

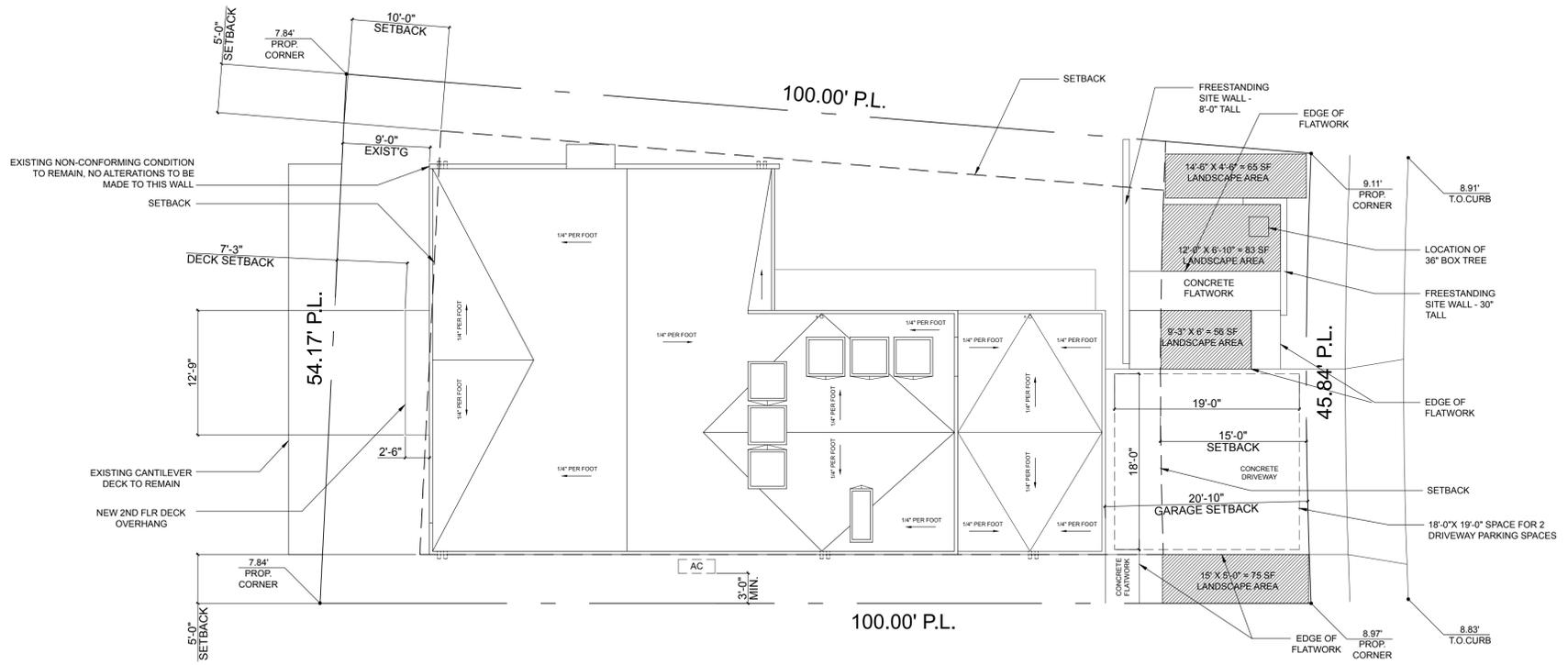
NOTES

MINIMUM CODE REQUIREMENTS

- ALL RECESSED LIGHT FIXTURE INSTALLATION SHALL BE 'IC' RATED
- ALL NEW AND ANY ALTERED 'LIVING SPACE' AREAS TO HAVE ALL CONVENIENCE RECEPTACLES AND LIGHTING CIRCUITS TO BE PROTECTED BY AN 'AFCI' CIRCUIT BREAKER
- ALL NEW AND ALTERED ELECTRICAL RECEPTACLES TO BE 'TAMPED RESISTANT' TYPE
- A SMOKE AND CARBON MONOXIDE DETECTION SYSTEM IS REQUIRED IN ALL NEW AND EXISTING SLEEPING ROOMS, HALLWAYS ADJACENT TO SLEEPING ROOMS, TOP OF ALL STAIRWAYS, AND IN NEW BASEMENT AREAS
- GFCI RECEPTACLES AT ALL BATHROOM OUTLETS
- SHOWER VALVE TO BE PRESSURE BALANCE TYPE
- SHOWER WALLS TO BE WATERPROOFED PER CODE
- INSULATION REQUIREMENTS TO COMPLY WITH 2016 CAL ENERGY CODE
- EXISTING DECK TO DRAIN PER CODE
- WALL FLASHING TO MEET CODE REQUIREMENTS
- ROOF MATERIAL TO BE LIGHT WEIGHT TYPE
- PER SECTION 301.1.1 CAL GREEN AND CIVIL CODE 1101.1, ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS BUILDING SHALL BE REPLACED WITH WATER-CONSERVING FIXTURES. BUILDINGS THAT RECEIVE FINAL INSPECTION ON OR AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THIS REQUIREMENT APPLIES TO SINGLE-FAMILY RESIDENTIAL BUILDINGS WHERE REMODEL/ALTERATIONS, GARAGE CONVERSION AND ADDITION OCCURS

HUNTINGTON BEACH NOTES:

- 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)
- 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. (R109.1.1)
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MATERIALS

- (STUC) SMOOTH TROWEL INTEGRALLY COLORED STUCCO
- (ROOF) SINGLE-PLY MEMBRANE ROOFING W/ 2 LAYERS FR 10 SLIPSHEET UNDERLAYMENT OR EQUAL (CLASS 'A') - FIRESTONE ULTRAPLY TPO - ESR-2831
- (STN) NATURAL LIMESTONE TILE PER OWNER
- (CONC) FORMED CONCRETE - SMOOTH FINISH
- (DECK) DEX-O-TEX 'WEATHERWEAR' DECK WATERPROOFING SYSTEM ESR-1757

LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE



SCALE 1/8" = 1' - 0"

PROPOSED SITE PLAN

MYD STUDIO, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF MYD STUDIO, INC.



