October 30, 2025 Agenda Item No. 3

SUBJECT: DeCarrier Residential Condominiums (PA2025-0029)

Tentative Parcel Map

Coastal Development Permit

SITE LOCATION: 306 Marguerite Avenue Units A, B, and C

APPLICANT: Mark Teale, Teale Architecture

OWNER: John DeCarrier

PLANNER: Daniel Kopshever, Assistant Planner

dkopshever@newportbeachca.gov

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 (30.0-39.9 DU/AC) (RM-F)

Coastal Zoning District: Multiple Residential (RM)

PROJECT SUMMARY

A request for a coastal development permit (CDP) to demolish an existing triplex and construct a new, three-story, 3,886 square-foot two-unit residence with 430 square feet of attached, single-car garages and two carport spaces for a total of four parking spaces. The project also includes a 304 square-foot internal Accessory Dwelling Unit (ADU) for a total of three dwelling units proposed on the site. Also proposed is the construction of additional appurtenances such as walls, fences, 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 Title 19 (Subdivisions) of the Newport Beach Municipal Code (NBMC) are proposed. The tentative parcel map would allow the two primary dwelling units to be sold individually. A CDP is required because the Property is located within the coastal zone.

RECOMMENDATION

- 1) Conduct a public hearing;
- 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) of the CEQA Guidelines, California Code of Regulations, Title 14, Division

- 6, Chapter 3, and pursuant to 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 the Tentative Parcel Map and Coastal Development Permit (Attachment No. ZA 1).

DISCUSSION

Land Use and Development Standards

- The subject property is located in the RM Coastal Zoning District, which is intended to provide areas appropriate for multi-unit residential developments. The proposed two-unit residence and ADU is consistent with the City's Coastal Land Use Plan, General Plan, and Zoning Code.
- The property currently consists of one legal lot developed with a triplex. The lot is rectangular in shape and is approximately 3,540 square feet in size.
- The surrounding neighborhood is developed with a mix of one and two-story singleunit, two-unit, and three-unit dwellings with some three-story structures. The nearest beach access is from Inspiration Point, which is approximately 900 feet south of the subject property (Figure 1, below).



Figure 1: Oblique Aerial Image of Subject Property

- The project is not eligible for a Waiver for De Minimis Development because it involves a division of land for condominium purposes.
- The proposed development conforms 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 (Marguerite Ave)	5 feet	6 feet 4 inches		
Sides	3 feet	3 feet		
Rear (Alley)	5 feet	5 feet		
Allowable Floor Area (max.)	3,888 square feet	3,886 square feet		
Open Volume Area (min.)	377 square feet	529 square feet		
Parking (min.)	2 spaces per unit, 1 in	2 spaces per unit, 1 in		
	garage 1 covered	garage 1 covered		
Height (max.)	28-foot flat roof	33-foot sloped roof		
	33-foot sloped roof			

Hazards / Water Quality

- The finished floor elevation of the first floor of the proposed structure is 112.74 feet North American Vertical Datum of 1988 (NAVD 88), which complies with the minimum 9.00-foot NAVD 88 elevation standard for new structures.
- 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 the CBC before building permit issuance.
- The property does not abut coastal waters. A 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 not located between the nearest public road and the sea. 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 includes the demolition of a triplex and the reconstruction of a two-unit dwelling with an ADU on an RM zoned lot resulting in no change in number of units. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.

- The project site is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is from the Ocean Boulevard, approximately 635 feet southwest of the property. The proposed project replaces an existing triplex with a new two-unit dwelling that complies with all applicable Title 21 (Local Coastal Program Implementation Plan) of the NBMC development standards and maintains a building envelope consistent with the existing and anticipated neighborhood pattern of development. The project ultimately should blend into the skyline and does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.
- Coastal access is currently provided and will continue to be provided along Ocean Boulevard, by Inspiration Point which is approximately 800 feet south of the subject property and by the Corona del Mar Main Beach Ramp which is approximately 900 feet south west of the subject property and grants ocean views. The project does not include any features that would impede coastal access.
- The proposed residence implements architectural treatment and visual interest, keeping with the design guidelines of the NBMC. The design implements open space and articulation which prevents the residence from appearing overly bulky. The project does not have the potential to degrade the visual quality of the Coastal Zone or result in significant adverse impacts on existing public views.

Tentative Parcel Map

- The tentative parcel map 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 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.

Therefore, the project of a two-unit residence and accessory dwelling unit to replace the existing triplex does not result in a loss of residential density.

- 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 project includes conditions of approval requiring public improvements, such as the reconstruction of sidewalks, curbs and gutters along the Marguerite Avenue frontage and along the alley frontages as needed. Existing private improvements (pavers) within the Marguerite Avenue parkway will be removed and replaced with sod or other drought tolerant landscaping and utilities will be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.
- To avoid conflict between the proposed tentative parcel map boundaries and the existing building footprint, the attached resolution includes Condition of Approval No. 2, which requires demolition of the existing buildings prior to recordation of the final parcel map.
- 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 CEQA under Section 15315 under Class 15 (Minor Land Divisions) of the State CEQA (California Environmental Quality Act) Guidelines., Title 14, Division 6, Chapter 3 and under Section 15303 under Class 3 (New Construction or Conversion of Small Structures) 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 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 includes a two-unit condominium subdivision and will conform to all development standards, and therefore, is consistent with and eligible for the Class 15 Exemption.

Class 3 exempts the construction of limited numbers of new, small, structures including construction of up to six dwelling units in urbanized areas. The proposed project consists of the demolition of a three-unit dwelling and the construction of a new 3,886 square-foot, three-story, two-unit dwelling with an internal ADU and two attached single-car garages and two carports in the RM Coastal Zoning District. The project is consistent with the Class 3 exemption.

The exceptions to this categorical exemption under Section 15300.2 are not applicable. The project location 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:

This action 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) and Title 19 (Subdivisions) of the NBMC. For additional information on filing an appeal, contact the Planning Division at 949-644-3200.

Prepared by:

Daniel Kopshever, Assistant Planner

JP/djk

Attachments: ZA 1 Draft Resolution

ZA 2 Vicinity Map

ZA 3 Tentative Parcel Map No. 2025-138

ZA 4 Project Plans

Attachment No. ZA 1

Draft Resolution

RESOLUTION NO. ZA2025-###

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 306 MARGUERITE AVENUE UNITS A, B, AND C (PA2025-0029)

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

SECTION 1. STATEMENT OF FACTS.

- An application was filed by Mark Teale of Teale Architecture (Applicant) on behalf of the owner John DeCarrier (Owner) with respect to property located at 306 Marguerite Avenue, and legally described as Lot 8, Block 239, of the Corona Del Mar Tract (Property), requesting approval of a coastal development permit (CDP) and a tentative parcel map (TPM).
- 2. The Applicant requests a CDP to demolish an existing triplex and construct a new, three-story, 3,886 square-foot two-unit residence with 430 square feet of attached, single-car garages, and two carport spaces for a total of four parking spaces. The project also includes a 304 square-foot internal Accessory Dwelling Unit (ADU) for a total of three dwelling units proposed on the site. Also proposed is the construction of additional appurtenances such as walls, fences, patios, hardscape, drainage devices, and landscaping. The project complies with all applicable development standards and no deviations are requested. A 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 (Project).
- 3. The Property is categorized as RM (Multiple Residential) by the General Plan Land Use Element and is located within the RM (Multiple Residential) Zoning District.
- 4. The Property is located within the coastal zone. The Coastal Land Use Plan category is RM-E (Multiple Unit Residential) (30.0 39.9 DU/AC) and it is located within the RM (Multiple Residential) Coastal Zoning District.
- 5. A public hearing was held on October 30, 2025, online via Zoom. A notice of time, place and purpose of the hearing was given in accordance with 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. The Project is categorically exempt from the California Environmental Quality Act (CEQA) under Class 3 (New Construction or Conversion of Small Structures) 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.
- Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structures. Class 3 also exempts the demolition of up to three single-unit dwellings and additions of up to 10,000 square feet to existing structures and allows the construction or conversion of up to three single-unit dwellings. In this case, the Project will demolish an existing three-unit triplex and construct a new 3,886 square-foot, three-story, two-unit residence with an ADU.
- 3. This Project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to 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.
- 4. 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 and is therefore consistent with and eligible for the Class 15 Exemption.
- 5. 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.

Coastal Development Permit

In accordance with Section 21.52.015(F) (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.

- 1. The proposed development 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 3,888 square feet and the proposed floor area is 3,886. The proposed floor area exempts 200 square feet from each of the two attached single car garages, consistent with Table 2-3 of NBMC 21.18.030 (Residential Coastal Zoning Districts General Development Standards).
 - b. The Project provides the minimum required setbacks, which are five feet along the front property line fronting Marguerite Avenue, three feet along each side property line, and five feet along the rear property line abutting the alley.
 - c. The highest guardrail is less than 28 feet from established grade, an elevation of 141.45 feet North American Vertical Datum of 1988 (NAVD 88) and the highest ridge is no more than 33 feet from established grade. The Project therefore complies with all height requirements.
 - d. The Project provides a total of four parking spaces, two single-car garages and two carport spaces, meeting the minimum requirement for a two-unit dwelling. No parking is required for the ADU.
 - e. The Project proposes a minimum top of slab elevation of 112.74 feet NAVD 88, which complies with the minimum 9.0-foot top of slab elevation requirement for interior living areas of new structures.
- 2. The surrounding neighborhood is developed with a mix one- to three-story single, two-, and three-unit dwellings. The proposed design, bulk, and scale of the Project is consistent with the existing neighborhood pattern of 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). 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 Coastal Land Use Plan Table 2.1.1-1, the Multiple Unit Residential (RM) category is intended to provide primarily for multi-family residential development containing attached or detached dwelling units. Implementation Program (IP) Table 21.18-1 in Section 21.18.020 (Residential Coastal Zoning Districts Land Use) of NBMC shows "Two-Unit Dwellings" and "Accessory Dwelling Units" as allowed uses in the RM Coastal Zoning District. Therefore, the project of a two-unit residence and ADU to replace the existing triplex is consistent with the RM zoning and land use designations and does not result in a loss of residential density.

- 4. The Property is within a developed neighborhood, is located more than 800 feet from the beach, and is not located near or adjacent to any natural landforms including coastal bluffs, and is not within the proximity of any environmentally sensitive areas.
- 5. Proposed landscaping complies with Section 21.30.075 (Landscaping) of the NBMC. Condition of approval no. 19 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.
- 6. The Property is not located adjacent to a coastal view road, public access way, or Coastal Viewpoint as identified in the Coastal Land Use Plan. The nearest coastal viewpoint is from Ocean Boulevard, approximately 635 feet southwest of the property. Similarly, the nearest coastal view road segments are located along Ocean Boulevard. These areas offer views of the Pacific Ocean and the Newport Harbor. The Property is upland of these viewpoints and lies outside their viewshed.
- 7. The proposed three-story design is consistent with the existing neighborhood pattern of development. The project will not affect the existing views afforded from the viewing areas. The project will replace an existing triplex with a new two-unit dwelling and ADU that complies with all applicable development standards. The project presents the opportunity to enhance views by updating a structure built in 1950 with a new building with an updated design and is not near the Pacific Ocean or Newport Harbor, where public views are oriented. Therefore, the project does not have the potential to degrade the visual quality of the coastal zone or result in significant adverse impacts to 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.

- 1. The project site is not located between the nearest public road and the sea or shoreline. As such, it is not necessary to assess the consistency with the public access and public recreation policies of Chapter 3 of the Coastal Act. Implementation Plan 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 includes the demolition of a triplex and the construction of a two-unit dwelling with an ADU on an RM zoned lot. Therefore, the project does not involve a change in land use, density or intensity that will result in increased demand on public access and recreation opportunities. Furthermore, the project is designed and sited (appropriate height, setbacks, etc.) so as not to block or impede existing public access opportunities.
- 2. Coastal access is currently provided and will continue to be provided along Ocean Boulevard, by Inspiration Point which is approximately 800 feet south of the Property and

- by the Corona del Mar Main Beach Ramp which is approximately 900 feet south west of the Property. The project would not impact coastal access opportunities.
- 3. The TPM is for a property that is over 850 feet from the nearest beach and the approval of the map will not affect public recreation, access, or views. There are several streets and blocks of residential properties between the subject property and the Newport Harbor.

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 residential 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 Multiple Residential (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.

- 1. The Property is physically suitable for attached residential dwellings, as it is regular in shape and relatively flat. The Property is currently developed with a residential triplex that will be replaced with an attached, two-unit residential condominium with an ADU.
- 2. The Property is accessible by pedestrians from Marguerite Avenue at the front property line and from the alley abutting the rear property line. Vehicular access is available only from the alley.
- 3. The Property is adequately served by existing utilities, including electrical, water, and sewer. Conditions of Approval Nos. 16, 21, 22 and 23 require separate utility connections for each condominium unit, including fire sprinkler lines.

4. There is no proposed change in density. The Property is currently developed with three residential units and will be redeveloped with a total of three units, resulting in no net change in number of dwelling 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.

Finding:

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

- 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.
- 2. The Project has been conditioned to require public improvements, including the reconstruction of sidewalks, curbs, and gutters along the Marguerite Avenue frontage and the alley, as needed.
- 3. Existing improvements (paving, fence, walls) within the Marguerite Avenue parkway will be removed and replaced with new turf or other drought tolerant landscaping.

4. Utilities shall be undergrounded, consistent with Title 19 (Subdivisions) of the NBMC.

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 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 because no public easements are located on the Property.

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:

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 (RWQCB) requirements.

Finding:

М. 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 Local Coastal Program (LCP) and public access and recreation policies of Chapter 3 of the Coastal Act. The Facts in Support of Findings L and M for the CDP (below) 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 CEQA pursuant to Section 15303 under Class 3 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, California Code of Regulations, Title 14, Division 6, Chapter 3, and pursuant to 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 PA2025-0029, subject to the conditions set forth in Exhibit "A," which is attached hereto and incorporated by reference.
- 3. This action on the Vesting Tentative Tract 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. This action on 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 20 (Planning and Zoning) of the NBMC.

PASSED, APPROVED, AND ADOPTED THIS 30TH DAY OF OCTOBER 2025.

