

A. General

Applicable codes. All projects shall comply with the 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 (CBEES), and all County of San Diego amendments.

A. Electrical, Plumbing, and Mechanical

- 1. Exterior lighting. All projects shall comply with the County of San Diego lighting ordinance.
- 2. GFCO 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. AFCO 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 efficiency and future requirements of CBEES 150.0(h).

E. Wood Framing

- 1. Fastener requirements. The number, size, and spacing of fasteners connecting wood members shall not be less than that set forth in CRC Table R602.3.1.(1). (CRC R602.3, CRC R602.3.1, and CRC R602.2)
- 2. Stud size, height, and spacing. The size, height, and spacing of studs shall be in accordance with CRC Table R602.3.1.(5). (CRC R602.3.1)
- 3. Sill plate. Studs shall have full bearing on nominal 2-inch thick or larger sill plate with width at least equal to stud width. (CRC R602.3.4)
- 4. Bearing studs. Where joists, trusses, or rafters are spaced more than 16 inches on center and the bearing studs below are spaced 24 inches on center, such members shall bear within 5 inches of the studs beneath. (CRC R602.3.3)
- 5. Drilling and notching of studs. Any stud in an exterior wall or bearing partition may be cut or notched to a depth not exceeding 25% of its width. Studs in nonbearing partitions may be notched to a depth not to exceed 40% of a single stud width. Any stud may be bored or drilled, provided the diameter of the resulting hole is no more than 60% of the stud width, the edge of the hole is no more than 5/8 inch to the edge of the stud, and the hole is not drilled in the same section as a nail or nailing. Studs located in exterior wall and bearing partitions drilled over 40% and up to 60% shall be installed with no more than two successive studs bored. (CRC R602.3)
- 6. Top plate. Wood stud walls shall be capped with a double top plate installed to provide overwrapping at corners and all intersections with other partitions. End joints in double top plates shall be offset at least 24 inches. Joints in plates need not occur over studs. Plates shall be minimum nominal 2 inches thick and have width at least equal to width of studs. (CRC R602.3.2)
- 7. Top plate splices. Top plate lap splices shall be face-nailed with minimum 8 16d nails on each side of splice. (CRC R602.10.3.1)

- 8. Drilling and notching of top plate. When piping or ductwork is planned in or partly in an exterior wall or interior loadbearing wall, necessary cutting, drilling, or notching of the top plate is more than 50% of a gablehead metal tie or more than 0.54-inch thick and 1-1/2 inches wide shall be fastened across and to the studs at each side of the opening with not less than 8 16d nails having a minimum length of 1-1/2 inches at each side or equivalent. The metal tie must extend minimum 8 inches past the opening. (CRC R602.6.1)
- 9. Cripple walls. Foundation cripple walls shall be framed of studs not less in size than the stud above. Cripple walls more than 4 feet in height shall have studs sized as required for an additional story. Cripple walls with stud height less than 14 inches shall be sheathed on at least one side with a wood structural panel fastened to both the top and bottom plates in accordance with Table R602.3.1.(1), or the cripple walls shall be constructed of solid blocking. Cripple walls shall be supported on continuous foundations. (CRC R602.9)
- 10. Wall bracing. Buildings shall be braced in accordance with the methods allowed per CRC R602.10.2, CRC R602.10.4, and/or CRC R602.10.5.
- 11. Braced wall line spacing. Spacing between braced wall lines shall not exceed 20 feet or alternate provisions of CRC R602.10.1.3.
- 12. Shear wall cumulative length. The cumulative length of shear walls within each braced wall line shall meet the provisions of CRC Table R602.10.3.1 for wind loads and CRC Table R602.10.3.2 for seismic loads. (CRC R602.10.1.1)
- 13. Shear wall spacing. Shear walls shall be located not more than 25 feet or center. (CRC R602.10.2)
- 14. Shear wall offset. Shear walls may be offset out-of-plant not more than 4 feet from the designated braced wall line and not more than 8 feet from any other offset wall line considered part of the same braced wall line. (CRC R602.10.1.2)
- 15. Shear wall location. Shear walls shall be located at the ends of each braced wall line or meet the alternate provisions of CRC R602.10.2.2.
- 16. Individual shear wall length. Shear walls shall meet minimum length requirements of CRC R602.10.6.5.1.
- 17. Cripple wall bracing. Cripple walls shall be braced per CRC R602.10.11.
- 18. Shear wall and diaphragm nailing. All shear walls, roof diaphragms, and floor diaphragms shall be nailed to supporting construction per CRC Table R602.3.1.(1). (CRC R602.3)
- 19. Shear wall joints. All vertical joints in shear wall sheathing shall occur over, and be fastened to, common studs. Horizontal joints in shear walls shall occur over, and be fastened to, minimum 1-1/2-inch-thick blocking. (CRC R602.10.10)
- 20. Framing over openings. Headers, double joists, or trusses of adequate size to transfer loads to vertical members shall be provided over window and door openings in load-bearing walls and partitions. (CBC 2304.3.2)
- 21. Joists under bearing partitions. Joists under parallel bearing partitions shall be of adequate size to support the load. Double joists, sized to adequately support the load, that are separated to permit the installation of piping or vents shall be supported by solid blocking with minimum 2-inch nominal nailing spaced at maximum 4 feet or center. Bearing partitions perpendicular to joists shall not be offset from supporting girders, walls, or partitions more than the joint depth unless such joists are of sufficient size to carry the additional load. (CRC R602.4)
- 22. Joists above or below shear walls. Where joists are perpendicular to a shear wall above or below, a rim joist, band joist, or blocking shall be provided along the entire length of the shear wall. Where joists are parallel to a shear wall above or below, a rim joist, end joist, or other parallel framing shall be provided directly above and/or below the shear wall. Where a parallel framing member cannot be located directly above and/or below the shear wall, full-depth blocking at 16-inch spacing shall be provided between the parallel framing members to each side of the shear wall. (CRC R602.10.8)
- 23. Floor member bracing. Floor joists shall be braced in accordance with the following: a. Minimum 1-1/2 inches of bearing on wood or metal and minimum 3 inches of bearing on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip nailed to the adjoining stud or by the use of approved joist hangers. (CRC R602.6)
- 24. Floor joist lap. Floor joists framing opposite sides over a bearing support shall be of minimum 1-1/2 inches and shall be nailed together with minimum 3 10d face nails. A wood or metal splice with strength equal to or greater than that provided by the lap is permitted. (CRC R602.6.1)
- 25. Floor joist-to-girder support. Floor joists framing into the side of a wood girder shall be supported by approved framing anchors or on ledger strips minimum nominal 2 inches by 2 inches. (CRC R602.3.2)
- 26. Floor joist lateral restraint. Floor joists shall be supported laterally at ends and each intermediate support by minimum 2-inch full-depth blocking, by attachment to full-depth header, band joist, or rim joist, to an adjoining stud, or shall otherwise provided with lateral support to prevent rotation. (CRC R602.7)
- 27. Floor joist bridging. Floor joists exceeding nominal 2 inches by 12 inches shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R602.7.1)
- 28. Framing of floor openings. Openings in floor framing shall be framed with a header and trimmer joist. When the header joist span exceeds 4 feet, the header joist may be used as a single member the same size as the floor joist. 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 joist shall be doubled and of sufficient cross section to support the floor joists framing into the header. Approved hangers shall be used for the header-joist-to-trimmer-joist connections when the header joist span exceeds 6 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 R602.10)

D. Foundation and Underfloor (Continued)

- f. Ends of wood joists entering masonry or concrete walls with clearances less than 1/2 inch on top, and ends.
- g. Wood structural members supporting moisture-permeable floors or roofs exposed to weather, such as concrete or masonry walls, unless separated from such floors or roofs by an impervious moisture barrier.
- h. Wood framing strips or other wood framing members attached directly to interior of exterior concrete or masonry walls below grade except where vapor retarder applied between wall and framing strips or framing members.

E. Wood Framing (Continued)

- 31. Ceiling joist and rafter connections. Ceiling joists and rafters shall be nailed to each other per CRC Table R602.3.1.(1), and the rafter shall be nailed to the wall top plate per CRC Table R602.3.1.(1). Ceiling joists shall be continuous or securely joined per CRC Table R602.3.1.(1) where they meet over interior partitions and are nailed to adjacent rafters to provide a continuous tie across the building when such joists are parallel to rafters. Where ceiling joists are not connected to the rafters at the wall top plate, joists connected higher in the attic shall be installed as rafters, or rafters shall be installed to provide a continuous tie. Where ceiling joists are not parallel to rafters, rafters shall be installed. Rafter ties shall be minimum 2 inches by 4 inches nominal, installed per CRC Table R602.3.1.(1), or connections of equivalent capacity shall be provided. Where joists and rafters ties are not provided, the ridge formed by these rafters shall be supported by a wall or engineer-designed girder. (CRC R602.3.1)
- 32. Ceiling joists lapped. Ends of ceiling joists shall be lapped minimum 3 inches or butted over bearing partitions or beams and toenailed to the bearing element. Where ceiling joists provide resistance to rafter thrust, lapped joists shall be nailed together per CRC Table R602.3.1.(1) and butted joists shall be nailed in a manner to resist such loads. (CRC R602.3.2)
- 33. Collar ties. Collar ties or ridge struts to resist wind uplift shall be connected in the upper third of the attic space. Collar ties shall be a minimum 1 inch by 4 inches nominal and spaced at maximum 4 feet on center. (CRC R602.3.1)
- 34. Purins. Purins installed to reduce the span of rafters shall be sized not less than the required size of the rafters they support. Purins shall be continuous and shall be supported by 2-inch-by-4-inch nominal braces installed to bearing walls at a minimum 45-degree slope from horizontal. The braces shall be spaced maximum 4 feet on center with a maximum 3-foot unbraced length. (CRC R602.3.1)
- 35. Roofing member bearing. The ends of each rafter or ceiling joist shall have not less than 1-1/2 inches of bearing on wood or metal and not less than 3 inches of bearing on masonry or concrete. (CRC R602.6)

E. Wood Framing (Continued)

- 51. Roofing member lateral support. Roof framing members and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be provided with lateral support at bearing or trimmer joists. (CRC R602.8)
- 52. Roofing member bracing. Rafters and ceiling joists with a nominal depth-to-thickness ratio exceeding 5:1 shall be supported laterally by solid blocking, diagonal bridging (wood or metal), or a continuous 1-inch-by-3-inch strip nailed across the bottom of joists perpendicular to joists at maximum 8-foot intervals. (CRC R602.8.1)
- 53. Framing of roof 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 6 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 R602.10)

E. Wood Framing (Continued)

- 41. Finishing 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 R1003.16)
- 51. 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 floor 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 draftstopping shall be maintained. (CRC R302.12.1)
- 52. Combustible insulation limitations. Combustible insulation shall be separated (minimum 3 inches) from concealed luminaires, fire motors, and other heat-producing devices. (CRC R302.14)

L. (CALGreen) Requirements (Continued)

- 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 showheads: Maximum flow rate of 1.8 gallons per minute at 80 psi d. Multiple showheads serving one shower: Maximum combined flow rate of 2.0 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 97.1.4.303.1.4.1) 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 80 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 use 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 spaces from unconditioned spaces need not accommodate utility and other penetrations must be sealed in compliance with the California Energy Code. (CALGreen 4.406.1) Exception: Annular 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 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.

L. (CALGreen) Requirements (Continued)

- 16. Moisture control during 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 10 percent moisture content. Moisture content shall be verified in compliance with the following (CALGreen 4.505.3): a. Moisture content shall be determined with either a probe-type or contact-type moisture meter. b. Moisture readings shall be taken at a point 2 feet to 4 feet from the grade stamped end of each piece to be verified. c. At least three 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 viable wet or have high moisture content shall be replaced or allowed to dry prior to enclosure in wall or floor cavities. Wet-applied insulation products shall follow the manufacturers' drying recommendations prior to enclosure.
- 17. Bathrooms with a bathtub and/or shower shall be mechanically ventilated per the following (CalGreen 4.506.1): a. Fans shall be ENERGY STAR compliant and ducted to terminate outside building b. Unless functioning as a component of a whole-house ventilation system, fans shall have humidity controls capable of adjustment—manual or automatically—between a relative humidity range of 55% to 65%. c. Heating and air-conditioning system design. Heating and air-conditioning systems shall be sized, designed, and have their equipment selected using the following methods (CALGreen 4.507.2): a. The heat loss and heat gain is established according to ANSI/ACCA 2 Manual / ASHRAE handbooks, or other equivalent design software or methods. b. Duct systems are sized according to ANSI/ACCA 1 Manual D 099, ASHRAE handbooks, or other equivalent design software or methods. c. Select heating and cooling equipment according to ACCA 3-6 Manual S or other equivalent design software or methods.

TABLE R602.3(1) FASTENER SCHEDULE FOR STRUCTURAL MEMBERS

Table with 4 columns: MEMBER TYPE, FASTENER TYPE, FASTENER SIZE, AND MINIMUM SPACING. Rows include various structural members like joists, rafters, and studs with their respective fastener requirements.

