

May 30, 2024 Agenda Item No. 1

Three-Year Construction Time Limit Extension in Accordance with

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of

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

PERMITS: X2019-2581; X2019-2582; X2019-2583; X2021-2899

SITE LOCATION: 401 Avocado Avenue

APPLICANT: Jake Winkle

PROPERTY OWNER:

SUBJECT:

CA Avocado 401416 LLC

BUILDING

INSPECTOR: Jason Rudenick, Senior Building Inspector

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

tthai@newportbeachca.gov

PROJECT SUMMARY

Proposed scope of work is for a new 16,118 sq. ft. single-family dwelling with a basement and attached 3,007 sq. ft. garage, and attached 749 sq. ft. accessory dwelling unit. Work also includes accessory structures and site retaining walls within property lines.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-2581 issued on April 20, 2020, with the following permits:

- X2019-2581 NEW 16,118 SQ. FT. SINGLE FAMILY DWELLING WITH BASEMENT AND ATTACHED 3,007 SQ. FT. GARAGE, AND ATTACTHED 749 SQ. FT. ACCESSORY DWELLING UNIT
- X2019-2582 NEW 889 SQ, FT, ACCESSORY STRUCTURE WITH CAISSONS
- X2019-2583 SITE RETAINING WALLS WITH CAISSONS
- X2021-2899 ADDITIONAL RETAINING WALL 7' HIGH X 52 L.F.

The permits referenced above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of April 20, 2023.

The first inspection was on May 18, 2020, for a pre-grading meeting.

The last inspection was on April 15, 2024, for slab on deck inspection.

Project has scheduled regular inspection during the period between the first and last inspection.

Please refer to Attachment 1 for detailed permit inspection history.

Notice of pending Three-Year Construction Limit expiration was sent on February 28, 2024.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted a 365-day extension to the Three-Year Construction Time Limit on March 13, 2023, with an expiration date of April 22, 2024. (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 Inspection History

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

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



IVR Number:

140860

LINKED PERMIT INSPECTION HISTORY REPORT (1846-2019) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check Application Date: 08/15/2019 Owner: CA AVOCADO 401416 LLC

Work Class: New Issue Date: 04/23/2020 Parcel 050 336 28

Status: Approved Expiration Date: 08/17/2020 Address: 401 AVOCADO AVE

NEWPORT BEACH, CA 92625

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 401	AVOCADO AVE					
Permit: N202	21-0305						
10/20/2021	10/20/2021	Pre-job	N2021-0305-A0028 98219	Partial Pass		No	Incomplete
09/23/2022	09/23/2022	Public Works Inspection	iPW-009871-2022	Partial Pass	Michael Paieri	Yes	Incomplete
09/28/2022	09/28/2022	Forms with Compaction	iPW-010374-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/06/2022	10/06/2022	Forms with Compaction	iPW-011548-2022	Partial Pass	Matt Aman	Yes	Incomplete
10/12/2022	10/12/2022	Final Public Works	iPW-012191-2022	Approved	Matt Aman	No	Complete
Permit: N202	23-0354						
07/19/2023	07/19/2023	Excavation	iPW-027110-2023	Approved	Kevin O'Campo	No	Complete
07/20/2023	07/21/2023	Service Connections - Utilities	iPW-027337-2023	Approved	Kevin O'Campo	No	Complete
Permit: N202	23-0448						
08/31/2023	08/31/2023	Pre-job	iPW-033387-2023	Partial Pass	Matt Aman	Yes	Incomplete
09/14/2023	09/14/2023	Forms with Compaction	iPW-035421-2023	Partial Pass	Matt Aman	Yes	Incomplete
Permit: PV20)23-0119						
03/06/2023	03/06/2023	Final Building	iBLD-007920-2023	Partial Pass	Rick La Bare	Yes	Incomplete
09/05/2023	09/05/2023	Final Building	iBLD-033799-2023	Partial Pass	David Reed	Yes	Incomplete
			Reinspection of iBL	D-007920-2023			
Permit: REV	20-1739						
11/17/2020	11/17/2020	Public Works Inspection	REV20-1739-A002 763795	Correction	David Keely	No	Complete
11/20/2020	11/20/2020	Legacy Inspection	REV20-1739-A002 766082	Correction	Yoko Tanaka	No	Complete
	11/20/2020	Legacy Inspection	REV20-1739-A002 766083	Correction	Yoko Tanaka	No	Complete
01/11/2021	01/11/2021	Legacy Inspection	REV20-1739-A002 780811	Correction	Yoko Tanaka	No	Complete
01/21/2021	01/21/2021	Legacy Inspection	REV20-1739-A002 784729	Correction	Sergio Gutierrez	No	Complete
05/24/2021	05/24/2021	Legacy Inspection	REV20-1739-A002 836357	Correction	Yoko Tanaka	No	Complete
06/04/2021	06/04/2021	Legacy Inspection	REV20-1739-A002 840386	Correction	Sergio Gutierrez	No	Complete
06/10/2021	06/10/2021	Public Works Inspection	REV20-1739-A002 843202	Correction	Abigail Cooke	No	Complete
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Permit: REV	21-1661						
10/26/2021	10/26/2021	Legacy Inspection	REV21-1661-A002 900440	Correction	Savanah Reyes	No	Complete
Permit: REV2	21-1895						
12/02/2021	12/02/2021	Legacy Inspection	REV21-1895-A002 915609	Correction	Jessica Sanchez	No	Complete
12/08/2021	12/08/2021	Legacy Inspection	REV21-1895-A002 918405	Correction	Sergio Gutierrez	No	Complete
12/17/2021	12/17/2021	Legacy Inspection	REV21-1895-A002 923076	Correction	Yoko Tanaka	No	Complete
01/19/2022	01/19/2022	Legacy Inspection	REV21-1895-A002 933029	Correction	Yoko Tanaka	No	Complete
01/26/2022	01/26/2022	Legacy Inspection	REV21-1895-A002 935812	Correction	Sergio Gutierrez	No	Complete
Permit: REV2	22-1027						
06/08/2022	06/08/2022	Legacy Inspection	REV22-1027-A002 995221	Correction	Jessica Sanchez	No	Complete
Permit: X201	9-2581						
05/18/2020	05/18/2020	Call Inspector for Pre-Grade Meeting	X2019-2581-A0026 92964	Partial Pass		No	Incomplete
05/19/2020	05/19/2020	Call Inspector for Pre-Grade Meeting	X2019-2581-A0026 93801	Cancelled		No	Complete
07/08/2020	07/08/2020	Rough Grade Approval	X2019-2581-A0027 12609	Partial Pass		No	Incomplete
11/19/2020	11/19/2020	Other Building	X2019-2581-A0027 65566	Cancelled		No	Complete
12/07/2020	12/07/2020	Other Building	X2019-2581-A0027 70829	Approved		No	Complete
01/05/2021	01/05/2021	Area Drains	X2019-2581-A0027 78779	Partial Pass		No	Incomplete
01/29/2021	01/29/2021	Soil Pipe	X2019-2581-A0027 88067	Partial Pass		No	Incomplete
	01/29/2021	Under Slab Floor Mechanical	X2019-2581-A0027 88066	Partial Pass		No	Incomplete
	01/29/2021	Underground Electrical	X2019-2581-A0027 88069	Approved		No	Complete
	01/29/2021	WQ-Best Management Practices	X2019-2581-A0027 88065	Approved		No	Complete
02/04/2021	02/04/2021	Footings and Foundation	X2019-2581-A0027 90453	Not Ready for Inspection		No	Complete
02/08/2021	02/08/2021	Footings and Foundation	X2019-2581-A0027 92026	Partial Pass		No	Incomplete
	02/08/2021	Footings and Foundation	X2019-2581-A0027 92028	Partial Pass		No	Incomplete
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Work Class: New Issue Date: 04/23/2020 Parcel 050 336 28

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	02/08/2021	Ufer Ground	X2019-2581-A0027 92023	Approved	No	Complete
02/22/2021	02/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0027 98212	Correction	No	Complete
03/04/2021	03/04/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 02672	Partial Pass	No	Incomplete
03/17/2021	03/17/2021	Footings and Foundation	X2019-2581-A0028 08149	Correction	No	Complete
	03/17/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 08150	Partial Pass	No	Incomplete
04/08/2021	04/08/2021	Slab On Grade	X2019-2581-A0028 16726	Partial Pass	No	Incomplete
04/21/2021	04/21/2021	Footings and Foundation	X2019-2581-A0028 21597	Partial Pass	No	Incomplete
05/05/2021	05/05/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 27443	Partial Pass	No	Incomplete
05/11/2021	05/11/2021	Water Pipe Underground	X2019-2581-A0028 30073	Partial Pass	No	Incomplete
05/19/2021	05/19/2021	Footings and Foundation	X2019-2581-A0028 34216	Partial Pass	No	Incomplete
06/01/2021	06/01/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 38830	Partial Pass	No	Incomplete
06/06/2021	06/06/2021	Footings and Foundation	X2019-2581-A0028 40872	Partial Pass	No	Incomplete
06/11/2021	06/11/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 43454	Partial Pass	No	Incomplete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2581-A0028 48745	Partial Pass	No	Incomplete
06/24/2021	06/24/2021	Footings and Foundation	X2019-2581-A0028 49231	Correction	No	Complete
07/20/2021	07/20/2021	Slab On Grade	X2019-2581-A0028 59967	Partial Pass	No	Incomplete
07/27/2021	07/27/2021	Footings and Foundation	X2019-2581-A0028 62903	Partial Pass	No	Incomplete
08/03/2021	08/03/2021	Floor Framing & Sheathing	X2019-2581-A0028 65930	Partial Pass	No	Incomplete
08/09/2021	08/09/2021	Soil Pipe	X2019-2581-A0028 68542	Partial Pass	No	Incomplete
08/11/2021	08/11/2021	Footings and Foundation	X2019-2581-A0028 69853	Partial Pass	No	Incomplete
09/08/2021	09/08/2021	Legacy Inspection	X2019-2581-A0028 80622	Partial Pass	No	Incomplete
	09/08/2021	Slab On Grade	X2019-2581-A0028 80621	Partial Pass	No	Incomplete
09/22/2021						

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050 336 28 Work Class: New 04/23/2020 Issue Date: Parcel

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NEWPORT BEACH, CA 92625 140860 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status Primary Inspector	Reinspection Required?	Complete
	09/22/2021	Footings and Foundation	X2019-2581-A0028 86342	Partial Pass	No	Incomplete
10/01/2021	10/01/2021	Slab On Grade	X2019-2581-A0028 90216	Partial Pass	No	Incomplete
10/06/2021	10/06/2021	Roof Framing, Sheathing, Building Height	X2019-2581-A0028 92336	Partial Pass	No	Incomplete
10/08/2021	10/08/2021	Shear and Hold Downs	X2019-2581-A0028 93418	Partial Pass	No	Incomplete
10/18/2021	10/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0028 97167	Partial Pass	No	Incomplete
10/26/2021	10/26/2021	Footings and Foundation	X2019-2581-A0029 00477	Cancelled	No	Complete
10/27/2021	10/27/2021	Footings and Foundation	X2019-2581-A0029 01482	Partial Pass	No	Incomplete
11/02/2021	11/02/2021	Floor Framing & Sheathing	X2019-2581-A0029 03545	Partial Pass	No	Incomplete
11/18/2021	11/18/2021	Footings and Foundation	X2019-2581-A0029 10723	Partial Pass	No	Incomplete
	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 10366	Partial Pass	No	Incomplete
12/07/2021	12/07/2021	Floor Framing & Sheathing	X2019-2581-A0029 17835	Partial Pass	No	Incomplete
12/23/2021	12/23/2021	Area Drains	X2019-2581-A0029 25504	Partial Pass	No	Incomplete
01/04/2022	01/04/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 27157	Cancelled	No	Complete
01/11/2022	01/11/2022	Footings and Foundation	X2019-2581-A0029 30078	Partial Pass	No	Incomplete
	01/11/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 30113	Partial Pass	No	Incomplete
01/22/2022	01/22/2022	Floor Framing & Sheathing	X2019-2581-A0029 34289	Partial Pass	No	Incomplete
01/28/2022	01/28/2022	Soil Pipe	X2019-2581-A0029 37094	Correction	No	Complete
01/31/2022	01/31/2022	Soil Pipe	X2019-2581-A0029 37919	Partial Pass	No	Incomplete
02/10/2022	02/10/2022	Area Drains	X2019-2581-A0029 43063	Partial Pass	No	Incomplete
	02/10/2022	Slab On Grade	X2019-2581-A0029 43062	Partial Pass	No	Incomplete
02/14/2022	02/14/2022	Shear and Hold Downs	X2019-2581-A0029 44577	Correction	No	Complete
02/15/2022	02/15/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 45286	Partial Pass	No	Incomplete
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NEWPORT BEACH, CA 92625 140860 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	s Primary Inspector	Reinspection Required?	Complete
	02/15/2022	Shear and Hold Downs	X2019-2581-A0029 45279	Partial Pass		No	Incomplete
02/23/2022	02/23/2022	Slab On Grade	X2019-2581-A0029 48636	Partial Pass		No	Incomplete
	02/23/2022	Water Pipe Underground	X2019-2581-A0029 48638	Partial Pass		No	Incomplete
03/03/2022	03/03/2022	Footings and Foundation	X2019-2581-A0029 52012	Partial Pass		No	Incomplete
3/11/2022	03/11/2022	Slab On Grade	X2019-2581-A0029 56331	Partial Pass		No	Incomplete
3/17/2022	03/17/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 59032	Partial Pass		No	Incomplete
3/24/2022	03/24/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 62517	Partial Pass		No	Incomplete
	03/24/2022	Water Pipe Underground	X2019-2581-A0029 62518	Partial Pass		No	Incomplete
4/09/2022	04/09/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 69926	Partial Pass		No	Incomplete
4/11/2022	04/11/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 70266	Cancelled		No	Complete
	04/11/2022	Shear and Hold Downs	X2019-2581-A0029 70265	Partial Pass		No	Incomplete
4/27/2022	04/27/2022	Slab On Grade	X2019-2581-A0029 77585	Partial Pass		No	Incomplete
5/06/2022	05/06/2022	Roof Framing, Sheathing, Building Height	X2019-2581-A0029 81417	Partial Pass		No	Incomplete
5/10/2022	05/10/2022	Shear and Hold Downs	X2019-2581-A0029 82843	Partial Pass		No	Incomplete
5/16/2022	05/16/2022	Masonry Pre-Grout/Wall Steel	X2019-2581-A0029 84820	Partial Pass		No	Incomplete
5/26/2022	05/26/2022	Shear and Hold Downs	X2019-2581-A0029 90376	Partial Pass		No	Incomplete
6/03/2022	06/03/2022	Footings and Foundation	X2019-2581-A0029 93363	Partial Pass		No	Incomplete
6/08/2022	06/08/2022	Area Drains	X2019-2581-A0029 95474	Partial Pass		No	Incomplete
6/20/2022	06/20/2022	Area Drains	X2019-2581-A0029 99736	Correction		No	Complete
6/22/2022	06/22/2022	Footings and Foundation	X2019-2581-A0030 01291	Partial Pass		No	Incomplete
	06/22/2022	Gas Pipe Underground	X2019-2581-A0030 01293	Partial Pass		No	Incomplete
07/25/2022	07/25/2022	Other - Plumbing	iBLD-001935-2022	Partial Pass	Rick La Bare	Yes	Incomplete

