1. The County of San Diego, Planning & Development Services, BUILDING DIVISION, is responsible for verifying any and all information. Persons or property, including 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.

2. The following materials and methods shall be used in the construction of the building:

   a. NON-COMBUSTIBLE MATERIAL
   b. FLAMMABILITY RATING PER CBC 708A.4 WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLEXIBILITY TO WITHSTAND WIND AND WEATHER CONDITIONS
   c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS NON-COMBUSTIBLE MATERIAL

3. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE 6'-8" HIGH MINIMUM AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.

4. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:

   a. NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE COVERING SHALL BE 7/8-INCH THICK
   b. STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN R-WORTH OF 3.5 AND A U-VALUE OF 0.5
   c. OTHER EXTERIOR WALL FINISHES AS APPROVED BY THE BUILDING OFFICIAL

5. EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.

6. EXTERIOR WALLS OF BUILDINGS SHALL BE EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:

   a. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD FRAMING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
   b. APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
   c. NFVA: APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM BOARD SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
   d. MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
   e. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
   f. 1-HOUR FIRE-RESISTANT RATED NON-COMBUSTIBLE MATERIAL

7. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO THE GARAGE BY LIMITING THE SIZE OF ANY GAP AT THE BOTTOM, SIDES, AND TOP OF THE DOOR TO 1/8 INCH OR LESS USING ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS.

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

   a. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD FRAMING AND COVERING SHALL BE 7/8-INCH THICK
   b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET AND AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL
   c. UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM BOARD SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 OR 6X8 POSTS
   d. 1-HOUR FIRE-RESISTANT-RATED MATERIAL
   e. STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN R-WORTH OF 3.5 AND A U-VALUE OF 0.5
   f. MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE JOISTS, 4X8 BEAMS, 4X6 POSTS)
   g. MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)

9. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 6 INCHES OF NON-COMBUSTIBLE MATERIAL AND INSTALLED OVER THE COMBUSTIBLE DECKING OR SHEATHING.

10. EXPOSURES OF DECORATIVE MASONRY, METAL, OR CONFO CAL MILLED OR VAPORIZED WOOD AND SUBPERFECT WOOD AND MASONRY, SHALL BE CONSTRUCTED WITH NOT LESS THAN 6 INCHES OF NON-COMBUSTIBLE MATERIAL AND INSTALLED OVER THE COMBUSTIBLE DECKING OR SHEATHING.

11. ANY ROOF TENTS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF DAN SLASH AND BRANCHES.

12. BRICKS SHALL BE TRIMMED GLASS.


14. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS) SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES C}
By using these standard plans, the user agrees to release the County of San Diego from any responsibility to verify any and all information.

These construction documents. The use of these plans does not eliminate or reduce the user's responsibility to verify any and all information.

1. All roof coverings, including the profiles of valleys shall be the material specified in the roof covering and roof covering installation plans. The minimum fire resistive rating shall be equal to the fire resistance rating of the roof over the sub consisting of roof sheathing, 1 1/2" particle board, and 1 1/2" metal decking.

2. All roof coverings shall be installed on a starter course of 1 1/2" metal roofing panel or equivalent material and fastened with roofing nails, spikes, or other approved fasteners. The metal roofing panel shall be fastened with roofing nails or spikes every 8" and shall be fully covered by the roof covering material.

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OUTLINE OF WALLS BELOW

1. MIN 250 SF 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 WITHIN SOLAR ZONE
4. 3" MIN FIRE FIGHTER ACCESS
5. 1'-6" SMOKE VENTILATION SETBACK AT RIDGES

NET FREE CROSS VENTILATION AREA = 7200 in² / 300 = 24 in²
VENT AREA REQ'D = 1200 ft² / 300 = 4 ft²

GABLE END VENTS
VENT AREA PROVIDED = 2 x 115 in² = 230 in²

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

TOTAL VENT AREA PROVIDED = 590 in² > 576 in²

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, damage, or loss to persons or property, including 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.
MIN 7' HORIZONTAL
DISTANCE FROM
EDGE OF FOOTING
TO DAYLIGHT (TYP)

MIN 7' HORIZONTAL
DISTANCE FROM
EDGE OF FOOTING
TO DAYLIGHT (TYP)

SECTION A-A

SECTION B-B

CONC. SLAB
AND FTG'S
PER PLAN

CONC. SLAB
AND FTG'S
PER PLAN

WALL INSULATION: _______________

CEILING INSULATION: _______________

ROOF (TOP CHORD) INSULATION: ________________

INTERIOR FINISH:
1. "GYPSUM BOARD
2. " WALL

EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL

INTERIOR WALL: 2X4 STUD WALL

RADIANT BARRIER IS REQUIRED

CLIMATE ZONE 1 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

MANUFACTURED TRUSSES

County of San Diego, Planning & Development Services
BUILDING DIVISION

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SECTIONS
1/2" = 1'-0"
By using these standard plans, the user agrees to release the County of San Diego from any responsibility to verify any and all information.

Wood structural panels shall conform to DOC PS 1, DOC PS 2 or ANSI/WMI PS 2, CSA C17 or CSA C22.

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 inch thickness.

