OF THE OWNER. ANY WORK NOT FOUND IN COMPLIANCE WITH GOOD CONSTRUCTION STANDARDS SHALL BE CORRECTED WITHOUT ADDITIONAL COST TO THE OWNER.
21. UPON COMPLETION OF THE WORK, ALL FACILITIES SHALL BE IN FULL USE, WITHOUT DEFECTS.
22. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MOST RECENT BUILDING CODES OR SUBSEQUENT CODE AS MAY BE ENACTED BY LOCAL AUTHORITY, AND ALL OTHER APPLICABLE LOCAL AND STATE REGULATIONS.
23. THE CONTRACTOR SHALL LAYOUT AND ESTABLISH ALL BUILDING AND CONSTRUCTION LINES, LEVELS, GRADES AND LOCATIONS REQUIRED FOR WORK AND SHALL BE RESPONSIBLE FOR ACCURACY AND MAINTENANCE OF SAME.
24. THE CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL DRAWINGS AND TRADES FOR SIZE AND LOCATION OF WALL, FLOOR AND ROOF OPENINGS, WALLS OFFSETS, PROVISIONS FOR PRESENT AND FUTURE EQUIPMENT, ATTACHMENT AND MOUNTING OF FIXTURES, CURBS, DEBRIS, SINKS, SLOVES, ISINS, AND OTHER EMBEDDED HARDWARES, PIPE, VENT, DUCT AND OTHER OPENINGS AND/OR DETAILS.

25. EVERY ITEM MENTIONED IN THE SPECIFICATIONS IS INTENDED TO REPRESENT THE QUALITY OF MATERIALS THAT WILL BE REQUIRED. WORKMANSHIP SHALL BE OF THE FINEST QUALITY AND DONE IN ACCORDANCE WITH THE MANUFACTURING METHODS TO OBTAIN THE RESULTS REQUIRED BY THE OWNER. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, ETC. AS PER MANUFACTURER'S SPECIFICATIONS.

26. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK INVOLVED.

- ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE CONSTRUCTION DOCUMENTS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER BEFORE PROCEEDING WITH ANY WORK INVOLVED.
27. ANY DEVIATION FROM THE APPROVED PLANS OR SPECIFICATIONS SHALL BE AT THE CONTRACTORS OWN RISK UNLESS PRIOR APPROVAL IS OBTAINED FROM THE OWNER.
28. THE CONTRACT DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE THE METHODS OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUE, SEQUENCES AND PROCEDURES, INCLUDING, BUT NOT LIMITED TO BRACING AND SHORING.
29. ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING SITE CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS ARE FOUND TO CONFLICT WITH THE DRAWINGS THEY SHALL BE REPORTED TO OWNER, SO THAT PROPER REVISIONS SHALL BE MADE. MODIFICATIONS OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT PRIOR WRITTEN APPROVAL BY THE OWNER.
30. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR CONFIRMING EXISTING CONDITIONS.
31. UPON COMPLETION OF THE WORK, WARRANTIES SHALL BE ASSIGNED BY THE CONTRACTOR TO THE OWNER'S REPRESENTATIVE. ANY CONTRACTOR OR SUBCONTRACTOR PERFORMING THE WORK SHALL BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR, WITHOUT ADDITIONAL CHARGE TO THE OWNER, OF ANY AND ALL WORK DONE OR FURNISHED BY OR THROUGH SUCH CONTRACTOR OR SUBCONTRACTOR WHICH SHALL BECOME DEFECTIVE WITHIN ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. THE CORRECTIONS OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ALL ADDITIONAL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OF, OR ANY PART OF THE WORK OR PART OF THE BUILDING WHICH MAY BE DAMAGED OR DISTURBED THEREBY. THIS WARRANTY SHALL IN NO WAY VOID ANY MANUFACTURER'S WARRANTIES ON MATERIALS OR EQUIPMENT FOR WHICH THE NORMAL WARRANTY PERIOD EXCEEDS ONE YEAR, WITHOUT DEFECTS.
32. ALL LIGHT FIXTURES, DIFFUSERS, ELECTRICAL OUTLETS AND THE LIKE SHALL BE COVERED PRIOR TO ANY SANDING TO PREVENT FINE DUST FROM ENTERING THE SYSTEMS.
33. COORDINATE WORK WITH THAT OF ALL OTHER OWNER CONTRACTED WORK. COOPERATE WITH, INTEGRATE AND SCHEDULE THIS WORK INTO THE OVERALL SEQUENCE OF THE PROJECT, TO ENSURE THAT ALL WORK IS COMPLETED WITHIN THE APPROVED CONTRACT.
34. IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.
35. EACH TRADE SHALL PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADES FOLLOWING THEM.
36. PROVIDE AND COMPLETE ALL PRELIMINARY WORK AND TEMPORARY CONSTRUCTION AS MAY BE REASONABLY REQUIRED BY THE SCOPE OF WORK OR AS INDICATED ELSEWHERE IN THE CONTRACT DOCUMENTS.
37. CONTRACTOR TO PROVIDE TEMPORARY LIGHT AND POWER SERVICE ON-SITE AS NEEDED.
38. PROVIDE HEAT AS NECESSARY TO PROTECT THE WORK AGAINST DAMAGE FROM DAMPNASS AND COLD. SYSTEM SHALL BE SUFFICIENT TO MAINTAIN A MINIMUM TEMPERATURE OF 50 DEGREES. SYSTEM MAY BE EXISTING.
39. PROVIDE BARRICADES WHERE NECESSARY TO PROTECT THE PUBLIC, TO PROVIDE SECURITY TO THE STORE AND TO CONFINE ALL DUST AND ODOR TO THE CONSTRUCTION AREA. THIS MUST BE CONSTRUCTED AS REQUIRED BY THE LANDLORD.
40. EACH SUBCONTRACTOR IS CONSIDERED A FULLY QUALIFIED SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO SUBMISSION OF BID NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN HIS TRADE THAT CANNOT BE EXECUTED OR FULLY GUARANTEED.
41. CONTRACTOR TO PROVIDE FIRE-TREATED BLOCKING IN WALLS AND CEILING AS REQUIRED FOR ATTACHMENT OF FIXTURES THROUGHOUT. COORDINATE WITH WORK BY OTHERS.
42. BY THE COVERING UP OF A PREVIOUS SUB-CONTRACTOR'S WORK IT IS ASSUMED THAT THE CONTRACTOR HAS INSPECTED THE PREVIOUS WORK AND HAS RENDERED IT ACCEPTABLE.
43. ALL REQUIRED ROOF OPENINGS ARE TO BE MADE BY THE OWNER. APPROVED ROOFING CONTRACTOR SHALL INCLUDE ALL CUTTING, REINFORCING, CURES, FLASHING, AND NEW ROOFING
44. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH ALL OWNER REQUIREMENTS, CRITERIA, AND RESTRICTIONS. ALL WORK PERFORMED AS A PART OF THIS PROJECT MUST BE CAREFULLY COORDINATED WITH THE OWNER AND BE IN FULL COMPLIANCE WITH ALL OWNER RESTRICTIONS.
45. BATHROOM EXHAUST FANS SHALL BE DUCTED TO THE ROOF. CONTRACTOR SHALL SUBMIT WEATHERPROOF ROOF PENETRATION AND DUCT TERMINATION DETAILS TO THE OWNER FOR REVIEW PRIOR TO ROOF INSTALLATION.

