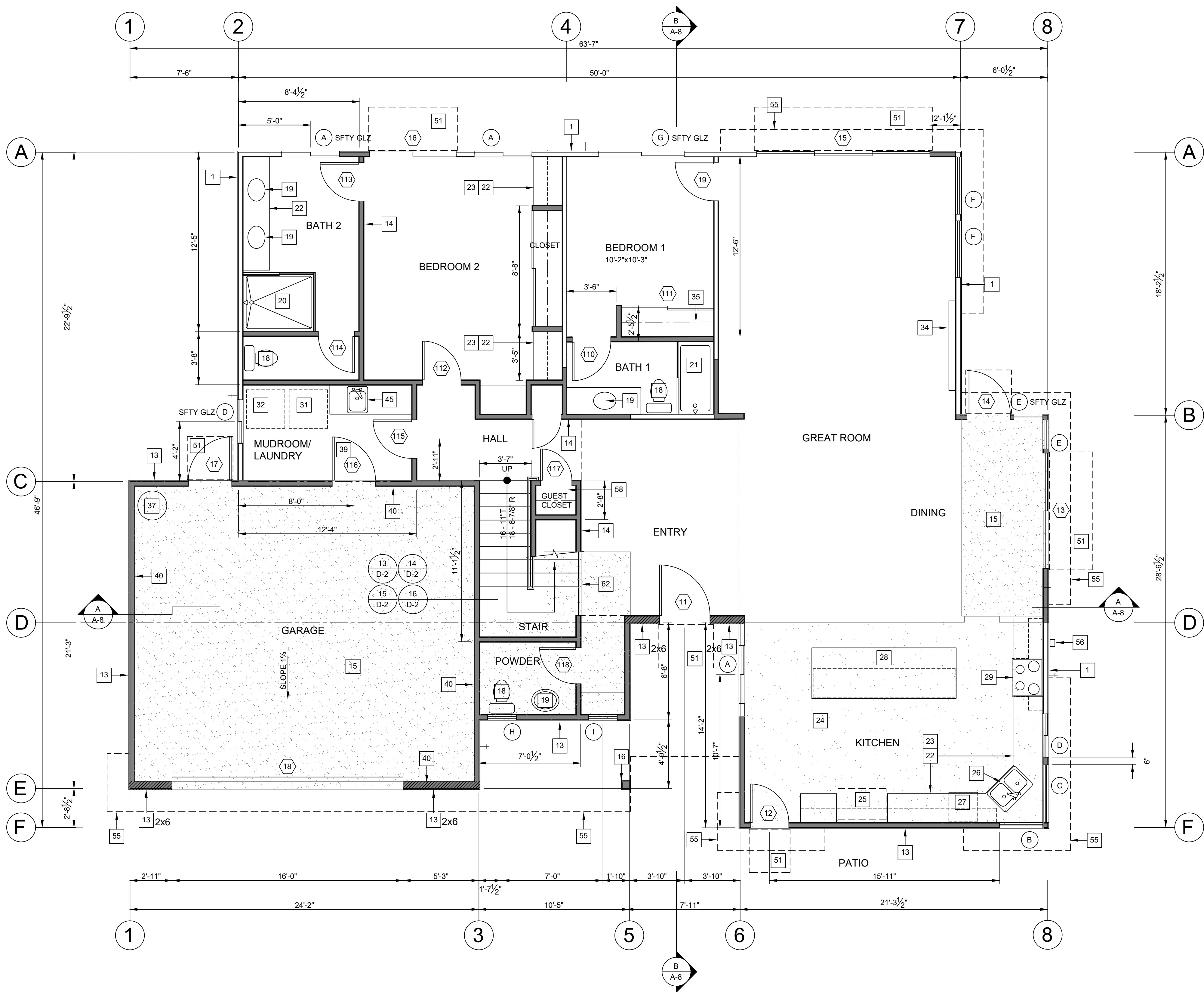


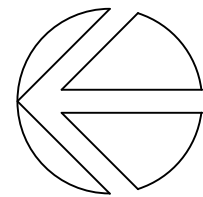


ALTERED FIRST FLOOR PLAN

1/4" = 1'-0"

