



Design Review Subcommittee (DRSC)

Meeting Date: November 29, 2023

PLANNER: David Carrillo, Assistant Planner
Karla Morales, Community Development Technician

SUBJECT: **Development Permit (DP) 23-416, Bauder Addition,** a request for a 603 square foot 2nd story addition and balcony addition to an existing single family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

BACKGROUND:

The proposed project is located at 106 W Paseo de Cristobal within the Residential Low (RM) Zoning District and within the Coastal Zone (CZ) Overlay. The existing 2-story single family residence is approximately 2,172 square feet with a 365 square foot detached garage. Surrounding land uses consist of single-family residences to the north, south, east, and west. Please refer to attachment 2 for photographs of surrounding development. For historical data on the historic resource, refer to the DPR survey form in Attachment 4.

Subject Building – 106 W Paseo de Cristobal



Development Permit:

Development Permits are required for residential building additions in sensitive areas (single family properties abutting historic structures) where the addition is larger than 500 square feet. The applicant is proposing a 603 square foot addition to an existing 2,172 square foot

residence. Pursuant to San Clemente Municipal Code (SCMC) 17.16.100.E.3, DRSC review is required for Development Permits that require Planning Commission approval. Design issues to be reviewed by the DRSC include: site planning, setbacks, compatibility and relationships with adjacent development, architectural quality and style, massing, scale, proportions, landscaping, materials, design features, and visual impacts on aesthetic resources and adjacent historic resources.

The applicant proposes a 2nd story addition in the front half of the property within the existing building footprint. At the front of the addition, a 180 square foot balcony is proposed in-line above the existing first floor. The exterior of the property will be finished with a white cement board and the balcony will have a white vinyl railing. Please refer to Attachment 3 for the project's architectural plans.

Analysis:

The current set of plans is the second iteration to the project after staff provided preliminary design comments via a letter and a meeting with the property owner and the project's engineer. The following list includes notable preliminary comments that were provided to the applicant by staff, along with the applicant's response:

1. Staff Comment: Provide an analysis of the project against the City's Design Guidelines.
 - Applicant Response: Analysis provided and demonstrates general consistency with design guidelines (Attachment 2).
2. Staff Comment: Provide an analysis of the neighborhood's character.
 - Applicant Response: Analysis provided and demonstrates a mix of architectural styles (Attachment 2).
3. Staff Comment: Define the architectural style of the residence.
 - Applicant Response: Not addressed.
4. Staff Comment: Replace the glass railing at balconies with a vertically-oriented railing.
 - Applicant Response: A vinyl railing has been provided (Attachment 3).
5. Staff Comment: Revise the site plan to provide an outline of the adjacent historic home, and the distance between the addition and the historic home.
 - Applicant Response: Site plan was revised (Attachment 3).

The recessed balcony provides a greater front yard setback to the second story building wall, which reduces the massing and bulk of the residence. The addition is setback further than the minimum required setback on the side closest to the adjacent historic residence. Additionally, the project will maintain the existing distance to the historic structure, and the front yard landscaping, therefore mitigating any potential visual impacts to the historic structure. The historic structure is also situated at a higher elevation on the adjacent lot and

therefore will maintain a higher peak elevation, further helping to separate and differentiate the two properties. An architectural style for the subject property has not been defined. Staff recommends that the applicant choose an architectural style to guide the project in the selection of materials and architectural elements for a cohesive design that is sensitive and complementary to the historic resource. Since the project does not include a third story above the addition, the width of the columns on the front wall plane is disproportional and should be reduced [reference sheet A-3.1, note 2 callouts]. To address this, staff recommends the following options: 1) provide a solid gable end, and potentially keep thick columns; 2) reduce the width of the columns; or 3) provide gable brackets along with either option 1 or 2. The intent with these options is to visually ensure the columns appropriately support the overhead weight, consistent with design guidelines.

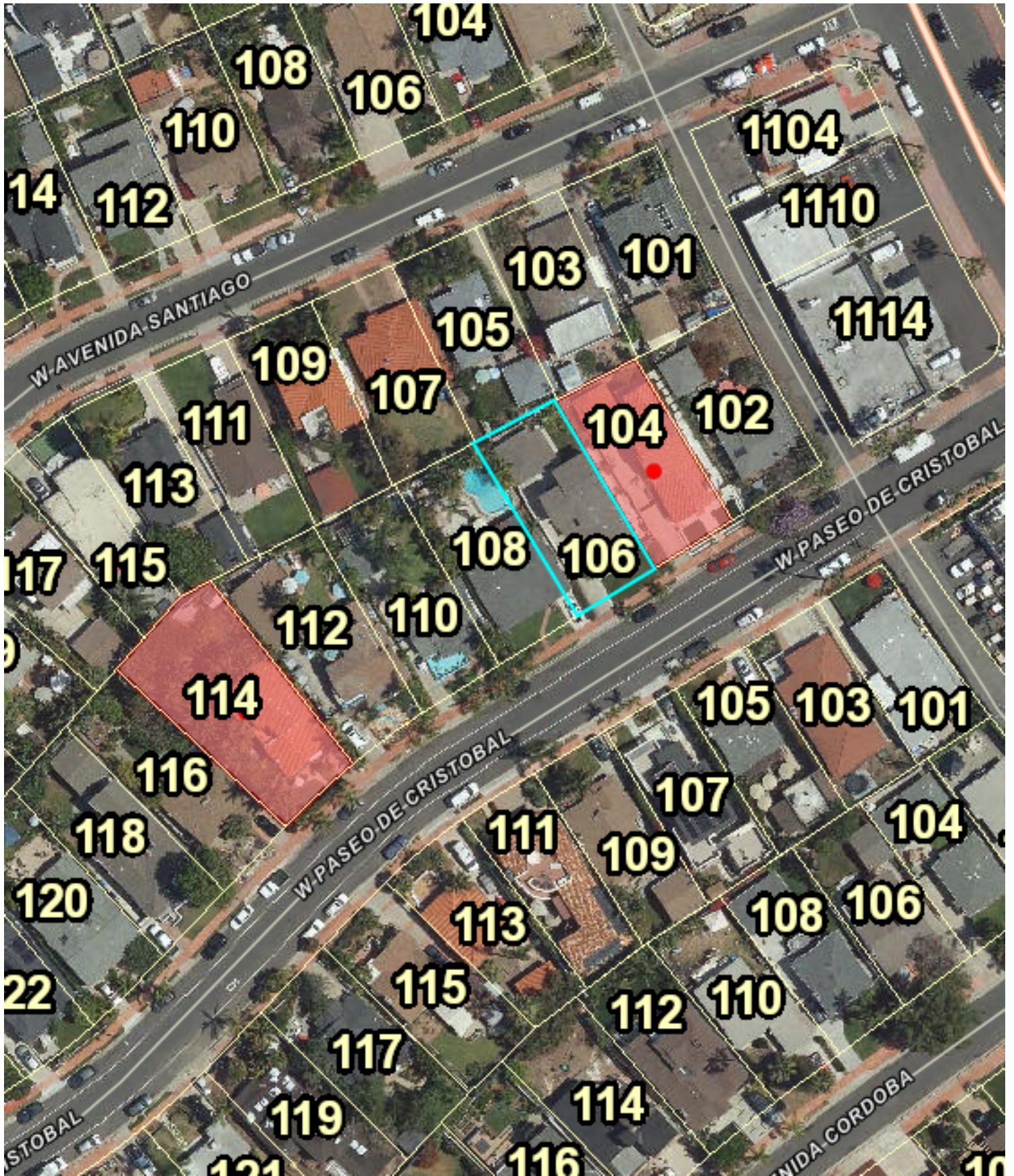
RECOMMENDATIONS:

Overall, the project is generally consistent with General Plan Policies and Design Guidelines. However, staff recommends minor design changes, listed below, to improve the project's consistency with Design Guidelines. Staff and the applicant seek DRSC feedback on the proposed design, and concurrence for a second design review.

1. Choose an architectural style for the proposed project. The current style is difficult to define, which makes it difficult to provide a clearer direction or recommendations for the building. The DRSC may have recommendations that help to identify a style.
2. Propose a different column material other than stucco, in order to provide variation of materials in the front elevation.
3. Since the project does not include a third story above the addition, the width of the columns on the front wall plane is disproportional and should be reduced. To address this, staff recommends the following options:
 - a. provide a solid gable end, and potentially keep thick columns;
 - b. reduce the width of the columns; or
 - c. provide gable brackets along with either option "a" or "b" above.

ATTACHMENTS:

1. Project Site
2. Project Narrative and Neighborhood Photographs
3. Project Plans
4. 104 W Paseo de Cristobal DPR Survey Form



DP23-416 BAUDER ADDITION
106 W. PASEO DE CRISTOBAL

 PROJECT SITE

 ADJACENT HISTORIC HOME

ATTACHMENT 2

September 5, 2023

To: Planning Division, City of San Clemente
910 Calle Negocio, San Clemente, CA 92673

From: Douglas Bauder and Connie Aung
Owners, 106 W Paseo de Cristobal, San Clemente, CA. 92672

Subject: Proposed Addition to Our Residence

For your consideration, attached are plans for an addition to our residence at 106 W Paseo de Cristobal, San Clemente.

In planning for this addition, we are aware that our property is within 300' of a historically significant residence at 104 W Paseo de Cristobal. We would also like to point out the following:

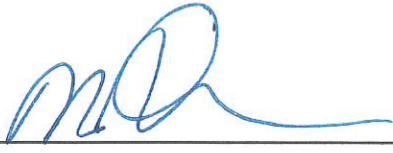
- Our residence was modified in 2016, prior to our purchase of it, to remodel the inside, add windows and additional doors, and to change the roof structure – which included the addition of a single dormer. This work did not add a master bedroom or master bath to the home.
- Our current home style would be characterized as a “Beach Cottage” or “Modern Beach Cottage.” The proposed addition will maintain these characteristics, while completing the second story from the existing 1.5 story to a full two-story residence. It will add the master bedroom and bath along with other features that we feel will adapt the residence more closely to the Design Guidelines for the City of San Clemente (as adopted by the city council, November 1991). These proposed features are listed below.
- There is a large amount of diversity in housing styles on our street within the 300' radius of the historically significant residence at 104 W Paseo de Cristobal. These styles include beach cottages in various forms and some newly remodeled structures, including a fully modernized masonry and glass home at 107 W Paseo de Cristobal (across the street).

Proposed Design Features aligning to the Design Guidelines for San Clemente:

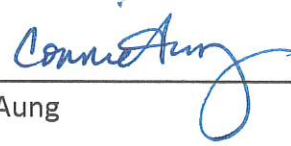
1. The upstairs floor plan has been set back 3' from the downstairs, with a porch overlooking the street. (IV.G.2.a)
2. The existing garden patio, separately permitted and built in 2018, with low walls and natural stone will be maintained. (IV.G.2.a, II.C.3.a)
3. Complexity has been added to the front of the structure in order avoid long, unrelieved wall panels (II.C.3.b)

We look forward to working through the design review for our project. We also think that this project should be considered under the Minor Cultural Heritage Review process based on the relatively small additional square feet in the proposed plan.

