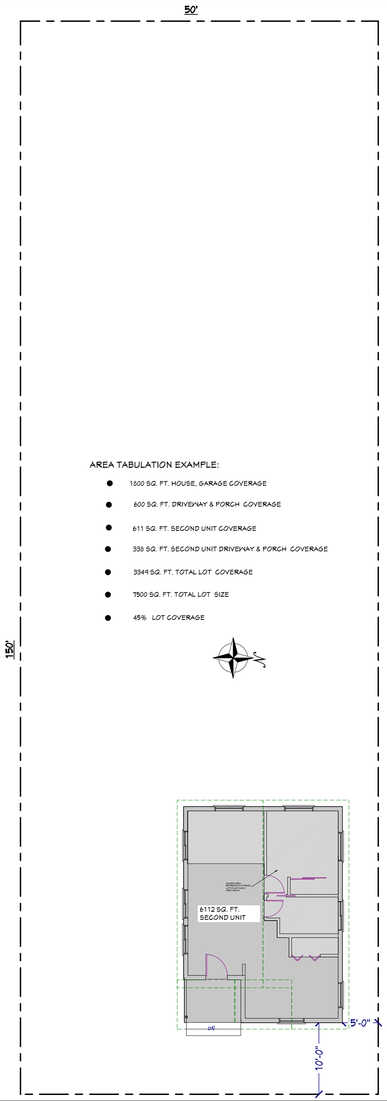
EXTERIOR OVERVIEW

INTERIOR VIEWS

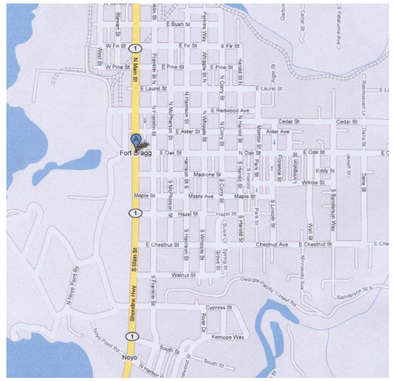



AREA TABULATION EXAMPLE:

- 1800 SQ. FT. HOUSE, GARAGE COVERAGE
- 600 SQ. FT. DRIVEWAY & PORCH COVERAGE
- 611 SQ. FT. SECOND UNIT COVERAGE
- 336 SQ. FT. SECOND UNIT DRIVEWAY & PORCH COVERAGE
- 3347 SQ. FT. TOTAL LOT COVERAGE
- 7500 SQ. FT. TOTAL LOT SIZE
- 45% LOT COVERAGE

EXAMPLE SITE MAP

SCALE: 1" = 10'-0"




EXAMPLE VICINITY MAP

N.T.S

OCCUPANCY : R3
TYPE OF CONSTRUCTION : VN

CODES : 2007 CBC ------ CALIFORNIA BUILDING CODE
2007 CPC ------ CALIFORNIA PLUMBING CODE
2007 CMC ------ CALIFORNIA MECHANICAL CODE
2007 CFC ------ CALIFORNIA FIRE CODE
2007 CEC ------ CALIFORNIA ELECTRICAL CODE
2007 CALIFORNIA ENERGY CODE

**BUILDING DATA:**
NUMBER OF STORIES: 1
BUILDING HEIGHT: 21 FT.
FIRST FLOOR AREA: 611 SQ. FT.
STORAGE LOFT AREA: 198 SQ. FT.
TOTAL SQUARE FOOTAGE LIVING AREA: 611 SQ. FT.
DECK AREA COVERED: 48 SQ. FT.
DECK AREA UNCOVERED: 0 SQ. FT.

**SEISMIC & WIND LOADS:**
SEISMIC DESIGN CATEGORY: D
WIND EXPOSURE: C
BAGIC WIND SPEED: 85 MPH

**SNOW LOAD:**
< 800 FT ELEVATION: 0
800-1300 FT. ELEVATION: 5 LBS.
1300-1800 FT. ELEVATION: 10 LBS.

**GROUND SNOW LOAD:**
1000 LBS. FT. (IF NO SOILS REPORT)
* ASSUMED ALLOWABLE SOIL BEARING PRESSURE

**ROOF LIVE LOAD:**
20 LBS. PER. SQ. FT.

## INDEX


| PAGE NO. | DESCRIPTION |
|---|---|
| 1 | WOOD STRUCTURAL NOTES, OCCUPANCY, CODE SUMMARY, INDEX, BUILDING DATA, SEISMIC & WIND LOADS, SNOW LOAD, ROOF LIVE LOAD & SITE MAP |
| 2 | FLOOR PLAN & EXTERIOR ELEVATIONS |
| 3 | FOUNDATION & FLOOR FRAMING PLAN & DETAILS |
| 4 | STORAGE LOFT FRAMING PLAN & PORCH ROOF FRAMING PLAN & RAIN SCREEN FLASHING & VENTING DETAILS |
| 5 | ROOF FRAMING PLAN & DETAILS. DOOR, WINDOW, FIXTURE, CABINET & ELECTRICAL SCHEDULES |
| 6 | WALL FRAMING ELEVATIONS & DETAILS |
| 7 | SHEAR WALL & HOLD DOWN PLAN & SCHEDULES & CONSTRUCTION STRUCTURAL SPECIFICATIONS |
| 8 | INTERIOR WALL ELEVATIONS |
| 9 | CROSS SECTIONS & DETAILS |
| 10 | ALTERNATE CONCRETE SLAB PLAN & DETAILS & TRUSS ROOF FRAMING PLAN & DETAILS |
| 11 | ELECTRICAL PLAN & DETAILS |
| 12 | MIRRORED FLOOR PLAN |
| 13 | TITLE 24 ENERGY CALCULATIONS |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DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

INDEX, WOOD STRUCTURAL NOTES, OCCUPANCY, CODE SUMMARY & SITE MAP

A SECOND UNIT PLAN FOR:

# CITY OF FORT BRAGG - 611 SQ. FT. UNIT

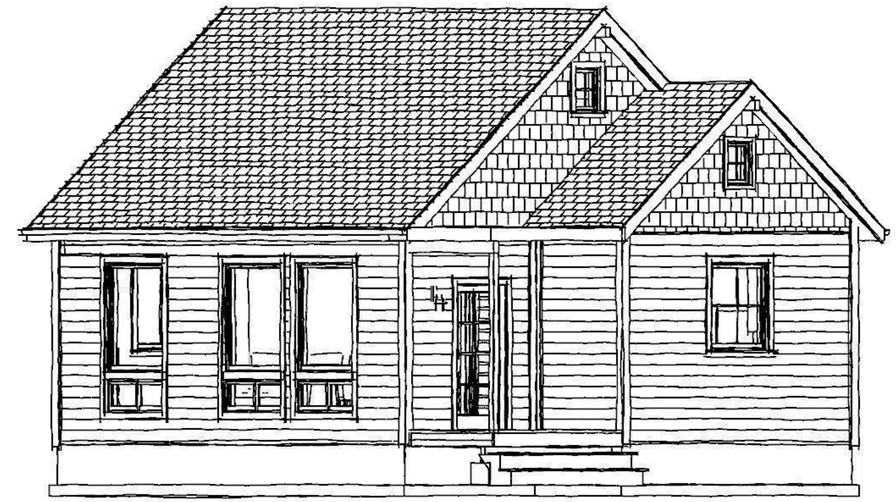
416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

SHEET 1

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTHEAST ELEVATION

SCALE: 1/4" = 1'-0"

FRONT ELEVATION

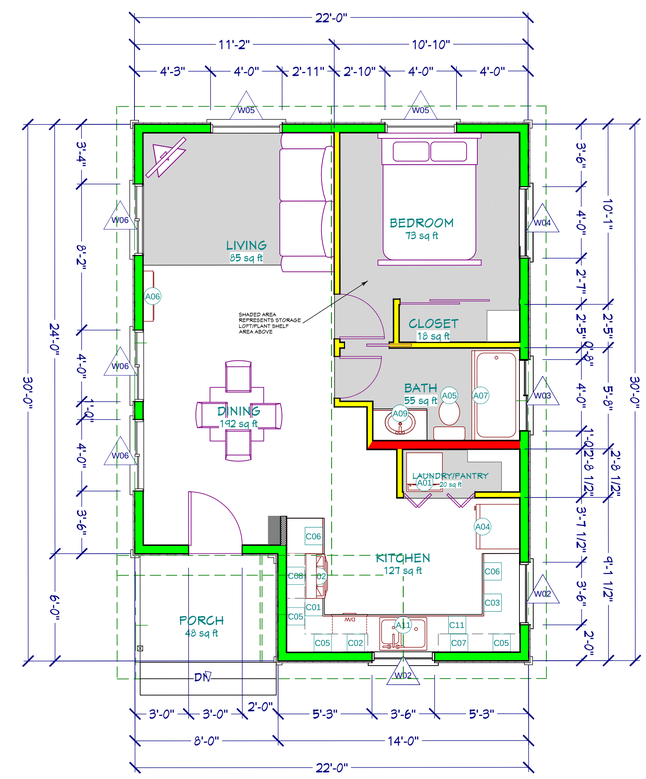
SCALE: 1/4" = 1'-0"

REAR ELEVATION

SCALE: 1/4" = 1'-0"

NORTH ELEVATION

SCALE: 1/4" = 1'-0"




FLOOR PLAN

SCALE: 1/4" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
MICHAEL BOTTERILL
No. C048872
Exp. Sept. 30, 2010
CIVIL
STATE OF CALIFORNIA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FLOOR PLAN, DIMENSIONS, ELECTRICAL & EXTERIOR ELEVATIONS

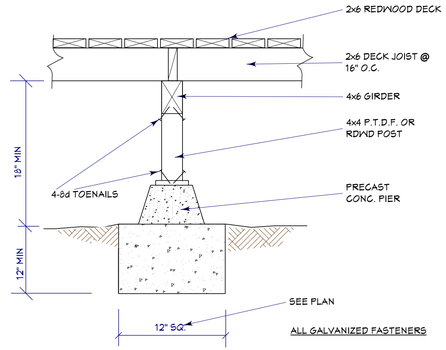
A SECOND UNIT PLAN FOR:

# CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

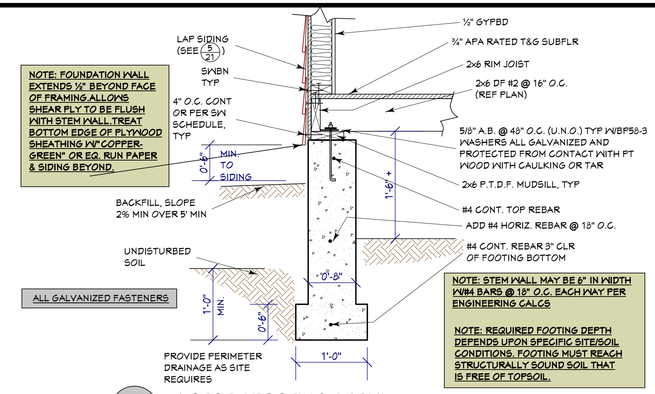
APN:

SHEET 2



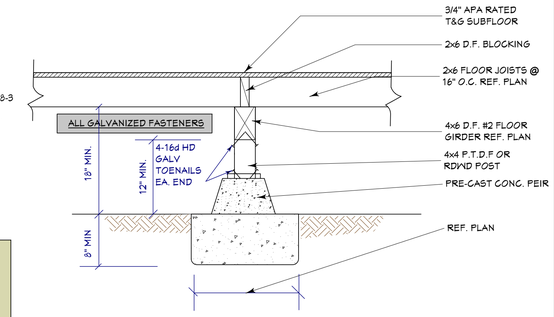

3 DECK POST/ PIER

SCALE:1"=1'-0"



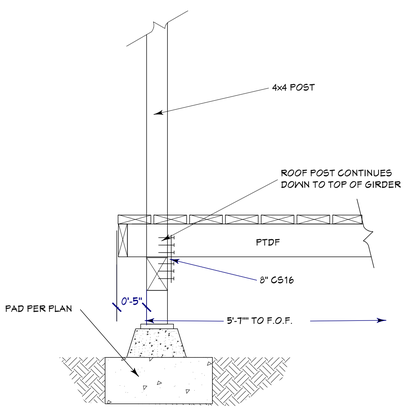

2 1 STORY FOOTING DETAIL

SCALE: 1"=1'-0"



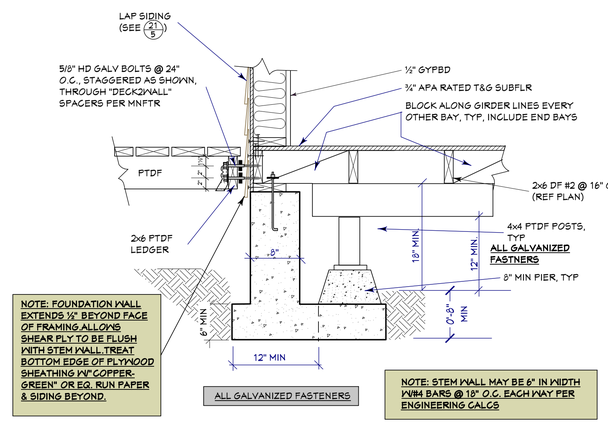

1 TYPICAL FLOOR POST/PIER DETAIL

SCALE:1"=1'-0"



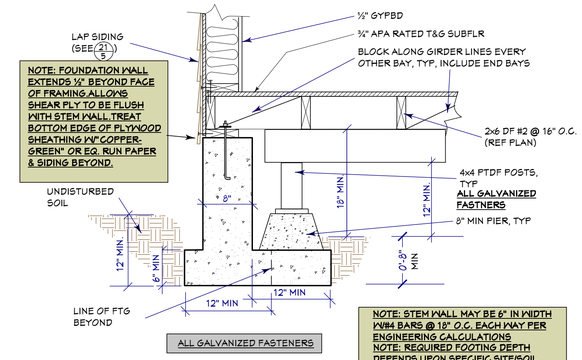

8 PORCH SUPPORT @ POST

SCALE: 1"=1'-0"



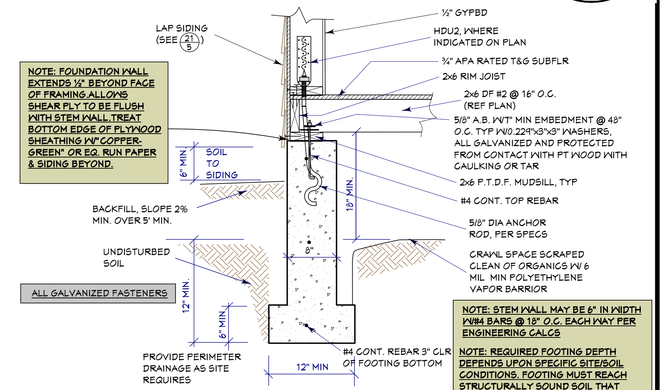

7 DECK LEDGER CONNECTION

SCALE: 1"=1'-0"




6 PERIMETER FOOTING @ GIRDER

SCALE: 1"=1'-0"




5 PERIMETER FOOTING @ HOLD DOWN

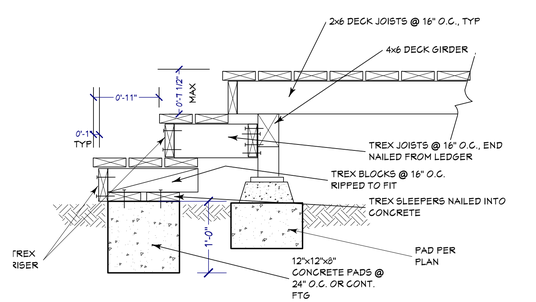
SCALE: 1"=1'-0"

## FOUNDATION NOTES:

- CONCRETE SHALL BE 2500 PSI @ 28 DAYS
- PROVIDE UNDER FLOOR VENTILATION @ 1 SQ. FT. PER EACH 150 SQ. FT. OF UNDER FLOOR AREA & PROVIDE CROSS VENTILATION. USE CORROSION RESISTANT WIRE W/1/8" OPENINGS
- PROVIDE AN 18"X24" MIN UNDER FLOOR ACCESS WITHIN 20' OF PLUMBING
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR
- 2x DF #2 FLOOR JOISTS @ 16" O.C. W/ 2x CONT RIM JOISTS OR SOLID BLOCKING. USE DBL JOISTS UNDER PARALLEL WALLS TO JOISTS TYP.

