



CITY OF NEWPORT BEACH ZONING ADMINISTRATOR STAFF REPORT

June 25, 2026
Agenda Item No. 3

SUBJECT: Leon Global LLC Residential Condominiums (PA2026-0029)
▪ Coastal Development Permit
▪ Tentative Parcel Map No. 2026-122

SITE LOCATION: 304 Dahlia Place

APPLICANT: Andrew Goetz, Architect

OWNER: Leon Global LLC

PLANNER: Laura Rodriguez, Assistant Planner
lrodriguez@newportbeachca.gov, 949-644-3216

LAND USE AND ZONING

- **General Plan Land Use Plan Category:** Multiple Residential (RM)
- **Zoning District:** Multiple Residential (RM)
- **Coastal Land Use Plan Category:** Multiple Unit Residential – (20.0 – 29.9 DU/AC) (RM-D)
- **Coastal Zoning District:** Multiple Residential (RM)

PROJECT SUMMARY

A request for a coastal development permit to demolish an existing triplex and the construct a new, three-story, 4,124-square-foot duplex with an attached 399-square-foot two-car garage and two carport spaces. The project also includes a 212-square-foot internal accessory dwelling unit, for a total of three dwelling units. Also proposed is the installation of site walls, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A tentative parcel map (TPM) is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The TPM would allow the two primary dwelling units to be sold individually. The ADU cannot be sold separately and is proposed as accessory to Unit A.

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) of the CEQA

Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, because it has no potential to have a significant effect on the environment; and

- 3) Adopt Draft Zoning Administrator Resolution No. _ approving Coastal Development Permit filed as PA2026-0029 (Attachment No. ZA 1).

DISCUSSION

Coastal Development Permit

Land Use and Development Standards

- The property is located within the RM Zoning and Coastal Zoning District, which are intended to provide areas appropriate for the development of multi-unit residences. The proposed two-unit dwelling with an ADU is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.
- The property is currently developed with a triplex, on one legal lot. The lot is rectangular in shape and is 4,500 square feet in size (Figure 1, below).



Figure 1: Oblique Aerial Image of subject property

- The Property is accessible from Dahlia Avenue and the alley. The Project will not result in a change in access.
- As the project is within the Coastal Zone, a coastal development permit is required. The project is not eligible for a waiver for de minimis development as the property is within the Coastal Commission Appeal Area and the project involves a subdivision for condominium purposes.
- The surrounding neighborhood is developed with a mix of one- to three-story single, two-, and three-unit dwellings. The proposed design, bulk, and scale of the project are consistent with the existing neighborhood pattern of development and expected future development.
- The proposed development and accessory structures conform to all applicable development standards, including floor area limit, setbacks, height, and off-street parking as evidenced by the project plans and illustrated in Table 1 below.

Table 1 – Development Standards		
Development Standard	Standard	Proposed
Setbacks (min.)		
Front	20 feet	39 feet 9 inches
Sides	3 feet	3 feet
Rear	10 feet	10 feet
Allowable Floor Area (max.)	4,320 square feet	4,218 square feet
Open Space (min.)	432 square feet	743 square feet
Parking (min.)¹	2 spaces per unit, 1 in garage 1 covered	2 spaces per unit, 1 in garage 1 covered
Height (max.)	28-foot flat roof 33-foot sloped roof	33-foot sloped roof

¹ Parking for an ADU is not required when it is classified as an internal ADU. An ADU is considered internal when its development is within the footprint of a proposed single-unit dwelling (excluding garage). The Project's ADU is considered internal and therefore, additional parking is not required.

Hazards

- The project's proposed finished floor elevation is 204 feet based on the North American Vertical Datum of 1988 (NAVD 88) which complies with the minimum 9.00-foot (NAVD 88) elevation standard.
- The property is not located in an area known for the potential of seismic activity and liquefaction. All projects are required to comply with the California Building Code (CBC) and Building Division standards and policies. Construction plans are reviewed for compliance with approved investigations and CBC before building permit issuance.

Water Quality

- The property does not abut coastal waters, however a preliminary Construction Pollution Prevention Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff into coastal waters derived from construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.

Public Access and Views

- The project site is located between the nearest public road and the sea or shoreline. Implementation Plan Section 21.30A.040 requires that the provision of public access bear a reasonable relationship between the requirement and the project's impact and be proportional to the impact. The project involves the demolition of an existing triplex and construction of a two-unit dwelling with an ADU on a standard RM lot. The project does not result a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. The project is also designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- The nearest identified coastal viewpoint is on Ocean Boulevard at Carnation Avenue and Begonia Park which is approximately 470 feet southwest and 480 feet northeast of the property. The nearest coastal view road segments are located along Ocean Boulevard. These viewpoints areas offer views of the Pacific Ocean and the Newport Harbor. The project isn't visible from Begonia Park due to the intervening development. As a result, the proposed development does not have the potential to degrade the visual quality of the coastal zone because it is located outside of the viewshed from these public areas.
- Vertical access to the beach is available near the property on the south end of Dahlia Avenue onto Ocean Boulevard. Lateral access is available on the beach along Ocean Boulevard. The project does not include any features that would obstruct access along these routes.

Tentative Parcel Map

- The TPM for condominium purposes requires a coastal development permit and conforms to Title 21 (Local Coastal Program Implementation Plan) of the NBMC. The parcel map will meet the required findings found in NBMC Section 21.52.015(F) (Coastal Development Permits – Findings and Decision).

- The TPM will allow for the separate sale of each primary unit in the future. The ADU is proposed as accessory to Unit A and cannot be sold separately.
- Condition of Approval No. 30 requires separate utility connections shall be required for each condominium unit.
- This condominium project is not subject to the assessment of Fair Share Fees and In-Lieu Park Dedication fees as the project does not result in the net increase of residential units.
- The proposed subdivision and associated improvements are consistent with the standards and policies of the Zoning Code, Local Coastal Implementation Plan, and the General Plan. Complete findings and facts in support are enumerated in the draft resolution (Attachment No. ZA 1).

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA) under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions), of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

The Class 3 exemption allows the demolition of up to three single-unit dwellings and the construction or conversion of up to three single-unit dwellings. The project consists of the demolition of an existing three-unit triplex and the construction of a two-unit dwelling with an ADU located in the RM Coastal Zoning District. Therefore, the Class 3 exemption is applicable.

The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The project is for a two-unit condominium subdivision that will conform to all development standards. The property was not involved in a division of a larger parcel within the last two years nor does it carry a slope greater than 20%. Therefore, the Class 15 exemption is applicable.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a

state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

PUBLIC NOTICE

Notice of this public hearing was published in the Daily Pilot, mailed to all owners and residential occupants of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways), including the applicant, and posted on the subject property at least 10 days before the scheduled hearing, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

APPEAL PERIOD:

The action on the Tentative Parcel Map shall become final and effective 10 days following the date this Resolution is adopted unless within such time an appeal or call for review is filed with the Director of Community Development in accordance with the provisions of Title 19 (Subdivisions), of the Newport Beach Municipal Code.

The action for the Coastal Development Permit shall become final and effective 14 days following the date the Resolution is adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program [LCP] Implementation Plan) of the Newport Beach Municipal Code. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:



Laura Rodriguez, Assistant Planner
JP/lr

- Attachments: ZA 1 Draft Resolution
 ZA 2 Vicinity Map
 ZA 3 Tentative Parcel Map No. 2026-122
 ZA 4 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2026-###

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH, APPROVING A COASTAL DEVELOPMENT PERMIT TO DEMOLISH AN EXISTING TRIPLEX AND CONSTRUCT A NEW THREE-STORY TWO-UNIT DWELLING WITH AN ACCESSORY DWELLING UNIT AND A TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES LOCATED AT 304 DAHLIA PLACE (PA2026-0029)

THE ZONING ADMINISTRATOR OF THE CITY OF NEWPORT BEACH HEREBY FINDS AS FOLLOWS:

SECTION 1. STATEMENT OF FACTS.

1. An application was filed by Andrew Goetz, Architect, (Applicant), on behalf Leon Global LLC (Owner), concerning property located at 304 Dahlia Place and legally described as Lot 6, Block 232, Corona del Mar tract (Property).
2. The Applicant requests a coastal development permit to demolish an existing triplex and construct a new, three-story, 4,124-square-foot duplex with an attached 399-square-foot two-car garage and two carport spaces. The project also includes a 212-square-foot internal accessory dwelling unit (ADU), for a total of three dwelling units. Also proposed is the installation of site walls, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A tentative parcel map (TPM) is requested to allow for an airspace subdivision of the primary units for individual sale (i.e., for condominium purposes). No waivers of the Newport Beach Municipal Code (NBMC) Title 19 (Subdivisions) are proposed. The TPM would allow the two primary dwelling units, Unit A and Unit B, to be sold individually. The ADU cannot be sold separately and is proposed as accessory to Unit A (Project).
3. The Property is categorized as Multiple Residential (RM) by the General Plan Land Use Element and is located within the Multiple Residential (RM) Zoning District.
4. The Property is located within the coastal zone. The Coastal Land Use Plan (CLUP) category is Multiple Unit Residential – (20.0 – 29.9 DU/AC) (RM-D) and it is located within the Multiple Residential (RM) Coastal Zoning District.
5. A public hearing was held on June 25, 2026, online via Zoom. A notice of the time, place, and purpose of the hearing was given in accordance with Government Code Section 54950 *et seq.* (Ralph M. Brown Act) and Chapter 20.62 (Public Hearings) of the NBMC. Evidence, both written and oral, was presented to and considered by the Zoning Administrator at this hearing.

SECTION 2. CALIFORNIA ENVIRONMENTAL QUALITY ACT DETERMINATION.

1. This Project is categorically exempt pursuant to Title 14 of the California Code of Regulations Section 15303, Division 6, Chapter 3, Guidelines for Implementation of the California Environmental Quality Act (CEQA) under Class 3 (New Construction or

Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA Guidelines because it has no potential to have a significant effect on the environment.

2. The Class 3 exemption allows the demolition of up to three single-unit dwellings and the construction or conversion of up to three single-unit dwellings. The Project will demolish a triplex and construct a two-unit dwelling with an ADU within the RM Coastal Zoning District. Therefore, the Class 3 exemption is applicable.
3. The Class 15 exemption allows the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and Zoning, no variances or exceptions are required, all services and access to the proposed parcels are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. The Project is for a two-unit condominium subdivision that will conform to all development standards. The Property was not involved in a division of a larger parcel within the last two years and does not have an average slope greater than 20%. Therefore, the Class 15 exemption is applicable.
4. The exceptions to this categorical exemption under Section 15300.2 are not applicable. The Project does not impact an environmental resource of hazardous or critical concern, does not result in cumulative impacts, does not have a significant effect on the environment due to unusual circumstances, does not damage scenic resources within a state scenic highway, is not a hazardous waste site, and is not identified as a historical resource.

SECTION 3. REQUIRED FINDINGS.

In accordance with Section 21.52.015 (Coastal Development Permits, Findings, and Decision) of the NBMC, the following findings, and facts in support of such findings are set forth:

Finding:

- A. *Conforms to all applicable sections of the certified Local Coastal Program (LCP).*

Facts in Support of Finding:

1. The Project complies with applicable residential development standards including, but not limited to, floor area limitation, setbacks, height, and parking.
 - a. The maximum floor area limitation is 4,316 square feet and the proposed floor area is 4,218 square feet. The proposed floor area exempts 200 square feet from each of the two attached single car garages, consistent with Table 21.18-4 (Development Standards for Multi-Unit Residential Coastal Zoning Districts) of Section 21.18.030 (Residential Coastal Zoning Districts General Development Standards) of the NBMC.

- b. The Project provides the minimum required setbacks, which are 20 feet along the front property line abutting Dahlia Avenue, 3 feet along each side property line, and 10 feet along the rear property line abutting the alley.
 - c. The Project proposes a minimum top of slab elevation of 204 feet based on the North American Vertical Datum of 1988 (NAVD 88) which complies with the minimum 9.0-foot top of slab elevation requirement for interior living areas of new structures.
 - d. The highest flat roof element does not exceed the maximum 28 feet from the established grade of 204.00 feet based (NAVD 88) and the highest sloping roof ridge does not exceed 33 feet from the established grade, which complies with the maximum height requirements.
 - e. The Project provides two garage parking spaces and two covered carport spaces, complying with the minimum four-car parking requirement for a duplex.
 - f. The Project's ADU is within the footprint of the proposed two-unit dwelling. Therefore, the ADU is considered to be internal and is not required to provide parking.
2. The neighborhood is predominantly developed with a mix of one- to three-story single, two-, and three-unit dwellings. The proposed design, bulk, and scale of the development are consistent with the development standards of Title 21 and expected future development.
 3. The Project proposes to demolish the existing triplex on-site to construct a two-unit residence and attached ADU. The Project complies with the Housing Crisis Act of 2019 and Senate Bill 8 (Skinner) because it does not result in the loss of residential density. The State Department of Housing and Community Development (HCD) has verified with the City in an email dated March 23, 2022, that an ADU is considered a housing unit under Government Code Section 66300 provisions to replace existing units. The Property Owner has certified that the units are not "protected" units under Section 66330 Subdivision (d)(2).
 4. The Project is consistent with the General Plan, Local Coastal Program, and Zoning designations that allow two-unit residences and accessory dwelling unit land uses. Under CLUP Table 2.1.1-1, the RM category is intended to provide primarily for multi-family residential development containing attached or detached dwelling units. Therefore, the Project is consistent with the RM zoning and land use designations and does not result in a loss of residential density.
 5. The Property is within a developed neighborhood of Corona del Mar and is located approximately 900 feet west of the harbor. The Property is separated from the harbor by multiple residential blocks, streets, and China Cove Beach. The Property is not located near or adjacent to any natural landforms, including coastal bluffs, and is not within the proximity of any environmentally sensitive areas. The identified distances from the coastal hazard areas, coupled with the 9.00-foot NAVD88 finish floor elevation noted

above, will help to ensure the project is reasonably safe for the economic life of the structure.

6. A Construction Erosion Control Plan was provided to implement temporary Best Management Practices (BMPs) during construction to minimize erosion and sedimentation and to minimize pollution of runoff and coastal waters derived from construction chemicals and materials. The project design also addresses water quality through the inclusion of a post-construction drainage system that includes drainage and percolation features designed to retain dry weather and minor rain event runoff on-site. Any water not retained on-site is directed to the City's storm drain system.
7. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of Approval No. 5 is included which requires drought-tolerant species. Before the issuance of building permits, the final landscape plans will be reviewed to verify invasive species are not planted.
8. The nearest identified coastal viewpoint is on Ocean Boulevard at Carnation Avenue, approximately 470 feet southwest of the Property. Another nearby coastal viewpoint is Begonia Park, approximately 480 feet northeast of the Property. The nearest coastal view road segments are located along Ocean Boulevard. These viewpoints offer views of the Pacific Ocean and the Newport Harbor. The Property is upland of the viewpoints on Ocean Boulevard and outside their viewshed. Additionally, the intervening development between Begonia Park and the Property would not make it visible from this area. Therefore, the Project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts on public views.

Finding:

- B. *Conforms with the public access and public recreation policies of Chapter 3 of the Coastal Act if the project is located between the nearest public road and the sea or shoreline of any body of water located within the coastal zone.*

Fact in Support of Finding:

1. The Property is located between the nearest public road and the sea or shoreline. Section 21.30A.040 (Determination of Public Access/Recreation Impacts) of the NBMC requires that the provision of public access bear a reasonable relationship between the requirement and the Project's impact and be proportional to the impact. In this case, the Project demolishes an existing triplex and proposes a two-unit dwelling with an ADU on a standard RM lot. The Project does not involve a change in land use, density, or intensity that will result in increased demand for public access and recreation opportunities. The Property is island and public access to the coast is not available on this property. Furthermore, the Project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
2. Vertical access to the coast is available at the Dahlia Avenue street end. Lateral access is available along Ocean Boulevard. The Project does not include any features that would obstruct access along these routes.