EDGEWATER RESIDENCE
 16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649



DATE: 07.15.19

SHEET INFO: PROPOSED SITE PLAN

SHEET NUMBER

A1.0

JOB # 1817

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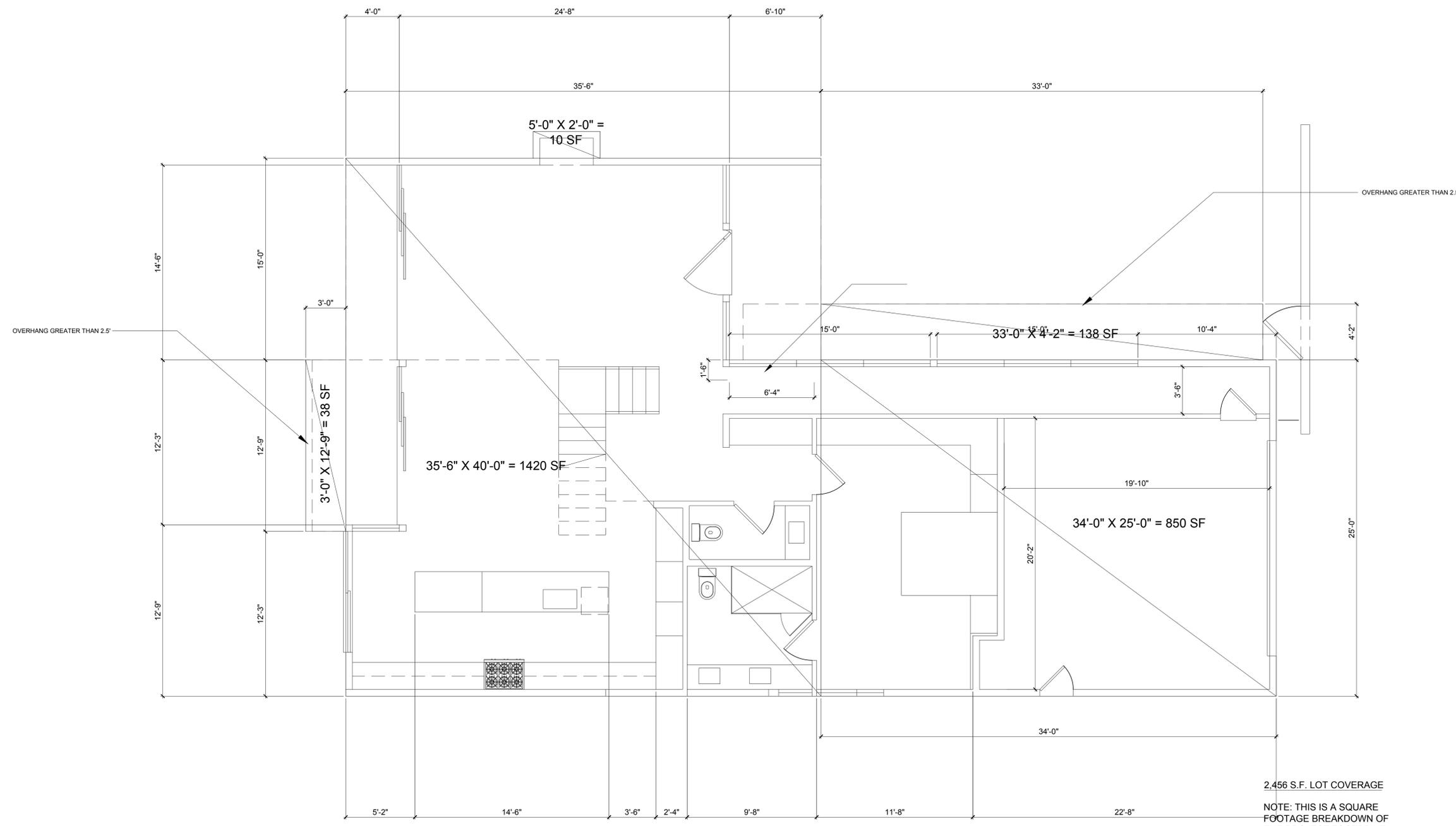


DATE: 07.15.19
SHEET INFO: LOT COVER. CALCULATION
SHEET NUMBER: A2.0
JOB # 1817

NOTES

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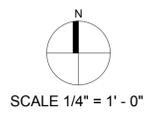


MATERIALS

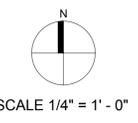
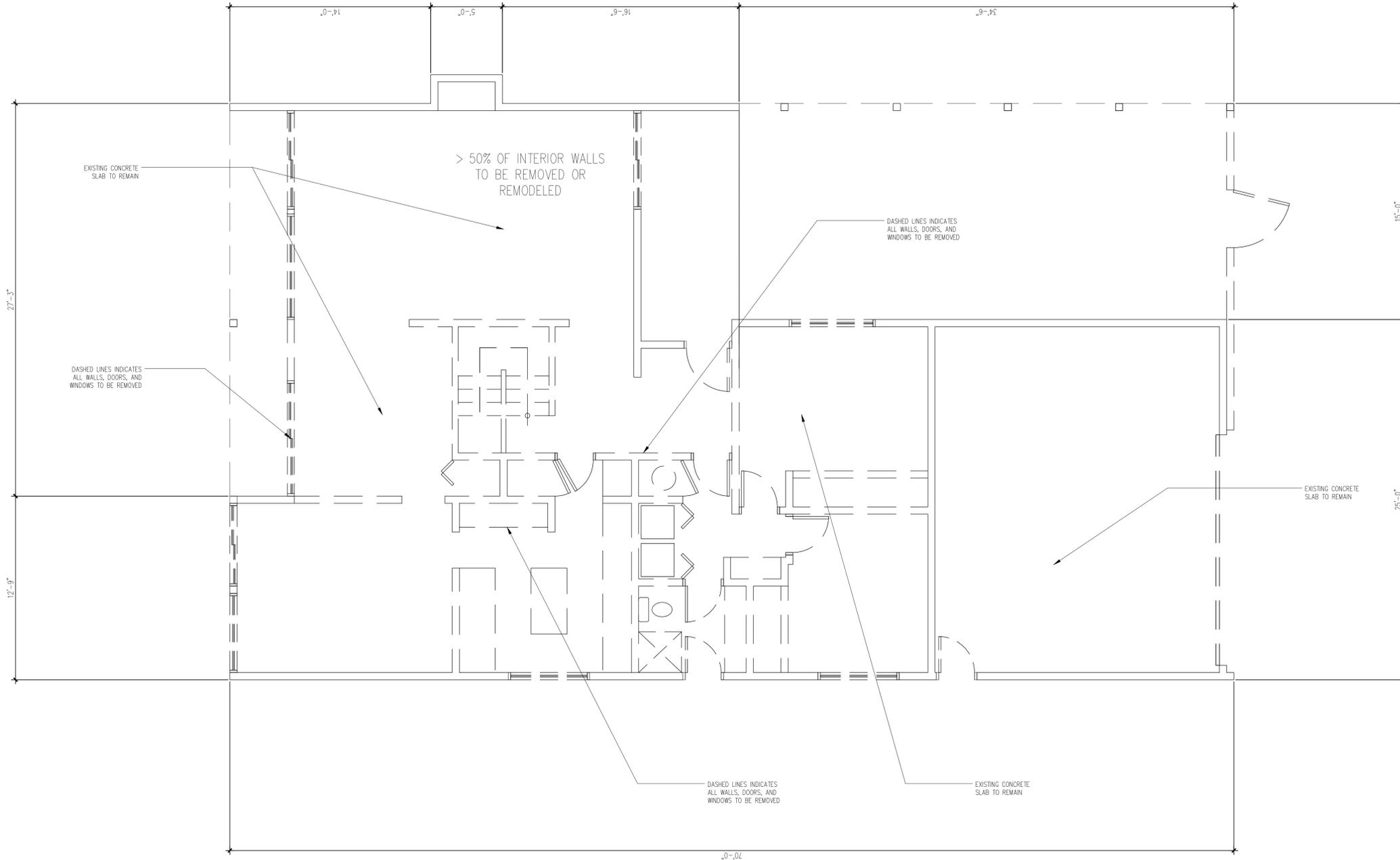
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LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE



LOT COVERAGE CALCULATION



PROPOSED 1ST FLOOR DEMOLITION PLAN

NOTES

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LEGEND

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- WALLS TO REMOVE

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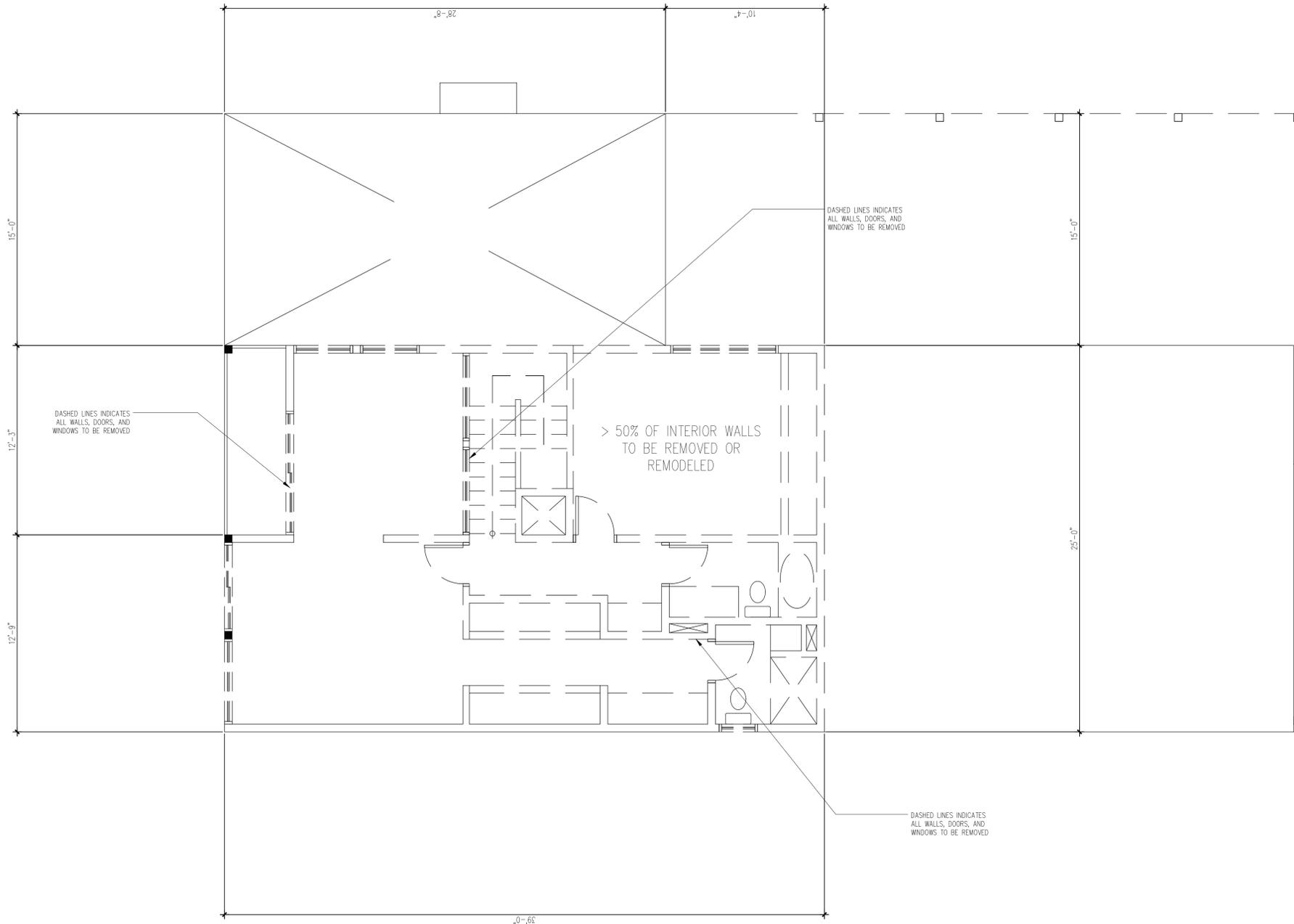
EDGEWATER RESIDENCE
16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649



DATE: 07.15.19
SHEET INFO: PROPOSED DEMO PLAN
SHEET NUMBER

A3.0

JOB # 1817



NOTES

MINIMUM CODE REQUIREMENTS

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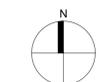
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LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE



SCALE 1/4" = 1' - 0"

