



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

June 27, 2024
Agenda Item No. 1

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

PERMITS: X2019-1744 and U2024-5008

SITE LOCATION: 101 Bayside Place

APPLICANT: Dayne Mossei

PROPERTY OWNER: CA CDM LLC

BUILDING INSPECTOR: Jason Rudenick, Sr. Building Inspector

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

PROJECT SUMMARY

The scope of work for the project is to construct a new 5,857 sq. ft. single-family residence with a basement and attached 2,022 sq. ft. garage, 778 sq. ft. mechanical rooms, 1,904 sq. ft. deck, and shoring.

Applicant requested 12 month extension which exceeds the maximum 180 days permitted per NBMC 15.02.095.

BUILDING PERMIT HISTORY

This project first started with Permit X2019-1744 issued on June 19, 2020. The permits above are subject to Newport Beach Municipal Code 15.02.095 with initial three-year construction limit expiration date of June 19, 2023.

- The first inspection for a pre-grade meeting was on June 25, 2020.
- The last inspection was on April 24, 2024.
- Please refer to Attachment 1 for detailed permit history.
- Notice of pending Three-Year Construction Limit expiration were sent on April 24, 2024.
- 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 June 4, 2023, with expiration date of June 19, 2024. (Attachment 3)

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

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

Attachment No. 1

Building Inspection History



INKED PERMITS INSPECTION HISTORY REPORT (1251-2019) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check	Application Date: 06/03/2019	Owner: CA CDM LLC
Work Class: New	Issue Date: 06/19/2020	Parcel: 052 013 21
Status: Approved	Expiration Date: 07/08/2020	Address: 101 BAYSIDE PL NEWPORT BEACH, CA 92625
IVR Number: 127801		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection required?	Complete
Inspection Location: 101 BAYSIDE PL							
Permit: E2020-0302							
08/24/2020	08/24/2020	Legacy Inspection	E2020-0302-A0027 29274	Approved		No	Complete
Permit: F2022-0570							
05/03/2023	05/03/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-016185-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
06/05/2023	06/05/2023	Sprinkler Hydro Test - SF / Duplex	iBLD-020373-2023	Approved	Rick La Bare	No	Complete
Reinspection of iBLD-016185-2023							
Permit: REV20-1376							
09/18/2020	09/18/2020	Legacy Inspection	REV20-1376-A002 740020	Correction	Eric Skarin	No	Complete
09/21/2020	09/21/2020	Legacy Inspection	REV20-1376-A002 740178	Correction	Jessica Sanchez	No	Complete
Permit: REV20-1536							
10/12/2020	10/12/2020	Legacy Inspection	REV20-1536-A002 749578	Correction	Sergio Gutierrez	No	Complete
Permit: REV21-0230							
02/23/2021	02/23/2021	Legacy Inspection	REV21-0230-A002 798302	Correction	Makana Nova	No	Complete
03/05/2021	03/05/2021	Legacy Inspection	REV21-0230-A002 802959	Correction	Eric Skarin	No	Complete
	03/05/2021	Legacy Inspection	REV21-0230-A002 803110	Correction	Eric Skarin	No	Complete
	03/05/2021	Legacy Inspection	REV21-0230-A002 803340	Correction	Eric Skarin	No	Complete
03/09/2021	03/09/2021	Legacy Inspection	REV21-0230-A002 804284	Correction	Sergio Gutierrez	No	Complete
04/09/2021	04/09/2021	Legacy Inspection	REV21-0230-A002 817154	Correction	Jaime Murillo	No	Complete
04/12/2021	04/12/2021	Legacy Inspection	REV21-0230-A002 817744	Correction	Sergio Gutierrez	No	Complete
04/15/2021	04/15/2021	Legacy Inspection	REV21-0230-A002 819516	Correction	Eric Skarin	No	Complete
04/21/2021	04/21/2021	Legacy Inspection	REV21-0230-A002 821414	Correction	Sergio Gutierrez	No	Complete
04/26/2021	04/26/2021	Legacy Inspection	REV21-0230-A002 823202	Correction	Eric Skarin	No	Complete
Permit: REV22-0103							
02/10/2022							

LINKED PERMIT INSPECTION HISTORY REPORT (1251-2019)

Permit Type: Plan Check	Application Date: 06/03/2019	Owner: CA CDM LLC
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Status: Approved	Expiration Date: 07/08/2020	Address: 101 BAYSIDE PL NEWPORT BEACH, CA 92625
IVR Number: 127801		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	02/10/2022	Legacy Inspection	REV22-0103-A002 943767	Correction	Eric Skarin	No	Complete

Permit: X2019-1744

06/25/2020	06/25/2020	Call Inspector for Pre-Grade Meeting	X2019-1744-A0027 07838	Approved		No	Complete
07/30/2020	07/30/2020	Erection Pads	X2019-1744-A0027 20024	Partial Pass		No	Incomplete
08/27/2020	08/27/2020	Footings and Foundation	X2019-1744-A0027 30740	Partial Pass		No	Incomplete
01/11/2021	01/11/2021	Erection Pads	X2019-1744-A0027 80706	Partial Pass		No	Incomplete
01/20/2021	01/20/2021	Erection Pads	X2019-1744-A0027 84416	Partial Pass		No	Incomplete
01/28/2021	01/28/2021	Erection Pads	X2019-1744-A0027 87618	Partial Pass		No	Incomplete
	01/28/2021	Masonry Pre-Grout/Wall Steel	X2019-1744-A0027 87617	Partial Pass		No	Incomplete
06/30/2021	06/30/2021	Other - MISC	X2019-1744-A0028 51265	Approved		No	Complete
08/02/2021	08/02/2021	Slab On Grade	X2019-1744-A0028 65548	Correction		No	Complete
08/12/2021	08/12/2021	Footings and Foundation	X2019-1744-A0028 70501	Approved		No	Complete
09/01/2021	09/01/2021	Footings and Foundation	X2019-1744-A0028 78761	Partial Pass		No	Incomplete
	09/01/2021	Footings and Foundation	X2019-1744-A0028 78768	Partial Pass		No	Incomplete
	09/01/2021	Soil Pipe	X2019-1744-A0028 78770	Correction		No	Complete
09/16/2021	09/16/2021	Slab On Grade	X2019-1744-A0028 83591	Partial Pass		No	Incomplete
10/18/2021	10/18/2021	Masonry Pre-Grout/Wall Steel	X2019-1744-A0028 97174	Correction		No	Complete
	10/18/2021	Soil Pipe	X2019-1744-A0028 97173	Partial Pass		No	Incomplete
11/03/2021	11/03/2021	Masonry Pre-Grout/Wall Steel	X2019-1744-A0029 04247	Approved		No	Complete
	11/03/2021	Slab On Grade	X2019-1744-A0029 04249	Partial Pass		No	Incomplete
02/23/2022	02/23/2022	Slab on Deck	X2019-1744-A0029 48643	Approved		No	Complete
03/14/2022	03/14/2022	Masonry Pre-Grout/Wall Steel	X2019-1744-A0029 56881	Approved		No	Complete
	03/14/2022	Slab On Grade	X2019-1744-A0029 56879	Partial Pass		No	Incomplete

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
04/07/2022	04/07/2022	Area Drains	X2019-1744-A0029 68807	Partial Pass		No	Incomplete
04/12/2022	04/12/2022	Slab On Grade	X2019-1744-A0029 70900	Correction		No	Complete
04/14/2022	04/14/2022	Slab On Grade	X2019-1744-A0029 72244	Partial Pass		No	Incomplete
05/23/2022	05/23/2022	Sewer	X2019-1744-A0029 88041	Partial Pass		No	Incomplete
	05/23/2022	Soil Pipe	X2019-1744-A0029 88038	Approved		No	Complete
06/14/2022	06/14/2022	Fireplace Throat	X2019-1744-A0029 97757	Partial Pass		No	Incomplete
06/27/2022	06/27/2022	Other Building	X2019-1744-A0030 02933	Partial Pass		No	Incomplete
08/17/2022	08/17/2022	Floor Framing & Sheathing	iBLD-004643-2022	Correction	Danny Rodriguez	Yes	Complete
08/18/2022	08/18/2022	Other Building	iBLD-005067-2022	Not Ready for Inspection	Danny Rodriguez	Yes	Complete
08/19/2022	08/19/2022	Floor Framing & Sheathing	iBLD-005250-2022	Correction	Chris Sanchez	Yes	Complete
Reinspection of iBLD-004643-2022							
09/15/2022	09/15/2022	Floor Framing & Sheathing	iBLD-008779-2022	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-005250-2022							
10/25/2022	10/25/2022	Roof Framing, Sheathing & Bldg Height	iBLD-013746-2022	Partial Pass	Rick La Bare	Yes	Incomplete
11/01/2022	11/01/2022	Roof Framing, Sheathing & Bldg Height	iBLD-014632-2022	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-013746-2022							
11/07/2022	11/07/2022	Roof Framing, Sheathing & Bldg Height	iBLD-015633-2022	Cancelled	Rick La Bare	Yes	Complete
Reinspection of iBLD-014632-2022							
11/10/2022	11/10/2022	Floor Framing & Sheathing	iBLD-016087-2022	Approved	Rick La Bare	No	Complete
Reinspection of iBLD-008779-2022							
	11/10/2022	Rough HVAC/Mech/Fireplace	iBLD-016086-2022	Partial Pass	Rick La Bare	Yes	Incomplete
04/17/2023	04/17/2023	Shear and Hold Downs	iBLD-013429-2023	Correction	Rick La Bare	Yes	Complete
04/18/2023	04/18/2023	Shear and Hold Downs	iBLD-013793-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
Reinspection of iBLD-013429-2023							
04/26/2023	04/26/2023	Insulation/Densglass	iBLD-014921-2023	Partial Pass	Mehrdad Maghsoodloo	Yes	Incomplete

