

December 14, 2023 Agenda Item No. 1

Three-Year Construction Time Limit Extension in Accordance with

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections

105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

PERMITS: X2019-1953, X2019-1954, XR2023-1013

SITE LOCATION: 6 Inverness Lane

APPLICANT: Lindsay Lomeli

PROPERTY

SUBJECT:

OWNER:

SMITH WILBUR H III TR WPBS TR

BUILDING

INSPECTOR:

Bill Tuman, Building Inspector II

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867,

tthai@newportbeachca.gov

PROJECT SUMMARY

The scope of work for the permit for NEW 10,701 SQ. FT. SINGLE-FAMILY DWELLING WITH BASEMENT AND ATTACHED 1,685 SQ. FT. GARAGE.

THIS A SECOND HEARING REQUEST FOR ADDITIONAL EXTENSION. APPLICANT REQUESTED 6 MONTHS WHICH EXCEEDS THE MAXIMUM 180 DAYS PERMITTED PER NBMC 15.02.095.

FIRST HEARING WAS CONDUCTED ON JUNE 1, 2023.

BUILDING PERMIT HISTORY

- Building Permit X2019-1953 is the first permit issued the for the project to construct a new single-family dwelling with a basement and attached garage.
- Building Permit X2019-1954 is for a 5-foot high by 237-foot long retaining wall located inside the property line.

- Building Permit XR2023-1013 is for added scope of work for new open roof patio, BBQ, firepit, site retaining wall at front yard inside.
- The first inspection was on 10/08/2019.
- Please refer to staff report of the hearing conducted on June 1, 2023, for permit inspection history prior to February 21, 2023 (Attachment 2)
- The last inspection was on 11/09/2023, as of date of this staff report.
- Please refer to Attachment 1 for detailed permit history since last hearing on June 1, 2023.

PREVIOUS EXTENSION

The chief building official granted an extension for a three-year construction time limit on 05/17/2022, with expiration date of 06/21/2023. (Attachment 3, Part of 1st Hearing staff report).

Hearing officer granted maximum 180 days extension with expiration date of December 18, 2023, based on public hearing conducted on June 1, 2023. (Attachment 2)

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment:
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners 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 meeting, 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.

ATTACHMENTS

Attachment No. 1 – Building Permit History after February 21, 2023

Attachment No. 2 – 1st Public Hearing Order

Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after February 21, 2023

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

ermit Type: Combo Residential **Application Date:** 06/21/2019 Owner: 442 201 25 New 06/21/2019 Work Class: Issue Date: **Parcel** Approved **Expiration Date:** 05/07/2024 Address: 6 INVERNESS LN Status: NEWPORT BEACH, CA 233960 **IVR Number:** cheduled Reinspection **Actual Inspection Type** Inspection No. **Inspection Status Primary Inspector** Complete Required? **Date Start Date** <u>App</u>roved Checklist Item COMMENTS Comment Yes Approve drywall at outdoor pool bath. 11/17/2022 11/17/2022 Vapor Barrier/Exterior iBLD-017141-2022 Approved Bill Tuman No Complete Lath/Veneer Lath Reinspection of iBLD-010817-2022 **NOTES Created Date Created By TEXT** Elizabeth Garizi 949-412-3910 09/30/2022 Jeffrey Hollenbeck 11/16/2022 Field contact name: Jeff Hollenbeck, phone number: (949) 412-3910. Lath patch at exterior fireplace 12/15/2022 12/15/2022 Other Building iBLD-020657-2022 Partial Pass Bill Tuman Yes Incomplete Reinspection of iBLD-015458-2022 Checklist Item **COMMENTS** Approved Yes Comment Partial approval approved shower lath at outdoor bathroom. 02/16/2023 02/16/2023 Area Drains iBLD-006024-2023 Partial Pass Steven Lane Yes Complete Reinspection of iBLD-015374-2022 **Checklist Item COMMENTS** Approved Comment No Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area. Comment Partial approval on area drains refer to civil plans Yes drainage yellow highlighted area for approved area. Comment Yes Partial approval area drainage see sheet C3 for approved locations. Comment Yes Partial approval area drains see C3 for approved locations. **NOTES TEXT Created By Created Date** 02/15/2023 Jeffrey Hollenbeck Field contact name: Jeff Hollenbeck, phone number: (949) 412-3910. Additional area drain partial, right side of home Vapor Barrier/Exterior iBLD-006517-2023 02/21/2023 02/21/2023 Partial Pass Steven Lane Yes Incomplete Lath/Veneer Lath Checklist Item **COMMENTS** Approved Comment Living room ok, no access to master, No 05/15/2023 05/15/2023 Other Building iBLD-017645-2023 Not Ready for Bill Tuman Yes Complete Inspection Reinspection of iBLD-020657-2022

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Combo Residential 06/21/2019 ermit Type: **Application Date:** Owner: 442 201 25 New 06/21/2019 Work Class: Issue Date: **Parcel** Approved **Expiration Date:** 05/07/2024 Address: 6 INVERNESS LN Status: NEWPORT BEACH, CA 233960 **IVR Number: Scheduled** Reinspection **Actual Inspection Type** Inspection No. **Inspection Status Primary Inspector** Complete Required? **Date Start Date** Approved Checklist Item **COMMENTS** Comment Consult radius stair handrails No **NOTES Created By TEXT Created Date** Jeffrey Hollenbeck Field contact name: Jeff Hollenbeck, phone 05/12/2023 number: (949) 412-3910. Would like to go over stair handrail questions. 06/07/2023 06/07/2023 Shower Lath iBLD-021167-2023 Approved Bill Tuman No Complete Reinspection of iBLD-013630-2022 08/28/2023 08/28/2023 Area Drains iBLD-032416-2023 Partial Pass Bill Tuman Yes Incomplete Reinspection of iBLD-006024-2023 Approved Checklist Item COMMENTS Comment Yes Partial approval area drains see C3 for approved locations. Comment Yes 8/28/23 Partial approval on area drains refer to civil plans drainage orange highlighted area for approved area. Comment Partial approval on area drains refer to civil plans No drainage yellow highlighted area for approved area. Comment Partial approval area drainage see sheet C3 for approved Yes locations. Comment Yes Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area. **NOTES** Created By **TEXT Created Date** Jeffrey Hollenbeck 02/15/2023 Field contact name: Jeff Hollenbeck, phone number: (949) 412-3910. Additional area drain partial, right side of home 08/23/2023 Jeffrey Hollenbeck Field contact name : Mario Canovas for Jeff Hollenbeck, phone number: (951) 772-3802. Partial Area Drain at side yard Mario is watching job for Jeff as he is on vacation this week. 08/31/2023 08/31/2023 iBLD-033294-2023 Cancelled Bill Tuman Complete Yes Footings and Foundation COMMENTS Checklist Item Approved Comment Cancel BIE, See permit X2019-1954 No

Complete

Created Date

08/29/2023

No

Approved

TEXT

number: 9517723802.

Field contact name: Mario Canovas, phone

Jaime Molina

NOTES

Gas Pressure Test

Created By

iBLD-039743-2023

Mario Canovas

10/16/2023

10/16/2023

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

ermit Type: Combo Residential Application Date: 06/21/2019 Owner:

Work Class: New Issue Date: 06/21/2019 Parcel 442 201 25

Status: Approved Expiration Date: 05/07/2024 Address: 6 INVERNESS LN

NEWPORT BEACH, CA

IVR Number: 233960

cheduled	Actual	Incorpotion True	Incorporation No.	Increation Ctatus Driverns Increases	Reinspection	Commisses
Date	Start Date	inspection Type	inspection No.	Inspection Status Primary Inspector	Required?	Complete

NOTES	Created By	TEXT	Created Date
	Jeffrey Hollenbeck	Field contact name: Jeff Hollenbeck, phone number: (949) 412-3910. Final Gas Test, The guage is on the right side yard near the front of the home. I will be onsite. Jeff	10/13/2023

11/07/2023 11/07/2023 Other - Electrical iBLD-043033-2023 Correction Ken Knipe Yes Complete

 Checklist Item
 COMMENTS
 Approved

 Correction
 Not ready for whole house release. Missing receptacles on cover plates in one or mor locations.
 No

NOTES	Created By	TEXT	Created Date
	Jeffrey Hollenbeck	Field contact name: Jeff Hollenbeck, phone number: (949) 412-3910. This is for a pre-electric final. To gain a meter release to SCE	11/03/2023

Reinspection of iBLD-043033-2023

Checklist Item	COMMENTS	Approved
Correction	Approved power release to the house.	Yes

NOTES	Created By	TEXT	11/03/2023	
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. This is for a pre-electric final. To gain a meter release to SCE		
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. Pre-electric final, second attempt	11/07/2023	

Attachment No. 2

1st Public Hearing Order

1	BEFORE THE							
2	ADMINISTRATIVE HEARING OFFICER							
3	FOR THE							
4	CITY OF NEWPORT BEACH, CALIFORNIA							
5								
6	IN	RE	FINDINGS OF FACT AND STATEMENT					
7		6 Inverness	OF DECISION OF THE ADMINISTRATIVE HEARING OFFICER					
8		APPLICATION FOR PERMIT EXTENSION (NBMC 15.02.095)	Hearing Officer: Steven Graham Pacifico					
9			Date: June 1, 2023 Time: 10:45 a.m.					
10								
11								
12		INTROI	<u>DUCTION</u>					
13	1.	This matter involves an extension of time t	to complete construction for work under building					
14		permits issued for 6 Inverness ("Subject Prop	perty") in the City of Newport Beach under Section					
15		105.3.4 of the Newport Beach Administrative	e Code (a locally amended version of the California					
16		Building Code) as codified at Newport Beach	ch Municipal Code ("NBMC") Section 15.02.095.					
17		Steven Graham Pacifico ("Hearing Officer"),	sitting as the Hearing Officer under NBAC Section					
18		105.3.4 heard this matter on June 1, 2023 at	1045 a.m. (the "Hearing"). The Hearing Officer is					
19		a licensed attorney in the State of California	and serves as Hearing Officer under contract with					
20		the City of Newport Beach ("City"). Pursua	ant to NBAC Section 105.3.4 the Hearing Officer					
21		shall hear and decide whether this application	on for extension should be granted, conditionally					
22		granted, or denied.						
23	2.	City is a charter city and municipal corporation	on existing under the laws of the State of California.					
24		The City was represented at the Hearing	by Tonee Thai, Chief Building Official ("City					
25		Representative"). The City Representative	was also accompanied by the Principal Building					
26		Inspector and Building Inspector from his of	fice.					
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- Wilbur H. Smith III, owner of the Subject Property was present at the Hearing and was accompanied by Jeff Hollenbeck. Collectively, Mr. Smith and Mr. Hollenbeck are referred to as the "Applicant."
- 4 | 4. There were no members of the public present at the hearing and no written public comments were received.
- 5. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on the evidence presented during the Hearing.
 - 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.
- Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach, the
 Hearing was digitally recorded.
 - 8. The documents presented to the Hearing Officer during the hearing form the administrative record of the hearing including the staff report and any written documents submitted by the public and the Applicant.

ISSUES

8. Pursuant to Section 105.3.4 of the NBAC, the issue to be determined by the Hearing Officer is whether to grant, or conditionally grant, up to a one hundred and eighty (180) calendar day extension, based on a finding that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's or their contractor's control.

FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 9. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.
- 10. The City of Newport Beach adopted the 2019 California Building Code by reference under Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.010, which reads in part, "The City Council adopts and

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incorporates by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of the California Building Code as published by the International Code Council."

- 11. The City of Newport Beach adopted certain additions, amendments, and deletions to the 2019 California Building Code, pursuant to its authority under California Health and Safety Code Section 17958.5.
- 12. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095.

Section 105.3.3 reads:

"For any one-unit or two-unit dwelling for which a tentative and final tract map is not required, the maximum allowable time to complete construction for any work that requires a building permit including, but not limited to, any construction, reconstruction, rehabilitation, renovation, addition(s), modification(s), improvement(s), or alteration(s), shall be limited to three (3) years, unless an extension is granted in accordance with Section 105.3.4.

For building permits issued on or after June 1, 2019, the time limit to complete construction shall begin on the date of issuance of the first or original building permit. For building permits issued prior to June 1, 2019, the time limit to complete construction shall be three (3) years from June 1, 2019.

Final inspection and approval of the construction work by the City shall mark the date of construction completion for purposes of Section 15.02.095. <u>Time limits set forth herein shall not be extended by</u>

00074948.1

issuance of a subsequent building permit(s) for the same project." (emphasis added).

- 13. The permits subject to this Hearing for the Subject Property are stated in the hearing of the staff report as X2019-1953, X2019-1954, XR2023-1013 (collectively, the "Permit"). The Permit was set to expire under NBAC 105.3.3 on June 21, 2022.
- 14. Permits may be extended up to one-year beyond the initial three-year deadline by application to the City Building Official. (NBAC 105.3.4(1)).
- 15. The full year extension was granted by the Building Official to June 21, 2023.
- 16. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City's Hearing Officer. The property owner or applicant may seek two extensions from the Hearing Officer which shall not exceed 180 days each. To grant the extension the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's or their contractor's control. Any approval of an extension should include conditions to ensure timely completion of the project in a manner that limits impacts on surrounding property owners. On April 13, 2023, Applicant filed a request for an extension with the City Hearing Officer seeking an extension for one year.
- 17. The City Representatives presented uncontroverted evidence that there has been diligent progress made and the project is nearing completion.
- 18. There were no in person or written public comments.
- 19. The Applicant, through testimony of Mr. Smith and Mr. Hollenbeck provided uncontroverted evidence that the project was nearing completion and that the delays in the project were due to special circumstances resulting from unique soil conditions, and circumstances beyond the control of the Applicant such as labor/material shortages as a result of the COVID-19 pandemic. The Applicant anticipates a move-in date in October 2023.

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DECISION AND ORDER 20. The Applicant has presented sufficient evidence to establish a basis for extension under either special circumstances and circumstances beyond the Applicant's control. 21. There was no evidence presented that warrants the imposition of any conditions. 22. The Permits are hereby extended to December 18, 2023. 23. Under NBAC 105.3.4 this decision is final and not appealable to any City body. 24. Any person aggrieved by an administrative decision of a Hearing Officer on an administrative citation may obtain review of the administrative decision by filing a petition for review with the Orange County Superior Court in accordance with the timelines and provisions as set forth in California Government Code Section 53069.4. There may be other time limits which also affect your ability to seek judicial review. Dated: June 1, 2023 /s/ Steven Graham Pacifico Administrative Hearing Officer

Attachment No. 3

1st Public Hearing Staff Report



June 01, 2023 Agenda Item No. 2

Three-Year Construction Time Limit Extension in Accordance with

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections

105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

PERMITS: X2019-1953, X2019-1954, XR2023-1013

SITE LOCATION: 6 Inverness Lane

Lindsay Lomeli APPLICANT:

PROPERTY

SUBJECT:

SMITH WILBUR H III TR WPBS TR OWNER:

BUILDING

Bill Tuman, Building Inspector II INSPECTOR:

Tonee Thai, Chief Building Official - 949-718-1867, PREPARED BY:

tthai@newportbeachca.gov

PROJECT SUMMARY

The scope of work for the permit for NEW 10,701 SQ. FT. SINGLE-FAMILY DWELLING WITH BASEMENT AND ATTACHED 1,685 SQ. FT. GARAGE

BUILDING PERMIT HISTORY

- Building Permit X2019-1915 is the first permit issued the for the project to construct new single-family dwelling with a basement and attached garage.
- Building Permit X2019-1954 is for a 5-foot high by 237-foot long retaining wall located inside the property line. This permit is expired.
- Building Permit XR2023-1013 is for added scope of work for new open roof patio, BBQ, firepit, site retaining wall at front yard inside. This permit is currently in the applied status.
- The first permit was issued on 06/21/2023.
- The first inspection was on 10/21/2019.
- The last inspection was on 02/21/2023.

- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration were sent on 03/30/2022.
- Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on 05/17/2022, with expiration date of 06/01/2023. (Attachment 3).

RECOMMENDATION

- 1) Conduct a public hearing;
- 2) Find this project exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of the CEQA Guidelines, because this project has no potential to have a significant effect on the environment;
- 3) The hearing officer may grant, or conditionally grant, up to a 180-calendar day extension, per application for extension, if the officer finds special circumstances warrant an extension of time, or the failure to meet the time limit was caused by circumstances beyond the property owner, applicant, or the contractor's control. If the officer makes the findings to grant an extension, then the officer shall consider whether conditions are necessary to ensure the timely completion of the project in a manner that limits impacts to the surrounding property owners. The hearing officer shall deny the application if they cannot make the findings set forth in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4, and 105.3.5).

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners 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 meeting, 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.

ATTACHMENTS

Attachment No. 1 – Building Permit History

Attachment No. 2 – Three-Year Construction Limit Notice Activities

Attachment No. 3 – Building Official Extension



CITY OF NEWPORT BEACH

BUILDING DIVISION

20100 Civic Center Drive 17.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

RECEIVED BY COMMUNITY DEVELOPMENT

APR **13** 2023

O CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Hearing Officer Application

Project Address:	6 INVERNER	S LN. NEW	VPORT BEACH CA	Receipt No.: 14241-0001					
Permit No.:	12019-1953	Original Permit Issued Date:	6/21/2019	Hearing Fee: \$1,379	Date Fee Paid: 04 / 13 / 23				
	PETITIONER/PROPERTY OWNER INFORMATION								
Name (Must be	Name (Must be payor of fees): Company Name:								
LINDSA	ty Lombie		UPIRETE CON	STRUCTION					
Street Address:			City:	State:	Zip Code:				
2211	MICHELSON DE	. SUITE	IRVINE	C-A	92612				
Email: JEFF	F. HOLLEN BECK	@ UPIEL TE	140. LOM Phone: (949)) 412-391	0				
		PROJE	CT INFORMATION						
Length of exten	sion requested: \\\-CO	12							
New end date i	f request is approved:	00/21/202							
	sion(s) Granted? (Y/N):	YES	If Yes, How Many?:	1					
Description of Work Under	12019-1953	X2019-10	154, x 2019-078	7 × 2020.	-0263				
Permit:	¥ 2020 - 266	F, XRZ	023-1013						
		,							
Reason for Extension	(Attach Supporting Docui	nents as Needed f	for Hearing)						
Request	WILL NOT LO	MPLETE &	EXTERIOL BY O	6 21 2023					
1286	NEED ADDITION	THE TIME	TO COMPLETE HA	205 (APE 3 L	-ANOSCAPE				
	I HEREBY C	ERTIFY THAT	THE ABOVE STATEME	NT IS TRUE.					
Petitioner's Sign	nature:		Relationship to Property Owner:		Date:				
	Oan.		PROJECT MAN	AGER	4 /13/23				
	ACTORITIES (CONTROL	FOR S	TAFF USE ONLY						
Hearing Officer		Annewad	□ Donied						
	<u> </u>	Approved	☐ Denied						
Conditions									
of									
Approval:									
City Clerk's Sta Reviewed:	aff Name:	. BROWN	Signature:	1	Date: 4 / 24/ 2023				
Revenue's Sta Reviewed:	ff Name:	Khalil	Signature:		Date: 4 /24/2033				
	Charles Carlo Carl								

Attn: Steve Lane

Permit# X2019-1953 & X2019-1954

Address: 6 Inverness Ln. Newport Beach CA 92660

Project Delay Documentation:

Grading:

Per the attached Soils Report, Overexcavation: Original soils report called for a minimum of 4' excavation. Due to the poor soil condition we overexcavated approximately 11'. We then have to import 11' of fill. Rough grading started in 09/2019 and extended through 05/2020. Original schedule only planned for 2 months max. and rough grading took a total of 9 months to complete.

Attached is Soils Report with dated field density's test showing timeline.

Window & Doors:

Herrero Steel Window & Doors were imported from Argentina. Material was delayed due to covid. Material order was placed on 09/2019. Windows and doors took approx. 2 years to receive since deposit was sent.

Window & Door installation started 12/2021 (see email documentation).

Additionally, we now need to readdress the installation of the windows due to poor quality. Please see attached email coordination from site superintendent (Jeff Hollenbeck) and window installers (Charles Sterling). All windows need to be removed and flashing reinstalled per manufacture representative.

Electrical (Lighting):

Material delays due to covid.

Attached are the current lead time for fixtures we are still waiting to receive.

Manpower:

Due to Covid-19 we experienced a drop in manpower from 2020-2021 which effected the overall production of the site.

Overall, due to the above listed delays we lost critical time on our schedule and would like to request a one-year permit extension.

Thank you,

Lindsay Lomeli
Uprite Construction
(909) 837-7813
Lindsay.Lomeli@Upriteco.com

April 17, 2023

RE: 6 Inverness Lane Newport Beach CA 92612

Permit# X2019-1953, X2019-1954

To whomever it may concern,

Please use this letter as a formal notice that I give full authority to <u>Jeff Hollenbeck</u>. Uprite Construction's <u>Superintendent</u>, to pick up and submit all documents, plans, permits & business licenses necessary for the Inverness Project located at 6 Inverness Lane Newport Beach CA 92612.

Furthermore, I authorize <u>Jeff Hollenbeck</u> to submit the Project Extension Application on my Behalf.

Sincerely,

Wilbur Smith

Attachment No. 1

Building Inspection History



INKED PE IT INSPEC ION HIS Y REP (0981-2018) FOR CITY OF NEWPORT BEACH

wner:

Permit Type: Plan Check Application Date: 04/26/2018

Work Class: New Issue Date: 06/21/2019 Parcel 442 201 25

Status: Approved Expiration Date: 10/26/2019 Address: 6 INVERNESS LN

IVR Number: 121806

NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection ype	Inspection No.	Inspection Status	Primary Inspector	Reinspection equired?	omplete
Inspection L	ocation: 6 IN\	/ERNESS LN					
Permit: N202	0-0013						
01/10/2020	01/10/2020	Rough Utilities	N2020-0013-A0026 43287	Partial Pass	Matt Bullman	No	Incomplete
06/11/2020	06/11/2020	Rough Utilities	N2020-0013-A0027 02165	Partial Pass	Matt Bullman	No	Incomplete
06/12/2020	06/12/2020	Backfill / Compaction	N2020-0013-A0027 02552	Partial Pass	Matt Bullman	No	Incomplete
	06/12/2020	Excavation	N2020-0013-A0027 02551	Partial Pass	Matt Bullman	No	Incomplete
06/15/2020	06/15/2020	Excavation	N2020-0013-A0027 03038	Partial Pass	Matt Bullman	No	Incomplete
	06/15/2020	Service Connections - Utilities	N2020-0013-A0027 03332	Approved		No	Complete
	06/15/2020	Sewer Clean-Out	N2020-0013-A0027 03035	Partial Pass	Matt Bullman	No	Incomplete
	06/15/2020	Sewer Clean-Out	N2020-0013-A0027 03330	Approved		No	Complete
	06/15/2020	Sewer Lateral	N2020-0013-A0027 03331	Approved		No	Complete
Permit: REV	20-1156						
07/31/2020	07/31/2020	Legacy Inspection	REV20-1156-A002 720843	Correction	Melissa Kubischta	No	Complete
Permit: REV	20-1617						
10/26/2020	10/26/2020	Legacy Inspection	REV20-1617-A002 755342	Correction	Melissa Kubischta	No	Complete
Permit: REV	21-1506						
09/29/2021	09/29/2021	Legacy Inspection	REV21-1506-A002 889352	Correction		No	Complete
11/16/2021	11/16/2021	Legacy Inspection	REV21-1506-A002 909683	Correction	Oliver Daluz	No	Complete
	11/16/2021	Legacy Inspection	REV21-1506-A002 909684	Correction	Oliver Daluz	No	Complete
Permit: X201	9-0787						
10/21/2019	10/21/2019	Footings and Foundation	X2019-0787-A0026 11341	Partial Pass		No	Incomplete
10/24/2019	10/24/2019	Footings and Foundation	X2019-0787-A0026 13225	Partial Pass		No	Incomplete
11/05/2019	11/05/2019	Masonry Pre-Grout/Wall Steel	X2019-0787-A0026 17313	Cancelled		No	Complete
11/06/2019							
Apr. 17, 2022			100 01 1 0 1	Dr. Nowport Booch, C		2-	Dogo 1

Plan Check Permit Type:

Application Date:

Expiration Date:

04/26/2018

Owner:

Parcel

442 201 25

Work Class: Status:

New

Approved

Issue Date:

06/21/2019 10/26/2019

Address:

6 INVERNESS LN NEWPORT BEACH, CA

121806 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/06/2019	Masonry Pre-Grout/Wall Steel	X2019-0787-A0026 18660	Correction		No	Complete
11/12/2019	11/12/2019	Masonry Pre-Grout/Wall Steel	X2019-0787-A0026 19870	Partial Pass		No	Incomplete
04/13/2020	04/13/2020	Other Building	X2019-0787-A0026 78880	Approved		No	Complete
06/29/2021	06/29/2021	Other Building	X2019-0787-A0028 50860	Approved		No	Complete
09/24/2021	09/24/2021	Other Building	X2019-0787-A0028 87507	Approved	Walter Jones	No	Complete
02/28/2022	02/28/2022	Other Building	X2019-0787-A0029 50476	Approved		No	Complete
03/30/2022	03/30/2022	Other - MISC	X2019-0787-A0029 64712	Partial Pass		No	Incomplete
	03/30/2022	Other - MISC	X2019-0787-A0029 64913	Partial Pass		No	Incomplete
04/14/2022	04/14/2022	Other - MISC	X2019-0787-A0029 72125	Partial Pass		No	Incomplete
05/17/2022	05/17/2022	Other - MISC	X2019-0787-A0029 86113	Approved	Tonee Thai	No	Complete
11/22/2022	11/22/2022	Final Building	iBLD-017260-2022	Approved	Bill Tuman	No	Complete
Permit: X201	9-1953						
10/08/2019	10/08/2019	Call Inspector for Pre-Grade Meeting	X2019-1953-A0026 06038	Approved		No	Complete
02/26/2020	02/26/2020	WQ-Best Management Practices	X2019-1953-A0026 62279	Approved		No	Complete
05/15/2020	05/15/2020	Other Building	X2019-1953-A0026 92146	Approved		No	Complete
06/23/2020	06/23/2020	Footings and Foundation	X2019-1953-A0027 06459	Partial Pass		No	Incomplete
	06/23/2020	Legacy Inspection	X2019-1953-A0027 06458	Partial Pass		No	Incomplete
	06/23/2020	Soil Pipe	X2019-1953-A0027 06460	Partial Pass		No	Incomplete
07/15/2020	07/15/2020	Footings and Foundation	X2019-1953-A0027 14495	Partial Pass		No	Incomplete
08/04/2020	08/04/2020	Footings and Foundation	X2019-1953-A0027 21425	Partial Pass		No	Incomplete
08/28/2020	08/28/2020	Area Drains	X2019-1953-A0027 31305	Partial Pass		No	Incomplete
09/22/2020	09/22/2020	Slab On Grade	X2019-1953-A0027 40792	Partial Pass		No	Incomplete
10/01/2020	10/01/2020	Area Drains	X2019-1953-A0027 45528	Partial Pass		No	Incomplete

04/26/2018

Owner:

Permit Type: Plan Check Application Date:

Work Class: New Issue Date: 06/21/2019 Parcel 442 201 25

Status: Approved Expiration Date: 10/26/2019 Address: 6 INVERNESS LN

IVR Number: 121806

NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	us Primary Inspector	Reinspection Required?	Complete
10/14/2020	10/14/2020	Footings and Foundation	X2019-1953-A0027 50696	Partial Pass		No	Incomplete
	10/14/2020	Soil Pipe	X2019-1953-A0027 50694	Approved		No	Complete
	10/14/2020	WQ-Best Management Practices	X2019-1953-A0027 50695	Approved		No	Complete
10/15/2020	10/15/2020	Other - Plumbing	X2019-1953-A0027 51378	Partial Pass		No	Incomplete
10/20/2020	10/20/2020	Footings and Foundation	X2019-1953-A0027 52892	Partial Pass		No	Incomplete
11/03/2020	11/03/2020	Ufer Ground	X2019-1953-A0027 59317	Partial Pass		No	Incomplete
11/04/2020	11/04/2020	Ufer Ground	X2019-1953-A0027 59763	Correction		No	Complete
11/05/2020	11/05/2020	Footings and Foundation	X2019-1953-A0027 60513	Partial Pass		No	Incomplete
	11/05/2020	Slab on Deck	X2019-1953-A0027 60515	Approved		No	Complete
	11/05/2020	Slab On Grade	X2019-1953-A0027 60514	Partial Pass		No	Incomplete
	11/05/2020	Ufer Ground	X2019-1953-A0027 60516	Approved		No	Complete
11/25/2020	11/25/2020	Footings and Foundation	X2019-1953-A0027 68038	Approved		No	Complete
	11/25/2020	Slab On Grade	X2019-1953-A0027 68039	Approved		No	Complete
01/22/2021	01/22/2021	Sewer	X2019-1953-A0027 85299	Approved	Steven Lane	No	Complete
02/18/2021	02/18/2021	Floor Framing & Sheathing	X2019-1953-A0027 96521	Partial Pass		No	Incomplete
04/21/2021	04/21/2021	Floor Framing & Sheathing	X2019-1953-A0028 21463	Partial Pass		No	Incomplete
09/24/2021	09/24/2021	Other Building	X2019-1953-A0028 87504	Approved	Walter Jones	No	Complete
10/12/2021	10/12/2021	Roof Framing, Sheathing, Building Height	X2019-1953-A0028 94390	Cancelled	Walter Jones	No	Complete
10/14/2021	10/14/2021	Roof Framing, Sheathing, Building Height	X2019-1953-A0028 95982	Cancelled	Walter Jones	No	Complete
10/18/2021	10/18/2021	Roof Framing, Sheathing, Building Height	X2019-1953-A0028 96819	Partial Pass	Walter Jones	No	Incomplete
02/10/2022	02/10/2022	Roof Framing, Sheathing, Building Height	X2019-1953-A0029 43157	Partial Pass	Walter Jones	No	Incomplete

Permit Type: Plan Check **Application Date:**

Owner:

New Work Class:

Issue Date:

06/21/2019 Parcel

04/26/2018

442 201 25

Status: Approved **Expiration Date:** 10/26/2019 Address: 6 INVERNESS LN

NEWPORT BEACH, CA

121806 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
03/30/2022	03/30/2022	Other - MISC	X2019-1953-A0029 64699	Partial Pass		No	Incomplete
	03/30/2022	Other - MISC	X2019-1953-A0029 64910	Partial Pass		No	Incomplete
04/14/2022	04/14/2022	Other - MISC	X2019-1953-A0029 72126	Partial Pass		No	Incomplete
05/02/2022	05/02/2022	Other - MISC	X2019-1953-A0029 79252	Partial Pass	Walter Jones	No	Incomplete
05/05/2022	05/05/2022	Water Pipe Underground	X2019-1953-A0029 80969	Approved		No	Complete
05/06/2022	05/06/2022	Other - MISC	X2019-1953-A0029 81613	Partial Pass	Walter Jones	No	Incomplete
05/17/2022	05/17/2022	Other - MISC	X2019-1953-A0029 86114	Approved	Tonee Thai	No	Complete
05/18/2022	05/18/2022	Other - MISC	X2019-1953-A0029 86747	Partial Pass		No	Incomplete
05/24/2022	05/24/2022	Shear and Hold Downs	X2019-1953-A0029 89135	Partial Pass	Walter Jones	No	Incomplete
06/22/2022	06/22/2022	Shear and Hold Downs	X2019-1953-A0030 01395	Correction		No	Complete
06/28/2022	06/28/2022	Floor Framing & Sheathing	X2019-1953-A0030 03889	Correction	Walter Jones	No	Complete
07/13/2022	07/13/2022	Insulation/Densglass	iBLD-000597-2022	Partial Pass	Bill Tuman	Yes	Incomplete
07/19/2022	07/19/2022	Shear and Hold Downs	iBLD-001189-2022	Partial Pass	Bill Tuman	Yes	Incomplete
08/08/2022	08/08/2022	Gas Pipe Rough	iBLD-003647-2022	Approved	Bill Tuman	No	Complete
	08/08/2022	Rough Plumbing & Pan Test	iBLD-003646-2022	Approved	Bill Tuman	No	Complete
08/16/2022	08/16/2022	Rough Electric Residential	iBLD-004818-2022	Approved	Bill Tuman	No	Complete
08/18/2022	08/18/2022	Rough HVAC/Mech/Fireplace	iBLD-005127-2022	Correction	Bill Tuman	Yes	Complete
08/22/2022	08/22/2022	Floor Framing & Sheathing	iBLD-005544-2022	Approved	Bill Tuman	No	Complete
	08/22/2022	Roof Framing, Sheathing & Bldg Height	iBLD-005545-2022	Approved	Bill Tuman	No	Complete
	08/22/2022	Rough HVAC/Mech/Fireplace		Approved	Bill Tuman	No	Complete
00/00/	00/00:		Reinspection of iBL		D		
08/23/2022	08/23/2022 08/23/2022	Complete Framing Shear and Hold	iBLD-005683-2022 iBLD-005750-2022	Approved Approved	Bill Tuman Bill Tuman	No No	Complete Complete
		Downs	Pointpotion of IDI	D.004480 2022			
09/01/2022	09/01/2022	Insulation/Densglass	Reinspection of iBLI iBLD-006943-2022	Correction	Bill Tuman	Yes	Complete
May 17, 2023		-	100 Civic Center	Dr, Newport Beach, C	A 92660	24	Page 4 of 7

Permit Type: Plan Check

Application Date: 04/26/2018

Owner: Parcel

Work Class: New

Issue Date:

06/21/2019

442 201 25

Status: Approved Expiration Date:

10/26/2019

Address: 6 INVERNESS LN

IVR Number: 121806

NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
			Reinspection of iBL	D-000597-2022			
	09/01/2022	Ufer Ground	iBLD-007105-2022	Approved	Bill Tuman	No	Complete
09/06/2022	09/06/2022	Insulation/Densglass	iBLD-007412-2022 Reinspection of iBL	Partial Pass D-006943-2022	Bill Tuman	Yes	Incomplete
09/09/2022	09/09/2022	Insulation/Densglass	iBLD-008091-2022	Approved	Bill Tuman	No	Complete
09/26/2022	09/26/2022	Drywall Fire Caulk	iBLD-009980-2022	Partial Pass	Bill Tuman	Yes	Incomplete
10/03/2022	10/03/2022	Drywall Fire Caulk	iBLD-010818-2022	Approved	Bill Tuman	No	Complete
	10/00/2022	2.,	Reinspection of iBL				ooproto
	10/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	- iBLD-010817-2022	Partial Pass	Bill Tuman	Yes	Incomplete
10/17/2022	10/17/2022	Area Drains	iBLD-012796-2022	Partial Pass	Jaime Molina	Yes	Incomplete
10/26/2022	10/26/2022	Shower Lath	iBLD-013630-2022	Partial Pass	Bill Tuman	Yes	Incomplete
11/02/2022	11/02/2022	Area Drains	iBLD-015169-2022	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBL	D-012796-2022			
11/03/2022	11/03/2022	Area Drains	iBLD-015374-2022	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBL	D-015169-2022			
	11/03/2022	Other Building	iBLD-015458-2022	Partial Pass	Bill Tuman	Yes	Incomplete
11/17/2022	11/17/2022	Vapor Barrier/Exterior Lath/Veneer Lath	· iBLD-017141-2022	Approved	Bill Tuman	No	Complete
			Reinspection of iBL	D-010817-2022			
12/15/2022	12/15/2022	Other Building	iBLD-020657-2022	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBL	D-015458-2022			
02/16/2023	02/16/2023	Area Drains	iBLD-006024-2023	Partial Pass	Steven Lane	Yes	Complete
			Reinspection of iBL				
02/21/2023	02/21/2023	Vapor Barrier/Exterior Lath/Veneer Lath	- iBLD-006517-2023	Partial Pass	Steven Lane	Yes	Incomplete
05/15/2023	05/15/2023	Other Building	iBLD-017645-2023	Not Ready for Inspection	Bill Tuman	Yes	Complete
			Reinspection of iBL	D-020657-2022			
Permit: X201	9-1954						
02/20/2020	02/20/2020	Other Building	X2019-1954-A0026 59965	Approved		No	Complete
06/09/2020	06/09/2020	Footings and Foundation	X2019-1954-A0027 00645	Partial Pass		No	Incomplete
06/15/2020	06/15/2020	Footings and Foundation	X2019-1954-A0027 02896	Partial Pass	Steven Lane	No	Incomplete
	06/15/2020	Masonry Pre-Grout/Wall Steel	X2019-1954-A0027 02903	Partial Pass	Steven Lane	No	Incomplete
06/18/2020	06/18/2020	Masonry Pre-Grout/Wall Steel	X2019-1954-A0027 04857	Partial Pass		No	Incomplete
07/06/2020	07/06/2020	Area Drains	X2019-1954-A0027 11219	Partial Pass	Steven Lane	No	Incomplete
May 17, 2023			100 Civic Cente	r Dr, Newport Beach, C	A 92660	2,5	Page 5 of

Plan Check Permit Type:

Application Date:

04/26/2018

Owner:

442 201 25

Work Class: Status:

New Approved

06/21/2019 Issue Date:

Parcel Address:

6 INVERNESS LN

IVR Number:

121806

Expiration Date: 10/26/2019 NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
12/16/2020	12/16/2020	Masonry Pre-Grout/Wall Steel	X2019-1954-A0027 74490	Partial Pass	Steven Lane	No	Incomplete
01/14/2021	01/14/2021	Masonry Pre-Grout/Wall Steel	X2019-1954-A0027 82202	Partial Pass	Steven Lane	No	Incomplete
01/22/2021	01/22/2021	Area Drains	X2019-1954-A0027 85348	Partial Pass		No	Incomplete
06/09/2021	06/09/2021	Legacy Inspection	X2019-1954-A0028 42159	Approved		No	Complete
06/16/2021	06/16/2021	Masonry Pre-Grout/Wall Steel	X2019-1954-A0028 45362	Partial Pass	Walter Jones	No	Incomplete
06/23/2021	06/23/2021	Footings and Foundation	X2019-1954-A0028 48393	Partial Pass	Walter Jones	No	Incomplete
	06/23/2021	Footings and Foundation	X2019-1954-A0028 48394	Partial Pass	Walter Jones	No	Incomplete
	06/23/2021	Footings and Foundation	X2019-1954-A0028 48395	Partial Pass	Walter Jones	No	Incomplete
	06/23/2021	Masonry Pre-Grout/Wall Steel	X2019-1954-A0028 48396	Partial Pass	Walter Jones	No	Incomplete
07/06/2021	07/06/2021	Area Drains	X2019-1954-A0028 53199	Partial Pass	Walter Jones	No	Incomplete
	07/06/2021	WQ-Best Management Practices	X2019-1954-A0028 53193	Approved	Walter Jones	No	Complete
12/09/2021	12/09/2021	Other Building	X2019-1954-A0029 18738	Approved		No	Complete
03/30/2022	03/30/2022	Other - MISC	X2019-1954-A0029 64705	Partial Pass		No	Incomplete
	03/30/2022	Other - MISC	X2019-1954-A0029 64911	Partial Pass		No	Incomplete
04/14/2022	04/14/2022	Other - MISC	X2019-1954-A0029 72133	Partial Pass		No	Incomplete
05/17/2022	05/17/2022	Other - MISC	X2019-1954-A0029 86115	Approved	Tonee Thai	No	Complete
Permit: X202	0-0263						
03/04/2020	03/04/2020	Footings and Foundation	X2020-0263-A0026 65947	Not Ready for Inspection	Steven Lane	No	Complete
03/05/2020	03/05/2020	Footings and Foundation	X2020-0263-A0026 66538	Approved		No	Complete
09/23/2020	09/23/2020	Other Building	X2020-0263-A0027 42005	Partial Pass		No	Incomplete
06/29/2021	06/29/2021	Other Building	X2020-0263-A0028 50862	Approved		No	Complete
09/24/2021	09/24/2021	Other Building	X2020-0263-A0028 87505	Approved	Walter Jones	No	Complete
02/28/2022	02/28/2022	Other Building	X2020-0263-A0029 50475	Approved		No	Complete
May 17, 2023			100 Civic Center	r Dr, Newport Beach, C	CA 92660	26	Page 6 of 7

Plan Check Permit Type:

Application Date:

Owner:

Address:

New Work Class:

Issue Date:

06/21/2019 Parcel

04/26/2018

442 201 25

Status: Approved **Expiration Date:** 10/26/2019 6 INVERNESS LN NEWPORT BEACH, CA

121806 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
05/17/2022	05/17/2022	Other - MISC	X2020-0263-A0029 86116	Approved	Tonee Thai	No	Complete
11/22/2022	11/22/2022	Final Building	iBLD-017261-2022	Approved	Bill Tuman	No	Complete
Permit: X202	0-2665						
11/25/2020	11/25/2020	Footings and Foundation	X2020-2665-A0027 68037	Approved		No	Complete
12/03/2020	12/03/2020	Masonry Pre-Grout/Wall Steel	X2020-2665-A0027 70233	Approved		No	Complete
12/12/2020	12/12/2020	Final Building	X2020-2665-A0027 73300	Approved		No	Complete
05/17/2022	05/17/2022	Other - MISC	X2020-2665-A0029 86117	Approved	Tonee Thai	No	Complete



City of Newport Beach - Building Division

COMB Permit: X2020-2665

INSPECTOR

909

\$247.00

Project No: 0981-2018

Issued Date: 11/17/2020 Inspection Area: 4

100 Civic Center Drive, Newport Beach, CA 92660 Permit Counter Phone (949)644-3288 Inspection Requests Phone (949)644-3255 Combination Type - BLDG

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 11/18/2023 OR PERMIT WILL BE INVALID Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 6 INVERNESS LN NB

RETIANING WALLS (B1,B2 & B3) 55 LF 8'H MAX "INSIDE THE P/L" Description:

Legal Desc.: N TR 7638 LOT 58

Owner: **6 INVERNESS LN** Address:

NEWPORT BEACH, CA 92660

UPRITE CONSTRUCTION CORP 2211 MICHELSON DR STE 500

IRVINE, CA 92612

949-877-8877

2021

Type of Construction: u Occupancy Group: Added /New sq.ft. Bldg. n

Added /New sq. ft. Garage:

No of Stories: No of Units: 0

Blda Height: 0

Bldg Sprinklers:

Phone:

Applicant:

Address:

Phone:

Code Edit:

Flood Zone:

SMITH CHRISTINE & WILBUR Contractor:

Address: Phone:

UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 **NEWPORT BEACH CA 92660**

949-877-8877

Con State Lic: 932018 Lic Expire: 06/30/2022 Bus Lic: BT30062515

Lic Exp Date:

03/31/2021

Worker's Compensation Insurance

STATE FUND Carrier: 9263308 Policy No: 10/01/2021 Expire:

Building Setbacks Rear: 15

Front: 15 Left: 5 Right: 5

Plan Check Fee:

Parking Spaces: Use Zone:

Architect:

MOSSMAN ERIC Address:

2025 W BALBOA BLVD STE B **NEWPORT BEACH CA 92663**

949-675-1252

State Lic:C019718

Engineer: Address:

Phone:

Phone: Designer: State Lic:

Address:

Phone:

Special Conditions: REV20-1617

Fee Due at Permit Issuance:

Fire Hazard Zone: N

Construction Valuation: \$10,000.00 Fire Department Planning Department -Excise Tax: \$0.00 Building Permit Fee: \$246.00 \$0.00° Fire Inspection: Plan check Fee: \$0.00 Additional Fee: \$0.00 Plan Check Fee: \$0.00 99999 \$0.00 Fire Plan Rev \$0.00 Fair Share: \$0.00 Grading Bonds Fee: Overtime Plan Ck: \$0.00 9999 ၁၁၁၁ Demolition Fee \$0.00 Grading PC Consultant: \$0.00 SJH Trans: \$0.00 Investigation Fee: **Building Dept Adm** \$6.06 \$0.00 \$0.00 In-lieu Housing Fee: Grading Permit Fee: Record Management: \$0.00 General Service \$0.00 Public Works Department -Grading PC Fee: \$0.00 Energy Compliance: \$0.00 \$0.00 Refund Deposit Park Dedication: \$0.00 \$0.00 CA Seismic Safety: \$0.00 WQ Insp. Fee: \$0.00 \$0.00 Grading Bond: P/W Plan Check: Disabled Access: \$0.00 \$0.00 \$0.00 San Dist: Electrical %: Hazardous Mat \$0.00 \$0.00 \$0.00 \$0.00 NMUSD Fee: Mechanical %: \$1.00 Building Green Fee: \$0.00 \$0.00 Plumbing %:

PROCESSED BY: ZONING APPROVAL: GRADING APPROVAL:

TOTAL FEE: \$247.00

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

\$0.00

APPROVAL TO ISSUE:

OWNER-BUILDE	R DECLARAT	ION		
(Section 7031.5, Busines	ss and Professi d statement tha at he or she is e	ons Code: Any t he or she is I xempt from lic	y city or county that requires a permit to construct, alte licensed pursuant to the provisions of the Contractors'	reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) r, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and iolation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of
I, as owner of the pro	operty, or my e	nployees with	ate License Law does not apply to an owner of property	(_) portions of the work, and the structure is not intended or offered for sale (Section 7044, vwho, through employees' or personal effort, builds or improves the property, provided that the se year of completion, the Owner-Builder will have the burden of proving that it was not built or
improved for the purpose		eu ioi sale. II,	nowever, the building of improvement is sold within or	to your or completion, the owner builder this nate the best of proving the control builder.
L as owner of the pro	onerty am excl	usively contracts or improves t	cting with licensed Contractors to construct the project thereon, and who contracts for the projects with a licer	(Section 7044, Business and Professions Code: The Contractors' State License Law does not seed Contractor pursuant to the Contractors' State License Law).
I am exempt from lic	censure under t	ne Contractors	s' State License Law for the following reason:	
sell a structure that I have	ve built as an o	vner-builder if	my personal residence in which I must have resided f it has not been constructed in its entirety by licensed of a application is submitted or at the following Web site:	or at least one year prior to completion of the improvements covered by this permit, I cannot legally contractors. I understand that a copy of the applicable law, Section 7044 of the Business and http://www.leginfo.ca.gov/calaw.html.
Signature of Property Ov	wner or Authori	ed Agent		Date
LICENSED CONTRA	CTOR'S DEC	IARATION		
I hereby affirm under pe and effect. License Cla	nalty of perjury	that I am licen	sed under provisions of Chapter 9 (commencing with License No	Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force Day 11/17 7020 Contractor Senature
WORKERS' COMPE	NSATION DE	CLARATION		
				CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE ES.
l hereby affirm unဇ်er pe				
performance of the ພວກໄ	for which this p	ermit is issue	d. Policy No	the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the
်ာရစ်e and will maint	ain workers' co	mpensation in	nsurance, as required by Section 3700 of the Labor (Code, for the performance of the work for which this permit is issued. My workers' compensation
n urance carrier and po	licy number are	t,		For the Constitution of th
Carrier cccc			Policy Number	Expiration DatePhone #
Legitify that, is the pethat, if I should become	erformance of the y	e work for whi	ensation provisions of Section 3700 of the Labor Code	4 ; ;
Signature of Appliant				
	nalty of perjury	RUCTION LEN	construction lending agency for the performance of th	e work for which this permit is issued (Section 3097, Civil Code).
Lender's Name ecce By my signature below,	Loortifu to oooh	of the followin	Lender's Address	
11			ig. ne property owner's behalf.	
			have provided is correct.	
I agree to comply w	ith all applicable	city and cour	nty ordinances and state laws relating to building cons	ruction.
authorize represer	ntatives of this	itv or cou∉itv to		<i>9</i> 1
Signature of Property O			Print Propert	ooses. Owner's or Authorized Agent's Name Unclsay Thacker Date 1/17/1000
ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL	FOR OFFICE USE ONLY
ACTION	DATE	5.	REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	TON OTTIGE GOE ONE!
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			Пера	
PERMIT EXTENDED			□ AQMD	
PERMIT FINAL			ASBESTOS NOTIFICATION IS NOT APPLICABLE TO	
CERTIFICATE OF			PROPOSED DEMOLITION	
OCCUPANCY ISSUED	1		SIGNATURE:	



Job Address: 6 INVERNESS LN NB

City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660 Permit Counter Phone (949)644-3288



Description: SFR SPRINKLERS 42 HEADS (X2019-1953)

FIRE Permit: F2020-0289

Project No: 1217-2020

Inspection Requests Phone (949)644-3255

Inspector Ar	ea: _. 4		Legal Description:	Legal Description: N TR 7638 LOT 58					
Owner: Address:	SMITH WILBU	LN	Contractor: Address:	FIRE SPRINKLER SYSTEMS INC 705 E HARRISON #200 CORONA CA 92879		hitect: Iress:			
Phone:	NEWPORT BE	ACH, CA 92000	Phone:	800-915-3473	Pho	one: State Lic:			
Applicant: Address:	CHANTE/FIRE 705 E HARRIS CORONA CA 9	ON ST#200	Con State Lic Lic Expire: Bus Lic:	02/28/2022 BT30027990	Ado	ineer: Iress: State Lic:			
Phone:	951-272-2522		Lic Exp Date:		Pho				
Code Edit : 2 Type of Cons Occupancy G Added /New :	truction: Group:	V-B-SPR R3/U 0	Worker's Compe Carrier: Policy No: Expire:	nsation Insurance INS CO OF THE WEST WSD503131405 10/01/2021		igner: GUERRERO JESUS 1705 E HARRISON STE 200 CORONA CA 92879 one:			
Added /New s No of Stories No of Units : Flood Zone: Bldg Sprinkle		0 2 0 X Y	Setback- Front: Rear: Left:	01/07/2021	Special Condition	s: * NSPEC			
			Right:						
				FEES					
Construc	tion Valuation:	\$32,69	90.00				\$40.00		
Building Building	PC Fee : Overtime PC F Extention Fee :		\$202.00 \$0.00 \$0.00	Fire Residential Alarm PC Fee : Planning Counter Review : Planning Zoning PC Fee :	\$0.00 \$0.00 \$0.00	Records Management :	\$12.00 \$0.00		
Fire Pla	Investigation For Check Fee: mit Fee: Permit Fee:	ee :	\$0.00 \$0.00 \$0.00 \$240.00	Public Works PC Fee : Public Works Traffic Plan Check Fee;	\$0.00 \$0.00		\$0.00		
Danama	TOTAL	FEE :	\$454.00 [°]	Plan Check Fee :	\$202.00	Fee Due at Permit Issuance :	\$252.00		
	D DV.	(F)		OTHER	DEPARTMENT:				
PROCESSE				DI AN C	HECKED BY::				
ZONING API	PROVAL:								
FIRE APPROVAL:			PERMIT EXPIR	APPROV SES 180 DAYS AFTER ISSUANCE OR L	/AL TO ISSUE: AST VALID INSPE	CTION			

OWNER-BUILDER DECLARATION	
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penal not more than five hundred dollars (\$500).	nt for ss and alty of
I, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built improved for the purpose of sale).	the t or
I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).	not
I am exempt from licensure under the Contractors' State License Law for the following reason: By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I canno sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business an Professions Code, is available upon request when this application is submitted or at the following Web site:http://www.leginfo.ca.gov/calaw.html. Signature of Property Owner or Authorized Agent Date	ıd
LICENSED CONTRACTOR'S DECLARATION If hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code_and my license is in full.	force
and effect.	iuice
and effect. License Class License No Date / 17101 Contractor Signature /	
WORKERS' COMPENSATION DECLARATION	
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	I TO THE
I hereby affirm under penalty of perjury one of the following declarations:	
I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code	for the
performance of the work for which this permit is issued. Policy No	, ior the
mave and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.	ensation
gjinsurance camer and policy number are.	
SazzierPolicy NumberExpiration Date	
Name of AgentPhone #	
Certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, are	nd agree
Ithat, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions	-
Signature of Applicant Date Date DECLARATION REGARDING CONSTRUCTION LENDING AGENCY	
DECLARATION REGARDING CONSTRUCTION LENDING AGENCY	
I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Name Lender's Address By my signature below, I certify to each of the following:	
By my signature below, I certify to each of the following:	
I am the property owner or authorized to act on the property owner's behalf.	
I have read this application and the information I have provided is correct.	
I agree to comply with all applicable city and county ordinances and state laws relating to building construction. I authorize representatives of this city or county to enter the above-identified property for inspection purposes.	
Signature of Property Owner or Authorized Agent Print Property Owner's or Authorized Agent's Name /// Navin Medina Date 1	/21
	
ACTION DATE BY DECLARATION OF COMPLIANCE WITH CODE OF FOR OFFICE USE ONLY FEDERAL REGULATIONS PART 61 OF TITLE 40 AND	
DERIMIT EXPIRED AQMD RULE 1403.	
PERMIT CANCELLED I SUBMITTED ASBESTOS NOTIFICATION TO:	
PERMIT CANCELLED PERMIT EXTENDED	
ASBESTOS NOTIFICATION IS NOT APPLICABLE TO 10 10 2 3 3 5 6 7 3	
PERMIT FINAL PROPOSED DEMOLITION.	
CERTIFICATE OF OCCUPANCYISSUED SIGNATURE:	



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660 Permit Counter Phone (949)644-3288

Project No: 1099-2020

Inspection Requests Phone (949)644-3255

POOLPermit: S2020-0079

Job Address: 6 INVERNESS LN Floor: Bldg: 1 Suite: Description of Work:SFR - POOL & SPA 630 SF 1099-2020 Plan Check No: Inspector Area: 4 Code Edit: 2019 Legal Description: N TR 7638 LOT 58 SUNBRITE POOLS INC Architect: Contractor: Owner: WILBUR SMITH III Address: 2549 EASTBLUFF DR STE 389 Address: Address: 6 INVERNESS LN **NEWPORT BEACH CA 92660 NEWPORT BEACH, CA 92660** State Lic: Phone: 949-233-7029 Phone: Phone: LACHER TODD Engineer: Con State Lic: 983766 Applicant: GRONDOSA DAVID 1201 N TUSTIN AVE Address: Lic Expire: 05/31/2021 Address: 2549 EASTBLUFF DR #389 ANAHEIM CA 92807 Bus Lic: BT30039067 NEWPORT BEACH CA 92660 State Lic: C-067656 714-630-6100 Phone: Lic Exp Date: 04/30/2021 949-244-8442 Phone: Worker's Compensation Insurance Special Conditions: Building Rear: NORGUARD INS CO Carrier: Front: Setbacks: INSPECTOR POWC082651 Policy No: Left: Issued Date: Expiration: 05/09/2021 Right: Construction Type: **FEES** Construction Valuation: \$102,000.00 Water Quality- --\$4.00 Record Management: \$418.00 Building Permit Fee: \$0.00 Building Dept Inspection Fee: \$0.00 Permit Issuing Fee: \$0.00 Water Quality Dept Insp Fee: \$0.00 Drainage Permit Fee: \$0.00 Investigation Fee: Building Dept WQ Plan Check: \$0.00 \$0.00 Drainage Plan Check: Building Green Fee: \$5.00 \$0.00 Others: \$0.00 Grading Consultant Fee: Plan Dept Plan Check: \$0.00 Building Dep Plan Check: \$373.00 \$0.00 \$0.00 Building PC Investigation: \$0.00 Additional Fee: Plan check Ext. Fee: \$0.00 WQ Compliance Insp Fee: \$0.00 Fee Due at Permit Issuance: \$427.00 Plan Check Fee: \$362.00 \$789.00 TOTAL FEE: PLAN CHECKED B PROCESSED BY: ZONING APPROVAL:

OWNER-BUILDER DECLARATION	<u> </u>
I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applic the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Busin Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil pend of the found that he contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Busin Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil pend of the found to the provision of Section 7031.5 by any applicant for a permit subjects the applicant to a civil pend of the found to the found	cant for ness and enalty of
I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044). Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided the improvements are not intended or offered for sale. If however, the building or improvement is sald within one year of completion, the Company Rulldown'll have a Rulldown'll have a Rulldown'll have the company of the contractors' the property.	
improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not burneroved for the purpose of sale).	
I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professiona Code: The Contractors Licensed Licen	not
	SHUL
am exempt from licensure under the Contractors' State License Law for the following reason: By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the immunity of the immunity in the completion of the immunity in the completion of the immunity in the im	 _
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business at Professions Code, is available upon request when this configuration is substituted in its first by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business at	not legally
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Signature of Property Owner or Authorized Agent	Michael Commission
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Gode, and my license is in full and effect	
and effect.	II force
License Class License No Date August 4, 2020 Contractor Signature AM LON HO	W
WORKERS' COMPENSATION DECLARATION	
WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITIC	ON TO THE
I hereby affirm under penalty of perjury one of the following declarations:	
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was and was mannain a certificate of consent to sen-instite for workers compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Cod	ie, for th
have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.	
CarrierPolicy NumberExpiration Date Name of Agent	
Name of AgentPhone #Phone #	
Name of AgentPhone #	and agre
Signature of Applicant X //// VV V (/ / / V) / August 4, 2020	
DECLARATION REGARDING CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).	-
Lender's Name Lender's Address	
By my signature below, I certify to each of the following:	
I am the property owner or authorized to act on the property owner's behalf.	
I have read this application and the information I have provided is correct.	
I agree to comply with all applicable city and county ordinances and state laws relating to building construction.	
I authorize representatives of this city or county to enter the above-identified property for inspection purposes. Signature of Property Owner or Authorized Agenty WM OWW Print Property Owner's or Authorized Agent's Name WM OR August	+ 4 2020
ACTION DATE BY DECLARATION OF COMPLIANCE WITH CODE OF FOR OFFICE USE ONLY FEDERAL REGULATIONS PART 61 OF TITLE 40 AND	
PERMIT EXPIRED 5 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	
I SUBMITTED ASSESTOS NOTIFICATION TO:	
PERMIT CANCELLED S S S S S S S S S S S S NOTIFICATION TO:	
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PERMIT CANCELLED PERMIT EXTENDED PERMIT FINAL	
PERMIT CANCELLED PERMIT EXTENDED DESCRIPTION TO: ACMD ASBESTOS NOTIFICATION IS NOT APPLICABLE TO	

BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:	Report date: (0 - 12 - 2)	CNB Inspector Name:	CNB Permit #: 1953	
Building Owner Name:	Owner's Mailing address (if different from site);	Owner's Telephone #:	CNB Plan Check # 0981-2018	
WILBER SMITH Full Name of Structural Observer (SO): ERICE, MOSSMAN	SO email Address: ENCMOSS MANDEMAIL	\$0 Jelephone #: 9/500-7212	SO License / Reg. #: 6-197/8	

ou sage INDI	PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)							
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	OBSERVED			
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete					
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		4)			
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	Wood ROOF	ENTIRE ROOF	10-12-21			
☐ Other:	☐ Other.	☐ Other:	☐ Other:					
ITEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT D	EFICIENCIES.	Maria de la companya	· -			
☐ OBSERVED DEFIC	IENCIES AND COMME	NTS:						
					· .			
DES ERVE	SP YUALLIN	g RIDGE	STEAPS \$	CALIF. FRAME				
PRIORTO	INSTALATION	on.						
	☐ REPORT CONTINUED ON ATTACHED PAGES.							
☐ FINAL STRUCTURAL OBSERVATION REPORT: The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.								
s Trees and								

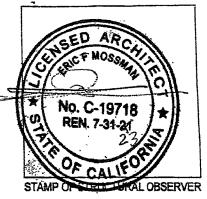
I declare that the following statements are true to the best of myknowledge:

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;

2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents:

3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD





City of Newport Beach - Building Division



Project No: 0981-2018

State Lic:C019718

State Lic:

COMB Permit: X2019-1953

Issued Date:

Inspection Area: 4

100 Civic Center Drive, Newport Beach, CA 92660 Permit Counter Phone (949)644-3288 Inspection Requests Phone (949)644-3255

Combination Type - MFP ELEC GRAD PLUM

MECH

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 6 INVERNESS LN NB

NEW SFR+ BASEMENT & GARAGE10,701/1,685 SF Description:

Legal Desc.: N TR 7638 LOT 58

WILBUR SMITH III Owner: **6 INVERNESS LN** Address:

NEWPORT BEACH CA 92660

Phone:

MOSSMAN ERIC Applicant:

2025 W BALBOA BLVD STE B Address:

NEWPORT BEACH CA 92663

949-500-7212 Phone:

Code Edit: V-B-SPR Type of Construction: R3/U Occupancy Group:

10701 Added /New sq.ft. Bldg:

Added /New sq. ft. Garage: 1687

No of Stories: No of Units: 1

0 Blda Height:

Υ Blda Sprinklers: Х Flood Zone:

2016

Expire:

Excise Tax:

Additional Fee:

Grading Bonds Fee:

Building Setbacks

Use Zone:

Contractor:

Address:

Phone:

Lic Expire:

Lic Exp Date:

Bus Lic:

Left: 5

Parking Spaces:

UPRITE CONSTRUCTION CORP

4300 CAMPUS DR #203

NEWPORT BEACH CA 92660

949-877-8877

932018 Con State Lic:

06/30/2020 BT30062515

03/31/2020

Worker's Compensation Insurance

EXEMPT Carrier: NO EMPLOYEES Policy No:

\$2,601.48

\$0.00

\$0.00

Rear: 15

Front: 10

Right: 10 along inverne

Fire Hazard Zone: N

\$0.00

\$0.00

\$0.00

\$0.00

Special Conditions:

Architect:

Address:

Phone:

Engineer:

Address:

Phone:

Designer:

Address:

Phone:

Construction Valuation: \$2,200,000.00

Building Permit Fee: \$8,633.00 Plan Check Fee: \$61.00 Overtime Plan Ck: \$0.00 Investigation Fee: \$0.00 Record Management: \$170.00 **Energy Compliance:** \$0.00 \$286.00 CA Seismic Safety: \$0.00 Disabled Access: \$0.00 Hazardous Mat Building Green Fee: \$88.00

Grading PC Consultant: \$1,596.54 Grading Permit Fee: \$940.00 \$1,168.26 Grading PC Fee: \$108.00 WQ Insp. Fee: Electrical %: Mechanical %:

\$604.31 \$345.32 \$776.97 Plumbing %:

SJH Trans: In-lieu Housing Fee: Public Works Department -\$0.00 Park Dedication: P/W Plan Check: \$371.25 \$0.00

San Dist: \$11,225.84 NMUSD Fee:

Planning Department -

Plan check Fee:

Fair Share:

MOSSMAN ERIC

949-675-1252

2025 W BALBOA BLVD STE B

NEWPORT BEACH CA 92663

Fire Department Fire Inspection:

Fire Plan Rev **Demolition Fee**

Building Dept Adm General Service Refund Deposit

Grading Bond:

\$0.00 \$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

\$0.00

TOTAL FEE: \$28,975.97

Plan Check Fee:

\$0.00

Fee Due at Permit Issuance:

\$28,975.97

PROCESSED BY:

ZONING APPROVAL:

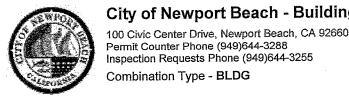
GRADING APPROVAL:

PŮBLIC WORKS APPROVAL

PLAN CHECK BY:

APŘŘÔVÅĽ TO ISSUE:

- OWNER-BUILDER				$\mathcal{T}_{i} = \mathcal{T}_{i} = \{ i, \dots, i \}$						
(Section 7031.5, Busines the permit to file a signed Professions Code) or tha not more than five hundre	s and Profess I statement the t he or she is ed dollars (\$50	sions Code: Any at he or she is li exempt from lice 10).	city or county that recensed pursuant to be ensure and the basis	for the alleged	සැල්ල් ප්	ish, or replace Law (Chapte Law of Section 7031.5	pair any structure, pr er 9 (commencing wi by any applicant for a	ior to its issuance, th Section 7000) o a permit subjects th	also require f Division 3 on the applicant	s the applicant for of the Business and to a civil penalty of
Business and Profession	s Code: The C ended or offer	Contractors' Stat	te License Law does	compensation, will do (_) a not apply to an owner of p g or improvement is sold w	property v	who, through employees'	or personal effort, but	uilds or improves th	ne property,	provided that the
I, as owner of the pro apply to an owner of prop	perty, am exc perty who build	ls or improves t	hereon, and who cor	ntractors to construct the tracts for the projects with					State Licen	se Law does not
sell a structure that I have	acknowledge t e built as an o	that, except for i wner-builder if i	my personal residen t has not been const	or the following reason: _ ce in which I must have re ructed in its entirety by lice tted or at the following We	ensed co	ntractors. I understand th	at a copy of the appl			
Signature of Property Ow	ner or Author	ized Agent	apphoanon to capital			p 11111110g.1110.0a.go 1/ 0.		Date		
LICENSED CONTRAC								4	. 1	
I hereby affirm under pen and effect. License Clas	ialty of perjury	that I am licens	ed under provisions	f Chapter 9 (commencin	ig with Se	ection 7000) of Division/3	of the Business and	Professions/Code	, and my lies	nse is in full force
WORKERS' COMPEN	-		License IV			Date 2 [0] 3	Contractor Signa		Hew	my - ve
WARNING: FAILURE TO SECU	RE WORKERS' C	OMPENSATION CO	VERAGE IS UNLAWFUL,	AND SHALL SUBJECT AN EMPL	OYER TO C	RIMINAL PENALTIES AND CIV	L FINES UP TO ONE HUN	IDRED THOUSAND DO	LLARS (\$100.0	00). IN ADDITION TO THE
COST OF COMPENSATION, DA	MAGES AS PROV	IDED FOR IN SECT	ION 3706 OF THE LABOR	CODE, INTEREST, AND ATTOR	NEY'S FEES	5.			(+,-	,
I hereby affirm under pen			•							
performance of the work	for which this	permit is issued	I. Policy No	rkers' compensation, iss						
insurance carrier and poli	icy number an	e:		by Section 3700 of the I						
							_Expiration Date			
Name of Agent						2	_Phone #			
I certify that, in the per that, if I should become s Signature of Applicant	subject to the	workers/gompe	ch this permit is issue psation provisions of	ed, I shall not employ any Section 3700 of the Labo	person in or Code, I	any manner so as to be shall forthwith comply wi	come subject to the thick those provisions.	workers' compens	ation laws of	California, and agree
DECLARATION REGAR	DNGEØNST	RUCTION LEN	DING AGENCY						/// 7—	
i hereby affirm under gen Lender's Name	and the ferjury	that there is a	construction lending	agency for the performand Lender's Addres		work for which this permi	t is issued (Section 3	097, Civil Code).		•
By my signature below, I	•	•	-							
I am the property ow										
I have read this appli				ate laws relating to building	a constru	ction	6	A		•
I authorize represent	atives of this	city or county to	ented the above-ide	tified property for inspecti	ion purpo	ses.	. Lea	2 10 (22 \ 02	2011	SIII.
Signature of Property Ow	ner or Author	ized Ageni	14 Hellono	Print P		Owner's or Authorized Ag	ent's Name	Haune		DX 6/2/19
ACTION	DATE .			MPLIANCE WITH CODE OF FI	EDERAL	FOR OFFICE USE ONLY				
			·	51 OF TITLE 40 AND AQMD R	1		•			
PERMIT EXPIRED			1403	CC CCC CCC	5	• • •		· · · · · · · · · · · · · · · · · · ·		
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PERMIT FINAL				CATION IC NOT ABOUGABLE						
CERTIFICATE OF			PROPOSED DEMOLIT	CATION IS NOT APPLICABLE	a a	272				
OCCUPANCY ISSUED			SIGNATURE:			a a				
						a 3				



City of Newport Beach - Building Division



COMB Permit: X2019-1954

Project No: 0981-2018

Issued Date: 06/21/2019 Inspection Area: 4

Permit Counter Phone (949)644-3288 Inspection Requests Phone (949)644-3255 Combination Type - BLDG

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

UPRITE CONSTRUCTION CORP

4300 CAMPUS DR #203

Job Address: 6 INVERNESS LN NB

SFR RETAINING WALL (INSIDE P/L) 5' X 237 LF Description:

Legal Desc.: N TR 7638 LOT 58

Owner: **6 INVERNESS LN** Address:

NEWPORT BEACH, CA 92660

Applicant: MOSSMAN ERIC

2025 W BALBOA BLVD STE B Address:

NEWPORT BEACH CA 92663

TOTAL FEE: \$414.00

949-500-7212 Phone:

2016 Code Edit:

Type of Construction: U Occupancy Group:

Added /New sq.ft. Bldg: n Added /New sq. ft. Garage: 0

No of Stories: 0

No of Units: Bldg Height: 0

Bldg Sprinklers:

Phone:

Flood Zone: X

WILBUR SMITH III

Address: Phone:

Contractor:

NEWPORT BEACH CA 92660

932018

949-877-8877

Con State Lic: Lic Expire:

06/30/2020 BT30062515 Bus Lic: Lic Exp Date:

03/31/2020

Worker's Compensation Insurance **EXEMPT** Carrier:

Policy No:

NO EMPLOYEES

Expire:

Use Zone:

Rear: 15' **Building Setbacks**

Front: 15' Left: 5' Right: 10'

Parking Spaces:

MOSSMAN ERIC Architect:

2025 W BALBOA BLVD STE B Address: **NEWPORT BEACH CA 92663**

949-675-1252 Phone:

State Lic:C019718

Engineer: Address:

SKLEPKO WILLIAM 6840 INDIANA AVE #215 **RIVERSIDE CA 92506**

State Lic: C-046216 714-685-6860

Designer: Address:

Phone:

Phone:

Special Conditions:

Fire Hazard Zone: N

Flood Zolle.			The second of th			
Construction Valuation: \$40,000.00						
Building Permit Fee: \$412.00 Plan Check Fee: \$0.00 Overtime Plan Ck: \$0.00 Investigation Fee: \$0.00 Record Management: \$0.00 Energy Compliance: \$0.00 CA Seismic Safety: \$0.00 Disabled Access: \$0.00	Excise Tax: Additional Fee: Grading Bonds Fee: Grading PC Consultant: Grading Permit Fee: Grading PC Fee: WQ Insp. Fee:	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00	Planning Department - Plan check Fee: Fair Share: SJH Trans: In-lieu Housing Fee: Public Works Department - Park Dedication: \$0.00 P/W Plan Check: \$0.00	\$0.00 \$0.00 \$0.00 \$0.00	Fire Department Fire Inspection: Fire Plan Rev Demolition Fee Building Dept Adm General Service Refund Deposit Grading Bond:	\$0.00 \$0.00 \$0.00 \$0.00 \$0.00 \$0.00
Hazardous Mat \$0.00 Building Green Fee : \$2.00	Electrical %: Mechanical %: Plumbing %:	\$0.00 \$0.00 \$0.00	San Dist: \$0.00 NMUSD Fee: \$0.00	¢	4	\$0.00 \$0.00

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

Plan Check Fee:

\$0.00

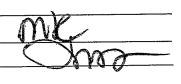
Fee Due at Permit Issuance:

\$414.00

PLAN CHECK BY:

APPROVAL TO ISSUE:

ະ ອື່ນBໍ້Lig ີ່ WOEKS APPROVAL:



OWNER-BUILDE											
I hereby affirm under (Section 7031.5, Busines the permit to file a signed Professions Code) or tha not more than five hundr	ss and Profess d statement th at he or she is red dollars (\$50	sions Code: Any at he or she is li exempt from lic 00).	city or county that icensed pursuant ensure and the ba	t requires a permit to to the provisions of this is for the alleged ex	o construct, alter, he Contractors' S xemption. Any vic	improve, de State License plation of Sec	molish, or repair a Law (Chapter 9 (ction 7031.5 by ar	any structure, pric commencing with ny applicant for a	or to its issuance n Section 7000) permit subjects	e, also requires of Division 3 of the applicant to	the applicant for the Business and o a civil penalty of
I, as owner of the pro Business and Profession improvements are not int improved for the purpose	ns Code: The 0 tended or offer	Contractors' Sta	te License Law do	es not apply to an ov	wner of property	who, through	n employees' or p	ersonal effort, bu	ilds or improves	the property, p	rovided that the
I, as owner of the pro	operty, am exc	lusively contrac	cting with licensed	Contractors to const	ruct the project (Section 7044	4, Business and P	rofessions Code	The Contractor	s' State Licens	e Law does not
apply to an owner of prop I am exempt from lic	-	-				sed Contracti	or pursuant to the	Contractors' Sta	te License Law).		
By my signature below I sell a structure that I hav Professions Code, is ava	acknowledge on comments and comments and comments and comments are comments and comments are comments and comments are com	that, except for wner-builder if i	my personal resid it has not been co	ence in which I must nstructed in its entire	have resided for ty by licensed co	ntractors. Ι ι	inderstand that a	copy of the appli			
Signature of Property Ov	wner or Author	ized Agent					-		Date		
LICENSED CONTRA I hereby affirm under per	CTOR'S DEC	CLARATION that Lam licens	sed under provisio	ns of Chapter 9 (con	nmencing with S	ection Z000)	of Division 3 of th	e Business and I	Professional Coll	and for the	se is in full force
and effect. License Cla	ss	unat ram noon	License No			_ Date	6/2/19	Contractor Signat	ure V. []	SALVO.	MINL-
WORKERS' COMPE							. 17 -1. /	•		V	
WARNING: FAILURE TO SECU COST OF COMPENSATION, DA	IRE WORKERS' C AMAGES AS PROV	OMPENSATION CO' /IDED FOR IN SECT	VERAGE IS UNLAWFU TION 3706 OF THE LAE	IL, AND SHALL SUBJECT FOR CODE, INTEREST, AN	AN EMPLOYER TO I ID ATTORNEY'S FEE	CRIMINAL PENA S.	ALTIES AND CIVIL FIN	ES UP TO ONE HUNI	DRED HOUSAND D	OLLARS (\$100,000), IN ADDITION TO THE
I hereby affirm under per											
I have and will mair performance of the work				workers' compensat	tion, issued by t	he Director	of Industrial Rela	tions as provide	d for by Section	3700 of the	Labor Code, for the
I have and will maintainsurance carrier and po	licy number ar	e:	•	-		ode, for the		·	·	-	•
			Policy Number _					iration Date			
Name of Agent								ne #		,	
I certify that, in the pe that, if I should become Signature of Applicant DECLARATION REGAR	subject to the	workers' sorribe	ensation provisions	sued, I shall not emp of Section 3700 of t	bloy any person in the Labor Code,	n any manne I shall forthw	er so as to become ith comply with th	e subject to the wose provisions.	park 6/2	sation laws of 0	California, and agre
I hereby affirm under per Lender's Name	alty of perjury	that there is a	construction lendi		rformance of the s Address	work for whi	ch this permit is is	ssued (Section 30	97, Civil Code).		
By my signature below, I	-		g:								
I am the property ow			, , ,								e <i>i</i> i
I have read this appl				prrect. state laws relating to	o building constr	ection					Chilia
I authorize represen	tatives of this	city or county to	enter the above-	dentified property for	inspection purp	oses.		· JEH	if Howar	BELL	SF4/19
Signature of Property Ov	wner or Author	ized Agent 🚣	SHATEL	Vocaled L	Print Property		uthorized Agent's	Name			Date
ACTION	DATE	BY		COMPLIANCE WITH CO RT 61 OF TITLE 40 AND	AQMD RULE		CE USE ONLY				12
PERMIT EXPIRED				SBESTOS NOTIFICATIO						· -v- · ·	
PERMIT CANCELLED			□EPA	0 0 0 0	0 0 0 0						
PERMIT EXTENDED	:	3 .	□ AQMD		<u> </u>	AD 3					
PERMIT FINAL				TIFICATION IS NOT APP		1					
CERTIFICATE OF			PROPOSED DEMO	LITION GERMAN	0 0 0 0 0 0	000					
OCCUPANCY ISSUED	1		SIGNATURE:			L_3					
				C C C C C C C C C C C C C C C C C C C							



City of Newport Beach

Community Development Department - Building Division 100 Civic Center Drive, Newport Beach, CA 92660 Permit Counter Phone: (949) 644-3288 Inspection Requests Phone: (949) 644-3255 newportbeachca.gov/inspections



Mechanical Permit: H2022-0425

Plan Check No: 0981-2018

Work Class: Other Issued Date: 08/16/2022 Inspection Area: 4

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE NO CONSTRUCTION RELATED NOISE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND NO WORK ON SUNDAY AND HOLIDAYS IN ALL AREAS

ob.	Addr	ess:	6	INV	'ERN	VESS	LN
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Legal Desc: N TR 7638 BLK LOT 58

Fire Hazard Zone: N

Description: MECH - 8 CONDENSERS. TAMPER-RESISTANT CAPS REQUIRED.

Owner: Address: SMITH WILBUR HILLTR WPBS TR

6 INVERNESS LN NEWPORT BEACH, CA 92660

Phone:

Applicant: SEASIDE A/C AND HEAT ING

Address:

32959 CALLE PERFECTO UNIT C SAN JUAN CAPISTRANO, CA 92675

Phone: (949) 496-3639

Owner/Builder:

Address: Phone:

Code Edition:

2019

Χ

Type of Construction: Occupancy Groups:

Building Setbacks:

Front: 10, Side: 5, Rear: 15

Flood Zone:

Use Zone:

PC - Big Canyon

PROCESSED BY:

SEASIDE A/C AND HEAT ING

Address:

Contractor:

32959 CALLE PERFECTO UNIT C SAN JUAN CAPISTRANO, CA

92675

Phone:

(949) 496-3639 Con State Lic: 736214

Lic Expire:

08/31/2024

Bus Lic:

BT30030805

Bus Lic Expire: 02/28/2011 Workers' Compensation Insurance

Carrier:

INSURANCE+COMPANY+OF+THE+WEST

Policy No:

WVE5049609

W. C. Expire: 7/21/2023

Manufacturer: MITSUBISHI

Model#:

REFER TO PLANS

INSPECTO

OWNER-BUILDER	DECLARAT	TON		
I hereby affirm under p (Section 7031.5, Business the permit to file a signed : Professions Code) or that Professions than five hundred	enaity of perjuant Professions and Professions that the statement that he or she is endings (\$50)	ry that I am ex ons Code: Any the or she is I exempt from lice	city or county that requires a permit to construct, after, censed pursuant to the provisions of the Contractors' sensure and the basis for the alleged examption. Any vi-	eason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for state License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and plation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of
I, as owner of the prop Business and Professions improvements are not inte	erty, or my er Code: The C nded or offere	mployees with v) portions of the work, and the structure is not intended or offered for sale (Section 7044, who, through employees' or personal effort, builds or improves the property, provided that the syear of completion, the Owner-Builder will have the burden of proving that it was not built or
apply to an owner of prope	erty, am excl erty who build	s or improves t	hereon, and who contracts for the projects with a licen	Section 7044, Business and Professions Code: The Contractors' State License Law does not sed Contractor pursuant to the Contractors' State License Law).
☐ I am exempt from lice	nsure under t	he Contractors'	State License Law for the following reason:	the discourse of the completion of the improvements privated by this namit I cannot legally
By my signature below i a	cknowledge t	hat, except for	my personal residence in which I must have resided to	r at least one year prior to completion of the improvements covered by this permit, I cannot legally ontractors. I understand that a copy of the applicable law, Section 7044 of the Business and
Se a structure that I have	ouit as an ol able upon rec	wher-oullaer ir i west when this	application is submitted or at the following Web site:h	ttp://www.leginfo.ca.gov/calaw.html.
Signature of Property Own	ner or Authorit	zed Agent		Date
				Toom of the Section of Performing Code and Performent Performent and Performent Performe
I hereby affirm under pend and effect. License Class	alty of perjury	that I am licens	sed under provisions of Chapter 9 (commencing with S License No	ection 7000) of Division 3 of the Business and Professions Code, and my license is in full force Date
COST OF COMPENSATION, DAM	Mages as Prov	IDED FOR IN SECT	ION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNET STEE	CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,006), IN ADDITION TO THE
l hereby affirm under pena	alty of perjury	one of the follo	wing declarations:	
nerformance of the work f	or which this	permit is issued	j. Policy No.	the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the
口 have and will maintai	n workers' co	mpensation in	surance, as required by Section 3700 of the Labor C	ode, for the performance of the work for which this permit is issued. My workers' compensation
linsurance carrier and police	cv number an	<u> </u>		
			Policy Number	Expiration Date
Name of Agent		**************************************		Phone #
Ilfat_it l_snould become s	ubject to the	ne work for whi workers' co m pe	ch this permit is issued, I shall not employ any person- ensation provisions of Section 3700 of the Labor Code,	in any manner so as to become subject to the workers' compensation laws of California, and agree I shall forthwith comply with those provisions. Dale 2 2-16-22
Signature of Applicant - DECLARATION REGARD I hereby affirm under peo	TIME MAKET	RUCTION LEN that there is a	construction lending agency for the performance of the	work for which this permit is issued (Section 3097, Civil Code).
Lender's Name	المرسد مدر الالساس	a f than fallación	Lender's Address	
By my signature below, i	ceruy to each	1 OI BIE IUIUWII vod to mat dia th	e property owner's behalf.	
- : ! have read this appli	ner or aumons cation and the	ceu to act on the information I l	have amvided is correct.	
l perso to comply with	h all annlicahl	a city and cour		ruction.
i authorize represens	atives of this	city or county to	enter the above definited property for inspection purp	Owner's or Authorized Agent's Name V/ICT6K A. SEKRAO Date 816-22
The statement of the st		Šinija kari sasarasi mamanina mamani	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL	
AGRGN = ; c ;	DATE	BY	REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE DIVLI
PERMIT EXPIRED		2	LI SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED		2	LI EPA	All required alarms, latches gates and fences which serve as part of a pool/spa barrier, shall
PERMIT EXTENDED		<u> </u>	Пламо	be in place prior to approval to fill pool/spa & shall remain in place & be maintained for the
PERMIT FINAL			ASBESTOS NOTIFICATION IS NOT APPLICABLE TO	life of the pool.
1				
CERTIFICATE OF			PROPOSED DEMOLITION	

TEWPORT AREACH 1

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

BUILDING HEIGHT CERTIFICATION

Projec	t Street Address: 6 Inverness Lane, Newport Beach, CA 92660	
Buildir	ng Permit Number(s): X2019-1953	
City of	surveyor of record for the project at the above address, I hereby certify that I have reviewed the f Newport Beach approved plan and original topographic survey and based the elevations listed on those plans.	
each Use	ations shall include an allowance for roofing material thickness if not yet installed. Provide 'n critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. the format below on the back of this form if additional space is necessary or further anation is needed. Provide original copy to the inspector before roof framing inspection.	
All ele	vation points are based on: NAVD88 NGVD29 Assumed	
	Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.	
	RIDGES (3:12 slope or greater)	
1. 2. 3.	Approved elevation point of ridge is 132.13 and actual elevation point is 123.73. Approved elevation point of ridge is 132.13 and actual elevation point is 127.55. Approved elevation point of ridge is 132.13 and actual elevation point is 126.52.	
	FLAT ROOFS, PARAPETS AND GUARDRAILS	
1. 2. 3.	Approved elevation point of flat roof or parapet is and actual elevation point is Approved elevation point of flat roof or parapet is and actual elevation point is Approved elevation point of flat roof or parapet is and actual elevation point is	
I certif	y that the above height measurements are correct and the above project:	
	Is in compliance with the City-approved plans.	G/P
	IS NOT in compliance with the City-approved plans (Provide explanation).)*
Please	describe any deviation from the City-approved plans on the back of this form. 10-13-24	
	Surveyor or Civil-Engineer's* signature and seal Date (Wet stamp and signature required)	

^{*} License number of 33965 or lower



Forms\StructuralObservationReport&Instructions

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:		Report date:	7-	CNB Inspector Name:	CNB Permit #: 953
Building Owner Name:		Owner's Malling addre	ess (if different from site);	ALEX X	
WILD CHRIS	TINO SWITH	The state of the s	ss (ii dinerent nom site);	Owner's Telephone #:	CNB Plan Check #: 0981 - 2018
Full Name of Structural Ob	server (SO):	SO email Address:	, COM	SQ Telephone #:	SO License / Per #
ERICE, M	OSSMAN	ericmossa	MANDEMAIL	9)500-7212	C-19718
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OR	SERVED (check applica	talla hannan
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS	INDICATE LOCATION(S) DATE
☐ Conventional Footings & Slab	Concrete	☐ Steel	(Ficor/Roof) ☐ Concrete	OBSERVED GARAGE	OBSERVED
☐ Mat Foundation, Prestressed Concrete	口 Masonry	☐ Concrete	☐ Steel Deck	71.1.1.4	
☐ Caissons, Piles, Grade Beams	CWood or Manuf. Shear Panels	☐ Masonry	X Wood —	EXTERIOR SHE	6 4-14-22
☐ Other:	☐ Other:	☐ Other:	□ Other:	->EXTERIOR WO	The state of the s
TITEMS CHECKED A	BOVE ARE APPROVED	AND WITHOUT DE	FICIENCIES.	DECKSIST	RIKS
☐ OBSERVED DEFICE	encies and <u>commen</u>	TS:			Contract on the Contract of th
* DBBBE	VED STAL	RSO BYTH	SKIOKPK	IOR to WOILI	NG OK
		under Martin Basterin Colonier in despate uit gegen en en en en state die State de en de versten geweit de en En en	No. of the second secon	A - 1-1	
		,			
				☐ REPORT CONTINUED OF	N ATTACHED PAGES.
☐ FINAL STRUCTURA	L OBSERVATION REPO	ORT:			
The structure generally	complies with the app	roved construction	documents, and all of	served deficiencies were	corrected.
	ng statements are true to		Proposition and a second secon		
			-		***************************************
1. I am the licensed	design professional reta	ained by the owner	to be in responsible	GED AR	
charge of the struct	ntai odsetvation.				
2. I, or another license	ed design professional wi	nom I have designate	d above and is under	W SCF MOSS	
2. I, or another license my responsible ch	ed design professional wi	18 required site visit	s at each cinnificant	LE SIC F MOSSA	
i, or another license my responsible ch construction stage approved construction.	ed design professional wi arge, have performed to to verify that the struc- ion documents:	ne required site visit ture is in general co	s at each significant onformance with the	ANCO _	
i, or another license my responsible ch construction stage approved construct i understand that al final acceptance or	ed design professional wi arge, have performed to to verify that the struc- ion documents; Il deficiencies which I have	ne required site visiti ture is in general co ve documented must	s at each significant onformance with the	No. G-1971	8 *
2. I, or another license my responsible ch construction stage approved construction. 3. I understand that all	ed design professional wi arge, have performed to to verify that the struc- ion documents:	ne required site visiti ture is in general co ve documented must	s at each significant onformance with the	No. C-1974	8 * 3 3
i, or another license my responsible ch construction stage approved construct i understand that al final acceptance or	ed design professional wi arge, have performed to to verify that the struc- ion documents; Il deficiencies which I have	ne required site visiti ture is in general co ve documented must by the City of New	s at each significant onformance with the be corrected, prior to port Beach, Building	No. G-1971	S X
2. I, or another license my responsible ch construction stage approved construct 3. I understand that al final acceptance or Division.	ed design professional wi arge, have performed to to verify that the struc- ion documents; Il deficiencies which I have	ne required site visiti ture is in general co ve documented must by the City of New	s at each significant onformance with the	No. C-1971 REN. 7-31-	AL OBSERVER

BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

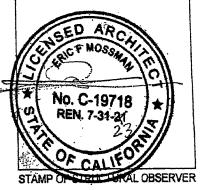
Project Address:	Report date:	CNB Inspector Name:	CNB Permit #: 1958
Building Owner Name: WILBER SMITH	Owner's Mailing address (if different from site);		CNB Plan Check # 0 9 81 - 20 18
	SO email Address: ENICMOSS MANDEMAIL	so Telephone #: 9)500-7212	SO License / Reg. #: 6-19718

DI EASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OF	SERVED (check applicable	boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	Wood ROOF	ENTRE ROOF	10-12-21
Other:	☐ Other.	☐ Other:	☐ Other:	·	
TEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT	eficiencies.		
☐ OBSERVED DEFIC	IENCIES AND COMME	NTS:			
DES BRICE PRIOR TO	SD MAILIN I WATALATI	g RIDGE	STERPS É	CALIF. FRAME	*
1 11010				☐ REPORT CONTINUED ON ATT	ACHED PAGES.
☐ FINAL STRUCTUR. The structure general	AL OBSERVATION REI ly complies with the ap	PORT: proved construction	on documents, and all c	observed deficiencies were con	rected.
		- Ille thank of millers	udodao:		

I declare that the following statements are true to the best of myknowledge:

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

- 1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- 2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- 3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

BUILDING HEIGHT CERTIFICATION

Project Street Address: 6 Inve	erness Lane, Nev	vport Beach, CA 926	860
Building Permit Number(s):	2019-1953		· · · · · · · · · · · · · · · · · · ·
As the surveyor of record for the City of Newport Beach approved below on those plans.			
Elevations shall include an allo each critical ridge and flat root Use the format below on the explanation is needed. Provide	f, or roof deck railing back of this form	g elevations indicated n if additional space i	on the approved plans. s necessary or further
All elevation points are based on:	NAVD88	NGVD29	Assumed
Please provide the followin parapets/guardrails. Addition			
	RIDGES (3:12 slo	pe or greater)	
 Approved elevation point Approved elevation point Approved elevation point 	of ridge is /32 /3	and actual elevation	n point is <u>/27.55</u> .
FL	AT ROOFS, PARAPET	S AND GUARDRAILS	
	of flat roof or parap	et is and actual	
I certify that the above height me	asurements are corr	ect and the above proje	ct: SED LAND SURV
IS in compliance v	with the City-approv	ed plans.	R. MICAH KING
IS NOT in complia	ance with the City-ap	proved plans (Provide e	explanation). $\left(\begin{array}{c} \downarrow \\ \star \end{array}\right)$ LS9181
Please describe any deviation from	m the City-approved	plans on the back of thi	11 1
Surveyor or Civil Engir	neer's* signature and signature required)	d seal	Date

^{*} License number of 33965 or lower



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:		Report date:	and the man of the state of the	CNB Inspector Name:	CNB Permit #:
6 INVERNO		4-14-2		ÁLEX X	
Building Owner Name: WILE CHRIS	TIMO SWITH	Owner's Mailing addre	ss (if different from site);	Owner's Telephone #:	CNB Plan Check #: 0981 - 2018
Full Name of Structural Ob	server (SO):	SO email Address:	, COM	SQ Telephone #:	SO License / Reg. #:
ERICE, M	OSSMAN	er (cmassi	MNOGMAL	9)500-7212	C-19718
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applica	ible boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	S) DATE OBSERVED
☐ Conventional Footings & Slab	Concrete .	☐ Steel	☐ Concrete	GARAGE	4-14-22
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		Anguaring and angular property of the state
☐ Calssons, Piles, Grade Beams	(Wood or Manuf. Shear Panels	☐ Masonry	X Wood —	EXTERIOR SHE	NR 4-14-22
☐ Other:	☐ Other:	☐ Other:	☐ Other:	-> EXTERLOR WO	00 4-2-22
TIEMS CHECKED A	BOVE ARE APPROVED	AND WITHOUT DE	FICIENCIES.	DECKSIST	TAIRS
☐ OBSERVED DEFICE	ENCIES AND <u>COMMEN</u>	TS:			teget to continue the state of
* DBBER	VED STAC	RSOBATA	ERIOR PR	10R to WAILI	NG OK
				No.	
		<i>.</i>			14+
P ^m Philas Gallers voices and				☐ REPORT CONTINUED O	N ATTACHED PAGES.
	L OBSERVATION REP				
The outdomie generali	A combues aim me abt	roved construction	documents, and all o	bserved deficiencies were	corrected.
I declare that the followi	ng statements are true to	the best of my knowl	edge:	*	
1. I am the licensed	design professional ret	ained by the owner	to he in responsible		
charge of the struc	tural observation:		-	SEDAR	cell
2. I, or another licens	ed design professional w harge, have performed t	hom I have designate	d above and is under	CU SIC F MOSS	
construction stage	to verify that the struc	sture is in general c	onformance with the	MICO_	10
approved construct	tion documents; ill deficiencies which I ha			No. C-197	10
inal acceptance of	of the structural systems	ve accumented must by the City of New	port Beach. Building	REN. 7-31-	22 /*//
Division.	,	·		NEW.	18/1
C 682			disk and	NO CALL	05//
SIGNATURE OF STRUCT	URAL OBSERVER OF REC		4-14-22	STAMP OF STATE	AL OBSERVER
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEAC

(1) MISSING UNS & LIANG RM
(2) DINING PROPRIET POR SUBJECT OF 1917 PCR
(3) NOWL ST. MISSING NAVLS
(4) DIN WELL PART (4) 2" EDGES / BUNDY

Attn: Steve Lane

Permit# X2019-1953 & X2019-1954

Address: 6 Inverness Ln. Newport Beach CA 92660

Project Delay Documentation:

Grading:

Per the attached Soils Report, Overexcavation: Original soils report called for a minimum of 4' excavation. Due to the poor soil condition we overexcavated approximately 11'. We then have to import 11' of fill. Rough grading started in 09/2019 and extended through 05/2020. Original schedule only planned for 2 months max. and rough grading took a total of 9 months to complete.