1. THESE PLANS WERE DESIGNED TO MEET THE MINIMUM REQUIREMENTS OF THE LATEST EDITION OF THE CALIFORNIA BUILDING CODE ("CODE"), AS ADOPTED BY THE LOCAL JURISDICTION. FOR THE FEE CHARGED, NO ATTEMPT HAS BEEN MADE TO MAKE THESE PLANS "ALL-INCLUSIVE", "COMPREHENSIVE", OR "COMPLETE".

2. THE "BUILDER" AS USED HEREIN SHALL REFER TO THE GENERAL CONTRACTOR(S), SUB-CONTRACTOR(S), AND THEIR AGENTS AND EMPLOYEES, WHETHER LICENSED OR NOT, OR TO THE OWNER WHEN OWNER IS ACTING AS "OWNER-BUILDER".
4. THE BUILDER SHALL THOROUGHLY REVIEW THESE PLANS, SPECIFICATIONS, AND THE JOB SITE TO FAMILIARIZE HIMSELF WITH ALL ASPECTS OF THE BUILDING AND SITE WORK, IN THE EVENT OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS, THE BUILDER SHALL IMMEDIATELY BRING THAT TO THE ATTENTION OF THE OWNER, PRIOR TO CONSTRUCTION, OR ELSE WAIVE FUTURE CLAIMS FOR EXTRA COSTS HOWSOEVER INCURRED.
5. IN THE EVENT OF DISCREPANCIES OR CONFLICTING INFORMATION ON THESE PLANS, THE STRICTER OR MORE EXPENSIVE OF THE DISCREPANCY/CONFLICT SHALL BE USED.
7. THE PLANS APPROVED BY THE COUNTY SHALL ALSO TAKE PRECEDENCE.
8. ALL CONSTRUCTION, INCLUDING BUT NOT LIMITED TO PLUMBING, MECHANICAL, ELECTRICAL, ETC. SHALL BE TO CODE, WHETHER OR NOT EXPLICITLY SHOWN ON THESE PLANS. BUILDER SHALL INCLUDE THIS IN HIS BID AMOUNT, AND BE RESPONSIBLE FOR ALL CODE COMPLIANCE. NOTHING IN THESE PLANS OR NOTES SHALL BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO CODE.
9. ALL WORK SHALL BE DONE IN A NEAT, PROFESSIONAL AND WORKMANLIKE MANNER.
10. THE PROJECT SHALL BE LEFT "BROOM CLEAN" UPON COMPLETION.
11. OWNER, SHALL NOT HAVE CONTROL NOR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AS THESE ARE SOLELY THE BUILDER'S RESPONSIBILITIES UNDER THE CONTRACT FOR CONSTRUCTION. OWNER SHALL NOT BE RESPONSIBLE FOR THE BUILDER'S SCHEDULES OR FAILURES TO CARRY OUT THE WORK IN ACCORDANCE WITH THE PLANS AND NOTES. OWNER, SHALL NOT HAVE CONTROL OVER OR CHARGE OF THE ACTS OR OMISSIONS OF THE BUILDER OR ANY OF THE SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.
12. ALL MANUFACTURED MATERIALS, COMPONENTS, HARDWARE, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH APPLICABLE CODE AND MANUFACTURER'S WRITTEN INSTRUCTIONS.
13. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DRAWINGS.
14. UNLESS OWNER HAS PROVIDED THE COUNTY, WITH A CURRENT SOIL REPORT DONE BY A LICENSED SOIL ENGINEER, IN NO WAY SHALL THE COUNTY, BE RESPONSIBLE FOR LOCALIZED SOIL CONDITIONS SUCH AS ORGANIC PLAYS, EXPANSIVE SOIL, HIGH WATER TABLE, OR FILL. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THIS REPORT.
15. NOT ALL NOTES HERE APPLY TO EVERY PROJECT. REFER TO THE NOTE ONLY IF IT IS APPLICABLE AND/OR REFERENCED TO BY THE PLANS.

1. IN GENERAL, THE MEASUREMENTS ON THE DRAWINGS ARE REASONABLE AND ACCURATE FOR THE PURPOSE OF DESIGN INTENT. HOWEVER, IN THE EXECUTION OF THE WORK ON THE PROJECT, THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS WITH ACTUAL CONDITIONS ON THE JOB IN ORDER TO MAKE A PERFECT FIT; THE REQUIREMENTS OF THE SAMPLES AND SHOP DRAWINGS SECTION NOTWITHSTANDING. WHERE THE WORK OF ONE CONTRACTOR IS TO JOIN THAT OF ANOTHER, THE FIRST ARE TO FURNISH SHOP DRAWINGS SHOWING THE ACTUAL DIMENSIONS AND THE METHOD OF JOINING THE WORK OF THE TWO TRADES. THESE DRAWINGS MAY BE IN ADDITION TO ANY DRAWINGS REQUESTED OR AS LISTED UNDER "SHOP DRAWINGS."

2. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS.
3. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND ACTUAL CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF OWNER, BEFORE PROCEEDING WITH EFFECTED WORK.

1. IF ANY ERRORS OR OMISSIONS APPEAR IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING OF SUCH ERROR OR OMISSIONS. IF THE CONTRACTOR FAILS TO GIVE SUCH NOTICE

- WHETHER PRIOR TO OR DURING THE EXECUTION OF THE WORK,
CONTRACTOR WILL BE HELD RESPONSIBLE FOR RESULTS OF SUCH ERRORS
OR OMISSIONS AND FOR COST OF RECTIFYING SAME.
2. THE GENERAL CHARACTER OF THE DETAIL WORK IS SHOWN ON THE
DRAWINGS BUT MINOR MODIFICATIONS MAY BE MADE BY THE OWNER. ALL
DRAWINGS ILLUSTRATE DESIGN INTENT.

1. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO CODES, ORDINANCES AND STANDARDS HAVING JURISDICTION.