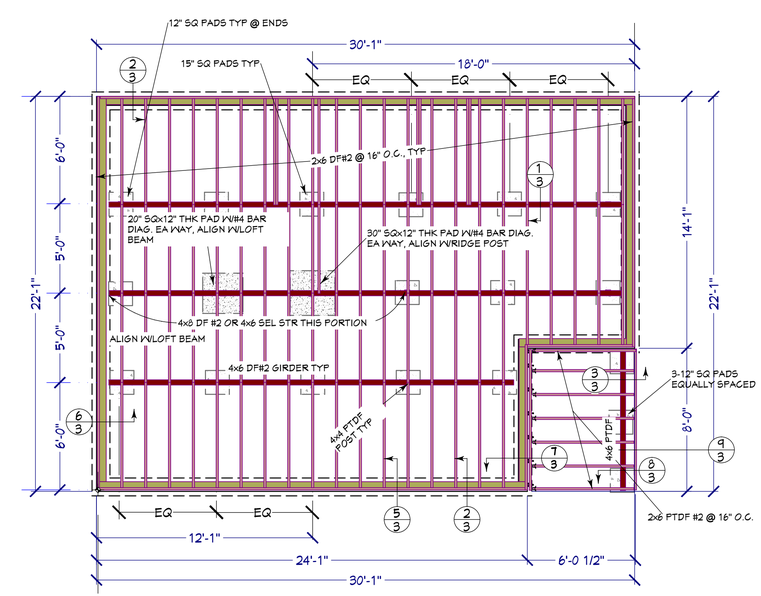
## IMPORTANT NOTE REGARDING HARDWARE CORROSION:

AS OF JANUARY 2004, THE REQUIRED METHODS OF LUMBER PRESSURE TREATMENT CAUSE CORROSION TO STEEL. ANCHOR BOLTS AND ANY TYPE OF ANCHORING HARDWARE, PLAIN STEEL OR GALVANIZED, SHALL NOT BE LEFT IN UNPROTECTED CONTACT WITH PRESSURE TREATED OR EVEN REDWOOD LUMBER. HARDWARE SHALL BE ISOLATED FROM CONTACT WITH SUCH LUMBER, OR OTHER CORROSIVE ENVIRONMENTS, WITH AN APPLIED BARRIER COATING SUCH AS URETHANE, POLYMER, EPOXY, OR COAL TAR. THE EFFICACY OF THE COATING CHOSEN IS THE RESPONSIBILITY OF THE CONTRACTOR. ALSO, NAIL OR SCREW FASTENERS, OF REQUIRED FASTENING, INTO SUCH LUMBER SHALL BE HOT-DIP GALVANIZED OR OF EQUIVALENT TREATMENT, AND IF ALSO IN CONTACT WITH THE EXTERIOR ENVIRONMENT, THESE FASTENERS SHALL BE OF STAINLESS STEEL.




9 DECK STAIR CONSTRUCTION

SCALE: 1"=1'-0"




FOR ALTERNATIVE OF CONCRETE SLAB FOUNDATION SEE DETAILS ON SHEET 10

FOUNDATION PLAN (CRAWL SPACE)

SCALE: 1/4" = 1'-0"

DIMENSIONS TO F.O.CONCRETE, RIM JOIST IS 1/2" IN ALL AROUND, TYP

REGISTERED PROFESSIONAL ENGINEER MICHAEL BUTLER No. C048872 Exp. Sept. 30, 2010 CIVIL STATE OF CALIFORNIA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DORSEY DESIGN & DRAFTING

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City of Fort Bragg

DRAWN BY: JD

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REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

FOUNDATION & FLOOR FRAMING PLAN & DETAILS

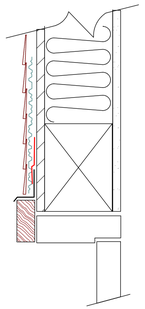
A SECOND UNIT PLAN FOR:

# CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

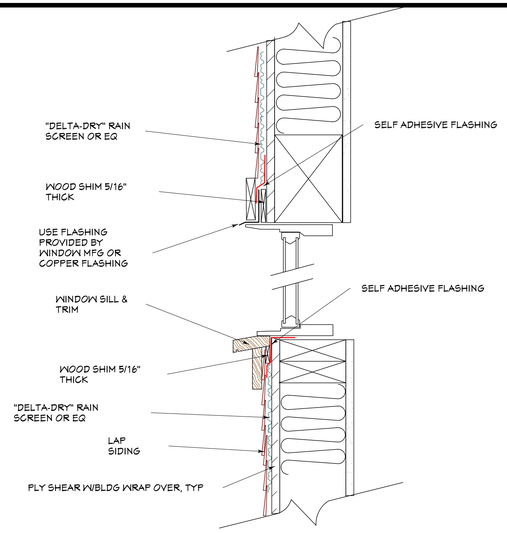
APN:

SHEET 3



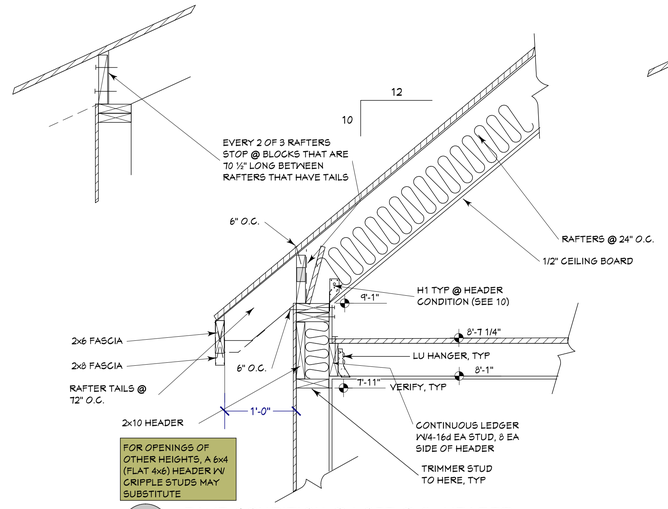
B RAIN SCREEN FLASHING @ DOOR

SCALE: 2"=1'-0"




A RAIN SCREEN FLASHING @ WINDOW

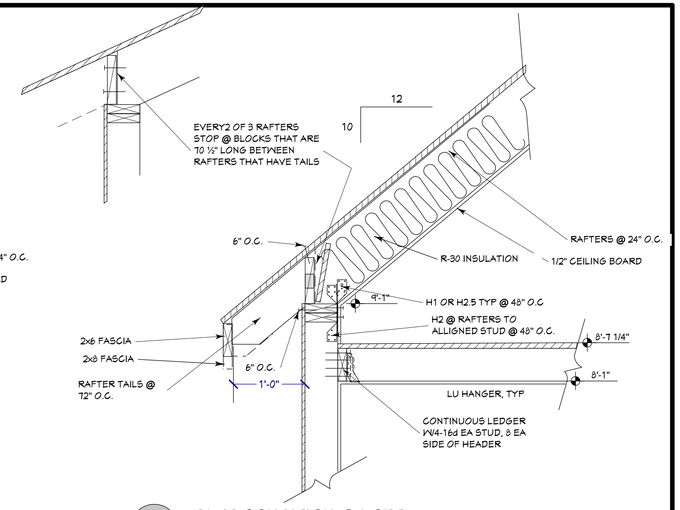
SCALE: 2"=1'-0"




FOR OPENINGS OF OTHER HEIGHTS, A 6x4 (FLAT 4x8) HEADER W/ CRIPPLE STUDS MAY SUBSTITUTE

11 EAVE CONDITION @ LOFT @ 2x HEADER

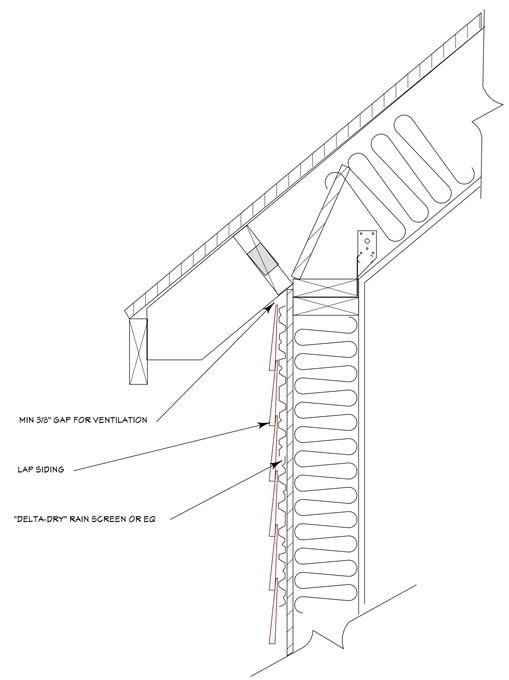
SCALE: 1"=1'-0"




10 EAVE CONDITION @ LOFT

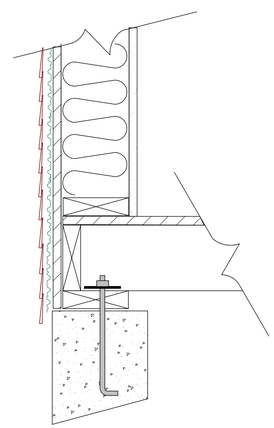
SCALE: 1"=1'-0"

NOTE:
USE OF RAIN SCREEN W/DETAILS IS OPTIONAL



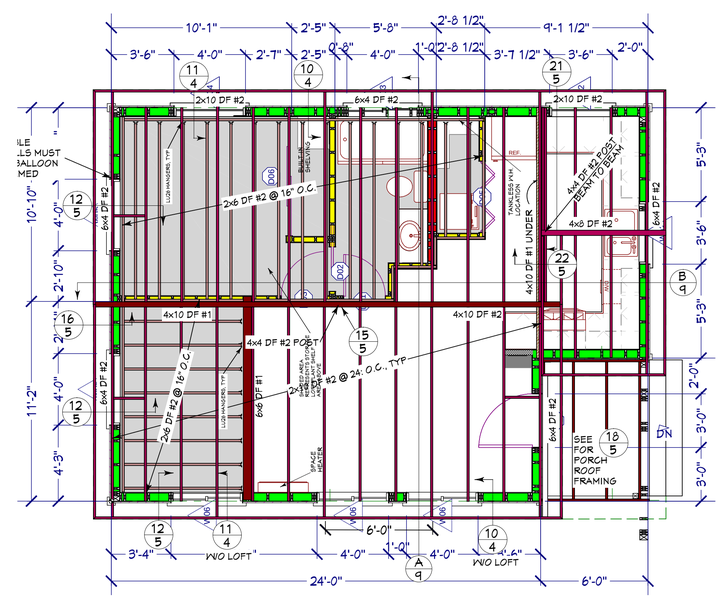

D RAIN SCREEN VENTING @ EAVE

SCALE: 2"=1'-0"



C RAIN SCREEN VENTING @ FOUNDATION

SCALE: 2"=1'-0"




STORAGE LOFT/PORCH CEILING FRAMING PLAN

SCALE: 1/4" = 1'-0"

NOTE:
CAULK AROUND ALL SERVICE PENETRATION AREAS

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REVISIONS:

STORAGE LOFT & CEILING FRAMING PLAN, & RAIN SCREEN DETAILS

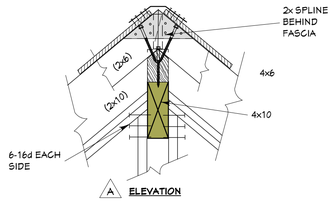
A SECOND UNIT PLAN FOR:

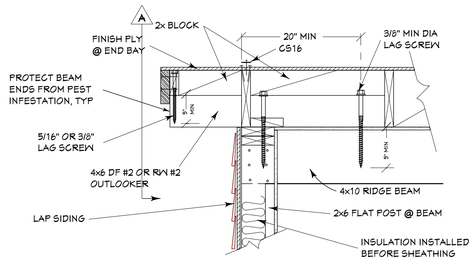
# CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

