



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

February 20, 2025
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: X2019-4083, X2021-0299, X2021-3432, XR2022-2174

SITE LOCATION: 20462 Birch Street

APPLICANT: Richard Moriarty

PROPERTY OWNER: Richard Moriarty

BUILDING INSPECTOR: Jaime Molina, Building Inspector II

PREPARED BY: Tonee Thai, Chief Building Official - 949-718-1867,
tthai@newportbeachca.gov

PROJECT SUMMARY

NEW 11,310 SF SINGLE-FAMILY DWELLING WITH BASEMENT AND 2,578 SF GARAGE, 877 SF ROOF DECK, 1,417 SF VIEW DECK, 2,505 SF COVERED PATIO, 2,762 SF COVERED MOTOR COURT, 237 SF STORAGE, AND 231 SF UTILITY ROOM.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-4083 issued on February 18, 2021, with subsequent permits. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of February 18, 2024.

Permit X2021-3432 is a supplement permit to X2019-4083 to document a change of architect for the permit.

Permits X2021-0299 and XR2022-2174 are for site retaining walls.

The first permit was issued on February 18, 2021.

The first inspection was on February 25, 2021, for Pre-Grading Meeting.

The last inspection was on January 02, 2025, for Gas Pressure Test inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration was delivered on December 20, 2023.

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 January 25, 2024, with expiration date of January 18, 2025. (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

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (2812-2019) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	12/19/2019	Owner:	MORIARTY RICHARD & MARILYN
Work Class:	New	Issue Date:	02/18/2021	Parcel	439 382 32
Status:	Approved	Expiration Date:	06/17/2021	Address:	20462 BIRCH ST NEWPORT BEACH, CA
IVR Number:	158594				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 20462 BIRCH ST							
Permit: N2021-0300							
07/22/2021	07/22/2021	Public Works Inspection	N2021-0300-A0028 60947	Partial Pass		No	Incomplete
07/23/2021	07/23/2021	Excavation	N2021-0300-A0028 61493	Partial Pass		No	Incomplete
10/05/2021	10/05/2021	Final Public Works	N2021-0300-A0028 91548	Approved		No	Complete
Permit: REV21-0652							
05/18/2021	05/18/2021	Legacy Inspection	REV21-0652-A002 833447	Correction	Sergio Gutierrez	No	Complete
Permit: REV21-1325							
09/10/2021	09/10/2021	Legacy Inspection	REV21-1325-A002 881502	Correction	Benjamin Zdeba	No	Complete
09/16/2021	09/16/2021	Legacy Inspection	REV21-1325-A002 884072	Correction	Sergio Gutierrez	No	Complete
	09/16/2021	Legacy Inspection	REV21-1325-A002 884210	Correction	Kenneth Huang	No	Complete
09/21/2021	09/21/2021	Legacy Inspection	REV21-1325-A002 885732	Correction	Oliver Daluz	No	Complete
	09/21/2021	Legacy Inspection	REV21-1325-A002 885733	Correction	Oliver Daluz	No	Complete
12/08/2021	12/08/2021	Legacy Inspection	REV21-1325-A002 918321	Correction	Sergio Gutierrez	No	Complete
12/13/2021	12/13/2021	Legacy Inspection	REV21-1325-A002 920365	Correction	Sergio Gutierrez	No	Complete
12/15/2021	12/15/2021	Legacy Inspection	REV21-1325-A002 921742	Correction	Kenneth Huang	No	Complete
Permit: REV22-0289							
03/06/2022	03/06/2022	Legacy Inspection	REV22-0289-A002 953130	Correction	Kenneth Huang	No	Complete
05/04/2022	05/04/2022	Legacy Inspection	REV22-0289-A002 980574	Correction	Kenneth Huang	No	Complete
Permit: REV22-0916							
06/05/2022	06/05/2022	Legacy Inspection	REV22-0916-A002 993786	Correction	Kenneth Huang	No	Complete
Permit: X2019-4083							
02/25/2021	02/25/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0027 99457	Correction	Steven Lane	No	Complete
03/05/2021	03/05/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0028 02923	Cancelled		No	Complete

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03/08/2021	03/08/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0028 03750	Approved		No	Complete
05/25/2021	05/25/2021	Rough Grade Approval	X2019-4083-A0028 36422	Cancelled		No	Complete
06/10/2021	06/10/2021	Soil Pipe	X2019-4083-A0028 42774	Cancelled		No	Complete
06/17/2021	06/17/2021	Soil Pipe	X2019-4083-A0028 46032	Approved		No	Complete
07/06/2021	07/06/2021	Area Drains	X2019-4083-A0028 53371	Partial Pass		No	Incomplete
	07/06/2021	Underground Electrical	X2019-4083-A0028 53370	Cancelled		No	Complete
07/08/2021	07/08/2021	Ufer Ground	X2019-4083-A0028 54712	Approved		No	Complete
07/19/2021	07/19/2021	Rough Grade Approval	X2019-4083-A0028 59254	Partial Pass		No	Incomplete
07/26/2021	07/26/2021	Footings and Foundation	X2019-4083-A0028 62278	Partial Pass		No	Incomplete
	07/26/2021	Other - Plumbing	X2019-4083-A0028 62275	Cancelled		No	Complete
	07/26/2021	Sewer	X2019-4083-A0028 62274	Correction		No	Complete
07/27/2021	07/27/2021	Sewer	X2019-4083-A0028 63323	Approved		No	Complete
07/30/2021	07/30/2021	Underground Electrical	X2019-4083-A0028 64793	Approved		No	Complete
08/03/2021	08/03/2021	Footings and Foundation	X2019-4083-A0028 65916	Partial Pass		No	Incomplete
	08/03/2021	Other - Building	X2019-4083-A0028 65915	Partial Pass		No	Incomplete
08/23/2021	08/23/2021	Footings and Foundation	X2019-4083-A0028 74719	Partial Pass		No	Incomplete
	08/23/2021	Other - Building	X2019-4083-A0028 74718	Partial Pass		No	Incomplete
08/26/2021	08/26/2021	Legacy Inspection	X2019-4083-A0028 76463	Partial Pass		No	Incomplete
10/13/2021	10/13/2021	Underground Electrical	X2019-4083-A0028 95351	Partial Pass		No	Incomplete
12/07/2021	12/07/2021	Slab On Grade	X2019-4083-A0029 17519	Correction		No	Complete
12/08/2021	12/08/2021	Slab On Grade	X2019-4083-A0029 18216	Not Ready for Inspection		No	Complete
12/14/2021	12/14/2021	Slab On Grade	X2019-4083-A0029 20416	Cancelled		No	Complete
12/16/2021	12/16/2021	Slab On Grade	X2019-4083-A0029 22215	Cancelled		No	Complete

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12/22/2021	12/22/2021	Slab On Grade	X2019-4083-A0029 25202	Partial Pass		No	Incomplete
03/09/2022	03/09/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 55126	Partial Pass		No	Incomplete
03/21/2022	03/21/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 60172	Partial Pass		No	Incomplete
04/08/2022	04/08/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 69634	Partial Pass		No	Incomplete
04/20/2022	04/20/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 74509	Partial Pass		No	Incomplete
05/05/2022	05/05/2022	Footings and Foundation	X2019-4083-A0029 80894	Partial Pass		No	Incomplete
	05/05/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 80895	Partial Pass		No	Incomplete
05/11/2022	05/11/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 83559	Partial Pass		No	Incomplete
06/15/2022	06/15/2022	Area Drains	X2019-4083-A0029 98558	Partial Pass		No	Incomplete
08/10/2022	08/10/2022	Under Slab/Floor Electrical	iBLD-004015-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
08/17/2022	08/17/2022	Area Drains	iBLD-004883-2022	Partial Pass	Walter Jones	Yes	Incomplete
08/29/2022	08/29/2022	Slab on Deck	iBLD-006410-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/30/2022	08/30/2022	Footings and Foundation	iBLD-006559-2022	Partial Pass	Chad Shelton	Yes	Incomplete
09/13/2022	09/13/2022	Slab on Deck	iBLD-008335-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-006410-2022					
09/19/2022	09/19/2022	Slab on Deck	iBLD-009057-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-008335-2022					
10/03/2022	10/03/2022	Masonry Pre-Grout/Wall Steel	iBLD-010950-2022	Partial Pass	Chad Shelton	Yes	Incomplete
10/10/2022	10/10/2022	Area Drains	iBLD-011891-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-004883-2022					
10/20/2022	10/20/2022	Footings and Foundation	iBLD-013413-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-006559-2022					
10/31/2022	10/31/2022	Masonry Pre-Grout/Wall Steel	iBLD-014536-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-010950-2022					
11/21/2022	11/21/2022	Footings and Foundation	iBLD-017504-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-013413-2022					
12/06/2022	12/06/2022	Other - Building	iBLD-019402-2022	Partial Pass	Chad Shelton	Yes	Incomplete
12/20/2022	12/20/2022	Area Drains	iBLD-021063-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-011891-2022					

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	12/20/2022	Masonry Pre-Grout/Wall Steel	iBLD-021064-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-014536-2022				
01/09/2023	01/09/2023	Other - Building	iBLD-000562-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-019402-2022				
02/09/2023	02/09/2023	Floor Framing & Sheathing	iBLD-005167-2023	Partial Pass	Chad Shelton	Yes	Incomplete
	02/09/2023	Footings and Foundation	iBLD-005166-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-017504-2022				
04/18/2023	04/18/2023	Area Drains	iBLD-013680-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-021063-2022				
05/23/2023	05/23/2023	Gas Pipe Underground	iBLD-018829-2023	Approved	Chad Shelton	No	Complete
05/26/2023	05/26/2023	Slab on Deck	iBLD-019614-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-009057-2022				
06/15/2023	06/15/2023	Area Drains	iBLD-022364-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-013680-2023				
06/26/2023	06/26/2023	Water Pipe Underground	iBLD-023824-2023	Approved	Chad Shelton	No	Complete
06/27/2023	06/27/2023	Slab on Deck	iBLD-023968-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-019614-2023				
07/19/2023	07/19/2023	Under Slab/Floor Electrical	iBLD-027194-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-004015-2022				
07/20/2023	07/20/2023	Roof Framing, Sheathing & Bldg Height	iBLD-027192-2023	Partial Pass	Chad Shelton	Yes	Incomplete
	07/19/2023	Underground Electrical	iBLD-027193-2023	Cancelled	Chad Shelton	Yes	Complete
08/10/2023	08/10/2023	Masonry Pre-Grout/Wall Steel	iBLD-030335-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-021064-2022				
08/23/2023	08/23/2023	Area Drains	iBLD-032335-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBLD-022364-2023				
	08/23/2023	Soil Pipe	iBLD-032083-2023	Partial Pass	Chad Shelton	Yes	Incomplete
08/30/2023	08/30/2023	Rough Plumbing & Pan Test	iBLD-033329-2023	Approved	Chad Shelton	No	Complete
09/05/2023	09/05/2023	Rough Electric Residential	iBLD-033848-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
09/06/2023	09/06/2023	Rough HVAC/Mech/Fireplace	iBLD-033849-2023	Cancelled	Chad Shelton	Yes	Complete
	09/06/2023	Sewer	iBLD-033850-2023	Approved	Chad Shelton	No	Complete
09/07/2023							

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	09/07/2023	Shear and Hold Downs	iBLD-033853-2023	Cancelled	Chad Shelton	Yes	Complete
09/08/2023	09/08/2023	Other - Plumbing	iBLD-033856-2023	Cancelled	Chad Shelton	Yes	Complete
09/11/2023	09/11/2023	Shear and Hold Downs	iBLD-034471-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-033853-2023				
09/21/2023	09/21/2023	Slab On Grade	iBLD-036474-2023	Correction	Chad Shelton	Yes	Complete
10/04/2023	10/04/2023	Rough Electrical Service	iBLD-038181-2023	Partial Pass	Chad Shelton	Yes	Incomplete
10/05/2023	10/05/2023	Gas Pipe Rough	iBLD-038559-2023	Approved	Chad Shelton	No	Complete
	10/05/2023	Other - Plumbing	iBLD-038453-2023	Approved	Chad Shelton	No	Complete
			Reinspection of iBLD-033856-2023				
11/08/2023	11/08/2023	Rough Electrical Service	iBLD-043344-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-038181-2023				
11/28/2023	11/28/2023	Other - Electrical	iBLD-045903-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/05/2023	12/05/2023	Drywall Fire Caulk	iBLD-046953-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/12/2023	12/12/2023	Other - Mechanical	iBLD-048151-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/13/2023	12/13/2023	Rough Electrical Service	iBLD-048152-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-043344-2023				
12/14/2023	12/14/2023	Other - Mechanical	iBLD-048584-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048151-2023				
12/18/2023	12/18/2023	Rough Electric Residential	iBLD-048585-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-033848-2023				
12/19/2023	12/19/2023	Rough HVAC/Mech/Fireplace	iBLD-048601-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-033849-2023				
12/20/2023	12/20/2023	Rough Electric Residential	iBLD-049773-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048585-2023				
01/18/2024	01/18/2024	Other - Building	iBLD-002129-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-000562-2023				
01/23/2024	01/23/2024	Complete Framing	iBLD-002588-2024	Partial Pass	Jaime Molina	Yes	Incomplete
	01/23/2024	Shear and Hold Downs	iBLD-003025-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-034471-2023				
03/26/2024	03/26/2024	Other - Building	iBLD-011494-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002129-2024				
04/02/2024	04/02/2024	Other - Building	iBLD-012379-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011494-2024				
04/11/2024							

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	04/11/2024	Roof Framing, Sheathing & Bldg Height	iBLD-014029-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-027192-2023				
	04/11/2024	Rough Electric Residential	iBLD-014027-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-049773-2023				
	04/11/2024	Rough HVAC/Mech/Fireplace	iBLD-014028-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-048601-2023				
	04/11/2024	Shear and Hold Downs	iBLD-014030-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-003025-2024				
04/26/2024	04/26/2024	Insulation/Densglass	iBLD-015892-2024	Partial Pass	Jaime Molina	Yes	Incomplete
05/02/2024	05/02/2024	Drywall Fire Caulk	iBLD-016702-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-046953-2023				
05/08/2024	05/08/2024	Drywall Fire Caulk	iBLD-017489-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-016702-2024				
	05/08/2024	Insulation/Densglass	iBLD-017655-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-015892-2024				
05/13/2024	05/13/2024	Drywall Fire Caulk	iBLD-018228-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-017489-2024				
05/20/2024	05/20/2024	Shower Lath	iBLD-019069-2024	Approved	Jaime Molina	No	Complete
05/21/2024	05/21/2024	Drywall Fire Caulk	iBLD-019348-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-018228-2024				
07/17/2024	07/17/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027301-2024	Partial Pass	Jaime Molina	Yes	Incomplete
07/18/2024	07/18/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027452-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-027301-2024				
07/23/2024	07/23/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027820-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-027452-2024				
10/16/2024	10/16/2024	Other - Building	iBLD-040611-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-012379-2024				
10/25/2024	10/25/2024	Other - Electrical	iBLD-041597-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-045903-2023				
11/12/2024	11/12/2024	Other - Building	iBLD-043995-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-040611-2024				
01/02/2025	01/02/2025	Gas Pressure Test	iBLD-050415-2024	Approved	Jaime Molina	No	Complete
	01/02/2025	Other - Building	iBLD-050421-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-043995-2024				