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DESIGN BY: PHANSTAD

It is further acknowledged that such plans and specifications may be used for the above described project only, and that any duplication, reworking, or reproduction of the documents by anyone for construction or any other purposes, may not be done except by PHANSTAD, expressed written permission.

OWNER: JERRY & MARILYN ERICK, 16942 BARUNA LN., HUNTINGTON BEACH 92649, 714-425-5888, LOT #07 TRACT# 5264, AP#178-315-06

CONTRACTOR: NEWLAND CONSTRUCTION INC., LIC# 4511478, 17145 981-9729, OFFICE: 714-616-0300, WWW.NEWLANDCONSTRUCTION.COM

Remodeling Homes for Over 30 Years

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Remodeling Homes

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y	NA	RESPON PARTY
		CHAPTER 3 GREEN BUILDING SECTION 301 GENERAL
		301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.
		301.1.1 Additions and alterations. [HCD] The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or size. The requirements shall apply only to and/or within the specific area of the addition or alteration.
		The mandatory provision of Section 4.106.4.2 may apply to additions or alterations of existing parking facilities or the addition of new parking facilities serving existing multifamily buildings. See Section 4.106.4.3 for application.
		Note: Repairs including, but not limited to, resurfacing, restriping and repairing or maintaining existing lighting fixtures are not considered alterations for the purpose of this section.
		Note: On and after January 1, 2014, residential buildings undergoing permitted alterations, additions, or improvements shall replace noncompliant plumbing fixtures with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS. [HCD] The provisions of individual sections of CALGreen may apply to either low-rise residential buildings high-rise residential buildings, or both. Individual sections will be designated by banners to indicate where the section applies specifically to low-rise only (LR) or high-rise only (HR). When the section applies to both low-rise and high-rise buildings, no banner will be used.
		SECTION 302 MIXED OCCUPANCY BUILDINGS
		302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy. Exceptions:
		1. [HCD] Accessory structures and accessory occupancies serving residential buildings shall comply with Chapter 4 and Appendix A4, as applicable.
		2. [HCD] For purposes of CALGreen, live/work units, complying with Section 419 of the California Building Code, shall not be considered mixed occupancies. Live/Work units shall comply with Chapter 4 and Appendix A4, as applicable.
		DIVISION 4.1 PLANNING AND DESIGN
		ABBREVIATION DEFINITIONS:
		HCD Department of Housing and Community Development
		BSC California Building Standards Commission
		DSA-SS Division of the State Architect, Structural Safety
		OSHPD Office of Statewide Health Planning and Development
		LR Low Rise
		HR High Rise
		AA Additions and Alterations
		N New
		CHAPTER 4 RESIDENTIAL MANDATORY MEASURES
		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downslope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
		1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
		2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
		3. Compliance with a lawfully enacted storm water management ordinance.
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil. (Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
		1. Swales
		2. Water collection and disposal systems
		3. French drains
		4. Water retention gardens
		5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.
		Exceptions:
		1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions: 1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power. 1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
		2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall 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. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		Exception: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
		4.106.4.1.1 Identification. The 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".

4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.

4.106.4.2.1 Reserved.

4.106.4.2.2 Multifamily dwellings, hotels and motels

1. EV ready parking spaces with receptacles.

a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.

b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided via a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.

Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.

d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:

- For 20-ampere receptacles, NEMA 6-20R
- For 30-ampere receptacles, NEMA 14-30R
- For 50-ampere receptacles, NEMA 14-50R

2. EV ready parking spaces with EV chargers.

a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.

b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.

Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.

4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.

Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.

4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.

EVCS spaces shall be designed to comply with the following:

- The minimum length of each EVCS space shall be 18 feet (5486 mm).
- The minimum width of each EVCS space shall be 9 feet (2743 mm).
- One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:

a. The EVCS 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.

b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.

Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.

4.106.4.2.2.1.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.

4.106.4.2.3 Reserved.

4.106.4.2.4 Reserved.

4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).

4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.

Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."

Notes:

- 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.

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL
4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE
4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.

Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.

4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.

4.303.1.3 Showerheads.

4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

4.303.1.4 Faucets.

4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.

4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.

4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.

4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.

4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.

FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).

TABLE H-2	
STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019	
PRODUCT CLASS [spray force in ounce (ozf)]	MAXIMUM FLOW RATE (gpm)
Product Class 1 (≤ 5.0 ozf)	1.00
Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf)	1.20
Product Class 3 (> 8.0 ozf)	1.28

Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]

4.303.2 Submeters for multifamily buildings and dwelling units in mixed-use residential-commercial buildings. Submeters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.

4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.

NOTE: THIS TABLE COMPILS THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.

TABLE - MAXIMUM FIXTURE WATER USE	
FIXTURE TYPE	FLOW RATE
SHOWER HEADS (RESIDENTIAL)	1.8 GMP @ 80 PSI
LAVATORY FAUCETS (RESIDENTIAL)	MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS	0.5 GPM @ 60 PSI
KITCHEN FAUCETS	1.8 GPM @ 60 PSI
METERING FAUCETS	0.2 GAL/CYCLE
WATER CLOSET	1.28 GAL/FLUSH
URINALS	0.125 GAL/FLUSH

4.304 OUTDOOR WATER USE

4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. 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.

NOTES:

- The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: <https://www.water.ca.gov/>

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
4.406.1 ROBOT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.

4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 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.

Exceptions:

- Excavated soil and land-clearing debris.
- 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 enforcing agency may make exceptions to the requirements of this section when isolated jobsites are located in areas beyond the local boundaries of the diversion facility.

4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.

- 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.
- Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
- Identify diversion facilities where the construction and demolition waste material collection will be taken.
- Identify construction methods employed to reduce the amount of construction and demolition waste generated.
- Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

4.408.3 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.

Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.

4.408.4 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 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1

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 minimum 65% construction waste reduction requirement in Section 4.408.1

4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.

Notes:

- Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
- Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

4.410 BUILDING MAINTENANCE AND OPERATION

4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:

- Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
- Operation and maintenance instructions for the following:
 - Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
 - Roof and yard drainage, including gutters and downspouts.
 - Space conditioning systems, including condensers and air filters.
 - Landscape irrigation systems.
 - Water reuse systems.
- Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
- Public transportation and/or carpool options available in the area.
- 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.
- Information about water-conserving landscape and irrigation design and controllers which conserve water.
- Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
- Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
- Information about state solar energy and incentive programs available.
- A copy of all special inspectors verifications required by the enforcing agency or this code.
- Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
- Information and/or drawings identifying the location of grab bar reinforcements.

4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a 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

SECTION 4.501 GENERAL
4.501.1 Scope
The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.

SECTION 4.502 DEFINITIONS
5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 (and are included here for reference)

AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glue laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.

DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

REVISION TABLE			
#	DATE	BY	DESC.
1	7/23/2025	PH	PRELIM 1
2	7/28/2025	PH	PRELIM 2
3	8/20/2025	PH	PRELIM 3
4	9/12/2025	PH	PRELIM 4
5	9/29/2025	PH	PRELIM 5
6	10/24/2025	PH	PRELIM 6

CONTRACTOR:

NEWLAND CONSTRUCTION INC.
LIC# 451478
Cell: (714) 981-8729
Office: (714) 616-0080
www.newlandconstruction.com

Terry Roath
Founder

Remodeling Homes for Over 30 Years

PHD PRINTED ON 10/24/2025
SHEET SIZE ARCH D (24" x 36")

DESIGN BY:

P.HANSTAD
5670 CAMINO REAL
JURUPA VALLEY CA. 92509
951-332-6200
P.H.designs@outlook.com

Perry Hanstad

OWNER

JERRY & MARILYN ERICK
16942 BARUNA LN.
HUNTINGTON BEACH 92649
714-425-5888
LOT# 07 TRACT# 5264
AP#178-315-06

CAL. GREEN 1

NOT FOR CONSTRUCTION

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2022 CALIFORNIA GREEN BUILDING STANDARDS CODE

RESIDENTIAL MANDATORY MEASURES, SHEET 1 (July 2024 Supplement)

Y	NA	RESPON PARTY
		CHAPTER 3
		GREEN BUILDING
		SECTION 301 GENERAL
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		CHAPTER 4
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		SECTION 4.102 DEFINITIONS
		4.102.1 DEFINITIONS
		The following terms are defined in Chapter 2 (and are included here for reference)
		FRENCH DRAIN. A trench, hole or other depressed area loosely filled with rock, gravel, fragments of brick or similar porous material used to collect or channel drainage or runoff water.
		WATTLES. Wattles are used to reduce sediment in runoff. Wattles are often constructed of natural plant materials such as hay, straw or similar material shaped in the form of tubes and placed on a downslope. Wattles are also used for perimeter and inlet controls.
		4.106 SITE DEVELOPMENT
		4.106.1 GENERAL. Preservation and use of available natural resources shall be accomplished through evaluation and careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of storm water drainage and erosion controls shall comply with this section.
		4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
		1. Retention basins of sufficient size shall be utilized to retain storm water on the site.
		2. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
		3. Compliance with a lawfully enacted storm water management ordinance.
		Note: Refer to the State Water Resources Control Board for projects which disturb one acre or more of soil, or are part of a larger common plan of development which in total disturbs one acre or more of soil.
		(Website: https://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.html)
		4.106.3 GRADING AND PAVING. Construction plans shall indicate how the site grading or drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:
		1. Swales
		2. Water collection and disposal systems
		3. French drains
		4. Water retention gardens
		5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.
		Exception: Additions and alterations not altering the drainage path.
		4.106.4 Electric vehicle (EV) charging for new construction. New construction shall comply with Section 4.106.4.1 or 4.106.4.2. Electric vehicle supply equipment (EVSE) shall comply with the California Electrical Code.
		Exceptions:
		1. On a case-by-case basis, where the local enforcing agency has determined EV charging and infrastructure are not feasible based upon one or more of the following conditions:
		1.1 Where there is no local utility power supply or the local utility is unable to supply adequate power.
		1.2 Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 4.106.4, may adversely impact the construction cost of the project.
		2. Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) without additional parking facilities.
		4.106.4.1 New one- and two-family dwellings and townhouses with attached private garages. For each dwelling unit, install a listed raceway to accommodate a dedicated 208/240-volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter). The raceway shall originate at the main service or subpanel and shall 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. The service panel and/or subpanel shall provide capacity to install a 40-ampere 208/240-volt minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device.
		Exemption: A raceway is not required if a minimum 40-ampere 208/240-volt dedicated EV branch circuit is installed in close proximity to the proposed location of an EV charger at the time of original construction in accordance with the California Electrical Code.
		4.106.4.1.1 Identification. The 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".

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		4.106.4.2 New multifamily dwellings, hotels and motels and new residential parking facilities. When parking is provided, parking spaces for new multifamily dwellings, hotels and motels shall meet the requirements of Section 4.106.4.2.2. Calculations for spaces shall be rounded up to the nearest whole number. A parking space served by electric vehicle supply equipment or designed as an EV charging space shall count as at least one standard automobile parking space only for the purpose of complying with any applicable minimum parking space requirements established by a local jurisdiction. See Vehicle Code Section 22511.2 for further details.
		4.106.4.2.1 Reserved.
		4.106.4.2.2 Multifamily dwellings, hotels and motels
		1. EV ready parking spaces with receptacles.
		a. Hotels and motels. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles.
		b. Multifamily parking facilities. Forty (40) percent of the total number of parking spaces shall be equipped with low power Level 2 EV charging receptacles. EV charging receptacles required by this section shall be located in at least one assigned parking space per dwelling unit where assigned parking is provided but need not exceed forty (40) percent of the total number of assigned parking spaces provided on the site.
		Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.
		c. Receptacle power source. EV charging receptacles in multifamily parking facilities shall be provided via a dedicated branch circuit connected to the dwelling unit's electrical panel, unless determined as infeasible by the project builder or designer and subject to concurrence of the local enforcing agency.
		Exception: Areas of parking facilities served by parking lifts, including but not limited to automated mechanical-access open parking garages as defined in the California Building Code; or parking facilities otherwise incapable of supporting electric vehicle charging.
		d. Receptacle configurations. 208/240V EV charging receptacles shall comply with one of the following configurations:
		1. For 20-ampere receptacles, NEMA 6-20R
		2. For 30-ampere receptacles, NEMA 14-30R
		3. For 50-ampere receptacles, NEMA 14-50R
		2. EV ready parking spaces with EV chargers.
		a. Hotels and motels. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors.
		b. Multifamily parking facilities. Ten (10) percent of the total number of parking spaces shall be equipped with Level 2 EV chargers. At least fifty (50) percent of the required EV chargers shall be equipped with J1772 connectors. Where common use parking or unassigned parking is provided, EV chargers shall be located in common use or unassigned parking areas and shall be available for use by all residents or guests.
		Where low power Level 2 EV charging receptacles or Level 2 EV chargers are installed beyond the minimum required, an automatic load management system (ALMS) may be used to reduce the maximum required electrical capacity to each space served by the ALMS. The electrical system and any on-site distribution transformers shall have sufficient capacity to deliver at least 3.3 kW simultaneously to each EV charging station (EVCS) served by the ALMS. The branch circuit shall have a minimum capacity of 40 amperes, and installed EV chargers shall have a capacity of not less than 30 amperes.
		4.106.4.2.2.1 Electric vehicle charging stations (EVCS). Electric vehicle charging stations required by Section 4.106.4.2.2, Item 2, with EV chargers installed shall comply with Section 4.106.4.2.2.1.1.
		Exception: Electric vehicle charging stations serving public accommodations, public housing, motels and hotels shall not be required to comply with this section. See California Building Code, Chapter 11B, for applicable requirements.
		4.106.4.2.2.1.1 Electric vehicle charging stations (EVCS) spaces with EV chargers installed; dimensions and location.
		EVCS spaces shall be designed to comply with the following:
		1. The minimum length of each EVCS space shall be 18 feet (5486 mm).
		2. The minimum width of each EVCS space shall be 9 feet (2743 mm).
		3. One in every 25 EVCS spaces, but not less than one, shall also have an 8-foot (2438 mm) wide minimum aisle. A 5-foot (1524 mm) wide minimum aisle shall be permitted provided the minimum width of the EVCS space is 12 feet (3658 mm). Surface slope for this EVCS space and the aisle shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope) in any direction. These EVCS spaces shall also comply with at least one of the following:
		a. The EVCS 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.
		b. The EVCS space shall be located on an accessible route, as defined in the California Building Code, Chapter 2, to the building.
		Exception: Electric vehicle charging stations designed and constructed in compliance with the California Building Code, Chapter 11B, are not required to comply with Section 4.106.4.2.2.1.1.
		4.106.4.2.2.2 Accessible electric vehicle charging station spaces. In addition to the requirements in Section 4.106.4.2.2.1.1, all EV chargers, where installed, shall comply with the accessibility provisions for EV chargers in the California Building Code, Chapter 11B, EV ready spaces and EVCS in multifamily developments shall comply with California Building Code, Chapter 11A, Section 1109A.
		4.106.4.2.3 Reserved.
		4.106.4.2.4 Reserved.
		4.106.4.2.5 Electric vehicle ready space signage. Electric vehicle ready spaces shall be identified by signage or pavement markings, in compliance with Caltrans Traffic Operations Policy Directive 13-01 (Zero Emission Vehicle Signs and Pavement Markings) or its successor(s).
		4.106.4.3 Electric vehicle charging for additions and alterations of parking facilities serving existing multi-family buildings.
		Where new parking facilities are added, or electrical systems or lighting of existing parking facilities are added or altered and the work requires a building permit, ten (10) percent of the total number of parking spaces added or altered shall be EV capable spaces to support future Level 2 electric vehicle supply equipment. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE."
		Notes:
		1. Construction documents are intended to demonstrate the project's capability and capacity for facilitating future EV charging.
		2. There is no requirement for EV spaces to be constructed or available until EV chargers are installed for use.

