



**CITY OF NEWPORT BEACH
ADMINISTRATIVE HEARING
STAFF REPORT**

July 9, 2026
Agenda Item No. 1

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

PERMITS: X2021-0464, XR2025-0829

SITE LOCATION: 501 Orchid Avenue

APPLICANT: Israel Battres

PROPERTY OWNER: Denise Clarke Norton

BUILDING INSPECTOR: John Thornton, Building Inspector II

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

PROJECT SUMMARY

ADD 121 SF (KITCHEN/BATHROOM) AND REMODEL 1064 SF.

BUILDING PERMIT HISTORY

This project first started with Permit X2021-0464 issued on May 12, 2022, with subsequent permits that have since expired. The referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of May 12, 2025.

Permit XR2025-0829 is a supplement permit for added scope work to replace all electrical in unit A and guardrails.

- The first inspection was on January 4, 2023, for Footing and Foundation.
- The last inspection was on September 29, 2025, for Other-Electrical and Other Plumbing.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration was sent on March 6, 2026.
- Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extension for a three-year construction time limit on October 9, 2025, and December 21, 2025, with expiration date of May 7, 2026. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

- Attachment No. 1 – Building Permit History
- Attachment No. 2 – Three-Year Construction Limit Notice Activities
- Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



City of Newport Beach - Building Division

100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone (949)644-3288
Inspection Requests Phone (949)644-3255
Combination Type - MFP ELEC MECH PLUM GRAD



COMB Permit : X2021-0464

Project No : 0434-2021

Issued Date : 05/12/2022

Inspection Area : 6

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

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

Job Address: 501 ORCHID AVE NB
Description: MFR - ADD 121 SF (KITCHEN/BATHROOM) REMODEL/INCLUDING WINDOWS/DOOR CHANGE OUT 1064 SF
Legal Desc.: PM 322-32 PAR 1 OF PROJECT 938-01 LOCATED ON AP 459-213-23 TOGETHER

Owner: NORTON DENISE/DIANNE
Address: 441 SUMMIT ST
ENGLEWOOD CLIFFS, NJ 7632
Phone: 949/683-5090

Contractor: BC HOME BUILDERS
Address: 3202 W WARNER AVE
SANTA ANA, CA 92704
Phone: 714-754-0709

Architect:
Address:
Phone:
State Lic:

Applicant: CONTRERAS FELIPE
Address: 3837 E 7TH ST
LONG BEACH CA 90804
Phone: 562/879-3765

Con State Lic: 940362
Lic Expire: 05/31/2023
Bus Lic: BT30075504
Lic Exp Date: 06/30/2022

Engineer: CHU TIEN MANH
Address: 9542 PACIFIC AVE
ANAHEIM CA 92804
Phone: 714-829-5053
State Lic: C-072324

Code Edit: 2019
Type of Construction: V-B
Occupancy Group: R3/U
Added /New sq.ft. Bldg: 121
Added /New sq. ft. Garage: 0
No of Stories: 2
No of Units: 2
Bldg Height: 0
Bldg Sprinklers: N
Flood Zone: X

Worker's Compensation Insurance
Carrier: CYPRESS INS CO
Policy No: BCWC229359
Expire: 12/26/2022

Designer: CONTRERAS FELIPE
Address: 3837 E 7TH ST
LONG BEACH CA 90804
Phone:

Building Setbacks: Rear: 5, Front: 20, Left: 4, Right: 4
Use Zone: R-2, Parking Spaces: 0

Special Conditions: NOISE FORM ON PLANS
HAULER: WASTE MGMT
Fire Hazard Zone: N

Construction Valuation: \$300,000.00

Building Permit Fee: \$2,973.00
Plan Check Fee: \$2,569.19
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$42.00
Energy Compliance: \$210.00
CA Seismic Safety: \$39.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$12.00

Excise Tax: \$0.00
Additional Fee: \$68.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$0.00
Grading Permit Fee: \$237.00
Grading PC Fee: \$199.00
WQ Insp. Fee: \$0.00
Electrical %: \$208.11
Mechanical %: \$118.92
Plumbing %: \$267.57

Planning Department -
Plan check Fee: \$208.00
Fair Share: \$0.00
SJH Trans: \$0.00
In-lieu Housing Fee: \$0.00
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$456.75
San Dist: \$0.00
NMUSD Fee: \$0.00

Fire Department
Fire Inspection: \$0.00
Fire Plan Rev: \$0.00
Demolition Fee
Building Dept Adm: \$27.00
General Service: \$265.00
Refund Deposit: \$564.00
Grading Bond: \$0.00

TOTAL FEE : \$8,464.54

Plan Check Fee : \$2,901.19

Fee Due at Permit Issuance :

\$5,563.35

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

NO CONSTRUCTION NOISE ON THE WEEKEND

INSPECTOR

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code: Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do () all of or () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code: The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason: _____
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No _____ Date 05/12/22 Contractor Signature [Signature]

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Carrier _____ Policy Number _____ Expiration Date _____

Name of Agent _____ Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant [Signature] Date 05/12/22

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).

Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Joseph Peratta Date 05/12/22

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			<input type="checkbox"/> I SUBMITTED ASBESTOS NOTIFICATION TO	
PERMIT CANCELLED			<input type="checkbox"/> EPA	
PERMIT EXTENDED			<input type="checkbox"/> AQMD	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED			<input checked="" type="checkbox"/> ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE: <u>[Signature]</u>	

OWNER-BUILDER DECLARATION

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I, as owner of the property, or my employees with wages as their sole compensation, will do () all of () portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code). The Contractors' State License Law does not apply to an owner of property who, through employees' or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale.

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 Signature of Property Owner or Authorized Agent _____ Date _____

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Name of Agent _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

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Signature of Property Owner or Authorized Agent _____ Date _____
 I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No. 4122125 Contractor Signature _____

WORKERS' COMPENSATION DECLARATION

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 I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Carrier _____ Policy Number _____

Name of Agent _____ Expiration Date _____
 Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant _____ Date 8-22-23

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code). Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:
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 I have read this application and the information I have provided is correct.
 I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
 I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent _____ Print Property Owner's or Authorized Agent's Name _____
 Date 8-22-23

FOR OFFICE USE ONLY	
ACTION	DATE
PERMIT EXPIRED	
PERMIT CANCELLED	
PERMIT EXTENDED	
PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED	

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

I SUBMITTED ASBESTOS NOTIFICATION TO

EPA

AQMD

ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION SIGNATURE:



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 718-1888
newportbeachca.gov/civic
Combination Type -
Work Class - Addition/Alteration



F 2 0 2 4 - 0 1 6 8

COMB Permit : F2024-0168

Plan Check No : PC2024-0692
Issued Date : 04/04/2024
Final Date:
Permit Status: Issued
Inspection Area : 6

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

Job Address : 501 ORCHID AVE
Description : DUPLEX -FIRE SPRINKLERS (X2021-0464) 39 HEADS
Legal Desc : P BK 322 PG 32 PAR 1 UN 1 PM 322-32, PAR 1 OF PROJ

Owner : DENISE NORTON
Address : 441 SUMMIT ST
ENGLEWOOD CLIFFS, NJ 7632
Phone :

Contractor : STEPHEN CUCULIC FIRE PROT
Address : 33041 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA 92675
Phone : (714) 608-1175
Con State Lic : 954483
Lic Expire : 11/30/2024
Bus Lic : BT30072160
Bus Lic Expire : 06/30/2024

Applicant : LORRAINE CARSON
Address : 33041 CALLE PEPECTCO
SJC, CA 92675
Phone :

Workers' Compensation Insurance
Carrier : EXEMPT
Policy No : NO EMPLOYEES
W. C. Expire :

Owner/Builder :
Address :
Phone :
Designer : STEPHEN CUCULIC
Address : 33041 CALLE PERFECTO
SAN JUAN CAPISTRANO, CA 92675
Phone : (714) 608-1173

Code Edition : 2022
Type of Construction : V-B
Occupancy Groups : R3/U
Bldg Height :

Construction Valuation : \$3,900.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg :
Added/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

Building Setbacks : Front: 20, Side: 4, Side: 4, Rear: 5
Flood Zone : X
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:

NO CONSTRUCTION NOISE ON SATURDAYS

OWNER-BUILDER DECLARATION

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Date _____

LICENSED CONTRACTOR'S DECLARATION

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Policy Number _____

Expiration Date _____

Phone # _____

Name of Agent _____

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Signature of Applicant _____

