By using these standard plans, the user agrees to release the County of San Diego from any and all claims, liabilities, suits, and demands on account of any injury or death, or economic losses, arising out of the use of these construction documents. The use of these plans does not eliminate or reduce the user’s responsibility to verify any and all information.
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EXTERIOR WALLS OF BUILDINGS

- MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS FINISHED GRADE
- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
- NON-COMBUSTIBLE MATERIAL

CONSTRUCTED PER ONE OF THE FOLLOWING:

- MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
- 1-HOUR FIRE-RESISTANT-RATED MATERIAL
- NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE

FRAMING

- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
- 1-HOUR FIRE-RESISTANT-RATED MATERIAL
- NON-COMBUSTIBLE MATERIAL

FOLLOWING METHODS

- APPROVED ALTERNATIVE DECKING MATERIAL MEETING IGNITION-RESISTANT MATERIAL
- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
- 1-HOUR FIRE-RESISTANT-RATED MATERIAL

DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:

- FIRE-STOPPING WITH APPROVED MATERIAL
- NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909
- SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR INSTALLED OVER THE COMBUSTIBLE DECKING

EXTERIOR SMALL CLEAR PLYWOOD SHEETS SHALL BE CONSTRUCTED WITH NOT LESS THAN 1/2 INCH THICK FOAM CORE SHEET MATERIAL, OR UNLAMINATED PLYWOOD SHEETS, OR LAMINATED NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHEETS, OR MODIFIED TIMBER SHEETS.

FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE BUILT IN A MATERIAL MEETING THE FOLLOWING REQUIREMENTS.

- APPROVED ALTERNATIVE DECKING MATERIAL MEETING IGNITION-RESISTANT MATERIAL
- APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
- 1-HOUR FIRE-RESISTANT-RATED MATERIAL
- NON-COMBUSTIBLE MATERIAL

TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)

- THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
- THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST
- THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES C)
- THE PORTION OF THE FLAME INTRUSION TEST SHALL NOT EXCEED 6'-8" AND THE TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING:
  - APPROVED ALTERNATIVE DECKING MATERIAL MEETING IGNITION-RESISTANT MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - NON-COMBUSTIBLE MATERIAL

EXTERIOR DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO ALL OF THE FOLLOWING:

- ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS AND DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS, UNDERFLOOR VENTILATION OPENINGS, AND VENT OPENINGS IN EXTERIOR WALLS

ELEVATION KEY NOTES

1. ROOF COVERING SHALL COMPLETELY COVER THE ROOF SLOPE WITH A MINIMUM 6-8" OF MATERIAL AND ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF EMBERS INTO ALL OF THE FOLLOWING:

- RADIANT BARRIER IS REQUIRED

2. EXTENSION OF ALL ROOF COVERINGS SHOWN WHERE THE PROFILE CREATED SPACE BETWEEN THE ROOF COVERING AND RIDGE/VALLEY IS IN EXCESS OF 6'-8".

3. THE EXTERIOR WALL FINISH SHALL MEET THE FOLLOWING REQUIREMENTS:

- FIRE-STOPPING WITH APPROVED MATERIAL
- SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR ON LAMINATED NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD SHEETS

4. RADIANT BARRIER IS REQUIRED

5. GABLE VENT (SEE NOTE 5 & 6 BELOW)

6. WIND RELIEF ZONE PLAN NOTES

- RADIANT BARRIER IS REQUIRED

- FIRE-STOPPING WITH APPROVED MATERIAL
- SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR ON LAMINATED NON-COMBUSTIBLE OR FIRE-RETARDANT TREATED WOOD SHEETS

7. EXTERIOR SMALL CLEAR PLYWOOD SHEETS SHALL BE CONSTRUCTED WITH NOT LESS THAN 1/2 INCH THICK FOAM CORE SHEET MATERIAL, OR UNLAMINATED PLYWOOD SHEETS, OR LAMINATED NON-COMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHEETS, OR MODIFIED TIMBER SHEETS.

FRONT ELEVATION:

- NO APPROPRIATE GUTTERING TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
- EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 6" DEPTH OF WATER DURING THE PORTION OF THE FLAME INTRUSION TEST RUNNING THE FULL LENGTH OF THE VALLEY.
- THE GARAGE BY LIMITING THE SIZE OF ANY GAPS AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING:
  - APPROVED ALTERNATIVE DECKING MATERIAL MEETING IGNITION-RESISTANT MATERIAL
  - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
  - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
  - NON-COMBUSTIBLE MATERIAL

STANDARD PLANS 670 (REV. 01/01/2020)
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**SOLAR READY KEY NOTES**

1. **MIN 250 S.F SOLAR ZONE AREA**
2. **DEDICATED SOLAR ZONE AREA LOCATED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH - USE AREA A OR B AS NEEDED.**
3. **NO OBSTRUCTIONS INCLUDING VENTS, CHIMNEYS, SKYLIGHTS, ARCHITECTURAL FEATURES, ROOF MOUNTED EQUIPMENT - LOCATED OUTSIDE SOLAR ZONE.**
4. **3" MIN FIRE FIGHTER ACCESS.**
5. **1'-6" SMOKE VENTILATION SETBACK AT RIDGES.**

