CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT

December 14, 2023
Agenda Item No. 1

SUBJECT:	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 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:	
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 Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete

Checklist Item	COMMENTS	Approved
Comment	Approve drywall at outdoor pool bath.	Yes

11/17/2022	11/17/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-017141-2022	Approved	Bill Tuman	No	Complete

Reinspection of iBLD-010817-2022

NOTES	Created By	TEXT	Created Date
	Elizabeth Garizi	949-412-3910	09/30/2022
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. Lath patch at exterior fireplace	11/16/2022

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
Comment	Partial approval approved shower lath at outdoor bathroom.	Yes

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	Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area.	No
Comment	Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area.	Yes
Comment	Partial approval area drainage see sheet C3 for approved locations.	Yes
Comment	Partial approval area drains see C3 for approved locations.	Yes

NOTES	Created By	TEXT	Created Date
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. Additional area drain partial, right side of home	02/15/2023

02/21/2023	02/21/2023	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-006517-2023	Partial Pass	Steven Lane	Yes	Incomplete

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 Inspection	Bill Tuman	Yes	Complete

Reinspection of iBLD-020657-2022

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		

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

Checklist Item	COMMENTS	Approved
Comment	Consult radius stair handrails	No

NOTES	Created By	TEXT	Created Date
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. Would like to go over stair handrail questions.	05/12/2023

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

Checklist Item	COMMENTS	Approved
Comment	Partial approval area drains see C3 for approved locations.	Yes
Comment	8/28/23 Partial approval on area drains refer to civil plans drainage orange highlighted area for approved area.	Yes
Comment	Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area.	No
Comment	Partial approval area drainage see sheet C3 for approved locations.	Yes
Comment	Partial approval on area drains refer to civil plans drainage yellow highlighted area for approved area.	Yes

NOTES	Created By	TEXT	Created Date
	Jeffrey Hollenbeck	Field contact name : Jeff Hollenbeck, phone number: (949) 412-3910. Additional area drain partial, right side of home	02/15/2023
	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.	08/23/2023

08/31/2023	08/31/2023	Footings and Foundation	iBLD-033294-2023	Cancelled	Bill Tuman	Yes	Complete

Checklist Item	COMMENTS	Approved
Comment	Cancel BIE, See permit X2019-1954	No

NOTES	Created By	TEXT	Created Date
	Mario Canovas	Field contact name : Mario Canovas, phone number: 9517723802.	08/29/2023

10/16/2023	10/16/2023	Gas Pressure Test	iBLD-039743-2023	Approved	Jaime Molina	No	Complete

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 Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection 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

11/09/2023	11/09/2023	Other - Electrical	iBLD-043567-2023	Approved	Ken Knipe	No	Complete

Reinspection of iBLD-043033-2023

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

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
	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

BEFORE THE

ADMINISTRATIVE HEARING OFFICER

FOR THE

CITY OF NEWPORT BEACH, CALIFORNIA

IN RE 6 Inverness APPLICATION FOR PERMIT EXTENSION (NBMC 15.02.095)	**FINDINGS OF FACT AND STATEMENT OF DECISION OF THE ADMINISTRATIVE HEARING OFFICER** Hearing Officer: Steven Graham Pacifico Date: June 1, 2023 Time: 10:45 a.m.

INTRODUCTION

1. This matter involves an extension of time to complete construction for work under building permits issued for 6 Inverness ("Subject Property") in the City of Newport Beach under Section 105.3.4 of the Newport Beach Administrative Code (a locally amended version of the California Building Code) as codified at Newport Beach Municipal Code ("NBMC") Section 15.02.095. Steven Graham Pacifico ("Hearing Officer"), sitting as the Hearing Officer under NBAC Section 105.3.4 heard this matter on June 1, 2023 at 1045 a.m. (the "Hearing"). The Hearing Officer is a licensed attorney in the State of California and serves as Hearing Officer under contract with the City of Newport Beach ("City"). Pursuant to NBAC Section 105.3.4 the Hearing Officer shall hear and decide whether this application for extension should be granted, conditionally granted, or denied.
2. City is a charter city and municipal corporation existing under the laws of the State of California. The City was represented at the Hearing by Tonee Thai, Chief Building Official ("City Representative"). The City Representative was also accompanied by the Principal Building Inspector and Building Inspector from his office.

3. 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. 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.
7. 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

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. Time limits set forth herein shall not be extended by

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

CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT

June 01, 2023
Agenda Item No. 2

SUBJECT:	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 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

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

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

RECEIVED BY COMMUNITY DEVELOPMENT
APR 13 2023
CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Hearing Officer Application

Project Address:	6 INVERNESS LN. NEWPORT BEACH CA			Receipt No.:	14241-0001
Permit No.:	~~19~~ 2019-1953	Original Permit Issued Date:	6/21/2019	Hearing Fee: **$1,379**	Date Fee Paid: 04/13/23

PETITIONER/PROPERTY OWNER INFORMATION

Name *(Must be payor of fees)*: LINDSAY LOMELI	Company Name: UPRITE CONSTRUCTION		
Street Address: 2211 MICHELSON DR. SUITE	City: IRVINE	State: CA	Zip Code: 92612
Email: JEFF.HOLLENBECK@UPRITECO.COM	Phone: (949) 412-3910		

PROJECT INFORMATION

Length of extension requested:	1 YEAR
New end date if request is approved:	06/21/2024
Previous Extension(s) Granted? (Y/N): YES	If Yes, How Many?: 1
Description of Work Under Permit:	~~X2019-1953~~, ~~X2019-1954~~, ~~X2019-0787~~ ~~X2020-0263~~ ~~X2020-2005~~, XR2023-1013
Reason for Extension Request	(Attach Supporting Documents as Needed for Hearing) WILL NOT COMPLETE EXTERIOR BY 06/21/2023 NEED ADDITIONAL TIME TO COMPLETE HARDSCAPE & LANDSCAPE

I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.

Petitioner's Signature:	Relationship to Property Owner: PROJECT MANAGER	Date: 4/13/23

FOR STAFF USE ONLY

Hearing Officer's Action: ☐ Approved ☐ Denied

Conditions of Approval:

City Clerk's Staff Reviewed:	Name: LEILANI I. BROWN	Signature:	Date: 4/24/2023
Revenue's Staff Reviewed:	Name: Omar Khalil	Signature:	Date: 4/24/2023

Hearing Date: 06/01/2023 at 10:45am

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 Jeff Hollenbeck , Uprite Construction's Superintendent , 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 Jeff Hollenbeck 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

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**wner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

Scheduled Date	Actual Start Date	Inspection ype	Inspection No.	Inspection Status	Primary Inspector	Reinspection equired?	omplete
Inspection Location: 6 INVERNESS LN							
Permit: N2020-0013							
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: REV20-1156							
07/31/2020	07/31/2020	Legacy Inspection	REV20-1156-A002 720843	Correction	Melissa Kubischta	No	Complete
Permit: REV20-1617							
10/26/2020	10/26/2020	Legacy Inspection	REV20-1617-A002 755342	Correction	Melissa Kubischta	No	Complete
Permit: REV21-1506							
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: X2019-0787							
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							

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**Owner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

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: X2019-1953							
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

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**Owner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	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

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**Owner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

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	iBLD-005445-2022	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-005127-2022				
08/23/2022	08/23/2022	Complete Framing	iBLD-005683-2022	Approved	Bill Tuman	No	Complete
	08/23/2022	Shear and Hold Downs	iBLD-005750-2022	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-001189-2022				
09/01/2022	09/01/2022	Insulation/Densglass	iBLD-006943-2022	Correction	Bill Tuman	Yes	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**Owner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
			Reinspection of iBLD-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	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-006943-2022				
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
			Reinspection of iBLD-009980-2022				
	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 iBLD-012796-2022				
11/03/2022	11/03/2022	Area Drains	iBLD-015374-2022	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-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 iBLD-010817-2022				
12/15/2022	12/15/2022	Other Building	iBLD-020657-2022	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-015458-2022				
02/16/2023	02/16/2023	Area Drains	iBLD-006024-2023	Partial Pass	Steven Lane	Yes	Complete
			Reinspection of iBLD-015374-2022				
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 iBLD-020657-2022				
Permit: X2019-1954							
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

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

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Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

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: X2020-0263							
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

LINKED PERMIT INSPECTION HISTORY REPORT (0981-2018)

Permit Type:	Plan Check	**Application Date:**	04/26/2018	**Owner:**	
Work Class:	New	**Issue Date:**	06/21/2019	**Parcel**	442 201 25
Status:	Approved	**Expiration Date:**	10/26/2019	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
IVR Number:	121806				

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: X2020-2665							
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

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

X2020-2665

COMB Permit : X2020-2665
Project No : **0981-2018**

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

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**
Description: **RETIANING WALLS (B1,B2 & B3) 55 LF 8'H MAX "INSIDE THE P/L"**
Legal Desc.: **N TR 7638 LOT 58**

INSPECTOR

Owner: **SMITH CHRISTINE & WILBUR**
Address: **6 INVERNESS LN**
NEWPORT BEACH, CA 92660
Phone:

Applicant: **UPRITE CONSTRUCTION CORP**
Address: **2211 MICHELSON DR STE 500**
IRVINE, CA 92612
Phone: **949-877-8877**

Contractor: **UPRITE CONSTRUCTION CORP**
Address: **4300 CAMPUS DR #203**
NEWPORT BEACH CA 92660
Phone: **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
Carrier: **STATE FUND**
Policy No: **9263308**
Expire: **10/01/2021**

Architect: **MOSSMAN ERIC**
Address: **2025 W BALBOA BLVD STE B**
NEWPORT BEACH CA 92663
Phone: **949-675-1252** State Lic:**C019718**

Engineer:
Address:
Phone: State Lic:

Designer:
Address:
Phone:

Special Conditions: **REV20-1617**

Code Edit : **2021**
Type of Construction:
Occupancy Group: **U**
Added /New sq.ft. Bldg: **0**
Added /New sq. ft. Garage: **0**
No of Stories: **0**
No of Units : **0**
Bldg Height: **0**
Bldg Sprinklers:
Flood Zone:

Building Setbacks Rear: **15** Front: **15** Left: **5** Right: **5**
Use Zone: Parking Spaces: **0**

Fire Hazard Zone : **N**

Construction Valuation: **$10,000.00**

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

TOTAL FEE : $247.00 **Plan Check Fee : $0.00** **Fee Due at Permit Issuance : $247.00**

PROCESSED BY:
ZONING APPROVAL:
GRADING APPROVAL:

PUBLIC WORKS APPROVAL: DK
PLAN CHECK BY: MK / ES
APPROVAL TO ISSUE:

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 for 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 and 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 penalty of not more than five hundred dollars ($500).

☐ 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 the 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 or improved 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 Professions Code: The Contractors' State License Law does not 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).

☐ 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 cannot legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

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 Code, and my license is in full force and effect. License Class _____ License No _____ Date 11/17/2020 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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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. _____

☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

☐ I 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, and agree that, 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 11/17/2020

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 Agent _____ Print Property Owner's or Authorized Agent's Name Lindsay Thackeray Date 11/17/2020

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION **SIGNATURE:**	

City of Newport Beach - Building Division

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

F2020 0289

FIRE Permit : F2020-0289

Project No : **1217-2020**

Inspection Requests Phone (949)644-3255

Job Address: 6 INVERNESS LN NB

Description: **SFR SPRINKLERS 42 HEADS (X2019-1953)**

Inspector Area: 4

Legal Description: **N TR 7638 LOT 58**

Owner: **SMITH WILBUR III**
Address: **6 INVERNESS LN**
NEWPORT BEACH, CA 92660
Phone:

Applicant: **CHANTE/FIRE SPRINKLERS**
Address: **705 E HARRISON ST#200**
CORONA CA 92879
Phone: **951-272-2522**

Code Edit : **2019**
Type of Construction: **V-B-SPR**
Occupancy Group: **R3/U**
Added /New sq.ft. Bldg: **0**
Added /New sq. ft. Garage: **0**
No of Stories: **2**
No of Units : **0**
Flood Zone: **X**
Bldg Sprinklers: **Y**

Contractor: **FIRE SPRINKLER SYSTEMS INC**
Address: **705 E HARRISON #200**
CORONA CA 92879
Phone: **800-915-3473**

Con State Lic: **684600**
Lic Expire: **02/28/2022**
Bus Lic: **BT30027990**
Lic Exp Date: **05/31/2021**

Worker's Compensation Insurance
Carrier: **INS CO OF THE WEST**
Policy No: **WSD503131405**
Expire: **10/01/2021**

Issued Date: **01/07/2021**
Setback- Front:
Rear:
Left:
Right:

Architect:
Address:
Phone: State Lic:

Engineer:
Address:
Phone: State Lic:

Designer: **GUERRERO JESUS**
Address: **705 E HARRISON STE 200**
CORONA CA 92879
Phone:

Special Conditions:

INSPECTOR

FEES

Construction Valuation: **$32,690.00**

Building PC Fee :	$202.00	Fire Residential Alarm PC Fee :	$0.00	Records Management :	$12.00
Building Overtime PC Fee:	$0.00	Planning Counter Review :	$0.00		
Building Extention Fee :	$0.00	Planning Zoning PC Fee :	$0.00		$0.00
Building Investigation Fee :	$0.00				$0.00
Fire Plan Check Fee:	$0.00	Public Works PC Fee :	$0.00		
Fire Permit Fee :	$0.00	Public Works Traffic Plan Check Fee;	$0.00		
Building Permit Fee :	$240.00				
TOTAL FEE :	**$454.00**	**Plan Check Fee :**	**$202.00**	**Fee Due at Permit Issuance :**	**$252.00**

PROCESSED BY: JJ

ZONING APPROVAL:

FIRE APPROVAL :

OTHER DEPARTMENT:

PLAN CHECKED BY::

APPROVAL TO ISSUE:

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION

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 for 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 and 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 penalty of not more than five hundred dollars ($500).

☐ 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 the 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 or improved 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 Professions Code: The Contractors' State License Law does not 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).

☐ 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 cannot legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

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 Code, and my license is in full force and effect.

License Class _____ License No _____ Date 1/7/21 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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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. _____

☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

☐ I 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, and agree that, 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 1/7/21

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 Agent _____ Print Property Owner's or Authorized Agent's Name Martin Medina Date 1/7/21

ACTION	DATE	BY
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENDED		
PERMIT FINAL		
CERTIFICATE OF OCCUPANCY ISSUED		

DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403.

☐ *I SUBMITTED ASBESTOS NOTIFICATION TO:*
- ☐ *EPA*
- ☐ *AQMD*

☐ *ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION.*

SIGNATURE: _____

FOR OFFICE USE ONLY

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

S2020 0079

POOLPermit : S2020-0079
Project No : **1099-2020**

Inspection Requests Phone (949)644-3255

Job Address: **6 INVERNESS LN** Floor: Suite: Bldg: 1
Description of Work: SFR - POOL & SPA 630 SF

Inspector Area: 4

Plan Check No: 1099-2020
Code Edit: 2019

Legal Description: N TR 7638 LOT 58

Owner: WILBUR SMITH III
Address: 6 INVERNESS LN
NEWPORT BEACH, CA 92660
Phone:

Applicant: GRONDOSA DAVID
Address: 2549 EASTBLUFF DR #389
NEWPORT BEACH CA 92660
Phone: 949-244-8442

Contractor: SUNBRITE POOLS INC
Address: 2549 EASTBLUFF DR STE 389
NEWPORT BEACH CA 92660
Phone: 949-233-7029

Con State Lic: 983766
Lic Expire: 05/31/2021
Bus Lic: BT30039067
Lic Exp Date: 04/30/2021

Architect:
Address:
Phone:
State Lic:

Engineer: LACHER TODD
Address: 1201 N TUSTIN AVE
ANAHEIM CA 92807
Phone: 714-630-6100
State Lic: C-067656

Building Setbacks: Rear: Front: Left: Right:

Worker's Compensation Insurance
Carrier: NORGUARD INS CO
Policy No: POWC082651
Expiration: 05/09/2021

Special Conditions:

Issued Date:

INSPECTOR

Construction Type :

FEES

Construction Valuation: $102,000.00

Building Permit Fee :	$418.00	Record Management:	$4.00	Water Quality- --	
Permit Issuing Fee:	$0.00			Building Dept Inspection Fee:	$0.00
Investigation Fee:	$0.00	Drainage Permit Fee :	$0.00	Water Quality Dept Insp Fee:	$0.00
Building Green Fee:	$5.00	Drainage Plan Check:	$0.00	Building Dept WQ Plan Check:	$0.00
Plan Dept Plan Check:	$0.00	Grading Consultant Fee :	$0.00	Others :	
Building Dep Plan Check:	$373.00				$0.00
Building PC Investigation :	$0.00	Additional Fee :	$0.00		$0.00
Plan check Ext. Fee :	$0.00				
WQ Compliance Insp Fee:	$0.00				

TOTAL FEE : $789.00   Plan Check Fee : $362.00   Fee Due at Permit Issuance : $427.00

PROCESSED BY: ______

ZONING APPROVAL: ______

PLAN CHECKED BY: YT

APPROVAL TO ISSUE: ______

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION

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 for 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 and 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 penalty of not more than five hundred dollars ($500).

☐ 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 the 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 or improved for the purpose of sale).

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☐ 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 cannot legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

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 Code, and my license is in full force and effect.

License Class _____ License No _____ Date August 4, 2020 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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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. _____

☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

☐ I 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, and agree that, 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 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 Agent _____ Print Property Owner's or Authorized Agent's Name _____ Date August 4, 2020

ACTION	DATE	BY
PERMIT EXPIRED		
PERMIT CANCELLED		
PERMIT EXTENDED		
PERMIT FINAL		
CERTIFICATE OF OCCUPANCY ISSUED		

DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403.

☐ *I SUBMITTED ASBESTOS NOTIFICATION TO:*
- ☐ *EPA*
- ☐ *AQMD*

☐ *ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION.*

SIGNATURE:

FOR OFFICE USE ONLY

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

Structural Observation Report

Project Address: 6 INVERNESS	Report date: 10-12-21	CNB Inspector Name:	CNB Permit #: X2019-1953
Building Owner Name: GILBERT SMITH	Owner's Mailing address (if different from site);	Owner's Telephone #:	CNB Plan Check #: 0981-2018
Full Name of Structural Observer (SO): ERIC F. MOSSMAN	SO email Address: ERICMOSSMAN@GMAIL	SO Telephone #: 949 500-7212	SO License / Reg. #: C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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 ROOF	ENTIRE ROOF	10-12-21
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

OBSERVED NAILING RIDGE STRAPS & CALIF. FRAME PRIOR TO INSTALLATION.