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		Rough Plumbing & Pan Test	iBLD-001936-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/09/2022	08/09/2022	Footings and Foundation	iBLD-003781-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
	08/09/2022	Rough Plumbing & Pan Test	iBLD-003780-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
			Reinspection of iBL	D-001936-2022			
08/29/2022	08/29/2022	Area Drains	iBLD-006380-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
09/07/2022	09/07/2022	Water Pipe Underground	iBLD-007636-2022	Partial Pass	Rick La Bare	Yes	Incomplete
10/12/2022	10/12/2022	Other Building	iBLD-012190-2022	Cancelled	Marshall Shelton	Yes	Complete
10/26/2022	10/26/2022	Footings and Foundation	iBLD-014121-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-003781-2022			
11/03/2022	11/03/2022	Masonry Pre-Grout/Wall Steel	iBLD-015373-2022	Correction	Rick La Bare	Yes	Complete
11/16/2022	11/16/2022	Complete Framing	iBLD-017059-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	11/16/2022	Rough Electric Residential	iBLD-016941-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/06/2022	12/06/2022	Footings and Foundation	iBLD-019434-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-014121-2022			
	12/06/2022	Masonry Pre-Grout/Wall Steel	iBLD-019339-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-015373-2022			
12/12/2022	12/12/2022	Sewer	iBLD-019988-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	12/12/2022	Soil Pipe	iBLD-020010-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/14/2022	12/14/2022	Gas Pipe Underground	iBLD-020597-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	12/14/2022	Soil Pipe	iBLD-020413-2022 Reinspection of iBL	Partial Pass D-020010-2022	Rick La Bare	Yes	Incomplete
12/21/2022	12/21/2022	Complete Framing	iBLD-021527-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-017059-2022			
	12/21/2022	Rough Plumbing & Pan Test	iBLD-021529-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-003780-2022			
01/05/2023	01/05/2023	Complete Framing	iBLD-000340-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
	01/05/2023	Rough Plumbing & Pan Test	iBLD-000339-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
01/12/2023	01/12/2023	Area Drains	iBLD-001213-2023 Reinspection of iBL	Partial Pass D-006380-2022	Bill Tuman	Yes	Incomplete

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01/18/2023	01/18/2023	Complete Framing	iBLD-001842-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-000340-2023			
	01/18/2023	Gas Pipe Rough	iBLD-001841-2023	Approved	Rick La Bare	No	Complete
	01/18/2023	Other - Electrical	iBLD-002006-2023	Correction	Rick La Bare	Yes	Complete
	01/18/2023	Other - Mechanical	iBLD-002007-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	01/18/2023	Other - Plumbing	iBLD-002008-2023 Reinspection of iBL	Correction .D-001935-2022	Rick La Bare	Yes	Complete
	01/18/2023	Shear and Hold Downs	iBLD-001843-2023	Partial Pass	Rick La Bare	Yes	Incomplete
01/19/2023	01/19/2023	Complete Framing	iBLD-002125-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-001842-2023			
	01/19/2023	Fireplace Throat	iBLD-001978-2023	Partial Pass	Rick La Bare	Yes	Incomplete
	01/19/2023	Gas Pressure Test	iBLD-001976-2023	Cancelled	Rick La Bare	Yes	Complete
	01/19/2023	Rough Electric Residential	iBLD-001975-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-016941-2022			
	01/19/2023	Rough HVAC/Mech/Fireplace	iBLD-001974-2023 ce	Partial Pass	Rick La Bare	Yes	Incomplete
	01/19/2023	Rough Plumbing & Pan Test	iBLD-001977-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
01/23/2023	01/23/2023	Sewer	iBLD-002461-2023 Reinspection of iBL	Approved .D-019988-2022	Rick La Bare	No	Complete
01/24/2023	01/24/2023	Complete Framing	iBLD-002649-2023 Reinspection of iBL	Correction .D-002125-2023	Rick La Bare	Yes	Complete
	01/24/2023	Footings and Foundation	iBLD-002661-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-019434-2022			
	01/23/2023	Rough Electric Residential	iBLD-002366-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001975-2023			
	01/24/2023	Rough HVAC/Mech/Fireplac	iBLD-002631-2023 ce Reinspection of iBL	Correction	Rick La Bare	Yes	Complete
02/04/2022	02/04/2022	0 5:	•		Diek La Dara	Vee	Complete
02/01/2023	02/01/2023	Gas Pipe Underground	iBLD-003836-2023 Reinspection of iBL	Correction	Rick La Bare	Yes	Complete
	02/01/2023	Water Bire	iBLD-003767-2023		Rick La Bare	Yes	Complete
	02/01/2023	Water Pipe Underground	Reinspection of iBL	Not Ready for Inspection .D-007636-2022	RICK La bale	res	Complete
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004039-2023	Approved	Rick La Bare	No	Complete
		onderground	Reinspection of iBL	.D-003836-2023			

Permit Type: Plan Check Application Date: 08/15/2019 Owner: CA AVOCADO 401416 LLC

Work Class: New Issue Date: 04/23/2020 Parcel 050 336 28

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/02/2023	Water Pipe Underground	iBLD-004038-2023	Approved	Rick La Bare	No	Complete
		ŭ	Reinspection of iBL	.D-003767-2023			
02/07/2023	02/07/2023	Shear and Hold Downs	iBLD-004593-2023	Partial Pass	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001843-2023			
02/15/2023	02/16/2023	Area Drains	iBLD-005651-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001213-2023			
	02/15/2023	Fireplace Throat	iBLD-005650-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL	.D-001978-2023			
	02/15/2023	Rough Electric Residential	iBLD-005649-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-002366-2023			
	02/15/2023	Rough	iBLD-005647-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		HVAC/Mech/Fireplace	ce Reinspection of iBL	.D-002631-2023			
	02/15/2023	Rough Plumbing &	iBLD-005648-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		Pan Test	Reinspection of iBL	.D-001977-2023			
03/16/2023	03/16/2023	Area Drains	iBLD-009568-2023 Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
	03/16/2023	Slab On Grade	iBLD-009569-2023	Approved	Rick La Bare	No	Complete
04/05/2023	04/05/2023	Gas Pressure Test	iBLD-011999-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-001976-2023			
04/11/2023	04/11/2023	Shower Lath	iBLD-012817-2023	Partial Pass	Marshall Shelton	Yes	Incomplete
05/02/2023	05/02/2023	Drywall Fire Caulk	iBLD-015732-2023	Partial Pass	Rick La Bare	Yes	Incomplete
05/17/2023	05/17/2023	Complete Framing	iBLD-018283-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-002649-2023			
	05/17/2023	Masonry	iBLD-018144-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		Pre-Grout/Wall Stee	Reinspection of iBL	.D-019339-2022			
	05/17/2023	Rough Electric Residential	iBLD-017982-2023	Partial Pass	Rick La Bare	Yes	Incomplete
		Residential	Reinspection of iBL	.D-005649-2023			
	05/17/2023	Rough Electrical Service	iBLD-018145-2023	Cancelled	Rick La Bare	Yes	Complete
	05/17/2023	Rough HVAC/Mech/Firepla	iBLD-017983-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-005647-2023			
06/29/2023	06/29/2023	Insulation/Densglass	iBLD-024568-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/05/2023	07/05/2023	Area Drains	iBLD-025093-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	.D-009568-2023			
07/12/2023	07/12/2023	Shear and Hold Downs	iBLD-026130-2023	Partial Pass	Rick La Bare	Yes	Incomplete
May 03, 2024			100 Civic Cente	er Dr, Newport Beach, C	CA 92660	1:	1 Page 8 of 1

Permit Type: Plan Check 08/15/2019 CA AVOCADO 401416 LLC **Application Date:** Owner:

050 336 28 New 04/23/2020 Work Class: Issue Date: Parcel

Status: Approved **Expiration Date:** 08/17/2020 Address: 401 AVOCADO AVE

NEWPORT BEACH, CA 92625 140860 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
			Reinspection of iBL	D-004593-2023			
07/25/2023	07/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-027904-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-018144-2023			
	07/25/2023	Vapor Barrier/Exterior Lath/Veneer Lath	r iBLD-027905-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/27/2023	07/27/2023	Other Building	iBLD-028312-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-012190-2022			
08/31/2023	08/31/2023	Masonry Pre-Grout/Wall Steel	iBLD-033306-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-027904-2023			
	08/31/2023	Shower Lath	iBLD-033307-2023 Reinspection of iBL	Partial Pass D-012817-2023	Rick La Bare	Yes	Complete
09/25/2023	09/25/2023	Area Drains	iBLD-036929-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-025093-2023			
	09/25/2023	Drywall Fire Caulk	iBLD-036932-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-015732-2023			
	09/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-036931-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-033306-2023			
10/17/2023	10/17/2023	Shower Lath	iBLD-040011-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-033307-2023			
10/18/2023	10/18/2023	Area Drains	iBLD-040012-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-036929-2023			
11/17/2023	11/17/2023	Insulation/Densglass	iBLD-044960-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-024568-2023			
	11/17/2023	Other Building	iBLD-044956-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-028312-2023			
12/04/2023	12/04/2023	Vapor Barrier/Exterior Lath/Veneer Lath	r iBLD-046652-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-027905-2023			
12/05/2023		Area Drains	iBLD-046776-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-040012-2023			
12/13/2023	12/13/2023	Vapor Barrier/Exterior Lath/Veneer Lath	r iBLD-048203-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-046652-2023			
01/09/2024	01/09/2024	Vapor Barrier/Exterior Lath/Veneer Lath		Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-048203-2023			
01/12/2024	01/12/2024	Area Drains	iBLD-001650-2024	Approved	Jason Rudenick	No	Complete
			Reinspection of iBL	D-046776-2023			
01/18/2024	01/18/2024	Shower Lath	iBLD-002061-2024	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-040011-2023			
May 03, 2024			100 Civic Cente	r Dr, Newport Beach, C	CA 92660	1:	2 Page 9 of 14