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
05/05/2023	05/05/2023	WQ-Best Management Practices	iBLD-016361-2023	Partial Pass	Rick La Bare	Yes	Incomplete
05/24/2023	05/24/2023	Area Drains	iBLD-019084-2023	Partial Pass	Mehrdad Maghsoodloo	Yes	Incomplete
06/28/2023	06/28/2023	Shear and Hold Downs	iBLD-023903-2023	Correction	Rick La Bare	Yes	Complete
Reinspection of iBLD-013793-2023							
06/29/2023	06/29/2023	Other Building	iBLD-024422-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-005067-2022							
08/30/2023		Rough HVAC/Mech/Fireplace	iBLD-032920-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-016086-2022							
	08/30/2023	Shear and Hold Downs	iBLD-033377-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-023903-2023							
09/05/2023	09/05/2023	Rough Electric Residential	iBLD-033549-2023	Cancelled	Chad Shelton	Yes	Complete
	09/05/2023	Rough Plumbing & Pan Test	iBLD-033403-2023	Cancelled	Chad Shelton	Yes	Complete
09/14/2023	09/14/2023	Insulation/Densglass	iBLD-035526-2023	Partial Pass	Jason Rudenick	Yes	Incomplete
Reinspection of iBLD-014921-2023							
	09/14/2023	Rough Electric Residential	iBLD-035074-2023	Cancelled	Jason Rudenick	Yes	Complete
Reinspection of iBLD-033549-2023							
09/15/2023	09/15/2023	Complete Framing	iBLD-035076-2023	Cancelled	Rick La Bare	Yes	Complete
10/10/2023	10/10/2023	Rough Electric Residential	iBLD-038842-2023	Correction	Rick La Bare	Yes	Complete
Reinspection of iBLD-035074-2023							
	10/10/2023	Rough Plumbing & Pan Test	iBLD-038841-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-033403-2023							
10/11/2023	10/11/2023	Complete Framing	iBLD-039131-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-035076-2023							
	10/11/2023	Gas Pipe Rough	iBLD-039368-2023	Approved	Rick La Bare	No	Complete
	10/11/2023	Rough Electric Residential	iBLD-039367-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-038842-2023							
	10/11/2023	Rough HVAC/Mech/Fireplace	iBLD-039132-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-032920-2023							
	10/11/2023	Rough Plumbing & Pan Test	iBLD-039369-2023	Approved	Rick La Bare	No	Complete
Reinspection of iBLD-038841-2023							
10/17/2023	10/17/2023	Insulation/Densglass	iBLD-039856-2023	Partial Pass	Rick La Bare	Yes	Incomplete
Reinspection of iBLD-035526-2023							

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10/27/2023	10/27/2023	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-041462-2023	Approved	Jaime Molina	No	Complete
12/13/2023	12/13/2023	Complete Framing	iBLD-048676-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-039131-2023				
	12/13/2023	Fireplace Throat	iBLD-048677-2023	Approved	Jason Rudenick	No	Complete
	12/13/2023	Insulation/Densglass	iBLD-048679-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-039856-2023				
	12/13/2023	Rough Electric Residential	iBLD-048680-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLD-039367-2023				
	12/13/2023	Sewer	iBLD-048238-2023	Approved	Jason Rudenick	No	Complete
01/09/2024	01/09/2024	Drywall Fire Caulk	iBLD-000876-2024	Approved	Jason Rudenick	No	Complete
02/27/2024	02/27/2024	Other - Plumbing	iBLD-007218-2024	Approved	Jason Rudenick	No	Complete
	02/27/2024	Shower Lath	iBLD-007217-2024	Approved	Jason Rudenick	No	Complete
04/24/2024	04/24/2024	Final Plumbing	iBLD-015615-2024	Partial Pass	Jason Rudenick	Yes	Incomplete

Permit: X2020-1417

08/10/2020	08/10/2020	Footings and Foundation	X2020-1417-A0027 23805	Partial Pass		No	Incomplete
01/28/2021	01/28/2021	Footings and Foundation	X2020-1417-A0027 87590	Partial Pass		No	Incomplete
	01/28/2021	Footings and Foundation	X2020-1417-A0027 87619	Partial Pass		No	Incomplete
	01/28/2021	Masonry Pre-Grout/Wall Steel	X2020-1417-A0027 87591	Partial Pass		No	Incomplete
02/18/2021	02/18/2021	Masonry Pre-Grout/Wall Steel	X2020-1417-A0027 97016	Partial Pass		No	Incomplete
07/27/2021	07/27/2021	Other - MISC	X2020-1417-A0028 63097	Approved		No	Complete
08/23/2021	08/23/2021	Slab On Grade	X2020-1417-A0028 74802	Correction		No	Complete
03/22/2022	03/22/2022	Other Building	X2020-1417-A0029 61173	Approved		No	Complete
06/27/2022	06/27/2022	Masonry Pre-Grout/Wall Steel	X2020-1417-A0030 02934	Approved		No	Complete
07/07/2022	07/09/2022	Area Drains	iBLD-000001-2022	Approved	Rick La Bare	No	Complete
	07/09/2022	Final Building	iBLD-000002-2022	Approved	Rick La Bare	No	Complete

Permit: X2020-2819

05/07/2021	05/07/2021	Other Building	X2020-2819-A0028 28415	Partial Pass		No	Incomplete
11/08/2021	11/08/2021	Other Building	X2020-2819-A0029 06726	Approved		No	Complete
06/14/2022							

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	06/14/2022	Footings and Foundation	X2020-2819-A0029 97765	Partial Pass		No	Complete



City of Newport Beach - Building Division

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



X 2 0 1 9 1 7 4 4

COMB Permit : X2019-1744

Project No : 1251-2019

Issued Date : 06/19/2020

Inspection Area : 5

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 06/20/2023 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: 101 BAYSIDE PL NB
Description: NEW SFR W/BASEMENT & ATT GAR 5857 & 2022 SF, MECHANICAL ROOMS 778 SF, DECK 1904 SF& SHORING
Legal Desc.: CORONA DEL MAR LOT BLK D POR OF BLK

Owner: CA CDM LLC
Address: 101 BAYSIDE PL
NEWPORT BEACH, CA 92625
Phone: 562-619-3990

Applicant: WHEELER MARK
Address: 325 ROYCROFT AVE
LONG BEACH CA 90814
Phone: 562-619-3990

Code Edit: 2016
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added /New sq. ft. Bldg: 5857
Added /New sq. ft. Garage: 2022

No of Stories: 2
No of Units: 1
Bldg Height: 24
Bldg Sprinklers: Y
Flood Zone: AE8'

Contractor: HASKETT JIM CONSTRUCTION INC
Address: PO BOX 512
SURFSIDE CA 90743
Phone: 714-894-4800

Con State Lic: 738498
Lic Expire: 08/31/2021
Bus Lic: BT30060773
Lic Exp Date: 10/31/2020

Worker's Compensation Insurance
Carrier: STATE COMP
Policy No: 9166656
Expire: 10/01/2020

Engineer: ROHRER PAUL DUANE
Address: 1527 E. AUTUMRIDGE CT
ORANGE CA 92866
Phone: 714-272-9579
State Lic: S-004340

Designer: WHEELER MARK
Address: 325 ROYCROFT AVE
LONG BEACH CA 90814
Phone: 562-619-3990

Special Conditions: HIGH DENSITY FORM SIGNED ON PLAN
Fire Hazard Zone : N

NO INSPECTOR IN CALIFORNIA

ON SATURDAYS

Construction Valuation: \$2,500,000.00

Building Permit Fee: \$9,494.00
Plan Check Fee: \$6,334.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$134.00
Energy Compliance: \$294.00
CA Seismic Safety: \$325.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$100.00

Excise Tax: \$1,654.59
Additional Fee: \$304.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$4,015.54
Grading Permit Fee: \$2,308.00
Grading PC Fee: \$881.46
WQ Insp. Fee: \$108.00

Planning Department -
Plan check Fee: \$432.00
Fair Share: \$0.00
S/JH Trans: \$0.00
In-lieu Housing Fee: \$0.00
Public Works Department -
Park Dedication: \$0.00
PW Plan Check: \$340.00
San Dist: \$0.00
NMUSD Fee: \$3,961.52

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

TOTAL FEE: \$32,584.91

Plan Check Fee: \$8,767.68

Fee Due at Permit Issuance: \$23,817.23

PROCESSED BY: [Signature]

ZONING APPROVAL: [Signature]

GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]

PLAN CHECK BY: [Signature]

APPROVAL TO ISSUE: [Signature]



City of Newport Beach

Community Development Department - Building Division
100 Civic Center Drive, Newport Beach, CA 92660
Permit Counter Phone: (949) 644-3288
Inspection Requests Phone: (949) 644-3255
newportbeachca.gov/inspections
Combination Type - SFP
Work Class - New



F 2 0 2 2 - 0 5 7 0

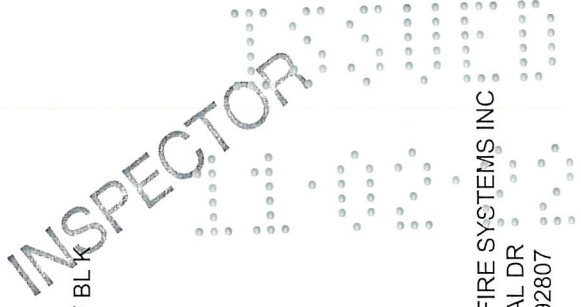
COMB Permit : F2022-0570

Plan Check No : PC2022-2769

Issued Date : 11/02/2022

Inspection Area : 5

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 : 101 BAYSIDE PL

Description : NEW NFPA 13D FIRE SPRINKLER SYSTEM (X2019-1744)

Legal Desc : A TR CORONA DEL MAR BLK D CORONA DEL MAR LOT BLK D POR OF BLK D

Owner : CA CDM LLC
Address : 2400 E ARIZONA BILTMORE CIR STE1200
PHOENIX, AZ 85016

Contractor : RESIDENTIAL FIRE SYSTEMS INC
Address : 8085 E CRYSTAL DR
ANAHEIM, CA 92807

Architect :
Address :

Phone :

Phone : (714) 666-8450

Phone :
State Lic :

Applicant : RESIDENTIAL FIRE SYSTEMS INC

Address : 8085 E CRYSTAL DR
ANAHEIM, CA 92807

Con State Lic : 786965

Lic Expire : 11/30/2022

Bus Lic : BT30003809

Bus Lic Expire : 04/30/2023

Engineer :
Address :

