

March 20, 2025 Agenda Item No. 3

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

Newport Beach Municipal Code (NBMC) 15.02.095 (Addition of

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

PERMITS: X2020-2540, XR2023-0079

SITE LOCATION: 3200 Ocean Blvd.

APPLICANT: Michael Reeves

PROPERTY

EDWARD ZHENG TRUST. COASTAL JADE TRUST OWNER:

BUILDING

Jason Rudenick, Senior Building Inspector INSPECTOR:

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

tthai@newportbeachca.gov

PROJECT SUMMARY

NEW 4,833 SQ. FT. SINGLE-FAMILY DWELLING AND BASEMENT WITH ATTACHED 630 SQ. FT. GARAGE, 2,632 SQ. FT. DECKS WITH SHORING.

BUILDING PERMIT HISTORY

This project first started with Permit X2020-2540 issued on June 15, 2021. Referenced permits above are subject to Newport Beach Municipal Code 15.02.095 with initial threeyear construction limit expiration date of June 15, 2024.

Permit XR2023-0079 is for site retaining wall located inside the property that was issued on January 13, 2023.

The first inspection was on July 19, 2021, for a Pre-Grading Meeting.

The last inspection was on December 17, 2024, for Final Electrical inspection.

Please refer to Attachment 1 for detailed permit history.

Notice of pending Three-Year Construction Limit expiration were provided on April 18, 2024.

Please refer to Attachment 2 for detailed notice activities.

BUILDING OFFICIAL EXTENSION

The chief building official granted an extensions for a three-year construction time limit on May 17, 2024 and December 5, 2024, for a total of 275 days, with expiration date of March 17, 2025. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

<u>ATTACHMENTS</u>

Attachment No. 1 – Building Permit History

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

Attachment No. 3 – Building Official Extension

Attachment No. 1

Building Inspection History



LINKED PERMIT INSPECTION HISTORY REPORT (1995-2020) FOR CITY OF NEWPORT BEACH

Permit Type: Plan Check Application Date: 10/30/2020 Owner: ZHENG EDWARD TR COASTAL JADE

TR

Work Class: New Issue Date: 06/15/2021 Parcel 052 112 23

Status: Approved Expiration Date: 11/01/2021 Address: 3200 OCEAN BLVD

IVR Number: 144047 NEWPORT BEACH, CA 92625

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection L	ocation: 3200	OCEAN BLVD					
Permit: PV20	024-0099						
01/28/2025	01/28/2025	Final Building	iBLD-003253-2025	Correction	John Joseph	Yes	Complete
02/11/2025	02/11/2025	Final Building	iBLD-005233-2025	Approved	Jason Rudenick	No	Complete
			Reinspection of iBLI	D-003253-2025			
Permit: X202	20-2540						
07/15/2021	07/15/2021	Call Inspector for Pre-Grade Meeting	X2020-2540-A0028 58125	Cancelled		No	Complete
07/19/2021	07/19/2021	Call Inspector for Pre-Grade Meeting	X2020-2540-A0028 59390	Approved		No	Complete
08/02/2021	08/02/2021	Footings and Foundation	X2020-2540-A0028 65577	Correction		No	Complete
08/19/2021	08/19/2021	Footings and Foundation	X2020-2540-A0028 73192	Correction		No	Complete
08/26/2021	08/26/2021	Footings and Foundation	X2020-2540-A0028 76602	Partial Pass		No	Incomplete
09/16/2021	09/16/2021	Footings and Foundation	X2020-2540-A0028 83585	Partial Pass		No	Incomplete
09/27/2021	09/27/2021	Footings and Foundation	X2020-2540-A0028 87768	Partial Pass		No	Incomplete
	09/27/2021	Footings and Foundation	X2020-2540-A0028 88015	Partial Pass		No	Incomplete
09/29/2021	09/29/2021	Footings and Foundation	X2020-2540-A0028 89588	Partial Pass		No	Incomplete
10/01/2021	10/01/2021	Footings and Foundation	X2020-2540-A0028 90594	Cancelled		No	Complete
10/06/2021	10/06/2021	Footings and Foundation	X2020-2540-A0028 92431	Partial Pass		No	Incomplete
12/23/2021	12/23/2021	Footings and Foundation	X2020-2540-A0029 25481	Partial Pass		No	Incomplete
01/05/2022	01/05/2022	Footings and Foundation	X2020-2540-A0029 27609	Partial Pass		No	Incomplete
01/23/2022	01/23/2022	Footings and Foundation	X2020-2540-A0029 34301	Partial Pass		No	Incomplete
	01/23/2022	Masonry Pre-Grout/Wall Steel	X2020-2540-A0029 34302	Partial Pass		No	Incomplete
	01/23/2022	WQ-Best Management Practices	X2020-2540-A0029 34300	Approved		No	Complete
01/28/2022	01/28/2022	Masonry Pre-Grout/Wall Steel	X2020-2540-A0029 37109	Partial Pass		No	Incomplete
March 03 202	25		100 Civic Center	Dr. Newport Beach, C	Δ 92660		L Page 1 of 4

LINKED PERMIT INSPECTION HISTORY REPORT (1995-2020)

Permit Type: Plan Check Application Date: 10/30/2020 Owner: ZHENG EDWARD TR COASTAL JADE

TR

Work Class: New Issue Date: 06/15/2021 Parcel 052 112 23

Status: Approved Expiration Date: 11/01/2021 Address: 3200 OCEAN BLVD

IVR Number: 144047 NEWPORT BEACH, CA 92625

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/22/2022	02/22/2022	Footings and Foundation	X2020-2540-A0029 47863	Correction		No	Complete
	02/22/2022	Masonry Pre-Grout/Wall Steel	X2020-2540-A0029 47861	Partial Pass		No	Incomplete
03/04/2022	03/04/2022	Footings and Foundation	X2020-2540-A0029 52629	Correction		No	Complete
	03/04/2022	Footings and Foundation	X2020-2540-A0029 52630	Partial Pass		No	Incomplete
03/16/2022	03/16/2022	Area Drains	X2020-2540-A0029 58576	Partial Pass		No	Incomplete
04/06/2022	04/09/2022	Water Pipe Underground	X2020-2540-A0029 69944	Cancelled		No	Complete
04/07/2022	04/07/2022	Soil Pipe	X2020-2540-A0029 68823	Partial Pass	Walter Jones	No	Incomplete
04/18/2022	04/18/2022	Footings and Foundation	X2020-2540-A0029 73014	Correction		No	Complete
05/02/2022	05/02/2022	Footings and Foundation	X2020-2540-A0029 79196	Approved		No	Complete
	05/02/2022	Slab On Grade	X2020-2540-A0029 79197	Approved		No	Complete
06/09/2022	06/09/2022	Slab on Deck	X2020-2540-A0029 95845	Correction		No	Complete
08/03/2022	08/03/2022	Area Drains	iBLD-003159-2022	Partial Pass	Rick La Bare	Yes	Incomplete
	08/03/2022	Sewer	iBLD-003156-2022	Partial Pass	Rick La Bare	Yes	Incomplete
08/15/2022	08/15/2022	Floor Framing & Sheathing	iBLD-004428-2022	Correction	Danny Rodriguez	Yes	Complete
08/16/2022	08/16/2022	Floor Framing & Sheathing	iBLD-004741-2022	Partial Pass	Danny Rodriguez	Yes	Incomplete
			Reinspection of iBL	D-004428-2022			
09/28/2022	09/28/2022	Floor Framing & Sheathing	iBLD-010403-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-004741-2022			
11/03/2022	11/03/2022	Floor Framing & Sheathing	iBLD-015408-2022	Approved	Rick La Bare	No	Complete
			Reinspection of iBL				
11/30/2022	11/30/2022	Footings and Foundation	iBLD-018437-2022	Correction	Rick La Bare	Yes	Complete
12/14/2022	12/14/2022	Footings and Foundation	iBLD-020464-2022	Correction	Rick La Bare	Yes	Complete
			Reinspection of iBL				
	12/14/2022	Masonry Pre-Grout/Wall Steel	iBLD-020678-2022	Correction	Rick La Bare	Yes	Complete
01/10/2023	01/10/2023	Footings and Foundation	iBLD-000738-2023	Partial Pass	Rick La Bare	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (1995-2020)

