GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR AGREE THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD OWNER AND WANDERWALL ENGINEERING HARMLESS FROM ANY AND ALL LIABILITY REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF THE WORK ON THIS PROJECT, ACCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
2. THE ENGINEER ASSUMES NO RESPONSIBILITY OTHER THAN FOR THE ACT ADEQUACY OF THE DESIGN CONTAINED.
3. ALL MATERIALS TO BE USED ARE TO BE APPROVED BY THE ENGINEER PRIOR TO THEIR PLACEMENT ANY MATERIALS INSTALLED PRIOR TO APPROVAL ARE SUBJECT TO REMOVAL.
4. AFTER COMPLETION OF THE WORK WORK AREA SHALL BE RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR.
5. LOCATION OF UNDERGROUND AND OVERHEAD UTILITIES SHOWN ON PLAN OR APPROXIMATE ONLY. CONTRACTOR SHALL ASSUME RESPONSIBILITY OF SAID UTILITIES SAFETY DURING CONSTRUCTION AND IF DAMAGE CONTRACTOR SHALL RESTORE SERVICES AT HIS OWN EXPENSE. THE OWNER, THE ENGINEER AND THE COUNTY OF MENDOCINO ASSUME NO RESPONSIBILITY FOR ANY INSTRUCTIONS GIVEN SHOWIN OR NOT SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PERFORM SUCH WORK IN ACCORDANCE WITH THE STATE OF CALIFORNIA DIVISION OF INDUSTRIAL SAFETY. SAID WORK SHALL CONFORM TO ALL APPLICABLE OCCUPATIONAL SAFETY AND HEALTH STANDARDS RULES AND REGULATIONS AND ORDERS ESTABLISHED BY THE STATE OF CALIFORNIA AND THE MENDOCINO COUNTY ENVIRONMENTAL HEALTH DEPARTMENT.
7. BEFORE ANY EXCAVATION CALL UNDERGROUND SERVICE ALERT TOLL-FREE AT 800-642-2444 OR 800-227-2600.
8. THE CONTRACTOR SHALL DO NO EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THE PARTICULAR UTILITY. CONTRACTOR SHALL NOTIFY EACH UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO STARTING WORK.

CONTRACTOR SHALL INSTALL BUILDING SEWER CLEAN OUT AT 5 FOOT MAX. FROM FOUNDATION WALLS. CLEANOUTS IN TRAFFIC AREA SHALL BE INSTALLED ENTROPIC RATED BELL BOXES CHRISTINA MODEL G12 OR EQUAL.

FLOOR PLAN NOTES:

ALL CONSTRUCTION SHALL BE IN CONFORMANCE WITH ALL APPLICABLE PROVISIONS OF THE CBC, LATEST ADDITION ADOPTED BY THE LOCAL GOVERNING AGENCY AND LOCAL ORDINANCES.

ACCESSES:

PROVIDE 18X24" MIN. FOUNDATION. ACCESS TO ALL UNDERFLOOR AREAS. FOUNDATION ACCESS MUST BE WITHIN (5') OF ALL PLUMBING CLEANOUTS. PROVIDE 22X30" MIN. ATTIC ACCESS INTO ALL ATTIC AREAS.

DOORS, WINDOWS, AND SKYLIGHTS:

ALL DOORS BETWEEN CONDITIONED AND UNCONDITIONED SPACE SHALL BE SOLID CORE AND FULLY WEATHER-STRIPPED. MANUFACTURED DOORS AND WINDOWS SHALL BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE INFILTRATION STANDARDS.

ALL WINDOWS @ LIVING AREA TO BE DUAL GLAZED, FRAME PER MFG. SPECS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF ESCAPE OR RESCUE IN ALL SLEEPING ROOMS, THEY SHALL HAVE FINISHED SILL HEIGHT NOT MORE THAN 44 INCHES ABOVE THE FINISH FLOOR TO CLEAR OPENING. GLASS DOORS, FRENCH DOORS, ADJACENT PANELS, AND ALL GLAZED OPENINGS WITHIN 24" OF THE ADJACENT FLOOR SHALL BE OF GLASS APPROVED FOR IMPACT HAZARD. ALL SKYLIGHTS AT LIVING AREAS TO BE DUAL GLAZED LAMINATED SAFETY GLASS. PROVIDE 2X4 MINIMUM CURB ASSEMBLY, INCLUDING GLAZING BY SHOWER/TUB ENCLOSURES.

WINDOW EMERGENCY ESCAPE: PROVIDE MINIMUM ONE OPERABLE WINDOW IN ALL BEDROOMS WITHOUT EXTERIOR EXIT DOORS TO COMPLY WITH THE EMERGENCY ESCAPE REQUIREMENTS LISTED BELOW:

A. MINIMUM 5.7 SQUARE FEET CLEAR OPENABLE AREA.
B. MINIMUM CLEAR OPENABLE HEIGHT OF 24 INCHES.
C. MINIMUM CLEAR OPENABLE WIDTH OF 20 INCHES.
D. MAXIMUM SILL HEIGHT OF 44 INCHES ABOVE FINISH FLOOR TO CLEAR OPENING.

WILDLAND URBAN INTERFACE (W.U.I.):

1. EXTERIOR WALL SIDING AND SHEATING (SFM 12-7A-1)
2. EXTERIOR DOOR ASSEMBLIES (SFM 12-7A-1)
3. EXTERIOR WINDOWS ASSEMBLIES (SFM 12-7A-2)
4. HORIZONTAL PROJECTIONS UNDERSIDE (SFM 12-7A-3) UNDER EAVES
5. DECKING (SFM 12-7A-4)
6. DECKING - ALTERNATE METHOD A (SFM 12-7A-4A)
7. IGNITION RESISTANT MATERIAL (SFM 12-7A-5)
   (ASTM E84 FOR 30 MIN. WITH ACCELERATED WEATHERING TEST)

JOB NOTES:

1. PRIOR TO START OF ANY CONSTRUCTION WORK POST (4") MIN. NUMBERS VISIBLE FROM NEAREST ROAD AND CLEARLY MARK THE PROPERTY LINES.
2. THESE PLANS AND SPECIFICATIONS SHALL NOT BE CHANGED, MODIFIED, OR ALTERED WITHOUT AUTHORIZATION FROM THE BUILDING DEPARTMENT AND THE DESIGNER.
3. SOUNDS FROM THE CONSTRUCTION SITE ARE RESTRICTED FROM 7 AM TO 7 PM SUNDAY THROUGH SATURDAY.
4. APPROVED PLANS & DOCUMENTS SHALL BE ON SITE FOR ALL INSPECTIONS.

FOUNDATION PREPARATION:

1. THE FOUNDATION CONTRACTOR SHALL MAINTAIN A EROSION CONTROL PLAN BASED ON THE MINIMUM EROSION CONTROL MEASURES FOR SINGLE-FAMILY HOME CONSTRUCTION. A BMP PLAN CAN BE OBTAINED FROM THE MENDOCINO COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.
2. THE GENERAL CONTRACTOR SHALL FIRST VERIFY THE BUILDING PAD IS LARGE ENOUGH AND FLAT ENOUGH FOR A SLAB FOUNDATION CONSTRUCTION THEN PROVIDE BATTER BOARDS TO ESTABLISH ALL EXTERIOR AND INTERIOR WALLS NEEDED FOR PROPER PLUMBING LAYOUT.
3. ALL GRADES AROUND PERIMETER FOUNDATION SHALL BE (6") DOWN AND SLOPING AWAY AT 2% MINIMUM FOR 5' MIN.
4. PROVIDE ALUMINUM/GALVANIZED FLASHING TO PROTECT CONCRETE FROM COMING IN CONTACT WITH ANY LUMBER.

CONCRETE FOUNDATION:

REMOVE ALL LOOSE AND ORGANIC MATERIALS AND EXCAVATE FOR FOOTINGS AND PIERS AS PER PLAN. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL.

POST FOOTINGS ARE TO BE PLACED SO THAT SUPPORTED LOAD IS APPLIED AT CENTER.

THE BOTTOM OF THE FOOTING SHALL BE ON UNDISTURBED SOIL.

WHENEVER POSSIBLE CONCRETE SHOULD BE PLACED INTO FORMS CONTINUOUSLY IN HORIZONTAL LIFTS.

ALL FOUNDATION CONCRETE SHALL BE 3000 PSI MIN. COMPRESSIVE STRENGHT AT 28 DAYS USING 3/4" ROCK.

ALL EXTERIOR FLAT WORK SHALL BE 2500 PSI MIN.

TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF (4 INCHES) FOR ABOVE GRADE FACILITIES AND (12 INCHES) FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH THE PROVISIONS CALGREEN SPECIFICATIONS

EROSION CONTROL NOTES:

THE GENERAL CONTRACTOR SHALL MINIMUM EROSION CONTROL MEASURES FOR A SINGLE FAMILY HOME CONSTRUCTION.

MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS WHEN THE WEATHER IS FORECASTED.

WHEN WET WEATHER IS ANTICIPATED STABILIZE SITE ENTRANCE AND TEMPORARY DRIVEWAYS WITH 3 INCH CRUSHED ROCK UP TO 50 FEET IN LENGTH TO PREVENT TRACKING OF SOIL FROM SITE.

INSTALL STRAW WADDLES AROUND AND ALONG CONTOURS WHERE SOIL IS DISTURBED TO PREVENT SILT FROM MIGRATING INTO DRAINAGE DITCHES.

INSTALL SILT FENCING AS A SECONDARY MEASURE AROUND THE LIMITS OF THE SITE DISTURBANCE.

CONSTRUCT A CONCRETE WASHOUT STATION THAT CONFORMS TO THE BEST MANAGEMENT PRACTICES FOR THE COUNTY OF MENDOCINO.

GRADING NOTES:

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

THE FINAL GRADE SHALL CONVEY SURFACE DRAINAGE TOWARDS EXISTING DRAINAGE AREAS.

AREAS THAT WILL BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER ORGANIC MATERIALS.

NO FILL SHALL BE PLACED UNDER FOUNDATION AREAS WITHOUT A LICENSED SOILS ENGINEERS APPROVAL.

PROJECT NAME:

OWNER:

PROJECT ADDRESS:

APN:

WATER:

ELECTRIC:

GAS:

TELEPHONE:

CODES:

2016 CALIFORNIA BUILDING CODE (CBC)
2016 CALIFORNIA ELECTRICAL CODE (CEC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA FIRE CODE (CFC)
2016 CALIFORNIA EXISTING BUILDING (CEBC)
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC)
2016 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA)
2016 WILDLAND URBAN INTERFACE COMPLIANT (WUIC)

PROJECT SCOPE:

816 SQ.FT. ACCESSORY DWELLING UNIT
CONTINUOUS SPREAD FOOTINGS /
RAISED FLOOR (CRAWL SPACE)
2x6 EXTERIOR WALLS
PRE-ENGINEERED TRUSSES
OCCUPANCY GROUP(S): R3
TYPE OF CONSTRUCTION: VB
SPRINKLERS: IF PRIMARY S.F.R. DOES NOT HAVE FIRE SPRINKLERS SYSTEM, ADU UNIT NOT REQUIRED.

