



PROJECT GENERAL NOTES

- 2. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY WITH EXISTING SITE CONDITIONS... 4. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWING SCALE OR PROPORTION... 6. CONTRACTOR IS TO BE RESPONSIBLE FOR BEING FAMILIAR WITH THESE DOCUMENTS INCLUDING ALL CONTRACT REQUIREMENTS...

FLOOR PLAN NOTES

- 1. WATER HEATER (REFER TO BUILDING ENERGY ANALYSIS REPORT): a. ALL DOMESTIC HOT WATER PIPING SHALL BE INSULATED... 3. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER... 11. TV/DVD SYSTEMS

ELECTRICAL NOTES

- 1. CONFORM WITH CURRENT NEC, NFPA, MFRS, AND LOCAL REQUIREMENTS... 10. PROVIDE ELECTRIC OUTLET AND PUSH-BUTTON WIRE FOR GARAGE OPENER (INCLUDE OPENER)... 20. CARBON MONOXIDE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND PROVIDED WITH A BATTERY BACK-UP...

MECHANICAL NOTES

- 1. CONFORM WITH CURRENT ADOPTED CRC, CMC, SMACNA, NFPA AND LOCAL REQUIREMENTS... 5. LAUNDRY DRYER VENT TO EXTERIOR TO BE 14 FEET MAXIMUM, LESS 2 FEET PER 90 DEGREE TURN PER CMC 504.3.2.2... 15. ALL 120-VOLT, SINGLE PHASE 15- AND 20- AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT KITCHENS, FAMILY ROOMS, LIVING ROOMS, DINING ROOMS, PARLORS, LIBRARIES, DENS, BEDROOMS, SUNROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER...

SOLAR READY NOTES

- SOLAR READY REQUIREMENTS PER Cmc 110.10(b) THROUGH 110.10(e) SOLAR ZONE: 1. MINIMUM AREA. THE SOLAR ZONE SHALL HAVE A MINIMUM TOTAL AREA AS DESCRIBED BELOW... 5. EXCEPTION 5 TO SECTION 110.10(B)(1A): SINGLE FAMILY RESIDENCES WITH A PERMANENTLY INSTALLED DOMESTIC SOLAR WATER-HEATING SYSTEM MEETING THE INSTALLATION CRITERIA SPECIFIED IN THE REFERENCE RESIDENTIAL APPENDIX R44 AND WITH A MINIMUM SOLAR SAVINGS FRACTION OF 0.50... 10. HVAC: HSPF2 8.0 MIN. SEER2 16.0 MIN. DUCTLESS, MULTI-SPEED GROUPING, SEE TITLE 24 FOR MINIMUM HEATING CAPACITY AT 47 DEG F AND 17 DEG F



THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

SITE NOTES

- 1. CALL BEFORE YOU DIG! CONTACT UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 AT LEAST 2 WORKING DAYS BEFORE EXCAVATING... 5. CONTRACTOR TO FIELD VERIFY EXISTING DRAINAGE. IF THE EXISTING DRAINAGE SYSTEM IS DAMAGED DURING EXCAVATION, CONTRACTOR SHALL REPAIR AND/OR REROUTE DRAINAGE SYSTEM AND CONNECT TO EXISTING DRAINAGE FACILITY AS NECESSARY... 11. AN ENCROACHMENT PERMIT WILL BE REQUIRED FOR ANY CONSTRUCTION ACTIVITY WITHIN A PUBLIC STREET RIGHT OF WAY THAT HAS BEEN ACCEPTED BY THE CITY/COUNTY.

PLUMBING NOTES

- 1. CONFORM WITH CURRENT CPC AND LOCAL REQUIREMENTS... 2. PIPING: a. DOMESTIC WATER (WITHIN BUILDING): COPPER OR PEX PIPE OR APPROVED EQUAL... 4. WATER METER: PER WATER DISTRICT (REFER SIZE W/ FIRE SPRINKLER PLANS IF APPLICABLE)... 10. WATER HEATER SHALL BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE... 15. PER 2022 CPC 603.5.7 OUTLETS WITH HOSE ATTACHMENTS, POTABLE WATER OUTLETS WITH HOSE ATTACHMENTS, OTHER THAN WATER HEATER DRAINS, BOILER DRAINS, AND CLOTHES WASHER CONNECTIONS, SHALL BE PROTECTED BY A NONREMOVABLE HOSE BIBB TYPE BACKFLOW PREVENTER...

TITLE 24 COMPLIANCE

- 1. ALL INTERIOR RESIDENTIAL LIGHTING IS TO BE HIGH EFFICACY... 2. THE FOLLOWING LIGHTING IS HIGH EFFICACY: PIN BASED LINEAR FLUORESCENT, PIN BASED COMPACT FLUORESCENT, PULSE-START METAL HALIDE, HIGH PRESSURE SODIUM, GU-24 (OTHER THAN LED'S)... 3. THE FOLLOWING LAMPS AND LIGHT SOURCES ARE HIGH EFFICACY IF THEY ARE JOINT APPENDIX JA8-CERTIFIED, JA8-CERTIFIED LAMPS AND LIGHT SOURCES ARE MARKED AS 'JA8-2016' OR 'JA8-2016-F'. THESE FIXTURES INCLUDE: LED LUMINAIRES WITH INTEGRAL SOURCES THAT ARE CERTIFIED TO THE ENERGY COMMISSION, SCREW-BASED LED LAMPS (A-LAMPS, PAR LAMPS, ETC.), PIN BASED LED LAMPS (MR-16,AR-11, ETC.), GU-24 BASED LED LIGHT SOURCES AND OTHER LUMINAIRES... 10. IN KITCHENS, IF THE LUMINAIRE IS AN ENCLOSED OR RECESSED LUMINAIRE, YOU MUST USE A DIMMER OR VACANCY SENSOR...

WILDLAND-URBAN INTERFACE

- 1. ROOF COVERING SHALL COMPLY WITH 2022 CRC R337.5.2 UNDERLAYMENT SHALL BE ONE LAYER OF OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING... 2. ROOF VALLEYS SHALL COMPLY WITH 2022 CRC R337.5.3 VALLEY FLASHING SHALL BE NOT LESS THAN 26 GAGE GALVANIZED SHEET CORROSIVE RESISTANT METAL INSTALLED OVER NOT LESS THAN ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909, AT LEAST 36 INCHES WIDE RUNNING THE FULL LENGTH OF THE VALLEY... 5. EXTERIOR COVERINGS SHALL COMPLY WITH 2022CRC R337.7 EXTERIOR WALL COVERINGS OR WALL ASSEMBLIES SHALL COMPLY WITH ONE OF THE FOLLOWING REQUIREMENTS: BE OF NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER EXTERIOR WALL ASSEMBLY, LOG WALL CONSTRUCTION ASSEMBLY, OR WALL ASSEMBLIES THAT MEET THE PERFORMANCE CRITERIA IN ACCORDANCE WITH THE TEST PROCEDURES FOR A 10-MINUTE DIRECT FLAME CONTACT EXPOSURE TEST SET FORTH IN SFM STANDARD 12-7A-1. REFER TO SECTIONS R337.7.1 THROUGH R337.7.9 FOR ADDITIONAL INFORMATION.

FIRE-RESISTANT CONSTRUCTION

- SELECT THE APPROPRIATE BOX BELOW (ONLY 1): NOTE: EXTERIOR WALLS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 4'-0" FROM PROPERTY LINE. ALL ROOF EAVES ARE 1'-0" DEEP. NON-SPRINKLERED FIRE SEPARATION DISTANCE: 25'-0" (EXTERIOR WALLS, PROJECTIONS, OPENINGS, AND PENETRATIONS) NO FIRE-RESISTANCE RATING REQUIRED... SPRINKLERED FIRE SEPARATION DISTANCE: 34'-0" (EXTERIOR WALLS, OPENINGS, AND PENETRATIONS) NO FIRE-RESISTANCE RATING REQUIRED

COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA

GENERAL NOTES

DATE 11/28/2023

SHEET

G-101

**CLIMATE ZONE**

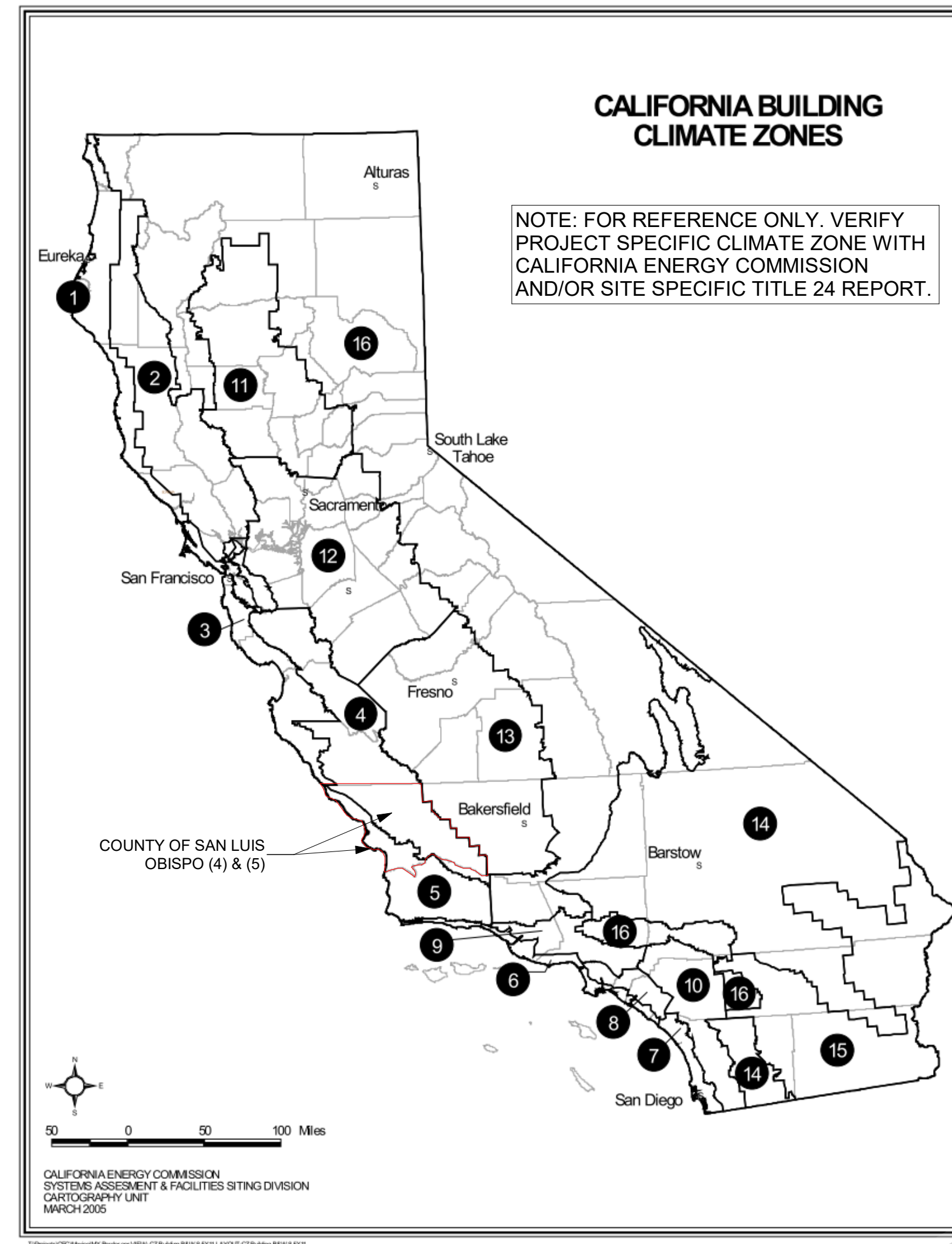


FIGURE 100.1-A—CALIFORNIA CLIMATE ZONES  
Climate Zones for Residential and Nonresidential Occupancies

SECTION 100.1 – DEFINITIONS AND RULES OF CONSTRUCTION

**ABBREVIATIONS**

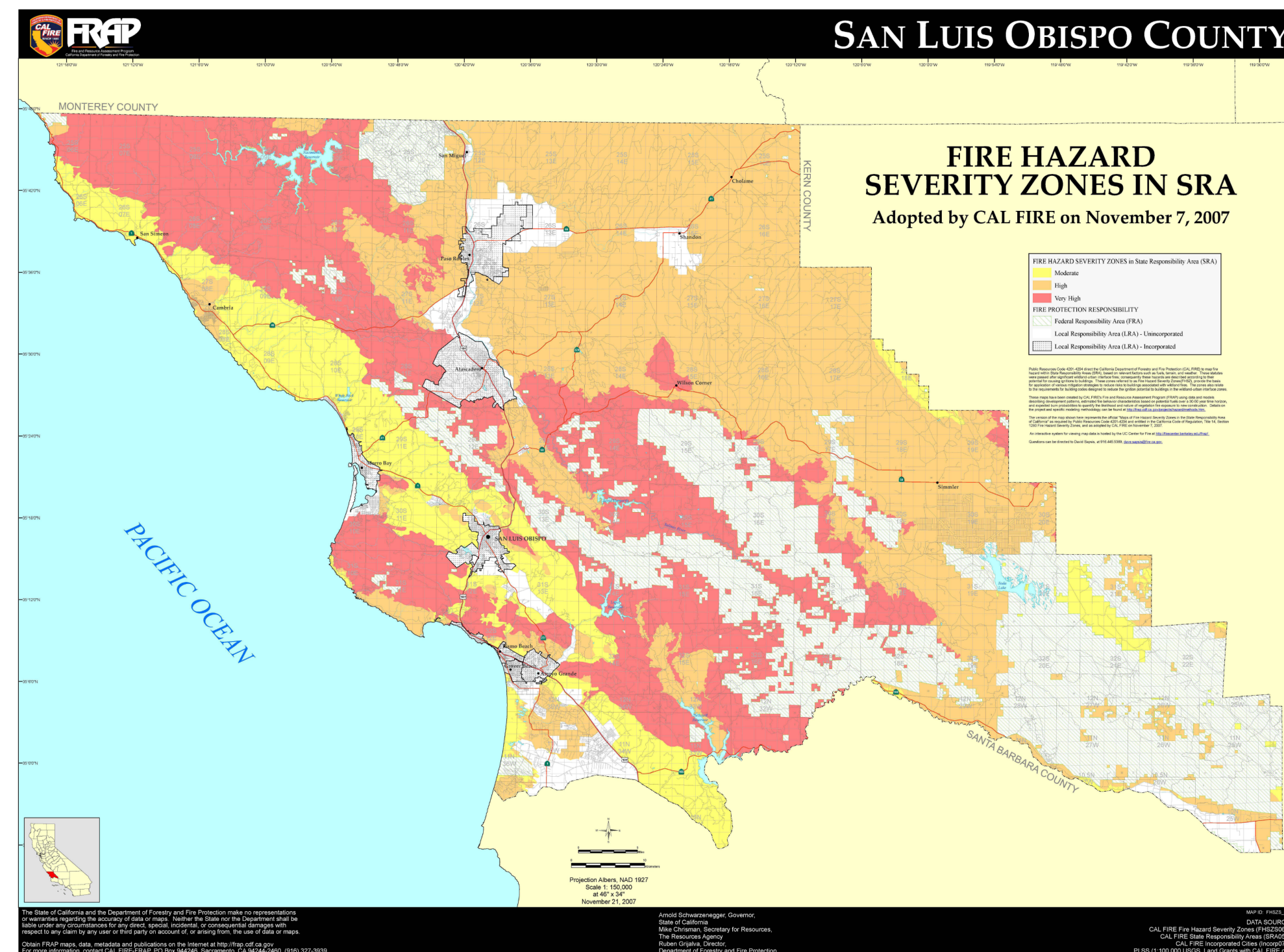
A/C	AIR CONDITIONING	EXT	EXTERIOR	MAX	MAXIMUM	SF	SQUARE FOOT
ABV	ABOVE	FACP	FIRE ALARM CONTROL PANEL	MDF	MEDIUM DENSITY FIBERBOARD	SHT	SHEET
ACOUS	ACOUSTICAL	FAU	FORCED AIR UNIT	MECH	MECHANICAL	SHTHG	SHEATHING
ACT	ACOUSTICAL CEILING TILE	FAWP	FLUID APPLIED WATERPROOFING	MEMB	MEMBRANE	SIM	SIMILAR
ADA	AMERICANS WITH DISABILITIES ACT	FD	FLOOR DRAIN	MEP	MECHANICAL, ELECTRICAL, PLUMBING	SM	SHEET METAL
AFCI	ARC FAULT CIRCUIT INTERRUPTER	FDC	FIRE DEPARTMENT CONNECTION	MFR	MANUFACTURER	SPEC	SPECIFICATION
AFF	ABOVE FINISH FLOOR	FE	FIRE EXTINGUISHER	MIN	MINIMUM	SQ	SQUARE
AL	ALUMINUM	FEC	FIRE EXTINGUISHER CABINET	MISC	MISCELLANEOUS	SS	SOLID SURFACE
ALT	ALTERNATE	FF	FINISHED FLOOR ELEVATION	MO	MASONRY OPENING	SSTL	STAINLESS STEEL
ARCH	ARCHITECT(URAL)	FG	FINISHED GRADE	MTD	MOUNTED	STC	SOUND TRANSMISSION CLASS
BD	BOARD	FH	FIRE HYDRANT	MTL	METAL	STD	STANDARD
BDRM	BEDROOM	FHC	FIRE HOSE CABINET	N	NORTH	STL	STEEL
BET	BETWEEN	FIN	FINISH	NIC	NOT IN CONTRACT	STOR	STORAGE
BIT	BITUMINOUS	FIXT	FIXTURE	NO	NUMBER	STRUCT	STRUCTURAL
BLDG	BUILDING	FLR	FLOOR	NOM	NOMINAL	SUSP	SUSPENDED
BLKG	BLOCKING	FLUOR	FLOURESCENT	NTS	NOT TO SCALE	SV	SHEET VINYL
BLW	BELOW	FND	FOUNDATION	O.P.	OVERFLOW PIPE	SYM	SYMMETRICAL
BM	BEAM	FO	FACE OF	OC	ON CENTER	T	TREAD
BOT	BOTTOM	FOC	FACE OF CONCRETE	OD	OVERFLOW DRAIN	T&G	TONGUE & GROOVE
BUR	BUILT UP ROOF	FOF	FACE OF FINISH	OFF	OFFICE	TEL	TELEPHONE
CB	CATCH BASIN	FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	OH	OPPOSITE HAND	TEMP	TEMPERED
CB	CALIFORNIA BUILDING CODE	FOM	FACE OF MASONRY	OPG	OPENING	TEL	TELEPHONE
CEM	CEMENT	FOS	FACE OF STUD	OPP	OPPOSITE	TER	TERRAZZO
CFM	CUBIC FEET PER MINUTE	FRP	FIBERGLASS REINFORCED PANELS	(P)	PROPOSED	THK	THICK
CIP	CAST IN PLACE	FT	FOOT OR FEET	PERM	PERIMETER	THR	THRESHOLD
CJ	CONTROL JOINT	FTG	FOOTING	PERP	PERPENDICULAR	TJI	TRUSS JOIST I-JOIST
CL	CENTER LINE	GA	GAGE, GAGE	PG	PAINT GRADE	TO	TOP OF
CLG	CEILING	GALV	GALVANIZED	PL	PLATE, PROPERTY LINE	TOS	TOP OF SLAB
CLO	CLOSET	GB	GRAB BAR	PLAM	PLASTIC LAMINATE	TOW	TOP OF WALL
CLR	CLEAR	GC	GENERAL CONTRACTOR	PLBG	PLUMBING	TRANS	TRANSFORMER
CMU	CONCRETE MASONRY UNIT	GFCI	GROUND FAULT CIRCUIT INTERRUPTER	PLYWD	PLYWOOD	TV	TELEVISION
CO	CLEAN OUT	GWB	GYPSON BOARD	PNL	PANEL	TYP	TYPICAL
COL	COLUMN	GYP	GYPSON	PP	POWER POLE	UFAS	UNIFORM FEDERAL ACCESSIBILITY STANDARDS
CONC	CONCRETE	HB	HOSE BIBB	PR	PAIR	UG	UNDERGROUND
CONST	CONSTRUCTION	HC	HOLLOW CORE	PRTN	PARTITION	UNFIN	UNFINISHED
CONT	CONTINUOUS	HDWD	HARDWOOD	PSF	POUNDS PER SQUARE FOOT	UNO	ULNS NOTED OTHERWISE
CONTR	CONTRACTOR	HDWR	HARDWARE	PSI	POUNDS PER SQUARE INCH	UV	ULTRAVIOLET
CPT	CARPET	HGT	HEIGHT	PSL	PARALLEL STRAND LUMBER	VCT	VINYL COMPOSITION TILE
CT	CERAMIC TILE	HM	HOLLOW METAL	PT	PRESSURE TREATED	VERT	VERTICAL
CTR	CENTER	HORIZ	HORIZONTAL	PTD	PAINTED	VIF	VERIFY IN FIELD
DBL	DOUBLE	HVAC	HEATING, VENTILATION, A/C	PV	PHOTO VOLTAIC	VTR	VENT TERMINATION PIPE
DF	DRINKING FOUNTAIN	ID	INSIDE DIAMETER	PVC	POLYVINYL CHLORIDE	VWC	VINYL WALL COVERING
DIA	DIAMETER, DIAPHRAGM	IIC	IMPACT INSULATION CLASS	PVMT	PAVEMENT	W	WEST
DIM	DIMENSION	IN	INCH	QTY	QUANTITY	W/	WITH
DN	DOWN	INCAND	INCANDESCENT	R	RADIUS, RISER	WD	WASHER DRYER
DR	DOOR	INSUL	INSULATION, INSULATED	RB	RUBBER BASE	WO	WITHOUT
DS	DOWN SPOUT	INT	INTERIOR	RCP	REFLECTED CEILING PLAN	WC	WATERCLOSET
DTL	DETAIL	JC	JANITORS CLOSET	RD	ROOF DRAIN	WD	WOOD
DW	DISHWASHER	JT	JOINT	REF	REFRIGERATOR	WH	WINDOW
DWG	DRAWING	LAM	LAMINATE	REF	REINFORCED	WH	WATER HEATER
(E)	EXISTING	LAV	LAVATORY	REQD	REQUIRED	WI	WROUGHT IRON
E	EAST	LBS	POUNDS	RH	RIGHT HAND	WIN	WINDOW
EA	EACH	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	RM	ROOM	WP	WATERPROOF(ING)
EJ	EXPANSION JOINT	LF	LINEAR FEET	RO	ROUGH OPENING	WR	WEATHER RESISTIVE
EL	ELEVATION	LIN	LINEN CLOSET	RTU	ROOF TOP UNIT (MECH)	WRB	WATER RESISTIVE BARRIER
ELEV	ELEVATION	LINO	LINOLEUM	S	SOUTH	WSCT	WAINSCOT
ELEC	ELECTRIC	LT(G)	LIGHT(ING)	SAFB	SOUND ATTENUATION FIBER BATT	WT	WEIGHT
ENCL	ENCLOSURE	LVL	LAMINATED VENEER LUMBER	SAWP	SELF ADHERING WATERPROOFING	WWF	WELDED WIRE FABRIC
EQ	EQUAL	LVT	LUXURY VINYL TILE	SC	SCUPPER/SOLID CORE	YD	YARD
EQUIP	EQUIPMENT	LW	LIGHTWEIGHT	SCHED	SCHEDULE		
EXH	EXHAUST			SEAL	SEALANT		
EXP	EXPANSION			SECT	SECTION		



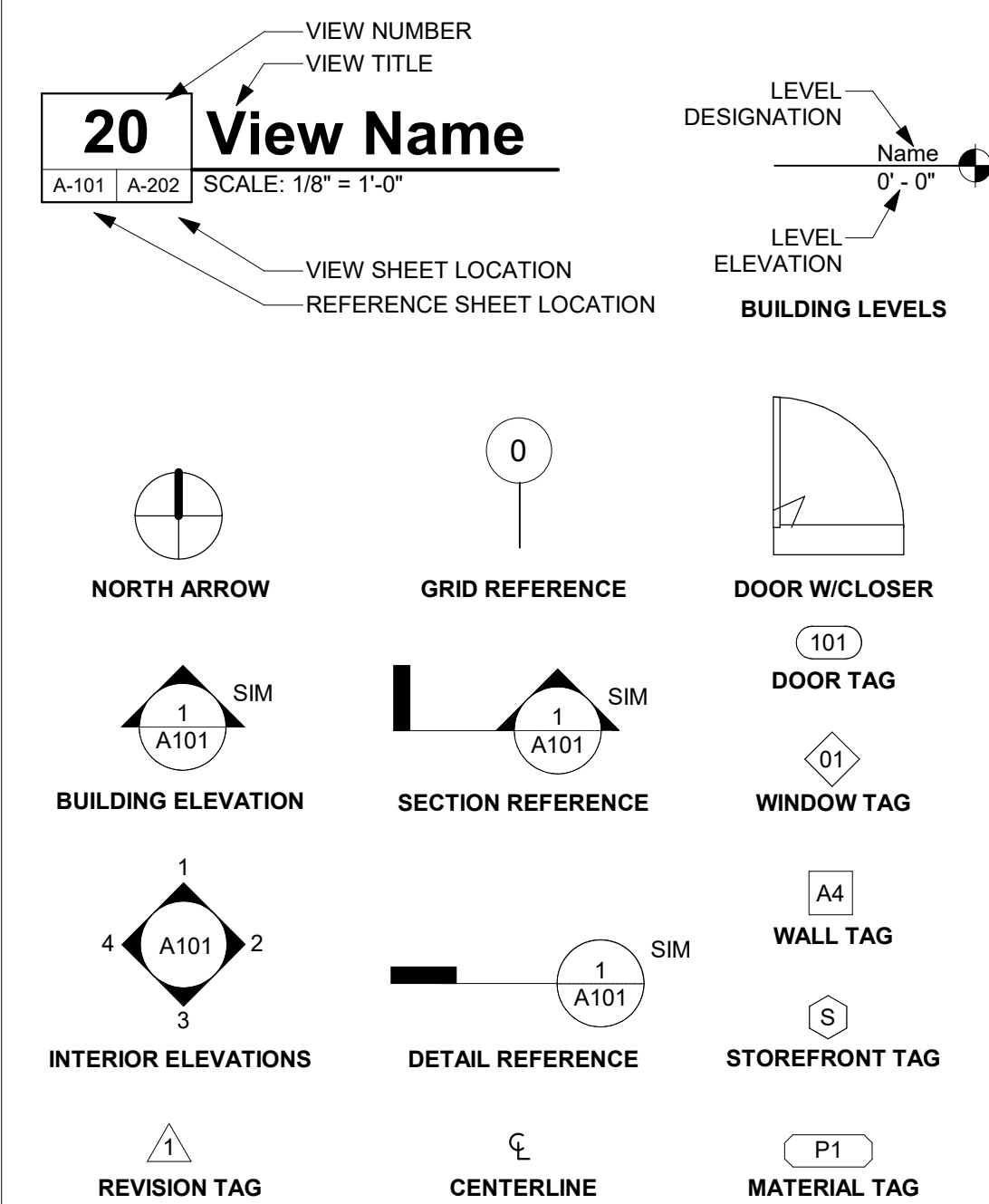
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**FIRE HAZARD SEVERITY ZONES**

DISCLAIMER: MAP IS FOR GENERAL REFERENCE ONLY. TO ACQUIRE ACCURATE INFORMATION FOR FIRE HAZARD SEVERITY IN SITE SPECIFIC LOCATION, REFER TO THE CALIFORNIA DEPARTMENT OF FORESTRY AND FIRE PROTECTION.



**SYMBOLS**



COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

INDEX, ABBREVIATIONS, &  
SYMBOLS

DATE  
11/28/2023  
SHEET

G-102



2022 Single-Family Residential Mandatory Requirements Summary

Space Conditioning System Airflow Rate and Fan Efficacy. Space conditioning systems that use ducts to supply cooling must have a hole for the placement of a static pressure probe...

Ventilation and Indoor Air Quality:

Requirements for Ventilation and Indoor Air Quality. All dwelling units must meet the requirements of ASHRAE Standard 62.2, Ventilation and Acceptable Indoor Air Quality in Residential Buildings... Central Fan Integrated (CFI) Ventilation Systems...

Pool and Spa Systems and Equipment:

Certification by Manufacturers. Any pool or spa heating system or equipment must be certified to have all of the following: compliance with the Appliance Efficiency Regulations and listing in MAEDDS... Pool Systems and Equipment Installation...

Lighting:

Lighting Controls and Components. All lighting control devices and systems, ballasts, and luminaires must meet the applicable requirements of § 110.9. Luminaire Efficiency... Blank Electrical Boxes...

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 110.5: Pilot Lights. Continuously burning pilot lights are prohibited for natural gas... § 150.0(h)1: Building Cooling and Heating Loads... § 150.0(h)3A: Clearances...

Ducts and Fans:

Ducts. Insulation installed on an existing space-conditioning duct must comply with § 604.0 of the California Mechanical Code (CMC)... CMC Compliance... Gravity Ventilation Dampers... Porous Inner Core Flex Duct...

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

NOTE: Single-family residential buildings subject to the Energy Codes must comply with all applicable mandatory measures, regardless of the compliance approach used.

Building Envelope:

§ 110.6(a)1: Air Leakage. Manufactured fenestration, exterior doors, and exterior pet doors must limit air leakage to 0.3 CFM per square foot or less when tested per NFRC-400, ASTM E283, or AAMA WDMA/CSA 1011.5 2/A440-2011... § 150.0(a): Solar Water-Heating Systems... § 150.0(d): Loose-fill Insulation...

Fireplaces, Decorative Gas Appliances, and Gas Log:

§ 110.5(e): Pilot Light. Continuously burning pilot lights are not allowed for indoor and outdoor fireplaces... § 150.0(e)3: Flue Damper... § 150.0(c): Fenestration Products...

Space Conditioning, Water Heating, and Plumbing System:

§ 110.0-§ 110.3: Certification. Heating, ventilation, and air conditioning (HVAC) equipment, water heaters, showerheads, faucets, and all other regulated appliances must be certified by the manufacturer to the California Energy Commission... § 110.2(b): Controls for Heat Pumps with Supplementary Electric Resistance Heaters... § 110.3(c)3: Insulation... § 110.3(c)6: Isolation Valves...

5/6/22



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2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(s): Energy Storage System (ESS) Ready. All single-family residences must meet all of the following: Either ESS-ready interconnection equipment with backed up capacity of 60 amps or more... § 150.0(t): Heat Pump Space Heater Ready... § 150.0(u): Electric Cooktop Ready... § 150.0(v): Electric Clothes Dryer Ready...

\*Exceptions may apply.

5/6/22



2022 Single-Family Residential Mandatory Requirements Summary

§ 150.0(k)1G: Screw based luminaires. Screw based luminaires must contain lamps that comply with Reference Joint Appendix JA8... § 150.0(k)1H: Light Sources in Enclosed or Recessed Luminaires... § 150.0(k)1I: Light Sources in Drawers, Cabinets, and Linen Closets... § 150.0(k)2A: Interior Switches and Controls... § 150.0(k)2B: Accessible Controls... § 150.0(k)2C: Multiple Controls... § 150.0(k)2D: Energy Management Control Systems... § 150.0(k)2E: Automatic Shutoff Controls... § 150.0(k)2F: Dimmers... § 150.0(k)2K: Independent controls... § 150.0(k)3A: Residential Outdoor Lighting... § 150.0(k)4: Internally illuminated address signs... § 150.0(k)5: Residential Garages for Eight or More Vehicles...

Solar Readiness:

§ 110.10(a)1: Single-family Residences. Single-family residences located in subdivisions with 10 or more single-family residences and where the application for a tentative subdivision map for the residences has been deemed complete and approved by the enforcement agency... § 110.10(b)2: Azimuth... § 110.10(b)3A: Shading... § 110.10(b)3B: Shading... § 110.10(b)4: Structural Design Loads on Construction Documents... § 110.10(c): Interconnection Pathways... § 110.10(d): Documentation... § 110.10(e)1: Main Electrical Service Panel... § 110.10(e)2: Main Electrical Service Panel...

Electric and Energy Storage Ready:

5/6/22

COUNTY OF SAN LUIS OBISPO ACCESSORY DWELLING UNIT SAN LUIS OBISPO, CA 2022 SINGLE-FAMILY RESIDENTIAL MANDATORY REQUIREMENTS

DATE 11/28/2023

SHEET

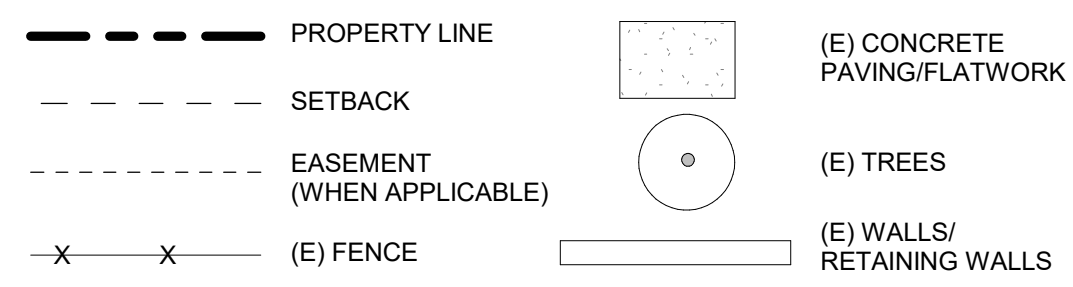
G-103





# SITE PLAN TO BE PROVIDED BY APPLICANT

## SITE PLAN LEGEND



## SITE PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.

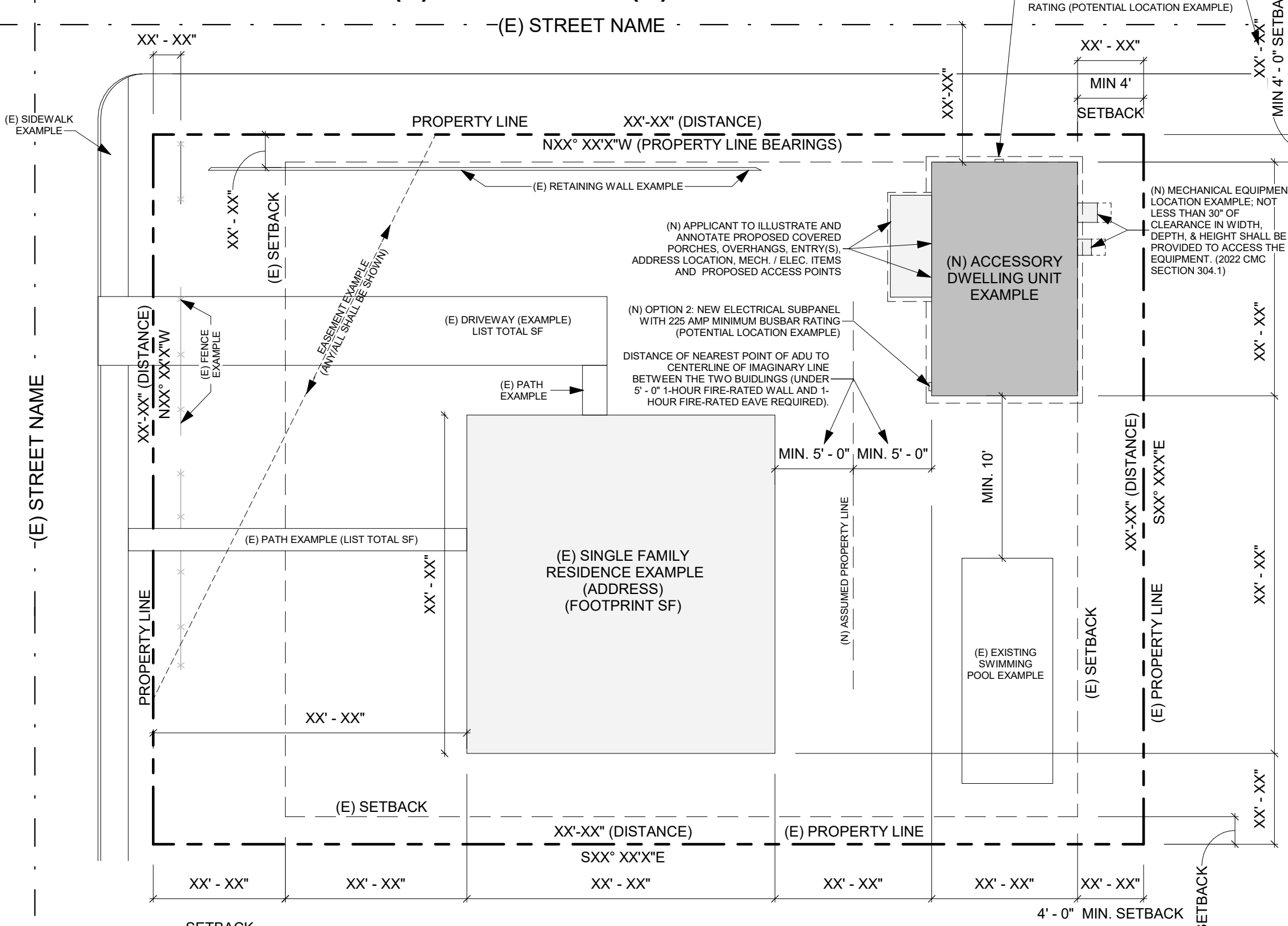
## SITE PLAN CHECKLIST

- ELECTRICAL PANEL:**
- OPTION 1 -** NEW ELECTRICAL MAIN PANEL WITH 225 AMP MINIMUM BUSBAR RATING
  - OPTION 2 -** A NEW ELECTRICAL SUBPANEL CONNECTS TO THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME WITH A 225 AMP MINIMUM BUSBAR RATING. A SEPARATE ELECTRICAL PERMIT SHALL BE PULLED FOR THE ELECTRICAL MAIN PANEL OF THE PRIMARY HOME. ELECTRICAL LOAD CALCULATIONS IS REQUIRED.
- IS THE NEW ADU IS 5' - 0" OR LESS TO ANY PROPERTY LINE AND/OR ADU IS 10' - 0" OR LESS FROM ANY ADJACENT BUILDING OR STRUCTURE?**
- NO**
  - YES;** IF YES, 1-HR FIRE RATED WALL, 1-HR RATED ROOF, AND 1-HR RATED FIRE PROJECTS REQUIRED. **SEE DETAILS: 21/A-903 & 24/A-903**
- NOTE:** WHERE 1-HR FIRE-RESISTANCE RATED PROJECTIONS REQUIRED (NON-SPRINKLERED & FIRE SEPARATION DISTANCE ≥2'-0" <5'-0")
- TABLE 302.1(1)**  
A. THE FIRE-RESISTANCE RATING SHALL BE PERMITTED TO BE REDUCED TO 0 HOURS ON THE UNDERSIDE OF THE EAVE OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATING
- NOTE:**
- A SEPARATE PERMIT FOR ONSITE WASTEWATER SYSTEM WILL BE REQ'D.**
  - SOILS REPORT TO BE PROVIDED BY OTHERS.**
  - UTILITY, GRADING, AND DRAINAGE PLAN TO BE PROVIDED BY OTHERS.**
  - PROVIDE WASTE RECYCLE FORM FILLED OUT AND SIGNED PRIOR TO ISSUANCE. THE OWNER/APPLICANT/CONTRACTOR/PERSON DOING THE WORK IS REQUIRED TO RECYCLE 75% OF ALL PROJECT CONSTRUCTION AND DEMOLITION DEBRIS.**
  - FOOTPRINT OF ALL EXISTING AND PROPOSED BUILDINGS**  
PLOT THE PROPOSED ADU BUILDING FOOTPRINT ALONG WITH ANY OTHER EXISTING BUILDINGS ONSITE. THIS INCLUDES ALL STRUCTURES / PORCHES / GAZEBOS. IF AN OPTIONAL COVERED PATIO IS SELECTED, PLEASE PLOT THAT AS WELL.
  - AREA OF EXISTING BUILDING**  
INDICATE THE SQUARE FOOTAGE OF THE EXISTING HOUSE.
  - FOOTPRINT OF PROPOSED ADU**  
REFER TO LEGEND FOR FOOTPRINT AT 10'=1" SCALE
  - DRAWING SCALE**  
SITE PLAN SHOULD BE DRAWN TO A MEASURABLE SCALE.
  - PROPERTY LINES**  
SHOW OUTLINE OF PROPERTY USING DASHED LINE IN LEGEND. INDICATE THE BEARING AND DISTANCE OF THE PROPERTY LINE.
  - LABEL YARDS**  
LABEL FRONT, REAR, SIDE YARDS, AS WELL AS DRIVEWAYS, PATHWAYS AND ANY OTHER HARDSCAPE.
  - SETBACKS**  
DIMENSION THE DISTANCE BETWEEN BUILDINGS AND PROPOERTY LINES, AS WELL AS BUILDINGS TO OTHER STRUCTURES. SETBACKS TO SIDE AND REAR PROPERTY SIDE SHALL BE A MINIMUM OF (4' - 0"). PROPOSED ADU SHALL BE LOCATED A MINIMUM OF (10' - 0") FROM EXISTING STRUCTURES.
  - EASEMENTS**  
REFER TO LEGEND. MUST INCLUDE ALL APPLICABLE EASEMENTS. SETBACK PROPOSED STRUCTURE HSALL COMPLY WITH EASEMENT REQUIREMENTS.
  - LOCATION OF RAIN WATER LEADERS**  
THE ROOF DRAINS SHOULD DRAIN AWAY FROM THE PROPERTY LINES AND INTO THE LANDSCAPE AREA.
  - LABEL STREETS & SIDEWALKS**
  - LABEL ADU AND ADDRESS LOCATION**  
ADU SHALL HAVE THE SAME ADDRESS AS THE PRIMARY RESIDENCE. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS SHALL COMPLY WITH **CRC SECTION R319**.
  - DIMENSION BUILDING SEPARATION**  
DIMENSION THE DISTANCE BETWEEN THE PROPOSED ADU AND ANY EXISTING STRUCTURES
  - ALL EXISTING/PROPOSED PLANTINGS AND HARDSCAPE SHOWN**
  - LOT COVERAGE CALCULATION**  
TOTAL FOOTPRINT AREA FOR STRUCTURES ON SITE / LOT AREA
  - SWIMMING POOLS**  
ALL EXISTING SWIMMING POOLS SHALL BE SHOWN ON THE SITE PLAN AND SHALL HAVE 10' - 0" MINIMUM SETBACK TO THE NEW ADU STRUCTURE.
  - PORCHES**  
THERE SHALL BE NO MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW (INCLUDING FLOORS, STAIRS, RAMPS, AND LANDINGS) ANYWHERE MEASURED LESS THAN 36 INCHES HORIZONTALLY TO THE EDGE OF THE PORCH/SLAB/SURFACE OF THE RAIL. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.
  - LOCATION OF EXISTING UTILITIES**  
UTILITIES, POLES, SEWER, DRAINS, ELECTRICAL, GAS METERS AND LINES AND ANY PHOTOVOLTAIC.
  - LOCATION OF PROPOSED UTILITIES**  
SANITARY SEWER FROM ADU TO EXISTING SEWER. SEWER LINE TO THE PROPOSED ADU SHALL BE CONNECTED TO THE MAIN LATERAL AT THE PROPERTY LINE OR BEHIND THE SIDEWALK. LATERAL POINT OF CONNECTION INCLUDING REQUIRED CLEANOUTS, WATER LINE TO ADU, ELECTRIC TO ADU INCLUDING ANY NEW METERS OR SUBPANELS, GAS LINE TO ADU.
    - A.** TOTAL DEVELOPED LENGTH OF GAS SYSTEM FROM METER / REGULATOR TO MOST REMOTE GAS OUTLET.
    - B.** TOTAL DEVELOPED LENGTH FOR EACH GAS BRANCH AND ITS CORRESPONDING DEMAND.
    - C.** SHOW MECHANICAL, PLUMBING, AND KITCHEN GAS APPLIANCE LOCATION AND ITS DEMAND FACTORS.
    - D.** SHOW THE LOCATION AND AMPACITY OF THE ELECTRICAL PANEL SERVING THE ADU. VERIFY COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE 2022 CEC.



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**NOTE: THIS IS AN EXAMPLE SITE PLAN. EXACT LAYOUT, DIMENSIONS, AND BEARINGS SHALL BE PROVIDED BY OWNER/APPLICANT. (E) EXISTING (N) NEW**



**1 SITE PLAN EXAMPLE**  
SCALE: 1" = 20'-0"

**COUNTY OF SAN LUIS OBISPO**  
**ACCESSORY DWELLING UNIT**  
SAN LUIS OBISPO, CA

**ARCHITECTURAL SITE PLAN**  
**(EXAMPLE & INSTRUCTIONS)**

**DATE**  
11/28/2023

**SHEET**  
AS-105

**SITE PLAN**

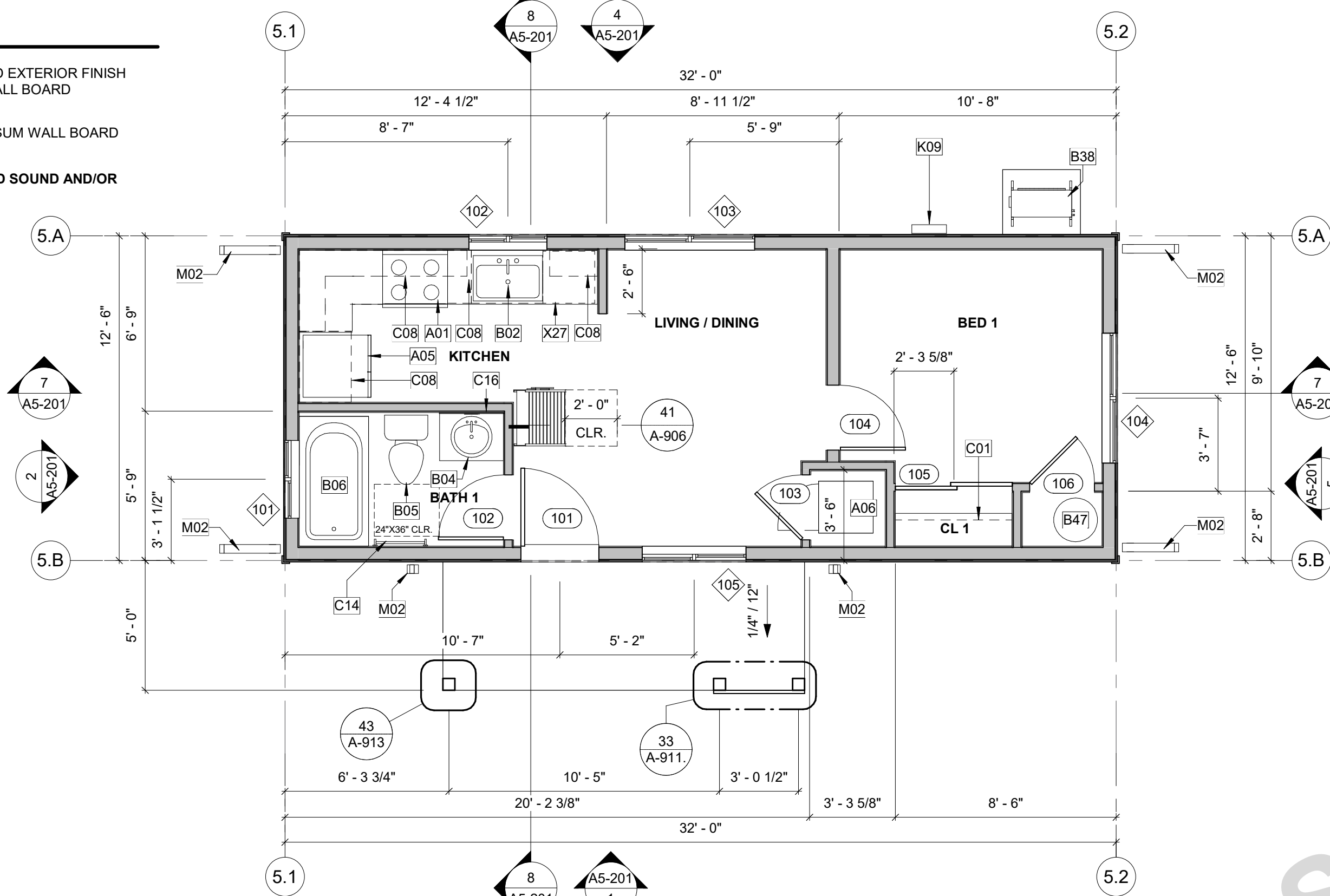
SCALE:



# WALL LEGEND

- EXTERIOR - 5 1/2" WOOD STUD W/ SHEATHING AND EXTERIOR FINISH (REFER TO ELEVATIONS), ONE LAYER GYPSUM WALL BOARD INTERIOR.
- INTERIOR - 3 1/2" WOOD STUD W/ONE LAYER GYPSUM WALL BOARD EACH SIDE.

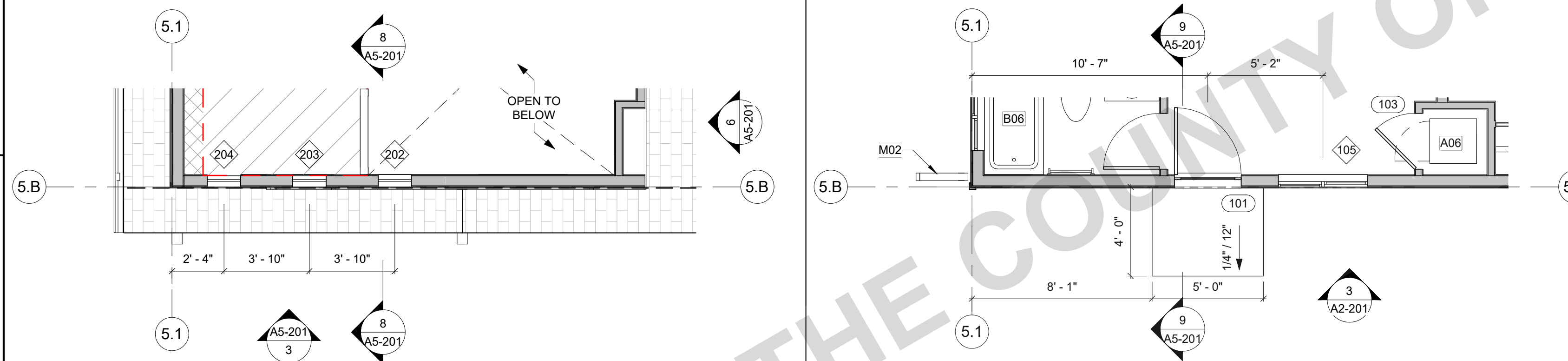
NOTE: SEE MANUFACTURER'S PRODUCT LISTINGS FOR IMPROVED SOUND AND/OR MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE. VISIT GYPSUM.ORG FOR MORE INFORMATION.



B05 FOR MORE INFORMATION, SEE: 43/A-904  
 B06 FOR MORE INFORMATION, SEE: 44/A-904

## 1 GROUND FLOOR PLAN

A1-201 | A5-101 SCALE: 1/4" = 1'-0"

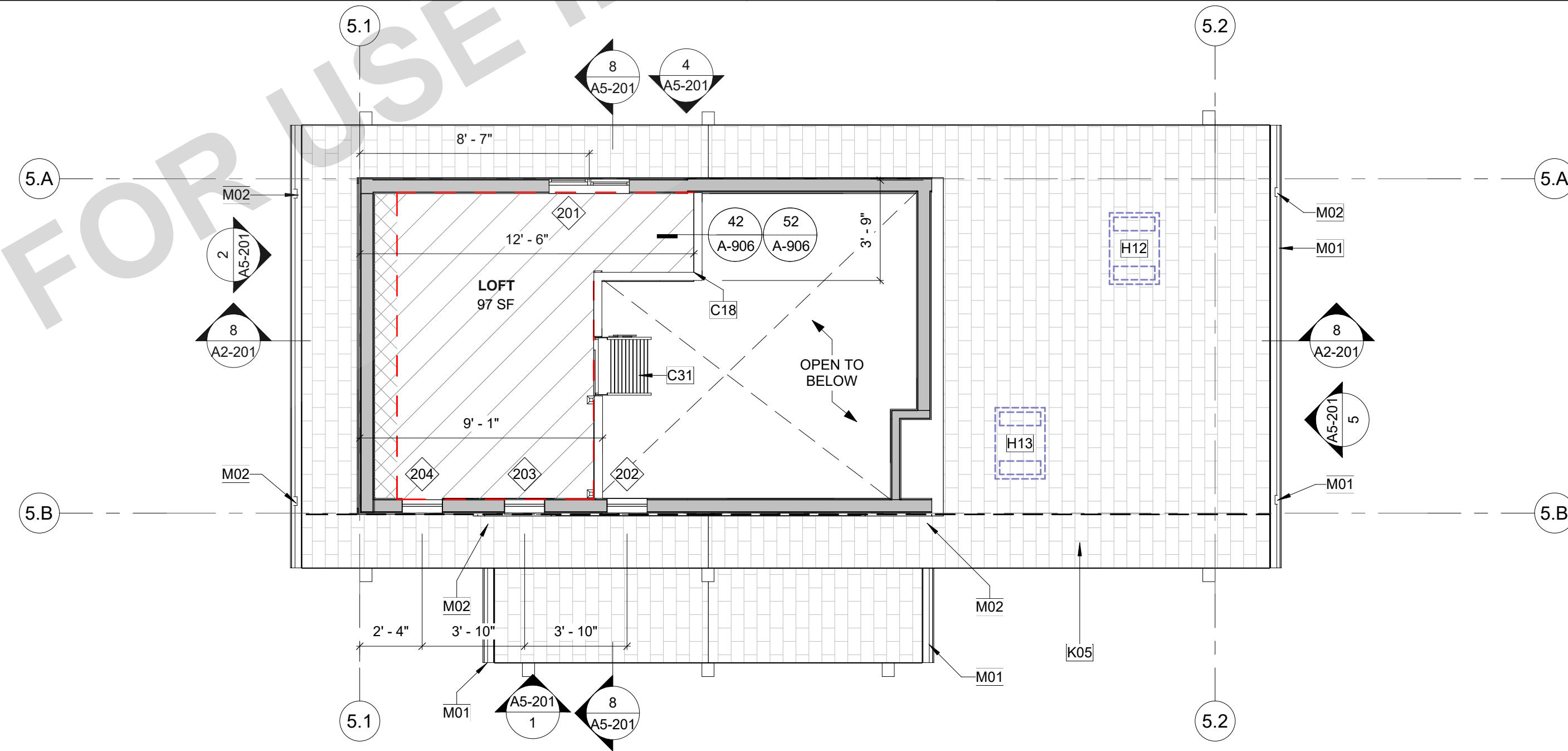


## 3 LOFT PLAN - NO FRONT PORCH OPTION

A1-201 | A5-101 SCALE: 1/4" = 1'-0"

## 2 GROUND FLOOR PLAN NO FRONT PORCH OPTION

A1-201 | A5-101 SCALE: 1/4" = 1'-0"



## 4 LOFT PLAN

A1-201 | A5-101 SCALE: 1/4" = 1'-0"

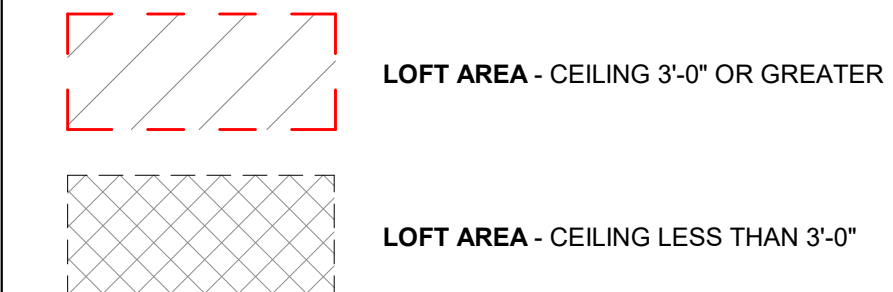
# KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR. STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B02 20" SINGLE COMPARTMENT UNDER-MOUNT KITCHEN SINK W/ GARBAGE DISPOSAL. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE'S SHEET.
- B04 LAVATORY SINK. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS.
- B05 WATER CLOSET. REFER TO WATER EFFICIENCY REQUIREMENTS ON CALGREEN CODE NOTES SHEETS. REQ. AGING-IN-PLACE BLOCKING. SEE DETAIL SHEETS FOR MORE INFO.
- B06 32" x 60" x 72" TUB AND SHOWER COMBINATION. MODEL BY BUILDER. PROVIDE SHOWER ROD. REQ. AGING-IN-PLACE BLOCKING. SEE DETAIL SHEETS FOR MORE INFO.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION. 3" MIN. ABOVE GRADE.
- B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- C01 SINGLE WOOD SHELF AND POLE.
- C08 12" DEEP UPPER CABINET
- C14 TOWEL BAR -54 INCHES ABOVE FLOOR. PROVIDE 2X6 BACKING AT BATHROOM WALL ATTACHMENTS.
- C16 MIRROR. THE LENGTH OF THE VANITY OR PEDESTAL X 80" AFS. UNO. VERIFY WITH THE ELECTRICAL PLAN FOR LOCATION OF OUTLETS WHICH REQUIRE A CUT-OUT. PROVIDE 2X6 BACKING AT BATHROOM WALL ATTACHMENTS
- C18 INTERIOR LOFT GUARD (PER CRC AQ104.2.5). ONE HALF OF THE CLEAR HEIGHT TO THE CEILING OR 36" MIN. UNO. SEE LOFT GUARD DETAIL 42 ON SHEET A-906 FOR MORE INFORMATION.
- C31 LOFT ACCESS LADDER (PER CRC AQ104.2.2). SEE DETAILS FOR MORE INFORMATION.
- H12 ATTIC VENT (LOW). PAINT OR FINISH TO MATCH ROOF COLOR. SEE VENTING CALC'S.
- H13 ATTIC VENT (HIGH). PAINT OR FINISH TO MATCH ROOF COLOR. SEE VENTING CALC'S.
- K05 COMPOSITE ROOF SHINGLES. SEE MATERIALS LEGEND FOR MORE INFO.
- K09 EXTERIOR WALL COVERING. SEE TITLE SHEET & MATERIALS LEGEND FOR SELECTIONS & MORE INFO.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER CRC R337.5.4
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.
- X27 OPTIONAL DISHWASHER

# FLOOR PLAN GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.
- REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION IF PROVIDED.
- REFER TO MECHANICAL PLANS. DRAWINGS OR REPORTS FOR FURTHER INFORMATION.
- ALL FURNITURE AND EQUIPMENT IS BY OWNER AND IS SHOWN FOR COORDINATION PURPOSES ONLY.
- DIMENSIONS ARE TO FACE OF WALLING UNLESS SPECIFICALLY NOTED OTHERWISE.
- PROVIDE ADEQUATE BLOCKING IN FRAMS FOR CABINETS AND OTHER WALL MOUNTED ACCESSORIES INCLUDING BUT NOT LIMITED TO HANDRAILS, SHELIVING AND BATHROOM FIXTURES.
- DOOR AND WINDOW DIMENSIONS ARE CENTERED AT OPENINGS.
- WHERE DOOR IS LOCATED WITHOUT DIMENSION AT THE CORNER OF A ROOM IT SHALL BE 4" FROM FACE OF FRAMING OF ADJACENT WALL TO ROUGH DOOR OPENING.
- WHERE RECESSED FIXTURES OCCUR IN WALLS OR HORIZONTAL ASSEMBLIES. THE FIRE RATING OF THOSE ASSEMBLIES SHALL BE MAINTAINED.
- AT ALL PENETRATIONS AND INTERSECTIONS OF FIRE-RATED PARTITIONS. PROVIDE FIRE SEALANT AND/OR FIRE STOPPING TO MAINTAIN CONTINUITY OF PARTITION RATING.
- PER CRC R311.3 FLOORS OR LANDINGS AT EXTERIOR DOORS SHALL BE AT LEAST AS WIDE AS DOOR SERVED AND SHALL PROVIDE A LENGTH IN THE DIRECTION OF TRAVEL EQUAL TO 36 INCHES MINIMUM. SLOPE OF EXTERIOR LANDINGS SHALL NOT EXCEED 1/4" PER FOOT (2% SLOPE).
- PER CRC 327.1.1 REINFORCEMENT FOR GRAB BARS SHALL BE PROVIDED IN AT LEAST ONE BATHROOM. 1. REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY. 2. REINFORCEMENT SHALL NOT BE LESS THAN 2X8 INCH NOMINAL LUMBER OR OTHER MATERIAL PROVIDING EQ. HT. AND CAPACITY. REINFORCEMENT ABOVE THE FINISHED FLOOR FLUSH WITH THE WALL FRAMING. 3. WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL. 4. SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED. 5. BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY. BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

# LOFT LEGEND



# DOOR GENERAL NOTES

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO PLANS FOR LOCATION OF DOORS.
- VERIFY ROUGH OPENING SIZE WITH DOOR MANUFACTURER SPECIFICATIONS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO VERIFY ACTUAL DOOR SIZE TO FIT FINISH OPENING PRIOR TO FABRICATION OF DOOR AND FINISH OPENING.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO DOOR TYPES LEGEND FOR GLAZING.
- REFER TO T24 REPORT FOR GLAZING ENERGY REQUIREMENTS.
- GLAZING IN DOORS SHALL BE TEMPERED PER SECTION R308.4.1. PANES INDICATED IN DOOR LEGEND WITH (T).

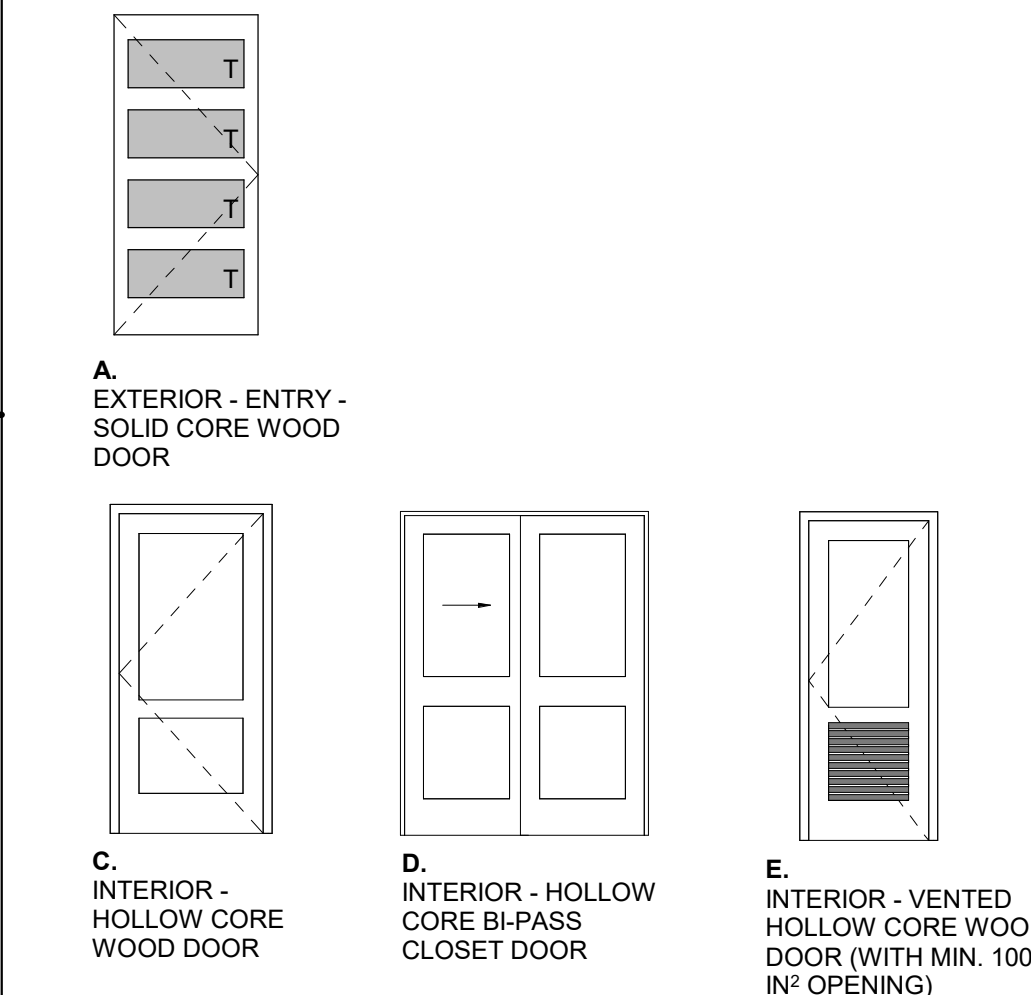
# DOOR REMARKS

- EXTERIOR DOOR.
- GLAZING PER DOOR TYPES. REFER TO GENERAL DOOR NOTE #8
- PROVIDE 100 SQ INCHES OF VENTING IN DOOR OR BY OTHER APPROVED MEANS.
- OPTIONAL DOOR.

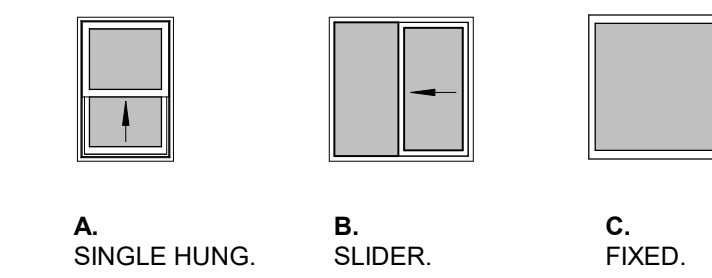
# DOOR SCHEDULE

	TYPE	WIDTH	HEIGHT	REMARKS
101	A	3'-0"	6'-8"	1, 2
102	C	2'-6"	6'-8"	
103	E	2'-6"	6'-8"	3
104	C	2'-6"	6'-8"	
105	D	4'-6"	6'-8"	
106	C	2'-6"	6'-8"	

# DOOR LEGEND



# WINDOW LEGEND



# WINDOW GENERAL NOTES

- REFER TO GENERAL NOTES ON SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
- REFER TO FLOOR PLANS FOR WINDOW LOCATIONS.
- CONTRACTOR TO VERIFY EXACT ROUGH OPENING SIZES PRIOR TO FABRICATION OF ROUGH OPENINGS.
- INSTALL PER MANUFACTURERS WRITTEN INSTRUCTIONS.
- REFER TO ENERGY COMPLIANCE REPORTS FOR U-FACTOR, SHGC AND ADDITIONAL WINDOW REQUIREMENTS.
- ALL GLAZING IS DOUBLE PANE WITH A MINIMUM OF ONE TEMPERED PANE UNLESS OTHERWISE NOTED.
- EGRESS WINDOWS SHALL HAVE A CLEAR OPENING WITH A MAX. SILL HEIGHT OF 44" AFF. MIN NET CLEAR OPENING FOR EMERGENCY ESCAPE SHALL BE 5.7 S.F. EXCEPTION: MIN 5 S.F. AT GROUND FLOOR. MINIMUM NET CLEAR OPENING DIMENSIONS: HEIGHT: 24". WIDTH: 20"
- GLAZING IN WALLS ADJACENT TO BATHTUB/ SHOWER WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE SAFETY GLAZING. [CRC SEC. R308.4.5]

# WINDOW REMARKS

- REQUIRED EGRESS WINDOW. REFER TO GENERAL NOTE #7 FOR ADDITIONAL INFORMATION.
- HAZARDOUS LOCATION. WINDOW INCLUDES BOTH PANES TEMPERED GLAZING.
- MULLED WINDOW ASSEMBLY.
- OPTIONAL WINDOW.
- OBSCURE OPTIONAL. VERIFY WITH OWNER/APPLICANT.

# WINDOW SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	REMARKS
101	B	3'-0"	2'-0"	6'-8"	2
102	B	3'-0"	3'-0"	6'-8"	
103	B	5'-0"	5'-0"	6'-8"	
104	B	5'-0"	5'-0"	6'-8"	1
105	B	4'-0"	4'-0"	6'-8"	
201	B	3'-0"	3'-0"	4'-8"	1
202	C	1'-6"	1'-6"	3'-4"	
203	C	1'-6"	1'-6"	2'-4"	
204	C	1'-6"	1'-6"	1'-5"	

NOTE: PLEASE CROSS THROUGH THE CLIMATE ZONE THAT IS NOT APPLICABLE  
 CLIMATE ZONE 4 (C24) U-0.30 AND SHGC-0.23  
 CLIMATE ZONE 5 (C25) U-0.30 AND SHGC-0.35



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COUNTY OF SAN LUIS OBISPO  
 ACCESSORY DWELLING UNIT  
 SAN LUIS OBISPO, CA

FLOOR PLAN

DATE  
 11/28/2023  
 SHEET

A5-101





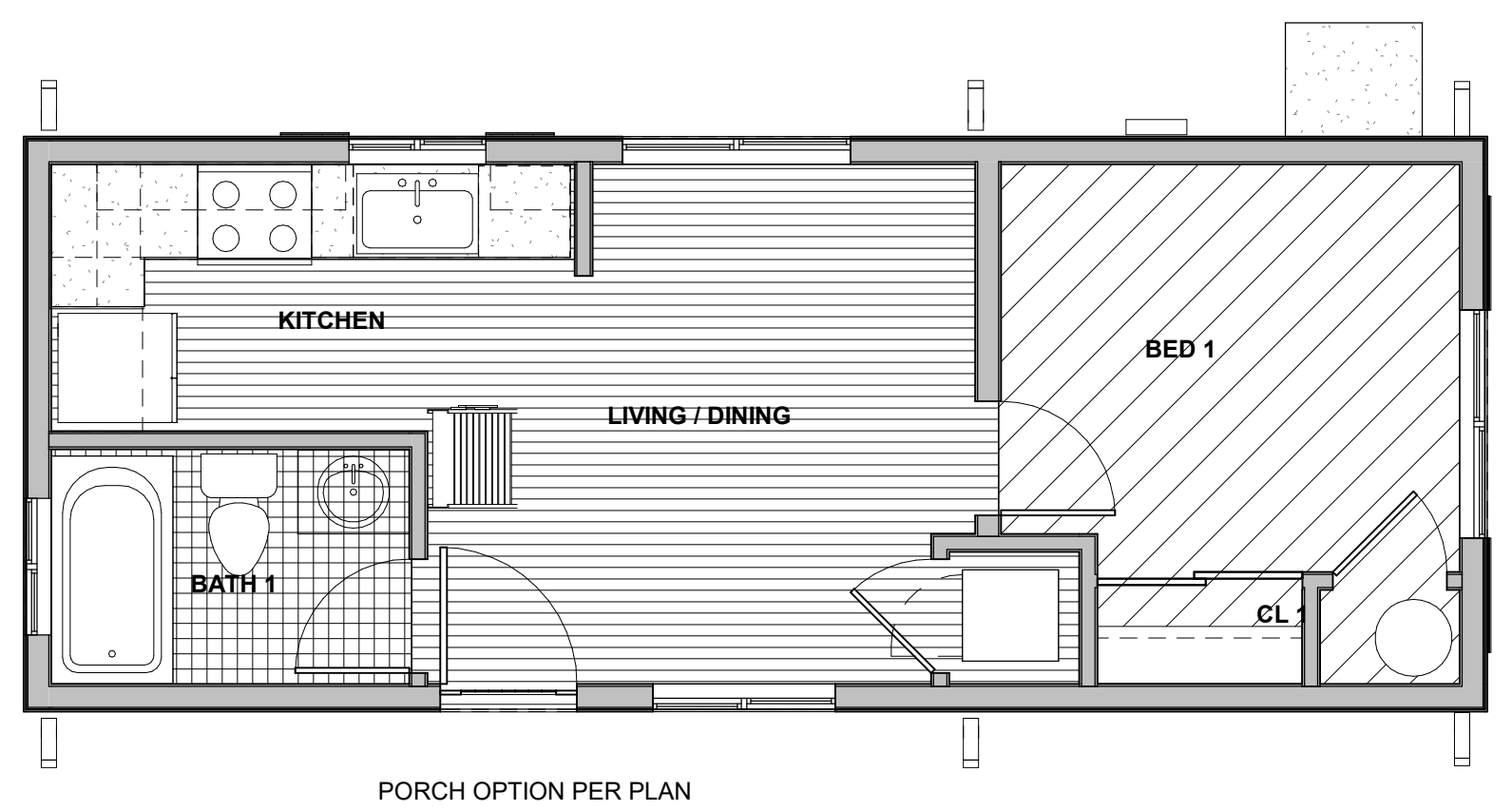
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### GENERAL MEP NOTES

1. REFER TO ELECTRICAL NOTES ON SHEET G-101.
2. REFER TO MECHANICAL NOTES ON SHEET G-101.
3. REFER TO PLUMBING NOTES ON SHEET G-101.
4. REFER TO TITLE 24 COMPLIANCE NOTES ON SHEET G-101.
5. EXTERNALLY MOUNTED HEATING/COOLING UNITS SHALL BE SCREENED IF THEY ARE VISIBLE FROM A PUBLIC STREET.
6. ALL SMOKE ALARMS TO BE HARD-WIRED WITH A BATTERY BACK-UP, AND ALL SMOKE ALARMS MUST BE INTERCONNECTED AND SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS.
7. ALL CARBON MONOXIDE ALARMS TO BE HARD-WIRED WITH A BATTERY BACK-UP, AND ALL CARBON MONOXIDE ALARMS MUST BE INTERCONNECTED AND SOUND AN ALARM CLEARLY AUDIBLE IN ALL BEDROOMS.

### KEYNOTES

- A01 30" WIDE FREE STANDING ELECTRIC RANGE OVEN. VENT TO EXTERIOR, STAINLESS STEEL.
- A05 REFRIGERATOR LOCATION. PROVIDE 42" SPACE WITH ROUGH PLUMBING FOR ICE MAKER (RECESS IN WALL).
- A06 STACKED WASHER/DRYER MACHINE LOCATION. PROVIDE WASTE AND WATER IN RECESSED WALL BOX. PROVIDE DRYER VENT. VENT TO OUTSIDE AIR.
- B18 ELECTRIC PANEL, 100AMP 240V.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- B47 40 GALLON HEAT PUMP WATER HEATER. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION.
- B48 FAN COIL. REFER TO PLANS FOR LOCATION OF OUTDOOR CONDENSING UNIT. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE OUTLET.
- X27 OPTIONAL DISHWASHER



### 2 FINISH PLAN

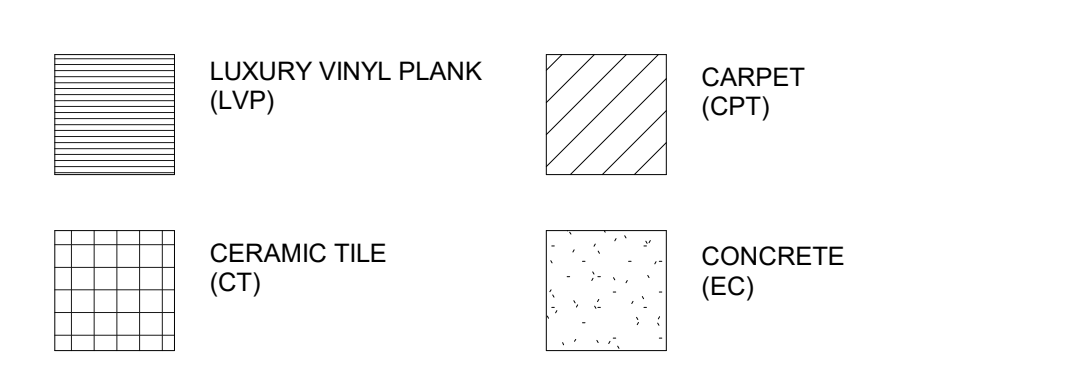
A1-201 | A5-111 SCALE: 1/4" = 1'-0"

### FINISH PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS.
2. REFER TO ELECTRICAL PLANS FOR FURTHER INFORMATION.
3. REFER TO PLUMBING PLANS FOR FURTHER INFORMATION.
4. REFER TO DETAILS FOR FLOOR/CEILING ASSEMBLIES AND INTERIOR FINISH DETAILS.
5. ALL HARD SURFACE FLOORING SHALL BE SLIP RESISTANT AND MEET THE ANSI A326.3 STANDARD FOR MEASURING THE DYNAMIC COEFFICIENT OF FRICTION (DCOF).
6. ALL FLOORING MATERIALS SHALL COMPLY WITH CBC SEC. 804.1.
7. ALL WALL AND CEILING FINISHES SHALL COMPLY WITH CBC TABLE 803.13 FOR MAXIMUM FLAME SPREAD AND SMOKE DENSITY.

FINISH SCHEDULE PLAN 5				
NAME	FLOOR	WALL	CEILING	NOTES
LIVING / DINING	LVP	GWB	GWB	WR GWB BEHIND KITCHEN COUNTER
BATH 1	CT	WR GWB	WR GWB	AT CERAMIC TILE IN TUB/SHOWER AREAS. PROVIDE BACKER BOARD PER CRC TABLE R702.4.2
BED 1	CPT	GWB	GWB	
CL 1	CPT	GWB	GWB	
LAUNDRY	LVP	GWB	GWB	

### FINISH LEGEND

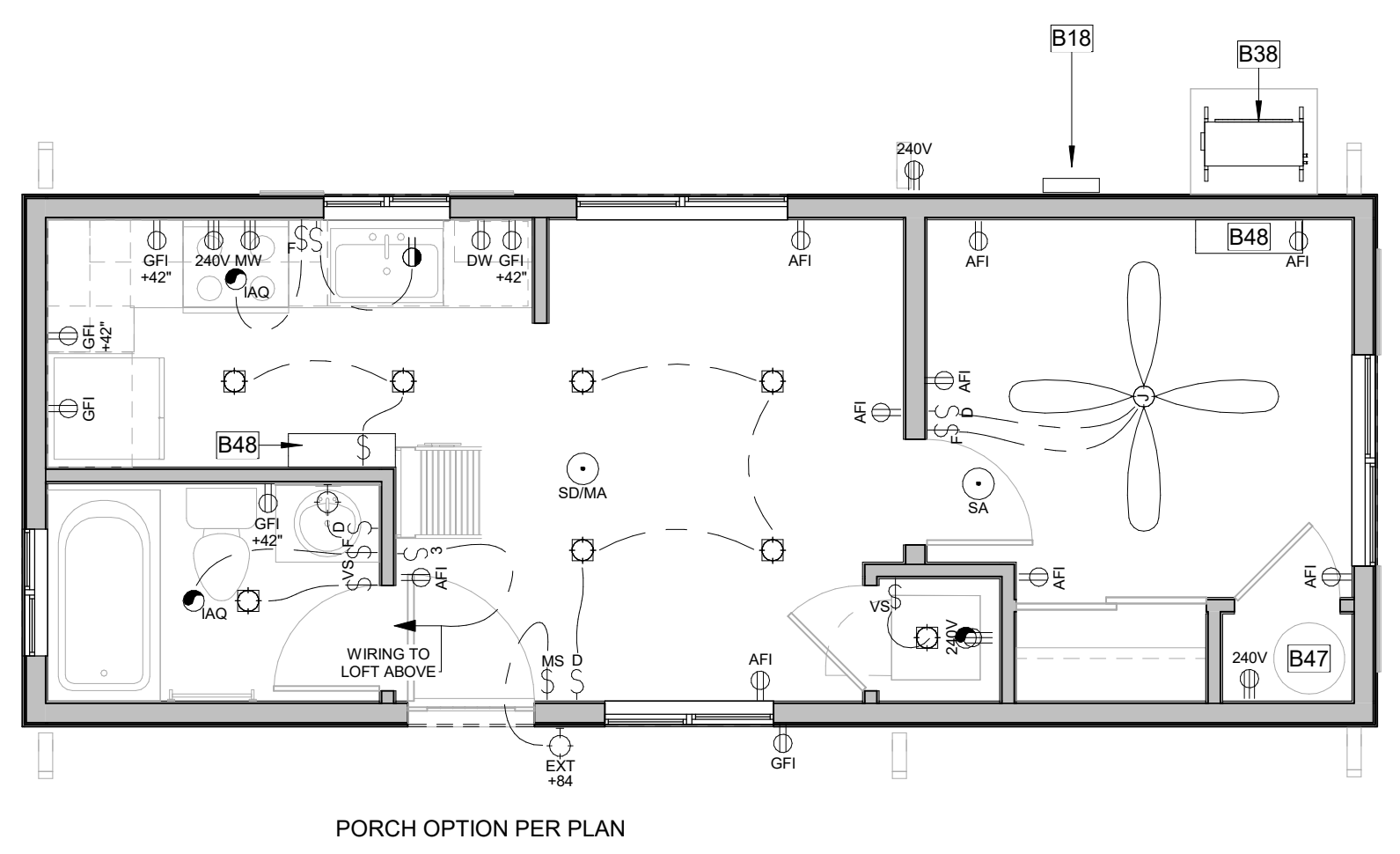


### VENTILATION SUMMARIES

1) LOCAL EXHAUST VENTILATION		
BATHROOM	OPTION A	OPTION B
BATHROOM FAN FLOW (cfm)	50 CFM	50
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		
KITCHEN	OPTION A	OPTION B
KITCHEN FAN FLOW (cfm)	10 CFM	50
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	3.5"	5
MAX. ALLOWABLE DUCT LENGTH (ft)	0'	85
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 3 SONES.		
2) WHOLE BUILDING VENTILATION		
PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B		
BUILDING FAN FLOW (cfm)	50 CFM	50
DUCT TYPE	FLEX DUCT	SMOOTH DUCT
DUCT SIZE (in)	4"	4
MAX. ALLOWABLE DUCT LENGTH (ft)	70'	105
THIS EXHAUST FAN IS REQUIRED TO BE RATED FOR SOUND AT A MAX. OF 1 SONE.		
THIS EXHAUST FAN IS REQUIRED TO OPERATE CONTINUOUSLY TO ENSURE CONTINUOUSLY TO ENSURE INDOOR AIR QUALITY.		

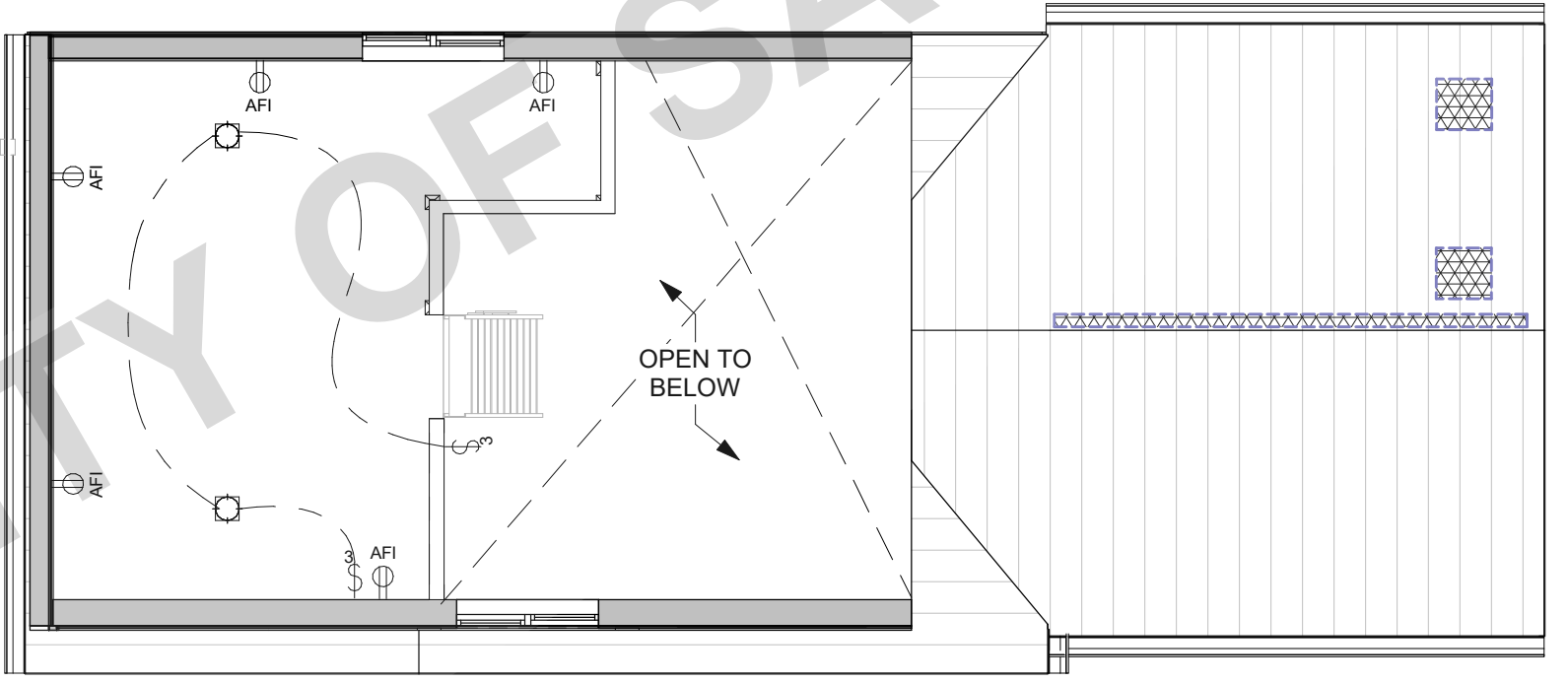
**TOTAL (MINIMUM) REQUIRED VENTILATION RATE**  
 PER ASHRAE STANDARD 62.2, CEC EQUATION 150.0-B  
 $Q_{CFM} = .03(\text{FLOOR AREA}) + 7.5 (\# \text{ OF BEDROOMS} + 1)$

**1 BED - MINIMUM CUBIC FEET PER MINUTE (CFM)**  
 $Q_{CFM} = .03(X) + 7.5 (0 + 1) = XX.XX$       **.03(497 sf) + 7.5 (1) = 22.41 CFM < 50 CFM**



### 1 GROUND FLOOR ELECTRICAL PLAN

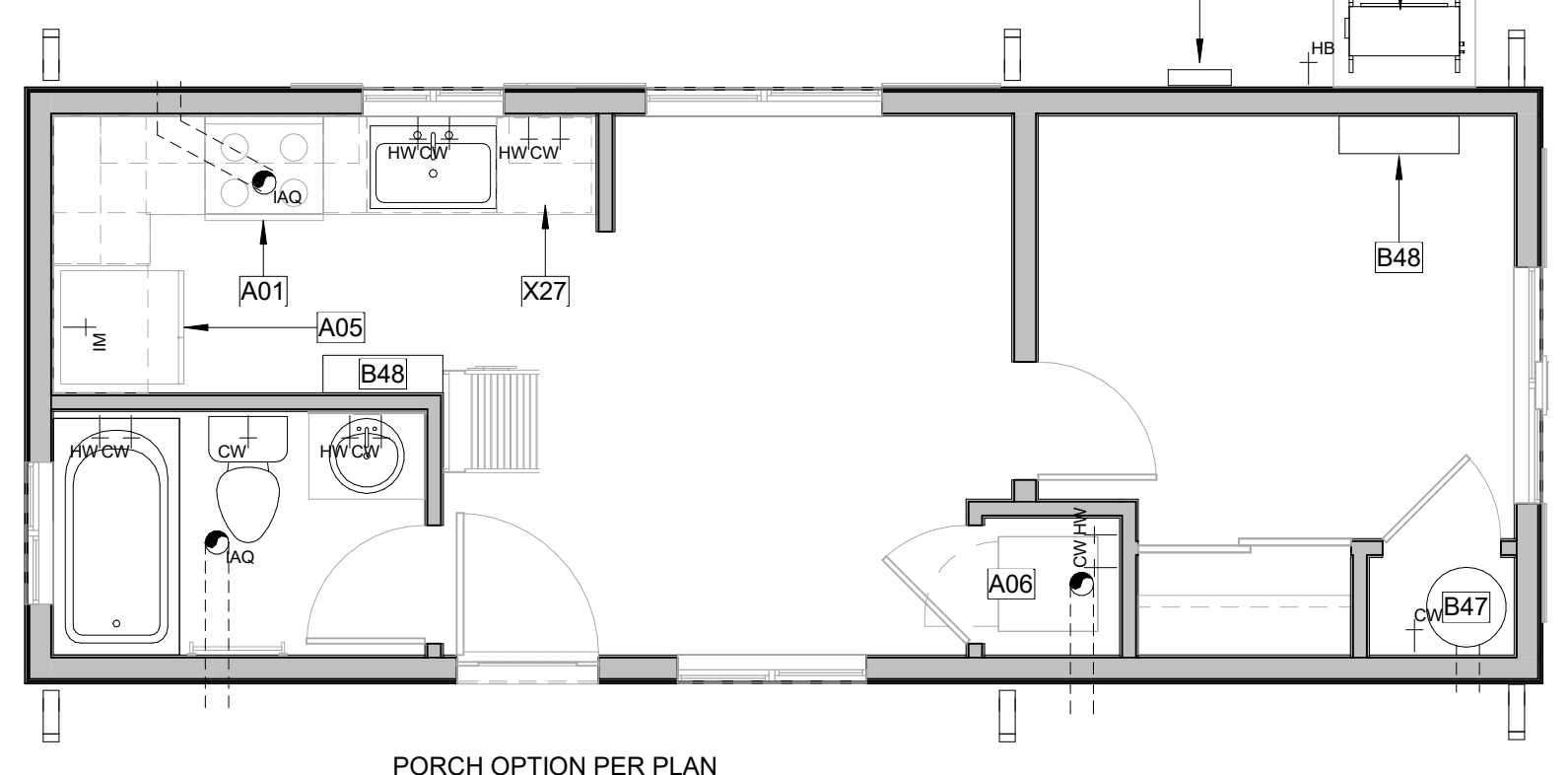
A1-201 | A5-111 SCALE: 1/4" = 1'-0"



### 3 LOFT ELECTRICAL PLAN

A1-201 | A5-111 SCALE: 1/4" = 1'-0"

**NOTE: SIZE, DESIGN, AND SELECTION OF HVAC EQUIPMENT SHALL BE PROVIDED FOR PROJECT BY ONE OF THE FOLLOWING:**  
 A. HEAT LOSS AND GAIN PER "RESIDENTIAL LOAD CALCULATION" [ANSI/ACCA 2 MANUAL J - 2011, ASHRAE]  
 B. DUCT SIZING PER "RESIDENTIAL DUCT SYSTEMS" [ANSI/ACCA 1 MANUAL D - 2014, ASHRAE]  
 C. SELECTION PER "RESIDENTIAL EQUIPMENT SELECTION" [ANSI/ACCA 3 MANUAL S - 2014]

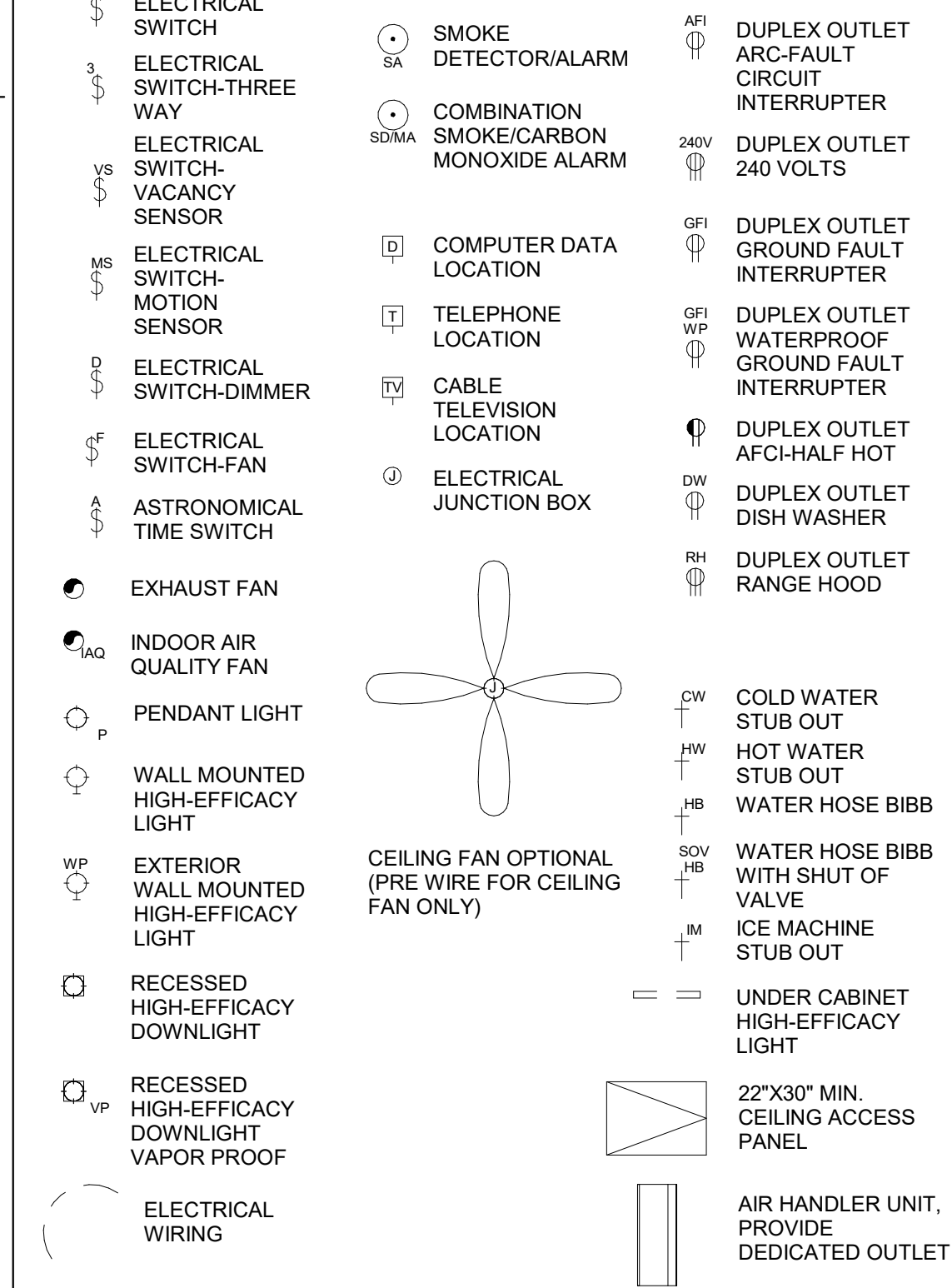


### 4 GROUND FLOOR MECHANICAL PLAN

A1-201 | A5-111 SCALE: 1/4" = 1'-0"

### LEGEND

**NOTE: ALL OUTDOOR OUTLETS SHALL HAVE GFCI PROTECTION AND WEATHERPROOF COVERS.**



COUNTY OF SAN LUIS OBISPO  
 ACCESSORY DWELLING UNIT  
 SAN LUIS OBISPO, CA  
 FINISH, MECHANICAL, &  
 ELECTRICAL PLANS

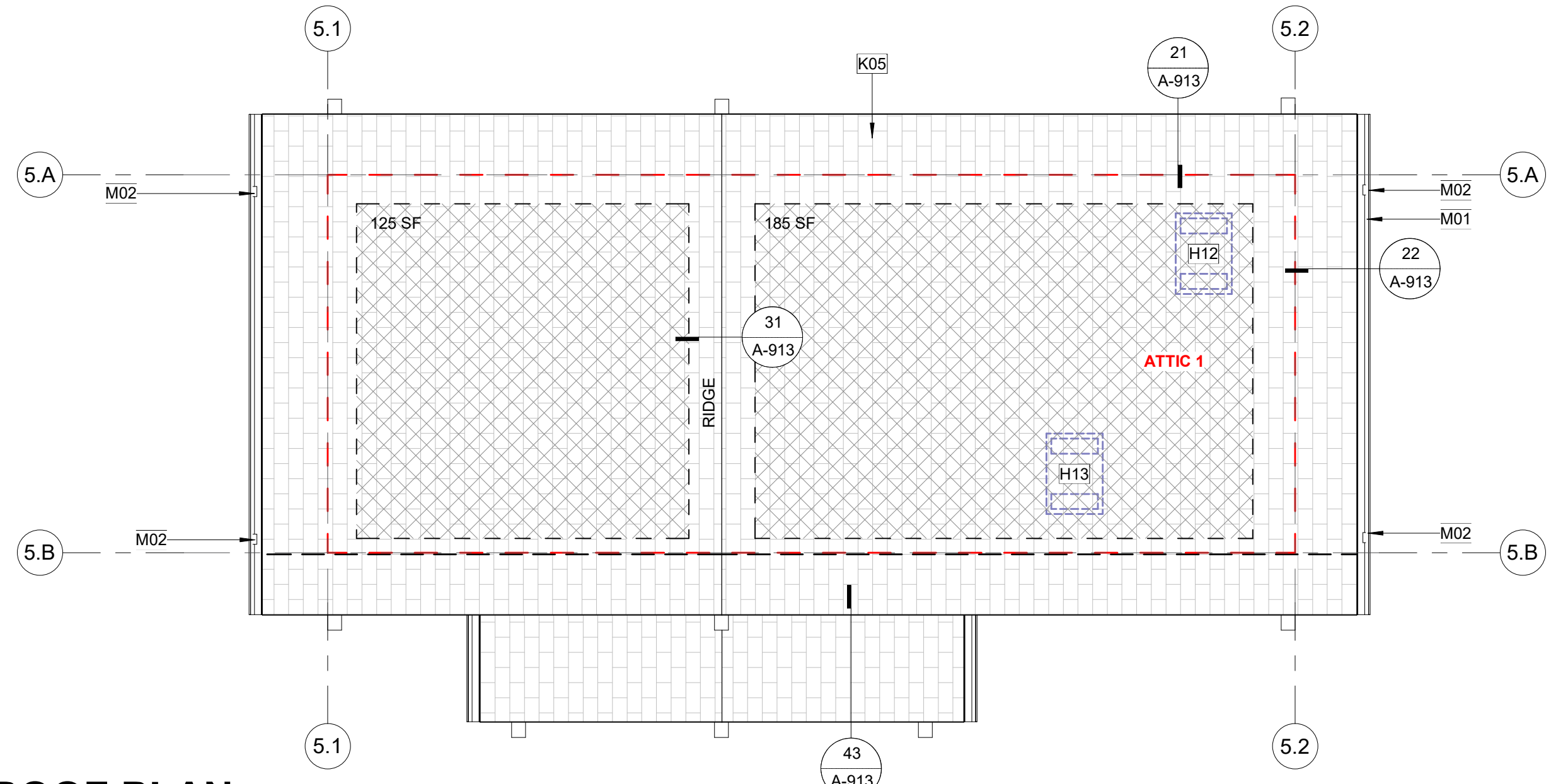
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 SHEET  
A5-111



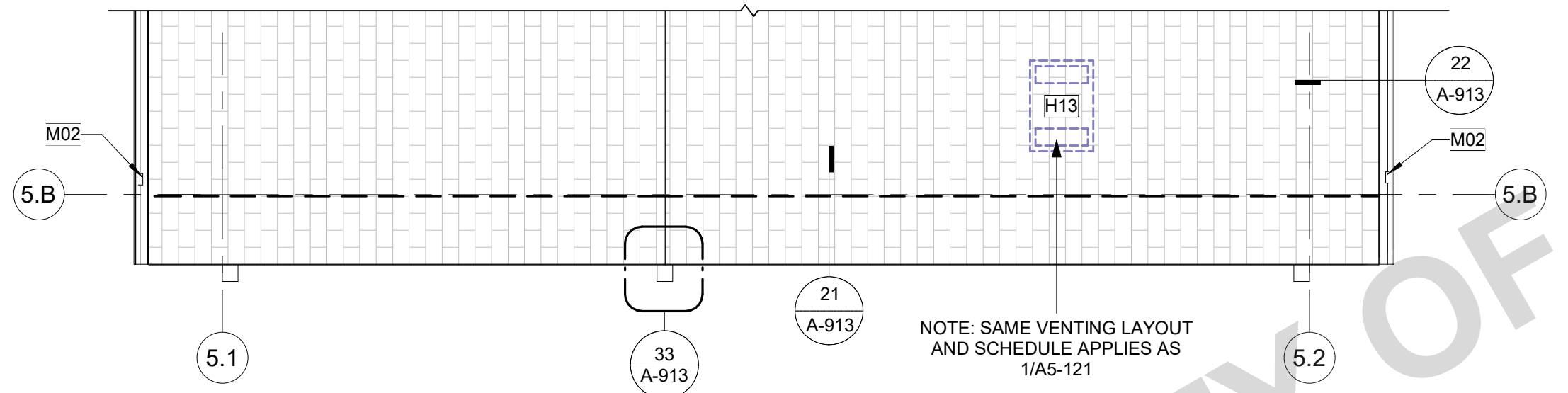
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COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

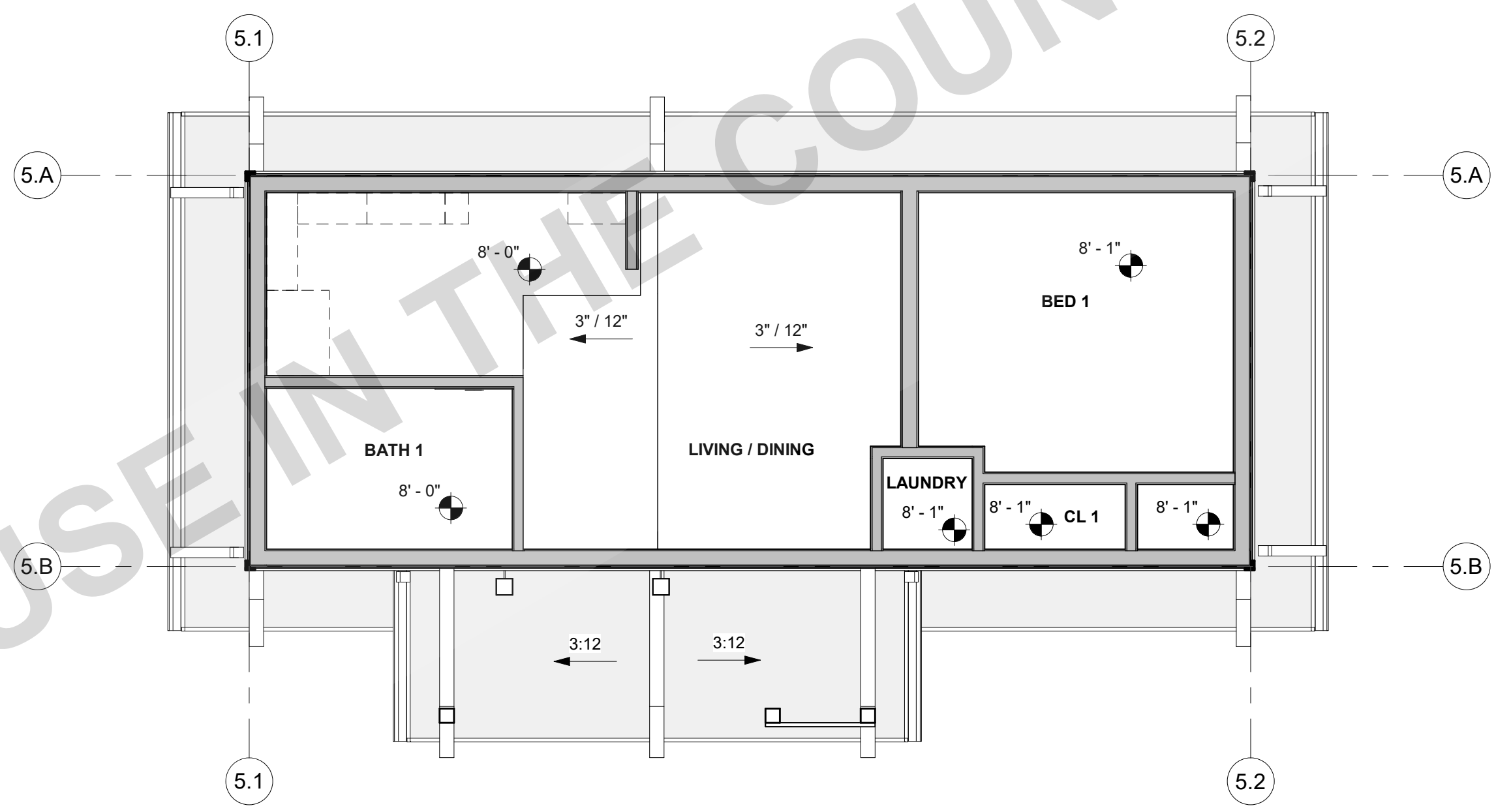
ROOF PLAN & REFLECTED  
CEILING PLAN



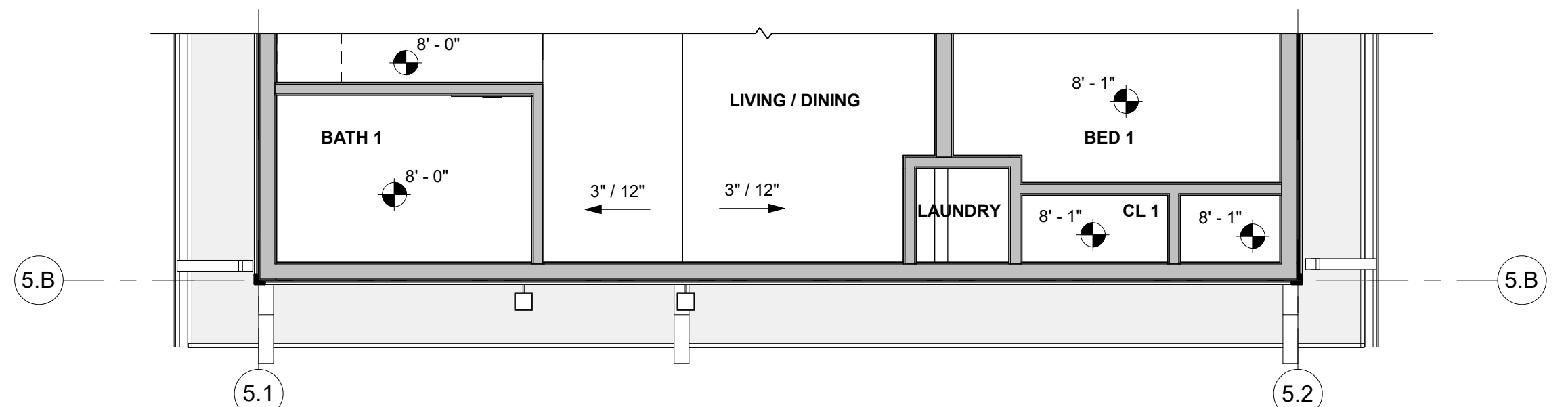
**1 ROOF PLAN**  
A1-201 | A5-121 SCALE: 1/4" = 1'-0"



**2 NO FRONT PORCH OPTION**  
A1-201 | A5-121 SCALE: 1/4" = 1'-0"



**3 REFLECTED CEILING PLAN**  
A1-201 | A5-121 SCALE: 1/4" = 1'-0"



**4 REFLECTED CEILING PLAN - NO FRONT PORCH OPTION**  
A1-201 | A5-121 SCALE: 1/4" = 1'-0"

**ROOF INSULATION NOTES**

ROOF ASSEMBLY SHALL MEET REQUIREMENTS OF CRC CHAPTER 9.  
**CRC R806.5 UNVENTED ATTIC**  
ROOF ASSEMBLY **MINIMUM R-VALUE R-38** REQUIRED PER TITLE-24.  
PROPOSED INSULATION: 7.25" OF AIR-IMPERMEABLE CLOSED CELL SPRAY FOAM INSULATION WITH R-VALUE OF 5.25 MINIMUM.  
7.25" (MIN.) (X) R-5.25 = **R-38 TOTAL**  
**NOTE:** HIGHER PERFORMING AIR-IMPERMEABLE CLOSED CELL SPRAY INSULATION MAY BE USED TO MEET THE R-38 REQUIRED TOTAL.  
EXAMPLE: 5.5" OF AIR IMPERMEABLE CLOSED CELL SPRAY FOAM INSULATION WITH R-VALUE OF 7.  
5.43" (MIN.) (X) R-7 = **R-38 TOTAL**  
**NOTE:** MINIMUM INSULATION DEPTH REQUIRED FOR MOISTURE CONTROL VARIES BY CLIMATE LOCATION. SEE CALIFORNIA ENERGY CODE PROVISIONS, FIGURE 100. 1-A OF THE CALIFORNIA ENERGY CODE FOR SITE SPECIFIC PROJECT.  
AN UNVENTED ATTIC IN CLIMATE **ZONE 5** REQUIRES MINIMUM AIR-IMPERMEABLE INSULATION OF **R-20** PER **CRC 806.5** TABLE R806.5 FOR MOISTURE CONTROL.  
AN UNVENTED ATTIC IN CLIMATE **ZONE 4B** REQUIRES MINIMUM AIR-IMPERMEABLE INSULATION OF **R-15** PER **CRC 806.5** TABLE R806.5 FOR MOISTURE CONTROL.

