

2019 CALGREEN RESIDENTIAL MANDATORY MEASURES EFFECTIVE JANUARY 1, 2020 HCD SHL 615 (New 01/20)	
See specific referenced sections for complete details on CALGreen mandatory requirements.	
2019 CALGREEN CODE	
SECTION	REQUIREMENTS
Chapter 1 – ADMINISTRATION	
Scope	
101.3.1	Applies to ALL newly constructed residential buildings: low-rise, high-rise, and hotels/motels.
102.3	Requires a completed Residential Occupancies Application Checklist or alternate method acceptable to the enforcing agency to be used for documentation of conformance.
Chapter 3 – GREEN BUILDING	
Additions and alterations	
301.1.1	<ul style="list-style-type: none"> Applies to additions or alterations of residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. Requirements only apply within the specific area of the addition or alteration.
Low-rise and high-rise residential buildings	
301.2	Banners identify provisions applying to low-rise only [LR] or high-rise only [HR].
Mixed occupancy buildings	
302.1	<p>Requires each portion of mixed occupancy buildings to comply with CALGreen measures applicable for the specific occupancy.</p> <p>Exceptions:</p> <ul style="list-style-type: none"> Accessory structures and accessory occupancies serving residential buildings to comply with Chapter 4 and Appendix A4, as applicable. Live/work units complying with the California Building Code Section 419 shall not be considered a mixed occupancy. Live/work units are required to comply with Chapter 4 and Appendix A4, as applicable.

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Chapter 4 – RESIDENTIAL MANDATORY MEASURES	
Division 4.1 – PLANNING AND DESIGN	
Storm water drainage and retention during construction	
4.106.2	Projects which disturb less than 1 acre of soil and are not part of a larger common plan of development shall manage storm water drainage during construction.
Grading and paving	
4.106.3	<p>Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings.</p> <p>Exception: Additions and alterations which do not alter the existing drainage path.</p>
Electric vehicle (EV) charging for new construction	
4.106.4	<ul style="list-style-type: none"> Comply with Section 4.106.4.1, 4.106.4.2 or 4.106.4.3 for future installation and use of EV chargers. Electric vehicle supply equipment (EVSE) shall be installed in accordance with the California Electrical Code, Article 625. <p>Exceptions:</p> <ol style="list-style-type: none"> On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon 1 of the following: <ol style="list-style-type: none"> Where there is no commercial power supply. Verification that meeting requirements will alter the local utility infrastructure design requirements on the utility side of the meter increasing costs to the homeowner/developer by more than \$400.00 per dwelling unit. Accessory Dwelling Units and Junior Accessory Dwelling Units without additional parking facilities. <p>Note: For definitions of Accessory Dwelling Units and Junior Accessory Units, see CALGreen Chapter 2.</p>

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EV charging: 1- & 2-family dwellings/townhouses with attached private garages	
4.106.4.1	<ul style="list-style-type: none"> Install a listed raceway to accommodate a dedicated 208/240-volt branch circuit for each dwelling unit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways are required to be continuous at enclosed, inaccessible, or concealed areas and spaces. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Identification	
4.106.4.1.1	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE."
EV charging for multifamily dwellings	
4.106.4.2	<ul style="list-style-type: none"> Applies to all multifamily dwelling units with parking facilities on the site. 10% of the total number of parking spaces provided for all types of parking facilities, but in no case less than 1, shall be electric vehicle charging spaces (EV spaces) capable of supporting future EVSE. Calculations for the number of EV spaces shall be rounded up to the nearest whole number. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>

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EV charging space (EV space) locations	
4.106.4.2.1	Construction documents shall indicate the location of proposed EV spaces. Where common use parking is provided at least 1 EV space shall be located in the common use parking areas and shall be available for use by all residents.
EV charging stations (EVCS)	
4.106.4.2.1.1	<p>When EV chargers are installed, EV spaces (required by Section 4.106.4.2.2, Item 3,) shall comply with at least 1 of the following options:</p> <ol style="list-style-type: none"> The EV space shall be located adjacent to an accessible parking space meeting the requirements of the California Building Code, Chapter 11A, to allow use of the EV charger from the accessible parking space. The EV space shall be located on an accessible route to the building, as defined in the California Building Code, Chapter 2. <p>Exception: EVCS designed and constructed in compliance with the California Building Code Chapter 11B are not required to comply with Section 4.106.4.2.1.1 and Section 4.106.4.2.2, Item 3.</p>
EV charging space (EV space) dimensions	
4.106.4.2.2	<p>EV spaces shall be designed to comply with the following:</p> <ol style="list-style-type: none"> The minimum length of each EV space shall be 18 feet. The minimum width of each EV space shall be 9 feet. In every 25 EV spaces, but not less than 1, shall also have an 8-foot wide minimum aisle. A 5-foot wide minimum aisle shall be permitted provided the minimum width of the EV space is 12 feet. <ol style="list-style-type: none"> Surface slope for this EV space and aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083% slope) in any direction.

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Single EV space required	
4.106.4.2.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
Multiple EV spaces required	
4.106.4.2.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics, and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction.
Identification	
4.106.4.2.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.

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SECTION	REQUIREMENTS
EV charging for hotels and motels	
4.106.4.3	<ul style="list-style-type: none"> Applies to all newly constructed hotels and motels. Construction documents shall identify the location of EV spaces. <p>Note: Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.</p>
Number of required EV spaces	
4.106.4.3.1	Table 4.106.4.3.1 shows the number of required EV spaces based on the total number of parking spaces provided for all types of parking facilities.
EV charging space (EV space) dimensions	
4.106.4.3.2	<p>EV spaces shall be designed to comply with the following:</p> <ul style="list-style-type: none"> Minimum length of each EV space shall be 18 feet. Minimum width of each EV space shall be 9 feet.
Single EV space required (similar to 4.106.4.2.3)	
4.106.4.3.3	<ul style="list-style-type: none"> Install a listed raceway capable of accommodating a 208/240-volt dedicated branch circuit. Raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). Raceway shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or enclosure in close proximity to the proposed location of the EV space. Construction documents shall identify the raceway termination point. Service panel and/or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.

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SECTION	REQUIREMENTS
Multiple EV spaces required (similar to 4.106.4.2.4)	
4.106.4.3.4	<ul style="list-style-type: none"> Construction documents shall indicate the raceway termination point and proposed location of future EV spaces and EV chargers. Construction documents shall also provide information on amperage of future EVSE, raceway method(s), wiring schematics and electrical load calculations to verify electrical panel service capacity and electrical system, including any on-site distribution transformer(s), have sufficient capacity to simultaneously charge all EVs at all required EV spaces at the full rated amperage of the EVSE. Plan design shall be based upon a 40-ampere minimum branch circuit. Required raceways and related components planned to be installed underground, enclosed, inaccessible or, in concealed areas and spaces shall be installed at the time of original construction.
Identification (similar to 4.106.4.2.5)	
4.106.4.3.5	Service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE" in accordance with the California Electrical Code.
4.106.4.3.6	In addition to the requirements in Section 4.106.4.3, EV spaces for hotels/motels and all EVSE, when installed, shall comply with the accessibility provisions for EV charging stations in the California Building Code, Chapter 11B.
Division 4.2 – ENERGY EFFICIENCY	
Scope	
4.201.1 & 5.201.1	<ul style="list-style-type: none"> Energy efficiency requirements for low-rise residential (Section 4.201.1) and high-rise residential/hotels/motels (Section 5.201.1) are now in both residential and nonresidential chapters of CALGreen. Standards for residential buildings do not require compliance with levels of minimum energy efficiency beyond those required by the 2019 California Energy Code.

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Division 4.3 – WATER EFFICIENCY AND CONSERVATION	
Water conserving plumbing fixtures and fittings	
4.303.1	<p>Plumbing fixtures and fittings shall comply with the following:</p> <ul style="list-style-type: none"> 4.303.1.1 – Water closets: ≤ 1.28 gal/flush. 4.303.1.2 – Wall mounted urinals: ≤ 0.125 gal/flush; all other urinals ≤ 0.5 gal/flush. 4.303.1.3.1 – Single showerheads: ≤ 1.8 gpm @ 80 psi. 4.303.1.3.2 – Multiple showerheads: combined flow rate of all showerheads controlled by a single valve shall not exceed 1.8 gpm @ 80 psi, or only 1 shower outlet is to be in operation at a time. 4.303.1.4.1 – Residential lavatory faucets: maximum flow rate ≤ 1.2 gpm @ 60 psi; minimum flow rate ≥ 0.8 gpm @ 20 psi. 4.303.1.4.2 – Lavatory faucets in common and public use areas of residential buildings: ≤ 0.5 gpm @ 60 psi. 4.303.1.4.3 – Metering faucets: ≤ 0.2 gallons per cycle. 4.303.1.4.4 – Kitchen faucets: ≤ 1.8 gpm @ 60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8 gpm.
4.303.2	Standards for plumbing fixtures and fittings Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet applicable standards referenced in Table 1701.1 of the California Plumbing Code.
4.304.1	Outdoor potable water use in landscape areas New residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
Division 4.4 – MATERIAL CONSERVATION & RESOURCE EFFICIENCY	
Rodent proofing	
4.406.1	Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be closed with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency to prevent passage of rodents.

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CONSULTANTS

1385 JUDSON WAY
CHULA VISTA, CA 91911

APPLICANT

LUIS LOZANO GALINDO

01 xxx423 Building Permit - Submittal 1

MARK DATE DESCRIPTION

PROJECT NO: 231129

CAD DWG FILE:

DRAWN BY: J.H.

CHK'D BY: J.H.

COPYRIGHT:

SHEET TITLE:

CALIFORNIA GREEN
NOTES

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4.408.1	Construction waste management <ul style="list-style-type: none"> Recycle and/or salvage for reuse a minimum of 65% 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. Provide documentation to the enforcing agency per Section 4.408.5. Exceptions: <ol style="list-style-type: none"> Excavated soil and land-clearing debris. Alternative waste reduction methods developed by working with local enforcing agencies if diversion or recycle facilities capable of compliance with this item do not exist or are not located reasonably close to the jobsite. 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.
	Construction waste management plan 4.408.2 Submit a construction waste management plan meeting Items 1 through 5 in Section 4.408.2. Plans shall be updated as necessary and shall be available for examination during construction.
	Waste management company 4.408.3 Utilize a waste management company, approved by the enforcing agency, which can provide verifiable documentation that diverted construction and demolition waste materials meet the requirements in Section 4.408.1.