STORIES: 1
SEISMIC DESIGN CAT: E
CLIMATE ZONE: 2
WIND EXPOSURE: C

PROJECT DATA

SHEET INDEX

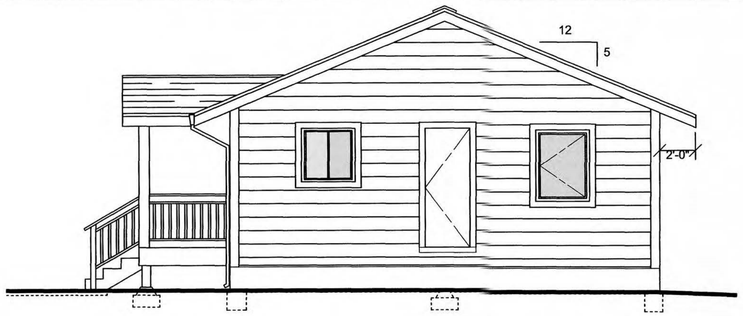
A1 COVER SHEET, SHEET INDEX, SITE PLAN, VICINITY MAP, SITE PLAN,
A2 FLOOR PLAN, ELEVATIONS, DOOR & WINDOW SCHEDULES
A3 FOUNDATION PLAN, FLOOR FRAMING PLAN, SECTION 1, DETAILS & NOTES
A4 ROOF FRAMING PLAN, ROOF PLAN, TRUSS PROFILES, DETAILS & NOTES
A5 ELECTRIAL/POWER/ LIGHTING PLAN, PLUMBING PLAN, HVAC PLAN, NOTES & DETAILS
A6 TITLE 24 BUILDING ENERGY REPORT
A7 TITLE 24 BUILDING ENERGY REPORT
A8 2016 CAL-GREEN WORK SHEET
A9 EROSION CONTROL

NO.	HISTORY / REVISION	BY	CHK.	DATE
X				
		X	X	X
	X			

2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

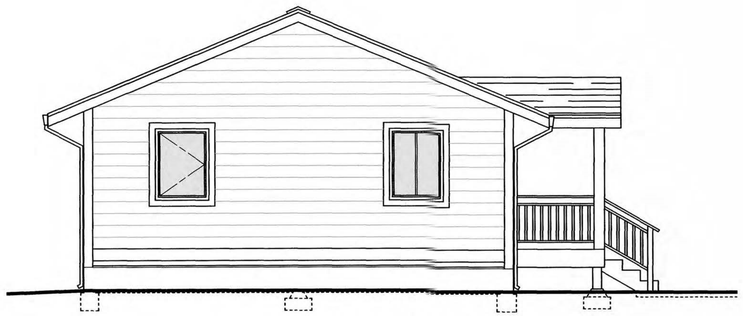
COVER SHEET

DRAWN
CHECK
APPROVED
DATE
JOB NUMBER
SHEET
A1



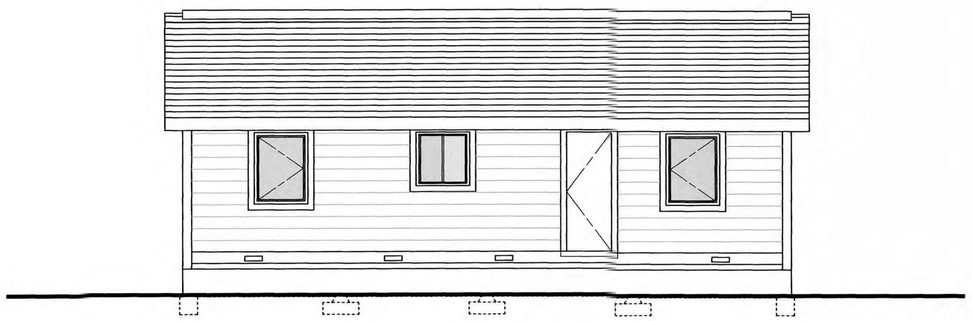
RIGHT ELEVATION

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



LEFT ELEVATION

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



REAR ELEVATION

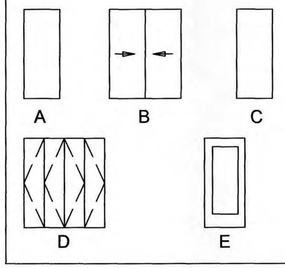
SCALE: 1/4" = 1'-0"



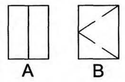
FRONT ELEVATION

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

DOOR SCHEDULE			
NO.	SIZE	TYPE	NOTES
1	2'8"x6'8"	A	
2	2'6"x6'8"	C	
3	5'0"x6'8"	B	BI-PASS
4	2'8"x6'8"	C	
5	5'0"x6'8"	B	BI-PASS
6	2'6"x6'8"	A	
7	5'0"x6'8"	D	BI-FOLD
8	2'0"x6'8"	C	
9	3'0"x6'8"	E	TEMPD
10	2'8"x6'8"	C	

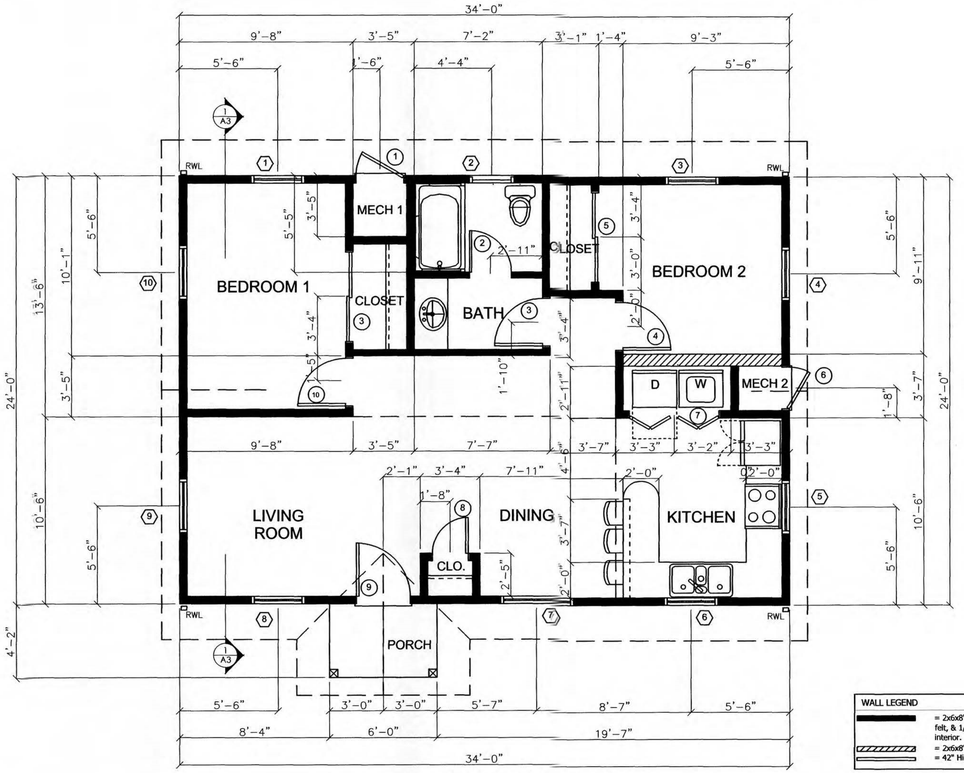


WINDOW SCHEDULE			
NO.	SIZE	TYPE	NOTES
1	3040	B	EGRESS
2	3030	A	TEMP
3	3040	B	EGRESS
4	3040	B	EGRESS
5	3030	A	
6	3030	A	
7	3040	A	TEMP
8	3040	A	TEMP
9	3040	A	
10	3040	B	EGRESS



WILDLAND URBAN INTERFACE (W.U.I.):

1. EXTERIOR WALL SIDING AND SHEATING (SFM 12-7A-1)
2. EXTERIOR DOOR ASSEMBLIES (SFM 12-7A-1)
3. EXTERIOR WINDOWS ASSEMBLIES (SFM 12-7A-2)



FLOOR PLAN

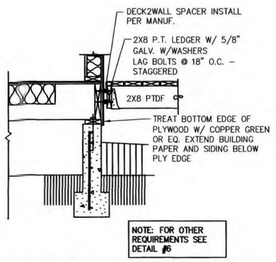
SCALE: 1/4" = 1'-0"

NO.	HISTORY / REVISION	BY	CHK.	DATE
	X	X	X	

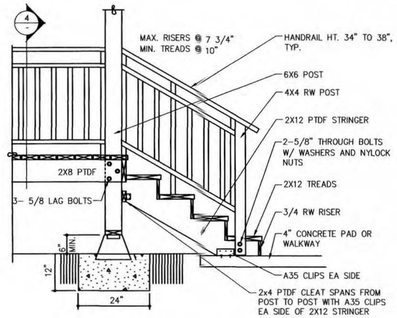
2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

FLOOR PLAN, ELEVATIONS, NOTES & SCHEDULES

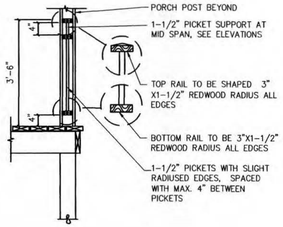
DRAWN	
CHECK	
APPROVED	
DATE	
JOB NUMBER	
SHEET	A2



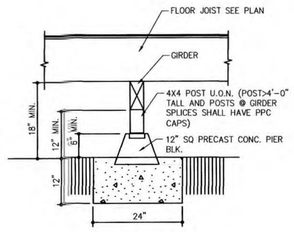
1 FOUNDATION DET. @ ENTRY PORCH SCALE:



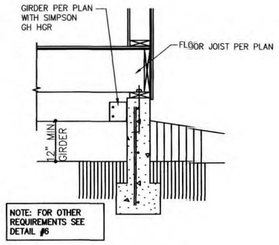
2 PORCH PIER DETAIL SCALE:



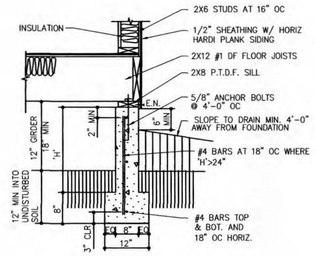
3 DECK HANDRAIL / FRAM'G. SCALE:



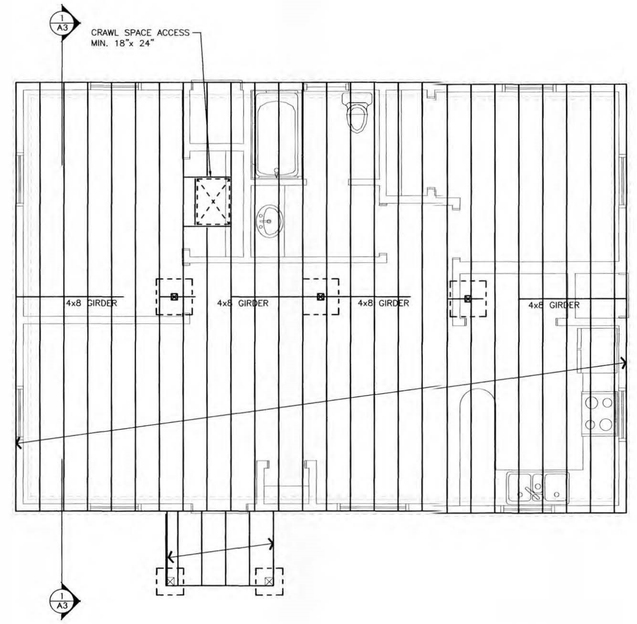
4 TYP. INTERIOR PIER DETAIL SCALE:



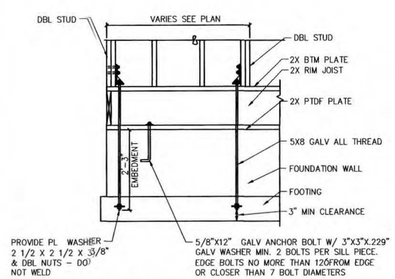
5 EXTERIOR WALL @ GIRDER SCALE:



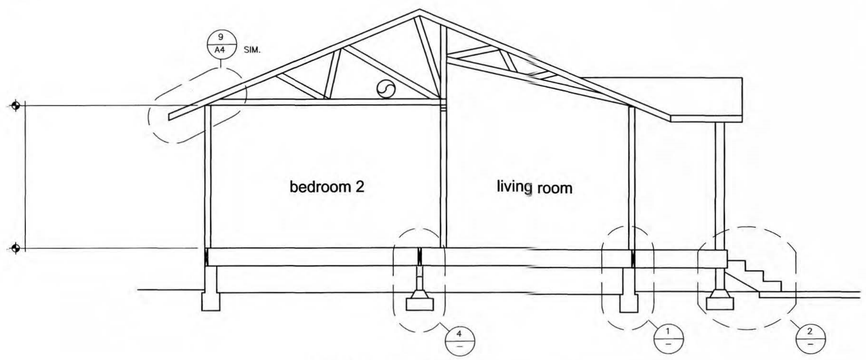
6 TYP. FOUNDATION DETAIL SCALE:



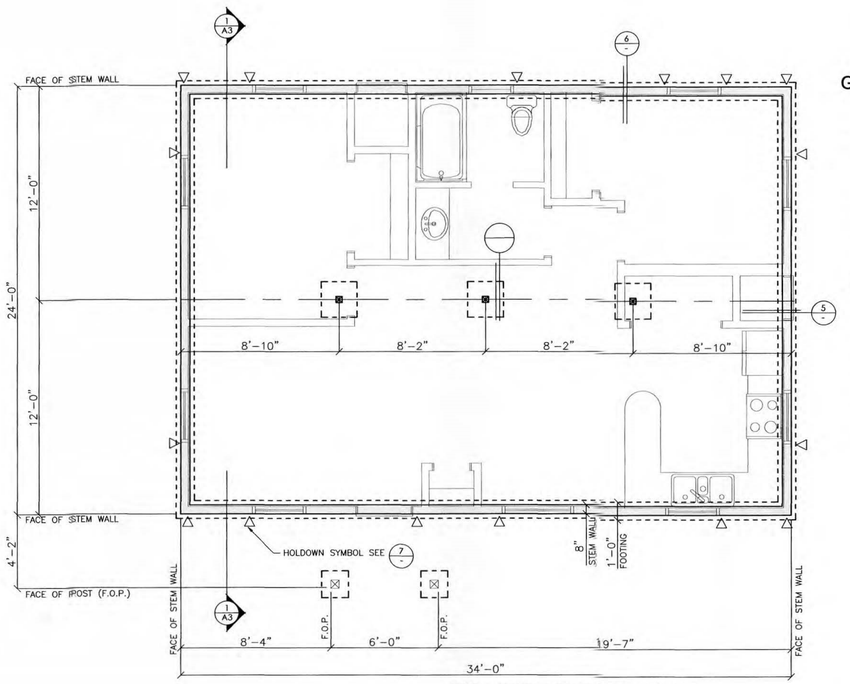
FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



7 HOLDOWN SCALE:



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



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

NOTES:

FOUNDATION PREPARATION:

1. THE FOUNDATION CONTRACTOR SHALL MAINTAIN A EROSION CONTROL PLAN BASED ON THE MINIMUM EROSION CONTROL MEASURES FOR SINGLE-FAMILY HOME CONSTRUCTION. A BMP PLAN CAN BE OBTAINED FROM THE MENDOCINO COUNTY PLANNING DEPARTMENT FOR ADDITIONAL INFORMATION.
2. THE GENERAL CONTRACTOR SHALL FIRST VERIFY THE BUILDING PAD IS LARGE ENOUGH AND FLAT ENOUGH FOR A SLAB FOUNDATION CONSTRUCTION THEN PROVIDE BATTER BOARDS TO ESTABLISH ALL EXTERIOR AND INTERIOR WALLS NEEDED FOR PROPER PLUMBING LAYOUT.
3. ALL GRADES AROUND PERIMETER FOUNDATION SHALL BE (6") DOWN AND SLOPING AWAY AT 2% MINIMUM FOR 5' MIN.
4. PROVIDE ALUMINUM/GALVANIZED FLASHING TO PROTECT CONCRETE FROM COMING IN CONTACT WITH ANY LUMBER.

CONCRETE FOUNDATION:

REMOVE ALL LOOSE AND ORGANIC MATERIALS AND EXCAVATE FOR FOOTINGS AND PIERS AS PER PLAN. FOOTINGS MUST BE ACCURATELY POSITIONED AND ROUGHLY LEVEL.

POST FOOTINGS ARE TO BE PLACED SO THAT SUPPORTED LOAD IS APPLIED AT CENTER.

THE BOTTOM OF THE FOOTING SHALL BE ON UNDISTURBED SOIL.

WHENEVER POSSIBLE CONCRETE SHOULD BE PLACED INTO FORMS CONTINUOUSLY IN HORIZONTAL LIFTS.

ALL MONOLITHIC SLABS SHALL BE 3000 PSI MIN., PER ENGINEERS CALCULATIONS.

ALL EXTERIOR FLAT WORK SHALL BE 2500 PSI MIN., PER ENGINEERS CALCULATIONS.

TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 100 MM (4 INCHES) FOR ABOVE GRADE FACILITIES AND 300 MM (12 INCHES) FOR BELOW GRADE FACILITIES. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND RETURNING THE FACILITIES TO A FUNCTIONAL CONDITION. HARDENED CONCRETE MATERIALS SHALL BE REMOVED AND DISPOSED OF IN CONFORMANCE WITH THE PROVISIONS OF CALGREEN SPECIFICATIONS.

EROSION CONTROL NOTES:

THE GENERAL CONTRACTOR SHALL MINIMUM EROSION CONTROL MEASURES FOR A SINGLE FAMILY HOME CONSTRUCTION.

MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS WHEN THE WEATHER IS FORECASTED.

WHEN WET WEATHER IS ANTICIPATED STABILIZE SITE ENTRANCE AND TEMPORARY DRIVEWAYS WITH 3 INCH CRUSHED ROCK UP TO 50 FEET IN LENGTH TO PREVENT TRACKING OF SOIL FROM SITE.

INSTALL STRAW WADDLES AROUND AND ALONG CONTOURS WHERE SOIL IS DISTURBED TO PREVENT SILT FROM MIGRATING INTO DRAINAGE DITCHES.

INSTALL SILT FENCING AS A SECONDARY MEASURE AROUND THE LIMITS OF THE SITE DISTURBANCE.

CONSTRUCT A CONCRETE WASHOUT STATION THAT CONFORMS TO THE BEST MANAGEMENT PRACTICES FOR THE COUNTY OF MENDOCINO.

GRADING NOTES:

THE CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES.

PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.

THE FINAL GRADE SHALL CONVEY SURFACE DRAINAGE TOWARDS EXISTING DRAINAGE AREAS.

AREAS THAT WILL BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER ORGANIC MATERIALS.

NO FILL SHALL BE PLACED UNDER FOUNDATION AREAS WITHOUT A LICENSED SOILS ENGINEERS APPROVAL.

WILDLAND URBAN INTERFACE (W.U.I.):

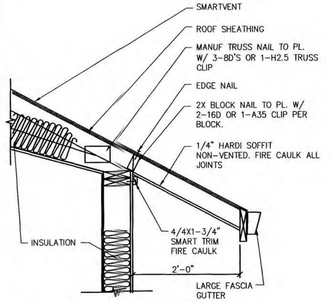
1. EXTERIOR WALL SIDING AND SHEATING (SFM 12-7A-1)
2. EXTERIOR DOOR ASSEMBLIES (SFM 12-7A-1)
3. EXTERIOR WINDOWS ASSEMBLIES (SFM 12-7A-2)
4. HORIZONTAL PROJECTIONS UNDERSIDE (SFM 12-7A-3) UNDER EAVES
5. DECKING (SFM 12-7A-4)
6. DECKING - ALTERNATE METHOD A (SFM 12-7A-4A)
7. IGNITION RESISTANT MATERIAL (SFM 12-7A-5) (ASTM E84 FOR 30 MIN. WITH ACCELERATED WEATHERING TEST)

NO.	HISTORY / REVISION	BY	CHK.	DATE
X	X	X	X	X

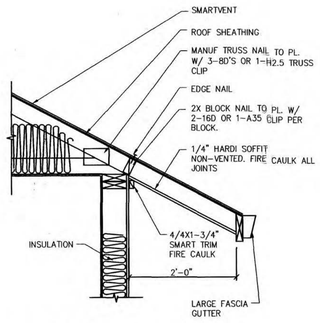
2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

FOUNDATION PLAN, FLOOR FRAMING PLAN, SECTIONS, & DETAILS

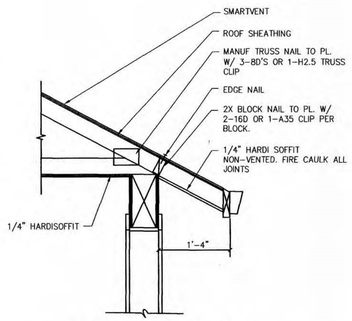
DRAWN	
CHECK	
APPROVED	
DATE	
JOB NUMBER	
SHEET	A3



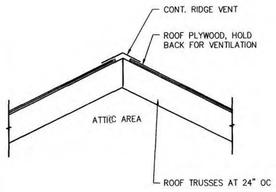
8 EAVE - SCISSOR TRUSSES
SCALE:



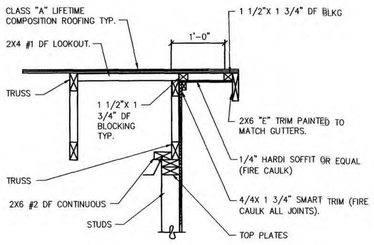
9 EAVE DETAIL - FLAT TRUSS
SCALE:



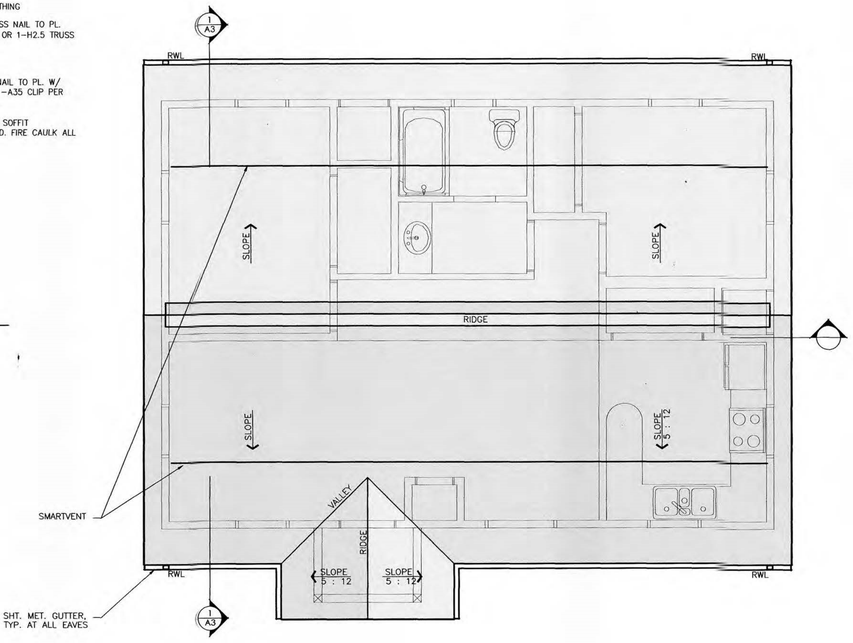
10 PORCH EAVE DETAIL
SCALE:



11 RIDGE VENT DETAIL
SCALE:



12 GABLE END DETAIL
SCALE:



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

NOTES:
ROOF FRAMING NOTES:

ALL ENGINEERED TRUSSES SHALL CARRY ENGINEERS STAMP.