Permit: X2021-0299

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Permit Type:	Plan Check	Application Date:	12/19/2019	Owner:	MORIARTY RICHARD & MARILYN
Work Class:	New	Issue Date:	02/18/2021	Parcel	439 382 32
Status:	Approved	Expiration Date:	06/17/2021	Address:	20462 BIRCH ST NEWPORT BEACH, CA
IVR Number:	158594				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/25/2021	02/25/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0027 99453	Correction	Steven Lane	No	Complete
03/24/2021	03/24/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0028 10873	Approved		No	Complete
03/25/2021	03/25/2021	Footings and Foundation	X2021-0299-A0028 11470	Partial Pass		No	Incomplete
03/26/2021	03/26/2021	Footings and Foundation	X2021-0299-A0028 11783	Cancelled		No	Complete
03/29/2021	03/29/2021	Footings and Foundation	X2021-0299-A0028 12407	Partial Pass		No	Incomplete
03/31/2021	03/31/2021	Footings and Foundation	X2021-0299-A0028 13667	Partial Pass		No	Incomplete
04/21/2021	04/21/2021	Footings and Foundation	X2021-0299-A0028 21709	Correction		No	Complete
	04/21/2021	Other - Building	X2021-0299-A0028 21704	Correction		No	Complete
09/20/2021	09/20/2021	Other - Building	X2021-0299-A0028 84798	Approved		No	Complete
02/23/2022	02/23/2022	Other - Building	X2021-0299-A0029 48455	Approved		No	Complete
09/02/2022	09/02/2022	Other - Building	iBLD-007337-2022	Approved	Chad Shelton	No	Complete
Permit: XR2022-2174							
08/17/2022	08/17/2022	Footings and Foundation	iBLD-004857-2022	Partial Pass	Walter Jones	Yes	Incomplete

**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 - **SFP ELEC GRAD MECH PLUM**

X2019~4083

COMB Permit : X2019-4083

Project No : **2812-2019**

Issued Date : 02/18/2021

Inspection Area : 7

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 02/19/2024 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: **20462 BIRCH ST NB**

Description: **NEW SFR + BASEMENT & GARAGE 11310 & 2578 SF, ROOF DEK 877 SF, VIEW DECK 1417 SF, COVERED PATIO 2505 SF, COVERED MOTOR COURT 2762 SF, STORAGE 237 SF,**

Legal Desc.: **TR 706 LOT 122 ALL EX NELY 62 FT AND EX STR**

Owner: **MORIARTY RICHARD**
 Address: **2128 MESA DR**
NEWPORT BEACH CA 92660
 Phone:

Contractor: **CORBIN REEVES CONSTR**
 Address: **245 FISCHER AVE**
COSTA MESA CA 92626
 Phone: **714-540-3700**

Architect: **WILSON TYLER SCOTT**
 Address: **24471 CHRISANTA DRIVE**
MISSION VIEJO, CA 92691
 Phone: **714-754-4040** State Lic: C036519

Applicant: **WILSON TYLER SCOTT**
 Address: **151 KALMUST DR STE G1**
COSTA MESA CA 92626
 Phone: **714-754-4040**

Con State Lic: **721515**
 Lic Expire: **04/30/2022**
 Bus Lic: **BT30057133**
 Lic Exp Date: **01/31/2022**

Engineer: **MANSHADI FARHAD**
 Address: **1800 E 16TH ST UNIT B**
SANTA ANA CA 92701
 Phone: **714-835-2800** State Lic: C-036840

Code Edit : **2016**
 Type of Construction: **V-B-SPR**
 Occupancy Group: **R3/U**
 Added /New sq.ft. Bldg: **11310**
 Added /New sq. ft. Garage: **2578**
 No of Stories: **2**
 No of Units : **1**
 Bldg Height: **35**
 Bldg Sprinklers: **Y**
 Flood Zone:

Worker's Compensation Insurance
 Carrier: **OAK RIVER**
 Policy No: **MAWC128935**
 Expire: **02/23/2021**

Designer:
 Address:
 Phone:

Building Setbacks Rear: **25'**
 Front: **20'**
 Left: **5'**
 Right: **5'**

Special Conditions: **demolished 6 bedrooms**
SD20-0136 CMSD RECEIPT

Use Zone: **SP-7 REQ** Parking Spaces: **3**

Fire Hazard Zone : **N**

Construction Valuation: **\$2,477,500.00**

Building Permit Fee: **\$9,159.00**
 Plan Check Fee: **\$6,652.50**
 Overtime Plan Ck: **\$0.00**
 Investigation Fee: **\$0.00**
 Record Management : **\$204.00**
 Energy Compliance: **\$303.00**
 CA Seismic Safety : **\$322.08**
 Disabled Access : **\$0.00**
 Hazardous Mat **\$0.00**
 Building Green Fee : **\$100.00**

Excise Tax: **\$2,916.48**
 Additional Fee : **\$350.00**
 Grading Bonds Fee: **\$0.00**
 Grading PC Consultant : **\$2,228.76**
 Grading Permit Fee: **\$1,976.00**
 Grading PC Fee: **\$489.24**
 WQ Insp. Fee : **\$120.00**
 Electrical %: **\$1,198.91**
 Mechanical %: **\$685.09**
 Plumbing %: **\$1,541.46**

Planning Department -
 Plan check Fee : **\$462.50**
 Fair Share : **\$0.00**
 SJH Trans : **\$0.00**
 In-lieu Housing Fee : **\$0.00**
 Public Works Department -
 Park Dedication : **\$0.00**
 P/W Plan Check : **\$817.00**
 San Dist : **\$0.00**
 NMUSD Fee: **\$14,830.40**

Fire Department
 Fire Inspection: **\$0.00**
 Fire Plan Rev **\$0.00**
 Demolition Fee
 Building Dept Adm **\$0.00**
 General Service **\$0.00**
 Refund Deposit **\$0.00**
 Grading Bond: **\$0.00**
 \$0.00
 \$0.00

TOTAL FEE : \$44,356.42

Plan Check Fee : \$8,981.14

Fee Due at Permit Issuance : \$35,375.28

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

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 2.18.21 Contractor Signature [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 [Signature] Date 2.18.21

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 [Signature] Print Property Owner's or Authorized Agent's Name John BABBitt Date 2.18.21

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			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL			<input type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			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

**TEMPORARY POWER RELEASE
APPLICATION**

(Inspection/Administrative Fee)

COMMERCIAL: \$227.00

RESIDENTIAL: NO FEE

PROJECT: Moriarty Res

OWNER'S NAME: Richard Moriarty PHONE NO: 949-460-9463

JOB ADDRESS: 20462 S.W. Birch St

BUILDING PERMIT NO.(s): X 2019-4083

Request is hereby made for the release of **electrical** on subject project only for the purpose of testing equipment and/or mechanical systems prior to building permit final approval.

I agree that no building or structure shall be used or occupied until the Building inspector has issued a building permit final approval or Certificate of Occupancy.

Moving in furniture, staging, showing for sale, or any use other than construction, shall be considered use or occupancy and a violation of this agreement (CBC 111.1).

Furthermore, it is not our intent to use or occupy this building until all City regulations and conditions concerning this building have been complied with, and it is understood and agreed that the City of Newport Beach is hereby authorized to order disconnect of service without notification for any violation of the above conditions prior to final approval or Certificate of Occupancy.

OWNER or TENANT SIGNATURE [Signature] DATE: 10/25/24

PRINT name of owner or tenant: Richard Moriarty PHONE #: 949-460-9463

CONTRACTOR SIGNATURE: [Signature] DATE: 10-25-24

PRINT name of contractor: John Babbitt Kon PHONE #: 949-689-8398
Carlin Reeves

(for office use only)
APPROVED BY: [Signature] 10-25-24
Building Inspector Date



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: 20462 Birch St	Report Date: 3/25/2021	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
X Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	Caisson: SP6, SP8, SP10, SP12	3-25-21
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

X ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

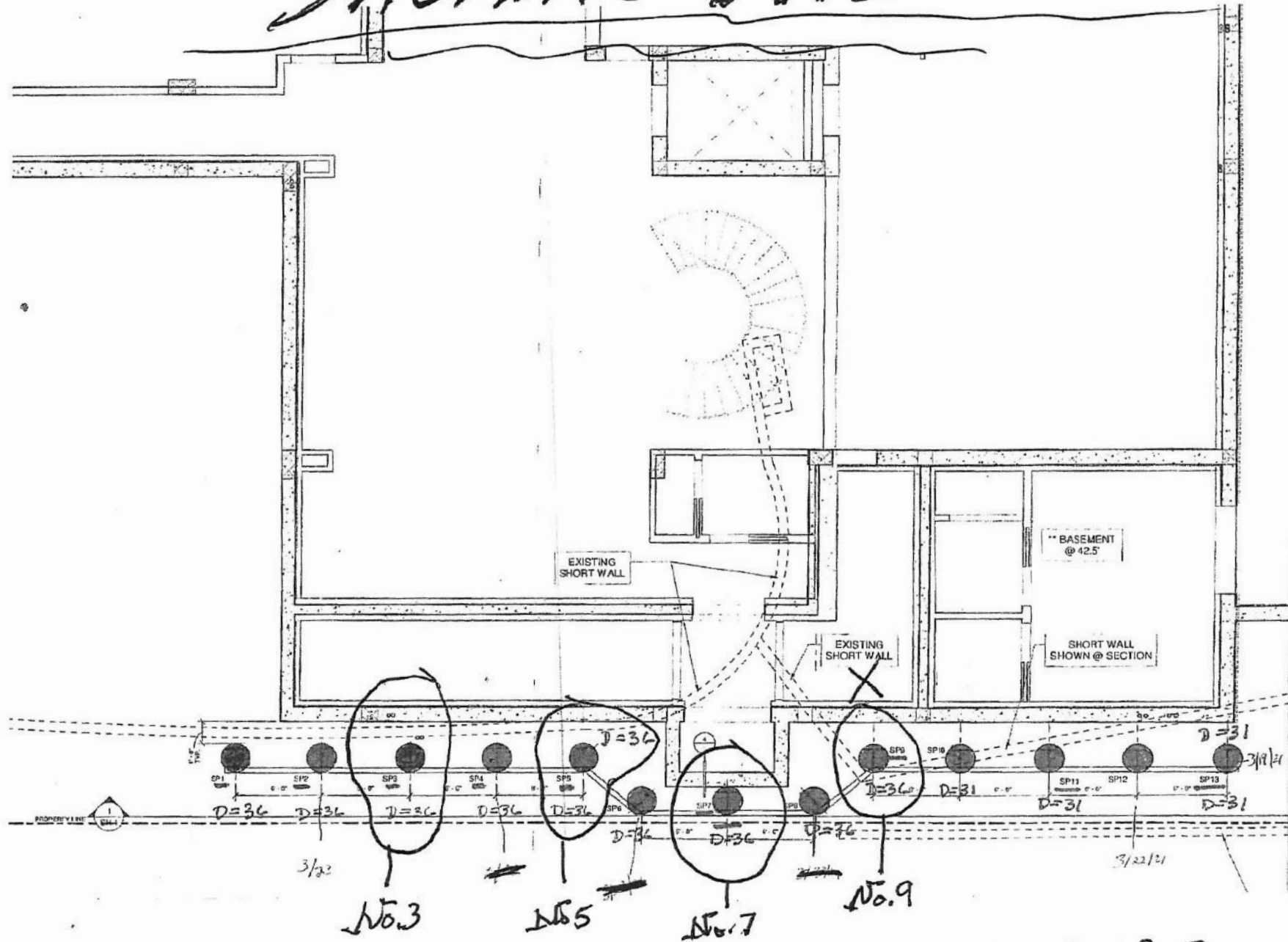
I declare that the following statements are true to the best of my knowledge

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.

3-25-21



SHORING SITE PLAN



JOB No: 18-8
15



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: 20462 Birch St	Report Date: 3/26/2021	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	Caisson: SP1	3-26-21
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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]

3-26-21





DEPUTY 1 INSPECTION

1-800-DEPUTY1

Gen Contr: Corbin Reeves

Sub-Contr: Drilco/Ekedal

ESI/FME

Report of Special Inspection

Project Name & Address Moriarty Residence/20462 Birch St, Newport Beach

Permit Number X2021-0299

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 3/26/21 [] Periodic [☒] Continuous

Describe Inspection Made, including Locations:

Observed placement of (1 soldier piles/concrete (4500PSI) for temporary shoring per SH-1 of the shoring plan (SP1W14X193). Size of soldier pile and placement in strict accordance with notes and corresponding schedule on SH-1.

List Tests Made:

4(4X8) cylinders cast.