Phone :

Workers' Compensation Insurance

Carrier : PACIFIC COMPENSATION INS CO

Policy No : WA00712001

W. C. Expire : 9/1/2023

Designer : RESIDENTIAL FIRE SYSTEMS INC
Address : 8085 E CRYSTAL DR
ANAHEIM, CA 92807

Phone :

Phone : (714) 666-8450

Code Edition : 2019

Type of Construction : V-B

Occupancy Groups :

Bldg Height :

Fire Sprinklers : YES

Fire Hazard Zone : NO

No of Units : 1

No of Stories : 2

Construction Valuation : \$13,295.00

Added/New/TL sq. ft. Bldg :

Alteration sq. ft. Bldg :

Added/New sq. ft. Garage : 0

TOTAL sq. ft. Bldg : 0

Building Setbacks : Front: 20, Side: 4, Rear: 10

Flood Zone : AE, 8 FT; X

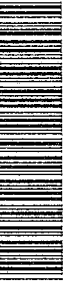
Use Zone : R-2 - Two-Unit Residential

PROCESSED BY :

SPECIAL CONDITIONS:



City of Newport Beach
 Community Development Department - Building Division
 100 Civic Center Drive, Newport Beach, CA 92660
 Permit Counter Phone: (949) 644-3288
 Inspection Requests Phone: (949) 644-3255
newportbeachca.gov/inspections
 Combination Type -
 Work Class - Other



COMB Permit : S2022-0116
Plan Check No : 1325-2022
 Issued Date : 08/25/2022
 Inspection Area : 5

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 : 101 BAYSIDE PL
Description : SFR NEW POOL AND SPA 576 SF
Owner : CA CDM LLC
Address : 2400 E ARIZONA BILTMORE CIR STE1200 PHOENIX, AZ 85016
Phone :
Applicant : PAUL ELLISON
Address : 24642 VIA RAZA LAKE FOREST, CA 92630
Phone : (949) 683-9861
Owner/Builder :
Address :
Phone :

Legal Desc : A TR CORONA DEL MAR BLK D CORONA DEL MAR LOT BLK D POR OF BL K

Contractor : INFINITY POOL SERVICE
Address : 28295 CAMINO ESTRIBO TEMECULA, CA 92590
Phone : (714) 262-9164
Con State Lic : 891370
Lic Expire : 02/28/2023
Bus Lic : BT30078604
Bus Lic Expire : 02/28/2023
Workers' Compensation Insurance
Carrier : STATE FUND
Policy No : 9159411
W. C. Expire : 5/20/2023

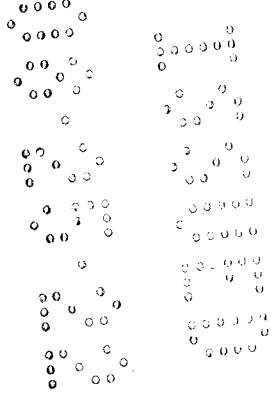
Code Edition : 2019
Type of Construction : U
Occupancy Groups : U
Bldg Height :
Building Setbacks : Front: 20, Side: 4, Rear: 10
Flood Zone : AE, 8 FT: X
Use Zone : R-2 - Two-Unit Residential

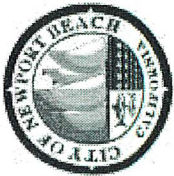
Construction Valuation : \$60,000.00
Added/New/TI sq. ft. Bldg : 0
Alteration sq. ft. Bldg :
Added/New sq. ft. Garage : 0

INSPECTOR

PROCESSED BY :

SPECIAL CONDITIONS :





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 - BLDG



X 2 0 2 0 2 8 1 9 1

COMB Permit : X2020-2819
Project No : 1251-2019

Issued Date : 12/03/2020
Inspection Area : 5

INSPECTOR

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 12/04/2023 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: 101 BAYSIDE PL NB
Description: SFR (DELTA 4) RETAINING WALL W/ 7 CAISSONS 50 LF X 20' HIGH
Legal Desc.: CORONA DEL MAR LOT BLK D POR OF BLK

Owner: CA CDM LLC
Address: 101 BAYSIDE PL
NEWPORT BEACH, CA 92625
Phone: 562-619-3990

Contractor: HASKETT JIM CONSTRUCTION INC
Address: PO BOX 512
SURFSIDE CA 90743
Phone: 714-894-4800

Architect:
Address:

Phone: State Lic:

Engineer: TUCKER KEITH DUANE
Address: PO BOX 8133
HUNTINGTON BEACH CA 92615
Phone: 714-308-8355 State Lic: C-032276

Con State Lic: 738498
Lic Expire: 08/31/2021
Bus Lic: BT30060773
Lic Exp Date: 10/31/2021

Worker's Compensation Insurance
Carrier: STATE COMP
Policy No: 9166656
Expire: 10/01/2021

Building Setbacks
Rear: 10
Front: 20
Left: 4
Right: 4

Code Edit : 2019
Type of Construction:
Occupancy Group: U
Added /New sq. ft. Bldg: 0
Added /New sq. ft. Garage: 0

No of Stories: 0
No of Units: 0
Bldg Height: 0
Bldg Sprinklers:
Flood Zone:

Use Zone:
Parking Spaces: 0
Fire Hazard Zone : N

Special Conditions: REV20-1899
FLOOD ZONE

NO CONSTRUCTION WORK
ON SATURDAYS

Construction Valuation: \$100,000.00

Building Permit Fee: \$1,209.00
Plan Check Fee: \$1,051.83
Overtime Plan Ck: \$0.00
Investigation Fee: \$8.00
Record Management: \$0.00
Energy Compliance: \$0.00
CA Seismic Safety: \$0.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$4.00

Excise Tax: \$0.00
Additional Fee: \$0.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$191.06
Grading Permit Fee: \$41.94
WQ Insp. Fee: \$0.00
Electrical %: \$0.00
Mechanical %: \$0.00
Plumbing %: \$0.00

Planning Department -
Plan check Fee: \$0.00
Fair Share: \$0.00
SJH Trans: \$0.00
In-lieu Housing Fee:
Public Works Department -
Park Dedication: \$0.00
PW Plan Check: \$43.00
San Dist: \$0.00
NMUSD Fee: \$0.00

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

TOTAL FEE : \$2,548.83

Plan Check Fee : \$1,327.83

Fee Due at Permit Issuance : \$1,221.00

PROCESSED BY: [Signature]

ZONING APPROVAL: [Signature]

GRADING APPROVAL: [Signature]

PUBLIC WORKS APPROVAL: [Signature]

PLAN CHECK BY: [Signature]

APPROVAL TO ISSUE: [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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>6/13/22</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>Keith D. Tucker</i>	SO E-mail Address: <i>Kdtucker2@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RCE 32276</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 checked="" type="checkbox"/> Other: <i>Ret. Wall Steel</i>	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<i>East Retaining Wall near garage</i>	<i>6/13/22</i>

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

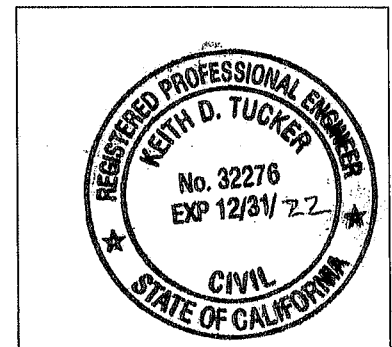
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

Keith D. Tucker

6/13/22

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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

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

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

Engineer/Surveyor's Name Daniel Rubio License # PLS 8239

Engineer/Surveyor's Address 18090 Beach Blvd., Suite #12, Huntington Beach, CA 92648

Job Address 101 Bayside Place

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

* Top of slab/floor elevation: 10.47/14.97

* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: _____

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

5/31/2022
Date



Daniel Rubio
Engineer/Surveyor's stamp and 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

PRE-GRADE MEETING AGREEMENT

DATE: 5/10/24 JOB ADDRESS: 101 Bayside Pl. Newport Coronadel MNR

1. All residential one-unit and two-unit dwelling projects must be completed in a three (3)-year period in accordance with Newport Beach Municipal Code 15.02.095.
2. The grading plan check number for this site is X2019-1744 and will be referred to in all reports, certifications and correspondence.
3. **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.
4. The stamped set of approved plans shall be on the job site at all times.
5. **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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
12. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

13. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
- a. **PRE-GRADE MEETING:** When the permittee is ready to begin work, but not less than two days before any grading or brushing is started.
 - b. **DRAINAGE DEVICE INSPECTION:** After forming of terrace drains, down drains or after placement of pipe in subdrains, but before any concrete or filter material is placed.
 - c. **SPECIAL:** _____
 - d. **ROUGH GRADING:** When all rough grading has been completed, the rough grade report shall be provided to the Building Inspector at foundation inspection or sooner based on the Building Inspector's discretion.
 - e. **FINAL:** When all work, including installation of all drainage structures and other protective devices, has been completed and the as-graded plan, professional approvals and the required reports have been submitted.
14. 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.
15. 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.
16. 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.
17. 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.
18. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
19. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: JIM HASKETT CONST.
 By: Jim Haskett
 Address: PO BOX 12 SURFSIDE CA 90743
 Telephone: 714-397-6740

DESIGN CIVIL ENGR.: JONES, CAHL & ASSOC.
 By: Danny Rubio
 Address: 18090 BEACH BLVD. S. 12 HB 92648
 Telephone: 714 846-0566

GEOTECHNICAL ENGINEER: KEITH D. TUCKER ENGR.
 By: KEITH TUCKER
 Address: PO BOX 133 HUNTINGTON BEACH CA
 Telephone: 714-968-1500

GEOLOGIST.: Andrew Stone GEO
 By: Andrew Stone
 Address: PO BOX 412 DUNLAP CA 92621
 Telephone: 949-201-7827

GRADING CONTR.: JD DEMO 3 Grading
 By: _____
 Address: 7361 SLATER AVE. HB 92647
 Telephone: 714-379-1800

COORDINATOR: _____
 By: _____
 Address: _____
 Telephone: _____

NEWPORT BEACH REPRESENTATIVE: Jason Rudenick PHONE #: 949-644-3262

INSPECTION REQUESTS: (949) 644-3255

Newport Beach Construction Hours:
 Monday through Friday: 7:00 a.m. to 6:30 p.m.
 Saturdays: 8:00 a.m. to 6:00 p.m.
 No work on Sundays and Holidays



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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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 Daniel Rubio License # PLS 8239

Engineer/Surveyor's Address 18090 Beach Blvd., Suite #12, Huntington Beach, CA 92648

Job Address 101 Bayside Place

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

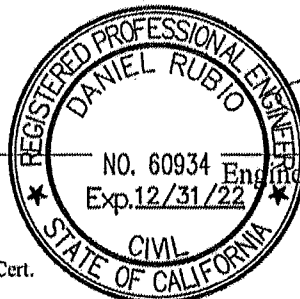
* Top of slab/floor elevation: 10.47/14.97

* If slab/floor elevation varies, sketch a plan or section through slab on the back page and specify the elevations. Use same datum used in the survey of record.