Permit Type: Plan Check **Application Date:** 10/30/2020 ZHENG EDWARD TR COASTAL JADE Owner:

06/15/2021 052 112 23 Work Class: New Issue Date: **Parcel**

11/01/2021 Status: Approved **Expiration Date:** Address: 3200 OCEAN BLVD

NEWPORT BEACH, CA 92625 144047 IVR Number:

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
			Reinspection of iBL	D-020464-2022			
02/01/2023		Roof Framing, Sheathing & Bldg Height	iBLD-003759-2023	Correction	Rick La Bare	Yes	Complete
02/07/2023	02/07/2023	Roof Framing, Sheathing & Bldg Height	iBLD-004490-2023	Approved	Rick La Bare	No	Complete
			Reinspection of iBL	D-003759-2023			
04/06/2023	04/06/2023	Area Drains	iBLD-011969-2023	Not Ready for Inspection	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-003159-2022			
04/12/2023	04/12/2023	Shear and Hold Downs	iBLD-012741-2023	Correction	Rick La Bare	Yes	Complete
05/15/2023	05/15/2023	Masonry Pre-Grout/Wall Steel	iBLD-017562-2023	Cancelled	Rick La Bare	Yes	Complete
			Reinspection of iBL	D-020678-2022			
07/17/2023	07/17/2023	Area Drains	iBLD-026458-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-011969-2023			
	07/17/2023	Gas Pipe Underground	iBLD-026457-2023	Correction	Rick La Bare	Yes	Complete
	07/17/2023	Sewer	iBLD-026456-2023 Reinspection of iBL	Approved D-003156-2022	Rick La Bare	No	Complete
07/25/2023	07/25/2023	Slab On Grade	iBLD-027691-2023	Correction	Rick La Bare	Yes	Complete
08/24/2023	08/24/2023	Slab On Grade	iBLD-032395-2023	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBL				
10/03/2023	10/03/2023	Rough HVAC/Mech/Fireplac	iBLD-037941-2023	Correction	Rick La Bare	Yes	Complete
10/11/2023	10/11/2023	Rough HVAC/Mech/Fireplac	iBLD-039061-2023	Partial Pass	Rick La Bare	Yes	Incomplete
			Reinspection of iBL	D-037941-2023			
11/27/2023	11/27/2023	Gas Pipe Rough	iBLD-045905-2023	Approved	Jason Rudenick	No	Complete
	11/27/2023	Rough Plumbing & Pan Test	iBLD-045758-2023	Approved	Jason Rudenick	No	Complete
12/01/2023	12/01/2023	Rough Electric Residential	iBLD-046426-2023	Not Ready for Inspection	Jaime Molina	Yes	Complete
12/04/2023	12/04/2023	Fireplace Throat	iBLD-046885-2023	Approved	Jason Rudenick	No	Complete
	12/04/2023	Rough Electric Residential	iBLD-046883-2023	Approved	Jason Rudenick	No	Complete
			Reinspection of iBL	D-046426-2023			
	12/04/2023	Rough Electrical Service	iBLD-046601-2023	Approved	Jason Rudenick	No	Complete
	12/04/2023	Rough HVAC/Mech/Fireplac	iBLD-046884-2023 e	Approved	Jason Rudenick	No	Complete
		·	Reinspection of iBL	D-039061-2023			

LINKED PERMIT INSPECTION HISTORY REPORT (1995-2020)

Permit Type: Plan Check **Application Date:** 10/30/2020 ZHENG EDWARD TR COASTAL JADE Owner:

06/15/2021 052 112 23 Work Class: New Issue Date: **Parcel**

11/01/2021 Status: Approved **Expiration Date:** Address: 3200 OCEAN BLVD

NEWPORT BEACH, CA 92625 IVR Number: 144047

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
01/24/2024	01/24/2024	Complete Framing	iBLD-003176-2024	Approved	Jason Rudenick	No	Complete
	01/24/2024	Shear and Hold Downs	iBLD-003177-2024	Approved	Jason Rudenick	No	Complete
			Reinspection of iBL	D-012741-2023			
02/20/2024	02/20/2024	Insulation/Densglass	iBLD-006304-2024	Approved	Jason Rudenick	No	Complete
04/03/2024	04/03/2024	Drywall Fire Caulk	iBLD-012395-2024	Partial Pass	Charles Wilson	Yes	Incomplete
04/16/2024	04/16/2024	Drywall Fire Caulk	iBLD-014466-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
			Reinspection of iBL	D-012395-2024			
	04/16/2024	Shower Lath	iBLD-014467-2024	Approved	Jason Rudenick	No	Complete
04/18/2024	04/18/2024	Drywall Fire Caulk	iBLD-014704-2024	Approved	Jason Rudenick	No	Complete
			Reinspection of iBL	D-014466-2024			
05/16/2024	05/16/2024	Other - Building	iBLD-018885-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
05/21/2024	05/21/2024	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-019094-2024	Approved	Jason Rudenick	No	Complete
10/14/2024	10/14/2024	Soil Pipe	iBLD-040137-2024	Approved	Jason Rudenick	No	Complete
12/05/2024	12/05/2024	Gas Pressure Test	iBLD-047597-2024	Approved	Jason Rudenick	No	Complete
12/17/2024	12/17/2024	Final Electrical	iBLD-049427-2024	Partial Pass	Jason Rudenick	Yes	Incomplete
Permit: X202	1-1516						
07/19/2021	07/19/2021	Final Building	X2021-1516-A0028 59389	Approved		No	Complete
Permit: XR20	23-0079						
05/15/2023	05/15/2023	Masonry Pre-Grout/Wall Steel	iBLD-017818-2023	Approved	Rick La Bare	No	Complete
03/13/2024	03/13/2024	Slab On Grade	iBLD-009468-2024	Approved	Jason Rudenick	No	Complete



City of Newport Beach

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

Combination Type - SFP Work Class - New



COMB Permit: X2020-2540

Plan Check No: 1995-2020

Issued Date: 06/15/2021

Final Date:

Permit Status: Issued 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: 3200 OCEAN BLVD Legal Desc: A TR RESUB OF CORONA DEL MAR BLK 138 LOT 7 RESUB O Description: NEW SFR W/ ATT GARAGE/BASEMENT 4,833/630 SF, DECKS 2,632 SF W/SHORING

Owner: ZHENG EDWARD TR COASTAL JADE TR 25519 BRASSIE LN Address :

LA VERNE, CA 91750

Phone:

Applicant: BRION S JEANNETTE 470 OLD NEWPORT BLVD Address:

NEWPORT BEACH, CA 92663

Phone: (949) 645-5854

Owner/Builder:

Address:

Phone:

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

Blda Height:

Front: 24, Side: 4, Side: 4, Rear: 10

Building Setbacks: Flood Zone:

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R-1 - Single-Unit Residential Use Zone:

PROCESSED BY: SPECIAL CONDITIONS: Contractor: CORBIN REEVES CONSTRUCTION

144 BAY FRONT S Address:

NEWPORT BEACH, CA 92662

(714) 540-3700 Phone:

Con State Lic: 721515 Lic Expire: 04/30/2026 BT30057133 Bus Lic:

Bus Lic Expire: 01/31/2025

Workers' Compensation Insurance Carrier: OAK RIVER INSURANCE CO

MAWC545011 Policy No: W. C. Expire: 2/23/2025

YES Fire Sprinklers: Fire Hazard Zone: NO

NO Fire Alarms: 1

No of Units: No of Stories:

No of Basement:

Architect: BRION S JEANNETTE

Address: 470 OLD NEWPORT BLVD NEWPORT

BEACH, CA 92663

(949) 645-5854 Phone: State Lic: C008012

Engineer: NARAGHI-ARANI KAMRAN 30423 CANWOOD ST #223 Address:

AGOURA HILLS, CA 91301

(818) 865-2026 Phone:

Designer: Address:

Phone:

\$0.00 Construction Valuation: Added/New/TI sq. ft. Bldg: 0 Alteration sq. ft. Bldg: 0 0 Add/New sq. ft. Garage: TOTAL sq. ft.: n

8



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

PRE-GRADE MEETING AGREEMENT

date: 9	19/21	Job address:	3200	Oacen)	
a	(/ ding plan check nun respondence.	iber for this site is 25		will be referred to in a	ll reports, certifications

- 2. STOP ORDERS Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
- 3. The stamped set of approved plane shall be on the job site at all times.
- 4. NOTIFICATION OF NONCOMPLIANCE If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
- 5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
- 6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
- 7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTNI test method 1667 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
- All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
- 9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
- 10. Landscaping of all slopes and pads shall be in accordance with 15.10.180 of the NBMC.
- 11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

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12.	Th fol	ne permittee or his agent shall notify the Building Divis Ilowing inspections:	lon when the grad	ling operation is ready for each of the
	a,	<u>PRE-GRADE MEETING</u> When the permittee is ready to brushing is started.	o begin work, but	not less than two days before any grading
	b.	<u>DRAINAGE DEVICE INSPECTION</u> After forming of tell subdrains, but before any concrete or filter material is	rrace drains, dow placed.	n drains or after placement of pipe in
	o,	SPECIAL		tillmedi fiddig for 1889 hall for 1884 brong for fig. 4.0 Depth of property and being property and the first of the contract o
•	ď.	ROUGH GRADING When all rough grading has been the Building Inspector at foundation inspection or soo	completed, the roner based on the	ugh grade report shall be provided to Building inspector's discretion.
	e,	<u>FINAL</u> When all work, including Installation of all dral completed and the as-graded plan, professional appro	nage etructures a vals and the requi	nd other protective devices, has been red reports have been submitted.
13.	All En	footing excavations, slab on grade areas and subdrair gineer or Engineering Geologist. Written approval shal	ns shall be inspec Il be submitted to	ted and approved by the Geotechnical . the Building inspector.
14.	ins	or to the start of grading, all permanent property corner record n o vided.	or monuments she r "record of surve	ill be in place. Prior to any foundation y" with the County of Orange shall be
15.	The New	e undereigned acknowledge a copy of the above and wport Beach, the recommendations of the project soils	agree to comply report and any e	with the Grading Code of the City of secial requirements of the permit.
16.	Pri rec	or to foundation inspection a Line and Grade Certific ord and submitted to the building inspector. A Structu	ate Form must signal Observation R	gned and stamped by the surveyor of eport may be required.
17,	All	parties listed below must be present for the pregrade r	neeting unless ap	proved by the building inspector.
		JOONTRACTOR: ERION JEANNETTE	DESIGN CIVIL E	mpor 1 ym
Addı	'088	the same of the sa	Address:	139 Ave. Navarra, San Clement
l'ele	orlq	ne: <u>949 645585</u> +	Telephane:	949-492-8586
3EO	TEC	CHNICAL ENGINEER: 2000 LAMPS	GEOLOGIST.:	KEVIN TRIGE
Зу:		<u>ELEOCIEM</u>	Ву:	<u>GEOFIEM</u>
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ly;		BEN THATEHER	Ву:	PERRICK DELAVARI
Addr	695	16652 BURREL GA	Address:	245 FISCHER AUR A)
l'ele _l	oho	ne: <u>714 847 2704</u>	Telephone:	714-540-3700

NEWPORT BEACH REPRESENTATIVE:_

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.

Saturdays: 8:00 a.m. to No work on Sundays and Holidays

Forms\pregrade meeting agreement 8-12

949-644.3262

PHONE #

STONEY MILLER **GEOFIRM** CONSULTANTS, INC.

33 JOURNEY, SUITE 200 · ALISO VIEJO, CA 92656 · 949-380-4886

May 6, 2022

Edward and Carol Zheng c/o Brion Jeannette Architecture 470 Old Newport Boulevard Newport Beach, CA 92663

Project No.: 72476-10

Report No.: 21-9053

Attention:

Ms. Amy Creager

Subject:

Temporary Shoring and Rough Grade Earthwork Observation Report

New Single-Family Residence

3200 Ocean Boulevard Corona Del Mar, California

Reference:

Geofirm, 2020, "Preliminary Geotechnical Investigation for Foundation Design,

3200 Ocean Boulevard, Corona Del Mar, California," Project No.: 72476-00,

Report No.: 20-8669, dated February 28.

INTRODUCTION

This report presents the results of the temporary shoring and earthwork observation provided by Geofirm during rough grading for the construction of a new single-family residence at the subject site. The testing and observations reported herein were conducted from July 29, 2021 through December 2, 2021. This report should not be considered as a final report for the development of the subject lot as remaining observation and testing services are anticipated in the near future.

Project Data

Site:

3200 Ocean Boulevard, Corona Del Mar, California

Observation Period:

July 29, 2021 through December 2, 2021

Owner:

Edward and Carol Zheng

Architect:

Brion Jeannette Architecture

Civil Engineer:

Toal Engineering, Inc.

Structural Engineer:

KNA Engineering, Inc.

Grading Plan:

Toal Engineering, Inc., 2021, "Precise Grading and Drainage Plan for The Zheng Residence, 3200 Ocean Blvd, Newport Beach, California"

Sheet C-2, revision dated June 8, 2021.

Shoring Plan:

KNA Engineering, Inc., 2021, "Shoring Plan, 3200 Ocean Blvd, Newport Beach, California" Sheet SH-2, revision dated March 30,

2021.

May 6, 2022

Project No: 72476-10

Report No: 21-9053 Page No: 2

General Contractor:

Corbin Reeves Construction

Grading Contractor:

Tim Greenleaf Engineering

Drilling Contractor:

Drilco, Inc.

Jurisdictional Agency:

City of Newport Beach

TEMPORARY SHORING OBSERVATIONS

A total of twenty-eight caissons were drilled to support a temporary shoring wall along the western, northern, and eastern property boundaries. The caissons were observed to be drilled to depths that met or exceeded the minimum criteria specified in the shoring plans and are considered suitable for their intended use and continued construction. The location of the caissons is presented on the Shoring Location Plan, Figure 2. A summary of caisson observations is presented in Appendix A.