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4.408.4 & 4.408.4.1	Waste stream reduction alternative [LR] <ul style="list-style-type: none"> Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 3.4 pounds per square foot of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1. Projects that generate a total combined weight of construction and demolition waste disposed in landfills, which do not exceed 2 pounds per square foot of the building area, shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1.
	Operation and maintenance manual 4.410.1 At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which covers 10 specific subject areas shall be placed in the building.
	Recycling by occupants 4.410.2 Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible area(s) that serves all buildings on the site and is identified for the depositing, storage and collection of nonhazardous materials for recycling, including (at minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals, or meet a lawfully enacted local recycling ordinance, if more restrictive. Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code Section 42649.82 (a)(2)(A) et seq. are not required to comply with the organic waste portion of this section.
Division 4.5 – ENVIRONMENTAL QUALITY	
4.503.1	Fireplaces - General Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits. Woodstoves, pellet stoves, and fireplaces shall also comply with all applicable local ordinances.

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4.504.1	Protection of mechanical equipment during construction At the time of rough installation, during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air intake and distribution component openings shall be covered. Tape, plastic, sheetmetal or other methods acceptable to the enforcing agency to reduce the amount of water, dust and debris entering the system may be used.
	Adhesives, sealants and caulks Adhesives, sealants and caulks used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management district rules apply: <ol style="list-style-type: none"> Adhesives, adhesive bonding primers, adhesive primers, sealants, sealant primers, and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable or SCAQMD Rule 1168 VOC limits, as shown in Table 4.504.1 or 4.504.2, as applicable. Such products shall also comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products, as specified in Subsection 2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than 1 pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of California Code of Regulations (CCR), Title 17, commencing with Section 94507.
4.504.2.1	Paints and coatings Architectural paints and coatings shall comply with VOC limits in Table 1 of the Air Resources Board Architectural Suggested Control Measure, as shown in Table 4.504.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 4.504.3 shall be determined by classifying the coating as a Flat, Nonflat, or Nonflat-high Gloss coating, based on its gloss, as defined in subsections 4.21, 4.36, and 4.37 of the 2007 California Air Resources Board, Suggested Control Measure, and the corresponding Flat, Nonflat, or Nonflat-high Gloss VOC limit in Table 4.504.3 shall apply.

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4.504.2.3 & 4.504.2.4	Aerosol paints and coatings <ul style="list-style-type: none"> Aerosol paints and coatings shall meet the Product-weighted MIR Limits for ROC in Section 94522(a)(2) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(e)(1) and (f)(1) of California Code of Regulations, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District shall additionally comply with the percent VOC by weight of product limits of Regulation 8, Rule 49. Documentation is required per Section 4.504.2.4.
	Carpet systems Carpet installed in the building interior shall meet the testing and product requirements of 1 of the following: <ol style="list-style-type: none"> Carpet and Rug Institute's Green Label Plus Program. California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350). NSF/ANSI 140 at the Gold level. Scientific Certifications Systems Indoor Advantage™ Gold.
4.504.3.1	Carpet cushion Carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute's Green Label program.
	Carpet adhesive Carpet adhesives shall meet the requirements of Table 4.504.1.

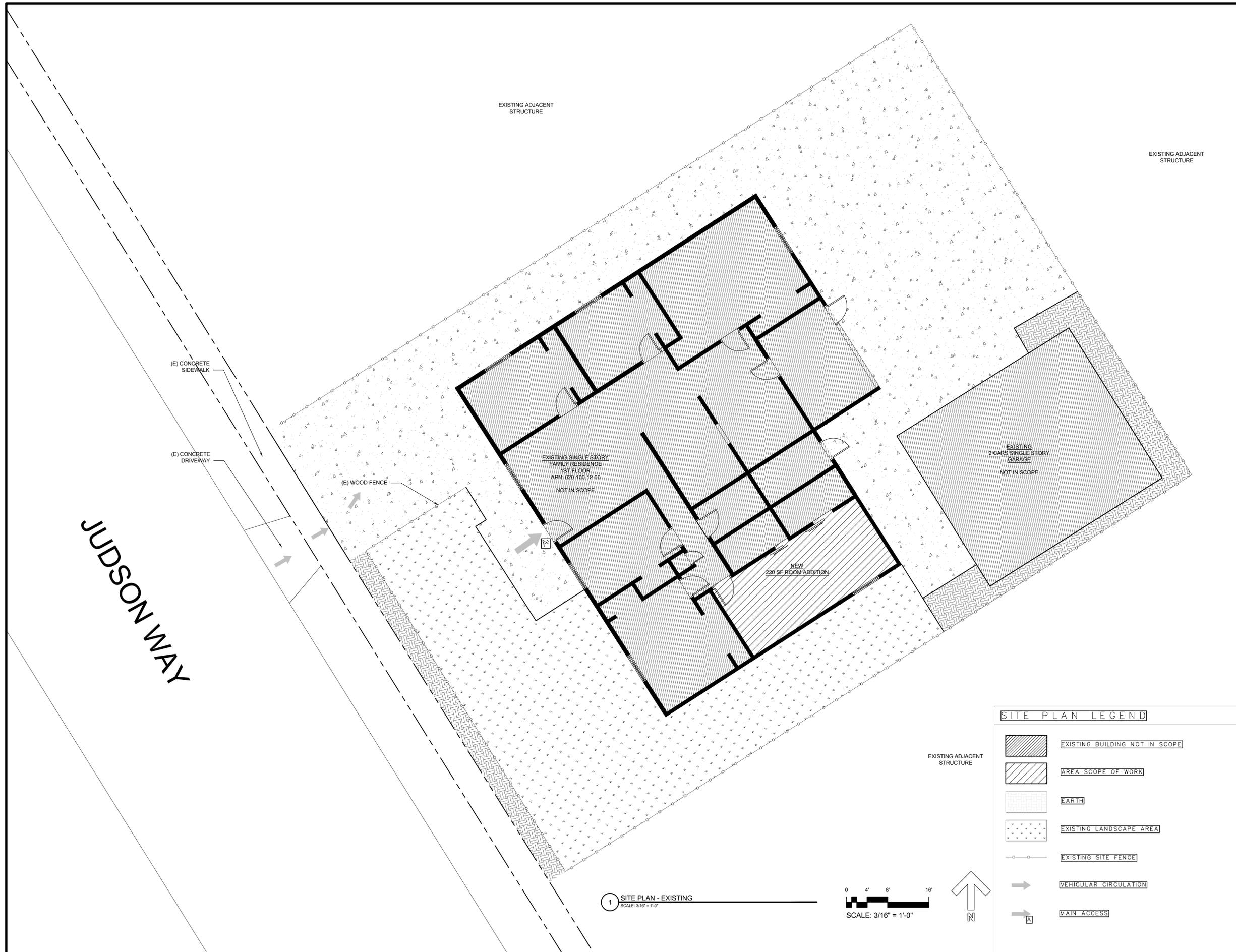
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4.504.4	Resilient flooring systems Where resilient flooring is installed, at least 80% of floor area receiving resilient flooring shall comply with 1 or more of the following: <ol style="list-style-type: none"> Products compliant with the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350), certified as a CHPS Low-Emitting Material in the Collaborative for High Performance Schools (CHPS) High Performance Products Database. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children & Schools program). Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program. Meet the California Department of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers," Version 1.1, February 2010 (also known as Specification 01350).
	Composite wood products <ul style="list-style-type: none"> Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the building shall meet the requirements for formaldehyde as specified in the Air Resources Board's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.), as shown in Table 4.504.5. Documentation is required per Section 4.504.5.1.
4.504.5 & 4.504.5.1	Definition of Composite Wood Products: Composite wood products include hardwood plywood, particleboard, and medium density fiberboard. "Composite wood products" do not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, prefabricated wood I-joists, or finger-joined lumber, all as specified in CCR, Title 17, Section 93120.1(a).

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4.505.2	Concrete slab foundations Concrete slab foundations or concrete slab-on-ground floors required to have a vapor retarder by the California Building Code, Chapter 19, or the California Residential Code, Chapter 5, respectively, shall also comply with this section.
	Capillary break A capillary break shall be installed in compliance with at least 1 of the following: <ol style="list-style-type: none"> A 4-inch thick base of ½ inch or larger clean aggregate shall be provided with a vapor retarder in direct contact with concrete and a concrete mix design, which will address bleeding, shrinkage, and curling, shall be used. For additional information, see American Concrete Institute, ACI 302.2R-06. Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional.
4.505.3	Moisture content of building materials Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be verified in compliance with the following: <ol style="list-style-type: none"> Moisture content shall be determined with either a probe-type or a contact-type moisture meter. Equivalent moisture verification methods may be approved by the enforcing agency and shall satisfy requirements in Section 101.8. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped and of each piece to be verified. At least 3 random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing.
	Insulation products which are visibly wet or have a high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Manufacturers' drying recommendations shall be followed for wet-applied insulation products prior to enclosure.

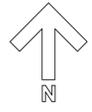
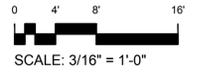
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4.506.1	Bathroom exhaust fans Each bathroom shall be mechanically ventilated and shall comply with the following: <ol style="list-style-type: none"> Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> Humidity controls shall be capable of manual or automatic adjustment between a relative humidity range of 50% to a maximum of 80%. A humidity control may be a separate component to the exhaust fan and is not required to be integral or built-in. Note: For CALGreen, a bathroom is a room which contains a bathtub, shower, or tub/shower combination. Fans or mechanical ventilation is required in each bathroom.
	Heating and air-conditioning system design Heating and air-conditioning systems shall be sized, designed and equipment selected using the following methods: <ol style="list-style-type: none"> The heat loss and heat gain is established according to ANSI/ACCA 2 Manual J – 2016 (Residential Load Calculation), ASHRAE handbooks or other equivalent design software or methods. Duct systems are sized according to ANSI/ACCA 1 Manual D – 2016 (Residential Duct Systems), ASHRAE handbooks or other equivalent design software or methods. Select heating and cooling equipment according to ANSI/ACCA 3 Manual S – 2014 (Residential Equipment Selection) or other equivalent design software or methods. Exception: Use of alternate design temperatures necessary to ensure the systems function are acceptable.