PROPOSED 2ND FLOOR DEMOLITION PLAN

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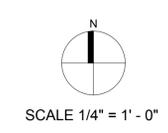
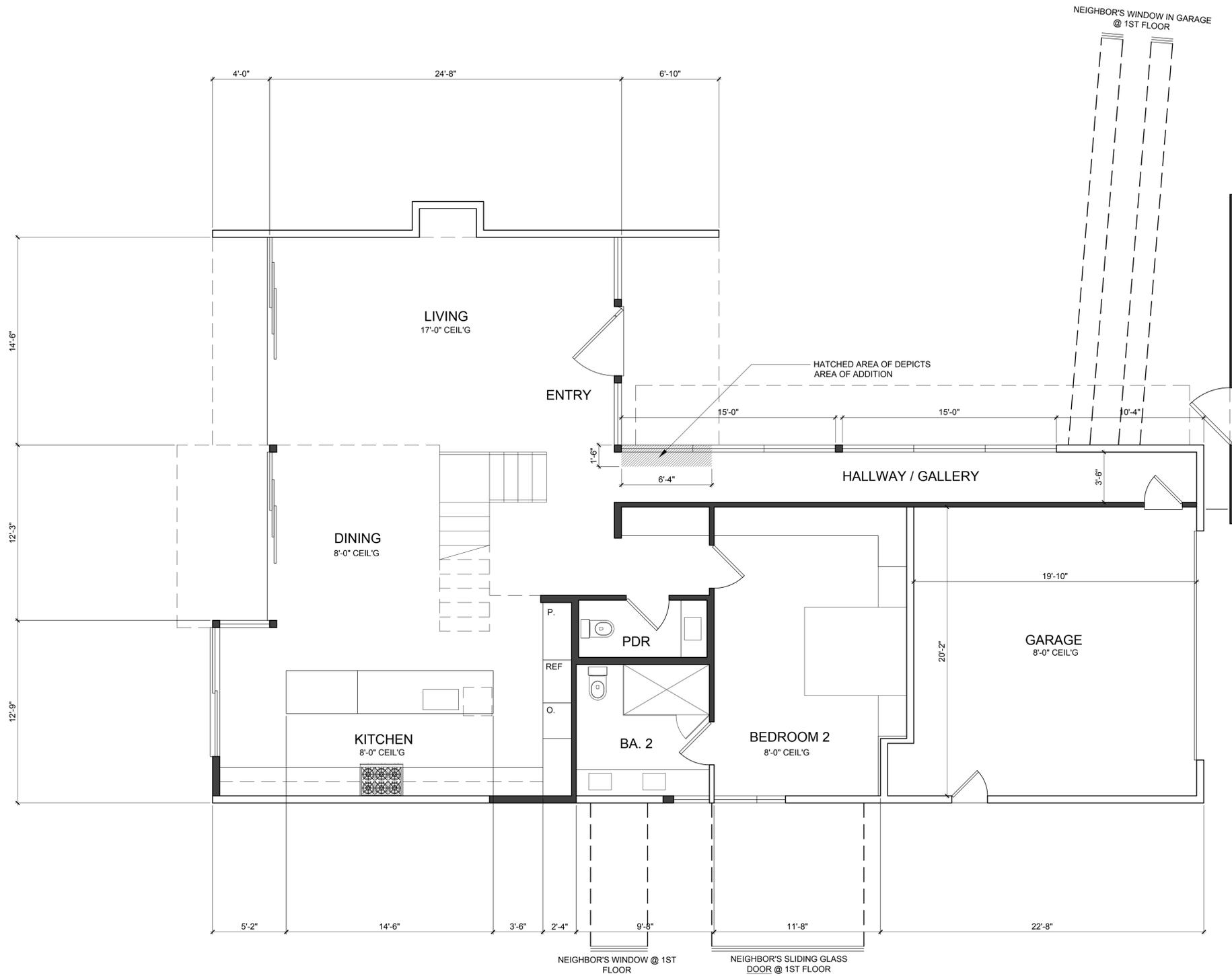
DATE: 07.15.19

SHEET INFO: PROPOSED DEMO PLAN

SHEET NUMBER

A4.0

JOB # 1817



PROPOSED FIRST FLOOR PLAN

NOTES

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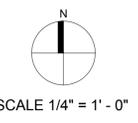
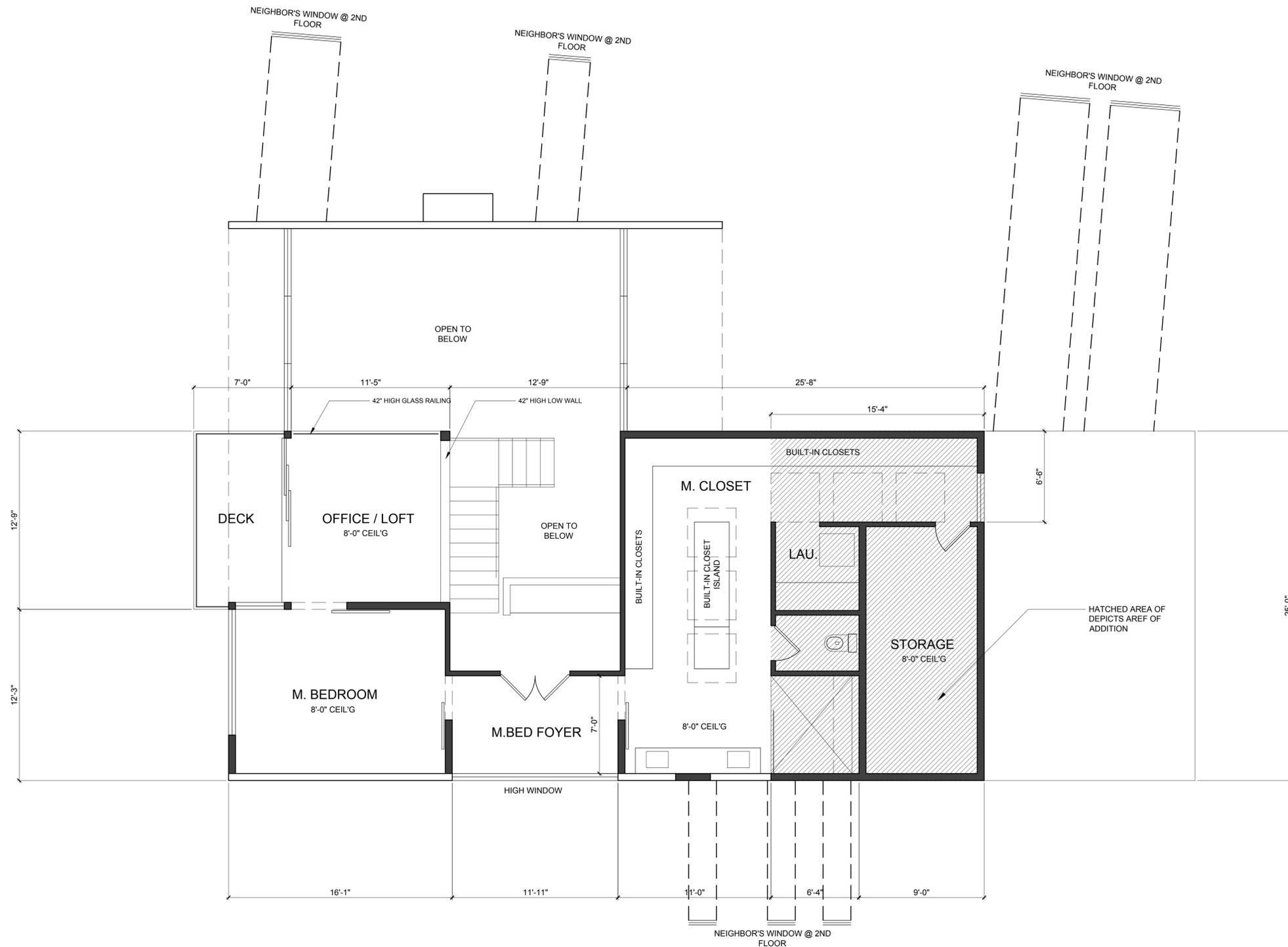