Tentative Parcel Map

In accordance with Section 19.12.070 (Required Findings for Action on Tentative Maps) of the NBMC, the following findings, and facts in support of such findings, are set forth:

Finding:

- C. *That the proposed map and the design or improvements of the subdivision are consistent with the General Plan and any applicable specific plan, and with applicable provisions of the Subdivision Map Act and this Subdivision Code.*

Facts in Support of Finding

1. The TPM is for two-unit condominium purposes. The property owner proposes to demolish the existing triplex and construct a new two-unit condominium building with an ADU. The TPM will allow for the separate sale of each primary unit in the future. The ADU is proposed as accessory to Unit A. The proposed subdivision and improvements are consistent with the allowed density of the RM Zoning District and the RM General Plan Land Use designation.
2. The Property is not located within a specific plan area.

Finding:

- D. *That the site is physically suitable for the type and density of development.*

Facts in Support of Finding:

1. The Property is physically suitable for attached residential dwellings, as it is rectangular in shape and relatively flat. The Property is currently developed with three units that will be replaced by three units.
2. The Property is accessible by pedestrians from Dahlia Avenue at the front property line and from the alley abutting the rear property line which is accessible from Seaview Avenue. Vehicular access is available only from the alley.
3. The Property is adequately served by existing utilities, including electrical, water, and sewer. Condition of Approval No. 30 requires each unit to be served by its individual water meter, sewer lateral, and cleanout.
4. There is no change in density. The Property is currently developed with three residential units and will be redeveloped with a total of three units.

Finding:

- E. *That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage nor substantially and avoidably injure fish or wildlife*

or their habitat. However, notwithstanding the foregoing, the decision-making body may nevertheless approve such a subdivision if an environmental impact report was prepared for the project and a finding was made pursuant to Section 21081 of the California Environmental Quality Act that specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives identified in the environmental impact report.

Facts in Support of Finding:

1. The Property is located within a developed residential neighborhood that does not contain any sensitive vegetation or habitat on-site.
2. This Project is exempt from CEQA pursuant to Section 15315 under Class 15 (Minor Land Divisions) of the CEQA Guidelines.
3. Utilities shall be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.

Finding:

- F. That the design of the subdivision or the type of improvements is not likely to cause serious public health problems.*

Fact in Support of Finding:

1. The TPM is for residential condominium purposes. All improvements associated with the Project will comply with all Building, Public Works, and Fire Codes, which are in place to prevent serious public health problems. Public improvements will be required of the Applicant pursuant to Section 19.28.010 (General Improvement Requirements) of the NBMC and Section 66411 (Local agencies to regulate and control design of subdivisions) of the Subdivision Map Act. The Project shall comply with all ordinances of the City and all Conditions of Approval.

Finding:

- G. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision. In this connection, the decision-making body may approve a map if it finds that alternate easements, for access or use, will be provided and that these easements will be substantially equivalent to ones previously acquired by the public. This finding shall apply only to easements of record or to easements established by the judgment of a court of competent jurisdiction and no authority is hereby granted to the City Council to determine that the public at large has acquired easements for access through or use of property within a subdivision.*

Fact in Support of Finding:

1. The Property carries two easements, a 25-foot private ingress and egress easement along Dahlia Avenue and a 7-foot utilities easement along the rear alley setback. While

there are existing easements, the Public Works Department has reviewed the proposed TPM and determined that the design of the development will not conflict with easements acquired by the public at large, for access through, or use of Property within the proposed development.

Finding:

- H. The subject to the detailed provisions of Section 66474.4 of the Subdivision Map Act, if the land is subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act), the resulting parcels following a subdivision of the land would not be too small to sustain their agricultural use or the subdivision will result in residential development incidental to the commercial agricultural use of the land.*

Facts in Support of Finding:

1. The Property is not subject to the Williamson Act because the Property is not designated as an agricultural preserve and is less than 100 acres in area.
2. The Property is developed for residential use and is in the RM Zoning District, which permits residential uses.

Finding:

- I. In the case of a "land project" as defined in Section 11000.5 of the California Business and Professions Code: (1) there is an adopted specific plan for the area to be included within the land project; and (2) the decision-making body finds that the proposed land project is consistent with the specific plan for the area.*

Facts in Support of Finding:

1. The California Business and Professions Code Section 11000.5 has been repealed by the Legislature. However, this project site is not considered a "land project" as previously defined in Section 11000.5 of the California Business and Professions Code because the Project site does not contain 50 or more parcels of land.
2. The Project is not located within a specific plan area.

Finding:

- J. Solar access and passive heating and cooling design requirements have been satisfied in accordance with Sections 66473.1 and 66475.3 of the Subdivision Map Act.*

Fact in Support of Finding:

1. The TPM and any future improvements are subject to Title 24 of the California Code of Regulations (the California Building Code) which requires new construction to meet minimum heating and cooling efficiency standards depending on location and climate.

The Newport Beach Building Division enforces Title 24 compliance through the plan check and inspection process.

Finding:

- K. *The subdivision is consistent with Section 66412.3 of the Subdivision Map Act and Section 65584 of the California Government Code regarding the City's share of the regional housing need and that it balances the housing needs of the region against the public service needs of the City's residents and available fiscal and environmental resources.*

Fact in Support of Finding:

1. The Project is consistent with the RM Zoning District, which allows for multi-unit residential developments. Therefore, the TPM for a two-unit, residential, condominium with an ADU will not affect the City in meeting its regional housing needs.

Finding:

- L. *That the discharge of waste from the proposed subdivision into the existing sewer system will not result in a violation of existing requirements prescribed by the Regional Water Quality Control Board.*

Fact in Support of Finding:

1. Wastewater is designed to discharge into the existing sewer system and complies with the Regional Water Quality Control Board requirements.

Finding:

- M. *For subdivisions lying partly or wholly within the coastal zone, that the subdivision conforms with the certified Local Coastal Program and, where applicable, with public access and recreation policies of Chapter Three (3) of the Coastal Act.*

Fact in Support of Finding:

1. The Property is located within the coastal zone. Therefore, a CDP is required in conjunction with the proposed TPM. The Project complies with the certified LCP and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings A and B for the coastal development permit (above) are hereby incorporated by reference.

SECTION 4. DECISION.

NOW, THEREFORE, BE IT RESOLVED:

1. The Zoning Administrator of the City of Newport Beach hereby finds this Project is categorically exempt from the California Environmental Quality Act under Section 15303

under Class 3 (New Construction or Conversion of Small Structures) and Section 15315 under Class 15 (Minor Land Divisions), of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3 because it has no potential to have a significant effect on the environment.

2. The Zoning Administrator of the City of Newport Beach hereby approves the Coastal Development Permit and Tentative Parcel Map filed as PA2026-0029, subject to the conditions outlined in Exhibit "A," which is attached hereto and incorporated by reference.
3. The Tentative Parcel Map shall become final and effective 10 days following the date this Resolution was adopted unless within such time an appeal is filed with the City Council in accordance with the provision of Title 19 (Subdivisions) of the NBMC.
4. The Coastal Development Permit shall become final and effective 14 days following the date this Resolution was adopted unless within such time an appeal or call for review is filed with the Community Development Director by the provisions of Title 21 (Local Coastal Program Implementation Plan), of the NMBC. Final action taken by the City may be appealed to the Coastal Commission in compliance with Section 21.64.035 (Appeal to the Coastal Commission) of the City's certified LCP and Title 14 California Code of Regulations, Sections 13111 through 13120, and Section 30603 of the Coastal Act.

PASSED, APPROVED, AND ADOPTED THIS 25TH DAY OF JUNE 2026.

Liz Westmoreland, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

1. The development shall be in substantial conformance with the approved site plan, floor plans, and building elevations stamped and dated with the date of this approval (except as modified by applicable conditions of approval).
2. *Prior to the issuance of a building permit, the Applicant shall submit a final construction erosion control plan. The plan shall be subject to review and approval by the Building Division.*
3. *Prior to the issuance of a building permit, the Applicant shall submit a final drainage and grading plan. The plan shall be subject to review and approval by the Building Division.*
4. *Prior to the issuance of a building permit, a copy of the Resolution, including conditions of approval Exhibit "A" shall be incorporated into the Building Division and field sets of plans.*
5. *Prior to the issuance of a building permit, the Applicant shall submit a final landscape and irrigation plan. These plans shall incorporate drought-tolerant plantings, non-invasive plant species, and water-efficient irrigation design. The plans shall be approved by the Planning Division.*
6. *Prior to the issuance of a building permit, the Applicant shall pay any unpaid administrative costs associated with the processing of this application to the Planning Division.*
7. No demolition or construction materials, equipment debris, or waste, shall be placed or stored in a location that would enter the sensitive habitat, receiving waters, or storm drains or result in impacts to environmentally sensitive habitat areas, streams, the beach, wetlands or their buffers. No demolition or construction materials shall be stored on public property.
8. The Applicant is responsible for compliance with the Migratory Bird Treaty Act (MBTA). In compliance with the MBTA, grading, brush removal, building demolition, tree trimming, and similar construction activities shall occur between August 16 and January 31, outside of the peak nesting period. If such activities must occur inside the peak nesting season from February 1 to August 15, compliance with the following is required to prevent the taking of native birds under MBTA:
 - A. The construction area shall be inspected for active nests. If birds are observed flying from a nest or sitting on a nest, it can be assumed that the nest is active. Construction activity within 300 feet of an active nest shall be delayed until the nest is no longer active. Continue to observe the nest until the chicks have left the nest and activity is no longer observed. When the nest is no longer active, construction activity can continue in the nest area.

- B. It is a violation of state and federal law to kill or harm a native bird. To ensure compliance, consider hiring a biologist to assist with the survey for nesting birds, and to determine when it is safe to commence construction activities. If an active nest is found, one or two short follow-up surveys will be necessary to check on the nest and determine when the nest is no longer active.
9. Best Management Practices (BMPs) and Good Housekeeping Practices (GHPs) shall be implemented before and throughout the duration of construction activity as designated in the Construction Erosion Control Plan.
 10. The discharge of any hazardous materials into storm sewer systems or receiving waters shall be prohibited. Machinery and equipment shall be maintained and washed in confined areas specifically designed to control runoff. A designated fueling and vehicle maintenance area with appropriate berms and protection to prevent spillage shall be provided as far away from storm drain systems or receiving waters as possible.
 11. Debris from demolition shall be removed from work areas each day and removed from the project site within 24 hours of the completion of the project. Stockpiles and construction materials shall be covered, enclosed on all sites, not stored in contact with the soil, and located as far away as possible from drain inlets and any waterway.
 12. Trash and debris shall be disposed of in proper trash and recycling receptacles at the end of each construction day. Solid waste, including excess concrete, shall be disposed of in adequate disposal facilities at a legal disposal site or recycled at a recycling facility.
 13. Revisions to the approved plans may require an amendment to this CDP or the processing of a new coastal development permit.
 14. The Project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
 15. The Applicant shall comply with all federal, state, and local laws. A material violation of any of those laws in connection with the use may be caused by the revocation of this CDP.
 16. This CDP may be modified or revoked by the Zoning Administrator if determined that the proposed uses or conditions under which it is being operated or maintained are detrimental to the public health, and welfare or materially injurious to the Property or improvements in the vicinity or if the Property is operated or maintained to constitute a public nuisance.
 17. All landscape materials and irrigation systems shall be maintained by the approved landscape plan. All landscaped areas shall be maintained in a healthy and growing condition and shall receive regular pruning, fertilizing, mowing, and trimming. All landscaped areas shall be kept free of weeds and debris. All irrigation systems shall be kept operable, including adjustments, replacements, repairs, and cleaning as part of regular maintenance.

18. Construction activities shall comply with Section 10.28.040 (Construction Activity – Noise Regulations) of the NBMC, which restricts hours of noise-generating construction activities that produce noise to between the hours of 7:00 a.m. and 6:30 p.m., Monday through Friday. Noise-generating construction activities are not allowed on Saturdays, Sundays, or Holidays.
19. All noise generated by the proposed use shall comply with the provisions of Chapter 10.26 (Community Noise Regulations) of the NBMC and other applicable noise control requirements of the NBMC.
20. Should the property be sold or otherwise come under different ownership, any future owners or assignees shall be notified of the conditions of this approval by the current property owner or agent.
21. This approval shall expire and become void unless exercised within 24 months from the actual date of review authority approval, except where an extension of time is approved in compliance with the provisions of Title 19 (Subdivisions) and Title 21 (Local Coastal Implementation Plan) of the NBMC.
22. To the fullest extent permitted by law, the applicant shall indemnify, defend and hold harmless the City, its City Council, its boards and commissions, officials, officers, employees, and agents from and against any claims, demands, obligations, damages, actions, causes of action, suits, losses, judgments, fines, penalties, liabilities, costs, and expenses (including without limitation, attorney's fees, disbursements, and court costs) of every kind and nature whatsoever which may arise from or in any manner relate (directly or indirectly) to the City's approval of **Leon Global LLC Residential Condominiums including but not limited to, Coastal Development Permit and Tentative Parcel Map filed as PA2026-0029**. This indemnification shall include, but not be limited to, damages awarded against the City, if any, costs of suit, attorney's fees, and other expenses incurred in connection with such claim, action, causes of action, suit, or proceeding whether incurred by the applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions outlined in this condition. The Applicant shall pay to the City upon demand any amount owed to the City under the indemnification requirements prescribed in this condition.

Fire Department

23. Fire sprinkler system shall comply with National Fire Protection Agency (NFPA) 13R for multi-family low rise requirements.
24. Fire monitoring systems shall be required per NFPA72.
25. A 36-inch unobstructed walkway shall be provided on at least one side yard shall be provided to and from the rear of the property.

Public Works Department

26. A parcel map shall be recorded. The map shall be prepared on the California coordinate system (NAD83). Prior to recordation of the map, the surveyor/engineer preparing the map shall submit to the County Surveyor and the City of Newport Beach a digital-graphic file of said map in a manner described in Section 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange Subdivision Manual, Subarticle 18. The map submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.
27. Prior to recordation of the parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. Monuments (one inch iron pipe with tag) shall be set On Each Lot Corner unless otherwise approved by the Subdivision Engineer. Monuments shall be protected in place if installed prior to completion of construction project.
28. All improvements shall be constructed as required by Ordinance and the Public Works Department.
29. An encroachment permit shall be required for all work activities within the public right-of-way.
30. Each unit shall be served by its individual water meter and sewer lateral and cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.

Building Department

31. For a two-hour fire rated common wall and two-hour horizontal separation between two units to classify a duplex with ADU as an occupancy R3 when building on a narrow lot, a request for modification to provisions of the Building Code shall be required and will be checked during plan check.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit and Tentative Parcel Map
(PA2026-0029)
304 Dahlia Place

Attachment No. ZA 3

Tentative Parcel Map No. 2026-122

LEGEND	
	BLOCK WALL
	OVERHEAD POWERLINE
	WOODEN FENCE (WDF)
	ASPHALT PAVEMENT
	CENTERLINE
	FINISHED FLOOR
	FINISHED FLOOR GARAGE
	FLOWLINE
	FINISHED SURFACE
	GAS METER
	NATURAL GROUND
	PLANTER AREA
	POWER POLE
	SEWER CLEANOUT
	TOP OF FENCE
	TOP OF WALL
	WATER METER
	WOOD STEPS
	EXISTING ELEVATION
	SEARCHED, FOUND NOTHING, SET NOTHING
	CONCRETE SURFACE
	GRASS SURFACE

OWNER/DEVELOPER:
LEON GLOBAL INC., A CALIFORNIA CORPORATION

TENTATIVE PARCEL MAP NO. 2026-122

FOR CONDOMINIUM PURPOSES

FLOOD ZONE
ZONE X

PROJECT INFORMATION:
NUMBER OF PARCELS: ONE (1)

- PARCEL 1 GROSS AREA: 4,496 SQ FT

EASEMENT NOTES

TITLE REPORT PROVIDED BY CONSUMERS TITLE COMPANY OF CALIFORNIA, ORDER NUMBER 26-11780-KJ.

- AN EASEMENT FOR ROAD AND PUBLIC UTILITY PURPOSES OVER AND ALONG ALL OF THE VACATED ALLEY FOR THE BENEFIT OF THE OWNERS OF LOTS 1-16 BOTH INCLUSIVE IN BLOCK 232, M.M. 3/41-42.
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED JUNE 10, 1948 IN BOOK 1651, PAGE 213 OF OFFICIAL RECORDS.
- AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO, GRANTED TO SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, RECORDED SEPTEMBER 24, 2025 AS INSTRUMENT NO. 202500262534, OF OFFICIAL RECORDS.