☐ 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;
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

10-12-21
DATE

LICENSED ARCHITECT
ERIC F MOSSMAN
No. C-19718
REN. 7-31-23
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

City of Newport Beach - Building Division

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**

X2019 1953

FIRE SPRINKLERS REQUIRED

COMB Permit : X2019-1953
Project No : **0981-2018**
Issued Date :
Inspection Area : **4**

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**
Description: **NEW SFR+ BASEMENT & GARAGE10,701/1,685 SF**
Legal Desc.: **N TR 7638 LOT 58**

INSPECTOR

Owner: **WILBUR SMITH III**
Address: **6 INVERNESS LN**
NEWPORT BEACH CA 92660
Phone:

Applicant: **MOSSMAN ERIC**
Address: **2025 W BALBOA BLVD STE B**
NEWPORT BEACH CA 92663
Phone: **949-500-7212**

Contractor: **UPRITE CONSTRUCTION CORP**
Address: **4300 CAMPUS DR #203**
NEWPORT BEACH CA 92660
Phone: **949-877-8877**

Con State Lic: **932018**
Lic Expire: **06/30/2020**
Bus Lic: **BT30062515**
Lic Exp Date: **03/31/2020**

Worker's Compensation Insurance
Carrier: **EXEMPT**
Policy No: **NO EMPLOYEES**
Expire:

Architect: **MOSSMAN ERIC**
Address: **2025 W BALBOA BLVD STE B**
NEWPORT BEACH CA 92663
Phone: **949-675-1252** State Lic:**C019718**

Engineer:
Address:
Phone: State Lic:

Designer:
Address:
Phone:

Special Conditions:

Code Edit : **2016**
Type of Construction: **V-B-SPR**
Occupancy Group: **R3/U**
Added /New sq.ft. Bldg: **10701**
Added /New sq. ft. Garage: **1687**
No of Stories: **2**
No of Units : **1**
Bldg Height: **0**
Bldg Sprinklers: **Y**
Flood Zone: **X**

Building Setbacks Rear: **15**
Front: **10**
Left: **5**
Right: **10 along inverne**

Use Zone: Parking Spaces: **0**

Fire Hazard Zone : **N**

Construction Valuation: **$2,200,000.00**

Building Permit Fee:	$8,633.00	Excise Tax:	$2,601.48	**Planning Department -**		**Fire Department**	
Plan Check Fee:	$61.00	Additional Fee :	$0.00	Plan check Fee :	$0.00	Fire Inspection:	$0.00
Overtime Plan Ck:	$0.00	Grading Bonds Fee:	$0.00	Fair Share :	$0.00	Fire Plan Rev	$0.00
Investigation Fee:	$0.00	Grading PC Consultant :	$1,596.54	SJH Trans :	$0.00	**Demolition Fee**	
Record Management :	$170.00	Grading Permit Fee:	$940.00	In-lieu Housing Fee :	$0.00	Building Dept Adm	$0.00
Energy Compliance:	$0.00	Grading PC Fee:	$1,168.26	**Public Works Department -**		General Service	$0.00
CA Seismic Safety :	$286.00	WQ Insp. Fee :	$108.00	Park Dedication :	$0.00	Refund Deposit	$0.00
Disabled Access :	$0.00			P/W Plan Check :	$371.25	**Grading Bond:**	$0.00
Hazardous Mat	$0.00	Electrical %:	$604.31	**San Dist :**	$0.00		$0.00
Building Green Fee :	$88.00	Mechanical %:	$345.32	**NMUSD Fee:**	$11,225.84		$0.00
		Plumbing %:	$776.97				

TOTAL FEE : $28,975.97 **Plan Check Fee : $0.00** **Fee Due at Permit Issuance : $28,975.97**

PROCESSED BY: JM2
ZONING APPROVAL: SPG DL
GRADING APPROVAL:
PUBLIC WORKS APPROVAL: JC
PLAN CHECK BY: MK
APPROVAL TO ISSUE: JM2

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 [redacted] sh, or repair any structure, prior to its issuance, also requires the applicant for 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 and Professions Code) or that he or she is exempt from licensure and the basis for the alleged [redacted] of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ 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 the 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 or improved for the purpose of sale).

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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 legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisi[redacted]f Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License N[redacted] _____ Date X 6/21/19 Contractor Signature X Jeff Hellenbeck

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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

I hereby affirm under penalty of perjury one of the following declarations:

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☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

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Signature of Applicant X Jeff Hellenbeck Date X 6/21/19

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 Agent X Jeff Hellenbeck Print Property Owner's or Authorized Agent's Name X JEFF HELLENBECK Date X 6/21/19

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION **SIGNATURE:**	

City of Newport Beach - Building Division

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

X 2 0 1 9 1 9 5 4

COMB Permit : X2019-1954

Project No : **0981-2018**

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

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**
Description: **SFR RETAINING WALL (INSIDE P/L) 5' X 237 LF**
Legal Desc.: **N TR 7638 LOT 58**

Owner: **WILBUR SMITH III**
Address: **6 INVERNESS LN**
NEWPORT BEACH, CA 92660
Phone:

Applicant: **MOSSMAN ERIC**
Address: **2025 W BALBOA BLVD STE B**
NEWPORT BEACH CA 92663
Phone: **949-500-7212**

Contractor: **UPRITE CONSTRUCTION CORP**
Address: **4300 CAMPUS DR #203**
NEWPORT BEACH CA 92660
Phone: **949-877-8877**

Con State Lic: **932018**
Lic Expire: **06/30/2020**
Bus Lic: **BT30062515**
Lic Exp Date: **03/31/2020**

Worker's Compensation Insurance
Carrier: **EXEMPT**
Policy No: **NO EMPLOYEES**
Expire:

Architect: **MOSSMAN ERIC**
Address: **2025 W BALBOA BLVD STE B**
NEWPORT BEACH CA 92663
Phone: **949-675-1252** State Lic:**C019718**

Engineer: **SKLEPKO WILLIAM**
Address: **6840 INDIANA AVE #215**
RIVERSIDE CA 92506
Phone: **714-685-6860** State Lic:**C-046216**

Designer:
Address:

Phone:

Special Conditions:

Code Edit : **2016**
Type of Construction:
Occupancy Group: **U**
Added /New sq.ft. Bldg: **0**
Added /New sq. ft. Garage: **0**
No of Stories: **0**
No of Units : **0**
Bldg Height: **0**
Bldg Sprinklers:
Flood Zone: **X**

Building Setbacks Rear: **15'** Front: **15'** Left: **5'** Right: **10'**

Use Zone: Parking Spaces: **0**

Fire Hazard Zone : **N**

Construction Valuation: **$40,000.00**

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

TOTAL FEE : $414.00 **Plan Check Fee : $0.00** **Fee Due at Permit Issuance : $414.00**

PROCESSED BY: DL

ZONING APPROVAL: SRG

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY: MK

APPROVAL TO ISSUE:

INSPECTION

37

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 for 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 and 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 penalty of not more than five hundred dollars ($500).

☐ 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 the 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 or improved 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 Professions Code: The Contractors' State License Law does not 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).

☐ 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 cannot legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

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 Code, and my license is in full force and effect. License Class _____ License No _____ Date 6/21/19 Contractor Signature Jeff Hollenbeck

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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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. _____

☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

☒ I 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, and agree that, 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 Jeff Hollenbeck Date 6/21/19

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 Agent Jeff Hollenbeck Print Property Owner's or Authorized Agent's Name JEFF HOLLENBECK Date 6/21/19

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION **SIGNATURE:**	

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

Job Address : 6 INVERNESS LN **Legal Desc :** N TR 7638 BLK LOT 58
Description : MECH - 8 CONDENSERS. TAMPER-RESISTANT CAPS REQUIRED.

Owner : SMITH WILBUR H III TR WPBS TR
Address : 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 :

Contractor : SEASIDE A/C AND HEAT ING
Address : 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

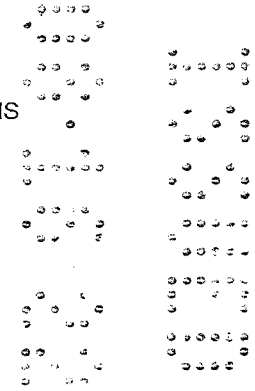
Code Edition : 2019 **Fire Hazard Zone :** N
Type of Construction :
Occupancy Groups :

Manufacturer : MITSUBISHI
Model# : REFER TO PLANS

Building Setbacks : Front: 10, Side: 5, Rear: 15
Flood Zone : X
Use Zone : PC - Big Canyon

PROCESSED BY : JI

INSPECTOR



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☐ 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 the 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 or improved 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 Professions Code: The Contractors' State License Law does not 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).

☐ 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 cannot legally 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 and 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 _____

LICENSED CONTRACTOR'S DECLARATION

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 Code, and my license is in full force and effect. License Class _____ License No _____ Date 8-16-22 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 TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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. _____

☐ I 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 carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

☐ I 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, and agree that, 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 8-16-22

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 Agent _____ Print Property Owner's or Authorized Agent's Name VICTOR A. SERRAO Date 8-16-22

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			☐ EPA	
PERMIT EXTENDED			☐ AQMD	All required alarms, latches gates and fences which serve as part of a pool/spa barrier, shall be in place prior to approval to fill pool/spa & shall remain in place & be maintained for the life of the pool.
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	

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 Inverness Lane, Newport Beach, CA 92660

Building Permit Number(s): X2019-1953

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation 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. Approved elevation point of ridge is 132.13 and actual elevation point is 128.90.
2. Approved elevation point of ridge is 132.13 and actual elevation point is 127.55.
3. Approved elevation point of ridge is 132.13 and actual elevation point is 126.52.

FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is 124.00 and actual elevation point is 124.38
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

☑ **IS** in compliance with the City-approved plans.

☐ **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.

LICENSED LAND SURVEYOR
R. MICAH KING
LS9181
STATE OF CALIFORNIA

Surveyor or Civil Engineer's* signature and seal
(Wet stamp and signature required)

10-13-21
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:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	4-14-22	ALEX X	2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site):**	**Owner's Telephone #:**	**CNB Plan Check #:**
WILL & CHRISTINA SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ericmossman@gmail.com	949) 500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☒ Concrete	☐ Steel	☐ Concrete	GARAGE	4-14-22
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	1ST & 2ND FLOOR EXTERIOR SHEAR	4-14-22
☐ Other:	☐ Other:	☐ Other:	☐ Other:	EXTERIOR WOOD DECKS, STAIRS	4-2-22

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

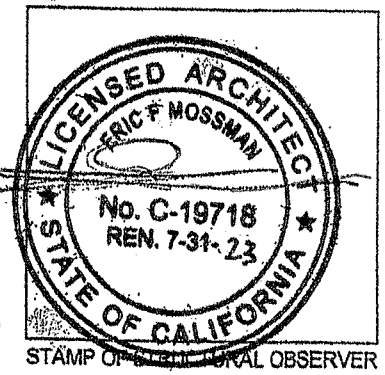
* OBSERVED STAIRS @ EXTERIOR PRIOR TO NAILING OK

☐ 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;
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 — DATE: 4-14-22

STAMP OF STRUCTURAL OBSERVER

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

Forms\StructuralObservationReport&Instructions

COMMUNITY DEVELOPMENT
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 #:
6 INVERNESS	10-12-21		X2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site);**	**Owner's Telephone #:**	**CNB Plan Check #:**
WILBER SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ERICMOSSMAN@GMAIL	9)500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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 ROOF	ENTIRE ROOF	10-12-21
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

OBSERVED NAILING, RIDGE STRAPS & CALIF. FRAME PRIOR TO INSTALLATION.

☐ 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;
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;
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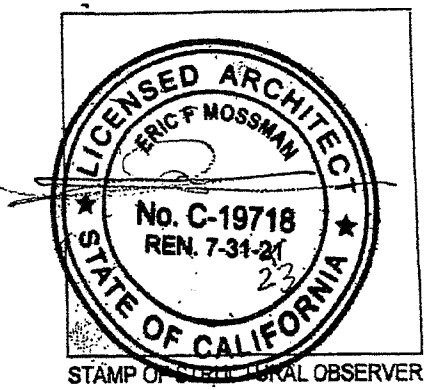

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

10-12-21
DATE

STAMP OF STRUCTURAL OBSERVER

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 Inverness Lane, Newport Beach, CA 92660

Building Permit Number(s): X2019-1953

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the inspector before roof framing inspection.

All elevation 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. Approved elevation point of ridge is 132.13 and actual elevation point is 128.70.
2. Approved elevation point of ridge is 132.13 and actual elevation point is 127.55.
3. Approved elevation point of ridge is 132.13 and actual elevation point is 126.52.

FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is 124.00 and actual elevation point is 124.38
2. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.
3. Approved elevation point of flat roof or parapet is _____ and actual elevation point is _____.

I certify that the above height measurements are correct and the above project:

☑ **IS** in compliance with the City-approved plans.

☐ **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.

LICENSED LAND SURVEYOR
R. MICAH KING
LS9181
STATE OF CALIFORNIA

Surveyor or Civil Engineer's* signature and seal
(Wet stamp and signature required)

10-13-21
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
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Project Address:	Report date:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	4-14-22	ALEX X	2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site);**	**Owner's Telephone #:**	**CNB Plan Check #:**
WILL & CHRISTINA SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ericmossman@gmail.com	949) 500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☒ Concrete	☐ Steel	☐ Concrete	GARAGE	4-14-22
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☒ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	1ST & 2ND FLOOR EXTERIOR SHEAR	4-14-22
☐ Other:	☐ Other:	☐ Other:	☐ Other:	EXTERIOR WOOD DECKS, STAIRS	4-2-22

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

* OBSERVED STAIRS @ EXTERIOR PRIOR TO NAILING OK

☐ 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;
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.

LICENSED ARCHITECT
ERIC F MOSSMAN
No. C-19718
REN. 7-31-23
STATE OF CALIFORNIA

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

4-14-22
DATE

STAMP OF STRUCTURAL OBSERVER

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

Forms\StructuralObservationReport&Instructions

(1.) MISSING HDUS @ LIVING RM
(2) DINING RM REQ SHEARE ? 1ST FLR
(3) NAIL ST. MISSING NAILS
(4) NAIL [illegible] [illegible] △4 2" EDGES/[illegible]

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

Compaction Report

References

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.

P.A. & ASSOCIATES, Inc.

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.

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.

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.

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 Type	Maximum Dry Density	Optimum 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

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,

P.A. & ASSOCIATES, INC.

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

REGISTERED PROFESSIONAL ENGINEER
PARVIZ ABDAVI-AZAR
No. C-37818
Exp: 03/31/21
CIVIL
STATE OF CALIFORNIA

James M. Renfrew, CEG
Associate Geologist

CERTIFIED ENGINEERING GEOLOGIST
JAMES MAC GREGOR RENFREW JR.
No. 1970
EXP. 09/30/21
STATE OF CALIFORNIA

PAA/JMR\218113-204

APPENDIX A

COMPACTION TEST RESULTS

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
1.	09-27-19	Existing Pool Backfill	95' Elev.	9.8	114.2	118.0	96.8	Fill, Pass
2.	09-27-19	Existing Pool Backfill	97.5 Elev.	6.9	116.7	118.0	98.9	Fill, Pass
3.	09-27-19	Existing Pool Backfill	100' Elev.	7.2	114.6	118.0	97.1	Fill, Pass
4.	11-19-19	N. Stairs in Patio Area	102' Elev.	12.2	112.8	118.0	95.6	Fill, Pass
5.	11-19-19	N. Stairs in Patio Area	101' Elev.	12.3	108.7	118.0	92.1	Fill, Pass
6.	11-19-19	S. Stairs in Patio Area	102' Elev.	14.0	114.2	118.0	96.8	Fill, Pass
7.	11-19-19	S. Stairs in Patio Area	101' Elev.	13.0	115.5	118.0	97.9	Fill, Pass
8.	11-21-19	Patio Area, SW of Shoring	104' Elev.	12.2	112.8	118.0	94.8	Fill, Pass
9.	11-21-19	Patio Area, SW of Shoring	104' Elev.	13.8	113.5	118.0	96.2	Fill, Pass
10.	11-21-19	Patio Area, SW of Shoring	103' Elev.	13.4	112.8	118.0	95.6	Fill, Pass
11.	11-21-19	Patio Area, SW of Shoring	103' Elev.	10.9	115.9	118.0	98.2	Fill, Pass
12.	11-25-19	NE. Slope Stabilization	105' Elev.	7.9	109.0	118.0	92.4	Fill, Pass
13.	11-25-19	NE. Slope Stabilization	107' Elev.	11.2	114.2	118.0	96.8	Fill, Pass
14.	11-25-19	NE. Slope Stabilization	110' Elev	8.5	110.2	118.0	93.4	Fill, Pass
15.	11-25-19	NE. Slope Stabilization	115' Elev.	9.6	115.5	118.0	97.9	Fill, Pass
16.	11-26-19	NE. Slope Stabilization	105' Elev.	6.8	114.2	118.0	96.8	Fill, Pass
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
19.	11-26-19	NE. Slope Stabilization	112' Elev.	13.8	110.3	118.0	93.5	Fill, Pass
20.	11-26-19	NE. Slope Stabilization	114' Elev.	12.4	107.9	118.0	91.4	Fill, Pass
21.	11-26-19	NE. Slope Stabilization	116' Elev.	13.8	115.5	118.0	97.9	Fill, Pass
22.	11-26-19	NE. Slope Stabilization	118' Elev.	11.4	115.9	118.0	98.3	Fill, Pass
23.	12-13-19	NE. Slope Stabilization	108' Elev.	8.6	110.2	118.0	93.4	Fill, Pass
24.	12-13-19	NE. Slope Stabilization	110' Elev.	11.2	114.2	118.0	96.8	Fill, Pass

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
26.	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
30.	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
36.	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
41.	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

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.	01-08-20	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.	01-09-20	Slot Slope Stabilization	99' Elev.	12.6	109.0	118.0	92.4	Fill, Pass
58.	01-09-20	Slot Slope Stabilization	100' Elev.	11.4	109.3	118.0	92.6	Fill, Pass
59.	01-10-20	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.	01-14-20	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.	01-23-20	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.	01-24-20	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.	01-27-20	S. Side of Blgd Pad Overex..	93' Elev.	14.8	107.1	116.0	92.3	Fill, Pass
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
73.	01-27-20	S. Side of Blgd Pad Overex..	94' Elev.	13.5	105.7	116.0	91.1	Fill, Pass
74.	01-29-20	S. Side of Blgd Pad Overex..	95' Elev.	15.2	109.3	118.0	92.6	Fill, Pass
75.	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	14.9	110.8	118.0	93.9	Fill, Pass

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
76.	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	16.0	107.4	118.0	91.0	Fill, Pass
77.	01-29-20	S. Side of Blgd Pad Overex.	95' Elev.	13.6	114.2	118.0	96.8	Fill, Pass
78.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	15.2	109.3	118.0	92.6	Fill, Pass
79.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	14.8	114.6	118.0	97.1	Fill, Pass
80.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	15.5	110.8	118.0	93.9	Fill, Pass
81.	01-30-20	S. Side of Blgd Pad Overex.	96' Elev.	13.9	112.2	118.0	95.1	Fill, Pass
82.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	11.2	114.3	118.0	96.0	Fill, Pass
83.	02-30-20	S. Side of Blgd Pad Overex.	97' Elev.	13.4	112.6	118.0	95.4	Fill, Pass
84.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	12.9	107.1	118.0	90.8	Fill, Pass
85.	02-03-20	S. Side of Blgd Pad Overex.	97' Elev.	11.8	109.6	118.0	92.9	Fill, Pass
86.	02-04-20	N. Side of Blgd Pad Overex.	98' Elev.	12.6	108.8	118.0	92.2	Fill, Pass
87.	02-04-20	N. Side of Blgd Pad Overex.	98' Elev.	11.9	112.8	118.0	95.6	Fill, Pass
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
90.	02-04-20	N. Side of Blgd Pad Overex.	99' Elev.	14.0	114.2	118.0	96.8	Fill, Pass
91.	02-04-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
92.	02-05-20	N. Side of Blgd Pad Overex.	100' Elev.	12.9	116.3	118.0	98.6	Fill, Pass
93.	02-05-20	N. Side of Blgd Pad Overex.	100' Elev.	13.6	113.2	118.0	95.9	Fill, Pass
94.	02-05-20	S. Side of Blgd Pad Overex.	101' Elev.	11.5	111.5	118.0	94.5	Fill, Pass
95.	02-05-20	N. Side of Blgd Pad Overex.	101' Elev.	14.5	115.8	118.0	98.1	Fill, Pass
96.	02-06-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
97.	02-06-20	N. Side of Blgd Pad Overex.	99' Elev.	11.5	116.9	118.0	99.1	Fill, Pass
98.	02-06-20	S. Side of Blgd Pad Overex.	105' Elev.	12.6	114.2	118.0	96.8	Fill, Pass
99.	02-07-20	Drive way Area	93' Elev.	12.8	106.3	118.0	90.1	Fill, Pass
100.	02-07-20	Drive way Area	93' Elev.	15.9	108.1	118.0	91.6	Fill, Pass