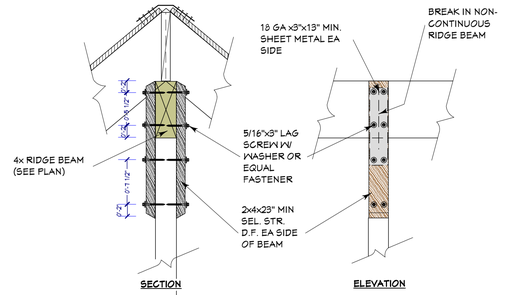
SHEET 4



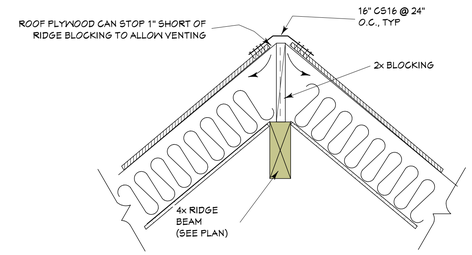

16 OUTLOOKER @ RIDGE SUPPORT

SCALE: 1"=1'-0"



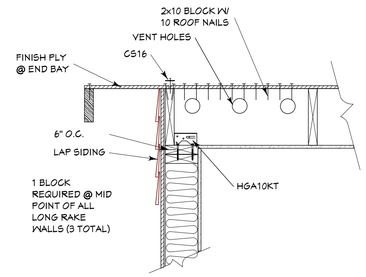

15 INTERIOR SUPPORT OF RIDGE BEAM

SCALE: 1"=1'-0"

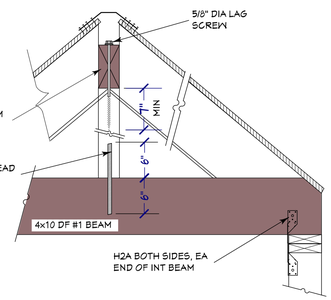



14 RIDGE BEAM SECTION

SCALE: 1"=1'-0"

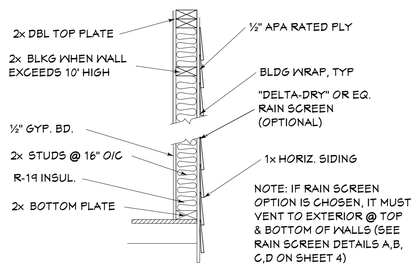



12 TOP OF RAKE WALL @ TIE BACK




21 SMALL RIDGE SUPPORT

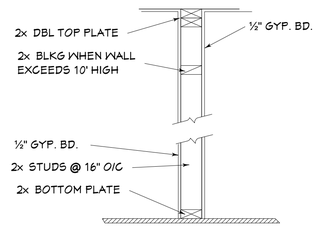
SCALE: 1"=1'-0"




20 TYP. EXTERIOR WALL @ HOUSE

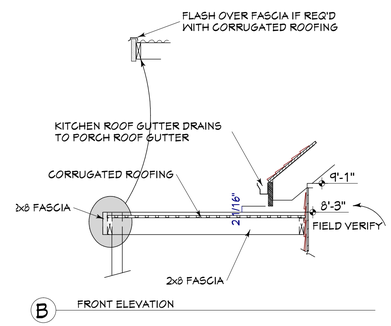
SHEAR NAILING NOT SHOWN HERE

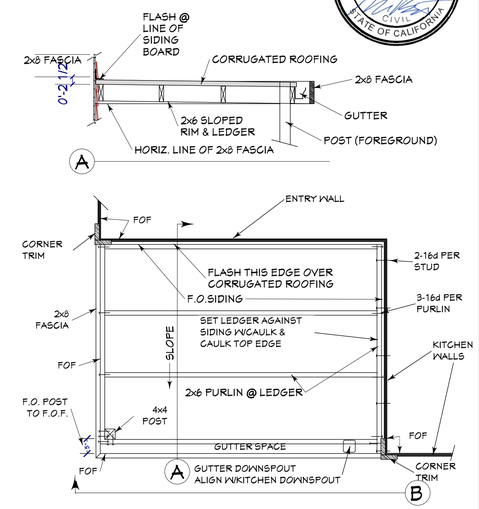
SCALE: 1" = 1'-0"




19 TYP. INTERIOR WALL @ HOUSE

SCALE: 1" = 1'-0"




18 PORCH ROOF FRAMING

SCALE: 1"=1'-0"

## WINDOW SCHEDULE

| WINDOW SCHEDULE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| NUMBER | LABEL | QTY | FLOOR | SIZE | DIMENSIONS | WIDTH | HEIGHT | R/O | DESCRIPTION | HEADER |
| W02 | 3640SH | 2 | 1 | 3640SH | 42"X48"SH | 42 " | 48 " | 43"X49 1/2" | SINGLE HUNG | 6X8X46" |
| W03 | 40010LS | 1 | 1 | 40010LS | 48"X10"LS | 48 " | 10 " | 49"X11 1/2" | LEFT SLIDING | 6X0X52" |
| W04 | 4040SH | 1 | 1 | 4040SH | 48"X48"SH | 48 " | 48 " | 49"X49 1/2" | SINGLE HUNG | 6X1X52" |
| W05 | 4040SH | 2 | 1 | 4040SH | 48"X48"SH | 48 " | 48 " | 49"X49 1/2" | SINGLE HUNG | 6X8X52" |
| W06 | 40610 | 3 | 1 | 40610 | 48"X82 1/4" | 48 " | 82 1/4 " | 49"X83 3/4" | MULLED UNIT-HR | 6X8X52" |

## DOOR SCHEDULE

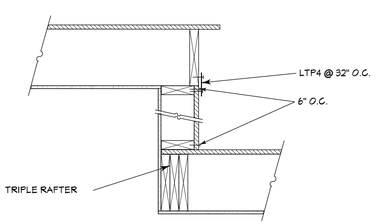
| DOOR SCHEDULE | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| NUMBER | LABEL | QTY | FLOOR | SIZE | DIMENSIONS | WIDTH | HEIGHT | R/O | DESCRIPTION | HEADER | THICKNESS |
| D01 | 2868 | 1 | 1 | 2868 L IN | 28"X80"X1 3/8" L IN | 28 " | 80 " | 29"X81 1/2" | HINGED 2 PANEL DOOR | 6X6X32" | 1 3/8" |
| D02 | 2868 | 1 | 1 | 2868 R | 30"X80"X1 3/8" R | 30 " | 80 " | 31"X81 1/2" | POCKET 2 PANEL DOOR | 6X6X34" | 1 3/8" |
| D03 | 2868 | 1 | 1 | 2868 R IN | 30"X80"X1 3/8" R IN | 30 " | 80 " | 31"X81 1/2" | HINGED 2 PANEL DOOR | 6X6X34" | 1 3/8" |
| D04 | 3068 | 1 | 1 | 3068 L EX | 36"X80"X1 3/4" L EX | 36 " | 80 " | 37"X81 1/2" | EXT. HINGED-GLASS | 6X8X40" | 1 3/4" |
| D05 | 4068 | 1 | 1 | 4068 | (4) 12"X80"X1 3/8" | 48 " | 80 " | 49"X81 1/2" | 4 DR. BIFOLD | 6X8X52" | 1 3/8" |
| D06 | 6880 | 1 | 1 | 6880 L IN | 80"X96"X1 3/8" L IN | 80 " | 96 " | 81"X97 1/2" | SLIDER | 6X0X84" | 1 3/8" |

## CABINET SCHEDULE

| CABINET SCHEDULE | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| NUMBER | LABEL | QTY | FLOOR | DIMENSIONS | WIDTH | DEPTH | HEIGHT | DRAWER PULL | DOOR PULL | HINGE |
| C01 | | 1 | 1 | 12X24X36 " | 12 " | 24 " | 36 " | PULL | KNOB | HIDDEN HINGE (2) |
| C02 | | 1 | 1 | 16X12X40 " | 16 " | 12 " | 40 " | | KNOB | HIDDEN HINGE (3) |
| C03 | | 1 | 1 | 18X24X36 " | 18 " | 24 " | 36 " | PULL | KNOB | HIDDEN HINGE (2) |
| C04 | | 3 | 1 | 1X12X30 " | 1 " | 12 " | 30 " | | KNOB | HIDDEN HINGE (2) |
| C05 | | 3 | 1 | 24X12X40 " | 24 " | 12 " | 40 " | | KNOB | HIDDEN HINGE (3) |
| C06 | | 2 | 1 | 24X24X36 " | 24 " | 24 " | 36 " | PULL | KNOB | HIDDEN HINGE (2) |
| C07 | | 1 | 1 | 28X12X40 " | 28 " | 12 " | 40 " | | KNOB (2) | HIDDEN HINGE (6) |
| C08 | | 1 | 1 | 30X12X30 " | 30 " | 12 " | 30 " | | KNOB (2) | HIDDEN HINGE (4) |
| C09 | | 1 | 1 | 36X20X36 " | 36 " | 20 " | 36 " | PULL | KNOB (2) | HIDDEN HINGE (4) |
| C11 | | 2 | 1 | 36X24X36 " | 36 " | 24 " | 36 " | PULL | KNOB (2) | HIDDEN HINGE (4) |

## ELECTRICAL SCHEDULE

| ELECTRICAL SCHEDULE | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| NUMBER | QTY | FLOOR | DIMENSIONS | WIDTH | DEPTH | HEIGHT | ATTACHED TO | DESCRIPTION |
| E01 | 1 | 1 | 10 1/2X10 3/8X5 1/2 " | 10 1/2 " | 10 3/8 " | 5 1/2 " | CEILING MOUNT | DOME LIGHT - LIGHTING WHITE |
| E02 | 1 | 1 | 12X18X1 1/4 " | 12 " | 18 " | 1 1/4 " | CEILING MOUNT | EXHAUST (HEAT LAMP) |
| E03 | 10 | 1 | 3X3/4X5 " | 3 " | 3/4 " | 5 " | WALL MOUNT | SINGLE POLE |
| E04 | 4 | 1 | 3X3/4X5 " | 3 " | 3/4 " | 5 " | WALL MOUNT | THREE WAY |
| E05 | 1 | 1 | 3X5/16X5 " | 3 " | 5/16 " | 5 " | WALL MOUNT | 220V |
| E06 | 20 | 1 | 3X5/16X5 " | 3 " | 5/16 " | 5 " | WALL MOUNT | DUPLEX |
| E07 | 1 | 1 | 3X5/16X5 " | 3 " | 5/16 " | 5 " | WALL MOUNT | GFCI |
| E08 | 2 | 1 | 6X6X1 1/2 " | 6 " | 6 " | 1 1/2 " | CEILING MOUNT | SMOKE DETECTOR |
| E09 | 1 | 1 | 7 3/4X6 1/4X13 " | 7 3/4 " | 6 1/4 " | 13 " | WALL MOUNT | GRAN TENOS - LIGHTING CERAMIC |
| E10 | 11 | 1 | 7 5/16X7 5/16X3/16 " | 7 5/16 " | 7 5/16 " | 3/16 " | CEILING MOUNT | RECESSED LIGHT |
| E11 | 1 | 1 | 9X9 1/4X18 5/16 " | 9 " | 9 1/4 " | 18 5/16 " | WALL MOUNT | CAGED LANTERN |



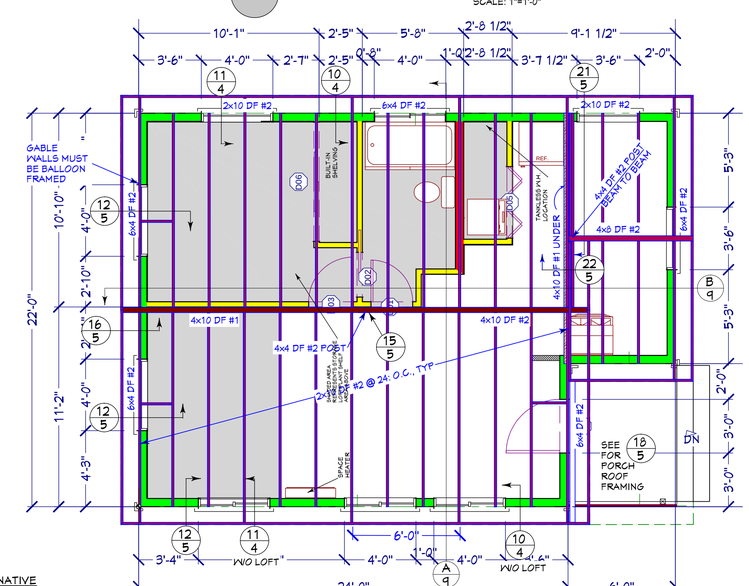

22 WALL ABOVE ROOF

SCALE: 1" = 1'-0"

## FIXTURE SCHEDULE

| FIXTURE SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| NUMBER | QTY | FLOOR | DIMENSIONS | WIDTH | DEPTH | HEIGHT | DESCRIPTION |
| A01 | 1 | 1 | 24X28X69 " | 24 " | 28 " | 69 " | LAUNDRY CENTER (SMALL) |
| A02 | 1 | 1 | 29 1/2X27 3/4X48 " | 29 1/2 " | 27 3/4 " | 48 " | GAS RANGE (STANDARD) |
| A03 | 2 | 1 | 30X18X5 " | 30 " | 18 " | 5 " | WALL HOOD (MEDIUM) |
| A04 | 1 | 1 | 30X30 3/4X66 " | 30 " | 30 3/4 " | 66 " | STANDARD |
| A05 | 1 | 1 | 30X36X30 " | 30 " | 36 " | 30 " | TOILET |
| A06 | 1 | 1 | 30X6 1/2X32 " | 30 " | 6 1/2 " | 32 " | CONVECTION HEATER |
| A07 | 1 | 1 | 60X32X84 " | 60 " | 32 " | 84 " | LEFT TUB-SHOWER |
| A08 | 1 | 1 | 24X22X30 1/2 " | 24 " | 22 " | 30 1/2 " | DISWASHER (BASIC) |
| A09 | 1 | 1 | 21 3/8X17 1/8X9 " | 21 3/8 " | 17 1/8 " | 9 " | OVAL 20" |
| A11 | 1 | 1 | 31 1/2X22X22 1/2 " | 31 1/2 " | 22 " | 22 1/2 " | OFFSET SINK |

FOR ALTERNATIVE MANUFACTURED TRUSS ROOF FRAMING (NO STORAGE LOFT) SEE SHEET 10




ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"


JERRY DORSEY
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DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