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/28/2024	02/28/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-007453-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBLE	D-001005-2024			
03/11/2024	03/11/2024	Other Building	iBLD-009157-2024 Reinspection of iBLD	Partial Pass)-044956-2023	Jason Rudenick	Yes	Incomplete
04/15/2024	04/15/2024	Slab on Deck	iBLD-014360-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Permit: X201	9-2582						
05/17/2021	05/17/2021	Other Building	X2019-2582-A0028 32798	Approved		No	Complete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2582-A0028 48738	Partial Pass		No	Incomplete
11/22/2021	11/22/2021	Other Building	X2019-2582-A0029 11473	Approved		No	Complete
12/21/2021	12/23/2021	Slab on Deck	X2019-2582-A0029 25505	Approved		No	Complete
05/13/2022	05/13/2022	Footings and Foundation	X2019-2582-A0029 84457	Partial Pass		No	Incomplete
07/15/2022	07/15/2022	Soil Pipe	iBLD-000913-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/02/2022	08/02/2022	Area Drains	iBLD-003090-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Erection Pads	iBLD-003079-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Setbacks or Line & Grade	iBLD-002972-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/02/2022	Slab On Grade	iBLD-003080-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/22/2022	08/22/2022	Footings and Foundation	iBLD-005513-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
09/12/2022	09/12/2022	Masonry Pre-Grout/Wall Steel	iBLD-008178-2022	Partial Pass	Rick La Bare	Yes	Incomplete
09/16/2022	09/16/2022	Masonry Pre-Grout/Wall Steel	iBLD-008876-2022	Cancelled	Marshall Shelton	Yes	Complete
			Reinspection of iBLI	D-008178-2022			
10/26/2022	10/26/2022	Roof Framing, Sheathing & Bldg Height	iBLD-014122-2022	Partial Pass	Rick La Bare	Yes	Incomplete
11/03/2022	11/03/2022	Shear and Hold Downs	iBLD-015370-2022	Partial Pass	Rick La Bare	Yes	Incomplete
11/21/2022	11/21/2022	Area Drains	iBLD-017511-2022	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBLI	0-003090-2022			
	11/21/2022	Sewer	iBLD-017441-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	11/21/2022	Slab On Grade	iBLD-017512-2022	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBLI				
02/02/2023	02/02/2023	Gas Pipe Underground	iBLD-004072-2023	Approved	Rick La Bare	No	Complete

Permit Type: Plan Check Application Date: 08/15/2019 Owner: CA AVOCADO 401416 LLC

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Inspection No.

iBLD-004073-2023

Status: Approved Expiration Date: 08/17/2020 Address: 401 AVOCADO AVE

IVR Number: 140860 NEWPORT BEACH, CA 92625

Approved

Inspection Status Primary Inspector

Rick La Bare

	02/02/2023	Underground	IBED-004073-2023	Approved	Nick La Dale	NO	Complete
04/05/2023	04/05/2023	Roof Framing, Sheathing & Bldg Height	iBLD-012003-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD	-014122-2022			
	04/05/2023	Rough HVAC/Mech/Fireplace	iBLD-012001-2023	Partial Pass	Rick La Bare	Yes	Incomplete
06/02/2023	06/02/2023	Roof Framing, Sheathing & Bldg	iBLD-020214-2023	Approved	Rick La Bare	No	Complete
		Height	Reinspection of iBLD	-012003-2023			
Permit: X201	19-2583		·				
05/18/2020	05/18/2020	Call Inspector for Pre-Grade Meeting	X2019-2583-A0026 92959	Approved		No	Complete
10/21/2020	10/21/2020	Other Building	X2019-2583-A0027 54090	Approved		No	Complete
04/08/2021	04/08/2021	Other - MISC	X2019-2583-A0028 16579	Approved		No	Complete
06/07/2021	06/07/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 40973	Partial Pass		No	Incomplete
06/08/2021	06/08/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 41744	Partial Pass		No	Incomplete
06/23/2021	06/23/2021	Footings and Foundation	X2019-2583-A0028 48729	Partial Pass		No	Incomplete
07/20/2021	07/20/2021	Footings and Foundation	X2019-2583-A0028 59972	Partial Pass		No	Incomplete
	07/20/2021	Slab on Deck	X2019-2583-A0028 59975	Approved		No	Complete
07/23/2021	07/23/2021	Legacy Inspection	X2019-2583-A0028 61351	Partial Pass		No	Incomplete
07/27/2021	07/27/2021	Footings and Foundation	X2019-2583-A0028 62908	Partial Pass		No	Incomplete
	07/27/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 62907	Partial Pass		No	Incomplete
08/10/2021	08/10/2021	Footings and Foundation	X2019-2583-A0028 69275	Partial Pass		No	Incomplete
08/24/2021	08/24/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 75100	Partial Pass		No	Incomplete
08/25/2021	08/25/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 75635	Partial Pass		No	Incomplete
09/09/2021	09/09/2021	Footings and Foundation	X2019-2583-A0028 81322	Partial Pass		No	Incomplete
09/22/2021	09/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 86033	Partial Pass		No	Incomplete

Reinspection

Required?

No

Complete

Complete

Scheduled

Date

Actual

Start Date 02/02/2023

Inspection Type

Water Pipe

Permit Type: Plan Check Application Date: 08/15/2019 Owner: CA AVOCADO 401416 LLC

Work Class: New Issue Date: 04/23/2020 Parcel 050 336 28

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	s Primary Inspector	Reinspection Required?	Complete
	09/22/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0028 86176	Partial Pass		No	Incomplete
10/06/2021	10/06/2021	Footings and Foundation	X2019-2583-A0028 92339	Correction		No	Complete
10/08/2021	10/08/2021	Footings and Foundation	X2019-2583-A0028 93422	Partial Pass		No	Incomplete
10/11/2021	10/11/2021	Footings and Foundation	X2019-2583-A0028 94146	Partial Pass		No	Incomplete
10/20/2021	10/20/2021	Legacy Inspection	X2019-2583-A0028 98471	Partial Pass		No	Incomplete
11/01/2021	11/01/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 02900	Partial Pass		No	Incomplete
11/03/2021	11/03/2021	Legacy Inspection	X2019-2583-A0029 04244	Partial Pass		No	Incomplete
11/08/2021	11/08/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 06526	Partial Pass		No	Incomplete
11/15/2021	11/15/2021	Area Drains	X2019-2583-A0029 08959	Cancelled		No	Complete
11/17/2021	11/17/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10147	Not Ready for Inspection		No	Complete
11/18/2021	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10365	Partial Pass		No	Incomplete
	11/18/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 10724	Partial Pass		No	Incomplete
11/29/2021	11/29/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 13950	Partial Pass		No	Incomplete
12/02/2021	12/02/2021	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 15823	Partial Pass		No	Incomplete
01/22/2022	01/22/2022	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 34290	Partial Pass		No	Incomplete
02/03/2022	02/03/2022	Legacy Inspection	X2019-2583-A0029 39835	Partial Pass		No	Incomplete
02/06/2022	02/06/2022	Legacy Inspection	X2019-2583-A0029 40973	Partial Pass		No	Incomplete
04/01/2022	04/01/2022	Footings and Foundation	X2019-2583-A0029 66317	Partial Pass		No	Incomplete
04/11/2022	04/11/2022	Footings and Foundation	X2019-2583-A0029 70268	Partial Pass		No	Incomplete
04/26/2022	04/26/2022	Masonry Pre-Grout/Wall Steel	X2019-2583-A0029 76852	Partial Pass		No	Incomplete
08/02/2022	08/02/2022	Footings and Foundation	iBLD-003136-2022	Partial Pass	Rick La Bare	Yes	Incomplete
09/21/2022	09/21/2022	Area Drains	iBLD-009537-2022	Partial Pass	Rick La Bare	Yes	Incomplete
12/12/2022	12/12/2022	Footings and Foundation	iBLD-020014-2022	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-003136-2022			

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/12/2022	Masonry Pre-Grout/Wall Steel	iBLD-020013-2022	Partial Pass	Rick La Bare	Yes	Incomplete
02/22/2023	02/22/2023	Footings and Foundation	iBLD-006669-2023 Reinspection of iBL	Not Ready for Inspection D-020014-2022	Rick La Bare	Yes	Complete
03/06/2023	03/06/2023	Footings and Foundation	iBLD-007928-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-006669-2023			
03/23/2023	03/23/2023	Masonry Pre-Grout/Wall Steel	iBLD-010341-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-020013-2022			
05/02/2023	05/02/2023	Footings and Foundation	iBLD-015733-2023	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL				
05/03/2023	05/03/2023	Footings and Foundation	iBLD-016123-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
05/11/2023	05/11/2023	Masonry Pre-Grout/Wall Steel	iBLD-017351-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL				
06/01/2023	06/01/2023	Footings and Foundation	iBLD-020211-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL				
	06/01/2023	Setbacks or Line & Grade	iBLD-020212-2023	Correction	Rick La Bare	Yes	Complete
06/29/2023	06/29/2023	WQ-Best Management Practices	iBLD-024611-2023	Partial Pass	Rick La Bare	Yes	Incomplete
07/12/2023	07/12/2023	Footings and	iBLD-026127-2023	Correction	Rick La Bare	Yes	Complete
		Foundation	Reinspection of iBL				
08/23/2023	08/23/2023	Masonry Pre-Grout/Wall Steel	iBLD-031998-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL				
09/14/2023	09/14/2023	Footings and Foundation	iBLD-035149-2023	Partial Pass	Chris Sanchez	Yes	Incomplete
00/00/0000	00/00/0000		Reinspection of iBL		District a Dama	V.	la comunicato
09/22/2023	09/22/2023	Masonry Pre-Grout/Wall Steel	iBLD-036509-2023 Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
40/04/0000	40/04/0000				District a Dama	V.	la comunicator
10/04/2023	10/04/2023	Footings and Foundation	iBLD-038364-2023 Reinspection of iBL	Partial Pass	Rick La Bare	Yes	Incomplete
10/25/2022	10/25/2022	Manager			Diok La Parc	Voc	Incomplet-
10/25/2023	10/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-041252-2023 Reinspection of iBL	Partial Pass D-036509-2023	Rick La Bare	Yes	Incomplete
			The state of the s				

Permit Type: Plan Check Application Date: 08/15/2019 Owner: CA AVOCADO 401416 LLC

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Status: Approved Expiration Date: 08/17/2020 Address: 401 AVOCADO AVE

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	10/25/2023	Masonry Pre-Grout/Wall Steel	iBLD-041490-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-041252-2023			
11/07/2023	11/07/2023	Footings and Foundation	iBLD-043230-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-038364-2023			
11/17/2023	11/17/2023	Masonry Pre-Grout/Wall Steel	iBLD-044793-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-041490-2023			
11/28/2023	11/28/2023	Masonry Pre-Grout/Wall Steel	iBLD-045949-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-044793-2023			
Permit: X202	1-2899						
11/08/2021	11/08/2021	Footings and Foundation	X2021-2899-A0029 06528	Partial Pass		No	Incomplete
01/11/2022	01/11/2022	Footings and Foundation	X2021-2899-A0029 30114	Not Ready for Inspection		No	Complete
01/18/2022	01/18/2022	Masonry Pre-Grout/Wall Steel	X2021-2899-A0029 32290	Partial Pass		No	Incomplete
01/24/2022	01/24/2022	Footings and Foundation	X2021-2899-A0029 35041	Partial Pass		No	Incomplete
	01/24/2022	WQ-Best Management Practices	X2021-2899-A0029 35040	Approved		No	Complete
01/31/2022	01/31/2022	Masonry Pre-Grout/Wall Steel	X2021-2899-A0029 37921	Partial Pass		No	Incomplete

DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: Winkle
Sub-Contr: DVI/Co



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPE	CTION REPORT					
Project Address: Pa Tovellev (Permit Number: 17019-258; Inspection Type (s): PC Calsson Inspection Date (s): 121	and Concrete Placement () Periodic (Hontinuous					
Describe Inspection, Observed the placeme and concrete & rea accessory structure and #18 > 30" (9550n and general notes for C	Including Location(s): Let of Egisson Cages av northwest lots Calsson # 1,8,9,10,11 S per plan Dages, \$3.1 ompressive Streagt.					
(4) 48 Concrete Cylin Ceany Bale mixt is	CS18 TULET# 340885					
Date: Z	Time Each Day:					
List All Items Requiring Correction (Inclu NO exceptions Talvel	de Previously Listed Uncorrected Items):					
Approx 20 yards than 3/19 clearances main and powing of all (b) and approved concre	rents: 19th y consolidated. 19th y consolidated. 19th y setting 19es. Steel Scheoked 1-e placed perplan					
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: Print Full Name:	Date:					
Shawn Ward	NB-0743					

