



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

April 16, 2026
Agenda Item No. 2

SUBJECT: Three-Year Construction Time Limit Extension in Accordance with Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2

PERMITS: XR2022-0535, XR2022-2167, XR2023-0296, XR2024-0063, S2023-0152, PV2024-0162

SITE LOCATION: 104 Kings Place

APPLICANT: Francis Tran

PROPERTY OWNER: Oneofour NB LLC

BUILDING INSPECTOR: William Tuman, Building Inspector II

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

PROJECT SUMMARY

ADD 359 S.F. BY ENCLOSING PATIO, ADD 1,219 S.F. TO 1ST AND 2ND FLOOR TO EXISTING SINGLE-FAMILY DWELLING AND REMODEL 1,553 S.F.

BUILDING PERMIT HISTORY

This project first started with Permit XR2022-0535 issued on April 4, 2022, with subsequent permits that expanded to scope work. Referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of April 4, 2025.

Permit XR2022-2167 is an additional permit to add 1,219 s.f. to 1st and 2nd floor to existing single-family dwelling and remodel 1,553 s.f. issued on November 17, 2022.

Permit XR2023-0296 is an additional permit to add 981 sf bonus room w/ 15 caissons issued on August 23, 2023.

Permit XR2024-0063 is an additional permit to add 601 sf subterranean game room and wine storage issued on March 12, 2024.

Permit S2023-0152 is an additional permit to construct new pool and spa issued on February 27, 2024.

Permit PV2024-0162 is an additional permit to install solar PV system issued on July 23, 2024.

The first inspection was on July 22, 2022, for Soil Pipe inspection under Permit XR2022-0535.

The last inspection was on March 17, 2026, for shear and gas pipe inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration was provided on January 8, 2026.

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 April 9, 2025, with expiration date of April 4, 2026. (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 (X2022-0535) FOR CITY OF NEWPORT BEACH

Permit Type: Combo Residential	Application Date: 02/23/2022	Owner:
Work Class: Addition	Issue Date: 04/04/2022	Parcel: 049 202 15
Status: Issued	Expiration Date: 08/31/2026	Address: 104 KINGS PL NEWPORT BEACH, CA 92663
IVR Number: 242277		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 104 KINGS PL							
Permit: E2025-0269							
12/16/2025	12/16/2025	Rough Electrical Residential	iBLD-002511-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
12/22/2025	12/22/2025	Final Electrical	iBLD-002943-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
	12/22/2025	Rough Electrical Service	iBLD-002944-2025	Approved	Bill Tuman	No	Complete
	12/22/2025	Ufer Ground	iBLD-002946-2025	Approved	Bill Tuman	No	Complete
Permit: E2026-0205							
02/23/2026	02/23/2026	Underground Electrical	iBLD-006815-2026	Partial Pass	Bill Tuman	Yes	Incomplete
Permit: P2026-0171							
02/23/2026	02/23/2026	Plumbing	iBLD-006816-2026	Partial Pass	Bill Tuman	Yes	Incomplete
Permit: S2023-0152							
06/11/2024	06/11/2024	Pre-Gunite	iBLD-021970-2024	Partial Pass	Charles Wilson	Yes	Incomplete
06/19/2024	06/19/2024	Pre-Gunite	iBLD-023246-2024	Approved	Charles Wilson	No	Complete
Reinspection of iBLD-021970-2024							
12/09/2024	12/09/2024	Pre-Deck	iBLD-047756-2024	Partial Pass	Jaime Molina	Yes	Incomplete
Permit: X2022-0535							
07/22/2022	07/22/2022	Soil Pipe	iBLD-001741-2022	Approved	Chad Shelton	No	Complete
08/04/2022	08/04/2022	Slab On Grade	iBLD-003333-2022	Approved	Walter Jones	No	Complete
01/09/2023	01/09/2023	Other Building	iBLD-000627-2023	Approved	Jaime Molina	No	Complete
03/13/2023	03/13/2023	Other - Mechanical	iBLD-009018-2023	Partial Pass	Jaime Molina	Yes	Incomplete
06/14/2023	06/14/2023	Other - Mechanical	iBLD-021719-2023	Approved	Jaime Molina	No	Complete
Reinspection of iBLD-009018-2023							
12/04/2023	12/04/2023	Other - Electrical	iBLD-046725-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
02/13/2024	02/12/2024	Rough Plumbing & Pan Test	iBLD-005162-2024	Cancelled	Bill Tuman	Yes	Complete
02/15/2024	02/15/2024	Other - Plumbing	iBLD-006099-2024	Partial Pass	Bill Tuman	Yes	Incomplete
03/04/2024	03/04/2024	Complete Framing	iBLD-008082-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
	03/04/2024	Shear and Hold Downs	iBLD-008083-2024	Approved	Bill Tuman	No	Complete
03/05/2024	03/05/2024	Rough HVAC/Mech/Fireplace	iBLD-008084-2024	Correction	Bill Tuman	Yes	Complete
03/06/2024	03/06/2024	Rough Electric Residential	iBLD-008085-2024	Correction	Bill Tuman	Yes	Complete

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
03/07/2024	03/07/2024	Gas Pipe Rough	iBLD-008748-2024	Cancelled	Bill Tuman	Yes	Complete
	03/07/2024	Rough Plumbing & Pan Test	iBLD-008747-2024	Cancelled	Bill Tuman	Yes	Complete
Reinspection of iBLD-005162-2024							
05/28/2024	05/28/2024	Insulation/Densglass	iBLD-020220-2024	Approved	Bill Tuman	No	Complete
07/30/2024	07/30/2024	Drywall Fire Caulk	iBLD-028735-2024	Approved	Bill Tuman	No	Complete
09/03/2024	09/03/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-033629-2024	Partial Pass	Bill Tuman	Yes	Incomplete
12/16/2025	12/16/2025	Rough Electric Residential	iBLD-002513-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Reinspection of iBLD-008085-2024							
12/22/2025	12/22/2025	Rough Electric Residential	iBLD-002949-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
Reinspection of iBLD-002513-2025							
01/08/2026	01/08/2026	Rough Electric Residential	iBLD-000158-2026	Approved	Bill Tuman	No	Complete
Reinspection of iBLD-002949-2025							
03/03/2026	03/03/2026	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-009056-2026	Approved	Bill Tuman	No	Complete
Reinspection of iBLD-033629-2024							

Permit: XR2022-2167

12/21/2022	12/21/2022	Under Slab/Floor Plumbing	iBLD-021555-2022	Partial Pass	Jaime Molina	Yes	Incomplete
01/09/2023	01/09/2023	Footings and Foundation	iBLD-000625-2023	Partial Pass	Jaime Molina	Yes	Incomplete
	01/09/2023	Slab On Grade	iBLD-000626-2023	Partial Pass	Jaime Molina	Yes	Incomplete
01/26/2023	01/26/2023	Footings and Foundation	iBLD-002919-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of iBLD-000625-2023							
02/14/2023	02/14/2023	Footings and Foundation	iBLD-005535-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of iBLD-002919-2023							
03/13/2023	03/13/2023	Other - Mechanical	iBLD-009017-2023	Partial Pass	Jaime Molina	Yes	Incomplete
04/20/2023	04/20/2023	Floor Framing & Sheathing	iBLD-014085-2023	Partial Pass	Jaime Molina	Yes	Incomplete
	04/20/2023	Roof Framing, Sheathing & Bldg Height	iBLD-014179-2023	Correction	Jaime Molina	Yes	Complete
05/11/2023	05/11/2023	Soil Pipe	iBLD-017336-2023	Approved	Jaime Molina	No	Complete
05/15/2023	05/15/2023	Roof Framing, Sheathing & Bldg Height	iBLD-017681-2023	Correction	Jaime Molina	Yes	Complete
Reinspection of iBLD-014179-2023							
05/16/2023	05/16/2023	Slab On Grade	iBLD-017932-2023	Partial Pass	Jaime Molina	Yes	Incomplete

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Reinspection of iBLD-000626-2023							
06/01/2023	06/01/2023	Roof Framing, Sheathing & Bldg Height	iBLD-020260-2023	Approved	Jaime Molina	No	Complete
Reinspection of iBLD-017681-2023							
	06/01/2023	Shear and Hold Downs	iBLD-020331-2023	Partial Pass	Jaime Molina	Yes	Incomplete
06/14/2023	06/14/2023	Other - Mechanical	iBLD-021718-2023	Approved	Jaime Molina	No	Complete
Reinspection of iBLD-009017-2023							
10/04/2023	10/04/2023	Other Building	iBLD-038136-2023	Partial Pass	Jaime Molina	Yes	Incomplete
01/09/2024	01/09/2024	Rough Electric Residential	iBLD-001080-2024	Partial Pass	Ken Knipe	Yes	Incomplete
	01/09/2024	Rough Plumbing & Pan Test	iBLD-001078-2024	Partial Pass	Ken Knipe	Yes	Incomplete
	01/09/2024	Shear and Hold Downs	iBLD-001077-2024	Cancelled	Ken Knipe	Yes	Complete
Reinspection of iBLD-020331-2023							
02/13/2024	02/12/2024	Rough Plumbing & Pan Test	iBLD-005164-2024	Cancelled	Bill Tuman	Yes	Complete
Reinspection of iBLD-001078-2024							
02/15/2024	02/15/2024	Rough Plumbing & Pan Test	iBLD-005684-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of iBLD-005164-2024							
03/04/2024	03/04/2024	Floor Framing & Sheathing	iBLD-008078-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of iBLD-014085-2023							
	03/04/2024	Shear and Hold Downs	iBLD-008080-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of iBLD-001077-2024							
03/05/2024	03/05/2024	Rough HVAC/Mech/Fireplace	iBLD-008075-2024	Correction	Bill Tuman	Yes	Complete
03/06/2024	03/06/2024	Rough Electric Residential	iBLD-008076-2024	Correction	Bill Tuman	Yes	Complete
Reinspection of iBLD-001080-2024							
	03/06/2024	Rough Plumbing & Pan Test	iBLD-008077-2024	Not Ready for Inspection	Bill Tuman	Yes	Complete
Reinspection of iBLD-005684-2024							
03/07/2024	03/07/2024	Gas Pipe Rough	iBLD-008746-2024	Cancelled	Bill Tuman	Yes	Complete
	03/07/2024	Rough Plumbing & Pan Test	iBLD-008745-2024	Cancelled	Bill Tuman	Yes	Complete
Reinspection of iBLD-008077-2024							
03/13/2024	03/13/2024	Gas Pipe Rough	iBLD-009457-2024	Approved	Jaime Molina	No	Complete
Reinspection of iBLD-008746-2024							
	03/13/2024	Rough Plumbing & Pan Test	iBLD-009456-2024	Correction	Jaime Molina	Yes	Complete

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Reinspection of IBLD-008745-2024							
03/25/2024	03/25/2024	Other - Plumbing	IBLD-011096-2024	Partial Pass	Bill Tuman	Yes	Incomplete
03/27/2024	03/27/2024	Rough Plumbing & Pan Test	IBLD-011473-2024	Cancelled	Jaime Molina	Yes	Complete
Reinspection of IBLD-009456-2024							
03/29/2024	03/29/2024	Rough Plumbing & Pan Test	IBLD-011848-2024	Approved	Jaime Molina	No	Complete
Reinspection of IBLD-011473-2024							
04/22/2024	04/22/2024	Shear and Hold Downs	IBLD-015334-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-008080-2024							
05/08/2024	05/08/2024	Rough Electric Residential	IBLD-017409-2024	Correction	Bill Tuman	Yes	Complete
Reinspection of IBLD-008076-2024							
	05/08/2024	Rough HVAC/Mech/Fireplace	IBLD-017410-2024	Correction	Bill Tuman	Yes	Complete
Reinspection of IBLD-008075-2024							
05/09/2024	05/09/2024	Rough HVAC/Mech/Fireplace	IBLD-017753-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-017410-2024							
05/28/2024	05/28/2024	Insulation/Densglass	IBLD-020219-2024	Partial Pass	Bill Tuman	Yes	Incomplete
06/03/2024	06/03/2024	Insulation/Densglass	IBLD-020891-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of IBLD-020219-2024							
06/27/2024	06/27/2024	Drywall Fire Caulk	IBLD-024722-2024	Partial Pass	Bill Tuman	Yes	Incomplete
07/16/2024	07/16/2024	Drywall Fire Caulk	IBLD-026735-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of IBLD-024722-2024							
07/30/2024	07/30/2024	Drywall Fire Caulk	IBLD-028734-2024	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of IBLD-026735-2024							
09/03/2024	09/03/2024	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-033628-2024	Partial Pass	Bill Tuman	Yes	Complete
11/06/2024	11/06/2024	Shower Lath	IBLD-043318-2024	Partial Pass	Bill Tuman	Yes	Incomplete
01/06/2025	01/06/2025	Floor Framing & Sheathing	IBLD-000095-2025	Partial Pass	Charles Wilson	Yes	Incomplete
Reinspection of IBLD-008078-2024							
03/12/2025	03/12/2025	Footings and Foundation	IBLD-009149-2025	Correction	Bill Tuman	Yes	Complete
Reinspection of IBLD-005535-2023							
03/13/2025	03/13/2025	Footings and Foundation	IBLD-009444-2025	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-009149-2025							
04/21/2025	04/21/2025	Other Building	IBLD-014387-2025	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of IBLD-038136-2023							
04/22/2025	04/22/2025	Drywall Fire Caulk	IBLD-014901-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete

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			Reinspection of iBLD-028734-2024				
	04/22/2025	Floor Framing & Sheathing	iBLD-015489-2025	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-000095-2025				
04/28/2025	04/28/2025	Insulation/Densglass	iBLD-015487-2025	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-020891-2024				
	04/28/2025	Shower Lath	iBLD-015486-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-043318-2024				
05/01/2025	05/01/2025	Drywall Fire Caulk	iBLD-015927-2025	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-014901-2025				
	05/01/2025	Insulation/Densglass	iBLD-017196-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-015487-2025				
08/04/2025	08/04/2025	Other - Plumbing	iBLD-030537-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-011096-2024				
09/25/2025	09/25/2025	Floor Framing & Sheathing	iBLD-039411-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-015489-2025				
10/28/2025	10/28/2025	Shear and Hold Downs	iBLD-045378-2025	Partial Pass	Bill Tuman	Yes	Incomplete
12/16/2025	12/16/2025	Rough Electric Residential	iBLD-002512-2025	Not Ready for Inspection	Bill Tuman	Yes	Complete
			Reinspection of iBLD-017409-2024				
12/22/2025	12/22/2025	Rough Electric Residential	iBLD-002947-2025	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-002512-2025				
01/08/2026	01/08/2026	Drywall Fire Caulk	iBLD-000154-2026	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-015927-2025				
01/22/2026	01/22/2026	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-002975-2026	Approved	Bill Tuman	No	Complete
03/17/2026	03/17/2026	Floor Framing & Sheathing	iBLD-011604-2026	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-039411-2025				
	03/17/2026	Shear and Hold Downs	iBLD-011736-2026	Correction	Bill Tuman	Yes	Complete
			Reinspection of iBLD-045378-2025				

Permit: XR2023-0296

08/30/2023	08/30/2023	Call Inspector for Pre-Grading Meeting	iBLD-032906-2023	Correction	Jaime Molina	Yes	Complete
09/14/2023	09/14/2023	Call Inspector for Pre-Grading Meeting	iBLD-035171-2023	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-032906-2023				
10/04/2023	10/04/2023	Erection Pads	iBLD-038002-2023	Partial Pass	Jaime Molina	Yes	Incomplete
11/06/2023	11/06/2023	Footings and Foundation	iBLD-042924-2023	Partial Pass	Bill Tuman	Yes	Incomplete

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12/07/2023	12/07/2023	Erection Pads	iBLD-047390-2023	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-038002-2023				
12/11/2023	12/08/2023	Erection Pads	iBLD-047737-2023	Cancelled	Bill Tuman	Yes	Complete
			Reinspection of iBLD-047390-2023				
12/12/2023	12/12/2023	Erection Pads	iBLD-048166-2023	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-047737-2023				
03/13/2024	03/13/2024	Erection Pads	iBLD-009720-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048166-2023				
05/06/2024	05/06/2024	Soil Pipe	iBLD-016806-2024	Approved	Bill Tuman	No	Complete
05/09/2024	05/08/2024	Footings and Foundation	iBLD-017429-2024	Cancelled	Bill Tuman	Yes	Complete
			Reinspection of iBLD-042924-2023				
	05/08/2024	Rough Grade Approval	iBLD-017431-2024	Cancelled	Bill Tuman	Yes	Complete
	05/08/2024	Setbacks/ Line & Grade	iBLD-017428-2024	Cancelled	Bill Tuman	Yes	Complete
	05/08/2024	Ufer Ground	iBLD-017430-2024	Cancelled	Bill Tuman	Yes	Complete
05/13/2024	05/13/2024	Footings and Foundation	iBLD-017939-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-017429-2024				
	05/13/2024	Rough Grade Approval	iBLD-017937-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-017431-2024				
	05/13/2024	Setbacks/ Line & Grade	iBLD-017938-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-017428-2024				
	05/13/2024	Ufer Ground	iBLD-017936-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-017430-2024				
06/10/2024	06/10/2024	Masonry Pre-Grout/Wall Steel	iBLD-021815-2024	Partial Pass	Jaime Molina	Yes	Incomplete
06/24/2024	06/24/2024	Area Drains	iBLD-024053-2024	Partial Pass	Bill Tuman	Yes	Incomplete
07/01/2024	07/01/2024	Masonry Pre-Grout/Wall Steel	iBLD-024928-2024	Partial Pass	Bill Tuman	Yes	Incomplete
			Reinspection of iBLD-021815-2024				
07/11/2024	07/11/2024	Sewer	iBLD-026057-2024	Partial Pass	Bill Tuman	Yes	Incomplete
07/16/2024	07/16/2024	Sewer	iBLD-026728-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-026057-2024				
	07/16/2024	Slab On Grade	iBLD-026727-2024	Partial Pass	Bill Tuman	Yes	Incomplete
07/31/2024	07/31/2024	Slab On Grade	iBLD-028967-2024	Approved	Charles Wilson	No	Complete
			Reinspection of iBLD-026727-2024				
08/08/2024	08/08/2024	Masonry Pre-Grout/Wall Steel	iBLD-030134-2024	Approved	Bill Tuman	No	Complete
			Reinspection of iBLD-024928-2024				

LINKED PERMIT INSPECTION HISTORY REPORT (X2022-0535)

Permit Type: Combo Residential	Application Date: 02/23/2022	Owner:
Work Class: Addition	Issue Date: 04/04/2022	Parcel: 049 202 15
Status: Issued	Expiration Date: 08/31/2026	Address: 104 KINGS PL NEWPORT BEACH, CA 92663
IVR Number: 242277		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
09/05/2024	09/05/2024	Slab on Deck	iBLD-033925-2024	Approved	Bill Tuman	No	Complete
01/06/2025	01/06/2025	Gas Pipe Rough	iBLD-000098-2025	Approved	Charles Wilson	No	Complete
01/13/2025	01/13/2025	Rough Plumbing & Pan Test	iBLD-001000-2025	Approved	Bill Tuman	No	Complete
04/03/2025	04/03/2025	Area Drains	iBLD-012419-2025	Partial Pass	Bill Tuman	Yes	Incomplete
		Reinspection of iBLD-024053-2024					
	04/03/2025	Gas Pipe Underground	iBLD-012420-2025	Partial Pass	Bill Tuman	Yes	Complete
09/25/2025	09/25/2025	Complete Framing	iBLD-039407-2025	Correction	Jaime Molina	Yes	Complete
01/08/2026	01/08/2026	Complete Framing	iBLD-000168-2026	Correction	Bill Tuman	Yes	Complete
		Reinspection of iBLD-039407-2025					
	01/08/2026	Rough Electric Residential	iBLD-000170-2026	Correction	Bill Tuman	Yes	Complete
	01/08/2026	Rough HVAC/Mech/Fireplace	iBLD-000169-2026	Approved	Bill Tuman	No	Complete
02/11/2026	02/11/2026	Complete Framing	iBLD-005682-2026	Correction	Bill Tuman	Yes	Complete
		Reinspection of iBLD-000168-2026					
	02/11/2026	Rough Electric Residential	iBLD-005683-2026	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-000170-2026					
	02/25/2026	Water Quality BMP's	WQi-008341-2026	Approved	Monique Navarrete	No	Complete
02/24/2026	02/24/2026	Complete Framing	iBLD-007588-2026	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-005682-2026					
03/03/2026	03/03/2026	Insulation/Densglass	iBLD-008701-2026	Approved	Bill Tuman	No	Complete
03/09/2026	03/09/2026	Drywall Fire Caulk	iBLD-009917-2026	Approved	Bill Tuman	No	Complete
03/17/2026	03/17/2026	Gas Pipe Underground	iBLD-011605-2026	Partial Pass	Bill Tuman	Yes	Incomplete
		Reinspection of iBLD-012420-2025					

Permit: XR2023-0297

08/30/2023	08/30/2023	Call Inspector for Pre-Grading Meeting	iBLD-032908-2023	Correction	Jaime Molina	Yes	Complete
09/14/2023	09/14/2023	Call Inspector for Pre-Grading Meeting	iBLD-035173-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-032908-2023					
10/16/2023	10/16/2023	Erection Pads	iBLD-039728-2023	Partial Pass	Jaime Molina	Yes	Incomplete
10/25/2023	10/25/2023	Erection Pads	iBLD-041142-2023	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-039728-2023					
11/06/2023	11/06/2023	Footings and Foundation	iBLD-042925-2023	Partial Pass	Bill Tuman	Yes	Incomplete
12/04/2023	12/04/2023	Erection Pads	iBLD-046720-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
		Reinspection of iBLD-041142-2023					
12/07/2023	12/07/2023	Erection Pads	iBLD-047389-2023	Partial Pass	Bill Tuman	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (X2022-0535)

Permit Type: Combo Residential	Application Date: 02/23/2022	Owner:
Work Class: Addition	Issue Date: 04/04/2022	Parcel: 049 202 15
Status: Issued	Expiration Date: 08/31/2026	Address: 104 KINGS PL NEWPORT BEACH, CA 92663
IVR Number: 242277		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of IBLD-046720-2023							
12/08/2023	12/08/2023	Erection Pads	IBLD-047817-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of IBLD-047389-2023							
12/14/2023	12/14/2023	Footings and Foundation	IBLD-048460-2023	Partial Pass	Bill Tuman	Yes	Incomplete
Reinspection of IBLD-042925-2023							
12/20/2023	12/20/2023	Footings and Foundation	IBLD-049303-2023	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-048460-2023							
	12/20/2023	Setbacks/ Line & Grade	IBLD-049845-2023	Approved	Bill Tuman	No	Complete
01/04/2024	01/04/2024	Masonry Pre-Grout/Wall Steel	IBLD-000345-2024	Partial Pass	Chris Sanchez	Yes	Incomplete
06/10/2024	06/10/2024	Final Building	IBLD-021814-2024	Partial Pass	Jaime Molina	Yes	Incomplete
07/01/2024	07/01/2024	Final Building	IBLD-024930-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-021814-2024							
Permit: XR2024-0063							
05/09/2024	05/08/2024	Footings and Foundation	IBLD-017433-2024	Cancelled	Bill Tuman	Yes	Complete
	05/08/2024	Rough Grade Approval	IBLD-017432-2024	Cancelled	Bill Tuman	Yes	Complete
	05/08/2024	Setbacks/ Line & Grade	IBLD-017434-2024	Cancelled	Bill Tuman	Yes	Complete
05/13/2024	05/13/2024	Footings and Foundation	IBLD-017941-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-017433-2024							
	05/13/2024	Rough Grade Approval	IBLD-017940-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-017432-2024							
	05/13/2024	Setbacks/ Line & Grade	IBLD-017942-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-017434-2024							
06/10/2024	06/10/2024	Masonry Pre-Grout/Wall Steel	IBLD-021816-2024	Partial Pass	Jaime Molina	Yes	Incomplete
06/24/2024	06/24/2024	Area Drains	IBLD-024057-2024	Partial Pass	Bill Tuman	Yes	Incomplete
	06/24/2024	Sewer	IBLD-024146-2024	Correction	Bill Tuman	Yes	Complete
07/01/2024	07/01/2024	Masonry Pre-Grout/Wall Steel	IBLD-024926-2024	Approved	Bill Tuman	No	Complete
Reinspection of IBLD-021816-2024							
07/16/2024	07/16/2024	Slab On Grade	IBLD-026723-2024	Partial Pass	Bill Tuman	Yes	Incomplete
07/31/2024	07/31/2024	Slab On Grade	IBLD-028968-2024	Approved	Charles Wilson	No	Complete
Reinspection of IBLD-026723-2024							
09/05/2024	09/05/2024	Slab on Deck	IBLD-033927-2024	Approved	Bill Tuman	No	Complete

LINKED PERMIT INSPECTION HISTORY REPORT (X2022-0535)

Permit Type: Combo Residential	Application Date: 02/23/2022	Owner:
Work Class: Addition	Issue Date: 04/04/2022	Parcel: 049 202 15
Status: Issued	Expiration Date: 08/31/2026	Address: 104 KINGS PL NEWPORT BEACH, CA 92663
IVR Number: 242277		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
09/25/2025	09/25/2025	Complete Framing	iBLD-039408-2025	Correction	Jaime Molina	Yes	Complete
01/08/2026	01/08/2026	Complete Framing	iBLD-000174-2026	Correction	Bill Tuman	Yes	Complete
		Reinspection of iBLD-039408-2025					
	01/08/2026	Rough Electric Residential	iBLD-000177-2026	Correction	Bill Tuman	Yes	Complete
	01/08/2026	Rough HVAC/Mech/Fireplace	iBLD-000175-2026	Approved	Bill Tuman	No	Complete
02/11/2026	02/11/2026	Complete Framing	iBLD-005685-2026	Correction	Bill Tuman	Yes	Complete
		Reinspection of iBLD-000174-2026					
	02/11/2026	Rough Electric Residential	iBLD-005684-2026	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-000177-2026					
02/24/2026	02/24/2026	Complete Framing	iBLD-007590-2026	Approved	Bill Tuman	No	Complete
		Reinspection of iBLD-005685-2026					
03/03/2026	03/03/2026	Insulation/Densglass	iBLD-008702-2026	Approved	Bill Tuman	No	Complete
03/09/2026	03/09/2026	Drywall Fire Caulk	iBLD-009919-2026	Approved	Bill Tuman	No	Complete