Date 4/4/24

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Lender's Name _____

Lender's Address _____

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- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent [Signature] Print Property Owner's or Authorized Agent's Name Wesley Case Date 4/4/24

FOR OFFICE USE ONLY

ACTION _____ DATE _____ BY _____

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

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



City of Newport Beach
 Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 718-1888
 newportbeachca.gov/civic
 Combination Type - **ELEC**
 Work Class - **ADDITIONAL/ALTERATION**



COMB Permit : XR2025-0829
Plan Check No : XR2025-0829
 Issued Date : 04/18/2025
 Final Date:
 Permit Status: Issued
 Inspection Area : 6

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

Job Address : 501 ORCHID AVE
Description : DUPLEX *ADD SCOPE* REPLACE ALL ELECTRICAL IN UNIT A, REPLACE GUARDRAIL AND HAND RAIL AT STAIR (REV2025-0600)

Owner : NORTON DENISE CLARKE / BENYO NORTON
Contractor : ALFONSO BUITRAGO-JIMENEZ
Architect :

Address : 3202 W WARNER
 SANTA ANA, CA 92704
Phone : (714) 294-2080
Con State Lic : 940362

Applicant : FELIPE J. CONTRERAS
Address : 1476 TEMPLE HILLS DR
 LAGUNA BEACH, CA 92651
Phone : (562) 879-3756

Engineer : CHU TIEN MANH
Address : 9542 PACIFIC AVE
 ANAHEIM, CA 92804
Phone : (714) 829-5053

Owner/Builder : FELIPE J. CONTRERAS
Address : 1476 TEMPLE HILLS DR
 LAGUNA BEACH, CA 92651
Phone : (562) 879-3756

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

Blgd Height :
Building Setbacks : Front: 20, Side: 4, Rear: 5
Flood Zone : X
Use Zone : R-2 - Two-Unit Residential

Workers' Compensation Insurance
Carrier : ENDURANCE ASSURANCE CORPORATION
Policy No : EAW0000013001
W. C. Expire : 12/26/2025

Fire Sprinklers : NO
Fire Hazard Zone : NO
Fire Alarms : NO
No of Units : 2
No of Stories : 2
No of Basement : 0

Construction Valuation : \$20,000.00
Added/New/TT sq. ft. Bldg : 0
Alteration sq. ft. Bldg : 0
Add/New sq. ft. Garage : 0
TOTAL sq. ft. : 0

PROCESSED BY:

SPECIAL CONDITIONS: REV2025-0600

INSPECTOR

OWNER-BUILDER DECLARATION

I hereby affirm under penalty of perjury that I am exempt from the Contractors' State License Law for the reason(s) indicated below by the checkmark(s) I have placed next to the applicable item(s) (Section 7031.5, Business and Professions Code. Any city or county that requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for the permit to file a signed statement that he or she is licensed pursuant to the provisions of the Contractors' State License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he or she is exempt from licensure and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).

I, as owner of the property, or my employees with wages as their sole compensation, will do all of portions of the work, and the structure is not intended or offered for sale (Section 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who, through employees or personal effort, builds or improves the property, provided that the improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the Owner-Builder will have the burden of proving that it was not built or improved for the purpose of sale).

I, as owner of the property, am exclusively contracting with licensed Contractors to construct the project (Section 7044, Business and Professions Code. The Contractors' State License Law does not apply to an owner of property who builds or improves thereon, and who contracts for the projects with a licensed Contractor pursuant to the Contractors' State License Law).

I am exempt from licensure under the Contractors' State License Law for the following reason: _____
By my signature below I acknowledge that, except for my personal residence in which I must have resided for at least one year prior to completion of the improvements covered by this permit, I cannot legally sell a structure that I have built as an owner-builder if it has not been constructed in its entirety by licensed contractors. I understand that a copy of the applicable law, Section 7044 of the Business and Professions Code, is available upon request when this application is submitted or at the following Web site: <http://www.leginfo.ca.gov/calaw.html>.

Signature of Property Owner or Authorized Agent _____ Date _____

LICENSED CONTRACTOR'S DECLARATION

I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. License Class _____ License No. _____ Contractor Signature _____ Date 04/18/25

WORKERS' COMPENSATION DECLARATION

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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

I have and will maintain a certificate of consent to self-insure for workers' compensation, issued by the Director of Industrial Relations as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. Policy No. _____

I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: _____

Carrier _____ Policy Number _____ Expiration Date _____
Name of Agent _____ Phone # _____

I certify that, in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that, if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature of Applicant Joseph Peralta Date 04/18/25

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

I hereby affirm under penalty of perjury that there is a construction lending agency for the performance of the work for which this permit is issued (Section 3097, Civil Code).
Lender's Name _____ Lender's Address _____

By my signature below, I certify to each of the following:

- I am the property owner or authorized to act on the property owner's behalf.
- I have read this application and the information I have provided is correct.
- I agree to comply with all applicable city and county ordinances and state laws relating to building construction.
- I authorize representatives of this city or county to enter the above-identified property for inspection purposes.

Signature of Property Owner or Authorized Agent Joseph Peralta Print Property Owner's or Authorized Agent's Name Joseph Peralta Date 04/18/25

ACTION DATE BY DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TIT 40 AND AQMD RUIF 1403 FOR OFFICE USE ONLY

PERMIT EXPIRED
 PERMIT CANCELLED
 PERMIT EXTENDED
 PERMIT FINAL CERTIFICATE OF OCCUPANCY ISSUED

I SUBMITTED ASBESTOS NOTIFICATION TO
 EPA
 AQMD
 ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION
 SIGNATURE: Joseph Peralta



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: 501 ORCHID AVE	Report Date: 8/12/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): TIEN CHU	SO E-mail Address: tienchu.ped@gmail.com	SO Telephone #: 714-829-5057	SO License / Reg. #: C72324

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

*I had visual observed framing @ 1st floor, beams, connection
 There is no deficiency with plan.*

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

[Handwritten Signature]

8/12/24

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 501 Orchid Ave.	Report Date: 11/1/24	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): TIEN CHU	SO E-mail Address: TIENCHU2002@HOTMAIL.COM	SO Telephone #: 714-829-5053	SO License / Reg. #: C72324

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood	2nd & 3rd FLOOR	
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input checked="" type="checkbox"/> Other:	<input type="checkbox"/> Other:	2nd & 3rd FLOOR	

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

I had visual observed framing, shear wall and 2nd floor and 3rd floor. There is no deficiencies with approved plan.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

Tien Chu

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

11/1/24
DATE



STAMP OF STRUCTURAL OBSERVER

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>501 ORCHID AVE</i>	Report Date: <i>3/15/25</i>	CNB Inspector Name:	CNB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): <i>TIEN CHU</i>	SO E-mail Address: <i>Tienchu@iglobal.com</i>	SO Telephone #: <i>714-829-8093</i>	SO License / Reg. #: <i>172324</i>

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

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

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

*I had checked beam 5'4" x 11'7/8 PSL + 16' Long w/ Master bedroom w/ 2" DIA. Loke
 This beam is structural acceptable with the 2" hole DIA.*

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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

[Handwritten Signature]

3/15/25

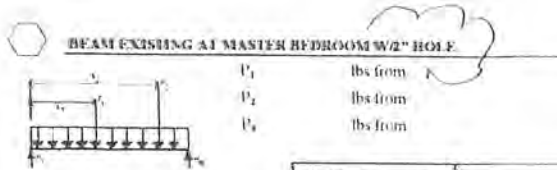


STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



BEAM EXISTING AT MASTER BEDROOM W/2" HOLE

NUMBER OF SPAN: 1.00 (ft)

P₁ = lbs from @ X₁ DL
 P₂ = lbs from @ X₂ DL
 P₃ = lbs from @ X₃ DL

CHOOSE BM TYPE: 4

FROM (ft) - TO (ft)	PSF	TRIBUTARY (ft)	PLF	DEAD LOAD	plf
0.00 - 16.00	ROOF TL = (39)	(7.5)	292.5	19	311.5
0.00 - 16.00	WALL TL = (15)	(8)	120	15	135
0.00 - 16.00	FLR TL = (52)	(3)	156	12	168
0.00 - 16.00	Deck TL = (72)	(0)	0	12	84
0.00 - 16.00	(16)	(0)	0	6	96
	Beam Weight		19.48	19.48	19.48