2. FOR ALL WOOD IN CONTACT WITH CONCRETE SLAB PLACED ON EARTH, WOOD SHALL BE EITHER FOUNDATION GRADE REDWOOD OR PRESSURE TREATED DOUGLASS FIR, WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3" WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE TREATED AND OF ANY SPECIES.
3. WOOD/EARTH SEPARATION - WOOD BEAMS RESTING ON CONCRETE PIERS SHALL BE PLACED A MINIMUM OF 8 INCHES ABOVE ADJACENT EARTH, WOOD LOCATED NEARER THAN 8 INCHES TO EARTH SHALL BE TREATED WITH WOOD PRESERVATIVE TO RESISTANCE TO DECAY. BOTTOM OF WOOD FRAMING SHALL BE SEPARATED FROM EARTH BY 12 INCHES MINIMUM FOR GIRDERS AND 18 INCHES FOR FLOOR JOISTS.
4. CONTRACTOR SHALL CLEAN UP AND REMOVE THEIR OWN RUBBISH AND DEBRIS FROM THE JOB SITE.
5. ALL INSULATING MATERIAL SHALL BE INSTALLED IN COMPLIANCE WITH THE FLAME SPREAD RATING SMOKE DENSITY REQUIREMENTS OF CALIFORNIA BUILDING CODE.
6. THE REQUIRED CLEARANCE FOR WOOD MEMBERS ABOVE GRADE IS 8" FOR MUDDILLS.
7. A CORROSION RESISTANT METAL FLASHING WHICH ALLOWS TRAPPED WATER TO DRAIN TO EXTERIOR OF THE BUILDING IS REQUIRED BEHIND EXTERIOR SIDING AT FOUNDATION OR SILL PLATE IN. THE FLASHING SHALL BE A MINIMUM NUMBER 26 GALVANIZED SHEET GAGE CORROSION RESISTANT METAL AND SHALL BE PLACED A SHEET OF 4 INCHES ABOVE THE EARTH OR 2 INCHES ABOVE PAVED AREAS.
8. INSPECTION IS REQUIRED FOR ALL INTERIOR AND EXTERIOR IN-PLACE LATH AND/OR WALLBOARD BEFORE ANY EXTERIOR FINISH IS APPLIED OR ANY JOINTS AND FASTENERS ARE TAPED AND FINISHED.
9. PLYWOOD PANELS SHALL BE BONDED WITH INTERMEDIATE OR EXTERIOR GLUE AND BE OF EXTERIOR TYPE WHERE EXPOSED TO THE WEATHER.
10. GLAZING WITHIN 18" OF FLOOR OR 24" OF A DOOR OPENING SHALL BE TEMPERED GLASS.



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General Notes

Project number	Project Number
Date	Issue Date
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Checked by	Checker

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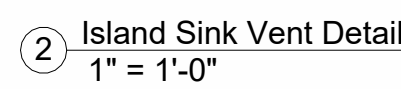
1. Reinforcement shall be solid lumber or other construction materials approved by the enforcing agency.
2. Reinforcement shall not be less than 2 by 8 inch nominal lumber [1½ inch by 7¼ inch actual dimension] or other construction material providing equal height and load capacity. Reinforcement shall be located between 32 inches and 39½ inches above the finished floor flush with the wall framing.
3. Water closet reinforcement shall be installed on both side walls of the fixture, or one side wall and the back wall.
4. Shower reinforcement shall be continuous where wall framing is provided.
5. Bathtub and combination bathtub/shower reinforcement shall be continuous on each end of the bathtub and the back wall. In addition, back wall reinforcement for a lower grab bar shall be provided with the bottom edge located no more than 6 inches above the bathtub rim.

1. Where the water closet is not placed adjacent to a side wall capable of accommodating a grab bar, the bathroom shall have provisions for installation of floor-mounted, foldaway or similar alternate grab bar reinforcements approved by the enforcing agency.
2. Reinforcement shall not be required in wall framing for pre-fabricated shower enclosures and bathtub wall panels with integral factory-installed grab bars or when factory-installed reinforcement for grab bars is provided.
3. Shower enclosures that do not permit installation of reinforcement attached to the wall are permitted, provided reinforcement for installation of floor-mounted grab bars or an alternate method is approved by the enforcing agency.
4. Bathtubs with no surrounding walls, or where wall panels do not extend to the ceiling, reinforcement shall be permitted, provided reinforcement for installation of floor-mounted grab bars adjacent to the bathtub or an alternate method is approved by the enforcing agency.
5. Reinforcement of the floor is not required for bathtubs and water closets installed on concrete slab floors.

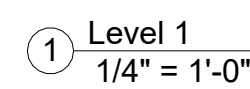
heights. Electrical receptacle outlets, switches and controls (including controls for heating, ventilation and air conditioning) intended to be used by occupants shall be located no more than 48 inches measured from the top of the outlet box and not less than 15 inches measured from the bottom of the outlet box above the finish floor.

1. Dedicated receptacle outlets; floor receptacle outlets; controls mounted on ceiling fans and ceiling lights; and controls located on appliances.
2. Receptacle outlets required by the California Electrical Code on a wall space where the distance between the finished floor and a built-in feature above the finish floor, such as a window, is less than 15 inches.

R327.1.4 Doorbell buttons. Doorbell buttons or controls, when installed, shall not exceed 48 inches above exterior floor or landing, measured from the top of the doorbell button assembly. Where doorbell buttons integrated with other features are required to be installed above 48 inches measured from the exterior floor or landing, a standard doorbell button or control shall also be provided at a height not exceeding 48 inches above exterior floor or landing, measured from the top of the doorbell button or control.



1. WALL FINISHED ON SHOWER AND WHIRLPOOL. TO BE TILED 70" MINIMUM HIGH ABOVE DRAIN INLET. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILING IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWERS.
2. PROPOSED SHOWERS SHALL HAVE TEMPERED GLASS DOORS. DOORS SHALL SWING OUT.
3. SHOWER SIZE. SHOWER COMPARTMENTS SHALL HAVE MINIMUM AREA OF 1024 SQUARE INCHES AND BE ABLE TO ENCOMPASS A 30-INCH-DIAMETER CIRCLE. SHOWER DOORS SHALL HAVE A MINIMUM 22-INCH UNOBSTRUCTED WIDTH.
(CPC 408.5 AND CPC 408.6)
4. A. WATER CLOSETS SHALL BE ULTRA LOW FLUSH WITH 1.2 GALS MAXIMUM PER FLUSH.
B. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 1.8 GALS PER MINUTE AT 80 PSI.
C. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALS PER MINUTE AT 60 PSI.
D. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALS PER MINUTE AT 80 PSI. AND MAY TEMPORARILY INCREASE TO THE FLOW RATE ABOVE THE MAXIMUM RATE, BUT NOT TO EXCEED 2.2 GALS PER MINUTE AND MUST DEFAULT TO A MAXIMUM FLOW RATE OF 1.8 GALS PER MINUTE.
5. WATER CLOSET CLEARANCE. MINIMUM 30-INCH-WIDE BY 24-INCH-DEEP CLEARANCE REQUIRED AT FRONT OF WATER CLOSETS. (CPC 402.5)