I certify that the setbacks are , are not , per City approved plans. Describe any deviations from plans: _____

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

5/31/2022
Date



Daniel Rubio
Engineer/Surveyor's stamp and 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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 5/14/24	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input checked="" type="checkbox"/> Concrete		5/14/24
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input type="checkbox"/> Caissons, Piles, Grade Beams	<input checked="" type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input checked="" type="checkbox"/> Wood		5/14/24
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

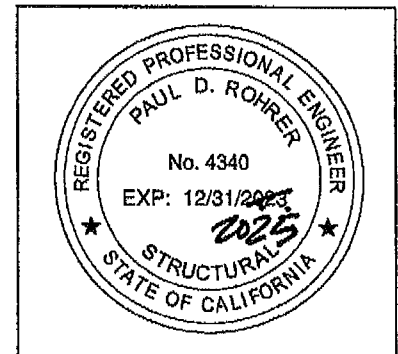
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

The 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.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 10/27/22	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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	ROOF FRAMING	10/27/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: **1. REMOVED COLUMNS AT GREAT ROOM OK AND ARE PENDING CITY REVIEW / APPROVAL**

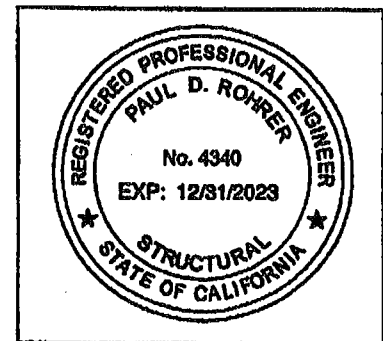
2. PORTION OF ROOF AT UPPER LEVEL LEFT OPEN FOR CONSTRUCTABILITY OK. WILL OBSERVE WHEN COMPLETED

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.



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

10/28/22

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1788 | Newport Beach, CA 92658-8915
 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 9/14/22	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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 checked="" type="checkbox"/> Wood	ROOF SHTS 2.3 BTWN LINES A & B	9/14/22
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

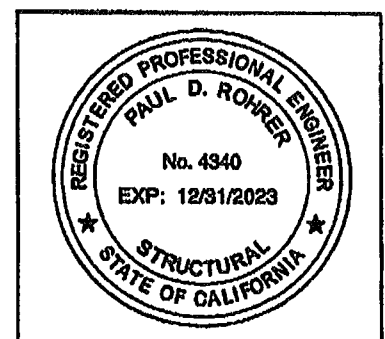
REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

The 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.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD: [Signature] DATE: 9/14/22

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: 101 Bayside Place	Report Date: 8/17/2022	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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 checked="" type="checkbox"/> Wood	Upper Level Floor Sheathing	8/17/2022
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

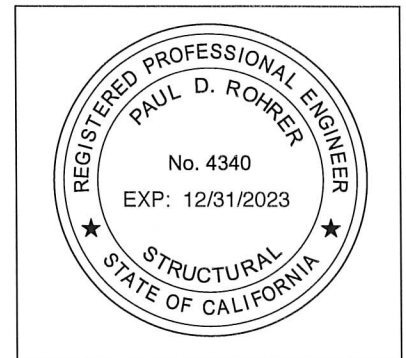
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

8/17/2022
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: 101 Bayside Place	Report Date: 6/3/22	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	UPPER MAT SLAB	6/3/22
<input checked="" 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 type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

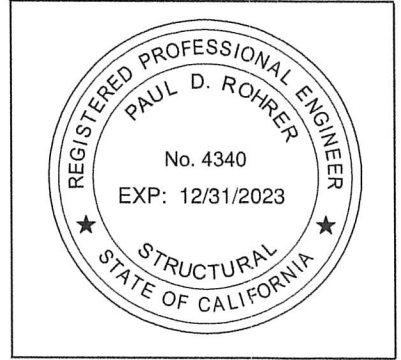
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
 The 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.




 SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

6/3/22
 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: 101 Bayside Place	Report Date: 4/13/22	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input checked="" type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete	SLAB @ RAMP # AT RB BTWN R1 & R2	4/13/22
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	PLASTER WALLS AT R7	
<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 type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: TRENCH DRAIN AT R7 OK

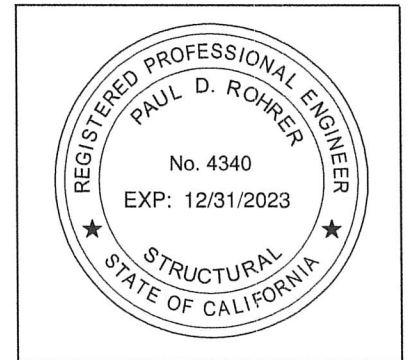
REPORT CONTINUED ON ATTACHED PAGES.

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:

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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 verify that the structure is in general conformance with the approved construction documents;
- I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE 4/13/22

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: 101 Bayside Place	Report Date: 3/11/22	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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 checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	2-CONCRETE COLS ABOVE PODIUM	3/11/22
<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 type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

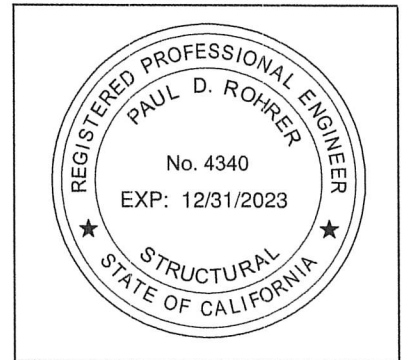
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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SIGNATURE OF STRUCTURAL OBSERVER OF RECORD: [Signature] DATE: 3/11/22

STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 9/14/21	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): Paul Rohrer	SO E-mail Address: Paul@PRSEinc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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 checked="" type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck	MAT	9/14/21
<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 type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

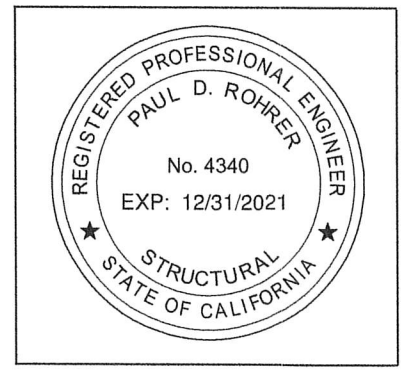
OBSERVED DEFICIENCIES AND COMMENTS:

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:
The structure generally complies with the approved construction documents, and all observed deficiencies were corrected.

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3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



SIGNATURE OF STRUCTURAL OBSERVER OF RECORD: [Signature] DATE: 9/14/21

STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>101 Bayside Place</i>	Report Date: <i>9/2/20</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>Keith Tucker</i>	SO E-mail Address: <i>ktucker@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>AGE 841</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 checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #2 & 6 along northeast corner</i>	<i>9/2/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

- Inspected pile excavations for A2 and A6 with lengths of 32' and 24', respectively.

- All work done in accordance with the approved

- Concrete should be placed promptly.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
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Keith D. Tucker

9/2/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: <i>101 Bay Side Place</i>	Report Date: <i>9/1/20</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>Keith Tucker</i>	SO E-mail Address: <i>ktuckerz@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RGE 841</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 checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #1 & 4 along northeast corner</i>	<i>9/1/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

*- Inspected pile foundation excavations for Piles #1 and #4 with depths of 30' and 32'.
 - All work done in accordance with the approved plans.
 - Concrete should be placed promptly.*

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

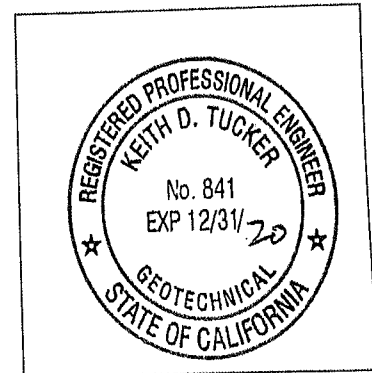
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Keith D. Tucker

9/1/20

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: <i>101 Bayside Place</i>	Report Date: <i>8/31/20</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>Keith Tucker</i>	SO E-mail Address: <i>Kdtucker2@ verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RGE 841</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 checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	<i>Piles #1 & 3 along north wall</i>	<i>8/31/20</i>
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

- Inspected pile excavations for Piles #1 and #3 along north wall
- Pile excavations are 2' diameter and 30 to 34' deep.
- All work done in accordance with the approved plan
- Concrete should be placed promptly.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

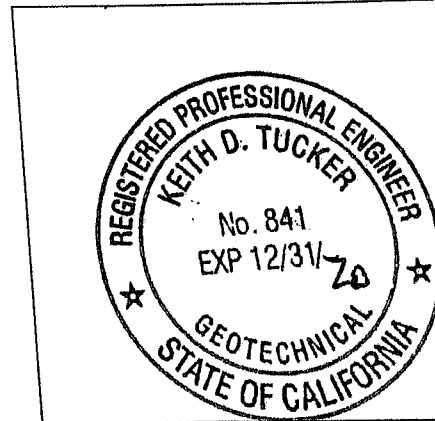
I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
 I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Keith Tucker

8/31/20

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

THIS 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: 101 BAYSIDE PLACE	Report Date: 8/28/20	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): Keith Tucker	SO E-mail Address: Kdtucker2@verizon.net	SO Telephone #: (714) 308-8355	SO License / Reg. #: RG E 841

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	North side of bldg. (Piles 5 & 7)	8/28/20
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: **None**

- Inspected piles #5 & #7 that are 24" diameter.
- Pile lengths @ 28' & 20' for piles #5 & #7, respectively.
- All work done in accordance with the approved plans.
- Steel & concrete should be placed promptly.