F_b = 2900 psi F_v = 290 psi E = 2 x 10⁶ psi
 M_{max} = 18815 ft-lb R_u = 225.79 in-K V_{max} = R_{max} (W/d) = 3112.5 lbs
 R_L = 4704 lbs R_R = 4704 lbs
 (Dead) R_L = 2544 lbs (Dead) R_R = 2544 lbs
 (Live) R_L = 2160 lbs (Live) R_R = 2160 lbs

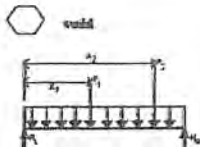
d = 11.88 inch
 b = 6.25 inch



Roof Cd = 1.25 Are you using Repetitive Member? no

REQUIRED S = M_{max} / (F_b * C_b * S_x * R_u) = 62.29 in³ PROVIDED S = 119.9 in³ % Capacity O.K. 52.0
 A = 1.5 * V_{max} / (F_v * C_d) = 17.06 in² A = 51.9 in² O.K. 32.9
 Allow. Def = L / 240 = 0.8 in D_{max} = 0.59 in O.K. 1/324

USE BEAM: (1) 5.25 x 11.9 Paralam, PSL



void

NUMBER OF SPAN: 1.00 (ft)

P₁ = lbs from @ X₁ DL
 P₂ = lbs from @ X₂ DL
 P₃ = lbs from @ X₃ DL

CHOOSE BM TYPE: 2

FROM (ft) - TO (ft)	PSF	TRIBUTARY (ft)	PLF	DEAD LOAD	plf
0.00 - 1.00	ROOF TL = (39)	(0)	0	19	19
0.00 - 1.00	WALL TL = (15)	(0)	0	15	15
0.00 - 1.00	FLR TL = (52)	(0)	0	12	12
0.00 - 1.00	Deck TL = (72)	(0)	0	12	12
0.00 - 1.00	(16)	(0)	0	6	6
	Beam Weight		0.06	0.06	0.06

F_b = 1000 psi F_v = 180 psi E = 1.6 x 10⁶ psi
 M_{max} = 0 ft-lb R_u = 0.00 in-K V_{max} = R_{max} (W/d) = 0 lbs
 R_L = 0 lbs R_R = 0 lbs
 (Dead) R_L = 0 lbs (Dead) R_R = 0 lbs
 (Live) R_L = 0 lbs (Live) R_R = 0 lbs

d = 0.5 inch
 b = 0.5 inch

Occupancy Cd = 1.00 Are you using Repetitive Member? no

REQUIRED S = M_{max} / (F_b * C_b * S_x * R_u) = 9E-05 in³ PROVIDED S = 0.0 in³ % Capacity O.K. 0.4
 A = 1.5 * V_{max} / (F_v * C_d) = 2E-04 in² A = 0.0 in² O.K. 0.1
 Allow. Def = L / 240 = 0.05 in D_{max} = 0.00 in O.K. 1/8000

USE BEAM: (1) 1 x 1 Douglas Fir # 1



LINKED PERMIT INSPECTION HISTORY REPORT (0434-2021) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 02/26/2021	Owner: NORTON DENISE CLARKE / BENYO NORTON DIANNE
Work Class: Addition/Alteration	Issue Date: 05/12/2022	Parcel: 938 014 46
Status: Approved	Expiration Date: 08/29/2022	Address: 501 ORCHID AVE NEWPORT BEACH, CA 92625
IVR Number: 109956		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 501 ORCHID AVE							
Permit: H2023-0533							
10/22/2024	10/22/2024	Other - Mechanical	iBLD-040544-2024	Cancelled	Charles Wilson	Yes	Complete
Permit: X2021-0464							
01/04/2023	01/04/2023	Footings and Foundation	iBLD-022249-2023	Approved	David Reed	No	Complete
03/29/2023	03/29/2023	Soil Pipe	iBLD-011172-2023	Approved	David Reed	No	Complete
09/07/2023	09/07/2023	Other - Electrical	iBLD-033668-2023	Partial Pass	David Reed	Yes	Incomplete
02/15/2024	02/15/2024	Floor Framing & Sheathing	iBLD-005772-2024	Not Ready for Inspection	Rick La Bare	Yes	Complete
02/28/2024	02/28/2024	Shear and Hold Downs	iBLD-007643-2024	Correction	Rick La Bare	Yes	Complete
08/26/2024	08/26/2024	Final Gas Pressure Test	iBLD-032645-2024	Not Ready for Inspection	John Thornton	Yes	Complete
	08/26/2024	Gas Pipe Rough	iBLD-032959-2024	Partial Pass	John Thornton	Yes	Incomplete
10/21/2024	10/21/2024	Rough Electric Residential	iBLD-040886-2024	Not Ready for Inspection	Rick La Bare	Yes	Complete
	10/21/2024	Rough HVAC/Mech/Fireplace	iBLD-040887-2024	Not Ready for Inspection	Rick La Bare	Yes	Complete
	10/22/2024	Rough Plumbing & Pan Test	iBLD-040888-2024	Not Ready for Inspection	Rick La Bare	Yes	Complete
10/22/2024	10/22/2024	Rough HVAC/Mech/Fireplace	iBLD-041549-2024	Partial Pass	Charles Wilson	Yes	Incomplete
			Reinspection of iBLD-040887-2024				
10/25/2024	10/25/2024	Rough Electric Residential	iBLD-041606-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-040886-2024				
	10/25/2024	Rough Plumbing & Pan Test	iBLD-041607-2024	Correction	Chad Shelton	Yes	Complete
			Reinspection of iBLD-040888-2024				
10/29/2024	10/29/2024	Floor Framing & Sheathing	iBLD-042580-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-005772-2024				
	10/29/2024	Rough Plumbing & Pan Test	iBLD-042118-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-041607-2024				
	10/29/2024	Shear and Hold Downs	iBLD-042579-2024	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBLD-007643-2024				
11/01/2024							

LINKED PERMIT INSPECTION HISTORY REPORT (0434-2021)

Permit Type: Plan Check	Application Date: 02/26/2021	Owner: NORTON DENISE CLARKE / BENYO NORTON DIANNE
Work Class: Addition/Alteration	Issue Date: 05/12/2022	Parcel: 938 014 46
Status: Approved	Expiration Date: 08/29/2022	Address: 501 ORCHID AVE NEWPORT BEACH, CA 92625
IVR Number: 109956		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	11/01/2024	Floor Framing & Sheathing	iBLD-042584-2024	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-042580-2024				
	11/01/2024	Shear and Hold Downs	iBLD-043156-2024	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-042579-2024				
11/05/2024	11/05/2024	Insulation/Densglass	iBLD-043189-2024	Correction	Charles Wilson	Yes	Complete
11/19/2024	11/19/2024	Fireplace Throat	iBLD-044834-2024	Correction	Rick La Bare	Yes	Complete
	11/19/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-044835-2024	Correction	Rick La Bare	Yes	Complete
01/13/2025	01/13/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-001149-2025	Approved	John Joseph	No	Complete
			Reinspection of iBLD-044835-2024				
02/06/2025	02/06/2025	Insulation/Densglass	iBLD-004840-2025	Correction	John Joseph	Yes	Complete
			Reinspection of iBLD-043189-2024				
02/10/2025	02/10/2025	Rough Electric Residential	iBLD-004944-2025	Not Ready for Inspection	Chad Shelton	Yes	Complete
			Reinspection of iBLD-041606-2024				
02/11/2025	02/11/2025	Insulation/Densglass	iBLD-004945-2025	Partial Pass	John Joseph	Yes	Incomplete
			Reinspection of iBLD-004840-2025				
02/12/2025	02/12/2025	Complete Framing	iBLD-005442-2025	Not Ready for Inspection	John Joseph	Yes	Complete
	02/12/2025	Insulation/Densglass	iBLD-005441-2025	Not Ready for Inspection	John Joseph	Yes	Complete
			Reinspection of iBLD-004945-2025				
02/20/2025	02/20/2025	Complete Framing	iBLD-006808-2025	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005442-2025				
	02/20/2025	Insulation/Densglass	iBLD-006807-2025	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBLD-005441-2025				
	02/21/2025	Rough HVAC/Mech/Fireplace	iBLD-006809-2025	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-041549-2024				
	02/20/2025	Rough Plumbing & Pan Test	iBLD-005948-2025	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-042118-2024				
03/12/2025	03/12/2025	Drywall Fire Caulk	iBLD-009117-2025	Partial Pass	John Thornton	Yes	Incomplete
	03/12/2025	Rough Electric Residential	iBLD-009118-2025	Correction	John Thornton	Yes	Complete
			Reinspection of iBLD-004944-2025				
03/24/2025	03/24/2025	Rough Electric Residential	iBLD-010743-2025	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-009118-2025				
03/27/2025	03/27/2025	Complete Framing	iBLD-011571-2025	Correction	Jason Rudenick	Yes	Complete
			Reinspection of iBLD-006808-2025				

