

June 19, 2025 Agenda Item No. 2

Three-Year Construction Time Limit Extension in Accordance with SUBJECT:

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

X2019-4083, X2021-0299, X2021-3432, XR2022-2174 PERMITS:

SITE LOCATION: 20462 Birch Street

APPLICANT: Richard Moriarty

PROPERTY

Richard Moriarty OWNER:

BUILDING

Jaime Molina, Senior Building Inspector II INSPECTOR:

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

tthai@newportbeachca.gov

PROJECT SUMMARY

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

THIS IS A SECOND HEARING REQUEST FOR ADDITIONAL EXTENSION. APPLICANT REQUESTED THE MAXIMUM 180 DAYS PERMITTED PER NBMC 15.02.095.

FIRST HEARING WAS CONDUCTED ON FEBRUARY 20, 2025.

BUILDING PERMIT HISTORY

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

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

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

The first permit was issued on February 18, 2021.

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

Please refer to the staff report of the hearing conducted on February 20, 2025, for permit inspection history prior to January 02, 2025 (Attachment 3).

The last inspection was on May 13, 2025, for Final Electrical inspection.

Please refer to Attachment 1 for detailed permit history since the last hearing.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on January 25, 2024, with expiration date of January 18, 2025. (Attachment 3, Part of 1st Hearing staff report).

Hearing officer granted maximum 180 days extension with expiration date of May 31, 2025, based on public hearing conducted on February 20, 2025. (Attachment 2)

RECOMMENDATION

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

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days

before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

Attachment No. 1 – Building Permit History after January 02, 2025

Attachment No. 2 – 1st Public Hearing Order

Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after January 02, 2025

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/11/2024	Roof Framing, Sheathing & Bldg Height	iBLD-014029-2024	Approved	Jaime Molina	No	Complete
		· ·	Reinspection of iBL	D-027192-2023			
	04/11/2024	Rough Electric Residential	iBLD-014027-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-049773-2023			
	04/11/2024	Rough HVAC/Mech/Fireplace		Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-048601-2023			
	04/11/2024	Shear and Hold Downs	iBLD-014030-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-003025-2024			
04/26/2024	04/26/2024	Insulation/Densglass	iBLD-015892-2024	Partial Pass	Jaime Molina	Yes	Incomplete
05/02/2024	05/02/2024	Drywall Fire Caulk	iBLD-016702-2024 Reinspection of iBL	Partial Pass D-046953-2023	Jaime Molina	Yes	Incomplete
05/08/2024	05/08/2024	Drywall Fire Caulk	iBLD-017489-2024 Reinspection of iBL	Partial Pass D-016702-2024	Jaime Molina	Yes	Incomplete
	05/08/2024	Insulation/Densglass	iBLD-017655-2024 Reinspection of iBL	Approved D-015892-2024	Jaime Molina	No	Complete
05/13/2024	05/13/2024	Drywall Fire Caulk	iBLD-018228-2024 Reinspection of iBL	Partial Pass D-017489-2024	Jaime Molina	Yes	Incomplete
05/20/2024	05/20/2024	Shower Lath	iBLD-019069-2024	Approved	Jaime Molina	No	Complete
05/21/2024	05/21/2024	Drywall Fire Caulk	iBLD-019348-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	D-018228-2024			
07/17/2024	07/17/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-027301-2024	Partial Pass	Jaime Molina	Yes	Incomplete
07/18/2024	07/18/2024	Vapor Barrier/Exterior Lath/Veneer Lath		Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	D-02/301-2024			
07/23/2024	07/23/2024	Vapor Barrier/Exterior Lath/Veneer Lath		Approved	Jaime Molina	No	Complete
40/40/0004	40/40/0004	Other Building	Reinspection of iBL		Labora Martina	V.	lu a a manda fa
10/16/2024	10/16/2024	Other - Building	iBLD-040611-2024 Reinspection of iBL	Partial Pass D-012379-2024	Jaime Molina	Yes	Incomplete
10/25/2024	10/25/2024	Other - Electrical	iBLD-041597-2024 Reinspection of iBL	Partial Pass D-045903-2023	Jaime Molina	Yes	Incomplete
11/12/2024	11/12/2024	Other - Building	iBLD-043995-2024 Reinspection of iBL	Partial Pass D-040611-2024	Jaime Molina	Yes	Incomplete
01/02/2025	01/02/2025	Gas Pressure Test	iBLD-050415-2024	Approved	Jaime Molina	No	Complete
	01/02/2025	Other - Building	iBLD-050421-2024 Reinspection of iBL	Correction	Jaime Molina	Yes	Complete
04/07/2025	04/07/2025	Final Electrical	iBLD-012757-2025	Partial Pass	Jaime Molina	Yes	Incomplete

Permit Type: Plan Check **Application Date:** 12/19/2019 MORIARTY RICHARD & MARILYN Owner:

Work Class: New 02/18/2021 439 382 32 Issue Date: Parcel

Status: Approved **Expiration Date:** 06/17/2021 Address: 20462 BIRCH ST

NEWPORT BEACH, CA 158594 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/10/2025	04/10/2025	Final Electrical	iBLD-013495-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	D-012757-2025			
04/15/2025	04/15/2025	Final Electrical	iBLD-013909-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	D-013495-2025			
04/25/2025	04/24/2025	Final Electrical	iBLD-015896-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of iBL	D-013909-2025			
05/12/2025	05/12/2025	Final Electrical	iBLD-017919-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-015896-2025			
	05/12/2025	Final Plumbing	iBLD-017922-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	05/12/2025	Footings and Foundation	iBLD-017918-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBL	D-005166-2023			
05/13/2025	05/13/2025	Final Building	iBLD-017920-2025	Correction	Jaime Molina	Yes	Complete
	05/13/2025	Final Mechanical	iBLD-017921-2025	Correction	Jaime Molina	Yes	Complete
Permit: X202	1-0299						
02/25/2021	02/25/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0027 99453	Correction	Steven Lane	No	Complete
03/24/2021	03/24/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0028 10873	Approved		No	Complete
03/25/2021	03/25/2021	Footings and Foundation	X2021-0299-A0028 11470	Partial Pass		No	Incomplete
03/26/2021	03/26/2021	Footings and Foundation	X2021-0299-A0028 11783	Cancelled		No	Complete
03/29/2021	03/29/2021	Footings and Foundation	X2021-0299-A0028 12407	Partial Pass		No	Incomplete
03/31/2021	03/31/2021	Footings and Foundation	X2021-0299-A0028 13667	Partial Pass		No	Incomplete
04/21/2021	04/21/2021	Footings and Foundation	X2021-0299-A0028 21709	Correction		No	Complete
	04/21/2021	Other - Building	X2021-0299-A0028 21704	Correction		No	Complete
09/20/2021	09/20/2021	Other - Building	X2021-0299-A0028 84798	Approved		No	Complete
02/23/2022	02/23/2022	Other - Building	X2021-0299-A0029 48455	Approved		No	Complete
09/02/2022	09/02/2022	Other - Building	iBLD-007337-2022	Approved	Chad Shelton	No	Complete
Permit: XR20)22-2174						
08/17/2022	08/17/2022	Footings and Foundation	iBLD-004857-2022	Partial Pass	Walter Jones	Yes	Incomplete

Attachment No. 2

1st Public Hearing Order

1	ALESHIRE & WYNDER, LLP	
2	PAUL J EARLY 3880 Lemon Street, Suite 520	
3	Riverside, California 92501 Telephone: (951) 241-7338	
4	Facsimile: (949) 223-1180 Administrative Hearing Officer	
5		
6	BEFORE THE ADMINISTR	ATIVE HEARING OFFICER
7	F	OR
8	THE CITY OF N	EWPORT BEACH
9	IN RE	FINDINGS OF FACT AND STATEMENT
10	20462 Birch Street	OF DECISION OF THE ADMINISTRATIVE HEARING OFFICER
11	20402 Birch Street	
12	APPLICATION FOR PERMIT EXTENSION NBMC. SECTION 15.02.095	Hearing Officer: Paul Early Date: February 20, 2025 Time: 8:00 a.m.
13	NBMC. SECTION 15.02.095	1 IIIIC. 8.00 a.III.
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15	INTROL	DUCTION
16	1. This matter involves an extension of time	to complete construction for work under a building
17	permit issued for 20462 Birch Street ("Subject	Property") in the City of Newport Beach under
18	Section 105.3.4 of the Newport Beach Admini	strative Code (a locally amended version of the
19	California Building Code) as codified at News	port Beach Municipal Code ("NBMC") Section
20	15.02.095. Paul Early ("Hearing Officer"), sitti	ng as the Hearing Officer under NBAC Section
21	105.3.4 heard this matter on February 20, 2025 at	t 8:00 a.m. (the "Hearing"). The Hearing Officer is
22	a licensed attorney in the State of California and	serves as Hearing Officer under contract with the
23	City of Newport Beach ("City"). Pursuant to NBA	AC Section 105.3.4, the Hearing Officer shall hear
24	and decide whether this application for extens	ion should be granted, conditionally granted, or
25	denied.	

California. The City was represented at the Hearing by Tonee Thai, Chief Building Official and Steven Lane, Principal Building Inspector ("City Representatives").

City is a charter city and municipal corporation existing under the laws of the State of

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- 3. John Bobbit, the applicant and Contractor for the project on the Subject Property ("Applicant"), failed to appear in support of the application for an extension of time.
- 4. There was no public comment provided.

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- 4 | 5. The following Findings of Fact, Conclusions of Law, and Decision and Order are based on the evidence presented during the Hearing.
 - 6. The Hearing Officer considered the testimony of all witnesses at the Hearing and all documents made part of the administrative record. The mere fact that a witness's testimony or document may not be specifically referred to below does not and shall not be construed to mean that said testimony or document was not considered.
- Pursuant to the Administrative Hearing Rules and Procedures of the City of Newport Beach,the Hearing was digitally recorded.
- 12 8. The documents presented to the Hearing Officer during the hearing are attached hereto as 13 Exhibit A and form the administrative record of the hearing.

ISSUES

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

FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 10. This matter is before the Hearing Officer consistent with Section 105.3.4 of the NBAC.
- 21 | 11. The City of Newport Beach adopted the 2019 California Building Code by reference under
- 22 | Ordinance No. 2019-17 as the Newport Beach Administrative Code, codified at Newport Beach
- 23 | Municipal Code Section 15.02.010, which reads in part, "The City Council adopts and incorporates
- 24 | by reference, as though set forth in full in this section, Chapter 1, Division II of the 2019 Edition of
- 25 || the California Building Code as published by the International Code Council."
- 26 | 12. The City of Newport Beach adopted certain additions, amendments, and deletions to the
- 27 | 2019 California Building Code, pursuant to its authority under California Health and Safety Code

28 | Section 17958.5.

01088.0075/1054530.1 -2-

13. One such addition is the addition of Sections 105.3.3, 105.3.4, and 105.3.5 to the Newport Beach Administrative Code, codified at Newport Beach Municipal Code Section 15.02.095. Section 105.3.3 reads:

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

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

Final inspection and approval of the construction work by the City shall mark the date of construction completion for purposes of Section 15.02.095. Time limits set forth herein shall not be extended by issuance of a subsequent building permit(s) for the same project."

14. The following building permit issued by the City of Newport Beach on or about February 18, 2021 (the "Permit"):

Permit X2019-4083 issued on February 18, 2021, with an initial three-year construction limit expiration date of February 18, 2024.

- 15. Permits may be extended up to one year beyond the initial three-year deadline by application to the City Building Official. (NBAC 105.3.4(1)).
- 16. The full, one year extension was granted by the Building Official on January 25, 2024. As a result of the Building Official's actions, the Permit was set to expire on January 25, 2025.
- 17. Section 105.3.4 provides that if a project is not completed within the timeframe authorized by the Building Official, the property owner or their authorized agent may seek further extension from the City's Hearing Officer. The property owner or applicant may seek two extensions from the

Hearing Officer which shall not exceed 180 days each. To grant the extension, the Hearing Officer must find that either (i) special circumstances warrant an extension of time or (ii) the failure to meet the time limit was caused by circumstances beyond the property owner's, applicant's, or their contractor's control. Any approval of an extension should include conditions to ensure timely completion of the project in a manner that limits impacts on surrounding property owners. Applicant filed a request for an extension with the City Hearing Officer seeking an extension for the full 180 days possible under the code.

- 18. The Applicant filed their first request for an extension for an additional 180 days and a hearing was held on February 20, 2025.
- 19. The City Representatives presented uncontroverted evidence that there has been steady and regular inspections on the project and that the project is substantially complete. They have had no complaints regarding the project. There was no objection from the City Representatives to the Hearing Officer granting an extension.
- 14 | 20. Applicant did not appear and provided no testimony in support of the application.

DECISION AND ORDER

- 21. The Applicant has presented limited evidence to establish that "the failure to meet the time limit was caused primarily by circumstances beyond the property owner's, applicant's, or their contractor's control."
- 22. The Hearing Officer hereby grants an extension to **5:00pm on May 31, 2025**, in order to ensure the timely completion of the project.
- 21 31. Under NBAC 105.3.4 this decision is the first extension available on such permit and is not appealable to any City body.
 - 32. Any person aggrieved by an administrative decision of a Hearing Officer may obtain review of the administrative decision by filing a petition for review with the Orange County Superior Court in accordance with the timelines and provisions as set forth in California Government Code Section 53069.4. There may be other time limits which also affect the ability to seek judicial review.

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Dated: February 21, 2025

Paul Early
Administrative Hearing Officer

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Attachment No. 3

1st Public Hearing Staff Report



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

SITE LOCATION: 20462 Birch Street

APPLICANT: Richard Moriarty

PROPERTY

SUBJECT:

OWNER: Richard Moriarty

BUILDING

INSPECTOR: Jaime Molina, Building Inspector II

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

tthai@newportbeachca.gov

PROJECT SUMMARY

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

BUILDING PERMIT HISTORY

This project first started with Permit X2019-4083 issued on February 18, 2021, with subsequent permits. Currently, only referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial 3 years construction limit expiration date of February 18, 2024.

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

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

The first permit was issued on February 18, 2021.

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

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

Please refer to Attachment 1 for detailed permit history.

Notice of pending 3-Year Construction Limit expiration was delivered on December 20, 2023.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on January 25, 2024, with expiration date of January 18, 2025. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

Notice of this hearing was published in the Daily Pilot, mailed to all owners of property within 300 feet of the boundaries of the site (excluding intervening rights-of-way and waterways) including the applicant, and posted on the subject property at least 10 days before the scheduled meeting, consistent with the provisions of the Municipal Code. Additionally, the item appeared on the agenda for this meeting, which was posted at City Hall and on the city website.