Thank you



Douglas Bauder



Connie Aung

To: City of San Clemente DMT
From: Douglas Bauder

Subject: CHP23-297, Bauder Addition, 106 W Paseo de Cristobal – response to City of San Clemente Attachment 1 – DMT Comments

Enclosure 1: Analysis on Neighborhood Compatibility, Including Photos of Surrounding Homes

Project analysis against the City’s General Design Guidelines and Henry Lenny Design Guidelines:

Discussion: Thanks for meeting with me on October 25th to clarify that the cultural heritage review for my proposed home addition does not include an analysis against the Henry Lenny Design Guidelines, but does include the City’s General Design Guidelines. As indicated in my Memorandum to Planning (Narrative Letter) dated September 5, 2023, there is a tremendous amount of diversity in the homes surrounding the historic residence at 104 W Paseo de Cristobal. This diversity includes basic beach cottages, two completely renovated homes – one that is a totally modernized structure of cement/steel, and additional designs. This diversity is described in Enclosure 1. From our perspective, the diversity is a quality that adds to overall neighborhood charm and appeal.

Regarding our existing home at 106 W Paseo de Cristobal, it is important to understand that only approximately 25% of the exterior of the residence will be modified with the upstairs addition. Therefore, it would be extremely difficult if not impossible to retrofit the residence with some of the listed Design Guidelines.

Nonetheless, a detailed review of the existing residence and proposed addition as compared to the City’s General Design Guidelines was conducted, with the analysis as follows:

1. As indicated in the Narrative Letter, the garden patio will be retained. In addition, and with similar characteristics, a raised flower bed retained by a stepped wall with decorative lighting will be installed between the sidewalk leading to the driveway and the house, to add “symmetry, detail, depth and function” as mentioned in the Design Guideline. As a note, the garden patio is floored with natural stone and contains a wrought iron gate.
2. Additional upstairs porches, both in the front (facing the street), and on the side will be installed. The upstairs porch in the front will cause a set back from the plane formed by the downstairs front wall of the house, adding complexity as recommended by the Design Guidelines.
3. As mentioned in the Narrative Letter, as part of a 2016 modification to the residence, a single upstairs dormer was installed. This single dormer does not align with the Design Guidelines and will be removed.

4. The front roof gable will be “scaled up” to cover the porch and to eliminate “foreshortening” as mentioned in the Design Guidelines; section titled: “Eaves with overhang.”
5. Built-in columns on the front of the proposed addition serve to add complexity and more importantly add to the visual appearance of greater wall thickness – which is specifically outlined in the Design Guidelines. The proposed built-in columns will also follow Design Guidelines with respect to height and width (no more than 10x height vs. width and no less than 7x height vs. width).
6. The wood and glass front door design with rectangular openings (not square) will be maintained; also mentioned in the Design Guidelines. Also, the door sidelights will be rectangular.
7. The chimney will be stuccoed with a decorative feature added to the top, to align with other chimney designs in our surrounding neighborhood.
8. Proper decorative and sized lighting in accordance with the Design Guideline.
9. The minimum side setback for the property is 5 feet from the property line adjacent to 104 W Paseo de Cristobal (the historic structure). We will be maintaining the additional setback of 4 feet, 4 inches, for a total of 9 feet, 4 inches from the property line. As a note, the approximate distance to the adjacent historic property (structure) is 26 feet. This distance will be maintained.

Other considerations:

1. Regarding the roof structure: Terra Cotta tile is not recommended since it is not installed on the existing house or garage. It would be visually unappealing to “mix” materials, and further – the existing roof supports in the 75% or more of the un-modified house (and garage) would likely not support the added weight of Terra Cotta tiles.
2. The property’s front sidewalk and curb have already been replaced using the City’s specified clay tile, design, and construction.

Enclosure 1: Analysis on Neighborhood Compatibility, Including Photos of Surrounding Homes

For this analysis, a total of 12 homes were selected, both adjacent to and across from the residence at 104 W Paseo de Cristobal. A short description is provided for each residence, as appropriate.



101 W Paseo de Cristobal

This home was converted to a three unit residence through the city's ADU process in 2019/20. Its overall design would best be described as a beach cottage.



103 Paseo de Cristobal

This home was fully renovated (demolished and rebuilt) in 2020/21. It has some characteristics of the Spanish Colonial Revival design.



105 W Paseo de Cristobal

Best characterized as a semi-modernized beach cottage.



107 W Paseo de Cristobal

A complete renovation, completed approximately 8 years ago. Fully modernized structure with poured cement walls, a flat roof design, and glass.



109 W Paseo de Cristobal
Semi-modernized beach cottage structure



111 W Paseo de Cristobal

A complete renovation (demolished and rebuilt). Some components of the Design Guidelines were incorporated (upstairs porches, terra cotta roof, rain gutters)



110 W Paseo de Cristobal
Beach cottage



108 W Paseo de Cristobal
Beach cottage



106 W Paseo de Cristobal

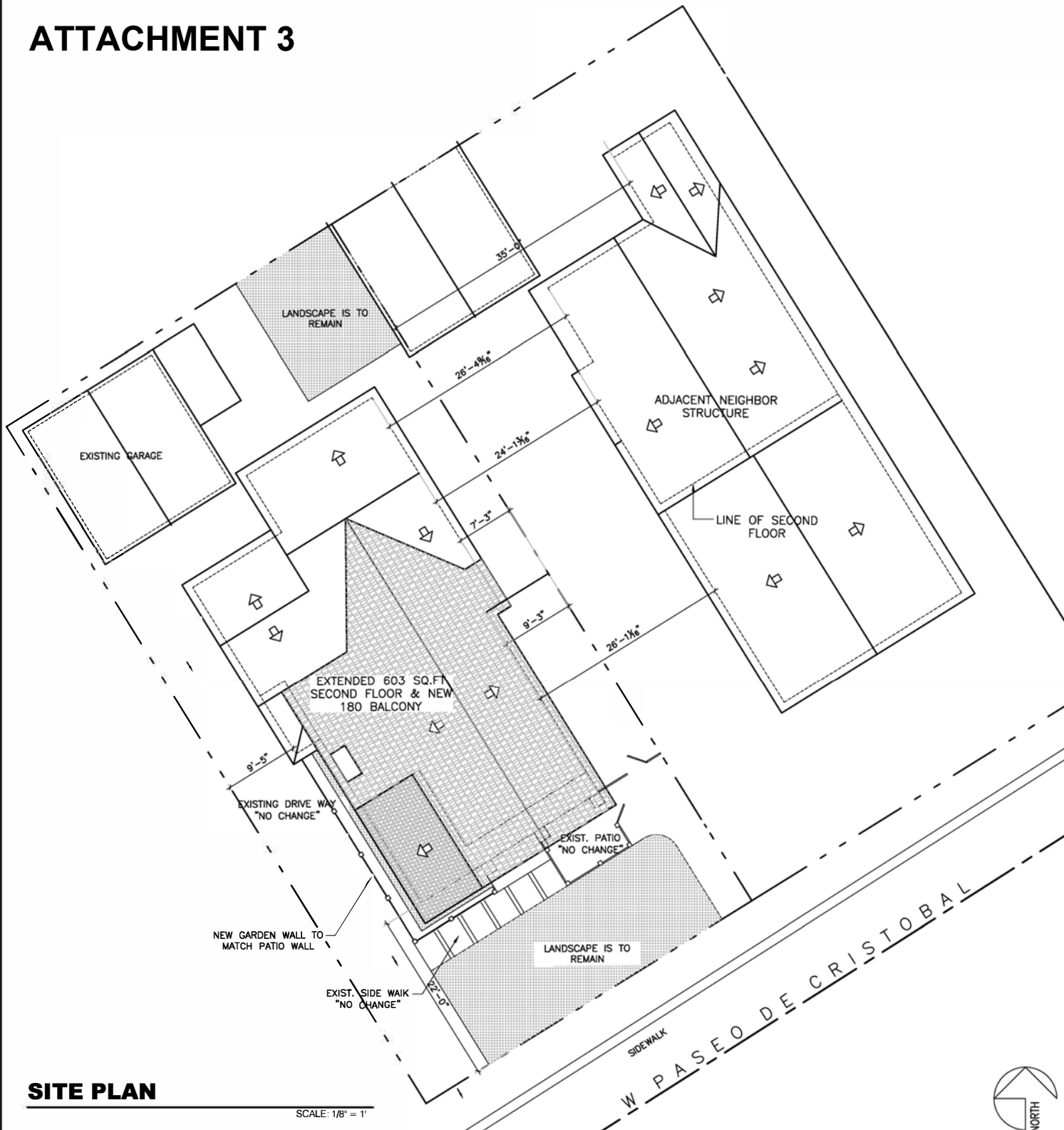
Modernized beach cottage – renovated in 2016 to add the existing single dormer, replacement windows, interior upgrades.



104 W Paseo de Cristobal

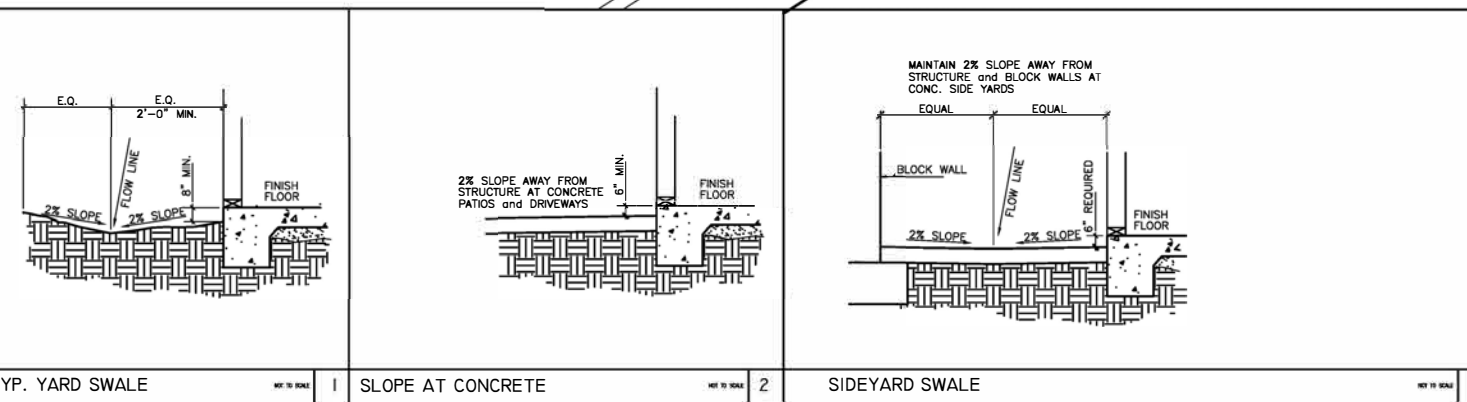
Historic residence. Fully renovated approximately 8 years ago to add a second floor.