ROOF FRAMING PLAN, SHEARWALL & HOLD DOWN PLAN & DETAILS

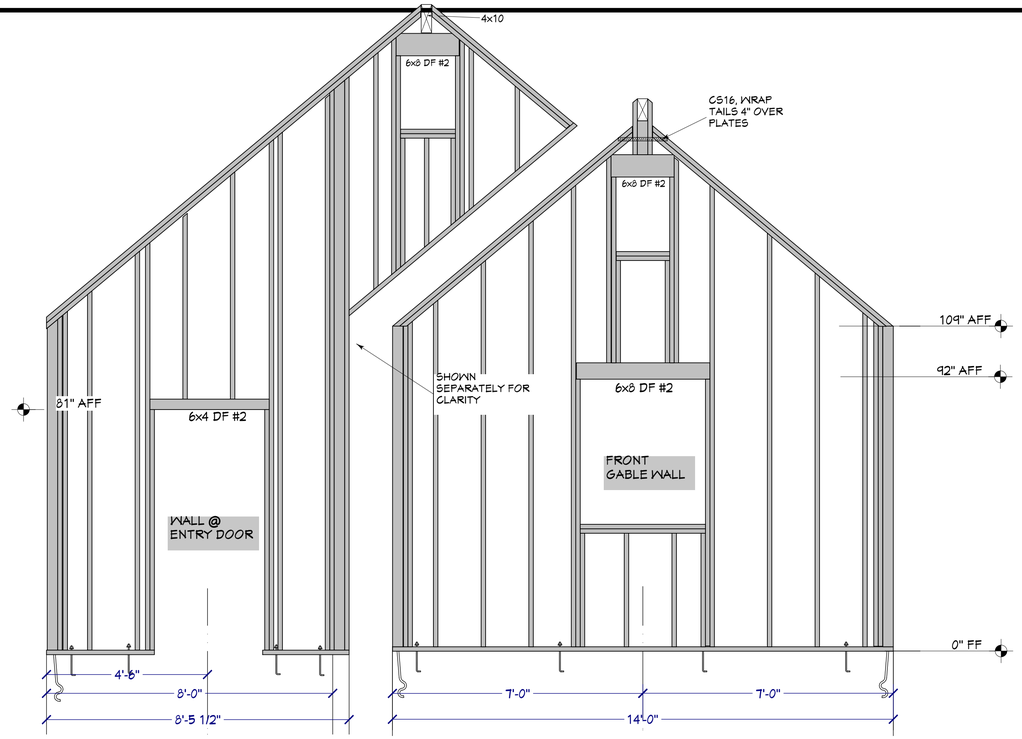
A SECOND UNIT PLAN FOR:

CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA.

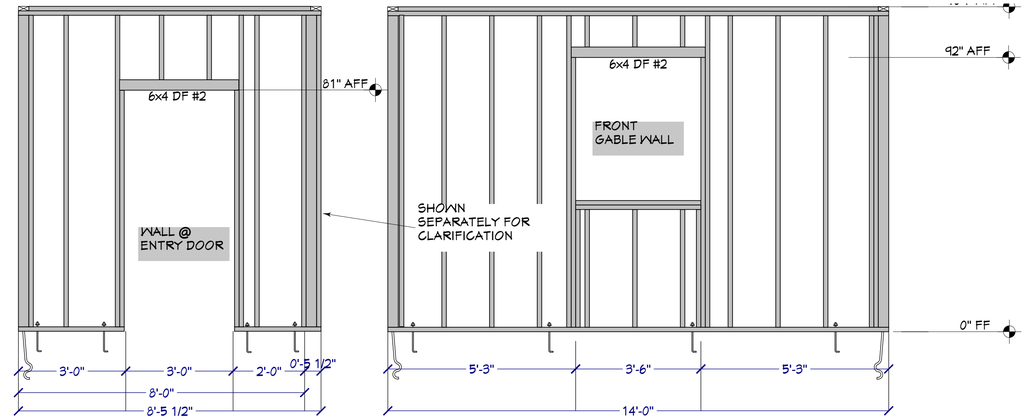
APN:

5



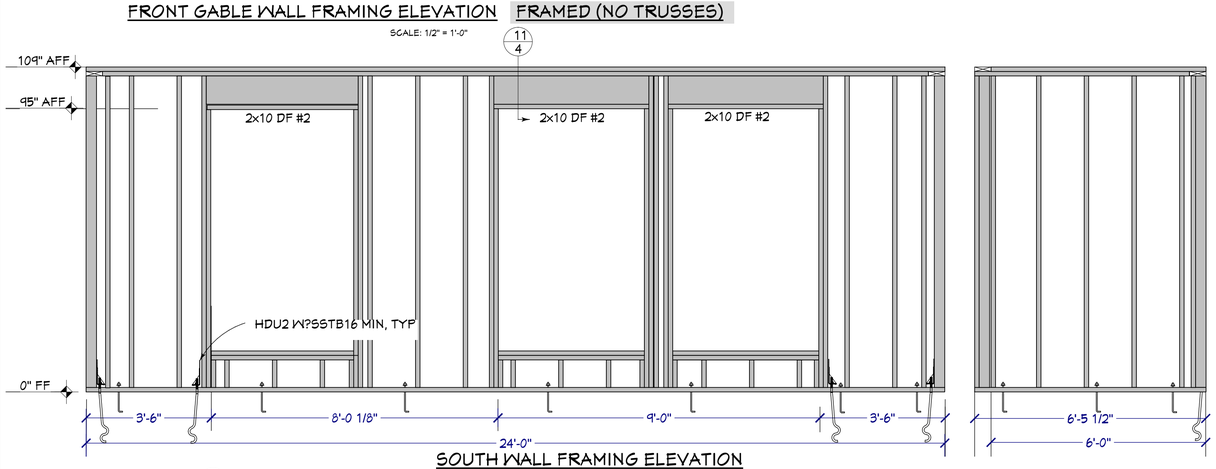

FRONT GABLE WALL FRAMING ELEVATION FRAMED (NO TRUSSES)

SCALE: 1/2" = 1'-0"



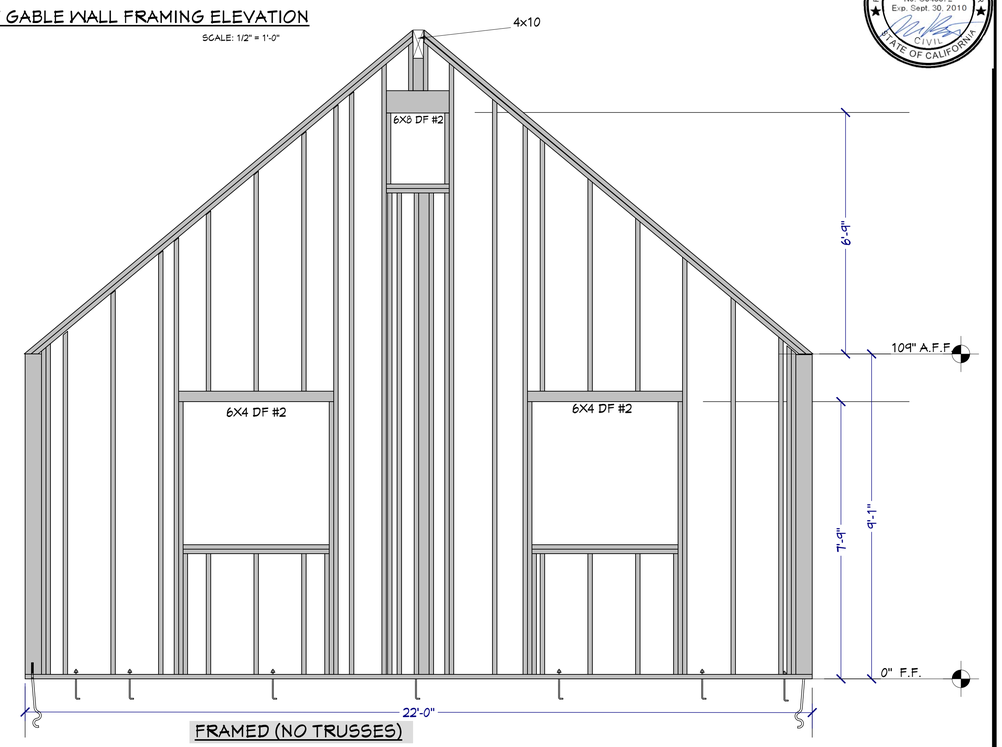

FRONT GABLE WALL FRAMING ELEVATION

SCALE: 1/2" = 1'-0"




SOUTH WALL FRAMING ELEVATION

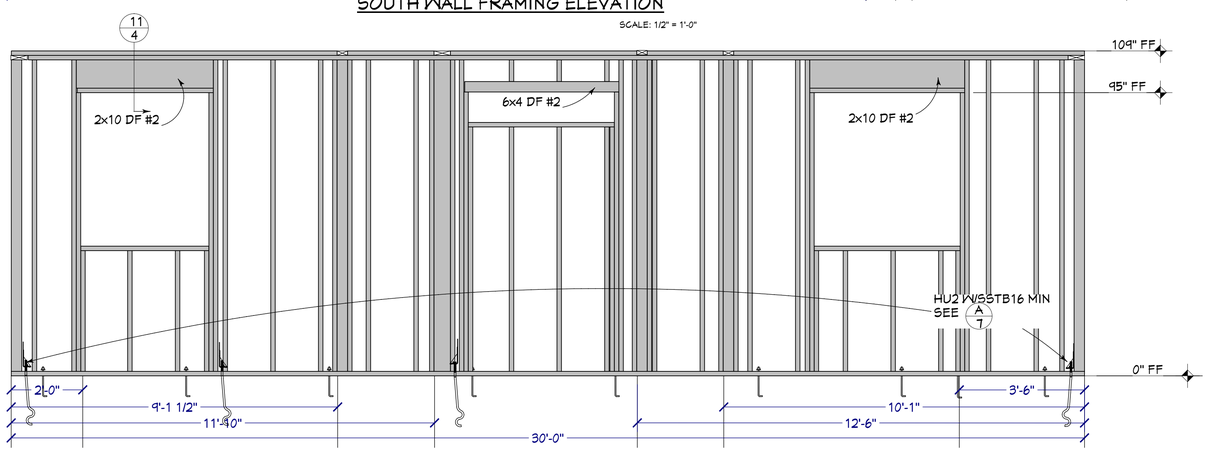
SCALE: 1/2" = 1'-0"




FRAMED (NO TRUSSES)

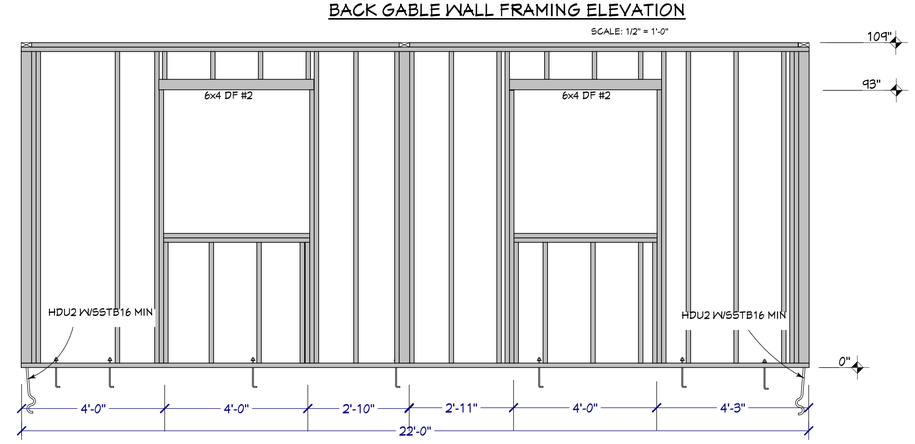
BACK GABLE WALL FRAMING ELEVATION

SCALE: 1/2" = 1'-0"




NORTH WALL FRAMING ELEVATION

SCALE: 1/2" = 1'-0"




BACK GABLE WALL FRAMING ELEVATION

SCALE: 1/2" = 1'-0"

REGISTERED PROFESIONAL ENGINEER
MICHAEL BUTLER
No. C048872
Exp. Sept. 30, 2010
CIVIL
STATE OF CALIFORNIA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DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

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REVISIONS:

REVISIONS:

# WALL FRAMING DETAILS

A SECOND UNIT PLAN FOR:

# CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

SHEET 6

## CONSTRUCTION STRUCTURAL SPECIFICATIONS

### General:

All construction shall meet the minimum requirements of the 2007 CBC. All methods and trenching practices shall meet CAL OSHA requirements for safety.

Include any hardware or structural members shown anywhere, even if they are not shown in another detail or plan. Contact the engineer if required to resolve a conflict or an uncertainty.

All guards and railings shall be constructed to 2007 CBC requirements for safety and strength.

### Foundation / Concrete:

Clay soil beneath concrete slabs must be fully saturated 24 hours before concrete placement to avoid lifting of slabs after construction. Slabs shall have appropriately-placed control joints, not more than 20' apart, for shrinkage-crack control.

All rebar shall be ASTM A 615, Grade 40 min, typical, unless noted otherwise. See typical rebar bend detail for bar bend and lap requirements. Slab adjacent-bar laps must stagger 48□ min. Vertical bars in drilled-pier cages shall not have any splices unless noted. Vertical bars in retaining walls shall lap only where shown on detail, or by permission of engineer.

Rebar clearance to excavations shall be 3□ min; to formed exterior surfaces, 2□ min; and to interior surfaces 1□ min. Clearance at the bottom of slabs shall be 1 ½□ min.

All rebar, anchor bolts, and anchor hardware shall be positioned securely prior to concrete placement. See Hold Down Schedule for footing requirements at hold down installations.

All concrete batching and construction shall be according to ACI-318 practices. All concrete shall be 2500 psi minimum mix design – Minimum 5 sacks of cement per yard of concrete with ¾□ rock, and 6 sacks with ½□ rock or pea gravel. Maximum 7 gallons of water per sack of cement - 5□ slump maximum unless chemically plasticized. Mixture and water shall be free of sulfides. Calcium chloride shall not be used. All concrete in forms shall be placed with assistance from a vibrator.