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		DIVISION 4.2 ENERGY EFFICIENCY
		4.201 GENERAL
		4.201.1 SCOPE. For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory standards.
		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION
		4.303 INDOOR WATER USE
		4.303.1 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.1.4.
		Note: All noncompliant plumbing fixtures in any residential real property shall be replaced with water-conserving plumbing fixtures. Plumbing fixture replacement is required prior to issuance of a certificate of final completion, certificate of occupancy, or final permit approval by the local building department. See Civil Code Section 1101.1, et seq., for the definition of a noncompliant plumbing fixture, types of residential buildings affected and other important enactment dates.
		4.303.1.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-type Toilets.
		Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.
		4.303.1.2 Urinals. The effective flush volume of wall mounted urinals shall not exceed 0.125 gallons per flush. The effective flush volume of all other urinals shall not exceed 0.5 gallons per flush.
		4.303.1.3 Showerheads.
		4.303.1.3.1 Single Showerhead. Showerheads shall have a maximum flow rate of not more than 1.8 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.
		4.303.1.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.
		Note: A hand-held shower shall be considered a showerhead.
		4.303.1.4 Faucets.
		4.303.1.4.1 Residential Lavatory Faucets. The maximum flow rate of residential lavatory faucets shall not exceed 1.2 gallons per minute at 60 psi. The minimum flow rate of residential lavatory faucets shall not be less than 0.8 gallons per minute at 20 psi.
		4.303.1.4.2 Lavatory Faucets in Common and Public Use Areas. The maximum flow rate of lavatory faucets installed in common and public use areas (outside of dwellings or sleeping units) in residential buildings shall not exceed 0.5 gallons per minute at 60 psi.
		4.303.1.4.3 Metering Faucets. Metering faucets when installed in residential buildings shall not deliver more than 0.2 gallons per cycle.
		4.303.1.4.4 Kitchen Faucets. The maximum flow rate of kitchen faucets shall not exceed 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.
		Note: Where complying faucets are unavailable, aerators or other means may be used to achieve reduction.
		4.303.1.4.5 Pre-rinse spray valves. When installed, shall meet the requirements in the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Sections 1605.1 (h)(4) Table H-2, Section 1605.3 (h)(4)(A), and Section 1607 (d)(7) and shall be equipped with an integral automatic shutoff.
		FOR REFERENCE ONLY: The following table and code section have been reprinted from the California Code of Regulations, Title 20 (Appliance Efficiency Regulations), Section 1605.1 (h)(4) and Section 1605.3 (h)(4)(A).
		TABLE H-2
		STANDARDS FOR COMMERCIAL PRE-RINSE SPRAY VALVES MANUFACTURED ON OR AFTER JANUARY 28, 2019
		PRODUCT CLASS [spray force in ounces (ozf)]
		MAXIMUM FLOW RATE (gpm)
		Product Class 1 (≤ 5.0 ozf) 1.00
		Product Class 2 (> 5.0 ozf and ≤ 8.0 ozf) 1.20
		Product Class 3 (> 8.0 ozf) 1.28
		Title 20 Section 1605.3 (h)(4)(A): Commercial pre-rinse spray valves manufactured on or after January 1, 2006, shall have a minimum spray force of not less than 4.0 ounces-force (ozf)[113 grams-force(gf)]
		4.303.2 Submitters for multifamily buildings and dwelling units in mixed-used residential-commercial buildings. Submitters shall be installed to measure water usage of individual rental dwelling units in accordance with the California Plumbing Code.
		4.303.3 Standards for plumbing fixtures and fittings. Plumbing fixtures and fittings shall be installed in accordance with the California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the California Plumbing Code.
		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4.303.1, AND IS INCLUDED AS A CONVENIENCE FOR THE USER.
		TABLE - MAXIMUM FIXTURE WATER USE
		FIXTURE TYPE
		FLOW RATE
		SHOWER HEADS (RESIDENTIAL) 1.8 GMP @ 80 PSI
		LAVATORY FAUCETS (RESIDENTIAL) MAX. 1.2 GPM @ 60 PSI MIN. 0.8 GPM @ 20 PSI
		LAVATORY FAUCETS IN COMMON & PUBLIC USE AREAS 0.5 GPM @ 60 PSI
		KITCHEN FAUCETS 1.8 GPM @ 60 PSI
		METERING FAUCETS 0.2 GAL/CYCLE
		WATER CLOSET 1.28 GAL/FLUSH
		URINALS 0.125 GAL/FLUSH

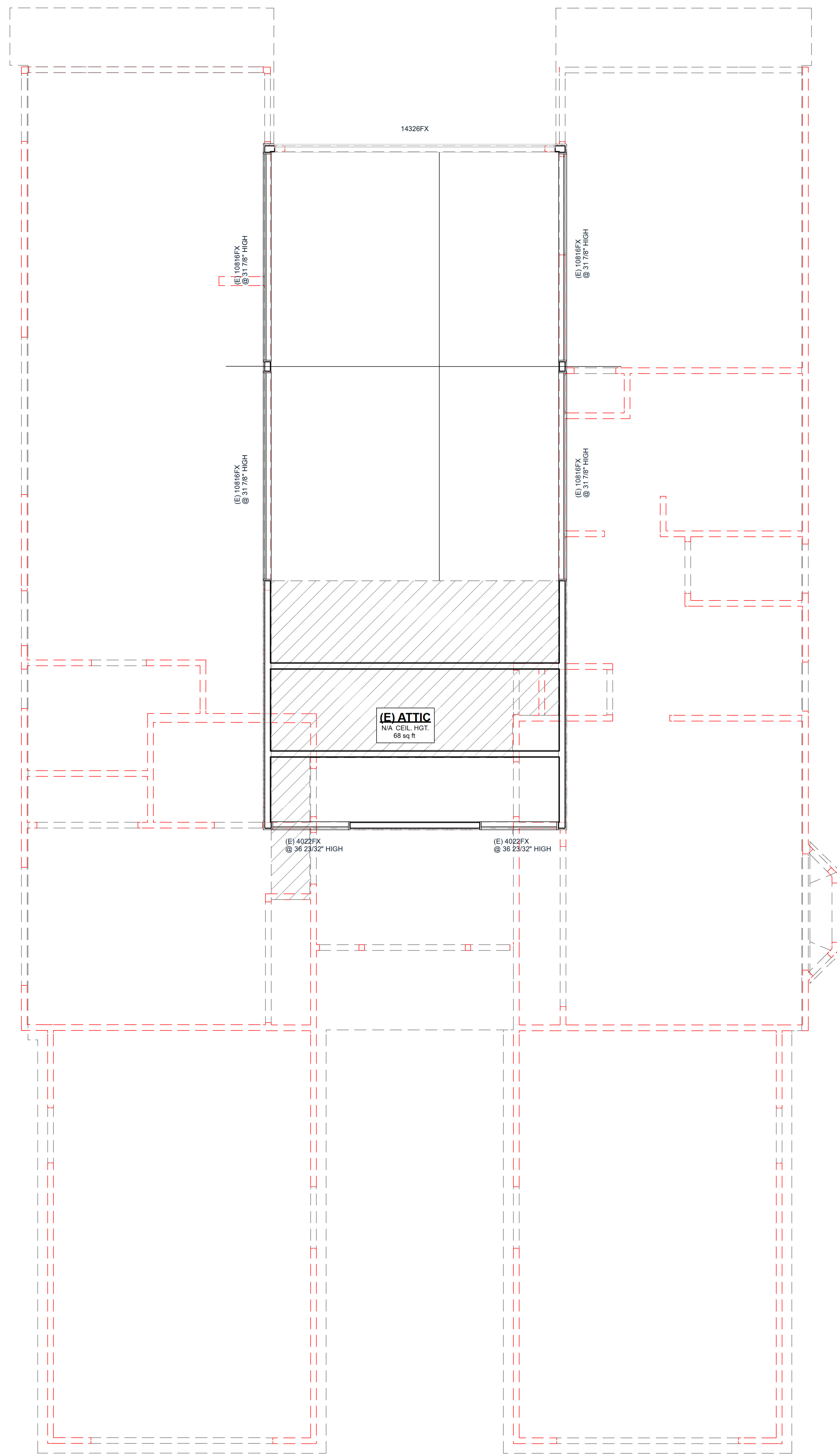
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		4.304 OUTDOOR WATER USE
		4.304.1 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS. Residential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent.
		NOTES:
		1. The Model Water Efficient Landscape Ordinance (MWELO) is located in the California Code Regulations, Title 23, Chapter 2.7, Division 2, MWELO and supporting documents, including water budget calculator, are available at: https://www.water.ca.gov/
		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY
		4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE
		4.406.1 ROBOT PROOFING. Annular spaces around pipes, electric cables, conduits or other openings in sole/bottom plates at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or a similar method acceptable to the enforcing agency.
		4.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING
		4.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65 percent of the non-hazardous 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.
		Exceptions:
		1. Excavated soil and land-clearing debris.
		2. 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.
		3. 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.
		4.408.2 CONSTRUCTION WASTE MANAGEMENT PLAN. Submit a construction waste management plan in conformance with Items 1 through 5. The construction waste management plan shall be updated as necessary and shall be available during construction for examination by the enforcing agency.
		1. 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.
		2. Specify if construction and demolition waste materials will be sorted on-site (source separated) or bulk mixed (single stream).
		3. Identify diversion facilities where the construction and demolition waste material collection will be taken.
		4. Identify construction methods employed to reduce the amount of construction and demolition waste generated.
		5. Specify that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.
		4.408.3 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.
		Note: The owner or contractor may make the determination if the construction and demolition waste materials will be diverted by a waste management company.
		4.408.4 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 lbs./sq.ft. of the building area shall meet the minimum 65% construction waste reduction requirement in Section 4.408.1
		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 minimum 65% construction waste reduction requirement in Section 4.408.1
		4.408.5 DOCUMENTATION. Documentation shall be provided to the enforcing agency which demonstrates compliance with Section 4.408.2, Items 1 through 5, Section 4.408.3 or Section 4.408.4.
		Notes:
		1. Sample forms found in "A Guide to the California Green Building Standards Code (Residential)" located at www.hcd.ca.gov/CALGreen.html may be used to assist in documenting compliance with this section.
		2. Mixed construction and demolition debris (C & D) processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).
		4.410 BUILDING MAINTENANCE AND OPERATION
		4.410.1 OPERATION AND MAINTENANCE MANUAL. At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
		1. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
		2. Operation and maintenance instructions for the following:
		a. Equipment and appliances, including water-saving devices and systems, HVAC systems, photovoltaic systems, electric vehicle chargers, water-heating systems and other major appliances and equipment.
		b. Roof and yard drainage, including gutters and downspouts.
		c. Space conditioning systems, including condensers and air filters.
		d. Landscape irrigation systems.
		e. Water reuse systems.
		3. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
		4. Public transportation and/or carpool options available in the area.
		5. 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.
		6. Information about water-conserving landscape and irrigation design and controllers which conserve water.
		7. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
		8. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
		9. Information about state solar energy and incentive programs available.
		10. A copy of all special inspectors verifications required by the enforcing agency or this code.
		11. Information from the Department of Forestry and Fire Protection on maintenance of defensible space around residential structures.
		12. Information and/or drawings identifying the location of grab bar reinforcements.
		4.410.2 RECYCLING BY OCCUPANTS. Where 5 or more multifamily dwelling units are constructed on a building site, provide readily accessible areas) that serves all buildings on the site and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a 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
		SECTION 4.501 GENERAL
		4.501.1 Scope
		The provisions of this chapter shall outline means of reducing the quality of air contaminants that are odorous, irritating and/or harmful to the comfort and well being of a building's installers, occupants and neighbors.
		SECTION 4.502 DEFINITIONS
		5.102.1 DEFINITIONS
		The following terms are defined in Chapter 2 (and are included here for reference)
		AGRIFIBER PRODUCTS. Agrifiber products include wheatboard, strawboard, panel substrates and door cores, not including furniture, fixtures and equipment (FF&E) not considered base building elements.
		COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glue laminated timber, prefabricated wood I-joists or finger-jointed lumber, all as specified in California Code of regulations (CCR), title 17, Section 93120.1.
		DIRECT-VENT APPLIANCE. A fuel-burning appliance with a sealed combustion system that draws all air for combustion from the outside atmosphere and discharges all flue gases to the outside atmosphere.