PROJECT

NORTH



CONSTRUCTION NOTES

X

(E) = EXISTING (N) = NEW

- (E) WALL TO REMAIN. REFINISH EXTERIOR WALL WITH SMOOTH STUCCO FINISH
- (E) WALL TO BE REMOVED
- (E) FAU TO BE REMOVED
- (E) WINDOW TO BE REMOVED
- (E) DOOR TO BE REMOVED
- (E) COUNTERTOP AND CABINETS TO BE REMOVED
- (E) FIREPLACE TO BE REMOVED
- (E) PLUMBING FIXTURE TO BE REMOVED
- (E) ROOF STRUCTURE TO BE REMOVED
- (E) TANK WATER HEATER TO BE REMOVED
- CREATE (N) OPENING IN (E) WALL TO RECEIVE (N) WINDOW OR DOOR OPENING
- (E) CONCRETE SLAB TO BE REMOVED
- INSTALL (N) EXTERIOR 2x4 WALL (2x6 WHERE NOTED). PAINTED 1/2" GYP. BD. INTERIOR FINISH. EXTERIOR FINISH 7/8" SMOOTH STUCCO O/ PAPER BACKED LATH W/ AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER O/ STUDS OR PLYWOOD, AND R-15 (R-21 AT 2x6) BATT INSULATION
- INSTALL (N) INTERIOR 2x4 NON-BEARING WALL. PAINTED 1/2" GYP. BD. EA. SIDE. INSTALL BATT SOUND INSULATION AT BEDROOMS, LAUNDRY ROOM, AND RESTROOM WALLS
- INSTALL (N) CONCRETE SLAB AND FOOTING OUTSIDE FOOTPRINT OF (E) HOUSE. SEE STRUCTURAL FOUNDATION PLAN. INSTALL CONCRETE SLAB O/ 2" SAND O/ 10-MIL VAPOR BARRIER O/ 4" SAND PER SOILS REPORT
- INSTALL (N) 8" SQUARE WOOD FINISHED COLUMN SUPPORTS FOR PATIO AND COVER
- INSTALL (N) EYEBROW ROOF ELEMENT
- INSTALL NEW WATERCLOSET W/ 1.28 MAX GALLONS PER FLUSH OR DUAL-FLUSH EFFECTIVE FLUSH VOLUME. CONNECT WITH 1/2"Ø LINE TO EXISTING WATER SERVICE LINE. 1-1/2"Ø VTR. CONNECT 3"Ø ABS TO EXISTING WASTE LINE
- INSTALL NEW BATHROOM LAV W/ FAUCET MAX FLOW RATE OF 1.2 GPM AT 60 PSI. CONNECT WITH 1/2"Ø LINES TO EXISTING HOT AND COLD WATER SERVICE LINES AND 2"Ø ABS TO EXISTING WASTE LINE
- INSTALL (N) CERAMIC TILE SHOWER W/ NON-ABSORBANT FINISH SURFACE TO +72" AFF. MINIMUM, WITH SHOWERHEAD(S AS SHOWN) W/ FLOW RATE OF 1.8 GPM @ 80 PSI, W/ 22" DEEP x 21" TALL BENCH SEAT. TEMPERED GLASS SHOWER ENCLOSURE. FLUSH - 3" MAX DROP INTO SHOWER PAN TO ACCOMMODATE HANDICAP ENTRY. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS
- INSTALL SHOWER/TUB COMBINATION W/ NON-ABSORBANT FINISH SURFACE TO +72" AFF. TEMPERED GLASS ENCLOSURE. SHOWER HEAD FLOW RATE OF 1.8 GPM @ 80 PSI. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS
- INSTALL (N) 36" TALL x 24" DEEP COUNTERTOP WITH CABINETS BELOW
- INSTALL (N) 12" DEEP UPPER CABINETS WITH BOTTOM AT 20" ABOVE COUNTERTOP
- INSTALL (N) LTWT CONCRETE FILL O/ 10 MIL VAPOR BARRIER, WELDED TO SLAB/FOOTING AND ON VERTICAL FACES OF CURBS O/ GARAGE SLAB TO MAKE FLOOR LEVEL WITH (E) INTERIOR SLAB
- LOCATION OF REFRIGERATOR
- INSTALL (N) KITCHEN SINK W/ FAUCET AS SELECTED BY OWNER WITH MAX FLOW RATE OF 1.8 GPM AT 60 PSI. CONNECT TO EXISTING 1/2"Ø HOT AND COLD WATER LINES AND 2"Ø ABS WASTE LINE. SEE DETAIL 3/A-2
- INSTALL (N) UNDER-COUNTER DISHWASHER AS SELECTED BY OWNER. CONNECT 1/2"Ø LINES TO EXISTING HOT AND COLD WATER LINES. CONNECT TO EXISTING 2"Ø WASTE LINE
- 10'-0"x4'-0"x36" TALL ISLAND WITH 24" DEEP CABINETS BELOW. OVERHANG FOR SEATING ON THE WEST SIDE
- INSTALL (N) NATURAL GAS RANGE WITH 100 CFM MIN. RANGE HOOD ABOVE EXHAUSTED TO OUTSIDE PER MECHANICAL NOTES
- INSTALL (N) 24" DEEP, FULL HEIGHT CABINET