DEPUTY 1 INSPECTION
1-800-DEPUTY1

Gen Contr: WINL
Sub-Contr: DVICO



4

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: Sca Forever @ 401 Avocaolo
Permit Number: \\\\ 2019.2582-
Inspection Type (s): <u>PC-Caissons</u>
Inspection Date (s): 6/28/21 () Periodic () Continuous
() renodic () continuous
Describe Inspection, Including Location(s):
Observed cousson eage placement and
4500 psi concrete placement @ rear
northwest lot accessory structure earssons
152 and PSY per plan page 53.1 and
SI.O for compressive strength. Approx 20 yards
List: Tests Made:
(4) 448 concrete extinders
Coans Bale my# 45012318 picket# 340778
Total Inspection Time Each Day:
Date: 4/28/2-1
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken
No exceptions taker
No exceptions taker Comments:
No exceptions taker Comments: 3" clearances maintained & causson cases
No exceptions taker Comments: 3" clearances maintained & caisson cases During concrete placement Steel shecked and
No exceptions taken Comments: 3" clearances maintained & caisson cases Ouring concrete placement. Steel checked and approved prior to pour. Monitored for weter and
No exceptions taken Comments: 3" clearances maintained & caisson cases Ouring concrete placement. Steel checked and approved prior Down Monitored for water and quality control Concrete placed Through Tremie
No exceptions taken Comments: 3" clearances maintained & caisson cases Ouring concrete placement. Steel checked and approved prior to pour. Monitored for weter and
No exceptions taken Comments: 3" clearances maintained & caisson cases Ouring concrete placement. Steel checked and approved prior to pour Monitoreal for water and quality control Concrete placed Through Tremie and placed per plan
No exceptions taken Comments: 3" clearances maintained & caisson cases Quing concrete placement. Steel checked and approved prior to pour. Monitored for water and quality control Concrete placed through tremie and placed perplan
Comments: 3" clearances maintained & caisson cares during concrete placement, Steel checked and approved prior to pour Monitoreal for water and quality control Concrete placed through tremie and placed per plan. To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings.
Comments: 3" Clearances Maintained & Caisson Cajes during concrete placement. Steel checked and approved prior to pour. Monitored for weter and quality control concrete placed through tremie and placed per place 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.
Comments: 3" Clearances maintained & Carsson cares during concrete placement. Steel checked and approved prior to pour Monitored for weter and quality control concrete placed through tremie and placed per place. 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:
Comments: 3" Clearances Maintained & Caisson Cajes during concrete placement. Steel checked and approved prior to pour. Monitored for weter and quality control concrete placed through tremie and placed per place 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.
Comments: 3" Clearances maintained & Carsson cares during concrete placement Steel checked and approved prior to pour Monitored for water and quality control concrete placed through tremie and placed per place. To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmaphip provisions of the U.B.C. except as noted above. Special Inspector Signature: Date:

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Winkle Sub-Contr: Drilco



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: Sea Fovever & 401 Avocaclo Permit Number: 12019.2587 Inspection Type (s): 2C- Caissons Steel Placement Inspection Date (s): 4/25/21 () Periodic (+) Continuous
Observed carsson cage placement and concrete placement & rear northwest lot accessory structure carssons # PSI and #PS3 perplan page \$3.1.
(4) 448 cylinders Cean Bale mixt . 45w/C318tocket#340725
Total Inspection Time Each Day: Date: 0/25/21 Hours: PM
List All Items Requiring Correction (Include Previously Listed Uncorrected Items): No-exceptions taken.
Comments: 3" Clearances maintained & time of concrete placement by 3 plastic wheels. Approx 20 yards Thoroughly consolidated. Steel checkedard approved. Placed per plan.
To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship-provisions of the U.B.C. except as noted above. Special Inspector Signature: Date:
Print Full Name: Newport Beach Registration No.:
Shenn-Ward NB-0743



DEPUTY LINSPECTION 1-800-DEWINKIE Gen Contr. Sub-Contr. Ekedal Coastline

Report of Special Inspection

Project Name & Addre	SS CA AVOCA	ado 40141	5, LLC/401	Avocado, I	Vewport	Beach	####AlecchesideRecheside
Permit Number X2014	2583[96)	ocacione por escripcio con contrato processo acresia La constanza con casa de la constanza de la co	engli zaprana nepitu neputukin ki kutu o kandiki terrizon di Arkiki nebidi	ara elanos tra esan espráncia da em an meno sera meiorito a fira en	a ikinsin debendarilga Pilli ili kendera	fielde die beschoolsche die de jaken verwering jedie gesche verweiste in der der der der der der der der der d	· ·
Inspection Type(s)	Reinforc	ed Concret	e Constructive contractive con	marting of the plant of the property of	DECEMBERATE STATES AND STATES OF STA	gestellik kristisk kallis kristop og kalfagkalfandi miss krist for	right-advisensession
Inspection Date(s)	7/20/21	PORTER PROSERVATOR PROGRAMMENT STORY	()Per	iodie [x 10	ontinuous	
Describe Inspection M	ide, including	g Locations:	endylamandatumpun och attraggagnadate			innanna vijaniski koletik ilotrinovanjevat	ti keanggarin amas
Verified placement o	f reinforcem	ent for the	following a	t site wall t	oundation	on per S2.2 Trainforcom	OI
the structural plans. of footing in strict acc	A). Planter i	th detail 18	ali aujacem Lof S11_#5	hare at 18	l" on cer	iter ton and	ioiii mananan
bottom with #bars at	8" for protri	udina steel	pilanakaapunenanakapunahidikapa	and the state of t	rice confusion for her filter on mission	account of trademakes of a deposit \$400	ружных поружения ч.
List Tests Made:			California and an analysis of the control of the co	nggappan makabaga dan kabupan mengalah panan dapan		variona anni entrette tenga in accesso tente ette de	communications.
B). Deck at rear yard	l storage — #	/3 bars at	8" on c ent	er each wa	ay. Per c	101811 59 01 3 35 of S	513. 12
Steel deck/connection	ons to CIP I	etaining w	all III SINCLE	accordance	WILLI GE	Hall ZO UI O	10.
Total Inspection Time	Each Day:						
Date 7/20/21		discipulate proprieta de la company de la co		ng ng mga mag da da da da mag ga sa da da da	MERCHANISHER MANIMERUKAN A		en-minimization
HOUIS HOUIS	egis fi inn federa ngangin kindia (sepertan kindia kita kindi ngi kindi kindi kindi kindi kindi kindi kindi ki Kindi kindi ki				mag di samunian serangan seran	anne en	
List Items Requiring C	orrection, inc	clude uncorr	ected items p	reviously lis	ted	- Taran .	
	· 1998年1988年1987年1987年1988年1988年1988年1988年	marin ny tanàna aran' ny volanian' ary aran'	ar gragadigae on cristiller liez ver traus der es ser	mananapangangan Mah) agab bersama da e	es e	majautannin katina karaka maka maka paga-nja standah pisti pani	Name - consisting
	enter tit til en state state en til state state state state en til state state en til state en til state en ti	anne en marie anne anne de la contra color de la contra de		Sen (all discuss a sense de la company d	t winders a printer has the company or with the characters.	dississanten den partitud til den på til en state og til den på ti	america appointment
વ્યાગામાં કે મૃત્યું ના અને સુધાર પોલાકાનું કે કોલોના લાગ માં આવેલા છે. કે લોગોની કે કેલોના કે તો કોલોના પ્રોથ	ik retisch sich des zu eine er eine des werdelte, werde Freightigt für und til der verfinner zwei.	om manny instruktionski koninstitutuda sitti	maker to of the making the filter teams	iki gangapip pakinging ni kapanganara	tarkijanja sertas beam sorm pila kyrdi	enterview, and the little and processes to a special transfer special was a	umin ngantifortion
Comments: Reinforcement clea		arecerianistra promote manufactura	maintainad	throughou	сулуанЫстынарын геплединен Т	Springer and recommendation of the presentation of the springer of the springe	patarodiffectual
Minimum lap distar	nances achiev	ed	mannameu	uniougnou	L.		ylahikipurunyadpoptu
High strength reba	rused per s	pecs and c	odes.	च्या त्रेतंत्र प्रतानित क्षणाता पेड कृषिद्वा क्षणात्मका विकास व्यक्तिकार्यका स्थाप क्षणात्मक	dan segge seption will work season and who	erancering a constructive or	Managaran
- A Dille of The Section of the Sect	Elektrica i serpt fyrikili kirja fra komuneyzus kunter	•		er consumbunion projektivistych konyl (dissi	Barantija ili aralpitatrommune		enadessesses
વર્ષાના કરિયાના પ્રાપ્તિ કરિયાના કર્યાના જ ૧૯ મના પુત્ર કર્યાના કર્યાના ઉપલબ્ધ કરિયાના કરિયાના કરિયાના કરિયાના	HI PARTIK KONTON TIL SERVEN SI NINGAN PERKETUKAN PERKETUKAN PERKETUKAN PERKETUKAN PERKETUKAN PERKETUKAN PERKET	t Anger san ist ann ag the general termination of appeals and attended.	podrovalim trail onizacejumi exporta diddizione korrajera	erinin, representati nin Astronomia sepulare secretili (an ang manang ang ang ang ang ang ang ang ang an	The first of the section of the sect	a wastofigure
To the best of my know							
approved design draw except as noted above.	ings, specific	ations and	applicable w	orkmanship	provisio	ms of the U	. 0,
sweeps as noted above.	01			•	7/20/20	121	
Signed:	Jan	professional account of the control	Liver Di	alc			eterment betyddiglifig enthyddiolyddi
(Thomas	George	***	egistration l		VB-0617	
Print Full Name:	I II VIII da	MOUING MO	amajataturitettioonojuiser Kil	egistration [STATE OF THE PARTY	Williams August States of St

FORM \$1-02/90

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Winkle Sub-Contr: Dri CO



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

Project Address: Set Fovever & 401 Avo Ca Co Permit Number: 12019: 2588 Inspection Type (s): Calsson Set C. Pour Inspection Date (s): 8127121 () Periodic (s) Continuous
Describe inspection, including Location(s): Chesewed the placement and consolidation of 4500 psi concrete @ accesory structure area vetruing wall cassor #31 per plan Observed the setting of C#3 case steel to assure adequate 3 (Lewances) - maintained
(JUV8 CYLINGERS (Dany Bale mix H6B4SOOSS Ticket #34)40 Total Inspection Time Each Day: Date: 8,272 Hours: PM List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
Coeo present to very depths Concrete placed through tremie to depth. Case and concrete placed per plan Hppry 20 years you'ds
To the best of my knowledge, the work inspected was imaccordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above. Special inspector Signature: Print Full Name: Newport Beach Registration No.:



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401 A	Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582	
Inspection Type (s): Concrete	
Inspection Date (s): 10/22/21	Periodic Continuous
Describe Inspection,	Including Location(s):
Observed the placement of reinforcing steel at pool storage S3.1, rfi # 56. Area of work excludes stair walls. Rebar was form closure.	area retaining walls (P.I.P) per details 46 & 50/S12, Sheet verified for size, lap, location and clearance prior to inside
Total Inspection	1 Time Each Day:
Date: 10/22/21	
Hours: Min	
List All Items Requiring Correction (Incl	ide Previously Listed Uncorrected Items):
Com	ments:
Other than any noted discrepancies all work was done per approved plans, jo knowledge and appeared to be in compliance at time of inspection.	
Special Inspector Signature:	Date:
P Gilpin	10/22/21
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: Sea Forever Residence. 401	Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582	
Inspection Type (s): Reinforcing steel	
Inspection Date (s): 11/29/21	✓ Periodic Continuous
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	· · · · · · · · · · · · · · · · · · ·
Describe Inspection	, Including Location(s):
Observed the placement of reinforcing steel at site and stain verified for size, lap, location and clearance.	ir walls at east perimeter per details E & H/S11. Rebar was
Tabilinspetti	on Time Each Day:
Date: 11/29/21	METHIC Each Pays
Hourst Min	
Constitution	lude Previously Listed Uncorrected Items):
LIST An items requiring correction (inc.	ande Previously Listed Oncorrected Items).
Con	oments;
Other than any noted discrepancies all work was done per approved plans, knowledge and appeared to be in compliance at time of inspection.	job site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
P Gilpin	11/29/21
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381

Gen Contr. WINKLE Sub-Contr. Ekzellel



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT
Project Address: Sea Fovever & 401 Avocaclo Permit Number: 12019-2582
Inspection Type (s): PC-Reinforcement e Poul Deck
Inspection Date (s): 12/21/21 () Periodic () Continuous
Describe Inspection, Including Location(s):
Storage Deck per plan page \$3.1
specified > tfy's were used
List Tests Made:
Total Inspection Time Each Day;
Date:
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
No exceptions taken
Comments:
Headral studs present. Corner by stairs were
funforcement Dlaced per engineers specifications
A
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:
Print Full Name: Newport Beach Registration No.:
11 11 0011
Noum Mall NBOIS



Project Address: 401 Avocado Ave..

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

Structural Observation Report

12/21/2021

Report Date:

Corona	a Del Mar, CA 92625	12/21/2021		Rick Lebare	X2019-2582		
Building Owner Name:		Owner's Mailing Address (if different from site); 14747 N Northsight Blvd.		Owner's Telephone #:	CNB Plan Check #:		
CA A	vocado 401415, LLC	Ste. 111-431, Scottsdale, AZ 85260		(602) 230-3532		1846-2019	
Full Name of Structural Ob	server (SO):	SO E-mail Address:		SO Telephone #:	SO License / Reg. #:		
	Mike Israel	mike@c	oastlineenginc.com	(760) 436-1344	C77167		
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)							
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S)		DATE OBSERVED	
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☑ Concrete	Rebar size and layout over metal deck at the Pool	er the	12/21/2021	
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck	Storage Room.			
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood				
☐ Other:	☐ Other:	☐ Other:	☐ Other:				
EMS CHECKED A	ABOVE ARE APPROVE	O AND WITHOUT DE	FICIENCIES.	æ			
□ OBSERVED DEFIC	IENCIES AND COMMEN	ITS:					
	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>						
				☐ REPORT CONTINUED (TA NC	TACHED PAGES.	