**RCP GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS.
- HEIGHT OF CEILINGS SHALL BE MEASURED FROM TOP OF SLAB OR FLOOR TO FINISH FACE OF GWB, U.N.O.
- REFER TO ELECTRICAL PLANS FOR LIGHT FIXTURE AND EXHAUST LOCATIONS.
- DIMENSIONS ARE TO THE FACE OF FRAMING UNLESS OTHERWISE NOTED.
- LABEL MATERIAL SELECTIONS ON ALL RAKES, EAVES, PORCH SOFFITS, & OVERHANGS (A, B, C, ...).

**MATERIALS LEGEND**

**GRAPHICS LEGEND:** OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.) PRODUCT LISTINGS:

- ROOFING: SEE MATERIALS LEGEND ON ELEVATION SHEET FOR MORE INFORMATION. CLASS A ROOF REQ. BY WUI.
- INTERIOR CEILING FINISH, TYP. 5/8" GYP. INSTALL PER MFR RECOMMENDATIONS  
**NOTE:** SEE MANUFACTURER'S PRODUCT LISTINGS FOR IMPROVED SOUND AND/OR MOISTURE/MOLD/MILDEW-RESISTANT PERFORMANCE PRODUCTS. VISIT GYPSUM.ORG FOR MORE INFORMATION.
- EXTERIOR EAVES, SOFFITS, & PORCHES, & OVERHANGS  
A) 2X TONGUE & GROOVED (SOLID SAWN LUMBER)  
B) FIBER CEMENT SOFFIT PANELS  
C) HARDBOARD SOFFIT PANELS  
D) EXT. GRADE FIRE RETARDANT TREATED SHEATHING (LABEL SELECTION ON REFLECTED CEILING PLAN)

**NOTES:**  
1. SOFFIT MATERIALS TO MEET REQ. OF **CRC 337** & **CRC 704**.  
2. INSTALL ALL MATERIALS, FASTENERS, & COMPONENTS PER MANUFACTURER'S SPECIFICATIONS & RECOMMENDATIONS  
3. INSTALL ADDITIONAL BLOCKING AS NEEDED TO MEET ATTACHMENT REQUIREMENTS PER **CRC TABLE R702.3.5**  
4. A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE **CRC SECTION R337**. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED.

**ROOF PLAN & RCP LEGEND**

- XX'-X" CEILING HEIGHT (SEE PLAN FOR ACTUAL HEIGHTS)
- X : 12 ROOF SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- X : 12 CEILING SLOPE (REFER TO PLANS FOR ACTUAL SLOPE)
- 22"X30" MIN. ATTIC ACCESS PANEL (WHERE REQ.)
- DORMER STYLE ROOF VENT. SEE ROOF VENTING CALCULATIONS **24/A-913**
- OUTLINE OF WALL BELOW
- GUTTER, CONNECT TO DOWNSPOUT; SEE DETAIL: **12/A-904**
- APPROXIMATE LOCATION OF DOWNSPOUT/LEADER TO ROOF OR SPLASHBLOCK BELOW; SEE DETAILS:
- XX SF AVAILABLE SOLAR ZONE LOCATIONS, PV SYSTEM UNDER SEPARATE PERMIT. SEE TITLE 24 REPORT FOR MORE INFORMATION
- AREA OF ATTIC WITH 30" HEIGHT OR GREATER. 22" X 30" CLEAR OPENING ACCESS REQUIRED IF TOTAL AREA GREATER THAN 30 SQ. FT. PER **CRC R807.1**

**ROOF PLAN GENERAL NOTES**

- REFER TO GENERAL NOTES SHEET G-101 FOR ADDITIONAL REQUIREMENTS
- REFER TO STRUCTURAL PLANS FOR ROOF FRAMING INFORMATION INCLUDING MEMBER SIZES AND CONNECTION HARDWARE.
- REFER TO MECHANICAL/ELECTRICAL SHEETS FOR ROOF PENETRATION LOCATIONS
- PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- WHERE THE ROOF PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND DECKING, THE SPACES SHALL BE CONSTRUCTED TO PREVENT THE INTRUSION OF FLAMES AND EMBERS, BE FIRESTOPPED WITH APPROVED MATERIALS OR HAVE ONE LAYER OF MINIMUM 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET OVER THE COMBUSTIBLE DECKING.
- ALL ROOFING MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE
- ROOF COVERINGS AND UNDERLAYMENT SHALL BE APPLIED IN ACCORDANCE WITH **(CRC R906)**, AND MANUFACTURER'S INSTALLATION INSTRUCTIONS
- ROOF VENTS SHALL BE APPLIED PER MANUFACTURER'S SPECIFICATIONS
- FURNISHED DIMENSIONS FOR VENTS ARE GUIDES ONLY. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND ADJUST TO ACCOMMODATE TRUSS LOCATIONS, PLUMBING VENTS, AND SOLAR COLLECTORS.
- ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
- THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**
- IN THE INSTANCE OF UPPER VENTS, VENTS SHALL BE LOCATED NO MORE THAN 3 FT BELOW THE RIDGE OR HIGHEST POINT OF THE SPACE, MEASURED VERTICALLY. **CRC R806.2**
- FOR VENTED ROOF ASSEMBLIES: PROVIDE A MINIMUM OF 1 INCH OF AIRSPACE BETWEEN THE INSULATION AND ROOF SHEATHING.
- FOR UN-VENTED ROOF ASSEMBLIES: ROOF ASSEMBLY TO MEET CODE REQUIREMENTS OF **CRC R806.5**. PROVIDE MINIMUM 2" HIGH DENSITY CLOSE CELL INSULATION. PROVIDE ADDITIONAL INSULATION AS NEEDED TO MEET MINIMUM ROOF ASSEMBLY R-VALUE REQUIRED BY TITLE-24.
- ALL ROOFING TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- OVERHANG DIMENSIONS ARE FROM FACE OF EXTERIOR WALL FRAMING TO ROOF EDGE

**KEYNOTES**

- H12 ATTIC VENT (LOW). PAINT OR FINISH TO MATCH ROOF COLOR. SEE VENTING CALC'S.
- H13 ATTIC VENT (HIGH). PAINT OR FINISH TO MATCH ROOF COLOR, SEE VENTING CALC'S.
- K05 COMPOSITE ROOF SHINGLES, SEE MATERIALS LEGEND FOR MORE INFO.
- M01 GUTTER. CONNECT TO DOWNSPOUT. PROVIDE MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS IN GUTTER PER **CRC R337.5.4**
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.

**ROOF VENTING CALCULATIONS**

**UPPER & LOWER VENTS:**  
O'HAGIN TAPERED LOW PROFILE FIRE & ICE COMPOSITION SHINGLE FINISH TO MATCH ROOF  
72.0 SQ.IN OF AIR MOVEMENT PER VENT = 72. SQ.IN. / 144 = 0.5 SF  
"UPPER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)  
"LOWER VENTS PROVIDED" = (TOTAL ATTIC AREA/300) \* (0.5) / (0.5 SF)

**NOTE:** ROOF VENTING SHALL COMPLY WITH **CRC R806** & **CRC 337**.

- A) ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN OR SNOW. VENTILATION OPENINGS SHALL HAVE A LEAST DIMENSION OF 1/16 INCH MINIMUM AND 1/4 INCH MAXIMUM. OPENINGS IN ROOF FRAMING MEMBERS SHALL CONFORM TO THE REQUIREMENTS OF SECTION R802.7. REQUIRED VENTILATION OPENINGS SHALL OPEN DIRECTLY TO THE OUTSIDE AIR AND SHALL BE PROTECTED TO PREVENT THE ENTRY OF BIRDS, RODENTS, SNAKES AND OTHER SIMILAR CREATURES.
- B) THE MINIMUM NET FREE VENTILATING AREA SHALL COMPLY WITH **CRC R806.2**.
- C) PER **CRC R902.1.3** ROOFING REQUIREMENTS FOR STRUCTURES LOCATED IN A WILDLAND-URBAN INTERFACE (WUI) FIRE AREA SHALL COMPLY WITH SECTION R337.5.
- D) THE PRODUCT ABOVE CAN BE FOUND IN THE CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE (WUI) PRODUCT HANDBOOK.

ATTIC	AREA	REQUIRED ATTIC VENTING (NFA)	UPPER VENTING REQUIRED (NFA)	LOWER VENTING REQUIRED (NFA)
ATTIC 1 - MID-CENTURY MODERN	125 SF	0.42 SF	0.21 SF	0.21 SF

VENT TYPE	COUNT	VENT LENGTH	NET FREE AREA PER VENT	PROVIDED NET FREE AREA
HIGH Vulcan Roof Vent - High	1	1' - 2"	0.36 SF	0.36 SF
LOW Vulcan Roof Vent - Low	1	1' - 2"	0.36 SF	0.36 SF

DATE  
11/28/2023

SHEET  
A5-121



THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

**GENERAL ELEVATION NOTES**

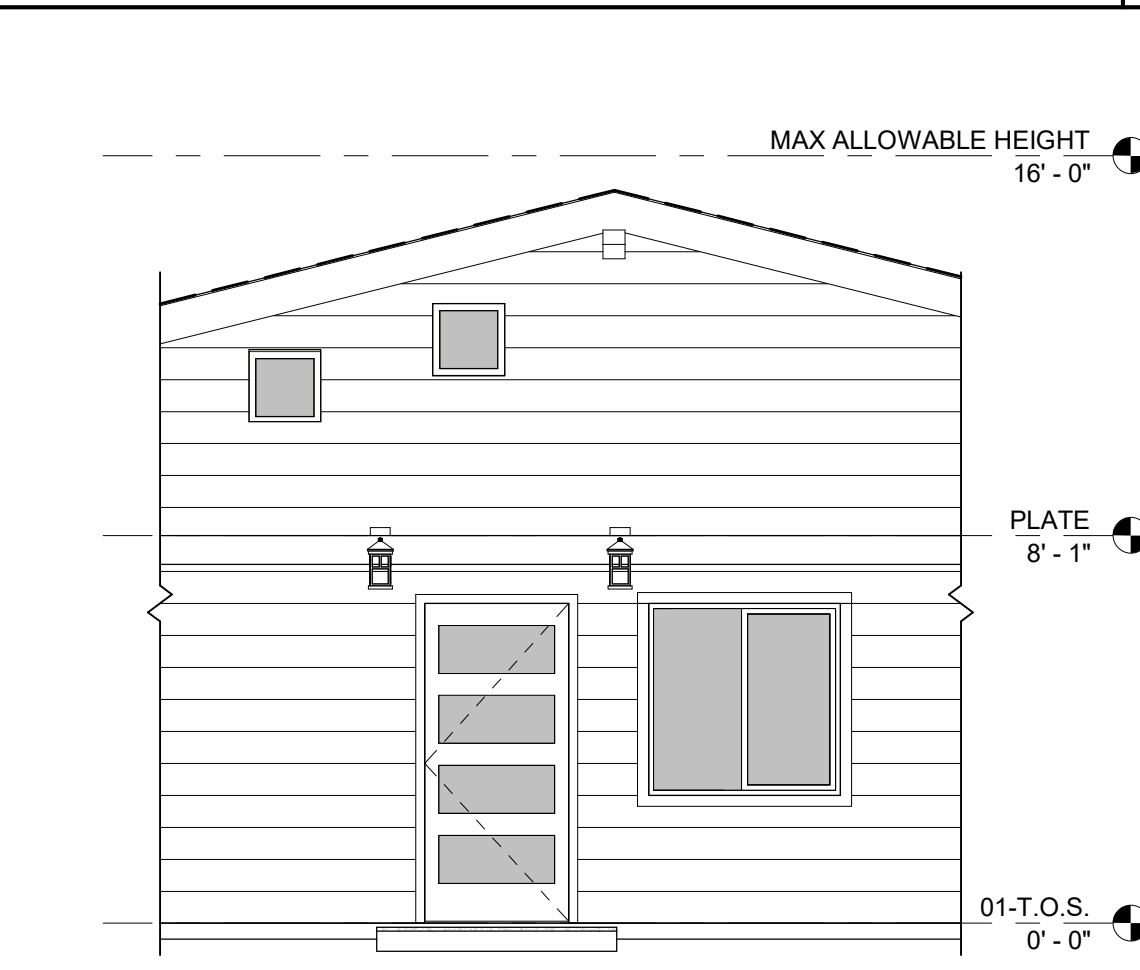
1. REFER TO GENERAL NOTES SHEET G-102 FOR ADDITIONAL REQUIREMENTS
2. SEE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.
3. REFER TO ROOF PLAN FOR OVERHANGS, FASCIA PER DETAILS. PROVIDE ALUMINUM GUTTER. SEE ROOF PLAN FOR APPROXIMATE DOWNSPOUT LOCATIONS. U.N.O.
4. REFER TO DOOR AND WINDOW SCHEDULES AND TYPES FOR DOOR AND WINDOW INFORMATION.
5. THE NOMINAL THICKNESS AND ATTACHMENT OF EXTERIOR WALL COVERINGS SHALL BE IN ACCORDANCE WITH CRC TABLE R703.3(1).
6. GYPSUM SHEATHING SHALL BE ATTACHED TO EXTERIOR WALLS IN ACCORDANCE WITH CRC TABLE R602.3.

**SECTIONS GENERAL NOTES**

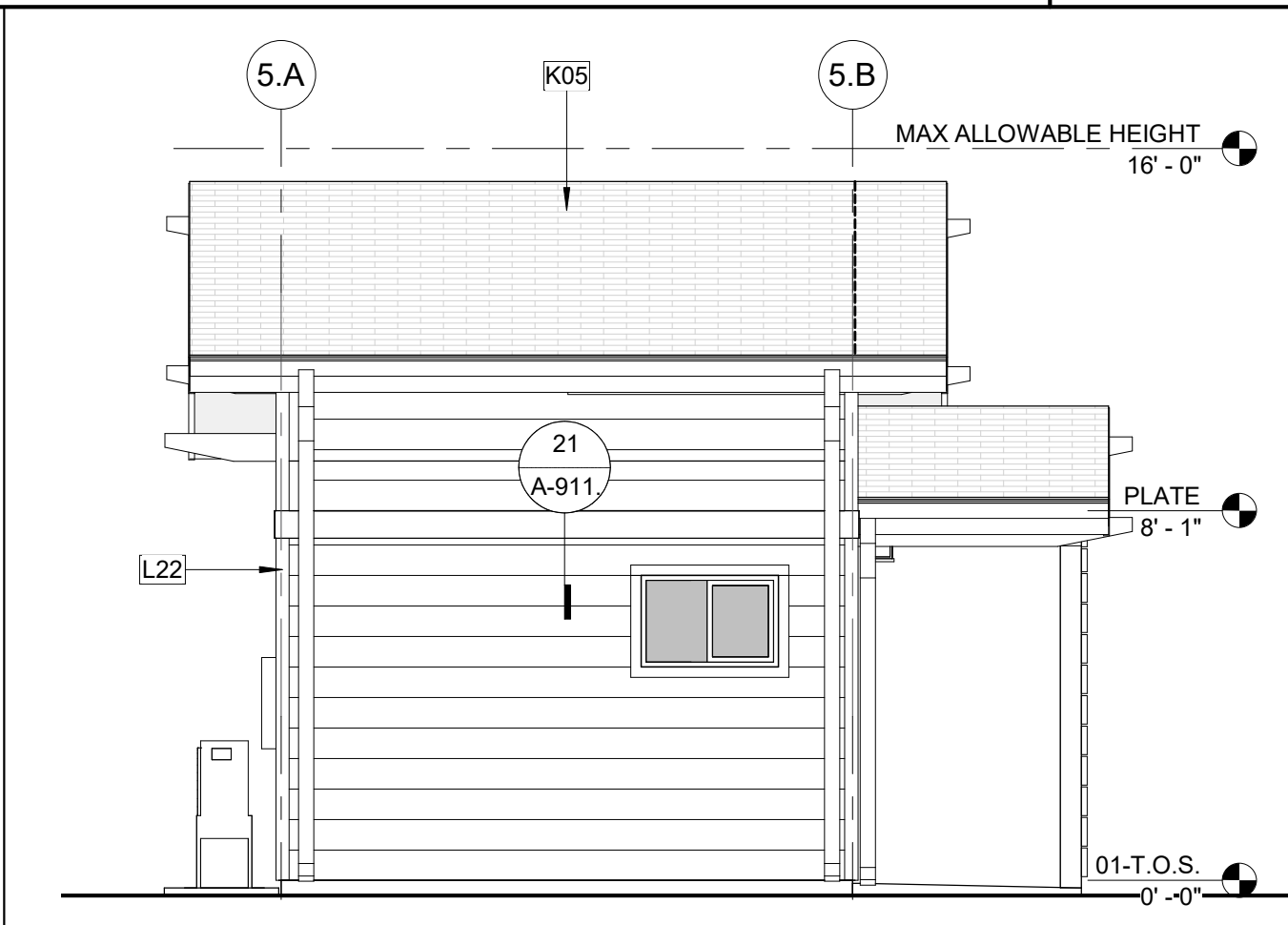
1. THE PURPOSE OF THESE DRAWINGS IS TO SHOW CONSTRUCTION MATERIALS/ASSEMBLIES. FOR SPECIFIC SIZES AND DETAILS REFER TO ARCHITECTURAL PLANS, ELEVATIONS, DETAILS, AND STRUCTURAL PLANS. \*KEYNOTES ONLY APPLY IF REFERENCED ON PLANS.
2. WALL ASSEMBLIES TO BE PER FLOOR PLAN.
3. DOORS AND WINDOWS TO BE PER APPLICABLE SCHEDULE. REFER TO FLOOR PLANS FOR IDENTIFICATION.
4. INSULATION: REFER TO TITLE 24 REPORT AND "INSULATION" NOTES ON SHEET FOR ADDITIONAL RATINGS, REQUIREMENTS, AND INFORMATION.
5. FIREBLOCKING TO BE LOCATED AT THE FOLLOWING LOCATIONS PER 2022 CRC SECTION R302.11:
  - A. SECTION R302.11.1 - FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS:
    1. VERTICALLY AT CEILING AND FLOOR LEVELS
    2. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
  - AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN. ENCLOSED SPACES UNDER STAIRS SHALL COMPLY WITH SECTION R302.7.
  - AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT CEILING AND FLOOR LEVEL. WITH AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME PRODUCTS OF COMBUSTION. THE MATERIAL FILLING THIS ANNULAR SPACE SHALL NOT BE REQUIRED TO MEET THE ASTM E136 REQUIREMENTS.
  - FOR THE FIREBLOCKING OF CHIMNEYS AND FIREPLACES, SEE SECTION R1003.19.
  - FIREBLOCKING OF CORNICES OF A TWO-FAMILY DWELLING IS REQUIRED AT THE LINE OF DWELLING-UNIT SEPARATION.
- A. SECTION R302.11.1 - FIREBLOCKING MATERIALS SHALL CONSIST OF FOLLOWING MATERIALS:
  1. TWO-INCH NOMINAL LUMBER
  2. TWO THICKNESSES OF ONE-INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS
  3. THE THICKNESS OF 0.719-INCH WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 0.719-INCH WOOD STRUCTURAL PANELS
  4. THE THICKNESS OF 0.75-INCH PARTICLE BOARD WITH JOINTS BACKED BY 0.75-INCH PARTICLE BOARD
  5. ONE-HALF-INCH GYPSUM BOARD
  6. ONE-FOURTH-INCH CEMENT-BASED MILLBOARD
  7. BATTS OR BLANKETS OF MINERAL WOOL, MINERAL FIBER OR OTHER APPROVED MATERIAL INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE
  8. CELLULOSE INSULATION INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E119 OR UL 263, FOR THE SPECIFIC APPLICATION
4. PER 2022 CRC SECTION R317 SLEEPERS AND SILLS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH GROUND, UNLESS SEPARATED BY AN IMPERVIOUS MOISTURE BARRIER SHALL BE NATURALLY DURABLE OR PRESERVATIVE-TREATED WOOD IN ACCORDANCE WITH AWPA U1.

**KEYNOTES**

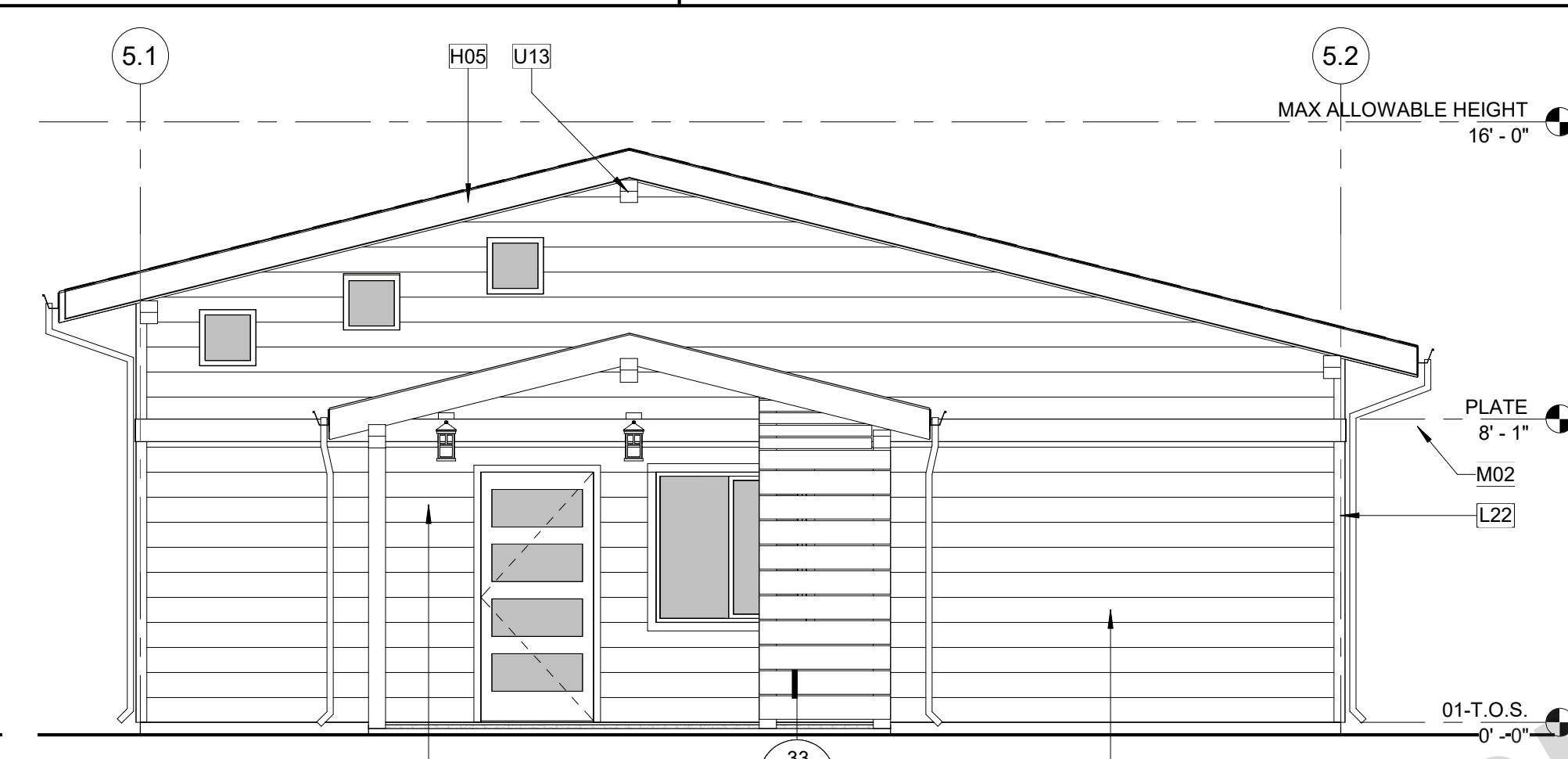
- B18 ELECTRIC PANEL, 100AMP 240V.
- B38 MULTI-ZONE HEAT PUMP CONDENSER UNIT. REFER TO PLANS FOR LOCATION OF INDOOR FAN FAN COIL UNITS. REFER TO TITLE 24 FOR ADDITIONAL INFORMATION. PROVIDE CONCRETE PAD MIN. 6" LARGER THAN UNIT IN EACH DIRECTION, 3" MIN. ABOVE GRADE.
- C18 INTERIOR LOFT GUARD (PER CRC AQ104.2.5). ONE HALF OF THE CLEAR HEIGHT TO THE CEILING OR 36" MIN. U.N.O. SEE LOFT GUARD DETAIL 42 ON SHEET A-906 FOR MORE INFORMATION.
- C31 LOFT ACCESS LADDER (PER CRC AQ104.2.2). SEE DETAILS FOR MORE INFORMATION.
- H05 ROOF EDGE/FASCIA. SEE DETAILS FOR FASCIA TYPE.
- H12 ATTIC VENT (LOW). PAINT OR FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.\*
- H13 ATTIC VENT (HIGH). PAINT OR FINISH TO MATCH ROOF COLOR. SEE VENTING CALCS.\*
- K03 EXTERIOR WALL COVERING. SEE TITLE SHEET & MATERIALS LEGEND FOR SELECTIONS & MORE INFO.
- K05 COMPOSITE ROOF SHINGLES. SEE MATERIALS LEGEND FOR MORE INFO.
- L14 LIGHT FIXTURE LOCATION. SEE DETAILS & ELECTRIC PLAN FOR MORE INFO.
- L20 BUILDING SHALL HAVE ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM STREET. MINIMUM OF 4" HIGH WITH A MIN. STROKE OF 1/2" (EXACT LOCATION PER OWNER/APPLICANT).
- L22 FIBER CEMENT TRIM
- M02 DOWNSPOUT. CONNECT TO STORM DRAIN SYSTEM OR APPROVED DRAINAGE SYSTEM BY COUNTY.
- S04 2X6 WALL INSULATION, R-19 MIN.
- S05 SPRAY FOAM INSULATION. SEE "ROOF INSULATION NOTES" ON ROOF PLAN.
- T14 6x6 POST. REFER TO STRUCTURAL
- U11 WOOD BEAM / HEADER, REFER TO STRUCTURAL.
- U13 FAUX OUTRIGGER. SEE STRUCTURAL AND DETAILS FOR MORE INFORMATION.



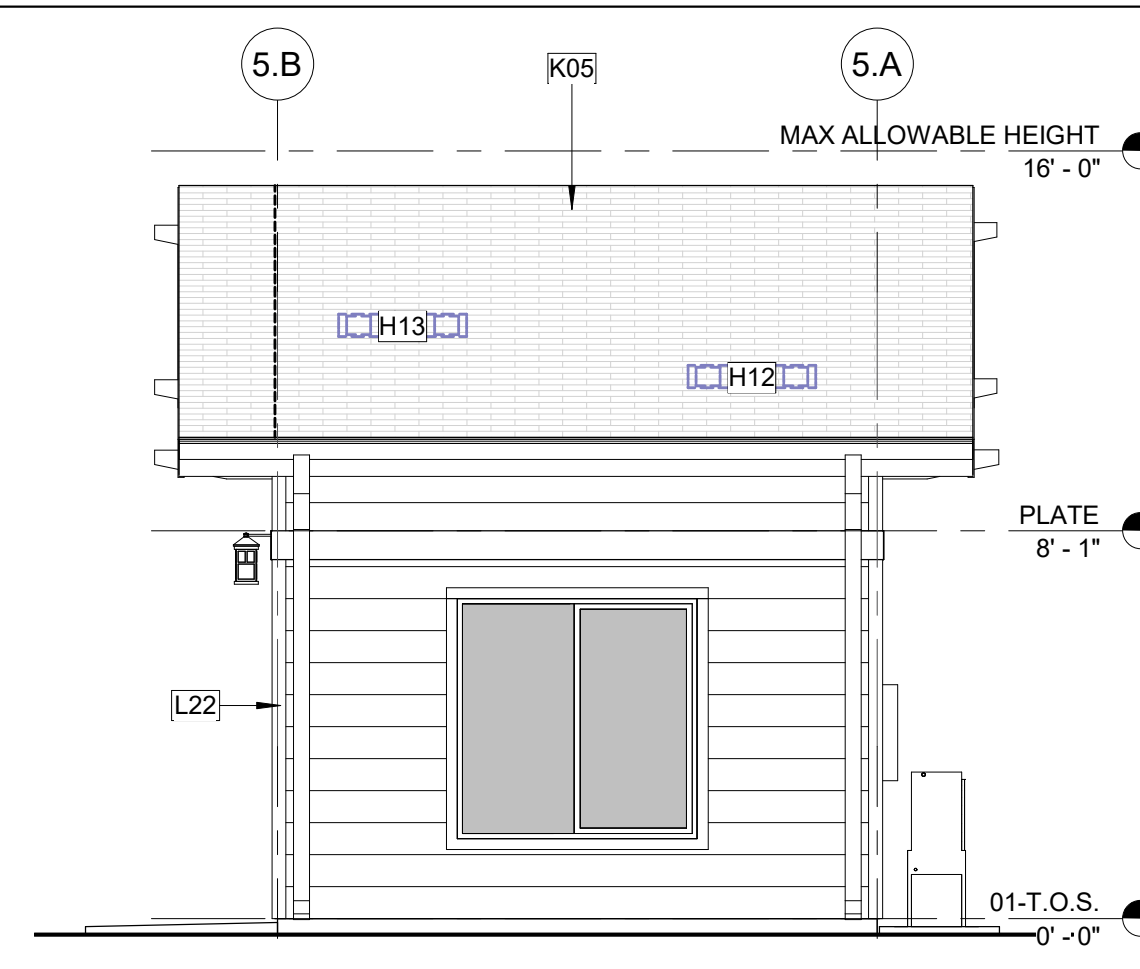
**3 FRONT ELEVATION NO FRONT PORCH OPTION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



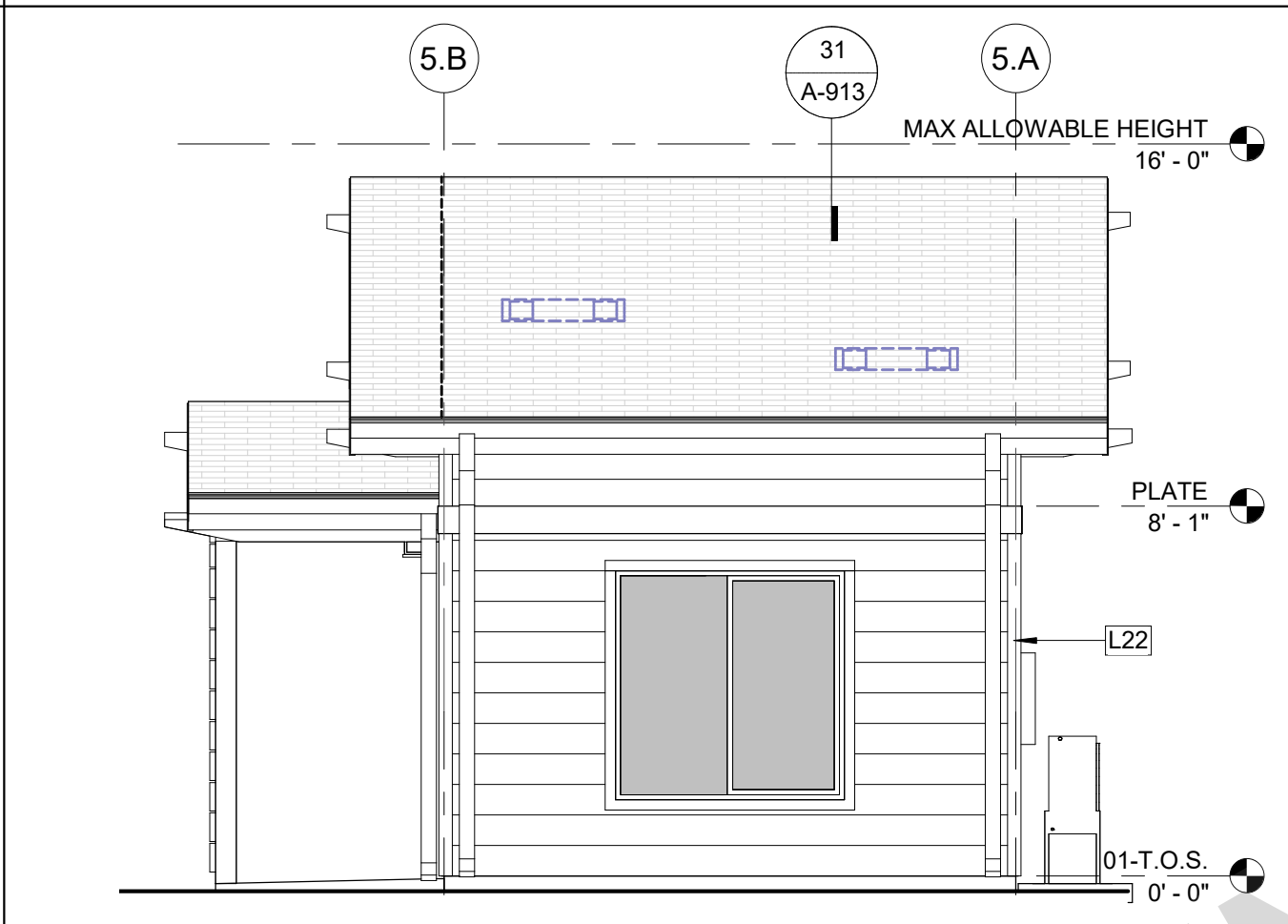
**2 LEFT ELEVATION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



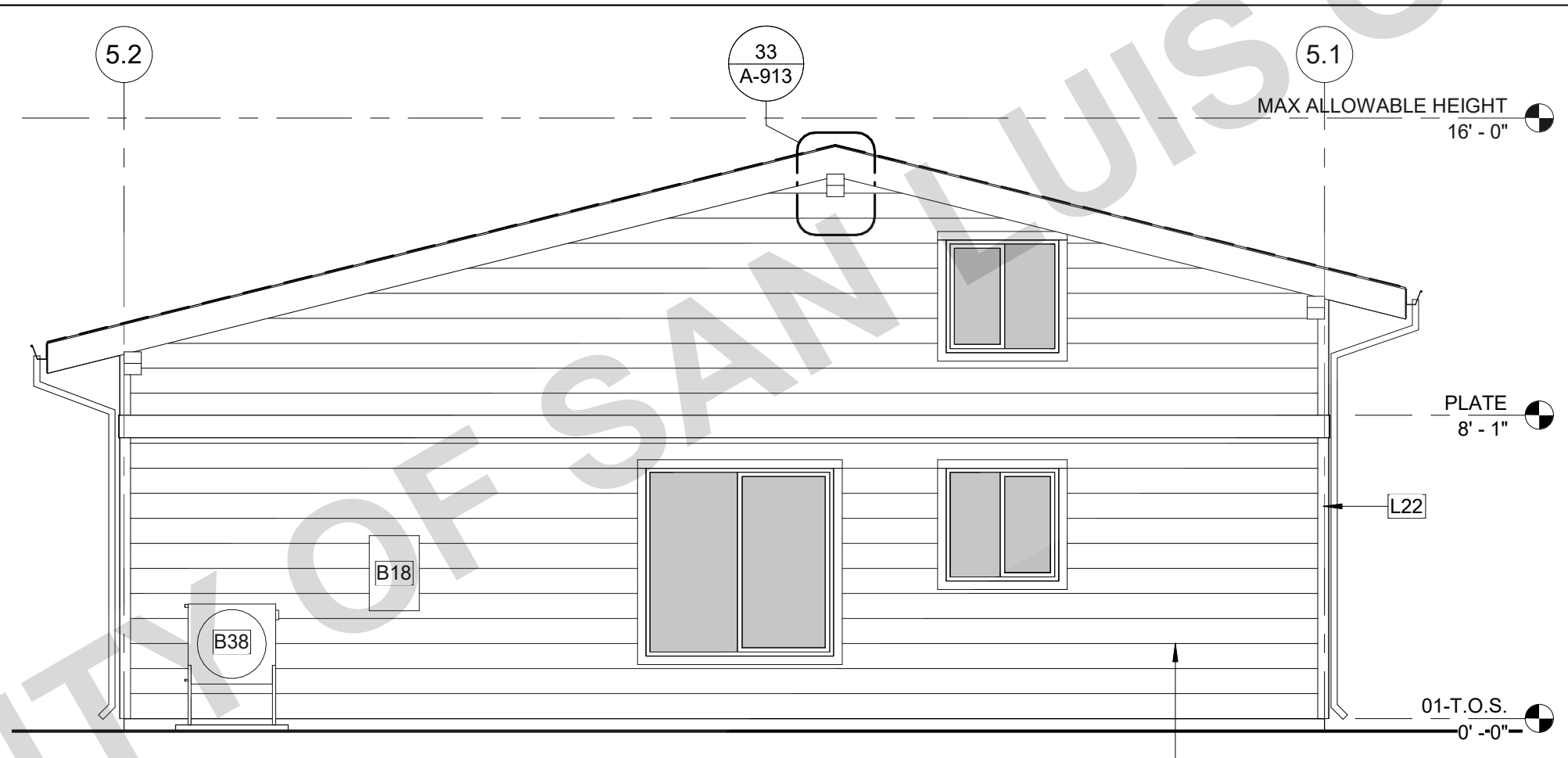
**1 FRONT ELEVATION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



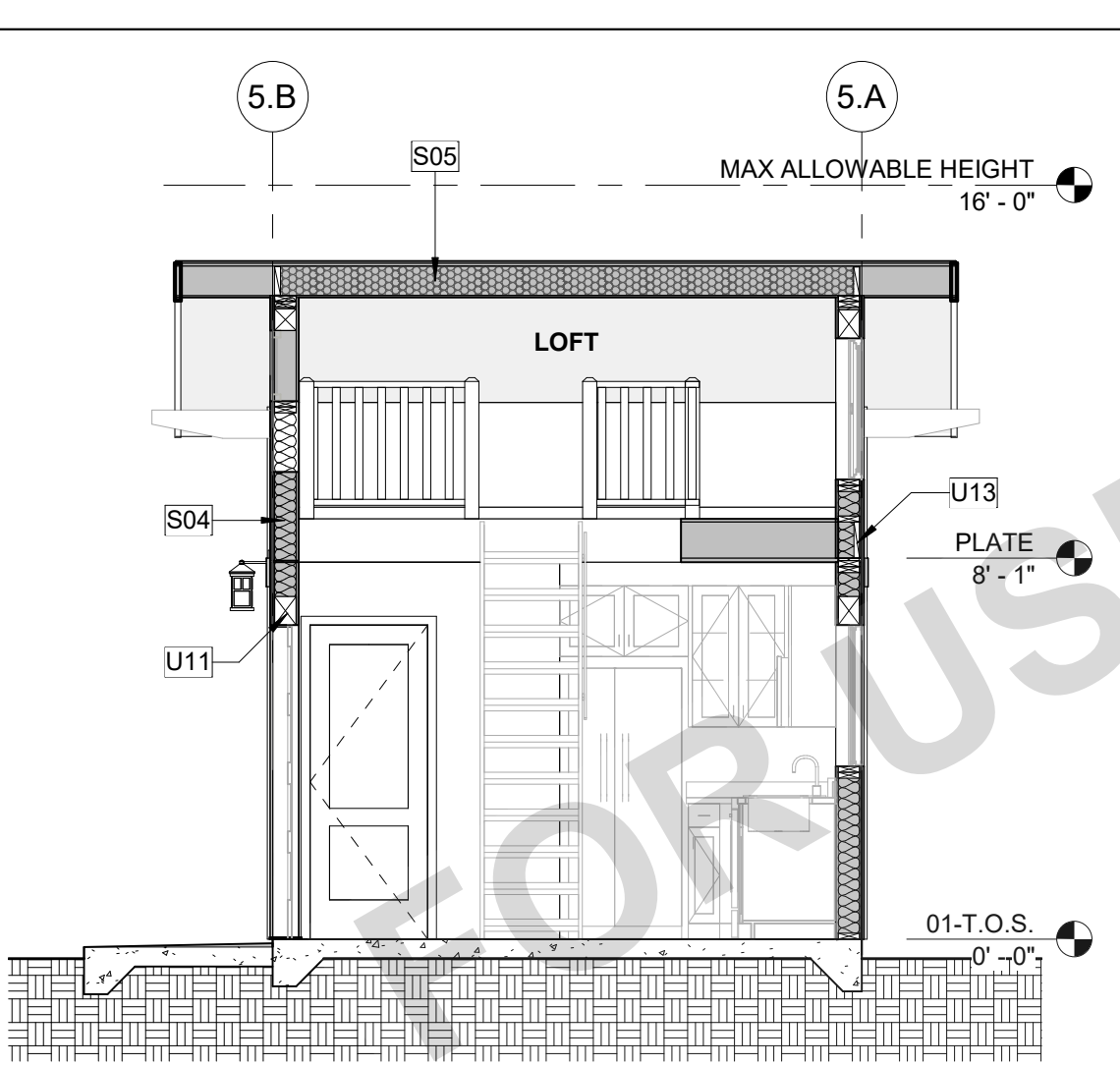
**6 RIGHT ELEVATION NO FRONT PORCH OPTION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



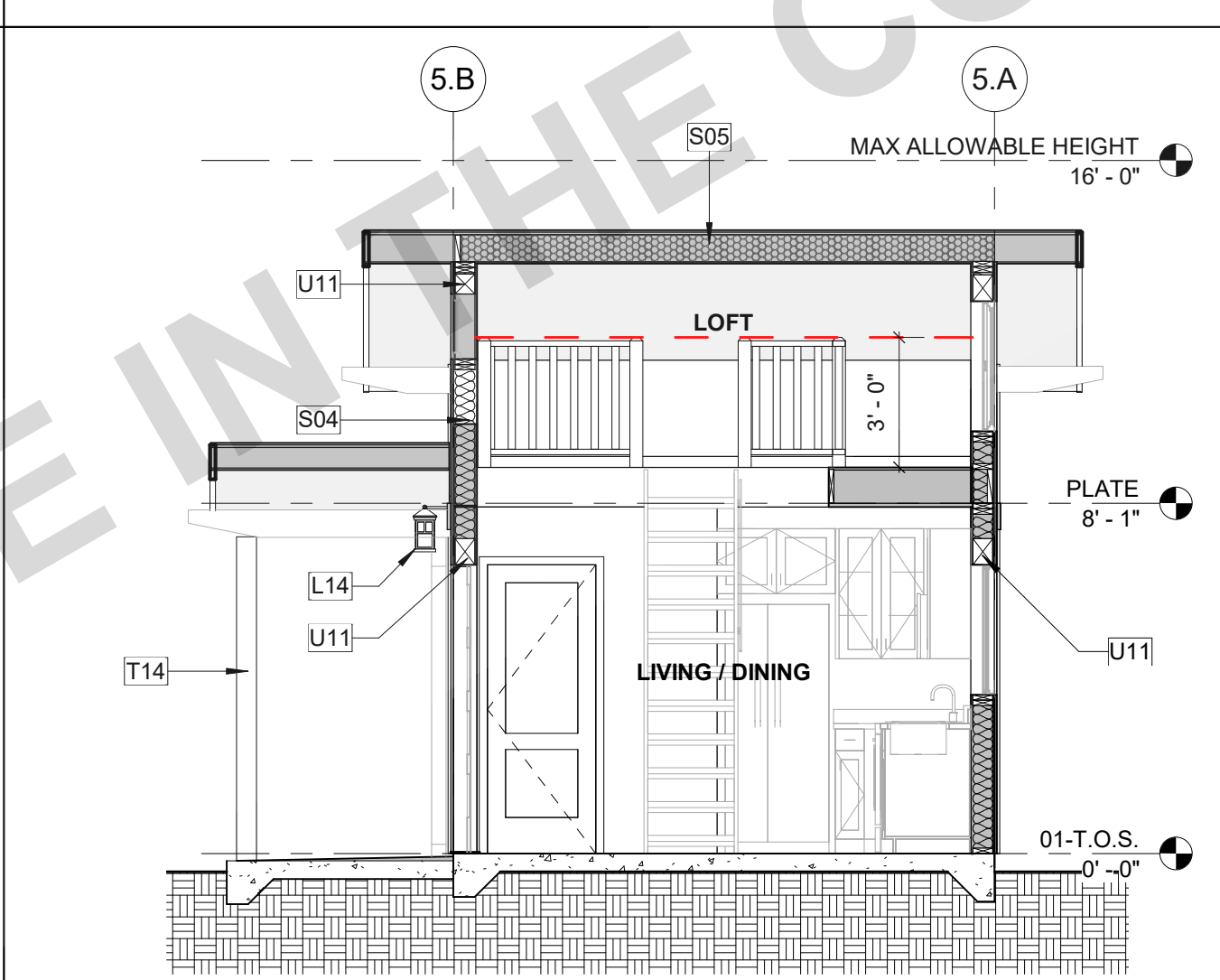
**5 RIGHT ELEVATION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



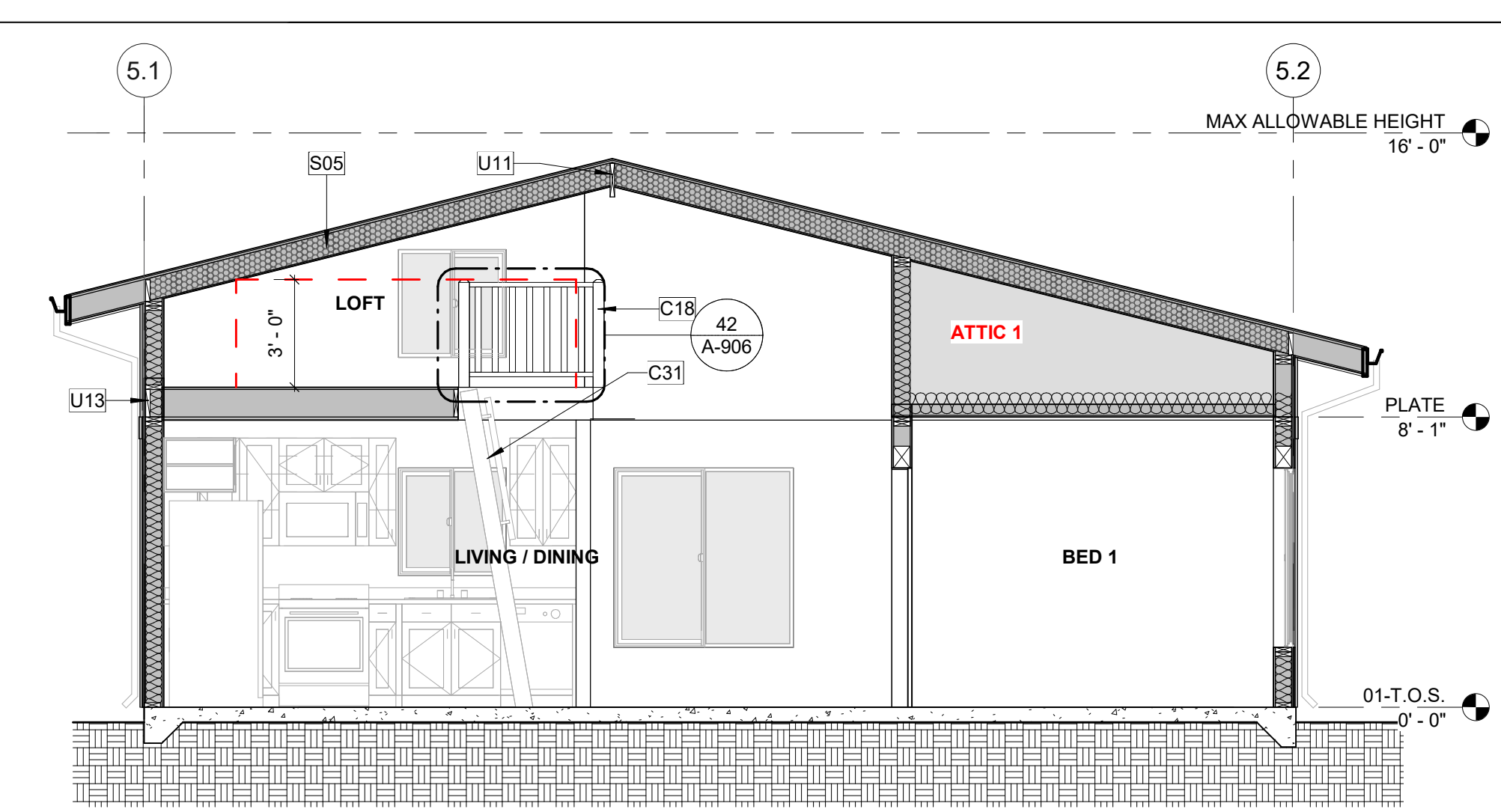
**4 REAR ELEVATION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



**9 SECTION 02 NO FRONT PORCH OPTION**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



**8 SECTION 02**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"



**7 SECTION 01**  
A5-101 | A5-201 SCALE: 1/4" = 1'-0"

**MATERIALS LEGEND**

1. COLOR SCHEMES AND FINISH OF PRODUCT SELECTIONS RECOMMENDED TO MATCH PRIMARY RESIDENCE. INSTALL ALL MATERIAL SELECTIONS PER MANUFACTURER'S RECOMMENDATIONS.
2. A PROJECT SITE WITHIN THE WILDLAND-URBAN INTERFACE FIRE AREA SHALL COMPLY WITH THE CRC SECTION R337. IF WUI APPROVED PRODUCTS ARE REQUIRED, PROVIDE SELECTED PRODUCT LISTINGS IN THE SPACES PROVIDED. WHEN NOT REQUIRED, WRITE "NOT APPLICABLE."
3. APPROVED PRODUCT LISTINGS CAN BE FOUND IN THE (CURRENT) CAL-FIRE STATE FIRE MARSHAL LISTED WILDLAND URBAN INTERFACE WUI PRODUCT HANDBOOK.
4. IF PROJECT SITE REQUIRES WUI COMPLIANCE, IN THE CASE THAT PRODUCT SELECTIONS ARE NOT BML LISTED, NOR IN THE HANDBOOK, MATERIALS SHALL COMPLY WITH THE PRESCRIPTIVE STANDARDS OF CHAPTER 7A.

**GRAPHICS LEGEND:** MARK ALL THAT APPLY AND LABEL ALL SURFACES ON THE ELEVATIONS

- E) FIBER CEMENT HORIZONTAL LAP SIDING (SHALL MEET ALL REQ. OF CRC 337 & CRC R703.10.2)
- F) EXT. GRADE WOOD HORIZONTAL LAP SIDING (SHALL MEET ALL REQ. OF CRC 337 & CRC R703.5.3)

**OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.) PRODUCT LISTINGS:**

- ASPHALT COMPOSITE ROOF SHINGLES (SHALL COMPLY WITH CRC 337 & CRC R905.2.4 & ASTM D3462)
- CLASS-A ROOF ASSEMBLY REQ. PER WUI:
  - YES
  - NO

**GRAPHICS LEGEND:**

- ASPHALT COMPOSITE ROOF SHINGLES (SHALL COMPLY WITH CRC 337 & CRC R905.2.4 & ASTM D3462)
- CLASS-A ROOF ASSEMBLY REQ. PER WUI:
  - YES
  - NO

**OWNER/APP. TO PROVIDE MANUFACTURER, COLOR/FINISH SPECIFICATIONS, & WUI (WHEN REQ.) PRODUCT LISTINGS:**

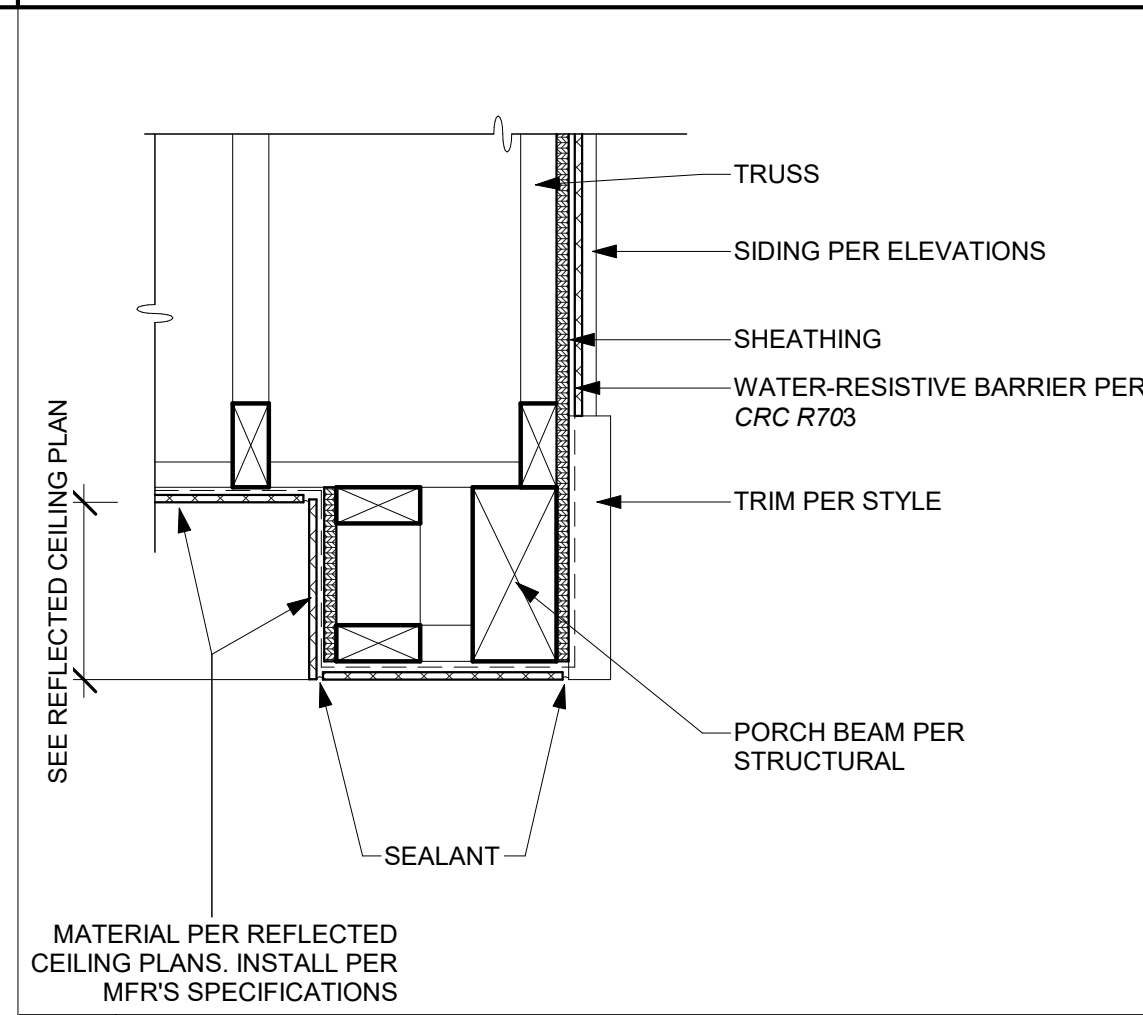
- ASPHALT COMPOSITE ROOF SHINGLES (SHALL COMPLY WITH CRC 337 & CRC R905.2.4 & ASTM D3462)
- CLASS-A ROOF ASSEMBLY REQ. PER WUI:
  - YES
  - NO

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ELEVATIONS & BUILDING SECTIONS

1/12/2023 10:32:47 AM C:\Users\jacob\Documents\227-01\_SLO\_County\_ADU\_CD\_GENERAL\_2022\_jacob\REV01.rvt



THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



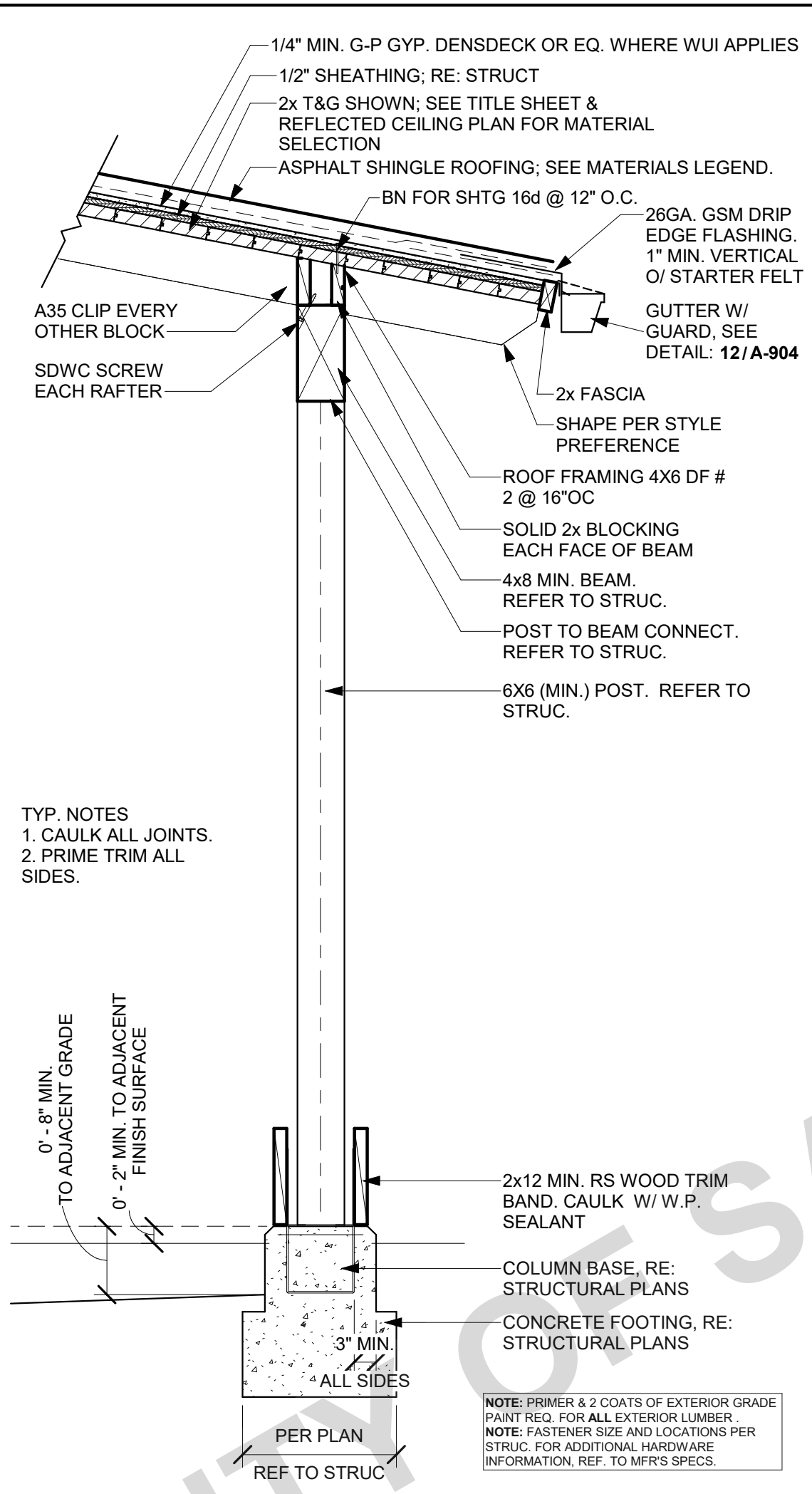
**41 TYP. PORCH BEAM**  
SCALE: 1/2" = 1'-0"

MATERIAL PER REFLECTED CEILING PLANS. INSTALL PER MFR'S SPECIFICATIONS

**41 TYP. PORCH BEAM**

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

TYP. NOTES  
1. CALK ALL JOINTS.  
2. PRIME TRIM ALL SIDES.



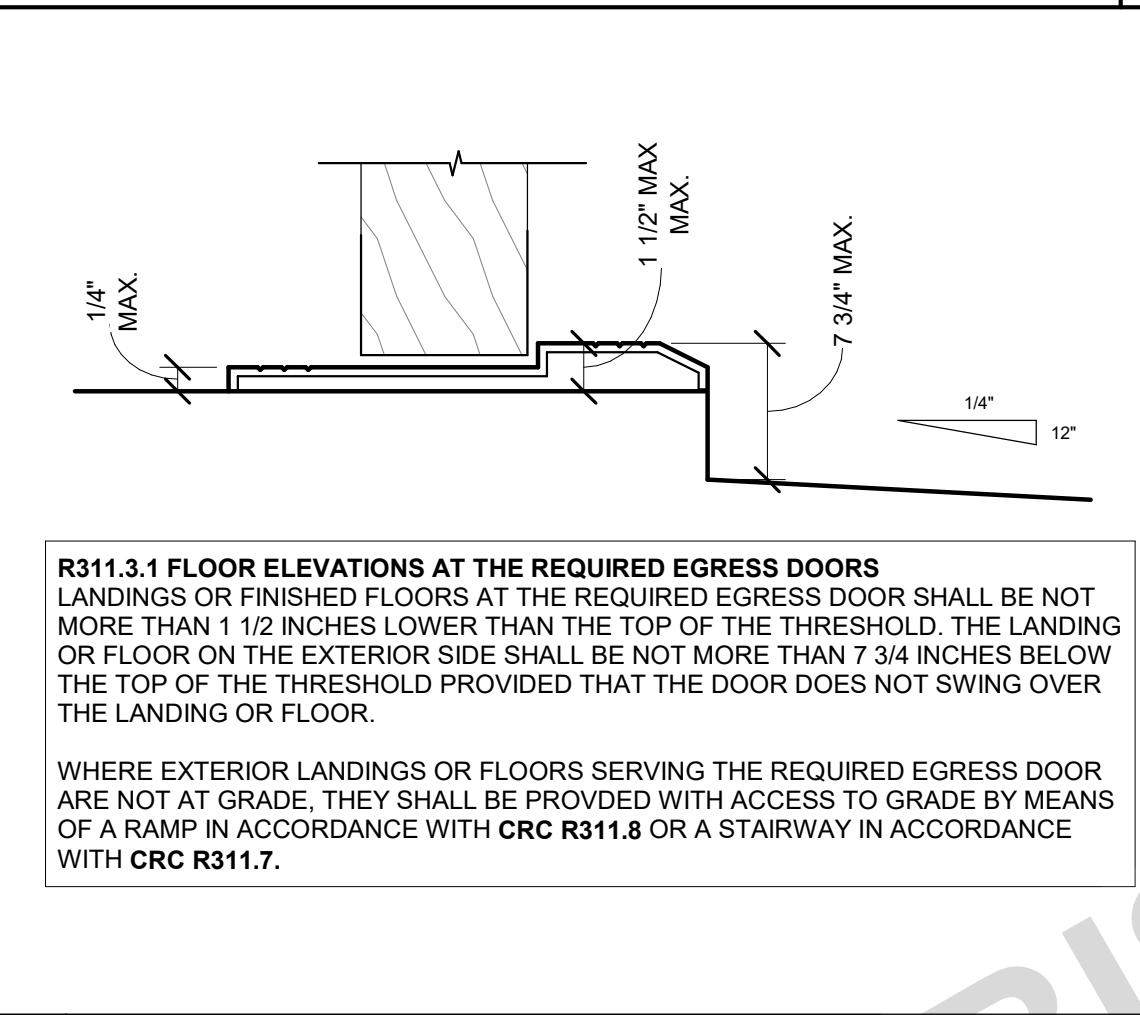
**32 TYP. POST W/ ROOF @ PORCHES**  
SCALE: 3/4" = 1'-0"

TYP. NOTES  
1. CALK ALL JOINTS.  
2. PRIME TRIM ALL SIDES.

**32 TYP. POST W/ ROOF @ PORCHES**

SCALE: 3/4" = 1'-0"

NOTE: PRIMER & 2 COATS OF EXTERIOR GRADE PAINT REQ. FOR ALL EXTERIOR LUMBER.  
NOTE: FASTENER SIZE AND LOCATIONS PER STRUC. FOR ADDITIONAL HARDWARE INFORMATION, REF. TO MFR'S SPECS.



**21 EXTERIOR DOOR THRESHOLD - TYPICAL**  
SCALE: 6" = 1'-0"

**21 EXTERIOR DOOR THRESHOLD - TYPICAL**

SCALE: 6" = 1'-0"

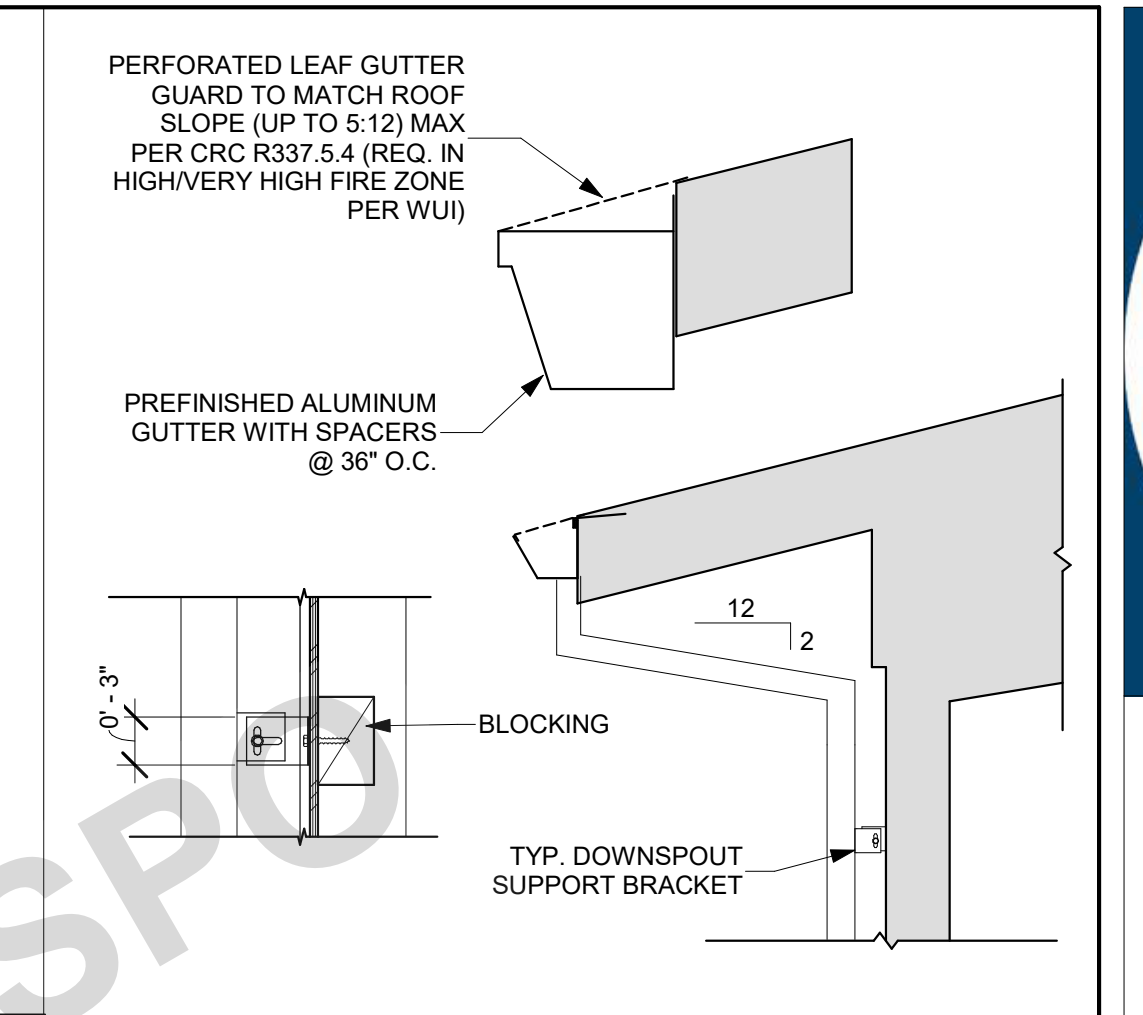
EXTERIOR  
ALUMINUM DOOR THRESHOLD OVER PVC LINER. SILICONE CAULK AT ALL SCREW HOLES.  
APPLY CONTINUOUS BEAD OF SEALANT TO UNDERSIDE OF THRESHOLD.

INTERIOR  
LANDING TO BE 1/4" / 12" MIN. SLOPE AWAY FROM OPENING AND MEET CRC R311.3.1 AND CRC R311.7

CONCRETE SLAB; SEE STRUCTURAL FOR MORE INFORMATION

**R311.3.1 FLOOR ELEVATIONS AT THE REQUIRED EGRESS DOORS**  
LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL BE NOT MORE THAN 1 1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD. THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7 3/4 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.

WHERE EXTERIOR LANDINGS OR FLOORS SERVING THE REQUIRED EGRESS DOOR ARE NOT AT GRADE, THEY SHALL BE PROVIDED WITH ACCESS TO GRADE BY MEANS OF A RAMP IN ACCORDANCE WITH CRC R311.8 OR A STAIRWAY IN ACCORDANCE WITH CRC R311.7.