LINKED PERMIT INSPECTION HISTORY REPORT (0434-2021)

Permit Type: Plan Check	Application Date: 02/26/2021	Owner: NORTON DENISE CLARKE / BENYO NORTON DIANNE
Work Class: Addition/Alteration	Issue Date: 05/12/2022	Parcel: 938 014 46
Status: Approved	Expiration Date: 08/29/2022	Address: 501 ORCHID AVE NEWPORT BEACH, CA 92625
IVR Number: 109956		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
03/31/2025	04/03/2025	Complete Framing	iBLD-011709-2025	Approved	Rick La Bare	No	Complete
			Reinspection of iBLD-011571-2025				
05/01/2025	05/01/2025	Insulation/Densglass	iBLD-016270-2025	Correction	John Thornton	Yes	Complete
			Reinspection of iBLD-006807-2025				
05/27/2025	05/27/2025	Drywall Fire Caulk	iBLD-019800-2025	Partial Pass	John Thornton	Yes	Incomplete
			Reinspection of iBLD-009117-2025				
	05/27/2025	Insulation/Densglass	iBLD-020900-2025	Approved	John Thornton	No	Complete
			Reinspection of iBLD-016270-2025				
05/28/2025	05/28/2025	Other Building	iBLD-020474-2025	Not Ready for Inspection	William Yarbrough	Yes	Complete
06/02/2025	06/02/2025	Drywall Fire Caulk	iBLD-020921-2025	Partial Pass	Steven Lane	Yes	Incomplete
			Reinspection of iBLD-019800-2025				
06/11/2025	06/11/2025	Drywall Fire Caulk	iBLD-023309-2025	Approved	John Thornton	No	Complete
			Reinspection of iBLD-020921-2025				
	06/11/2025	Shower Lath	iBLD-022496-2025	Approved	John Thornton	No	Complete
09/29/2025	09/29/2025	Other - Electrical	iBLD-040675-2025	Approved	John Thornton	No	Complete
			Reinspection of iBLD-033668-2023				
	09/29/2025	Other - Plumbing	iBLD-040326-2025	Approved	John Thornton	No	Complete

Attachment No. 2
Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2021-0464) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
10/06/2025					
	Generic Activity	3-year application received 10.02.25	ACT-003657-2025	Application received however awaiting letter of owner authorization and GC rep Rudy to sign application, communicated via email	John Thornton
10/09/2025					
	Generic Activity	Building Official Extension Approved	ACT-003714-2025	3-YEAR CONSTRUCTION TIME LIMIT 180 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 11/08/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai
	Generic Activity	Extension Request Submitted	ACT-003713-2025	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 10/02/2025 DUE TO APPLICANT NOT BEING NOTIFIED. BUILDING PERMIT WAS INCORRECTLY CLASSIFIED AS MULTI-FAMILY BUILDING TYPE; THEREFORE, PERMIT 3-YEAR CONSTRUCTION TIME LIMIT EXPIRATION WAS NOT TRIGGERED.	Tonee Thai
11/14/2025					
	Generic Activity	Email sent to GC rep Rudy	ACT-004172-2025	Email notifying GC rep about 3-yr building official extension expiring on 11.08.25 and needs to apply for another extension asap, unable to post an official stop work notice due to rain but informed via email to stop work until extension is applied for and approved	John Thornton
11/24/2025					
	Generic Activity	2nd 3-yr extension application provided	ACT-004266-2025	Corrections need to be made to application, GC rep Rudy to make an office visit to make changes.	John Thornton
12/21/2025					
	Generic Activity	2ND BUILDING OFFICIAL APPLICATION SUBMITTED	ACT-000300-2025	2ND BUILDING OFFICIAL APPLICATION SUBMITTED ON 11/21/2025.	Tonee Thai

PERMIT ACTIVITY REPORT (X2021-0464)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	2nd Building Official Extension Approved	ACT-000302-2025	3-YEAR CONSTRUCTION TIME LIMIT 180 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 05/07/2026 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
03/06/2026					
	Generic Activity	60 Day Notice Posted	ACT-000931-2026	2day building official extension 60 day notice of expiration sent via email on 03.05.26 and posted at job site front door on 03.06.26, providing a hearing officer three year application, emailed GC rep Rudy.	John Thornton
04/30/2026					
	Generic Activity	Courtesy follow up email about expiration	ACT-001857-2026	Due to no response to 60 day notice on 03.05.26 & 03.06.26 a courtesy email was sent to GC rep Rudy and POC on contact records "Jonathan" reminding them of expiration on 05.07.26.	John Thornton
05/11/2026					
	Generic Activity		ACT-002045-2026	Stop Work Notice posted on locked front gate	Charles Wilson
05/21/2026					
	Generic Activity	HEARING APPLICATION SUBMITTAL	ACT-002240-2026	HEARING APPLICATION ROUTED TO CITY CLERK AND FINANCE.	Tonee Thai
09/29/2025					
	Generic Activity	3-year extension application provided	ACT-003594-2025	Due to permit being listed as multifamily residence three year expiration was not triggered. Discussed three-year expiration with GC rep Rudy while on site providing three-year extension application via email on 09-29-25. Awaiting direction from SL official stop work notice needs to be posted.	John Thornton

Attachment No. 3

Building Official Extension



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION**

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

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DEVELOPMENT
OCT 02 2025
CITY OF
NEWPORT BEACH

**Three Year Construction Time Limit Extension
Building Official Application**

Project Address: <u>501 ORCHID AVE</u>		Receipt No.: <u>INV-00047449</u>	
Permit No.: <u>X2021-0464</u>	Original Permit Issued Date: <u>5/12/2022</u>	Extension Fee: <u>\$228</u>	Date Fee Paid: <u>10/01/25</u>
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): <u>RUDY BATTRES</u>		Company Name: <u>BATTRES Construction</u>	
Street Address: <u>3202 W WARNER AVE</u>		City: <u>Santa Ana</u>	State: <u>CA</u> Zip Code: <u>92704</u>
Email: <u>rudy@battresconstruction.com</u>		Phone: <u>(714) 754-0709</u>	
PROJECT INFORMATION			
Length of extension requested: <u>1yr</u>		New end date if request is approved: <u>6/25/2026</u>	
Previous Extension(s) Granted? (Y/N): <u>none</u>		If Yes, How Many?:	
Description of Work Under Permit: <u>1st Floor - New Addition 43 Sq Ft - Enlarging Kitchen, Remove Existing 17' x 17' Kitchen Remodel Dining Remodel 17' x 17' Master Bath Remodel 10' x 8' 3rd Floor - New Addition 76' x 11' New Bath #3 & W.I.C. M Bedroom 4 (30' x 12' Bath 7' x 3' Remodel Remove existing Area of 89 Sq Ft</u>			
Reason for Extension Request (Attach Supporting Documents as Needed) <u>Piech Store went Bankrupt in 4/20/2024 - for 3 months we could not get hold of anyone. Homeowner had to purchase new plumbing & Appliances, Electrical Fixtures. New Tub Received 12/2025 2/20/25 - Inspector requested Party Wall detail not on Plans. Spend 3 months looking for architect on plans, didn't find them. We went through process of change architect. Once the change was done, re-submitted plans & several corrections & re-submitted & finally got plans back</u>			
Per Ordinance No. 2025- 5, the following criteria are required to be included when requesting an extension. Please check each box to confirm that it is included in this application.			
<input checked="" type="checkbox"/> The cause of delay and reason for the extension request			
<input checked="" type="checkbox"/> A plan to complete the project within the extended period			
<input type="checkbox"/> Project management and code enforcement history - <u>Not applicable</u>			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: <u>Rudy Battres</u>		Relationship to Property Owner: <u>Contractor</u>	Date: <u>10/7/2025</u>
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: <u>180 DAYS EXTENSION GRANTED FOR PERMITS X2021-0464 AND XR 2025-0829; PERMITS WILL EXPIRE ON 11/8/25.</u>			
Building Inspector Reviewed:	Name: <u>JOHN THORNTON</u>	Signature: <u>[Signature]</u>	Date: <u>10/07/25</u>
Building Official Approval:	Name: <u>TONGEE THAI</u>	Signature: <u>[Signature]</u>	Date: <u>10/09/25</u>

501 Orchid ave – Cause's of delay.

On march 20 ,2025 our supplier notified us that they were going bankrupt and where closing all stores. This was horrible news Considering the store had our plumbing finishes, shower finished, drains, tub ,toilets vanity faucets ect. And also appliances my homeowner had to pivot and purchase these times elsewhere at there cost. We received our jacuzzi on site 8/29/25 . once we received it we installed the tub and we passed our inspection.

