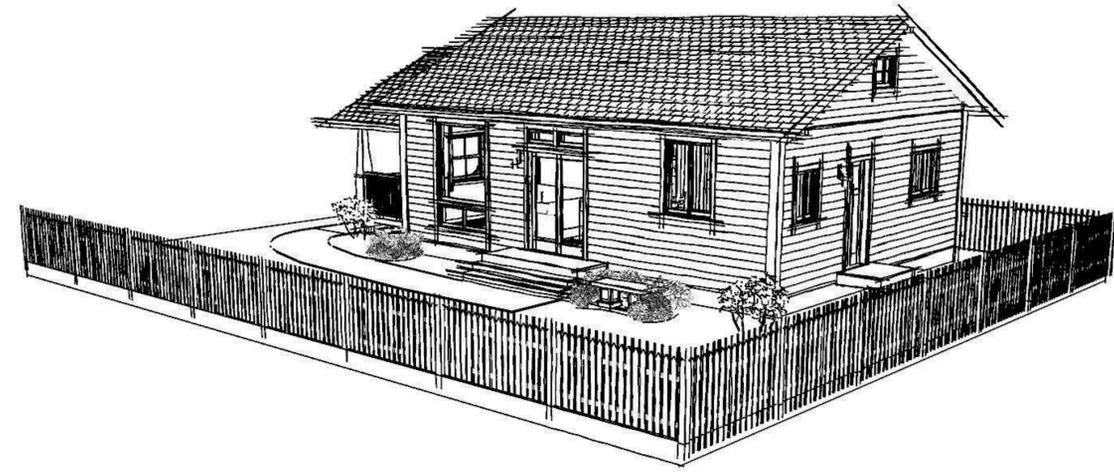




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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

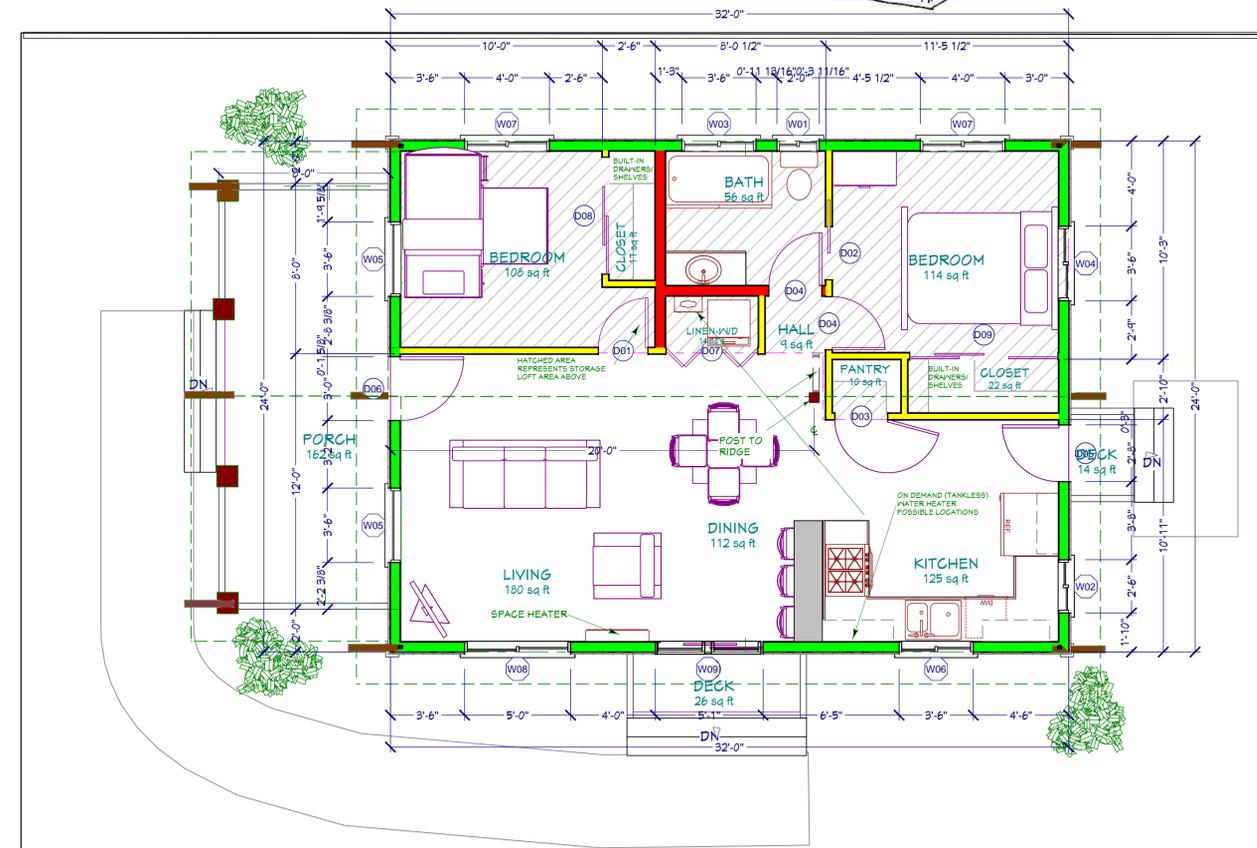


FRONT ELEVATION
SCALE: 1/4" = 1'-0"

IF PORCH IS MORE THAN 30" ABOVE GRADE, RAIL MUST BE 42" HIGH



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



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

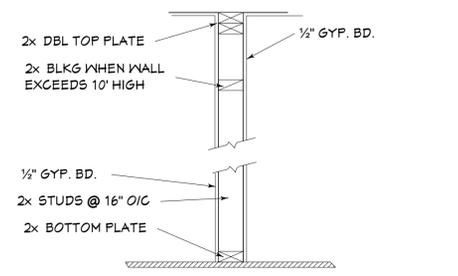


**DORSEY
DESIGN &
DRAFTING**

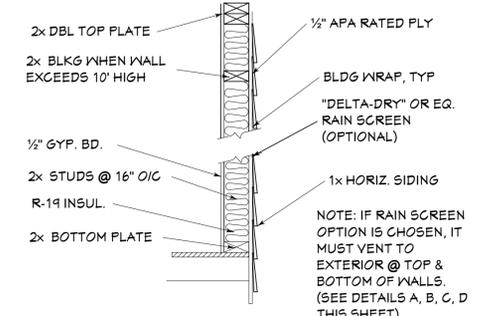
FILE: 605_82608
City of Fort Bragg
DRAWN BY:
JD
SCALE:
AS NOTED
DATE:
09.26.08
REVISIONS:
11.20.08
REVISIONS:
02.02.09
REVISIONS:

**FLOOR PLAN, DIMENSIONS, &
EXTERIOR ELEVATIONS**

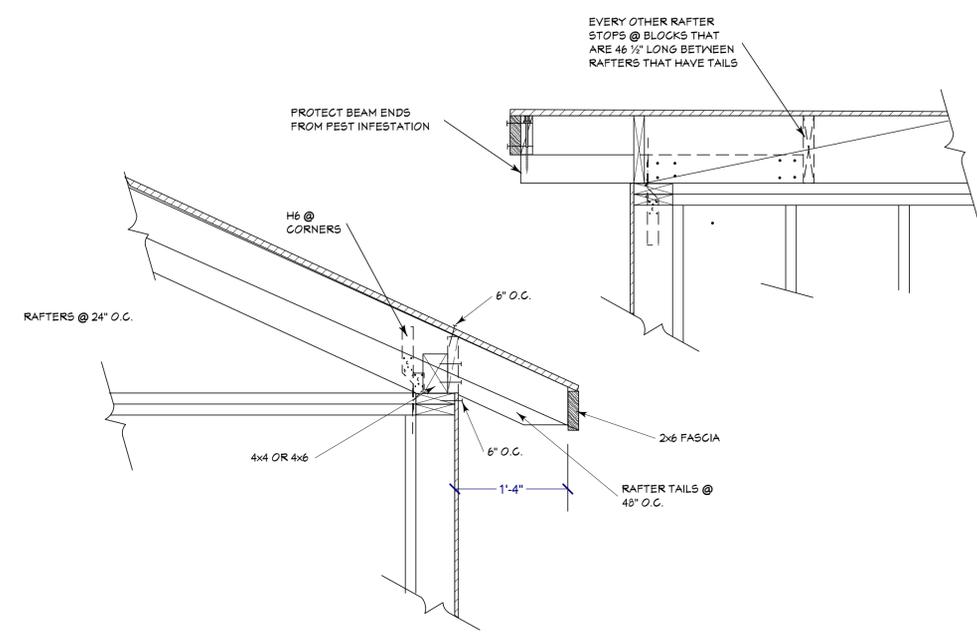
A SECOND UNIT PLAN FOR:
CITY OF FORT BRAGG - 767 SQ. FT. UNIT
416 N. FRANKLIN ST.
FORT BRAGG, CA
APN:



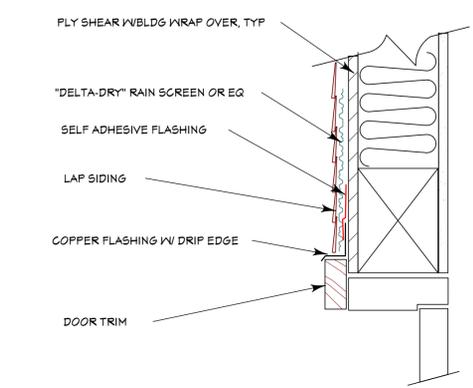
22 TYP. INTERIOR WALL @ HOUSE
SCALE: 1" = 1'-0"