TABLE III, continued

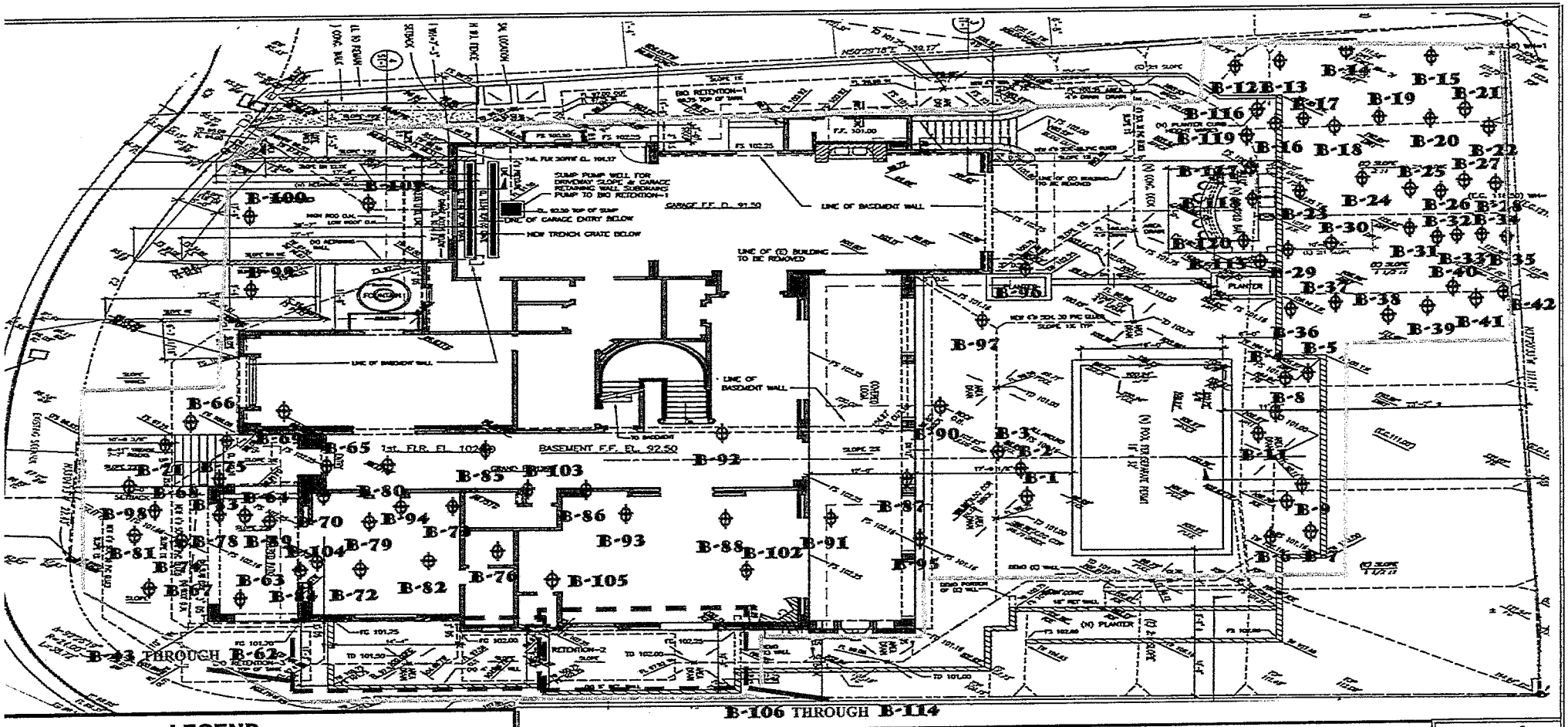
SUMMARY OF FIELD DENSITY TESTS

Test No.	Test Date	Location of Test	Depth (ft)	M.C. (%)	Dry Dens.	Max Dens	Rel. Com.	Comments Remarks
101.	02-07-20	Drive way Area	93' Elev.	14.9	106.8	118.0	90.5	Fill, Pass
102.	02-11-20	N. Side of Overex.	100' Elev.	12.6	114.2	118.0	96.8	Fill, Pass
103.	02-11-20	Middle of Overex.	100' Elev.	13.8	111.9	118.0	94.9	Fill, Pass
104.	02-11-20	S. Side of Overex.	100' Elev.	13.1	116.2	118.0	98.5	Fill, Pass
105.	02-11-20	Middle of Overex.	100' Elev.	13.5	114.1	118.0	96.7	Fill, Pass
106.	04-30-20	North of South Shoring	93.5' Elev.	8.9	109.3	118.0	92.6	Fill, Pass
107.	04-30-20	North of South Shoring	94.5' Elev.	14.3	114.3	118.0	96.9	Fill, Pass
108.	04-30-20	North of South Shoring	95.5' Elev.	13.2	110.2	118.0	93.4	Fill, Pass
109.	04-30-20	North of South Shoring	96.5' Elev.	16.1	108.7	118.0	92.1	Fill, Pass
110.	04-30-20	North of South Shoring	97.5' Elev.	15.4	112.7	118.0	95.5	Fill, Pass
111.	04-30-20	North of South Shoring	98.5' Elev.	12.6	111.9	118.0	94.9	Fill, Pass
112.	04-30-20	North of South Shoring	99.5' Elev.	13.0	112.7	118.0	95.5	Fill, Pass
113.	05-01-20	North of South Shoring	100.5' Elev.	14.3	110.8	118.0	93.9	Fill, Pass
114.	05-01-20	North of South Shoring	101.5' Elev.	13.6	112.8	118.0	95.6	Fill, Pass
115.	05-05-20	NE Retaining Wall Footing	95' Elev.	15.2	106.6	118.0	90.3	Fill, Pass
116.	05-05-20	NE Retaining Wall Footing	96' Elev.	13.9	109.5	118.0	92.8	Fill, Pass
117.	05-05-20	NE Retaining Wall Footing	97' Elev.	14.5	106.3	118.0	90.1	Fill, Pass
118.	05-05-20	NE Retaining Wall Footing	97' Elev.	15.6	108.1	118.0	91.6	Fill, Pass
119.	05-06-20	NE Retaining Wall Footing	99' Elev.	11.9	109.3	118.0	92.6	Fill, Pass
120.	05-06-20	NE Retaining Wall Footing	99' Elev.	12.2	114.3	118.0	96.9	Fill, Pass

Notes:
(1) Dry Dens: Dry Density (2) M.C: Moisture Content
(3) Rel. Comp: Relative Comp. (4) Elev.: Elevation
(5) BOE: Bottom of Excavation

APPENDIX B

REFERENCES



LEGEND

- ⊕ B-4 — Approx. Location of Compaction Test
- Approx. Limits of Earthwork Monitoring

Reference:	Site Plan by Eric F. Mossman
Scale:	Not to Scale

North

P.A. & ASSOCIATES, Inc.

TITLE:	COMPACTION TEST LOCATION PLAN			FIGURE NO.: A-1-1
PROJECT:	6 Inverness Lane, Newport Beach, California			
PROJECT NO:	218113-204	DATE: 6/2/2020	BY: ZA	

Lindsay Lomeli Window & Door Delivery & 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 <jpallen1@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

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Lindsay Lomeli Window Flashing

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

USA ◆ Argentina ◆ Italy ◆ Chile ◆ Panama

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:
I40: 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?
I30's to be changed to I31's: under review. Vendor is looking at converting the fixtures.

Tom Roberts
Lighting Control Design & Engineering

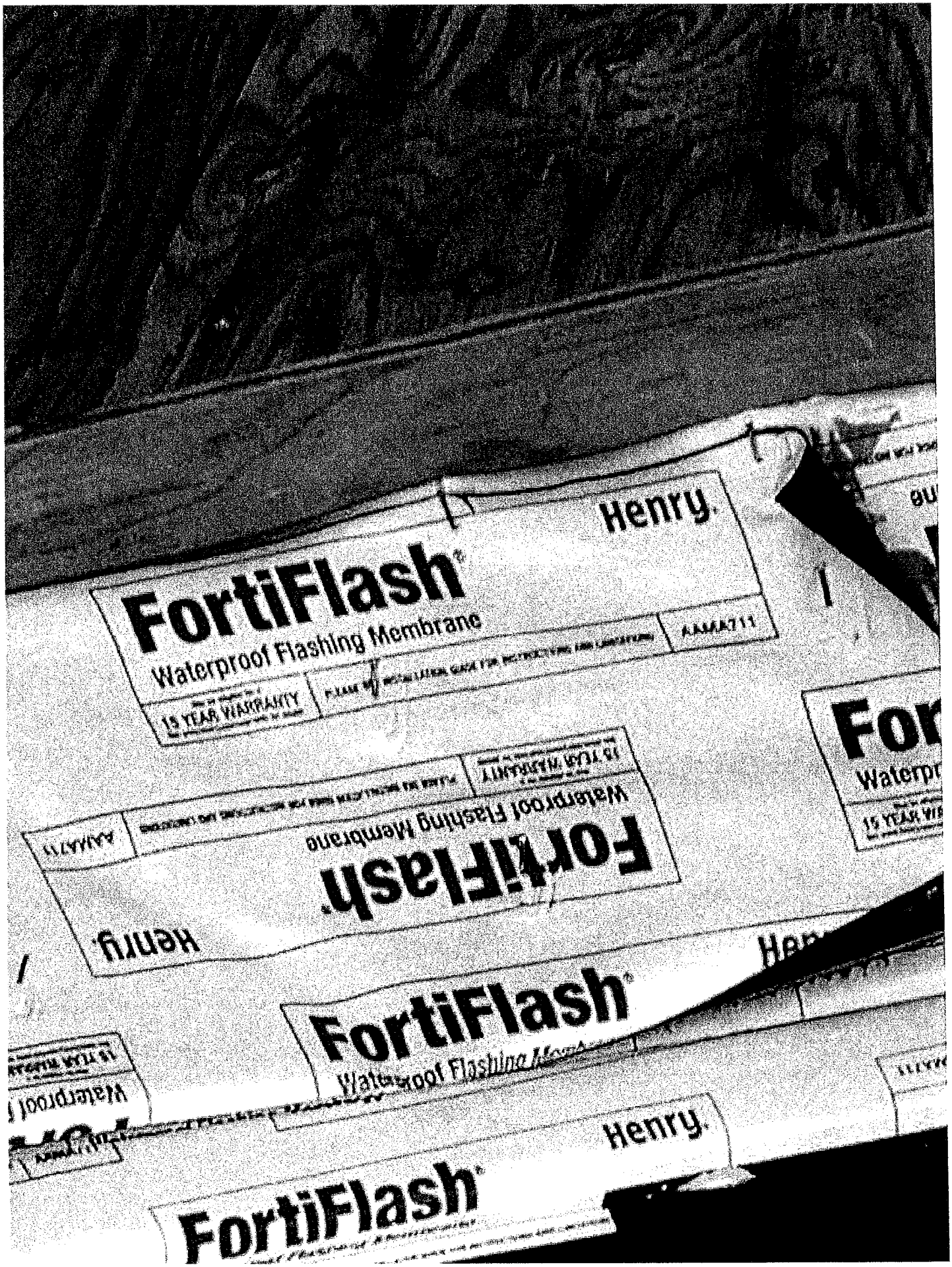
AUDIOVISIONS

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

www.AudioVisions.com

FortiFlash

AND LIMITATIO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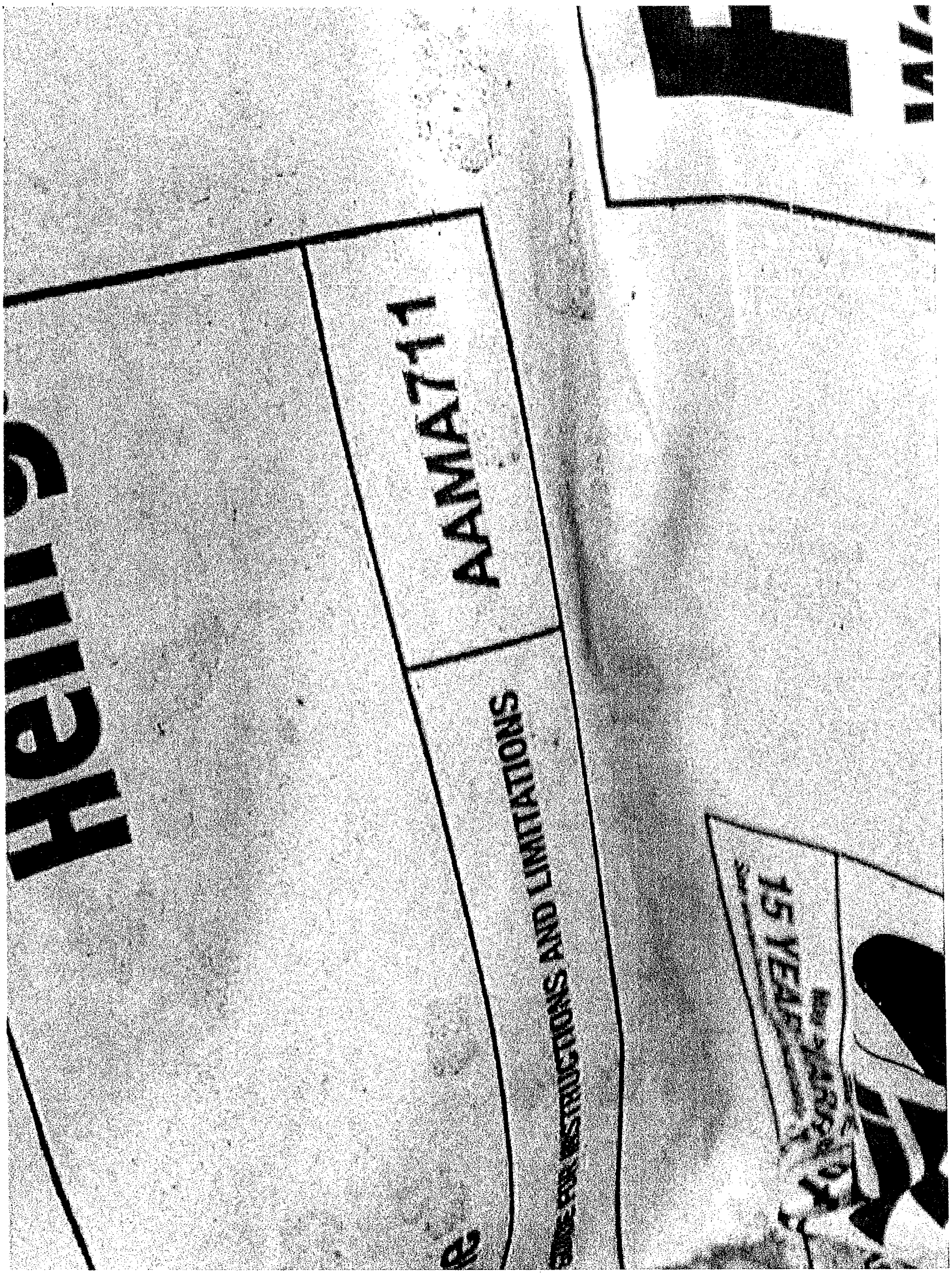
Roof Flashing Membrane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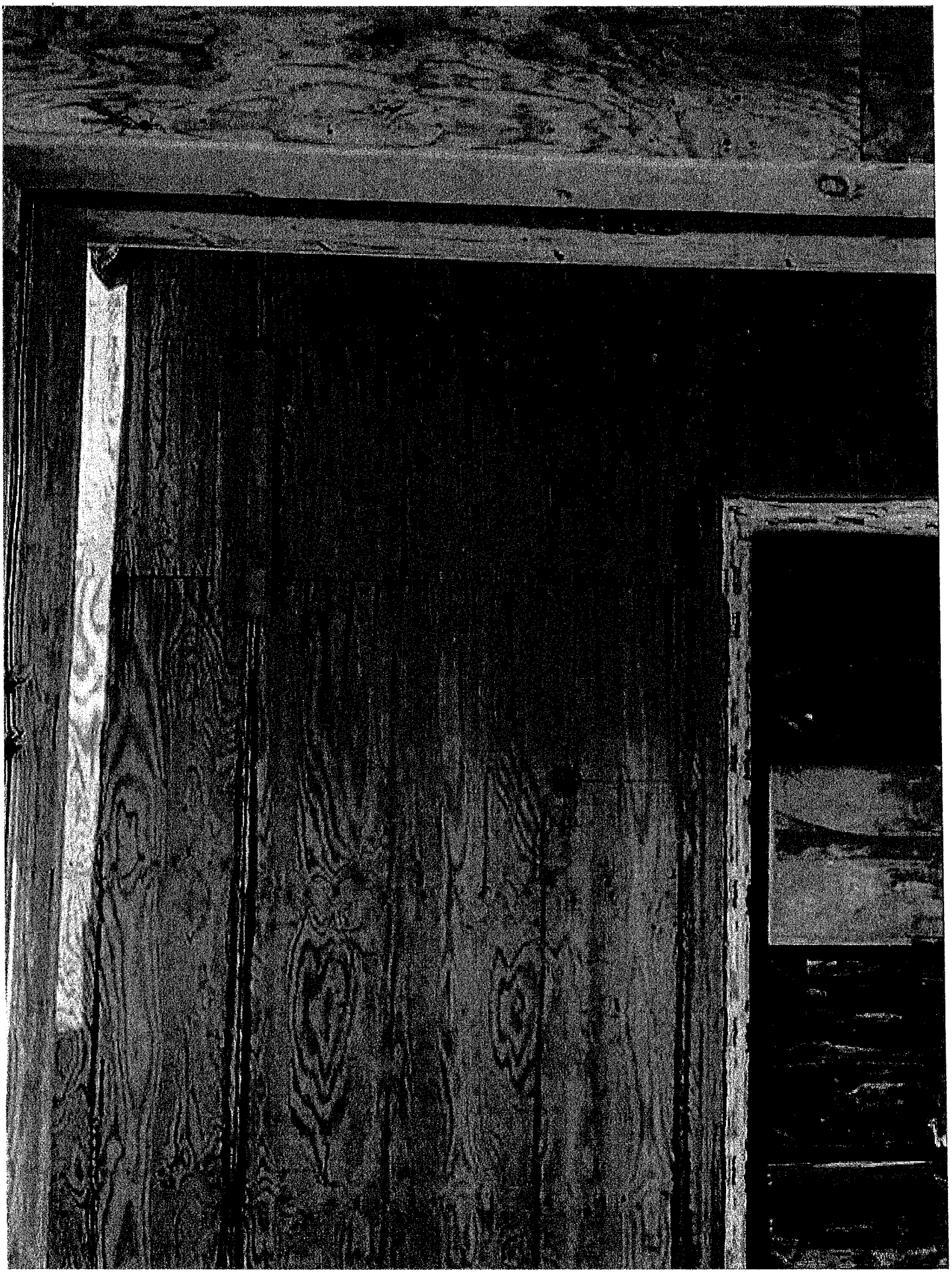

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Waterproof Flashing Membrane