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16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649



DATE: **07.15.19**
SHEET INFO: **PROPOSED FLOOR PLAN**
SHEET NUMBER: **A5.0**

JOB # 1817



PROPOSED SECOND FLOOR PLAN

NOTES

- MINIMUM CODE REQUIREMENTS**
- ALL RECESSED LIGHT FIXTURE INSTALLATION SHALL BE 'IC' RATED RECESSED LIGHT FIXTURES WHERE REQUIRED BY CALIF. ENERGY CODE
 - ALL NEW AND ANY ALTERED 'LIVING SPACE' AREAS TO HAVE ALL CONVENIENCE RECEPTACLES AND LIGHTING CIRCUITS TO BE PROTECTED BY AN 'AFCI' CIRCUIT BREAKER
 - ALL NEW AND ALTERED ELECTRICAL RECEPTACLES TO BE 'TAMPED RESISTANT' TYPE
 - A SMOKE AND CARBON MONOXIDE DETECTION SYSTEM IS REQUIRED IN ALL NEW AND EXISTING SLEEPING ROOMS, HALLWAYS ADJACENT TO SLEEPING ROOMS, TOP OF ALL STAIRWAYS, AND IN NEW BASEMENT AREAS
 - GFCI RECEPTACLES AT ALL BATHROOM OUTLETS
 - SHOWER VALVE TO BE PRESSURE BALANCE TYPE
 - SHOWER WALLS TO BE WATERPROOFED PER CODE
 - INSULATION REQUIREMENTS TO COMPLY WITH 2016 CAL ENERGY CODE
 - EXISTING DECK TO DRAIN PER CODE
 - WALL FLASHING TO MEET CODE REQUIREMENTS
 - ROOF MATERIAL TO BE LIGHT WEIGHT TYPE
 - PER SECTION 301.1.1 CAL GREEN AND CIVIL CODE 1101.1, ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS BUILDING SHALL BE REPLACED WITH WATER-CONSERVING FIXTURES. BUILDINGS THAT RECEIVE FINAL INSPECTION ON OR AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THIS REQUIREMENT APPLIES TO SINGLE-FAMILY RESIDENTIAL BUILDINGS WHERE REMODEL/ALTERATIONS, GARAGE CONVERSION AND ADDITION OCCURS

- HUNTINGTON BEACH NOTES:**
- 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)
 - 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)
 - THE PLANS SHALL PROVIDE A STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.
 - WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH.
 - SHOWER HEADS SHALL HAVE WATER FLOW NOT TO EXCEED 2.0 GALLONS PER MINUTE.
 - LAVATORY FAUCETS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.2 GALLONS PER MINUTE.
 - FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.822 GALLONS PER MINUTE.
 - 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 THE APPENDIX I OF THE CPC AND 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.

MATERIALS

- (STUC) SMOOTH TROWEL INTEGRALLY COLORED STUCCO
- (ROOF) SINGLE-PLY MEMBRANE ROOFING W/ 2 LAYERS FR 10 SLIPSHEET UNDERLAYMENT OR EQUAL (CLASS 'A') - 'FIRESTONE ULTRAPLY TPO' - ESR-2831
- (STN) NATURAL LIMESTONE TILE PER OWNER
- (CONC) FORMED CONCRETE - SMOOTH FINISH
- (DECK) DEX-O-TEX 'WEATHERWEAR' DECK WATERPROOFING SYSTEM ESR-1757

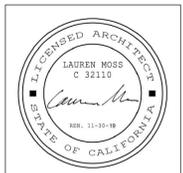
LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE

MYD STUDIO, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE DRAWINGS. THESE DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION OF MYD STUDIO, INC.