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 746-1888
 newpbc@newpbc.gov
 Combination Type - SFP
 Work Class - Addition

**COMB Permit : X2022-0535**

Plan Check No. : 0487-2022

Issued Date : 06/04/2022

Final Date:

Permit Status: Approved

Inspection Area : 3

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

Job Address : 104 KINGS PL
Description : SFR ADD 359 SF BY ENCLOSING PATIO

Legal Desc : N TR 12'19 BLK E LOT 5

Owner :
Address :
Phone :

Contractor : R D M S INC
Address : 260 E BAKER ST # 300
 COSTA MESA, CA 92626

Phone : (714) 448-1130
Con State Lic : 815872
Lic Expire : 12/31/2024
Bus Lic : B130008726
Bus Lic Expire : 01/31/2025

Architect : LAIDLAW SCOTT
Address : 3111 2ND AVE CORONA DEL MAR, CA
 92625
Phone : (949) 645-9982
State Lic : C021061

Applicant :
Address :

Engineer : JOHN DINH TRAM
Address : 11251 GARDENVIEW LN
 GARDEN GROVE, CA 92841
Phone : (714) 815-2956

Phone :
Owner/Builder :
Address :
Phone :

Workers' Compensation Insurance
Carrier : EVEREST PREMIER INS CO
Policy No. : 760002415231
W. C. Expire : 6/1/2024

Designer :
Address :
Phone :

Code Edition : 2019
Type of Construction : V-B
Occupancy Groups : U,R-3
Bldg Height :

Fire Sprinklers : YES
Fire Hazard Zone : M0
No of Units : 1
No of Stories : 2

Construction Valuation : \$150,000.00
Added/New/PI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 10, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

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City of Newport Beach

Community Development Department - Building Division
100 Divic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 644-3268
Inspection Requests Phone: (949) 644-3255
newportbeachca.gov/inspections
Combination Type - SFP ELEC MECH PLUM
Work Class - Addition/Alteration



COMB Permit : XR2022-2167

Plan Check No : PC2022-2007

Issued Date : 11/17/2022

Inspection Area : 3

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

Job Address : 104 KINGS PL
Description : SFR ADD 1,219 SF TO 1ST AND 2ND FLOOR * REMODEL 1,563 SF
Legal Desc : N TR 1218 BLK E LOT 5

Owner : FRANCIS TRAN
Address : 19731 WARLOW LN
NEWPORT BEACH, CA 92663
Phone :

Contractor : REMS INC
Address : 250 E BAKER ST, 300
COSTA MESA, CA 92626
Phone : (714) 546-1130

Architect : LAIDLAW SCOTT
Address : 3111 2ND AVE CORONA DEL MAR, CA
92625
Phone : (949) 645-9882

Applicant : Matthew Wilson
Address : 3111 Second Ave, Second Ave.
Corona Del Mar, CA 92625
Phone : (949) 645-9882

Con State Lic : 815972
Lic Expire : 12/31/2022
Bus Lic : 8130006726
Bus Lic Expire : 01/31/2023

Engineer : JOHN DINH TRAN
Address : 11251 GARDENAIRE LN
GARDEN GROVE, CA 92641
Phone : (714) 815-2356

Owner/Builder :
Address :
Phone :

Workers' Compensation Insurance
Carrier : EVEREST PREMIER INS CO
Policy No : 7600015443221
W. C. Expire : 9/11/2023

Designer :
Address :
Phone :

Code Edition : 2019
Type of Construction : V-B
Occupancy Groups : U.R. 3
Bldg Height :

Fire Sprinklers : YES
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 2

Construction Valuation : \$676,300.00
Added/New TI sq. ft. Bldg : 1,219
Alteration sq. ft. Bldg : 1,563
Added/New sq. ft. Garage : 0
TOTAL sq. ft. : 1,219

Building Setbacks : Front: 10, Side: 4, Side A, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

BS

SPECIAL CONDITIONS: HUALER; TIGHT QUARTERS
LANDSLIDE & LIQUEFACTION ZONE *None w/ perils.com.s.#*



DEPUTY 1 INSPECTION

1-800-DEPUTY1

Gen Contr: RDM

Sub Contr: TEK

Report of Special Inspection

Project Name Address: Tran Res / 104 Kings Pl

Permit Number: XR2022-2167

Inspection Type(s) Welding

Inspection Date(s) 3/13/2023 [] Periodic [] Continuous

Describe Inspection Made, including Locations:

Field welding of the the column cap plate to the bottom of the W12x170 Steel beam in lieu of bolting as agreed upon by the engineer.

List Tests Made:

Total Inspection Time Each Day:

Date	3/13/2023						
Hours	MIN						

List Items Requiring Correction, include uncorrected items previously listed

Comments

-The size and length of the welds comply with the approved plan and engineers specifications

-All welds are free of any visible defects

Observed the certified welder for proper technique of SMAW E7018 welding process

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

Signed: [Signature] Date 3/13/2023

Print Full Name: Chad Brummel Registration No NB-411



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 104 Kings Rd	Report date: 4-19-23	CNS Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 2022-2007
Full Name of Structural Observer (SO): John Tran	SO email Address: jdran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Concrete <input type="checkbox"/> Masonry	<input type="checkbox"/> Steel <input type="checkbox"/> Concrete <input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete <input type="checkbox"/> Steel Deck <input checked="" type="checkbox"/> Wood <input type="checkbox"/> Other:	Floor & Roof Framings	4-19-23
<input type="checkbox"/> Caissons, Piles, Grade Beams <input type="checkbox"/> Other:	<input type="checkbox"/> Wood or Metal Shear Panels <input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

The floor and roof framings at front garage are observed in compliance with design specifications. In addition, the roof framings and sheathings are also observed at craft room and bonus room. No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

4-19-23



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 844-3700

SPECIAL INSPECTION REPORT

Project Address: Tran Residence, 104 Kings Place, Newport Beach, CA.

Permit Number: XR2022-2167

Inspection Type (s): Chemical Anchors

Inspection Date (s): 12-30-24

Periodic Continuous

Describe inspection, including Location(s):

Observed the placement of 3 - 5/8" all thread anchors for HD's at garage shear wall per sheet 5.1.1, line A between 1 & 2. Placement using Simpson Set 3G epoxy (Lot #1000431116, exp 3/26). Prior to placement verified no oil on steel and proper cleaning of holes using nylon brush and compressed air.

Total Inspection Time Each Day:

Date: 12-30-24

Hours: Min

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

Comments:

Field Inspection Report (Form 100) is a public document. It shall be made available to the public upon request. It shall be made available to the public upon request. It shall be made available to the public upon request.

Special Inspector Signature:

P. Gilpin

Print Full Name:

Peter Gilpin

Date:

12-30-24

Newport Beach Registration No.:

NB26102



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

Gen Contr: RJMA
 Sub-Contr: _____

JT Engineering

SPECIAL INSPECTION REPORT

Project Address: Residence c 104 Kings Pl
 Permit Number: ~~XC2023 0296~~ ~~XC2024 0063~~ ~~XC2025 0000~~ 2022-2167
 Inspection Type (s): Epoxy
 Inspection Date (s): 4/18/25 | Periodic Continuous

Describe Inspection, Including Location(s):
Observed placement of 5/8" all thread w/ Simpson Set 38 epoxy into existing new columns for 5' diameter.
10' 5/8" AT w/ 7" embed 4/3.1
3.5' 5/8" All thread for HD US w/ 10" embed 5/3.1
4' 5/8" All thread for new 1.56x6x18 w/ 10" embed 4/3.1

List Tests Made:

Total Inspection Time Each Day:

Date:	<u>4/18/25</u>				
Hours:	<u>min</u>				

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

Name

Comments:

Holes blown finished
Holes drilled oversized
Simpson Set 38 22N 1000 909697 Exp 12/10/25

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: <u>MTH</u>	Date: <u>4/18/25</u>
Print Full Name: <u>Matt Berends</u>	Newport Beach Registration No.: <u>NB-1975</u>

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1889
 newportbeachca.gov/ovc
 Combination Type - SFP ELEC MECH PLUM
 Work Class - Addition

**COMB Permit : XR2023-0296**

Plan Check No : PC2023-0234
 Issued Date : 08/23/2023
 Final Date :
 Permit Status: Issued
 Inspection Area : 3

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

Job Address : 104 KINGS PL
 Description : SFR ADD 981 SF BONUS ROOM W/15 CASSSSONS
 Legal Desc : N TR 1219 BLK E LOT 5

Owner : DNEOFOUR NB LLC
 Address : 104 KINGS PL
 Address : NEWPORT BEACH, CA 92863
 Phone : (949) 533-3131

Contractor : RDM5 INC
 Address : 250 BAKER ST E, 300
 Address : COSTA MESA, CA 92626
 Phone : (714) 546-1130
 Con State Lic : 815872
 Lic Expire : 12/31/2024
 Bus Lic : B730006726
 Bus Lic Expire : 01/31/2024

Applicant : MATTHEW WILSON
 Address : 3111 SECOND AV
 Address : GDM, CA 92625
 Phone : (949) 645-9982

Workers' Compensation Insurance
 Carrier : EVEREST PREMIER INS CO
 Policy No : 7860019443221
 W. C. Expire : 9/1/2023

Owner/Builder :
 Address :
 Phone :

Architect : LANDLAW SCOTT
 Address : 3111 2ND AVE CORONA DEL MAR, CA
 Address : 92625
 Phone : (949) 645-9882
 State Lic :
 Engineer : JOHN DINH TRAN
 Address : 11251 GARDENAIRE LN
 Address : GARDEN GROVE, CA 92841
 Phone : (714) 815-2550
 Designer :
 Address :
 Phone :

Code Edition : 2022
 Type of Construction : V-B
 Occupancy Groups : U,R-3
 Bldg Height :

Fire Sprinklers : YES
 Fire Hazard Zone : NO
 No of Units : 1
 No of Stories : 2

Building Setbacks : Front: 10, Side: 4, Rear: 10
 Flood Zone : X
 Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS :

Construction Valuation : \$300,000.00
 Added/New/TT sq. ft. Bldg : 981
 Alteration sq. ft. Bldg :
 Added/New sq. ft. Garage : 0
 TOTAL sq. ft. : 981

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City of Newport Beach

Community Development Department - Building Division
400 Datic Center Drive, Newport Beach, CA 92660
Permit Center Phone: (949) 715-1888
newportbeach@cityofnb.com
Combination Type - SFP ELEC MECH PLUM
Work Class - Addition



COMB Permit : XR2024-0063

Plan Check No : PC2023-0234
Issued Date : 03/12/2024
Final Date:
Permit Status: Issued
Inspection Area : 8

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

Job Address : 104 KINGS PL
Description : SFR ADD 601 SF SUBTERRANEAN GAME ROOM AND WINE STORAGE (REV2024-0041)
Legal Desc : TR 1219 BLK E LOT 5

Owner : ONEFOUR NB LLC
Address : 104 KINGS PL
NEWPORT BEACH, CA 92663
Phone : (949) 533-3131

Contractor : R D M S INC
Address : 250 BAKER ST E, 300
COSTA MESA, CA 92626
Phone : (714) 546-1130
Con State Lic : 815972
Lic Expire : 12/31/2024
Bus Lic : BT30008728
Bus Lic Expire : 02/28/2025

Architect : LAIDLAW SCOTT
Address : 3111 2ND AVE CORDONA DEL MAR, CA
92525
Phone : (949) 645-9982
Stats Lic : C021001

Applicant : MATTHEW WILSON
Address : 3111 SECOND AV
COM, CA 92625
Phone : (949) 645-9982

Engineer : JOHN DINH TRAN
Address : 11251 GARDENAIRE LN
GARDEN GROVE, CA 92841
Phone : (714) 515-3355

Owner/Builder :
Address :
Phone :

Workers' Compensation Insurance
Carrier : EVEREST PREMIER INSURANCE COMPANY
policy No : 7600015443221
W. C. Expire : 9/1/2024

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U-R-3
Blgd Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 3

Construction Valuation : \$100,000.00
Added/New/TI sq. ft. Bldg : 601
Alteration sq. ft. Bldg :
Added/New sq. ft. Garage : 0
TOTAL sq. ft. : 601

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : **BS**

SPECIAL CONDITIONS: REV2024-0041



CHEERS REGISTRY PROJECT STATUS REPORT



Scan to Validate.

PROJECT SUMMARY

Project Name: Tran P31 Addition
 Address: 104 Kings Place
 City, State, Zip: Newport Beach, CA 92663
 Building Department: Costa Mesa, City of
 Permit Number:
 Building Energy Code: 2019 Standards

**HERS VERIFIABLE
MEASURES**

INCOMPLETE



**ENERGY CODE
COMPLIANCE**

INCOMPLETE



CERTIFICATE OF COMPLIANCE (CF1R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
05/20/2025	CF1R-PRF-01-E	Performance Compliance	425-P010153469A-000-000-0000000-0000	<input checked="" type="checkbox"/>

CERTIFICATE OF INSTALLATION (CF2R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
03/01/2026	CF2R-ENV-01-E	Fenestration	425-P010153469A-000-001-E01001A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-03-E	Insulation Installation	425-P010153469A-000-001-E03002A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-21-H	QII	425-P010153469A-000-001-E21003A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-22-H	QII	425-P010153469A-000-001-E22004A-0000	<input checked="" type="checkbox"/>
	CF2R-LTG-01-E	Lighting		<input type="checkbox"/>
	CF2R-MCH-01d-E	HVAC, Ducts and Fans		<input type="checkbox"/>
	CF2R-PLB-02a-E	Single Family Hot Water		<input type="checkbox"/>

CERTIFICATE OF VERIFICATION (CF3R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
03/01/2026	CF3R-ENV-21-H	QII	425-P010153469A-000-001-E21003A-E21A	<input checked="" type="checkbox"/>
03/01/2026	CF3R-ENV-22-H	QII	425-P010153469A-000-001-E22004A-E22A	<input checked="" type="checkbox"/>



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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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Structural Observation Report

Project Address: 104 Kings Rd	Report date: 2-11-26	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check
Full Name of Structural Observer (SO): John Tran	SO email Address: jdtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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 type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: Ceiling Framings	<input type="checkbox"/> Other:	Soffit Framings @ Mancave	2-11-26

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

The soffit framings are observed in compliance with designed specifications

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

2-11-26



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 926588915
(949) 644-3200

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

CASSION CONFIRMATION 57 AND 58

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 RON MIEDEMA License # CS 4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR #409 LAGUNA

Job Address 104 KINGS

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: HOLES ARE COMPLETELY ON SUBJECT PROPERTY

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

Date 12-1-23

Ron Medina
Engineer/Surveyor's stamp and signature



Form/Seal/Noted Top of Slab/Elevation Cert

6 HOLES PL

READ OF BUILDING

○ ○ ○

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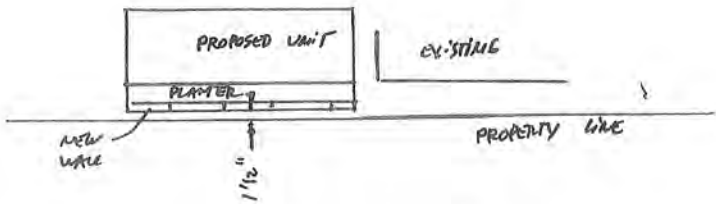
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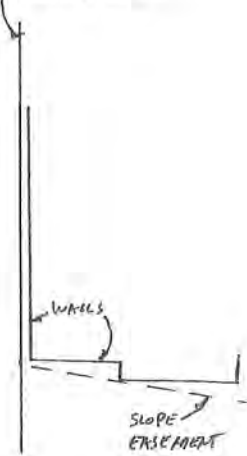
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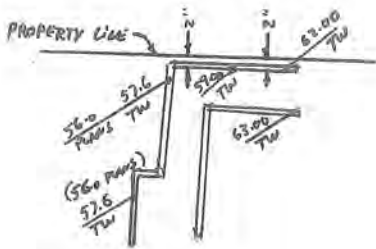
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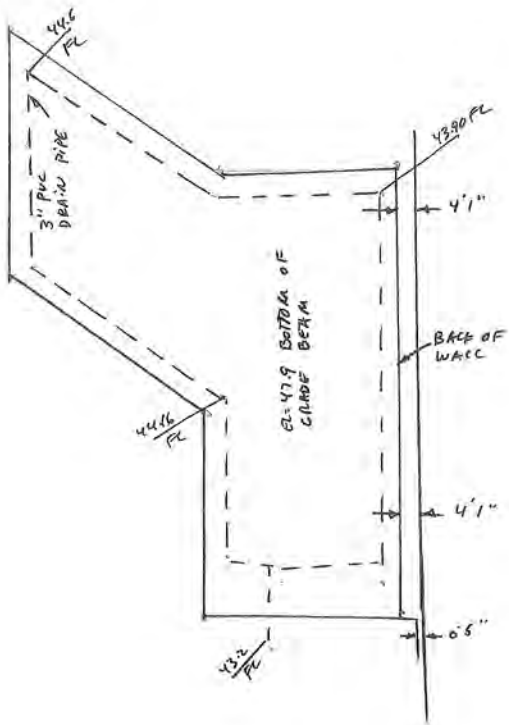
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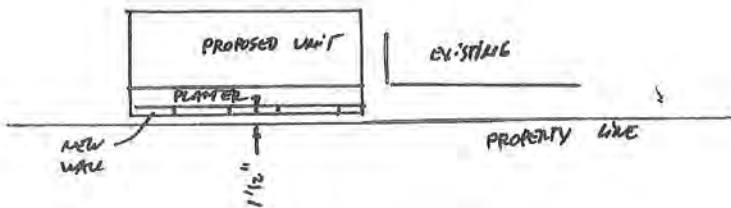


PROPERTY LINE









REXP OF
BUILDING

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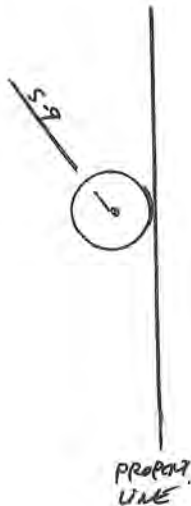
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Gen Contr: RBM
Sub-Contr: Jones



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: Residence 104 Kings Pl
Permit Number: X162023-0297
Inspection Type (s): R/C Ceilings
Inspection Date (s): 10/27/23 () Periodic (X) Continuous

Describe Inspection, including Location(s):
Observed placement & consolidation of psi concrete into 16" ceilings for pool per approved plans SB210 P1-P16 Details 4, 5, 6 / SP.2

List Tests Made:
4-488 - Con/Bldg MW 45WIC812 Ticket # 577193 App 8x 95 ydr

Total Inspection Time Each Day:

Date:	<u>10/27/23</u>					
Hours:	<u>FWL</u>					

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

Comments:
Steel chgs - clear of debris & materials
Ceas in place per approved plans
Clear voids achieved & maintained
Consolidated by mechanical vibrator

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>MWH</u>	<u>10/27/23</u>
Print Full Name:	Newport Beach Registration No.:
<u>Matthew Berente</u>	<u>NB-0789</u>

Field Memorandum

Client: Francis Tran

Date: December 7, 2023

Contractor: RDM Construction

Project No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Observation of Caisson Drilling

Arrived on site this morning to observe drilling operations for the caissons at the request of the general contractor. The drilling company is R.C. Drilling. Representatives from the concrete contractor (Jones Concrete & Masonry, Inc.) were also on site. The reference drawings are the Shoring Plans and Pool Plans prepared by JT Consulting Engineers, dated July 10, 2023. The driller used a limited access drill rig to excavate the caisson borings.

Drilling conditions were generally as anticipated with tan/brown to reddish/brown silty sand terrace deposits over Capistrano Formation bedrock at a depth of approximately nine feet below the rough pad grade elevation of approximately 52 feet. Bedrock was observed to consist of olive/grey siltstone.

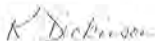
Drilling conditions continued below a depth of 22.5 feet at S11 through the bedrock with an 18" core barrel and were observed to be very hard to total depth. At S10, 18" the core barrel was also utilized below a depth of 21 feet due to hard drilling. S1, which had previously been backfilled with slurry due to caving, was also reamed out to a total depth of 21 feet using the 24" flight auger. Additionally, the depths of S3 and S4 were measured at 24 feet, indicating that the boreholes have not caved. No caving or groundwater seepage was observed in the borings. The following excavations were drilled to the required minimum depth/elevation today and, from a geotechnical standpoint, are suitable for placement of the steel and concrete.

Caissons	Date Drilled	Diameter (in)	Approximate Pad Elevation (ft)	Minimum Bedrock Embedment (ft)	Final Total Depth/ Tip Elevation (ft)	Approximate Depth to Bedrock (ft)	Bedrock Embedment (ft)
S1	12-7-23	24	-48.5	7.0	21.0 / 27.5	8.5	12.5
S10	12-7-23	18	-52.0	7.0	24.6 / 27.4	9	15.6
S11	12-7-23	18	-53.0	7.0	25.0 / 28.0	9	16.0

Caisson excavations should be observed to check for loose debris prior to placement of cages and the pouring cement. This memorandum is not intended to verify cage length or steel reinforcement.

Our services do not include verification of line and grade for the subject caissons or pad grades, which was checked by others. Table elevations are based on the contractor's surveys and staking.

Katherine Dickinson





CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92656
 www.newportbeachca.gov | (949) 644-3200

DEPUTY INSPECTION
 (800-DEPUTY)

Gen Contr: RDM
 Sub-Contr: James Lawrence

SPECIAL INSPECTION REPORT

Project Address: Residence @ 104 Kings Pl
 Permit Number: NR 2023 6297
 Inspection Type (s): R/C
 Inspection Date (s): 11/9/23 () Periodic (X) Continuous

Describe inspection, including location(s):
 Observed placement + consolidation of 4500 psi concrete into grade beams for post SP2.0 of approved final plans. 2x8 form P8-Pl6 to be poured at later date. Poured PIP plunger wall at east property line per #52.0 1 pour. Re S/S3.3 - Upper tier of wall

List Tests Made:
 4-4x8 Easy Pole Max 45W/O378 Ticket 400276 Approx 57 Yrds

Total Inspection Time Each Day:

Date:	<u>11/9/23</u>				
Hours:	<u>Full</u>				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
 Reinforcing steel checked + approved by other. Forms clean + clear of loose material + debris. Clear areas adjacent main + tied. Consolidated by mechanical vibrator. Monitored concrete of water to quality.

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.S.C. except as noted above.

Special Inspector Signature:	Date:
<u>[Signature]</u>	<u>11/9/23</u>
Print Full Name:	Newport Beach Registration No.:
<u>Matthew Bonardi</u>	<u>NB-0789</u>

Special Inspection Report 6-29-13

Concrete Caisson (Pile) S4

Caisson diameter: 24 inches.

Total Drilled Depth: 24.0 feet. Bottom elevation 27.5' (+/-).

Terrace Deposits (Qp) @ 0 - 11.0 feet (+/-) below drill pad.

Bedrock (Tc) @ 11.0 - 24.0 feet (+/-).

Hard concretionary layer (12" +/-) encountered at 15.0 feet. No core barrel drilling required.

Concrete Caisson (Pile) S3 (Redrilling through Slurry Backfill)

Caisson diameter: 24 inches.

Excavation caved previously on 11/30/23 and subsequently backfilled with two sack cement/sand slurry above 8'.

Total Drilled Depth: 24.0 feet. Bottom elevation 27.5' (+/-).

Terrace Deposits (Qp) @ 0 - 8.5 feet (+/-) below drill pad.

Bedrock (Tc) @ 8.5 - 24.0 feet (+/-).

Hard concretionary layer (12" +/-) encountered at 15.0 feet. No core barrel drilling required.

Concrete Caisson (Pile) S11 (Drilling Stopped 3 feet (+/-) from target bottom elevation)

Caisson diameter: 18 inches.

Drilled Depth: 22.5 feet. Required total drill depth 25' to achieve bottom elevation 28.0' (+/-).

Terrace Deposits (Qp) @ 0 - 9.0 feet (+/-) below drill pad.

Bedrock (Tc) @ 9.0 - 22.5 feet (+/-).

Note: Concrete caissons remaining to be drilled are S11 to total depth, S10, and to redrill through the slurry backfill for S1, respectively.



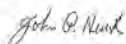
Respectfully Submitted,

R McCarthy Consulting, Inc.

John Hunt, Principal Geologist

Terrace Deposits were observed to consist of Silty, fine Sand. The material is generally medium dense and friable, moist, pale orange-brown to brown, and contained scattered seashell fragments and roots.

Bedrock:Capistrano Formation was observed to consist of Clayey Siltstone/Siltstone. The bedrock was soft to moderately hard, moist, light olive-gray to medium gray, appeared poorly bedded to platy, fractured and/or jointed, and mottled with minor oxidabon staining.



Respectfully Submitted,

R. McCarthy Consulting, Inc.

John Hunt, Principal Geologist

R McCarthy CONSULTING, INC

Client: Francis Tran

Date: November 28, 2023

General Contractor: RDM Construction

File No: 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Subject: Geologic Observation of West Side Planter Wall Caisson Drilling

Arrived on site this afternoon at the request of our office to provide geologic oversight during the drilling for the planter wall concrete caissons located at the southwest corner of the backyard. Upon my arrival, I met with Griffin from our office to discuss the status of the drilling operations, review the project plans, and to assume observation responsibilities. The project plans were prepared by JT Consulting Engineers and dated 7-10-2023. Plan sheets relevant to the current planter wall caissons were identified as Sheet SP2.0, Pool Foundation Plan, and Sheet SP.4, Concrete Details. Elevations referenced herein were based on these sheets and on the elevation of the existing drill pad of 48.50' (+/-) established by the project surveyor. Drilling is being performed by RC Drilling. Caisson designations are based on the referenced plans. The following observations were completed this date:

Concrete Caisson (Pile) S5

Caisson diameter: 18 inches.