REPORT CONTINUED ON ATTACHED PAGES.

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

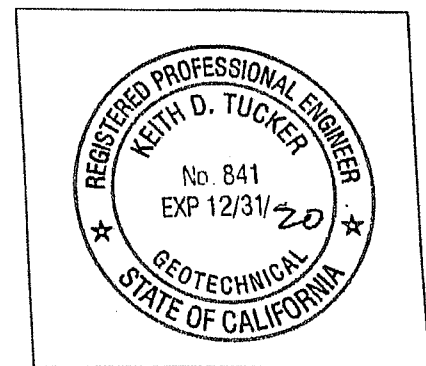
- I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
- I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

Keith A Tucker

8/28/20

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

CC
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 EN

Structural Observation Report

Project Address: <i>106 Bayside Place</i>	Report Date: <i>Aug. 10, 2020</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>Keith Tucker</i>	SO E-mail Address: <i>ktucker2@verizon.net</i>	SO Telephone #: <i>(714) 308-8355</i>	SO License / Reg. #: <i>RCE 32276</i>

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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 checked="" type="checkbox"/> Other: <i>Soldier Piles</i>	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<i>Along south property line</i>	<i>8/10/20</i>

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS:

*- Inspected reinforcing steel at soldier piles (7 total).
 - Rebars extend hor. in front of steel beams in accordance with the 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:

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

Keith D Tucker

8/10/20



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 101 Bayside Place	Report Date: 8/26/20	ONB Inspector Name:	ONB Permit #:
Building Owner Name:	Owner's Mailing Address (if different from site):	Owner's Telephone #:	ONB Plan Check #:
Full Name of Structural Observer (SO): Paul Rohrer	SO E-mail Address: Paul@PRSEInc.com	SO Telephone #: 714-272-9579	SO License / Reg. #: S4340

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
<input type="checkbox"/> Conventional Footings & Slab	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel	<input type="checkbox"/> Concrete		
<input type="checkbox"/> Mat Foundation, Prestressed Concrete	<input type="checkbox"/> Masonry	<input type="checkbox"/> Concrete	<input type="checkbox"/> Steel Deck		
<input checked="" type="checkbox"/> Caissons, Piles, Grade Beams	<input type="checkbox"/> Wood or Manuf. Shear Panels	<input type="checkbox"/> Masonry	<input type="checkbox"/> Wood	CAISSON CAGES	8/26/20
<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:	<input type="checkbox"/> Other:		

ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

OBSERVED DEFICIENCIES AND COMMENTS: NONE

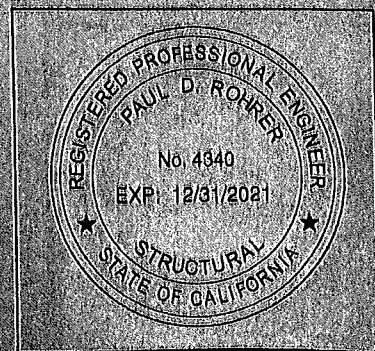
REPORT CONTINUED ON ATTACHED PAGES

FINAL STRUCTURAL OBSERVATION REPORT:

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

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

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



STAMP OF STRUCTURAL OBSERVER

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE

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



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

BUILDING HEIGHT CERTIFICATION

Project Street Address: 101 Bayside Place - Corona Del Mar

Building Permit Number(s): REV2022-1509

As the surveyor of record for the project at the above address, I hereby certify that I have reviewed the City of Newport Beach approved plan and original topographic survey and based the elevations listed below on those plans.

Elevations shall include an allowance for roofing material thickness if not yet installed. Provide each critical ridge and flat roof, or roof deck railing elevations indicated on the approved plans. Use the format below on the back of this form if additional space is necessary or further explanation is needed. Provide original copy to the Inspector before roof framing inspection.

All elevation points are based on: NAVD88 NGVD29 Assumed

Please provide the following elevation information for the highest roof ridges, flat roofs, or parapets/guardrails. Additional elevation points may be requested by the Building Inspector.

RIDGES (3:12 slope or greater)

1. Approved elevation point of ridge is N/A and actual elevation point is N/A.
2. Approved elevation point of ridge is N/A and actual elevation point is N/A.
3. Approved elevation point of ridge is N/A and actual elevation point is N/A.

FLAT ROOFS, PARAPETS AND GUARDRAILS

1. Approved elevation point of flat roof or parapet is 34.31 and actual elevation point is 34.08.
2. Approved elevation point of flat roof or parapet is N/A and actual elevation point is N/A.
3. Approved elevation point of flat roof or parapet is N/A and actual elevation point is N/A.

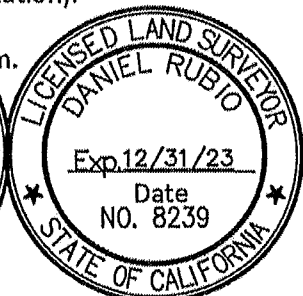
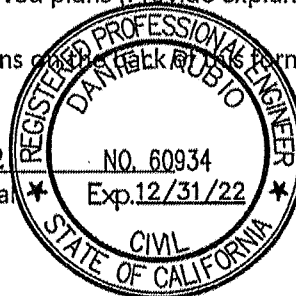
I certify that the above height measurements are correct and the above project:

- IS in compliance with the City-approved plans.
 IS NOT in compliance with the City-approved plans (Provide explanation).

Please describe any deviation from the City-approved plans or other information:

Daniel Rubio 10/27/2022

Surveyor or Civil Engineer's* signature and seal
 (Wet stamp and signature required)



* License number of 33965 or lower

KEITH D. TUCKER
CONSULTING ENGINEER
Post Office Box 8133
Huntington Beach, California 92615
Phone 714-968-1500 ** Fax 714-968-1503

DATE: July 8, 2020

PROJECT NUMBER/CLIENT: PO1 Bayside Place

TIME: 11:30 AM - 12:30 PM

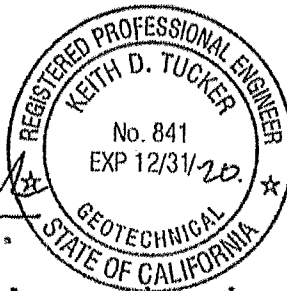
TECHNICIAN: KAT Newport Beach, CA

WORK DESCRIPTION:

- Inspected cut slope for south property line wall.
- Exposed sandstone bedrock extends above the building pad level. Vertical cuts are judged to be stable during temporary conditions.
- Soldier Piles should be excavated promptly adjacent to property line.
- All work done in accordance with the approved plans and our soil reports.

SKETCH

Technician Signature: Keith Tucker



NOTE: Include all relevant conversations, personnel and equipment on site, weather conditions, etc.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658
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DEPUTY 1 INSPECTION
 1-800-DEPUTY

Gen Contr:

Sub-Contr:

Haskett
Ekeedal

SPECIAL INSPECTION REPORT

Project Address: California CDM LLC @ 101 Bayside PL
 Permit Number: 2019-1744
 Inspection Type (s): RC-Slab
 Inspection Date (s): 4/15/22 () Periodic () Continuous

Describe Inspection, including Location(s):
 Observed the placement & consolidation of 5000 psi concrete @ driveway interior garage entry slab, west elevation boat ramp planter walls above garage entry per S1/S2 and 2nd floor column baseplate caps. Approx 20 yards

List Tests Made:
 (4) 4x8 cylinders
 (concrete mix # 6850003840 ticket 349322

Total Inspection Time Each Day:

Date:	4/15/22				
Hours:	PM				

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

Comments:
 Clearances maintained per plan
 Steel checked and approved
 Monitored for vertical quality control
 Concrete placed per plan

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

Special Inspector Signature:	Date:
<i>[Signature]</i>	4/15/22
Print Full Name:	Newport Beach Registration No.:
Shawn Ward	NB-0743



JONES, CAHL & ASSOCIATES, INC.
CONSULTING ENGINEERS

MAY 19, 2023

CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 CIVIC CENTER DRIVE
NEWPORT BEACH, CA 92658-8915

REFERENCE PROJECT:

GRADING PERMIT NUMBER	<u>2023-0752</u>	<u>REV. 4</u>
JOB ADDRESS	<u>101 BAYSIDE PLACE</u>	
OWNER	<u>CA CDM, LLC</u>	
GENERAL CONTRACTOR	<u>HASKETT CONSTRUCTION</u>	

DEAR SIR:

I HEREBY CERTIFY THAT THE DRAINAGE DEVICES FOR THE ABOVE REFERENCED BUILDING IS SET IN SUBSTANTIAL CONFORMANCE TO THE APPROVED GRADING PLANS (REV. 4) FOR LINE AND FOR GRADE.

SINCERELY,

DANIEL RUBIO, R.C.E. 60934, P.L.S. 8239





SOILS AND GEOTECHNICAL CONSULTANTS

Field Observation Memo

10641 HUMBOLT STREET
LOS ALAMITOS, CALIFORNIA 90720
PHONE 562.799.9469 • FAX 562.799.9459

Project KDT

Date 4/8/2022

Address 101 Bayside Place

Project Number 18738-16

COLONA DEL MAR, CA

ARRIVED AT SITE AT 2:45 PM. OBSERVED AND TESTED

SUBGRADE SOILS COMPACTED FOR PROPOSED 15' DEPTH

CONCRETE SLAB. SUBGRADE SOILS AT 22' DEPTH BY 30MP A101 AND

WAS TESTED TO 90% RELATIVE DENSITY. 20' DEPTH COMPACTED

AS PER LABORATORY SPECIFICATIONS. RECOMMEND TO KEEP SOILS MUST

BE AT LEAST 90% RELATIVE DENSITY. (WILL BE TESTED AT 20' DEPTH)

Accepted by

NorCal Representative



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

DEPUTY 1 INSPECTION
 1-800-DEPUTY1
 Gen Contr: Jim Haskett
 Sub Contr: Ekedal

SPECIAL INSPECTION REPORT

Project Address: California CDM LLC @ 101 Bayside PL
 Permit Number: 2019-1417
 Inspection Type (s): RC - Caisson
 Inspection Date (s): 8/31/20 () Periodic (X) Continuous

Describe Inspection, including Location(s):
 Observed the placement and consolidation of 4500 psi concrete @ Caisson #3 per plan page S2 and corresponding section schedule on S/4.3. Approx 4 yards concrete placed per plan. Through tremie

List Tests Made:
 (4) 4x8 cylinders
 Gary Bale mix # 6B45007 ticket # 318891

Total Inspection Time Each Day:

Date:	8/31/20				
Hours:	PM				

List All Items Requiring Correction (include previously listed uncorrected items):
 No exceptions taken

Comments:
 Caisson cage placed with 3" plastic wheels inside steel sleeve for clearances. Soils elevation by others. Monitored for water and quality control.