LEGAL DESCRIPTION

REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 8 IN BLOCK 232 OF CORONA DEL MAR, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGES 41 AND 42, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, TOGETHER WITH THE PORTION OF THE SOUTHEASTERLY HALF OF DAHLIA AVENUE (FORMERLY CALLED THIRTY-FIRST AVENUE) ADJOINING SAID LAND ON THE NORTHWEST AND THE PORTION OF THE NORTHWESTERLY HALF OF THE ALLEY ADJOINING SAID LAND ON THE SOUTHEAST VACATED AND ABANDONED FEBRUARY 22, 1926, BY ORDER OF THE BOARD OF TRUSTEES OF THE CITY OF NEWPORT BEACH, A CERTIFIED COPY OF WHICH ORDER WAS RECORDED FEBRUARY 23, 1926 IN BOOK 28, PAGE 80, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG ALL OF DAHLIA AVE. (FORMERLY CALLED THIRTY FIRST AVENUE) ADJOINING LOTS 2, 4, 6, 8, 10, 12, 14 AND 16 IN SAID BLOCK 232 ON THE NORTHWEST AND ALL OF THE ALLEY ADJOINING SAID LOTS 2, 4, 6, 8, 10, 12, 14 AND 16 ON THE SOUTHEAST VACATED AND ABANDONED FEB. 22, 1926, BY ORDER OF THE BOARD OF TRUSTEES OF THE CITY OF NEWPORT BEACH, A CERTIFIED COPY OF WHICH ORDER WAS RECORDED FEBRUARY 23, 1926 IN BOOK 28, PAGE 80, MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTION THEREFROM THAT PORTION THEREOF DESCRIBED IN DEEDS TO THE CITY OF NEWPORT BEACH, RECORDED NOVEMBER 27, 1937 IN BOOK 919, PAGE 164, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY, CALIFORNIA, AND OCTOBER 23, 1941, IN BOOK 1112, PAGE 481, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID ORANGE COUNTY.

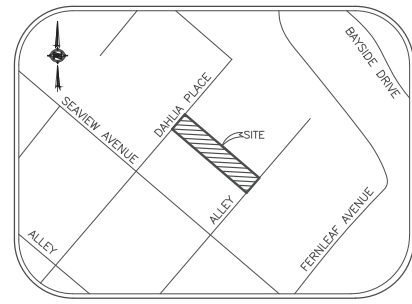
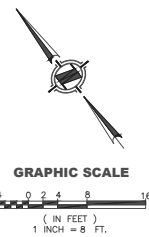
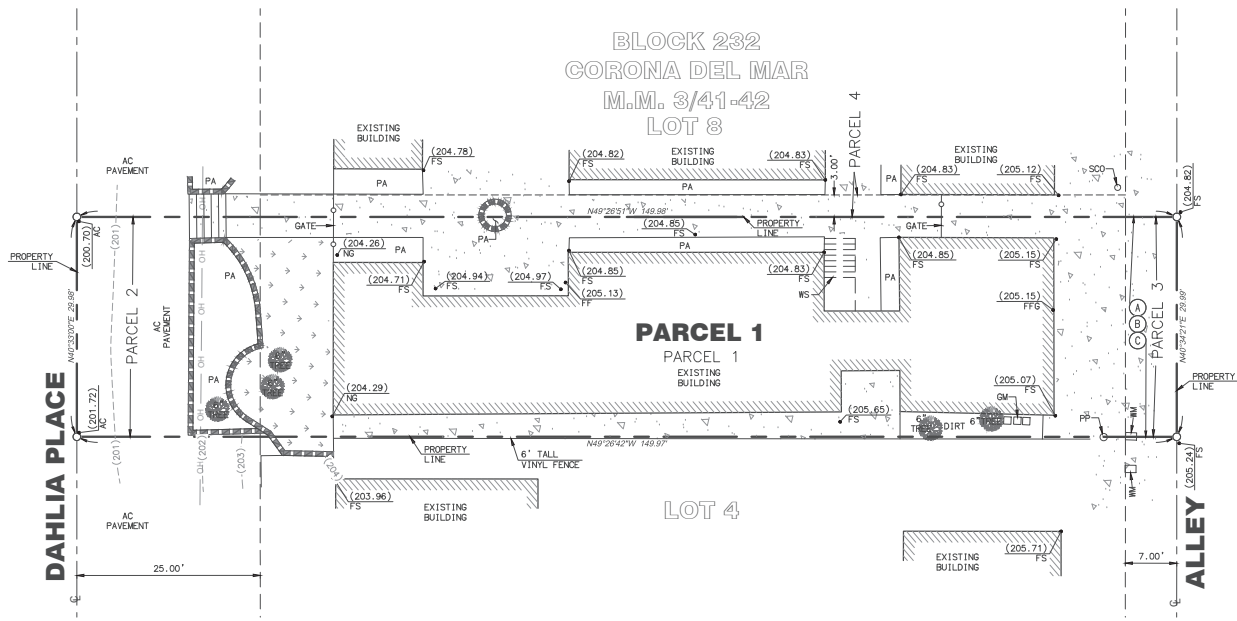
PARCEL 3:

AN EASEMENT FOR PUBLIC UTILITY PURPOSES OVER AND ALONG ALL OF THE ALLEY ADJOINING LOTS 2, 4, 6, 8, 10, 12, 14 AND 16 IN SAID BLOCK 232 ON THE SOUTHEAST AND THE SOUTHEASTERLY HALF OF DAHLIA AVENUE (FORMERLY CALLED THIRTY-FIRST AVENUE) ADJOINING SAID LOTS 2, 4, 6, 8, 10, 12, 14 AND 16 ON THE NORTHWEST VACATED AND ABANDONED FEB. 22, 1926 BY ORDER OF THE BOARD OF TRUSTEES OF THE CITY OF NEWPORT BEACH, A CERTIFIED COPY OF WHICH ORDER WAS RECORDED FEB. 23, 1926 IN BOOK 28, PAGE 80, MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, CALIFORNIA.

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PARCEL 4:

AN EASEMENT FOR COMMON WALKWAY PURPOSES OVER THE SOUTHWESTERLY 3 FEET OF LOT 8, BLOCK 232 OF CORONA DEL MAR TRACT, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY.



NO.	DESCRIPTION	REVISIONS	DATE	APP'D	P. D. C.
1					

PROJECT SURVEYOR
APEX LAND SURVEYING INC.
NEWPORT BEACH, CALIFORNIA 92661
PHONE: 714/488-9006
APEXLSIND@GMAIL.COM

DATE	4/24/2026
SCALE	1" = 8'
DRAWN	A. R. H.
CHECKED	P. D. C.

TENTATIVE PARCEL MAP
304 DAHLIA PLACE
CORONA DEL MAR, CA 92625
(APN: 052-021-12)

PAUL D. DRAFT, P.L.S. 6516
LICENSE RENEWAL DATE 12/31/26
DATE 4/24/2026

NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.



SHEET TITLE	TENTATIVE PARCEL MAP
PROJECT	304 DAHLIA PLACE CORONA DEL MAR, CA 92625 (APN: 052-021-12)
SHEET NO.	1 OF 1

PROJECT NO. 25087

Attachment No. ZA 4

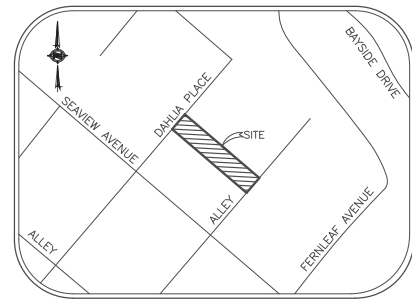
Project Plans

LEGEND	
	BLOCK WALL
	OVERHEAD POWERLINE
	WOODEN FENCE (WDF)
	ASPHALT PAVEMENT
	CENTERLINE
	FINISHED FLOOR
	FINISHED FLOOR GARAGE
	FLOWLINE
	FINISHED SURFACE
	GAS METER
	NATURAL GROUND
	PLANTER AREA
	POWER POLE
	SEWER CLEANOUT
	TOP OF FENCE
	TOP OF WALL
	WATER METER
	WOOD STEPS
	EXISTING ELEVATION
	SEARCHED, FOUND NOTHING, SET
	NOTHING
	TEMPORARY BENCHMARK SET ON A SCRIBE X ELEVATION = 204.89 FEET

TITLE REPORT/EASEMENT NOTES
 304 DAHLIA PLACE
 CORONA DEL MAR, CA 92625
 (APN: 052-021-12)

BASIS OF BEARINGS
 THE BASIS OF BEARINGS SHOWN HEREIN ARE BASED ON THE BEARING BETWEEN ORANGE COUNTY SURVEYORS HORIZONTAL CONTROL STATIONS G.P.S. NO. 6291 AND NO. 6296R2, BEING NORTH 83°57'54" WEST PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR.

BENCHMARK INFORMATION
 BENCHMARK NO: NB4-40-80
 DESCRIBED BY OCS 2002 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "NB4-40-80" SET IN THE EASTERLY CORNER OF 4.4.3 FT. BY 6.3 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE WESTERLY CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND FERNLIF AVENUE, 27 FT. SOUTHWESTERLY OF THE CENTERLINE OF BAYSIDE DRIVE AND 69 FT. NORTHWESTERLY OF THE CENTERLINE OF FERNLIF AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.
 ELEVATION: 52.950 FEET (NAVD83), YEAR LEVELED 2011



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION
 REAL PROPERTY SITUATED IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
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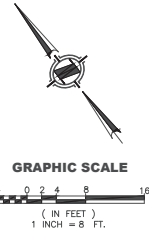
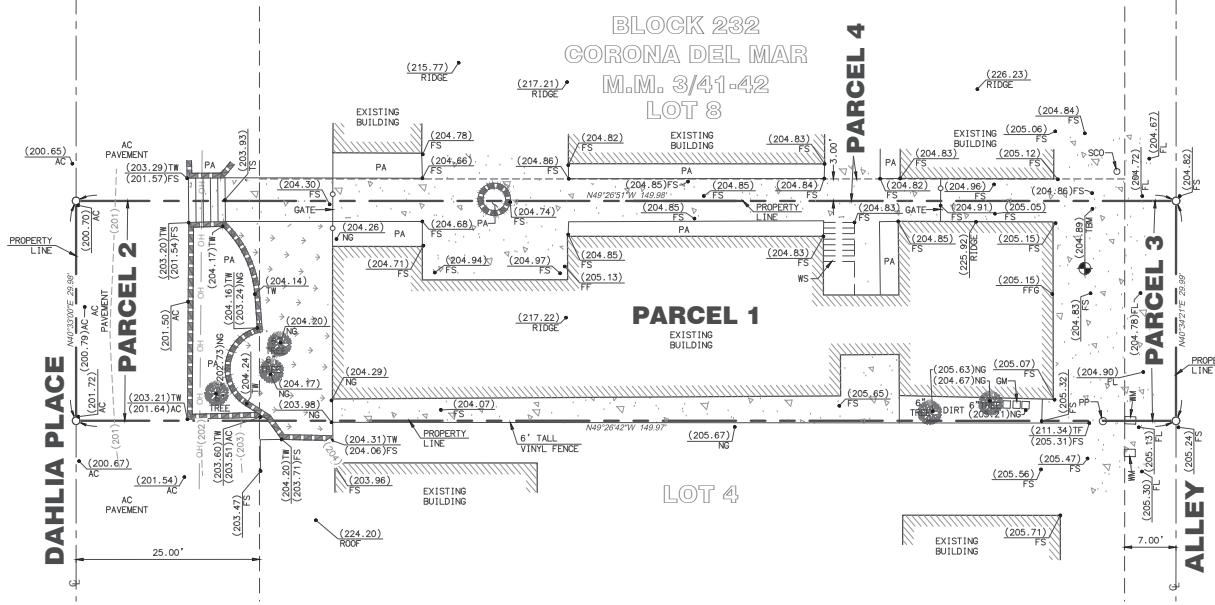
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SURVEYOR'S NOTES
 SURVEYOR OR ENGINEER SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE STARTING GRADING.
 PLEASE CALL PAUL CRAFT @ 714-468-5006 TO SCHEDULE.

Paul Craft
 PAUL D. CRAFT, P.L.S. 8516
 LICENSE RENEWAL DATE 12/31/26
 12/19/2025
 DATE



NOTE: SECTION 8770.6 OF THE CALIFORNIA BUSINESS AND PROFESSIONS CODE STATES THAT THE USE OF THE WORD CERTIFY OR CERTIFICATION BY A LICENSED LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING OR THE PREPARATION OF MAPS, PLATS, REPORTS, DESCRIPTIONS OR OTHER SURVEYING DOCUMENTS ONLY CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

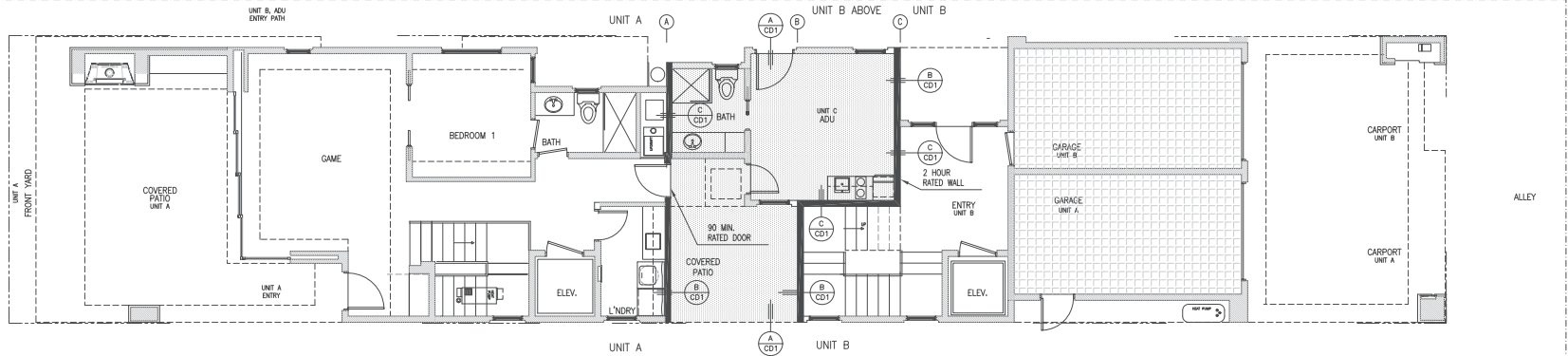
NO.	DESCRIPTION	REVISIONS	DATE	APP'D	P. D. C.
1					

PROJECT SURVEYOR
APEX LAND SURVEYING
 VILLA PARK, 4545 VILLA PARK AVENUE, SUITE 101
 CORONA DEL MAR, CA 92626
 PHONE: (714) 468-5006
 APEXLSIND@GMAIL.COM

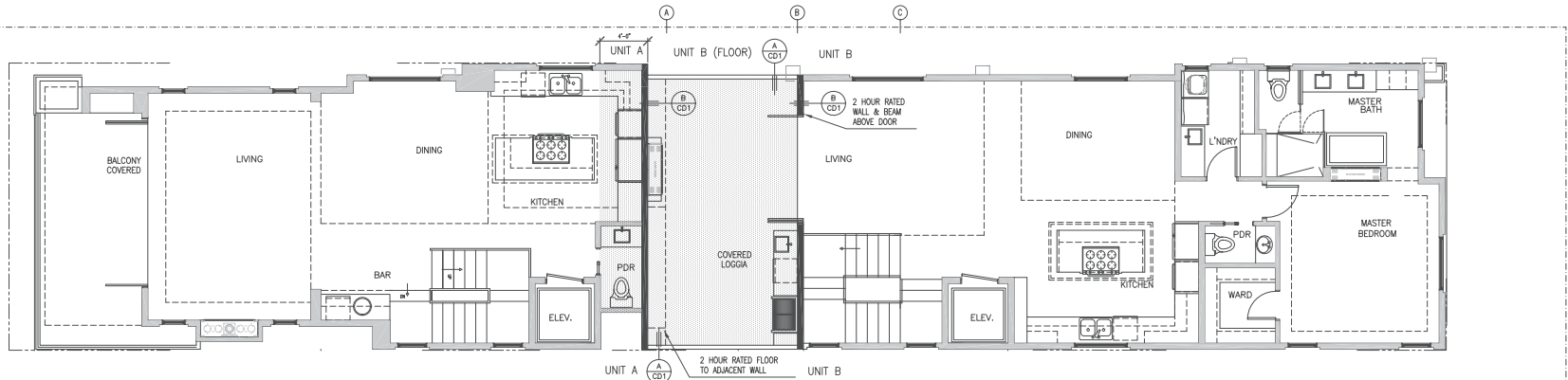
DATE: 9/15/2025
 SCALE: 1" = 8'
 DRAWN: A. R. H.
 CHECKED: P. D. C.