On 11/5/2024 my inspector asked for a "party wall detail' that was not shown on my plans. The property 501 & 501-1/2 is a duplex and did not have a party wall detail showing on the plans. That's when I started tried to get into contact with the original Architect "Phillipe J Contreras". I went to his Anaheim office and even to his home address and was not able to make contact. At this point we are the end of November 2024 and we had to pivot to keep job going and had to "Change the registered design professional, to a new architect named "Duncan Design Build Architect" but we still didn't have the 20/20 cad files for the plans. Mr. Duncan had to redraw all the additional pages that where submitted. During this time I had to find the original engineer Tien Chu which was also hard to find and had to visit him at home to get my plans stamped. This was just in time for the Christmas holidays and city was closed on certain days. We finally got our corrections on the DELTA-3 plans on 1/31/2025. During this time only specific trades could work because my next phase of work was drywall hanging, rough inspection of plumbing was on 2/15/25, rough electrical 3/24/25 rough hvac/mechanical On 2/20/24 these trades where signed off because we continued to work where we could and the cooperation of our inspector JJ. Our shower lath was signed off on 6/11/25. 4/18/25 we also paid for the additional interior lights, chandeliers. Interior handrail detail and deck handrail details add to our plans to show that we are complying with the inspector's request. I added a copy of my job card to show the dates of inspections were accurate. Ive also added my business card.



City of Newport Beach - Building Division

Inspection Card

100 Civic Center Drive
Inspection Requests Telephone (949) 644-3255

6-2-23 Drywall on for house, Grabe Penning, verification of 1st layer of Grabe Lvl

Date : 05-12-2022

Plan Check # : 0434-2021
ELEC /MECH /PLUM /GRAD

Permit # : X2021-0464
Job Address: 501 ORCHID AVE NB
Owner : NORTON DENISE/DIANNE
Contractor : BC HOME BUILDERS
Description : MFR - ADD 121 SF (KITCHEN/BATHROOM)

NO CONSTRUCTION NOISE ON THE WEEKEND

Table with columns: TYPE, ITEM#, DESCRIPTION, DATE, SIGNATURE. Contains various inspection items from 2200 to 2620, including descriptions like 'Call Inspector for Pre-Grade Meeting', 'Soil Pipe', 'Sewer', etc., and dates ranging from 3-29-23 to 5/13/25.

Call the inspection request line at 949/644-3255 or visit the City website at http://www.newportbeachca.gov and select Online Services
Inspections (only for permits in approved status) must be requested before 5:00 A.M. the day of the inspection.

Construction hours are Monday - Friday 7:00 a.m. to 6:30 p.m.
Saturdays 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays

Please use the following list of permit codes when calling for an inspection:

- PRESS:
'0' for combination / X permit
'1' for solar / PV permit
'2' for plumbing / P permit
'3' for electrical / E permit
'4' for mechanical / H permit
'5' for harbor / M permit
'6' for pool and spa / S permit
'7' for fire / F permit
'8' for residential building report / R
'9' for encroachment / N permit

* PUBLIC WORKS
PH # (949) 644-3069

08.26.24

PROVIDE STEEL PLATE AT GAS PIPE PENETRATIONS AT SEAMS OF JOINT PLATES. BY ROUGH PLUMBING

11-5-2024 - PROVIDE DETAIL FOR PARTY WALL ASSEMBLY

Inspector Notes are located on the reverse side.

STREET, CURB & GUTTER DAMAGES SHALL BE REPORTED TO PUBLIC WORKS DEPARTMENT AS SOON AS POSSIBLE (949) 644-3311

VERIFY GAS BOARD ON HOUSE SIDE OF METER + JUMPS TO BOTH UNITS. 03/24/25

Dianne and Clarke Norton
501 Orchid Ave.
Corona del Mar, CA 92625

10/6/2025

Subject: Authorization for Contractor to Pull Permits

Dear Building Official,

We, **Denise Clarke Norton and Dianne Benyo-Norton**, the legal owners of the property located at **501 Orchid Ave., Corona del Mar, CA 92625**, hereby authorize **Rudy Battres** of **Battres Construction** to act on our behalf in obtaining all necessary construction permits for work being performed at the above property.

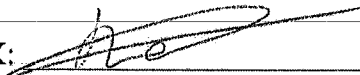
This authorization includes the right to apply for, sign, and pick up any building, electrical, plumbing, or other applicable documents required by the City of Newport Beach.

Please feel free to contact us at **415-646-6633** or **clarke0665@yahoo.com** if you have any questions regarding this authorization.

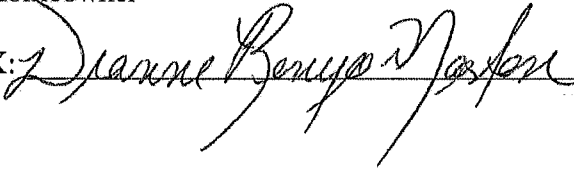
Thank you for your assistance.