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

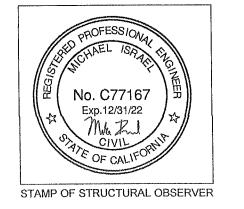
I declare that the following statements are true to the best of my knowledge:

☐ FINAL STRUCTURAL OBSERVATION REPORT:

- 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.

12/21/2021

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.

CNB Permit #:

X2019-2582

CNB Inspector Name:



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

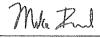
Structural Observation Report

	ocado Ave., a Del Mar, CA 92625	Report Date: 02	/02/2022	CNB Inspector Name: Rick Lebare		Permit #: X2019-2582		
Building Owner Name: CA Av	vocado 401415, LLC	Owner's Mailing Address (if different from site); 14747 N Northsight Blvd. Ste. 111-431, Scottsdale, AZ 85260		Owner's Telephone #: Ci (602) 230-3532		Plan Check #: 1846-2019		
Full Name of Structural Obs	server (SO): Mike Israel					SO License / Reg. #: C77167		
PLEASE INDIC	PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)							
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(OBSERVED	S)	DATE OBSERVED		
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete	Grade beam reinforcing ov piers Q39-Q43	ver	02/02/2022		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck					
☑ Caissons Piles	☐ Wood or Manuf	[] Masonry	□ Wood					

			(Floor/Root)	OBSEKVED	OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	□ Steel	☐ Concrete	Grade beam reinforcing over piers Q39-Q43	02/02/2022
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		
TIÉMS CHECKED A	ABOVE ARE APPROVE	ED AND WITHOUT	DEFICIENCIES.		
☐ OBSERVED DEFIC	IENCIES AND COMME	NTS:			
				☐ REPORT CONTINUED ON A	ITACHED PAGES.
☐ FINAL STRUCTURA	AL OBSERVATION RE	PORT:			
The structure general	ly complies with the a	oproved constructi	ion documents, and all	observed deficiencies were co	rrected.

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

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



02/02/2022

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

SPECIAL INSPECTION REPORT
Project Address: Sea Feren 401 Avocada
Permit Number: $X2019 - 2588$ (2) $X2019 - 2582$ (P)
Inspection Type (s): Rei hteraunt carer
Inspection Date (s): 5-6-2022 () Periodic () Continuous
Describe Inspection, Including Location(s):
033,34,35,363-7,88,44 Steel For caicions P-1,2,6,9,10,11
Preases need specis on 5213- network
Q eager mest spearen 53.1 - 514e retaingural
List Tests Made:
Date: 5 4-72
Hourste (hours)
List All Items Requiring Correction (Include Previously Listed Uncorrected Items);
Comments:
All resec west Blone Doce
All steel free of dole to-cour material teletect
Reyleved mill certs
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:
M.T. 5-6-2022
Print Full Name: Newport Beach Registration No.:
Matthew Berent NB-0789

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: WINKIE Sub-Contr: Dell Co



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT
Project Address: Sea Fovever @ 401 Avocados Permit Number: \(\text{V2019}, 2582\)
Inspection Type (s): RC - CRISSON S Inspection Date (s): 12 22 () Periodic (L) Continuous
Describe inspection, including equation(s):
notated as P3,4,5,7,8 on plan Date 53.1336" Caissons
Reinforcement verification
Date: S 12/22 Hours: P3. 7
List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
Comments:
- Mill certs verified - Feild measurments conformed.
length conform to plan as prescribed.
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.
Skecial inspector Signature: Date:
Print Full Name: Newport Beach Registration No.:



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

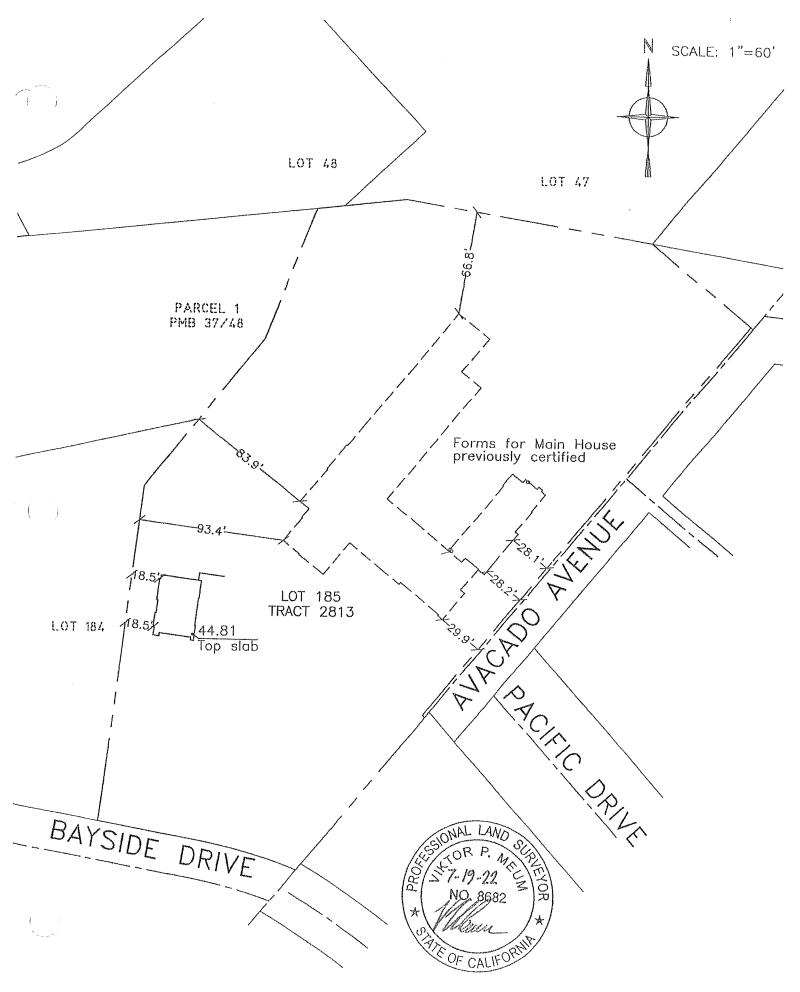
SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name	Viktor Meum, P.L.S.	License # <u>8682</u>)
Engineer/Surveyor's Address	139 Avenida Navarro, San Cl	emente CA 92672	
Job Address 401 Avocado	Ave.		
Setbacks: Sketch a site plan an	d specify surveyed setbacks (use b	ack page).	
* Top of slab/floor elevation: _	Top of Slab at Pool Structure =	= 44.81'	
* If slab/floor elevation varies elevations. Use same datum us	s, sketch a plan or section throug sed in the survey of record.	n slab on the back page and	specify the
I certify that the setbacks are from plans:	X, are not D, per City appr	oved plans. Describe any de	viations
I certify that top of slab/floor e any deviations from plans:	levation(s) is $\overline{\mathbf{X}}$, is not $\overline{\mathbf{Q}}$,		SINI I AND
7-19-22	V Mau	PROFIL	NO. 8682
Date	Engineer/Survey	or's stamp and signature o	*/
		X0311603 NL	OF CALIFORNIE





1-800-DE Winkle Gen Contr. Sub-Contr. Ekedal Coastline

Report of Special Inspection

Project Name & Add	ress CA Avocado 4014	415, LL(C/401 Avocado, Newport Be	each
Permit Number	2019-2582	E L'E MARC HOMOSKOMONIONE MINISTRATION (i an a ga a ag a an ga an g	ત્રાં તેવા કર્યું છે. તાલે દાકાં કર્યું કર્યા તેવા કરવા કરવા તેવા તેવા કરવા તેવા કરવા તેવા કરવા તેવા કરવા તેવા તેવા કર્યા તેવા કરવા તેવા કરવા તેવા કર્યા કર
Inspection Type(s)	Reinforced Conc	rete		
Inspection Date(s)	7/20/22	e [J Periodic [X] Cont	inuous
Describe Inspection N	Made, including Location nstallation of (30) #5	ու։ dowels (embedded a minimum of 12	?" into
existing concrete	for grade beam footin	g conne	ections to existing foundatio	n at pool
retreat. 5 dowels t	top/5 dowels bottom p	er conn	nection—3 connections.	ligen (s. 18-alis 1914 Analos e resperientes de Milos de Legione, pod ser Ordinalis ligendos e regionalis de la regionalista (s. 18-alis e regionalis de la regionalis de la regionalista
List Tests Made:	r dariar bar zerminishan gibi bir bir mandazadiyda prota buyting sallayu yayu, az nish rinding birk cada (1888) da mangaz			
executation on the state of the	(1875) 1986 - 1888 - 188	idagpagambakaniyatsa		engrapan er elga mann græsskrinnskrinn som kind flesse skrifte engrapan er engre skripte skrifte fleskrinnskrinn som kind fleskrifte skrifte
And interpresentations and respondent statement of the first and a significant of the second of the	nick og skille skill garke mættenter er krist fordet het skille het krist for kill græksfording skillet skill	hetoppenovings	ttalarapatilida Mananassa opologi, egistöridd karlantatan kasasi riganda too kanadi saaran maanan maan karanta	Contract of which the second party of party of the second
Total Inspection Time	e Each Day:			
Date 7/20/22	hanta ngagunan makeumatunan makumatan pakunan ngaja ngangga pamaginen di kalapatan kanada nganaka.	unitariya banyaka biraha	en en samen en samen se de den mente productiva en	
Hous 4	Bellings of Astronomy on the Astronomy and the Astronomy of the contract of th		mala kanazilika uzandilinda fininguniran meneng ngamilikan mentangkan binda panag-anah anda bekernisi perlepashapah ja	gannaga ngangangangangan sasirin kenderina
List Items Requiring (Correction, include unco	MPECICI I	TESTIS PREVIOUSLY TISTED INVESTIGATION OF THE PROVIDUAL PROPERTY OF THE PROPE	ggs /) haftigg jarngrupp jarngrupp (jarngrupp jarngrupp
	d blown clean prior to size to allow for full co		radowels	nann deur same commercial seguin de de misser verse est est a sant en aus passe para la repertación de de misser participado que esta de sant de seguin de la santida de la santida d aus aus de la santida de l aus un respecto de la repertación de la santida de la s
To the best of my kno approved design drave except as noted above	wings, specifications and	cted was	in accordance with the Buildin able workmanship provisions 7/20/22 Date	ig Department of the U.B.C.
	Thomas George		NR-	0617
Print Full Name:	HIDHAS GOUIGE	termesonature of Wicking Woodplayer	Registration No. ————	waa maa oo ayaa ah oo ah

FORM \$1-02;90



DEPUTY 1 INSPECTION 1-800-DEPUTY 1 Gen Count: Winkle Sub-Count: Ekedal Coastline

Report of Special Inspection

Project Name & Addi	CA Avocado	401415, LLC	/401 Avocado, Nev	vport Beach
Permit Number	2019-2582	ntervitalistis tärädeteksistä tila elikuut on paratuusta salaseleen sensityi antaksi	terremonent a recomplication destroyed the flower transmission of a semble flower than	integration for the grid to refer to active influences and any segment over the rest increasing a survey.
Inspection Type(s)	Reinforced C	Concrete		
Inspection Date(s)	8/1/22	neresidas para de la composita de la composita En la composita de la composit] Periodic [X] Continuous
\$3.1 of the structurand in strict accordance	t of reinforcemen iral plans. A). Gra dance with sched per callouts on S	it for the follow ade beams—: Jule (detail 2 d	size and reinforcen of S3.1. B). Mat sla	use foundation per nent dependent on ab—reinforcement 3 of S3.1 (18" OC)
	mente en son est en	in men ar sang ng na kapangan dasan intindaminya mendipadikan	· 在 1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年,1945年 1945年,1945年,1945年,1945年,1945年,1945年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1955年,1	atan dan mengadi dan dan dan dan menganan sebagai dan mengan beranasa beranasa sebagai dan dan dan dan dan dan Sebagai sebagai dan
Total Inspection Time	raen Ljay:			
Date 8/1/22			a talan kanan kanan ang at	en e production de contra de principal de la production de la principal de la production de la production de d La production de la production
Hours 4			ka a manana manana ng a manana ta katanana na maran ka matana na katana na matana na manana na manana na manan Ka a manana manana na manana n	an ayan gani an ang mananan mang sanang sanang paga di nag sanan sanan sanan sanan sanan sanan sanan sanan san Ang ang gani an ang mang mang mang sanan san
List Items Requiring (Correction, include	uncorrected ite	ms previously listed	mengeneraturuh an mengeneraturuh gersalangan peneraturuh gersalan dan dan bersalan dan dan peneraturuh sebagai Peneraturuh dan dan sebagai dan dan dan sebagai dan
Comments: Reinforcement cle High strength stee Minimum lap dista Protruding steel fo	n per specs and cinces achieved.	codes.	naga-wazananan yakata yanyartan salan,afasharinan hung watabasan ya sa sa salaha waka	त्त्रके प्रकार करने तथा प्रकार के द्वार कर कर का स्थापक के क्षेत्रक के किया है जो किया के किया का स्थापक का का को प्रकार कर के किया के का किया के किया के किया के किया के किया के किया के किया के अगा किया के का का का का का का का का किया के कि
To the best of my kno approved design draw except as noted above. Signed:	vings, specification	nspected was in a and applicab	ile workmanship pro	Building Department ovisions of the U.B.C.
Print Full Name:	Thomas Geor	THE		NB-0617
A AASS A SEELEN FEEL & AASSA A		Transmission of the consistence	Registration No	1988年1986年1986年1988年1988年1988年1988年1988年