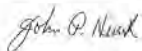
Total Drilled Depth: 19 feet (bottom elevation 29.5 feet (+/-) below drill pad).

Terrace Deposits (Qp) @ 0 - 8.5 feet below drill pad.

Bedrock (Tc) @ 8.5 - 19.0 feet (+/-).

Terrace Deposits were observed to consist of Silty, fine Sand. The material is generally medium dense and friable, moist, pale orange-brown to brown, and contained scattered seashell fragments and roots.

Bedrock: Capistrano Formation was observed to consist of Clayey Siltstone/Siltstone. The bedrock was soft to moderately hard, moist, light olive-gray to medium gray, appeared poorly bedded to platy, fractured and/or jointed, and mottled with minor oxidation staining.



Respectfully Submitted,

R McCarthy Consulting, Inc.

John Hunt, Principal Geologist



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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Gen Contr: RDM
 Sub-Contr: James Concrete

SPECIAL INSPECTION REPORT

Project Address: Tran Residence @ 104 Kings Pl
 Permit Number: XR20230296 XR202400193
 Inspection Type (s): RC - Mat Slab Basement / Man Cave
 Inspection Date (s): 7/30/24 (1) Periodic () Continuous
Walter (14) 337-8204

Describe Inspection, Including Location(s):
 Observed the placement & inspected basement / man cave mat slab reinforcement @ rear lower property slab area covered by (2) permits. S2.0, plan for ratio 3/ S3.5, deformed bar, wall sections S3.2, rebar @ 12/S3.2

List Tests Made:
 Reinforcement verification

Total Inspection Time Each Day:

Date: <u>7/30/24</u>			
Hours: <u>AM</u>			

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

Comments:
 anal extra bar steel conveyed on S2.0
 See spacing, laps, and configuration of bar relative to plan
 3" clearances maintained by adobe gaskets

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>7/30/24</u>
Print Full Name: <u>Steven Ward</u>	Newport Beach Registration No.: <u>NB-0743</u>



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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Gen Contr: RDM
Sub Contr: Tom Jones

SPECIAL INSPECTION REPORT

Project Address: 1254 Cedar St @ 104 King Pl
 Permit Number: X122023-0296 X122021-0063
 Inspection Type (s): R/C - Rehab
 Inspection Date (s): 6/6/24 () Periodic () Continuous

Describe Inspection, including Location(s):
 Confirmed placement of new rebar for structural wall in
 wine room / basement. Rebar 5/20 1st floor up to S/W corner
 in wine room, #6 @ 10" oc. Lateral rebar w/ #5 @ 18" oc. Rebar + hook
 #5 stairs down to #12 front + back, #5 @ 12" vert to tie PIP well @ stairs
 1/2/SS, 2, 8/11/SS

List Tests Made:

Total Inspection Time Each Day:

Date:	<u>6/6/24</u>				
Hours:	<u>11</u>				

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

Comments:
 Steel in place per plans + tied to maintain position
 Clear areas achieved + maintained
 Steel clean + clear of debris

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

Special Inspector Signature: <u>Matt Berardi</u>	Date: <u>6/6/24</u>
Print Full Name: <u>Matt Berardi</u>	Newport Beach Registration No.: <u>NB-0789</u>

Field Memorandum

Client: Francis Tran

Date: April 23, 2024

Contractor: RDM General Contractors

Project No. 8548-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0296

Subject: Observation of Basement Level Subgrade

XR2023-0063

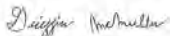
Arrived on site this morning to observe basement level subgrade at the request of the general contractor. The general contractor (RDM Construction) was on site at the time of my site visit. Representatives from the concrete contractor (Jones Concrete & Masonry, Inc.) were also on site for the shoring operations. The reference drawings are the Grading Plans prepared by Toal Engineering, dated August 15, 2023.

The concrete contractor previously finished installing drain lines for the basement level foundation last week. Our office was on site to observe and test the drain line backfill soils. Our field technician Dayne was also on site to test the compaction of the trench backfill and subgrade soils with an electronic gauge. The contractor used on site derived yellow brown silty sand to backfill the drain line trenches. Backfill operations were complete prior to our arrival. The drain line trench backfills were probed and observed to be firm and moist.

I additionally observed the subgrade soils across the proposed basement foundation bottom to consist of on-site derived yellow brown silty sand. The basement subgrade soils were probed and observed to be firm and moist.

Based upon our observations and testing, it is our opinion that, from a geotechnical standpoint, the basement level subgrade soils are in general compliance with the recommendations of this firm and acceptable for placement of the slab underlay, waterproofing, steel and concrete. The slab underlay and waterproofing should be constructed in conformance with the approved project plans. Any modifications should be brought to the attention of RMC and approved in writing prior to placement.

Griffin McMullen, Staff Geologist



Field Memorandum

Client: Francis Tran

Date: April 12, 2024

Contractor: RDM General Contractors

Project No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Observation of Basement Level Subdrains

Arrived on site this morning to observe basement level subdrains at the request of the general contractor. The general contractor (RDM Construction) was on site at the time of my site visit. Representatives from the concrete contractor (Jones Concrete & Masonry, Inc.) were also on site for the shoring operations. The reference drawings are the Grading Plans prepared by Toal Engineering, dated August 15, 2023.

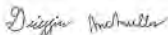
The concrete contractor finished installing drain lines along the west side of the proposed basement level prior to my arrival this morning. I observed discharge drain lines extending from the base of the wooden lagging boards in between the concrete pool caissons along the west side of the proposed basement level. The drain line pipes consist of solid SCH 40 4" diameter PVC pipes. The discharge pipes connect to a drain line running parallel to the west side shoring approximately 3 feet from the edge of the west side of the basement excavation. Drain line excavations were observed to be a maximum of approximately 24 inches below adjacent surface grades exposing native yellow brown silty sand terrace soils. The bottom of the excavations were probed and observed to be firm and moist. The drain lines were observed to connect to the outlet pipe at the south end of the proposed basement. The contractor plans to backfill these trenches with on site derived silty sand. Our office plans to return to the site on Monday to test the compaction of the drain line backfill soils.

I previously observed the discharge drain lines along the west and northwest sides of the basement perimeter shoring. These drain lines were also observed to be connected to the outlet pipe at the south end of the basement. These pipes have been backfilled to adjacent surface grades with on site silty sand. The drain line trench backfill soils were probed and observed to be firm and moist, observe

I additionally observed the lagging along the east end of the proposed north side basement excavation shoring. Caving issues and slumping of lagging boards were previously observed during excavation for the lower 3 feet of lagging boards. Our geotechnical engineer discussed this issue with the civil engineer and concrete contractor. The concrete contractor used excavators and wood to prop the slumped lagging boards back up and place the remaining lower three boards. The concrete contractor used a lean 2 sac slurry to backfill behind the lagging boards and fill the void spaces creating during the caving observed in the initial excavation. This corrective procedure was performed prior to my arrival this morning.

Based upon our observations and testing, it is our opinion that, from a geotechnical standpoint, the basement level subdrains are in general compliance with the recommendations of this firm and acceptable for placement of the slab underlay, waterproofing, steel and concrete. The slab underlay and waterproofing should be constructed in conformance with the approved project plans. Any modifications should be brought to the attention of RMC and approved in writing prior to placement.

Griffin McMullen, Staff Geologist



R McCarthy Consulting, Inc.
23 Corporate Plaza, Suite 150, Newport Beach, CA 92660
Phone 949 679 2539 | Email info@rmmcconsulting.com



RDM
Jones
& Associates
IT consulting

Tran Residence/104 Kings Pl, Newport Beach

Reinforced Concrete
5/1/24

Observed epoxy installation of the following into caissons at rear foundation per structural plans. A). (7) #8 dowels embedded a minimum of 24" into top of piles for grade beam connections. B). (42) #5 dowels embedded a minimum of 12" into side of piles for grade beam connections.

5/1/24

4

Holes brushed and blown clean prior to insertion of dowels.
Holes drilled oversize to allow for full coating of dowels.
Simpson set xp 2508 exp 2026

5/1/2024

Thomas George

NB-0617

Field Memorandum

Client: Francis Tran

Date: April 23, 2024

Contractor: RDM General Contractors

Project No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Observation of Basement Level Subgrade

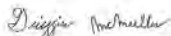
Arrived on site this morning to observe basement level subgrade at the request of the general contractor. The general contractor (RDM Construction) was on site at the time of my site visit. Representatives from the concrete contractor (Jones Concrete & Masonry, Inc.) were also on site for the shoring operations. The reference drawings are the Grading Plans prepared by Toal Engineering, dated August 15, 2023.

The concrete contractor previously finished installing drain lines for the basement level foundation last week. Our office was on site to observe and test the drain line backfill soils. Our field technician Dayne was also on site to test the compaction of the trench backfill and subgrade soils with an electronic gauge. The contractor used on site derived yellow brown silty sand to backfill the drain line trenches. Backfill operations were complete prior to our arrival. The drain line trench backfills were probed and observed to be firm and moist.

I additionally observed the subgrade soils across the proposed basement foundation bottom to consist of on site derived yellow brown silty sand. The basement subgrade soils were probed and observed to be firm and moist.

Based upon our observations and testing, it is our opinion that, from a geotechnical standpoint, the basement level subgrade soils are in general compliance with the recommendations of this firm and acceptable for placement of the slab underlay, waterproofing, steel and concrete. The slab underlay and waterproofing should be constructed in conformance with the approved project plans. Any modifications should be brought to the attention of RMC and approved in writing prior to placement.

Griffin McMullen, Staff Geologist



Field Memorandum

Client: Francis Tran

Date: March 12, 2024

Contractor: RDM Construction

Project No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Observation of Basement Pile Drilling

Arrived on site this morning at the request of the general contractor to observe drilling for the placement of caissons below the basement area on site. Another geologist from our office, Katherine Dickinson, was also on site earlier this morning for drilling observations. The contractors on site included workers from R.C. Drilling and Jones Concrete and Masonry, Inc. The plans utilized today were shoring and pool plans prepared by JT Consulting Engineers from December 15, 2023. The workers from R.C. Drilling used a Trive limited access drill rig with a flight auger tip for excavation and a Kubota SVL 75-2 mini track loader to haul rock and soil.

The excavation of Piles P-10 and P-11 revealed similar materials at depth. The upper 4.5 to 5.5 feet consisted of reddish to yellow brown silty sand terrace materials. Below this depth was the Capistrano Formation bedrock. The bedrock was primarily a brownish grey siltstone in the upper 20 feet. Drilling below approximately 20 feet exposed a darker grey siltstone. Our report calls for minimum pile excavation depths of 7 feet below bedrock. No caving or groundwater were observed. The following excavations were drilled to the required minimum depth/elevation today and, from a geotechnical standpoint, are suitable for placement of the steel cages and concrete.

Pile No.	Date Drilled	Diameter (in)	Surface Elevation/ Bottom of Grade Beam (GB) (ft)	Minimum Total Depth Below Bottom of GB (ft)	Final Total Depth/ Tip Elevation (ft)	Approximate Depth to Bedrock (ft)
P-10	3-12-24	30	45.7	25.0	25.7 / 20.0	5.3
P-11	3-12-24	30	45.7	25.0	26.0 / 19.7	4.5

Pile excavations should be observed to check for loose debris prior to the placement of steel or concrete. This memorandum is not intended to verify cage length or steel reinforcement.

Our services do not include verification of line and grade for the subject piles or pad grades, which was checked by others. Table elevations are based on the contractor's surveys and staking.

Dayne Chalmers, Staff Geologist





RDM
 Jones
 JT consulting

Report of Special Inspection

Project Name/Address: Tran Residence/104 Kings Pl, Newport Beach

Period Number: _____
 Inspection Type(s): Reinforced Concrete
 Inspection Date(s): 3/8/24 Periodic Changeout

Remarks: Inspection Made, including locations:
Verified delivery of (8) cages for piles 1/2, 4.5, 7/8, and 11/12 at the basement foundation per S2.0 of the structural plans. Pile size and reinforcement dependent on and in strict accordance with corresponding pile schedule on S3.1-(12) #8 vertical reinforcing bars with #4 ties at 10" on center with #4 ties clustered at 3" at top. Use Trans Made.

Total Inspector Time (Hours): _____
 Date: 3/8/24
 Hours: 4

List Items Required by Inspection: _____

Comments:
Cages checked against corresponding mill certifications.
High strength steel used per specs and codes.
Ties fully secured to vertical reinforcing bars.

I, undersigned, do hereby certify that the work inspected was in accordance with the design drawings, specifications, and applicable workmanship provisions of the City of Newport Beach as shown above.

Inspected By:  Date: 3/8/2024
 Special Ins. Name: Thomas George Registration No.: NB-0617

Field Memorandum

Client: Francis Tran

Date: March 8, 2024

General Contractor: RDM Construction

File No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Site observations of perimeter soldier pile drilling

Arrived on site this morning to observe drilling operations for the proposed man cave/basement foundation caissons at the request of the general contractor (RDM) and drilling contractor (RC Drilling). The concrete contractor Jones Concrete was also on site. The reference drawings are the Basement Foundation Plan prepared by JT Consulting Engineers, dated December 15, 2023. The driller used a Trive remote control drill rig to excavate the proposed soldier pile borings.

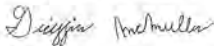
Drilling conditions were generally as anticipated with reddish to yellow brown silty sand terrace materials to depths of 4 feet below current adjacent surface grades over Monterey Formation bedrock consisting of medium grey to reddish brown siltstone. Our geotechnical investigation report calls for a minimum of 7 vertical feet of embedment into the bedrock material. Minimal caving and seepage was observed overall in the excavated boring. The drilling contractor utilized a flight auger to excavate the boring. The following excavations were drilled to the required minimum depth/elevation today and, from a geotechnical standpoint, are suitable for placement of the steel cages and concrete.

Caisson Number	Date Drilled	Diameter (in)	Surface Elevation/ Bottom of Grade Beam (ft)	Minimum Total Depth Below Bottom of GB (ft)	Final Total Depth/ Tip Elevation (ft)	Depth to Bedrock (ft)
P-4	3-8-24	30	47.5	25.0	36.0/21.5	4.0

The contractor began placing caisson cages in the recently excavated basement foundations caisson borings P-1, P-2, P-5, and P-4. Pile excavations should be observed to check for loose debris prior to the pouring of cement. This memorandum is not intended to verify cage length or steel reinforcement. The contractor plans to pour the first four caissons and then continue drilling the remainder of the basement foundation caissons.

Our services do not include verification of line and grade for the subject shoring piles or pad grades, which was checked by others. Table elevations are based on the contractor's surveys and staking.

Griffin McMullen, Staff Geologist



Field Memorandum

Client: Francis Tran

Date: March 7, 2024

General Contractor: RDM Construction

File No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Site observations of perimeter soldier pile drilling

Arrived on site this morning to observe drilling operations for the proposed man cave/basement foundation caissons at the request of the general contractor (RDM) and drilling contractor (RC Drilling). The concrete contractor Jones Concrete was also on site. The reference drawings are the Basement Foundation Plan prepared by JT Consulting Engineers, dated December 15, 2023. The driller used a Trive remote control drill rig to excavate the proposed soldier pile borings.

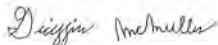
Drilling conditions were generally as anticipated with reddish to yellow brown silty sand terrace materials to depths of 4 feet below current adjacent surface grades over Monterey Formation bedrock consisting of medium grey to reddish brown siltstone. Our report calls for a minimum of 7 vertical feet of embedment into the bedrock material. Minimal caving and seepage was observed overall in the excavated boring. The drilling contractor utilized a flight auger to excavate the boring. Our geologist Katherine arrived on site later this afternoon to continue observation of the drilling operations. The following excavations were drilled to the required minimum depth/elevation today and, from a geotechnical standpoint, are suitable for placement of the steel cages and concrete.

Caisson Number	Date Drilled	Diameter (in)	Surface Elevation/ Bottom of Grade Beam (ft)	Minimum Total Depth Below Bottom of GB (ft)	Final Total Depth/ Tip Elevation (ft)	Depth to Bedrock (ft)
1A-F	3-7-24	30	47.5	25.0	26.0/21.5	4.0

Pile excavations should be observed to check for loose debris prior to the pouring of cement. This memorandum is not intended to verify cage length or steel reinforcement.

Our services do not include verification of line and grade for the subject shoring piles or pad grades, which was checked by others. Table elevations are based on the contractor's surveys and staking.

Griffin McMullen, Staff Geologist





UNIVERSITY OF CALIFORNIA
 COUNTY OF ORANGE
 RDM
 Jones
 JT consulting

Report of Special Inspection

Project Name & Address: **Tran Residence/104 Kings Pl, Newport Beach**

Permit Number:

Inspection Type(s): **Reinforced Concrete**

Inspection Date(s): **1/4/24** | Periodic | Continuous

Specific Inspection Made, including Locations:

Observed epoxy installation of (14) #5 dowels embedded a minimum of 12" into existing concrete for wall connections at fire pit detail 10 of SP.2. Verified placement of reinforcement for planter walls adjacent to fire pit per details on SP.4.

List Tests Made:

Total Inspection Time (Each Day):

Date	1/4/24					
Hours	4					

List Items Requiring Corrections, include associated items previously listed:

Comments:

- Holes brushed and blown clean prior to insertion.
- Simpson set xp 2026
- Reinforcement clearances achieved and maintained throughout.
- Minimum lap distances achieved.

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

Signed:

Date: **1/4/2024**

Print Job Name: **Thomas George**

Registration No: **NB-0617**



DEPUTY INSPECTION

1-800-DEPUTY

San Diego, CA

Sub-Contractor: Jones

JT consulting

Report of Special Inspection

Project Name & Address: Residence/104 Kings Pl, Newport Beach

Permit Number: _____

Inspection Type(s): Reinforced Concrete

Inspection Date(s): 12/14/2023 [] Period: [x] Continuous

Describe Inspection Made, Including Location:

Observed placement of concrete (4500PSI) for the following at the foundation per structural plans. A). Grade beam section and pool and spa per SP2.0. B). P8 shoring pile per SH1 and corresponding details on SH2.

Other Remarks: 3(3x5) cylinders cast

Post Inspection (Time, Date, City):

Date:	<u>12/14/2023</u>			
Time:	<u>4</u>			

City/County/Inspection Corporation, include full name and phone number if from:

Comments:

**Forms clean and free from any standing water or other debris.
Reinforcement clearances achieved and maintained throughout.
Reinforcement clean and free from deleterious materials.
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 plan drawings, specifications and applicable workmanship provisions of the CBC, except as noted above.

Sign: [Signature]
Print Full Name: Thomas George

Date: 12/14/2023

Registration No. NB-0617

FORM 61-01



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658
www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Tran Residence, 104 Kings Place, Newport Beach, CA

Permit Number: XR2023-0296/0297

Inspection Type (s): Reinforcing steel cages

Inspection Date (s): 12-1-23 Periodic Continuous

Describe Inspection, including Location(s):
Verified the reinforcing steel cages for planter wall caissons per details 1,4,5/SP4 (QYT -8) and basement foundation (Qty -1) per detail 6/S3.3. Rebar was verified for size, lap, location with clearance to be verified at time of pour.

Total Inspection Time Each Day:					
Date:	12/1/23				
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, RC1's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.

Special Inspector Signature: <i>P Gilpin</i>	Date: 12-1-23
Print Full Name: Peter Gilpin	Newport Beach Registration No.: NB-0381

Field Memorandum

Client: Francis Tron

Date: December 8, 2023

Contractor: RDM Construction

Project No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

Permit No. XR2023-0037

Subject: Observation of West and East Side Wall Caisson Excavations

Arrived on site this morning to observe drilling conditions for the west and east wall caissons at the request of the general contractor. The drilling company is R.C. Drilling. Representatives from the concrete contractor (Jones Concrete & Masonry, Inc.) were also on site for the lagging operations. The reference drawings are the Shoring Plans and Pool Plans prepared by JT Consulting Engineers, dated July 10, 2023. The driller used a Tesco (limited access) drill rig to excavate the borings.

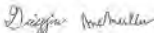
Excavations for borings S1, S3, S4, S10 and S11 were currently open on site this morning. Previous casing issues were observed by our office in the upper 10 feet of the borings in excavations for S1 and S3. Both of these borings were slurry backfilled in the upper 10 feet and the borings were subsequently redrilled through the slurry to the minimum required depths. Caved material sections measuring an additional approximate 12-18" outside the boring diameter could be observed in the sidewalls of the excavations at depths of approximately 6-8 feet below adjacent surface grades in the sandy terrace deposits overlying the bedrock contact. This morning I observed both excavations for S1 and S3 to be stable with minimal loose debris at the bottom of the borings. I additionally observed and measured the borings for S4, S10 and S11 to be stable and below the minimum required depths this morning.

I observed borings S1, S3, S4, S10 and S11 to be drilled to the required minimum depths/elevation today and, from a geotechnical standpoint, are suitable for placement of the steel and concrete.

This memorandum is not intended to verify pile length or steel reinforcement.

Our services do not include verification of line and grade for the subject piles or pad grades, which was checked by others. Table elevations are based on the contractor's surveys and staking.

Gillian McMullen, Staff Geologist



Concrete Caisson (Pile) S4

Caisson diameter: 24 inches.

Total Drilled Depth: 24.0 feet. Bottom elevation 27.5' (+/-).

Terrace Deposits (Qp) @ 0 - 11.0 feet (+/-) below drill pad.

Bedrock (Tc) @ 11.0 - 24.0 feet (+/-).

Hard concretionary layer (12" +/-) encountered at 15.0 feet. No core barrel drilling required.

Concrete Caisson (Pile) S3 (Redrilling through Slurry Backfill)

Caisson diameter: 24 inches.

Excavation caved previously on 11/30/23 and subsequently backfilled with two sack cement/sand slurry above 8'.

Total Drilled Depth: 24.0 feet. Bottom elevation 27.5' (+/-).

Terrace Deposits (Qp) @ 0 - 8.5 feet (+/-) below drill pad.

Bedrock (Tc) @ 8.5 - 24.0 feet (+/-).

Hard concretionary layer (12" +/-) encountered at 15.0 feet. No core barrel drilling required.

Concrete Caisson (Pile) S11 (Drilling Stopped 3 feet (+/-) from target bottom elevation)

Caisson diameter: 18 inches.

Drilled Depth: 22.5 feet. Required total drill depth 25' to achieve bottom elevation 28.0' (+/-).

Terrace Deposits (Qp) @ 0 - 9.0 feet (+/-) below drill pad.

Bedrock (Tc) @ 9.0 - 22.5 feet (+/-).

Note: Concrete caissons remaining to be drilled are S11 to total depth, S10, and to redrill through the slurry backfill for S1, respectively.



Respectfully Submitted,

R. McCarthy Consulting, Inc.

John Hunt, Principal Geologist



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: _____ JOB ADDRESS: 104 Kings Pl

1. The grading plan check number for this site is _____ 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 15.10.110 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.



RDM SURVEYING INC.

RON MIEDEMA L.S. 4653
23016 Lake Forest Drive #409
Laguna Hills, CA 92653
(949) 422-1869
rdmsurveying@cox.net

3-27-24

TO: City of Newport Beach, Inspection Dept.

Project: 104 Kings Road, Newport Beach

To Whom it may concern,

I have been monitoring the fence next to the new Man Cave and the rear of the house located at 108 Kings Place from 9-26-23 to 12-14-23 and have detected no movement.

Sincerely,

Ron Miedema
Ron Miedema





RDM SURVEYING INC.

RON MIEDEMA L.S. 4653
23016 Lake Forest Drive #409
Laguna Hills, CA 92653
(949) 422-1869
rdmsurveying@cox.net

3-27-24

TO: City of Newport Beach, Inspection Dept.

Project: 104 Kings Road, Newport Beach

To Whom it may concern,

I have been monitoring the fence next to the new Man Cave and the rear of the house located at 108 Kings Place from 9-26-23 to 12-14-23 and have detected no movement.

Sincerely,


Ron Miedema





RDM SURVEYING INC.

RON MIEDEMA L.S. 4653
23016 Lake Forest Drive #409
Laguna Hills, CA 92653
(949) 422-1869
rdmsurveying@cox.net

12-18-23

TO: City of Newport Beach, Inspection Dept.

Project: 104 Kings Road, Newport Beach

To Whom it may concern,

I have been monitoring the fence next to the new Man Cave and the rear of the house located at 104 Kings Place from 9-26-23 to present and have detected no movement.

Sincerely,

Ron Miedema





CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 104 Kings Rd.	Report date: 11-03-23	City Inspector Name:	City Permit #
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 2023-0234
Full Name of Structural Observer (SO): John Tran	SO email Address: jdrtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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	Wood	Pool Grade Beams & Retaining Walls on Rear East Side	11-03-23
<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:

The pool grade beams are observed in compliance with grade beam schedule reinforcements, except the last grade beam at the west end of the pool. The ties are left over for future builthead and ramp for biotreatment caissons. The retaining walls on rear east side adjacent to the sideyard property line are also observed in compliance with design specifications. No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

11-03-23

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 104 Klugs Rd	Report date: 12-07-23	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check #: 2023-0234
Full Name of Structural Observer (SO): John Tran	SO email Address: jdran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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 Metal Shear Panels	<input type="checkbox"/> Masonry	Wood	Planter pile extension	12-07-23
<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:

The planter wall pile extension with 5'-0" with 8-#10 verticals, lapped with 54" length and #4 @ 12" ties, is observed in compliance with the designed engineering standard. It's acceptable to have 1.5" reduce to 1/2" gap at property line for details 2 & 4 of sheet SP.4. No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

12-07-23
DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

No deficiency is observed.

Project Address: 104 Kings Rd	Report date: 12-18-23	CMB Inspector Name:	CMB Permit #:
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CMB Plan Check #: 2023-0234
Full Name of Structural Observer (SO): John Tran	SO email Address: jdtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	Planter walls	12-18-23
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf Shear Panels	<input type="checkbox"/> Masonry	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:

The rebars, spacings, and thickness of planter walls on the west sides are observed in compliance with the designed specifications. No deficiency is observed

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

12-18-23

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

No deficiency is observed.