- (N) WASHER LOCATION
- (N) DRYER LOCATION
- INSTALL (N) PAINTED G.I. SOFFIT VENT
- INSTALL (N) WALL MOUNTED DIRECT VENT GAS FIREPLACE
- INSTALL (N) 1-1/2"Ø CLOSET POLE AND 12" SHELF
- STUCCO CONTROL JOINT
- INSTALL (N) 40 GAL TANK, HEAT PUMP TYPE WATER HEATER. SEE PLUMBING PLANS CONNECT TO POWER, AND EXHAUST VENT. 30"x30" MIN. WORK SPACE IN FRONT OF WATER HEATER
- INSTALL (N) STAINED CEDAR SIDING SOFFIT
- INSTALL (N) TIGHT FITTING 3'-0"x7'-0"x18" SOLID WOOD OR HONEYCOMB CORE STEEL DOOR, OR A 20 MIN. FIRE RATED DOOR, SELF-CLOSING AND SELF LATCHING W/ ALUMINUM IN-SWING THRESHOLD AS SELECTED BY OWNER
- INSTALL MINIMUM 3/4" GYP. BD. ON GARAGE SIDE OF WALL FROM FLOOR TO CEILING AND ON CEILING TO ACHIEVE THE FIRE SEPARATION BETWEEN THE GARAGE AND LIVING SPACE
- INSTALL (N) PAINTED 1/2" GYP. BD FINISH
- INSTALL (N) 3-PLY, "GAFFLAS" CLASS A, BUILT-UP ROOF WITH GRANULE CAP SHEET BY GAF (UL ER 1306-32) OVER 2x ROOF FRAMING AND 1/2" PAINTED GYP. BD. CEILING FINISH IN AREAS OVER LIVING SPACES
- INSTALL (N) ROOF DRAIN AND CONNECT TO BELOW GRADE SITE DRAIN TO CURB. INSTALL G.I. SHEET METAL ROOF SCUPPER THROUGH WALL WITH FLOW LINE 2" ABOVE LOW POINT OF ROOF. SEE PLANS FOR SIZES
- INSTALL EPS FOAM CANT STRIP. AT FULL LENGTH OF VALLEY CREATED BY CANT INSTALL 26 GA G.I. VALLEY OVER MINIMUM 72# MINERAL SURFACED NONPERFORATED CAP SHEET, MINIMUM 36" WIDE. COMPLYING WITH ASTM D3909
- INSTALL (N) LAUNDRY SINK
- INSTALL (N) 42" CRL GRS SAFETY GLASS RAILING (ESR-3269) PER MANUFACTURER'S RECOMMENDATIONS
- INSTALL (N) CLASS A ASPHALT SHINGLE ROOF BY GAF (ESR-1475) OVER 2x ROOF FRAMING AND 1/2" PAINTED GYP. BD. CEILING FINISH IN AREAS OVER LIVING SPACES
- INSTALL NEW PARAPET WALL WITH PAINTED G.I. SHEETMETAL PARAPET CAP STRUCTURE BEYOND
- INSTALL 12"x6" LOUVERED VENT THROUGH WALL WITHIN 12" OF LAUNDRY ROOM CEILING
- MINIMUM 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. LANDING NOT MORE THAN 7/34 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS
- INSTALL 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4 INCHES ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING)
- REMOVE (E) 100 AMP ELECTRICAL METER AND PANEL
- (E) 22"x30" ATTIC ACCESS AT CEILING.
- LINE OF (N) STRUCTURE ABOVE
- INSTALL (N) 200 AMP ELECTRICAL METER AND PANEL
- INSTALL 5/8" TYPE X GYP. BD. ON CEILING OF THE GARAGE TO ACHIEVE THE FIRE SEPARATION BETWEEN THE GARAGE AND LIVING SPACE
- INSTALL 1/2" GYP. BD. AT UNDER STAIR CLOSET WALLS AND CEILING TO ACHIEVE FIRE SEPARATION BETWEEN CLOSET AND STAIR
- INSTALL DEX-O-TEX WEATHERPROOF AND 1-HR FIRE RATED WALKABLE SURFACE PER MANUFACTURER'S RECOMMENDATION (ESR-5036)
- TO ACHIEVE UNVENTED ROOF, INSTALL 5" OF OWENS CORNING FOAMULAR 150 RIGID INSULATION, PROVIDING R-25 DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING. SEAL ALL EDGES. INSTALL R-15 BATT INSULATION BELOW, WITH CLASS II KRAFT PAPER FACING FACE DOWN
- INSTALL G.I. ROOF GUTTER TO DOWNSPOUT AND BELOW GRADE DRAIN TO STREET CURB
- INSTALL STAIR, RAIL, AND GUARD PER DETAILS 1, 2, 3, AND 4 / D-2
- INSTALL MINIMUM R-19 BATT INSULATION AT EXPOSED RAISED FLOOR