TOPOGRAPHIC MAP
 304 DAHLIA PLACE
 CORONA DEL MAR, CA 92625
 (APN: 052-021-12)

SHEET TITLE
 PROJECT
 SHEET NO.
 1 OF 1



FIRST FLOOR PLAN 1/4"



SECOND FLOOR PLAN 1/4"

CODE REVIEW
UNIT SEPARATION

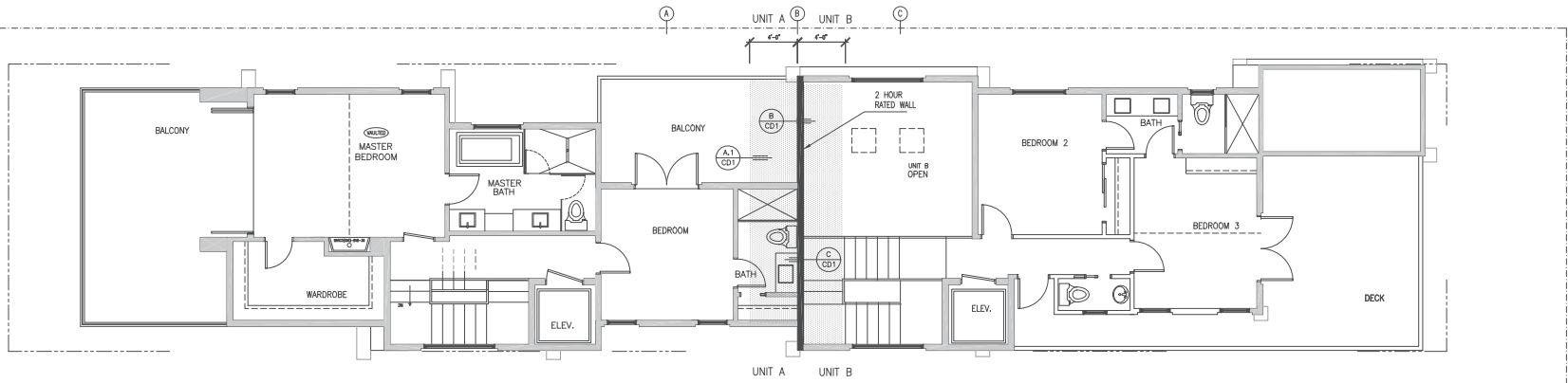
WALL & FLOOR LEGEND	
	2-HOUR FIRE RATED FLOOR-CEILING ASSEMBLY W/ SOUND STC 54
	2-HOUR FIRE RATED ROOF-CEILING ASSEMBLY
	WITH G 1 1/2" G. WT. CONC. ASSEMBLY B, OPT. 2 TARRANT ADJUSTIFLOR
	WITH G 1 1/2" G. WT. CONC. ASSEMBLY B, OPT. 2 TARRANT ADJUSTIFLOR (EXTERIOR CONDITION)
	WITH G 1 1/2" G. WT. CONC. ASSEMBLY B, OPT. 2 TARRANT ADJUSTIFLOR (EXTERIOR CONDITION)
	WITH G 1 1/2" G. WT. CONC. ASSEMBLY B, OPT. 2 TARRANT ADJUSTIFLOR (EXTERIOR CONDITION)
	2 HOUR RATED WALL
	EXTERIOR
	INTERIOR
	2x6 STUDS @ 16" O.C. FOR BALLOON FRAMED WALL
	1 HOUR RATED WALL / 13/A-B
	1 HOUR RATED WALL / 13/A-B
	1 HOUR & SOUND RATED WALL / 14/A-B
	1-HOUR FIRE RATED & 50-54 STC SOUND FLOOR-CEILING ASSEMBLY PER DETAIL 17/A-B
PLAN LEGEND	

STUDIO DEL MAR
ANDREW GRETZ ARCHITECT
949.437.3126
CORONA DEL MAR, CA 92625
FAX 949.437.3125

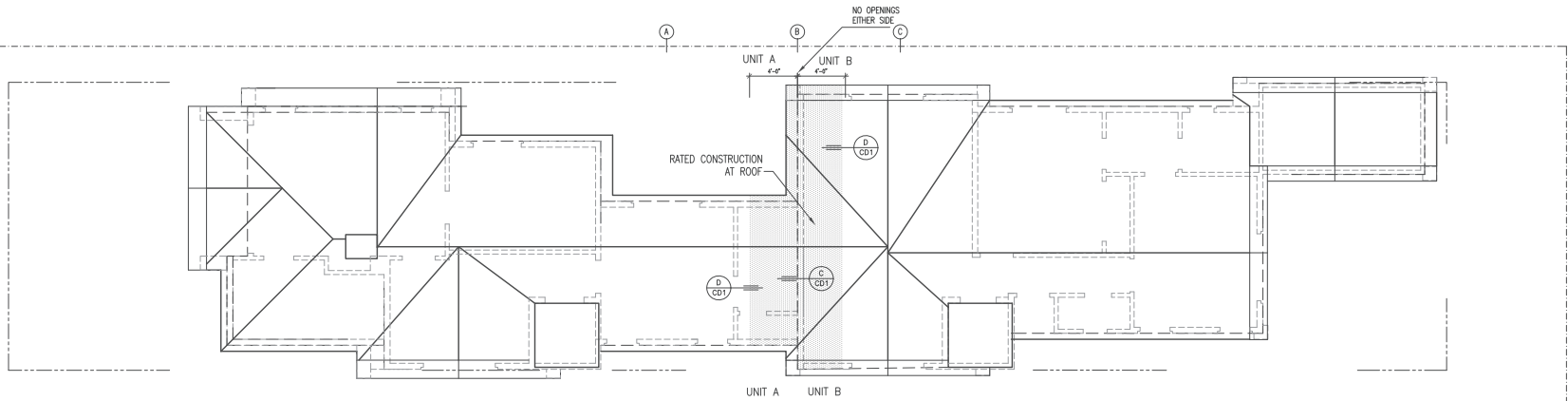
NEW DUPLEX W/ INTERNAL ADU
LEON GLOBAL INC.
304 DAHLIA
CORONA DEL MAR, CA 92625

PA 2026-0029, X2025-3464
STANDARD PLAN FOR CONSTRUCTION OF A NEW DUPLEX WITH INTERNAL ADU. THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THIS PLAN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

DATE: 6/8/26
CD2
27



THIRD FLOOR PLAN 1/4"



ROOF PLAN 1/4"

CODE REVIEW
UNIT SEPARATION

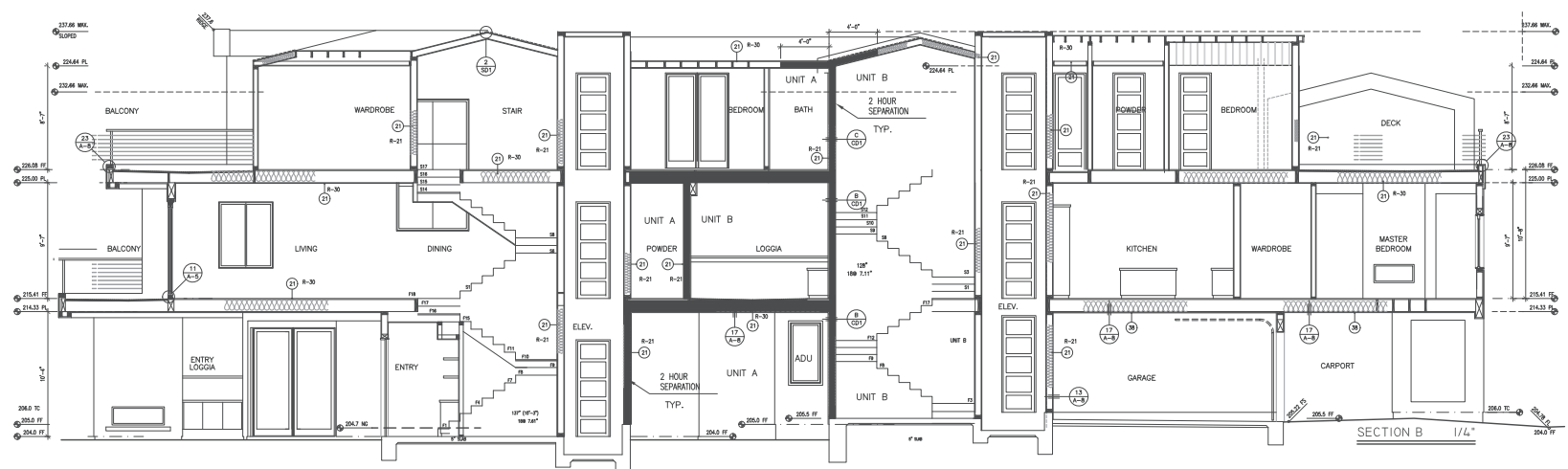
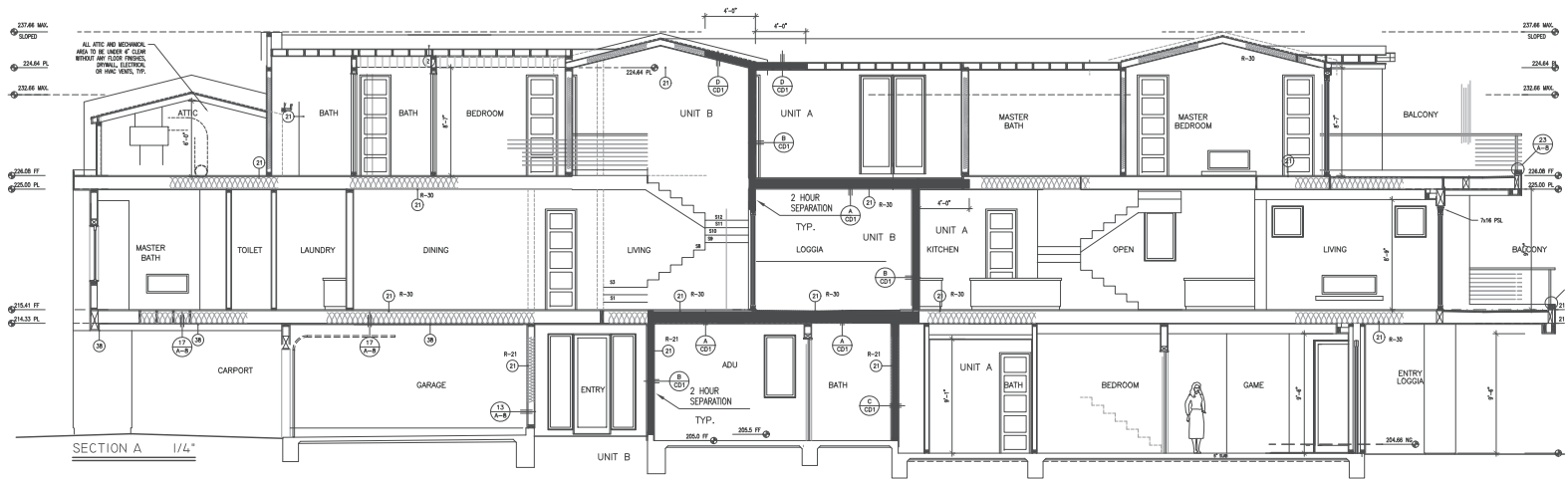
WALL & FLOOR LEGEND		
(A) WITH G 1 1/2" U.C. WT. CONC. ASSEMBLY B, OPT 2 TARRANT ACoustiFLOOR	(A.1) WITH G 1 1/2" U.C. WT. CONC. NO STC REQUIRED (EXTERIOR CONDITION)	(D) CDT
2 HOUR RATED WALL EXTERIOR	2 HOUR RATED WALL INTERIOR	
2x6 STIC 24" O.C. FOR BALLOON FRAMED WALL	1 HOUR RATED WALL / 13/A-8	
1 HOUR RATED WALL / 13/A-8	1 HOUR & SOUND RATED WALL / 14/A-8	
1-HOUR FIRE RATED & 50-54 STC SOUND FLOOR-CEILING ASSEMBLY PER DETAIL 17/A-6		
PLAN LEGEND		

ANDREW GOETZ ARCHITECT
 10000 S. GARDEN AVENUE, SUITE 200
 CORONA DEL MAR, CA 92626
 TEL: 949.973.1326
 FAX: 949.973.1326

STUDIO DEL MAR
 LEON GLOBAL INC.
 304 DAHLIA
 CORONA DEL MAR, CA 92625

PA 2026-0029, X2025-3464
 STANDARD PLAN FOR A DUPLEX WITH INTERNAL ADU. THIS PLAN IS FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED ON THESE PLANS.

JOB NO. 25-9
 DATE 6/6/26
 CD-3
 6 of 27



1. CONCRETE FOOTING
2. CONCRETE SLAB
3. EXTERIOR GRACE
4. FINISH GRADE
5. FINISH FLOOR
6. TOP FLOOR
7. HEADR HEIGHT
8. ROOF SHEATHING
9. FLOOR SHEATHING
10. PLYWOOD SHEAR PANEL
11. ROOF RAFTERS
12. CEILING JOISTS
13. FLOOR JOISTS
14. SOFFIT
15. HEADER
16. RAIL SUPPORT DETAIL
17. GUARDRAIL PER DETAIL
18. STAIRWAY
19. DOOR PER SCHEDULE
20. WINDOW PER SCHEDULE
21. INSULATION (R-NOTED)
22. 2x4 STUD WALL
23. 2x6 STUD WALL
24. CORNER WALL
25. OVERHANG
26. FASCIA
27. FAN W/ MOUNTING M-H/M-1
28. OFFHALL
29. EXTERIOR FINISH
30. DECK FLOOR SHEATHING
31. ROOF BEYOND
32. EXTERIOR PLASTER
33. STRUCTURE BEYOND
34. HEIGHT LIMIT
35. THIS AREA OPEN TO EXTERIOR
36. 1 HOUR RATED CEILING
37. 5/8\"/>

SECTION KEYNOTES

SECTIONS

STUDIO DEL MAR
 ANDREW GOZET ARCHITECTS
 370 S. 73RD. SUITE 203
 CORONA DEL MAR, CA 92625
 TEL: 949.273.1152
 FAX: 949.273.1153

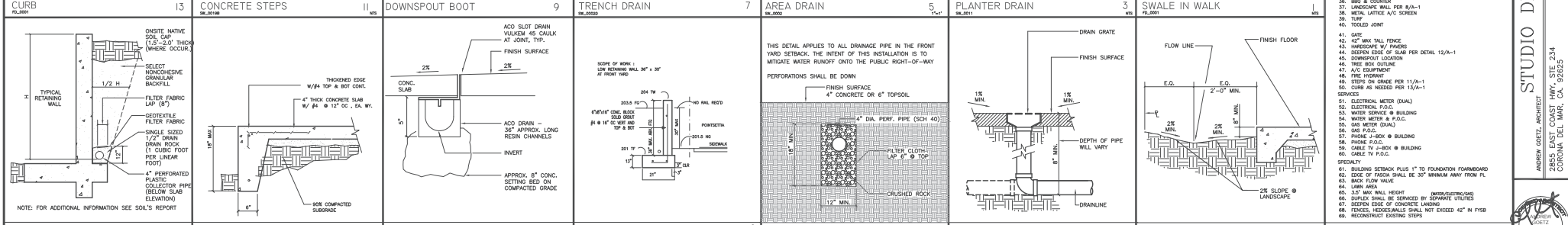
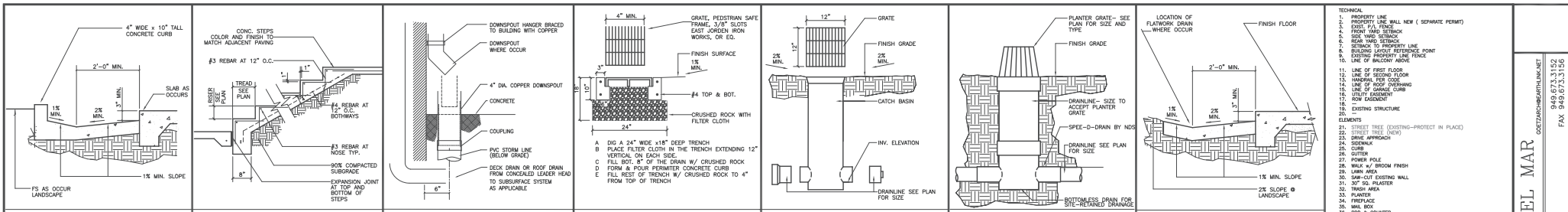