Benjamin M. Zdeba, AICP, Zoning Administrator

EXHIBIT "A"

CONDITIONS OF APPROVAL

Planning Division

- 1. The project is subject to all applicable City ordinances, policies, and standards unless specifically waived or modified by the conditions of approval.
- 2. <u>Prior to recordation of the final parcel map</u>, the existing residential triplex shall be demolished.
- Approval of this project does not constitute approval or implied approval for any future property development permits, including but not limited to demolition permits, coastal development permits, grading permits, or building permits.
- 4. 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 cause for revocation of this approval.
- 5. 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.
- 6. To the fullest extent permitted by law, Applicant shall indemnify, defend and hold harmless 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 City's approval of DeCarrier Residential Condominiums including, but not limited to Coastal Development Permit and Tentative Parcel Map (PA2025-0029). 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 Applicant, City, and/or the parties initiating or bringing such proceeding. The Applicant shall indemnify the City for all of the City's costs, attorneys' fees, and damages, which the City incurs in enforcing the indemnification provisions set forth in this condition. The Applicant shall pay to the City upon demand any amount owed to the City pursuant to the indemnification requirements prescribed in this condition.

Public Works Department

- 7. Prior to the final inspection of the building permit for new construction, a Parcel Map shall be recorded. The Map shall be prepared on the California coordinate system NAVD 88. 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 County Subdivision Manual, Subarticle 18. The Map to be submitted to the City of Newport Beach shall comply with the City's CADD Standards. Scanned images will not be accepted.
- 8. 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 Section s 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub article 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.
- 9. <u>After the recordation of the parcel map and prior to the building permit final,</u> the Applicant shall apply for a building permit for a description change of the subject project development from "duplex with ADU to "condominium." The development will not be condominiums until this description change permit is final.
- 10. All improvements shall be constructed as required by Ordinance and the Public Works Department.
- 11. An encroachment permit is required for all work activities within the public right-of-way.
- 12. All damaged sidewalk panels, curb, gutter, sidewalk, and street along Marguerite Avenue and any damaged concrete panels along the alley frontage shall be reconstructed as determined by the Public Works Department.
- 13. <u>Prior to the recordation of the parcel map,</u> all existing overhead utilities shall be undergrounded.
- 14. The existing City trees along the Marguerite Avenue frontage shall be protected in place.
- 15. All improvements shall comply with the City's sight distance requirement per City Standard 110-L.
- 16. Each for-sale unit shall be served by its individual water service/meter and sewer lateral/cleanout. Each water meter and sewer cleanout shall be installed with a traffic-grade box and cover.
- 17. In case of damage done to public improvements surrounding the development site by the private construction, additional reconstruction within the public right-of-way could be required at the discretion of the Public Works Inspector.

- 18. Parkway paving, including the area between the back of walk and property line, within the Marguerite Avenue frontage shall be removed. Turf or other drought tolerant landscaping within the Marguerite Avenue parkway shall be installed.
- 19. <u>Prior to the issuance of building permits</u>, 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.
- 20. All landscape materials and irrigation systems shall be maintained in accordance with 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.

Building Division

21. <u>Prior to the recordation of the parcel map</u>, separate utilities shall be provided for each primary unit, including water, electrical and gas.

Fire Department

- 22. A NFPA 13D fire sprinkler system shall be required for the Project.
- 23. Each primary unit shall have their own dedicated water meter for the fire sprinkler system.

Attachment No. ZA 2

Vicinity Map

VICINITY MAP



Coastal Development Permit and Tentative Parcel Map (PA2025-0029)

306 Marguerite Avenue Units A, B, and C

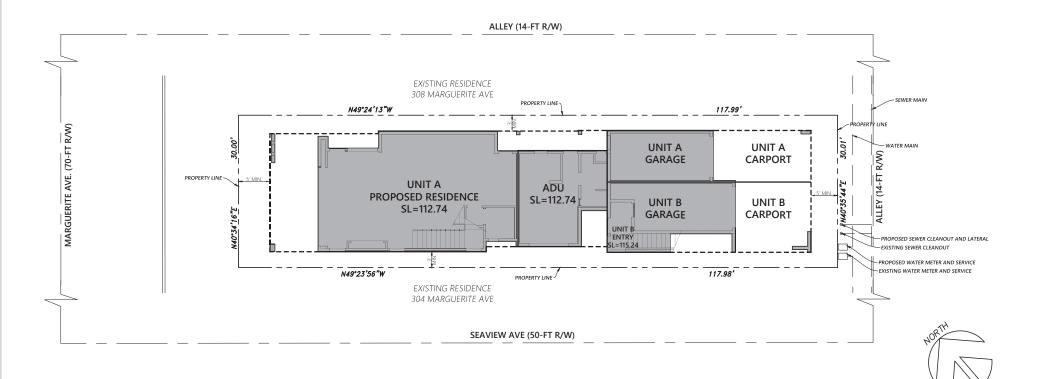
Attachment No. ZA 3

Tentative Parcel Map No. 2023-193

TENTATIVE PARCEL MAP 2025-138 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SUBDIVISION OF LOT 8, BLOCK 131 AS PER MAP OF CORONA DEL MAR TRACT FILED IN BOOK 3, PAGES 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY. FOR CONDOMINIUM PURPOSES

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



CIVILSCAPES

BENCHMARK:

DESIGNATION: 3K-28A-68

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-28A-68", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND CARNATION AVENUE, 19 FT. NORTHERLY OF THE CENTERLINE OF CARNATION AND 48 FT. EASTERLY OF THE CENTERLINE OF BAYSIDE. MONUMENT IS SET LEVEL WITH THE SIDEWALK

ELEV = 40.282 FT. (NAVD88), LEVELED 2011

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING RETWEEN O.C.S. HORIZONTAL CONTROL STATION GPS NO. 6292. AND STATION GPS NO. 6200 BEING N40°35'00"E PER RECORDS ON FILE IN THE OFFICE OF THE ORANGE COUNTY SURVEYOR

SITE ADDRESS:

306 MARGUERITE AVE. NEWPORT BEACH, CA 92625 APN: 052-103-17

OWNER/ SUBDIVIDER:

PALOS HEIGHTS, IL 60463

ENGINEER/ SURVEYOR:

CIVILSCAPES ENGINEERING, INC JOHN DECARRIER MANAGING PARTNER
7202 W. COLLEGE DR., SUITE B
1AGIJNA NIGUEL A 92677 LAGUNA NIGUEL, CA 92677



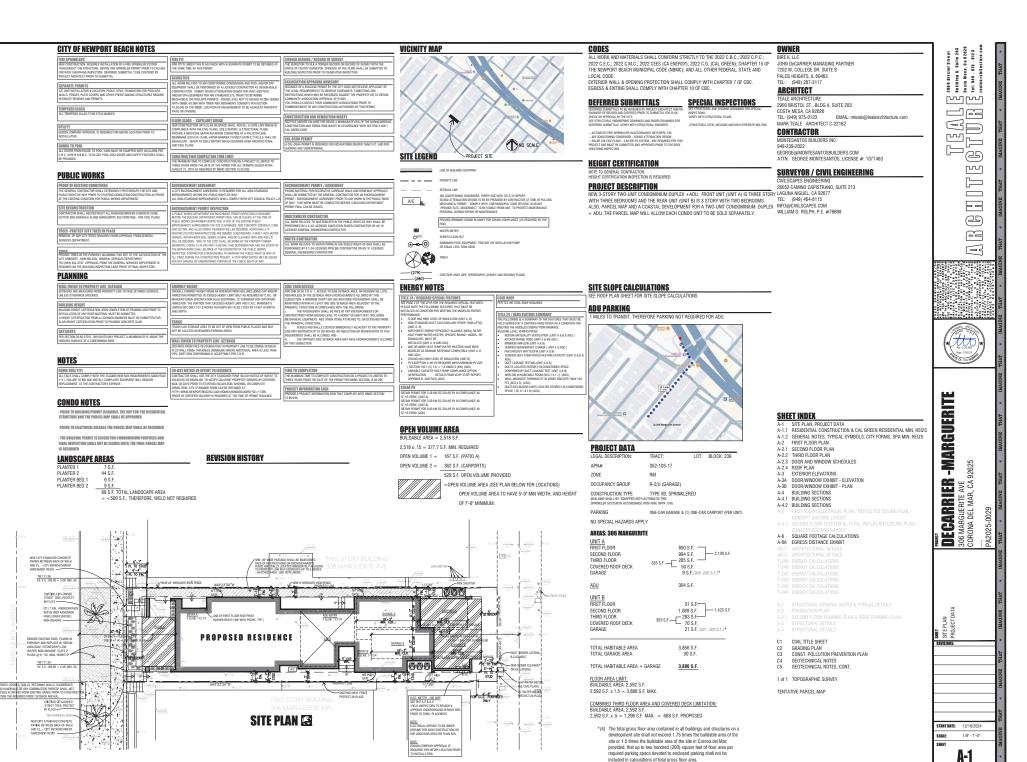
SCALE IN FEFT 1 INCH =8 FEET

306 MARGUERITE AVE., NEWPORT BEACH

PROJECT: 24043 | DATE: MAY 14, 2025

Attachment No. ZA 4

Project Plans



NOTICE REGARDING CONDOMINIUMS

The undersigned (hereinafter "Owner") hereby certify(iss) that (I am) (we are) the owner(s) of the real property located in the City of Newport Beach, County of Orange, State of California, described as follows:

Joh Arkfress 305 Marguerite, Corona del Mar

APN# 052-103-17

Owner acknowledges that a Parcell Map for condominium purposes has not been approved and recorded; therefore, condominiums are end currently permitted. Condominiums are defined as a form of properly connective provider for individual connecting of space in a structure together with an individual interest in the stand or other rests of the structure in common with order connects individual accordantium project, community, apartment project, or stock cooperative, as effected or Caldor (20 ds § 133).

Should Owner pursue the approval of a Parcel Map for condominium purposes. Owner acknowledges and understands the application of collections of purposes. Owner acknowledges and understands the application of the purposes and application of the purposes of the purpose of the purpos

Owner's Signature Com John Je Comin Date 00/04/2015 Print or Type Name_ Change Sound De Change Owner's Signature Print or Type Name

Housing Crisis Act Compliance for Demolitions

Community Development Department Planning Division 100 Civic Center Drive / P.O. Box 1768 / Newport Beach, CA 92658-6915 (949) 644-3034 Telephon / (949) 644-3229 Facsimile

General Information

The Resource Close A (2017) 68 (2017) Chapter 64. Biblioties of 2017) per 64 (1) Chapter 64. Biblioties of 2017)

The Resource Close A (2017) 68 (2017) Chapter 64. Biblioties of 2017) per 64 (2017) Chapter 64. Biblioties of 2017)

Thomas development regard's regioning above 11, 2020 and counteding an animary 1, 2020. A Young 1

Thomas development regard's regioning above 11, 2020 and counteding an animary 1, 2020. A Young 1

The Resource Close A (2017) Chapter 64. The Resource Close A (2017) Chapter

8ite Address: 306 Marguerite Legal Description: 052-103-17 1) Are you proposing to redwelop the site with a "housing development project"? Ves No

If no, stop here and sign cerification.

2) Units proposed for demotition: 3 Units proposed for construction: 3

3) If you answer yes to any o'the following questions, the unit(s) are considered "protected":

a. Currently, or within the last 5 years, are any of the units subject to a recorded couspant_actinence, or law restricting rents to levels affordable to low- or very low-income households? | Yes| ✓ No

Currently, or within the last 5 years, are any of the units occupied by low- or very-low income
households (see attachment for current income limits)? If yes 1/ho

I <u>Chapter Strate</u> & <u>Chapters</u> hereby certify that I am the property owner of the above described property. I declare under the pensity of polyry, the facts, statements and information presented in this document are true and consent in the head of are incadednamed ballet.

Carm Solow- L Cuir 05/06/2025 773-941-8453 Signature Date Proce Number

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachs.org. 1 (949) 644-3200

2022 SWIMMING POOL & SPA RESIDENTIAL
MINIMUM CONSTRUCTION REQUIREMENT

ENCLOSURE, BARRIER & DROWNING PREVENTION

1. Every pool and/or spa shall be uity enclosed by a barrier. Pool Barrier shall comply with the following (NBMC 15.09,

very good and/or set will be any encourse by a Samire. Thou Samire data (comply with new revenues) strain, and the set of the set of

Prior to pre-plaster approval and filling poolisps, at least two drowning prevention safety measure as noted in 83 helow shall be permanently invalided (CMC 3103.2 (1.156225)).

 Two drowning prevention safely features shall be provided. Identify the drowning prevention safety feature to be utilized for this gool installation/CBC 3109.2 (115922). filized for this pool installation(CBC 3109.2 (119022)).
Intermediate pool enclosus between the house and pool.
Removable mesh pool fencing that meets American Society for Testing and Materials (ASTM)
Specifications F2286 standards in conjunction with a gafe that it is self-closing and self-bitching and can

operactions F208 statements in common mentions Socially for finding and Manacine (SETU) and common statements of the selectioning and desting and common and as to localize disease. See that is electronic and establishing and can accommon a the topological desting and can be exceeded as a local common and as the problem for the second common and the s

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proof self and felf-leider.

It (allows might be a souther with the control of th

ELECTRICAL SYSTEM

1. Any walk surface within 3 ft offise pool edge shall be bonded, including unreinforced or landscaped areas. (CEC

or pool areas, luminaies, lighting outlets, and ceiling-suspended (paddle) fans installed above the pool or extending 5 ft. horizonally from the inside walls of the pool shall be at a height not less than 12 ft. above the water level of the pool (CEC 60022/20)(1).

3. Electrical outlets less than 20 f from pool or spa shall be GFCI protected (CEC 690.22.(A)(4)). 4. All overhead power lines and oher services shall comply with CEC 680.9.

a. Underwater Lighting

Blastriael applyment and panel baseds

Ground fault circuit interrupters

The billing's profuses and resignant of all have sectional booking (CCC 0026).

Next date information printing and building of the control of

The following devices and equipment associated with the swimming pool, sy accordance with CEC Section 80:

a. Receptoides located within the general area of a pool, spa, or hot tub b. Receptoides used for power generation for pools, spas, and hot tubs

PLUMBING A HEATING SYSTEMS

1. Proof approach proof of APPROY 1550(y)(2):

1. Proof approach proof year of APPROY 1550(y)(2):

1. Proof approach proof year of APPROY 1550(y)(2):

1. Proof and the besteff call that all consistent flow the velocity of the water is less flow & by in the return local and 6 by in the suction line.