ATTACHMENTS

Attachment No. 1 – Building Permit History

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

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History

20462 Birch St_X2019-4083 Administrative Hearing, February 20, 2025 Page 4

Attachment No. 2

Three-Year Construction Limit Notice Activities

20462 Birch St_X2019-4083 Administrative Hearing, February 20, 2025 Page 5

Attachment No. 3

Building Official Extension



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

MORIARTY RICHARD & MARILYN Plan Check 12/19/2019 Permit Type: **Application Date:** Owner:

439 382 32 New 02/18/2021 Work Class: Issue Date: Parcel

Approved 06/17/2021 Status: **Expiration Date:** Address: 20462 BIRCH ST

NEWPORT BEACH, CA 158594 **IVR Number:**

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	us Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 2046	32 BIRCH ST					
Permit: N202	21-0300						
07/22/2021	07/22/2021	Public Works Inspection	N2021-0300-A0028 60947	Partial Pass		No	Incomplete
07/23/2021	07/23/2021	Excavation	N2021-0300-A0028 61493	Partial Pass		No	Incomplete
10/05/2021	10/05/2021	Final Public Works	N2021-0300-A0028 91548	Approved		No	Complete
Permit: REV	21-0652						
05/18/2021	05/18/2021	Legacy Inspection	REV21-0652-A002 833447	Correction	Sergio Gutierrez	No	Complete
Permit: REV	21-1325						
09/10/2021	09/10/2021	Legacy Inspection	REV21-1325-A002 881502	Correction	Benjamin Zdeba	No	Complete
09/16/2021	09/16/2021	Legacy Inspection	REV21-1325-A002 884072	Correction	Sergio Gutierrez	No	Complete
	09/16/2021	Legacy Inspection	REV21-1325-A002 884210	Correction	Kenneth Huang	No	Complete
09/21/2021	09/21/2021	Legacy Inspection	REV21-1325-A002 885732	Correction	Oliver Daluz	No	Complete
	09/21/2021	Legacy Inspection	REV21-1325-A002 885733	Correction	Oliver Daluz	No	Complete
12/08/2021	12/08/2021	Legacy Inspection	REV21-1325-A002 918321	Correction	Sergio Gutierrez	No	Complete
12/13/2021	12/13/2021	Legacy Inspection	REV21-1325-A002 920365	Correction	Sergio Gutierrez	No	Complete
12/15/2021	12/15/2021	Legacy Inspection	REV21-1325-A002 921742	Correction	Kenneth Huang	No	Complete
Permit: REV	22-0289						
03/06/2022	03/06/2022	Legacy Inspection	REV22-0289-A002 953130	Correction	Kenneth Huang	No	Complete
05/04/2022	05/04/2022	Legacy Inspection	REV22-0289-A002 980574	Correction	Kenneth Huang	No	Complete
Permit: REV	22-0916						
06/05/2022	06/05/2022	Legacy Inspection	REV22-0916-A002 993786	Correction	Kenneth Huang	No	Complete
Permit: X201	9-4083						
02/25/2021	02/25/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0027 99457	Correction	Steven Lane	No	Complete
03/05/2021	03/05/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0028 02923	Cancelled		No	Complete
ebruary 03, 2	2025		100 Civic Center	Dr, Newport Beach,	CA 92660	10	Page 1 of

Permit Type: Plan Check **Application Date:** 12/19/2019 MORIARTY RICHARD & MARILYN Owner:

Work Class: New 02/18/2021 439 382 32 Issue Date: Parcel

158594

IVR Number:

Status: Approved **Expiration Date:** 06/17/2021 Address: 20462 BIRCH ST

NEWPORT BEACH, CA

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status Primary Inspector	Reinspection Required?	Complete
03/08/2021	03/08/2021	Call Inspector for Pre-Grade Meeting	X2019-4083-A0028 03750	Approved	No	Complete
05/25/2021	05/25/2021	Rough Grade Approval	X2019-4083-A0028 36422	Cancelled	No	Complete
06/10/2021	06/10/2021	Soil Pipe	X2019-4083-A0028 42774	Cancelled	No	Complete
06/17/2021	06/17/2021	Soil Pipe	X2019-4083-A0028 46032	Approved	No	Complete
07/06/2021	2021 07/06/2021 Area Drains		X2019-4083-A0028 53371	Partial Pass	No	Incomplete
	07/06/2021	Underground Electrical	X2019-4083-A0028 53370	Cancelled	No	Complete
07/08/2021	07/08/2021	Ufer Ground	X2019-4083-A0028 54712	Approved	No	Complete
07/19/2021	07/19/2021	Rough Grade Approval	X2019-4083-A0028 59254	Partial Pass	No	Incomplete
07/26/2021	07/26/2021	Footings and Foundation	X2019-4083-A0028 62278	Partial Pass	No	Incomplete
	07/26/2021	Other - Plumbing	X2019-4083-A0028 62275	Cancelled	No	Complete
	07/26/2021	Sewer	X2019-4083-A0028 62274	Correction	No	Complete
07/27/2021	07/27/2021	Sewer	X2019-4083-A0028 63323	Approved	No	Complete
07/30/2021	07/30/2021	Underground Electrical	X2019-4083-A0028 64793	Approved	No	Complete
08/03/2021	08/03/2021	Footings and Foundation	X2019-4083-A0028 65916	Partial Pass	No	Incomplete
	08/03/2021	Other - Building	X2019-4083-A0028 65915	Partial Pass	No	Incomplete
08/23/2021	08/23/2021	Footings and Foundation	X2019-4083-A0028 74719	Partial Pass	No	Incomplete
	08/23/2021	Other - Building	X2019-4083-A0028 74718	Partial Pass	No	Incomplete
08/26/2021	08/26/2021	Legacy Inspection	X2019-4083-A0028 76463	Partial Pass	No	Incomplete
10/13/2021	10/13/2021	Underground Electrical	X2019-4083-A0028 95351	Partial Pass	No	Incomplete
12/07/2021	12/07/2021	Slab On Grade	X2019-4083-A0029 17519	Correction	No	Complete
12/08/2021	12/08/2021	Slab On Grade	X2019-4083-A0029 18216	Not Ready for Inspection	No	Complete
12/14/2021	12/14/2021	Slab On Grade	X2019-4083-A0029 20416	Cancelled	No	Complete
12/16/2021	12/16/2021	Slab On Grade	X2019-4083-A0029 22215	Cancelled	No	Complete
February 03, 2	2025		100 Civic Cente	r Dr, Newport Beach, CA 92660	20	Page 2

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Statu	us Primary Inspector	Reinspection Required?	Complete
12/22/2021	12/22/2021	Slab On Grade	X2019-4083-A0029 25202	Partial Pass		No	Incomplete
03/09/2022	03/09/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 55126	Partial Pass		No	Incomplete
03/21/2022	03/21/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 60172	Partial Pass		No	Incomplete
04/08/2022	04/08/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 69634	Partial Pass		No	Incomplete
04/20/2022	04/20/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 74509	Partial Pass		No	Incomplete
05/05/2022	05/05/2022	Footings and Foundation	X2019-4083-A0029 80894	Partial Pass		No	Incomplete
	05/05/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 80895	Partial Pass		No	Incomplete
05/11/2022	05/11/2022	Masonry Pre-Grout/Wall Steel	X2019-4083-A0029 83559	Partial Pass		No	Incomplete
06/15/2022	06/15/2022	Area Drains	X2019-4083-A0029 98558	Partial Pass		No	Incomplete
08/10/2022	08/10/2022	Under Slab/Floor Electrical	iBLD-004015-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
08/17/2022	08/17/2022	Area Drains	iBLD-004883-2022	Partial Pass	Walter Jones	Yes	Incomplete
08/29/2022	08/29/2022	Slab on Deck	iBLD-006410-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/30/2022	08/30/2022	Footings and Foundation	iBLD-006559-2022	Partial Pass	Chad Shelton	Yes	Incomplete
09/13/2022	09/13/2022	Slab on Deck	iBLD-008335-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-006410-2022			
09/19/2022	09/19/2022	Slab on Deck	iBLD-009057-2022 Reinspection of iBL	Partial Pass D-008335-2022	Chad Shelton	Yes	Incomplete
10/03/2022	10/03/2022	Masonry Pre-Grout/Wall Steel	iBLD-010950-2022	Partial Pass	Chad Shelton	Yes	Incomplete
10/10/2022	10/10/2022	Area Drains	iBLD-011891-2022 Reinspection of iBL	Partial Pass D-004883-2022	Chad Shelton	Yes	Incomplete
10/20/2022	10/20/2022	Footings and Foundation	iBLD-013413-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-006559-2022			
10/31/2022	10/31/2022	Masonry Pre-Grout/Wall Steel	iBLD-014536-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-010950-2022			
11/21/2022	11/21/2022	Footings and Foundation	iBLD-017504-2022	Partial Pass	Chad Shelton	Yes	Incomplete
12/06/2022	12/06/2022		Reinspection of iBL		Chad Shaltan	Vas	Incomplete
12/06/2022	12/06/2022	Other - Building	iBLD-019402-2022	Partial Pass	Chad Shelton	Yes	Incomplete
12/20/2022	12/20/2022	Area Drains	iBLD-021063-2022 Reinspection of iBL	Partial Pass D-011891-2022	Chad Shelton	Yes	Incomplete
ebruary 03, 2	2025		100 Civic Cente	r Dr, Newport Beach	CA 92660	2	Page 3 of

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

	12/20/2022			•	Primary Inspector	Required?	Complete
	12/20/2022	Masonry Pre-Grout/Wall Steel	iBLD-021064-2022	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-014536-2022			
01/09/2023	01/09/2023	Other - Building	iBLD-000562-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-019402-2022			
02/09/2023	02/09/2023	Floor Framing & Sheathing	iBLD-005167-2023	Partial Pass	Chad Shelton	Yes	Incomplete
(02/09/2023	Footings and Foundation	iBLD-005166-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-017504-2022			
04/18/2023	04/18/2023	Area Drains	iBLD-013680-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-021063-2022			
05/23/2023 (05/23/2023	Gas Pipe Underground	iBLD-018829-2023	Approved	Chad Shelton	No	Complete
05/26/2023 (05/26/2023	Slab on Deck	iBLD-019614-2023 Reinspection of iBL	Partial Pass D-009057-2022	Chad Shelton	Yes	Incomplete
06/15/2023	06/15/2023	Area Drains	iBLD-022364-2023 Reinspection of iBL	Partial Pass D-013680-2023	Chad Shelton	Yes	Incomplete
06/26/2023	06/26/2023	Water Pipe Underground	iBLD-023824-2023	Approved	Chad Shelton	No	Complete
06/27/2023	06/27/2023	Slab on Deck	iBLD-023968-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL				
07/19/2023 (07/19/2023	Under Slab/Floor Electrical	iBLD-027194-2023 Reinspection of iBL	Partial Pass	Chad Shelton	Yes	Incomplete
7/20/2022	07/20/2022	D (F)			Chad Chaltan	Vee	Incomplete
07/20/2023 (07/20/2023	Roof Framing, Sheathing & Bldg Height	iBLD-027192-2023	Partial Pass	Chad Shelton	Yes	Incomplete
(07/19/2023	Underground Electrical	iBLD-027193-2023	Cancelled	Chad Shelton	Yes	Complete
08/10/2023 (08/10/2023	Masonry Pre-Grout/Wall Steel	iBLD-030335-2023	Partial Pass	Chad Shelton	Yes	Incomplete
			Reinspection of iBL	D-021064-2022			
08/23/2023 (08/23/2023	Area Drains	iBLD-032335-2023 Reinspection of iBL	Partial Pass D-022364-2023	Chad Shelton	Yes	Incomplete
(08/23/2023	Soil Pipe	iBLD-032083-2023	Partial Pass	Chad Shelton	Yes	Incomplete
08/30/2023	08/30/2023	Rough Plumbing & Pan Test	iBLD-033329-2023	Approved	Chad Shelton	No	Complete
09/05/2023	09/05/2023	Rough Electric Residential	iBLD-033848-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
09/06/2023	09/06/2023	Rough HVAC/Mech/Fireplace	iBLD-033849-2023	Cancelled	Chad Shelton	Yes	Complete
	09/06/2023	Sewer	iBLD-033850-2023	Approved	Chad Shelton	No	Complete
09/07/2023							

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	09/07/2023	Shear and Hold Downs	iBLD-033853-2023	Cancelled	Chad Shelton	Yes	Complete
09/08/2023	09/08/2023	Other - Plumbing	iBLD-033856-2023	Cancelled	Chad Shelton	Yes	Complete
09/11/2023	09/11/2023	Shear and Hold Downs	iBLD-034471-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
00/04/0000	00/04/0000	Olah On Onada	Reinspection of iBL		Oh a d Oh alkan	V	0 1 - 1 -
09/21/2023	09/21/2023	Slab On Grade	iBLD-036474-2023	Correction	Chad Shelton	Yes	Complete
10/04/2023	10/04/2023	Rough Electrical Service	iBLD-038181-2023	Partial Pass	Chad Shelton	Yes	Incomplete
10/05/2023	10/05/2023	Gas Pipe Rough	iBLD-038559-2023	Approved	Chad Shelton	No	Complete
	10/05/2023	Other - Plumbing	iBLD-038453-2023	Approved	Chad Shelton	No	Complete
			Reinspection of iBL				
11/08/2023	11/08/2023	Rough Electrical Service	iBLD-043344-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-038181-2023			
11/28/2023	11/28/2023	Other - Electrical	iBLD-045903-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/05/2023	12/05/2023	Drywall Fire Caulk	iBLD-046953-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/12/2023	12/12/2023	Other - Mechanical	iBLD-048151-2023	Partial Pass	Jaime Molina	Yes	Incomplete
12/13/2023	12/13/2023	Rough Electrical Service	iBLD-048152-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-043344-2023			
12/14/2023	12/14/2023	Other - Mechanical	iBLD-048584-2023 Reinspection of iBL	Partial Pass .D-048151-2023	Jaime Molina	Yes	Incomplete
12/18/2023	12/18/2023	Rough Electric Residential	iBLD-048585-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-033848-2023			
12/19/2023	12/19/2023	Rough HVAC/Mech/Fireplace	iBLD-048601-2023 ce	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-033849-2023			
12/20/2023	12/20/2023	Rough Electric Residential	iBLD-049773-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-048585-2023			
01/18/2024	01/18/2024	Other - Building	iBLD-002129-2024 Reinspection of iBL	Partial Pass .D-000562-2023	Jaime Molina	Yes	Incomplete
01/23/2024	01/23/2024	Complete Framing	iBLD-002588-2024	Partial Pass	Jaime Molina	Yes	Incomplete
	01/23/2024	Shear and Hold Downs	iBLD-003025-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	.D-034471-2023			
03/26/2024	03/26/2024	Other - Building	iBLD-011494-2024 Reinspection of iBL	Partial Pass .D-002129-2024	Jaime Molina	Yes	Incomplete
04/02/2024	04/02/2024	Other - Building	iBLD-012379-2024 Reinspection of iBL	Partial Pass .D-011494-2024	Jaime Molina	Yes	Incomplete
04/11/2024			, <u>,</u> ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/11/2024	Roof Framing, Sheathing & Bldg Height	iBLD-014029-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-027192-2023			
	04/11/2024	Rough Electric Residential	iBLD-014027-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-049773-2023			
	04/11/2024	Rough HVAC/Mech/Fireplac		Approved	Jaime Molina	No	Complete
			Reinspection of iBL				
	04/11/2024	Shear and Hold Downs	iBLD-014030-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL				
04/26/2024	04/26/2024	Insulation/Densglass	iBLD-015892-2024	Partial Pass	Jaime Molina	Yes	Incomplete
05/02/2024	05/02/2024	Drywall Fire Caulk	iBLD-016702-2024 Reinspection of iBL	Partial Pass D-046953-2023	Jaime Molina	Yes	Incomplete
05/08/2024	05/08/2024	Drywall Fire Caulk	iBLD-017489-2024 Reinspection of iBL	Partial Pass D-016702-2024	Jaime Molina	Yes	Incomplete
	05/08/2024	Insulation/Densglass	iBLD-017655-2024 Reinspection of iBL	Approved .D-015892-2024	Jaime Molina	No	Complete
05/13/2024	05/13/2024	Drywall Fire Caulk	iBLD-018228-2024 Reinspection of iBL	Partial Pass	Jaime Molina	Yes	Incomplete
05/20/2024	05/20/2024	Shower Lath	iBLD-019069-2024	Approved	Jaime Molina	No	Complete
05/21/2024	05/21/2024	Drywall Fire Caulk	iBLD-019348-2024 Reinspection of iBL	Partial Pass	Jaime Molina	Yes	Incomplete
07/17/2024	07/17/2024	Vapor Barrier/Exterio Lath/Veneer Lath	•	Partial Pass	Jaime Molina	Yes	Incomplete
07/18/2024	07/18/2024	Vapor Barrier/Exterio Lath/Veneer Lath	r iBLD-027452-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL	D-027301-2024			
07/23/2024	07/23/2024	Vapor Barrier/Exterio Lath/Veneer Lath	r iBLD-027820-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBL	D-027452-2024			
10/16/2024	10/16/2024	Other - Building	iBLD-040611-2024 Reinspection of iBL	Partial Pass D-012379-2024	Jaime Molina	Yes	Incomplete
10/25/2024	10/25/2024	Other - Electrical	iBLD-041597-2024 Reinspection of iBL	Partial Pass D-045903-2023	Jaime Molina	Yes	Incomplete
11/12/2024	11/12/2024	Other - Building	iBLD-043995-2024 Reinspection of iBL	Partial Pass	Jaime Molina	Yes	Incomplete
01/02/2025	01/02/2025	Gas Pressure Test	iBLD-050415-2024	Approved	Jaime Molina	No	Complete
	01/02/2025	Other - Building	iBLD-050421-2024 Reinspection of iBL	Correction	Jaime Molina	Yes	Complete