21 TYP. EXTERIOR WALL @ HOUSE
SHEAR NAILING NOT SHOWN HERE SCALE: 1" = 1'-0"

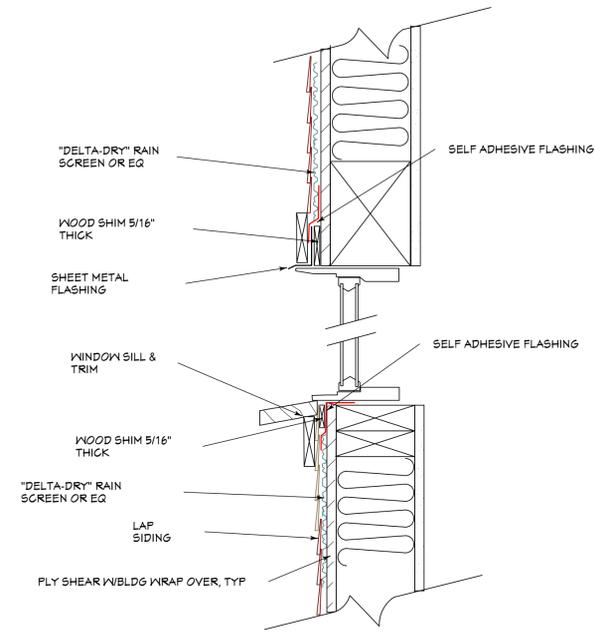


20 OUTLOOKER @ CORNER
SCALE: 1" = 1'-0"

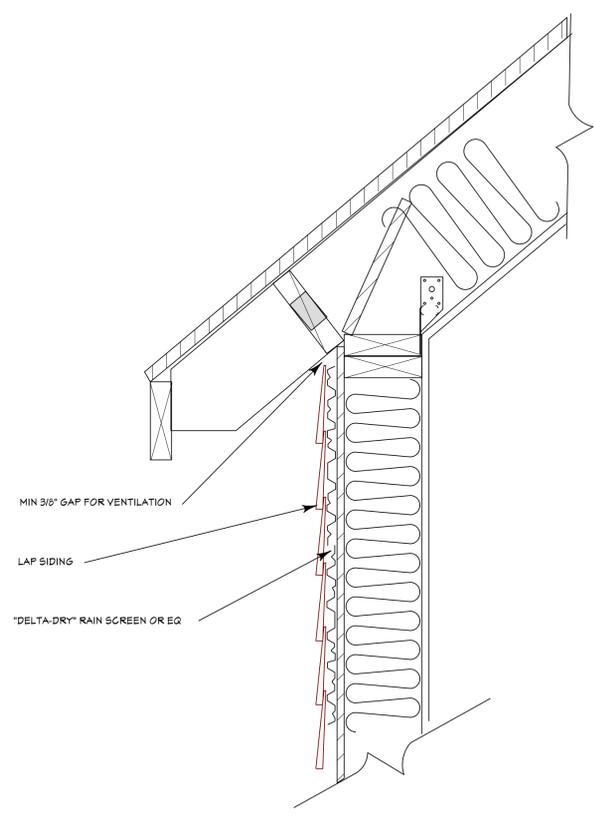


B RAIN SCREEN FLASHING @ DOOR
SCALE: 2" = 1'-0"

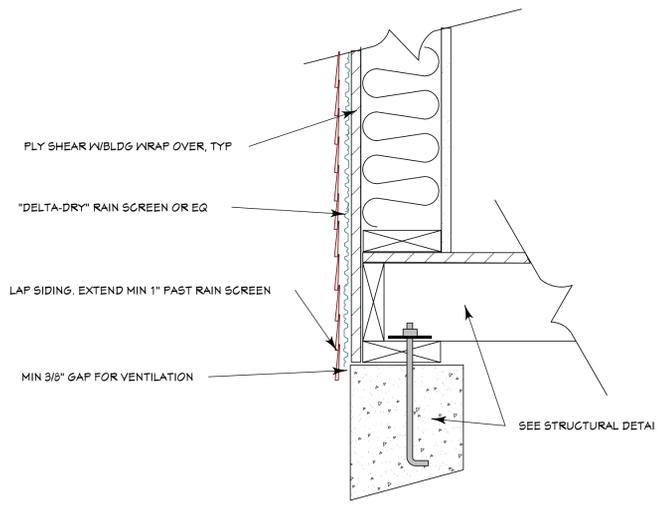
NOTE: ALL RAIN SCREEN DETAILS ARE OPTIONAL



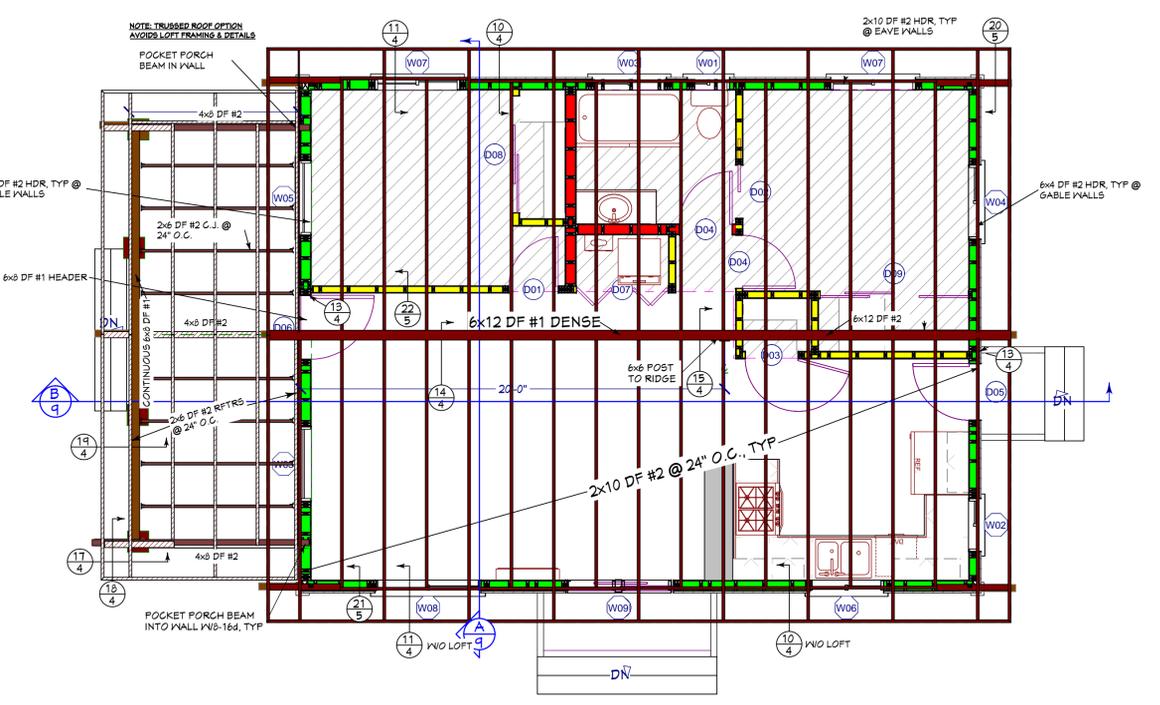
A RAIN SCREEN FLASHING @ WINDOW
SCALE: 2" = 1'-0"



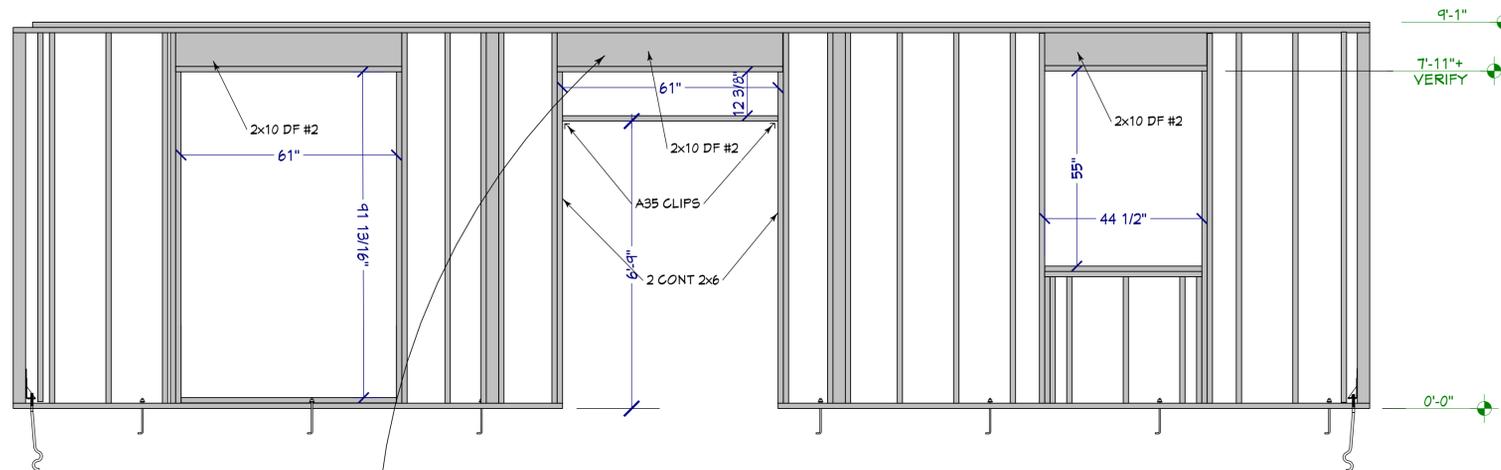
D RAIN SCREEN VENTING @ EAVE
SCALE: 1"



C RAIN SCREEN VENTING @ FOUNDATION
SCALE: 2" = 1'-0"