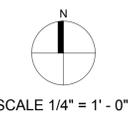
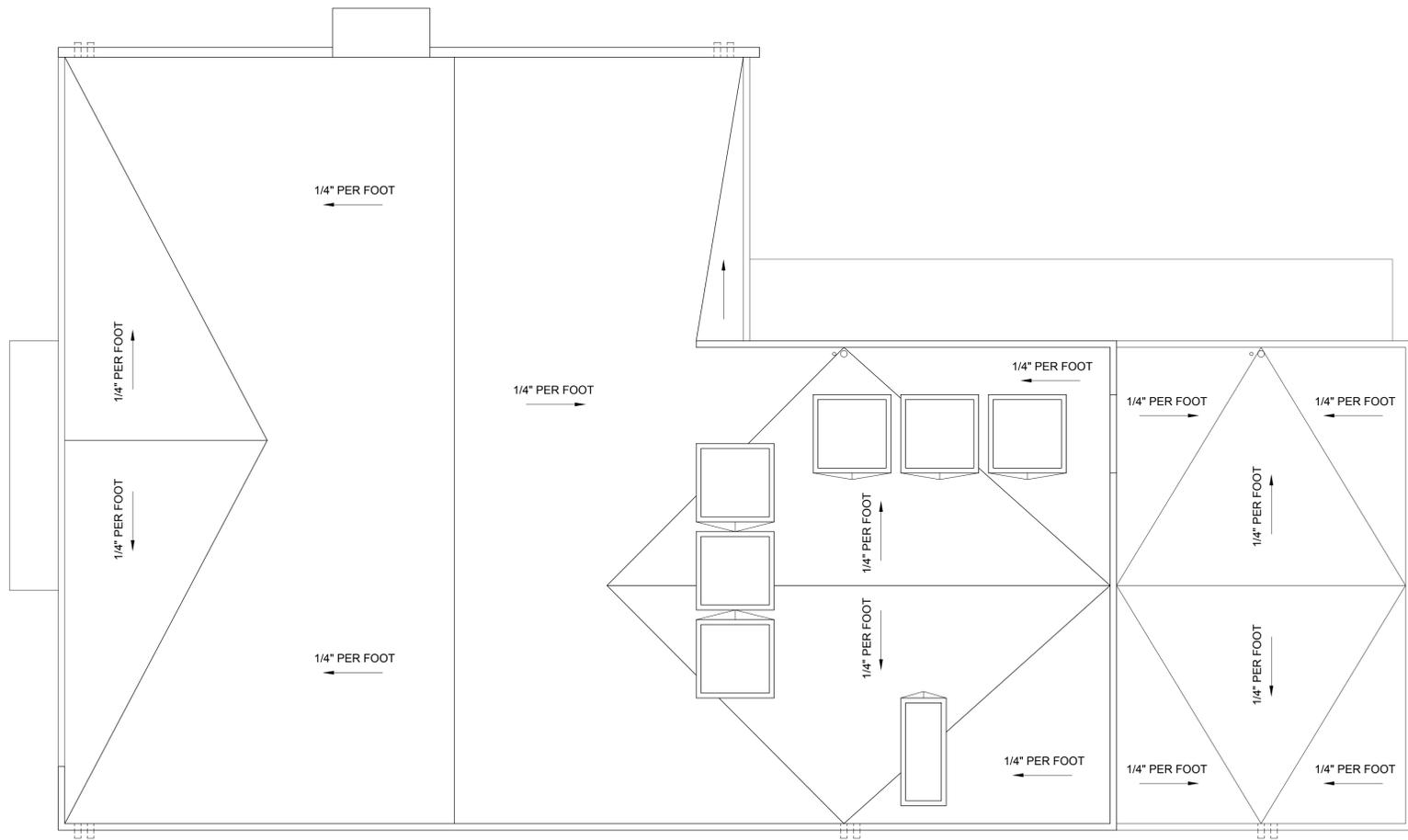


EDGEWATER RESIDENCE
16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649



DATE: 07.15.19
SHEET INFO: PROPOSED FLOOR PLAN
SHEET NUMBER

JOB # 1817
A6.0



PROPOSED ROOF PLAN

NOTES

- MINIMUM CODE REQUIREMENTS**
- ALL RECESSED LIGHT FIXTURE INSTALLATION SHALL BE 'IC' RATED RECESSED LIGHT FIXTURES WHERE REQUIRED BY CALIF. ENERGY CODE
 - ALL NEW AND ANY ALTERED 'LIVING SPACE' AREAS TO HAVE ALL CONVENIENCE RECEPTACLES AND LIGHTING CIRCUITS TO BE PROTECTED BY AN 'AFCI' CIRCUIT BREAKER
 - ALL NEW AND ALTERED ELECTRICAL RECEPTACLES TO BE 'TAMPED RESISTANT' TYPE
 - A SMOKE AND CARBON MONOXIDE DETECTION SYSTEM IS REQUIRED IN ALL NEW AND EXISTING SLEEPING ROOMS, HALLWAYS ADJACENT TO SLEEPING ROOMS, TOP OF ALL STAIRWAYS, AND IN NEW BASEMENT AREAS
 - GFCI RECEPTACLES AT ALL BATHROOM OUTLETS
 - SHOWER VALVE TO BE PRESSURE BALANCE TYPE
 - SHOWER WALLS TO BE WATERPROOFED PER CODE
 - INSULATION REQUIREMENTS TO COMPLY WITH 2016 CAL ENERGY CODE
 - EXISTING DECK TO DRAIN PER CODE
 - WALL FLASHING TO MEET CODE REQUIREMENTS
 - ROOF MATERIAL TO BE LIGHT WEIGHT TYPE
 - PER SECTION 301.1.1 CAL GREEN AND CIVIL CODE 1101.1, ALL NON-COMPLIANT PLUMBING FIXTURES WITHIN THIS BUILDING SHALL BE REPLACED WITH WATER-CONSERVING FIXTURES. BUILDINGS THAT RECEIVE FINAL INSPECTION ON OR AFTER JANUARY 1, 1994 ARE EXEMPT FROM THIS REQUIREMENT. THIS REQUIREMENT APPLIES TO SINGLE-FAMILY RESIDENTIAL BUILDINGS WHERE REMODEL/ALTERATIONS, GARAGE CONVERSION AND ADDITION OCCURS

- HUNTINGTON BEACH NOTES:**
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 - 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)
 - THE PLANS SHALL PROVIDE A STATEMENT SPECIFICALLY LISTING ALL REQUIRED SPECIAL INSPECTIONS FOR THE PROJECT. SPECIAL INSPECTIONS SHALL BE AS REQUIRED BY SECTION 1705 OF THE CBC.
 - WATER CLOSETS SHALL HAVE AN AVERAGE WATER CONSUMPTION OF NOT MORE THAN 1.28 GALLONS OF WATER PER FLUSH.
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 - LAVATORY FAUCETS SHALL HAVE A WATER FLOW NOT TO EXCEED 1.2 GALLONS PER MINUTE.
 - FAUCETS IN KITCHENS, WET BARS, LAVATORIES, LAUNDRY SINKS, ETC. SHALL HAVE A WATER FLOW NOT TO EXCEED 1.8/2.2 GALLONS PER MINUTE.
 - 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 THE APPENDIX I OF THE CPC AND 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.