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CHAPTER 7 – INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS	
702.1	Installer training HVAC system installers shall be trained and certified in the proper installation of HVAC systems and equipment by a recognized training or certification program. Examples of acceptable HVAC training and certification programs include, but are not limited to, the following: <ol style="list-style-type: none"> State certified apprenticeship programs. Public utility training programs. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations. Programs sponsored by manufacturing organizations. Other programs acceptable to the enforcing agency.
	Special inspection When required by the enforcing agency, special inspectors must be qualified and able to demonstrate competence to the enforcing agency in the discipline in which they are inspecting.
703.1	Documentation Documentation of compliance shall include, but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the local enforcing agency. Other specific documentation or special inspections necessary to verify compliance are specified in appropriate sections of CALGreen.

CONSULTANTS							
<div style="border: 1px solid black; padding: 5px; text-align: center;"> 1385 JUDSON WAY CHULA VISTA, CA 91911 </div>							
<div style="border: 1px solid black; padding: 5px; text-align: center;"> APPLICANT LUIS LOZANO GALINDO </div>							
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CHK'D BY: J.H.							
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<div style="border: 1px solid black; padding: 10px; display: inline-block;"> CALIFORNIA GREEN NOTES </div>							
<div style="border: 1px solid black; padding: 5px; display: inline-block;"> CAL2 </div>							



1 SITE PLAN - EXISTING
SCALE: 3/16" = 1'-0"



SITE PLAN LEGEND

-  EXISTING BUILDING NOT IN SCOPE
-  AREA SCOPE OF WORK
-  EARTH
-  EXISTING LANDSCAPE AREA
-  EXISTING SITE FENCE
-  VEHICULAR CIRCULATION
-  MAIN ACCESS

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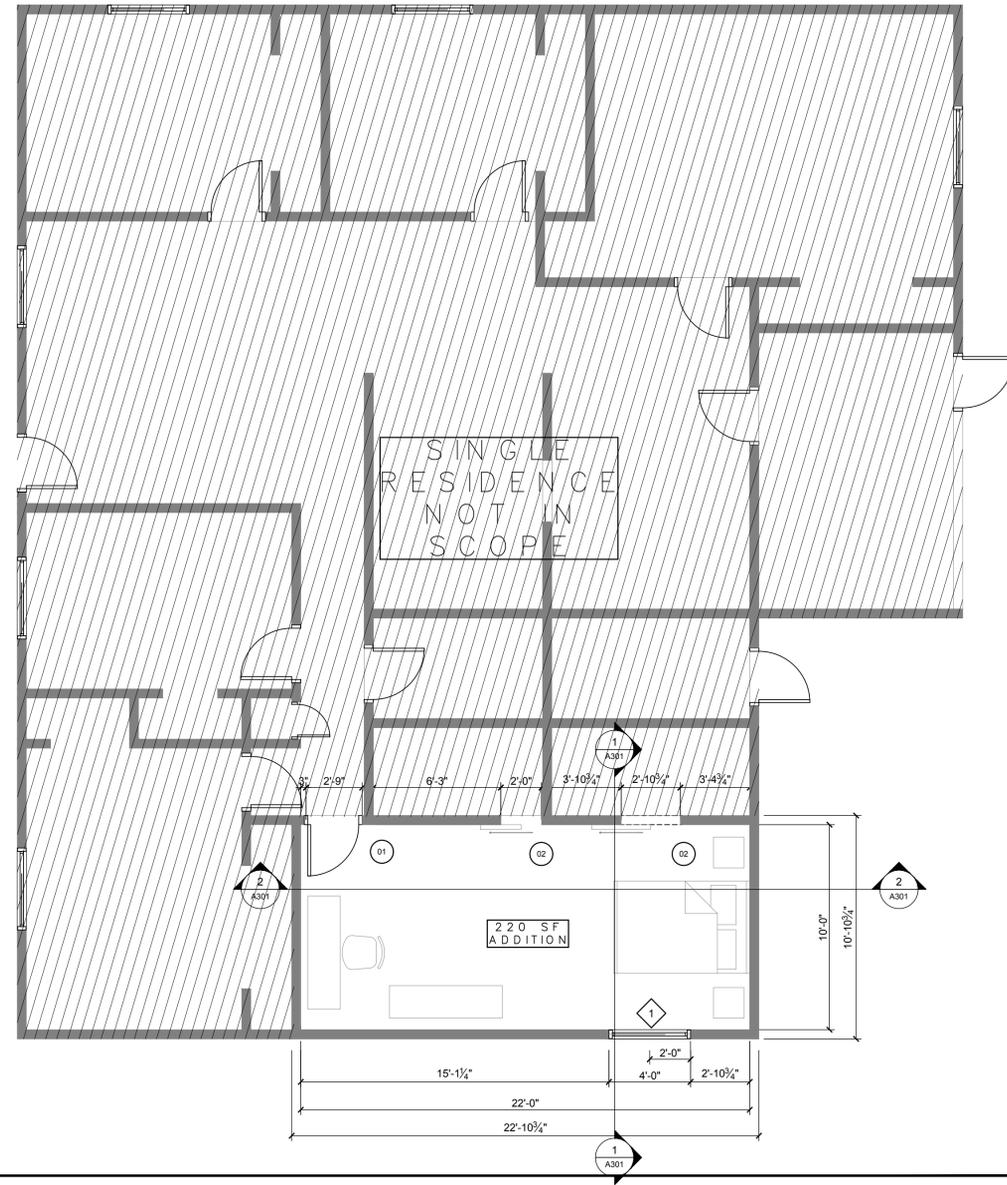
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SITE PLAN - EXISTING

A101



FLOOR PLAN LEGEND

-  EXISTING STUD WALL
-  NEW STUD WALL
-  WALL OPENING
-  DOOR AND SYMBOL. See door schedule for complete information
-  SLIDING DOOR AND SYMBOL. See door schedule for complete information
-  WINDOW AND SYMBOL. See window schedule for complete information

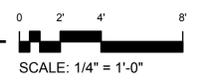
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1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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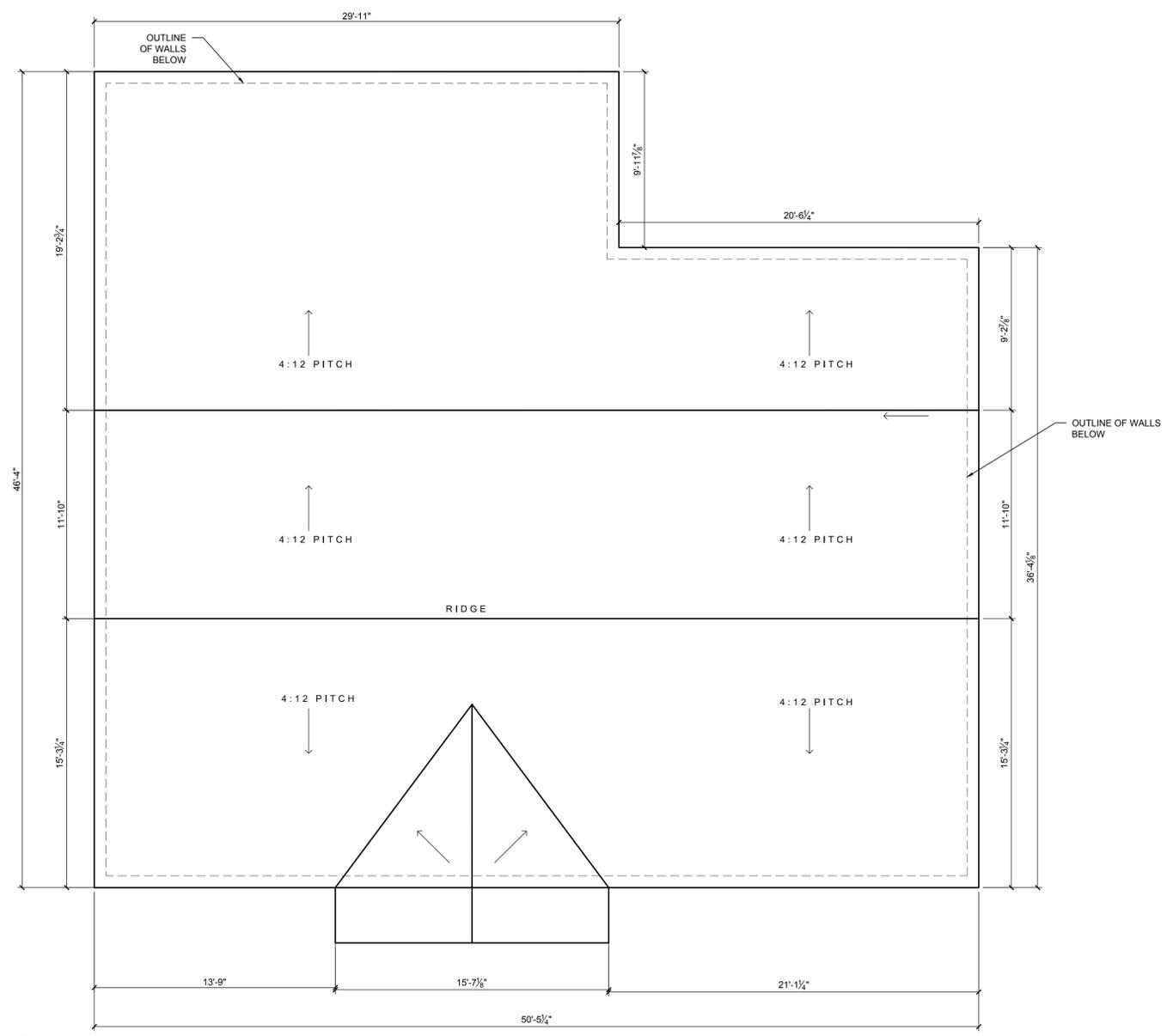
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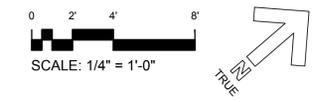
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FIRST FLOOR
PLAN -
PROPOSED

A105

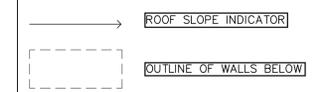


1 ROOF PLAN - PROPOSED
SCALE: 1/4" = 1'-0"



ROOF PLAN NOTES

1. The General Contractor or Sub-Contractor shall verify all conditions or dimensions on these plans in the field with actual site conditions.
2. Written dimensions shall take precedence over scaled dimensions and shall be verified on the job site. On-site verification of all dimensions and conditions shall be the sole responsibility of the General Contractor and Sub-Contractors.
3. The Contractor or sub-contractor shall notify the owner if any conflicts or discrepancy occurs between the information on this plan and actual field conditions.
4. Any discrepancies with this drawing affecting project layout shall be brought to the attention of the owner and the designer. Do not proceed with work until written or verbal instructions are issued by the owner.
5. This Roof Plan is intended to depict existing conditions based on field observations.