Foundation Plan

<table>
<thead>
<tr>
<th>MARK</th>
<th>Minimum Nail Size</th>
<th>Minimum Wood Structural Panel Thickness (in)</th>
<th>Maximum Wall Stud Spacing (in)</th>
<th>Panel Nail Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>#4 COMMON</td>
<td>1.5</td>
<td>24-9</td>
<td>16</td>
<td>6</td>
</tr>
<tr>
<td>#6 COMMON</td>
<td>1.75</td>
<td>24-16</td>
<td>16</td>
<td>8</td>
</tr>
</tbody>
</table>

**Legend**

- # BRACED WALL LINE

**Foundation Plan Notes**

1. Foundation plate anchor bolts shall be used in each sill plate and/or belt.
2. Foundation plate anchors shall be spaced between plate anchors and not more than 8 feet apart.
3. Provide a minimum of two anchor bolts per sill plate with one bolt located 18 inches C.C. and minimum 14 inches from each end of each structural.
4. BOLTS TO BE LOCATED WITHIN THREE INCHES OF THE SILL PLATE WELD.
5. Fasteners for pressure-treated and fire retardant treated wood shall be hot-dipped galvanized steel or stainless steel.
6. All anchors bolts shall be embedded in the concrete slab at least 7 inches into the concrete (UNO) and not spaced more than 6 feet apart.
7. Metal panel anchor bolts shall be avoided in or between slab within the structure.

**Foundation Plan**

3/8" = 1'-0"
By using these standard plans, the user agrees to release the County of San Diego from any responsibility to verify any and all information. The user of these plans does so at their own risk. The user of these plans does so at their own risk.

Details:

1. TRUSS PARALLEL TO FRAMING MEMBER
   - Detailed connections when parallel to framing member.

2. TRUSS PERPENDICULAR TO FRAMING MEMBER
   - Connections at points of support or spread.

Legend:

- **#** BRACED LINE
- **A** 2X TRUSSES PER ROOF FRAMING PLAN
- **B** 2X DOUBLE TOP PLATE
- **C** 2X BLKG W/ Z CLIPS @ 24" O/C
- **D** 2X TRUSSES
- **E** 2X DOUBLE TOP PLATE
- **F** 2X TRUSSES PER GABLE END TRUSS
- **G** SIMPSON STC GAP
- **H** EDGE NAILING
- **I** PLY SHEATHING PER ROOF FRAMING PLAN
- **J** 2X TRUSSES AT 24" O/C
- **K** 2X STANDARD TRUSSES AT 24" O/C
- **L** S-2 SHEATHING PANEL
- **M** 2X TRUSSES AT 24" O/C
- **N** DISTINCT BREACHED WALL PANEL
- **O** 2X DOUBLE TOP PLATE
- **P** 2X STANDARD TRUSSES AT 24" O/C
- **Q** 2X TRUSSES PER ROOF FRAMING PLAN
- **R** 2X TRUSSES
- **S** 2X TRUSSES PER ROOF FRAMING PLAN
- **T** 2X TRUSSES
- **U** 2X TRUSSES
- **V** 2X TRUSSES
- **W** 2X TRUSSES
- **X** 2X TRUSSES
- **Y** 2X TRUSSES
- **Z** 2X TRUSSES

Wood Structural Panel Sheathing:

- **SIZE** 1.5
- **MINIMUM WOOD STRUCTURAL PANEL SHEATHING** 24"o/c
- **MINIMUM NOMINAL PANEL THICKNESS** [in]
- **MAXIMUM WALL STUD SPACING** [in]
- **PANEL NAIL SPACING**
  - **EDGES** [inches o/c]
  - **FIELD** [inches o/c]

<table>
<thead>
<tr>
<th>MINIMUM NAIL</th>
<th>MINIMUM WOOD STRUCTURAL PANEL SHEATHING</th>
<th>MINIMUM NOMINAL PANEL THICKNESS</th>
<th>MAXIMUM WALL STUD SPACING</th>
<th>PANEL NAIL SPACING</th>
</tr>
</thead>
<tbody>
<tr>
<td>SD COMMON</td>
<td>1.5</td>
<td>24&quot;</td>
<td>2</td>
<td>16</td>
</tr>
<tr>
<td>SD COMMON</td>
<td>1.75</td>
<td>24&quot;</td>
<td>2</td>
<td>16</td>
</tr>
</tbody>
</table>

Wood structural panels shall conform to DOC PS 1, DOC PS 2, or ANSI/MA WP 200; CSA OS47 or CSA OS47C 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 2" thickness.
A. General

B. Wood Framing

C. Interior Walls

D. Wood Blocking and Framing

E. Vertical Firestopping

F. Protection of Wood against Decay

G. Foundation and Code Footings

H. Structural Design

I. Interior Wall Protection

J. Exterior Wall Protection

K. Protection of Wood against Decay

L. Foundations and Code Footings

M. Building Accessory Design

N. Wood and Nailing

O. Electrical Systems

P. Mechanical Systems

Q. Property Maintenance

R. Site and Project Management

S. Programmed Maintenance

T. Building Information

U. Building Information

V. Building Information

W. Building Information

X. Building Information

Y. Building Information

Z. Building Information

**Notes:**

- All codes and regulations are subject to change and should be verified with the latest versions available at the time of construction.
- Contact your local building department for specific guidelines and requirements.
- This information is provided as a general reference and should not be used as the sole source of compliance.
- Always consult with a licensed professional for advice on compliance with building codes and regulations.

**Disclaimer:**

- The information provided is intended for educational purposes and does not constitute legal advice.
- The content is subject to change and may not reflect the most recent updates or amendments to codes and regulations.
- The author is not liable for any errors or omissions in the information provided.