ORDER TRUSSES AFTER FOUNDATION DIMENSIONS ARE VERIFIED.

ALL ROOF FRAMING MEMBERS SHALL BE INSTALLED AND BRACED TO ENGINEERS SPECIFICATIONS.

ANY CHANGES OR ALTERATIONS WITHOUT PRIOR BUILDING DEPT APPROVAL OF ENGINEERING CALCULATIONS MUST BE ACCOMPANIED WITH AN ENGINEERS STAMP AND APPROVAL OF BUILDING DEPT.

ROOF FRAMING, DESIGN DETAILS AND DRAWINGS ARE REQUIRED TO BE ON SITE FOR FRAMING INSPECTION.

FOR NAILING REFER TO WALL FRAMING PLAN NAILING SCHEDULE.

ALL EXTERIOR WALLS ARE 2x6 TOP PLATES AND ARE LOAD BEARING.

ALL ROOF FRAMING TO BE AT 24" O.C.

ALL ROOF PITCHES TO BE 5:12 UNLESS NOTED OTHERWISE.

ALL OVERHANGS TO BE 12" MIN. UNLESS NOTED OTHERWISE.

ATTIC VENTILATION:
816 SF/150 SF = 5.4 SQFT OR 775 SQ INCHES FOR ATTIC VENTILATION

SPECIFIED VENT NET FREE AREA = 9 SQ INCHES/LF 90 LF OF VENT PROVIDED OR 810 SQ INCHES

WALL FRAMING NOTES:

1 ALL EXTERIOR WALLS TO BE 2x6 #2 DF CONSTRUCTION.

2 ALL INTERIOR WALLS TO BE 2x4 #2 DF CONSTRUCTION UON.

3 ALL WALLS ON THIS FLOOR TO BE FRAMED FOR 8' CEILINGS.

4 BOWED OR TWISTED STUDS SHALL NOT BE USED IN WALL FRAMING.

5 ALL WALLS SHALL BE PLUMB, ON LINE, & LEVEL.

6 ALL SAWN LUMBER SHALL BE MIN. #2 DF UNLESS NOTED OTHERWISE.

7 ALL POSTS AND BEAMS 4x AND LARGER SHALL BE #2 UNLESS OTHERWISE NOTED.

8 ALL PREFABRICATED METAL CONNECTORS TO BE INSTALLED PER MANUFACTURES SPECIFICATIONS.

9 METAL FRAMING CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE GALVANIZED.

10 WOOD AGAINST SOIL OR CONCRETE SHALL BE PRESSURE TREATED DOUGLAS FIR. (PTDF)

11 ALL BEAMS & JOISTS SHALL BE SEAT CUT FOR FULL UNIFORM BEARING AT SUPPORTS.

12 ALL EXTERIOR SHEATHING SHALL BE 1/2" OSB.

13 REFER TO WINDOW & DOOR ORDER FOR ROUGH OPENING REQUIREMENTS.

NAILING NOTES:

JOIST TO SILL OR GIRDER	TOE NAIL (3)-8d or (2) 16d
BRIDGING TO JOIST	TOE NAIL EA. END (2)-8d
SOLE PLATE TO JOIST OR BLK'G	FACE NAIL 16d @ 16"OC
STUD TO SOLE PLATE	TOE NAIL (4)-8d, END NAIL (2) 16d
TOP PLATE TO 2x4 STUD	END NAIL (2)-16d
TOP PLATE TO 2x6 STUD	END NAIL (3)-16d
DOUBLE STUDS	FACE NAIL 16d @ 24" OC
DOUBLE TOP PLATES	FACE NAIL 16d @ 16" OC
CONTINUOUS HEADER, TWO PIECES	16d @ 16" OC ALONG EA. EDGE
TOP PLATES LAPS	FACE NAIL (16)-16d 8 ON EACH SIDE OF SPLICE
TOP PLATE INTERSECTIONS	FACE NAIL (6)-16d 3 ON EACH SIDE OF INTERSECTION
CEILING JOISTS TO PLATE	TOE NAIL (3)-8d or (2) 16d
CONTINUOUS HEADER TO STUD	TOE NAIL (4)-8d
CEILING JOISTS, LAPS OVER PARTITIONS	FACE NAIL (3)-10d
CEILING JOISTS TO PARALLEL RAFTERS	FACE NAIL (3)-10d
RAFTER TO PLATE	TOE NAIL (2)-16d
1" BRACE TO EACH STUD AND PLATE	FACE NAIL (2)-8d
2" PLANKS	(2)-16d @ EA.BRG.
5/8" OSB PLYWOOD ROOF SHEETING	EDGES 8d .131 @ 6" OC FIELDS 8d@ 8" OC
1/2" OSB SHEATHING	EDGES 8d @ 6" OC FIELDS 8d@ 8" OC
3/4" PLYWOOD SUBFLOOR	EDGES 8d @ 6" OC FIELDS 8d@ 8" OC
BUILT-UP CORNER STUDS	16d @ 24" OC

SHEET NOTES:

1 - CONNECT POST TO BEAM WITH SIMPSON AC4 ON BOTH SIDES.

2 - CONNECT POST TO BEAM WITH SIMPSON ACE4 ON BOTH SIDES.

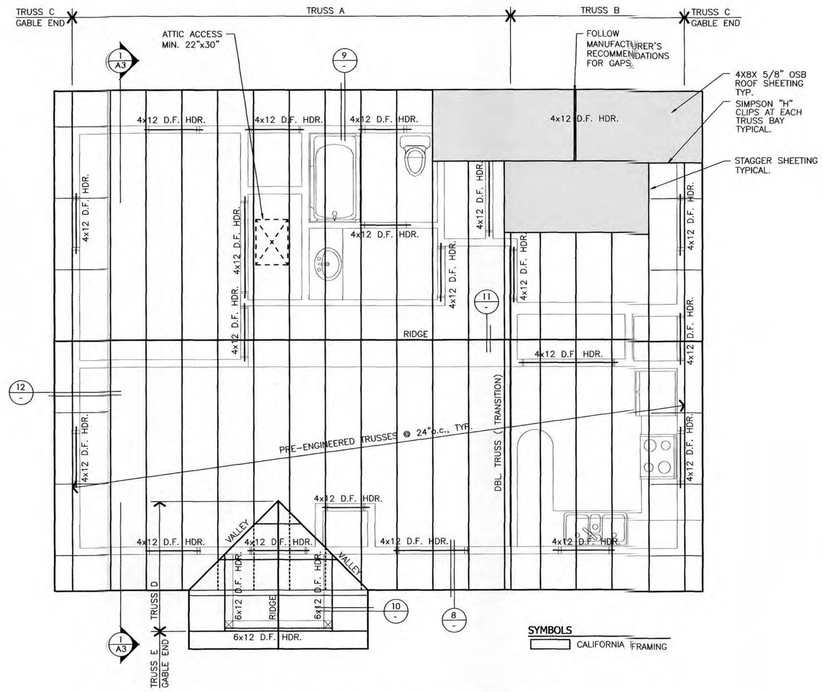
3 - 1/2" OSB SHEETING CONTINUOUS BEHIND WATER HEATER CLOSET.

WILDLAND URBAN INTERFACE (W.U.I.):

1. EXTERIOR WALL SIDING AND SHEATING (SFM 12-7A-1)
2. EXTERIOR DOOR ASSEMBLIES (SFM 12-7A-1)
3. EXTERIOR WINDOWS ASSEMBLIES (SFM 12-7A-2)
4. HORIZONTAL PROJECTIONS UNDERSIDE (SFM 12-7A-3) UNDER EAVES
5. DECKING (SFM 12-7A-4)
6. DECKING - ALTERNATE METHOD A (SFM 12-7A-4A)
7. IGNITION RESISTANT MATERIAL (SFM 12-7A-5) (ASTM E84 FOR 30 MIN. WITH ACCELERATED WEATHERING TEST)



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



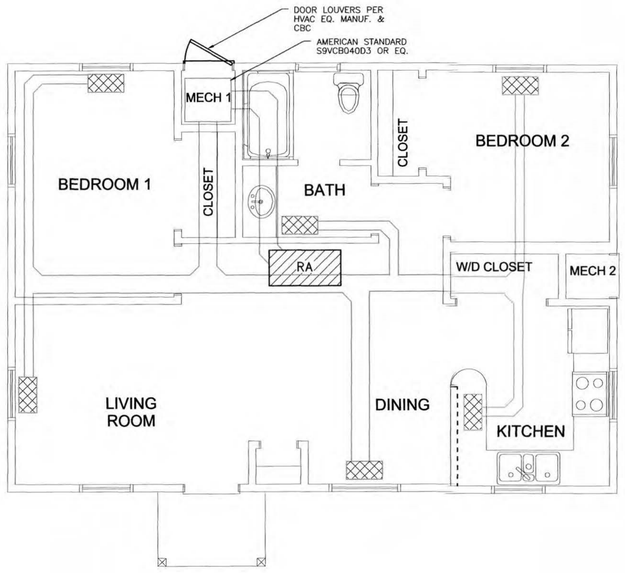
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

NO.	HISTORY / REVISION	BY	CHK.	DATE
X		X	X	X

2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

ROOF FRAMING PLAN, DETAILS

DRAWN
CHECK
APPROVED
DATE
JOB NUMBER
SHEET
A4



HVAC PLAN

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

NOTES:

MECHANICAL NOTES

FAN OR OTHER EXHAUST SYSTEMS EXHAUSTING AIR FROM CONDITIONED SPACE TO THE OUTSIDE SHALL BE PROVIDED WITH BACKDRAFT DAMPERS TO PREVENT AIR LEAKAGE. SLEEPING ROOMS, THEY SHALL HAVE FINISHED SILL HEIGHT 44" ABFF.

THERMOSTATICALLY CONTROLLED HEATING OR COOLING SYSTEMS SHALL HAVE AN AUTOMATIC THERMOSTAT WITH A CLOCK MECHANISM WHICH THE BUILDING OCCUPANT CAN MANUALLY PROGRAM TO AUTOMATICALLY SET BACK THE THERMOSTAT SET POINTS FOR AT LEAST TWO PERIODS WITHIN 24 HOURS.

PROVIDE SEISMIC ANCHORAGE OF APPLIANCES PER UMC IN THE FORM OF ANCHOR STRAPS, 1" X 16 GA. AT HEATING UNIT.

ALL AIR DUCTS PENETRATING SEPARATION WALL OR CEILING BETWEEN GARAGE AND LIVING AREA SHALL BE 26 GA. MINIMUM PER CBC.