Attached is Soils Report with dated field density's test showing timeline.

Window & Doors:

Herrero Steel Window & Doors were imported from Argentina. Material was delayed due to covid. Material order was placed on 09/2019. Windows and doors took approx. 2 years to receive since deposit was sent.

Window & Door installation started 12/2021 (see email documentation).

Additionally, we now need to readdress the installation of the windows due to poor quality. Please see attached email coordination from site superintendent (Jeff Hollenbeck) and window installers (Charles Sterling). All windows need to be removed and flashing reinstalled per manufacture representative.

Electrical (Lighting):

Material delays due to covid.

Attached are the current lead time for fixtures we are still waiting to receive.

Manpower:

Due to Covid-19 we experienced a drop in manpower from 2020-2021 which effected the overall production of the site.

Overall, due to the above listed delays we lost critical time on our schedule and would like to request a one-year permit extension.

Thank you,

Lindsay Lomeli

Uprite Construction

(909) 837-7813

Lindsay.Lomeli@Upriteco.com

Project File No.: 218113-204

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California



- 1, Soldier Pile Boring Inspection, Retaining Wall "A" Shoring, Smith Custom Home, 6 Inverness Lane, Newport Beach (Big Canyon), California, by P. A. and Associates, Inc., Project No. 218113-202, dated March 2, 2020.
- 2. Soldier Pile Boring Inspection, Integrated Temporary Shoring, Smith Residence, 6 Inverness Lane, Newport Beach (Big Canyon), California, by P. A. and Associates, Inc., Project No. 218113-201, dated October 17, 2019.
- 3. Response to Geotechnical Report Review Checklist dated for Geotechnical Review and Update Geotechnical Report, Proposed Residential Development with Basement, Lot 58, Tr. 7638, APN: 442-201-25, 6 Inverness Lane, Newport Beach (Big Canyon), California, Permit App. Date: 4/26/2018, Plan Check No.: 0981-2018, by P. A. and Associates, Inc., Project No. 218113-102, dated June 22, 2018.
- 4. Geotechnical Review and Update Geotechnical Report, Proposed Residential Development with Basement, Lot 58, Tr. 7638, APN: 442-201-25, 6 Inverness Lane, Newport Beach (Big Canyon), California, by P. A. and Associates, Inc., Project No. 218113-101, dated April 9, 2018.
- 5. Addendum to Soils Report Dated 1/13/16 for Proposed Expansion of Rear Yard with Landscaping Retaining Walls Located at 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by EGA Consultants, LLC, Project No. EM926.2, dated March 15, 2016.
- 6. Geotechnical Investigation for Proposed Residential Development with Basement for Located at 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by EGA Consultants, LLC, Project No. EM926.1, dated January 13, 2016.
- 7. Smith Residence Retaining Wall Section, 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by DRC Engineering, Inc., 11-409, dated February 14, 2018.
- 8. Custom Home for: Christina and Wilbur Smith III, Progress Set 12-28-17 Site Plan/Grading, 6 Inverness Lane, Newport Beach (Big Canyon), CA 92660, prepared by Eric F. Mossman, Architect AIA RAIC NCARB.



May 29, 2020 Project File No. 218113-204

Soil Engineering Geology Material Testing Environmental

Mr. & Mrs. Wilbur Smith III 6 Inverness Lane Newport Beach, CA 92660

Subject:

Soil Compaction Report, Rough Grading, Proposed Residential Development with

Basement, Lot 58, Tr. 7638, APN: 442-201-25, 6 Inverness Lane, Newport Beach (Big

Canyon), California.

References:

Appendix B

Dear Mr. Smith:

We are pleased to submit the results of our grading earthwork observation and soil compaction testing for the subject project. This report presents a summary of our field observations, test results, findings, conclusions, and recommendations.

SCOPE OF SERVICES

Services provided during the rough grading operation included:

- Earthwork Observation;
- In-Place Field Density Testing;
- Correlative Laboratory Testing;
- Documentation of our Findings.

REGULATORY COMPLIANCE

Earthwork described herein has been monitored by a representative of this firm and has been found to be in compliance with the referenced soils report and local grading ordinances. The completed work has been reviewed, and is considered adequate for support of the proposed development provided that recommendations contained in this report are incorporated into the construction procedures as verified by this firm's representative. Findings were made and recommendations were prepared in accordance with generally accepted professional engineering practices. No other warranty is expressed or implied.

CALIFORNIA: 30 Edelman Irvine, CA 92618 • Tel.: (949) 679-7474 • Fax: (949) 679-7575

Website: www.paassociates.com • E-mail: info@paassociates.com

Project: 6 Inverness Lane Newport Beach, California

DOCUMENTATION

This report documents findings, test results, conclusions, and recommendations for development of the site from a soils and foundations engineering standpoint. In order to display compaction test locations, limits of grading, project site dimensions and other features, these elements have been plotted on the plan described below:

Site Plan/Grading, Custom Home for Christina & Wilbur Smith III, 6 Inverness Lane, Big Canyon, Newport Beach, CA 92660, by Eric F. Mossman Architect, AIA RAIC NCARB.

Site Description

The residential re-development project is situated on the northern side of the right angle bend in Inverness Lane, in the Big Canyon gated community of Newport Beach, California. The irregular shaped lot comprises 0.40 acres. The slopes at the back and northeastern sides of the lot have been stabilized with soldier piles and retaining walls. The basement level and first floor pads have been rough graded according to plan. The lot is bounded Inverness Lane on the southwest and southeast and by residential developments on the northeast and northwest.

EARTHWORK MONITORING

The purpose of earthwork was to backfill the existing swimming pool and stabilize northwestern back slopes, and to rough grade the first floor pads and basement levels. Rough grading earthwork activity commenced on September 26, 2019, and was substantially completed on May 22, 2020. The following types of equipment was utilized in project earthwork and compaction efforts:

Earthwork Equipment: CAT 380E Excavator with Sheepsfoot attachment, CAT 9636 Dozer, Jumping Jack Compactor, and a Bobcat compact track loader.

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Project: 6 Inverness Lane Newport Beach, California

SOILS ENGINEERING

Site Preparation

Prior to grading on the site, an existing residential building was demolished, all demolition debri, vegetation and other deleterious materials were stripped and legally disposed of offsite.

Overexcavation

After clearing the site a minimum of four feet below the proposed pad grade to at least 3 ft beyond the building foot prints at the street level was removed and recompated to a minimum of 90% relative compaction. Portions of the building pad area in the southern corner of the site was overexcavated approximately 11 feet and backfilled to proposed building pad grade. The basement area was cut into competent bedrock.

Fill Placement

Fill materials consisted of native soils, generally grayish brown sandy silt with some clay and silty medium-grained sand with pebbles that were emplaced in lifts of 6 to 8 inches in thickness, moisture conditioned as necessary to achieve near optimum moisture conditions, and then recompacted to a minimum of 90 percent of the laboratory standard. Each fill lift was treated similarly.

The maximum depth of fill placement was approximately 11 feet, within the southwest portion of the building pad area.

Field Testing

Field density tests were performed to verify the relative degree of compaction using the Nuclear Gauge Method (ASTM D-6938-15). A total of 101 tests were obtained during rough grading of the building pad and basement area. A summary of compaction test results is shown in Table III, see Appendix A. The approximate locations of the field density tests are shown on the attached Figure A-1. Field density tests were taken at adequate intervals to determine that the minimum relative compaction of 90% was achieved.

P.A. & Associates, Inc.

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Project: 6 Inverness Lane Newport Beach, California

Laboratory Testing

The laboratory maximum dry density and optimum moisture content of the major soil type encountered during grading were determined in accordance with ASTM Test Method D-1557. The following table presents the pertinent test values:

TABLE I

Maximum Dry Density - Optimum Moisture

Location	Soil	Maximum	Optimum
	Type	Dry Density	Moisture
Building Pad	Sandy Silt, some Clay Reddish Brown	118.0 pcf.	16.0 %

Expansion Test

Expansion potential was tested in accordance with ASTM Test Method D-4829-11. The results of laboratory testing, shown in Table II indicate that the materials encountered at rough grade possess Medium expansion potential.

TABLE II

Expansion Potential

Location	Soil Description	Expansion Index	Expansion Potential
Building Pad	Sandy Silt, some Clay Brown	39	Low

Project: 6 Inverness Lane Newport Beach, California

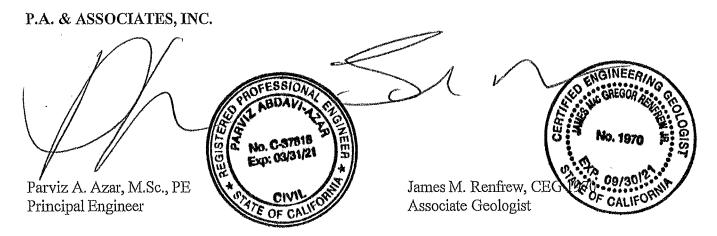
VERIFICATION

Based on our field and laboratory testing the recompacted fill placed under our observation in the subject building pad (street level) and surrounding slope areas, possesses not less than 90 percent relative compaction. The basement bottom area is in competent bedrock materials. On the basis of the foregoing information, it is the professional opinion of this firm that the observed soils have been sufficiently compacted and exposed bedrock are considered to be adequate for support of the planned improvements. All the foundation system and slabs design recommendations included in the referenced reports and plans remain unchanged.

CLOSURE

The opportunity to be of service is appreciated. Should any questions arise pertaining to this report, please contact this firm in writing for further clarification.

Sincerely,



PAA/JMR\218113-204

Project: 6 Inverness Lane Newport Beach, California

APPENDIX A

COMPACTION TEST RESULTS

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

TABLE III
SUMMARY OF FIELD DENSITY TESTS

Test No.	Test Date	Location of Test	Depth (ft)	M.C. (%)	Dry Dens.	Max Dens	Rel. Com.	Comments Remarks
	09-27-19	Existing Pool Backfill	95' Elev.	9.8	114.2	118.0	96.8	Fill, Pass
1.	09-27-19	Existing Pool Backfill	97.5 Elev.	6.9	116.7	118.0	98.9	Fill, Pass
2. 3.	09-27-19	Existing Pool Backfill	100' Elev.	7.2	114.6	118.0	97.1	Fill, Pass
	11-19-19	N. Stairs in Patio Area	102' Elev.	12.2	112.8	118.0	95.6	Fill, Pass
4. 5.	11-19-19	N. Stairs in Patio Area	101' Elev.	12.3	108.7	118.0	92.1	Fill, Pass
<i>5</i> . 6.	11-19-19	S. Stairs in Patio Area	102' Elev.	14.0	114.2	118.0	96.8	Fill, Pass
0. 7.	11-19-19	S. Stairs in Patio Area	101' Elev.	13.0	115.5	118.0	97.9	Fill, Pass
	11-19-19	Patio Area, SW of Shoring	104' Elev.	12.2	112.8	118.0	94.8	Fill, Pass
8. 9.	11-21-19	Patio Area, SW of Shoring	104' Elev.	13.8	113.5	118.0	96.2	Fill, Pass
	11-21-19	Patio Area, SW of Shoring	103' Elev.	13.4	112.8	118.0	95.6	Fill, Pass
10.	11-21-19	Patio Area, SW of Shoring	103' Elev.	10.9	115.9	118.0	98.2	Fill, Pass
11.	11-21-19	NE. Slope Stabilization	105' Elev.	7.9	109.0	118.0	92.4	Fill, Pass
12.	11-25-19	NE. Slope Stabilization	107' Elev.	11.2	114.2	118.0	96.8	Fill, Pass
13. 14.	11-25-19	NE. Slope Stabilization	110' Elev	8.5	110.2	118.0	93.4	Fill, Pass
	11-25-19	NE. Slope Stabilization	115' Elev.	9.6	115.5	118.0	97.9	Fill, Pass
15.	11-25-19	NE. Slope Stabilization	105' Elev.	6.8	114.2	118.0	96.8	Fill, Pass
16. 17.	11-26-19	NE. Slope Stabilization	106' Elev.	11.4	116.1	118.0	98.4	Fill, Pass
18.	11-26-19	NE. Slope Stabilization	108' Elev.	14.2	109.6	118.0	92.9	Fill, Pass
	11-26-19	NE. Slope Stabilization	112' Elev.	13.8	110.3	118.0	93.5	Fill, Pass
19.	11-26-19	NE. Slope Stabilization	114' Elev.	12.4	107.9	118.0	91.4	Fill, Pass
20.	11-26-19	NE. Slope Stabilization	116' Elev.	13.8	115.5	118.0	97.9	Fill, Pass
21.	11-26-19	NE. Slope Stabilization	118' Elev.	11.4	115.9	118.0	98.3	Fill, Pass
22.	12-13-19	NE. Slope Stabilization	108' Elev.	8.6	110.2	118.0	93.4	Fill, Pass
23. 24.	12-13-19	NE. Slope Stabilization	110' Elev.	11.2	114.2	118.0	96.8	Fill, Pass

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

TABLE III, continued

SUMMARY OF FIELD DENSITY TESTS

Test No.	Test Date	Location of Test	Depth (ft)	M.C. (%)	Dry Dens.	Max Dens	Rel. Com.	Comments Remarks
 25.	12-13-19	NE. Slope Stabilization	112' Elev.	14.2	114.7	118.0	97.2	Fill, Pass
	12-13-19	NE. Slope Stabilization	114' Elev.	9.1	111.5	118.0	94.5	Fill, Pass
27.	12-13-19	NE. Slope Stabilization	116' Elev.	8.8	107.7	118.0	91.3	Fill, Pass
28.	12-13-19	NE. Slope Stabilization	118' Elev.	9.7	106.7	118.0	90.4	Fill, Pass
29.	12-16-19	NE. Slope Stabilization	107' Elev.	8.5	109.0	118.0	92.4	Fill, Pass
	12-16-19	NE. Slope Stabilization	109' Elev.	9.6	114.3	118.0	96.9	Fill, Pass
31.	12-16-19	NE. Slope Stabilization	111' Elev.	7.9	115.4	118.0	97.8	Fill, Pass
32.	12-16-19	NE. Slope Stabilization	113' Elev	8.4	110.2	118.0	93.4	Fill, Pass
33.	12-17-19	NE. Slope Stabilization	115' Elev.	7.9	114.2	118.0	96.8	Fill, Pass
34.	12-17-19	NE. Slope Stabilization	117' Elev.	8.6	112.3	118.0	95.2	Fill, Pass
35.	12-17-19	NE. Slope Stabilization	119' Elev.	8.4	116.7	118.0	98.9	Fill, Pass
	12-17-19	NE. Slope Stabilization	107' Elev.	10.1	114.9	118.0	97.4	Fill, Pass
37.	12-17-19	NE. Slope Stabilization	109' Elev.	11.2	113.7	118.0	96.4	Fill, Pass
38.	12-17-19	NE. Slope Stabilization	111' Elev.	9.4	113.2	118.0	95.9	Fill, Pass
39.	12-18-19	NE. Slope Stabilization	113' Elev.	9.4	113.4	118.0	96.1	Fill, Pass
40.	12-18-19	NE. Slope Stabilization	115' Elev.	10.1	109.0	118.0	92.4	Fill, Pass
	12-18-19	NE. Slope Stabilization	117' Elev.	11.6	113.0	118.0	95.8	Fill, Pass
42.	12-18-19	NE. Slope Stabilization	120' Elev.	9.5	110.3	118.0	93.5	Fill, Pass
43.	12-18-19	South Slope Stabilization	95' Elev.	14.5	116.4	118.0	98.6	Fill, Pass
44.	12-18-19	South Slope Stabilization	96' Elev.	15.8	108.0	118.0	91.5	Fill, Pass
45.	01-06-20	South Slope Stabilization	97.5' Elev.	12.6	109.0	118.0	92.4	Fill, Pass
46.	01-06-20	South Slope Stabilization	98.5' Elev.	13.4	109.9	118.0	93.1	Fill, Pass
47.	01-06-20	South Slope Stabilization	92.5' Elev.	13.1	106.4	118.0	90.2	Fill, Pass
48.	01-06-20	South Slope Stabilization	93.5' Elev.	15.2	107.5	118.0	91.1	Fill, Pass
49.	01-06-20	South Slope Stabilization	94.5' Elev.	14.3	109.0	118.0	92.4	Fill, Pass

Client: Mr. & Mrs. Wilbur Smith III
Project: 6 Inverness Lane

Project: 6 Inverness Lane Newport Beach, California

TABLE III, continued

SUMMARY OF FIELD DENSITY TESTS

Test No.	Test Date	Location of Test	Depth (ft)	M.C. (%)	Dry Dens.	Max Dens	Rel. Com.	Comments Remarks
50.	01-07-20	South Slope Stabilization	97.5' Elev.	15.9	107.5	118.0	91.1	Fill, Pass
51.	01-07-20	South Slope Stabilization	98.5' Elev.	13.2	106.4	118.0	90.2	Fill, Pass
52.	01-07-20	South Slope Stabilization	98.5 Elev.	14.8	110.8	118.0	93.9	Fill, Pass
53.	01-07-20	South Slope Stabilization	101.5' Elev.	16.9	109.3	118.0	92.6	Fill, Pass
54.	01-07-20	Slot Slope Stabilization	96' Elev.	13.8	109.5	118.0	92.8	Fill, Pass
55 .	01-08-20	West of Concrete Wall	96' Elev.	14.6	110.4	118.0	93.6	Fill, Pass
56.	01-08-20	Slot Slope Stabilization	95' Elev.	12.9	109.6	118.0	92.9	Fill, Pass
57.	01-08-20	Slot Slope Stabilization	99' Elev.	12.6	109.0	118.0	92.4	Fill, Pass
57. 58.	01-09-20	Slot Slope Stabilization	100' Elev.	11.4	109.3	118.0	92.6	Fill, Pass
59.	01-09-20	Slot Slope Stabilization	96.5' Elev.	12.9	111.9	118.0	94.9	Fill, Pass
60.	01-10-20	Slot Slope Stabilization	97.5' Elev.	13.4	108.4	118.0	91.9	Fill, Pass
61.	01-10-20	Slot Slope Stabilization	99' Elev.	14.6	111.9	118.0	94.8	Fill, Pass
62.	01-14-20	Slot Slope Stabilization	100' Elev.	13.5	107.7	118.0	91.3	Fill, Pass
63.	01-14-20	S. Side of Blgd Pad Overex.	90' Elev.	15.2	108.7	118.0	92.1	Fill, Pass
64.	01-23-20	S. Side of Blgd Pad Overex	89' Elev.	16.1	106.9	118.0	90.6	Fill, Pass
65.	01-23-20	S. Side of Blgd Pad Overex	90' Elev.	14.9	110.1	118.0	93.3	Fill, Pass
66.	01-23-20	S. Side of Blgd Pad Overex.	90' Elev.	17.0	111.9	118.0	94.9	Fill, Pass
67.	01-23-20	S. Side of Blgd Pad Overex	91' Elev.	14.8	108.7	118.0	92.1	Fill, Pass
68.	01-24-20	S. Side of Blgd Pad Overex	90' Elev.	15.1	110.8	118.0	93.9	Fill, Pass
69.	01-24-20	S. Side of Blgd Pad Overex.	91' Elev.	15.4	109.3	118.0	92.6	Fill, Pass
70.	01-24-20	S. Side of Blgd Pad Overex	93' Elev.	14.8	107.1	116.0	92.3	Fill, Pass
70. 71.	01-27-20	S. Side of Blgd Pad Overex	93' Elev.	13.9	108.3	· 116.0	93.4	Fill, Pass
72.	01-27-20	S. Side of Blgd Pad Overex.	94' Elev.	15.1	110.9	116.0	95.6	Fill, Pass
72. 73.	01-27-20	S. Side of Blgd Pad Overex	94' Elev.	13.5	105.7	116.0	91.1	Fill, Pass
73. 74.	01-27-20	S. Side of Blgd Pad Overex	95' Elev.	15.2	109.3	118.0	92.6	Fill, Pass
	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	14.9	110.8	118.0	93.9	Fill, Pass

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

TABLE III, continued

SUMMARY OF FIELD DENSITY TESTS

Test	Test Date	Location of Test	Depth (ft)	M.C. (%)	Dry Dens.	Max Dens	Rel. Com.	Comments Remarks
	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	16.0	107.4	118.0	91.0	Fill, Pass
76.	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	13.6	114.2	118.0	96.8	Fill, Pass
77.	01-29-20	S. Side of Blgd Pad Overex.	96' Elev.	15.2	109.3	118.0	92.6	Fill, Pass
78. 79.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	14.8	114.6	118.0	97.1	Fill, Pass
79. 80.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	15.5	110.8	118,0	93.9	Fill, Pass
	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	13.9	112.2	118.0	95.1	Fill, Pass
81.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	11.2	114.3	118.0	96.0	Fill, Pass
82.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	13.4	112.6	118.0	95.4	Fill, Pass
83.	02-30-20	S. Side of Blgd Pad Overex.	97' Elev.	12.9	107.1	118.0	90.8	Fill, Pass
84.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	11.8	109.6	118.0	92.9	Fill, Pass
85.	02-03-20	N. Side of Blgd Pad Overex.	98' Elev.	12.6	108.8	118.0	92.2	Fill, Pass
86.	02-04-20	N. Side of Blgd Pad Overex.	98' Elev.	11.9	112.8	118.0	95.6	Fill, Pass
87. 88.	02-04-20	N. Side of Blgd Pad Overex.	98' Elev.	13.8	106.7	118.0	90.4	Fill, Pass
89.	02-04-20	S. Side of Blgd Pad Overex.	99' Elev.	10.5	116.5	118.0	98.7	Fill, Pass
89. 90.	02-04-20	N. Side of Blgd Pad Overex.	99' Elev.	14.0	114.2	118.0	96.8	Fill, Pass
	02-04-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
91. 92.	02-04-20	N. Side of Blgd Pad Overex.	100' Elev.	12.9	116.3	118.0	98.6	Fill, Pass
92. 93.	02-05-20	N. Side of Blgd Pad Overex.	100' Elev.	13.6	113.2	118.0	95.9	Fill, Pass
	02-05-20	S. Side of Blgd Pad Overex.	101' Elev.	11.5	111.5	118.0	94.5	Fill, Pass
94.	02-03-20	N. Side of Blgd Pad Overex.	101' Elev.	14.5	115.8	118.0	98.1	Fill, Pass
95. 96.	02-03-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
	02-06-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
.97. 98.	02-06-20	S. Side of Blgd Pad Overex.	105' Elev.	12.6	114.2	118.0	96.8	Fill, Pass
	02-00-20	Drive way Area	93' Elev.	12.8	106.3	118.0	90.1	Fill, Pass
99. 100.		Drive way Area	93' Elev.	15.9	108.1	118.0	91.6	Fill, Pass

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

TABLE III, continued

SUMMARY OF FIELD DENSITY TESTS

No. Date of Test (ft) (%) Dens. Dens. Com. Remain 101. 02-07-20 Drive way Area 93' Elev. 14.9 106.8 118.0 90.5 Fill, P 102. 02-11-20 N. Side of Overex. 100' Elev. 12.6 114.2 118.0 96.8 Fill, P 103. 02-11-20 Middle of Overex. 100' Elev. 13.8 111.9 118.0 94.9 Fill, P 104. 02-11-20 S. Side of Overex. 100' Elev. 13.1 116.2 118.0 98.5 Fill, P 105. 02-11-20 Middle of Overex. 100' Elev. 13.5 114.1 118.0 96.7 Fill, P 106. 04-30-20 North of South Shoring 93.5' Elev. 8.9 109.3 118.0 96.9 Fill, P 107. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P	nents rks
101. 02-07-20 Diffve way Area 35 Elev. 12.6 114.2 118.0 96.8 Fill, F	ass
102. 02-11-20 N. Side of Overex. 100 Elev. 12.0 103. 02-11-20 Middle of Overex. 100 Elev. 13.8 111.9 118.0 94.9 Fill, F 104. 02-11-20 S. Side of Overex. 100 Elev. 13.1 116.2 118.0 98.5 Fill, F 105. 02-11-20 Middle of Overex. 100 Elev. 13.5 114.1 118.0 96.7 Fill, F 106. 04-30-20 North of South Shoring 93.5 Elev. 8.9 109.3 118.0 92.6 Fill, F 107. 04-30-20 North of South Shoring 94.5 Elev. 14.3 114.3 118.0 96.9 Fill, F	ass
103. 02-11-20 Middle of Overex. 100 Elev. 13.1 116.2 118.0 98.5 Fill, P 104. 02-11-20 S. Side of Overex. 100' Elev. 13.1 116.2 118.0 98.5 Fill, P 105. 02-11-20 Middle of Overex. 100' Elev. 13.5 114.1 118.0 96.7 Fill, P 106. 04-30-20 North of South Shoring 93.5' Elev. 8.9 109.3 118.0 96.9 Fill, P 107. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P	ass
104. 02-11-20 S. Side of Overex. 100 Elev. 13.5 114.1 118.0 96.7 Fill, P 105. 02-11-20 Middle of Overex. 100' Elev. 13.5 114.1 118.0 96.7 Fill, P 106. 04-30-20 North of South Shoring 93.5' Elev. 8.9 109.3 118.0 96.9 Fill, P 107. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P 107. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P 107. 04-30-20 North of South Shoring 107. 04-30-20 North Other Shoring 107. 04-30-20 North Other Shoring 107. 04-30-20 North Other Shoring 107. 04-	ass
105. 02-11-20 Middle of Overex. 100 Elev. 13.5 106. 04-30-20 North of South Shoring 93.5' Elev. 8.9 109.3 118.0 92.6 Fill, P 107. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P	ass
106. 04-30-20 North of South Shoring 94.5' Elev. 14.3 114.3 118.0 96.9 Fill, P	ass
1(1/ ()4-3()-7() North of South Shoring 94.5 Elev. 11.5	ass
120 1100 1180 U34 FILLE	ass
108. 04-30-20 North of South Shoring 95.5 Elev. 108. 109.7 118.0 92.1 Fill F	ass
109. 04-30-20 North of South Shoring 90.5 Ed. 112.7 118.0 95.5 Fill F	ass
110. 04-30-20 North of South Shoring 77.5 Elst. 13.6 111.0 118.0 94.9 Fill F	ass
111. 04-30-20 North of South Shoring 96.5 Etc. 12.0 112.7 118.0 95.5 Fill F	ass
112. 04-30-20 North of South Shoring 99.5 Elev. 13.0 110.0 118.0 03.9 Fill F	
113. 05-01-20 North of South Shoring 100.5 Elev. 14.5	
114. 05-01-20 North of South Shoring 101.5 Elev. 15.0 1066 118.0 90.3 Fill F	
115. 05-05-20 NE Retaining Wall Footing 95 Elev. 13.2 100.5 118.0 92.8 Fill F	
116. 05-05-20 NE Retaining Wall Footing 90 Elev. 13.5	
117. 05-05-20 NE Retaining Wall Fooling 97 Elev. 14.5 100.5 118.0 91.6 Fill F	
118. 05-05-20 NE Retaining Wall Footing 97 Elev. 13.0 100.1 118.0 92.6 Fill F	
119. 05-06-20 NE Retaining Wall Fooling 99 Elev. 11.9	
120. 05-06-20 NE Retaining Wall Footing 99' Elev. 12.2 114.3 118.0 96.9 Fin, F	

Notes:

(1) Dry Dens: Dry Density

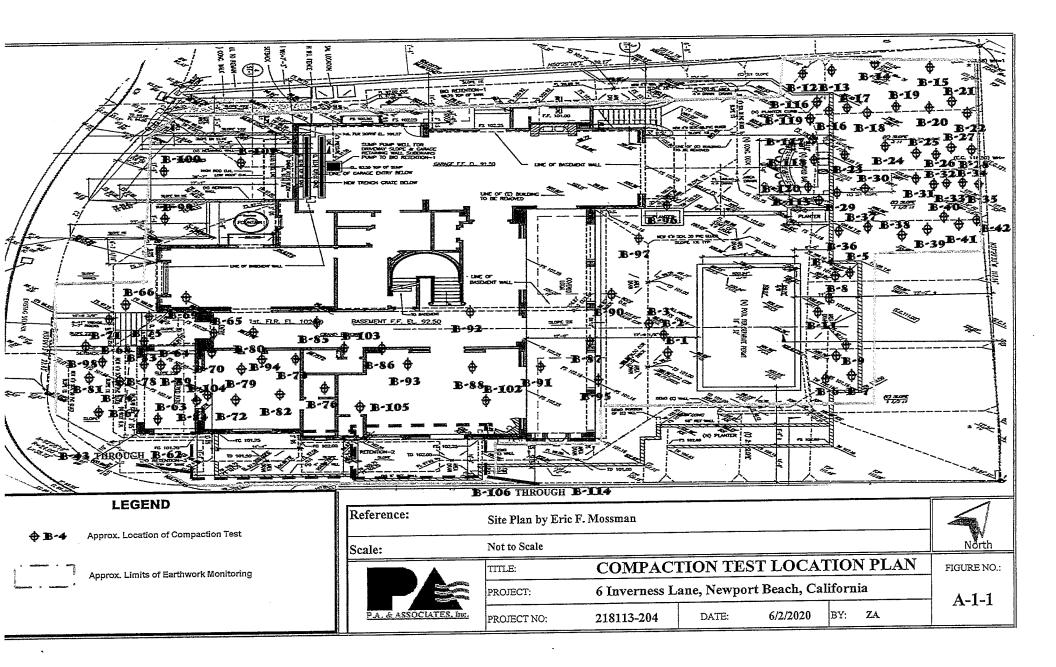
(2) M.C: Moisture Content

(3) Rel. Comp: Relative Comp. (4) Elev.: Elevation (5) BOE: Bottom of Excavation

Project: 6 Inverness Lane Newport Beach, California

APPENDIX B

REFERENCES



Lindsay Lomeli WINDOW & DOOR DELINERY & INSTAllation

From:

Lindsay Lomeli

Sent:

Tuesday, November 30, 2021 9:47 AM

To:

Sebastian E Amighini; Jeff Hollenbeck

Cc:

Belen DeVillafane; Pat Allen; Kurt McFall; CharlesMIGHIN

Subject:

RE: Smith Residence Installation.

Sebastian -

This works for us.

@Jeff Hollenbeck – please be on the lookout for Amighini today.

From: Sebastian E Amighini <seba@amighini.com>

Sent: Tuesday, November 30, 2021 9:25 AM

To: Lindsay Lomeli < lindsay.lomeli@upriteco.com>

Cc: Jeff Hollenbeck < Jeff. Hollenbeck@upriteco.com>; Belen DeVillafane < estimates@amighini.com>; Pat Allen

<ipallen1@mac.com>; Kurt McFall <kurtmcfall@yahoo.com>; CharlesMIGHIN <charles@amighini.com>

Subject: Re: Smith Residence Installation.

Thank you Lindsay!!!.

Actually the plan is start with a small delivery today, about 20 units.... For my installers crew to have them ready to start tomorrow at 7am.

We will start with the second floor windows as we discussed.

Is this plan still ok?.

Thanks

Sebastian E. Amighini

CEO & Co-Founder

Phone | 714.776.5555 / 714.409.8909

E-m@il | seba@amighini.com

We welcome you to our New California Showroom.

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Handcrafted Steet Opers & Windows





#HERRERODOORS

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immediately by email if you have received this email by mistake and delete this email from your system. If you are not the intended recipient,

you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

Lindsay Lomeli Window Hashing

From:

Charles Sterling AMIGHINI <salesca@amighini.com>

Sent:

Friday, April 22, 2022 11:24 AM

To:

Jeff Hollenbeck

Cc:

Sterling AMIGHINI Charles; Kurt McFall; Lindsay Lomeli; Craig Revering; Pat Allen

Subject:

Re: Flashings

Hello Jeff,

Per my email and test message: Can we meet onsite next Wednesday the 27th to review all issues and determine what action needs to be taken?

Thanks,

Charles Sterling

General Manager charles@amighini.com Cell: 909 721-1848

Main: 714 776-5555

www.amighini.com

www.herrerodoors.com



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On Tue, Apr 19, 2022 at 4:09 PM Jeff Hollenbeck < Jeff.Hollenbeck@upriteco.com> wrote: Charles and Kurt,

I had an unrelated meeting with my plastering contractor today about plastering masonry walls. When here he looked at the windows and conveyed his concern with the quality of installation of the windows and application of the flashing. On almost every window the flashing is not adhered to the steel frame and has pulled away exposing the attaching screw and framing. He is concerned that the windows could most likely leak due to subpar flashing installation. In addition to adhering failure to the frame, there are numerous folds, wrinkles and even a reverse lap in flashing in one case observed that have created channels for water to potentially breach. The plasterer not being a window installer however has career experienced in waterproofing and lath said that this is very poor workmanship and should have had a minimum of 12" flashing on all sides and generally sloppy.

My concern is that these could likely leak and due this I won't lath and proceed without Amighini first addressing this concern with an inspection by somebody independent and experienced other than the individuals who installed these for Amighini.

I was advised that any quality window be it vinyl or aluminum clad should have the flashing applied to the rough opening and a bead of flashing compatible caulking applied and the window set into the bead and squeezing it out around the flanges and tooling the caulking flat to insure a proper and lasting seal. As it is now there are obviously voids behind the flashing with it not adhering and

many areas are questionable if they are sealed tightly to the steel frame as there are bubbles and numerous creases throughout the flashings.

Our choice to contract with Amighini to install windows over other high end window only installation companies was based upon Amighini being the manufacturer of the window and warranter of the window with the proper installation. Amighini was the most expensive bid I received for installation but we felt value and safe having the manufacturer perform the installation. I have serious concerns that there is risk of water intrusion if I am to proceed with lath unless this is inspected and if found necessary to be re-flashed or ultimately reinstalled correctly and certified by Herrero/Amighini for proper installation to insure no leakage due subpar installation. As it stands now I won't lath with this brought to my attention. This is an extremely expensive home as are Herrero windows and nobody wants to fathom what this could become if windows leak. Amighini must not pass on this opportunity to inspect and correct any deficiencies.

Now is the time to make an assessment and to insure this installation is in accordance with the quality of a Herrero product and industry standards of material and correct installation for this high end window and very expensive home.

These photos are representative of just about every window so the case to document each location is not practical as every window needs inspection.

Lindsay Lomeli

From:

Roberts, Tom <tom@audiovisions.com>

Sent:

Monday, May 9, 2022 11:28 AM

To:

Jeff Hollenbeck; Lindsay Lomeli

Cc:

Goold, Jeff; Forgy, Ryan

Subject:

RE: Inverness Fixture Update

Update: AC61 ESD is 5/27

Hi Jeff,

Here is a brief status on all undelivered fixtures:

Received in our warehouse:

T12: will be delivered to site this week.

Order; awaiting receipt:

140: these are delayed until July. Surface mount.

T27: shipping next week. Cabinet mount.

AC61: ESD is 5/27 I12: ESD is 5/11/2022

P30: request to cancel 10 of 16 is in. ESD is 5/27

T62: ESD is 5/11/2022

To be delivered at Trim phase of project(please let me know if you would like any of these sooner):

AC26 Linear Cove: final measurements required to order.

AC35 Linear: final measurements required to order.

AC36 Ketra LSO; Cove and skylight: final measurements required to order.

AC55 Linear: final measurements required to order. T24 Linear: final measurements required to order.

T30 Bath Mirrors: per Friday's email the mirrors to be provided do not have Ketra luminaires. Is this the final design? If so, we will add 3 more switchlegs to the lighting system.

Other pending lighting items (please feel free to add to this list):

Options requested for a mud-in ring T4. Just the 10 in the wine room?

Adding 7x P3's to the work room.

Adding P3 or ? to underside of stairway. How many are needed?

130's to be changed to 131's: under review. Vendor is looking at converting the fixtures.