REVISION:

**kim quon architect, llc**  
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kim@kimquonarchitect.com www.kimquonarchitect.com



M&P LLC 2025  
814 S. EL CAMINO REAL  
SAN CLEMENTE, CA 92672  
760-999-2146

ALTERED FIRST FLOOR PLAN

REMODEL/ADDITION TO  
EXISTING  
SINGLE FAMILY RESIDENCE  
408 AVENIDA PRESIDIO  
SAN CLEMENTE, CA 92672

PLOT DATE:  
01/27/26

EDIT DATE:  
01/27/26

PROJECT:  
2508

DRAWN:  
K.Q.

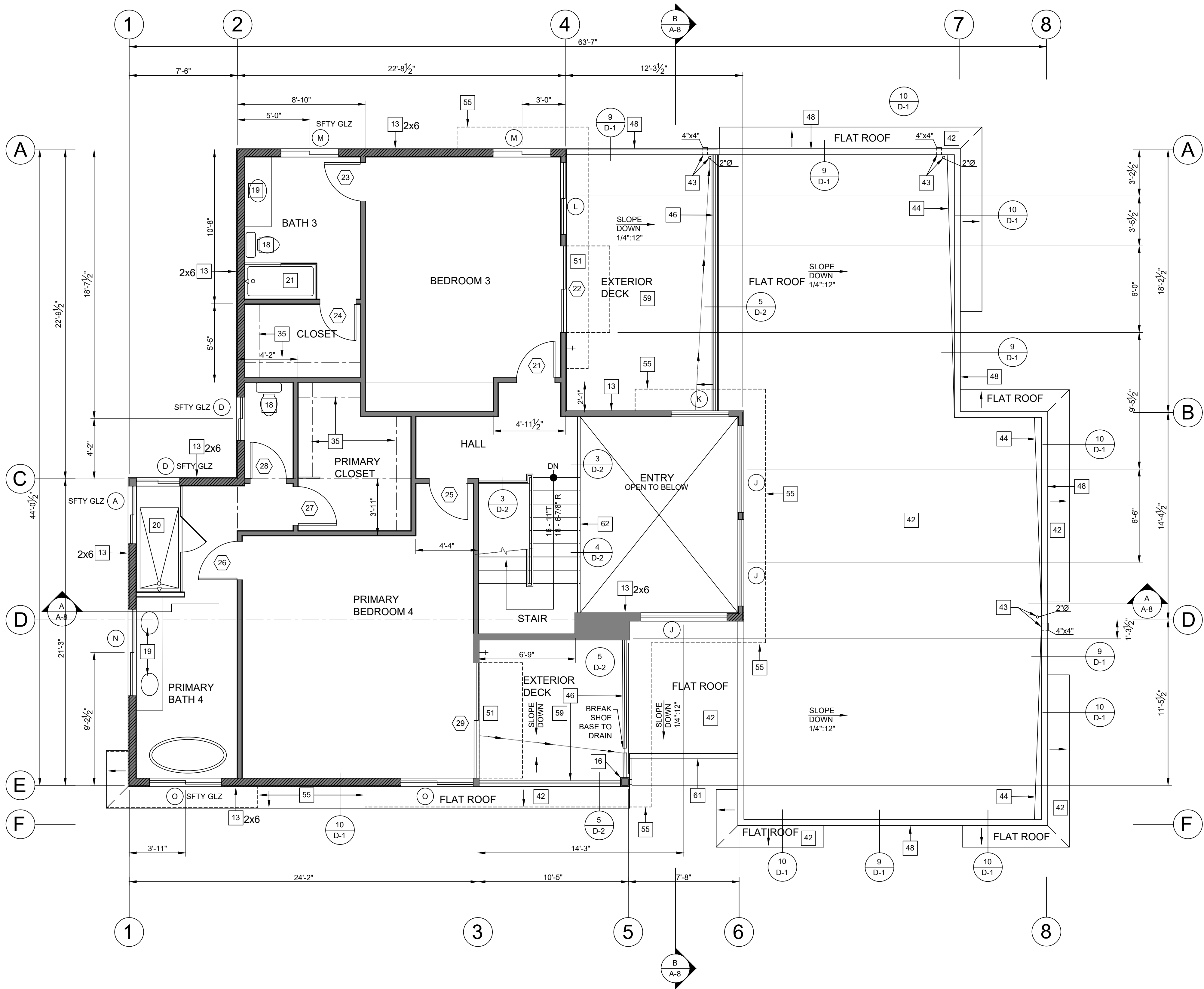
SCALE:  
1/4" = 1'-0"