Permit Type: Plan Check Application Date: 12/19/2019 Owner: MORIARTY RICHARD & MARILYN

Work Class: New Issue Date: 02/18/2021 Parcel 439 382 32

Status: Approved Expiration Date: 06/17/2021 Address: 20462 BIRCH ST

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/25/2021	02/25/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0027 99453	Correction	Steven Lane	No	Complete
03/24/2021	03/24/2021	Call Inspector for Pre-Grade Meeting	X2021-0299-A0028 10873	Approved		No	Complete
03/25/2021	03/25/2021	Footings and Foundation	X2021-0299-A0028 11470	Partial Pass		No	Incomplete
03/26/2021	03/26/2021	Footings and Foundation	X2021-0299-A0028 11783	Cancelled		No	Complete
03/29/2021	03/29/2021	Footings and Foundation	X2021-0299-A0028 12407	Partial Pass		No	Incomplete
03/31/2021	03/31/2021	Footings and Foundation	X2021-0299-A0028 13667	Partial Pass		No	Incomplete
04/21/2021	04/21/2021	Footings and Foundation	X2021-0299-A0028 21709	Correction		No	Complete
	04/21/2021	Other - Building	X2021-0299-A0028 21704	Correction		No	Complete
09/20/2021	09/20/2021	Other - Building	X2021-0299-A0028 84798	Approved		No	Complete
02/23/2022	02/23/2022	Other - Building	X2021-0299-A0029 48455	Approved		No	Complete
09/02/2022	09/02/2022	Other - Building	iBLD-007337-2022	Approved	Chad Shelton	No	Complete
Permit: XR20	022-2174						
08/17/2022	08/17/2022	Footings and Foundation	iBLD-004857-2022	Partial Pass	Walter Jones	Yes	Incomplete

City of Newport Beach - Building Division

X2019~4083

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

Combination Type - SFP ELEC GRAD MECH Inspection Requests Phone (949)644-3255

PLUM

Project No: 2812-2019

COMB Permit: X2019-4083

Issued Date: 02/18/2021

Inspection Area: 7

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 02/19/2024 OR PERMIT WILL BE INVALID

Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays 20462 BIRCH ST NB

NEW SFR + BASEMENT & GARAGE 11310 & 2578 SF, ROOF DEK 877 SF, VIEW DECK 1417 SF, COVERED PATIO 2505 SF, COVERED MOTOR COURT 2762 SF, STORAGE 237 SF, TR 706 LOT 122 ALL EX NELY 62 FT AND EX STR Description: Legal Desc.: Job Address:

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iter (WILSON TYLER SCOTT	24471 CHRISANTA DRIVE	MISSION VIEJO, CA 92691	714-754-4040 State Lic:C036519		MANSHADI FARHAD	1800 E 16TH ST UNIT B	SANTA ANA CA 92701	714-835-2800 State Lic:C-036840							Special Conditions: demolished 6 bedrooms	SD20-0136 CMSD RECEIPT			Fire Hazard Zone: N	
	Architect:	Address:		Phone:		Engineer:	Address:		Phone:		Designer:	Address:		Phone:		Special Col				Fire Hazar	
	CORBIN REEVES CONSTR	245 FISCHER AVE	COSTA MESA CA 92626	714-540-3700		721515	04/30/2022	BT30057133	01/31/2022		ion Insurance	OAK RIVER	MAWC128935	02/23/2021		Rear. 25'	Front: 20'	Left: 5'	Right: 5'	Parking Spaces: 3	
	Contractor.	Address:		Phone:		Con State Lic:	Lic Expire:	Bus Lic:	Lic Exp Date:		Worker's Compensation	Carrier:	Policy No:	Expire:		Building Setbacks				Use Zone: SP-7 REQ	
	MORIARTY RICHARD	2128 MESA DR	NEWPORT BEACH CA 92660			WILSON TYLER SCOTT	151 KALMUST DR STE G1	COSTA MESA CA 92626	714-754-4040		2016	struction: V-B-SPR	Group: R3/U	Added /New sq.ft. Bldg: 11310	Added /New sq. ft. Garage: 2578	S: 2	-	35	ers: Y	Section 19 to 19 t	Construction Valuation: \$2.477.500.00
	Owner:	Address:		Phone:		Applicant:	Address:		Phone:		Code Edit:	Type of Construction:	Occupancy Group:	Added /New	Added /New	No of Stories:	No of Units:	Bldg Height:	Bldg Sprinklers:	Flood Zone:	Construct

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	\$0.00	\$0.		\$0.	\$0.00	\$0.	*0\$		*0\$	\$0.00	\$35,375.28
Fire Department	Fire Inspection:	Fire Plan Rev	Demolition Fee	Building Dept Adm	General Service	Refund Deposit	Grading Bond:				Fee Due at Permit Issuance :
	\$462.50	\$0.00	\$0.00	\$0.00							e Due at P
ent -				90	irtment -	\$0.00	\$817.00	\$0.00	\$14,830.40		Ē
Planning Department	Plan check Fee:	Fair Share:	SJH Trans:	In-lieu Housing Fee	Public Works Department -	Park Dedication :	P/W Plan Check:	San Dist:	NMUSD Fee:		Plan Check Fee: \$8,981.14
					_			-			eck Fee :
\$2,916.48	\$350.00	\$0.00	\$2,228.76	\$1,976.00	\$489.24	\$120.00		\$1,198.91	\$685.09	\$1,541.46	Plan Che
Excise Tax:	Additional Fee:	Grading Bonds Fee:	Grading PC Consultant:	Grading Permit Fee:	Grading PC Fee:	WQ Insp. Fee :		Electrical %:	Mechanical %:	Plumbing %:	
\$9,159.00	2.50	\$0.00	\$0.00	\$204.00	\$303.00	\$322.08	\$0.00	\$0.00	\$100.00		TOTAL FEE: \$44,356.42
Building Permit Fee: \$9,159.00	Plan Check Fee: \$6,652.50	Overtime Plan Ck:	Investigation Fee:	Record Management:	Energy Compliance:	CA Seismic Safety:	Disabled Access:	Hazardous Mat	Building Green Fee:		TOT

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PLAN CHECK BY:

PUBLIC WORKS APPROVAL:

APPROVAL TO ISSUE:



OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury the (Section 7031.5, Business and Professions Chapter it to file a signed statement that he permit to file a right he or she is exempted.	RATION perjury that I am ex lessions Code: Any t that he or she is lic is exempt from lice	OWNER-BUILDER DECLARATION I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License, demolish, or repair any structure, prior to its issuance, also requires the applicant for (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any Structure, prior to its incensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and the provisions of the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of Division Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of professions.	placed next to the applicable item(s) is issuance, also requires the applicant for tion 7000) of Division 3 of the Business and it subjects the applicant to a civil penalty of
Ly as owner of the property, or my emplayiness and Professions Code: The Conjuments are not intended or offered	(\$500). ny employees with v ne Contractors' Stat	Increason 2007) of the following state of the following state of the following state of the following the structure is not intended or offered for sale (Section 7044, and the structure is not intended or offered for sale (Section 7044, as owner of the property, or my employees with wages as their sole compensation, will do (_) all of or (_) portions of the property, builds or improves the property, provided that the Bushams are not intended or fered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or	ded or offered for sale (Section 7044, r improves the property, provided that the burden of proving that it was not built or
improved for the purpose of sale). I, as owner of the property, am apply to an owner of property who	exclusively contract outlds or improves the	improved for the purpose of sale). I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law). apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).	Contractors' State License Law does not ense Law).
By my signature below I acknowledge that, except for my personal residence in whit sell a structure that I have built as an owner-builder if it has not been constructed in Professions Code, is available upon request when this application is submitted or at	der the Contractors tge that, except for usen owner-builder if it an owner-builder if it n request when this	I am exempt from licensure under the Contractors' State License Law for the following reason: By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally signature below I acknowledge that, except for my personal residence in which I must have below I acknowledge that, Section 7044 of the Business and sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the application 7044 of the Business and sell as a contractor is available to the sell as a contractor of the Business and sell as a contractor of the Business	ments covered by this permit, I cannot legally law, Section 7044 of the Business and
Signature of Property Owner of Authorized Agent LICENSED CONTRACTOR'S DECLARATION Thereby affirm under penalty of perjury that I am licensed under provisions of Chaptana effect License Class	DECLARATION rjury that I am licens	N ensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, Date 2 1 Contractor Signature	ssions Code, and my liberse is in full force
WORKERS' COMPENSATION DECLARATION VIORKERS' COMPENSATION CO WARFILLIGE FAILURE TO SECURE WORKERS' COMPENSATION, DAMAGES AS PROVIDED FOR IN SECT COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECT	I DECLARATION ss. COMPENSATION CO	VORKERS' COMPENSATION DECLARATION VIORKERS' COMPENSATION DECLARATION OVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.	THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE
hereby affirm under panalty of perjury one of the following declarations. The and will maintain a certificate of consent to self-insure for	rjury one of the folio	hereby affirm under panalty of perjury one of the following declarations. The panet will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the	by Section 3700 of the Labor Code, for the
oefformance of the work for which this permit is issued. Policy No.	this permit is issued is compensation in	mance of the work for which this permit is issued. Policy No.	permit is issued. My workers' compensation
insurance carrier and policy humbel are.	er are.	Policy Number Expiration Date	
Name of Agent		# # Phone # # Phone # # # # # # # # # # # # # # # # # # #	rs' compensation laws of California, and agree
Lertify that, in the performance that, if I should become subject to	the workers' compe	that, if I should become subject to the work for which this permit is issued, I shall not employ any person in any manner so as a companion. That, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions. Date: 2	12.82.2
Signature of Applicant DECLARATION REGARDING CONSTRUCTION LENDING AGENCY I hereby affirm under penalty of perjury that there is a construction lending agency	NSTRUCTION LEA	ENDING AGENCY s a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Address	Civil Code).
By my signature below, I certify to each of the following:	each of the followin	property owner's behalf.	
I have read this application and the information I have provided is correct.	id the information I	have read this application and the information I have provided is correct.	/
I authorize representatives of this city or coun simplified by County Signature of Property Owner or Authorized Agent	this city or county to		BABBITT DA 2.18,2
ACTION DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL FOR OFFICE USE ONLY REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	
PERMIT EXPIRED		I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED		LEPA	
PERMIT EXTENDED			
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED	_	L ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:	

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

TEMPORARY POWER RELEASE APPLICATION

(Inspection/Administrative Fee)

COMMERCIAL: \$227.00

RESIDENTIAL: NO FEE PROJECT: MORIANT OWNER'S NAME: Richard PHONE NO: 949 - 460 -9463 JOB ADDRESS: 20462 S.W. BIRCH ST BUILDING PERMIT NO.(s): X 2019 - 4083 Request is hereby made for the release of electrical on subject project only for the purpose of testing equipment and/or mechanical systems prior to building permit final approval. I agree that no building or structure shall be used or occupied until the Building inspector has issued a building permit final approval or Certificate of Occupancy. Moving in furniture, staging, showing for sale, or any use other than construction, shall be considered use or occupancy and a violation of this agreement (CBC 111.1). Furthermore, it is not our intent to use or occupy this building until all City regulations and conditions concerning this building have been complied with, and it is understood and agreed that the City of Newport Beach is hereby authorized to order disconnect of service without notification for any violation of the above conditions prior to final approval or Certificate of Occupancy. DATE: OWNER or TENANT SIGNATURE PRINT name of owner or tenant: Richard PHONE #: 949-400-9463 DATE: 10-28-24 CONTRACTOR SIGNATURE: PHONE #: 949-689 - 8398 PRINT name of contractor John BABBITT Corpin-Reques (for office use only) APPROVED BY: Building Inspector

Forms\TEMPORARY POWER RELEASE APPLICATION, 07/18/2024



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Report Date:	CNB Inspector Name:	CNB Permit #:
3/25/2021		
Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
SO E-mail Address:	SO Telephone #:	SO License/Reg. #:
Farhad@esifme.com	714-835-2800	CE36840
CTURAL FLEMENTS AND CONNECTION	OBSERVED (check ap	plicable boxes)
OTOTAL ELEMENTO THE COMMENTER		
	3/25/2021 Owner's Mailing Address (if different from site); SO E-mail Address: Farhad@esifme.com	3/25/2021 Owner's Mailing Address (if different from site); Owner's Telephone #: SO E-mail Address: SO Telephone #:

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
Г	Mat Foundation, Prestressed Concrete	Masonry	Concrete	☐ Steel Deck		
x	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood	Caisson: SP6, SP8, SP10, SP12	3-25-21
Г	Other:	Cother:	Cother:	Cother:		
X	ITMENS CHECKED A	BOVE ARE APPROVED A	ND WITHOUGH DEFIC	CIENCIES.		
Г	OBSERVED DEFICIEN	NCIES AND COMMENTS:				
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		<u> </u>			REPORT CONTINUED ON ATTAC	HED PAGES
Th		OBSERVATION REPORT		n documents. and all ob	served deficiencies were co	orrected.

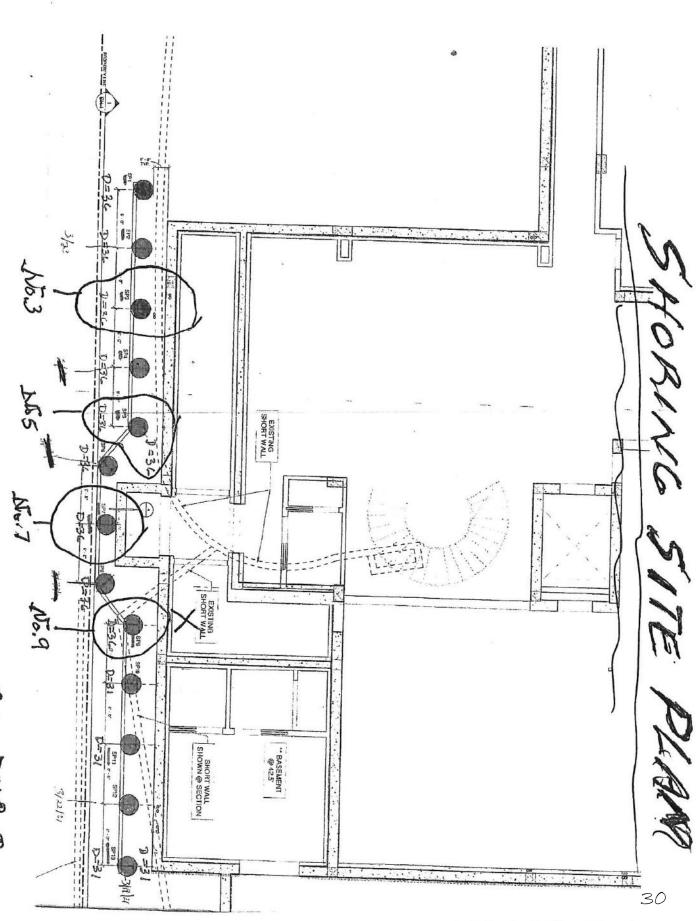
I declare that the following statements are true to the best of my knowledge

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



3-25-21





JOB No:18-8



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

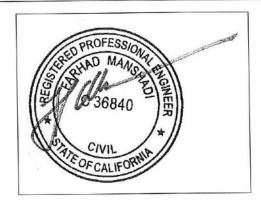
	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
П	Mat Foundation, Prestressed Concrete	☐ Masonry	Concrete	☐ Steel Deck		
x	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	☐ Wood	Caisson: SP1	3-26-21
Г	Other:	Other:	Other:	Other :		
Г	OBSERVED DEFICIEN	NCIES AND COMMENTS:				
					REPORT CONTINUED ON ATTAC	HED PAGES
The		OBSERVATION REPORT		n documents, and all ob	served deficiencies were co	orrected.