2. All clobes with the of series of those or ebox-type that provides less pressure dop than straight pipe length of 30.

2. All clobes with the of series of those or ebox-type that provides less pressure dop than straight pipe length of 30.

pipe diameter.

Pool filters shall be at least he size specified in NSF/ANSI 50 for public pool intended applications. (CA-ENERGY

POOR from some use a needs
 Top (2)
 Backwash valve shall be same as return pipe diameter, but not less than 2" diameter. (CA-ENERGY 150(p)(4))

Poolisps heater vent shall be 4ft away from property line. The equipment ventshall be 4' away or one foot above openings in dwelling exterior valls. (CMC 802.8.2)

4. Where equipment, including poolings equipment such as pumps, filters and heriers, is on the same lot as a pool or spa and such equipment is located outside of the barrier protecting the pool or sia, such equipment shall be located not less than 10 all located not located not less than 10 all located not less than 10 all located not located not located not less than 10 all located not locate

The transmission making the scan later country given conflow, pool emptying for or similer appoints shall discharge into an approved type recognized as the supervised given recognized give

Suction outlets shall be covered with anti-entergement grates, as specified in the ANSI/APSP-16 performanded designated by the federal Commune ProductSafety Commission that commoved encope with the use obtains. Sixth or openings in the grates or similar optication devices shall be of alea, and arrangement that would prevent physical enterprenent and would not soon any suction hazard to (CRG-31642 (1992)).

PURES & MOTORS

1. An energy-marked switch shall be provided to disconnect power to recirculation and jet system purpor and air an energy-marked which witches shall be: provided with access; located either sight of the pool or sps; and located not less than 5 feet horsourship from the inside walls of the pool or or sps.

protection alarm devices resigned for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerced in water.

Safety glazing is required in ferces, doors and windows, where the glass is within 5 ft of the pool/spathot tub and less than 60 inches above grade (CBC 2466.4.5 & CRC R308.4.5).

POOL AND SPA CONSTRUCTION

C. The free free help shall be any dimension not exceeding 12 others be the width of the widthy
described to the control of t TOWN (1904 196.7) and to conjunction with science returns, the vertical risk distance that for a conjunction with science returns. For excession 196.8 shall be not greater than 20 inches below the design waterine, (60°C 80.8) is to for that not exceed 1 unit vertical in 19 and 197. The science of the four that not exceed 1 unit vertical in 19 and 197. The science of the conjunction 197. The science of the four that not exceed 1 unit vertical in 19 and 197. The science of the conjunction 197. T

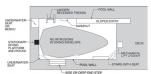


FIGURE 322.2 MINIMUM WATER DIVING ENVELOPE

LADDERS: Ladder tracks shall have a uniform horizontal dogth of not less trun 2 inches. There shall be a uni-form distance between ladds reads, with a distance of not less then 7 inches and not greater than 12 inches. The tip treed of a discler shallbe bearing not greater than 12 inches below the top of the deck or coping, Ladder beads shall have stip-resistant surfaces. (ISPC 322.3) 2

All pool or spa systems and eiginment shall have the following (CA-BNRFROY 10.4):

a. All least 39 inches of pipo between the filter and header, or dedicated suction and reto allow for the future addisor of class the filter and header, or dedicated suction and reto allow for the future addisor of class the final propagation.

b. A cover for outdoor pools or spas if a head pump or gas header is used.
C. Pool shall have dedictional relates to mit a pool washer.
d. The cruciation pump must wave a time switch that allows the pump to be set on an is
period for the menimum time required on ensistent public header is standards. yours are not interest the regards to make any ones they prop to be for on in the off-peak decists demand.

Prior prop as Annies CA-RINGOY 190(5)(1):

Of the regards of a make any of earlier of the regards of the reg

INSPECTION

1. Special inspection is required fir shotcrete and gunite instal A sound test by an accustical orgineer is required to demonstrate that the noise level from the pump is less than 55 dBA at the property line. NBM: 10.28.025.

Where sulfate or salt water exposure is known to exist due to local soil conditions, concrete shall be of Type V and shall have a compressive strength of 4500 psi min at 28 days. Epony coated reinforcing bars shall be required for all 4

TYPICAL SYMBOLS ALL CONTROL CONTROL OF MEMORIES TOWARD AND THE ACTUAL MARKET AND T E T ""ALL TEMPERED GLASS SHALL BE ETCH MARKED" NO SHALL BE FIRE CICE, STATU Z.

SEE PLAN FOR INCER, MAD THAN MARKAMEN RESE OF 7.2% TOWER AND MINIMARM PLAN (TIELAD) OF 10

MOURS, BITLE 7.4 PROVINCE, MAD MAD REFINITION 20.2% AND 1.2% CREST, MANUAL WITH SIGLO PROBES.

WHERE BELLED CHITTLE LIES THAN 11. YOUT 2.4% AND DESERVING 1. MINIMARM WORTH OF 9 MOVES.

MILL T.J. MINIMARM MORROUND OF 6.1. SHOWED, SHALL THE STATUS CONTINUES AND THE SHARP MAD THE MAD MINING THE CLEAN WORTH OF THE SHAW LINE PER CITC R311.7.3.1 F DIAMETER HANDRAL SPACED NOT LESS THAN 1 F FROM WALL. EXTEND HANDRALS O' BEYOND TOP AND BOTTOM RISSINS WITH BIDD RETURNED TO WALL OR NEWEL POSTS PER PAIR ENCLOSED USABLE SPACE LINDER A STAR SHALL BE PROTECTED WITH THE BOARD MIN.
GARDENALS SHALL BE 47 ABOVE FIRSH FLOOR INTERMEDIATE PICKETS SHALL BE SPACED SIZE! THAT A S

THE SHALL BE A PAIR OF THE PAIR OF TH SPTERE 4" IN CRAMETER CAN NOT PASS THROUGH, CRIC RS12.3 EMP 2 EXCEPT THAT O THE PROXETS MAY BE SPACED SUICH THAT A SPHERE 4.3(8" MAY NOT PASS THROUGH, ATTIC VENT AND ACCESS, WHEN ATTIC OCCURS WITH 30° MINIMUM HEADROOM, PROVIDE AN ATTIC ACCESS 22°x50° (30°x50° WHERE F.A.L. OCCURS) LOCATED IN A CORRIDOR HALLWAY OR OTHER READILY \square SKYLIGHTS. SKYLIGHTS SHALL BE MANUFACTURED BY BRISTOLITE UNLESS MOTED OTHERWISE. DUAL-PANE SKYLIGHT. INSTALL PER ICC ESR-S177 AND MANUFACTURER RECOMMENDATIONS. SEE T-24 EMERGY CALCS. $\geq \leq$ (3) DOOR DESIGNATION (A)

DETAIL REFERENCE

DECK DRAIN. THURDERBRID OR EQUAL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. 1/4" PER FOOT MINIMUM SLOPE TO DRAIN. PROVIDE SEPARATELY PIPED OVERFLOW OR SCUPPER.

AIR CONDITIONING CONDENSER AS OCCURS, SEE T-24A SHEET (ENERGY CALCS) FOR MINIMUM SEER REQUIRED, COMPLY WITH SOUND REQUIREMENTS.



DD.

TYPICAL PLUMBING SYMBOLS

SYM	DESIGNATION
H.	HOSE BIBB -PROVIDE ONE AT FRONT OF HOUSE AND ONE AT REAR
to E	FUEL GAS - GAS KEY
o SHMR OR TUB	SHOWER WALVES SHALL BE PRES. BALANCE THERMOSTAT MIXING WALVE TYPE "ANTI-SCALD" 2.0 GPM FLOWRATE CPC SEC. 410.7. TILE WALLS TO +72" ABOVE THE DRAWN PER TLC N.A. REQUIREMENTS.
	TIGN WITH TEMPERED GLASS SHOWER ENCLOSURE 2.0 SPM FAUCET MAX. PLOWFATE 4.CRYLLEC LIAL. TILE WIALLS TO +7.2* ABOVE DRAIN PER T.C. N.A. REGITS
EO E	WATER CLOSET - MIN. 30" WIDE SPACE PROVIDE "LOW FLUSH" TOILETS. 1.28 GALLONS PER FLUSH
7	KITCHEN SNK 1.8 GPM FALICET
•	BATHROOM SINK: PROTUDE FILL HEIGHT POLISHED PLATE MIRROR, UNLESS NOTED OTHERWISE. SEE INTERI LEUVATIONS WHERE PROFUNDED. FAUCET SHALL COMPLY WITH WATER FLOW REQUIREMENTS. -FAUGET 1.2 GPM FLOW RATE:
OW/H	60 GAL. WATER HEATER -VENT TO OUTSIDE, PROVIDE P&T VALVE W/ORAIN PAN TO EXTERIOR, EARTHQUAKE STRAP 1/3 FROM TOP & BOTTOM INTO SOLID FRAMING.
□ W/H	TANKLESS WATER HEATER. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE T-24 ENERGY CALCI- PROVIDE GAS LINE PIPING FOR TANKLESS WATER HEATER.
	SHOWER WITH TEMPERED GLASS (FRAMELESS) ENCLOSURE AND DOOR -PER PLAN. 2.0 GPM FAULET MAX. FLOWRATE -ACRYLIC LIAD. TILE WALLS TO +72" ABOVE THE DRAIN PER T.C.N.A. REQUIREMENTS

GENERAL NOTES

TECTION SYSTEM DESIGN, PERMITTING, AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF

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CONCINETE SLAB OCCURS IN EXISTING CONSTRUCTION.
THE CONTRACTOR SHALL HERFY ALL ABBREVIATIONS WITH THE ARCHITECT.
MOLD PREVENTION. THE CONTRACTOR SHALL MISTALL ALL ATTIC AND SUBFLOOR VENTLATION AS INDICATED ON THE DRAWNISS AND SHALL EXCEED BUILDING CODE RECURREMENTS TO MITIGATE THE POTENTIAL FOR MICLD. THE COMPRACTOR SHALL PROVIDE A LINE TEM BID COST FOR MICLD TREATM AND MITIGATION PRIOR TO COVERING THE FRAMING. THE CONTRACTOR SHALL KEEP DRY AND VERTIL.

ALL BUILDING MATERIALS.
WHERE DEMOLITION OCCURS, THE CONTRACTOR SHALL VERIET THAT THE EXTENT OF DEMOLITION OC NOT IMPACT THE PERMITS, WHERE EXISTING NON-CONFORMING CONSTRUCTION EXISTS, UNDER NO

JOB SITE VISITS

CONTINUED SHALL REGIST THE ARCHITCE FROM TO ALL STACES OF CONTINUED CALL BEFORE F. THE ARCHITCES ATTENANCE OF SECENCE, CONTINUED AND ON ANOTHER SHALL BACK AN ARCHITCE ATTENANCE OF SECENCE ATTENANCE OF SECENCE AND ON ANOTHER SHALL BACK AN ARCHITCE OF SHALL BACK AND ARCHITCES AND THE ARCHITCES AND

FOUNDATION, PRIOR TO POURING CONCRETE (WHEN NEEDED.)
FRAMING, PRIOR TO ROOF FRAMING, (TO REVIEW DUCTING LAYOUT AND ROOF HEIGHTS),
LIGHTING (WHERE THE LIGHTING DESIGN IS SOLIELY THE RESPOSIBILITY OF THE ARCHITECT)
FRAMING, PRIOR TO PORVINALE.

(TO DRYMALL. TION OF CABINETS AND FLOORING, (WHEN NEEDED.) CODES

INVEX.450.
THIS PROJECT SHALL COMPLY WITH THE C.B.C SECURITY PROVISION 1094.3, 1016.4, 1017.11, 1077.12, 1019.8, 1003.8, 1, 3104.

DRAWINGS AND SPECIFICATIONS

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IF DETAILS ARE CONSIDERED UNDOUND, UNGAYE, NOT WATERINDOF, OR NOT WITHIN CUSTOMARY TRADE PRACTICE, NOTBY THE ARCHITECT MINEDIATELY. IF WORK IS PERFORMED, IT WILL BE ASSUMED THAT NO

CHARGE UNIT THE METHODE'S BREATHEST WOR'N EXPENDINGS IT WILL BE ASSOCIATED IN MESSAGE THAT AND CARESTORIS LIABLEST DO BE CHARGE.

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LIENS AND INSURANCE

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BASIN, FOR BOOLNINGS, AND INVESTIGATION CANCEL USERLY INSURANCE FOR the COUNTRION OF the PROJECT.

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CONTRACTOR (AND OWNER)

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TYPICAL MATERIAL SPECIFICATIONS

SEE PLANS AND ELEVATIONS FOR MATERIAL SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN ALL PRODUCT METAL ATTOM SPECIFICATIONS, UPC. AND US REPORTS AND HAVE THEM AVAILABLE.