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

DEPUTY 1 INSPECTION
 1-800-DEPUTY1
 Gen Contr: Jim Haskett
 Sub Contr: Egedal

SPECIAL INSPECTION REPORT

Project Address: California CDMUC @ 101 Bayside PL
 Permit Number: Y2019-1417
 Inspection Type (s): RC - Caissons
 Inspection Date (s): 9/1/20 () Periodic (X) Continuous

Describe Inspection, including Location(s):
 Observed the placement & consolidation of 4500 psi concrete @ C#1 & C#4 per plan page 52 and section on S/4.3 through Tremie pipe. Approx 3 yards concrete placed per plan.

List Tests Made:
 Gary Balemix GB45001 (4) 4x8 cylinders
 ticket # 318952

Total Inspection Time Each Day:

Date:	9/1/20				
Hours:	PM				

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

Comments:
 Caisson cages placed w/ 3" clearances attained by 3" plastic wheels inside steel sleeper
 Soils elevation by others. Monitored for water and quality control

To the best of my knowledge, the work inspected was in accordance with the Building Division approved design drawings.

KEITH D. TUCKER
CONSULTING ENGINEER
Post Office Box 8133
Huntington Beach, California 92615
Phone 714-968-1500 ** Fax 714-968-1503

July 8, 2021

BUILDING DIVISION

JUL 21 2021

Mr. Mark Wheeler
325 Roycroft Avenue
Long Beach, CA

BY: S.R.G.

RE: **Interim Rough Grading Report of Geotechnical Observation and Testing -**
Residential Development – Located at 101 Bayside Place in Newport Beach,
California

Dear Mr. Wheeler:

Pursuant to your request, this firm has provided this geotechnical engineering report to summarize the observation and testing performed during interim rough grading operations at the above referenced project. Our geotechnical services pertaining to the grading of the project development are summarized in the subsequent sections of this report.

Site Grading

The purpose of the interim rough grading operations was to construct building pads for the proposed residence at the subject site. The fill soils were removed down to near El. 0 in the lower basement area. These silty sands were mixed with cement and then compacted beneath the proposed concrete mat foundation. The limits of the interim grading operations is shown on the Site Plan – Figure 1.

Fill soils placed were compacted to a minimum 90% of the laboratory standard in lifts not in excess of eight inches in thickness. The maximum depth of fill soils placed was approximately 3 feet in the lower basement area. A track mounted loader was utilized for compaction control. A water hose provided moisture control. Our services did not include any surveying of excavation bottoms, building corners, or subgrade elevations during grading operations.

Laboratory/Field Compaction Testing

The relative compaction was determined by Sand Cone Method (ASTM: D1556-07) and by the Drive Tube Method (ASTM: D 2937-10). The maximum density of the on-site soils was obtained using the laboratory standard (ASTM: D1557-12) by NorCal Engineering and results are shown on Table I. Tests were performed a minimum of every two feet in depth of fill placed. A summary of the compaction tests of the rough grading operations are described in Appendix B with locations shown on the accompanying site plan.

Previous laboratory tests were performed by NorCal Engineering on representative bulk samples of the near surface soils. The tests consisted of the following:

- A. Expansion index tests in accordance with ASTM D 4829-11 were performed on remolded samples of the upper soils to determine the expansive characteristics and to provide any necessary recommendations for reinforcement of the slabs-on-grade and the foundations. Results of these tests are provided on Table II in Appendix A and indicate a very low expansion potential (EI=0).
- B. Soluble sulfate tests in accordance with California Test Method 417 were performed on representative soils samples to estimate the potential for corrosion of concrete in contact with the on-site soils. Results are provided on Table III in Appendix A and yield a low sulfate level.

Corrosion Design Criteria

Representative samples of the surficial soils revealed very low sulfate concentrations. Therefore, all concrete in contact with on-site soils shall be designed in accordance with Table 4.3.1 of ACI 318 Building Code and Commentary.

Limitations

It should be noted that our work does not warrant or guarantee that the contractor responsible for each phase of the project has performed his work in accordance with the project specifications.

July 8, 2021
Page 3

We appreciate this opportunity to be of service to you. If you have any further questions, please do not hesitate to contact the undersigned.

Respectfully Submitted,

Keith D. Tucker

Keith D. Tucker
R.G.E. 841



APPENDIX A

- Laboratory Test Results by NorCal Engineering

TABLE I
MAXIMUM DENSITY TESTS
(ASTM: D1557-12)

<u>Sample</u>	<u>Classification</u>	<u>Optimum Moisture</u>	<u>Maximum Dry Density (lbs./cu.ft.)</u>
B-1 @ 0-3'	Silty sand with some rocks	14.0%	116.5
II	Sand/cement with some rocks	10.5%	121.0

TABLE II
EXPANSION INDEX TESTS
(U.B.C. STD.4829-11)

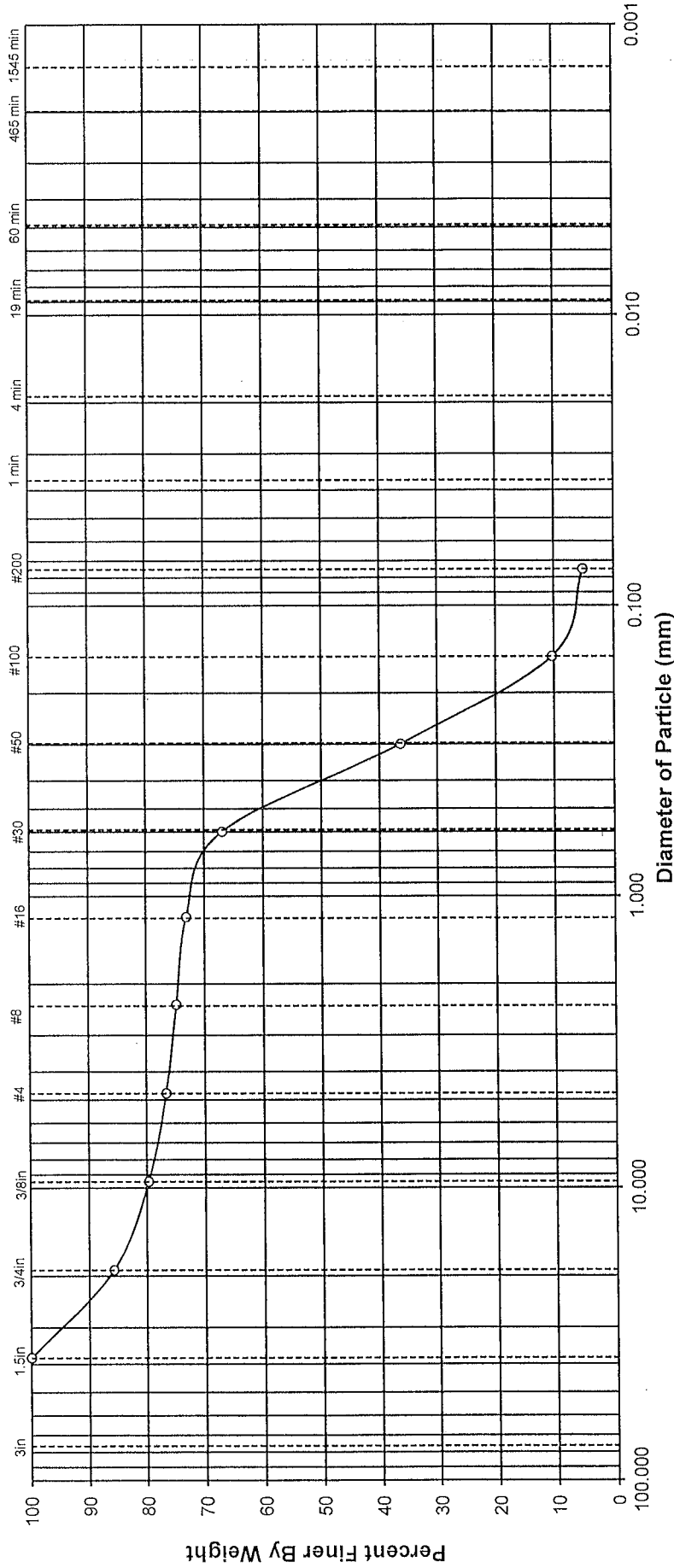
<u>Sample</u>	<u>Classification</u>	<u>Expansion Index</u>
B-1 @ 0-3'	Silty sand with some rocks	18

TABLE III
SULFATE TESTS

<u>Sample</u>	<u>Classification</u>	<u>Sulfate Content</u>
B-1 @ 0-3'	Silty sand with some rocks	0.0083%

U.S. Standard Sieve Size

Cobbles		Gravel		Sand				Hydrometer Analysis			
		Coarse	Fine	Coarse	Medium	Fine		Clay (Plastic) to Silt (Non-Plastic)	Clay		



Symbol	1 1/2 in.		3/4 in.		3/8 in.		#4		#8		#16		#30		#50		#100		#200		
	Boring/Depth (ft)	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	% Finer	
○	230-21	100	86	80	77	75	73	67	36	10	5										
△																					
□																					
◇																					

NorCal Engineering
 SOILS AND GEOTECHNICAL CONSULTANTS

Sieve Analysis
 For Fine & Coarse Aggregates and
 Hydrometer Analysis
 ASTM C136 & ASTM D422