PROVIDE SMOOTH METAL DUCT FOR DRYER EXHAUST TO OUTSIDE OF BUILDING (NOT TO UNDERFLOOR AREA). VENT SHALL NOT EXCEED 14 FEET IN LENGTH UNLESS APPROVED BY MFR. LISTING OR VENT SIZING CALCULATIONS ARE PROVIDED.

PROVIDE OUTSIDE COMBUSTION AIR AT FURNACES. APPROXIMATELY ONE HALF OF THE REQUIRED COMBUSTION AIR OPENING AREA SHALL BE LOCATED WITHIN THE UPPER 12" OF THE ENCLOSURE AND APPROXIMATELY ON HALF OF THE OPENING AREA SHALL BE LOCATED WITH THE LOWER 12" OF THE ENCLOSURE. THE MINIMUM FREE AREA OF BOTH THE UPPER AND LOWER COMBUSTION AIR OPENINGS SHALL BE NOT LESS THAN 100 SQ. INCHES EACH PER APPLIANCE.

SYMBOLS

SUPPLY REGISTER

RETURN REGISTER

NOTES:

ELECTRICAL NOTES:

HOME OWNER SHALL DO A WALK-THRU WITH INSTALLERS TO VERIFY THE EXACT LOCATION FOR OUTLETS, LIGHTS, SWITCHES, CABLE, DATA, PHONE, AUDIO, ETC.

ALL 125-VOLT, SINGLE PHASE, 15 AND 20-AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES. (THROUGHOUT) CEC ART. 406.12.

EXTERIOR RECEPTACLES MUST BE WP/GFCI PROTECTED. CEC ART 210.8 (A) (3)

GENERAL ELECTRICAL PER CURRENT ELECTRICAL CODES AND AS NOTED IN PLAN.

ELECTRICAL BOXES TO SUPPORT FANS AND LARGE FIXTURES SHALL BE APPROVED FOR SUPPORTING SUCH LOADS.

COVERED JUNCTION BOXES SHALL BE PROVIDED UNDER KITCHEN SINKS TO PROVIDE POWER TO GARBAGE DISPOSALS, DISHWASHERS AND OTHER APPLIANCES AS REQUIRED.

ALL LIGHTING SHALL BE HIGH EFFICIENCY.

NEWLY CONSTRUCTED GROUP R-3 BUILDINGS SHALL BE PROVIDED WITH EV CHARGING INFRASTR UCTURE.

THE DISHWASHER CIRCUIT IS REQUIRED TO BE GFCI PROTECTED

AT LEAST ONE LIGHT IN BATHROOMS, GARAGE, LAUNDRY ROOM, AND UTILITY ROOMS MUST BE CONTROLLED BY A OCCUPANCY SENSOR SWITCH.

ALL EXTERIOR LIGHTING SHALL BE EITHER PHOTOCELL AND MOTION CENSORED OR PHOTOCELL AND TIME SWITCH.

SMOKE /CO DETECTORS:

SMOKE AND CO DETECTORS SHALL BE POWERED FROM THE BUILDING WIRING WHEN SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND SHALL BE EQUIPPED WITH A BATTERY BACK-UP. SMOKE AND CO DETECTORS SHALL BE INSTALLED IN EACH SLEEPING AREA AT POINTS CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO EACH SEPARATE SLEEPING AREA.

SMOKE AND CO DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM WHEN THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY SERVING THE BEDROOM EXCEEDS THAT OF THE HALLWAY BY 24" OR MORE.

SMOKE AND CO DETECTORS SHALL SOUND AN ALARM AUDIBLE IN ALL SLEEPING AREAS OF THE DWELLING IN WHICH THEY ARE LOCATED.

ELECTRICAL SUPPLY

THE ELECTRICITY WILL BE SUPPLIED BY 200 AMP SUB-PANEL, MOUNTED ON HOUSE OR POWER POLE.

MANDATORY RESIDENTIAL MEASURES

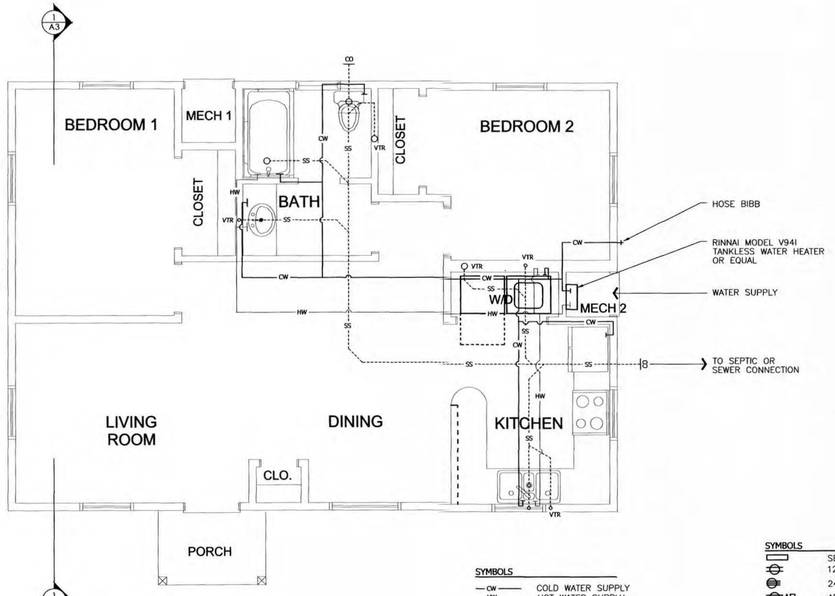
THE BUILDER SHALL INSTALL A NEW ELECTRIC VEHICLE CHARGER STATION FOR ALL NEW CONSTRUCTION SINGLE-

BATHROOM EXHAUST FANS

MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOM SHALL COMPLY WITH THE FOLLOWING NOTE: FOR THE PURPOSES OF THIS SECTION A BATHROOM IS A ROOM WHICH CONTAINS A BATHTUB, SHOWER, OR TUB SHOWER COMBINATION. FANS ARE REQUIRED IN EACH BATHROOM.

1. FANS SHALL BE ENERGY STAR COMPLIANT AND DUCTED TO TERMINATE OUTSIDE OF THE BUILDING.
2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, EACH BATHROOM CONTAINING A BATHTUB, SHOWER OR TUB/SHOWER COMBINATION SHALL BE MECHANICALLY VENTILATED FOR PURPOSES OF HUMIDITY CONTROL IN ACCORDANCE WITH THE CALIFORNIA MECHANICAL CODE, CHAPTER 4; AND THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CHAPTER 4, DIVISION 4.5. NOTE: WINDOW OPERATION IS NOT A PERMISSIBLE METHOD OF PROVIDING BATHROOM EXHAUST FOR HUMIDITY CONTROL. R303.3.1 BATHROOM EXHAUSTS FANS. CRC R303.3.1 BATHROOM EXHAUSTS FANS.
3. WHOLE HOUSE FAN ASHRAE 62.2 REQUIRES THAT THE VENTILATION SYSTEM HAVE AN OVERRIDE CONTROL THAT IS READILY ACCESSIBLE TO THE OCCUPANTS. THE CONTROL MUST BE CAPABLE OF BEING ACCESSED QUICKLY AND EASILY BY THE OCCUPANTS WITHOUT HAVING TO REMOVE PANELS OR DOORS. IT CAN BE A LABELED WALL SWITCH BY THE ELECTRICAL PANEL OR IT MAY BE INTEGRATED INTO A LABELED WALL-MOUNTED CONTROL. IT CANNOT BE BURIED IN THE INSULATION IN THE ATTIC OR THE INSIDE THE FAN. THE OCCUPANT MUST BE ABLE TO MODIFY THE SETTINGS OR OVERRIDE THE SYSTEM. IF INTERMITTENT FANS ARE USED, THEY MUST BE CONTROLLED BY A TIMER, AND THEY MUST HAVE AN INCREASED AIRFLOW RATE TO COMPENSATE FOR THE OFF TIME. TIME-OF-DAY TIMERS OR DUTY CYCLE TIMERS CAN BE USED TO CONTROL INTERMITTENT WHOLE-BUILDING VENTILATION. MANUAL CRANK TIMERS CANNOT BE USED, SINCE THE SYSTEM MUST OPERATE AUTOMATICALLY WITHOUT INTERVENTION BY THE OCCUPANT. SOME CONTROLS "LOOK BACK" OVER A SET TIME INTERVAL TO SEE IF THE AIR HANDLER HAS ALREADY OPERATED FOR HEATING OR COOLING BEFORE IT TURNS ON THE AIR HANDLER FOR VENTILATION ONLY OPERATION.

WIRE SIZE APPLICATION GUIDE WIRE SIZE AND TYPE IS SUITABLE FOR THIS PURPOSE 14-3 WG 15 AMPS MAX, SWITCH CIRCUITS 14-2 WG 15 AMPS MAX, STANDARD 120 VOLT 15 AMP GENERAL PURPOSE BRANCH CIRCUITS. WITH ALL OF THE ELECTRONICS EQUIPMENT THAT FAMILIES HAVE (AND ARE LIKELY TO HAVE IN THE FUTURE) IN THE INTEREST OF DOING A GOOD JOB IT IS WORTH CONSIDERING TO JUST NOT USE ANY WIRE SMALLER THAN 12 GAUGE SO THAT 20 AMP BREAKERS CAN SAFELY BE USED ON ALL CIRCUITS - EVEN IF THE LOCAL CODES WOULD ALLOW 14 GAUGE WIRE. USING ONE LESS WIRE SIZE ON THE JOB ALSO HELPS TO DECREASE WASTE. 12-3 WG 20 AMPS MAX, SWITCH CIRCUITS AND (RARELY) 240 VOLT 20 AMP EQUIPMENT 12-2 WG 20 AMPS MAX, BRANCH CIRCUITS, KITCHEN RECEPTACLES, AND OTHER 120 VOLT 20 AMP SMALL APPLIANCE CIRCUITS 10-2 WG 30 AMPS MAX, WATER HEATERS, AC UNITS, AND (RARELY) OTHER STRAIGHT 240 VOLT 30 AMP APPLIANCES 10-3 WG 30 AMPS, ELECTRIC CLOTHES DRYER, AND OTHER 220/110 VOLT 30 AMP COMBO APPLIANCES 8-3 WG 50 AMPS MAX, OVEN OR COOK TOP, AND OTHER 220/110 VOLT 50 AMP COMBO APPLIANCES 6-3 WG 65 AMPS MAX, RANGE OR OVEN/COOK TOP COMBO, OTHER 220/110 VOLT 60 AMP COMBO APPLIANCES