DISCLAIMER: THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.

REVISION TABLE			
#	DATE	BY	DESC.
1	7/23/2025	PH	PRELIM 1
2	7/28/2025	PH	PRELIM 2
3	8/20/2025	PH	PRELIM 3
4	9/12/2025	PH	PRELIM 4
5	9/29/2025	PH	PRELIM 5
6	10/24/2025	PH	PRELIM 6

CONTRACTOR: NEWLAND CONSTRUCTION INC. Lic# 451478
 17145 981-8729
 Office: (714) 616-0080
 www.newlandconstruction.com

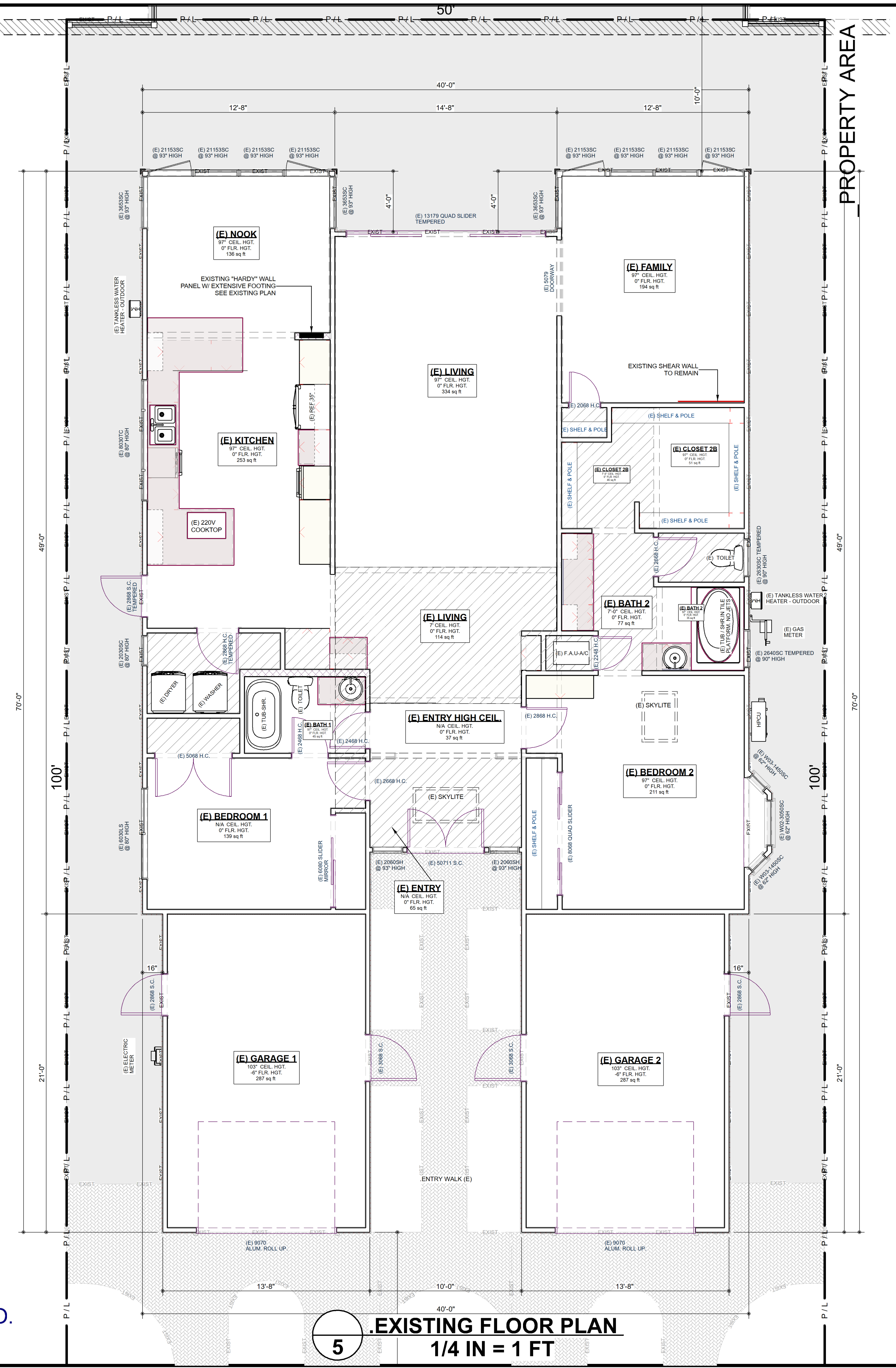
PHD PRINTED ON 10/24/2025



5 .EXISTING UPPER LIVING RM.
1/4 IN = 1 FT

SITE AREA ANALYSIS	
To refresh/update this data - Tap F5 key twice	
ALL AREAS	
.DRIVEWAY (E)	= 241 sq ft
.DRIVEWAY (E)	= 243 sq ft
.ENTRY WALK (E)	= 166 sq ft
.GARAGE (E),1	= 287 sq ft
.GARAGE 2 (E),1	= 287 sq ft
.PATIO SLAB 1 (E)	= 1466 sq ft
.RESIDENCE 1ST (E),1	= 1860 sq ft
.PROPERTY AREA	= 5000 sq ft
.SETBACK/BUILDABLE	= 2800 sq ft
HABITABLE AREAS	
.RESIDENCE 1ST (E),1	= 1860 sq ft
Total Habitable	= 1860 sq ft
GROUND FLOOR AREAS	
.GARAGE (E),1	= 287 sq ft
.GARAGE 2 (E),1	= 287 sq ft
.RESIDENCE 1ST (E),1	= 1860 sq ft
Total Ground Floor	= 2434 sq ft
LOT COVERAGE	
Property Area (2434 sq ft/5000 sq ft)	= 48.68%
Buildable Area (2434 sq ft/2800 sq ft)	= 86.93%
EXISTING BUILDING AREAS	
.GARAGE (E),1	= 287 sq ft
.GARAGE 2 (E),1	= 287 sq ft
.RESIDENCE 1ST (E),1	= 1860 sq ft
Total Existing	= 2434 sq ft
NEW BUILDING AREAS	
Total New	= 0 sq ft
Total New & Exist'g	= 2434 sq ft
Floor Area Ratio = (2434/5000)	= 0.49
DEMO BUILDING AREAS	
Total Demolition	= 0 sq ft
IMPERMEABLE AREAS	
.DRIVEWAY (E)	= 241 sq ft
.DRIVEWAY (E)	= 243 sq ft
.ENTRY WALK (E)	= 166 sq ft
.GARAGE (E),1	= 287 sq ft
.GARAGE 2 (E),1	= 287 sq ft
.PATIO SLAB 1 (E)	= 1466 sq ft
.RESIDENCE 1ST (E),1	= 1860 sq ft
Total Impermeable	= 4550 sq ft
Permeable Area	= 450 sq ft

FRICK EXISTING SITE INFO.



5 .EXISTING FLOOR PLAN
1/4 IN = 1 FT

REVISION TABLE			
#	DATE	BY	DESC.
1	7/23/2025	PH	PRELIM 1
2	7/28/2025	PH	PRELIM 2
3	8/20/2025	PH	PRELIM 3
4	9/12/2025	PH	PRELIM 4
5	9/29/2025	PH	PRELIM 5
6	10/24/2025	PH	PRELIM 6

CONTRACTOR:

Terry Roath
Founder

NEWLAND CONSTRUCTION INC.
LIC# 451478
Cell: (714) 981-5729
Office: (714) 656-0289
www.newlandconstruction.com

Remodeling Homes for Over 30 Years

PHD PRINTED ON 10/24/2025
SHEET SIZE ARCH D (24" x 36")

DESIGN BY:

P.HANSTAD
5670 CAMINO REAL
JURUPA VALLEY CA. 92509
951-332-6200
P.H.designs@outlook.com

Perry Hanstad

OWNER

JERRY & MARILYN FRICK
16942 BARUNA LN.
HUNTINGTON BEACH 92649
714-425-5888
LOT# 07 TRACT# 5264
AP#178-315-06

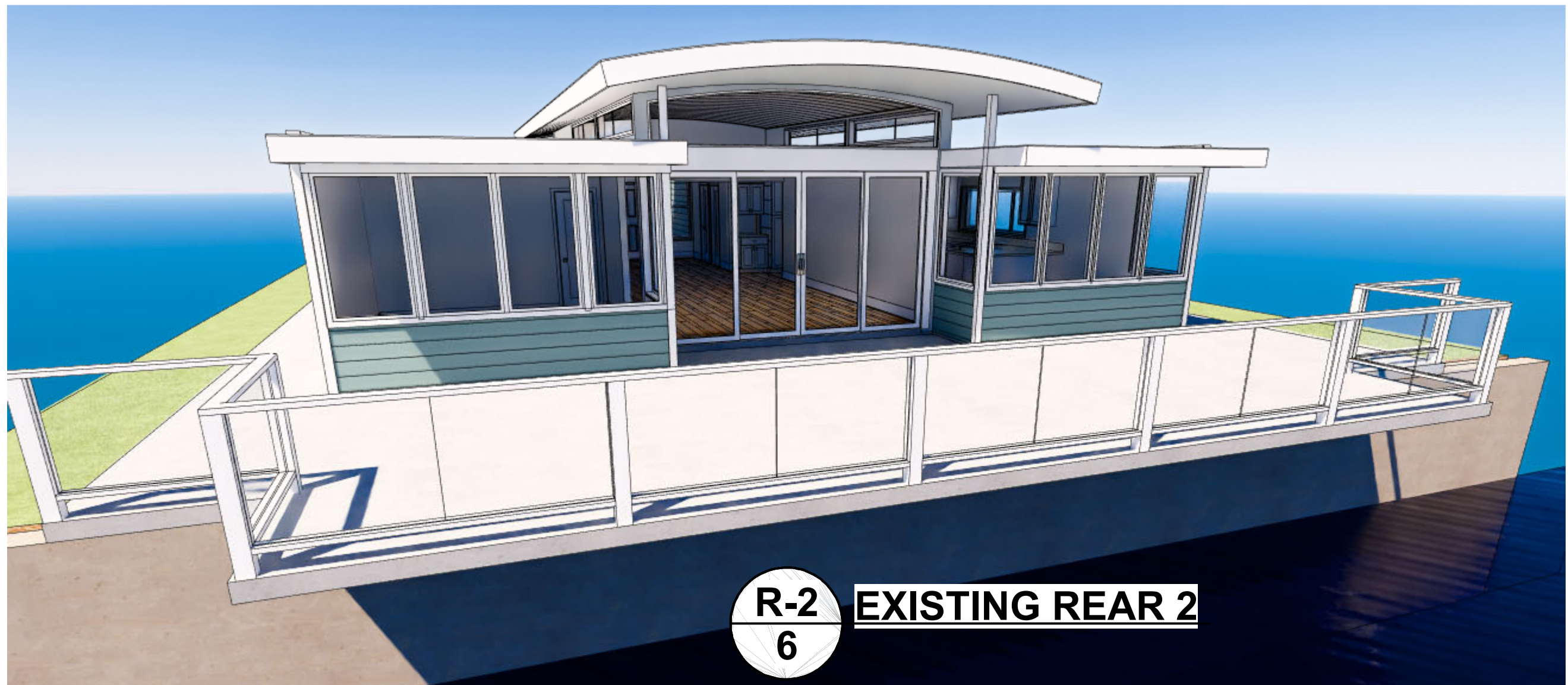
EXISTING PLAN 1

NOT FOR CONSTRUCTION

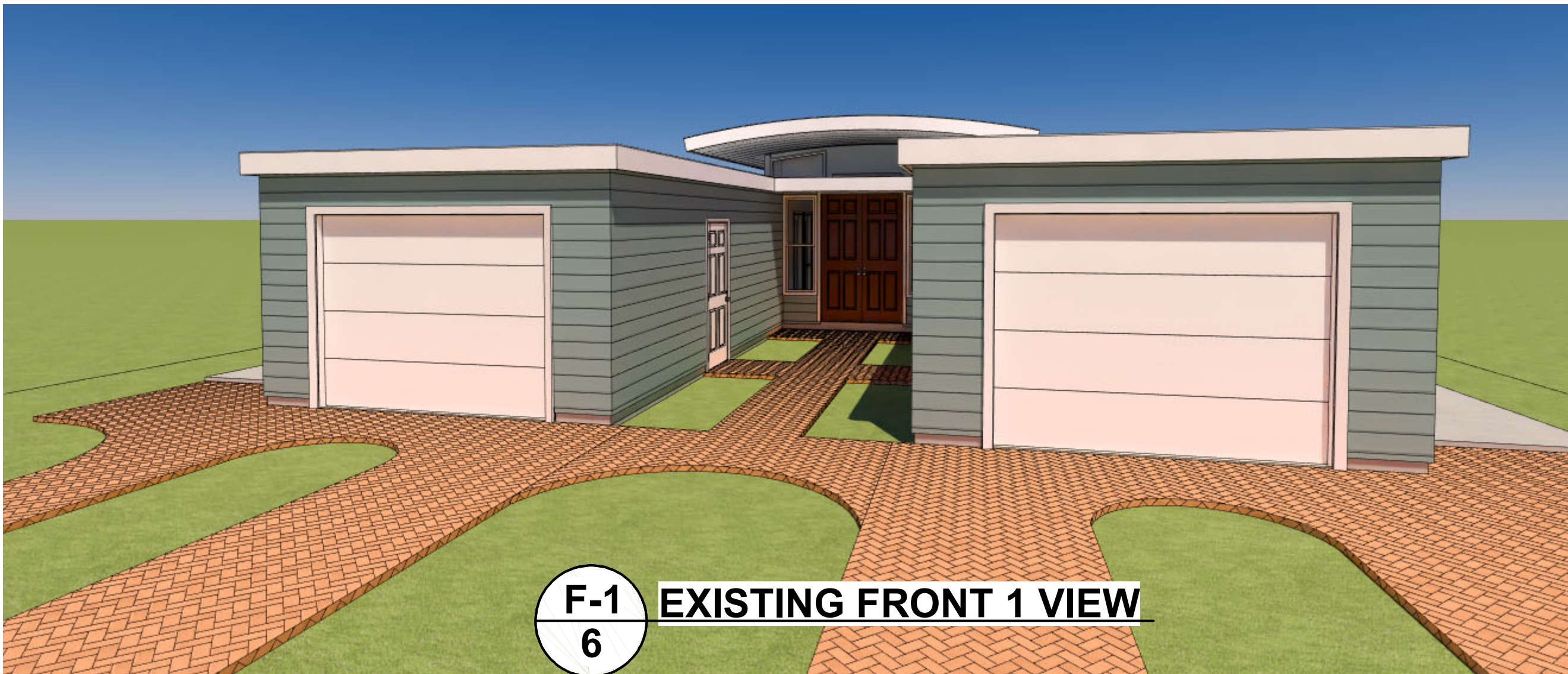
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E9
6 **EXISTING EXTERIOR ELEVATION BACK**
1/4 IN = 1 FT



R-2
6 **EXISTING REAR 2**



F-1
6 **EXISTING FRONT 1 VIEW**

REVISION TABLE			
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5	9/29/2025	PH	PRELIM 5
6	10/24/2025	PH	PRELIM 6

CONTRACTOR:

Terry Roth
Founder

NEWLAND
CONSTRUCTION INC.
LIC# 451478
Cell: (714) 981-5729
Office: (714) 606-0260
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DESIGN BY:

P.HANSTAD
5670 CAMINO REAL
JURUPA VALLEY CA. 92509
951-332-6200
P.H.designs@outlook.com

Perry Hanstad

OWNER

JERRY & MARILYN ERICK
16942 BARUNA LN.
HUNTINGTON BEACH 92649
714-425-5888
LOT# 07 TRACT# 5264
AP#178-315-06

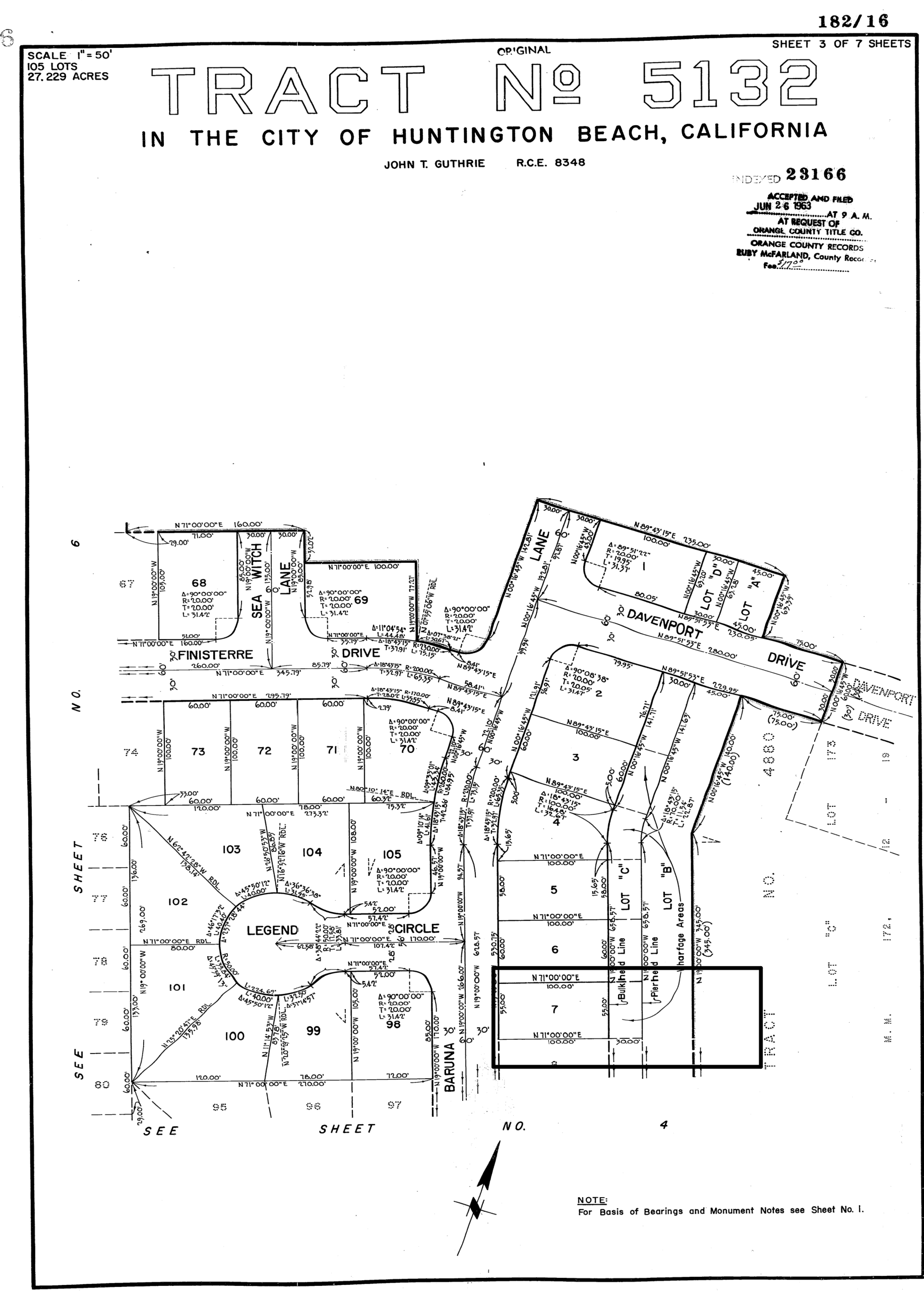
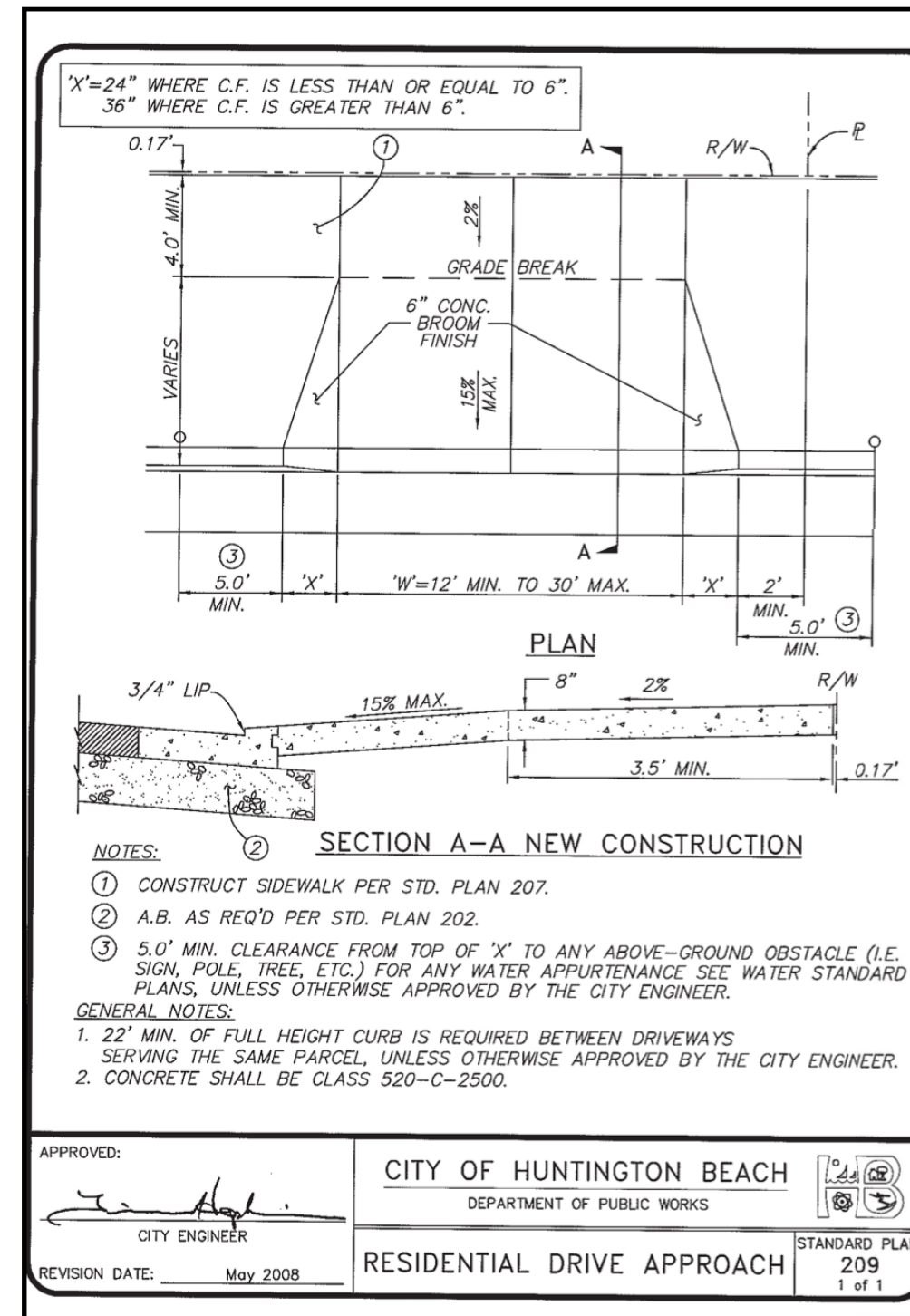
EXISTING PLAN 2

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PAGE

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SITE AREA ANALYSIS
 To refresh/update this data - Tap F5 key twice

ALL AREAS

DRIVEWAY (E)	= 241 sq ft
DRIVEWAY (E)	= 243 sq ft
DRIVEWAY (N)	= 737 sq ft
ENTRY WALK (E)	= 166 sq ft
ENTRY WALK (E)	= 38 sq ft
GARAGE (N),1	= 423 sq ft
PATIO SLAB 1 (E)	= 1466 sq ft
PATIO SLAB 1 (E)	= 1324 sq ft
RESIDENCE ADDITION 1 (N),1	= 297 sq ft
RESIDENCE ADDITION 2 (N),1	= 59 sq ft
RESIDENCE EXISTING (E),1	= 1860 sq ft
DEMO (D)	= 574 sq ft
PROPERTY AREA	= 5000 sq ft
SETBACK/BUILDABLE	= 2800 sq ft

HABITABLE AREAS

RESIDENCE ADDITION 1 (N),1	= 297 sq ft
RESIDENCE ADDITION 2 (N),1	= 59 sq ft
RESIDENCE EXISTING (E),1	= 1860 sq ft
Total Habitable	= 2215.7 sq ft

GROUND FLOOR AREAS

GARAGE (N),1	= 423 sq ft
RESIDENCE ADDITION 1 (N),1	= 297 sq ft
RESIDENCE ADDITION 2 (N),1	= 59 sq ft
RESIDENCE EXISTING (E),1	= 1860 sq ft
Total Ground Floor	= 2639 sq ft

LOT COVERAGE

Property Area (2639 sq ft/5000 sq ft) = 52.78%
 Buildable Area (2639 sq ft/2800 sq ft) = 94.25%

EXISTING BUILDING AREAS

RESIDENCE EXISTING (E),1	= 1860 sq ft
Total Existing	= 1860 sq ft

NEW BUILDING AREAS

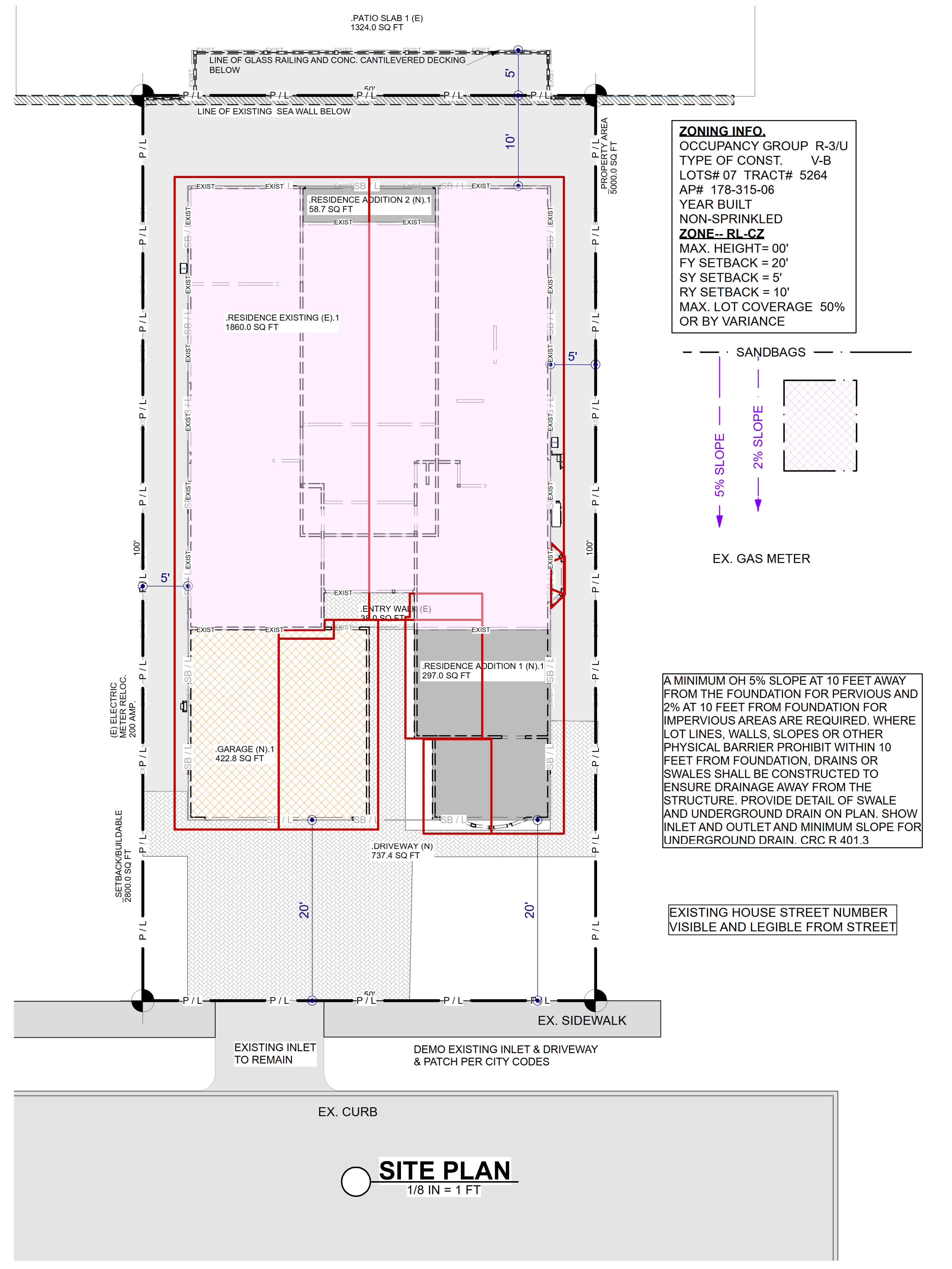
GARAGE (N),1	= 423 sq ft
RESIDENCE ADDITION 1 (N),1	= 297 sq ft
RESIDENCE ADDITION 2 (N),1	= 59 sq ft
Total New	= 779 sq ft
Total New & Exist'g	= 2639 sq ft
Floor Area Ratio = (2639/5000) = 0.53	

DEMO BUILDING AREAS

DEMO (E) 2 GARAGES	574 S.F.
--------------------	----------

IMPERMEABLE AREAS

DRIVEWAY (E)	= 241 sq ft
DRIVEWAY (E)	= 243 sq ft
DRIVEWAY (N)	= 737 sq ft
ENTRY WALK (E)	= 166 sq ft
ENTRY WALK (E)	= 38 sq ft
GARAGE (N),1	= 423 sq ft
PATIO SLAB 1 (E)	= 1466 sq ft
PATIO SLAB 1 (E)	= 1324 sq ft
RESIDENCE ADDITION 1 (N),1	= 297 sq ft
RESIDENCE ADDITION 2 (N),1	= 59 sq ft
RESIDENCE EXISTING (E),1	= 1860 sq ft
Total Impermeable	= 6854 sq ft
Permeable Area	= -1854 sq ft
Permeable Area = -37.08% of Property	



The work area should not be accessible to occupants while the work occurs. The rooms or areas where work is being done may need to be blocked off or sealed with plastic sheeting to contain any dust that is generated. Therefore, the contained area may not be available to you until the work in that room or area is complete, cleaned thoroughly, and the containment has been removed. Because you may not have access to some areas during the renovation, you should plan accordingly.

You may need:
 Alternative bedroom, bathroom, and kitchen arrangements if work is occurring in those areas of your home.
 A safe place for pets because they too can be poisoned by lead and can track lead dust into other areas of the home.
 A separate pathway for the contractor from the work area to the outside in order to bring materials in and out of the home. Ideally, it should not be through the same entrance that your family uses.
 A place to store your furniture. All furniture and belongings may have to be moved from the work area while the work is being done. Items that can't be moved, such as cabinets, should be wrapped in plastic.
 To turn off forced-air heating and air conditioning systems while the work is being done. This prevents dust from spreading through vents from the work area to the rest of your home. Consider how this may affect your living arrangements.
 You may even want to move out of your home temporarily while all or part of the work is being done.

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CONTRACTOR:
 Terry Roath
 Founder
NEWLAND CONSTRUCTION INC.
 LIC# 451478
 Cell: (714) 981-5729
 Office: (714) 616-0380
 www.newlandconstruction.com
 Remodeling Homes for Over 30 Years

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DESIGN BY:
P.HANSTAD
 5670 CAMINO REAL
 JURUPA VALLEY CA. 92509
 951-332-6200
 P.H.designs@outlook.com
 Perry Hanstad

OWNER:
JERRY & MARILYN ERICK
 16942 BARUNA LN.
 HUNTINGTON BEACH 92649
 714-425-5888
 LOT# 07 TRACT# 5264
 AP#178-315-06

SITE PLAN

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ROOM FINISH SCHEDULE - (E)= EXISTING (N)=NEW ROOM (R)=REMODEL EXISTING, ALL FLOORS								
ROOM NAME	FLOOR	S.F.	FLOOR ELEV.	CEILING HGT.	WALL MATERIAL	BASE MOLDING	FLOOR STRUCTURE	CEILING STRUCTURE
(N) SEWING-OFFICE	1	119 SQ FT	0'	8'-1"	1/2" DRYWALL	BASE MATCH EXIST.	CONCRETE	FIR FRAMING 1
(N) LIVING EXTENSION	1	83 SQ FT	4'	7'-7"	1/2" DRYWALL	BASE MATCH EXIST.	CONCRETE	FIR FRAMING 1
(N) SEWING-OFFICE	1	83 SQ FT	1'-6"	5'-7"	1/2" DRYWALL	BASE MATCH EXIST.	CONCRETE	FIR FRAMING 1
(N) 2 CAR GARAGE	1	421 SQ FT	-6"	8'-7"	1/2" DRYWALL, BOOTHBAY BLUE		CONCRETE	FIR FRAMING 1
(N) CLOSET	1	120 SQ FT	0'	8'-1"	1/2" DRYWALL	BASE MATCH EXIST.	CONCRETE	FIR FRAMING 1
(N) MASTER BDRM EXT.	1	60 SQ FT	0'	8'-1"	1/2" DRYWALL	BASE MATCH EXIST.	CONCRETE	FIR FRAMING 1
TOTALS:		793 SQ FT						

NEW WINDOWS SCHEDULE (NEW OR CHANGE OUT ONLY). VINYL-DUAL GLAZED-- BUILDERS CHOICE (E)= EXISTING, 1ST FLR. ONLY															
VIEW	MANUFACTURER	LABEL	QTY	GLAZING TYPE	FRAME TYPE	FLOOR	TOP	S.E.	EGRESS	TEMPERED	TYPE	DIVIDED LITES	ARCH	U-FACTOR	SHGC
		W01-8057 BOW SINGLE CASEMENT-HR	1		WOOD FRAME	1	7'-1"				SINGLE CASEMENT	1		0.3	0.23
	ANDERSON SERIES 400	(E) W02-3050SC @ 62" HIGH	1	DOUBLE PANE WITH LOW-E	WOOD FRAME	1	5'-2"	15.06 SQ FT			SINGLE CASEMENT	1		0.3	0.23
	ANDERSON SERIES 400	(E) W03-1450SC @ 62" HIGH	2	DOUBLE PANE WITH LOW-E	WOOD FRAME	1	5'-2"	6.62 SQ FT			SINGLE CASEMENT	1		0.3	0.23
TOTALS:								28.3 SQ FT							

NEW DOORS SCHEDULE (NEW OR CHANGE OUT ONLY) S.C.= SOLID, H.C.=HOLLOW (E)= EXISTING, 1ST FLR. ONLY												
ELEVATION	LABEL	QTY	FLOOR	TOP	TYPE	THICKNESS	ARCH	DIVIDED LITES	FIRE	TEMPERED	U-FACTOR	SHGC
	(N) D01-10480 DOORWAY	2	1	96"	DOORWAY						0	0
	(N) D02-3068 S.C.	1	1	80"	HINGED	1 3/4"					0.3	0.23
	(N) D03-16070 ALUM. ROLL UP.	1	1	84"	GARAGE	1"					0	0
	(N) D04-2668 H.C.	3	1	80"	HINGED	1 3/8"					0.3	0.23
	(N) D07-14080 4 DR. BIFOLD	1	1	96"	4 DR. BIFOLD	1 3/8"	1				0	0
	D08-2060 TEMPERED	1	1	72"	SHOWER	1/2"			YES		0.3	0.3

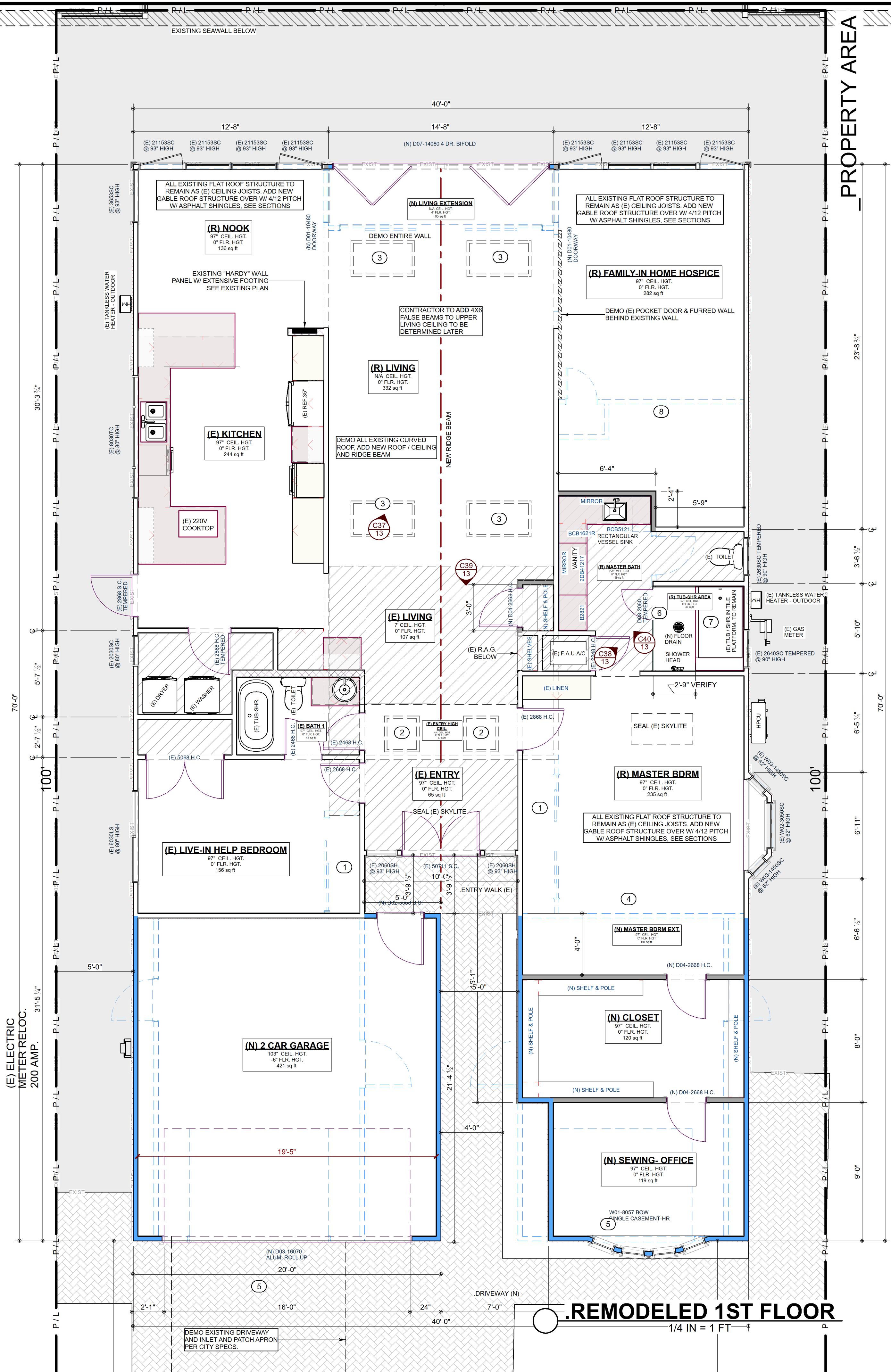
SCHEDULES 1ST FLOOR ONLY

WALL SCHEDULE	
2D SYMBOL	WALL TYPE
[Symbol]	EXISTING FIRE-2X4
[Symbol]	EXISTING INTERIOR-2X4
[Symbol]	EXISTING STUCCO-2X4
[Symbol]	EXISTING SIDING-2X4
[Symbol]	EXISTING INTERIOR-2X6
[Symbol]	EXISTING EXTERIOR RAILING
[Symbol]	NEW INTERIOR-2X4
[Symbol]	NEW SIDING-2X4
[Symbol]	NEW STUCCO-2X4

KEYNOTE SCHEDULE PLAN 1ST	
#	TEXT
1	DEMO (E) CLOSET
2	NEW 2' X 2' FIXED ACRYLIC SKYLIGHT
3	NEW 2' X 4' FIXED ACRYLIC SKYLIGHT
4	DEMO (E) WALL
5	DEMO (E) GARAGES AND SLABS
6	ROLL IN SHOWER NO CURB
7	RE-TILE ENTIRE AREA, SLOPE FLOOR TO FLOOR DRAIN
8	DEMO (E) WALLS- & SHEAR WALL

WALL SCHEDULE

PLAN NOTES 1ST



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CONTRACTOR:
NEWLAND CONSTRUCTION INC.
 Lic# 451478
 Office: (714) 981-5729
 www.newlandconstruction.com
 Remodeling Homes for Over 30 Years

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OWNER:
JERRY & MARILYN ERICK
 16942 BARUNA LN.
 HUNTINGTON BEACH 92649
 714-425-5888
 LOT# 07 TRACT# 5264
 AP#178-315-06

DESIGN BY:
P.HANSTAD
 5670 CAMINO REAL
 JURUPA VALLEY CA. 92509
 951-332-6200
 P.H.designs@outlook.com
 Perry Hanstad

1ST FLOOR PLAN

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EXHAUST SYSTEMS

GENERAL

Outdoor discharge. The air removed by every mechanical exhaust system shall be discharged to the outdoors. Air shall not be exhausted into an attic, soffit, ridge vent or crawl space.

Exception: Whole-house ventilation-type attic fans that discharge into the attic space of dwelling units having private attics shall be permitted.

CLOTHES DRYER EXHAUST

General. Dryer exhaust systems shall be independent of all other systems, and shall convey the moisture to the outdoors.

Exception: This section shall not apply to listed and labeled condensing (ductless) clothes dryers.

Duct termination. Exhaust ducts shall terminate on the outside of the building. Exhaust duct terminations shall be in accordance with the dryer manufacturer's installation instructions. Exhaust ducts shall terminate not less than 3 feet (914 mm) in any direction from openings into buildings. Exhaust duct terminations shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination.

Duct size. The diameter of the exhaust duct shall be as required by the clothes dryer's listing and the manufacturer's installation instructions.

Transition ducts. Transition ducts shall not be concealed within construction. Flexible transition ducts used to connect the dryer to the exhaust duct system shall be limited to single lengths, not to exceed 8 feet (2438 mm) and shall be listed and labeled in accordance with UL 2158A.

Duct construction. Exhaust ducts shall be constructed of minimum 0.016-inch-thick (0.4 mm) rigid metal ducts, having smooth interior surfaces with joints running in the direction of air flow. Exhaust ducts shall not be connected with sheet-metal screws or fastening means which extend into the duct.

Duct length. The maximum length of a clothes dryer exhaust duct shall not exceed 25 feet (7620 mm) from the dryer location to the wall or roof termination. The maximum length of the duct shall be reduced 2.5 feet (762 mm) for each 45-degree (0.8 rad) bend and 5 feet (1524 mm) for each 90-degree (1.6 rad) bend. The maximum length of the exhaust duct does not include the transition duct.

Exceptions:

- Where the make and model of the clothes dryer to be installed is known and the manufacturer's installation instructions for the dryer are provided to the building official, the maximum length of the exhaust duct,

including any transition duct, shall be permitted to be in accordance with the dryer manufacturer's installation instructions.

- Where large-radius 45-degree (0.8 rad) and 90-degree (1.6 rad) bends are installed, determination of the equivalent length of clothes dryer exhaust duct for each bend by engineering calculation in accordance with the ASHRAE Fundamentals Handbook shall be permitted.

RANGE HOODS

General. Range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building.

Exception: Where installed in accordance with the manufacturer's installation instructions, and where mechanical or natural ventilation is otherwise provided, listed and labeled ductless range hoods shall not be required to discharge to the outdoors.

Duct material. Single-wall ducts serving range hoods shall be constructed of galvanized steel, stainless steel or copper.

Exception: Ducts for domestic kitchen cooking appliances equipped with down-draft exhaust systems shall be permitted to be constructed of schedule 40 PVC pipe provided that the installation complies with all of the following:

- The duct shall be installed under a concrete slab poured on grade; and
- The under-floor trench in which the duct is installed shall be completely backfilled with sand or gravel; and
- The PVC duct shall extend not more than 1 inch (25 mm) above the indoor concrete floor surface; and
- The PVC duct shall extend not more than 1 inch (25 mm) above grade outside of the building; and
- The PVC ducts shall be solvent cemented.

Kitchen exhaust rates. Where domestic kitchen cooking appliances are equipped with ducted range hoods or down-draft exhaust systems, the fans shall be sized

OVERHEAD EXHAUST HOODS

General. Domestic open-top broiler units shall be provided with a metal exhaust hood, not less than 28 gage, with 1/4 inch (6 mm) between the hood and the underside of combustible material or cabinets. A clearance of at least 24 inches (610 mm) shall be maintained between the cooking surface and the combustible material or cabinet. The hood shall be at least as wide as the broiler unit and shall extend over the entire unit. Such exhaust hood shall discharge to the outdoors and shall be equipped with a backdraft damper or other means to control infiltration/exfiltration when not in operation. Broiler units incorporating an integral exhaust system, and listed and labeled for use without an exhaust hood, need not be provided with an exhaust hood.

MECHANICAL VENTILATION

General. Where toilet rooms and bathrooms are mechanically ventilated, the ventilation equipment shall be installed in accordance with this section.

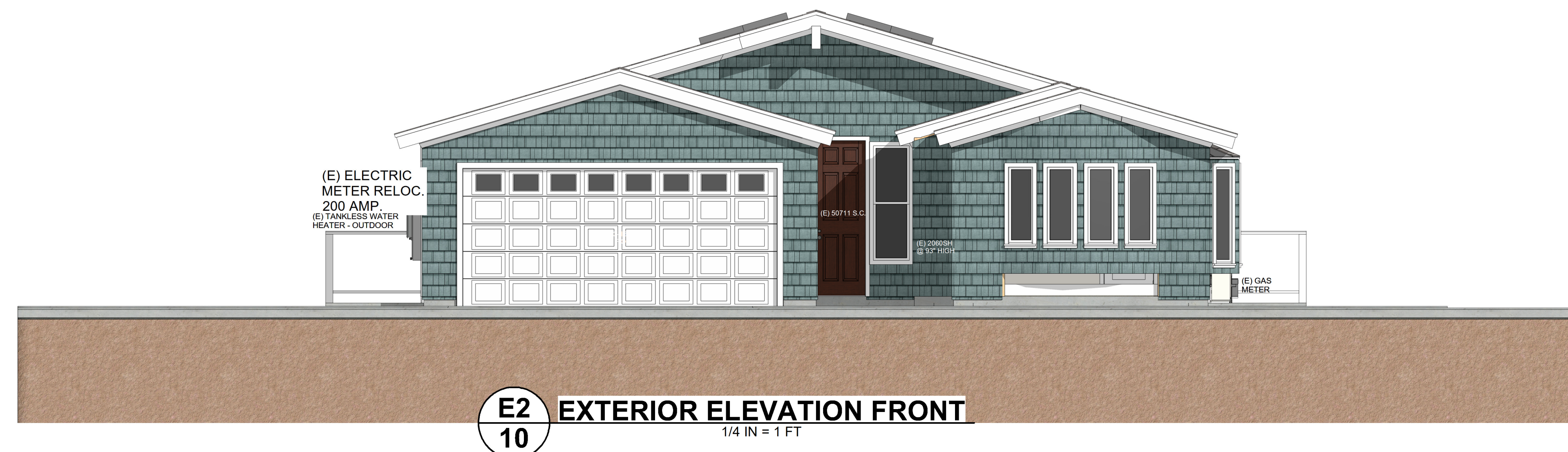
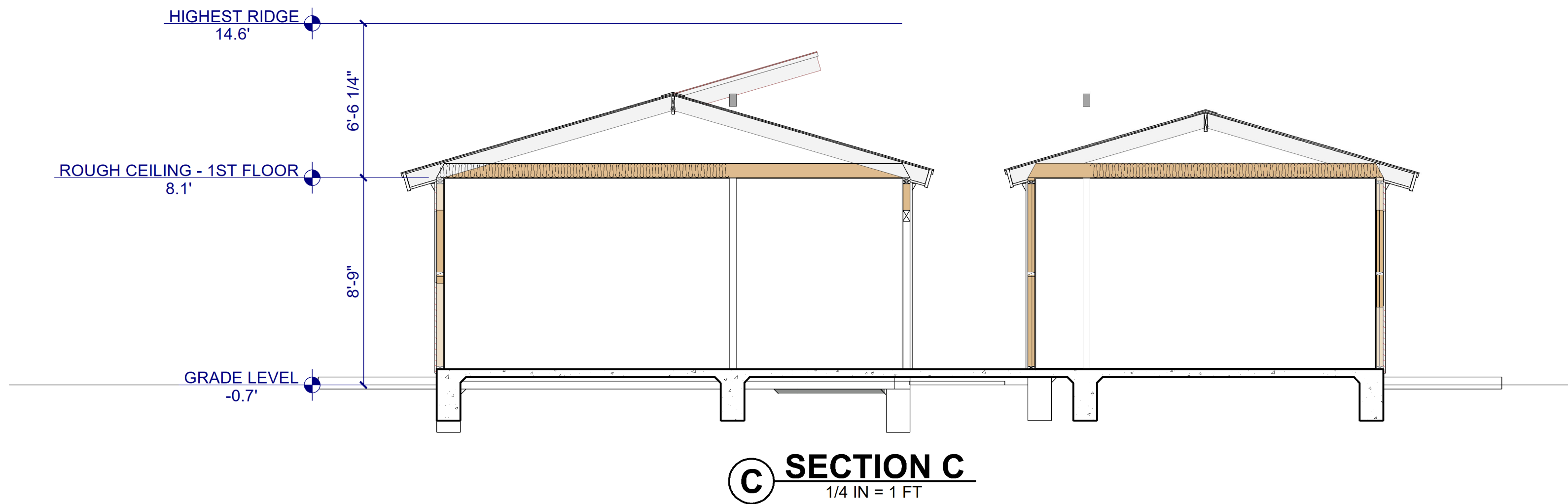
Recirculation of air. Exhaust air from bathrooms and toilet rooms shall not be recirculated within a residence or to another dwelling unit and shall be exhausted directly to the outdoors. Exhaust air from bathrooms and toilet rooms shall not discharge into an attic, crawl space or other areas inside the building.

Ventilation rate. Ventilation systems shall be designed to have the capacity to exhaust the minimum air flow rate determined in accordance with Table

TABLE
MINIMUM REQUIRED EXHAUST RATES FOR ONE- AND TWO-FAMILY DWELLINGS

AREA TO BE VENTILATED	VENTILATION RATES
Kitchens	100 cfm intermittent or 25 cfm continuous
Bathrooms—Toilet Rooms	Mechanical exhaust capacity of 50 cfm intermittent or 20 cfm continuous

Note: 1 cubic foot per minute = 0.0004719 m³/s.



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CONTRACTOR:

NEWLAND CONSTRUCTION INC.
 LIC# 451478
 Call: (714) 981-5729
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DESIGN BY:
P.HANSTAD
 5670 CAMINO REAL
 JURUPA VALLEY CA. 92509
 951-332-6200
 P.H.designs@outlook.com
Perry Hanstad

OWNER:
JERRY & MARILYN FRICK
 16942 BARUNA LN.
 HUNTINGTON BEACH 92649
 714-425-5888
 LOT# 07 TRACT# 5264
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ELEVATIONS 1

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CONTRACTOR:

Terry Roath
Founder

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Cell: (714) 981-5729
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P.H.designs@outlook.com

Perry Hanstad

OWNER:

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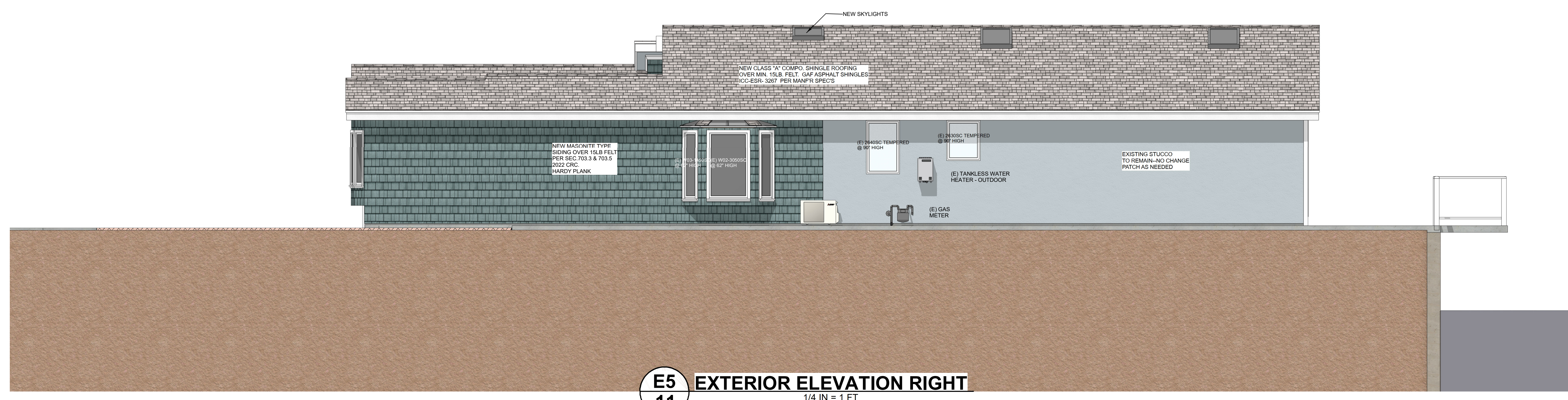
ELEVATIONS 2

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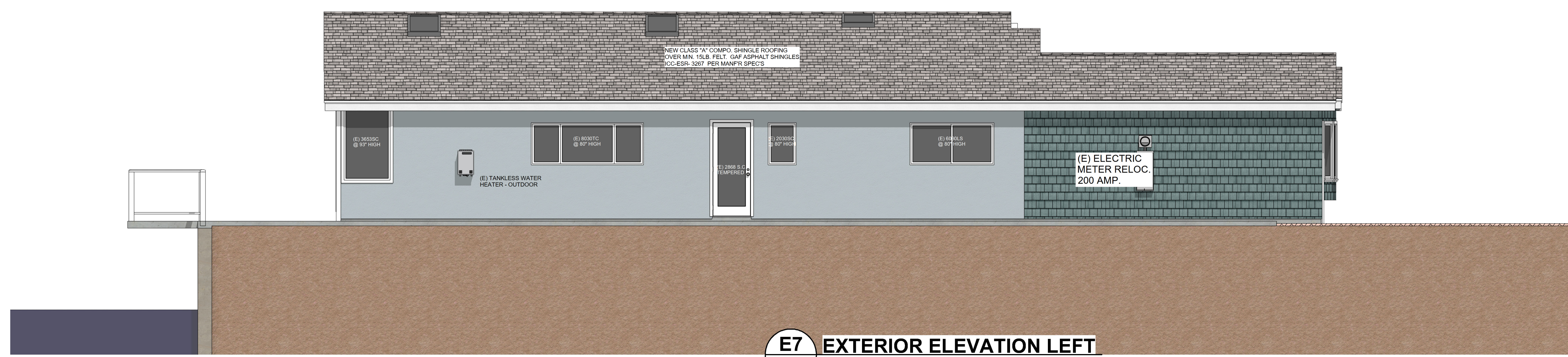
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E5
11 **EXTERIOR ELEVATION RIGHT**
1/4 IN = 1 FT

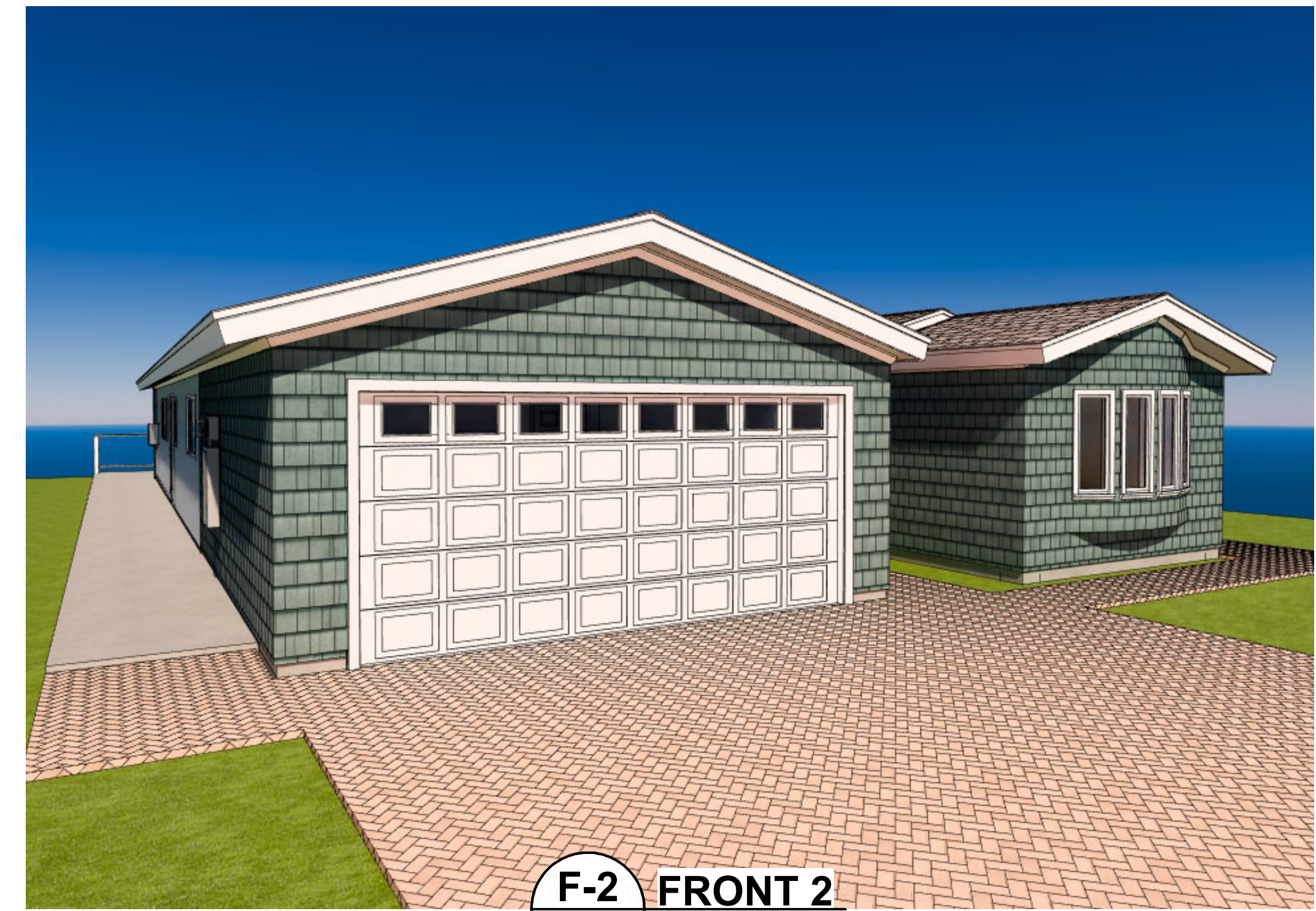


E7
11 **EXTERIOR ELEVATION LEFT**
1/4 IN = 1 FT

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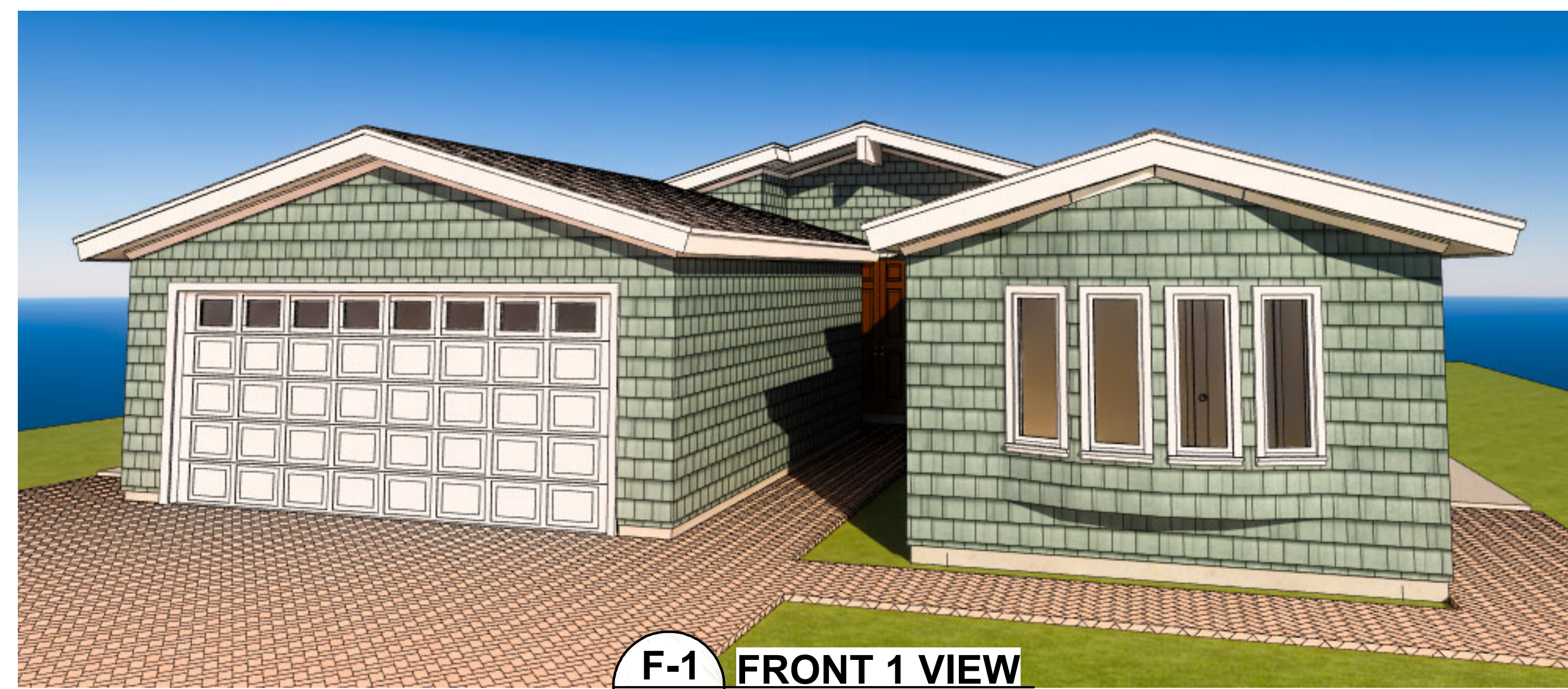
R-1 REAR 1
12



F-2 FRONT 2
12



R-2 REAR 2
12



F-1 FRONT 1 VIEW
12

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Terry Roath
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OWNER

JERRY & MARILYN FRICK
16942 BARUNA LN.
HUNTINGTON BEACH 92649
714-425-5888
LOT# 07 TRACT# 5264
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RENDERINGS 1

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