Keith D. Tucker - 101 Bayside Place, Corona Del Mar - City of Newport Beach

PROJECT NUMBER: 18738-16

DATE: 4/15/2021

APPENDIX B

- Field Compaction Test Results by Nor Cal Engineering

July 8, 2021

SUMMARY OF COMPACTION TEST RESULTS

Date of Test	Test No.	Location Of Test	Depth (ft)	Moisture Content (%)	Dry Density (pcf)	Relative Compaction (%)	Soil Type	Test S/D
11/9/20	101	NE Pad	0-0.5	13.5	109.3	94	I	D
3/31/21	102	NE Pad	0-0.5	14.9	109.6	91	II	D
3/31/21	103	West Pad	0-0.5	14.0	108.7	91	II	D
7/6/21	104	West Pad	1-1.5	8.0	108.2	90	II	D
7/6/21	105	West Pad	0.5-1	11.0	114.3	95	II	D
7/7/21	106	East Pad	0-0.5	7.1	108.9	91	II	D
7/7/21	107	East Pad	0-0.5	7.2	115.9	96	II	D
7/7/21	108	East Pad	0-0.5	7.5	116.7	97	II	D

Note: S = Sand Cone Method
D = Drive Tube Method

KEITH D. TUCKER
CONSULTING ENGINEER

Post Office Box 8133

Huntington Beach, California 92615

Phone 714-968-1500 ** Fax 714-968-1503

DATE: July 6, 2022

TIME: 2:30 PM to 3:30 PM

PROJECT NUMBER/CLIENT: 101 Bayside Pl.

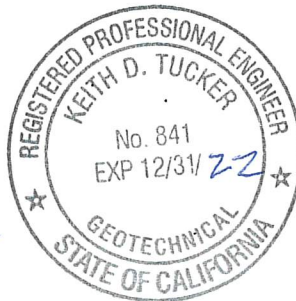
TECHNICIAN: KDT Newport Bch.

WORK DESCRIPTION:

- Inspected drain pipe and gravel along heel of east wall, adjacent to garage.
- A filter fabric material was placed below and around the pipe and gravel.
- All work done in accordance with the approved plans.
- Backfill materials should be placed behind the retaining wall promptly.

SKETCH

Technician Signature: Keith Tucker



NOTE: Include all relevant conversations, personnel and equipment on site, weather conditions, etc.

KEITH D. TUCKER
CONSULTING ENGINEER

Post Office Box 8133

Huntington Beach, California 92615

Phone 714-968-1500 ** Fax 714-968-1503

DATE: June 1, 2022

PROJECT NUMBER/CLIENT: 101 Bayside Place

TIME: 2 AM to 3 AM

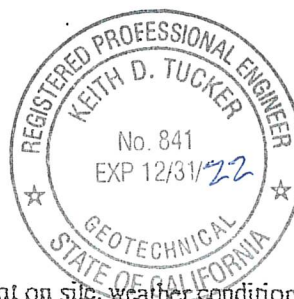
TECHNICIAN: KST Newport Beach, CA

WORK DESCRIPTION:

- Inspected subgrade soils beneath upper floor mat foundation, near north property line.
- The subgrade soils are dense sands that provide adequate support for the house.
- All work done in accordance with the approved plans & our previous soil reports.
- Reinforcing steel and concrete should be placed promptly.

SKETCH

Technician Signature: Keith Tucker



NOTE: Include all relevant conversations, personnel and equipment on site, weather conditions, etc.

KEITH D. TUCKER
CONSULTING ENGINEER
Post Office Box 8133
Huntington Beach, California 92615
Phone 714-968-1500 ** Fax 714-968-1503

DATE: June 13, 2022

PROJECT NUMBER/CLIENT: 101 Bayside Place

TIME: 1pm to 2pm

TECHNICIAN: KAT Newport Beach

WORK DESCRIPTION:

- Inspected east retaining wall foundation excavations.
- All excavations extend into stiff bedrock materials.
- All work done in accordance with the approved plans.
- Reinforcing steel and concrete should be placed promptly.

SKETCH

Technician Signature

Keith Tucker



NOTE: Include all relevant conversations, personnel and equipment on site, weather conditions, etc.

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2019-1744) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
04/24/2024					
	Generic Activity	Hearing Officer App	ACT-001726-2024	Jason dropped of Hearing Officer App to GC, he understands the Hearing process and deadlines. He is to complete the application with supporting docs, drop off and pay fee.	Jason Rudenick
	Generic Activity	Hearing Officer App	ACT-001727-2024	Dropped of Hearing Officer Application to GC onsite.	Jason Rudenick
05/17/2024					
	Generic Activity	HEARING SCHEDULED	ACT-002071-2024	HEARING SCHEDULED FOR 06/27/2024 AT 8 A.M.	Tonee Thai
05/23/2023					
	Generic Activity	PHONE CALL	ACT-001011-2023	S LANE. I spoke to Dayne explaining that they need to provide documentation regarding the cause of their delays. He sated that he should have them in our office by end of day 5/24/23	Steven Lane
05/08/2024					
	Generic Activity	HEARING APPLCATION SUBMITTAL	ACT-001960-2024	APPLICATION SUBMITTED ON 05/06/2024.	Tonee Thai
05/09/2024					
	Generic Activity	Application Routed	ACT-001966-2024	Hearing application routed to City Clerk and Finance for processing	Tonee Thai
	Generic Activity	Application	ACT-001962-2024	App fee pd, Packet with TT. 4/10/24 GC was made aware of missing docs for file, he is working on list.	Jason Rudenick
06/04/2023					
	Generic Activity	Building Official Extension Approved	ACT-001139-2023	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 06/19/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
	Generic Activity	Extension Request Submitted	ACT-001136-2023	3-YEAR DEADLINE EXTENSION REQUEST SUBMITTED ON 05/17/2023.	Tonee Thai
06/07/2023					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-001190-2023	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank

PERMIT ACTIVITY REPORT (X2019-1744)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
--------------	---------------	---------------	-----------------	-------------------	------------

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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COMMUNITY
DEVELOPMENT

MAY 17 2023

CITY OF
NEWPORT BEACH

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

Project Address: 101 Bayside Pl		Receipt No.:	
Permit No.: X2019-1744	Original Permit Issued Date: 6-19-2020	Extension Fee: \$208	Date Fee Paid: / /
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Dayne Mosse		Company Name: SIM HASKETT CONST. INC	
Street Address: 7600 ACACIA AVE		City: GARDEN GROVE	State: CA Zip Code: 92841
Email: Dayne@simhaskett.com		Phone: 714-397-6740	
PROJECT INFORMATION			
Length of extension requested: 12 MONTHS			
New end date if request is approved: 6-19-2024			
Previous Extension(s) Granted? (Y/N): NO		If Yes, How Many?: N/A	
Description of Work Under Permit:	NEW SFR w/ BASEMENT New Retaining wall		
Reason for Extension Request	(Attach Supporting Documents as Needed) COVID-19, MATERIAL SHORTAGE, UNFORSEEN SOIL CONDITIONS AFTER DEMO, Retaining wall additions, REVISIONS w/ long plan check w/ SERGIO. 8 MONTH DELAYS.		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature:		Relationship to Property Owner: CONTRACTOR	Date: 5/17/23
FOR STAFF USE ONLY			
Department Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments:	365 DAYS EXTENSION GRANTED. PERMITS SHALL EXPIRE ON 6-19-2024 UNLESS AN ADDITIONAL EXTENSION GRANTED BY THE BUILDING OFFICER.		
Building Inspector Reviewed:	Name: Rukla Bae	Signature:	Date: 5/17/23
Building Official Approval:	Name: TONGE HART	Signature:	Date: 06/10/23



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

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915
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RECEIVED BY
COMMUNITY
DEVELOPMENT

MAY 09 2023

CITY OF
NEWPORT BEACH

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

Project Address: 101 Bayside Place		Receipt No.: 14472-0002	
Permit No.: X2019-1744	Original Permit Issued Date: 06/19/2020	Extension Fee: \$208	Date Fee Paid: 05/09/23
PETITIONER/PROPERTY OWNER INFORMATION			
Name (Must be payor of fees): Dayne Mossel		Company Name: SIM HASKETT CONSTRUCTION INC	
Street Address: PO 512		City: Surfside	State: CA Zip Code: 90743
Email: Dayne@simhaskett.com		Phone: 714-397-6740	
PROJECT INFORMATION			
Length of extension requested: 12 months			
New end date if request is approved: 6-19-2024			
Previous Extension(s) Granted? (Y/N): NO		If Yes, How Many?: N/A	
Description of Work Under Permit:	New SFR w/Basement New Retaining wall		
Reason for Extension Request	(Attach Supporting Documents as Needed) COVID-19, Material Shortage, unforeseen Soil conditions after Demo, Retaining wall additions, Revisions and long plan check w/ SERGIO. 8 months. Additional PERMITS X2020-1417		
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.			
Petitioner's Signature: [Signature]	Relationship to Property Owner: CONTRACTOR	Date: 5/9/23	
FOR STAFF USE ONLY			
Department Action: <input type="checkbox"/> Approved <input type="checkbox"/> Denied			
Conditions of Approval or Comments:			
Building Inspector Reviewed:	Name:	Signature:	Date: / /
Building Official Approval:	Name:	Signature:	Date: / /

8 May 2023

Community Development Department/Building Division
CITY OF NEWPORT BEACH
100 Civic Center Drive
Newport Beach, CA 92658-8915

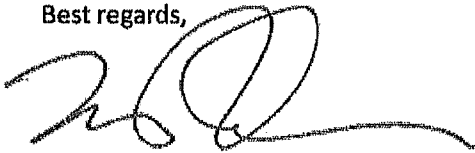
Re: 101 Bayside Place, CDM, CA, Permit # X2019-1744. Owner Authorization

Dear Sir or Madam:

Let this communication serve as authorization from CA CDM, LLC (Owner) of the above referenced property, for Jim Haskett Construction, Inc. and/or Dayne Mossel as agent, extend, or apply for all permits associated with the above referenced property.

If you have any questions or require any further information, please feel free to contact me, Mike Pacheco at: mpacheco@vtcompanies.com. Thank you for your time in addressing this submittal.