Gary Bale ready mix#.45W/C3/8

Total Inspection Time Each Day:

Date	3/26/21						
Hours							

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Forms clean and free from standing water and debris.
Reinforcement clean and free from deleterious materials.
Reinforcement 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: _____

Date _____

3/26/21

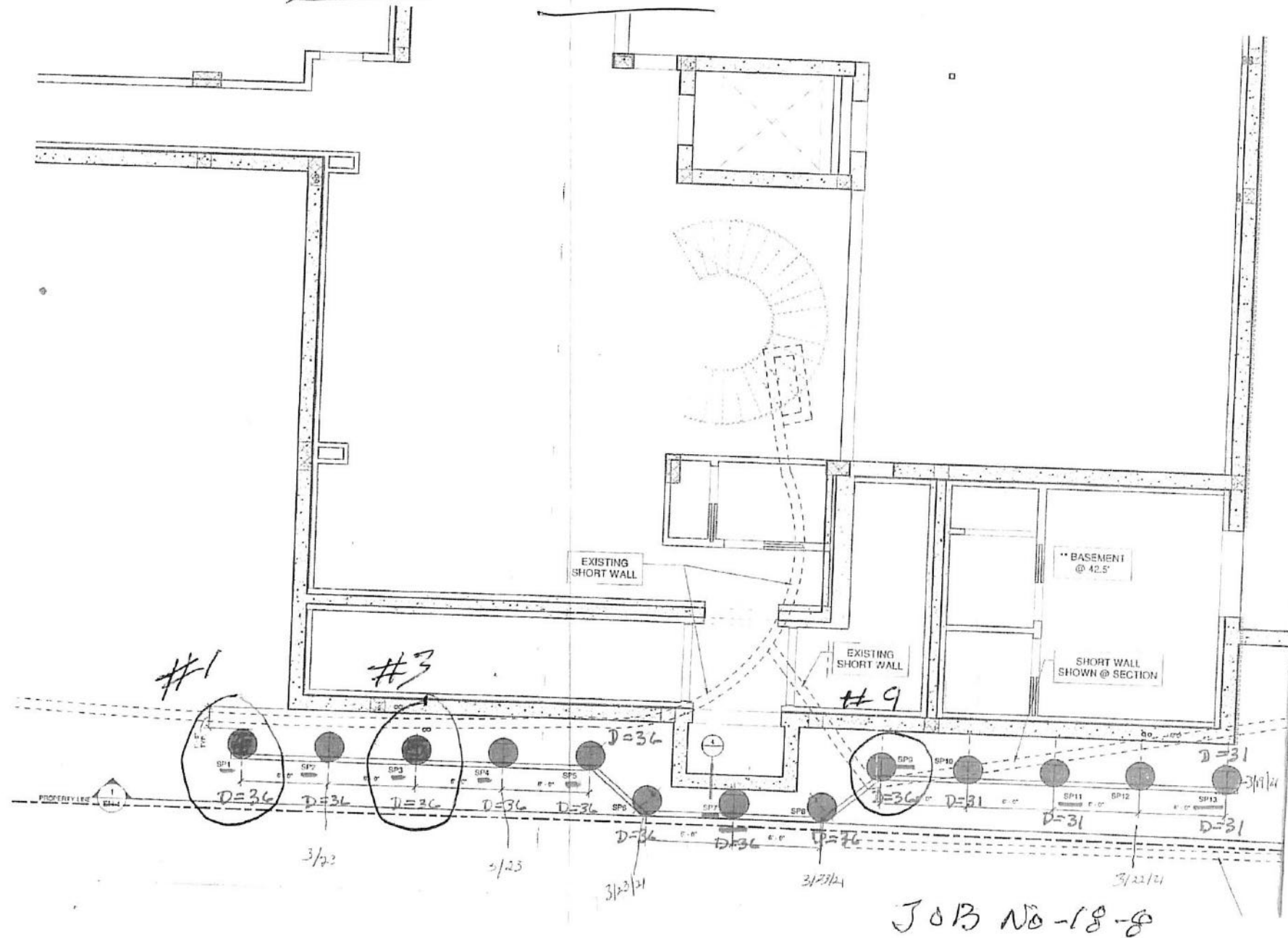
Print Full Name: _____

Thomas George

Registration No. _____

NB-0617

SHORING-SITE PLAN



JOB NO-18-8

To: RICHARD MORIARTY
20462 BIRCH STREET
NEWPORT BEACH, CA.

20462 BLAGH STREET
NEWPORT BEACH, CA.

☒ Piers inspected. Holes were drilled to proper bearing materials.

☒ Driller and Contractors instructed on recognizing proper bearing materials.

☒ Full time inspection being continued unless otherwise advised.

JOHN S. KENNEDY
 CE 61057 Field Engineer
 Approved by: *John S. Kennedy* 19



california registrations

IAN KENNEDY

Geologist &

Engineering Geologist

1461 regatta rd.

laguna bch., ca.

(949) 497-1641 (h)

494-8114 (b)

engineering geology

geophysical studies

blasting monitoring

geology soils

Memo

JOB No: 18-8

TO: RICHARD MORIARTY

DATE: MARCH 26, 2021

SUBJECT: SUMMARY OF INSPECTIONS OF DRILLED EXCAVATIONS (BORINGS) FOR EAST-ERLY SIDE YARD PROPERTY LINE (SHORINGS) RETAINING WALL, 20462 BIRCH ST., NEWPORT BEACH, CA.

- REF: FIELD MEMO #3, dated MARCH 25, 2021.

- ONE ADDITIONAL BORING DRILLED, STEEL, & POURED TODAY. (2 HOLE NO. 1.)

- HOLES NO. 9 & 3 WERE MADE TO DEPTHS OF 28 TO 32 FT.; HOWEVER, GROUND WATER CAME-IN @ 1 gal/min. & SATURATED THE WALLS OF THE HOLES CAUSING TOTAL CAVING. THEREFORE COULD NOT ADVANCE THE HOLE - PULLED OFF & ORDERED TO BE FILLED W/ 3 SACK CEMENTED SLURRY. WILL TRY AGAIN COME MONDAY

COPY: (1) ALL CONCERNED

(2) CITY OF NEWPORT BEACH BUILDING INSPECTOR

IAN S. KENNEDY
CEO 10 57

Ian S. Kennedy

**DEPUTY 1 INSPECTION**

1-800-DEPUTY1

Gen Contr: Corbin Reeves

Sub-Contr: Drilco/Ekedal

ESI/FME

Report of Special InspectionProject Name & Address Moriarty Residence/20462 Birch St, Newport BeachPermit Number X2021-0299Inspection Type(s) Reinforced ConcreteInspection Date(s) 3/25/21 [] Periodic [☒] Continuous

Describe Inspection Made, including Locations:

Observed placement of (4) soldier piles/concrete (4500PSI) for temporary shoring per SH-1 of the shoring plan (SP12/10W14X109 and SP8/6W14X193). Size of soldier pile and placement in strict accordance with notes and corresponding schedule on SH-1.

List Tests Made:

4(4X8) cylinders cast.Gary Bale ready mix#.45W/C3/8

Total Inspection Time Each Day:

Date	3/25/21						
Hours							

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Forms clean and free from standing water and debris.Reinforcement clean and free from deleterious materials.Reinforcement 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: Thomas GeorgeDate 3/25/21Print Full Name: Thomas GeorgeRegistration 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: 20462 Birch St	Report Date: 3/24/2021	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
X Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	Caisson: SP11, SP13	3-24-21
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

X ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

3-24-21





california registrations
IAN KENNEDY

Geologist &
Engineering Geologist

1461 regatta rd. engineering geology
laguna bch., ca. geophysical studies
(949) 497-1641 (h) blasting monitoring
494-8114 (b) geology soils

Memo

JOB NO: 13-8

TO RICHARD MORLARTY DATE MARCH 25, 2021

20462 BIRCH ST. NEWPORT BEACH SUBJECT: SUMMARY OF
DRILLED SHORING EXCAVATIONS (BORINGS) FOR PROPOSED
NEW RESIDENCE 120462 BIRCH STREET, CA NEWPORT
BEACH, CA.

- REF: FIELD MEMO - dated MARCH 24, 2021

FOUNDATION CHASSON EXCAVATIONS (ADDITIONAL)
HAVE BEEN MADE. ALL NEW EXCAVATIONS ARE
SIMILAR TO THE MARCH 24, 2021 BORING MADE.

ALSO; ALL NEW CHASSON'S EXCAVATIONS WERE REQUIRED
TO BE SLURRIED W/THE 2-SACK CEMENT MIX TO SHORE
UP THE SIDES OF THE EXCAVATIONS, AND LET SITE FOR
1 DAY PRIOR TO PLACING THE STEEL AND POUR AFTER
RE-DRILLING THE HOLES.

COPIES: (1) ALL CONCERNED
(2) CITY OF NEWPORT BEACH BUILDING INSPECTOR

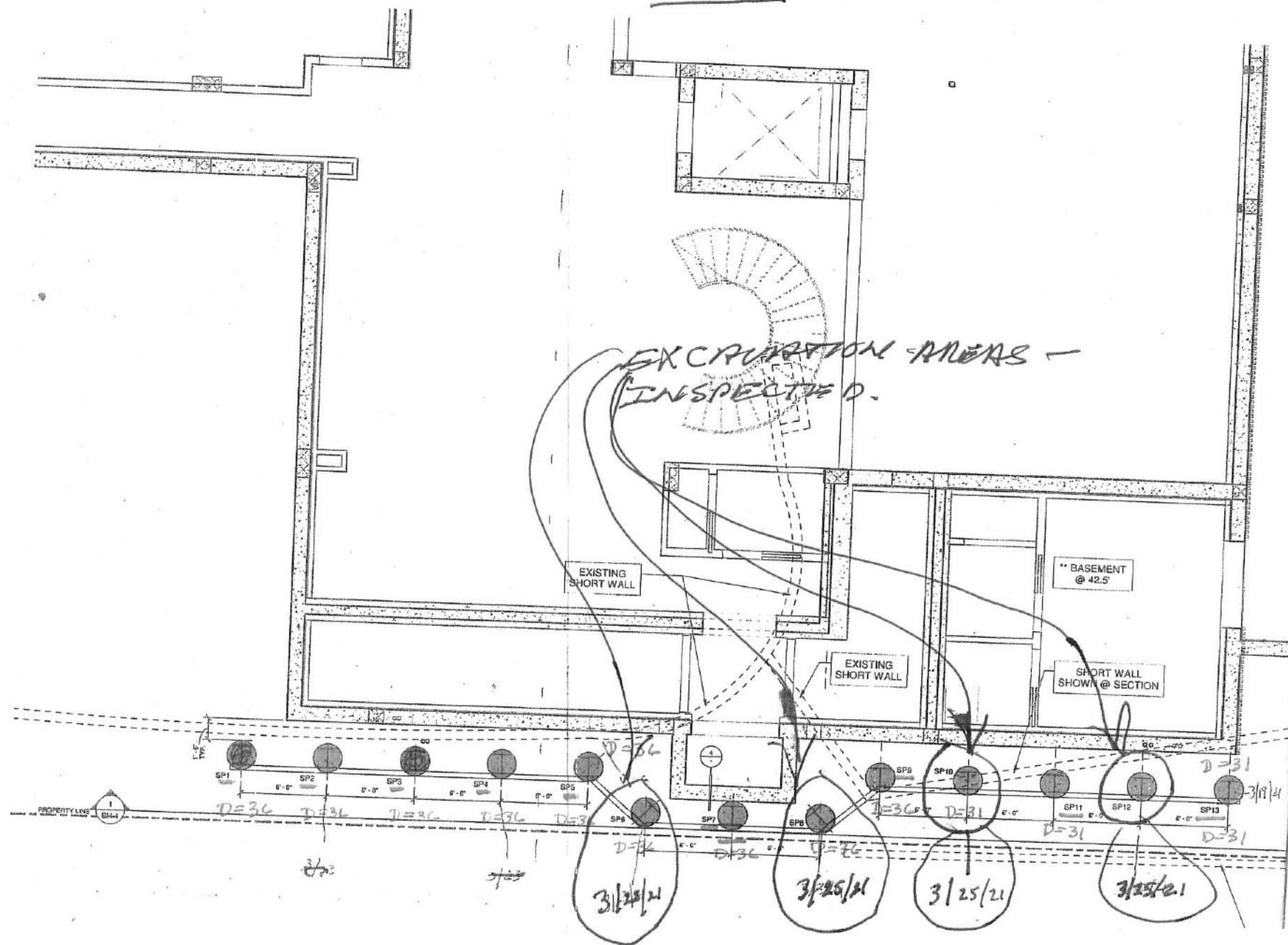
Job No. 18-8Date MARCH 25, 2021Subject: Inspection report of Drilled Holes for Piers atTo: RICHARD M. LORIENTY
20462 BIRCH STREET
NEWPORT BEACH, CA.20462 BIRCH ST.
20462 BIRCH ST.
NEWPORT BEACH, CA.

DATE	PIER No.	PIER DIA. (IN)	PIER DEPTH			GROOVES				CONDITION OF WALLS (SOFT, STRATA, ETC.)	CONDITION OF BOTTOM	WATER			DESCRIPTION OF SUPPORTING STRATUM	INSPECTED BY
			OVERBURDEN IN	BEDROCK IN	PIER BELL DIAMETER	SPACING	DEPTH	HEIGHT	CONDITION (GOOD, ETC.)			ESTIMATED INFLOW	PRIMARY SOURCE	DEPTH IN BOTTOM		
3/25/21	12	24	31	0	31					SOFT OVERLAPPING TO DEPOSIT	WET Sand & PERCHLOR GWT				AF/Q21/Qtm/Tm	
3/25/21	10	24	31	0	31	u				u	u	u	u	u	u	
3/25/21	8	24	30	6	36	u				u	u	u	u	u	u	
3/25/21	6	24	31	5	36	u				u	u	u	u	u	u	
NOTE 1 (AF) - ARTIFICIAL FILL																
(Q21) - OLDER ALLUVIUM DEPOSIT																
(Qtm) - MIDDLE TERNATE DEPOSIT																
(Tm) - MONTANEY FORMATION - SAND																

☒ Piers inspected. Holes were drilled to proper bearing materials.☐ Pier holes not being placed satisfactorily because _____☒ Driller and CONTRACTORS instructed on recognizing proper bearing materials.☐ Additional inspection to be made on call.☒ Full time inspection being continued unless otherwise advised.☒ Pier hole locations shown in Figure 1, attached.IRAN S. KENNEDY (CE6 1052)
Field EngineerApproved by: Jan S. Kennedy

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SHORLING SITE PLAN





DEPUTY I INSPECTION

1-800-DEPUTY1

Gen Contr: Corbin Reeves

Sub-Contr: Drilco/Ekedal

ESI/FME

Report of Special Inspection

Project Name & Address Moriarty Residence/20462 Birch St, Newport Beach

Permit Number X2021-0299

Inspection Type(s) Reinforced Concrete

Inspection Date(s) 3/29/21 [] Periodic [☒] Continuous

Describe Inspection Made, including Locations:

Observed placement of (4 soldier piles/concrete (4500PSI) for temporary shoring per SH-1 of the shoring plan (SP3, 5, 7, and 9 W14X193). Size of soldier pile and placement in strict accordance with notes and corresponding schedule on SH-1.

List Tests Made:

4(4X8) cylinders cast.

Gary Bale ready mix#.45W/C3/8

Total Inspection Time Each Day:

Date	3/29/21						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Forms clean and free from standing water and debris.

Reinforcement clean and free from deleterious materials.

Reinforcement 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: Thomas George

3/29/21

Date

Print Full Name:

Thomas George

Registration No.

NB-0617

**DEPUTY I INSPECTION**

1-800-DEPUTY I

Gen. Contr: Corbin Reeves

Sub-Contr: Drilco/Ekedal

ESI/FME

Report of Special InspectionProject Name & Address Moriarty Residence/20462 Birch St, Newport BeachPermit Number X2021-0299Inspection Type(s) Reinforced ConcreteInspection Date(s) 3/30/21 [] Periodic [☒] Continuous

Describe Inspection Made, including Locations:

Observed placement of (2 soldier piles/concrete (4500PSI) for temporary shoring per SH-1 of the shoring plan (SP2 and 4 W14X193). Size of soldier pile and placement in strict accordance with notes and corresponding schedule on SH-1.