EARTHWORK OBSERVATIONS

Rough grading generally included the excavation and export of the overburden material within the shoring, and the over-excavation and re-compaction of the upper $3\pm$ feet of exposed subgrade soils to create a relatively uniform fill blanket below the proposed new residence The proposed new exterior hardscape area over-excavation was not completed at this time by the contractor or observed by Geofirm. Exposed over-excavation subgrades were observed to be founded in competent terrace deposit soils and were considered geotechnically suitable for placement of backfill. Fill soil consisted of on-site materials which were placed in thin lifts and compacted to meet or exceed 90 percent relative compactions as recommended in the referenced report. The approximate location of grading limit and field density tests are depicted on the Density Test Location Plan, Figure 1.

FIELD AND LABORATORY TESTING

Field density tests were performed in accordance with ASTM D 6938 (Nuclear Gauge Method). The compaction standard is 90 percent or more of the maximum density as evaluated by ASTM D 1557 (the Five Layer Method). Results of the field density tests and laboratory tests are presented in Appendix A. Field density test locations are depicted on the Density Test Location Plan, Figure 1. Testing was performed on representative areas to render a professional opinion as to the compaction of fill. This is not a warranty that all fills are at 90 percent compaction.

CONCLUSIONS

Based on our field observations, geologic conditions encountered are generally consistent with those anticipated as described in the referenced reports. Based upon our observations, the earthwork as described herein were performed in general accordance with the reported

Project No: 72476-10 Report No: 21-9053

Page No:

recommendations and the requirements of the City of Newport Beach. The observed excavation and earthwork are considered geotechnically suitable for their intended use and continued construction.

LIMITATIONS

Our description of geotechnical observations and testing services has been limited to those operations performed from July 29, 2021 through December 2, 2021. Earthwork activities not described herein are excluded from this report. Our firm was not responsible for line and grade. Elevations and locations used in this report are estimated based on field surveys done by others.

The opinions rendered apply to conditions in the subject areas observed and tested by use as of the date of our final site visit. We are not responsible for any changes in the conditions that may occur after that date and outside our purview.

This opportunity to be of continued service is appreciated. If you have any questions, please contact this office.

Respectfully,

GEOFIRM

Chief Engineering Geologist, Ex

Chief Geotechnical Engineer,

Date Signed: 5/6/2022

KAT/RCL: ma

Attachments:

Figure 1

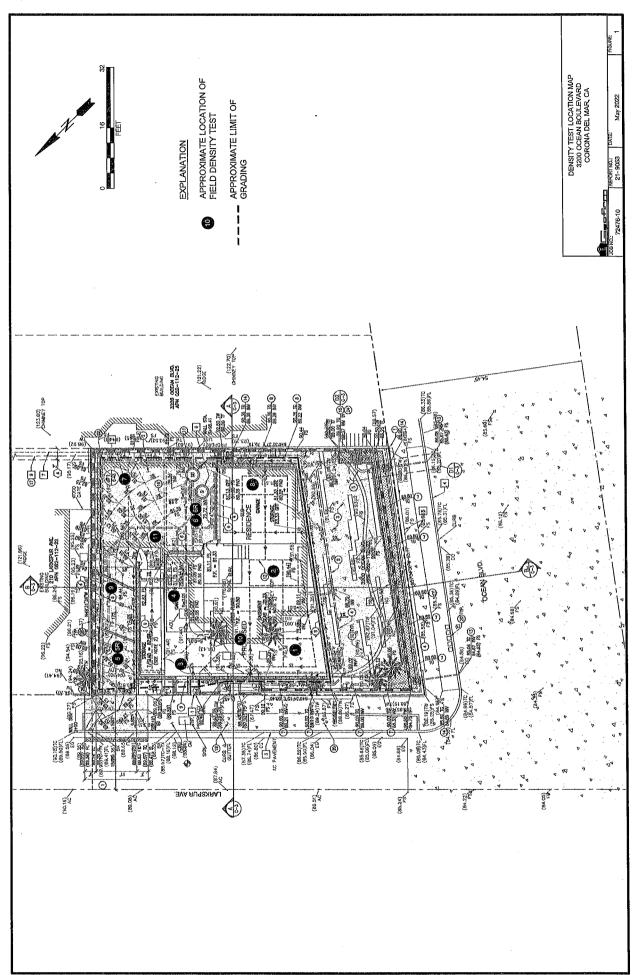
- Density Test Location Plan

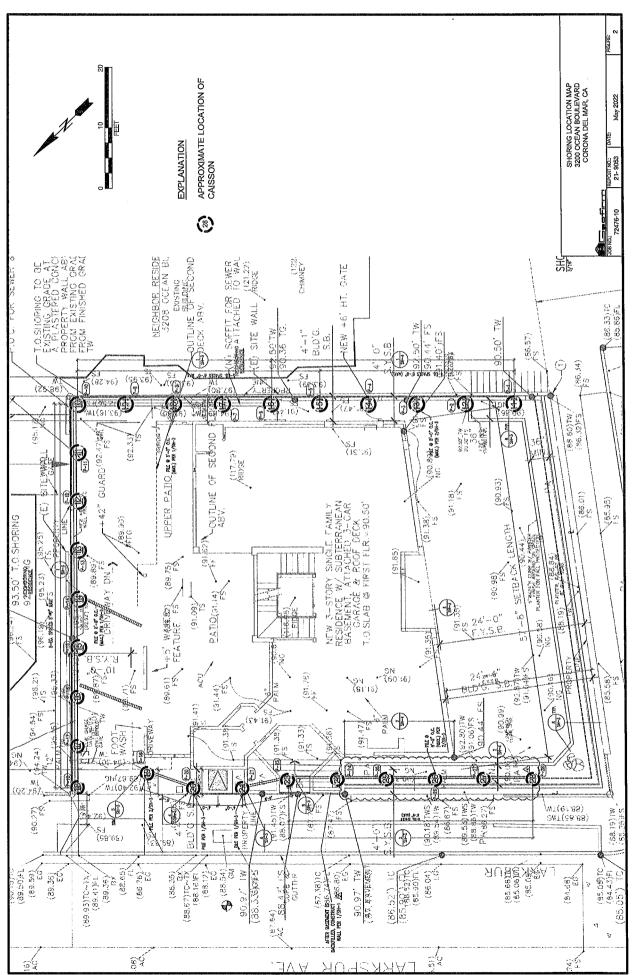
Figure 2

- Shoring Location Plan

NO. 1619 CERTIFIED ENGINEERING

Appendix A - Temporary Shoring Observations Appendix B - Laboratory and Field Density Tests