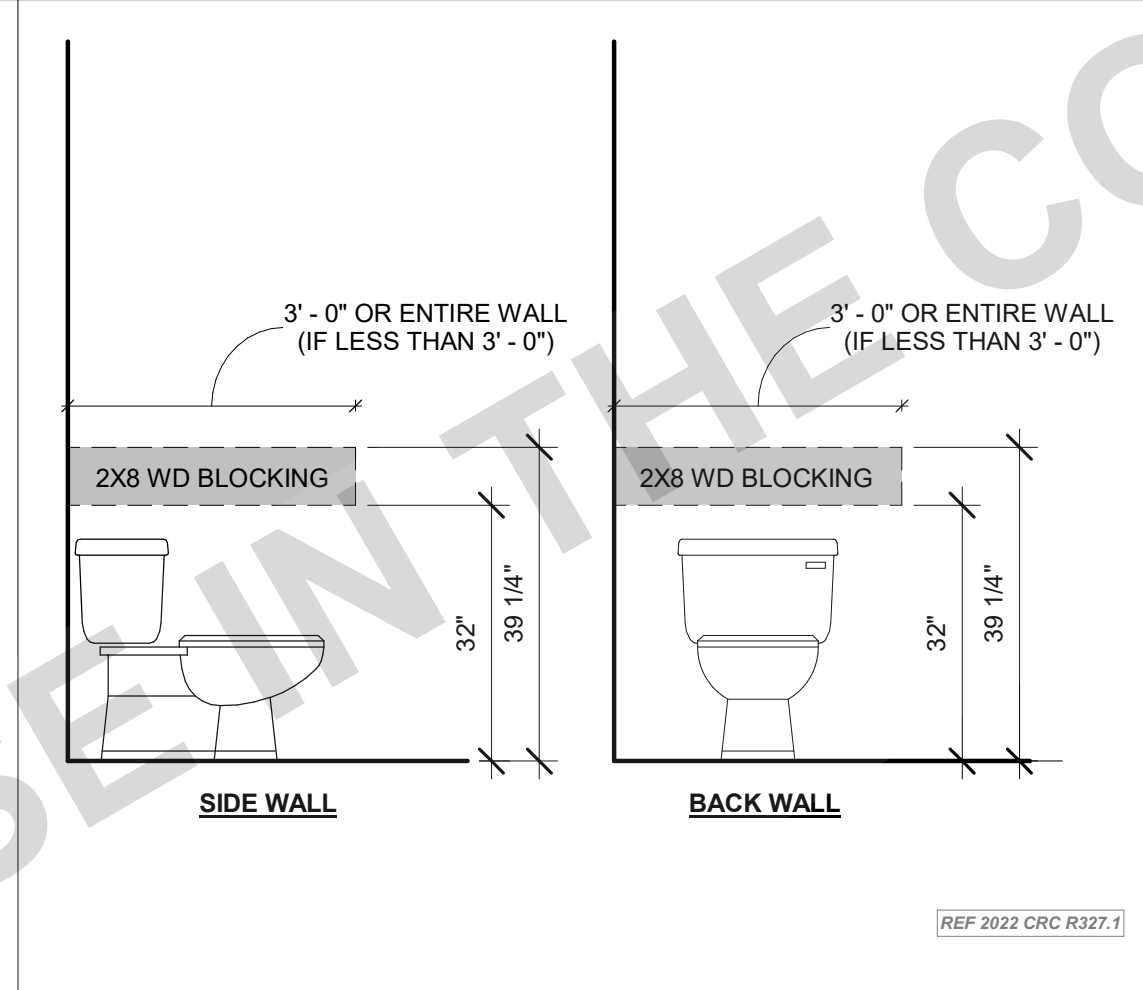
**12 TYP. GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"

**12 TYP. GUTTER TO EXT. DOWNSPOUT**

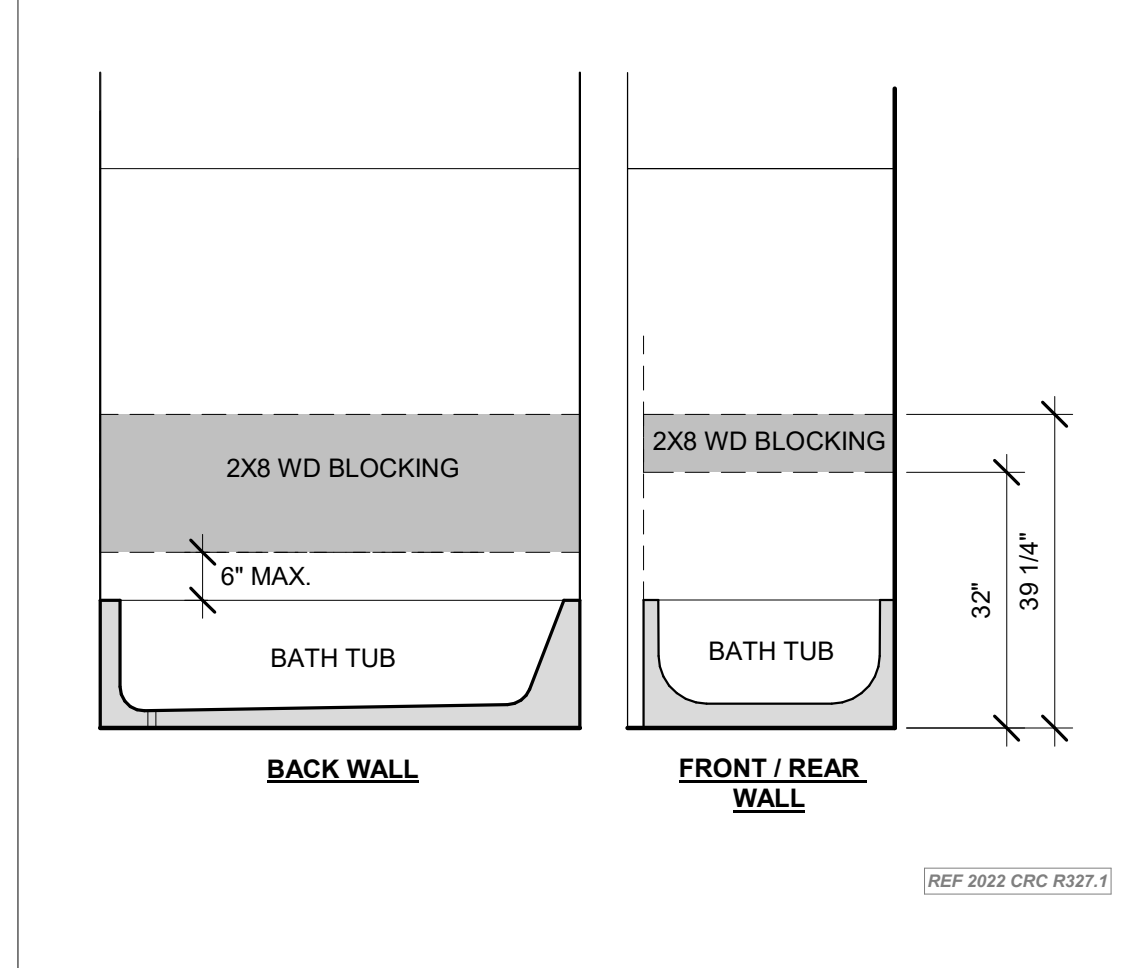
SCALE: 1/2" = 1'-0"

NOTE: SPLASH BLOCK OCCURS AT ANY DOWNSPOUT ENDING AT GRADE LEVEL

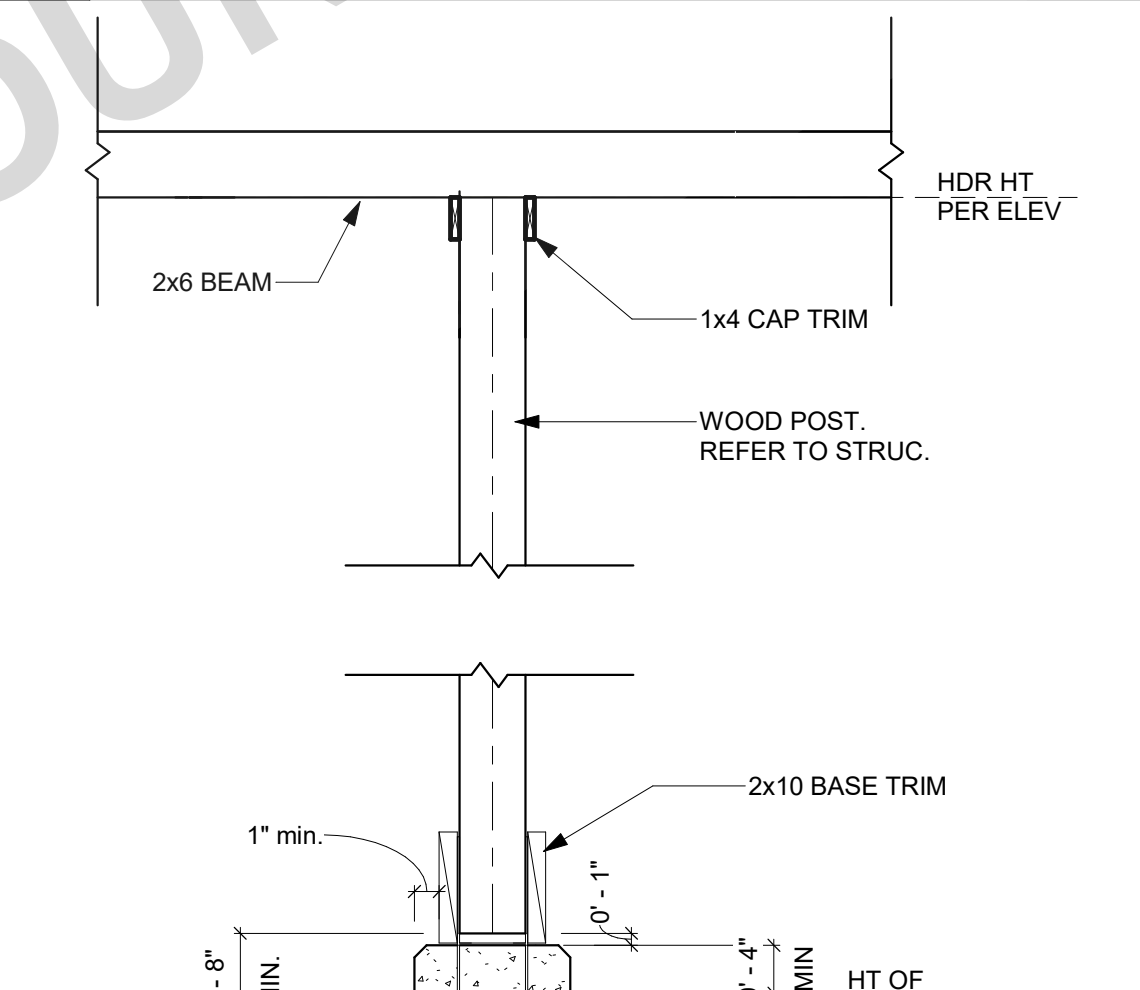
EXTERIOR WALL  
PRECAST CONCRETE SPLASH BLOCK AT LANDSCAPE AREAS ADJACENT FINISH SURFACE- REFER TO CIVIL PLANS



**43 TOILET BLOCKING - AGING-IN-PLACE**  
SCALE: 1/2" = 1'-0"



**44 TUB BLOCKING - AGING-IN-PLACE**  
SCALE: 1/2" = 1'-0"

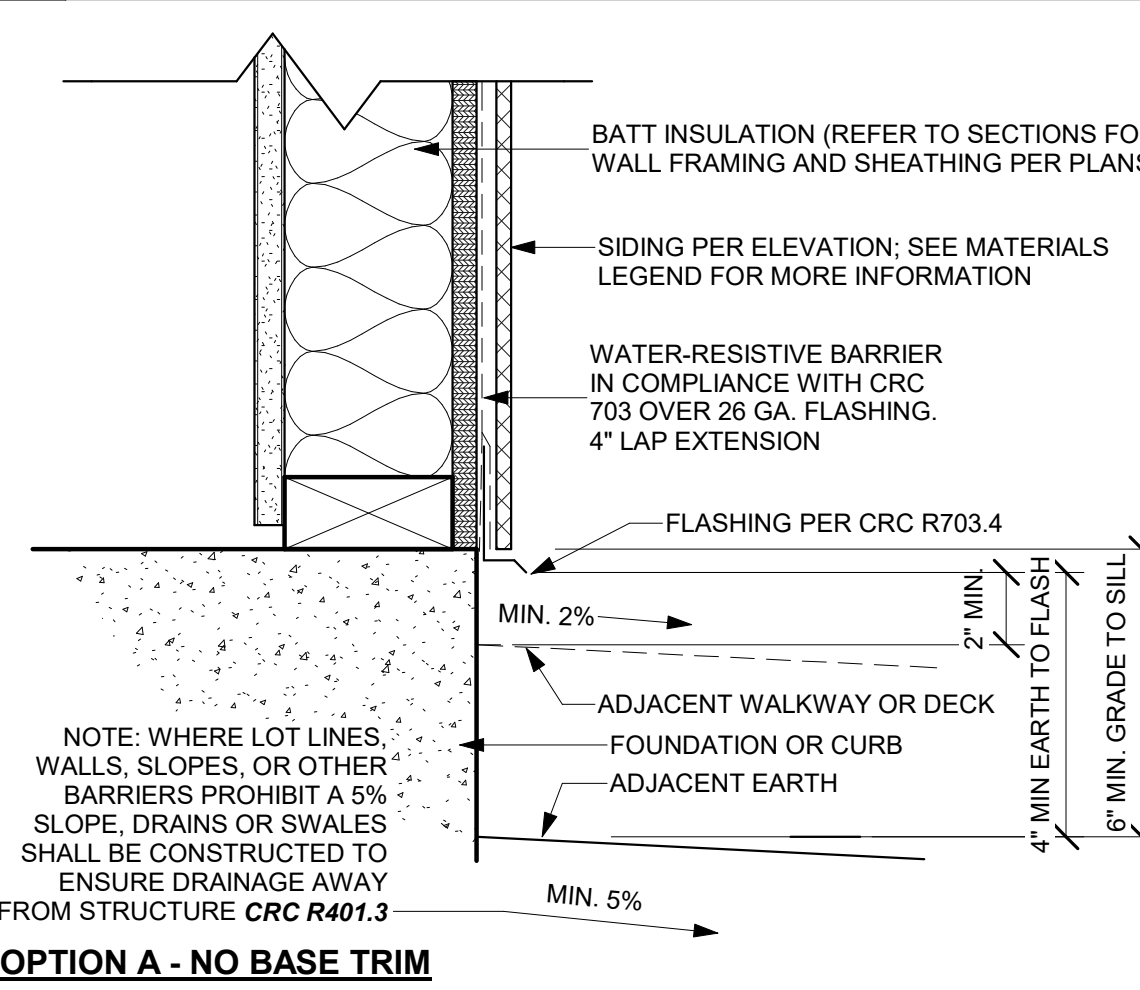


**22 DOOR-SLIDING GLASS - THRESHOLD**  
SCALE: 3" = 1'-0"

**22 DOOR-SLIDING GLASS - THRESHOLD**

SCALE: 3" = 1'-0"

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE CRC R401.3

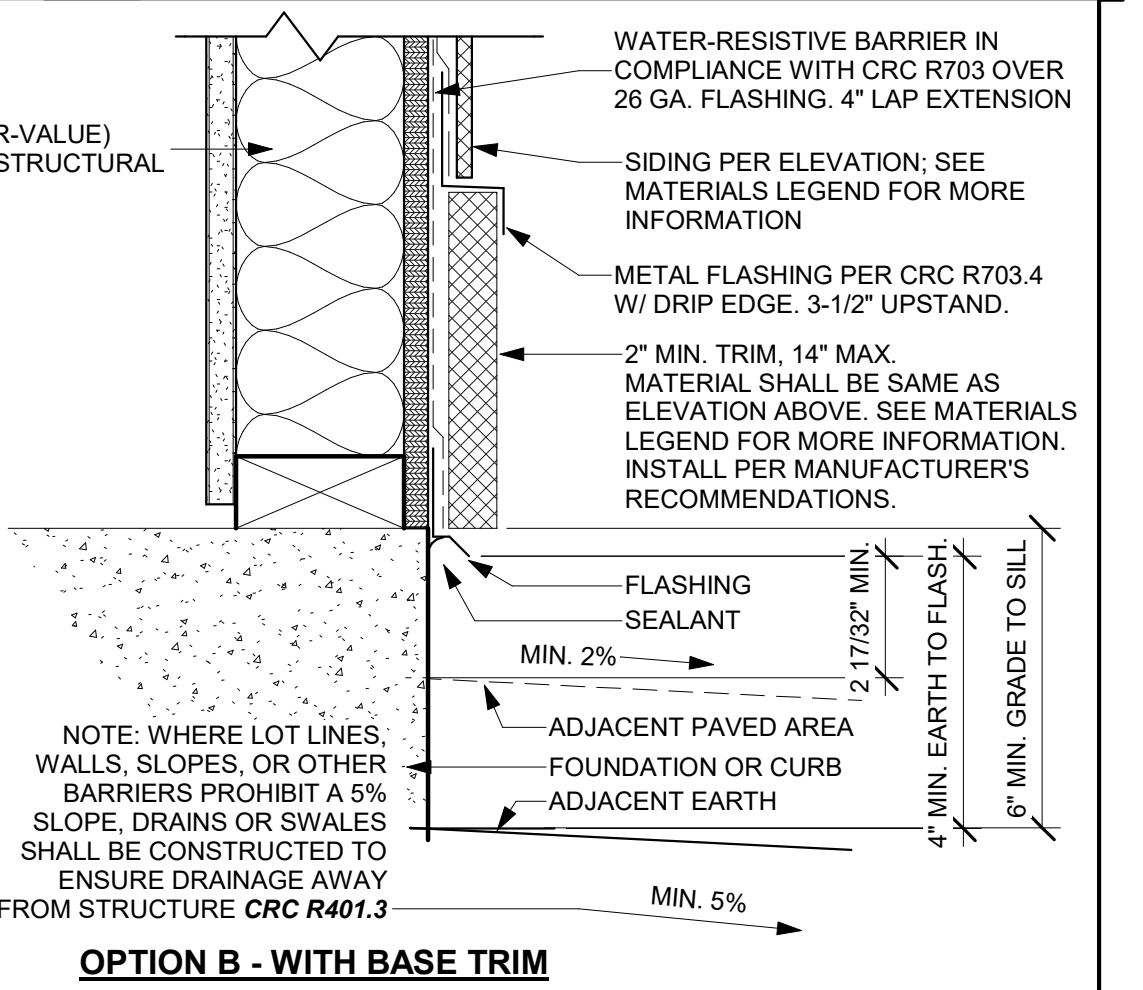


**23 TYP. FOUNDATION**  
SCALE: 3" = 1'-0"

**23 TYP. FOUNDATION**

SCALE: 3" = 1'-0"

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE CRC R401.3



**12 TYP. GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"

**12 TYP. GUTTER TO EXT. DOWNSPOUT**

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

NOTE: WHERE LOT LINES, WALLS, SLOPES, OR OTHER BARRIERS PROHIBIT A 5% SLOPE, DRAINS OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM STRUCTURE CRC R401.3

**43 TOILET BLOCKING - AGING-IN-PLACE**  
SCALE: 1/2" = 1'-0"

**34 TYP. POST**  
SCALE: 3/4" = 1'-0"

**24 TYP. FOUNDATION @ HORIZONTAL LAP SIDING**  
SCALE: 3" = 1'-0"

**12 TYP. GUTTER TO EXT. DOWNSPOUT**  
SCALE: 1/2" = 1'-0"

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

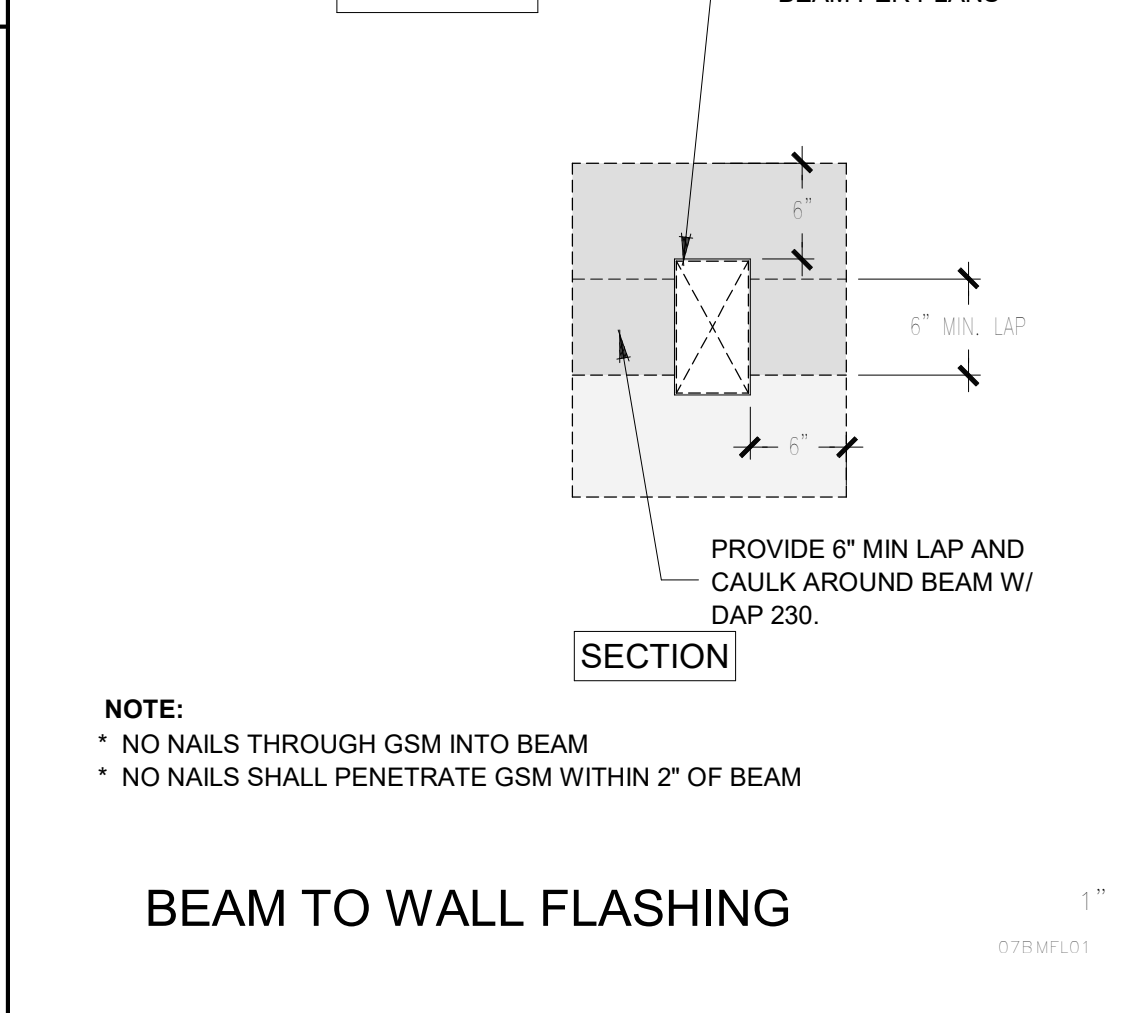
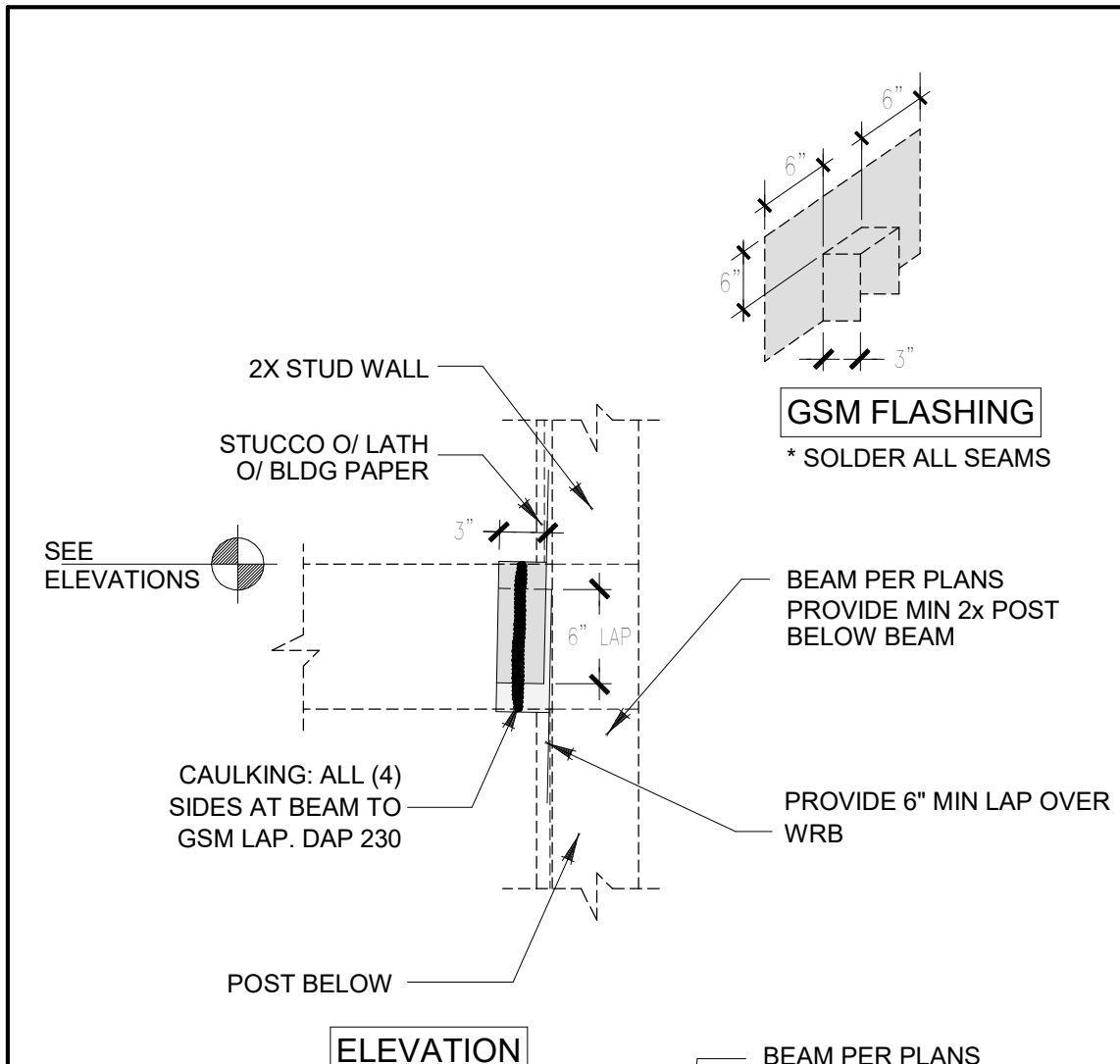
ARCHITECTURAL DETAILS - LOFT

DATE  
11/28/2023

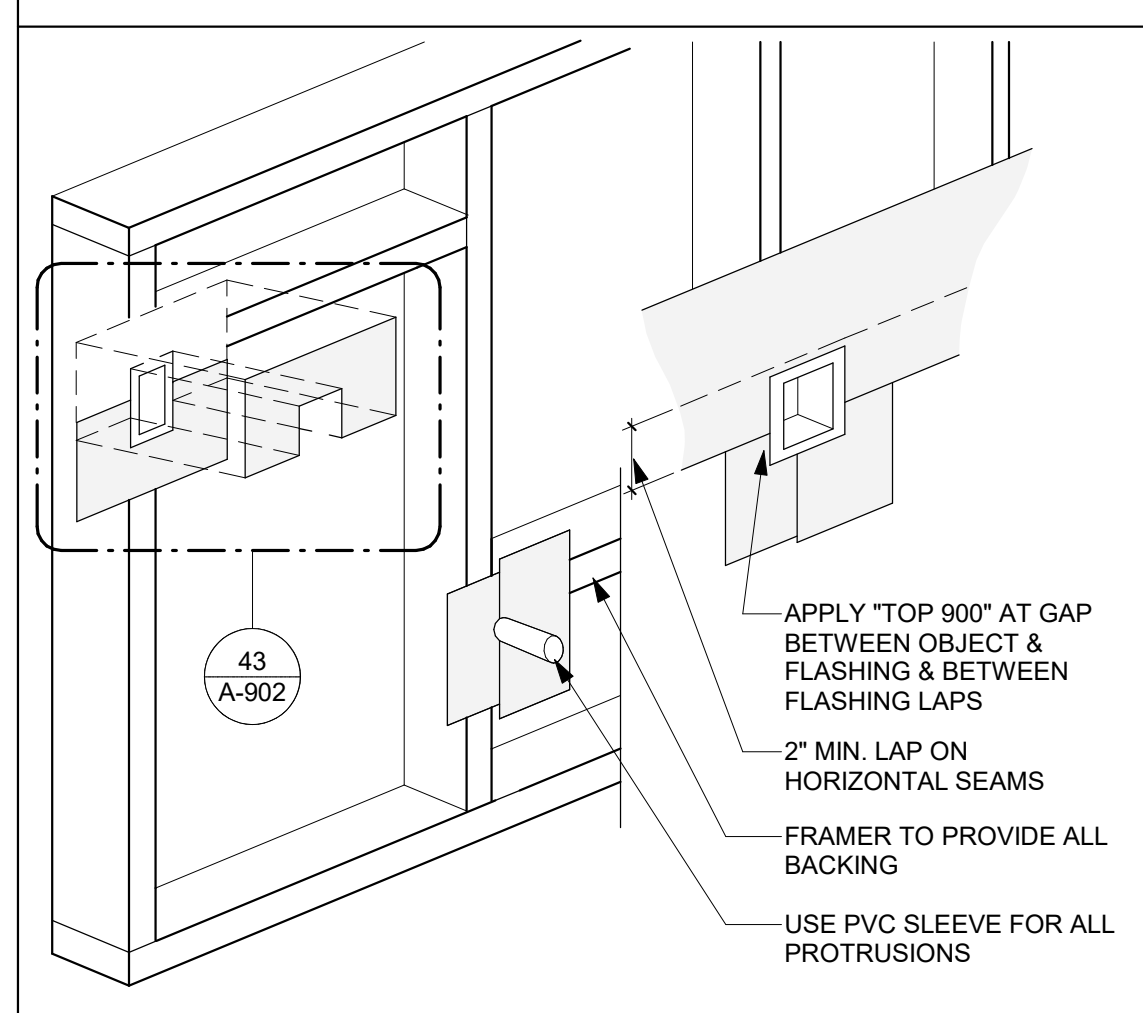
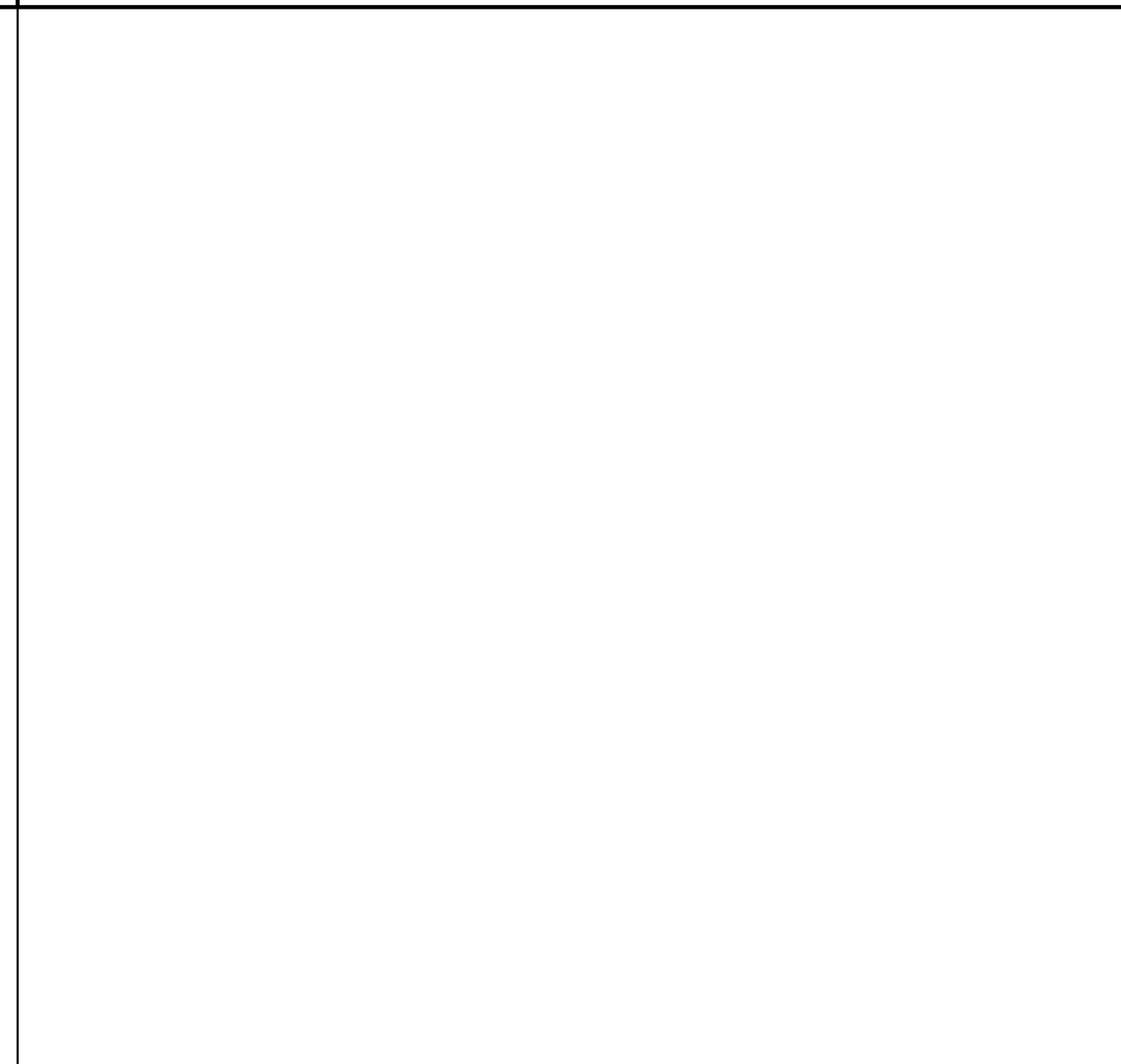
SHEET  
A-904



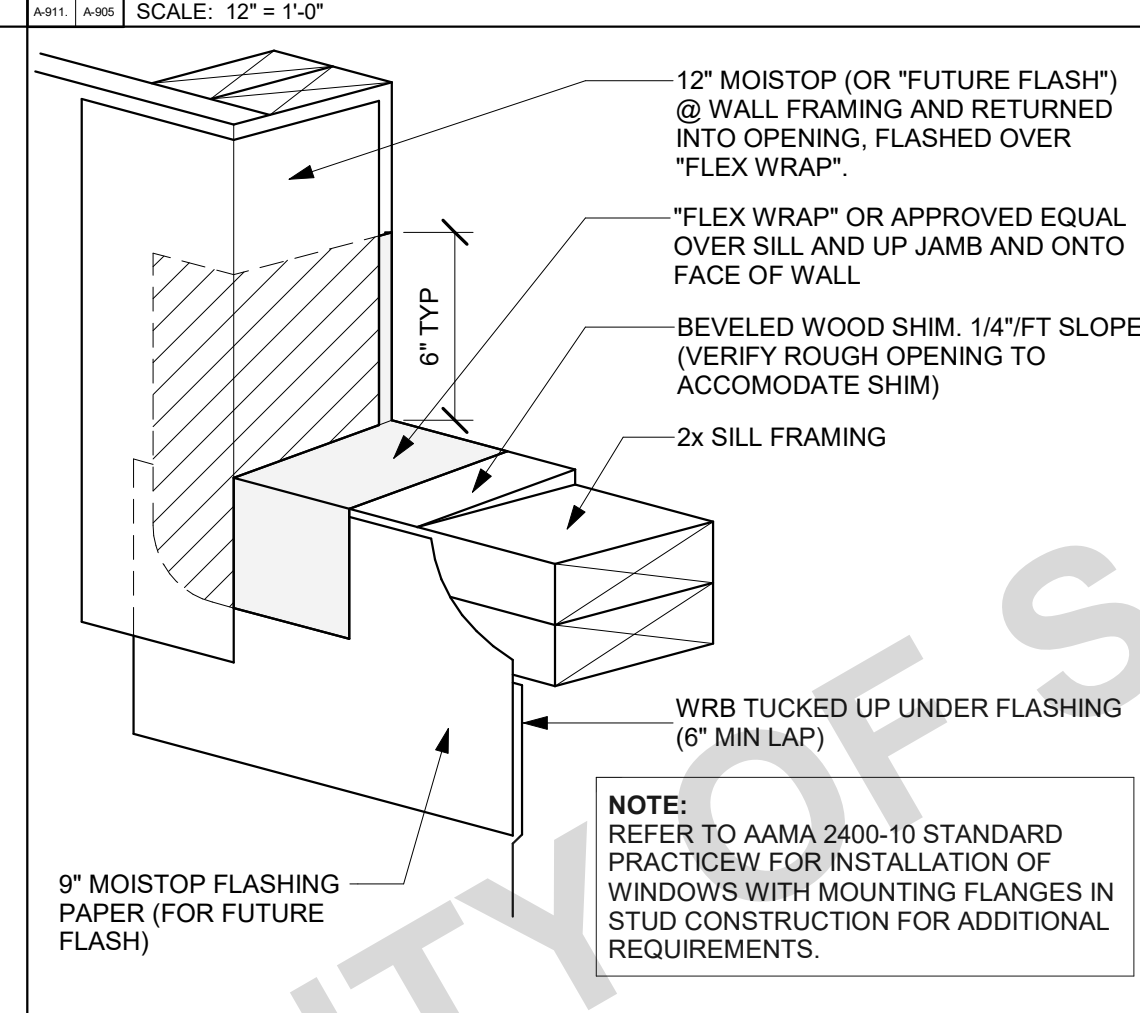
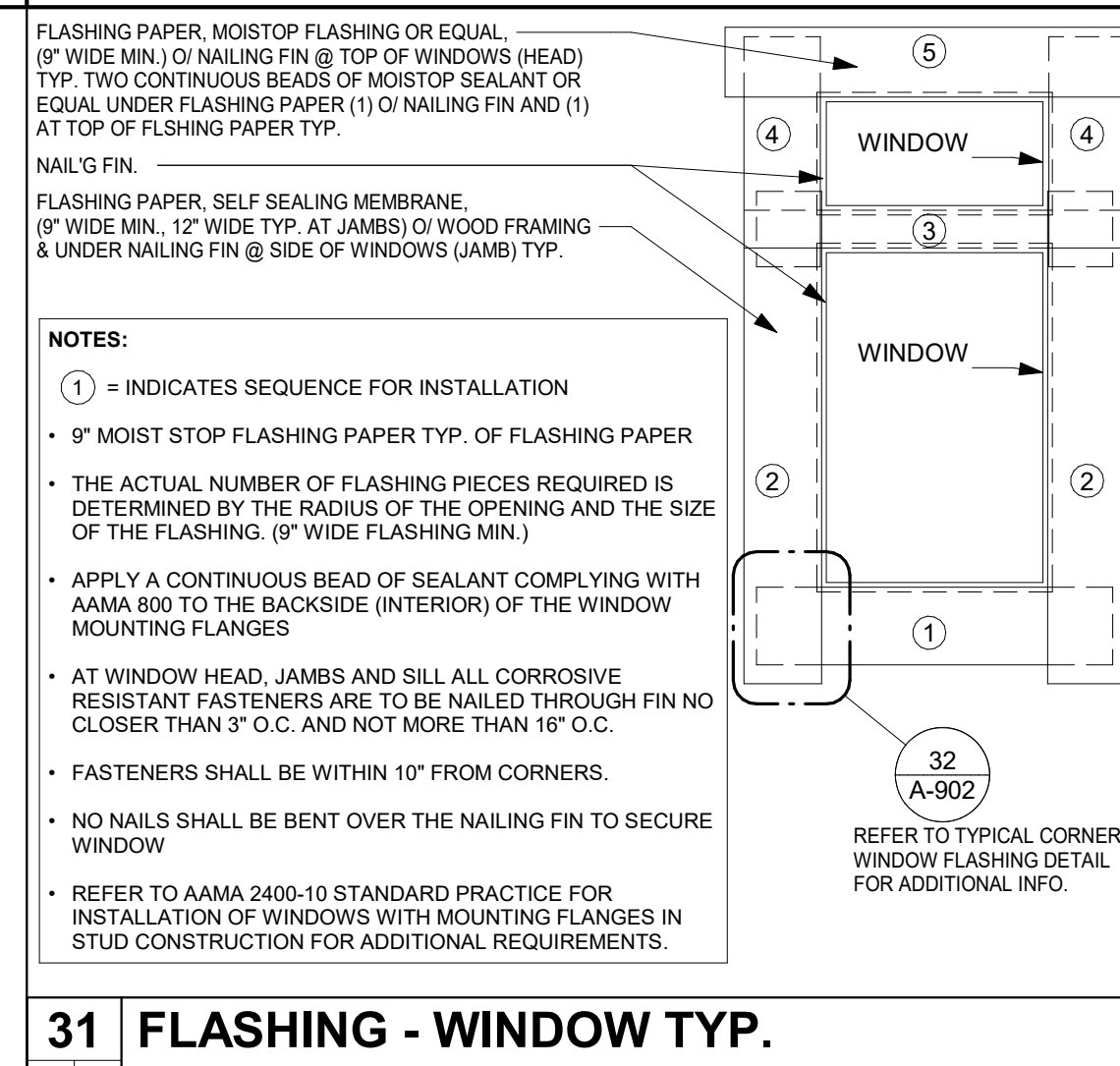
THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



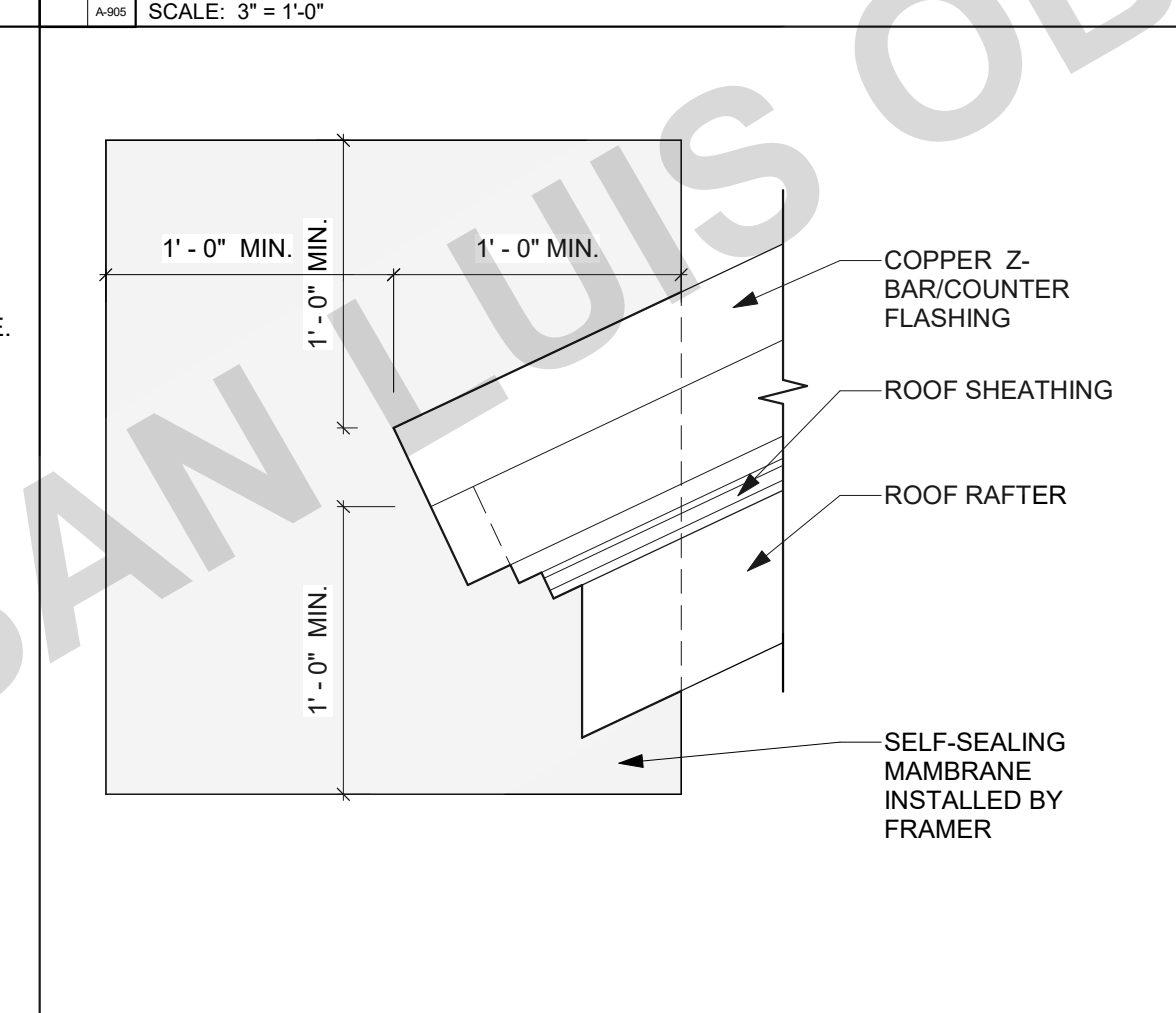
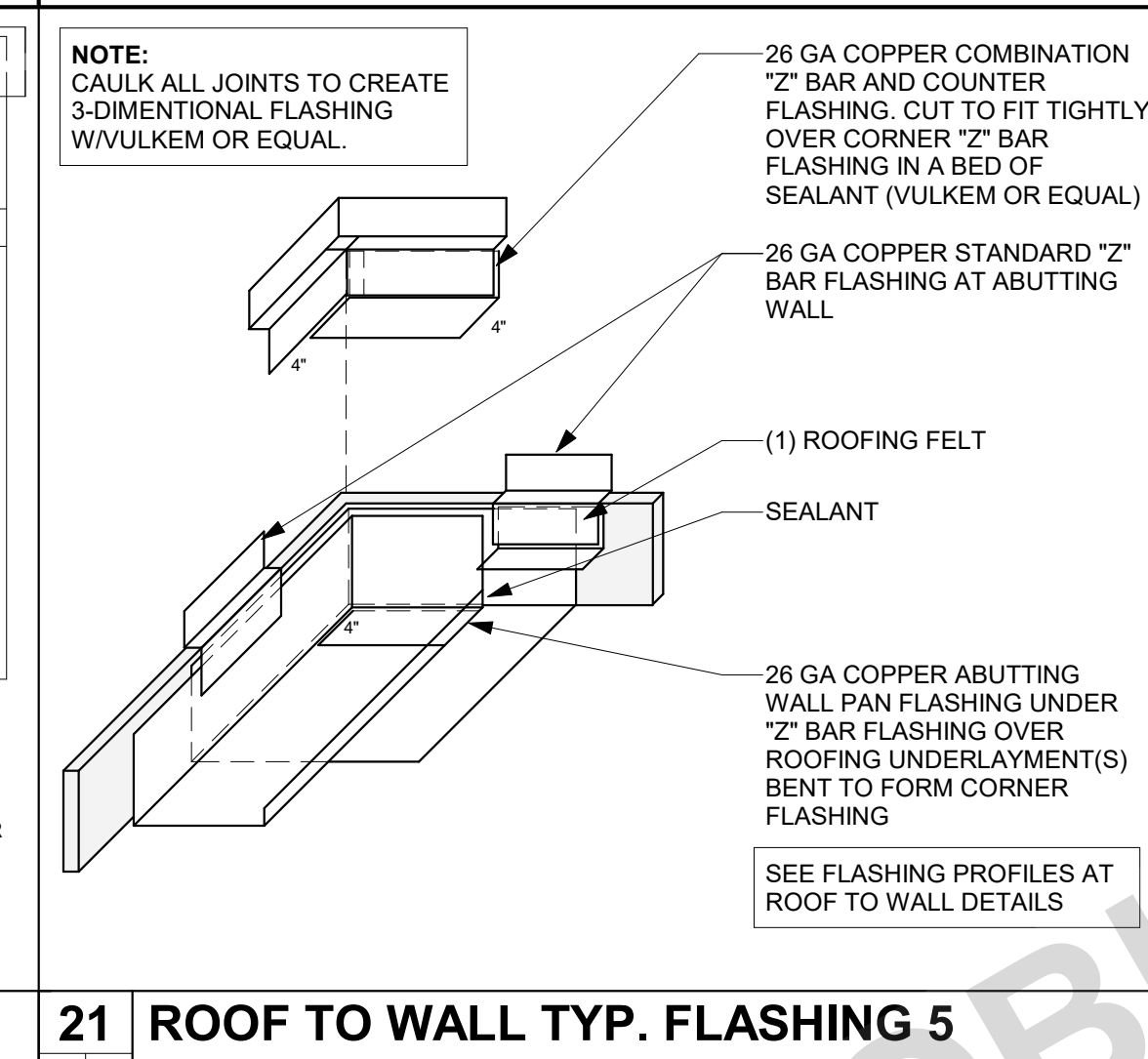
**52 BEAM TO WALL FLASHING**  
SCALE: 1" = 1'-0"



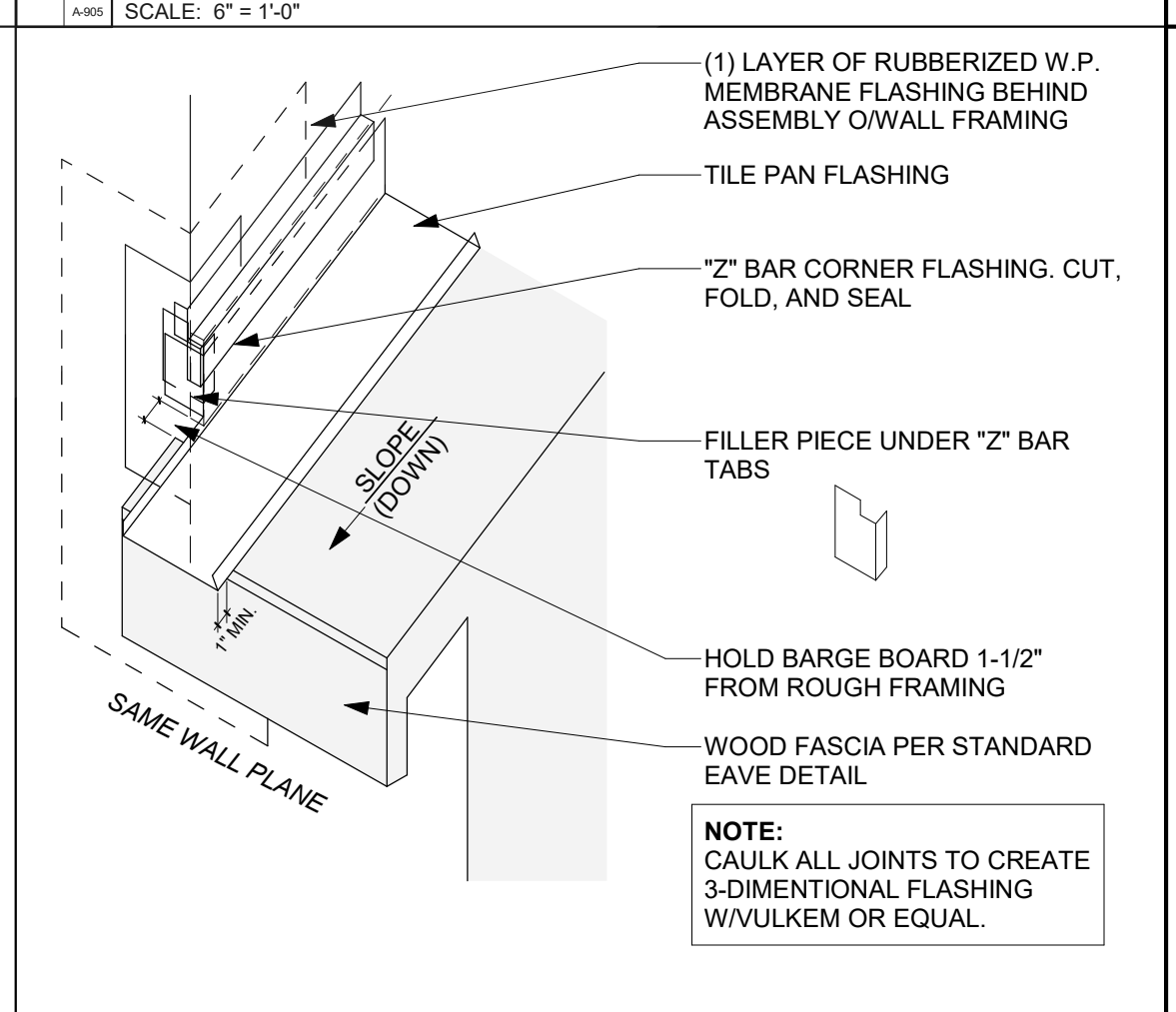
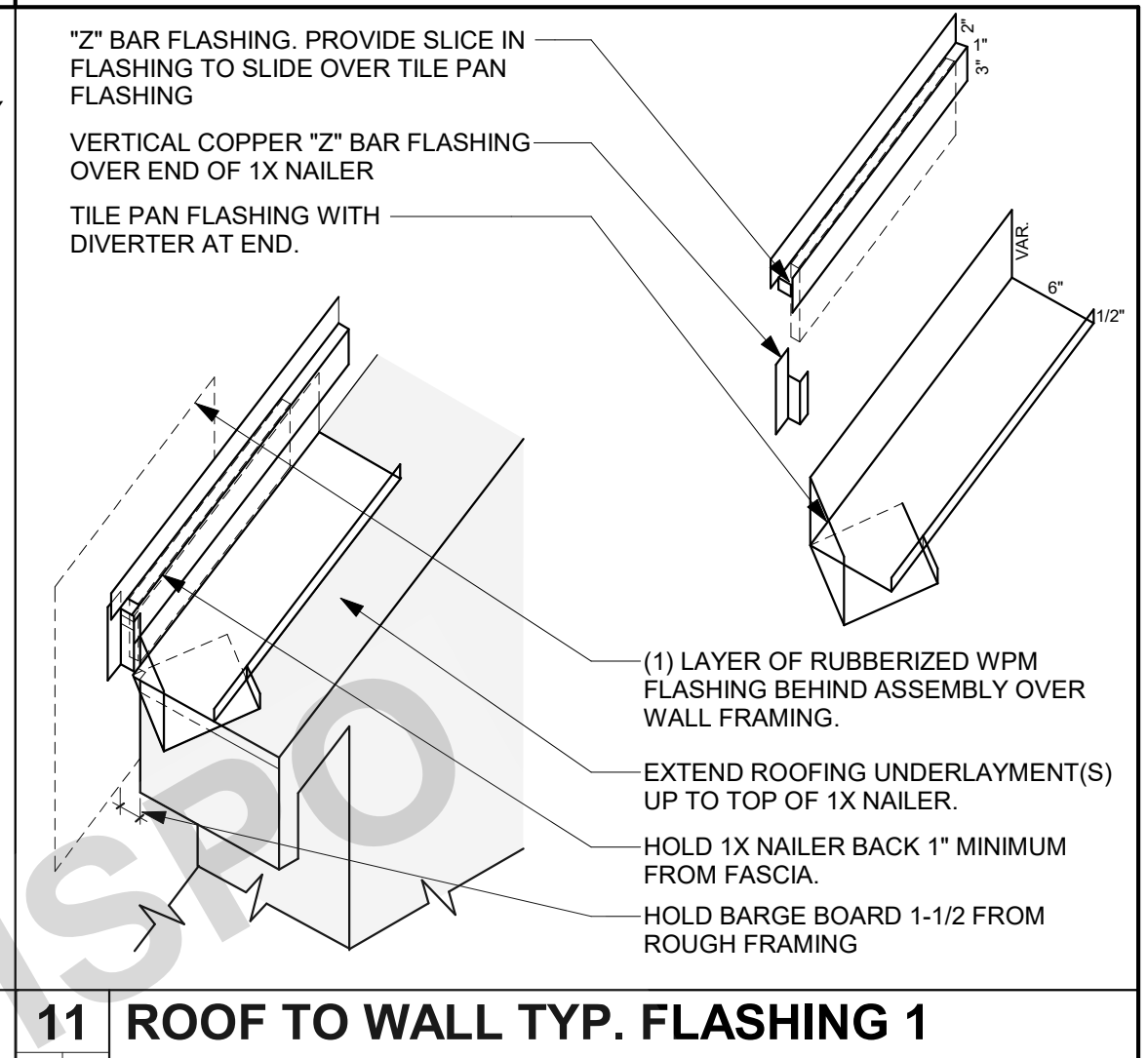
**43 FLASHING - PROTRUSIONS**  
SCALE: 1 1/2" = 1'-0"



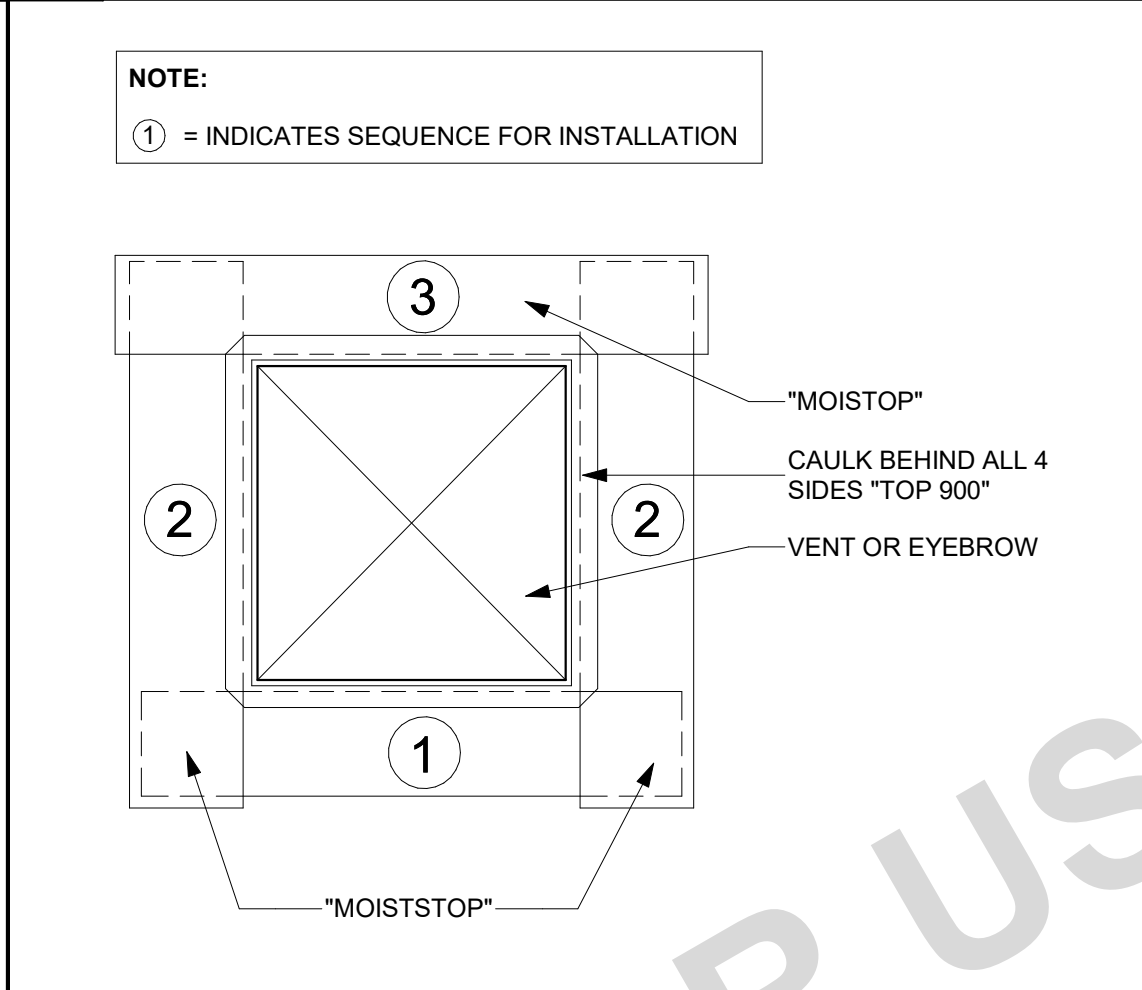
**32 FLASHING - WINDOW CORNER TYP.**  
SCALE: 1 1/2" = 1'-0"



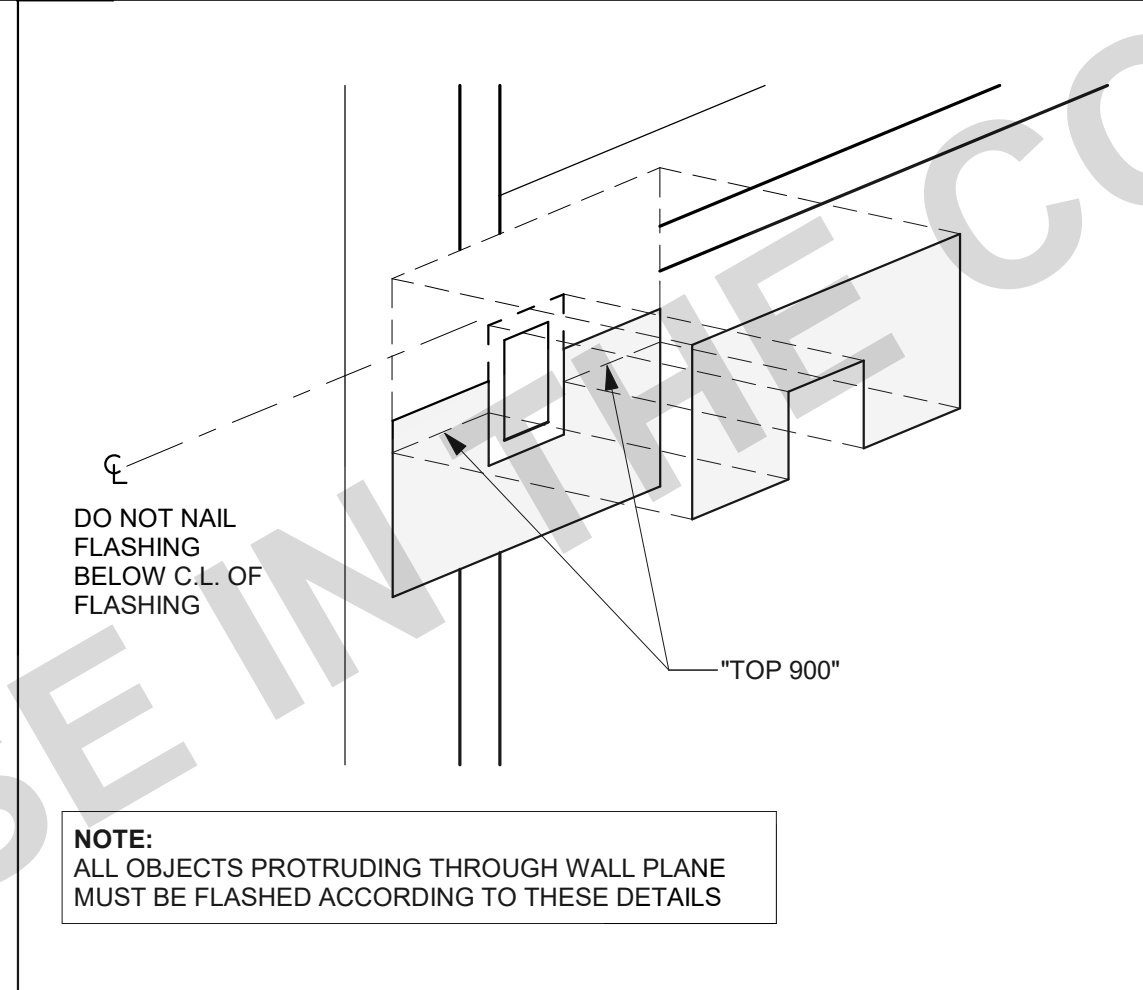
**23 FLASHING PAN @ DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



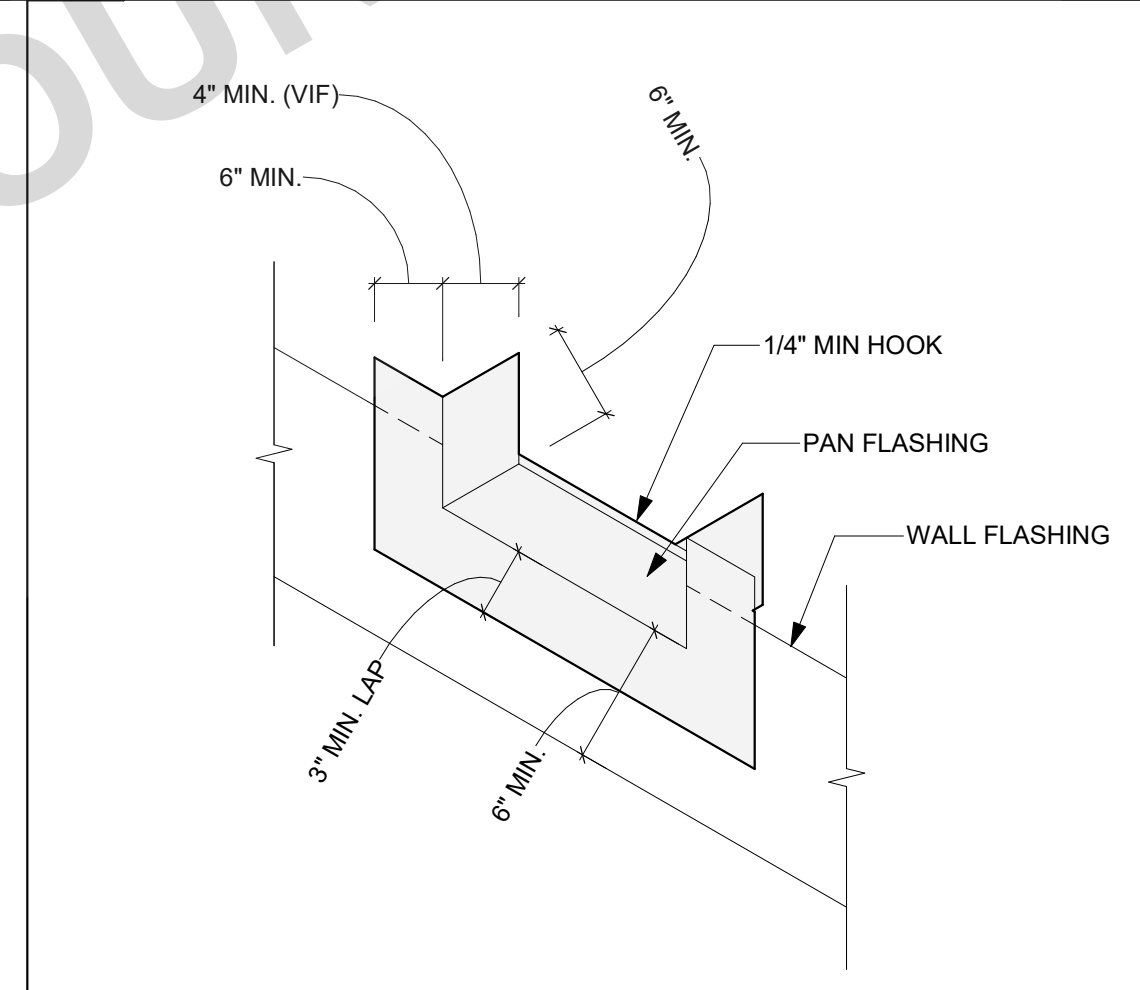
**12 ROOF TO WALL TYP. FLASHING 2**  
SCALE: 3" = 1'-0"



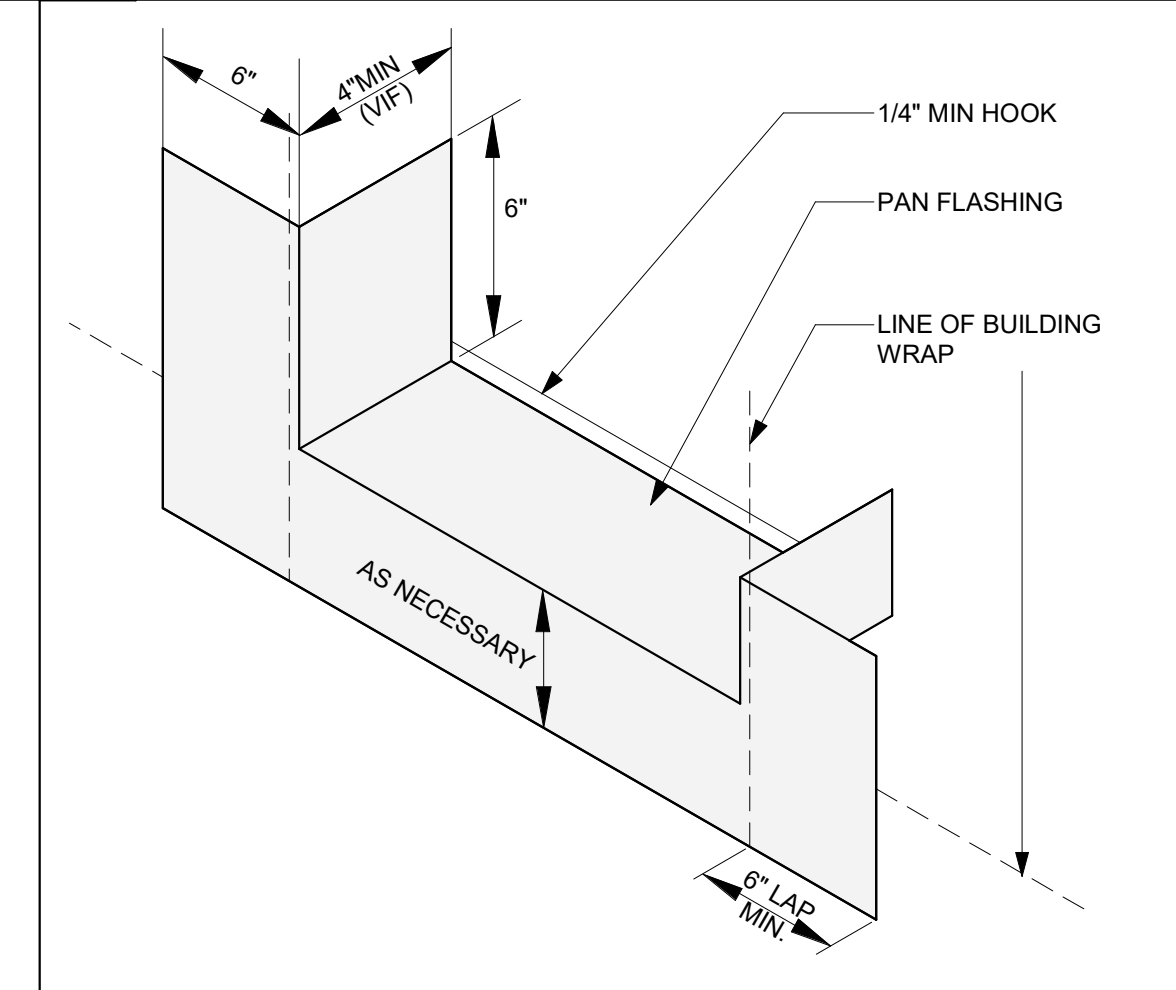
**53 FLASHING - G.I. VENT**  
SCALE: 1" = 1'-0"



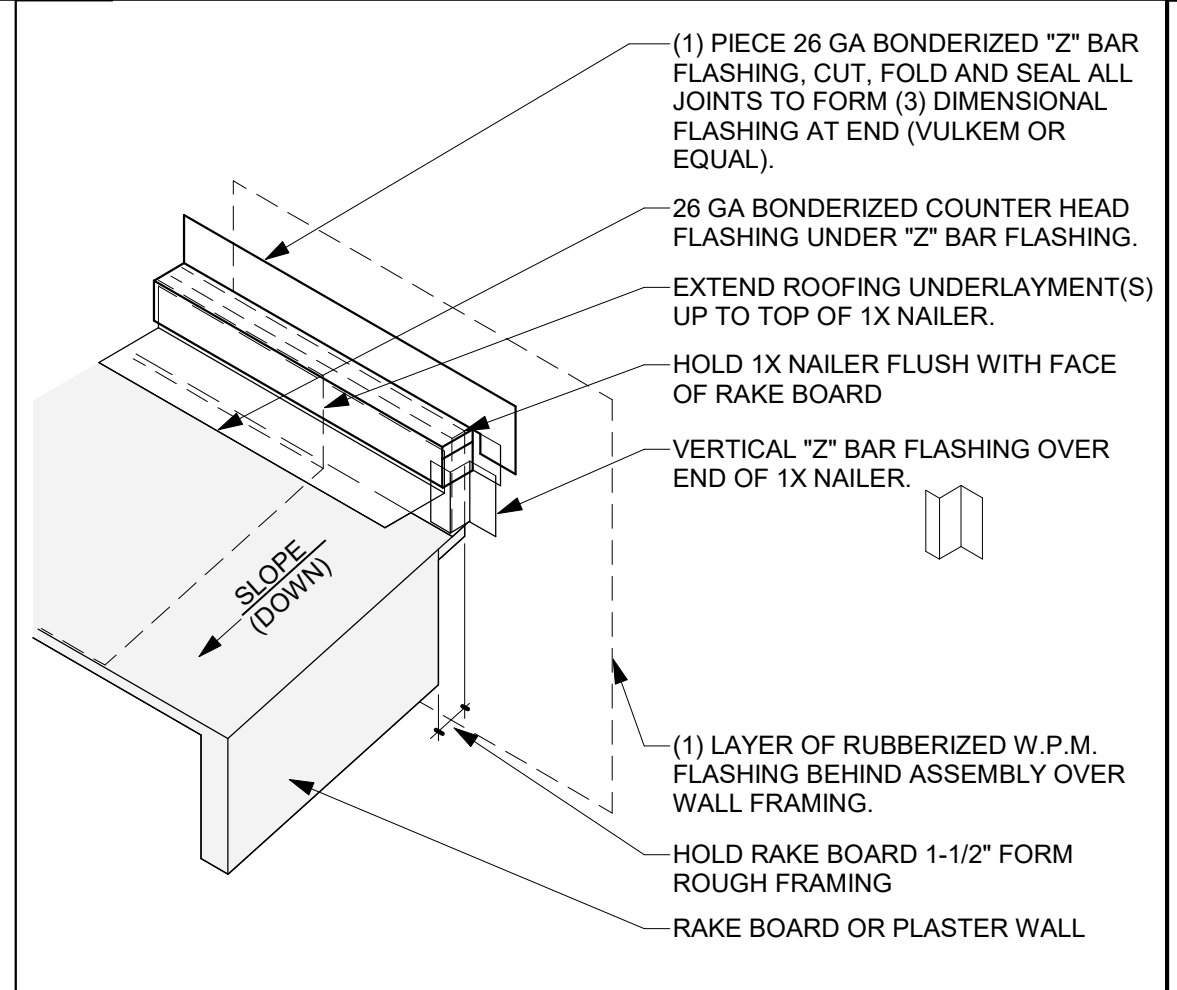
**42 FLASHING - WINDOW CORNER TYP.**  
SCALE: 1 1/2" = 1'-0"



**33 FLASHING - DOOR AT GRADE**  
SCALE: 3" = 1'-0"



**23 FLASHING PAN @ DOOR THRESHOLD**  
SCALE: 3" = 1'-0"



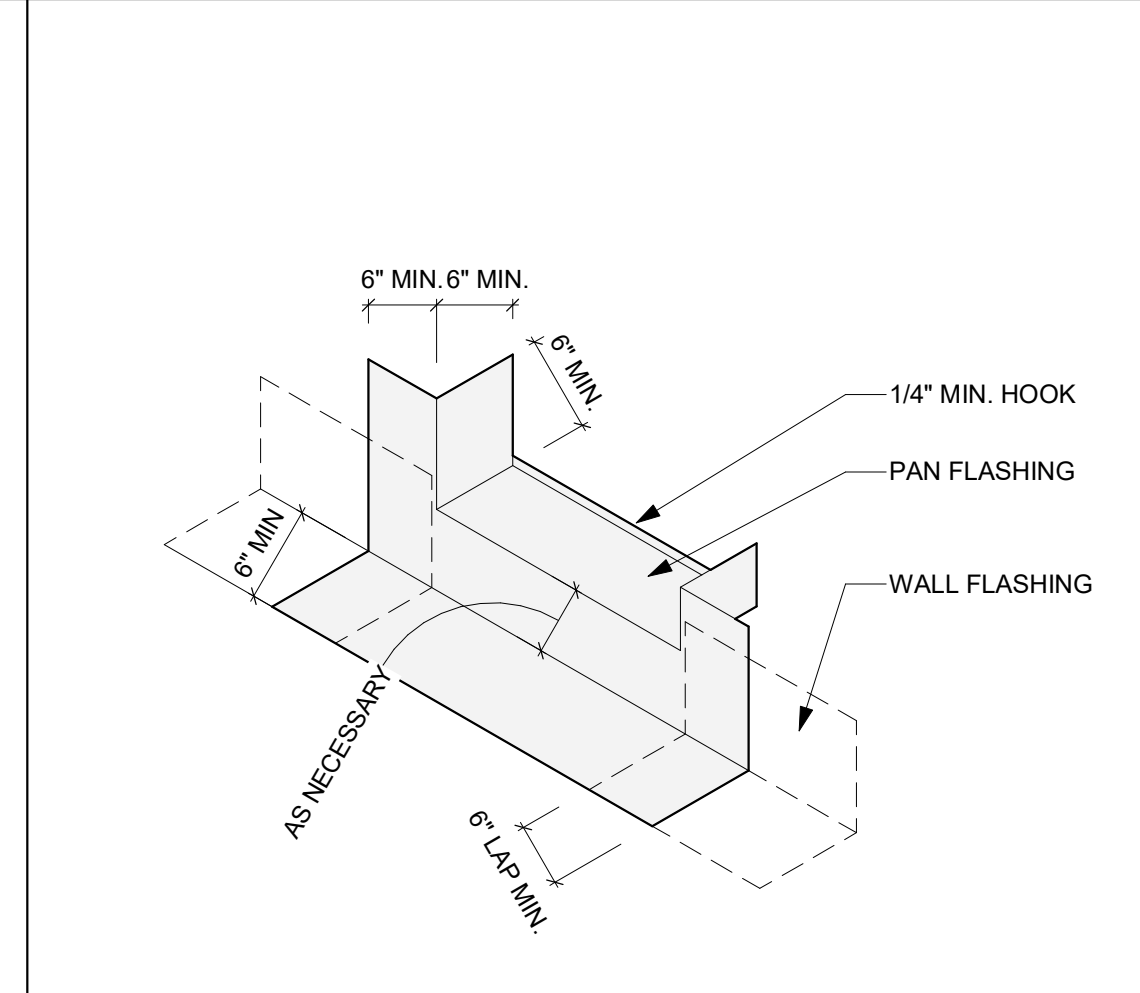
**13 ROOF TO WALL TYP. FLASHING 3**  
SCALE: 3" = 1'-0"



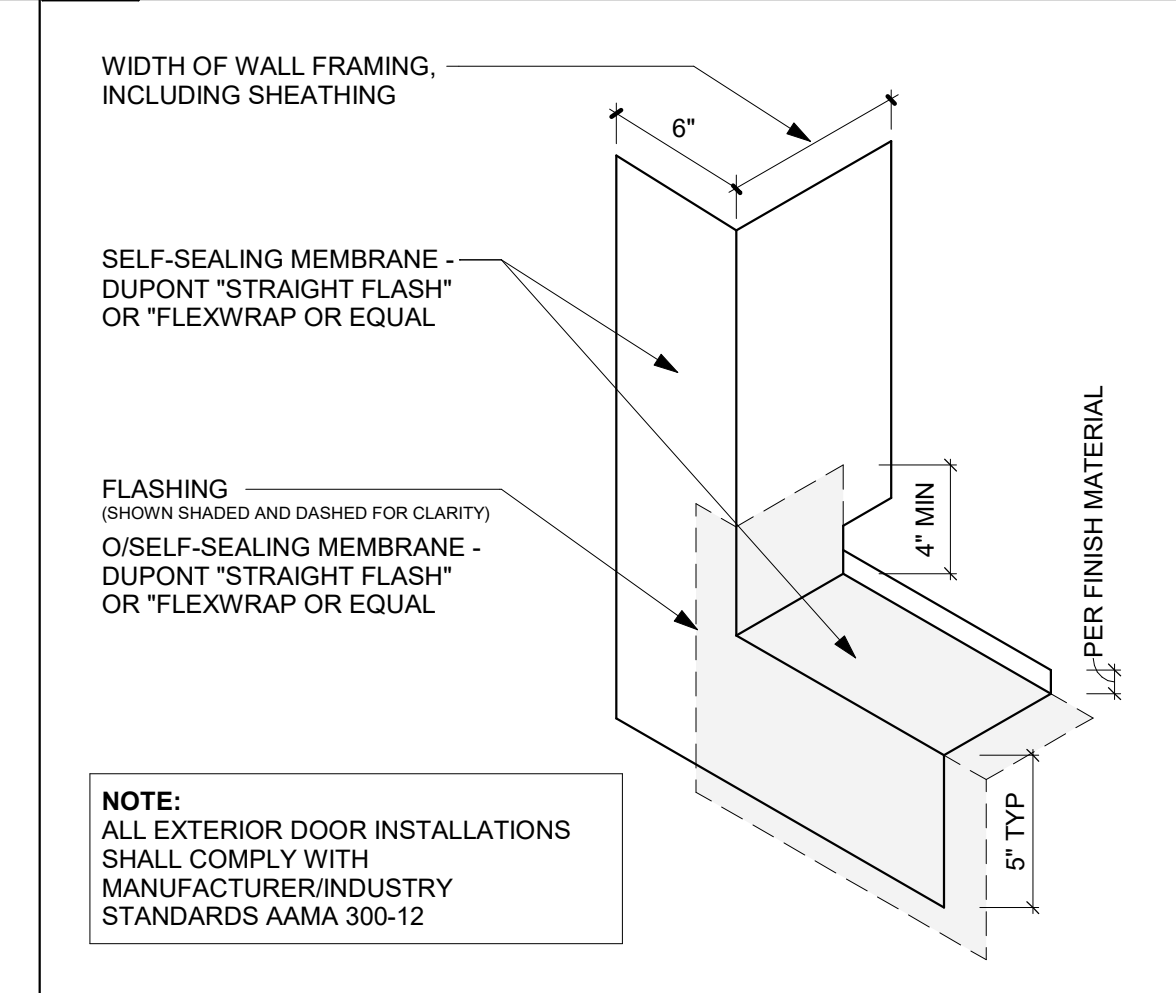
**53 FLASHING - G.I. VENT**  
SCALE: 1" = 1'-0"



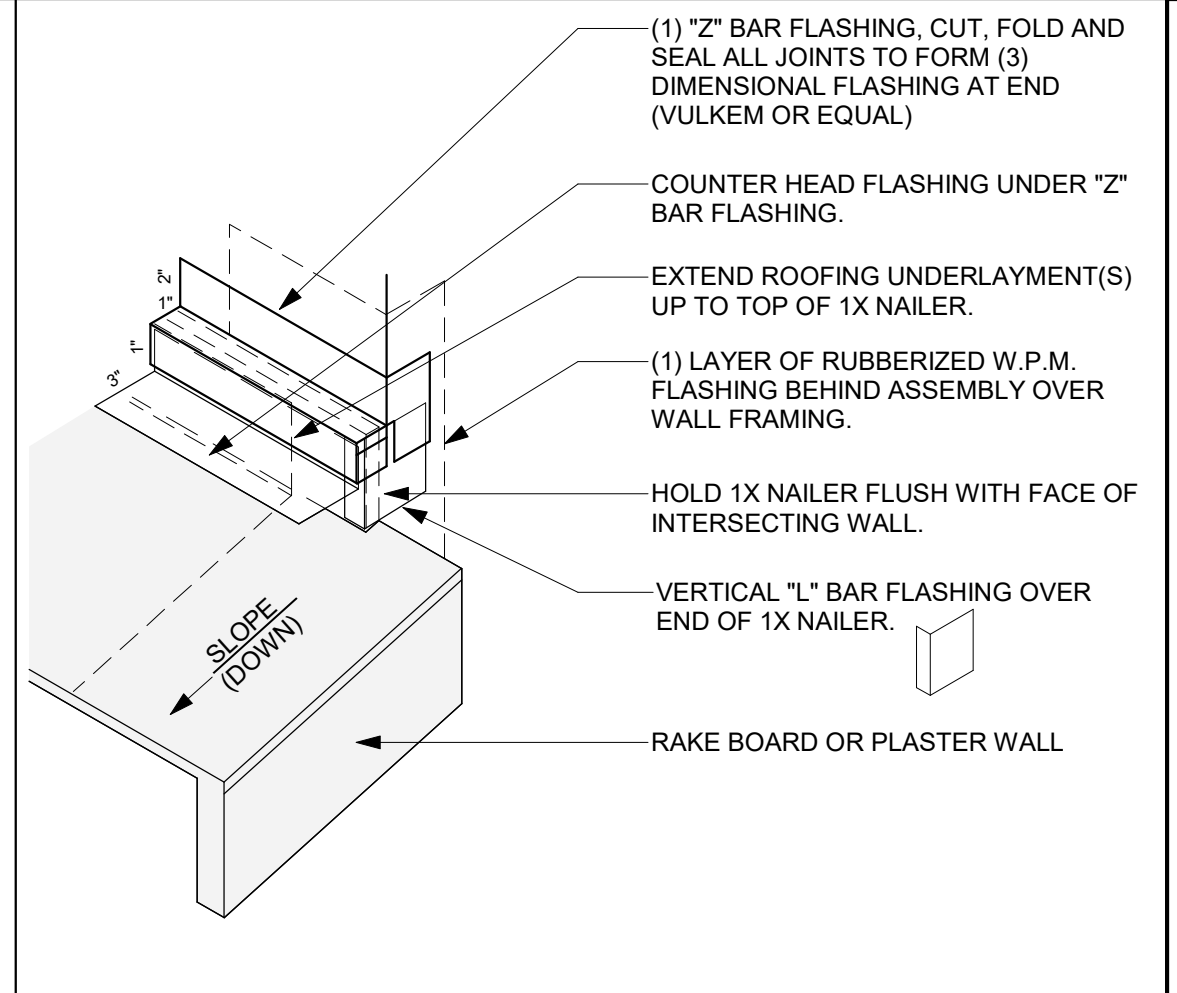
**43 FLASHING - DETAILED PROTRUSION**  
SCALE: 1 1/2" = 1'-0"



**34 FLASHING - DOOR AT W.P. DECK2 - LOFT**  
SCALE: 3" = 1'-0"



**24 FLASHING - JAMB TO SILL TYP.**  
SCALE: 3" = 1'-0"



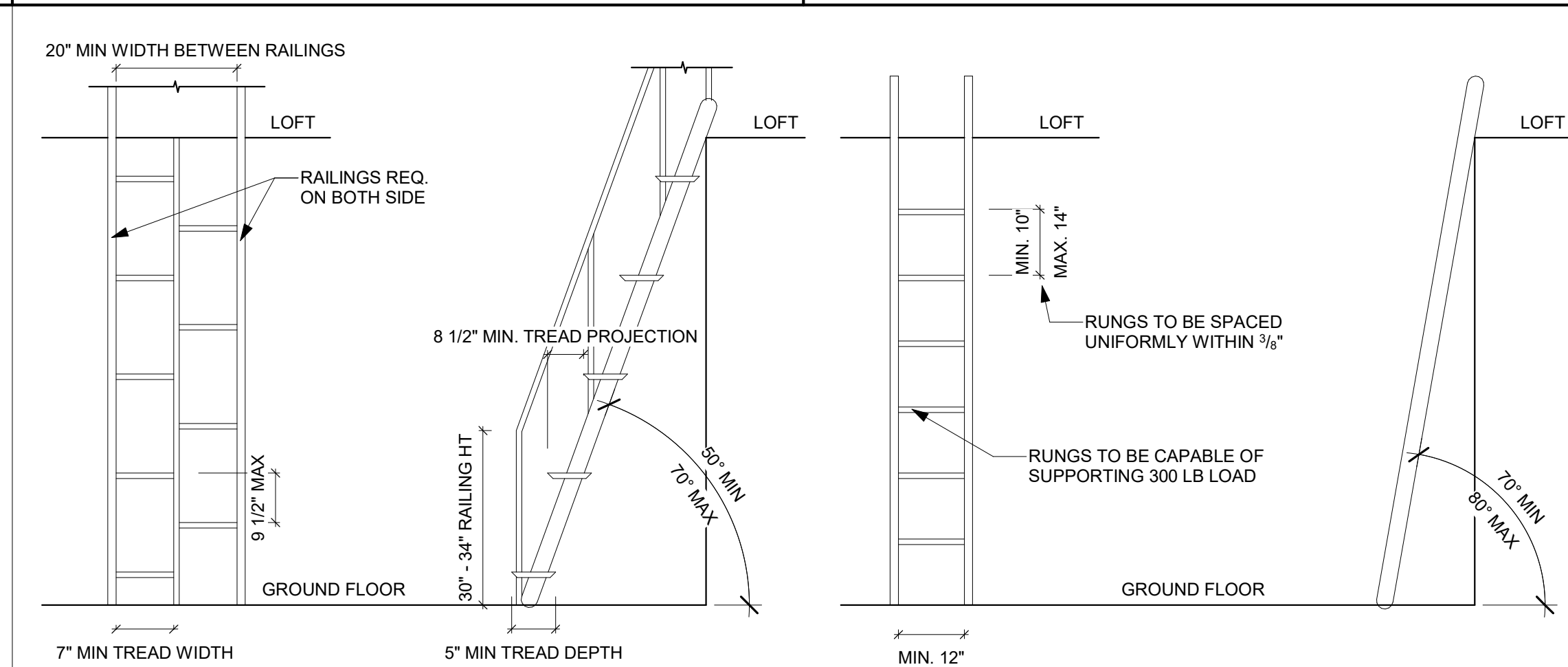
**14 ROOF TO WALL TYP. FLASHING**  
SCALE: 3" = 1'-0"

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ARCHITECTURAL DETAILS - LOFT

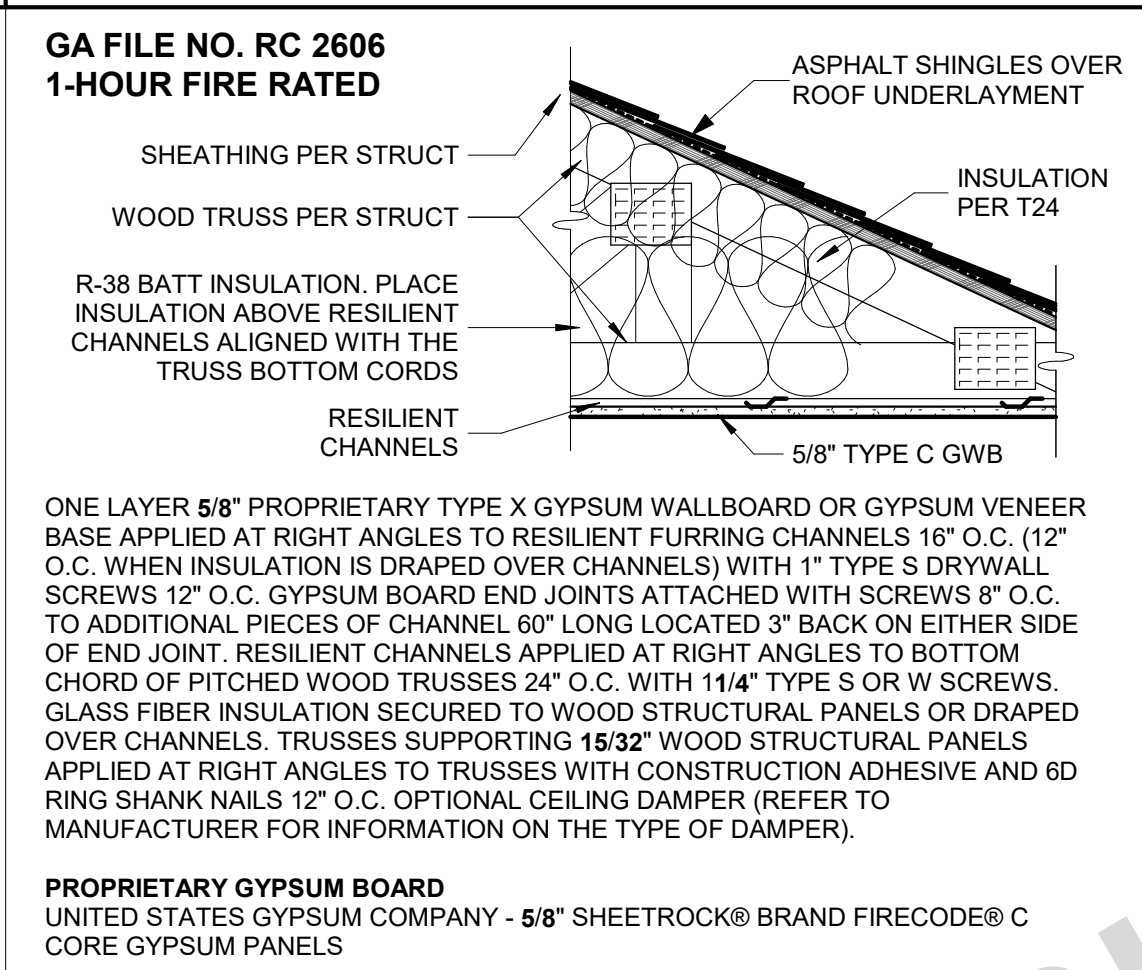
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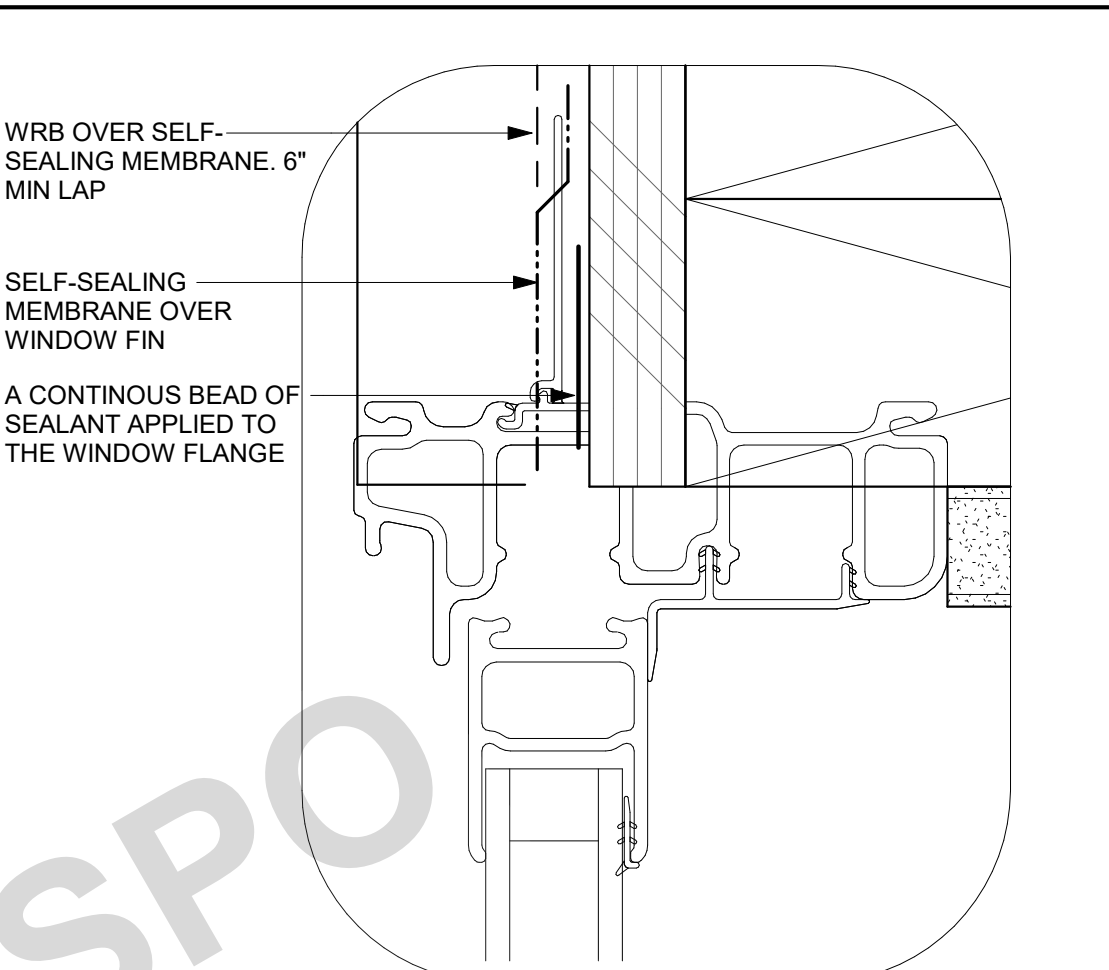
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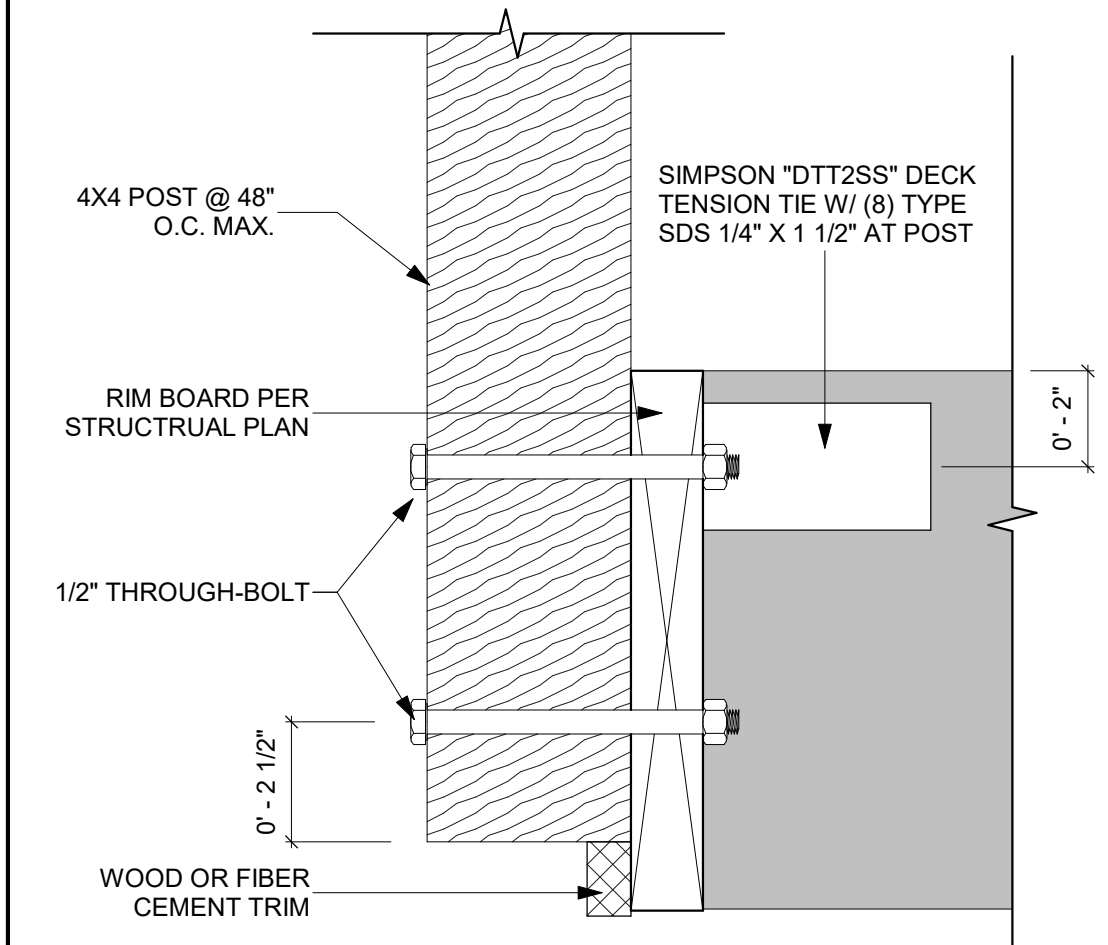
**41 LOFT ACCESS LADDER**  
SCALE: 1/2" = 1'-0"



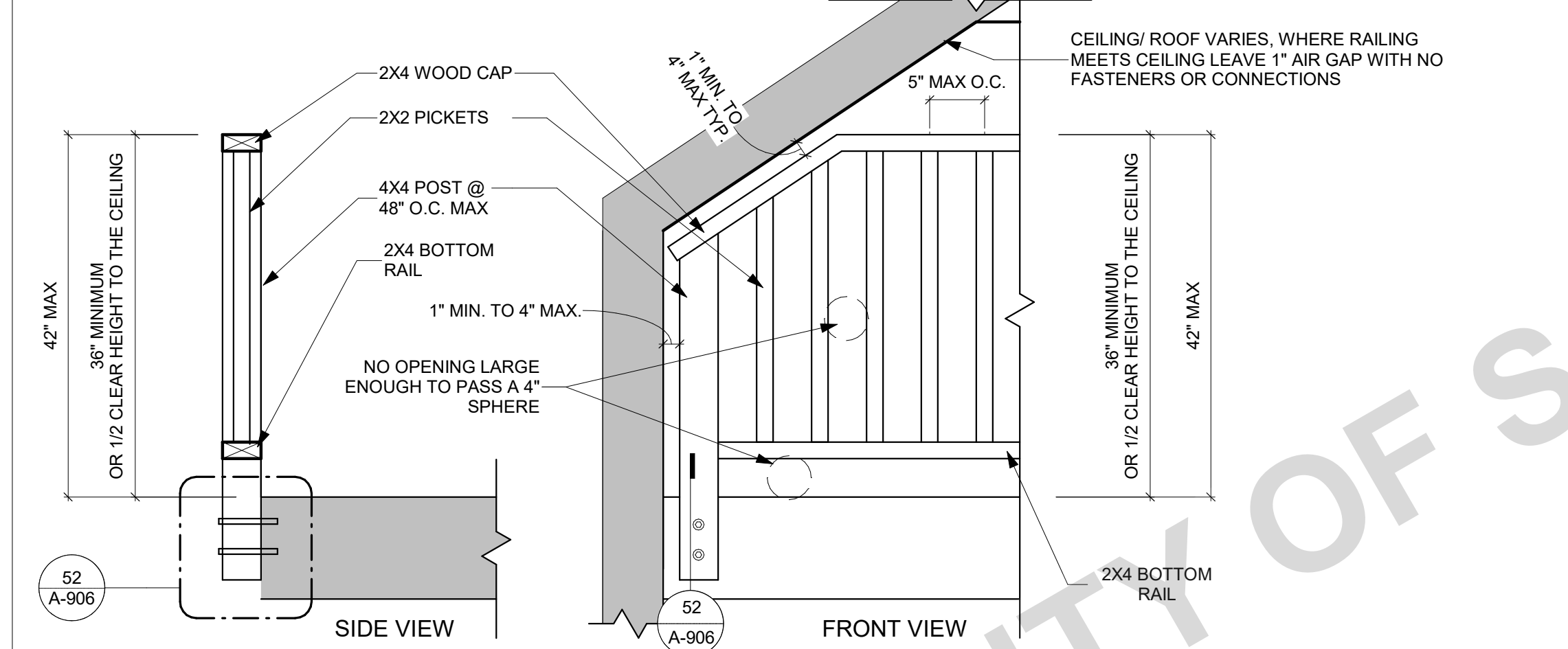
**21 ROOF ASSEMBLY (1-HOUR) - LOFT**  
SCALE: 1" = 1'-0"



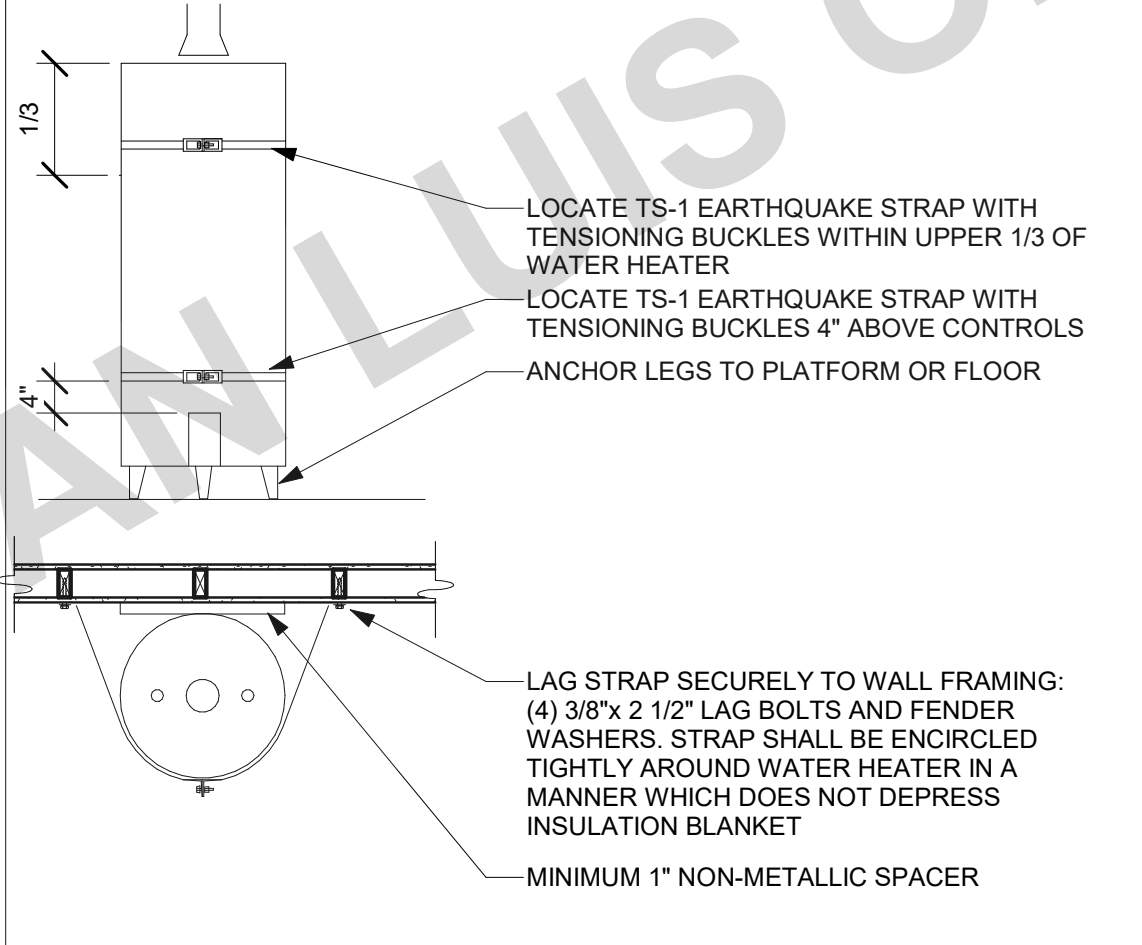
**11 DETAILED HEAD FLASHING**  
SCALE: 12" = 1'-0"



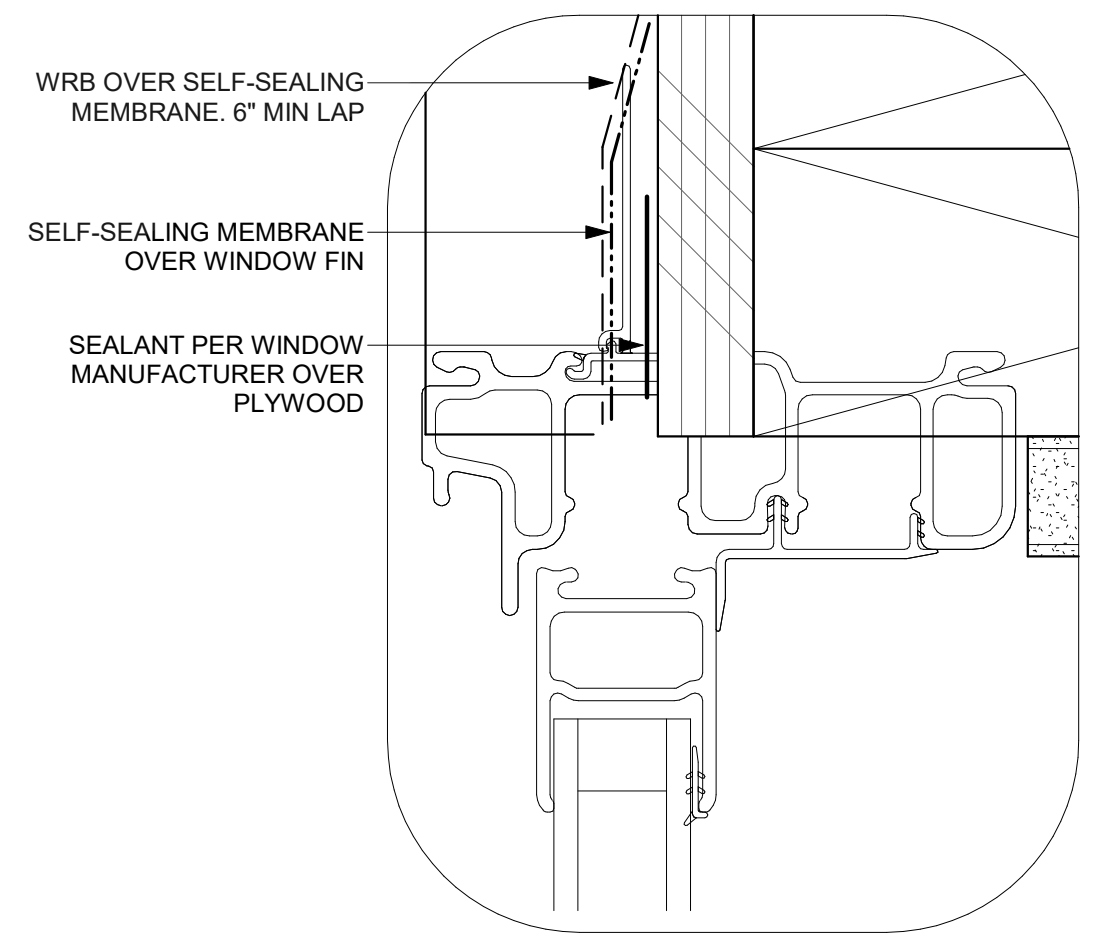
**52 INT. RAILING CONNECTION DETAIL**  
SCALE: 3" = 1'-0"



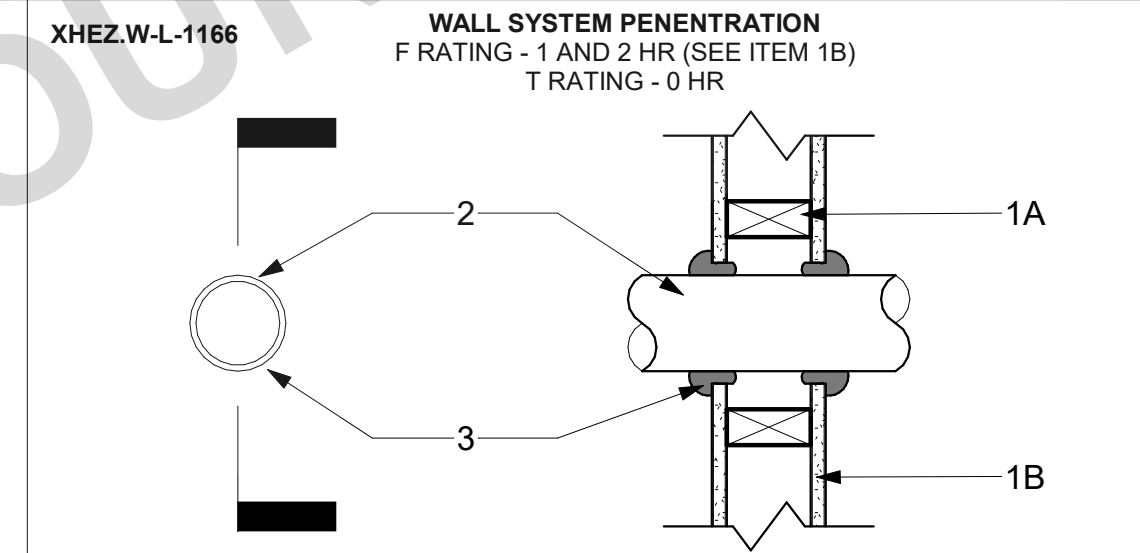
**42 LOFT GUARDS**  
SCALE: 1" = 1'-0"



**22 WATER HEATER MOUNTING - LOFT**  
SCALE: 12" = 1'-0"



**12 DETAILED JAMB FLASHING**  
SCALE: 12" = 1'-0"



**1. WALL ASSEMBLY**  
THE 1 OR 2 HR. FIRE RATED GYPSUM WALLBOARD/STUD WALL ASSEMBLY SHALL BE CONSTRUCTED OF THE MATERIALS AND IN THE MANNER SPECIFIED IN THE INDIVIDUAL U300 OR U400 SERIES WALL AND PARTITION DESIGNS IN THE UL FIRE RESISTANCE DIRECTORY AND SHALL INCLUDE THE FOLLOWING CONSTRUCTION FEATURES:

**A. STUDS-**  
WALL FRAMING MAY CONSIST OF EITHER WOOD STUDS OR STEEL CHANNEL STUDS. WOOD STUDS TO CONSIST OF NOM. 2 IN. BY 4 IN. LUMBER SPACED 16 IN. O.C. STEEL STUDS TO BE MIN. 3 1/2 IN. WIDE AND SPACED MAX. 24 IN. O.C.