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

- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
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3-26-21





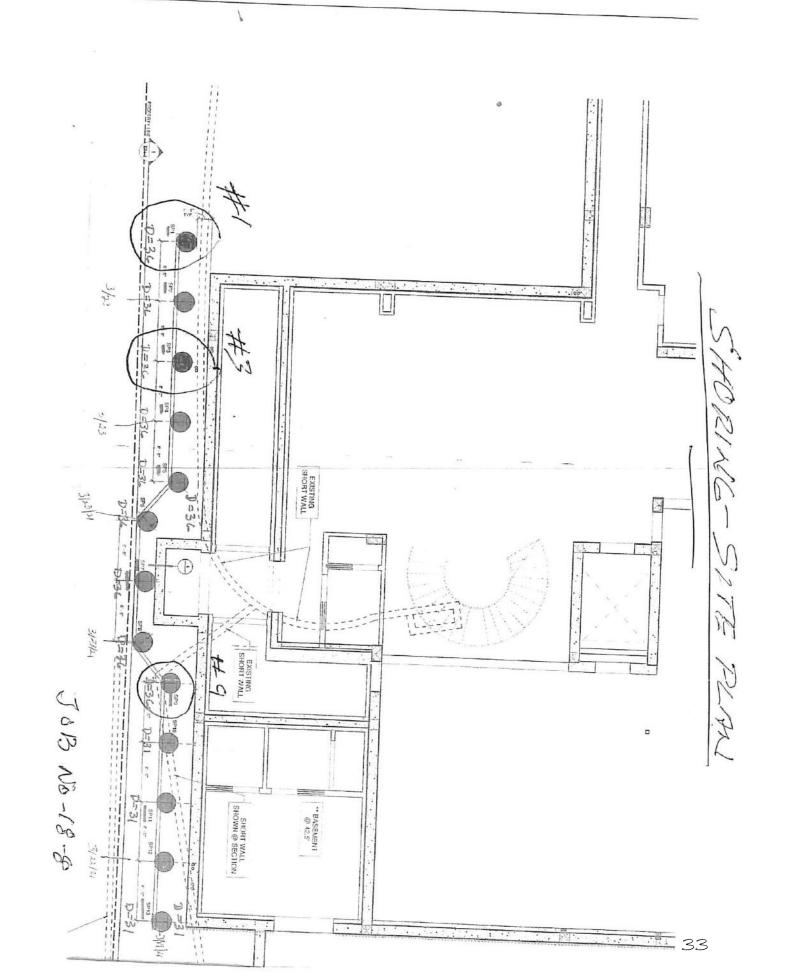
DEPUTY 1 INSPECTION

1-800-DEPUTY1
Gen Contr.
Sub-Contr.
Drilco/Ekedal
ESI/FME

Report of Special Inspection

Project Na	ıme & Addr	ess Moriar	ty Residenc	e/204	62 Birch St,	Newpo	ort Beach	
Permit Nun	nber X20	21-0299	***************************************	aktorijo istorija nastiva kie	ere established anne de l'an airste de la pape de des parte à de la colonie.	***************************************	Juli 1914 Marie II Pari Pari Pari Pari	Paus 2000 2000 11 12 12 12 12 12 12 12 12 12 12 12 12
nspection nspection		Reinfo 3/26/21	rced Concr	ete [] Periodic	[X	Contin	luous
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Hours		***************************************						
Comment Forms of Reinford	clean and f cement cle cement cle	free from sta ean and free earances ac	anding wate from delete hieved and	r and erious main		shout.		
approved		wings, specifi			in accordance able workman	nship p		
Print Full	Name:	Thomas Ge	eorge	is produced serve	. Registrat	ion No.	NB-06	317

FORM \$1-02;90



To: BICHA	RD M	ORIAR	7_
20462Bi			
MELLIPAI			4.

ioh No	JOB No:1/8-8
Date	MARCH 26,2021
	t: Inspection report of Drilled Holes for
Diago	e at
2	0462 BLAGH STREET
NE	WPORT BEACH, CA.

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• •	DATE	PIER Na	PIER DIA.	IN OVERBURDEN	BEDROCK	7/37/90	SPACING	DEPTH	HEIGHT	CONDITION (GOOD, ETC.)	OF WALLS (SOFT, STRATA, ETC.)	CONDITION OF BOTTOM	F	PRIMARY	DEPTH IN BOTTOM	DESCRIPTION OF SUPPORTING STRATUM
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california registrations IAN KENNEDY

Geologist & **Engineering Geologist**

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

JOB No: 18-8

TO RICHARD MORIARTY DATE: MARCH 26, 2021
STAG) RIPCLE ST ACEDIDANT REPRESENCE SUBJECT SUMMITTED OF INSP-
ECTIONS OF DRILLED EXCAVATIONS (BORINGS) FOR EAST-
ERLY SIDE YARD PROPERTY LINE (STENEY, CA.
ERLY SIDE VARD PROPERTY LINE (SHORING) FOR EAST- WALL, 20462 BIRCH ST: NEWPORT BRENCH, CH. - BEE: FIELD MEMORY, dated MARCH 25, 2021.
- ONE ADDITIONAL BORING DRILLED, STEEL, & POORED
TO My, (& HOLE No. 1.)
- HOLES NO. 9 & 3 WERE NUADE TO DEPTHS OR 28 TO
32 PT. ; HOWEVER, GROWNBOURTER CHINE-IN PIgol franc.
& SATURATED THE WALLS OR THE HOLIES CHUSEIM
TOTAL CAUTEMOG. THERE POLE COULD NOT ADVANCE
THE HOLE - PULLED ORF & ORDENIED TO BE FILLED
a/3 SACK CREMENTED SLURRY: WILLTRY MEANN
CENTE MONORAL
COPY: (E) ALL CONCERNIED
(2) CITY OR MEUPORT BEHLING BUILDING
INSPECTOR
ZIAM S. KENNEDCE
CIELO 10 57
Jand. Kymmed



DEPUTY 1 INSPECTION

1-800-DEPUTY1
Gen Contr. Corbin Reeves
Sub-Contr. Drilco/Ekedal
ESI/FME

Report of Special Inspection

Project Na	ame & Add	mess Moriarty R	esidence/20)462 Birch St,	Newpor	t Beach
Permit Nur	nber X20)21-0299		ya i ya uzon nasalin a labi sirongin di kadina dia paga di dada abo di pidi dada ini aba	WV	Production (1996)
Inspection Inspection		Reinforce 3/25/21	d Concrete] Periodic	[X] Continuous
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List Tests	4	4(4X8) cylinders Gary Bale ready		57565		
Total Insp	ection Time	Each Day:				
Date	3/25/21	222482948444928282224244444444444444444	1			eri indekaldik dikorosober en en proportine en eksikilik biri endepa en I
Hours			AND THE RESIDENCE AND THE PROPERTY OF THE PROPERTY OF	Activities to the control of the con	Terrano de la composición dela composición de la composición de la composición de la composición de la composición dela composición de la composición dela composición de la composición dela composición de la composición dela composición de la composición dela composición dela compo	***************************************
Comments Forms of Reinford	clean and to cement cle cement cle	free from standing an and free from and free from earances achieved and cons	ng water and n deleteriou ed and mair	d debris. s materials. ntained throug	hout.	
approved except as a		wings, specification		cable workman	ship pro	Building Departmen visions of the U.B.C 5/21
Signed: Print Full	Name:	Thomas Georg		Date Registrati	on No	NB-0617

FORM S1-02/90



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address:	Report Date:	CNB Inspector Name:	CNB Permit #:
20462 Birch St	3/24/2021		
Building Owner Name: Richard Moriarty	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Farhad Manshadi	SO E-mail Address: Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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

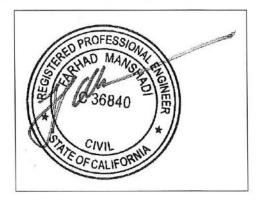
	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
П	Mat Foundation, Prestressed Concrete	Masonry	Concrete	☐ Steel Deck		
X	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	☐ Wood	Caisson: SP11, SP13	3-24-21
Г	Other:	Other:	Other:	Other:		
					REPORT CONTINUED ON ATTACK	HED PAGES
The		OBSERVATION REPORT:		n documents, and all obs	served deficiencies were co	rrected.

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

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- 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 verity 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.

gue

3-24-21





california registrations IAN KENNEDY

Geologist & **Engineering Geologist**

laguna bch., ca.

1461 regatta rd. engineering geology geophysical studies 497-1641 (h) blasting monitoring 494-8114 (b) geology

JOB No: 13-8

TO RICHARD MORIARTY DATE MARCH 25, 2021 20462 BIRCH ST. NEWPOND BEACH SUBJECT: 50000 AND OF DRALLED SHORING EXCHUNGING (BORINGS) FOR PROPOSISD NEW RESIDENCE 120462 BIRCH STREET; CANKENDORY POWEREH, CA. - REF: FIRSHO MEEMO-Dated MARCH 29, 2021 FOUNDRIVED CALCED MARCH 29, 2021
TO THE STILL DEWYOTO TO THE SUBJECT SOME AND
DRALLED SHORING EXCHUNTIONS (BORINGS) FOR PROPOSISO NEW RESIDENCE 120462 BIRCH STREET, CANEUPORT POMPLEH, CA.
- REV. ELEGO WENT JULY STREET, CAMENDORT
[CEV: E1560 NIT. 1.1.
- MEMO-Octed MARCH 29, 2021
1 - THONG CHOSSON EXCHINATIONS (ADDITIONAL)
THERE MANE. ALL NEW TEXCHENTIONS ARE
2416 40 YHB MANCH 24, 2021 BURENCE WHOE.
THIS , ALL NEW CHISSONS EXCAUATIONS CONTROL DEDUINED
TO THE 2-SACK COEMBRET MIN TO SHOW DE
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REDOMINIO PLATER THE STEEL AND POUR METER
REPORMLING THE HOLES.
COMES: (1) AU CONCENTION (2) CATY OF NEW POINT BEXCH BUILDING INSPECTOR
(2) CATY OF WEWANT BE HELL BUILDING THEODER
1 DOING INCHAMO INSTECTOR

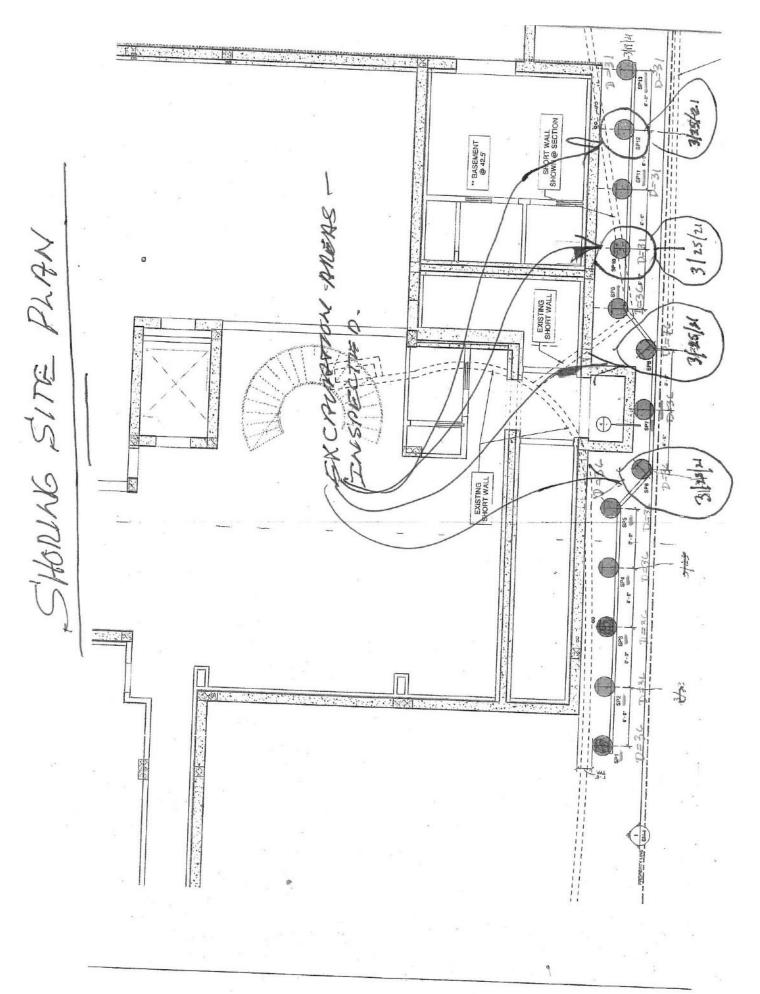
DATE PIER PIER No. DIA. WATER OF WALLS CONDITION OF WALLS CONDITION OF WALLS (SOFT, STRATA, BOTTOM LISUALS) WATER OF WATER OF WALLS CONDITION OF WALLS (SOFT, STRATA, BOTTOM LISUALS) WATER OF WALLS CONDITION OF WALLS (SOFT, STRATA, BOTTOM LISUALS) WATER OF WALLS CONDITION OF WALLS (SOFT, STRATA, BOTTOM LISUALS) WATER OF WALLS CONDITION OF WALLS (SOFT, STRATA, BOTTOM LISUALS) WATER OF WATER OF WALLS CONDITION OF SUPPORTING STRATA WATER OF WALLS CONDITION OF WALLS (SOFT, STRATA, STRATA				PIER	DEPTH	NH CK	G	RÖ	٧٥		CONDITION	1	-	ATE					
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Job No.

