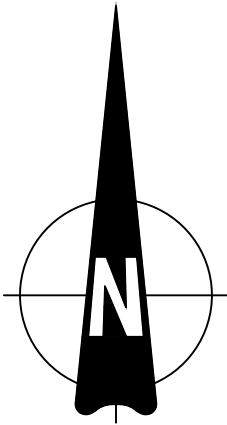


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ENGINEERING SCALE: 1" =

BMP LEGEND					SHEET INDEX				
PDS 659	BROW DITCH	⇒⇒			SP-1	SITE PLAN			
PDS 659	BERM	→B→			A1	FLOOR PLAN			
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					A3	ELEVATIONS - FRONT & BACK			
MATERIALS & WASTE MANAGEMENT BMPs:					A4	ELEVATIONS - RIGHT & LEFT			
WM-1	MATERIAL DELIVERY & STORAGE				A5	ROOF PLAN / TRUSS LAYOUT			
WM-4	SPILL PREVENTION AND CONTROL				A6	SECTIONS			
WM-8	CONCRETE WASTE MANAGEMENT				S1	FOUNDATION PLAN			
WM-5	SOLID WASTE MANAGEMENT				S2	ROOF FRAMING			
WM-9	SANITARY WASTE MANAGEMENT				CS-1	MIN. CONSTRUCTION SPECIFICATIONS			
WM-6	HAZARDOUS WASTE MANAGEMENT								
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SS-4	HYDROSEEDING (SUMMER)	~TSP~TSP~							
SS-6	SS-8 STRAW OR WOOD MULCH	~S/W~S/W~							
SS-7	PHYSICAL STABILIZATION (WINTER)	~EBM~EBM~							
SS-10	ENERGY DISSIPATOR								
SC-1	SILT FENCE								
SC-2	PDS 659 SEDIMENT / DESILTING BASIN								
SC-5	FIBER ROLLS	~FR~FR~							
SC-6	SC-8 GRAVEL OR SAND BAGS								
SC-7	STREET SWEEPING AND VACUUMING								
SC-10	STORM DRAIN INLET PROTECTION								
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TC-1	STABILIZED CONSTRUCTION ENTRANCE								
TC-2	CONSTRUCTION ROAD STABILIZATION								
TC-3	ENTRANCE / EXIT TIRE WASH								
BASELINE BMPs FOR EXISTING AND PROPOSED SITE FEATURES									
SD-B	DIRECT RUNOFF TO PERVIOUS AREAS								
SD-C	INSTALL GREEN ROOF								
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SD-G	CONSERVE NATURAL FEATURES								
SD-H	PROVIDE BUFFERS AROUND WATER BODIES								
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SD-K	SUSTAINABLE LANDSCAPING								
BASELINE BMPs FOR POLLUTANT-GENERATING SOURCES									
SC-A	OVERHEAD COVERING								
SC-B	SEPARATION OF FLOWS FROM ADJACENT AREAS								
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SC-E	CONTAINMENT SYSTEM								
POTENTIAL RUNOFF POLLUTANTS:									
A	TRASH & REFUSE STORAGE								
B	MATERIALS & EQUIPMENT STORAGE								
C	LOADING & UNLOADING								
D	FUELING								
E	MAINTENANCE & REPAIR								
F	VEHICLE & EQUIPMENT CLEANING								
G	OTHER								

FLOOR PLAN

3/8" = 1'-0"

WINDOW SCHEDULE					
MARK	DIMENSION	QTY	TYPE	TEMPERED	NOTES
A	5'-0" x 4'-0"	4	SLIDING		
B	4'-0" x 2'-0"	3	SLIDING		
C	3'-0" x 2'-0"	4	SLIDING	Y	
D	8'-0" x 4'-0"	1	SLIDING		
E	3'-0" x 3'-0"	1	SLIDING		
F	2'-0" x 6'-8"	2	FIXED	Y	DOOR SIDELIGHTS

- EXTERIOR WINDOWS, EXTERIOR GLAZED DOORS, GLAZED OPENINGS WITHIN EXTERIOR DOORS, GLAZED OPENINGS WITHIN EXTERIOR GARAGE DOORS, AND EXTERIOR STRUCTURAL GLASS VENEER SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
- A. MULTI-PANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE MEETING THE REQUIREMENTS OF SECTION 2406 SAFETY GLAZING, AND WHERE ANY GLAZING FRAMES MADE OF VINYL MATERIALS SHALL HAVE WELDED CORNERS, METAL REINFORCEMENT IN INTERLOCK AREA, AND BE CERTIFIED TO AAMA/WDMA/CSA 101/1.5.2/A40
- B. MINIMUM 20-MIN FIRE-RESISTANCE-RATED.
- C. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-2

DOOR SCHEDULE					
MARK	DIMENSION	QTY	TYPE	TEMPERED	NOTES
1	3'-0" x 6'-8"	1	SWINGING		1-3/8" SOLID CORE
2	2'-8" x 6'-8"	5	SWINGING		
3	3'-0" x 6'-8"	2	SWINGING		
4	6'-0" x 6'-8"	1	SLIDING	Y	
5	2'-8" x 6'-8"	1	BARN		
6	2'-8" x 6'-8"	1	POCKET		WALK-IN CLOSET
7	2'-6" x 6'-8"	1	DOUBLE		
8	5'-0" x 6'-8"	1	BI-FOLD		LAUNDRY
9	8'-0" x 6'-8"	3	SLIDING		8FT CLOSET

- EXTERIOR DOORS SHALL COMPLY WITH ONE OF THE FOLLOWING: (SELECT ONE)
- A. EXTERIOR SURFACE OR CLADDING OF NON-COMBUSTIBLE OR IGNITION-RESISTANT MATERIAL
- B. SOLID CORE WOOD COMPLYING WITH THE FOLLOWING:
- STILES AND RAILS MINIMUM 1-3/8 INCHES THICK
 - RAISED PANELS MINIMUM 1-1/4 INCHES THICK
- EXCEPTION: EXTERIOR PERIMETER OF RAISED PANEL MAY TAPER TO A TONGUE MINIMUM 3/8 INCHES THICK
- C. MINIMUM 20-MIN FIRE RATED WHEN TESTED PER NFPA 252
- D. MEET PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1

WALL LEGEND

- 2x6 WALL
- 2x4 WALL

FLOOR PLAN NOTES

- EXTERIOR WALLS WITHIN 3 FEET OF PROPERTY LINE (WITH SPRINKLERS) OR 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS) REQUIRE 1-HOUR FIRE RATING FOR EXPOSURE TO BOTH SIDES.
- PROJECTIONS:
 - PROHIBITED WITHIN 2 FEET OF PROPERTY LINE
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
 - 1-HOUR FIRE RATING ON THE UNDERSIDE WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- OPENINGS:
 - PROHIBITED WITHIN 3FT OF PROPERTY LINE
 - MAXIMUM 25% OF WALL AREA WITHIN 5 FEET OF PROPERTY LINE (WITHOUT SPRINKLERS)
- PENETRATIONS:
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 3FT OF PROPERTY LINE (WITH SPRINKLERS)
 - 1-HOUR FIRE-RATED PENETRATIONS OF WALLS WITHIN 5FT OF PROPERTY LINE (WITHOUT SPRINKLERS)
- CONCRETE LANDING WITH MIN 36" DEPTH AND A MAXIMUM OF 1-1/2" LOWER THAN TOP OF DOOR THRESHOLD

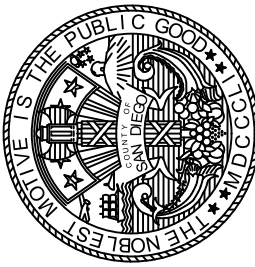
OPTIONAL ROLL-IN SHOWER PLAN NOTES

- SHOWER COMPARTMENT SEAT
 - MUST BE FOLDING TYPE, NOT TO EXCEED MORE THAN 6 INCHES FROM MOUNTING WALL WHEN FOLDED
 - LOCATED WITHIN 27 INCHES OF SHOWER CONTROLS
 - MOUNTED MINIMUM 17 INCHES AND MAXIMUM 19 INCHES ABOVE BATHROOM FINISHED FLOOR
 - SEAT INSTALLED ON SIDE WALL ADJACENT TO CONTROLS AND EXTENDING FROM BACK WALL TO POINT WITHIN 3 INCHES OF SHOWER COMPARTMENT ENTRY
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
- SHOWER GRAB BARS
 - MOUNTED MINIMUM 33 INCHES AND MAXIMUM 36 INCHES ABOVE SHOWER FLOOR
 - NOT EXTENDING OVER SHOWER SEAT
 - IF CROSS SECTION IS CIRCULAR, MINIMUM 1-1/4" AND MAXIMUM 2" OUTSIDE DIAMETER
 - IF CROSS SECTION IS NON-CIRCULAR, MINIMUM 4" AND MAXIMUM 4.8" PERIMETER AND MAXIMUM 2-3/4" CROSS SECTION DIMENSION
 - GRAB BARS MOUNTED ADJACENT TO A WALL, 1-1/2" ABSOLUTE SPACE BETWEEN WALL AND GRAB BAR
 - MINIMUM 1-1/2" SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS BELOW AND AT ENDS
 - MINIMUM 12 INCH SPACE BETWEEN GRAB BAR AND PROJECTING OBJECTS ABOVE
 - SURFACE MATERIAL OF ANY WALLS OR OBJECTS ADJACENT TO GRAB BARS MUST BE FREE OF SHARP OR ABRASIVE ELEMENTS AND HAVE ROUNDED EDGES.
 - STRUCTURAL ADEQUACY OF MOUNTING HARDWARE AND FASTENERS TO ACCOMMODATE 250 POUND POINT LOAD APPLIED AT ANY POINT ON THE GRAB BAR, FASTENER, MOUNTING DEVICE, OR SUPPORTING STRUCTURE
 - WALL REINFORCEMENT TO BE PROVIDED AT LOCATION OF GRAB BARS (E.G. BLOCKING)
- OPERABLE PARTS OF SHOWER CONTROLS AND FAUCETS:
 - INSTALLED ON BACK WALL OF SHOWER COMPARTMENT ADJACENT TO SEAT WALL
 - LOCATED MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR
 - CENTERLINE AT MINIMUM 39 INCHES AND MAXIMUM 41 INCHES ABOVE SHOWER FLOOR
 - SINGLE-LEVER DESIGN
 - OPERABLE WITH MAXIMUM 5 POUNDS OF FORCE
 - OPERABLE WITH ONE HAND AND WITHOUT TIGHT GRASPING, PINCHING, OR TWISTING OF WRIST
- SPRAYER UNIT AND ASSOCIATED OPERABLE PARTS SHALL BE PROVIDED PER THE FOLLOWING:
 - OPERABLE PARTS, INCLUDING HANDLE, TO BE INSTALLED ON BACK WALL OF SHOWER COMPARTMENT MINIMUM 19 INCHES AND MAXIMUM 27 INCHES FROM SEAT WALL
 - OPERABLE PARTS LOCATED ABOVE GRAB BAR BUT NO HIGHER THAN 48 INCHES ABOVE SHOWER FLOOR, MEASURED TO TOP OF MOUNTING BRACKET
 - MINIMUM 59 INCH LONG HOSE
 - CAPABLE FOR USE AS FIXED SHOWER HEAD AND HAND HELD SHOWER
 - ON/OFF CONTROL WITH NON-POSITIVE SHUT OFF
 - ADJUSTABLE -HEIGHT SHOWER HEADS ON VERTICAL BAR SHALL NOT OBSTRUCT USE OF BATHTUB GRAB BARS
- WHERE SOAP DISHES ARE PROVIDED, MAXIMUM 40 INCHES ABOVE SHOWER FLOOR AND WITHIN REACH LIMITS FROM THE SHOWER SEAT
- MAXIMUM 2.1% SLOPE IN ALL DIRECTIONS OF ROLL-IN SHOWER FLOORS
- MAXIMUM 1/2" HIGH THRESHOLDS WITH MAXIMUM 50% BEVELED SLOPE AT ROLL-IN SHOWERS
- WHERE DRAINS ARE PROVIDED AT ROLL-IN SHOWERS, MAXIMUM 1/4" GRATE OPENINGS FLUSH WITH SHOWER FLOOR SURFACE