**B. GYPSUM BOARD (BEARING THE UL CLASSIFICATION MARKING)-**  
THICKNESS, TYPE, NUMBER OF LAYERS AND FASTENERS AS REQUIRED IN THE INDIVIDUAL WALL AND PARTITION DESIGN. MAX. DIAM. OF OPENING IS 5 IN.

THE HOURLY F RATING OF THE FIRESTOP SYSTEM IS EQUAL TO THE HOURLY FIRE RATING OF THE WALL ASSEMBLY IN WHICH IT IS INSTALLED.

**2. THROUGH-PENETRATIONS**  
ONE METALLIC PIPE, CONDUIT OR TUBING INSTALLED EITHER CONCENTRICALLY OR ECCENTRICALLY WITHIN THE FIRESTOP SYSTEM. THE ANNULAR SPACE BETWEEN THE PIPE, CONDUIT OR TUBING AND PERIPHERY OF THE OPENING SHALL BE MIN. OF 0 IN. (POINT CONTACT) TO A MAX. 3/8 IN. PIPE, CONDUIT OR TUBING TO BE RIGIDLY SUPPORTED ON BOTH SIDES OF WALL ASSEMBLY. THE FOLLOWING TYPES AND SIZES OF METALLIC PIPES, CONDUITS OR TUBING MAY BE USED:

**A. COPPER TUBING-**  
NOM. 4 IN. DIAM. (OR SMALLER) TYPE M (OR HEAVIER) COPPER TUBING.

**B. COPPER PIPE-**  
NOM. 4 IN. DIAM. (OR SMALLER) REGULAR (OR HEAVIER) COPPER PIPE.

**C. STEEL PIPE-**  
NOM. 4 IN. DIAM. (OR SMALLER) SCHEDULE 5 (OR HEAVIER) STEEL PIPE.

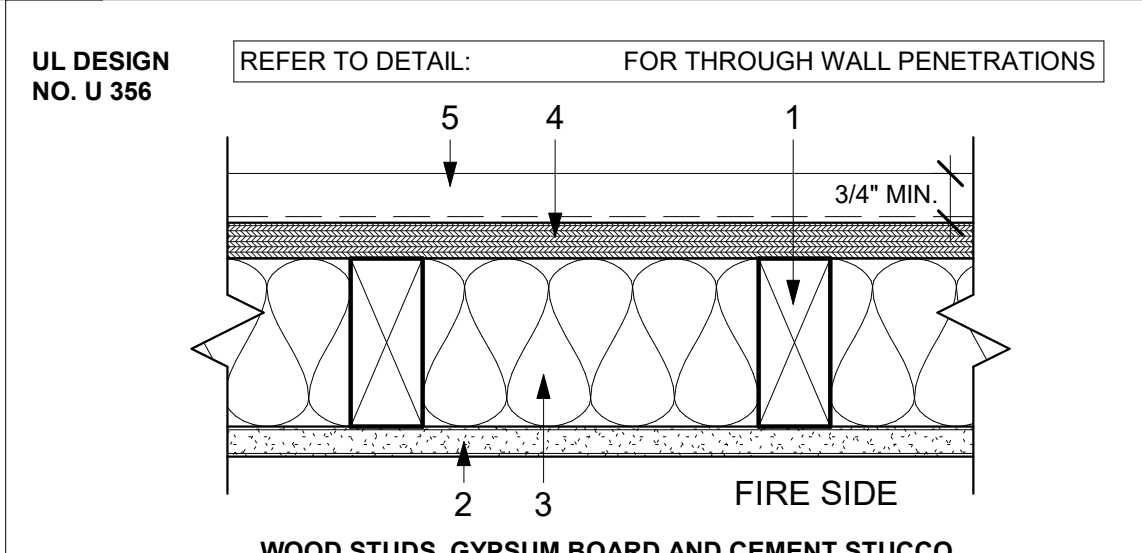
**D. CONDUIT-**  
NOM. 4 IN. DIAM. (OR SMALLER) STEEL ELECTRICAL METALLIC TUBING OR RIGID STEEL CONDUIT

**E. IRON PIPE-**  
NOM. 4 IN. DIAM. (OR SMALLER) CAST OR DUCTILE IRON PIPE.

**3. FILL, VOID OR CAVITY MATERIALS (BEARING THE UL CLASSIFICATION MARKING) -**  
CAULK OR PUTTY-MIN. 1/2 IN. DIAMETER BEAD CAULK OR PUTTY APPLIED CONTINUOUSLY AROUND THE PENETRANT ON THE WALL SURFACES ON BOTH SIDES OF THE WALL.

3M COMPANY - CP 25WB+ CAULK OR MPS-2+ PUTTY

**34 THROUGH PENETRATION @ WALL - LOFT**  
SCALE: 1 1/2" = 1'-0"



**1. WOOD STUDS**  
NOMINAL 2X4 SPACED 16" O.C. WITH (2) 2X4 TOP PLATES (1) 2X4 BOTTOM PLATE. STUDS LATERALLY-BRACED BY WOOD STRUCTURAL PANEL SHEATHING (ITEM 5) AND EFFEECTIVELY FIRE STOPPED AT TOP AND BOTTOM OF WALL.

**2. GYPSUM BOARD**  
ANY CLASSIFIED 5/8" THICK, 48" WIDE, APPLIED VERTICALLY AND NAILED TO STUDS AND BEARING PLATES 7" O.C. WITH 6D CEMENT-COATED NAILS, 1 7/8" LONG WITH 1/4" DIAM. HEAD.

JOINTS AND NAILHEADS (NOT SHOWN) - WALLBOARD JOINTS COVERED WITH TAPE AND JOINT COMPOUND. NAIL HEADS COVERED WITH JOINT COMPOUND.

**3. BATTS AND BLANKETS**  
MINERAL FIBER OR GLASS INSULATION, 3 1/2" THICK. PRESSURE FIT TO FILL WALL CAVITIES BETWEEN STUDS AND PLATES. MINERAL FIBER INSULATION TO BE UNFACED AND TO HAVE A MIN. DENSITY OF 3 PCF. GLASS FIBER INSULATION TO BE FACED WITH ALUMINUM FOIL OR FRAFT PAPER AND TO HAVE A MIN. DENSITY OF 0.9 PCF (MIN. R-13 THERMAL INSULATION RATING). FIBER SPRAYED - AS AN ALTERNATE TO BATTS AND BLANKETS (ITEM 4) - SPRAY APPLIED CELLULOSE INSULATION MATERIAL. THE FIBER IS APPLIED WITH WATER TO COMPLETELY FILL THE ENCLOSED CAVITY IN ACCORDANCE WITH THE APPLICATION INSTRUCTIONS SUPPLIED WITH THE PRODUCT. NOMINAL DRY DENSITY OF 3.0 LB/CU.FT.

**4. WOOD STRUCTURAL PANEL SHEATHING**  
MIN 7/16" THICK, 4 FT. WIDE WOOD STRUCTURAL PANELS, MIN. GRADE "C-D" OR "SHEATHING". INSTALLED WITH LONG DIMENSION OF SHEET (STRENGTH AXIS) OR FACE GRAIN OF PLYWOOD PARALLEL WITH OR PERPENDICULAR TO STUDS. VERTICAL JOINTS CENTERED ON STUDS. HORIZONTAL JOINTS BACKED WITH NOMINAL 2X4 WOOD BLOCKING. ATTACHED TO STUDS ON EXTERIOR SIDE OF WALL WITH 6D CEMENT COATED BOX NAILS SPACED 6" O.C. AT PERIMETER OF PANELS AND 12" O.C. ALONG INTERIOR STUDS.

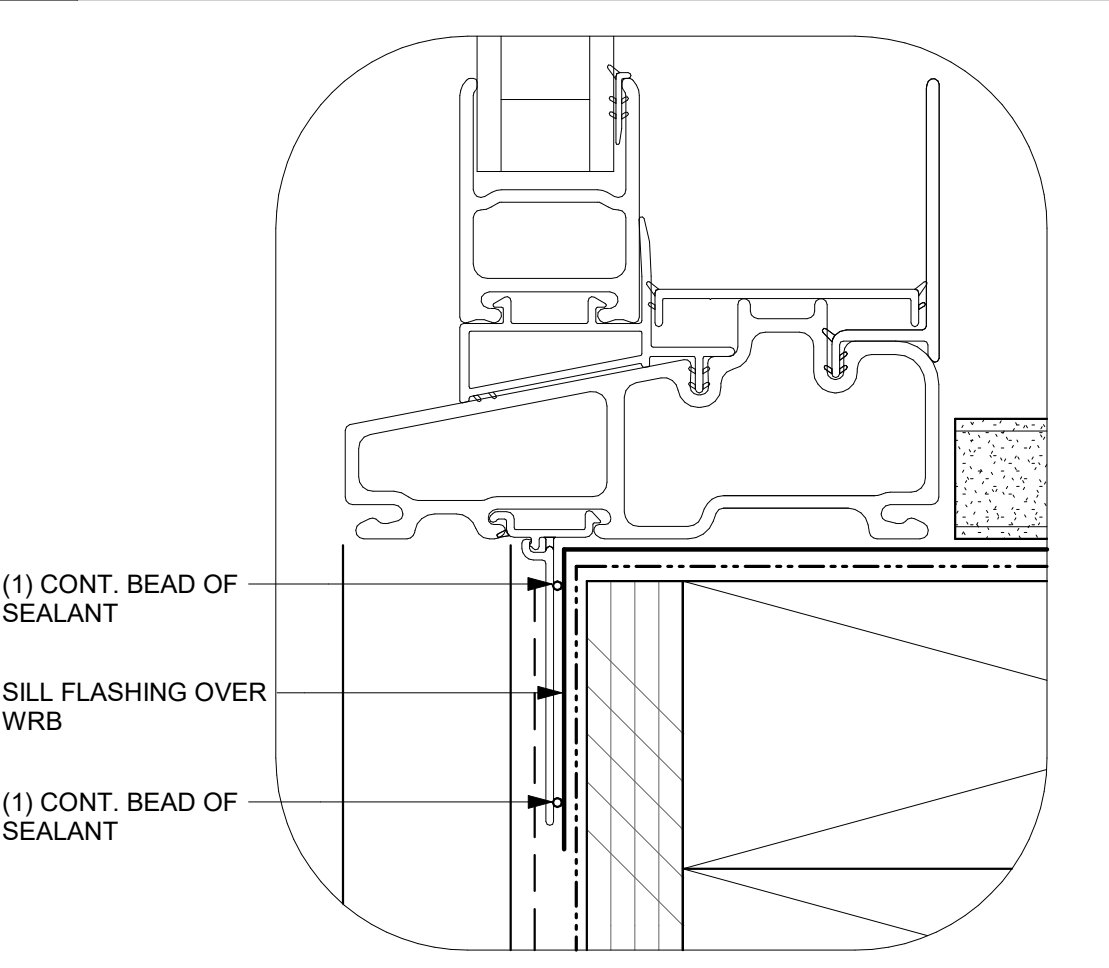
**5. EXTERIOR FACING**  
INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTION. ONE OF THE FOLLOWING EXTERIOR FACINGS IS TO BE APPLIED OVER THE SHEATHING. REFER TO PLAN FOR INFOEMATION:

**D. CEMENTITIOUS STUCCO - PORTLAND CEMENT OR SYNTHETIC STUCCO SYSTEM WITH SELF-FURRING METAL LATH OR ADHESIVE BASE COAT. THICKNESS FROM 3/8" TO 3/4", DEPENDING ON SYSTEM.**

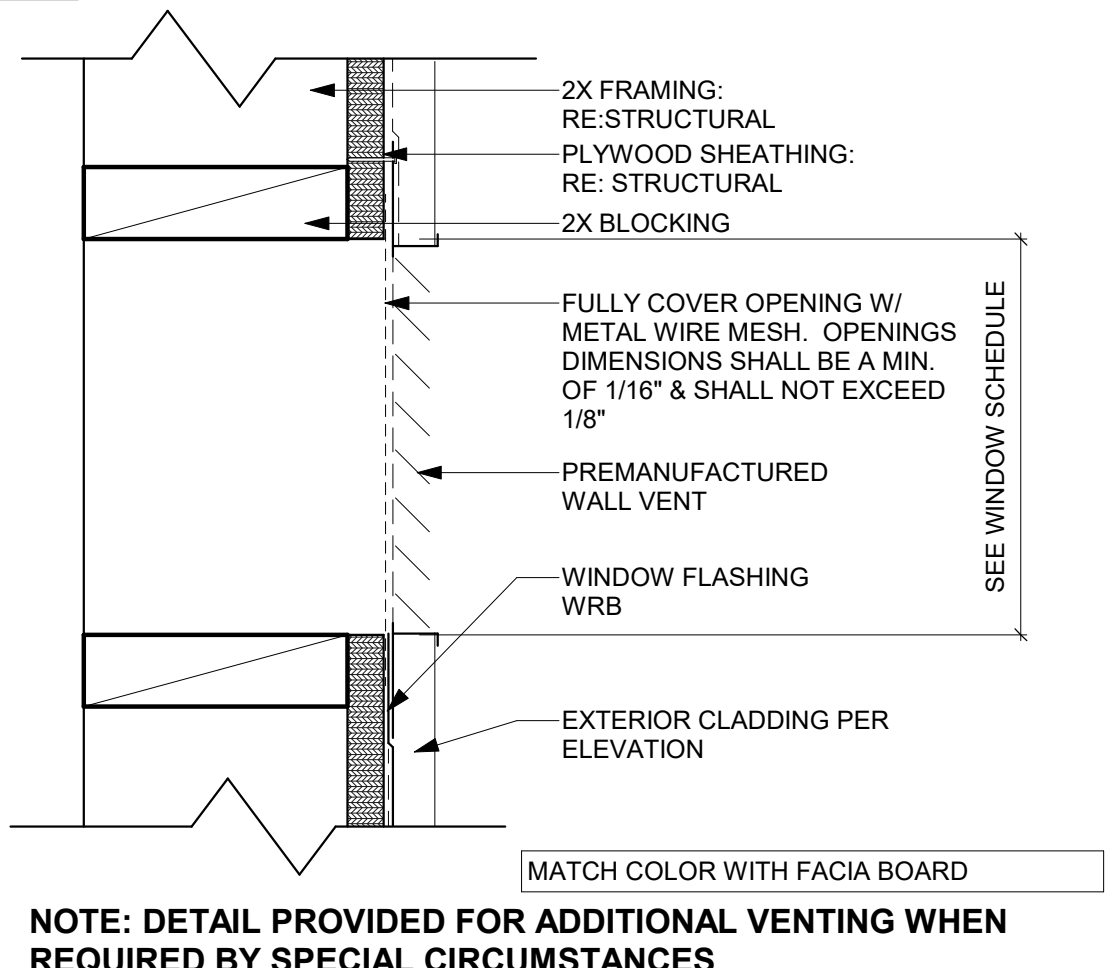
**H. FIBER-CEMENT SIDING - FIBER-CEMENT EXTERIOR SIDING INCLUDING SMOOTH AND PATTERNED PANEL OR LAP SIDING.**

UL DES U306  
AT INTERIOR WALL USE:  
5/8" SHEETROCK FIRECODE CORE PANELS,  
5/8" SHEETROCK ULTRALIGHT PANELS FIRE CODE X OR  
5/8" FIBEROCK PANELS -  
2 X 4 WOOD STUD 16" OR 24" O.C.

**24 1-HR EXTERIOR RATED WALL ASSEMBLY**  
SCALE: 3" = 1'-0"



**13 DETAILED SILL FLASHING**  
SCALE: 12" = 1'-0"



**14 WALL VENT - LOFT**  
SCALE: 3" = 1'-0"

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ARCHITECTURAL DETAILS - LOFT

DATE  
11/28/2023  
SHEET  
A-906



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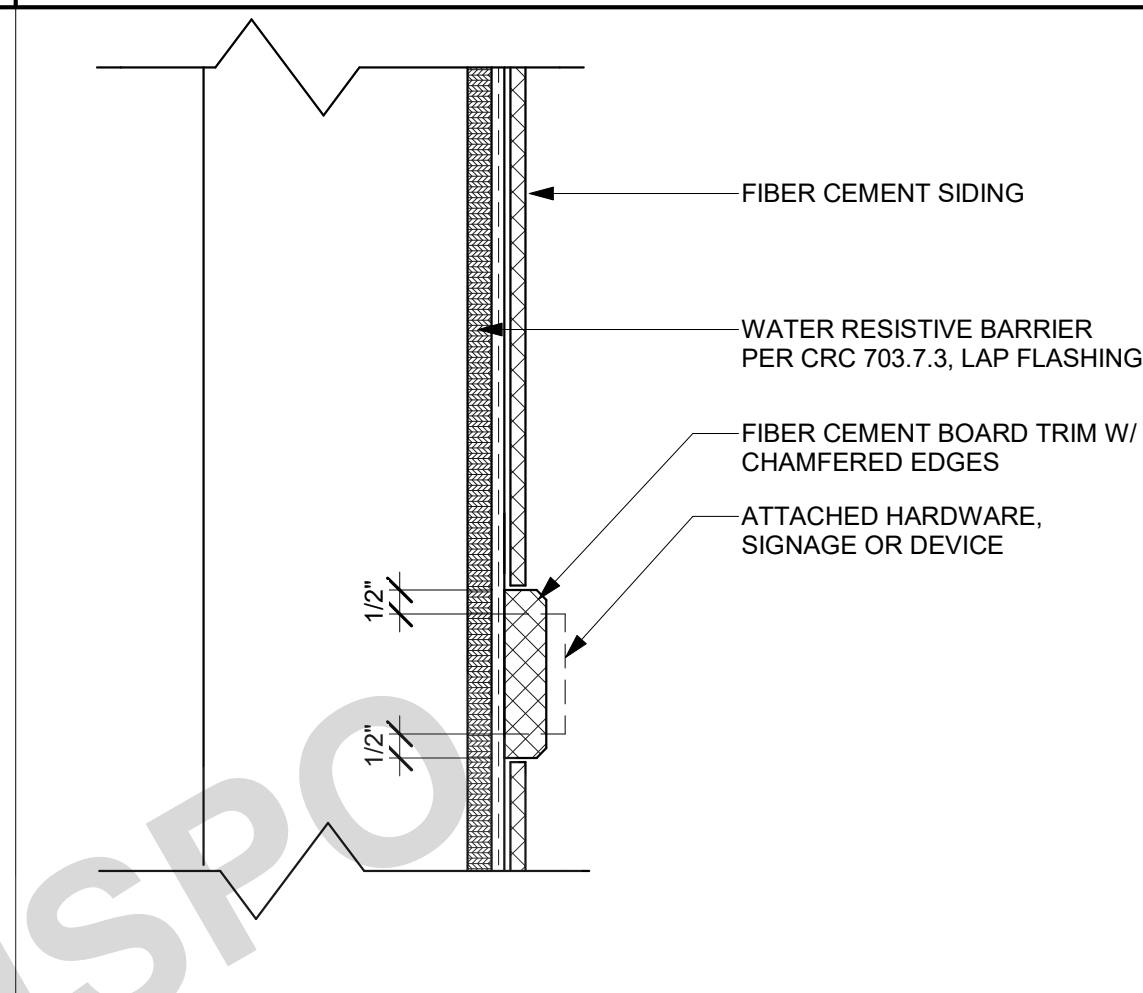
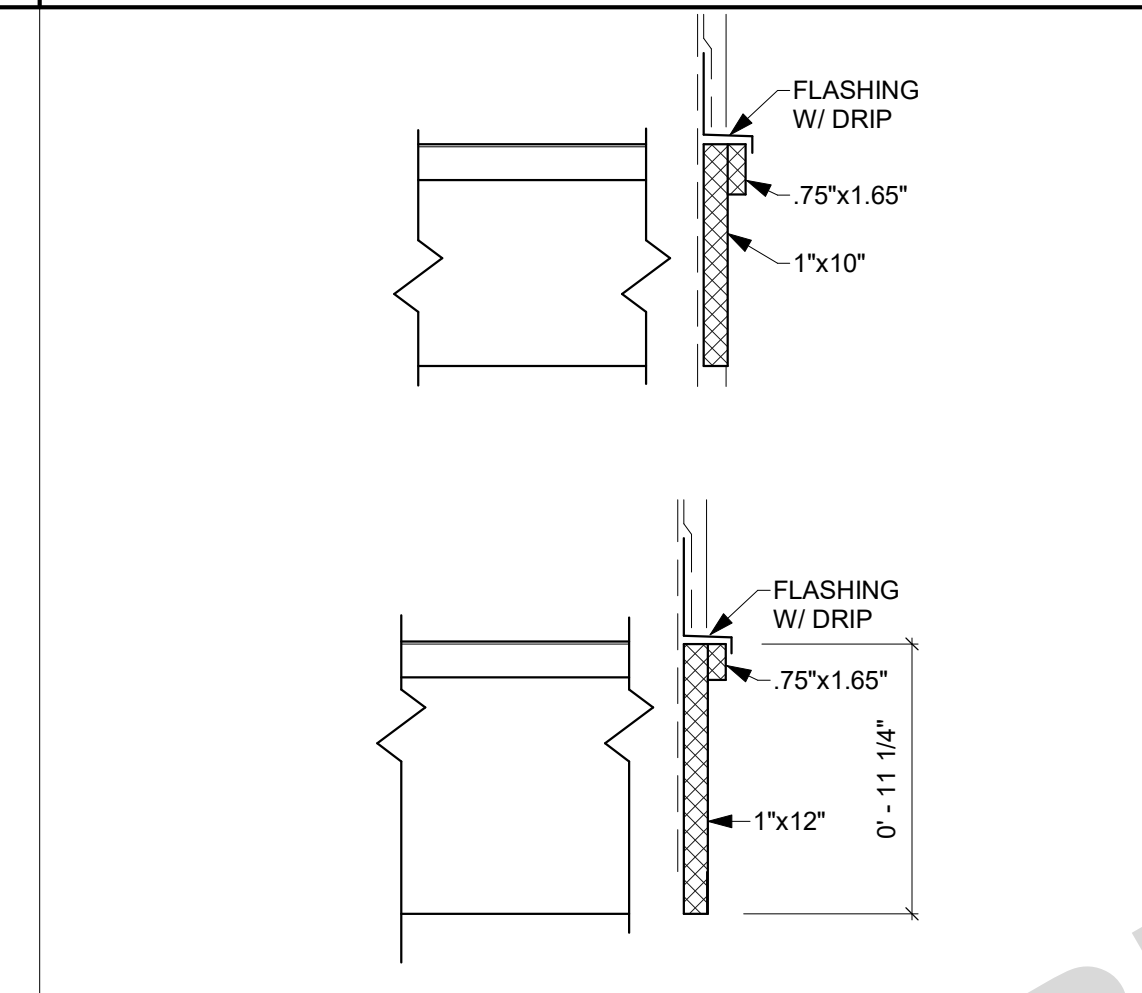
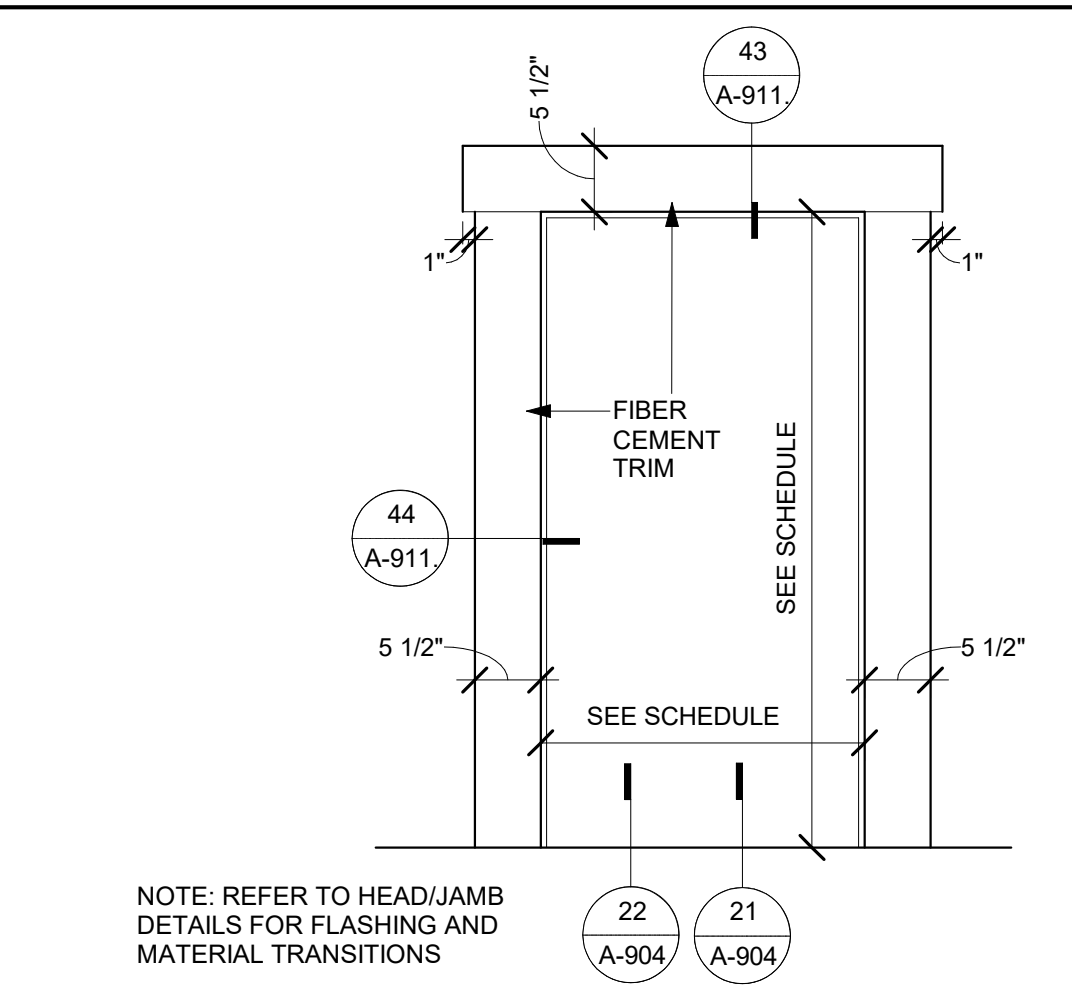
LNC - MODERN FROSTED BLACK PORCH OUTER WALL SCONCE WITH MUSHROOM CLEAR SEEDED GLASS SHADE (VAFNYAHD13356V6) OR EQUAL

FRONT SIDE ABOVE

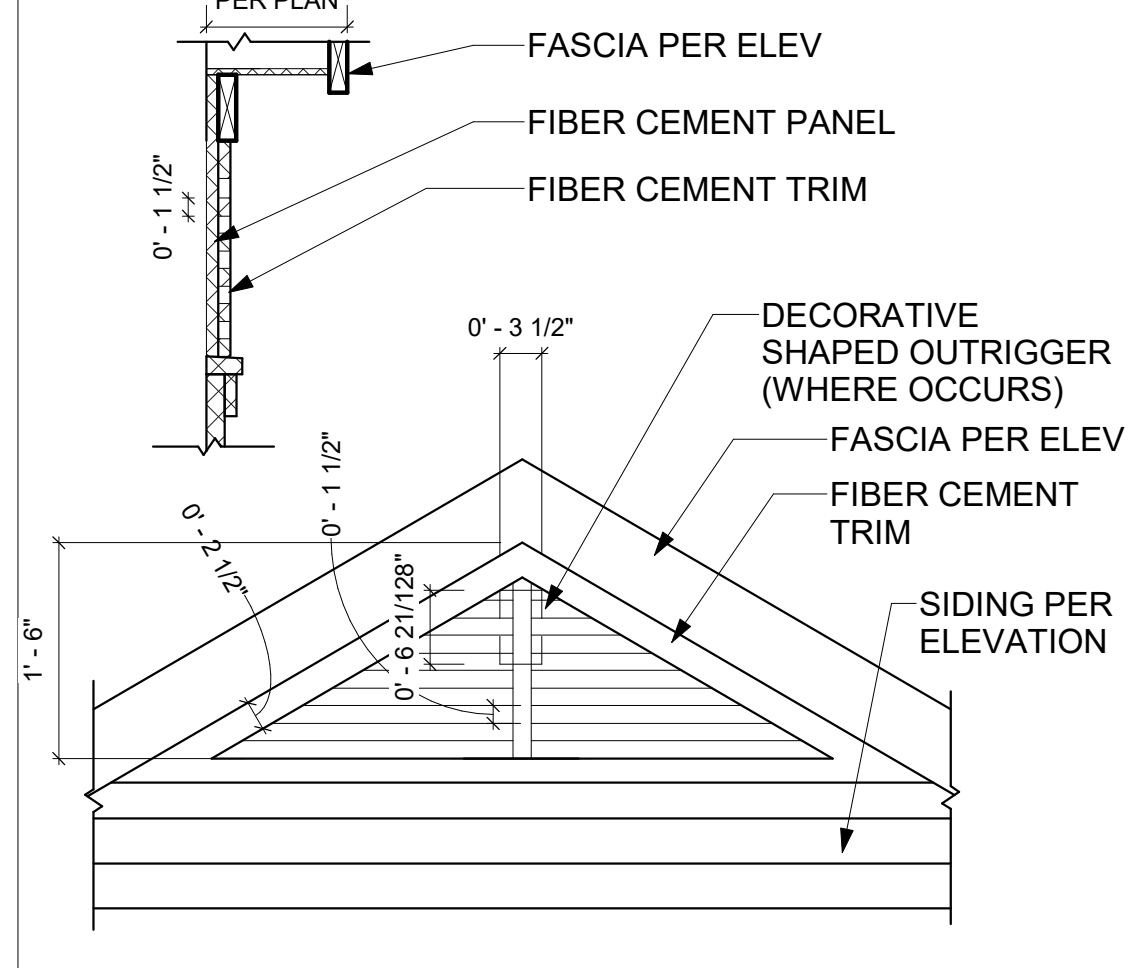
LUTEC - BLACK SOLAR OUTDOOR BARN LIGHT SCONCE WITH DUSK TO DAWN (6940002012) OR EQUAL

FRONT SIDE ABOVE

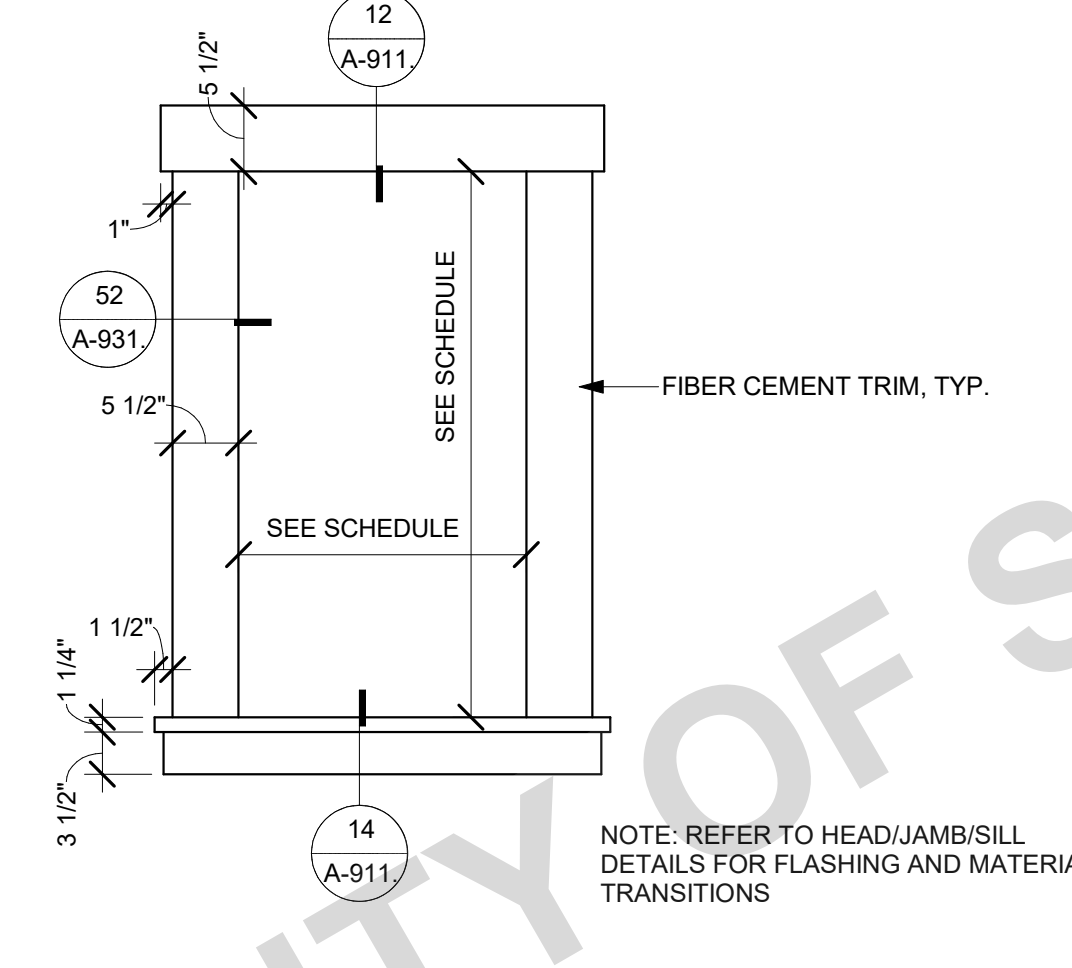
**NOTE: ALL EXTERIOR LIGHTING MUST BE DARK SKY COMPLIANT PER ZONING REGULATIONS SECTION 17.70.100.**



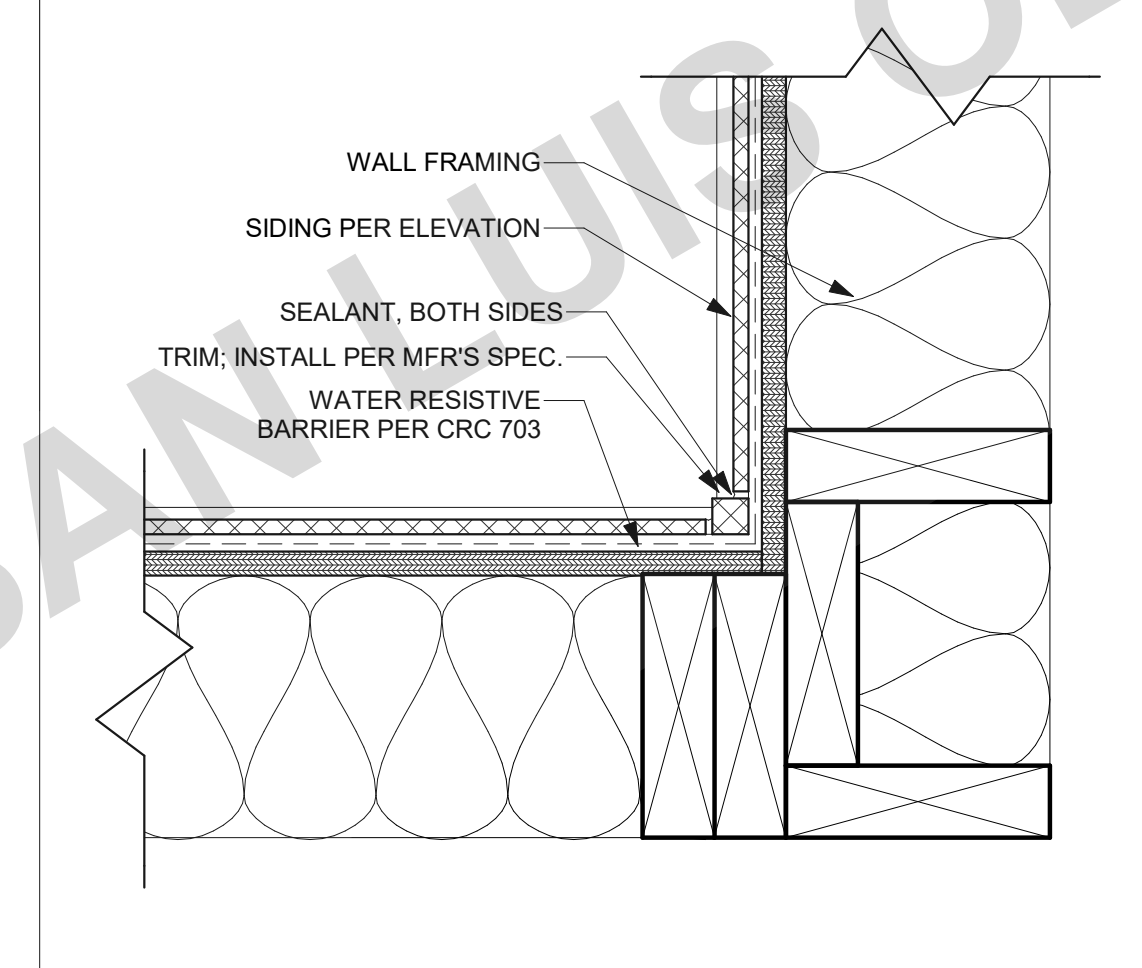
**41 LIGHT FIXTURE**  
SCALE: 1 1/2" = 1'-0"



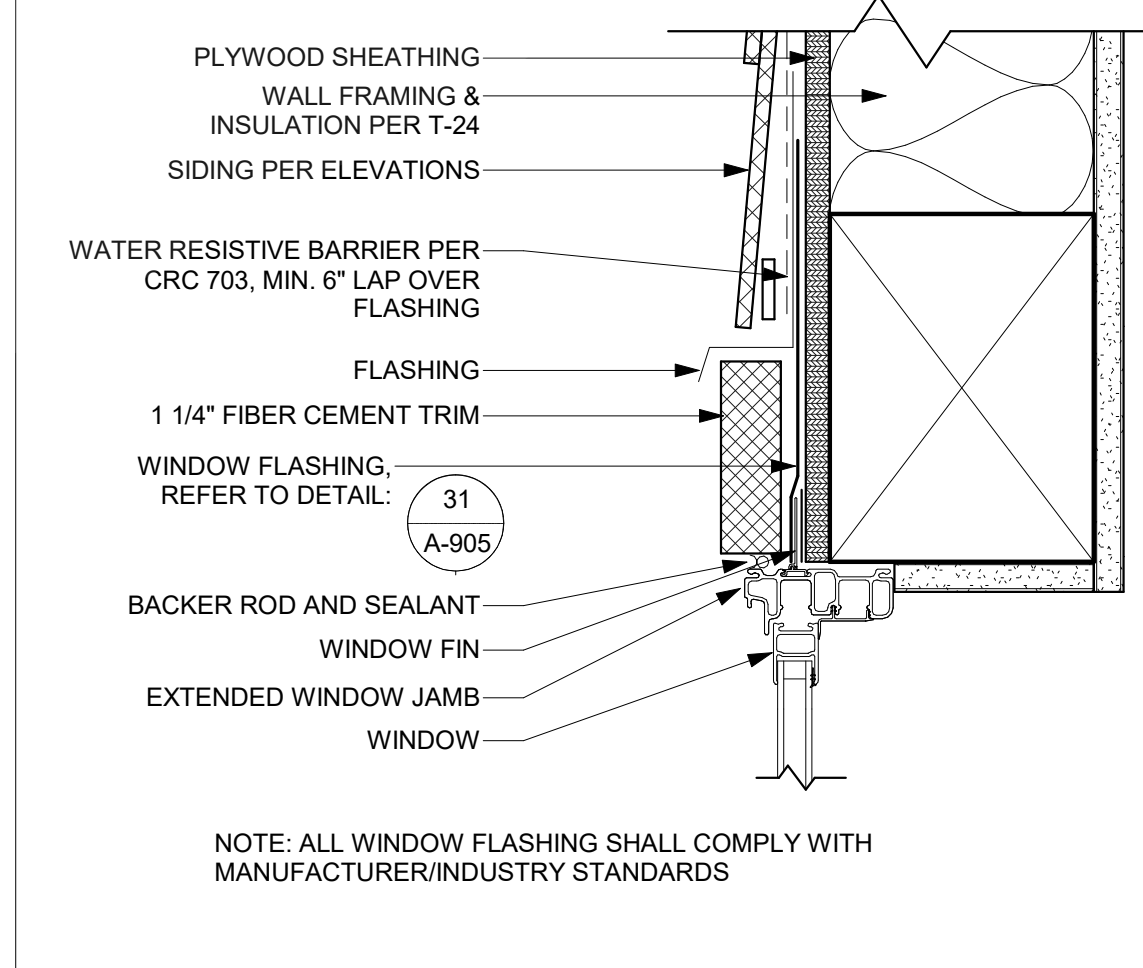
**31 DOOR TRIM**  
SCALE: 3/4" = 1'-0"



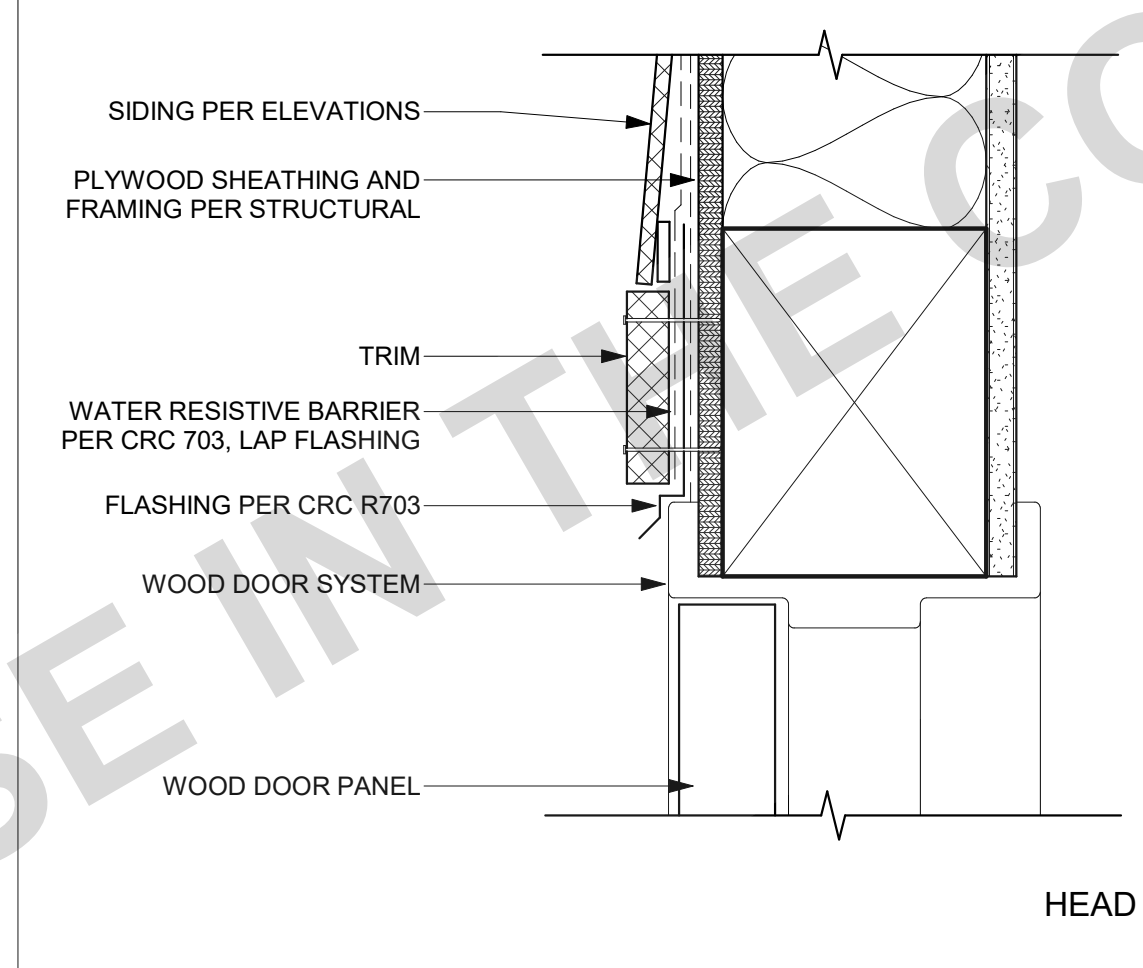
**21 TRIM PROFILE**  
SCALE: 1 1/2" = 1'-0"



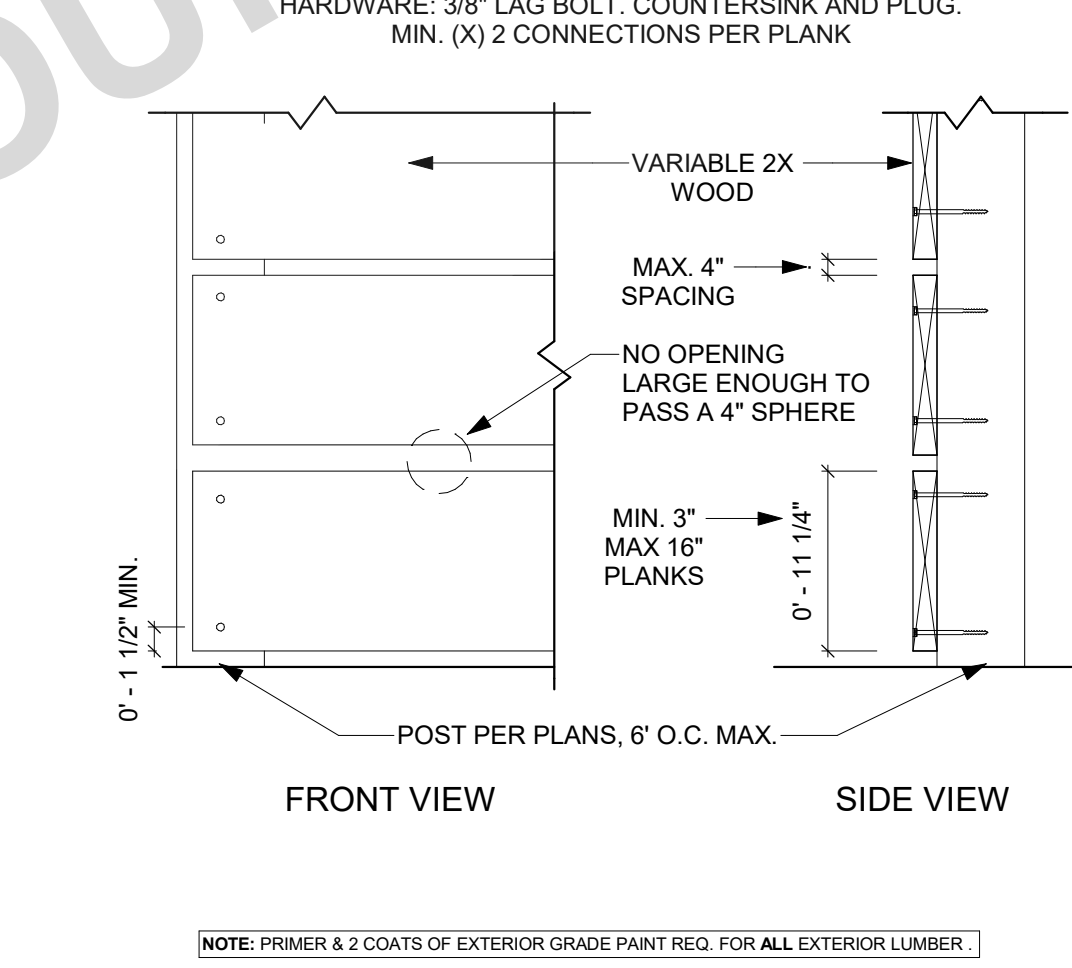
**11 MOUNTING PAD**  
SCALE: 3" = 1'-0"



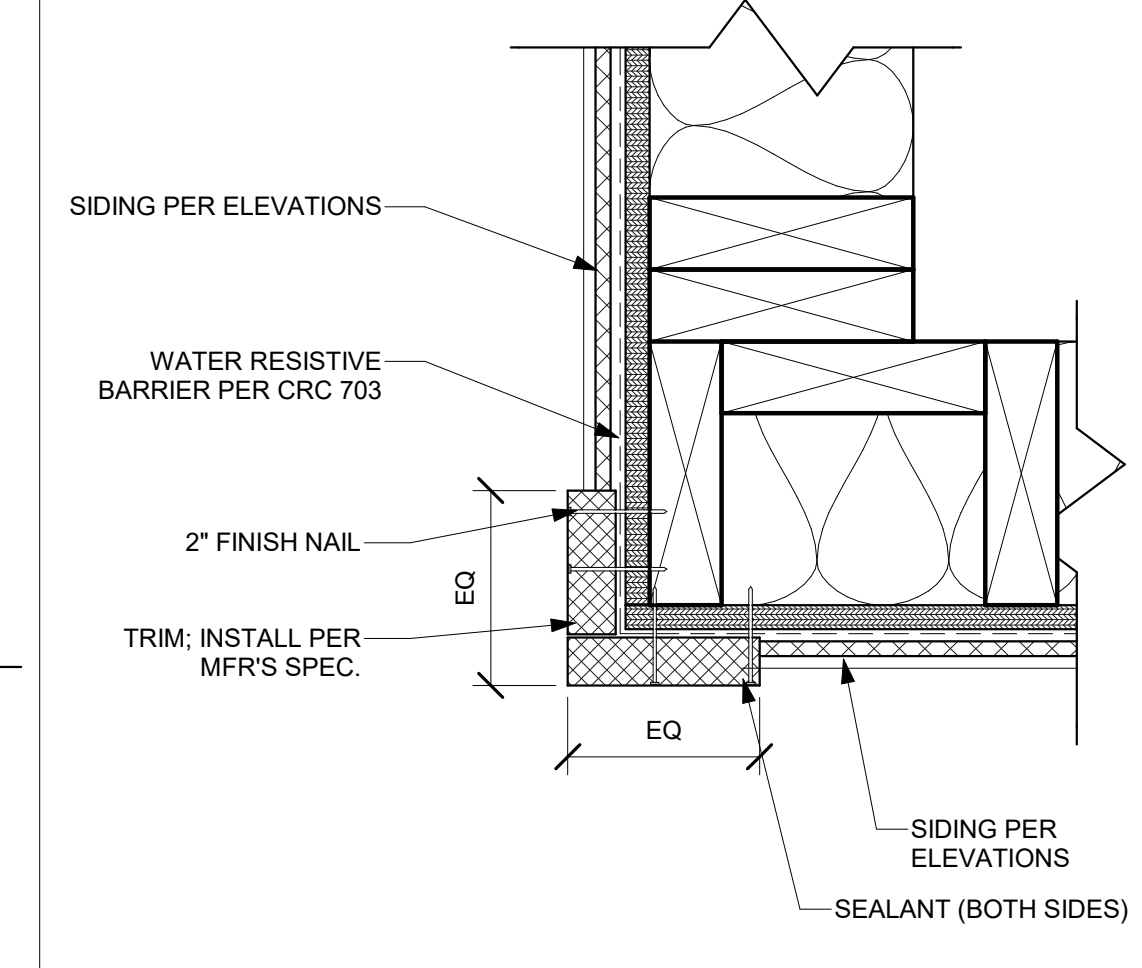
**42 DECORATIVE FAUX GABLE VENT (OPT.)**  
SCALE: 3/4" = 1'-0"



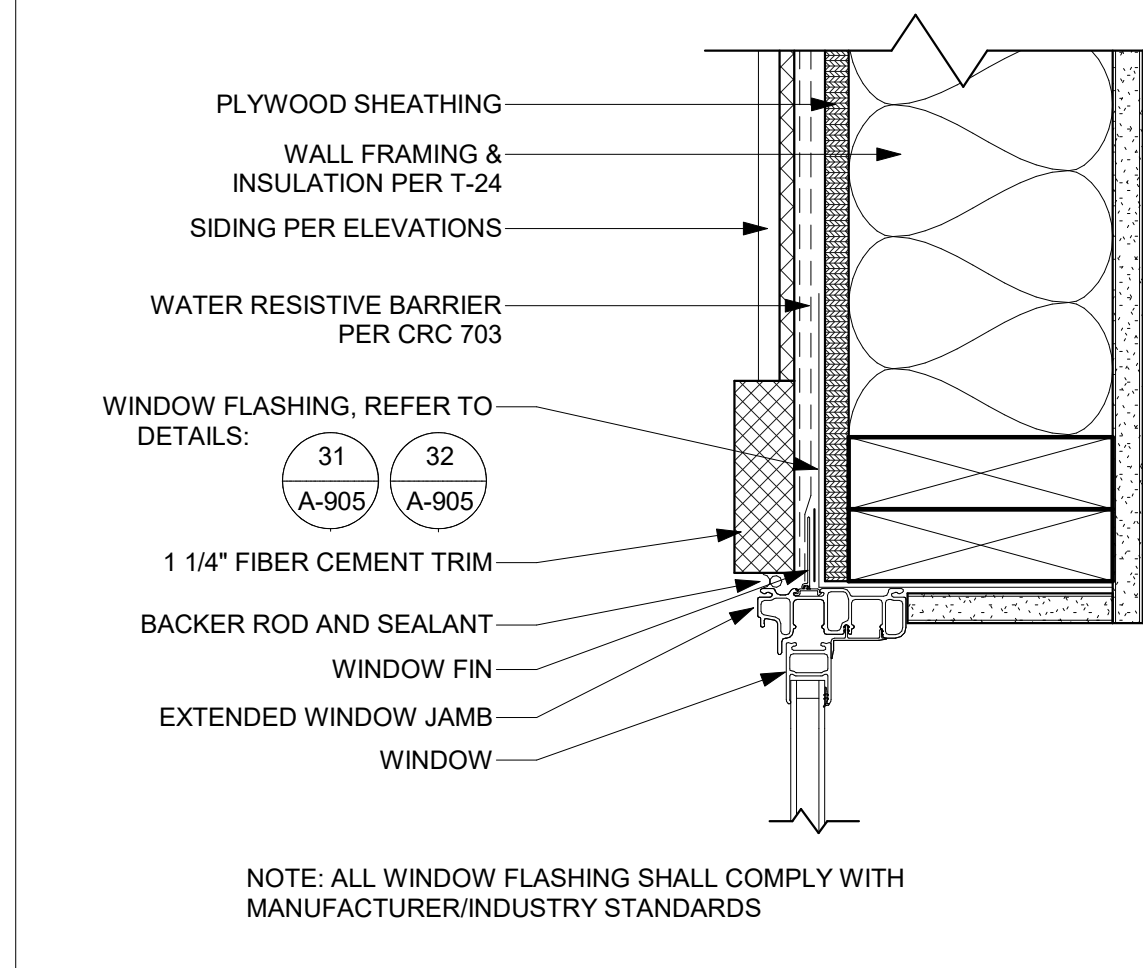
**32 WINDOW TRIM**  
SCALE: 3/4" = 1'-0"



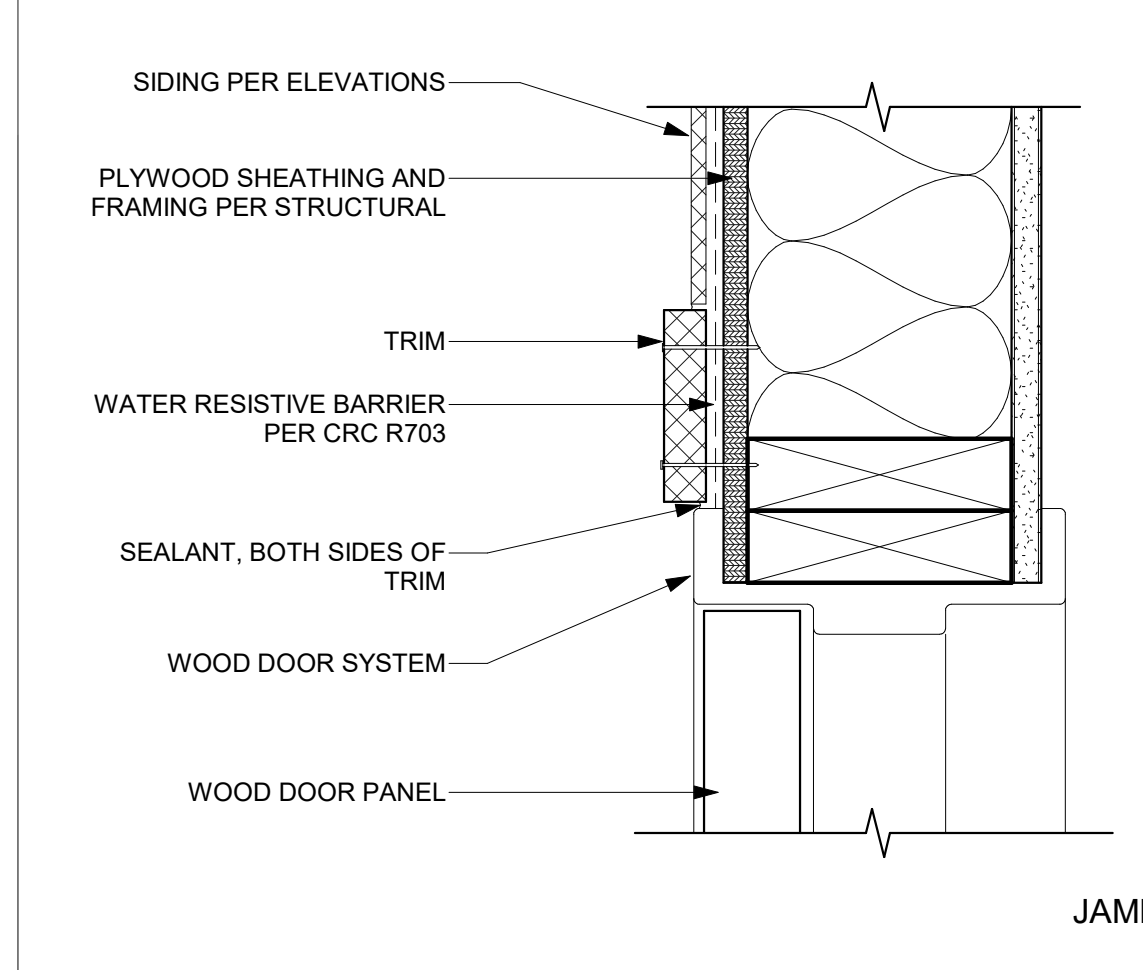
**22 TYP. INSIDE CORNER**  
SCALE: 3" = 1'-0"



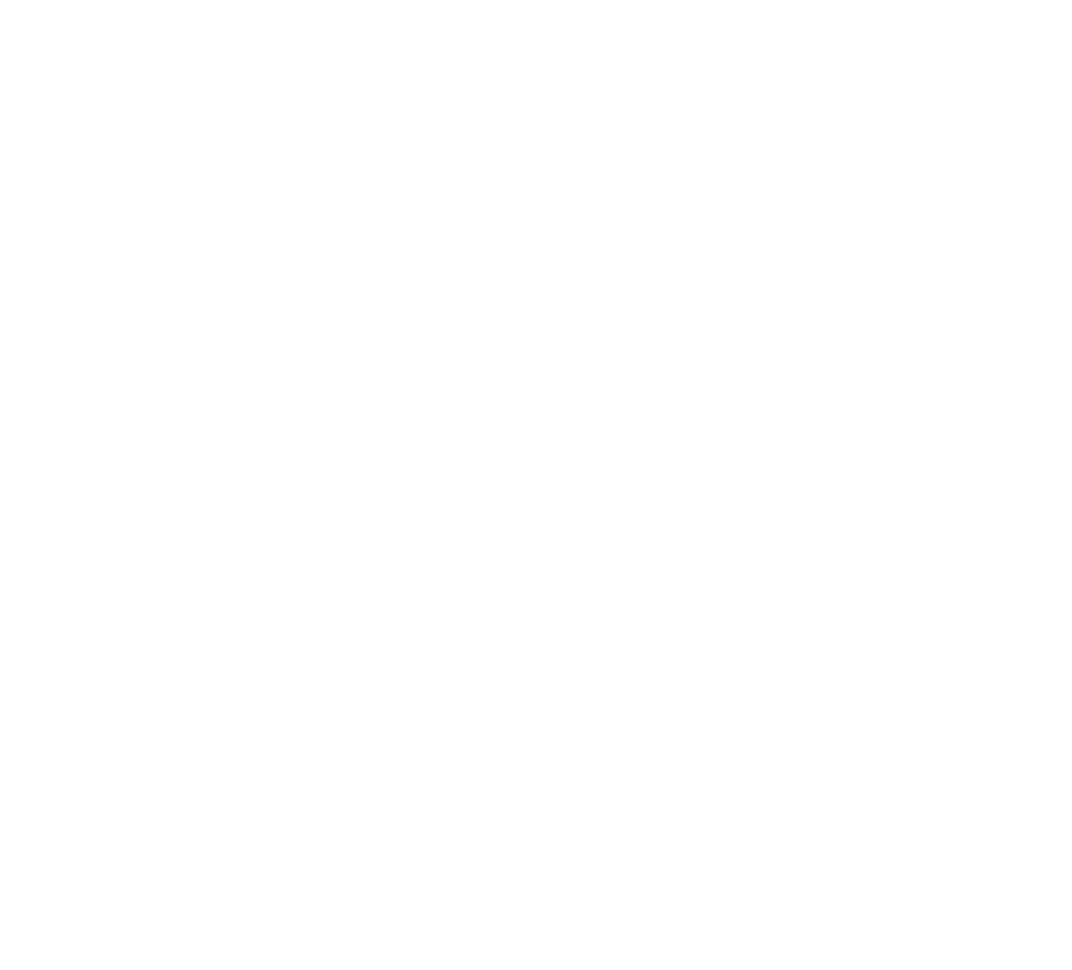
**12 WINDOW HEAD**  
SCALE: 3" = 1'-0"



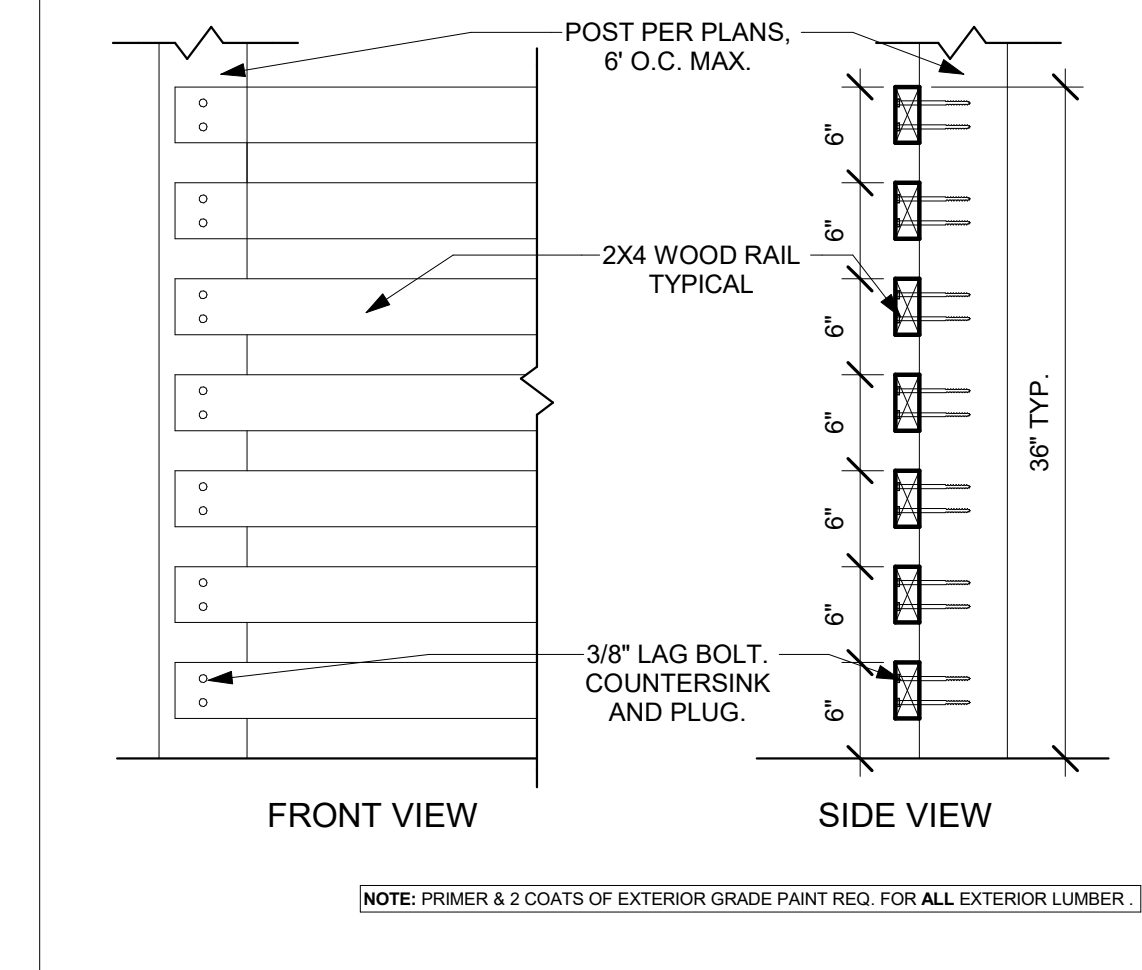
**43 DOOR HEAD - HORIZONTAL SIDING**  
SCALE: 3" = 1'-0"



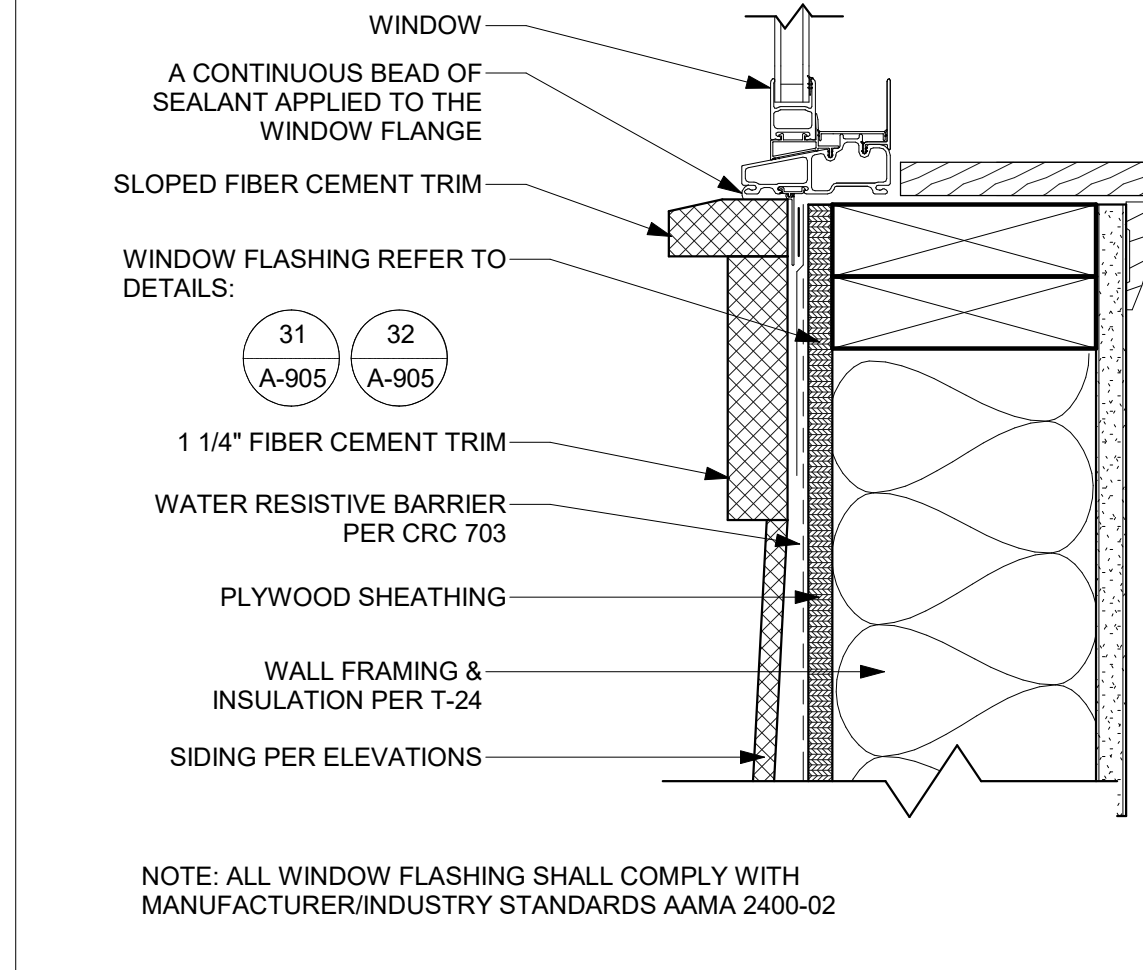
**33 SCREENING - WOOD**  
SCALE: 1" = 1'-0"



**23 TYP. OUTSIDE CORNER**  
SCALE: 3" = 1'-0"



**13 TYP. WINDOW JAMB**  
SCALE: 3" = 1'-0"



**44 DOOR JAMB - HORIZONTAL SIDING**  
SCALE: 3" = 1'-0"



**34 DECORATIVE PORCH RAILING**  
SCALE: 1" = 1'-0"



**24 TYP. WINDOW SILL**  
SCALE: 3" = 1'-0"



**14 TYP. WINDOW SILL**  
SCALE: 3" = 1'-0"



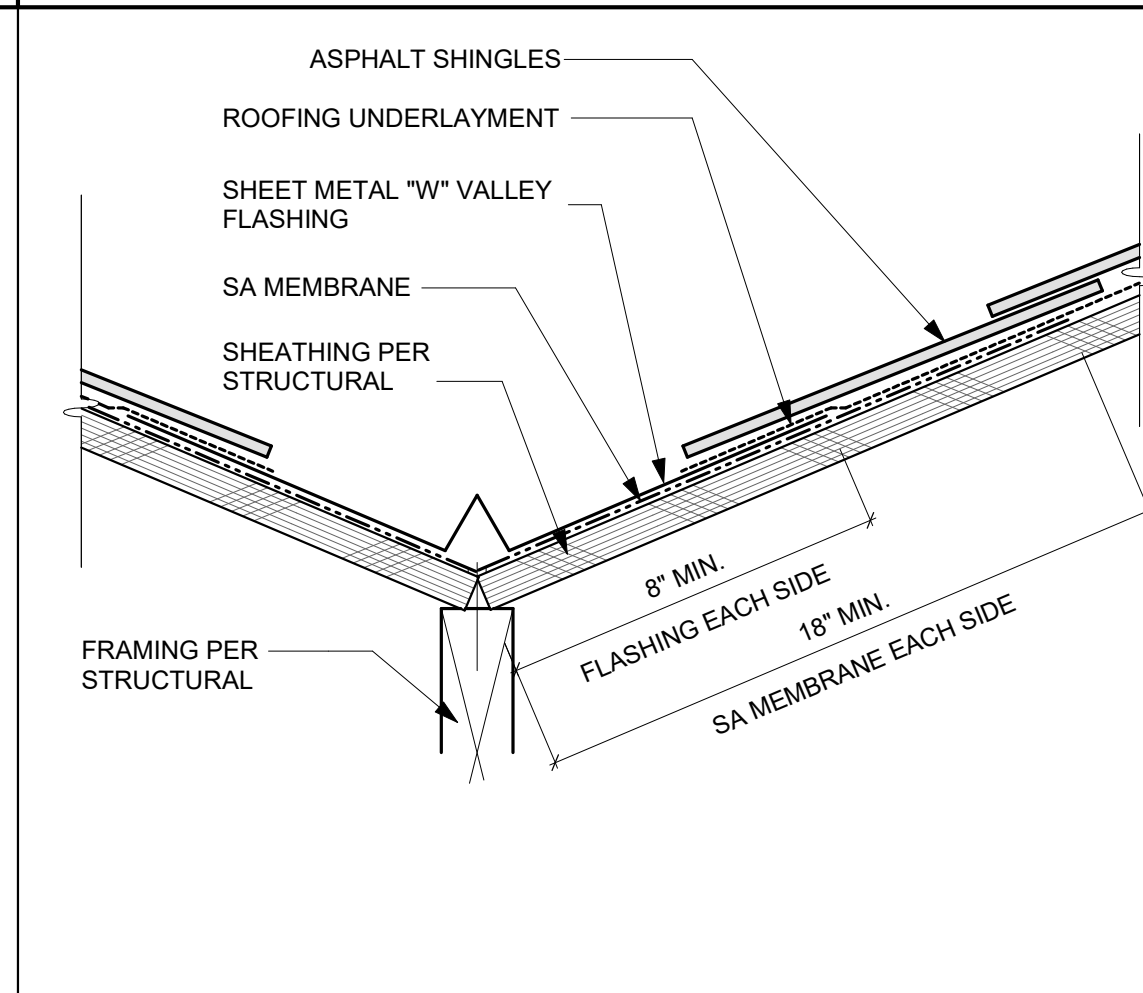
COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ARCHITECTURAL DETAILS - LOFT

DATE  
11/28/2023  
SHEET  
A-911.

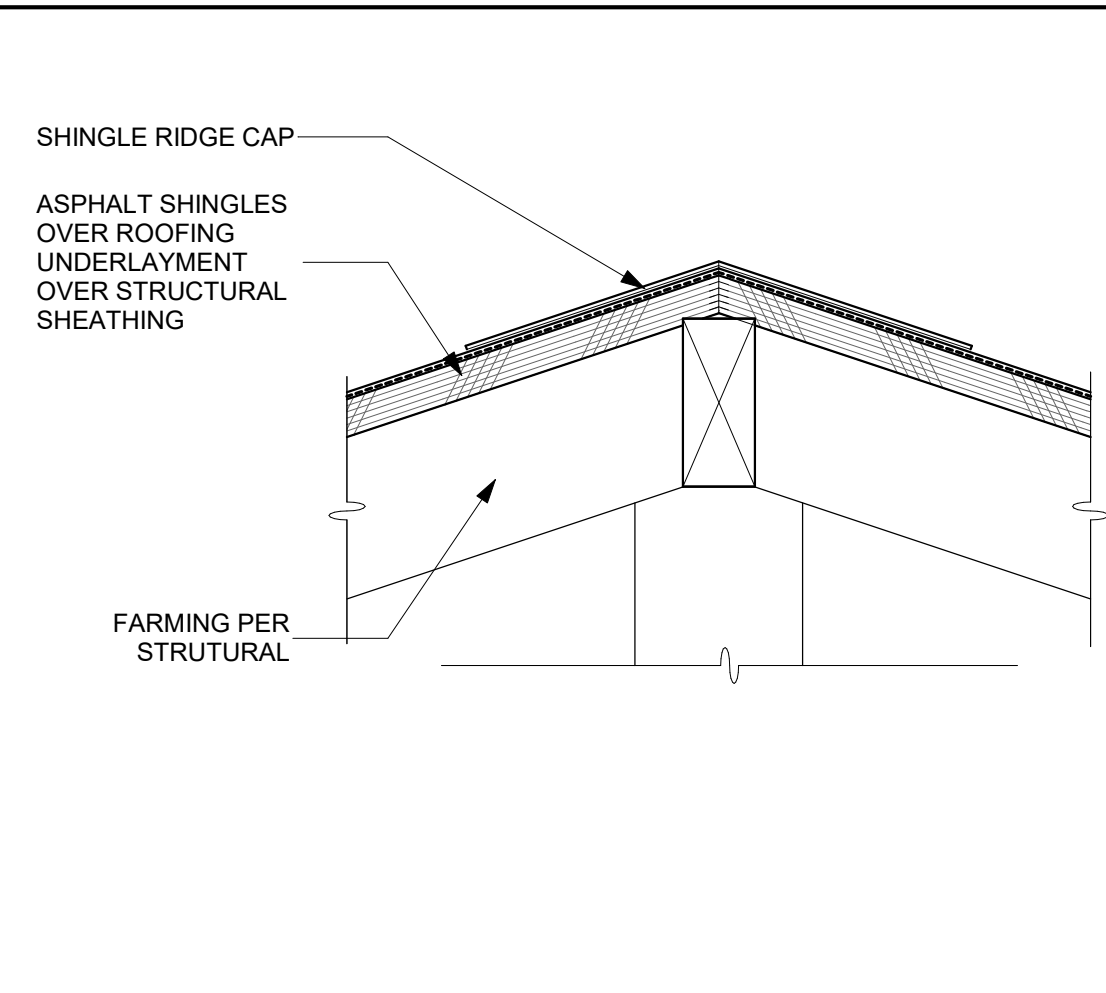
1/28/2023 10:32:50 AM C:\Users\jca\Documents\2727-01\_SLO County ADU\_CD\_CENTRAL\_2022\_jca\REV\TU.rvt



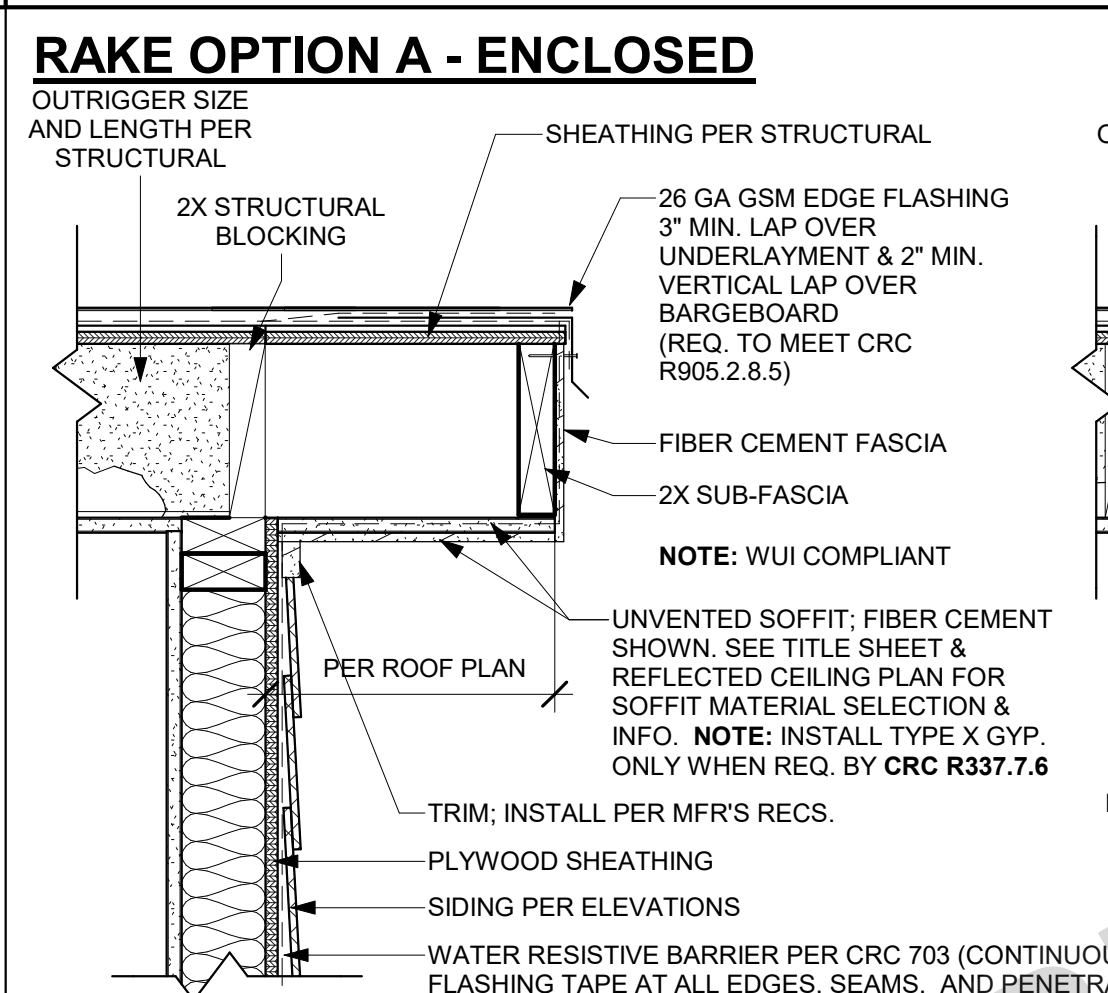
THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONSTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



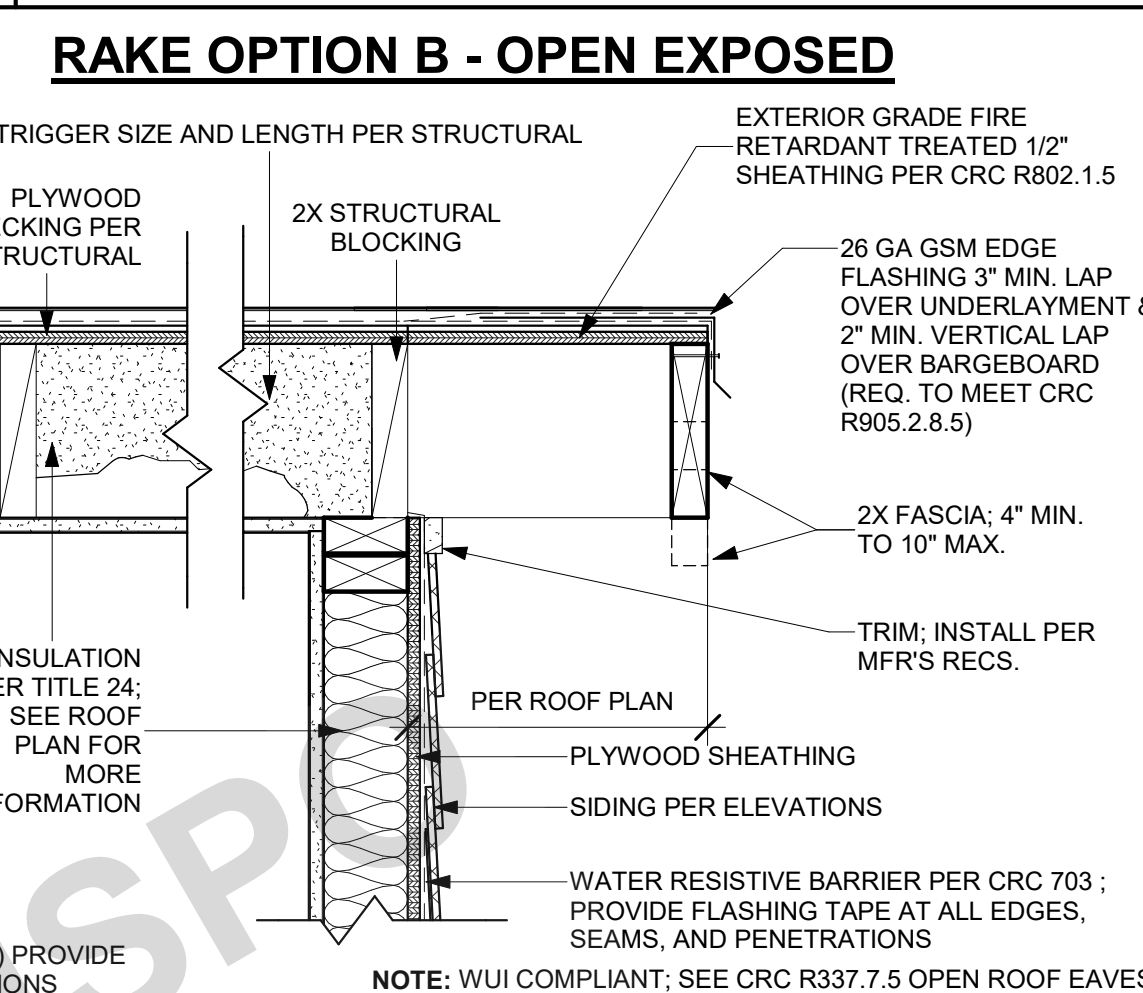
**41 TYPICAL VALLEY DETAIL**  
SCALE: 3" = 1'-0"



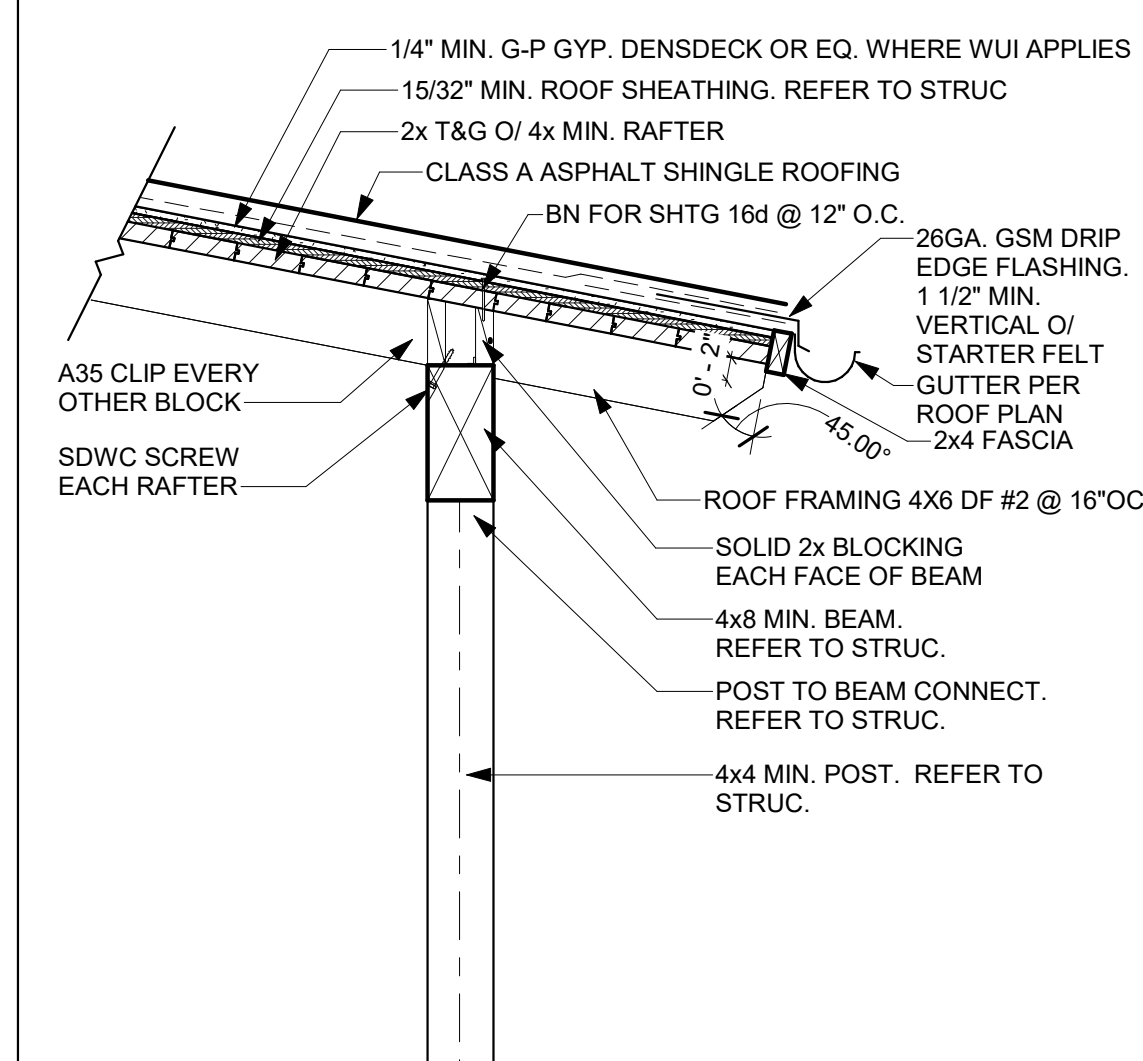
**31 TYPICAL RIDGE/HIP DETAIL**  
SCALE: 3" = 1'-0"



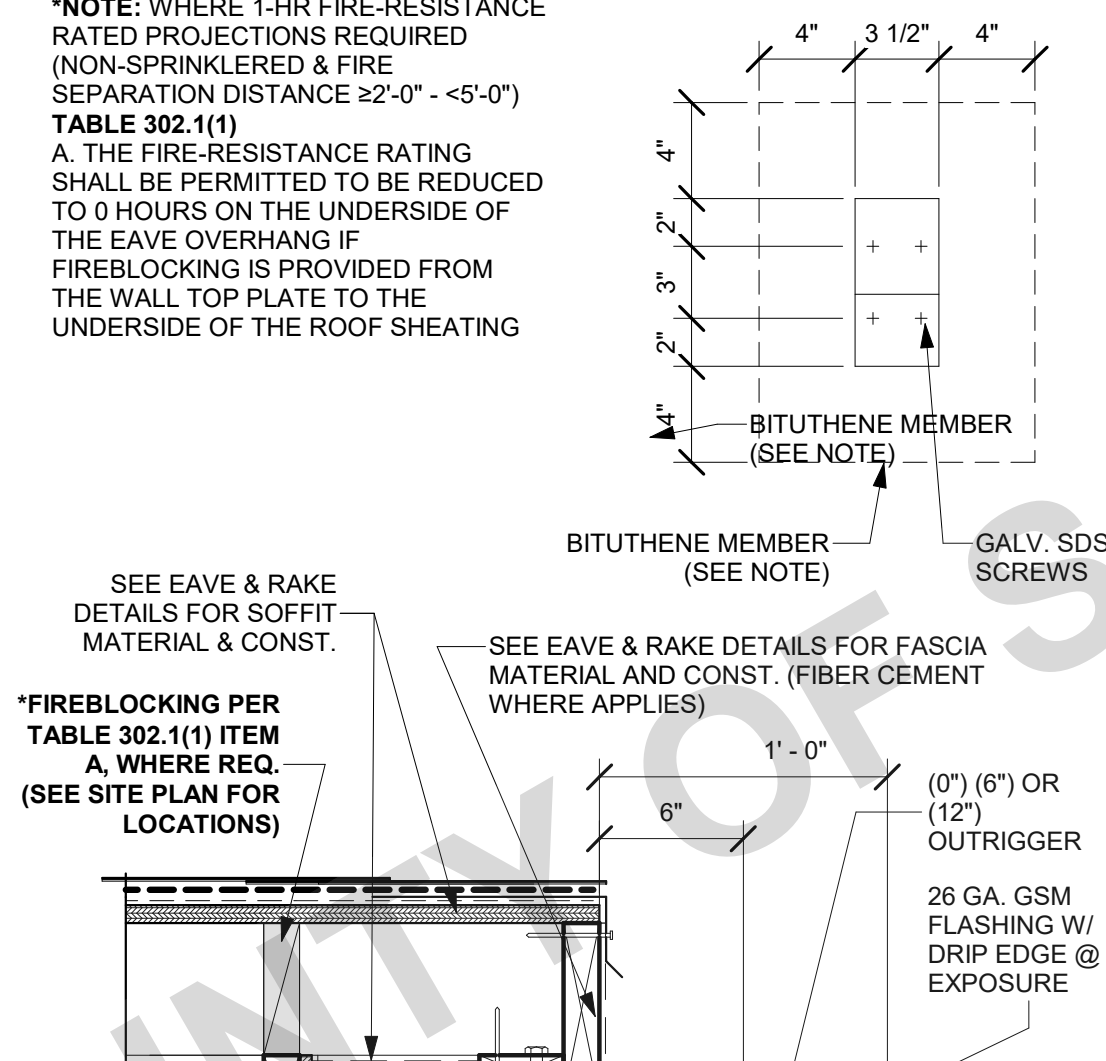
**21 TYP. RAKE**  
SCALE: 1 1/2" = 1'-0"