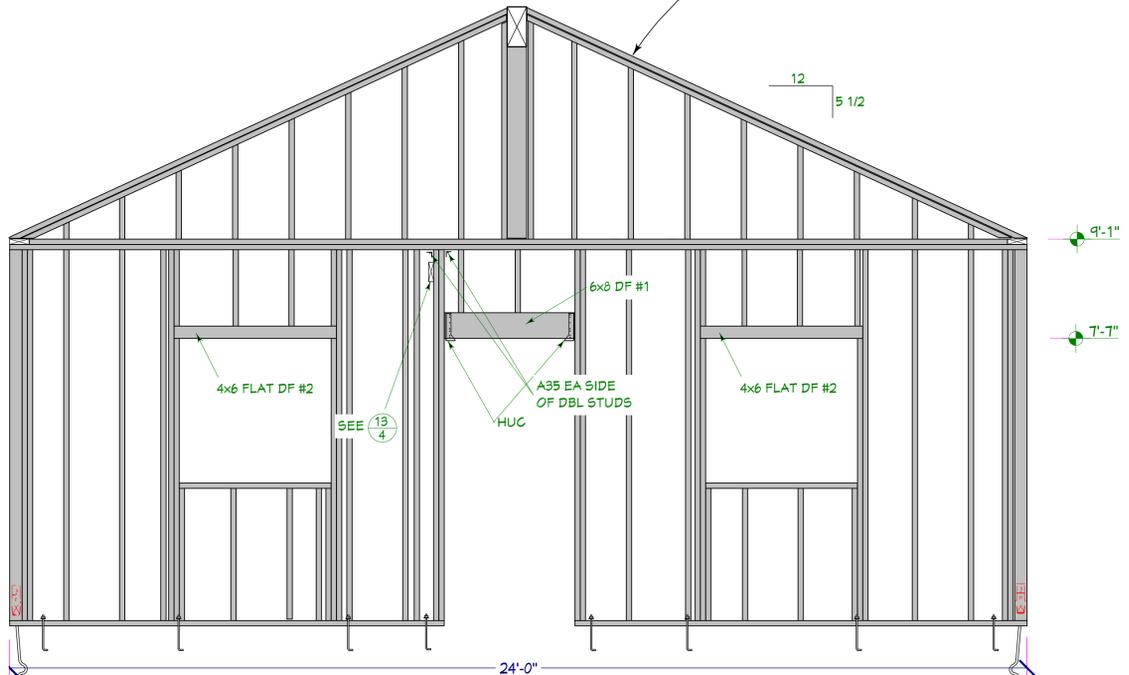
OPTION B: USE MANUFACTURED SCISSOR TRUSSES TO MATCH ARCHITECTURE (SEE SHEET 10)
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



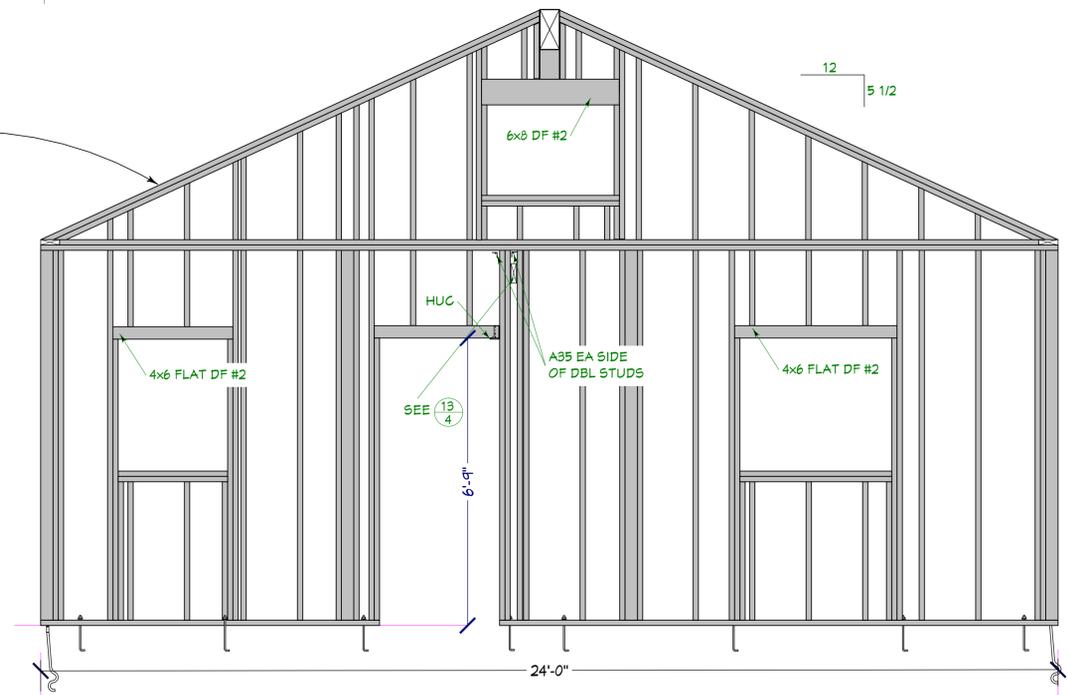
SOUTH WALL FRAMING ELEVATIONS

NOTE: IF TRUSSES ROOF OPTION IS CHOSEN THESE 2x10 HEADERS MUST BE 4x10 DF #2 OR 6x8 DF #1, MIN.

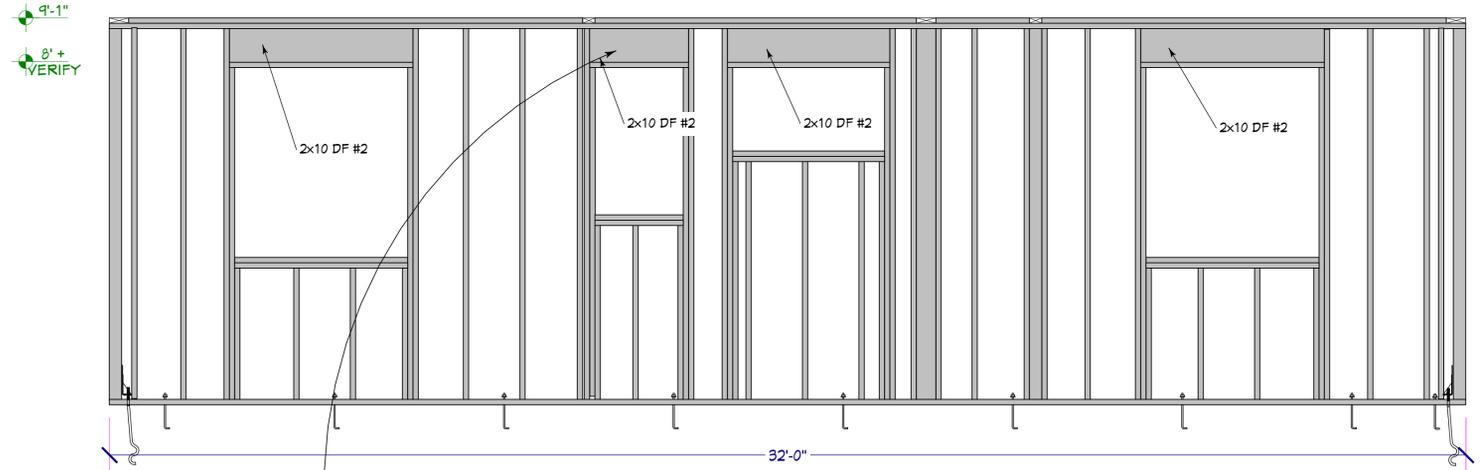
IF TRUSS ROOF OPTION IS CHOSEN GABLE STUD TRUSSE CAN BE USED



FRONT WALL FRAMING ELEVATIONS



REAR WALL FRAMING ELEVATIONS



NORTH WALL FRAMING ELEVATIONS

NOTE: IF TRUSSES ROOF OPTION IS CHOSEN THESE 2x10 HEADERS MUST BE 4x10 DF #2 OR 6x8 DF #2, MIN.



DOOR SCHEDULE

LABEL	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION	THICKNESS
2460	1	2460 R IN	28"x80"x1 3/8" R IN	28"	80"	HINGED 2 PANEL DOOR	1 3/8"
2660	1	2660 L	30"x80"x1 3/8" L	30"	80"	POCKET 2 PANEL DOOR	1 3/8"
2660	1	2660 L IN	30"x80"x1 3/8" L IN	30"	80"	HINGED 2 PANEL DOOR	1 3/8"
2660	2	2660 R IN	30"x80"x1 3/8" R IN	30"	80"	HINGED 2 PANEL DOOR	1 3/8"
2660	1	2660 R EX	32"x80"x1 3/4" R EX	32"	80"	EXT. HINGED 2 PANEL 2 GLASS	1 3/4"
3060	1	3060 L EX	36"x80"x1 3/4" L EX	36"	80"	EXT. HINGED 2 PANEL 2 GLASS	1 3/4"
4460	1	4460	(4) 13"x80"x1 3/8"	52"	80"	4 DR. BIFOLD-PANEL	1 3/8"
5680	1	5680 L IN	66"x96"x1 3/8" L IN	66"	96"	SLIDER	1 3/8"
7080	1	7080 L IN	84"x96"x1 3/8" L IN	84"	96"	TRIPLE SLIDER	1 3/8"
5060	1	5060 R EX	60"x80"x1 3/4" R EX	60"	80"	EXT. SLIDER-GLASS	1 3/4"