List Tests Made:

4(4X8) cylinders cast.Gary Bale ready mix#.45W/C3/8

Total Inspection Time Each Day:

Date	3/30/21						
Hours	4						

List Items Requiring Correction, include uncorrected items previously listed

Comments:

Forms clean and free from standing water and debris.Reinforcement clean and free from deleterious materials.Reinforcement 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: Thomas GeorgeDate 3/30/21Print Full Name: Thomas GeorgeRegistration No. NB-0617



california registrations

IAN KENNEDY

Geologist &

Engineering Geologist

1461 regatta rd.
laguna bch., ca.

(949) 497-1641 (h)
494-8114 (b)

engineering geology
geophysical studies
blasting monitoring
geology soils

Memo

JOB NO: 18-8

TO RICHARD MORLARTY

DATE MARCH 30, 2021

20462 BIRCH ST., NEWPORT BEACH, CA.

SUBJECT: SUMMARY OF

DRILLED CRISSE EXCAVATIONS FOR EASTERLY SIDE YARD
PROPERTY LINE SHORING WALL, 20462 BIRCH STREET,
NEWPORT BEACH, CA.

- REF: FIELD REPORT - dated March 29, 2021

- LAST TWO HOLES DRILLED SIMILAR TO THOSE
DONE YESTERDAY (HOLE NO'S 4 & 2).

- ALL REMAINING DRILLED HOLES ARE DONE ACC-
ORDING TO THE STRUCTURAL PLANS FOR SHORING, AND
RECOMMENDATIONS BY THIS OFFICE.

- REMAINING HOLES ARE READY FOR STEEL & POUR.

- SHORING WALL READY FOR GRADING & LAGGING
ACCORDINGLY.

IAN S. KENNEDY (GEOLOGIST)

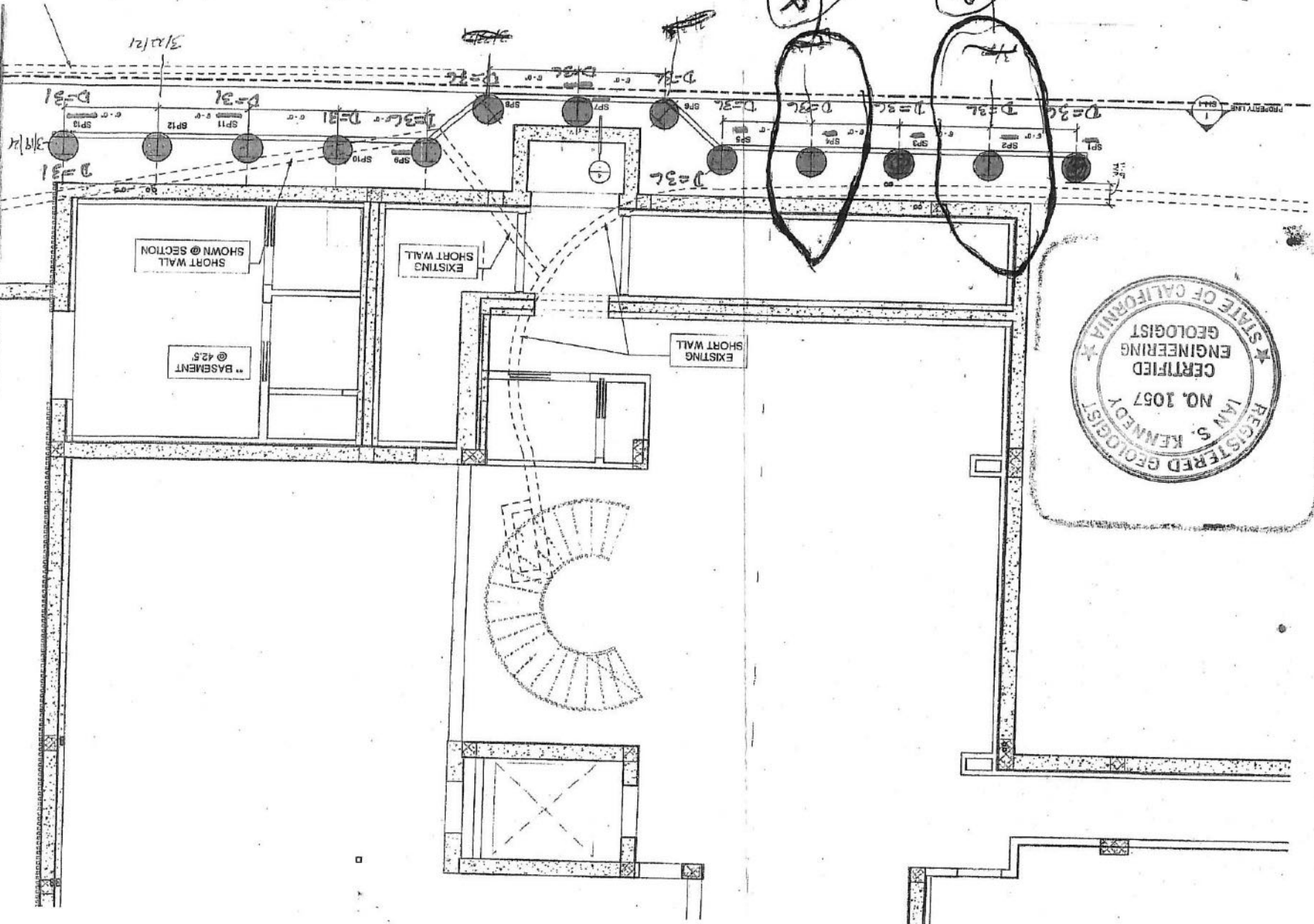
Jim S. Kennedy

COPIES: (V) ALL CONCERNED.

(2) CITY OF NEWPORT BEACH - BUILDING
INSPECTOR.

Approved by

Job No: 18-8





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: 20462 Birch St	Report Date: 03/18/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Wall and Column Reinforcing (See attached for locations)	03/18/2022
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Note: See attached for locations

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

03/18/2022



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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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Structural Observation Report

Project Address: 20462 Birch St	Report Date: 04/07/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Wall and Column Reinforcing (See attached for location)	04/07/2022
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Note: See attached for location

☒ REPORT CONTINUED ON ATTACHED PAGES

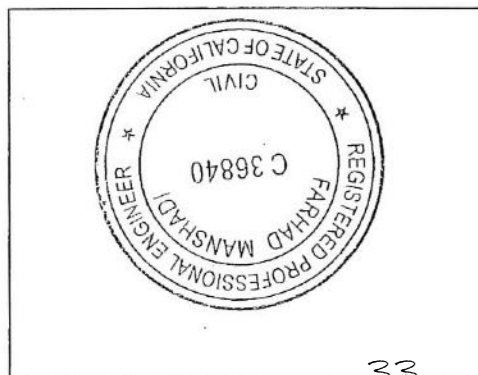
☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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

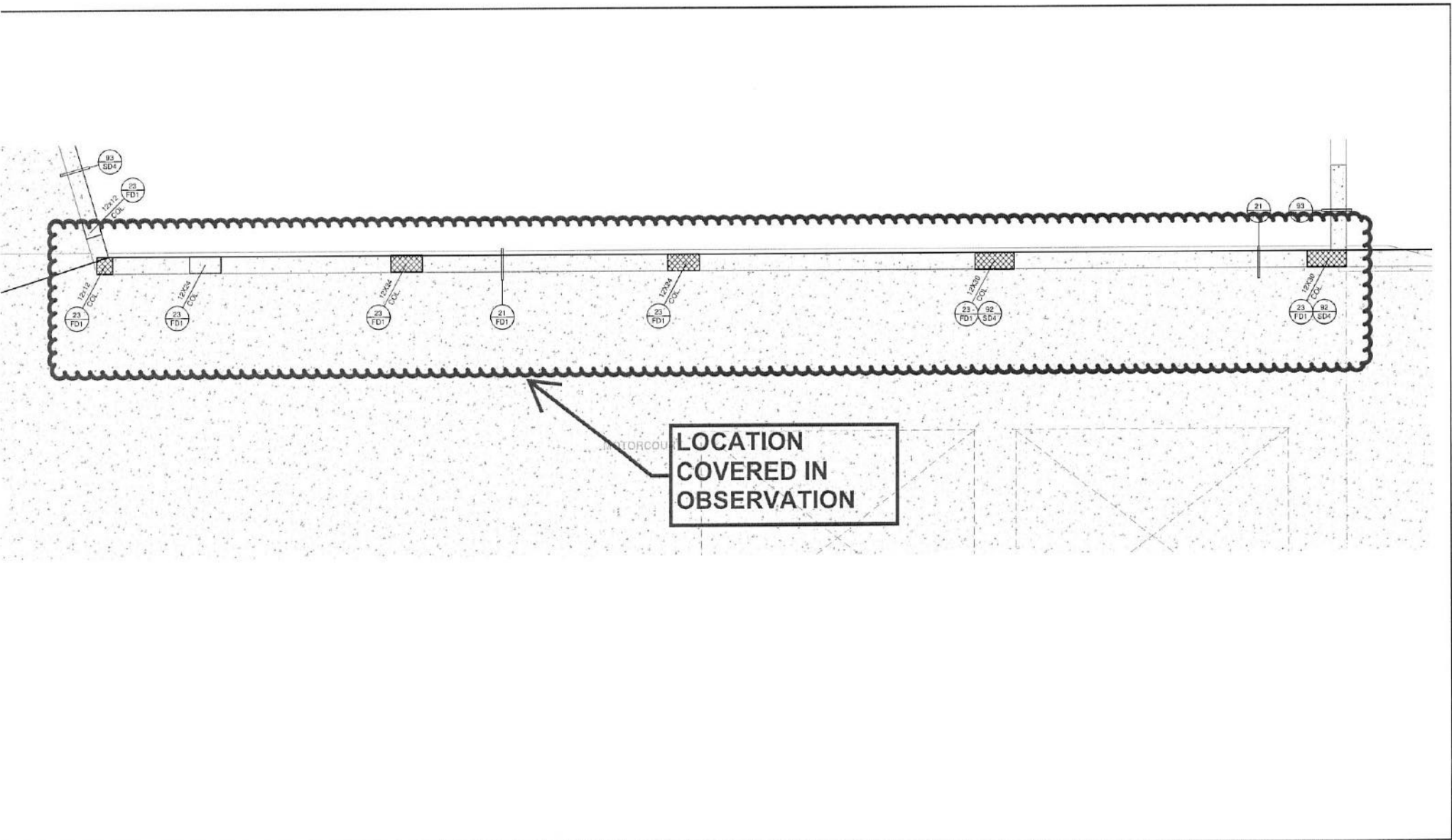
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction 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.

04/07/2022



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FOUNDATION REDUCTION





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St	Report Date: 03/09/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
X Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
X Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	Storage room wall rebars	03/08/2022

X ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

03-09-2022





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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
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Structural Observation Report

Project Address: 20462 Birch St	Report Date: 8/02/2021	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	Elevator Pit Reinforcing	08/02/2021
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

8-2-21





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Corbin Reus
Sub-Contr: Eveda

SPECIAL INSPECTION REPORT

Project Address: Moriarty Res - 20462 St.
Permit Number: X2019-4063
Inspection Type (s): Steel CK
Inspection Date (s): 8/2/21 () Periodic () Continuous

Describe Inspection, including Location(s):	
① Checked Steel at Elevator Pit	
ESF/FME, Inc.	

List Tests Made:

Total Inspection Time Each Day:					
Date:	8/2/21				
Hours:	4				

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

Comments:
All Steel - FTG & Verts - correct - Per Plan
No deficiencies Noticed

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:
<u>John Owen</u>	8/2/21
Print Full Name:	Newport Beach Registration No.:
John Owen	NB-04102



CITY OF NEWPORT BEACH

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Page 1 of 2

Structural Observation Report

Project Address: 20462 Birch St	Report Date: 04/19/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Wall and Column Reinforcing (See attached for location)	04/19/2022
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUGH DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Note: See attached for location

☒ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

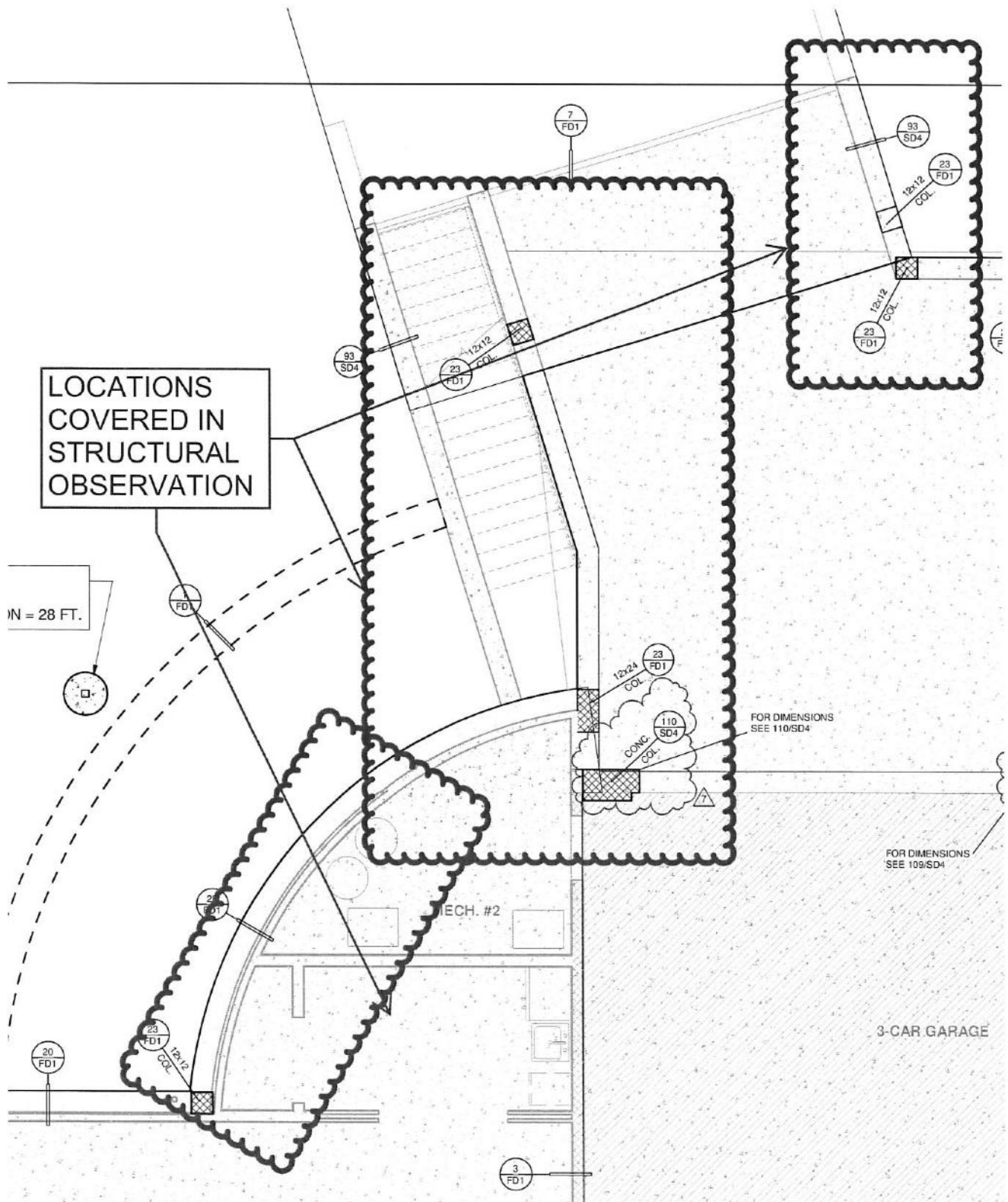
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