Sincerely,

Denise Clarke Norton
Homeowner

X:  _____ Date: 10/06/25

Dianne Benyo-Norton
Homeowner

X:  _____ Date: 10/06/25

Schedule - Orchid

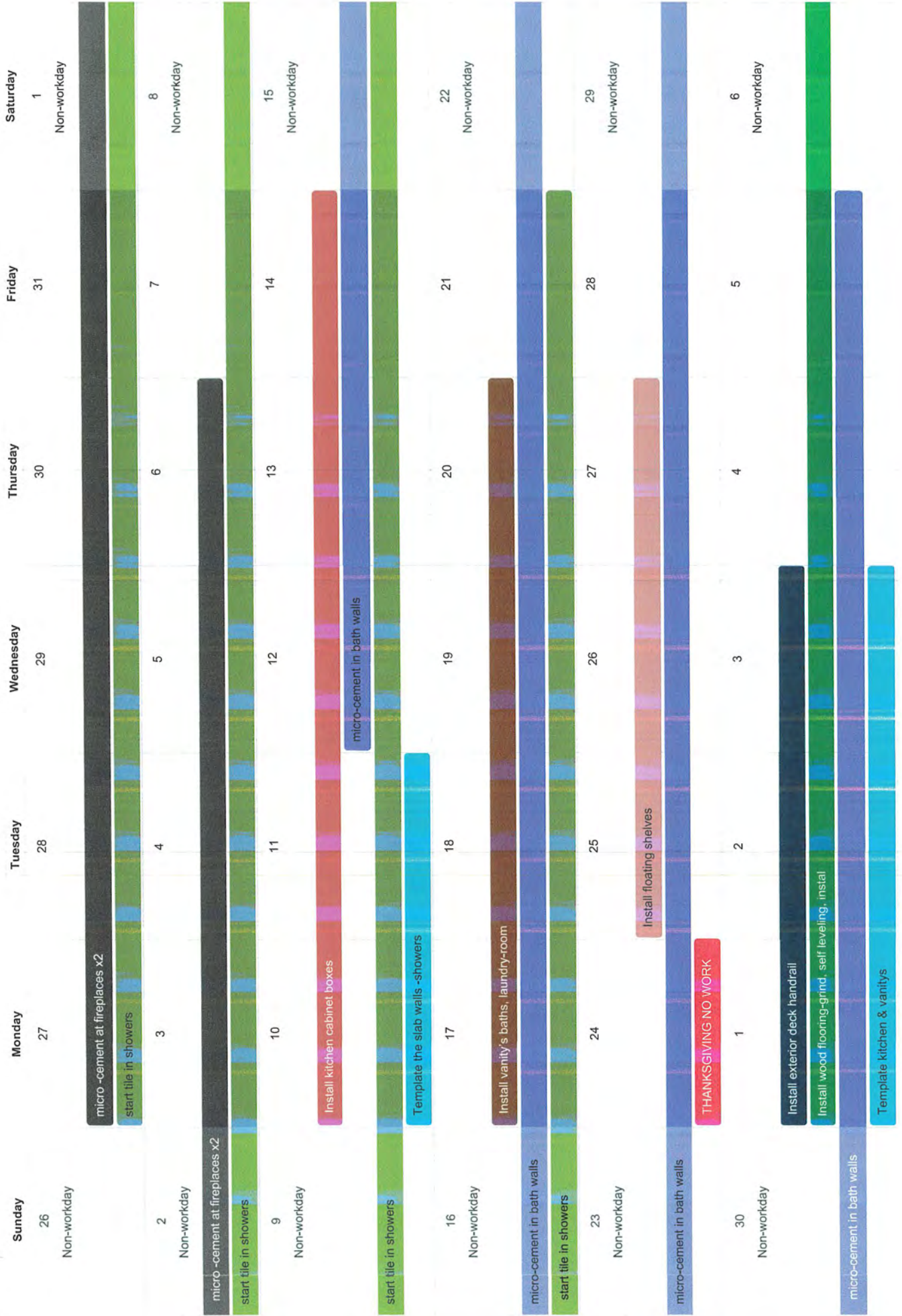


3202 W. Warner Ave, Santa Ana, CA 9271
714-294-2080

October						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Non-workday	29	30	1	2	3	4 Non-workday
5 Non-workday	6	7	8	9	10	11 Non-workday
12 Non-workday	13	14	15	16	17	18 Non-workday
19 Non-workday	20	21	22	23	24	25 Non-workday
26 Non-workday	27	28	29	30	31	1 Non-workday

final measurements for iron handrail	Re-lath primary shower					
Prep interior doors & windows						
Primer interior ceilings, wall						
Paint exterior metals/flashings						
micro-cement at fireplaces x2						
start tile in showers						

November



January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Non-workday	29	30	31	1	2	3 Non-workday
OFFICE CLOSED				cover floors thru=out		
4 Non-workday	5	6	7	8	9	10 Non-workday
cover floors thru=out		final drywall pick up				
11 Non-workday	12	13	14	15	16	17 Non-workday
	Install interior handrails- 3 levels					
	public works on exterior work					
18 Non-workday	19	20	21	22	23	24 Non-workday
	paint interior walls/ baseboard.					
public works on exterior work						
25 Non-workday	26	27	28	29	30	31 Non-workday
paint interior walls/ baseboard.						
	start hardscape work by others					

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Non-workday	2	3	4	5	6	7 Non-workday
paint interior walls/ baseboard.						
start hardscape work by others						
8 Non-workday	9	10	11	12	13	14 Non-workday
hvac registers/start up						
start hardscape work by others						
15 Non-workday	16	17	18	19	20	21 Non-workday
finish plumbing						
22 Non-workday	23	24	25	26	27	28 Non-workday
finish plumbing						

March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Non-workday	2	3	4	5	6	7 Non-workday
8 Non-workday	9	10	11	12	13	14 Non-workday
15 Non-workday	16 finish electrical	17	18	19	20	21 Non-workday
22 Non-workday	23 finish electrical	24	25	26	27	28 Non-workday
29 Non-workday	30	31	1	2	3	4 Non-workday
finish electrical						

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 Non-workday	30	31	1	2	3	4 Non-workday
5 Non-workday	6	7	8	9	10	11 Non-workday
12 Non-workday	13	14	15	16	17	18 Non-workday
19 Non-workday	20	21	22	23	24	25 Non-workday
26 Non-workday	27	28	29	30	1	2 Non-workday

finish electrical						
	tile backsplash in kitchen only					
	epoxy floors in garage(grind, paint)					
	construction clean			final drywall touch up		
	herz test					
	install appliances/ kitchen					
	plumbing prep					
	test all electrical/prep					

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Non-workday	27 herz test install appliances/ kitchen plumbing prep test all electrical/prep	28	29	30	1	2 Non-workday
3 Non-workday	4 install screens through-out prep home	5	6	7 Final inspection	8	9 Non-workday
10 Non-workday	11 detail home for move in	12	13	14	15	16 Non-workday
17 Non-workday	18	19	20	21	22	23 Non-workday
24 Non-workday	25	26	27	28	29	30 Non-workday
31 Non-workday	1	2	3	4	5	6 Non-workday



**CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
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DEVELOPMENT

NOV 21 2025

CITY OF
NEWPORT BEACH

**Three Year Construction Time Limit Extension
Building Official Application**

Project Address: <u>FOI ORCHID AVE</u>		Receipt No.: <u>INV-00049647</u>	
Permit No.: <u>X12025-0529 X2021-0464</u>	Original Permit Issued Date: <u>5/12/22</u>	Extension Fee: <u>\$228</u>	Date Fee Paid: <u>11/19/2025</u>
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): <u>Rudy BATTRES</u>		Company Name: <u>BATTRES Construction</u>	
Street Address: <u>3202 W. Warner Ave</u>		City: <u>Santa Ana</u>	State: <u>CA</u> Zip Code: <u>92704</u>
Email: <u>rudy@battresconstruction.com</u>		Phone: <u>(714) 754-0709</u>	
PROJECT INFORMATION			
Length of extension requested: <u>UP TO 6 MONTHS</u>		New end date if request is approved: <u>MAY 8, 2024</u>	
Previous Extension(s) Granted? (Y/N):		If Yes, How Many?:	
Description of Work Under Permit: <u>Replace all Electrical in Unit A Install Int Handrail & Guard Rail @ Stairs</u>			
Reason for Extension Request (Attach Supporting Documents as Needed) <u>We are asking for extension on this permit due to our first permit being extended (X2021-0464) to 6/25/2026. Homeowner had many set backs with Purch store going bankrupt & lost their original order & purchase had to Order new Plumbing fixture, Appliances. Inspector on Site requested Party details Not on original Plan. Please See Application for Permit (X-2021-0464) for explanation</u>			
Per Ordinance No. 2025-5, the following criteria are required to be included when requesting an extension. Please check each box to confirm that it is included in this application.			
<input checked="" type="checkbox"/> The cause of delay and reason for the extension request <input type="checkbox"/> A plan to complete the project within the extended period <input type="checkbox"/> Project management and code enforcement history <u>N/A</u>			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: <u>Rudy Battres</u>		Relationship to Property Owner: <u>Contractor.</u>	Date: <u>11/19/2025</u>
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: <u>2ND PLUMBING OFFICIAL EXTENSION GRANTED TO 180 DAYS TO 05/07/2026. PERMITS SHALL EXPIRE ON 5/7/2026 UNLESS ADDITIONAL EXTENSION IS GRANTED BY HOMEOWNER.</u>			
Building Inspector Reviewed:	Name: <u>JOHN THORNTON</u>	Signature: <u>[Signature]</u>	Date: <u>12/01/25</u>
Building Official Approval:	Name: <u>TORICE HAT</u>	Signature: <u>[Signature]</u>	Date: <u>12/21/25</u>

Schedule - Orchid



3202 W. Warner Ave, Santa Ana, CA 92701
714-294-2080

October						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Non-workday	29	30	1	2	3	4 Non-workday
5 Non-workday	6	7	8 Re-etch primary shower	9 Final measurements for iron handrail	10	11 Non-workday
12 Non-workday	13	14	15	16	17	18 Non-workday
19 Non-workday	20	21	22	23	24	25 Non-workday
26 Non-workday	27	28	29	30	31	1 Non-workday

November

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Non-workday	27	28	29	30	31	1 Non-workday
2 Non-workday	3	4	5	6	7	8 Non-workday
9 Non-workday	10	11	12	13	14	15 Non-workday
16 Non-workday	17	18	19	20	21	22 Non-workday
23 Non-workday	24	25	26	27	28	29 Non-workday
30 Non-workday	1	2	3	4	5	6 Non-workday

Install cabinet at fireplace &...

Install cabinet at fireplace &...