WINDOW SCHEDULE

LABEL	QTY	SIZE	DIMENSIONS	WIDTH	HEIGHT	DESCRIPTION
2030LS	1	2030LS	24"x36"LS	24"	36"	LEFT SLIDING
2630LS	1	2630LS	30"x36"LS	30"	36"	LEFT SLIDING - COLOR OFF WHITE (DULL)
3610LS	1	3610LS	42"x12"LS	42"	12"	LEFT SLIDING
3630LS	1	3630LS	42"x36"LS	42"	36"	LEFT SLIDING
3636SH	2	3636SH	42"x42"SH	42"	42"	SINGLE HUNG
3646LS	1	3646LS	42"x54"LS	42"	54"	LEFT SLIDING
4040LS	2	4040LS	48"x48"LS	48"	48"	LEFT SLIDING
5076	1	5076	60"x90 1/2"	60"	90 1/2"	MULLED UNIT
5010	1	5010	59 11/16"x12"	59 11/16"	12"	MULLED UNIT

CABINET SCHEDULE

NUMBER	QTY	DIMENSIONS	WIDTH	DEPTH	HEIGHT
C01	1	12X24X36"	12"	24"	36"
C02	1	18X12X30"	18"	12"	30"
C03	1	24X12X30"	24"	12"	30"
C04	2	24X24X36"	24"	24"	36"
C07	1	34X12X15 1/2"	34"	12"	15 1/2"
C08	1	36X24X36"	36"	24"	36"
C09	1	38X12X30"	38"	12"	30"
C10	1	48X18X36"	48"	18"	36"

ELECTRICAL SCHEDULE

NUMBER	QTY	DIMENSIONS	WIDTH	DEPTH	HEIGHT	ATTACHED TO	DESCRIPTION
E01	1	12X18X1 1/4"	12"	18"	1 1/4"	CEILING MOUNT	EXHAUST (HEAT LAMP)
E02	1	16 1/2X3 5/8X26 1/2"	16 1/2"	3 5/8"	26 1/2"	WALL MOUNT	ELECTRICAL PANEL
E03	4	18 1/2X18 1/2X17 1/8"	18 1/2"	18 1/2"	17 1/8"	CEILING MOUNT	DECORATIVE LIGHT
E04	3	24X6X1/4"	24"	6"	1/4"	CEILING MOUNT	RECESSED FLUORESCENT [24W6D]
E05	14	3X3/4X5"	3"	3/4"	5"	WALL MOUNT	SINGLE POLE
E06	4	3X3/4X5"	3"	3/4"	5"	WALL MOUNT	THREE WAY
E07	8	3X5/16X5"	3"	5/16"	5"	WALL MOUNT	DUPLEX
E08	13	3X5/16X5"	3"	5/16"	5"	WALL MOUNT	GFCI
E09	1	6X1 1/2X6"	6"	1 1/2"	6"	WALL MOUNT	SMOKE DETECTOR
E10	3	6X6X1 1/2"	6"	6"	1 1/2"	CEILING MOUNT	SMOKE DETECTOR
E11	1	7 3/4X6 1/4X13"	7 3/4"	6 1/4"	13"	WALL MOUNT	GRAN TENOS - LIGHTING CERAMIC
E12	3	7 5/16X7 5/16X3/16"	7 5/16"	7 5/16"	3/16"	CEILING MOUNT	RECESSED LIGHT
E13	4	9X9 1/4X18 5/16"	9"	9 1/4"	18 5/16"	WALL MOUNT	CAGED LANTERN

FIXTURE SCHEDULE

NUMBER	QTY	DIMENSIONS	WIDTH	DEPTH	HEIGHT	DESCRIPTION
A01	1	15 3/4X9X28"	15 3/4"	9"	28"	TANKLESS WATER HEATER
A02	1	24X28X69"	24"	28"	69"	LAUNDRY CENTER (SMALL)
A03	1	30X36X30"	30"	36"	30"	TOILET
A04	1	24X22X30 1/2"	24"	22"	30 1/2"	DISWASHER (BASIC)
A05	1	35 3/4X32 1/2X67 1/2"	35 3/4"	32 1/2"	67 1/2"	FREEZER ON TOP
A06	1	29 1/2X23 1/2X37 3/8"	29 1/2"	23 1/2"	37 3/8"	GAS [29 1/2W]
A07	1	36X6 1/2X32"	36"	6 1/2"	32"	CONVECTION HEATER
A08	1	31 1/2X22X22 1/2"	31 1/2"	22"	22 1/2"	OFFSET SINK
A09	1	60X32X74"	60"	32"	74"	LEFT TUB-SHOWER
A10	1	21 3/8X17 1/8X9"	21 3/8"	17 1/8"	9"	OVAL 20"

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 1/2" 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-310 practices. All concrete shall be 2500 psi minimum mix design - Minimum 5 sacks of cement per yard of concrete with 3/4" rock, and 6 sacks with 1/2" 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:

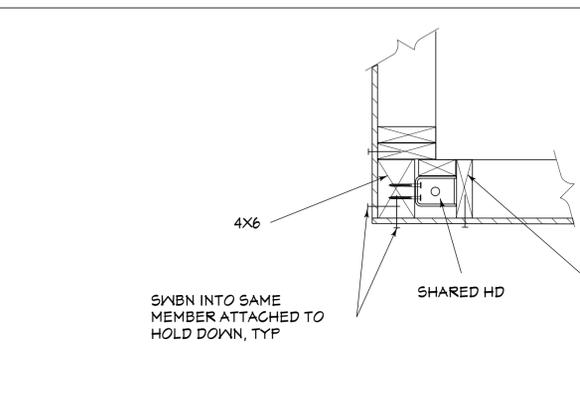
All saun lumber shall meet the grades specified on plans. Lumber not noted shall be DF-L #2 min. Architecturally exposed beams shall be "free of box heart". Glulam beams shall be 24F-V4 DF/DF, straight or 3000' radius camber, unless they have any cantilever ends or mid-supports, where they must be 24F-V5 DF/DF and straight, unless noted otherwise on plans. All LVL, PSL type (manufactured) beams must meet Fb of 2400 psi min and

SHEAR WALL SCHEDULE

SYM	SHEAR VALUE	PANEL MATERIAL	NAILING		PLATE OR RIM CONNS FOR SHEAR TRANSFER						NOTES	
			COMMON NAIL	B.N.	16d BOX	16d COM	A35	LTP4	2x SILL	3x SILL		LAGS
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" CDX	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**
- 1 This nailing is for COMMON nails. 10d box can substitute directly for 8d com if the next tighter spacing is used. 16d 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 HEIFIR 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 all plates. If all 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 mullin is a 2x it must be a 2x 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.



A SHARED HOLD DOWN @ CORNER

SCALE: 1"=1'-0"

HOLD DOWN SCHEDULE

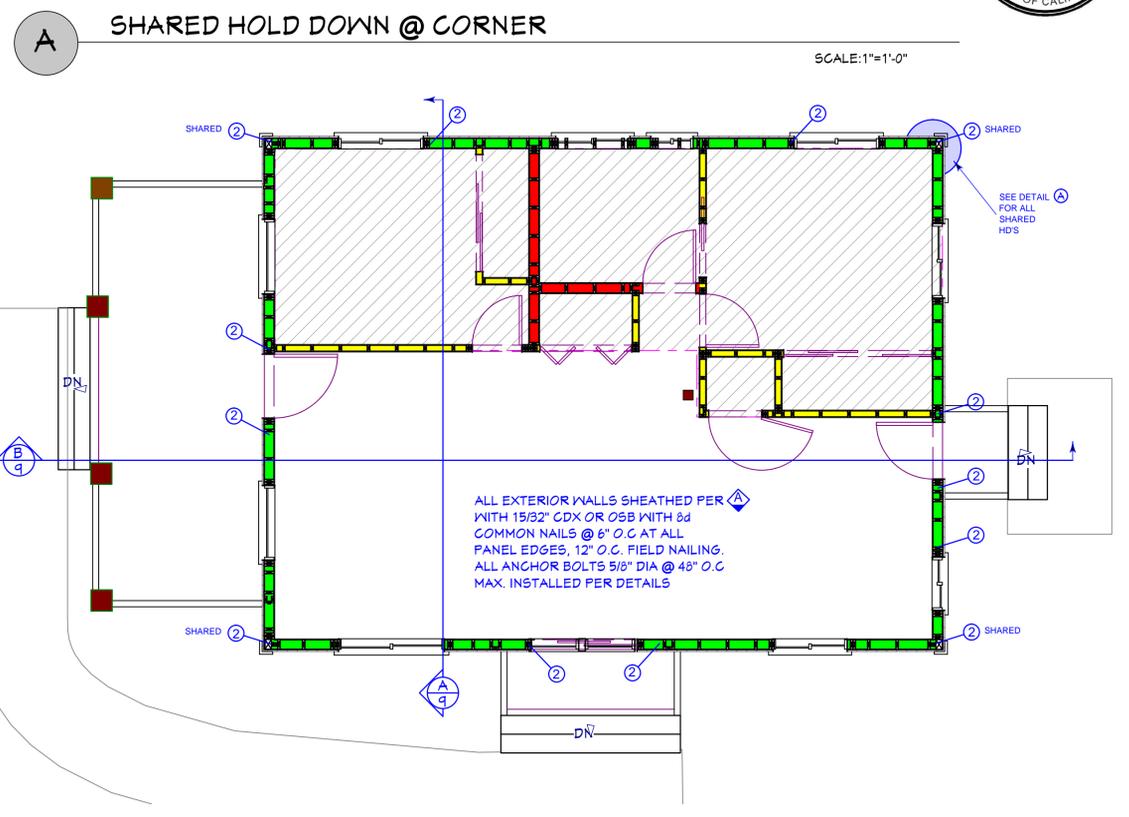
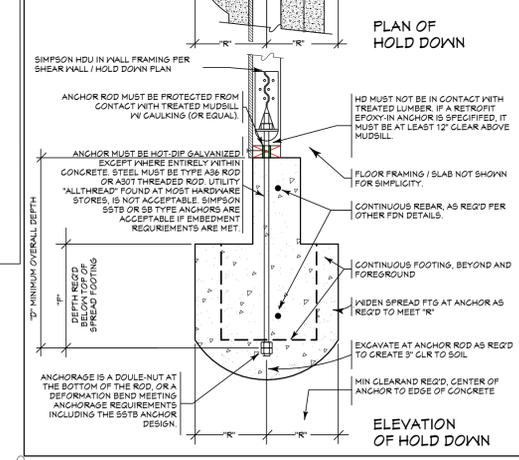
SYM	HOLD DOWN	BOUNDARY MEMBER	ANCHOR DIA	REQUIREMENTS	
				"D"	"R"
2	HDU 2	2x2	5/8"	10"	CAN BE WITHIN A 2' STEM WALL W/ 2" MIN EMBEDMENT SUCH AS SBTB16
5	HDU 5	2x2	5/8"	12"	6"
8	HDU 8	3-2x OR 4x6	7/8"	20"	8"
11	HDU 11	6x6	1"	24"	4"
14	HDU 14	6x6	1"	24"	10"

"SHARED" noted at an intersection of shear walls indicates that the hold down attaches to a boundary member that receives boundary nailing (S+BN) from BOTH shear walls. S+BN 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 S+BN.