FORM \$1-02;90



1-800-DE Winkle Gen Contr. Ekedal Coastline

Report of Special Inspection

Project N	ame & Addi	ess CA Avoc	ado 40141	5, LLC	/401	Avocac	lo, Ne	wport F	3each	Americk (Special survey) was designed and the survey of th
Peinit Nu	xifret	019-2582	erencekski van john die die forfattelijk die forfattelijk die forfattelijk van die die forfattelijk van die fo		legitus esticos dell'éticital	SAMATAN KARING SAMATAN KANA	પ્રાથમિક કર્યા કર્યા છે. પ્રાથમિક કર્યા	મહેલ એક અને કરવાના કરતા છે. જેવા અને કરતા કરતા કરતા કરતા કરતા કરતા કરતા કરતા	(girka programme and teacher	dintante in all parties with tree exec
Inspection Inspection	ı Type(s)	Reinforced Concrete ### Periodic [X] Continuous ##################################								
Describe I Observ S3.1 of in strict and spa	Inspection Med placeme the structu accordanc acing per ca	fade, includinent of concre ral plans. Go e with scheo allouts on Sa	g Locations: ite (4500PS rade beams lule (detail 3.1. #5 shrii	SI) for p —size 2 of S3 nkage I	oool I and 3.1. E	nouse f reinfor 3). Mat per det	ounda cemei slab- all 3 c	ation ar nt depe -reinfo if S3.1	nd pation andent rceme (18" O	o per on and nt size
markistis takanan (propinsiona) njeton	mermentalistikkilöne skoluksivara (s	4) 4X8 cylind ary Bale rea	ders cast	needingaagaa ahka giloosta	nassana apandi	Bencerepotativis.	Paradimental	李子二小人马尔拉斯斯 中心有 不同时的数	Markatharake designati	de de la como con la constitución de la constitución de la constitución de la constitución de la constitución
	ection Time				hamilia de Astronomos	transfer in the second of the second of	a biologic de separe La concern	e that generalized the generalized description of		ngan mga kabanan na kapaga kabangga nga paga na
Date	8/9/22		i jeden i navenaga kongres meljedini plani in eneri i		inijifiriciisi riksirezioafisiya		1	VERTIFERENSELVERINGENS	edy (expressively described to	galandravianja gagaga
Hours	8							matera, in 1840000000 and decident		pagaman na Angelin karingan ay ing ing pagaman na ing
List Items	Requiring (Correction, in	EUGE (1130011)	COLOG ILC	erns Di	(2WOV990 bean section control construction and the control con	y listed	andurka kalenda muusuu maa maa kalenda kalenda kalenda kalenda kalenda kalenda kalenda kalenda kalenda kalenda Kalenda kalenda		alle gele figlio (10 til 10 tempere om men en genne for Chamber om att mår til de en formal de en gele fill til Kallende skallen om skallende skallende skallende skallende skallende skallende skallende skallende skallende
Comment Reinfor	s: cement cle	arances ach	lieved and	mainta	ined	throug	nout.	oder statisce en transiste organis, e depote program (o	, and from the state of the sta	
Reinfor	cement cle	ree from sta an and free laced and c	from delete	erious r	nater	ials.	des:		and the second seco	nemin ก็สุดให้สุดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให้เกิดให Contraction (Contraction)
approved		wledge, the wings, specific				orkmans	ship p			
Print Full	Name:	Thomas	George	elikaliken karangan kalandari kendari ya		gistratic	n No.	NE	3-0617	e gantigegenesis vara funger von en volgegenesis georgen P

FORM \$1-02,90

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: WINKLE Sub-Contr: DEVICE PCOL



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT
Project Address: Lea Foreway 0 401 Avocado Permit Number: X 2019-2582 Inspection Type (s): Carchelle Inspection Date (s): 8/23/22 () Periodic () Continuous
Describe Inspection, Including Location(s): Observed previous placement of 4500 psi shot exete for Retnoof fountain near pool. No detail on plans Reinfercing steel #4812" oc each way
3-428 cylinder Gay Bale Mix 7.45 3/85C TILKA 354181
Date: 8/23/22 Total Inspection Time Each Day:
List All Items Requiring Correction (include Previously Listed Uncorrected Items): None
Reinforcement clear of defict * deleterious coating Shotaiett applied by certified no 22 teman Rebound from shotciete disconded
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: 8 23 22 Print Full Name: Newport Beach Registration No.:
Marthen Rocerts NB-0789



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Ado	_{dress:} Sea F	orever Resider	nce. 401 Av	/ocado Av	e. Corona	Del Ma	ar. CA
•		-2582, S2021-			, , , , , , , , , , , , , , , , , , , ,		
	Type (s): Cor	· · · · · · · · · · · · · · · · · · ·					
	Date (s): 9/8		*****			a dia	710
mspection	Date (s).	7/2/1/2			Peri	oaic 🛂	Continuous
	A Constant	Describ	e Inspection dr	cluding Locati	ante)e	(zaniši jagelja)	
Observed the		d consolidation of 9				L50038 sı	innlied by Gary Bal
and placed a	it raised bench	, adjacent P.I.P wall # 354738, slump 5	and SW stair	wall footing. (all at pool are	a). One s	et of 4 test samples
	-	•		'			

		To	tal Inspection	ime Each Day			
Date:	9/8/22						e e comme de la co
Hours:	Min						
	List A	l Items Requiring Co	rection (Includ	a Praviously Li	stad Uncarract	rad Itameli	
200 3 contraction of the contraction	23/III.20/19/12/2014 72/12/2014 14:45/2014	and the second second	A Marian (1894) and A Marian (1994)	Con Colously Li	sted Ontoniec	teu items).	A Selicent Research County Cases Selection (1994)
						•	
Mary (200) (4/2) (4/2)			turi saleya kapalan katanak	PLANTAGO CONTEST DE AMBRUANÇAS	SAMONE SON SECTION	Calculation (Samiles	
			. A. 4. Comm	10181 (1.27 Fact 1.2			
Other than any no knowledge and ar	oted discrepancies	all work was done per ap impliance at time of inspe	proved plans, job	site specifications	s, applicable code	es, RFI's and	WPS's to the best of my
		ector Signature:				Date:	
	0 0.1						
	PGup	un	***		9/	8/22	
	Print	Full Name:	nantia 🏴		Newport Bead	h Registra	tion No.:
Peter (Gilpin				NB	-0381	



1-800-DEWITKI Gen Contr. Sub-Gimer: Ekedal Coastline

Report of Special Inspection

Inspection Type(s) Inspection Date(s) Inspection Date(s) Inspection Date(s) Describe Inspection Made, including Locations: Observed placement of concrete (4500PSI) for retaining walls at pool house foundation per S3.1 of the structural plans. Retaining wall size and reinforcement in strict accordance with corresponding structural details. List Tests Made: (4) 4X8 cylinders cast Gary Bale ready mix#GB450038WM Total Inspection Time Each Day: Date 10/5/2022 Hours Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NBL0617	Project Name & Ade	dress CA Avocado 40141	5, LLC/401 Avoca	do, Newport Beach
Inspection Date(s) 10/5/2022 [] Periodic [x] Continuous Describe Inspection Made, including Locations: Observed placement of concrete (4500PSI) for retaining walls at pool house foundation per S3.1 of the structural plans. Retaining wall size and reinforcement in Strict accordance with corresponding structural details. List Tests Made: (4) 4X8 cylinders cast Gary Bale ready mix#GB450038WM Total Inspection Time Each Day: Date 10/5/2022 Hours 8 List Items Requiring Correction, include uncorrected items previously listed Companies: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: 10/5/2022	Permit Number	(2019-2582	રેલ સંપ્રાતના સામાના ભાગમાના સામાના અને અને અને અને અને અને અને અને અને સ્વાર્થિક અને સ્વાર્થિક અને સામાના અને	material deposit ambas from the parties of the filling of a ship in material continues and an action of the continues of the
Inspection Date(s) 10/5/2022 [] Periodic [x] Continuous Describe Inspection Made, including Locations: Observed placement of concrete (4500PSI) for retaining walls at pool house foundation per S3.1 of the structural plans. Retaining wall size and reinforcement in Strict accordance with corresponding structural details. List Tests Made: (4) 4X8 cylinders cast	Section (Control of Control of Co	Reinforced Concret	е	
Observed placement of concrete (4500PSI) for retaining walls at pool house foundation per S3.1 of the structural plans. Retaining wall size and reinforcement in strict accordance with corresponding structural details. List Tests Made: (4) 4X8 cylinders cast Gary Bale ready mix#GB450038WM Total Inspection Time Each Day: Date Hours 8 List Items Requiring Correction, include uncorrected items previously listed Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Inspection Date(s)	10/5/2022 	[] Periodic	f ×] Continuous
Gary Bale ready mix#GB450038WM Total Inspection Time Each Day: Date 10/5/2022 Hours 8 List Items Requiring Correction, include uncorrected items previously listed Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Observed placen foundation per S	nent of concrete (4500PS 3.1 of the structural plans	SI) for retaining was. Retaining walls	ils at pool house size and reinforcement in
Date Hours Requiring Correction, include uncorrected items previously listed Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617			tere en transporter en	en men men en e
Hours List items Requiring Correction, include uncorrected items previously listed Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Total Inspection Tin	re Each Day:		
List Items Requiring Correction, include uncorrected items previously listed Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Date 0/5/202	12 mai girin terisimensi mananan kanada kanada kanada energi inga kanada inga kanada inga kanada inga kanada i	meg kar medin di sapira pika meg karajas katangan kanagan banggan penganan penganangan di sabinan ka	Niggen with a season of frequencial defining limits with and a realizing a copy of the execution of the first control of the copy of the execution of the execu
Comments: Reinforcement clearances achieved and maintained throughout. Forms clean and free from standing water and other debris 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 design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Hours 8	pplate danger forety army have line menerally acceptable and of the land of the continue of the second and the second acceptable acceptable and the second acceptable accepta	a firm on the sign of the decision of the sign of the	mus and splace to the design and the contract of the contract
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 design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	List Rems Requiring	Correction, include uncorre	ECICO IICIAS previousl ententrividas propigantes in naco con contrata accesso para ententri ententrividad para ententrividad pa	y listed
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 design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Comments: Reinforcement c	learances achieved and	maintained throug	physician degramical systematic production of the second consistent of the second
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 Departmen approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617	Forms clean and	i nee nom standing wate	i and other debits	a de mayor fina cambier peni de additi incomentation comentativa que peni especial proprieta de addition de di Automotivo de destructivo a come constitución comentativa come constitución control constitución de destructiv
approved design drawings, specifications and applicable workmanship provisions of the U.B.C except as noted above. Signed: Date NB-0617				odes:
NB-0617	approved design dra except as noted above	awings, specifications and a	applicable workman	ship provisions of the U.B.
	Print Full Name:	Thomas George		MB-0617

DEPUTY 1 INSPECTION
1-800-DEPUTY
Gen Contr:
Sub-Contr:

PLCCOAL



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT
Project Address: Sca Fovever @ 401 April 20
Permit Number: \\\\2019.2581
Inspection Type (s): LC-SG5
Inspection Date (s): 16/25/22 () Periodic (+) Continuous
Describe Inspection, Including Location(s):
Obscured the placement oconsolidation of
1500 psy conducte @ courtyayo adjacent
Valet attendant slabor grade per plan
The state of the s
List Tests Made:
Cylinders included on pg.3
Total Inspection Time Each Day:
Date: 1025 22
Hours: VM
List All Items Requiring Correction (Include Previously Listed Uncorrected Items)
No exceptions taken
Comments:
- Cheerances maintained
Stell Overlyd approved
Concrete placed ser plan
To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings, specifications and applicable workmanship provisions of the U.B.C. except as noted above.
Special Inspector Signature: Date:
10/25/22
Print Full Name: Newport Beach Registration No.:
haun Ward NB-0743



DEPUTY I INSPECT	16	M			
1-800-DE WINKIE			rows (the seasons)	Naturalii.	****
Sub-Contr.		and the same of th	0.0000000000000000000000000000000000000		
Coastline					