Tom Roberts

Lighting Control Design & Engineering

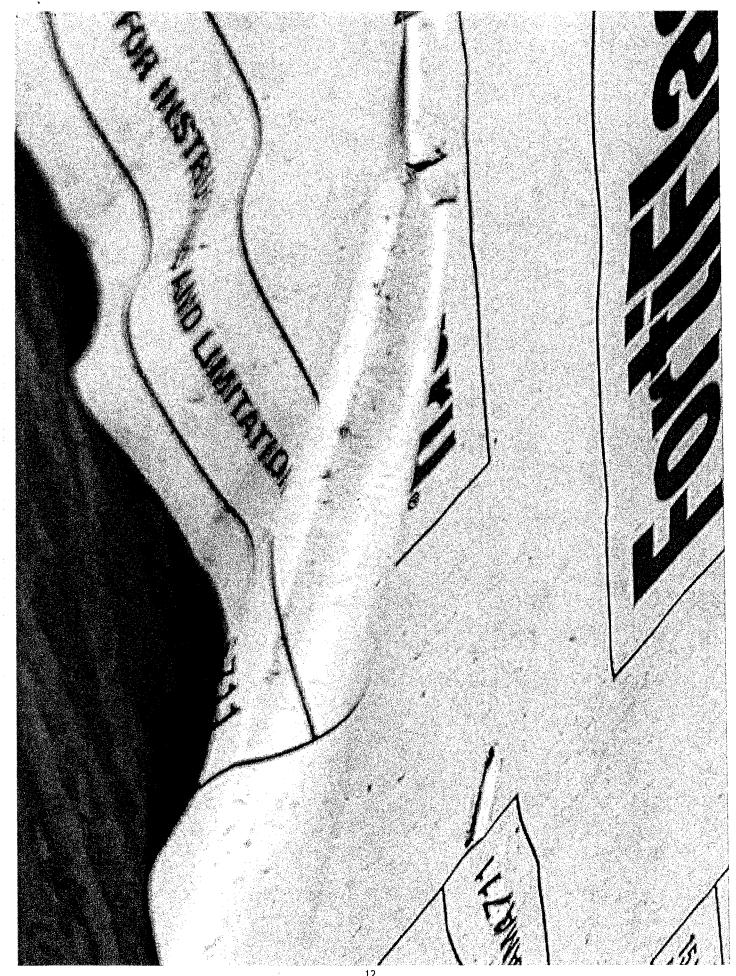
AUDIOVISIONS

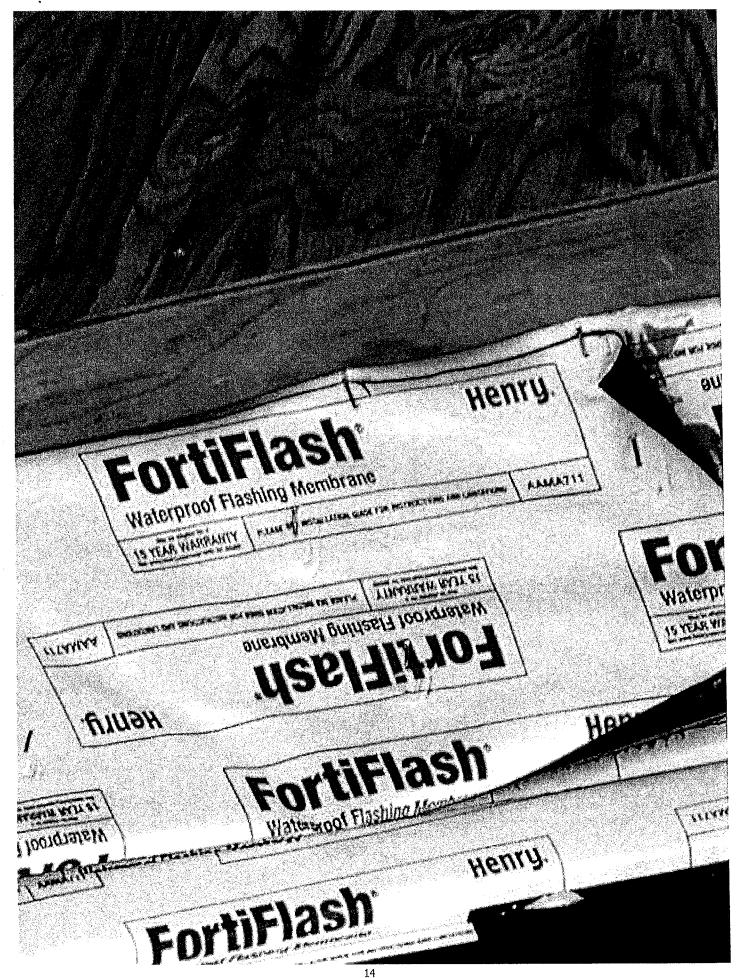
949-206-0606 main line 949-748-5048 direct line

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MANAGE 1

SEES WITH OIL SINDERING BUILDING WITH THE SEES.



AAMA7

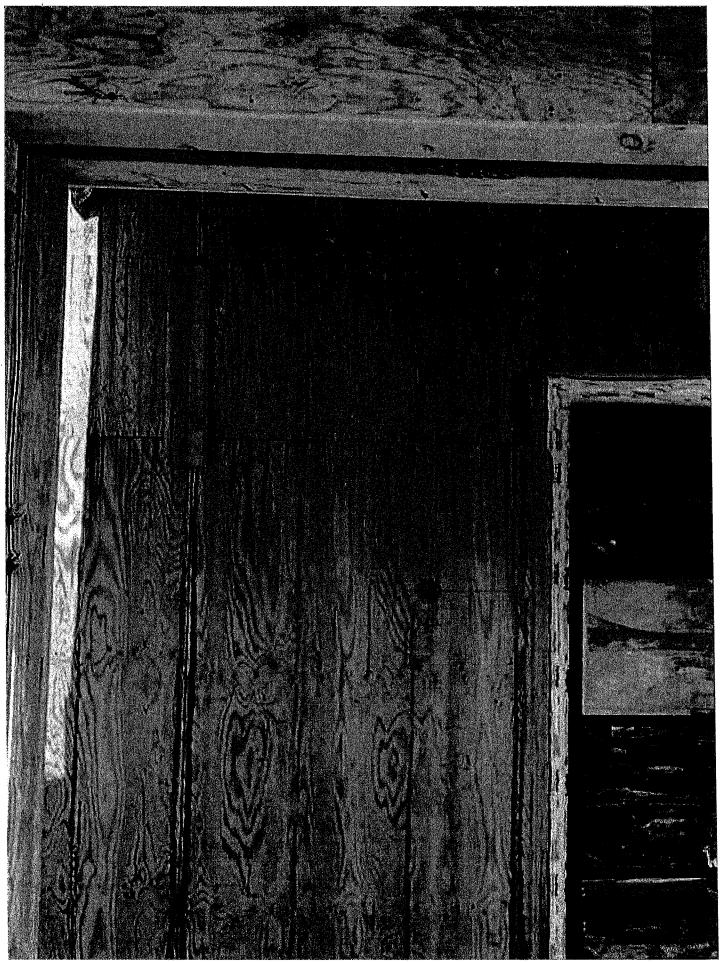
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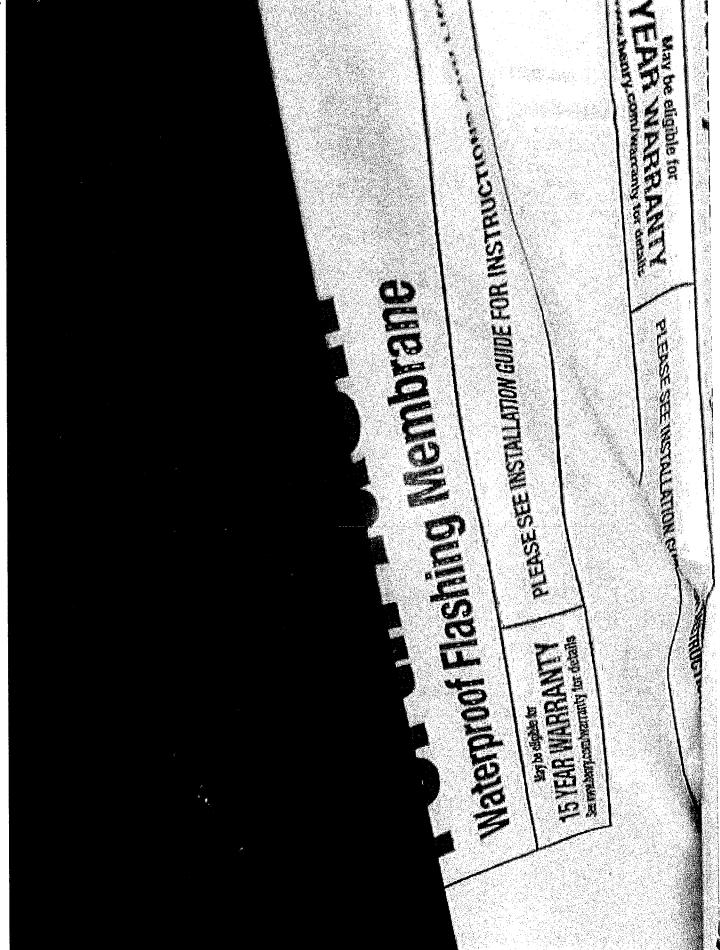


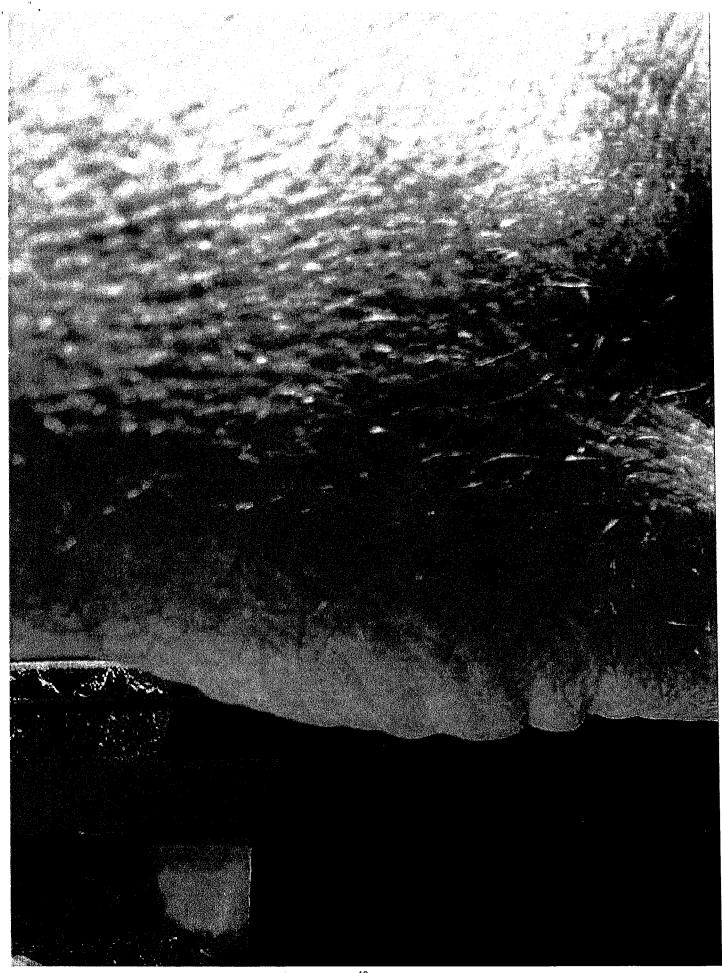


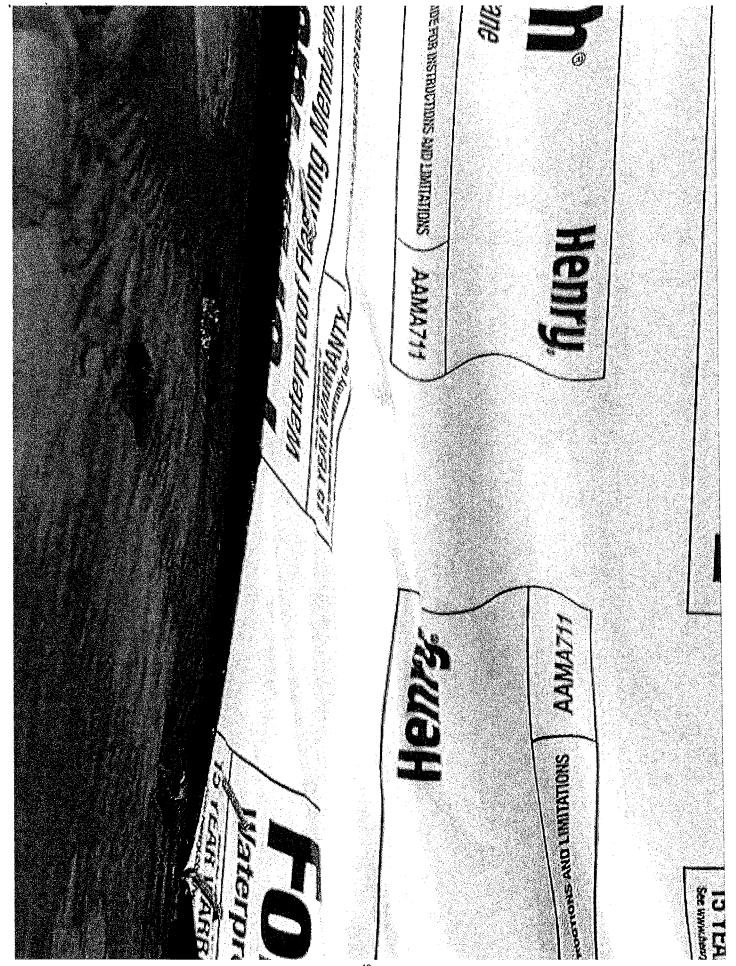


Fair 100 Fashing Men

AND THE THE PROPERTY OF THE PR







Jeff Hollenbeck

Superintendent



Company Brochure



- p (949) 412-3910
- jeff.hollenbeck@upriteco.com
- g www.upriteco.com
- 2211 Michelson Dr. Suite 500, Irvine, CA 92612



EXTERNAL EMAIL

Lindsay Lomeli DUTSTANDING WANT PIXTUVE

From:

Roberts, Tom <tom@audiovisions.com>

Sent:

Monday, May 9, 2022 11:28 AM

To:

Jeff Hollenbeck; Lindsay Lomeli

Cc:

Goold, Jeff; Forgy, Ryan

Subject:

RE: Inverness Fixture Update

Update: AC61 ESD is 5/27

Hi Jeff,

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Tom Roberts

Lighting Control Design & Engineering

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949-206-0606 main line 949-748-5048 direct line

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COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

PRE-GRADE MEETING CHECKLIST REQUIRED DOCUMENTS AND CERTIFICATIONS

Address:_	6 INVERNESS	
Permit #:_	X2019-1953	Date: 10/8/2019
Inspector:	ERK BALLOU	Office Phone # 949-644-32_ 43

The purpose of this checklist is to remind you when various Surveyor's, Engineer's, Soils inspections, and contractor certification forms and memos are required to be submitted to your inspector. Forms can be found on our website at: http://www.newportbeachca.gov/index.aspx?page=1725

	PROJECT SCOPE:	Y	N	DATE APPROVED
	1. Rough grade compaction report – at footing inspection			
GRADING CERTIFICATES	2. Soils memo for footing and slab – at footing/slab inspections			
REQUIRED PER PRE-GRADE	3. Final Grading Report - at grading final			
AGREEMENT:	4. Provide completed Civil Engineer's Certification form - at grading final			
	5. Proof of submittal to county of "corner record" or "record of survey" - at footing inspection			
	1.Line and Grade Survey Certification - at footing inspection			
SITE CERTIFICATES:	2.Flood Plain Certification – at final inspection			
	3. Surveyor's Height Certification – at roof frame and building height inspection			
ENERGY:	1. Certification of Installation CF2R - See MF-1R/CF-1R on approved plan			
ENERGY.	2. Certification of Verification (HERS) CF3R - See MF-1R/CF-1R on approved plan			
CAL GREEN:	1. CAL Green Documentation Compliance Certification – at final			
CAL GREEN:	2. Moisture Content Declaration – check at rough inspection – submit at final			
	1.Foundation Structural Observation Report - at footing inspection			
STRUCTURAL	2.Retaining Wall Structural Observation Report – see Structural Observation Schedule			
OBSERVATION:	3.Framing Structural Observation Report - at rough sign-off			
	4. Final Structural Observation Report - at final inspection			
OFNEDAL	1.Subcontractors list to Revenue Division in Finance Department – prior to final			
GENERAL:	2.All "HOLDS" released from other Departments – prior to final			
COMMENTS:				



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

PRE-GRADE MEETING AGREEMENT

DATE:_	10/8/	2019	JOB ADDRESS:	6 INVERNESS	LN	
	, , , , , , , , , , , , , , , , , , , ,					

- 1. The grading plan check number for this site is <u>O981-2018</u> and will be referred to in all reports, certifications and correspondence.
- 2. <u>STOP ORDERS</u> Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
- 3. The stamped set of approved plans shall be on the job site at all times.
- 4. NOTIFICATION OF NONCOMPLIANCE If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
- 5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
- 6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
- All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test
 method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the
 preliminary soils report.
- 8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
- 9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
- 10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
- 11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

- 12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. <u>PRE-GRADE MEETING</u> When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. <u>DRAINAGE DEVICE INSPECTION</u> After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.

c.	SPECIAL	
		Ξ

- d. <u>ROUGH GRADING</u> When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
- e. <u>FINAL</u> When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
- 13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
- 14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
- 15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
- 16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
- 17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
- 18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

Jaff Allugur	
OWNER/CONTRACTOR: UPRHE CONSTRUCTION	DESIGN CIVIL ENGR.: DRC ENGINEERING
By: JEST HOLLENBECK	By: PON SKLEPKO STEZIS
Address: 18301 JON KARMAN AVE # 210	Address: CEAO INDIANA AVE. PAVERSIONE
Telephone: 949-412-3910	Telephone: 7\4-685-6860
	Kon Sklepho IPE.
GEOTECHNICAL ENGINEER: PA AGRICATION	GEOLOGIST.: PA ASSOCIATES
By: BENZ A. AZAR	By: LAWRES DENFORW
Address: 30 EDISMAN, IDJIUS CA 92618	Address: 30 EDEMAN, IDVINE, CA 9241
Telephone: 949-679-7474	Telephone: 949-679-74-4
GRADING CONTR.: GOODWIN ENTREPOSES	COORDINATOR:
By: DONNY GOODWIN	Ву:
Address: POBOX 7388 SAN JUAN CAP. CA SILL 24	Address:
Telephone: 949-468-4680	Telephone:
//Mac	
NEWPORT BEACH REPRESENTATIVÉ:	PHONE #:
INSPECTION REQUESTS: (949) 644-3255	
Newport Beach Construction Hours:	

Monday through Friday: 7:00 a.m. to 6:30 p.m. Saturdays: 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays



Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808

Phone: 714-685-6860 Fax: 714-685-6801

Date	:			Job No.	11-409	S
City Com 100	ling Inspector of Newport Beach munity Development Department Civic Center Drive port Beach, CA 92660					
RE:	Smith Residence – 6 Inverness Newport Beach, California					
	GP Permit #:					
	Type:					
To w	whom it may concern: letter is to confirm that	at per the	e Staking	performed	for	the
S	torm Drain ; the foll	owing areas h	ave been loo	ated and fou	nd to t	e in
	stantial compliance horizontally and	•				v for
	#1180	through	#1196			
	#1219,#1208	through	#1218			
		through				
		through				

Sincerely,

Daniel Mayers - Party Chief

DRC Engineering, Inc.

R. MICAH



October 17, 2019 Proposal File No. 218113-201

Soil Engineering Geology Material Testing Environmental

Mr. & Mrs. Wilbur Smith III 6 Inverness Lane Newport Beach, CA 92660

Subject:

Soldier Pile Boring Inspection

Integrated Temporary Shoring

Smith Residence 6 Inverness Lane

Newport Beach (Big Canyon), California

Dear Mr. & Mrs. Smith III:

This report presents the results of our field observations performed during the soldier pile drilling operations on the subject project. The purpose of these observations was to verify the depth of the embedment of soldier pile borings into competent material.

SCOPE OF SERVICES

The scope of this inspection consisted of the following:

- Review of available published and unpublished literature concerning soil and geologic conditions within the subject project,
- Inspection of soldier pile borings during drilling, and
- Documentation of findings in report format.

FIELD OBSERVATION

Eight (8) soldier pile borings 30 inches in diameter and ten (10) soldier pile borings, 18 inches in diameter, were inspected for the proposed deep integrated temporary and permanent shoring foundation system. Soldier pile boring depths ranged from 21 feet to 32.25 feet. See Table I on following page for boring depths.

Borings were excavated into bedrock of the Monterey Formation to at least minimum required depths for beam tips and embedment into competent bedrock. The bedrock consists of moderately indurated sandstone that was crudely bedded and contained occasional thin siltstone beds. Locations of the borings are depicted on Figure 1, attached. Drilling operations commenced on October 10, 2019 and were completed on October 16, 2019.

CALIFORNIA: 30 Edelman Irvine, CA 92618 • Tel.: (949) 679-7474 • Fax: (949) 679-7575 Website: www.paassociates.com • E-mail: info@paassociates.com Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California Project File No.: 218113-201

The following table shows the soldier piles' total lengths from original grade and depths of embedment into competent bedrock. For caisson locations and numbers, please refer to Figure 1, in Appendix A.

TABLE I
FIELD INSPECTION RESULTS

Pile Diameter Number of Pile		Total Length of Pile	Embedment into Competent Bedrock	Comments & Remarks
SP-1*	30 inch			A AND AND AND AND AND AND AND AND AND AN
SP-2*	30 inch			
SP-3	30 inch	32.25 feet	Minimum 20 feet	No caving, Approved
SP-4	30 inch	30.50 feet	Minimum 20 feet	No caving, Approved
SP-5	30 inch	30.50 feet	Minimum 20 feet	No caving, Approved
SP-6	30 inch	31,25 feet	Minimum 20 feet	No caving, Approved
SP-7	30 inch	31.00 feet	Minimum 20 feet	No caving, Approved
SP-8	30 inch	31.25 feet	Minimum 20 feet	No caving, Approved
SP-9*	30 inch			O, 11
SP-10	30 inch	32.00 feet	Minimum 20 feet	No caving, Approved
SP-11	30 inch	26.50 feet	Minimum 20 feet	No caving, Approved
SP-12	18 inch	24.75 feet	Minimum 18 feet	No caving, Approved
SP-13	18 inch	24,50 feet	Minimum 18 feet	No caving, Approved
SP-14	18 inch	24.00 feet	Minimum 18 feet	No caving, Approved
SP-15	18 inch	24,00 feet	Minimum 18 feet	No caving, Approved
SP-16	18 inch	23.50 feet	Minimum 18 feet	No caving, Approved
SP-17	18 inch	22.25 feet	Minimum 18 feet	No caving, Approved
SP-18	18 inch	22.50 feet	Minimum 18 feet	No caving, Approved
SP-19	18 inch	22,25 feet	Minimum 18 feet	No caving, Approved
SP-20	18 inch	22.50 feet	Minimum 18 feet	No caving, Approved
SP-21	18 inch	21.00 feet	Minimum 18 feet	No caving, Approved

^{*}Not accessible for drilling until later date.

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California Project File No.: 218113-201

CONCLUSIONS AND RECOMMENDATIONS

Based on our field observations, the material encountered during the drilling of the soldier pile borings, our review of the referenced geologic maps and project plans, the subject soldier pile borings are excavated into competent sandstone/siltstone to at least the minimum embedment and end depths specified, and are in conformance with the approved project plans. In order to ensure that the soldier pile excavations are free from any debris and loose materials, they should be observed by a representative of this firm prior to placement of steel and concrete.

We appreciate the opportunity to be of service. Should questions arise pertaining to any portion of this report, please contact this firm for further clarification.

Sincerely,

P.A. & Associates, Inc.

Parviz A. Azar, M.Sc., PE Principal Engineer

No. C-37818

James M. Renfrew, CEG 1970

Associate Geologist

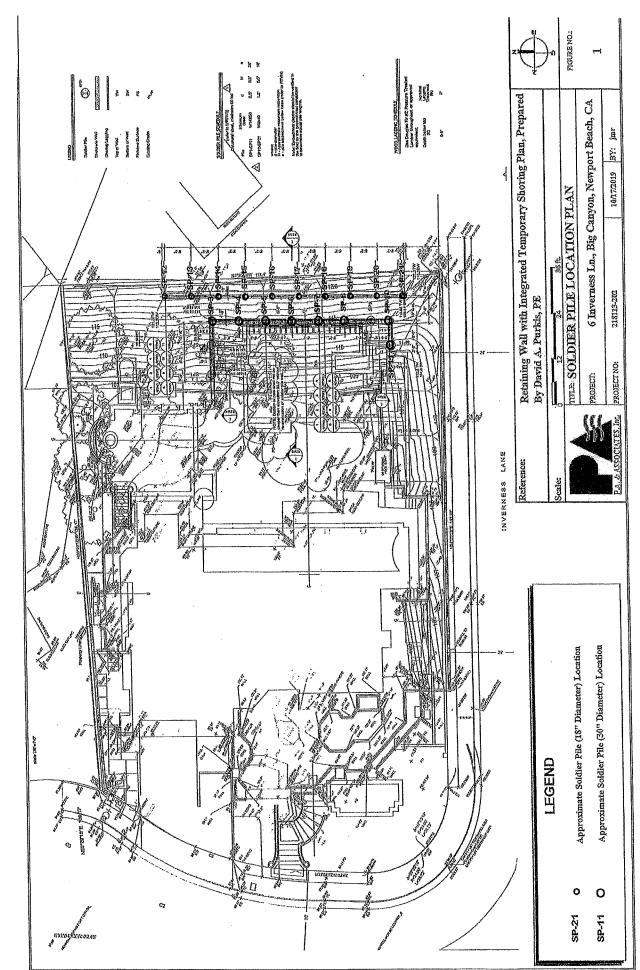
Distribution:(3) Addressee

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Exp. 09-30-1

Client: Mr. & Mrs. Wilbur Smith III Project: 6 Inverness Lane Newport Beach, California Project File No.: 218113-201

APPENDIX A SOLDIER PILE LOCATION PLAN





DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

Report of Special Inspection

Project Name Address: Smith Res / 6 Inverness							
Permit N	umber:	X2019-0	787				
Inspection	Type(s) ~	RC -	Caisson Be	ams		emenena represidentanta represidentantanta insc	yenenenene menemenenene menerako
Inspection		10/17/20	019 [] Pe i	riodic [Cont	tinuous
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shoring w	all caissons	#SP12-SP2	21				***************************************
	· · ·						
List Tests	Made:					* .	
',							
Total Ins	pection Tim	e Each Day	:			2	
Date	10/17/2019						
Hours	MIN)
List Items	Requiring Co	orrection, in	clude uncorre	ected items p	reviously li	sted	
Commer	nts						
-The size	and length	of all 10 be	ams comply	with the a	pproved p	lans caisson s	schedule on
sheet RT		-4					<u></u>
-All_10.h	eams were	epoxy coate	d on proper	flange and	proper ler	ngth prior to p	placement
Departme		l désign dra	wings, spec	rifications a		nce with the able workman	_
	Print Full Name: Chad Brummel Registration No NB-411						



DEPUTY LINSPECTION 1-800-DEPUTY1 Gon Conte: Uprite Sub-Conte: Drilco

Report of Special Inspection

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Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808

Phone: 714-685-6860

Fax: 714-685-6801

November 7, 2019

Job No. 11-409S

Building Inspector
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660

RE: Easterly Slope Retaining Wall Certification Smith Residence – 6 Inverness Lane Newport Beach, California

Dear Building Inspector,

DRC Engineering has field checked the horizontal location and vertical elevation of the most easterly retaining wall consisting of soldier piles 12 through 21 for the above referenced project and found them to be in substantial compliance horizontally and vertically as shown on Sheet RTW-2 of 5 of the Retaining Wall with Integrated Shoring Structural Plans dated April 9, 2019.

<u>Surveyor's Note</u>: Elevations along the top of the slope and the fence line of the adjacent residential lot to the east were evaluated based on before and after retaining wall installation and we found no evidence of ground movement or other impacts resulting from the contractor's work on the subject property

Sincerely,

R. Micah King, PLS DRC Engineering, Inc.



COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658

www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

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Newport Beach Registration No.:
NB-0381



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: (O INV COLNIESS		Report date:		CNB Inspector Name:	CNB Permit #: X 2019-1953		
Building Owner Name: SMITH		Owner's Mailing add	Owner's Mailing address (if different from site);		CNB Plan Check #: 09 x1 - 2018		
Full Name of Structural Observer (SO): ERIC だ、MISSMAN		SO email Address:	SWANG GWANS	SO Telephone #: - 9)500-7212	SO License / Reg. #;		
PLEASE INDI	CATE STRUCTURAL	_ ELEMENTS AND	CONNECTIONS OB	SERVED (check application	able boxes)		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED ,	(S) DATE OBSERVED		
Conventional Footings & Slab-	☐ Concrete	☐ Steel	☐ Concrete	BASEMENT	6-22-20		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck				
☐ Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		***************************************		
Other: CETAINI		☐ Other:	☐ Other:	BASEMENT	6-22-20		
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approved construc	approved construction documents; 3. Lunderstand that all deficiencies which I have documented must be corrected prior to						
final acceptance of Division.	final acceptance of the structural systems by the City of Newport Beach, Building						
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STRUCTURAL DESERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Forms\StructuralObservationReport&Instructions

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Upught
Sub Contr: TSW



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

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3 page notes and stych	ral details on 30-1				
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of debris.					
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To the best of my knowledge, the work inspected was in according	rdance with the Building Division approved design drawings.				
specifications and applicable workmanship provisions of the U.B	.C. except as noted above.				
Special Inspector Signature:	Date:				
	6/22/20				
Polyab F. U. N.	Manungut Danah Dantatuntan Sta				
Print Full Name:	Newport Beach Registration No.:				
Shann Ward	NB-0743				



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:	<i>c. 2</i>	Report date:	. 127	CNB Inspector Name:	CNB Permit #:
GINVERNE	<u> </u>	Report date:			×2019-1955
Building Owner Name: Owner's Mailing address (ress (If different from site);	Owner's Telephone #:	CNB Plan Check #: 0981-2018
Full Name of Structural Ob	server (80): SMAN	SO email Address:	nama bhanet	SO Telephone #: - 9)50クーフ21乙	SO License / Reg. #:
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applic	able boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED ,	I(S) DATE OBSERVED
Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete	BASEMENT	6.22-20
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐. Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
Other: RETAINING		☐ Other:	☐ Other:	BASEMENT	6-22-20
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I declare that the following statements are true to the best of my knowledge: 1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation; 2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents; 3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division. STAMP OF STRUCTURAL OBSERVER					1718 Z 1-18 Z 1-18 Z XIVAL XIVE ALLEONIUM
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STRUCTURAL DESERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Forms\StructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915 www.newportbeachca.gov | (949) 644-3200

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

After the top of slab/floor elevation is verified to match the elevation specified on the approved drawings, the contractor and inspector can measure the height of the structure to the top of slab/floor to verify that it is equal or less than the dimension shown on building sections and elevations.

This form must be filled out by a registered surveyor or civil engineer authorized to perform surveys. The survey must be done after the concrete forms are in place or preferable after the concrete slab is poured or raised floor is built, but prior to starting wall framing.

Engineer/Surveyor's Name R. Micah King		License # <u>9181</u>	
Engineer/Surveyor's Address 160 S. Old Sp	orings Rd. Anaheim, CA 9	2808 - Suite 210	
Job Address <u>Smith Residence - 6 Inverness N</u>	Newport Beach, CA		
Setbacks: Sketch a site plan and specify su	rveyed setbacks (use b	ack page).	
* Top of slab/floor elevation: 3-1/4" or 0.35	5' above Finish Floor of 92	:.50'	
* If slab/floor elevation varies, sketch a pelevations. Use same datum used in the su		ı slab on the back page a	nd specify the
I certify that the setbacks are . are n from plans:	ot , per City appre	oved plans. Describe any	deviations
I certify that top of slab/floor elevation(s) any deviations from plans: Forms set 3-1/4'			gs. Describe
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6/23/2020 Date	Engineer/Survey	yor's stamp and signature	LS9181
Forms/SetbacksandTopofSlabElevationCert.			OF CALIFORNIA



Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808

Phone: 714-685-6860 Fax: 714-685-6801

June 8, 2020

Job No. 11-409A

Mr. Rick La Bare, Building Inspector II
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Subject:

6 Inverness Lane, Newport Beach, CA Retaining Wall Structural Observations

Dear Rick:

DRC Engineering, Inc. (DRC) is the engineer of record for the masonry retaining walls (Walls "A," "B" and "D") as shown on the approved precise grading plans, Sheets C-1 through C-4, for the residential property at 6 Inverness Lane. Please note that DRC does not need to conduct any structural observations with respect to the retaining wall construction in the field.

Please contact me should you have any questions.

Sincerely.

DRC Engineering, Inc.

Ronald W. Sklepko, P.E., LEED AP, QSD

Vice President

RWS:rws

Attachment





DEPUTY LINSPECTION	
1-800-DEPUTY1	
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Report of Special Inspection

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\$0.4.400,00~00.400000.0000000000000000000	eaconolistica (Planeros PP) — biolistica (Planeros Planeros PP)	- Para Katara para Panggan panggan ang att a taganggan an ana pang	enn noema oliva miseratu ko seeritaan eta militar 1/4 dii.	pare financiju pas 4 kg vezovenenjeh vezigoriliše ezmetone o opisov v		kungen Billiant (ang terupakan kanangan pagit terbahan sakun dan dan dalam kelandar kelandar kelandar kelandar	eutere deur Mangalauguster na Bhillithanaic um um de 1986.
Nocuments and Andrew Control of the Strategy o	octorios propertidades com commitmental describir propressionin	annan er utter der iber-1980 skrivtische bitertyna speriody.	ne i gi overnemeglichterit, jangstater och kritistät de väntlichte	garine et out en er en	k apakangkakan jadakakan anti-te-gasaras tengasakan as trakkal-te	eriliseri delaria. Mira decembra este moltygi liga y sa az gaz ayna este eriliseri.	or encourage and control of the EMPT Experies in the en-Lipse
Comments:	ement clea	rances ach	leved and	maintained	throughout.	rene verbeteler i stoppivetiget ekonologisch	портинения положения порожения в байтельного порожения порожения в
					ous materia		gga panethi vojna raziono mensajoni ant mensajo na nestrante e a co
Excess	shotcrete w	as struck o	ff and disca	arded.	······································	aggeografisi on Anti-Action Chivertype One Eudger was ere	zenzenyakin kilipako ikiki endik di Antok berga ziripakin (z.) errin
All shoto	rete was pl	aced per s	pecs and c	odes.	krimen nem meneraliju i propinske provinske prijekle i provinske prijekle i provinske provinske provinske provi	konneligyalityisinin yasi yanak sakanan ngimammatan erweyn	к» құмақандықтай калайстай жәнін қазақ жәресі
despire, visitanismo de resistanta del militario del Alebanicia.		ANT THE CONTRACTOR OF THE PROPERTY OF THE CONTRACTOR OF T	。"可可能是"TOMO"的人,但我们就不管的是他们就是他们的人士的事情的	A CONTRACTOR OF THE PROPERTY O	ere in all de la	ega kitirika (Distalbert aparangkalangkalangkalangkalangkalangkalangkalangkalangkalangkalangkalangkalangkalang Angel	Aguer
							g Department of the U.B.C.
	oted above.	ngs, specific	ations and c	ippiicaoic m	5,81 (0.114681829144 ₉)	provincia	The transfer to the transfer t
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Signed:		I/J	 - u zázosádok kuz k szis misemmentel managárszasátásátáná 		118 and a company of the company of		$d_{\rm ch} \approx 3 \frac{1}{2} \sin \theta \cos \theta \sin \theta \cos \theta \cos \theta \cos \theta \cos \theta \cos \theta \sin \theta \cos \theta \cos$
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FORM \$1-02,90



Project Address:

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

CNB Inspector Name:

CNB Permit #:

Report Date:

04-22-20

6 Inverness		04-22-20					
Building Owner Name: Smith		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB	CNB Plan Check #:	
Full Name of Structural Ob	server (SO):	SO E-mail Address:		SO Telephone #: SO Lic		License / Reg. #:	
David A. Purkis		purkeng@sbcg	lobal.net	949.510.8648	R	CE 42810	
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxe							
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED		DATE OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete				
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck				
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		***************************************		
XI Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other: Low	er Wall (from SP) to S	3P (()	04-22-20	
K) ITEMS CHECKED A	ABOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.	E SP ZZ -	SP37		
☐ OBSERVED DEFIC	IENCIES AND COMME	NTS:			****		
Reinforcement and	wall components for t	he proposed site wa	all stem are in accord	ance with the project pla	ans by	1	
David A. Purkis, PE	and are approved for	shotcrete operation	ns from a structural vi	ewpoint.			
	☐ REPORT CONTINUED ON ATTACHED PAGES.						
	AL OBSERVATION REP						
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.							

I declare that the following statements are true to the best of my knowledge:

- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- 2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04-22-20

DATE



STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 6 Inverness		Report Date: 04-22-20		CNB Inspector Name:	CNB Permit#:	
Building Owner Name: Smith		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB Plan Check #:	
Full Name of Structural Ob	server (SO):	SO E-mail Address:		SO Telephone #:	SO License / Reg. #:	
David A. Purkis		purkeng@sbcg	iobai.net	949.510.8648	RCE 42810	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applica	able boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood			
M Other: Shotcrete wall stem	□ Other:	☐ Other:	□ Other: Lowe	er Wall (from SP 1 to S	P () 04-22-20	
X ITEMS CHECKED A	ABOVE ARE APPROVE	D AND WITHOUT DI	EFICIENCIES.	ξ SP ZZ - S	SP3Z	
☐ OBSERVED DEFIC	IENCIES AND COMMEN	NTS:				
Reinforcement and	wall components for the	ne proposed site w	all stem are in accord	ance with the project pla	ns by	
David A. Purkis, PE	and are approved for	shotcrete operation	ns from a structural vi	ewpoint.		
				☐ REPORT CONTINUED C	ON ATTACHED PAGES.	
1	AL OBSERVATION REF		n documents, and all o	bserved deficiencies wer	e corrected.	
I declare that the follow	ing statements are true to	o the best of my know	vledge:			
	design professional re	tained by the owner	r to be in responsible			
charge of the structure 2. I, or another licens	tural observation; ed design professional v	vhom I have designal	ted above and is under	ON A	PURE	
my responsible ch	narge, have performed to verify that the stru	the required site vis	its at each significant	9 No. 4	3010	
approved construc	tion documents;	•		Exp: 3	100 8	
final acceptance of	all deficiencies which I ha of the structural system	ave documented mus s by the City of Ne	st be corrected, prior to wport Beach, Building	CIV	/*/	
Division.	7 / .			ATE OF C	mark C	
	1 Chl		04-22-20	STAMP OF STRUCTI	IDAL ODGEDVED	

DATE STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

11-409 RTW Monitoring Session 6



DRC Engineering, Inc. 160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808 714-685-6801

Job#	11-409\$

release date: 4/23/2020

			Po	oint Differ	ential Tab	le	
	Initial = Initial - MS12 Previous = MS11 - MS12						
	Northii	ng Diff.	Eastir	ng Diff.	Elevati	on Diff.	
Station	initial	previous	initial	previous	initial	previous	Notes
SP3	-0.009	-0.013	0.000	0.012	0.003	0.010	Final 4/11/20
SP5	0.003	-0.004	0.015	-0.003	0.000	0.007	Final 4/11/20
SP7	0.001	0.000	0.011	0.000	-0.011	-0.002	Final 4/01/20
SP10	0.010	-0.001	-0.004	0.000	-0.009	-0.001	Final 4/01/20
SP22	-0.025	0.007	0.020	0.008	0.010	-0.001	Intial 3/12/20
SP25	-0.034	0.002	-0.001	0.007	0.017	-0.002	Intial 3/05/20
SP27	-0.026	0.001	0.012	0.007	0.006	-0.001	Intial 3/12/20
SP29 SP31	-0.011	-0.012	-0.009 -0.006	0.005 0.001	0.008	0.005 -0.004	Initial 3/05/20, Final 4/16/20
<u> </u>	0.006	0.013	-0.006	0.001	0.019	-0.004	Initial 3/05/20
SP3-B	-0.001	-0.001	0.002	0.002	-0.003	-0.003	Initial 4/16/20
SP5-B	0.003	0.003	0.002	0.002	-0.002	-0.002	Initial 4/16/20
SP7-B	-0.006	-0.006	-0.008	-0.008	-0.006	-0.006	Initial 4/16/20
SP10-B							Not read 4/23
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Monitor Session:	Initial	Date: 11/7/2019
Station Northing	Fasting Flevation	Station Northing Fasting Flevation

Station	Northing	Easting	Elevation
SP3	10149.379	5087.893	115.103
SP5	10136.189	5097.230	115.051
SP7	10122.669	5106.986	115.015
SP10	10104.796	5119.742	114.117
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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Station	Northing	Easting	Elevation
			
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Monitor Session: Session 1 Date: 1/5/2020

Station	Northing	Easting	Elevation
SP3	10149.379	5087.897	115.117
SP5	10136.179	5097.218	115.064
SP7	10122.658	5106.977	115.036
SP10	10104.783		114.133
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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Station	Northing	Easting	Elevation
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Monitor Session: Session 2 Date: 2/6/2020

Station	Northing	Easting	Elevation
SP3	10149.396	5087.907	115.100
SP5	10136.189	5097.230	115.051
SP7	10122.674	5106.991	115.012
SP10	10104.800	5119.746	114.113
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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Station	Northing	Easting	Elevation
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Monitor Session: Session 3 Date: 2/19/2020

Station	Northing	Easting	Elevation
SP3	10149.388	5087.893	115.100
SP5	10136.186	5097.215	115.051
SP7	10122.673	5106.980	115.013
SP10	10104.797	5119.739	114.113
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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 SP5
 10136.183
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 115.059

 SP7
 10132.670
 5106.903
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SP3 10149.387 5087.898 115.101 SP5 10136.183 5097.220 115.059	
CD7 40400 C70 E40C 000 44E 004	
SP7 10122.670 5106.993 115.021	╗
SP10 10104.805 5119.747 114.111	
SP22 10050.360 5063.990 106.556	┪
SP25 10063.729 5082.433 108.398	
SP27 10074.709 5085.334 106.735	_
SP29 10082.806 5096.651 107.517	
SP31 10092.380 5109.890 108.982	
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Monitor Session: Session 5 Date: 3/12/2020

Station	Northing	Easting	Elevation
SP3	10149.387	5087.904	115.106
SP5	10136.184	5097.225	115.055
SP7	10122.668	5106.997	115.018
SP10	NA	NA	NA
SP22	10050.441	5064.007	106.563
SP25	10063.728	5082.437	108.387
SP27	10074.688	5085.349	106.601
SP29	NA	NA	NA
SP31	10092.344	5109.902	108.966
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Station	Northing	Easting	Elevation
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Monitor Session: Session 6 Date: 3/26/2020

Station	Northing	Easting	Elevation
SP3	10149.383	5087.898	115.100
SP5	10136.178	5097.215	115.050
SP7	10122.659	5106.981	115.015
SP10	10104.789	5119.736	114.113
SP22	10050.472	5063.996	106.553
SP25	10063.759	5082.444	108.381
SP27	10074.707	5085.348	106.596
SP29	10082.845	5096.670	107.511
SP31	10092.374	5109.895	108.962
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Station	Northing	Easting	Elevation
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Monitor Session: Session 7 Date: 3/30/2020

Station Northing Easting Elevation Station Northing Easting Elevation

Station	Northing	Easting Elevation		
SP3	10149.378	5087.895	115.100	
SP5	10136.178	5097.214	115.050	
SP7	10122.664	5106.969	115.013	
SP10	10104.791	5119.733	114.113	
SP22	10050.469	5063.995	106.553	
SP25	10063.753	5082.440	108.382	
SP27	10074.728	5085.351	106.596	
SP29	10082.849	5096.666	107.511	
SP31	10092.377	5109.899	108.961	
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Station	Northing	Easting	Elevation

Monitor Session: Session 8 Date: 3/31/2020

Station	Northing	Easting Elevatio		
SP3	10149.387	5087.903	115.107	
SP5	10136.183	5097.212 115.061		
SP7	10122.668	5106.975	115.024	
SP10	10104.785	5119.746	114.125	
SP22	10050.465	5063.994	106.567	
SP25	10063.747	5082.437	108.393	
SP27	10003.747	5085.351	106.609	
SP29	10082.842	5096.667	107.526	
SP31	10092.374	5109.893	108.976	
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Station	Northing	Easting	Elevation
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Monitor Session: Session 9 Date: 4/1/2020 Northing Easting Station Northing Easting Elevation Station Elevation SP3 10149.386 | 5087.902 115.111 SP5 10136.182 5097.212 115.058 SP7 10122.668 5106.975 115.026 SP10 10104.786 | 5119.746 114.126 SP22 10050.466 | 5063.993 106.565 SP25 10063.748 5082.436 108.394 SP27 10074.726 5085.350 106.608 SP29 10082.843 5096.667 107.524 SP31 10092.375 | 5109.894 108.971