04/19/2022



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SHEET S1 REDUCTION





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Garbin Reeves
Sub-Contr: Elledal

SPECIAL INSPECTION REPORT

Project Address: Moravian Residence @ 20162 SW Birch
Permit Number: 2019-4083
Inspection Type (s): RC - Reinforcement verification
Inspection Date (s): 5/4/22 () Periodic (x) Continuous

Describe Inspection, Including Location(s):
Observed & inspected the (3) footing pad reinforcement locations @ 5 car garage and 3 car garage entrance per 93/SD4 and (3) column reinforcement details @ north elevation of 3 car garage wall per 109, 110 of SD4

List Tests Made:
Rebar verification only above exp. 7/2/23
Epoxy verification below Set 3622N1000183606

Total Inspection Time Each Day:
Date: 5/4/22
Hours: AM

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

Comments:
Observed the placement & consolidation of set 36 epoxy @ (4) 3/4" column dowels w/ 9" embedment in existing concrete floor @ 5 car east wall garage and (14) #5 rebar connections @ horizontal 3 car garage entrance w/ 9" embedment. Embedments reached - Holes blown clean. Rebar placed per plan

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: [Signature] Date: 5/4/22
Print Full Name: Shaun Ward Newport Beach Registration No.: NB-0743



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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Structural Observation Report

Project Address: 20462 Birch St	Report Date: 05/04/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Wall and Column Reinforcing (See attached for location)	05/04/2022
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Note: See attached for location

☒ REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

05/04/2022





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BUILDING DIVISION

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Structural Observation Report

Project Address: 20462 Birch St	Report Date: 08/29/2022	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	Concrete	Steel	<input checked="" type="checkbox"/> Concrete	Top Mat Reinforcing and Anchorage for Concrete Podium	08/29/2022
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	Concrete	<input type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUGH DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

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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.

08/29/2022





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

DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Corbin Reeves

Sub-Contr: Cederal

SPECIAL INSPECTION REPORT

Project Address: Monarty Residence @ 20462 SW Birch St
Permit Number: X2019-4083
Inspection Type (s): RC - Pool wall structural reinforcement
Inspection Date (s): 10/28 () Periodic () Continuous

Describe Inspection, Including Location(s):
Inspected reinforcement @ top floor
pool cavity reinforcement @ floor & walls
per 45, 55, 46/FD2, 116/SD4 → CB97
CB92 71/SD3.

List Tests Made:
Reinforcement verification

Total Inspection Time Each Day:
Date: 10/28/22
Hours: PM

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

Comments:
Reinforcement conforms with horizontal & vertical
placement & grade beam formation for
size, spacing and clearances per plan
extra #4 bar placed between beams

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: <u>10/28/22</u>
Print Full Name: <u>Shawn Ward</u>	Newport Beach Registration No.: <u>NB0743</u>



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: 20462 Birch St	Report Date: 6/26/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Metal pan deck connections and reinforcing @ Lower and Upper Pan Deck.	6/26/2023
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	x <input checked="" type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other: :		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

☐ FINAL STRUCTURAL OBSERVATION REPORT:

The structural 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.

06/26/2023





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: 20462 Birch St	Report Date: 9/21/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	Concrete	Steel	Concrete	OUTDOOR KITCHEN SLAB REINFORCING	9/21/20233
Mat Foundation, Prestressed Concrete	Masonry	Concrete	X Steel Deck		
Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	Wood		
Other:	Other:	Other:	Other :		

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OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

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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.

09/21/2023





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St	Report Date: 9/11/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Exterior Shear	9/11/2023
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
Other:	<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	Sure boards	

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

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12-06-22





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: 20462 Birch St	Report Date: 8/10/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	X Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
X Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	OUTDOOR KITCHEN GRADE BEAM & WALL, SHORT SITE WALL	8/10/20233

X ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES

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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.

08/10/2023





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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St	Report Date: 8/10/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	X Steel Deck		
Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood		
X Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	OUTDOOR KITCHEN GRADE BEAM & WALL, SHORT SITE WALL	8/10/2023

X ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

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REPORT CONTINUED ON ATTACHED PAGES

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08/10/2023





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: Moriarty Residence. 20462 SW Birch St, Newport Beach, CA.

Permit Number: X2019-4083

Inspection Type (s): Chemical Anchors.

Inspection Date (s): 8/9/23

☐

Periodic

☒

Continuous

Describe Inspection, Including Location(s):

Observed the placement of #5 reinforcing steel dowels for new P.I.P wall at existing walls - main floor level, SE of courtyard, kitchen area. placement of horizontal bars was with Simpson Set 3G epoxy (Lot #1000223762, exp 1/24). Prior to placement verified min embed and proper cleaning of holes using nylon brush and compressed air.

Total Inspection Time Each Day:

Date: 8/9/23

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:

P Gilpin

Print Full Name:

Peter Gilpin

Date:

8/9/23

Newport Beach Registration No.:

NB-0381



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: 2-25-2021 JOB ADDRESS: 20462 BIRCH ST

1. The grading plan check number for this site is X2021-0299 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).

OWNER/CONTRACTOR: Carbin-Reeves
 By: John Barrett
 Address: 245 Fisher St. Alhambra, CA
 Telephone: 714 540-3700

DESIGN CIVIL ENGR.: CivilScapes Engineering
 By: Will Rolph
 Address: 28052 Camino Capistrano, 213, LN
 Telephone: 949-464-8115

GEOTECHNICAL ENGINEER: DAVID HILLES, P.E.
 By: DAVID HILLES, P.E.
 Address: 23011 Moulton Pkwy, D-12
 Telephone: (949) 461-5890

GEOLOGIST.: IAN S. KENNEDY
 By: Ian S. Kennedy
 Address: 1401 Regatta Rd, Laguna Beach, CA
 Telephone: (949) 497-1641

GRADING CONTR.: Tight Quarters Inc
 By: [Signature]
 Address: 2081 S. ANNE SANTA ANA
 Telephone: 714-557-7901

OWNER: RICHARD MORIARTY
 COORDINATOR:
 By: [Signature]
 Address: 228 MESA DR. NB 92660
 Telephone: 949 400 9463

NEWPORT BEACH REPRESENTATIVE: STEVE LANE

PHONE #: 949-644-3264

INSPECTION REQUESTS: (949) 644-3255 CHIS SANCHEZ

949-644-3266

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

chad (S)



california registrations
IAN KENNEDY

Geologist &
Engineering Geologist

1461 regatta rd.
laguna bch., ca.
(949) 497-1641 (h)
494-8114 (b)

engineering geology
geophysical studies
blasting monitoring
geology soils

Memo ^{#5}

JOB No: 18-8

TO RICHARD MORLARTY

DATE MARCH 29, 2021

20462 BIRCH ST., NEWPORT BEACH, CA

SUBJECT: SUMMARY OF

DRILLED CAISSON EXCAVATIONS FOR EASTERLY SIDE YARD
PROPERTY LINE SHORING WALL, 20462 BIRCH STREET, NEW-
PORT BEACH, CA.

- REF: FIELD MEMO - dated MARCH 26, 2021

- FOUR ADDITIONAL CAISSON HOLES (No's 9, 7, 5 & 3)
WERE MADE TODAY.

- ALL HOLES WERE DRILLED TO DEPTHS BEYOND THE
(REQUIRED DEPTHS) SO-AS FOR THE SATURATED SOILS &
WATER TO BE TO DISIPATE BELOW; THE TWO HOLES WERE
RE-DRILLED & BOTTOMS CLEARED OUT PRIOR TO PLACING
THE STEEL & POUR.

- TWO CAISSON HOLES REMAIN TO BE DRILLED, STEEL &
POURED.

Jim Kennedy, CE 61057

COPIES: (1) TO ALL CONCERNED

(2) CITY OF NEWPORT BEACH BUILDING INSPECTOR.

Job No. 18-8
 Date MARCH 29, 2021
 Subject: Inspection report of Drilled Holes for
 Piers at (SHORING)
RICHARD MORIARTY
20462 BIRCH STREET
NEWPORT BEACH, CA.

To: RICHARD MORIARTY
20462 BIRCH STREET
NEWPORT BEACH, CA.

DATE	PIER No.	PIER DIA. (in)	PIER DEPTH			GROOVES				CONDITION OF WALLS (SOFT, STRATA, ETC.)	CONDITION OF BOTTOM	WATER			DESCRIPTION OF SUPPORTING STRATUM	INSPECTED BY (INITIALS)
			IN OVERBURDEN	IN BEDROCK	<u>TOT. DEPTH</u>	SPACING	DEPTH	HEIGHT	CONDITION (GOOD, ETC.)			ESTIMATED INFLOW	PRIMARY SOURCE	DEPTH IN BOTTOM		
3/29/21	9	24	30	6	36	50 1/2"	DEPOSIT	LOOSE TO BEDROCK	LOOSE TO LOOSE	LOOSE (SOFT)	LOOSE	19.1 gpm	PERFORATED C.W.T.	1 to 2 ft	At 102c / 102m / 1m	JLK
3/29/21	7	24	31	5	36	"	"	"	"	"	"	"	"	"	"	JLK
3/29/21	5	24	31	5	36	"	"	"	"	"	"	"	"	"	"	JLK
3/29/21	3	24	32	4	36	"	"	"	"	"	"	"	"	"	"	JLK
NOTE: THESE HOLES WERE FILLED WITH 3-SACK CEMENTED SLURRY MIX PRIOR TO RE-DRILLING. A BIG IMPROVEMENT OVER THE 2-SACK CEMENTED SLURRY MIX THAT WAS TRIED BEFORE																

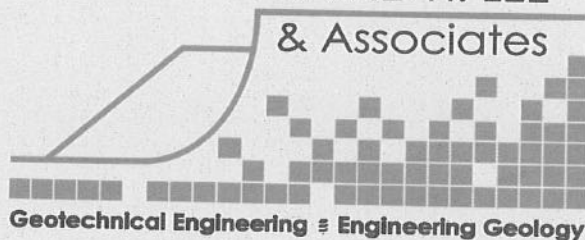
- ☒ Piers inspected. Holes were drilled to proper bearing materials.
- ☐ Pier holes not being placed satisfactorily because _____
- ☒ Driller and CONTRACTOR instructed on recognizing proper bearing materials.
- ☐ Additional inspection to be made on call.
- ☒ Full time inspection being continued unless otherwise advised.
- ☒ Pier hole locations shown in Figure 1, attached.

IAN S. KENNEDY (CEB 1057)
 Field Engineer
 Approved by: Jan S. Kennedy
 53

FIELD MEMORANDUM

DAVID H. LEE

& Associates



23011 Moulton Parkway, D-12
Laguna Hills, CA 92653
Email: DHLA@DHLA.com
949-461-5690

TO: Mr. Richard Moriarty

PAGE: 1

OF: 1

SUBJECT: Southern Retaining Wall - East & West of egress well & SE connection

DATE: May 24, 2022 - Tuesday

DHLA JOB #: 18.023.02

MEMO: This memo is to inform all parties concerned that a Field Geotechnician has observed the southern retaining wall back drain East and West of the egress well and the S.E. connection to the ^{North} Eastern drain line running perpendicular to SW Birch St.

The retaining wall drain & connection consists of 4" perforated SDR 35 PVC w/ perforations oriented down within a 3/4" gravel and filter fabric envelope.

Connections were observed to be glued. Per prior visit and site manger, John Babbitt, the flow angle was surveyed.

Based on our observations of the exposed and uncovered drain system and connection the "burrito" will serve its intended use from a geotechnical perspective. The "burrito" is approved from a geotechnical perspective pending:
a) any ball trash is removed
b) filter fabric is lapped 12 inches
c) appropriate regulatory agency approval.
d) sufficient 3/4" gravel.

DISTRIBUTION: WHITE - OFFICE

YELLOW - FIELD FILE

PINK - CLIENT

GOLDENROD - CONTRACTOR

54

Field Geotechnician

DAILY REPORT OF OBSERVATION & TESTING

DAVID H. LEE
& Associates

23011 Moulton Parkway, D-12
Laguna Hills, CA 92653
Email: DHLA@DHLA.com
949-461-5690

Geotechnical Engineering ± Engineering Geology

JOB LOCATION 20462 SW Birch St NB CA 92660	CLIENT / OWNER Mr. Richard Moriarty	REPORT SEQUENCE NO. <u>63</u>	
GENERAL CONTRACTOR Corbin Reeves	PURPOSE OF FILL / NATURE OF STRUCTURE TO BE SUPPORTED West Curve RWB Burrito	DATE 10/10/2022	DAY OF WEEK Monday
CONTRACTOR'S SHIFT John Babbitt	GRADING OR EARTHWORK CONTRACTOR American Product Coatings	JOB ENGINEER SR	HRS. CHARGED 4
SOURCE & DESCRIPTION OF FILL MATERIAL	CONTRACTOR'S SUPT / FOREMAN Luise	ASSISTANTS	HRS. CHARGED

EQUIPMENT DESCRIPTION	APPROXIMATE YARDAGE PLACED THIS SHIFT	TOTAL TO DATE

DESCRIPTION OF WORK PERFORMED

AM Per phone call with John Babbitt arrived on site to inspect the western building curve retaining wall sub drain and retaining wall water proofing.

Observed American Product Coatings (Super Luise) Apply 360 Carlisle bituthene w/ Carlisle Paribond edge sealant, over this CCW mirror drain.

The water proofing extend from base ~5' and will be extended after drilling & backfill.

The drain package consisted of a "burrito" Schedule 40 PVC 4" ASTM #2665 enveloped by ft³ 3/4" gravel wrapped in filter fabric.

While visible joints were glued uncovering of connection to existing drain was not glued.

Observed Luise glue this joint prior to leaving.