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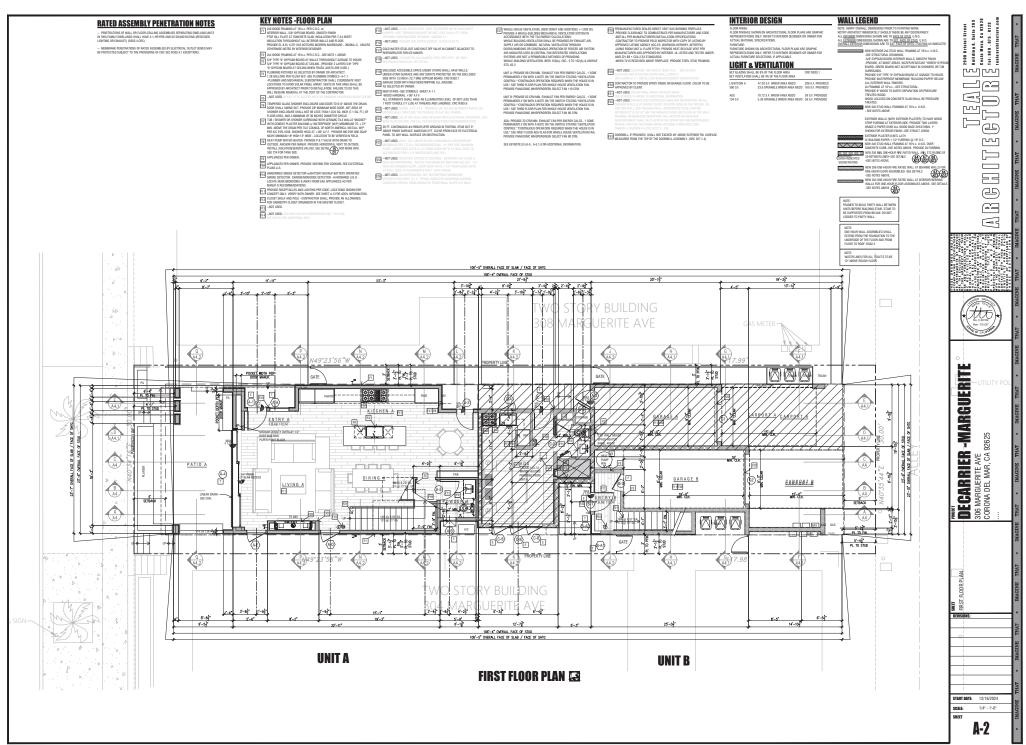
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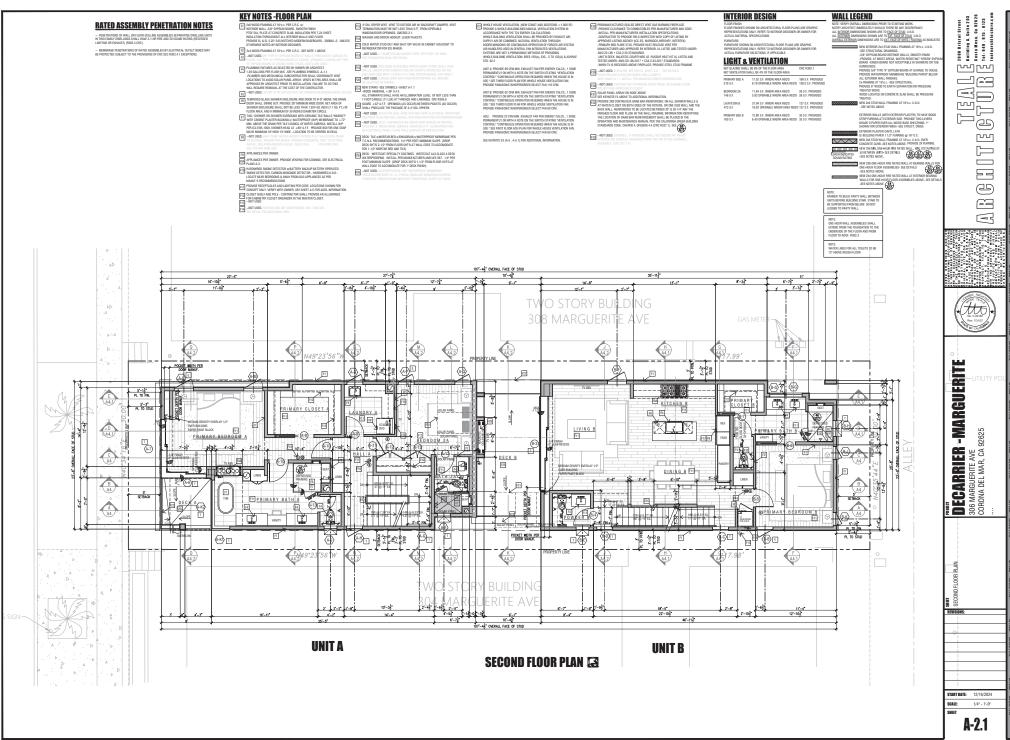
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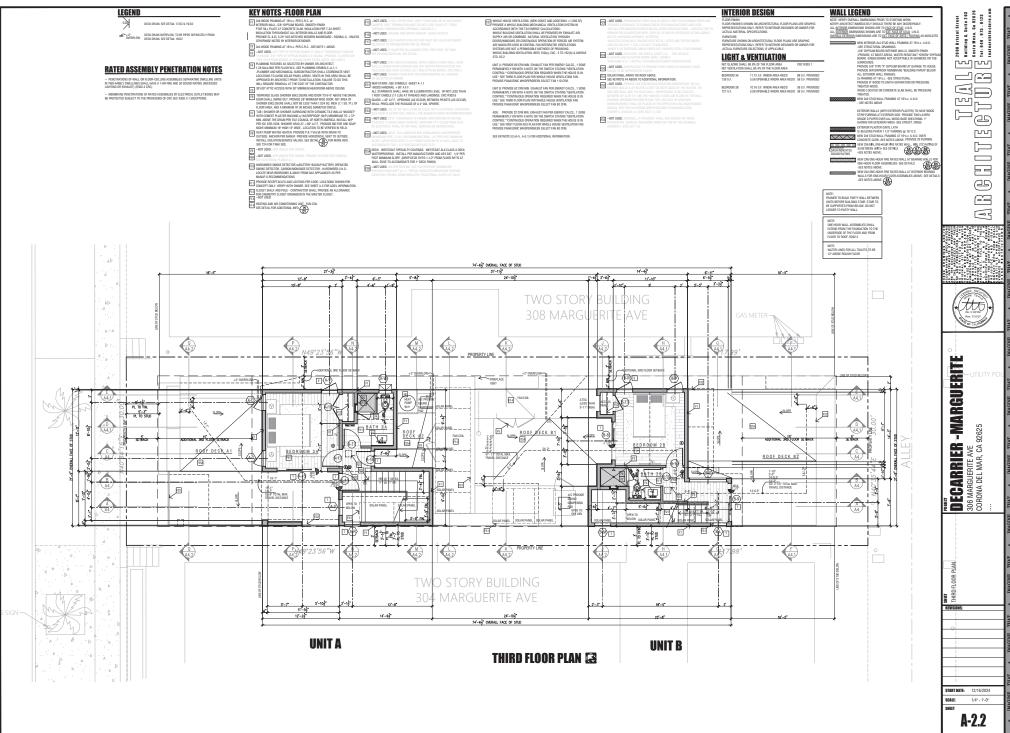
START DATE: 12/16/2024 NO SCALE

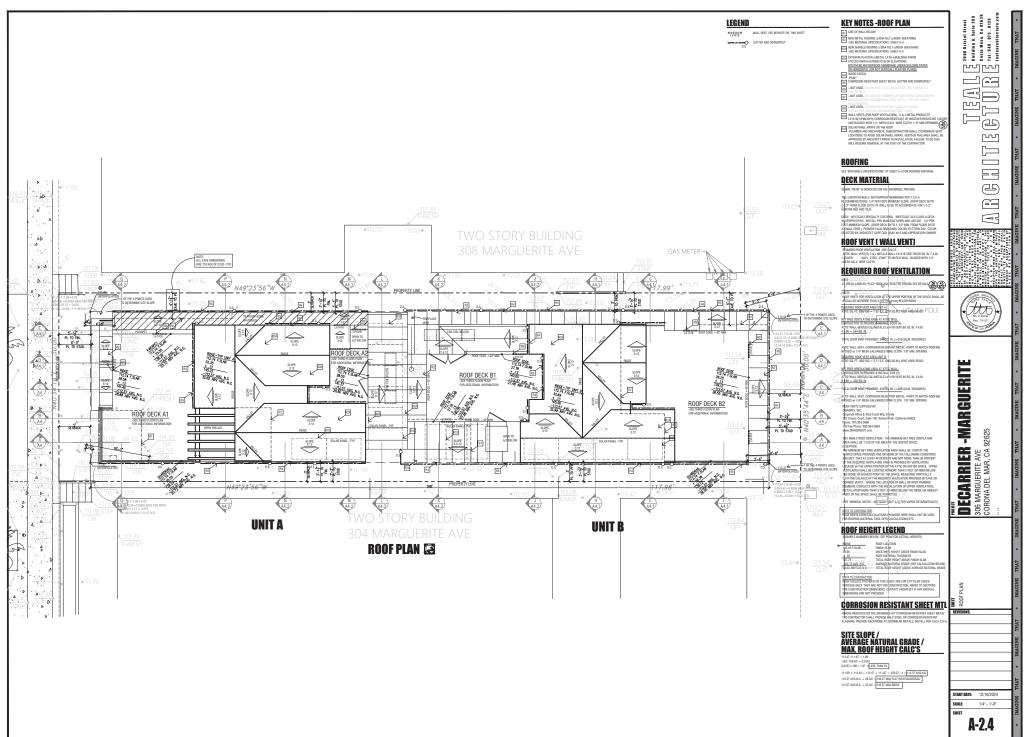
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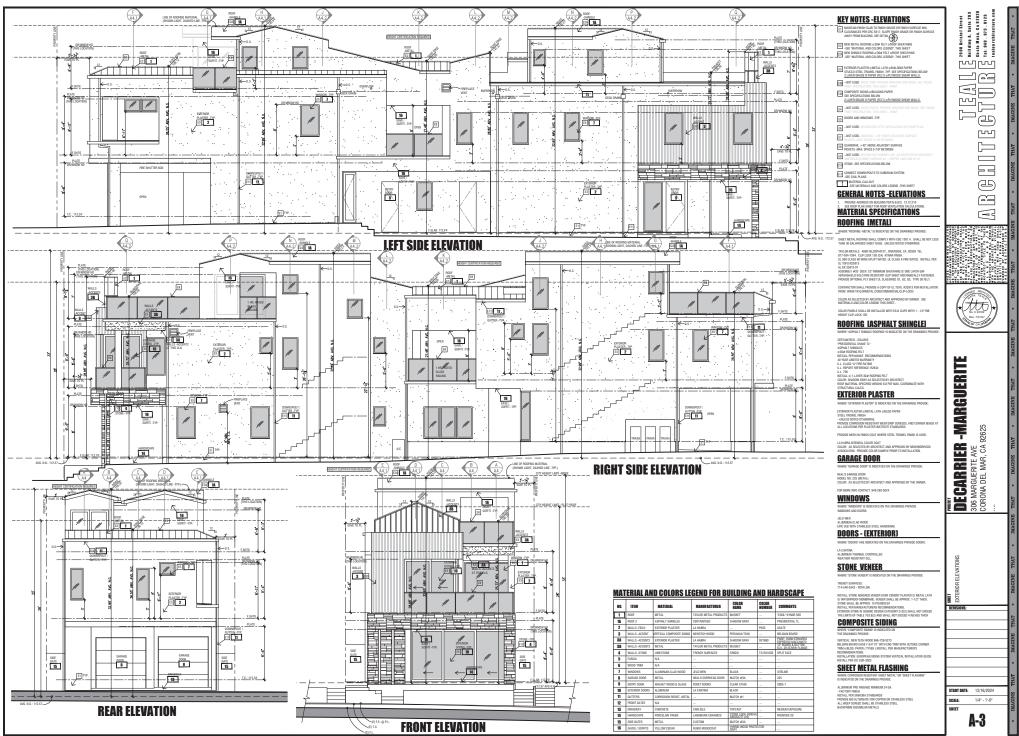
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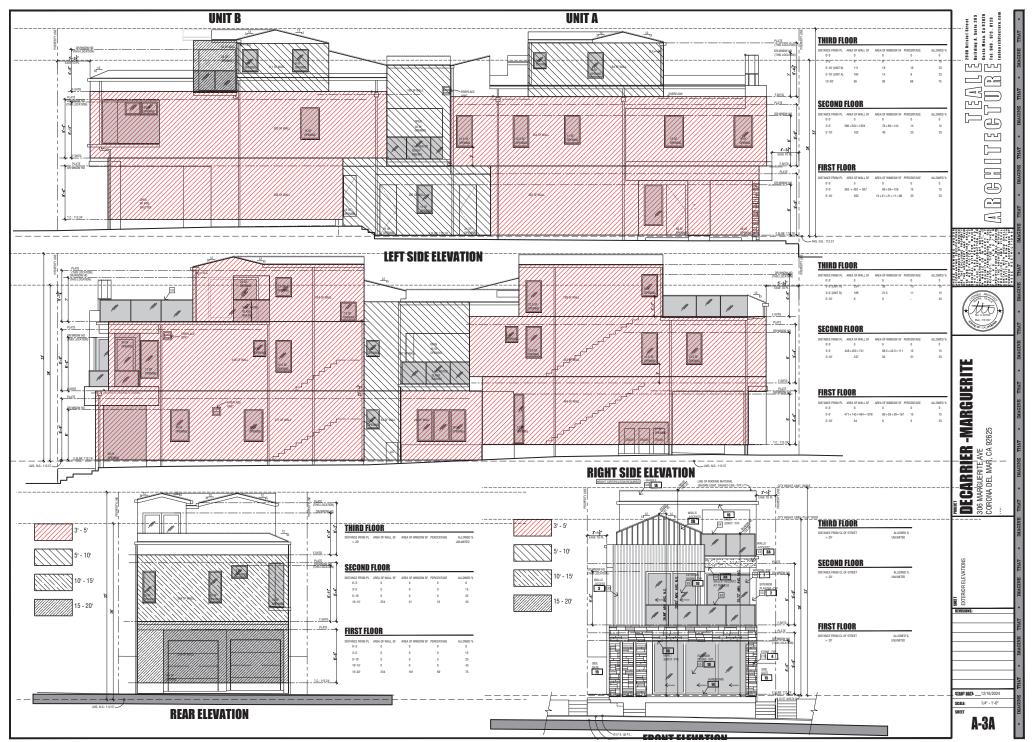