Install kitchen cabinet boxes

Install in shower

Template the side walls above

Install vanity & bath in laundry room

Preparation for side wall

Install in shower

Install ceiling shelves

Finish cabinet to side wall

THANKS GIVING DAY WORK

Install exterior deck handrail

Install wood floor in room, self leveling, install

Install in shower

Template kitchen vanity

December

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30 Non-workday	1 Install exterior check handrail	2	3	4	5	6 Non-workday
	Install wood flooring, grind, seal leveling, install					
	Template kitchen & vanity					
7 Non-workday	8	9	10	11	12	13 Non-workday
	Install lab walls & doors					
	Install wood flooring, seal leveling, install					
14 Non-workday	15	16	17	18	19	20 Non-workday
	Install wood flooring, seal leveling, install					
21 Non-workday	22	23	24	25	26	27 Non-workday
	Install wood flooring, seal leveling, install		OFFICE CLOSED			
28 Non-workday	29	30	31	1	2	3 Non-workday
	OFFICE CLOSED					
	OFFICE CLOSED					

January						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Non-workday	29	30	31	1	2	3 Non-workday
4 Non-workday	5	6	7	8	9	10 Non-workday
11 Non-workday	12	13	14	15	16	17 Non-workday
18 Non-workday	19	20	21	22	23	24 Non-workday
25 Non-workday	26	27	28	29	30	31 Non-workday

COVERED

cover work front

install interior walls, levels
public works on exterior work

install interior walls, baseboard

public works on exterior work

start hardscape work by others

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Non-workday	2	3	4	5	6	7 Non-workday
8 Non-workday	9	10	11	12	13	14 Non-workday
15 Non-workday	16	17	18	19	20	21 Non-workday
22 Non-workday	23	24	25	26	27	28 Non-workday
29						

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
20 Non-workday	30	31	1	2	3	4 Non-workday
5 Non-workday	6	7	8	9	10	11 Non-workday
12 Non-workday	13	14	15	16	17	18 Non-workday
19 Non-workday	20	21	22	23	24	25 Non-workday
26 Non-workday	27	28	29	30	1	2 Non-workday

finish electrical

finish electrical

apply flange to new pipe (ground, paint)

finish electrical

finish electrical

finish electrical

finish electrical

finish electrical

May						
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Non-workday	27	28	29	30	1	2 Non-workday
	plumbing prep					
	install appliances / kitchen					
	test all electrical prep					
3 Non-workday	4	5	6	7	8	9 Non-workday
	install secondary through-out					
	disp home					
10 Non-workday	11	12	13	14	15	16 Non-workday
	detail home for move in					
17 Non-workday	18	19	20	21	22	23 Non-workday
24 Non-workday	25	26	27	28	29	30 Non-workday
31 Non-workday	1	2	3	4	5	6 Non-workday



**CITY OF NEWPORT BEACH
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DEVELOPMENT

OCT 02 2025

CITY OF
NEWPORT BEACH

**Three Year Construction Time Limit Extension
Building Official Application**

Project Address: <u>501 ORCHARD AVE</u>		Receipt No.: <u>INV-00047449</u>	
Permit No.: <u>X2021-0464</u>	Original Permit Issued Date: <u>5/12/2022</u>	Extension Fee: <u>\$228</u>	Date Fee Paid: <u>10/01/25</u>
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): <u>RUDY BATTRES</u>		Company Name: <u>BATTRES Construction</u>	
Street Address: <u>3202 W WARNER AVE</u>		City: <u>Santa Ana</u>	State: <u>CA</u> Zip Code: <u>92704</u>
Email: <u>rudy@battresconstruction.com</u>		Phone: <u>(714) 754-0709</u>	
PROJECT INFORMATION			
Length of extension requested: <u>1yr</u>		New end date if request is approved: <u>6/25/2026</u>	
Previous Extension(s) Granted? (Y/N): <u>none</u>		If Yes, How Many?:	
Description of Work Under Permit: <u>1st Floor - New Addition 43 SqFt - Enlarging Kitchen, Remove Existing 17' x 17' Kitchen Remodel Dining Remodel 17' x 17' Master Bath Remodel 10' x 6' 2nd Floor - New Addition 761' x 11' Bath #3 & W.I.C. M Bedroom 4 (30' x 12' Bath 2 & 3 Remodel Remove existing Area of 184 SqFt</u>			
Reason for Extension Request (Attach Supporting Documents as Needed) <u>Priech Store went Bankrupt in 4/2020 - for 3 months we could not get hold of anyone. Homeowner had to purchase new plumbing & Appliances, Electrical Fixtures. New tub Received 2/2025 - Inspector requested Party Wall detail not on Plans. Spend 3 months looking for Architect on plans, didn't find the firm. We went thru process of change architect. Once the change was done, re-submitted plans & several correction & re-submitted & finally got plans back</u>			
Per Ordinance No. 2025- 5, the following criteria are required to be included when requesting an extension. Please check each box to confirm that it is included in this application.			
<input checked="" type="checkbox"/> The cause of delay and reason for the extension request			
<input checked="" type="checkbox"/> A plan to complete the project within the extended period			
<input type="checkbox"/> Project management and code enforcement history <u>Not applicable</u>			
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: <u>Rudy Battres</u>		Relationship to Property Owner: <u>Contractor</u>	Date: <u>10/7/2025</u>
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments: <u>180 DAYS EXTENSION GRANTED FOR PERMITS X2021-0464 AND XR2025-0829; PERMITS SHALL EXPIRE ON 11/8/25</u>			
Building Inspector Reviewed:	Name: <u>JOHN THORNTON</u>	Signature: <u>[Signature]</u>	Date: <u>10/07/25</u>
Building Official Approval:	Name: <u>TONGE HAIT</u>	Signature: <u>[Signature]</u>	Date: <u>10/09/25</u>

501 Orchid ave – Cause's of delay.

On march 20 ,2025 our supplier notified us that they were going bankrupt and where closing all stores. This was horrible news Considering the store had our plumbing finishes, shower finished, drains, tub ,toilets vanity faucets ect. And also appliances my homeowner had to pivot and purchase these times elsewhere at there cost. We received our jacuzzi on site 8/29/25 . once we received it we installed the tub and we passed our inspection.

On 11/5/2024 my inspector asked for a "party wall detail" that was not shown on my plans. The property 501 & 501-1/2 is a duplex and did not have a party wall detail showing on the plans. That's when I started tried to get into contact with the original Architect "Phillipe J Contreras". I went to his Anaheim office and even to his home address and was not able to make contact. At this point we are the end of November 2024 and we had to pivot to keep job going and had to "Change the registered design professional, to a new architect named "Duncan Design Build Architect" but we still didn't have the 20/20 cad files for the plans. Mr. Duncan had to redraw all the additional pages that where submitted. During this time I had to find the original engineer Tien Chu which was also hard to find and had to visit him at home to get my plans stamped. This was just in time for the Christmas holidays and city was closed on certain days. We finally got our corrections on the DELTA-3 plans on 1/31/2025. During this time only specific trades could work because my next phase of work was drywall hanging, rough inspection of plumbing was on 2/15/25, rough electrical 3/24/25 rough hvac/mechanical On 2/20/24 these trades where signed off because we continued to work where we could and the cooperation of our inspector JJ. Our shower lath was signed off on 6/11/25. 4/18/25 we also paid for the additional interior lights, chandeliers. Interior handrail detail and deck handrail details add to our plans to show that we are complying with the inspector's request. I added a copy of my job card to show the dates of inspections were accurate. Ive also added my business card.



City of Newport Beach - Building Division
Inspection Card

100 Civic Center Drive
Inspection Requests Telephone (949) 644-3255

Date : 05-12-2022

6-2-23 Drywall on for
house, Garabe Pending,
verification of 1st layer of
Garabe Liel

NO CONSTRUCTION NOISE
ON THE WEEKEND

Permit # : **X2021-0464**
Job Address: **501 ORCHID AVE NB**
Owner : **NORTON DENISE/DIANNE**
Contractor : **BC HOME BUILDERS**
Description : **MFR - ADD 121 SF (KITCHEN/BATHROOM)**

Plan Check # : 0434-2021
ELEC /MECH /PLUM /GRAD

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe	3-29-23	DAN
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground	3-29-23	DAN
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical	3-29-23	DAN
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Line & Grade		
COMB	2320	Footings & Foundation	1-4-23	DAN
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		

Call the inspection request line at 949/644-3255 or visit the City website at <http://www.newportbeachca.gov> and select Online Services
Inspections (only for permits in approved status) must be requested before 5:00 A.M. the day of the inspection.