Best regards,

A handwritten signature in black ink, appearing to read 'Mike Pacheco', with a long horizontal flourish extending to the right.

Mike Pacheco

QUALITY BUILDING WITH A DESIGN PERSPECTIVE

To Whom It Concern:

The Plans were approved June 18 of 2020 in the midst of the pandemic. Permits were pulled shortly afterward and construction commenced in late June.

There have been 9 rounds of Delta revisions so far in the construction process. Given that most of these revisions (as well as the initial submission) occurred during the pandemic the pace of getting approvals for each of them was definitely drawn out. Some of these revisions affected the pace of construction and some did not. Among those that did are:

It was discovered in July of 2020 that Dewatering, which our soils engineering firm had determined would not be needed would in fact be needed. We set about having a Dewatering plan prepared by Griffin Dewatering. It was completed and submitted to the city in October and finalized in December of 2020.

It was determined in March of 2021 that the caisson construction which had been approved by the city was not compatible with the provisions set out by Coastal Commission and the foundation system had to be redesigned. It took several months and much back and forth between the city, Coastal Commission and our engineers before we came upon a grout column / mat foundation system that everyone could agree on. (Delta 5 and 6)

The revised foundation plan also necessitated a rethinking of the pool construction, for which it was eventually determined that it would be included in the mat slab foundation with the house. This process also took a couple of months. (Delta 7)

These are the primary challenges that were encountered during construction that significantly affected the pace of building the project.

In addition attached are copies of the additional permits pulled

X2020-1417

X2019-2413

X2019-2412



JIM HASKETT CONSTRUCTION, INC.

Post Office Box 512 SURFSIDE, CA 90743

714 894 4800

FAX: 714 373 0039

CA LICENSE 738498



City of Newport Beach - Building Division

Inspection Card

100 Civic Center Drive

Inspection Requests Telephone (949) 644-3256

Date : 08-02-2019

Permit # : **X2019-2412**
 Job Address: **101 BAYSIDE PL NB**
 Owner : **CA CDM LLC**
 Contractor : **HASKETT JIM CONSTRUCTION INC**
 Description : **DEMO (E) SFR W/ATT GARAGE 3,704 SF (5 BEDROOMS)**

Plan Check # : **1737-2019**
 PLUM / / /

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Under Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Lths & Grade		
COMB	2320	Footings & Foundation		
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		
DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
COMB	2360	Masonry Pre-Grout / Wall Steel		
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test		
COMB	2390	Gas Pipe "Rough"		
COMB	2400	Rough HVAC / Mech / Fireplace		
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		
COMB	2460	Commercial - Rough Conduit Walls		
COMB	2470	Commercial - Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs		
COMB	2520	COMPLETE FRAMING		
DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF				
INTERIOR & EXTERIOR				
COMB	2540	Insulation / Densglass		
COMB	2550	Drywall / Fire Caulk		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Vapor Barrier/Exterior Lath / Veneer Lath		
COMB	2530	Other Electrical		
COMB	2350	Other Plumbing		
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	9/19/19	RE
DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF				

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 6:00 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

NO CONSTRUCTION NOISE ON SATURDAYS

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



City of Newport Beach - Building Division

Inspection Card

100 Civic Center Drive

Inspection Requests Telephone (949) 644-3255

Date : 08-02-2019

Permit #: **X2019-2413**

Plan Check #: 1737-2019

Job Address: **101 BAYSIDE PL NB**

Owner: **CA CDM LLC**

Contractor: **HASKETT JIM CONSTRUCTION INC**

Description: **DEMO (E) POOL METHOD 'B'**

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Ufer Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ-Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Line & Grade		
COMB	2320	Footings & Foundation		
COMB	2330	Slab on Grade		
COMB	2340	Area Drains		
DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
COMB	2360	Masonry Pre-Grout / Wall Steel		
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test		
COMB	2390	Gas Pipe "Rough"		
COMB	2400	Rough HVAC / Mech / Fireplace		
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		
COMB	2460	Commercial - Rough Conduit Walls		
COMB	2470	Commercial - Rough Wiring Ceilings		
COMB	2480	Rough Electrical Service		
COMB	2490	Floor Framing & Sheathing		
COMB	2500	Commercial Rough Wall Framing		
COMB	2510	Roof Framing, Sheathing & Bldg Height		
COMB	3003	Shear & Hold Downs		
COMB	2520	COMPLETE FRAMING		
DO NOT COVER WORK UNTIL ABOVE IS SIGNED OFF				
INTERIOR FINISHES				
COMB	2540	Insulation / Densglass		
COMB	2550	Drywall / Fire Caulk		
COMB	2560	Suspended Ceiling		
COMB	2570	Shower Lath		
COMB	2580	Vapor Barrier/Exterior Lath / Veneer Lath		
COMB	2530	Other Electrical		
COMB	2360	Other Plumbing		
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	9/19/19	
DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF				

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- '6' for pool and spa / S permit
- '7' for fire / F permit
- '8' for residential building report / R
- '9' for encroachment / N permit

NO CONSTRUCTION NOISE ON SATURDAYS

Inspector Notes are located on the reverse side.



City of Newport Beach - Building Division

Inspection Card

100 Civic Center Drive

Inspection Requests Telephone (949) 644-3255

Date : 06-19-2020

Permit # : **X2020-1417**

Plan Check # : 1251-2019

Job Address: **101 BAYSIDE PL NB**

Owner : **CA GDM LLC**

Contractor : **HASKETT JIM CONSTRUCTION INC**

Description : **36" SOLDIER PILE RETAINING WALL ADDED TO EXTG**

TYPE	ITEM#	DESCRIPTION	DATE	SIGNATURE
COMB	2200	Call Inspector for Pre-Grade Meeting		
COMB	2210	Soil Pipe		
COMB	2220	Sewer		
COMB	2230	Water Pipe Underground		
COMB	2240	Gas Pipe Underground		
COMB	2250	Under Slab / Floor Mechanical		
COMB	2260	Under Ground		
COMB	2270	Underground Electrical		
COMB	2280	Rough Grade Approval		
COMB	2290	WQ Best Management Practices		
COMB	2300	Erection Pads		
COMB	2310	Setbacks / Life & Grade		
COMB	2320	Footings & Foundation	8/10/20	AL-7 1/16/21
COMB	2330	Slab on Grade		
COMB	2340	Area Drains	7/7/22	9/22/22
DO NOT COVER / POUR CONCRETE UNTIL ABOVE IS SIGNED OFF				
ROUGH				
COMB	2360	Masonry Pre-Grout / Wall Steel	6/22/22	9/25/22
COMB	2370	Slab on Deck		
COMB	2380	Rough Plumbing & Pan Test		
COMB	2390	Gas Pipe "Rough"		
COMB	2400	Rough HVAC / Mech / Fireplace		
COMB	2410	Commercial Hood		
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COMB	2690	Other Electrical		
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COMB	2425	Other Mechanical		
COMB	2600	Other Building		
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COMB	3000	Electrical Final		
COMB	3001	Mechanical Final		
COMB	3002	Plumbing Final		
COMB	3004	Fire Dept Final 949/644-3105		
COMB	2620	FINAL BUILDING	7/7/22	9/22/22
DO NOT OCCUPY UNTIL FINAL INSPECTIONS ARE SIGNED OFF				

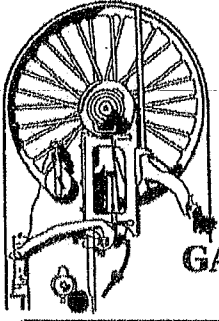
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 - '7' for fire / F permit
 - '8' for residential building report / R
 - '9' for encroachment / N permit

Inspector Notes are located on the reverse side.



GANAHL LUMBER CO.

ESTABLISHED IN 1884
SALES DEPARTMENT

RECEIVED BY
COMMUNITY
DEVELOPMENT

May 23, 2023

MAY 24 2023

CITY OF
NEWPORT BEACH

To whom it may concern,

Regarding the property at 101 Bayside, Corona Del Mar for our customer Jim Haskett Construction. We started the process of quoting exterior doors and windows in September & October 2022. This was a long process for vendors to quote. Final quotes were presented December 12, 2022. After acceptance and revisions and the holidays orders were placed early in January 2023. With material and manpower shortages, the window order was received on the job on April 27, 2023... almost 4 months. There is still a portion that will not be received on the job until late June.

Thank you, Jim Van (Ganahl Lumber Co)

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COMMUNITY
DEVELOPMENT

MAY 25 2023

CITY OF
NEWPORT BEACH

KEITH D. TUCKER
CONSULTING ENGINEER
Post Office Box 8133
Huntington Beach, California 92615
Phone 714-968-1500 ** Fax 714-968-1503

May 23, 2023

Mr. Mark Wheeler
325 Roycroff Avenue
Long Beach, CA 90814

Re: Previous Grouting Operations for Proposed Residence at 101 Bayside Place in
Newport Beach, California

Dear Mr. Wheeler:

As per your request, this firm has prepared a discussion of previous grouting operations beneath the residence and pool at the subject site. Our previous report dated April 14, 2021 gave compaction grouting recommendations for the building pad area. Field grouting operations commenced in May, 2021 with over 200 grout pipes installed beneath the proposed concrete mat foundation. The grout volumes were measured in each grout hole by Pressure Grout Company personnel and transmitted to this firm for our review.

The underlying soils in the west portion of the building pad area were densified during grouting activities with results given in our report, dated June 21, 2021. The construction of the residence was delayed due to City of Newport Beach review officials.

Meetings were held with these review officials in 2020-2021 to discuss foundation design of the residential building. Dewatering wells were required by City of Newport Beach officials along the perimeter of the lot, prior to construction of the foundation system. A concrete mat foundation was selected for the new residence and pool that was placed on grouted soils.

Only after the dewatering system and grouting operations were completed in 2021, the mat foundation could be built for the residence and pool area. All work has been done in accordance with the approved plans and our previous geotechnical engineering reports.

May 23, 2023

Page 2

We appreciate this opportunity to be of service to you. If you have any further questions, please do not hesitate to contact this firm at your convenience.

Respectfully submitted,

Keith D. Tucker
R.G.E. 841