MATERIALS

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- (STN) NATURAL LIMESTONE TILE PER OWNER
- (CONC) FORMED CONCRETE - SMOOTH FINISH
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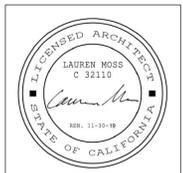
LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE

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EDGEWATER RESIDENCE
16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649



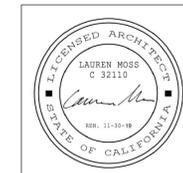
DATE: **07.15.19**
SHEET INFO: **PROPOSED ROOF PLAN**
SHEET NUMBER: **A7.0**

JOB # 1817

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EDGEWATER RESIDENCE
16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649

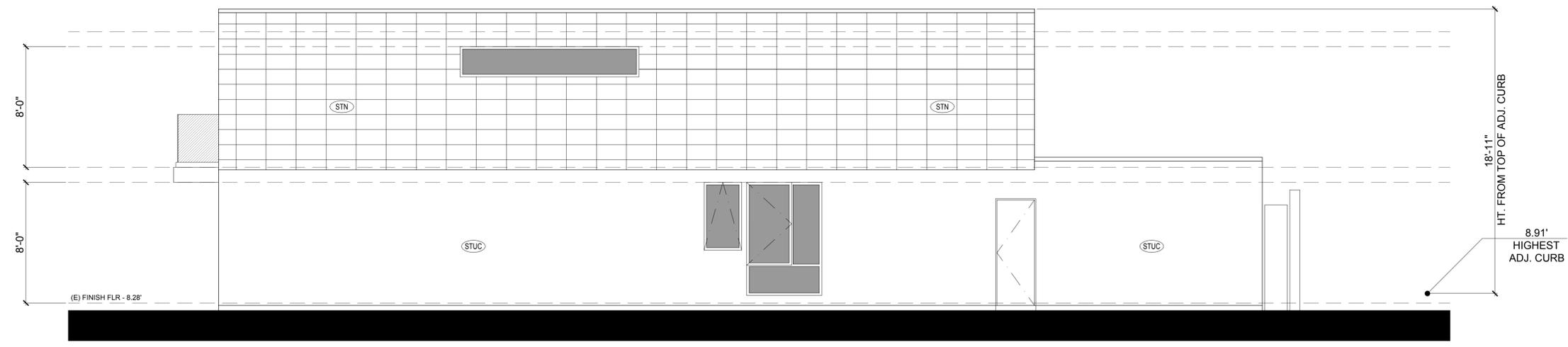


DATE: 07.15.19
SHEET INFO: PROPOSED ELEVATIONS
SHEET NUMBER: A8.0
JOB # 1817

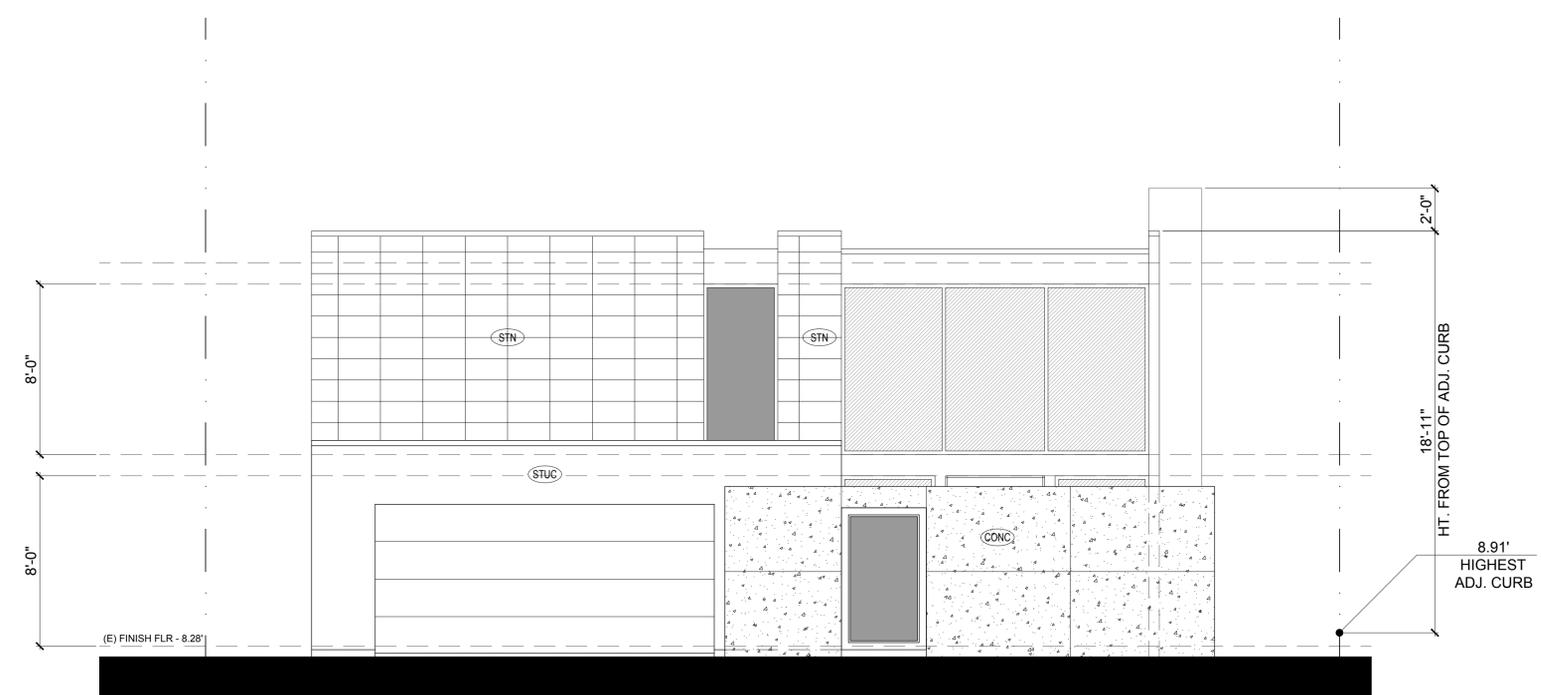
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PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

SCALE 1/4" = 1' - 0"

MATERIALS

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- (DECK) DEX-O-TEX 'WEATHERWEAR' DECK WATERPROOFING SYSTEM ESR-1757

LEGEND

- NEW 2X4 WALLS
- NEW 2X6 WALLS
- EXISTING WALLS TO REMAIN
- WALLS TO REMOVE

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EDGEWATER RESIDENCE
16951 EDGEWATER LANE, HUNTINGTON BEACH, CA 92649