ATTACHMENT 3



SITE PLAN

SCALE: 1/8" = 1'



VICINITY MAP



NPDES NOTES

Notes must be shown as worded, on the title sheet of the plan.

- In the case of emergency, call **Douglas Bauder** at Work Phone # **(949) 226-2680** or Home Phone # _____.
- Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
- Stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills shall be implemented to minimize transport from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
- Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity all construction debris and waste materials shall be collected and properly disposed in trash or recycle bins.
- Construction sites shall be maintained in such a condition that an anticipated storm does not carry wastes or pollutants off the site. Discharges of material other than stormwater only when necessary for performance and completion of construction practices and where they do not cause or contribute to a violation of any water quality standard; cause or threaten to cause pollution, contamination, or nuisance; or contain a hazardous substance in a quantity reportable under Federal Regulations 40 CFR Parts 117 and 302.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, glues, limes, pesticides, herbicides, wood preservatives and solvents; asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants, and hydraulic, radiator or battery fluids; fertilizers, vehicle/equipment wash water and concrete wash water; concrete, detergent or floatable wastes; wastes from any on-site equipment steam cleaning or chemical degreasing and superheated potable water line flushing. During construction, permittee shall dispose of such materials in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Dewatering of contaminated groundwater, or discharging contaminated soils via surface erosion is prohibited. Dewatering of non-contaminated groundwater requires a National Pollutant Discharge Elimination System Permit from the respective State Regional Water Quality Control Board.
- Graded areas on the permitted area perimeter must drain away from the face of slopes at the conclusion of each working day. Drainage is to be directed toward deslting facilities.
- The permittee and contractor shall be responsible and shall take necessary precautions to prevent public trespass onto areas where impounded water creates a hazardous condition.
- The permittee and contractor shall inspect the erosion control work and insure that the work is in accordance with the approved plans.
- The permittee shall notify all general contractors, subcontractors, material suppliers, lessors, and property owners that dumping of chemicals into the storm drain system or the watershed is prohibited.
- Equipment and workers for emergency work shall be made available at all times during the rainy season. Necessary materials shall be available on site and stockpiled at convenient locations to facilitate rapid construction of temporary devices when rain is imminent.
- All removable erosion protective devices shall be in place at the end of each working day when the 5-Day Rain Probability Forecast exceeds 40%.
- Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMP's for construction-related materials, wastes, spills or residues shall be implemented and retained on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.

PROJECT PROFILE

BUILDING CODE: THIS PROJECT SHALL COMPLY WITH:

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA GREEN BUILDING CODE
- 2022 ENERGY STANDARDS

AND CURRENT COUNTY OF SAN CLEMENTE ORDINANCES.

APN: 08654206
LOT: _____
TRACT: _____
ZONING: _____
FLORAL PARK NEIGHBORHOOD
OCCUPANCY TYPE: R-3 /U
BUILDING USE: RESIDENCE
CONSTRUCTION TYPE: V-B
NO. OF STORIES: 1 UNITE 2 STORY
FIRE PROTECTION: NO / (NON-SPRINKLERED)

LOT SIZE : 5,350 SQ. FT.
EXISTING LIVING AREA: 2,172 SQ. FT.
EXISTING GARAGE AREA : 365 SQ. FT.

ADDITION SECOND FLOOR AREA: 603 SQ. FT.
NEW LIVING AREA: 2775 SQ. FT.
NEW BALCONY AREA: 180 SQ. FT.

LOT COVERAGE: NO EXCHANGE = $(1,580+365) / 5,350 = 0.363 \times 100 \% = 36\%$

PROJECT CONSULTANTS

OWNER: CONNIE AUNG, DOUGLAS BAUDER
106 W PASEO DE CRISTOBAL
SAN CLEMENTE, 92672
Tel: _____

DESIGNER: UR BUILDINGS
18001 IRVINE BLVD, SUITE 206
TUSTIN, CA 92780
Tel.(949) 929-2483

STRUCTURAL: UR BUILDINGS
18001 IRVINE BLVD, SUITE 206
TUSTIN, CA 92780
Tel.(949) 929-2483

SCOPE OF PROJECT

- EXTENDED SECOND FLOOR SQ.FT. FOR NEW MASTER BEDROOM

NOTE:

- "MG DISPOSAL WILL BE USED AT THIS PROJECT"
- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE DWELLING, THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10'.
- "THERE SHALL BE NO TRENCHES OR EXCAVATIONS 5 FEET OR MORE IN DEPTH INTO WHICH A PERSON IS REQUIRED TO DESCEND, OR OBTAIN PERMIT FROM STATE OF CALIFORNIA, DIVISION OF OCCUPATIONAL SAFETY AND HEALTH (CAL/OSHA). THIS PERMIT AND ANY OTHER SAFETY PERMIT SHALL BE OBTAINED PRIOR TO COMMENCE OF ANY WORK." CONTACT CAL/OSHA AT 714-558-4451 FOR ADDITIONAL INFORMATION.
- ALL NON COMPLIANT PLUMBING FIXTURES SHALL BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES AS REQUIRED BY SENATE BILL 407.

SHEET INDEX

ARCHITECTURAL:	
01-	A-1.0 SITE PLAN
02-	A-1.1 2022 CALIFORNIA GREEN
03-	A-1.2 2022 CALIFORNIA GREEN
04-	A-2.0 EXISTING/DEMO FLOOR PLAN
05-	A-2.1 PROPOSED FLOOR PLAN
06-	A-3.0 EXISTING ELEVATIONS
07-	A-3.1 PROPOSED ELEVATIONS & SECTION

NOTE

- MECHANICAL, ELECTRICAL AND PLUMBING PLANS ARE NOT REVIEWED AND SUBJECT TO FIELD INSPECTION.
- ALL NEW DOORS & WINDOWS SHALL MEET BUILDING SECURITY REGULATIONS OF SA MUNICIPAL CODE CHAPTER 8 DIVISION 3 (AND PROVIDE THE APPLICABLE NOTES ON THE PLANS).
- AS OF JANUARY 1, 2014, SENATE BILL 407 REQUIRES ALL PLUMBING FIXTURES TO BE REPLACED WITH COMPLIANT WATER CONSERVING FIXTURES AND SHALL BE VERIFIED PRIOR TO BUILDING FINAL INSPECTION.

SITE PLAN NOTES

- FILED VERIFY EXISTING AND ELEVATIONS AND IF ANY DISCREPANCIES ARE ENCOUNTERED, NOTIFY THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- MAINTAIN A MINIMUM OF 2% POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. FINISH GRADE AROUND THE NEW STRUCTURE / ADDITION SHALL SLOPE AWAY FROM BUILDING FOR DRAINAGE PURPOSES.
- ALL BUILDING SETBACKS FROM SLOPES SHALL BE IN ACCORDANCE WITH THE GRADING AND EXCAVATION CODE OF THE BUILDING PERMIT.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT.
- ALL PAD AND SURFACE WATER MUST DRAIN TO DRIVEWAY AND OUT TO STREET UNLESS SHOWN OTHERWISE.
- VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY WORK.
- DETERMINE LOCATION OF WATER METER, ELECTRIC AND GAS METER IN ACCORDANCE WITH SERVING UTILITY AND VERY LOCATION WITH ENGINEER (TO CONFIRM NO CONFLICT WITH DESIGN OCCURS) PRIOR TO INSTALLING ANY METERS.
- ALL SUBSURFACE DRAINS SHALL BE SCHEDULE 40 OR SDR 35 ABS 4" MIN.
- CERTIFICATION OF SUITABLE FILL (INCLUDING TRENCHES, BACKFILLS, RETAINING WALLS, PAD/POUGH GRADE, ETC.) AND ITS SATISFACTORY PLACEMENT SHALL BE SUBMITTED BY SOIL ENGINEER TO THE BUILDING DEPARTMENT.
- A SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS, POOLS, SPA, FENCES, ENCROACHMENTS IN TO THE PUBLIC RIGHT OF WAY (I.E. DRIVEWAY).
- ALL UTILITY TRENCH BACKFILL SHOULD BE PLACED TO THE FOLLOWING STANDARDS: 90% OF THE LABORATORY STANDARD IF NATIVE OR SAND MATERIALS ARE USED AS BACKFILL.
- EXTERIOR TRENCHES PARALLELING A FOOTING AND EXTENDING BELOW A 1:1 PLACE PROTECTED FROM THE OUTSIDE BOTTOM EDGE OF THE FOOTING SHALL BE COMPACTED TO 90% OF THE LABORATORY STANDARD. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCH BACKFILL AREAS. DENSITY TESTING ALONG WITH PROVING SHALL BE ACCOMPLISHED TO VERIFY THE DESIRED RESULTS.
- ALL TRENCH EXCAVATIONS SHOULD CONFORM TO CAL-OSHA AND LOCAL SAFETY CODES.



UR Buildings
 Consulting Engineers
 18001 Irvine Blvd, Suite 206
 Tustin, CA 92780
 Tel:(714) 280-2927
 Fax:(949) 656-7722
 Direct:(949) 929-2483

REVISIONS	DATE

SITE PLAN



EXTENDED SECOND FLOOR FOR NEW MASTER BEDROOM
 CONNIE AUNG, DOUGLAS BAUDER
 106 W PASEO DE CRISTOBAL,
 SAN CLEMENTE, CA 92762

DRAWN BY:

DATE: 8/7/2023




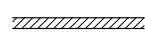


SCALE: AS NOTED

JOB NO: URB23-00106

A-1.0

SHEETS

LEGEND:

-  New Walls
-  Remove Walls
-  Existing Walls
-  Close & Fix Opening
-  Existing 2x4 Exterior Wall to Furring Out To be 2x6 Wall
-  Removed window or Door

NOTES:

ALL NEW EXTERIOR WALLS SHALL HAVE 2 LAYERS OF GRADE D OR 60 MINUTES GRADE D PAPER APPLIED OVER ALL WOOD BASE SHEATING

B- A MINIMUM .019 INCH (NO 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT WEEP SCREED.

C- THE SCREED SHALL BE INSTALLED WITH WEEP OPENING LOCATED A MIN. 1 INCH BELOW FOUNDATION PLATE LINE AND 4 INCHES ABOVE FINISH GRADE OR 2 INCHES ABOVE PAVED AREAS

FIRE BLOCK SHALL BE INSTALLED AT CONCEALED SPACES OF STUD WALLS AND PARTITIONS . FLOOR AND CEILING AT 10' MAX. INTERVALS BOTH VERTICALLY AND HORIZONTALLY.

GAS VENTS AND NONCOMBUSTIBLE PIPING IN WALLS SHALL BE EFFECTIVELY DRAFT STOPPED AT EACH FLOOR OR CEILING.

A CORROSION RESISTANT WEEP SCREED IS REQUIRED BELOW THE STUCCO A MIN. 4 1/2" ABOVE GRADE/ SLAB.