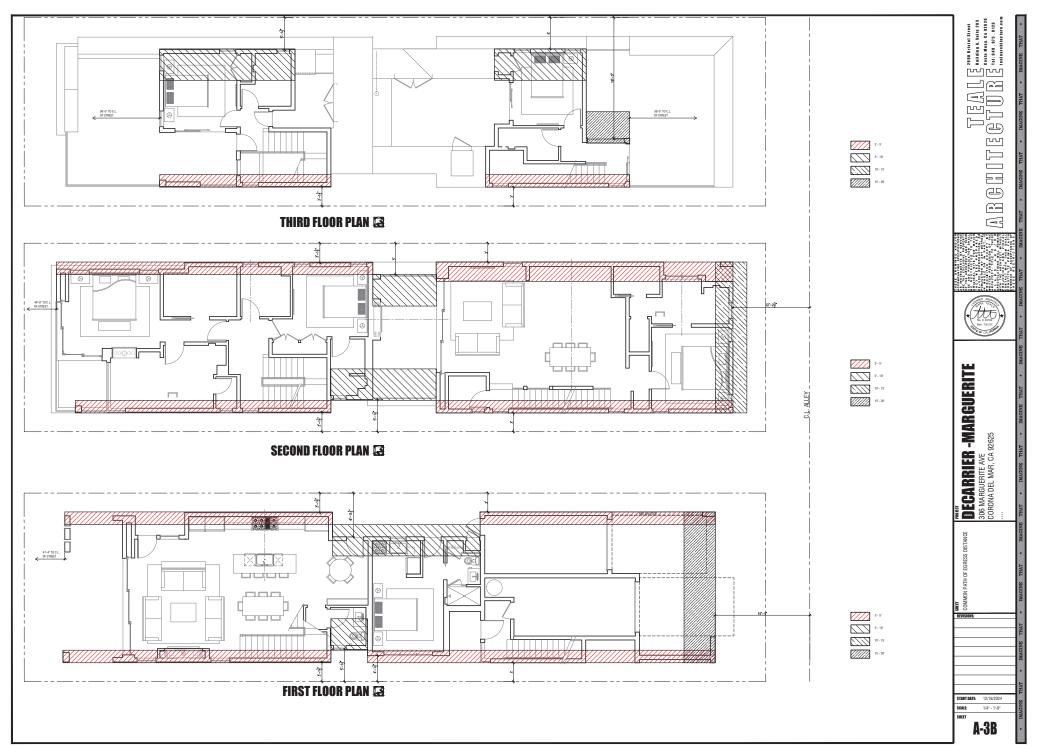


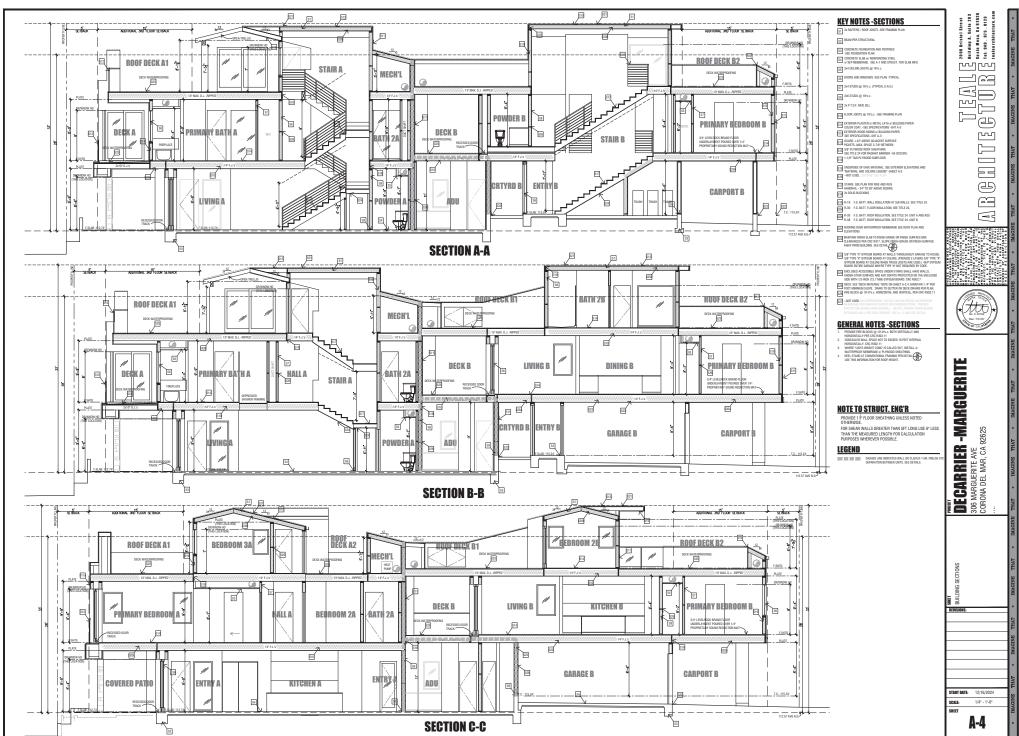


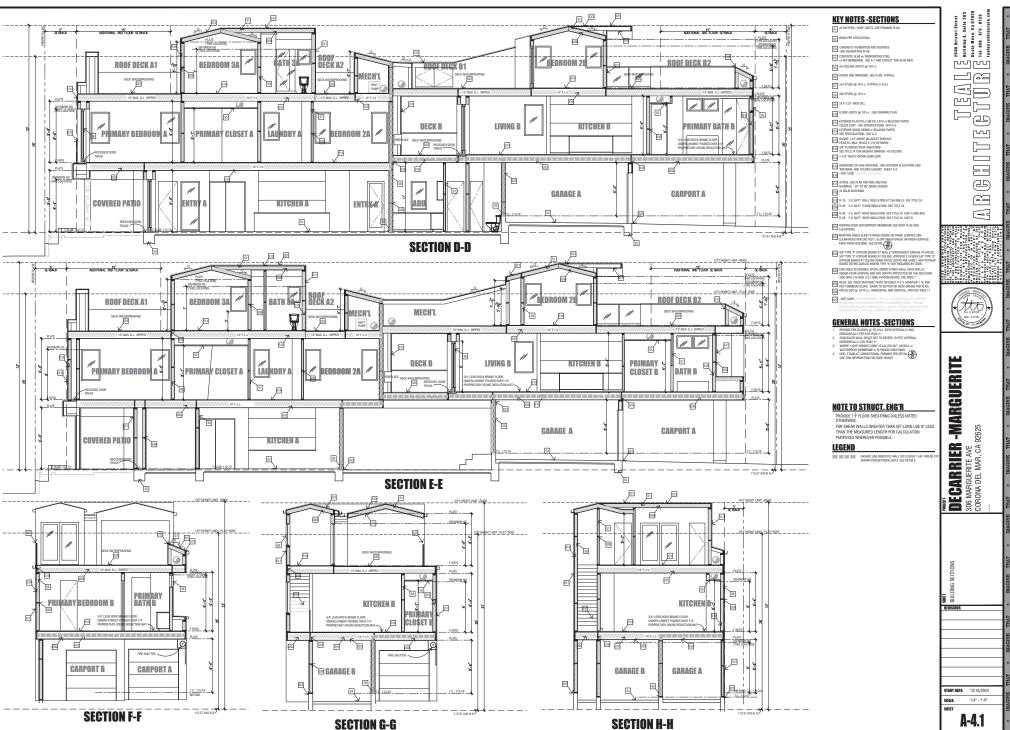


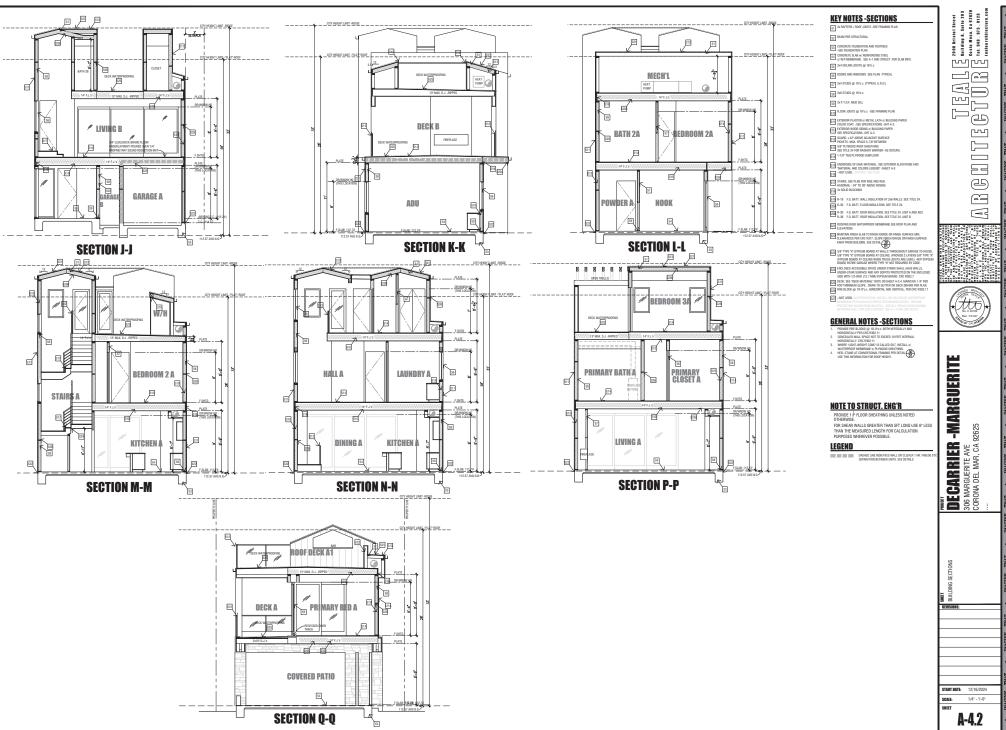


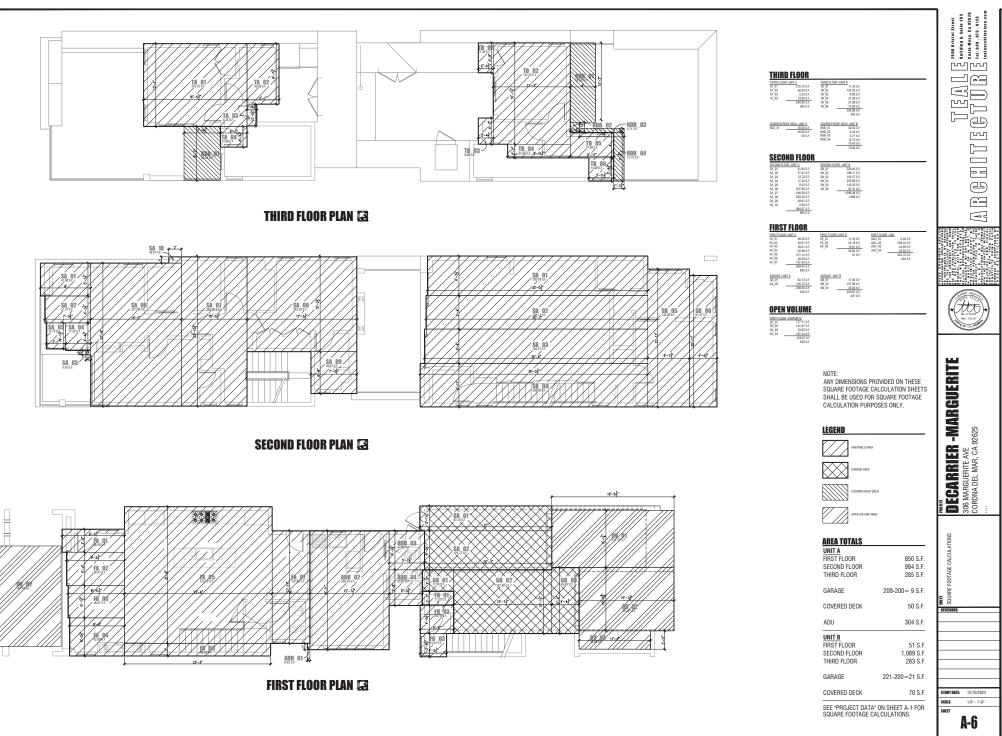


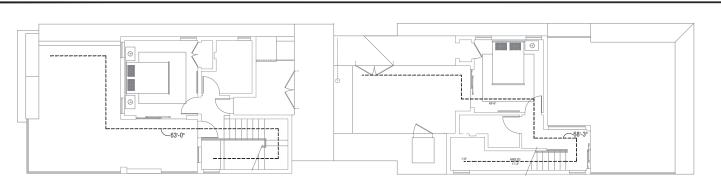




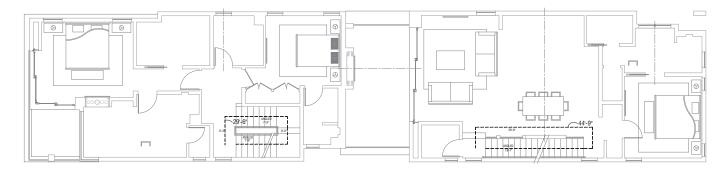




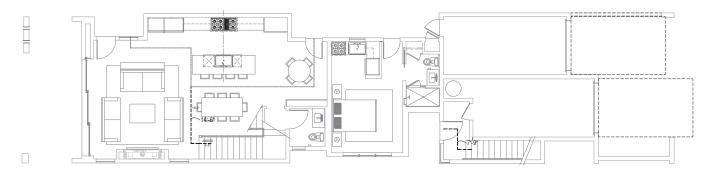




THIRD FLOOR PLAN 🗟



SECOND FLOOR PLAN 🗟



FIRST FLOOR PLAN 🗟

CITY OF CORONA DEL MAR, CALIFORNIA COUNTY OF ORANGE

PRECISE GRADING PLAN

306 MARGUERITE AVENUE CORONA DEL MAR. 92625 APN: 052-103-17

GENERAL NOTES

- ALL WORK SHALL CONFORM TO CHAPTER 15 OF THE NEWPORT BEACH MUNICIPAL CODE (NBMC), THE PROJECT SOILS REPORT AND SPECIAL REQUIREMENTS OF THE PERMIT.
- DUST SHALL BE CONTROLLED BY WATERING AND/OF JUST PALLIATIVE. 3. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE DURING CONSTRUCTION PERIOD
- WORK HOURS ARE LIMITED FROM 7:00 AM TO 6:30 PM MONDAY THROUGH FRIDAY; 8:00 AM TO 6:00 PM SATURDAYS: AND NO WORK ON SUNDAYS AND HOUDAYS PER SECTION. 10-28 OF THE NBMC.
- 5. NOISE, EXCAVATION, DELIVERY AND REMOVAL SHALL BE CONTROLLED PER SECTION 10-28 OF THE NBMC.
- 6. THE STAMPED SET OF THE APPROVED PLANS SHALL BE ON THE JOB SITE AT ALL TIMES. PERMITTEE AND CONTRACTOR ARE RESPONSIBLE FOR LOCATING AND PROTECTING UTILITIES.
- APPROVED SHORING, DRAINAGE PROVISION AND PROTECTIVE MEASURES MUST BE USED TO PROTECT ADJOINING PROPERTIES DURING THE GRADING OPERATION.
- CESSPOOLS AND SEPTIC TANKS SHALL BE ABANDONED IN COMPLIANCE WITH THE UNIFORM PLUMBING CODE AND APPROVED BY THE BUILDING OTOSICIAL.
- 11. POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM ALL BUILDINGS AND SLOPE
- 12. FAILURE TO REQUEST INSPECTIONS AND/OR HAVE REMOVABLE EROSION CONTROL DEVICES ON-SITE AT THE APPROPRIATE TIMES SHALL RESULT IN A "STOP WORK" ORDER.
- 13. ALL PLASTIC DRAINAGE PIPES SHALL CONSIST OF PVC (SDR 35) WITH GLUED JOINTS.
- NO PAINT, PLASTER, CEMENT, SOIL, MORTAR OR OTHER RESIDUE, SHALL BE ALLOWED TO ENTER STREETS CURBS. GUTTERS OR STORM DRAINS. ALL MATERIALS AND WASTES SHALL BE REMOVED FROM THE SITE.