### Wood Framing:

All sawn lumber shall meet the grades specified on plans. Lumber not noted shall be DF-L #2 min. Architecturally exposed beams shall be "free of box heart". Glulam beams shall be 24F-V4 DF/DF, straight or 3000' radius camber, unless they have any cantilever ends or mid-supports, where they must be 24F-V8 DF/DF and straight, unless noted otherwise on plans. All LVL, PSL type (manufactured) beams must meet Fb of 2900 psi min and

## SHEAR WALL SCHEDULE

per 2007 CBC

SHSCD08
© BDE 4/08

| SYM | SHEAR VALUE | PANEL MATERIAL | NAILING COMMON NAIL (1) | NAILING COMMON B.N. | PLATE OR RIM CONNS FOR SHEAR TRANSFER (2) 16d BOX | (2)(3) 16d COM | (4) A35 | LTP4 | (5) 5/8" DIA A.B.s 2x SILL | 3x SILL | (8) 1/4" LAGS | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | 260 | 3/8" MIN CDX | 8d | 6" | 6" | 8" | 20" | 30" | 48" | 64" | 14" | (6) |
| B | 350 | 3/8" MIN CDX | 8d | 4" | 4" | 6" | 15" | 20" | 32" | 48" | 10" | (6) |
| C | 490 | 3/8" MIN CDX | 8d | 3" | 3 1/2" | 4 1/2" | 11" | 16" | 12" | 32" | 8" | (6) (7) |
| D | 640 | 15/32" CDX | 8d | 2" | -- | 3 1/2" | 8" | 12" | 9" | 24" | 6" | (7) |
| E | 460 | 15/32" CDX | 10d | 4" | 4" | 4 1/2" | 12" | 16" | 12" | 32" | 8" | (7) |
| F | 600 | 15/32" CDX | 10d | 3" | 3" | 3 1/2" | 9" | 12" | 10" | 24" | 6" | (7) |
| G | 770 | 15/32" CDX | 10d | 2" | -- | 3" | 7" | 10" | -- | 20" | 5" | (7) |
| H | 870 | 15/32" STRUC I | 10d | 2" | -- | -- | 6" | 9" | -- | 16" | 4" | (7) |
| B+S | Shown at any shear wall symbol indicates "Block and CS16 Strap" the header and sill at each opening either side of that shear wall. 32" min strap, 8" min tail at header or sill, and 24" min tail at blocking | | | | | | | | | | | |

### NOTES

-- Indicates that this shear transfer fastening won't work for the shear loading.

1. This nailing is for COMMON nails. 10d box can substitute for 8d com if the next tighter spacing is used. 16d sinkers or box can substitute directly for the 10d com indicated with no change in spacing. Spacings indicated are for all panel edges, 3/8" min from any edge. Nail heads must be flush with the panel surface. Field nailing is 12" o.c. max spacing. All values of this table are for Douglas Fir framing. NAILING INTO HEM-FIR SILL PLATES MUST BE INCREASED TO THE NEXT-TIGHTER SPACING. 2" USE 1 1/2"
2. Face nailing for shear transfer not taken care of by shear panels. Spacings for 16d into D.Fir only. Any nailing of this type to be staggered to avoid splitting. Joist blocking nailed < 4" o/c must be 3x min.
3. Predrilling req'd to avoid splitting, use 1/8" dia. Spacings for 16d common into 2x D.Fir only.
4. For shear transfer through framing where not taken care of by shear panels.
5. Anchor bolts must have at least 6" embedment into concrete, and each must have 0.229"x 3" x3" min plate washer over sill plates. If sill plate (pressure treated) is D.Fir, spacings may be increased by 10%. These anchor bolt spacings are for sills the same length as shear walls above, such as for slab-on-grade. Continuous, longer foundation ponywalls can have lower shear values and larger spacings between bolts, where shear wall plans show a symbol for that ponywall. All hardware must be protected from corrosion by isolating steel from treated lumber - see general notes.
6. For panels < 15/32" wall studs must be 16" o/c or less.
7. 3x MIN FRAMING REQUIRED AT ALL PANEL-ABUTTING JOINTS WITH NAILING STAGGERED. If mudsill is a 2x it must be a 2x6 with anchor bolts staggered 1" each side of centerline. Built-up studs can be used at panel joints only with prior permission from engineer. All nailing for these shear walls to be staggered.
8. 1/4" diameter by 2" embedment into Douglas Fir - Larch, loaded parallel to the grain, through a side member of either 2x DF-Larch or 16 gage min steel. Reduce shear loads by 1/3 for load perp to grain. "Full body diameter" lag screws per ANSI/ASME B18.2.1-1981, rolled thread screws have reduced values.

## HOLD DOWN SCHEDULE

File: HDSCD05

PER 2007 CBC

© BDE 11/08

| SYM | HOLD DOWN | MINIMUM REQUIREMENTS BOUNDARY MEMBER | ANCHOR DIA. | "D" | "F" | "R" |
|---|---|---|---|---|---|---|
| (2) | HDU 2 | 2-2x | 5/8" | 10" | CAN BE WITHIN A 8" STEM WALL W/ 12" MIN. EMBEDMENT SUCH AS SSTB16 | |
| (5) | HDU 5 | 2-2x | 5/8" | 12" | 6" | 7" |
| (8) | HDU 8 | 3-2x OR 4X6 | 7/8" | 20" | 8" | 12" |
| (11) | HDU 11 | 6X6 | 1" | 24" | 9" | 14" |
| (14) | HDU 14 | 6X8 | 1" | 24" | 10" | 15" |

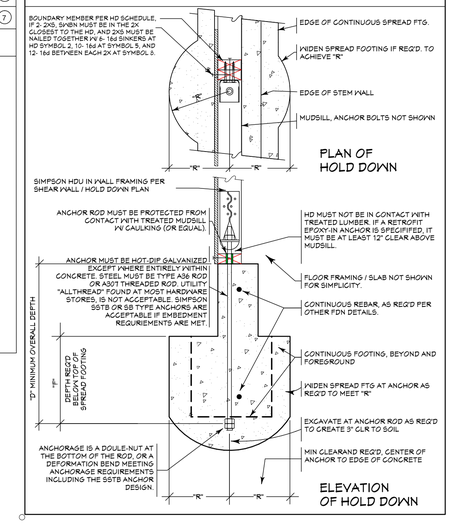
NOTES

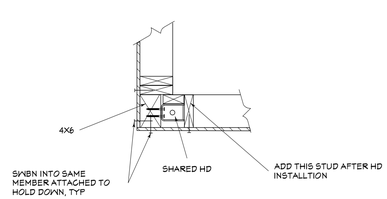
"SHARED" noted at an intersection of shear walls indicates that the hold down attaches to a boundary member that receives boundary nailing (SWBN) from BOTH shear walls. SWBN must always go into the same member, or built-up member, attached to the hold down, even if this nailing is not at the shear panel edge. HOLD DOWNS ARE USELESS WITHOUT SWBN.

"D" Is the minimum overall anchor embedment depth in concrete.

"F" Is the minimum depth below top of spread footing. Heights of stem wall, pony wall, floor framing, etc, must be added to determine req'd anchor length. Rated couplers may be used to extend anchor.

"R" Is the minimum distance from the center of the anchor to the edge of the footing. If anchor is centered, minimum ftg. width is 2R. The minimum R can be avoided only with special reinforcing details (not shown).



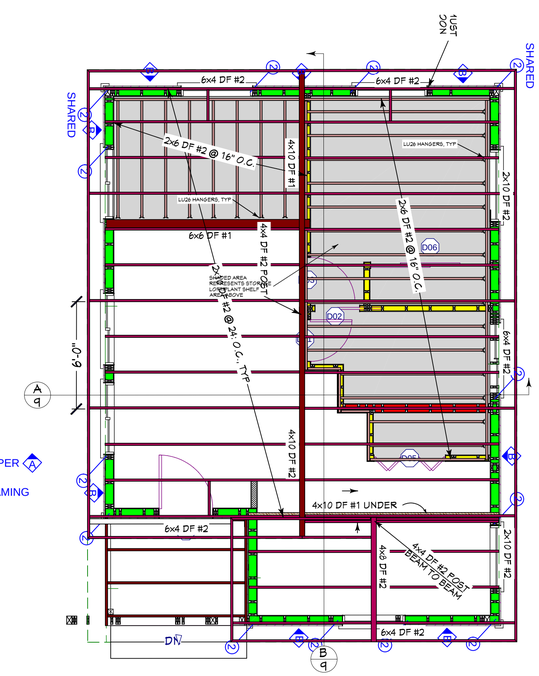




A SHARED HOLD DOWN @ CORNER

SCALE:1"=1'-0"

WALLS NOT LABELED ARE SHEARED PER (A)

SEE DETAIL (A) FOR SHARED HD FRAMING




SHEAR WALL & HOLD DOWN PLAN

SCALE: 1/4" = 1'-0"

REGISTERED PROFESIONAL ENGINEER MICHAEL BOYLE No. C048872 Exp. Sept. 30, 2010 CIVIL STATE OF CALIFORNIA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DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

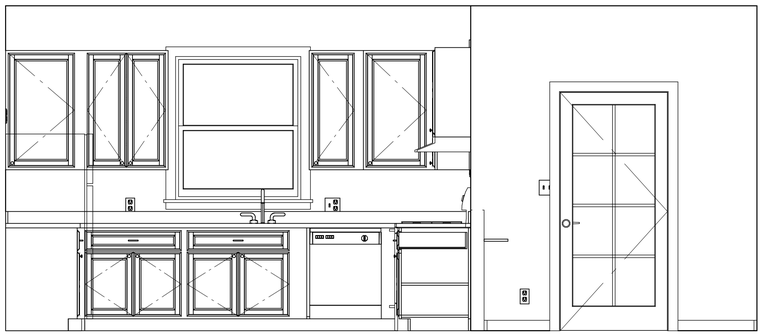
REVISIONS:

SHEAR WALL & HOLD DOWN PLAN & DETAILS

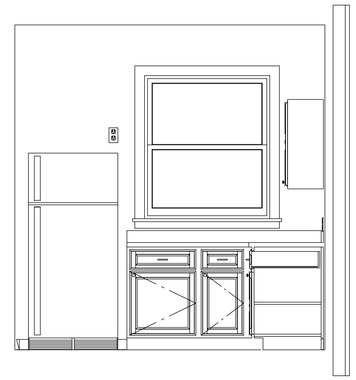
A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 611 SQ. FT. UNIT
416 N. FRANKLIN ST.
FORT BRAGG, CA.

APN:

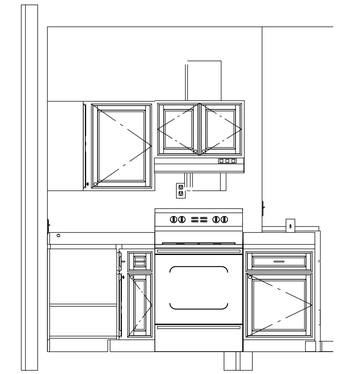
SHEET 7



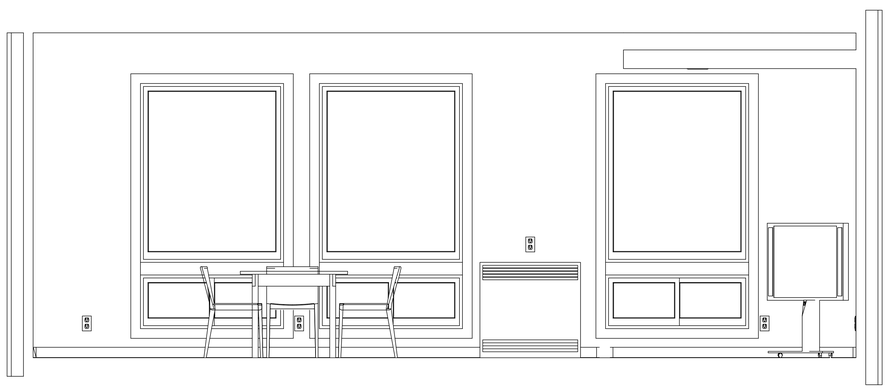
KITCHEN & ENTRY WALL ELEVATION



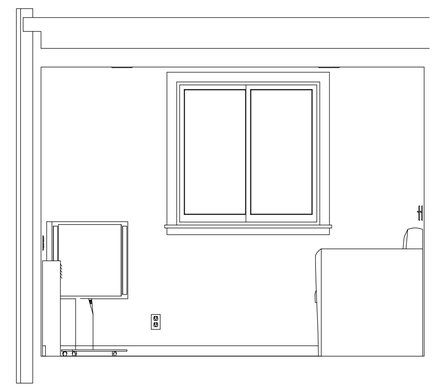
KITCHEN NORTH WALL ELEVATION



KITCHEN SOUTH WALL ELEVATION

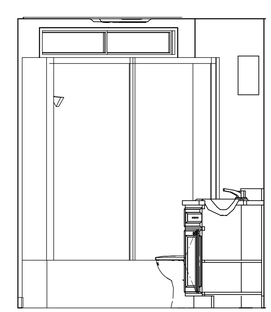


SOUTH WALL ELEVATION

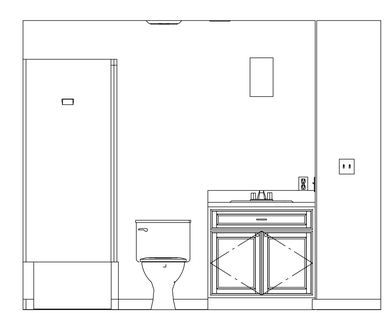


LIVING ROOM BACK WALL ELEVATION

INTERIOR WALL ELEVATION



BATHROOM WALL ELEVATION



BATHROOM WALL ELEVATION

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DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