MUSTAFA KOCALAR
 MUSTAFAKOCOLAR.COM
 m.kocolar@mustafakocolar.com
 SEDOR GARCIA - CONTRACTOR
 GARCIA-CONTRACTOR.COM
 CELL: 949.415.1366

NEW DUPLEX W/ INTERNAL ADU
 LEON GLOBAL INC.
 304 DAHLIA
 CORONA DEL MAR, CA 92625

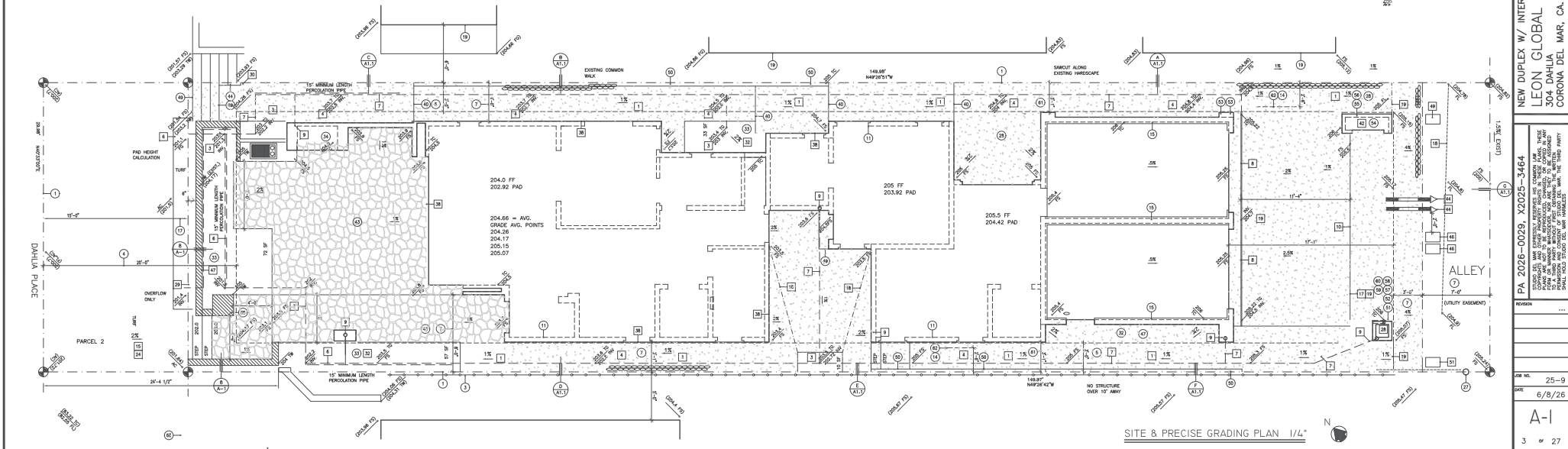
PA 2026-0029, X2025-3464
 STUDIO DEL MAR EXPRESSLY ASSURES THE COMPANY AND THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS SET OF PLANS. THE ARCHITECT'S PROFESSIONAL LIABILITY INSURANCE POLICY DOES NOT COVER THIS PROJECT. THE ARCHITECT'S FIRM, STUDIO DEL MAR, IS AN EQUAL OPPORTUNITY FIRM.

JOB NO. 25-9
 DATE 6/8/26
 CD-4
 27



<p>RETAINING WALL SUBDRAIN</p> <ol style="list-style-type: none"> 1. SURVEYOR SHALL PERMANENTLY MONUMENT PROPERTY CORNERS OR OFFSETS BEFORE START OF GRADING. 2. SCOPE OF GRADING - 3" OVEREXCAVATION & RECOMPACT PER SOLS REPORT BY COAST GEOTECHNICAL DEEPER THAN 5'. 3. A CAL-COUSA PERMIT IS REQUIRED FOR EXCAVATIONS DEEPER THAN 5'. 4. FOUNDATION SIZES, DEPTHS, AND REINFORCEMENT ARE DESIGNATED PER SOLS REPORT. 5. THE MINIMUM DISTANCE BETWEEN EXTERIOR FINISH GRADE AND BOTTOM OF TREATED SILL PLATE SHALL BE AS FOLLOWS: CONC 18" TO 24", CONC 24" TO 36" (1.2) 24" 	<p>HARDSCAPE EDGE</p> <p>5. GRADING QUANTITIES: 410 YARDS TOTAL CUT 410 YARDS TOTAL FILL DRAINAGE LINE (4" P.V.C. SCHEDULE 40, SDR 35 1/2 MIN. SLOPE) SLURRY PLANTER DRAINS LANDSCAPE DRAINS LINEAR DRAINS</p> <p>SOLS REPORT: SOIL BEARING VALUE AT 1800 DATUM: 12/29/2025 (W.O. 696725-1) COAST GEOTECHNICAL, INC. 1200 WEST COMMONWEALTH AVE. FULLERTON, CA 92633 PHONE: 714.870.1211 FAX: 714.870.1222 EMAIL: COASTGEOTECH@GLOBALNET</p>	<p>SLOT DRAIN</p> <p>ACQ SLOT DRAIN VULKEM 45 CALK AT JOINT, TYPE.</p> <p>FINISH SURFACE</p> <p>CONC. SLAB</p> <p>ACQ DRAIN - 36" APPROX. LONG RESIN CHANNELS</p> <p>INVERT</p> <p>APPROX. 8" CONC. SETTING ON COMPACTED GRADE</p>	<p>LANDSCAPE WALL</p> <p>TO = TOP OF CURB ELEVATION TO = TOP OF BASIN GRADE TO = INVERT TO = FINISH GRADE ELEVATION TO = FINISH GRADE ELEVATION TO = FLOW LINE ELEVATION TO = GRADE BREAK</p> <p>TO = TOP OF CURB ELEVATION TO = TOP OF BASIN GRADE TO = INVERT TO = FINISH GRADE ELEVATION TO = FINISH GRADE ELEVATION TO = FLOW LINE ELEVATION TO = GRADE BREAK</p>	<p>PERCOLATION PIPE @ YARD</p> <ol style="list-style-type: none"> 1. HARDSCAPE WITH SWALE PER 7/A-1 2. GARDEN SABLE PER 7/A-1 3. 3" DIA. NDS ZIRUM #75 PER 7/A-1 4. 4" DIA. NDS1212 BRASS PER 7/A-1 5. AREA DRAIN PER 7/A-1 6. PERCOLATION PIPE PER 7/A-1 7. OVERFLOW DRAIN PER 7/A-1 8. 1/2" DIA. PVC 40/35 1/2 MINIMUM SLOPE PER 7/A-1 9. LINEAR DRAIN PER 7/A-1 10. 1" DIA. PVC 40/35 1/2 MIN PER 7/A-1 11. 1/2" DIA. PVC 40/35 1/2 MIN PER 7/A-1 12. TRENCH DRAIN PER 7/A-1 13. MATERIAL GRADE PER 7/A-1 14. CUT/FILL LINE PER 7/A-1 15. 2% SHEET FLOW BASIN PER 7/A-1 16. GRADE BREAK PER 7/A-1 17. DRAINAGE FLOW LINE PER 7/A-1 18. HIGH POINT PER 7/A-1 19. PERCOLATION PIPE PER 7/A-1 20. FINISH GRADE TO DRAINAGE DEVICE PER 7/A-1 	<p>FLATWORK DRAIN</p> <ol style="list-style-type: none"> 21. EXISTING CURB PER 7/A-1 22. EXISTING FINISH GRADE PER 7/A-1 23. ALLEY (PROTECT IN PLACE) PER 7/A-1 24. PARKWAY (PROTECT IN PLACE) PER 7/A-1 25. OVERFLOW (PROTECT IN PLACE) PER 7/A-1 26. OVERFLOW ONLY PER 7/A-1 27. NEW CURB PER 7/A-1 28. EXISTING CURB SHALL BE 3-INCH DRAINS PER 7/A-1 29. EXISTING CURB SHALL BE 3-INCH DRAINS PER 7/A-1 30. EXISTING CURB SHALL BE 3-INCH DRAINS PER 7/A-1 31. 1/2" DIA. PVC 40/35 1/2 MIN PER 7/A-1 32. EXISTING CURB SHALL BE 3-INCH DRAINS PER 7/A-1 33. HARDSCAPE AREA PER 7/A-1 34. LAND AREA PER 7/A-1 35. PROTECT CURB WITHIN RIGHT-OF-WAY SHALL BE PROTECTED PER 7/A-1 36. PROTECT CURB WITHIN RIGHT-OF-WAY SHALL BE PROTECTED PER 7/A-1 37. BUILDING LINE PER 7/A-1 38. REMOVE ALL NON STANDARD IMPROVEMENTS IN ROW PER 7/A-1 39. RETAINING WALL PER 7/A-1 	<p>SWALE</p> <ol style="list-style-type: none"> 41. SEE FOUNDATION PLAN FOR STEP LOCATIONS 42. SEE SERVICE IN WALL CABINET 43. GAP AND ABANDON EXIST. LATERAL (VERIFY LOCATION IN FIELD) 44. NEW EXIST. LATERAL WITH CLEAN OUT SHALL BE INSTALLED PER CITY STANDARD STD-406 45. ELECTRIC METER CUP CLEAR LEVEL PAD IN FRONT 46. NEW 1" WATER METER (WITH TRAFFIC GRATE) SHALL BE INSTALLED PER CITY STANDARD STD-502 47. WALL DRAIN PER 14-A-1 48. EXISTING POWER POLE 49. EXISTING CURB SHALL BE PROTECTED IN PLACE 50. EXISTING CURB SHALL BE PROTECTED IN PLACE 51. ABANDONMENT OF EXISTING WATER SERVICE SHALL INCLUDE CAPPING AT MAIN (COMPOSITION STOP) & REMOVAL OF (E) WATER METER, BOX, & COVER. CAPPING SHALL BE CONSTRUCTED PER CHD 103-150 52. ABANDONMENT OF SEWER LATERAL SHALL INCLUDE REMOVAL OF THE CLEANOUT RISER, THE FIT AND WYE IF APPLICABLE SEWER LATERAL SHALL THEN BE CAPPED WHERE THE WYE USED TO BE. FIELD VERIFY LOCATION. 53. NEW ARTIFICIAL TURF IN PARKWAY PER 12/A-1 54. EROSION CONTROL PER 12/A-1 	<p>SITE PLAN KEYNOTES</p> <p>AS APPLY</p> <p>EROSION CONTROL</p> <p>SUBJECT PROPERTY</p> <p>SAND BAGS STACKED TWO HIGH AROUND SITE</p> <p>LOT AREA: 4500 SQ. FT. GRADE REQUIRED: 3300/2000+2.25 3540-24200 SUPERNOUS AREA: 31.4 CUBIC FEET FRONT YARD DRIVE: 15x10= 25 LF REQUIRED</p>
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<p>GENERAL CIVIL NOTES</p> <ol style="list-style-type: none"> 1. FIELD VERIFY EXISTING ELEVATIONS AND IF ANY DISCREPANCIES WITH CONSTRUCTION, NOTIFY THE ARCHITECT PRIOR TO COMMENCING WORK. 2. MINIMUM 4" MINIMUM OF 2% POSITIVE DRAINAGE AWAY FROM THE STRUCTURE. 3. ALL BUILDING SETBACKS FROM SLOPES SHALL BE IN ACCORDANCE WITH THE CITY OF DALLAS, TEXAS, AND SPECIAL CODE OF THE GOVERNING AUTHORITY. 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT. 	<p>GRADING PLAN LEGEND</p> <p>1. CERTIFICATION OF SUITABLE FILL (INCLUDING TRENCHES, BACKFILLS, RETAINING WALLS, FILL/SHOULDER ELEV. AND ITS STABILIZATION) SHALL BE SUBMITTED BY THE SOILS ENGINEER TO THE BUILDING DEPARTMENT. <p>2. ALL UTILITY TRENCH BACKFILL SHOULD BE PLACED TO THE FOLLOWING STANDARD: TOP OF THE LABORATORY STRANDS IN MATING OR SAND (EXCEPT FOR INSTALLING ANY METER). <p>3. EXTERIOR TRENCHES PARALLEL TO A FOOTING AND EXTENDING BELOW A 1:1 PLACE PROTECTED FROM THE OUTSIDE RADIUS OF THE FOOTING SHALL BE COMPACTED TO SOIL OF THE LABORATORY STRANDS. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCHES. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCHES. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCHES. SAND BACKFILL SHOULD NOT BE ALLOWED IN THESE TRENCHES. </p></p></p>	<p>GRADING PLAN KEY NOTES</p> <p>AS APPLY</p>	<p>GENERAL CIVIL NOTES</p> <ol style="list-style-type: none"> 5. ALL PAD AND SURFACE WATER MUST DRAIN TO DRIVEWAY AND OUT TO STREET UNLESS SHOWN OTHERWISE. 6. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. 7. DETERMINE LOCATION OF WATER METER, ELECTRIC METER AND GAS METER IN ACCORDANCE WITH RECORDING UTILITY AND VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT. 	<p>GENERAL CIVIL NOTES</p> <ol style="list-style-type: none"> 9. ALL PAD AND SURFACE WATER MUST DRAIN TO DRIVEWAY AND OUT TO STREET UNLESS SHOWN OTHERWISE. 10. VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. 11. DETERMINE LOCATION OF WATER METER, ELECTRIC METER AND GAS METER IN ACCORDANCE WITH RECORDING UTILITY AND VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK. 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE CODES OF THE GOVERNING AUTHORITY AND SPECIAL REQUIREMENTS OF THE BUILDING PERMIT. 	<p>INFILTRATION JUSTIFICATION</p>
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STUDIO DEL MAR

ANNEKE GRETZ ARCHITECT

15000 W. 13TH ST. SUITE 2132
CORONA DEL MAR, CA 92625

PHONE: 949.471.1312
FAX: 949.471.1313

MUSTAFA KACOLAR
REGISTERED PROFESSIONAL ENGINEER
SPECIALTY: CIVIL ENGINEERING

SEBASTIAN GARCIA, CONTRACTOR
CELL: 949.411.1336

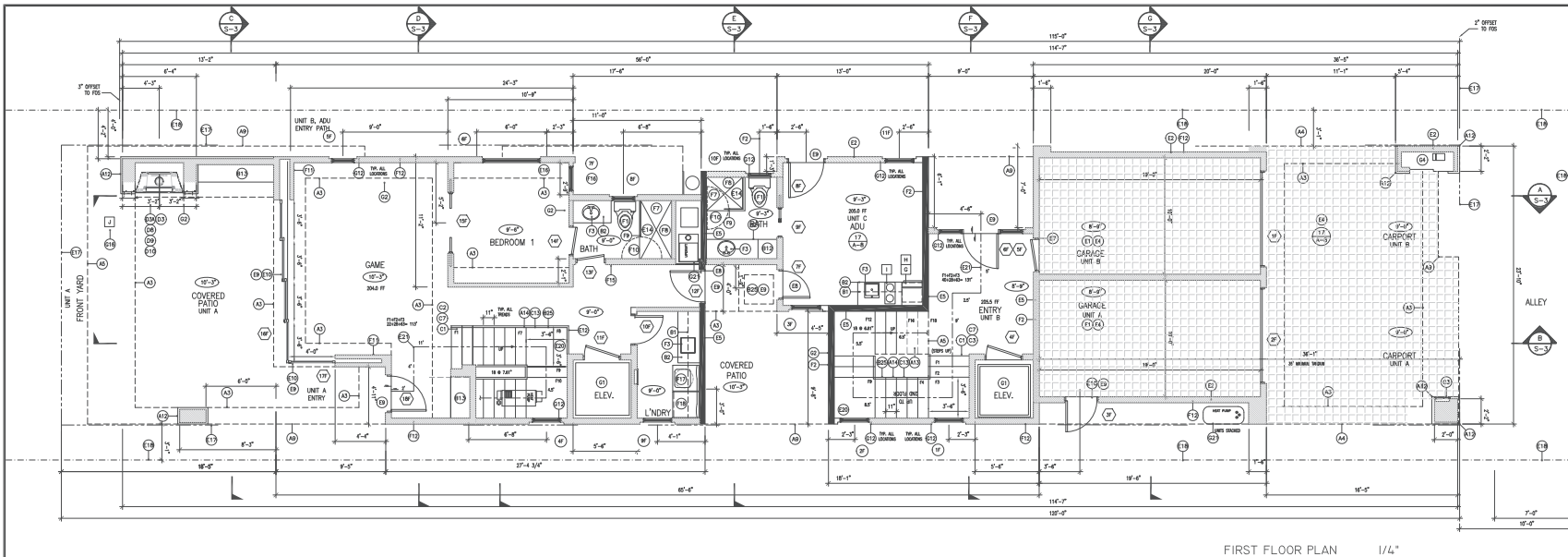
PA 2026-0029, X2026-3464

LEON GLOBAL INC.