SHEET

A-1

CONSTRUCTION NOTES

- (E) = EXISTING (N) = NEW
- (E) WALL TO REMAIN. REFINISH EXTERIOR WALL WITH SMOOTH STUCCO FINISH
  - (E) WALL TO BE REMOVED
  - (E) FAU TO BE REMOVED
  - (E) WINDOW TO BE REMOVED
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  - (E) FIREPLACE TO BE REMOVED
  - (E) PLUMBING FIXTURE TO BE REMOVED
  - (E) ROOF STRUCTURE TO BE REMOVED
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  - CREATE (N) OPENING IN (E) WALL TO RECEIVE (N) WINDOW OR DOOR OPENING
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  - INSTALL (N) EXTERIOR 2x4 WALL (2x6 WHERE NOTED). PAINTED 1/2" GYP. BD. INTERIOR FINISH. EXTERIOR FINISH 7/8" SMOOTH STUCCO O/ PAPER BACKED LATH W/ AT LEAST EQUIVALENT TO 2 LAYERS OF GRADE D PAPER O/ STUDS OR PLYWOOD, AND R-15 (R-21 AT 2x6) BATT INSULATION
  - INSTALL (N) INTERIOR 2x4 NON-BEARING WALL. PAINTED 1/2" GYP. BD. EA. SIDE. INSTALL BATT SOUND INSULATION AT BEDROOMS, LAUNDRY ROOM, AND RESTROOM WALLS
  - INSTALL (N) CONCRETE SLAB AND FOOTING OUTSIDE FOOTPRINT OF (E) HOUSE. SEE STRUCTURAL FOUNDATION PLAN. INSTALL CONCRETE SLAB O/ 2" SAND O/ 10-MIL VAPOR BARRIER O/ 4" SAND PER SOILS REPORT
  - INSTALL (N) 8" SQUARE WOOD FINISHED COLUMN SUPPORTS FOR PATIO AND COVER
  - INSTALL (N) EYEBROW ROOF ELEMENT
  - INSTALL NEW WATERCLOSET W/ 1.28 MAX GALLONS PER FLUSH OR DUAL-FLUSH EFFECTIVE FLUSH VOLUME. CONNECT WITH 1/2"Ø LINE TO EXISTING WATER SERVICE LINE. 1-1/2"Ø VTR. CONNECT 3"Ø ABS TO EXISTING WASTE LINE
  - INSTALL NEW BATHROOM LAV W/ FAUCET MAX FLOW RATE OF 1.2 GPM AT 80 PSI. CONNECT WITH 1/2"Ø LINES TO EXISTING HOT AND COLD WATER SERVICE LINES AND 2"Ø ABS TO EXISTING WASTE LINE
  - INSTALL (N) CERAMIC TILE SHOWER W/ NON-ABSORBANT FINISH SURFACE TO +72" AFF. MINIMUM, WITH SHOWERHEAD(S AS SHOWN) W/ FLOW RATE OF 1.8 GPM @ 80 PSI, W/ 22" DEEP x 21" TALL BENCH SEAT. TEMPERED GLASS SHOWER ENCLOSURE. FLUSH - 3" MAX DROP INTO SHOWER PAN TO ACCOMMODATE HANDICAP ENTRY. CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS A BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS
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  - INSTALL (N) 12" DEEP UPPER CABINETS WITH BOTTOM AT 20" ABOVE COUNTERTOP
  - INSTALL (N) LTWT CONCRETE FILL O/ 10 MIL VAPOR BARRIER, WELDED TO SLAB/FOOTING AND ON VERTICAL FACES OF CURBS O/ GARAGE SLAB TO MAKE FLOOR LEVEL WITH (E) INTERIOR SLAB
  - LOCATION OF REFRIGERATOR
  - INSTALL (N) KITCHEN SINK W/ FAUCET AS SELECTED BY OWNER WITH MAX FLOW RATE OF 1.8 GPM AT 80 PSI. CONNECT TO EXISTING 1/2"Ø HOT AND COLD WATER LINES AND 2"Ø ABS WASTE LINE. SEE DETAIL 3/A-2