---

**ATTIC VENTILATION REQUIRED**

**NET FREE CROSS VENTILATION AREA:**

VENT AREA REQ'D = 1200 ft² / 300 = 4 ft² x 144 = 576 in²

**GABLE END VENTS:**

QTY = 10 VENTS
VENT AREA PROVIDED = 10 x 36 in² = 360 in²

**EAVE VENTS:**

QTY = 10 VENTS
VENT AREA PROVIDED = 10 x 36 in² = 360 in²

**TOTAL VENT AREA PROVIDED**

230 in² + 360 in² = 590 in²

> 576 in²

**ATTIC VENTILATION REQUIRED**
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**SECTION KEY NOTES**

1. WALL INSULATION: _______________
2. CEILING INSULATION: _______________
3. ROOF DROP CHORD INSULATION: _______________
4. INTERIOR FINISH: _______________
5. EXTERIOR WALL, PLUMBING WALL: 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. RADON BARRIER IS REQUIRED
8. CLIMATE ZONE 14 PROJECT: Y or N; if yes, see below
   A CLASS I OR II VAPOR RETARDER SHALL BE INSTALLED ON THE CONDITIONED SPACE SIDE OF ALL INSULATION IN ALL EXTERIOR WALLS AND VENTED ATTICS
9. MANUFACTURED TRUSSES

**SECTION A-A**

- MIN 7' HORIZONTAL DISTANCE FROM EDGE OF FOOTING TO DAYLIGHT
- CONC. SLAB AND FTG'S PER PLAN

**SECTION B-B**

- MIN 7' HORIZONTAL DISTANCE FROM EDGE OF FOOTING TO DAYLIGHT
- CONC. SLAB AND FTG'S PER PLAN

**SECTIONS**

1/4" = 1'-0"
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Wood Structural Panels shall conform to DOC PS 1, DOC PS 2 (ASNE/NA WP 212), CSA OSBT or CSA OS2. Panels shall be identified by a grade mark or certificate of inspection issued by an approved agency. Vertical joints of panel sheathing shall occur over and be fastened to common studs. Horizontal joints in braced wall panels shall occur over and be fastened to common blocking of a minimum 1/4" thickness.

Wood Structural Panel Sheathing

<table>
<thead>
<tr>
<th>MARK</th>
<th>MINIMUM NAIL SIZE</th>
<th>MINIMUM WOOD STRUCTURAL PANEL RATING</th>
<th>MINIMUM NOMINAL PANEL THICKNESS (in)</th>
<th>MAXIMUM WALL STUD SPACING (in)</th>
<th>MINIMUM PANEL NAIL SPACING ( Field inches o/c)</th>
</tr>
</thead>
<tbody>
<tr>
<td>3D COMMON</td>
<td>1.5</td>
<td>240</td>
<td>16</td>
<td>6</td>
<td>12</td>
</tr>
<tr>
<td>3D COMMON</td>
<td>1.75</td>
<td>24-16</td>
<td>16</td>
<td>6</td>
<td>12</td>
</tr>
</tbody>
</table>

Legend

# BRACED WALL LINE

Foundation Plan Notes

All documents shall be equitably read and made a solemn memorandum of by executor to be used and not binding upon the parties first above

1. Wood Panel Sheathing shall be used on each sill plate anchor bolt

2. For standard cut anchors, placed between plate washers and fastener plate washers may be diagonally slotted with minimum lug spacing 1/4" for lug spacing 1/2" and maximum lug spacing 7/8" for lug spacing 3/4"

3. Provide a minimum of two wood screws per sill plate with the last located between 12" and minimum half transfers from each end of each section, 9. A bolt is located in the middle third of the sill plate width.

5. Fasten panels for pressure-pretreative treated and pre-pretreated for use securing panel shall be hot-dipped zinc coated galvanized, stainless steel or copper.

6. All anchor assemblies allowed or immunity classed within the structure.

Department of Community Development

PDS 670 (REV. 01/01/2020)
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Wood structural panels shall conform to DOC PS 1, DOC PS 2 or ANSIWA PSI 215, CSA OS17 or CSA OS17-5. Panels shall be identified by a grade mark or certificate of inspection issued by an approved agency.

Vertical joints of panels sheathing shall occur over and be fastened to common studs. Horizontal joints in braced wall panels shall occur over and be fastened to common blocking of a minimum 1" half thickness.

Wood structural panels shall conform to DOC PS 1, DOC PS 2 or ANSIWA PSI 215, CSA OS17 or CSA OS17-5. Panels shall be identified by a grade mark or certificate of inspection issued by an approved agency.

Horizontal joints in braced wall panels shall occur over and be fastened to common blocking of a minimum 1" half thickness.

Legend

# - Braced Wall Line

Note: Roof sheathing to be 2" Appurtenant sheathing 24" at 6" O/C edge nailing and 12" O/C field nailing. Use edge nailing at all drag trusses.

Wood structural panel sheathing shall be identified by a grade mark or certificate of inspection issued by an approved agency. Vertical joints of panels sheathing shall occur over and be fastened to common studs. Horizontal joints in braced wall panels shall occur over and be fastened to common blocking of a minimum 1" half thickness.
A. General

B. Building Plan and Development

C. Building Energy Efficiency Standards

D. Building Fire Safety Standards

E. Building Health and Safety Standards

F. Building Insulation Standards

G. Building Water Conservation Standards

H. Building Seismic Standards

I. Building Structural Standards

J. Building Water Management Standards

K. Building Foundation and Strut Requirements

L. Building Joists and Rafter Requirements

M. Building Frame and Sheathing Requirements

N. Building Wall Requirements

O. Building Door Requirements

P. Building Window Requirements

Q. Building Roof Requirements

R. Building Exterior Envelope Requirements

S. Building Stair Requirements

T. Building Sign Requirements

Table R311: Schedules for Structural Members

The information is divided into sections covering various aspects of construction, including materials, methods, and requirements. The sections are structured to provide comprehensive guidance for different elements of building construction, ensuring compliance with relevant regulations and standards. Each section is detailed, offering insights into specific practices and considerations necessary for the successful completion of construction projects.