LIGHTING NOTE:

LIGHTING IN A KITCHEN:
- 100% OF WATTAGE IN A KITCHEN LIGHTING TO BE HIGH EFFICACY AND SWITCHED SEPARATELY.

NOTE:

KITCHEN LOCAL EXHAUST VENTILATION REQUIRES A MINIMUM RATE OF 100 CFM MEETING THE REQUIREMENTS OF ASHRAE 62.2. THIS INCLUDES A MAXIMUM SOUND RATING OF 3 SONE @ 100 CFM.

NOTES:

MANUFACTURED FENESTRATION PRODUCTS AND EXTERIOR DOORS SHALL:

- a: HAVE A CLEARLY VISIBLE TEMPORARY LABEL MEETING THE REQUIREMENTS OF SEC. 10-111 (A) 1, NOT TO BE REMOVED BEFORE INSPECTION BY THE ENFORCEMENT AGENCY, LISTING THE CERTIFIED U-FACTOR, THE SOLAR HEAT GAINS COEFFICIENT (SHGC), AND VISIBLE TRANSMITTANCE (VT) CERTIFYING THAT THE AIR LEAKAGE REQUIREMENTS OF SEC. 110.6(A) ARE MET; AND
- b: HAVE A PERMANENT LABEL MEETING THE REQUIREMENTS OF SEC.10-111(A) 2 IF THE PRODUCTS RATED USING NFRC PROCEDURES. SEC.110.6(A)
- c: ANY OTHER JOINTS, PENETRATIONS AND OTHER OPENING IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKING SHALL BE CAULKED GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION, SEC. 110.7.
- d: DETAIL OF MOISTURE PROTECTION DETAIL FOR NEW OPENINGS REQUIRED PLANS.

ALARMS NOTE:

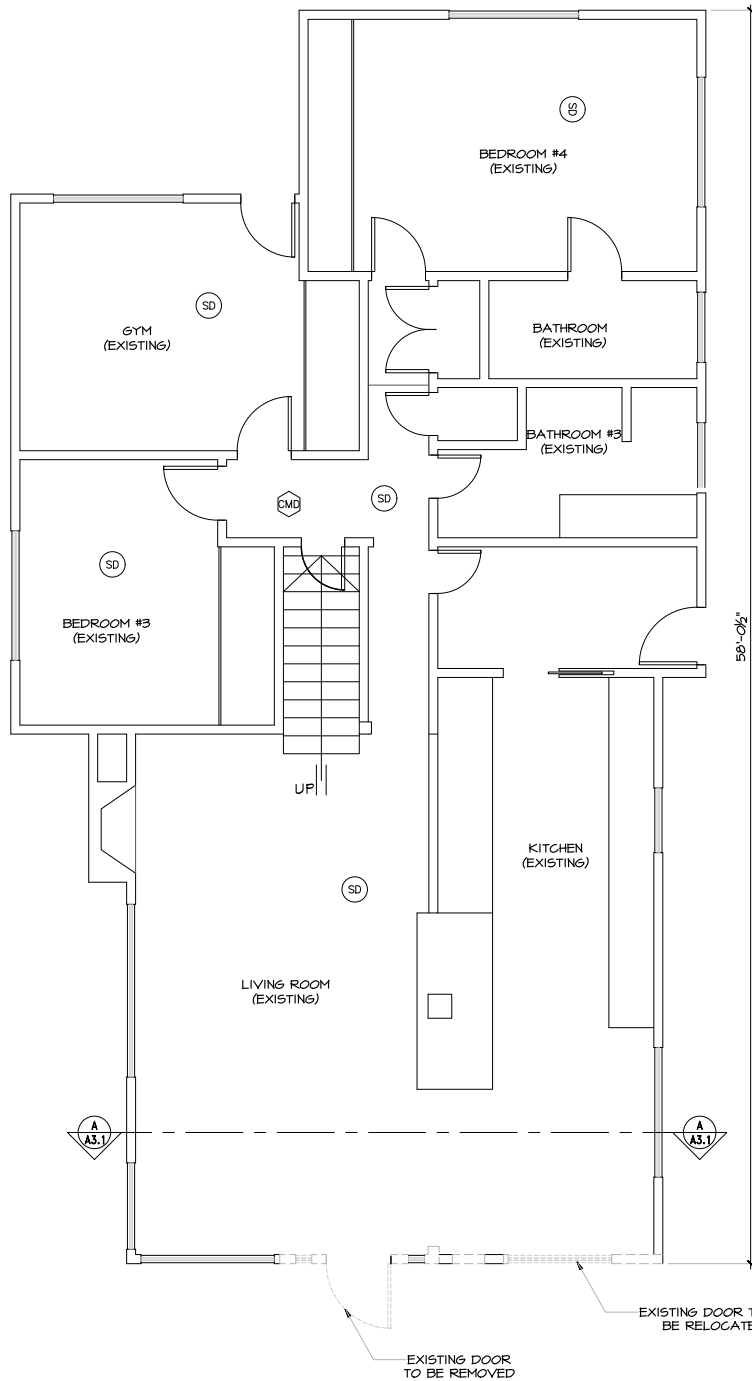
- AN APPROVED CARBON MONOXIDE ALARM SHALL BE INSTALLED IN DWELLING UNITS AND IN SLEEPING UNITS WITHIN WHICH FUEL-BURNING APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES.
- a. ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WITH BATTERY BACKUP
- b. ALARMS SHALL BE INTERCONNECTED SUCH THAT THE ACTUATION OF ONE ALARM SHALL ACTIVE ALL ALARMS.
- c. LOCATE ALARMS OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS.
- d. LOCATE ALARMS ON EVERY LEVEL OF A DWELLING UNIT INCLUDING BASEMENTS.
- e. APPROVED COMBINED SMOKE ALARMS AND CARBON DIOXIDE ALARMS SHALL BE ACCEPTABLE.

PLUMBING:

1. SEPARATE WATER METER ARE REQUIRED FOR ALL NEW DUPLEXES FIRE RISERS ARE REQUIRED AT EACH WATER METER.
2. PLUMBING FIXTURES:
 - NEW CONSTRUCTION & ADDITIONS THAT INCREASES CONDITION SPACE AREA, VOLUME, OR SIZE (CAL GREEN 4.303.1): COMPLY WITH CAL GREEN MANDATORY REQUIREMENTS
 - ADDITION & ALTERATION: EXISTING FIXTURES SHALL BE REPLACED TO MEET THE FOLLOWING REQUIREMENTS:
 - SHOWER HEADS: 1.8 GPM @ 80 PSI
 - LAVATORY FAUCETS: 1.2 GPM @ 60 PSI
 - KITCHEN FAUCET: 1.8 GPM @ 80 PSI
 - WATER CLOSET : 1.28 GALLONS PER FLUSH
3. CLEARANCE FOR WATER CLOSET TO BE A MINIMUM OF 24 INCHES IN FRONT , AND 15 INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION.(CPC 402.5)
4. THE WATER HEATER BURNER BY 3 FT. TALL STEEL PIPE EMBEDDED IN CONCRETE SLAB FOR PROTECTION OF WATER HEATERS LOCATED IN GARAGE. (CPC 507.13.1)
5. WATER HEATERS TO BE STRAPPED AT TOP AND BOTTOM WITH 1 1/2" X 16-GAUGE STRAP WITH 3/8" DIAMETER. X 3" LAG BOLT EACH END.(CPC 507.2)
6. ABS AND PVC DRAIN WASTE AND VENT PIPING MATERIAL IS LIMITED TO 2 STORIES MAXIMUM. (CPC 701.2(2) (A), AND 903.1.1)
7. ABS AND PVC ROOF AND DECK DRAIN MATERIAL IS LIMITED 2 STORIES MAXIMUM. (CPC 1101.4)
8. ROOF AND DECK DRAIN SYSTEMS INSIDE THE BUILDING ARE REQUIRED TO BE INSTALLED WITH DIRECTIONAL DWV DRAINAGE FITTINGS. (CPC 603.5.7)
9. CLEANOUTS ARE REQUIRED WITHIN 2 FEET OF THE CONNECTION BETWEEN THE INTERIOR ROOF AND DECK DRAIN PIPING SYSTEM. (CPC 1101.13)
10. ALL HOSE BIBBS SHALL HAVE VACUUM BREAKERS. (CPC 603.5.7)
11. THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3-INCH HORIZONTAL DRAINAGE SYSTEM LINE IS 3. (CPC TABLE 703.2)
12. THE MAXIMUM AMOUNT OF WATER CLOSETS ON A 3-INCH-H HORIZONTAL DRAINAGE SYSTEM LINE IS 4. (CPC TABLE 703.2)
13. PROVIDE GAS LINE WITH A MIN CAPACITY OF 200,000 BTU FOR WATER HEATER .(CAL ENERGY CODE 150.0 (N))
14. PROVIDE A CONDENSATE DRAIN NO MORE THAN 2 INCHES ABOVE THE BASE OF THE WATER HEATER SPACE. (CAL ENERGY CODE 150.0(N))
15. INSULATE ALL HOT WATER PIPES FROM THE WATER HEATER SPACE TO THE OUTSIDE TERMINATION FROM THE WATER HEATER SPACE.(CAL ENERGY CODE 150.0 (N))
16. INSULATE ALL HOT WATER PIPES. (CAL ENERGY CODE 150.0(J)(2),AND CPC 609.11).
17. ISOLATION VALVES ARE REQUIRED FOR TANKLESS WATER HEATER ON THE HOT AND COLD SUPPLY LINES WITH HOSE BIBBS ON EACH VALVE, TO FLUSH THE HEAT EXCHANGER.(CAL ENERGY CODE 110.3(B))
18. INSTALL 1 AUTOMATIC CLOTHES WASHER CONNECTION PER ONE -AND TWO - FAMLR DWELLING.(CPC TABLE 422.1)

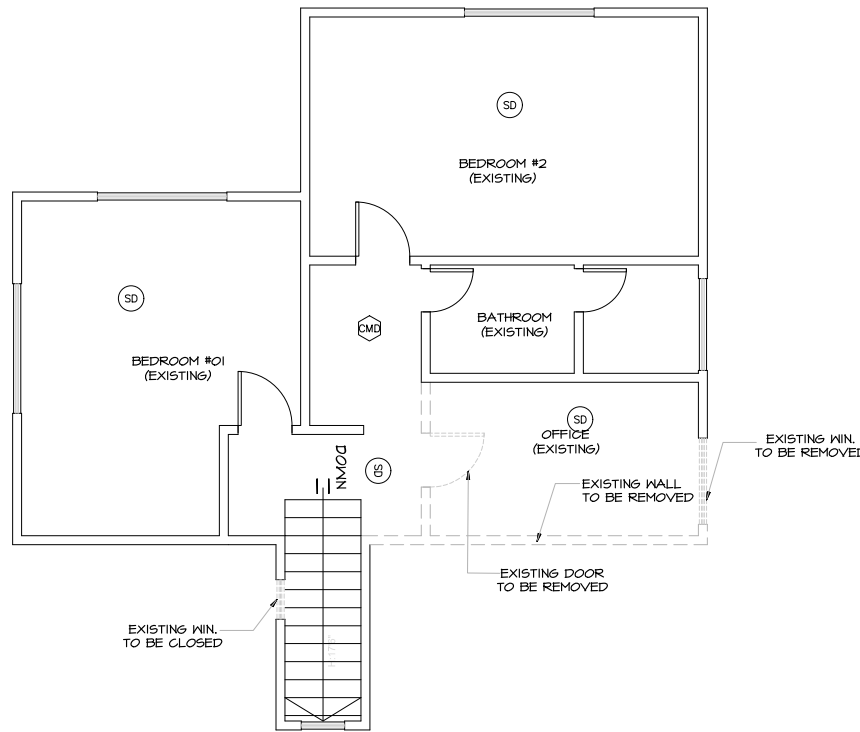
ELECTRICAL:

1. FIELD INSPECTORS SHALL REVIEW AND APPROVE UNDERGROUND SERVICE REQUIREMENT PRIOR TO CONCRETE PLACEMENT.
2. SERVICE EQUIPMENT AND SUBPANELS SHALL HAVE A MIN 30" WIDE BY 36" DEEP CLEAR WORKSPACE. (CEC 110.26)
3. ALL LIGHTING IS REQUIRED SHALL BE HIGH EFFICACY. (CALIFORNIA ENERGY CODE SECTION 150.0 (K) AND TABLE 150.0-A)
4. PROVIDE A LISTED 1-INCH RACEWAY TO ACCOMMODATE A DEDICATED 208/240-VOLT CIRCUIT FOR FUTURE ELECTRICAL VEHICLE (EV) CHARGER. (CAL GREEN 4.106.4.1)
5. ALL RECEPTACLE OUTLETS ARE REQUIRED SHALL BE LISTED TAMPER RESISTANT (CEC 406.12 AND 250.52)
6. COMBINATION TYPE AFCI CIRCUIT BREAKERS ARE REQUIRED FOR ALL 120-VOLT SINGLE PHASE 15/20-AMP BRANCH CIRCUITS. EXCEPT FOR BATHROOM, GARAGES, AND OUTDOORS. (CEC 210.12)
7. A MINIMUM OF ONE DEDICATED 20 AMP CIRCUIT IS REQUIRED FOR BATHROOM. (CEC 210.11(C)(3))
8. GFCI PROTECTION IS REQUIRED FOR ALL RECEPTACLE OUTLETS LOCATED OUTDOORS, GARAGES, ACCESSORY BUILDINGS, BATHROOMS, CRAWL SPACES, KITCHENS, LAUNDRY AREA, KITCHEN DISHWASHWR BRANCH CIRCUIT, GARBAGE DISPOSAL, ALL AREAS WITHIN 6 FEET OF A SINK, AND ALL RECEPTACLES WITHIN 6 FEET OF A BATHTUB OR SHOWER STALL.(CEC 210.8)
9. RECEPTACLE OUTLETS ARE NOT ALLOWED WITHIN OR OVER A BATHTUB OR SHOWER STALL.(CEC 406.9(C))
10. SUBPANELS ARE NOT ALLOWED TO BE LOCATED IN BATHROOM OR CLOTHES CLOSET.(CEC 240.24(D)AND(E).
11. CIRCUITS SHARING A GROUNDED CONDUCTOR (NEUTRAL) WITH TWO UNGROUNDED (HOT) CONDUCTORS MUST USE A TWO POLE CIRCUIT BREAKER OR AN IDENTIFIED HANDEL TIE. (CEC 210.4(B)) GROUP NONCABLE CIRCUITS IN PANEL (CEC210.4(D))
12. THE RECEPTACLE OUTLETS THAT SERVE KITCHEN COUNTER TOPS, DINING ROOM, BREAKFAST AREA, AND PANTRY, MUST HAVE A MIN OF 2 DEDICATED 20-AMP CIRCUITS. (CEC 210.52(B)(1))
13. KITCHEN COUNTER TOPS 12 INCHES OR WIDER MUST HAVE A RECEPTACLE OUTLET.(CEC 210.52(C)(1))
14. KITCHEN COUNTER TOP MUST HAVE RECEPTACLE OUTLET SO NO POINT ALONG THE COUNTER WALLS IS MORE THAN 24 INCHES FROM A RECEPTACLE. (CEC 210.52(C)(1))
15. ISLAND AND PENINSULAR COUNTER TOPS MUST HAVE AT LEAST ONE RECEPTACLE. (CEC 210.52(C)(1),(2),AND(3))
16. THE SPACING FOR GENERAL RECEPTACLE OUTLETS MUST BE LOCATED SO THAT NO POINT ON ANY WALL, FIXED GLASS, OR CABINETS IS OVER 6 FET FROM A RECEPTACLE OUTLET. (CEC 210.52(A)(1))
17. HALLWAYS 10 FEET OR MORE MUST HAVE AT LEAST ONE RECEPTACLE OUTLET. (CEC 210.52(H))
18. GARAGES SHALL HAVE AT LEAST ONE RECEPTACLE FOR EACH CAR SPACE ON THE INTERIOR. THE BRANCH CIRCUIT SUPPLYING THE RECEPTACLES SHALL NOT SERVE OUTLETS OUTSIDE OF THE GARAGE. (CEC 210.52(G)(1))
19. LAUNDRY ROOMS MUST HAVE AT LEAST ONE DEDICATED 20-AMP RECEPTACLE CIRCUIT. (CEC 210.11(C)(2)).
20. PROVIDE 120V RECEPTACLE WITHIN 3 FEET OF WATER HEATER. (CAL ENERGY 150.0(N)1A.)



FIRST FLOOR PLAN (EXISTING & DEMO)

SCALE: 1/4" = 1'



SECOND FLOOR PLAN (EXISTING & DEMO)

SCALE: 1/4" = 1'



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Fax:(949) 656-7722
Direct:(949) 929-2483

REVISIONS	DATE

FLOOR PLAN
(EXISTING & DEMO)



EXTENDED SECOND FLOOR FOR NEW
MASTER BEDROOM
CONNIE AUNG, DOUGLAS BAUDER
106 W PASEO DE CRISTOBAL,
SAN CLEMENTE, CA 92762

DRAWN BY :

DATE: 8/7/2023

SCALE: AS NOTED

JOB NO: URB23-00106

A-2.0

SHEETS



LEGEND:

- New Walls
- Remove Walls
- Existing Walls
- Close & Fix Opening
- Existing 2x4 Exterior Wall to Furring Out To be 2x6 Wall
- Removed window or Door

DOOR NOTES

- DOOR NOTES**
1. PROVIDE PRIVACY LOCKS ON ALL PRIMARY BEDROOM AND BATHROOM DOORS.
 2. ALL EXTERIOR DOORS TO GARAGE AND LIVING AREA TO BE EQUIPPED WITH A DEADBOLT WITH A MIN. FLOW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8" THE INACTIVE LEAF OF A PAIR OF DOORS SHALL BE EQUIP WITH A DEADBOLT.
 3. NO DOOR SHALL REQUIRE A KEY TO OPEN FROM INSIDE.
 5. DOORS TO BE CERTIFIED AND LABELED INDICATING THAT THEY MEET THE APPROPRIATE STANDARDS. ALUMINUM SLIDING TO BE PER ANSI/AAMA 402.9-NFMA IS. 610.71
 6. NON-REMOVABLE PINS SHALL BE USED IN PIN TYPE HINGES THAT ARE ACCESSIBLE FROM THE OUTSIDE WHEN THE DOOR IS CLOSED
 7. THE MAIN EXIT DOOR SHALL HAVE A 0.5 INCH MAX. THRESHOLD
 8. A DOOR MAY SWING OVER LANDING THAT IS NOT MORE THAN 5" BELOW THRESHOLD AND .75" FOR SLIDING DOORS.
 9. MINIMUM OPENING OF 100 SQ.IN. AT LAUNDRY ROOM DOOR

WINDOW NOTES

- WINDOW NOTES**
1. ALL WINDOWS TO BE ONE-HALF OPENABLE AND SCREENED UNLESS NOTED OTHERWISE.
 2. ALL WINDOWS TO CONFORM WITH THE CALIFORNIA ADMINISTRATIVE CODE TITLE 24 AND TO NFMA 1.5.610-71.
 3. ALL GLASS SHALL CONFORM WITH CHAPTER 24, I.B.C.2018 AND LOCAL CODES.
 4. ALL WINDOW FRAMES SHALL BE EXTERIOR CLAD and INSULATED GLASS UNLESS NOTED OTHERWISE.
 5. ONE WINDOW IN EACH BEDROOM SHALL HAVE AT LEAST 5.7 SQUARE FEET OPENABLE WITH FINISHED SILL. NO MORE GLASS BLOCK WINDOWS ARE TO BE ONE PIECE THAN 44" ABOVE FLOOR MINIMUM HEIGHT 24" AND MINIMUM WIDTH 20".
 6. ALL GLAZING WHERE THE NEAREST EXPOSED EDGE BLOCK WINDOW WITH FRAME OR USE #3 BARS AT 16" O.C. OR EQUAL AT STANDARD BLOCK INSTALLATION.
 7. VERTICAL EDGE OF A DOOR TO BE TEMPERED. OF THE GLASS IS WITHIN 24" ARC OF EITHER
 8. ALL WINDOWS IN HAZARDOUS LOCATIONS TO BE TEMPERED GLAZED PER CRC R308.4 .
 9. THE LOAD RESISTANCE OF GLASS UNDER UNIFORM LOAD SHALL BE DETERMINED IN ACCORDANCE WITH ASTM E 1300.
 10. ALL WINDOW AND DOOR GLAZING SHALL BE DUAL GLAZING.

BATHROOM PLUMBING NOTES:

- P1- IT APPEARS THE PROPOSED BATHROOM INCLUDES A SHOWER. ADDRESS THE FOLLOWING COMMENTS:
- a) SHOWERS ARE REQUIRED TO HAVE A MINIMUM 2" CURB PER CPC 408.5. REVISE THE PLANS TO SHOW COMPLIANCE.
 - b) PROVIDE A 22" MINIMUM SHOWER DOOR.
 - c) SHOWER DOOR SHALL OPEN SO AS TO MAINTAIN A 22" MINIMUM UNOBSTRUCTED OPENING FOR EGRESS PER CPC 408.5.
 - d) SPECIFY THE SHOWER STALL TO BE 1024 SQUARE INCHES MINIMUM AND CAPABLE OF ENCOMPASSING A 30" DIAMETER CIRCLE. CPC 408.6
 - e) SHOW THE LOCATION OF THE SHOWER HEAD AND CONTROL VALVES. CONTROLS FOR THE SHOWERHEAD SHALL BE LOCATED ON THE SIDEWALL OF THE SHOWER COMPARTMENT SO THAT THE SHOWERHEAD DOES NOT DISCHARGE DIRECTLY AT THE ENTRANCE TO THE COMPARTMENT PER CPC 408.9.
- P2- SPECIFY SHOWER AND TUB-SHOWER COMBINATIONS SHALL HAVE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE. CPC 418.0

BATHROOM NOTES:

- BATHTUB AND SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR. CRC R307.2
- GYPSON BOARD SHALL NOT BE USED WHERE THERE WILL BE DIRECT EXPOSURE TO WATER, OR IN AREAS SUBJECT TO CONTINUOUS HIGH HUMIDITY. CRC R702.3.8.1
- ALL GLAZING LESS THAN 60" ABOVE A SHOWER OR TUB FLOOR AND WITHIN 60" HORIZONTALLY FROM FIXTURE'S WATER EDGE SHALL BE SAFETY GLAZING. CRC R308.4, ITEM 5
- ENERGY FENESTRATION PRODUCTS SHALL BE CERTIFIED FOR OVERALL U-VALUES AND OVERALL SHGC, AND SHALL HAVE A TEMPORARY LABEL WHICH LISTS THE CERTIFIED U-VALUE AND SHGC, AND CERTIFIES APPLICABLE AIR INFILTRATION REQUIREMENT ARE MET.