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  - INSTALL (N) WALL MOUNTED DIRECT VENT GAS FIREPLACE
  - INSTALL (N) 1-1/2"Ø CLOSET POLE AND 12" SHELF
  - STUCCO CONTROL JOINT
  - INSTALL (N) 40 GAL TANK, HEAT PUMP TYPE WATER HEATER. SEE PLUMBING PLANS CONNECT TO POWER, AND EXHAUST VENT. 30"x30" MIN. WORK SPACE IN FRONT OF WATER HEATER
  - INSTALL (N) STAINED CEDAR SIDING SOFFIT
  - INSTALL (N) TIGHT FITTING 3'-0"x7'-0"x8" SOLID WOOD OR HONEYCOMB CORE STEEL DOOR, OR A 20 MIN. FIRE RATED DOOR, SELF-CLOSING AND SELF LATCHING W/ ALUMINUM IN-SWING THRESHOLD AS SELECTED BY OWNER
  - INSTALL MINIMUM 3/4" GYP. BD. ON GARAGE SIDE OF WALL FROM FLOOR TO CEILING AND ON CEILING TO ACHIEVE THE FIRE SEPARATION BETWEEN THE GARAGE AND LIVING SPACE
  - INSTALL (N) PAINTED 1/2" GYP. BD FINISH
  - INSTALL (N) 3-PLY, "GAFGLAS" CLASS A, BUILT-UP ROOF WITH GRANULE CAP SHEET BY GAF (UL ERI 3006-02) OVER 2x ROOF FRAMING AND 1/2" PAINTED GYP. BD. CEILING FINISH IN AREAS OVER LIVING SPACES
  - INSTALL (N) ROOF DRAIN AND CONNECT TO BELOW GRADE SITE DRAIN TO CURB. INSTALL G.I. SHEET METAL ROOF SCUPPER THROUGH WALL WITH FLOW LINE 2" ABOVE LOW POINT OF ROOF. SEE PLANS FOR SIZES
  - INSTALL EPS FOAM CANT STRIP. AT FULL LENGTH OF VALLEY CREATED BY CANT INSTALL 26 GA G.I. VALLEY OVER MINIMUM 72# MINERAL SURFACED NONPERFORATED CAP SHEET, MINIMUM 36" WIDE. COMPLYING WITH ASTM D3909
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  - MINIMUM 36" DEEP LANDING OUTSIDE ALL EXTERIOR DOORS. LANDING NOT MORE THAN 7-3/4 INCHES LOWER THAN THRESHOLD FOR IN-SWINGING DOORS AND NOT MORE THAN 1-1/2 INCHES LOWER THAN THRESHOLD FOR OUT-SWINGING DOORS
  - INSTALL 26 GA GALVANIZED WEEP SCREED AT FOUNDATION PLATE LINE AT LEAST 4 INCHES ABOVE GRADE (OR 2 INCHES ABOVE CONCRETE OR PAVING)
  - REMOVE (E) 100 AMP ELECTRICAL METER AND PANEL
  - (E) 22"x30" ATTIC ACCESS AT CEILING.
  - LINE OF (N) STRUCTURE ABOVE
  - INSTALL (N) 200 AMP ELECTRICAL METER AND PANEL
  - INSTALL 5/8" TYPE X GYP. BD. ON CEILING OF THE GARAGE TO ACHIEVE THE FIRE SEPARATION BETWEEN THE GARAGE AND LIVING SPACE
  - INSTALL 1/2" GYP. BD. AT UNDER STAIR CLOSET WALLS AND CEILING TO ACHIEVE FIRE SEPARATION BETWEEN CLOSET AND STAIR
  - INSTALL DEX-O-TEX WEATHERPROOF AND 1-HR FIRE RATED WALKABLE SURFACE PER MANUFACTURER'S RECOMMENDATION (ESR-5036)
  - TO ACHIEVE UNVENTED ROOF, INSTALL 5" OF OWENS CORNING FOAMULAR 150 RIGID INSULATION, PROVIDING R-25 DIRECTLY TO THE UNDERSIDE OF THE ROOF SHEATHING. SEAL ALL EDGES. INSTALL R-15 BATT INSULATION BELOW, WITH CLASS II KRAFT PAPER FACING FACE DOWN
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  - INSTALL MINIMUM R-19 BATT INSULATION AT EXPOSED RAISED FLOOR