AGING-IN-PLACE AND FALL PREVENTION

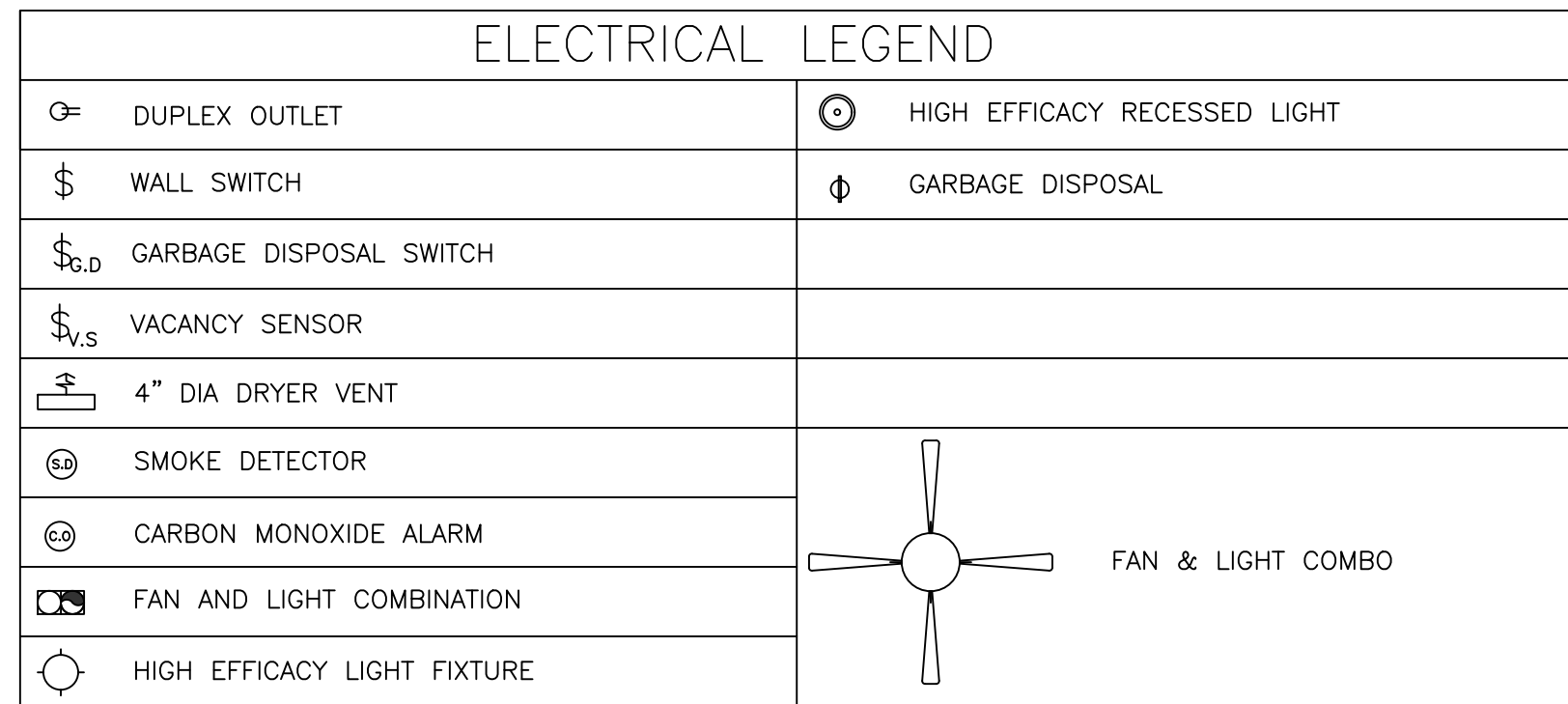
- REINFORCEMENT FOR GRAB BARS: AT LEAST ONE BATHROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT INSTALLED IN ACCORDANCE WITH SECTION R327.1.1. REINFORCEMENT SHALL BE MINIMUM 2X8 SOLID LUMBER, LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR FLUSH WITH WALL FRAMING ON BOTH SIDE WALLS OF THE FIXTURE.
- ELECTRICAL OUTLETS, SWITCH, AND CONTROL HEIGHTS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISHED FLOOR (SECTION R327.1.2). SHOW DIMENSION ON ELEVATION.
- DOORBELL BUTTONS SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING. (SECTION R327.1.4). SHOW DIMENSION ON ELEVATION.
- INTERIOR DOORS: EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES, MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSE POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

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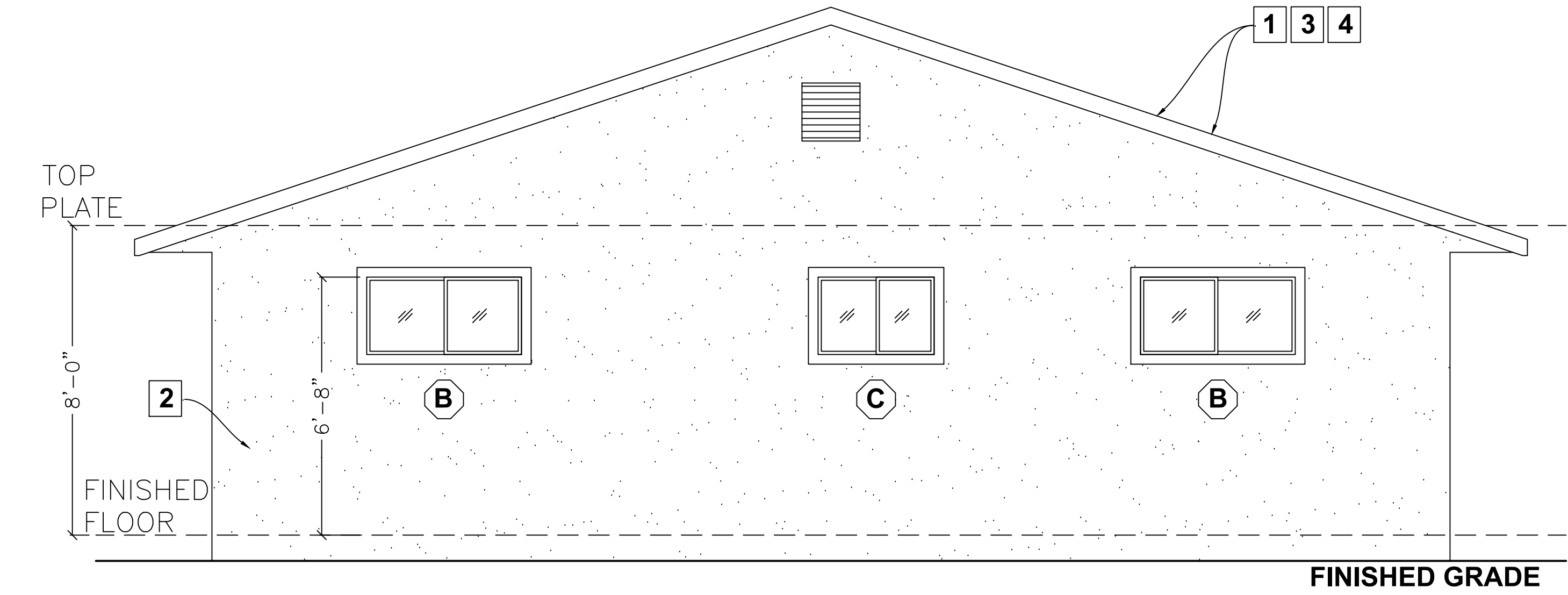
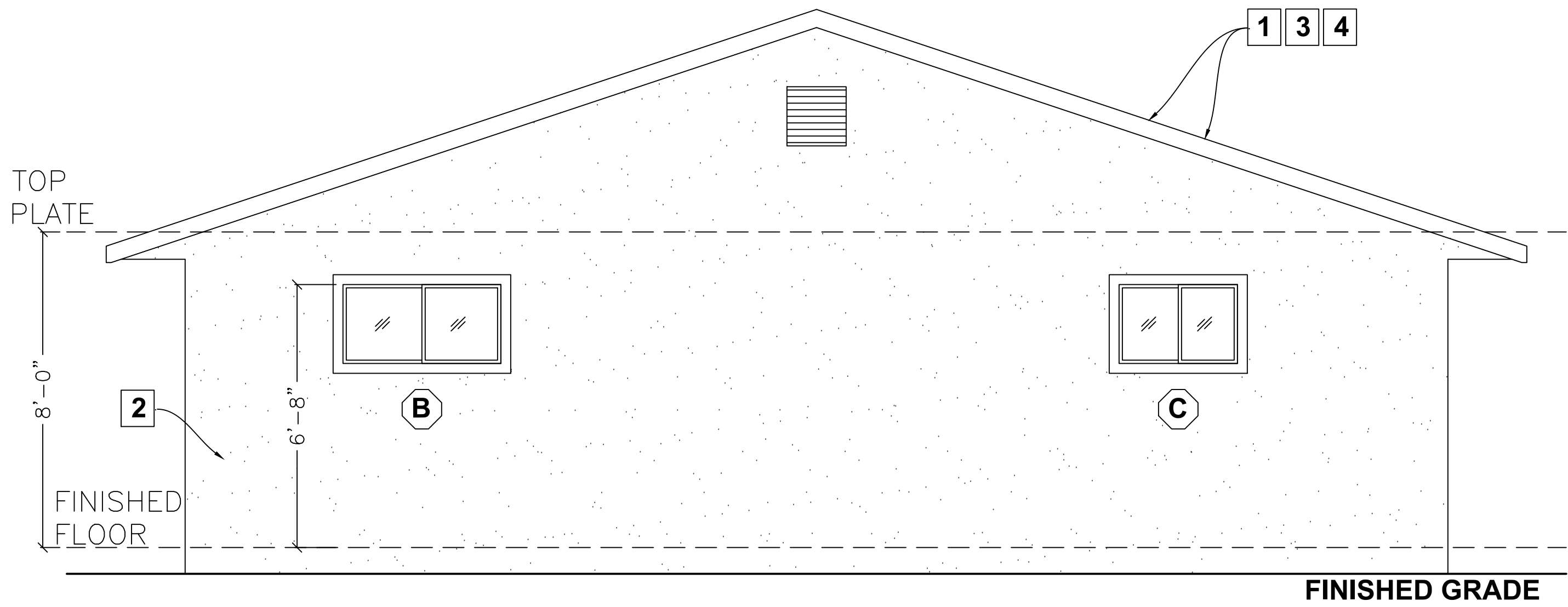
Sheet Number

A1


$$1/4'' = 1'-0''$$

A2

RIGHT



LEFT

ELEVATION KEY NOTES

1. ROOF: CLASS 'A' FIRE RATING

ROOF MATERIAL: _____

MANUFACTURER / MODEL: _____

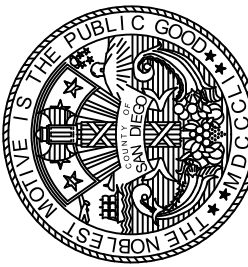
UNDERLAYMENT: _____

LISTING REPORT #: _____
2. EXTERIOR WALL FINISH: _____ (SEE NOTE 7 BELOW)
3. ROOF PITCH: _____
4. RADIANT BARRIER IS REQUIRED YES ☐ NO ☐

WILDFIRE ZONE PLAN NOTES

1. IN ROOF COVERINGS WHERE THE PROFILE CREATES SPACE BETWEEN THE ROOF COVERING AND COMBUSTIBLE ROOF DECKING, SPECIFY ONE OF THE FOLLOWING MEANS OF PROTECTING SPACES AT EAVES ENDS:
 - a. FIRE-STOPPING WITH APPROVED MATERIALS
 - b. ONE LAYER OF 72 POUND (32.4 KG) MINERAL-SURFACED NON-PERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 INSTALLED OVER THE COMBUSTIBLE DECKING
 - c. OTHERWISE CONSTRUCTED TO PREVENT INTRUSION OF FLAMES AND EMBERS
2. EXPOSED VALLEY FLASHINGS SHALL BE CONSTRUCTED WITH NOT LESS THAN 0.019-INCH (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE UNDERLAYMENT CONSISTING OF ONE LAYER OF NO. 72 ASTM CAP SHEET RUNNING THE FULL LENGTH OF THE VALLEY.
3. ANY ROOF GUTTERS SHALL BE PROVIDED WITH MEANS TO PREVENT ACCUMULATION OF LEAVES AND DEBRIS.
4. SKYLIGHTS SHALL BE TEMPERED GLASS.
5. ALL VENTS (ROOF, FOUNDATION, COMBUSTION-AIR, ETC) SHALL RESIST THE INTRUSION OF FLAMES AND EMBERS
6. VENTILATION OPENINGS FOR ENCLOSED ATTICS, EAVE SOFFIT SPACES, 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 EXTERIOR DOORS SHALL BE LISTED TO ASTM E 2886 AND COMPLY WITH ALL OF THE FOLLOWING:
 - a. THERE SHALL BE NO FLAMING IGNITION OF THE COTTON MATERIAL DURING THE EMBER INTRUSION TEST
 - b. THERE SHALL BE NO FLAMING IGNITION DURING THE INTEGRITY TEST PORTION OF THE FLAME INTRUSION TEST
 - c. THE MAXIMUM TEMPERATURE OF THE UNEXPOSED SIDE OF THE VENT SHALL NOT EXCEED 662 DEGREES FAHRENHEIT (350 DEGREES CELSIUS)
7. EXTERIOR WALL FINISH SHALL COMPLY WITH ONE OF THE FOLLOWING:
 - a. NON-COMBUSTIBLE MATERIAL (STUCCO, CEMENT FIBER BOARD, ETC)
 - STUCCO AND CEMENT PLASTER USED AS AN EXTERIOR WALL COVERING SHALL BE 7/8-INCH THICK
 - NONCOMBUSTIBLE OR FIRE-RETARDANT-TREATED WOOD SHAKE USED AS AN EXTERIOR WALL COVERING SHALL HAVE AN UNDERLAYMENT OF MINIMUM 1/2-INCH FIRE-RATED GYPSUM SHEATHING THAT IS TIGHTLY BUTTED, OR TAPED AND MUDDED, OR AN UNDERLAYMENT OF OTHER IGNITION-RESISTANT MATERIAL APPROVED BY THE BUILDING OFFICIAL.
 - b. IGNITION-RESISTANT MATERIAL
8. PATIO COVER, CARPORT AND TRELLIS CONSTRUCTION WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH ANY OF THE FOLLOWING:
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 2X TONGUE-AND-GROOVE SHEATHING, 4X6 RAFTERS/BEAMS, 6X6 POSTS)
9. DECK, BALCONY, AND EXTERIOR STAIR CONSTRUCTION, WITH ALL EXPOSED ELEMENTS SHALL COMPLY WITH THE FOLLOWING:
 - a. FRAMING (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - MODIFIED HEAVY TIMBER (MIN 4X8 JOISTS, 4X10 OR 6X8 BEAMS, 6X6 POSTS)
 - b. DECKING AND TREAD MATERIAL (ANY OF THE FOLLOWING):
 - NON-COMBUSTIBLE MATERIAL
 - 1-HOUR FIRE-RESISTANT-RATED MATERIAL
 - APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - APPROVED ALTERNATIVE DECKING MATERIAL MEETING TESTS REQUIREMENTS OF COUNTY BUILDING CODE 92.1.709A.1.4)
10. EXTERIOR GARAGE DOORS SHALL RESIST THE INTRUSION OF EMBERS INTO 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 METHODS:
 - a. WEATHER-STRIPPING PRODUCTS WITH TENSILE STRENGTH AND FLAMMABILITY RATING PER CBC 708A.4
 - b. DOOR OVERLAPS ONTO JAMBS AND HEADERS
 - c. GARAGE DOOR JAMBS AND HEADERS COVERED WITH METAL FLASHING
11. PAPER-FACED INSULATION PROHIBITED IN ATTICS OR OTHER VENTILATED SPACES.
12. FENCES OR ANY STRUCTURE WITHIN 5 FEET OF BUILDING SHALL BE CONSTRUCTED PER ONE OF THE FOLLOWING:
 - a. NON-COMBUSTIBLE MATERIAL
 - b. APPROVED EXTERIOR FIRE-RETARDANT TREATED WOOD
 - c. MATERIAL MEETING SAME FIRE-RESISTIVE STANDARDS AS EXTERIOR WALLS OF BUILDINGS