GRADING NOTES

- 1 GRADED SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL
- FILL SLOPES SHALL BE COMPACTED TO NO LESS THAN 90 PERCENT RELATIVE COMPACTION OUT TO THE FINISHED SURFACE.
- ALI FILLS SHALL BE COMPACTED THROUGHOUT TO THE MINIMUM OF 90 PERCENT RELATIVE COMPACTION AS DETERMINED BY ASTALT REST METHOD 1557, AND APPROVED BY THE SOLD ENGINEER. COMPACTION TEST SHALL BE PERFORMED APPROXIMATELY EVERY TWO FEET IN VERTICAL HEIGHT AND OF SUTOSCIENT CUANTITY TO ATTEST TO THE OVERALL COMPACTION STOSOFT APPLIED TO THE FILL AREA.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DEBRIS, SCARIFIED AND APPROVED BY THE SOILS ENGINEER PRIOR TO PLACING OF THE FILL.
- 5. FILLS SHALL BE KEYED OR BENCHED INTO COMPETENT MATERIAL. ALL EXISTING FILLS SHALL BE APPROVED BY THE SOILS ENGINEER OR REMOVED BEFORE ANY ADDITIONAL FILLS ARE ADDED.
- ANY EXISTING IRRIGATION LINES AND CISTERNS SHALL BE REMOVED OR CRUSHED IN PLACE AND BACKFILLED AND APPROVED BY THE SOILS ENGINEER.
- 8. THE EXACT LOCATION OF THE SUBDRAINS SHALL BE SURVEYED IN THE FIELD FOR LINE
- ALL TRENCH BACKFILLS SHALL BE COMPACTED THROUGHOUT THE MINIMUM OF 90
 PERCENT RELATIVE COMPACTION, AND APPROVED BY THE SOILS ENSINEER. THE
 BUILDING DEPARTMENT MAY REQUIRE CORING OF CONCRETE FLATWORK PLACED OVER
 UNITESTED BACKFILLS TO FACILITATE TESTING.
- 10. THE STOCKPILING OF EXCESS MATERIAL SHALL BE APPROVED BY THE BUILDING
- LEPHALMENT.

 AL CUT SLOPES SHALL BE ENVESTIGATED BOTH DURING AND AFTER GRADING BY AN ENORMERING GEOLOGIST TO DETERMINE IF ANY STABLITY PROBLEM DOSTS. SHOULD EXCHAIND IN SECLOSE ANY GEOLOGICAL HAZAZOS OF POTENTIAL GEOLOGICAL ALAZADS, THE ENGINEERING GEOLOGISTS SHALL RECOMMEND AND SUBMIT NECESSARY TREATMENT TO THE BUILDING DEPARTMENT TOR ARPOYLAL.
- 12. WHERE SUPPORT OR BUTTRESSING OF CUT AND NATURAL SLOPE IS DETERMINED TO BE NECESSARY BY THE ENGINEERING GEOLOGIST AND SOILS ENGINEER, THE SOILS ENGINEER WILL OBTAIN APPROVAL OF DESIGN, LOCATIONS AND CALCULATIONS FROM THE BUILDING DEPARTMENT PRIOR TO CONSTRUCTION.
- THE ENGINEERING GEOLOGIST AND SOILS ENGINEER SHALL INSPECT AND TEST THE CONSTRUCTION OF ALL BUTTRESS FILLS AND ATTEST TO THE STABILITY OF THE SLOPE AND ADJACENT STRUCTURES UPON COMPLETION.
- 14. THE ENGINEERING GEOLOGIST SHALL PERFORM PERIODIC INSPECTIONS DURING
- NOTIFICATION OF NONCOMPLIANCE: IF IN THE COURSE OF FULFILLING THEIR RESPONSIBILITY, THE CIVIL ENGINEER, THE SOILS ENGINEER, THE ENCINEERING GEOLOGIST OR THE TESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN SEALAGASI UR: HE LESTING AGENCY FINDS THAT THE WORK IS NOT BEING DONE IN CONTRIBUTION OF THE STATE OF THE STATE PROVISES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE PRESON IN CHARGE OF THE GRADING WORK AND TO THE BULLIDING INSPECTIOR. RECOMMENDATIONS FOR CORRECTIVE MEASURES, IF NECESSARY, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT FOR APPROVAL.

NOTES TO OWNER, CONTRACTOR, & ARCHITECT

- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME ASSUME AND COMPLETE RESPONSIBILITY FOR JOB STEE CONDUMINATION OF THE RESPONSIBILITY FOR JOB STEE CONDUMINATION OF THE ROBLET, INCLUDIOS SAFETY PERSONS AND PROPERTY, THAT IS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAKE WERRING HOUSE.
- NO UTILITY SEARCH WAS CONDUCTED. A UTILITY SEARCH BY THE CONTRACTOR SHALL BE CONDUCTED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO TAKE DUE PRECAUTIONARY MEASURES TO POPICET THE UTILITIES OR STRUCTURES FOUND ON THE SITE AND TO NOTIFY THE OWNERS OF THE UTILITIES IMMEDIATELY UPON THEIR DISCOVERY.
- EARTHWORK AND OTHER CONSTRUCTION ITEM QUANTITIES SHOWN ON THESE PLANS
 ARE ESTIMATES FOR PERMITTING PURPOSES ONLY AND SHALL NOT USED FOR
 CONSTRUCTION COST ESTIMATES OR FOR BIODING PURPOSES. THE CONTRACTOR SHALL
 DEVELOP OWN QUANTITIES FOR BIDDING PURPOSES.
- A SOILS INVESTIGATION MUST BE MADE BY A QUALIFIED SOILS ENGINEER AND/OR GEOLOGIST. SOIL AND EARTH ACCEPTABILITY ARE NOT UNDER REVINEW OR THE RESPONSIBILITY OF THE DESIGN INNERFER FOR THIS FLAN, CIVILSCAPES HEIGHERING DOES NOT TEST OR DESERVE SOIL CONDITIONS PRIOR TO, DURING OR AFTER CONSTRUCTION AND MAY NO NESTONSIBILITY FOR SOILS (EARTH) STRUCTURES.
- ALL RETAINING WALL DESIGNS ARE TO BE BUILT PER STRUCTURAL ENGINEER'S PLAN AND PER SEPARATE PLAN AND PERMIT.
- 6 REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS
- CONTRACTOR SHALL VERIFY EXISTING ELEVATION, PROTECT ALL EXISTING UTILITIES, AND DOWNSTREAM DRAIN. 8. TOPOGRAPHIC SURVEY SHOWN HEREON FOR REFERENCE PURPOSES ONLY.
- TOPOGRAPHIC SURVEY PREPARED BY: APEX LAND SURVEYING, INC., 8512 OXLEY CIRCLE, HUNTINGTON BEACH, CA. PHONE: 714-488-5006.
- VERIFY EXISTING TOPOGRAPHIC ELEVATIONS AND NOTIFY CIVILSCAPES ENGINEERING OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- NO UTILITY SEARCH WAS CONDUCTED. CONTRACTOR SHALL PROTECT UTILITIES OR STRUCTURES FOUND ON THE SITE AND NOTIFY CIVILSCAPES ENGINEERING OF ANY
- 12. EXTERIOR FOUNDATIONS WALLS SHALL COMPLY WITH THE DETAILS AS SHOWN BELOW 13. PAD ELEVATION IS ASSUMED TO BE BASED ON ARCHITECTURAL FLOOR PLAN WITH AT LEAST 5" THICK CONCRETE AND 4" THUCK BASE WITH VAPOR BARRIER PER SOILS REPORT. CONTRACTOR TO VERIFY WITH LATEST APPROVED SOILS REPORT AND STRUCTURAL ENSINEER FOR EXACT SLAR RECOMMENDATIONS.
- 14. A PUBLIC WORD EXPANDING THE RECOMMENDATIONS.
 14. A PUBLIC WORD EXPANDING THE REMOTE THAT IN REPORT ON IS REQUIRED BEFORE THE BUILDING EXPANDENT PERMIT THAT LAND BE SELECT. AT THE TIME OF PUBLIC WORDS EXPANDENT SHE STORM THE STORM THE STATE OF THE STAT
- AN APPROVED ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK ACTIVITIES WITHIN THE PUBLIC RIGHT OF WAY. AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT-TO-PUBLIC
- ALL WORK RELATED TO WATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-34 LICENSED PIPELINE CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- ALL WORK RELATED TO WASTEWATER IN THE PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A C-42 LICENSED SANITATION SEWER CONTRACTOR OR AN A LICENSED GENERAL ENGINEERING CONTRACTOR.
- 18. EXISTING STREET TREE(S) SHALL BE PROTECTED IN PLACE.
- 19. REMOVE EXISTING NON-GRASS PARKWAY ELEMENTS BETWEEN SIDEWALK AND CURB. REPLACE WITH SOD TO MATCH EXISTING AS REQUIRED.
- 20. REFER TO SOILS REPORT FOR GRADING RECOMMENDATIONS AND OVER-EXCAVATION REMOVALS AND COMPACTION REQUIREMENTS.
- 21. PIPE MATERIAL MAY BE SUBSTITUTED IF APPROVED BY ENGINEER.
- 22. INCLUDE ALL REQUIRED JOINTS AND FITTINGS. PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
- 23. UTILITIES SHALL BE CONSTRUCTED AND INSTALLED PER CALIFORNIA PLUMBING CODE
- AND CITY PLUMBING CODE. SERVICE LINES AND METER SIZES SHALL BE CONFIRMED BY PLUMBING ENGINEER OR CONTRACTOR PRIOR TO CONSTRUCTION.
- 25. ALL FIXTURES, EQUIPMENT, PIPING AND MATERIALS SHALL BE LISTED.
- CONTRACTOR SHALL VERIFY ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
- 27. ALL PRIVATE IRRIGATION SPRINKLER HEADS SHALL BE INSTALLED AND POSITIONED IN A MANNER THAT WILL NOT CAUSE IRRIGATION OVERSPRAY ONTO THE PUBLIC

EROSION CONTROL NOTES

- ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED SURFACES. AREAS UPON STARTING OPERATIONS, AND PERIODICALLY THEREAFTER.
- SEDIMENT CONTROL MEASURES (I.E. GRAVEL BAGS OR EQUIVALENT) SHALL BE IMPLEMENTED AT THE PERIMETER OF ALL DISTURBED SOIL AREAS TO CONTROL RUN-ON
- GRAVEL BAGS AND NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR ANY DAMAGED EROSON CONTROL MEASURES, WHEN RAIN IS IMMINENT. A STAND-BY CREW SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE
- MATERIALS AND WASTE WITH THE POTENTIAL TO POLLUTE URBAN RUN-OTOS SHALL BE USED IN ACCORDANCE WITH LABEL DIRECTIONS AND SHALL BE STORED IN A MANNER THAT EITHER PREVENTS CONTACT WITH RAINFALL OR CONTAINS CONTAININATED RUN-OTOS FOR TREATMENT AND DISPOSAL.

CC&R'S

ISSUANCE OF A BUILDING PERMIT BY THE CITY OF NEWPORT BEACH DOES NOT RELIEVE APPLICANTS OF THE LEGAL REQUIREMENTS TO DISSERVE COVENANTS, CONDITIONS AND RESTRICTIONS WHICH MAY BE RECORDED AGAINST THE REPORERTY OR TO OBTAIN PLANS, YOU SHOULD CONTACT YOUR COMMUNITY ASSOCIATIONS PRIOR TO COMMERCEMENT OF ANY CONSTRUCTION AUTHORIZED BY THIS FERMIT.

PUBLIC WORKS NOTES

- PRIOR TO PERFORMING ANY WORK IN THE CITY RIGHT-OF-WAY AN ENCROACHMENT PERMIT MUST BE OBTAINED FROM THE PUBLIC WORKS
- A PRIBLE WORS DEPARTMENT ENCROACHMENT PERMIT INSPECTION IS RECURRED BEFORE THE BILLIDING CERMITMENT PERMIT TRIAL CAN BE ESUED. AT THE TIME OF MEMORY PROPRIES AND THE STATE OF THE BILLIDING CERMINAL PROPRIES AND ALL STATE OF THE STATE OF TH
- AN ENCROACHMENT AGREEMENT IS REQUIRED FOR ALL NON-STANDARD IMPROVEMENTS WITHIN THE PUBLIC RIGHT OF WAY. ALL NON-STANDARD IMPROVEMENTS SHALL COMPLY WITH CITY COUNCIL POLICY L-6.
- CONTRACTOR REMOVE ALL EXISTING DECORATIVE MATERIAL WITHIN THE PUBLIC RIGHT-OF-WAY.
- ALL LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE A MAXIMUM GROWTH CHARACTERISTIC OF 36-INCHES.

OWNER

BIRE II, LLC JOHN DECARRIER MANAGING PARTNER 7202 W COLLEGE DR., SUITE B PALOS HEIGHTS, IL 60463 949.287.3117

CIVIL ENGINEER/ SURVEYOR

WILL ROLPH CIVILSCAPES ENGINEERING, INC. 28052 CAMINO CAPISTRANO, STE 213 LAGUNA NIGUEL, CA 949.464.8115 WILL@CIVILSCAPES.COM

ARCHITECT

TEALE ARCHITECTURE 2900 BRISTOL STREET, BLDG A, STE 203 COSTA MESA. CA 92626

SOILS ENGINEER

REFER TO GEOTECHNICAL INVESTIGATION FOR ADDITIONAL INFORMATION:

375-C MONTE VISTA AVENUE COSTA MESA, CA 92627

NOTE:





SHEET INDEX

- TITLE SHEET
 GRADING PLAN
 CONST. POLLUTION PREVENTION
 GEOTECHNICAL NOTES
 GEOTECHNICAL NOTES
 (CONTD.)