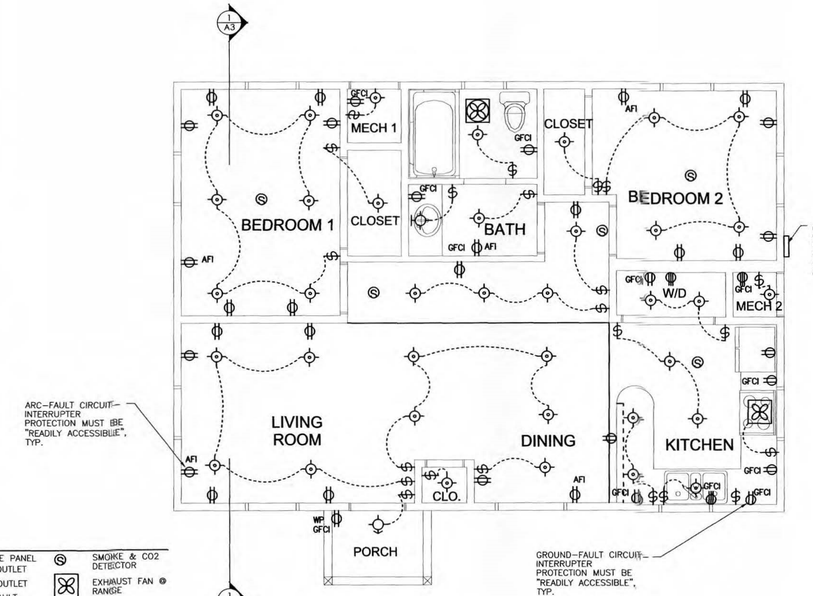


SYMBOLS

CW	COLD WATER SUPPLY
HW	HOT WATER SUPPLY
SS	SANTARY SEWER
VTR	VENT THRU ROOF
HB	HOSE BIBB
T T	STUB-UP W/ VALVE

PLUMBING PLAN

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



SYMBOLS

	SERVICE PANEL
	120V OUTLET
	240V OUTLET
AFI	ARC FAULT INTERRUPTER
GFCI	G.F.C.I.
GFCI/WP	G.F.C.I./W.P.
	SWITCH
	RECESSED LED
	SMOKE & CO2 DETECTOR
	EXHAUST FAN @ RANGE
	EXHAUST FAN @ BATH (HARD WIRED)
	SHIELDED ENTRY LIGHT
	WALL MOUNTED LIGHT FIXTURE

ELECTRICAL/POWER/ LIGHTING PLAN

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

NO.	HISTORY / REVISION	BY	CHK.	DATE
X		X	X	X

2BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

ELECTRICAL, POWER & LIGHTING PLAN, PLUMBING & HVAC PLAN, NOTES, AND DETAILS

DRAWN
CHECK
APPROVED
DATE
JOB NUMBER
SHEET
A5

SHEET	A6
JOB NUMBER	
DATE	
APPROVED	
CHECK	
DRAWN	

2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

TITLE 24 BUILDING ENERGY REPORT

NO.	HISTORY / REVISION	BY	CHK.	DATE
X	X	X	X	X

SHEET	A7		2 BDRM ACCESSORY/DWELLING UNIT(816 SQ.FT.) MENDOCINO COUNTY, CA PROPERTY OWNER: PROJECT ADDRESS:	NO.	HISTORY / REVISION	BY	CHK.	DATE
JOB NUMBER				X	X	X	X	X
DATE								
APPROVED								
CHECK								
DRAWN			TITLE 24 BUILDING ENERGY REPORT					

2016 CAL Green Mandatory Measures

4.106.2
Storm Water Drainage and Retention During Construction

PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL AND ARE NOT PART OF A LARGER COMMON PLAN
of development shall manage storm water drainage during construction to prevent flooding of adjacent property, prevent erosion and retain soil runoff on site. One or more
of the following measures shall be implemented:
1. Retention basin sized to retain storm water on site
2. Installation of barrier system, wattle or other method to filter water prior to entry into
public drainage system or other collection point
3 Compliance with local storm water management ordinance
Rater will conduct field verification of installation
of storm water control measures or complete
verification method stipulated by enforcing
agency.

4.106.4.1
Electric Vehicle charging for new construction - Single family

New construction shall comply with sections 4.106.4.1 and 4.106.4.2 to facilitate future
installation and use of EV chargers.
New one- and two-family dwellings and townhouses with attached private garages. Install a listed raceway to accommodate 208/240-volt branch circuit not less than trade
size 1 (nominal 1 inch diameter). The raceway shall originate at the main service or subpanel and shall terminate in listed cabinet, box or other enclosure in close proximity to
the proposed location of an EV charger. The service panel and/or subpanel shall provide
capacity to install a 40-ampere minimum dedicated branch circuit and space reserved to
permit installation of branch circuit overcurrent protective device

4.106.4.2
Electric Vehicle charging for new construction - Multifamily

New construction shall comply with sections 4.106.4.1 and 4.106.4.2 to facilitate future
installation and use of EV chargers.
New multifamily dwellings. Where 17 or more multifamily dwelling units are constructed
on a building site, 3% of the total number of parking spaces provided for all types of parking facilities but in no case less than one shall be electric vehicle charging spaces (EV
spaces) capable of supporting future EVSE. Calculations for the required number of EV
spaces shall be rounded up to the nearest whole number.
At least on EV space shall be located in common use areas and available for use by all
residents.
For Single EV space required. Install a listed raceway to accommodate 208/240-volt branch
circuit not less than trade size 1 (nominal 1 inch diameter). The raceway shall originate at
the main service or subpanel and shall terminate in listed cabinet, box or other enclosure
in close proximity to the proposed location of an EV charger. The service panel and/or
subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit
and space reserved to permit installation of branch circuit overcurrent protective device.
For multiple EV space required. Construction documents shall indicate raceway termination and proposed location of future EV spaces and chargers. Raceways and related
components that are planned to be installed underground, enclosed, inaccessible, or in
concealed areas and spaced shall be installed at the time of original construction.

4.303.1
Water Conserving Plumbing Fixtures and Fittings

Plumbing fixtures and fittings shall comply with the following:
4.303.1.1 Water Closets: ≤ 1.28 gal/flush
4.303.1.2 Urinals: ≤ 0.125 gal/flush
4.303.1.3.1 Single Showerheads: ≤ 2.0 gpm @ 80 psi. Showerheads shall be certified to the
performance criteria of the U.S.EPA WaterSense Specification for Showerheads.
4.303.1.3.2 Multiple Showerheads: combined flow rate of all showerheads and/or other
shower outlets controlled by a single valve shall not exceed 2.0 gpm @ 80 psi or only one
shower outlet is to be in operation at a time
4.303.1.4.1 Residential Lavatory Faucets: ≤ 1.2 gpm @ 60 psi
4.303.1.4.2 Lavatory Faucets in Public Use Area: ≤ 0.5 gpm @ 60 psi
4.303.1.4.3 Metering Faucets: ≤ 0.25 gallons per cycle
4.303.1.4.4 Kitchen Faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed

4.303.2
Standards for Plumbing Fixtures and Fittings

Specifies that plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code.
Relocates provisions for multiple showerheads to Section 4.303.1.3.2.

4.304.1
Outdoor potable water use in landscape areas.

As of October 1, 2015, new residential developments with an aggregate landscape area
equal to or greater than 500 square feet shall comply with one of the following options.
1. A local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
2. Projects with aggregate landscape areas less than 2,500 square feet may comply with
MWELO's Appendix D Prescriptive Compliance Option.
1. Prescriptive measures to assist in compliance with the water budget are available in the
Model Water Efficient
Landscape Ordinance which may be found at:
http://www.water.ca.gov/wateruseefficiencY/docs/W ate rOrdSec492 .cfm
2. The water budget calculator for use with the 0.55 ETAF is available at
http://www.water.ca.gov/wateruseefficiency/landscapeordinance/
information on emergency rule making:
http://www.bsc.ca.gov/Rulemaking/emergency.aspx
Express terms: http://www.documents.dgs.ca.gov/bsc/2015TriCycle/BSCMeetings/Emergency-Regs/HCD-EF-01-15-ET-Pt11.pdf

4.406.1
Rodent Proofing

Specifies the areas needing rodent proofing are sole/bottom plates.
Annular spaces around pipes, electric cables, conduits, or other openings in sole/bottom
plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar
method acceptable to the enforcing agency to present passage of rodents.

4.408.1
Construction Waste Reduction of at least 50%

Recycle and/or salvage for reuse a minimum of 65% of the non hazardous construction and
demolition debris in accordance with 4.408.2, 4.408.3, or 4.408.4, or meet a more stringent
local construction and demolition waste management ordinance.
Exceptions:
1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local enforcing agencies
if diversion or recycle facilities capable of compliance with this item do not exist or are not
located reasonably close to jobsite.
3. The enforcing agency may make exceptions to the requirements of this section when
isolated jobsites are located in areas beyond the haul boundaries of the diversion facility.

4.408.2
Construction Waste Management Plan

Submit a construction waste management plan that complies with ALL of the following
items. The plan shall be updated as necessary and shall be available during construction
for examination.
1. Identify the materials to be diverted from disposal by recycling, reuse on the project or
salvage for future use or sale.
2. Specify if materials will be sorted on-site or mixed for transportation to a diversion facility.
3. Identify the diversion facility where the material collected will be taken.
4. Identify construction methods employed to reduce the amount of waste generated.
5. Specify that the amount of materials diverted shall be calculated by weight or volume,
but not by both.

4.408.3
Waste Management Company

Use a waste management company approved by the enforcing agency which can provide
verifiable documentation that the percentage of construction and demolition waste
material diverted from the landfill complies with Section 4.408.1.

4.408.4
4.408.4.1
Waste Stream Reduction Alternative

4.408.4 (low rise) Projects that generate a total combined weight of construction and demolition waste disposed in landfills which do not exceed 3.4 pounds per square-foot of
the building area shall meet the minimum 65% construction waste reduction requirement.
Adds Section 4.408.4.1 to acknowledge a high-rise residential compliance alternative.
4.408.4.1 [HR+] Projects that generate a total combined weight of construction and demolition waste disposed in landfills which do not exceed 2 pounds per square-foot of the
building area shall meet the minimum 65% construction waste reduction requirement.

4.410.1
Operation and Maintenance Manual

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be
placed in the building.
1. Directions to homeowner or occupant that the manual shall remain with the building
throughout the lifecycle of the structure.
2. Operation and maintenances instructions for:
a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other
major appliances and equipment.
b. Roof and yard drainage, including gutters and downspouts.
c. Space conditioning systems, including condensers, condensate drains and air filters
d. Landscape irrigation systems
e. Water reuse systems
3. Information on ways to optimize water and energy use including household recycling
opportunities and water/ energy reduction opportunities through utilities or recycling programs
4. Information on routine maintenance to maintain integrity of building interior and exterior including painting and caulking, grading etc.
5. Instructions for keeping gutters clean and directing downspouts to divert water away (at
least 5 feet) from the home and importance of roof and yard drainage
6. Instructions on the positive impacts of an interior relative humidity between 30–60 percent and what methods an occupant may use to maintain the relative humidity level in
that range.
7. Information on public transportation/ carpooling in the area
8. Information on statewide solar incentive programs available
9. Instructions on water-conserving landscape and irrigation design and controllers for
conserving water.
10. Copy of all special inspection verifications required by the Authority Having Jurisdiction.

4.410.2
Recycling by Occupants

Where 5 or more multifamily dwelling units are construction on a building site, provide
readily accessible area(s) that serve all buildings on the site and is identified for the depositing, storage and collection of no-hazardous materials for recycling, including (at a
minimum) paper, corrugated cardboard, glass, plastics, organics waste, and metals to meet
lawfully enacted local recycling ordinance, if more restrictive.

4.503.1
Fireplaces

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed
woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards
(NSPS)emission limits where applicable, and shall have permanent label indicating they are
certified to meet the emission limits. Woodstoves, pellet stoves and fireplaces shall also
comply with all applicable local ordinances.
The fireplace must be consistent with California Energy Code, Part6. Examples include
having a closeable metal or glass doors covering the entire opening of the firebox, a 6 sq.
in. combustion air duct from the outside, and equipped with a readily accessible, operable,
and tight-fitting damper or combustion-air control device.