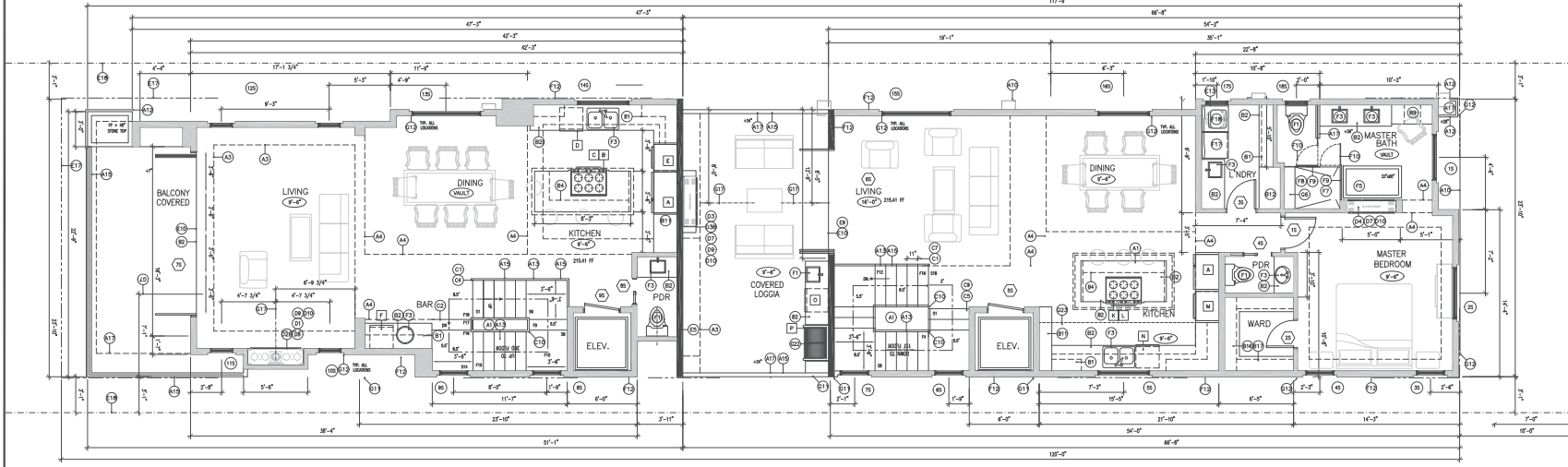
304 DALLAS, CORONA DEL MAR, CA. 92625

DATE: 6/8/26

A-1



FIRST FLOOR PLAN 1/4"



SECOND FLOOR PLAN 1/4"

- A. SPATIAL
- A1. OPEN TO BELOW
- A2. LINE OF FINISH FLOOR
- A3. LINE OF CEILING BREAK
- A4. LINE OF FLOOR BREAK
- A5. LINE OF FLOOR BELOW
- A6. LINE OF FLOOR ABOVE
- A7. LINE OF WALL BELOW
- A8. LINE OF WALL ABOVE
- A9. LINE OF WALL BELOW
- A10. LINE OF WALL ABOVE
- A11. LINE OF ROOF ABOVE
- A12. LINE OF ADHERED VENEER
- A13. LINE OF ADHERED VENEER
- A14. SUPERIMPOSED TALL
- A15. SUPERIMPOSED TALL
- A16. SUPERIMPOSED TALL
- A17. LOW WALL (SEE NOTES)
- A18. LINE OF FINISHED WALL
- A19. LINE OF FINISHED WALL
- A20. LINE OF FINISHED WALL
- B. ELEMENTS
- B1. UPPER CABINET
- B2. LOWER CABINET
- B3. LINE OF CABINET BASE
- B4. SECONDARY COUNTER EXTENSION
- B5. BUILT IN CUPB
- B6. FULL HT. CABINET
- B7. VANITY / ENTERTAINMENT CENTER
- B8. LOST SINK
- B9. PANTRY
- B10. FLOORING SHEETS
- B11. FLOORING SHEETS
- B12. FLOORING SHEETS
- B13. FLOORING SHEETS
- B14. FLOORING SHEETS
- B15. FLOORING SHEETS
- B16. FLOORING SHEETS
- B17. DOUBLE SHELF & POLE
- B18. SHELF
- B19. SHELF
- B20. NICH: SET IN WALL STUDS BOT. @ 36" TOP AT 78"
- C. STAIRS
- C1. TREAD @ 10" MINIMUM
- C2. RISE @ 7 1/2" MAXIMUM
- C3. RISE @ 7 1/2" MAXIMUM
- C4. RISE @ 7 1/2" MAXIMUM
- C5. RISE @ 7 1/2" MAXIMUM
- C6. RISE @ 7 1/2" MAXIMUM
- C7. MIN. COOR. REQUIREMENTS FOR STAIRS SEE NOTE 38/7-1
- C8. NEWEL POST & RETURN
- C9. NEWEL POST & RETURN
- C10. NEWEL POST & RETURN
- C11. 8" MAX. DIA. SPHERE @ TRIANGULAR OPENING AT TREAD TO RISE
- C12. STAIR HANDRAIL PER 910/A-8
- C13. STAIR HANDRAIL PER 910/A-8
- D. PREFACES
- D1. DIRECT VENT GAS FIREPLACE (60" DIA./20MATIC) / ANS 221.58-2019
- D2A. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2B. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2C. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2D. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2E. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2F. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2G. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2H. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2I. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2J. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2K. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2L. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2M. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2N. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2O. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2P. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2Q. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2R. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2S. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2T. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2U. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2V. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2W. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2X. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2Y. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- D2Z. ETHETZ-20-C (72"x15") - 18" DEEP, 8" DIA VENT
- E. CODE
- E1. 5/8" TYPE "X" ALL WALLS & CEILING
- E2. 1 HOUR RATED WALL 1 1/2"-8"
- E3. 1 HOUR RATED WALL @ CORNER PER DETAL 10/A-8
- E4. 1 HOUR RATED WALL & SOUND ASSEMBLY PER 17/A-8
- E5. SOUND RATED WALL PER 17/A-8
- E6. CORNER
- E7. 48 MIN. RATED DOOR WITH LESTING
- E8. 48 MIN. RATED DOOR WITH LESTING
- E9. MINIMUM 36" SQUARE STAIR AT EXTERIOR DOORS
- E10. 1" X 4" MIN. STEP UP EXTERIOR DOORS
- E11. 18" HIGH BASED PLATFORM
- E12. 18" HIGH BASED PLATFORM
- E13. ORDER VENT 4" MAX. LENGTH
- E14. 30" DIAMETER MINIMUM CLEAR DIAMETER AREA FOR SHOWER
- E15. 1" SQUARE ACCESS PANEL
- E16. WINDOW TO SECURITY REQUIREMENT
- E17. PROPERTY LINE
- E18. WINDOW TO SECURITY REQUIREMENT
- E19. WINDOW TO SECURITY REQUIREMENT
- E20. USE E1 UNDER STAIR AREA AS APPLY
- E21. 100' EXIST TRAILER ENTRANCE LIMIT
- F. BATHROOMS / LAUNDRY
- F1. TOILET (MAX 24" CLEAR BY FRONT, 30" DEEP MIN.)
- F2. 12" ONE SIDE EDGE TO CURB
- F3. 12" ONE SIDE EDGE TO CURB
- F4. BATHROOM W/ SHOWER
- F5. BATHROOM W/ SHOWER
- F6. BATHROOM W/ SHOWER
- F7. BATHROOM W/ SHOWER
- F8. BATHROOM W/ SHOWER
- F9. BATHROOM W/ SHOWER
- F10. BATHROOM W/ SHOWER
- F11. 24" STUBWALL
- F12. 24" STUBWALL
- F13. 24" STUBWALL
- F14. ACCESS PANEL TO ACCUOT MOTOOR
- F15. MEDICINE CABINET 12" x 21" TOP AT 45"
- F16. TRANSFER BATH HEATER
- F17. WASHER
- F18. WASHER
- F19. WASHER
- F20. WASHER
- F21. WASHER
- F22. WASHER
- F23. WASHER
- F24. WASHER
- F25. WASHER
- F26. WASHER
- F27. WASHER
- F28. WASHER
- F29. WASHER
- F30. WASHER
- G. SPECIALTY
- G1. ELUTORIUM WITH SHIRT FEE 22/A-8
- G2. LOCATION EXCEPT BY THE LANDS AND VIOLETS, OR TURNOUT ON LOWEST TREAD
- G3. LOCATION EXCEPT BY THE LANDS AND VIOLETS, OR TURNOUT ON LOWEST TREAD
- G4. GAS METERS
- G5. GAS METERS
- G6. GAS METERS
- G7. GAS METERS
- G8. SHOWER SEAT
- G9. CONFIRM IN FIELD W/ ARCHITECT
- G10. FLOOR 3 SETBACK
- G11. FLOOR 3 SETBACK
- G12. FLOOR 3 SETBACK
- G13. FLOOR 3 SETBACK
- G14. FLOOR 3 SETBACK
- G15. FLOOR 3 SETBACK
- G16. FLOOR 3 SETBACK
- G17. FLOOR 3 SETBACK
- G18. FLOOR 3 SETBACK
- G19. FLOOR 3 SETBACK
- G20. FLOOR 3 SETBACK
- G21. FLOOR 3 SETBACK
- G22. FLOOR 3 SETBACK
- G23. FLOOR 3 SETBACK
- G24. FLOOR 3 SETBACK
- G25. FLOOR 3 SETBACK

STUDIO DEL MAR
ANDREW GONZALEZ ARCHITECT
1500 EAST CACTUS WAY, SUITE 234
CORONA DEL MAR, CA 92625
PHONE: 949.773.3126
FAX: 949.773.3126



MUSTAFA KACOURI
MUSTAFAKACOURI.COM
SENIOR ENGINEER, CONTRACTOR
CELL: 949.415.1306

NEON GLOBAL INC.
304 DAHIA
CORONA DEL MAR, CA 92625

PA 2026-0029, X2025-3464
STANDARD CONTRACT BETWEEN THE CONTRACTOR AND THE ARCHITECT FOR PROFESSIONAL ARCHITECTURAL SERVICES. THIS CONTRACT IS SUBJECT TO THE STANDARD CONTRACT BETWEEN THE ARCHITECT AND THE CONTRACTOR FOR PROFESSIONAL ARCHITECTURAL SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.

FUTURE GRAB BAR LOCATION	2x8 SOLID BLOCK @ FT-36" 3-1/4" TOE NAIL 2x4 STUD WALL 16" OC. MIN.
FINISH FLOOR	2x4 SILL PLATE W/ BN PER STRUCTURAL
CODE REQUIREMENT:	AT LEAST ONE BEDROOM ON THE ENTRY LEVEL SHALL BE PROVIDED WITH REINFORCEMENT FOR GRAB BARS, WHERE THERE IS NO BATHROOM ON THE ENTRY LEVEL, AT LEAST ONE BATHROOM ON THE SECOND FLOOR OR THIRD FLOOR OF THE DWELLING SHALL COMPLY WITH IRC R327.1.1
ELECTRICAL OUTLETS, SWITCHES AND CONTROLS SHALL BE LOCATED NO MORE THAN 48" MEASURED FROM THE TOP OF THE OUTLET BOX AND NOT LESS THAN 15" MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.	
DOORBELL BUTTONS SHALL NOT BE INSTALLED MORE THAN 48" ABOVE EXTERIOR FLOOR OR LANDING.	
AGE IN PLACE STD. NOTES	2
CRG # 327	

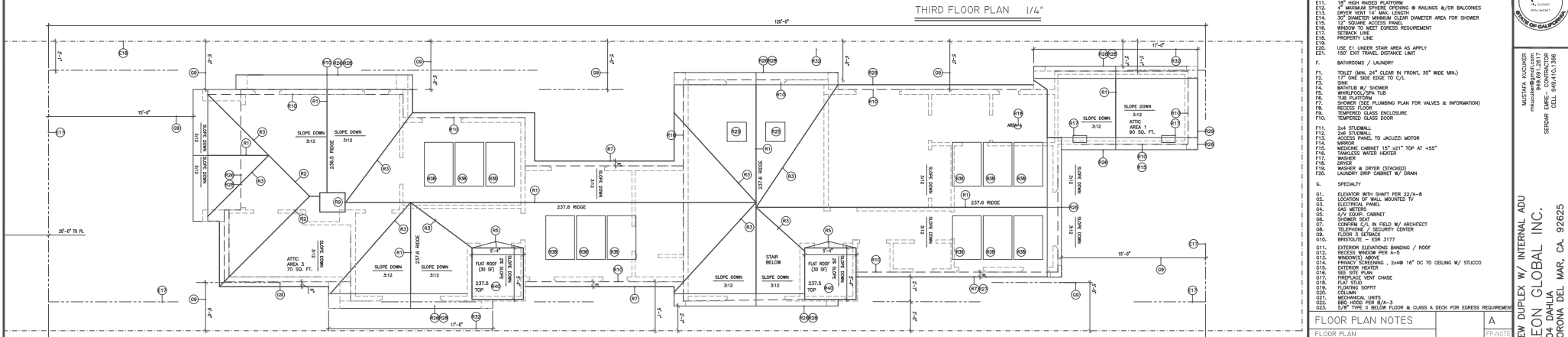
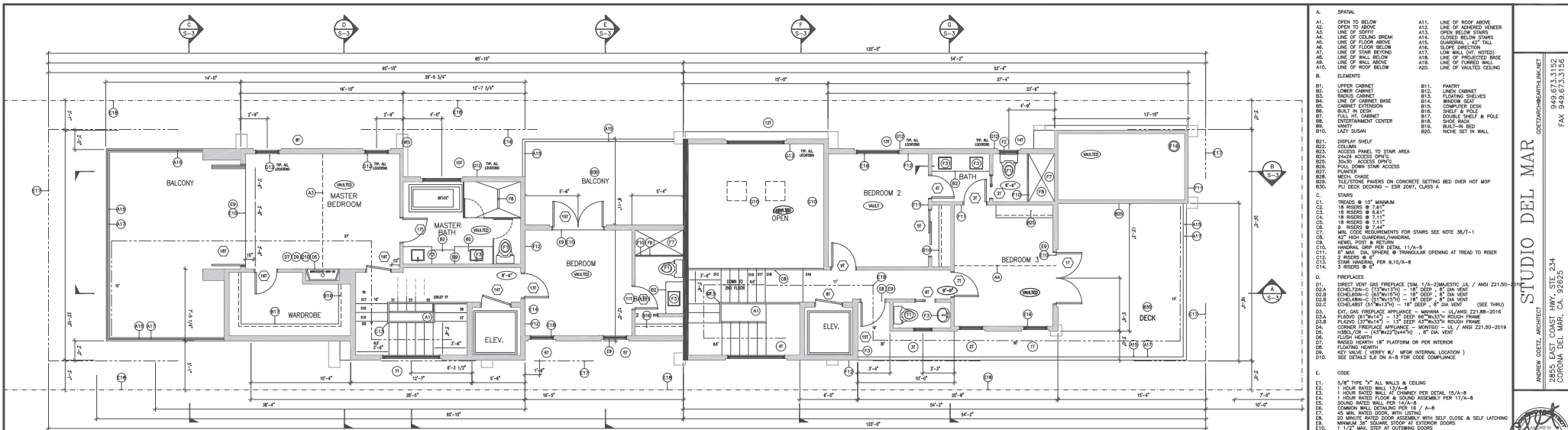
TYPE 1	HEAT/CO MEZ2006-C DRY SMOKE (E4-FM-08-B) FIRE MEDIA CERTIFICATION ANSI 221.58-2019 18" DIA.
FACTORY-BUILT FIREPLACE CHIMNEY AND ALL OF THEIR COMPONENTS SHALL BE LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING & MANUFACTURER'S INSTALLATION INSTRUCTIONS.	
DIRECT VENT GAS APPLIANCE MUST COMPLY WITH THE CALIFORNIA CODE REQUIREMENTS AND MUST COMPLY WITH ANSI 221.5.	
Left	Front