Report of Special Inspection

Project Name & Addre	CA Avocado 40)1415, LLC/	401 Avocac	lo, Newp	ort Beach	terpest contra name in the contraction of
X2I	019-2582	Published Company and Company	and a second control of the second control o	a tota en la propietación.	All The State of t	aggarhanger om er orgen blagen vægen enn ger
Permit Number	Reinforced Co 11/28/2022	receptors have becomes the an experience of the contract of th	naditationistikseekkaalekseningeskaasjoissuurinseenensaasses Na Toronoonis	ion e dialata una periodia antica de una non	posser sample and state of the	ll California er ei sindanskrippen, man i
Describe Inspection M Observed epoxy in concrete for post of	ade, including Local stallation of (12) 5	tions: /8" all threa		edded 6] Continuo " into exis	
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Print Full Name:	Thomas Georg	e entraceusculus contracturatura contractura contractu	Registratio	on No	NB-061	7

FORM S1-02; 90



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

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Project A	ddress: Sea Fo	orever Resider	nce. 401 A	vocad	o Ave, Co	rona Del	Mar, 0	CA
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Peter Gilpin						NB-038	31	



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Project Address: Sea Forever Residence. 401	Avocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582, S2021-0031			
Inspection Type (s): Field welding			
Inspection Date (s): 12/22/22	✓ Periodic Continuous		
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Special Inspector Signature:	Date:		
P Gilsin	10/62/22		
DANKEN NAME.	12/22/22		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Project Address: Sea Forever Residence. 401	Avocado Ave. Corona Del Mar. CA
Permit Number: X2019-2582, S2021-0031	TVOCAGO / TVC, COTOTIA BOT WAIT, C/T

Inspection Type (s): Concrete	
Inspection Date (s): 12/22/22	Periodic Continuous
	Including Location(s): Is of concrete, mix design 45W/C3/8, supplied by Gary Bale
and placed at slab on grade, east side garage driveway and	
ticket # 383359, slump 5", PSI 4500, concrete temp 66F.	
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	The second secon
District Service	n Time Each Day:
(Address of IVIIII	
List All Items Requiring Correction (Incl	ude Previously Listed Uncorrected Items):
Com	ments:
Other than any noted discrepancies all work was done per approved plans, i knowledge and appeared to be in compliance at time of inspection.	job site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
P Gilpin	40/00/00
	12/22/22
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Project Address: Sea Forever Residence. 401	Avocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582,	,		
Inspection Type (s): Field Welding			
Inspection Date (s): 1/13/23	✓ Periodic Continuous		
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Special inspector Signature:	Date:		
P Gilpin	1/13/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



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Project Address: Sea Forever Residence. 401 A	Avocado Ave, Corona Del Mar, CA	
Permit Number: X2019-2582, S2021-0031		
Inspection Type (s): Field Welding		
Inspection Date (s): 1/23/23	✓ Periodic Continuous	
	Including Location(s):	
Observed the field welding of Pipe columns at base plates a details 96 & 104. Certified welder William Seibt # rX5VBODI	and box beams at East side main residence trellis per hox on file. Completed welds were verified for size, length,	
location and are free from visible defects. Rafters at box beams at Retreat trellis per detail 104 are cor		
Trailers at box bearis at Netreat treils per detail 104 are cor	ripleted.	
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Date: 1/23/23	i, rinie Laur Day.	
Hours: Min		
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Comp	nents;	
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knowledge and appeared to be in compliance at time of inspection. Special Inspector Signature:	Date:	
0 2:4 :	Date:	
P Gilpin	1/23/23	
Print Full Name:	Newport Beach Registration No.:	
Peter Gilpin	NB-0381	
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Project Address: Sea Forever Residence. 40	1 Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582	
Inspection Type (s): Concrete	
Inspection Date (s): 1/30/23	Periodic ✓ Continuous
	Terrodic V Continuous
Describe Inspecti	on, Including Location(s):
Observed the placement and consolidation of 10 cubic years and placed at interior stairs (east side). One set of 4 4500, concrete temp 55F.	ards of concrete, mix design GB450038WM, supplied by Gary 4 test samples was taken - ticket #358751, slump 5", PSI
Total inspec	tion Time Each Day:
Date: 111/30/23	
Hours: Min	
List All Items Requiring Correction (In	nclude Previously Listed Uncorrected Items):
C	omments:
knowledge and appeared to be in compliance at time of inspection.	ns, job site specifications, applicable codes, RFI's and WPS's to the best of my
Special inspector Signature:	Date:
P Gilpin	1/30/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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Project Address: Sea Forever Residence. 401 A	vocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582			
Inspection Type (s): Field Wlding			
Inspection Date (s): 2/10/23	✓ Periodic Continuous		
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	ncluding Location(\$):		
Observed the field welding of rafters at box beams at East's welder William Seibt # rX5VBODhox on file. Completed weld visible defects.	de of main residence per details 94 & 104. Certified is were verified for size, length, location and are free from		
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Date; 2/10/23			
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List All Items Requiring Correction (Include Previously Listed Uncorrected Items):			
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Other than any noted discrepancies all work was done per approved plans, jo knowledge and appeared to be in compliance at time of inspection.	b site specifications, applicable codes, RFI's and WPS's to the best of my		
Special Inspector Signature:	Date:		
P Gilpin	2/10/23		
Print Full Name:	Newport Beach Registration No.:		
Peter Gilpin	NB-0381		



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Project Address: Sea Forever Residence. 401 Avocado Ave, Corona Del Mar, CA		
Permit Number: X2019-2582 Inspection Type (s): Field Welding		
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	on Time Each Day:	
Date: 2/17/23 Hours: Min		
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Con	ments:	
Other than any noted discrepancies all work was done per approved plans, job site specifications, applicable codes, RFI's and WPS's to the best of my knowledge and appeared to be in compliance at time of inspection.		
Special Inspector Signature:	Date:	
P Gilpin	2/17/23	
Print Full Name:	Newport Beach Registration No.:	
Peter Gilpin	NB-0381	



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SI ECIAL MOI EC	STICIT RELIGITI
Project Address: Sea Forever Residence. 401 A	vocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582	
Inspection Type (s): Field Welding	
Inspection Date (s): 3/6/23	✓ Periodic Continuous
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	ncluding Location(s):
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Hours: Min	
List All Items Requiring Correction (Inclu	de Previously Listed Uncorrected Items):
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Other than any noted discrepancies all work was done per approved plans, jol knowledge and appeared to be in compliance at time of inspection.	b site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
P Gilpin	3/6/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Project Address: Sea Forever Residence. 401	Avocado Ave. Corona Del Mar. CA
Permit Number: X2019-2582	7 Wooddo 7 We, Oololla Bel Mai, O7
Inspection Type (s): Field Welding	
Inspection Date (s): 3/1/23	Periodic Continuous
Observed the field welding of rafters and box beams at Ea	n, Including Location(s):
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visible defects. Work is ongoing.	
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Date: 3/1/23	
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Special Inspector Signature:	Date:
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, gigpin	3/1/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381



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Project Address: Sea Forever I	Residence. 401 /	Avocado Ave, C	orona Del	Mar, CA
Permit Number: X2019-2582				
Inspection Type (s): Concrete				
Inspection Date (s): 3/7/23			Periodic	Continuous
mspection Date (s).			Periodic	Continuous
	Describe Inspection	Including Location(s)	The second of th	
Observed the placement and consolic Bale and placed at poured in place we slump 4.5", PSI 4500, concrete temp	dation of 25 cubic yard all footings - North Eas	ls of concrete, mix de	sian GB45003	38, supplied by Gary aken - ticket #387457,
	Total Inspection	n Time Each Day:		
Date: 3/7/23		DELOTIC LUCIT DO Y SECRET		
Hours: Min		The state of the s		**************************************
List All Items Re	quiring Correction (Incl	udo provincie i vistodi.		
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Other than any noted discrepancies all work was knowledge and appeared to be in compliance at	done per approved plans, jo time of inspection.	ob site specifications, applic	cable codes, RFI's	and WPS's to the best of my
Special Inspector Sign	ature:		Date:	Acceptance of the control of the con
P Gilpin			3/7/23	
Print Full Name:		Newp	ort Beach Regi	stration No.:
Peter Gilpin			NB-038	1



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Project Address: Sea Forever Residence. 401	Avocado Ave, Corona Del Mar, CA
Permit Number: X2019-2582	
Inspection Type (s): Field Welding	
Inspection Date (s): 4/4/23	✓ Periodic Continuous
	Including Location(s):
Observed the field welding of rafters and box beams at Reti Seibt # rX5VBODhox on file. Completed welds were verified	reat poolside trellis per detail 104. Certified welder William
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Hours: Min	
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Other than any noted discrepancies all work was done per approved plans, jo knowledge and appeared to be in compliance at time of inspection.	b site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
0 2:1	- Participation of the property Date of the property of the pr
P Gilpin	4/4/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	⁶ NB-0381



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Con Foreyer Posidones, 404 A	wagada Ava Carona Dal Mar CA
Project Address: Sea Forever Residence. 401 A	Avocado Ave, Corona Del Iviar, CA
Permit Number: X2019-2582	
Inspection Type (s): Field Welding	
Inspection Date (s): 4/25/23	Periodic Continuous
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Observed the field welding of rafters and box beams at Refreseibt # rX5VBODhox on file. Completed welds were verified This Trellis is complete.	eat poolside trellis per detail 104. Certified welder William
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Hours: Min	
List All Items Requiring Correction (Inclu	ide Previously Listed Uncorrected Items):
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Other than any noted discrepancies all work was done per approved plans, jo knowledge and appeared to be in compliance at time of inspection.	ob site specifications, applicable codes, RFI's and WPS's to the best of my
Special Inspector Signature:	Date:
P Gilpin	4/25/23
Print Full Name:	Newport Beach Registration No.:
Peter Gilpin	NB-0381

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2019-2581) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
02/28/2024	Generic Activity		ACT-000980-2024	Dropped of 3yr exp letter	Jason Rudenick
03/13/2023	Generic Activity	EXTENSION APPROVED	ACT-000369-2023	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 04/22/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	APPLICATION SUBMITTE	ACT-000362-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 03/06/2023.	Tonee Thai
04/15/2024					
	Generic Activity		ACT-001562-2024	Met with PM MIKE, he is to complete hearing application and fee.	Jason Rudenick
04/16/2024					
	Generic Activity	HEARING APPLICATION SUBMITED	ACT-001600-2024	APPLICATION FOR HEARIN(SUBMITTED ON 04/16/2024.	Tonee Thai
	Generic Activity	3yr Hearing	ACT-001590-2024	Turned in 3yr hearing app and supporting docs. Fee paid.	Jason Rudenick
	Generic Activity		ACT-001591-2024	Turned in 3yr hearing app and supporting docs. Fee paid.	Jason Rudenick
04/18/2024					
	Generic Activity	Hearing Scheduled	ACT-001624-2024	Hearing is scheduled for 05/30/2024 at 8 a.m.	Tonee Thai
04/23/2024					
	Generic Activity		ACT-001720-2024	Met with Mike GC, posted Stop Work	Jason Rudenick

Attachment No. 3

Building Official Extension



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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RECEIVED BY COMMUNITY DEVELOPMENT

MAR 06 2023

CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Building Official Application

Project Address:	401 Avocado Avenu	ıe			Receipt No.:	0001
Permit No.:	X2019-2581 ×2021- X2019-2582 X2019-2583 2899	Original Permit Issued Date:	4/23/2020		Extension Fee: \$208	Date Fee Paid:
	PETITIC	NER/PROPE	RTY OWN	IER INFORM	IATION	
Name <i>(Must be</i> Jake Winkle	payor of fees):		Company Nam Winkle Custo			
Street Address: 3857 Birch S	t. #460		City: Newport Bea	ach	State: CA	Zip Code: 92660
Email: jakewinkle@)gmail.com			Phone: 949-566-854	3	·
	ANN AND PROPERTY OF THE PROPERTY OF THE PARTY OF THE PART	PROJE	CT INFORMAT	ΓΙΟΝ	an ann ann an Aireann	1
Length of extens	sion requested: 18 Mor	1ths 365 E	DAYS			
New end date if	request is approved: Fe	bruary 202 5	04-22-2	ozd		
Previous Extens	sion(s) Granted? (Y/N):	N	If Yes, H	low Many?:		
Description of Work Under Permit:	New two-story SFR attached for addition		letached acces	ssory unit, and p	ool / spa. Pleas	e see
Reason for Extension Request	(Attach Supporting Docu Due to the overall siz with a large slope) we attached for addition	e of the home (~2 e are requesting a				
	I HEREBY (CERTIFY THAT	THE ABOVE	E STATEMEN	T IS TRUE.	
Petitioner's Sign	ature:		Relationship to P Project Gener			Date: 3 / 3 / 23
		FOR ST	TAFF USE C	ONLY		
Department Act	ion: <mark>対</mark> Approved	□ Deni	ied			
Conditions of Approval or Comments:	PERMUTS SHE EXTENSION 15					
Duilding Last	MAZINIAN 36	5 DAYS GIR		PORILDING	STRICIAL	Date:
Building Inspec	Rick LAI	BARE	Signature:	5		3/6/23
Building Officia Approval:		HAT	Signature:		>	Date: 03 /13 / 23



March 3rd, 2023

RE: Winkle Custom Homes 2-Year Permit Extension Request

ADDRESS: 401 Avocado Ave. Corona del Mar

PERMITS: X2019-2581 New SFR	Issue Date: 04.23.20
X2019-2583 Accessory Structure	Issue Date: 04.23.20
X2019-2583 Site Retaining Walls	Issue Date: 04.23.20
S2021-0031 Pool & Spa	Issue Date: 07.01.21
X2021-0217 Pool Caissons	Issue Date: 07.01.21
F2022-0082 Fire Sprinklers	Issue Date: 03.01.22
X2019-2583 Site Retaining Walls w/ Caissons	Issue Date: 04.23.20
PV2023-0119 SFR Solar PV System	Issue Date: 03.01.23
H2023-0154 Mech Condensers	Issue Date: 03.03.23

REASON: The gross floor area of this project is 19,874 SF that sits on a lot at 102,701 SF (2.36 Acres) which encompasses a large slope down to Bayside Drive. The project includes a main SFR that is 2 floors, plus a basement, as well as an accessory structure and pool / spa. Due to the overall size of the home and uniqueness of the property, we are requesting additional time, past the three-year limit, in order to finish the project. We have been working diligently the past three years to hit all milestones and are making great strides overall based on the level of detail we are maintaining.