SITE DATA:

SITE ADDRESS: 306 MARGUERITE AVE., CORONA DEL MAR GENERAL PLAN LAND USE: RM MULTIPLE RESIDENTIAL ZONING DISTRICT: RM MULTIPLE RESIDENTIAL COSTAL ZONE: YES

EARTHWORK QUANTITIES

RAW CUT	3	CUBIC YARDS
RAW FILL	86	CUBIC YARDS
OVER EXCAVATION	333	CUBIC YARDS
SHRINKAGE 5%±	17	CUBIC YARDS
NET	100	CLIBIC VARDS (IMPORT

GEOTECHNICAL CERTIFICATION

PROJECT No.: TA524.1 DATED: JANUARY 8, 2025

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28052 CAMINO CAPISTRANO, LAGUNA NIGUEL, CA 92677 949.464.8115 info@civilscapes

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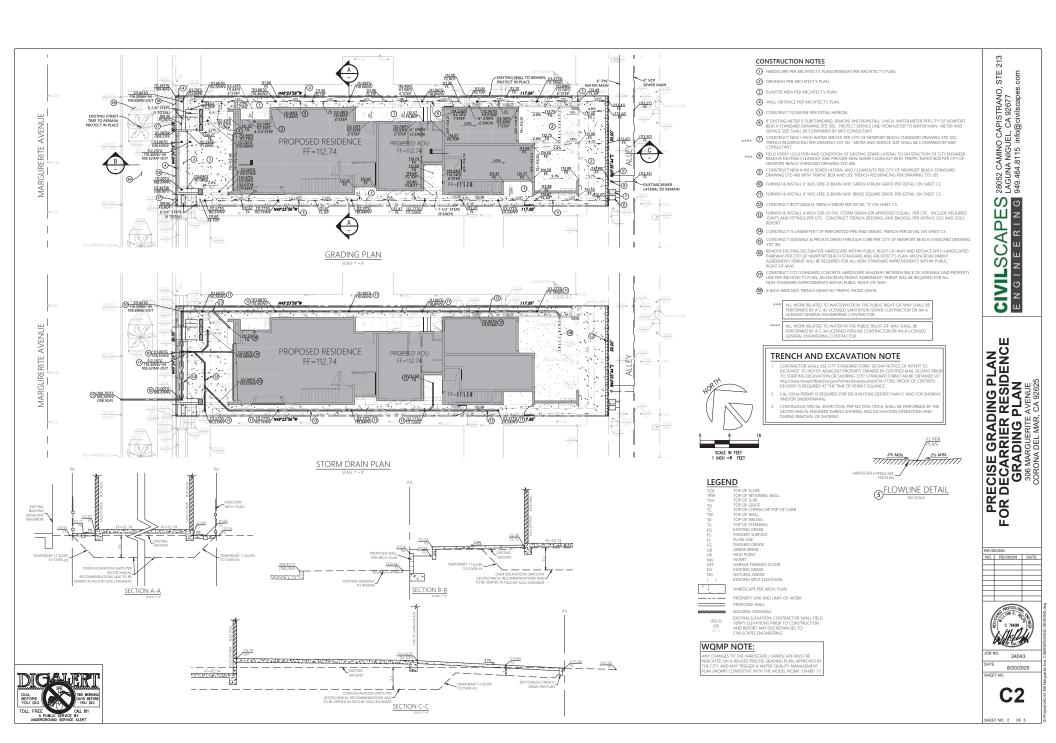
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EL MAR, CA 92625

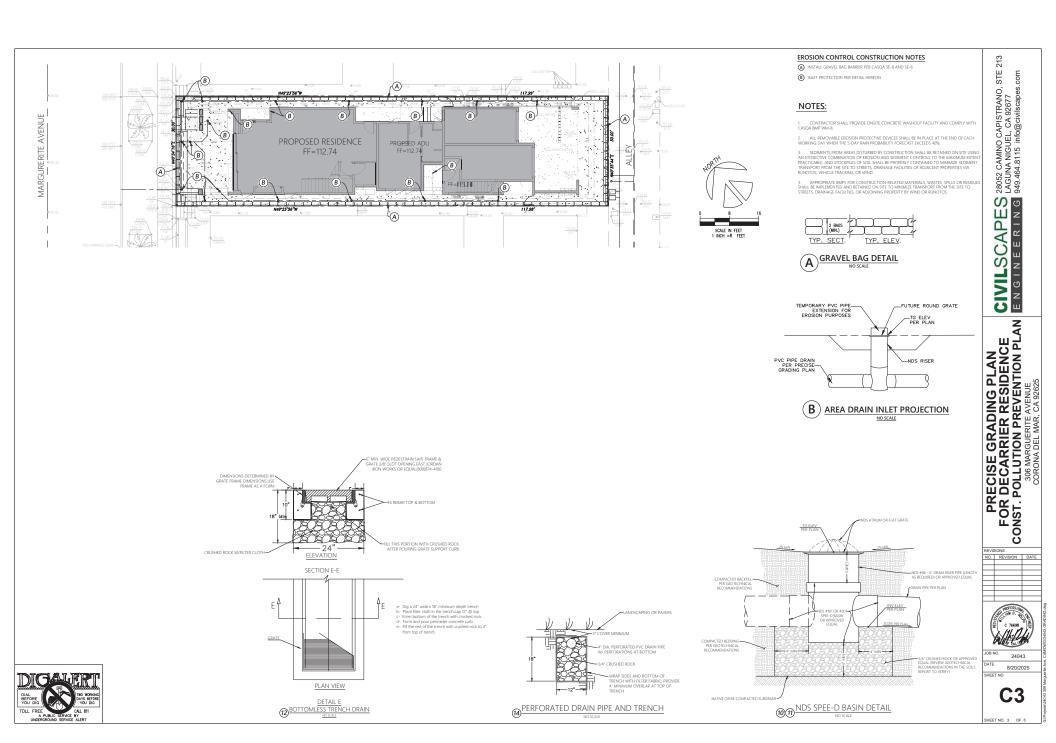
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becomes less weathered, more dense, with a more reddish brown color.

Based on our understanding of the local geology, underlying the fill materials are stiff to very hard deposits of the Miocene age Montierey Formation. The bedrock consists mostly of stiff to hard, yellow-gray clayey sillstone and oxidized to un-oxidized sitistone with thinly bedded clayey sand lenses which becomes less weathered with depth.

Due to a lack of clay content, the in situ soils do not "worm" with added moisture. Based on the laboratory results, review of reports by others, and the findings of our geotechnical investigation, no additional measures for miligation of highly expansive or highly plastic soils are warranted. On-site materials are determined to be non-expansive and non-plastic.

Based on our geotechnical investigation of the site, our review of available reports and literature, it is our opinion that the proposed improvements at the site are feasible from a geotechnical standpoint. There appear to be no significant peologic or geotechnical issues on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the native earth materials encountered on-site are favorable for site re-development.

RECOMMENDATIONS

The following sections discuss the principle geotechnical concerns which should be considered for proper site re-development:

Grading and earthwork should be performed in accordance with the following Grading and earthwork should be performed in accordance with the following recommendation and the General Earthwork and Grading Guidelines included to the regarding of the bulb of the state of the state of the state of the to the regarding of the bulbding and its the majority of grading will be limited to the regarding of the bulbding part of the state of the state of the state of the period in the state of the within the bulbding footprint (slab-on-grade portion) will be required (this applies within the bulbding footprint (slab-on-grade portion) will be required (this applies within the bulbding footprint (slab-on-grade portion) will be required (this applies within the bulbding footprint (slab-on-grade portion) will be required (this applies within the bulbding footprint (slab-on-grade portion) will be required (this applies within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be required (this applies) within the bulbding footprint (slab-on-grade portion) will be within the bulbding footprint (slab-on-grade portion) will be within the bulbding footprint (slab-on-grade portion) within the following slab within the following slab

Care should be taken to protect the adjacent property improvements. A minimum one foot thick fill blanket should be placed throughout the exterior improvements (approaches, paring and planter areas). The fill blanket will be achieved by re-working (scarifying) the upper 12 inches of the existing grade.

Prior to earthwork or construction operations, the site should be cleared of surface structures and buried obstructions and stripped of any vegetation, trees, and roots in the areas proposed for development. Removed vegetation and debris should then be disposed of off-site. A minimum of 3 feet of the soils below the existing building pad will require removal and recompaction in the areas to receive building pad fill.

Following removals, each excavated area should be inspected by the soils engineer or his designated representative prior to the placement of any fill. Holes or pockets of undocumented fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

The on-site soils are suitable for reuse as compacted fill, provided the soil is free The on-site soils are suitable for reuse as compacted fill, provided the soil is free of organic materials, debris, and rock materials larger than four (4) inches in organic materials, debris, and core, materials larger than four (4) inches in organic materials and the soil of the core of the

Lift bidinesses will be dependent on the size and type of explanent used. In peneral, fill should be placed to uniform then of exceeding a lockes, the present and compaction of fill should be in accordance with local grading or increases under the observation and testing or the genetic hard. In a consistence the place of the placed at moisture contents at least 2 percent over optimum (based on ASTM & 1957).

Backfill Suitability

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 4 inches in mean diameter and any and organic matter. Trench backfill should be compacted in uniform lifts (not exceeding 8 inches in compacted thickness) by mechanical means to at least 90 percent relative

compaction (ASTM: D1557).

Geotechnical Design Parameters

The following geotechnical recommendations may used in the design of the proposed

Conventional Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated pad footings. Footings should be a minimum of 24 inches deep by 15 inches wide. At this depth footings founded in fill materia

Continuous perimeter and interior footings should have a minimum width of 15 inches and be reinforced with No. 5 rebar (two at the top and two at the bottom). Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous

Lateral Load Resistance - New Building

Footings founded in fill materials may be designed for a passive lateral bearing pressure of 250 pounds per square foot per foot of depth. A coefficient of friction against sliding between concrete and soil of 0.30 may be assumed.

Mat Foundation Design (Optional)

A mat slab foundation system is an alternate option for the design. Mat slabs founded in compacted fill or competent native materials may be designed for an allowable bearing value of 1,500 pf for dead-pla-vie load). These values may be increased by one-third for loads of short duration, including wind or seismic forces. The actual design of the mat slab should be designed by the structural

MIN. DESIGN ITEM Mat foundations: RECOMMENDATIONS was roundations; allowable bearing pressure; passive lateral resistence; mat slab thickness; steel reinforcement; coefficient of friction; Modulus of Subarada Renel 1,500 psf 250 psf per foot min. 12 inches with thickened edges (+ 6 inches) no. 5 bars @ 12" o.c. each way, top and bottom 0.30

Slabs-on-grade - Conventional Option

Interior concrete slabs, east spainst properly compared fill materials, or approved native material, with as a minimum of 5 inches thick (section) and reinforced with No. 4 rebar at 18 inches on carbon should be compared to the state of the contract of t

All ground level living area floor slabs shall comply with the "Capillary Break"

Some slab cracking due to shrinkage should be anticipated. The potential for the slab cracking may be reduced by careful control of water/cement ratios. The contractor should take appropriate curing precautions during the pouring of concrete in hot weather to minimize cracking of slabs. We recommend that a slipsheet (or equivalent) be utilized frack-sensitive floring is planned dity on concrete slabs. All slabs should be designed in accordance with structural considerations.

Capillary Break - for Ground Level Conventional Floor Slab Design

In accordance with the 2022 California Green Building Standards Code Section 4.505.2.1, we provide the following building specification for the subject site (ne

New concrete building slabs shall be underlain by 2 inches of washed sand, underlain by a min.15 mil-thick moisture barrier (e.g. "Stego Wrap"), with all laps sealed, underlain by 4 inches of ½-inch or larger clean gravel.

We do not advise placing sand directly on the gravel layer as this would reverse the effects of vapor capture and increase soil settlement (due to siltation of fines).

Cement Type for Concrete in Contact with On-Site Earth Materials

Concrete mix design should be based on sulfate testing with Section 1904.2 of the 2022 CBC. Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure (9 ppm by volume). Test Results are presented in Apparativ 8.

ACI 318-14 BUILDING CODE (Table 19.3.1.1)

Sulfate Exposure	Water soluble suffate (SO ₄) in soil percent by weight	Sulfate (SO ₄) in water, ppm	Coment Type	Maximum water- cementitious material ratio, by weight, normal weight concrete	Minimum fc ¹ , normal-weight and light weight concrete, pai
Negligible [S0]	0.00 s SO ₄ < 0.10	0 ≤ SO ₄ <150		_	-
Moderate [S1]	0.10 < SO ₄ < 0.20	150 < SO ₄ < 1500	II,IP(MS), IS(MS),P(MS) I(PM)(MS), I(SM)(MS)	0.50	4000
Severe [S2]	0.20 ≤ SO ₄ < 2.00	1500 < SO ₄ < 10,000	v	0.45	4500
/ery Severe [S3]	SO ₄ > 2.00	SO ₄ > 10,000	V plus pozzalan	0.45	4500

As a conservative approach, cement with a maximum water/cement ratio of 0.50 and a concrete strength fc of 3,000 psi should be used for concrete in contact with on-site earth materials.

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities.

Based on our study and laboratory results, we estimate that the total settlement for the proposed structure will be on the order of %-inch. Differential settlement is expected to be less than % inch over 20 feet (or an angular distortion of 1480). These settlement values are expected to be within tolerable limits for properly designed and constructed foundations.

Retaining Wall Design - if applicable

To date, the precise limits of the exterior retaining walls, if any, are not known.

All Retaining and landscape wall footings will be embedded into competent compacted fill or native deposits. The following equivalent fluid pressures may be used in the design of the site retaining walls assuming free draining conditions (clean sand or gravel backfill):

	Equivalent Fluid Pressure			
Condition Active Pressures At-Rest Pressures Coefficient of Friction Passive Pressures Seismic Pressures	Level 45pcf 65 pcf 0.30 150 psf per 19 pcf	2:1 Slope 70 pcf 120 pcf floot	1:1 Sio 105 pt 150 pt	
Duplex & ADU - Soils Report				



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NO. REVISION DATE

24043 8/20/2025

Temporary unsupported sidewalls constructed at the recommended maxim gradient are expected to remain stable for the duration of the remedial gradient are expected to remain stable for the duration of the remedial gradient are expected to remain stable for the duration of the remedial gradient operations; however, all temporary slopes should be observed by a representative of the project geotechnical consultant for any evidence of catential instability.

All applicable requirements of the California Construction and General Industry Safety Orders, the Occupational Safety and Health Act of 1970, and the Construction Safety Act should also be followed.