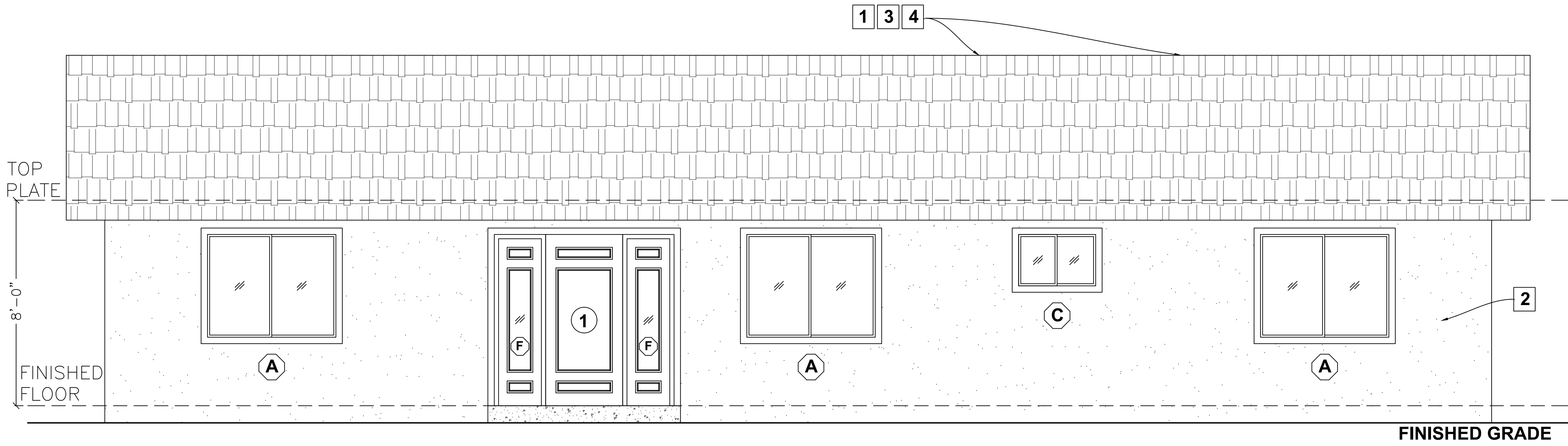
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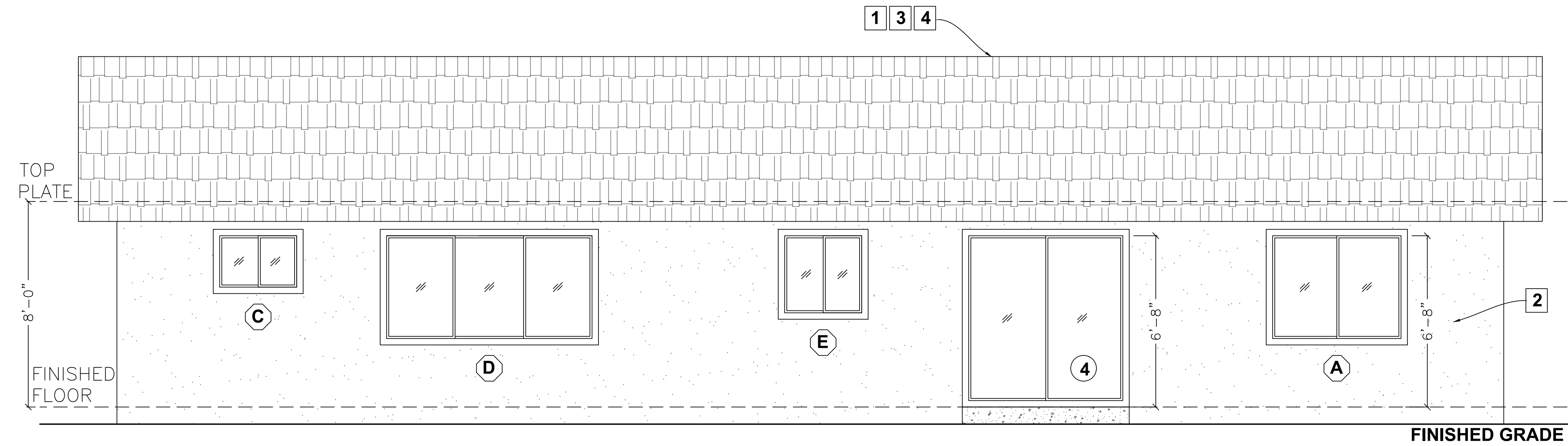
Sheet Number

A3

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 USERS RESPONSIBILITY TO VERIFY ANY AND ALL INFORMATION.



FRONT



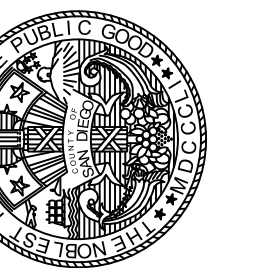
BACK

ELEVATION KEY NOTES

SEE SHEET A3 FOR KEYNOTES

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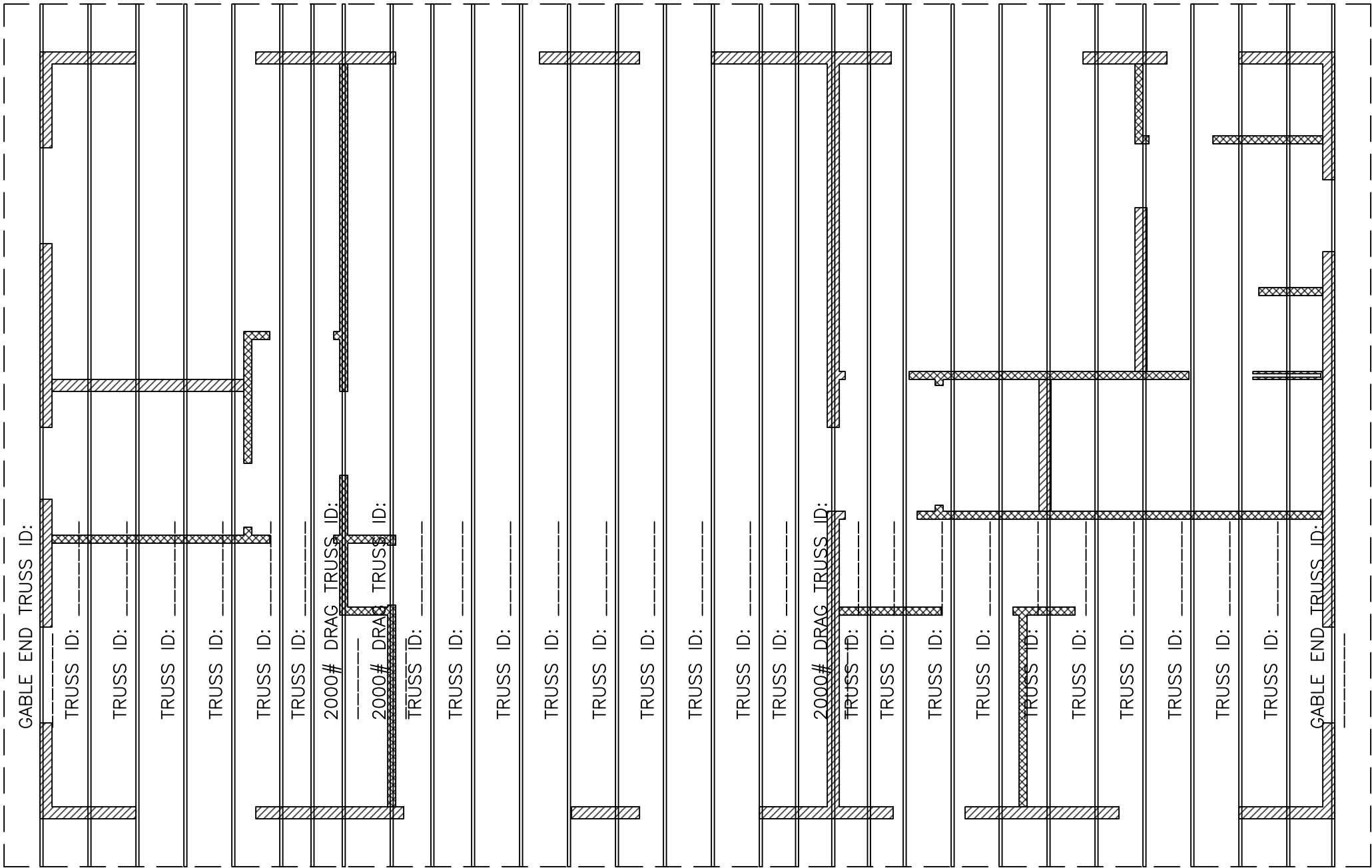
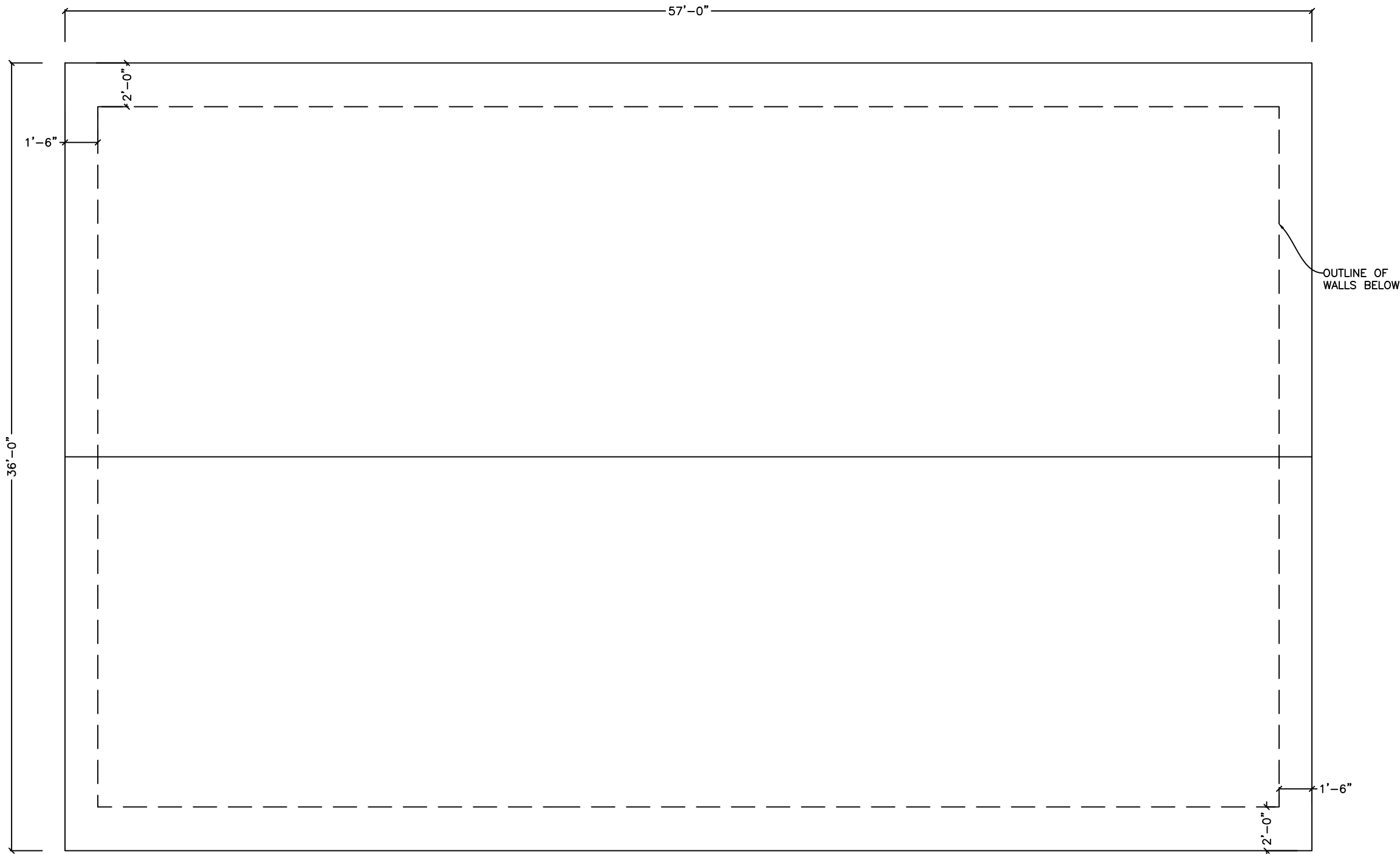
County of San Diego, Planning & Development Services
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Sheet Number

A4

ELEVATIONS
3/8" = 1'-0"



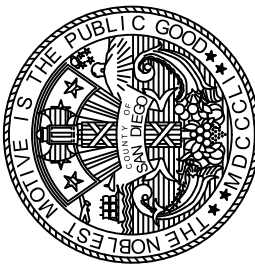
ATTIC VENTILATION

ATTIC VENTILATION REQUIRED
(SEE WILDFIRE NOTES 5 & 6 ON SHEET A3)