Date MARCH 25, 2021

Approved by: for J. flying 39

Subject: Inspection report of Drilled Holes for





DEPUTY 1 INSPECTION

1-800-DEPUTY1
Gen Contr. Corbin Reeves
Sub-Contr. Drilco/Ekedal
ESI/FME

Report of Special Inspection

Project Na	ime & Addi	Moriarty Reside	ence/20	462 Birch St,	New	oort Bead	: h
Permit Nun	nber X20	21-0299		da um umanical escrib Provide de para de la la cida Para Aren	***************************************		
Inspection Inspection		Reinforced Cor 3/29/21	ncrete] Periodic	Ľ	X]Con	tinuous
SH-1 of	the shoring	nt of (4 soldier piles) plan (SP3, 5, 7, and with notes and corr	9 W14	1X193). Size	of sol	dier pile a	and placemen
List Tests	4	(4X8) cylinders cast			n de		and the second state of th
		Gary Bale ready mix#	F.45VV/C	3/8		PERTURNISH CONTRACTOR (NO. 4)	******************************
Total Insp	ection Time	Each Day:					
Date	3/29/21		1	***************************************			Party Committee
Hours	4	Control of the contro	Tribution of the second			remetyet reem ar eraseespeers	i i
Comments Forms of Reinford	clean and forment cle	ree from standing wa an and free from del arances achieved ar	ater and eterious	l debris. s materials. tained throug	ghout.	d	
approved		owledge, the work inspervings, specifications are			nship		
Print Full	Name:	Thomas George	*************	Registrat	ion No	NB-	0617

FORM S1-02; 90



DEPUTY 1 INSPECTION 1-800-DEPUTY1 Gen. Contr.: Corbin Reeves Sub-Contr.: Drilco/Ekedal ESI/FME

Report of Special Inspection

Project Na	ame & Addi	Moriarty Reside	nce/20	462 Birch St	Newpo	ort Beach	****************
Permit Nur	mber X20	21-0299	na sa ka nahinina da nga karin	suur, minerakssessessestellukukei Fädustaksi käiserikki	***************************************	***************************************	Wallengegarte Free-tangehetanga
Inspection		Reinforced Con 3/30/21	crete			erina erila de	The constant of the constant o
SH-1 of	nspection Ned placeme the shoring	Made, including Location ont of (2 soldier piles/o g plan (SP2 and 4 W1 with notes and corresp	4X193). Size of sol	for tem dier pile	and plac	oring per
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Hours	4	Andrea and a service of the service			-	1	***************************************
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approved	et of my kno design drav noted above	owledge, the work inspectings, specifications and	ted was	in accordance able workman	ship pr	e Building ovisions of 80/21	Department the U.B.C.
Print Full	Name:	Thomas George	******	. Registrati	on No.	NB-06	17

FORM S1-02/90



california registrations IAN KENNEDY

Geologist & Engineering Geologist

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

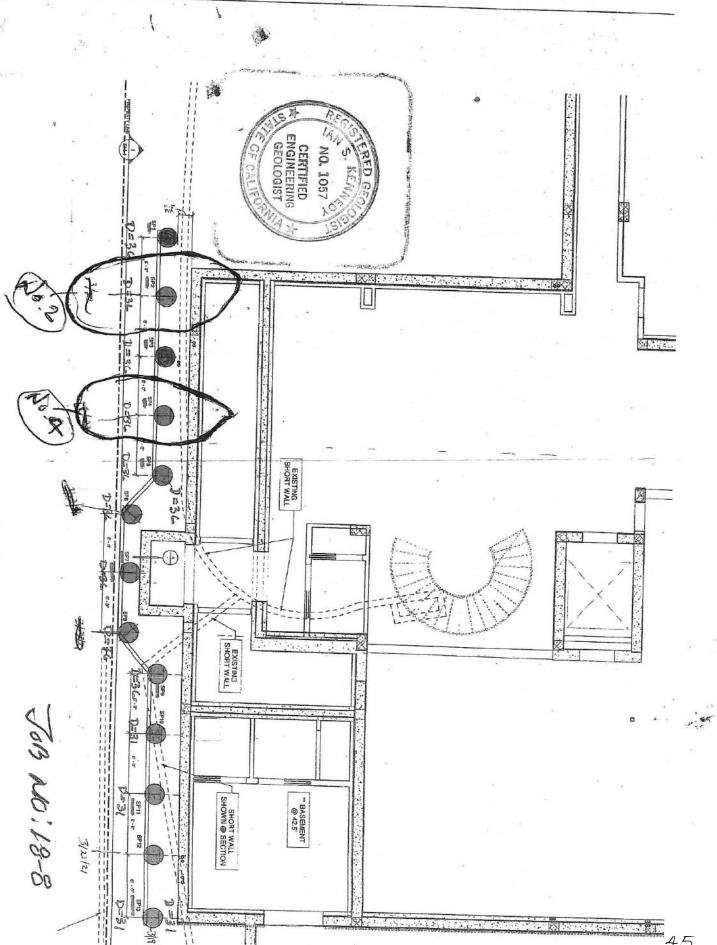
engineering geology geophysical studies blasting monitoring geology soils



JOB No: 18-8 TO PRICHARD MORLARTY CA. DATE MANCH 30, 2021 20 462 BINEW ST., NEWPONTBENCH, SUBJECT: SUMMANY OF PROPERTY LINE SHORING WALL, 20462 BIRCH STREET, NEWPORT BEACH, CA. DEF: FIRED MEMO-Cated March 29, 2021 EAST TWO HOLIES DRILLED SLUCIAN TO THOSE DONE YESTERDAY SHOLE NOS 4 & Z REMAINING DRILLEN HOLES ARE DONNE ACC ORDING TO THE STRUCTURAL PLANS POR SHORING, MAID RECOMMENDATIONS BY THIS OFFICE. - REMAINS HOLES ARE READY FOR STEEL of POUR - SHORING WALL READY FOR GRADING & LAGGING ACCORDUNGLY. COPLES: (V) ALL' CONCERNED. = (2) CITY OF NEWPORT BEACH-BUILDING INSPECTOR.

ATE	PIER No.	PIER DIA.	OVERBURDEN 30		-17451	SPACING	DEPTH O		(GOOD, ETC.)	CONDITION OF WALLS (SOFT STRATA, ETC.)	CONDITI OF BOTTO	ATED	STREET, ST	SOURCE	DEPTH IN 20 BOTTOM	DESCRIPTION OF SUPPORTING STRATE
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Subject: Inspection report of Drilled Holes for





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

& Sla	ventional Footings	F -				1
Mat F		Concrete	T Steel	Concrete	Wall and Column Reinforcing (See attached for locations)	03/18/2022
	Foundation, tressed Concrete	Masonry	Concrete	Steel Deck		
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Note: See	e attached for loc	ations				2
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				Γ	REPORT CONTINUED ON ATTACH	IED PAGES

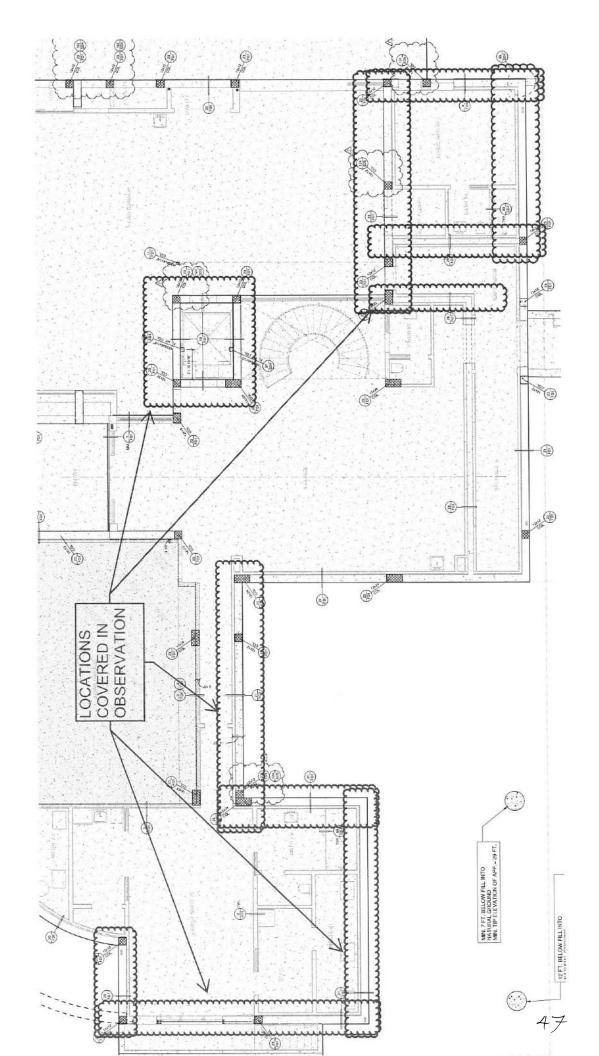
I declare that the following statements are true to the best of my knowledge

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



03/18/2022

FOUNDATION REDUCTION





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

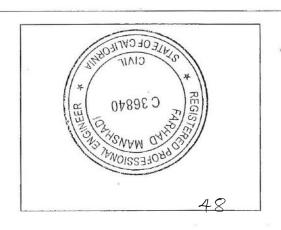
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTION OBSERVED (check applicable boxes)

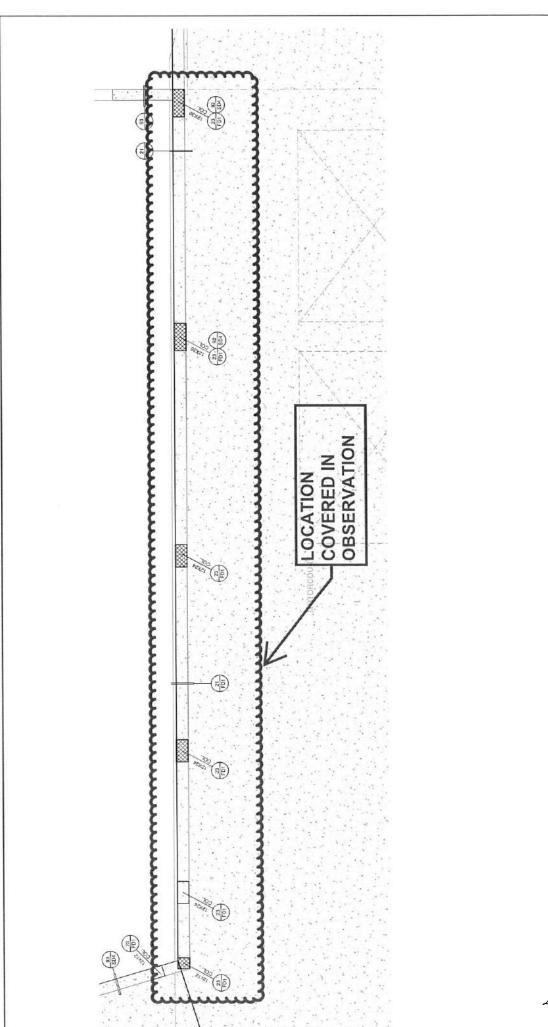
	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	X Concrete	☐ Steel	Concrete	Wall and Column Reinforcing (See attached for location)	04/07/2022
	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck	i i	
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	☐ Wood		
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x	ITEMS CHECKED ABO	OVE ARE APPROVED AND	WITHOUGH DEFICE	ENCIES.		
厂	OBSERVED DEFICIEN	ICIES AND COMMENTS:				
Not	e: See attached for lo	cation				
				х	REPORT CONTINUED ON ATTACH	HED PAGES
The		OBSERVATION REPORT:		n documents, and all obs	erved deficiencies were co	rrected.

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04/07/2022







COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
x	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	□ Wood	A STATE OF THE STA	
×	Other:	Other:	Cother:	Cother :	Storage room wall rebars	03/08/2022
	OBSERVED DEFICIEN	ICIES AND COMMENTS:				
	FINAL STRUCTURAL	OBSERVATION REPORT:			REPORT CONTINUED ON ATTACH	

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03-09-2022





COMMUNITY DEVELOPMENT DEPARTMENT **BUILDING DIVISION**

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

Structural Observation Report

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

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

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	Steel .	Concrete		
x	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck	Elevator Pit Reinforcing	08/02/2021
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	Wood		
	Other:	Other:	Other:	Other		
x	ITEMS CHECKED ABO	OVE ARE APPROVED ANI	D WITHOUGH DEFICIE	ENCIES.		. 19 20
Ea N	OBSERVED DEFICIEN	NCIES AND COMMENTS:				# V
				F	REPORT CONTINUED ON ATTACH	ED PAGES
The		OBSERVATION REPORT:			erved deficiencies were co	to A he marked

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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.



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr. Corbin Sub-Contr: Ele



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

Troject Address: TVIDY ICIV 19 1783	10462 14.
Permit Number: ×2019 - 4063	
Inspection Type (s): Steel CK	
Inspection Date (s): 8/1/2/	() Periodic () Continuous
	() should () continuous
Describe Inspecti	ion, Including Location(s):
A) Checked Steel at Bleve	etor Pit
The state of the s	
Scalence -	
ESF/FME, Inc.	
list	Tests Made:
,	
Total Inspec	tion Time Each Day:
Date: 8/2/2/	
Hours: L	
List All Items Requiring Correction (In	nclude Previously Listed Uncorrected Items):
	Listed Oncorected Rens):
All Steel - FTG & Verts	omments:
SIGG 116 4 AGA 13	COVECT TER FIAN
No Deficie	ncies Noticed
No perior	ACIES NOTICES
To the best of my knowledge, the work increated was in	
specifications and applicable workmanship provisions of the	ccordance with the Building Division approved design drawings, U.B.C. except as noted above.
Special Inspector Signature:	Date:
// 6)	
Who Own	8/2/21
Print Full Name:	Newport Beach Registration No.:
V	
Joh (Uwen	NB-0402
SpecialinspectionPenort 9.24.15	



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

Page 1 of 2

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

Structural Observation Report

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

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

	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
Conventional Footing. & Slab		X Concrete	☐ Steel	Concrete	Wall and Column Reinforcing (See attached for location)	04/19/2022
	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	□ Wood		
	Other:	Other:	Other:	Other :		
x	ITEMS CHECKED ABO	OVE ARE APPROVED AND	WITHOUGH DEFICI	ENCIES.		
П	OBSERVED DEFICIEN	NCIES AND COMMENTS:				
Not	e: See attached for lo	cation				
				x	REPORT CONTINUED ON ATTACK	HED PAGES
Г	FINAL STRUCTURAL	OBSERVATION REPORT:				
The	structural generally	complies with the app	roved construction	n documents, and all obs	served deficiencies were co	rrected.

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

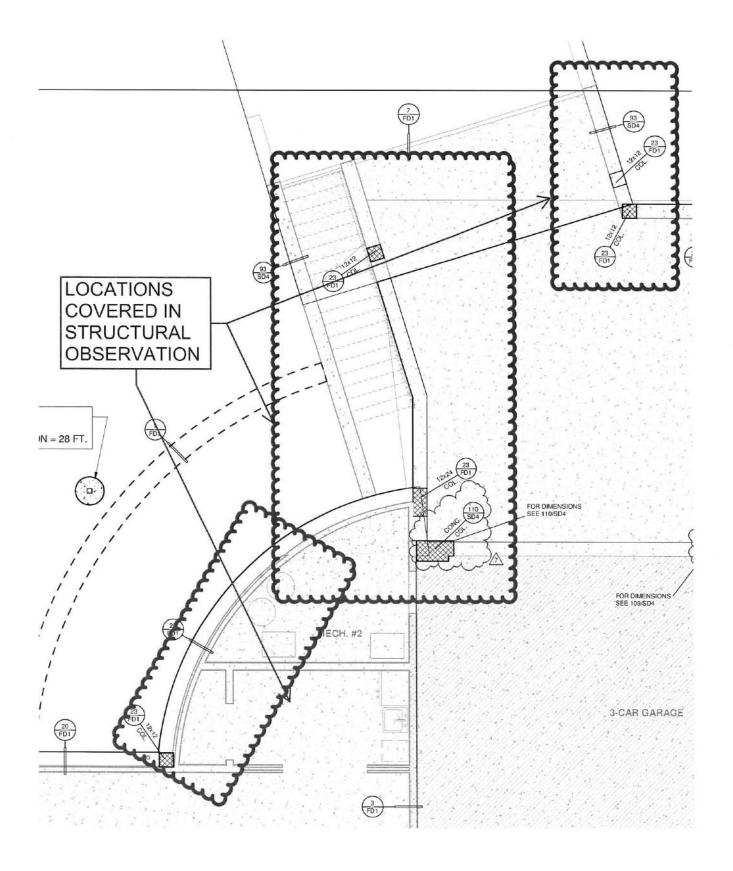
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Au

04/19/2022



SHEET S1 REDUCTION



CALIFORNIC

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

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roject riddi ess. V T	orarity	1 Lesid	en ce (or	2046	2 SMBING
Permit Number:	2014.4	1083		0	
Inspection Type (s):	KC- Kel	ntocen	rest ve	nheate	
Inspection Date (s):	5/4/22	4-	()	Periodic ()	Continuous
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	v-east wal	lagrace	0/14)	#6 1501	y concrete
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Kelsar place	ed perpla	an	(101		
To the best of my knowled	ge, the work inspected	was in accordance	with the Building	Division approved d	esign drawings
specifications and applicable	e warkmanship provisio	ons of the U.B.C. exce	ept as noted above		esign didwings,
Special Ins	spector signature:		31.1	Date:	
			SILL	12	
Prin	t Full Name:	A	17!	D	
	10 1101	(/	Newport	Beach Registration	No.:
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	21		1 4 4		