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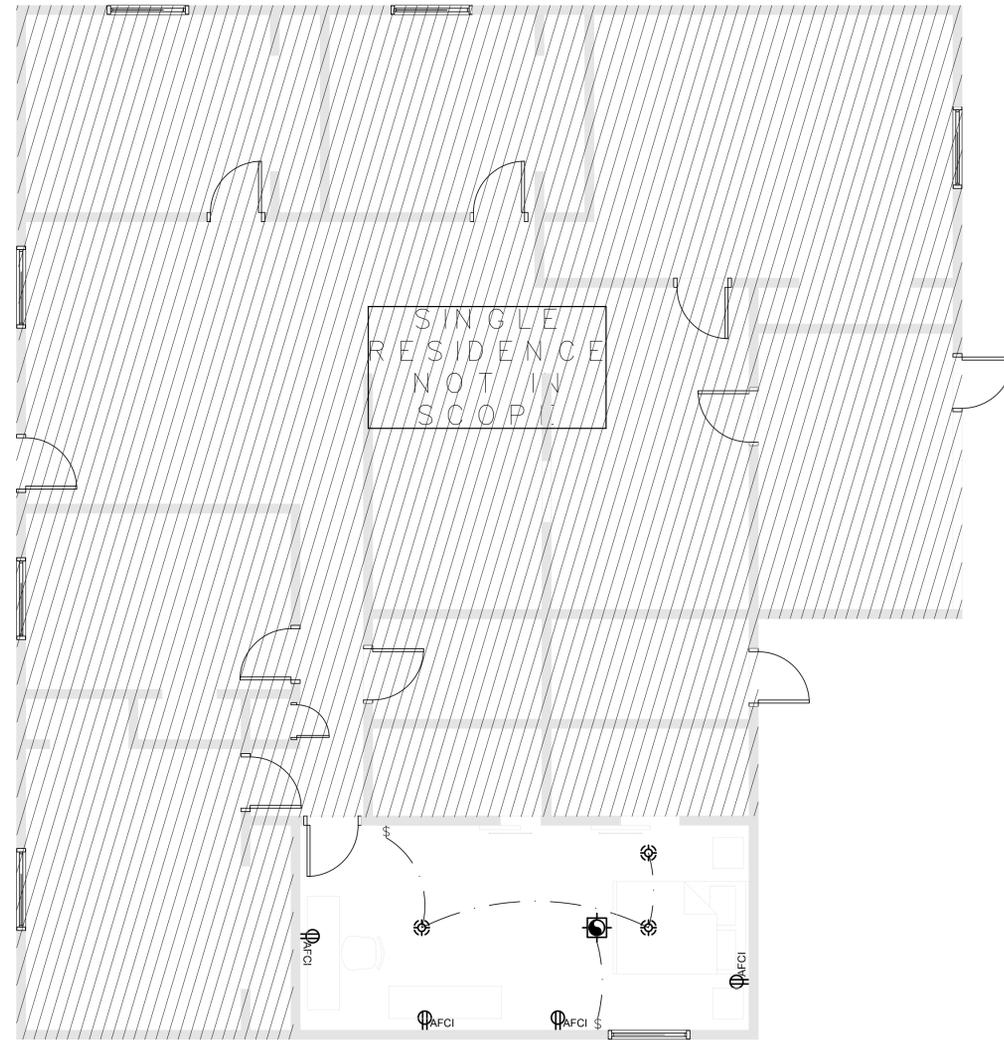
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ROOF PLAN -
PROPOSED

A107



LIGHTING PLAN LEGEND

- ⊕ DUPLX OUTLET @ 18" A.F.F. U.N.O.
- ⊕WP WATER PROOF DUPLEX OUTLET
- ⊕+42 DUPLX OUTLET @ 42" A.F.F. U.N.O.
- ⊕AFCI OUTLET PROTECTED BY ARC FAULT CIRCUIT INTERRUPTER
- ⊕GFCI GROUND FAULT CIRCUIT INTERRUPTER
- ⊕GFCI OUTLET W/ GROUND FAULT CIRCUIT INTERRUPTER
- ⊕ FOURPLEX OUTLET
- ⊕ CEILING MOUNTED LIGHT
- ⊕ WALL MOUNTED LIGHT
- ⊕WP LED RECESSED CAN LIGHT
- ⊕ WP WATER PROOF LED RECESSED CAN LIGHT
- ⊕ 1X4 LED PANEL LIGHT FIXTURE
- ⊕ MULTI STEALTH DOWNLIGHT
- ⊕ SINGLE POLE SWITCH
- ⊕ 3 WAY SWITCH
- ⊕ 4 WAY SWITCH
- ⊕ DIMMER SWITCH
- ⊕ OCCUPANCY SENSOR SWITCH
- +46 DEDICATED OUTLET CIRCUIT
- ⊕ HEIGHT TO CENTERLINE A.F.F.
- ⊕ DIGITAL THERMOSTAT
- ⊕ A.A. CABLE OUTLET
- ⊕ SMOKE DETECTOR
- ⊕ CARBON MONOXIDE DETECTOR
- ⊕ B DOOR BELL CHIME
- ⊕ DOOR BELL BUTTON
- ⊕ ELECTRICAL CIRCUIT
- ⊕ JUNCTION BOX (VOLTAGE AS NOTED)
- ⊕ CAT6 OUTLET
- ⊕ EXHAUST FAN

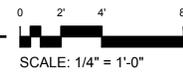
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1 FLOOR LIGHTING ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



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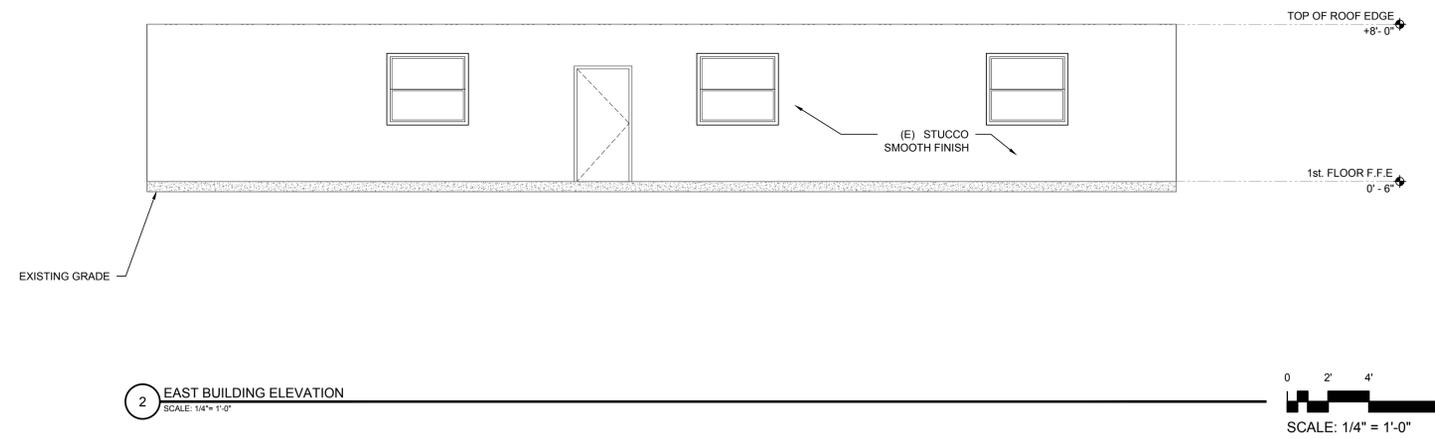
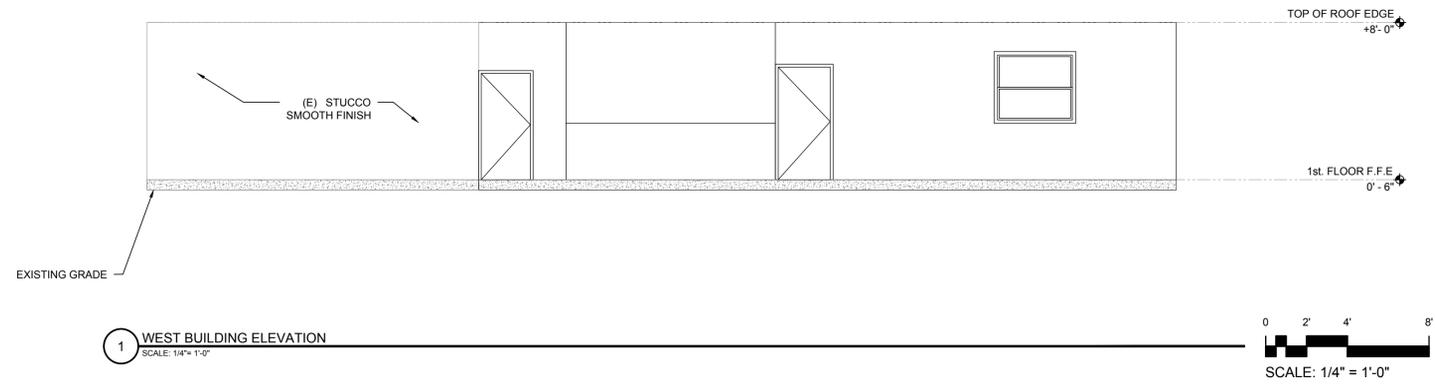
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LIGHTING AND
POWER PLAN

A108



ELEVATION NOTES

[Elevations shown are relative to sea level.]