APPENDIX A <u>TEMPORARY SHORING OBSERVATIONS</u>

APPENDIX A

TEMPORARY SHORING OBSERVATIONS

Caisson Number	Ref Elevation (ft.)	Depth To Competent Terrace (ft.)	Depth To Bedrock (ft.)	Top of Concrete elev. (ft.)	Bottom of Concrete elev. (ft.)	Design Embed (ft.)	Actual Embed (ft.)	Actual Tip elev. (ft.)	Design Drill Depth (ft.)	Actual Drill Depth (ft.)
P-1	88.5	5	26	83	64	19	21.5	61.5	24.5	27
P-2	89	5	26	83	53	30	34	49	36	40
P-3	91	5	26	78	35	43	45.5	32.5	56	58.5
P-4	91	5	26	77.9	34.9	43	44.9	33	56.1	58
P-5	91	5	26	77.9	34.9	43	45.9	32	56.1	59
P-6	91	5	26	77.9	34.9	43	44.9	33	56.1	58
P-7	91.2	5	26	77.9	34.9	43	44.7	33.2	56.3	58
P-8	93	7	26	77.9	34.9	43	45.4	32.5	58.1	60.5
P-9	93	5	26	77.9	34.9	43	43.9	34	59.6	59
P-10	96	5	26	77.9	34.9	43	44.9	33	61.1	63
P-11	93	9	26	77.9	35.9	43	44.4	33.5	57.1	59.5
P-12	93	9	28	77.9	35.9	43	44.5	33.4	57.1	59.6
P-13	93	9	28	77.9	36,9	43	44.4	33.5	56.1	59.5
P-14	93	9	28	77.9	41.9	38	38.0	39.9	51.1	53.1
P-15	93	9	28	80.9	50.9	30	32.9	48	42.1	45
P-16	93	9	24	82.9	52.9	30	30.9	52	40.1	41
P-17	93	9	28	83.9	53.9	30	34.4	49.5	39.1	43.5
P-18	93 🦠	5	25	84.9	65.9	19	20.9	64	27.1	29
P-19	89	5	24	77.5	34.5	43	45.5	32	54.5	57
P-20	88.8	5	24	77.5	34.5	43	45.8	31.8	54.3	57
P-21	88.2	5	24	77.5	34.5	43	45.8	31.7	53.7	56.5
P-23	87.8	5	24	77.5	34.5	43	48.7	28.8	53.3	59
P-24	87.4	5	24	77.5	34.5	43	46.1	31.4	52.9	56
P-25	87.3	5	24	77.5	34.5	43	45.2	32.3	52.8	55
P-26	86.8	5	25	77.5	34.5	30	33.7	43.8	52.3	43
P-27	86.4	5	24	80.5	61.5	19	22	58.4	24.9	28
P-28	85.7	5	25	83	64	19 ·	23.3	59.7	21.7	26

APPENDIX B LABORATORY AND FIELD DENSITY TESTS

APPENDIX B

LABORATORY AND FIELD DENSITY TESTS

Maximum Density and Optimum Moisture Determinations

Optimum moisture and maximum density were determined in accordance with Test Designation ASTM D 1557-07. Results are tabulated below:

Soil Type	Description	Moisture Content (%) Optimum	Dry Density Maximum (pcf)
1	Silty Sand	11.4	116.0

Summary of Field Density Tests

Test	Date	Soil Type	Elevation (ft.)	Dry Density (pcf)	Moisture Content (%)	Relative Compaction (%)
1	11/23/21	1	77	104.0	13.8	90
2	11/23/21	1	76	105.3	13.6	91
3	11/24/21	1	77	104.8	13.9	90
4	11/24/21	1	79	104.4	14.4	90
5	12/2/21	1	87	105.1	12.4*	91
5R	12/2/21	1	87	106.3	14.1	92
6	12/2/21	1	78	105.7	12.4*	91
6R	12/2/21	1	78	104.1	14.1	90
7	12/2/21	1	80	106.1	14.0	91
8	12/2/21	1	FG	106.1	14.4	91
9	12/2/21	1	FG	104.9	13.9	90
10	12/2/21	1	FG	105.5	14.1	91
11	12/2/21	1	FG	105.1	14.6	91

FG = Finish Grade

^{*=} Failed due to low moisture content

SHEET 1 OF 1

RECORD OF SURVEY No. 2021-1182

IN THE CITY OF NEWPORT BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA BEING A SURVEY OF LOT 6 AND PORTIONS OF LOTS 7 & 8, BLOCK 138, MAP OF RE-SUBDIVISION OF CORONA DEL MAR, AS SHOWN ON A MAP FILED IN BOOK 4, PAGE 67 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

DATE OF SURVEY: JULY & DECEMBER 2021 PAUL D. CRAFT, P.L.S. 8516 - APEX LAND SURVEYING, INC.

ACCEPTED AND FILED AT THE REQUEST OF THE ORANGE COUNTY SURVEYOR'S OFFICE

DATE: August 30, 2023

TIME: 2180 pm FEE: \$ 81 50 INSTRUMENT NO. 2023 COD 211999 воок 335 PAGE SO E/S

COUNTY CLERK RECORDER BY: Leticia

MONUMENT NOTES:

- A DILIGENT SEARCH FOR ALL RECORD MONUMENTS IN THE AREA WAS PERFORMED TO ASSIST IN ESTABLISHING THE BOUNDARY LINES OF THIS SURVEY. ALL OF THE MONUMENTS THAT WERE FOUND ARE SHOWN HEREON. MONUMENTS ARE FLUSH UNLESS NOTED OTHERWISE
- INDICATES FOUND MONUMENT AS NOTED BELOW.
 SET LEAD, TACK & TAG STAMPED "PLS 8516" ON PROPERTY LINE PROD. 2.00" FROM PROPERTY CORNER.
- O SET LEAD, TACK & TAG STAMPED "PLS 8516", IN TOP OF CURB, AT PROPERTY CORNER.
- FOUND LEAD, TACK & TAG STAMPED "RCE 31720" AT CENTERLINE INTERSECTION PER R2.

 FOUND LEAD, TACK & TAG STAMPED "LS 8294" PER R8, ACCEPTED AS CENTERLINE INTERSECTION.
 FOUND (4)-2.00" LEAD, TACK & TAG SWING TIES STAMPED "LS 8294" PER R9, OVER MANHOLE, ACCEPTED AS
- CENTERLINE INTERSECTION PER R10.
- (A) FOUND (4)-2.00' LEAD, TACK & TAG SWING TIES STAMPED 'RCE 31720', OVER MANHOLE, PER R2.
 (B) FOUND LEAD, NAIL & TAG STAMPED 'LS 4653' IN TOP OF WALL, NO REFERENCE, ACCEPTED AS ON THE SOUTHWESTERLY LINE OF THE NORTHEASTERLY 65' PER RG, N49°36'58"W 0.08' FROM THE NORTHEASTERLY PROPERTY CORNER AS ESTABLISHED HEREON
- (6)- FOUND LEAD, TACK & TAG STAMPED *RCE 31720*, IN LIEU OF 1* IRON PIPE WITH TAG STAMPED *RCE 31720*, AT PROPERTY CORNER, PER R2.
- (7)- FOUND 3/4" IRON PIPE WITH TAG STAMPED "RCE 11066" AT THE SOUTHERLY CORNER OF LOT 7 PER R2, DOWN 0.25". B)-FOUND CHISELED 'X', NO REFERENCE, ACCEPTED AS ON PROPERTY LINE PROD. \$40*32'39"W 9.72' FROM THE
- PROPERTY CORNER, SET LEAD, TACK & TAG STAMPED "PLS 8516" AT CHISELED "X". (9)- FOUND LEAD, TACK & TAG STAMPED "LS 4212" AT CENTERLINE INTERSECTION OF LARKSPUR & CONSTRUCTION (G) FOUND LEAD, TACK & TAG STAMPED "LS 8294" PER R11, ACCEPTED AS CENTERLINE INTERSECTION.

 (FOUND LEAD, TACK & TAG STAMPED "LS 8294" PER R11, ACCEPTED AS CENTERLINE INTERSECTION.
- Hound lead, tack & tag stamped 'Ls 4212' at point of intersection of a 500.00' radius curve per ra.

 -Found lead, tack & tag stamped 'Ls 4212" at centerline intersection per ra.

- REFERENCE NOTES:

 () INDICATES RECORD OR CALC'D FROM RECORD DATA PER REFERENCE LISTED BELOW.

 (R1) MAP OF RE-SUBDIVISION OF CORONA DEL MAR, M.M. 4/57,

 (R2) PARCEL MAP NO. 2002-153, P.M.S. 336/5-6.