Monitor Session: Session 10 Date: 4/2/2020

Station	Northing	Easting	Elevation
SP3	10149.375	5087.905	115.110
SP5	NA	NA	NA
SP7	NA	NA	NA
SP10	NA	NA	NA
SP22	10050.464	5063.999	106.558
SP25	10063.742	5082.442	108.389
SP27	10074.722	5085.351	106.601
SP29	10082.844	5096.665	107.514
SP31	10092.368	5109.890	108.960
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Station	Northing	Easting	Elevation
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Monitor Session: Session 11 Date: 4/16/2020

Station	Northing	Easting	Elevation			
SP3	10149.388	5087.893	115.100			
SP5	10136.186	5097.215	115.051			
SP7	NA	NA	NA			
SP10	NA	NA	NA			
SP22	10050.473	5063.995	106.552			
SP25	10063.765	5082.441	108.379			
SP27	10074.734	5085.344	106.594			
SP29	10082.856	5096.660	107.509			
SP31	10092.387	5109.897	108.959			
SP3-B	10148.763	5086.956	113.019			
SP5-B	10135.511	5096.308	112.793			
SP7-B	10122.157	5105.979	113.062			
SP10-B	10104.187	5118.854	112.956			
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Station	Northing	Easting	Elevation		
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Monitor Session: Session 12

Date: 4/23/2020

Station	Northing	g Easting Elevat	
SP3	NA	NA	NA
SP5	NA	NA	NA
SP7	NA	NA	NA
SP10	NA	NA	NA
SP22	10050.466	5063.987	106.553
SP25	10063.763	5082.434	108.381
SP27	10074.733	5085.337	106.595
SP29	NA	NA	NA
SP31	10092.374	5109.896	108.963
SP3-B	10148.764	5086.954	113.022
SP5-B	10135.508	5096.308	112.795
SP7-B	10122.163	5105.987	113.068
SP10-B	NA	NA	NA
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DAILY FIELD REPORT

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										No: <u>218113-2</u>
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Proj. Location: 6 INVERNESS Equipment Used: BIG CANYON Weather Condition: SOLDIER PILE INSPECTION:										
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P.A. & ASSOCIATES, INC. JANKE M. RENTREW

Soil Engineering . Material Testing Geology . Environmental Services

EG 1970



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

Report of Special Inspection

Project Name Address: Smith Res / 6 Inverness							
Inspection Inspection Describe I Verified	Date(s) Inspection Mathematical Action in the size and	RC. 10/17/2 ade, including length of the	- Caisson B 2019 g Locations: he shoring y	Pe	riodic [wide flange] Cont	tinuous s for the
List Tests	Made:	(Balanga Salah Maranga Salah Sal			Communication of the Communica	ORANIA COLORA CO	
Total Ins	pection Tim	e Each Day	/:				
Date	10/17/2019						
Hours	MIN						
List Items	Requiring Co	orrection, in	clude uncorr	ected items p	reviously list	ed	
sheet RT	and length W-2				-	ns caisson s	
	MALLEN VV NI D. I		ar on trivian	-mange ann	im the tens		
Departme	ent approved	l design dra	_	rifications ar		ce with the le workman	_
	Name: Cha	d Brummel			gistration N	•	



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

12019-0787

Report of Special Inspection

Project	Project Name Address: Smith Res / 6 Inverness							
Inspection Inspection Describe I Verified	J F - (-)	RC - 10/17/20 de, including length of th	Caisson Be 019 [; Locations: ne shoring w] Per	iodic	[] C0	ntinuous
List Tests	Made:	1,					· · · · · · · · · · · · · · · · · · ·	
Total Ins	pection Time	e Each Day	:					
Date	10/17/2019							
Hours	MIN							
Commer-The size	e and length of W-2	of all 10 be	ams comply	with the ap	prove	d plai	ns caisson	schedule on
Departmer provision Signed:	est of my known approved as of the U.B. Name: Chao	design dra	wings, spec as noted abo	ifications arove.	nd app	licabl		anship

FORM S1-02, 90

Contractor: Uprite Sub-contractor: Drilco



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Wilbur Smith III-6 Inverness	
Permit Number: X2019-0787	
Inspection Type (s): Reinforced Concrete	
Inspection Date (s): <u>10/21/2019</u>	() Periodic (X) Continuous
	, Including Location(s): On of 4500 psi concrete for soldier pile
caisson's SP12-SP21 per plan page	
Caleson's Of 12-Of 21 per plan page	
-Reinforcement size, length, spacing a	and specifications comply with caisson
schedule on RTW-2.	
List Te	sts Made:
	on Time Each Day:
Date: 10/21/2019	
Hours: 4	
List All Items Requiring Correction (Inc	lude Previously Listed Uncorrected Items):
	iments:
-Steel beam epoxy coated on proper flan -All clearances maintained throughout.	ge and proper length prior to placement.
-Monitored concrete for water content an	d quality control
Wormond Condition of Water Content at	o quanty control.
Gary Bale Redi-Mix#: .45w/c3/8 Ticket#:	301964
To the best of my knowledge, the work inspected was in acc	ordance with the Building Division approved design drawings, .B.C. except as noted above.
// Special Inspector Signature:	Date:
Madel -	10/21/2019
Print Full Name:	Newport Beach Registration No.:
Charles Beardslee	NB-0692
SpecialInspectionReport 08/25/2015	

Contractor: Uprite Sub-contractor: Drilco



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Wilbur Smith III-6 Inverness			
Permit Number: X2019-0787			
Inspection Type (s): Structural Steel			
Inspection Date (s): 10/21/2019	(x) Periodic () Continuous		
Describe Inspection, Ir	calculing Incation(c)		
Observed vertical suspension and plac	ement of soldier pile W14x90 steel		
or soldier pile SP10 per plan page RTV	V=2.		
The second secon			
List Tests	Made:		
Total Inspection	Time Each Day:		
Date: 10/21/2019			
Hours: 4			
List All Items Requiring Correction (Inclu	de Previously Listed Uncorrected Items):		
and the state of t			
	nents:		
-Steel beam epoxy coated on proper flanc	e and proper length prior to placement.		
Verified size and length according to c	aisson schedule on RTW-2.		
Notice with the transport of the control of the transport			
	and design denuings		
To the best of my knowledge, the work inspected was in acco specifications and applicable workmanship provisions of the U.E.	rdance with the Building Division approved design drawings, B.C. except as noted above.		
A Special Inspector Signature:	Date:		
	10/21/2019		
Mault	10/21/2019		
Print Full Name:	10/21/2019 Newport Beach Registration No.:		



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

Report of Special Inspection

Project	Name Addres	S:	Smith Res / 6 Inverness					
Permit N	Tumber:				· · · · · · · · · · · · · · · · · · ·		-	
Inspection			Caisson Be					
Inspection	Date(s) -	10/22/20	019 [] Per	riodic [] Cont	inuous	
Describe I	nspection Ma	de, including	g Locations:					
Observed	the placeme	ent of 4500	psi concret	e for soldie	pile SP10			
	Made: ed the concre e Mix #.45W		r and quality					
Total Ins	pection Time	e Each Day	•					
Date	10/22/2019	Y						
Hours	PM					······		
List Items	Requiring Co	orrection, inc	clude uncorre	ected items p	reviously listo	ed		
Commen								
-Steel wa	is checked at	nd approved	d prior to po	our				
	ces were mai							
-Caisson	was clear of	debris and	standing w	ater at time	of concrete	placement	*******	
Departme	est of my kno ent approved as of the U.B.	design dra	wings, spec	ifications ar		le workman		
Print Full	Name: Chac	l Brummel			gistration N			

FORM S1-02, 90



1-800-DEPUTY1 Sea Cours: Uprite Sab-Cours: Drilco

Report of Special Inspection

Project Na	me & Address	Smith He	esidence/(o Inverne	ss, Nev	vport Be	acn	St. 274 spektro – sej zamoro o se sekti (s. jes	est, y source a
Permit Nun	iber X2019		eneromanie napra znakli zborgo po i s. 1914. Po posazenia na popolenjajaje na 1922.	early at their second at the contribution	ncega to successful and an extension	ellerteile och verir föreren stör redig i soci	ger sammen en e	g varantiga, tang rati-noon to	rugges traggete figure
Inspection	Type(s)	Reinford	ed Concr	ete	de représ de la parte propins de	n lyanest jakonis en er e	n ja andre a sepanjena da jega a sjekar kji ja kij	many design of the	on an are work.
Inspection		10/24/20)19	United the second	Periodi	t j	X] Cont	inuous	
Verified Shoring	ispection Mac I size of (10) I wall plans. V2–W14X90	soldier pile Size of be	es for cais ams in sti	ssons at	shoring	wall per	RTW 2 o esponding	f j sched	wagina kana
Tar There	Mads:	uan Bushington (n. 19 a Benton) Amelion de Parlame	et all restaurablishiques e ret the Principle Ship i st	mine the in the President State Beeg vision only it spe -	in the english of high substitute and he	end resid entre outlines	RCSS_CANALISES (es secuentado de esta contrata de la contrata del contrata de la contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata de la contrata del contrata de la contrata del contrata de la contrata de la contrata de la contrata de la contrata del contrata de la contrata del contrata del contrata del contrata de la contrata del contrata del contrata del contra	Total Till women in which the Tribution in	en personal de la composition de la co
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Total Inspe	ection Time E	ach Day:	godin Soviet in the between the mention that	promised that is the same control of the second	1 (1 (1 (1 (1 (1 (1 (1 (1 (1 (n-10. Silver flyd diwydd haefif haefi y eilyng	nga makanatan kawasa 248 na 1998-1996	en e	and the second second
Date	10/24/2019	(ARI) (Linguis - 1984) (Proposition Linguis) (A	The second secon	no representativa e e e e e e	et egenerat sekritar og denger i de sam g	etrolega arak eta esti ili eta arak eta esti.	e en la rouse (per gampala rouge en especial per la refe	makang menintagan di abawat telah tatah 180	American subtract sub-
Hours	4	endy ang terpitan yang mengabupa ang anterior ini.		Starting Control of the Physics of the Control of t	er oderanden statiske between	ang pagkan karan mengerikan (dan pagkan) Pagkan kansaran mengan kanan kansaran kansaran kansaran kansaran kansaran kansaran kansaran kansaran kansaran Pagkan kansaran kans	ing and the control of the control o	Control to the second s	Wantarana
List Items	Requiring Co	rrection, inc	dude unco	TECTO THE	ns previo	ously lists		igan agam santanggal a sa danan ga Santanggal agam santanggal agam santanggal gantan ar danan sa dan ganan santanggal	e sango, ji jirania Marakang kashada Wasana marakalisi
Soldier p	de steel use biles checked biles free fror	l against c	orrespon	ding mill	certifica ects/del	tlons. eterious	materials	Committee and the second of the committee of the committe	i parting a parting and a second a second and a second an
approved	t of my know design drawir noted above.	ledge, the wags, specific	ork inspectations and	ted was in Explicab	accorda le worki	nanship	provisions	of the l	ment 1.8.C.
Signed:	J	Ylange	en juri programa i programa (1966).	, who have the first transpose to the	Date	kanningsa properties of s	10/24/201	grading the standard of the st	of on other wood
555 1711	Wasser U	Thomas	George		(Variat	motion h.	NB-	0617	



DEPUTY LINSPECTION 1-800-DEPUTY 1 Gen Conv.: Uprite Sob-Conv.: Drilco

Report of Special Inspection

Project Na	me & Address	Smith Reside	ence/6 Inve	rness, Newpo	rt Beach	sungangang capanggal ang palay pendicata protestical ang palay pendicata protestical ang palay pendicata p	ng sjegend		
Fermit Nur	iber X2019	-0787	rakasa mengapang salah sal Salah salah sa	64 esses (saffeet) (2017) as filled to the first section of the first se					
Inspection		Reinforced Concrete							
Inspection	•	10/25/2019	and the supplication of) Periodic	(X)	Continuous			
Describs In	aspection Mad	le, including Lo	ations:	for (10) soldier	piles at s	horing wall po	ər		
RTW 2	of the shoring	ng wall plans. S	Size of bea	ms in strict acc	cordance	With	e equipment e		
corresp	onding sche	dule on RTW2	2–W14X90	(SP1-9/SP11)	· s man or a promotive garage of the most of	en deutsche der voorsche Angelein in Gestalmit het ingesticht der d	\$P\$ a marklotter		
List Tests	Made:	nganggal legal, gepsemen lejal mejal degregor dejarah megalahka menaharan saman	pagan na kangingan nada kalan sepadah kadi bi atau	ll et syner so det profest o en gript generaliste de la lates side to	والمنافقة والمستناف والمستناف المنافية المنافية المنافية المنافقة المنافقة المنافقة المنافقة المنافقة المنافقة	$y \in \mathcal{F}$, which with $\mathcal{F}(X, y) \in \mathcal{F}(X, y)$, which is $\mathcal{F}(X, y) \in \mathcal{F}(X, y)$, which is $\mathcal{F}(X, y) \in \mathcal{F}(X, y)$, where $\mathcal{F}(X, y) \in \mathcal{F}(X, y)$	enal state or totale		
supplies and the control of the cont		X8) cylinders o ry Bale ready r	cast nix#.45W/0	et i de la prime de la prime de seguira de seguira de la prime	ones, in the entire many investigations from	कर प्रतास के कर जीवा होते. अबदे मेरावर प्रतिस्त देखा के निर्माण की विकास की की की	Panguage a Station for		
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Total Insp	ection Time E	inch Days							
Date	10/25/2019	All years are single considered and of their sections.	galanda zaertega estatut aranda ya 11-53 sahi I	and elegan arteriora en processor a migra a processor a principal para de la companya de la companya de la comp A a transferencia de la companya de	i de l'en mes les régis des parachés de l'en l'été de l'en l'en l'en l'en l'en l'en l'en l'e	generalistic argenty continues and the Statestic contents	The state of the state		
Hours	4	a per julga per apras i restrucción de la comprehensión aprimer servición.	gazag un un general general propriet de la caracter de la caracter de la caracter de la caracter de la caracter La caracter de la caracter de	ovinega (salaban) salaban ne karan kar Baran karan ka	1 .				
7. Les Espesie	Penniving Cr	errection, include	e uncorrecte	i items previous	iy listed				
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Hus administration (see September 1 to the Self or a	a garganing gang tau mang tautan gi ini san mahalak si tauti	والمرافق والمستحد والمستحدد والمستحد والمستحدد والمستحد والمستحدد	er ga produktione egyptetti – itt det Saltinese vester ke	ह पहले हुन है के देश कर है कि उन कर है है कि देश है कि देश है है कि है कि उन है कि उन है कि उन है कि उन है कि	grafia ing padharang palami Sudhar men	. The first space of the second of the seco	governe determ		
Comment	st aloon and	froe from star	dina water	or debris.	and the second second section in the second	aget of the form on the entire entire the entire en	MA SHEET AND THE		
P311					an green gegen die die verdereit die		n with the second secon		
Beam c	learances a	chieved and m	aintained t				and the second second		
All cond	crete was pla	aced and cons	olidated pe	hroughout. r specs and co	oes.	er jong special og gjengelog å summerstend i sterior men men	regularis perm		
To the be	st of my knov design drawi	denus edt sobelu	insperted w	as in accordance licable workma	with the	Building Depar	tment		
except as	noted above.	01				5/2019			
Signod:		J/age	our anguigate you bloom to be management and the or	Date	المعارية ويرما مؤريا بإسماد ويراد المعارة	i galeranda ya ni ya qaran a sa sa dha sa	e milita diffe a		
Beirg Fül	I Name:	Thomas Ge	orge	Registrat	ion No	NB-0617	an is other parts as the		



DEPUTY LOSPECTION 1-800-DEPUTY 1 Gen Conta: Uprite sale-Conta: Drilco

Report of Special Inspection

Project Name & Add	Smith Residence/6 I	Inverness, Newpo	rt Beach
Permit Number 20	119-0787	entre enteresta esta social se esta se entre ent	kannida milamigalika medigilika antara kalahangan mengan, per ^l anga antara 1906-19 antarahan bermila
Inspection Type(s)	Reinforced Concrete	9	nger 120 mat ground stek nyangtang taman saman kangsak manyakan pagnapan sagan na sana manan.
Inspection Date(s)	11/6/2019] Periodic	[X] Continuous
Observed pneum RTW2 of the struc	Made, including Locations: atic placement of shotcret ctural plans. Size and rein corresponding details.	te (4500PSI) for sl	noring wall at rear per ing wall in strict
List Tests Made:	4(4X8) cylinders cast	erflang, menerta i versigiant di terus e primangaj ina giposa deliko e prosincia. Il fall filos birasta filosofi e terus (1935), di una unangaj una unana visi si unana s	antique ha commendata e la material de la copie de la copie de la commencia de la commencia de la commencia de La commencia de la commencia de la compensa de la c
Total Inspection Tin	ne Each Day:	ter digitalism et et selection de l'emission de l'emission (1997 et de 1998 et et selection et de 1998 et et s	oday sha ku ku a sa a sa a sa a sa a sa a sa a
Date 11/6/201	9 manifestatus sekin terresiserra vas, erres tarrillares en esperanterio con estre a terrillares e	na standardinati kalendardina kalendardina kalendardina kalendardina kalendardina kalendardina kalendardina ka Kalendardina kalendardina kalendardina kalendardina kalendardina kalendardina kalendardina kalendardina kalend	engen vor viving angemen vivinisme år voren år engiven. Der vivinisme med mellem til stære til stære til stære V
Hours 4	okuda riyudi. A kiyo aksus vigili alam iyo ne, gamahari isa adaqi ga ana qara ga kari i mihari i isa oʻri ba'l	ithi en communication. Pensiani a heren a acceptanzano de centra emissioni.	e a maratamane de arrego en rego en escapio a un el ficulto de 1994 de 1994 de 1994 de 1994 de 1994 de 1994 de La companya de la companya de 1994 de 1
List Items Requiring	Correction, include uncorre	cted items previousl	y listed
Back wall form of Excess shotcrete Wall shotcrete wa	awings, specifications and a	or deleterious ma arded. odes. d was in accordance	hout. Aterials. With the Building Department ship provisions of the U.B.C. 11/6/2019
Deine Full Name	Thomas George	Apoietesti	NB-0617

FORM \$1-02/90

CNB Permit #:



Project Address:

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

CNB Inspector Name:

Report Date:

6 Inverness		11-05-19			One comment
Building Owner Name: Smith		Owner's Mailing Add	Owner's Mailing Address (if different from site);		CNB Plan Check #:
Full Name of Structural Ob	server (SO):	SO E-mail Address:		SO Telephone #:	SO License / Reg. #:
David A. Purkis		purkeng@sbc	global.net	949.510.8648	RCE 42810
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OBS	SERVED (check application	able boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	And the second s	
M Other: Shotcrete wall stem	□ Other:	☐ Other:	☐ Other: Uppe	er Wall (from SP12 to SI	P21) 11-05-19
X ITEMS CHECKED A	BOVE ARE APPROVE	D AND WITHOUT DI	EFICIENCIES.		
☐ OBSERVED DEFICE	ENCIES AND COMME	NTS:	The second secon		
Reinforcement and	wall components for t	he proposed upper	site wall stem are in a	ccordance with the proje	ect plans by
David A. Purkis, PE	and are approved for	shotcrete operation	ns from a structural vie	wpoint.	The state of the s
		·····		☐ REPORT CONTINUED O	N ATTACHED PAGES.
☐ FINAL STRUCTURA	L OBSERVATION REF	PORT:			
The structure generally	complies with the ap	proved construction	າ documents, and all ob	served deficiencies were	e corrected.
I declare that the following	ng statements are true to	the best of my know	vledge:		
<u> </u>					
1.) I am the licensed charge of the struct	design professional re	tained by the owner	to be in responsible	055	
2. I, or another license	urar observation; ed design professional w	hom I have designat	ed above and is under	W PROPER	is Ola
my responsible cha	arge, have performed	the required site vis	its at each significant	Sent Comment	CARTEEN .
construction stage	to verify that the stru-	cture is in general	conformance with the	S No. 42	810
approved constructi 3. I understand that al	on documents; I deficiencies which I ha		the constitution	Exp: 3-3	31-20
final acceptance of	the structural systems	ive accumented mus s by the City of Nev	t be corrected, prior to	*	<i> * </i>
Division.			port bodon, banding	CIVI OF CA	LEORIS
()	11 1111			OF CA	
\	y ~ U		11-05-19	OTAMB OF OTRICE	DAL COORD
SIGNATURE OF STRUCTU	JRAL OBSERVER OF REC	DATE	STAMP OF STRUCTU	RAL OBSERVER	

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



DEPUTY LINSPECTION 1-800-DEPUTYL Gen Conte: Uprite Sub-Conte: Drilco

Report of Special Inspection

Permit Num	ber 2020	-0263				and a second second second second	Agricult Bellinding (1974) Ann an Ann Ann an An		
Inspection Type(s)		Reinforced Concrete							
Inspection !	Date(s)	3/4/2020	Marie Marie La) Periodic	[X	J Conti	uous		
Describe in	spection M	ade, including Loc	ations:	n ten ders mit staden til flyttiggene deserten makke, besk en littly i de videre be	enseljaniskopiskosenskop	Production of the contract of	1882-rappy Galerkowski Andrewski przystaj		
		er piles and plac 2 of structural pl							
		th schedule on F							
List Tests N	Aade:		nd distribute angles mentions sistem that angles to be	od Okkonski Okoni Tvodaba povora oskoranska okonik oskorije sa se se					
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FORM \$1-02;90



Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808

Phone: 714-685-6860 Fax: 714-685-6801

Job No.	11-409S
---------	---------

B. MICAH KING

Building Inspector
City of Newport Beach
Community Development Department
100 Civic Center Drive
Newport Beach, CA 92660

RE: Smith Residence – 6 Inverness Newport Beach, California

GP Permit #:

Date: 03/05/2020

To whom it may concern:

DRC Engineering, Inc.

This letter is to confirm that per the Staking performed for the

PILE AVAIL LOCATION; the following areas have been located and found to be in
substantial compliance horizontally and vertically with the approved plans. (See below for
point numbers referenced on DRC construction plot for fixed works being verified)

SP 22	through 5/3 3 Z	—
	through	
	through	
	through	
Sincerely,		



Project Address:

6 Inverness

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

CNB Inspector Name:

CNB Permit #:

Report Date:

03-03-20

Smith		Owner's Mailing Addr	ess (if different from site);	Owners Telephone #:	CINB	Plan Check #:
Full Name of Structural Obs	server (SO):	SO E-mail Address:		SO Telephone #:	SO L	icense / Reg. #:
David A. Purkis		purkeng@sbcg	lobal.net	949.510.8648	49.510.8648 RCE 42810	
PLEASE INDIC	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applica		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	(S)	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation,Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
X -Caissens, Piles, -Grade Beams —	□ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	wide flanges for SP22-S	SP32	03-03-20
☐ Other:	☐ Other:	☐ Other:	☐ Other:			
X ITEMS CHECKED A	BOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.			
☐ OBSERVED DEFICE	ENCIES AND COMME	NTS:				
Wide flange steel at	site for SP22 through	SP32 are in accor	dance with the projec	t plans by		
David A. Purkis, PE	and are approved for	pile installation from	n a structural viewpoi	int.		
				☐ REPORT CONTINUED O	ON ATT	ACHED PAGES.
☐ FINAL STRUCTURA	AL OBSERVATION REP	PORT:				
The structure generall	y complies with the ap	proved construction	n documents, and all c	bserved deficiencies wer	e cor	ected.

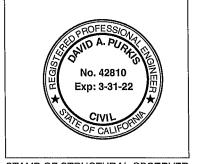
I declare that the following statements are true to the best of my knowledge:

- 1.) I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- 3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

03-03-20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

SHEET 1 OF 1

RECORD OF SURVEY NO. 2019-1245

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA

BEING A SURVEY OF LOT 58 OF TRACT No. 7638, AS PER MAP FILED IN BOOK 306, PAGES 1 THROUGH 9, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DRC ENGINEERING, INC. PASCAL APOTHELOZ, LS 7734 DATE OF SURVEY: OCTOBER, 2019

ACCEPTED AND FILED AT THE REQUEST OF

THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE March 13, 2020 TIME 11:19 A.M. FEE \$ 21 50

INSTRUMENT #202000011354D воок 310 __ PAGE 30 R/S

HUGH NGUYEN COUNTY CLERK-RECORDER
BY Atten Sile

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INVERNESS LANE AS SHOWN ON TRACT NO. 7638, FILED IN BOOK 306, PAGES 1—9, INCLUSIVE OF MISCELLANEOUS MAPS, BEING NORTH 54*29'28" EAST.

STATEMENT OF PURPOSE

THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2017 AS INSTRUMENT OF CALIFORNIA, OF OFFICIAL RECORDS OF GRANGE COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S BOUNDARY NOTE:

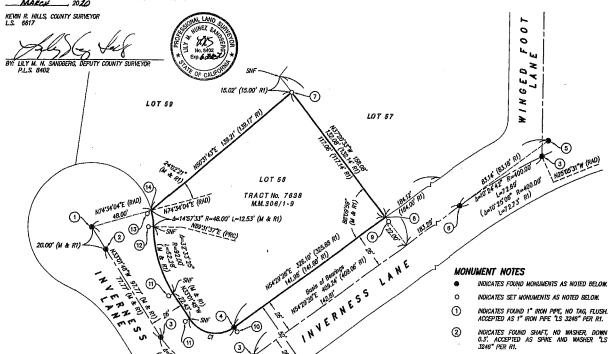
THERE ARE NO CONFLICTS WITH EXISTING USBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT AT THE REQUEST OF MUSIPH, A SMITH, IN AND ORIGINAN ALLEN SMITH IN COTOBER, 2019.







CURVE TABLE

 $C1 = \Delta 92'28'44'' R = 24.00' L = 38.74' (\Delta = 92'26'19'' R = 24.00' L = 38.72' R1)$

3

R=50.00 L=80.70 R1

GRAPHIC SCALE: 1 INCH = 30 FT

REFERENCES

- TRACT No. 7638, M.M. 306/1-9
- (...) INDICATES RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- M & R INDICATES MEASURED DATA AND RECORD DATA ARE THE SAME.
- INDICATES SEARCHED, NOTHING FOUND.

- INDICATES FOUND MONUMENTS AS NOTED BELOW.
- INDICATES FOUND SHAFT, NO WASHER, DOWN 0.3'. ACCEPTED AS SPIKE AND WASHER "LS 3246" PER RI. 2
- INDICATES FOUND STANDARD CITY OF NEWPORT BEACH MONUMENT WITH BRASS CAP "LS 3246", 3 PER RI, DOWN 1.0"
- **(4)** INDICATES FOUND 1" IRON PIPE "LS 3246" PER RI, UP 0.2".
- INDICATES FOUND STANDARD CITY OF NEWPORT BEACH MONUMENT WITH BRASS CAP "LS 3246" PER RI, DOWN 0.8'. **(5)**
- (6) INDICATES FOUND SPIKE AND WASHER "LS 3246" PER RI, DOWN 0.1".
- INDICATES SEARCHED, FOUND MOTHING. ESTABLISHED BY BEARING / BEARING INTERSECTION. SET 1" IRON PIPE WITH TAG STAMPED "LS 7734", FLUSH. Ø
- INDICATES SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION USING R1 DATA, NOTHING SET. ⑧
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 3720"33" EAST, 4,00 FEET FROM ESTABLISHED CORNER. 9
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 35'30'32" EAST, 4.00 FEET FROM ESTABLISHED CORNER. 10
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 77:34" SOUTH 56:56'12" WEST, 4.00 FEET FROM ESTABLISHED CORNER. ①
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 77:34" SOUTH 89:31'37" WEST, 4:00 FEET FROM ESTABLISHED CORNER. 12
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 77:34" SOUTH 50:31'43" WEST, 4.00 FEET FROM ESTABLISHED CORNER. 13
- INDICATES ESTABLISHED BY RECORD DISTANCE (12.53") PER RI. NOTHING FOUND, NOTHING SET, 4



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPO	<u>RT</u>
Project Address: Smith Residence 6 Inverness Lane, Newpo Permit Number: X2019-1954 Inspection Type (s): Concrete Inspection Date (s): 6/10/20	Periodic Continuous
Describe inspection and unit in Describe in Specific in Individual Consolidation of 30 cubic yards of concrete, mix Robertsons and placed as follows: Footing at CMU retaining wall "A", NE per permeter. One set of 4 test samples was taken at retaining wall footing: ticket concrete temp 73F.	design RS350P41, supplied by
Total inspection Time Fact IDay 6/10/20 Hours Min List All Items Requiring Correction (Include Previously, Listed	Uncorrected items)
Ohis than any noted discrepancies all work was done per approved plans, job site specifications, applicable and appeared to be in compliance at time of inspection.	Cable codes, RFI's and WPS's to the best of my
Pylpin	6/10/20 Pott Beach Registration Not 188



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:	55	Report date:		CNB Inspector Name:	CNB Permit #: X 2019 - 1953
Building Owner Name: SMITH		Owner's Mailing add	dress (if different from site);	Owner's Telephone #:	CNB Plan Check #: 0781-2018
Full Name of Structural Ob	server (SO):	SO email Address:	COCKAID GARAGE	SO Telephone #:	SO License / Reg. #:
ERIC F. MOS	2214 AIA	Jev 101905	1214 C 1470	9)500-7212	10-19/1/8
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applic	able boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED ,	(S) DATE OBSERVED
Conventional Footings & Slab-	☐ Concrete	□ Steel	☐ Concrete	BASEMENT	6.22-20
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐. Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
W Other: RETAINING	Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20
AITEMS CHECKED	ABOVE ARE APPROVE	ED AND WITHOUT I	DEFICIENCIES.		
OBSERVED DEFIC	IENCIES AND COMME	NTS.			
,					
				☐ REPORT CONTINUED	ON ATTACHED PAGES.
	AL OBSERVATION RE		-		
The structure general	lly complies with the a	pproved constructi	on documents, and all o	observed deficiencies we	re corrected.
I declare that the follow	ing statements are true	to the best of my kn	owledge:		,
A I was the Breeze	d dast		or to be in recessable	CED A	RCW
charge of the stru	ctural observation;		er to be in responsible	1/2/4-11	200 (K) -
2. I, or another licen	sed design professional	whom I have design	ated above and is under visits at each significant		3/1/
construction stag	e to verify that the st	ructure is in genera	al conformance with the	C-19	718 2/
approved constru	ction documents;	have documented m	ust be corrected, prior to	7-3°	1-18
final acceptance	of the structural system	ms by the City of I	Newport Beach, Building	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	TE CRIT
Division.				OF C	ALIFOR
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Forms\StructuralObservationReport&Instructions



DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Upright
Sub Contr: TSW

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Smith Kesidenc	e@6 nverness
Permit Number: X2019-1953	
Inspection Type (s): RC-Lebay	•
Inspection Date (s): 6/22/20	() Periodic (/ Continuous
Describe Inspection, in	
Observed the pasement	level too fine re-inforcement
	invous tootings, anchor bolts,
	wels per plan page S
	al details on SD-1
Lebar and hardware place	of perplan and specifications
List Tests	Made:
Observation only	
Total inspection	Time Each Day:
Date: 422/20	
Hours: ##	
List All Items Requiring Correction (Include	de Previously Listed Uncorrected Items):
No exceptions taken	to realized Research of the research of the
100 00000000000000000000000000000000000	
	nents:
Benforcement free from	
	excessive wish and
Queterous coating too	my bottoms tree
of debns	
	with the Duilding Division conveyed design drowings
To the best of my knowledge, the work inspected was in accorspecifications and applicable workmanship provisions of the U.B.	c, except as noted above.
Special Inspector Signature:	Date:
	6/22/20
Print Full Name:	Newport Beach Registration No.:
Sham Ward	NR-0743
3 Name Ware	(1)



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address:		Report date:	20	CNB Inspector Name:	CNB Permit #: X 2 019 - 1953
Building Owner Name:		Owner's Mailing addr	ess (if different from site);	Owner's Telephone #:	CNB Plan Check #: 0981-2018
Full Name of Structural Ob ERICE MOS	server (SO): SMAN	SO email Address: といしいかのを	SWAM B GNAMS	SO Telephone #: 9)500-7210	SO License / Reg. #:
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check application	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED ,	(S) DATE OBSERVED
Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	BASEMENT	6.22-20
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
Other: RETAINIT	Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20
AITEMS CHECKED	ABOVE ARE APPROVE	D AND WITHOUT D	EFICIENCIES.		
□ OBSERVED DEFIC	IENCIES AND COMMEN	NTS:			
				☐ REPORT CONTINUED (ON ATTACHED PAGES.
	AL OBSERVATION REF		n documents, and all	observed deficiencies we	re corrected.
1110 001 20121 3 9011012	.,,				
I declare that the follow	ring statements are true t	o the best of my kno	wledge:		
1. I am the licensed	d design professional rectural observation;	stained by the owner	er to be in responsible	UNSED A	RCHIT
2. I, or another licens	sed design professional v	whom I have designa	ited above and is under		三多[2]
my responsible of	harge, have performed e to verify that the stru	the required site vi	sits at each significant conformance with the	C-19	718
approved constru	ction documents;			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	
3. I understand that	all deficiencies which I h	ave documented mu	ist de corrected, prior to	RENE	WAL /SS//

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

final acceptance of the structural systems by the City of Newport Beach, Building

Forms\StructuralObservationReport&Instructions

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

Division.



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915 www.newportbeachca.gov | (949) 644-3200

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

The purpose of this certificate is to insure that the structure is located properly on site per the approved drawings. This certificate also verifies the top of slab/floor elevation noted on the approved drawings.

After the top of slab/floor elevation is verified to match the elevation specified on the approved drawings, the contractor and inspector can measure the height of the structure to the top of slab/floor to verify that it is equal or less than the dimension shown on building sections and elevations.

This form must be filled out by a registered surveyor or civil engineer authorized to perform surveys. The survey must be done after the concrete forms are in place or preferable after the concrete slab is poured or raised floor is built, but prior to starting wall framing.

Engineer/Surveyor's Name R. Micah King		License # 9181	
Engineer/Surveyor's Address 160 S. Old Springs	Rd. Anaheim, CA 92808 - S	uite 210	
Job Address Smith Residence - 6 Inverness Newpo	ort Beach, CA		
Setbacks: Sketch a site plan and specify surveye	ed setbacks (use back page	e).	
* Top of slab/floor elevation: 3-1/4" or 0.35' abov	e Finish Floor of 92.50'		
* If slab/floor elevation varies, sketch a plan elevations. Use same datum used in the survey		n the back page and	specify the
I certify that the setbacks are , are not from plans:	, per City approved pla	ns. Describe any dev	riations
I certify that top of slab/floor elevation(s) is any deviations from plans: Forms set 3-1/4" or 0.5		11	Describe
6/23/2020 Date	Engineer/Surveyor's sta	mp and signature	R. MICAH KING R
Forms/SetbacksandTopofSlabElevationCert.			OF CALLED



Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210

Anaheim Hills, California 92808

Phone: 714-685-6860

Fax: 714-685-6801

June 8, 2020

Job No. 11-409A

Mr. Rick La Bare, Building Inspector II City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

Subject:

6 Inverness Lane, Newport Beach, CA Retaining Wall Structural Observations

Dear Rick:

DRC Engineering, Inc. (DRC) is the engineer of record for the masonry retaining walls (Walls "A," "B" and "D") as shown on the approved precise grading plans, Sheets C-1 through C-4, for the residential property at 6 Inverness Lane. Please note that DRC does not need to conduct any structural observations with respect to the retaining wall construction in the field.

Please contact me should you have any questions.

Sincerely,

DRC Engineering, Inc.

Ronald W. Sklepko, P.E., LEED AP, QSD

Vice President

RWS:rws

Attachment





DEPUTY LINSPECTION
1-800-DEPUTY1
Gen Cour. Uprite
Sub-Const Drilco

Report of Special Inspection

Project Na	me & Addres	s Smith Re	sidence/6	Inverness,	Newport Be	ach	alterne signita na tambii - 49 1484 tambih andan tersesa sansan
Permit Num	2019-	0787	ng go uhuningu khinada mgi mgi pengigungan Pilitan kapat da uhun 1922 kaban 1928 ka	go dala'n mekarinin sakundi serun menggunakadi antarakenten dinintek etilik sel	Counted hands the cold State Art of the cold State Sta	PRACE COSTOPICION PARA ACOMORPHO IN SCORBOLL CONTRACTOR ACOMORPHO	#3.dippin.39usdiplot dårs 3 trima3 till det direktion (12.kiet
Inspection	Type(s)	Reinforce	ed Concret	е			
Inspection		4/25/2020	erra seriotama rucciosamentencia.	[] Per	iodic [X] Contin	nons
Observed through s	nspection Ma d pneumatic coldier piles ce with corr	placement per shoring	of shotcret plans. Siz	e and reint	I) for shoring orcement of	g wall at reasoning wa	ar and side
List Tests I	Made:	(8) cylinder	COLUMN TO THE PARTY OF THE PART	Martina (1984), agai a dha a dha a dha a' a dha a dha a dha a dha Martina (1984), agai a dha a' a dha a' I a' an dha an dha a' a' a' a' a dha a'	ge mig a state of special special section and special section and special as of	ng saggang ang ang ang ang ang ang ang ang a	ndge-upperansen Meller de Hillight in 1998 der in so un Special der
Total Inspe	ection Time E	Each Day:	ng Manika catapagnin salambanan pamini dan salah dalam sin da dan sa	त्याच्याच्याच्याच्याच्याच्याच्याच्याच्याच	· · · · · · · · · · · · · · · · · · ·	diging of the 1 and traums, much a second area and any and a second area.	manurumuri (a) (a) yayamin ayah (i tu ku di di diku di ku di manurum (i tu ma ya ya ya isi (a)
Date	4/25/2020	A B of the case of the sequence was a sink and beautiful and the second of the second	garances gangasaran mendintika (Kita Al-Art) 14 Etin (Al-Art)	CONTRACTOR	· 人名西西斯 (A. 1985年) 《 · · · · · · · · · · · · · · · · · ·	ない。35 gr - 1.4 ggu- 4452 (出くなりしいしょうながっから かかけなか いかいかかり	phonocong and the reason below to the Confession of Confession Con
Hours	A Language of the company of the com	EP PRESIDENT (ANTENNA ANTI-LARA NEL NEL ANTI-LARA NEL ANTI	er ja etemp gelde perimen rich som hinge et til et ere.	ER POTEN E PO POSICIONES ERESTE COMMENSATES ERESTES ERESTES AUGUSTOS EN LA LIGACIONES DE LA		gagi dalam unanon holis das suctults surrany as hande nubanno Di mindi Tangan da surrany da su	provinces a significant relation of Contracts of States and Contracts of States and Contracts of States and Contracts of States on Contracts of States on Contracts of States on Contracts
List Items	Requiring Co	orrection, inc	iude uncorre	ected items p	reviously list		nasa ara gar sakat i Sard Flatoffe. Nasa-tandara 2 ann agus saga saga saga saga saga saga saga
Back wa Excess	cement clea	n and free as struck o	from debris	or deleter arded.	throughout lous materia		
approved except as r							g Department of the U.B.C
Signed:		1/1	ere. ut. v _{ari} <u>visionid di British ett propries de la rechte et sonstellette</u> i		ate	NIC C	
Print Full	Name:	√Thomas (George	R	egistration N	NB-0	701/

FORM \$1-02-90



Project Address:

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

CNB Inspector Name:

CNB Permit #:

Report Date:

04-22-20

		1			l	1
Building Owner Name: Smith		Owner's Mailing Addre	ess (if different from site);	Owner's Telephone #:	CNB Plan Check #:	
Full Name of Structural Ob	server (SO):	SO E-mail Address:		SO Telephone #:	SO License / Reg	n #-
David A. Purkis		purkeng@sbcg	lobal.net	949.510.8648	RCE 42810	- 1
				070.010.0070	110L 42010	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OBS	SERVED (check applica	able boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED		
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	□ Concrete	☐ Steel Deck			
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood			
Ⅺ Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other: Lowe	er Wall (from SP) to SI	i	 20
X ITEMS CHECKED A	BOVE ARE APPROVE	AND WITHOUT DE	FICIENCIES.	E SP ZZ - S	PSZ	
☐ OBSERVED DEFICE	ENCIES AND COMMEN	ITS:				
Reinforcement and	wall components for th	e proposed site wa	III stem are in accorda	ance with the project plan	ns by	
David A. Purkis, PE	and are approved for	shotcrete operation	s from a structural vie	ewpoint.		
				☐ REPORT CONTINUED O	N ATTACHED PAG	GES.
	AL OBSERVATION REP					
i ne structure generali	y complies with the app	proved construction	documents, and all o	bserved deficiencies were	e corrected.	
I dealers that the Z !!						
i deciare that the following	ng statements are true to	the best of my know	ledge:			
1 I am the licensed	docian professional					
charge of the struct	design professional ret tural observation:	amed by the owner	to be in responsible	agOFE.	396	
				To and the	.: ~16 10 No.	