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Level 1

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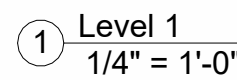
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1. ALL FORWARD PHASE CUT DIMMERS USED WITH LED LIGHT SOURCES SHALL COMPLY WITH NEMA SSL 7A.
2. EXHAUST FANS SHALL BE SWITCHED SEPARATELY FROM LIGHTING SYSTEMS. LIGHTING INTEGRAL TO AN EXHAUST FAN MAY BE ON THE SAME SWITCH IF THE LIGHT CAN BE SWITCHED OFF IN ACCORDANCE WITH SECTION 150.0(k)2 WHILE THE FAN CONTINUES TO OPERATE.
3. LUMINAIRES SHALL BE SWITCHED WITH ACCESSIBLE CONTROLS THAT PERMIT THE LUMINAIRES TO BE MANUALLY SWITCHED ON & OFF.
4. LIGHTING CONTROLS & EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S INSTRUCTIONS.
5. CONTROLS SHALL NOT BYPASS A DIMMER OR VACANCY SENSOR FUNCTIONS THAT COMPLY WITH SECTION 150.0(k).
6. LIGHTING CONTROLS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF SECTION 110.9.
7. AN ENERGY MANAGEMENT CONTROL SYSTEM (EMCS) MAY BE USED TO COMPLY WITH DIMMER OR VACANCY SENSOR REQUIREMENTS IF AT A MINIMUM IT PROVIDES THE FUNCTIONALITY OF A DIMMER IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATE REQUIREMENTS IN SECTION 130.4, THE EMCS REQUIREMENTS IN SECTION 130.5(F), AND COMPLIES WITH ALL OTHER APPLICABLE REQUIREMENTS IN SECTION 150.0(k)2. A MULTISENSE PROGRAMMABLE CONTROLLER MAY ALSO BE USED TO COMPLY WITH DIMMER REQUIREMENTS.
8. IN BATHROOMS, GARAGES, LAUNDRY ROOMS, AND UTILITY ROOMS, AT LEAST ONE LUMINAIRE IN EACH OF THESE SPACES SHALL BE CONTROLLED BY A VACANCY SENSOR.
9. DIMMERS OR VACANCY SENSORS SHALL CONTROL ALL LUMINAIRES REQUIRED TO HAVE LIGHT SOURCES COMPLIANT WITH REFERENCE JOINT APPENDIX JA8 EXCEPT IN CLOSETS LESS THAN 70 SQ. FT. & HALLWAYS.
10. UNDER CABINET LIGHTING SHALL BE SWITCHED SEPARATELY FROM OTHER LIGHTING SYSTEMS.

1. IN ADDITION TO MEETING THE REQUIREMENTS OF SECTION 150.0(k)1A, OUTDOOR LUMINAIRES SHALL:
BE CONTROLLED BY A MANUAL 'ON & OFF' SWITCH THAT DOES NOT OVERRIDE AUTOMATIC FUNCTIONS AND ONE OF THE FOLLOWING DEVICES:
PHOTOCLOCK & MOTION SENSOR. CONTROLS THAT OVERRIDE TO 'ON' SHALL BE ALLOWED IF THE OVERRIDE AUTOMATICALLY REACTIVATES THE MOTION SENSOR WITHIN 6 HOURS;
OR:
PHOTOCLOCK & AUTOMATIC TIME SWITCH CONTROL. CONTROLS THAT OVERRIDE TO 'ON' SHALL BE ALLOWED IF THE OVERRIDE AUTOMATICALLY RETURNS THE PHOTOCLOCK & AUTOMATIC TIME SWITCH CONTROL TO ITS NORMAL OPERATION WITHIN 6 HOURS.
2. ASTRONOMICAL TIME CLOCK. CONTROLS THAT OVERRIDE TO 'ON' SHALL BE ALLOWED IF THE OVERRIDE AUTOMATICALLY RETURNS THE ASTRONOMICAL CLOCK TO ITS NORMAL OPERATION WITHIN 6 HOURS AND IT IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING 'OFF' DURING DAYLIGHT HOURS.
3. ENERGY MANAGEMENT CONTROL SYSTEM. AT A MINIMUM PROVIDES THE FUNCTIONALITY OF AN ASTRONOMICAL TIME CLOCK IN ACCORDANCE WITH SECTION 110.9, MEETS THE INSTALLATION CERTIFICATION REQUIREMENTS IN SECTION 150.4, DOES NOT HAVE AN OVERRIDE OR BYPASS SWITCH THAT ALLOWS THE LUMINAIRE TO BE ALWAYS 'ON', AND IS PROGRAMMED TO AUTOMATICALLY TURN THE OUTDOOR LIGHTING 'OFF' DURING DAYLIGHT HOURS.

1. INTERNALLY ILLUMINATED ADDRESS SIGNS SHALL COMPLY WITH SECTION 140.8 UNLESS THEY CONSUME LESS THAN 5 WATTS OF POWER AS DETERMINED ACCORDING TO SECTION 130.0(c).