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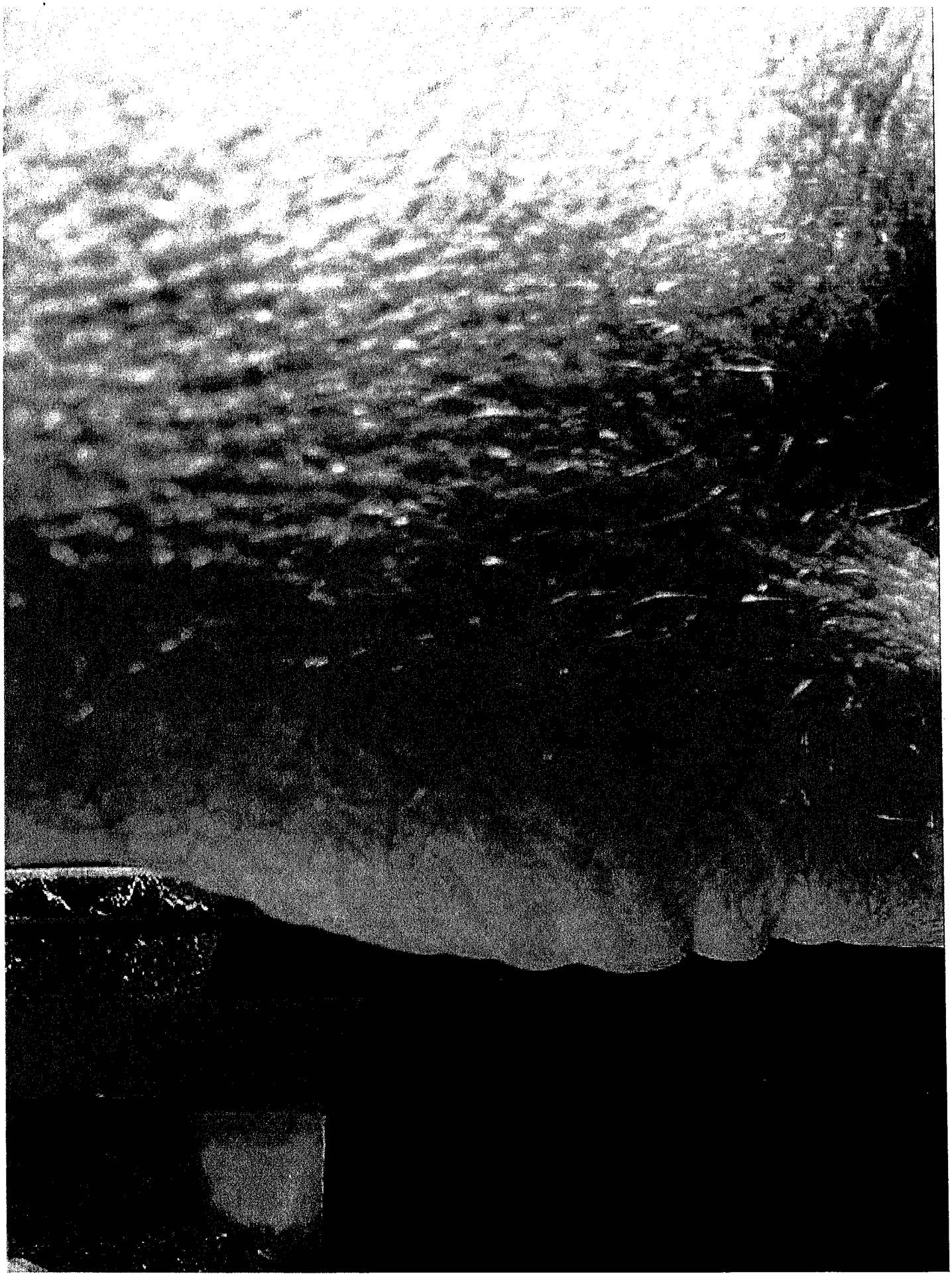
May be eligible for
YEAR WARRANTY



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Waterproof Flashing Membrane
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Henry
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Jeff Hollenbeck
Superintendent
UPRITE CONSTRUCTION
Company Brochure

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

ORANGE COUNTY BUSINESS JOURNAL
BEST PLACES TO WORK
2021

EXTERNAL EMAIL

Lindsay Lomeli Outstanding Light Fixtures

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

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Tom Roberts
Lighting Control Design & Engineering

AUDIOVISIONS

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

www.AudioVisions.com

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

PRE-GRADE MEETING CHECKLIST
REQUIRED DOCUMENTS AND CERTIFICATIONS

Address: 6 INVERNESS

Permit #: X2019-1953 Date: 10/8/2019

Inspector: ERIC BALLOU Office Phone # 949-644-3263

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
GRADING CERTIFICATES REQUIRED PER PRE-GRADE AGREEMENT:	1. Rough grade compaction report – *at footing inspection*			
	2. Soils memo for footing and slab – *at footing/slab inspections*			
	3. Final Grading Report - *at grading final*			
	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*			
SITE CERTIFICATES:	1. Line and Grade Survey Certification - *at footing inspection*			
	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*			
	2. Certification of Verification (HERS) CF3R - *See MF-1R/CF-1R on approved plan*			
CAL GREEN:	1. CAL Green Documentation Compliance Certification – *at final*			
	2. Moisture Content Declaration – *check at rough inspection – submit at final*			
STRUCTURAL OBSERVATION:	1. Foundation Structural Observation Report - *at footing inspection*			
	2. Retaining Wall Structural Observation Report – *see Structural Observation Schedule*			
	3. Framing Structural Observation Report - *at rough sign-off*			
	4. Final Structural Observation Report - *at final inspection*			
GENERAL:	1. Subcontractors list to Revenue Division in Finance Department – *prior to final*			
	2. All "HOLDS" released from other Departments – *prior to final*			
COMMENTS:				

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

PRE-GRADE MEETING AGREEMENT

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

1. The grading plan check number for this site is 0981-2018 and will be referred to in all reports, certifications and correspondence.

2. STOP ORDERS 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.

7. 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. PRE-GRADE MEETING When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.

    b. DRAINAGE DEVICE INSPECTION 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 _____

    _____

    d. ROUGH GRADING 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. FINAL 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).

Jeff Hollenbeck

OWNER/CONTRACTOR: UPRITE CONSTRUCTION
By: JEFF HOLLENBECK
Address: 18301 VON KARMAN AVE #210
Telephone: 949-412-3910

DESIGN CIVIL ENGR.: DRC ENGINEERING
By: RON SKLEPKO STE 215
Address: 6640 INDIANA AVE. RIVERSIDE CA
Telephone: 714-685-6860
Ron Sklepko, P.E.

GEOTECHNICAL ENGINEER: PA ASSOCIATES
By: PARVIZ A. AZAR
Address: 30 EDELMAN, IRVINE CA 92618
Telephone: 949-679-7474

GEOLOGIST.: PA ASSOCIATES
By: JAMES RENFREW
Address: 30 EDELMAN, IRVINE, CA 92618
Telephone: 949-679-7474

GRADING CONTR.: GOODWIN ENTERPRISES
By: DONNY GOODWIN
Address: PO BOX 7388 SAN JUAN CAP. CA 92624
Telephone: 949-498-4680

COORDINATOR: _____
By: _____
Address: _____
Telephone: _____

NEWPORT BEACH REPRESENTATIVE: _____ 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

DRC Engineering, Inc.
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: 10/17/2022

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

GP Permit #:

Type: Z2019-1953

To whom it may concern:

This letter is to confirm that per the Staking performed for the Storm Drain; 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)

#1180 through #1196

#1219,#1208 through #1218

_____ through _____

_____ through _____

Sincerely,

Daniel Mayers - Party Chief

DRC Engineering, Inc.

LICENSED LAND SURVEYOR
R. MICAH KING
LS9181
STATE OF CALIFORNIA

P.A. & ASSOCIATES, Inc.

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.

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 Number	Diameter of Pile	Total Length of Pile	Embedment into Competent Bedrock	Comments & Remarks
SP-1*	30 inch			
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			
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.

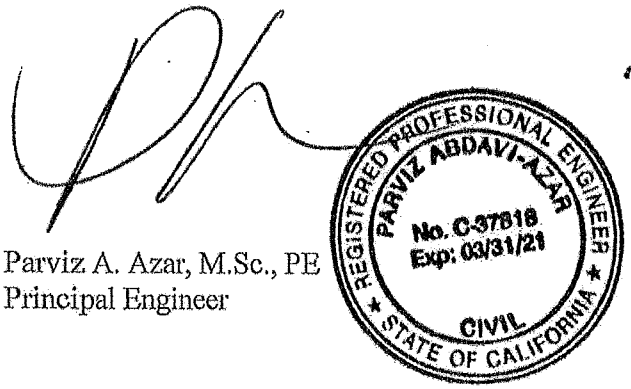
CONCLUSIONS AND RECOMMENDATIONS

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.

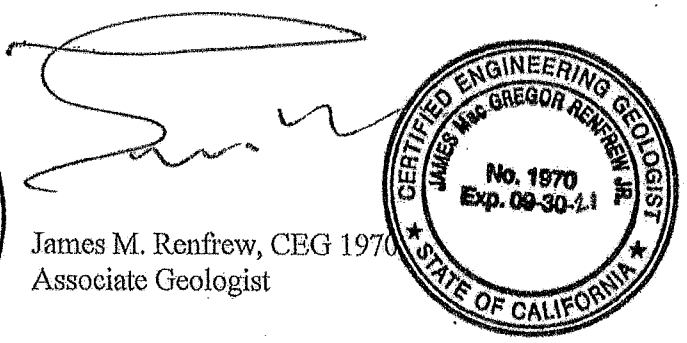
We appreciate the opportunity to be of service. Should questions arise pertaining to any portion of this report, please contact this firm for further clarification.

Sincerely,

P.A. & Associates, Inc.



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



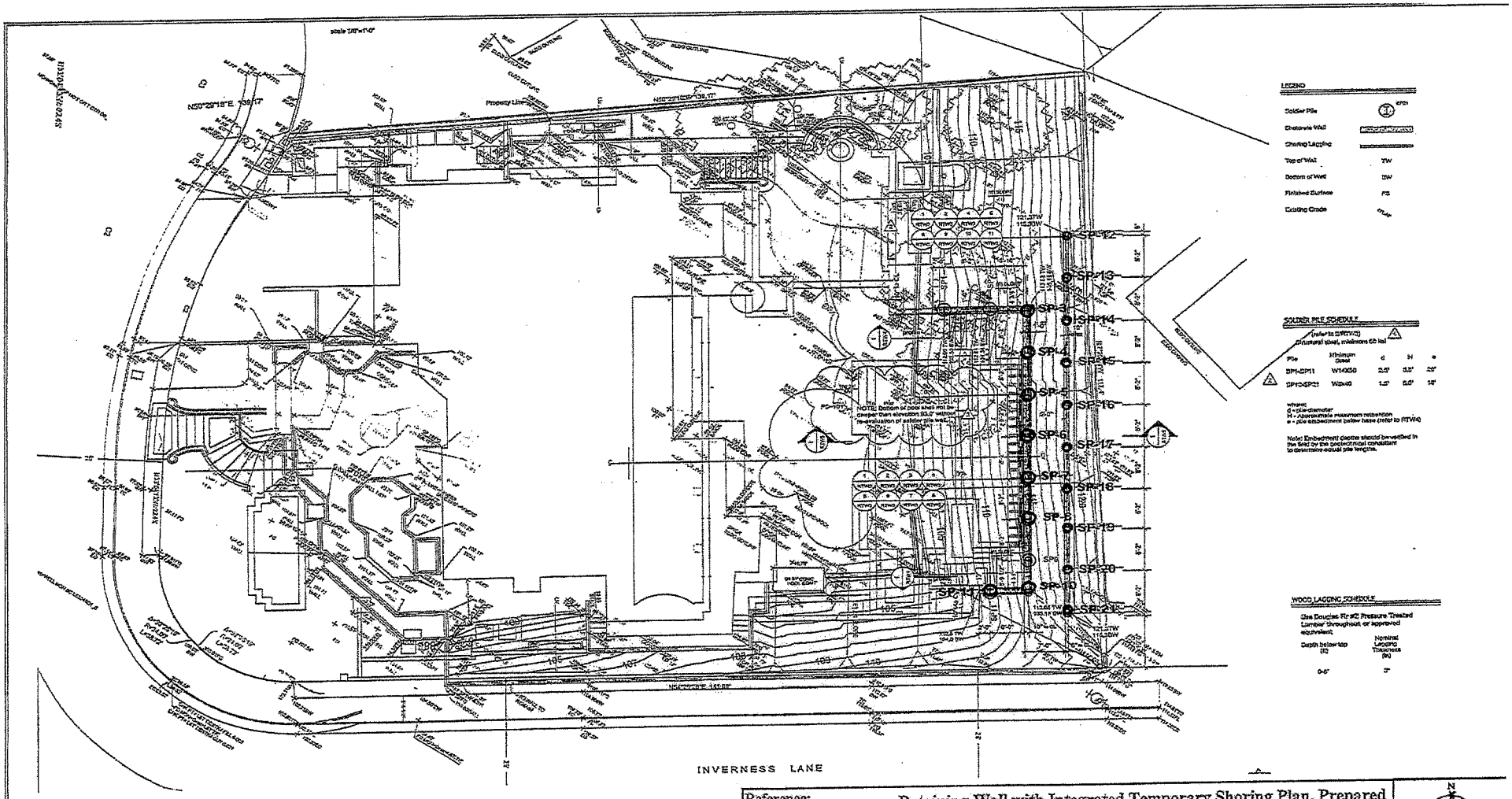
James M. Renfrew, CEG 1970
Associate Geologist

Distribution :(3) Addressee

PAA\JMR\218113-201.ltr

APPENDIX A

SOLDIER PILE LOCATION PLAN



LEGEND

SP-21	O	Approximate Soldier Pile (18" Diameter) Location
SP-11	O	Approximate Soldier Pile (30" Diameter) Location

Reference:	Retaining Wall with Integrated Temporary Shoring Plan, Prepared By David A. Purkis, PE		
Scale:	0 12 24 36 ft.		
P.E. & ASSOCIATES, Inc.	TITLE: SOLDIER PILE LOCATION PLAN		FIGURE NO.:
	PROJECT: 6 Inverness Ln., Big Canyon, Newport Beach, CA		1
	PROJECT NO: 218113-202	10/17/2019	BY: jmr

94

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 Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/17/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Verified the size and length of the shoring wall caisson wide flange steel beams for the shoring wall caissons #SP12-SP21.

List Tests Made:

Total Inspection Time Each Day:

Date	10/17/2019						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-The size and length of all 10 beams comply with the approved plans caisson schedule on sheet RTW-2

-All 10 beams were epoxy coated on proper flange and proper length prior to placement

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/17/19

Print Full Name: Chad Brummel Registration No NB-411

FORM S1-02, 90

DEPUTY I INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: X2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 10/25/2019 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Observed placement of concrete (4500PSI) for (10) soldier piles at shoring wall per RTW 2 of the shoring wall plans. Size of beams in strict accordance with corresponding schedule on RTW2–W14X90 (SP1-9/SP11).

List Tests Made: 4(4x8) Cylinders Cast Gary Bale mix # .45w/c1"

Total Inspection Time Each Day:

Date	10/25/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Caissons clean and free from standing water or debris.
Piles sported at top.
Beam clearances achieved and maintained throughout.
All concrete was placed and consolidated per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: [signature] Date: 10/25/2019

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/90

DRC Engineering, Inc.
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.

Surveyor's Note: 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.

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: Smith Residence 6 Inverness Lane, Newport Beach, CA
Permit Number: X2019-1954
Inspection Type (s): Concrete
Inspection Date (s): 6/10/20 ☐ Periodic ☑ Continuous

Describe Inspection, Including Location(s):
Observed the placement and consolidation of 30 cubic yards of concrete, mix design RS350P41, supplied by Robertsons and placed as follows - Footing at CMU retaining wall "A", NE perimeter and footing at cmu wall SE side perimeter. One set of 4 test samples was taken at retaining wall footing - ticket # 5427841, slump 5", PSI 3500, concrete temp 73F.

Total Inspection Time Each Day:						
Date:	6/10/20					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
P Gilpin	6/10/20
Print Full Name:	**Newport Beach Registration No.:**
Peter Gilpin	NB-0381

SpecialInspectionReport 8-24-15

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: 6 INVERNESS	Report date: 6-22-20	CNB Inspector Name:	CNB Permit #: X2019-1953
Building Owner Name: SMITH	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 0981-2018
Full Name of Structural Observer (SO): ERIC F. MOSSMAN	SO email Address: ericmossman@gmail	SO Telephone #: (949)500-7218	SO License / Reg. #: C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	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 FOOTINGS	☐ Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

☐ 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;
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.

LICENSED ARCHITECT
ERIC F. MOSSMAN
C-19718
7-31-19
RENEWAL DATE
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6-22-20
DATE

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

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: Smith Residence @ 6 Inverness
Permit Number: X2019-1953
Inspection Type (s): RC - Rebar
Inspection Date (s): 6/22/20 ( ) Periodic (✓) Continuous

Describe Inspection, including Location(s):
Observed the basement level footing reinforcement including pad footings, continuous footings, anchor bolts, and holddowns, wall dowels per plan page S1 S-1 page notes and structural details on SD-1. Rebar and hardware placed per plan and specifications.

List Tests Made:
Observation only

Total Inspection Time Each Day:						
Date:	6/22/20					
Hours:	AM					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
5" clearances maintained by 5" adobe spacers. Reinforcement free from excessive rust and deleterious coating. Footing bottoms free of debris.

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:
	6/22/20
Print Full Name:	**Newport Beach Registration No.:**
Shawn Ward	NB-0743

SpecialInspectionReport 8-24-15

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:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	6-22-20		X2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site):**	**Owner's Telephone #:**	**CNB Plan Check #:**
SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ericmossman@gmail	(949)500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	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 FOOTINGS	☐ Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

☐ 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;
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.

LICENSED ARCHITECT
ERIC F. MOSSMAN
C-19718
7-31-~~19~~ 21
RENEWAL DATE
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6-22-20
DATE

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

Forms\StructuralObservationReport&Instructions

CITY OF NEWPORT BEACH

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 - Suite 210

Job Address Smith Residence - 6 Inverness Newport Beach, CA

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

* Top of slab/floor elevation: 3-1/4" or 0.35' above Finish Floor of 92.50'

* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are ☑, are not ☐, per City approved plans. Describe any deviations from plans: _____

I certify that top of slab/floor elevation(s) is ☑, is not ☐, per City approved drawings. Describe any deviations from plans: Forms set 3-1/4" or 0.35' above Finish Floor of 92.50'

6/23/2020
Date

Engineer/Surveyor's stamp and signature

Forms/SetbacksandTopofSlabElevationCert.

DRC Engineering, Inc.
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

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

RWS:rws

Attachment

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 4/25/2020 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Observed pneumatic placement of shotcrete (4500PSI) for shoring wall at rear and side through soldier piles per shoring plans. Size and reinforcement of shoring wall in strict accordance with corresponding structural details.

List Tests Made:
4(4X8) cylinders cast

Total Inspection Time Each Day:

Date	4/25/2020						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Reinforcement clearances achieved and maintained throughout.
Back wall form clean and free from debris or deleterious materials.
Excess shotcrete was struck off and discarded.
All shotcrete was placed per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 4/25/2020

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/90

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 Observer (SO): David A. Purkis	SO E-mail Address: purkeng@sbcglobal.net	SO Telephone #: 949.510.8648	SO License / Reg. #: RCE 42810

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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		
☒ Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other:	Lower Wall (from SP 1 to SP 11) & SP 22 - SP 32	04-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations from a structural viewpoint.

☐ REPORT CONTINUED ON ATTACHED PAGES.

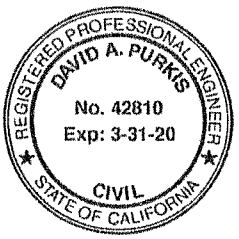
☐ **FINAL STRUCTURAL OBSERVATION REPORT:**
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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

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.

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:	Report Date:	CNB Inspector Name:	CNB Permit #:
6 Inverness	04-22-20		
Building Owner Name:	**Owner's Mailing Address (if different from site):**	**Owner's Telephone #:**	**CNB Plan Check #:**
Smith			
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	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:	Lower Wall (from SP 1 to SP 10 & SP 22 - SP 32	04-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations 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:

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 — DATE: 04-22-20

STAMP OF STRUCTURAL OBSERVER

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

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

Point Differential Table

Initial = Initial - MS12 Previous = MS11 - MS12

	Northing Diff.		Easting Diff.		Elevation 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

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

Station	Northing	Easting	Elevation

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	5119.763	114.133
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 4 Date: 3/5/2020

Station	Northing	Easting	Elevation
SP3	10149.387	5087.898	115.101
SP5	10136.183	5097.220	115.059
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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 7 Date: 3/30/2020

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation
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	10074.726	5085.351	106.609
SP29	10082.842	5096.667	107.526
SP31	10092.374	5109.893	108.976

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 12 Date: 4/23/2020

Station	Northing	Easting	Elevation
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

Station	Northing	Easting	Elevation

DAILY FIELD REPORT

Client: SMINT Client Rep: HOLLENBECK Week Day: WED. Date: 10-23-19

Field Tech: _____ Field Engineer: _____ Proj Name: _____ Proj No: 218113-2

Start: ____ Stop: ____ Start: ____ Stop: ____ Regular Hrs: ____ Over Time: ____ Mileage: ____

Proj. Location: 6 INVERNESS
BIG CANYON
NEWPORT BEACH, CA

Equipment Used: _____

Weather Condition: _____

SOLDIER PILE INSPECTION:

COMPACTION TEST RESULTS

Test No.	Test Date	Test Location	Ele. or Depth(ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact(%)
~~SP-1~~	SP-9 T.D 30.5	30" DIA	20' MINIMUM EMBEDMENT				
~~SP-2~~	SP-2 T.D 28.5	30" DIA	20'	"		"	
~~SP-3~~	SP-3 T.D 24'	30" DIA	20'	"		"	

CERTIFIED ENGINEERING GEOLOGIST
JAMES MAC GREGOR RENFREW JR.
No. 1970
Exp. 09-30-21
STATE OF CALIFORNIA

All Inspections Based Upon 4 Hrs. Minimum

Remarks: MONITORED / INSPECTED SOLDIER PILE BORINGS SP-1, SP-2, AND SP-9. THESE ARE EMBEDDED INTO COMPETENT BEDROCK AT LEAST TO MINIMUM PLANNED DEPTH IN ACCORDANCE WITH THE APPROVED PLANS.