[Handwritten signature]

23011 Moulton Parkway, D-12
Laguna Hills, CA 92653
Email: DHLA@DHLA.com
949-461-5690



JOB LOCATION 20482 SW BIRCH ST. NB, CA		CLIENT / OWNER Mr Richard Moriarty	REPORT SEQUENCE NO 72
GENERAL CONTRACTOR CORBIN - RESERVE		PURPOSE OF FILL / NATURE OF STRUCTURE TO BE SUPPORTED BBD PATIO SOIL SUBGRADE	DATE 09/11/2023
CONTRACTOR'S SHIFT		GRADING OR EARTHWORK CONTRACTOR	DAY OF WEEK Monday
SOURCE & DESCRIPTION OF FILL MATERIAL		CONTRACTOR'S SUPT / FOREMAN	JOB ENGINEER DEL
			HRS. CHARGED 3.0

APPROXIMATE YARDAGE	
PLACED THIS SHIFT	TOTAL TO DATE
1	1
2	2
3	3
4	4
5	5
6	6
7	7
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100	100

DESCRIPTION OF WORK PERFORMED

Arrived onsite to find: 2) the BBD patio soil subgrade has been previously prepared (09/08/2023). The subgrade proved consistent with engineered fill and appeared to have uniform moisture content. FIELD DENSITY TESTS BY NUCLEAR METHODS MET, OR EXCEEDED MINIMUM COMPACTION SPECIFICATIONS. MEMO LEFT ON SITE.

18.023.02

COPY SENT TO CLIENT



CONTINUED ON NEXT PAGE

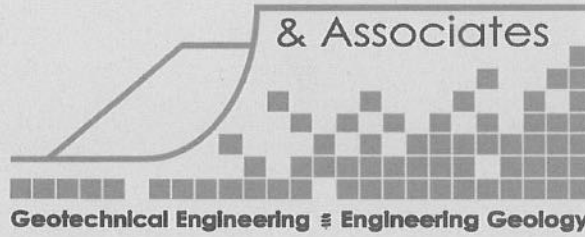


PAGE

56 OF 11

FIELD MEMORANDUM

DAVID H. LEE
& Associates



23011 Moulton Parkway, D-12
Laguna Hills, CA 92653
Email: DHLA@DHLA.com
949-461-5690

TO: MR RICHARD MURPHY

PAGE: (1) OF: (1)

SUBJECT: 20462 SW BIRCH, NB: BBD

DATE: NOVEMBER 15, 2022

RATIO GRADE BEAM FOOTING EXCAVATION

DHLA JOB #: 18.023.02

MEMO: This memorandum is to inform all parties concerned that a Licensed Civil Engineer has observed the conditions exposed upon the bottom of the BBD Ratio Grade Beam Footing Excavation.

Exposed upon the excavation bottom is what appears to be recently constructed engineered fill. The fill probes consistent with engineered fill constructed from Silty Sands (1-2" with difficulty), has relatively uniform moisture content, is dense and unyielding.

Based upon our observations and probing, we find the excavation suitable for reinforcing steel and concrete placement provided:

- a) regulatory agency approval secured,
- b) all loose soil and trash removed prior to concrete pour,
- c) Excavation kept moist but not muddy.

D. H. Lee P.E.

#76000 Exp 6/30/2024



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

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 Paul D. Craft License # P.L.S. 8516

Engineer/Surveyor's Address 20422 Beach Boulevard, Suite 225, Huntington Beach, CA 92648

Job Address 20462 SW Birch Street, Newport Beach, CA 92660

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

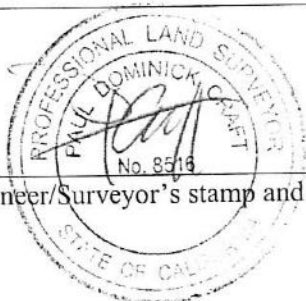
* Top of slab/floor elevation: n/a

* 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: _____

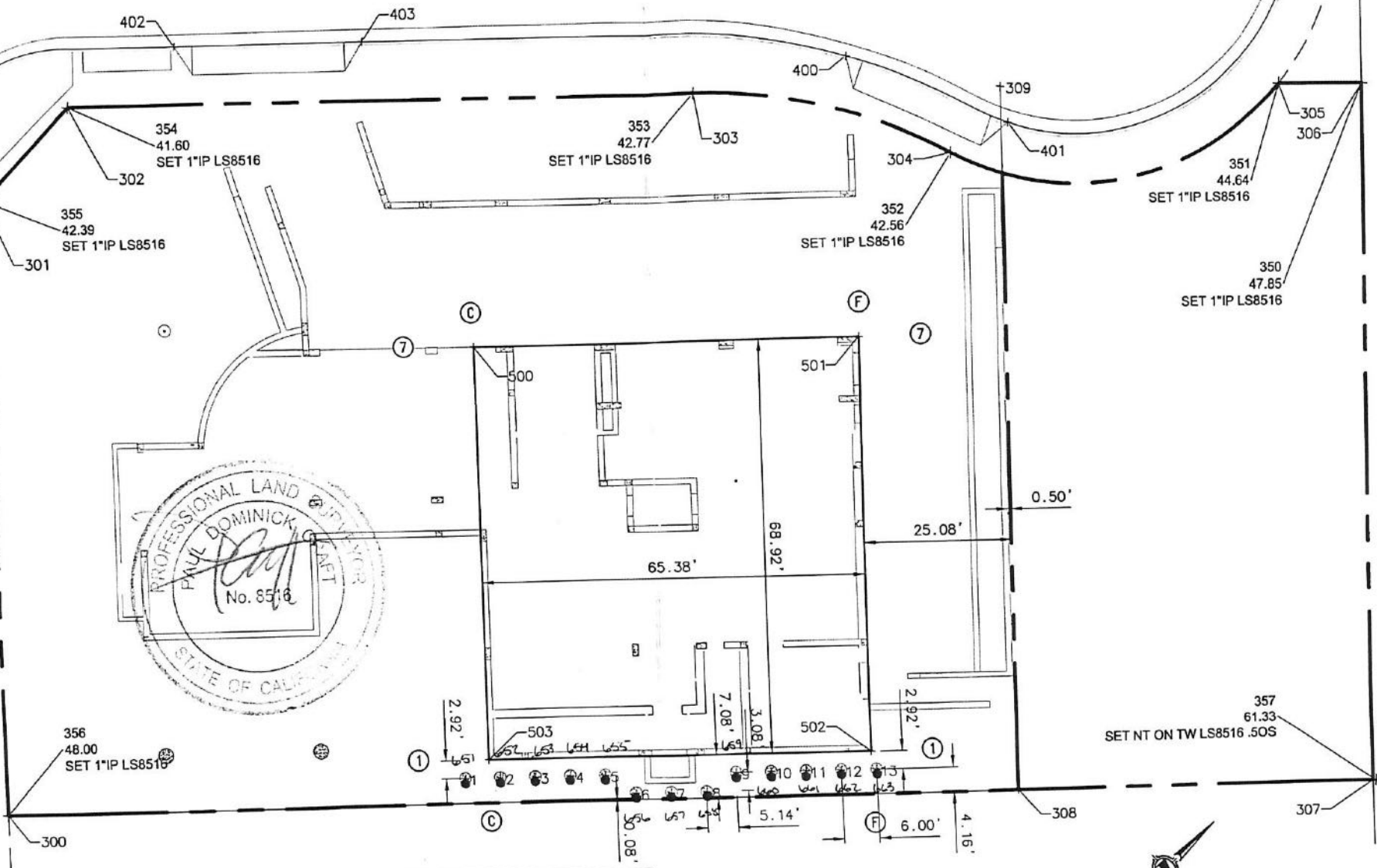
I certify that top of slab/floor elevation(s) is ☒, is not ☐, per City approved drawings. Describe any deviations from plans: _____

3/26/2021
Date
JN: 19020

Engineer/Surveyor's stamp and signature


MESA

SW BIRCH



BY: P. D. C.	PROJECT SURVEYOR: APEX LAND SURVEYING, INC.	LOCATION 20462 SW BIRCH ST NEWPORT BEACH, CA
DATE: 3/19/2021	8512 OXLEY CIRCLE HUNTINGTON BEACH, CA 92646	SHEET NO. 1 OF 1
SCALE: 1" = 16'	JOB#: 19020 PHONE: (714)488-5006 FAX: (714)333-4440	STAKING EXHIBIT





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

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Engineer/Surveyor's Name Paul D. Craft License # P.L.S. 8516

Engineer/Surveyor's Address 20422 Beach Boulevard, Suite 225, Huntington Beach, CA 92648

Job Address 20462 SW Birch Street, Newport Beach, CA 92660

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

* Top of slab/floor elevation: n/a

* 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: _____

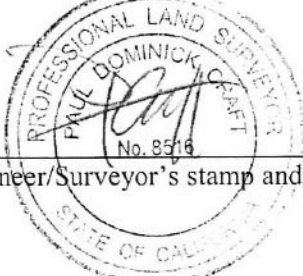
I certify that top of slab/floor elevation(s) is ☒, is not ☐, per City approved drawings. Describe any deviations from plans: _____

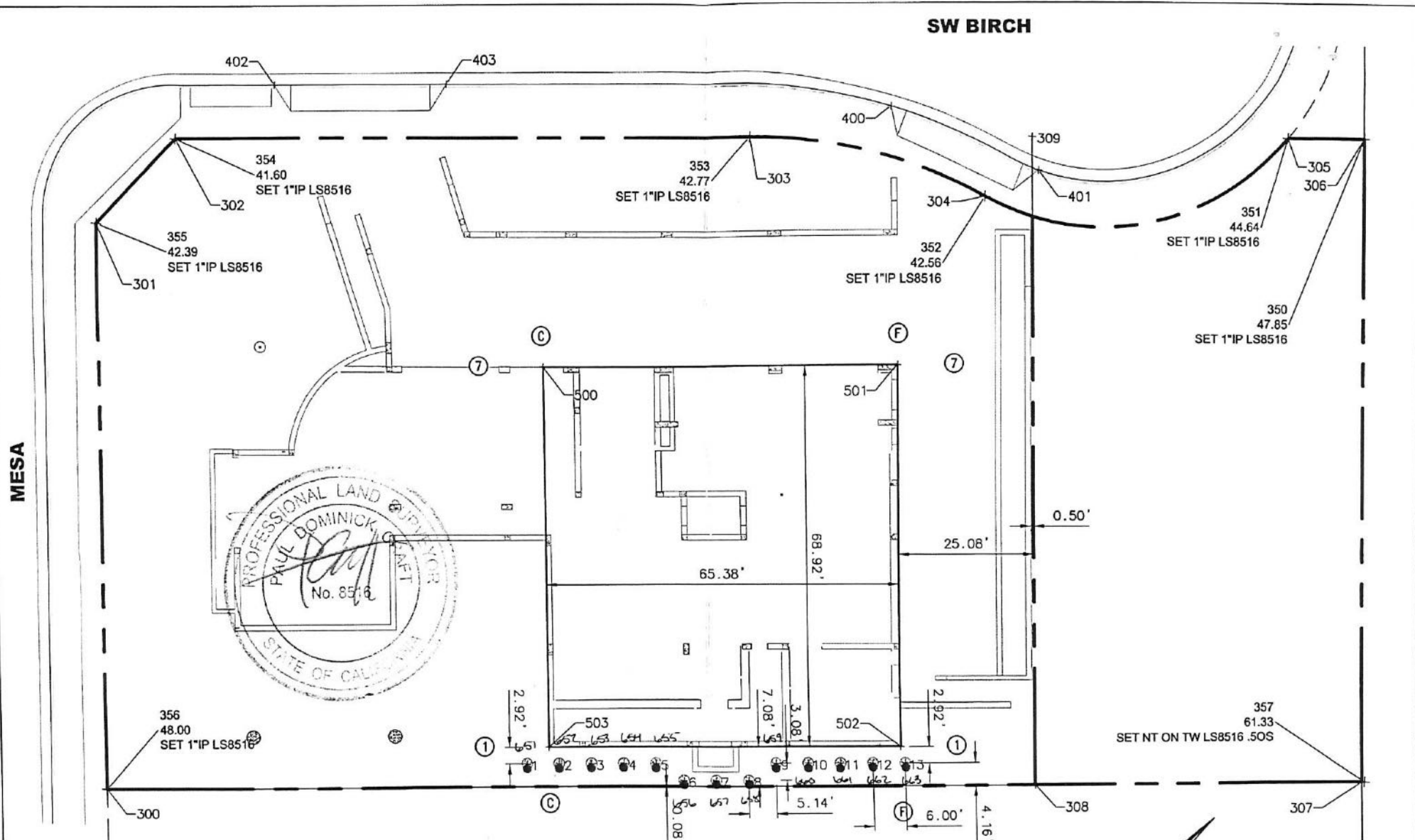
3/26/2021

Date

JN: 19020

Forms/SetbacksandTopofSlabElevationCert.


Engineer/Surveyor's stamp and signature



BY: P. D. C.	PROJECT SURVEYOR: APEX LAND SURVEYING, INC.	LOCATION 20462 SW BIRCH ST NEWPORT BEACH, CA
DATE: 3/19/2021	8512 OXLEY CIRCLE HUNTINGTON BEACH, CA 92646	
SCALE: 1" = 16'	JOB#: 19020 PHONE: (714)488-5008 FAX: (714)333-4440	STAKING EXHIBIT SHEET NO. 1 OF 1



Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2019-4083) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/12/2024					
	Generic Activity	Extension Request Submitted	ACT-000154-2024	Request for extension submitted on 12/21/2023	Tonee Thai
	Generic Activity	Phone Call	ACT-000158-2024	Called John (949-689-8398) to stop by and sign application and to provide written detail summary on construction time line as reason for extension request.	Tonee Thai
01/17/2024					
	Generic Activity	Email	ACT-000234-2024	Emailed John Babbitt to provide additional information regarding estimated completion time for outstanding items and time line history of construction delays.	Tonee Thai
01/25/2024					
	Generic Activity	Email Received	ACT-000396-2024	Received email from Bob with requested additional information on 01/18/2024.	Tonee Thai
	Generic Activity	Building Official Extension Granted	ACT-000400-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/18/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
01/05/2024					
	Generic Activity	45 Days	ACT-000043-2024	Contractor submitted application. Needs to provide supportive documentation. 1/4/24	Jaime Molina
01/07/2025					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-000091-2025	HEARING APPLICATION SUBMITTED ON 01/02/2025.	Tonee Thai
11/25/2024					
	Generic Activity	90 days	ACT-004562-2024	Contacted contractors representative on 11/20/24, he was made aware of upcoming deadlines.	Jaime Molina
11/30/2023					
	Generic Activity	90 day notice	ACT-002879-2023	Informed contractor (714) 540-3700 regarding 3 year deadline and that 90 days of deadline was on 11/20/23.	Jaime Molina
12/20/2023					

PERMIT ACTIVITY REPORT (X2019-4083)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	60 Days	ACT-003165-2023	Delivered 60 day letter to contractor and spoke regarding application.	Jaime Molina

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

DEC 21 2023

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address: 20462 BIRCH ST. NEWPORT BEACH, CA		Receipt No.: INV-00021692 pd	
Permit No.: X2019-4083 X2021-0299		Extension Fee: \$214	
Original Permit No.: 2-18-21		Date Fee Paid: 12/21/23	
Issued Date: 2-18-21			
X2021-3432 PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): JOHN BABBITT		Company Name: CORBIN-REEVES CONSTRUCTION	
Street Address: 245-A1 FISCHER AVE		City: COSTA MESA	State: CA
Email: JBABBITT@CORBINREEVES.COM		Zip Code: 92626	Phone: (714) 540-3700
PROJECT INFORMATION			
Length of extension requested: 1 YEAR			
New end date if request is approved: 6-11-25 2-18-25			
Previous Extension(s) Granted? (Y/N): No If Yes, How Many?: -			
Description of Work Under Permit: NEW RESIDENCE - X2019-4083; X2021-0299 - RETAINING WALLS; X2021-3432 - EXPANSION OF SCOPE; X2022-2174 - ADDITIONAL SCOPE			
Reason for Extension Request: (Attach Supporting Documents as Needed) MATERIALS DELIVERY DELAYS, CONSTRUCTION DURATION CHANGES BY ARCHITECT SEE ATTACHED LIST			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: [Signature]		Relationship to Property Owner: GC	Date: 1/15/24
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: TOTAL 365 DAY EXTENSION GRANTED PERMITS SHALL EXPIRE ON 02-18-2025 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.			
Building Inspector Reviewed:	Name: Jaime A Molina	Signature: [Signature]	Date: 1/19/24
Building Official Approval:	Name: TONEE HAT	Signature: [Signature]	Date: 01/25/24

Expired Date:	8/17/2022
Description:	REVISION 7 TO CHANGE FLOOR PLAN LAYOUTS AT KITCHEN, WINE ROOM, GUEST SUTE BATH, DISPLAY MEZZANINE, POOL EQUIPMENT ROOM, HIS MASTER BATH, HERS MASTER BATHS, REDUCE COVERED ROOF OVER 2ND FLOOR DECK, AND RELATED STRUCTURAL.