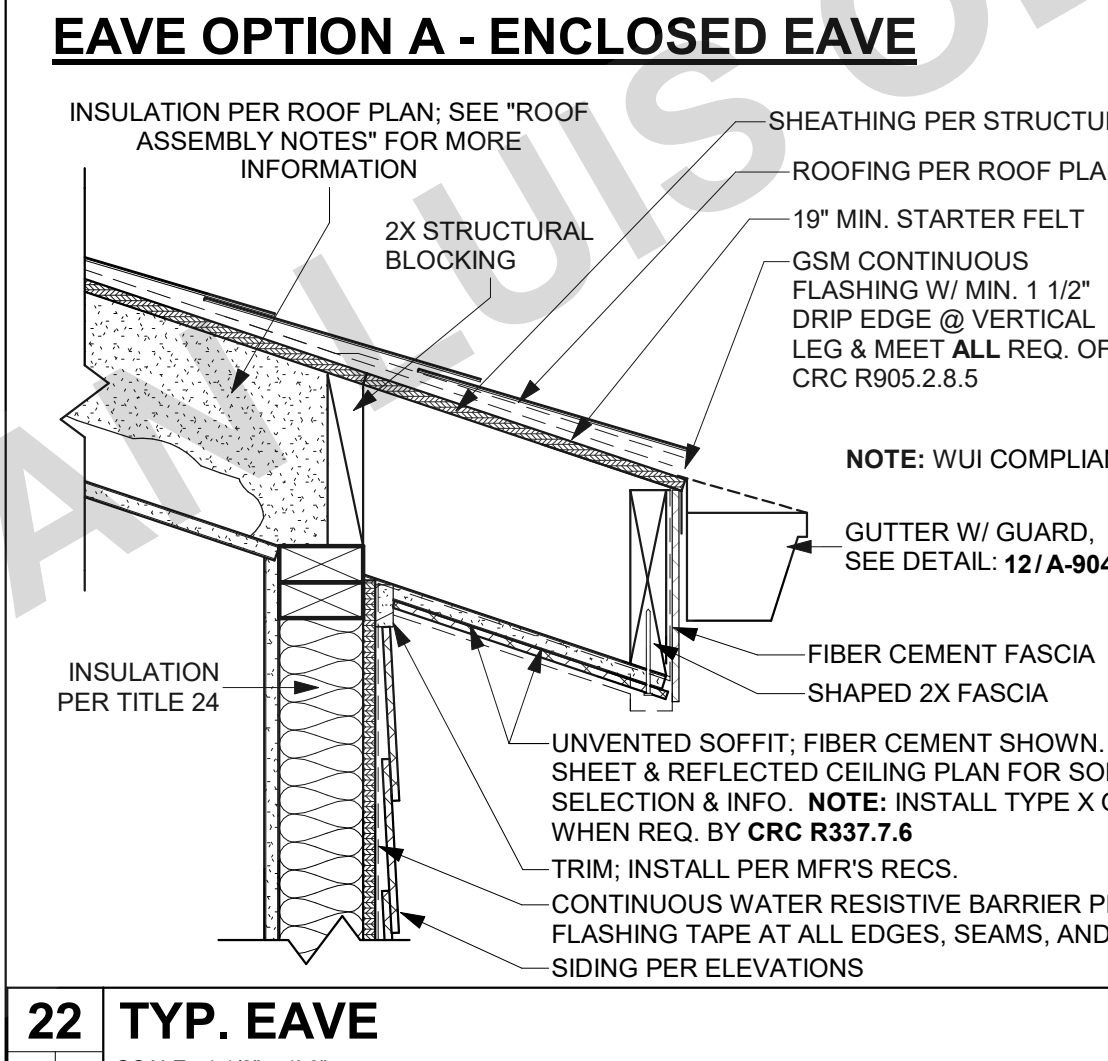
**RAKE OPTION B - OPEN EXPOSED**  
SCALE: 1 1/2" = 1'-0"



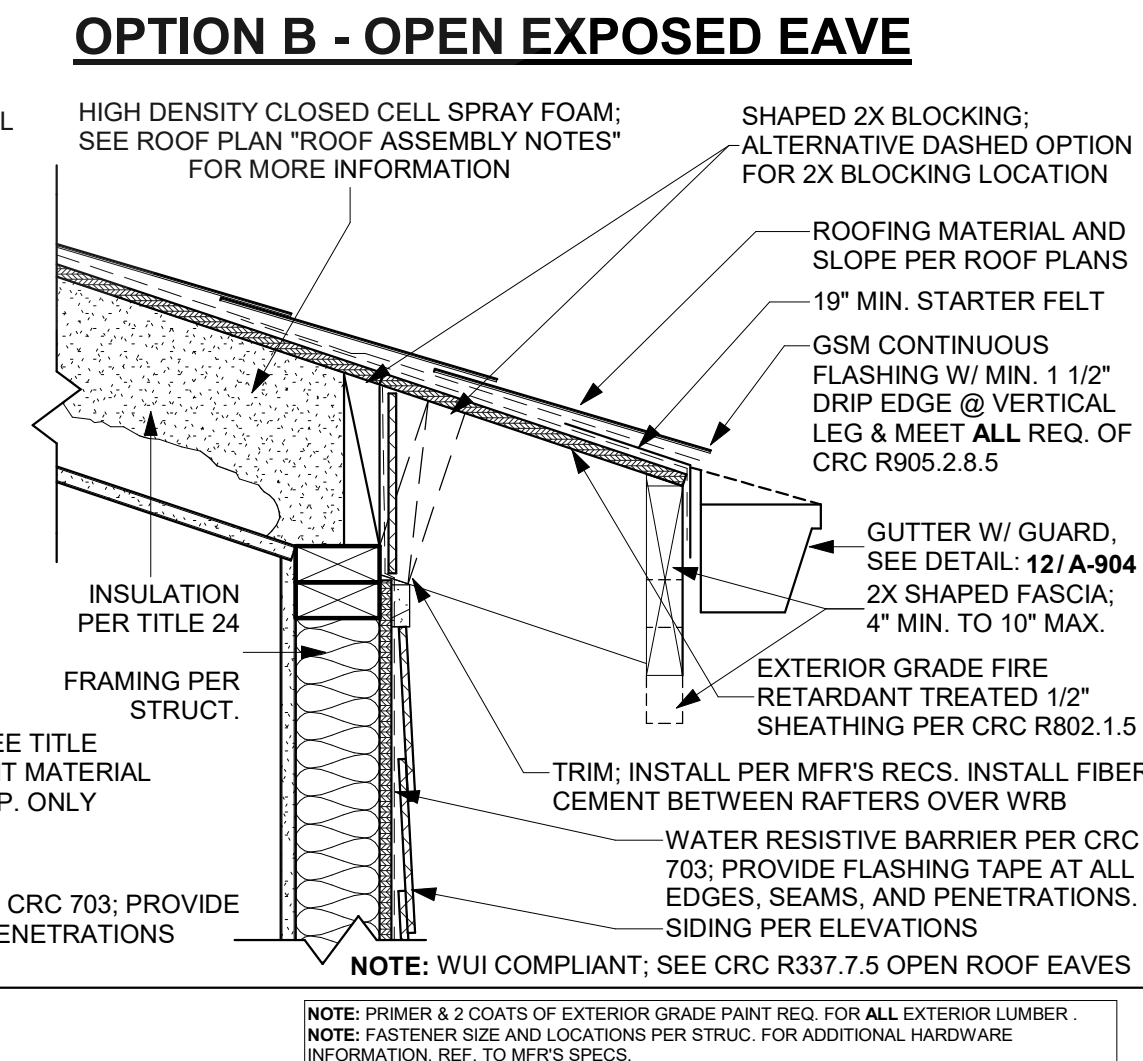
**42 TYP. RAKE**  
SCALE: 1 1/2" = 1'-0"



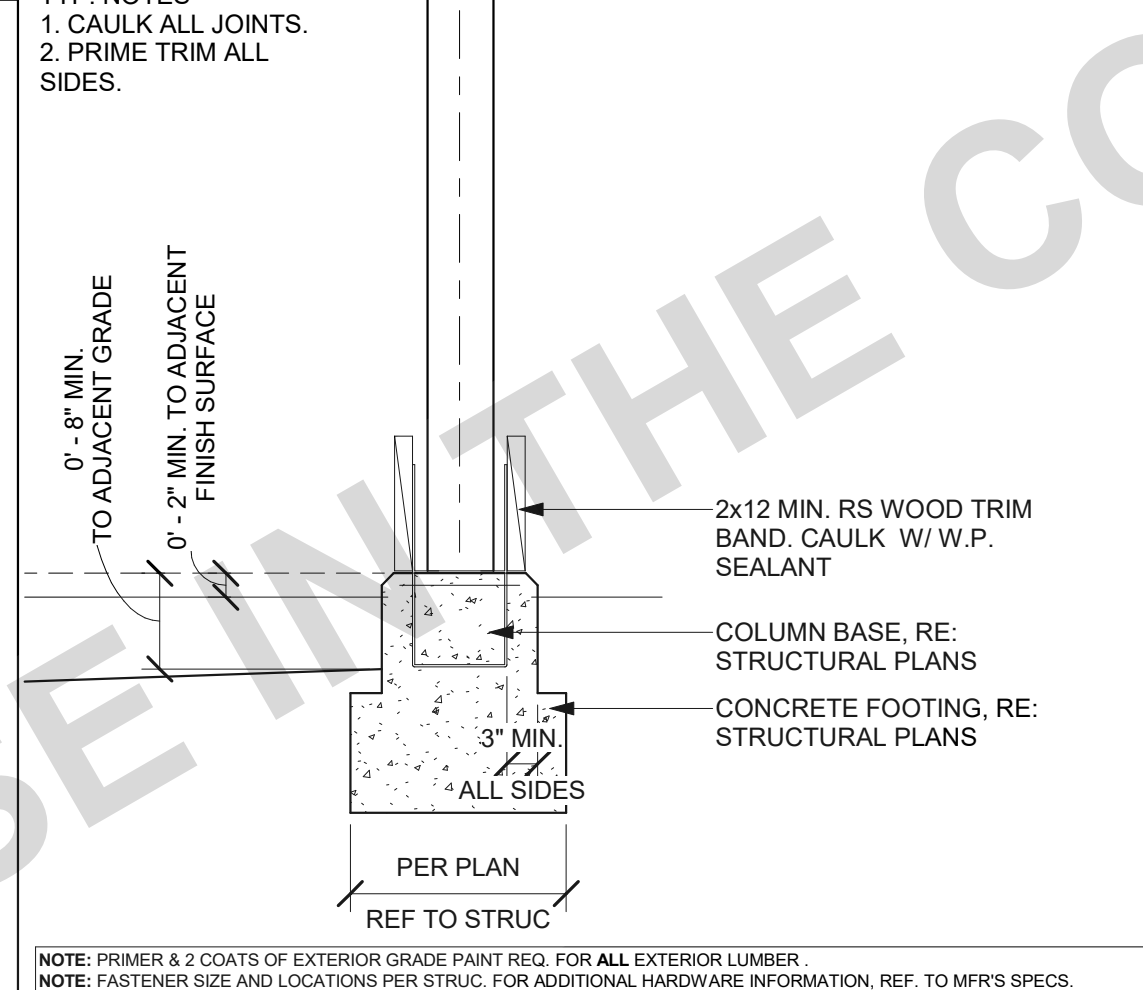
**32 TYP. RAKE**  
SCALE: 1 1/2" = 1'-0"



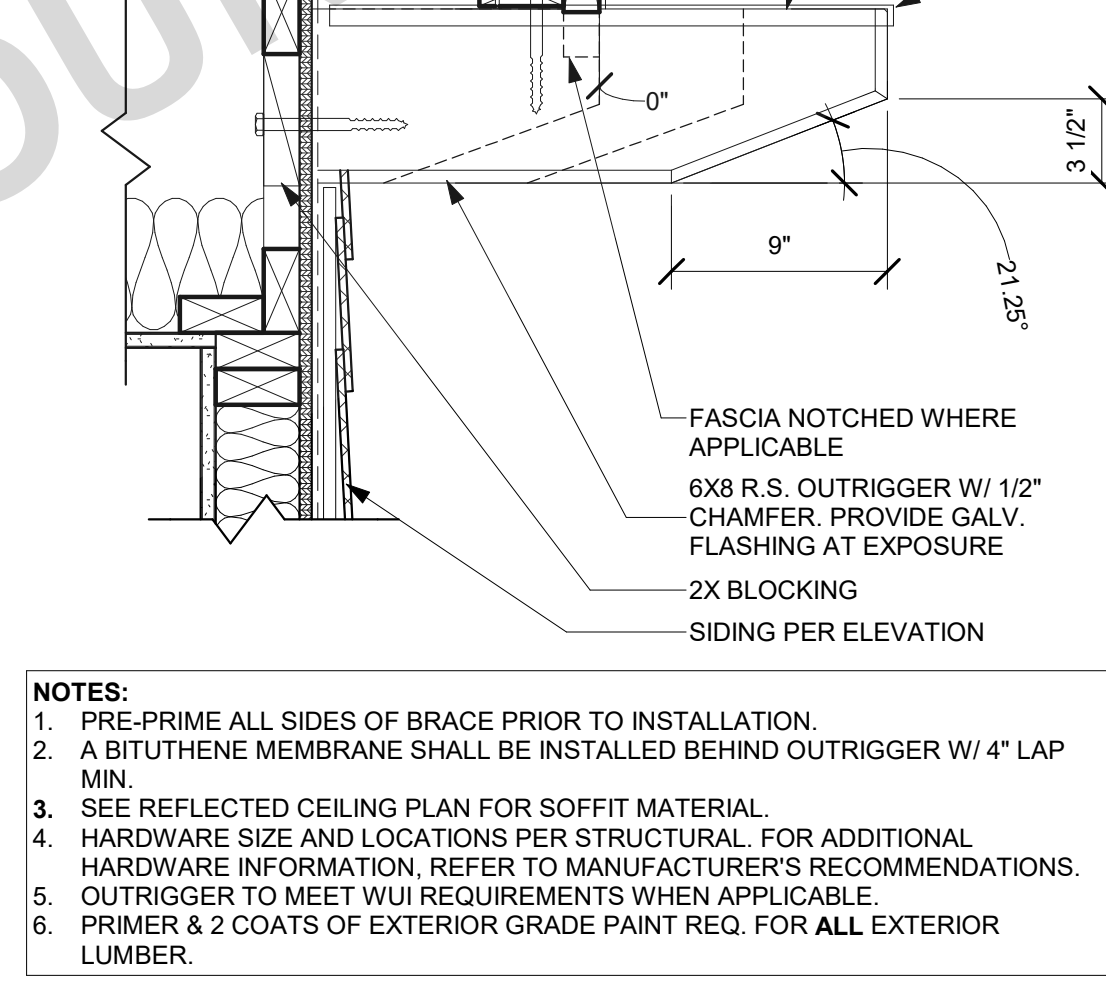
**22 TYP. EAVE**  
SCALE: 1 1/2" = 1'-0"



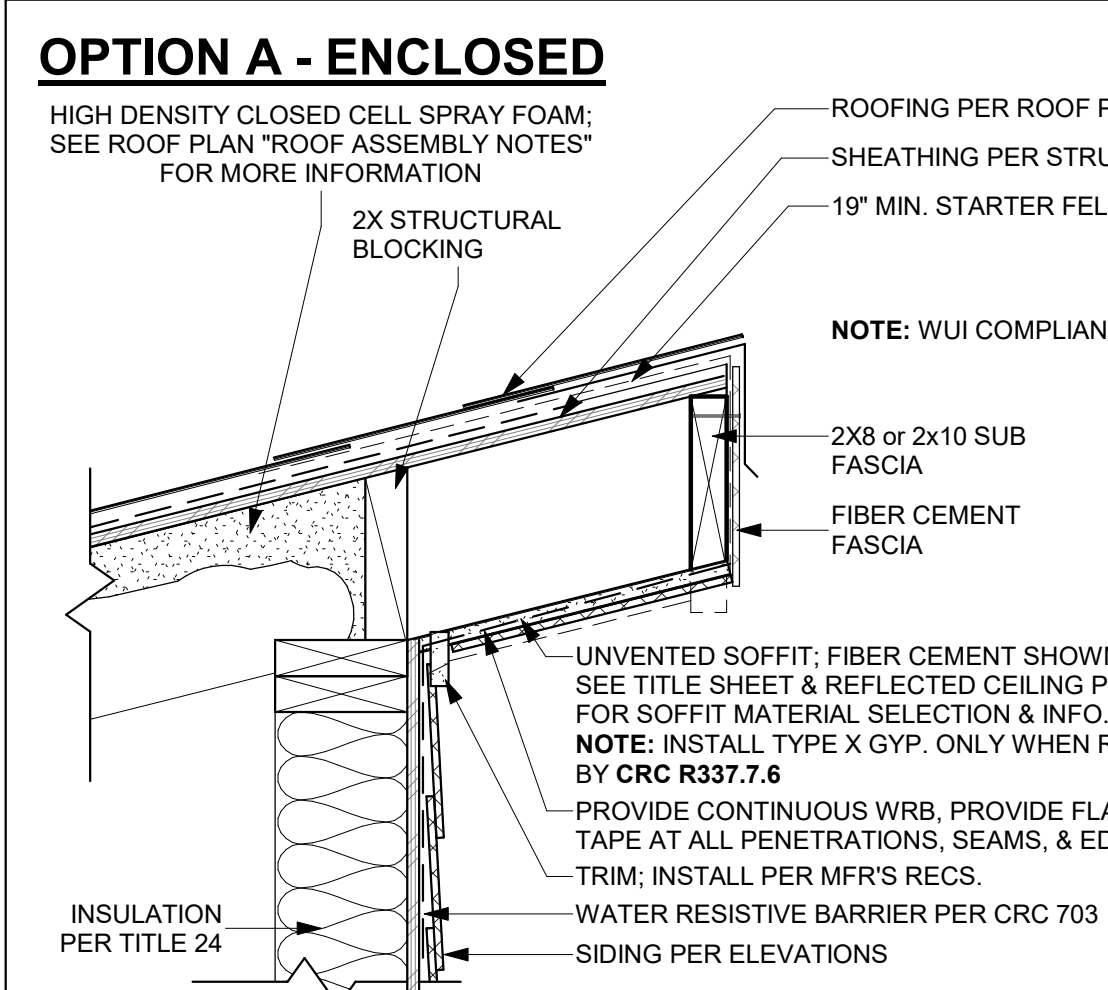
**OPTION B - OPEN EXPOSED EAVE**  
SCALE: 1 1/2" = 1'-0"



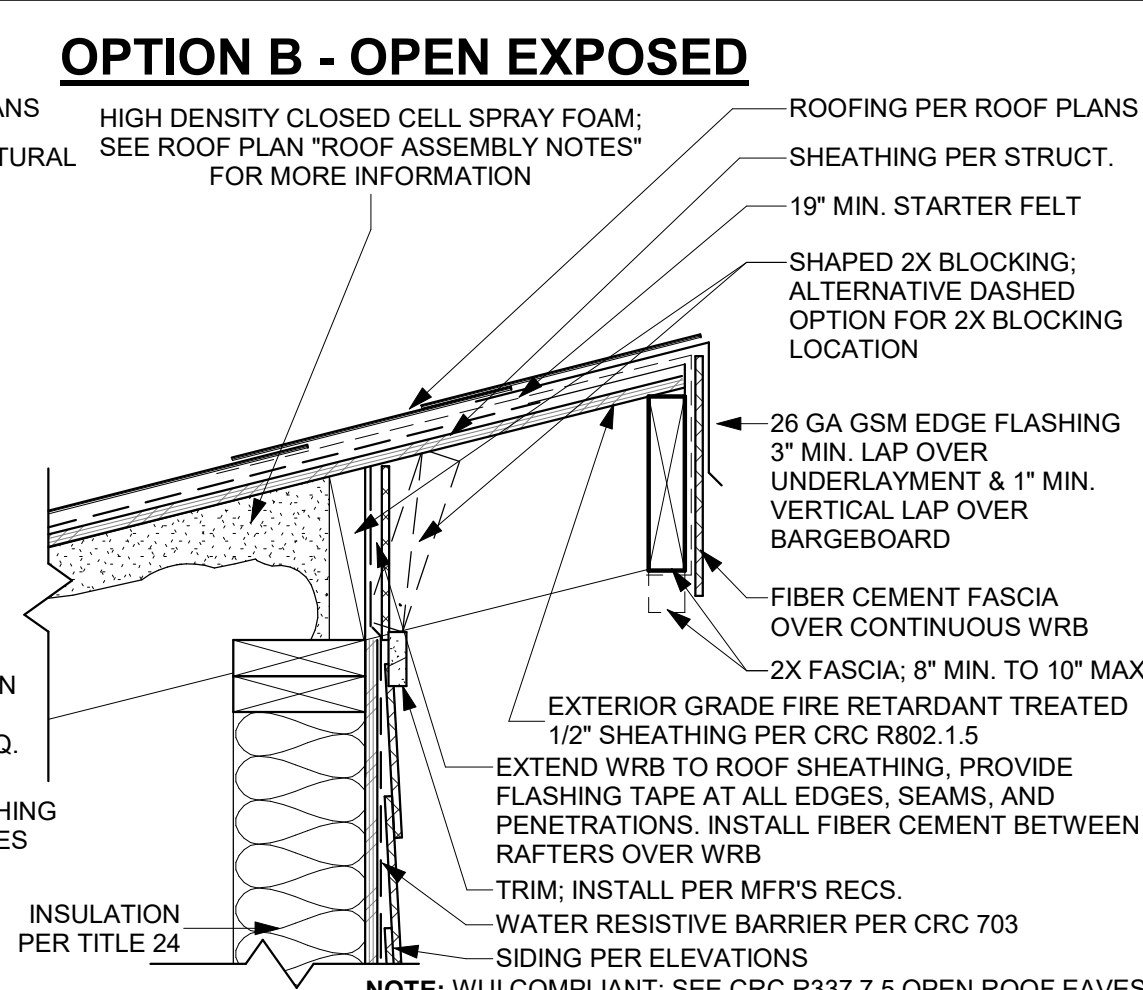
**43 POST & ROOF**  
SCALE: 3/4" = 1'-0"



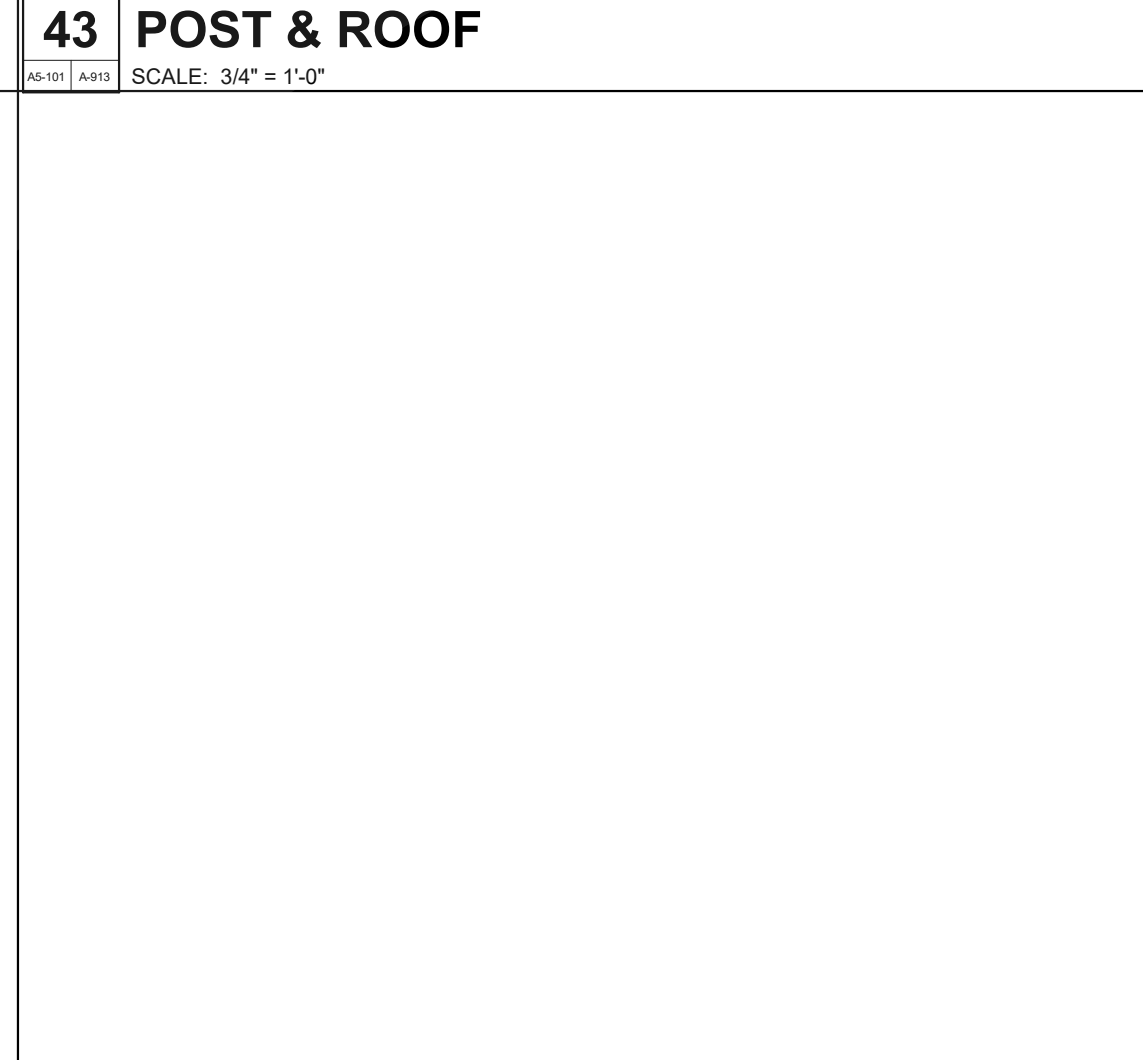
**33 DECORATIVE OUTRIGGER**  
SCALE: 1 1/2" = 1'-0"



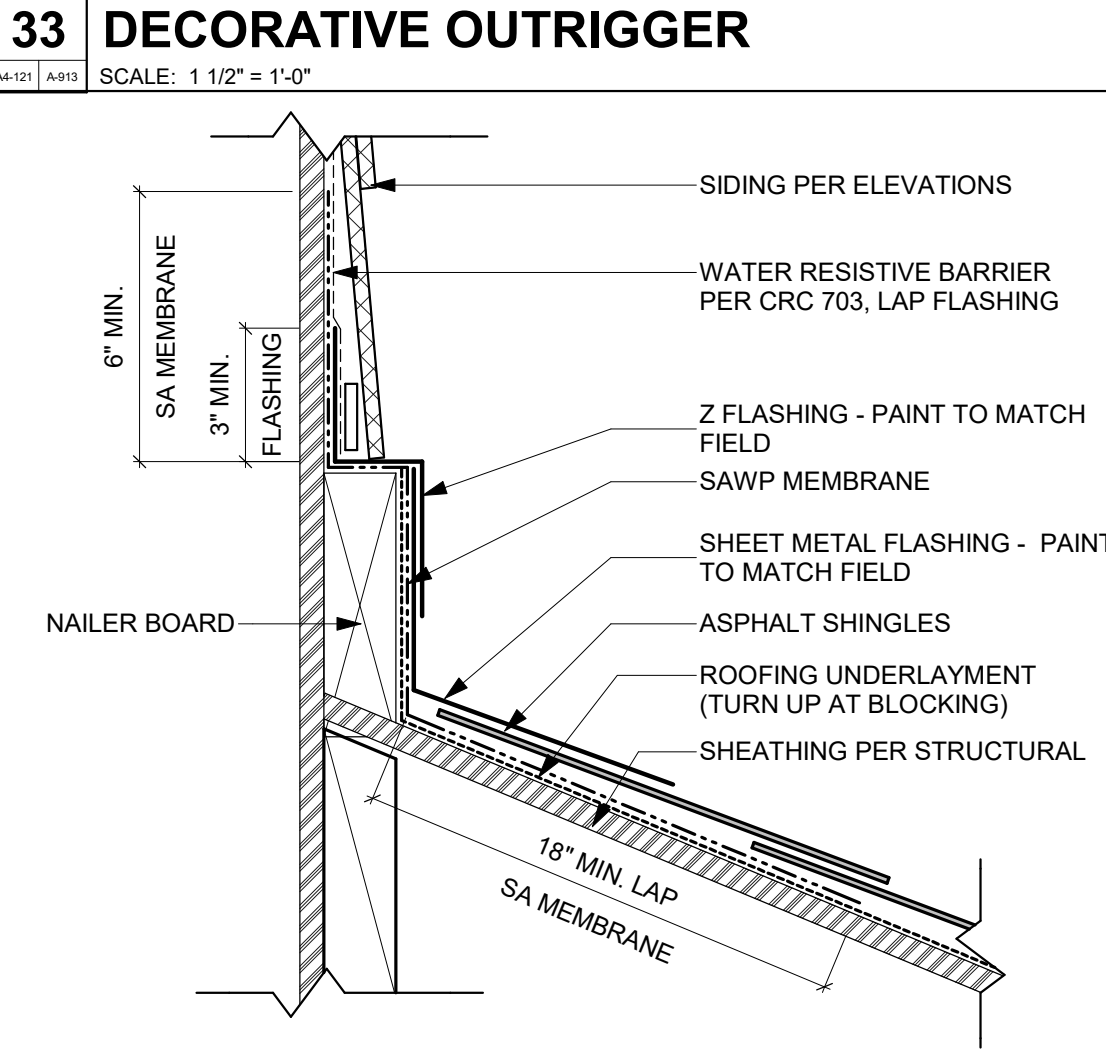
**23 ROOF EAVE (HIGH-SIDE) (WUI COMPLIANT)**  
SCALE: 1 1/2" = 1'-0"



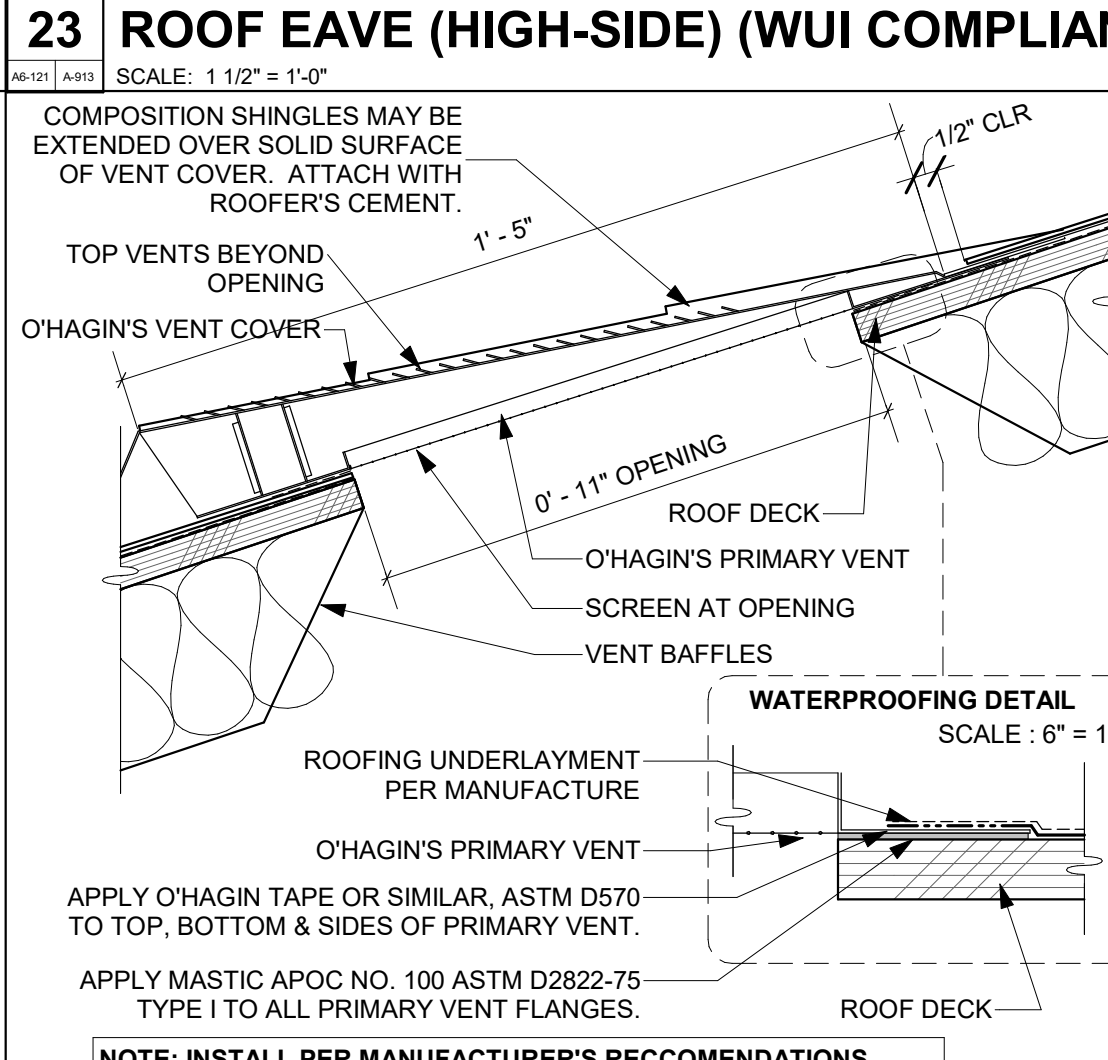
**OPTION B - OPEN EXPOSED**  
SCALE: 1 1/2" = 1'-0"



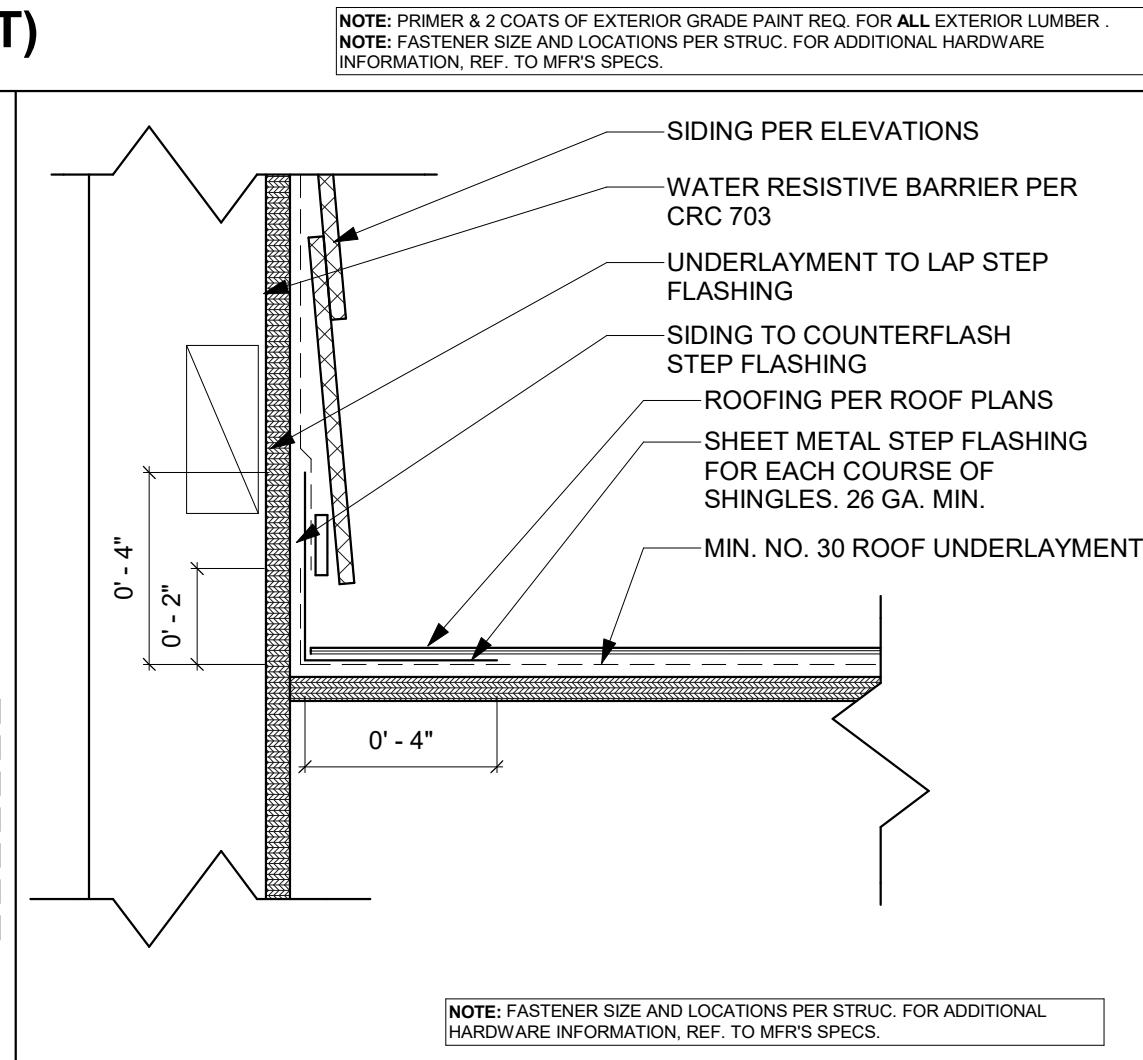
**44 HEADWALL**  
SCALE: 3" = 1'-0"



**34 HEADWALL**  
SCALE: 3" = 1'-0"



**24 O'HAGEN ROOF VENT**  
SCALE: 3" = 1'-0"



**14 SIDE WALL**  
SCALE: 3" = 1'-0"

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

ARCHITECTURAL DETAILS - LOFT  
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SYMBOLS

WALL TYPES

SHEET INDEX

Table of symbols including detail reference bubbles, full height section indicators, elevations, north arrows, earth layers, steel in cross section, and various structural elements like columns and posts.

Table of wall types including bearing wood walls (above and below), non-bearing wood walls (above and below), existing walls, and concrete walls (bearing and non-bearing).

Table of sheet index listing sheet numbers (S-101 to S-421) and their corresponding descriptions (General Notes, Plans, Concrete Details, Wood Details, Framing Details).



THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS...

ABBREVIATIONS

Large table of abbreviations organized in columns, listing terms like AB, ACI, ADDL, ADJ, AESS, AISI, ALT, ALUM, ANCH, ANSI, APA, APPVD, APPROX, ARCH, AWP, AWS, ATC, ASTM, BLDG, BLK, BLKG, BM, BN, BOT OR B, BRC, BRG, BTWN, CANT, CAM, CAM OR C, CC, CG, CIP, CJ, CL, CLR, CMU, COL, COMP, CONC, CONN, CONSTR, CONT, CONTR, CJP, CTR, CTSK, CU FT and their corresponding full names.

COUNTY OF SAN LUIS OBISPO
ACCESSORY DWELLING UNIT
SAN LUIS OBISPO, CA
SHEET INDEX,
ABBREVIATION & SYMBOLS

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FOR USE IN THE COUNTY OF SAN LUIS OBISPO

**REQUIRED VERIFICATION AND INSPECTIONS**

WOOD CODE CHAPTER 17 AND REFERENCED 2018 NDS AND AWC SDPWS-2015			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	CBC REFERENCE
1. HIGH LOAD DIAPHRAGM WOOD STRUCTURAL PANELS - VERIFY THE FOLLOWING: - GRADE - THICKNESS - NOMINAL SIZE OF FRAMING MEMBERS AT ADJOINING PANEL EDGES - NAIL OR STAPLE DIAMETER AND LENGTH - NUMBER OF FASTENER LINES - SPACING BETWEEN FASTENERS IN EACH LINE - SPACING BETWEEN FASTENERS AT EDGE MARGINS	---	X	1705.5.1 2306.2
2. FIELD GLUING OPERATIONS OF ELEMENTS OF THE SEISMIC FORCE RESISTING SYSTEM.	X	---	1705.13.2
3. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING LESS THAN OR EQUAL TO 4" O.C. - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	X	1705.13.2
4. WOOD LATERAL FORCE-RESISTING SYSTEM WITH FASTENER SPACING OF THE SHEATHING GREATER THAN 4" O.C. (NOT REQUIRED) - WOOD SHEAR WALLS - WOOD DIAPHRAGMS - DRAG STRUTS - SHEAR PANELS - HOLD-DOWNS	---	---	1705.13.2
5. METAL PLATE CONNECTED WOOD TRUSSES SPANNING 60 FEET OR GREATER - TEMPORARY INSTALLATION RESTRAINT/BRACING - PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING IN ACCORDANCE WITH APPROVED TRUSS SUBMITTAL PACKAGE	---	X	1705.5.2

SOILS CODE TABLE 1705.6			
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	
1. VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	---	X	
2. VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	---	X	
3. PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	---	X	
4. VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	X	---	
5. PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	---	X	

CONCRETE CONSTRUCTION CODE TABLE 1705.3				
SPECIAL INSPECTION OR TEST	CONTINUOUS	PERIODIC	REFERENCED STANDARD	CBC REFERENCE
3. INSPECT ANCHORS CAST IN CONCRETE	---	X	ACI 318: 26.7	---
4. INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS <sup>(a)</sup> (a) ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS (b) MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN 4.a.	X	---	ACI 318: 26.7.1 ACI 318: 26.7.1	---

**STATEMENT OF SPECIAL INSPECTIONS**

- THIS STATEMENT OF SPECIAL INSPECTIONS HAS BEEN PREPARED PURSUANT TO SECTION 1704.3 OF THE CODE. THIS SECTION DETAILS BOTH REQUIRED SPECIAL INSPECTIONS AND TESTS INCLUDING TESTING PER SECTION 1705 OF THE CODE. THE FOLLOWING SHALL BE OBSERVED DURING THEIR IMPLEMENTATION:
  - GENERAL:
    - STRUCTURAL VERIFICATIONS, INSPECTIONS AND TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CHAPTER 17 OF THE CODE AND/OR THE APPLICABLE REFERENCE STANDARD.
  - OWNER REQUIREMENTS:
    - THE OWNER OR OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED IN SECTION 1705 OF THE CODE AND IN THIS STATEMENT OF INSPECTIONS.
  - SPECIAL INSPECTOR QUALIFICATIONS:
    - THE SPECIAL INSPECTIONS SHALL PROVIDE WRITTEN DOCUMENTATION TO THE BUILDING OFFICIAL DEMONSTRATING HIS OR HER COMPETENCE AND RELEVANT EXPERIENCE OR TRAINING. THE EXPERIENCE OR TRAINING SHALL BE CONSIDERED RELEVANT WHEN THE DOCUMENTED EXPERIENCE OR TRAINING IS RELATED IN COMPLEXITY TO THE SAME TYPE OF SPECIAL INSPECTION ACTIVITIES FOR PROJECTS OF SIMILAR COMPLEXITY AND MATERIAL QUANTITIES.
  - CONTRACTOR REQUIREMENTS:
    - SPECIAL INSPECTION IS IN ADDITION TO THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING. THE CONTRACTOR'S QUALITY CONTROL INSPECTIONS AND TESTING SHALL OCCUR PRIOR TO SPECIAL INSPECTION AND REPORTS SHALL BE AVAILABLE TO THE SPECIAL INSPECTOR.
    - THE CONTRACTOR SHALL ENSURE THAT THE WORK FOR WHICH SPECIAL INSPECTION IS REQUIRED REMAINS ACCESSIBLE AND EXPOSED FOR SPECIAL INSPECTION PURPOSES UNTIL COMPLETION OF THE REQUIRED SPECIAL INSPECTION.
    - ANY CONTRACTOR RESPONSIBLE FOR THE CONSTRUCTION OF THE MAIN WIND OR SEISMIC FORCE RESISTING SYSTEM SHALL SUBMIT A WRITTEN STATEMENT OF RESPONSIBILITY TO THE BUILDING OFFICIAL AND OWNER PRIOR TO COMMENCEMENT OF WORK ON THE SYSTEM OR COMPONENT. THE STATEMENT OF RESPONSIBILITY SHALL CONTAIN ACKNOWLEDGEMENT OF AWARENESS OF THE SPECIAL INSPECTION REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS.
  - SPECIAL INSPECTOR REPORT REQUIREMENTS:
    - THE SPECIAL INSPECTOR SHALL KEEP RECORD OF INSPECTIONS
    - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL AND TO THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
    - REPORTS SHALL INDICATE THAT WORK INSPECTED WAS OR WAS NOT COMPLETED IN CONFORMANCE TO APPROVED CONSTRUCTION DOCUMENTS.
    - DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.
    - IF NOT CORRECTED DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE BUILDING OFFICIAL AND THE ARCHITECT AND STRUCTURAL ENGINEER OF RECORD PRIOR TO THE COMPLETION OF THAT PHASE OF WORK.
    - A FINAL REPORT DOCUMENTING SPECIAL INSPECTIONS AND CORRECTION OF ANY DISCREPANCIES NOTED SHALL BE SUBMITTED TO THE BUILDING OFFICIAL.
- WOOD BUILDINGS
  - WOOD STRUCTURAL PANELS (SHEATHING) SHALL BE IDENTIFIED BY THE APA TRADEMARK.

**SHOP FABRICATION**

- SHOP FABRICATION REQUIRES SPECIAL INSPECTION IN ACCORDANCE WITH CODE SECTION 1704.2.5. EXCEPTION: SHOP SPECIAL INSPECTIONS ARE NOT REQUIRED WHEN WORK IS DONE ON THE PREMISES OF FABRICATOR REGISTERED AND APPROVED TO PERFORM SUCH WORK IN ACCORDANCE WITH CODE SECTION 1704.2.5.1. THE FOLLOWING ACCREDITATIONS MEET THE REQUIREMENTS OF THIS EXCEPTION:
  - STEEL BUILDINGS (OR STEEL ELEMENTS IN OTHER BUILDINGS)
    - FOR GENERAL STEEL BUILDINGS OR ELEMENTS THE FABRICATOR SHALL BE AN AISC CERTIFIED FABRICATOR IN ACCORDANCE WITH THE AISC CERTIFICATION PROGRAM FOR STRUCTURAL STEEL FABRICATORS (AISC 201-06).
    - OTHER ACCREDITATION DEEMED ACCEPTABLE BY THE AUTHORITY HAVING JURISDICTION.
  - IF FABRICATION IS PERFORMED BY AN APPROVED FABRICATOR A CERTIFICATE OF COMPLIANCE MUST BE PROVIDED TO THE BUILDING INSPECTOR THAT THE MATERIALS SUPPLIED AND WORK PERFORMED BY THE FABRICATOR ARE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS.
  - IF FABRICATION IS NOT PERFORMED BY AN APPROVED FABRICATOR WELDING INSPECTION REPORTS MUST BE SUBMITTED TO THE BUILDING OFFICIAL BY AN APPROVED TESTING AGENCY.
    - NONDESTRUCTIVE TESTING (NDT) MAY BE PERFORMED BY THE FABRICATOR, HOWEVER THE QA AGENCY SHALL REVIEW THE FABRICATOR'S NDT REPORTS.

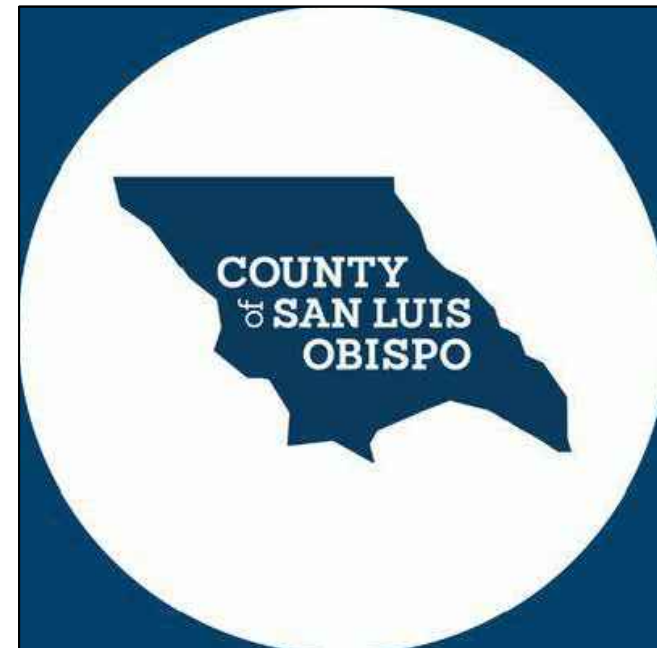
**WOOD STRUCTURAL PANELS (SHEATHING)**

WOOD STRUCTURAL PANEL PROPERTIES						
USE	PLY	BOND CLASSIFICATION <sup>c</sup>	SHEATHING GRADE	PERFORMANCE RATING	SPAN RATING	RATING <sup>g</sup> REFERENCE <sup>h</sup>
ROOF	5	EXPOSURE 1	REFER TO TYPICAL DIAPHRAGM SCHEDULE			APA 2022 CBC 2303.1.5 (DOC PS 1-09 OR PS 2-10)
FLOOR	5	EXPOSURE 1				APA
WALL <sup>d</sup>	5	EXPOSURE 1	REFER TO TYPICAL SHEAR WALL SCHEDULE			APA

- TABLE NOTES:
- WOOD STRUCTURAL PANELS SHALL CONFORM TO THE REQUIREMENTS FOR THEIR TYPE IN ACCORDANCE WITH THE FOLLOWING VOLUNTARY STANDARDS BY THE ENGINEERED WOOD ASSOCIATION (AWA):
    - VOLUNTARY PRODUCT STANDARD, STRUCTURAL PLYWOOD, PS 1-09
    - VOLUNTARY PRODUCT STANDARD, PERFORMANCE STANDARD FOR WOOD-BASED STRUCTURAL-LIKE PANELS, PS 2-10
  - WOOD STRUCTURAL PANELS SHALL BE IDENTIFIED BY THE APA TRADEMARK INDICATING CONFORMANCE TO THE APPLICABLE VOLUNTARY STANDARD
    - WHERE PANELS ARE EXPOSED TO REPEATED WETTING AND REDRYING, LONG-TERM EXPOSURE TO WEATHER, OR CONDITIONS OF SIMILAR SEVERITY, "EXTERIOR" APA RATED PLYWOOD SHEATHING SHALL BE USED. C-D "EXPOSURE 1" APA RATED PLYWOOD SHEATHING (CDX) SHALL NOT BE USED FOR CONDITIONS INVOLVING LONG-TERM EXPOSURE TO WEATHER.
      - EXCEPTION: WOOD STRUCTURAL PANEL ROOF SHEATHING EXPOSED TO THE OUTDOORS ON THE UNDERSIDE IS PERMITTED TO BE "EXPOSURE 1" TYPE.
      - WOOD STRUCTURAL PANELS TO BE USED AS SIDING SHALL COMPLY WITH ANS/APA PRP-210.
  - ORIENTED STRAND BOARD (OSB) WITH EQUIVALENT CLASSIFICATION AND RATINGS MAY BE USED IN LIEU OF PLYWOOD FOR WOOD STRUCTURAL PANEL WALL SHEATHING.

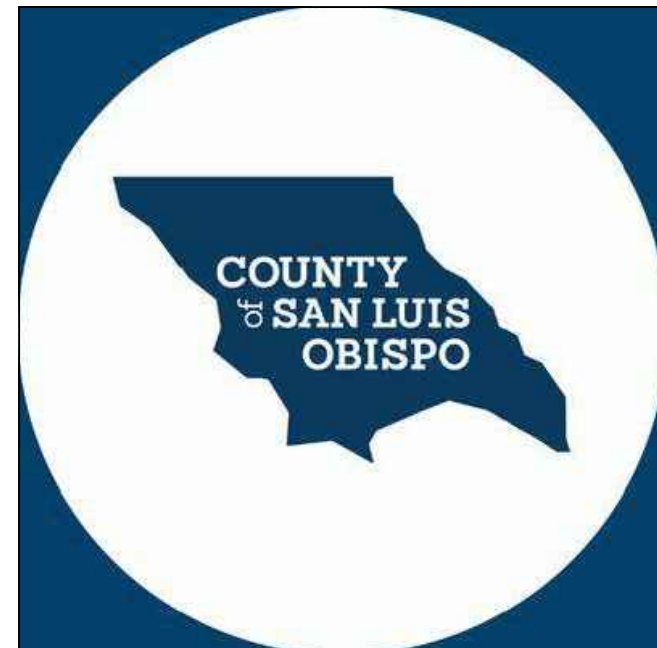
- TRANSPORTATION, STORAGE, AND HANDLING:
  - TRANSPORTATION
    - IN TRANSPORTING PANELS ON OPEN TRUCK BEDS, COVER THE BUNDLES WITH A TARP.
  - STORAGE
    - ALWAYS STORE THE PANELS UNDER COVER WHENEVER POSSIBLE
    - WHEN STORING PANELS OUTSIDE STACK THEM ON A LEVEL SURFACE ON TOP OF STRINGERS OR OTHER BLOCKING, THREE STRINGERS MINIMUM.
    - NEVER LEAVE PANELS IN CONTACT WITH THE GROUND
    - COVER THE STACK WITH A PLASTIC TARP, ENSURING THAT THE BUNDLE IS WELL VENTILATED TO PREVENT MILDEW.
    - IF MOISTURE ABSORPTION IS EXPECTED, CUT THE STEEL BAND TO PREVENT DAMAGE
    - KEEP SANDED OR OTHER APPEARANCE GRADE PANELS AWAY FROM HIGH TRAFFIC AREAS
  - HANDLING
    - ALWAYS PROTECT ENDS AND EDGES, ESPECIALLY TONGUE AND GROOVE PRODUCTS, FROM PHYSICAL DAMAGE.
    - ACCLIMATE THE PANELS FOR 24 HOURS MINIMUM BEFORE INSTALLATION BY STANDING THE PANELS ON EDGE WITH A GAP BETWEEN EACH TO ALLOW FOR AIR CIRCULATION OR PER MANUFACTURER'S RECOMMENDATIONS.

- PLYWOOD ORIENTATION
  - ROOF AND FLOOR SHEATHING SHALL BE LAID WITH THE GRAIN OF THE OUTER PILES PERPENDICULAR TO THE FRAMING MEMBERS. SHALL BE CONTINUOUS OVER 2 JOIST BAYS MINIMUM AND END JOINTS SHALL BE JOINED OVER FRAMING AND STAGGERED. LEAVE A 1/8" GAP BETWEEN PANELS TO ALLOW FOR PANEL EXPANSION UNLESS RECOMMENDED OTHERWISE BY THE PANEL MANUF. REFER TO SPECIFIC DETAILS IN THE DRAWINGS FOR FURTHER PARAMETERS.
  - PLYWOOD OR OSB WALL SHEATHING MAY BE APPLIED VERTICALLY OR HORIZONTALLY. ALL END JOINTS BE JOINED OVER FRAMING AND STAGGERED.
- BLOCKING:
  - ROOF: ALL ROOF SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - FLOOR: ALL FLOOR SHEATHING SHALL BE BLOCKED UNLESS SPECIFICALLY ALLOWED ON PLANS, WHERE PERMITTED TO BE UNBLOCKED, ALL UNBLOCKED EDGES SHALL BE TONGUE AND GROOVE.
  - WALLS: ALL SHEAR WALLS SHALL BE FULLY BLOCKED AT PLYWOOD EDGES.
- FASTENERS
  - USE SHEATHING NAILS SAME GAUGE AS COMMON WIRE NAILS WITH LENGTHS AT LEAST EQUAL TO SHEATHING THICKNESS PLUS REQUIRED PENETRATION PER AWS SDPWS TABLE 4.2A OR 4.3A (AS REQUIRED).
  - EQUIVALENT PNEUMATIC DRIVE NAILS OR STAPLES MAY BE USED IF FASTENER MANUFACTURER HAS RECEIVED ICC OR IAPMO APPROVAL FOR THE INTENDED USE. FASTENERS TO BE SUBSTITUTED SHALL BE EQUIVALENT IN LATERAL AND WITHDRAWAL STRENGTH TO THE SIZE OF COMMON NAIL SPECIFIED.
  - USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOB SITE DEMONSTRATION FOR EACH PROJECT AND THE APPROVAL BY THE PROJECT ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. MACHINE NAILING WILL NOT BE APPROVED IN 5/16" PLYWOOD OR OSB SHEATHING. IF NAIL HEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED, THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.
  - TYPICAL NAILING SHALL BE 10D AT 6" O.C. AT ALL SUPPORTED EDGES AND OVER SHEAR WALLS, AND 10D AT 12" O.C. AT ALL INTERMEDIATE SUPPORTS, UNLESS OTHERWISE NOTED. SEE PLANS AND REFER TO SHEAR WALL SCHEDULE.

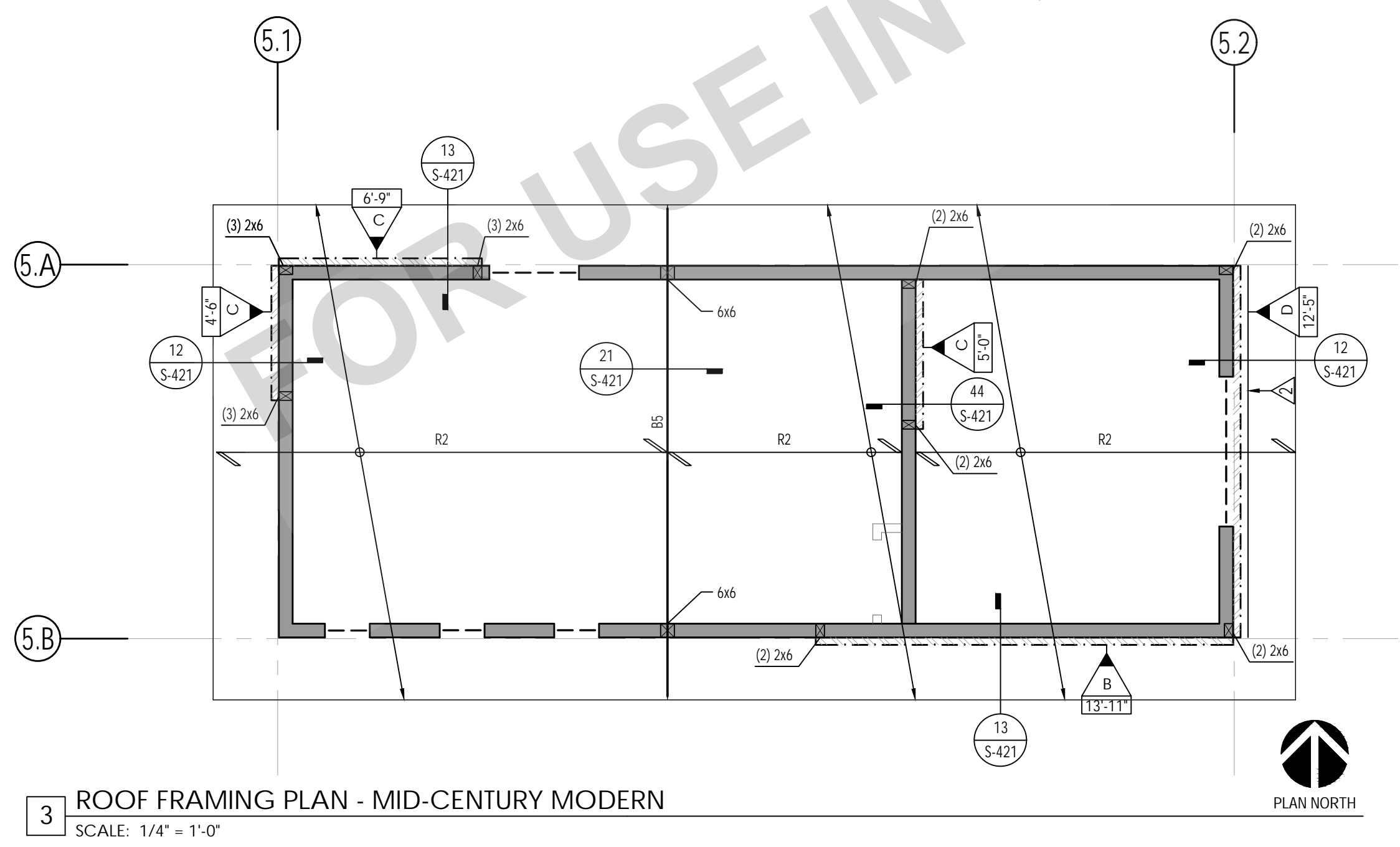
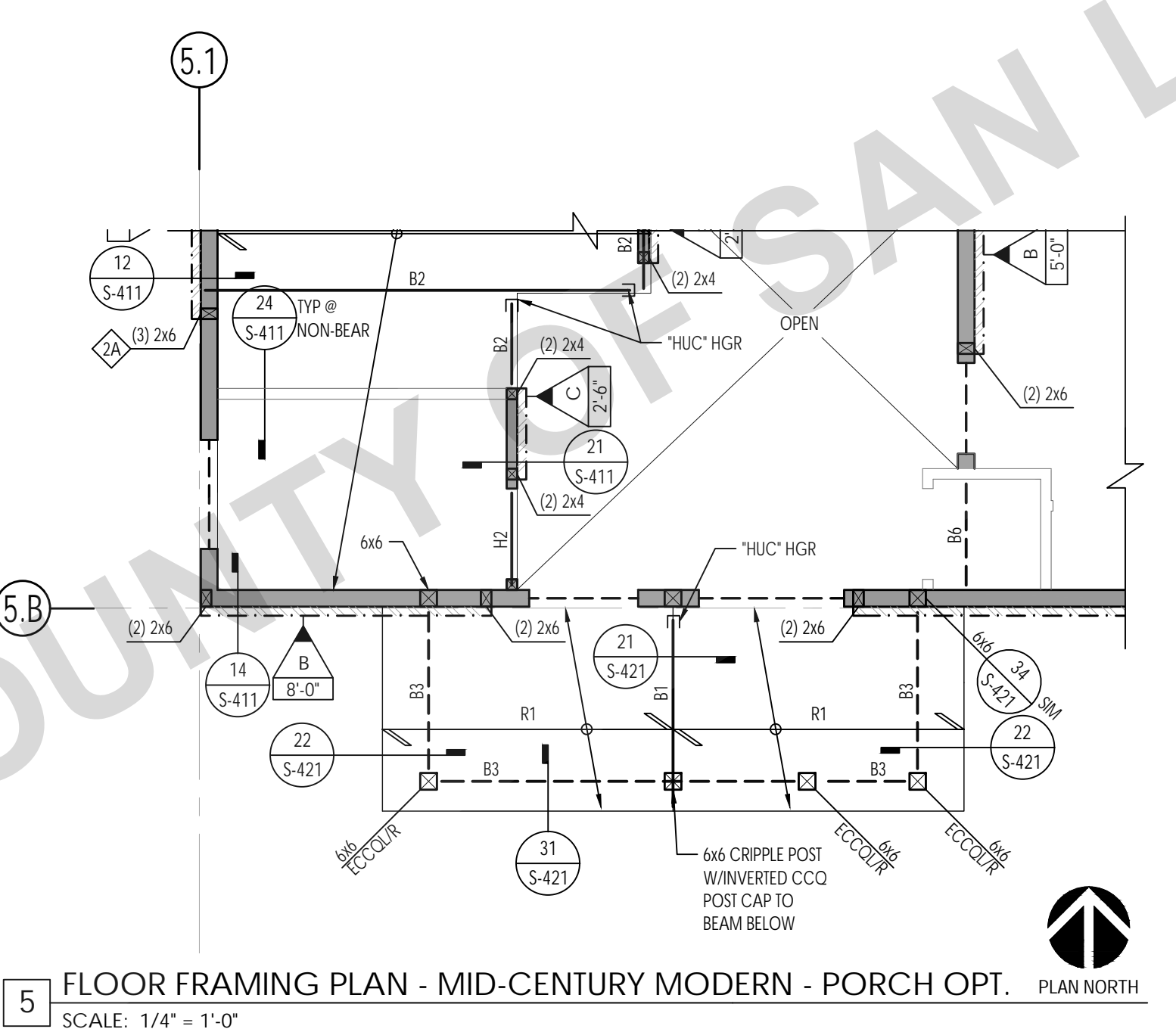
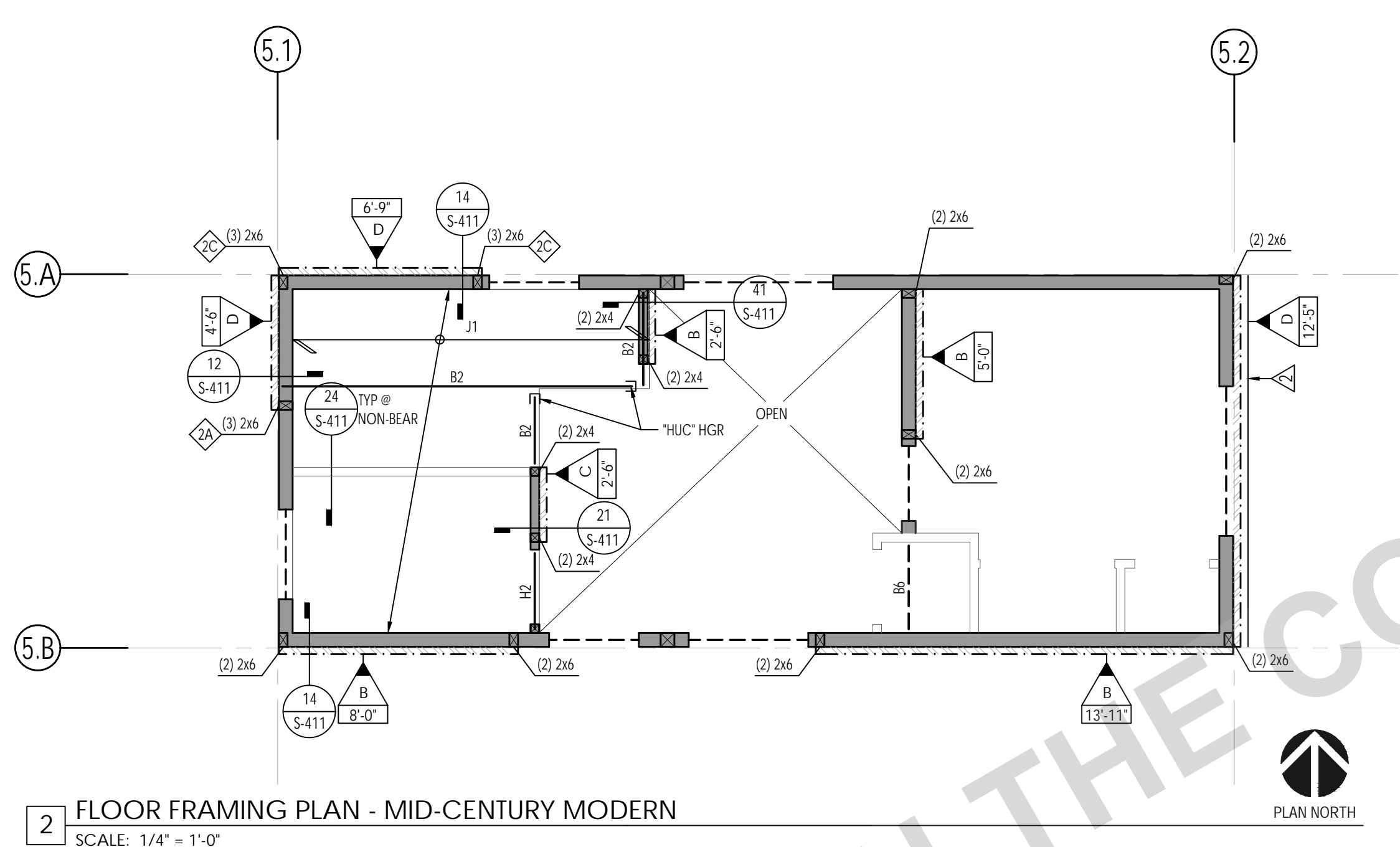
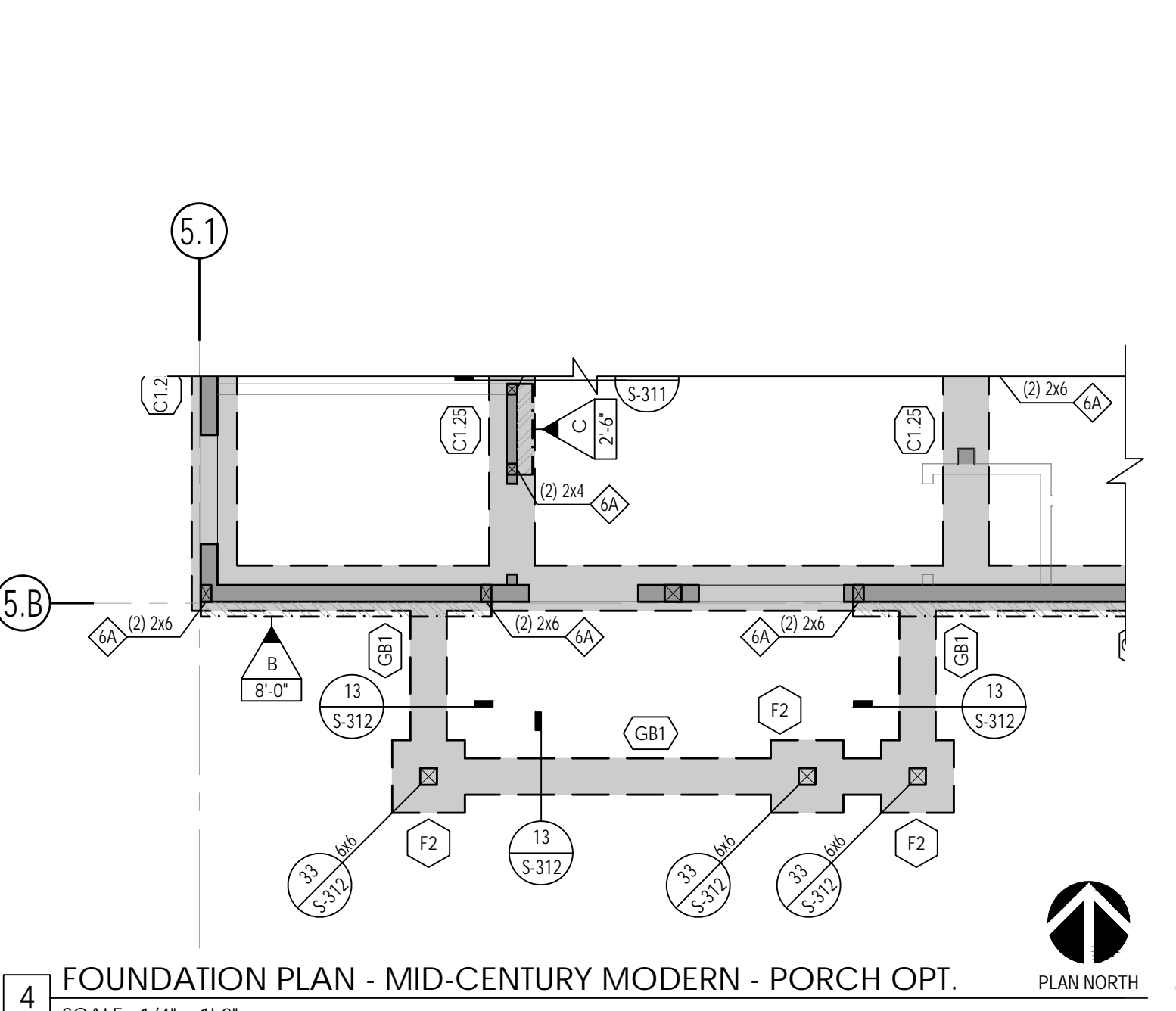
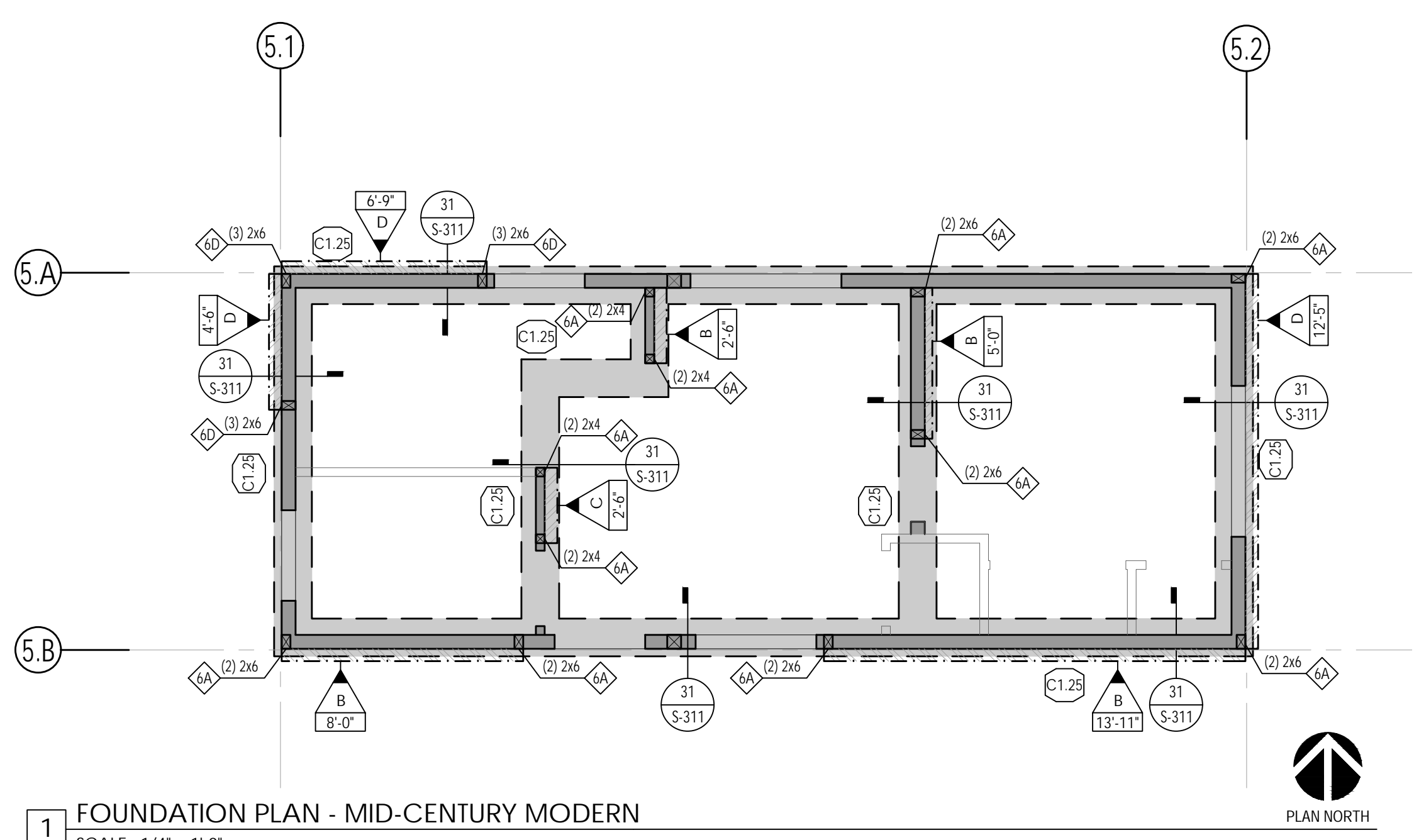


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**COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT**  
SAN LUIS OBISPO, CA  
**GENERAL NOTES, SPECIAL  
INSPECTION & TESTS**



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FRAMING PLAN NOTES

- GENERAL**
- SEE THE FOLLOWING SHEETS FOR GENERAL NOTES AND TYPICAL DETAILS.
  - SEE ARCHITECTURAL DRAWINGS FOR FINISHED FLOOR ELEVATIONS. REFERENCE FINISHED FLOOR ELEVATION = 0'-0" CORRESPONDS TO FINISHED FLOOR ELEVATION.
  - SEE ARCHITECTURAL DRAWINGS FOR ALL EXTERIOR CONCRETE PAVING, SLABS, BASES, CURBS, ETC.
  - FOR ANY DIMENSIONAL INFORMATION NOT SHOWN, SEE ARCHITECTURAL DRAWINGS.
  - ALL DIMENSIONS SHOWN ARE FROM FACE OF MASONRY, FACE OF SHEATHING, OR CENTERLINE OF COLUMN. UNLESS NOTED OTHERWISE, ALL COLUMNS ARE CENTERED IN STUD WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS IN BEARING AND NON-BEARING WALLS.
  - SEE ARCHITECTURAL DRAWINGS FOR LOCATION OF INTERIOR NON-BEARING PARTITIONS.
  - ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.
  - ALL POSTS IN 6" WALLS SHALL BE 6x6. UNLESS NOTED OTHERWISE.
- TYPICAL WALL FRAMING SHALL BE:  
2x6 @ 16" OC @ ALL EXTERIOR WALLS; UNO  
2x4 @ 16" OC @ ALL INTERIOR BEARING WALLS; UNO  
2x4 @ 16" @ ALL INTERIOR NON-BEARING WALLS; UNO
- FOUNDATION**
- SEE PLANS AND ARCHITECTURAL DRAWINGS FOR DEPRESSIONS AND/OR SLOPES IN CONCRETE SLABS.
  - SEE ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL EMBEDDED ITEMS AND SLAB PENETRATIONS.
  - FOR TYPICAL SLAB-ON-GRADE REQUIREMENTS, INCLUDING SLAB JOINTS, SEE DETAIL 31/S-301.
  - ALL POSTS IN 6" WALLS SHALL BE 6x6 UNLESS NOTED OTHERWISE. ALL POSTS IN 4" WALLS SHALL BE 4x4 UNLESS NOTED OTHERWISE.
  - PLATE WASHERS ARE REQUIRED FOR ALL SILL PLATE ANCHOR BOLTS.
  - ALL HOLDOWN ANCHOR NUTS SHALL BE TIGHTENED JUST PRIOR TO COVERING.
  - ALL BOLT HOLES, IN WOOD MEMBERS, SHALL BE DRILLED A MAXIMUM OF 1/16" OVERSIZED TO VERIFY.
  - THE BUILDING PAD SHALL BE PREPARED AS OUTLINED IN DETAIL 53/S-301. THE BUILDING OFFICIAL SHALL REQUIRE PAD CERTIFICATION BY A GEOTECHNICAL ENGINEER AT THEIR DISCRETION.
  - BOTTOM OF FOOTING SHALL BE, UNLESS DEEPER FOUNDATIONS ARE REQUIRED BY THE BUILDING OFFICIAL:
    - 21" BELOW PAD OR ADJACENT GRADE AT PERIMETER, WHICHEVER IS DEEPER, UNO
    - 21" BELOW PAD OR ADJACENT GRADE AT INTERIOR GRADE BEAMS, WHICHEVER IS DEEPER, UNO
 NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE ANCHOR BOLT HOLDOWN EMBED DEPTHS.
  - ALL THIS PLAN IS INTENDED FOR FLAT LOTS, WITHOUT HIGHLY EXPANSIVE OR LIQUEFIABLE SOILS. IF THE PROJECT SITE IS DETERMINED TO HAVE ANY OF THESE QUALITIES, AS DETERMINED BY THE BUILDING OFFICIAL, THESE PRE-APPROVED ADU FOUNDATION PLANS AND DETAILS ARE NOT APPLICABLE.
- FRAMING**
- ALL LINES OR MEMBERS INDICATED AS 'STRUT' SHALL RECEIVE (2) ROWS OF BOUNDARY NAILING (BN), STAGGERED.
  - ALL INTERIOR WALLS NOT SHOWN ON THE STRUCTURAL FRAMING PLANS BUT SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE CONSTRUCTED PER NON-BEARING PARTITION WALL DETAIL 43/S-401, UNO.
  - PLYWOOD SHEATHED DIAPHRAGM TYPES:  
ALL ROOF DIAPHRAGMS SHALL BE TYPE B, UNO  
REFER TO 12/S-403

**SYMBOL LEGEND**

	INDICATES SHEAR WALL TYPE AND LENGTH. SEE SCHEDULE ON 13/S-402		INDICATES TOP PLATE SPICE NAILING PER 33/S-403. NOTE THAT NAILING APPLIES TO ENTIRE LENGTH OF TOP PLATE. PROVIDE TYPE (C) SPICE, UNO
	INDICATES BLOCKING & STRAPPING ABOVE & BELOW WINDOW OPENINGS PER DETAIL 44/S-402		INDICATES STRAP PER 31/S-411, UNO
	INDICATES HEADER @ OPENING. REFER TO 32/S-401 FOR HEADER SIZE, UNO ON PLANS		INDICATES CONT. BLK & STRAP PER 32/S-411 @ ROOF, UNO

**SCHEDULES**

HOLDOWN SCHEDULE			
SPECIFIES HOLDOWN/STRAP DETAIL	INDICATES HOLDOWN/STRAP TYPE	DETAIL	
	INDICATES SIMPSON SSTB HOLDDOWN TO CONC FOUNDATION:	34/S-411	
	INDICATES SIMPSON SSTB HOLDDOWN TO CONC FOUNDATION:	12/S-311	

CONTINUOUS FOOTING SCHEDULE					
MARK	WIDTH	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
C1.25	1'-3"	SEE NOTE 18	(2) #5 T&B	#3 @ 12" OC, BOT	31/S-311

GRADE BEAM SCHEDULE						
TYPE	WIDTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	LONG REINF	TRANS REINF	DETAIL
GB1	1'-0"	1'-0"	SEE NOTE 18	(2) #4 @ TOP (2) #4 @ BOT	#3 @ 24" OC	13/S-312

PAD FOOTING SCHEDULE							
TYPE	WIDTH	LENGTH	THICKNESS	MIN EMBED BELOW LOWEST PAD GRADE	TOP REINF	BOT REINF	DETAIL
F2	2'-0"	2'-0"	1'-6"	SEE NOTE 18	(3) #5, EW	(3) #5 @ EW	33/S-312

NOTE: FOOTING MUST BE DEEPEENED LOCALLY PER DETAIL 32/S-301 TO ACCOMMODATE AB HOLDOWN EMBED DEPTHS

ROOF BEAM SCHEDULE		
MARK	SIZE	REMARKS
B1	4x8	
B2	4x12	
B3	6x8	
B4	1 1/2" x 14" LVL (2.0E)	2 PLY
B5	1 1/2" x 11 1/2" LVL (2.0E)	2 PLY
B6	6x6	

ROOF RAFTER SCHEDULE		
MARK	SIZE	REMARKS
R1	2x6 @ 24" OC	
R2	2x10 @ 24" OC	
R3	2x10 @ 16" OC	

FLOOR JOIST SCHEDULE		
MARK	SIZE	REMARKS
J1	2x12 @ 24" OC	

HEADER SCHEDULE		
MARK	SIZE	REMARKS
H1	6x6	
H2	4x4	

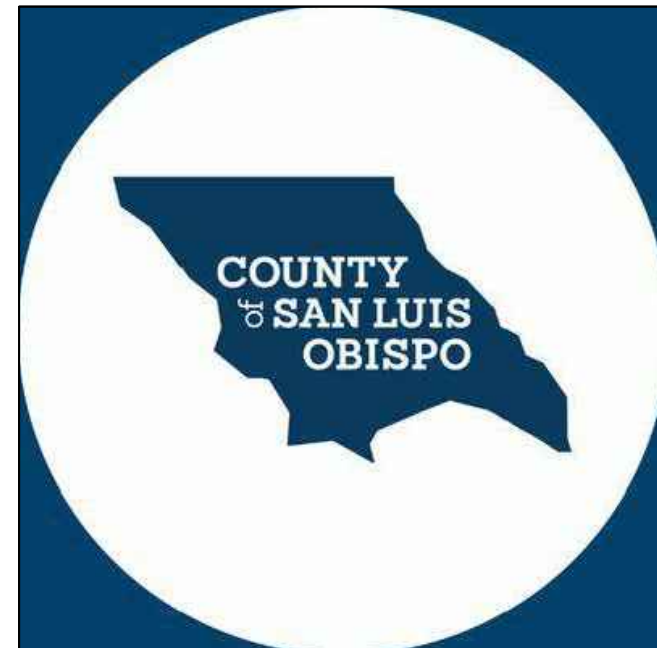
COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

MID-CENTURY MODERN PLANS

DATE  
11/20/2023

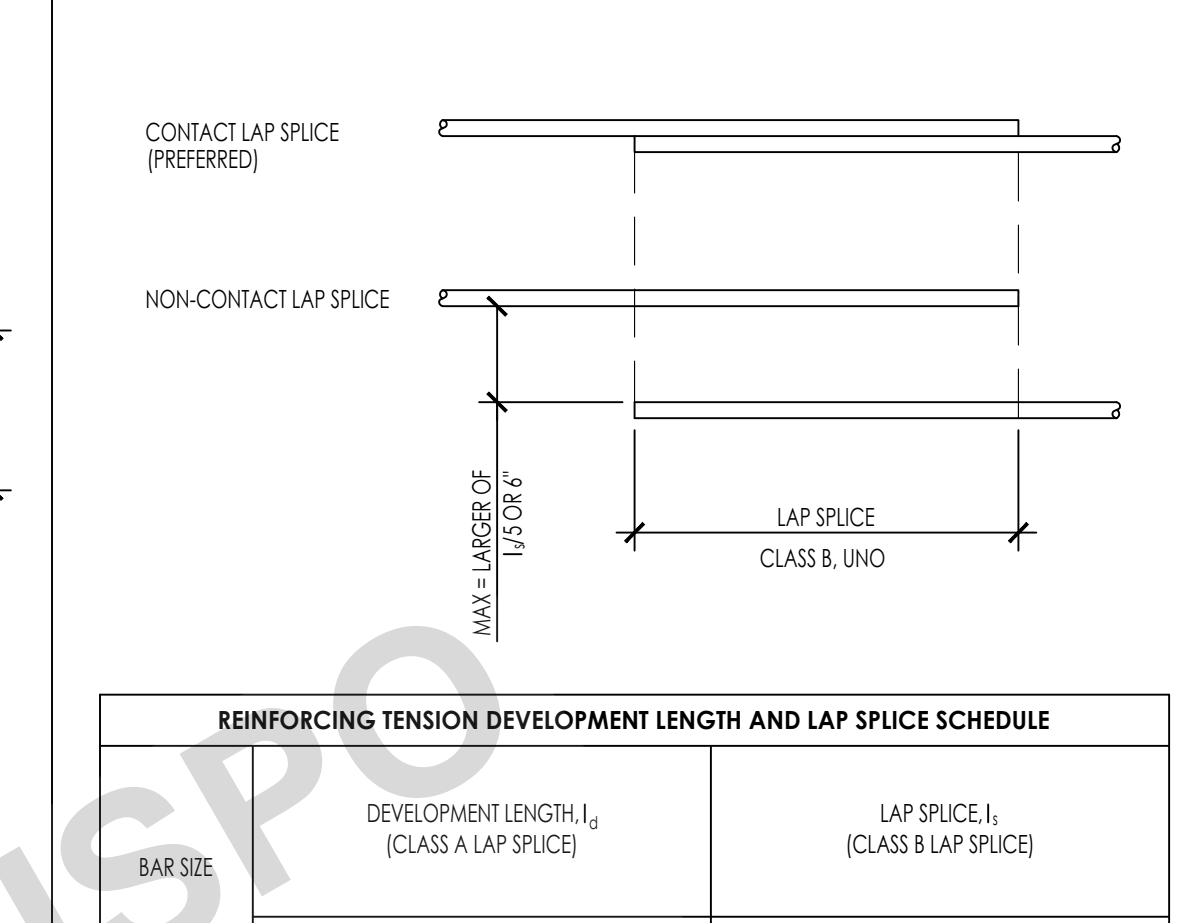
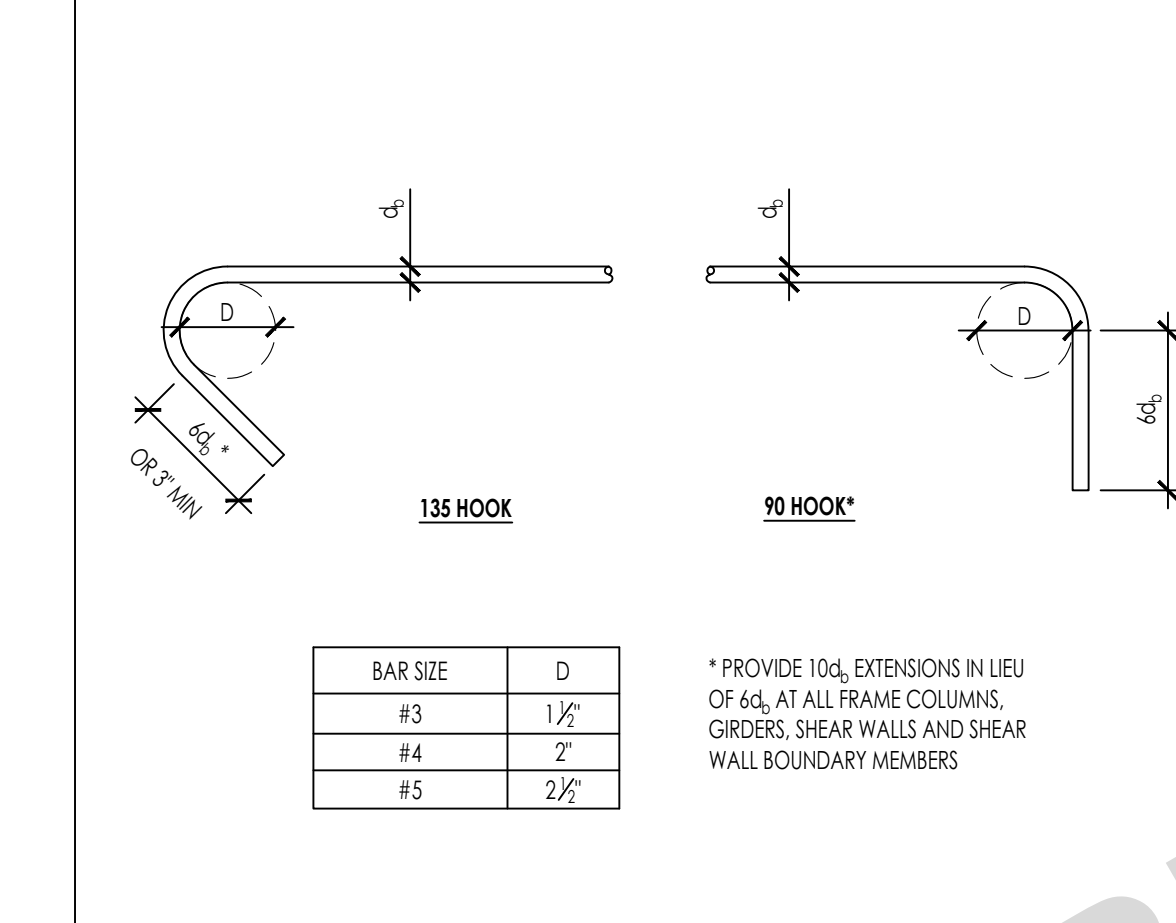
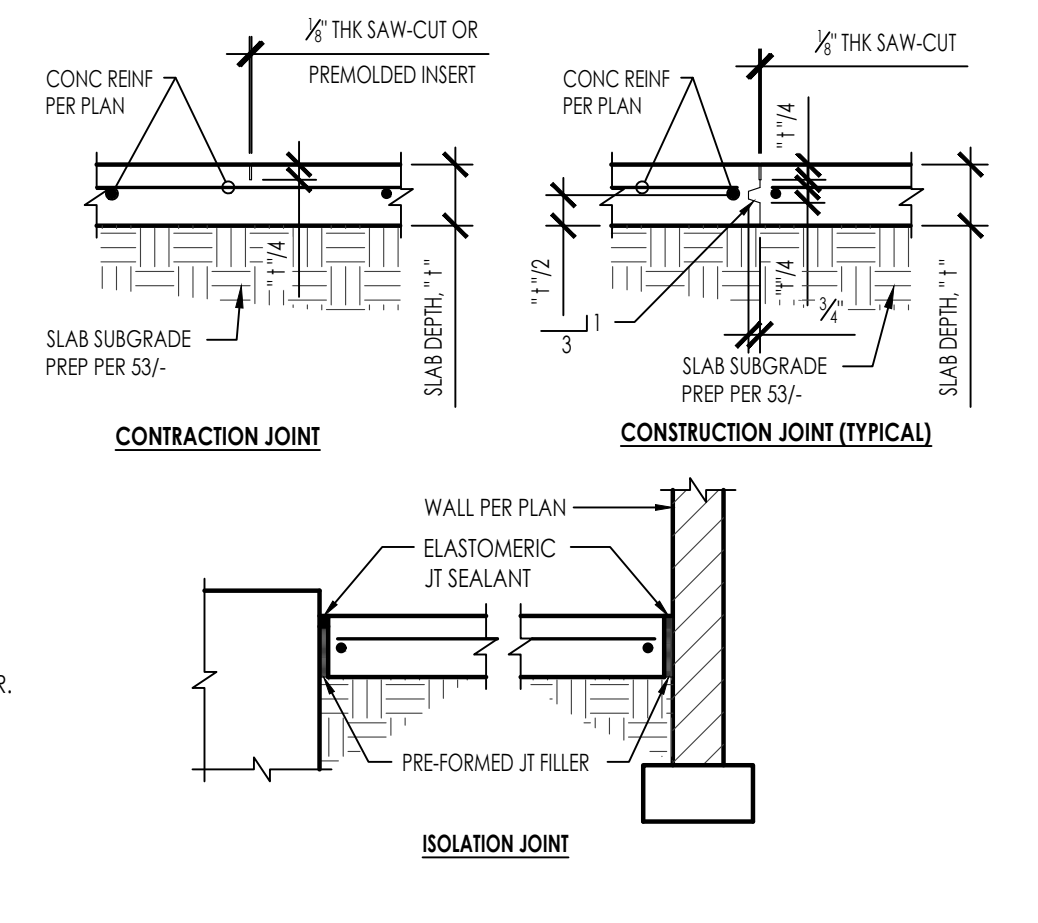
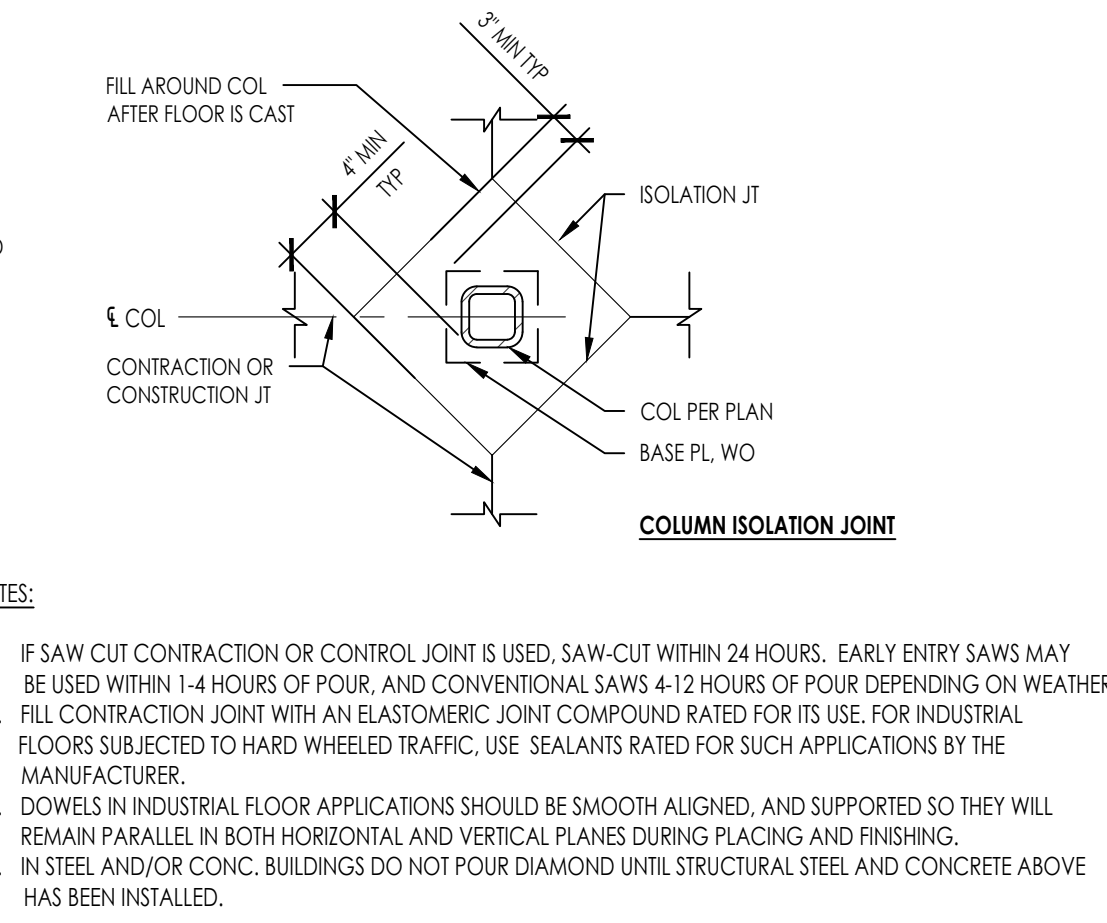
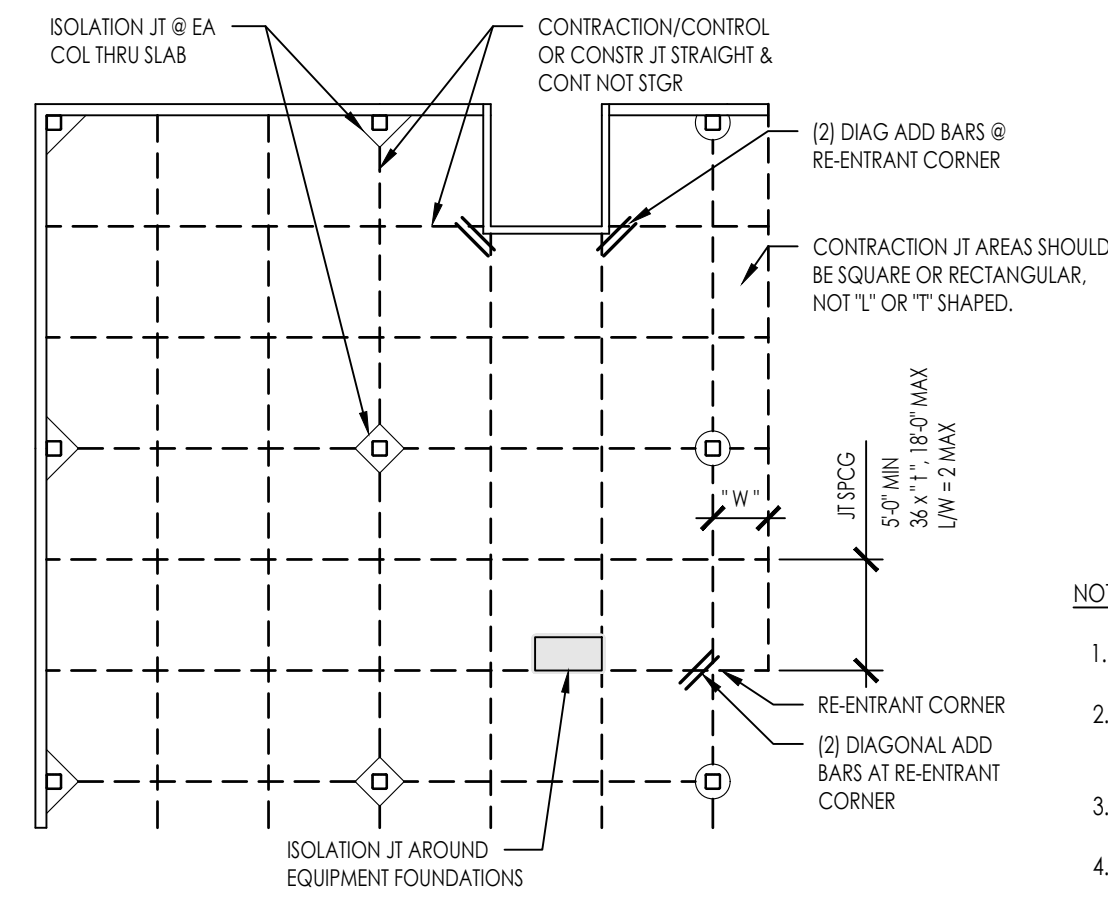
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COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
TYPICAL CONCRETE DETAILS



- NOTES:
- IF SAW CUT CONTRACTION OR CONTROL JOINT IS USED, SAW-CUT WITHIN 24 HOURS. EARLY ENTRY SAWS MAY BE USED WITHIN 1-4 HOURS OF POUR, AND CONVENTIONAL SAWS 4-12 HOURS OF POUR DEPENDING ON WEATHER.
  - FILL CONTRACTION JOINT WITH AN ELASTOMERIC JOINT COMPOUND RATED FOR ITS USE. FOR INDUSTRIAL FLOORS SUBJECTED TO HARD WHEELED TRAFFIC, USE SEALANTS RATED FOR SUCH APPLICATIONS BY THE MANUFACTURER.
  - DOWELS IN INDUSTRIAL FLOOR APPLICATIONS SHOULD BE SMOOTH ALIGNED, AND SUPPORTED SO THEY WILL REMAIN PARALLEL IN BOTH HORIZONTAL AND VERTICAL PLANES DURING PLACING AND FINISHING.
  - IN STEEL AND/OR CON. BUILDINGS DO NOT POUR DIAMOND UNTIL STRUCTURAL STEEL AND CONCRETE ABOVE HAS BEEN INSTALLED.