Approved By:

P.A. & ASSOCIATES, INC. JAMES M. RENFREW

Soil Engineering . Material Testing EG 1970
Geology . Environmental Services

CALIFORNIA: 28 Edelman, Irvine, CA 92618 • Tel. 949-679-7474 Fax 949-679-7575

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 Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/17/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Verified the size and length of the shoring wall caisson wide flange steel beams for the shoring wall caissons #SP12-SP21.

List Tests Made:

Total Inspection Time Each Day:

Date	10/17/2019						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-The size and length of all 10 beams comply with the approved plans caisson schedule on sheet RTW-2

-All 10 beams were epoxy coated on proper flange and proper length prior to placement

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/17/19

Print Full Name: Chad Brummel Registration No NB-411

FORM S1-02, 90

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite Const
Sub Contr: Drilco

X2019-0787

Report of Special Inspection

Project Name Address: Smith Res / 6 Inverness

Permit Number: X2019-0787
Inspection Type(s) RC - Caisson Beams
Inspection Date(s) 10/17/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:
Verified the size and length of the shoring wall caisson wide flange steel beams for the shoring wall caissons #SP12-SP21.

List Tests Made:

Total Inspection Time Each Day:

Date	10/17/2019						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments
-The size and length of all 10 beams comply with the approved plans caisson schedule on sheet RTW-2
-All 10 beams were epoxy coated on proper flange and proper length prior to placement

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/17/19

Print 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
Permit Number: X2019-0787
Inspection Type (s): Reinforced Concrete
Inspection Date (s): 10/21/2019 ( ) Periodic (X) Continuous

Describe Inspection, Including Location(s):
-Observed placement and consolidation of 4500 psi concrete for soldier pile caisson's SP12-SP21 per plan page RTW-2.
-Reinforcement size, length, spacing and specifications comply with caisson schedule on RTW-2.

List Tests Made:

Total Inspection Time Each Day:						
Date:	10/21/2019					
Hours:	4					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
-Steel beam epoxy coated on proper flange and proper length prior to placement.
-All clearances maintained throughout.
-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:
	10/21/2019
Print Full Name:	**Newport Beach Registration No.:**
Charles Beardslee	NB-0692

SpecialInspectionReport 08/25/2015

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

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, Including Location(s):
-Observed vertical suspension and placement of soldier pile W14x90 steel for soldier pile SP10 per plan page RTW-2.

List Tests Made:

Total Inspection Time Each Day:						
Date:	10/21/2019					
Hours:	4					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
-Steel beam epoxy coated on proper flange and proper length prior to placement.
-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.

Special Inspector Signature:	Date:
	10/21/2019
Print Full Name:	**Newport Beach Registration No.:**
Charles Beardslee	NB-0692

SpecialInspectionReport 08/25/2015

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 Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/22/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Observed the placement of 4500 psi concrete for soldier pile SP10

List Tests Made:

Monitored the concrete for water and quality control
Gary Bale Mix #.45W/C3/8

Total Inspection Time Each Day:

Date	10/22/2019						
Hours	PM						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-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

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/22/19

Print Full Name: Chad Brummel Registration No NB-411

FORM S1-02, 90

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: X2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 10/24/2019 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Verified size of (10) soldier piles for caissons at shoring wall per RTW 2 of Shoring wall plans. Size of beams in strict accordance with corresponding schedule on RTW2–W14X90 (SP1-9/SP11).

List Tests Made:

Total Inspection Time Each Day:

Date	10/24/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
High grade steel used per specs and codes.
Soldier piles checked against corresponding mill certifications.
Soldier piles free from excessive rust of other defects/deleterious materials.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 10/24/2019

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/99

DEPUTY INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: X2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 10/25/2019 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Observed placement of concrete (4500PSI) for (10) soldier piles at shoring wall per RTW 2 of the shoring wall plans. Size of beams in strict accordance with corresponding schedule on RTW2–W14X90 (SP1-9/SP11).

List Tests Made:
4(4X8) cylinders cast
Gary Bale ready mix#.45W/C1"

Total Inspection Time Each Day:

Date	10/25/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Caissons clean and free from standing water or debris.
Piles sported at top.
Beam clearances achieved and maintained throughout.
All concrete was placed and consolidated per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 10/25/2019

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/90

DEPUTY INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 11/6/2019 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Observed pneumatic placement of shotcrete (4500PSI) for shoring wall at rear per RTW2 of the structural plans. Size and reinforcement of shoring wall in strict accordance with corresponding details.

List Tests Made:
4(4X8) cylinders cast

Total Inspection Time Each Day:

Date	11/6/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Reinforcement clearances achieved and maintained throughout.
Back wall form clean and free from debris or deleterious materials.
Excess shotcrete was struck off and discarded.
All shotcrete was placed per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 11/6/2019

Print Full Name: Thomas George Registration No. NB-0617

FORM 51-02/90

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:	Report Date:	CNB Inspector Name:	CNB Permit #:
6 Inverness	11-05-19		
Building Owner Name:	**Owner's Mailing Address (if different from site);**	**Owner's Telephone #:**	**CNB Plan Check #:**
Smith			
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	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:	Upper Wall (from SP12 to SP21)	11-05-19

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed upper site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations 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:

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

11-05-19
DATE

STAMP OF STRUCTURAL OBSERVER

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

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2020-0263

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 3/4/2020 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Verified size of soldier piles and placement of beams for (11) caissons at the shoring foundation per RTW2 of structural plans (SP22-32). Size and position of soldier piles in strict accordance with schedule on RTW2 and corresponding details on RTW7.

List Tests Made:

Total Inspection Time Each Day:

Date	3/4/2020						
Hours	4						

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.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T. George Date: 3/4/2020

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/90

DRC Engineering, Inc.
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: 03/05/2020

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

GP Permit #:

Type: X2020-0263

To whom it may concern:

This letter is to confirm that per the Staking performed for the PILE/WALL 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 SP 32

_____ through _____

_____ through _____

_____ through _____

Sincerely,

TONY CHEVIER PARTY CHIEF,
DRC Engineering, Inc.

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: 03-03-20	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 Observer (SO): David A. Purkis	SO E-mail Address: purkeng@sbcglobal.net	SO Telephone #: 949.510.8648	SO License / Reg. #: RCE 42810

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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	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:

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

03-03-20
DATE

REGISTERED PROFESSIONAL ENGINEER
DAVID A. PURKIS
No. 42810
Exp: 3-31-22
CIVIL
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

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

DUPLICATE

310 30

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 $ 81.00
INSTRUMENT # 2020000113510
BOOK 310 PAGE 30 R/S
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY [signature]
DEPUTY

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 PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH AND MONUMENT THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2017 AS INSTRUMENT NO. 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.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 12TH DAY OF MARCH, 2020

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6817

BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

PROFESSIONAL LAND SURVEYOR — LILY M. NUNEZ SANDBERG — No. 8402 — Exp. 6.30.21 — STATE OF CALIFORNIA

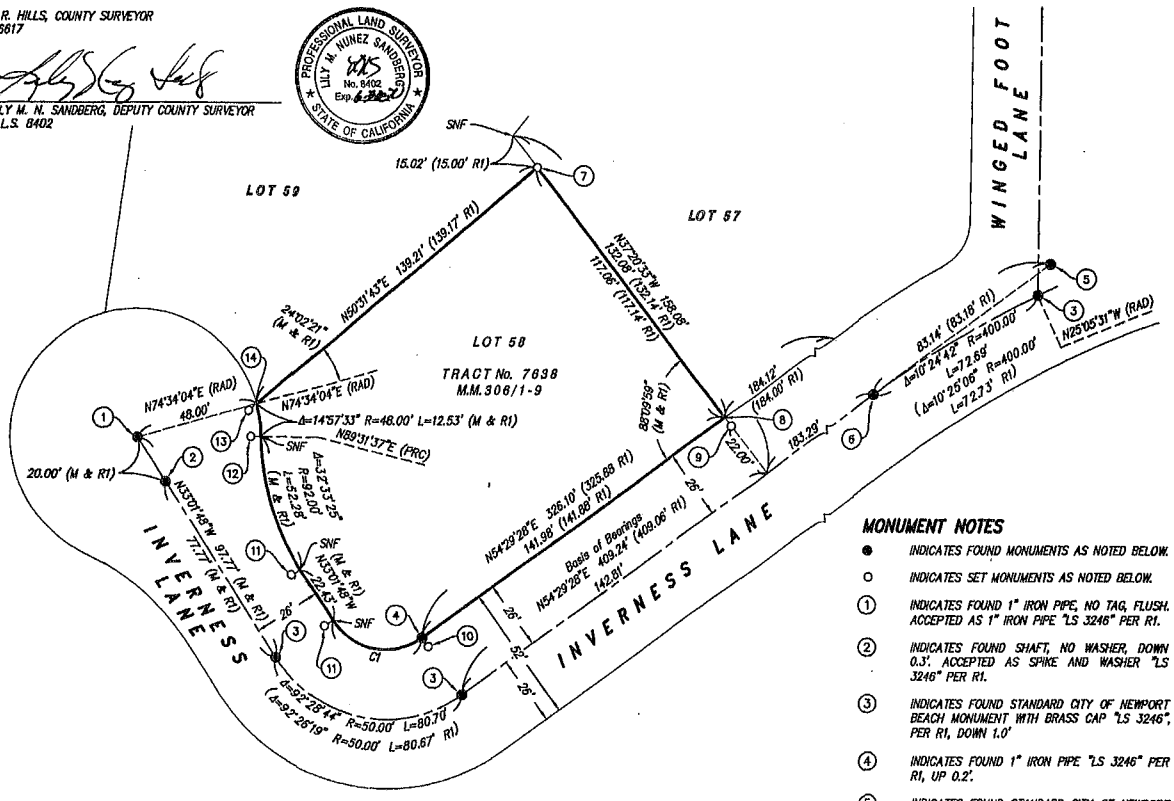
SURVEYOR'S STATEMENT

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

PASCAL APOTHELOZ
L.S. NO. 7734

3-9-20
DATE

LICENSED LAND SURVEYOR — PASCAL R. APOTHELOZ — LS 7734 — STATE OF CALIFORNIA



CURVE TABLE

C1 = Δ 92°28'44" R=24.00' L=38.74' (Δ =92°26'19" R=24.00' L=38.72' R1)

REFERENCES

R1 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.

SNF INDICATES SEARCHED, NOTHING FOUND.

N

30' 15' 0' 30' 60'

GRAPHIC SCALE: 1 INCH = 30 FT

MONUMENT NOTES

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

310 30 134

DUPLICATE

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: Smith Residence 6 Inverness Lane, Newport Beach, CA

Permit Number: X2019-1954

Inspection Type (s): Concrete

Inspection Date (s): 6/10/20 ☐ Periodic ☑ Continuous

Describe Inspection, Including Location(s):

Observed the placement and consolidation of 30 cubic yards of concrete, mix design RS350P41, supplied by Robertsons and placed as follows: Footing at CMU retaining wall "A", NE perimeter and footing at cmu wall SE side perimeter. One set of 4 test samples was taken at retaining wall footing - ticket # 5427841, slump 5", PSI 3500, concrete temp 73F.

Total Inspection Time Each Day:

Date:	6/10/20					
Hours:	Min					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:

Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature:	Date:
P Gilpin	6/10/20
Print Full Name:	**Newport Beach Registration No.:**
Peter Gilpin	NB-0381

SpecialInspectionReport 8-24-15

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:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	6-22-20		X2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site);**	**Owner's Telephone #:**	**CNB Plan Check #:**
SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ericmossman@gmail	(949)500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	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 FOOTINGS	☐ Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

☐ 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;
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.

LICENSED ARCHITECT
ERIC F. MOSSMAN
C-19718
7-31-19 21
RENEWAL DATE
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6-22-20
DATE

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

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

Project Address: Smith Residence @ 6 Inverness
Permit Number: X2019-1953
Inspection Type (s): RC - Rebar
Inspection Date (s): 6/22/20 ( ) Periodic (✓) Continuous

Describe Inspection, Including Location(s):
Observed the basement level footing reinforcement including pad footings, continuous footings, anchor bolts, and holddowns, wall dowels per plan page S1 S-1 page notes and structural details on SD-1. Rebar and hardware placed per plan and specifications.

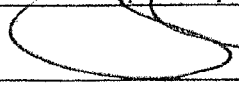
List Tests Made:
Observation only

Total Inspection Time Each Day:						
Date:	6/22/20					
Hours:	AM					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken

Comments:
5" clearances maintained by 5" adobe spacers. Reinforcement free from excessive rust and deleterious coating. Footing bottoms free of debris.

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:
	6/22/20
Print Full Name:	**Newport Beach Registration No.:**
Shawn Ward	NB-0743

SpecialInspectionReport 8-24-15

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:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	6-22-20		X2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site):**	**Owner's Telephone #:**	**CNB Plan Check #:**
SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC F. MOSSMAN	ERICMOSSMAN@GMAIL	(949)500-7212	C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	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 FOOTINGS	☐ Other:	☐ Other:	☐ Other:	BASEMENT	6-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

☐ 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;
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.

LICENSED ARCHITECT
ERIC F. MOSSMAN
C-19718
7-31-~~19~~ 21
RENEWAL DATE
STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6-22-20
DATE

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

CITY OF NEWPORT BEACH

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 - Suite 210

Job Address Smith Residence - 6 Inverness Newport Beach, CA

Setbacks: Sketch a site plan and specify surveyed setbacks (use back page).

* Top of slab/floor elevation: 3-1/4" or 0.35' above Finish Floor of 92.50'

* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are ☑, are not ☐, per City approved plans. Describe any deviations from plans: _____

I certify that top of slab/floor elevation(s) is ☑, is not ☐, per City approved drawings. Describe any deviations from plans: Forms set 3-1/4" or 0.35' above Finish Floor of 92.50'

6/23/2020
Date

Engineer/Surveyor's stamp and signature

LICENSED LAND SURVEYOR
R. MICAH KING
LS9181
STATE OF CALIFORNIA

Forms/SetbacksandTopofSlabElevationCert.

DRC Engineering, Inc.
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

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

REGISTERED PROFESSIONAL ENGINEER
RONALD W. SKLEPKO
No. C46216
Exp. 12-31-2020
CIVIL
STATE OF CALIFORNIA

RWS:rws

Attachment

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 4/25/2020 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Observed pneumatic placement of shotcrete (4500PSI) for shoring wall at rear and side through soldier piles per shoring plans. Size and reinforcement of shoring wall in strict accordance with corresponding structural details.

List Tests Made:
4(4X8) cylinders cast

Total Inspection Time Each Day:

Date	4/25/2020					
Hours	4					

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Reinforcement clearances achieved and maintained throughout.
Back wall form clean and free from debris or deleterious materials.
Excess shotcrete was struck off and discarded.
All shotcrete was placed per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 4/25/2020

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02 90

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:	Report Date:	CNB Inspector Name:	CNB Permit #:
6 Inverness	04-22-20		
Building Owner Name:	**Owner's Mailing Address (if different from site):**	**Owner's Telephone #:**	**CNB Plan Check #:**
Smith			
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	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:	Lower Wall (from SP 1 to SP 11) & SP 22 - SP32	04-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations from a structural viewpoint.

☐ REPORT CONTINUED ON ATTACHED PAGES.

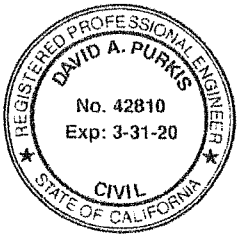
☐ **FINAL STRUCTURAL OBSERVATION REPORT:**
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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

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.

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 Observer (SO): David A. Purkis	SO E-mail Address: purkeng@sbcglobal.net	SO Telephone #: 949.510.8648	SO License / Reg. #: RCE 42810

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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		
☒ Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other:	Lower Wall (from SP 1 to SP 10) & SP 22 - SP 32	04-22-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations 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.

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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

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.

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

Point Differential Table

Initial = Initial - MS12 Previous = MS11 - MS12

	Northing Diff.		Easting Diff.		Elevation 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

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

Station	Northing	Easting	Elevation

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	5119.763	114.133
SP22	NA	NA	NA
SP25	NA	NA	NA
SP27	NA	NA	NA
SP29	NA	NA	NA
SP31	NA	NA	NA

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 4 Date: 3/5/2020

Station	Northing	Easting	Elevation
SP3	10149.387	5087.898	115.101
SP5	10136.183	5097.220	115.059
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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 7 Date: 3/30/2020

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation
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	10074.726	5085.351	106.609
SP29	10082.842	5096.667	107.526
SP31	10092.374	5109.893	108.976

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

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

Station	Northing	Easting	Elevation

Monitor Session: Session 12 Date: 4/23/2020

Station	Northing	Easting	Elevation
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

Station	Northing	Easting	Elevation

DAILY FIELD REPORT

Client: SMINT Client Rep: HOLLENBECK Week Day: WED. Date: 10-23-19

Field Tech: _____ Field Engineer: _____ Proj Name: _____ Proj No: 218113-2

Start: ____ Stop: ____ Start: ____ Stop: ____ Regular Hrs: ____ Over Time: ____ Mileage: ____

Proj. Location: 6 INVERNESS
BIG CANYON
NEWPORT BEACH, CA

Equipment Used: _____

Weather Condition: _____

SOLDIER PILE INSPECTION:

COMPACTION TEST RESULTS

Test No.	Test Date	Test Location	Ele. or Depth(ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact(%)
~~SP-1~~	SP-9 T.D 30.5	30" DIA	20' MINIMUM EMBEDMENT				
~~SP-2~~	SP-2 T.D 20.5	30" DIA	20'	"		"	
~~SP-9~~	SP-9 T.D 24'	30" DIA	20'	"		"	

CERTIFIED ENGINEERING GEOLOGIST
JAMES MAC GREGOR RENFREW JR.
No. 1970
EXP. 08-30-21
STATE OF CALIFORNIA

All Inspections Based Upon 4 Hrs. Minimum

Remarks: MONITORED / INSPECTED SOLDIER PILE BORINGS SP-1, SP-2, AND SP-9. THESE ARE EMBEDDED INTO COMPETENT BEDROCK AT LEAST TO MINIMUM PLANNED DEPTH IN ACCORDANCE WITH THE APPROVED PLANS.

Approved By:
JAMES M. RENFREW
EG 1970

P.A. & ASSOCIATES, INC.
Soil Engineering . Material Testing
Geology . Environmental Services
CALIFORNIA: 28 Edelman, Irvine, CA 92618 • Tel. 949-679-7474 Fax 949-679-7575

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 Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/17/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Verified the size and length of the shoring wall caisson wide flange steel beams for the shoring wall caissons #SP12-SP21.

List Tests Made:

Total Inspection Time Each Day:

Date	10/17/2019						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-The size and length of all 10 beams comply with the approved plans caisson schedule on sheet RTW-2

-All 10 beams were epoxy coated on proper flange and proper length prior to placement

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/17/19

Print Full Name: Chad Brummel Registration No NB-411

FORM S1-02, 90

DEPUTY 1 INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite Const
Sub Contr: Drilco

X2019-0787

Report of Special Inspection

Project Name Address: Smith Res / 6 Inverness

Permit Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/17/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Verified the size and length of the shoring wall caisson wide flange steel beams for the shoring wall caissons #SP12-SP21.

List Tests Made:

Total Inspection Time Each Day:

Date	10/17/2019						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-The size and length of all 10 beams comply with the approved plans caisson schedule on sheet RTW-2

-All 10 beams were epoxy coated on proper flange and proper length prior to placement

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/17/19

Print 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
Permit Number: X2019-0787
Inspection Type (s): Reinforced Concrete
Inspection Date (s): 10/21/2019 ( ) Periodic (X) Continuous

Describe Inspection, Including Location(s):
-Observed placement and consolidation of 4500 psi concrete for soldier pile caisson's SP12-SP21 per plan page RTW-2.
-Reinforcement size, length, spacing and specifications comply with caisson schedule on RTW-2.