4.504.1
Covering of Duct Openings and Protection of Mechanical Equipment During Construction

At the time of rough installation, during storage on the construction site and until final
startup of the heating and cooling equipment, all duct and other related air distribution
component openings shall be covered. Tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of water, dust or debris entering
the system may be used.

4.504.2.1
Adhesives, Sealants and Caulks

Adhesives, sealants and caulks used on the project shall meet the requirements of the
following standards unless more stringent local or regional air pollution or air quality management district rules apply:
1. Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and
caulks shall comply with local or regional air pollution control or air quality management
district rules where applicable, or SCAQMD Rule 1168
(www.aqmd.gov/rules/reg/reg11/r1168.pdf). VOC limits, as shown in Tables 4.504.1 or
4.504.2 (see right) as applicable. Such products shall also comply with Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products
as specified in Subsection 2 below.
2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound
and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations, Title 17, commencing with Section 94507.

4.504.2.2
Paints and Coatings

Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3 (see
right) unless more stringent local limits apply. The VOC content limit for coatings that do
not meet the definitions for the specialty coatings categories listed in Table 4.504.3, shall
be determined by classifying the coating as Flat, Nonflat, or Nonflat-High Gloss coating,
based on its gloss, as defined in subsections 4.21, 4.36, and 4.37, of the 2007 California Air
Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or
Nonflat-High Gloss VOC limit in Table 4.504.3 shall apply. As a reference the threshold for
Flat is 50 g/l and the threshold for Nonflat is 100 g/l.

4.504.2.3
Aerosol Paints and Coatings

Aerosol paints and coatings shall meet the Product-Weighted MIR Limits for ROC in Section
94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Section 94522(e)(1) and (f)(1) of the California Code of Regulations, Title 17, commencing with Section 94520; and in areas
under the jurisdiction of the Bay Area Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49.

4.504.3
Carpet Systems

All carpet installed in the building interior shall meet the testing and product requirements
of one of the following:
1. Carpet and Rug Institute's Green Label Plus Program
2. California Department of Public Health Standard Method for the Testing and Evaluation
of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as Specification 01350.)
3. NSF/ANSI 140 at the Gold level
4. Scientific Certifications Systems Indoor Advantage™ Gold

4.504.3.1
Carpet Cushion

All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.

4.504.3.2
Carpet Adhesive

All carpet adhesives shall meet the requirements of Table 4.504.1.

4.504.4
Resilient Flooring Systems

Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring
shall comply with one or more of the following:
1. VOC emission limits defined in the Collaborative for High Performance Schools (CHPS)
High Performance Products Database.
2. Products compliant with CHPS criteria certified under the Greenguard Children & Schools program.
3. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program.
4. Meet the California Department of Public Health, "Standard Method for the Testing and
Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers", Version 1.1, February 2010 (also known as Specification 01350.)

4.504.5
Composite Wood Products

Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for
formaldehyde as specified in Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et. seq.), by or before the dates specified in those sections
shown in Table 4.504.5 (see right).
Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do
not include hardboard, structural plywood, structural panels, structural composite lumber,
oriented strand board, glued laminated timber, prefabricated wood I-joists, or fingerjointed
lumber, all as specified in CCR, Title 17, Section 93120.1(a).

4.505.2
Concrete Slab Foundations

Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code,
Chapter 5, respectively, shall also comply with this section.

4.505.2.1
Capillary Break

A capillary break shall be installed in compliance with at least one of the following:
1. Install a vapor retarder in contact with concrete and in contact with a 4-inch thick base
of ½ inch or larger aggregate. The concrete mix design shall be designed to address bleeding, shrinkage, and curing. The vapor barrier must overlap by a recommended 6 inches and taped with water resistant tape. For additional information, see American Concrete Institute, ACI 302.2R-06.
2. Other equivalent methods approved by the enforcing agency.
3. A slab design specified by a licensed design professional.
Note: Section 4.505.2 states Concrete slab foundations required to have a vapor retarder
by the California Building Code, Chapter 19; or the California Residential Code, Chapter 5,
shall also comply with this section.

4.505.3
Moisture Content of Building Materials

Building materials with visible signs of water damage shall not be installed. Wall and floor
framing shall not be enclosed when the framing members exceed 19% moisture content.
Moisture content shall be verified in compliance with the following:
1. Moisture content shall be determined with either a probe-type or a contact-type moisture meter or other equivalent method approved by enforcing agency.
2. Moisture readings shall be taken at a point 2 feet (610 mm) to 4 feet (1219 mm) from
the grade-stamped end of each piece to be verified.
3. At least three random moisture readings shall be performed on wall and floor framing
with documentation acceptable to the enforcing agency provided at the time of approval
to enclose the wall and floor framing

4.506.1
Bathroom Exhaust Fans

Mechanical exhaust fans which exhaust directly from bathrooms shall comply with the
following. Note: For the purposes of this section a bathroom is a room which contains a
bathtub, shower, or tub/shower combination. Fans are required in each bathroom.
1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building.
2. Unless functioning as a component of a whole house ventilation system, fans must be
controlled by a humidistat or humidity control device. Humidistat or humidity controls shall be capable of adjustment between a relative humidity range of 50% or less to a maximum of 80%. The humidity control does not have to be integral (i.e. built in).

4.507.2
Heating and Air Conditioning System Design

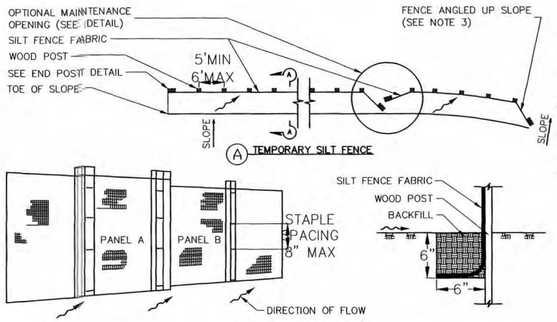
Heating and air conditioning systems shall be sized, designed, and equipment selected
using the following methods. Exception: Use of alternate design temperatures necessary
to ensure the system functions are acceptable.
1. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J - 2011
(Residential Load Calculation), ASHRAE handbooks or other equivalent design software or
a.
b. Duct systems are sized according to ANSI/ACCA 1 Manual D - 2014 (Residential Duct
Systems), ASHRAE handbooks or other equivalent design software or methods.
3. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S - 2014 (Residential Equipment Selection) or other equivalent design software or methods.

NO.	HISTORY / REVISION	BY	CHK.	DATE
X		X	X	X
	X			

2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER:
PROJECT ADDRESS:

CAL-GREEN

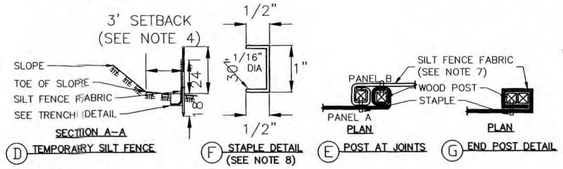
DRAWN
CHECK
APPROVED
DATE
JOB NUMBER
SHEET
A8



A TEMPORARY SILT FENCE

B SILT FENCE PANELS AT JOINTS

C TRENCH DETAIL



D TEMPORAIRY SILT FENCE

F STAPLE DETAIL (SEE NOTE 8)

E POST AT JOINTS

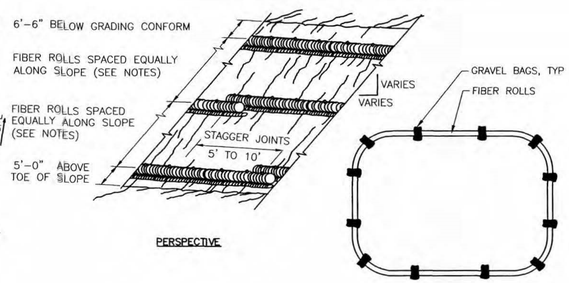
G END POST DETAIL

NOTES:

1. INSTALL TEMPORARY SILT FENCE BY FIRST DIGGING TRENCH, DRIVING POSTS, PLACING AND SECURING FABRIC. THEN BACKFILL AND TAMP.
2. REACH LENGTH NOT TO EXCEED 500 FEET.
3. THE DOWN STREAM END OF THE TEMPORARY SILT FENCE SHALL HAVE THE LAST 8' ANGLED UP SLOPE.
4. SETBACK DIMENSIONS MAY VARY TO FIT FIELD CONDITIONS.
5. POSTS TO OVERLAP AND FENCE FABRIC TO FOLD AROUND EACH POST ONE FULL TURN. SECURE FABRIC WITH 4 STAPLES FOR EACH POST.
6. POSTS SHALL BE DRIVEN TIGHTLY TOGETHER TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT THE JOINT. THE TOPS OF THE POSTS SHALL BE SECURED TO EACH OTHER WITH WIRE.
7. FOR EACH END POST, FENCE FABRIC SHALL BE FOLDED AROUND TWO POSTS ONE FULL TURN AND SECURED WITH 4 STAPLES.
8. MINIMUM OF 4 STAPLES SHALL BE INSTALLED PER POST. DIMENSIONS SHOWN ARE TYPICAL.
9. MAINTENANCE OPENINGS SHALL BE CONSTRUCTED IN A MANNER TO ENSURE THAT SEDIMENT IS RETAINED BY THE TEMPORARY SILT FENCE.
10. JOINT SECTIONS SHALL NOT BE PLACED AT SUMP LOCATIONS.

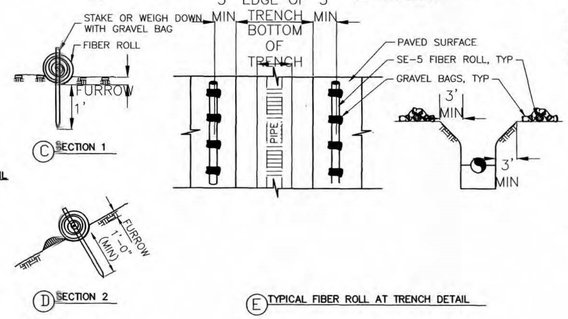
1 SE-1 TYPICAL SILT FENCE DETAIL

NOT TO SCALE



A FIBER ROLL (TYPE 1)

B TYPICAL FIBER ROLL AT PROTECTED AREA DETAIL



C SECTION 1

D SECTION 2

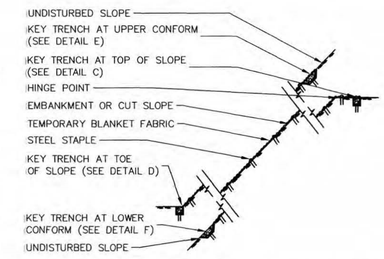
E TYPICAL FIBER ROLL AT TRENCH DETAIL

NOTES:

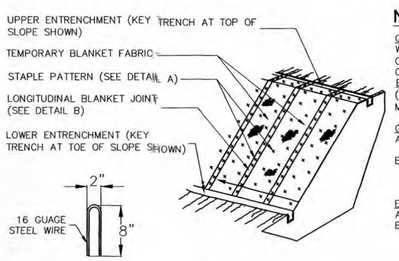
1. FIBER ROLL SPACING VARIES DEPENDING UPON SLOPE INCLINATION, BUT NOT TO EXCEED 10 FOOT AS MEASURED ALONG THE SLOPE INCLINATION.
2. INSTALLATIONS SHOWN IN THE PERSPECTIVES ARE FOR SLOPE INCLINATION OF 10:1 AND STEEPER.
3. IF TRENCHING WORK IS TO PROCEED IN A PIECE-MEAL FASHION, SECTION BY SECTION. BMP'S ARE ONLY REQUIRED AROUND THOSE SECTIONS OF OPEN TRENCHING.

