

Project Narrative

16611 Edgewater Ln,
Huntington Beach, CA 92649

Project Description

The proposed project consists of a first-floor interior remodel with an addition, and the construction of a new second-floor addition to an existing single-family residence.

Scope of Work

First Floor Remodel and Addition (185 SF):

The project includes interior remodeling and a 185 square-foot addition at the first floor. The scope of work includes:

- Interior remodel of Bathroom #2 and Bedroom #2
- Interior remodel of the living area and construction of a new interior stair providing access to the proposed second floor
- Conversion of the existing kitchen–lounge–dining area into a new kitchen and dining space
- Demolition of the existing patio to accommodate the proposed conversion and construction of a new exterior rear deck

Second Floor Addition (1,064 SF):

The project proposes a 1,064 square-foot second-floor addition consisting of:

- (2) bedrooms
- (2) bathrooms
- (1) family room
- (1) library room

Description of Surrounding Uses

The project site is located within an established residential and marina-oriented neighborhood. Surrounding land uses are as follows:

North: Single-family residential development

South: Single-family residential development

East: Public street

West: Marina fairway