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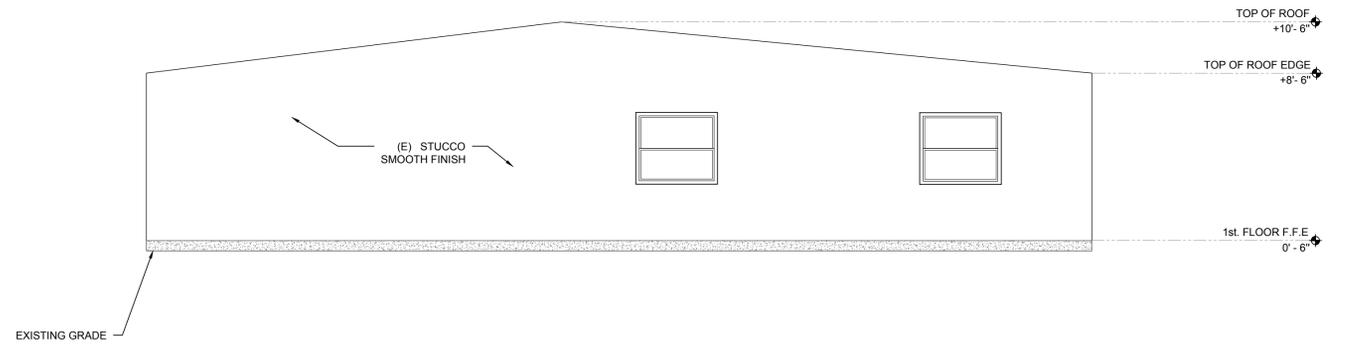
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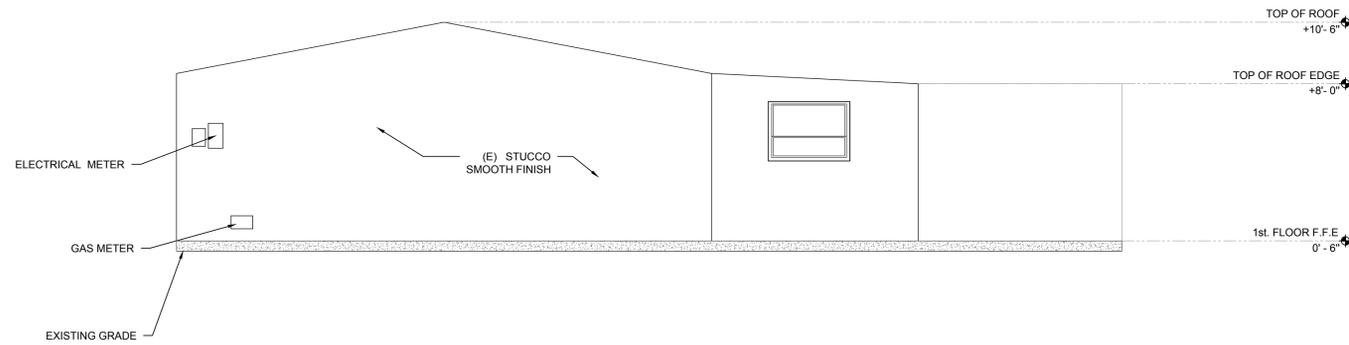
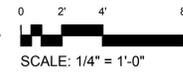
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EXTERIOR
ELEVATIONS -
EXISTING

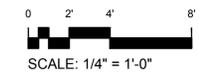
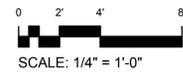
A201



1 NORTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"



ELEVATION NOTES

[Elevations shown are relative to sea level.]

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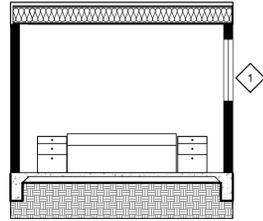
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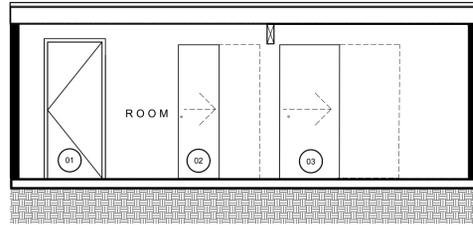
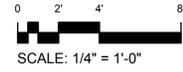
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EXTERIOR
ELEVATIONS -
PROPOSED

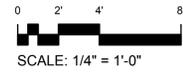
A206



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



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



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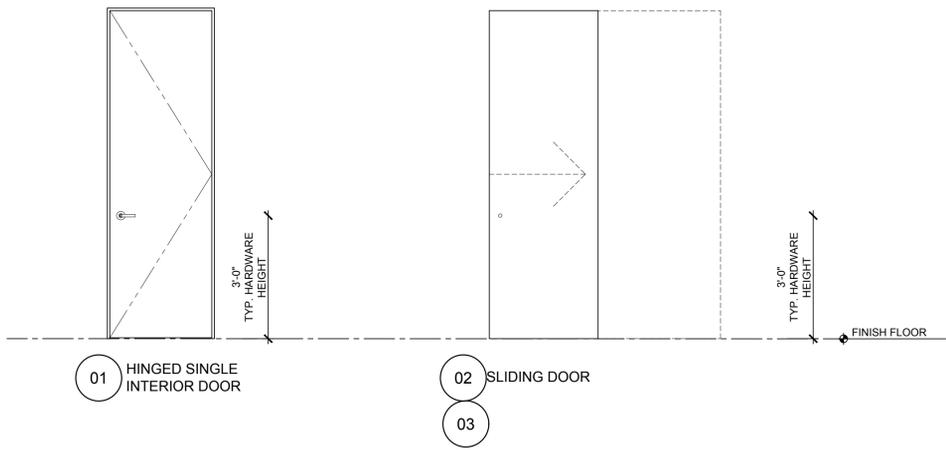
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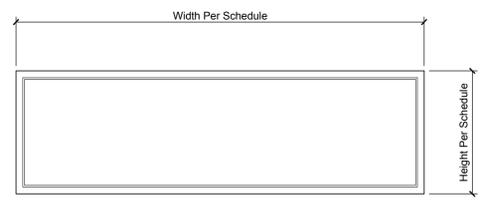
SHEET TITLE:

BUILDING
SECTION -
PROPOSED

A301



WINDOW SCHEDULE								
DOOR	QUANTITY	WIDTH	HEIGHT	MATERIAL	TYPE	REMARKS	PHASE	GLAZING AREA
01	1	2'-10"	7'-0"	WOOD	INTERIOR	HOLLOW CORE	-	-
02	1	2'-0"	6'-9"	WOOD	INTERIOR	HOLLOW CORE	-	-
03	1	2'-10"	6'-7"	WOOD	INTERIOR	HOLLOW CORE	-	-



1 FIXED WINDOW
12' x 1'-0"

WINDOW SCHEDULE								
WINDOW	QUANTITY	WIDTH	HEIGHT	SILL HEIGHT	TYPE	REMARKS	PHASE	GLAZING AREA
1	1	4'-0"	3'-0"	4'-0"	SLIDING	SAFETY GLAZING	-	12.0 SF

1 WINDOW AND DOOR SCHEDULE
SCALE: 1/2" = 1'-0"

DOOR AND WINDOW NOTES

1. Refer to Window Schedule and Door and Frame Schedule for door and window sizes, hardware, finish and additional specifications.
2. This drawing includes a representation of each door and/or window type but does not show each individual door and window unit.
3. Refer to Exterior Elevations and Interior Elevations for head and sill elevations of doors and / or windows.
4. Glazed doors and windows within 18" of any walking surface shall be tempered.
5. All glazing shall be dual pane and LowE.