- PARCEL MAP NO. 2002-153, P.M.B. 336/5-6.
 RECORD OF SURVEY NO. 2013-1006, R.S.D. 264/22.
 RECORD OF SURVEY NO. 2013-1004, R.S.D. 2014-17.
 JACK RAUB NOTES DATED 12/01/1949, JN. 571R, THE NE'LY 65' OF LOTS 7 & 8,, BLOCK 138, M.M.
 A/67, JSR1031, ON FILE AT THE OFFICE OF THE COUNTY SURVEYOR.
 GRANT DEED RECORDED 09/30/2019 AS INSTRUMENT NO. 2019000376704, OF OFFICIAL RECORDS.
 INTENTIONALLY LETE BLANCE.
 CORNER RECORD 2015-1794.
 CORNER RECORD 2015-1794.

- CORNER RECORD 2015-1792
- (R9) CORNER RECORD 2015-1732. (R10) PARCEL MAP NO. 2015-184, P.M.B. 393/37-38. (R11) CORNER RECORD 2015-1796. (R12) RECORD OF SURVEY NO. 2009-1102, R.S.B. 260/49.

- (R13) RECORD OF SURVEY NO. 2017-1048, R.S.B. 303/48.

SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT, AT THE REQUEST OF EDWARD & CAROL ZHENG IN JULY 2021, AND RON & MARSHA BEARD IN

7a PAUL D. CRAFT, P.L.S. 8516

COUNTY SURVEYOR'S STATEMENT:

THIS MAP HAS BEEN EXAMINED IN ACCORDANCE WITH SECTION 8766 OF THE PROFESSIONAL

LAND SURVEYORS' ACT THIS ABOTT August DAY OF KEVIN R. HILLS, COUNTY SURVEYOR

STATEMENT OF PURPOSE:

THE PURPOSE OF THIS RECORD OF SURVEY IS TO RE-ESTABLISH AND RE-MONUMENT LOT 6, BLOCK 136, MAP OF RE-SUBDIVISION OF CORONA DEL MAR, M.M. 4/67 AT THE REQUEST OF RON & MARSHA BERADA, AND TO ALSO ESTABLISH AND MONUMENT PORTIONS OF LOTS 7 & 8, BLOCK 138, MAP OF RE-SUBDIVISION OF CORONA DEL MAR, M.M. 4/67, MORE PARTICULARLY DESCRIBED IN A GRANT DEED RECORDED SETEMBER 30, 2019 AS INSTRUMENT NO. 2019000376704, O.R. AT THE REQUEST OF EDWARD & CAROL ZHENG.

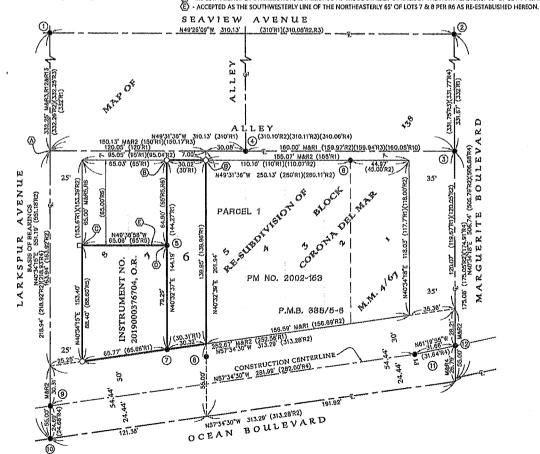
SURVEYOR'S BOUNDARY NOTE:

THERE ARE NO CONFLICTS WITH EXISTING VISIBLE IMPROVEMENTS AND THE EXTERIOR BOUNDARY LINE (DISTINCTIVE BORDER) OF THIS MAP AS ESTABLISHED HEREON.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF LARKSPUR AVENUE, HAVING A BEARING OF N40*34*15*E PER (R2).

- (A) RE-ESTABLISHED AT RECORD DISTANCE 332.25' PER R2, R12 & R13.
 (B) RE-ESTABLISHED BY PROPORTION PER S. " RE-ESTABLISHED BY PROPORTION PER R1.
- RE-ESTABLISHED AS THE WESTERLY CORNER OF THE NORTHEASTERLY 65' OF LOT 8 PER R6.
- RE-ESTABLISHED BY INTERSECTION, ESTABLISHED AS THE SOUTHERLY CORNER OF THE NORTHEASTERLY 65' OF LOT 7 PER RG.





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

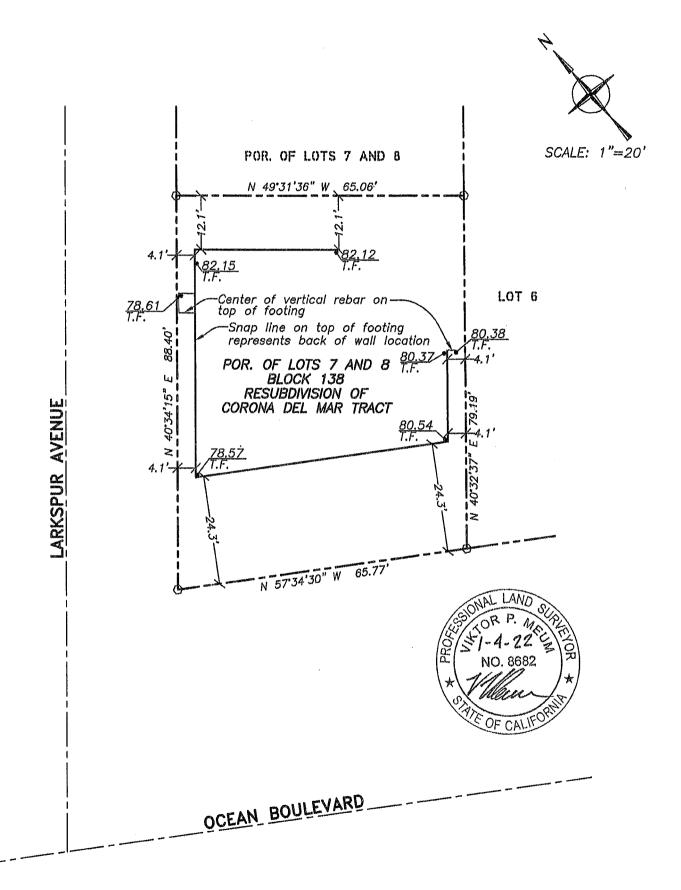
SETBACKS AND TOP OF SLAB/FLOOR ELEVATION CERTIFICATE

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 Vikto	or Meum, P.L.S.	License # _	8682
Engineer/Surveyor's Address 139	Avenida Navarro, San C	lemente CA 92672	-
Job Address 3200 Ocean Boulev	ard	N	
Setbacks: Sketch a site plan and speci	ify surveyed setbacks (use	back page).	
* Top of slab/floor elevation: _see sk	cetch	·	
* If slab/floor elevation varies, sketo elevations. Use same datum used in t		gh slab on the back pa	ige and specify the
I certify that the setbacks are X, from-plans:	are not —, per City app	roved plans. Describe	any deviations
I certify that top of slab/floor elevations any deviations from plans: <u>NA - sna</u>		arread and alcatale	1 A NIPS
1-4-2022 Date	William Engineer/Surv.	eyor's stamp and signa	[] \
Forms/SetbacksandTopofSlabElevationCert.			20184ffc1)