BAR SIZE	D
#3	1 1/2"
#4	2"
#5	2 1/2"

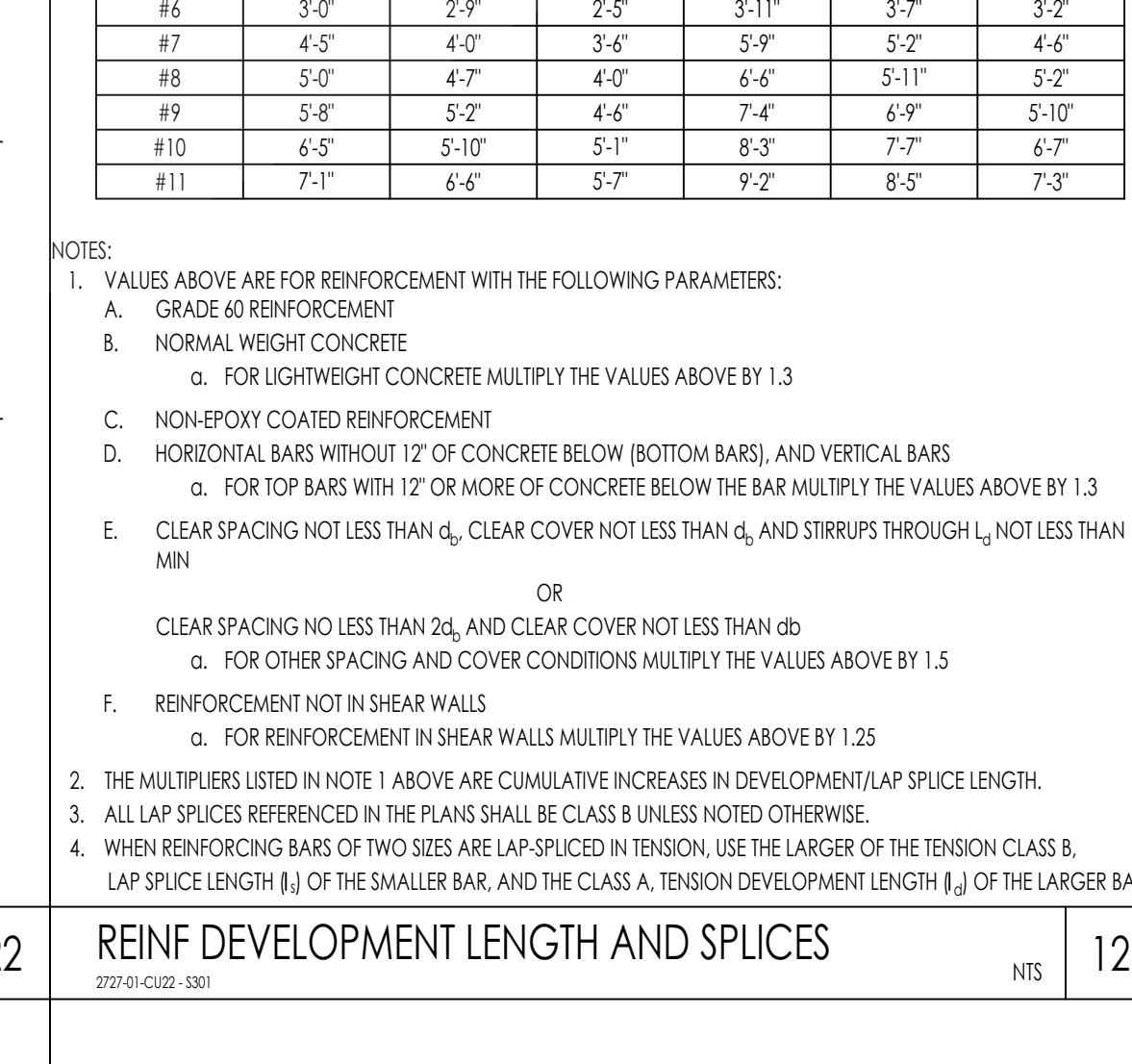
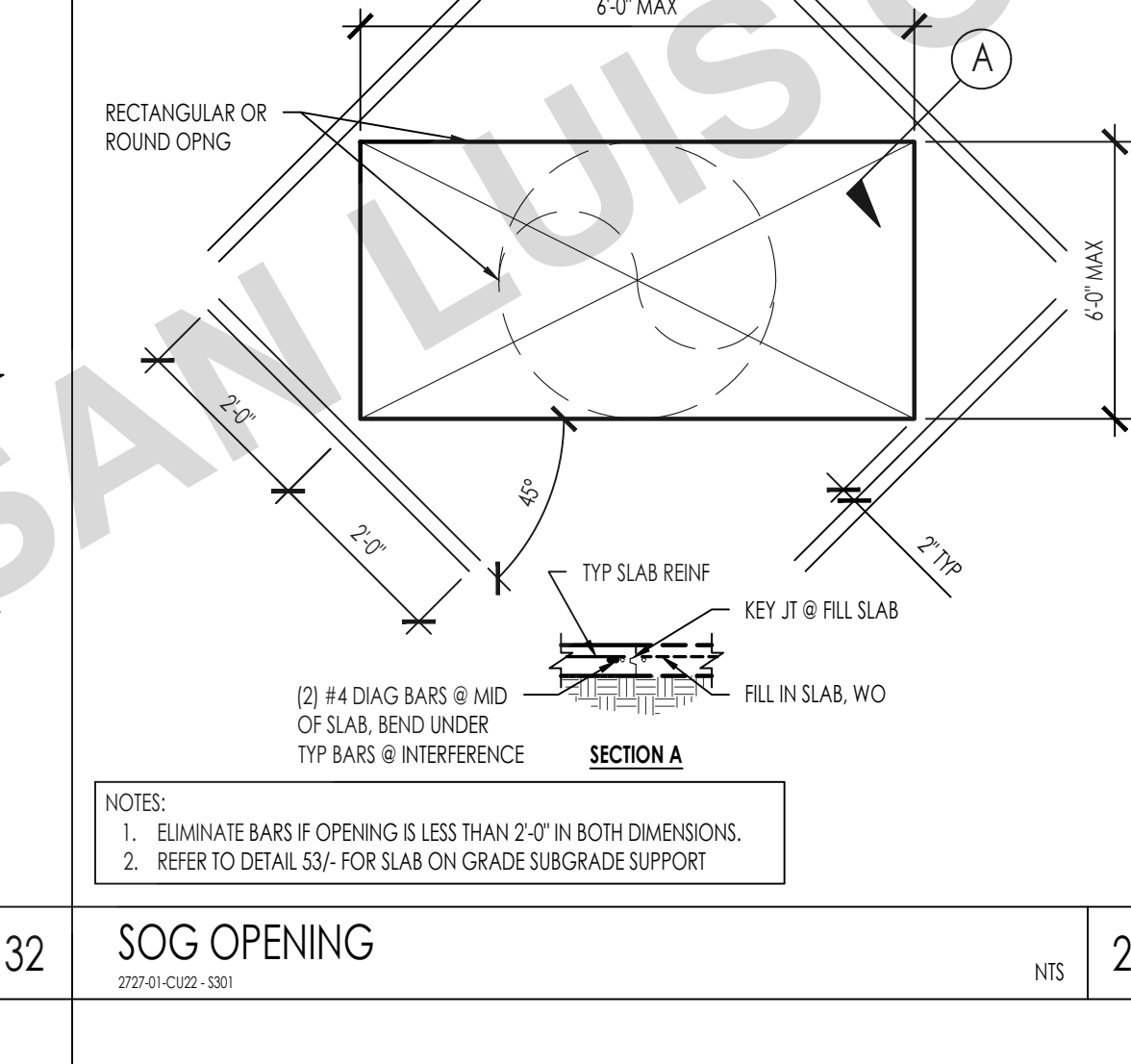
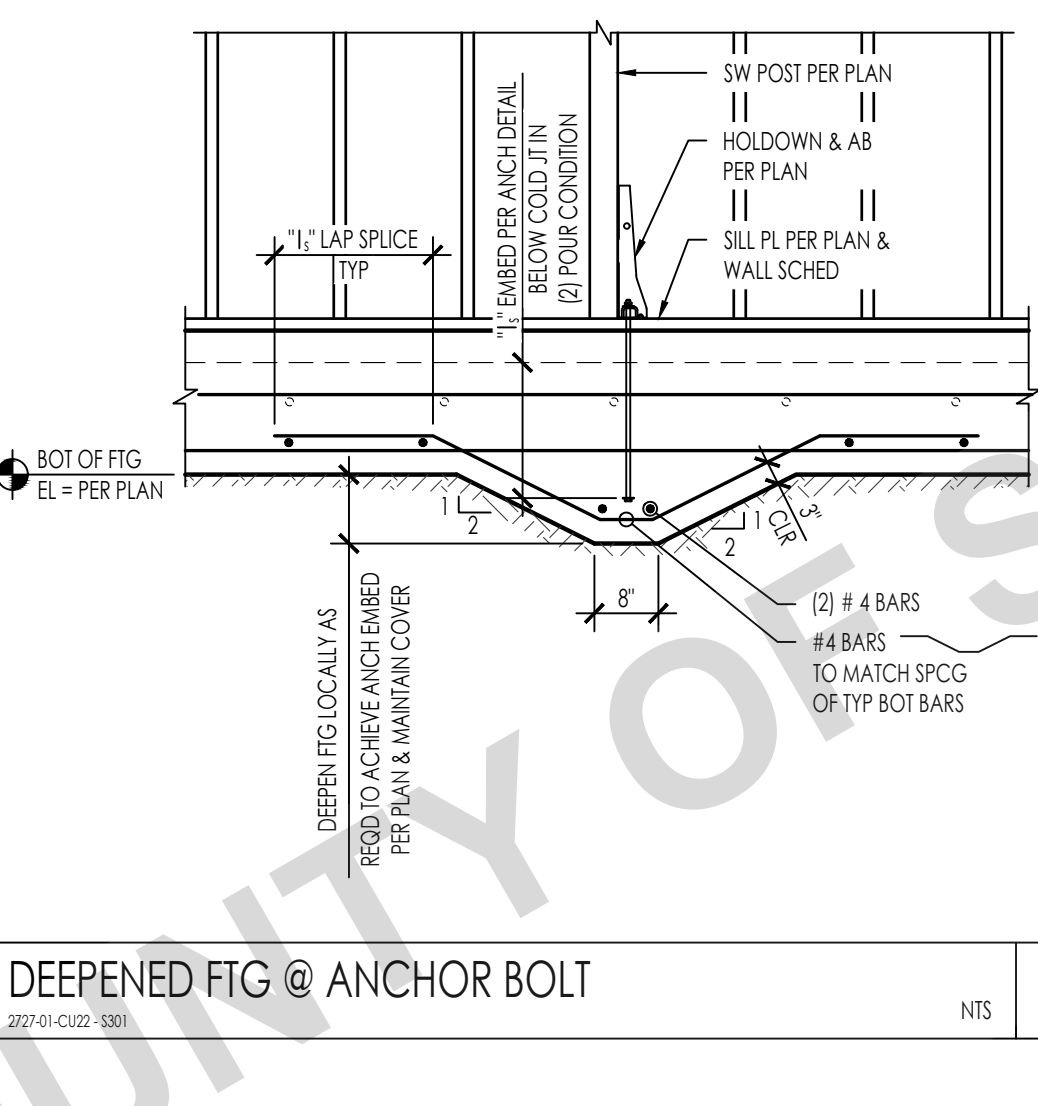
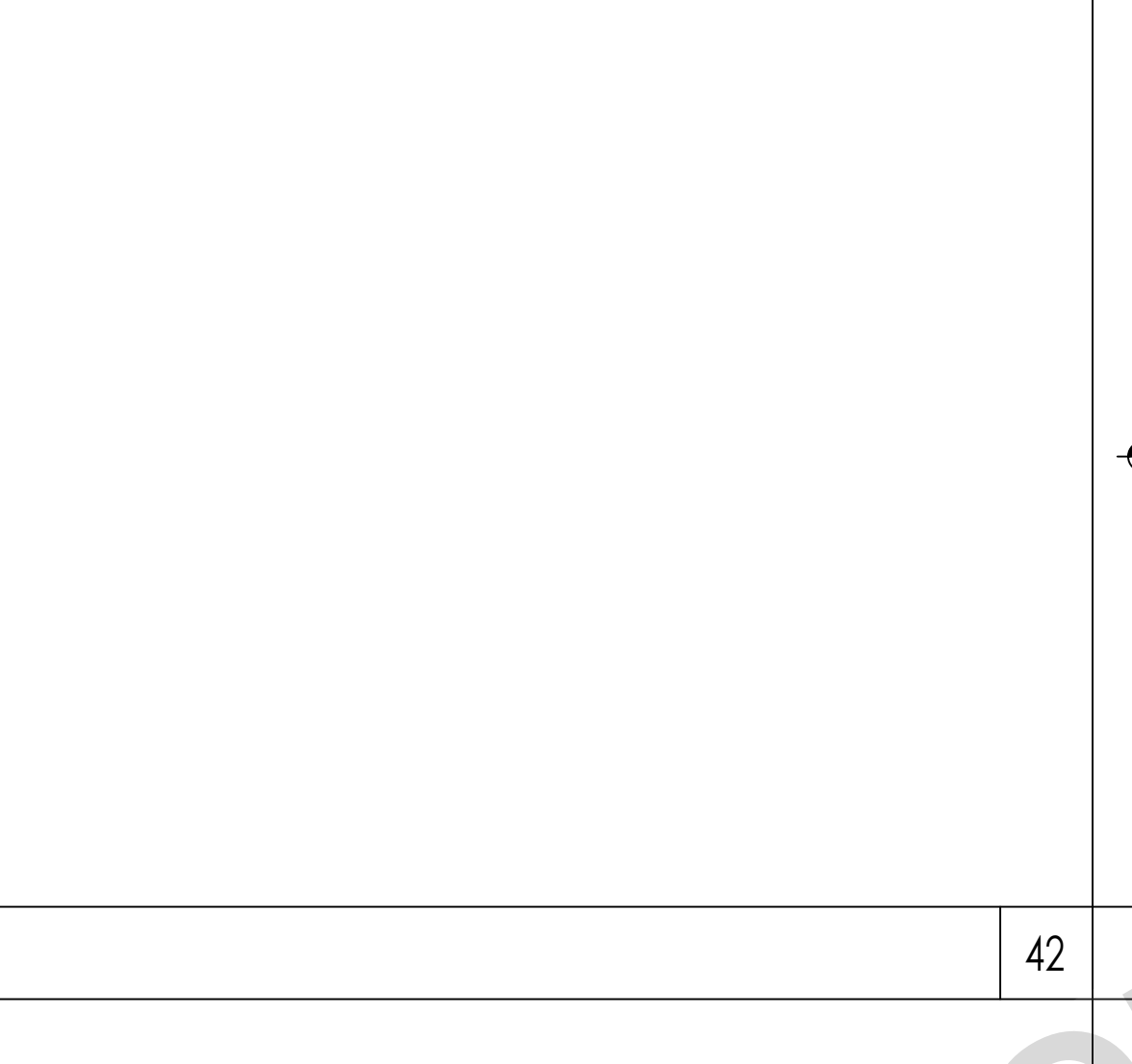
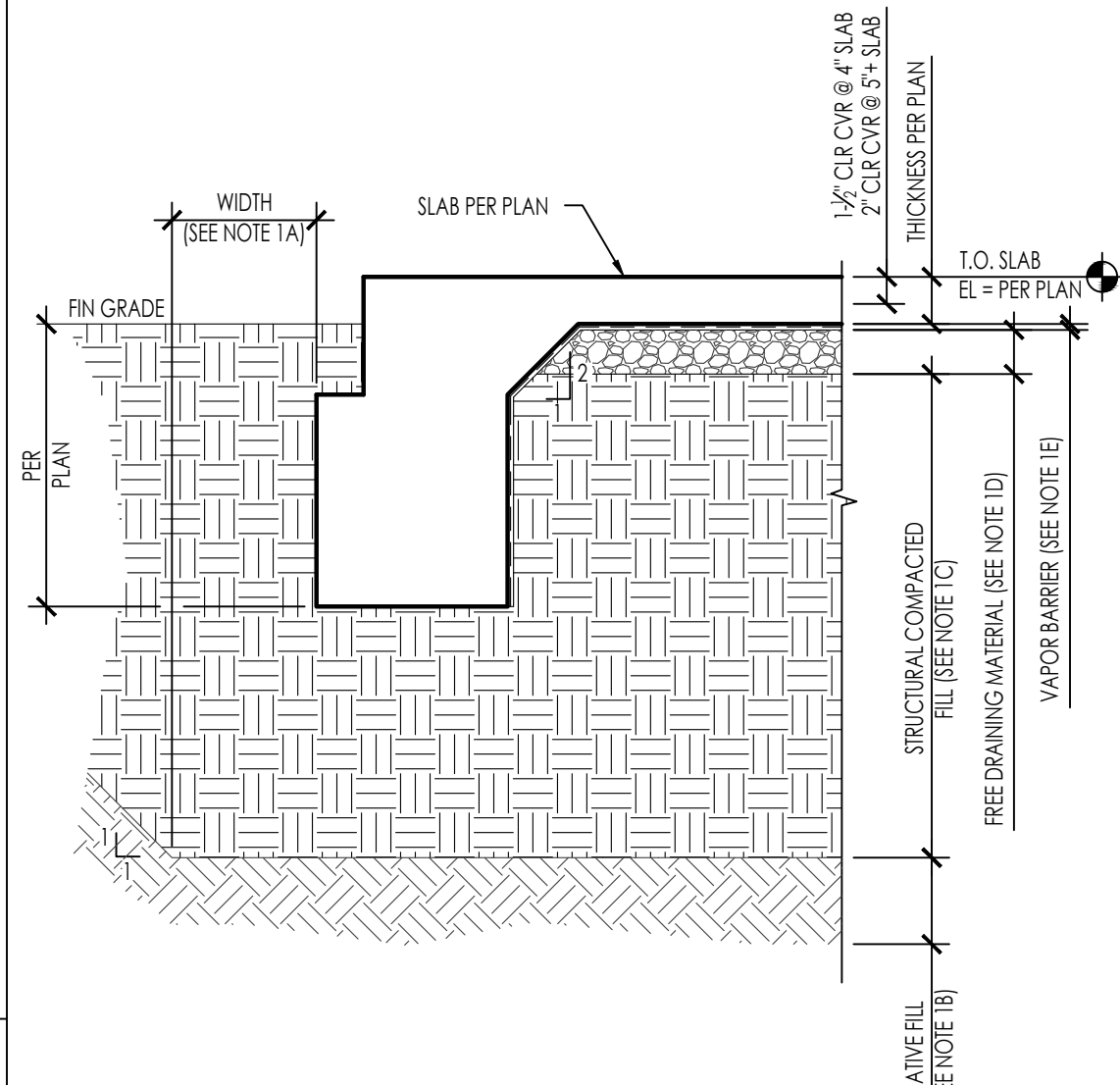
\* PROVIDE 10dL EXTENSIONS IN LIEU OF 4dL AT ALL FRAME COLUMNS, GIRDERS, SHEAR WALLS AND SHEAR WALL BOUNDARY MEMBERS

**REINFORCING TENSION DEVELOPMENT LENGTH AND LAP SPICE SCHEDULE**

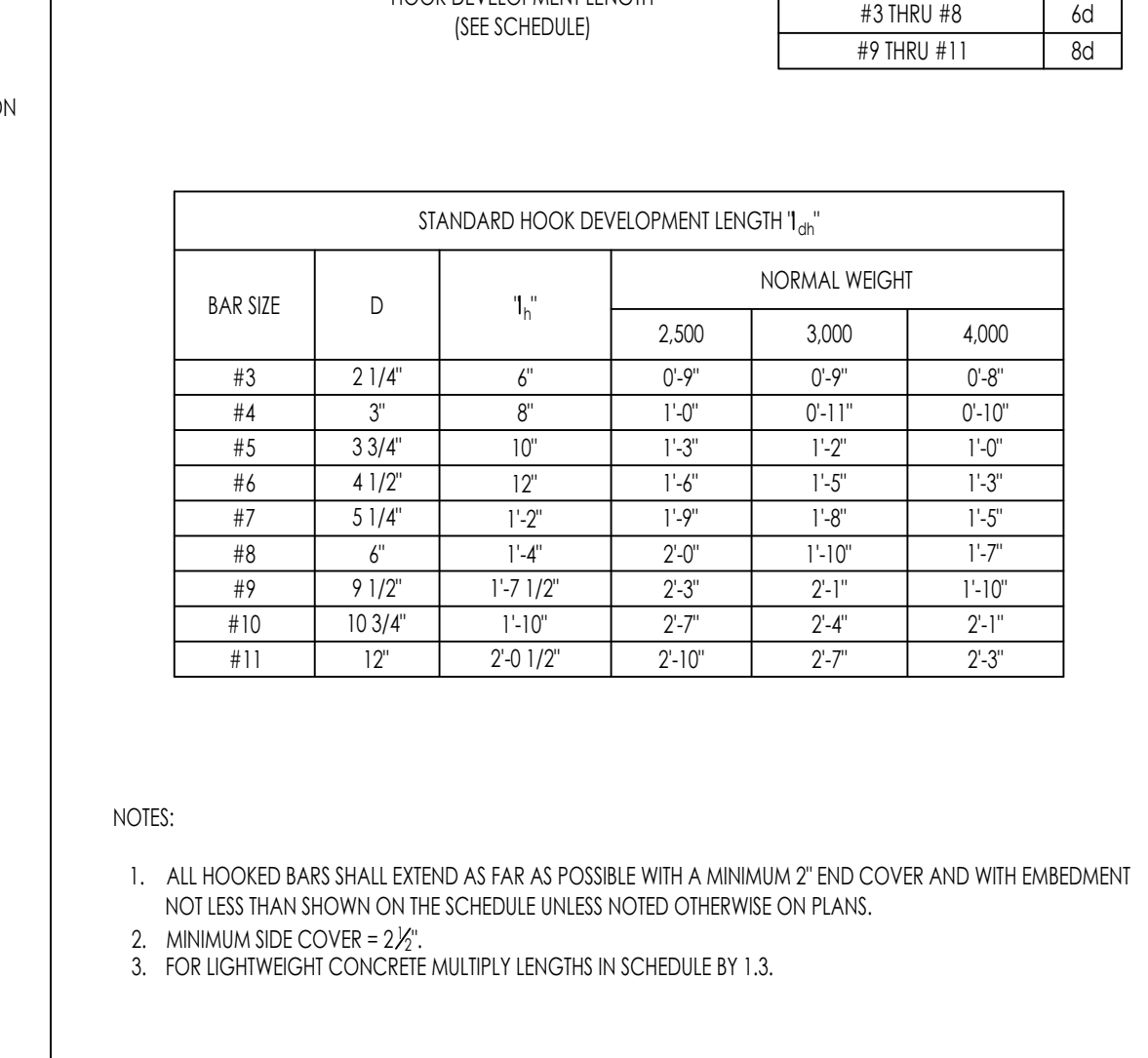
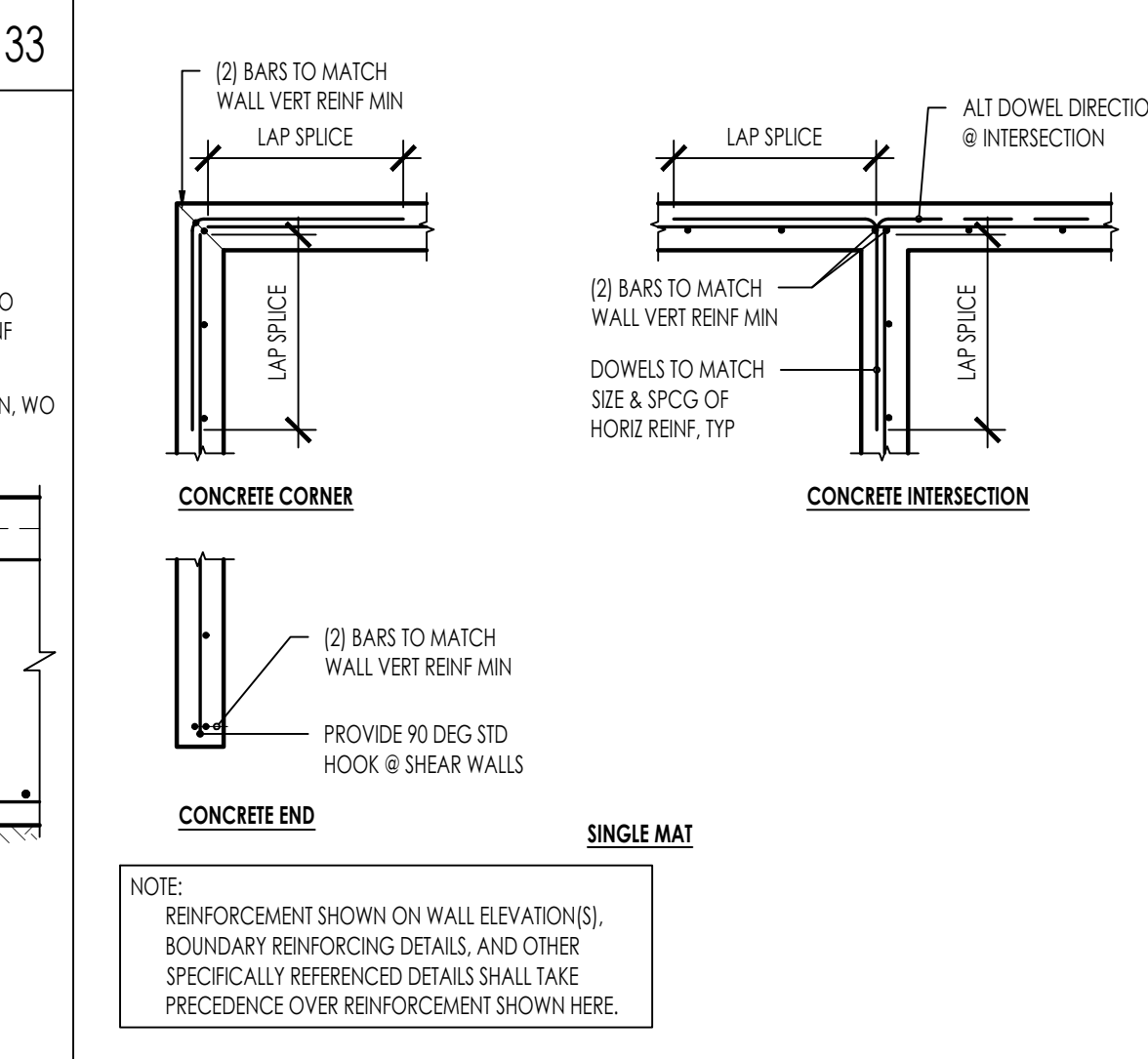
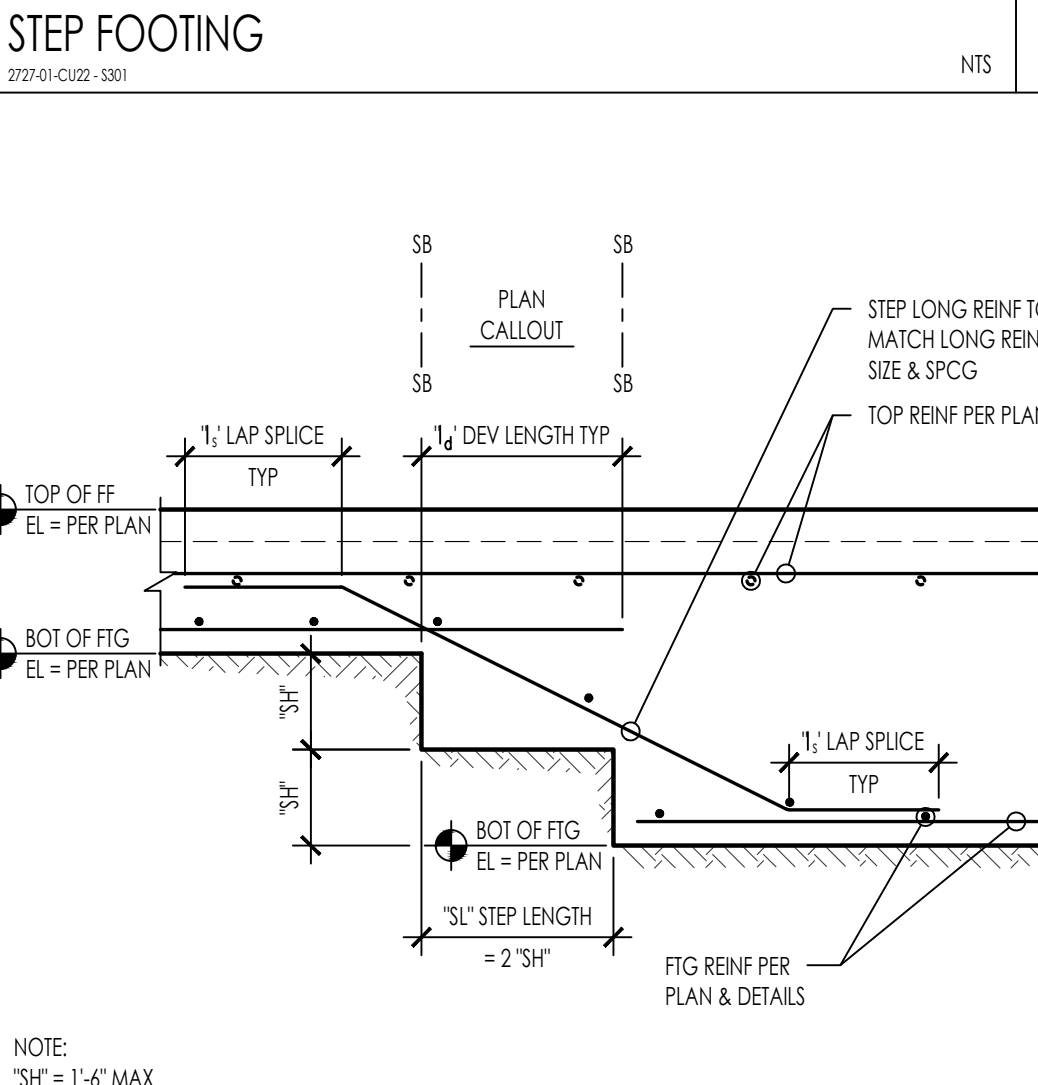
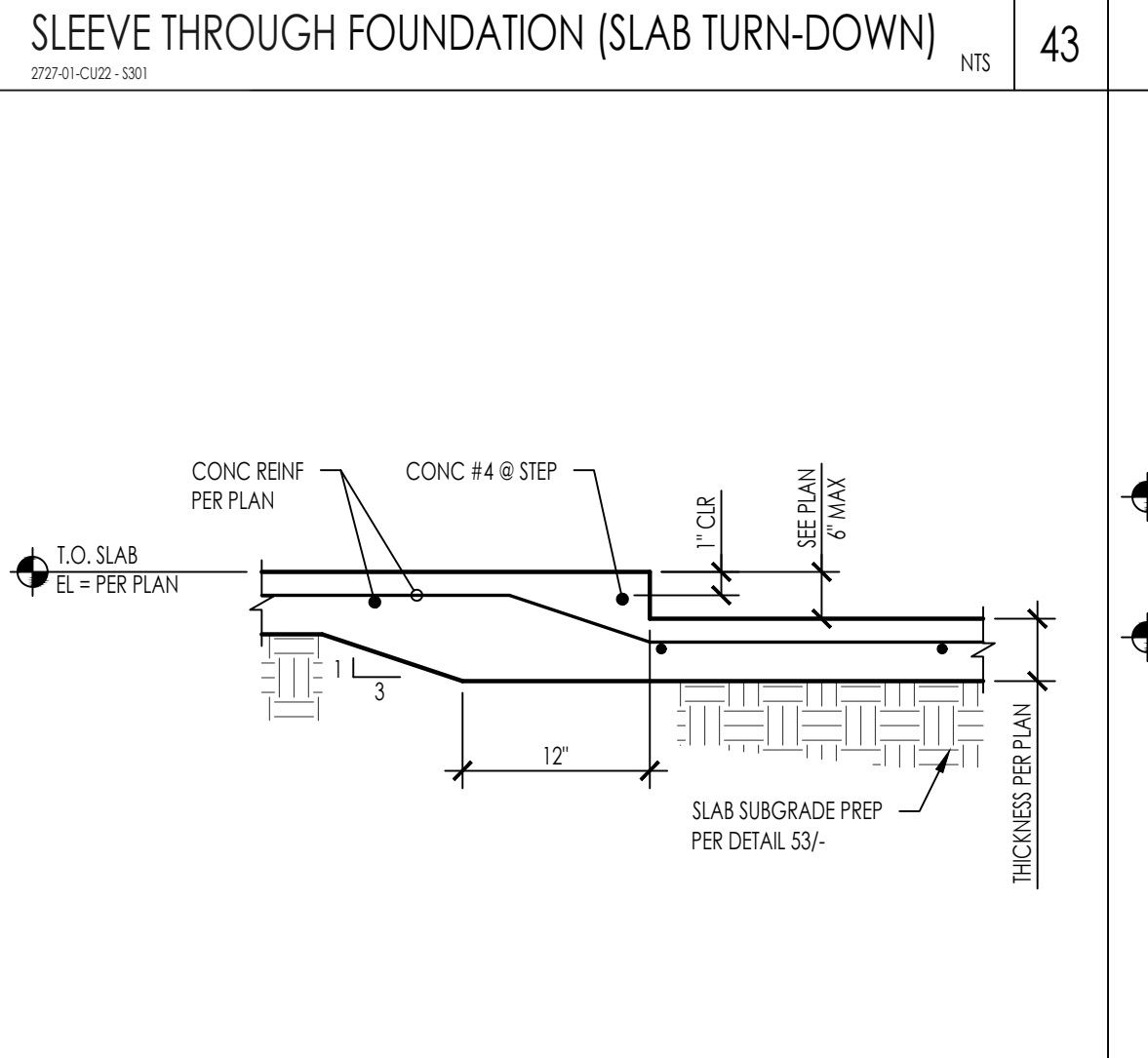
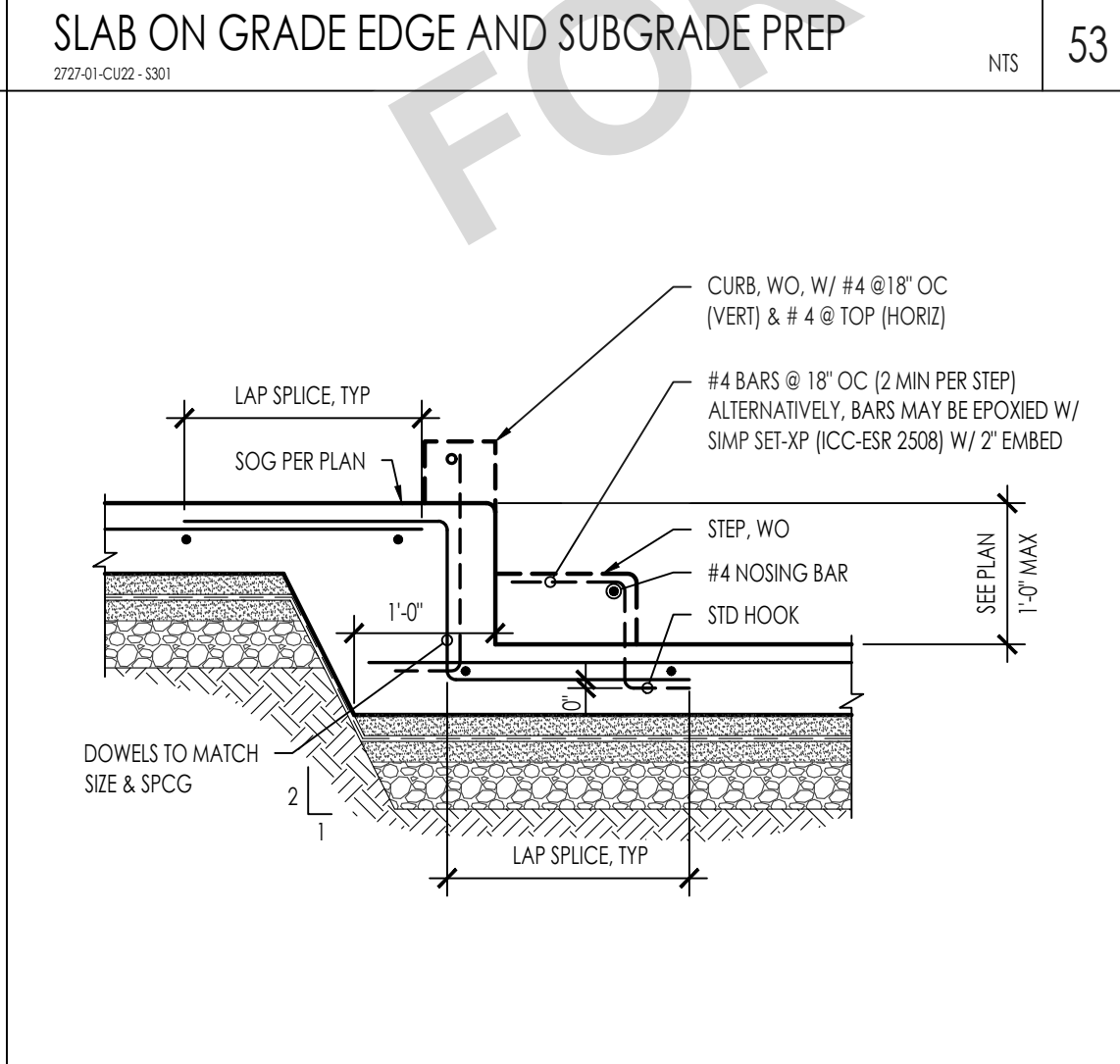
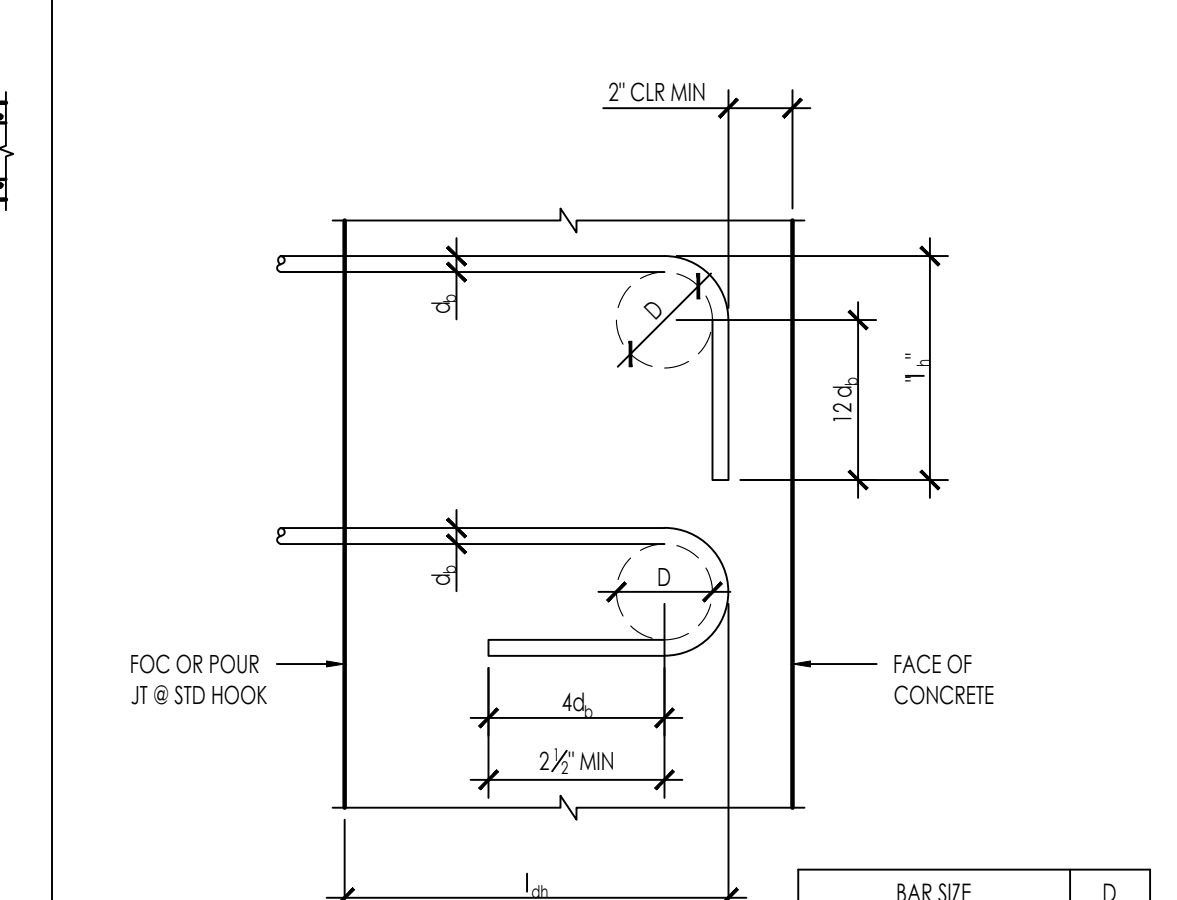
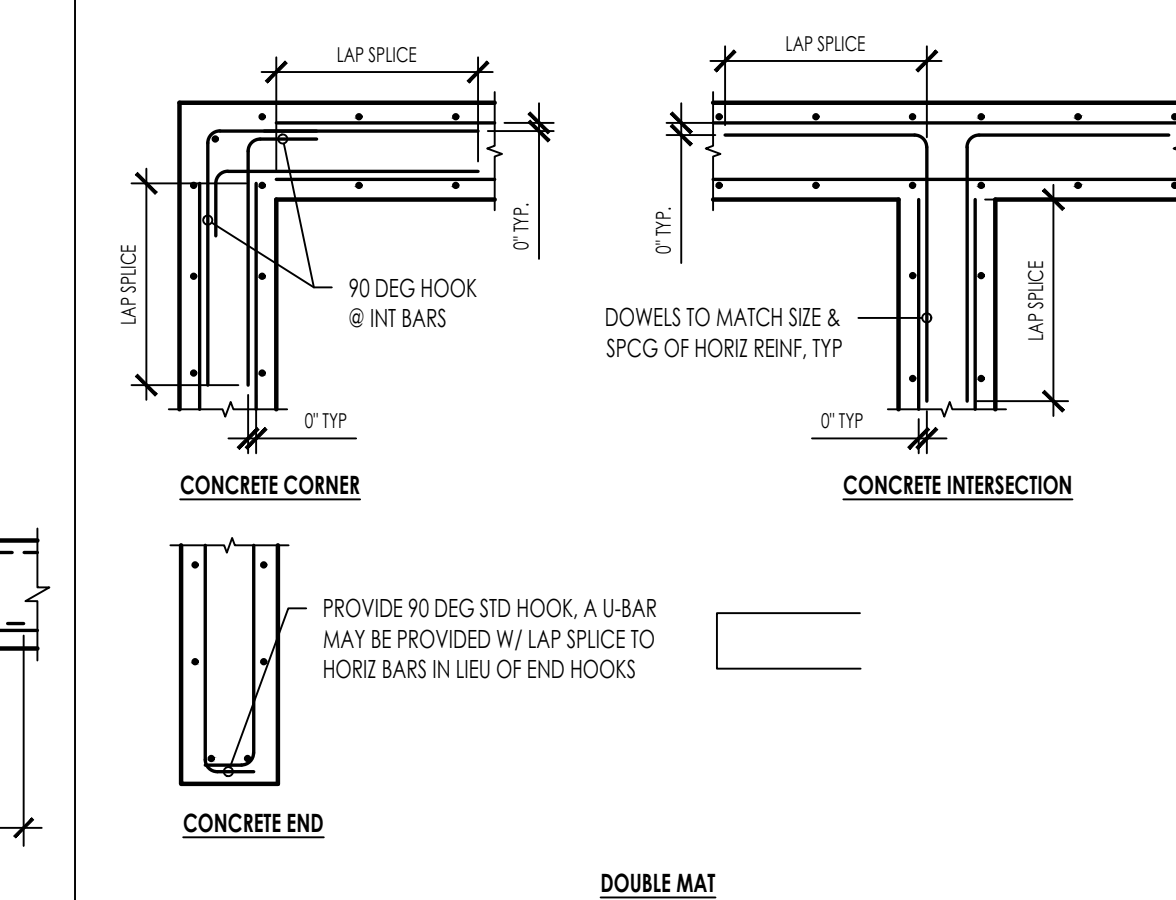
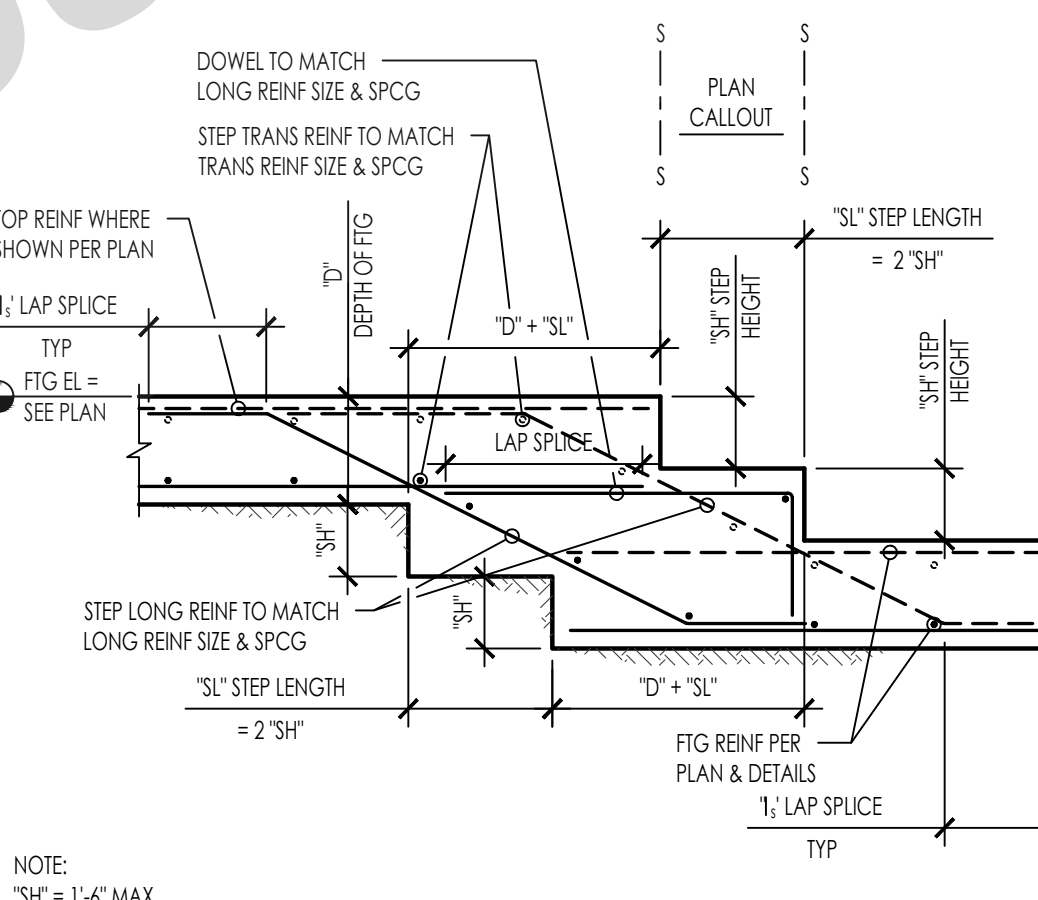
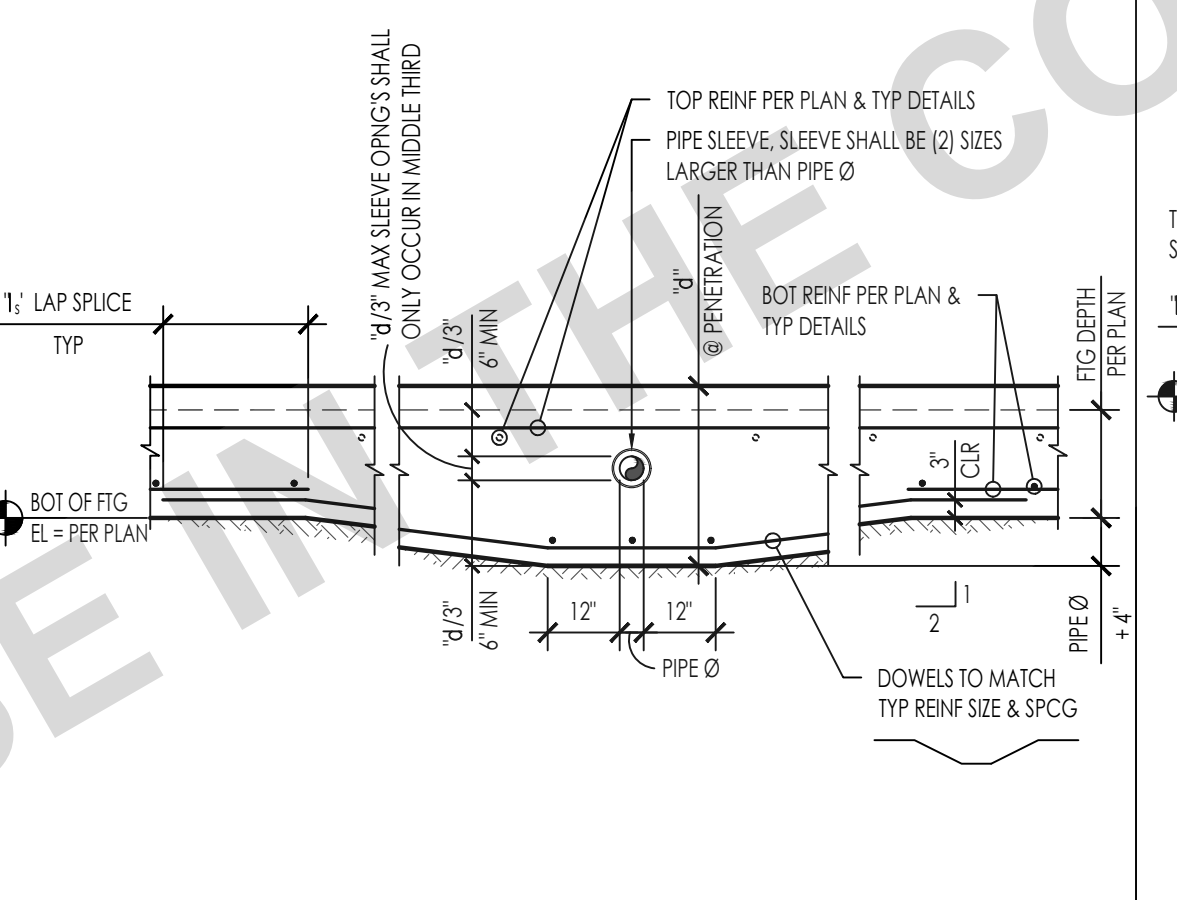
BAR SIZE	DEVELOPMENT LENGTH $l_d$ (CLASS B LAP SPICE)		LAP SPICE $l_s$ (CLASS B LAP SPICE)	
	2,500	3,000	2,500	3,000
#3	1'-6"	1'-5"	1'-3"	1'-0"
#4	2'-0"	1'-10"	1'-7"	2'-5"
#5	2'-6"	2'-4"	2'-0"	3'-0"
#6	3'-0"	2'-9"	2'-5"	3'-11"
#7	4'-5"	4'-0"	3'-6"	5'-2"
#8	5'-0"	4'-7"	4'-0"	6'-6"
#9	5'-8"	5'-2"	4'-6"	6'-9"
#10	6'-5"	5'-10"	5'-1"	8'-3"
#11	7'-1"	6'-6"	5'-7"	8'-5"

- NOTES:
- VALUES ABOVE ARE FOR REINFORCEMENT WITH THE FOLLOWING PARAMETERS:
    - GRADE 60 REINFORCEMENT
    - NORMAL WEIGHT CONCRETE
      - FOR LIGHTWEIGHT CONCRETE MULTIPLY THE VALUES ABOVE BY 1.3
    - NON-EPOXY COATED REINFORCEMENT
    - HORIZONTAL BARS WITHOUT 12" OF CONCRETE BELOW (BOTTOM BARS), AND VERTICAL BARS
      - FOR TOP BARS WITH 12" OR MORE OF CONCRETE BELOW THE BAR MULTIPLY THE VALUES ABOVE BY 1.3
    - CLEAR SPACING NOT LESS THAN  $d_b$ , CLEAR COVER NOT LESS THAN  $d_b$  AND STIRRUPS THROUGH  $l_d$  NOT LESS THAN MIN OR
      - CLEAR SPACING NO LESS THAN  $2d_b$  AND CLEAR COVER NOT LESS THAN  $d_b$
      - FOR OTHER SPACING AND COVER CONDITIONS MULTIPLY THE VALUES ABOVE BY 1.5
    - REINFORCEMENT NOT IN SHEAR WALLS
      - FOR REINFORCEMENT IN SHEAR WALLS MULTIPLY THE VALUES ABOVE BY 1.25
  - THE MULTIPLIERS LISTED IN NOTE 1 ABOVE ARE CUMULATIVE INCREASES IN DEVELOPMENT/LAP SPICE LENGTH.
  - ALL LAP SPICES REFERENCED IN THE PLANS SHALL BE CLASS B UNLESS NOTED OTHERWISE.
  - WHEN REINFORCING BARS OF TWO SIZES ARE LAP SPICED IN TENSION, USE THE LARGER OF THE TENSION CLASS B, LAP SPICE LENGTH  $l_s$  OF THE SMALLER BAR, AND THE CLASS A, TENSION DEVELOPMENT LENGTH  $l_d$  OF THE LARGER BAR.

SLAB ON GRADE JOINTS



- NOTES:
- PREPARATION OF THE SLAB SUBGRADE SHALL BE BASED ON THE GEOTECHNICAL INVESTIGATION REPORT AS REFERENCED IN THE FOUNDATION GENERAL NOTES, THE FOLLOWING INFORMATION IS FOR REFERENCE ONLY.
    - OVER-EXCAVATION SHALL EXTEND 5 FEET BEYOND PERIMETER FOUNDATION, TO PROPERTY LINES OR EXISTING IMPROVEMENTS, WHICHEVER IS LEAST.
  - NATIVE MATERIALS
    - SHALL BE OVER-EXCAVATED 36" BELOW (E) GRADE OR 18" BELOW BOTTOM OF FOOTINGS, WHICHEVER IS GREATEST.
    - THE EXPOSED SURFACE SHALL BE SCARIFIED TO A DEPTH OF 6", MOISTURE CONDITIONED TO 3 PERCENT OVER OPTIMUM MOISTURE CONTENT AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
  - ENGINEERED COMPACTED FILL
    - REFER TO THE GEOTECHNICAL INVESTIGATION REPORT FOR RECOMMENDATIONS FOR STRUCTURAL FILL
    - STRUCTURAL FILL SHALL BE PLACED IN HORIZONTAL LAYERS, EACH APPROXIMATELY 8" THICK BEFORE COMPACTATION, AND SHOULD BE CONDITIONS WITH WATER TO PRODUCE A SOIL WATER CONTENT NEAR OPTIMUM MOISTURE AND COMPACTED TO A MINIMUM RELATIVE DENSITY OF 90 PERCENT (ASTM D1557)
  - 4" THICK, CLEAN FREE-DRAINING MATERIAL SUCH AS 1/2" COARSE AGGREGATE
  - REFER TO GEOTECH REPORT AND ARCH DRAWINGS FOR VAPOR BARRIER, INSTALL PER MANUFACTURERS RECOMMENDATIONS FOR SEALING OF PENETRATIONS, JOINTS AND EDGES.
    - VAPOR BARRIER IS NOT TO BE PUNCTURED DURING CONSTRUCTION OF SLAB ON GRADE.
    - 2" THICK OPTIONAL SAND LAYER, SHALL BE LIGHTLY MOISTENED PRIOR TO PLACING CONCRETE.



STEP IN CONCRETE SLAB ON GRADE

SLAB ON GRADE DEPRESSION

STEPPED FOOTING (BOTTOM ONLY)

CONC REINF @ INTERSECTION

REINF HOOK DEVELOPMENT LENGTH AND BENDS

**STANDARD HOOK DEVELOPMENT LENGTH  $l_{dh}$**

BAR SIZE	D	$l_{dh}$	NORMAL WEIGHT		
			2,500	3,000	4,000
#3	2 1/4"	6"	0'-9"	0'-9"	0'-8"
#4	3"	8"	1'-0"	0'-11"	0'-10"
#5	3 3/4"	10"	1'-3"	1'-2"	1'-0"
#6	4 1/2"	12"	1'-6"	1'-5"	1'-3"
#7	5 1/4"	1'-2"	1'-9"	1'-8"	1'-5"
#8	6"	1'-4"	2'-0"	1'-10"	1'-7"
#9	9 1/2"	1'-7 1/2"	2'-3"	2'-1"	1'-10"
#10	10 3/4"	1'-10"	2'-7"	2'-4"	2'-1"
#11	12"	2'-0 1/2"	2'-10"	2'-7"	2'-3"

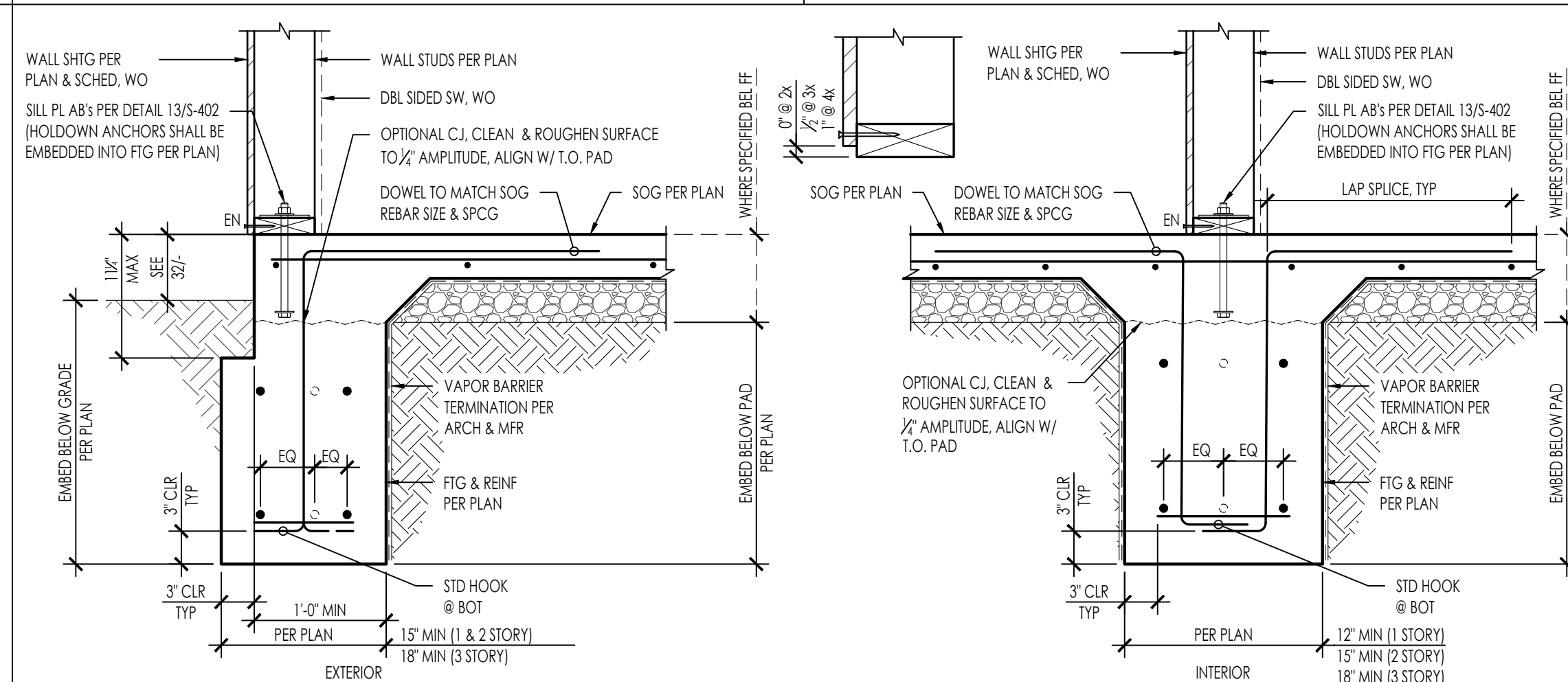
- NOTE:
- ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE WITH A MINIMUM 2" END COVER AND WITH EMBEDMENT NOT LESS THAN SHOWN ON THE SCHEDULE UNLESS NOTED OTHERWISE ON PLANS.
  - MINIMUM SIDE COVER = 2d<sub>b</sub>
  - FOR LIGHTWEIGHT CONCRETE MULTIPLY LENGTHS IN SCHEDULE BY 1.3.

DATE  
11/20/2023  
SHEET

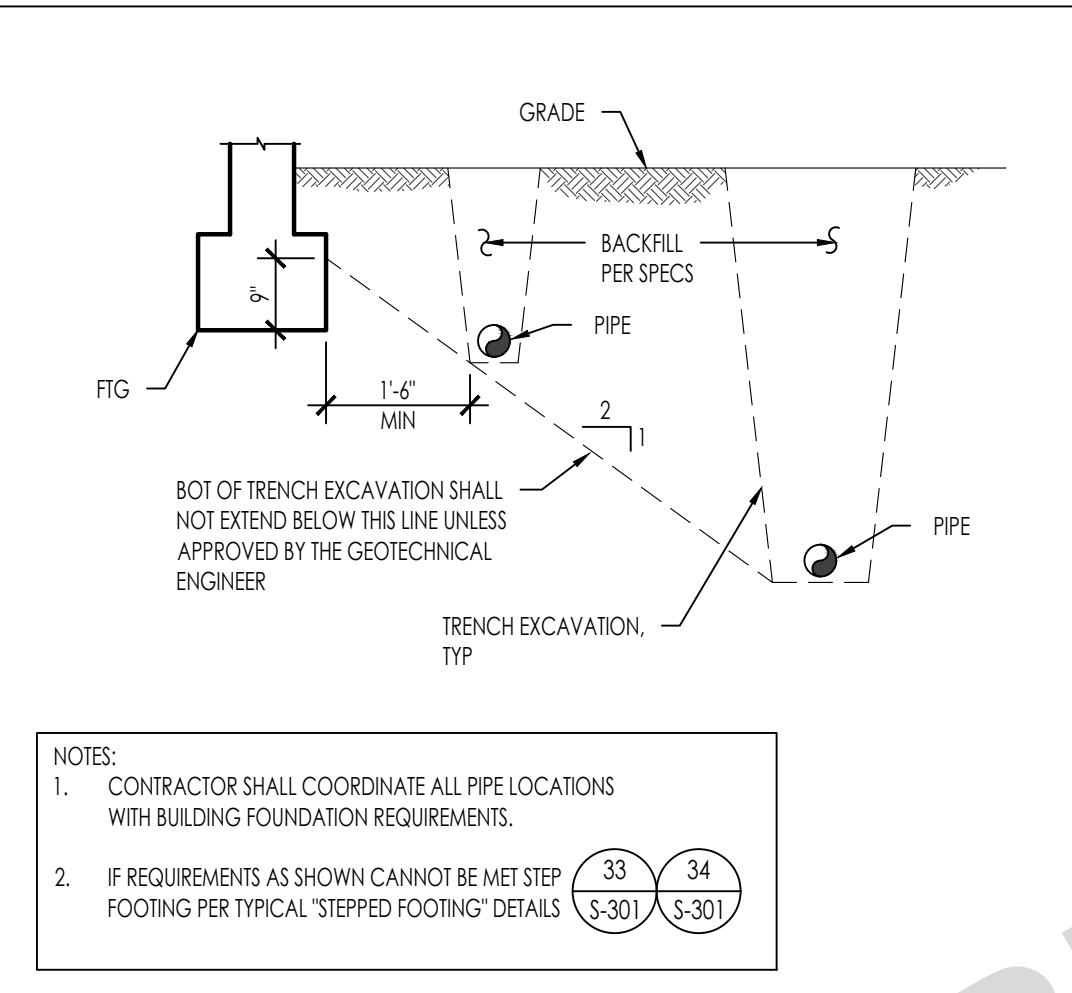
S-301



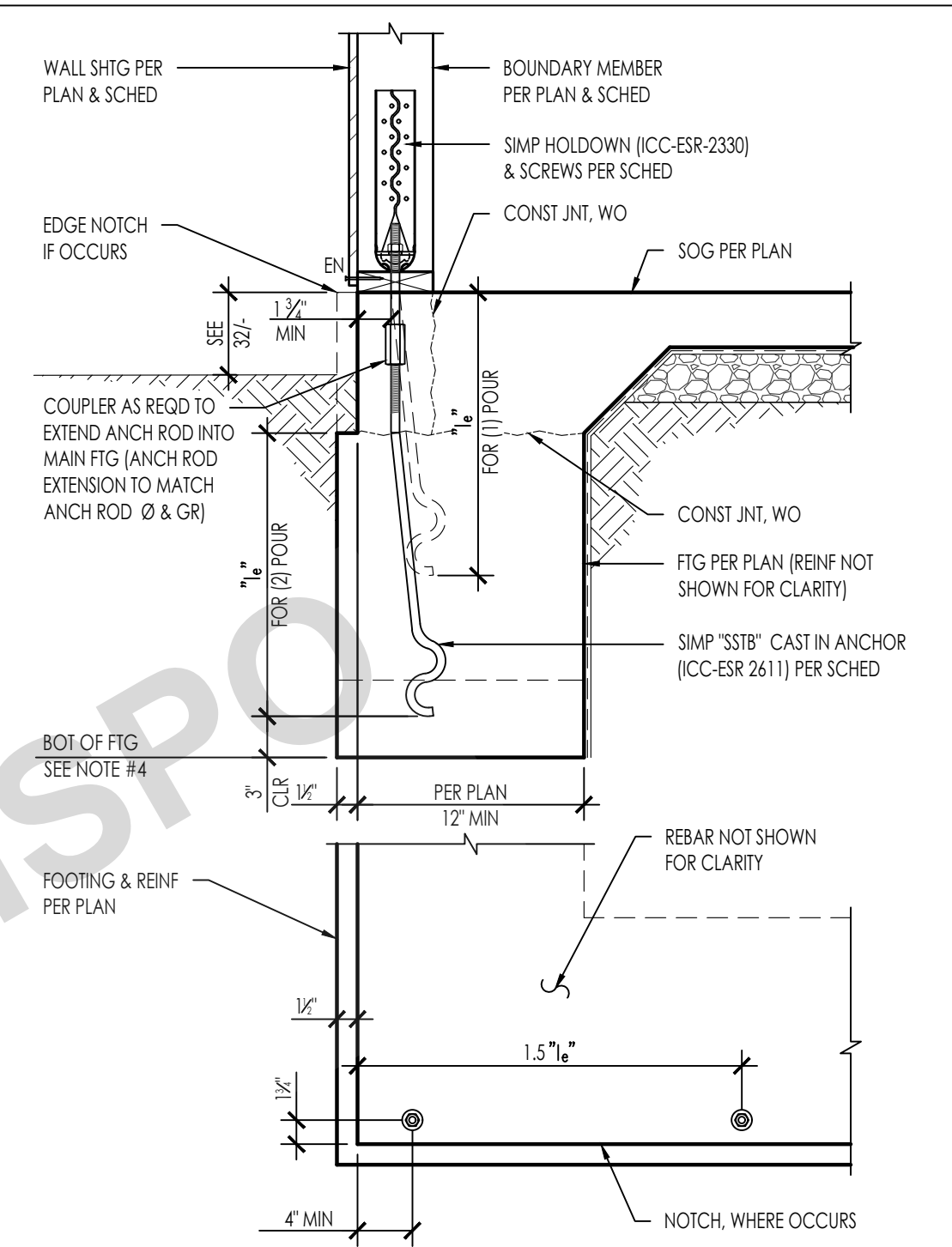
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51 CONTINUOUS WALL FOOTING  
2727-01-C1022 - S311

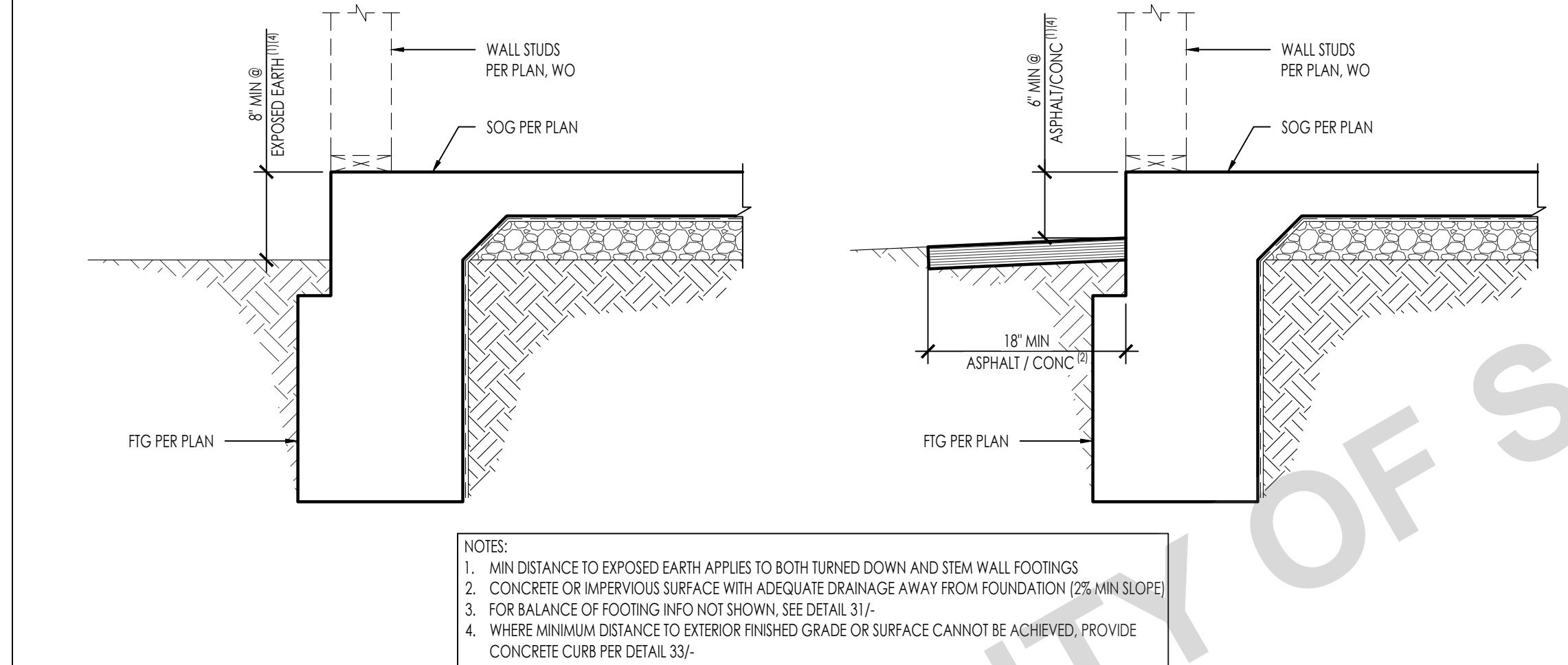


31 PIPES PARALLEL TO FOOTINGS  
2727-01-C1022 - S311

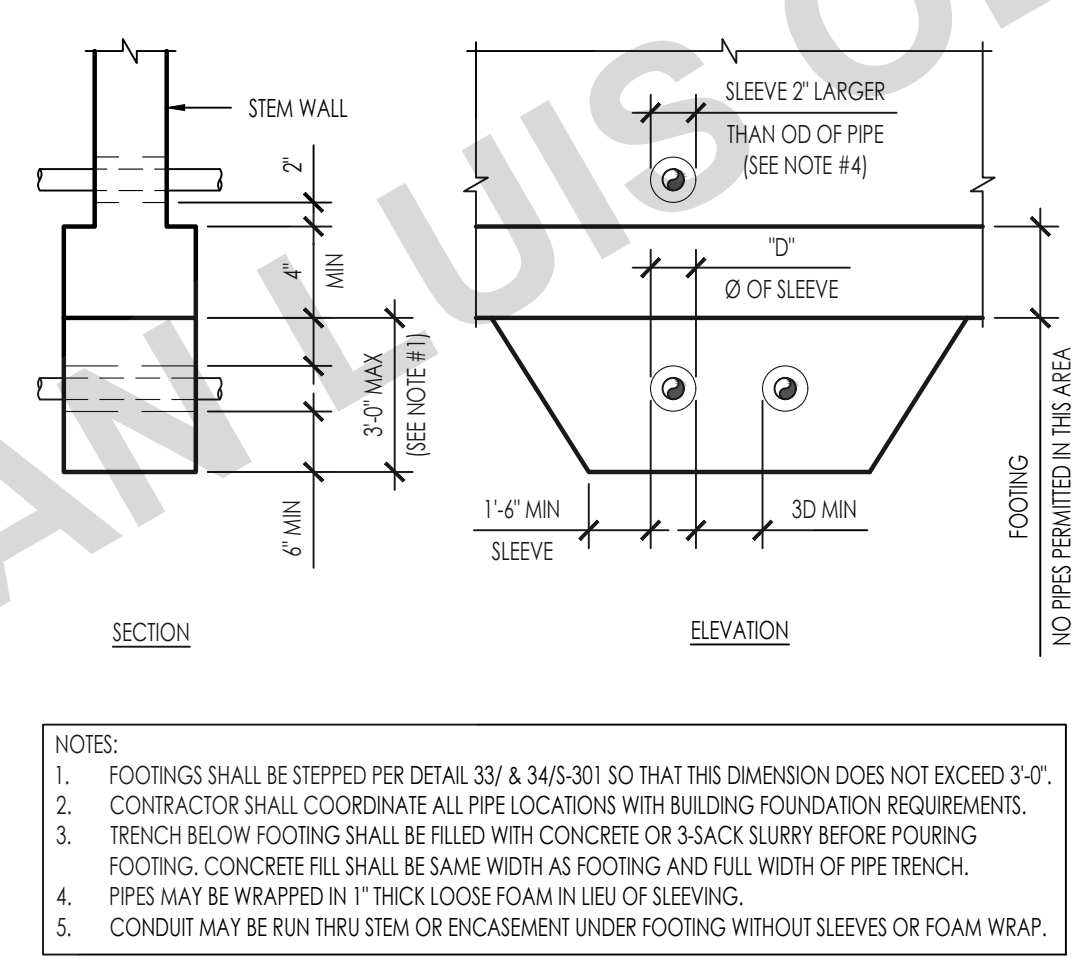


TYPE	HOLD-DOWN	ANCHOR	DIA (IN)	FASTENERS	BOUNDARY MEMBER MIN THICKNESS (IN)	MIN EMBED 1 <sub>e</sub> (IN)	ALLOWABLE LOADS (kIP)	
							CORNER	MIDWALL
4A	HDU4-SDS2.5	SSB16		10-SDS 1/2" x 2 1/2"	3	12 3/4	3,780	3,780
4B	HDU5-SDS2.5	SSB20	3/4	14-SDS 1/2" x 2 1/2"	3	16 3/4	4,785	4,785
4C	HDU5-SDS2.5	SSB24		14-SDS 1/2" x 2 1/2"	3	20 3/4	5,645*	5,645*
4D	HDQ8-SDS3	SSB28	1	20-SDS 1/2" x 3"	4 1/2	24 3/4	9,230*	9,230*

1. MINIMUM EDGE DISTANCE IS SHOWN ABOVE. ANCHOR LOCATIONS PER PLAN
2. MINIMUM ANCHOR TO ANCHOR SPACING IS 3L<sub>e</sub>
3. \* = CAPACITY LIMITED BY HOLD-DOWN
4. DEEPEN FOOTING AT HOLD-DOWN ANCHOR AS REQ'D PER DETAIL 32/-