 I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the

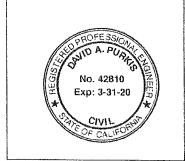
approved construction documents;

 I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04-22-20

DATE



STAMP OF STRUCTURAL OBSERVER

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 6 Inverness		Report Date: 04-22-20		CNB Inspector Name:	CNB Permit #:
Building Owner Name: Smith			ess (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Obs	server (SO):	SO E-mail Address:		SO Telephone #:	SO License / Reg. #:
David A. Purkis		purkeng@sbcgl	obal.net	949.510.8648	RCE 42810
				<u> </u>	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND		SERVED (check applic	cable boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	I(S) DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		·
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other: Low	er Wall (from SP 1 to s	SP () 04-22-20
X ITEMS CHECKED A	BOVE ARE APPROVE	D AND WITHOUT DE	FICIENCIES.	E SP 22-	SP3Z
□ OBSERVED DEFIC	ENCIES AND COMMEN	NTS:			
Reinforcement and	wall components for the	he proposed site wa	all stem are in accord	lance with the project pl	ans by
David A. Purkis, PE	and are approved for	shotcrete operation	ns from a structural v	iewpoint.	
				☐ REPORT CONTINUED	ON ATTACHED PAGES.
☐ FINAL STRUCTUR	AL OBSERVATION RE	PORT:			
The structure general	ly complies with the ap	proved construction	n documents, and all	observed deficiencles w	ere corrected.
I declare that the follow	ing statements are true t	to the best of my knov	vledge:		
charge of the structure. 2. I, or another license my responsible compared to the structure.	I design professional restural observation, sed design professional harge, have performed to verify that the structure.	whom I have designal	ted above and is under sits at each significant	EL CAND	FESSIONAL A. PURAS
approved construct		ave documented mus	st be corrected, prior to	Exp:	3-31-20 A
	1061		04-22-20	STAMP OF STRUC	CTURAL OBSERVER
SIGNATURE OF STRUC	TURAL OBSERVER OF RE	ECORD	DATE		

11-409 RTW Monitoring Session 6



DRC Engineering, Inc. 160 South Old Springs Road, Ste. 210

Anaheim Hills, California 92808

714-685-6801

Job#	11-409S

release date: 4/23/2020

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						MS11 - MS1	2
	Northi	ng Diff.	Eastir	ng Diff.	Elevati	ion Diff.	
Station	initial	previous	initial	previous	initial	previous	Notes
SP3	-0.009	-0.013	0.000	0.012	0.003	0.010	Final 4/11/20
SP5	0.003	-0.004	0.015	-0.003	0.000	0.007	Final 4/11/20
SP7	0.001	0.000	0.011	0.000	-0.011	-0.002	Final 4/01/20
SP10	0.010	-0.001	-0.004	0.000	-0.009	-0.001	Final 4/01/20
SP22	-0.025	0.007	0.020	0.008	0.010	-0.001	Intial 3/12/20
SP25	-0.034	0.002	-0.001	0.007	0.017	-0.002	Intial 3/05/20
SP27	-0.026	0.001	0.012	0.007	0.006	-0.001	Intial 3/12/20
SP29	-0.011	-0.012	-0.009	0.005	0.008	0.005	Initial 3/05/20, Final 4/16/20
SP31	0.006	0.013	-0.006	0.001	0.019	-0.004	Initial 3/05/20
SP3-B	-0.001	-0.001	0.002	0.002	-0.003	-0.003	Initial 4/16/20
SP5-B	0.003	0.003	0.000	0.000	-0.002	-0.002	Initial 4/16/20
SP7-B	-0.006	-0.006	-0.008	-0.008	-0.006	-0.006	Initial 4/16/20
SP10-B							Not read 4/23
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Monitor Session: Initial Date: 11/7/2019

Station	Northing	Easting	Elevation
SP3	10149.379	5087.893	115.103
SP5	10136.189	5097.230	115.051
SP7	10122.669	5106.986	115.015
SP10	10104.796	5119.742	114.117
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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Station	Northing	Easting	Elevation
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Monitor Session: Session 1 Date: 1/5/2020 Northing Easting Station Northing Easting Elevation Elevation Station SP3 10149.379 5087.897 115.117 SP5 10136.179 5097.218 115.064 10122.658 5106.977 115.036 SP7 10104.783 5119.763 114.133 SP10 NA SP22 NA NA NA SP25 NA NA SP27 NA NA NA SP29 NA NΑ NA SP31 NA NA NA

Date: ____2/6/2020 Monitor Session: Session 2 Station Northing Easting Elevation Station Northing Easting Elevation 10149.396 5087.907 115.100 SP3 10136.189 5097.230 SP5 115.051 10122.674 5106.991 115.012 SP7 10104.800 5119.746 114.113 **SP10** SP22 NA NA NA NA NA NA SP25 NA SP27 NA NA SP29 NA NA NA SP31 NA NA NA

Monitor Session: Session 3 Date: 2/19/2020

Station	Northing	Easting	Elevation
SP3	10149.388	5087.893	115.100
SP5	10136.186	5097.215	115.051
SP7	10122.673	5106.980	115.013
SP10	10104.797	5119.739	114.113
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA
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Monitor Session: Session 4 Date: 3/5/2020 Station Northing Easting Elevation Northing Easting Elevation Station SP3 10149.387 5087.898 115.101 SP5 10136.183 5097.220 115.059 10122.670 5106.993 115.021 SP7 **SP10** 10104.805 | 5119.747 114.111 SP22 10050.360 5063.990 106.556 10063.729 5082.433 SP25 108.398 SP27 10074.709 5085.334 106.735 SP29 10082.806 5096.651 107.517 SP31 10092.380 5109.890 108.982

Monitor Session: Session 5 Date: 3/12/2020 Northing Easting Elevation Station Northing Easting Station Elevation SP3 10149.387 | 5087.904 115.106 SP5 10136.184 5097.225 115.055 10122.668 5106.997 SP7 115.018 **SP10** NA NA NA SP22 10050.441 5064.007 106.563 SP25 10063.728 5082.437 108.387 SP27 10074.688 5085.349 106.601 SP29 NA NA NA 10092.344 5109.902 108.966 SP31

Monitor Session: Session 6 Date: 3/26/2020

Station	Northing	Easting	Elevation
SP3	10149.383		115.100
SP5	10136.178		115.050
SP7	10122.659	5106.981	115.015
SP10	10104.789	5119.736	114.113
SP22	10050.472	5063.996	
SP25	10050.472		106.553 108.381
SP27	10003.739		106.596
SP29	10074.707		100.590
SP31	10002.043	5109.895	107.511
01 01	10002.074	0103.030	100.902
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Station	Northing	Easting	Elevation
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Monitor Session: Session 7 Date: 3/30/2020 Northing Easting Elevation Station Northing Easting Elevation Station SP3 10149.378 5087.895 115.100 SP5 10136.178 5097.214 115.050 SP7 10122.664 5106.969 115.013 **SP10** 10104.791 5119.733 114.113 10050.469 5063.995 106.553 SP22 10063.753 5082.440 SP25 108.382 SP27 10074.728 5085.351 106.596 10082.849 5096.666 SP29 107.511 SP31 10092.377 5109.899 108.961

Monitor Session: Session 8 Date: 3/31/2020 Northing Easting Elevation Station Northing Easting Elevation Station SP3 10149.387 5087.903 115.107 SP5 10136.183 5097.212 115.061 SP7 10122.668 | 5106.975 115.024 **SP10** 10104.785 | 5119.746 114.125 106.567 SP22 10050.465 5063.994 SP25 10063.747 | 5082.437 108.393 SP27 10074.726 5085.351 106.609 107.526 SP29 10082.842 5096.667 SP31 10092.374 5109.893 108.976

Monitor Session: Session 9 Date: 4/1/2020

Northing 10149.386 10136.182 10122.668 10104.786	Easting 5087.902 5097.212	Elevation 115.111 115.058
10136.182 10122.668		
10122.668		115.056 1
	5106.975	115.026
LU LU4+ / OD	5119.746	114.126
-	5063.993	106.565
10063.748	5082.436	108.394
		106.608
		107.524
		108.971
	TOTAL CONTRACTOR OF THE PARTY O	
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-	10074.726 10082.843	10074.726 5085.350 10082.843 5096.667

Station	Northing	Easting	Elevation
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Monitor Session: Session 10 Date: 4/2/2020 Northing Easting Elevation Station Station Northing Easting Elevation SP3 10149.375 5087.905 115.110 SP5 NA NA NA SP7 NA NA NA SP10 NA NA NA SP22 10050.464 5063.999 106.558 SP25 10063.742 5082.442 108.389 SP27 10074.722 5085.351 106.601 SP29 10082.844 5096.665 107.514 SP31 10092.368 | 5109.890 108.960

Monitor Session: Session 11 Date: 4/16/2020

Station	Northing	Easting	Elevation
SP3	10149.388	5087.893	115.100
SP5	10136.186	5097.215	115.051
SP7	NA	NA	NA
SP10	NA	NA	NA
SP22	10050.473	5063.995	106.552
SP25	10063.765	5082.441	108.379
SP27	10074.734	5085.344	106.594
SP29	10082.856	5096.660	107.509
SP31	10092.387	5109.897	108.959
SP3-B	10148.763	5086.956	113.019
SP5-B	10135.511	5096.308	112.793
SP7-B	10122.157	5105.979	113.062
SP10-B	10104.187	5118.854	112.956
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Station	Northing	Easting	Elevation

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WWW.3-5-Per. No. 3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1			
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Monitor Session: Session 12 Date: 4/23/2020

Station	Northing	Easting	Elevation
SP3	NA	NA	NA
SP5	NA	NΑ	NA
SP7	NA	NA	NA
SP10	NA	NA	NA
SP22	10050.466	5063.987	106.553
SP25	10063.763	5082.434	108.381
SP27	10074.733		106.595
SP29	NA	NA	NA
SP31	10092.374	5109.896	108.963
000 D	40440.704	5000 054	440.000
SP3-B	10148.764	5086.954	113.022
SP5-B SP7-B	10135.508	5096.308	112.795
SP10-B	10122.163 NA	5105.987 NA	113.068 NA
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Station	Northing	Easting	Elevation
			
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DAILY FIELD REPORT

Client: SMINA Client Rep: Hou	EUBECOWer	ek Day:	wel)Date	e: <u>10 - 23</u> - 19	
Field Tech:Field Engineer:						
Start: Stop: Start: Stop:	Regular	Hrs:	_Over !	rime:	Mileage:	
Proj. Location: 6 INVERNESS Equipment Used: RIG CANYOU NEWFOLT BEACH, CA Weather Condition: FOLDICK PILE INSPECTION:						
COMPACTION	on test res	ULTS				
	Ele. or Depth(ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact(%)	
SR.9T. D 30.6 30" DIA	DO'MIN	IMU	MEN	1P601	ital	
SXX8P-2T.1) 28.5 30" DIA	20'	(i		16		
SP-17.0 24' 30" DIA	20	11		11	TGINEER	
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All Inspections Based Upon 4 Hrs. Minimum	T2-1	r . r	5	ħ . +		
lemarks: MONITORED / INSPE		& or	SIER	416	= BORINGS	
3P-1, SP-2, AND SP-9	· AtES	S A	RE 6	MBET	Or William	
COMPEDENT BEDROCK	ATL	FX-87	Ne	Mil	EIIMUKI	
PLANNED DESTH IN ACCORDANCE WITH DIE						
APPROULD PLANS.						
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P.A. & ASSOCIATES, INC. JAMES PL. RENTREW

Soil Engineering . Material Testing Geology . Environmental Services EG 1970



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

Report of Special Inspection

Project 1	Name Address	§:	Smith Res / 6 Inverness						
Permit N Inspection Inspection	• • • •	RC -		eams l p		e [inuous
~	nspection Mac			. , 1		c į	J	COME	111110112
	the size and	-	='	wall caissor	wide	e flance	steel l	neam	s for the
	zall caissons								
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List Tests	Made:								

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Total Insp	ection Time	Each Day	•						
Date	10/17/2019								
Hours	MIN								
List Items	List Items Requiring Correction, include uncorrected items previously listed								
Commen	ts								- A Pantalan Jan
-The size	and length o	of all 10 be	ams compl	y with the a	ppro	ved plai	ns cais	son s	chedule on
sheet RTV	W-2		TRAA-W-1244						
-All 10 be	eams were e	poxy coate	d on prope	r flange and	prop	er leng	th prio	r to p	lacement
Departme	of my knownt approved sof the U.B.	design dra	wings, spe	cifications a	and ap		le worl		
Print Full	Name: <u>Chad</u>	Brummel		R	egistr	ation N	o NB	411	



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

12019-0787

Report of Special Inspection

Project Name Address: Smith Res / 6 Inverness								
Permit Number:		X2019-0787						
		Caisson Be						
Inspection Date(s) 10/17/2019 [] Periodic [] Continuous						nuous		
Describe Inspection Made, including Locations:								
Verified the size and le	ength of th	e shoring w	all caisson	wide	flange	steel b	eams	for the
shoring wall caissons #	#SP12-SP2	21.						
List Tests Made:								
Total Inspection Time	Each Day:	:						
Date 10/17/2019								
Hours MIN								
List Items Requiring Cor	rection, inc	lude uncorre	ected items p	reviou	ısly liste	ed		
Comments		ellerkalakken (Marik von von gelen del temperatelikken geleksen			, , , ,			
-The size and length o	fall 10 be	ams comply	with the ap	prov	ed plar	ns caiss	son s	chedule on
sheet RTW-2								
-All 10 heams were ep	oxy coate	d on proper	flange and	prop	er leng	th prio	r to p	lacement
To the best of my known Department approved provisions of the U.B. Signed:	design dra	wings, spec	ifications ar	nd ap		le work		
rint Full Name: Chad Brummel Registration No NB-411								

FORM S1-02, 90

Contractor: Uprite Sub-contractor: Drilco



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Wilbur Smith III-6 Inverness	Braiget Address, Wilbur Smith III-6 Inverness					
Permit Number: X2019-0787						
Inspection Type (s): Reinforced Concrete						
Inspection Date (s): 10/21/2019	() Periodic (X) Continuous					
11.5 Petro 1 Pare (3). 10/21/2010	() renout (X) continuous					
	Including Location(s):					
-Observed placement and consolidatio						
caisson's SP12-SP21 per plan page F	RIVV-2.					
-Reinforcement size, length, spacing ar	nd specifications comply with caisson					
schedule on RTW-2.	To specifications comply with caisson					
List Test	is Made:					
Parkers and the second						
Date: 10/21/2019	i Time Each Day:					
Hours: 4						
List All Items Requiring Correction (Inclu	de Previously Listed Uncorrected Items):					
	ments:					
 Steel beam epoxy coated on proper flang All clearances maintained throughout. 	ge and proper length prior to placement.					
	A quality control					
-Monitored concrete for water content and quality control.						
Gary Bale Redi-Mix#: .45w/c3/8 Ticket#: 301964						
To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.						
Special Inspector Signature:	Date:					
Mala	10/21/2019					
Print Full Name:	Newport Beach Registration No.:					
Charles Beardslee NB-0692						

Contractor: Uprite Sub-contractor: Driico



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

AMERICAN CONTRACTOR OF THE PROPERTY OF THE PRO	CONTRACTOR AND					
Project Address: Wilbur Smith III-6 Inverness						
Permit Number: X2019-0787						
Inspection Type (s): Structural Steel						
Inspection Date (s): 10/21/2019	(x) Periodic () Continuous					
	t. the Lanction(c)					
Describe Inspection, I	Describe Inspection, Including Location(s): -Observed vertical suspension and placement of soldier pile W14x90 steel					
for soldier pile SP10 per plan page RT\	N-2.					
101 30000. 010 01 10 00 10 10 10 10 10 10 10 10 10						
The state of the s						
List Test	s Made:					
Total Inspection	Time Each Day:					
Date: 10/21/2019						
Hours: 4						
List All Items Requiring Correction (Incl	ide Previously Listed Uncorrected Items):					
	ments:					
-Steel beam epoxy coated on proper flan	ge and proper length phor to placement.					
Vorified size and length according to	caisson schedule on RTW-2.					
Verified size and length according to caisson schedule on RTW-2.						
To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.						
specifications and applicable workmanship provisions of the U.B.C. except as noted above. Date:						
	10/21/2019					
Print Full Name:	Newport Beach Registration No.:					
	NB-0692					
Charles Beardslee NB-0692						



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Uprite Const
Sub Contr: Drilco

Report of Special Inspection

Project?	Name Addres	s:	Smith Res / 6 Inverness							
Permit N	Permit Number: X2019-0787									
Inspection Type(s) RC - Caisson Beams										
Inspection Date(s) 10/22/2019 [] Periodic []							tinuous			
Describe I	nspection Ma	de, including	g Locations:							
Observed	l the placem	ent of 4500	psi concret	e for soldier	pile SP10					
List Tests Monitore	Made:	ete for wate	r and quality	v control						
	e Mix #.45V									
Total Ins	pection Time	e Each Day	7:	***************************************						
Date	10/22/2019									
Hours	PM									
List Items	Requiring Co	orrection, ind	clude uncorre	ected items p	reviously lis	ted				
Commer										
-Steel wa	as checked a	nd approve	ed prior to po	our						
-Steel was checked and approved prior to pour -Clearances were maintained during the placement of concrete										
-Caisson was clear of debris and standing water at time of concrete placement										
			·				· · · · · · · · · · · · · · · · · · ·			
Departme	est of my kno ent approved as of the U.B	l de f ign dra	wings, spec	cifications a		ble workma	_			
	rint Full Name: Chad Brummel Registration No NB-411									



DEPUTY LINSPECTION L-800-DEPUTY L Gro Cours Uprite Son-Cours Drilco

Report of Special Inspection

Project N	ame & Addres	Smith Residen	ce/6 Invei	rness, Newpor	t Beach	ener nerel etala (i. j.	vir, pertorakan
Permit Nur	mber X2019	-0787	and the second of the second	ger ger gan fan fûn in it 'n it de repe dêlyn dêler in Persone dê Anders gêlê in oarse	ote a 15 ° agriculta a generalista.	entindente in Antonomies set of the conservation of the con-	
Inspection	Type(s)	Reinforced Co	ncrete	make a light of the control of the c		Production of the state of the	
Inspection	•	10/24/2019	i j] Periodic	<u> </u>] Continuous	
Verified Shorin	d size of (10) g wall plans.	te, including Locat soldier piles for Size of beams in (SP1-9/SP11).	caissons	at shoring wal	per RT correspo	W 2 of ondling sched	ule
List Tests	Mada:		agaile i seen montale i like e n	ta kanta kata kata a salah sal	en en remembrone contra	no minima de la compansión de la compans	toped de teste
Total Insp	ection Time E		yaye ii 250 wa nees oo diisaa ku ka ka	in Apriliable (17 told Aprilia nie 1971) (1. uspiero)	germente et eging (gymanica e e e	garanting and the second secon	e ne pez en e ge g
Date	10/24/2019			A Secretary and the second sec		and a region of the second of	
Hours	4	ENGRAPS AND THE UP TO A SECOND STATE OF THE SE		and the state of t			
List Items	Requiring Co	rrection, include a	nearceoled	items providusly	listed		
Soldier	ade steel use piles checker	d per specs and d against corresp m excessive rust	onding m	nill certification defects/deleter	s. Tous ma	iterials.	en ek er en
goden at their medical tests	e despression de contrato con sector, que en esta colo	Pro-Digital Calcius Control Control Million Control Control	Excellence of the later to	AND THE STREET COMMISSION OF THE STREET	ray was a restricted	Continue to the state of the st	reconstitution
approved except as	design drawle noted above.	ledge, the work in ngs, specifications			dig prov		
Signed:	1	Hay	The second section of the section of	\$.2853		mon, eş om e e e e e e e e e e e e e e e e e e	
Drive Full	l Name:	Thomas Georg	je	Hevistratis	en No.	NB-0617	

FORM \$1-02,90



DRPUTY LINSPECTION L-800-DEPUTY L Gray Connect Uprite San-Connect Drilco

Report of Special Inspection

Project Nat	ne & Address	Smith Residence	ce/6 Invern	ess, Newport Be	ach	والمعيداتين وراعات يدر
Permit Num Inspection Inspection	• •	-0787 Reinforced Co 10/25/2019	regione de de la mande de meson en la colonia de la coloni	} Pariedie į	X Continuest	
Observe	spection Mac ad placemer of the shorin	te, including Locat nt of concrete (45 ng wall plans. Siz dule on HTW2–1	600PSI) for e of beam	(10) soldier piles in strict accorda	s at shoring wal ance with	l per
List Tests i	∖նոժժ: 4(4 Ga i	X8) cylinders cas y Bale ready mb	st <#.45W/C1			indega sydermania i nad protos at telefoni i demantin et vinci indep et situs, de i a su sudvintanti i demanti (descri
Total lasp	ection Time E	ech Days				
Date	10/25/2019	and province on the plane of the second of t	and the second s	ماري دري دري دري دري دري دري دري دري دري د	. Bijangan paggang Bang ayan naga magan kanalah dan	est a set the set of the
Hours	4	and the second s	ingual of the second of the se		rappe to make a mechanisman of manager	american carrier statement and
Comment Caisson Piles sp	s clean and	free from standi	ng water o	r debris.		
To the be approved except as	et of my know	viedge, the work in ings. specifications	especied was	in accordance wit	n the Building Di	epartment no U.B.C.
Signed: naturion	l Name	Thomas Geor	ge	Registration	NB-061	7

FORM \$1-94/99



DEPUTY LINSPECTION 1-800-DEPUTY I Gue Conta: Uprite Sub-Conta: Drilco

Report of Special Inspection

Project Nan	ne & Addres	Smith Residen	ce/6 Inver	ness, Newpor	t Beach	a Distriction of the Control of the
Permit Numb	onto.	The state of the s	والمراجع	a a gaga a Siranti i a considera del giólogo que produce en la sectio del collectivo de la collectiva de la	n i vi pole voje zason je Belli krede 1603. Sprán 6 mil 3 m	ellegelen in graphical programs are assessed to the extra section of the section
rermu rusa Inspection I Inspection I	Type(s)	Reinforced Co 11/6/2019	Manual Contract Contr	i Periodic	(X)	Continuous
Observed RTW2 of	spection Ma pneumation the structure	de, including Local placement of sh al plans. Size an responding detail	otcrete (45 d reinforce	500PSI) for sh	noring wal ing wall in	l at rear per strict
List Tests A	Aade: 4(4)	X8) cylinders cas	hyddigwyd y ddiwedd gyraeth ag i chollaeth o ac diwedd y fael y fael Gyddigwyd y fael y	ng pasatan in na panadan dan menanaka Marih dan panadan dan dan dan men	ard trans the engage that the forest in some	ous any age with the experience of the control of the experience of the
Total laspe	ction Time !	Each Day:	المعالمة والمعالمة المساورة المستوان المعين الصفيا والمعا	n waka ani na mingipi ani mwa na mwa ani ani waka 1941 (a 1991	S. B.Z.C.B. B. BODZABO, COM B. C. COUPS, MT.	and the second section of the second
Date	1/6/2019		og skalaber i 1960 til og store ett ett ett. E E E	es a di materiale e la companie de l		The second section and the second section of the second section sectio
Flours	4	A STATE OF THE STA		The second secon	and the second s	The first contract of
List Items I	Requiring C	orrection, include v	meogreeted i	tems previousl	y listed	
Back was Excess to All shoto	all form clea shotcrete v crete was p	arances achieved an and free from vas struck off and laced per specs wledge, the work in	debris or d I discarded and codes	eleterious ma l. ·	with the E	uilding Departmentions of the UBC
	ioted above.	01	, , , , ,			/6/2019
Signed:	7	Hog	reduce a management of contribution when	Date	and the second s	NB-0617
Deirat Call	Name:	igsepThomas Geor	ge	. Registrati	on No	IAD_OOT



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 6 Inverness		Report Date: 11-05-19		CNB Inspector Name: CNB Permit #:		
Building Owner Name: Smith		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB Plan Check#:	
Full Name of Structural Observer (SO): David A. Purkis SO E-mail Address: purkeng@sbcglobal.net		SO Telephone #: SO License / Reg. #: 949.510.8648 RCE 42810				
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OBS	SERVED (check applica	able boxes)	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	S) DATE OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete			
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck			
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood			
X Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other: Upp	er Wall (from SP12 to SF	P21) 11-05-19	
ITEMS CHECKED A	BOVE ARE APPROVED	AND WITHOUT DE	EFICIENCIES.			
☐ OBSERVED DEFICE	ENCIES AND COMMEN	TS:				
Reinforcement and	wall components for th	e proposed upper	site wall stem are in a	ccordance with the proje	ect plans by	
David A. Purkis, PE	and are approved for	shotcrete operatior	ns from a structural vie	ewpoint.		
				☐ REPORT CONTINUED O	N ATTACHED PAGES.	
☐ FINAL STRUCTURA			documents and all of	bserved deficiencies were	o corrected	
	y complice with the app	TOYCU CONSTRUCTOR	r documents, and an o	oserved deficiencies were	e conceteu.	
I declare that the following	ng statements are true to	the best of my know	rledge:			
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation; 2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents; 3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division. 11-05-19 STAMP OF STRUCTURAL OBSERVER						

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



DEPUTY LINSPECTION

1-800-DEPUTY1
Gen Cours: Uprite
Sub-Cours: Drilco

Report of Special Inspection

Project Name & Address Smith Residence/6 Inverness, Newport Beach										
Permit Num	ber 2020-	0263	nescensi se klandilprovikt (Averleig kortzak oss	t-Ji (Die ein de Dayto republier zeit der d	and the control of the Advice of Spins	Kaptugaier Partie Colonia	ray Majargest	ugwu n pakh	Part de November (September 1887) e de September 1887 (September 1887) e de September 1887 (September 1887) e d	وكالتجابي والأوالي الإنجاب بالإنجاب بوي بين من المراب المنافق المنافق المنافق المنافق المنافق المنافق المنافق ا
Inspection '	nspection Type(s) Reinforced Concrete									
Inspection	W 100 7. "	3/4/2020	ingstell sign stelland det to find the matter of the stelland	Ĺ) Perio	dic	(X] Contin	IUOUS
toundation	spection Mar ze of soldie n per RTW2 ordance with	of structur	al plans (১	3P22-3	2). Size	e and	pos	ition	i of sold	lier piles in
List Tests h	Made: www	erinkristan kan distanta astanskaparasi astan astan astan a	માના માટે કર્યા કરાય કરવામાં કરો છે. જે કરા કરે કરાય છે. માટે કરાય કરો છે. જે સ્થાપ કરો છે. જે સ્થાપ કરો છે. જ જે જે જ	ek ip grann a <i>z nero</i> stostos m	eriente escente orrestrativo	化分离分析法 化乙烯烷烷 计 经主户 化试验	aranrardi (tennas	rennover en	es de la companyación de la comp	ette deventenda herinden av Netta ett kritik filma allende elega adessent
•	6/4/2020	менторического положения выпользования выпользования выпользования выпользования выпользования выпользования в пользования выпользования выпользования выпользования выпользования выпользования выпользования выпользования в	ganleenskapteelsen hijn under voor de varien hij te en van ganleenskapteelsen voor gemeenskapteelsen de voor voor voor voor voor voor voor voo	en agenerale in Link Production of the Victoria	en victorio de respersa e constitución de la consti	indeligene en	nongéhar (g est rincib) A mangarithristair	en de sentencia de la composición de l Composición de la composición del composición de la composición del composición de la composición de la composición del composición del composición del composición de la composición del composición del composición del composición del composici	केंग्रान्तात्व्यं प्रकार केंग्रान्त्रं का अध्याप्त केंग्रान्त्रं का अध्याप्त केंग्रान्त्रं केंग्रान्त्रं केंग् केंग्राह्मा प्रकार केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रा केंग्राह्मा प्रकार केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रान्त्रं केंग्रा	et one was species and the self of the self of the property of
List Iteans !	List Items Requiring Correction, include uncorrected items previously listed									
Comments: Pile clearances achieved and maintained throughout. Soldier piles supported at top. High strength steel used per specs and codes.										
approved of					ble wor		ship	pro	visions (3/4/2020	y Department of the U.B.C.
5A*		Thomas	water responsible and the second and	**************************************					NB-C	0617
Print Full	Mame:	Thomas (aeuige	ong a Sout a japan king by king to a total a.	Reg	istratic	on N	0	er all territories for the section of the section o	the alternature annual and control of the control o

FORM \$1-02;90



Civil Engineering/Land Surveying/Land Planning

160 South Old Springs Road, Ste. 210 Anaheim Hills, California 92808

Phone: 714-685-6860 Fax: 714-685-6801

Date: <u>03/05/2020</u>	Job No. 11-409S
Building Inspector City of Newport Beach Community Development Department 100 Civic Center Drive Newport Beach, CA 92660 RE: Smith Residence – 6 Inverness Newport Beach, California	R. MICAH KING R
GP Permit #:	· COFCALIFOR
Type: <u>\\\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \</u>	
To whom it may concern:	
This letter is to confirm that	per the Staking performed for the
PILE INVAIL LOCATION; the follow	ving areas have been located and found to be in
substantial compliance horizontally and v	vertically with the approved plans. (See below for
point numbers referenced on DRC constru	action plot for fixed works being verified)
SP 22	_through <i>SP</i>
	_through
	_through
	_ through
Sincerely,	
TONY CHEWIER PARTY CHIEF	The formal of the second
DRC Engineering, Inc.	



Project Address:

6 Inverness **Building Owner Name:**

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

CNB Inspector Name:

CNB Permit #:

Report Date:

03-03-20

Building Owner Name: Smith		Owner's Mailing Address (if different from site);		Owner's Telephone #:	CNB Plan Check #:	
Full Name of Structural Observer (SO):		SO E-mail Address:		SO Telephone #:	SO License / Reg. #:	
David A. Purkis		purkeng@sbcglobal.net		949.510.8648	RCE 42810	
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)						
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED OF		DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete			
☐ Mat Foundation,Prestressed Concrete	☐ Masonry	□ Concrete	☐ Steel Deck			
X Caiscone, Piles, Crade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	wide flanges for SP22-SP32		03-03-20
☐ Other:	☐ Other:	☐ Other:	☐ Other:			
ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.						
□ OBSERVED DEFICIENCIES AND COMMENTS:						
Wide flange steel at site for SP22 through SP32 are in accordance with the project plans by						
David A. Purkis, PE and are approved for pile installation from a structural viewpoint.						
☐ REPORT CONTINUED ON ATTACHED PAGES.						
☐ FINAL STRUCTURAL OBSERVATION REPORT:						
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.						

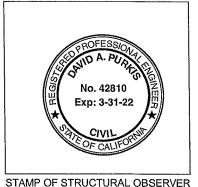
I declare that the following statements are true to the best of my knowledge:

- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation:
 - I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.

03-03-20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



SHEET 1 OF 1

RECORD OF SURVEY NO. 2019-1245 IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE,

STATE OF CALIFORNIA

BEING A SURVEY OF LOT 58 OF TRACT No. 7638, AS PER MAP FILED IN BOOK 306, PAGES 1 THROUGH 9, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

> DRC ENGINEERING, INC. PASCAL APOTHELOZ, LS 7734
> DATE OF SURVEY: OCTOBER, 2019

ACCEPTED AND FILED AT THE REQUEST OF
THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE March 13, 2020 TIME 11:19 A.M. FEE \$ 81 == INSTRUMENT #202000011354D

воок 310 _ PAGE 30 2/S HUGH NGUYEN

COUNTY CLERK-RECORDER
BY LIVE SIL DEPUTY

BASIS OF BEARINGS

THE BEAARNGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF INVERNESS LANE AS SHOWN ON TRACT NO. 7638, FILED IN BOOK 306, PAGES 1—9, INCLUSIVE OF MISCELLANEOUS MAPS, BEING NORTH 54'29'28" EAST.

STATEMENT OF PURPOSE

THE PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH AND MONUMENT THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2017 AS INSTRUMENT IN 2017000281895, OF OFFICIAL RECORDS OF ORANGE COUNTY, STATE OF CALIFORNIA.

SURVEYOR'S BOUNDARY NOTE:

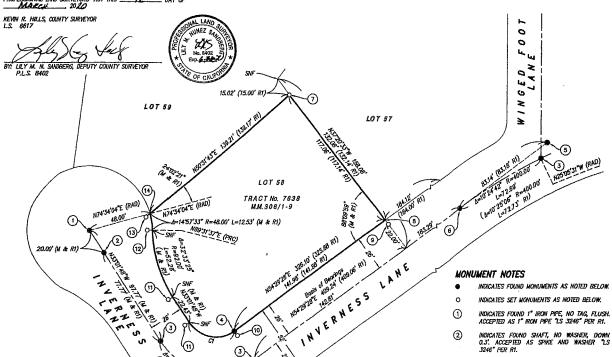
THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

SURVEYOR'S STATEMENT

JOINTEN MAY CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF MEBUR H. SMITH, III AND CHRISTINA ALLEN SMITH IN OCTOBER, 2019.

en 3-9-<u>20</u>





CURVE TABLE

 $C1 = \Delta 92'28'44'' R=24.00' L=38.74' (\Delta =92'26'19'' R=24.00' L=38.72' R1)$

 $^{\odot}$

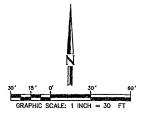
182.78 IA R=50.00' L=80.51' RI

3

REFERENCES

- TRACT No. 7638, M.M. 306/1-9
- INDICATES RECORD OR CALCULATED FROM RECORD DATA AS NOTED.
- M & R INDICATES MEASURED DATA AND RECORD DATA ARE THE SAME.

INDICATES SEARCHED, NOTHING FOUND.



- INDICATES FOUND SHAFT, NO WASHER, DOWN 0.3", ACCEPTED AS SPIKE AND WASHER "LS 2
- INDICATES FOUND STANDARD CITY OF NEWPORT BEACH MONUMENT WITH BRASS CAP "LS 3246", PER RI, DOWN 1.0" 3
- INDICATES FOUND 1" IRON PIPE "LS 3246" PER R1, UP 0.2". 4
- INDICATES FOUND STANDARD CITY OF NEWPORT BEACH MONUMENT WITH BRASS CAP "LS 3246" PER RI, DOWN 0.8". **(5)**
- 6 INDICATES FOUND SPIKE AND WASHER "LS 3246" PER R1, DOWN 0.1".
- INDICATES SEARCHED, FOUND MOTHING. ESTABLISHED BY BEARING / BEARING INTERSECTION. SET 1" KON PIPE WITH TAG STAMPED "LS 7734", FLUSH. 0
- ⑧ INDICATES SEARCHED, FOUND NOTHING. ESTABLISHED BY PRORATION USING RT DATA,
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 37"20"33" EAST, 4.00 FEET FROM ESTABLISHED CORNER. 9
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 77:34" SOUTH 35:30"32" EAST, 4.00 FEET FROM ESTABLISHED CORNER. 10
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 56'58'12" WEST, 4.00 FEET FROM ESTABLISHED CORNER. 11
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 89'31'37" WEST, 4.00 FEET FROM ESTABLISHED CORNER. 12
- INDICATES SET LEAD, TACK AND TAG STAMPED "LS 7734" SOUTH 50'31'43" WEST, 4.00 FEET FROM ESTABLISHED CORNER. (13)
- FROM ESTABLISHED CORNER.
 INDICATES ESTABLISHED BY RECORD DISTANCE (12.53') PER RI. NOTHING FOUND, NOTHING SET. (14)



April 9, 2018 Project File No. 218113-101

SOIL ENGINEERING **GEOLOGY** MATERIAL TESTING **ENVIRONMENTAL**

Mr. & Mrs. Wilbur Smith III 6 Inverness Lane Newport Beach, CA 92660

Subject:

Geotechnical Review and Update Geotechnical Report, Proposed Residential Development with Basement, Lot 58, Tr. 7638, APN: 442-201-25, 6 Inverness Lane, Newport Beach (Big Canyon), California

- References: 1. Addendum to Soils Report Dated 1/13/16 for Proposed Expansion of Rear Yard with Landscaping Retaining Walls Located at 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by EGA Consultants, LLC, Project No. EM926.2, dated March 15, 2016 (Attached in Appendix A).
 - 2. Geotechnical Investigation for Proposed Residential Development with Basement for Located at 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by EGA Consultants, LLC, Project No. EM926.1, dated January 13, 2016 (Attached in Appendix A).
 - 3. Smith Residence Retaining Wall Section, 6 Inverness Lane, Newport Beach (Big Canyon), California, prepared by DRC Engineering, Inc., 11-409, dated February 14, 2018 (Attached in Appendix B).
 - 4. Custom Home for: Christina and Wilbur Smith III, Progress Set 12-28-17 Site Plan/Grading, 6 Inverness Lane, Newport Beach (Big Canyon), CA 92660, prepared by Eric F. Mossman, Architect AIA RAIC NCARB (Attached in Appendix B).

Dear Mr. & Mrs. Smith:

As the new geotechnical/geological consultant of record for the subject project, we have accepted responsibility for the geotechnical portion of the project, and have reviewed the referenced geotechnical reports (attached in Appendix A) by the previous geotechnical consultant and also reviewed the site plan/grading and retaining wall section (attached in Appendix B). P.A. & Associates generally concurs with the conclusions and recommendations in the referenced geotechnical reports and plan.

We are pleased to submit this Geotechnical Review and Update Geotechnical Report for the subject project. This report is based on our site reconnaissance on April 5, 2018, review of the referenced reports and plans. The renovation plan includes a new 2-story dwelling with basement and associated improvements. Permanent shoring is no longer proposed along the property line. Instead, a masonry retaining wall is planned lower on the slope, behind the backyard pool area.

Project File No.: 218113-101

Client: Mr. & Mrs. Wilbur Smith III Project: 6 Inverness Lane Newport Beach, California

The seismic recommendations for the site are updated as follows to conform to the most recent 2016 California Building Code requirements. The site is located outside of a State of California earthquake seismic hazard zone with potential for permanent ground displacement, determined in compliance with the Seismic Hazards Mapping Act (the Act) of 1990 (Public Resources Code, Chapter 7.8, Division 2); However, the site is located in a seismically active area, and the potential for strong ground motion in the project area is considered significant.

The site may be expected to experience at least Magnitude 6.9 Mw, Moment Magnitude from a major earthquake and Peak Ground Acceleration (PGA_M) of 0.666g with a 2% probability of exceedance in 50 years (USGS Design Maps Summary Report, see Appendix C). The structural design at the site should conform to the most recent 2016 California Building Code requirements for Region 1 and the most recent design standards of the Structural Engineers Association of California. Based on the materials encountered and site coordinates (Lat. 33.6239°, Long. -117.8708°), the following ASCE 7-10 Standard seismic recommendations are made below:

- Site Class = D, CBC 2016, Table 1613.5.2;
- $S_S = 1.653$; CBC 2016, Section 1613.5.1;
- $S_1 = 0.604$; CBC 2016, Section 1613.5.1;
- $F_a = 1.0$, CBC 2016, Table 1613.5.3(1);
- $F_v = 1.5$, CBC 2016, Table 1613.5.3(2);
- S_{MS} = 1.653, CBC 2016, Section 1613.5.3;
- S_{M1} = 0.906, CBC 2016, Section 1613.5.3;
- S_{DS} = 1.102, CBC 2016, Section 1613.5.4;
- $S_{D1} = 0.604$, CBC 2016, Section 1613.5.4;
- Seismic Design Category is D, CBC 2016, Table 1613.5.6(1&2);

In general, the site appears suitable for renovation from a geotechnical standpoint The proposed construction on the subject site is not anticipated to have an adverse geotechnical effect on adjacent properties and it is our professional opinion that the site is surficially and grossly stable providing our attached findings and recommendations are considered in the design and construction of the project. This report documents our findings, conclusions and recommendations.

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California Project File No.: 218113-101

We appreciate the opportunity to be of service. Should questions arise pertaining to any portion of this report, please contact this firm in writing for further clarification.

Respectfully,

P.A. & Associates, Inc.

Parviz A. Azar, M.Sc., PE Principal Engineer James M. Renfrew, CEG Associate Geologist



PAA/JMR:ga\218113-101.rpt

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

APPENDIX A

Geotechnical Reports by EGA Consultants, LLC Project File No.: 218113-101

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

EGA Geotechnical Investigation, 1/13/16

Project File No.: 218113-101



GEOTECHNICAL INVESTIGATION
FOR PROPOSED RESIDENTIAL DEVELOPMENT
WITH BASEMENT LOCATED AT
6 INVERNESS LANE
NEWPORT BEACH (BIG CANYON), CALIFORNIA

Presented to:

WIL & CHRISTINA SMITH 6 Inverness Lane Newport Beach, CA 94044

c/o:

Eric Mossman, AIA 2025 W. Balboa Blvd., Ste. "B" Newport Beach, CA 92663

Prepared by:

EGA CONSULTANTS, LLC 375-C Monte Vista Avenue Costa Mesa, California 92627 ph (949) 642-9309 fax (949) 642-1290

> January 13, 2016 Project No. EM926.1



engineering geotechnical applications

January 13, 2016 Project No. EM926.1

Proposed 2-Story Residence with Basement - 6 Inverness Lane

Newport Beach, California

Executive Summary

Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed residential development is feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and surface drainage offer favorable conditions for site development.

The following key elements are conclusions confirmed from this investigation:

- A review of available geologic records indicates that no active faults cross the subject property.
- The site is located in the seismically active Southern California area, and within 2 kilometers of the Type B Newport-Inglewood Fault. As such, the proposed development shall be designed in accordance with seismic considerations specified in the 2013 California Building Code (CBC) and the City requirements.

SUMMARY OF RECOMMENDATIONS

Design Item Recommendations Foundations: Footing Bearing Pressure 2,000 psf - building, continuous 2,500 psf - building, isolated column Passive Lateral Resistence 250 psf per foot Perimeter Footing Widths: min. 15 inches with two No. 5 bars top and bottom Perimeter Footing Depths: min. 24 inches below lowest adjacent grade Coefficient of Friction 0.30 Soil Expansion Low (EI = 39) Soil Sulfate Content Negligible Building Pad Removals: min. 3 ft. over-excavation Ret. Wall. Seismic Pressure: Kh = 0.20 (only applies for basement walls) Ret. Wall EFP - Active Pressure: 45 pcf Ret. Wall EFP - Passive Pressure: 250 PCF Note: For the Option of Mat Slab: See Page 11, herein

Building Slab:

- Concrete slabs cast against properly compacted fill materials shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 18 inches on center in both
- Dowel all footings to slabs with No. 4 bars at 24 inches on center.
- * For a capillary break, building slabs shall be underlain by 2 inches of washed sand, underlain by a min. 15 mil plastic membrane (e.g., Stego Wrap), with all laps sealed, and underlain by 4 inches of 3/4-inch gravel.





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January 13, 2016 Project No. EM926.1

MR. WIL SMITH 6 Inverness Lane Newport Beach, CA 94044

c/o:

Eric Mossman, AIA

Subject:

GEOTECHNICAL INVESTIGATION

FOR PROPOSED RESIDENTIAL DEVELOPMENT

WITH BASEMENT LOCATED AT

6 INVERNESS LANE

NEWPORT BEACH (BIG CANYON), CALIFORNIA

Dear Mr. Smith,

In accordance with your request we have completed our Geotechnical Investigation of the above referenced site. This investigation was performed to determine the site soil conditions and to provide geotechnical parameters for the proposed re-grading and construction at the subject site.

Based on our discussions with the project architect, Eric Mossman, AIA, the proposed residential re-development shall include the construction of a new, two-story residential dwelling with associated improvements. Additionally, this report provides specifications for the potential construction of a basement on-site.

This opportunity to be of service is appreciated. If you have any questions, please call.

Very truly yours,

EGA Consultants, LLC

DAVID A. WORTHINGTON CEG 2124

Principal Engineering Geologist

A Comment

Copies. (1) Addressee

4) Eric Mossman, AIA

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Sr. Project Engineer

January 13, 2016 Project No. EM926.1

GEOTECHNICAL INVESTIGATION FOR PROPOSED RESIDENTIAL DEVELOPMENT WITH BASEMENT LOCATED AT 6 INVERNESS LANE NEWPORT BEACH (BIG CANYON), CALIFORNIA

INTRODUCTION

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In response to your request and in accordance with the City of Newport Beach Building Department requirements, we have completed a preliminary geotechnical investigation at the subject site located at 6 Inverness Lane, City of Newport Beach, California (see Site Location Map, Figure 1).

The purpose of our investigation was to evaluate the existing geotechnical conditions at the subject site and provide recommendations and geotechnical parameters for site redevelopment, earthwork, and foundation design for the proposed re-construction. We were also requested to evaluate the potential for on-site geotechnical hazards. This report presents the results of our findings, as well as our conclusions and recommendations.

SCOPE OF STUDY

The scope of our investigation included the following tasks:

- Review of readily available published and unpublished reports;
- Geologic reconnaissance and mapping;
- Excavation and sampling of three (3) exploratory borings to total depths of up to 12 feet below existing grade (b.g.);
- Laboratory testing of representative samples obtained from the exploratory borings;
- Engineering and geologic analysis including seismicity coefficients in accordance with the 2013 CBC;
- Preparation of this report presenting our findings, conclusions, and recommendations.

PROPOSED 2-STORY RESIDENCE 6 Inverness Ln., Newport Beach, CA - Soils Report Project No. EM926.1 January 13, 2016

GENERAL SITE CONDITIONS

The subject property is a semi-rectangular shaped lot located at 6 Inverness Lane within the Big Canyon Community in the City of Newport Beach, County of Orange, California (see Site Location Map, Figure 1). For the purpose of clarity in this report, the lot is bound by Inverness Lane to the east, and by similar residential dwellings to the north, south, and west.

The lot is legally described as Lot 58 of Tract No. 7638 (APN 442-201-25).

Currently, the lot is occupied by a two-story, residential structure situated on a graded level pad. The residence is supported on continuous perimeter footings with slab-on-grade floors. An attached two-car garage is located in the southwest portion of the residence and is accessed by Inverness Lane.