ELECTRICAL LEGEND

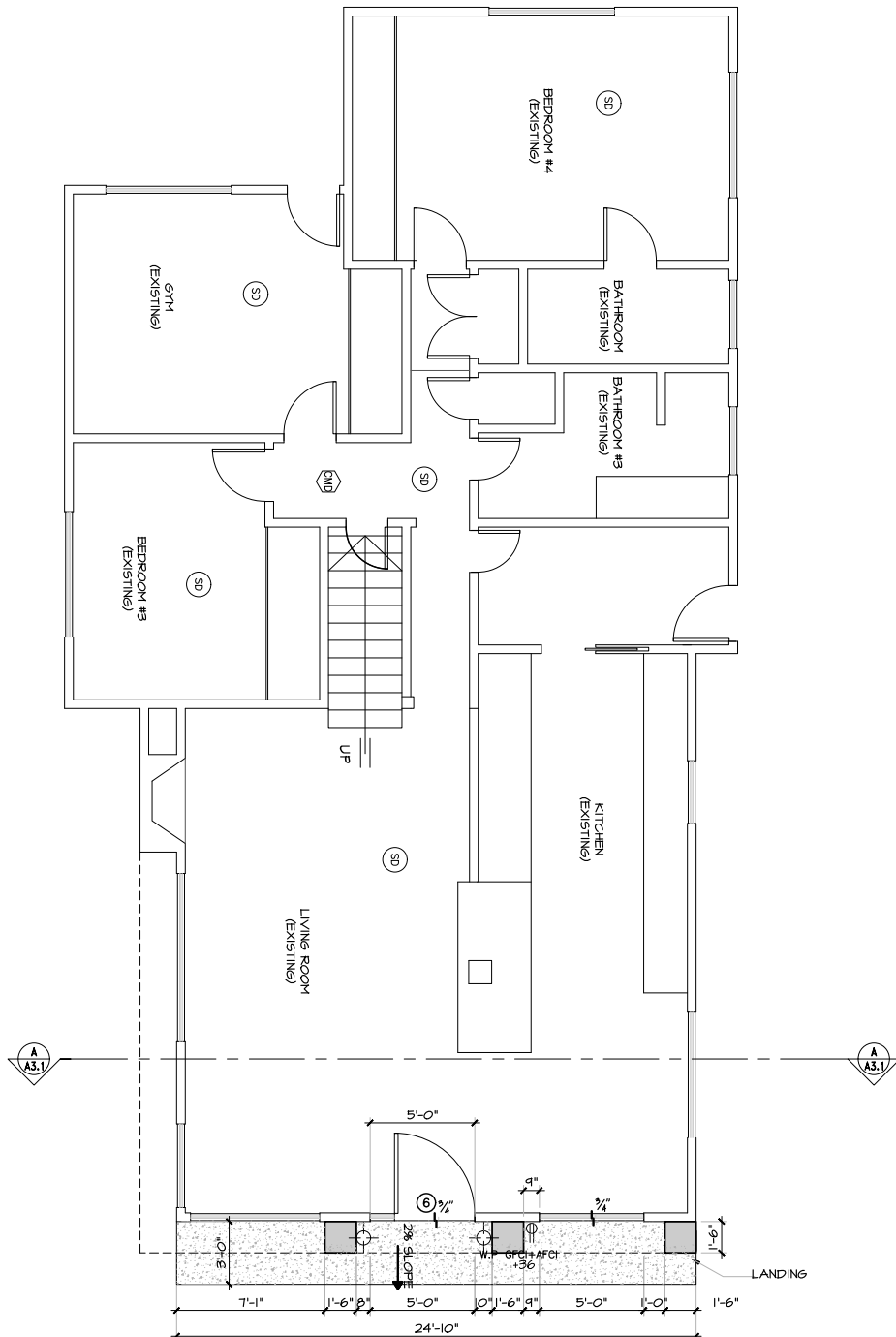
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	CARBON MONOXIDE DETECTOR		110V. STANDARD RECEPTACLE
	SMOKE DETECTOR		EXHAUST FAN / 50 CFM ENERGY STAR & HUMIDITY CONTROL
	GROUND FAULT WEATHER PROOF		SINGLE POLE SWITCH
	WALL/CEILING LIGHT FIXTURE		3-POLE SWITCH
	AIR GRILL HEAT SUPPLY		RECESSED LITE FIXTURE LED
	CEILING FAN W/ LIGHT		MINI RECESSED LITE FIXTURE

WINDOW SCHEDULE

WINDOW NO.	WINDOW SIZE (W x H x T)	FRAME		REMARKS	U' FACTOR	'SHGC' FACTOR
		MATERIAL	FINISH			
1	6'-0"x2'-2"	AL	-	PICTURE / TEMPERED GLASS	0.3	0.23
2	2'-0"x2'-2"	AL	-	SLIDING MIN. , IV SAFETY GLAZING	0.3	0.23
3	10'-0"x4'-5"	AL	-	SLIDING / TEMPERED GLASS	0.3	0.23

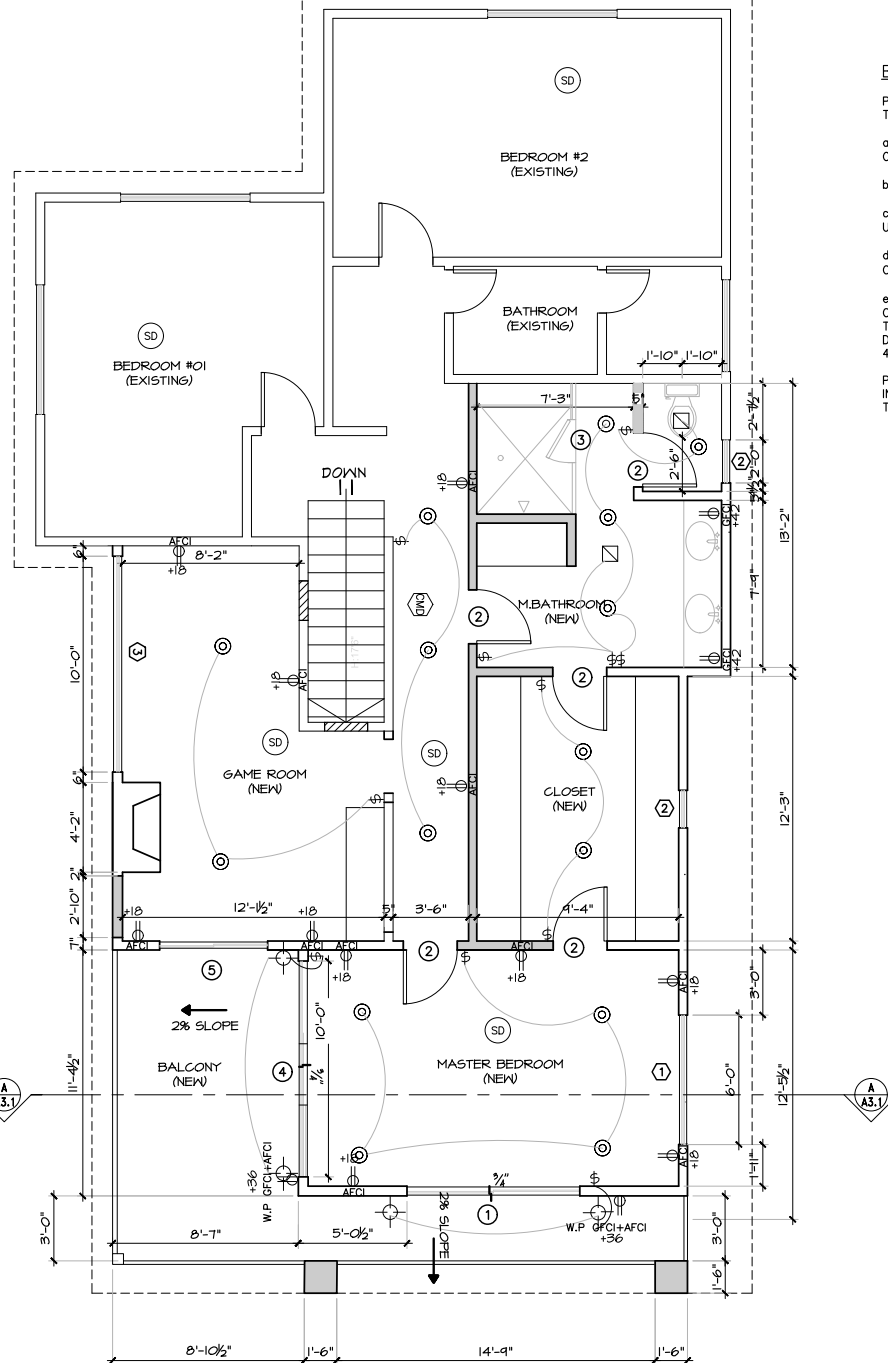
DOOR SCHEDULE

DOOR NO.	DOOR SIZE (W x H x T)	REMARKS	U' FACTOR	'SHGC' FACTOR
2	2'-6"x6'-8"	FLUSH PAINT GRAID.	-	-
3	2'-0"x1'-0"	SHOWER DOOR. TEMP. GLASS, SAFETY GLAZING	-	-
4	10'-0"x6'-8" X 1 3/8" THK.	SLID MIN. , IV SAFETY GLAZING/ TEMPERED GLASS	-	-
5	5'-0"x6'-8" X 1 3/8" THK.	SLID MIN. , IV SAFETY GLAZING/ TEMPERED GLASS	-	-
6	5'-0"x1'-8" X 1 3/8" THK.	-	-	-



FIRST FLOOR PLAN (PROPOSED)

SCALE: 1/4" = 1'



SECOND FLOOR PLAN (PROPOSED)

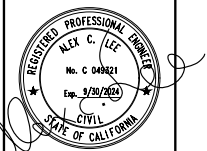
SCALE: 1/4" = 1'



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REVISIONS	DATE

FLOOR PLAN (PROPOSED)



EXTENDED SECOND FLOOR FOR NEW MASTER BEDROOM
CONNIE AUNG, DOUGLAS BAUDER
106 W PASEO DE CRISTOBAL,
SAN CLEMENTE, CA 92762

DRAWN BY :

DATE: 8/7/2023

SCALE: AS NOTED

JOB NO: URB23-00106

A-2.1

SHEETS

NOTE:

ROOF SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND APPROVAL REPORT.