WALL & FLOOR LEGEND	2-HOUR FIRE RATED FLOOR-CEILING ASSEMBLY W/ SOUND STC 54	2-HOUR FIRE RATED ROOF-CEILING ASSEMBLY
WITH G	1 1/2" X 1 1/2" WT. CONC. NO STIC. REQUIRED (EXTERIOR CONDITION)	D
2 HOUR RATED WALL	EXTERIOR	INTERIOR
2x4 STUD @ 16" O.C. FOR BALLOON FRAMED WALL	1 HOUR RATED WALL / 15/A-8	
1 HOUR RATED WALL / 15/A-8		
1 HOUR & SOUND RATED WALL / 14/A-8		
1-HOUR FIRE RATED & 50-54 STIC SOUND FLOOR-CEILING ASSEMBLY PER DETAL 17/A-8		

CONDOMINIUM CONSTRUCTION NOTES	E
1. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE TREAD NOSG.	
2. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4x4x8 SQUARE SPIKER.	
3. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE.	
4. HANDRAIL WITH CIRCULAR CROSS SECTIONS SHALL HAVE A DIAMETER OF 1.25" TO 2".	
5. HANDRAIL WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM DIAMETER OF 4" TO 6.25" WITH A MAXIMUM CORNER RADIUS OF 2.53 INCHES.	
6. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION EXCEPT AT THE LANDING AND VIOLETS, OR TURNOUT ON LOWEST TREAD. HANDRAILS WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM TREAD PROJECTIONS HORIZONTALLY BEYOND EDGE OF HANDRAIL.	
7. MINIMUM HEADROOM OF 6 FT. 8 INCHES REQUIRED.	
8. HANDRAILS WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM TREAD PROJECTIONS HORIZONTALLY BEYOND EDGE OF HANDRAIL.	
9. GUMDRAL HEIGHT SHALL BE A MINIMUM OF 42 INCHES.	
10. PROVIDE A NOSING BETWEEN 1/2" AND 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11"	
11. LANDING LENGTHS AT ALL EXTERIOR DOORS SHALL BE A MIN. OF 36" IN DIRECTION OF TRAVEL. TREAD DEPTH IS LESS THAN 11"	
12. LANDING OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE LOWER THAN 1.2' LOWER THAN THE TOP OF THE THRESHOLD. THE EXTERIOR LANDING OR FINISHED FLOOR SHALL NOT BE MORE THAN 1.75' BELOW THE TOP OF THE THRESHOLD. PROVIDED THE DOOR DOES NOT SWING OVER THE LOWER LANDING OR FLOOR.	

STAIR NOTES	D
1. HANDRAIL HEIGHT SHALL BE 34 TO 38 INCHES ABOVE TREAD NOSG.	
2. OPENINGS BETWEEN INTERMEDIATE BALUSTERS ON THE OPEN SIDE OF STAIRS SHALL PRECLUDE THE PASSAGE OF A 4x4x8 SQUARE SPIKER.	
3. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL SHALL PRECLUDE THE PASSAGE OF A 4" DIAMETER SPHERE.	
4. HANDRAIL WITH CIRCULAR CROSS SECTIONS SHALL HAVE A DIAMETER OF 1.25" TO 2".	
5. HANDRAIL WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM DIAMETER OF 4" TO 6.25" WITH A MAXIMUM CORNER RADIUS OF 2.53 INCHES.	
6. HANDRAIL SHALL BE CONTINUOUS WITHOUT INTERRUPTION BY NEWEL POST OR OTHER OBSTRUCTION EXCEPT AT THE LANDING AND VIOLETS, OR TURNOUT ON LOWEST TREAD. HANDRAILS WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM TREAD PROJECTIONS HORIZONTALLY BEYOND EDGE OF HANDRAIL.	
7. MINIMUM HEADROOM OF 6 FT. 8 INCHES REQUIRED.	
8. HANDRAILS WITH OTHER THAN CIRCULAR CROSS SECTIONS SHALL HAVE A MINIMUM TREAD PROJECTIONS HORIZONTALLY BEYOND EDGE OF HANDRAIL.	
9. GUMDRAL HEIGHT SHALL BE A MINIMUM OF 42 INCHES.	
10. PROVIDE A NOSING BETWEEN 1/2" AND 1.25" ON STAIRWAYS WITH SOLID RISERS WHERE TREAD DEPTH IS LESS THAN 11"	
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FLOOR PLAN NOTES	A		
SYMBOL	DESCRIPTION	MODEL NUMBER	SIZE (Wx H x D)
A	REFRIGERATOR/PREZZER	THERMADOR-T5PFR20GS	42" WIDE x 24" DEEP
B	RANGE	DAKOR - DUAL FUEL	36" WIDE x 27" DEEP
C	DISHWASHER	DAKOR	800 CIRC
D	DISHWASHER	BOSHCH	24"x32"x22"
E	MICROWAVE / OVEN	THERMADOR - TOWER	27" WIDE - 24" TALL
F	WINE	U LINE	24"x32"x22"
G	FRIG/PREZZER - ADU	FRIGIDAIRE	19"x20"x24"x7"
H	MICROWAVE - ADU	SHARP	27"x14"x22"
I	COOKTOP - ADU	MINI-RANGE	12"x26"x20"
J	BBQ	LYNX	36"x26"x20"
K	RANGE	DAKOR - DUAL FUEL	36" WIDE x 27" DEEP
L	RANGE	ZEPHYRUS	800 CIRC
M	MICROWAVE / OVEN	THERMADOR - TOWER	27" WIDE - 24" TALL
N	DISHWASHER	BOSHCH	24"x32"x22"
O	REFRIGERATOR	U LINE	24"x32"x22"
P	BBQ	LYNX	36"x26"x20"
AGE IN PLACE	25-9		
DATE	6/8/26		
SCALE	A-2		



CHIMNEY TERMINATION	4	VAULTED CEILING	3	FASCIA	2	PLAN LEGEND	ATTIC VENTILATION	I	OUTDOOR BBQ CLEARANCE	B
SCALE: 1/12"=1'-0"	FP01	SCALE: 1/12"=1'-0"		SCALE: 1/12"=1'-0"		SCALE: 1/12"=1'-0"	SCALE: 1/12"=1'-0"		SCALE: 1/12"=1'-0"	

- FLOOR PLAN NOTES**
- A. SPATIAL
- A1. OPEN TO BELOW
- A2. OPEN TO ABOVE
- A3. LINE OF CEILING BELOW
- A4. LINE OF FLOOR BELOW
- A5. LINE OF STAIR BELOW
- A6. LINE OF WALL BELOW
- A7. LINE OF WALL ABOVE
- A8. LINE OF PROJECTED BASE
- A9. LINE OF FINISH FLOOR
- A10. LINE OF WALKED CEILING
- A11. LINE OF ROOF ABOVE
- A12. LINE OF ANCHORED VENEER
- A13. OPEN BELOW STAIRS
- A14. CLOSED BELOW STAIRS
- A15. SLOPE DIRECTION
- A16. SLOPE DIRECTION
- A17. SLOPE DIRECTION
- A18. LINE OF FINISH FLOOR
- A19. LINE OF FINISH FLOOR
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STUDIO DEL MAR

ANDREW GRETZ ARCHITECT

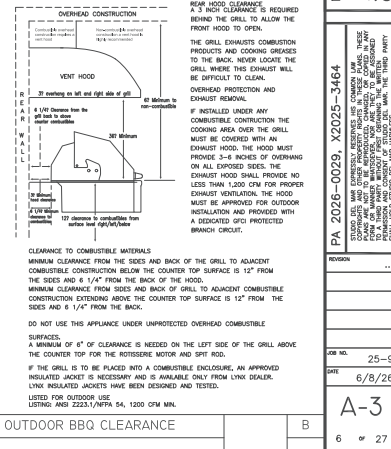
1000 GARDEN STREET, SUITE 204
CORONA DEL MAR, CA 92625

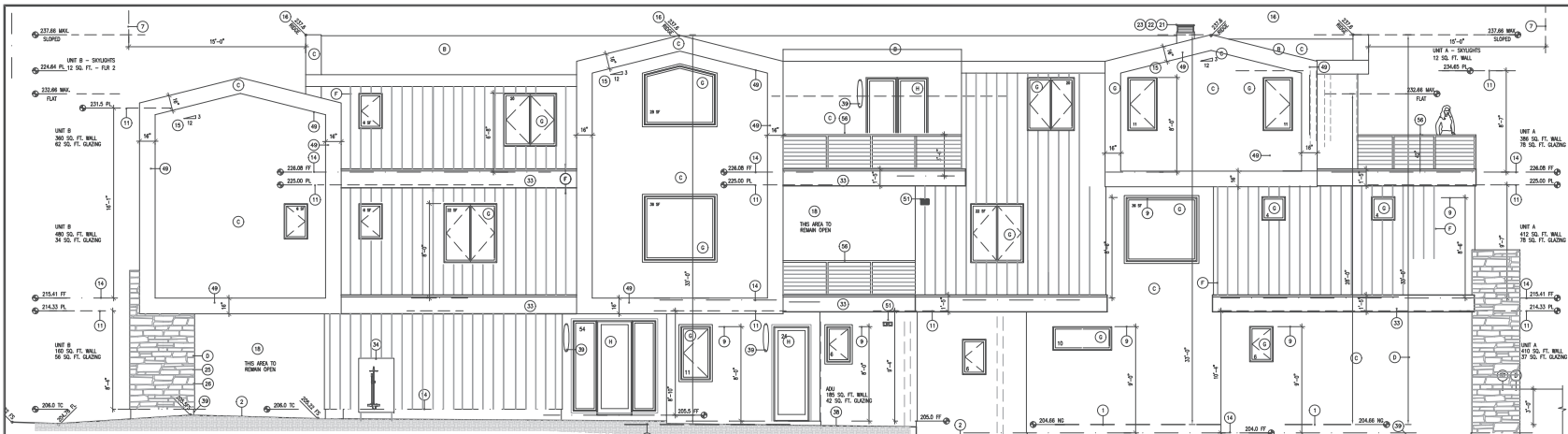
PHONE: 949.773.3125
FAX: 949.773.3125

NEW DUPLEX W/ INTERNAL ADU
LEON GLOBAL INC.
304 DAHLIA
CORONA DEL MAR, CA 92625

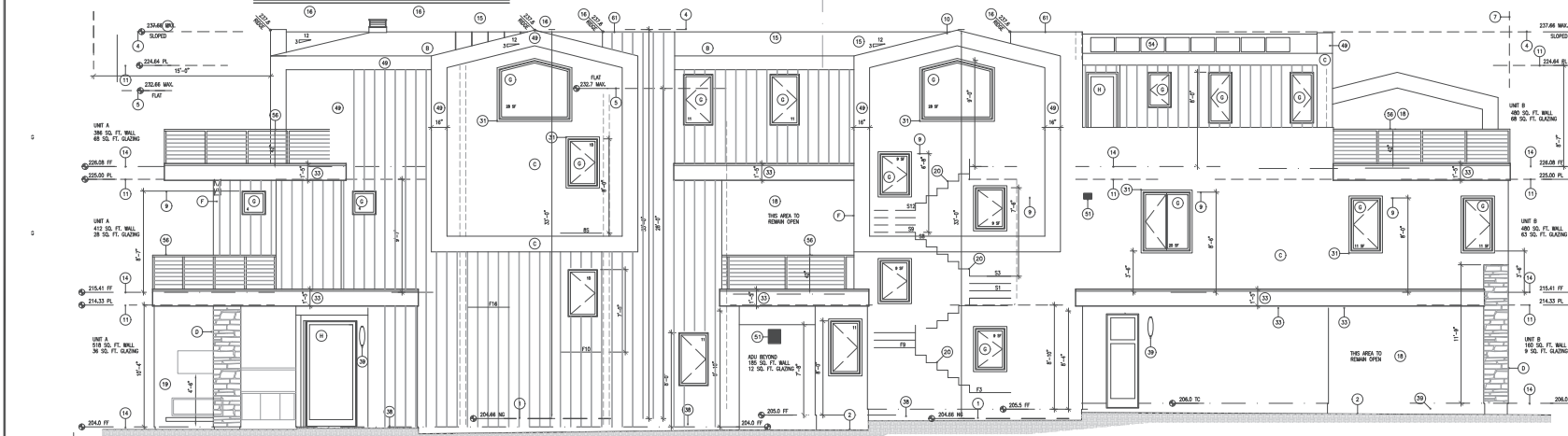
MUSTAFA KACOLAR
Mustafa@leonglobal.com
661.441.1386

SERDAR KAME, CONTRACTOR
SERDAR@leonglobal.com
CELL: 949.411.1386

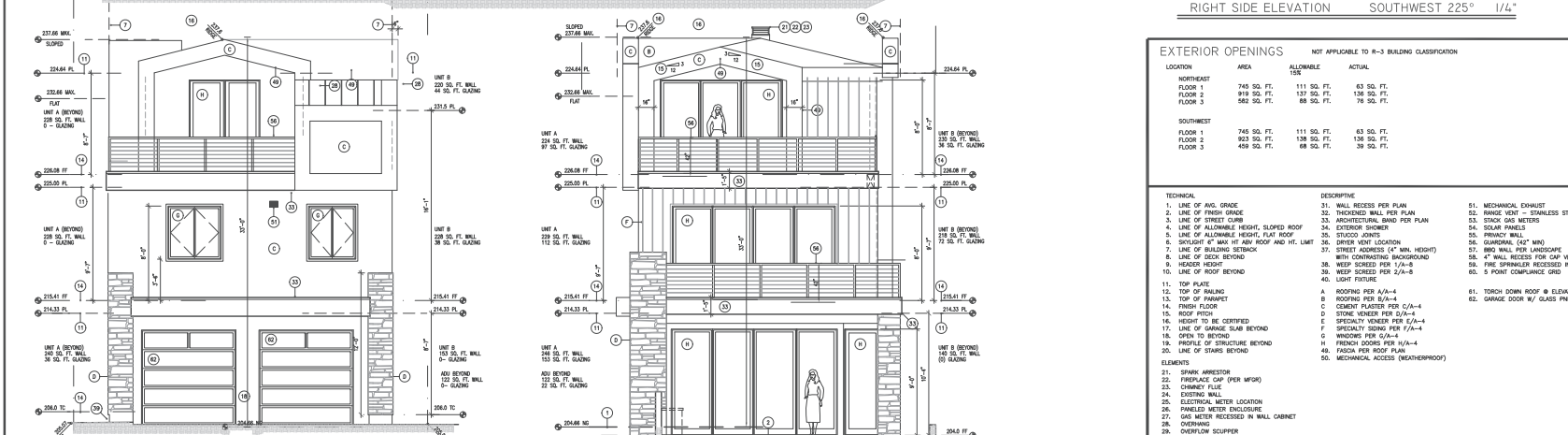




LEFT ELEVATION NORTHEAST 45° 1/4°



RIGHT SIDE ELEVATION SOUTHWEST 225° 1/4°



FRONT ELEVATION NORTHWEST 315° 1/4°

ALLEY ELEVATION SOUTHEAST 135° 1/4°

EXTERIOR OPENINGS NOT APPLICABLE TO R-3 BUILDING CLASSIFICATION

LOCATION	AREA	ALLOWABLE	ACTUAL
NORTHEAST			
FLOOR 1	745 SQ. FT.	111 SQ. FT.	83 SQ. FT.
FLOOR 2	919 SQ. FT.	137 SQ. FT.	136 SQ. FT.
FLOOR 3	582 SQ. FT.	88 SQ. FT.	78 SQ. FT.
SOUTHWEST			
FLOOR 1	745 SQ. FT.	111 SQ. FT.	83 SQ. FT.
FLOOR 2	923 SQ. FT.	138 SQ. FT.	136 SQ. FT.
FLOOR 3	459 SQ. FT.	88 SQ. FT.	38 SQ. FT.