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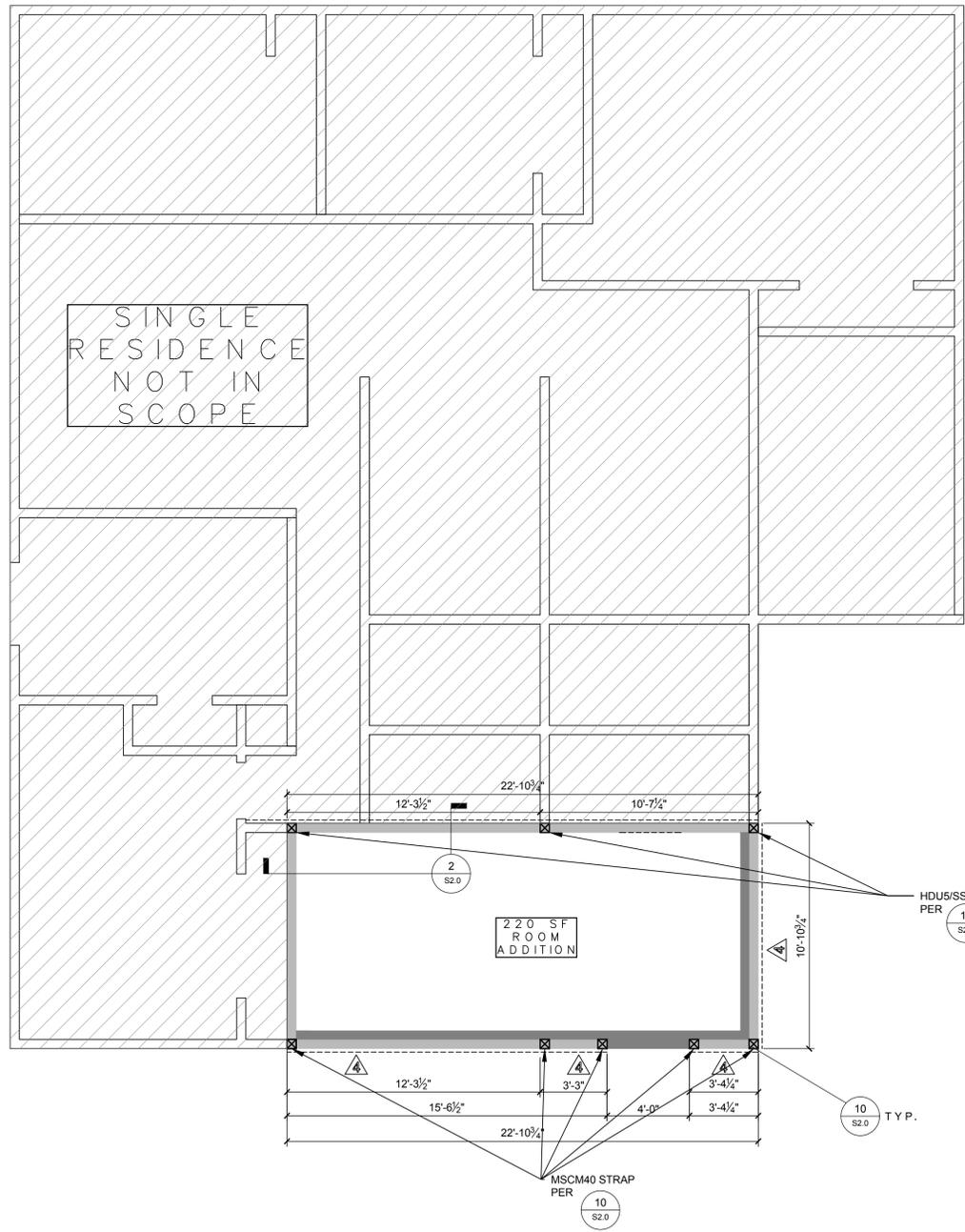
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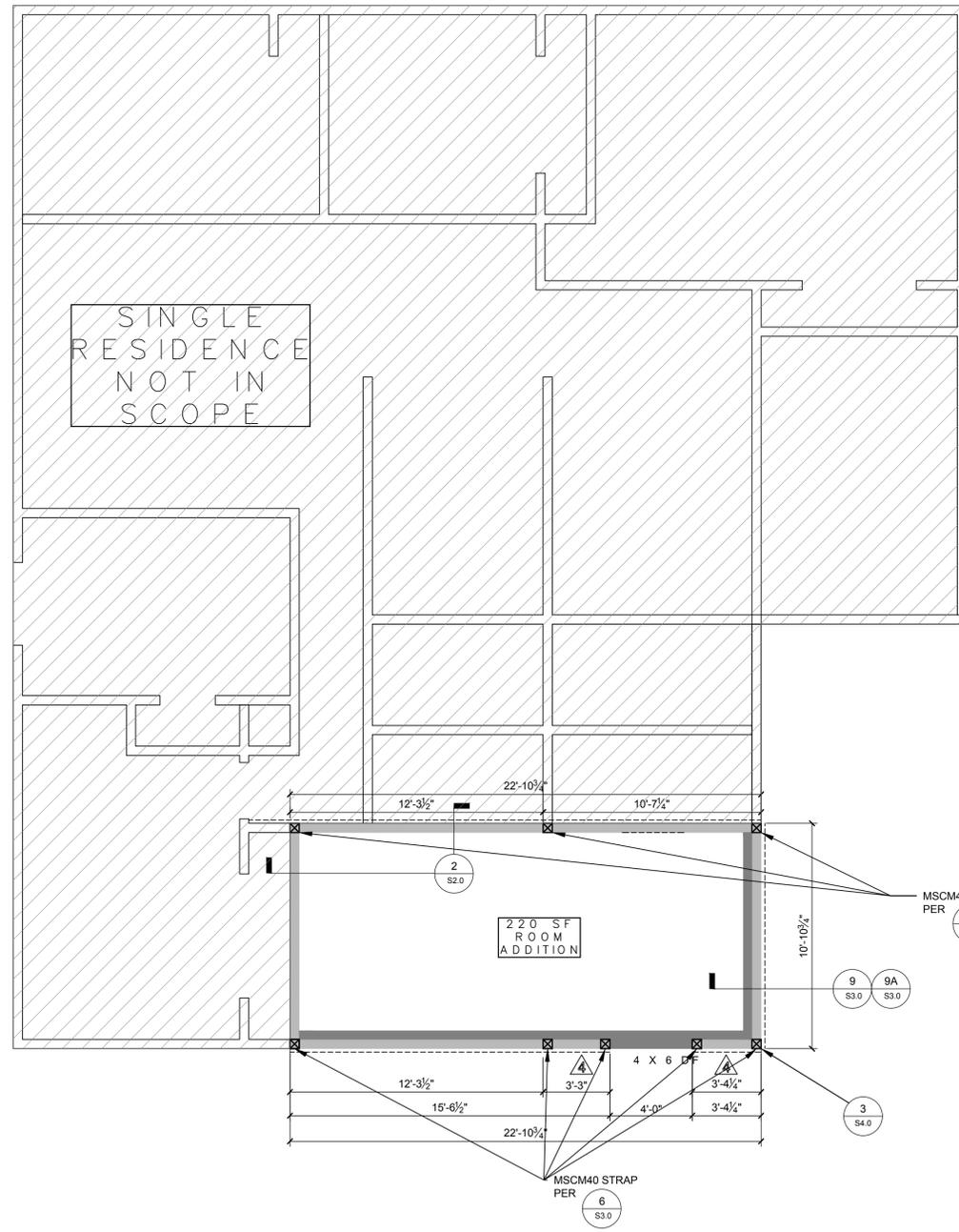
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DOOR AND WINDOW SCHEDULE

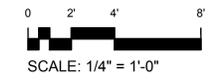
A601



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



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



SHEAR PANEL SCHEDULE

10d @ 2" EN, 12" FN INTERMEDIATE 2X STUDS, @
EDGE NAILING TO
ADJUTING PANELS 3X STUDS REQUIRED, FRAMING
16" O.C. BLOCKED
ANCHOR BOLT SPACING O/C @16"
ALLOWABLE SHEAR (PLT): 530

NOTE :

ALL WALLS 1HR FIRE WALLS

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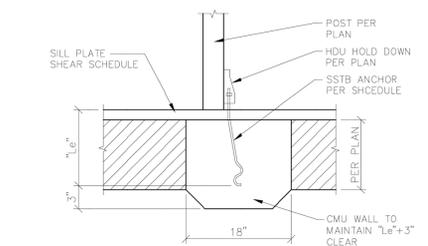
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SHEET TITLE

FOUNDATION
PLAN

S1.0

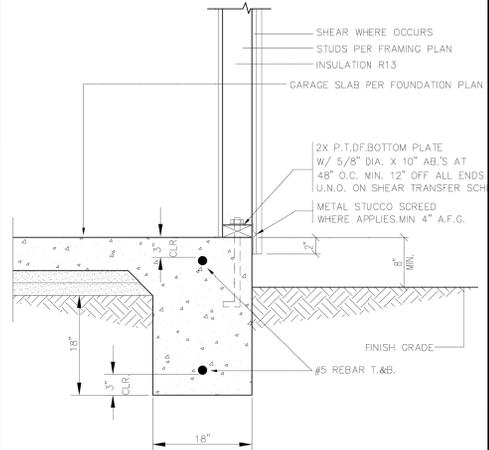


HOLD DOWN SCHEDULE:

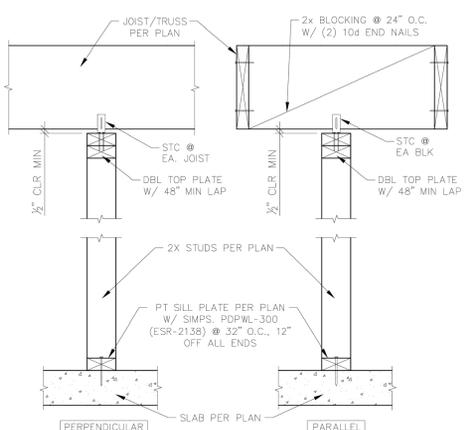
HOLD DOWN	ANCHOR BOLT	ANCHOR DIA.	LENGTH	MIN. EMBED. "Le"	SDS SCREWS
HDU2-SDS2.5	SSTB16	5/8"	17 3/4"	12 3/4"	(6) SDS 1/2"x2 1/2"
HDU4-SDS2.5	SSTB20	5/8"	21 3/4"	16 3/4"	(10) SDS 1/2"x2 1/2"
HDU5-SDS2.5	SSTB24	5/8"	25 3/4"	20 3/4"	(14) SDS 1/2"x2 1/2"
HDU8-SDS2.5	SSTB28	5/8"	29 3/4"	24 3/4"	(20) SDS 1/2"x2 1/2"

NOTES:
 - REFER TO SIMPSON CATALOG FOR PROPER INSTALLATION REQUIREMENTS.
 - INCREASE FOUNDATION DEPTH TO ACCOMMODATE THE REQUIRED ANCHOR BOLT EMBEDMENT AND CLEARANCE. ANCHOR BOLTS SHOULD BE 3" CLEAR FROM SOIL.