Project Address: 104 Kings Rd	Report date: 4-05-24	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check # 2023-0234
Full Name of Structural Observer (SO): John Tran	SO email Address: jtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	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		
Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	Wood		
<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	Shoring at expansion of mancave of phase 3	4-05-24

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

The shorings at the mancave expansion and the pools are observed in compliance with design s. At the pool, shorings below pool's gradebeams with L3x3x1/4 vertical to pool's caissons with 1/2" HD Titen bolt w/ 3" min embed @ 12" o.c. w/ 4x12 laggings are acceptable as additional shorings for excavations. In addition, two HSS4x6x3/8 at top & bottom of caisson (P9 & P10) to provide additional safety and redundancy are also acceptable and recommended.

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

4-05-24



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

No deficiency is observed.

Project Address: 104 Kings Rd	Report date: 6-06-24	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check:
Full Name of Structural Observer (SO): John Tran	SO email Address: jdrtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	concrete walls at mancave	6-06-24
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	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:

The concrete retaining walls at mancave with rebar spacings & sizes, and wall thickness are observed in compliance with design specifications.

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

6-06-24



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Structural Observation Report

Project Address: 104 Kings Rd	Report date: 6-27-24	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check:
Full Name of Structural Observer (SO): John Tran	SO email Address: jtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	concrete walls at mancave	6-27-24
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Columns, Piles, Grade Beams	Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	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:

The concrete retaining walls at south of mancave with rebar spacings & sizes, and wall thickness are observed in compliance with design specifications.

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

6-27-24



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

No deficiency is observed.

Project Address: 104 Kings Rd	Report date: 7-30-24	CNB Inspector Name:	CNB Permit #: XR2024-0063
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check:
Full Name of Structural Observer (SO): John Tran	SO email Address: jdrtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	Concrete	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete	conc. floor slab at basement	7-30-24
<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	Wood or Metal Shear Panels	<input type="checkbox"/> Masonry	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:

The 12' conc. floor slab with rebars and spacings are observed in compliance with design specifications.

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

7-30-24



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CHEERS REGISTRY PROJECT STATUS REPORT



Scan to Validate

PROJECT SUMMARY

Project Name: Tran P3i Addition
 Address: 104 Kings Place
 City, State, Zip: Newport Beach, CA 92663
 Building Department: Costa Mesa, City of
 Permit Number:
 Building Energy Code: 2019 Standards

**HERS VERIFIABLE
MEASURES**

INCOMPLETE



**ENERGY CODE
COMPLIANCE**

INCOMPLETE



CERTIFICATE OF COMPLIANCE (CF1R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
05/20/2025	CF1R-PRF-01-E	Performance Compliance	425-P010153469A-000-000-0000000-0000	<input checked="" type="checkbox"/>

CERTIFICATE OF INSTALLATION (CF2R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
03/01/2026	CF2R-ENV-01-E	Penetration	425-P010153469A-000-001-E01001A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-03-E	Insulation Installation	425-P010153469A-000-001-E03002A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-21-H	QII	425-P010153469A-000-001-E21003A-0000	<input checked="" type="checkbox"/>
03/01/2026	CF2R-ENV-22-H	QII	425-P010153469A-000-001-E22004A-0000	<input checked="" type="checkbox"/>
	CF2R-LTG-01-E	Lighting		<input type="checkbox"/>
	CF2R-MCH-01d-E	HVAC, Ducts and Fans		<input type="checkbox"/>
	CF2R-PLB-02a-E	Single Family Hot Water		<input type="checkbox"/>

CERTIFICATE OF VERIFICATION (CF3R)

DATE	DOCUMENT	TITLE	REGISTRATION NUMBER	STATUS
03/01/2026	CF3R-ENV-21-H	QII	425-P010153469A-000-001-E21003A-E21A	<input checked="" type="checkbox"/>
03/01/2026	CF3R-ENV-22-H	QII	425-P010153469A-000-001-E22004A-E22A	<input checked="" type="checkbox"/>



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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Structural Observation Report

Project Address: 104 Kings Rd	Report date: 1-02-25	CNB Inspector Name: CNE Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #: CNB Plan Check:
Full Name of Structural Observer (SO) John Tran	SO email Address: jdrtran07@gmail.com	SO Telephone #: 714.815.2356 SO License # Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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 type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	Wood	shearwall at 600 amp panel	1-02-25
<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:

The shearwall and holdowns at the 600 amp panel at garage are observed in compliance with designed specifications

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

1-02-25



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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Structural Observation Report

Project Address: 104 Kings Rd	Report date: 2-11-26	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check
Full Name of Structural Observer (SO): John Tran	SO email Address: Jdtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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 type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Metal Shear Panels	<input type="checkbox"/> Masonry	Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other: Ceiling Framings	<input type="checkbox"/> Other:	Soffit Framings @ Mancave	2-11-26

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

The soffit framings are observed in compliance with designed specifications

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction stage to verify that the structure is in general conformance with the approved construction documents;
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John Tran

2-11-26



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Structural Observation Report

Project Address: 104 Kings Rd	Report date: 1-7-26	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check
Full Name of Structural Observer (SO): John Tran	SO email Address: jdtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS 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 type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	Wood		
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Other:	mancave ceiling framings	1-7-26

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

The drop ceiling framings are observed in compliance with designed specifications

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

1-7-26



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD _____ DATE _____
STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED REPRESENTATIVES OF THE CITY OF NEWPORT BEACH.

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CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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Gen Contr: RDM
 Sub-Contr: Jones
concrete

SPECIAL INSPECTION REPORT

Project Address: Titan Residence at Kings Place
 Permit Number: XR2023-02976
 Inspection Type (s): RC - Basement wall
 Inspection Date (s): 8/8/24 () Periodic () Continuous

Describe Inspection, including Location(s):
Inspected basement wall reinforcement to
near lower 1st per plan page 2/53.2
and lower 2' patio wall reinforcement
see S2.0

List Tests Made:
Reinforcement verification

Total Inspection Time Each Day:

Date:	<u>8/8/24</u>				
Hours:	<u>1 hr</u>				

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

Comments:
Reinforcement larger than plan
conforms to size spacing and
construction per plan
Steel w/o defect

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.S.C. except as noted above.

Special Inspector Signature: 	Date: <u>8/8/24</u>
Print Full Name: <u>Steven Ward</u>	Newport Beach Registration No.: <u>NB-0713</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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Gen Contr: RDM
 Sub-Contr: James Gray

SPECIAL INSPECTION REPORT

Project Address: Res #1 - 104 Kings Rd
 Permit Number: XBA023-B296 & XBA2024-0063
 Inspection Type (s): R/C
 Inspection Date (s): 8/5/24 () Periodic (x) Continuous

Describe Inspection, including Location(s):
<u>Concrete Placement - SOG - Man Cave - as signed off by City.</u>
<u>Engel JT Consulting</u>

List Tests Made:
<u>1 Set of 4 Cyls. Cast - Gray Bulk Conc. - 4500 PSI mix design - 43W/6318 - ticket 414708</u>

Total Inspection Time Each Day:					
Date: <u>8/5/24</u>					
Hours: <u>8</u>					

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

Comments:
<u>All steel-reinforced tied & Dotted to maintain Position & clearance. Concrete consolidated by Vibration & Tamping. Placed approx 6.66 yds.</u>

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>	<u>8/5/24</u>
Print Full Name:	Newport Beach Registration No.:
<u>John Owen</u>	<u>NB 32629</u>

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COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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No deficiency is observed.

Structural Observation Report

Project Address: 104 Kings Rd	Report date: 8-07-24	CNB Inspector Name:	CNB Permit #: XR2023-0296
Building Owner Name:	Owner's Mailing address (if different from site):	Owner's Telephone #:	CNB Plan Check
Full Name of Structural Observer (SO): John Tran	SO email Address: Jdtran07@gmail.com	SO Telephone #: 714.815.2356	SO License / Reg. #: 62653

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	Concrete	conc. walls at stair atrium and rear balcony	8-07-24
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Columns, Piles, Grade Beams	Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	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:

The 7" conc wall per detail 3/S3.5 and 8" conc wall per detail 2/S3.2 are observed in compliance with design specifications.

No deficiency is observed.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

John Tran

8-07-24



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SUBCONTRACTOR AGREEMENT

DATE: 5-15-25

PROJECT ADDRESS
104 Kings Place

Subcontractors may provide services to Contractor. In addition to the terms and conditions negotiated by the parties for particular projects, Contractor and Subcontractor hereby agree that the terms and conditions of the Subcontractor Agreement (the "Agreement") shall apply to the subject property.

GENERAL CONTRACTOR	SUBCONTRACTOR
Name: <u>RDM General Contractors</u>	Name: <u>T Bayer Company</u>
Address: <u>250 E. Baker Street Suite 300 92626</u>	Address: <u>1656 Babcock Costa Mesa 92627</u>
Phone #: <u>805-300-0555</u>	Phone #: <u>949-258-8002</u>
License #: <u>815872</u>	License #: <u>7285 566902</u> K1 K1

SCOPE OF WORK: The subcontractor has been hired by RDM GENERAL CONTRACTORS to furnish all of the material, and perform all of the work for the above project as described on the plans and permits in accordance with the scope described herein and the terms of the Contract Agreement.

DESCRIPTION OF WORK
<u>Change out Existing 400 Amp Service Panel to New 600 Amp Service Panel</u>

GENERAL CONTRACTOR	
Signature: <u>[Signature]</u>	Date: <u>5-15-25</u>

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**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter: Phone: (949) 718-1888
 newportbeach.gov/bldg

Combination Type - **SFP**

Work Class - **ADDITIONAL/ALTERATION**



J N X R 2 B 2 5 - 2 0 2 0

COMB Permit : XR2025-2020

Plan Check No. : PC2023-0234

Issued Date : 08/12/2025

Final Date:

Permit Status: Issued

Inspection Area : 8

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION, BUT NO LATER THAN 3 YEARS FROM ORIGINAL ISSUANCE DATE.
 60 DAYS FROM RECEIVED NOTICE ON SATURDAY OR SUNDAY IN HIGH DENSITY AREAS AND 90 WORK OR SUNDAY AND HOLIDAYS IN ALL AREAS

Job Address : 104 KINGS PL
Description : SFR - ADDITIONAL SCOPE - STEEL TRELLIS 180 SF
Legal Desc : N TR 1218 BLK E LOT 5

Owner : ONEOF04R NB LLC
Address : 104 KINGS PL
 NEWPORT BEACH, CA 92663
Phone : (949) 533-3131

Contractor : R D M S INC
Address : 250 BAKER ST E, 300
 COSTA MESA, CA 92628
Phone : (714) 546-1130
Con State Lic : 815872
Lic Expire : 12/31/2025
Bus Lic : BT30008728
Bus Lic Expire : 01/31/2025

Architect : LAIDLAW SCOTT
Address : 3111 2ND AVE CORONA DEL MAR, CA
 92625
Phone : (949) 645-8882
State Lic : C021081

Applicant : MATTHEW WILSON
Address : 3111 SECOND AV
 CDM, CA 92625
Phone : (949) 645-9982

Engineer : JOHN DINH TRAN
Address : 11251 GARDENAIRE LN
 GARDEN GROVE, CA 92641
Phone : (714) 815-2359

Owner/Builder :
Address :
Phone :

Workers' Compensation Insurance
Carrier : EVEREST PREMIER INSURANCE COMPANY
Policy No. : 7800024153241
W. C. Expire : 9/1/2025

Designer :
Address :
Phone :

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : U
Bldg Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units : 0
No of Stories : 0
No of Basement : 0

Construction Valuation : \$12,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front 10, Side 4, Rear 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

RLC

INSPECTOR

SPECIAL CONDITIONS:



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 716-1888
newportbeach.org/permits
Combination Type - SFP
Work Class - Alteration



COMB Permit : F2023-0232

Plan Check No : PC2023-1150
Issued Date : 05/17/2023
Inspection Area : 8

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

Job Address : 104 KINGS PL
Description : SFR FIRE SPRINKLER SYSTEM 11 HEADS (X2022-0536) Legal Desc : N TR 1219 BLK E LOT 5

Owner : ONEFOUR NB LLC
Address : 104 KINGS PL
NEWPORT BEACH, CA 92663
Phone :

Contractor : MONTY CASEY
Address : 1101 KINGSTON DR
LA HABRA, CA 90631
Phone : (714) 476-5370
Con State Lic : 876004
Lic Expire : 04/30/2024
Bus Lic : BT30040107
Bus Lic Expire : 07/31/2023

Applicant : MONTY CASEY
Address : 1101 KINGSTON DR
LA HABRA, CA 90631
Phone : (714) 476-5370

Workers' Compensation Insurance
Carrier : NATIONAL CASUALTY COMPANY
Policy No : SWC1373758
W. C. Expire : 2/15/2024

Owner/Builder:
Address :

Architect :
Address :
Phone :
State Lic :
Engineer :
Address :
Phone :
Designer :
Address :
Phone :

Construction Valuation : \$1,100.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg :
Added/New sq. ft. Garage : 0
TOTAL sq. ft. :

Fire Sprinklers : YES
Fire Hazard Zone : NO
No of Units : 1
No of Stories : 2

Building setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

INSPECTOR

**City of Newport Beach**

Community Development Department | Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1888
 Permit Counter Hours: 8:00am - 5:00pm
 Combination Type - SFP
 Work Class - Addition/Alteration



F 2 0 2 3 - 0 5 4 7

COMB Permit : F2023-0547

Plan Check No : PC2023-1150
 Issue Date : 11/07/2023
 Permit Status: Issued
 Inspection Area : E

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

Job Address : 104 KINGS PL
 Description : SFR FIRE SPRINKLERS (DELTA 1) ADD 94 HEADS (REV2023-2217)
 Legal Desc : N TR 1216 BLK E LOT 5

Owner : ONEFOUR NB LLC
 Address : 104 KINGS PL
 Address : NEWPORT BEACH, CA 92663
 Phone : (949) 533-3131
 Contractor : FIREPROOF FIRE PROTECTION
 Address : 1101 KINGSTON DR
 Address : LA HABRA, CA 90631
 Phone : (714) 476-5370
 Lic Expire : 04/30/2024
 Bus Lic : 8T30040107
 Bus Lic Expire : 07/31/2024

Applicant : FIREPROOF FIRE PROTECTION
 Address : 1101 KINGSTON DR
 Address : LA HABRA, CA 90631
 Phone : (714) 476-5370
 Workers' Compensation Insurance
 Carrier : NATIONAL CASUALTY COMPANY
 Policy No : SWC137375B
 W.C. Expire : 2/15/2024

Phone :
 Code Edition : 2022
 Type of Construction : V-5
 Occupancy Groups : R3/U
 Bldg Height :
 Fire Sprinklers : YES
 Fire Hazard Zone : NO
 No of Units : 1
 No of Stories : 2
 Construction Valuation : \$9,400.00
 Added/New/TTI sq. ft. Bldg : 0
 Alteration sq. ft. Bldg :
 Added/New sq. ft. Garage : 0
 TOTAL sq. ft. : 0

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
 Flood Zone : X
 Use Zone : R-1 - Single-Unit Residential

PROCESSED BY :

H

SPECIAL CONDITIONS:

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 716-1888
newportbeachca.gov/civc

**Mechanical Permit : H2024-0208**

Plan Check No : PC2022-2007

Work Class : Other

Issued Date : 04/19/2024

Inspection Area : 8

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

Job Address : 104 KINGS FL

Legal Desc : N TR 1219 BLK E LOT 5

Description : MECH R/R (3) A/C UNITS, INSTALL (2) NEW A/C UNITS (ON DECK), INSTALL (1) HEAT PUMP. **TAMPER RESISTANT CAPS REQUIRED & TIMERS
 PROHIBITED ON HEAT PUMP** (XR2022-2187)

Contractor : SKY HEATING & COOLING INC
 Address : 769 N GLASSELL ST ORANGE, CA 92667
 Phone : (714) 883-0623

Owner : FRANCIS TRAN
 Address : 19731 WARLOW LN NEWPORT BEACH, CA 92663
 Phone :

Contractor : SKY HEATING & COOLING INC
 Address : 769 N GLASSELL ST ORANGE, CA 92667
 Phone : (714) 883-0623
 Con State Lic : 1045281

Applicant : FRANCISCO CARRILLO
 Address : 769 N GLASSELL ST ORANGE, CA 92667
 Phone : (714) 883-0623

Lic Expire : 12/31/2025
 Bus Lic : BT30065983
 Bus Lic Expire: 02/28/2025
 Workers' Compensation Insurance
 Carrier : NORGUARD INSURANCE COMPANY
 Policy No : SKWCS22440
 W, C Expire : 2/1/2025

Owner/Builder :
 Address :
 Phone :

Code Edition : 2022
 Type of Construction :
 Occupancy Groups :

Fire Hazard Zone : NO

Manufacturer :
 Model# :

Building Setbacks : Front: 10, Side: 4, Rear: 10
 Flood Zone : X
 Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : _____

SPECIAL CONDITIONS:



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 714-1888
newportbeach@cityofnb.org

Permit : H2025-0683

Plan Check No : PC2023-0234
Work Class : New
Permit Status: Issued
Issued Date : 10/14/2025
Inspection Area : 8



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

Job Address : 104 KINGS PL
Description : MECH NEW HEAT PUMP ON GROUND *TAMPER PROOF CAP REQ*
Legal Desc : N TR 1219 BLK E LOT 5

Owner : ONEFOUR NB LLC
Address : 104 KINGS PL NEWPORT BEACH, CA 92663
Phone : (949) 539-3131

Applicant : SKY HEATING & COOLING INC
Address : 769 N GLASSELL ST ORANGE, CA 92667
Phone : (714) 883-0623

Owner/Builder :
Address :
Phone :

Code Edition : 2022
Type of Construction :
Occupancy Groups :

Building Setbacks : Front: 10, Side: 4, Side: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

Fire Hazard Zone : NO

Contractor : SKY HEATING & COOLING INC
Address : 769 N GLASSELL ST ORANGE, CA 92667
Phone : (714) 883-0623
Con State Lic : 1045281
Lic Expire : 12/31/2025
Bus Lic : BT30065983
Bus Lic Expire: 02/28/2026
Workers' Compensation Carrier : CONTINENTAL INDEMNITY COMPANY
Policy No. : 464816050101
W. C. Expire : 2/1/2026

Manufacturer : MITSUBISHI
Model# : MIXZ-5C4ZNA

PROCESSED BY : _____
SPECIAL CONDITIONS:

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92650
 Permit Counter Phone: (949) 715-1988
newportbeachca.gov/civd

**Solar Permit : PV2024-0162**

Plan Check No : PC2024-1029

Work Class : Online

Issued Date : 07/23/2024

Final Date:

Permit Status: Issued

Inspection Area : 8

PERMITS EXPIRE 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION.

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

Legal Desc : N TR 1219 BLK E LOT 5

Job Address : 104 KINGS PL
Description : SFR SOLAR PV SYSTEM - 6 MODULES, 2.4 kW

Owner : ONEFOUR NB LLC
Address : 104 KINGS PL
 NEWPORT BEACH, CA 92663
Phone : (949) 533-3131

Contractor : ESP CONTRACTING
Address : 970 W 190TH ST #215
 TORRANCE, CA 90502
Phone : (310) 904-6139
Con State Lic : 619149
Lic Expire : 11/30/2025
Bus Lic : B730680954

Applicant : JONATHAN ROSALES
Address : 970 W 190TH ST
 TORRANCE, CA 90502
Phone :

Engineer : TREVOR ALEXANDER JONES
Address : 518 LAKE CLEVELAND STREET
 BURLEY, ID 83316
Phone : (849) 427-8817

Owner/Builder Address :
Workers' Compensation Insurance Carrier : MIDWEST EMPLOYERS CASUALTY CO
Policy No. : BNUWCO162075
W. C. Expire : 2/11/2025

Designer Address :

Phone :**Phone :****Code Edition :** 2022**Construction Valuation :** \$12750**Type of Construction :** V-B**Energy Storage Valuation :****Occupancy Groups :** U-R-3**Type of Solar :****Blgd Height :****Kilowatt :** 2**Building Setbacks :** Front: 10, Side: 4, Rear: 10**Flood Zone :** X**Use Zone :** R-1 - Single-Unit Residential**Processed By :****SPECIAL CONDITIONS:**

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PV Letters

Contractor Name: Energy Service Partners CA
Contractor Address: 970 W 190th St., STE 302,
Torrance, CA 90507

July 18, 2024

Subject: Proposed Solar Panel Installation
Francis Tran Residence 104 Kings Pl, Newport Beach, CA
DC System Size: 7.430 kW
PV Letters Job #004-8676

BUILDING DIVISION

Jul 23 2024

BY: SRG

To Whom It May Concern,

We have reviewed information, provided by our client, related to the proposed solar panel installation at the above-referenced address. The purpose of the review was to determine if the existing roof is structurally adequate for the proposed installation. Based on our review and analysis of the given information, and in accordance with governing building codes, We certify that the capacity of the structural roof framing that directly supports the additional loading is adequate.

Design Parameter Summary

Governing Building Code: 2022 California Residential Code
Risk Category: II
Wind Exposure: C
Design Wind Speed: 110 mph
Ground Snow Load: 0 psf

Roof Information

Roof Structure: True 2x9.5 Joist @ 16" O.C.
Roofing Material: Flat TPO / Membrane
Roof Slope: 2 degrees

Roof Connection Details

Lag Screws: 2 screws, 5/16" dia min., with min. 2.5" embedment into roof truss (top chord only, at 48" O.C. max stagger attachments to avoid overloading any individual truss top chord).

Engineering Analysis

The proposed installation - including weight of panels, racking, mounts, and inverters where applicable - will be approximately 3 psf. In the areas where panels are installed, roof live loads will not be present. The reduction of roof live load is adequate to fully or partially compensate for the addition of the panel installation. Because the member forces in the area of the solar panels are not increased by more than 5%, and so per provisions in the adopted building codes, the structure need not be altered for gravity loading.

The proposed installation will be 6" max. above the roof surface (flush mounted) and parallel to the roof surface. Therefore, any increase in wind loading on the building structure from the solar panel installation is expected to be negligible. Wind is the governing lateral load case. Because the increase in lateral loading is not increased by more than 10%, per provisions in the adopted building codes, the structure need not be altered for lateral loading.

Wind uplift on the panels has been calculated in accordance with the relevant provisions of ASCE 7-22. This loading has been used to verify the adequacy of the connection specified above. Connection locations should be in accordance with design drawings.

Everest K2 Systems Crossrail 44-X rails will support the modules and will fasten to the roof structure with UNIRAC Standoff along the rail.



PV Letters

Standard Loading Comparison

This calculation justifies the additional solar load by comparing existing to proposed gravity loads in the location of the solar panels.

	<u>Without Solar</u>	<u>With Solar</u>	
Dead Load			
Flat TPO / Membrane	2	2	psf
1/4" Plywood	1	1	psf
Framing	2	2	psf
Insulation	--	--	psf
1/2" Gypsum Ceiling	--	--	psf
M,E, & Misc	--	--	psf
Solar Panel	0	3	psf
Total Dead Load	5	8	psf
Snow Load			
Ground Snow Load, P_g	0		psf
Exposure Factor, C_e	1.00		
Thermal Factor, C_t	1.1		
Importance Factor, I_s	1		
Flat Roof Snow Load	0		ASCE 7 Eqn. 7.3-1 or jurisdiction min
Slope	2		degrees
Unobstructed Slippery Surface?	No	No	
Slope Factor, C_s	1.00	1.00	
Sloped Roof Snow Load	0.0	0.0	psf
Live Load			
Roof Live Load	20	0	psf
Load Combination			
D + L _r	25.0	8.0	psf
D + S	5.0	8.0	psf
Max. Load	25.0	8.0	psf
% of original	32.00%		

Result:

Because the total forces are decreased, per the relevant code provisions stated in the body of the letter, the existing roof structure is permitted to remain unaltered.