NET FREE CROSS VENTILATION AREA = $\frac{1}{300}$

VENT AREA REQUIRED = $1728 \text{ ft}^2 / 300 = 5.76 \text{ ft}^2 \times 144 = 830 \text{ in}^2 < \text{TOTAL VENT AREA PROVIDED}$

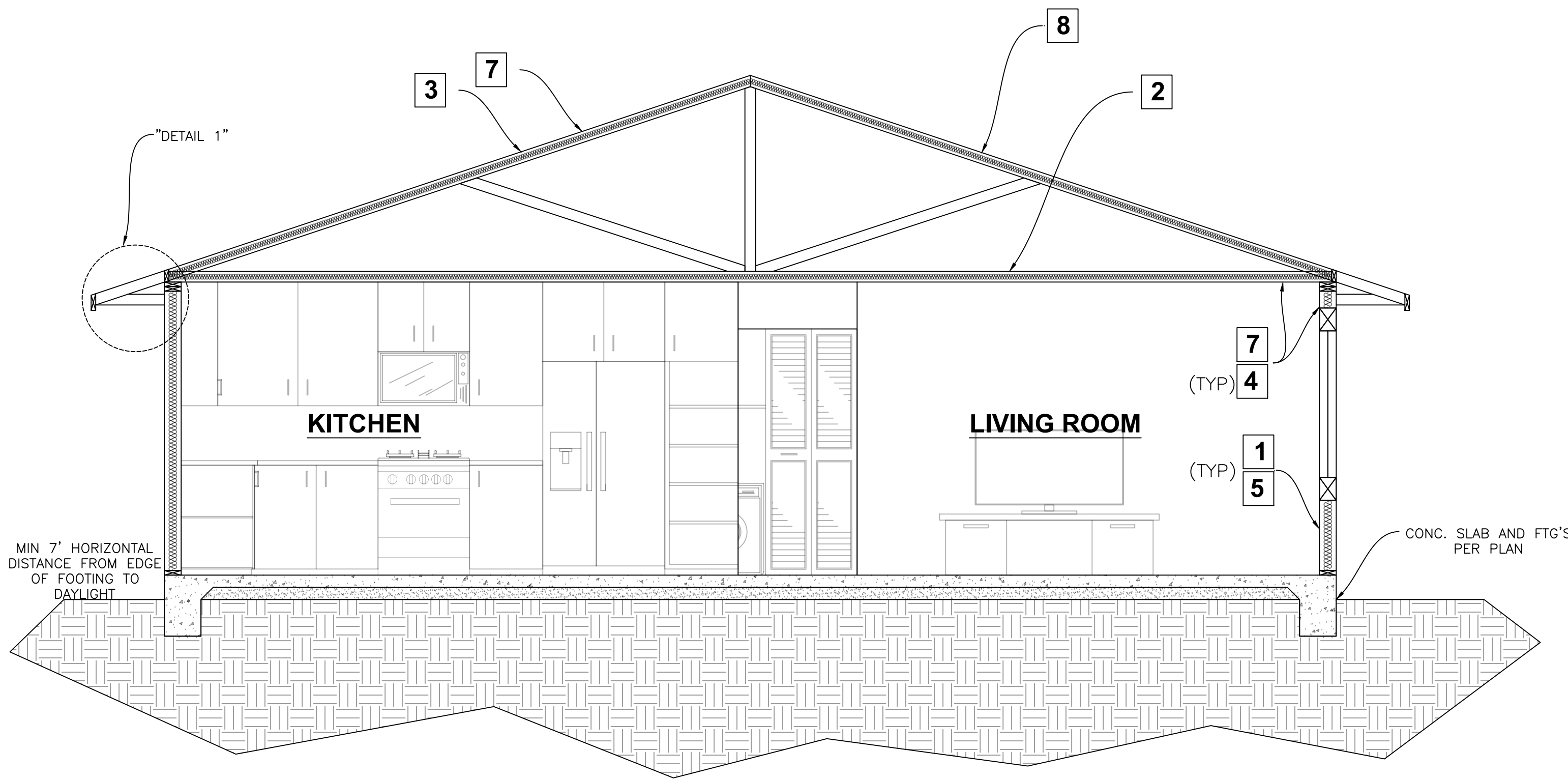
- GABLE VENT (MIN ONE VENT AT EACH GABLE END)
MANUFACTURER: _____
MODEL: _____
QTY: _____ NFVA: _____ in^2
VENT AREA PROVIDED = $\text{QTY} \times \text{NFVA} = \text{_____} \text{in}^2$
- EAVE VENT
MANUFACTURER: _____
MODEL: _____
QTY: _____ NFVA: _____ in^2
VENT AREA PROVIDED = $\text{QTY} \times \text{NFVA} = \text{_____} \text{in}^2$
- ROOF VENT
MANUFACTURER: _____
MODEL: _____
QTY: _____ NFVA: _____ in^2
VENT AREA PROVIDED = $\text{QTY} \times \text{NFVA} = \text{_____} \text{in}^2$
- INSTALL BETWEEN 40% AND 50% OF THE REQUIRED NET FREE VENT AREA A MAXIMUM OF 3 FEET BELOW THE RIDGE OR THE HIGHEST POINT OF THE SPACE (MEASURED VERTICALLY), AND INSTALL THE BALANCE OF THE REQUIRED VENTILATION IN THE BOTTOM ONE-THIRD OF THE ATTIC SPACE.



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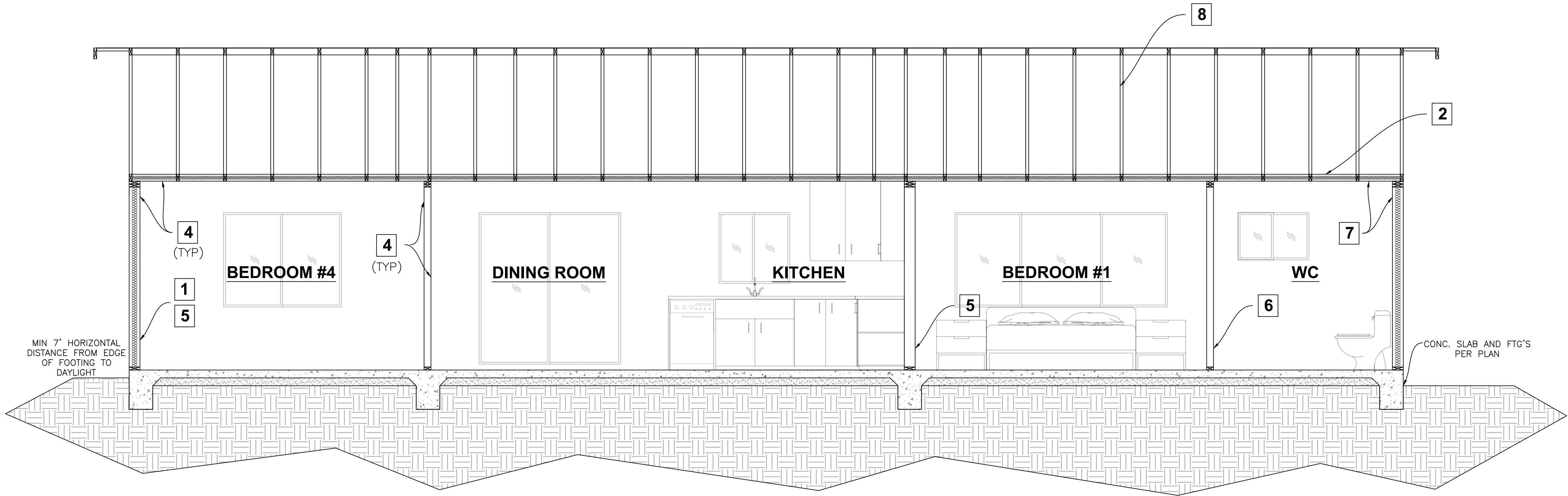
A5



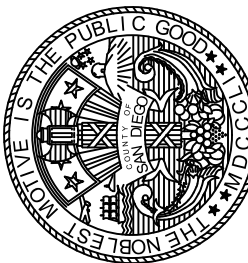
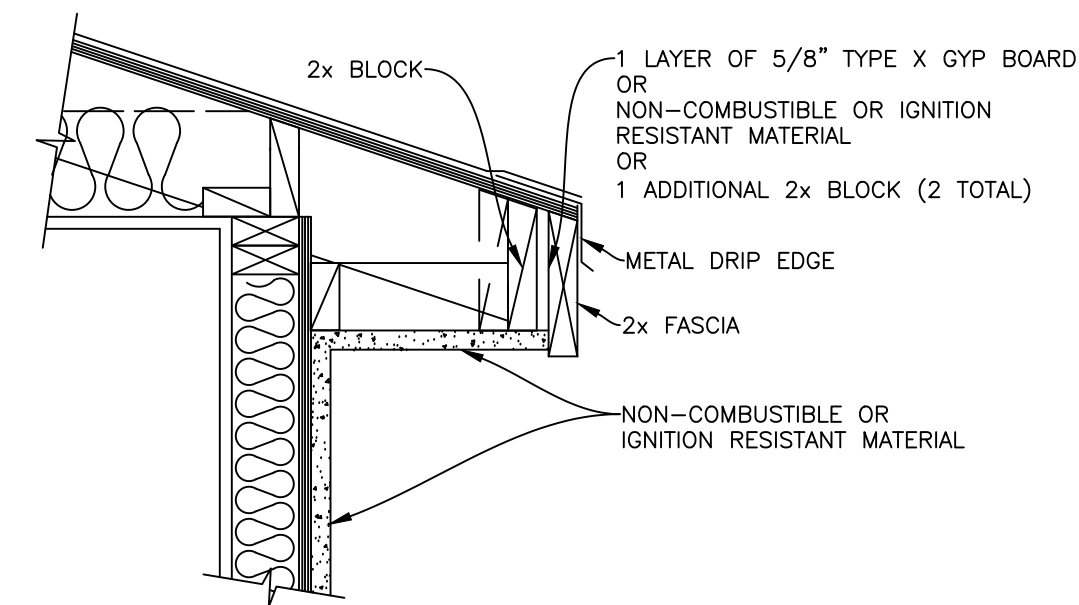
SECTION A-A

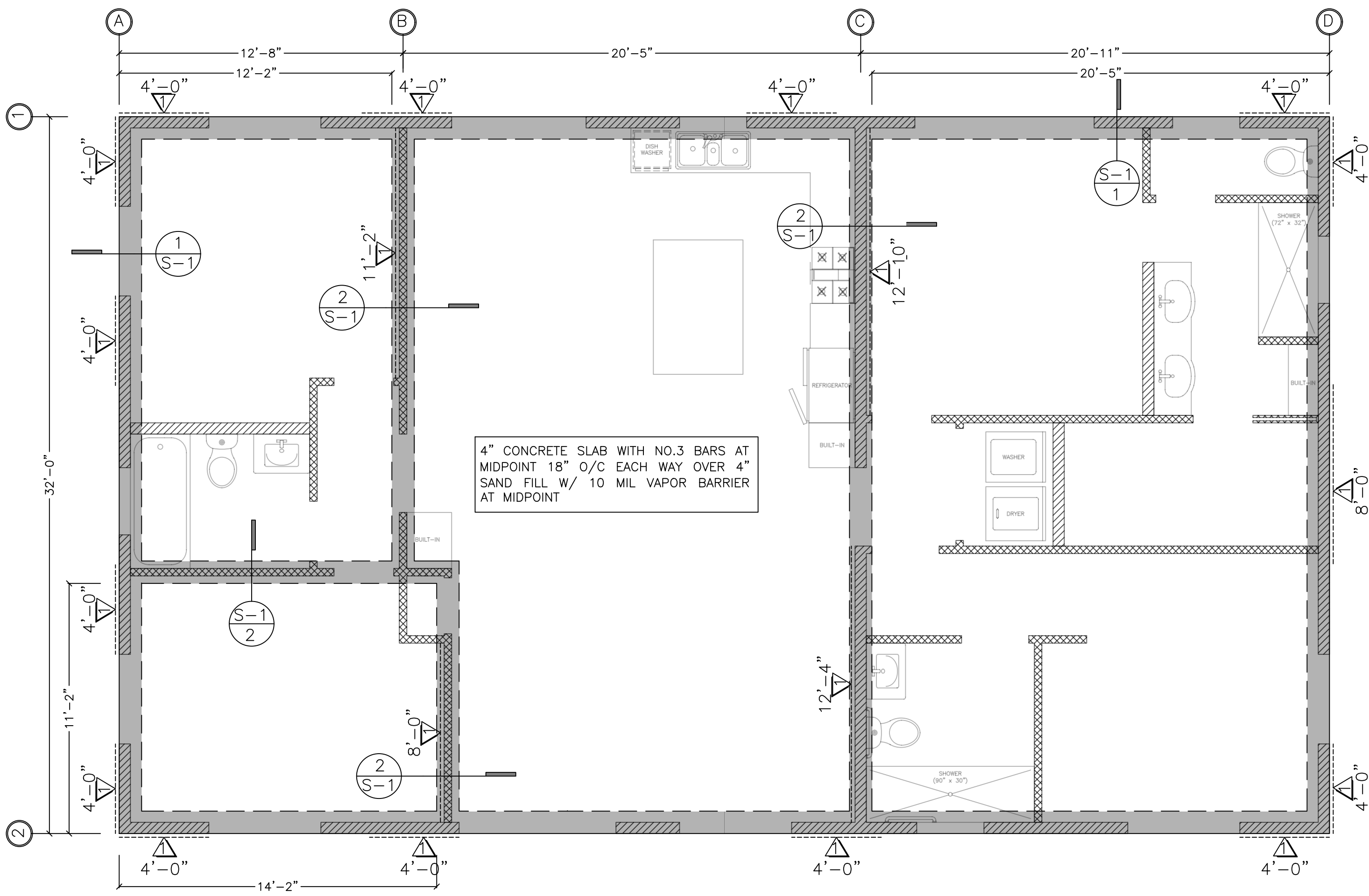
SECTION KEY NOTES

1. WALL INSULATION: _____
2. CEILING INSULATION: _____
3. ROOF (TOP CHORD) INSULATION: _____
4. INTERIOR FINISH: $\frac{1}{2}$ " GYPSUM BOARD
5. EXTERIOR WALL/PLUMBING WALL: 2X6 STUD WALL
6. INTERIOR WALL: 2X4 STUD WALL
7. 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
8. MANUFACTURED TRUSSES