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

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



SHEAR WALL & HOLD DOWN PLAN

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

JERRY DORSEY
 240 N MAIN ST. SUITE F
 FORT BRAGG, CA 94547
 PHONE 707-664-6586
 FAX 707-664-6581

DORSEY DESIGN & DRAFTING

FILE: 605_82600
 City of Fort Bragg

DRAWN BY:
 JD

SCALE:
 AS NOTED

DATE:
 09.26.08

REVISIONS:
 11.20.08

REVISIONS:
 02.02.09

SHEAR WALL, HOLD DOWN SCHEDULES & PLAN, STRUCTURAL CONSTRUCTION SPECIFICATIONS

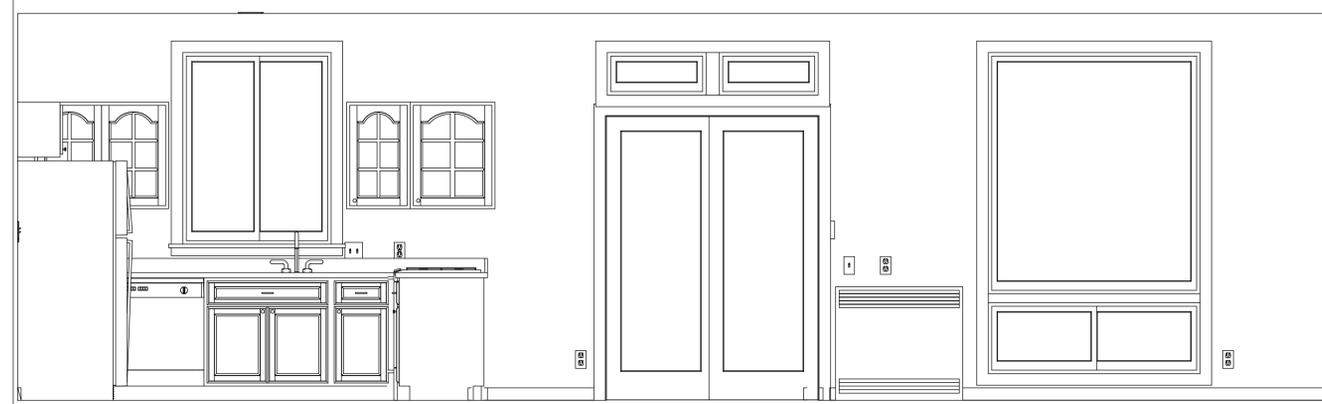
CITY OF FORT BRAGG - 767 SQ. FT. UNIT
 416 N. FRANKLIN ST.
 FORT BRAGG, CA

AFN:

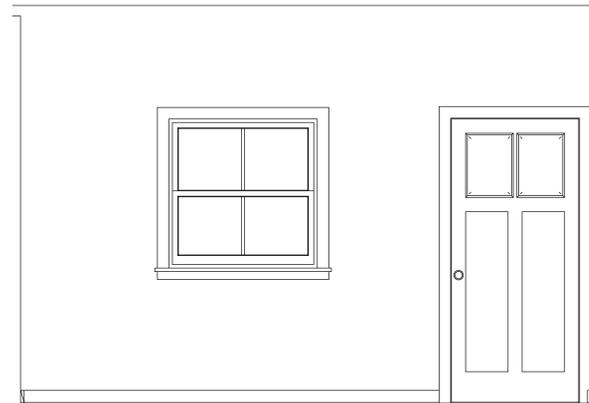
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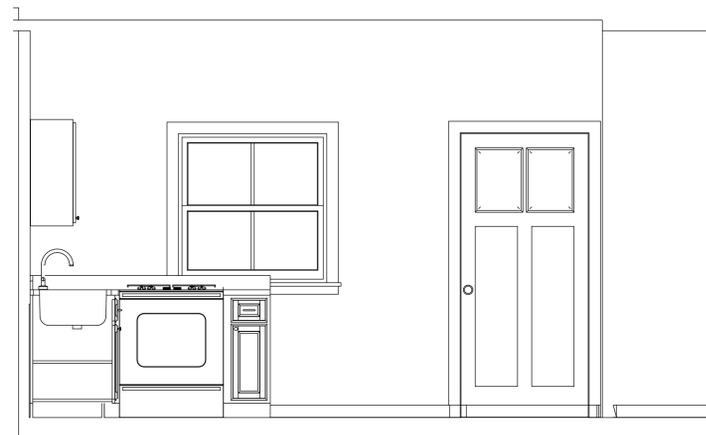
KITCHEN WALL ELEVATION @ EXIT