City of Newport Beach
 Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1898
 newportbeachca.gov/civic



Permit : E2025-0269
 Plan Check No : PC2022-2007
 Work Class : Other
 Issued Date : 05/15/2025
 Final Date:
 Permit Status: Issued
 Inspection Area : 8

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

Job Address : 104 KINGS PL **Legal Desc :** N TR 4249 BLK E LOT 5
Description : SFR ADD SCOPE, NEW 600 AMP ELECT PANEL AND (5) NEW 200 AMP SUB PANELS, (2) 100 AMP SUBPANELS **PC2022-2007 / RE/2025-0665**

Owner : FRANCIS TRAN
Address : 19731 WARLOW LN NEWPORT BEACH, CA 92663
Phone :

Contractor : RDMS INC
Address : 250 E BAKER STREET, 300 COSTA MESA, CA 92626
Phone : (714) 546-1130

Applicant : RDMS INC
Address : 250 E BAKER STREET, 300 COSTA MESA, CA 92626
Phone : (714) 546-1130

Lic Expire : 12/31/2026
Bus Lic : BT30009726
Bus Lic Expire: 01/31/2026
Workers' Compensation Insurance
Carrier : EVEREST PREMIER INSURANCE COMPANY
Policy No : 7900024153241
W. C. Expire : 9/11/2025

Code Edition : 2022
Type of Construction :

Fire Hazard Zone : NO
Occupancy Groups :

Building Setbacks : Front: 10, Side: 4, Slope: 4, Rear: 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

RLC

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SPECIAL CONDITIONS: XR2022-2167 / SUBCONTRACTOR AGREEMENT SCANNED AND ATTACHED

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1886
www.newportbeach.gov/plc
 Combination Type -
 Work Class - Other

Pool Permit: S2023-0152

Plan Check No : PC2023-4732

Issued Date : 02/27/2024

Final Date:

Permit Status: Issued

Inspection Area : B

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

Job Address : 104 KINGS PL
 Description : SFR (N) 1150 POOL AND 98 SF SPA

Owner : ONEFOUR NB LLC
 Address : 104 KINGS PL
 Address : NEWPORT BEACH, CA 92663
 Phone : (949) 533-3131

Applicant : CRYSTAL POOLS
 Address : 19631 BROOKHURST ST #13
 Address : HUNTINGTON BEACH, CA 92646
 Phone : (714) 420-5473

Owner/Builder :
 Address :

Phone :

Code Edition : 2022

Type of Construction :

Occupancy Groups : U

Build Height :

Building Setbacks : Front 10, Side 4, Rear 10
 Flood Zone : X
 Use Zone : R-1L Single-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS: LANDSLIDE & LIQUEFACTION, PERMIT FOR BOND BEAMS- XR2023-0297

Legal Desc : N TR 1219 BLK E LOT 5

Contractor : CRYSTAL POOLS
 Address : 19631 BROOKHURST ST #13
 Address : HUNTINGTON BEACH, CA 92646

Phone : (714) 420-5473
 Con State Lic : 867770
 Lic Expire : 11/30/2024
 Bus Lic : BT20053161
 Bus Lic Expire : 11/30/2024

Workers' Compensation Insurance
 Carrier : WESCO INSURANCE CO
 Policy No : 9089361
 W. C. Expire : 12/19/2024

Fire Sprinklers : NO
 Fire Hazard Zone : NO
 No of Units :
 No of Stories :

Construction Valuation : \$150,000.00
 Added/New/TT sq. ft. Bldg : 0
 Alteration sq. ft. Bldg :
 Added/New sq. ft. Garage : 0

Architect :

Address :

Phone :

State Lic :

Engineer : JOHN DINH TRAN

Address : 11251 GARDENAIRE LN

Address : GARDEN GROVE, CA 92541

Phone : (714) 815-2358

Designer :

Address :

Phone :

**City of Newport Beach**

Community Development Department, Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 715-1858
 newportbeachca.gov/perm
 Combustion Type -
 Work Class - NEW

**POOL Permit : S2026-0001**

Plan Check No : S2026-0001
 Issued Date : 01/07/2026
 Final Date:
 Permit Status: Plan Check Approved
 Inspection Area : 8

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

Job Address : 104 KINGS PL
Description : SFR - INSTALL (N) IN-GROUND SPA, 100 SF

Legal Desc : N TR 1218 BLK E LOT 5

Owner : ONEFOUR NB LLC
Address : 104 KINGS PL
 NEWPORT BEACH, CA 92663
Phone : (949) 533-3131

Contractor : TESERRA
Address : 38822 EL DESIERTO RD, B
 PALM DESERT, CA 92211
Phone : (760) 398-9222

Architect :
Address :
Phone :
State Lic :

Applicant : ROBERT JONES
Address : 245 BAYWOOD AVE, D
 ORANGE, CA 92665
Phone : (760) 340-9000

Com State Lic : 656123
Lic Expire : 10/31/2026
Bus Lic : BT300546651
Bus Lic Expire : 04/30/2026

Engineer : JOHN DINH TRAM
Address : 11251 GARDENAIRE LN
 GARDEN GROVE, CA 92641
Phone : (714) 815-2356

Owner/Builder :
Address :
Phone :

**Workers' Compensation Insurance
 Carrier :** INSURANCE COMPANY OF THE WEST
Policy No : WSD506163001
W. C. Expire : 1/1/2027

Designer :
Address :
Phone :

Code Edition : 2025
Type of Construction :
Occupancy Groups : U
Bldg Height :

Fire Sprinklers : NO
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units :
No of Stories :
No of Basement :

Construction Valuation : \$35,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 10' Side: 4', Side: 4', Rear: 10'
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

PROCESSED BY : JH
SPECIAL CONDITIONS :

INSPECTOR



Gen Contr: RDM
 Sub-Contr: Jones

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1766 | Newport Beach, CA 92658
 www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: Tran Residence @ 104 Kings Place
 Permit Number: YR2023-0296
 Inspection Type (s): RC - Spa grade beam Reinforcement
 Inspection Date (s): 11/25 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed: inspected rear yard spa grade beam footing reinforcement per revision (12/11/25) plan page RSS 2.0 "grade beam schedule".

List Tests Made:
Reinforcement Verification

Total Inspection Time Each Day:
 Date: 11/25
 Hours: 1hr

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

Comments:
Reinforcement including laps, clearances, quantity and size of steel conforms to plan. 3" clearances maintained by adobe spacers.

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>11/25</u>
Print Full Name: <u>Shaun Ward</u>	Newport Beach Registration No.: <u>NB2025-0040</u>

Daily Field Memorandum

Client: Francis Tran

Date: January 12, 2025

Contractor: RDM General Contractors

File No. 8648-10

Project Address: 104 Kings Place, Newport Beach, CA

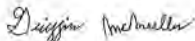
Subject: Site Observations of Rear Patio Water Feature Footing Excavations

Arrived on site this morning to observe footing excavations for the rear patio water feature at the request of the general contractor Kyle (RDM). Our office was previously on site on September 24, 2025 to observe the water feature excavations. There have been subsequent rain events since our last site visit. The water feature is located on the south side of the existing structure in the approximate middle of the rear patio area. When I arrived on site, steel was in place in the footing excavations. The reference drawings are the foundation plans, sheet MS2.0, by JT Consulting Engineers, dated January 2026. Details for the water feature footings are shown on sheet MS3.2. The plans show a series of grade beam excavations tying together five caissons from the previously existing water feature (swimming pool) in this area. The excavations extend a minimum of approximately 2 feet below adjacent soil grades and are a minimum of 24 inches wide. The caissons are exposed protruding upward into the excavations. The excavations expose native red-brown/ olive brown silty sand/ sandy silt material in the bottom. I probed the bottom of the footing excavations and observed the soil to be firm with adequate moisture. Silty sand fill soils are exposed in the upper approximate one-foot of the excavation sidewalls underlain by an approximately 6-inch thick gravel layer below, and terrace deposits below the gravel. The fill soils including the gravel layer appear to be from the previous development coinciding with the caisson construction in this area. The contractor had cut the caissons to grade levels within the footing excavations.

Based on our observations, it is our opinion that, from a geotechnical standpoint, the native silty sand/ sandy silt terrace deposits are suitable for the intended use that includes foundation support for the water feature grade beam excavations, described above. It is our further opinion that the subject excavations are suitable for the installation of steel and concrete. Excavations should be kept clean of loose soil and debris prior to placement of concrete.

Griffin McMullen

Staff Geologist





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

City Clerk: RDM
Sub Clerk: Jakes

SPECIAL INSPECTION REPORT

Project Address: Tran Residence @ 104 Kings Place
Permit Number: YR2023-02916
Inspection Type (s): RC - Spa Grade beam Reinforcement
Inspection Date (s): 1/7/25 () Periodic (x) Continuous

Describe Inspection, including Location(s):

Observed - inspected rear yard spa grade beam footing reinforcement per revision (12/16/25) Plan page RSS 2.0 beam schedule.

List Tests Made:

Reinforcement Verification

Total Inspection Time Each Day:

Date: 1/7/25
Hours: 1hr

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

No exceptions taken

Comments:

Reinforcement including laps, clearances, quantities and size of steel conforms to plan - 3" clearances maintained by wedge spacers

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

Special Inspector Signature:

Shawn Ward

Print Full Name:

Date:

1/7/25

Newport Beach Registration No.:

NB2025-0040

**City of Newport Beach**

Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 716-1888
 newportbeachca.gov/cddc

**Permit : E2026-0205**

Plan Check No : PC2023-0234
 Work Class : New
 Issued Date : 05/12/2026
 Final Date:
 Permit Status: Issued
 Inspection Area : 8

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

Job Address : 104 KINGS PL
Description : SFR - ADD'L SCOPE ELECT LINE TO FOUNTAIN (PC203-0234)
Legal Desc : N TR 1219 BLK E LOT 5
Owner : OMEFOUR NB LLC
Address : 104 KINGS PL NEWPORT BEACH, CA 92663
Phone : (949) 533-3131

Applicant : ROBERT JONES
Address : 245 BAYWOOD AVE, D ORANGE, CA 92665
Phone : (760) 340-9000

Owner/Builder :
Address :
Phone :

Contractor : TESERRA
Address : PO BOX 5488 LA QUINTA, CA 92253
Phone : (760) 398-9222
Con State Lic : 656128
Lic Expire : 10/31/2026
Bus Lic : BT30054851
Bus Lic Expire: 04/30/2026
Workers' Compensation Insurance
Carrier : INSURANCE COMPANY OF THE WEST
Policy No : WSD508163001
W. C. Expire : 1/1/2027

Code Edition : 2025
Type of Construction :
Building Setbacks : Front 10, Side 4, Side 4, Rear 10
Flood Zone : X
Use Zone : R-1 - Single-Unit Residential

Fire Hazard Zone : NO
Occupancy Groups :

PROCESSED BY : _____

92

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2022-0535) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/06/2025					
	LOCKSTEP PERMIT WORK IN PROGRESS			Major remodel see permit XR2022-2167	Bill Tuman
01/06/2026					
	LOCKSTEP PERMIT WORK IN PROGRESS			XR2022-2167	Brigitte Donahugh
01/08/2026					
	Generic Activity		ACT-000075-2026	Posted 3 year hearing application	Bill Tuman
02/03/2025					
	Generic Activity	3 year application	ACT-000526-2025	Dropped off 3 year BO application on-site with project manager.	Bill Tuman
02/04/2025					
	Generic Activity	3 year notice	ACT-000553-2025	Posted 3 year on-site	Bill Tuman
03/11/2026					
	Generic Activity	3 year Hearing	ACT-001025-2026	Received 3 year Hearing Application	Bill Tuman
	Generic Activity	3 year hearing	ACT-001024-2026	Received 3 year Hearing application turned in and passed on to CS	Bill Tuman
03/12/2025					
	Generic Activity	3 yr BO application	ACT-001032-2025	Received a paid 3 yr BO application	Bill Tuman
03/20/2025					
	Generic Activity	APPLICATION SUBMITTE	ACT-001172-2025	BUILDING OFFICIAL EXTENSION REQUEST APPLICATION SUBMITTED ON 03/11/2025.	Tonee Thai
	Generic Activity	EMAIL APPLICANT	ACT-001173-2025	EMAIL APPLICATION, FRANCIS TRAN (1809seadrift@gmail.com) to set up meeting to discuss supporting documents needed.	Tonee Thai
04/07/2025					
	Generic Activity	Email	ACT-001387-2025	Emailed owner (Francis) and contractor (Kyle) to provide clarification on who is responsible for construction work listed under "Owner Decision" on the schedule. Need to ensure all work are scheduled to be completed with requested extension time before rendering decision.	Tonee Thai

PERMIT ACTIVITY REPORT (X2022-0535)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	Email	ACT-001386-2025	Applicant/contractor emailed supporting documents and construction schedule o 04/04/2025 for review.	Tonee Thai
04/09/2025					
	Generic Activity	Building Official Extension Approved	ACT-001430-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04/04/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
05/02/2025					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001763-2025	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
08/11/2025					
	LOCKSTEP PERMIT WORK IN PROGRESS			LOCKSTEPPED TO XR2022-2167	Cole Cooper



PERMIT ACTIVITY REPORT (XR2022-2167) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
02/12/2026					
	Generic Activity	3 year hearing letter & application	ACT-000627-2026	Posted hearing letter & application	Bill Tuman
03/11/2026					
	Generic Activity	3 year Hearing	ACT-001027-2026	Received 3 year Hearing application turned in and passed on to CS	Bill Tuman
04/09/2025					
	Generic Activity	Building Official Extension Approved	ACT-001431-2025	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04/04/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER. SEE PERMIT X2022-0535.	Tonee Thai

Attachment No. 3

Building Official Extension

RECEIVED BY
COMMUNITY
DEVELOPMENT

MAR 11 2025



CITY OF
NEWPORT BEACH

CITY OF NEWPORT BEACH COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

PAID
3-11-2025
Jen

Three Year Construction Time Limit Extension Building Official Application

Project Address: 104 Kings Pl. Newport Beach, Ca , 92663		Receipt No. REC 202670 - 2025	
Permit No.: x2022-0535	Original Permit Issued Date: 04/04/2022	Extension Fee: \$221	Date Fee Paid: 3/11/25
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Francis Tran		Company Name: One OFour NB LLC	
Street Address: 104 Kings Pl.		City: Newport Beach	State: CA Zip Code: 92663
Email: 1809seadrift@gmail.com		Phone: 650-283-8224	
PROJECT INFORMATION			
Length of extension requested: 11 months			
New end date if request is approved: 03/04/2026			
Previous Extension(s) Granted? (Y/N): no		If Yes, How Many?	
Description of Work Under Permit:	Addition to and remodeling of existing residence F2023-0232, XR2022-2167, F2023-0547, S2023-0152, XR2023-0296 H2024-0208, PV2024-0162, XR2024-0063		
Reason for Extension Request:	(Attach Supporting Documents as Needed) Multiple revisions requested by property owner resulted in multiple permits and a increased scope of work Hillside Construction, material delays, casing piles sequencing causing delays in pool construction		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: <i>[Signature]</i>		Relationship to Property Owner: owner	Date: 3/11/25
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments:	TOTAL 365 DAYS GRANTED TO 04/04/2026. PERMITS SHALL EXPIRE ON 04/04/2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.		
Building Inspector Reviewed:	Name: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Date: 3/11/25
Building Official Approval:	Name: TERENCE THAI	Signature: <i>[Signature]</i>	Date: 04/09/2025

March 11, 2025

Francis Tran
2215 Cedar Springs Rd Apt 301
Dallas, TX 75201
Ph: +1 (949) 533-3131
Email: ftran@veeza.com

City of Newport Beach
Department of Building and Safety

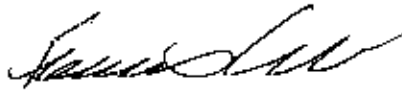
Re: 104 Kings Place, Newport Beach, CA 92663

To Whom It May Concern:

I hereby authorize Jason Somers and John Naphier of Crest Real Estate, to act and sign on my behalf in all matters obtaining to procurement of building permits from the Newport Beach Department of Building and Safety.

The authorization shall continue until the department is notified that said authorization is canceled.

Sincerely,



**RECEIPT (REC-002670-2025)
FOR CITY OF NEWPORT BEACH**

BILLING CONTACT
FRANCIS V TRAN
1638 BEECHWOOD
COSTA MESA, CA 92626



Payment Date: 03/11/2025

Reference Number	Fee Name	Transaction Type	Payment Method	Amount Paid
X2022-0635	Three-Year Construction Limit Extension Fee	Fee Payment	Check #204	\$221.00
104 KINGS PL NEWPORT BEACH, CA			SUB TOTAL	\$221.00
			TOTAL	\$221.00

City of Newport Beach
Community Development
100 Civic Center Dr.
Newport Beach, CA 92660
949-644-3141
Welcome

03/11/2025 04:35PM Ben J.
020069-0010 000107006
Payment Effective Date 03/11/2025

INVOICE

TRAN, FRANCIS
External Item Reference: INV-00038724
External Payment Reference: REC-002670-2025
2025 Item: INV-00038724
Balance due: \$0.00
Three-Year
Construction Limit
Extension Fee \$221.00
Payment Id: 202004

\$221.00

Subtotal \$221.00
Total \$221.00

CHECK \$221.00
Check Number 204

Change due \$0.00

Paid by: TRAN, FRANCIS

Thank you for your payment

CUSTOMER COPY

Thai, Tonee

From: Francis Tran <fran@veeza.com>
Sent: April 08, 2025 11:57 AM
To: Kyle Gibson; Thai, Tonee
Cc: Fran Tran; Scott Willson; Francis Tran
Subject: Re: 104 Kings Rd (Permit X2022-0535)
Attachments: TRAN CONSTRUCTION SCHEDULE copy2.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Hi Tonee,

The items in red are items that i was responsible for picking and ordering. All the items have been addressed and waiting to make final decisions on a few items which are listed below. We have a majority of the items either stored in my warehouse and/or stored onsite. All the interior bathroom vanities have been installed. Kitchen, closet, wall systems currently being installed. Majority will be completed this week and next. We have some damaged products from delivery that have been repaired or replaced.

Other items that are not in possession have been ordered and waiting on shipment. All the items that we are waiting for are expected to be received within the timeframe to be on the updated schedule. Installers have been identified as well. Any items that are back ordered too long and do not fit the schedule, we made alternate decisions to get things to fit the schedule.

A few items are to be selected by this week and next:

1. Roof facia- deciding on keeping the current stucco finish (Color change to white vs grey) or changing to ACM metal Facia. Installer and color have already been chosen. (CMT Sheet Metal-Laguna Hills)
2. Water softener-
waiting on my wife to decide on the water system. She's looking into their Alkaline drinking systems. The 2 systems we are looking at are Puragain & Lifesource
3. We recently chose our exterior flooring decking and siding. My wife and I just identified the color/finish last weekend and will be ordering the material this week.

(Resawn Timber Co)

4. Window shade- we are picking out colors for the blackout shades. Momentous is the low voltage company that will be doing the install. They are bringing the updated material book to pick out colors.

Regards,
Francis

On Apr 7, 2025, at 3:21 PM, Thai, Tonee <tthai@newportbeachca.gov> wrote:

Kyle, Francis,

The attached construction schedule identifies 'Owner Decision' in red and 'Contractor' in yellow.

I assumed the items identified by the yellow is the time frame for the contractor to complete those items.

There are a significant amount of items identified by the red; what does that mean? Is the owner responsible for those work or just to make a decision? If owner is not responsible to do the work, then who is doing it? If owner is responsible, is the owner aware of schedule and have engaged sufficiently subs/personnel to commit to the schedule.

Please reply to this email as soon as possible so I continue with my review.

Regards,

Tonee Thai, PE, CBO, CASp
Deputy Community
Development Director / Chief
Building Official
Community Development
Department
Office: 949-718-1867

100 Civic Center Drive
Newport Beach, CA 92660

From: Kyle Gibson <kgibson@rdimgc.com>
Sent: April 04, 2025 9:52 AM
To: Thai, Tonee <tthai@newportbeachca.gov>
Cc: Fran Tran <230kings@gmail.com>; Lane, Steve <slane@newportbeachca.gov>; Sanchez, Chris <CSanchez@newportbeachca.gov>; Scott Willson <swillson@rdimgc.com>
Subject: Re: 104 Kings Rd (Permit X2022-0535)

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

Good morning Tonee,

Attached is the estimated construction schedule timeline that we feel is accurate. Please let me know if you have any questions, thank you.

Kyle Gibson
RDM General Contractors
REPUTATION FOR EXCELLENCE

Cell (805) 300-0555
Email kgibson@rdimgc.com

Thai, Tonee

From: Francis Tran <ftran@haventhub.com>
Sent: April 04, 2025 12:30 PM
To: Thai, Tonee
Cc: ftran@veeza.com
Subject: 104 kings place- extension
Attachments: 585581-Route_7322-Packing_List.pdf; Boyer Billing Discrepancies.pdf; 104 Kings Pl Proposal.pdf; 20240815_RDM_104KINGS_T&G.pdf; 1624- 104 Kings Pl-Newport Beach - R2.pdf; Permit- List.pdf

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe. Report phish using the Phish Alert Button above.

1. RDM sent "Detail Construction Timeline" on separate email 9:51am

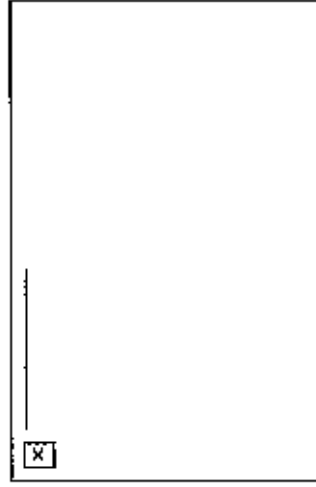
2. "Clear criteria of delays"

1. Experienced major increase in labor and building material from 2022 to 2024. Bidding challenges with large variance in bid price. Created challenges and delays throughout the construction process.
 - a. Bidding of material/labor problems and conflict from contractor. Witness bids ranging from 100% to 300%. Made decisions much more complex and time consuming keeping thing on budget.

- i. Electrician (Boyer) - Original bid of \$100,423 and increased to \$194,982.22 throughout the project. Change order (inv. 29675) was never approved and signed by owner. Amount of \$53,699. Major surprise to me and pulled them off the job. Lost 6 months of work and had to bring them back on with a negotiated settlement. **(invoice and change order attached)**
- ii. T&G quote from General Contractor came in at \$198,655 from Cooks Finish Carpentry. I ended up looking for my own carpenter "Millwork Prime" and got the exact same job completed for \$69,499. **(attached both bids from the 2 carpenters).**
Both licensed and bonded, drastic difference in price.

2.

3. Pirch Chapter 7 Bankruptcy 4/25/24- PIRCH Permanently Shuts Down Amid Staggering Debt | Kitchen & Bath Business



PIRCH Permanently Shuts Down Amid Staggering Debt

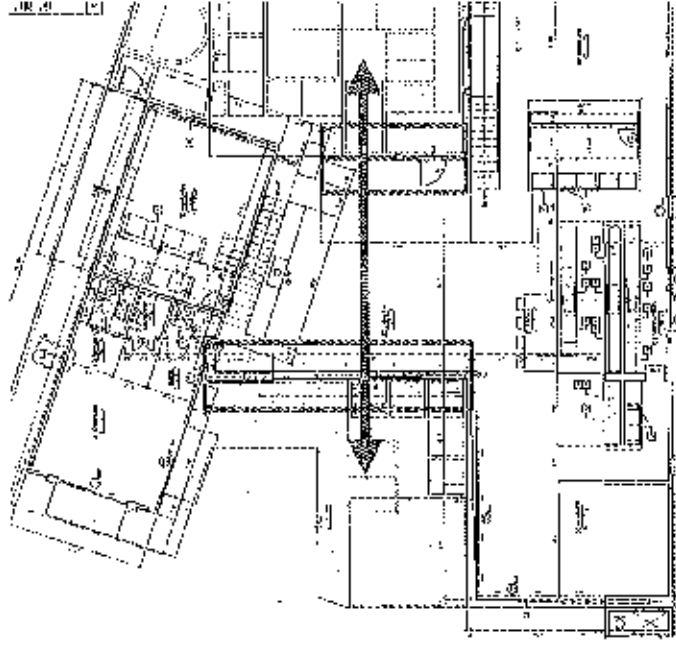
Updated 5/13/24: Pirch's top-line debt is \$238 million, reports Business of Home, owed to creditors including financial service providers; vendors including Sub-Zero, Toto and Kohler; more than 3,000 customers, ranging from design firms to contractors to individual consumers. PIRCH has filed for Chapter 7 bankruptcy and shut down permanently.

kabonfire.com

- 4.
5. We encountered massive delays due to Pirch going out of business. They held our payment and parts for over a year not knowing they were going Chapter 7. This explains the delays of not receiving our order and Pirch's lack of communication. We had to order many of the parts from other sources and still waiting for some of the finishes due to backorder. Lost time and thousands of dollars. (attached order invoice from Pirch)

a. Items ordered: Appliances, Rough, finishes, switch controller, thermostat, drains, bathroom accessories ordered for the entire house.

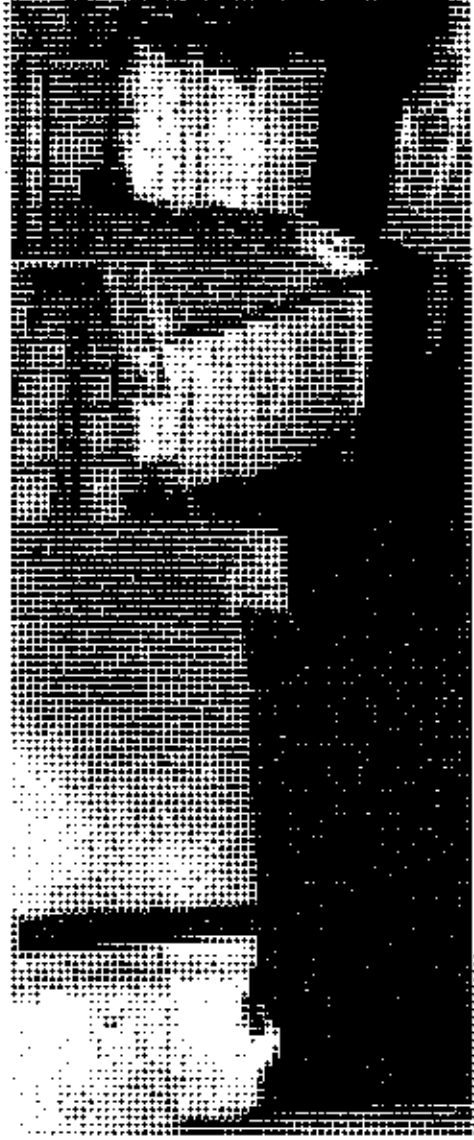
6. Limited access to the backyard- We couldn't have large machinery nor use a crane due to the distance of the front street and rear yard (approx 180'). We had to assemble and transport the caissons through the house. Many times we had to use wheel barrels and smaller machinery to move material and equipment in and out.



7. Delays in living room completion. Currently we completed a large portion of the finishes, cabinets and paint in the house. The living room has been left unfinished and now starting the

process for finish. We could not install the main glass doors, flooring, ceiling T&G etc. Due to using the area as a pathway/corridor to bring equipment, dirt through the area. We have all the glass doors and will be installing the sliding glass doors later this month.

8. Damaged cabinets and doors upon delivery. We had to repair and wait for replacement parts/order. Material delivered from Italy. Received some of the items last month for install this month. Example of some damages upon delivery.



9. Window & Door delays. We just received a portion of our sliding glass doors last week and our front glass door 4/28/25. Installation we be on schedule mid month and at the end of the month. (invoice 25994-BG & 585581) **Packing and delivery document attached.**

- a. Delivery Scheduled for: 3/26/2025
Fleetwood Order Number: 585581 (Route #7322, Stop: 2)
Job Name: 104 Kings Pl NB (Dealer PO: 25994-BG)

10. Timing of permits- start & completion dates causing delays. Complexity of hillside, caisson assembly, shoring, and limited to small machinery due to access to the yard.

a.