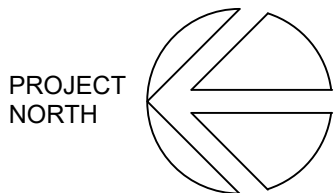


NEW SECOND FLOOR/LOW ROOF PLAN

1/4" = 1'-0"  
ROOF GUTTERS AND DOWNSPOUTS  
ROOF GUTTERS AND DOWNSPOUTS ARE SIZED PER CPC 1102 AND 1103,  
AND CPC TABLES 1103.1 AND 1103.3, AND APPENDIX D TABLE D101.1

ROOF DRAINS  
ROOF DRAINS ARE SIZED PER CPC 1102 AND TABLE 1103.1 AND APPENDIX D TABLE D101.1

SAN DIEGO 1.5 IN/HOUR 0.016 GPM/SF



REVISION:

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kim@kimquonarchitect.com www.kimquonarchitect.com

M&P LLC 2025  
814 S. EL CAMINO REAL  
SAN CLEMENTE, CA 92672  
760-999-2146

NEW SECOND FLOOR/  
LOW ROOF PLAN  
REMODEL/ADDITION TO  
EXISTING  
SINGLE FAMILY RESIDENCE  
408 AVENIDA PRESIDIO  
SAN CLEMENTE, CA 92672

PLOT DATE:

01/27/26

EDIT DATE:

01/27/26

PROJECT:

2508

DRAWN:

K.Q.

SCALE:

1/4" = 1'-0"

SHEET

A-2