KITCHEN , DINING & LIVING SOUTH WALL ELEVATION



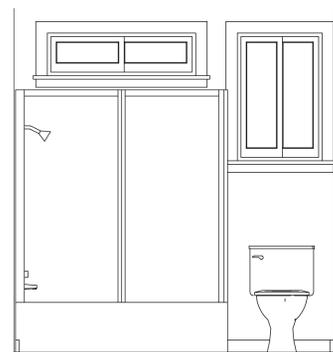
LIVING ROOM WALL ELEVATION @ ENTRY



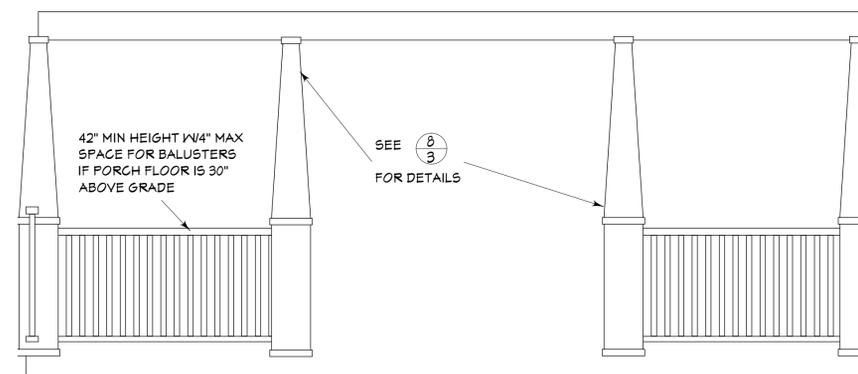
VIEW FROM KITCHEN TO FRONT ENTRY



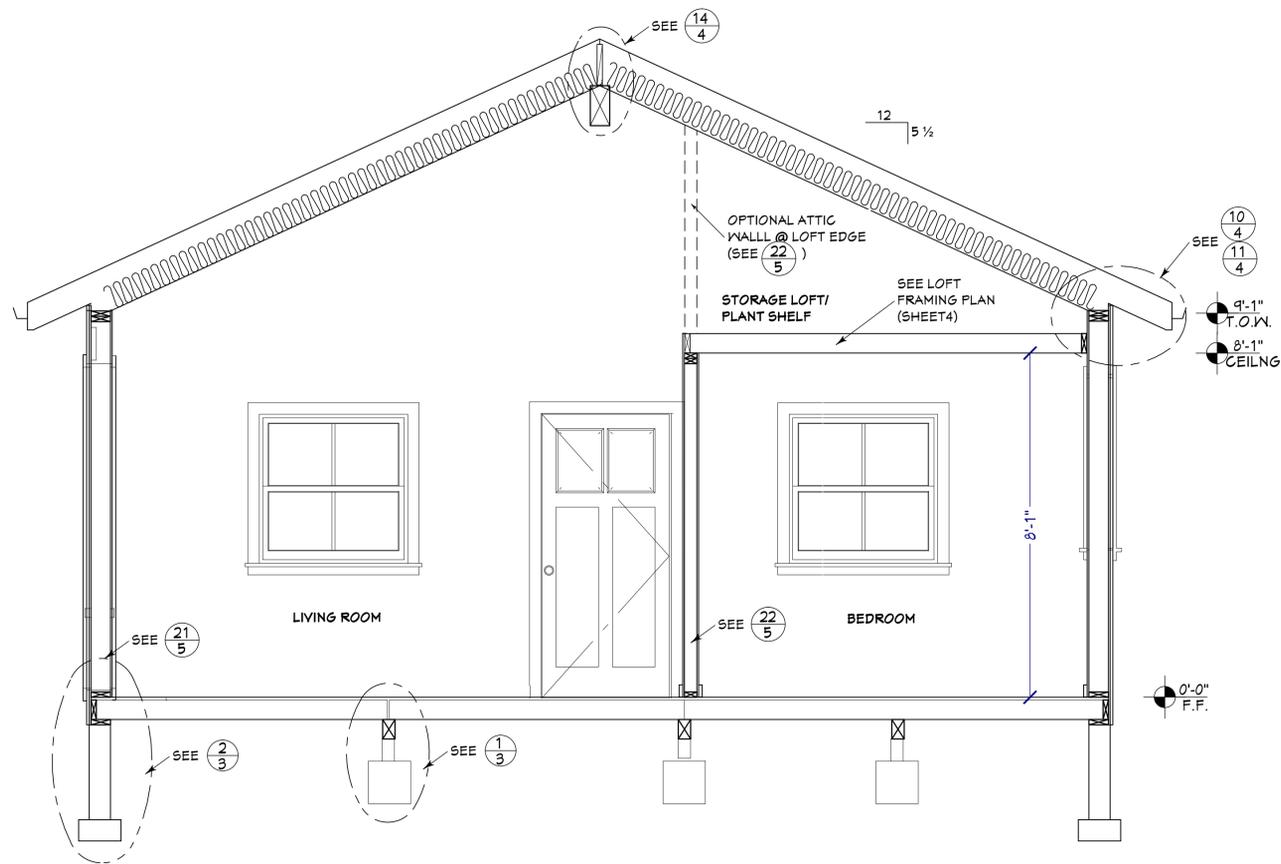
VIEW FROM KITCHEN TO REAR ENTRY



BATHROOM EXTERIOR WALL ELEVATION

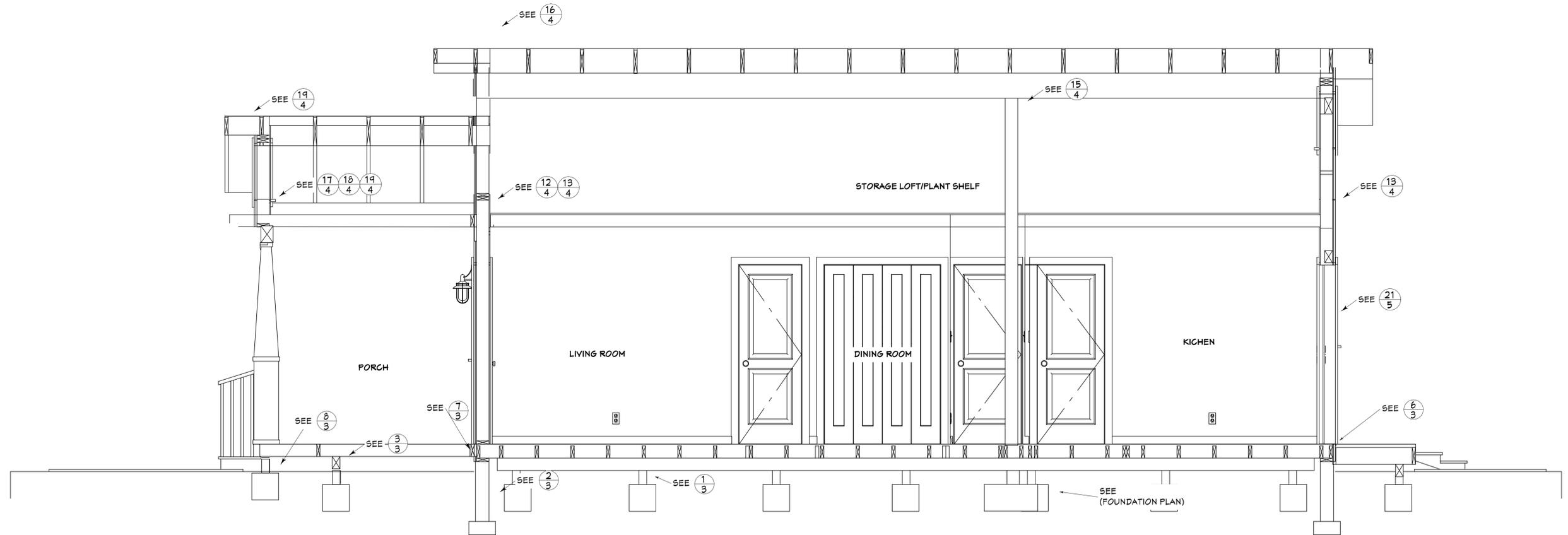


FRONT PORCH RAIL & PILLARS ELEVATION



A CROSS SECTION
q

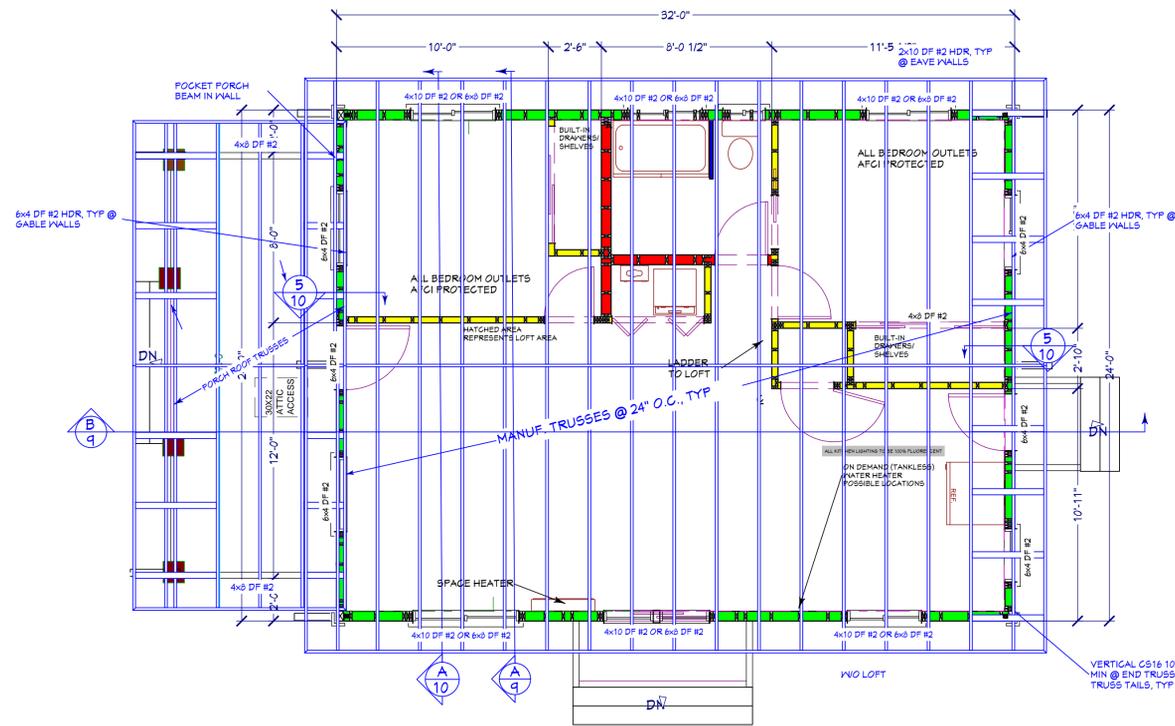
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B CROSS SECTION
q

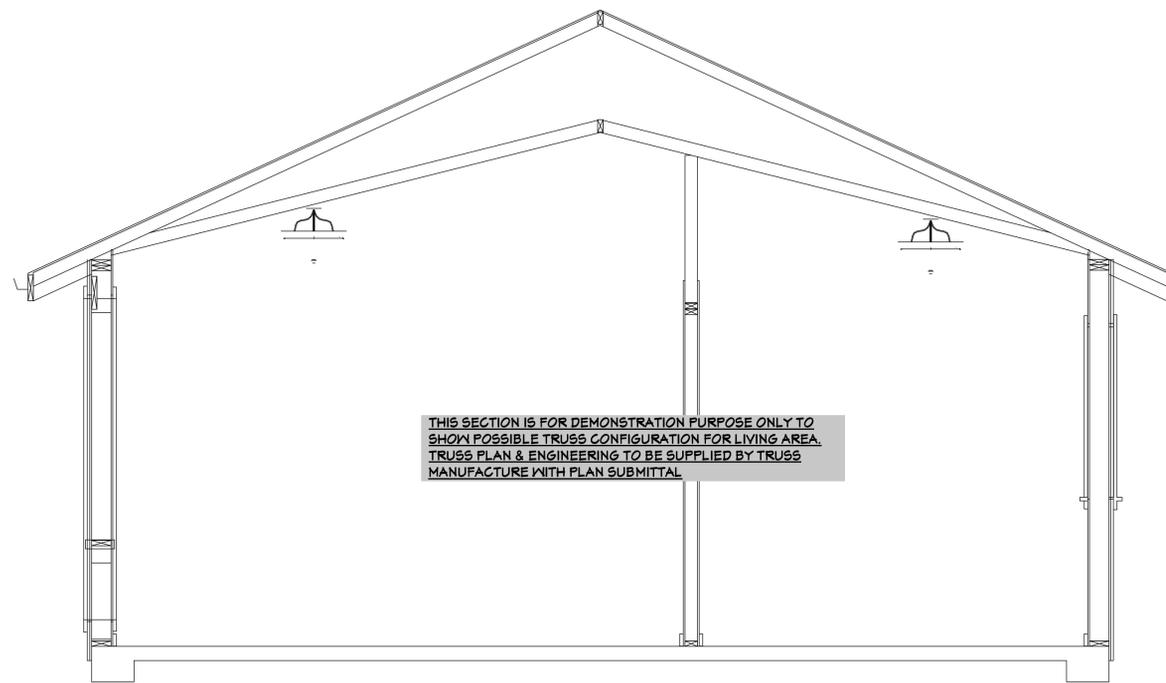
SCALE: 1/2" = 1'-0"





ROOF TRUSS FRAMING PLAN

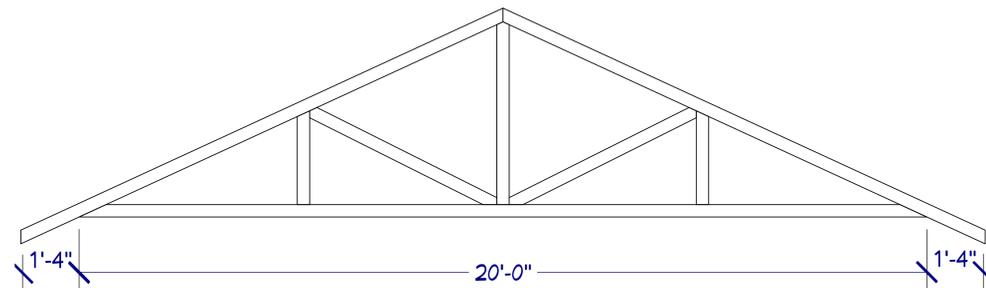
SCALE: 1/4" = 1'-0"



THIS SECTION IS FOR DEMONSTRATION PURPOSE ONLY TO SHOW POSSIBLE TRUSS CONFIGURATION FOR LIVING AREA. TRUSS PLAN & ENGINEERING TO BE SUPPLIED BY TRUSS MANUFACTURE WITH PLAN SUBMITTAL.