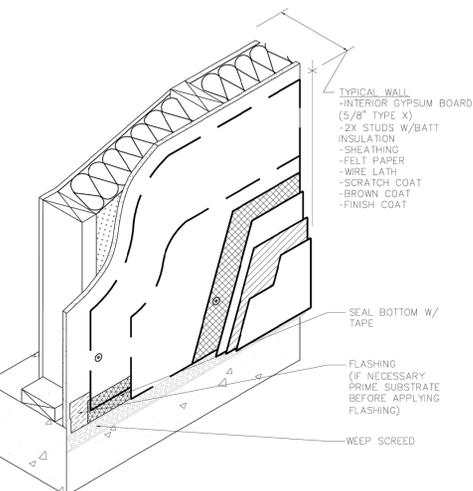
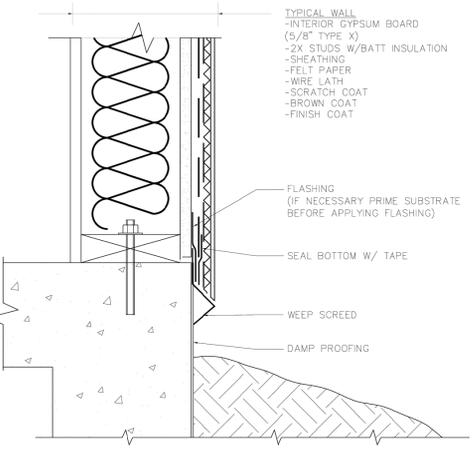
10 TYPICAL HOLD DOWN DETAIL (HDU)
N-FN-SL-EX



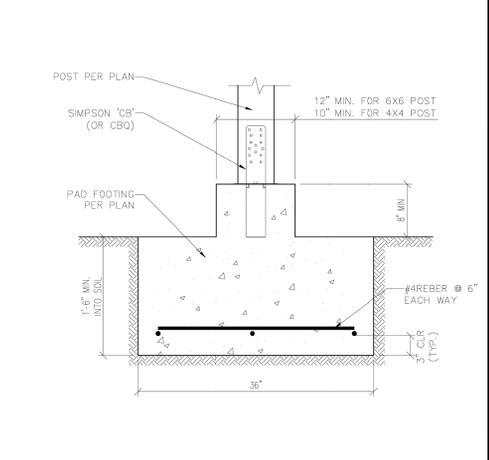
5 TYP PERIMETER WALL
N-FN-ST-EX



2 TYPICAL NON-BEARING WALL CONN.
N-OT-WL-IN

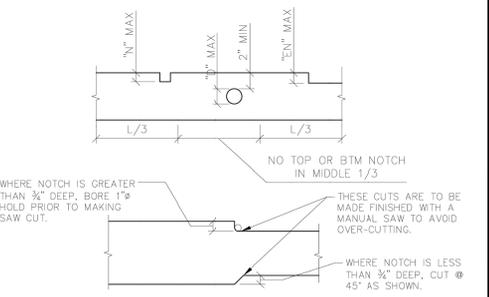


9 STUCCO WALL ASSEMBLY
N-OT-WL-EX

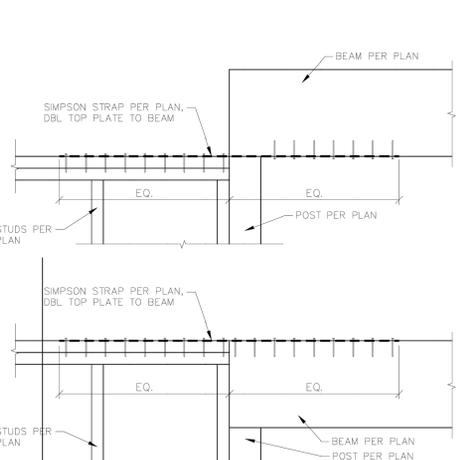


6 ISOLATED PAD FOOTING
N-FN-OT-EX

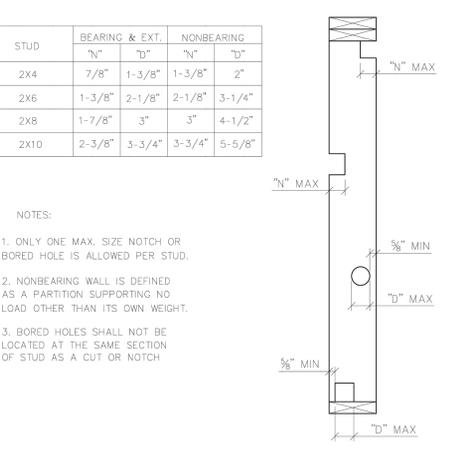
JOIST	NOTCH & BORED HOLE (MAX)			NOTE: FOR COMPOSITE LUMBER, SEE MANUFACTURER'S RECOMMENDATIONS.
	"EN"	"N"	"D"	
2X6	1 3/8"	3/8"	1 3/8" DIA.	
2X8	1 3/8"	1/2"	2 3/8" DIA.	
2X10	2 3/8"	1 1/2"	3 3/8" DIA.	
2X12	2 3/8"	1 3/4"	3 3/8" DIA.	
2X12	3 3/8"	2 3/4"	4 3/8" DIA.	



7 TYPICAL JOIST NOTCHING
N-FL-2X-IN



3 TYPICAL STRAP DETAILS
N-OT-WL-EX



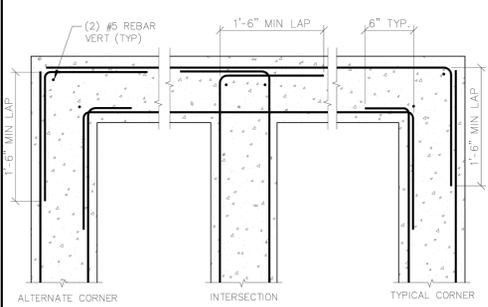
4 TYPICAL STUD NOTCHING
N-OT-WL-EX

FRAMING HANGER SCHEDULE (U.N.O.)

MEMBER SIZE	FACE MOUNT HANGER(1)	CAPACITY (LBS.)	TOP FLANGE HANGER(2)	CAPACITY (LBS.)
2x4	LUS24	670	HU24TF	2090
2x6	LUS26	865	LB26	1380
2x8	LUS28	865	LB28	1270
2x10	LUS28	1100	LB210AZ	1865
2x12	LUS210	1340	LB212AZ	1865
4x6	HUS46	1065	HUS46TF	2700
4x8	HUS48	1595	BA48	3800
4x10	HU410	2125	BA410	3800
4x12	HU412	2660	BA412	3800
6x8	HU68	2085	HU68TF	3500
6x10	HU610	2680	B610	3800
6x12	HU612	3275	B612	3800
8x8	HU88	2085	HW88	5285
8x10	HU810	2680	HW810	5285
8x12	HU812	3275	HW812	5285
3-1/2x9-1/2 V.L.	HUS410	2125	LBV3.569.5	2590
3-1/2x11-7/8 V.L.	HUS412	2660	BA3.56/11.88	3800
3-1/2x14 V.L.	HUS412	2275	HW414TF	4830
3-1/2x18 V.L.	HGU3.63-SDS	14145	HGLT4	12265
5-1/4x9-1/2 V.L.	HU610	2680	HWU5.5/9.5	6000
5-1/4x11-7/8 V.L.	HU612	3275	HWU5.6/11.88	6000
5-1/4x14 V.L.	HU614	3075	HU616TF	5105
5-1/4x18 V.L.	HGU5.5-SDS	17845	HGLT5	12265
7x9-1/2 V.L.	HU410-2	2680	HWU7.12/9.5	6000
7x11-7/8 V.L.	HU410-2	3275	HWU7.12/11.88	6000
7x18 V.L.	HGU7.25-SDS	17845	HGLT7.12	12265
3-1/8x10-1/2 GLB	HU210-2	2680	WPU	4165
3-1/8x12 GLB	HU212-2	3275	WPU	4165
3-1/8x16-1/2 GLB	HU216-2	3870	WPU	4165
5-1/8x10-1/2 GLB	HU5.125/12	3275	WPU	4165
5-1/8x12 GLB	HU5.125/12	3275	WPU	4165
5-1/8x13-1/2 GLB	HU5.125/13.5	3870	WPU	4165
5-1/8x16 GLB	HU5.125/16	3870	WPU	4165
9-1/2 BCI 5000	IUS2.05/9.5	950	ITS 2.06/9.5	1520
9-1/2 BCI 6000	IUS2.37/9.5	950	ITS 2.37/9.5	1520
9-1/2 BCI 6500	IUS2.55/9.5	950	ITS 2.55/9.5	1520
9-1/2 BCI 80	IUS2.37/9.5	950	ITS 2.37/9.5	1520
9-1/2 BCI 90	IUS3.55/9.5	950	ITS 3.55/9.5	1520
11-7/8 BCI 5000	IUS2.06/11.88	1185	ITS 2.06/11.88	1520
11-7/8 BCI 6000	IUS2.37/11.88	1185	ITS 2.37/11.88	1520
11-7/8 BCI 6500	IUS2.56/11.88	1185	ITS 2.56/11.88	1520
11-7/8 BCI 80	IUS2.37/11.88	1185	ITS 2.37/11.88	1520
11-7/8 BCI 90	IUS3.56/11.88	1420	ITS 3.56/11.88	1520

1. SUBSTITUTE CONCEALED HANGERS OF EQUAL CAPACITY AT BEAM TO POST AND END OF BEAM CONNECTIONS.
 2. SUBSTITUTE TOP FLANGE OFFSET HANGERS OF EQUAL CAPACITY AT END BEAM CONNECTIONS.

TYPICAL FRAMING HANGER SCHEDULE



NOTE:
 - WHERE A SINGLE LAYER OF REINFORCING OCCURS, BEND REINFORCEMENT AS SHOWN FOR OUTSIDE BARS.
 - 30SD MIN FOR CONCRETE, 40SD MIN FOR MASONRY

1 TYPICAL FOOTING REINFORCEMENT (EXISTING)
N-FN-OT-EX

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CHULA VISTA, CA 91911

APPLICANT

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PROJECT NO: 231129

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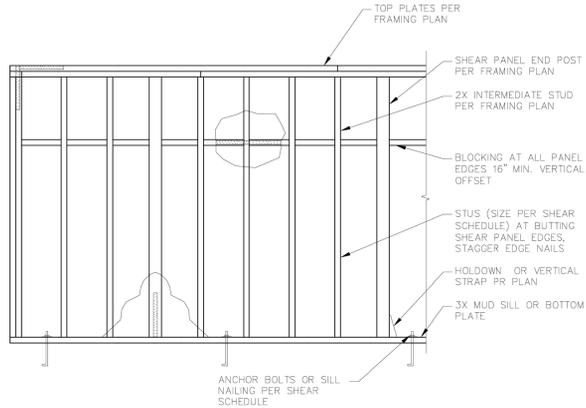
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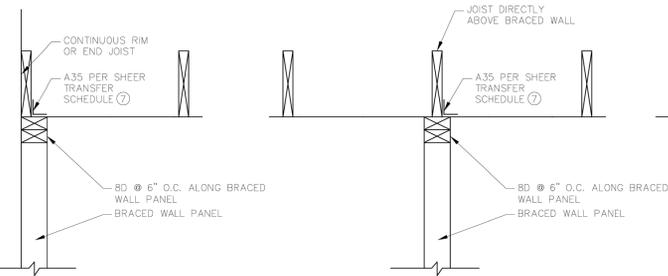
STRUCTURAL FRAMING PLANS AND DETAILS

S2.0

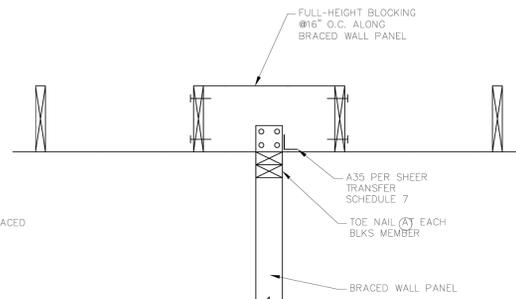


- PLYWOOD JOINT AND SILL PLATE NAILING SHALL BE STAGGERED IN ALL CASES.
- PROVIDE 3"x3"x0.229" PLATE WASHERS AT ALL ANCHOR BOLTS.