List Tests Made:

Total Inspection Time Each Day:						
Date:	10/21/2019					
Hours:	4					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
-Steel beam epoxy coated on proper flange and proper length prior to placement.
-All clearances maintained throughout.
-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:
	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, Including Location(s):
-Observed vertical suspension and placement of soldier pile W14x90 steel for soldier pile SP10 per plan page RTW-2.

List Tests Made:

Total Inspection Time Each Day:						
Date:	10/21/2019					
Hours:	4					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
-Steel beam epoxy coated on proper flange and proper length prior to placement.
-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.

Special Inspector Signature:	Date:
	10/21/2019
Print Full Name:	**Newport Beach Registration No.:**
Charles Beardslee	NB-0692

SpecialInspectionReport 08/25/2015

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 Number: X2019-0787

Inspection Type(s) RC - Caisson Beams

Inspection Date(s) 10/22/2019 [ ] **Periodic** [ ] **Continuous**

Describe Inspection Made, including Locations:

Observed the placement of 4500 psi concrete for soldier pile SP10

List Tests Made:

Monitored the concrete for water and quality control
Gary Bale Mix #.45W/C3/8

Total Inspection Time Each Day:

Date	10/22/2019						
Hours	PM						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-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

To the best of my knowledge, the work imspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: _____ Date 10/22/19

Print Full Name: Chad Brummel Registration No NB-411

FORM S1-02, 90

DEPUTY INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: X2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 10/24/2019 [ ] Periodic [X] Continuous

Describe Inspection Made, including Locations:
Verified size of (10) soldier piles for caissons at shoring wall per RTW 2 of Shoring wall plans. Size of beams in strict accordance with corresponding schedule on RTW2–W14X90 (SP1-9/SP11).

List Tests Made:

Total Inspection Time Each Day:

Date	10/24/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
High grade steel used per specs and codes.
Soldier piles checked against corresponding mill certifications.
Soldier piles free from excessive rust of other defects/deleterious materials.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 10/24/2019

Print Full Name: Thomas George Registration No: NB-0617

FORM S-02.99

DEPUTY INSPECTION
(800-DEPUTY)
Geo Contact: Uprite
Struc Contact: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: X2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 10/25/2019 [ ] Periodic [X] Continuous

Describe Inspection Made, including Locations:
Observed placement of concrete (4500PSI) for (10) soldier piles at shoring wall per RTW 2 of the shoring wall plans. Size of beams in strict accordance with corresponding schedule on RTW2–W14X90 (SP1-9/SP11).

List Tests Made:
4(4X8) cylinders cast
Gary Bale ready mix#.45W/C1"

Total Inspection Time Each Day:

Date	10/25/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Caissons clean and free from standing water or debris.
Piles sported at top.
Beam clearances achieved and maintained throughout.
All concrete was placed and consolidated per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 10/25/2019

Print Full Name: Thomas George Registration No.: NB-0617

FORM SI-02/99

DEPUTY INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2019-0787

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 11/6/2019 [ ] Periodic [X] Continuous

Describe Inspection Made, including Locations:
Observed pneumatic placement of shotcrete (4500PSI) for shoring wall at rear per RTW2 of the structural plans. Size and reinforcement of shoring wall in strict accordance with corresponding details.

List Tests Made:
4(4X8) cylinders cast

Total Inspection Time Each Day:

Date	11/6/2019						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:
Reinforcement clearances achieved and maintained throughout.
Back wall form clean and free from debris or deleterious materials.
Excess shotcrete was struck off and discarded.
All shotcrete was placed per specs and codes.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 11/6/2019

Print full Name: Thomas George Registration No.: NB-0617

FORM 81-62.50

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 #: 949.510.8648	SO License / Reg. #: RCE 42810

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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		
☒ Other: Shotcrete wall stem	☐ Other:	☐ Other:	☐ Other:	Upper Wall (from SP12 to SP21)	11-05-19

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Reinforcement and wall components for the proposed upper site wall stem are in accordance with the project plans by David A. Purkis, PE and are approved for shotcrete operations 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:

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

11-05-19
DATE

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

DEPUTY I INSPECTION
1-800-DEPUTY1
Gen Contr: Uprite
Sub-Contr: Drilco

Report of Special Inspection

Project Name & Address: Smith Residence/6 Inverness, Newport Beach

Permit Number: 2020-0263

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 3/4/2020 [ ] Periodic [x] Continuous

Describe Inspection Made, including Locations:
Verified size of soldier piles and placement of beams for (11) caissons at the shoring foundation per RTW2 of structural plans (SP22-32). Size and position of soldier piles in strict accordance with schedule on RTW2 and corresponding details on RTW7.

List Tests Made:

Total Inspection Time Each Day:

Date	3/4/2020						
Hours	4						

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.

To the best of my knowledge, the work inspected was in accordance with the Building Department approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.

Signed: T George Date: 3/4/2020

Print Full Name: Thomas George Registration No. NB-0617

FORM SI-02/90

DRC Engineering, Inc.
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: 03/05/2020

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

GP Permit #:

Type: X2020-0263

To whom it may concern:

This letter is to confirm that per the Staking performed for the PILE/WALL 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 SP 32

_____ through _____

_____ through _____

_____ through _____

Sincerely,

TONY CHEVIER PARTY CHIEF,
DRC Engineering, Inc.

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: 03-03-20	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 Observer (SO): David A. Purkis	SO E-mail Address: purkeng@sbcglobal.net	SO Telephone #: 949.510.8648	SO License / Reg. #: RCE 42810

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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	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:

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

03-03-20
DATE

STAMP OF STRUCTURAL OBSERVER

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

DUPLICATE

310 30

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 # 2020000113540
BOOK 310 PAGE 30 R/S
HUGH NGUYEN
COUNTY CLERK-RECORDER
BY [signature]
DEPUTY

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 PURPOSE OF THIS RECORD OF SURVEY IS TO ESTABLISH AND MONUMENT THE PROPERTY DESCRIBED IN THE GRANT DEED RECORDED JULY 10, 2017 AS INSTRUMENT NO. 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.

COUNTY SURVEYOR'S STATEMENT

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL LAND SURVEYORS' ACT THIS 12TH DAY OF MARCH, 2020

KEVIN R. HILLS, COUNTY SURVEYOR
L.S. 6617

[signature]
BY: LILY M. N. SANDBERG, DEPUTY COUNTY SURVEYOR
P.L.S. 8402

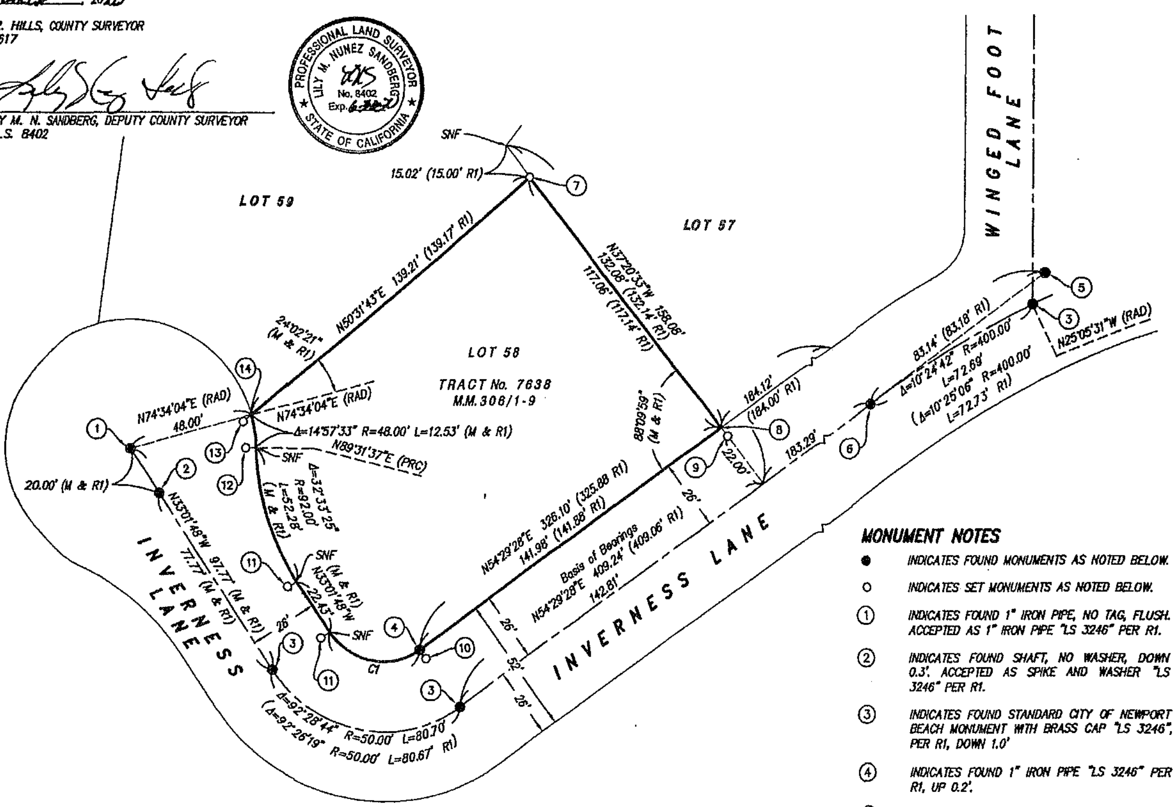
PROFESSIONAL LAND SURVEYOR — LILY M. NUNEZ SANDBERG — No. 8402 — Exp. 6-30-21 — STATE OF CALIFORNIA

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 SURVEYORS' ACT AT THE REQUEST OF WILBUR H. SMITH, III AND CHRISTINA ALLEN SMITH IN OCTOBER, 2019.

[signature] 3-9-20
PASCAL APOTHELOZ — DATE
L.S. NO. 7734

LICENSED LAND SURVEYOR — PASCAL R. APOTHELOZ — LS 7734 — STATE OF CALIFORNIA



CURVE TABLE

C1 = Δ92°28'44" R=24.00' L=38.74' (Δ =92°26'19" R=24.00' L=38.72' R1)

MONUMENT NOTES

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

REFERENCES

R1 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.
SNF INDICATES SEARCHED, NOTHING FOUND.

N

30' 15' 0' 30' 60'
GRAPHIC SCALE: 1 INCH = 30 FT

310 30

171

P.A. & ASSOCIATES, INC.

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.

Client: Mr. & Mrs. Wilbur Smith III **Project File No.: 218113-101**
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.

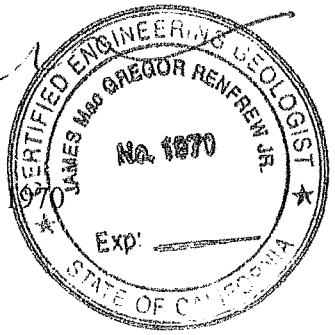
Client: Mr. & Mrs. Wilbur Smith III **Project File No.: 218113-101**
Project: 6 Inverness Lane
Newport Beach, California

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 1870
Associate Geologist

PAA/JMR:ga\218113-101.rpt

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

Project File No.: 218113-101

APPENDIX A

Geotechnical Reports
by EGA Consultants, LLC

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

Project File No.: 218113-101

EGA Geotechnical Investigation, 1/13/16

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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

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geotechnical
applications

January 13, 2016
Project No. EM926.1

Site: 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 directions.
* 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

PAUL DURAND RCE 58364
Sr. Project Engineer

REGISTERED PROFESSIONAL ENGINEER
P.A. DURAND, JR.
CIVIL
STATE OF CALIFORNIA

Copies: (1) Addressee
(4) Eric Mossman, AIA

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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

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 re-development, 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.

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 ⅜ 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

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

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_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_{M1}	0.906 g
Design Spectral Response Acceleration at 0.2s Period, S_{DS}	1.102 g
Design Spectral Response Acceleration at 1s Period S_{D1}	0.604 g

Liquefaction

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:

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

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 re-working (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 re-quirements 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

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	RECOMMENDATIONS
Mat foundations:	
allowable bearing pressure:	2,500 psf
passive lateral resistence:	250 psf per foot
mat slab thickness:	min. 12 inches with thickened edges (+ 6 inches)
steel reinforcement:	no. 5 bars @ 12" o.c. each way, top and bottom
coefficient of friction:	0.25
Modulus of Subgrade Reaction:	k_s = 200 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):

Condition	Equivalent Fluid Pressure Level
Active Pressures	45 pcf
Passive Pressures	250 PCF
At-Rest Pressures	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 (SO_4) 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', normal-weight and light weight concrete, psi
Negligible	$0.00 \leq SO_4 < 0.10$	$0 \leq SO_4 < 150$	------	-----	-----
Moderate	$0.10 < SO_4 < 0.20$	$150 < SO_4 < 1500$	II,IP(MS), IS(MS),P(MS) I(PM)(MS), I(SM)(MS)	0.50	4000
Severe	$0.20 \leq SO_4 < 2.00$	$1500 < SO_4 < 10,000$	V	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

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

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

1. "USGS Topographic Map, 7.5 minute quadrangle, Newport Beach, California Quadrangle," dated 1965, Photorevised 1981.

2. "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.

5. 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.

6. "Guide for Concrete Floor and Slab Construction," by American Concrete Institute, ACI 302.1R-04, dated 2004.

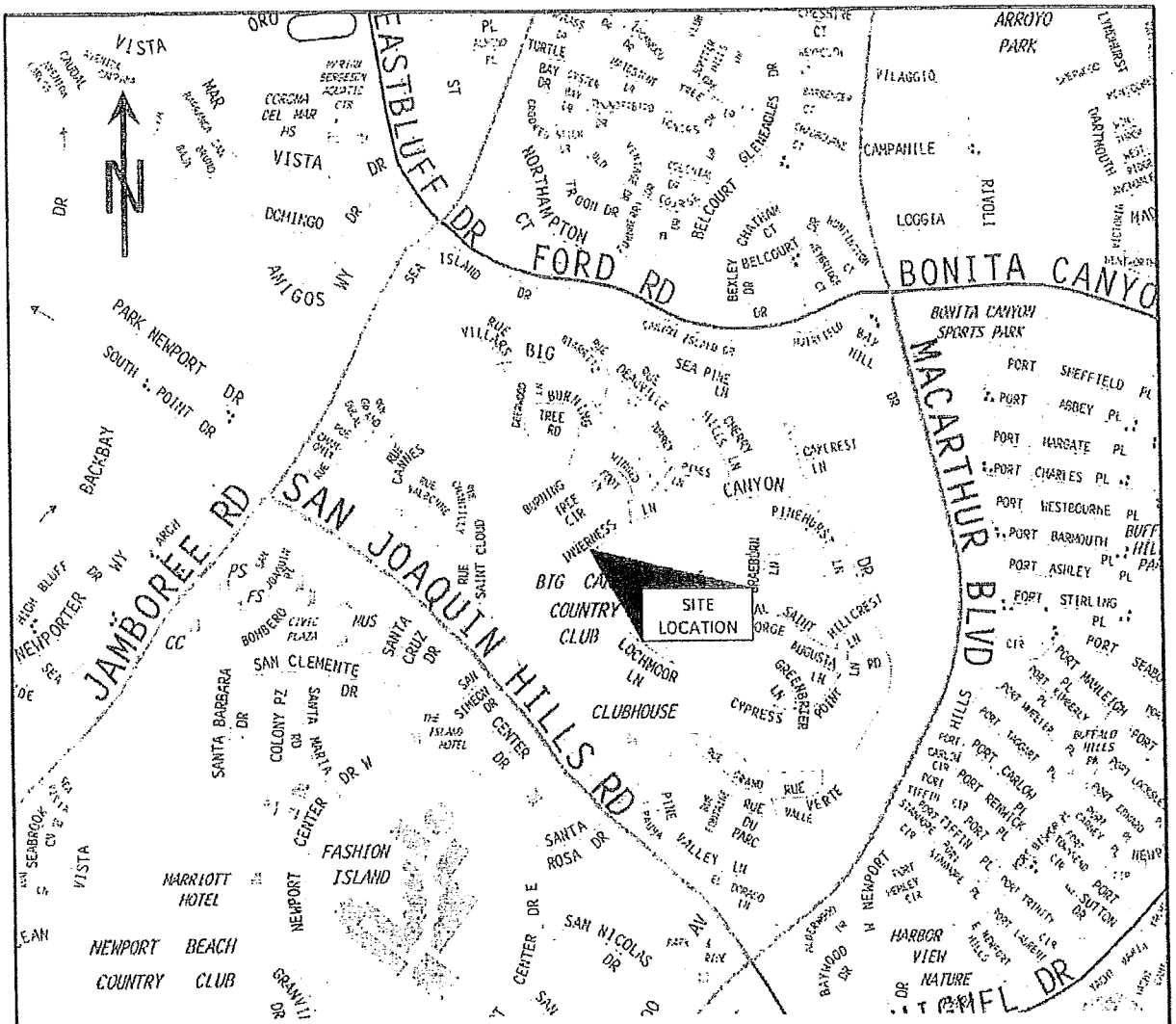
7. "California Building Code, California Code of Regulations, Title 24, Part 2," by California Building Standards Commission, 2010.

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.

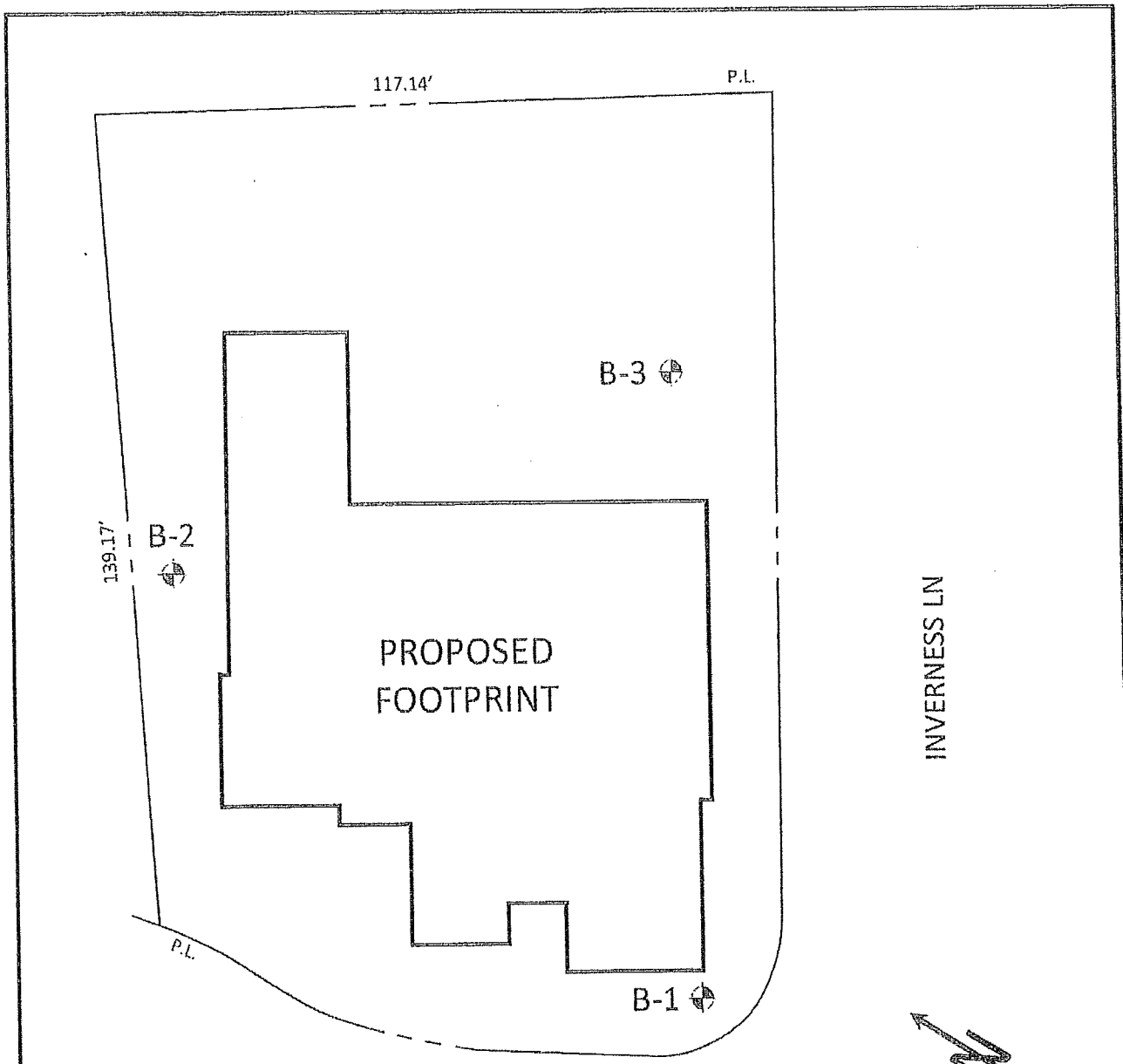
10. "Oceanside and Thirty-Mile Bank Blind Thrusts: Implication for Earthquake Hazards in Coastal Southern California," by Rivero, C. Mueller, K.J., et. al., Volume 28, California Geological Survey, 2000.