DEPUTY 1 INSPECTION 1-800-DEPUTY1

Sub-Contr: EK-edaL



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address:			Repo	ort Date:	ervation				
20462 Birch St			05/04	1/2022		CNB	Inspector Name:	CNB Pe	rmit #:
Building Owner Name: Richard Moriarty			Owne	er's Mailing Address (if d	ifferent from site);	Own	er's Telephone #:	CNB Pla	an Check #:
Full Name of Structural O Farhad Manshadi	bse	erver (SO):	SO E Farha	-mail Address: ad@esifme.com		SO 7	Telephone #:	Contract Con	nse/Reg. #:
PLEASE INDI	CA	TE STRUC	TURAL	ELEMENTS AND	CONNECTION C				
FOUNDATIONS		SHEAR W		FRAMES	DIAPHGRA	DIAPHGRAGMS INDICAT		CATION(S) DATE OBSERV	
Conventional Footings & Slab	X	Concrete		Steel	Concrete		Wall and Column F		
Mat Foundation.	Chesa						(See attached for le	ocation)	

Mat Foundation, Masonry Prestressed Concrete Concrete Steel Deck Caissons, Piles, Grade Wood or Manuf. Shear Beams Masonry [Wood Panels Other: Other: - Other Other: ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUGH DEFICIENCIES. **OBSERVED DEFICIENCIES AND COMMENTS:** Note: See attached for location

FINAL STRUCTURAL OBSERVATION REPORT:

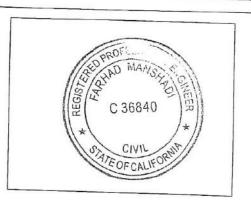
The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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05/04/2022



X REPORT CONTINUED ON ATTACHED PAGES



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

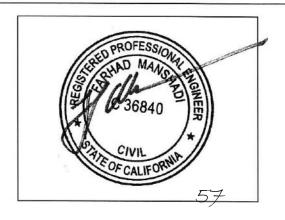
	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	Steel	X Concrete	Top Mat Reinforcing and Anchorage for Concrete Podium	08/29/2022
	Mat Foundation, Prestressed Concrete	Masonry	Concrete	Steel Deck		
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	☐ Wood		
	Other:	Other:	Other:	Other		
x	ITEMS CHECKED ABO	OVE ARE APPROVED AND	WITHOUGH DEFICIE	ENCIES.		
Г	OBSERVED DEFICIEN	ICIES AND COMMENTS:				107
	1					
		F1				
					REPORT CONTINUED ON ATTACH	IED PAGES
□ The		OBSERVATION REPORT:		n documents, and all obs	served deficiencies were con	

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

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- 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.

All

08/29/2022



DEPUTY 1 INSPECTION 1-800-DEPUTY1

Gen Contr: Ovbin heeve Sub-Contr: Execual



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 INSPECT	ION REPORT
.00 . 1 0	11 structural reinforcement () Periodic () Continuous
Describe Inspection, Inc	luding Location(s):
Pool Cavity reinforcement Pool Cavity reinforcer per 45,55, 46/FD2,111 cB92 71/SD3.	
Reinforcement ver has ton	lade:
CONTRACTOR OF TAXABLE	
Date: 102822 Hours: M	me Each Day:
Liet All Itame Describing Committee (Co. 1)	
No exceptions taken	Previously Listed Uncorrected Items):
step flor 1 faces	
Reinforcement, conforms with place ment; grade beam size, spacing and clear extra #4 bar placed be	Charizontal prestical
To the best of my knowledge, the work inspected was in accordan specifications and applicable workpanship provisions of the U.B.C. e	xcept as noted above.
The second second	Date:
	10/28/22
Print Full Name:	Newport Beach Registration No.:
Than Ward	NB-0743



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St		Report Date: C 6/26/2023		CNB Ir	nspector Name:	CNB Permit #:		
Building Owner Name: Richard Moriarty		Owner's Mailing Address (if different from site);		Owner's Telephone #:		CNB Plan Check #:		
Full Name of Structural Observer (SO): Farhad Manshadi		SO E-mail Address: Farhad@esifme.com			lephone #: 85-2800	SO License/Reg. #: CE36840		
PLEASE INDIC	ATE STRUC	CTURAL	ELEMENTS AND C	ONNECTION	OBSER	VED (check app	olicable bo	xes)
FOUNDATIONS	SHEAR W	ALLS	FRAMES	DIAPHGR (Floor/R		INDICATE LO		DATE OBSERVED
Conventional Footings				_		Metal pan deck c	onnections	

Concrete Steel Concrete & Slab and reinforcing @ Lower and 6/26/2023 Upper Pan Deck. Mat Foundation, Masonry Concrete Steel Deck Prestressed Concrete Caissons, Piles, Grade Wood or Manuf. Shear Masonry ☐ Wood Beams Panels Other Other: Other: Other: ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUGH DEFICIENCIES. **OBSERVED DEFICIENCIES AND COMMENTS:** REPORT CONTINUED ON ATTACHED PAGES FINAL STRUCTURAL OBSERVATION REPORT: The structural generally complies with the approved construction documents, and all observed deficiencies were corrected.

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

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- 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 verity 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.

06/26/2023





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

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

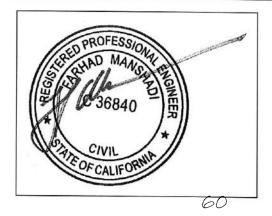
	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVE
1	Conventional Footings & Slab	Concrete	Steel	Concrete	OUTDOOR KITCHEN SLAB REINFORCING	9/21/20233
	Mat Foundation, Prestressed Concrete	Masonry	Concrete	X Steel Deck		
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	Masonry	Wood		
	Other:	Other:	Other:	Other		
	OBSERVED DEFICIENC	VE ARE APPROVED AND CIES AND COMMENTS:		IOILO.		
				TOILO.		
				TOILO.		
				IOILO.		
					DEDORT CONTINUED ON ATTACK	
	OBSERVED DEFICIENC				REPORT CONTINUED ON ATTACH	ED PAGES

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09/21/2023



JA 399.98



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St	Report Date:		
Building Owner Name:	9/11/2023	CNB Inspector Name:	CNB Permit #:
Richard Moriarty	Owner's Mailing Address (if different from site);		ons remit#;
ull Name of Structural Observer (SO):		Owner's Telephone #:	CNB Plan Check #:
Farhad Manshadi	SO E-mail Address:	00.7	
	Farhad@esifme.com	SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840

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	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE
Conventional Footings & Slab	Concrete	□ Steel			OBSERVED
Mat Foundation, Prestressed Concrete	Masonry	Concrete	Concrete	Exterior Shear	9/11/2023
Calssons, Piles, Grade	Wood or Manus Di		X Steel Deck		
	Panels	Masonry	√ Wood		
Other:	X Other:	Other:	Other		
ITEMS CHECKED ARC	OVE ARE APPROVED AND			Sure boards	
FINAL STRUCTURAL OF			RE	PORT CONTINUES	
	SSERVATION REPORT.			PORT CONTINUED ON ATTACHED	PAGES
e structural generally co	THE ORI:				TAGES

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12-06-22





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 20462 Birch St		Report Date	:	CNB Inspector Name:	CNB Permit #:	
Building Owner Name: Richard Moriarty		8/10/2023 Owner's Mailing Address (if different from site);		Owner's Telephone #:	a Elfa Malega ja sa sa sa	
Full Name of Structural Observer (SO): Farhad Manshadi		SO E-mail A	ddress:	And the second second second	CNB Plan Check #:	
		Farhad@esi		SO Telephone #: 714-835-2800	SO License/Reg. #: CE36840	
PLEASE INDI	CATE STRUC	CTURAL ELE	EMENTS AND CONNECTION	OBSERVED (check an		
FOUNDATIONS	CUEARIN				plicable boxes)	

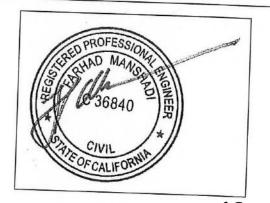
FOUNDATIONS SHEAR WALLS DIAPHGRAGMS INDICATE LOCATION(S) **FRAMES** DATE (Floor/Roof) OBSERVED OBSERVED Conventional Footings Concrete & Slab Steel Concrete Mat Foundation. Masonry Prestressed Concrete Concrete X Steel Deck Caissons, Piles, Grade Wood or Manuf. Shear Beams Panels Masonry Wood Other: OUTDOOR KITCHEN GRADE BEAM & WALL, SHORT SITE WALL Other: Other: Other 8/10/20233 ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUGH DEFICIENCIES. OBSERVED DEFICIENCIES AND COMMENTS: REPORT CONTINUED ON ATTACHED PAGES FINAL STRUCTURAL OBSERVATION REPORT:

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08/10/2023





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Structural Observation Report

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

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	FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHGRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
	Conventional Footings & Slab	Concrete	☐ Steel	Concrete		
	Mat Foundation, Prestressed Concrete	Masonry	Concrete	X Steel Deck		
	Caissons, Piles, Grade Beams	Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
×	Other:	Other:	Cother:	Other :	OUTDOOR KITCHEN GRADE BEAM & WALL, SHORT SITE WALL	8/10/20233
X	ITEMS CHECKED ABO	OVE ARE APPROVED AND	WITHOUGH DEFICIE	ENCIES.		MUD4 11 10 101
Г	OBSERVED DEFICIEN	ICIES AND COMMENTS:				
		A Secretaria			REPORT CONTINUED ON ATTACH	ED PAGES
The		OBSERVATION REPORT: complies with the app	roved construction	documents, and all obse	erved deficiencies were cor	rected.

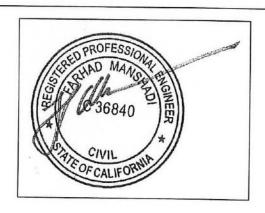
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Building Division.

08/10/2023





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project	Address: Moriarty R	esidence. 20462 S	W Birch St, Newport Beach, CA.
	Number: X2019-408		
	on Type (s): Chemic	al Anchors.	
inspecti	on Date (s): 8/9/23		Periodic Continuous
		Doggille Innerell	
Observed	the placement of #5 rei	oforcing steel downloafor	n, Including Location(s): new P.I.P wall at existing walls - main floor level, SE of
	, Michigal alea. Diacemen	ii ui nunzoniai nare wae i	with Simpson Set 3G epoxy (Lot #1000223762, exp 1/24). g of holes using nylon brush and compressed air.
		Total Inspection	on Time Each Day:
Date:	8/9/23	Total inspectio	on time Each Day:
Hours:	Min		
	Lich All Manua	P	lude Previously Listed Uncorrected Items):
(Managa)		Com	nments:
ther than ar	ly noted discrepancies all work d appeared to be in compliance	was done per approved plans, jo a at time of inspection.	ob site specifications, applicable codes, RFI's and WPS's to the best of my
	Special Inspector S	ignature:	Date:
	P Gilps	n	8/9/23
	Print Full Na	ne:	Newport Beach Registration No.:
Pete	er Gilpin		NB-0381



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

PRE-GRADE MEETING AGREEMENT

DATE:	2-25-2021	JOB ADDRESS:	20462 BIRCH ST	
3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1				

- The grading plan check number for this site is X2021-0299 and will be referred to in all reports, certifications and correspondence.
- 2. STOP ORDERS Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
- 3. The stamped set of approved plans shall be on the job site at all times.
- 4. NOTIFICATION OF NONCOMPLIANCE If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
- 5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
- 6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
- All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test
 method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the
 preliminary soils report.
- 8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
- 9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
- Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
- 11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

- 12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. <u>PRE-GRADE MEETING</u> When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. <u>DRAINAGE DEVICE INSPECTION</u> After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. SPECIAL
 - d. <u>ROUGH GRADING</u> When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. <u>FINAL</u> When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
- 13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
- 14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
- 15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
- 16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
- 17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
- 18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/COM By: Address: Telephone:	John BarriTT 245 Fisher Ste Al Costa-MESA 714 540-3700	DESIGN CIVIL ENGR.: <u>Civil S(qops Engineering</u> By: <u>Will Rolph</u> Address: 28052 (anino (apictano, 213, LN) Telephone: <u>949.464.8115</u>
	CAL ENGINEER: DAVID HILBRAALIOC	By: Jan S. KENNEDY
By: Address:	730(1 MORLONGINATO-13	Address: (ACol Regalta Rd Leguen Beech C
Telephone:	979 461-2690	Telephone: (949): 497-1641
	ONTR: Jight BUANTERS INC	COORDINATOR: PICHARD MORIARTY
By: Address:	12031 S. ANNE SANTA ANA	Address: 228 Mask pt. 25 92660
Telephone:	114-557-1901	Telephone: 949 460 9463
NEWPORT B	EACH REPRESENTATIVE: STEVE LANE	PHONE #: 949-644-3264
INSPECTION	REQUESTS: (949) 644-3255 CHIS SANCHE	Z 949-644-3266
	ough Friday: 7:00 a.m. to 6:30 p.m. 8:00 a.m. to 6:00 p.m.	5)

No work on Sundays and Holidays



california registrations IAN KENNEDY

Geologist & **Engineering Geologist**

1461 regatta rd. laguna bch., ca.

engineering geology geophysical studies (949) 497-1641 (h) blasting monitoring soils



JOB No: 18-8

TO RICHARD MORLARTY DATE MUSICK 29 2021
TO RICHARD MONIARTY DATE MARCH 29, 2021 20462 BINCH ST., NEWPORT BENEU SUBJECT: SUMMARY OF
DRILLED CAISSON EXCAURTIONS FOR EASTERLY SIDE VANO
PROPIERTY LINE SHORING WALL, 20462 BIRCH STREET, NEW-PORT BISHOCK, C4.
- REF: FIELD MEMO - dated MANCH 26, 2021
- FOUR ADDITIONAL CASSON HOLES (NO'S 9, 7, 5 & 3)
WINDS TODAY
- ALL HOLES WERE DRILLED TO DEPTHS BEYOUR THE
(REQUIRED DEDTHS) SO-AS FOR THE SATURATED SOILS &
WATER TO BIE TO DISIPATE BELOW; THE THE HOLES WERE
RE-ORKLEN & BOTTOMS CLENWED OUT PRIOR TO PLACING
THE STREET & POUR.
- TWO CHISSON HOLES REMAIN TO BE DENLED, STEERE &
POURER. Gent Monny Ct 61057
COPIESI (1) TO ALL CONCERNED
(2) CITY OF NEWPORT BENCH BUILDING INSPECTOR.
67

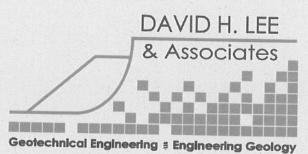
TO: BICHARD MORIARTY Piers at (SHORING 20462 BIRCH STREET MEWPORT BEACH, CA. MEWPURT BEACH PIER DEPTH GROOVES WATER CONDITION OF WALLS CONDITION PIER PIER DESCRIPTION DATE (SOFT OF . DIA. No. STRATA, BOTTOM ETC.) 4. 4 Le 11 24 32 Piers inspected.Holes were drilled to proper bearing materials. Pier holes not being placed satisfactorily because _ Driller and CONTRACTOR __instructed on recognizing proper bearing materials. Additional inspection to be made on call. Eull time inspection being continued unless otherwise advised. Pier hole locations shown in Figure attached. IAN S. KENNEDY (CEB 1057

Job No.