2 SE-5 TYPICAL FIBER ROLL INSTALLATION DETAIL

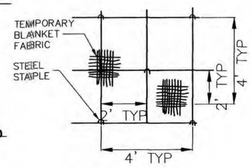
NOT TO SCALE



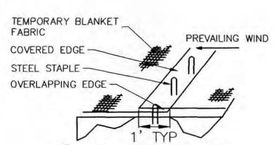
TEMPORARY EROSION CONTROL BLANKET ON SLOPE WITH VARIOUS KEY ENTRENCHMENTS



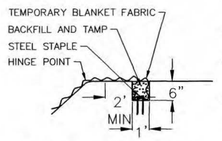
TEMPORARY EROSION CONTROL BLANKET ON SLOPE



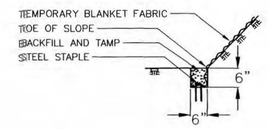
A STAPLE PATTERN



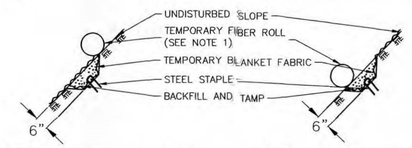
B LONGITUDINAL BLANKET JOINT



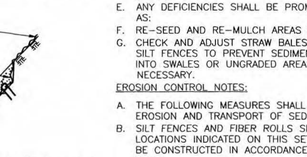
C KEY TRENCH AT TOP OF SLOPE



D KEY TRENCH AT TOE OF SLOPE



E KEY TRENCH UPPER CONFORM



F KEY TRENCH LOWER CONFORM

NOTE:

1. TEMPORARY FIBER ROLL SHOWN FOR REFERENCE PURPOSES ONLY.

3 EC-7 GEOTEXTILES & MATS (JUTE NET)

NOT TO SCALE

NOTES:

GENERAL NOTES: THIS EROSION AND SEDIMENT CONTROL PLAN WAS PREPARED BY LACO ASSOCIATES. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S) SHALL COMPLY WITH THE CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK-CONSTRUCTION (LATEST REVISION). THE CONTRACTOR SHALL IMPLEMENT AND MAINTAIN THE FOLLOWING BMP'S:

GENERAL WATER POLLUTION CONTROL NOTES:

A. THE FOLLOWING PLANS ARE ACCURATE FOR STORM WATER POLLUTION CONTROL PURPOSES ONLY.
B. THE INFORMATION ON THIS PLAN IS INTENDED TO BE USED AS A GUIDELINE FOR THE CONTRACTOR AND SUBCONTRACTORS TO COMPLY WITH THE REQUIREMENTS OF THE STATE WATER RESOURCES CONTROL BOARD.

EROSION AND SEDIMENT CONTROL SCHEDULE

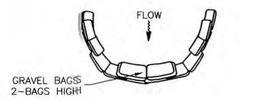
A. RAINY SEASON DATES: OCTOBER 15 TO MAY 15.
B. START IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S ON OCTOBER 10 OR 5 DAYS BEFORE START OF CONSTRUCTION, WHICHEVER IS EARLIER.
C. COMPLETE IMPLEMENTATION OF TEMPORARY SOIL STABILIZATION AND SEDIMENT CONTROL BMP'S BY OCTOBER 15 OR START OF CONSTRUCTION, WHICHEVER IS LATER. NO CONSTRUCTION SHALL OCCUR AFTER OCTOBER 1 UNTIL APPROVED EROSION CONTROL MEASURES ARE IN PLACE.

EROSION AND SEDIMENT CONTROL NOTES:

A. ALL AREAS OF DISTURBED SOIL, EXCEPT ROAD SURFACE, SHALL BE MULCHED BY HAND BROADCASTING NATIVE SEED MIX TO BE SPECIFIED BY OWNER.
B. DIVERT RUNOFF AWAY FORM STEEP BARE SLOPES OR OTHER CRITICAL AREAS WITH BARRIERS, BERMS, DITCHES, OR OTHER FACILITIES.
C. LOCATE STOCKPILES IN AREAS THAT WILL NOT CONTRIBUTE TO OFFSITE SEDIMENT DISCHARGE, STOCKPILES SHALL BE PROTECTED BY PROMPT USE OF APPROPRIATE BMP'S.
D. INSPECTIONS SHALL BE CONDUCTED AS FOLLOWS: PRIOR TO A FORECAST STORM, AFTER A RAIN EVENT THAT CAUSES RUNOFF FROM THE CONSTRUCTION SITE, AT 24-HOUR INTERVALS DURING EXTENDED RAIN EVENTS. WEEKLY FOR OCTOBER 15 TO APRIL 15, AT OTHER INTERVALS OF TIME SPECIFIED IN THE CONTRACT DOCUMENTS.
E. ANY DEFICIENCIES SHALL BE PROMPTLY CORRECTED, SUCH AS:
F. RE-SEED AND RE-MULCH AREAS WHICH DO NOT TAKE.
G. CHECK AND ADJUST STRAW BALES, SEDIMENT TRAPS AND SILT FENCES TO PREVENT SEDIMENT FROM DISCHARGING INTO SWALES OR UNGRADED AREAS. REMOVE SEDIMENT IF NECESSARY.

EROSION CONTROL NOTES:

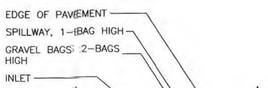
A. THE FOLLOWING MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND TRANSPORT OF SEDIMENT OFF SITE:
B. SILT FENCES AND FIBER ROLLS SHALL BE INSTALLED I THE LOCATIONS INDICATED ON THIS SET OF PLANS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CALTRANS BMP'S.
C. MULCH OR OTHER PROTECTIVE COVERING SHALL BE APPLIED TO STOCKPILED SOIL THAT WILL BE EXPOSED THROUGH THE WINTER SEASON.
D. ALL CONSTRUCTION AREAS, INCLUDING DRIVEWAYS, SHALL BE MAINTAINED AS
E. THE CONTRACTOR SHALL INSPECT THE EROSION NECESSARY TO MINIMIZE THE EMISSION OF DUST. AND SEDIMENTATION CONTROL MEASURES FOLLOWING EACH RAINFALL EVENT AND REPORT ANY DAMAGE OR FAILED EROSION CONTROL MEASURES TO THE ENGINEER. THE ENGINEER SHALL ADVISE THE OWNER OF ANY REQUIRED
F. SPECIFIC BMP'S SHOWN ON THIS SET OF PLANS REMEDIAL ACTIONS. ARE BASED ON GENERAL PRACTICES FOR TYPICAL CONSTRUCTION SITES. SITE SPECIFIC CONDITIONS MAY REQUIRE SUBSTITUTIONS OR CHANGES TO SPECIFIED BMPS TO EFFECTIVELY CONTROL EROSION.
G. FIBER ROLLS SHALL BE INSTALLED AROUND STOCKPILE AREA.



A GRAVEL BAG BERM



B GRAVEL BAG BARRIER FOR INLET ON SUMP



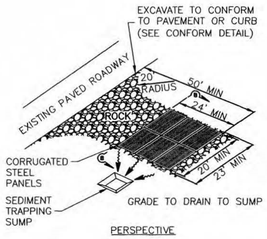
C GRAVEL BAG BARRIER FOR INLET ON GRADE

NOTES:

1. INTENDED FOR SHORT-TERM USE.
2. USE TO INHIBIT NON-STORM WATER FLOW.
3. ALLOW FOR PROPER MAINTENANCE AND CLEANUP.
4. BAGS MUST BE REMOVED AFTER ADJACENT OPERATION IS COMPLETED.
5. NOT APPLICABLE IN AREAS WITH HIGH SILTS AND CLAYS WITHOUT FILTER FABRIC.

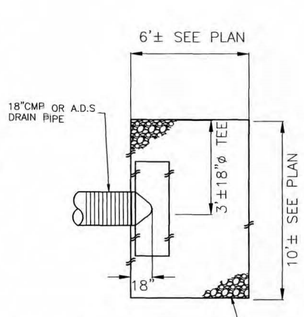
4 GRAVEL BAG BARRIER

NOT TO SCALE



5 CONSTRUCTION ENTRANCE

NOT TO SCALE

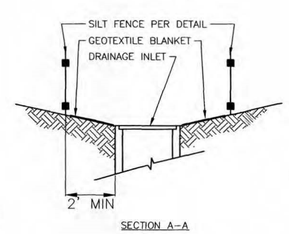


NOTE:

1. RSP SHALL CONFORM TO SLOPE OF ADJACENT GROUND

6 VELOCITY DISSIPATION

NOT TO SCALE

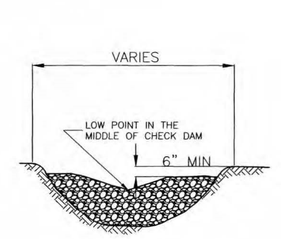


NOTES:

1. FOR USE IN ARGRADING HAS BEEN COMPLETED AND FINAL SOIL STABILIZATION AND SEEDING ARE PENDING.
2. NOT APPLICABLE WITH CONCENTRATED FLOWS.

7 DROP INLET PROTECTION

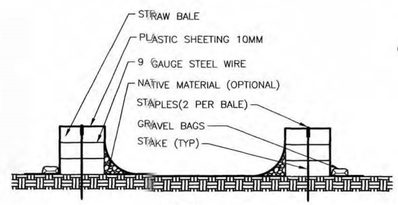
NOT TO SCALE

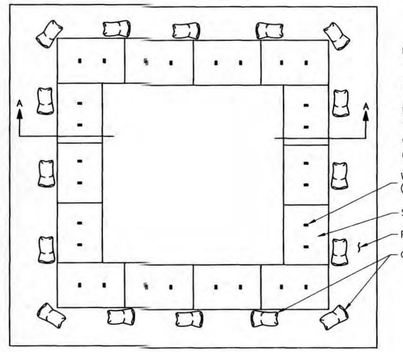


L=THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION 50' MAX

8 ROCK CHECK DAM

NOT TO SCALE





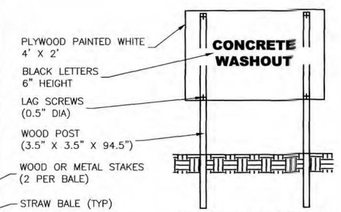
PLAN TYPE "ABOVE GRADE" WITH STRAW BALES

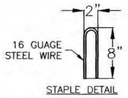
NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD.
2. THE CONCRETE WASHOUT SIGN (SEE FIG. 4-15) SHALL BE INSTALLED WITHIN 32 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

9 CONCRETE WASTE MANAGEMENT

NOT TO SCALE





STAPLE DETAIL

NO.	HISTORY / REVISION	BY	CHK.	DATE
	X	X	X	

2 BDRM ACCESSORY/DWELLING UNIT (816 SQ.FT.)
MENDOCINO COUNTY, CA
PROPERTY OWNER
PROJECT ADDRESS

EROSION CONTROL DETAILS

DRAWN	
CHECK	
APPROVED	
DATE	
JOB NUMBER	
SHEET	A9