- LOCAL UTILITY COMPANY APPROVAL IS REQUIRED FOR METER LOCATION PRIOR TO INSTALLATION.
- BRANCH CIRCUITS SUPPLYING RECEPTACLES IN KITCHENS (EXCEPT THOSE REQUIRED TO BE GFCI WHERE SERVING COUNTERTOPS), FAMILY ROOMS, DINING ROOMS, LIVING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS, LAUNDRY AND SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER (AFCI).
- ALL RECEPTACLES LOCATED IN BATHROOMS, KITCHENS, LAUNDRY, UTILITY, WET BARS, GARAGES, ACCESSORY BUILDINGS, & OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER (GFCI) PROTECTION.
- PROVIDE GROUNDING W/20' UFER BAR IN FOOTING. - BOND TO GAS AND WATER LINES.
- BATHROOM RECEPTACLES TO BE ON AN ISOLATED 20 AMP CIRCUIT.
- PROVIDE TWO (2) 20 AMP SMALL-APPLIANCE CIRCUITS IN KITCHEN AND ONE (1) 20 AMP LAUNDRY CIRCUIT.
- PROVIDE LOW VOLTAGE LIGHTED ADDRESS SIGN - NUMBERS SHALL BE OF NON-COMBUSTIBLE MATERIALS IN SPECIAL FIRE OVERLAY AREAS.
- SINGLE FAMILY RESIDENTIAL ADDRESS NUMBERS SHALL BE CONTRASTING ILLUMINATED AND ALIGNED HORIZONTALLY. - THE NUMBERS SHALL BE 4" HIGH WHEN UP TO 50 FT. FROM CURB LINE, 8" UP TO 100 FT. AND 8" IF OVER 100 FT. NOTE: IF NO CURB, THE DISTANCE SHALL BE MEASURED FROM THE PROPERTY LINE.
- CENTRAL HEATING EQUIPMENT REQUIRES AN INDIVIDUAL BRANCH CIRCUIT.
- ALL FIXTURE LOCATIONS ARE DIAGRAMMATIC. - EXACT TYPE AND LOCATION TO BE SPECIFIED BY OWNER.
- PROVIDE RECEPTACLES ON THE OUTSIDE OF THE BUILDING (FRONT AND BACK) AND IN THE ATTACHED GARAGE.
- ALL OUTSIDE RECEPTACLES SHALL HAVE AN "IN-USE" ENCLOSURE.
- PROVIDE DOUBLE SWITCHING AND SOLID BLOCKING AND METAL BOXES AT ALL CEILING FANS.
- PROVIDE RECEPTACLE AT ANY WALL 2' OR MORE, AND EVERY 12'.
- PROVIDE AT LEAST ONE (1) RECEPTACLE AT HALLWAYS OF 10' OR MORE IN LENGTH.
- BRACE ALL OVERHEAD BEDROOM LIGHTS BETWEEN TRUSSES FOR POSSIBILITY OF FUTURE CEILING FAN (USE "UL" APPROVED FAN OUTLET BOXES).
- GARAGE AND KITCHEN RECEPTACLES TO BE 4" A.F.F. (UNLESS NOTED OTHERWISE).
- IN KITCHENS AND DINING AREAS, RECEPTACLES SHALL BE INSTALLED EVERY 4' ALONG THE WALL LINE OF COUNTER SPACES 12' OR WIDER.
- ISLAND AND PENINSULA COUNTER TOPS 12" OR WIDER SHALL HAVE ONE (1) RECEPTACLE FOR EACH 4' OF COUNTER SPACE.
- SMOKE DETECTOR TO BE HARD WIRED W/ BATTERY BACKUP AND TO BE WITHIN 12" OF CEILING-SMOKE DETECTORS SHALL BE INTER-CONNECTED AND SOUND SIMULTANEOUSLY.
- PROVIDE ONE LIGHT CIRCUIT FOR EACH 500 S.F. OF LIVEABLE AREA.
- IF LIGHT IN CLOSET IS LESS THAN 12" TO COMBUSTIBLES, PROVIDE RECESSED LIGHT.
- A/C UNIT SHALL BE F.A.U. LOCATED IN ATTIC. - PROVIDE RECEPTACLE AND LIGHT W/ SWITCH AT ATTIC ACCESS.
- PRIMARY LIGHTING AT ALL BATHS AND KITCHEN SHALL BE HIGH EFFICACY.
- PROVIDE WEATHER RESISTIVE G.F.I.C. DUPLEX RECEPTACLE WITHIN 25 FT. OF ANY ELECTRICAL EQUIPMENT W/ 30 AMP OR GREATER LOAD.
- BOND ALL GAS AND WATER PIPES.
- PROVIDE 3'-0" (MIN.) CLEAR WORK SPACE AT MAIN PANEL.
- NON-METALLIC SHEATHED CABLE SHALL BE CONCEALED OR PROTECTED.
- PROVIDE CARBON MONOXIDE ALARM AS SHOWN AND INSTALLED PER THE CALIFORNIA RESIDENTIAL CODE AND MANUFACTURER SPECIFICATIONS.
- ALL ELECTRICAL OUTLETS SHALL BE TAMPER RESISTANT (CHILD PROOF) TYPE..
- RECEPTACLE @ GARBAGE DISPOSAL SHALL BE ON SEPARATE #12 A.W.G. WIRE BRANCH CIRCUIT.
- BATHROOM SHALL BE MECHANICALLY VENTED AND BE ENERGY STAR COMPLIANT, CONTROLLED BY A HUMIDITY CONTROL, CAPABLE OF MANUAL OR AUTOMATICALLY CONTROLLED BY RELATIVE HUMIDITY BETWEEN 50 PERCENT TO A MAXIMUM OF 90 PERCENT. EXHAUST FANS SHALL BE CAPABLE OF PROVIDING A MINIMUM OF 50 CFM INTERMITTENTLY OR 20 CFM CONTINUOUS VENTILATION.

Electrical Schedule
1/8" = 1'-0"

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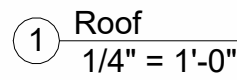
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Ceiling Plan

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Scale $1/4" = 1'-0"$



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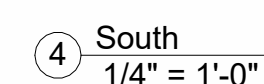
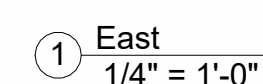
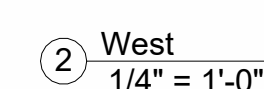
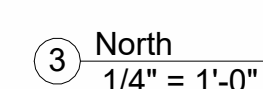
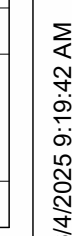
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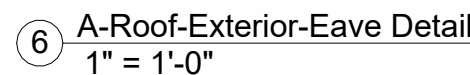
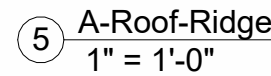
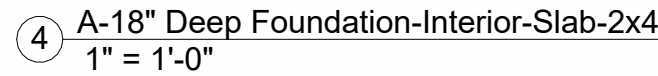
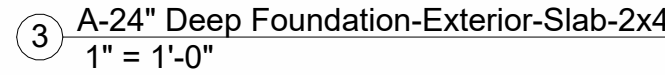
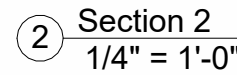
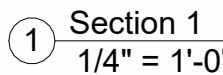
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Y = YES
N/A = NOT APPLICABLE
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Green Code

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e-mail

735 sf ADU

[illegible]