SECTION B-B

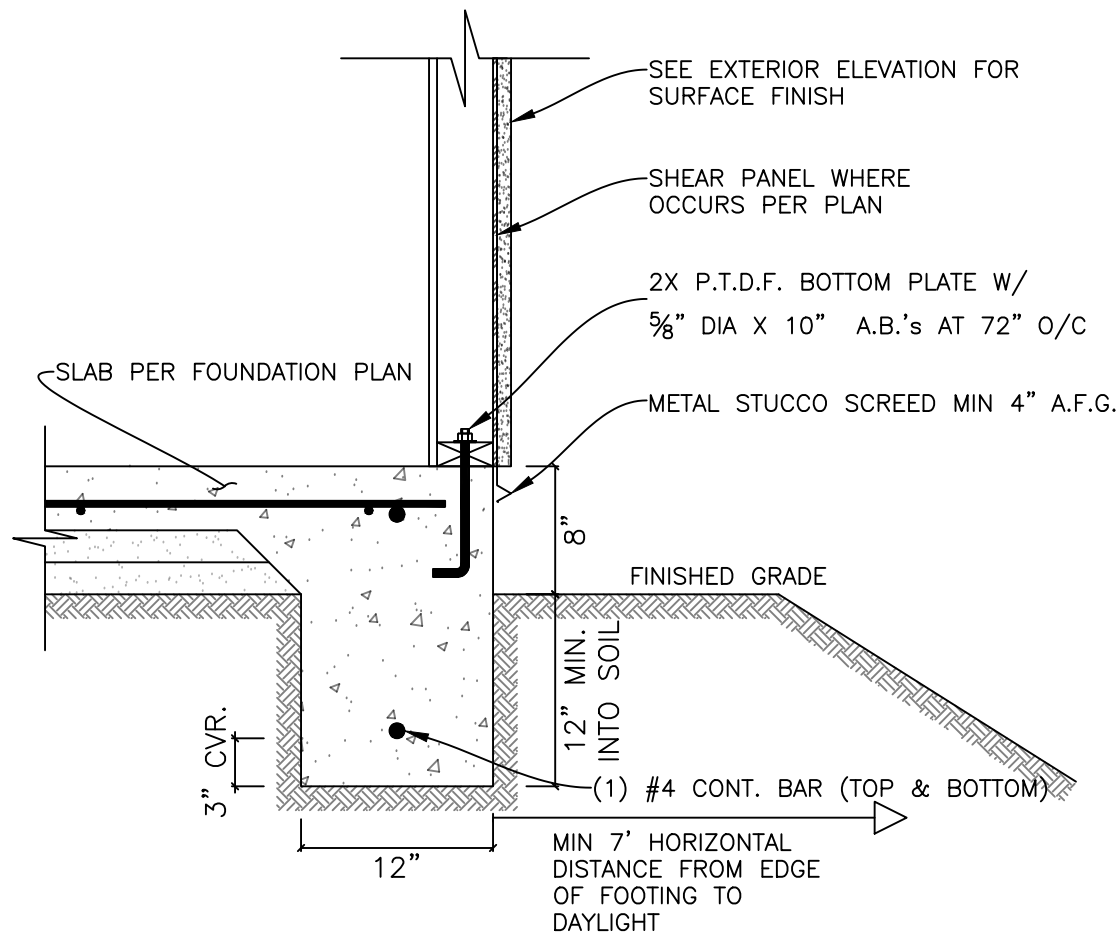




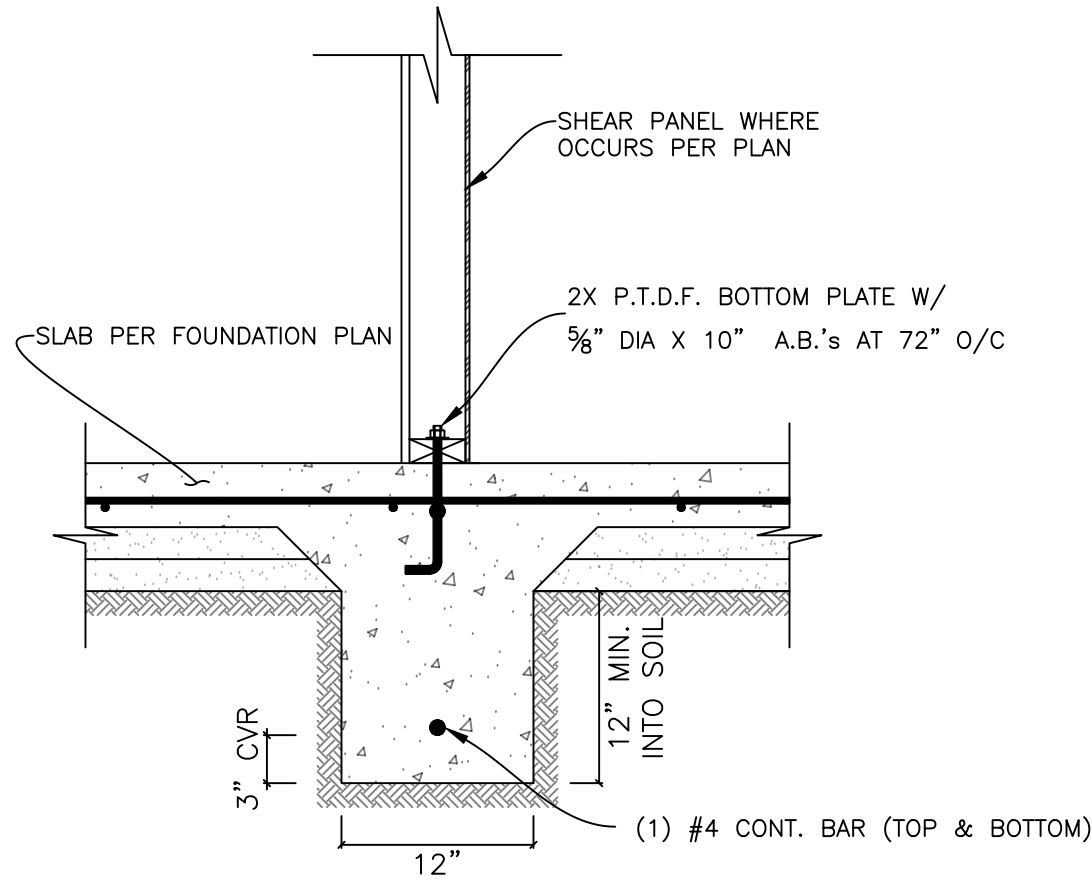
WALL LEGEND

2x6 WALL

2x4 WALL



1 EXTERIOR FOOTING



2 INTERIOR FOOTING

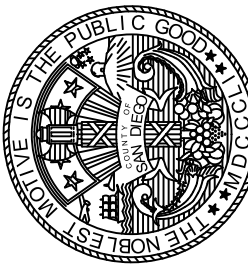
FOUNDATION PLAN NOTES

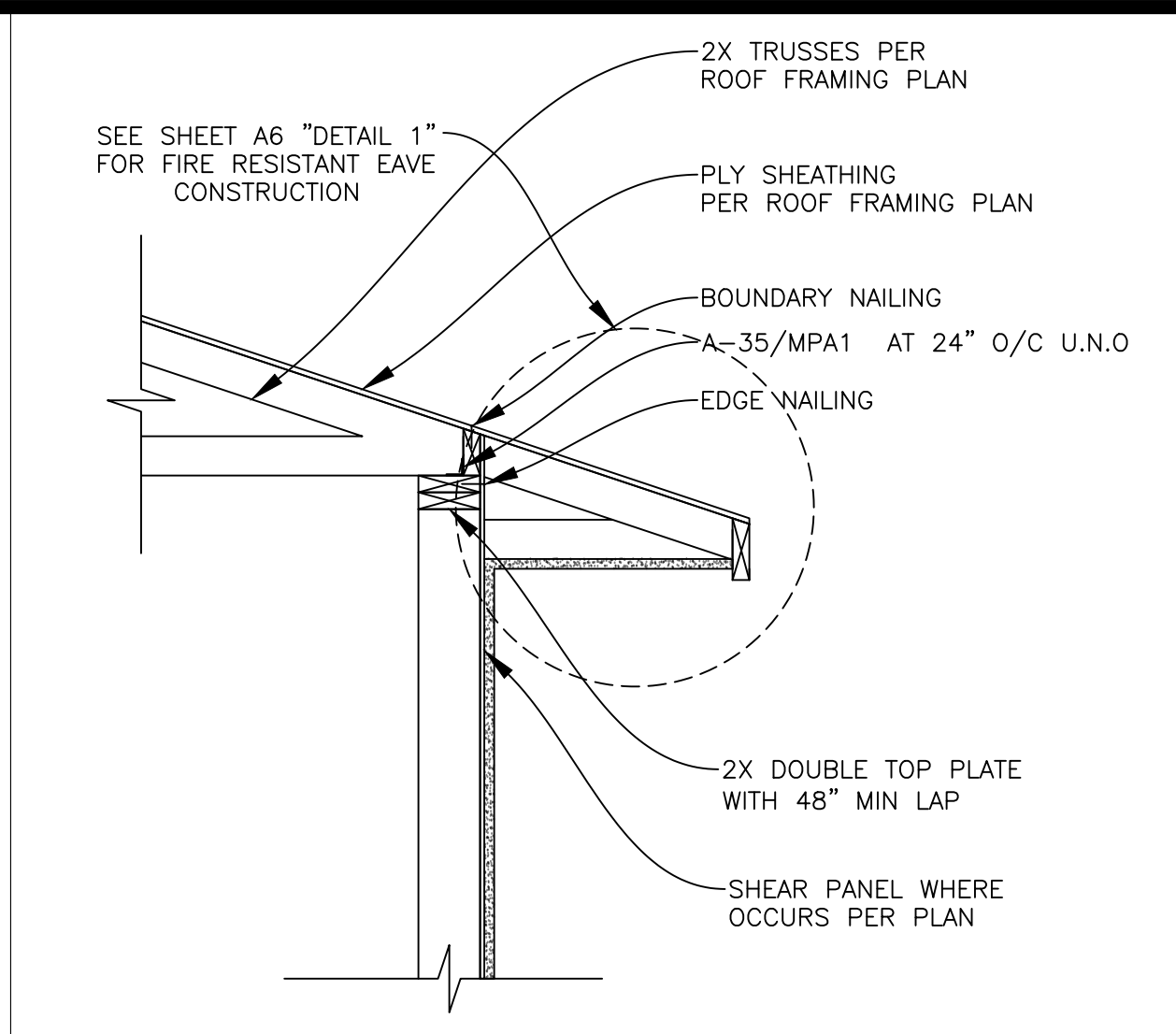
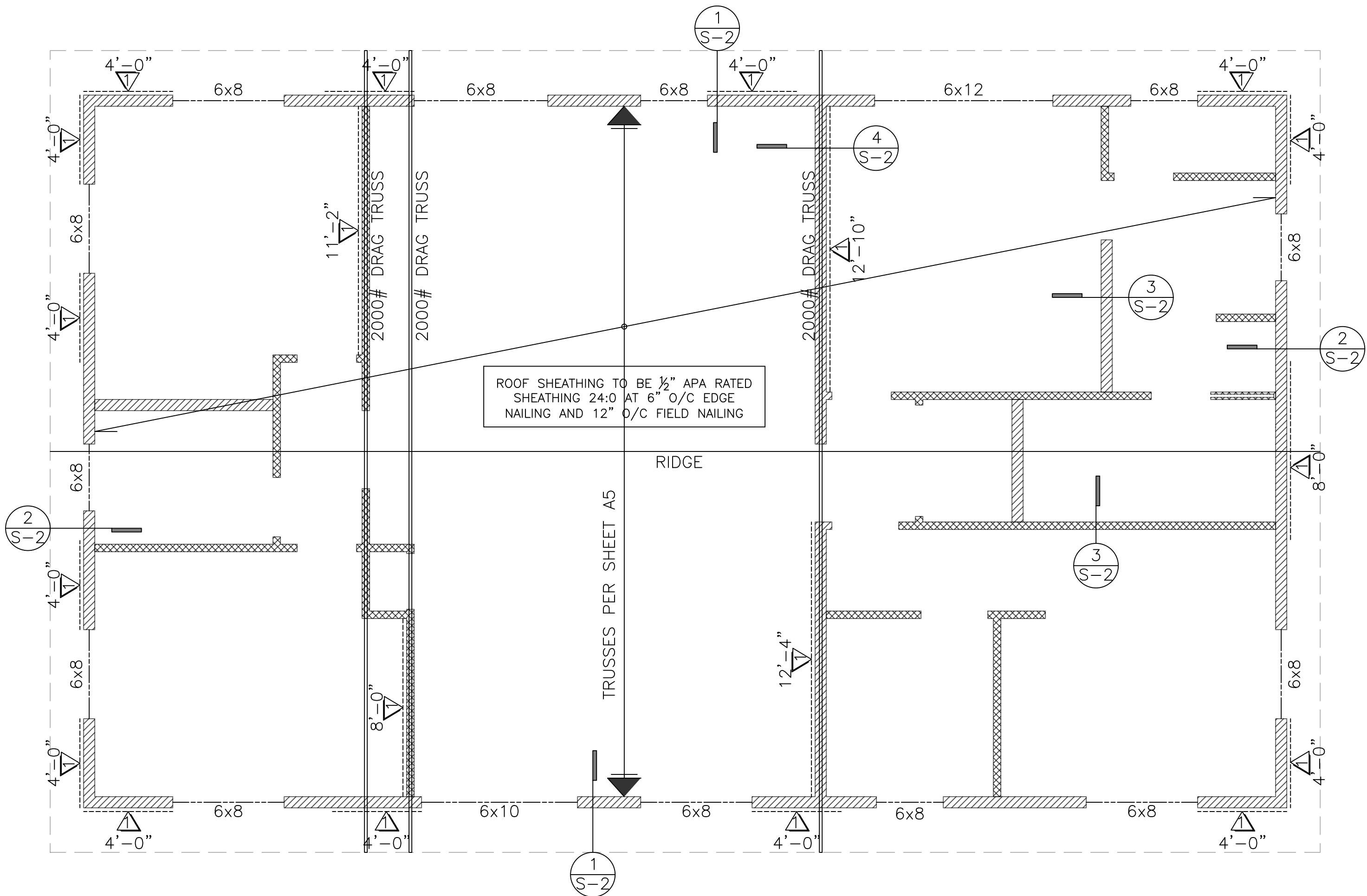
- ALL ANCHORS BOLTS SHALL BE 5/8" DIAMETER AND HAVE A MINIMUM EMBEDMENT OF 7 INCHES INTO CONCRETE (UNO) AND NOT SPACED MORE THAN 6 FEET APART
- 3"x3"x0.229" PLATE WASHERS SHALL BE USED ON EACH SILL PLATE ANCHOR BOLT
- FOR STANDARD CUT WASHERS PLACED BETWEEN PLATE WASHER AND NUT, HOLE IN PLATE WASHER MAY BE DIAGONALLY SLOTTED WITH MAXIMUM 3/16" LARGER WIDTH THAN BOLT DIAMETER AND MAXIMUM 1-3/4" SLOT LENGTH
- PROVIDE A MINIMUM OF TWO ANCHOR BOLTS PER SILL PLATE WITH ONE BOLT LOCATED MAXIMUM 12" AND MINIMUM 7 BOLT DIAMETERS FROM EACH END OF EACH SECTION.
- BOLTS LOCATED IN THE MIDDLE THIRD OF THE SILL PLATE WIDTH
- FASTENERS FOR PRESSURE-PRESERVATIVE TREATED AND FIRE RETARDANT TREATED WOOD SHALL BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL OR COPPER
- NO LPG PIPING ASSEMBLIES ALLOWED IN OR BENEATH SLABS WITHIN THE STRUCTURE

WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches O/C)	FIELD (inches O/C)
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

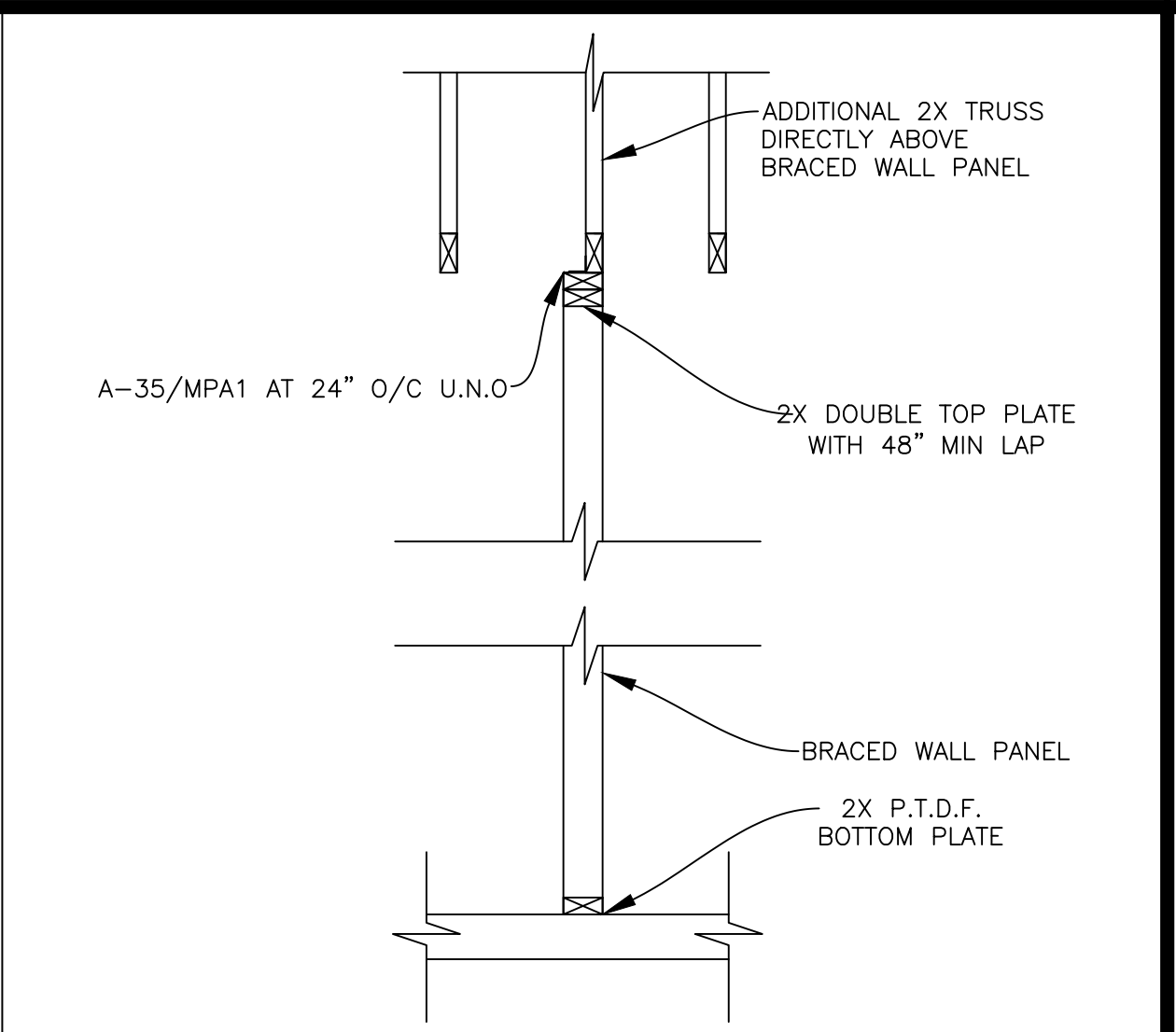
- WOOD STRUCTURAL PANELS SHALL CONFORM TO DOC PS 1, DOC PS 2 OR ANSI/APA PRP 210, CSA 0437 OR CSA 0325. PANELS SHALL BE IDENTIFIED BY A GRADE MARK OR CERTIFICATE OF INSPECTION ISSUED BY AN APPROVED AGENCY.
- VERTICAL JOINTS OF PANEL SHEATHING SHALL OCCUR OVER AND BE FASTENED TO COMMON STUDS.
- HORIZONTAL JOINTS IN BRACED WALL PANELS SHALL OCCUR OVER AND BE FASTENED TO COMMON BLOCKING OF A MINIMUM 1 1/2 INCH THICKNESS.

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.

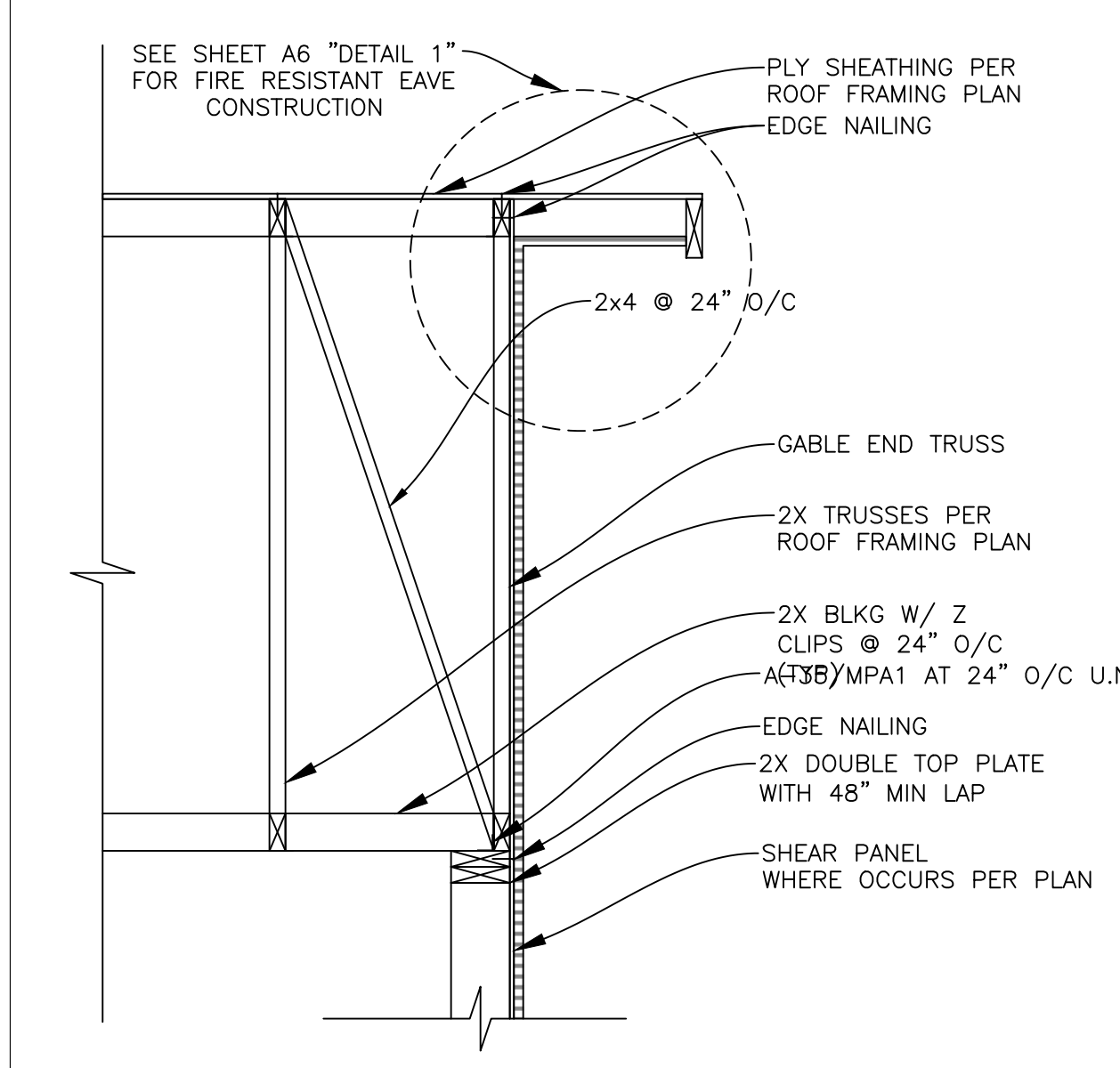




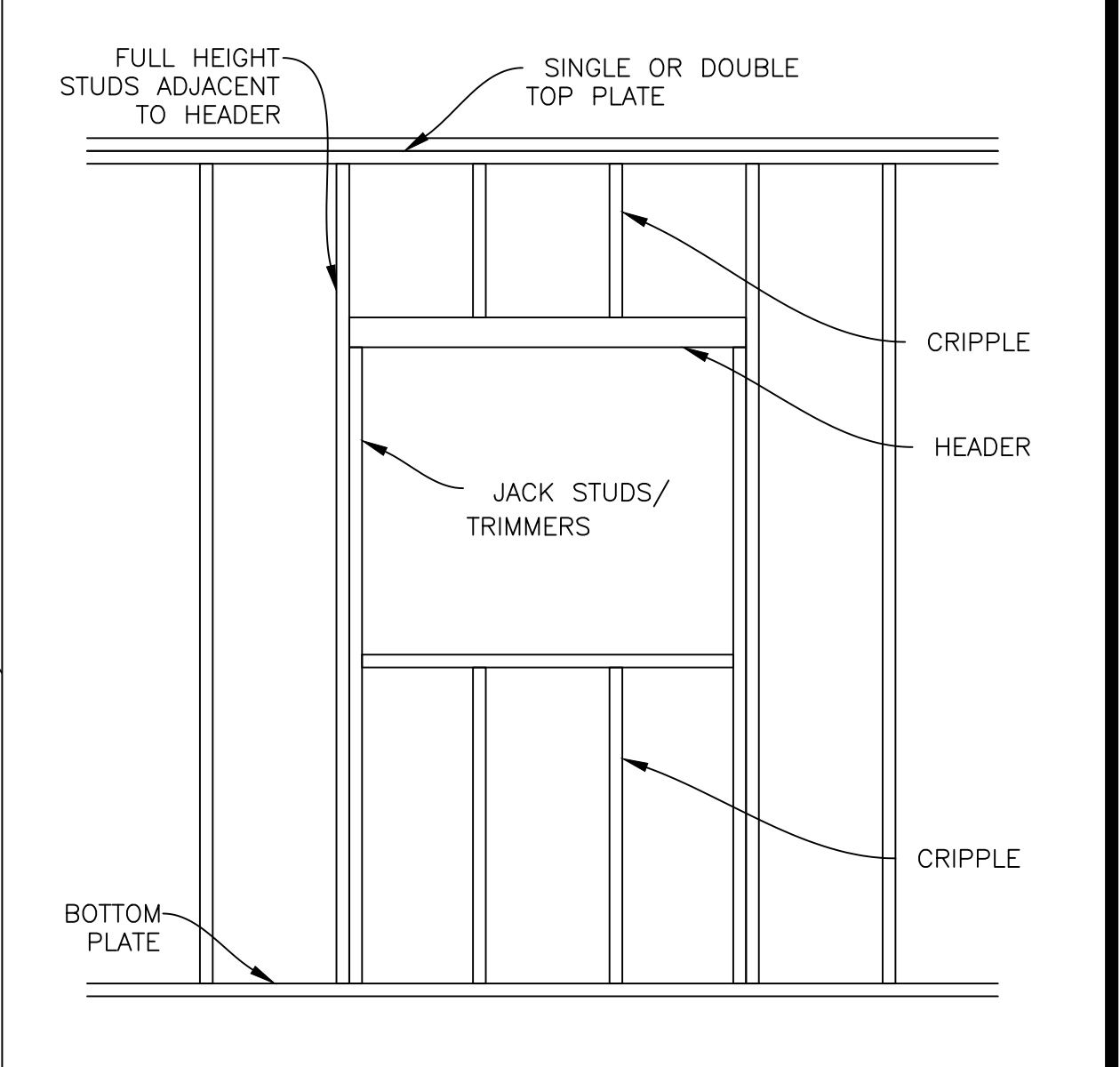
1 EAVE (SHEAR TRANSFER)