PROPOSED RESIDENTIAL RE-DEVELOPMENT

Based on our discussions with the project architect, Eric Mossman, AIA, the proposed residential re-development shall include the construction of a new, two-story residential dwelling with associated improvements. Additionally, this report provides specifications for the proposed construction of a basement on-site.

The proposed site layout is shown in the Plot Plan (Figure 2, herein).

We assume that the proposed building will consist of wood-frame and masonry block construction or building materials of similar type and load. The building foundations will consist of a combination of isolated and continuous spread footings. Loads on the footings are unknown, but are expected to be less than 2,500 and 2,000 pounds per square foot on the isolated and continuous footings, respectively. If actual loads exceed these assumed values, we should be contacted to evaluate whether revisions of this report are necessary. It is our understanding that the grade of the site is not expected to vary significantly, with maximum regrades consisting of approximately 1 to 2 feet in the building areas.

SUBSURFACE EXPLORATION

Our subsurface exploration consisted of the excavation of three (3) exploratory borings (B-1 through B-3) to a maximum depth of 12 feet below grade (b.g.). Representative bulk and relatively undisturbed soil samples were obtained for laboratory testing. Geologic logs of the soil borings are included in Appendix A.

The borings were continuously logged by a registered geologist from our firm who obtained soil samples for geotechnical laboratory analysis. The approximate locations of the borings are shown on Figure 2, Plot Plan.

Geotechnical soil samples were obtained using a modified California sampler filled with 2 % inch diameter, 1-inch tall brass rings. Bulk samples were obtained by collecting representative bore hole cuttings. Locations of geotechnical samples and other data are presented on the boring logs in Appendix A.

The soils were visually classified according to the Unified Soil Classification System. Classifications are shown on the boring logs included in Appendix A.

LABORATORY TESTING

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Laboratory testing was performed on representative soil samples obtained during our subsurface exploration. The following tests were performed:

- * Dry Density and Moisture Content (ASTM: D 2216)
- * Maximum Dry Density and Optimum Moisture Content (ASTM: D 1557)
- * Soil Classification (ASTM: D 2487)
- * Direct Shear (ASTM D 3080)
- * Sulfate Content (CA 417, Hach Procedure)
- * Expansion Index (UBC 18-1-B)
- * Atterberg Limits (ASTM D 4318)

All laboratory testing was performed by our sub-contractor, G3SoilWorks, Inc., of Costa Mesa, California.

Geotechnical test results are included in Appendix B, herein.

SOIL AND GEOLOGIC CONDITIONS

The site soil and geologic conditions are as follows:

Seepage and Groundwater

Seepage or surface water ponding was not noted on the subject site at the time of our study. Groundwater was not encountered in our test excavations to the maximum depths explored (12 feet b.g.). A review of hydrologic maps indicates that groundwater in the vicinity of the subject property is beyond 30 feet below ground surface (bgs). According to a United States Geological Survey (USGS) Map of the Newport Beach Quadrangle the site is approximately 190 feet above Mean Sea Level (MSL). According to the Orange County Water District (OCWD), there are no water wells located within the general vicinity of the subject property

Geologic Setting

Regionally, the site is located within the western boundary of the Coastal Plain of Orange County. The Coastal Plain lies within the southwest portion of the Los Angeles Basin and consists of semi-consolidated marine and non-marine deposits ranging in age from Miocene to recent. The western boundary of the Coastal Plain, in which the site is located, is referred to as the Tustin Plain. It is bound by the Pelican Hills and Santa Ana Mountains to the northeast and the San Joaquin Hills to the southeast.

Based on available geologic maps the site is underlain by a thin mantle of residual soils and/or engineered fill. The shallow soil layer is underlain by Quaternary-age paralic deposits which are described as silty sands with trace clays (see reference No. 2).

A geologic map is presented as Figure 3, herein [reference: "Geologic Map of the San Bernardino and Santa Ana 30' X 60' Quadrangles, California," Version 1.0, compiled by Douglas M. Morton and Fred K. Miller, dated 2006].

Faulting

A review of available geologic records indicates that no active faults cross the subject property (reference No. 2).

Seismicity

The seismic hazards most likely to impact the subject site is ground shaking following a large earthquake on the Newport-Inglewood, or San Joaquin Hills Blind Thrust Faults (see reference Nos. 10 and 11). The fault distances, probable magnitudes, and horizontal accelerations are listed as follows:

FAULT (Seismic Source Type)	DISTANCE FROM SUBJECT SITE (kilometers)	MAXIMUM CREDIBLE EARTHQUAKE MAGNITUDE	MAXIMUM HORIZONTAL ROCK ACCELERATION
Newport- Inglewood (B)	7 kilometers southwest	6.9	0.43 g's
San Joaquin Hills Blind Thrust Fault (B)	5 kilometers beneath the site	6.6	0.48 g's

The maximum anticipated bedrock acceleration on the site is estimated to be less than 0.48, based on a maximum probable earthquake on the onshore San Joaquin Hills Blind Thrust Fault.

The site is underlain by fill, silty sands with clayey sands. For design purposes, two-thirds of the maximum anticipated bedrock acceleration may be assumed for the repeatable ground acceleration. The effects of seismic shaking can be mitigated by adhering to the 2013 California Building Code or the standards of care established by the Structural Engineers Association of California.

With respect to this hazard, the site is comparable to others in this general area in similar geologic settings. The grading specifications and guidelines outlined in Appendix C of the referenced report are in part, intended to mitigate seismic shaking. These guidelines conform to the industry standard of care and from a geotechnical standpoint, no additional measures are warranted.

Based on our review of the "Seismic Zone Map," published by the California Department of Mines and Geology in conjunction with Special Publication 117, there are no earthquake landslide zones on or adjacent to the site. The proposed development shall be designed in accordance with seismic considerations contained in the 2013 CBC and the City of Newport Beach requirements.

Based on Section 1803.5.12 of the 2013 CBC and on Maps of Known Active Near-Source Zones in California and Adjacent Portions of Nevada (ASCE 7 Standard), the following parameters may be considered:

2013 CBC Seismic Design Parameters SITE ADDRESS: 6 Inverness Ln., Newport Beach, CA

51113 ADDACESS. O Inventess En., Newport Deach, C.	
Site Longitude (Decimal Degrees)	-117.8708
Site Latitude (Decimal Degrees)	33.6240
Site Class Definition	D
Mapped Spectral Response Acceleration at 0.2s Period, $S_{\rm S}$	1.653 g
Mapped Spectral Response Acceleration at 1s Period, S ₁	0.604 g
Short Period Site Coefficient at 0.2 Period, Fa	1.00
Long Period Site Coefficient at 1s Period, Fv	1.50
Adjusted Spectral Response Acceleration at 0.2s Period, S _{MS}	1.653 g
Adjusted Spectral Response Acceleration at 1s Period, $S_{\mathrm{M}1}$	0.906 g
Design Spectral Response Acceleration at 0.2s Period, Sps	1.102 g
Design Spectral Response Acceleration at 1s Period S _{D1}	0.604 g

Liquefaction

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Liquefaction of soils can be caused by strong vibratory motion in response to earthquakes. Both research and historical data indicate that loose, granular sandy soils are susceptible to liquefaction, while the stability of rock, gravels, clays, and silts are not significantly affected by vibratory motion. Liquefaction is generally known to occur only in saturated or near saturated granular soils. The site is underlain by cohesive fills and clayey paralic deposits. Based on hydrologic maps of the site area, the depth to groundwater is beyond 50 ft. b.g. The site elevation is approximately 190 ft. above MSL. Based on the results of our investigation, the subject site is **not** considered to have a significant potential for liquefaction.

Other Geologic Hazards

Other geologic hazards such as landsliding, or highly expansive soils, do not appear to be evident at the subject site.

FINDINGS

Subsurface Soils

As encountered in our test obtained, the site is underlain by, fill and native materials as follows:

PROPOSED 2-STORY RESIDENCE 6 Inverness Ln., Newport Beach, CA - Soils Report Project No. EM926.1 January 13, 2016

Fill (Af)

Fill soils were encountered in each of the borings to a depth of approximately three (3) feet b.g. The fill soils consist generally of reddish brown, moist to very moist, loose to medium dense, mottled, silty sands with traces of clay.

The expansion potential of the fill soils was judged to be low (E.I. = 39) when exposed to an increase in moisture content. Based on the Atterberg Limit Test Results, the project Plasticity Index (P.I.) shall be 21.

Based on the laboratory results, a sample obtained in the upper 3 feet at boring B-1, the project on-site soil maximum density shall be 103.5 pcf with an optimum moisture content of 16.5%.

Native

Underlying the fill materials are Quaternary-age old paralic deposits as encountered in each of the test borings (B-1 through B-3) to the maximum depths explored (12 ft b.g.). The native soils consist generally of reddish brown, moist to very moist, firm to stiff, micaceous sandy clays with thin lenses of silty sand.

CONCLUSIONS

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Based on our geotechnical study of the site, our review of available reports and literature and our experience, it is our opinion that the proposed re-development at the site is feasible from a geotechnical standpoint. There appear to be no significant geotechnical constraints on-site that cannot be mitigated by proper planning, design, and utilization of sound construction practices. The engineering properties of the soil and native materials, and the surface drainage offer favorable conditions for site re-development.

Based on the findings of our geotechnical investigation, and on our experience with similar projects in the immediate area, the proposed site development will not impact the geologic stability/safety of the subject or surrounding sites. Geologic hazards such as landsliding, soil creep, settlement, or slippage are not present or future factors at the subject or adjacent sites.

RECOMMENDATIONS

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

Earthwork

Grading and earthwork should be performed in accordance with the following recommendations and the General Earthwork and Grading Guidelines included in Appendix C. It is our understanding that the majority of grading will be limited to the re-grading of the building pad for the proposed construction. In general, it is anticipated that the removal of the upper 3 feet within the street-level building footprint (slab-on-grade portion) will require removal and recompaction to prepare the site for construction. We recommend a 3 ft envelope be excavated for the building pad. The removals should be accomplished so that all fill and backfill existing as part of the previous site use and demolition operations are removed. 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, parking and planter areas). The fill blanket will be achieved by reworking (scarifying) the upper 12 inches of the existing grade.

Note: for the basement pad, due to the presence of competent native materials, over-excavation is not required.

Site Preparation

Prior to earthwork or construction operations, the site should be cleared of surface structures and subsurface obstructions and stripped of any vegetation 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 existing grade will require removal and recompaction in the areas to receive the street-level building pad fill. Following removal, the excavated surface should be inspected by the soils engineer or his designated representative prior to the placement of any fill in footing trenches. Holes or pockets of undocumented fill resulting from removal of buried obstructions discovered during this inspection should be filled with suitable compacted fill.

Basement Excavation

The precise location of the proposed basement is not known at this time. Based on basement setbacks from property lines, shoring may be required.

Excavations to 14 feet at the project site can be excavated with a moderate effort using conventional construction equipment in good operating condition. Based upon the weathered nature of the subsurface soils and to satisfy OSHA requirements for workmen's safety, it will be necessary to shore excavations deeper than 4 feet, or slope back the sides of the excavation at an inclination of 1:1 (horizontal to vertical) if workers are to enter such excavations. The geotechnical consultant should be present during the excavation phase of the project to observe

the soil conditions and make additional recommendations if necessary.

This office will review the building plans and modify recommendations, as warranted, prior to construction.

Fills

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The on-site soils are suitable for reuse as compacted fill, provided they are free of organic materials, debris, and materials larger than six (6) inches in diameter. After removal of any loose, compressible soils, all areas to receive fill and/or other surface improvements should be scarified to a minimum depth of 12 inches, brought to at least 2 percent over optimum moisture conditions and compacted to at least 90 percent relative compaction (based on ASTM: D 1557). If necessary, import soils for near-surface fills should be predominately granular, possess a low or very low expansion potential, and be approved by the geotechnical engineer.

Lift thicknesses will be dependent on the size and type of equipment used. In general, fill should be placed in uniform lifts not exceeding 8 inches. Placement and compaction of fill should be in accordance with local grading ordinances under the observation and testing of the geotechnical consultant. We recommend that fill soils be placed at moisture contents at least 2 percent over optimum (based on ASTM: D 1557).

We recommend that oversize materials (materials over 6 inches) should they be encountered, be stockpiled and removed from the site.

Trench Backfill

The on-site soils may be used as trench backfill provided they are screened of rock sizes over 6 inches in dimension 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: D 1557).

Geotechnical Parameters

The following Geotechnical parameters may used in the design of the proposed structure:

Foundation Design

Structures on properly compacted fill may be supported by conventional, continuous or isolated spread footings. Footings should be a minimum of 24 inches deep by 15 inches wide. At this depth footings founded in fill materials may be designed for an allowable bearing value of 2,000 and 2,500 psf (for dead-plus-live load) for continuous wall and isolated spread footings, respectively. These

values may be increased by one-third for loads of short duration, including wind or seismic forces. Continuous perimeter 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 recommendations.

Alternative - Mat Foundation Design

As an alternative to the conventional foundation design, a mat slab foundation system is a feasible option. In the case of the basement slab, the benefit of this method is less trenching at depth. Mat slabs founded in compacted fill or competent native materials may be designed for an allowable bearing value of 2,500 psf (for dead-plus-live load). These values may be increased by one-third for loads of short duration, including wind or seismic forces. The actual design of the foundation and slabs should be completed by the structural engineer.

MIN. DESIGN ITEM

Mat foundations:

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allowable bearing pressure:

passive lateral resistence: mat slab thickness:

steel reinforcement: coefficient of friction:

RECOMMENDATIONS

2,500 psf 250 psf per foot

min. 12 inches with thickened edges (+ 6 inches) no. 5 bars @ 12" o.c. each way, top and bottom

Modulus of Subgrade Reaction:

 $k_s = 200 \, \text{lbs/in}^3$

The basement mat slab shall be directly underlain by waterproofing, underlain by a min. 2-inch thick layer of washed sand, underlain by min. 15-mil stego wrap (or equiv., lapped and sealed), underlain by 4 inches of gravel (3/4-inch crushed rock), underlain by competent native materials.

Joints in walls and floors, and between the wall and floor, and penetrations of the wall and floor shall be made watertight using suitable methods and materials (e.g. bentonite "water stops").

Reinforcement requirements may be increased if recommended by the project structural engineer. In no case should they be decreased from the previous recommendations.

Basement Wall Design

Since the pad is underlain by competent native materials, over-excavation of the basement slab and footings (or thickened edges in the case of mat slabs) is not required. The following equivalent fluid pressures may be used in the design of the

site basement walls assuming free draining conditions (clean sand or gravel backfill):

Equivalent	Fluid	Pressure
Eudivalent	Fluiu	riessuie

Condition Active Pressures Passive Pressures At-Rest Pressures	<u>Level</u> 45 pcf 250 PCF 55 PCF
Coefficient of Friction	0.30

Depending on whether the wall is restrained (rigid) or unrestrained (free to deflect), an additional uniform lateral pressure equal to 50 or 33 percent, respectively, of the anticipated maximum surcharge load located within a distance equal to the height of the wall should be used in design.

If applicable, active pressure should be added for a surcharge condition due to sloping ground, vehicular traffic or adjacent structures and should be designed for each condition as the project progresses.

This office shall be contacted to provide additional recommendations if actual conditions are different than those assumed above.

Basement Wall Backfill Material

It is recommended that a minimum 2-foot thick layer of free-draining granular material (less than 5 % passing the No. 200 sieve) be placed against the back face of the basement walls. This material should be approved by the geotechnical engineer. This layer of granular material should be separated from the adjacent soils using a suitable geotextile fabric. If the layer of free-draining material is not covered by an impermeable surface, such as a structure or pavement, a 12-inch thick layer of a low permeability soil should be placed over the backfill to reduce surface water migration to the underlying soils.

All basement 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 walls, and the use of heavy compaction equipment should be avoided.

Basement Wall Back Drains

The basement/retaining walls shall be provided with water proofing in accordance with the architects recommendations and be free draining. Back drains and

chimney drains shall be installed to collect and divert migrating groundwater. As a minimum, the wall may be drained by placing a 4-inch diameter pipe perforated (faced down) PVC Schedule 40 pipe or approved equivalent, located behind the base of the wall. The pipe shall be covered by 3/4 inch crushed rock at a rate of not less than 2 sq. ft. per linear ft. of pipe surrounded in turn by geofabric such as Supac 4NP or equivalent. 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 not be combined with area drains.

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.

Waterproofing

Basement wall and slabs shall be waterproofed in accordance with section 1805 of the 2013 CBC.

The retaining/shotcrete walls shall be 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 membrane during and after backfilling. Joints in walls and floors, and between the wall and floor, and penetrations of the wall and floor shall be made watertight using suitable methods and materials (e.g. bentonite "Water Stops").

The contractors shall strictly follow the manufacturer's recommendations for the for surface preparation and use of water-proofing products.

Seismic Loads

In accordance with Section 1803.5.12 of the 2013 CBC, for design purposes, a seismic earth pressure of 25 pcf (equivalent fluid pressure) may be used for the basement wall design. This pressure is additional to the static earth pressures and should be considered as an inverted triangular pressure distribution, with the maximum pressure occurring at the top of the wall (reference: Mononobe-Okabe equation and PEEP Report dated October, 2008).

New Garage Grade Beam

A grade beam, reinforced continuously with the garage footings, should be constructed across the garage entrance, tying together the ends of the garage footings. This grade beam should be embedded at the same depth as the adjacent perimeter footings. A thickened slab should be provided at the entrance above the

grade beam. Minimum dimensions should be six inches wide by six inches thick and need not be specifically reinforced. The garage slab should have a positive separation from the stem walls. The grade beam/thickened slab edge should consist of a clean, cold joint.

Settlement

Utilizing the design recommendations presented herein, we anticipate that the majority of any post-grading settlement will occur during construction activities. We estimate that the total settlement for the proposed structure will be on the order of 1 inch. Differential settlement is not expected to exceed ½ inch in 20 feet. These settlement values are expected to be within tolerable limits for properly designed and constructed foundations.

Lateral Load Resistance

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.

Slabs-on-grade

Concrete slabs cast against properly compacted fill materials, or approved native material, shall be a minimum of 5 inches thick (actual) and reinforced with No. 4 rebar at 18 inches on center in both directions. The slabs shall be doweled into the footings using No. 4 bars at 24 inches on center. The reinforcement shall be supported on chairs to insure positioning of the reinforcement at mid-center in the slab.

All living area floor slabs shall comply with the "Capillary Break" section below, herein.

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 if crack-sensitive flooring is planned directly on concrete slabs.

Capillary Break

In accordance with the 2013 California Green Building Standards Code Section 4.505.2.1, we provide the following building specification for the subject site:

Concrete building and basement slabs shall be underlain by 2 inches of washed sand, underlain by a min. 15 mil plastic membrane (e.g., Stego Wrap), with all laps sealed, and underlain by 4 inches of 3/4-inch gravel.

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

Reference: ACI 318 BUILDING CODE:

Table 4.3.1 - REQUIREMENTS FOR CONCRETE EXPOSED TO SULFATE-CONTAINING SOLUTIONS

Sulfate Exposure	Water soluble sulfate (SO₄) in soil percent by weight	Sulfate (SO ₄) in water, ppm	Cement Type	Maximum water- cementitious material ratio, by weight, normal weight concrete	Minimum fc ^l , normal- weight and light weight concrete, psi
Negligible	0.00 ≤ SO ₄ < 0.10	0 ≤ SO ₄ <150			
Moderate	0.10 < \$O₄ < 0.20	150 < SO₄ < 1500	II,IP(MS), IS(MS),P(M S) I(PM)(MS), I(SM)(MS)	0.50	4000
Severe	0.20 ≤ SO ₄ < 2.00	1500 < SO ₄ < 10,000	٧	0.45	4500
Very Severe	SO ₄ > 2.00	SO ₄ > 10,000	V plus pozzalan	0.45	4500

Preliminary laboratory testing indicates the site soils possess negligible sulfate exposure (150 ppm, or 0.015 %). Test Results are presented in Appendix B. As a conservative approach, a concrete strength f'c of 3,000 psi should be used for concrete in contact with on-site earth materials.

Surface Drainage

500

Surface drainage shall be controlled at all times. Positive surface drainage should be provided to direct surface water away from structures and toward the street or suitable drainage facilities. Ponding of water should be avoided adjacent to the structures. Roof gutter discharge should be directed away from the building areas through solid PVC pipes to suitable discharge points. Area drains should be provided for planter areas and drainage shall be directed away from the top of slopes.

Site surface drainage shall conform with section 1804.3 of the 2013 CBC.

The minimum slope gradients for the proposed lot shall be as follows:

Ground/Earth/Turf:

min. 5%

Impervious patio areas:

min. 2%

Based on our review, the attached Plans conform with all of the above drainage specifications.

PRE-CONSTRUCTION MEETING

P

It is recommended that no clearing of the site or any grading operation be performed without the presence of a representative of this office. An on site pre-grading meeting should be arranged between the soils engineer and the grading contractor prior to any construction.

GEOTECHNICAL OBSERVATION AND TESTING DURING CONSTRUCTION

We recommend that a qualified geotechnical consultant be retained 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 piles/caissons, if any to verify the adequacy of underlying materials.
- After excavation for basement/retaining wall footings to verify the adequacy of underlying earth materials.
- During/after installation of water proofing for basement/retaining walls, if any prior to installation of sub-drain/backfilling.
- During/after installation of basement/retaining wall sub-drain, prior to backfilling.
- During compaction of basement/retaining wall backfill materials to verify proper compaction.
- After pre-soaking of new slab sub-grade earth materials, prior to pouring concrete.
- During backfill of drainage and utility line trenches, to verify proper compaction.
- When/if any unusual geotechnical conditions are encountered.
- Prior to slab pours to ensure proper subgrade compaction, capillary breaks, and moisture barriers.

LIMITATIONS

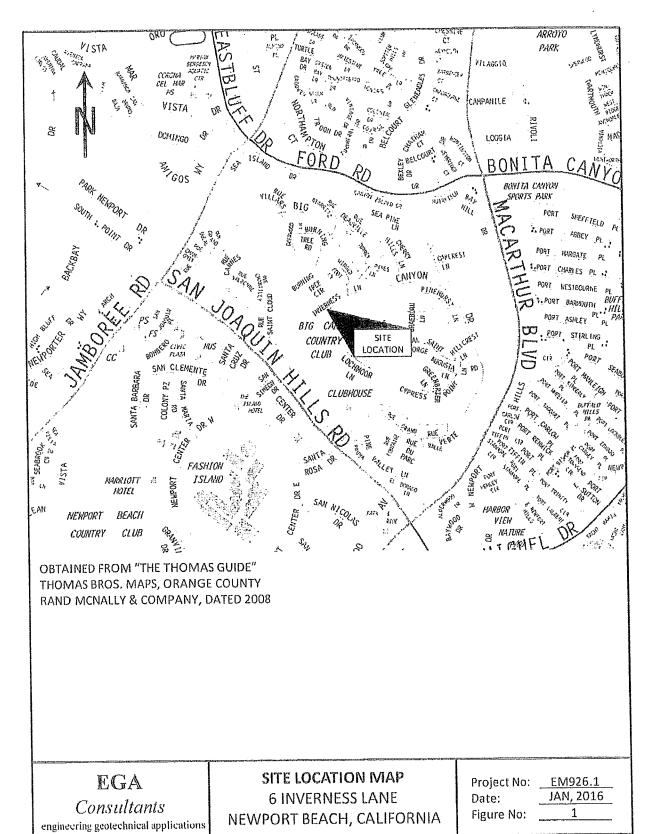
The geotechnical services described herein have been conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the geotechnical engineering profession practicing contemporaneously under similar conditions in the subject locality. Under no circumstance is any warranty, expressed or implied, made in connection with the providing of services described herein. Data, interpretations, and recommendations presented herein are based solely on information available to this office at the time work was performed. EGA Consultants will not be responsible for other parties' interpretations or use of the information developed in this report.

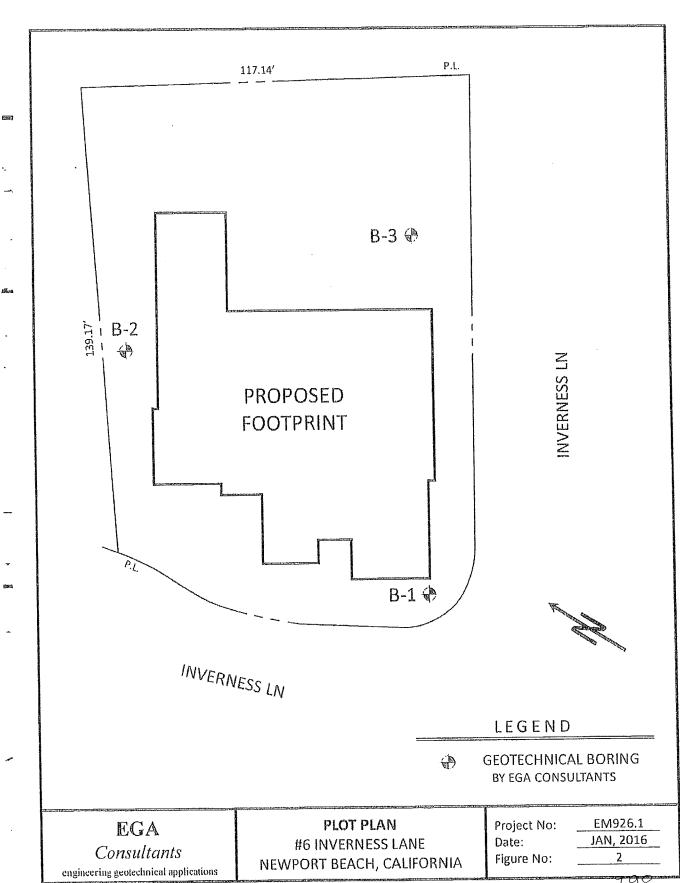
The interpolated subsurface conditions should be checked in the field during construction by a representative of EGA Consultants. We recommend that all foundation excavations and grading operations be observed by a representative of this firm to ensure that construction is performed in accordance with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

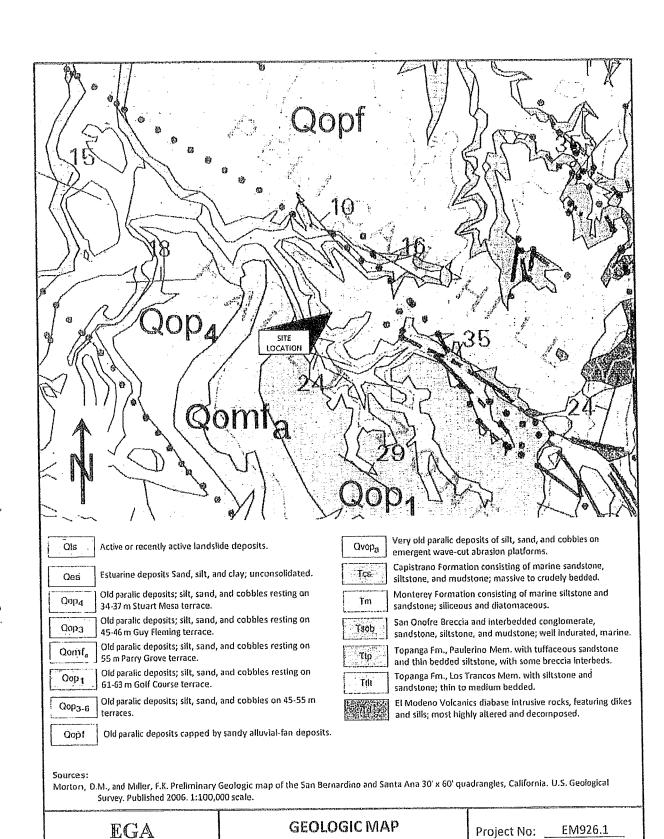
We do not direct the contractor's operations, and we cannot be responsible for the safety of others. The contractor should notify the owner if he considers any of the recommended actions presented herein to be unsafe.

REFERENCES

- "USGS Topographic Map, 7.5 minute quadrangle, Newport Beach, California Quadrangle," dated 1965, Photorevised 1981.
- "Geologic Map of California, Santa Ana Sheet," Compilation by Thomas H. Rogers, 1965, fifth printing 1985.
- 3. "Maximum Credible Rock Acceleration from Earthquakes in California," by Roger W. Reensfelder, dated 1974.
- 4. "Earthquake Hazards Associated with Faults in the Greater Los Angeles Metropolitan Area, Los Angeles County, California, Including Faults in the Santa Monica-Raymond, Verdugo-Eagle Rock, and Benedict Canyon Fault Zones, DMG Open-file Report 79-16," published by the California Department of Conservation, Division of Mines and Geology, dated 1979.
- Maps of Known Active Fault Near-Source Zones in California and Adjacent Portions of Nevada," prepared by California Department of Conservation Division of Mines and Geology, published by International Conference of Building Officials, dated February, 1998.
- "Guide for Concrete Floor and Slab Construction," by American Concrete Institute, ACI 302.1R-04, dated 2004.
- 7. "California Building Code, California Code of Regulations, Title 24, Part 2," by California Building Standards Commission, 2010.
- 8. "Seismic Hazard Zone Report for The Anaheim and Newport Beach 7.5-Minute Quadrangles, Orange County, California," by the California Department of Conservation, 1997.
- 9. "International Building Code, 2013," by the International Code Council, dated June 5, 2014.
- "Oceanside and Thirty-Mile Bank Blind Thrusts: Implication for Earthquake Hazards in Coastal Southern California," by Rivero, C. Mueller, K.J., et. al., Volume 28, California Geological Survey, 2000.
- "Late Quaternary Uplift and Earthquake Potential of the San Joaquín Hills, Southern Los Angeles Basin, California," by Grant, Lisa, Mueller, K.J. et. al., Volume 27, California Geological Survey, 1999.







6 INVERNESS LANE

NEWPORT BEACH, CALIFORNIA

Consultants

engineering geotechnical applications

efint.

199

JAN, 2016

Date:

Figure No:

1000

F3

≊USGS Design Maps Summary Report

User-Specified Input

Report Title 6 Iverness Lane., Newport Beach, CA

Mon December 7, 2015 18:45:09 UTC

Building Code Reference Document ASCE 7-10 Standard

(which utilizes USGS hazard data available in 2008)

Site Coordinates 33.6239°N, 117.8708°W

Site Soil Classification Site Class D - "Stiff Soil"

Risk Category I/II/III

*Fountain Valley

, .Huntington Beach

fryin*ë*

Costa Mesa,

NewportBeach

Mission Viejo*
Lake Forest

. •

USGS-Provided Output

$$S_s = 1.653 g$$

$$S_{MS} = 1.653 g$$

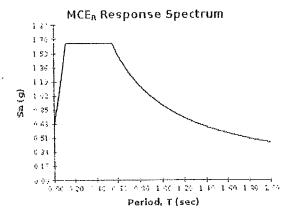
$$S_{DS} = 1.102 g$$

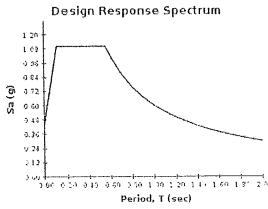
$$S_1 = 0.604 g$$

$$S_{M1} = 0.906 g$$

$$S_{01} = 0.604 g$$

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





For PGAs, T_L , C_{RS} , and C_{R1} values, please view the detailed report.

Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

APPENDIX A GEOLOGIC LOGS

	LOG OF EXPLORATORY BORING Shee					Sheet	1 of 1					
Job Nu Project	: tarte	d:		EM926.1 6 Inverness Lane, Newport Beach, CA Smith Residence 12/10/2015	Borin Rig:	4"	tion: { auge	rs	Figure 2			
Date C		Sam Sam peduntsipun	ple	12/10/2015 Thin Wall 2.5" Ring Sample Bulk Sample Standard Split Static Wester Table	Gra "9/swolg	Moisture Content, % &	Dry Density, pcf	Expansion Index	Maximum Density, pcf		ear jsd.	Other Tests
1 -	SM/ CL			SOIL DESCRIPTION FILL: Reddish brown, moist to very moist, loose to medium dense fine-grained silty sand & clay, with rootlets.		22.9	101.8	39	103,5	30	265	Opt. 18 50%
5 -	SC/ CL	X		NATIVE: Reddish brown, moist, firm to stiff, silty sandy clay, micaceous.		19.8						150 ppn P1 21
10 -	SM CL	X		At 8.0 ft becomes red brown, fine to medium grained silty sand with trace clay, micaceous. at 10 ft. becomes reddish brown, fine grained, grained, sandy clay.		20.6						
15 -				Total Depth: 12 ft No Groundwater No Caving Backfilled and Compacted 12/10/2015								
- 20 -					And the second s							
25 -										-		
30 -	J											
35												
40	EGA Consultants						Figure A-1					

and the second s	LOG OF EXPLORATORY BORING Sheet						heet 1	of 1		
Job Number: Project: Date Started	ſ:	EM926.1 6 Inverness Lane, Newport Beach, CA Smith Residence 12/10/2015	Boring Boring Rig: Grad	4"	tion: S auger	s	igure 2 e MSL_			
9 G	Sample Type Bulk Bulk	12/10/2015 Thin Wall 2.5" Ring Sample Bulk Standard Split Static Wester Spoon Sample Table SOIL DESCRIPTION FILL: Reddish brown, moist to very moist, loose to	Blows/6"	Moisture Content, %	Dry Density, pcf	Expansion Index	Maximum Density, pcf	Dir Sh		Other Tests
1 SM/ CL CL CL	X	medium dense fine-grained silty sand & clay, with rootlets. NATIVE: reddish brown, moist, firm to stiff, silty sandy clay, micaceous.		18.9 18.3 19.5	101.8	39	103.5	30	265	Opt. 16.50% Sulf 150 ppm
- CL SM		At 8.5 ft becomes red brown, fine to medium grained silty sand with trace clay. at 10.5 ft. becomes reddish brown, fine grained, grained, sandy clay.		10.3						21
- 15 -		Total Depth: 12 ft No Groundwater No Caving Backfilled and Compacted 12/10/2015								
20 -										
30 -										
35 -										
		EGA Consult	ants						20	Figure A-2

				LOG OF EXPLORATORY BOR	NG			de estado es		SI	heet 1	of 1
Projec	o Number: EM926.1 oject: 6 Inverness Lane, Newport Beach, CA Smith Residence te Started: 12/10/2015		Boring No: B-3 Boring Location: See Figure 2 Rig: 4" augers									
Date C			d:	12/10/2015	Grnd	Elev.	190 ft	aboy		The second second	· I	
Depth in Feet	Soil Type	Undisturbed LAL was	ying pe ple	Thin Wall 2.5" Ring Tube 2.5" Ring Sample Bulk Standard Split Static Water Spoon Sample Table SOIL DESCRIPTION	Blows/6"	Moisture Content, %	Dry Density, pcf	Expansion Index	Maximum Density, pcf	Dire She		Other Tests
1	SM/ CL	\times		FILL: Reddish brown, moist to very moist, loose to medium dense fine-grained silty sand & clay, with rootlets.		24.1	103.2	39	103.5	30	265	Opt.
5 -	CL CL	X		NATIVE: Reddish brown, moist, firm to stiff, silty sandy clay, micaceous. At 6 ft becomes more moist.		20.5						Sull 150 ppr Pl 21
10 -	SM CL	-		At 8 ft becomes red brown, fine to medium grained silty sand with trace clay. at 10 ft. becomes reddish brown, fine grained, grained, sandy clay.								
- 15 -				Total Depth: 12 ft No Groundwater No Caving Backfilled and Compacted 12/10/2015								
25												
30												
40	1 1											Flgur
				EGA Consult	ants							A-3

APPENDIX B LABORATORY RESULTS

APPENDIX B

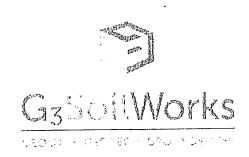
Field Investigation

Three (3) borings were excavated to depths of up to 12 ± feet below the existing ground surface using a 4-inch diameter hand auger. Geologic Logs of the borings are presented in Appendix A.

Relatively undisturbed samples for detailed testing in our laboratory were obtained by driving a sampling spoon into the material. A 35-pound hammer falling 18 inches was used to drive the 2 7/8-inch outside and 2.42-inch inside diameter sampler. The barrel is lined with thin brass rings, each one inch in length. The spoons penetrate into the soil below the boring excavation approximately 12 inches. The central portion of the sample was retained for testing. All samples, in the natural field condition, were sealed in airtight containers and transported to the laboratory for testing and analysis. The boring excavations were backfilled upon completion of drilling and sampling.

Laboratory Testing

The samples obtained during the field program were taken to the laboratory for detailed visual examination and testing. The soils were classified in accordance with ASTM: D 487-10 and the laboratory testing report by G3SoilWorks, Inc., of Costa Mesa, California, dated December 31, 2015, is attached.



EGA Consultants 375-C Monte Vista Avenue Costa Mesa, California 92627 December 31, 2015 Project No.114-298-10

Attention:

Mr. David Worthington, C.E.G.

Subject:

Laboratory Test Results

6 Inverness Lane

Newport Beach, California

Dear Mr. Worthington:

G3SoilWorks, Inc. performed the requested laboratory tests on soil specimens delivered to our office for the subject project. The results of these tests are included as an attachment to this report.

We appreciate the opportunity of providing our services to you on this project. Should you have any questions, please contact the undersigned.

Sincerely,

G3SoilWorks, Inc.

Daniel J. Morikawa, RE

RGE 2726, Reg. Expires 9/30/16

No. GE2726 Exp. 9 30

Attachment: Laboratory Test Results

EGA Consultants Laboratory Test Results 6 Inverness Lane Newport Beach, California

December 31, 2015 Project No. 114-298-10 Page 2 of 4

LABORATORY TEST RESULTS

Summarized below are the results of requested laboratory testing on samples submitted to our office.

Dry Density and Moisture Content

Tabulated below are the requested results of field dry density and moisture contents of undisturbed soils samples retained in 2.42 - inch inside diameter by one-inch height rings. Moisture only results were obtained from small bulk samples.

Sample Identification	Dry Density, pcf	Moisture Content, %
B-1 @ 2.5'	101.8	22.9
B-1 @ 4.0'	#	19.8
B-1 @ 6.0'	* .	21.1
B-1 @ 8.0'	*	19.1
B-1 @ 10.0'	*	20.6
B-2 @ 2.5'	101.8	18.9
B-2 @ 4.0'	*	18.3
B-2 @ 6.0'	*	19.5
B-3 @ 2.5'	103.2	24.1
B-3 @ 4.0'	*	20.5
B-3 @ 6.0'	*	21.7

Notes: (*) Denotes small bulk sample for moisture content testing only.

EGA Consultants Laboratory Test Results 6 Inverness Lane Newport Beach, California December 31, 2015 Project No. 114-298-10 Page 3 of 4

Soil Classification

Requested soil samples were classified using ASTM D2487 as a guideline and are based on visual and textural methods only. These classifications are shown below:

Sample Identification	Soll Description	Group Symbol
B-1 @ 2.5'	Fine sandy CLAY, olive brown, micaceous	CL
B-1 @ 4.0'	Fine sandy CLAY, reddish brown, micaceous	CL
B-1 @ 6.0'	Fine sandy CLAY, reddish brown, micaceous	CL
B-1 @ 8.0'	Silty fine SAND, reddish brown, micaceous	SM
B-1 @ 10.0°	Fine sandy CLAY, reddish brown, micaceous	CL
B-3 @ 2.5'	Silty CLAY with fine sand, olive brown	CL

Maximum Dry Density and Optimum Moisture Content

Maximum dry density and optimum moisture content test was performed on the submitted bulk soil samples in accordance with ASTM: D 1557. The results are shown below:

Sample Identification	Maximum Dry Density (pcf)	Optimum Moisture Content (%)
B-1 @ 0-3'	103.5	16.5

Expansion Index:

A bulk soil sample was tested for expansion potential following the ASTM D-4829 Test Procedure. Test results are presented below:

Sample Identification	Expansion Index	Expansion Potential
		(UBC 18-1-B)
B-1 @ 0-3'	39	Low

EGA Consultants Laboratory Test Results 6 Inverness Lane Newport Beach, California December 31, 2015 Project No. 114-298-10 Page 4 of 4

Sulfate Content

A selected bulk sample was tested for soluble sulfate content in accordance with Hach procedure. The test result is shown below:

Sample Identification	Water Soluble Sulfate In Soil (Percentage by weight (%))	Sulfate Exposure (ACI 318-08, Table 4.2.1)
B-1 @ 0-3'	.015	Not Applicable

Direct Shear

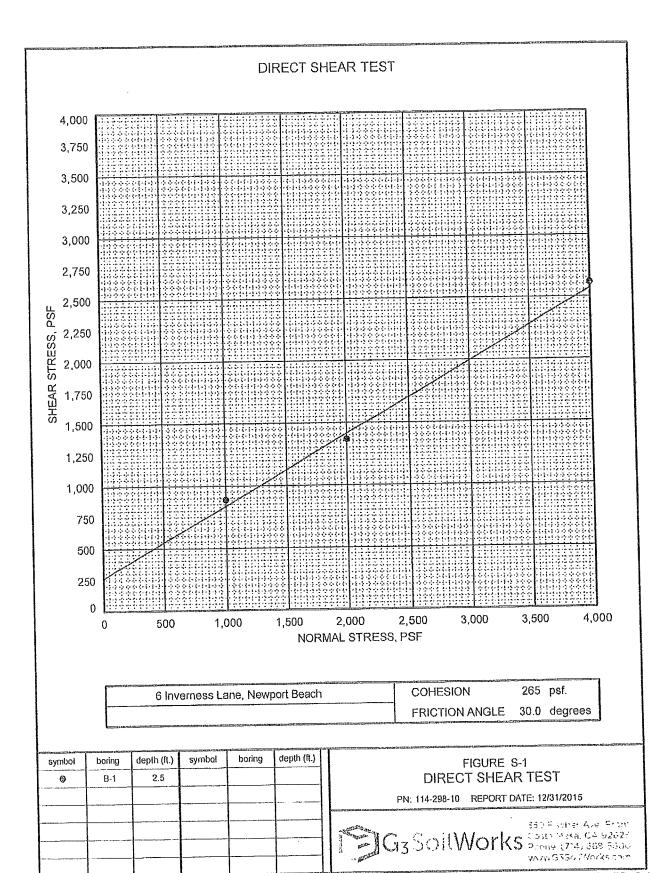
A direct shear test was performed on relatively undisturbed ring samples, identified as B-1 @ 2.5 feet, with a direct shear machine of the strain-controlled type. The controlled rate of strain is 0.005 inch per minute. The samples were soaked in a confined state prior to shearing. Then the samples were sheared under varied loads ranging from 1.0 ksf to 4.0 ksf. The test results are plotted on Figure S-1.

Atterberg Limits Test

The results of Atterberg Limits test on designated sample are shown below. These tests were performed in accordance with ASTM: D 4318.

Sample	Liquid Limit	Plastic Limit	Plasticity Index
Identification	%	%	%
B-1 @ 0-3'	43	22	21

EN-



APPENDIX C

GENERAL EARTHWORKS AND GRADING GUIDELINES

GENERAL EARTHWORK AND GRADING GUIDELINES

I. GENERAL

These guidelines present general procedures and requirements for grading and earthwork including preparation of areas to be filled, placement of fill, installation of subdrains, and excavations. The recommendations contained in the geotechnical report are a part of the earthwork and grading specifications and should supersede the provisions contained herein in the case of conflict. Evaluations performed by the consultant during the course of grading may result in new recommendations which could supersede these specifications or the recommendations of the geotechnical report.