11. "Late Quaternary Uplift and Earthquake Potential of the San Joaquin Hills, Southern Los Angeles Basin, California," by Grant, Lisa, Mueller, K.J. et. al., Volume 27, California Geological Survey, 1999.

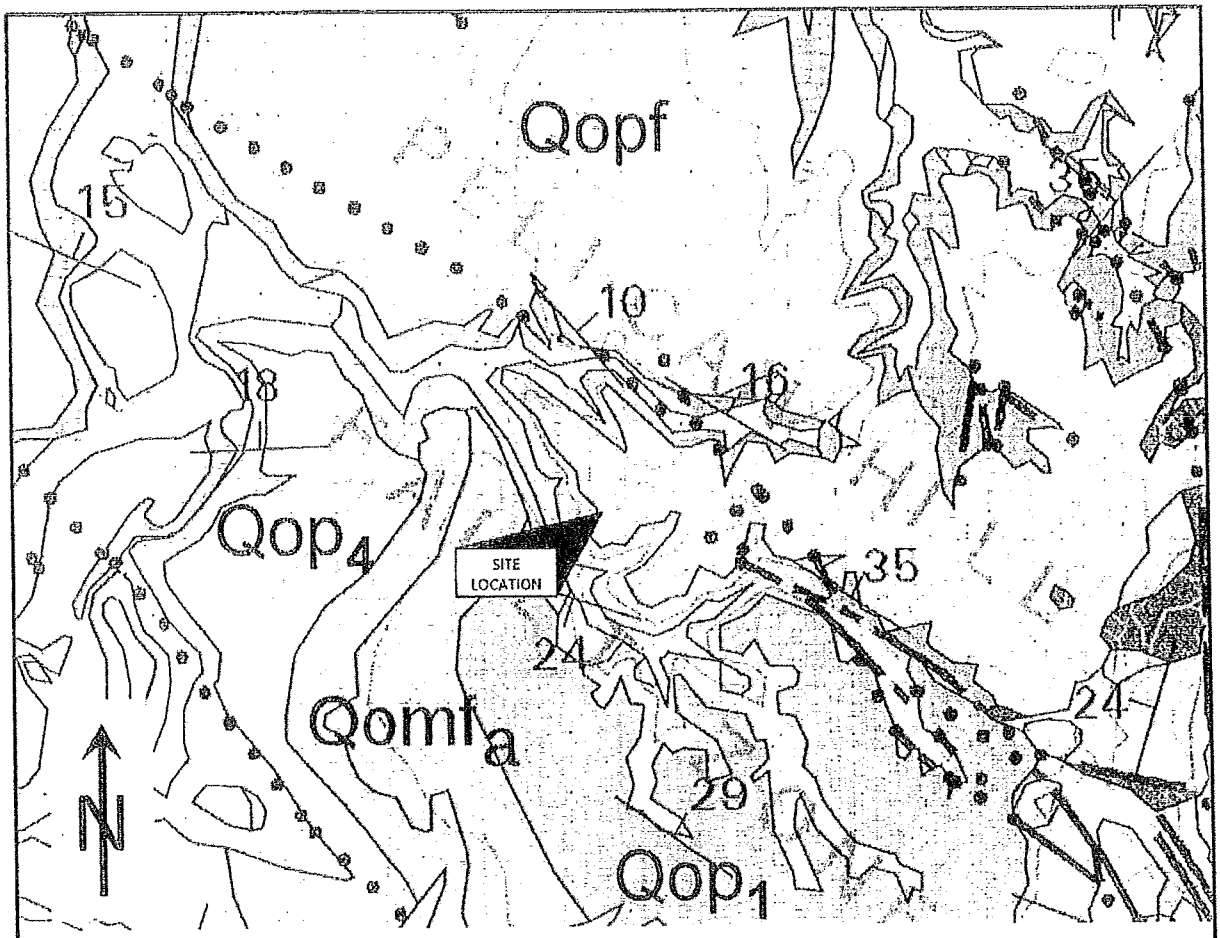


OBTAINED FROM "THE THOMAS GUIDE"
THOMAS BROS. MAPS, ORANGE COUNTY
RAND MCNALLY & COMPANY, DATED 2008

EGA *Consultants* engineering geotechnical applications	**SITE LOCATION MAP** 6 INVERNESS LANE NEWPORT BEACH, CALIFORNIA	Project No: EM926.1 Date: JAN, 2016 Figure No: 1



EGA *Consultants* engineering geotechnical applications	**PLOT PLAN** #6 INVERNESS LANE NEWPORT BEACH, CALIFORNIA	Project No: EM926.1 Date: JAN, 2016 Figure No: 2



Qls	Active or recently active landslide deposits.
Qes	Estuarine deposits Sand, silt, and clay; unconsolidated.
Qop_4	Old paralic deposits; silt, sand, and cobbles resting on 34-37 m Stuart Mesa terrace.
Qop_3	Old paralic deposits; silt, sand, and cobbles resting on 45-46 m Guy Fleming terrace.
$Qomf_a$	Old paralic deposits; silt, sand, and cobbles resting on 55 m Parry Grove terrace.
Qop_1	Old paralic deposits; silt, sand, and cobbles resting on 61-63 m Golf Course terrace.
Qop_{3-6}	Old paralic deposits; silt, sand, and cobbles on 45-55 m terraces.
Qopf	Old paralic deposits capped by sandy alluvial-fan deposits.
$Qvop_a$	Very old paralic deposits of silt, sand, and cobbles on emergent wave-cut abrasion platforms.
Tcs	Capistrano Formation consisting of marine sandstone, siltstone, and mudstone; massive to crudely bedded.
Tm	Monterey Formation consisting of marine siltstone and sandstone; siliceous and diatomaceous.
Tsob	San Onofre Breccia and interbedded conglomerate, sandstone, siltstone, and mudstone; well indurated, marine.
Tlp	Topanga Fm., Paulerino Mem. with tuffaceous sandstone and thin bedded siltstone, with some breccia interbeds.
Tlt	Topanga Fm., Los Trancos Mem. with siltstone and sandstone; thin to medium bedded.
Tvd	El Modeno Volcanics diabase intrusive rocks, featuring dikes and sills; most highly altered and decomposed.

Sources:
Morton, D.M., and Miller, F.K. Preliminary Geologic map of the San Bernardino and Santa Ana 30' x 60' quadrangles, California. U.S. Geological Survey. Published 2006. 1:100,000 scale.

EGA *Consultants* engineering geotechnical applications	GEOLOGIC MAP 6 INVERNESS LANE NEWPORT BEACH, CALIFORNIA	Project No: EM926.1 Date: JAN, 2016 Figure No: 3

USGS Design Maps Summary Report

User-Specified Input

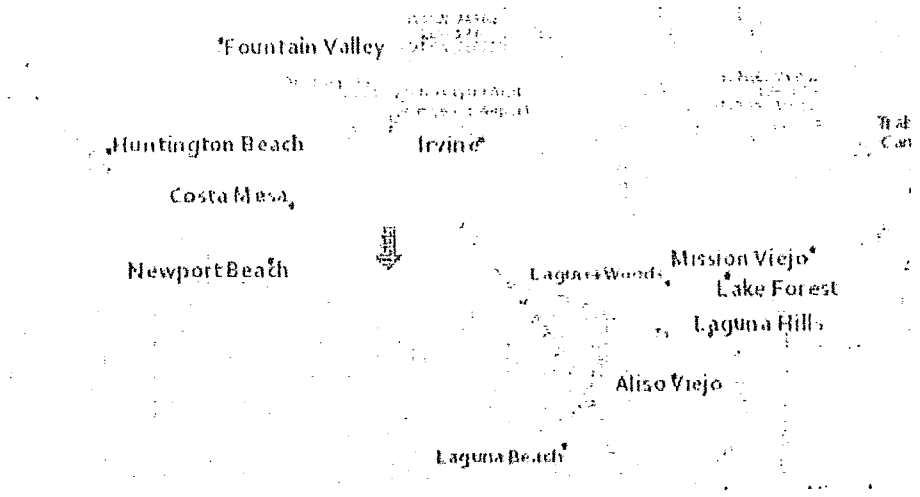
Report Title 6 Iverness Lane., Newport Beach, CA
Mon December 7, 2015 18:45:09 UTC

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"

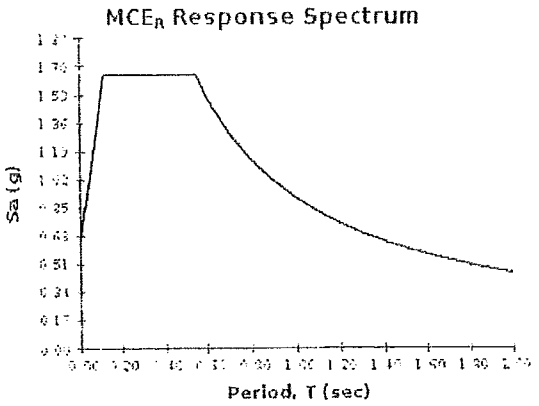
Risk Category I/II/III

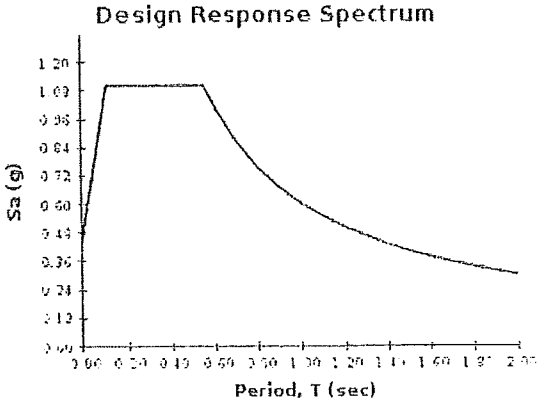


USGS-Provided Output

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_{D1} =	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 PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

200
Fig. 4.

APPENDIX A

GEOLOGIC LOGS

LOG OF EXPLORATORY BORING

Job Number: EM926.1
Project: 6 Inverness Lane, Newport Beach, CA
Smith Residence
Date Started: 12/10/2015
Date Completed: 12/10/2015

Boring No: B-1
Boring Location: See Figure 2
Rig: 4" augers
Grnd Elev. 190 ft above MSL

Thin Wall Tube | 2.5" Ring Sample | Bulk Sample | Standard Split Spoon Sample | Static Water Table

Depth in Feet	Soil Type	Sample Type: Undisturbed	Sample Type: Bulk	SOIL DESCRIPTION	Blows/6"	Moisture Content, %	Dry Density, pcf	Expansion Index	Maximum Density, pcf	Direct Shear: φ °	Direct Shear: C psf	Other Tests
1	SM/ CL	X		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. 16.50%
5	SC/ CL	X		NATIVE: Reddish brown, moist, firm to stiff, silty sandy clay, micaceous.		19.8						Sulf 150 ppm
		X				21.1						PI 21
	SM	X		At 8.0 ft becomes red brown,fine to medium grained silty sand with trace clay, micaceous.		19.1						
10	CL	X		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												
25												
30												
35												
40												

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Figure A-1

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LOG OF EXPLORATORY BORING

Job Number: EM926.1
Project: 6 Inverness Lane, Newport Beach, CA
Smith Residence
Date Started: 12/10/2015
Date Completed: 12/10/2015

Boring No: B-2
Boring Location: See Figure 2
Rig: 4" augers
Grnd Elev. 190 ft above MSL

Thin Wall Tube | 2.5" Ring Sample | Bulk Sample | Standard Split Spoon Sample | Static Water Table

Depth in Feet	Soil Type	Sample Type: Undisturbed	Sample Type: Bulk	SOIL DESCRIPTION	Blows/6"	Moisture Content, %	Dry Density, pcf	Expansion Index	Maximum Density, pcf	Direct Shear: ϕ °	Direct Shear: C psf	Other Tests
1	SM/ CL	X		FILL: Reddish brown, moist to very moist, loose to medium dense fine-grained silty sand & clay, with rootlets.		18.9	101.8	39	103.5	30	265	Opt. 16.50%
5	CL	X		NATIVE: reddish brown, moist, firm to stiff, silty sandy clay, micaceous.		18.3						Sulf 150 ppm
	CL	X				19.5						PI 21
	SM			At 8.5 ft becomes red brown,fine to medium grained silty sand with trace clay.								
10	CL			at 10.5 ft. becomes reddish brown,fine grained, grained, sandy clay.								
15				Total Depth: 12 ft No Groundwater No Caving Backfilled and Compacted 12/10/2015								
20												
25												
30												
35												
40												

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Figure A-2

LOG OF EXPLORATORY BORING

Job Number: EM926.1
Project: 6 Inverness Lane, Newport Beach, CA
Smith Residence
Date Started: 12/10/2015
Date Completed: 12/10/2015

Boring No: B-3
Boring Location: See Figure 2

Rig: 4" augers
Grnd Elev. 190 ft above MSL

Thin Wall Tube | 2.5" Ring Sample | Bulk Sample | Standard Split Spoon Sample | Static Water Table

Depth in Feet	Soil Type	Sample Type: Undisturbed	Sample Type: Bulk	SOIL DESCRIPTION	Blows/6"	Moisture Content, %	Dry Density, pcf	Expansion Index	Maximum Density, pcf	Direct Shear: φ °	Direct Shear: C psf	Other Tests
1	SM/ CL	X		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. 16.50%
5	CL	X		NATIVE: Reddish brown, moist, firm to stiff, silty sandy clay, micaceous.		20.5						Soil 150 ppm
	CL	X		At 6 ft becomes more moist.		21.7						PI 21
	SM			At 8 ft becomes red brown,fine to medium grained silty sand with trace clay.								
10	CL			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								
20												
25												
30												
35												
40												

EGA Consultants

Figure 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.

G3SoilWorks

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.

By: _____
Daniel J. Morikawa, RE, GE
RGE 2726, Reg. Expires 9/30/16

DANIEL J. MORIKAWA
No. GE2726
Exp. 9 30

Attachment: Laboratory Test Results

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.

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	Soil 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

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

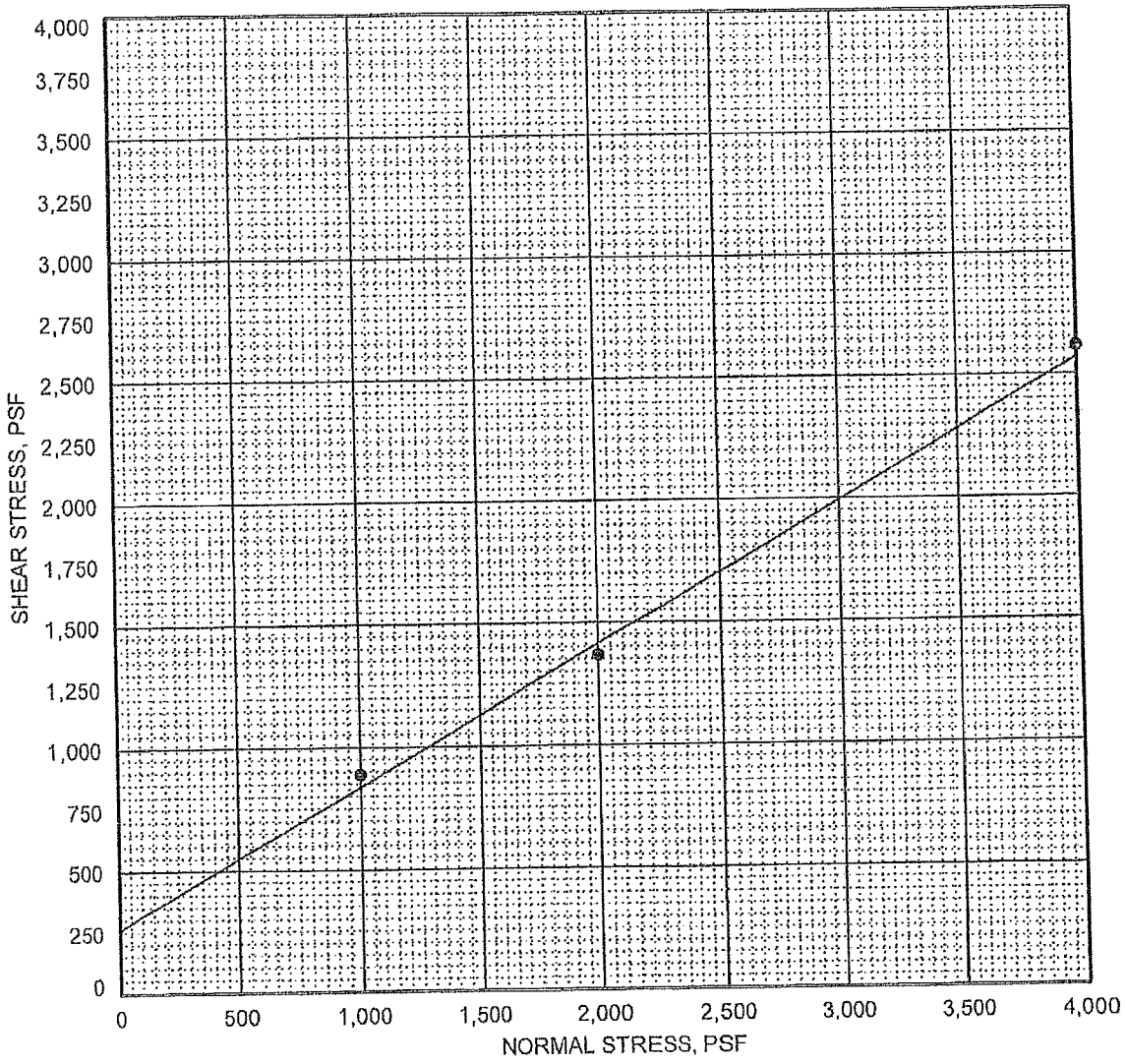
A direct shear test was performed on relatively undisturbed ring samples, identified as B-1 @ 2.5 feet, with a direct shear machine of the strain-controlled type. The controlled rate of strain is 0.005 inch per minute. The samples were soaked in a confined state prior to shearing. Then the samples were 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 Identification	Liquid Limit %	Plastic Limit %	Plasticity Index %
B-1 @ 0-3'	43	22	21

DIRECT SHEAR TEST



6 Inverness Lane, Newport Beach	COHESION 265 psf.
	FRICTION ANGLE 30.0 degrees

symbol	boring	depth (ft.)	symbol	boring	depth (ft.)
⊕	B-1	2.5			

FIGURE S-1
DIRECT SHEAR TEST

PN: 114-298-10 REPORT DATE: 12/31/2015

G3 SoilWorks
350 Fischer Ave, Suite
Costa Mesa, CA 92626
Phone (714) 668-5500
www.G3SoilWorks.com

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

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

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.

3. 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.

4. Moisture Conditioning: Over excavated and processed soils should be watered, dried-back, blended, and/or mixed, as necessary to attain a uniform moisture content near optimum.

5. 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. Benching: 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.

7. Approval: All areas to receive fill, including processed areas, removal areas, and toe-of-fill benches should be approved by the consultant prior to fill placement.