Exterior slabs shall conform to the requirements for interior slabs except that the moisture barrier may be omitted and the thickness may be reduced to 4-inches, and the reinforcement may be reduced to No. 3 rebar at 24 inches on center.

Control joints should be provided at a maximum spacing of 8 feet on center in two directions for slabs and at 6 feet on center for sidewalks. Control joints are intended to direct cracking. Minor cracking of exterior concrete slabs on grade

Expansion or felt joints should be used at the interface of exterior slabs on grade and any fixed structures to permit relative movement.

New Fences/Garden Walls

New fences or garden wall footings, if any, should be founded a minimum of 18-inches into approved firm materials. To reduce the potential for unsightly cracks due to expansion forces, we recommend inclusion of construction joints at 8-ft to 15-ft intervals.

Surface Drainage

Surface drainage shall be controlled at all times. Positive surface drainage should be provided to direct surface water away from structures and toward he street or suitable drainage facilities. Ponding of water should be avoided and placent to the structures. Roof gutter discharge should be directed away from the building in each should be allowed by the post suitable discharge points. Area the building in each should place for the post suitable discharge points. Area drains should be provided for planter areas and drainage shall be directed away from the top of slopes where applicable.

In general, the more the surface water can be controlled, the less surface water will infiltrate the underlying earth materials. All drainage should be controlled and diverted away from the on site structures and to a suitable discharge at the alley or Marqueita Avenue. alley or Marguerite Avenue

factor of safety. Therefore, the structural engineer should apply the applicable factors of safety and/or load factors during design. This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above.

The point of resultant force is H/3 above the base of the retaining wall (H= height of wall). The above passive pressure values do not contain an appreciable

Lateral Pressure - New Retaining Walls - if applicable

A passive earth pressure of 250 pounds per square foot per foot of depth, to a maximum value of 3,000 pounds per square foot, may be used to determine lateral bearing resistance for footings founded in compacted fill or competent native deposits. An increase of one-third of the above values may also be used when designing for short duration wind and seismic forces.

The above lateral resistance values are based on footing placed directly against engineered fill or competent native materials. In cases where footing sides are formed, all backfill placed against the footings should be compacted to at least 90 percent of the applicable maximum dry density value.

Seismic Loads- Retaining Walls - If applica

In accordance with Section 1803.5.12 of the 2022 CBC, for design purposes, a seismic earth pressure of 19 pcf (additional equivalent fluid pressure) may be used for the shoring and the retaining wall design. For this, the allowable soil pressure may be increased by one-bird. pressure may be increased by one-third.

Retaining Wall Backfill Material - if applicable

It is recommended that a minimum 2-foot thick layer of free-draining granular it is recommended that a minimum 2-foot thick layer of free-draining granular material (less than 5% passing the X-D0 sleve) be placed against the back face of the retaining walls. This material should be approved by the geotechnical engineer. This slever of granular material should be separated from the adjacent solic using a suitable geotectile fabric. If the layer of free-draining material is not located to the state of the second solic using a suitable geotectile fabric, as the second solic using a suitable grant and the second solic using a suitable grant solic to the second solic using a suitable grant solic using a suitable grant solic using a suitable grant gran

All retaining wall backfill should be placed and compacted under engineering controlled conditions in the necessary layer thickness to ensure a min. in-place density of 90 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D1557). Care should be taken to avoid over-compaction of the soils behind the retaining walls and the use of heaver-compact of the soils behind the retaining walls and the use of heaver-compact. behind the retaining walls, and the use of heavy compaction equipment

Review of Plans

Retaining Wall Back Drains - if applicable

not be combined with area drains

Landscape/Retaining Wall Waterproofing - if applicable

the membrane during and after backfilling.

Stability of Temporary Excavations

Retaining Wall Back Drains Along P.L. - If applicable

The relating walls shall be provided with water- or same proofing in accordance with the architect recommendations. Back drains and achieving water behalf installed to collect and divert migrating groundwater. As a minimum, which was a similar to shall be drained by placing a 4-ind, diameter piep perforated (faced down) PVC Schedule 40 piep or approved equivalent, located behind the base of the wall. The pips shall be covered by 4-ind crushed most a rate of not less than 2.

cubic ft. per linear ft. of pipe surrounded in turn by geofabric such as Supac 4NP

All wall backfill shall be compacted to a minimum 90 percent relative compaction in accordance with ASTM D-1557. Wall back drains shall outlet separately and

This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above. During construction, drainage devices shall be inspected by a representative of EGA Consultants.

sealed and waterproofed using the miradrain and miraclay (i.e. Grace 3000) waterproofing system, or equivalent. Joints in the membrane shall be lapped and sealed in an approved manner. Protection board shall be used to protect

The contractors shall strictly follow the manufacturer's recommendations for the

Water in the retained earth will be drained into the channel drains at each bay via the miradrain panels which will be attached to the lagging (sealed with miraclay waterproofing). Due to space constraints along the side yard property lines, the typical gravel encased backdrains pipes should be replaced with the

implementation of the miradrain, waterproofing, and outlet drains at each bay (a.k.a. "J-Drains").

Vertical cuts will not exceed 3 feet in height. Based upon the cohesive nature of the subsurface soils, vertical cuts may extend to 3 feet, and laid back (tapered) at an inclination of 1:1 (horizontal to vertical). The temporary excavation parameters shall be shown in the future grading plan.

rdance with Section 1805.3 of the 2022 CBC, the retaining walls shall be

The specifications and parameters outlined in this report shall be considered minimum requirements and incorporated into the Grading, Foundation, and Landscape (if any) plans. This office should review the Plans when available. If approved, the geotechnical consultant shall signistamp the applicable Plans from a geotechnical strategies.

Based on the findings of our geotechnical investigation and our professional experience working on similar sites in the area, the proposed construction will not impact the stability/safety of the subject or surrounding sites. Geologic hazards such as landsliding, settlement, or slippage are not present or future factors at the subject or

Geotechnical observations/testing should be performed during all grading operations, including excavations, waterproofing, drain device installments, removals, filling, compaction, and backfilling, etc.

GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION

We recommend that a qualified geotechnical consultant be relained to provide geotechnical engineering services, including geotechnical observation/testing, during the construction phase of the project. This is to verify the compliance with the design, specifications and or recommendations, and to allow design changes in the event that subsurface conditions differ from those anticipated.

Geotechnical observations/testing should be performed at the following stages:

- During ANY grading operations, including excavation, removal, filling, compaction, and backfilling, etc.

 After excavations for footings/grade beams and/or drilling for soldier pries/caissons, if any to verify the adequacy of underlying materials.

 The adequacy of underlying earth materials.
- After ecusation for riskshing with footings to verify the adequacy of underlying earth materials.

 Durn gland from a discount of water proofing for retaining walls; if any prior to restallation of burning walls, if any prior to installation of burning walls with earth prior to buckfilling. During compaction of retaining wall was wall baceful materials but overly proper compaction. After pre-exosting or well baceful materials, purit to prompt connection. When the substitution of the placement of the sub undersignment prior to pouring concrete. Verification of the placement of the sub undersignment prior to pouring concrete participation of the placement of the substitution of the placement of the placement of the substitution of the subst

- barriers.

 Placement of waterproofing at cold joints and penetrations (e.g. bentonitic "Water Stops").

 Placement of waterproofing at cold joints and penetrations (e.g. bentonitic "Water Stops").

 Pulscament of drainage and utility line tranches, to welfly proper compaction.

 Pool/spa excendant bottoms. If any (prior to placing steel).

 When/if any unusual geotechnical conditions are encountered.

Please schedule an inspection with the geotechnical consultant prior to the pouring of ALL interior and exterior slabs (includes planter wall footing trenches

LIMITATIONS

The postularious desirious descubed herein have been conducted a numeror consistent with the rest of care and still orientary exercised by membranes of the productionist or generated production contemporaneously under similar conditions in the subject locality. Under no concursations is any varrantly, expressed or implied, made in connocion with the product of services described herein. Data, where the contraction of the production of services described herein. Data, office all the time and twist was performed presented herein are laused study on information variables to this inferrentiation or use of the information developed in this regord.

The interpolated subsurface conditions should be checked in the field during construction by a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this first to ensure that construction is performed in accordance with the specifications outlined in this report.

We do not direct the contractor's operations, and we cannot be responsible for the safety of others. The contractor should notify the owner if he considers any of the recommended actions presented herein to be unusafi.



LEGEND

CABLE UTUTY BOX EDGE OF CONCRETE DRAIN OUTLET EAVE OF ROOF EDISON UTILITY VAULT EDGE OF AC PAVEMEN FINISHED FLOW GAME FINISHED GRADE FLOWLINE FINISHED SURFACE GARAGE FINISHED SURFACE GAS METER EDGE OF GUTTER INVERT MOW STRIP NATURAL GRADE



BENCHMARK

DESCRIPTION: DESCRIBED BY OCS 2003 - FOLIND 3 3/4" OCS ALIMINUM BENCHMARI DISK STAMMED "SC-2014-8P, SET IN THE SOUTHEASTERY COMMER OR 4FT BY 3 5 TO CHESTER STATE OF THE SOUTHEASTER OF THE STEPLEY COMMER OF THE STATE OF THE STATE OF THE STATE OF THE STATE OF THE NORTHERY OF THE CENTERINE OF CARRATION AND 48 FT. EASTERY OF THE CENTERINE OF BASIDE. MONIMENTS IS SET LEVEL WITH THE STREWALL.

ELEV = 40.282 FT. (NAVD88), LEVELED 2011

SURVEY NOTES

PERMANENT MONUMENTS SHALL BE SET AT ALL
PROPERTY CORNERS OR OFFSETS PRIOR TO PRE-GRADE
MEETING.

SITE DATA

GENERAL PLAN LAND USE: RM MULTIPLE RESIDENTIAL COASTAL ZONE: YES

LEGAL DESCRIPTION

LOT 8 IN BLOCK 239 OF CORONA DEL MAR TRACT, BOOK 3, PAGES 41 AND 42 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY.

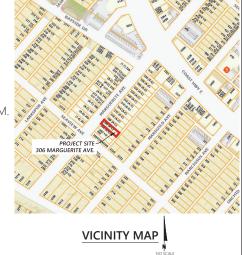
APN: 052-103-17

CITY OF CORONA DEL MAR, CALIFORNIA COUNTY OF ORANGE

POGRAPHIC MAP

306 MARGUERITE AVENUE

LOT 8, BLOCK 239, CORONA DEL MAR TRACT, BK 3, PG 41-42, M.M. APN: 052-103-17



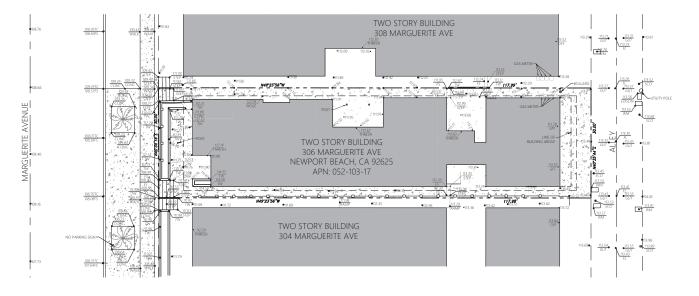
APES

CIVILSC ENGINE

FOR EXISTING RESIDENCE 306 MARGUERITE AVENUE NEWPORT BEACH, CA 92625

TOPO

TOPOGRAPHIC MAP

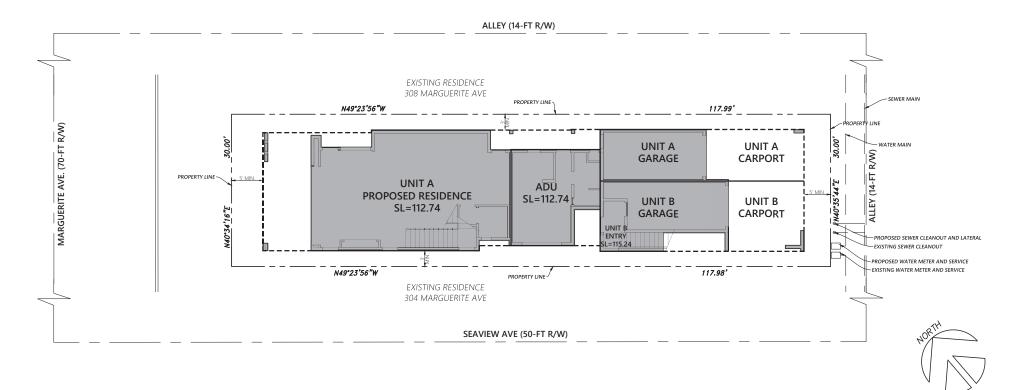




TENTATIVE PARCEL MAP 20XX-XXX

LOT 8, BLOCK 131 AS PER MAP OF CORONA DEL MAR TRACT FILED IN BOOK 3, PAGES 41 AND 42, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE COUNTY RECORDER OF ORANGE COUNTY. FOR CONDOMINIUM PURPOSES

CIVILSCAPES ENGINEERING, INC. WILLIAM D. ROLPH, PLS 9381



CIVILSCAPES

BENCHMARK:

DESIGNATION: 3K-28A-68

DESCRIPTION: DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3K-28A-68", SET IN THE SOUTHEASTERLY CORNER OF A 4 FT. BY 3.5 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF BAYSIDE DRIVE AND CARNATION AVENUE, 19 FT. NORTHERLY OF THE CENTERLINE OF CARNATION AND 48 FT. EASTERLY OF THE CENTERLINE OF BAYSIDE. MONUMENT IS SET LEVEL WITH THE SIDEWALK

ELEV = 40.282 FT. (NAVD88), LEVELED 2011

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE BEARING OF MARGUERITE AVENUE BEING N39°38'00"E.

SITE ADDRESS:

306 MARGUERITE AVE. NEWPORT BEACH, CA 92625 APN: 052-103-17

OWNER/ SUBDIVIDER:

JOHN DECARRIER MANAGING PARTNER
7202 W. COLLEGE DR., SUITE B
1AGIJNA NIGUEL A 92677 PALOS HEIGHTS, IL 60463

ENGINEER/ SURVEYOR:

CIVILSCAPES ENGINEERING, INC LAGUNA NIGUEL, CA 92677



SCALE IN FEFT 1 INCH =8 FEET

306 MARGUERITE AVE., NEWPORT BEACH

PROJECT: 24043 | DATE: APRIL 7, 2025