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REVISIONS: 01.27.09

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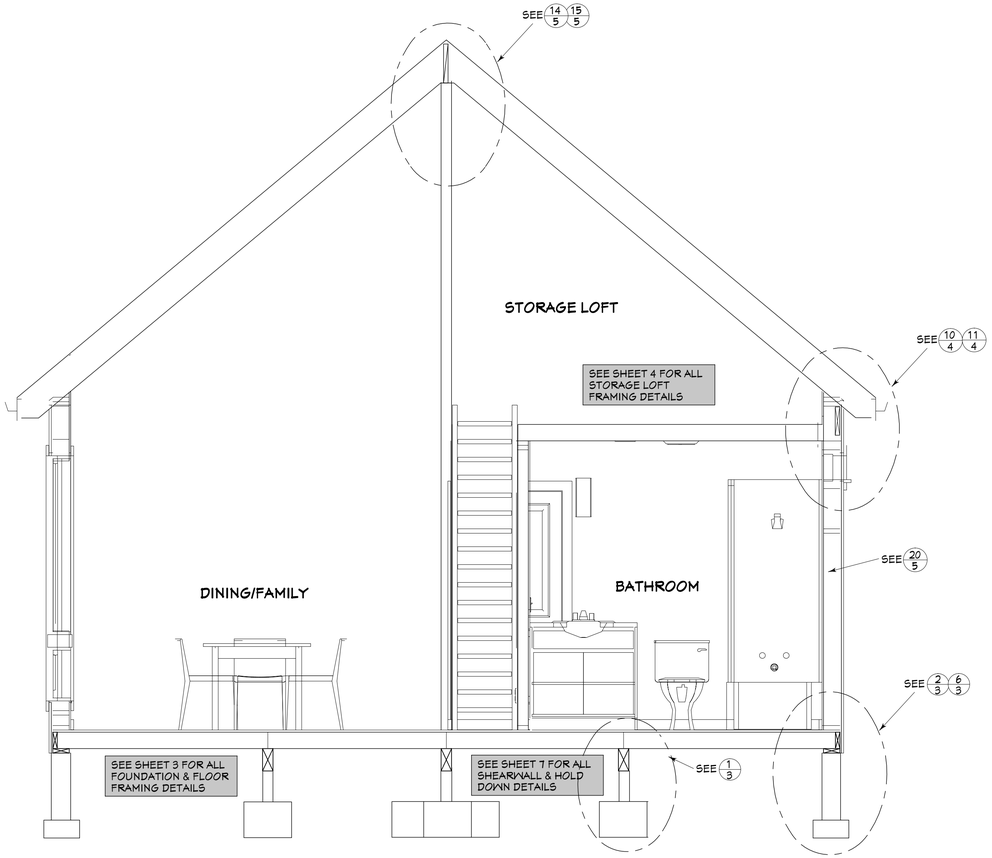
INTERIOR WALL ELEVATIONS

A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 611 SQ. FT. UNIT
416 N. FRANCLIN ST.
FORT BRAGG, CA

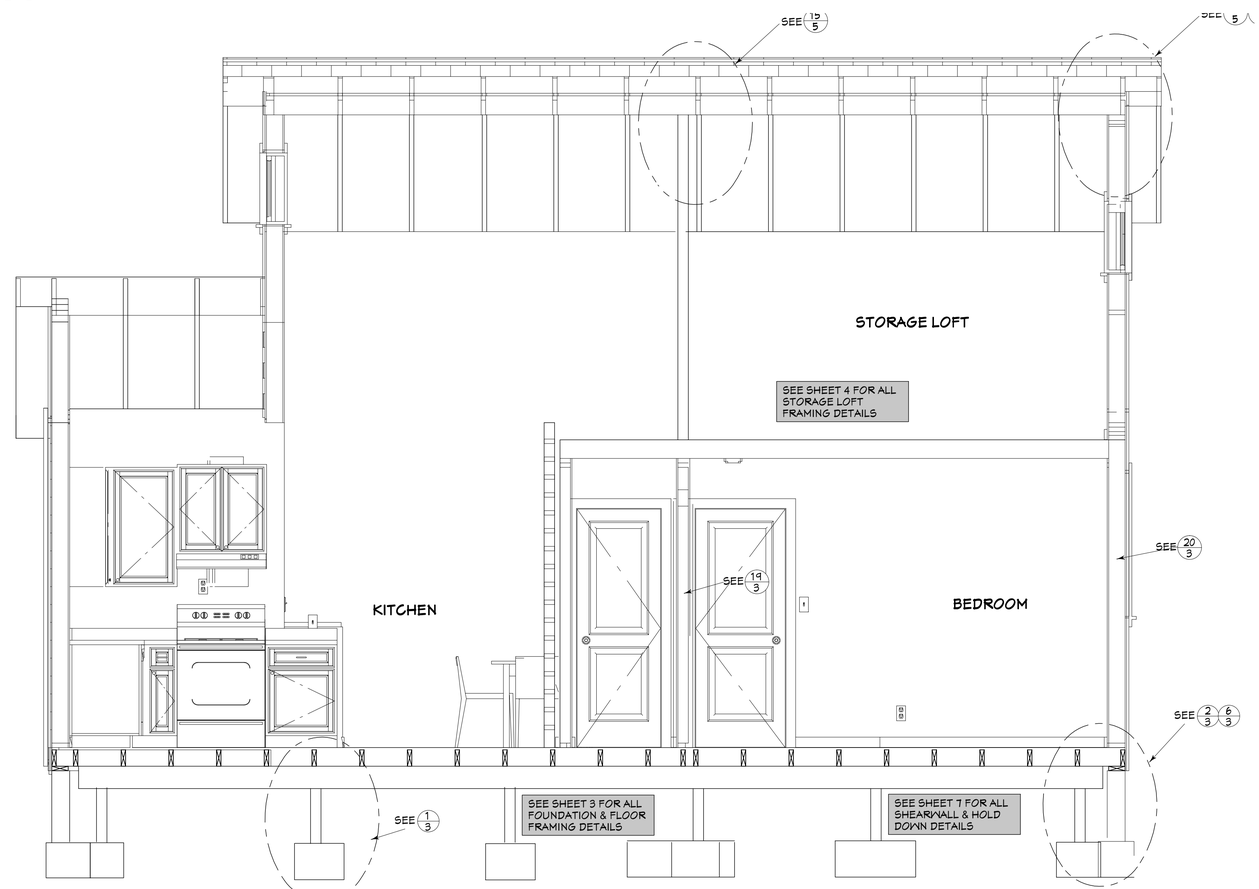
APN:

SHEET 8




A/9 CROSS SECTION

SCALE: 1/2" = 1'-0"




B/9 CROSS SECTION

SCALE: 1/2" = 1'-0"

REGISTERED PROFESSIONAL ENGINEER
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DORSEY DESIGN & DRAFTING

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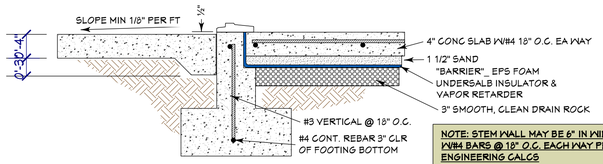
REVISIONS:

CROSS SECTIONS & DETAILS

A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 611 SQ. FT. UNIT
416 N. FRANCLIN ST.
FORT BRAGG, CA

APN:

SHEET 9

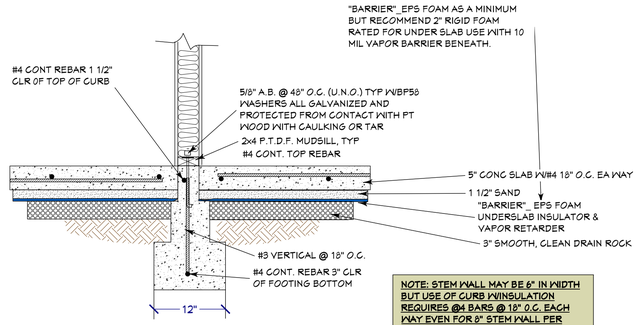



NOTE: STEM WALL MAY BE 6" IN WIDTH W/#4 BARS @ 18" O.C. EACH WAY PER ENGINEERING CALCS

NOTE: REQUIRED FOOTING DEPTH DEPENDS UPON SPECIFIC SITE/SOIL CONDITIONS. FOOTING MUST REACH STRUCTURALLY SOUND SOIL THAT IS FREE OF TOPSOIL.

3 SLAB FOUNDATION @ ENTRY PORCH

SCALE: 1"=1'-0"

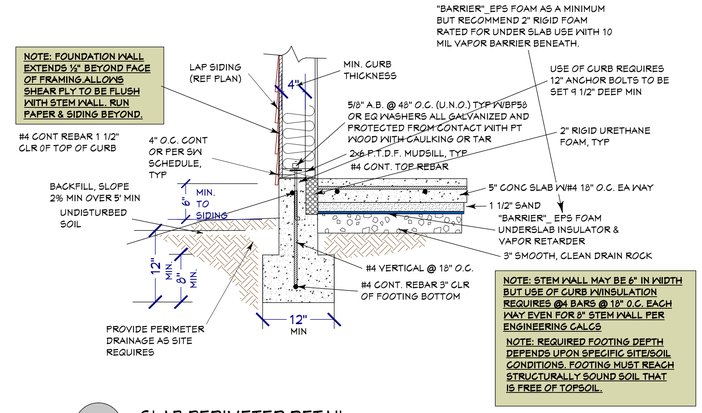



NOTE: STEM WALL MAY BE 6" IN WIDTH BUT USE OF CURB W/INSULATION REQUIRES @4 BARS @ 18" O.C. EACH WAY EVEN FOR 8" STEM WALL PER ENGINEERING CALCS

NOTE: REQUIRED FOOTING DEPTH DEPENDS UPON SPECIFIC SITE/SOIL CONDITIONS. FOOTING MUST REACH STRUCTURALLY SOUND SOIL THAT IS FREE OF TOPSOIL.

2 SLAB INTERIOR FOOTING DETAIL

SCALE: 1"=1'-0"




NOTE: FOUNDATION WALL EXTENDS ½" BEYOND FACE OF FRAMING ALLOWS SHEAR PLY TO BE FLUSH WITH STEM WALL. RUN PAPER & SIDING BEYOND.

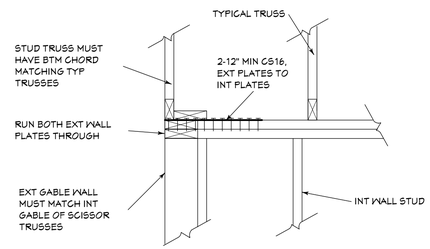
NOTE: STEM WALL MAY BE 6" IN WIDTH BUT USE OF CURB W/INSULATION REQUIRES @4 BARS @ 18" O.C. EACH WAY EVEN FOR 8" STEM WALL PER ENGINEERING CALCS

NOTE: REQUIRED FOOTING DEPTH DEPENDS UPON SPECIFIC SITE/SOIL CONDITIONS. FOOTING MUST REACH STRUCTURALLY SOUND SOIL THAT IS FREE OF TOPSOIL.

1 SLAB PERIMETER DETAIL

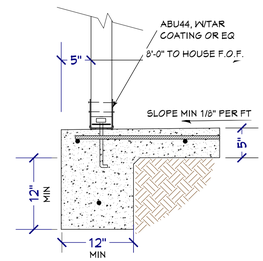
SCALE: 1"=1'-0"

THIS SHEET IS FOR ALTERNATIVES OF A TRUSS ROOF DESIGN W/O LOFT AREA OR A CONCRETE SLAB FOUNDATION OR BOTH




5 TIEBACK @ GABLE WALL

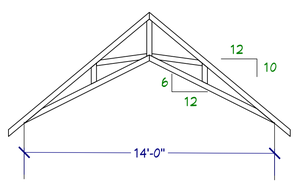
SCALE: 1"=1'-0"




4 SLAB PORCH @ POST

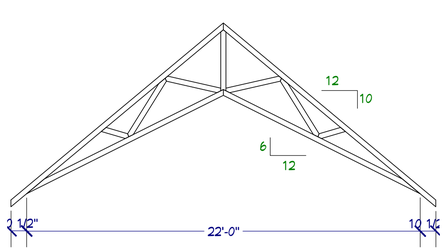
SCALE: 1"=1'-0"

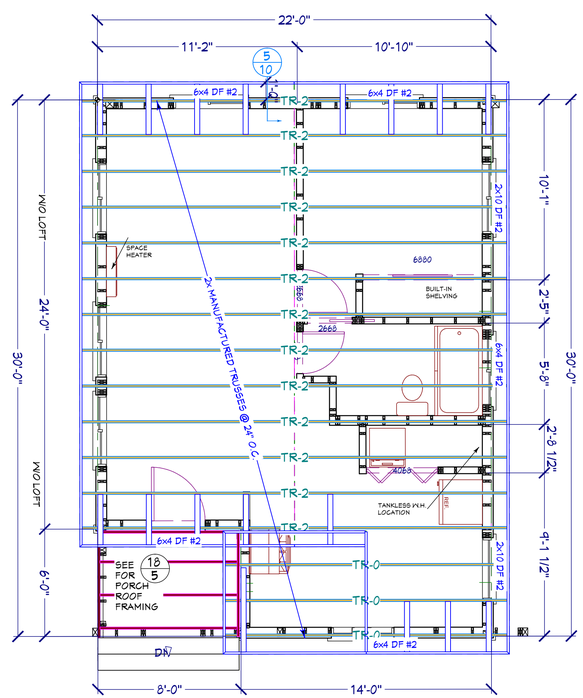
REGISTERED PROFESSIONAL ENGINEER MICHAEL BUTLER No. C048872 Exp. Sept. 30, 2010 CIVIL STATE OF CALIFORNIA




SCISSOR TRUSS DETAIL

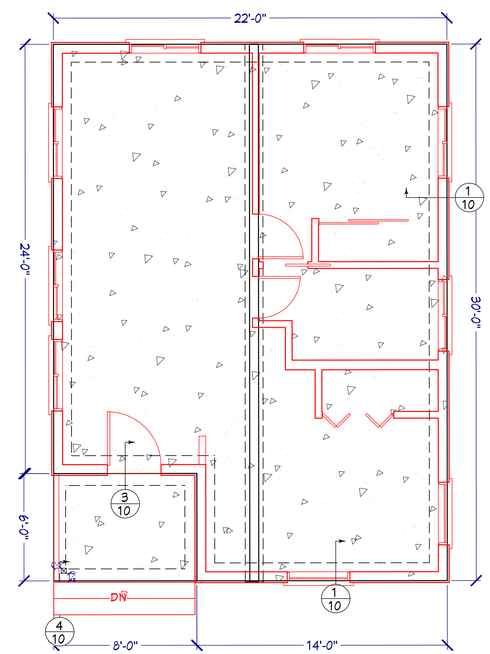
SCALE: 1/4" = 1'-0"




TRUSS ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"