Construction hours are Monday - Friday
7:00 a.m. to 6:30 p.m.
Saturdays 8:00 a.m. to 6:00 p.m.

No work on Sundays and Holidays

DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2360	Masonry Pre-Grout / Wall Steel		
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test	2/5/25	[Signature]
COMB	2390	Gas Pipe "Rough"	08-26-24	[Signature]
COMB	2400	Rough HVAC / Mech / Fireplace PA.	2/20/25	[Signature]
COMB	2410	Commercial Hood		
COMB	2420	Fireplace Throat		
COMB	2430	Under Slab / Floor Plumbing		
COMB	2440	Under Slab / Floor Electrical		
COMB	2450	Rough Electric Residential	3/21/25	[Signature]
COMB	2460	Commercial - Rough Conduit Walls		
COMB	2470	Commercial - Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing	12/1/24	[Signature]
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs	11/1/24	[Signature]
COMB	2520	COMPLETE FRAMING	5/31/25	[Signature]

Please use the following list of permit codes when calling for an inspection:

- PRESS:**
- '0' for combination / X permit
 - '1' for solar / PV permit
 - '2' for plumbing / P permit
 - '3' for electrical / E permit
 - '4' for mechanical / H permit
 - '5' for harbor / M permit
 - '6' for pool and spa / S permit
 - '7' for fire / F permit
 - '8' for residential building report / R
 - '9' for encroachment / N permit

* PUBLIC WORKS
PH # (949) 644-3064

DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2540	Insulation / Densglass QLI N/A	05/27/25	[Signature]
COMB	2550	Drywall / Fire Caulk PA	06/11/25	[Signature]
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath (S)	06/11/25	[Signature]
COMB	2580	Vapor Barrier/Exterior Lath / Veneer Lath	11/13/25	[Signature]
COMB	2530	Other Electrical	09-29-25	[Signature]
COMB	2350	Other Plumbing JACUZZI TUBS	09-29-25	[Signature]
COMB	2425	Other Mechanical		
COMB	2600	Other Building		
COMB	2610	Gas Pressure Test		
COMB	2617	Grading / Drainage Final		
COMB	3000	Electrical Final		
COMB	3001	Mechanical Final		
COMB	3002	Plumbing Final		
COMB	3004	Fire Dept Final 949/644-3105		
COMB	2620	FINAL BUILDING		

08.26.24
PROVIDE STEEL PLATE AT GAS PIPE PENETRATIONS AT SLOPS & JOIST PLATES BY ROUGH PLUMBING

11-5-2024 - PROVIDE DETAIL FOR PARTY WALL ASSEMBLY

DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF

Inspector Notes are located on the reverse side.

STREET, CURB & GUTTER DAMAGES SHALL BE REPORTED TO PUBLIC WORKS DEPARTMENT AS SOON AS POSSIBLE (949) 644-3311
VERIFY GAS BOARD ON HOUSE SIDE OF METER + JUMPERS TO BOTH UNITS. 05/31/25

Dianne and Clarke Norton
501 Orchid Ave.
Corona del Mar, CA 92625

10/6/2025

Subject: Authorization for Contractor to Pull Permits

Dear Building Official,

We, **Denise Clarke Norton and Dianne Benyo-Norton**, the legal owners of the property located at **501 Orchid Ave., Corona del Mar, CA 92625**, hereby authorize **Rudy Battres** of **Battres Construction** to act on our behalf in obtaining all necessary construction permits for work being performed at the above property.

This authorization includes the right to apply for, sign, and pick up any building, electrical, plumbing, or other applicable documents required by the City of Newport Beach.

Please feel free to contact us at **415-646-6633** or **clarke0665@yahoo.com** if you have any questions regarding this authorization.

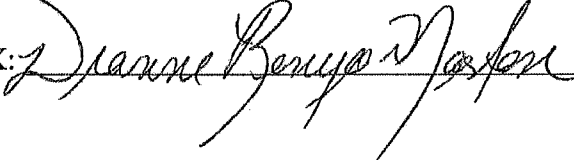
Thank you for your assistance.

Sincerely,

Denise Clarke Norton
Homeowner

X:  _____ Date: 10/06/25

Dianne Benyo-Norton
Homeowner

X:  _____ Date: 10/06/25

November

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Non-workday	27	28	29	30	31	1 Non-workday
	micro-cement at fireplaces x2					
	start tile in showers					
2 Non-workday	3	4	5	6	7	8 Non-workday
	micro-cement at fireplaces x2					
start tile in showers						
9 Non-workday	10	11	12	13	14	15 Non-workday
	Install kitchen cabinet boxes					
start tile in showers				micro-cement in bath walls		
16 Non-workday	17	18	19	20	21	22 Non-workday
	Template the slab walls -showers					
	Install vanity's baths, laundry-room					
micro-cement in bath walls						
start tile in showers						
23 Non-workday	24	25	26	27	28	29 Non-workday
	Install floating shelves					
micro-cement in bath walls						
	THANKSGIVING NO WORK					
30 Non-workday	1	2	3	4	5	6 Non-workday
	Install exterior deck handrail					
	Install wood flooring-grind, self leveling, instal					
micro-cement in bath walls						
	Template kitchen & vanities					

December

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
30 Non-workday	1	2	3	4	5	6 Non-workday
	Install exterior deck handrail					
	Install wood flooring-grind, self leveling, instal					
	micro-cement in bath walls					
	Template kitchen & vanities					
7 Non-workday	8	9	10	11	12	13 Non-workday
	install slab walls-showers					
	Install wood flooring-grind, self leveling, instal					
14 Non-workday	15	16	17	18	19	20 Non-workday
				Install baseboards thru-out		
	Install wood flooring-grind, self leveling, instal					
21 Non-workday	22	23	24	25	26	27 Non-workday
	Install baseboards thru-out		OFFICE CLOSED			
28 Non-workday	29	30	31	1	2	3 Non-workday
				cover floors thru-out		
	OFFICE CLOSED					

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
28 Non-workday	29	30	31	1	2	3 Non-workday
OFFICE CLOSED						
4 Non-workday	5	6	7	8	9	10 Non-workday
cover floors thru=out						
11 Non-workday	12	13	14	15	16	17 Non-workday
cover floors thru=out						
final drywall pick up						
Install interior handrails- 3 levels						
public works on exterior work						
18 Non-workday	19	20	21	22	23	24 Non-workday
public works on exterior work						
paint interior walls/ baseboard.						
25 Non-workday	26	27	28	29	30	31 Non-workday
public works on exterior work						
paint interior walls/ baseboard.						
start hardscape work by others						

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Non-workday	2	3	4	5	6	7 Non-workday
paint interior walls / baseboard.						
start hardscape work by others						
8 Non-workday	9	10	11	12	13	14 Non-workday
hvac registers/start up						
start hardscape work by others						
15 Non-workday	16	17	18	19	20	21 Non-workday
finish plumbing						
22 Non-workday	23	24	25	26	27	28 Non-workday
finish plumbing						

March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 Non-workday	2	3	4	5	6	7 Non-workday
finish plumbing	9	10	11	12	13	14 Non-workday
8 Non-workday	finish electrical	17	18	19	20	21 Non-workday
15 Non-workday	16	24	25	26	27	28 Non-workday
finish electrical	23	31	1	2	3	4 Non-workday
22 Non-workday	30					
finish electrical						
29 Non-workday						
finish electrical						

April

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
29 Non-workday	30	31	1	2	3	4 Non-workday
5 Non-workday	6	7	8	9	10	11 Non-workday
12 Non-workday	13	14	15	16	17	18 Non-workday
19 Non-workday	20	21	22	23	24	25 Non-workday
26 Non-workday	27	28	29	30	1	2 Non-workday

finish electrical						
	tile backsplash in kitchen only					
	epoxy floors in garage (grind, paint)					
	construction clean			final drywall touch up		
	herz test					
	install appliances/ kitchen					
	plumbing prep					
	test all electrical/prep					

May

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
26 Non-workday	27 herz test install appliances/ kitchen plumbing prep test all electrical/prep	28	29	30	1	2 Non-workday
3 Non-workday	4 install screens through-out prep home	5	6	7 Final inspection	8	9 Non-workday
10 Non-workday	11 detail home for move in	12	13	14	15	16 Non-workday
17 Non-workday	18	19	20	21	22	23 Non-workday
24 Non-workday	25	26	27	28	29	30 Non-workday
31 Non-workday	1	2	3	4	5	6 Non-workday