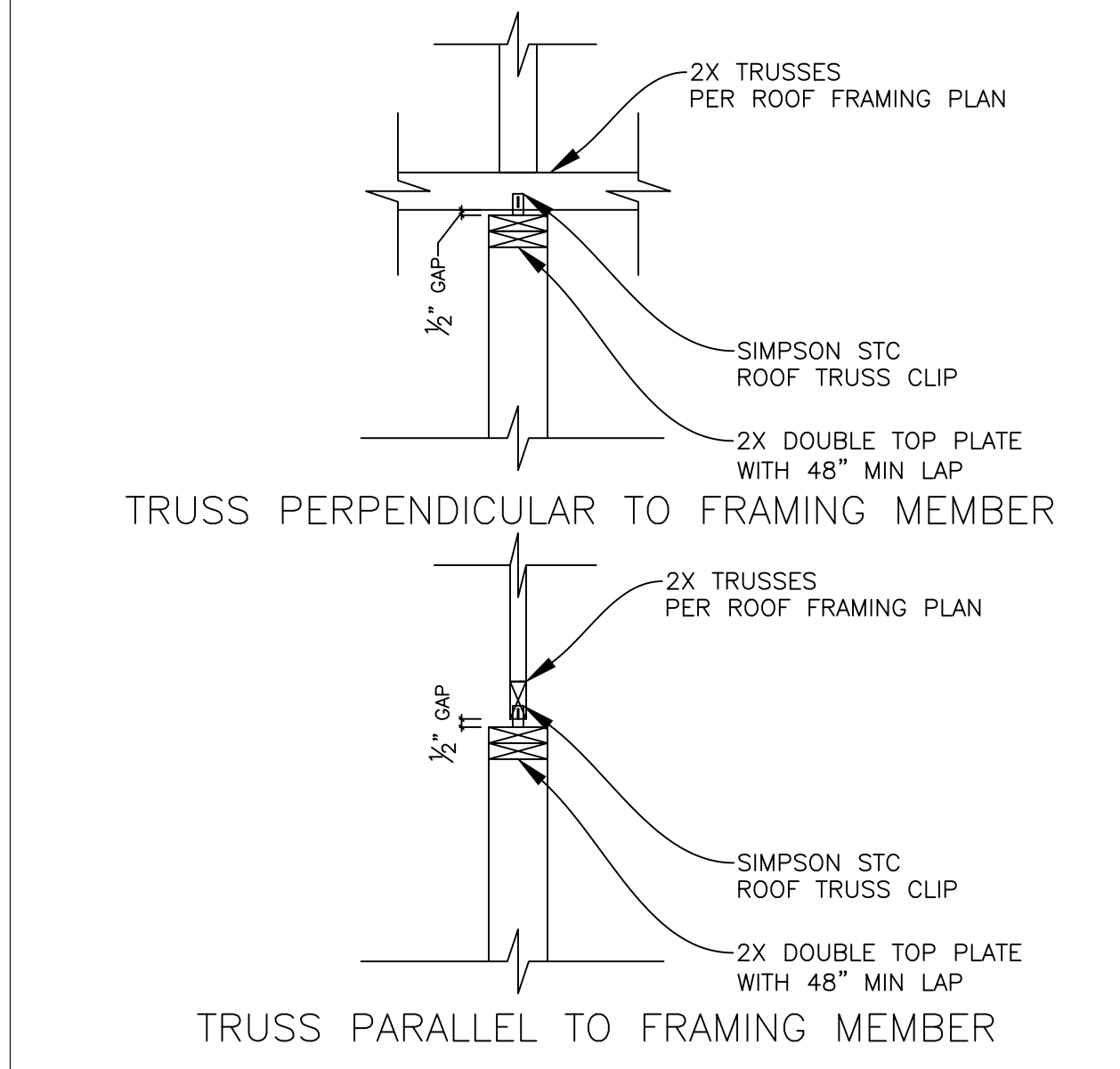
4 BRACED WALL PANEL PARALLEL TO CEILING FRAMING



2 GABLE-END (SHEAR TRANSFER)



5 TYPICAL FRAMING AT OPENING



3 NON-BEARING WALL

WOOD STRUCTURAL PANEL SHEATHING							
MARK	MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (in)	MAXIMUM WALL STUD SPACING (in)	PANEL NAIL SPACING	
	SIZE	PENETRATION (in)				EDGES (inches O/C)	FIELD (inches O/C)
1	6D COMMON	1.5	24:0	3/8"	16	6	12
	8D COMMON	1.75	24:16	7/16"	16	6	12