Below is a breakdown of the current permits, you can find all this info on the attached pdf, but I summarized the pertinent permits below.:

Permit#: X2022-0535 [Description: Add 359 sf enclosing patio]

Issued: 04/04/2022

Exp.: 04/04/2025

Permit#: XR2022-2167 [Description: Add 1219 sf to 1st & 2nd Floor, Remodel 1,553 sf]

Issued: 11/17/2022

Exp.: 04/04/2025

Permit#: XR2023-0037 [Description: Demo existing pool]

Issued: 01/06/2023

Exp.: 09/08/2025

FINALED: 03/12/2025

Permit#: F2023-0232 [Description: Fire Sprinkler system: 11 heads (X2022-0535)]

Issued: 11/17/2022

Exp.: 07/03/2025

Permit#: F2023-0232 [Description: 16 caissons for future pool platform, install grade beam]

Issued: 08/23/2023

Exp.: 12/30/2024

FINALED: 07/02/2024

Permit#: F2023-0232 [Description: Add 981 sf Bonus Room w/ 15 caissons]

Issued: 08/23/2023

Exp.: 04/04/2025

Permit#: F2023-0232 [Description: Additional Scope- Add 601 sf to basement (game room), removed site ret. Wall from scope]

Issued: 03/12/2024

Permit#: F2023-0232 [Description: Fire Sprinkler 'Delta 1' system Add 94 heads]

Issued: 11/07/2023

~~Exp: 07/03/2025~~

Permit#: PV2024-0162 [Description: SFR Solar PV system – 6 modules. 2.4 KW]

Issued: 07/25/2024

~~Exp: 02/03/2025~~

Permit#: H2024-0208 [Description: Mech R/R (3) AC units. Install A/C units (onDeck). Install (1) Heat Pump. (XR2022-2167)]

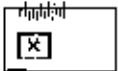
Issued: 07/03/2025

~~Exp: 07/07/2025~~

Phase 3 mancave- was attached/associated to the original phases' permit as a revision (you can tell by the XR prefix to the permit number, 'R' is revision), when they were a completely separate drawing package and the scope is detached from the Existing house. At the least permit XR2023-0298 could have an updated expiration at a later date if at the City level they were able to detach that one from the remodel/addition permits and classify as their own permit based on their original issuance date, 08/23/2023. This would give more time for the rear yard improvements.

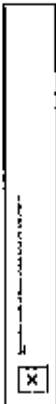
The house remodel and addition had to remain partially unfinished to get the equipment, supplies, waste out from the back to the front, nc crane etc..

1. Thanks for spending the time to help with this project Tonee. We have majority of the items and finishes at the project now and starting most of the finishes. After speaking with the contractor RDM, they are confident we will get this completed by end of year. the 12 months will give us a few months of breathing room to wrap up any open end troubled items.
1. This is my first time putting something like this together. I feel this should have been completed by my GC. Due to the dynamics of the situation of bringing them back in to complete this job, it makes things less simple. Hopefully this is suffice, if you need anything else let me know Tonee.

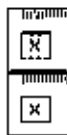


Francis Tran
Co-founder

+8555894909 | 9495333131 | www.HavenHub.com
fran@havenhub.com



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Permit Number X2022-0535

Type Combo Residential - Addition

Project Name

Status Expired

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description SFR ADD 359 SF BY ENCLOSING PATIO

Applied Date 02/23/2022

Issued Date 04/04/2022

Expiration Date 04/04/2025

Finalized Date



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Permit Number 0487-2022

Type Plan Check - Addition

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR ADD 359 SF BY ENCLOSING PATIO

Applied Date 02/23/2022

Issued Date 04/04/2022

Expiration Date 08/22/2022

Finalized Date



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Permit Number PC2022-2007

Type Plan Check - Addition/Alteration

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR ADD 1,219 SF TO 1ST AND 2ND FLOOR * REMODEL 1,553 SF

Applied Date 08/11/2022

Issued Date 11/17/2022

Expiration Date 02/07/2023

Finalized Date



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Permit Number XR2022-2167

Type Combo Residential - Addition/Alteration

Project Name

Status Expired

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR ADD 1,219 SF TO 1ST AND 2ND FLOOR * REMODEL 1,553 SF

Applied Date 08/11/2022

Issued Date 11/17/2022

Expiration Date 04/04/2025

Finalized Date



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Permit Number XR2023-0037

Type Combo Residential - Other

Project Name

Status Final

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR POOL DEMO - CITY STANDARD 'A'

Applied Date 01/06/2023

Issued Date 01/06/2023

Expiration Date 09/08/2025

Finalized Date 03/12/2025





Permit Number REV2023-0031

Applied Date 01/06/2023

Type Revision - DELTA

Issued Date 01/06/2023

Project Name

Expiration Date

Status Approved

Finalized Date

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 1 - STRUCTURAL DETAIL REVISIONS ON FOUNDATION AND FRAMING PLANS



Permit Number REV2023-0449

Applied Date 03/08/2023

Type Revision - DELTA

Issued Date 03/10/2023

Project Name SFR ADD PR2023-0042

Expiration Date

Status Approved

Finalized Date

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 3- RADIANT FLOOR HEATING ON 1ST FLOOR



Permit Number PC2023-1150

Applied Date 05/17/2023

Type Plan Check - Other

Issued Date 05/17/2023

Project Name

Expiration Date

Status Approved

Finalized Date

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description SFR FIRE SPRINKLER SYSTEM 11 HEADS (X2022-0535)



Permit Number F2023-0232

Applied Date 05/17/2023

Type Fire Alteration

Issued Date 05/17/2023

Project Name

Expiration Date 07/03/2025

Status Issued

Finalized Date

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description SFR FIRE SPRINKLER SYSTEM 11 HEADS (X2022-0535)



Permit Number XR2023-0297

Applied Date 02/01/2023

Type Combo Residential - Other

Issued Date 08/23/2023

Project Name SFR ADD PR2023-0042

Expiration Date 12/30/2024

Status Final

Finalized Date 07/02/2024

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA



Permit Number PC2023-0234

Type Plan Check - Addition/Alteration

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR ADD 981 SF BONUS ROOM W/ 15 CASSONS. 16 CAISSONS FOR FUTURE POOL PLATFORM

Applied Date 02/01/2023

Issued Date 08/23/2023

Expiration Date 02/01/2024

Finalized Date



Permit Number XR2023-0296

Type Combo Residential - Addition

Project Name SFR ADD PR2023-0042

Status Expired

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR ADD 981 SF BONUS ROOM W/ 15 CASSONS

Applied Date 02/01/2023

Issued Date 08/23/2023

Expiration Date 04/04/2025

Finalized Date



Permit Number REV2023-1800

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 1 - MODIFICATION OF EROSION CONTROL PLAN

Applied Date 09/12/2023

Issued Date 09/12/2023

Expiration Date

Finalized Date



Permit Number REV2023-2217

Type Revision - DELTA

Project Name

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description DELTA 1 -FIRE SPR- ADD 94 HEADS

Applied Date 11/07/2023

Issued Date 11/07/2023

Expiration Date

Finalized Date



Permit Number F2023-0547

Type Fire Addition/Alteration

Project Name

Status Issued

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description SFR FIRE SPRINKLER (DELTA 1) ADD 94 HEADS (REV2023-2217)

Applied Date 11/07/2023

Issued Date 11/07/2023

Expiration Date 07/03/2025

Finalized Date

Permit Number REV2024-0041

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 2- ADD'LSCOPE- ADD 601 SF TO BASEMENT (GAME ROOM), REMOVE SITE RET WALL FROM SCOPE

Applied Date 01/08/2024

Issued Date 03/12/2024

Expiration Date

Finalized Date



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Permit Number REV2024-0743

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 3- REVISE SITE PLAN TO SHOW HVAC LOCATION

Applied Date 04/16/2024

Issued Date 04/16/2024

Expiration Date

Finalized Date



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Permit Number REV2024-0742

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 5- REVISE SITE PLAN TO SHOW HVAC LOCATION, GARAGE LAYOUT, STRUCTURAL, FRAMING AND T-24

Applied Date 04/16/2024

Issued Date 04/16/2024

Expiration Date

Finalized Date



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Permit Number REV2024-1003

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 6- DECK INSULATION

Applied Date 05/17/2024

Issued Date 05/17/2024

Expiration Date

Finalized Date



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Permit Number REV2024-1177

Type Revision - DELTA

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description DELTA 4 - REVISE FOOTING DETAIL

Applied Date 06/12/2024

Issued Date 06/12/2024

Expiration Date

Finalized Date



Permit Number N2024-0292

Type Encroachment Permit New

Project Name

Status Issued

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description REPLACE (E) SEWER LATERAL & INSTALL CLEAN OUT (XR2022-2167)

Applied Date 06/19/2024

Issued Date 06/20/2024

Expiration Date

Finalized Date



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Permit Number PC2024-1029

Type zzzSolar Plan Check

Project Name SFR ADD PR2023-0042

Status Approved

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR SOLAR PV SYSTEM - 6 MODULES. 2.4 KW

Applied Date 06/04/2024

Issued Date 07/23/2024

Expiration Date 12/02/2024

Finalized Date



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Permit Number PV2024-0162

Type Solar Permit Online

Project Name SFR ADD PR2023-0042

Status Issued

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description SFR SOLAR PV SYSTEM - 6 MODULES. 2.4 KW

Applied Date 06/04/2024

Issued Date 07/23/2024

Expiration Date 07/03/2025

Finalized Date



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Permit Number E2024-0495

Type Single Family / Duplex Electrical Express

Project Name

Status Final

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA 92663

Description Temporary power pole

Owner Address 104 kings place Newport Beach

Applied Date 07/25/2024

Issued Date 07/25/2024

Expiration Date 02/03/2025

Finalized Date 08/06/2024



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Permit Number H2024-0208

Type Mechanical Other

Project Name SFR ADD PR2023-0042

Status Issued

Main Parcel 049 202 15

Address 104 KINGS PL NEWPORT BEACH, CA

Description MECH R/R (3) A/C UNITS. INSTALL (2) NEW A/C UNITS (ON DECK). INSTALL (1) HEAT PUMP.

TAMPER RESISTANT CAPS REQUIRED & TIMERS PROHIBITED ON HEAT PUMP (XR2022-2167)

Applied Date 04/11/2024

Issued Date 07/03/2025

Expiration Date 07/07/2025

Finalized Date





LICENSE: 1089589
ADDRESS: 2327 Gates St. #A
 Los Angeles, CA 90031
Office: 213-533-2713

BID DATE: 9/18/2024
BID NUMBER: 1624-R12
EXPIRES: 10/18/2024
PAGE: 1 OF 2

Estimator: Ismael W. Rivera
Phone: 213-886-8774
Email: Wrivera@millworkprime.com

Francisco Contreras (President)
 213-497-5388
 Fcontreras@millworkprime.com

Submit To: Jorge Gonzalez
Address:
Contact:
Email: jgonzalez@havenhub.com
Phone:

Project Name: Teak
Location: 104 Kings PL Newport
Plans By: N/A
Plan Date: N/A
Install Date:

Scope Of Work: Installation Only Of Owner Provided Cladding

Note: See Page 2 for Additional Alternates / Inclusions / Exclusions / Terms

BREAKFAST ROOM t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
OFFICE t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
HIS & HERS (CLOSET) t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
MASTER BEDROOM t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
ARTS & CRAFTS t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
BOYS BEDROOM t&g teak ceiling cladding	2nd floor	<i>(use owner's stock material)</i>	REF J / W
PIANO ROOM t&g teak ceiling cladding	1st floor	<i>(use owner's stock material)</i>	REF J / W
HALL WAY 1 t&g teak ceiling cladding	1st floor	<i>(use owner's stock material)</i>	REF J / W
HALL WAY 2 t&g teak ceiling cladding	1st floor	<i>(owner to provide material)</i>	REF J / W
LIVING ROOM / KITCHEN t&g teak ceiling cladding	1st floor	<i>(owner to provide material)</i>	REF J / W
KID'S ROOM t&g teak ceiling cladding	1st floor	<i>(owner to provide material)</i>	REF J / W



LICENSE: 1089589
 ADDRESS: 2327 Gates St. #A
 Los Angeles, CA 90031
 213-533-2713

BID DATE: 9/18/2024
 BID NUMBER: 1624-R12
 EXPIRES: 10/18/2024
 PAGE: 2 OF 2

QUALIFICATIONS:

- Base price includes all applicable sales taxes
- Base price is per **dated** documents issued, scope sheets, pictures or email narratives. No assumptions
- Base price is valid for **30** days. Re-bids after **30** days may incur a cost impact
- Base price includes installation during normal business hours & week days
- Current installation standards & methods shall apply to all projects
- Base price includes ~~shop drawings~~
- Casework fabrication: ~~0-0 weeks (pending shop drawing approval)~~

EXCLUSIONS:

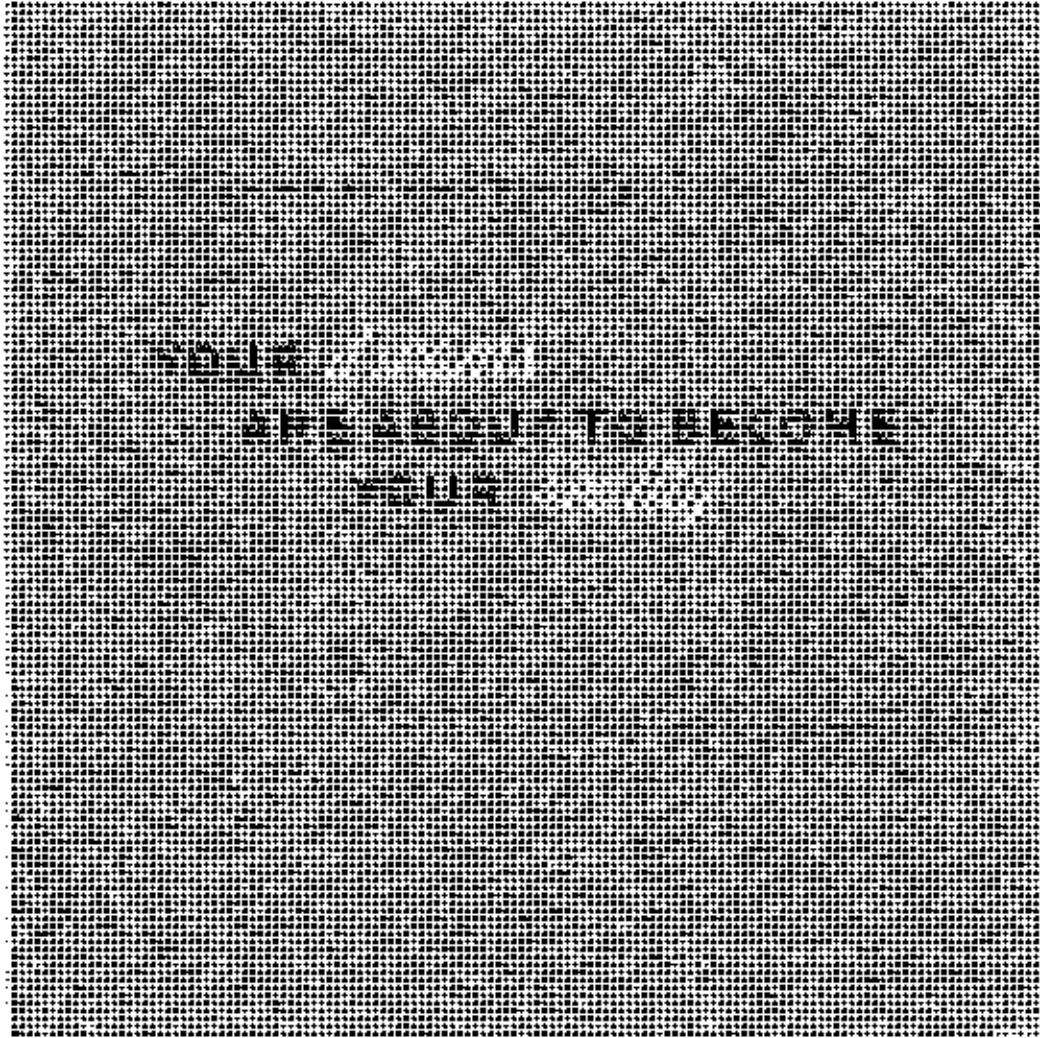
- T&G material
- Scaffolds, scissor lifts, boom lifts, forklifts, pallet jacks, etc.
- Protection of existing millwork or finishes
- Painting and prep, caulking
- All floor, wall and ceiling structural supports
- Floor coring & drilling, welding
- All demolition and haul away, crate breakdown/disposal
- All off hours/weekend/holiday labor
- Expediting, additional man power, overtime
- UNION, PREVAILING WAGE
- **EVERYTHING ELSE NOT INCLUDED IN THE BID**

PAYMENT TERMS:

Raw material:	05% of the contract amount due for raw materials	\$3,474.00
Mobilize Installation:	10% of the contract amount due at start of the installation	\$6,950.00
Progress:	42% of the contract amount due at 50% project progress	\$29,190.00
Install Completion:	43% of the contract amount due upon 100% completion	\$29,885.00
Billing:	Net Thirty (30) days on monthly progress billing	
Miscellaneous (1):	Late fee of 1.5% per month to be charge on any outstanding balance	
Miscellaneous (2):	<i>Cancellation, re-schedule and trip charge fees will be issued (pending magnitude/distance of project)</i>	

Alternate Add: Casework Fabrication Expedite -----	TBD	2nd Floor Installation: \$34,322.00
Alternate Add: Off hours Installation -Weekdays -----	\$11,926.00	1St Floor Installation: \$35,177.00
		GRAND TOTAL: \$69,499.00

Approved By: _____ Date: _____ Signature: _____



PLRCH

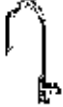


104 Kings Pl
Sep 1, 2022

Proposal For:
Francis Tran
104 Kings Pl
Newport Beach, CA 92663
(949) 533-3131, 230kings@gmail.com




Deliver To:
Francis Tran
104 Kings Pl
Newport Beach, CA 92663
(949) 533-3131

Request Delivery On:
2/28/2023



Main Kitchen

1001		DORNBRAUCHT 33870875-990010 Pull-down kitchen faucet-Dark platinum matte	\$1,586.66
1002		DORNBRAUCHT 1D713970-99 Airswitch-Dark platinum matte	\$242.84
1003		FRANKE WD9088 WD AIR SWITCH CONTROLLER	\$99.00
Main Kitchen subtotal			\$1,928.50

Back Kitchen

2001		DORNBRAUCHT 33870875-000010 Faucet Tara Ultra Single Lever Mixer w/Pull Down Spray 19.69" H x 9 1/2:" Projection Pol. Chrome	\$1,134.21
2002		DORNBRAUCHT 10713970-00 AIR SWITCH (CONTROL BUTTON) - POLISHED CHROME	\$175.63
2003		FRANKE WD9088 WD AIR SWITCH CONTROLLER	\$99.00
Back Kitchen subtotal			\$1,408.84


Butler Pantry


3001		DORNBRAUCHT 33870875-000010 Faucet Tara Ultra Single Lever Mixer w/Pull Down Spray 19.69" H x 9 1/2:" Projection Pol. Chrome	\$1,134.21
3002		DORNBRAUCHT 10713970-00 AIR SWITCH (CONTROL BUTTON) - POLISHED CHROME	\$175.63

3003		FRANKE WD9088 WD AIR SWITCH CONTROLLER	\$99.00
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Butler Pantry subtotal **\$1,408.84**

Laundry


4001		DORNBRACHT 33870875-000010 Faucet Tara Ultra Single Lever Mixer w/Pull Down Spray 19.69" H x 9 1/2:" Projection Pol, Chrome	\$1,134.21
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4002		DORNBRACHT 10713970-00 AIR SWITCH (CONTROL BUTTON) - POLISHED CHROME	\$175.63
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4003		FRANKE WD9088 WD AIR SWITCH CONTROLLER	\$99.00
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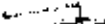
Laundry subtotal **\$1,408.84**


Underground Man Cave


5001		DORNBRACHT 36712809-000010 VAIA THREE HOLE WALL MOUNTED CROSS HANDLES - CHROME	\$1,394.26
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5002		DORNBRACHT 35700970-900010 Rough for wall-mounted faucet, spout in center	\$279.02
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5003		DORNBRACHT 10125970-000010 POP-UP WASTE W/ PUSH FASTENING - POLISHED CHROME	\$183.61
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


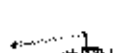
5004		DORNBRACHT 28679970-000010 CROSS ROUND RAIN SHOWER WALLMOUNTED, Ø 300 MM - CHROME	\$1,537.20
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5005		DORNBRACHT 35085970-900010 ROUGH-IN ADAPTOR FOR WALL OR CEILING MOUNTED SHOWERHEAD	\$108.78
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5006		DORNBRACHT 36426970-000010 CONCEALED THERMOSTAT TRIM W/ TWO-WAY VOLUME CONTROL - POLISHED CHROME	\$531.65
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

5007		DORNBRACHT 35426970-900010 CONCEALED THERMOSTAT, G 1/2, W/ PRE-SEAL	\$417.06
5008		DORNBRACHT 26413809-00 Slide bar set polished chrome VAIA	\$836.08
5009		DORNBRACHT 28012979-000010 Hand shower polished chrome Design-neutral	\$246.33
5010		DORNBRACHT 28450809-00 VAIA WALL ELBOW - CHROME	\$178.01
5011		DORNBRACHT 35080970-900010 NPT ADAPTOR	\$31.17
5012		CALIFORNIA FAUCETS 9190-A-PC STYLEDRAIN SHOWER DRAIN TILE THROAT - POLISHED CHROME	\$326.95
5013		CALIFORNIA FAUCETS 9179 StyleDrain Body w/ 2" No-Hub	\$92.30
5014		DORNBRACHT 83251809-00 Hook polished chrome VAIA	\$79.52
Underground Man Cave subtotal			\$6,241.94


1st Floor Pool Room Bath

6001		DORNBRACHT 36712809-000010 VAIA THREE HOLE WALL MOUNTED CROSS HANDLES - CHROME	\$1,205.31
6002		DORNBRACHT 35700970-900010 Rough for wall-mounted faucet , spout in center	\$279.02
6003		DORNBRACHT 10125970-000010 POP-UP WASTE W/ PUSH FASTENING - POLISHED CHROME	\$183.61
6004		DORNBRACHT 28679970-000010 CROSS ROUND RAIN SHOWER WALLMOUNTED, Ø 300 MM - CHROME	\$1,328.88




6005		DORNBRACHT 35085970-900010 ROUGH-IN ADAPTOR FOR WALL OR CEILING MOUNTED SHOWERHEAD	\$94.04
6006		DORNBRACHT 36426970-000010 CONCEALED THERMOSTAT TRIM W/ TWO-WAY VOLUME CONTROL - POLISHED CHROME	\$459.60
6007		DORNBRACHT 35426970-900010 CONCEALED THERMOSTAT, G 1/2, W/ PRE-SEAL	\$360.54
6008		DORNBRACHT 26413809-00 Slide bar set polished chrome VAIA	\$722.78
6009		DORNBRACHT 28012979-000010 Hand shower polished chrome Design-neutral	\$212.94
6010		DORNBRACHT 28450809-00 VAIA WALL ELBOW - CHROME	\$153.89
6011		DORNBRACHT 35080970-900010 NPT ADAPTOR	\$31.17
6012		CALIFORNIA FAUCETS 9190-A-PC STYLEDRAIN SHOWER DRAIN TILE THROAT - POLISHED CHROME	\$326.95
6013		CALIFORNIA FAUCETS 9179 StyleDrain Body w/ 2" No-Hub	\$92.30
6014		DORNBRACHT 83251809-00 Hook polished chrome VAIA	\$79.52
1st Floor Pool Room Bath subtotal			\$5,530.55

1st Floor Powder Bath




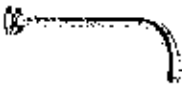


7001		DORNBRACHT 36712809-280010 Wall-mounted three-hole lavatory mixer without drain Brushed Durabross	\$2,760.87
7002		DORNBRACHT 35700970-900010 Rough for wall-mounted faucet, spout in center	\$279.02









7003		DORNBRAUCHT 10125970-280010 Drain , Umbrella drain 1 1/4" Brushed Durabronze Series-various	\$363.58
1st Floor Powder Bath subtotal			\$3,403.47

1st Floor Kids Playroom Bath




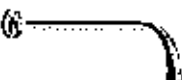
8001		DORNBRAUCHT 36712809-000010 VAIA THREE HOLE WALL MOUNTED CROSS HANDLES - CHROME	\$1,394.26
8002		DORNBRAUCHT 35700970-900010 Rough for wall-mounted faucet , spout in center	\$279.02
8003		DORNBRAUCHT 10125970-000010 POP-UP WASTE W/ PUSH FASTENING - POLISHED CHROME	\$183.61
1st Floor Kids Playroom Bath subtotal			\$1,856.89











2nd Floor Chloe's Bath

9001		SAMUEL HEATH V2KA17GBC-AG 3H Basin Filler Wall Mounted - Antique Gold	\$2,097.20
9002		SAMUEL HEATH V118-AIS-XX INSTALLATION SYSTEM	\$390.60
9003		SAMUEL HEATH V192-A-AG Xenon Basin Click-Clack Waste - Antique Gold Finish	\$189.00
9004		SAMUEL HEATH V262-A-AC CONCEALED SHOWER ARM - ANTIQUE GOLD	\$896.00
9005		SAMUEL HEATH V908-AG SHOWER ROSE 8" - ANTIQUE GOLD	\$631.40
9006		SAMUEL HEATH V203-TGB-AG Trim set for V132-AIS	\$3,000.20