PROVIDE TWO LAYERS OF UNDERPAYMENT FOR ROOF SLOPE LOWER THAN 4:12

NOTES:

1. THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

2. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING." (PER ORDINANCE 170,158)(SEPRATE PLUMBING PERMIT IS REQUIRED).

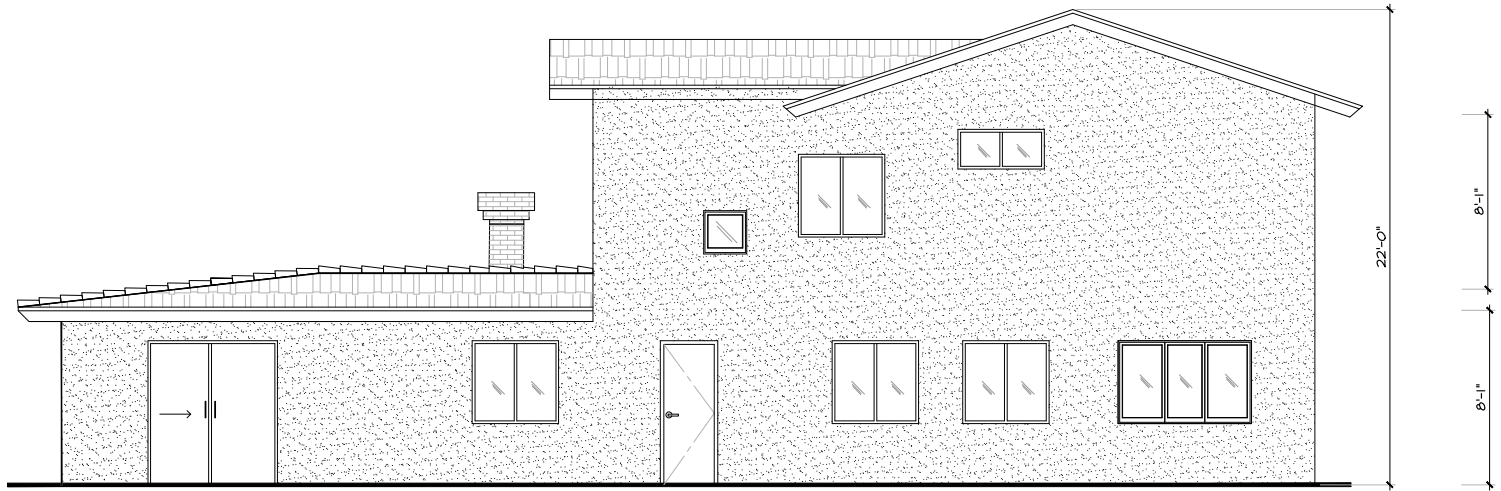
3. PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3).

4. KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWER,BIDETS, LAUNDRY TUBS AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4).

5. SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, UPON THE OWNER'S APPLICATION FOR A PERMIT FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXCEEDING ONE THOUSAND DOLLARS (\$1000). (R314.6.2)

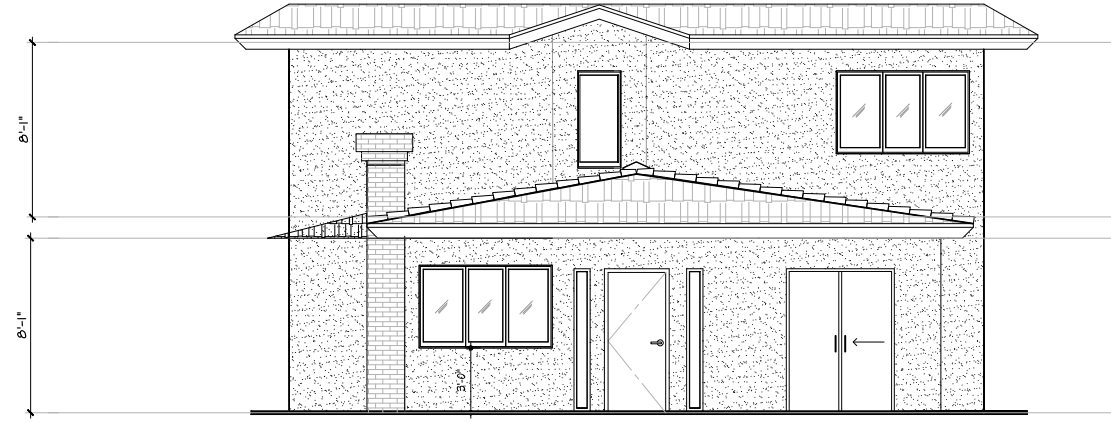
6. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

7. THE MAX FLOW RATE STANDARDS SET BY THE CPC 20229: WATER CLOSETS 1.28 GPF, URINALS 0.1225 GPF, SHOWERHEADS 1.8 GPM, KITCHEN FAUCETS 1.8 GPM, AND LAVATORY FAUCET 1.2 GPM.



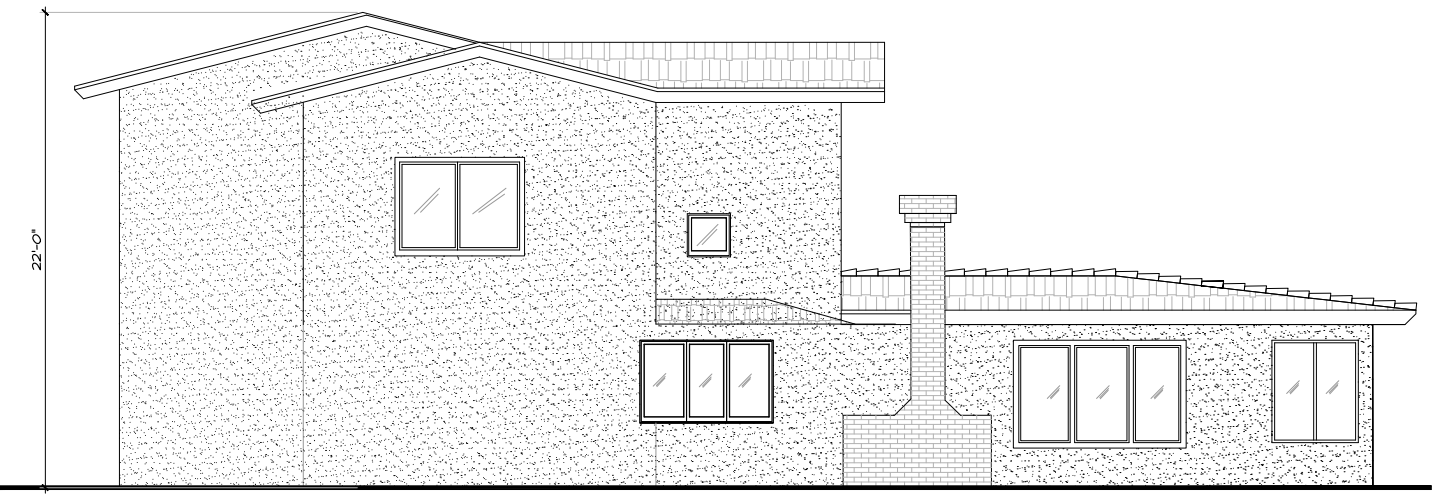
EAST ELEVATION (EXISTING)

SCALE: 1/4" = 1'



FRONT ELEVATION (EXISTING)

SCALE: 1/4" = 1'



WEST ELEVATION (EXISTING)

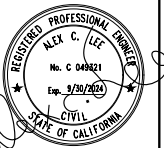
SCALE: 1/4" = 1'



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REVISIONS	DATE

EXISTING ELEVATIONS



EXTENDED SECOND FLOOR FOR NEW
MASTER BEDROOM
CONNIE AUNG, DOUGLAS BAUDER
106 W PASEO DE CRISTOBAL,
SAN CLEMENTE, CA 92762

DRAWN BY :

DATE: 8/7/2023

SCALE: AS NOTED

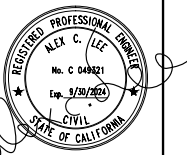
JOB NO: URB23-00106

A-3.0

SHEETS

REVISIONS	DATE

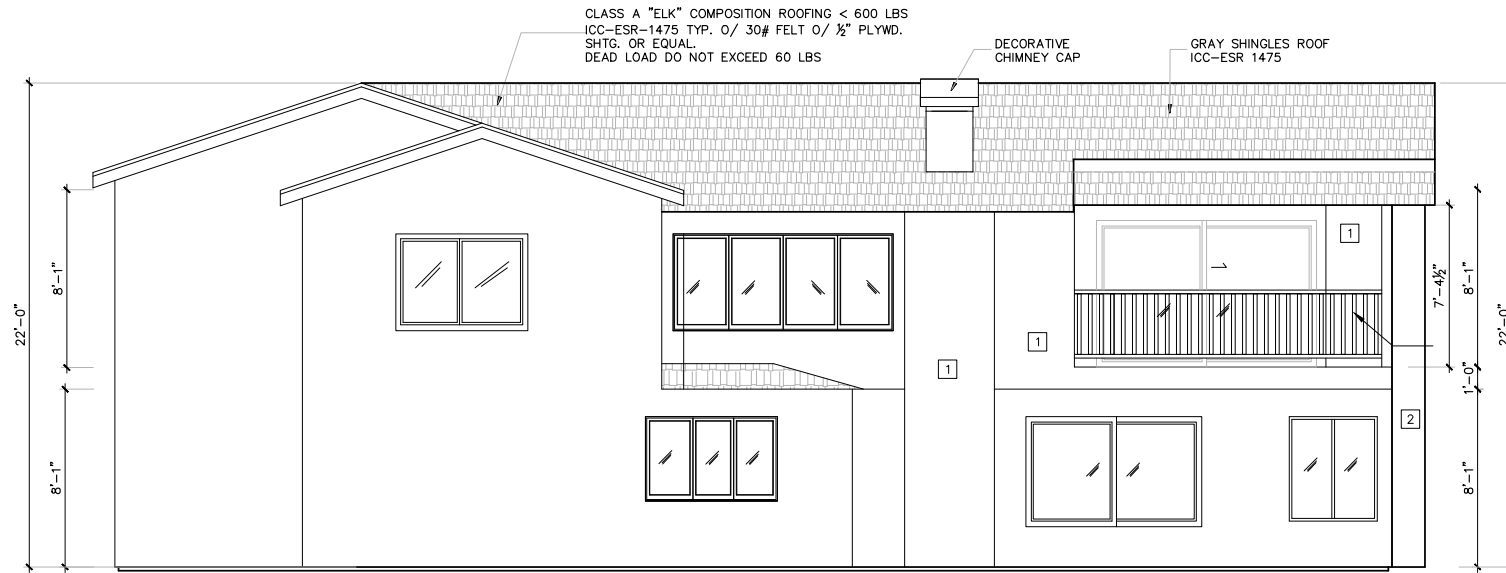
PROPOSED ELEVATIONS



EXTENDED SECOND FLOOR FOR NEW
MASTER BEDROOM
CONNIE AUNG, DOUGLAS BAUDER
106 W PASEO DE CRISTOBAL,
SAN CLEMENTE, CA 92762