Owner

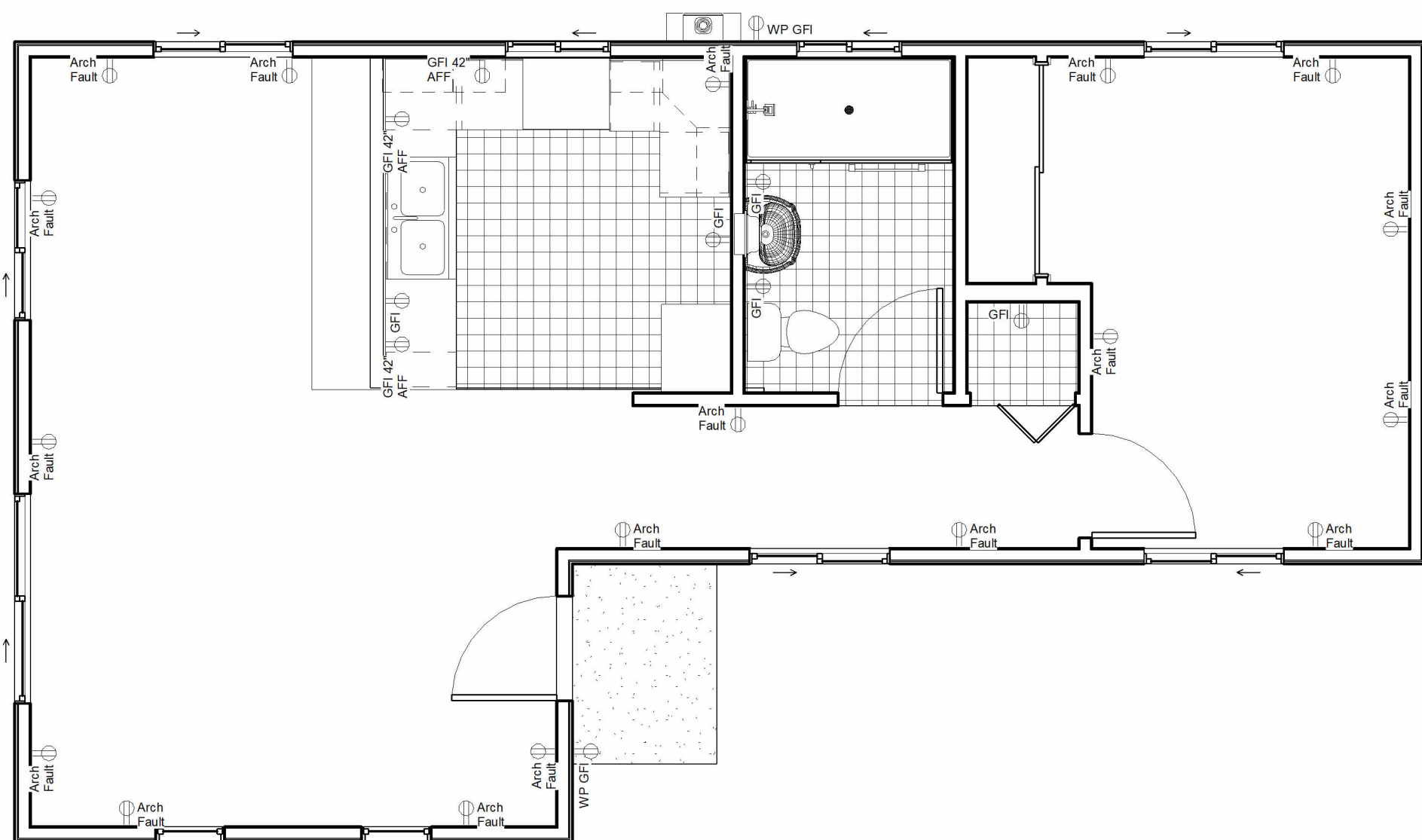
Green Code

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A602

Scale

5/4/2025 9:20:01 AM



① First Floor Eclectrical
1/4" = 1'-0"

- 
- SAN BERNARDINO
COUNTY

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County of San Bernardino
Building & Safety Division
385 N. Arrowhead Ave.
1st Floor
San Bernardino, CA 92415
909-387-8311
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


































Owner

First Floor Electrical

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

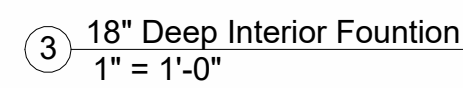
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Scale	As indicated
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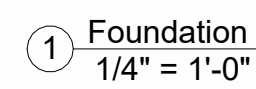
ELECTRICAL LEGEND:		MECHANICAL LEGEND:	
 110V DUPLEX RECEPTACLE  SERVICE RECEPTACLE  ARC FAULT RECEPTACLE  110V DUPLEX RECEPTACLE (GROUND FAULT)  110V WATER-PROOF DUPLEX RECEPTACLE  HALF HOT  220V RECEPTACLE  220V RANGE RECEPTACLE  COMMON WALL SWITCH  3-WAY WALL SWITCH  MOTION LIGHTING  PHOTOCELL  TELEVISION OUTLET  TELEPHONE OUTLET		 CARBON MONOXIDE / SMOKE ALARM  GARBAGE DISPOSAL  GARAGE DOOR OPENER  ATTIC ACCESS  EXHAUST FAN  UP DUCT  RETURN AIR  SUPPLY AIR  ATTIC FURNACE  A/C  A/C  MASTER COOL	CARBON MONOXIDE / SMOKE ALARM GARBAGE DISPOSAL GARAGE DOOR OPENER ATTIC ACCESS EXHAUST FAN UP DUCT RETURN AIR SUPPLY AIR ATTIC FURNACE A/C UNIT GROUND MOUNTED A/C UNIT WALL MOUNTED MASTER COOL
LIGHTING LEGEND:			
 6" DIA. RECESSED CAN LIGHT FIXTURE  VANITY WALL MOUNTED LIGHTING FIXTURE  4" FINISH TYPE 2 TUBE FLUORESCENT			
ACCESSORY LEGEND:		NOTE:	
 HOSE BIB W/WATERING SYSTEM STUB-OUT  MEDICINE CABINET		ELECTRICAL PLAN MAY BE ALTERED BY THE OWNER AND/OR GENERAL CONTRACTOR, WITH BLDG. DEPT. APPROVAL.	
 DOME LIGHT  FAN  FAN  FAN CEILING LIGHT, FANS & FANS w/LIGHT			

NOTE:

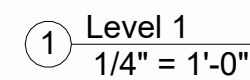
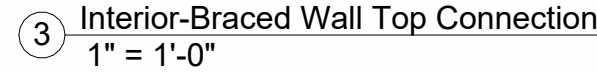
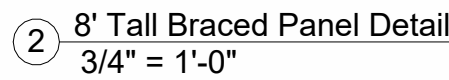
ELECTRICAL PLAN MAY BE ALTERED BY THE
OWNER AND/OR GENERAL CONTRACTOR,
WITH BLDG. DEPT. APPROVAL.



Walkways and landings to have a max. slope of 2%,

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Scale	As indicated
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1. WOOD STRUCTURAL PANEL SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA Q437 OR CSA Q325.
2. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY
3. VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.
4. HORIZONTAL JOINTS IN STRUCTURAL WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