SLAB FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

JERRY DORSEY
248 N. MAIN ST. SUITE F
FORT BRAGG, CA 95437
PHONE: 707-964-6288
FAX: 707-964-9389

DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

TRUSS ROOF FRAMING, SLAB FOUNDATION & DETAILS

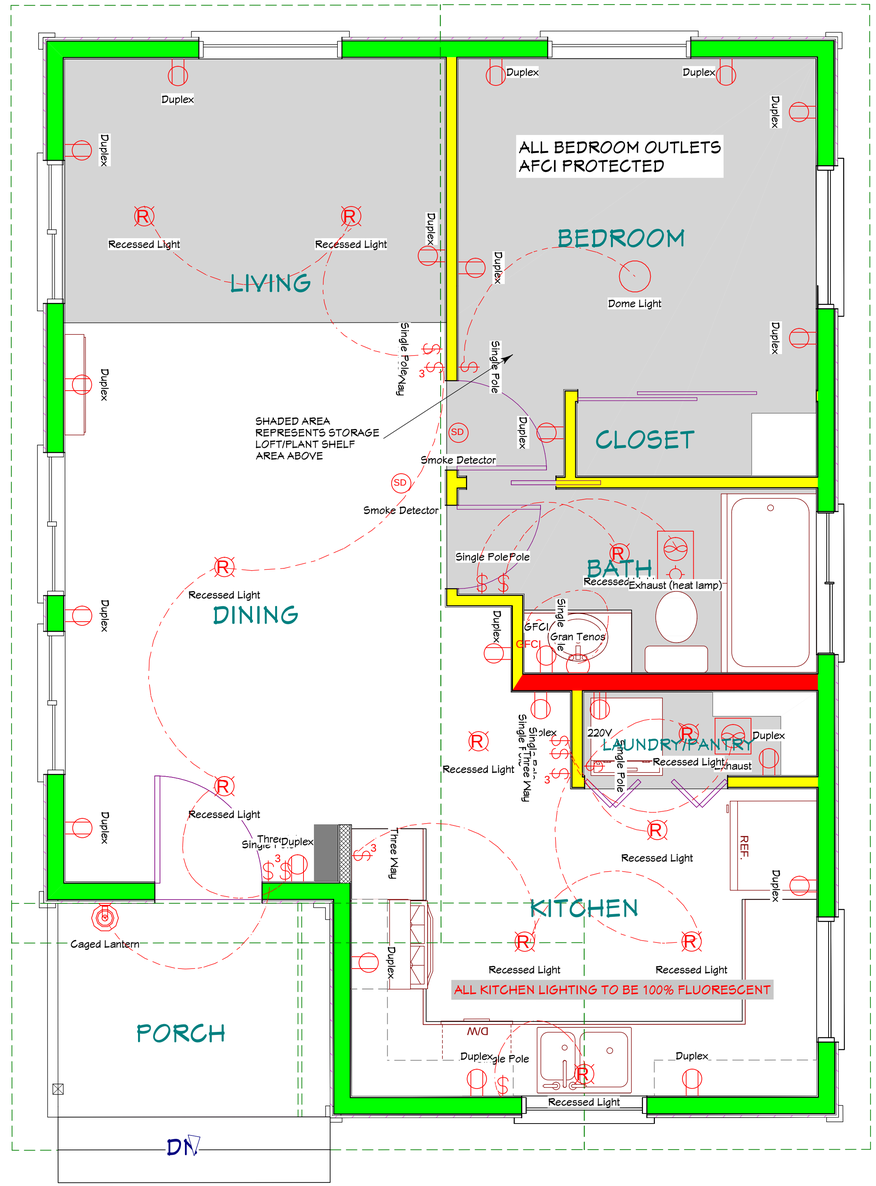
A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 611 SQ. FT. UNIT
416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

SHEET 10

## ELECTRICAL LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| | METER SOCKET |
| | PANEL BOX |
| | CEILING FAN W/ LIGHT |
| | FLUORESCENT LIGHT FIXTURE |
| | 110V CEILING LIGHT FIXTURE |
| | 110V RECESSED LIGHT FIXTURE |
| | 110V EAVE LIGHT FIXTURE |
| | 110V CHANDELIER LIGHT FIXTURE |
| | 110V WALL LIGHT FIXTURE |
| | SINGLE POLE SWITCH |
| 3 | THREE WAY SWITCH |
| 4 | FOUR WAY SWITCH |
| DM | DIMMER SWITCH |
| WP | OUTDOOR SWITCH |
| | 110V DUPLEX RECEPTACLE |
| GFI | 110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTED |
| WP | 110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER |
| | 110VFLOOR MOUNTED DUPLEX RECEPTACLE |
| | 240V RECEPTACLE |
| | TELEPHONE JACKS |
| TV | TELEVISION JACKS |
| | DOOR BELL PUSH BUTTON |
| T | THERMOSTAT |
| SD | SMOKE DETECTOR |
| | EXHAUST FAN |
| DC | DOOR CHIME |
| FA | FIRE ALARM PANEL |
| C | COMPUTER POINT |




ELECTRICAL PLAN

SCALE: 1/2" = 1'-0"


JERRY DORSEY
249 N. MAIN ST. SUITE F
FORT BRAGG, CA 95437
PHONE: 707-964-6288
FAX: 707-964-9389


DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

ELECTRICAL PLAN & DETAILS

A SECOND UNIT PLAN FOR:

CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

SHEET 11

WEST ELEVATION

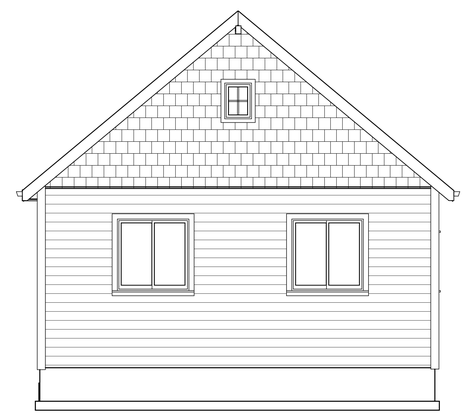
SCALE: 1/4" = 1'-0"

SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

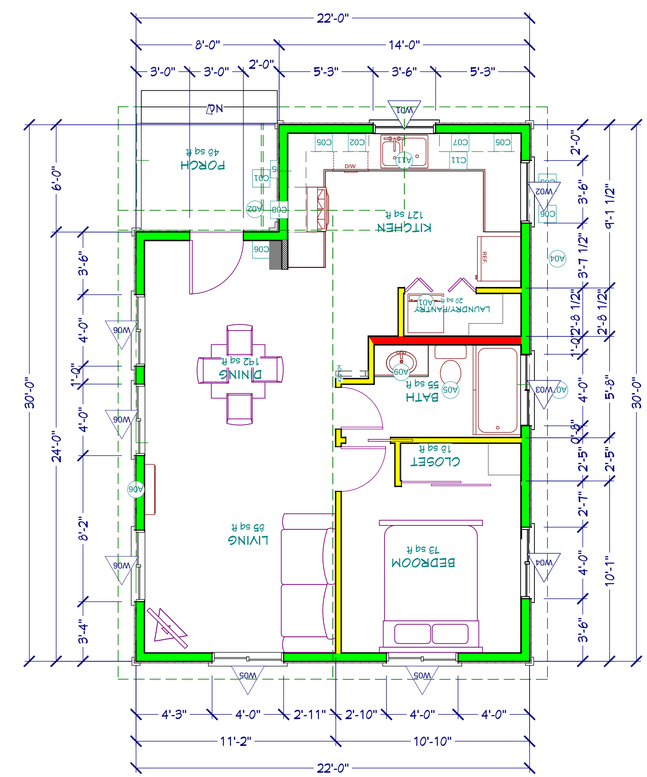
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EAST ELEVATION

SCALE: 1/4" = 1'-0"




MIRRORED FLOOR PLAN

SCALE: 1/4" = 1'-0"

JERRY DORSEY
249 N. MAIN ST. SUITE F
FORT BRAGG, CA 95437
PHONE: 707-964-6288
FAX: 707-964-9389

DORSEY DESIGN & DRAFTING

FILE: 605_12709
City of Fort Bragg

DRAWN BY: JD

SCALE: AS NOTED

DATE: 08.26.08

REVISIONS: 01.27.09

REVISIONS:

REVISIONS:

MIRRORED FLOOR PLAN & EXTERIOR ELEVATIONS

A SECOND UNIT PLAN FOR:

CITY OF FORT BRAGG - 611 SQ. FT. UNIT

416 N. FRANKLIN ST.
FORT BRAGG, CA

APN:

SHEET 12

## Certificate Of Compliance : Residential (Part 1 of 4) CF-1R

City of Fort Bragg 2nd dwelling 611 sq. ft. units — Project Title
4/20/2009 — Date
Fort Bragg — Project Address
Building Permit #
Joe Brainbridge Drafting — Documentation Author — (707) 964-4926 Telephone
Plan Check/Date
EnergyPro — Compliance Method — CA Climate Zone 01 — Climate Zone
Field Check/Date

| TDV (kBtu/sf-yr) | Standard Design | Facing North | Margin | Facing East | Margin | Facing South | Margin | Facing West | Margin |
|---|---|---|---|---|---|---|---|---|---|
| Space Heating | 51.48 | 39.10 | 12.38 | 38.86 | 12.61 | 39.74 | 11.74 | 40.50 | 10.98 |
| Space Cooling | 2.18 | 0.91 | 1.27 | 1.19 | 0.99 | 1.02 | 1.16 | 0.64 | 1.54 |
| Fans | 1.38 | 1.20 | 0.18 | 1.24 | 0.14 | 1.24 | 0.15 | 1.19 | 0.19 |
| Domestic Hot Water | 50.96 | 28.07 | 22.89 | 28.07 | 22.89 | 28.07 | 22.89 | 28.07 | 22.89 |
| Pumps | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Totals | 106.00 | 69.28 | 36.72 | 69.37 | 36.64 | 70.06 | 35.94 | 70.40 | 35.60 |
| Percent better than Standard: | | | 34.6% | | 34.6% | | 33.9% | | 33.6% |

**BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED**

**Building Type:** (X) Single Family ( ) Multi Family ( ) Addition ( ) Existing + Add/Alt

**Building Front Orientation:** All Four Orientations
**Fuel Type:** Propane
**Fenestration:**
**Area:** 191 ft² **Avg. U:** 0.39
**Ratio:** 31.2% **Avg. SHGC:** 0.37

**Total Conditioned Floor Area:** 612 ft²
**Existing Floor Area:** n/a ft²
**Raised Floor Area:** 612 ft²
**Slab on Grade Area:** 0 ft²
**Average Ceiling Height:** 10.0 ft
**Number of Dwelling Units:** 1.00
**Number of Stories:** 1

**BUILDING ZONE INFORMATION**

| Zone Name | Floor Area | Volume | # of Units | Zone Type | Thermostat Type | Vent Hgt. | Vent Area |
|---|---|---|---|---|---|---|---|
| HVAC System | 612 | 6,120 | 1.00 | Conditioned | Setback | 2 | n/a |

**OPAQUE SURFACES**

| Type | Frame | Area | U-Fac. | Insulation Cav. | Insulation Cont. | Act. Azm. | Tilt | Gains Y / N | | JA IV Reference | Location / Comments |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Roof | Wood | 396 | 0.036 | R-30 | R-0.0 | 90 | 40 | X | New | 02-A9 | 1st Floor |
| Floor | Wood | 612 | 0.037 | R-19 | R-0.0 | 0 | 180 | | X New | 20-A4 | 1st Floor |
| Wall | Wood | 268 | 0.074 | R-19 | R-0.0 | 90 | 90 | X | New | 09-A5 | 1st Floor |
| Wall | Wood | 156 | 0.074 | R-19 | R-0.0 | 180 | 90 | X | New | 09-A5 | 1st Floor |
| Wall | Wood | 273 | 0.074 | R-19 | R-0.0 | 270 | 90 | X | New | 09-A5 | 1st Floor |
| Wall | Wood | 208 | 0.074 | R-19 | R-0.0 | 0 | 90 | X | New | 09-A5 | 1st Floor |
| Roof | Wood | 396 | 0.036 | R-30 | R-0.0 | 180 | 40 | X | New | 02-A9 | 1st Floor |

Run Initiation Time: 04/20/09 15:35:14 Run Code: 1240266914
EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page:3 of 12

## Certificate Of Compliance : Residential (Part 2 of 4) CF-1R

City of Fort Bragg 2nd dwelling 611 sq. ft. units — Project Title
4/20/2009 — Date

**FENESTRATION SURFACES**

| # | Type | | Area | U-Factor[1] | SHGC[2] | True Azm. | Tilt | Cond. Stat. | Glazing Type | Location/ Comments |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Window | Front (E) | 40.0 | 0.390 NFRC | 0.37 NFRC | 90 | 90 | New | Milgard Classic Low-E Vinyl | 1st Floor |
| 2 | Window | Left (S) | 84.0 | 0.390 NFRC | 0.37 NFRC | 180 | 90 | New | Milgard Classic Low-E Vinyl | 1st Floor |
| 3 | Window | Rear (W) | 35.0 | 0.390 NFRC | 0.37 NFRC | 270 | 90 | New | Milgard Classic Low-E Vinyl | 1st Floor |
| 4 | Window | Right (N) | 32.0 | 0.390 NFRC | 0.37 NFRC | 0 | 90 | New | Milgard Classic Low-E Vinyl | 1st Floor |

1. Indicate source either from NFRC or Table 116A. 2. Indicate source either from NFRC or Table 116B.

**INTERIOR AND EXTERIOR SHADING**

| # | Exterior Shade Type | SHGC | Window Hgt. | Window Wd. | Overhang Len. | Overhang Hgt. | Overhang LExt. | Overhang Rext. | Left Fin Dist. | Left Fin Len. | Left Fin Hgt. | Right Fin Dist. | Right Fin Len. | Right Fin Hgt. |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | Bug Screen | 0.76 | | | | | | | | | | | | |
| 2 | Bug Screen | 0.76 | | | | | | | | | | | | |
| 3 | Bug Screen | 0.76 | | | | | | | | | | | | |
| 4 | Bug Screen | 0.76 | | | | | | | | | | | | |

**THERMAL MASS FOR HIGH MASS DESIGN**

| Type | Area (sf) | Thick. (in.) | Heat Cap. | Inside Cond. | R-Val. | JA IV Reference | Condition Status | Location/ Comments |
|---|---|---|---|---|---|---|---|---|

**PERIMETER LOSSES**

| Type | Length | R-Val. | Insulation Location | JA IV Reference | Condition Status | Location/ Comments |
|---|---|---|---|---|---|---|

Run Initiation Time: 04/20/09 15:35:14 Run Code: 1240266914
EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page:4 of 12

## Certificate Of Compliance : Residential (Part 3 of 4) CF-1R

City of Fort Bragg 2nd dwelling 611 sq. ft. units — Project Title
4/20/2009 — Date

**HVAC SYSTEMS**

| Location | Heating Type | Minimum Eff | Cooling Type | Minimum Eff | Condition Status | Thermostat Type |
|---|---|---|---|---|---|---|
| HVAC System | Gravity Wall Furnace | 83% AFUE | No Cooling | 13.0 SEER | New | Setback |

**HVAC DISTRIBUTION**

| Location | Heating | Cooling | Duct Location | Duct R-Value | Condition Status | Ducts Tested? |
|---|---|---|---|---|---|---|
| HVAC System | Ductless / No Fan | Ductless | n/a | n/a | New | Yes |

| Hydronic Piping System Name | Pipe Length | Pipe Diameter | Insul. Thick. |
|---|---|---|---|

**WATER HEATING SYSTEMS**

| System Name | Water Heater Type | Distribution | # in Syst. | Rated Input (Btu/hr) | Tank Cap. (gal) | Condition Status | Energy Factor or RE | Standby Loss (%) | Tank Insul. R-Value Ext. |
|---|---|---|---|---|---|---|---|---|---|
| on demand | Instant Gas | No Pipe Insulation | 1 | 177,000 | 0 | New | 0.85 | 0 | n/a |

Multi-Family Central Water Heating Details

| Control | Hot Water Pump # | HP | Type | Hot Water Piping Length (ft) In Plenum | Outside | Buried | Add 1/2" Insulation |
|---|---|---|---|---|---|---|---|

**REMARKS**

**COMPLIANCE STATEMENT**
This certificate of compliance lists the building features and specifications needed to comply with Title 24, Parts 1 and 6 of the California Code of Regulations, and the administrative regulations to implement them.This certificate has been signed by the individual with overall design responsibility. The undersigned recognizes that compliance using duct design, duct sealing, verification of refrigerant charge and TXVs, insulation installation quality, and building envelope sealing require installer testing and certification and field verification by an approved HERS rater.