9007		SAMUEL HEATH V132-AIS-XX Concealed Thermo Valve - Rough	\$1,121.40
9008		SAMUEL HEATH V270-AG SLIDER RAIL - ANTIQUE GOLD	\$1,310.40
9009		SAMUEL HEATH V255-M-AG HANDSET METAL HANDLE - ANTIQUE GOLD	\$473.20
9010		SAMUEL HEATH V941-AG 59" HOSE - ANTIQUE GOLD	\$218.40
9011		SAMUEL HEATH V264-A-AG CONCEALED WALL ELBOW - ANTIQUE GOLD	\$294.00
9012		SAMUEL HEATH V246-AG WALL SPOUT ONLY FOR V247 - ANTIQUE GOLD	\$830.20
9013		SAMUEL HEATH V158-AIS-XX INSTALLATION KIT FOR V157	\$233.80
9014		SAMUEL HEATH N9531-AG ROBE HOOK - ANTIQUE GOLD	\$331.80
2nd Floor Chloe's Bath subtotal			\$12,017.60













2nd Floor Guest Bath Next to Chloe

10001		SAMUEL HEATH V2KA17GBC-AG 3H Basin Filler Wall Mounted - Antique Gold	\$2,097.20
10002		SAMUEL HEATH V118-AIS-XX INSTALLATION SYSTEM	\$390.60
10003		SAMUEL HEATH V192-A-AG Xenon Basin Click-Clack Waste - Antique Gold Finish	\$189.00
10004		SAMUEL HEATH V262-A-AG CONCEALED SHOWER ARM - ANTIQUE GOLD	\$896.00














10005		SAMUEL HEATH V908-AG SHOWER ROSE 8" - ANTIQUE GOLD	\$631.40
10006		SAMUEL HEATH V2T1-TGB-AG Trim Set for V111-AIS	\$2,170.00
10007		SAMUEL HEATH V111-AIS-XX Concealed thermostatic valve - Rough	\$845.60
10008		SAMUEL HEATH V270-AG SLIDER RAIL - ANTIQUE GOLD	\$1,310.40
10009		SAMUEL HEATH V255-M-AG HANDSET METAL HANDLE - ANTIQUE GOLD	\$473.20
10010		SAMUEL HEATH V941-AG 59" HOSE - ANTIQUE GOLD	\$218.40
10011		SAMUEL HEATH V264-A-AG CONCEALED WALL ELBOW - ANTIQUE GOLD	\$294.00
10012		CALIFORNIA FAUCETS 9190-A-SGB TILE STYLEDRAIN TRIM GRID ONLY - SATIN GOLD BRASS	\$391.82
10013		CALIFORNIA FAUCETS 9179 StyleDrain Body w/ 2" No-Hub	\$92.30
10014		SAMUEL HEATH N9531-AG ROBE HOOK - ANTIQUE GOLD	\$331.80
2nd Floor Guest Bath Next to Chloe subtotal			\$10,331.72

2nd Floor West Wing Bath

11001		DORNBRACHT 36712809-990010 VAIA THREE HOLE WALL MOUNTED FAUCET - DARK PLATINUM MATTE	\$2,231.11
11002		DORNBRACHT 35700970-900010 Rough for wall-mounted faucet , spout in center	\$279.02

11003		DORNBRAUCHT 10125970-990010 CROSS NEUTRAL UMBRELLA DRAIN - DARK PLATINUM MATTE	\$294.42
11004		DORNBRAUCHT 28041980-990010 Rain shower, ceiling-mounted - Dark Platinum matte	\$1,520.75
11005		DORNBRAUCHT 35041970-900010 Installation rough, ceiling-mounted	\$429.24
11006		DORNBRAUCHT 36428970-990010 TARA THREE-WAY THERMOSTAT - DARK PLATINUM MATTE	\$893.48
11007		DORNBRAUCHT 35428970-900010 CROSS NEUTRAL THERMOSTAT ROUGH - N/A	\$437.85
11008		DORNBRAUCHT 26413809-99 Slide bar set Dark Platinum matte VAIA	\$1,337.70
11009		DORNBRAUCHT 28012979-990010 Hand shower Dark Platinum matte Design-neutral	\$394.31
11010		DORNBRAUCHT 20450809-99 VAIA WALL ELBOW - DARK PLATINUM MATTE	\$284.83
11011		DORNBRAUCHT 35080970-900010 NPT ADAPTOR	\$36.05
11012		CALIFORNIA FAUCETS 9190-A-BKD STYLEDRAIN SHOWER DRAIN TILE THROAT - BLACKENED (PVD)	\$484.26
11013		CALIFORNIA FAUCETS 9179 StyleDrain Body w/ 2" No-Hub	\$92.30
11014		DORNBRAUCHT 83251809-99 Hook Dark Platinum matte VAIA	\$127.12
2nd Floor West Wing Bath subtotal			\$8,842.44

2nd Floor Master Bath


12001		DORNBRAUCHT 36712809-280010 Wall-mounted three-hole lavatory mixer without drain Brushed Durabross	2 @ \$2,760.87
12002		DORNBRAUCHT 35700970-900010 Rough for wall-mounted faucet, spout in center	2 @ \$279.02
12003		DORNBRAUCHT 10125970-280010 Drain, Umbrella drain 1 1/4" Brushed Durabross Series-various	2 @ \$363.58
12004		DORNBRAUCHT 28041980-280010 Rain shower, ceiling-mounted - Brushed durabross (23kt)	\$1,882.51
12005		DORNBRAUCHT 35041970-900010 installation rough, ceiling-mounted	\$429.24
12006		DORNBRAUCHT 36428970-280010 Concealed thermostat with three-way volume control Brushed Durabross	\$1,105.37
12007		DORNBRAUCHT 26413809-28 Slide bar set Brushed Durabross VAIA	\$1,820.98
12008		DORNBRAUCHT 35428970-900010 CROSS NEUTRAL THERMOSTAT ROUGH - N/A	\$437.85
12009		DORNBRAUCHT 28012979-280010 Hand shower Brushed Durabross Design-neutral	\$487.90
12010		DORNBRAUCHT 28450809-28 Wall elbow Brushed Durabross VAIA	\$352.45
12011		DORNBRAUCHT 35080970-900010 NPT ADAPTOR	\$36.05
12012		INFINITY DRAIN STIF-6548-58 48" Complete S-TIF 65 Kit in Satin Bronze	\$773.85
12013		INFINITY DRAIN CDIH-22 Hot Mop Compact Clamp Down Drain Cast Iron 2" Throat 2" No Hub Outlet	\$56.95


12014		DORNBRAUCHT 83251809-28 Hook Brushed Durabronze VAIA	2 @ \$157.22
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2nd Floor Master Bath subtotal \$14,504.53


2nd Floor Sons Bath


13001		DORNBRAUCHT 36712809-990010 VAIA THREE HOLE WALL MOUNTED FAUCET - DARK PLATINUM MATTE	\$2,231.11
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13002		DORNBRAUCHT 35700970-900010 Rough for wall-mounted faucet, spout in center	\$279.02
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13003		DORNBRAUCHT 10125970-990010 CROSS NEUTRAL UMBRELLA DRAIN - DARK PLATINUM MATTE	\$294.42
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13004		DORNBRAUCHT 28679970-990010 CROSS ROUND RAIN SHOWER WALLMOUNTED - DARK PLATINUM MATTE	\$2,459.31
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13005		DORNBRAUCHT 35085970-900010 ROUGH-IN ADAPTOR FOR WALL OR CEILING MOUNTED SHOWERHEAD	\$108.78
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13006		DORNBRAUCHT 26413809-99 Slide bar set Dark Platinum matte VAIA	\$1,337.70
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13007		DORNBRAUCHT 28012979-990010 Hand shower Dark Platinum matte Design-neutral	\$394.31
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


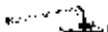






13008		DORNBRAUCHT 28450809-99 VAIA WALL ELBOW - DARK PLATINUM MATTE	\$284.83
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13009		DORNBRAUCHT 35080970-900010 NPT ADAPTOR	\$36.05
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13010		CALIFORNIA FAUCETS 9190-A-BKD STYLEDRAIN SHOWER DRAIN TILE THROAT - BLACKENED (PVD)	\$484.26
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13011		CALIFORNIA FAUCETS 9179 Style Drain Body w/ 2" No-Hub	\$92.30
13012		DORNBRACHT 83251809-99 Hook Dark Platinum matte VAIA	\$127.12
2nd Floor Sons Bath subtotal			58,129.21

2nd Floor General Bath

14001		DORNBRACHT 36712809-000010 VAIA THREE HOLE WALL MOUNTED CROSS HANDLES - CHROME	\$1,394.26
14002		DORNBRACHT 35700970-900010 Rough for wall-mounted faucet, spout in center	\$279.02
14003		DORNBRACHT 10125970-000010 POP-UP WASTE W/ PUSH FASTENING - POLISHED CHROME	\$183.61
14004		DORNBRACHT 28679970-000010 CROSS ROUND RAIN SHOWER WALLMOUNTED, Ø 300 MM - CHROME	\$1,537.20
14005		DORNBRACHT 35085970-900010 ROUGH-IN ADAPTOR FOR WALL OR CEILING MOUNTED SHOWERHEAD	\$108.78
14006		DORNBRACHT 36426970-000010 CONCEALED THERMOSTAT TRIM W/ TWO-WAY VOLUME CONTROL - POLISHED CHROME	\$531.65
14007		DORNBRACHT 35426970-900010 CONCEALED THERMOSTAT, G 1/2, W/ PRE-SEAL	\$417.06
14008		DORNBRACHT 26413809-00 Slide bar set polished chrome VAIA	\$836.08
14009		DORNBRACHT 28012979-000010 Hand shower polished chrome Design-neutral	\$246.33
14010		DORNBRACHT 28450809-00 VAIA WALL ELBOW - CHROME	\$178.01

14011		DORNBRACHT 35080970-900010 NPT ADAPTOR	\$36.05
14012		CALIFORNIA FAUCETS 9190-A-PC STYLEDRAIN SHOWER DRAIN TILE THROAT - POLISHED CHROME	\$326.95
14013		CALIFORNIA FAUCETS 9179 StyleDrain Body w/ 2" No-Hub	\$92.30
14014		DORNBRACHT 83251809-00 Hook polished chrome VAIA	\$79.52

2nd Floor General Bath subtotal **\$6,246.82**

Cooper Ensign
Sales Consultant
cooper.ensign@plrch.com P: (714) 713-2509

Subtotal	\$83,260.19
Tax	\$6,452.84
Grand Total	\$89,713.03

PAID

Thank you. We appreciate your business.

This proposal is valid until 30 days after the proposal date shown above, though pricing may be modified in the event of any manufacturer price increases during this period.

By providing a deposit to your order, you will be accepting the terms and conditions located here: **PIRCH Terms and Conditions**, or by navigating to <https://www.pirch.com/terms-and-conditions-agreement>.

Once you have placed a deposit, you may cancel your order within three (3) business days without any penalty. After this initial period, cancellations or changes to your order may result in cancellation or restock fees pursuant to the Terms and Conditions. Special order products, including but not limited to tubs and non-standard finish plumbing items, are custom order items and are not eligible for cancellation.

We understand that your project may have multiple phases and a dynamic timeline. As such, Pirch will hold all product pricing for up to one (1) year on all orders where a minimum of fifty percent (50%) deposit has been made. All tax amounts are based on the specified jurisdictional rate at the time of the order. This amount is subject to change in the event the applicable jurisdiction modifies the prevailing rate prior to or at the time of shipment of product.

All non-special order products may be returned within thirty (30) days of your receipt of product. Certain restrictions may apply based on condition of the product and/or box. For more details on our Return Policy, please view the Terms and Conditions referenced above

If you have any questions concerning this document, please contact 1 (949) 429-0800.
PIRCH, INC., 3303 Hyland Ave, Suite D Costa Mesa, CA 92626 Tel : 1 (949) 429-0800 Fax : 1 (949) 429-0670
www.pirch.com

ANYTHING. EVERYTHING

WELCOME TO THE DEPARTMENT OF YES.

No issue is too large. No issue is too small. (And just to be clear, no issue is too medium-sized, either.) Because that's how we roll, here at PIRCH. From consultation and purchase to installation and service, we're with you all the way.

POINTS OF CONTACT

Should, for any reason, a question, an issue, a challenge, or a problem arise — at any point in time — please contact any one of the PIRCH personnel listed below:

Haiti Pulido, Project Coordinator
(858) 945-2826 | haiti.pulido@pirch.com

Cooper Ensign, Sales Consultant
(714) 713-2509 | cooper.ensign@pirch.com

Breann Shumaker, Store Director
(949) 407-7128 | breann.shumaker@pirch.com

PIRCH[®]

WWW.PIRCH.COM



Route Stop Details

Route#: **7322**



Shipper: **Local/Ryder**
Ship Date: **3/26/2025**
Contact: **786-706-7907**

Notes:
Truck#: **295952:36fl**
Total Weight: **8,345.98 lbs**

Stop# **2**

SHIP TO: **PELLCO WINDOWS AND DOORS-NEWPORT (4** 104 Kings Place
ORDER #: 585581 Newport Beach, CA

Loaded

Contact: Brian G. 714-293-4742
Walter 714-337-8204

Cust Phone: 949-220-9878

Ship Type: Factory Delivered to Jobsite

15 PACKAGE(S) SCHEDULED: 3/26/2025 7602.63 lbs

7 Pallet(s)


Loc	Box #	Item #	Quote#	P/L#	Description of Contents	Room Ref	Length (In.)	Width (in.)	Hgt (in.)	Wgt (lbs.)	Int.
WA:14: C	2	1	585581	254245	Leg2-FRAME 3050 PXXXXX^XO block Frame(KD) w/Pocketcloser (frame-Split:2 of 2)		139	8	8	1777	358 <input type="checkbox"/>
WA:27: B	3	2	585581	254245	FRAME 3050 XXXXXP block Frame(KD) w/Pocketcloser	MC 4-Panel	248	18	8	1311	358 <input type="checkbox"/>
WA:39: B	1	1	585581	254245	Leg1-FRAME 3050 PXXXXX^XO block Frame(KD) w/Pocketcloser (frame-Split:1 of 2)		212	8	8	1777	358 <input type="checkbox"/>
WC:0:	7	2	585581	254246	Sliding-PNL(Glazed) #1 of 5	MC 4-Panel	37	2	107.5	211.494	358 <input type="checkbox"/>
WC:0:	8	2	585581	254246	Sliding-PNL(Glazed) #2 of 5	MC 4-Panel	37	2	107.5	211.494	358 <input type="checkbox"/>
WC:0:	9	2	585581	254246	Sliding-PNL(Glazed) #3 of 5	MC 4-Panel	37	2	107.5	211.494	358 <input type="checkbox"/>
WC:0:	10	2	585581	254246	Sliding-PNL(Glazed) #4 of 5	MC 4-Panel	37	2	107.5	211.494	358 <input type="checkbox"/>
WC:0:	11	2	585581	254246	Sliding-PNL(Glazed) #5 of 5	MC 4-Panel	37	2	107.5	211.494	358 <input type="checkbox"/>
WC:13:	1	1	585581	254246	Leg:1-2-PNL(Glazed)		43.8125	2	107.5	214.900	358 <input type="checkbox"/>
WC:13:	2	1	585581	254246	Leg:1-3-PNL(Glazed)		40.3125	2	107.5	214.899	358 <input type="checkbox"/>
WC:13:	3	1	585581	254246	Leg:1-4-PNL(Glazed)		40.3125	2	107.5	214.899	358 <input type="checkbox"/>
WC:13:	4	1	585581	254246	Leg:1-5-PNL(Glazed)		43.75	2	107.5	214.985	358 <input type="checkbox"/>
WC:31:	5	1	585581	254246	Leg:2-6-PNL(Glazed)		65.6875	2	107.5	333.813	358 <input type="checkbox"/>
WC:31:	6	1	585581	254246	Leg:2-7-PNL(Glazed)		67.5625	2	107.5	345.969	358 <input type="checkbox"/>
WC:8:	1	3	585581	254280	350-T O-GTF(Assembled) w/SillPan(Glazed)	Fixed Window	36.25	2	72.75	141	358 <input type="checkbox"/>

Total Weight (lbs): **7,602.63**

Total Cube/ft: **94.95**



Route Stop Details

Route#: **7322**


Shipper: **Local/Ryder**
Ship Date: **3/26/2025**
Contact: **786-706-7907**

Notes:
Truck#: **295952:36ft**
Total Weight: **8,345.98 lbs**

Boxed product must be inspected within 10 business days. Product wrapped in plastic must be inspected within 5 business days. With no exceptions, crated glass MUST be inspected within 24hrs. All inspection processes require removing product from factory packaging to confirm quantity and quality. Warranty claims must be submitted within the stated inspection time frame via the online Customer Service Request Form.



104 Kings Rd (T&G)

Prepared By

Cooks Finish Carpentry
1017 W 18th St
Costa Mesa, California 92627

949-933-1295
daniel@cooksfinishcarpentry.com

Prepared For

RDM General Contractors
250 East Baker St #300, Costa Mesa, Ca
92626
Costa Mesa, California 92626

7145461130
mcastro@rdmgc.com

8/15/2024

Scope of Work

This estimate includes labor for the installation of T&G. The general contractor will supply all materials.

1X4 T&G Installation (Materials Not Included)	SUBTOTAL	\$198,655.80
Labor		\$198,655.80

Proposal Total \$198,655.80

Terms of Service

FINAL PRICING WILL BE DETERMINED BY FIELD MEASUREMENTS...

DOES NOT INCLUDE A DEMO OF ANY KIND...

DOES NOT INCLUDE FINISHING OF ANY KIND...

THIS ESTIMATE AND ANY CONTRACT SIGNED BASED ON THIS ESTIMATE ARE ONLY VALID FOR 90 DAYS...

Signature
RDM General Contractors

Line Item Detail

Name	Cost Type	Qty	Unit
1X4 T&G Installation (Materials Not Included)			
Labor			
1X4 T&G Installation (Square Feet)	Labor	6,767.00	Square feet

T. BOYER COMPANY
1656 BABCOCK ST.
COSTA MESA CA 92627



RDMS, INC.
250 E. BAKER #300
COSTA MESA CA 92626

PROPOSAL
AND
CONTRACT
DATED: 07/20/2023
TO PROVIDE AN
ELECTRICAL SYSTEM

FOR: RDMS, INC.

AT: TRAN 104 KINGS ROAD REV3
104 KINGS ROAD
NEWPORT BEACH CA 92660

BY: BOYER COMPANY
ELECTRICAL CONTRACTORS

(949) 642-2431 PHONE / (949) 642-6114 FAX
WWW.BOYERCO.COM

CONTRACTOR'S LICENSE #: 566902

T. BOYER COMPANY
 1656 BABCOCK ST.
 COSTA MESA CA 92627



SCOPE OF WORK FOR: TRAN 104 KINGS ROAD REV3
 CONTRACTOR'S LICENSE # 566902

Quantity	Description
30	RECEPTACLES
2	WEATHERPROOF RECEPTACLES
10	GFI PROTECTED RECEPTACLES
12	DEDICATED RECEPTACLES
2	CABINET RECEPTACLES
7	RECESSED TV RECEPTACLES
5	SINGLE POLE SWITCHES
40	POWERFEED SWITCHES
45	WALL/CEILING LIGHT BOXES
10	PANASONIC FANS W/HUMIDISTAT MODULE
1	SMOKE DETECTORS
2	CARDON/SMOKE COMBO DETECTORS
1	FIXTURE PACKAGE LISTED BELOW (FDO)
179	120V TO FIXTURE TYPE A WOOD TRIMLESS
68	120V TO FIXTURE TYPE B DRYWALL TRIMLESS
70 +20	24V TO FEET OF PREWIRE STUBS TO TAPE LIGHT
30	DRIVER/TRANSFORMER OUTLETS
3	120V TO FLOOR HEAT
1	120V TO LANDSCAPE LIGHTING FUTURES
2	120V TO LIGHTING CONTROL COMPONENTS
3	120V TO TOWEL WARMER
2 +1	120V TO KITCHEN EXHAUST FAN
1	120V TO WHOLE HOUSE FANS (FAN FBO)
1	240V-50A TO OVEN
1	240V-50A CAR CHARGER RECEPTACLES
1	240V-30A TO AIR CONDITIONERS
1	240V-100A TO POOL (POWER ONLY)
1	240V-30A TO CARLIFT
2	240V-20A TO FAN COILS
2	125AMP 40 CIRCUIT INDOOR SUB-PANELS
200	ALLOWANCE HOURS FOR DEMO & REWORK
8	ALLOWANCE HOURS FOR JOB WALK

Notes:

- *Original bid date 07/20/2023
- *A/V & Security by others.
- *Quantities added to pass inspection.
- *All waterproofing is done by others.
- *Proposal is valid for 30 days from original bid date.
- *Owner supplied lights must comply with 2005 Title 24 codes.
- *Permit to be covered by the building permit and not included.

BOYER COMPANY
 1656 BABCOCK ST.
 COSTA MESA CA 92627



SCOPE OF WORK FOR: TRAN 104 KINGS ROAD REV3
 CONTRACTOR'S LICENSE # 566902

Item	Quantity	Description
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- *Any drywall removal for wires to be ran will be done by others.
- *No new underground or overhead utilities are included.
- *Main electrical panel and main panel breakers are NOT included.
- *Any existing circuit breakers that are need to be replaced will be an additional charge.
- *All existing devices to remain existing. Change out will be an additional charge.
- *Any material used for demo & rework will be an additional charge.
- *Any recessed lights in garage or other fire rated ceilings to be drywall boxed by others.
- *Proposal does not include electrical engineering, red-line drawings, single line diagrams and load calculations being required by cities.
- **OPTION: Include Lutron Diva LED CL type dimmers add \$40.00 each.
- **OPTION: Include 24- additional allowance hours for demo & rework add \$2,520.00.
- *Lighting fixture package to be supplied by others (FBO).
- **No electrical plans to bid off. This is an estimate ONLY.
- **Retrim Budget of \$7,500.00 to trim out any existing devices if needed.
- ** LED nud in channel & lens with installation of LED tape light add \$81.64 per foot. Tape light to be provided by others (FBO).

Grand Total:

\$	100,423.30
	<u>89,639.47</u>
DA,	10,783.83

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

CHANGE ORDER #1



Phone #(949) 642-2431
 Fax #(949) 642-6114
 License # 566902

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Order Date: 09/20/2023
 Ordered By: 14 Scott Lite
 Customer WA:
 Record #: 22765

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
800A Main Panel	13,403.57
800A Underground to street	9,969.22
Labor	6,800.00
Trenching, Concrete work by others.	
Transformer setup not included if needed.	

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$30,172.79

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$100,423.30
The Contract Sum will be changed by this Change Order	\$30,172.79
The new Contract Sum including this Change Order will be	\$130,596.09
The Contract Time will be changed by	0 Days

Approved _____ Date _____

Date **10-3-23**

Contractor _____

Owner *[Signature]*

T. Boyer Company
 1656 Babeock St.
 Costa Mesa CA 92627

CHANGE ORDER #3



Phone #(949) 642-2431
 Fax #(949) 642-6114
 License # 566902

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Order Date: 12/04/2023
 Ordered By: 14 Scott Lite
 Customer WA:
 Record #: 22915

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
200A 40 Slot Sub Panel and a 500I Feeder AL.	4,447.31

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$4,447.31

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$100,423.30
The Contract Sum will be changed by this Change Order	\$4,447.31
The new Contract Sum including this Change Order will be	\$104,870.61
The Contract Time will be changed by	0 Days

Approved _____ Date _____ Date _____
 Contractor _____ Owner _____

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

Phone #(949) 642-2431
 Fax #(949) 642-6114
 License # 568902

CHANGE ORDER #4



RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Order Date: 12/07/2023
 Ordered By: 14 Scott Lite
 Customer WA:
 Record #: 22921

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Add 1-200AMP 40 CIRCUIT RAIN TIGHT SUB-PANELS	
~	
Credit 1-240V-100A TO POOL (POWER ONLY)	
~	
Total	5,192.50
~	
This includes all material with 2 Journeyman with 32 hours total of labor.	

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$5,192.50

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$100,423.30
The Contract Sum will be changed by this Change Order	\$5,192.50
The new Contract Sum including this Change Order will be	\$105,615.80
The Contract Time will be changed by	0 Days

Approved _____ Date _____ Date _____
 Contractor _____ Owner _____

EXTRAS & CREDITS

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627



Phone # (949) 642-2431
 Fax # (949) 642-6114
 License # 566902

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Order: 5
 Order Date: 12/13/2023
 Ordered By: 625 Christopher M
 Record #: 22939

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
SPECIFICATIONS ATTACHED

SCOPE OF ELECTRICAL /with owner added items					
DESCRIPTION	BID	ACTUAL	UNIT COS	TOTAL	+ / -
RECEPTACLES	30	64	\$73.68	\$2,505.12	34
WEATHERPROOF RECEPTACLES	2	4	\$139.98	\$279.92	2
DRAWER RECEPTACLES		2	\$160.46	\$320.92	2
GFI PROTECTED RECEPTACLES	10	24	\$112.79	\$1,579.06	14
DEDICATED RECEPTACLES	12	45	\$168.58	\$5,562.48	33
CABINET RECEPTACLES	2	1	\$123.46	-\$123.46	-1
RECESSED TV RECEPTACLES	7	5	\$19.97	-\$159.94	-2
FEET UNDERCABINET PLUG-MOLD		33	\$52.46	\$1,731.18	33
SINGLE POLE SWITCHES	5	1	\$78.32	-\$305.28	-4
POWERFEED SWITCHES	40	96	\$146.66	\$8,212.96	56
120V THERMOSTAT FOR COOLING		1	\$131.60	\$131.60	1
CEILING FAN BOXES		5	\$125.38	\$626.90	5
WALL/CEILING LIGHT BOXES	45	28	\$118.92	-\$2,021.64	-17
PANASONIC FANS W/HUMIDISTAT MODULE	10	11	\$342.52	\$342.52	1
PANASONIC WHOLE HOUSE FANS MATERIAL ONLY		2	\$342.55	\$685.10	2
120V LED STEP LIGHTS		1	\$186.13	\$186.13	1
SMOKE DETECTORS	1	3	\$86.30	\$172.60	2
CARBON/SMOKE COMBO DETECTORS	2		\$121.93	-\$243.86	-2

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$42,373.49

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$30,172.79
The Contract Sum prior to this Change Order	\$130,596.09
The Contract Sum will be changed by this Change Order	\$42,373.49
The new Contract Sum including this Change Order will be	\$172,969.58
The Contract Time will be changed by	0 Days

Approved _____ Date _____
 Contractor _____ Owner *[Signature]* Date _____

Change Order
Continued..