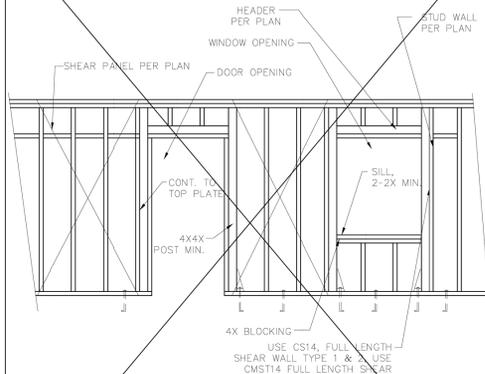
5 TYPICAL SHEAR WALL DETAIL



4 BRACED WALL PANEL CONNECTION PARALLEL TO CLG/ ROOF FRAMING



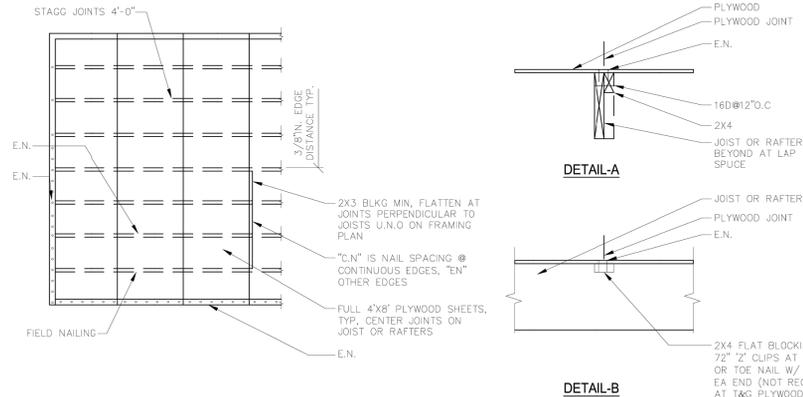
1 SHEAR PANEL AT OPENING



SHEAR PANEL SCHEDULE					
SHEAR PANEL (1) (6)					
MARK	MATERIAL	NAILING O/C (5)	ANCHOR BOLT SPACING O/C (2) (4)	ALLOWABLE SHEAR (Lb/ft)	SIMPSON SCREWS @ SILL PLATE
1	3/8" APA RATED SHEATHING	8d @ 6" EN, 12" FN 2X STUDS @ 16" O.C. BLOCKED	@48"	220	SDS25412 @ 16" O.C.
2	3/8" APA RATED SHEATHING	8d @ 4" EN, 12" FN INTERMEDIATE 2X STUDS, @ EDGE NAILING TO ABUTTING PANELS 2X STUDS REQUIRED, FRAMING 16" O.C. BLOCKED	@32"	320	SDS25412 @ 12" O.C.
3	3/8" APA RATED SHEATHING (3)	10d @ 3" EN, 12" FN INTERMEDIATE 2X STUDS, @ EDGE NAILING TO ABUTTING PANELS 3X STUDS REQUIRED, FRAMING 16" O.C. BLOCKED 3X SILL	@24"	410	SDS25500 @ 8" O.C.
4	3/8" APA RATED SHEATHING (3)	10d @ 2" EN, 12" FN INTERMEDIATE 2X STUDS, @ EDGE NAILING TO ABUTTING PANELS 3X STUDS REQUIRED, FRAMING 16" O.C. BLOCKED 3X SILL	@16"	530	SDS25500 @ 6" O.C.
5	15/32" STRUCT I APA RATED SHEATHING (3)	10d @ 2" EN, 12" FN INTERMEDIATE 2X STUDS, @ EDGE NAILING TO ABUTTING PANELS 3X STUDS REQUIRED, FRAMING 16" O.C. BLOCKED 3X SILL	@12"	870	SDS25500 @ 3" O.C.

6 SHEAR PANEL SCHEDULE

MARK	SIZE	APA RATED EXPOSURE 1	NAIL SIZE	B.N.	C.N. CONT.	E.N. EDGES	FIELD
6A	1/2"	(32/16)	10d	6"	6"	6"	12"
6B	3/4"	(48/24)	10d	6"	6"	6"	10"

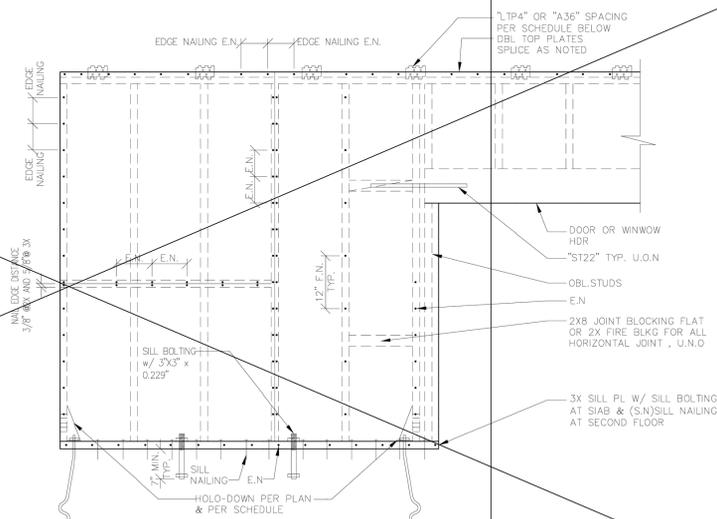


2 PLYWOOD FLOOR & ROOF SHEATHING SCHEDULE

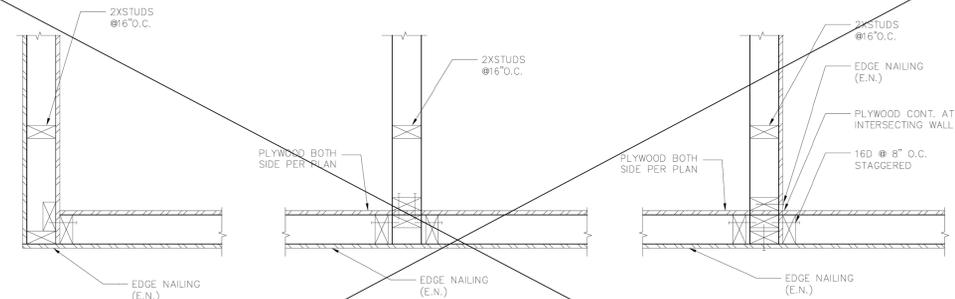
- NOTE:
- AT ROOF PROVIDE BLOCKING AND EDGE NAILING, TYP. AT ALL ROOF SLOPES LESS THAN 3" IN 12".
 - PROVIDE BLOCKING AT FLOOR.
 - ALL DECKS SHALL BE SHEATHED WITH EXTERIOR GRADE PLYWOOD AND SCREWED, NO EXCEPTION.
 - OSB FLOOR SHEATHING MAY BE USED, MATCH GRADE AND SPAN RATING TO SCHEDULE ABOVE.
 - ALL FLOOR SHEATHING NAILS SHALL BE DEFORMED SHANK.
 - ALL FLOOR SHEATHING SHALL BE GLED, APPLY ONLY ENOUGH GLUE FOR ONE SHEET, FULLY NAIL THEN LAY NEXT SHEET.

SHEAR TRANSFER SCHEDULE				
SHEAR WALL	MATERIAL USED	2ND FLOOR WALL SHEAR TRANSFER BOTTOM PLATE	1ST FLOOR WALL PERPENDICULAR TO JOISTS SHEAR TRANSFER TOP PLATE	1ST FLOOR WALL PARALLEL TO JOISTS SHEAR TRANSFER TOP PLATE
1	3/8" APA RATED SHEATHING	2X SILL w/ SDS25412 @ 16" O.C.	LTP4@12" O.C.	A35 @ 12" O.C.
2	3/8" APA RATED SHEATHING	2X SILL w/ SDS25412 @ 12" O.C.	LTP4@12" O.C.	A35 @ 12" O.C.
3	3/8" APA RATED SHEATHING	3X SILL w/ SDS25500 @ 8" O.C.	LTP4@12" O.C.	A35 @ 9" O.C.
4	3/8" APA RATED SHEATHING	3X SILL w/ SDS25500 @ 6" O.C.	LTP4@ 8" O.C.	A35 @ 8" O.C.
5	15/32" STRUCT I APA RATED SHEATHING	3X SILL, 3X RIM OR BLKG w/ SDS25500 @ 3" O.C.	LTP4@ 8" O.C.	A35 @ 6" O.C.

7 SHEAR TRANSFER SCHEDULE



3 STUD WALL INTERSECTIONS-PLAN



CONSULTANTS

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APPLICANT

LUIS LOZANO GALINDO

01 xxx423 Building Permit - Submittal 1

MARK DATE DESCRIPTION

PROJECT NO: 231129

CAD DWG FILE:

DRAWN BY: J.H.

CHK'D BY: J.H.

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SHEET TITLE:

STRUCTURAL
FRAMING PLANS
AND DETAILS

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