IV. FILL MATERIAL

1. General: 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.

2. 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. Import: 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. Fill Lifts: 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.

2. 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. Compaction of Fill: 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. Fill Slopes: 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

cc: (5) Addressee
(1) Eric Mossman, AIA

March 15, 2016
Project No. EM926.2

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.

Geotechnical Parameters - 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 Pressure	
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	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 in-place density of 90 percent of the maximum dry density as determined by the Modified Proctor test (ASTM D1557). Care should be taken to avoid over-compaction of the soils behind the retaining walls, and the use of 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 Pressure	
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.

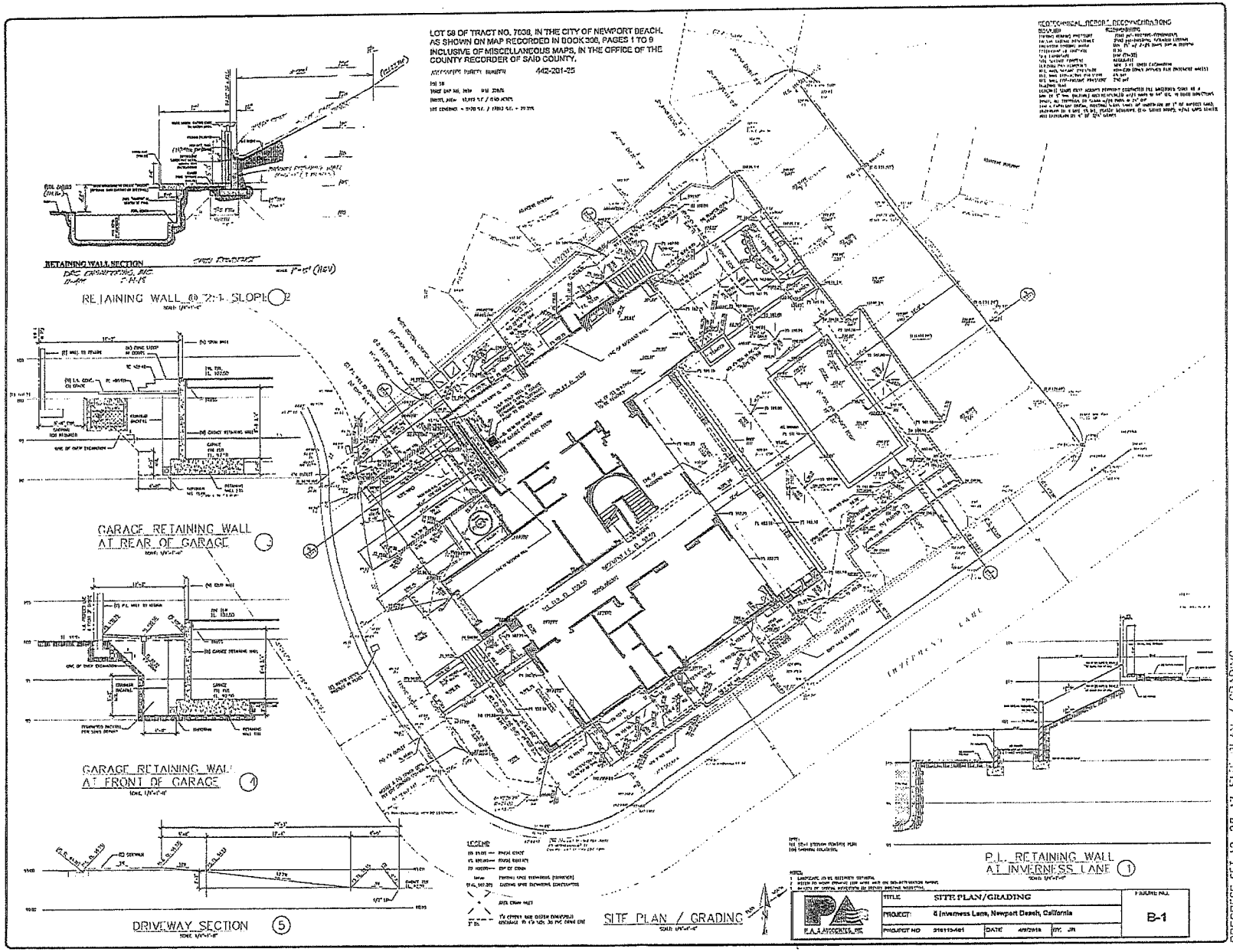
Geotechnical observations/testing should be performed during all grading operations, including excavations, waterproofing, drain device installments, removals, filling, compaction, and backfilling, etc.

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

Project File No.: 218113-101

APPENDIX B

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



REVISIONS	BY

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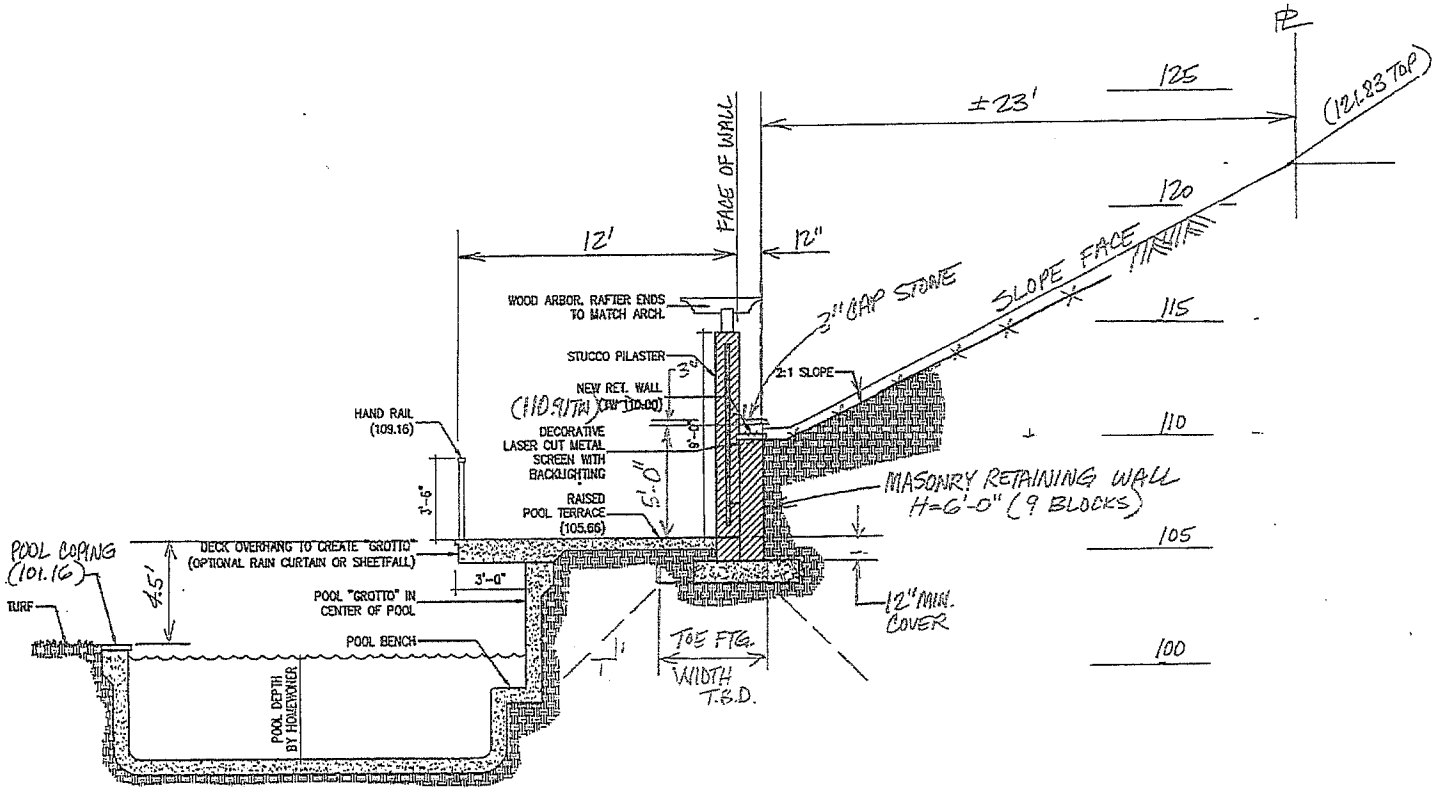
2223 W. BALBOA BLVD. SUITE B, NEWPORT BEACH, CA 92663

Custom Home for:
Christina & Wilbur Smith, III
Located at:
#6 Inverness Lane, Big Canyon, Newport Beach, Ca. 92660

PROGRESS SET 12-28-17 SITE PLAN / GRADING

227



RETAINING WALL SECTION

SMITH RESIDENCE

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

SCALE: 1"=5' (H&V)

P.A. & ASSOCIATES, INC.	TITLE: Retaining Wall Section			FIGURE NO.: B-2
	PROJECT: 61 Inverness Lane, Newport Beach, California			
	PROJECT NO: 218113-101	DATE: 4/9/2018	BY: JR	

APPENDIX C

USGS Design Maps Detailed Report

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_1). 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 Figure 22-1 [1]	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	$\bar{v}_s$	$\bar{N}$ or $\bar{N}_{ch}$	$\bar{s}_u$
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 $w \geq 40\%$, and • Undrained shear strength $\bar{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

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 Response Acceleration Parameter at Short Period				
	$S_S \le 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \ge 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	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 Section 11.4.7 of ASCE 7				

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

For Site Class = D and S_S = 1.653 g, F_a = 1.000

Table 11.4-2: Site Coefficient F_v

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at 1-s Period				
	$S_1 \le 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \ge 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

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

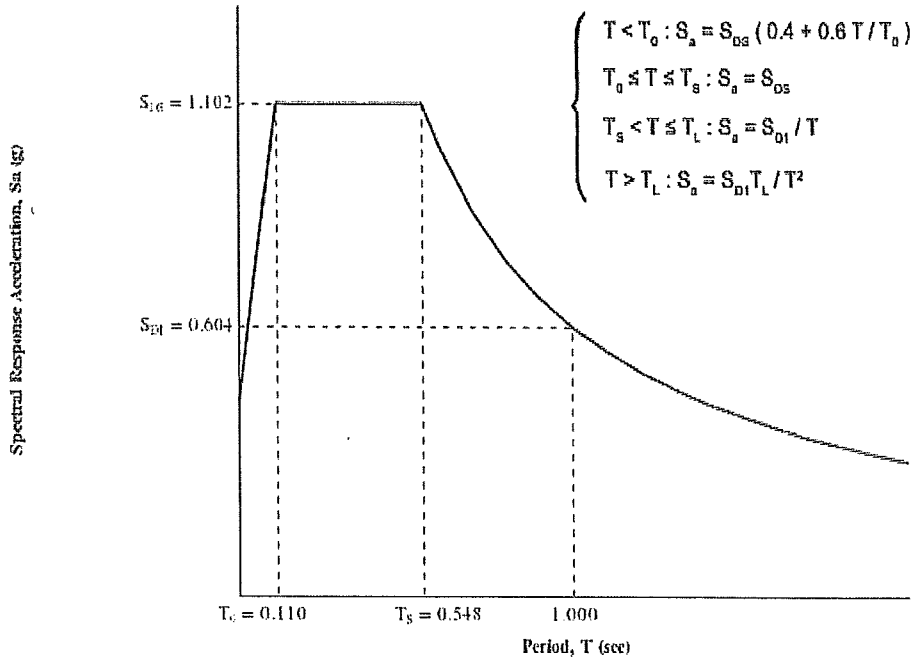
Equation (11.4-3): $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 1.653 = 1.102$ g

Equation (11.4-4): $S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.906 = 0.604$ g

Section 11.4.5 — Design Response Spectrum

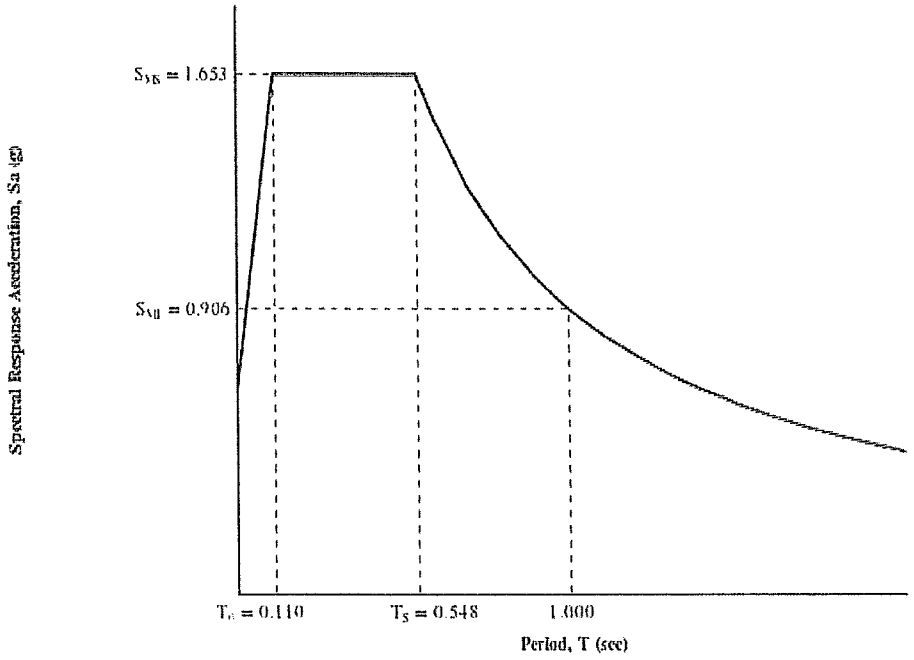
From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4-1: Design Response Spectrum



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



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 F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	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 Section 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

From Figure 22-18 [6] C_{R1} = 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}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \leq S_{DS} < 0.33g$	B	B	C
$0.33g \leq S_{DS} < 0.50g$	C	C	D
$0.50g \leq S_{DS}$	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 S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \leq S_{D1} < 0.133g$	B	B	C
$0.133g \leq S_{D1} < 0.20g$	C	C	D
$0.20g \leq S_{D1}$	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 ≡ "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

Client: Smith Client Rep: Jeff Week Day: Monday Date: 11/6/20

Field Tech: _____ Field Engineer: _____ Proj Name: _____ Proj No: 21813

Start: ____ Stop: ____ Start: ____ Stop: ____ Regular Hrs: ____ Over Time: ____ Mileage: ____

Proj. Location: 6 Inverness Newport Beach

Equipment Used: _____

Weather Condition: Sunny 70°F

COMPACTION TEST RESULTS

Test No.	Test Date	Test Location	Ele. or Depth (ft)	Moist (%)	Dry Dens.	Max Dens.	Relative Compact (%)

All inspections based upon 4hrs. minimum

Remarks: Site visited to inspect subdrain/backdrain systems behind northern rear retaining wall and eastern retaining retaining wall. Drainage systems behind walls are in accordance to approved plans and soils report.

Approved By:

REGISTERED PROFESSIONAL ENGINEER
PARVIZ ABDAVI-AZAD
No. C-37818
Exp: 03/31/21
CIVIL
STATE OF CALIFORNIA

P.A. & ASSOCIATES, INC.
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

Structural Observation Report

Project Address: 6 INVERNESS	Report date: 7-14-20	CNB Inspector Name:	CNB Permit #: X2019-1953
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 0981-2018
Full Name of Structural Observer (SO): ERIC F. MOSSMAN	SO email Address: 2025 N. BALBOA BLVD Newport Beach	SO Telephone #: 949) 500-7212	SO License / Reg. #: C-19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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		
☒ Other: RETAINING WALLS	☐ Other: VERT. & HORIZ. REBAR	☐ Other:	☐ Other:	ENTIRE BASEMENT RETAINING	7-14-20

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

☐ 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;
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.

LICENSED ARCHITECT ★ ERIC F MOSSMAN ★ No. C-19718 REN. 7-31-21 ★ STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD — DATE: 7-14-20

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

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:	CNB Inspector Name:	CNB Permit #:
6 INVERNESS	8-3-20		x 2019-1953
Building Owner Name:	**Owner's Mailing address (if different from site);**	**Owner's Telephone #:**	**CNB Plan Check #:**
SMITH			0981-2018
Full Name of Structural Observer (SO):	**SO email Address:**	**SO Telephone #:**	**SO License / Reg. #:**
ERIC MOSSMAN	ERICMOSSMAN@GMAIL.COM	9)500-7212	C19718

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)

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		
☒ Other: HD, AB, HARDY BOLTS	☐ Other:	☐ Other: TOP RETAINING WALLS	☐ Other:	(BOLTS)	8-3-20

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ 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;
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.

LICENSED ARCHITECT ★ ERIC F MOSSMAN ★ No. C-19718 REN. 7-31-21 ★ STATE OF CALIFORNIA

STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD — DATE: 8-3-20

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

ERMIT INS ECTION HISTORY RE RT (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:	08/21/2023	Address:	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

cheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	omplete

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
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

03/30/2022	03/30/2022	Other - MISC	X2019-1953-A0029 64699	Partial Pass		No	Incomplete

Checklist Item	OMMENTS	Approved
Other	Hand elived notice to project manger for upright cons.	No

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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

03/30/2022	Other - MISC	X2019-1953-A0029 64910	Partial Pass	No	Incomplete

Checklist Item	COMMENTS	Approved
Other	3 YEAR DEADLINE LETTER MAILED	No

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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)	No

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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
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	Partial Pass	Walter Jones	No	Incomplete

Checklist Item	COMMENTS	Approved
Other	Spoke with Lindsay, A letter from owner to authorize Uprite Const. to act as authorize representative for the owner	No

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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	Partial Pass	Walter Jones	No	Incomplete

Checklist Item	COMMENTS	Approved
Other	Received letter of authorization. Passed request to SL	No

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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	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-A002986114	Approved	Tonee Thai	No	Complete

Checklist Item	COMMENTS	Approved
Other	PERMIT SHALL EXPIRE ON 06/21/2023 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2019-1953.	Yes

PERMIT INSPECTION HISTORY REPORT (X2019-1953)

Permit 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:**	08/21/2023	**Address:**	6 INVERNESS LN NEWPORT BEACH, CA
		IVR Number:	233960		

Scheduled Date	Actual Start 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

05/18/2022	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	No

Attachment No. 3

Building Official Extension

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

RECEIVED BY COMMUNITY DEVELOPMENT
MAY 02 2022
CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	6 Inverness Ln. Newport Beach CA			Receipt No.:	
Permit No.:	X2019-1954 X2019-1953	Original Permit Issued Date:	6/21/2019	Extension Fee: $	Date Fee Paid: / /

PETITIONER/PROPERTY OWNER INFORMATION

Name *(Must be payor of fees)*:	Company Name:		
Lindsay Lomeli	Uprite Construction		
Street Address:	City:	State:	Zip Code:
2211 Michelson Dr. Suite 500	Irvine	CA	92612
Email:	Phone:		
lindsay.lomeli@upriteco.com	(909) 837-7813		

PROJECT INFORMATION

Length of extension requested: 1 year

New end date if request is approved: ~~8/9/2023~~ 06-21-2023

Previous Extension(s) Granted? (Y/N): No | If Yes, How Many?:

Description of Work Under Permit: New ground up custom home
X2019-1954, X2019-1953, X2019-0787, X2020-02103, X2020-2665
ALL PERMITS STAPLED & ATTACHED TO APPLICATION.

Reason for Extension Request: (Attach Supporting Documents as Needed)
Numerous schedule & material delays due to Covid

I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.

Petitioner's Signature: L Lomeli | Relationship to Property Owner: General Contractor | Date: 5 12 122

FOR STAFF USE ONLY

Department Action: ☒ Approved ☐ Denied

Conditions of Approval or Comments: PERMITS SHALL EXPIRE ON 06-21-2023 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER

Building Inspector Reviewed:	Name: WILLIAM TUMAH	Signature: William J Tumah	Date: 5/16/22
Building Official Approval:	Name: TONEE THAI	Signature: T T	Date: 05/17/22

Permit Search by Address

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
I21-0357	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)

Permit Search by Address

1099-2020	APPROVED	PROJ	06/19/2020	Plan Check - Building	SFR - POOL & SPA 630 SF
S2020-0079	APPROVED	POOL	06/19/2020	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.
I19-3704	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

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