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General	Applicable codes. All projects will comply with the following building codes and associated County of San Diego amendment. 2022 California Building Code (CBC) and/or California Residential Code (CRC) 2022 California Green Building Standards Code (CalGreen) 2022 California Electrical Code (CEC) 2022 California Mechanical Code (CMC) 2022 California Plumbing Code (CPC) 2022 California Fire Code (CFC) 2022 California Building Energy Efficiency Standards (CEES)		
	B. Electrical, Plumbing, and Mechanical		
	1. Exterior lighting. All projects shall comply with the County of San Diego lighting ordinance. 2. GFCI outlets. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors. (CEC 210.8) 3. AFCI outlets. Electrical circuits in bedrooms, living rooms, dining rooms, dens, closets, hallways, or similar rooms must be protected by Arc Fault Circuit Interrupters (AFCI). (CEC 210.12) 4. Luminaire requirements. Installed luminaires shall meet the efficacy and fixture requirements of CEES 150.0(k). 5. Smoke detectors in building remodels. Smoke detectors are required in each existing sleeping room, outside each separate sleeping area in the immediate vicinity of sleeping rooms, and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R313.4) 6. Carbon monoxide detectors in building remodels. Carbon monoxide detectors are required outside each separate sleeping area in the immediate vicinity of sleeping rooms and on each story of a dwelling including basements. Battery-operated detectors are acceptable in existing areas with no construction taking place and in alterations not resulting in removal of interior wall or ceiling finishes and without access via an attic, crawl space, or basement. (CRC R313.5) 7. Water heater seismic strapping. Minimum two 3/4-inch-by-24-gauge straps required around water heaters, with 1/4-inch-by-3-inch lag bolts attached directly to framing. Straps shall be at points within upper third and lower third of water heater vertical dimension. Lower connection shall occur minimum 4 inches above controls. (CPC 507.2) 8. Gas appliances in garages. Water heaters and heating/cooling equipment capable of igniting flammable vapors shall be placed on minimum 18-inch-high platform unless listing report number provided showing ignition-resistant appliance. (CPC 507.13 and CMC 305.1) 9. Impact protection of appliances. Water heaters and heating/cooling equipment subject to vehicular impact shall be protected by bollards or an equivalent measure. (CPC 507.13.1 and CMC 305.1.1) 10. Water closet clearance. Minimum 30-inch-wide by 24-inch-deep clearance required at front of water closets. (CRC 402.5) 11. Shower size. Shower compartments shall have minimum area of 1024 square inches and be able to encompass a 36-inch-diameter circle. Shower doors shall have a minimum 22-inch unobstructed width. (CPC 408.5 and CPC 408.6) 12. Fireplace appliances. Fireplaces with gas appliances are required to have the fire damper permanently fixed in the open position and fireplaces with LPG appliances are to have no "pit" or "lump" configurations. (CMC 303.1.1) 13. Chimney clearance. Minimum 2-foot chimney clearance required above building within 10-foot horizontally of chimney. The chimney shall extend minimum 3 feet above highest point where chimney passes through roof. (CRC R1003.9)		
C. Mechanical Ventilation and Indoor Air Quality (ASHRAE 62.2-2010)	1. Transfer air. Ventilation air shall be provided directly from the outdoors and not as transfer air from adjacent dwelling units or other spaces, such as garages, unconditioned crawlspaces, or unconditioned attics. (CEES 150.0(i)) 2. Instructions and labeling. Ventilation system controls shall be labeled, and the homeowner shall be provided with instructions on how to operate the system. (CEES 150.0(i)) 3. Combustion and solid-fuel burning appliances. Combustion appliances shall be properly vented and air systems shall be designed to prevent back drafting. (CEES 150.0(i)) 4. Garages. The wall and openings between occupiable spaces and the garage shall be sealed. HVAC systems that include air handlers or return ducts located in garages shall have total air leakage of no more than 6% of total free flow when measured at 0.1 in. w.c. using California Title 24 or equivalents. (CEES 150.0(i)) 5. Minimum filtration. Mechanical systems supplying air to occupiable space through ductwork shall be provided with a filter having a minimum efficiency of MERV 6 or better. (CEES 150.0(i)) 6. Air inlets. Air inlets (not exhaust) shall be located away from known contaminants. (CEES 150.0(i)) 7. Air moving equipment. Air moving equipment used to meet either the whole-building ventilation requirement or the local ventilation exhaust requirement shall be rated in terms of airflow and sound. (CEES 150.0(i)) a. All continuously operating fans shall be rated at a maximum of 1.0 sone. b. Intermittently operated whole-building ventilation fans shall be rated at a maximum of 1.0 sone. c. Intermittently operated local exhaust fans shall be rated at maximum of 3.0 sone. 8. Remotely located air-moving equipment (mounted outside of habitable spaces) need not meet sound requirements if at least 4 feet of ductwork between fan and intake grill.		
	D. Foundation and Underfloor		
	1. Foundation reinforcement. Continuous footings and stem walls shall be provided with a minimum longitudinal No. 4 bars, one at the top and one at the bottom of the footing. (CRC R403.1.3.3) 2. Shear wall foundation support. Shear walls shall be supported by continuous foundations. (CRC 403.1.2) 3. Concrete slabs-on-grade. Slabs-on-grade shall be minimum 3-1/2-inches thick. (CRC R506.1) 4. Vapor retarder. A 10-mil polyethylene or approved vapor retarder with joints lapped minimum 6 inches shall be placed between a concrete slab-on-grade and the base course or subgrade. (CRC 506.2.3) 5. Anchor bolts and sills. Foundation plates or sills shall be bolted or anchored to the foundation or foundation wall per the following (CRC R403.1.6 and CRC R602.11.1): a. Minimum 1/2-inch-diameter steel bolts b. Bolts embedded at least 7 inches into concrete or masonry c. Bolts spaced maximum 6 feet on center d. Minimum two bolts per plate/sill piece with one bolt located maximum 12 inches and minimum 7 bolt diameters from each end of each sill plate/plate e. Minimum 3-inch by 3-inch by 1/299-inch steel plate washer between sill and nut on each bolt 6. Hold-downs. All hold-downs must be tied in place prior to foundation inspection. 7. Protection of wood against decay. Naturally durable or preservative-treated wood shall be provided in the following locations (CRC R317.1): a. All wood in contact with ground, embedded in concrete in direct contact with ground, or embedded in concrete exposed to weather b. Wood joists within 18 inches and wood girders within 12 inches of the exposed ground in crawl spaces shall be of naturally durable or preservative-treated wood c. Wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from exposed earth shall be of naturally durable or preservative-treated wood d. Wood framing, sheathing, and siding on the exterior of the building and having clearance less than 6 inches from the exposed ground or less than 2 inches vertically from concrete steps, porch slabs, and similar horizontal surface exposed to weather e. Sills and sleepers on concrete or masonry slab in direct contact with ground unless separated from such slab by impervious moisture barrier f. Ends of wood girders entering masonry or concrete walls with clearances less than 1/2 inch on tops, sides, and ends g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry slabs, unless separated from floors or roofs by an impervious moisture barrier 8. Underfloor ventilation. Underfloor areas shall have ventilation openings through foundation walls or exterior walls, with minimum net area of ventilation openings of 1 square foot for each 150 square feet of underfloor area. On such ventilating opening shall be within 3 feet of each corner of the building. (CRC R408.1) 9. Underfloor access. Underfloor areas shall be provided with a minimum 18-inch by 24-inch access opening. (CRC R408.4)		
E. Wood Framing	1. Fastener requirements. The number, size, and spacing of fasteners connecting wood members/elements shall not be less than that set forth in CRC Table R602.3(1), (CRC R502.9, CRC R602.3, and CRC R602.2) 2. Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3(5), (CRC R602.3.1)		
	E. Wood Framing (Continued)		
	38. Framing of roof/ceiling openings. Openings in roof and ceiling framing shall be framed with a header and trimmer joists. When the header joist span does not exceed 4 feet, the header joist may be a single member the same size as the ceiling joist or rafter. Single trimmer joists may be used to carry a single header joist located within 3 feet of the trimmer joist bearing. When the header joist span exceeds 4 feet, the trimmer joists and header joist shall be doubled and of sufficient cross section to support the ceiling joists or rafters framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 8 feet. Tail joists over 12 feet long shall be supported at the header by framing anchors or on ledger strips minimum 2 inches by 2 inches. (CRC R502.10) 39. Roof framing above shear walls. Rafters or roof trusses shall be connected to top plates of shear walls with blocking between the rafters or trusses. (CRC R602.10.8) 40. Roof diaphragm under fill framing. Roof plywood shall be continuous under California fill framing. 41. Roof diaphragm at ridges. Minimum 2-inch nominal blocking required for roof diaphragm nailing at ridges. 42. Blocking of roof trusses. Minimum 2-inch nominal blocking required between trusses at ridge lines and at points of bearing at exterior walls. 43. Truss clearance. Minimum 1/2-inch clearance required between top plates of interior non-bearing partitions and bottom chords of trusses. 44. Drilling, cutting, and notching of roof/rafter framing. Notches in solid lumber joists, rafters, blocking, and beams shall not exceed one-sixth the member depth, shall be not longer than one-third the member depth, and shall not be located in the middle one-third of the span. Notches at member ends shall not exceed one-fourth the member depth. The tension side of members 4 inches or greater in nominal thickness shall not be notched except at member ends. The ends of members bored or cut into holes bored or cut into members shall be notched to the full depth. Holes shall not be closer than 2 inches to the top or bottom of the member or to any other hole located in the member. Where the member is also notched, the hole shall not be closer than 2 inches to the edge of the hole. (CRC R406.1) 45. Exterior landings, decks, balconies, and stairs. Such elements shall be positively anchored to the primary structure to resist both vertical and lateral forces or shall be designed to be self-supporting. Attachment shall not be accomplished by use of toenails or nails subject to withdrawal. (CRC R311.3) 46. Fireblocking. Fireblocking shall be provided in the following locations (CRC R302.11 and CRC R1003.19): a. In concealed spaces of stud walls and partitions, including furred spaces, and parallel rows of studs or staggered studs, as follows: I. Vertically at the ceiling and floor levels II. Horizontally at intervals not exceeding 10 feet b. At all intersections between concealed vertical and horizontal spaces such as occur at soffits, drop ceilings, and cove ceilings c. In concealed spaces between stair stringers at the top and bottom of the run d. 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 and products of combustion e. At chimneys and fireplaces per Item E-49 f. Cornices of a two-family dwelling at the line of dwelling-unit separation 47. Fireblocking materials. Except as otherwise specified in Items E-48 and E-49, fireblocking shall consist of the following materials with the integrity maintained (CRC R302.11.1): a. Two-inch nominal lumber b. Two thicknesses of one-inch nominal lumber with broken lap joints c. One thickness of 2x3/32-inch wood structural panel with joints backed by 2x3/32-inch wood structural panel d. One thickness of 3/4-inch particleboard with joints backed by 3/4-inch particleboard e. 1/2-inch gypsum board f. 1/4-inch cement-based millboard g. Batts or blankets of mineral or glass fiber of approved materials installed in such a manner as to be securely retained in place. Batts or blankets of mineral or glass fiber or other approved non-rigid materials shall be permitted for compliance with the 10-foot horizontal fireblocking in walls constructed using parallel rows of studs or staggered studs. Unfaced fiberglass batt insulation used as fireblocking shall fill the entire cross-section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit, or similar obstructions are encountered, the insulation shall be packed tightly around the obstruction. Loose-fill insulation material shall not be used as a fireblock unless specifically tested in the form and manner intended for use to demonstrate its ability to remain in place and to retard the spread of fire and hot gases. 48. Fireblocking at openings around vents, pipes, ducts, cables, and wires at ceiling and floor level. Such openings shall be fireblocked with an approved material to resist the free passage of flame and products of combustion. (CRC R302.11) 49. Fireblocking of chimneys and fireplaces. All spaces between chimneys and floors and ceilings through which chimneys pass shall be fireblocked with noncombustible material securely fastened in place. The fireblocking of spaces between chimneys and wood joists, beams, or headers shall be self-supporting or be placed on strips of metal or metal lath laid across the spaces between combustible material and the chimney. (CRC R1003.19) 50. Draftstopping. In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draftstops shall be installed so that the area of the concealed space does not exceed 1000 square feet. Draftstopping shall divide the concealed space into approximately equal areas. Where the assembly is enclosed by a fire-rated membrane above and a ceiling membrane below, draftstopping shall be provided in floor/ceiling assemblies under the following circumstances (CRC R302.12): a. Ceiling is suspended under the floor framing b. Floor framing is constructed of truss-type open-web or perforated members 51. Draftstopping materials. Draftstopping shall not be less than 1/2-inch gypsum board, 3/8-inch wood structural panels, or other approved materials adequately supported. Draftstopping shall be installed parallel to the floor framing members unless otherwise approved by the building official. The integrity of draftstops shall be maintained. (CRC R302.12) 52. Combustible insulation clearance. Combustible insulation shall be separated minimum 3 inches from recessed luminaires, fan motors, and other heat-producing devices. (CRC R302.14)		
F. General Material Specifications	1. Lumber. All joists, rafters, beams, and posts 2-inches to 4-inches thick shall be No. 2 grade Douglas Fir-Larch or better. All posts and beams 5 inches and thicker shall be No. 1 grade Douglas Fir-Larch or better. Studs not more than 8 feet long shall be stud-grade Douglas Fir-Larch or better when supporting not more than one floor, roof, and ceiling. Studs longer than 8 feet shall be No. 2 grade Douglas Fir-Larch or better. 2. Concrete. Concrete shall have a minimum compressive strength of 2,500 psi at 28 days and shall consist of 1 part cement, 3 parts sand, 4 parts 1-inch maximum size rock, and not more than 7-1/2 gallons of water per sack of cement. (CRC R402.2) 3. Mortar. Mortar used in construction of masonry walls, foundation walls, and retaining walls shall conform to ASTM C 270 and shall consist of 1 part portland cement, 2-1/4 to 3 parts sand, and 1/4 to 1/2 part hydrated lime. (CRC 2103.2) 4. Grout. Grout shall conform to ASTM C 476 and shall consist of 1 part portland cement, 1/10 part hydrate lime, 2-1/4 to 3 parts sand, and 1 to 2 parts grout. Grout shall attain a minimum compressive strength of 2,000 psi at 28 days. (CRC 2103.3) 5. Masonry. Masonry units shall comply with ASTM C 90 for load-bearing concrete masonry units. (CRC 2103.1) 6. Reinforcing steel. Reinforcing steel used in construction of reinforced masonry or concrete structures shall be deformed and comply with ASTM A 615. (CRC 2103.4) 7. Structural steel. Steel used as structural shapes such as wide-flange sections, channels, plates, and angles shall comply with ASTM A36. Pipe columns shall comply with ASTM A53. Structural tubes shall comply with ASTM A500, Grade B. 8. Fasteners for preservative-treated wood. Fasteners for preservative-treated and fire-retardant-treated wood - including nuts and washers - shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.1) Exception: 12-inch diameter or greater steel bolts Exception: Fasteners other than nails and timber rivets may be of mechanically deposited zinc-coated steel with coating weights in accordance with ASTM B 995, Class 55 minimum Exception: Plain carbon steel fasteners acceptable in SBX/DOOT and zinc borate preservative-treated wood in an interior, dry environment 9. Fasteners for fire-retardant-treated wood. Fasteners for fire-retardant-treated wood used in exterior applications or wet or damp locations shall be of hot dipped zinc-coated galvanized steel, stainless steel, silicon bronze, or copper. (CRC R317.3.3)		
	G. Roofing and Weatherproofing		
	4. Water-resistive barrier. A minimum of one layer of No. 15 asphalt felt shall be attached to studs or sheathing of all exterior walls. Such felt or material shall be applied horizontally, with the upper layer lapped over the lower layer minimum 2 inches. Where joints occur, felt shall be lapped minimum 6 inches. The felt shall be continuous to the top of walls and terminated at penetrations and building appendages in a manner to maintain a weather-resistant exterior wall envelope. (CRC R703.2) 5. Wall flashing. Approved corrosion-resistant flashing shall be applied single flash at the following locations to prevent entry of water into the wall cavity or penetration of water to the building structural framing components (CRC R703.8): a. Exterior door and window openings, extending to the surface of the exterior wall finish or to the water-resistive barrier or to the exterior drain. b. At the intersection of chimneys or other masonry construction with frame or stucco walls, with projecting joints on both sides under stucco copings c. Under and at the ends of masonry, wood, or metal copings and sills d. Continuously above all projecting wood trim e. Where exterior porches, decks, or stairs attach to a wall or floor assembly of wood-frame construction f. At wall and roof intersections g. At built-in gutters 6. Damp proofing. Damp proofing materials for foundation walls enclosing usable space below grade shall be installed on the exterior surface of the wall and shall extend from the top of the footing to finished grade. (CRC R406.1) 7. Weep screed. A minimum 0.019-inch (No. 26 galvanized steel) gauge, corrosion-resistant weep screed or plastic weep screed with a minimum vertical attachment flange of 3-1/2 inches shall be provided at or below the foundation top plate on exterior stud walls in accordance with ASTM C 92. The weep screed shall be installed 4 inches above the earth or 2 inches above paved areas and shall be of a type allowing trapped water to drain to the exterior of the building. (CRC R703.7.2.1) 8. Grading and soils 1. Grading permit. Grading permit required if volume of earth moved exceeds 200 cubic yards or if any cuts or fills exceed 8 feet in height/depth. (County Grading Ordinance 2002) 2. Compaction report. Compaction report required for fill material 12 inches or more in depth. (CRC 1803.5.8)		
I. (CalGreen) Requirements (Continued)	I. Green Building Standards Code (CalGreen) Requirements		
	1. Applicability. CalGreen residential mandatory measures shall apply to every newly constructed building or structure with any additional or alteration increasing a building's conditioned area, volume, or size. (CalGreen 101.1, CalGreen 301.1.1) Exception: All residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures per CalGreen 301.1.1 and CalGreen 4-303.1 2. Water conserving plumbing fixtures and fittings. Plumbing fixtures and fittings shall comply with the following per CalGreen 4-303.1: a. Water closets: Maximum 1.28 gallons per flush b. Urinals: Maximum 0.5 gallons per flush c. Single showerheads: Maximum flow rate of 1.8 gallons per minute at 80 psi d. Multiple showerheads serving one shower: Maximum combined flow rate of 1.8 gallons per minute at 80 psi e. Lavatory faucets: Maximum flow rate of 1.2 gallons per minute at 60 psi, minimum flow rate of 0.8 gallons per minute at 20 psi f. Kitchen faucets: Maximum flow rate of 1.5 gallons per minute at 60 psi (County Green Building Code 97.1.4.303.1.4) Exception: Temporary increase allowed to maximum 2.2 gallons per minute at 60 psi if faucet defaults back to maximum 1.5 gallons per minute at 60 psi g. Appliances: At least one qualified ENERGY STAR dishwasher or clothes washer shall be installed in each dwelling unit. (County Green Building Code 97.1.4.303.3) 3. Outdoor potable water uses in landscape areas. Residential developments shall comply with local water efficient landscape ordinance or the current California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent. (CalGreen 4-304.1) 4. Joints and openings. Openings in the building envelope separating conditioned space from unconditioned space needed to accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CalGreen 4-406.1) Exception: Annual spaces around pipes, electric cables, conduits or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such opening with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency. 5. Construction waste reduction, disposal, and recycling. Recycle and/or salvage for reuse a minimum of 65 percent of the nonhazardous construction and demolition waste in accordance with either Section 4-408.2, 4-408.3, or 4-408.4, or meet a more stringent local construction and demolition waste management ordinance. (CalGreen 4-408.1) Exception: Excavated soil and land-clearing debris. Exception: Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. The County of San Diego, Department of Public Works, Construction & Demolition (C&D) Facilities Guide is online at: https://www.sandagcopenyo.com/content/dam/sdwp/SOLID_WASTE_PLANNING_and_RECYCLING/UpdatedCDResources/CDFacility_GuideQuick.pdf Exception: The enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the haul boundaries of the diversion facility. 6. Construction waste management plan. A construction waste management plan in conformance with Item E-49 shall be completed and available on the job site. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency. (CalGreen 4-408.2) a. Identify the construction and demolition waste materials to be diverted from disposal by recycling, reuse on the project or salvage for future use or sale. b. Specify if construction and demolition waste materials will be sorted-on-site (source-separated) or bulk mixed (single stream) c. Identify diversion facilities where the construction and demolition waste materials will be taken. d. Identify construction methods employed to reduce the amount of construction and demolition waste generated. e. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both. 7. Waste management company. Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with Section 4-408.1. (CalGreen 4-408.3) Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste company. 8. Waste stream reduction alternative [LR]. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the 65 percent construction waste reduction requirement in Section 4-408.1. (CalGreen 4-408.4) 4-408.4.1 Waste stream reduction alternative. Projects that generate a total combined weight of construction and demolition waste disposed of in landfills, which do not exceed 2 pounds per square foot of the building area shall meet the 65 percent construction waste reduction requirement in Section 4-408.1. 9. Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4-408.2, Items 1-5, Section 4-408.3, or Section 4-408.4. 10. Operation and maintenance manual. Prior to final inspection, a manual, compact disc, web-based reference, or other acceptable media which includes all of the following shall be placed in the building (CalGreen 4-410.1): a. Directions to owner or occupant that manual shall remain with the building throughout the life cycle of the structure. b. Operation and maintenance instructions for the following: I. Equipment and appliances, including water-saving devices and systems, HVAC system, photovoltaic systems, water-heating systems and other major appliances and equipment. II. Roof and yard drainage, including gutters and downspouts. III. Space conditioning systems, including condensers and air filters. IV. Landscape irrigation systems. V. Water reuse systems. c. Information from local utility, water, and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations. d. Public transportation and/or carpool options available in the area. e. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range. f. Crickets and saddles. A cricket or saddle shall be installed on the ridge side of any chimney or penetration more		