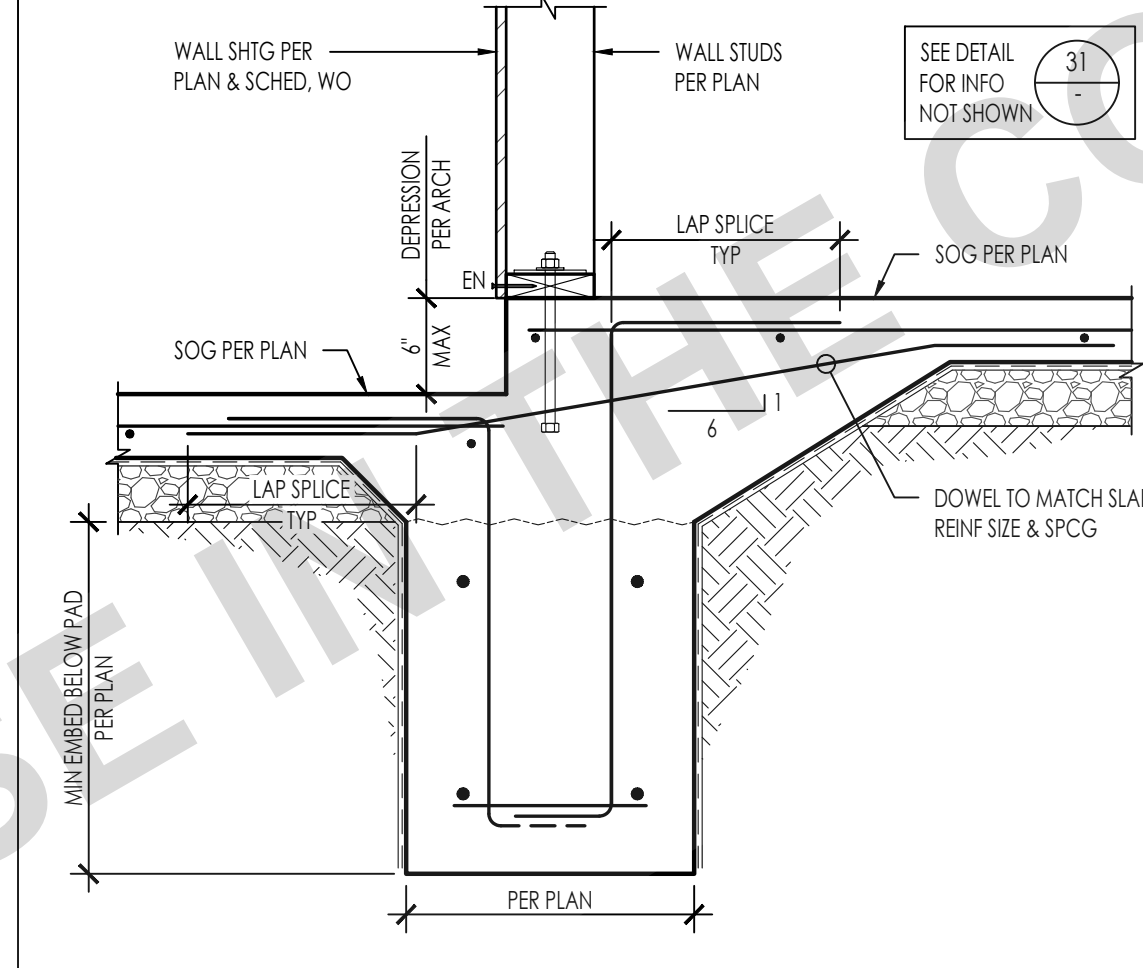


52 MINIMUM DISTANCE FROM GRADE TO WOOD FRAMING  
2727-01-C1022 - S311

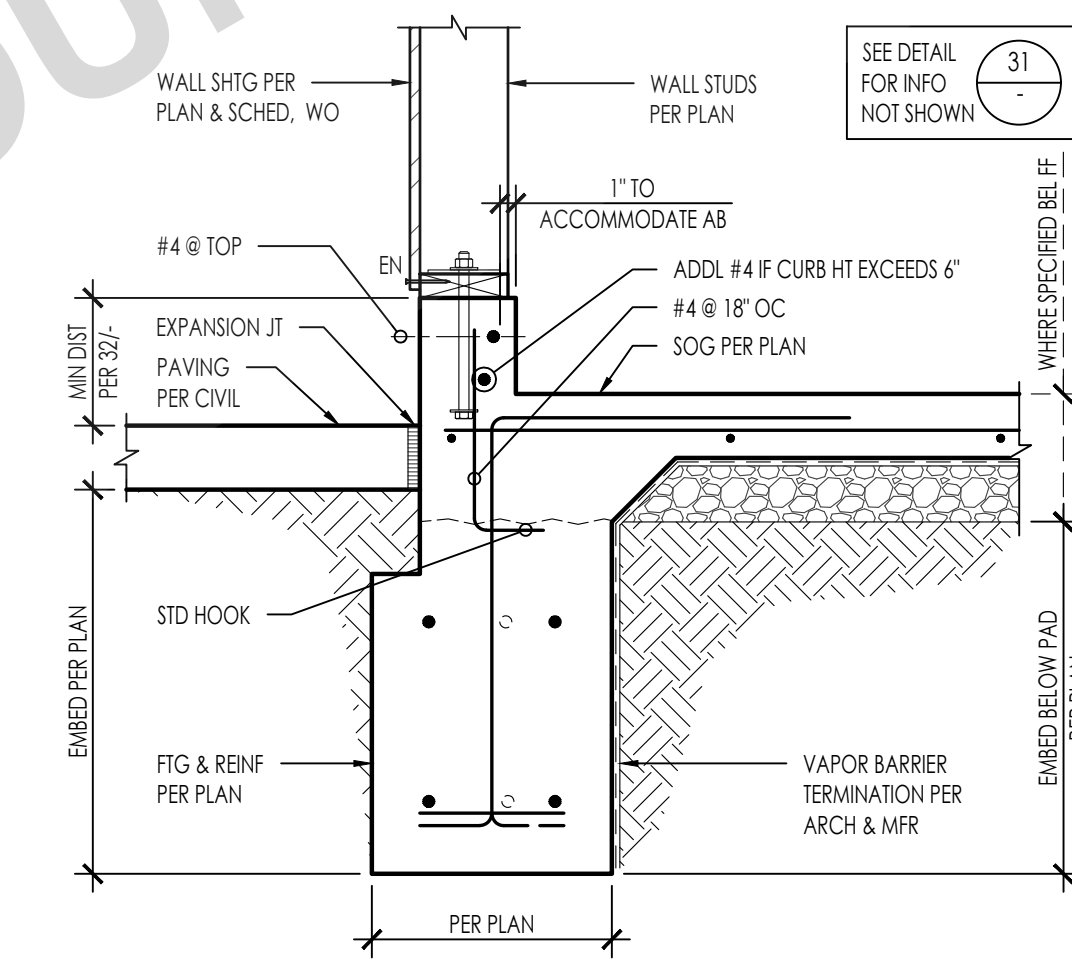


22 PIPES PERPENDICULAR TO FOOTINGS W/ STEM WALL  
2727-01-C1022 - S311

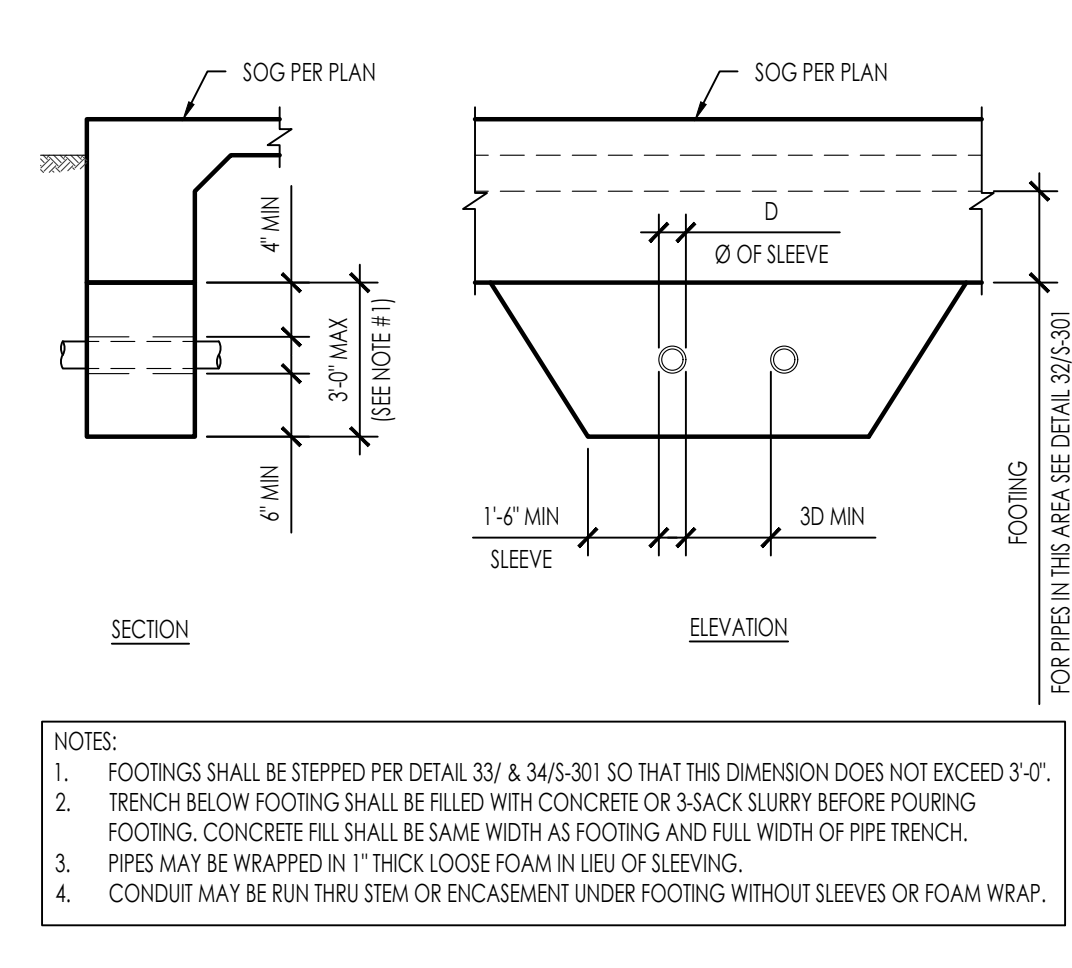
12 SSB ANCHOR & HOLD-DOWN @ FOUNDATION  
2727-01-C1022 - S311



53 SOG DEPRESSION @ FIG  
2727-01-C1022 - S311



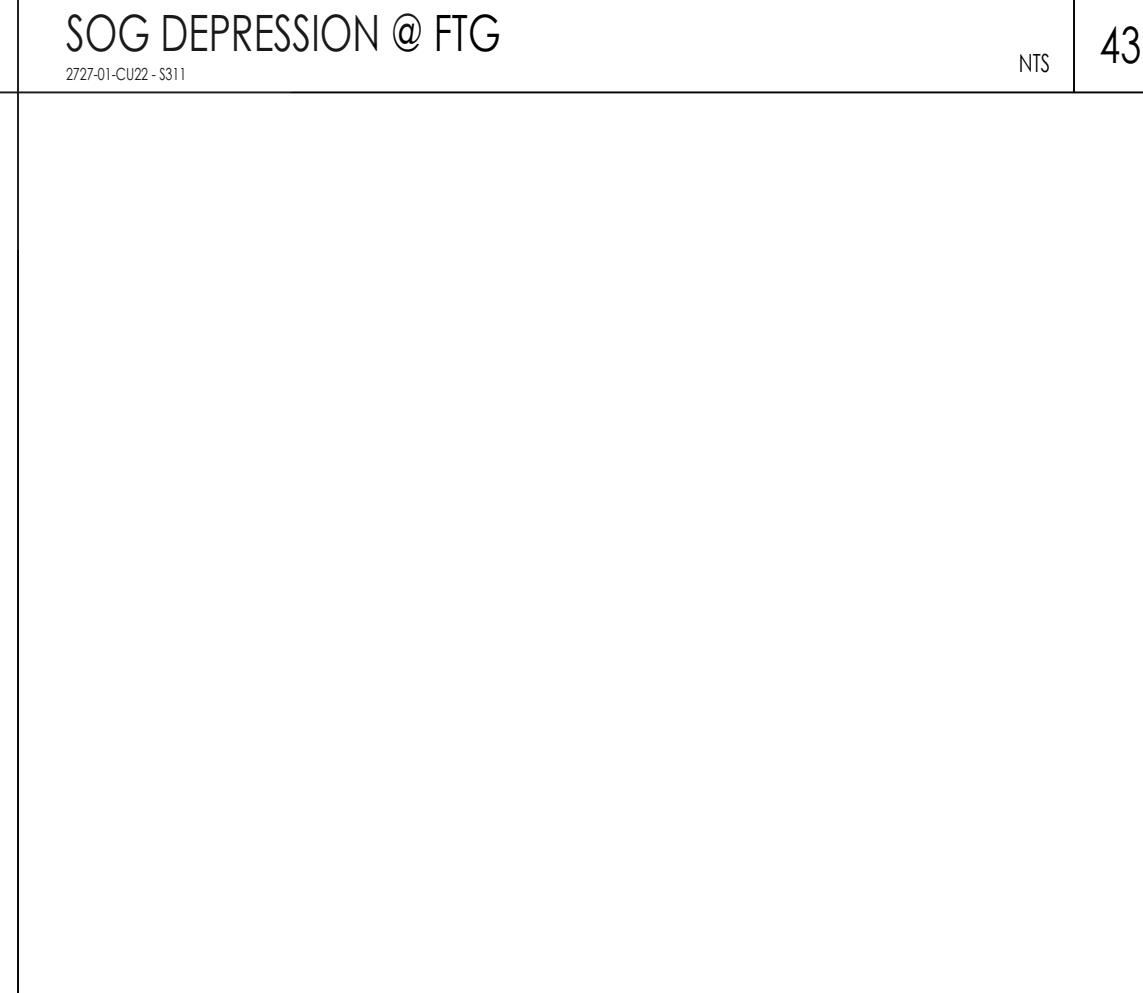
43 EXTERIOR CONTINUOUS WALL FIG W/ CURB  
2727-01-C1022 - S311



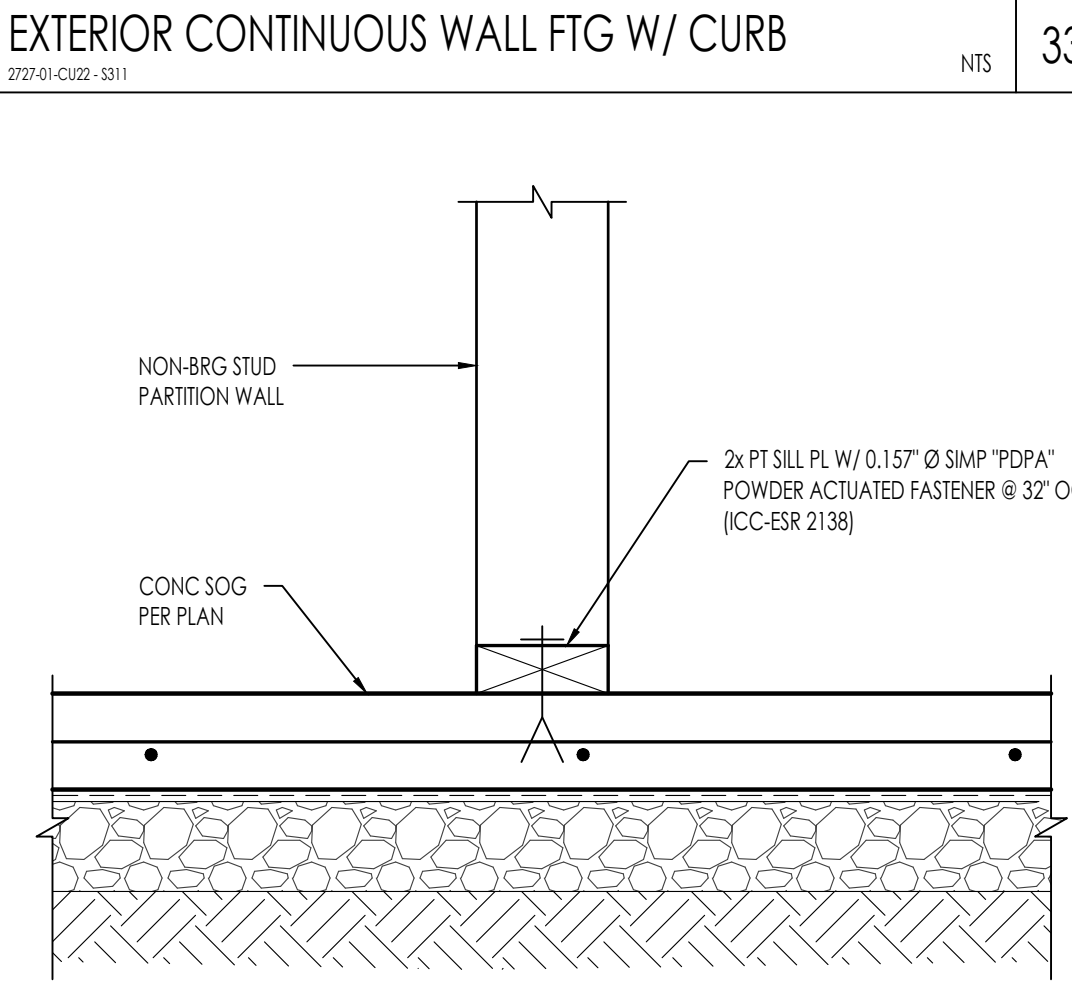
23 PIPES PERPENDICULAR TO FOOTINGS  
2727-01-C1022 - S311



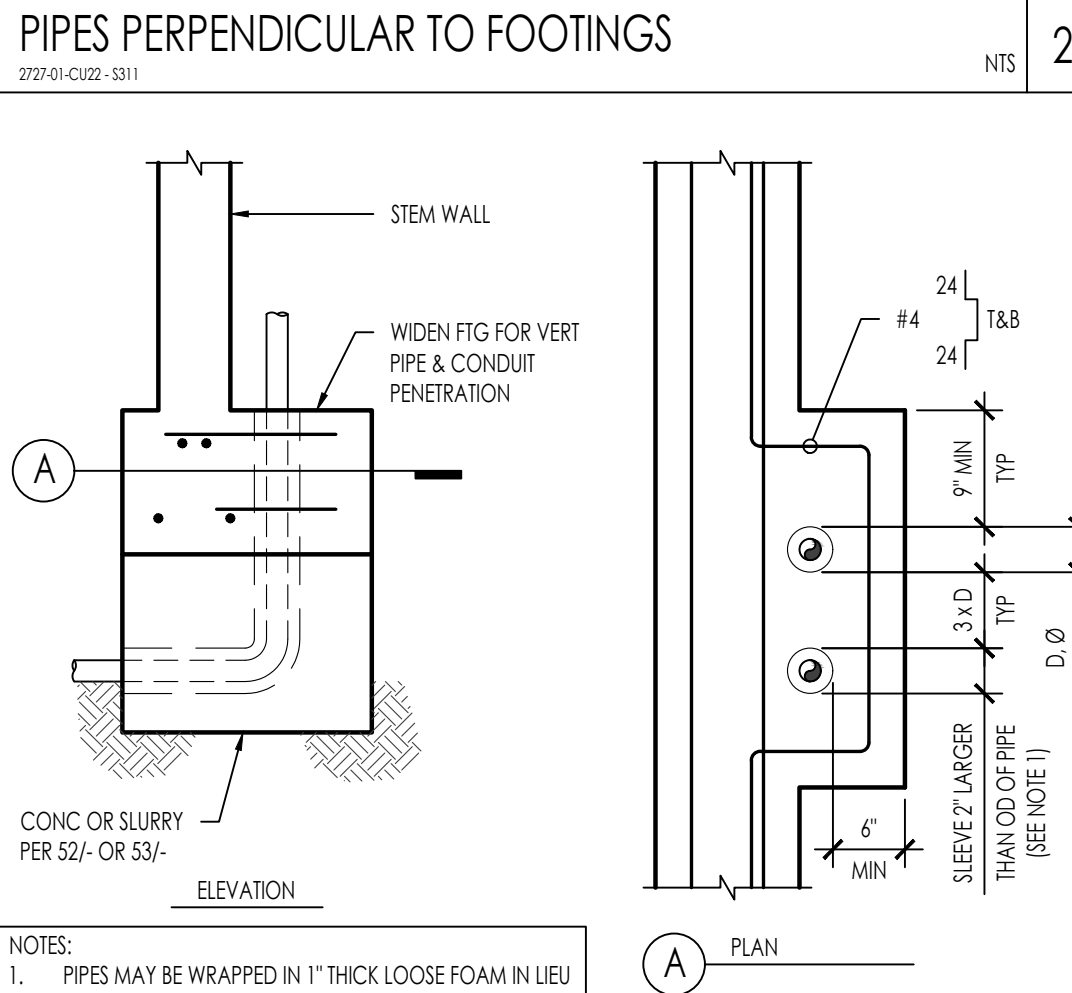
13 TYPICAL VERT PIPES OR COND THROUGH FOOTING  
2727-01-C1022 - S311



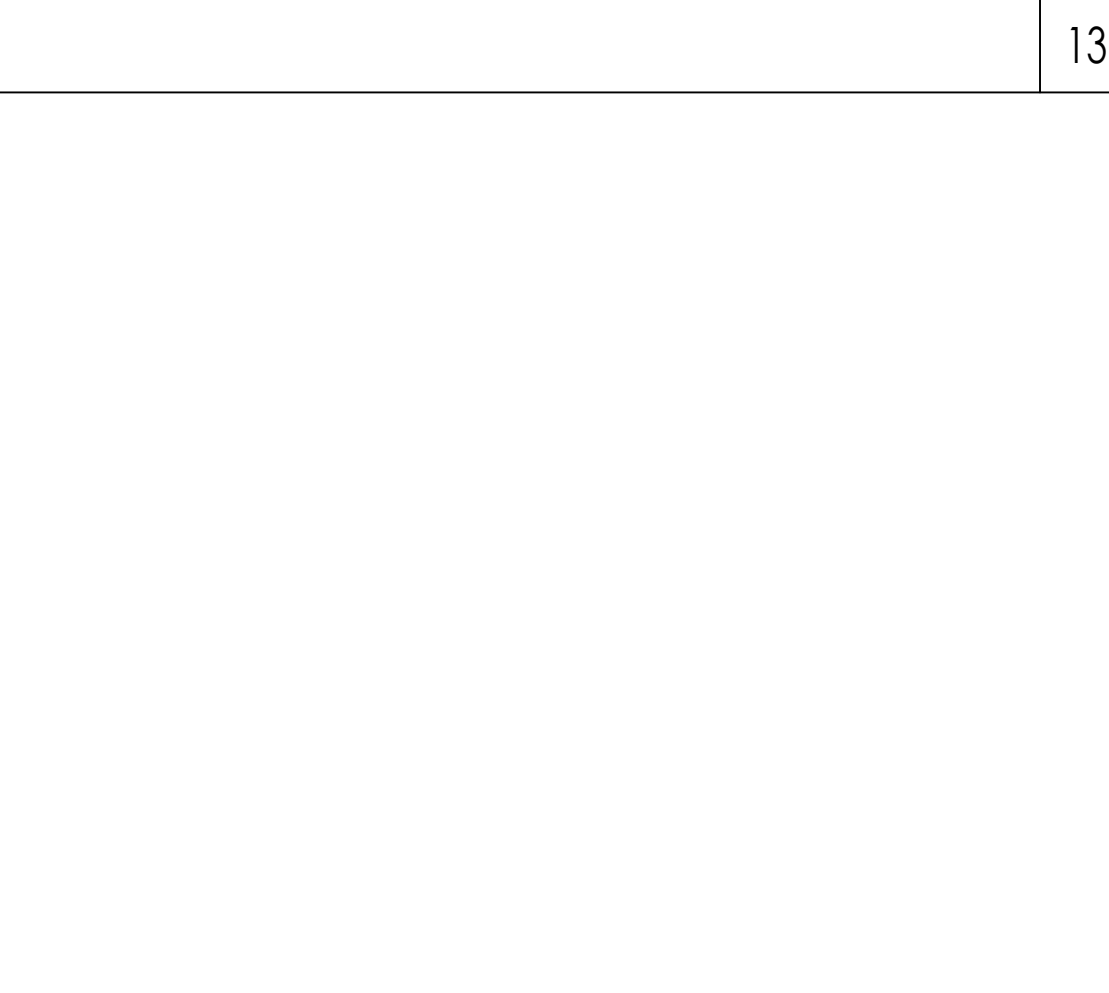
54 NON-BEARING WALL ANCHORAGE @ SOG  
2727-01-C1022 - S311



44 NON-BEARING WALL ANCHORAGE @ SOG  
2727-01-C1022 - S311



24 TYPICAL VERT PIPES OR COND THROUGH FOOTING  
2727-01-C1022 - S311



14 TYPICAL VERT PIPES OR COND THROUGH FOOTING  
2727-01-C1022 - S311

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
CONCRETE DETAILS

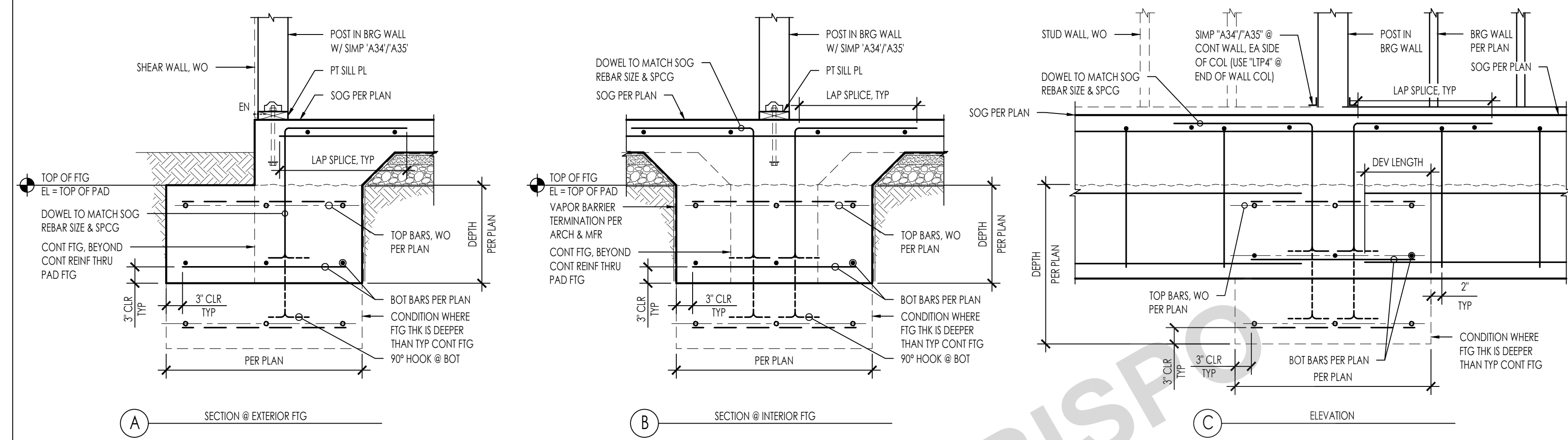
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S-311

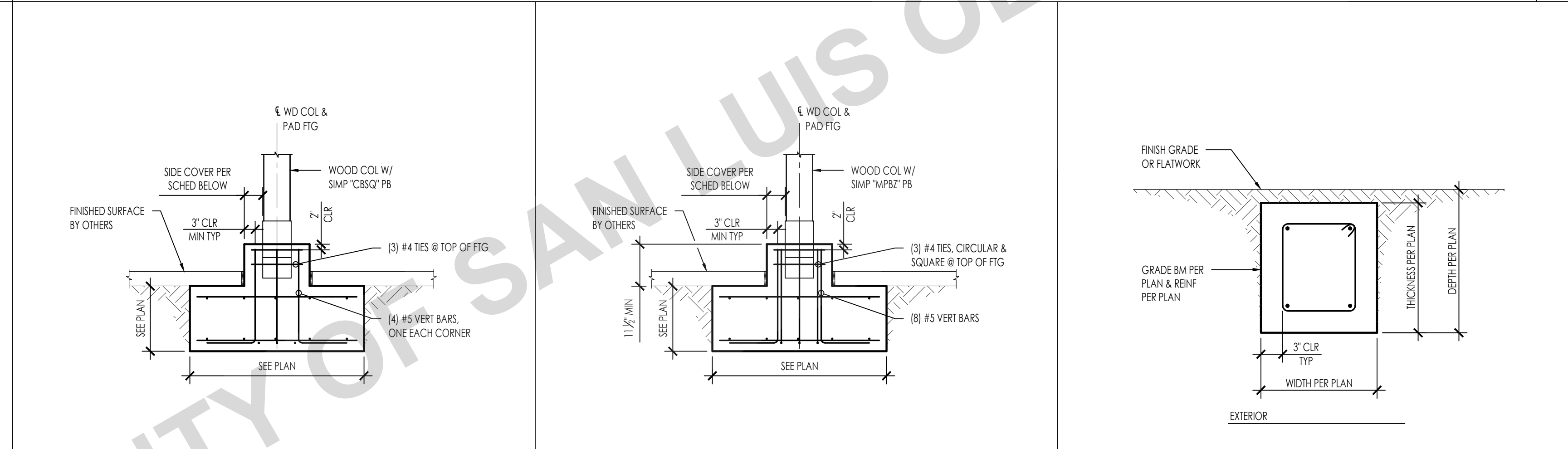
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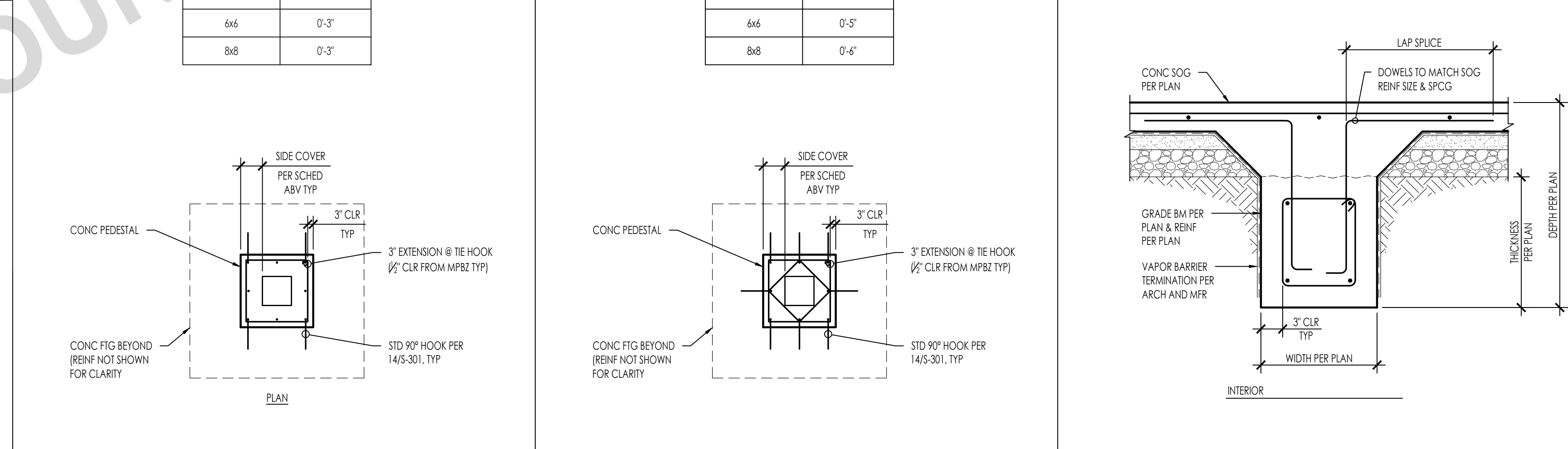
51 41 SPREAD FOOTING @ BEARING WALL POST 3/4" = 1'-0" 11



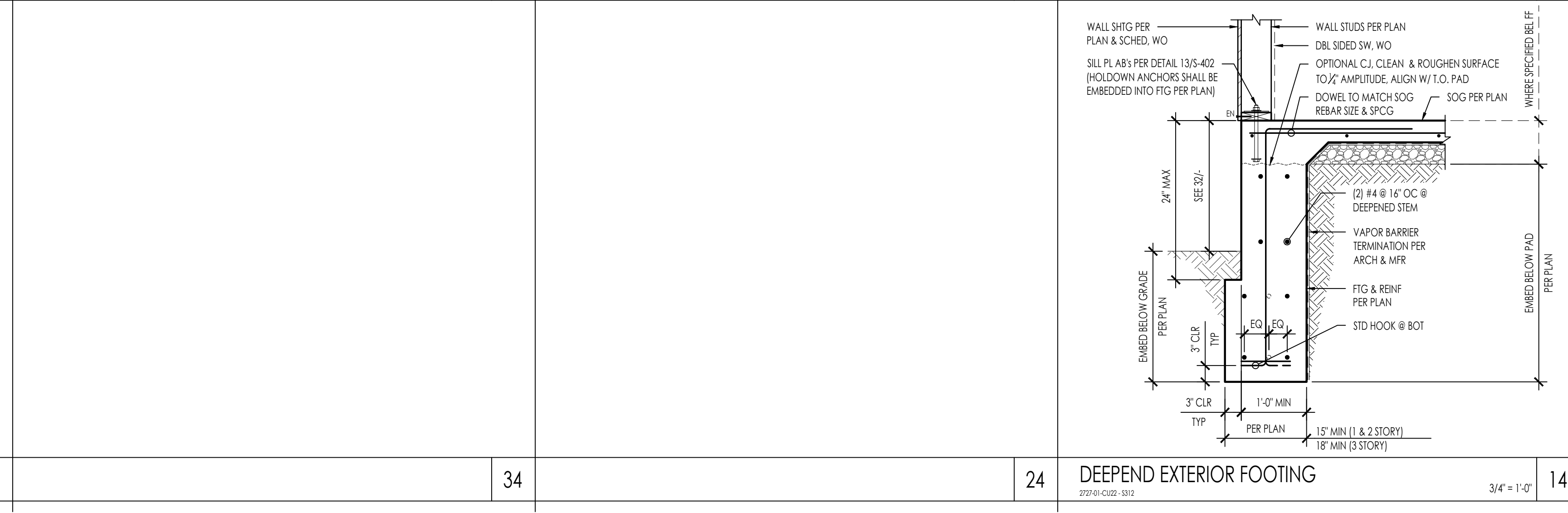
POST SIZE	MIN. SIDE COVER
4x4	0'-3"
6x6	0'-3"
8x8	0'-3"

POST SIZE	MIN. SIDE COVER
4x4	0'-4"
6x6	0'-5"
8x8	0'-6"

52 42 11/2" = 1'-0" 13



53 43 PORCH PAD FOOTING 1/2" = 1'-0" 33 54 44 DEPEND EXTERIOR FOOTING 3/4" = 1'-0" 14



COUNTY OF SAN LUIS OBISPO  
 ACCESSORY DWELLING UNIT  
 SAN LUIS OBISPO, CA  
 CONCRETE DETAILS

DATE  
 11/20/2023  
 SHEET

S-312

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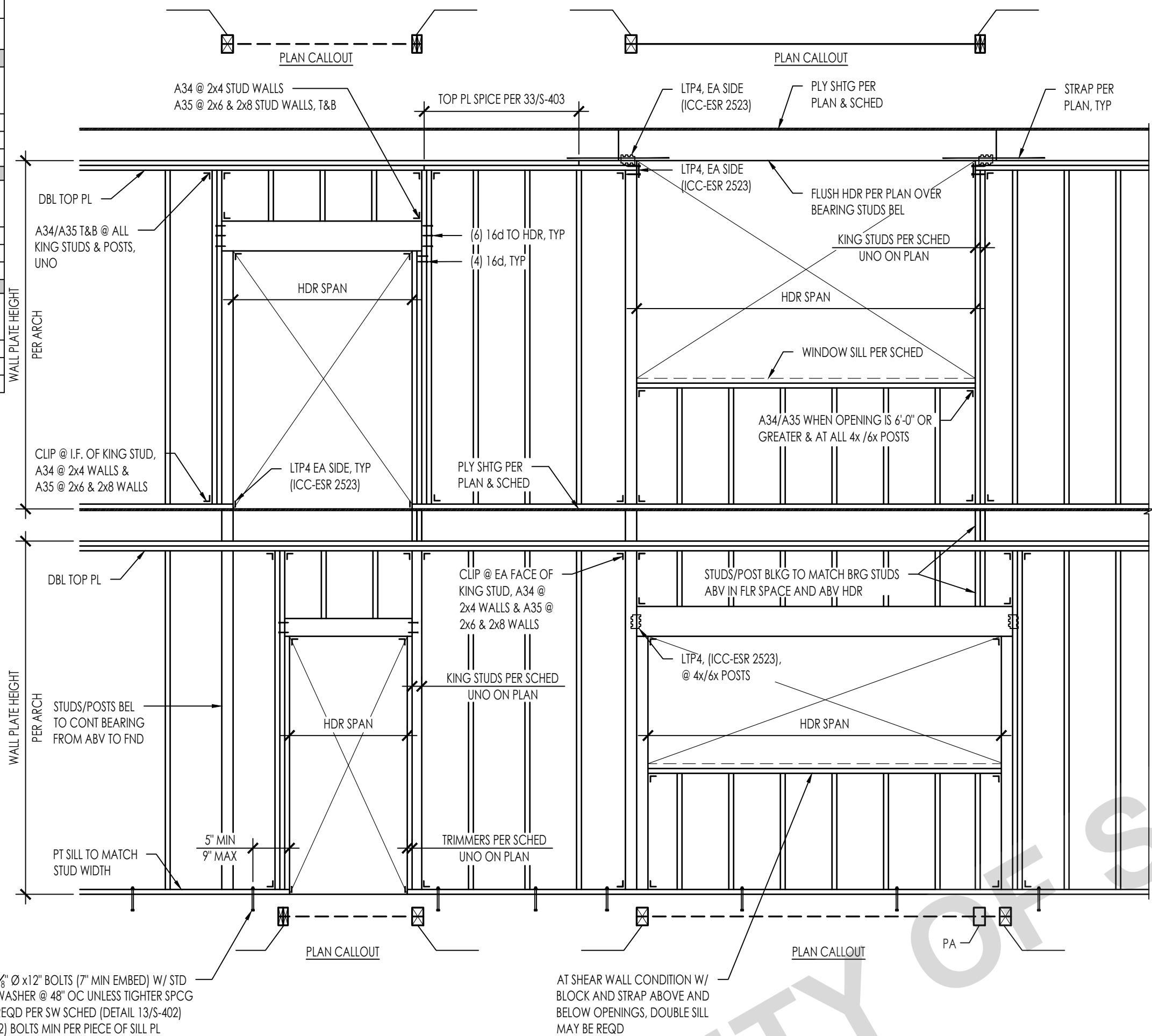


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BEARING/SHEAR WALL HEADER SCHEDULE												
4 INCH WALLS					3-STORY			2-STORY			1-STORY	
OPENING WIDTH	4x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	3-STORY	2-STORY	1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
UP TO 3'-0"	4x4	2x	2x4	2x4				UP TO 3'-0"	6x4	2x	2x4	2x4
3'-0" - 5'-0"	4x6	2x	2x4	2x4				3'-0" - 5'-0"	6x6	2x	2x4	2x4
5'-0" - 7'-0"	4x8	(2) 2x	(2) 2x4	(2) 2x4				5'-0" - 7'-0"	6x8	(2) 2x	(2) 2x4	(2) 2x4

BEARING/SHEAR WALL HEADER SCHEDULE												
8 INCH WALLS					3-STORY			2-STORY			1-STORY	
OPENING WIDTH	8x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS	3-STORY	2-STORY	1-STORY	OPENING WIDTH	6x HEADER	SILL AT WINDOW	POST / TRIMMER	KING STUDS
UP TO 3'-0"	4x6 FLAT	2x	2x6	2x6				UP TO 3'-0"	6x6	2x	2x4	2x4
3'-0" - 5'-0"	6x6 FLAT	2x	2x6	2x6				3'-0" - 5'-0"	6x8	2x	2x4	2x4
5'-0" - 7'-0"	6x8 FLAT	(2) 2x	2x6	(2) 2x6				5'-0" - 7'-0"	6x12	(2) 2x	(2) 2x4	(2) 2x4

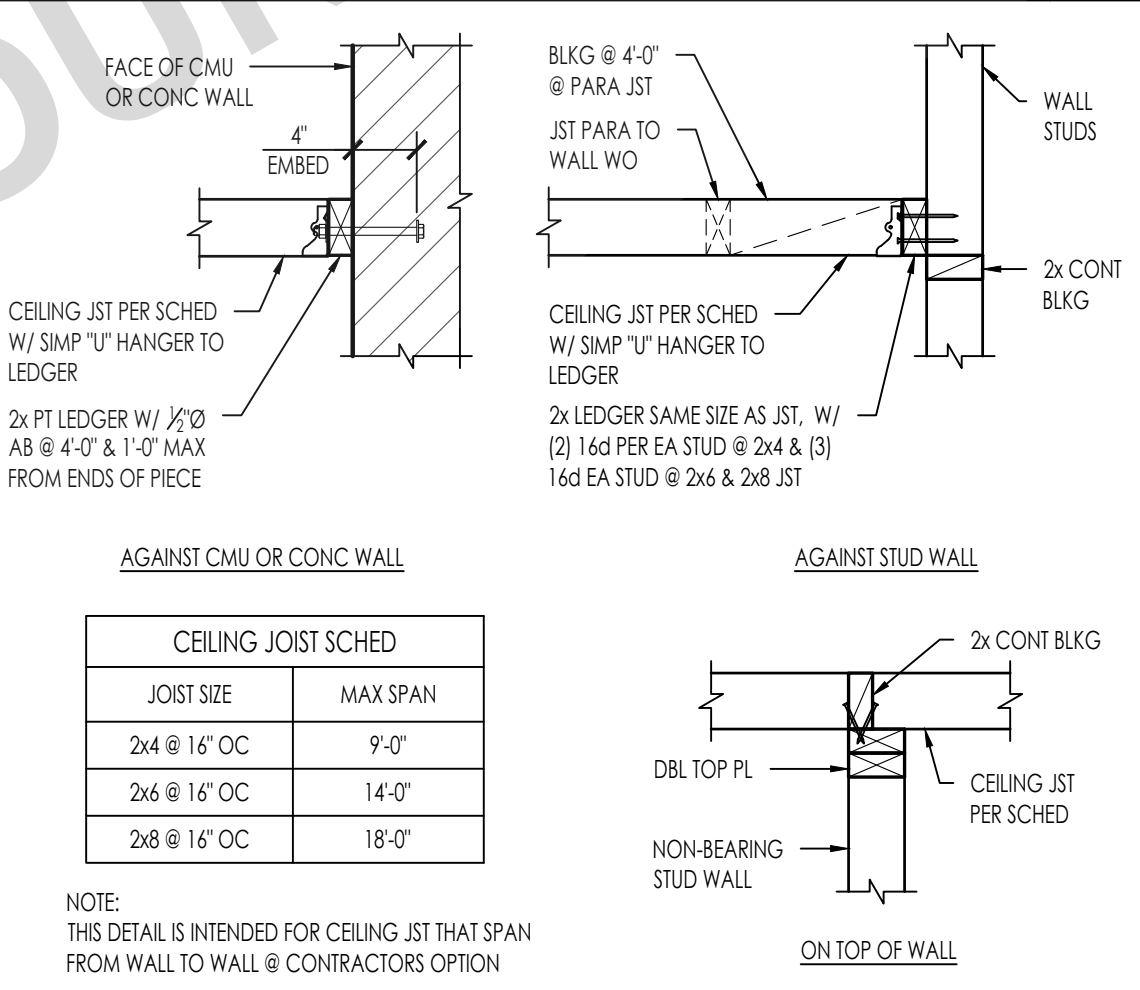
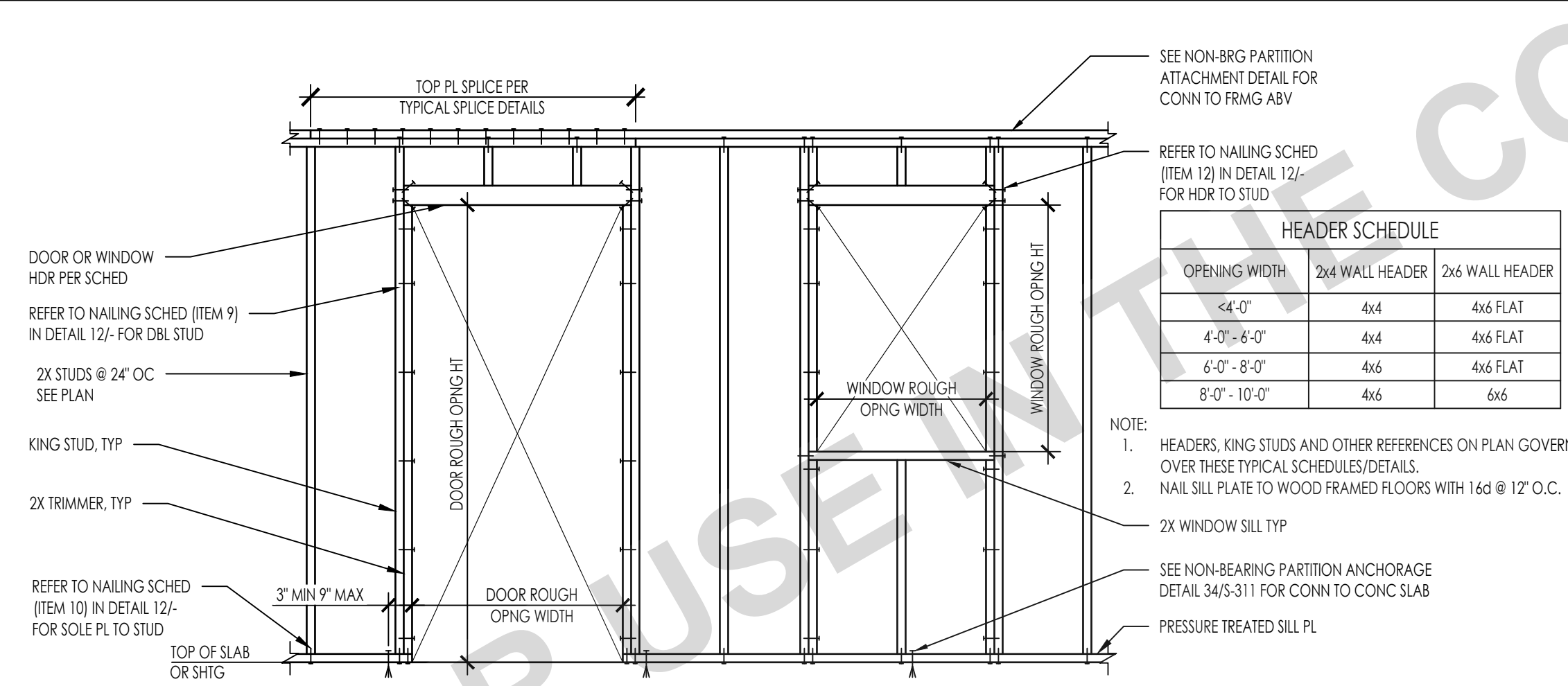
NOTES:  
 1. THIS DETAIL APPLIES AT ALL EXT WALLS AND INT LOAD BEARING WALLS AND ALSO APPLIES TO SHEAR WALL FRAMING  
 A. FOR SHEAR WALLS SEE 3415-402 FOR ADD'L REQUIREMENTS.  
 B. FOR INTERIOR NON-BEARING PARTITIONS SEE DETAIL 431.  
 2. HEADERS, KING STUDS AND OTHER REFERENCES ON PLAN GOVERN OVER THIS TYPICAL SCHED/DETAILS  
 3. PROVIDE A34 @ 4" WALLS & A35 @ 6" OR GREATER WALLS (ICC-ESR 2523)



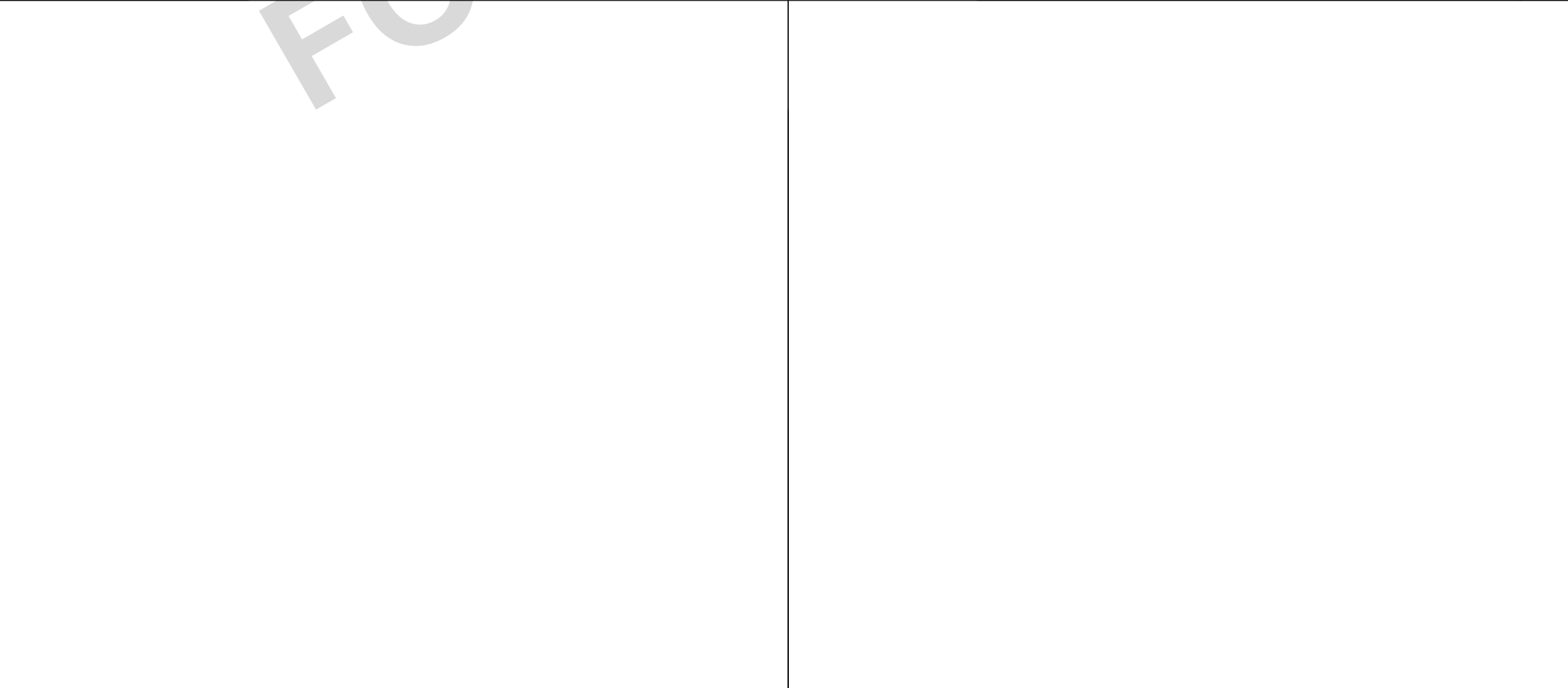
FASTENING SCHEDULE PER 2022 CBC 2304.10.1		
CONNECTION	FASTENING	LOCATION
1. BLOCKING BETWEEN CEILING JOISTS, RAFTERS OR TRUSSES TO TOP PLATE OR OTHER FRAMING BELOW	3-8d COMMON	EACH END, TOENAIL
2. BLOCKING BETWEEN RAFTERS OR TRUSSES NOT AT THE WALL TO TOP PLATE, TO RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL
3. FLAT BLOCKING TO TRUSS AND WEB FILLER	1-6d COMMON @ 6" OC	FACE NAIL
4. CEILING JOIST TO TOP PLATE	3-8d COMMON	EACH JOIST, TOENAIL
5. CEILING JOIST NOT ATTACHED TO PARALLEL RAFTER, LAPS OVER PARTITIONS	3-16d COMMON	FACE NAIL
6. CEILING JOIST ATTACHED TO PARALLEL RAFTER (HEEL JOINT)	3-16d COMMON	FACE NAIL
7. COLLAR TIE TO RAFTER	3-10d COMMON	FACE NAIL
8. RAFTER OR ROOF TRUSS TO PLATE	3-10d COMMON	TOENAIL*
9. ROOF RAFTER TO RIDGE VALLEY OR HIP RAFTER; OR ROOF RAFTER TO 2-INCH RIDGE BEAM	2-16d COMMON	END NAIL
10. STUD TO STUD AND ABUTTING STUDS AT INTERSECTING WALL CORNERS	3-10d COMMON	TOENAIL
11. BUILT-UP HEADER (2" TO 2" HEADER)	1-6d COMMON	1/6" OC EACH EDGE, FACE NAIL
12. CONTINUOUS HEADER TO STUD	4-10d COMMON	TOENAIL
13. TOP PLATE TO TOP PLATE	1-6d COMMON	1/6" OC FACE NAIL
14. TOP PLATE TO TOP PLATE, AT END JOINTS	8-16d COMMON	EACH SIDE OF END JOINT, FACE NAIL (MINIMUM 24" LAP SPURCE LENGTH EACH SIDE OF END JOINT)
15. BOTTOM PLATE TO JOIST, RIM JOIST, BAND JOIST OR BLOCKING	2-16d COMMON	1/6" OC FACE NAIL
16. STUD TO TOP OR BOTTOM PLATE	4-8d COMMON	TOENAIL
17. TOP PLATES, LAPS AT CORNERS AND INTERSECTIONS	2-16d COMMON	FACE NAIL
18. JOIST TO SILL, TOP PLATE, OR GIRDER	3-8d COMMON	TOENAIL
20. RIM JOIST, BAND JOIST, OR BLOCKING TO TOP PLATE, SILL OR OTHER FRAMING BELOW	8d COMMON	6" OC, TOENAIL
21. 1"x6" SUBFLOOR OR LESS TO EACH JOIST	2-8d COMMON	FACE NAIL
22. 2" SUBFLOOR TO JOIST OR GIRDER	2-16d COMMON	FACE NAIL
23. BUILT-UP GIRDER AND BEAMS, 2" LUMBER LAYERS	20d COMMON (4" x 0.192)	32" OC FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDE
24. LEDGER STRIP SUPPORTING JOIST OR RAFTERS	3-16d COMMON	EACH JOIST OR RAFTER, FACE NAIL
26. JOIST TO BAND JOIST OR RIM JOIST	3-16d COMMON	END NAIL
27. BRIDGING OR BLOCKING TO JOIST, RAFTER OR TRUSS	2-8d COMMON	EACH END, TOENAIL

NOTES:  
 a. THIS NAILING SCHEDULE SHALL ONLY BE USED IF CONDITION IS NOT OTHERWISE DETAILED OR SPECIFIED ON THE CONSTRUCTION DOCUMENTS. COMMON NAILS SHALL BE USED EXCEPT WHERE OTHERWISE STATED  
 b. WHERE A RAFTER IS FASTENED TO AN ADJACENT PARALLEL CEILING JOIST IN ACCORDANCE WITH THIS SCHEDULE AND THE CEILING JOIST IS FASTENED TO THE TOP PLATE IN ACCORDANCE WITH THIS SCHEDULE, THE NUMBER OF TOENAILS IN THE RAFTER SHALL BE PERMITTED TO BE REDUCED BY ONE NAIL

EXTERIOR WALL / INTERIOR WALL BEARING WALL FRAMING



INTERIOR NON-BEARING PARTITION WALL FRAMING



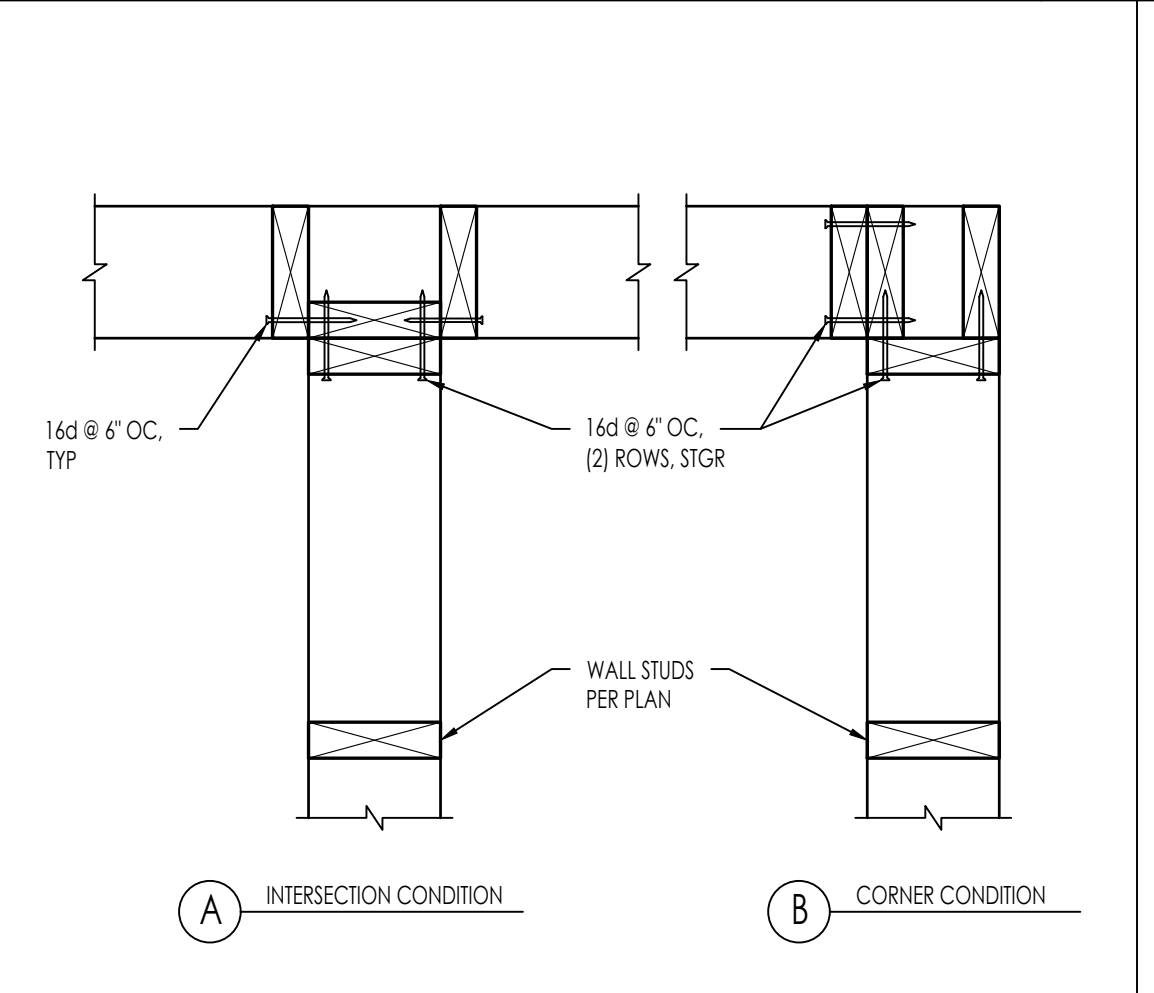
CEILING JOIST SCHED & DETAILS



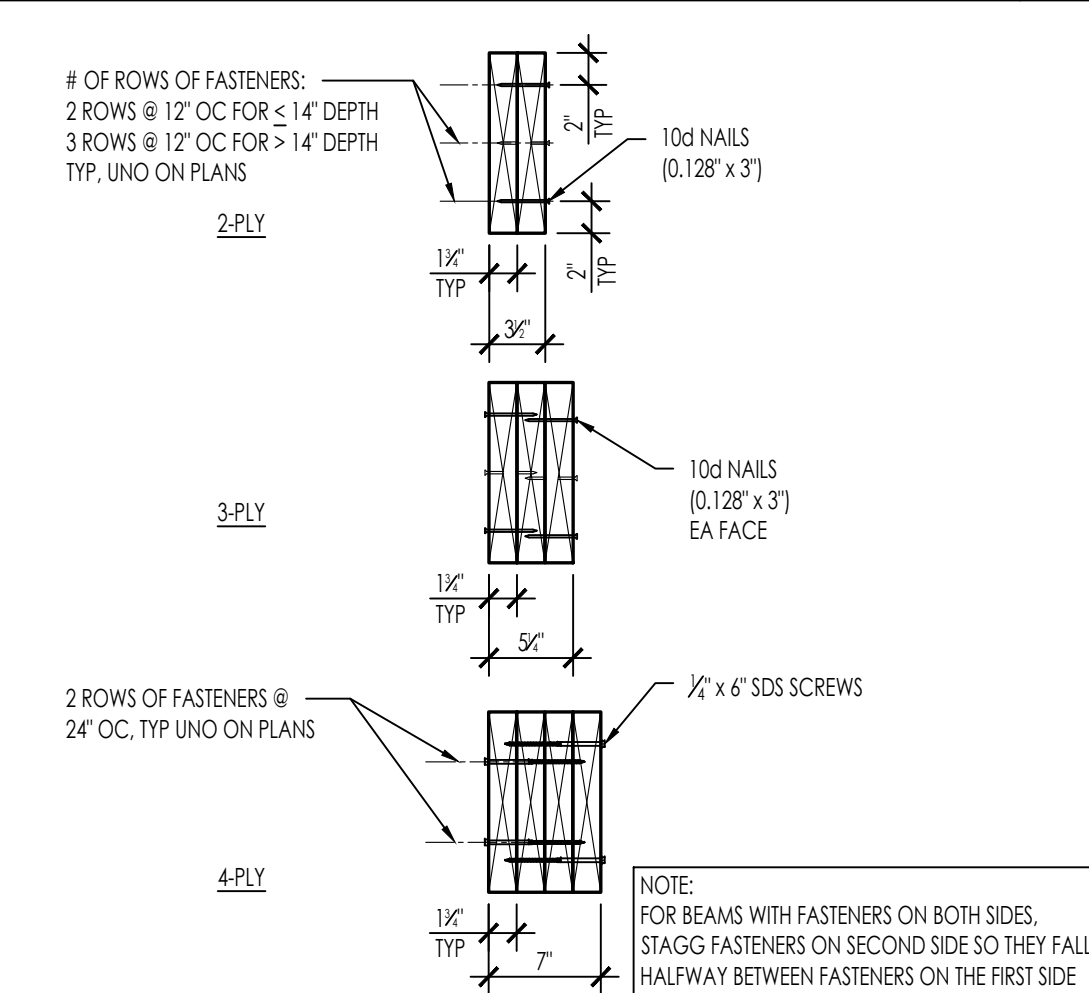
NAILING SCHEDULE



TYPICAL WOOD STUD INTERSECTIONS



MULTI-PLY MEMBER CONNECTION



COUNTY OF SAN LUIS OBISPO  
 ACCESSORY DWELLING UNIT  
 SAN LUIS OBISPO, CA

TYPICAL WOOD DETAILS

DATE  
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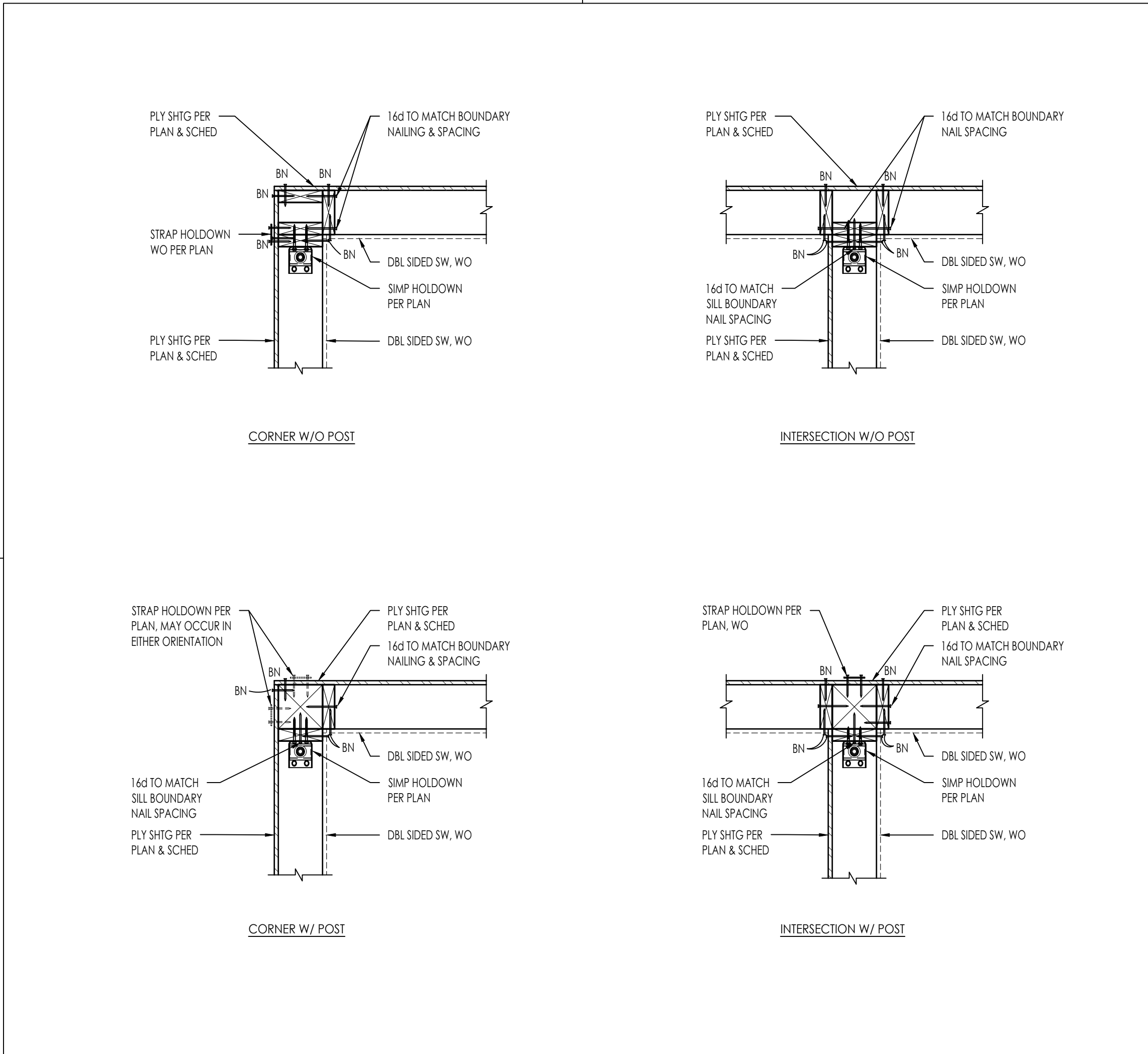




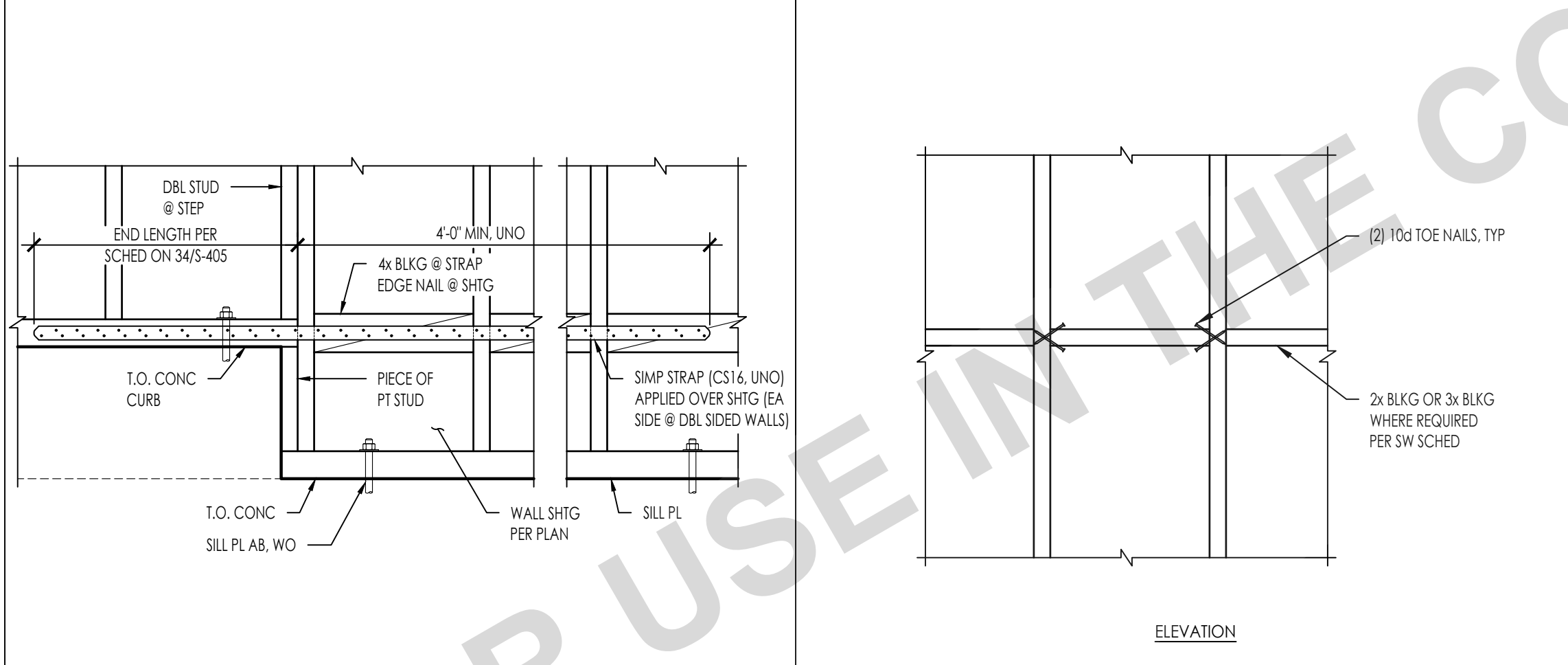
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COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
TYPICAL WOOD DETAILS

DATE  
11/20/2023  
SHEET  
S-402



SHEAR WALL INTERSECTION NTS 42

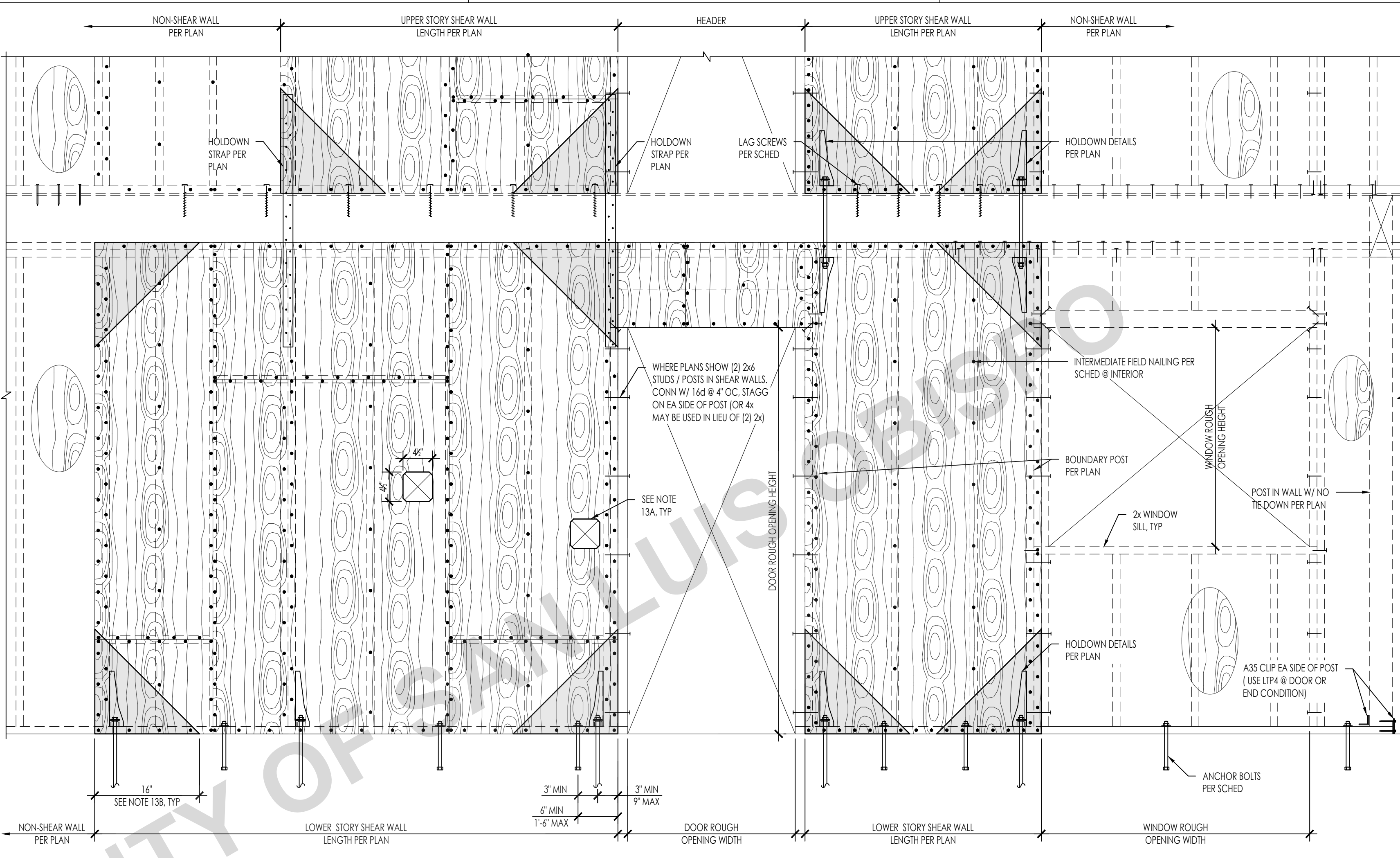


STRAP AT STEP IN SHEAR WALL SILL PLATE NTS 53 TYPICAL BLOCKING DETAIL NTS 43

MARK	# OF BLKG	SIMPSON STRAP	NAILS EA SIDE OF OPENING	STRAP LENGTH (IN)	ALLOWABLE TENSION LOADS (LBS)
▽1	1	CS20	(12) 10d x 2 1/2"	32	1,030
▽2	1	CS16	(20) 10d x 2 1/2"		1,705
▽3	1	CS14	(26) 10d x 2 1/2"	39	2,490
▽4	2	CMST16	(50) 10d x 3 1/2"		4,690
▽5	2	CMST14	(66) 10d x 2 1/2"	39	6,475
▽6	2	CMST12	(86) 10d x 2 1/2"		9,215

NOTES:  
1. 2 BAYS OR 32" MIN STRAP LENGTH  
2. BOUNDARY AND EDGE NAILING FROM PLYWOOD TO STUDS / FRAMING SHALL OCCUR ABOVE AND BELOW OPENINGS AT THIS CONDITION  
3. SEE TYPICAL SHEAR WALL ELEVATION FOR BALANCE OF INFO NOT SHOWN

FORCE TRANSFER AROUND OPENINGS NTS 44



SHEAR WALL SHEATHING / NAILING SCHEDULE NTS 43

WALL SYMBOL	STRUCT SHEATHING	FRAMING SIZE	NAILING			SILL NAILING		A35s	ANCHOR BOLTING	CAPACITY PER 2015 AWC SDPWS
			(2) 2x STUD	EDGE	INTERMEDIATE SUPPORTS	NAILS / LAG SCREWS	SDS SCREWS OPTION			
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 9' OC	8d @ 6' OC	8d @ 12' OC	16d @ 6' OC	12' OC	24' OC	5/8" DIA @ 48" OC	280 PLF
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 8' OC	10d @ 6' OC	10d @ 12' OC	5/8" LAG SCREWS @ 16' OC	12' OC	16' OC	5/8" DIA @ 48" OC	340 PLF
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 5' OC	10d @ 4' OC	10d @ 12' OC	5/8" LAG SCREWS @ 16' OC	8' OC	12' OC	5/8" DIA @ 32' OC	510 PLF
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 4' OC	10d @ 3' OC	10d @ 12' OC	5/8" LAG SCREWS @ 16' OC	6' OC	8' OC	5/8" DIA @ 32' OC	665 PLF
△	15/32' STRUCT 1 PLYWOOD	2x	10d @ 3' OC	10d @ 2' OC	10d @ 12' OC	5/8" LAG SCREWS @ 8' OC	4' OC	8' OC	5/8" DIA @ 24' OC	860 PLF
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 5' OC	10d @ 4' OC	10d @ 12' OC	5/8" LAG SCREWS @ 8' OC	(2) @ 8' OC *	6' OC	5/8" DIA @ 16' OC	1020 PLF
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 4' OC	10d @ 3' OC	10d @ 8' OC	5/8" LAG SCREWS @ 8' OC	(2) @ 6' OC *	A34 @ 4' OC	5/8" DIA @ 16' OC	1330 PLF
△	15/32' STRUCT 1 PLYWOOD (EACH FACE OF WALL)	3x	(2) 10d @ 3' OC	10d @ 2' OC	10d @ 6' OC	5/8" LAG SCREWS @ 6' OC	(2) @ 4' OC *	LTP4 @ 4' OC	5/8" DIA @ 8' OC	1740 PLF

- NOTES:  
1. ALL PLYWOOD SHALL BE 5 PLY MINIMUM WITH A SPAN RATING OF 32/16 AND ALL PANEL EDGES SHALL BE BLOCKED. PROVIDE 1/8" GAP AT ALL PANEL JOINTS.  
2. ALL NAILS SHALL BE COMMON NAILS.  
3. PROVIDE E.N. AT ALL END STUDS, STUDS/POSTS WITH HOLDOWNS OR TIE DOWN STRAPS, SILL PLATES AND TOP PLATES.  
4. WHERE 10d NAILS ARE 3 INCHES ON CENTER OR LESS, NAILS SHALL BE STAGGERED.  
5. NAILS SHALL BE 1/2" INCH MINIMUM FROM PLYWOOD PANEL EDGE AND 3/8" INCH MINIMUM FROM CONNECTING MEMBER EDGE WHERE SHEAR EXCEEDS 300 PLF.  
6. USE 3x FRAMING AT BOTTOM SILL PLATES, BLOCKING AND ALL STUDS AT ADJACENT PANEL EDGES WHERE SHEAR EXCEEDS 300 PLF. STRUCTURALLY ACCEPTABLE TO USE (2) 2x INSTEAD OF 3x FRAMING AT BOTTOM SILL PLATES.  
7. WHERE SILL SHEAR TRANSFER IS THROUGH LAG SCREWS, SILL PLATE SHALL BE A MINIMUM OF 2 1/2" THICK.  
8. LAG SCREWS SHALL BE 6 INCHES LONG AND HOLES ARE TO BE PRE-DRILLED AS TO NOT SPLIT BLOCKING/RIM.  
9. SEE ELEVATION ABOVE FOR TYPICAL CONSTRUCTION.  
10. REFER TO PLATE WASHER DETAIL FOR REQUIREMENTS.  
11. LENGTHEN ANCHOR BOLTS AS REQUIRED FOR EMBEDMENT AND SILL PLATE THICKNESS.  
12. ORIENTED STRAND BOARD (OSB) MAY BE SUBSTITUTED FOR PLYWOOD NOTED ABOVE PROVIDED IT IS RATED BY APA'S PERFORMANCE STANDARD RATING AND IS OF THE SAME NUMBER OF LAYERS AS PLYWOOD PLY INDICATED.  
13. LIMITATIONS OF MECHANICAL PENETRATIONS IN SHEAR WALLS:  
A. 4 1/2" MAX PENETRATION.  
B. NO CUTS OR HOLES IN SHEATHING WITHIN 16" OF CORNERS, SQUARE PENETRATIONS SHALL RADIUS EDGES. DO NOT OVER CUT HOLE WITH SAW.  
14. ASSUMES A 1 1/4" MIN LSI RIM BOARD. FASTENER EDGE DIST IS 5/8" MIN & 6" END DISTANCE MIN. 2" MIN PENETRATION INTO RIM BOARD.  
\* WALL W/ DOUBLE SIDED PLYWOOD REQUIRE (2) RIM BOARDS.  
15. SIMPSON LTP4 CLIP SHALL BE INSTALLED IN A HORIZONTAL ORIENTATION. IF CLIP IS INSTALLED OVER THE SHEATHING, 0.131" x 2 1/2" NAILS SHALL BE USED.

TYPICAL SHEAR WALL ELEVATION AND SCHEDULE NTS 13

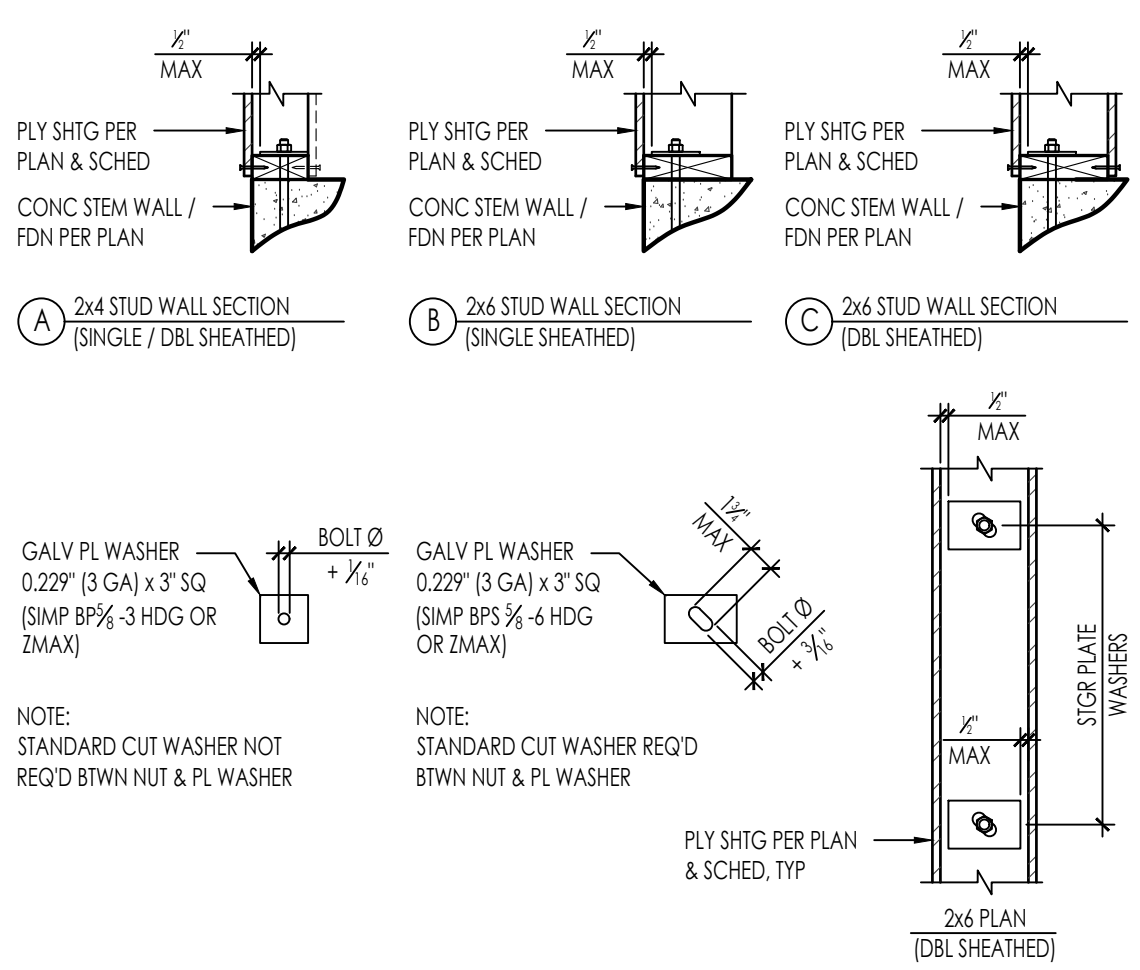
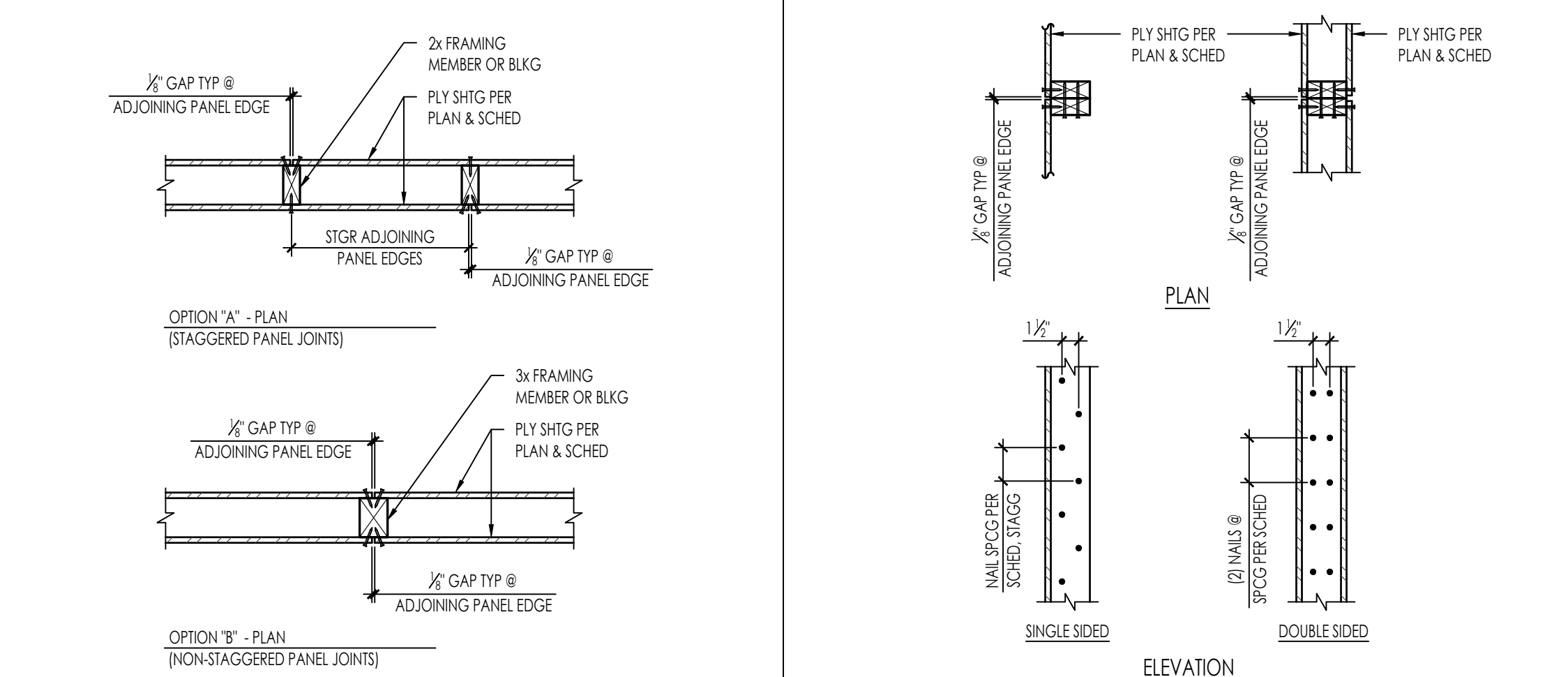


PLATE WASHER DETAIL NTS 34

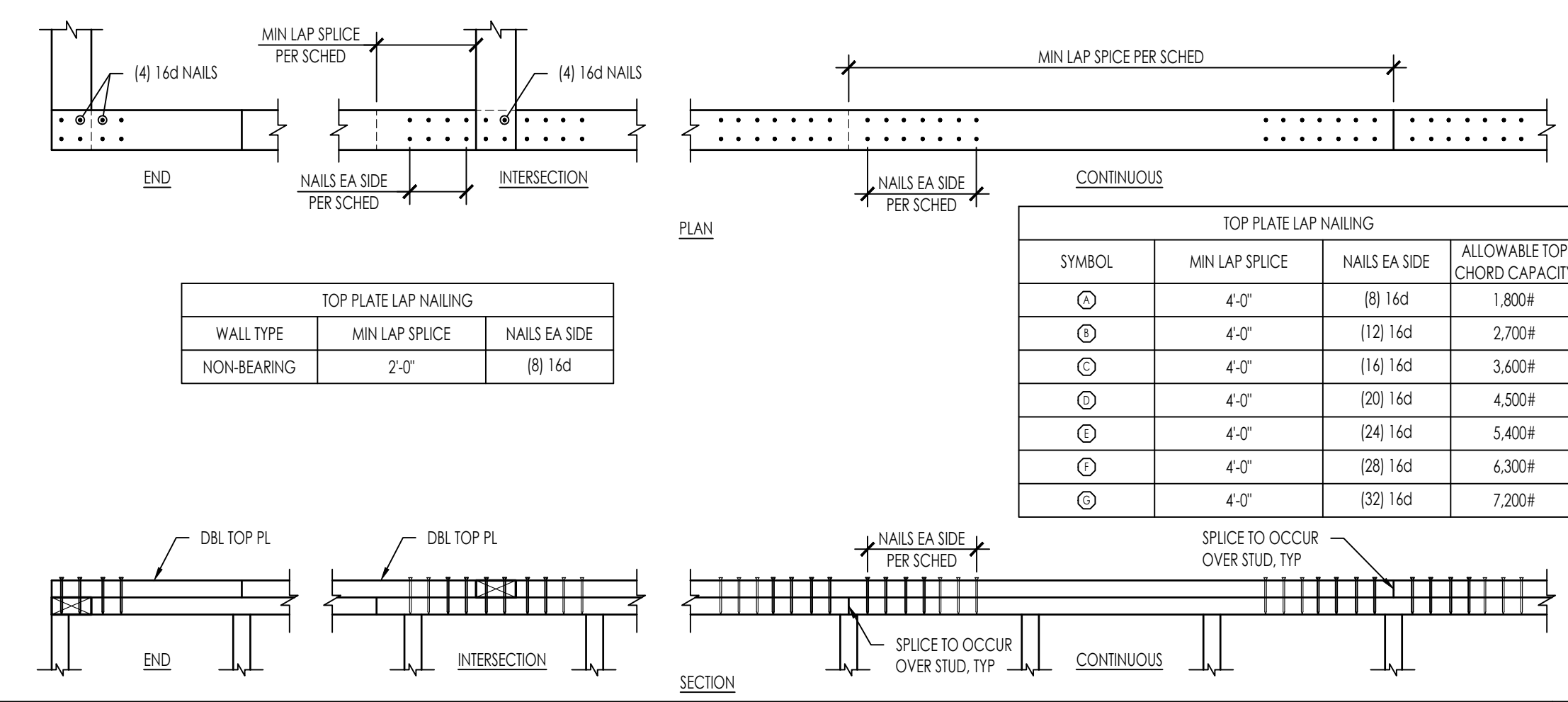


DOUBLE SIDED SHEAR WALL NTS 24 2x STUD NAILING @ ADJOINING PANEL EDGES NTS 14

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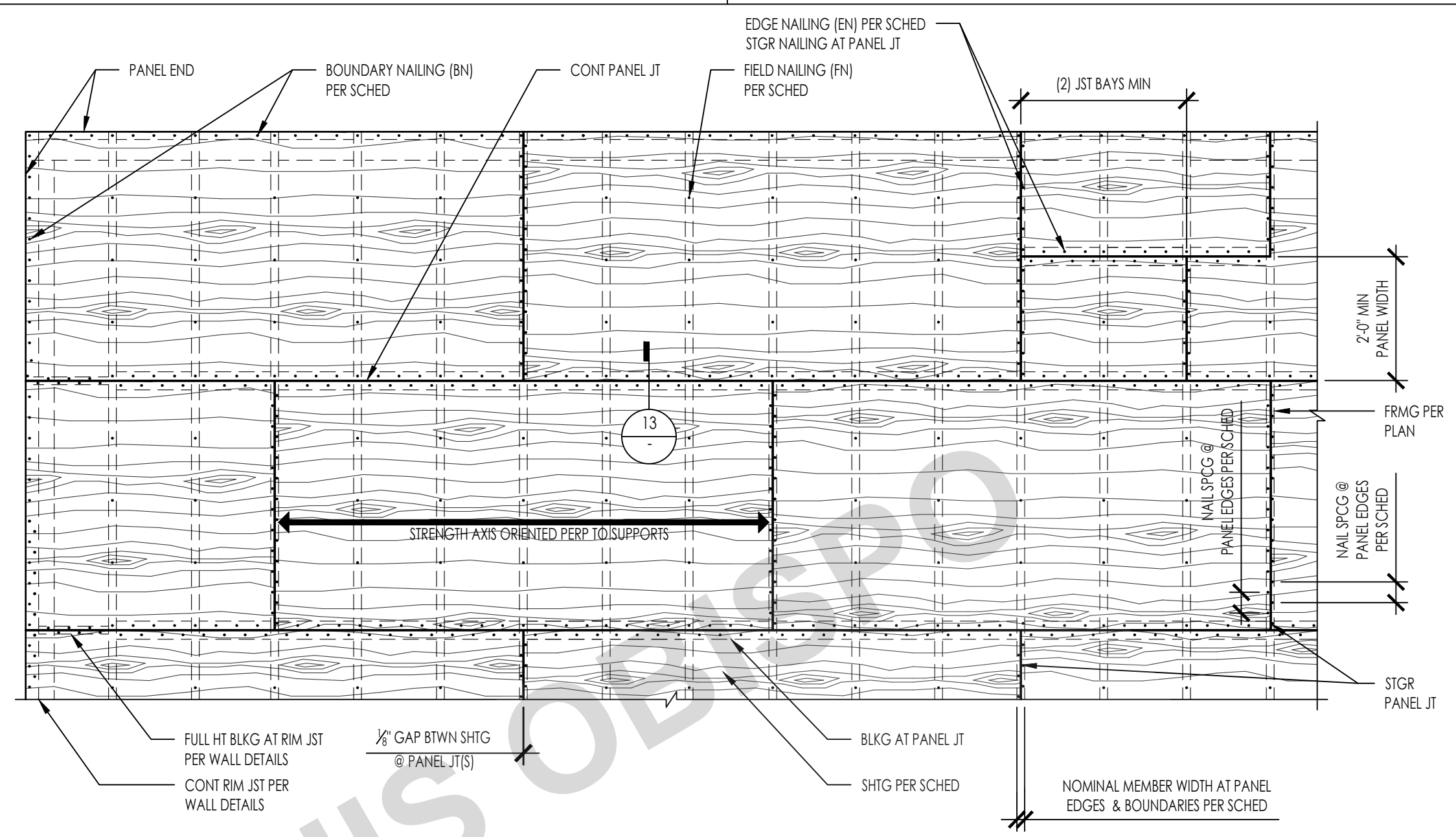


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TOP PLATE LAP NAILING		
WALL TYPE	MIN LAP SPICE	NAILS EA SIDE
NON-BEARING	2'-0"	(8) 16d

TOP PLATE LAP NAILING			
SYMBOL	MIN LAP SPICE	NAILS EA SIDE	ALLOWABLE TOP CHORD CAPACITY
⊙	4'-0"	(8) 16d	1,800#
⊙	4'-0"	(12) 16d	2,700#
⊙	4'-0"	(16) 16d	3,600#
⊙	4'-0"	(20) 16d	4,500#
⊙	4'-0"	(24) 16d	5,400#
⊙	4'-0"	(28) 16d	6,300#
⊙	4'-0"	(32) 16d	7,200#

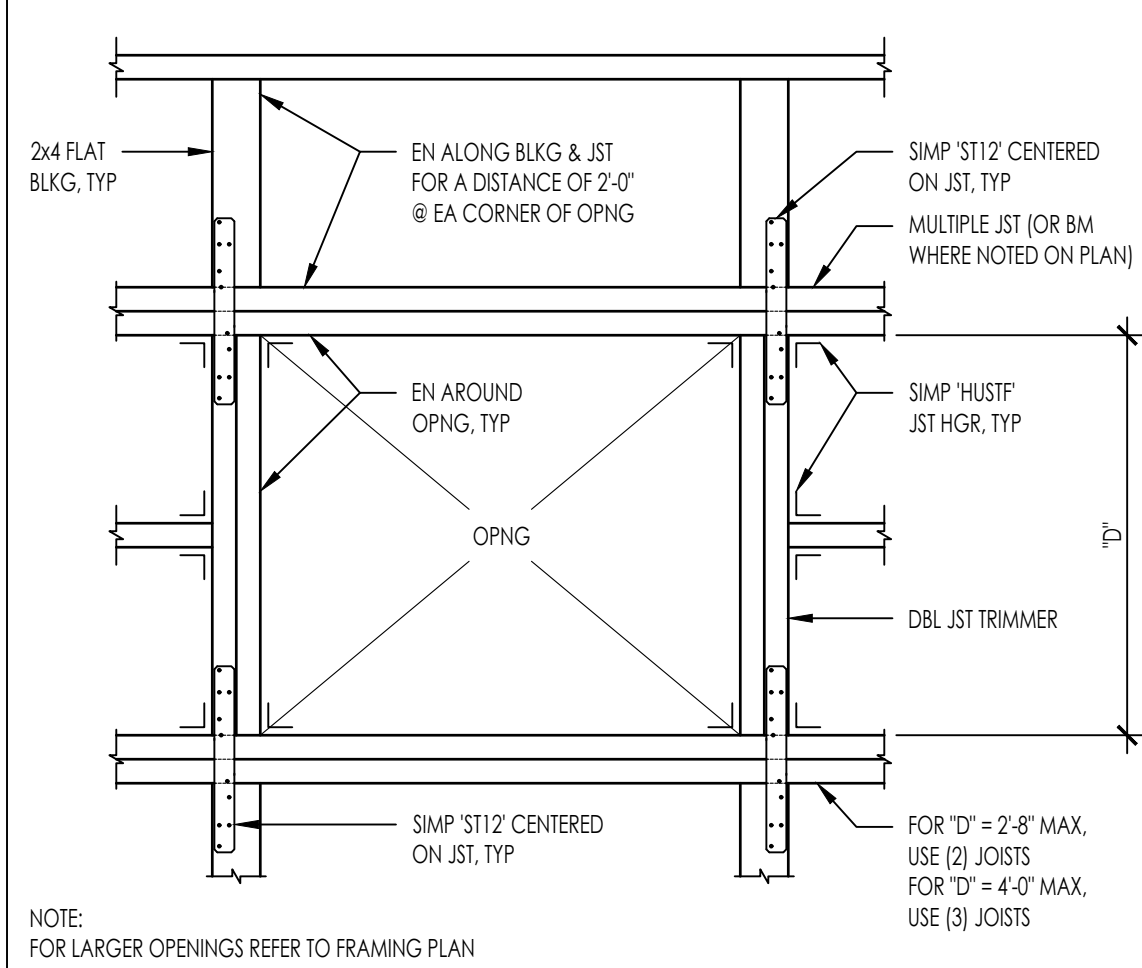


DIAPHRAGM SCHEDULE												
TYPE	LOCATION	SHEATHING THICKNESS	SHEATHING GRADE*	SPAN RATING	BLOCKING	NAILS	BOUNDARY NAILING (BN)	EDGE NAILING AT CONT. PANEL EDGES (EN)	EDGE NAILING AT OTHER PANEL EDGES (EN)	FIELD NAILING (FN)	PANEL EDGE SUPPORT OR NOMINAL MEMBER WIDTH AT PANEL EDGES	LINES OF FASTENERS
A	ROOF	SEE NOTE 5	SHEATHING	32 / 16	NO	10d	6	-	6	12	H-CLIPS	1
B	FLOOR	2 1/2	STURD-FLOOR	48 / 24	NO	10d	6	-	6	12	T&G	1
C	FLOOR	2 1/2	STURD-FLOOR	48 / 24	YES	10d	2 1/2	2 1/2	4	12	2x4 FLAT	1

- NOTES:
- DIAPHRAGM SHALL BE GLUED TO FLOOR FRAMING PRIOR TO NAILING, REFER TO PROJECT GENERAL NOTES.
  - MINIMUM EDGE DISTANCE FOR NAILS SHALL BE 1/2" FROM SHEATHING EDGE AND 3/8" FROM LUMBER EDGE.
  - NAILS SHALL BE DRIVEN TIGHT TO TOP OF PLYWOOD SURFACE AND SHALL NOT PENETRATE THE TOP OF PLYWOOD MORE THAN COMMONLY EXPECTED WITH HAMMER DRIVEN NAILS.
  - WHERE H-CLIPS ARE SPECIFIED, THEY SHOULD BE INSTALLED AS FOLLOWS:
    - ONE H-CLIP SHALL BE PLACED BETWEEN ABUTTING PANELS AT A LOCATION MIDWAY BETWEEN EACH PAIR OF TRUSSES, RAFTERS OR JOISTS. HOWEVER, (2) H-CLIPS ARE REQUIRED BETWEEN SUPPORTS WHEN SPACED 48 INCHES ON CENTER.
    - USE THE SAME SIZE PANEL EDGE CLIP AS THE PANEL THICKNESS. H-CLIPS MUST FIT SNUGLY.
    - ABUTTING WOOD STRUCTURAL PANELS BE FITTED AS CLOSELY AS CLIPS PERMIT. OCCASIONAL MISFIT OF ABUTTING SHEETS MAY BE TOLERATED PROVIDING THAT GAPS DO NOT EXCEED MAXIMUM OPENING OF 1/8".
  - ROOF SHEATHING THICKNESS SHALL BE INSTALLED AS FOLLOWS:
    - 1/2" @ SINGLE PLY OR ASPHALT SHINGLES
    - 1/2" @ TILE
    - 3/8" @ TILE WITH MORTAR
  - STRUCTURALLY ACCEPTABLE TO USE "SHEATHING" SHEATHING GRADE @ FLOOR LOCATIONS WITHOUT GYPCRETE TOPPING

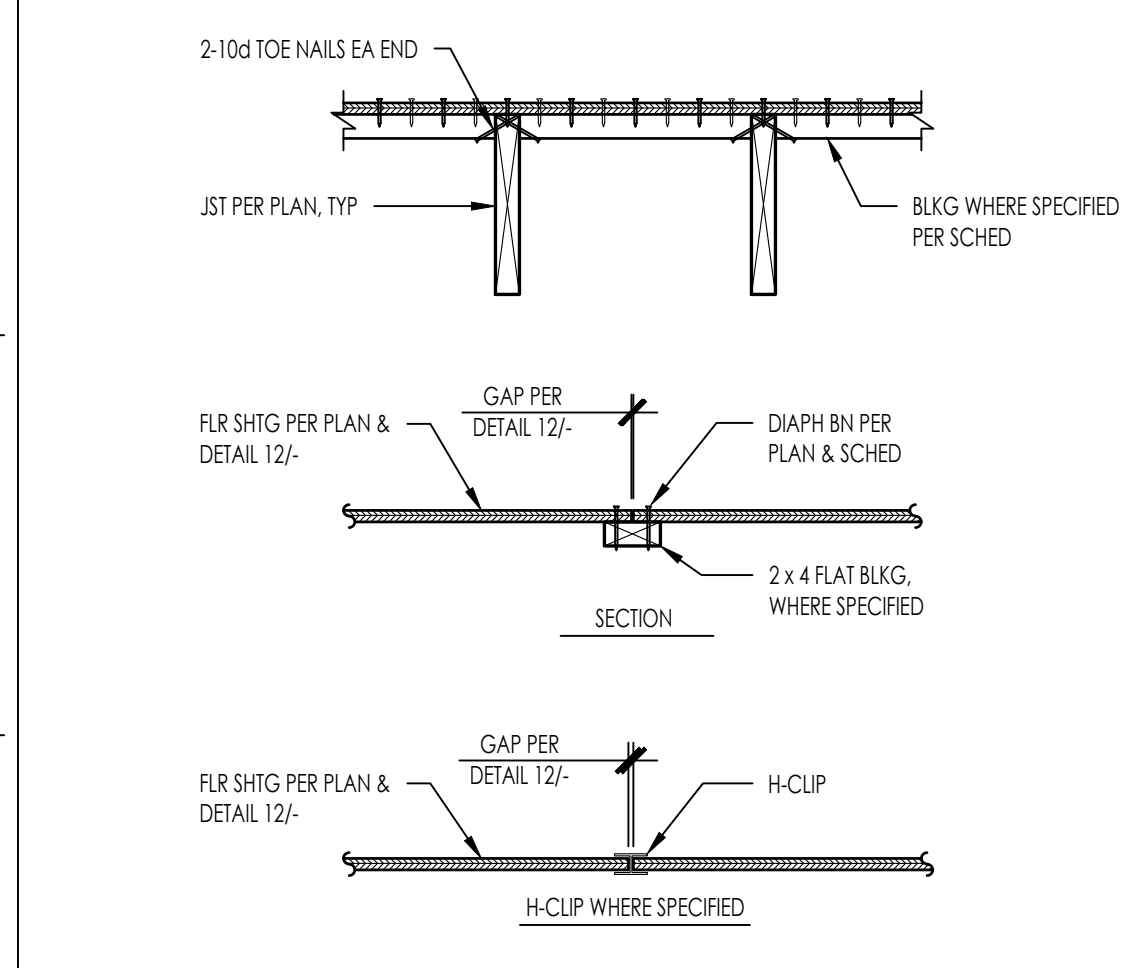
51 DBL TOP PLATE SPLICE NAILING 2727-01-C102-1403 NTS 32

52 42 32 PLYWOOD DIAPHRAGM SHEATHING NTS 12



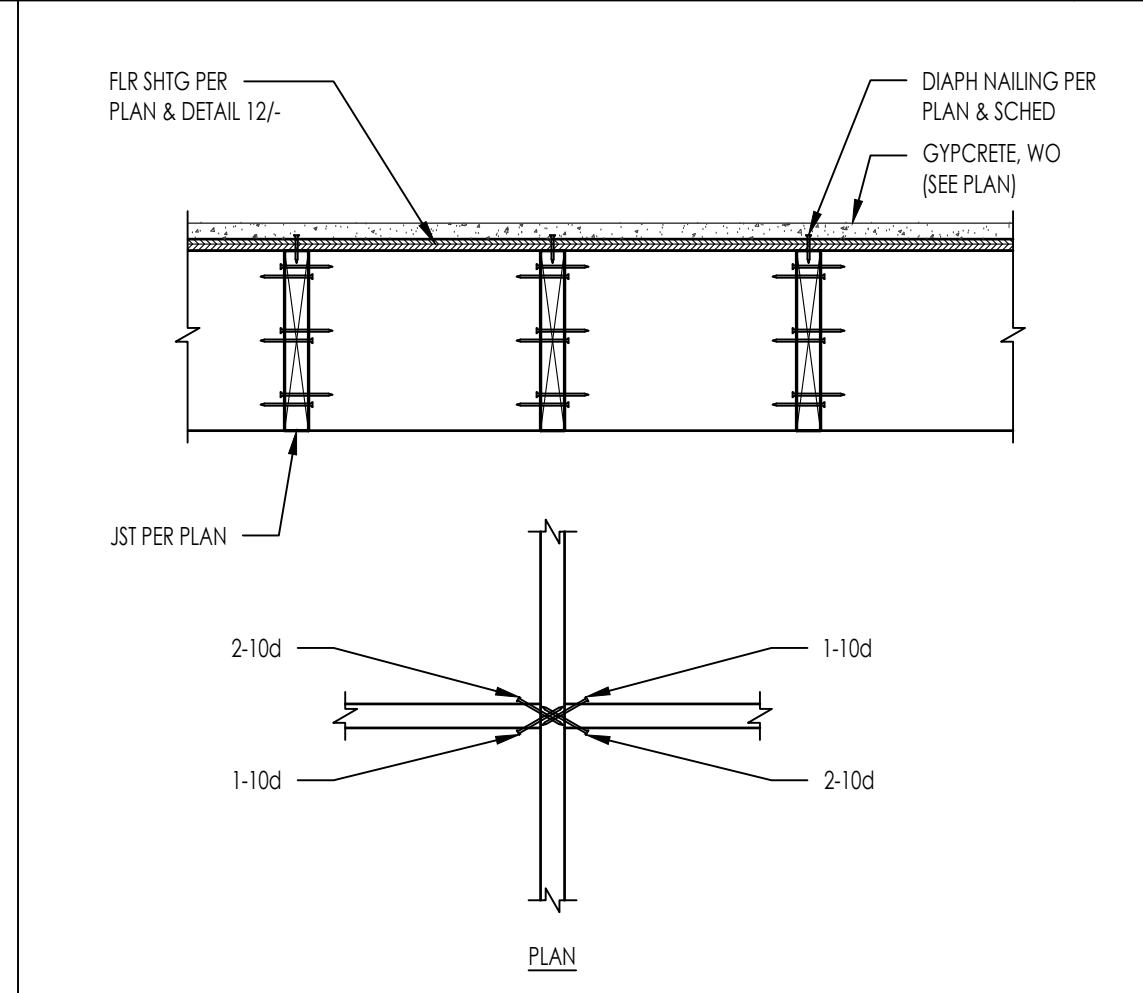
NOTE: FOR LARGER OPENINGS REFER TO FRAMING PLAN

53 43 33 OPENING AT FRAMING NTS 23



NTS 13

54 44 34 TYP JOIST BLOCKING NTS 14



COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
TYPICAL WOOD DETAILS

DATE  
11/20/2023  
SHEET

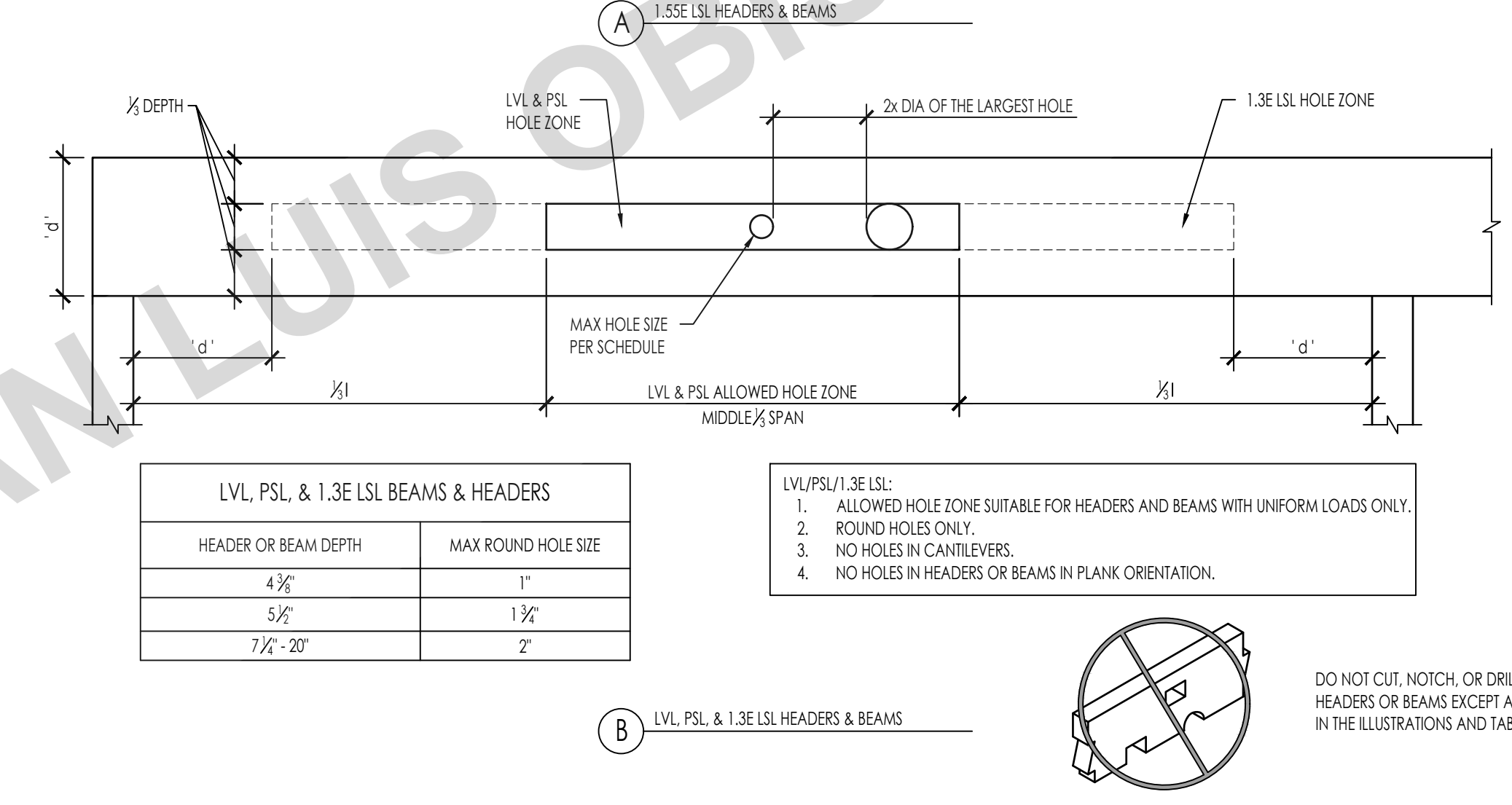
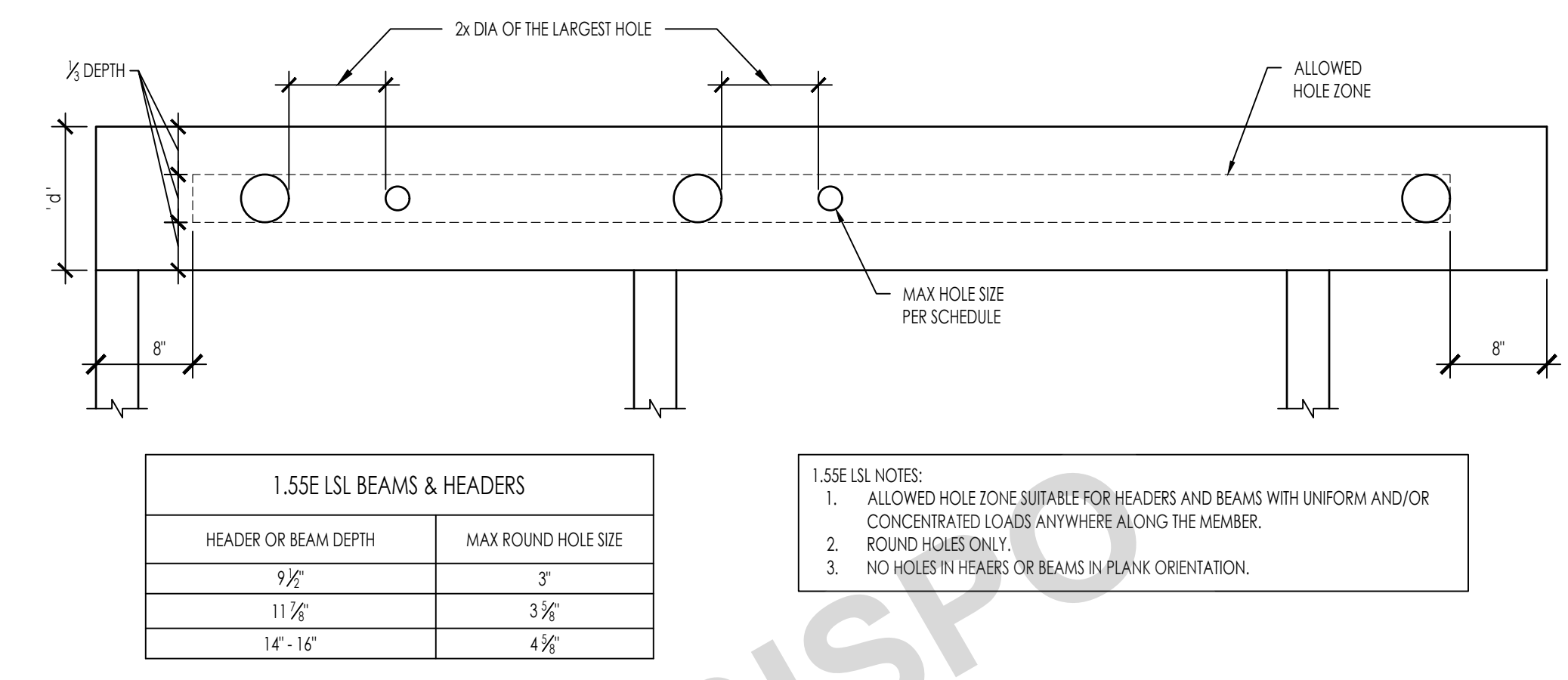
S-403

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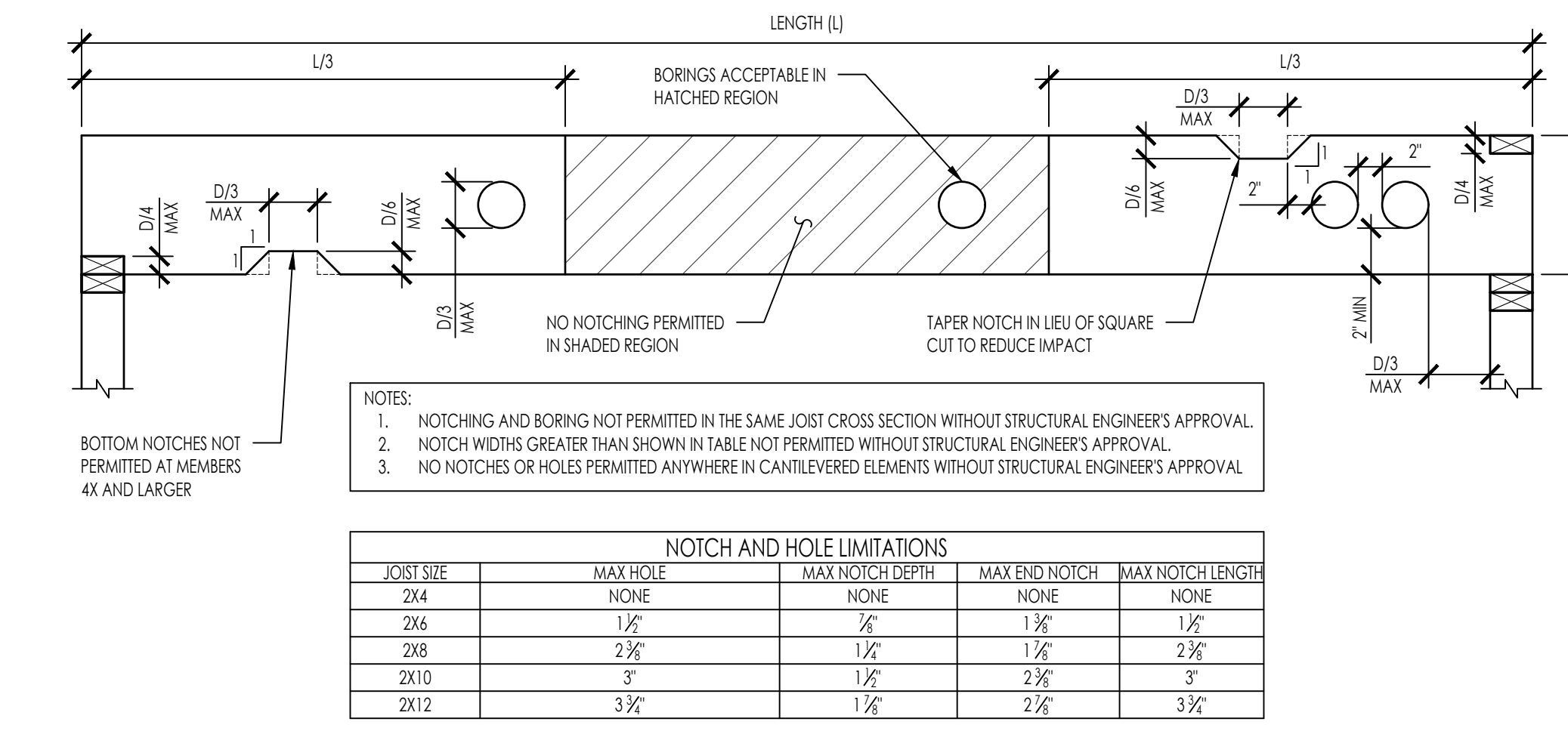
THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRUCT THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.