SEE INCLUDED:

- General City Application
- Snippet of total square footage of property and lot
- Aerial photos of lot to show scale and conditions
- Lett of approval from homeowner for extension
- Macro constructions schedule



Occupancy: Group R-3/U Fully Sprinklered in accordance w/ NFPA 13D Zoning District: R-1 Construction: Type V-B Number of Stories: 2 + Basement Area of structure: New Basement 4,524 sf First Floor 9,056 sf 2,538 sf Second Floor Caretaker's Cottage (ADU) 749 sf 16,867 sf Total Living: 1- Car Garage 552 sf 6- Car Garage 2,455 sf Total Structure: 19,874 sf 2,011 sf Res. Accessory Structure 889 sf Lot Area: 102,701 sf Floor Area Limit: 1.5 (Buildable Area - Corona del Mar) (Gross Floor Area) 80,653 sf x 1.5 = 120,980 > 19,874 sf O.K. Parking: 7 Total (Covered), 1 undersized City Notes Electrical
Gen. Notes, Sched., Single Line Diagram A.001 Min. Construction/CALGreen Req. A.001a A.001b Panel Schedules E1.1 Min. Con./CALGreen/ Modification Request General Conditions & Specifications Ught Fixture Schedule A.001c



Lot Reference – Google Earth

Does not accurately represent current phase. Outdated photos.





 $WINKLE\ CUSTOM\ HOMES\\ 3857\ Birch\ St\ \#460,\ Newport\ Beach\ CA\ 92660\ |\ 949.873.3125\ |\ WWW.WINKLECUSTOMHOMES.COM\ |\ CA\ LIC\ \#B992007$



February 27th, 2023

RE: Winkle Custom Homes Permit Time Limit

Extension ADDRESS: 401 Avocado Ave. Corona del Mar

PERMITS: All associated with project

To the City of Newport Chief Building Official,

As an owner representative of 401 Avocado, CA Avocado 401415 LLC, I/we grant authorization to Winkle Custom Homes to request permit extensions relating to the Newport Beach Municipal Code Section 15.02.095 on our behalf.

401415 Avocado, LLC.

401 Avocado Ave. Newport Beach

Date of Signature



(Final) Chelsie's Schedule 401 Avocado

-ask Name	on	Durati Start on	iigiiii l	2020 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1	2022 1 Q2 Q3 Q4 Q1 Q2 Q3 Q4 Q1	Q2 Q3 Q4 Q1 Q2 Q3
	1188d	06/01/20	01/06/25			MACRO Dates
Phase 1 : Grading	P202	06/01/20	03/03/23		Phase 1 : Grading	
★ Grading	P202	06/01/20	03/03/23		Grading	
Phase 2 : Foundations	602d	12/09/20	04/14/23		Phase 2 : Foundations	
Tuctural Concrete	602d	12/09/20	04/14/23		Structural Concrete	
Rough Plumbing	268d	01/14/21	03/29/23		Rough Plumbing	
■ Rough Electrical	511d	01/14/21	01/09/23		Rough Electrical	
Structural Steel	939d	04/16/21	11/02/22		Structural Steel	
Framing	368d	06/02/21	11/04/22		Framing	
- Phase 3 : Core	750d	12/20/21	11/08/24	L		Phase 3 : Core
Windows and doors	219d	11/28/22	09/28/23		Windows and doors	and doors
Roofing	25d	11/07/22	12/13/22		Roofing	
Sheet Metal	25d	11/07/22	12/13/22		Sheet Metal	
Waterproofing decks	35d	11/07/22	12/27/22		Waterproofing decks	
Elevator	10d	12/14/22	12/27/22		Elevator	
Fireplaces	15d	12/14/22	01/03/23		Fireplaces	
Hvac	45d	12/14/22	02/14/23		Hvac	
+ Exterior Stone	91d	12/28/22	05/03/23		Exterior Stone	
+ Low Voltage	523d	11/07/22	11/08/24			Low Voltage
Firesprinklers	62d	12/20/21	03/17/22		Firesprinklers	
+ Trellis	222d	06/26/22	05/04/23		Trellis	
+ Insulation	35d	01/23/23	03/10/23		Insulation	
★ Drywall	330d	03/13/23	06/14/24			Drywall
Phase 4 : Finish	P969	06/28/22	10/11/24			Phase 4 : Finish
= Exterior	220d	02/20/23	12/22/23		Exterior	ior
Gutters	10d	10/30/23	11/10/23		Gutters	
Solar	90e	11/13/23	12/22/23		Solar	
★ Stucco	135d	02/20/23	08/25/23		Sinco	
E Siding / Woodwork						
Exterior Paint	45d	08/28/23	10/27/23		Exterior Paint	Paint
Garage Door	10d	09/29/23	10/12/23		Garage Door	oor
Garage Epoxy	2d	10/13/23	10/19/23		Garage Epoxy	poxy
Gales	10d	09/29/23	10/12/23		Gates	
Ext. Light Fixtures	10d	10/30/23	11/10/23		Ext. Lig	Ext. Light Fixtures
☐ Interior	296d	06/28/22	10/11/24			Interior
PVA	p9	06/17/24	06/24/24			PVA
· · · · · · · · · · · · · · · · · · ·	7007	56/00/00	ACICHIAO			Finish Carpentry

Secondaries 2005 2002023 200	Task Name	Durat on	Durati Start on	Finish a1	2020 2021 2021 2022 G2 G3 G4 G1 G2 G3 G4 G1 G2 G3	22 2023 2024 Q3 Q4 Q1 Q2 Q3 Q4 Q1 Q2 Q3 Q4	24 2025 a3 a4 a1 a2 a3 a4
1	Shower Tile	205d	03/13/23	12/22/23		Shower Tile	
146 177,122 172,222	Plumbing Fixture Install	25d	08/12/24	09/13/24			Plumbing Fixture Install
Marcolary 1144 1772 172623	♣ Glass Work	31d	11/13/23	12/25/23		Glass Work	
Section	F Specialty Metal Work	116d	07/17/23	12/25/23		Specialty M	eta Work
1546 1770-242 17	Staircase	38d	07/04/23	08/24/23		Staircase	
224 0 1700024 0 0000024 0 0000024 0 0000024 0 0000024 0 00000224 0 000000224 0 00000224 0 00000224 0 00000224 0 00000224 0 00000224	★ Cabinets	526d	06/28/22	07/05/24			Cabinets
1494 1111022 1111023 1111024 1110224	Counters	25d	07/08/24	08/09/24			Counters
Fig. 1000224 1100224	★ Wood Floor	164d	11/14/22	07/03/23		Wood Floor	
10 00000000000000000000000000000000	Paint and Stain	P09	07/08/24	09/27/24			Paint and Stain
Sed 093024 1004024	Light Fixtures	10d	09/30/24	10/11/24			Light Fixtures
Fig. 1004/24 1004/24	Phase 5 : Trim Work	25d	09/30/24	11/01/24			Phase 5 : Trim Work
Fig. 1004224 1004224	Appliance install	5d	09/30/24	10/04/24			Appliance install
5d 09/30/24 10/1	Window and Door Hardware	54	09/30/24	10/04/24			Window and Door Hardware
10d 0930/24 1011/124 1011	Elevator Finish	84	09/30/24	10/09/24			Elevator Finish
10d 093024 10/1124	Fireplace Finish	p6	09/30/24	10/10/24			Fireplace Finish
14d 093024 1011224	Fire Sprinkler Finish	10d	09/30/24	10/11/24			Fire Sprinkler Finish
15d 093024 10/18/24 10/18	Plumbing Finish	14d	09/30/24	10/17/24			Plumbing Finish
'S 15d 09/30/24 10/18/24 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Electrical Finish	15d	09/30/24	10/18/24			Electrical Finish
15d 09/30/24 10/23/24 10/	HVAC Finish	15d	09/30/24	10/18/24			HVAC Finish
18d 0930/24 1023/24 1025/24	Glass Cabinets and Mirrors	15d	09/30/24	10/18/24			Glass Cabinets and Mirrors
25d 09/30/24 1/10/124 Paris Paris	Low Voltage Finish	18d	09/30/24	10/23/24			Low Voltage Finish
55d 09/30/24 1/10/124 685d 1/10/124 10d 09/30/24 1/11/124 10d 09/30/24 1/11/24 10d 09/30/24 1/11/24 10d 10d 1/11/24 1/11/24 10d 1/11/24 <t< td=""><td>Cabinet Finish</td><td>20d</td><td>09/30/24</td><td>10/25/24</td><td></td><td></td><td>Cabinet Finish</td></t<>	Cabinet Finish	20d	09/30/24	10/25/24			Cabinet Finish
10d 09/30/24 10/11/24	Finish Carpentry Finish	25d	09/30/24	11/01/24			Finish Carpentry Finish
10d 09/30/24 10/11/24 10/11/24 10/11/24 10/11/24 10/11/24 10/11/24 10/11/24 11/22/24 11/	Window Treatments	10d	09/30/24	10/11/24			Window Treatments
685d 06/14/21 02/06/23 Phase 6: Landscape 124d 08/02/21 01/26/23 06/05/24 Pool 175d 06/14/21 02/06/24 Pool Pool 175d 11/04/24 11/22/24 Pool Pool 15d 11/04/24 11/22/24 11/22/24 Pool 3d 11/04/24 11/04/24 11/06/24 Pool	FWP Panel Install	10d	09/30/24	10/11/24			FWP Panel Install
183d 09/20/22 06/05/23 06/05/23 07/20/22 06/05/24 Pool 175d 06/06/23 02/06/24 02/05/24 Pool Hardscape 15d 11/04/24 11/22/24 11/22/24 Hardscape 25d 11/25/24 11/22/24 11/04/24 11/04/24 3d 11/04/24 11/04/24 11/04/24 11/04/24	Phase 6 : Landscaping	685d	06/14/21	02/06/24			Landscaping
124d 08/02/21 01/26/22 Pool Pool 685d 06/14/21 02/06/24 Pool Pool 175d 06/06/23 02/05/24 Pool Pool 15d 11/04/24 11/22/24 Pool Pool 26d 11/26/24 12/27/24 Pool Pool 3d 11/04/24 11/06/24 11/06/24 Pool Pool	Site Walls	183d	09/20/22	06/05/23		Site Walls	
686d 06/14/21 0206/24 175d 06/06/23 0205/24 40d 11/04/24 12/27/24 15d 11/22/24 12/27/24 26d 11/25/24 12/27/24 3d 11/04/24 11/06/24	♣ Bayside Slope	124d	08/02/21	01/26/22	Bayside Slu		
175d 06/06/23 02/05/24 Hardscape 40d 11/04/24 12/27/24 Hardscape 15d 11/04/24 12/27/24 Hardscape 25d 11/25/24 12/27/24 Hardscape 3d 11/04/24 11/05/24 12/27/24	+ Pool	982d	06/14/21	02/06/24		Pool	
40d 11/04/24 12/27/24 15d 11/04/24 11/22/24 25d 11/25/24 12/27/24 3d 11/04/24 11/06/24	★ Hardscape	175d	06/06/23	02/05/24		Hardsca	
15d 1104/24 11/22/24 12/27/24 12/27/24 3d 11/04/24 11/06/24 12/27/24 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	■ Phase 7 : Handoff / Warranty	40d	11/04/24	12/27/24			Phase 7: Handoff / We
26d 1125/24 127/24 3d 11/04/24 11/06/24 G	Furniture	15d	11/04/24	11/22/24			Furniture
3d 11/04/24 11/06/24	Punch Walk	25d	11/25/24	12/27/24		4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Punch Walk
	Client Move-In	3d	11/04/24	11/06/24			Client Move-In