II EARTHWORK OBSERVATION AND TESTING

Prior to commencement of grading, a qualified geotechnical consultant should be employed for the purpose of observing earthwork procedures and testing the fills for conformance with the recommendations of the geotechnical report and these specifications. The consultant is to provide adequate testing and observation so that he may determine that the work was accomplished as specified. It should be the responsibility of the contractor to assist the consultant and keep him apprised of work schedules and changes so that the consultant may schedule his personnel accordingly.

The contractor is to provide adequate equipment and methods to accomplish the work in accordance with applicable grading codes or agency ordinances, and these specifications. If in the opinion of the consultant, unsatisfactory conditions are resulting in a quality of work less than required in these specifications, the consultant may reject the work and recommend that construction be stopped until the conditions are rectified.

Maximum dry density tests used to determine the degree of compaction should be performed in accordance with the American Society for Testing and Materials Test Method ASTM: D 1557-78.

III PREPARATION OF AREAS TO BE FILLED

 Clearing and Grubbing: All brush, vegetation, and debris should be removed and otherwise disposed of.

PROPOSED 2-STORY RESIDENCE 6 Inverness Ln., Newport Beach, CA - Soils Report Project No. EM926.1 January 13, 2016

- 2. Processing: The existing ground which is evaluated to be satisfactory for support of fill should be scarified to a minimum depth of 6 inches. Existing ground which is not satisfactory should be overexcavated as specified in the following section. Scarification should continue until the soils are broken down and free of large clay lumps or clods and until the working surface is reasonably uniform and free of uneven features which would inhibit uniform compaction.
- Overexcavation: Soft, dry, spongy, or otherwise unsuitable ground, extending to such a
 depth that surface processing cannot adequately improve the condition, should be over
 excavated down to firm ground, approved by the consultant.
- Moisture Conditioning: Over excavated and processed soils should be watered, driedback, blended, and/or mixed, as necessary to attain a uniform moisture content near optimum.
- Recompaction: Over excavated and processed soils which have been properly mixed and moisture-conditioned should be recompacted to a minimum relative compaction of 90 percent.
- 6. <u>Benching</u>: Where fills are to be placed on ground with slopes steeper than 5:1 (horizontal to vertical units), the ground should be benched. The lowest bench should be a minimum of 15 feet wide, and at least 2 feet deep, expose firm material, and be approved by the consultant. Other benches should be excavated in firm material for a minimum width of 4 feet. Ground sloping flatter than 5:1 should be benched or otherwise over excavated when considered necessary by the consultant.
- Approval: All areas to receive fill, including processed areas, removal areas, and toe-offill benches should be approved by the consultant prior to fill placement.

IV. <u>FILL MATERIAL</u>

1. <u>General</u>: Material to be placed as fill should be free of organic matter and other deleterious substances, and should be approved by the consultant. Soils of poor gradation, expansion, or strength characteristics should be placed in areas designated by the consultant or mixed with other soils until suitable to serve as satisfactory fill material.

- Oversize: Oversize material defined as rock, or other irreducible material with a maximum dimension greater than 12 inches, should not be buried or placed in fill, unless the location, materials, and disposal methods are specifically approved by the consultant. Oversize disposal operations should be such that nesting of oversize material does not occur, and such that the oversize material is completely surrounded by compacted or densified fill. Oversize material should not be placed within 10 feet vertically of finish grade or within the range of future utilities or underground construction, unless specifically approved by the consultant.
- 3. <u>Import</u>: If importing of fill material is necessary for grading, the import material should be approved by the geotechnical consultant.

V. FILL PLACEMENT AND COMPACTION

- 1. <u>Fill Lifts</u>: Approved fill material should be placed in areas prepared to receive fill in near-horizontal layers not exceeding 6 inches in compacted thickness. The consultant may approve thicker lifts if testing indicates the grading procedures are such that adequate compaction is being achieved with lifts of greater thickness. Each layer shall be spread evenly and should be thoroughly mixed during spreading to attain uniformity of material and moisture in each layer.
- Fill Moisture: Fill layers at a moisture content less than optimum should be watered and mixed, and wet fill layers should be aerated by scarification or blended with drier material.
 Moisture-conditioning and mixing of fill layers should continue until the fill material is at a uniform moisture content at or near optimum.
- 3. <u>Compaction of Fill</u>: After each layer has been evenly spread, moisture-conditioned, and mixed, it should be uniformly compacted to not less than 90 percent of maximum dry density. Compaction equipment should be adequately sized and either specifically designed for soil compaction or of proven reliability, to efficiently achieve the specified degree of compaction.
- 4. <u>Fill Slopes</u>: Compacting of slopes should be accomplished, in addition to normal compacting procedures, by backrolling of slopes with sheepsfoot rollers at frequent increments of 2 to 3 feet in fill elevation gain, or by other methods producing satisfactory results. At the completion of grading, the relative compaction of the slope out to the slope

face shall be at least 90 percent.

5. Compaction Testing: Field tests to check the fill moisture and degree of compaction will be performed by the consultant. The location and frequency of tests should be at the consultant's discretion. In general, the tests should be taken at an interval not exceeding 2 feet in vertical rise and/or 1,000 cubic yards of embankment.

VI. SUBDRAIN INSTALLATION

Subdrain systems, if required, should be installed in approved ground and should not be changed or modified without the approval of the consultant. The consultant, however, may recommend and upon approval, direct changes in subdrain line, grade, or material.

VII. EXCAVATION

Excavations and cut slopes should be examined during grading. If directed by the consultant, further excavation or overexcavation and refilling of cut areas should be performed, and/or remedial grading of cut slopes performed. Where fill-over-cut slopes are to be graded such as in the southeast portion of the subject site, unless otherwise approved, the cut portion of the slope should be made and approved by the consultant prior to placement of materials for construction of the fill portion of the slope.

Client: Mr. & Mrs. Wilbur Smith III Project: 6 Inverness Lane Newport Beach, California **Project File No.: 218113-101**

EGA Addendum to Soil Report 1/13/16

March 15, 2016 Project No. EM926.2

MR. WILBUR SMITH III 4440 Von Karman Avenue Suite 350 Newport Beach, CA 92660

c/o:

Jeff Hollenbeck, Greenlaw Partners

Subject:

ADDENDUM TO SOILS REPORT DATED 1/13/16

FOR PROPOSED EXPANSION OF REAR YARD

WITH LANDSCAPING RETAINING WALLS

LOCATED AT 6 INVERNESS LANE

NEWPORT BEACH (BIG CANYON), CALIFORNIA

References:

"Geotechnical Investigation for Proposed Residential Development with Basement Located at 6 Inverness Lane, Newport Beach (Big Canyon)," by EGA Consultants dated January 13, 2016.

Dear Mr. Smith,

As requested, we submit this Addendum to the above-referenced report. Based on recent conversations with the project architect, Eric Mossman, landscaping retaining walls are now proposed for the rear yard improvements. The purpose of this Addendum is to provide additional earthworks and foundation design recommendations for the those structures.

The specifications herein shall be considered an addendum to the referenced soils report dated January 13, 2016.

This opportunity to be of service is appreciated. If you have any questions, please call.

Very truly yours,

EGA Consultants, LLC

DAVID A. WORTHINGTON CEG 2124
Principal Engineering Geologist

PAUL DURAND RCE 58364 Sr. Project Engineer

ADDENDUM TO SOILS REPORT DATED 1/13/16 FOR PROPOSED EXPANSION OF REAR YARD WITH LANDSCAPING RETAINING WALLS LOCATED AT 6 INVERNESS LANE NEWPORT BEACH (BIG CANYON), CALIFORNIA

References:

"Geotechnical Investigation for Proposed Residential Development Located at 6 Inverness Lane, Newport Beach (Big Canyon), California," by EGA Consultants dated January 13, 2016.

<u>Geotechnical Parameters -</u> Landscaping Retaining Walls

Based on the preliminary plans by Eric Mossman, AIA, the proposed retaining wall heights shall range between 3 ft. to 15 ft. Retaining walls within the site may be supported on conventional footings that are designed using the allowable bearing capacity and lateral resistance values presented herein. However, when calculating passive resistance of the upper 6 inches of soil against the footings should be ignored in the areas where the footings will not be covered with concrete flatwork, or where the thickness of soil cover over the top of the footing is less than 12 inches.

The following equivalent fluid pressures may be used in the design of the site retaining walls assuming free draining conditions (gravel backfill):

_	Equivalent Fluid Pres	sure_
Condition	Level	2:1 Backfill Slope
Active Pressures	45 PCF	60 PCF
Passive Pressures	250 PCF	300 PCF
At-Rest Pressures	55 PCF	80 PCF
Coefficient of Friction	0.30	
Footing Bearing Pressure	e 2,000 psf	

Depending on whether the wall is restrained (rigid) or unrestrained (free to deflect), an additional uniform lateral pressure equal to 50 or 33 percent, respectively, of the anticipated maximum surcharge load located within a distance equal to the height of the wall should be used in design.

Retaining Wall Waterproofing

In accordance with Section 1805.3 of the 2013 CBC, the retaining walls shall be 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 membrane during and after backfilling.

The contractors shall strictly follow the manufacturer's recommendations for the for use of water-proofing products.

Retaining Wall Backfill Material

For walls built away from the property lines, it is recommended that a minimum 2-foot thick layer of free-draining granular material (less than 5 % passing the No. 200 sieve) be placed against the back face of the retaining walls. This material should be approved by the geotechnical engineer. This layer of granular material should be separated from the adjacent soils using a suitable geotextile fabric. If the layer of free-draining material is not covered by an impermeable surface, such as a structure or pavement, a 24-inch thick layer of a low permeability soil should be placed over the backfill to reduce surface water migration to the underlying soils.

All retaining wall backfill should be placed and compacted under engineering controlled conditions in the necessary layer thickness to ensure a minimum inplace 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 heavy compaction equipment should be avoided.

For walls located parallel and adjacent to the property lines, permanent shoring with shotcrete walls and channel drains (located between each set of caissons) shall be installed (see additional Shoring Recommendations herein).

Retaining Wall Back Drains

The retaining walls shall be provided with water proofing in accordance with the architects recommendations and be free draining. Where space allows, back drains shall be installed to collect and divert migrating groundwater. As a minimum, the wall may be drained by placing a 4-inch diameter pipe perforated (faced down) PVC Schedule 40 pipe or approved equivalent, located behind the base of the wall. The pipe shall be covered by 3/4 inch crushed rock at a rate of not less than 2 sq. ft. per linear ft. of pipe surrounded in turn by geofabric such

as Supac 4NP or equivalent.

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 not be combined with area drains.

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

Seismic Loads

In accordance with Section 1803.5.12 of the 2013 CBC, for design purposes, a seismic earth pressure of 25 pcf (equivalent fluid pressure) may be used for the retaining wall design. This pressure is additional to the static earth pressures and should be considered as an inverted triangular pressure distribution, with the maximum pressure occurring at the top of the wall (reference: Mononobe-Okabe equation and PEEP Report dated October, 2008).

Temporary Excavations

In accordance with Cal OSHA requirements, the revised maximum vertical height for the un-shored, temporary cuts shall be 4 feet. The cut portions above 4 feet in height should be tapered back at a 1:1 ratio. All temporary slopes are expected to remain stable for the duration of the grading operations; however, all temporary slopes should be observed by a representative of the project geotechnical consultant for any evidence of potential instability.

The existing structures shall be considered surcharging an excavation if the structure is located within the 45 degree projected plane, from the toe of the existing footings.

Temporary erosion control devices, such as sand bags, berms, or drains, shall be provided and maintained during the winter months.

SHORING INSTALLATION RECOMMENDATIONS

The proposed retaining wall and shoring plans are not yet available. However, based on our communications with the project shoring engineer, David A. Purkis, we understand that permanent shoring is proposed along the rear property line and in portion of both sideyards.

It is our understanding that the shoring system will consist of steel "H" beam soldier

piles and either wood or steel sheet lagging. The steel "H" beam soldier piles should be installed within pre-drilled holes. The soldier piles should not be driven or vibrated into place due to the possible damage that could occur to nearby structures. Once a soldier pile boring is advanced to its recommended depth, a steel soldier pile should be place within the boring and the boring then backfilled.

The borings should be backfilled with concrete up to the elevation of the excavation bottom. Above the excavation bottom, the borings may be filled with 2-sack slurry. Due to the anticipated moderate exposure to sulfates, Type II cement should be used in the concrete. In addition, the maximum water-cement ratio should not exceed 0.50 and the minimum concrete compressive strength should not be less than 3,000 pounds per square inch. The drill holes for the steel "H" piles should be sufficiently large to allow concrete backfilling around piles to be performed as effectively as possible. Any voids left between the "H" pile and the sides of the holes are expected to reduce the lateral capacity of the soldier pile. In order to provide adequate space for concrete slurry backfilling, we recommend that the web height of the steel "H" pile be at least 10 inches from the diameter of the hole. The concrete and slurry should be placed into the soldier pile excavation from the bottom up using a pump and tremie pipe. The bottom of the tremie pipe should be kept at least 2 to 3 feet below the level of the rising concrete or slurry. The concrete should be thoroughly vibrated to remove any entrapped air. The soil and water mixture dispersed by the concrete and slurry should be pumped into a suitable disposal container.

After the soldier piles have been placed, the excavation of the retaining walls may begin. If concrete and slurry is used for backfill, these materials should be allowed to cure prior to excavation of the retaining walls. Care should be taken to ensure that the lagging drops down as the excavation advances. Any gaps in the lagging could cause undermining of the adjacent structures. To prevent caving of the sidewalls, the lagging elements should be forced down either behind the soldier piles or at an appropriate place within the flanges of the "H" and through the existing soils. The slurry materials that were placed within the soldier pile borings may be broken an removed during the lagging process. The lagging elements should not be driven or vibrated into place due to the possible damage that could occur to nearby structures.

It should be noted that the shoring should be designed for a minimum safety factor of 1.2 and that the lateral deformation of the ground surface should be controlled by structural design in order to protect the adjacent structures. The shoring should be designed to support the surcharge of any adjacent structures in addition to the earth pressures exerted by the native backfill soils. Recommended design values with respect to distribution of earth pressures on shoring elements are presented below.

The contractor shall verify the locations of all existing underground utilities prior to commencing the drilling and excavating. Backfill shall be of compacted spoils or slurry. No vibratory equipment or hammering shall be utilized in the shoring installation.

The caissons shall be a minium 24 inches in diameter and a minimum 40 feet length (depth below lowest adjacent grade) along the rear property line. Minimum depths of embedment of shoring caissons shall not be less than depths specified in the 2013 CBC Section 1808.7.2. Caissons may be designated for both end bearing and friction.

Caissons may be designed for an allowable bearing capacity of 4000 psf and a skin friction of 500 psf (neglect the upper 2 feet of old fill). The bearing value may be increased by 1/3 for wind and seismic forces.

Channel drains, miradrain, and bentonitic waterproofing shall be installed at each shoring bay (between every caisson). All drains shall be gravity-fed to a suitable outlet.

Active Earth Pressures

For cantilever shoring beams, active earth pressures (equivalent fluid pressure) may be considered for the on-site fill and native materials as follows:

	Equivalent Fluid Pre	ssure_
Condition	Level	2:1 Retained Earth Slope
Active Pressures	45 pcf	60 pcf

The active pressure may be approximated by a rectangular soil pressure distribution with the pressure per foot of width equal to 23H, where H is equal to the depth of the excavation being shored.

At-Rest Earth Pressure

If movement of the shoring, H-beams are restrained at the top, then an at-rest earth pressure of 55 pounds per cubic foot should be used in design.

At-Rest Pressure: 55 pcf

Passive Resistance

A passive earth pressure increasing at a rate of 400 pounds per square foot per foot of width of a shoring H-beam, per foot of depth, to a maximum value of 4,000 pounds per square foot may be used to determine lateral resistance for H-beams. The passive resistance should be ignored for the upper 2 feet of the H-beams embedded below the lowest cut grade.

Spacing and Depth of H-beams

The minimum clear spacing between the H-beams should be three effective H-beam diameters, sidewall to sidewall. The maximum clear spacing between H-beams should not exceed five effective H-beam diameters, sidewall to sidewall. The embedment depths of the H-beams will likely vary depending on the retained height of the proposed shoring system along its alignment. The structural engineer should determine the final depths based on our recommendations presented herein. However, the H-beams should be embedded, at a minimum, five effective diameters into the underlying competent native deposits.

The geotechnical consultant should be present during the excavation and shoring phases of the project to observe the soil conditions and make additional recommendations if necessary.

Shoring Drains

The site field conditions (setback near top of slope and rear property line) eliminate the readiness for retaining wall backfill. Therefore, we recommend the placement of miraclay, miradrain panels and outlet drains to provide adequate drainage. The outlet drains shall consist of a min. 3-inch diameter solid pipe drains (SCH 40 PVC) located at each "bay" or "span" between the proposed shoring caissons. The drainage recommendations presented herein will eliminate backfilling behind the proposed shoring system. The shoring wall drainage waters may be connected to the site area drains and discharge to a suitable outlet.

Settlement and Monitoring of Shoring and Adjacent Properties

It is our professional opinion that adjacent sites should be surveyed and monitored prior to commencement of shoring installation, during retaining walls construction, and for a short period after shoring removal.

A total of two to three survey points should be established within the adjacent properties at a distance of 2 to 3 feet away from the shoring walls in order to monitor any vertical or horizontal movement, if any.

Depending on the location of the soldier piles, survey markers should be installed at mid-height and at the top of the middle soldier piles of each sidewall of the shoring system. The soldier pile survey markers should be monitored for lateral movement on a *daily basis* during construction and the results forwarded to the geotechnical engineer on the day of surveying.

To effectively eliminate any settlement and to protect adjacent properties we recommend that the annulus spaces behind the lagging be backfilled with a minium 2-sack slurry. The slurry backfill shall be performed as soon as possible during the shoring installation and shall be monitored/documented by the geotechnical consultant. Any lateral movement exceeding 0.1 inch in two consecutive monitoring days should be called to the attention of the project geotechnical engineer. Furthermore, if the total lateral movement of the shoring elements reaches 0.5 inches or more, it should be reported to the project geotechnical engineer. If the settlement of shoring elements reaches 0.5 inches, the excavation should be backfilled while remediation measures are being considered.

Based on performance results (including compressive strength test results of the concrete cylinder samples) and City-approval, the monitoring may be go from daily to weekly.

These shall be considered minimum requirements and incorporated into the Foundation and Grading Plans. This office should review both the Foundation and the Grading Plans when available.

With the exception of the additional recommendations outlined herein, the soil conditions, soils values and applicable construction specifications outlined in the referenced geotechnical report remain valid. All recommendations outlined in the referenced geotechnical report and this Addendum should be followed during the earthworks and construction phases.

Based on the findings of our geotechnical investigation and this Addendum, the proposed on-site earthworks, grading, and construction will not impact the geologic stability/safety of the subject or surrounding sites.

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

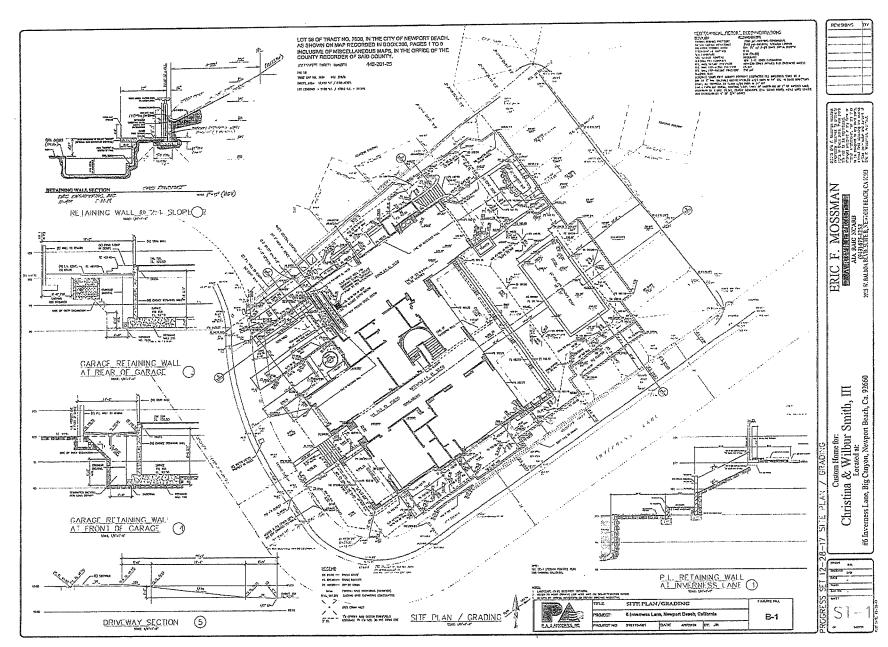
Client: Mr. & Mrs. Wilbur Smith III

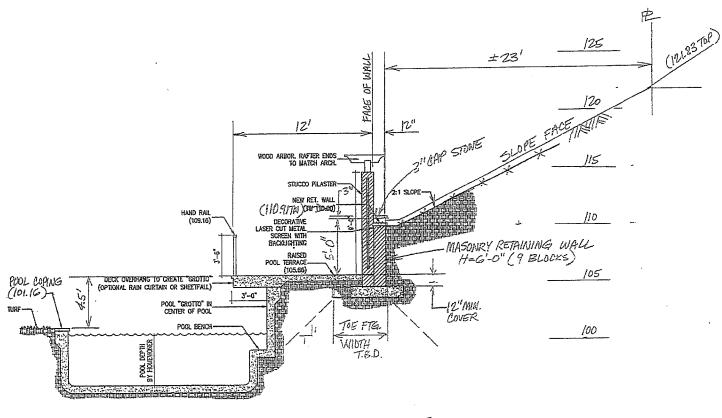
Project: 6 Inverness Lane Newport Beach, California

APPENDIX B

Smith Residence Site Plan/Grading &
Backyard Retaining Wall Cross Section

Project File No.: 218113-101





RETAINING WALL SECTION

DRC ENGINEERING, NIC. 11-409 2-14-18 11-409

SMITH RESIDENCE

SCALE: /"=51 (H&V)

	TITLE	Retaini	ng Wa	dl Sect	ion	FIGURE NO.:
	PROJECT:	61 nverness L	ane, Newpo	rt Beach, Ca	alifornia	B-2
P. A. & ASSOCIATES, INC.	PROJECT NO:	210113-101	DATE:	4/9/2010	BY: JR	

Client: Mr. & Mrs. Wilbur Smith III

Project: 6 Inverness Lane Newport Beach, California

APPENDIX C

USGS Design Maps Detailed Report

Project File No.: 218113-101

4/6/2018

USGS Design Maps Detailed Report

ASCE 7-10 Standard (33.6239°N, 117.8708°W)

Site Class D - "Stiff Soil", Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_s) and 1.3 (to obtain S_s). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From <u>Figure 22-1</u> [1]	3
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 $S_s = 1.653 g$

From Figure 22-2 [2]

 $S_1 = 0.604 g$

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20,3-1 Site Classification

Site Class	\overline{v}_{s}	\overline{N} or $\overline{N}_{ m ch}$	\overline{s}_{u}
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf

Any profile with more than 10 ft of soil having the characteristics:

- Plasticity index PI > 20,
- Moisture content $w \ge 40\%$, and
- Undrained shear strength $\overline{s}_{u} < 500 \text{ psf}$

F. Soils requiring site response analysis in accordance with Section 21.1

See Section 20.3.1

For SI: $1ft/s = 0.3048 \text{ m/s} 1lb/ft^2 = 0.0479 \text{ kN/m}^2$

Section 11.4.3 — Site Coefficients and Risk-Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4-1: Site Coefficient F_a

Site Class	Mapped MCE	_R Spectral Resp	onse Accelerati	on Parameter a	t Short Period
	S _s ≤ 0.25	$S_s = 0.50$	S _s = 0.75	$S_s = 1.00$	S _s ≥ 1.25
Α .	0.8	0.8	8.0	0.8	0.8
В	1.0	1.0	1.0	1.0	1.0
С	1.2	1.2	1.1	1.0	1.0
· D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F		See Se	ection 11.4.7 of	ASCE 7	

Note: Use straight–line interpolation for intermediate values of $\ensuremath{\mathsf{S}}_{\ensuremath{\mathsf{S}}}$

For Site Class = D and $S_s = 1.653 \text{ g}$, $F_a = 1.000$

Table 11.4-2: Site Coefficient F_v

Site Class	Manned MCF	- Spectral Res	ponse Accelerat	ion Parameter a	at 1-s Period
Site Glass		- R Opera Nes	portse / teedrer at		
	$S_1 \leq 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \geq 0.50$
A	0.8	0.8	0.8	0.8	8.0
В	1.0	1.0	1.0	1.0	1.0
С	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
Ε .	3.5	3.2	2.8	2.4	2.4
F		See Se	ection 11.4.7 of	ASCE 7	

Note: Use straight-line interpolation for intermediate values of $\mathsf{S}_{\mathbf{1}}$

For Site Class = D and $S_1 = 0.604$ g, $F_v = 1.500$

Equation (11.4-1):

 $S_{MS} = F_a S_S = 1.000 \times 1.653 = 1.653 g$

Equation (11.4-2):

 $S_{M1} = F_v S_1 = 1.500 \times 0.604 = 0.906 g$

Section 11.4.4 — Design Spectral Acceleration Parameters

Equation (11.4-3):

 $S_{DS} = \frac{1}{3} S_{MS} = \frac{1}{3} \times 1.653 = 1.102 g$

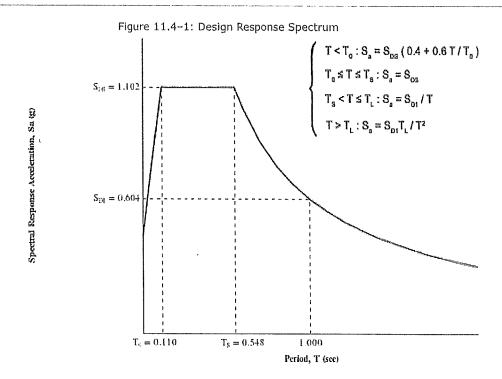
Equation (11.4-4):

 $S_{D1} = \frac{1}{3} S_{M1} = \frac{1}{3} \times 0.906 = 0.604 g$

Section 11.4.5 — Design Response Spectrum

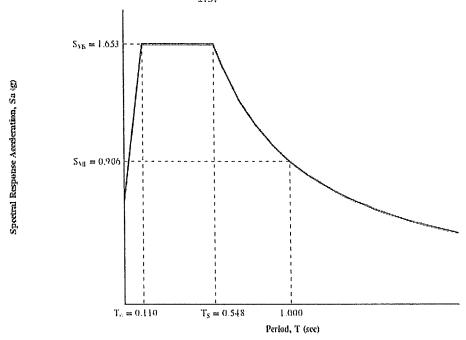
From Figure 22-12 [3]

 $T_L = 8$ seconds



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE $_{\rm R}$) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From Figure 22-7 [4] PGA = 0.666

Equation (11.8-1): PGA_M = $F_{PGA}PGA = 1.000 \times 0.666 = 0.666$ g

Table 11.8-1: Site Coefficient FPGA

Site	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
Class -	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0,50
A	0.8	0.8	0.8	8.0	0.8
в.	1.0	1.0	1.0	1.0	1.0
С	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F		See Se	ection 11.4.7 of	ASCE 7	

Note: Use straight-line interpolation for intermediate values of PGA

For Site Class = D and PGA = 0.666 g, F_{PGA} = 1.000

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17^[5] $C_{RS} = 0.921$ $C_{RI} = 0.946$

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S _{DS}	MACHINE STOCK LINE WHO HE ALL YOU CAN A MACHINE STOCK A LINE OF THE STOCK A LINE OF TH	RISK CATEGORY	
	I or II	III	īV
S _{os} < 0.167g	А	A	А
$0.167g \le S_{DS} < 0.33g$	В	В	С
$0.33g \le S_{DS} < 0.50g$	С	С	D
0.50g ≤ S _{DS}	D	D	D

For Risk Category = I and $S_{DS} = 1.102 g$, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF Sp.		RISK CATEGORY	
VALUE OF S _{D1}	I or II	III	IV
S _{D1} < 0.067g	А	А	А
$0.067g \le S_{D1} < 0.133g$	В	В	С
$0.133g \le S_{D1} < 0.20g$	С	С	D
0.20g ≤ S _{D1}	D	D	D

For Risk Category = I and $S_{D1} = 0.604 g$, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category \equiv "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = D

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

- 1. Figure 22-1: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
- 2. Figure 22-2: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
- 3. Figure 22-12: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
- 4. Figure 22-7: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
- 5. Figure 22-17: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
- 6. Figure 22-18: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

DAILY FIELD REPORT

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Soil Engineering · Material Testing



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 . www.newportbeachca.gov | (949) 644-3200

O INVENT	BSS	Report date:	-20	CNB Inspector Name:	CNB Permit #: 195
Building Owner Name:		Owner's Mailing addr	ess (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Ob SP(C F- MC	server (SO): DSSMAN	SO email Address: 2025 N. B	SUBOA BIVE	SQ Telephone #: 9 500-721-2	SO License / Reg. #:
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check applie	cable boxes)
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
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CITY OF NEWPORT BEACH

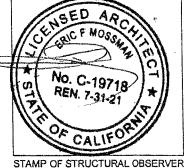
COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658 . www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

6 INVERNESS		8-3-20		OND hopedor name.	×2019-1952
Building Owner Name:			Owner's Mailing address (if different from site);		CNB Plan Check #: 0981-2018
Full Name of Structural Ob	server (SO):	SO email Address:		SO Telephone #:	SO License / Reg. #:
ERIC MOSSON			MANDEMAIL		019718
		<u> </u>	CONNECTIONS OB	SERVED (check applic	
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION OBSERVED	(S) DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	,	
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	□ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
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□ OBSERVED DEFIC	IENCIES AND COMME	NTS:			
		,			
☐ REPORT CONTINUED ON ATTACHED PAGES.					
☐ FINAL STRUCTURAL OBSERVATION REPORT:					
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.					
I declare that the following statements are true to the best of my knowledge:					
1. I am the licensed design professional retained by the owner to be in responsible					

- charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Attachment No. 2

Three-Year Construction Limit Notice Activities

Combo Residential ermit Type: New

Application Date:

06/21/2019

Issue Date:

06/21/2019

442 201 25

Status: Approved

Work Class:

Expiration Date:

08/21/2023

Address:

Owner:

Parcel

6 INVERNESS LN NEWPORT BEACH, CA

IVR Number:

233960

cheduled Date	Actual Start Date	Inspection	т Туре	Inspection No.	Inspection Status Primary Inspector	Reinspection Required?	omplete
			NOTES	6 Created By	TEXT	Created D	ate
		Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663	07/07/202	2		

07/07/2022 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663

949-500-7212 2

949-675-1252

Legacy User 07/07/2022 C000278824 **UPRITE CONSTRUCTION CORP**

ericmossman@gmail.com

4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877

Lindsay.lomeli@upriteco.com

NEWPORT BEACH CA 92660

07/07/2022 WILBUR SMITH III 6 INVERNESS LN

03/30/2022 03/30/2022 Other - MISC

X2019-1953-A0029 64699

Legacy User

Legacy User

Partial Pass

No

Incomplete

Checklist Item

OMMENTS Approved

Other

Hand elived notice to project manger for upright cons.

Permit Type: Combo Residential

Application Date:

06/21/2019

Owner:

442 201 25

Work Class: Status: New

Approved

Issue Date:

Expiration Date:

06/21/2019 08/21/2023 Parcel
Address:

6 INVERNESS LN

NEWPORT BEACH, CA

IVR Number:

233960

Scheduled	Actual	Increation Type	Inapportion No.	Increation Status Drimany Increator	Reinspection	Complete
Date	Start Date	inspection Type	inspection No.	Inspection Status Primary Inspector	Required?	Complete

NOTES	Created By	TEXT	Created Date
Legacy User Legacy User Legacy User	Legacy User	C000278824 UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2	07/07/2022
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022

03/30/2022 Other - MISC

X2019-1953-A0029 64910 Partial Pass

No

Incomplete

haaldiat Itaua

Checklist Item COMMENTS

Approved

Other

3 YEAR DEADLINE LETTER MAILED

Combo Residential Permit Type:

Application Date:

Expiration Date:

06/21/2019

Owner:

Work Class:

Status:

New

Approved

Issue Date:

06/21/2019 08/21/2023

233960

Address:

Parcel

6 INVERNESS LN

442 201 25

NEWPORT BEACH, CA

IVR Number:

Scheduled Actual Start Date Date

Inspection Type

Inspection No.

Inspection Status Primary Inspector

Reinspection Required?

Complete

NOTES	Created By	TEXT	Created Date
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022
	Legacy User	C000278824 UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2	07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022

04/14/2022 04/14/2022 Other - MISC

X2019-1953-A0029 72126

Partial Pass

No

Incomplete

Checklist Item

COMMENTS

Approved

Other

3 YEAR DEADLINE LETTER MAILED (SECOND TIME)

Combo Residential Permit Type:

Application Date:

06/21/2019

Owner:

Work Class:

Status:

New Approved Issue Date: **Expiration Date:** 06/21/2019 08/21/2023

Address:

Parcel

6 INVERNESS LN

442 201 25

NEWPORT BEACH, CA

233960 **IVR Number:**

Scheduled Actual Start Date Date

Inspection Type

Inspection No.

Inspection Status Primary Inspector

Reinspection Required?

Complete

NOTES	Created By	TEXT	Created Date
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022
Le	Legacy User	C000278824 UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2	07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022

05/02/2022 05/02/2022 Other - MISC

X2019-1953-A0029 79252

Other

Partial Pass

Walter Jones

No

Incomplete

Approved

No

Checklist Item COMMENTS

Spoke with Lindsay, A letter from owner to authorize

Uprite Const. to act as authorize representative for the

Combo Residential Permit Type:

Application Date:

06/21/2019

Owner:

Parcel

442 201 25

Work Class: Status:

New

Approved

Issue Date: **Expiration Date:** 06/21/2019 08/21/2023

233960

Address:

6 INVERNESS LN NEWPORT BEACH, CA

IVR Number:

Scheduled Actual Start Date Date

Inspection Type Inspection No. **Inspection Status Primary Inspector**

Reinspection Required?

Complete

NOTES	Created By	TEXT	Created Date
	Legacy User	C000278824 UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2	07/07/2022
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022

05/06/2022 05/06/2022 Other - MISC

X2019-1953-A0029 81613

Other

Partial Pass

Walter Jones

No

Incomplete

Checklist Item

COMMENTS

Received letter of authorization. Passed request to SL

Approved No

Permit Type: Combo Residential Appl

Application Date: 06/21/2019 Owner:

Work Class: New

06/21/2019 Parcel 442 201 25

Status: Approved

Expiration Date: 08/21/2023 Address:

NEWPORT BEACH, CA

6 INVERNESS LN

IVR Number: 233960

Issue Date:

Scheduled	Actual	Increation Type	Increation No.	Increation Status Drimon, Increater	Reinspection	Complete
Date	Start Date	Inspection Type	inspection No.	Inspection Status Primary Inspector	Required?	Complete

NOTES	Created By	TEXT	Created Date
	Legacy User C000278824 UPRITE CONSTRUCTION CO 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2		07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022

05/17/2022 05/17/2022 Other - MISC

X2019-1953-A0029 86114

Other

Approved

Tonee Thai

No

Complete

Approved

Yes

Checklist Item COMMENTS

PERMIT SHALL EXPIRE ON 06/21/2023 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING

OFFICER. SEE PERMIT X2019-1953.

Permit Type: Combo Residential

Application Date:

06/21/2019

Owner:

Parcel

Work Class:

Status:

New

Approved

Issue Date:

06/21/2019 08/21/2023

Address:

6 INVERNESS LN

442 201 25

NEWPORT BEACH, CA

IVR Number:

Expiration Date:

233960

Scheduled Date Start Date Inspection Type Inspection No. Inspection Status Primary Inspector Required? Complete

NOTES	Created By	TEXT	Created Date
	Legacy User	C000278824 UPRITE CONSTRUCTION CORP 4300 CAMPUS DR #203 NEWPORT BEACH CA 92660 949-877-8877 Lindsay.lomeli@upriteco.com 2	07/07/2022
	Legacy User	C000132391 MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-675-1252 ericmossman@gmail.com 2	07/07/2022
	Legacy User	MOSSMAN ERIC 2025 W BALBOA BLVD STE B NEWPORT BEACH CA 92663 949-500-7212 2	07/07/2022
	Legacy User	WILBUR SMITH III 6 INVERNESS LN NEWPORT BEACH CA 92660 1	07/07/2022

05/18/2022 05/18/2022 Other - MISC

X2019-1953-A0029 86747 Partial Pass

No

Incomplete

Checklist Item

COMMENTS

Approved

Other

Approved 3-YR extension mailed & emailed 5-18-22

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH

RECEIVED BY COMMUNITY DEVELOPMENT

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

MAY 0 2 2022

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

CITY OF

Three Year Construction Time Limit Extension

	Danan	ig Official Ap	phoalion			
Project				Receipt No.:		
Address:	6 Inverness Ln. Newport Beach	······································				
Permit	X 2이서 - 1세3억 Original X2019-1953 Issued E	N-4		Extension Fee:	Date Fee Paid:	
No.:		0/21/2019		Ф	/ /	
	PETITIONER/F	ROPERTY OWN	ER INFORM	ATION		
Name (Must be	payor of fees):	Company Nam	e:			
	Lindsay Lomeli		Uprite Constru	ction		
Street Address:		City:		State:	Zip Code:	
2211 Mi	chelson Dr. Suite 500	Irvir	ie	CA	92612	
Email:			Phone:		.i	
lindsa	y.lomeli@upriteco.com		(909)	837-7813		
		PROJECT INFORMAT	ION			
Length of exter	sion requested: 1 year					
New end date i	f request is approved: -8/9/2023 ເປ	6-21-2022				
	sion(s) Granted? (Y/N): No		low Many?:			
Description of	New ground up custom home	<u> </u>				
Work Under Permit:	X2019-1954 V2019-19	113 Y7019-0707	V7070 1071	マックのファー	710105	
remit.	All playing its offening	2 Mariero do	DIONICONA	25, X COCC	2005	
Reason for	X2019 - 1954 X 2019 - 1953 X 2019 - 0787, X 2020 - 0263, X 2020 - 2665 AU PERMIS STATUED & MITALITED TO PRP I (AUM). (Attach Supporting Documents as Needed)					
Extension	Numerous schedule & material delays due to Covid					
Request	Numerous schedule & material	delays due to Covid				
	I HEREBY CERTIF	Y THAT THE ABOVI	E STATEMENT	T IS TRUE		
Petitioner's Sigi		Relationship to P		10 11102	Date:	
	XXX i	-	contractor		5 12 122	
		OR STAFF USE (V	
Department Ac	tion:					
	ÆApproved	☐ Denied				
·						
Conditions <	PERMUTS SHALL EXPIRE	m 06-21-7073	IENLESS AN	ADDITIONALAL	-ETTENSION/	
of Approval or	IS GRANTED BY HE	ARING OFFICER				
Comments:						

Building Inspe Reviewed:	2 1 1 1	Signature:	11,110		Date:	
	MILLIAM 1	man Wel	w // /n		5/6/27	
Building Offici Approval:	al Name:	Signature:	and the same of th		Date:	
Αρριοναι.	ONEE I HAI	The second secon	The state of the s	2	05/17/22	
		The same of the sa)		

Street Address = 6 INVERNESS LN

Activity	Status	Type	App Date	Title	Work Description
REV21- 1777	APPROVED	REVI	11/12/2021	Revision Log	DELTA D ADD SHEAR TRANSFER DETAIL AT SHED ROOF
REV21- 1506	APPROVED	REVI	09/29/2021	Revision Log	DELTA C - REVISE MECH & ELEC SHEETS & T24
REV21- 1076	APPROVED	REVI	07/12/2021	Revision Log	DELTA B- ARCHITECTURAL AND STRUCTURAL CHANGESD
<u>I21-0357</u>	CLOSED	INVS		Code Enf. Investigation	BMP
X2020-2665	FINAL	BLDG	11/17/2020	Combination Permit	RETAINING WALLS (B1,B2 & B3) 55 LF 8'H MAX "INSIDE THE P/L"
REV20- 1617	APPROVED	REVI	10/23/2020	Revision Log	DELTA 2 - GRADING & RETAINING WALL REVISION
REV20- 1320	VOID	REVI	08/31/2020	Revision Log	DELTA 4 - FOUNDATION FOR ELEC ROOM/STRUCTURAL CHANGES
REV20- 1304	APPROVED	REVI	08/28/2020	Revision Log	DELTA 4 - ELECTRICAL ROOM SLAB
REV20- 1281	APPROVED	REVI	08/25/2020	Revision Log	DELTA 2- LIGHT WELL STRUCTURE
REV20- 1156	APPLIED	REVI	07/30/2020	Revision Log	DELTA 1- DETAIL CHANGES
F2020-0289	APPROVED	FIRE	07/08/2020	Comb Fire -1/01/2014	SFR SPRINKLERS 42 HEADS (X2019-1953)
1217-2020	APPROVED	PROJ	07/08/2020	Plan Check - Building	SFR SPRINKLERS (42) HEADS (X2019-1953)
here construent and the second	h	r- p		- p-4	····



Permit Search by Address

1099-2020	APPROVED	PROJ	06/19/2020	Plan Check - Building	SFR - POOL & SPA 630 SF
S2020-0079	APPROVED	POOL		Combination POOL/SPA	SFR - POOL & SPA 630 SF
REV20- 0899	APPROVED	REVI	06/16/2020	Revision Log	DELTA 1- PLUM PLANS
REV20- 0169	APPROVED	REVI	01/30/2020	Revision Log	DELTA 1 - REV TO RETAINING WALL & ADD SHORING WALL (X2020-0263)
X2020-0263	APPROVED	BLDG	01/30/2020	Combination Permit	DELTA 1 - REV TO RETAINING WALL & ADD SHORING WALL (REV20-0169)
N2020-0013	APPROVED	CODE	01/08/2020	P.W. ENCROACHMENT PERMIT	REPLACE SEWER LATERAL AND INSTALL CLEAN OUT PER STD 406-L. INSTALL NEW 2" WATER SERVICE FOR 1 1/1" METER PER STD 503-L. ABANDON EXISTING 1" WATER SERVICE AT MAIN.
<u>119-3704</u>	CLOSED	INVS	***************************************	Code Enf. Investigation	BMP
X2019-1953	APPROVED	BLDG	06/21/2019	Combination Permit	NEW SFR+ BASEMENT & GARAGE10,701/1,685 SF
X2019-1954	APPROVED	BLDG	06/21/2019	Combination Permit	SFR RETAINING WALL (INSIDE P/L) 5' X 237 LF
X2019-1398	FINAL	BLDG	04/30/2019	Combination Permit	DEMO SFR & GARAGE. 4600 SF. 5 BEDROOMS. SEWER CAP INCLUDED
X2019-1399	FINAL	BLDG	04/30/2019	Combination Permit	DEMO POOL & SPA USING CITY STANDARD METHOD 'B'
E2019-0257	FINAL	ELEC	04/30/2019	ELECTRICAL PERMIT	ELEC - TEMP POWER POLE

1/1

May 3, 2022

RE: 6 Inverness Lane Newport Beach CA 92612

Permit# X2019-1953, X2019-1954

To whomever it may concern,

Please use this letter as a formal notice that I give full authority to Lindsay Lomeli, Uprite Construction's Project Manager, to pick up and submit all documents, plans, permits & business licenses necessary for the Inverness Project located at 6 Inverness Lane Newport Beach CA 92612.

Furthermore, I authorize Lindsay Lomeli to submit the Project Extension Application on my Behalf.

Sincerely,

Wilbur Smith