Permit Number:	F2021-0599
Address:	20462 BIRCH ST
Type:	NEW
Status:	EXPIRED
Issue Date:	1/31/2022
Finalized Date:	
Expired Date:	7/30/2022
Description:	SFR FIRE SPRINKLERS (X2019-4083) 124 HEADS

Permit Number:	2783-2021
Address:	20462 BIRCH ST
Type:	NEW
Status:	APPROVED
Issue Date:	1/31/2022
Finalized Date:	
Expired Date:	5/28/2022
Description:	SFR FIRE SPRINKLERS (X2019-4083) 124 HEADS

Permit Number:	REV21-2020
Address:	20462 BIRCH ST
Type:	DELTA
Status:	APPLIED
Issue Date:	1/13/2022
Finalized Date:	
Expired Date:	6/19/2022
Description:	DELTA 6- CHANGE OF ARCHITECT (X2021-3432)

Permit Number:	X2021-3432
Address:	20462 BIRCH ST
Type:	OTHER
Status:	EXPIRED
Issue Date:	12/21/2021
Finalized Date:	
Expired Date:	6/19/2022
Description:	DELTA 6 CHANGE OF ARCHITECT & SQUARE FOOTAGE FOR NEW SFR "NEW SFR W/BSMT & GAR 11,377 & 2504 SF" ROOF DECK 877 SF, VIEW DECK 1417 SF

Permit Number:	REV21-1325
Address:	20462 BIRCH ST
Type:	DELTA
Status:	APPROVED

PERMIT HISTORY - LAST FIVE YEARS

Permit Number: **REV2022-1201**
Address: 20462 BIRCH ST
Type: DELTA
Status: APPROVED
Issue Date: 11/22/2023
Finalized Date:
Expired Date:
Description: EQUIPMENT CHANGE OUT DELTA 13

Permit Number: **N2023-0435**
Address: 20462 BIRCH ST
Type: NEW
Status: ISSUED
Issue Date: 8/24/2023
Finalized Date:
Expired Date:
Description: REPLACE SCE CONDUIT

Permit Number: **XR2022-2174**
Address: 20462 BIRCH ST
Type: ALTERATION
Status: ISSUED
Issue Date: 8/16/2022
Finalized Date:
Expired Date: 2/19/2024
Description: DEEPEN RETAINING WALL SUPPORTING HARDSCAPE PATIO TO CREATE STORAGE SPACE

Permit Number: **REV22-0916**
Address: 20462 BIRCH ST
Type: DELTA
Status: APPLIED
Issue Date: 6/15/2022
Finalized Date:
Expired Date: 11/19/2022
Description: DELTA 8 REVISION: CHANGE SMOKE DOOR FOR ELEVATOR OPENING @ GARAGE TO SMOKE & FIRE CURTAIN

Permit Number: **REV22-0289**
Address: 20462 BIRCH ST
Type: DELTA
Status: APPROVED
Issue Date: 3/15/2022
Finalized Date:

Construction History
For
Moriarty Residence
Permit # X2019-4083

Pre-grade Meeting	03/08/21
Soil Pipe	06/17/21
Area Drains	07/06/21
Ufer Ground	07/08/21
Rough Grade approval (partial)	07/19/21
Footings / Foundation (partial)	07/26/21
Sewer Approved	07/27/21
Underground Electrical	07/30/21
Additional Footings / Foundation (partial)	08/03/21
Additional Footings / Foundation (partial)	08/23/21
Foundation / Setbacks / Footings (partial)	08/26/21
Additional Underground Electrical	10/13/21
Slab on Grade (partial)	12/22/21
Masonry Pre-grout Steel (PIP Walls)	03/09/22
Additional Pre-grout Steel (PIP Walls)	03/21/22
Additional Pre-grout Steel (PIP Walls)	04/08/22
Additional Pre-grout Steel (PIP Walls)	04/20/22
Additional Pre-grout Steel (PIP Walls)	05/05/22
Additional Footing / Foundation (Partial)	05/05/22
Additional Pre-grout Steel (PIP Walls)	05/11/22
Additional Area Drains (Partial)	06/15/22
Under Slab / Floor Electrical (Partial) @ Podium Deck	08/10/22
Additional Area Drains (Partial) Egress Well drain of GS-5	08/17/22
Slab on Deck (Partial) Exterior Radius Wall	08/29/22
Additional Footings / Foundation (Partial) Podium Deck Rebar	08/30/22
Slab on Deck (Partial) Radius Wall Rebar	09/13/22

Slab on Deck (Partial) PIP Walls Rebar	09/19/22
Additional Pre-grout Steel (Partial) Embeds	10/03/22
Additional Area Drains (Partial) Radius Wall sub-drain	10/10/22
Additional Footings / Foundation Caisson Cages Steel	10/20/22
Additional Pre-grout Steel (Partial)	10/31/22
Additional Footings / Foundation (Partial) Grade Beam Steel	11/21/22
Rebar in Fireplace PIP Walls	12/06/22
Additional Area Drains in Courtyard	12/20/22
Additional Pre-grout Steel (Partial) View Deck Stairs	12/20/22
View Deck Stairs Steel (Partial) View Deck Stairs	01/09/23
Additional Footings / Foundation (Partial) BBQ Patio West Grade Beam	02/09/23
Floor Framing & Sheathing Pan Deck	02/09/23
Additional Area Drains (Partial)	04/18/23
Gas Pipe Underground	05/23/23
Additional Slab on Deck (Partial)	05/26/23
Additional Area Drains (Partial) Along the Driveway	06/15/23
Water Pipe Underground	06/26/23
Additional Slab on Deck Pool Deck, Bonus Room, & Roof Deck (Partial)	06/27/23
Under Slab / Floor Electrical Pipe to Transformer Pad	07/19/23
Roof Framing, Sheathing, & Building Height Certification	07/20/23
Additional Pre-grout Steel BBQ Patio Grade Beam (Partial)	08/10/23
Additional Area Drains (Partial)	08/23/23
Soil Pipe (Partial)	08/23/23
Plumbing Rough-in All Levels	08/30/23
Sewer	09/06/23
Electrical Rough-in Basement Level	10/04/23

Gas Pipe Rough-in	10/05/23
Other Plumbing Roof Drains	10/05/23
Electrical Rough-in Podium Level	11/08/23
Additional Electrical Rough-in @ Pool Deck Eves	11/28/23
Pre-Lim Drywall / Fire Caulk – Switch Gear Closet	12/05/23
Mechanical Rough-in Basement Level	12/12/23
Electrical Rough-in Basement Level	12/13/23
Mechanical Rough-in Podium Level	12/14/23
Electrical Rough-in Podium Level	12/18/23
Mechanical Rough-in Upper Level & Roof	12/19/23
Electrical Rough-in Upper Level & Roof	12/20/23
Sprinkler Rough-in All levels	12/21/23
Permit Extension Application Submitted	01/12/24

Summary:

As you can see from this history log and looking at the plans, this is a complicated house to build. It takes considerably more time to form, place the rebar, call for structural inspection, call for city inspection, pour the concrete, and then strip the forms. We've poured over 2500 yds of concrete for this house. We've had delays caused by the weather. As I'm sure you understand, the mitigation process takes time to complete. The MEP work takes longer in a house of this type. The grading process was also more complicated as we had to export more than 150 truckloads of soil. There were delays drilling and then pouring the shoring caissons. There are custom manufactured windows being imported from Portugal that will take 4-5 months to arrive on site. Custom glass blocks from Italy and other materials such as tile flooring all take time being imported. We have consistently pushed this job forward as this log clearly indicates. Also attached is a copy of our finish schedule for the upcoming scope of work to completion.

Respectfully Submitted,

John A. Babbitt, Project Manager

Corbin – Reeves Construction

Moriarty Residence
20462 SW Birch St.
Newport Beach, CA 92626

Projected Schedule to Finish

Corbin-Reeves Construction
245 Fischer Ave., Ste. A-1
Costa Mesa, CA 92626

Pending T-24 approval, The following items still remain to be completed:

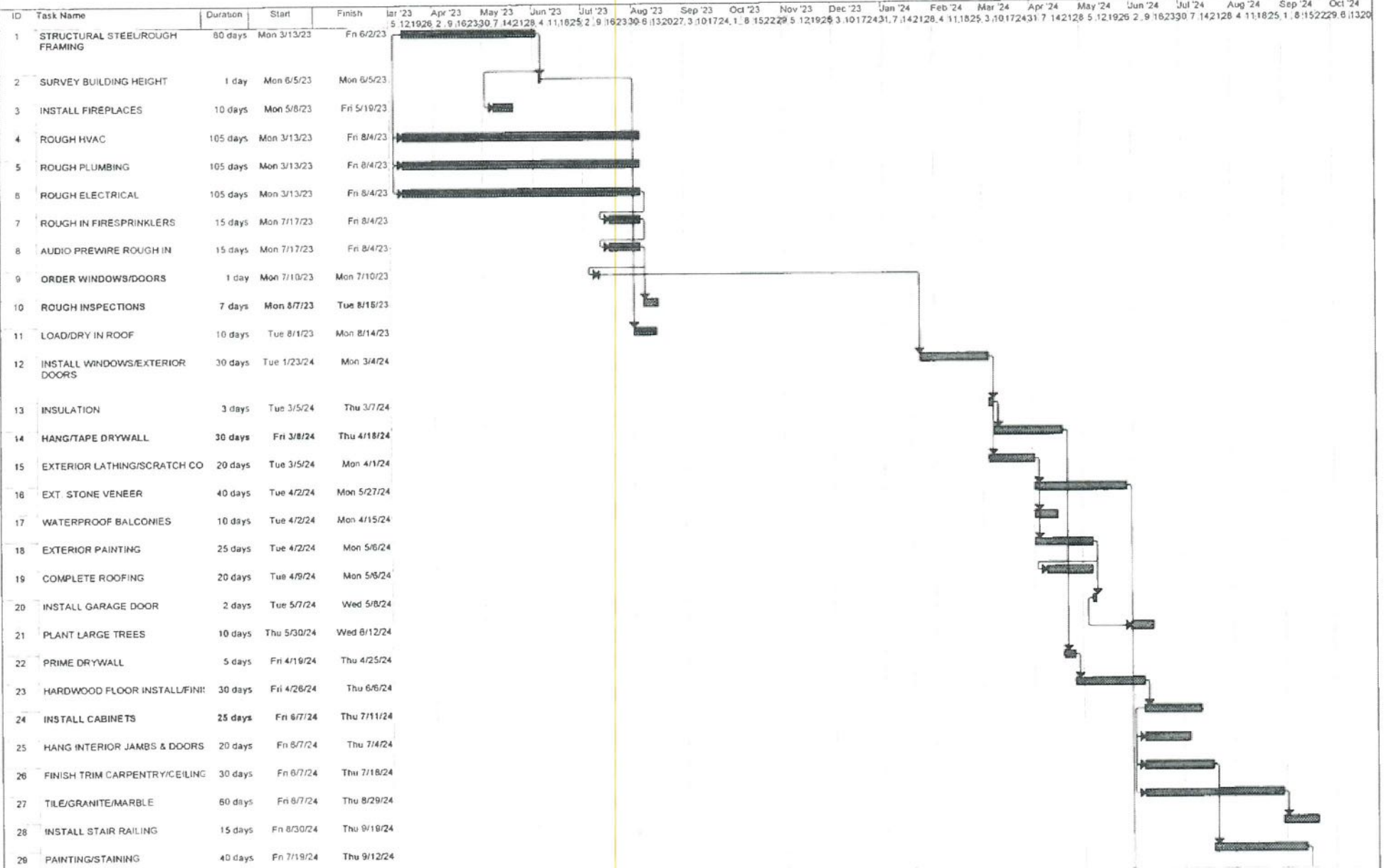
1. Install windows
2. Install stucco & other exterior finish materials
3. Install the roof
4. Complete area drains
5. Complete sprinkler system
6. Complete alarm system
7. Install low voltage items
8. Install the skylight
9. Insulate all the walls
10. Install the pool
11. Install the elevator
12. Complete roof deck
13. Complete view deck
14. Hang door frames
15. Hang drywall
16. Tape & mud drywall
17. Build the helical stairs
18. Install the garage doors

19. Install plumbing fixtures including filtration system
20. Install the electrical fixture including lighting
21. Install tile & other flooring
22. Complete install of gas line by SoCalGas Co.
23. Complete HVAC systems
24. Install SCE transformer
25. Install switchglass windows in dining room & great room
26. Install the video and sound systems
27. Paint
28. Install the Koi Pond
29. Complete the water feature
30. Grading for landscaping
31. Install landscaping
32. Install perimeter fencing and gates
33. Sidewalk & driveway approaches

34. Install appliances

See Construction schedule attached.