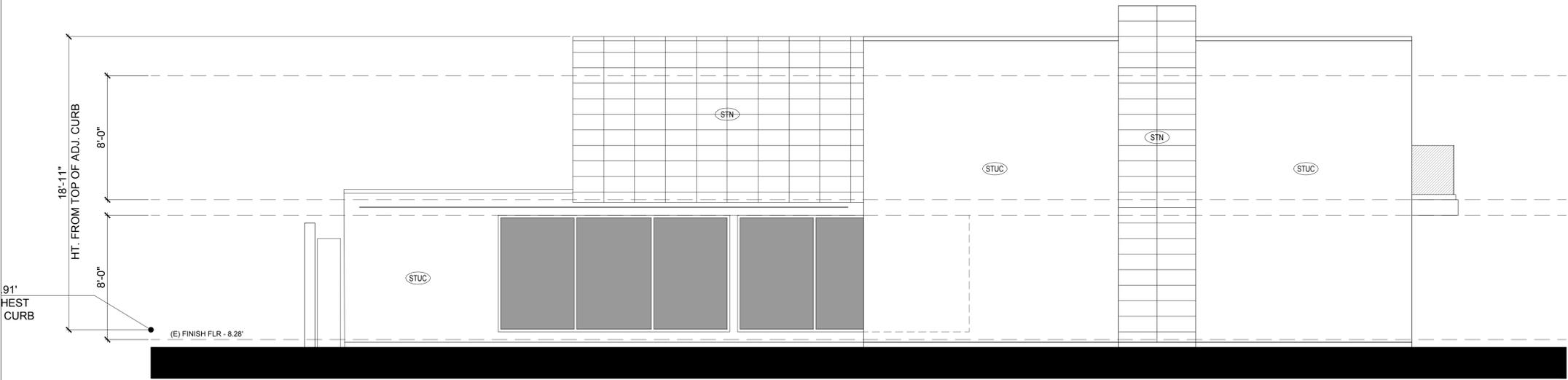


JOB # 1817
DATE: 07.15.19
SHEET INFO: PROPOSED ELEVATIONS
SHEET NUMBER: A9.0

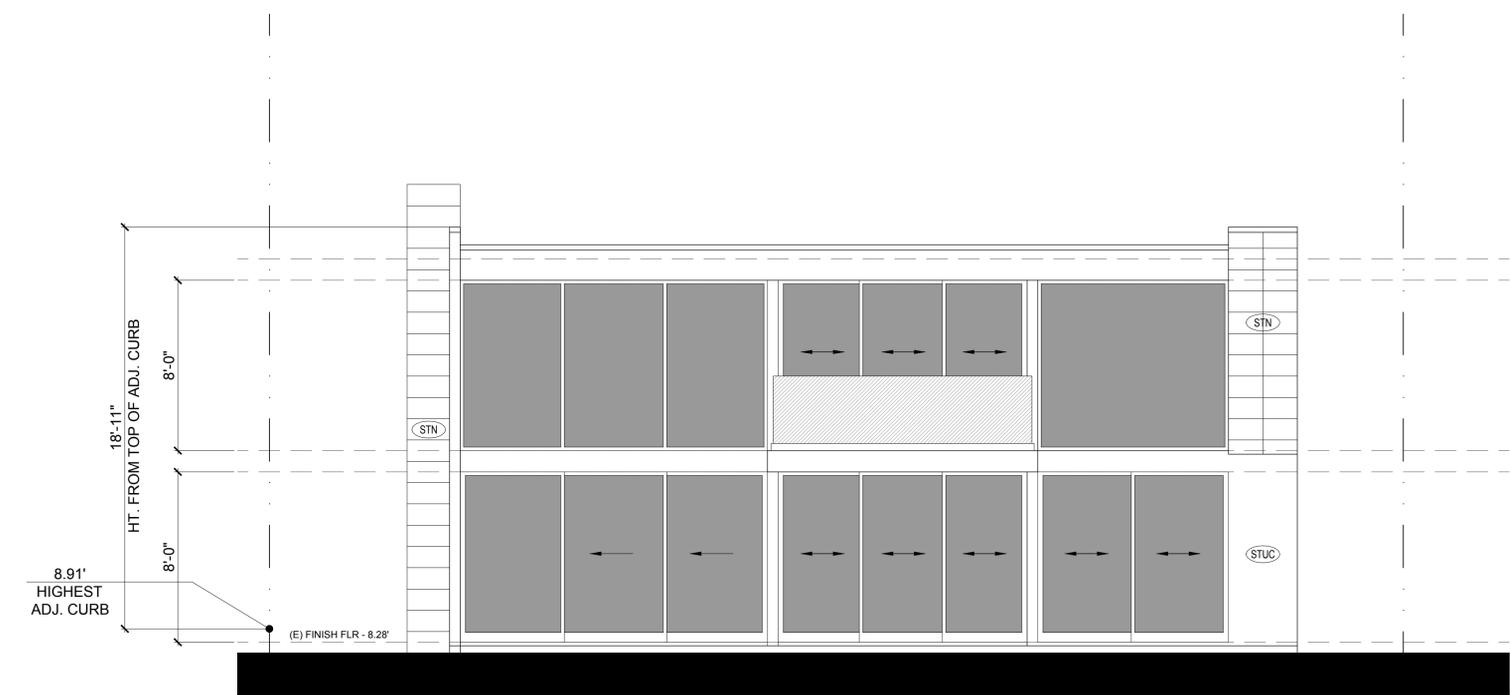
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PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

SCALE 1/4" = 1' - 0"

MATERIALS

- (STUC) SMOOTH TROWEL INTEGRALLY COLORED STUCCO
- (ROOF) SINGLE-PLY MEMBRANE ROOFING W/ 2 LAYERS FR 10 SLIPSHEET UNDERLAYMENT OR EQUAL (CLASS 'A') - 'FIRESTONE ULTRAPLY TPO' - ESR-2831
- (STN) NATURAL LIMESTONE TILE PER OWNER
- (CONC) FORMED CONCRETE - SMOOTH FINISH
- (DECK) DEX-O-TEX 'WEATHERWEAR' DECK WATERPROOFING SYSTEM ESR-1757

LEGEND

- [Solid Grey Box] NEW 2X4 WALLS
- [Grid Pattern Box] NEW 2X6 WALLS
- [Dashed Line Box] EXISTING WALLS TO REMAIN
- [Dotted Line Box] WALLS TO REMOVE