**Designer or Owner** (per Business & Professions Code)
Name:
Title/Firm: Jerry Dorsey Drafting
Address: 249 North Main Street, Fort Bragg, CA 95437
Telephone: Lic. #:
(signature) (date)

**Documentation Author**
Name: Joe Bainbridge
Title/Firm: Joe Brainbridge Drafting
Address: 210 N. Corry Street, Suite B, Fort Bragg, CA 95437
Telephone: (707) 964-4926
(signature) (date)

**Enforcement Agency**
Name:
Title/Firm:
Address:
Telephone:
(signature) (date)

Run Initiation Time: 04/20/09 15:35:14 Run Code: 1240266914
EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page:5 of 12

## Certificate Of Compliance : Residential (Part 4 of 4) CF-1R

City of Fort Bragg 2nd dwelling 611 sq. ft. units — Project Title
4/20/2009 — Date

**Special Features and Modeling Assumptions**
**The local enforcement agency should pay special attention to the items specified in this checklist. These items require special written justification and documentation, and special verification to be used with the performance approach. The local enforcement agency determines the adequacy of the justification, and may reject a building or design that otherwise complies based on the adequacy of the special justification and documentation submitted.**

| | Plan | Field |
|---|---|---|
| Compliance using the Four Cardinal Orientation approach has been used. Project can be built in any Orientation. | | |

**HERS Required Verification**
**Items in this section require field testing and/or verification by a certified home energy rater under the supervision of a HERS provider using approved testing and/or verification methods.**

| | Plan | Field |
|---|---|---|

Run Initiation Time: 04/20/09 15:35:14 Run Code: 1240266914
EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page:6 of 12

## Mandatory Measures Summary: Residential (Page 1 of 2) MF-1R

**NOTE:** Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. More stringent compliance requirements from the Certificate of Compliance supercede the items marked with an asterisk (*) below. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

| DESCRIPTION — Check or initial applicable boxes or check NA if not applicable and included with the permit application documentation. | N/A | DESIGNER | ENFORCEMENT |
|---|---|---|---|
| **Building Envelope Measures** | | | |
| * § 150(a): Minimum R-19 in wood ceiling insulation or equivalent U-factor in metal frame ceiling. | ☐ | ☒ | ☐ |
| § 150(b): Loose fill insulation manufacturer's labeled R-Value:_____. | ☐ | ☐ | ☐ |
| * § 150(c): Minimum R-13 wall insulation in wood framed walls or equivalent U-factor in metal frame walls (does not apply to exterior mass walls). | ☐ | ☒ | ☐ |
| * § 150(d): Minimum R-13 raised floor insulation in framed floors or equivalent U-factor. | ☐ | ☒ | ☐ |
| § 150(e): Installation of Fireplaces, Decorative Gas Appliances and Gas Logs. | | | |
| 1. Masonry and factory-built fireplaces have: | | | |
| a. closable metal or glass door covering the entire opening of the firebox | ☐ | ☐ | ☐ |
| b. outside air intake with damper and control, flue damper and control | ☐ | ☐ | ☐ |
| 2. No continuous burning gas pilot lights allowed. | ☐ | ☐ | ☐ |
| § 150(f): Air retarding wrap installed to comply with §151 meets requirements specified in the ACM Residential Manual. | ☐ | ☐ | ☐ |
| § 150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only. | ☐ | ☐ | ☐ |
| § 150(i): Slab edge insulation - water absorption rate for the insulation alone without facings no greater than 0.3%, water vapor permeance rate no greater than 2.0 perm/inch. | ☐ | ☐ | ☐ |
| § 118: Insulation specified or installed meets insulation installation quality standards. Indicate type and include CF-6R Form: _____. | ☐ | ☒ | ☐ |
| § 116-17: Fenestration Products, Exterior Doors, and Infiltration/Exfiltration Controls. | | | |
| 1. Doors and windows between conditioned and unconditioned spaces designed to limit air leakage. | ☐ | ☒ | ☐ |
| 2. Fenestration products (except field fabricated) have label with certified U-Factor, certified Solar Heat Gain Coefficient (SHGC), and infiltration certification. | ☐ | ☒ | ☐ |
| 3. Exterior doors and windows weatherstripped; all joints and penetrations caulked and sealed. | ☐ | ☒ | ☐ |
| **Space Conditioning, Water Heating and Plumbing System Measures** | | | |
| § 110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Energy Commission. | ☐ | ☒ | ☐ |
| § 150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA. | ☐ | ☒ | ☐ |
| § 150(j): Setback thermostat on all applicable heating and/or cooling systems. | ☐ | ☒ | ☐ |
| § 150(j): Water system pipe and tank insulation and cooling systems line insulation. | | | |
| 1. Storage gas water heaters rated with an Energy Factor less than 0.58 must be externally wrapped with insulation having an installed thermal resistance of R-12 or greater. | ☐ | ☐ | ☐ |
| 2. Back-up tanks for solar systems, unfired storage tanks, or other indirect hot water tanks have R-12 external insulation or R-16 internal insulation and indicated on the exterior of the tank showing the R-value. | ☐ | ☐ | ☐ |
| 3. The following piping is insulated according to Table 150-A/B or Equation 150-A Insulation Thickness: | | | |
| 1. First 5 feet of hot and cold water pipes closest to water heater tank, non-recirculating systems, and entire length of recirculating sections of hot water pipes shall be insulated to Table 150B. | ☐ | ☐ | ☐ |
| 2. Cooling system piping (suction, chilled water, or brine lines), piping insulated between heating source and indirect hot water tank shall be insulated to Table 150-B and Equation 150-A. | ☐ | ☐ | ☐ |
| 4. Steam hydronic heating systems or hot water systems > 15 psi, meet requirements of Table 123-A. | ☐ | ☐ | ☐ |
| 5. Insulation must be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. | ☐ | ☐ | ☐ |
| 6. Insulation for chilled water piping and refrigerant suction piping includes a vapor retardant or is enclosed entirely in conditioned space. | ☐ | ☐ | ☐ |
| 7. Solar water-heating system s/collectors are certified by the Solar Rating and Certification Corporation. | ☐ | ☐ | ☐ |

EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page: 7 of 12

## Mandatory Measures Summary: Residential (Page 2 of 2) MF-1R

**NOTE:** Lowrise residential buildings subject to the Standards must contain these measures regardless of the compliance approach used. More stringent compliance requirements from the Certificate of Compliance supercede the items marked with an asterisk (*) below. When this checklist is incorporated into the permit documents, the features noted shall be considered by all parties as minimum component performance specifications for the mandatory measures whether they are shown elsewhere in the documents or on this checklist only.

| DESCRIPTION — Instructions: Check or initial applicable boxes when completed or check N/A if not applicable. | N/A | DESIGNER | ENFORCEMENT |
|---|---|---|---|
| **Space Conditioning, Water Heating and Plumbing System Measures: (continued)** | | | |
| § 150(m): Ducts and Fans | | | |
| 1. All ducts and plenums installed, sealed and insulated to meet the requirements of the CMC Sections 601, 602, 603, 604, 605, and Standard 6-5; supply-air and return-air ducts and plenums are insulated to a minumum installed level of R-4.2 or enclosed entirely in conditioned space. Openings shall be sealed with mastic, tape or other duct-closure system that meets the applicable requirements of UL 181, UL 181A, or UL 181B or aerosol sealant that meets the requirements of UL 723. If mastic or tape is used to seal openings greater than 1/4 inch, the combination of mastic and either mesh or tape shall be used. | ☐ | ☐ | ☐ |
| 2. Building cavities, support platforms for air handlers, and plenums defined or constructed with materials other than sealed sheet metal, duct board or flexible duct shall not be used for conveying conditioned air. Building cavities and support platforms may contain ducts. Ducts installed in cavities and support platforms shall not be compressed to cause reductions in the cross-sectional area of the ducts. | ☐ | ☐ | ☐ |
| 3. Joints and seams of duct systems and their components shall not be sealed with cloth back rubber adhesive duct tapes unless such tape is used in combination with mastic and draw bands. | ☐ | ☐ | ☐ |
| 4. Exhaust fan systems have back draft or automatic dampers. | ☐ | ☐ | ☐ |
| 5. Gravity ventilating systems serving conditioned space have either automatic or readily accessible, manually operating dampers. | ☐ | ☐ | ☐ |
| 6. Protection of Insulation. Insulation shall be protected from damage, including that due to sunlight, moisture, equipment maintenance, and wind. Cellular foam insulation shall be protected as above or painted with a coating that is water retardant and provides shielding from solar radiation that can cause degradation of the material. | ☐ | ☐ | ☐ |
| 7. Flexible ducts cannot have porous inner cores. | ☐ | ☐ | ☐ |
| § 114: Pool and Spa Heating Systems and Equipment | | | |
| 1. A thermal efficiency that complies with the Appliance Efficiency Regulations, on-off switch mounted outside of the heater, weatherproof operating instructions, no electric resistance heating and no pilot light. | ☐ | ☐ | ☐ |
| 2. System is installed with: | | | |
| a. At least 36" of pipe between filter and heater for future solar heating. | ☐ | ☐ | ☐ |
| b. Cover for outdoor pools or outdoor spas. | ☐ | ☐ | ☐ |
| 3. Pool system has directional inlets and a circulation pump time switch. | ☐ | ☐ | ☐ |
| § 115: Gas fired fan-type central furnaces, pool heaters, spa heaters or household cooking appliances have no continuously burning pilot light. (Exception: Non-electrical cooking appliances with pilot < 150 Btu/hr) | ☐ | ☐ | ☐ |
| § 118 (i): Cool Roof material meets specified criteria | ☐ | ☐ | ☐ |
| **Lighting Measures** | | | |
| § 150(k)1: HIGH EFFICACY LUMINAIRES OTHER THAN OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, and do not contain a medium screw base socket (E24/E26). Ballasts for lamps 13 Watts or greater are electric and have an output frequency no less than 20 kHz. | ☐ | ☒ | ☐ |
| § 150(k)1: HIGH EFFICACY LUMINAIRES - OUTDOOR HID: contain only high efficacy lamps as outlined in Table 150-C, luminaire has factory installed HID ballast. | ☐ | ☒ | ☐ |
| § 150(k)2: Permanently installed luminaires in kitchens shall be high efficacy luminaires. Up to 50% of the Wattage, as determined in Section 130(c), of permanently installed luminaires in kitchens may be in luminaires that are not high efficacy luminaires, provided that these luminaires are controlled by switches separate from those controlling the high efficacy luminaires. | ☐ | ☒ | ☐ |
| § 150(k)3: Permanently installed luminaires in bathrooms, garages, laundry rooms, utility rooms shall be high efficacy luminaires. OR are controlled by an occupant sensor(s) certified to comply with Section 119(d). | ☐ | ☒ | ☐ |
| § 150(k)4: Permanently installed luminaires located other than in kitchens, bathrooms, garages, laundry rooms, and utility rooms shall be high efficacy luminaires (except closets less than 70 ft) OR are controlled by a dimmer switch OR are controlled by an occupant sensor that complies with Section 119(d) that does not turn on automatically or have an always on option. | ☐ | ☒ | ☐ |
| § 150(k)5: Luminaires that are recessed into insulated ceilings are approved for zero clearance insulation cover (IC) and are certified to ASTM E283 and labeled as air tight (AT) to less than 2.0 CFM at 75 Pascals. | ☐ | ☒ | ☐ |
| § 150(k)6: Luminaires providing outdoor lighting and permanently mounted to a residential building or to other buildings on the same lot shall be high efficacy luminaires (not including lighting around swimming pools/water features or other Article 680 locations) OR are controlled by occupant sensors with integral photo-control certified to comply with Section 119(d). | ☐ | ☒ | ☐ |
| § 150(k)7: Lighting for parking lots for 8 or more vehicles shall have lighting that complies with Sections 130, 132, and 147. Lighting for parking garages for 8 or more vehicles shall have lighting that complies with Section 130, 131, and 146. | ☐ | ☐ | ☐ |
| § 150(k)8: Permanently installed lighting in the enclosed, non-dwelling spaces of low-rise residential buildings with four or more dwelling units shall be high efficacy luminaires OR are controlled by occupant sensor(s) certified to comply with Section 119(d). | ☐ | ☐ | ☐ |

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DORSEY DESIGN & DRAFTING


FILE: 605_12709
City of Fort Bragg
DRAWN BY: JD
SCALE: AS NOTED
DATE: 08.26.08
REVISIONS: 01.27.09
REVISIONS:
REVISIONS:

TITLE 24 ENERGY CALCULATIONS

A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 611 SQ. FT. UNIT
416 N. FRANKLIN ST.
FORT BRAGG, CA
APN:

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