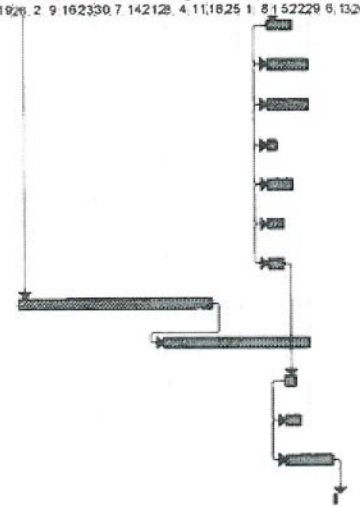
MORIARTY RESIDENCE
CORBIN REEVES CONSTRUCTION
Thu 1/18/24



Project MORIARTY RESIDENCE SCH Date Thu 1/18/24	Task		Project Summary		Inactive Milestone		Manual Summary Rollup		Progress	
	Split		External Tasks		Inactive Summary		Manual Summary		Deadline	
	Milestone		External Milestone		Manual Task		Start-only			
	Summary		Inactive Task		Duration-only		Finish-only			

MORIARTY RESIDENCE
CORBIN REEVES CONSTRUCTION
Thu 1/18/24

ID	Task Name	Duration	Start	Finish	Jan '23	Apr '23	May '23	Jun '23	Jul '23	Aug '23	Sep '23	Oct '23	Nov '23	Dec '23	Jan '24	Feb '24	Mar '24	Apr '24	May '24	Jun '24	Jul '24	Aug '24	Sep '24	Oct '24
30	HVAC TRIM OUT	7 days	Fri 9/13/24	Mon 9/23/24	5, 12, 19, 26	2, 9, 16, 23	0, 7, 14, 21	28, 4, 11, 18	25, 2, 9, 16	23, 30, 6, 13	20, 27, 3, 10	17, 24, 1, 8	15, 22, 29, 5, 12	19, 26, 3, 10	17, 24, 1, 7	14, 21, 28, 4, 11	18, 25, 3, 10	17, 24, 31, 7	14, 21, 28, 5, 12	19, 26, 2, 9	16, 23, 30, 7	14, 21, 28, 4, 11	18, 25, 1, 8	15, 22, 29, 6, 13
31	ELECTRICAL TRIM OUT	12 days	Fri 9/13/24	Mon 9/30/24																				
32	PLUMBING TRIM OUT	12 days	Fri 9/13/24	Mon 9/30/24																				
33	FIRESPRINKLER TRIM OUT	2 days	Fri 9/13/24	Mon 9/18/24																				
34	LOW VOLTAGE TRIM OUT	7 days	Fri 9/13/24	Mon 9/23/24																				
35	INSTALL APPLIANCES	5 days	Fri 9/13/24	Thu 9/19/24																				
36	INSTALL DOOR HARDWARE	5 days	Fri 9/13/24	Thu 9/19/24																				
37	EXTERIOR FLATWORK	60 days	Tue 5/28/24	Mon 8/19/24																				
38	PLANTING AND IRRIGATION	45 days	Tue 7/30/24	Mon 9/30/24																				
39	FINAL CLEAN UP	3 days	Fri 9/20/24	Tue 9/24/24																				
40	FINAL INSPECTIONS	5 days	Fri 9/20/24	Thu 9/26/24																				
41	PUNCHLIST ITEMS	15 days	Fri 9/20/24	Thu 10/10/24																				
42	MOVE IN DATE	1 day	Fri 10/11/24	Fri 10/11/24																				



Project: MORIARTY RESIDENCE SCH
Date: Thu 1/18/24

Task		Project Summary	
Split		External Task	
Milestone		External Milestone	
Summary		Inactive Task	

Inactive Milestone	
Inactive Summary	
Manual Task	
Duration-only	

Manual Summary Rollup		Progress	
Manual Summary		Deadline	
Start-only			
Finish-only			

From: Andie Miller <andie.miller@pirch.com>
Sent: Thursday, November 30, 2023 3:54 PM
To: Annette Reeves; jbabbitt@corbinreeves.com
Cc: Nicole Gallegly
Subject: Re: 20462 SW Birch St I ORD-199063 ORD-197938 I Moriarty Appliances & Plumbing

Flag Status: Flagged

Hi Annette,

Thank you.

Thank You,

Andie Miller
PROJECT COORDINATOR

D: 760.473.7352 **O:** 858.800.2800

E: andie.miller@pirch.com www.pirch.com

SERVICE & WARRANTY DEPARTMENT: 844-697-4724 **E:** customerservice@pirch.com



On November 30, 2023 at 3:52 PM PST annette.reeves@pirch.com wrote:

There is a New designer and they are making several changes.

Plumbing should stay fairly intact but I'm meeting with them next week.
I would hold off on any deliveries.

Andie, Richard Moriarty is the paying customer on this account not Corbin Reeves.

From: Andie Miller <andie.miller@pirch.com>

Sent: Thursday, November 30, 2023 3:51 PM

To: jbabbitt@corbinreeves.com

Cc: Annette Reeves <annette.reeves@pirch.com>; Nicole Gallegly <nicole.gallegly@pirch.com>

Subject: Re: 20462 SW Birch St I ORD-199063 ORD-197938 I Moriarty Appliances & Plumbing

Hi John,

Great! Thank you for confirming. This will help us get a better understanding of the delivery needs. Below is the typical order that we make deliveries.

We will need to collect final payments before, so having a better understanding of when product needs to be on-site would be helpful.

1. Sinks
2. Finish trims/toilets
3. Appliance installation

Thank You,

Andie Miller

PROJECT COORDINATOR

D: 760.473.7352 **O:** 858.800.2800

E: andie.miller@pirch.com www.pirch.com

SERVICE & WARRANTY DEPARTMENT: 844-697-4724 **E:** customerservice@pirch.com



On November 27, 2023 at 10:14 AM PST jbabbitt@corbinreeves.com wrote:

Yes, I will be your point of contact. My cell number is listed below. We are definitely looking to improve that one and half year timeline. I can keep you posted on the schedule going forward.

John Babbitt

Corbin-Reeves Construction

245 Fischer Ave, Ste. A-1

Costa Mesa, CA 92626

Main (714) 540-3700

Fax (714) 540-3701

Mobile (949) 689-8398

jbabbitt@corbinreeves.com

From: Andie Miller <andie.miller@pirch.com>

Sent: Monday, November 27, 2023 9:16 AM

To: John Babbitt <jbabbitt@corbinreeves.com>

Subject: 20462 SW Birch St I ORD-199063 ORD-197938 I Moriarty Appliances & Plumbing

Hi John,

I am the project coordinator on this project. I will assist in delivery and installation of all items. Will you be the best point of contact on this Project moving forward? What's the best phone number to reach you at? Based on your email to Annette is the timeline on this in **1 year and a half?**

This will help ensure product arrives in from vendors in time for you.

Please provide estimated delivery dates for the following...

Sinks/Tubs

Finish trims/Toilets

Appliance installation

Thank You,

Andie Miller

PROJECT COORDINATOR

D: 760.473.7352 **O:** 858.800.2800

E: andie.miller@pirch.com www.pirch.com

SERVICE & WARRANTY DEPARTMENT: 844-697-4724 **E:** customerservice@pirch.com



jbabbitt@corbinreeves.com

From: Alex Sanchez <asanchez@abscal.com>
Sent: Tuesday, January 2, 2024 9:04 AM
To: jbabbitt@corbinreeves.com
Cc: 'Mike Reeves'; 'Richard Moriarty'; Brandon Espinoza
Subject: RE: Moriarty Res - Permit extension - IMPORTANT

Good Morning John,

Happy New Year. There are two shipments for this order, because of the volume, Western had to split it into two different orders with two different ship dates. The first shipment is slotted for departure on 1/8 to deliver by 1/9. The second shipment is scheduled to be completed in production on 1/19 to deliver anywhere between 1/22-1/26.

As previously discussed, we are working with Western to find availability to ship the first portion this week, I should have an answer on that by the end of the day. We are also inquiring if the second shipment can be finalized and shipped sooner than the estimated delivery week. I will keep everyone updated with any new information I receive from Western.

Sincerely,

Alex Sanchez

Operations Manager



Cell: (909) 977-2127

asanchez@abscal.com www.abscal.com

From: jbabbitt@corbinreeves.com <jbabbitt@corbinreeves.com>
Sent: Tuesday, January 2, 2024 6:50 AM
To: Alex Sanchez <asanchez@abscal.com>
Cc: 'Mike Reeves' <mreeves@corbinreeves.com>; 'Richard Moriarty' <nbvineyards@gmail.com>
Subject: FW: Moriarty Res - Permit extension - IMPORTANT

Please see below since Kenny is on vacation. Thank you in advance for any help you can provide.

John Babbitt

Corbin-Reeves Construction

245 Fischer Ave, Ste. A-1

Costa Mesa, CA 92626

Main (714) 540-3700

Fax (714) 540-3701

Mobile (949) 689-8398

jbabbitt@corbinreeves.com

jbabbitt@corbinreeves.com

From: Brit Mark <brit@idws.us>
Sent: Thursday, December 21, 2023 10:45 AM
To: jbabbitt@corbinreeves.com
Cc: Matt Rowe; Nolan Martin
Subject: Re: Moriarty Res - Estimated delivery date

Hi John,

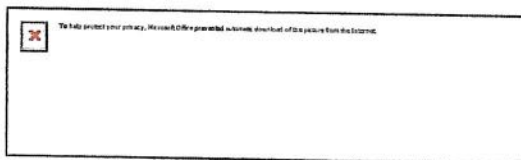
Portugal is closed for holiday. Your overall production lead-time was estimated at 16-18 weeks. After that, it's about 30 days for freight and transport to the jobsite.

We'll send a more confirmed schedule before the end of the first week of January.

I've cc'd your sales consultant Nolan. Please keep him on emails to ensure a timely response.

Have a wonderful holiday, and we'll touch base the first week of January.

Thank you,
Brit



Brit Mark
CFO-COO

brit@idws.us
Phone: (310) 439-1296 Ext. 102 | www.idws.us

LA : 11817 Major St. Culver City, 90230
OC: 2675 Irvine Ave. #110 Costa Mesa, 92627

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On Dec 21, 2023, at 8:48 AM, <jbabbitt@corbinreeves.com> <jbabbitt@corbinreeves.com> wrote:

I am still waiting for an estimated delivery date from IDWS. I need it ASAP. Please respond.

John Babbitt

Corbin-Reeves Construction
245 Fischer Ave, Ste. A-1
Costa Mesa, CA 92626
Main (714) 540-3700
Fax (714) 540-3701
Mobile (949) 689-8398
jbabbitt@corbinreeves.com

From: Dave Goldsworthy <dave@theelectrixcompany.com>
Sent: Tuesday, January 2, 2024 8:26 AM
To: John Babbitt
Subject: Fwd: MORIARTY MS

Thank you.

Best regards,

Dave Goldsworthy
The Electrix Company, Inc
4452 Ocean View Blvd., Suite 100
Montrose, CA 91020
818-790-9200
www.theelectrixcompany.com

Begin forwarded message:

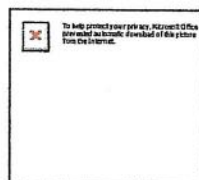
From: Dave Goldsworthy <dave@theelectrixcompany.com>
Date: December 20, 2023 at 3:21:20 PM PST
To: John Eng <John.Eng@walterswholesale.com>
Subject: Re: MORIARTY MS

Got it.. And SP was like a month earlier than MS..

Thank you.

Best Regards,

Dave Goldsworthy
The Electrix Company, Inc
4452 Ocean View Blvd. St 100
Montrose, CA 91020
www.theelectrixcompany.com
dave@theelectrixcompany.com
818-790-9200



On Wed, Dec 20, 2023 at 2:34 PM John Eng <John.Eng@walterswholesale.com> wrote:

ESD 6/06/2024

John Eng

Inside Sales | Walters Wholesale Electric

2750 Nina Street, Pasadena, CA, 91107

P. 626-289-6142

NOTICE TO RECIPIENTS: The information contained in and accompanying this communication may be confidential, subject to legal privilege, or otherwise protected from disclosure, and is intended solely for the use of the intended recipient(s). If you are not the intended recipient of this communication, please delete and delete all copies in your possession, notify the sender that you have received this communication in error, and note that any review or dissemination of, or the taking of action in reliance on, this communication is expressly prohibited. *Walters will not be responsible for any failure to perform, or delay in performance of, its obligations resulting from Force Majeure events, including but not limited to the COVID-19 pandemic, and buyers shall not be entitled to any damages resulting therefrom as fully described in Walters' website terms and conditions and which are incorporated by reference herein.

jbabbitt@corbinreeves.com

From: Dave Goldsworthy <dave@theelectrixcompany.com>
Sent: Wednesday, December 20, 2023 3:02 PM
To: jbabbitt@corbinreeves.com
Cc: Mike Reeves
Subject: Re: Moriarty Res - Switch Gear delivery date

Mid June...

Thank you.

Best Regards,

Dave Goldsworthy
The Electrix Company, Inc
4452 Ocean View Blvd. St 100
Montrose, CA 91020
www.theelectrixcompany.com
dave@theelectrixcompany.com
818-790-9200



On Wed, Dec 20, 2023 at 1:46 PM <jbabbitt@corbinreeves.com> wrote:

Dave / Danny

Can you give me a ball park delivery date for the switch gear? I need your best guess for a report I have to submit to the city for the permit extension. I have to submit it tomorrow so please don't hesitate to reply. Thanks in advance...

John Babbitt

Corbin-Reeves Construction

245 Fischer Ave, Ste. A-1

Costa Mesa, CA 92626

Main (714) 540-3700

Fax (714) 540-3701

Mobile (949) 689-8398

jbabbitt@corbinreeves.com

jbabbitt@corbinreeves.com

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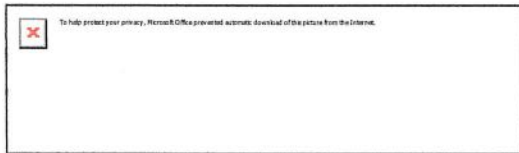
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Thank you,
Brit



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CFO-COO

brit@idws.us
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John Babbitt

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Costa Mesa, CA 92626
Main (714) 540-3700
Fax (714) 540-3701
Mobile (949) 689-8398
jbabbitt@corbinreeves.com

Corbin-Reeves Construction

Moriarty Residence

20462 Birch St.

Newport Beach, CA 92660

Permit #: X2019-4083

The following is a list of the delta's the architect has submitted to the Building Dept:

Submittal 1 12/16/23

Air Floor Rev 05/01/20

<u>Delta</u>	<u>Description</u>	<u>Date</u>
1	PC Correct	07/16/20
2	PC Correct	10/06/20
3	PC Correct	11/16/20
4	PC Correct	01/05/21
5	Client Rev AS-2	04/26/21
6	Client Rev	07/09/21
7	Client Rev VRF	10/26/21
8	Schedule Rev	01/21/22
9	Field Rev	04/08/22
10	Field Rev	05/20/22
11	Mtg Progress	05/25/22
12	Field Rev	06/08/22
13	ERV Rev	12/01/23
14	Submitted	Pending