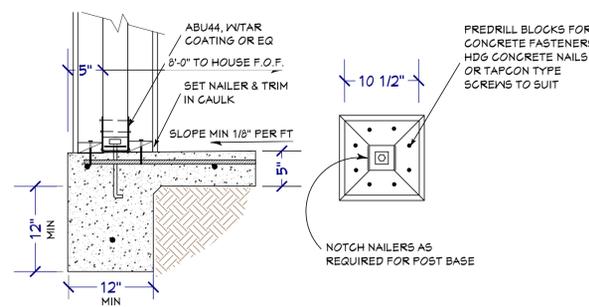
A CROSS SECTION

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



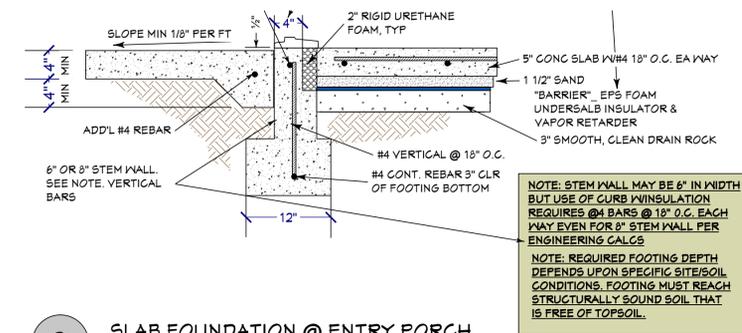
PORCH ROOF TRUSS

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



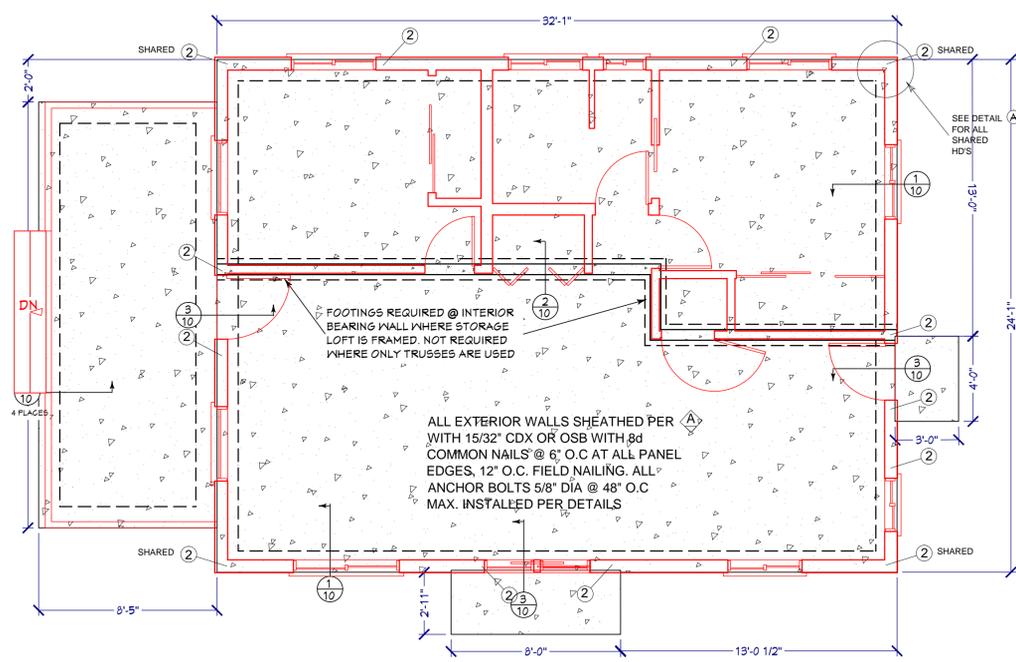
4 SLAB PORCH @ POST

SCALE: 1"=1'-0"



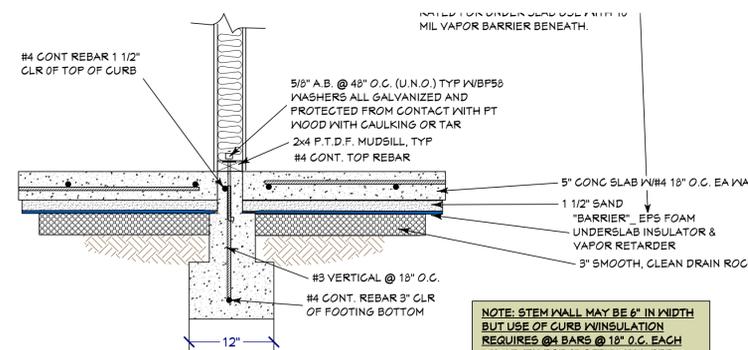
3 SLAB FOUNDATION @ ENTRY PORCH

NOTE: STEM WALL MAY BE 6" IN WIDTH BUT USE OF CURB 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.



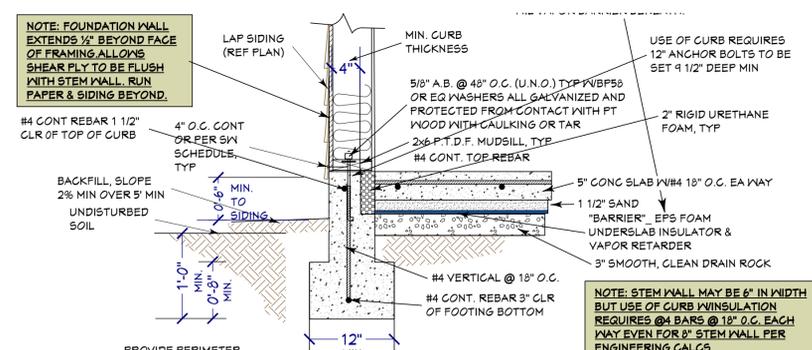
SLAB FOUNDATION PLAN

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



2 SLAB INTERIOR FOOTING DETAIL

SCALE: 1"=1'-0"