DRAWN BY:
DATE: 8/7/2023
SCALE: AS NOTED
JOB NO: UR23-00106

A-3.1

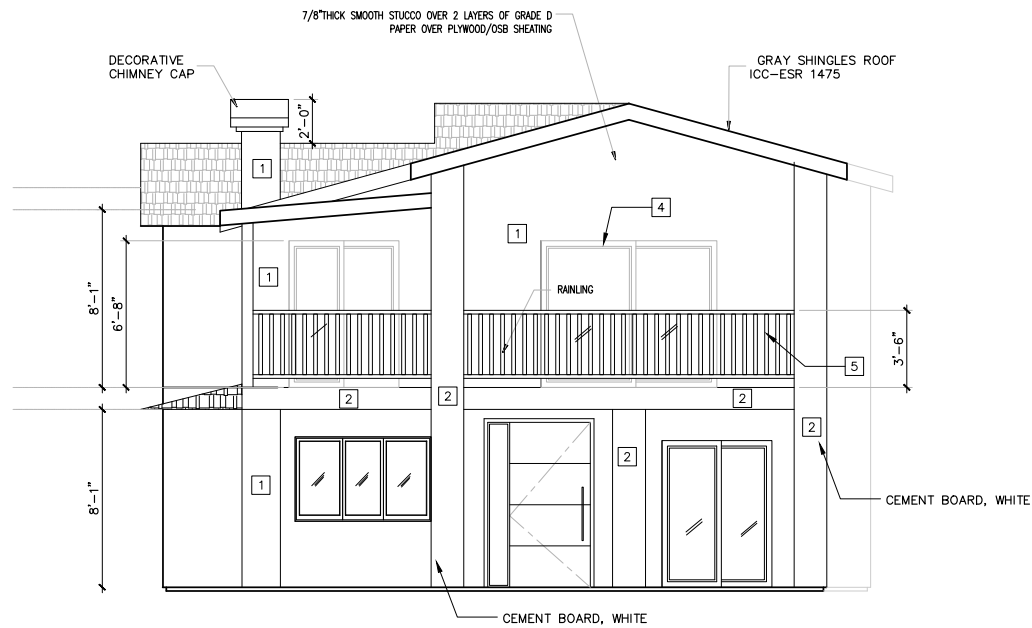


WEST ELEVATION (PROPOSED)

SCALE: 1/4" = 1'

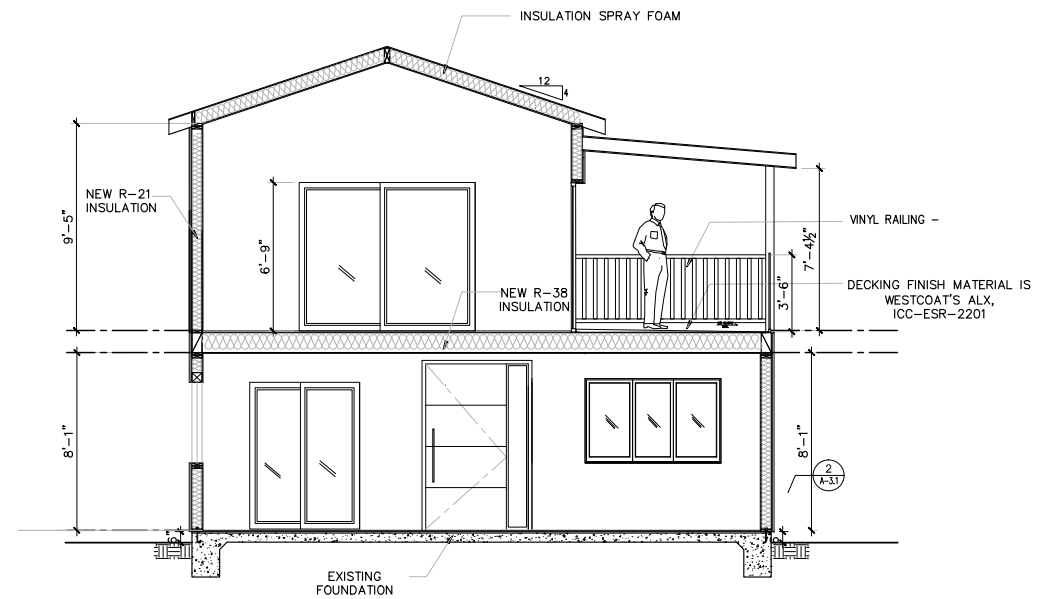
EXTERIOR FINISH SCHEDULE

ITEM	MANUFACTURER	PRODUCT/COLOR
1	THOMPSON BUILDING MATERIALS WWW.THOMPSONBLDG.COM,(714)935-0900	EXTERIOR CEMENT PLASTER, SMOOT COAT BENJAMIN MOOR, WHITE HERON OC-57
2	THOMPSON BUILDING MATERIALS WWW.THOMPSONBLDG.COM,(714)935-0900	EXTERIOR CEMENT BOARD, WHITE
3	GAF ROOFING, ICC-ESR 1475	GRAY SHINGLE ROOF TO MATCH EXISTING
4	ANDERSEN WINDOWS AND DOORS WWW.ANDERSRNWINDOWS.COM, (800) 426-4261	ALUMINUM DOOR & WINDOWS, SHERWIN WILLIAMS WHITE
5	DECKS DIRECT COMPANY, WWW.DECKSDIRECT.COM, 1-888-224-2991	VINYL RAILING, WHITE WHITE TOP. RAIL



FRONT ELEVATION (PROPOSED)

SCALE: 1/4" = 1'



SECTION A-A

SCALE: 1/4" = 1'

CONTINUATION SHEET

Page 1 of 2 Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group Date: 9/18/2006 Continuation Update

PROPERTY NAME	Unknown
HISTORIC NAME	Unknown
PROPERTY ADDRESS	104 W Paseo De Cristobal
ASSESSOR PARCEL NUMBER	692-153-23
PROPERTY TYPE	Single-family residential
OTHER DESCRIPTION	
DATE OF CONSTRUCTION	1929 (F) Building Permit
<hr/>	
INTEGRITY	Original windows replaced with vinyl post-1995 Historic Resources Survey prepared by Leslie Heumann & Associates.
SIGNIFICANCE	This one-story single family residence was built for Ole Hanson, designed by Virgil Westbrook and constructed F.S.S. Hallberg in 1929. It is a modest example of the Spanish Colonial Revival style as represented in San Clemente. It appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development (1925-1936).
STATUS CODE	3D
STATUS	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation. The property also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.
<hr/>	
Project	City of San Clemente Historic Resources Survey Update
Prepared for	City of San Clemente 910 Calle Negicio, Suite 100 San Clemente, CA 92673
Prepared by	Historic Resources Group 1728 Whitley Avenue Hollywood, CA 90028

CONTINUATION SHEET

Page 2 of 2

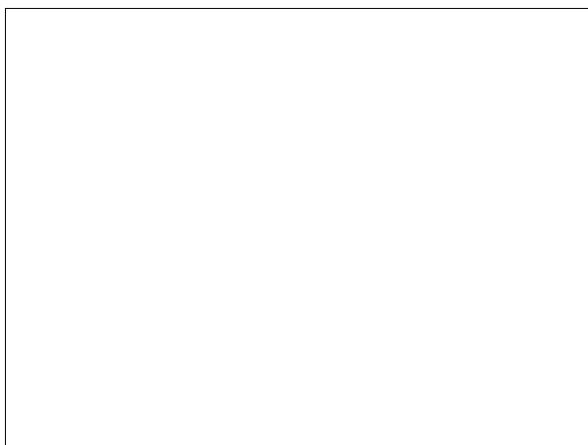
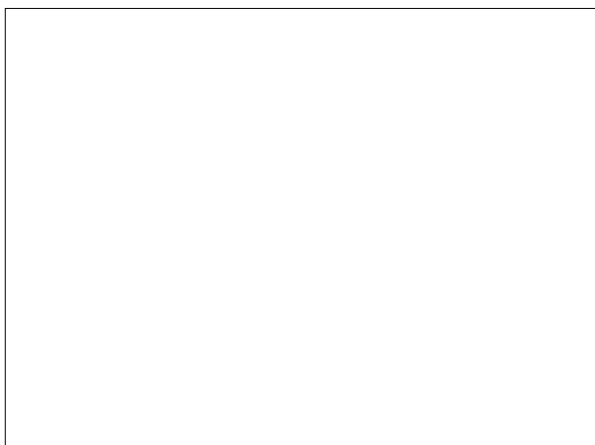
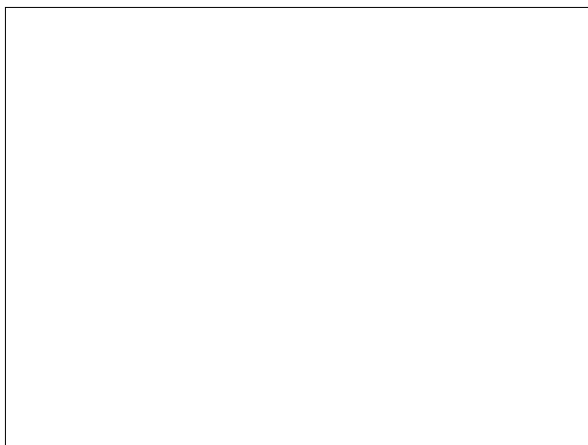
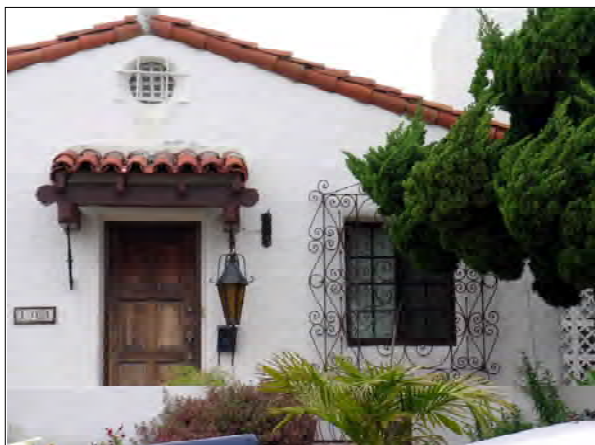
Resource Name or #: 104 W PASEO DE CRISTOBAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property:





102 W Paseo de Cristobal

Difficult to characterize this residence. Perhaps a beach cottage, depending on perspective.