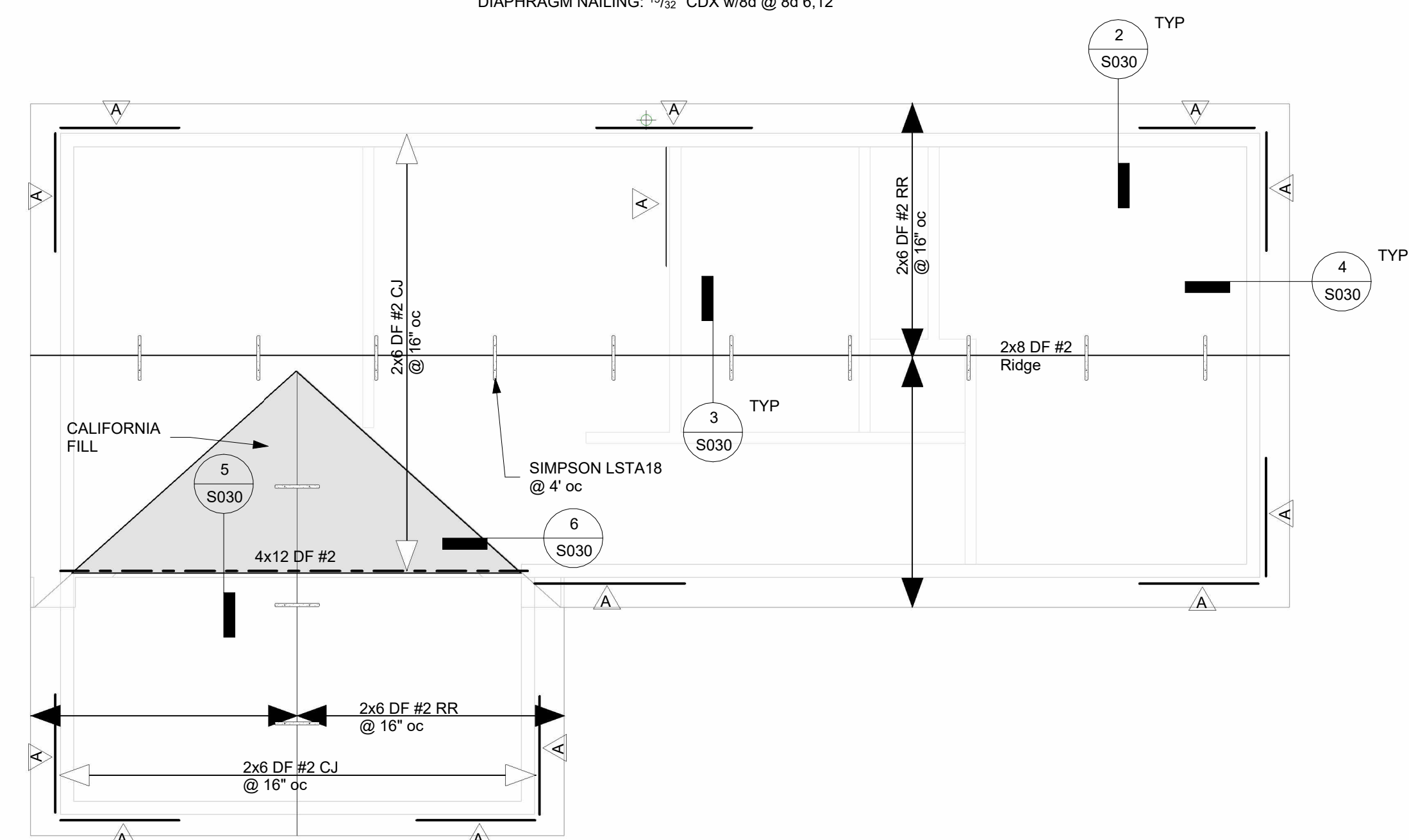
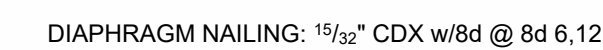
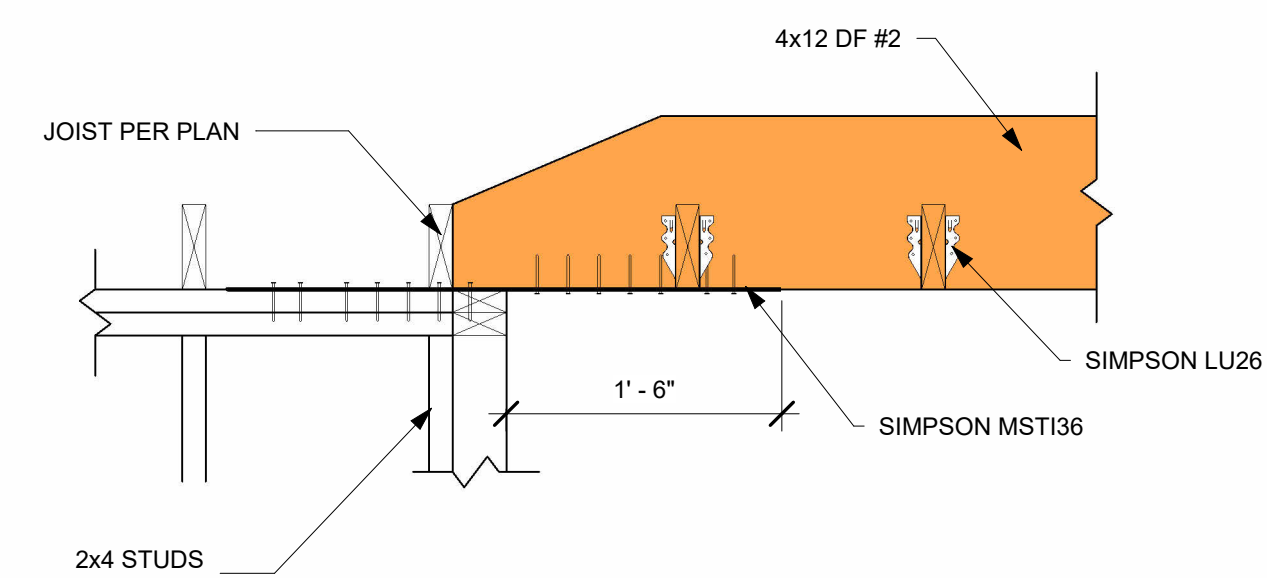
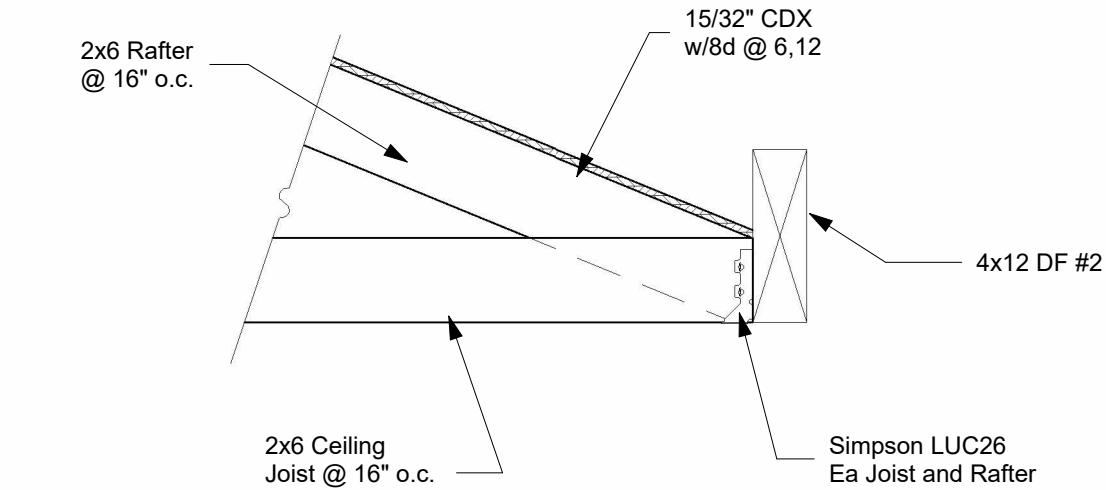
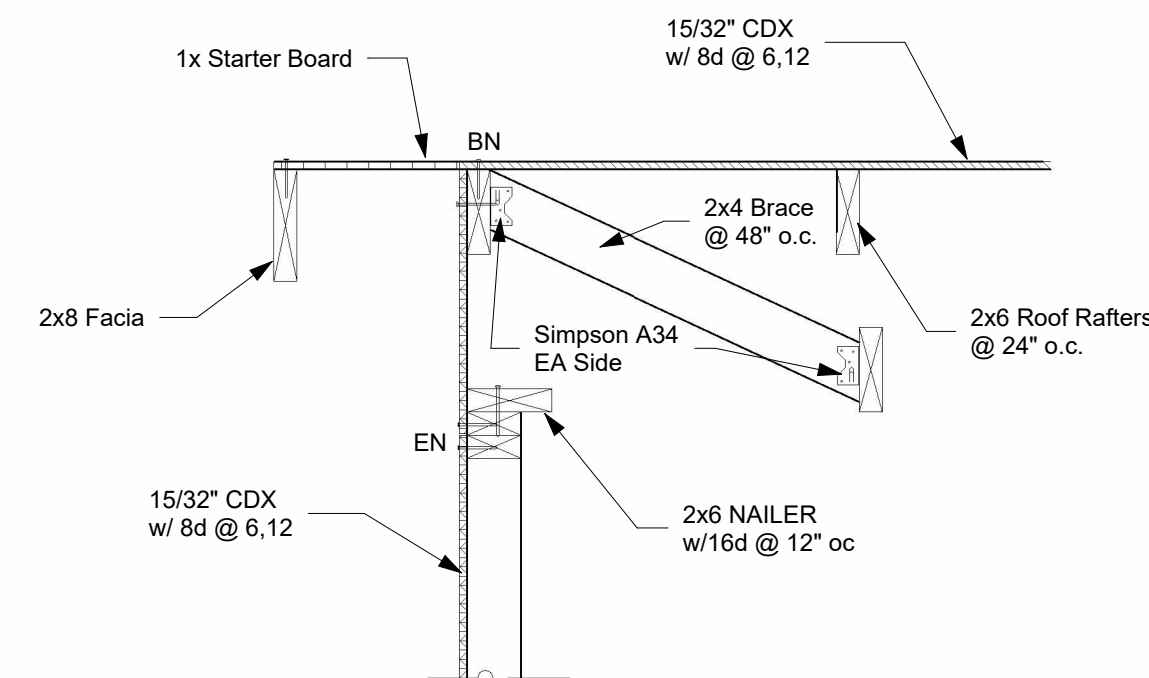
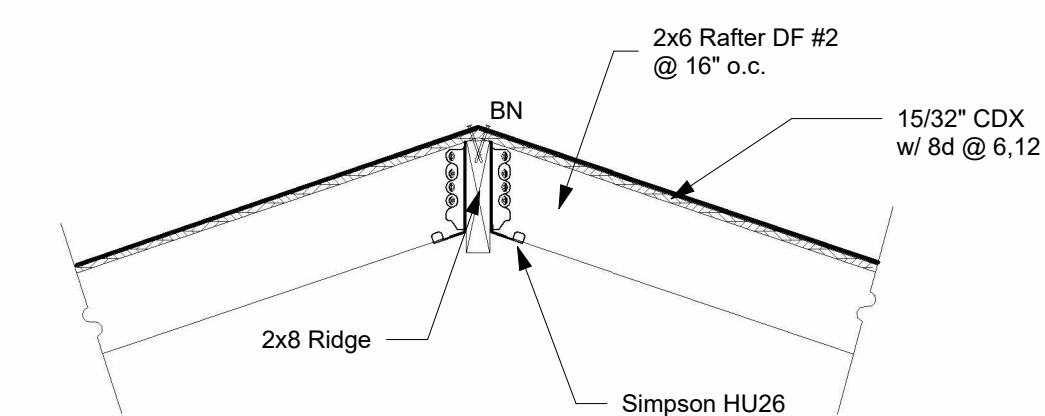