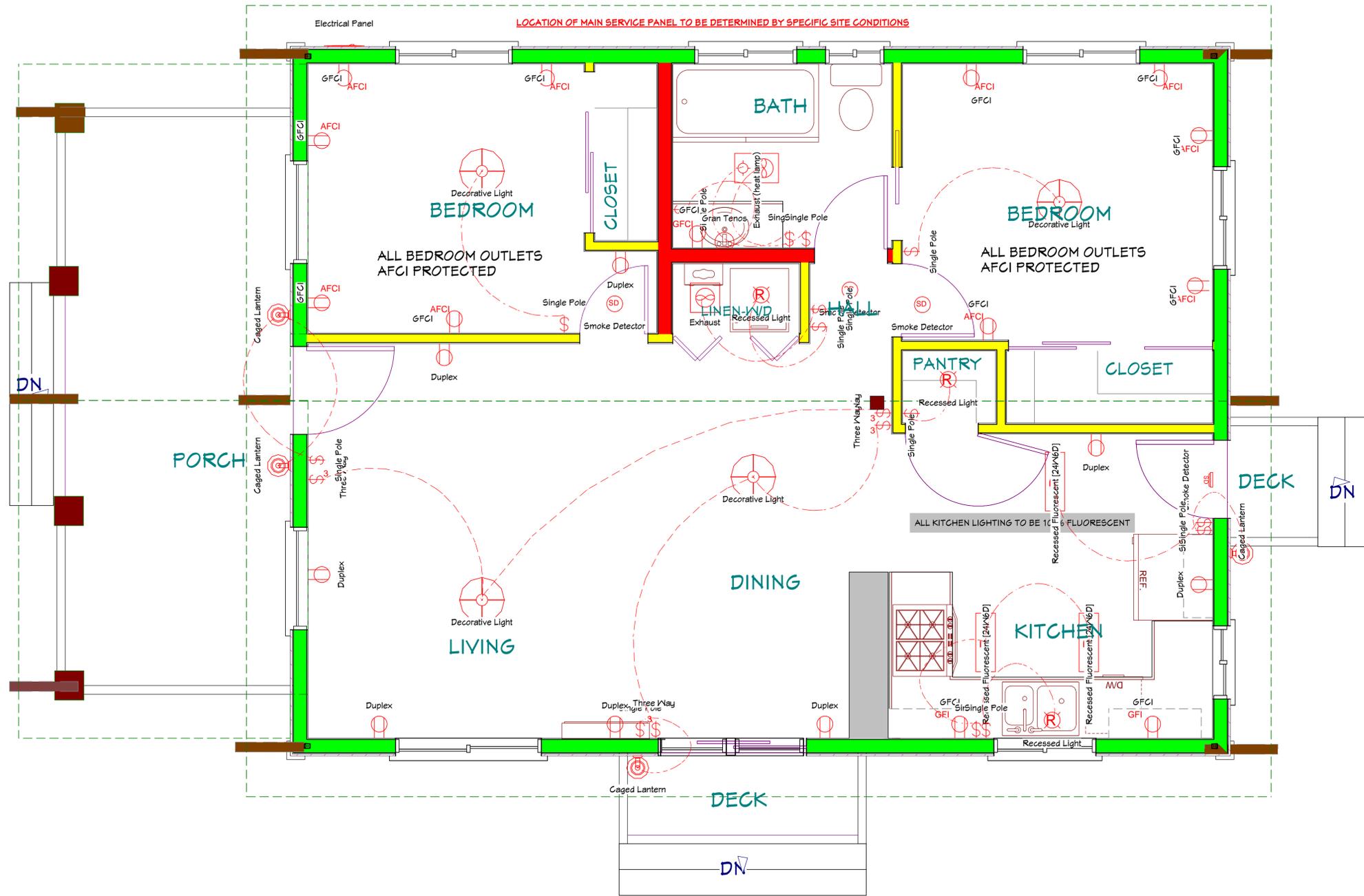


1 SLAB PERIMETER DETAIL

SCALE: 1"=1'-0"



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
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	OUTDOOR SWITCH
	110V DUPLEX RECEPTACLE
	110V DUPLEX RECEPTACLE GROUND FAULT INTERRUPTER
	110V DUPLEX RECEPTACLE W/ WEATHERPROOF COVER
	110V FLOOR MOUNTED DUPLEX RECEPTACLE
	240V RECEPTACLE
	TELEPHONE JACKS
	TELEVISION JACKS
	DOOR BELL PUSH BUTTON
	THERMOSTAT
	SMOKE DETECTOR
	EXHAUST FAN
	DOOR CHIME
	FIRE ALARM PANEL
	COMPUTER POINT



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



SOUTH 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"



MIRRORED FLOOR PLAN

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

JERRY DORSEY
 248 N. MAIN ST. SUITE F
 FORT BRAGG, CA 94547
 PHONE: 707-664-6286
 FAX: 707-664-6380

DORSEY DESIGN & DRAFTING

FILE: 605_82608
 City of Fort Bragg
 DRAWN BY:
 JD
 SCALE:
 AS NOTED
 DATE:
 08.26.08
 REVISIONS:
 11.20.08
 REVISIONS:
 02.02.09
 REVISIONS:

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

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

City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Project Title: City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Date: 4/20/2009
 Project Address: Fort Bragg
 Joe Brainbridge Drafting (707) 964-4926
 Documentation Author: Joe Brainbridge Drafting
 Telephone: (707) 964-4926
 EnergyPro Compliance Method: CA Climate Zone 01
 Field Check/Date:

TDV (kBtu/sf-yr)	Standard Design		Facing North Margin		Facing East Margin		Facing South Margin		Facing West Margin	
	Design	North	Margin	East	Margin	South	Margin	West	Margin	
Space Heating	54.10	45.00	9.10	44.99	9.11	45.39	8.71	46.62	7.47	
Space Cooling	2.17	0.90	1.27	1.14	1.03	1.10	1.06	0.65	1.52	
Fans	1.43	1.36	0.07	1.40	0.04	1.40	0.03	1.36	0.07	
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	108.65	75.32	33.33	75.60	33.06	75.97	32.69	76.70	31.95	
Percent better than Standard:			30.7%		30.4%		30.1%		29.4%	

BUILDING COMPLIES - NO HERS VERIFICATION REQUIRED

Building Type: Single Family Addition Multi Family Existing + Add/Alt
 Total Conditioned Floor Area: 612 ft²
 Existing Floor Area: n/a ft²
 Building Front Orientation: All Four Orientations
 Raised Floor Area: 768 ft²
 Fuel Type: Propane
 Slab on Grade Area: 0 ft²
 Fenestration: Average Ceiling Height: 10.0 ft
 Area: 185 ft² Avg. U: 0.39
 Ratio: 30.2% Avg. SHGC: 0.37
 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.	Area
HVAC System	612	6,120	1.00	Conditioned	Setback	2	n/a

OPAQUE SURFACES

Type	Frame	Area	U-Fac.	Insulation Cav.	Act. Cont.	Azm.	Tilt	Gains Y/N	JA IV Reference	Location / Comments
Roof	Wood	416	0.036	R-30	R-0.0	180	24	X	New 02-A9	1st Floor
Floor	Wood	768	0.037	R-19	R-0.0	0	180	X	New 20-A4	1st Floor
Wall	Wood	238	0.074	R-19	R-0.0	90	90	X	New 09-A5	1st Floor
Door	None	20	0.500	None	R-0.0	90	90	X	New 28-A4	1st Floor
Wall	Wood	166	0.074	R-19	R-0.0	180	90	X	New 09-A5	1st Floor
Wall	Wood	248	0.074	R-19	R-0.0	270	90	X	New 09-A5	1st Floor
Door	None	17	0.500	None	R-0.0	270	90	X	New 28-A4	1st Floor
Wall	Wood	214	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	0	24	X	New 02-A9	1st Floor

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

City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Project Title: City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Date: 4/20/2009

FENESTRATION SURFACES

#	Type	Area	U-Factor ¹	SHGC ²	True Azm.	Cond. Tilt	Stat.	Glazing Type	Location/Comments
1	Window - Front (E)	30.0	0.390	NFRC 0.37	NFRC 90	90	New	Milgard Classic Low-E Vinyl	1st Floor
2	Window - Left (S)	90.0	0.390	NFRC 0.37	NFRC 180	90	New	Milgard Classic Low-E Vinyl	1st Floor
3	Window - Rear (W)	23.0	0.390	NFRC 0.37	NFRC 270	90	New	Milgard Classic Low-E Vinyl	1st Floor
4	Window - Right (N)	42.0	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.	Overhang Len.	Overhang Hgt.	Left Fin Len.	Left Fin Hgt.	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.	Cond. R-Val.	Inside JA IV Reference	Condition Status	Location/Comments

PERIMETER LOSSES

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

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

City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Project Title: City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Date: 4/20/2009

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	Type	Water Heater 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	In Plenum	Outside	Length (ft) 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 requirements for this certificate. 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: Jerry Dorsey Drafting
 Title/Firm: Jerry Dorsey Drafting
 Address: 249 North Main Street, Fort Bragg, CA 95437
 Telephone: (707) 964-4926
Documentation Author
 Name: Joe Brainbridge
 Title/Firm: Joe Brainbridge Drafting
 Address: 210 N. Corry Street, Suite B, Fort Bragg, CA 95437
 Telephone: (707) 964-4926

Enforcement Agency
 Name: _____
 Title/Firm: _____
 Address: _____
 Telephone: _____

Run Initiation Time: 04/20/09 16:15:55 Run Code: 1240269355
 EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page: 5 of 11

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

City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Project Title: City of Fort Bragg 2nd dwelling 768 sq. ft. units
 Date: 4/20/2009

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 16:15:55 Run Code: 1240269355
 EnergyPro 4.4 by EnergySoft User Number: 6668 Job Number: Page: 6 of 11

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 N/A 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.		<input checked="" type="checkbox"/>		
§ 150(b): Loose fill insulation manufacturer's labeled R-Value: _____.		<input type="checkbox"/>		
§ 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).		<input checked="" type="checkbox"/>		
§ 150(d): Minimum R-13 raised floor insulation in framed floors or equivalent U-factor.		<input checked="" type="checkbox"/>		
§ 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.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 150(f): Air retarding wrap installed to comply with §151 meets requirements specified in the ACM Residential Manual.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 150(g): Vapor barriers mandatory in Climate Zones 14 and 16 only.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 150(h): 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.		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 118: Insulation specified or installed meets installation quality standards. Indicate type and include CF-6R Form: _____.		<input checked="" type="checkbox"/>		
§ 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.		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Space Conditioning, Water Heating and Plumbing System Measures

DESCRIPTION	N/A	DESIGNER	ENFORCEMENT
§ 110-13: HVAC equipment, water heaters, showerheads and faucets certified by the Energy Commission.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§ 150(h): Heating and/or cooling loads calculated in accordance with ASHRAE, SMACNA or ACCA.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§ 150(i): Setback thermostat on all applicable heating and/or cooling systems.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
§ 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, un-fired 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 150-B. 2. Cooling system piping (flexion, 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 retarder or is enclosed entirely in conditioned space. 7. Solar water-heating systems/collectors are certified by the Solar Rating and Certification Corporation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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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 minimum 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 paired 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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 30" 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 118 (i): Cool Roof material meets specified criteria	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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 certified to comply with Section 119(d).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 150(k)6: Luminaires providing outdoor lighting and permanently mounted to a residential building or 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).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
§ 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).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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DORSEY DESIGN & DRAFTING
 FILE: 605_82608
 City of Fort Bragg
 DRAWN BY: JD
 SCALE: AS NOTED
 DATE: 09.28.08
 REVISIONS: 11.20.08
 REVISIONS: 02.02.09
 REVISIONS:
TITLE 24 ENERGY CALCULATIONS
CITY OF FORT BRAGG - 767 SQ. FT. UNIT
 A SECOND UNIT PLAN FOR:
 416 N. FRANKLIN ST.
 FORT BRAGG, CA
 APN:

