

## APPLICABLE CODE

THE CURRENT PREVAILING BUILDING AND CONSTRUCTION CODES ARE AS FOLLOWS:  
 2025 CALIFOR2025 CALIFORNIA BUILDING CODE (CBC).  
 2025 CALIFORNIA RESIDENTIAL CODE (CRC).  
 2025 CALIFORNIA MECHANICAL CODE (CMC).  
 2025 CALIFORNIA PLUMBING CODE (CPC).  
 2025 CALIFORNIA ELECTRICAL CODE (CEC).  
 2025 CALIFORNIA ENERGY CODE.  
 2025 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN) (CGBC).  
 2025 CALIFORNIA HISTORICAL BUILDING CODE (CHBC).  
 2025 CALIFORNIA WILDLAND-URBAN INTERFACE CODE AND THE HUNTINGTON BEACH MUNICIPAL CODE (HBMC).  
 • H.B.MUNICIPAL CODE 17.05, AND HBZSO 230.84

## NOTES

- THE PLANS FOR SINGLE FAMILY DWELLINGS AND DUPLEXES ARE NOT CHECKED FOR ELECTRICAL, MECHANICAL, AND PLUMBING CODE COMPLIANCE AND THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION AND APPROVAL BY THE INSPECTOR.
- ALL DOORS & WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE.
- SEPARATE PERMITS REQUIRED FOR PROPOSED SITE IMPROVEMENT SHOWN ON THE SITE PLAN SUCH AS UTILITY LINES FOR NEW FIRE PIT AND OUTDOOR KITCHEN AND NEW RAILING ON EXISTING CANTILEVER CONCRETE DECK.

### REQUIRED SPECIAL FEATURES:

THE FOLLOWING ARE FEATURES THAT MUST BE INSTALLED AS CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS.

- COOL ROOF
- INSULATION BELOW ROOF DECK
- NON-STANDARD DUCT LOCATION (ANY LOCATION OTHER THAN ATTIC)
- NORTHWEST ENERGY EFFICIENCY ALLIANCE (NEEA) RATED HEAT PUMP WATER HEATER; SPECIFIC BRAND/MODEL, OR EQUIVALENT, MUST BE INSTALLED

### HER FEATURE SUMMARY:

THE FOLLOWING IS A SUMMARY OF THE FEATURES THAT MUST BE FIELD-VERIFIED BY A CERTIFIED HERS RATER AS A CONDITION FOR MEETING THE MODELED ENERGY PERFORMANCE FOR THIS COMPUTER ANALYSIS. ADDITIONAL DETAIL IS PROVIDED IN THE BUILDING TABLES BELOW. REGISTERED CF2RS AND CF3RS ARE REQUIRED TO BE COMPLETED IN THE HERS REGISTRY.

- INDOOR AIR QUALITY VENTILATION
- MINIMUM AIRFLOW
- VERIFIED SEER/SEER2
- VERIFIED REFRIGERANT CHARGE
- FAN EFFICACY WATTS/CFM
- VERIFIED HSPF
- VERIFIED HEAT PUMP RATED HEATING CAPACITY
- DUCT LEAKAGE TESTING
- DUCTS LOCATED ENTIRELY IN CONDITIONED SPACE
- CONFIRMED BY DUCT LEAKAGE TESTING

## DEFERRED/SEPARATE SUBMITTAL

- THE PROPOSED CANTILEVER DECK, GATES AND FENCES WILL BE UNDER SEPARATE PERMIT.

## DIG ALERT NOTE

- DIG ALERT (811) IS TO BE CONTACTED AND THAT COMPLIANCE WITH EXCAVATION SAFETY IN ACCORDANCE WITH GOVERNMENT CODE 4216 WILL BE FOLLOWED PRIOR TO ANY EXCAVATION TAKING PLACE.
- OWNER'S SIGNATURE: \_\_\_\_\_
- DATE: 4/3/2026



## DIRECTORY

### OWNER:

Contact: ARVIN BUMANGLAG  
 16781 EDGEWATER LN, HUNTINGTON BEACH, CA 92649  
 Phone: (714) 350 1052  
 Email: abumanglag68@yahoo.com

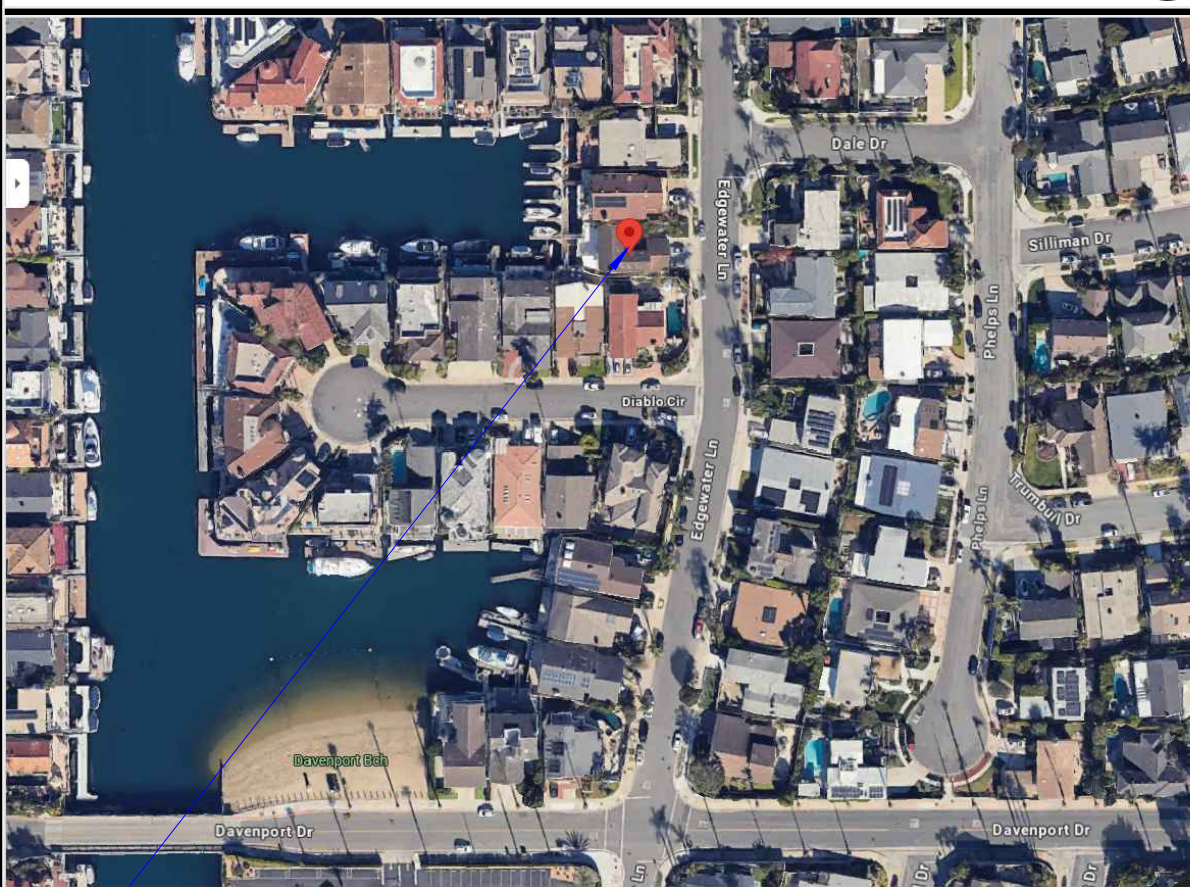
### PROJECT DESIGNER:

**RD ARCHITECTURAL**  
 5581 DANNY AVE, CYPRESS, CA 90630  
 Contact: BUI DO  
 Phone: (714) 677 7069  
 Email: dobuinhuylinh@gmail.com

### STRUCTURAL, TITLE 24:

**DONG ENGINEERING INC.**  
 7661 GARDEN GROVE BLVD.  
 GARDEN GROVE, CA 92841  
 Contact: TRUONG DONG  
 Phone: (714) 617 5979 - EXT 101  
 Email: info@dongengineering.com

## VICINITY MAP



## SCOPE OF WORK

### PROPOSED:

- ADDITION TO EXISTING 2-STORY WITH NEW 794 SQ.FT ON 1ST FLOOR, AND 1,562 SQ.FT ON 2ND FLOOR.
- SERVICE ELECTRICAL PANEL TO 225 AMP.
- NEW ELECTRICAL AND MECHANICAL WORK ON THE ENTIRE HOUSE.
- REPLACE ALL WINDOWS AND DOORS.

Received: April 3, 2026

## DRAWING INDEX

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<b>A9.1</b>	SECTIONS and DETAILS



ARCHITECTURE  
 From Orange County  
 Staying Ahead of Schedule

DATE SIGNED:  
 4/3/2026

C: (714) 677 7069  
 E:architectural.oc@gmail.com

AHJ STAMP APPROVAL:

## PROJECT STATISTIC

**PROJECT ADDRESS:** 16781 EDGEWATER LN, HUNTINGTON BEACH, CA 92649  
**LEGAL DESCRIPTION:** TRACT NO 5360 LOT 24  
**APN:** 178-363-39  
**IN FLOOD ZONE FEMA SHFA'S:** X  
**CONSTRUCTION TYPE:** V-B  
**ZONING:** RL  
**BUILDING CLASSIFICATION:** SINGLE FAMILY RESIDENTIAL  
**OCCUPANCY GROUP:** R3  
**SPRINKLERS:** DWELLING: NO  
**NUMBER OF STORIES:** 2 STORIES  
**LOT SIZE:** 5,046.89 SQ.FT.  
**MAX HEIGHT:** 30'-0" (ALLOWABLE: 30'-0" Or 35'-0")

**FIRE DEPARTMENT NOTES:**  
 PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

1. AUTOMATIC FIRE SPRINKLERS ARE NOT REQUIRED. THE TOTAL SQUARE FOOTAGE OF THE PROPOSED PROJECT IS 4,901 SQUARE FEET. THIS SQUARE FOOTAGE DOES NOT REQUIRE THE BUILDING TO BE PROTECTED BY FIRE SPRINKLERS. IF THE HOME EXCEEDS 5,000 SQUARE FEET THEN FIRE SPRINKLERS ARE REQUIRED PER SECTIONS 17.56.280 AND 17.56.350 OF THE HUNTINGTON BEACH MUNICIPAL CODE.
2. RESIDENTIAL (SFD) ADDRESS NUMBERS SHALL BE INSTALLED TO COMPLY WITH CITY SPECIFICATION #428, PREMISE IDENTIFICATION. NUMBER SETS ARE REQUIRED ON FRONT OF THE STRUCTURE IN A CONTRASTING COLOR WITH THE BACKGROUND AND SHALL BE A MINIMUM OF FOUR INCHES (4") HIGH WITH ONE AND ONE HALF INCH (1 1/2") BRUSH STROKE. FOR FIRE DEPARTMENT APPROVAL, REFERENCE COMPLIANCE WITH CITY SPECIFICATION #428, PREMISE IDENTIFICATION IN THE PLAN NOTES AND PORTRAY THE ADDRESS LOCATION ON THE BUILDING.
3. EMERGENCY ESCAPE AND RESCUE OPENINGS ARE REQUIRED PER CA RESIDENTIAL CODE SECTION R310.
4. SMOKE AND CARBON MONOXIDE ALARMS SHALL BE INSTALLED PER THE CALIFORNIA RESIDENTIAL CODE SECTIONS R314 AND R315.

## AGENCY REQUIREMENTS

- A. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- B. EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDON FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF A WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND AN EXTENSION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMIT AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN (1) EXTENSION MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A REACTIVATION FEE OF APPROXIMATELY 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO (6) MONTHS. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS IF ONE (1) YEAR, THE REACTIVATION FEE SHALL BE APPROXIMATELY 100% OF THE ORIGINAL PERMIT FEE. (R105.5 CRC)
- C. FIRE SPRINKLER PLANS STAMPED AND APPROVED BY THE CITY OF HUNTINGTON BEACH FIRE DEPARTMENT SHALL BE PROVIDED AT THE SITE AT TIME OF FRAMING INSPECTION.
- D. WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.6 GALLONS OF WATER PER FLUSH, 1.28 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)
- E. URINALS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.0 GALLONS OF WATER PER FLUSH, 0.5 GALLONS PER FLUSH AFTER JULY 1, 2011. (402.2 CPC)
- F. SHOWER HEADS SHALL HAVE A WATER FLOW NOT TO EXCEED 2.5 GALLONS PER MINUTE. (402.1.1 CPC)
- G. FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 2.2 GALLONS PER MINUTE. (402.1.2 CPC)

## GENERAL INFORMATION

<b>ZONING</b>	RL
<b>LOT AREA</b>	5,046.89 sq. ft.
<b>BUILDING COVERAGE (50% MAX.)</b>	49.46 %
<b>TOTAL 1 ÷ LOT AREA x 100</b>	

FRONT YARD LANDSCAPE CALCULATION			
FRONT YARD AREA (within 15 feet setback)	100%	765	sq. ft.
<b>TOTAL PROVIDED LANDSCAPE (Minimum 40% of front yard)</b>	<b>45%</b>	<b>346</b>	<b>sq. ft.</b>
FRONT YARD AREA #1	31%	234	sq. ft.
FRONT YARD AREA #2	15%	112	sq. ft.

1ST FLOOR			
EXISTING		PROPOSED	
PORCH	192 sq. ft.	DEMOLISHED	0 sq. ft.
PATIO (DEMO)	220 sq. ft.	DEMOLISHED	0 sq. ft.
LIVING AREA	1,125 sq. ft.	REMODEL LIVING AREA	1,125 sq. ft.
ATTACHED 3-CAR GARAGE	571 sq. ft.	NEW ATTACHED 3-CAR GARAGE	583 sq. ft.
		ADDITION LIVING AREA 1	322 sq. ft.
		ADDITION LIVING AREA 2	466 sq. ft.
<b>TOTAL</b>	<b>2,108 sq. ft.</b>	<b>TOTAL 1 (footprint)</b>	<b>2,496 sq. ft.</b>

2ND FLOOR	
PROPOSED	
REMODEL LIVING AREA	1,110 sq. ft.
ADDITION LIVING AREA 1	790 sq. ft.
ADDITION LIVING AREA 2	329 sq. ft.
BALCONY 1 + 2	182 sq. ft.
<b>TOTAL 2</b>	<b>2,411 sq. ft.</b>
Area with ceiling height over 14' (no calculation in GSA)	
	261 sq. ft.

HOUSE INFORMATION				
	No.	EXISTING	PROPOSED	TOTAL
<b>GROSS BUILDING AREA (TOTAL 1 + 2)</b>	<b>4,907</b> sq. ft.	<b>#BEDRM.</b> 4	<b>1</b>	<b>5</b>
<b>LIVING AREA</b>	<b>4,142</b> sq. ft.	<b>#BATHRM.</b> 2.5	<b>3</b>	<b>5.5</b>

H. WATER PIPING MATERIALS WITHIN A BUILDING SHALL BE IN ACCORDANCE WITH Sec. 604.1 OF THE CALIFORNIA PLUMBING CODE. Pex, CPVC AND OTHER PLASTIC WATER PIPING SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF Sec. 604 OF THE CPC, INSTALLATION STANDARDS OF APPENDIX 1 OF THE CPC AND THE MANUFACTURERS RECOMMENDED INSTALLATION STANDARDS. CPVC WATER PIPING REQUIRES A CERTIFICATION OF COMPLIANCE AS SPECIFIED IN Sec. 604.1.1 OF THE CPC PRIOR TO PERMIT ISSUANCE.

I. ALL CONSTRUCTION SHALL COMPLY WITH THE 2022 EDITIONS OF THE CALIFORNIA RESIDENTIAL CODE, CALIFORNIA BUILDING CODE, CALIFORNIA ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE.

J. TWO SEPARATE SITE VISITS AND REPORTS PREPARED BY THE ENGINEER OF RECORD FOR THE NEW HOME DESIGN ARE REQUIRED: (109.3.8 CBC) ELECTRICAL CODE, CALIFORNIA MECHANICAL CODE, CALIFORNIA PLUMBING CODE, CALIFORNIA FIRE CODE, AND 2022 CALIFORNIA ENERGY CODE.

1. THE ENGINEER OF RECORD SHALL INSPECT THE SLAB AND FOUNDATION SYSTEM INSTALLATION JUST PRIOR TO CONCRETE POUR TO VERIFY THAT THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THE FOUNDATION INSTALLATION IS IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE FOUNDATION INSPECTION AND APPROVAL TO POUR CONCRETE WILL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.
2. THE ENGINEER OF RECORD SHALL ALSO INSPECT THE COMPLETED FRAMING SYSTEM OF THE HOME AFTER THE INSTALLATION OF THE ROUGH PLUMBING, MECHANICAL, ELECTRICAL SYSTEMS AND THE EXTERIOR OF THE HOMES HAS BEEN WEATHER WRAPPED. THE ENGINEER OF RECORD SHALL THEN PREPARE A REPORT STATING THAT THE FRAMING SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND DESIGN. THE ROUGH FRAMING, PLUMBING, MECHANICAL, ELECTRICAL AND EXTERIOR WEATHER BARRIER INSPECTION SHALL NOT BE APPROVED UNTIL THE INSPECTION CERTIFICATION LETTER BY THE ENGINEER OF RECORD HAS BEEN RECEIVED AND APPROVED BY THE CITY OF HUNTINGTON BEACH BUILDING DIVISION.

K. A PRE-CONSTRUCTION MEETING IS REQUIRED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION. THIS MEETING SHALL TAKE PLACE AT THE SITE OF THE NEW HOME. THE MEETING MUST INCLUDE A REPRESENTATIVE OF THE BUILDING DIVISION, THE GENERAL CONTRACTOR, A REPRESENTATIVE OF EACH OF THE SUBCONTRACTORS (ELECTRICAL, PLUMBING, MECHANICAL, GRADING, OFF-SITE CONTRACTOR, ETC.) DEPENDANT UPON WHAT SUB-CONTRACTORS ARE TO BE INVOLVED IN THE NEW CONSTRUCTION AND A REPRESENTATIVE OF THE OWNER MAY BE PRESENT. THE MEETING WILL REVIEW REQUIRED PERMITS, TEMPORARY POWER REQUIREMENTS, DOCUMENTS REQUIRED TO BE ON THE SITE, INSPECTION REQUIREMENTS, FIELD CORRECTION NOTICE PROCEDURE, CHANGES IN THE FIELD, FINAL INSPECTIONS AND GAS AND POWER RELEASES, QUESTIONS FROM THE CONTRACTORS OR OWNER AND ANY OTHER SPECIAL PROCEDURES OR CONDITIONS FOR THAT PARTICULAR NEW HOME. THE PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED THROUGH THE BUILDING DIVISION FRONT COUNTER AT (714) 536-5511

L. ALL DOORS AND WINDOWS SHALL MEET CITY OF HUNTINGTON BEACH SECURITY ORDINANCE.

M. PROVIDE FOR MAINTENANCE, REPAIR, AND REPLACEMENT BY A HOMEOWNERS ASSOCIATION (HOA) FOR ALL COMMON AREA LANDSCAPE, IRRIGATION, DRAINAGE FACILITIES, WATER QUALITY BMP'S, WATER SYSTEM LINES, FIRE SYSTEM LINES, SEWER SYSTEM LINES, AND PRIVATE SERVICE UTILITIES.

N. CONCRETE SLAB AND UNDER-FLOOR INSPECTIONS SHALL BE MADE AFTER IN-SLAB OR UNDER FLOOR REINFORCING STEEL AND BUILDING SERVICE EQUIPMENT, CONDUITS, PIPING OR OTHER ANCILLARY BUILDING TRADE PRODUCTS OR EQUIPMENT ARE INSTALLED, BUT BEFORE ANY CONCRETE IS PLACED OR FLOOR SHEATHING IS INSTALLED, INCLUDING THE SUBFLOOR. (R109.1.1.1)

O. ROUGH INSPECTION OF PLUMBING, MECHANICAL, GAS, AND ELECTRICAL SYSTEMS SHALL BE MADE PRIOR TO COVERING OR CONCEALMENT, BEFORE FIXTURES OR APPLIANCES ARE SET OR INSTALLED, AND PRIOR TO FRAMING INSPECTION. (R109.1.2)

P. THE PLANS SHALL PROVIDE STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.

HOME  
 ADDITION & REMODEL

16781 Edgewater Ln,  
 Huntington Beach, CA 92649

### REVISIONS

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526

FILENAME:

DRAWN BY: CHECKED BY:

PLOT DATE:  
4/3/2026

SHEET TITLE:

COVER SHEET

DRAWING NO:

A0.0



City of Huntington Beach  
Department of Community Development  
2000 Main Street, Huntington Beach, CA 92648  
Office: (714) 536-5241 Fax: (714) 374-1647

**CONSTRUCTION & DEMOLITION DEBRIS  
RE-USE & RECYLING PROGRAM**

**Construction and Demolition (C & D) Debris Re-use and Recycling Program**

When a project is covered by the updated Huntington Beach C & D Ordinance Section 8.21, it must recycle 65% of the debris it generates. Please review the table below for our current requirements.

Planned Start Date	January 1 <sup>st</sup> , 2017
Covered projects	Effective January 1 <sup>st</sup> , 2017 <ul style="list-style-type: none"> <li>Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project.</li> <li>All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials.</li> <li>Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement</li> </ul>
Materials required to be recycled	65% of all generated waste must be diverted / recycled per 2016 California Green Building Standards Code, Chapter 4, section 4.408 for all new residential and Chapter 5, section 5.408.1 – 5.408.3 and 5.713.8 – 5.713.8.3 for all non-residential new construction, additions and/or alterations. Please complete attached for C & D Debris Waste Log.
How to recycle	Mixed C & D: All debris (no wet garbage) into one bin. Source-Separated: Separate by type.
Who can haul debris	Mixed C & D: Permit-holder, self-haul or truck-haul, waste generator or franchised hauler. Source-Separated: Anyone. <b>Franchised Hauler: Republic Services (714) 847-3581</b>
Where debris may go	Mixed C & D: City of Huntington Beach approved Mixed C & D Facility such as Rainbow Disposal or see attached for other approved local processing facilities. Source-Separated: any facility that accepts the material.
Processing fee	Processing fee is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Security Deposit	Required security deposit is currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Fines	Fines are currently being evaluated. Please continue to check with the Building Division counter staff for further updates.
Documentation	Permit-holder must keep a waste log of all materials hauled away from project site, as well as all weight tickets of disposed and recycled material. The waste log must be submitted at permit issuance, framing inspection and prior to building final approval.
How to comply	<ol style="list-style-type: none"> <li>Register your project either online using <a href="#">Green Halo Systems</a>, or by completing the Waste Reduction Recycling Plan (WRRP) form attached. Make sure to enter the Green Halo project tracking number on the WRRP form. The Green Halo System is a FREE web based system that will help you create your waste management plan, upload your recycling data throughout your construction process and generate your final report for project compliance.</li> <li>Create waste diversion plan in Green Halo and print out Project Information page. Submit (3) copies of the Waste Diversion Form and (3) copy of the waste diversion plan print-out from Green Halo with your Building Permit Application.</li> <li>Divert debris as specified on the plan and collect required documentation. Be sure to ask for construction debris receipts from transfer stations in order to qualify for diversion requirements. Upload recycling and disposal receipts to Green Halo.</li> <li>Pre-Building Final: show the Building Inspector final Green Halo report demonstrating diversion rate compliance. Note, the final report is not required for single family renovations.</li> </ol> <p>NOTE: If you are unable to use Green Halo, complete the C &amp; D Debris Waste Diversion Worksheet instead. Fill-out the Waste Diversion Plan (non-shaded) portion of the document prior to starting your project and the Waste Diversion Report (shaded) portion of the document prior to final inspections. Assistance: For assistance with the Diversion Plan Worksheet, contact the Building Division at (714) 536-5241. For Green Halo Systems, please visit <a href="http://www.greenhalosystems.com">www.greenhalosystems.com</a> or call (888) 525-1301 (M-F 8am to 5pm).</p>



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Department of Community Development  
2000 Main Street, Huntington Beach, CA 92648  
Office: (714) 536-5241 Fax: (714) 374-1647

**CONSTRUCTION & DEMOLITION DEBRIS  
RE-USE & RECYLING PROGRAM**

**Construction and Demolition (C & D) Debris Waste Reduction and Recycling Plan (WRRP)**

This form must be complete for the following types of projects:

- Newly constructed building and demolition projects shall divert from landfills at least 65% of the construction materials generated during project.
- All locally permitted additions and alterations to non-residential buildings or structures shall divert from landfills at least 65% of nonhazardous construction and demolition materials.
- Additions and alterations to residential buildings that increase the structure's conditioned area, volume or size are also required to meet the 65% minimum diversion requirement

WRRP must be submitted and APPROVED prior to issuance of building permits. Incomplete forms will be returned to applicant and may delay issuance of permit(s). Each building requires a separate WRRP. Deliver WRRP with permit application to the Building Division permit counter, 2000 Main St, 3<sup>rd</sup> Floor, Huntington Beach, CA 92648. Allow 5-10 business days for WRRP processing. You may call (714) 536-5241 with inquiries regarding this form.

**DO NOT ATTACH ADDITIONAL ITEMS**

Permit #: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_

- For lines 1, 2 and 3, please check only 1 item for each:
- Project Type:  New Construction  Addition/Alteration  Demolition
  - Building Type:  Non-residential  Low-riseresidential/Duplex  Apartment/Multi-Family
  - Tenant Improvement (check one):  Yes  No
  - Size of Project: \_\_\_\_\_ sq. ft. Project Valuation: \$ \_\_\_\_\_
  - Estimated Start Date / / Estimated Completion Date / /
  - Compliance method (Check one and provide required information)

Green Halo System (Enter tracking number)  Waste Diversion Plan Worksheet (if not using Green Halo)

- Briefly describe project (i.e.: renovate warehouse, remodel office, etc.)  
\_\_\_\_\_  
\_\_\_\_\_
- How will scrap or waste material be handled to ensure salvage, re-use or recycling?  
\_\_\_\_\_  
\_\_\_\_\_
- How will employees and sub-contractors be notified of recycling proposed plan and goals?  
\_\_\_\_\_  
\_\_\_\_\_



City of Huntington Beach  
Department of Community Development  
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**CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET**

Pre-Project Waste Diversion Plan (non-shaded portion). Indicate diversion method with an 'X' in appropriate column along with the name of vendor/facility. Calculate anticipated diversion and landfill percentage of each material type. If you are sending mixed construction debris to a transfer station for sorting, enter the same destination for all materials in the mix. List deconstructed items for reuse on-site (donated / sold), on the next page. Include the approximate weight in the column for reusable items.

Post-Project Waste Diversion Report (shaded portion). Enter actual weight in pounds for each category. Calculate weight column total and diversion rate. Keep all receipts for final report.

If applicant is using [Green Halo](#) online tracking system, this worksheet (including Waste Diversion Plan & Waste Diversion Report) is NOT REQUIRED! Green Halo offers a free web-based Waste Management Plan and Project Tracking System which can be found by visiting <https://www.greenhalosystems.com>.

MATERIAL	ANTICIPATED					WASTE DIVERSION REPORT (FOR FINAL INSPECTION ONLY)					DIVERSION RATE	
	REUSE	RECYCLE	COMPOST	ESTIMATE % OF EACH MATERIAL	VENDOR/FACILITY	LANDFILLED	ESTIMATED % OF LAND DEBRIS	DIVERTED MATERIAL (lbs)	VENDOR/FACILITY	LANDFILLED (lbs)		TOTAL DIVERTED + LANDFILLED
ASPHALT				N/A	100%							100% REQUIRED
CONCRETE				N/A	100%							100% REQUIRED
DIRT & ROCK (From previously undeveloped lots)				N/A	100%							100% REQUIRED
AT LEAST 65% DIVERSION OF THE FOLLOWING MATERIALS. DIVERSION BASED ON AMOUNT OF THE COMBINED TOTAL WEIGHT OF MATERIALS BELOW.						A			B			
CARDBOARD					65%							
CARPET, PADDING/FOAM					65%							
BRICK, MASONRY TILE					65%							
METALS					65%							
PLANT DEBRIS					65%							
SHEETROCK (Not painted)					65%							
CLEAR WOOD					65%							
CEILING TILE					65%							
PAINTED WOOD, PAINTED PLYWOOD, PLYWOOD, REUSABLE ITEMS					65%							
ROOFING					65%							
OTHER DEBRIS					65%							
OTHER DEBRIS					65%							
TOTAL											TOTAL (lbs)	TOTAL % DIVERTED A/(A+B) X 100



ARCHITECTURE  
From Orange County  
Staying Ahead of Schedule

DATE SIGNED:  
4/3/2026

C: (714) 677 7069  
E: architectural.oc@gmail.com

AHJ STAMP APPROVAL:



City of Huntington Beach  
Department of Community Development  
2000 Main Street, Huntington Beach, CA 92648  
Office: (714) 536-5241 Fax: (714) 374-1647

**CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET**

Reusable items such as cabinets, built-ins, framing lumber, siding, etc. are encouraged to be reused on-site. Please list accordingly.

ITEM	USE LOCATION	OFF-SITE BENEFACTOR OR DECONSTRUCTION COMPANY
	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	
	<input type="checkbox"/> ON-SITE <input type="checkbox"/> OFF-SITE	

**WEIGHT CONVERSION FACTORS**

Use the following conversion factors as well as receipts from previous jobs to help you with your estimated diversion for the Waste Diversion Plan. The Waste Diversion Report is a record of your actual diversion and disposal. The Waste Diversion Report and receipts from landfills, transfer stations and recyclers must be available for review at your final building inspection.

Asphalt paving, crushed = 1,380 lbs / cubic yard	Concrete, scraps, loose = 1,855 lbs / cubic yard
Asphalt/shingles comp, loose = 418.5 lbs / cubic yard	Earth, loose = 2,052 lbs / cubic yard
Brick, laid flat = 20 lbs / square foot flat	Fiberglass insulation, loose = 17 lbs / cubic yard
Brick, loose = 120 lbs / cubic foot, 3,200 lbs / cubic yard	Sheetrock scrap, loose = 393.5 lbs / cubic yard
Ceramic tile, scrap, loose = 1,214 lbs / cubic yard	Rock, crushed = 2,570 lbs / cubic yard

Please submit three (3) copies of this worksheet with your building permit application and this worksheet shall be electronically placed / made a part of plans.

For instructions on how to fill out this form, see "Waste Diversion Worksheet Instructions" located online at the Building Division website under Frequently Requested Forms.

For more information, visit <http://www.huntingtonbeachca.gov/government/departments/planning-building> or contact the Building Division at (714) 536-5241.



City of Huntington Beach  
Department of Community Development  
2000 Main Street, Huntington Beach, CA 92648  
Office: (714) 536-5241 Fax: (714) 374-1647

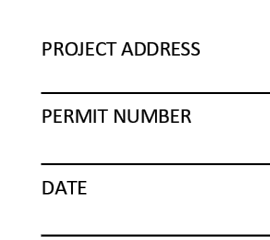
**CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET**

**LOCAL RECYCLING DEALERS / FACILITIES**

- The categories of recyclable materials are as follows:
- Construction and Demolition Materials: Brick, concrete, dirt, granite, gravel, pavement/asphalt and sand.
  - Green Wastes: Compost, grass clippings, leaves, pruning, and Christmas trees.
  - Glass: Beverage containers, crushed glass, and window panes.
  - Wood: Bark, boards, planks, chips, pallets, plywood, sawdust and shavings.

Note: Although a company may designate the acceptance of materials in one or more categories, please call to verify the materials and quantities produced on your project are accepted. You may also visit Cal Recycle at <http://www.calrecycle.ca.gov/condemo/recyclers/RecyclerSearch.aspx> for other local dealers and facilities.

Franchised Waste Hauler	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Republic Services 17121 Nichols Ln, Huntington Beach, CA 92647 (714) 847-3581						Beachside Recycling 8601 Edison Drive Huntington Beach, CA 92646 (714) 969-7638					
Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
North American Recycling & Crushing 1120 N. Richfield Road, Anaheim, CA 92807 (714) 777-6400						Madison Materials 1036 East 6 <sup>th</sup> Street Santa Ana, CA 92701 (714) 664-0159					
SA Recycling 1804 West 5 <sup>th</sup> Street Santa Ana, CA 92701 (714) 667-7898						Sunset Environmental 16122 Construction Cir #E, Irvine, CA 92606 (949) 654-1562					
Aguinaga Green Inc. 16355 Construction Cir #W, Irvine, CA 92606 (949) 786-9558						R.J. Noble 15505 E. Lincoln Ave. Orange, CA 92865 (714) 637-1550					



City of Huntington Beach  
Department of Community Development  
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**CONSTRUCTION & DEMOLITION DEBRIS WASTE DIVERSION WORKSHEET**

Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood	Recycling Facilities	C & D	Metals	Green Waste	Glass	Wood
Ewles Materials (concrete, concrete blocks, asphalt only) 8200 Katella Ave Stanton, CA 90680 (714) 894-1988						TVI Gold Gold Recycling 7913 Marine Way Irvine, CA 92618 (949) 654-1562					
Sackin Metals 15201 Transistor Lane Huntington Beach, CA 92649 (714) 891-4505											

**REVISIONS**

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526

FILENAME:

DRAWN BY: CHECKED BY:

PLOT DATE:  
4/3/2026

SHEET TITLE:

**CONSTRUCTION AND  
DEBRIS WRRP.**

DRAWING NO:

**A0.1**

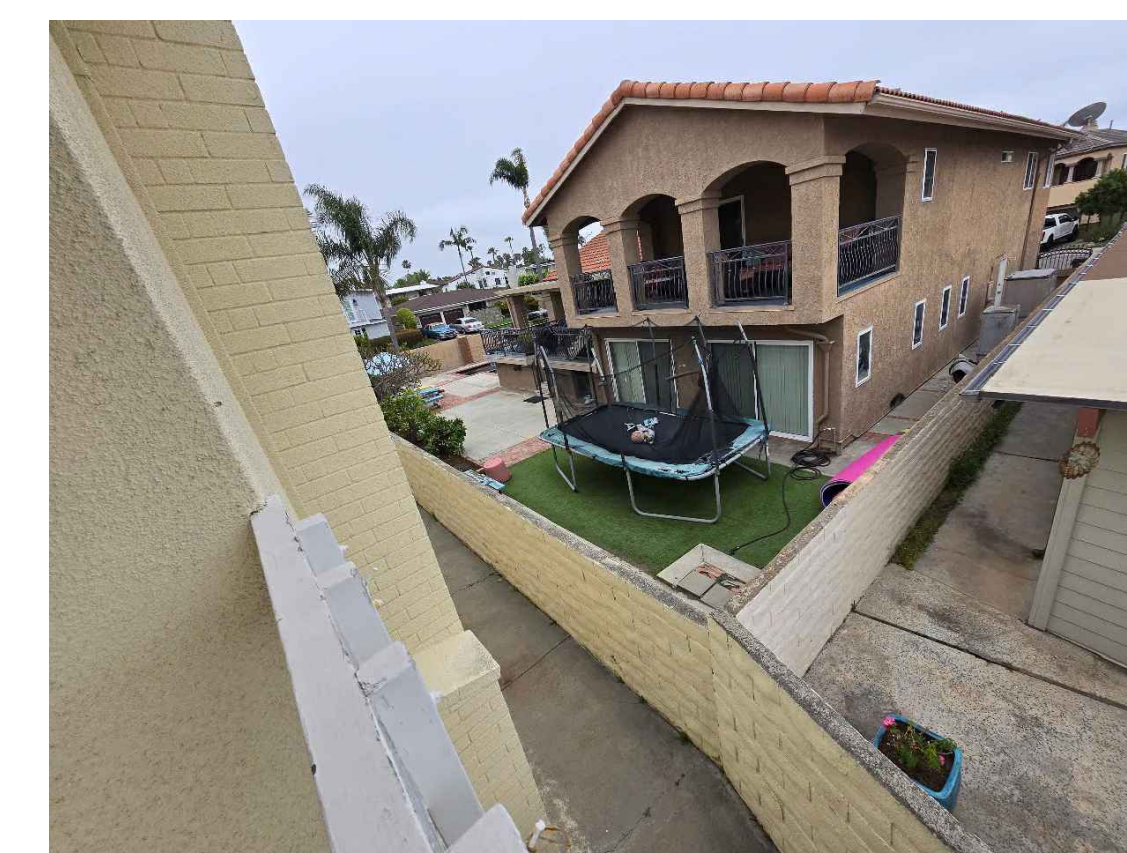




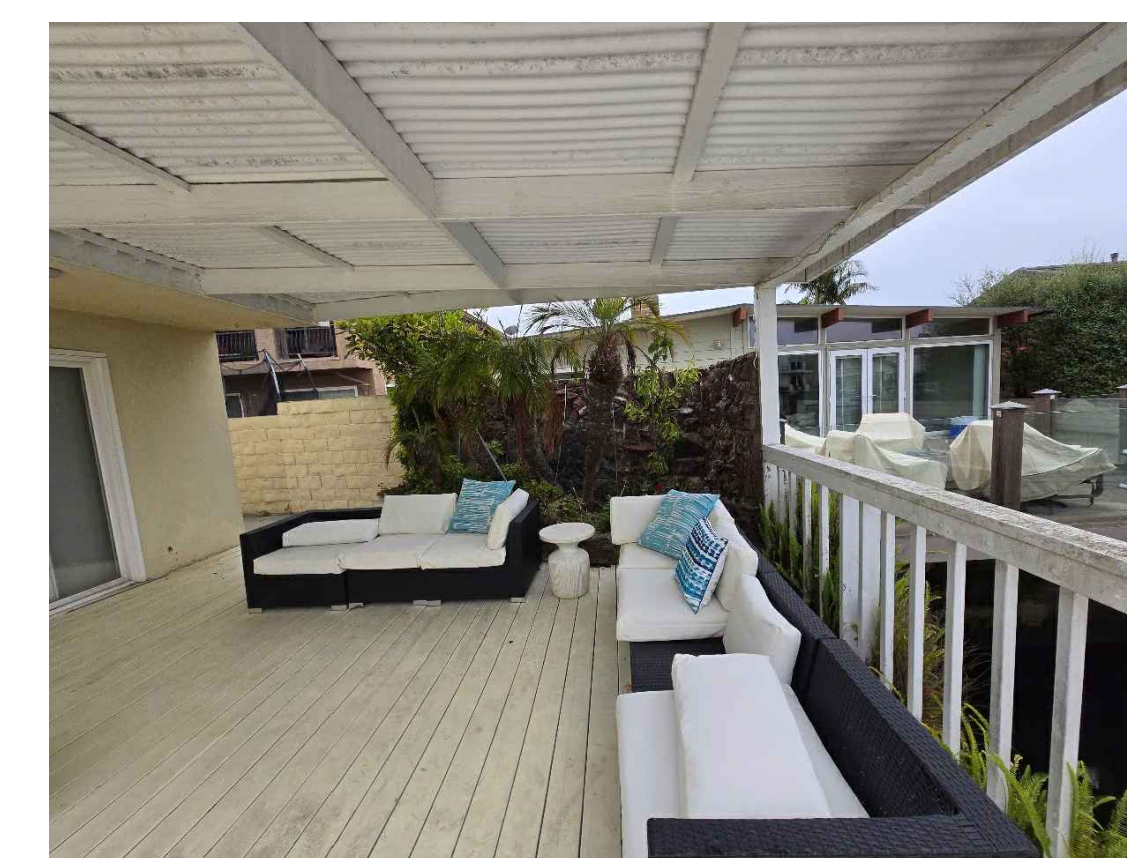
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16771 Edgewater Ln, Huntington Beach, CA 92649



VIEW TO:  
4091 Diablo Cir, Huntington Beach, CA 92649

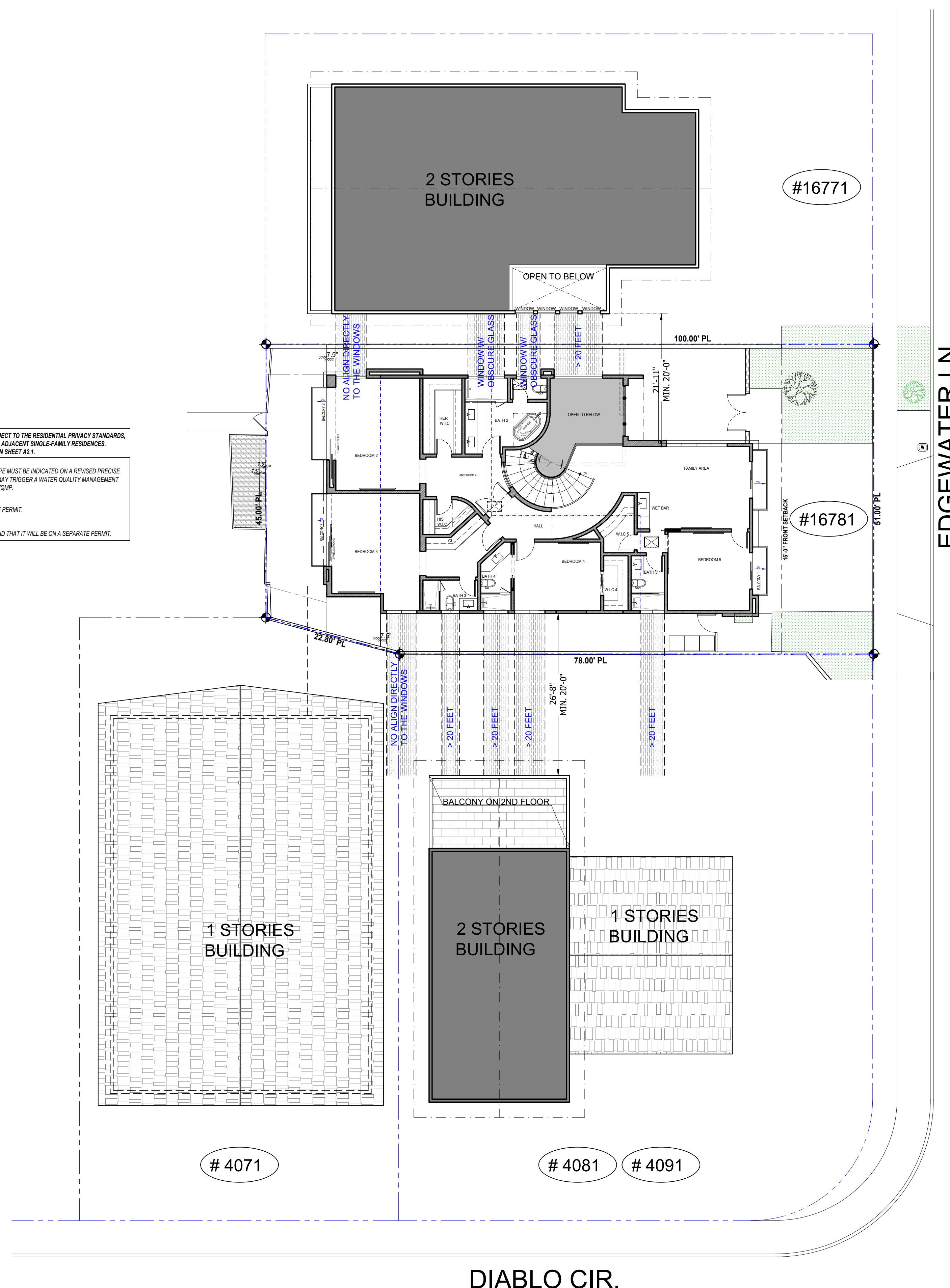


VIEW TO:  
4081 Diablo Cir, Huntington Beach, CA 92649



**NOTES:**  
THIS PLAN IS ONLY FOR PLANNING REVIEW, SUBJECT TO THE RESIDENTIAL PRIVACY STANDARDS, AND AN OVERVIEW OF THE 2ND-FLOOR EXISTING ADJACENT SINGLE-FAMILY RESIDENCES. REFER TO OTHER SHEETS ON THE SITE PLAN, ON SHEET A2.1.

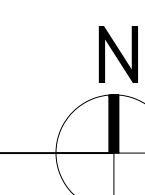
- LANDSCAPE: ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP.
- FENCE: GATES AND FENCES WILL BE UNDER SEPARATE PERMIT.
- CANTILEVER DECK: IF THE CANTILEVER DECK WILL BE MODIFIED AND THAT IT WILL BE ON A SEPARATE PERMIT.



DIABLO CIR.

EDGEWATER LN

**1** 2ND FLOOR ADJACENT NEIGHBOR PLAN  
scale: 3/32" = 1'-0"



HOME  
ADDITION & REMODEL

16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS		
DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:

2ND FLOOR ADJACENT  
NEIGHBOR PLAN

DRAWING NO:

A0.5

**LEGEND**

- EXISTING EXTERIOR WALL SHALL BE PRESERVED.
- EXISTING WALL TO BE DEMOLISHED.
- EXISTING FIXTURES TO BE DEMOLISHED

**KEY NOTES**

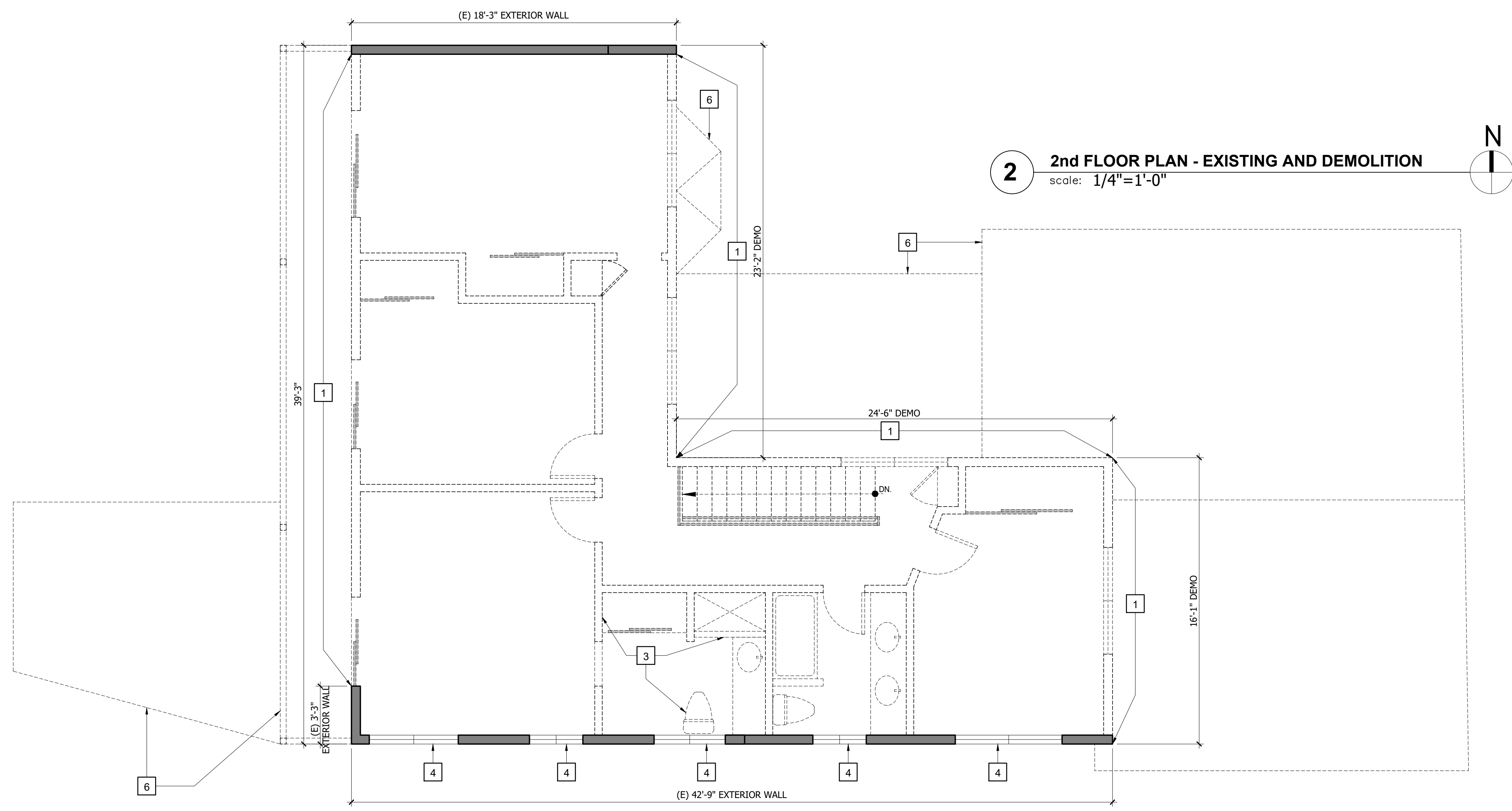
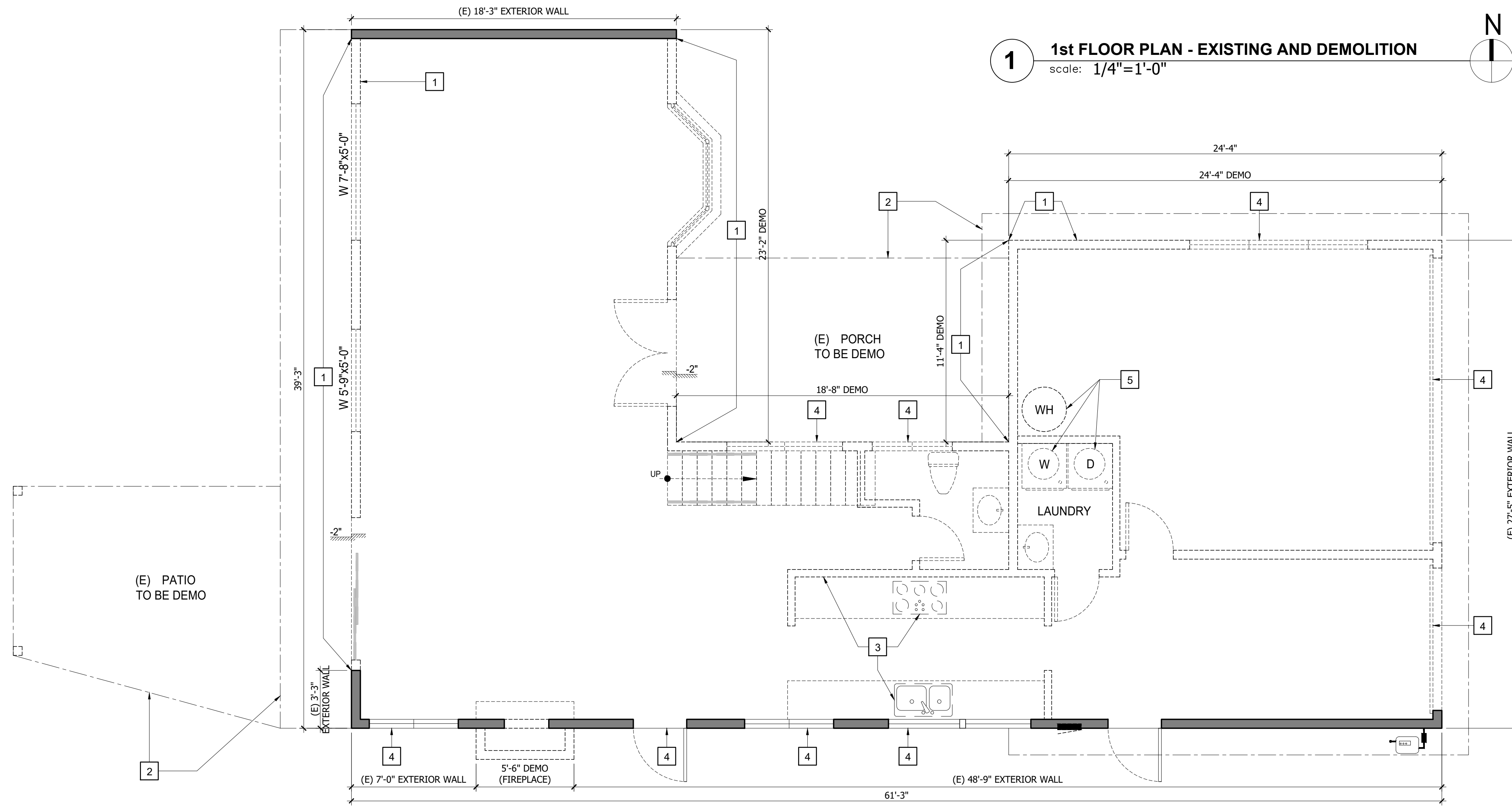
- 1 DEMO EXISTING EXTERIOR WALL, DOOR & WINDOW AS SHOWN DASHED.
- 2 LINE OF PROJECTION ABOVE.
- 3 DEMO EXISTING INTERIOR WALLS AS SHOWN DASHED. DEMO ANY ASSOCIATED ELECTRICAL & DATA, SAFE OFF AT SOURCE.
- 4 EXISTING DOOR/WINDOW TO BE REMOVED AND REPLACED / OR FILLED-OUT BY THE WALL.
- 5 REMOVE EXISTING WATER HEATER AND WASHER/DRYER. SEE CONSTRUCTION PLAN FOR NEW LOCATION.
- 6 LINE OF ROOF AND BALCONY TO BE REMOVED.

**GENERAL NOTES**

**FOR RESIDENTIAL BUILDING DEMOLITION**

1. **PERMITS AND APPROVALS:**
  - OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL BUILDING AND SAFETY DEPARTMENT AND OTHER RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORK.
  - NOTIFY UTILITY COMPANIES AND ARRANGE FOR THE DISCONNECTION OF ELECTRICITY, GAS, WATER, AND SEWER LINES WELL IN ADVANCE. CALL 811 BEFORE YOU DIG.
  - COMPLY WITH LOCAL ORDINANCES REGARDING DEMOLITION, ESPECIALLY CONCERNING BUILDINGS OVER A CERTAIN AGE OR THOSE IN HISTORIC AREAS.
2. **SAFETY AND ENVIRONMENTAL PRECAUTIONS:**
  - CONDUCT A THOROUGH SITE ASSESSMENT TO IDENTIFY POTENTIAL HAZARDS LIKE HAZARDOUS MATERIALS (ASBESTOS, LEAD), UTILITIES, AND STRUCTURAL INSTABILITY.
  - DEVELOP A COMPREHENSIVE SAFETY PLAN, INCLUDING PROTOCOLS FOR PERSONNEL, EQUIPMENT, AND THE SURROUNDING ENVIRONMENT.
  - IMPLEMENT A WASTE MANAGEMENT PLAN FOR PROPER HANDLING AND DISPOSAL OF DEMOLITION DEBRIS, PRIORITIZING RECYCLING EFFORTS.
  - CONTROL DUST AND DEBRIS THROUGHOUT THE DEMOLITION PROCESS USING METHODS LIKE WETTING SURFACES AND EMPLOYING DUST SUPPRESSION EQUIPMENT.
  - PROTECT WORKERS WITH APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT (PPE) LIKE HARD HATS, SAFETY GLASSES, GLOVES, AND STEEL-TOED BOOTS.
  - ENSURE THAT ALL DEMOLITION EQUIPMENT IS IN GOOD WORKING ORDER AND OPERATED BY TRAINED PERSONNEL.
  - BEGIN DEMOLITION OF EXTERIOR WALLS AND FLOORS AT THE TOP OF THE STRUCTURE AND WORK DOWNWARDS.
  - INSTALL SAFETY BARRIERS AND/OR FENCING AROUND THE DEMOLITION AREA TO PROTECT THE PUBLIC.
3. **NEIGHBOR AND PUBLIC CONSIDERATIONS:**
  - PROVIDE NOTICE OF THE PLANNED DEMOLITION TO NEARBY PROPERTY OWNERS AND TENANTS AS REQUIRED BY LOCAL ORDINANCES AND REGULATIONS.
  - MINIMIZE DISRUPTION TO THE NEIGHBORHOOD BY MANAGING NOISE, DUST, AND VIBRATION EFFECTIVELY.
  - ENSURE THE SAFE PASSAGE OF PEOPLE AROUND THE DEMOLITION SITE, PROVIDING ALTERNATE ROUTES FOR PEDESTRIANS AND VEHICLES IF NECESSARY.
4. **SITE RESTORATION:**
  - UPON COMPLETION OF THE DEMOLITION, REMOVE ALL DEBRIS AND RESTORE THE SITE TO A SAFE AND CLEAN CONDITION, INCLUDING FILLING BASEMENTS, ADDRESSING ANY REMAINING STRUCTURAL FEATURES, AND REPAIRING DAMAGED AREAS LIKE SIDEWALKS AND CURBS.
  - CAP SEWER LINES AND ABANDON WELLS ACCORDING TO REGULATIONS.
5. **IMPORTANT NOTES:**
  - DEMOLITION WORK SHOULD BE PERFORMED BY QUALIFIED AND EXPERIENCED PROFESSIONALS.
  - ADHERENCE TO ALL APPLICABLE SAFETY REGULATIONS AND BUILDING CODES IS CRUCIAL THROUGHOUT THE PROJECT.
  - CONSULT WITH LOCAL AUTHORITIES AND PROFESSIONALS (ENGINEERS, DEMOLITION CONTRACTORS) FOR GUIDANCE SPECIFIC TO YOUR PROJECT AND LOCATION.
6. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
7. PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
8. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
9. REMOVE DESIGNATED COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
10. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
11. ALL DEBRIS SHALL BE WET AT TIME OF HANDLING TO PREVENT DUST.
12. SEWER LINE SHALL BE CAPPED.
13. FRONT YARD STREET AND SIDEWALKS ARE TO BE REMAIN CLEAN AND CLEAR.
14. DEMO ALL ELECTRICAL ITEMS THROUGHOUT AND PROVIDE NEW ELECTRICAL SYSTEM.
15. DEMO ALL MECHANICAL ITEMS THROUGHOUT.
16. REMOVE EXISTING WINDOWS & DOORS THROUGHOUT. REPLACE WITH NEW PER NEW CONSTRUCTION PLAN.

**OVER 50% OF THE EXTERIOR WALLS ARE TO BE DEMOLISHED**



CONTRACTOR SHALL NOT SCALE PLANS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD. INFORMATION CONTACTS ON COVER SHEET.

**REVISIONS**

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
**1st and 2nd FLOOR PLAN  
EXISTING AND DEMO**  
PRESERVE EXTERIOR  
WALLS CALCULATION  
DRAWING NO:

# GENERAL NOTES FOR RESIDENTIAL BUILDING DEMOLITION

- PERMITS AND APPROVALS:**
  - OBTAIN ALL NECESSARY PERMITS FROM THE LOCAL BUILDING AND SAFETY DEPARTMENT AND OTHER RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORK.
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  - COMPLY WITH LOCAL ORDINANCES REGARDING DEMOLITION, ESPECIALLY CONCERNING BUILDINGS OVER A CERTAIN AGE OR THOSE IN HISTORIC AREAS.
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  - CONTROL DUST AND DEBRIS THROUGHOUT THE DEMOLITION PROCESS USING METHODS LIKE WETTING SURFACES AND EMPLOYING DUST SUPPRESSION EQUIPMENT.
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- DEMO ALL ELECTRICAL ITEMS THROUGHOUT AND PROVIDE NEW ELECTRICAL SYSTEM.
- DEMO ALL MECHANICAL ITEMS THROUGHOUT
- REMOVE EXISTING WINDOWS & DOORS THROUGHOUT. REPLACE WITH NEW PER NEW CONSTRUCTION PLAN.

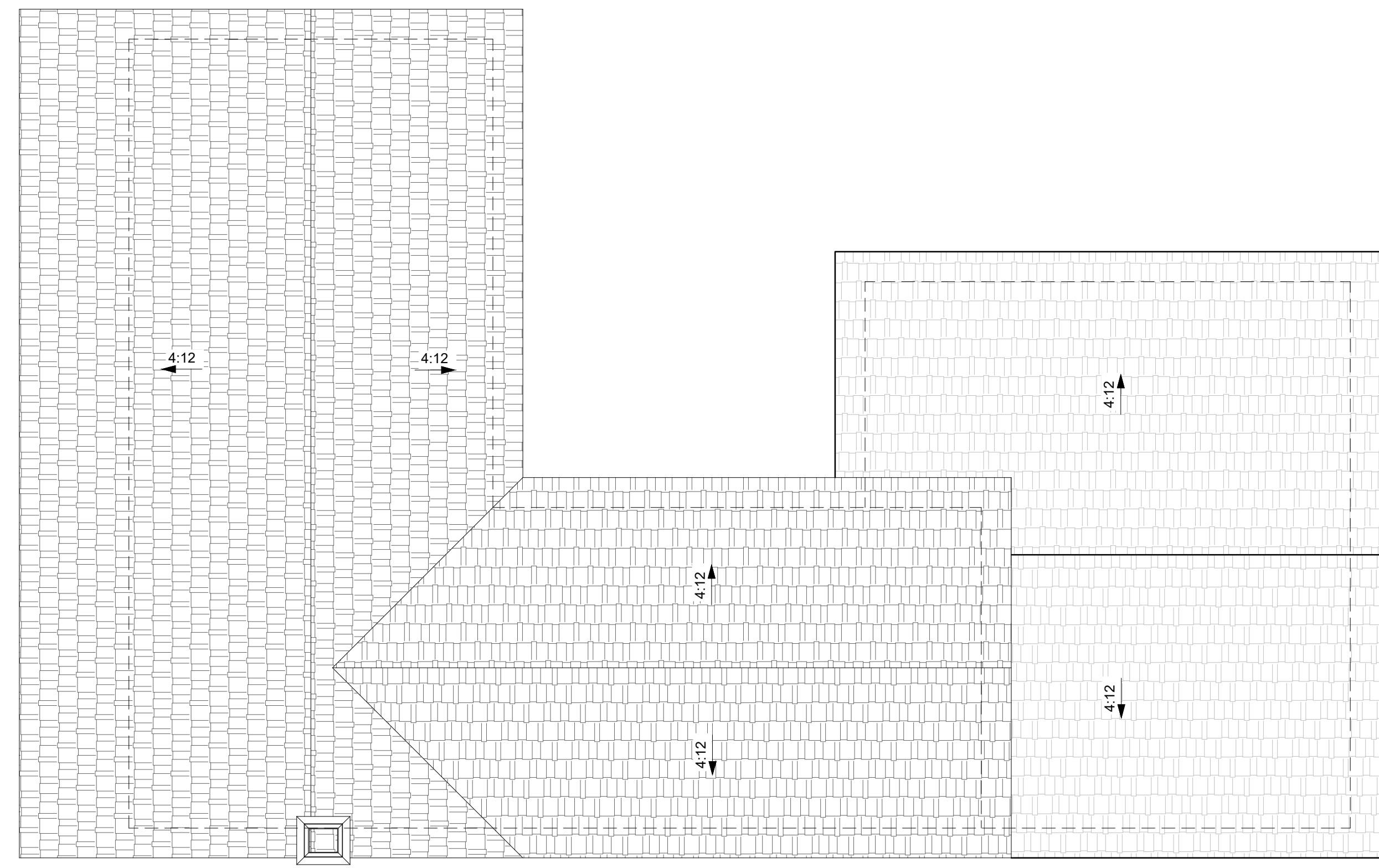


ARCHITECTURE  
From Orange County  
Staying Ahead of Schedule

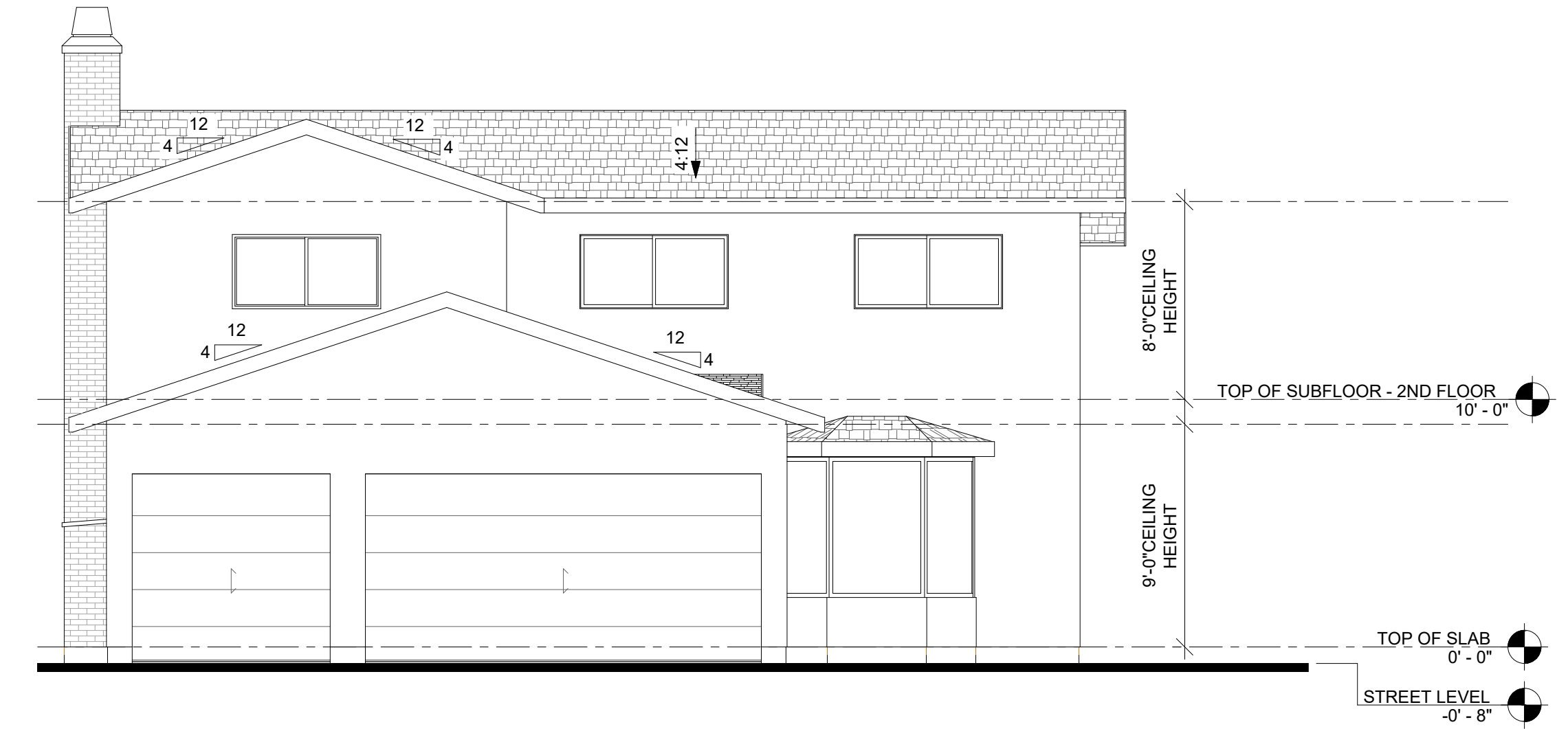
*[Signature]*  
DATE SIGNED:  
4/3/2026

C: (714) 677 7069  
E: architectural.oc@gmail.com

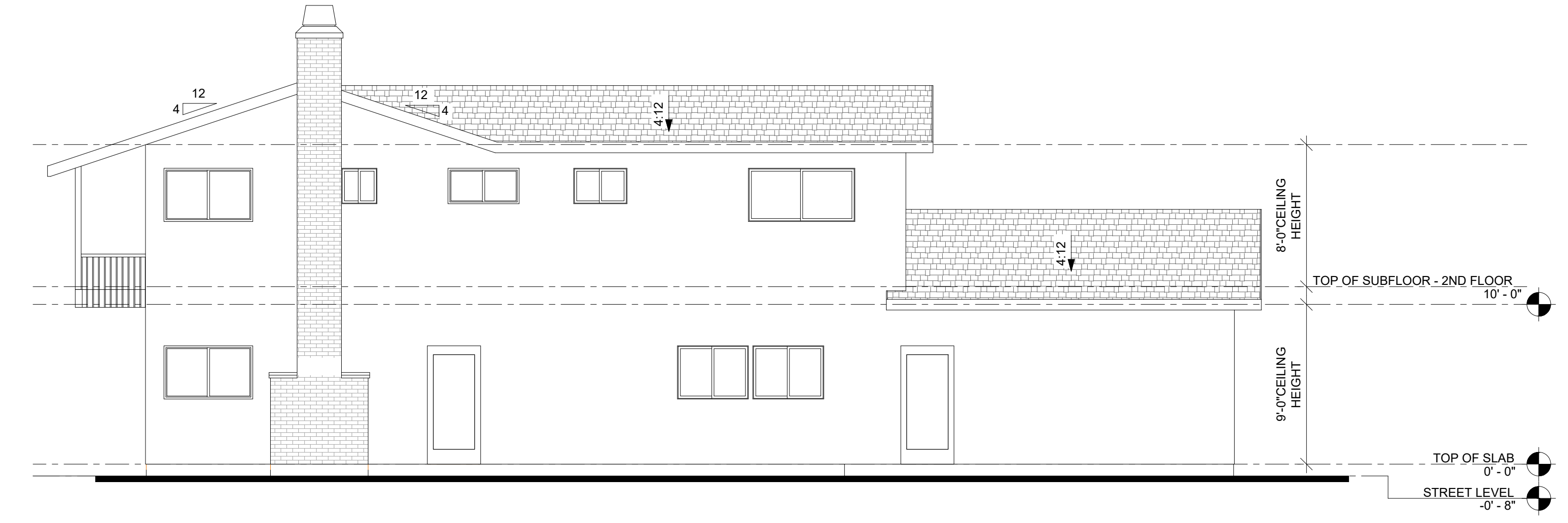
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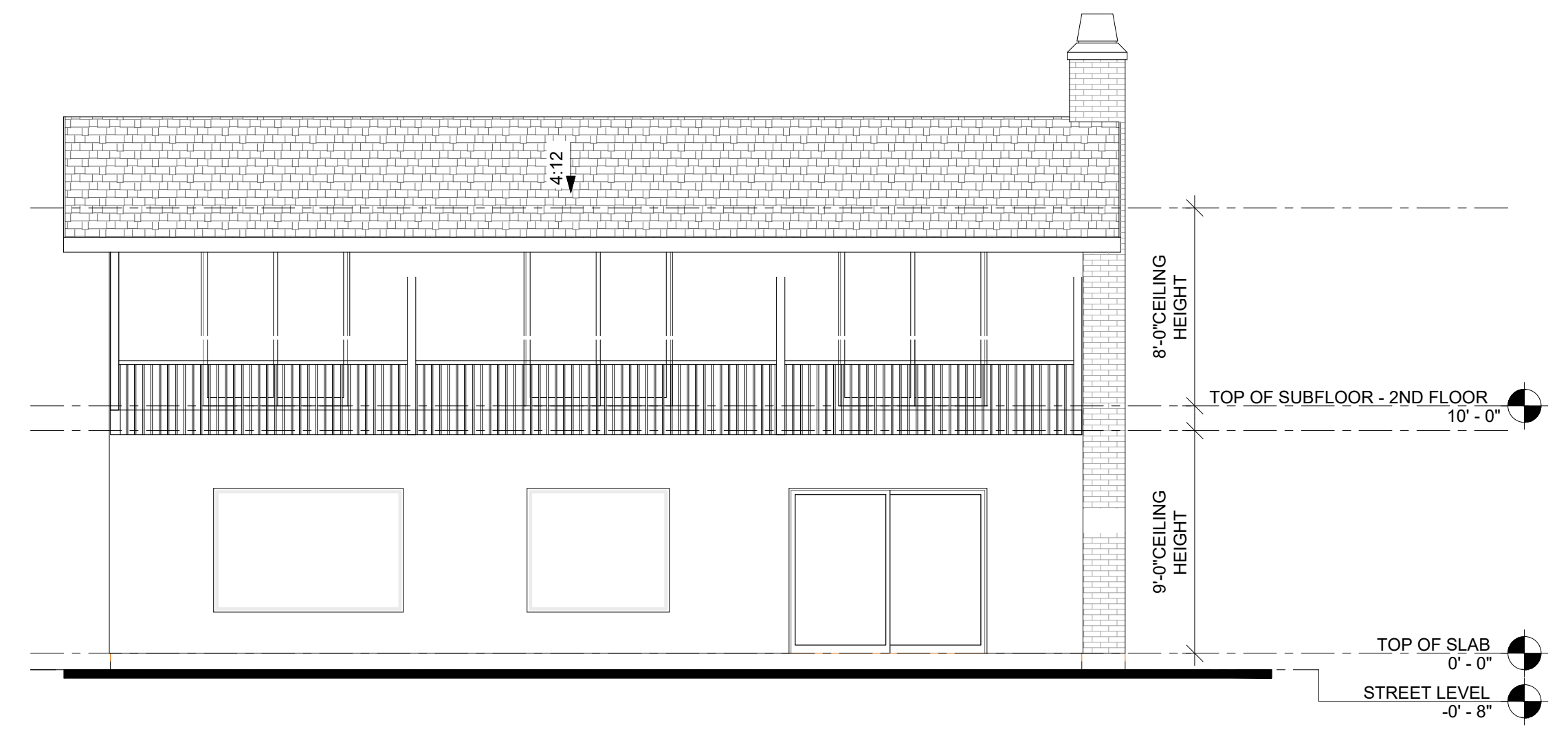
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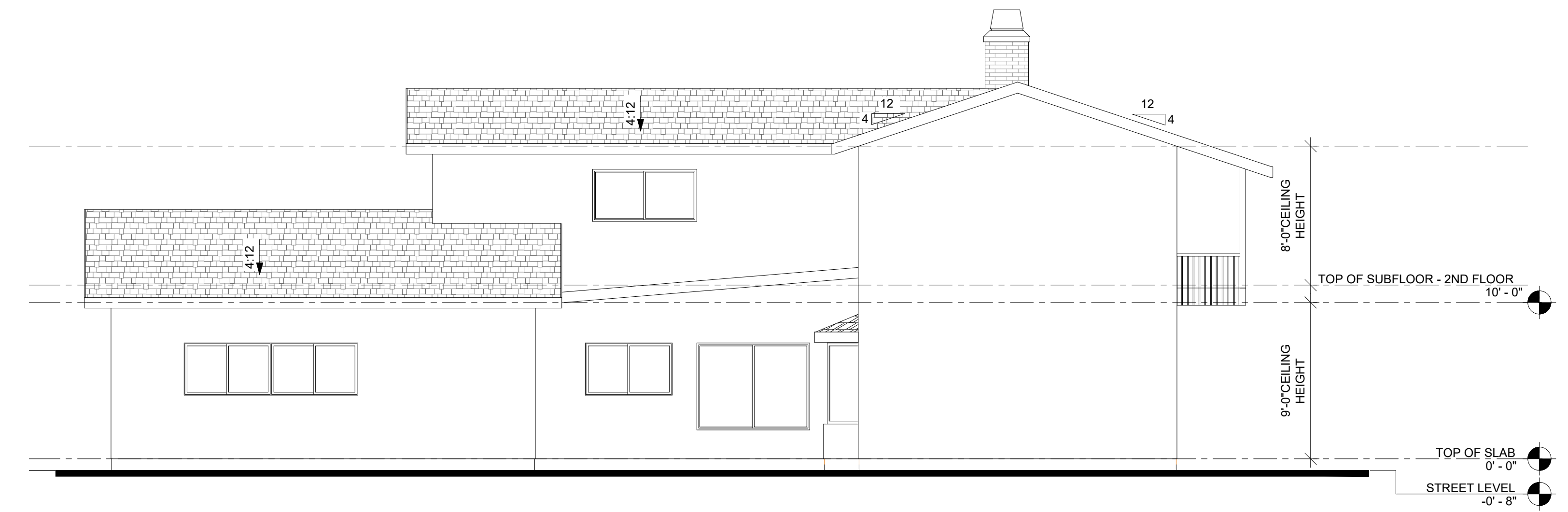
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**4 EXISTING NORTH ELEVATION**  
scale: 3/16"=1'-0"



**3 EXISTING WEST ELEVATION**  
scale: 3/16"=1'-0"



**5 EXISTING SOUTH ELEVATION**  
scale: 3/16"=1'-0"

HOME  
ADDITION & REMODEL

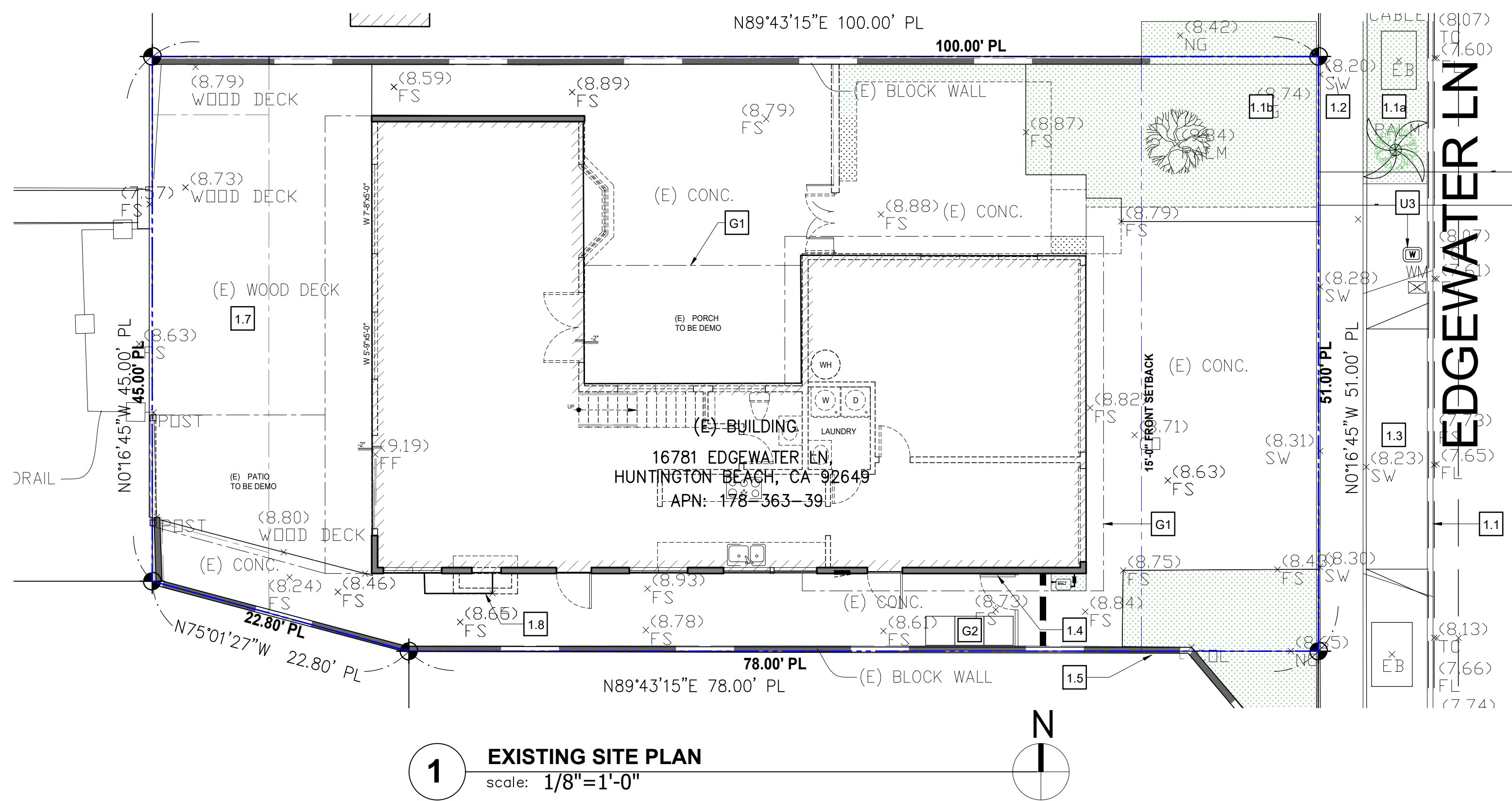
16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS		
DELTA	DATE	DESCRIPTION

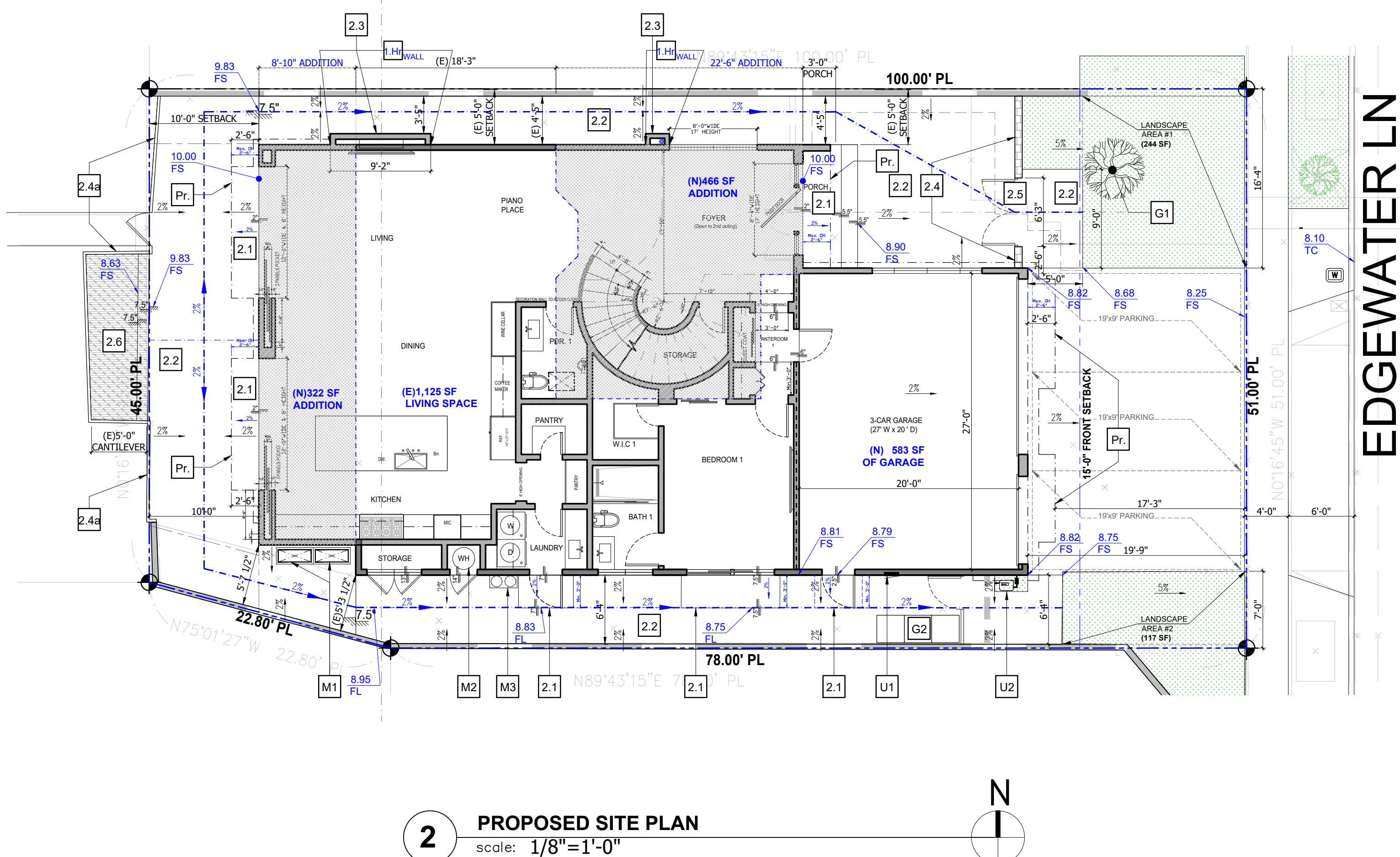
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250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
**EXISTING ELEVATIONS  
EXISTING ROOF PLAN**

DRAWING NO:

**A1.2**



- NOTES:**
- LANDSCAPE:**  
ANY CHANGES TO THE HARDSCAPE / LANDSCAPE MUST BE INDICATED ON A REVISED PRECISE GRADING PLAN, APPROVED BY THE CITY, AND MAY TRIGGER A WATER QUALITY MANAGEMENT PLAN (WQMP) CONSISTENT WITH THE MODEL WQMP.
  - FENCE:**  
GATES AND FENCES WILL BE UNDER SEPARATE PERMIT.
  - CANTILEVER DECK:**  
IF THE CANTILEVER DECK WILL BE MODIFIED AND THAT IT WILL BE ON A SEPARATE PERMIT.



**LEGEND**

- EXISTING 2x WALL TO REMAIN
- NEW 2x WALL
- 1HR FIRE RATED WALL  
REFER TO DETAIL 1 ON SHEET AD1
- 1.Hr WALL/EAVE  
1HR FIRE RATED EXTERIOR WALL AND/OR EAVE PROJECTION. REFER TO DETAILS A ON SHEET A9.1
- HARDSCAPE
- LANDSCAPE
- (E) EXISTING
- (N) NEW
- FS FINISHED SURFACE
- FL FLOW LINE
- B.S.D BUILDING SEPARATION DISTANCE.
- F.S.L FIRE SEPARATION LINE (IMAGINARY PROPERTY LINE)
- F.S.D FIRE SEPARATION DISTANCE

**KEY NOTES**

- Pr LINE OF PROJECTION (BALCONY / WALL / EAVE) ABOVE.
- G1 EXISTING PALM TREE. MINIMUM ONE 36 IN. BOX TREE PLANTED WITHIN THE 15 FEET FRONT SETBACK AREA.
- G2 TRASH AREA.
- 1.1 CURB OF STREET.
- 1.14 LANDSCAPE OF THE PUBLIC RIGHT-OF-WAY.
- 1.18 EXISTING LANDSCAPE.
- 1.2 SIDEWALK OF THE PUBLIC RIGHT-OF-WAY.
- 1.3 EXISTING DRIVEWAY
- 1.4 EXISTING 6 FEET IN HEIGHT GATE.
- 1.5 EXISTING 6 FEET IN HEIGHT CMU WALL.
- 1.6 EXISTING 6 FEET IN HEIGHT WOOD FENCE.
- 1.7 REMOVE EXISTING WOOD FLOOR DECK.
- 1.8 REMOVE EXTERIOR WALL FIREPLACE. DISCONNECTING UTILITIES, DISMANTLING THE STRUCTURE FROM TOP TO BOTTOM, AND REPAIRING THE WALL AND ROOF.
- 2.1 CONCRETE LANDING AS SHOWN ON PLAN. LANDING SHALL BE MINIMUM 3' ON EGRESS DIRECTION AND 2% SLOPE TO EXTERIOR AND AWAY FROM BUILDING.
- 2.2 PROVIDE NEW CONCRETE PAVERS.
- 2.3 ARCHITECTURE FEATURE WALLS LESS THAN 5 FEET OF THE PROPERTY LINE SHALL BE OF ONE-HOUR FIRE RATED - REFER TO SHEET A2.2.
- 2.4 NEW 6' HEIGHT CMU WALL SHALL BE ON A SEPARATE PERMIT.
- 2.4.4 NEW 42" GLASS RAILING SHALL BE ON A SEPARATE PERMIT.
- 2.5 NEW 6' HEIGHT OF GATE SHALL BE ON A SEPARATE PERMIT.
- 2.6 EXISTING WOOD DECK WILL BE MODIFIED WITH A SEPARATE PERMIT.
- U1 NEW ELECTRICAL PANEL TO 225 AMP, REFER TO AD.0 CUT SHEET MC3042B1225FED.
- U2 EXISTING GAS METER.
- U3 EXISTING WATER METER.
- M1 MULTI-SPLIT SYSTEM AC WITH HEAT PUMP LOCATION. REFER TO SHEET E1.1 & E1.2
- M2 WATER HEATER LOCATION. REFER TO TITLE 24.
- M3 WATER SOFTENER.

**RD**  
Robert Do Designs  
Research & Development

ARCHITECTURE  
From Orange County  
Staying Ahead of Schedule

DATE SIGNED: 4/3/2026  
C: (714) 677 7069  
E: architectural.oc@gmail.com

AHJ STAMP APPROVAL:

HOME  
ADDITION & REMODEL

16781 Edgewater Ln,  
Huntington Beach, CA 92649

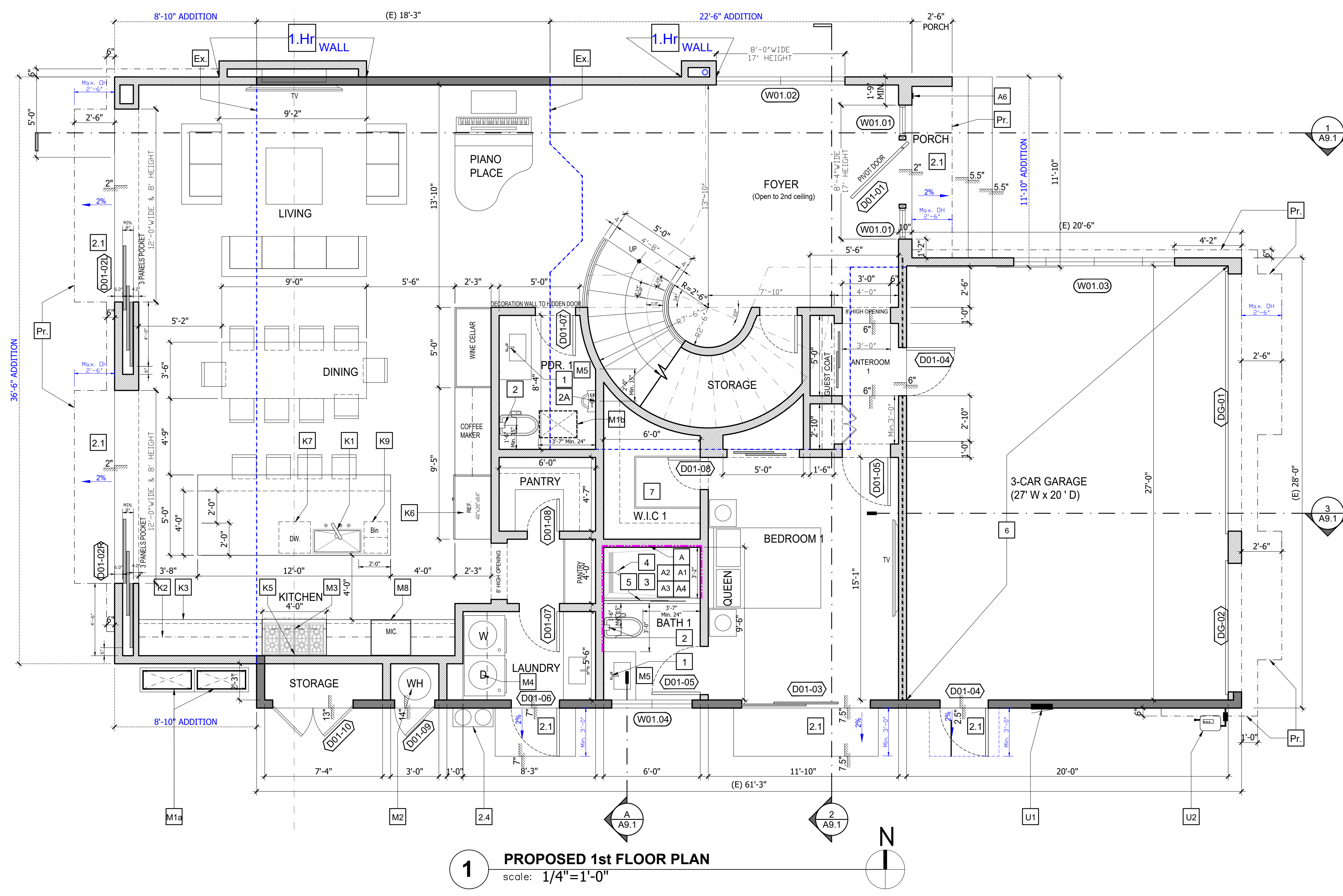
**REVISIONS**

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
**EXISTING and PROPOSED  
SITE PLAN**

DRAWING NO:

**A1.2**



**1 PROPOSED 1st FLOOR PLAN**  
scale: 1/4"=1'-0"

**LEGEND**

- EXISTING 2x WALL TO REMAIN
- NEW 2x WALL
- NEW 2x RATED WALL
- F.S.L. FIRE SEPARATION LINE (IMAGINARY PROPERTY LINE)
- F.S.D. FIRE SEPARATION DISTANCE
- 1.Hr. WALL + EAVE

**KEYNOTES**

- Pr. LINE OF PROJECTION (BALCONY / WALL / EAVE) ABOVE.
- Ex. LINE OF EXISTING FOUNDATION BOUNDARY.
- 1 LAVATORY WITH BASE CABINET. FAUCET FLOW SHALL NOT EXCEED 1.2 GALLONS AT 60 PSI, MINIMUM 0.8 GALLONS PER MINUTE AT 20 PSI.
- 2 WATER CLOSET - 1.28 GALLONS PER FLUSH MAX. TOILET REQUIRE A TOTAL MINIMUM 30" CLEAR SPACE, 15" FROM THE CENTER OF THE FIXTURE TO THE WALL, AND A MINIMUM OF 24" CLEAR SPACE IN FRONT OF THE FIXTURE. [CPC 402.5]
- 2A URINAL - MINIMUM PRESSURE IS 15 PSI. FOR FLUSHOMETER VALVES REQUIRE 20 TO 25 PSI DEPENDING ON THE TYPE (BLOWOUT VS. SIPHON). THE MAXIMUM ALLOWABLE STATIC PRESSURE IN A BUILDING IS TYPICALLY 80 PSI.
- 2.1 CONCRETE LANDING AS SHOWN ON PLAN. LANDING SHALL BE MINIMUM 3" ON EGRESS DIRECTION AND 2% SLOPE TO EXTERIOR AND AWAY FROM BUILDING.
- 2.4 WATER SOFTENER.
- 3 SHOWER BASE: HOT-MAP PAN. PROVIDE TILE W/ CEMENT BACKING MIN. 72" HIGH ABOVE SHOWER DRAIN, NET AREA 7.1 S.F. MIN., 30"DIA. CLEAR SPACE MIN. (CPC 411.7).
- 4 SHOWER HEAD FLOW IS 1.8 GPM MAX. SHOWER FITTING TO HAVE ACCESS PANEL OR ONE PIECE WELD TRAP PER LOCAL CODE.
- 5 TEMPERED GLASS SHOWER ENCLOSURE, FRAMED GLASS WITH 22" OPENING MIN. UNOBSTRUCTED FOR EGRESS.
- 6 PROVIDE 1-HOUR FIRE RATING BETWEEN A GARAGE AND A HABITABLE AREA. THE WALL SEPARATING THE GARAGE FROM THE HABITABLE SPACE USUALLY REQUIRES A MINIMUM OF 1/2-INCH THICK, FIRE-RESISTANT GYPSUM BOARD (DRYWALL) ON THE GARAGE SIDE. FOR HABITABLE ROOMS ABOVE THE GARAGE, THE REQUIREMENT INCREASES TO 5/8-INCH TYPE X GYPSUM BOARD.
- 7 PROVIDE NEW CLOSET & HANGING ROD

**ALL DESIGN KEYNOTES ON KITCHEN OR/AND ISLAND MUST BE FOLLOWED TO ELECTRICAL PLANS ON SHEET E1.1 & E1.2:**

- K1 KITCHEN SINK & FAUCET IS 1.8 GPM MAX. AT 60 PSI
- K2 KITCHEN UPPER CABINET
- K3 KITCHEN BASE CABINETRY
- K5 PROVIDE GAS LINE FOR COOKING STOVE.
- K5a INDUCTION COOK-TOP.
- K6 REFRIGERATOR.
- K7 DISHWASHER.
- K8 MICROWAVE.
- K9 TRASH BIN.
- A INFORMATION AND/OR DRAWINGS IDENTIFYING THE LOCATION OF GRAB BAR REINFORCEMENT SHALL BE PLACED IN THE OPERATION & MAINTENANCE MANUAL IN ACCORDANCE WITH THE CALIFORNIA GREEN BUILDING STANDARDS CODE, CH. 4, DIVISION 4.4. REINFORCEMENT FOR GRAB BARS SHALL COMPLY AS FOLLOWING [R327.1.1]:
- A1 REINFORCEMENT SHALL BE SOLID LUMBER OR OTHER CONSTRUCTION MATERIALS APPROVED BY THE ENFORCING AGENCY.
- A2 REINFORCEMENT SHALL NOT BE LESS THAN 2" x 8" NOMINAL LUMBER (1-1/2" X 7-1/4" ACTUAL DIMENSION) OR OTHER CONSTRUCTION MATERIAL PROVIDING EQUAL HEIGHT AND LOAD CAPACITY. REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING.
- A3 WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
- A4 SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
- A5 BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6" ABOVE THE BATHTUB RIM.
- A6 PROVIDE DOORBELL BUTTON/CONTROL. INSTALLATION SHALL NOT EXCEED 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON ASSEMBLY. WHERE DOORBELL BUTTONS INTEGRATED WITH OTHER FEATURES ARE REQUIRED TO BE INSTALLED ABOVE 48" MEASURED FROM THE EXTERIOR FLOOR OR LANDING, A STANDARD DOORBELL BUTTON OR CONTROL SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 48" ABOVE EXTERIOR FLOOR OR LANDING, MEASURED FROM THE TOP OF THE DOORBELL BUTTON OR CONTROL.
- U1 NEW 200AM DUAL MAIN ELECTRICAL PANEL.
- U2 EXISTING GAS METER.

**ALL DESIGN KEYNOTES FOR MECHANICAL MUST BE FOLLOWED TO TITLE 24:**

- M1a MULTI-SPLIT SYSTEM AC WITH HEAT PUMP LOCATION. REFER TO SPECIAL NOTES ON THIS SHEET, AND SHEET E1.1 & E1.2
- M1b INDOOR UNIT (FAN COIN) IN THE CEILING. REFER TO SHEET E1.1, E1.2, E2.1, & E2.2
- M2 WATER HEATER LOCATION. REFER TO TITLE 24.
- M3 RANGE HOOD ABOVE / INDUCTION COOK-TOP, VENT TO EXTERIOR WALL/ROOF. DUCT SIZE AND CFM REFER TO CEILING PLAN ON SHEET E1.1 & E2.1
- M4 DRYER, VENT TO EXTERIOR WALL/ROOF. DUCT SIZE AND CFM REFER TO CEILING PLAN ON SHEET E2.1
- M5 PROVIDED EXHAUST VENT FOR BATH, VENT TO EXTERIOR WALL/ROOF. DUCT SIZE AND CFM REFER TO CEILING PLAN ON SHEET E2.1 & E2.2

**REVISIONS**

DELTA	DATE	DESCRIPTION

**DOOR & WINDOW SCHEDULE**

No.	LOCATION	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	COUNT	THICK	TYPE	REMARK
D01-01	ENTRY	4'-0"	8'-0"	01	N/A	N/A	EXTERIOR PIVOT DOOR - CUSTOM ORDER - COORDINATE WITH W01-01
D01-02L	LIVING	12'-0"	8'-0"	01	1" 3/4	AL	3-PANEL POCKET DOOR, TEMPERED - LEFT OPERATING PANEL AS VIEW FROM EXTERIOR.
D01-02R	KITCHEN	12'-0"	8'-0"	01	1" 3/4	AL	3-PANEL POCKET DOOR, TEMPERED - RIGHT OPERATING PANEL AS VIEW FROM EXTERIOR.
D01-03	BEDROOM 1	8'-0"	6'-8"	01	1" 3/4	AL	SLIDING DOOR, TEMPERED
D01-04	GARAGE	3'-0"	6'-8"	02	1" 3/4	WD	SWING DOOR - MIN. 20 MINUTE FIRE RATED DOOR - SELF CLOSING, SELF LATCHING
D01-05	BEDROOM 1 - BATH 1	3'-0"	6'-8"	02	1" 3/4	WD	SWING DOOR - AGING IN PLACE
D01-06	LAUNDRY	3'-0"	6'-8"	01	1" 3/4	WD	SWING DOOR - LOUVER VENT
D01-07	LAUNDRY - PDR. 1	2'-6"	6'-8"	02	1" 3/4	WD	SWING DOOR
D01-08	PANTRY - W.I.C 1	2'-6"	6'-8"	02	1" 3/4	WD	SWING DOOR
D01-09	WATER HEATER	2'-6"	6'-8"	01	1" 3/4	AL	SWING DOOR - LOUVER VENT
D01-10	STORAGE	5'-0"	6'-8"	01	1" 3/4	AL	DOUBLE DOOR
DG-01	GARAGE	16'-0"	8'-0"	01	N/A	N/A	ROLL-UP DOOR
DG-02	GARAGE	8'-0"	8'-0"	01	N/A	N/A	ROLL-UP DOOR

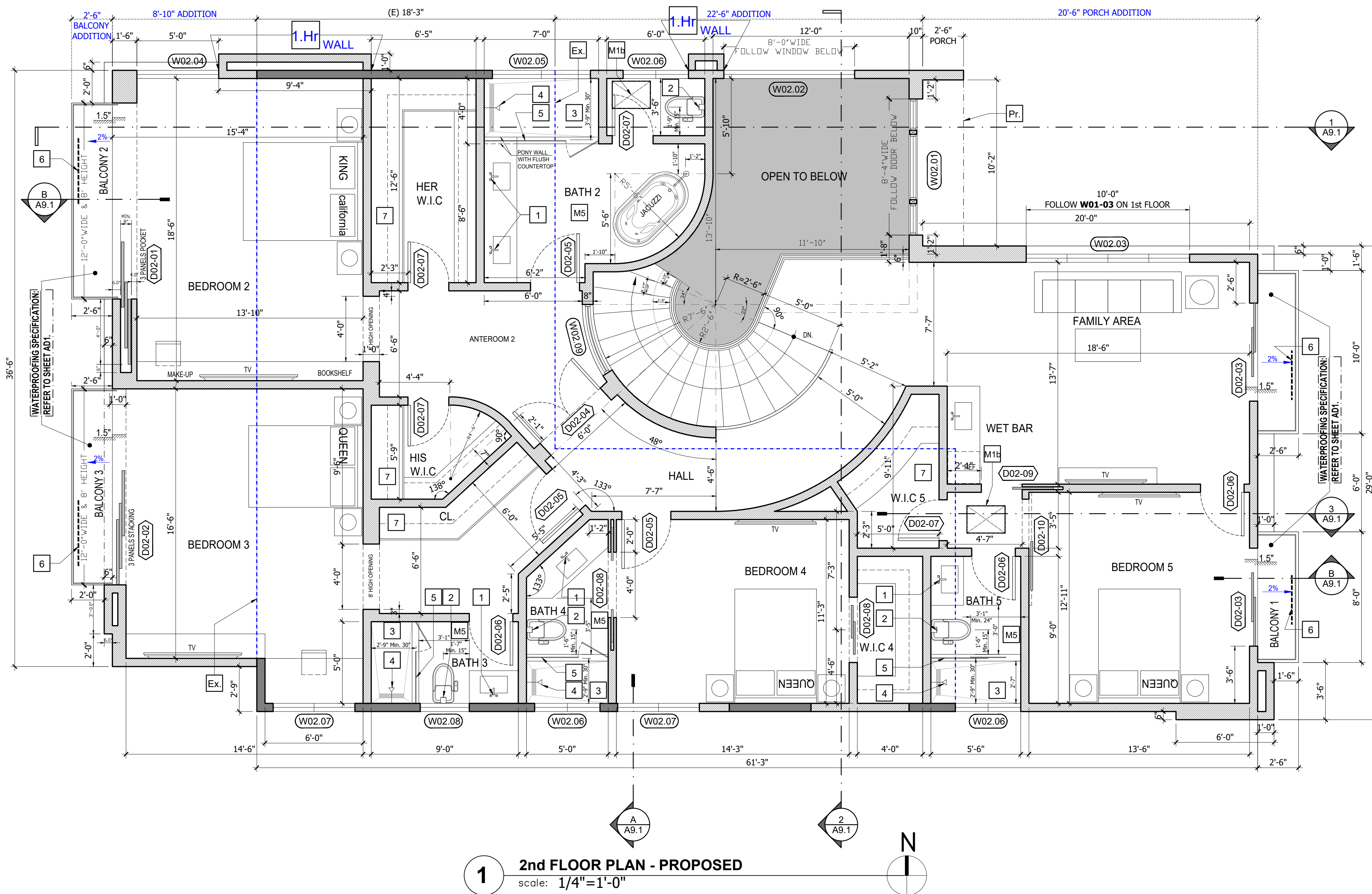
No.	LOCATION	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	COUNT	THICK	TYPE	REMARK	U-FACTOR	SHGC
W01-01	ENTRY	2'-0"	8'-0"	02	1" 3/4	AL	D01-01 SIDELIGHTS, TEMPERED - CUSTOM ORDER WITH PRIVACY GLASS	0.30	0.37
W01-02	FOYER	8'-0"	8'-0"	01	1" 3/4	AL	FIXED WINDOW, TEMPERED - CUSTOM ORDER WITH PRIVACY GLASS	0.30	0.37
W01-03	GARAGE	10'-0"	2'-0"	01	1" 3/4	AL	AWNING WINDOW - REFER TO NORTH ELEVATION	0.30	0.37
W01-04	BATH 1	5'-0"	2'-0"	01	1" 3/4	AL	SLIDING WINDOW, TEMPERED	0.30	0.37

**SPECIAL NOTES FOR DOOR/WINDOW**

**GENERAL NOTE**

- CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING:
  - A. A 20" MINIMUM OPENING WIDTH
  - B. A 24" MINIMUM OPENING HEIGHT
  - C. CLEAR OPENING NO HIGHER THAN 44" ABOVE FINISHED FLOOR [CH 3 CRC]
- LABELED SAFETY GLASS [CH 3 CRC] IS REQUIRED IN:
  - A. TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60" FROM THE BOTTOM OF TUB/SHOWER
  - B. WINDOWS ADJACENT TO A DOOR
  - C. GLASS IN DOORS
  - D. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING, BLOCK OR STRUCTURE (F.O.S.) TYP. UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GYPSUM BOARD.
- CONTRACTOR SHALL NOT SCALE PLANS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD.
- ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS.
- NEW SIDING SHALL BE NON COMBUSTIBLE.
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. CRC R314.1.1
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. CRC R315.1.1
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. CRC R314.1.1 AND R315.1.1

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
**PROPOSED  
1ST FLOOR PLAN**  
DRAWING NO:



**DOOR & WINDOW SCHEDULE**

No.	LOCATION	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	COUNT	THICK	TYPE	REMARK
D02-01	BEDROOM 2	14'-0"	8'-0"	01	N/A	N/A	4-PANEL POCKET DOOR, TEMPERED - LEFT OPERATING PANEL AS VIEW FROM EXTERIOR.
D02-02	BEDROOM 3	12'-0"	8'-0"	01	N/A	N/A	3-PANEL STACKING DOOR, TEMPERED
D02-03	BEDROOM 5, FAMILY AREA	6'-0"	8'-0"	02	N/A	N/A	SLIDING DOOR, TEMPERED
D02-04	BEDROOM 2 (ANTEROOM 2)	5'-0"	8'-0"	01	1" 3/4	WD	DOUBLE DOOR
D02-05	BEDROOM 3, 4, & BATH 2	3'-0"	8'-0"	03	1" 3/4	WD	SWING DOOR
D02-06	BEDROOM 5, & BATH 3, 5	2'-8"	8'-0"	03	1" 3/4	WD	SWING DOOR
D02-07	BATH 2, W.I.C HIS/HER, W.I.C 5	2'-6"	8'-0"	04	1" 3/4	WD	SWING DOOR
D02-08	BATH 4, W.I.C 4	4'-0"	8'-0"	02	1" 3/4	WD	SLIDING DOOR
D02-09	WET BAR	2'-6"	8'-0"	01	1" 3/4	WD	POCKET DOOR
D02-10	BEDROOM 5	3'-0"	8'-0"	01	1" 3/4	WD	BARN DOOR

No.	LOCATION	CLEAR OPENING WIDTH	CLEAR OPENING HEIGHT	COUNT	THICK	TYPE	REMARK	U-FACTOR	SHGC
W02-01	FOYER	8'-4"	9'-3"	01	1" 3/4	AL	FIXED WINDOW, TEMPERED - CUSTOM ORDER - COORDINATE WITH D1-01, W1-01	0.30	0.37
W02-02	FOYER	8'-0"	9'-3"	01	1" 3/4	AL	FIXED WINDOW, TEMPERED - CUSTOM ORDER - COORDINATE WITH W1-02	0.30	0.37
W02-03	FAMILY AREA	10'-0"	5'-0"	01	1" 3/4	AL	SLIDING WINDOW, TEMPERED - REFER TO NORTH ELEVATION	0.30	0.37
W02-04	BEDROOM 2	5'-0"	8'-0"	01	1" 3/4	AL	SLIDING WINDOW, TEMPERED - WITH 2 FIXED HEIGHT OF WINDOW MINIMUM	0.30	0.37
W02-05	BATH 2	6'-0"	2'-0"	01	1" 3/4	AL	SLIDING WINDOW, TEMPERED	0.30	0.37
W02-06	BATH 2, 4, and 5	4'-0"	2'-0"	03	1" 3/4	AL	SLIDING WINDOW, TEMPERED	0.30	0.37
W02-07	BEDROOM 3 and 4	5'-0"	5'-0"	02	1" 3/4	AL	SLIDING WINDOW, TEMPERED	0.30	0.37
W02-08	BATH 3	3'-0"	2'-0"	01	1" 3/4	AL	AWNING WINDOW, TEMPERED	0.30	0.37
W02-09	ANTEROOM 2	4'-0"	5'-0"	01	1" 3/4	AL	CUSTOM CURVE GLASS - FIXED, TEMPERED	0.30	0.37

SPECIAL NOTES FOR DOOR/WINDOW

**GENERAL NOTE**

- CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING:
  - A 20" MINIMUM OPENING WIDTH
  - A 24" MINIMUM OPENING HEIGHT
  - GLASS IN DOORS
  - CLEAR OPENING NO HIGHER THAN 44" ABOVE FINISHED FLOOR [CH 3 CRC]
- LABELED SAFETY GLASS [CH 3 CRC] IS REQUIRED IN:
  - TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60" FROM THE BOTTOM OF TUB/SHOWER
  - WINDOWS ADJACENT TO A DOOR
  - GLASS IN DOORS
  - GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING, BLOCK OR STRUCTURE (F.O.S.) TYP. UNLESS NOTED OTHERWISE.
- ALL INTERIOR DIMENSIONS ARE FROM FACE OF GYPSUM BOARD.
- CONTRACTOR SHALL NOT SCALE PLANS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD.
- ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS.
- NEW SIDING SHALL BE NON COMBUSTIBLE.
- SMOKE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217. CRC R314.1.1
- CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 2034. CRC R315.1.1
- COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034. CRC R314.1.1 AND R315.1.1

**WATERPROOFING OF BALCONY**

WATERPROOFING MANUFACTORY:  
**ELASTO FIBERDECK AVM System 100 - ICC ESR-2125**  
**CLASS A REINFORCED MODIFIED BITUMEN MEMBRANE ROOFING, ICC ESR-1654. MFM BUILDING PRODUCTS CORP, MFM PEEL & SEAL - FINISHED MATERIAL. INSTALLATION: OVER 5/8" THK. DENSDECK ROOF BOARD OVER 12/32" PLYWOOD SHEATHING PER MANUFACTURER'S DIRECTIONS.**

SPECIFICATION REFER TO SHEET AD1.

**LEGEND**

- EXISTING 2x WALL TO REMAIN
- NEW 2x WALL

**KEYNOTES**

- LINE OF PROJECTION (BALCONY / WALL / EAVE) ABOVE.
- LINE OF EXISTING HOUSE.
- LAVATORY WITH BASE CABINET. FAUCET FLOW SHALL NOT EXCEED 1.2 GALLONS AT 60 PSI, MINIMUM 0.8 GALLONS PER MINUTE AT 20 PSI.
- WATER CLOSET - 1.28 GALLONS PER FLUSH MAX. TOILET REQUIRE A TOTAL MINIMUM 30" CLEAR SPACE, 15" FROM THE CENTER OF THE FIXTURE TO THE WALL, AND A MINIMUM OF 24" CLEAR SPACE IN FRONT OF THE FIXTURE. [CPC 402.5]
- SHOWER BASE: HOT-MAP PAN. PROVIDE TILE W/ CEMENT BACKING MIN. 72" HIGHT ABOVE SHOWER DRAIN, NET AREA 7.1 S.F. MIN., 30"DIA. CLEAR SPACE MIN. (CPC 411.7).
- SHOWER HEAD FLOW IS 1.8 GPM MAX. SHOWER FITTING TO HAVE ACCESS PANEL OR ONE PIECE WELD TRAP PER LOCAL CODE.
- TEMPERED FLOOR MOUNTED TUB FILLER WITH BUILT-IN DIVERTER - INCLUDES HAND SHOWER
- STANDING BATHTUB - SUPPLY WATER & DRAINAGE LOCATIONS NEED TO BE REFERRED TO DESIGNER.
- TEMPERED GLASS SHOWER ENCLOSURE, FRAMED GLASS WITH 22" OPENING MIN. UNOBSTRUCTED FOR EGRESS.
- BALCONY VENTILATION LOCATION BELOW. REFER TO SHEET A9.1 AND AD2
- PROVIDE NEW CLOSET & HANGING ROD

**ALL DESIGN KEYNOTES FOR MECHANICAL MUST BE FOLLOWED TO TITLE 24:**

- M13 MULTI-SPLIT SYSTEM AC WITH HEAT PUMP LOCATION. REFER TO SPECIAL NOTES ON THIS SHEET, AND SHEET E1.1 & E1.2
- M1H INDOOR UNIT (FAN COIN) IN THE CEILING. REFER TO SHEET E1.1, E1.2, E2.1, & E2.2
- M5 PROVIDED EXHAUST VENT FOR BATH, VENT TO EXTERIOR WALL/ROOF. DUCT SIZE AND CFM REFER TO CEILING PLAN ON SHEET E2.1 & E2.2

**BALCONY CALCULATIONS**

**BALCONY 1, 2 & 3:**

FREE DRAINING BALCONIES. REFER TO DETAIL B ON SHEET A9.1

**BALCONY 1 VENTILATION CALCULATION:**

TOTAL BALCONY AREA REQUIRED VENTILATION:  
 78 sq.ft / 150 = 0.52 sq.ft  
 0.52 Sq.ft x 144 = 75 sq.in

**PROVIDED:**

MINIMUM 6 FEET OF VULCAN CONTINUOUS VENT - MODEL VSC3120FF - REFER SPECIFICATION ON SHEET AD2:  
 6 x 14.4 sq.in = 86 Sq.in > 75 sq.in.

**BALCONY 2&3 VENTILATION CALCULATION:**

TOTAL BALCONY AREA REQUIRED VENTILATION:  
 104 sq.ft / 150 = 0.69 sq.ft  
 0.69 sq.ft x 144 = 100 sq.in

**PROVIDED:**

MINIMUM 8 FEET OF VULCAN CONTINUOUS VENT - MODEL VSC3120FF - REFER SPECIFICATION ON SHEET AD2:  
 8 x 14.4 sq.in = 115 Sq.in > 100 sq.in.



ARCHITECTURE  
 From Orange County  
 Staying Ahead of Schedule

DATE SIGNED:  
 4/3/2026

(714) 677 7069  
 E:architectural.oc@gmail.com

AHJ STAMP APPROVAL:

HOME  
 ADDITION & REMODEL  
 16781 Edgewater Ln,  
 Huntington Beach, CA 92649

**REVISIONS**

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
 250526  
 FILENAME:  
 DRAWN BY: CHECKED BY:  
 PLOT DATE:  
 4/3/2026  
 SHEET TITLE:  
**2nd FLOOR  
 PROPOSED PLAN**

DRAWING NO:

**A2.3**

AHJ STAMP APPROVAL: \_\_\_\_\_

HOME  
ADDITION & REMODEL

16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS

DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526

FILENAME: \_\_\_\_\_

DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

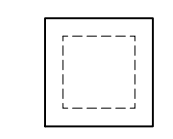
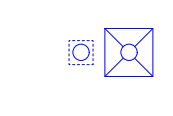

PLOT DATE:  
4/3/2026

SHEET TITLE:  
**PROPOSED  
ROOF PLAN**

DRAWING NO:

**A2.4**

**LEGEND**

-  FLAT ROOF VENT. SPECIFICATION REFER TO SHEET AD1
-  COMBINATION ROOF DRAIN / OVERFLOW. SPECIFICATION REFER TO SHEET AD1
-  SLOPE OF ROOF.

**KEYNOTES**

- 1 RIDGE OF FLAT ROOF.
- 2 VALLEY OF FLAT ROOF.
- 3 PARAPET WALL OF FLAT ROOF.
- 4 VENTILATION.
- 5 FLOOR DRAIN.
- 6 LINE OF EXTERIOR WALL BELOW.
- 7 BALCONY BELOW.

**ROOF CALCULATIONS**

**ROOF GPM CALCULATION:**

RAINFALL RATE CONVERSION METHOD (R1106.2.1):  
ROOF AREA: A = 2,722 sq.ft  
RAINFALL INTENSITY: R = 2.1 in/hr (Los Angeles - California)  
GPM = R x A x 0.0104 = 59.44 Gallon/Min

CAPACITY OF 3" PIPE SIZE:  
REFER TO TABLE 1106.2 STORM DRAIN PIPE SIZING:  
87 Gallon/Min (Vertical drain)  
79 Gallon/Min (1/4" per Slope of Horizontal drain)

PROVIDE:  
TWO (2) x 3" PIPE SIZE.

**FLAT ROOF VENTILATION CALCULATION:**

TOTAL ATTIC AREA REQUIRED VENTILATION:  
2,722 sq.ft / 150 = 18.14 sq.ft  
18.14 sq.ft x 144 = 2,612 sq.in.

**PROVIDED:**

11 FLAT ROOF VENT:  
18X18 INCH ID, 30X30 BASE, 3.5 INCH RISE, 8 INCH OVERALL HEIGHT,  
26 GAUGE GALVANIZED STEEL, 247 SQ.IN. NET FREE AREA,  
SCREENED:

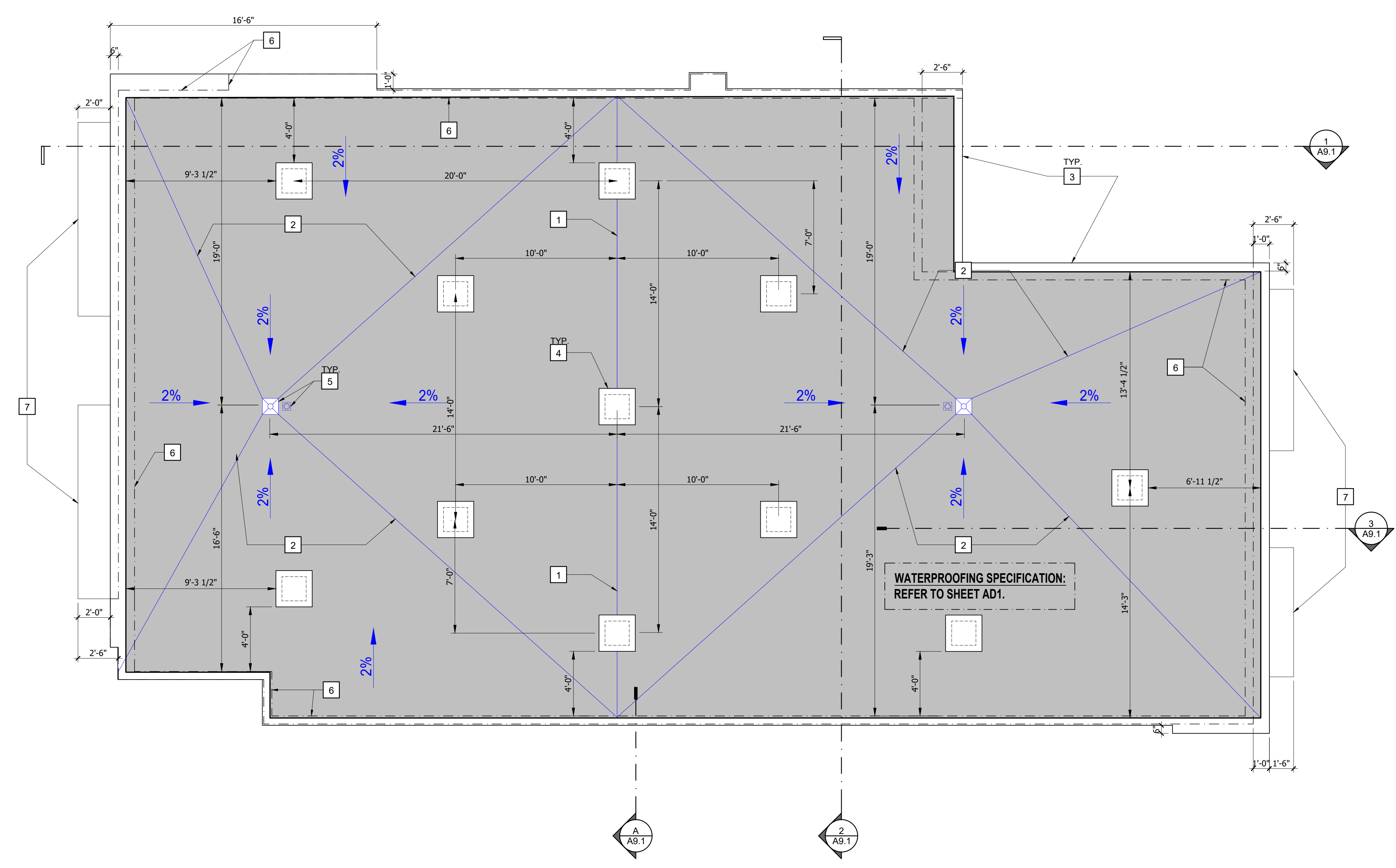
11 x 247 sq.in. = 2,717 sq.in. > 2,612 sq.in.

**WATERPROOFING OF FLAT ROOF**

WATERPROOFING MANUFACTORY:  
ELASTO FIBERDECK AVM System 100 - ICC ESR-2125

CLASS A REINFORCED MODIFIED BITUMEN MEMBRANE ROOFING,  
ICC ESR-1654. MFM BUILDING PRODUCTS CORP. MFM PEEL & SEAL -  
FINISHED MATERIAL INSTALLATION: OVER 5/8" THK. DENSDRUM  
ROOF BOARD OVER 12/32" PLYWOOD SHEATHING PER  
MANUFACTURER'S DIRECTIONS.

SPECIFICATION REFER TO SHEET AD1.



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

**KEY NOTES**

- 1 EXTERIOR CEMENT PLASTER WALL. REFER TO DETAILS A ON SHEET A9.1.
- 2 NEW EXTERIOR DOOR/WINDOW PER SCHEDULE. REFER TO SHEET A2.2 & A2.3
- 3 NEW GARAGE DOOR. DIMENSION PER DOOR/WINDOW PER SCHEDULE.
- 4 GLASS GUARDRAIL SYSTEM. REFER TO SHEET AD2.

**GENERAL NOTES**

- 1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
- 2. EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING:
  - A. A 20" MINIMUM OPENING WIDTH
  - B. A 24" MINIMUM OPENING HEIGHT
  - C. A SILL HEIGHT NO HIGHER THAN 44" ABOVE FINISHED FLOOR [CBC 1029.2.1]
- 3. LABELED SAFETY GLASS [CBC SECTION 2406.4] IS REQUIRED IN:
  - A. TUB/SHOWER ENCLOSURE AND GLAZING WITHIN 60" FROM THE BOTTOM OF TUB/SHOWER
  - B. WINDOWS ADJACENT TO A DOOR
  - C. GLASS IN DOORS
  - D. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
- 4. ALL BUILDING MATERIALS SHALL BE APPROVED FHSZ EXTERIOR, NBMC & CBC 708A.
- 5. PROVIDE MIN. 24 GAUGE GALVANIZED SHEETING FOR ALL EXTERIOR FLASHING & WEATHER STRIPPING APPLICATIONS.



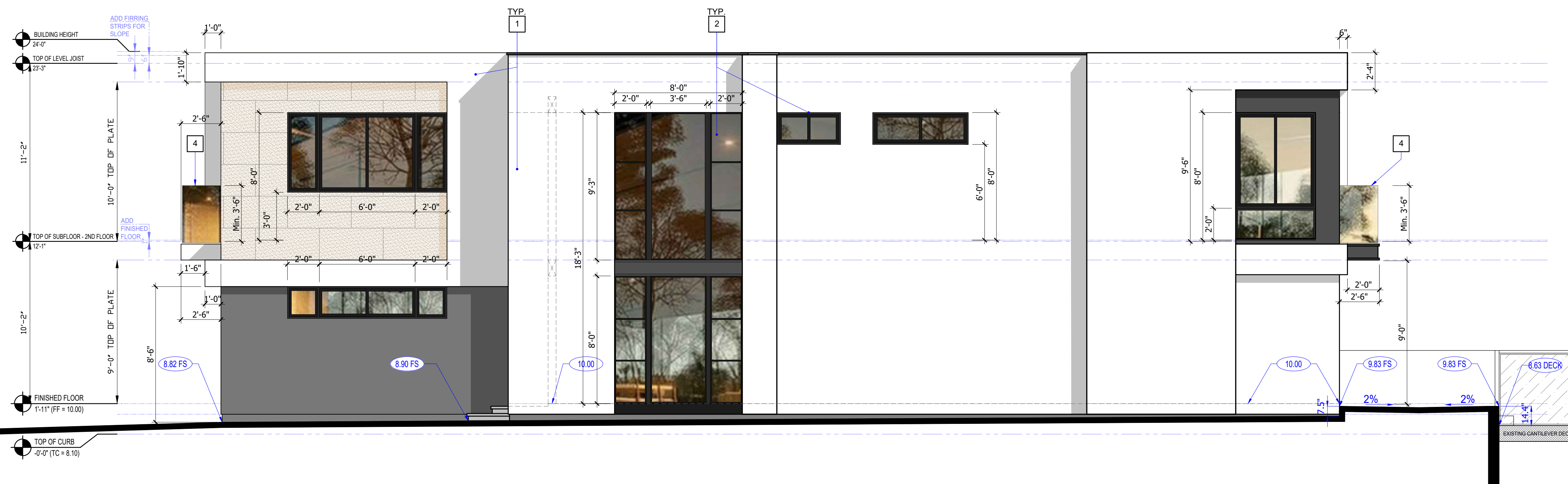
**A FRONT 3D VIEW**  
scale: 1/4"=1'-0"



**B REAR 3D VIEW**  
scale: 1/4"=1'-0"



**1 EAST ELEVATION**  
scale: 1/4"=1'-0"



**2 NORTH ELEVATION**  
scale: 1/4"=1'-0"



ARCHITECTURE  
From Orange County  
Staying Ahead of Schedule

DATE SIGNED:  
4/3/2026

C: (714) 677 7069  
E: architectural.oc@gmail.com

AHJ STAMP APPROVAL:

HOME  
ADDITION & REMODEL

16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS		
DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
NORTH and EAST  
ELEVATIONS

DRAWING NO:

**A8.1**

DATE SIGNED:  
4/3/2026

C: (714) 677 7069  
E: architectural.oc@gmail.com

AHJ STAMP APPROVAL:

### KEY NOTES

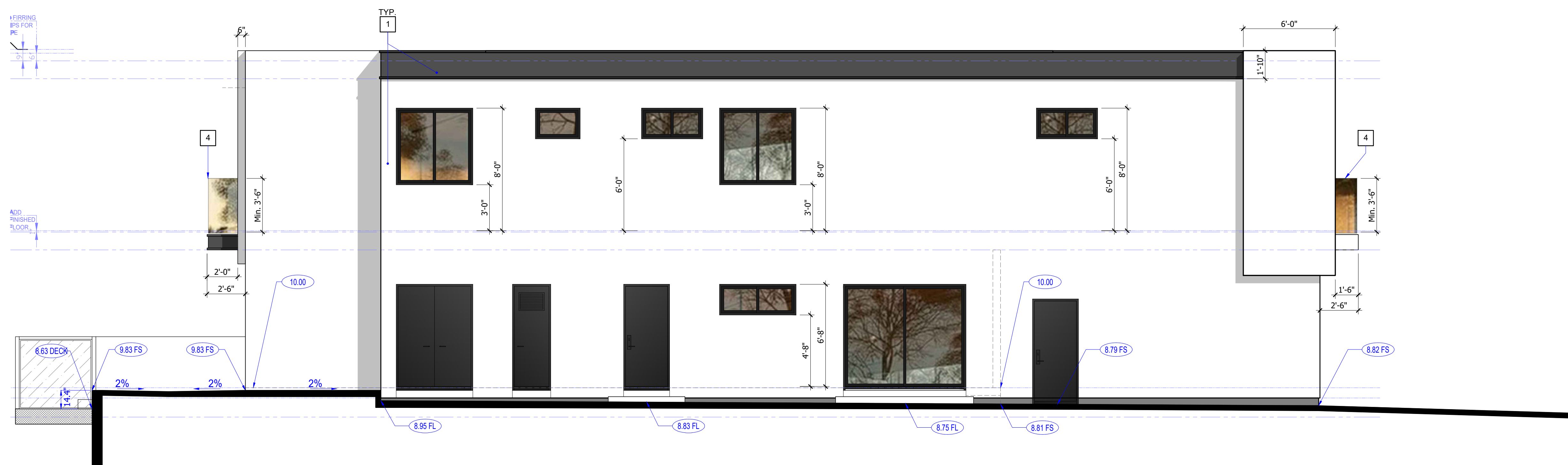
- 1 EXTERIOR CEMENT PLASTER WALL. REFER TO DETAILS A ON SHEET A9.1.
- 2 NEW EXTERIOR DOOR/WINDOW PER SCHEDULE. REFER TO SHEET A2.2 & A2.3
- 3 NEW GARAGE DOOR. DIMENSION PER DOOR/WINDOW PER SCHEDULE.
- 4 GLASS GUARDRAIL SYSTEM. REFER TO SHEET AD2.

### GENERAL NOTES

1. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. EMERGENCY EXITS ARE REQUIRED IN ALL SLEEPING AREAS AND MAY BE PROVIDED BY A DOOR OR WINDOW OPENING DIRECTLY TO THE OUTSIDE. EMERGENCY EGRESS WINDOWS IN ALL SLEEPING ROOMS MUST COMPLY WITH THE FOLLOWING:
  - A. A 20" MINIMUM OPENING WIDTH
  - B. A 24" MINIMUM OPENING HEIGHT
  - C. A SILL HEIGHT NO HIGHER THAN 44" ABOVE FINISHED FLOOR [CBC 1029.2.1]
3. LABELED SAFETY GLASS (CBC SECTION 2406.4) IS REQUIRED IN:
  - A. TUBISHOWER ENCLOSURE AND GLAZING WITHIN 60" FROM THE BOTTOM OF TUBISHOWER
  - B. WINDOWS ADJACENT TO A DOOR
  - C. GLASS IN DOORS
  - D. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
4. ALL BUILDING MATERIALS SHALL BE APPROVED FHSZ EXTERIOR, NBMC & CBC 708A.
5. PROVIDE MIN. 24 GAUGE GALVANIZED SHEETING FOR ALL EXTERIOR FLASHING & WEATHER STRIPPING APPLICATIONS.



**1 WEST ELEVATION**  
scale: 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
scale: 1/4" = 1'-0"

HOME  
ADDITION & REMODEL

16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS		
DELTA	DATE	DESCRIPTION

PROJECT NUMBER:  
250526  
FILENAME:  
DRAWN BY: CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
SOUTH and WEST  
ELEVATIONS

DRAWING NO:

A8.2

### KEY NOTES

- 1 INSULATION SHALL CONFORM TO FLAME-SPREAD RATING AND SMOKE DENSITY REQUIREMENTS OF 2022 CBC.
  - A. R-15 BATT INSULATION IN EXTERIOR WALLS.
  - B. R-19 BATT INSULATION IN FLOOR.
  - C. R-30 BATT INSULATION IN ROOF NO ATTIC (FLAT ROOF).
- 2 WINDOW PER SCHEDULE - REFER TO SHEET A2.2 AND A2.3.
- 3 DOOR PER SCHEDULE - REFER TO SHEET A2.2 AND A2.3.
- 4 CONCRETE FINISHED FLOOR SLAB.
- 5 2X STUDS @ 16" O.C. PER PLAN.
- 6 ROOF/FLOOR/CEILING ASSEMBLY - REFER TO STRUCTURAL PLAN.
- 7 EXTERIOR CEMENT PLASTER - SEE EXTERIOR STUCCO ASSEMBLY DETAIL A ON SHEET A9.1.
- 8 FLAT ROOF SYSTEM - SEE WATERPROOFING REFER TO SHEET A4.2.
- 9 PROVIDE 1-HOUR FIRE RATING BETWEEN A GARAGE AND A HABITABLE AREA. THE WALL SEPARATING THE GARAGE FROM THE HABITABLE SPACE USUALLY REQUIRES A MINIMUM OF 1/2-INCH THICK, FIRE-RESISTANT GYPSUM BOARD (DRYWALL) THE WALL SHOULD ALSO EXTEND FROM THE TOP OF THE FOUNDATION TO THE UNDERSIDE OF THE ROOF SHEATHING OR FIRE-RESISTIVE CEILING.

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  - C. GLASS IN DOORS
  - D. GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED.
4. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" CANNOT THROUGH (CBC 509.1 & 1006.10).
5. ALL EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING, BLOCK OR STRUCTURE (F.O.S.) TYP. UNLESS NOTED OTHERWISE. VERIFY DIMENSION CHANGES WITH ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GYPSUM BOARD.
7. CONTRACTOR SHALL NOT SCALE PLANS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD.
8. ALL PLUMBING FIXTURES SHALL BE COMPLYING WITH THE MAXIMUM FLOW RATES AS NOTED IN THE RESIDENTIAL CONSTRUCTION MINIMUM REQUIREMENTS.
9. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 65% OF NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 CALGREEN CODE.

## HOME ADDITION & REMODEL

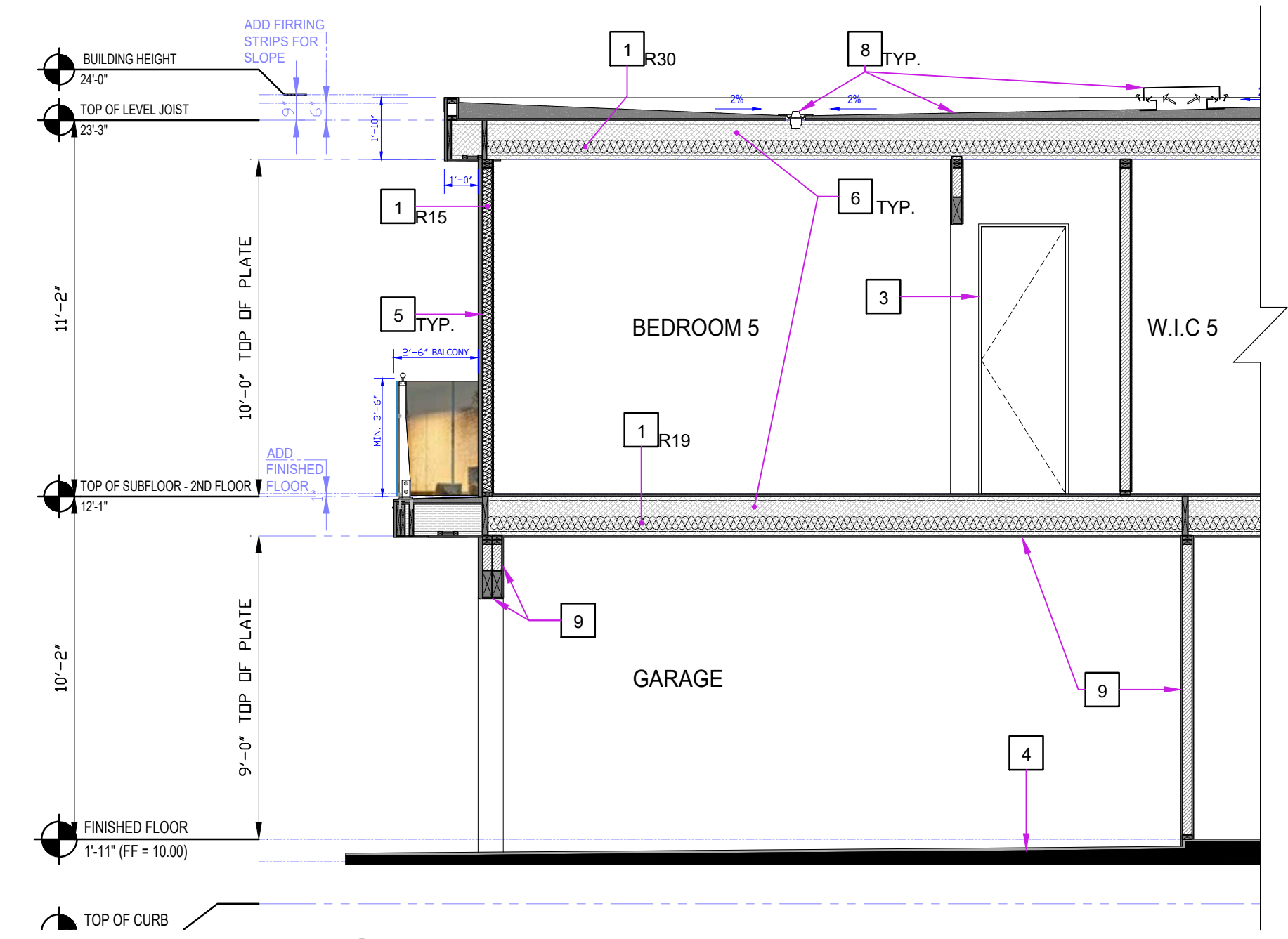
16781 Edgewater Ln,  
Huntington Beach, CA 92649

REVISIONS		
DELTA	DATE	DESCRIPTION

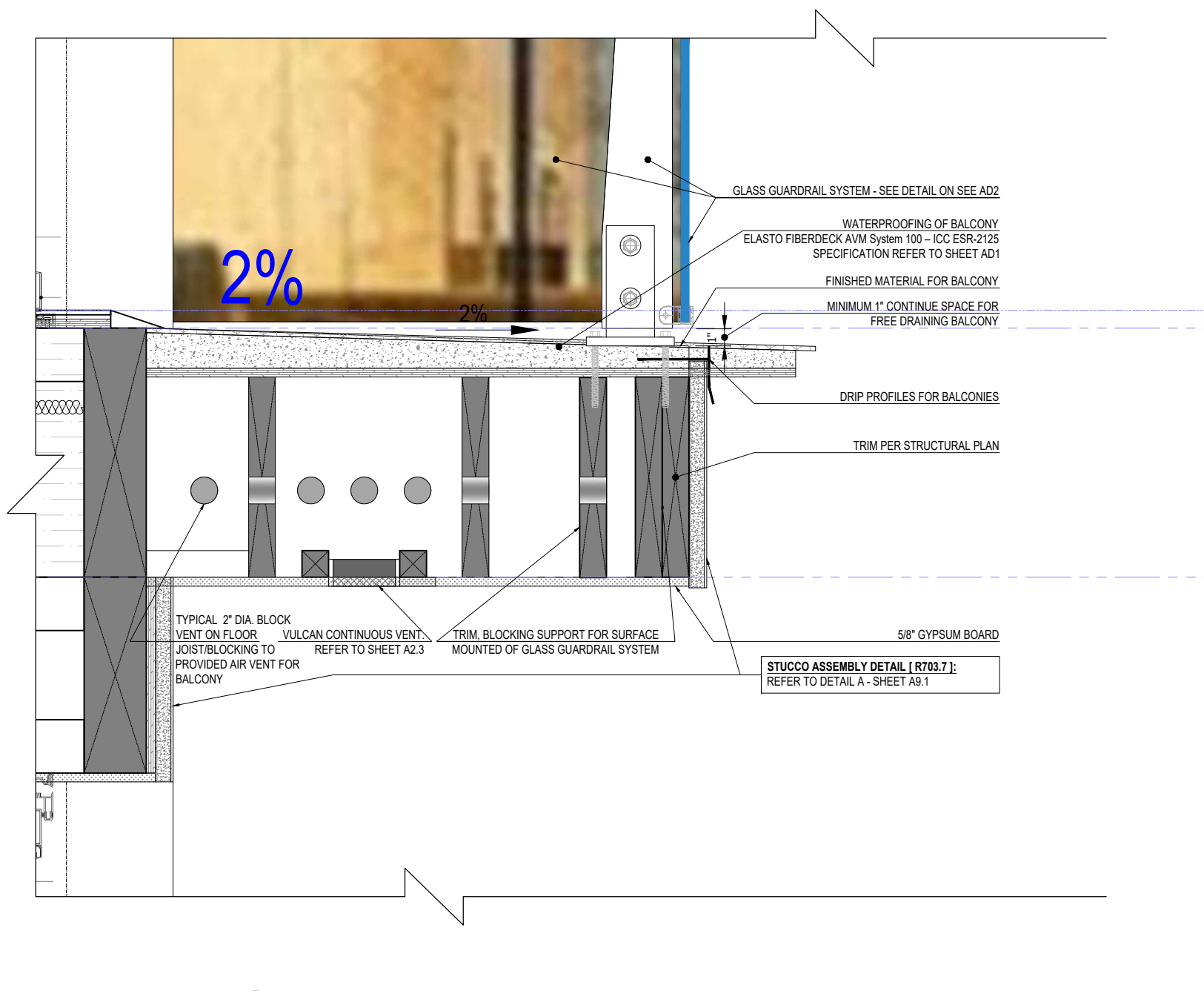
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250526  
FILENAME:  
DRAWN BY:      CHECKED BY:  
PLOT DATE:  
4/3/2026  
SHEET TITLE:  
**SECTIONS AND DETAILS**

DRAWING NO:

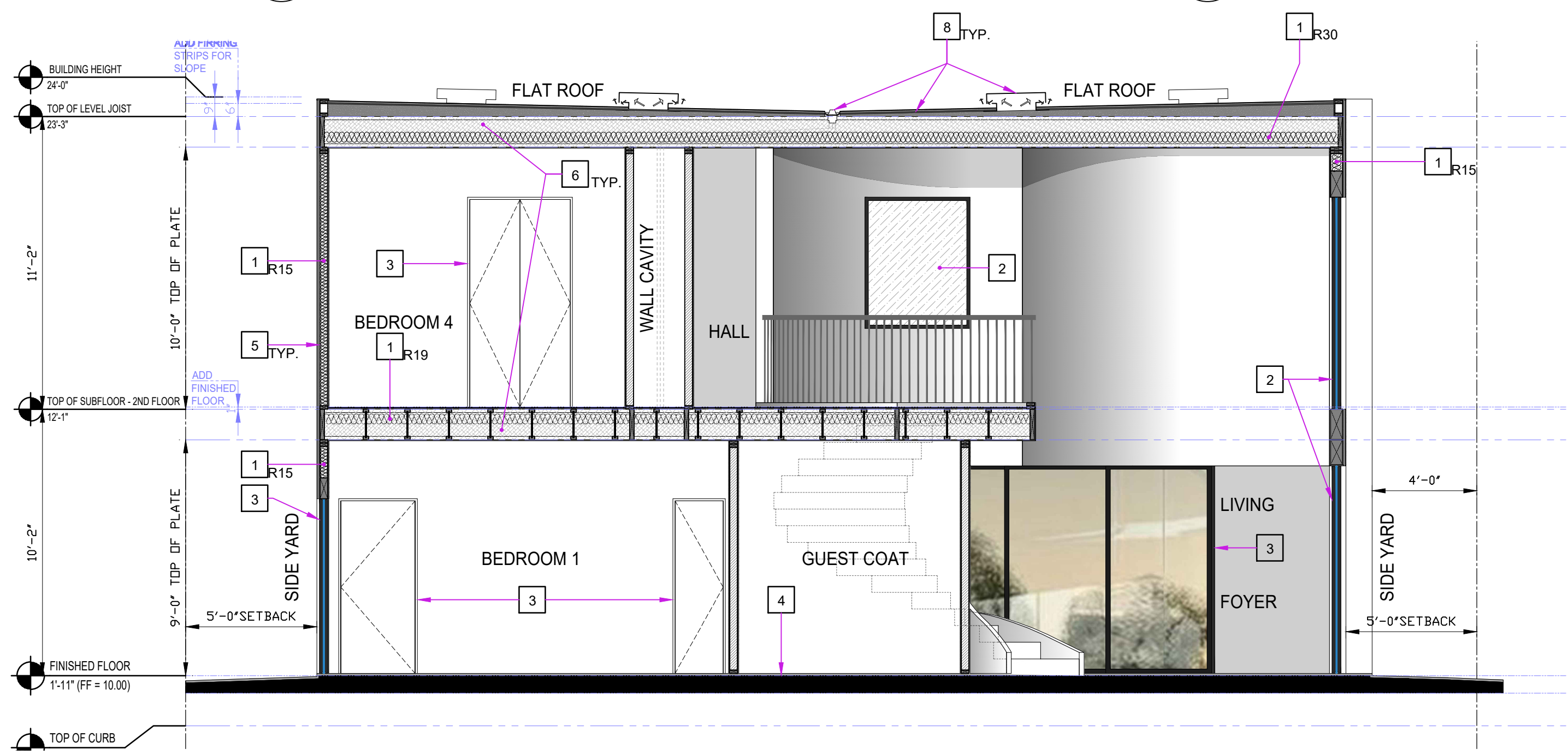
# A9.1



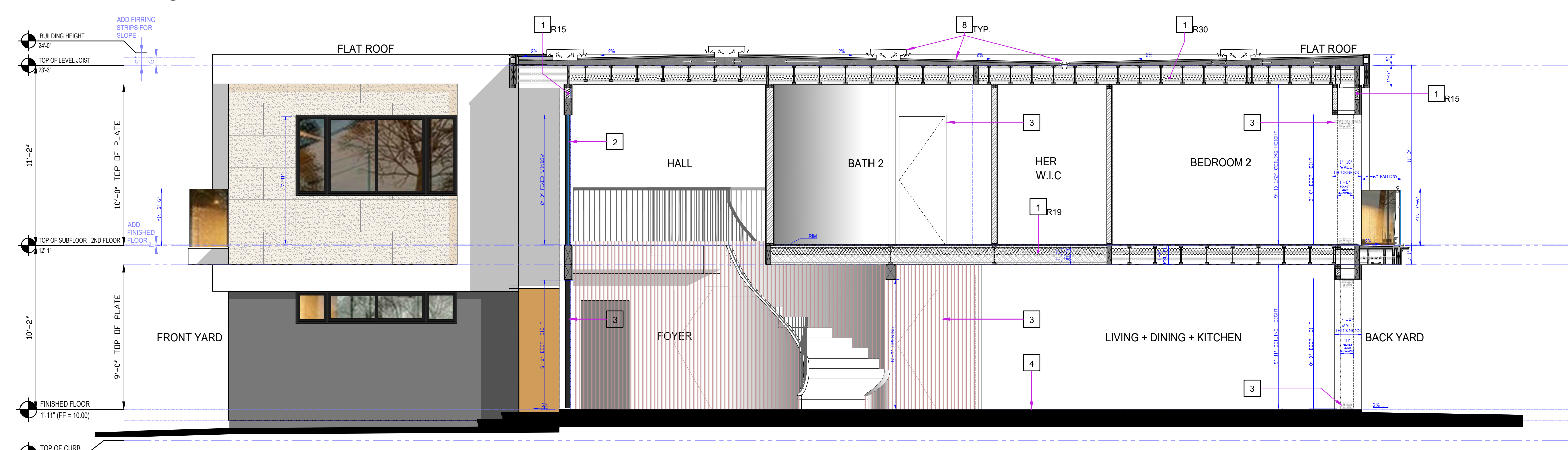
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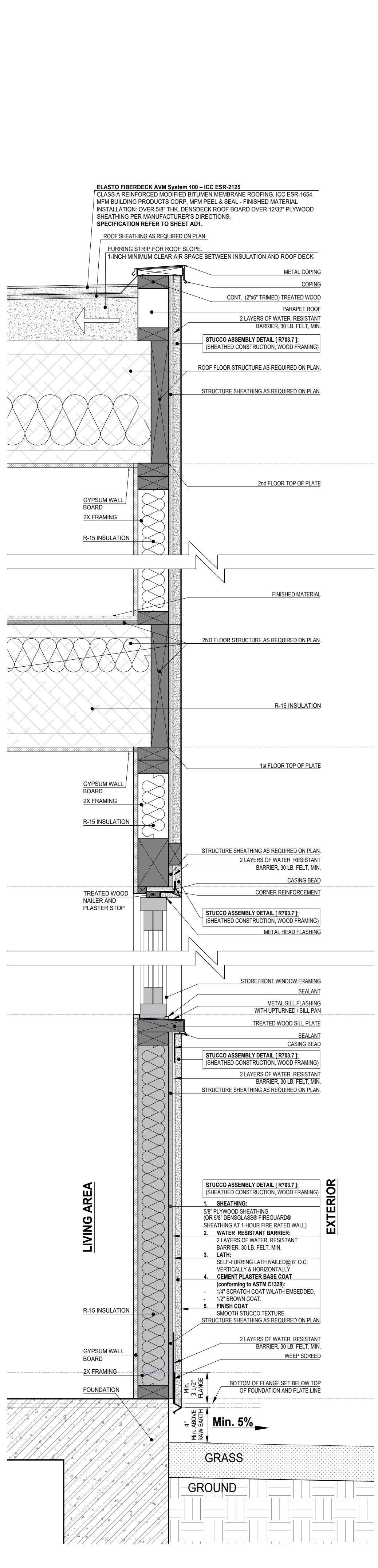
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scale: 1/4"=1'-0"



**2 SECTION**  
scale: 1/4"=1'-0"



**1 SECTION**  
scale: 1/4"=1'-0"



**A DETAIL**  
scale: 1 1/2"=1'-0"

CONTRACTOR SHALL NOT SCALE PLANS. ALL DIMENSIONS SHALL BE VERIFIED IN FIELD. INFORMATION CONTACTS ON COVER SHEET.