Order: 5

SCOPE OF ELECTRICAL /with owner added items

DESCRIPTION	BID	ACTUAL	UNIT COS	TOTAL	+ / -
120V TO FIXTURE TYPE A WOOD TRIMLESS	179	162	\$105.00	-\$1,905.00	-17
120V TO FIXTURE TYPE B DRYWALL TRIMLESS	68	61	\$105.00	-\$735.00	-7
24V TO FEET OF PREWIRE STUDS TO TAPE LIGHT	70		\$118.92	-\$8,324.40	-70
DRIVER/TRANSFORMER INCLUDES OUTLETS	30	50	\$50.40	\$1,162.00	20
120V TO FLOOR HEAT	3	2	\$258.69	-\$258.69	-1
120V TO LANDSCAPE LIGHTING FUTURES	1		\$200.19	-\$200.19	-1
120V TO LIGHTING CONTROL COMPONENTS	2	12	\$121.42	\$1,214.20	10
120V TO FIREPITS (FRENCH FBO)		1	\$454.11	\$454.11	1
120V TO MOTORIZED SHADE PANELS		2	\$319.35	\$638.70	2
120V TO KITCHEN EXHAUST FAN	2		\$276.69	-\$553.38	-2
120V TO WHOLE HOUSE FANS (FAN FBO)	1		\$174.19	-\$174.19	-1
120V TO FIREPLACES (CONSTANT HOT)		1	\$175.31	\$175.31	1
120V TO DOOR MOTOR		2	\$178.67	\$353.34	2
120V TO X-MAS		1	\$200.19	\$200.19	1
120V TO DRYER VENT		1	\$178.67	\$178.67	1
120V PREWIRE TO BAR-B-QUE RECEPTACLES		1	\$371.35	\$371.35	1
240V-50A TO OVEN	1		\$592.00	-\$592.00	-1
240V-20A TO AIR CONDITIONERS		2	\$368.28	\$736.56	2
240V-30A TO AIR CONDITIONERS	1		\$433.29	\$433.29	1
240V-30A TO ELEVATOR		1	\$600.36	\$600.36	1
240V 30A TO MICROWAVE		1	\$318.87	\$318.87	1
240V-20A TO FAN COILS	2		\$368.28	-\$736.56	-2
240V-20A TO HEATED FLOORS		1	\$290.08	\$290.08	1
240V-20A PREWIRE TO PATIO HEATERS		2	\$243.45	\$486.90	2
240V-50A PREWIRE TO PATIO HEATER MAIN PANES		1	\$853.08	\$853.08	1
100AMP 24 CIRCUIT INDOOR SUB-PANELS		2	\$1,505.76	\$3,011.52	2
100AMP 40 CIRCUIT SUB-PANELS		2	\$2,213.23	\$4,426.46	2
125AMP 40 CIRCUIT INDOOR SUB-PANELS	2		\$2,833.23	-\$5,666.46	-2
ALLOWANCE HOURS FOR DEMO & REWORK	200	407	\$105.00	\$21,735.00	207
120V TO FUTURE LIGHTING (FBO)		6	\$170.79	\$1,024.74	6
120V TO 2" NITCH LIGHTS (FBO)		5	\$170.79	\$853.95	5
120V TO UPLIGHTS (FBO)		11	\$200.19	\$2,202.09	11

NOTES:

- **Patio heaters are a pre-wire only, if installed by Royer it will be on a T&M basis.
- **Future lighting to be supplied by others (FBO).
- **2" Nitch lights to be supplied by others (FBO).
- **Uplights to be supplied by others (FBO).
- **Retrim to be on a T&M basis.
- **LED & Drivers to be supplied by others (FBO). If Royer installs it will be on a T&M basis.

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

Phone #(949) 642-2431
 Fax #(949) 642-6114
 License # 566902

KDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

CHANGE ORDER #6



Project: 23025
 Tran 104 Kings Road REV.
 104 Kings Road
 Newport Beach CA 92660

Order Date: 01/12/2024
 Ordered By: 14 Scott Lite
 Customer WA:
 Record #: 22993

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
Nuheat with Signature thermostats	1,415.00
2-G2118	338.89
1-G3012	250.74
1-G1812	276.08
1-G2112	281.83
1-F1815	230.39
1-F2109	630.00
3- Thermostats	1,360.00
Labor 12 hours At 115.00	870.00
3- Nuheat power setups	
Scratch coat by others	

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$5,715.70

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$82,186.09
The Contract Sum prior to this Change Order	\$182,609.39
The Contract Sum will be changed by this Change Order	\$5,715.70
The new Contract Sum including this Change Order will be	\$188,325.09
The Contract Time will be changed by	0 Days


Approved _____ Date _____
 Contractor _____

Owner Walter Wood Date 1/24/24
 Rep _____

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

Phone # (949) 642-2431
 Fax # (949) 642-6114
 License # 566902

INVOICE



Boyer
 Electrical Contractors

OCT 31 2024

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Invoice #: 259356
 Invoice Date: 10/30/2024
 Due Date: 11/15/2024
 Customer WA:

Description	Amount
07/26/2024 Add power to alarm power due to location change, Update panel schedule Total Electrician Hours- 2	220 00
08/02/2024 Get exterior tape light channel & walk Eave lights with Kyle. DID NOT Receive	110 00
08/16/2024 Add smoke detector to game room hall, walk job with walter & go over 2" eave lights, take down eave light to bring to the shop to go over trim options. Total Electrician Hours- 6 Total Wireman Hours-4 (2men)	560 00 320 00 880 00
Material	802 79

10-30-24 259356 Tran Kings
 2208
 2,002.79
 250


11/11



Discount taken: 0 00
 Amount paid: 0 00

Please Pay This Amount: \$2,002.79

Terms: All Accounts Receivable are due and payable within 15 days of invoice date.
 A service charge of 2% per month will be charged on all amounts overdue on regular statement dates after 60 days of invoice date.
 Please make checks payable to T. Boyer Company Thank you for your prompt payment!

T. Boyer Company 1656 Babcock St. Costa Mesa CA 92627 Phone # (949) 612-2111 Fax # (949) 642-6111 License # 566902		<h1>INVOICE</h1> 	
RDMIS, Inc. 250 E. Baker #300 Costa Mesa CA 92626		Project: 23025 Tran 104 Kings Road REV. 104 Kings Road Newport Beach CA 92660	Invoice #: 29159 Invoice Date: 12/12/2023 Due Date: 12/28/2023 Customer WA:

BY *2nd Request*

Description	Amount
600A Main Panel	13,403.57 ✓
600A Underground to street	8,968.22
Labor	8,800.00 <i>50%</i>
Trenching, Concrete work by others.	
Transformer setup not included if needed	

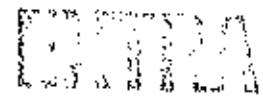
*Email TO Boyer
 attached @ Bank
 APPROVED LEADAMP
 Main Panel & 1/2
 OF LABOR*

*APPROVED: 16,803.57
 Hold until
 Complete: 13,309.22*

Post w/ 1-15-24

12/23	29159	Tran Kings	
	2208		
	30,172.79		16,803.57
	250	CI	✓

gbo
Q/O #1



Discount taken: 0.00
 Amount paid: 0.00

Please Pay This Amount: \$30,172.79

Terms: All Accounts Receivable are due and payable within 15 days of invoice date.
 A service charge of 2% per month will be charged on all amounts overdue on regular statement dates after 60 days of invoice date.
 Please make checks payable to T. Boyer Company. Thank you for your prompt payment!

OWALL APPROVAL ATTACHED @ BANK

RDM

ACCOUNTING FORM
SEND WITH EACH BILLING

Subcontractor T Boyer

Date of Invoice _____

Job Name TRAM KINGS

Address _____

DESCRIPTION	Original Contract	Previously Billed	THIS REQUEST	Balance to Bill
Contract	100,423.30			
89% 8-28-23 Inv. 28932		35,148.16		
89% 12-12-23 Inv. 29152		35,148.16		
EXTRAS				
Inv 29159 C/O 1	30,172.79			
Inv 258820 C/O #3	4447.31			
Inv 258821 C/O #4	5192.50			
Inv 29242 C/O #5	42,373.49			

Total: 182,609.39

Gibson

From: Kyle Gibson
Sent: Monday, February 5, 2024 2:09 PM
To: Jose Navarro; Peggy Kimmes
Subject: RE: Tran 104 kings road residence extras & credits
Attachments: CO#4- Partial approval.pdf; CO#1 Partial approval.pdf

Hello Jose and Peggy, please see attached change orders for the amounts approved. Change order#1 I have approved the main panel and 1/2 of labor. For change order #4 I have approved 1/2 of the total amount.

Kyle Gibson
RDM General Contractors
REPUTATION FOR EXCELLENCE

Cell (805) 300-0555
Email kgibson@rdmgc.com

www.rdmgeneral.com

From: Jose Navarro <jnavarro@boyerco.com>
Sent: Thursday, January 25, 2024 8:51 AM
To: Kyle Gibson <kgibson@rdmgc.com>; Peggy Kimmes <peggy@boyerco.com>
Subject: RE: Tran 104 kings road residence extras & credits

Kyle,

I will have Peggy amend the change orders to charge a portion of the bill at this time till all work has been completed.

Thanks

From: Kyle Gibson <kgibson@rdmgc.com>
Sent: Thursday, January 25, 2024 7:02 AM
To: Jose Navarro <jnavarro@boyerco.com>
Subject: Re: Tran 104 kings road residence extras & credits

Jose can you please have the billing changed on Change Order#1 and Change Order #4. On change order number #1 I have an invoice for the full amount but the panel is only onsite, not installed, and no underground pipes have been ran. For change order #4 I have an invoice for the full amount, you have only ran the main sub feed and the panel will be installed after stucco closer to finish. Please get with Chris or call me with any questions. Thank you

Kyle Gibson

RDM General Contractors
REPUTATION FOR EXCELLENCE

Cell (805) 300-0555
Email kgibson@rdmgc.com

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

INVOICE

RECEIVED
 JUL 24 2024



Phone # (949) 612-2431
 Fax # (949) 643-6114
 License # 5869073

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Tran 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Invoice #: 29675
 Invoice Date: 07/24/2024
 Due Date: 08/08/2024
 Customer WA:

Description	Amount
-------------	--------

12/13/2023 Land existing grounds in garage LT panel Total Wireman Hours-1	80.00
12/20/2023 Add up wattage of driver list having e-mailed me, troubleshoot sump pump, repurposed theater tapu light single leg to constant power for future remote 4-8 channel module in A/V room for theater loads. Total Electrician Hours- 9hrs	990.00
12/21/2023 Reroute piano room & M. Bedroom recops from sub A to Sub D to make room for sub J breaker. Run (3) future H.Ra from existing LI panel #1 to LT panel #2 due to unknown wattage Total Electrician Hours-2	220.00
01/09/2024 Layout & wire kitchen hook recops X2, extend garage lighting panel wires due to new module locations, breaker out/land pgtals & set up temp power. Total Electrician Hours- 5 Total Wireman Hours-4 (2men)	990.00
01/18/2024 Box out & wire office shower tape light driver/tilt all light/V.V.C down Light, Reroute wires for office shower mirror/toe kick driver/GFI & exhaust fan Total Electrician Hours-9	990.00

Invoice #	29675
Job #	2208
Amount	53,699.14
Cost	250

Thankings

COPY FOR BILLING ✓

Discount Taken: 0.00
 Amount paid: 0.00

Please Pay This Amount: \$53,699.14

All Accounts payable are due and payable within 15 days of invoice date.
 A service charge of 2% per month will be charged on all amounts overdue on regular statement dates after 60 days of invoice date.
 Make checks payable to T. Boyer Company. Thank you for your prompt payment!

3/1/24 - 3/31/24
 4/1/24 - 4/30/24
 5/1/24 - 5/31/24
 6/1/24 - 6/17/24

EXTRA

Contract Invoice continued:
Invoice # 29675

Description	Amount
Total Wireman Hours-16 (2men) 01/17/2024	1,280 00
Add light load for 2nd floor 60' track light div er in master FAU room Raise sub panel A & install up to code breakers	
Total Wireman Hours 6 (3men) 02/14/2024	480 00
Demo sub panel B & raise panel up, land Sub feed grounds & neutrals, set up temp power for cameras & internet, Walk RFI's with walter & Kyla. Reloc- ate A/C disconnects by pool	
Total Electrician Hours-7	770 00
Total Wireman Hours- 8 (2men) 02/15/2024	640 00
Re-label & tag HRs in panel B. Breaker out panel B Panel B is an existing panel due to breakers needing to be updated to new code standard	
Total Electrician Hours-7	770 00
02/16/2024	
Re-label existing wires in main lighting panel	
Total Electrician Hours-2	220 00
Total Wireman Hours- 4	320 00
02/19/2024	
Add S L to Master bedroom fireplace, Add 2nd S L to 60' track light, add 2nd S L to 20' track light makeup power light again, make an updated panel schedule for light panel#3, jump power to east doo #2. Demo theater down light jumpers	
Total Electrician Hours- 6	660 00
Total Wireman Hours- 14 (2men)	1,120 00
02/20/2024	
Start to add (2) 3/4" conduits from west side of house to roof for pool solar.	
Total Wireman Hours- 4 (2men)	320 00
02/27/2024	
Finish adding conduits to roof, walk job with Hoang, Start to install back order breakers for panel B.	
Total Electrician Hours- 4.5	495 00
03/02/2024	
Demo Vantage panel/tag wires/install crestron panel/ land grounds/ set up temp lights	
Total Electrician Hours- 10.5	1,155.00
03/04/2024	
Extend wires that are too short in crestron panel & finish landing light loads	
Total Electrician Hours- 4	440 00
03/05/2024	
Relocate Cholo's TV recep. Relocate laundry room	

Contract Invoice continued;
Invoice # 29673

Description	Amount
<p>05/03/2024 Add (2) whole house fan S/L from lighting panel Add (50) power jumpers to lighting panels for future hot check, land office toilet tables in boxes & make up for inspection, Relocate/land make up butler pantry refer & freezer relocate office toilet.</p>	<p>380.00 1,280.00</p>
<p>Total Electrician Hours- 8 Total Wireman Hours- 16 (2men)</p>	
<p>05/07/2024 Relocate office shower exhaust fan to craft room hall, install house fan in craft room hall, start living room wires, Land/box & makeup Kit hook chandy, install exhaust fan in office shower, land added H.Re & S L in panels, relocate butler kit refer/freezer HRS & makeup</p>	<p>137.50 560.00</p>
<p>Total Electrician Hours- 1.25 Total Wireman Hours-7 (2men)</p>	
<p>05/08/2024 Add HIR to AV room for floor heat, Prep house for hot check, start to make updated lighting panel schedules</p>	<p>550.00 1,040.00</p>
<p>Total Electrician Hours- 5 Total Wireman Hours- 13 (2men)</p>	
<p>05/09/2024 Troubleshoot hot ground in Coltons Room & run new H.R, Add recep to her closet, Relocate recep in his closet & Add (1) more, finish updated light panel schedules, land floor heat & Coltons recep H Rs in panel</p>	<p>800.00 1,220.00</p>
<p>Total Electrician Hours- 8 Total Wireman Hours- 15.25 (2men)</p>	
<p>05/10/2024 Add cabinet (3) cabinet driver whips to her closet, Add (4) constant power whips to her closet, relocate her closet pendant jbox, add (2) driver whips to his closet, Add (3) constant power to his closet, Add smoke detector to theater, Add smoke detector to A/v closet, make up boxes</p>	<p>880.00 1,280.00</p>
<p>Total Electrician Hours- 8 Total Wireman Hours-16</p>	
<p>05/21/2024 Walk with Walter & Hoang about adding tape lights to M bedroom fireplace/ relocating track light drivers, bathroom floor heat & heater, demo theater from A/v room jbox & run new power feed, add recep prewire to theater pony wall, start to cut blocks for baseboard recups, re-route H R for living room fireplace</p>	

Contract Invoice continued;
Invoice # 29675

Description	Amount
Total Electrician Hours-3 75	412.50
Total Wireman Hours 7 50	800.00
05/22/2024	
Box out & wire (3) exterior down lights at craft land & make up theater sconces, finish cutting in theater receps, land & make up theater receps, wire theater chairs, go over RFI with Kyle.	935.00
Total Electrician Hours- 8 5	1,280.00
Total Wireman Hours- 16 (2men)	
05/23/2024	
Add lighting load from panel to M bath (for M bed fireplace tape light) Relocate Eave light outside craft room, make up theater receps jbox, relocate game room FAU service recep, trim recep for new internet (in AV room) run low volt wire from driver to coltons Eave, Demo (3) exterior sconce boxes at garage/jbox & single hit each sconce	1,280.00
Total Wireman Hours- 16(2men)	
05/24/2024	
Jbox & relocate (2) lighting loads for theater tape light in AV room, Jbox & relocate (4) lighting loads for 2nd floor hall tracks light, land added M Bed fireplace tape light in panel	220.00
Total Electrician Hours- 2	640.00
Total Wireman Hours-8 (2men)	
05/28/2024	
Relocate (2) living room door motor receps, add constant power to Mud room/laundry & powder exhaust fans, stub out exterior garage sconces relocate S L for front door exterior sconce, walk bonus room	440.00
Total Electrician Hours 4	640.00
Total Wireman Hours- 8 (2men)	
05/29/2024	
Repurpose/relocate bonus room TV H R for bonus room micro, Add(2) pop-up receps to bonus room, sink cabinet in Add (2) sconces to bonus room sink wall (had to jbox old tape light load & single hit each box) relocate bonus room coffee maker H R, Layout M bath vanity with Walter, Relocate bonus room balcony sconces, relocate M bath countertop receps	880.00
Total Electrician Hours- 8	1,280.00
Total Wireman Hours- 18 (2men)	
05/30/2024	
Finish layout on all upstairs bathrooms with Walter, Relocate guest bath driver Relocate hall bath drivers, relocate Chole's bath driver in Burry Chole's TV power for future, relocate Colton's	

Contract Invoice continued;
Invoice # 29675

Description	Amount
bath driver, Barry Coltons TV power for future. Relocate office bath GFI/Mirror/Driver, Relocate laundry refer	
Total Electrician Hours-8	950 00
Total Wireman Hours- 13 (2Men)	1 040 00
08/03/2024	
Take down whole house fan, relocate & make up box & driver at her vanity, relocate his vanity driver,	
Total Electrician Hours- 2 25	
Total Wireman Hours- 1 75	247 50
08/08/2024	
Add HR to M.Bedroom for door motor & jump power to 2nd motor, land in panel & breaker	140 00
Total Electrician Hours- 8	
Total Wireman Hours-8	880 00
08/17/2024	
Modify & relocate his closet down light, modify & add (2) down lights to his closet, relocate office smoke detector, Add smoke detector to top of stairs outside office due to added door, r relocate office TV power demo & relocate office recep below TV, relocate office recep at entry door.	840 00
Total Electrician Hours- 8	
Total Wireman Hours- 13 (2men)	880 00
Material	1,040 00
	11 234 14

T. BOYER COMPANY
 1656 BABCOCK ST.
 COSTA MESA CA 92627



SCOPE OF WORK FOR: TRAN 104 KINGS ROAD REV2
 CONTRACTOR'S LICENSE # 568902

Quantity	Description
30	RECEPTACLES
2	WEATHERPROOF RECEPTACLES
10	GFI PROTECTED RECEPTACLES
12	DEDICATED RECEPTACLES
2	CABINET RECEPTACLES
7	RECESSED TV RECEPTACLES
5	SINGLE POLE SWITCHES
40	POWERFEBD SWITCHES
45	WALL/CEILING LIGHT BOXES
10	PANASONIC FANS W/HUMIDISTAT MODULE
1	SMOKE DETECTORS
2	CARBON/SMOKE COMBO DETECTORS
1	FIXTURE PACKAGE LISTED BELOW (FBO)
179	120V TO FIXTURE TYPE A WOOD TRIMLESS
68	120V TO FIXTURE TYPE B DRY WALL TRIMLESS
50	24V TO FEET OF PREWIRE STUDS TO TAPE LIGHT - LED LITE FEEDS
30	DRIVER TRANSFORMER OUTLETS - CABINET MOTOR & LED LITE FEEDS
1	120V TO LANDSCAPE LIGHTING FUTURES
2	120V TO LIGHTING CONTROL COMPONENTS ?
1	120V TO KITCHEN EXHAUST FAN
1	120V TO WHOLE HOUSE FANS (FAN FBO)
1	240V-50A TO OVEN
1	240V-50A CAR CHARGER RECEPTACLES
1	240V-30A TO AIR CONDITIONERS
1	240V-70A TO POOL (POWER ONLY) CHANGE TO 200 AM/240V PANEL (C/O #4)
1	240V-30A TO CARLIFT
2	240V-20A TO FAN COILS
2	125AMP 40 CIRCUIT INDOOR SUB-PANELS
200	ALLOWANCE HOURS FOR DEMO & REWORK
8	ALLOWANCE HOURS FOR JOB WALK

- Notes:**
- *Original bid date 07/13/2023
 - *A/V & Security by others.
 - *Quantities added to pass inspection.
 - *All waterproofing is done by others.
 - *Proposal is valid for 30 days from original bid date.
 - *Any work in existing panels will be an additional charge.
 - *Owner supplied lights must comply with 2005 Title 24 codes.
 - *Permit to be covered by the building permit and not included.
 - *Any drywall removal for wires to be ran will be done by others.

T. BOYER COMPANY
 1656 BABCOCK ST.
 COSTA MESA CA 92627



SCOPE OF WORK FOR: TRAN 104 KINGS ROAD REV2
CONTRACTOR'S LICENSE # 566902

Quantity	Description
----------	-------------

- *No new underground or overhead utilities are included.
- *Main electrical panel and main panel breakers are NOT included.
- *Any existing circuit breakers that are need to be replaced will be an additional charge.
- *All existing devices to remain existing. Change out will be an additional charge.
- *All existing light fixtures to remain existing. Change out will be an additional charge.
- *Any material used for demo & rework will be an additional charge.
- *Any recessed lights in garage or other fire rated ceilings to be drywall boxed by others.
- *Proposal does not include electrical engineering, red-line drawings, single line diagrams and load calculations being required by cities.
- **OPTION: Include Lutron Diva LED CL type dimmers add \$40.00 each.
- **OPTION: Include 24- additional allowance hours for demo & rework add \$2,520.00.
- *Lighting fixture package to be supplied by others (FBO)
- **No electrical plans to bid off. This is an estimate ONLY.
- **Retain Budget of \$7,500.00 to trim out any existing devices if needed.

Grand Total: **\$ 89,639.47**

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

CHANGE REQUEST#1



License # 566902

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 777779
 Tran 104 Kings Road REV2
 104 Kings Road
 Newport Beach CA 92660

Order Date: 07/14/2023
 Ordered By: 686 Jose Navarro
 Customer WA:
 Record #: 22612

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
RECEPTACLES	73.68
WEATHERPROOF RECEPTACLES	139.90
GFI PROTECTED RECEPTACLES	112.79
DEDICATED RECEPTACLES	168.56
CABINET RECEPTACLES	123.48
RECESSED TV RECEPTACLES	79.97
SINGLE POLE SWITCHES	76.32
POWERFEED SWITCHES	146.08
WALL/CEILING LIGHT BOXES	118.92
PANASONIC FANS W/HUMIDISTAT MODULE	342.52
SMOKE DETECTORS TRIM ONLY	65.00
CARBON/SMOKE COMBO DETECTORS TRIM ONLY	75.00
120V TO FIXTURE TYPE A WOOD TRIMLESS	106.00
120V TO FIXTURE TYPE B DRYWALL TRIMLESS	106.00
24V TO FEET OF PREWIRE STUBS TO TAPE LIGHT	118.92
DRIVER/TRANSFORMER INCLUDES OUTLETS	168.10
120V TO LANDSCAPE LIGHTING FUTURES	200.19
120V TO LIGHTING CONTROL COMPONENTS	121.42
120V TO KITCHEN EXHAUST FAN	276.68

Electrician Labor: _____
 Wireman Labor: _____
 Apprentice Labor: _____
 Material: _____

Don't forget finish time and material.

Change Order

Order: 1

Continued...

Description of Work	Amount
120V TO WHOLE HOUSE FANS (FAN FBO)	174.19
240V-50A TO OVEN	592.00
240V-50A CAR CHARGER RECEPTACLES	674.37
240V-30A TO AIR CONDITIONERS	433.29
240V-70A TO POOL (POWER ONLY)	2,312.20
240V-30A TO CARLIFT	501.25
240V-20A TO FAN COILS	388.29
ALLOWANCE HOURS FOR DEMO & REWORK	105.00

T. Boyer Company
 1656 Babcock St.
 Costa Mesa CA 92627

CHANGE ORDER #3



Phone # (949) 642-2431
 Fax # (949) 642-6114
 License # 566902

RDMS, Inc.
 250 E. Baker #300
 Costa Mesa CA 92626

Project: 23025
 Trau 104 Kings Road REV3
 104 Kings Road
 Newport Beach CA 92660

Order Date: 12/04/2023
 Ordered By: 14 Scott Lito
 Customer WA:
 Record #: 22915

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract

PLANS ATTACHED
 SPECIFICATIONS ATTACHED

Description of Work	Amount
200A 40 Slot Sub Panel and a 50ft Feeder AL ? Where	4,447.31

Negative changes will lower the overall contract price requiring no additional payment by owner.

Amount of Change: \$4,447.31

The original Contract Sum was	\$100,423.30
Net change by previous Change Orders	\$0.00
The Contract Sum prior to this Change Order	\$100,423.30
The Contract Sum will be changed by this Change Order	\$4,447.31
The new Contract Sum including this Change Order will be	\$104,870.61
The Contract Time will be changed by	0 Days

Approved _____ Date _____ Date _____
 Contractor _____ Owner _____