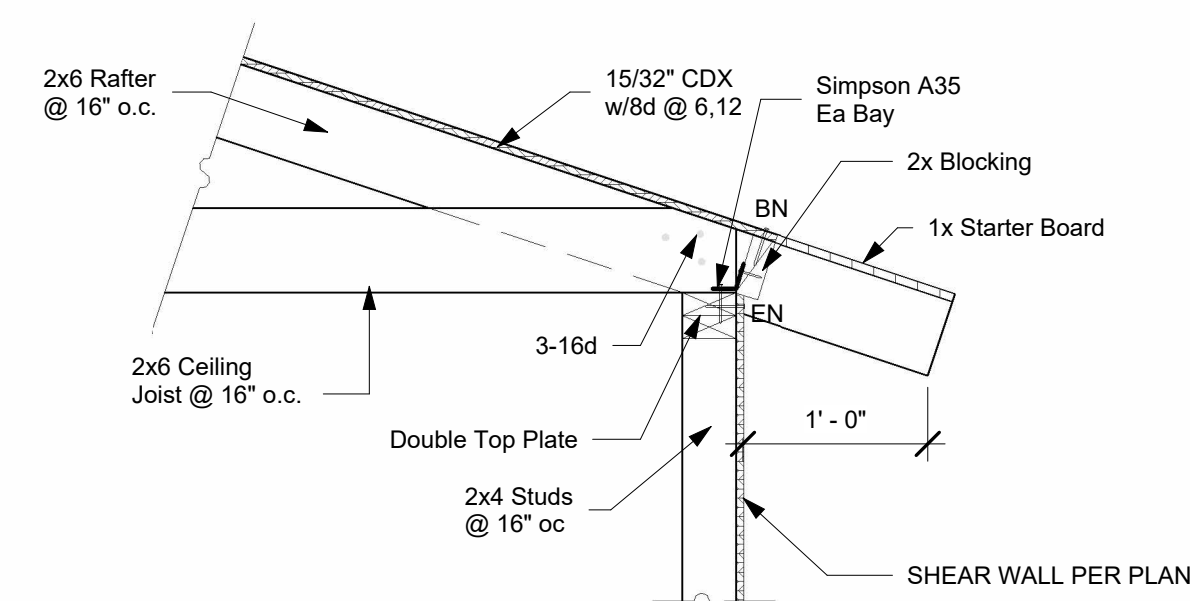
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Owner

Roof Framing Plan

Project number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

S030

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