Date MARCH 29, 2021

Subject: Inspection report of Drilled Holes for

FIELD MEMORANDUM



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

사용 전쟁 민준은 사람들이 불로 사람들이 만들어 사고를 모으려면 하나 있다.	
TO: Mr. Richard Moriarty	PAGE: OF:
SUBJECT: Southern Retaining Wall- East	DATE: May 24, 2022 - Tuesday
West of egress well & SE connection	DHLA JOB #: 18. 023.02
MEMO: This memo is to inform all p	parties concerned that
a Field Geotechnician has obse	rved the southern
retaining wall backdrain East an	d West of the cross
well and the D.E. connection to	o the eastern drain line
Ormaning perpendicular to SW T	Birch St.
The retaining wall drain a	connection consists of
4" perforated SDR 35 Puc w/	perforations oriented
down within a 3/4" grave I and fil	Her fabric envolope
Connections were observed to	be alred Per Dring visit
and site manger, John Babbitt, the	flow ande une successi
Based on our observations	of the engree of a 1
uncovered drain system and	connection the "to ail"
will server its intended us	de from a contaction !
perspective. The burrito is	approved from a sentection
perspective pending a) any dall +	coshis counted 1) CH
Ofabric is lapped 12 inches approp	sinte seculation
approval. d) sufficient 34" grave.	and a series

YELLOW - FIELD FILE

DISTRIBUTION: WHITE - OFFICE

DAILY REPORT OF OBSERVATION & TESTING



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

	Geotechnical Engineering # E	ngineering Geolog	y			
ZO462 SW Birch St	CLIENT/OWNER NO.	inchu	REPORT SEQUENCE NO.	(23)		
NB CA 92660	PURPOSE OF FILL / NATURE OF STRUCTURE TO	BE SUPPORTED	DATE	DAY OF WEEK		
GENERAL CONTRACTOR	GRADING OR EARTHWORK CONTRACTOR	write	JOB ENGINEER	HRS. CHARGED		
LOTEIL KEEVES	Huericantioduct (Catings	SK	HIS. CHARGED O		
John Bahbitt	CONTRACTOR'S SUPT / FOREMAN	7	ASSISTANTS	HRS. CHARGED		
SOURCE & DESCRIPTION OF FILL MATERIAL						
EQUIPMENT DESCRIPTION		APPROXIMATE	VADDACE			
		PLACED THIS SHIFT	TOTAL TO DATE			
DESCRIPTION OF WORK PERFORMED			***************************************	*************		
Perphone cellwith	LL RILLI	000				
the western by	11 016/1-	arrived	Du Site -	to inspect		
1 1 0 1	illing curve re	guiniate	wall Sub	dan		
N IN	7.00	· nd.	. /.			
Aprily 360 Col	merican trodu	ict Coat	195 Du	per Luise		
Albin or call	161e bituthene	w/ Casti	ole Barri	bound		
edge sealant, over this CCW mirror drain.						
· The water proofing extend from base 15'						
and will be extended after drilling & backfill.						
The drain par		ted of	a" burrit	1.		
Schedule 40 FOC 4" ASTMADZ665 envoloped by						
ft 3/4" gravel wrapped in Cites Cabric!						
& Bwhile visable joints were glued uncoverind						
of connection to exist us to see under						
Observed I is all it of an arms given						
Just grist prior to leaving.						
			16	1		
DUI A 102 # 1 / /						
DHLAJOB# 18.023, 07	COPY SENT TO CLIENT C	ONTINUED ON NEXT PAGE	PAGE	1 FP _		

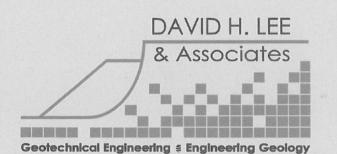
DAILY REPORT OF OBSERVATION & TESTING

DAVID H. LEE & Associates

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

		BIRCH ST.	CLIENT/O	1	PR R	ichary	Monorty	REPO	ORT SEQUENC	ENO (72)
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FIELD MEMORANDUM



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

DATE: November 15, 1022 Patio First Bran Forms Excavation DHLAJOB#: 18. 023.02 MEMO: This memoration is to inform all porties concerned that a lieus of Civil Engineer has observed the conditions Exposed upon the bottom of the BBD Botio Bode Bran Footing Exposed upon the exerction bottom is what appears to be recently constructed Engineers fill. The fill probes arisisted with Engineers of fill anstacted from Sity sonds (1-2" with difficulty), has it relatively uniform must be content, is done and unitedling. Bissed upon our observations and probing, use find the exercision sortable for reinfering steel and aniente planment provided: O) regulatory agency approval secured, b) all lows soil and track removed prior to aniente pour, c) Exercation by the point but not model.	TO: ME THEMAND MUKINETY	PAGE: OF:			
MEMO: This memorahum is to inform all porties concerned that a lieus of Civil Engineer has observed the conditions Exposed upon the bottom of the BBD Botio Rock Beam Footing Exposed upon the exerction bottom is what approved to be recently constructed Engineered fill. The fill probes consistent with Engineered fill another from Sity sonds (1-2" with difficulty), has interested uniform mustice entent, is done and unjielding a Based upon our observations and probing, we find the exercation soutable for reinforcing steel and converte planment provided: a) regulatory agency approval secured, b) It loss soil and trash immed prior to anical pour, all gittle lie Pe					
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	#76000 E,	P 6/30/2024			

YELLOW - FIELD FILE PINK - CLIENT

DISTRIBUTION: WHITE - OFFICE

GOLDENROD - CONTRACTOR

NEWPORTING ACC

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

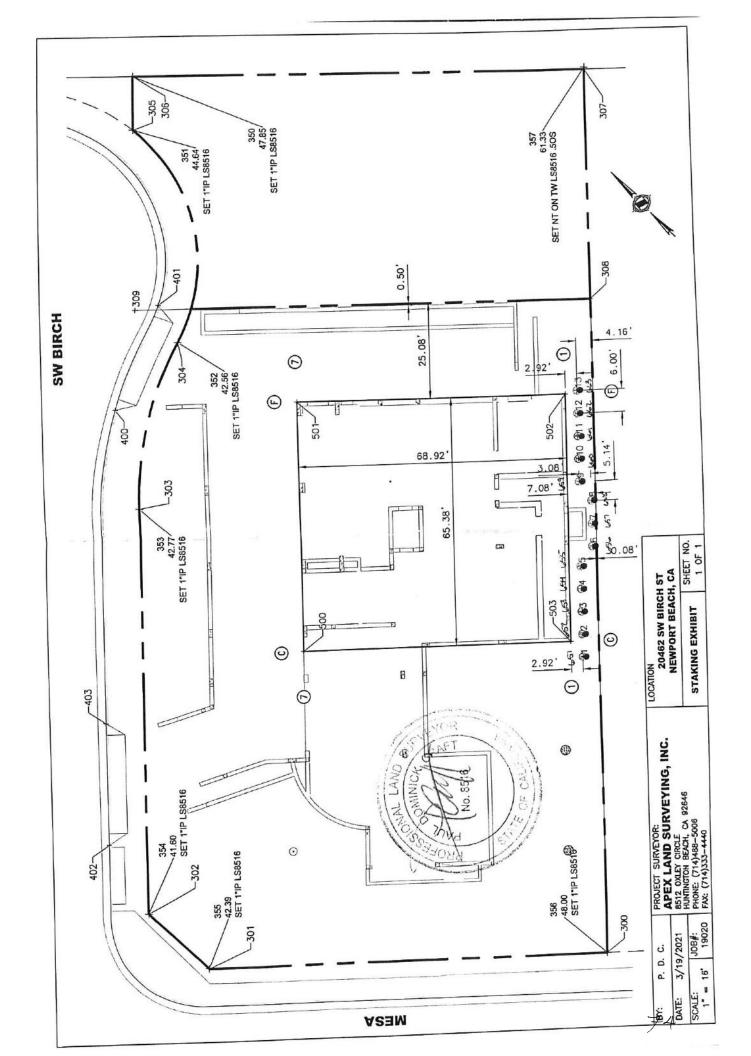
SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name Paul D. Craft	License # P.L.S. 8516
Engineer/Surveyor's Address 20422 Beach Boulevar	d, Suite 225, Huntington Beach, CA 92648
Job Address 20462 SW Birch Street, Newport Beach,	CA 92660
Setbacks: Sketch a site plan and specify surveyed so	etbacks (use back page).
* Top of slab/floor elevation:n/a	
* If slab/floor elevation varies, sketch a plan or s elevations. Use same datum used in the survey of r	ection through slab on the back page and specify the record.
I certify that the setbacks are \square , are not \square , from plans:	per City approved plans. Describe any deviations
I certify that top of slab/floor elevation(s) is \square , any deviations from plans:	is not \square , per City approved drawings. Describe
3/26/2021	No 8518
Date	ngineer/Surveyor's stamp and signature
JN: 19020 Forms/SetbacksandTopofSlabElevationCert.	OF CALL
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100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200

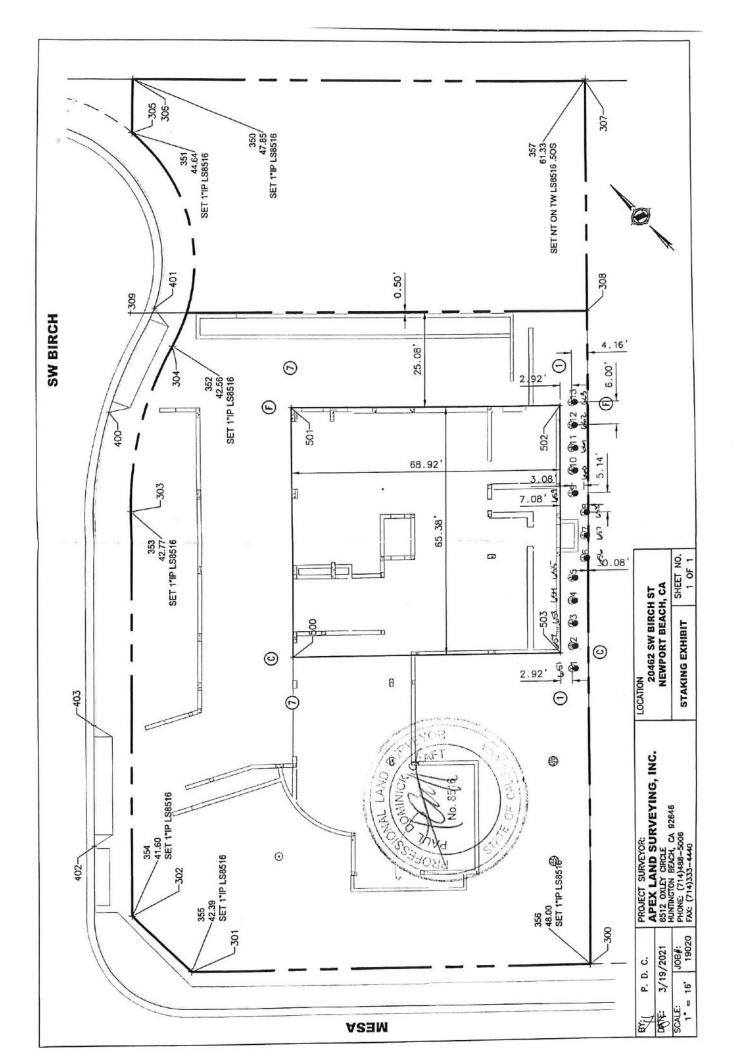
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Engineer/Surveyor's Name Paul D. Craft	License # P.L.S. 8516
Engineer/Surveyor's Address 20422 Beach Box	ulevard, Suite 225, Huntington Beach, CA 92648
Job Address20462 SW Birch Street, Newport B	Beach, CA 92660
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* Top of slab/floor elevation:n/a	
* If slab/floor elevation varies, sketch a plan elevations. Use same datum used in the surve	n or section through slab on the back page and specify the y of record.
I certify that the setbacks are \boxtimes , are not $[$ from plans:	, per City approved plans. Describe any deviations
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3/26/2021	SONAL LAVO SONAL LA LAVO SONAL LA
Date JN: 19020	Engineer/Surveyor's stamp and signature
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PERMIT ACTIVITY REPORT (X2019-4083) FOR CITY OF NEWPORT BEACH

reated Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
/12/2024					
	Generic Activity	Extension Request Submitted	ACT-000154-2024	Request for extension submitted on 12/21/2023	Tonee Thai
	Generic Activity	Phone Call	ACT-000158-2024	Called John (949-689-8398) to stop by and sign application and to provide written detail summary on construction time line as reason for extension request.	Tonee Thai
17/2024					
	Generic Activity	Email	ACT-000234-2024	Emailed John Babbitt to provide additional information regarding estimated completion time for outstanding items and time line history of construction delays.	Tonee Thai
25/2024	Companie Aptivity	Frank Descrived	ACT 00020C 2024	D : 1 "16 D1	Tanaa Thai
	Generic Activity	Email Received	ACT-000396-2024	Received email from Bob with requested additional information on 01/18/2024.	Tonee Thai
	Generic Activity	Building Official Extension Granted	ACT-000400-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 02/18/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
05/2024					
	Generic Activity	45 Days	ACT-000043-2024	Contractor submitted application. Needs to provide supportive documentation. 1/4/24	Jaime Molina
07/2025					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-000091-2025	HEARING APPLICATION SUBMITTED ON 01/02/2025.	Tonee Thai
/25/2024					
	Generic Activity	90 days	ACT-004562-2024	Contacted contractors representative on 11/20/24, he was made aware of upcoming deadlines.	Jaime Molina
/30/2023					
	Generic Activity	90 day notice	ACT-002879-2023	Informed contractor (714) 540-3700 regarding 3 year deadline and that 90 days of	Jaime Molina

PERMIT ACTIVITY REPORT (X2019-4083)

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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RECEIVED BY COMMUNITY DEVELOPMENT

DEC 21 2023

CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Building Official Application

Project			Receipt No.:				
Address: 20	462 BIRCH &	F. NEWPORTBEAC	L, CA /NV-00 Extension Fe	e: Date Fee Paid:			
Permit X 2019 - 4093 X 2021 - 0299 Original Permit 2-18-21 No. 18 2022 - 2174 = 2021 - 0599 Issued Date: Extension Fee: Date Fee Paid: 2 /2 / 2 / 2 2 2 2 2 2 2							
X2021-3432	PETITIONER	PROPERTY OWNER	INFORMATION				
Name (Must be pa	ayor of fees):	Company Name:					
JOHN	BABBITT	CORBIN-R	erves Constru	CTION			
Street Address:		City:	State:	Zip Code:			
245-AI FISCHER AVE COSTA MESA CA 92626							
Email:		Pho					
JBABB	ITT @ CORBINRE	eucs. com (-	14) 540-37	00			
		PROJECT INFORMATION					
Length of extensi	on requested: I YEAR						
	equest is approved: 6-11-						
	on(s) Granted? (Y/N):	lo If Yes, How I	Many?: —				
Description of Work Under	New Residence - x	(2019-4083: X202	1-0299- RETAININ	VG WAWS			
Permit:	X2021-3432-EXP	ANSION OF SCOPE ; X	R2022-2174-A	DDI MONAL SCOPE			
Reason for Extension	(Attach Supporting Documents		***************************************				
Request	MATERIALS DELIVE	MDELAYS, CON	STRUCTURA DURAT	201			
	LANGES BY ARCH	HTECT SEE ATTA	CHED DIST				
	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	FY THAT THE ABOVE S	TATEMENT IS TRUE				
Petitioner's Signa		Relationship to Prope		Date:			
1	1 BHI	GC		1 15124			
17	1.12/11	FOR STAFF USE ONL	.Y	· V			
Department Action	on:						
(Approved	□ Denied					
Conditions 1	CTAL 365 DATERTE	MUSSION CLIZANOTED P.	Demys SHALLET	PIRE ON			
of Approval or 02-18-2025 WHLESS MODITION AZ EXTENSION IS GENTLED BY							
Comments:	FEBRUAR CIFICE			5			
Building Inspec		Signature:		Date:			
Reviewed:		lina from	Morn	1 19124			
Building Official	l Name:	Signature:		Date:			
Approval:	TONEE I HAS			01/25/24			

12/18/23, 5:46 AM

Expired Date:

8/17/2022

Description:

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

Permit Number: F2021-0599

Address:

20462 BIRCH ST

Type:

NEW

Status:

EXPIRED

Issue Date:

1/31/2022

Finalized Date:

Expired Date:

7/30/2022

Description:

SFR FIRE SPRINKLERS (X2019-4083) 124 HEADS

Permit Number:

2783-2021

Address:

20462 BIRCH ST

Type:

NEW

Status:

APPROVED

Issue Date:

1/31/2022

Finalized Date:

Expired Date:

5/28/2022

Description:

SFR FIRE SPRINKLERS (X2019-4083) 124 HEADS

Permit Number:

REV21-2020

Address:

20462 BIRCH ST

Type:

DELTA

Status: Issue Date: APPLIED 1/13/2022

Finalized Date:

Expired Date:

6/19/2022

Description:

DELTA 6- CHANGE OF ARCHITECT (X2021-3432)

Permit Number:

X2021-3432

Address:

20462 BIRCH ST

Type:

OTHER

Status:

EXPIRED

Issue Date:

12/21/2021

Finalized Date:

Expired Date:

6/19/2022

Description:

DELTA 6 CHANGE OF ARCHITECT & SQUARE FOOTAGE FOR NEW SFR

"NEW SFR W/BSMT & GAR 11,377 & 2504 SF" ROOF DECK 877 SF,

VIEW DECK 1417 SF

Permit Number:

REV21-1325

Address:

20462 BIRCH ST

Type:

DELTA

Status:

APPROVED

12/18/23, 5:46 AM Permits Last 5 Years

PERMIT HISTORY - LAST FIVE YEARS

Permit Number: REV2022-1201

Address: 20462 BIRCH ST

Type: DELTA
Status: APPROVED
Issue Date: 11/22/2023

Finalized Date: Expired Date:

Description: EQUIPMENT CHANGE OUT DELTA 13

Permit Number: N2023-0435

Address: 20462 BIRCH ST

Type: NEW
Status: ISSUED
Issue Date: 8/24/2023

Finalized Date:

Expired Date:

Description: REPLACE SCE CONDUIT

Permit Number: XR2022-2174

Address: 20462 BIRCH ST

Type: ALTERATION

Status: ISSUED

Issue Date: 8/16/2022

Finalized Date:

Expired Date: 2/19/2024

Description: DEEPEN RETAINING WALL SUPPORTING HARDSCAPE PATIO TO CREATE

STORAGE SPACE

Permit Number: REV22-0916

Address: 20462 BIRCH ST

Type: DELTA
Status: APPLIED
Issue Date: 6/15/2022

Finalized Date:

Expired Date: 11/19/2022

Description: DELTA 8 REVISION: CHANGE SMOKE DOOR FOR ELEVATOR OPENING @

GARAGE TO SMOKE & FIRE CURTAIN

Permit Number: REV22-0289

Address: 20462 BIRCH ST

Type: DELTA
Status: APPROVED
Issue Date: 3/15/2022

Finalized Date:

For
Moriarty Residence
Permit # X2019-4083

Moriarty Res	2 of
Pre-grade Meeting	03/08/21
Soil Pipe	06/17/21
Area Drains	07/06/21
Ufer Ground	07/08/21
Rough Grade approval (partial)	07/19/21
Footings / Foundation (partial)	07/26/21
Sewer Approved	07/27/21
Underground Electrical	07/30/21
Additional Footings / Foundation (partial)	08/03/21
Additional Footings / Foundation (partial)	08/23/21
Foundation / Setbacks / Footings (partial)	08/26/21
Additional Underground Electrical	10/13/21
Slab on Grade (partial)	12/22/21
Masonry Pre-grout Steel (PIP Walls)	03/09/22
Additional Pre-grout Steel (PIP Walls)	03/21/22
Additional Pre-grout Steel (PIP Walls)	04/08/22
Additional Pre-grout Steel (PIP Walls)	04/20/22
Additional Pre-grout Steel (PIP Walls)	05/05/22
Additional Footing / Foundation (Partial)	05/05/22
Additional Pre-grout Steel (PIP Walls)	05/11/22
Additional Area Drains (Partial)	06/15/22
Under Slab / Floor Electrical (Partial) @ Podium Deck	08/10/22
Additional Area Drains (Partial) Egress Well drain of GS-5	08/17/22
Slab on Deck (Partial) Exterior Radius Wall	08/29/22
Additional Footings / Foundation (Partial) Podium Deck Rebar	08/30/22
Slab on Deck (Partial) Radius Wall Rebar	09/13/22

Moriarty Res	3 of 4
Slab on Deck (Partial) PIP Walls Rebar	09/19/22
Additional Pre-grout Steel (Partial) Embeds	10/03/22
Additional Area Drains (Partial) Radius Wall sub-drain	10/10/22
Additional Footings / Foundation Caisson Cages Steel	10/20/22
Additional Pre-grout Steel (Partial)	10/31/22
Additional Footings / Foundation (Partial) Grade Beam Steel	11/21/22
Rebar in Fireplace PIP Walls	12/06/22
Additional Area Drains in Courtyard	12/20/22
Additional Pre-grout Steel (Partial) View Deck Stairs	12/20/22
View Deck Stairs Steel (Partial) View Deck Stairs	01/09/23
Additional Footings / Foundation (Partial) BBQ Patio West Grade Beam	02/09/23
Floor Framing & Sheathing Pan Deck	02/09/23
Additional Area Drains (Partial)	04/18/23
Gas Pipe Underground	05/23/23
Additional Slab on Deck (Partial)	05/26/23
Additional Area Drains (Partial) Along the Driveway	06/15/23
Water Pipe Underground	06/26/23
Additional Slab on Deck Pool Deck, Bonus Room, & Roof Deck (Partial)	06/27/23
Under Slab / Floor Electrical Pipe to Transformer Pad	07/19/23
Roof Framing, Sheathing, & Building Height Certification	07/20/23
Additional Pre-grout Steel BBQ Patio Grade Beam (Partial)	08/10/23
Additional Area Drains (Partial)	08/23/23
Soil Pipe (Partial)	08/23/23
Plumbing Rough-in All Levels	08/30/23
Sewer	09/06/23
	10/04/23

Moriarty Res	4 of 4
Gas Pipe Rough-in	10/05/23
Other Plumbing Roof Drains	10/05/23
Electrical Rough-in Podium Level	11/08/23
Additional Electrical Rough-in @ Pool Deck Eves	11/28/23
Pre-Lim Drywall / Fire Caulk – Switch Gear Closet	12/05/23
Mechanical Rough-in Basement Level	12/12/23
Electrical Rough-in Basement Level	12/13/23
Mechanical Rough-in Podium Level	12/14/23
Electrical Rough-in Podium Level	12/18/23
Mechanical Rough-in Upper Level & Roof	12/19/23
Electrical Rough-in Upper Level & Roof	12/20/23
Sprinkler Rough-in All levels	12/21/23
Permit Extension Application Submitted	01/12/24

Summary:

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

Respectfully Submitted,

John A. Babbitt, Project Manager

Corbin - Reeves Construction

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

Projected Schedule to Finish

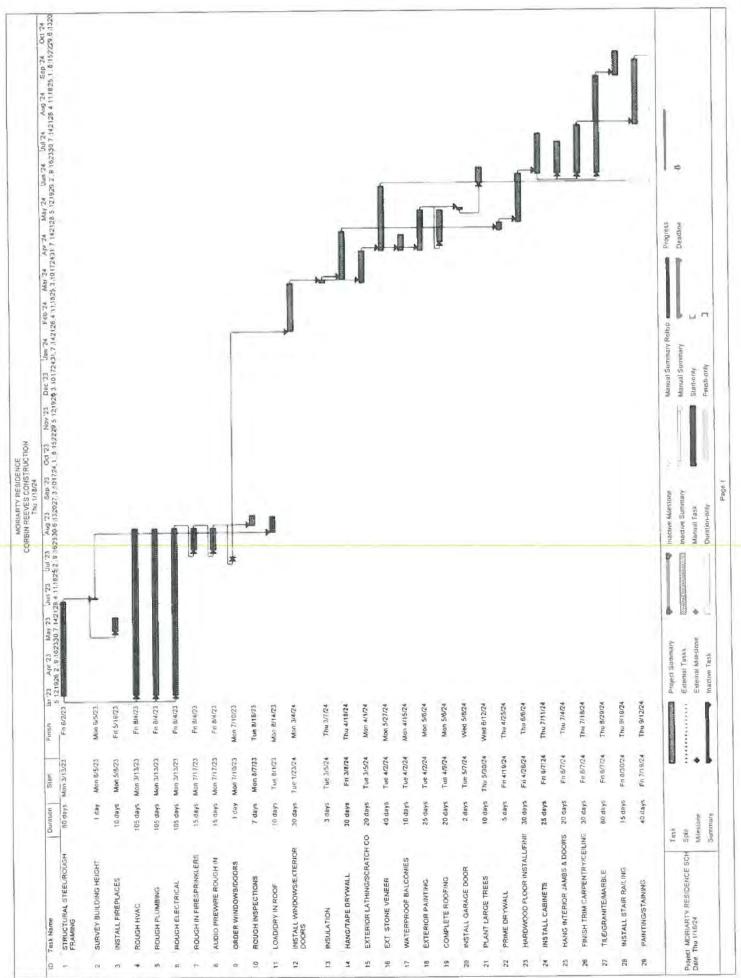
Corbin-Reeves Construction 245 Fischer Ave., Ste. A-1 Costa Mesa, CA 92626

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

- 1. Install windows
- Install stucco & other exterior finish materials
- 3. Install the roof
- 4. Complete area drains
- 5. Completė sprinkler system
- 6. Complete alarm system
- 7. Install low voltage items
- 8. Install the skylight
- 9. Insulate all the walls
- 10.Install the pool
- 11.Install the elevator
- 12. Complete roof deck
- 13. Complete view deck
- 14. Hang door frames
- 15. Hang drywall
- 16. Tape & mud drywall
- 17. Build the helical stairs
- 18.Install the garage doors
- 19. Install plumbing fixtures including filtration system
- 20. Install the electrical fixture including lighting
- 21. Install tile & other flooring
- 22. Complete install of gas line by SoCalGas Co.
- 23. Complete HVAC systems
- 24. Install SCE transformer
- 25. Install switchglass windows in dining room & great room
- 26. Install the video and sound systems
- 27. Paint
- 28. Install the Koi Pond
- 29. Complete the water feature
- 30. Grading for landscaping
- 31. Install landscaping
- 32. Install perimeter fencing and gates
- 33. Sidewalk & driveway approaches

34. Install appliances

See Construction schedule attached.



		1 day Fri 10/11/24 Fri 10/11/24	PUNCHLISTITEMS 15 days FI 92024 Thu 10'1024	F6 972074 Thu 976074	Tur 7750724 Non 9/30724	EXTERIOR FLATWORK 80 days Tue 5/28/24 Mon 8/19/24	INSTALL DOOR HARDWARE 5 days Fri 9/13/24 Thu 8/19/24				9024 6024 9024 9024 1124 1124	days Frig days Frig days Frig days Frig days Frig days Frig days Frig	
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From: Andie Miller <andie.miller@pirch.com>
Sent: Thursday, November 30, 2023 3:54 PM
To: Annette Reeves; jbabbitt@corbinreeves.com

Cc: Nicole Gallegly

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

Flag Status: Flagged

Hi Annette,

Thank you.

Thank You,

Andie Miller

PROJECT COORDINATOR

D: 760.473.7352 O: 858.800.2800

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

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





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

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

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

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

From: Andie Miller <andie.miller@pirch.com>
Sent: Thursday, November 30, 2023 3:51 PM

To: jbabbitt@corbinreeves.com

Cc: Annette Reeves <annette.reeves@pirch.com>; Nicole Gallegly <nicole.gallegly@pirch.com> Subject: Re: 20462 SW Birch St I ORD-199063 ORD-197938 I Moriarty Appliances & Plumbing

Hi John,

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

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

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

Thank You,

Andie Miller

PROJECT COORDINATOR

D: 760.473.7352 O: 858.800.2800

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

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



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

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

John Babbitt

Corbin-Reeves Construction

245 Fischer Ave, Ste. A-1

Costa Mesa, CA 92626

Main (714) 540-3700

Fax (714) 540-3701

Mobile (949) 689-8398

jbabbitt@corbinreeves.com

From: Andie Miller <andie.miller@pirch.com>
Sent: Monday, November 27, 2023 9:16 AM
To: John Babbitt <ibabbitt@corbinreeves.com>

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

Plumbing

Hi John,

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

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

Please provide estimated delivery dates for the following...

Sinks/Tubs

Finish trims/Toilets

Appliance installation

Thank You,

Andie Miller

PROJECT COORDINATOR

D: 760.473.7352 O: 858.800.2800

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

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



From: Alex Sanchez <asanchez@abscal.com>
Sent: Tuesday, January 2, 2024 9:04 AM

To: jbabbitt@corbinreeves.com

Cc: 'Mike Reeves'; 'Richard Moriarty'; Brandon Espinoza

Subject: RE: Moriarty Res - Permit extension - IMPORTANT

Good Morning John,

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

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

Sincerely,

Alex Sanchez

Operations Manager



Cell: (909) 977-2127

asanchez@abscal.com www.abscal.com

From: jbabbitt@corbinreeves.com < jbabbitt@corbinreeves.com>

Sent: Tuesday, January 2, 2024 6:50 AM
To: Alex Sanchez <asanchez@abscal.com>

Cc: 'Mike Reeves' <mreeves@corbinreeves.com>; 'Richard Moriarty' <nbvineyards@gmail.com>

Subject: FW: Moriarty Res - Permit extension - IMPORTANT

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

John Babbitt

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

From:

Brit Mark <brit@idws.us>

Sent:

Thursday, December 21, 2023 10:45 AM

To:

jbabbitt@corbinreeves.com Matt Rowe; Nolan Martin

Subject:

Re: Moriarty Res - Estimated delivery date

Hi John,

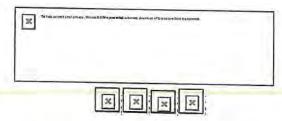
Portugal is closed for holiday. Your overall production lead-time was estimated at 16-18 weeks. After that, it's about 30 days for freight and transport to the jobsite.

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

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

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

Thank you, Brit



Brit Mark CFO-COO

.

brit@idws.us

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

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

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

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

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

From:

Dave Goldsworthy <dave@theelectrixcompany.com>

Sent:

Tuesday, January 2, 2024 8:26 AM

To:

John Babbitt

Subject:

Fwd: MORIARTY MS

Thank you.

Best regards,

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

Begin forwarded message:

From: Dave Goldsworthy <dave@theelectrixcompany.com>

Date: December 20, 2023 at 3:21:20 PM PST **To:** John Eng < John.Eng@walterswholesale.com>

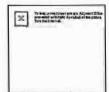
Subject: Re: MORIARTY MS

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

Thank you.

Best Regards,

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



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

John Eng

Inside Sales | Walters Wholesale Electric 2750 Nina Street, Pasadena, CA, 91107 P. 626-289-6142

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From: Dave Goldsworthy <dave@theelectrixcompany.com>

Sent: Wednesday, December 20, 2023 3:02 PM

To: jbabbitt@corbinreeves.com

Cc: Mike Reeves

Subject: Re: Moriarty Res - Switch Gear delivery date

Mid June.

Thank you.

Best Regards,

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



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

Dave / Danny

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

John Babbitt

Corbin-Reeves Construction

245 Fischer Ave, Ste. A-1

Costa Mesa, CA 92626

Main (714) 540-3700

Fax (714) 540-3701

Mobile (949) 689-8398

jbabbitt@corbinreeves.com

From:

Brit Mark < brit@idws.us>

Sent:

Thursday, December 21, 2023 10:45 AM

To: Cc: jbabbitt@corbinreeves.com Matt Rowe; Nolan Martin

Subject:

Re: Moriarty Res - Estimated delivery date

Hi John,

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

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

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

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

Thank you, Brit



Brit Mark

brit@idws.us

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

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

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

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

John Babbitt

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

Corbin-Reeves Construction

Moriarty Residence

20462 Birch St.

Newport Beach, CA 92660

Permit #: X2019-4083

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

Submittal 1 12/16/23

Air Floor Rev 05/01/20

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