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| <ol style="list-style-type: none"> 1. LINE OF FIN. GRADE 2. LINE OF FRESH GRADE 3. LINE OF STREET CURB 4. LINE OF ALLOWABLE HEIGHT, SLOPED ROOF 5. LINE OF ALLOWABLE HEIGHT, FLAT ROOF 6. SLOPELIGHT 4" MAX. HT. ANY ROOF AND HT. LIMIT 7. LINE OF BUILDING SETBACK 8. LINE OF DECK BEYOND 9. KNEEID HEIGHT 10. LINE OF ROOF BEYOND 11. TOP PLATE 12. TOP OF RAILING 13. TOP OF PARAPET 14. FINISH FLOOR 15. ROOF PITCH 16. HEIGHT TO BE CERTIFIED 17. LINE OF GARAGE SLAB BEYOND 18. OPEN TO BEYOND 19. PROFILE OF STRUCTURE BEYOND 20. LINE OF STAIRS BEYOND 21. SPRAIN ARMORING 22. FIREPLACE CAP (PER MFG) 23. CHIMNEY FLUE 24. EXISTING WALL 25. ELECTRICAL METER LOCATION 26. PANELED METER ENCLOSURE 27. USE METER RECESSED IN WALL CABINET 28. OVERHANG 29. OPENING OF SCOURER 30. LOCATION OF DRAIN LINE IN WALL | <ol style="list-style-type: none"> 31. WALL RECESS PER PLAN 32. THICKENED WALL PER PLAN 33. ARCHITECTURAL BAND PER PLAN 34. EXTENSION SHIMMER 35. STUCCO JOINT 36. DRYER VENT LOCATION 37. STREET ADDRESS (4" MAX. HEIGHT) WITH CONTRASTING BACKGROUND 38. WEEP SCREES PER 2/A-8 39. LIGHT FIXTURE 40. A ROOFING PER A/A-4 41. ROOFING PER B/A-4 42. CEMENT FASTER PER C/A-4 43. STONE VENEER PER D/A-4 44. SPECIALLY VENEER PER E/A-4 45. FINISH SIDING PER F/A-4 46. WINDOWS PER G/A 47. FRENCH DOORS PER H/A-4 48. FACIA FOR ROOF PLAN 49. MECHANICAL ACCESS (WEATHERPROOF) 50. MECHANICAL EXHAUST 51. RANGE VENT - STAINLESS STEEL 52. STACK GAS STAINLESS 53. SOLAR PANELS 54. PRIMARY WALL 55. GARUMBER (4" MIN) 56. 8" HD WALL PER LANDSCAPE 57. 8" HD WALL PER GARAGE 58. 4" WALL RECESS FOR CAP VENT 59. FIRE SPRINKLER RECESS IN WALL 60. 5" POINT COMPLIANCE GRID 61. TORCH DOWN ROOF @ GLASS PNL 62. GARAGE DOOR W/ GLASS PNL |
|---|---|

ELEVATION KEYNOTES

MANUFACTURER:	DEFINATED CORP. 1400 INDRY MEETING ROOM BLUE HILL, PENNSYLVANIA 19422 610.341.7900
STYLE:	ASPHALT SINGLE
APPROVALS:	CLOSED VALLEY W/ 14 GAUGE COPPER FLASHING
WEIGHT:	CLASS A 80-ESR 1889 60 TON IMPERMEITY 320# PER SQ.
ROOFING	A
ELEVATION PLAN	
MANUFACTURER:	STANDING SEAM METAL ROOF SPEC. FLUSH PANEL, CONDENSED FASTER, 24 GAUGE
STYLE:	ULTRA SEAM INC. 1445 S. STATE ROUTE 141 SOUTH ELY, KENTUCKY 42044 1.800.874.7326
APPROVALS:	STANDING SEAM CLASS A MIN.
WEIGHT:	AAMA ARCHITECTURAL METALS MANUFACTURER ESR 2048
ROOFING	B
ELEVATION PLAN	ELF-INT
MANUFACTURER:	OMEGA STRUCTO SYSTEMS 2500 N. BOWEN AVE. CORONA, CA 92681 1-800-909-6244
PREPARATION:	STRUCTURAL BRONDED LATH AT ALL OPENINGS 2 LAYERS GRADE D PAPER W/MP W/MP REQUIRED AT ALL JOINTS
TEXTURE:	SMOOTH WALL, OVERSIZED RAILLAGE CORNERS VERTICAL FLUSH LEVEL TO 1/8" IN 10"
FINISH:	FINISH SHIP DRAWINGS OF EDGE DETAILS CRACK ISOLATION SYSTEM WITH ADDITIONAL CORNER WINDOW REINFORCEMENT
CEMENT PLASTER	C
ELEVATION PLAN	ELF-INT
SUPPLIER:	MS INTERNATIONAL 2500 N. BOWEN ST. ORANGE, CA
TYPE:	QUARTZITE LEADER - THIS VENEER "SIERRA BLUE" OR BY OWNER
CODE:	QUARTZITE VENEER ICC REPORT ESR-3215 MEET NOT TO EXCEED 5 PSF
INSTALLATION:	QUARTZITE LEADER, WITH CORNERS SMOOTH FACED PAPER SHIMPS APPLIED PRIOR TO INSTALL TWO COAT REG GUARD BELOW
STONE VENEER	D
ELEVATION PLAN	ELF-INT
SUPPLIER:	3/4" PANELS EASTWEST
TYPE:	3/4" TILE PANELS
CODE:	SEE DETAIL 2/A-8 FOR "CORNERED VENEER"
INSTALLATION:	REMOVE TWO COATS OF RED GUARD BELOW VENEER
TILE VENEER	E
ELEVATION PLAN	
MANUFACTURER:	ROYAL BUILDING PRODUCTS ELECTROFORM SOUND AND TRIM
EXTERIOR FINISH:	PANT
TYPE:	1/2" LENGTHS, 1A - A.A.R.10 MODEL GAP SERIES 1x10 WITH 8-53/64" REVEAL
SIDING	F
ELEVATION PLAN	ELF-FH
MANUFACTURER:	PROVIDE RED FROM JELD-WEN Y-600 SERIES SERIES PACIFIC 100 SERIES MARIN "SIGNATURE" THIN FRAME
COLOR:	CONFORM WITH ARCHITECT
GLAZING:	DUAL GLAZ. SHED = 29 U VALUE = .37 CONFORM CHECKING THE JAMB CONDITIONS AND FLASHING REQUIREMENTS
SKYLIGHT:	VELUX DUAL GLAZ. SHED = 29 U VALUE = .39
WINDOWS	G
ELEVATION PLAN	
MANUFACTURER:	PANDA DOOR AND WINDOW T330 SERIES 2435 BELLEVILLE LOS ANGELES, 90030 702.643.5700
COLOR:	CONFORM WITH ARCHITECT TO MATCH WINDOWS
OPTIONS:	FLUSH TRAC WITH WEEP HOLES SHED = .39 U VALUE .37
ENTRY:	PANDA DOOR AND WINDOW PROOF FRAME
FRENCH DOORS	H
ELEVATION PLAN	

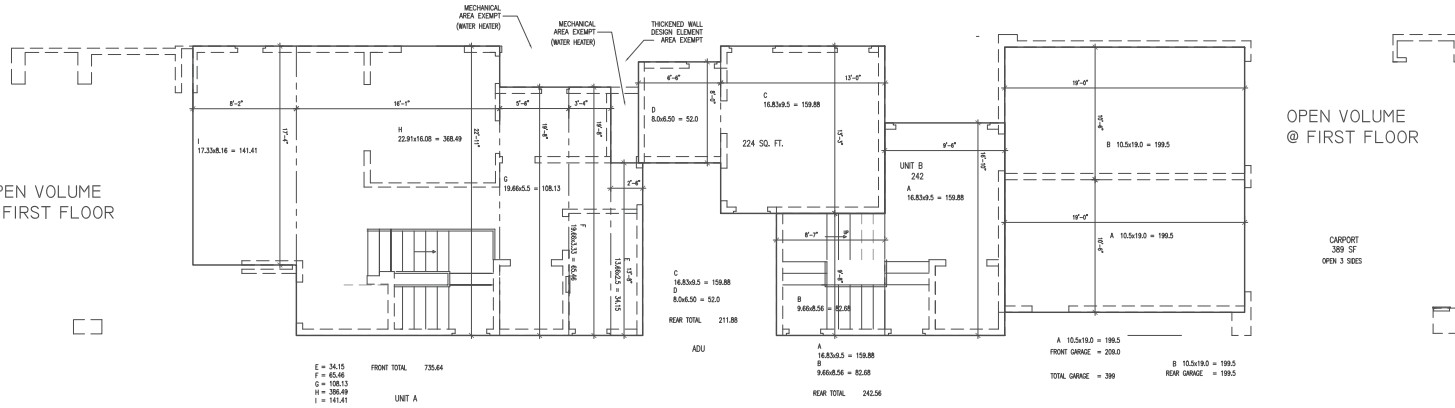
STUDIO DEL MAR
 ANDREW GONZALEZ ARCHITECT
 3755 EAST CASCADIA WAY, SUITE 234
 CORONA DEL MAR, CA 92625
 949.773.3126
 FAX 949.773.3126
 GONZALEZARCHITECT@GMAIL.COM

MUSTAFA KOCULOR
 ARCHITECT
 304 DAHLIA
 CORONA DEL MAR, CA 92625
 949.441.0136
 SERDAR KOCULOR - CONTRACTOR
 304 DAHLIA
 CORONA DEL MAR, CA 92625

NEW DUPLEX W/ GLOBAL ADU
LEON GLOBAL INC.
 304 DAHLIA
 CORONA DEL MAR, CA 92625

PA 2026-0029, X2025-3464
 STAFF: CAD, ARCHITECTURE, ELECTRICAL, MECHANICAL, PLUMBING, CONSTRUCTION ADMINISTRATION, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, ENVIRONMENTAL ENGINEERING, GEOTECHNICAL ENGINEERING, STRUCTURAL ENGINEERING, TRAFFIC ENGINEERING, WATER RESOURCES ENGINEERING, WIND ENGINEERING, HISTORIC PRESERVATION, AND OTHER SPECIALTY SERVICES.
 25-9
 DATE 6/8/26
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 7 of 27

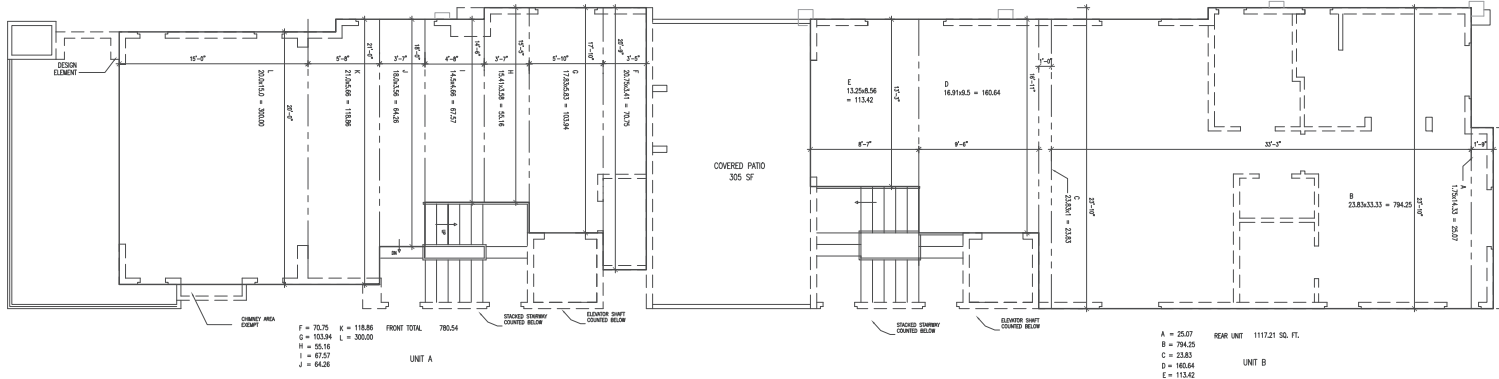
OPEN VOLUME
@ FIRST FLOOR



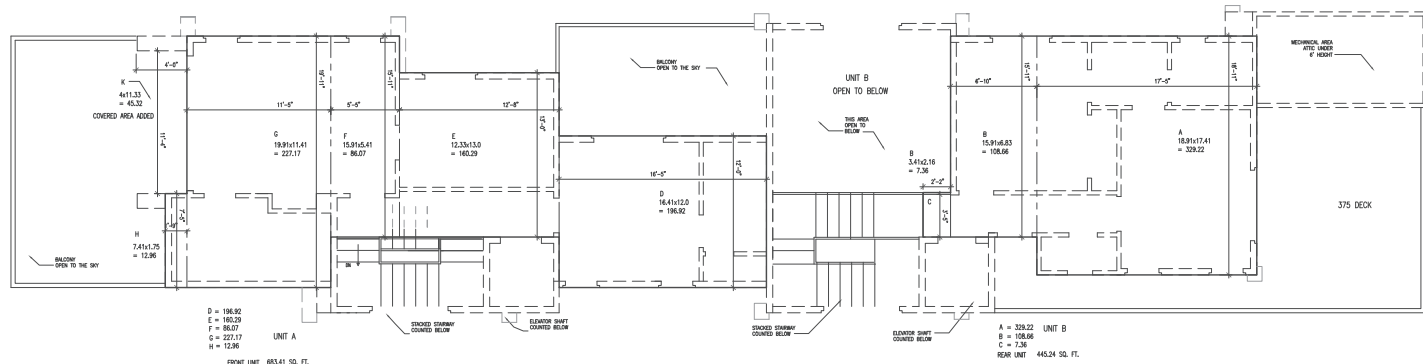
FIRST FLOOR AREA CALCULATION 1/4"

AREA TABLE

	FLOOR 1	FLOOR 2	FLOOR 3	GARAGE	LIVING SQ FT	BUILDING SQ FT
UNIT A SQ FT	736	781	684	199.5	2201	
UNIT B SQ FT	243	1117	445	199.5	1805	
ADU SQ FT	212				212	
COMBINED TOTALS	1191	1898	1129	399	4218	4617
FLR 3 COVERED AREA						+46



SECOND FLOOR AREA CALCULATION 1/4"



THIRD FLOOR AREA CALCULATION 1/4"

STUDIO DEL MAR
ANDREW GOSSEL ARCHITECT
304 DAHLIA
CORONA DEL MAR, CA 92624
TEL 949 437 1316
FAX 949 437 1316

NEW DUPLEX W/ INTERNAL ADU
LEON GLOBAL INC.
304 DAHLIA
CORONA DEL MAR, CA 92625

PA 2026-0029, X2025-3464
STUDIO DEL MAR ARCHITECTS, ARCHITECTS, 10000 W. 10TH AVE., SUITE 100, DENVER, CO 80202
LEON GLOBAL INC., CONTRACTOR, 304 DAHLIA, CORONA DEL MAR, CA 92625
PA 2026-0029, X2025-3464

REVISION

DATE 6/8/26

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