	51	41	31



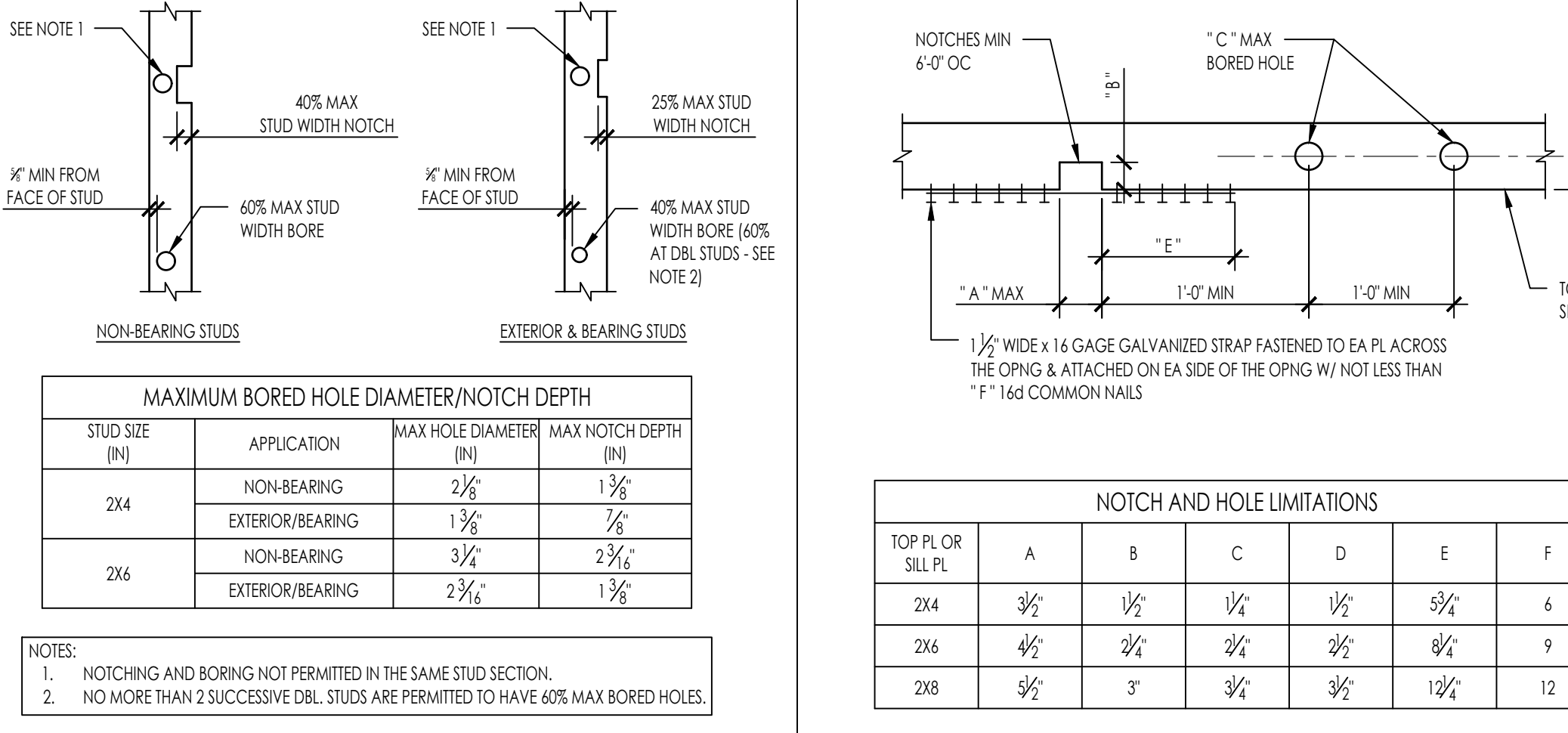
	52	42	32
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ALLOWABLE HOLES THRU ENGINEERED LUMBER HEADERS & BEAMS NTS 12



	53	43	33
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SAWN LUMBER AND RAFTER JOIST NOTCHING AND BORING LIMITATIONS NTS 13



	54	44	34
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TYP WALL NOTCH AND BORING LIMITATIONS NTS 24

TOP PL AND SILL NOTCH AND BORING LIMITATIONS NTS 14

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

TYPICAL WOOD DETAILS

DATE  
11/20/2023

SHEET

S-404

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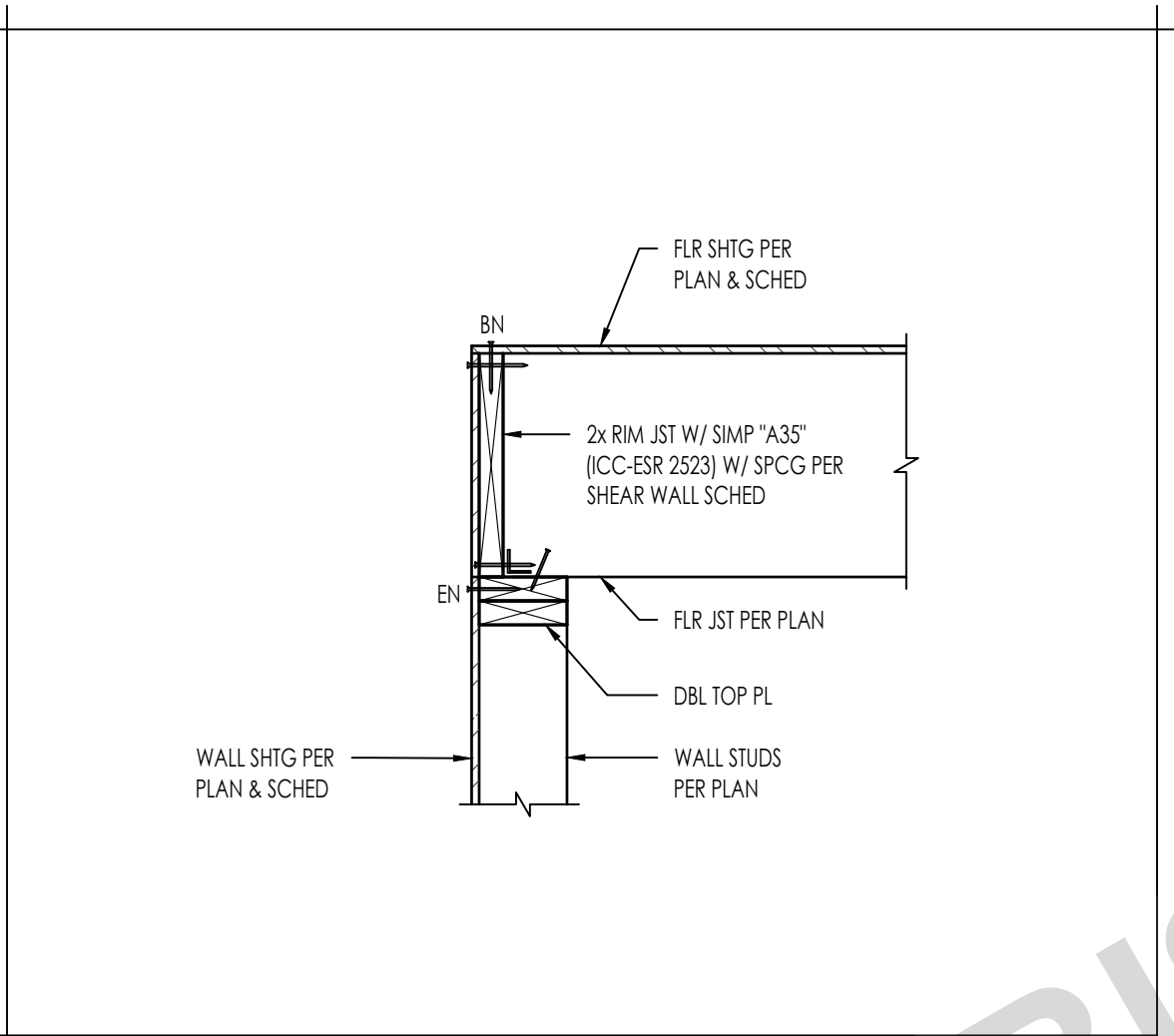
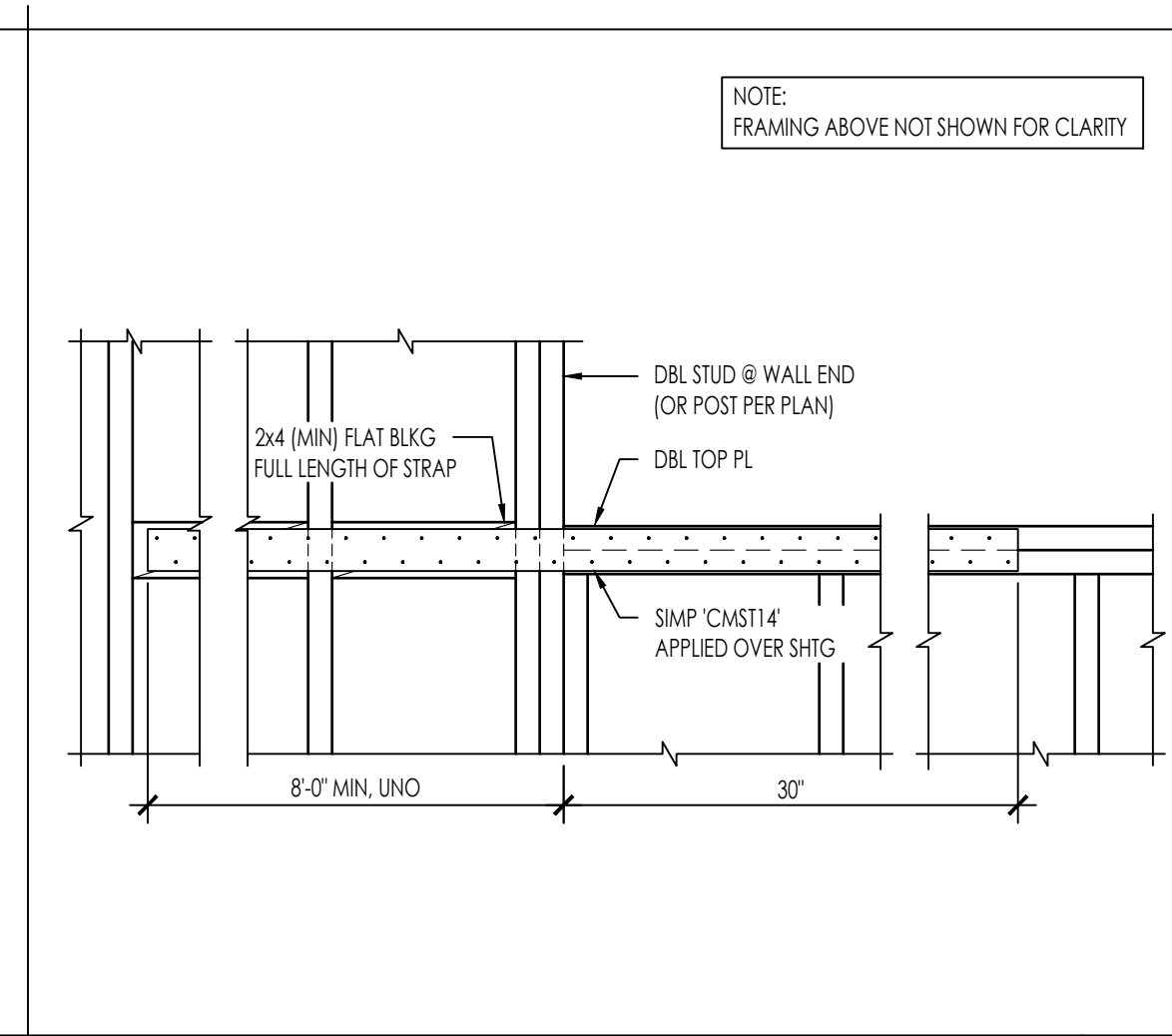
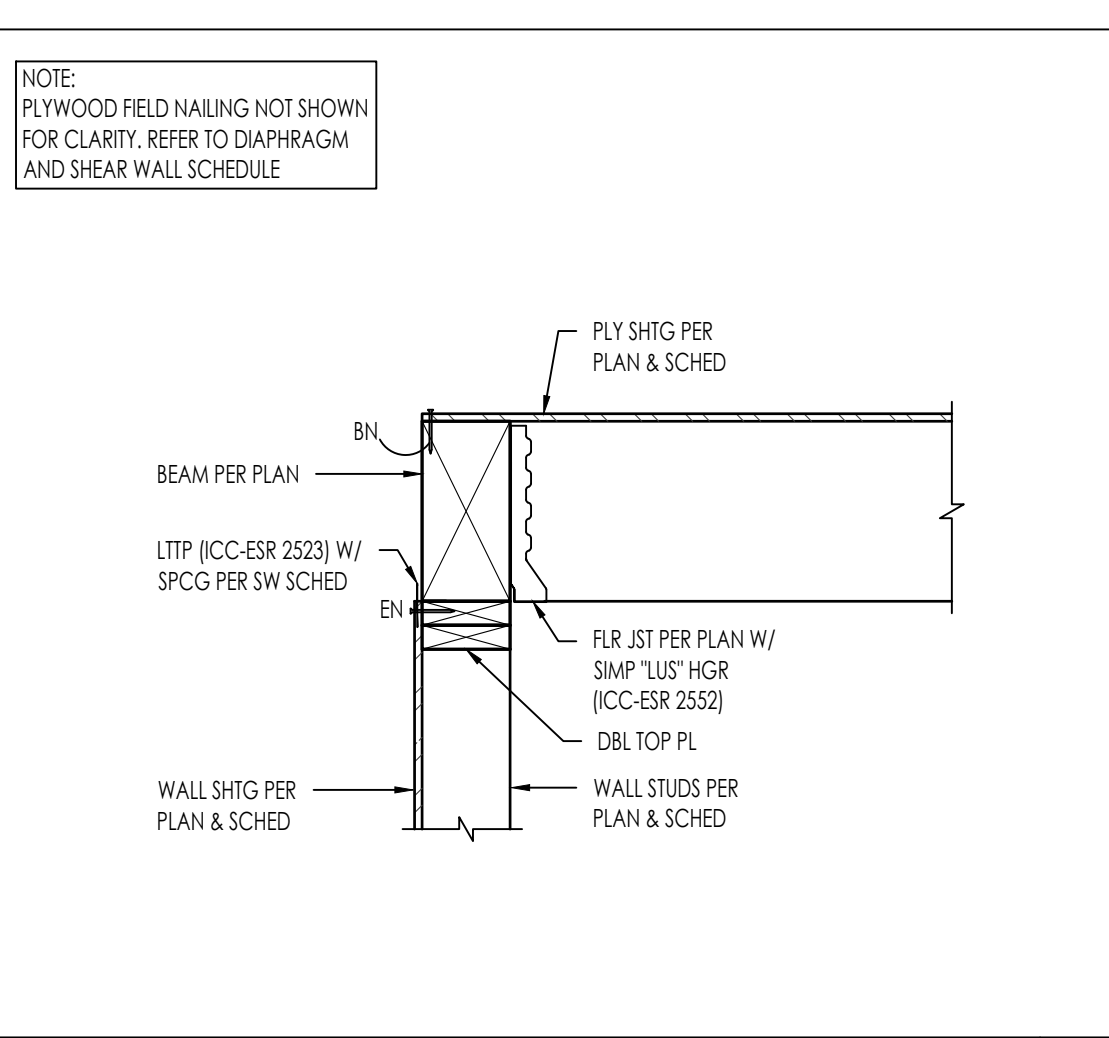
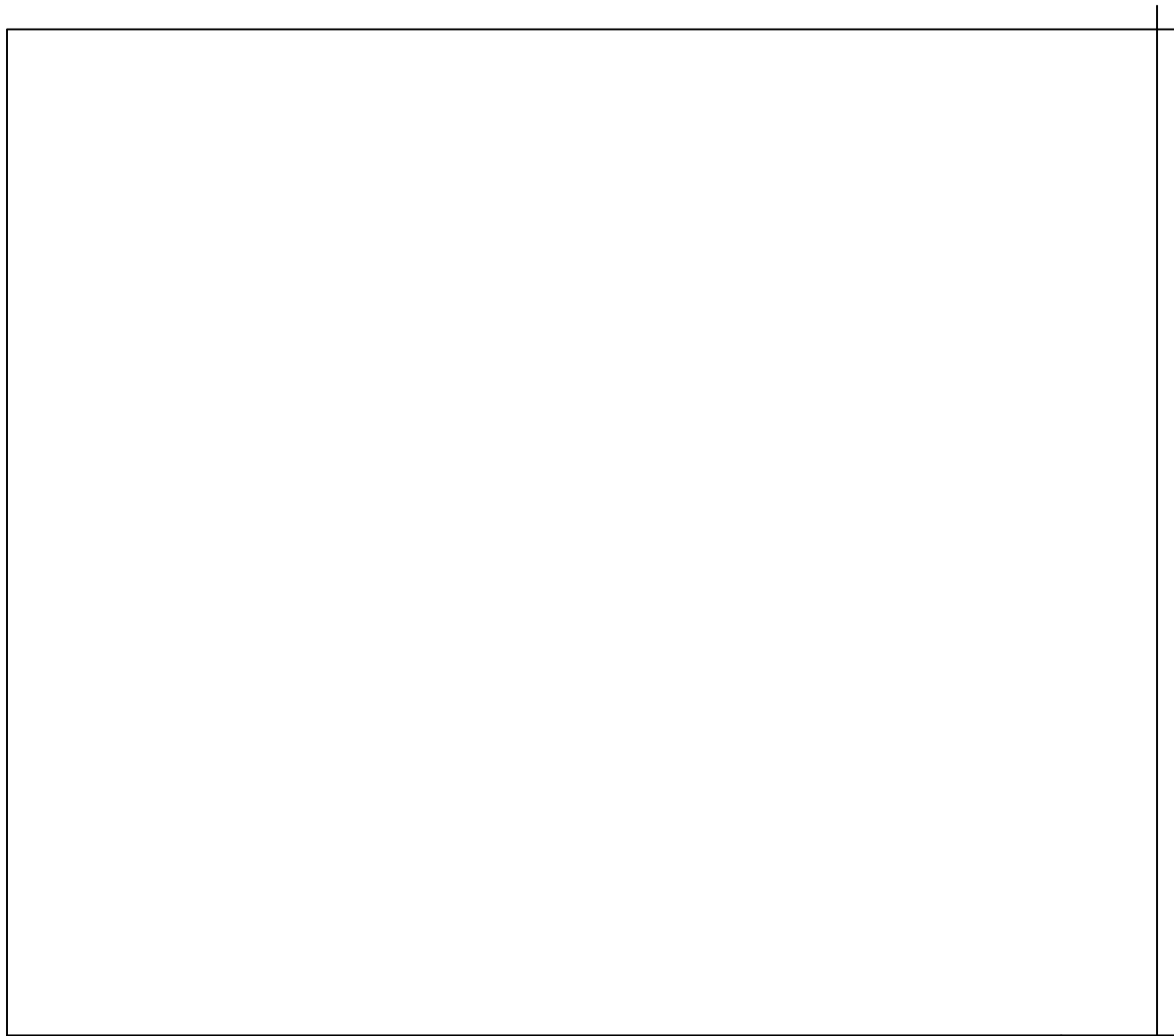
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COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

FLOOR FRAMING DETAILS

DATE  
11/20/2023  
SHEET

S-411

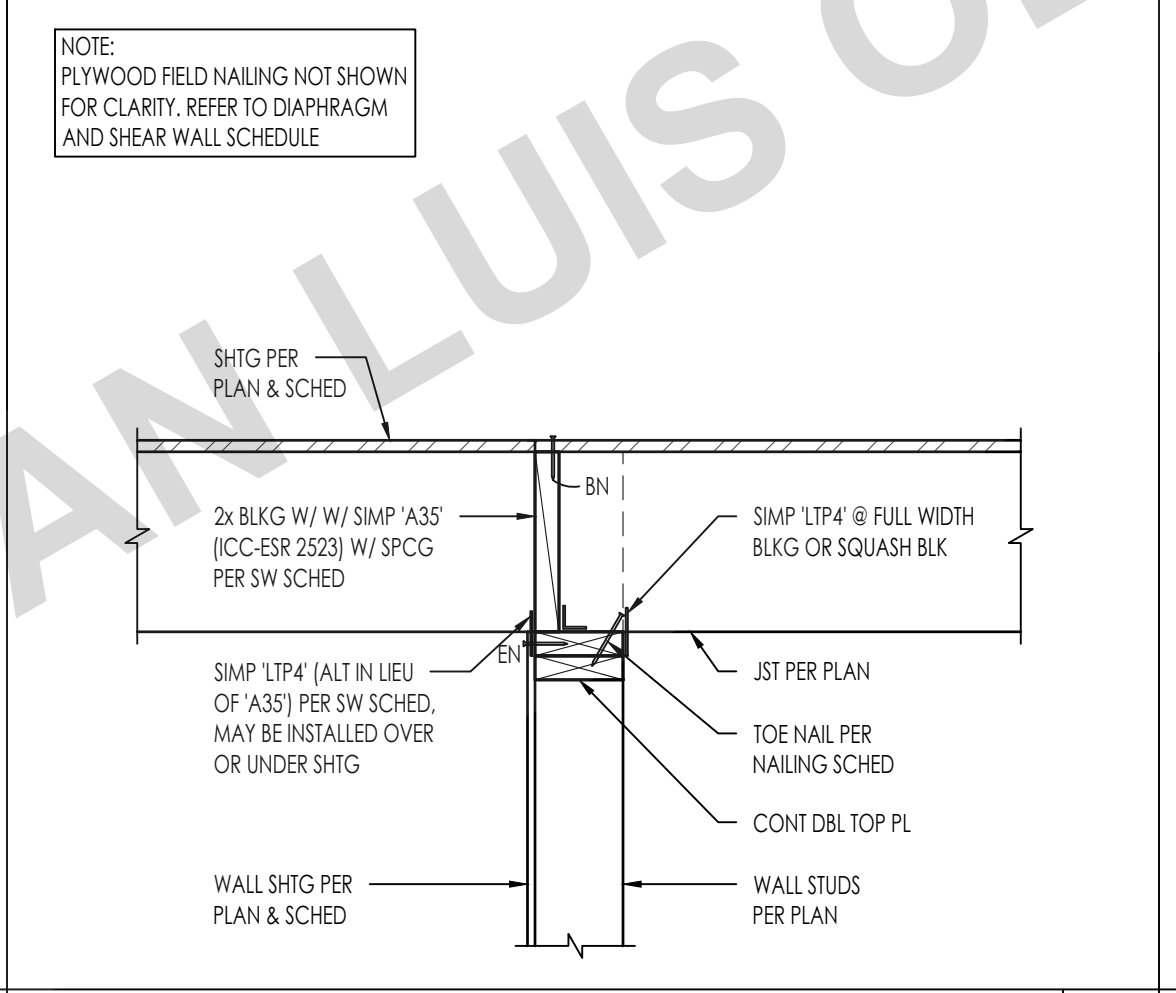
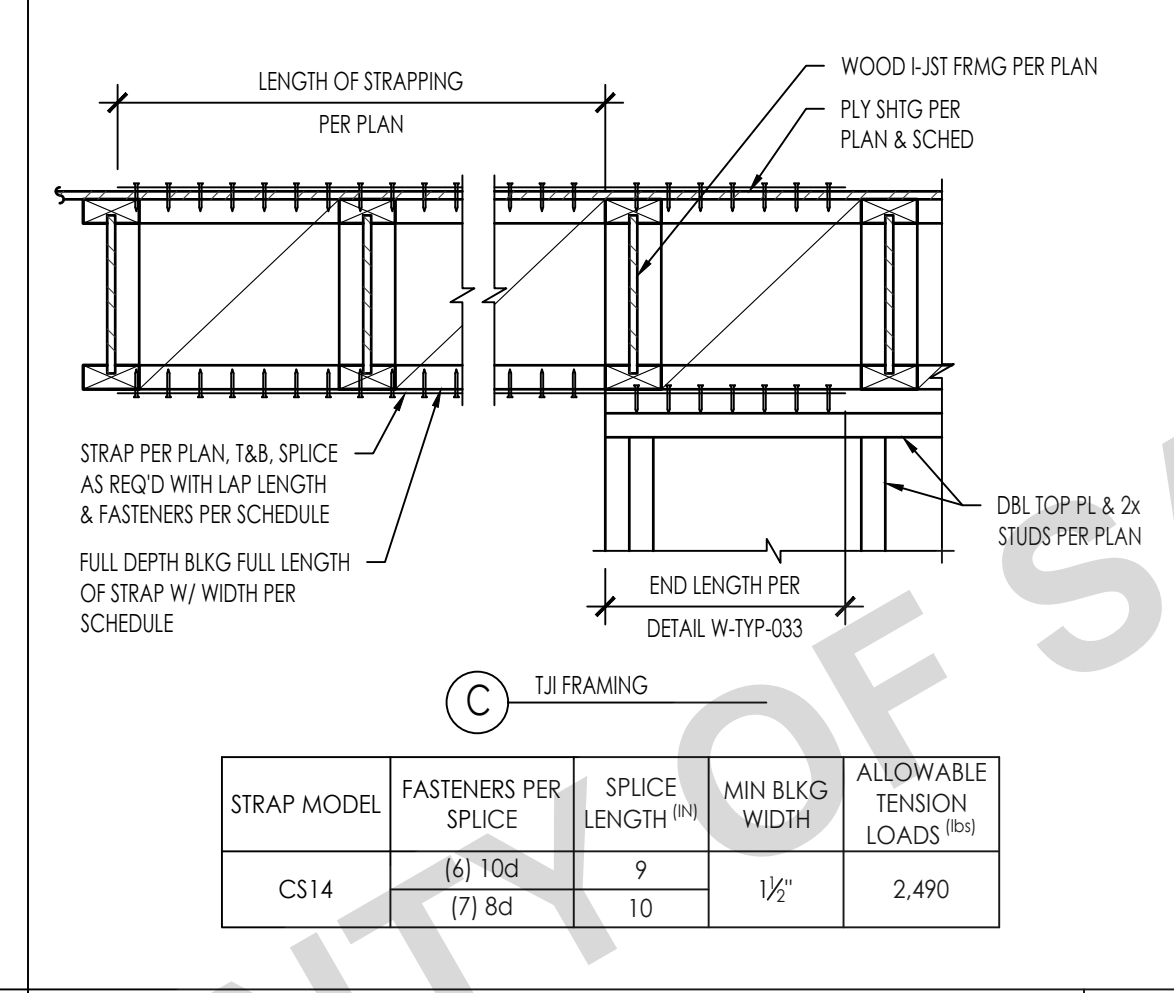
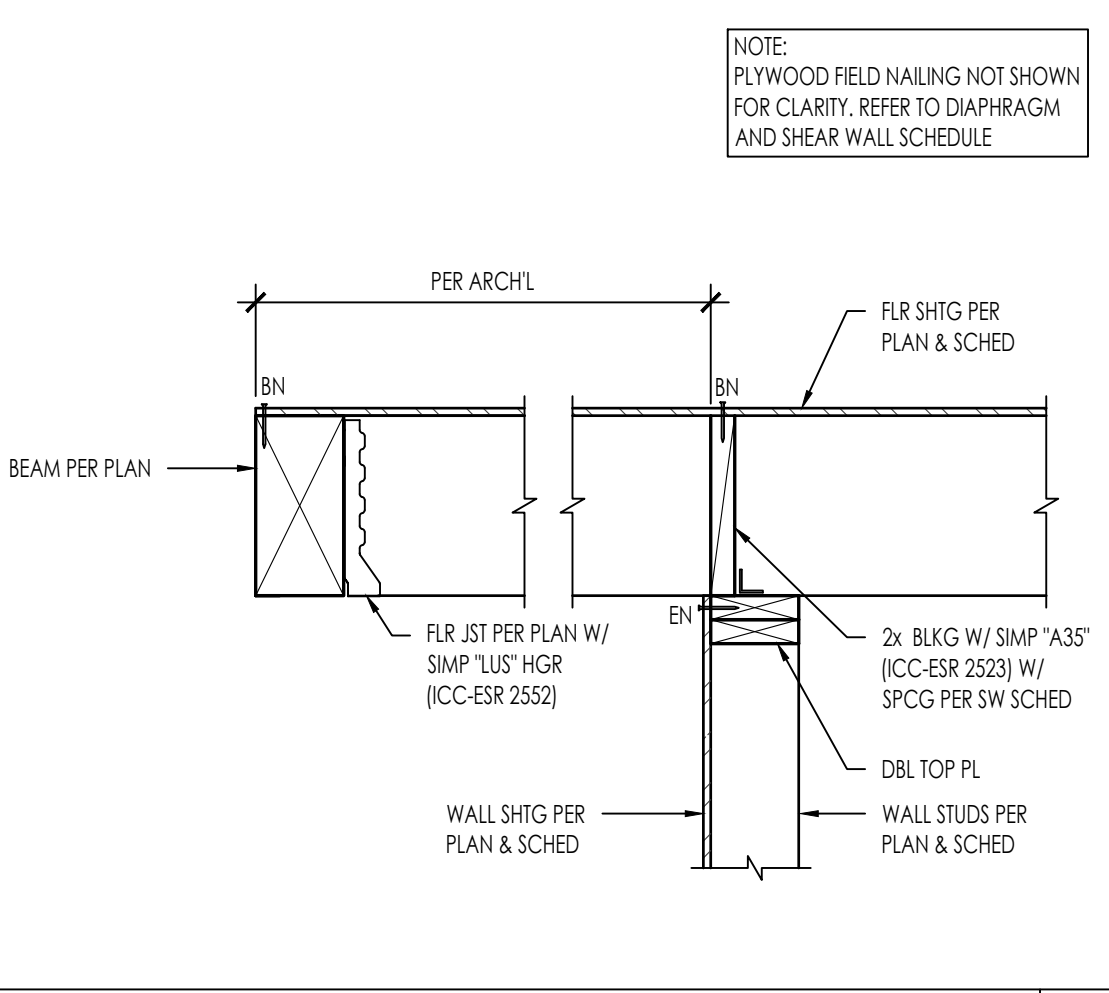


51 FLOOR FRAMING PERP BEAM @ WALL  
2727-01-CU22-S411-41 1" = 1'-0"

41 STRAP @ BALLOON FRAMED STUD WALL  
2727-01-CU22-S411-41 NTS

31 FLOOR FRAMING @ WALL  
2727-01-CU22-S411-21 1" = 1'-0"

21 FLOOR FRAMING @ WALL  
2727-01-CU22-S411-21 1" = 1'-0"

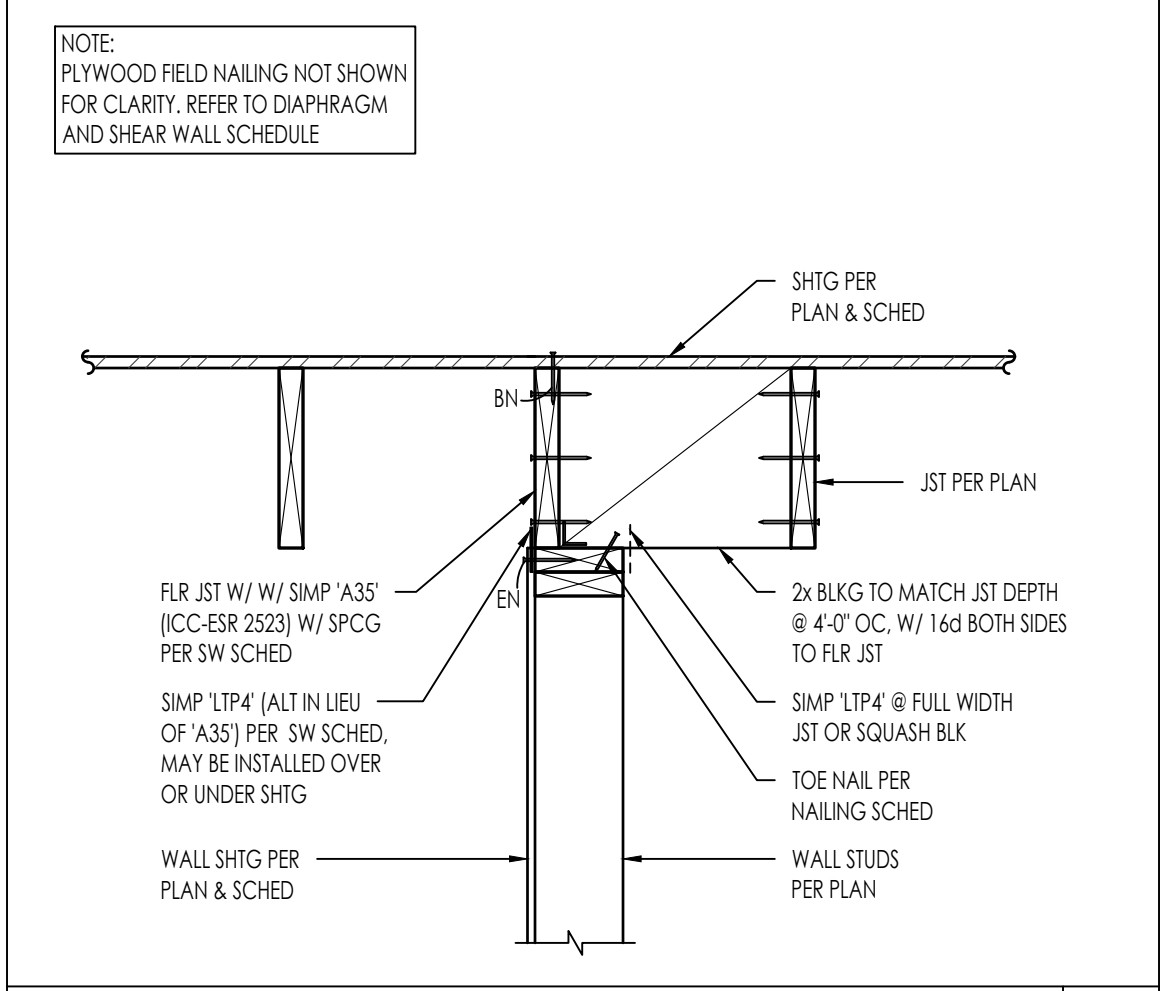
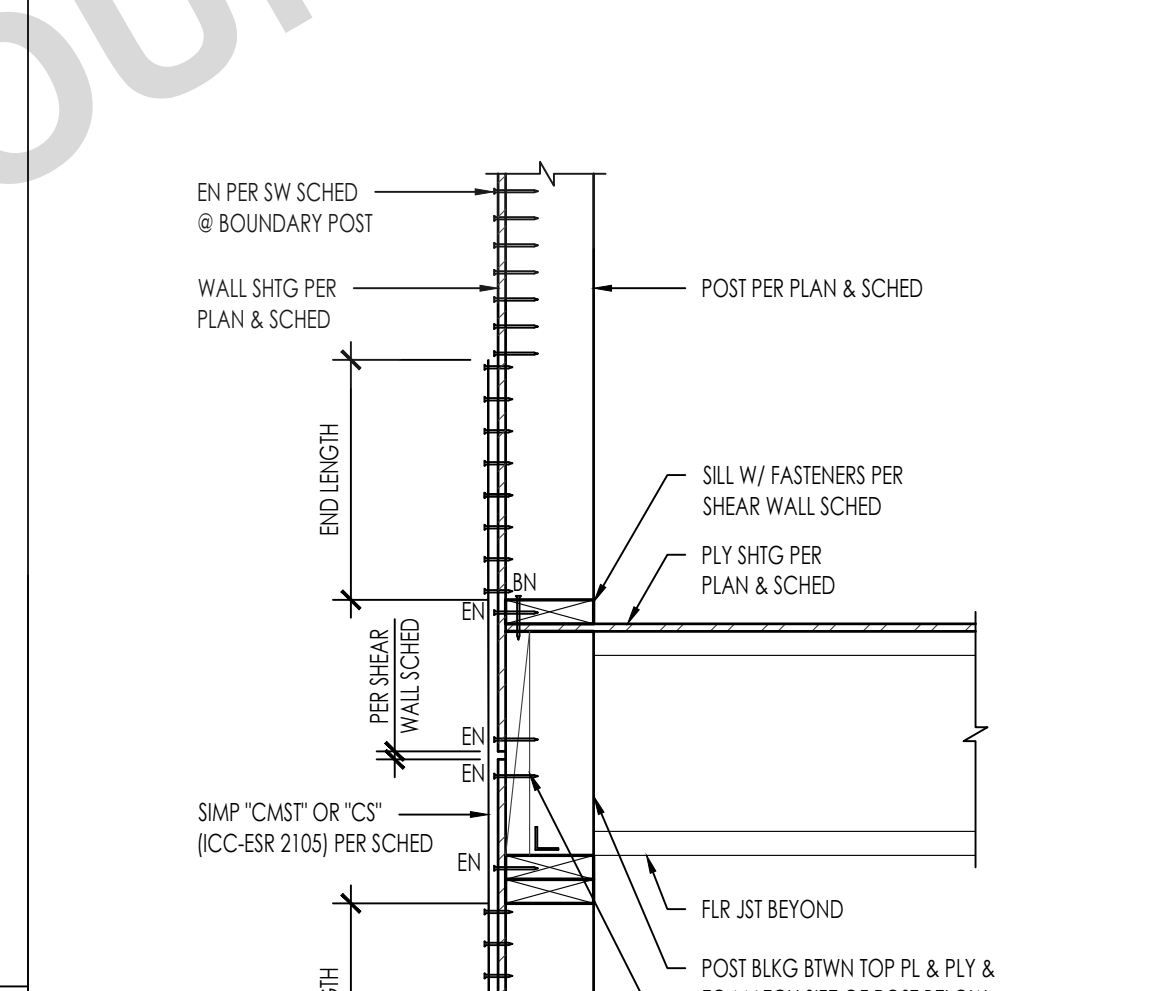
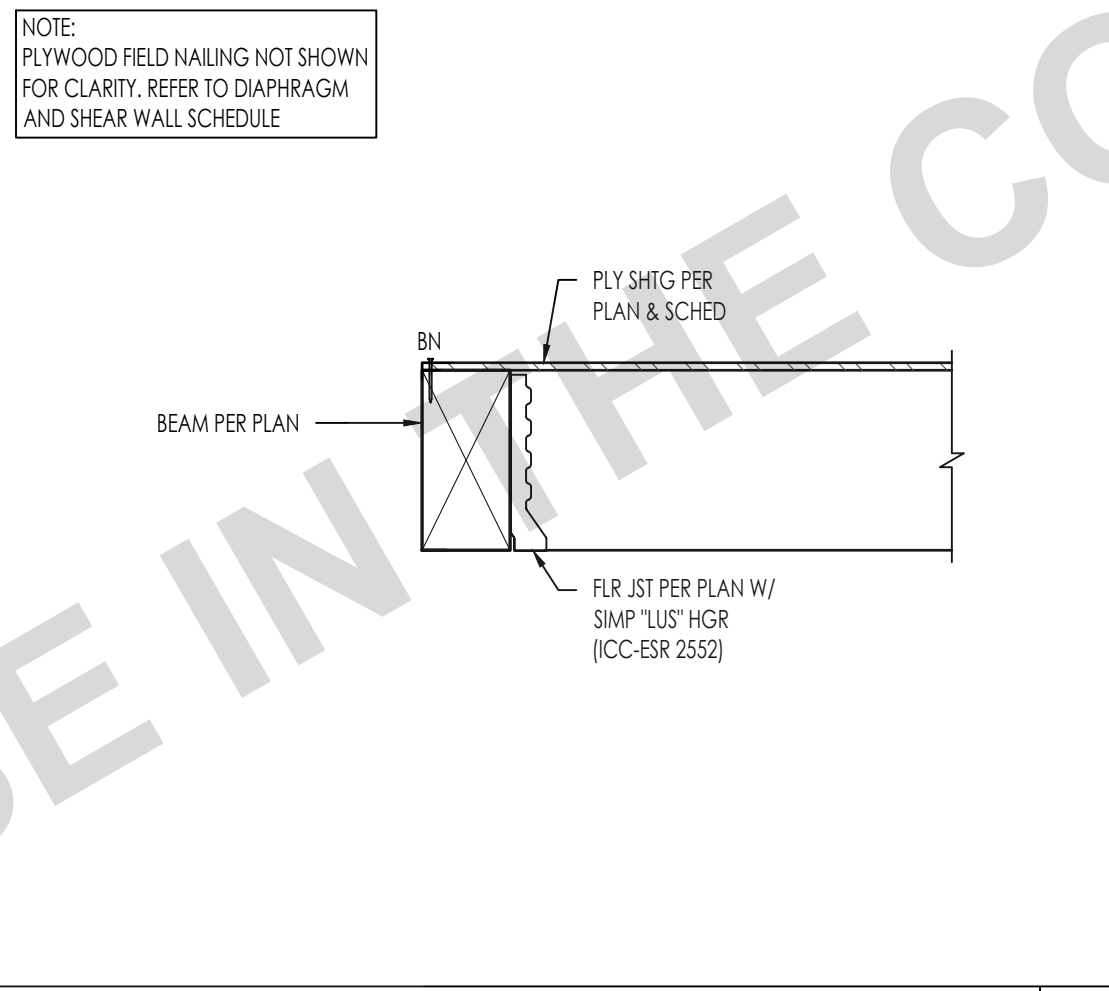
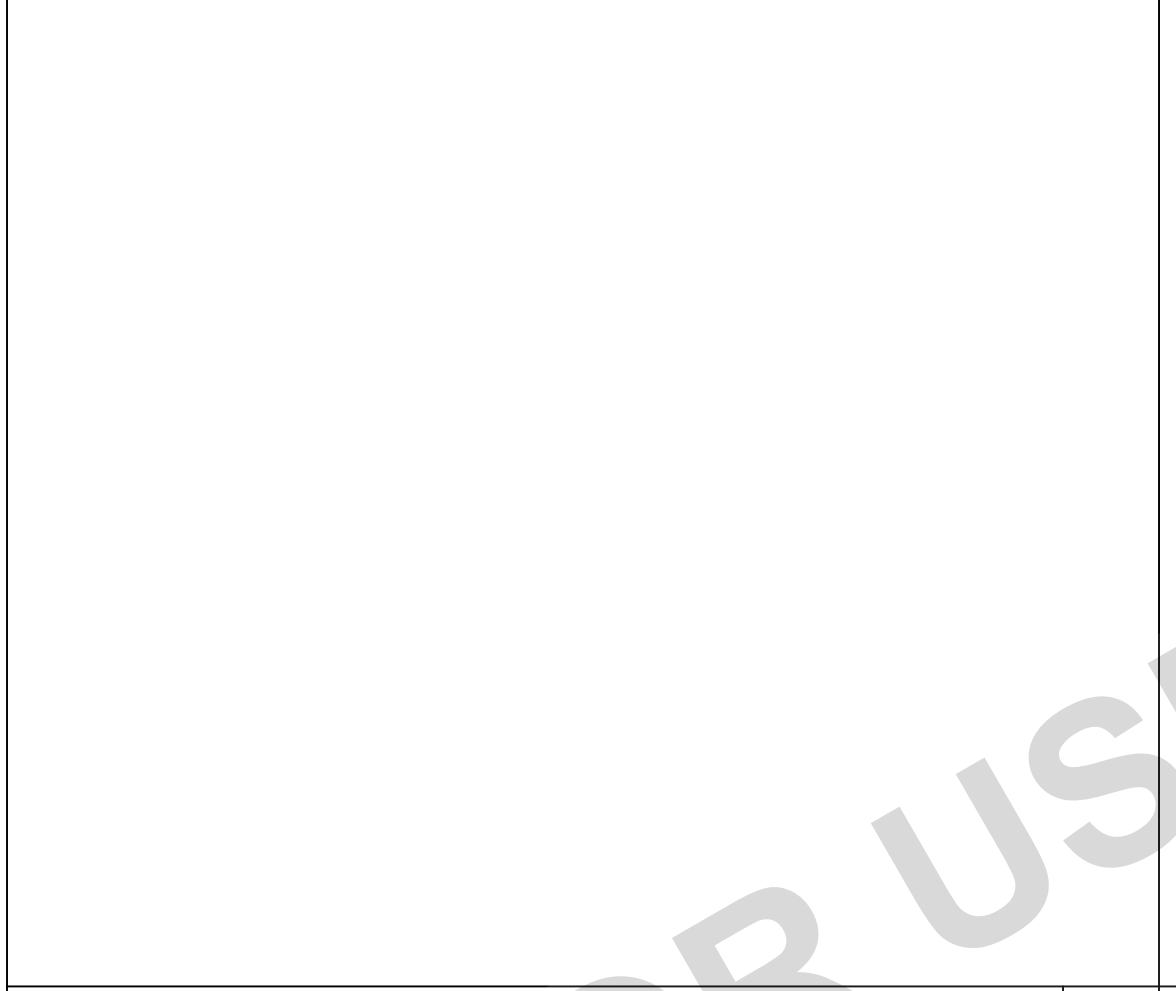


52 CANTILEVER OFFSET WALL  
2727-01-CU22-S411-42 1" = 1'-0"

42 BLOCK & STRAP PERP TO FRMG  
2727-01-CU22-S411-42 NTS

32 INTERIOR SHEAR WALL (JOIST PERPENDICULAR)  
2727-01-CU22-S411-22 1" = 1'-0"

22 EXTERIOR SHEAR WALL (JOIST PERPENDICULAR)  
2727-01-CU22-S411-22 1" = 1'-0"



53 FLOOR FRAMING PERP BEAM @ WALL  
2727-01-CU22-S411-43 1" = 1'-0"

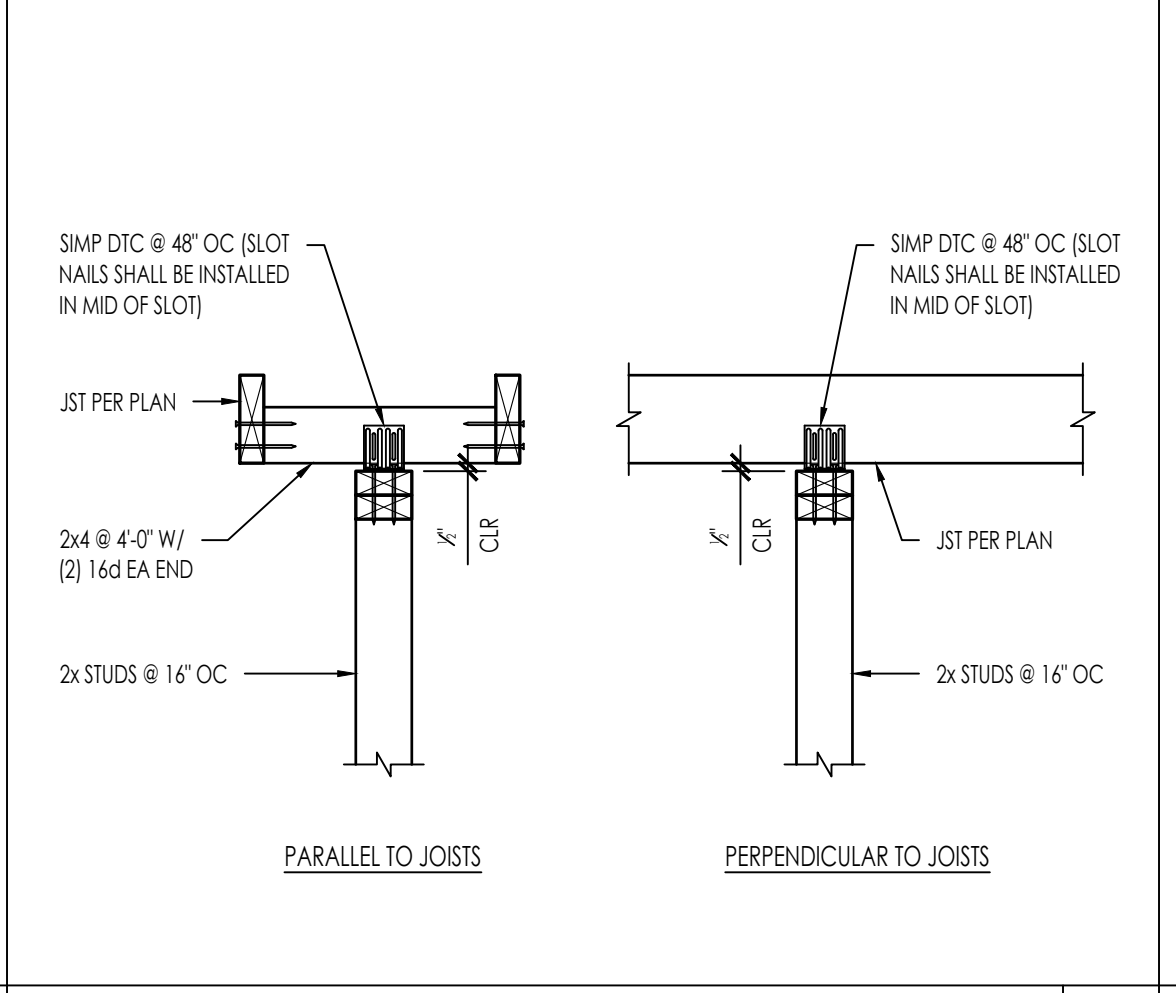
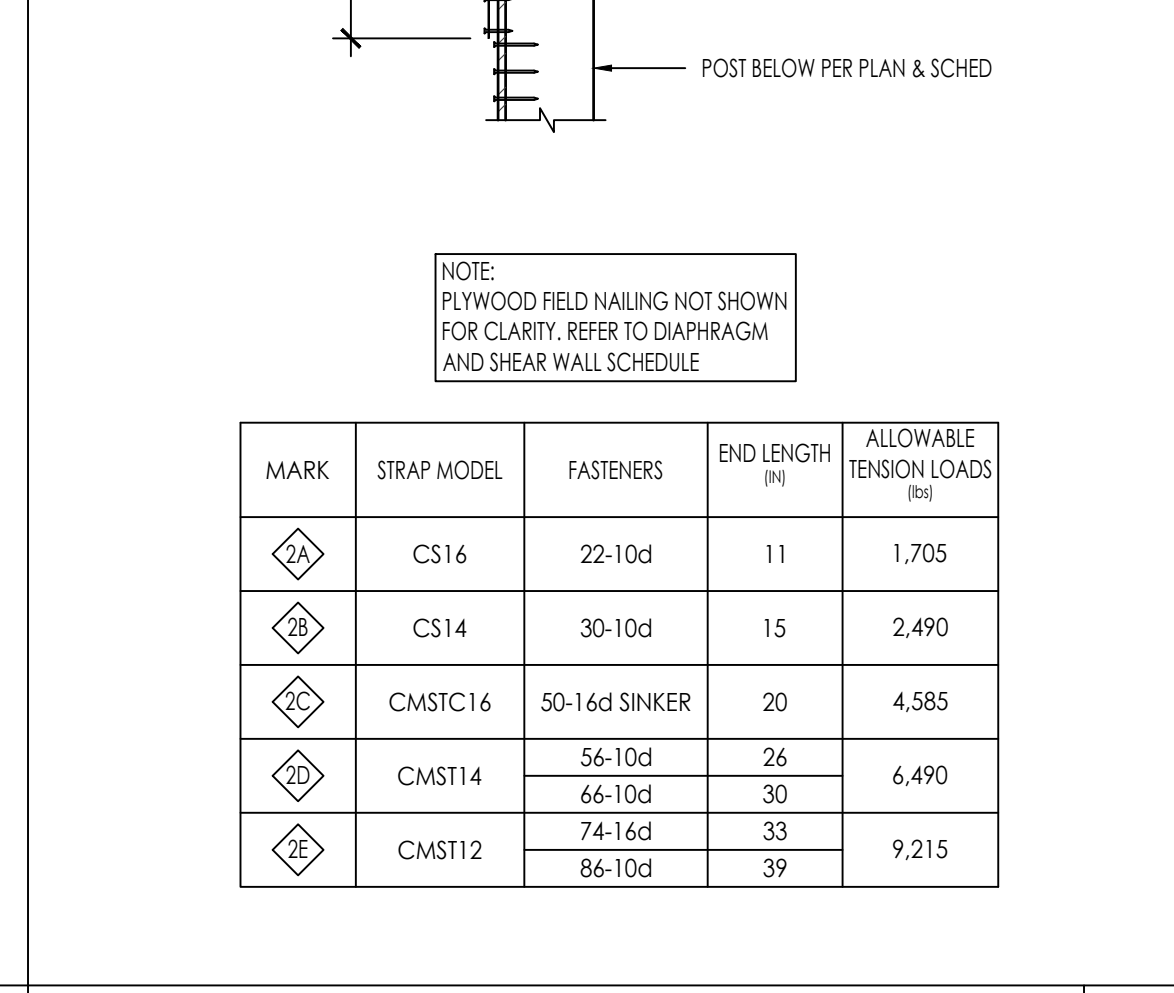
43 FLOOR FRAMING PERP BEAM @ WALL  
2727-01-CU22-S411-43 NTS

33 INTERIOR SHEAR WALL (JOIST PARA)  
2727-01-CU22-S411-23 1" = 1'-0"

23 INTERIOR SHEAR WALL (JOIST PARA)  
2727-01-CU22-S411-23 1" = 1'-0"



MARK	STRAP MODEL	FASTENERS	END LENGTH (IN)	ALLOWABLE TENSION LOADS (LB)
2A	CS16	22-10d	11	1,705
2B	CS14	30-10d	15	2,490
2C	CMSTC16	50-16d SINKER	20	4,585
2D	CMST14	56-10d 66-10d	26 30	6,490
2E	CMST12	74-16d 86-10d	33 39	9,215



54 STRAP @ ELEVATED FLOORS  
2727-01-CU22-S411-34 NTS

34 NON-BEARING TOP PLATE CONNECTION  
2727-01-CU22-S411-34 NTS

24 NON-BEARING TOP PLATE CONNECTION  
2727-01-CU22-S411-24 1" = 1'-0"

24 NON-BEARING TOP PLATE CONNECTION  
2727-01-CU22-S411-24 1" = 1'-0"

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<p>NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE</p> <p>INTERIOR SHEAR WALL (JOIST PARALLEL) 2272-01-C1022-1461-131</p>	<p>BEAM TO POST CONNECTION 2272-01-C1022-1461-145</p>	<p>OUTLOOK AT PORCH ROOF 2272-01-C1022-1461-135</p>	<p>ROOF RIDGE 2272-01-C1022-1461-129</p>	<p>NOTE: PLYWOOD FIELD NAILING NOT SHOWN FOR CLARITY. REFER TO DIAPHRAGM AND SHEAR WALL SCHEDULE</p> <p>RAFTER @ EXTERIOR SHEAR WALL 2272-01-C1022-1461-111</p>
<p>ROOF RAFTER ABOVE FLOOR (PARALLEL JOIST) 2272-01-C1022-1461-145</p>	<p>LOW ROOF @ FLOOR FRAMING 2272-01-C1022-1461-125</p>	<p>ROOF RAFTER ABOVE BEAM 2272-01-C1022-1461-128</p>	<p>RAFTER @ EXTERIOR SHEAR WALL 2272-01-C1022-1461-126</p>	
<p>ROOF RAFTER ABOVE FLOOR (PARA JOIST) 2272-01-C1022-1461-146</p>	<p>BEAM POCKET THROUGH EXTERIOR WALL 2272-01-C1022-1461-136</p>	<p>EXTERIOR SHEAR WALL (JOIST PARALLEL) 2272-01-C1022-1461-138</p>	<p>OUTLOOKER @ EXTERIOR SHEAR WALL 2272-01-C1022-1461-138</p>	
<p>RAFTER TO WALL BELOW 2272-01-C1022-1461-146</p>	<p>BEAM POCKET THROUGH EXTERIOR WALL 2272-01-C1022-1461-146</p>	<p>ROOF RAFTER TO EXTERIOR WALL (PARA) 2272-01-C1022-1461-146</p>	<p>RAFTER TO WALL BELOW 2272-01-C1022-1461-146</p>	

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
FLOOR FRAMING DETAILS

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 3 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, North Facing Efficiency Compliance Total.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-03
Report Generated: 2023-10-30 11:52:56

HERS DESIGN MATRIX table with columns: Energy Design Rating, Proposed Design, Standard Design. Rows include North Facing, East Facing, South Facing, West Facing.

HERS Rating: 1.31
HERS Score: 13.01
HERS Points: 13.01

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-03
Report Generated: 2023-10-30 11:52:56

GENERAL INFORMATION table with columns: Item, Description, Value. Rows include Project Name, Project Location, City, State, ZIP, Project Type, Building Type, Project Scope, Additions, Existing, Total, ADU, etc.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-03
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 6 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

REQUIRED PV SYSTEMS table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. Rows include DC System Size, Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth, Tilt Input, Array Angle, Tilt, Inverter Eff, Annual Solar Access.

- REQUIRED SPECIAL FEATURES
The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis.
• PV exception 2: No PV required when minimum PV size (Section 150.1(c)(34) < 1.8 kWdc (0 kW))
• Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3)
• Compact distribution system basic credit
• Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed

- HERS FEATURE SUMMARY
The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry
• Quality insulation installation (QII)
• Indoor air quality ventilation
• Kitchen range hood
• Verified EER/EER2
• Verified SEER/SEER2
• Verified Refrigerant Charge
• Airflow in habitable rooms (SC3.1.4.1.7)
• Verified HSPF2
• Verified heat pump rated heating capacity
• Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5)
• Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8)

BUILDING - FEATURES INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-06
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 5 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

ENERGY USE INTENSITY table with columns: Standard Design (kbtu/ft2-yr), Proposed Design (kbtu/ft2-yr), Compliance Margin (kbtu/ft2-yr), Margin Percentage. Rows include North Facing, East Facing, South Facing, West Facing, Gross EUI, Net EUI.

BUILDING - FEATURES INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-05
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 4 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, South Facing Efficiency Compliance Total, West Facing Efficiency Compliance Total.

BUILDING - FEATURES INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Project Name, Conditioned Floor Area, Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-04
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 9 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

OPAQUE SURFACE CONSTRUCTIONS table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

BUILDING ENVELOPE - HERS VERIFICATION table with columns: 01, 02, 03, 04, 05. Rows include Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFM50, CFM50.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-09
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 8 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

FENESTRATION / GLAZING table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14. Rows include Name, Type, Surface, Orientation, Azimuth, Width, Height, Mult, Area, U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading.

SLAB FLOORS table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Zone, Area, Perimeter, Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-08
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building Calculation Date/Time: 2023-10-30 11:52:30-07:00
CF1R-PRF-01E (Page 7 of 13)
Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.rbd22x

ZONE INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Zone Name, Zone Type, HVAC System Name, Zone Floor Area, Avg. Ceiling Height, Water Heating System 1, Status.

OPAQUE SURFACES table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Zone, Construction, Azimuth, Orientation, Gross Area, Window and Door Area, Tilt.

OPAQUE SURFACES - CATHEDRAL CEILING table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11. Rows include Name, Zone, Construction, Azimuth, Orientation, Area, Skylight Area, Roof Rise, Roof Reflectance, Roof Emission, Cool Roof.

ATTIC table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Construction, Type, Roof Rise, Roof Reflectance, Roof Emission, Radiant Barrier, Cool Roof.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance
Registration Date/Time: Report Version: 2022.0.000
HERS Provider: CZ-4-07
Report Generated: 2023-10-30 11:52:56



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COUNTY OF SAN LUIS OBISPO
ACCESSORY DWELLING UNIT
SAN LUIS OBISPO, CA
ENERGY COMPLIANCE - PLAN 5A

11/28/2023 10:32:57 AM C:\Users\fox\Documents\227-01\_SLO County ADU\_CD\_CENTRAL\_2022\_jos@REV1.rvt

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Date/Time: 2023-10-30 11:52:30-07:00

CF1R-PRF-01E

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Calculation Description: Title 24 Analysis

Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.ribd22x

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE/ASRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentFpt	27	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CZ-4-12  
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Date/Time: 2023-10-30 11:52:30-07:00

CF1R-PRF-01E

(Page 11 of 13)

Calculation Description: Title 24 Analysis

Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.ribd22x

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification	
			Heating Efficiency Type	HSPF/HS PF2/COP	Cap 47	Cap 17	Cooling Efficiency Type	SEER/SE ER2				EER/EEER 2/CEER
Heat Pump System 1	VCHP-ductless	2	HSPF2	8	10900	10200	EER2SEER2	16	12.4	Not Zonal	Multi-speed	Heat Pump System 1-hers-htpump

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/EEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HS PF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RAS.3.3.4.1 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CZ-4-11  
Report Generated: 2023-10-30 11:52:56

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

Calculation Date/Time: 2023-10-30 11:52:30-07:00

CF1R-PRF-01E

(Page 10 of 13)

Calculation Description: Title 24 Analysis

Input File Name: 1 Bedrm Plan - Plan 5a CZ 4.ribd22x

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Generic	Tier3Generic40	TankZone	Zone 1	Zone 1

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest Third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	n/a

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	Basic	Not Required	Not Required

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CZ-4-10  
Report Generated: 2023-10-30 11:52:56



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FOR USE IN THE COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA

ENERGY COMPLIANCE - PLAN 5A

DATE  
11/28/2023

SHEET

T24 - 502

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, North Facing Efficiency Compliance Total, East Facing Efficiency Compliance Total.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000  
Schema Version: rev 20220901  
HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-03

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Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

Table with columns: Energy Design Ratings (Source Energy, Efficiency EDR, Proposed Design), Compliance Margins (Source Energy, Efficiency EDR). Rows include Standard Design, North Facing, East Facing, South Facing, West Facing.

HERS Provider: Report Generated: 2023-10-11 18:00:35  
Registration Date/Time: Report Version: 2022.0.000  
Schema Version: rev 20220901  
CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Report Generated: 2023-10-11 18:00:35  
CFZ-5-02

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Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

Table with columns: Building Information (Project Name, Project Location, City, ZIP code, Climate Zone), Project Information (Building Type, Project Status, Addition Count, Existing Count, Total Count, Total Floor Area, Total Building Volume, Total Occupancy), Compliance Results (Building Compliant, HERS Rating, Notes).

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000  
Schema Version: rev 20220901  
HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-01

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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REQUIRED PV SYSTEMS table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12. Rows include DC System Size (kWdc), Exception, Module Type, Array Type, Power Electronics, CFI, Azimuth (deg), Tilt Input, Array Angle (deg), Tilt: (x in 12), Inverter Eff. (%), Annual Solar Access (%).

REQUIRED SPECIAL FEATURES: The following are features that must be installed as condition for meeting the modeled energy performance for this computer analysis. PV exception 2: No PV required when minimum PV size (Section 150.1(c)(14)) < 1.8 kWdc (0 kW). Ceiling has high level of insulation. Variable capacity heat pump compliance option (verification details from VCHP Staff report, Appendix B, and RA3). Compact distribution system basic credit. Northwest Energy Efficiency Alliance (NEEA) rated heat pump water heater; specific brand/model, or equivalent, must be installed.

HERS FEATURE SUMMARY: The following is a summary of the features that must be field-verified by a certified HERS Rater as a condition for meeting the modeled energy performance for this computer analysis. Additional detail is provided in the building tables below. Registered CF2Rs and CF3Rs are required to be completed in the HERS Registry. Quality insulation installation (QII). Indoor air quality ventilation. Kitchen range hood. Verified EER/SEER2. Verified SEER/SEER2. Verified Refrigerant Charge. Airflow in habitable rooms (SC3.1.4.1.7). Verified HSPF2. Verified heat pump rated heating capacity. Wall-mounted thermostat in zones greater than 150 ft2 (SC3.4.5). Ductless indoor units located entirely in conditioned space (SC3.1.4.1.8).

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000  
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HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-06

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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ENERGY USE INTENSITY table with columns: North Facing, East Facing, South Facing, West Facing. Rows include Gross EUI, Net EUI, Compliance Margin, Margin Percentage.

Notes: 1. Gross EUI is Energy Use Total (not including PV) / Total Building Area. 2. Net EUI is Energy Use Total (including PV) / Total Building Area.

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Registration Date/Time: Report Version: 2022.0.000  
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CFZ-5-05

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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ENERGY USE SUMMARY table with columns: Energy Use, Standard Design Source Energy (EDR1), Standard Design TDV Energy (EDR2), Proposed Design Source Energy (EDR1), Proposed Design TDV Energy (EDR2), Compliance Margin (EDR1), Compliance Margin (EDR2). Rows include Space Heating, Space Cooling, IAQ Ventilation, Water Heating, Self Utilization/Flexibility Credit, South Facing Efficiency Compliance Total, West Facing Efficiency Compliance Total.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
Registration Date/Time: Report Version: 2022.0.000  
Schema Version: rev 20220901  
HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-04

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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OPAQUE SURFACE CONSTRUCTIONS table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Construction Name, Surface Type, Construction Type, Framing, Total Cavity R-value, Interior / Exterior Continuous R-value, U-factor, Assembly Layers.

BUILDING ENVELOPE - HERS VERIFICATION table with columns: 01, 02, 03, 04, 05. Rows include Quality Insulation Installation (QII), High R-value Spray Foam Insulation, Building Envelope Air Leakage, CFMSO.

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HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-09

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building  
Calculation Description: Title 24 Analysis

Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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ATTIC table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Construction, Type, Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Radiant Barrier, Cool Roof.

FENESTRATION / GLAZING table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14. Rows include Name, Type, Surface, Orientation, Azimuth, Width (ft), Height (ft), Multi, Area (ft²), U-factor, U-factor Source, SHGC, SHGC Source, Exterior Shading.

SLAB FLOORS table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Zone, Area (ft²), Perimeter (ft), Edge Insul. R-value and Depth, Edge Insul. R-value and Depth, Carpeted Fraction, Heated.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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CFZ-5-08

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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Calculation Date/Time: 2023-10-11 17:59:57-07:00  
Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.rbd22x

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BUILDING - FEATURES INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Project Name, Conditioned Floor Area (ft²), Number of Dwelling Units, Number of Bedrooms, Number of Zones, Number of Ventilation Cooling Systems, Number of Water Heating Systems.

ZONE INFORMATION table with columns: 01, 02, 03, 04, 05, 06, 07. Rows include Zone Name, Zone Type, HVAC System Name, Zone Floor Area (ft²), Avg. Ceiling Height, Water Heating System 1, Status.

OPAQUE SURFACES table with columns: 01, 02, 03, 04, 05, 06, 07, 08. Rows include Name, Zone, Construction, Azimuth, Orientation, Gross Area (ft²), Window and Door Area (ft²), Tilt (deg).

OPAQUE SURFACES - CATHEDRAL CEILINGS table with columns: 01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11. Rows include Name, Zone, Construction, Azimuth, Orientation, Area (ft²), Skylight Area (ft²), Roof Rise (x in 12), Roof Reflectance, Roof Emittance, Cool Roof.

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance  
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Schema Version: rev 20220901  
HERS Provider: Report Generated: 2023-10-11 18:00:35  
CFZ-5-07



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COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ENERGY COMPLIANCE - PLAN 5A



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

Project Name: Residential Building

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CF1R-PRF-01E

(Page 12 of 13)

Calculation Description: Title 24 Analysis

Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.ribd22x

01	02	03	04	05	06	07	08	09
Dwelling Unit	Airflow (CFM)	Fan Efficacy (W/CFM)	IAQ Fan Type	Includes Heat/Energy Recovery?	IAQ Recovery Effectiveness - SRE	Includes Fault Indicator Display?	HERS Verification	Status
Sfam IAQVentRpt	27	0.35	Exhaust	No	n/a / n/a	No	Yes	

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

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CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD

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(Page 11 of 13)

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Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.ribd22x

01	02	03	04	05	06	07	08	09
Name	System Type	Heating Unit Name	Heating Equipment Count	Cooling Unit Name	Cooling Equipment Count	Fan Name	Distribution Name	Required Thermostat Type
HVAC System1	Heat pump heating cooling	Heat Pump System 1	2	Heat Pump System 1	2	n/a	n/a	Setback

01	02	03	04	05	06	07	08	09	10	11	12	13	
Name	System Type	Number of Units	Heating			Cooling			Zonally Controlled	Compressor Type	HERS Verification		
			Efficiency Type	HSPF / HSPF2 / COP	Cap 47	Cap 17	Efficiency Type	SEER / SEER2				EER / EER / CEER	
Heat Pump System 1	VCHP-ductless	2	HSPF2	8	6000	S400	EER2SEER2	16	12.4	Not Zonal	Multi-speed	Heat Pump System 1-hers-htpump	

01	02	03	04	05	06	07	08	09
Name	Verified Airflow	Airflow Target	Verified EER/SEER2	Verified SEER/SEER2	Verified Refrigerant Charge	Verified HSPF/HSPF2	Verified Heating Cap 47	Verified Heating Cap 17
Heat Pump System 1-hers-htpump	Not Required	0	Required	Required	Yes	Yes	Yes	Yes

01	02	03	04	05	06	07	08	09	10
Name	Certified Low-Static VCHP System	Airflow to Habitable Rooms	Ductless Units in Conditioned Space	Wall Mount Thermostat	Air Filter Sizing & Pressure Drop Rating	Low Leakage Ducts in Conditioned Space	Minimum Airflow per RA3.3 and SC3.3.3.4.1	Certified non-continuous Fan	Indoor Fan not Running Continuously
Heat Pump System 1	Not required	Required	Required	Required	Not required	Not required	Not required	Not required	Not required

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

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(Page 10 of 13)

Calculation Description: Title 24 Analysis

Input File Name: 1 Bedrm Plan - Plan 5a CZ 5.ribd22x

01	02	03	04	05	06	07	08	09
Name	System Type	Distribution Type	Water Heater Name	Number of Units	Solar Heating System	Compact Distribution	HERS Verification	Water Heater Name (#)
DHW Sys 1	Domestic Hot Water (DHW)	Standard	DHW Heater 1	1	n/a	Basic	n/a	DHW Heater 1 (1)

01	02	03	04	05	06	07	08
Name	# of Units	Tank Vol. (gal)	NEEA Heat Pump Brand	NEEA Heat Pump Model	Tank Location	Duct Inlet Air Source	Duct Outlet Air Source
DHW Heater 1	1	40	Generic	Tier3Generic40	TankZone	Zone 1	Zone 1

01	02	03	04	05	06	07
Dwelling Unit type	Water Heating System Name	Master Bath distance of furthest fixture to Water Heater (ft)	Kitchen distance of furthest fixture to Water Heater (ft)	Furthest third furthest fixture to Water Heater (ft)	Compactness Factor	HERS Verification
Dwelling	DHW Sys 1	n/a	n/a	n/a	0.7	n/a

01	02	03	04	05	06	07
Name	Pipe Insulation	Parallel Piping	Compact Distribution	Compact Distribution Type	Recirculation Control	Shower Drain Water Heat Recovery
DHW Sys 1 - 1/1	Not Required	Not Required	Not Required	Basic	Not Required	Not Required

Registration Number: CA Building Energy Efficiency Standards - 2022 Residential Compliance

Registration Date/Time: Report Version: 2022.0.000 Schema Version: rev 20220901

HERS Provider: CZ-5-10  
Report Generated: 2023-10-11 18:00:35



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FOR USE IN THE COUNTY OF SAN LUIS OBISPO

COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ENERGY COMPLIANCE - PLAN 5A

DATE  
11/28/2023  
SHEET  
T24 - 504

New Home Single Family Version 8.0  
G2. Install Water-Efficient Fixtures  
G3. WaterSense Showerheads 1.8 gpm with Matching Compression Valve  
G4. WaterSense Toilets with a Maximum Performance (MP) Threshold of No Less Than 100 Gpm @ 1.29 gal @ 1.1 gpm  
G5. Pre-Plumbing for Greywater System  
G6. Operational Greywater System  
G7. Thermatically Shower Valve or Auto-Diversion Tub Spout  
H. HEATING, VENTILATION, AND AIR CONDITIONING  
H1. Sealed Combustion Units  
H2. High Performing Zoned Hydronic Radiant Heating System  
H3. Effective Ductwork  
H4. ENERGY STAR® Bathroom Fans Per HVJ Standards with Air Flow Verified  
H5. Advanced Practices for Cooling  
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality  
H7. Effective Range Hood Design and Installation  
H8. High Efficiency HVAC Filter (MERV 16+)  
H9. Advanced Refrigerants  
H10. No Fireplace or Sealed Gas Fireplace  
H11. Humidity Control Systems  
H12. Register Design Per ACCA Manual T  
I. RENEWABLE ENERGY  
I1. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)  
I2. Low Carbon Homes  
I3. Energy Storage  
I4. Solar Hot Water Systems to Preheat Domestic Hot Water  
J. BUILDING PERFORMANCE AND TESTING  
J1. Third-Party Verification of Quality of Insulation Installation  
J2. Supply and Return Air Flow Testing  
J3. Mechanical Ventilation Testing  
J4. All Electric or Combustion Appliance Safety Testing  
K. ENERGY EFFICIENCY  
K1. Building Performance Exceeds Title 24 Part 6  
K2. Select Project Climate Zone  
K3. J5.1 Home Outperforms Title 24 Part 6  
K4. J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst  
K5. J7. Participation in Utility Program with Third-Party Plan Review  
K6. ENERGY STAR® for Homes  
K7. EPA Indoor airPlus Certification  
K8. J9. In-Door Air Plus Testing  
L. FINISHES  
L1. Entryways Designed to Reduce Tracked-In Contaminants

New Home Single Family Version 8.0  
C13. Reduced Light Pollution  
C14. Large Stature Trees  
C15. Third-Party Landscape Program Certification  
C16. Maintenance Contract with Certified Professional  
D. STRUCTURAL: FLOOR AND CEILING DECKING  
D1. Optimal Value Engineering  
D2. Non-Load Bearing Door and Window Headers Sized for Load  
D3. Construction Material Efficiencies  
D4. Engineered Lumber  
D5. FSC-Certified Wood  
D6. Solid Wall Systems  
D7. Energy Heels on Roof Trusses  
D8. Overhangs and Gutters  
D9. Reduced Pollution Entering the Home from the Garage  
D10. Structural Pest and Rot Controls  
E. EXTERIOR  
E1. Environmentally Preferable Decking  
E2. Flashing Installation Third-Party Verified  
E3. Rain Screen Wall System  
E4. Durable and Non-Combustible Cladding Materials  
E5. Durable Roofing Materials  
E6. Vegetated Roof  
F. INSULATION  
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content  
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions  
F3. Low GWP Insulation That Does Not Contain Fire Retardants  
G. PLUMBING  
G1. Efficient Distribution of Domestic Hot Water  
G2. Insulated Hot Water Pipes  
G3. Increased Efficiency in Hot Water Distribution

NEW HOME RATING SYSTEM, VERSION 8.0  
SINGLE FAMILY CHECKLIST  
Points Targeted: 78  
Certification Level Targeted: Certified  
Compliance Pathway Targeted: Mixed Fuel Compliance Energy Design Rating  
POINTS REQUIRED: 78  
MEASURES: CALGreen Res (REQUIRED), A. SITE, B. FOUNDATION, C. LANDSCAPE, D. FLOORING, E. APPLIANCES AND LIGHTING, F. COMMUNITY  
A1. Construction Footprint  
A2. Job Site Construction Waste Diversion  
A3. Recycled Content Base Material  
A4. Heat Island Effect Reduction (Non-Roof)  
A5. Construction Environmental Quality Management Plan Including Flush-Out  
A6. Stormwater Control: Prescriptive Path (vector capped at 3 points)  
A7. Stormwater Control: Performance Path  
B1. Fly Ash and/or Slag in Concrete  
B2. Radon-Resistant Construction  
B3. Foundation Drainage System  
B4. Moisture Controlled Crawspace  
B5. Structural Pest Controls  
B6. Termite Shields and Separated Exterior Wood-to-Concrete Connections  
B7. Plant Trucks, Bases, or Shims at Least 36 Inches from the Foundation  
C1. Plants Grouped by Water Needs (Hydrozoning)  
C2. Three Inches of Mulch in Planting Beds  
C3. Resource Efficient Landscapes  
C4. Minimal Turf in Landscape  
C5. Trees to Moderate Building Temperature  
C6. High-Efficiency Irrigation System  
C7. One Inch of Compost in the Top Six to Twelve Inches of Soil  
C8. Rainwater Harvesting System  
C9. Recycled Wastewater Irrigation System  
C10. Submeter or Dedicated Meter for Landscape Irrigation  
C11. Landscape Meets Water Budget  
C12. Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing  
D1. Environmentally Preferable Flooring  
D2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential  
D3. Durable Flooring  
D4. Thermal Mass Flooring  
M1. ENERGY STAR® Dishwasher  
M2. Efficient Laundry Appliances  
M3. Size-Efficient ENERGY STAR® Refrigerator  
M4. Permanent Centers for Waste Reduction Strategies  
M5. Lighting Efficiency  
N1. Smart Development  
N2. Home(s) Development Located Near Transit  
N3. Pedestrian and Bicycle Access  
N4. Outdoor Gathering Places  
N5. Social Interaction

New Home Single Family Version 8.0  
N1. Resident Entryways with Vibes to Callers  
N2. Entrances Visible from Street and/or Other Front Doors  
N3. Porches Oriented to Street and Public Space  
N6. Passive Solar Design  
N7. Adaptable Building  
N8. Resiliency  
N9. Social Equity in Community  
O. OTHER  
O1. GreenPoint Rated Checklist in Blueprints  
O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors  
O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs  
O4. Builder's or Developer's Management Staff are Certified Green Building Professionals  
O5. Home System Monitors  
O6. Green Building Education  
O7. Green Appraisal Addendum  
O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation

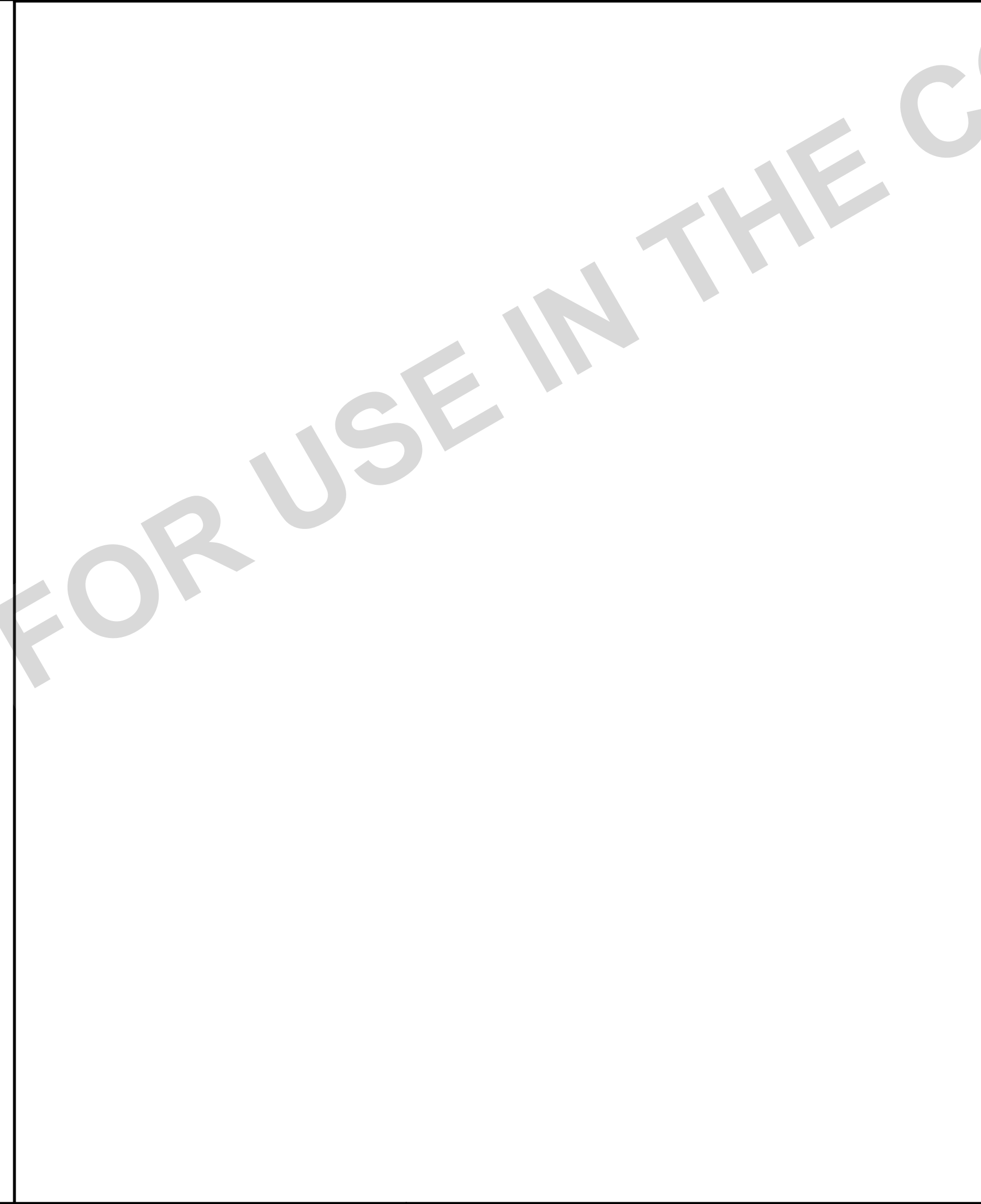
Summary  
Total Available Points in Specific Categories: 255, 20, 75, 23, 82, 49  
Minimum Points Required in Specific Categories: 50, 2, 25, 5, 6, 6  
Total Points Achieved: 78, 6, 35, 8, 15, 19.5

New Home Single Family Version 8.0  
K1. Individual Entryways  
K2. Zero-VOC Interior Wall and Ceiling Paints  
K3. Low-VOC Coatings and Adhesives  
K4. Environmentally Preferable Materials for Interior Finish  
K5. Formaldehyde Emissions in Interior Finish Exceed CARB  
K6. Products That Comply with the Health Product Declaration Open Standard  
K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion  
K8. Comprehensive Inclusion of Low Emitting Finishes  
L1. Environmentally Preferable Flooring  
L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential  
L3. Durable Flooring  
L4. Thermal Mass Flooring  
M1. ENERGY STAR® Dishwasher  
M2. Efficient Laundry Appliances  
M3. Size-Efficient ENERGY STAR® Refrigerator  
M4. Permanent Centers for Waste Reduction Strategies  
M5. Lighting Efficiency  
N1. Smart Development  
N2. Home(s) Development Located Near Transit  
N3. Pedestrian and Bicycle Access  
N4. Outdoor Gathering Places  
N5. Social Interaction

New Home Single Family Version 8.0  
N1. 1/8th Mile  
N2. Designated Brownfield Site  
N3. Conserve Resources by Increasing Density  
N4. Cluster Homes for Land Preservation  
N5. Home Size Efficiency  
N2.1 Within 1 Mile of a Major Transit Stop  
N2.2 Within 1/2 Mile of a Major Transit Stop  
N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services  
N3.2 Connection to Pedestrian Pathways  
N3.3 Traffic Calming Strategies  
N4.1 Public or Semi-Public Outdoor Gathering Places for Residents  
N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services  
N5.1 Public or Semi-Public Outdoor Gathering Places for Residents  
N5.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services



THESE PLANS ARE PROVIDED BY THE COUNTY OF SAN LUIS OBISPO AS PART OF THE PRE-APPROVED ADU PROGRAM AND ARE PUBLIC DOMAIN. THERE CANNOT BE A CHARGE TO PROVIDE THESE PLANS. NO ALTERATIONS TO THESE PLANS ARE ALLOWED. ALL ALTERATIONS MUST BE DONE UNDER A SEPARATE PERMIT ONCE THE BUILDING PERMIT FOR THE ADU HAS BEEN ISSUED AND FINAL INSPECTION COMPLETED. IF YOU DO NOT HAVE THE CONSTRUCTION KNOWLEDGE AND EXPERIENCE TO CONTRIBUTE THESE PLANS WITHOUT FURTHER DETAILS, IT IS RECOMMENDED YOU HIRE A CONTRACTOR TO DO THE CONSTRUCTION. THE CITY WILL NOT PROVIDE FURTHER INFORMATION OR DETAILS AND BUILDING INSPECTORS WILL NOT PROVIDE STEP BY STEP INSTRUCTIONS IN THE FIELD.



COUNTY OF SAN LUIS OBISPO  
ACCESSORY DWELLING UNIT  
SAN LUIS OBISPO, CA  
ENERGY COMPLIANCE - PLAN 5  
DATE: 11/28/2023  
SHEET: T24 - 513