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

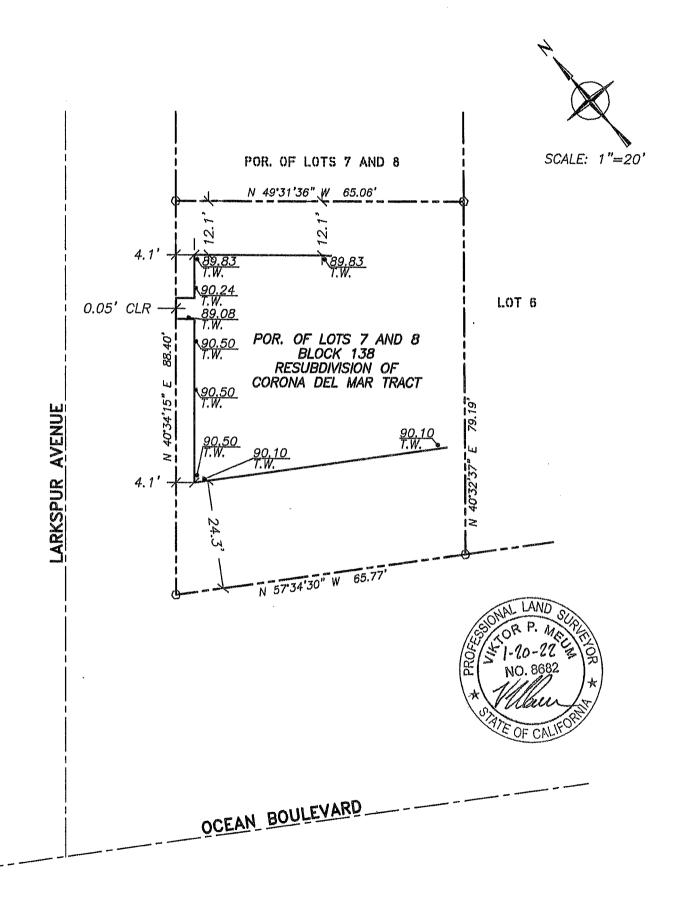
SETBACKS AND TOP OF SLAB/FLOOR **ELEVATION CERTIFICATE**

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 bullt, but prior to starting wall framing.

Engineer/Surveyor's Name	Viktor Meum, P.L.S.	License #	8682	
Engineer/Surveyor's Address	139 Avenida Navarro, San C	Clemente CA 92672		
Job Address 3200 Ocean E	oulevard			
Setbacks: Sketch a site plan an	d specify surveyed setbacks (use	back page).		
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Forms/SetbacksandTopofSlabElevationCo	ert.	(JN 2	0184ffc2)	9





COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address: 3200 ACON BUD HOND		Report date:	Report date: 1/10/24		ector Name: CNB Permit #:	
Building Owner Name:		Owner's Mailing addr	ess (If different from site);	Owner's Telephone #:	CNB Plan Check #:	
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Kamran Naraghi-Aran	· ,	knaeng@pacbell.	net	818-865-2026	1	0986
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	final acceptance of the structural systems by the City of Newport Beach, Building Division.					
SIGNATURE OF STRUCT	TURAL OBSERVER OF RE	CORD	DATE 4/2-1	STAMP OF STRU	CTURAL	OBSERVER

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



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Attoress: Report date: 2/23/20			CNB Inspector Name:	CNB Permit #: X2020- 2540		
Bullding Owner Name: Owner's Mailing address (if different from site);		Owner's Telephone ∜:	ONB Plan Check #:			
Fuli Name of Structural Observer (SO): Kamran Naraghi-Arani		SO email Address: knaeng@pacbell.r	erri ja delimenten arasaksi sii visian saka vai said ja deja deja vai sii saka vai sii saka vai sii saka vai s Tarkii	SQ Telephone #: 818-865-2026	SO License / Reg. #: C040985	
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	CONNECTIONS OB	SERVED (check application	able boxes)	
FOUNDATIONS	SHEAR WALLS	PRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION	(S) DATE OBSERVED	
☐ Conventional Footings & Slab	M' Conprete Swicker	CI Steel	□ Concrete	North of East Rust 4 Grade Logarus		
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Parms/Structural/ObservationReport@Instructions



CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

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

Structural Observation Report

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Full Name of Structural Observer (SO):			SO Telephone #:	SO License / Reg. #;		
<u> </u>	knaeng@pacbell.n	et	818-865-2026	C040985		
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PormalStructuralObsorvationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92668 www.newportbeachca.gov | (949) 644-3200

Structural Observation Report

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Project Address: 3200 Ocean Blvd		Report date: /20/2/2		ONB Inspector Name:	× 2020 - 2 540		
Building Owner Name: Owner's Mailing address (if different from site)		ireas (if different from site);	Owner's Telephone #:	CNB Plan Check /k:			
Full Name of Structural Ob	server (\$O);	SO emali Address:	^{તું} કા મુજાર કે મ્યાગ્યાલ કરા અનુકાર અને કર્યું કરવા કરવા છે. સામાન કરવા કરવા કરવા કરવા કરવા કરવા કરવા કરવા	SO Telephone #:	SO Ligense / Reg. #;		
Kamran Naraghi-Arar	A	knaeng@pacbel	<u>Lnet</u>	818-865-2026	C040985		
PLEASE INDI	CATE STRUCTURAL	. ELEWENTS AND	CONNECTIONS OB	SERVED (check applic	able boxesi		
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

Ponns\StructuralObsorvationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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

Porms/StructuralObservationReport&Instructions



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

Structural Observation Report

3200 CXBAN BUD	1200 CXEAN BUD Newfort Beach 6/10/22			CNB Inspector Name: CNB Permit #:			
Bullding Owner Name:	rg er et trestett (1900) ist i _e	Owner's Malling address (if different from elto);		Owner's Telephone #:	CNB Plan Check #: X2020_2540		
Full Name of Structural Ob	server (SO);	SO email Address:	1883-1986-talife deptificiente en	80 Telephone #:	SO License / Reg. #:		
LKamran Naraghl-Aran		knaeng@pacbell.r	10t	818-866-2026	C040985		
PLEASE INDI	CATE STRUCTURAL	ELEMENTS AND	COMMECTIONS OF	SERVED (check application	while becomes		
FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION	(S) DATE OBSERVED		
☐ Conventional Footings & Slab	CI Conorete	C) Steel	C) Conorete	DECT S-21	6/10/22		
☐ Mat Foundation, Prestressed Concrete	Cl Masonry	☐ Conorete	M Steel Deck	STUD SIZE & SPICE			
🗀 Calssons, Piles, Grade Beams	El Wood or Manuf. Shear Panels	C Masonry	□ Wood	WIRE MESH. DETHILS 1/5-4,3	The second secon		
☐ Other:	디 Other:	[] Other:	C Other:	2/9-401/1/9-4,2,	***************************************		
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Division.	////	•	,				
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Forms\StructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address:	Blud	Report date:	**************************************	CNB Inspector Name:	2020-2540		
Bullding Owner Name:	nd kalindada belavumum pumum anamanamanam	1	ss (If different from site);	Owner's Telephone #:	CNB Plan Chack #:		
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Full Name of Structural Observer (SO):		SO emali Address:		80 Telephone #:	SO Lidense / Reg. #:		
LKamran Naraghi-Aran	1	lknaeng@pacbell.n	Ot.	818-865-2026	C040985		
PLEASE INDICATE STRUCTURAL ELEMENTS AND CONNECTIONS OBSERVED (check applicable boxes)							
FOUNDATIONS	SHEAR WALLS	PRAMES	DIAPHRAGINS (Floor/Roof)	INDICATE LOCATION(OBSERVED	S) DATE OBSERVED		
□ Conventional Footings & Slab	☐ Conorete	□ Stoel	☐ Concrete	3 PD Floor d'aphra	m 9/26/22		
□ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	Cl Steel Deck	Per 5-10 010	government accommon function for the land at the		
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structural deservation doed not waive any requirements for building inspection by authorized employees of the city of newport beach.

FormalStructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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Structural Observation Report

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Project Address: Report date:			CNB Inspector Name:	XX030 - 3 5 4 0	
Building Owner Name:		Owner's Mailing addre	oss (if different from site);	Owner's Telephone #:	CNB Plan Check#;
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH,

FormStructuralObservationReport&Instructions

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

Project Address:				CNB Inspector Name:	CNB Permit #:			
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Building Owner Name:	Building Owner Name: Owner's Mailing address (if different from site);		Owner's Telephone #:	CNB Plan Check #:				
Full Name of Structural Ob	server (SO):	90 email Address:	MATERIA SANSA PARAMATAN PARAMA AMARIAN SANSAN S	90 Telephone #:	80 Lloonse / Reg. #:			
Kamran Naraghi-Arani		knaeng@pacbell.	net	818-865-2026	C040985			
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

	Struc	tural Obs	ervation Re	port		
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Kamran Naraghi-Arar	<u> </u>	knaeng@pacbell	oet	818-866-2026		0985
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

STAMP OF STRUCTURAL OBSERVER



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

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Kamran Naraghi-Aran	I	khaeng@pacbell	net ·	818-865-2026	C040985		
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STRUCTURAL OBSERVATION DOES NOT WAIVE ANY REQUIREMENTS FOR BUILDING INSPECTION BY AUTHORIZED EMPLOYEES OF THE CITY OF NEWPORT BEACH.

FormalStructuralObservationReport&Instructions



COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

Structural Observation Report

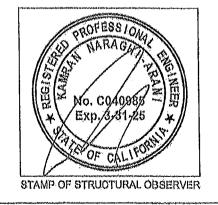
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knaeng@pacbell.		818-865-2026	C040	0986			
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I declare that the following statements are true to the best of my knowledge:

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

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

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



Forms\StructumdObsorvationReport&Instructions

CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING DIVISION

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

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

Structural Observation Report

Project Address: 3200 EXEAU 131VA		Report date:		CNB inspector Name:	CNB Permit #:	
Bullding Owner Name:		Owner's Mailing address (if different from site);		Owner's Telephone 1/4:	CNB Plan Check #:	
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Kamran Naraghi-Aran	t	knaeng@paobell.n	<u> </u>	818-866-2026	C040986	
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final acceptance of the structural systems by the City of Newport Beach, Building						
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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
3300 Newport Boulevard | P.O. Box 1768 | Newport Beach, CA 92658
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Structural Observation Report Report date: / CNB Inspector Name:

Project Address:	mus	Report date:		CNB Inspector Name:	CNB Permit #: X2010 - 25 60			
Building Owner Name:		Owner's Mailing address (if different from site);		Owner's Telephone #:	CNB Plan Check #:			
Full Name of Structural Ob	server (SO):	80 email Address:		SO Telephone #:	SO License / Reg. #:			
Kamran Naraghi-Arar	1	knaeng@pacbell.	net	818-865-2026	C040985			
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Ponns\StructuralObservetionReport&Instructions





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Structural Observation Report

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T. FINAL STRUCTURAL OBSERVATION REPORT

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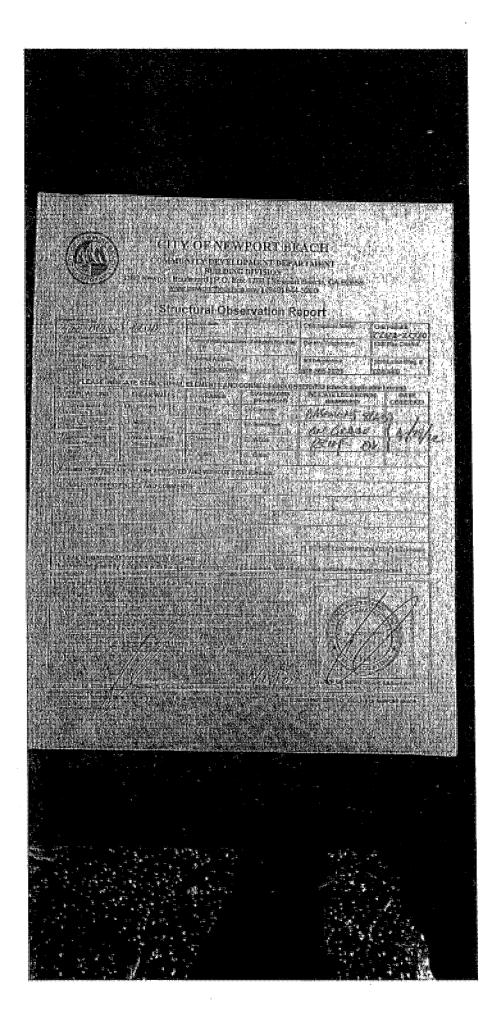
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CITY OF NEWPORT BEACH

COMMUNITY DEVELOPMENT DEPARTMENT BUILDING DIVISION

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

BUILDING HEIGHT CERTIFICATION

Project	t Street Address:	3200 Oce	an Blyd.		·····		
Buildin	g Permit Number(s)	: X2020-25	40 (project D	2017-052	1)		
City of below	surveyor of record of Newport Beach ap on those plans. ations shall include	proved plan	and original t	topographic	c survey an	d based the	elevations listed
each Use	critical ridge and f the format below anation is needed. I	lat roof, or on the ba	roof deck rail ck of this fo	ing elevation	ons indicat tional spac	ed on the ap	proved plans. ry or further
All ele	ation points are bas	sed on: 🛛 🗓	NAVD88	O	NGVD29		Assumed
ı	Please provide the j parapets/guardrails.						
		R	IDGES (3:12 sl	ope or grea	ter)		
1. 2. 3.	Approved elevatio Approved elevatio Approved elevatio	n point of rid	dge is <u>119</u> .	. <u>87'</u> and a	ctual eleva	tion point is _ tion point is _ tion point is _	119.66' .
		FLAT RO	OOFS, PARAPE	TS AND GU	ARDRAILS		
1. 2. 3. Measi I certif	Approved elevatio Approved elevatio Approved elevatio ared heights are on that the above hei	n point of fla n point of fla beams, Pla	at roof or para at roof or para an elevations	pet is <u>NA</u> pet is <u>NA</u> are per she	and actu and actu eet A-21.	ial elevation p ial elevation p	point is <u>NA</u> .
			he City-appro	·			
	U IS NOT in o	compliance v	with the City-a	pproved pl	ans (Provid	e explanation).
Please	describe any deviat	ion from the	City-approve	d plans on t	ONAL	LAND	
10	leur_	****			13 XOV	P. WELL	11-1-22
		p and signat	* signature an ure required)	nd seal	/*/ B(~), 8682 S	(JN 20184fhc)
* Licen	se number of 33965	or lower			City	CALIFORNIT	/
Forms\Bui	lding Height Cortification 11/02	/16			WE O	F CALIFU	

February 23, 2024

Edward and Carol Zheng c/o Brion Jeannette Architecture 470 Old Newport Boulevard Newport Beach, CA 92663 Project No.: 72476-10 Report No.: 23-9442

Attention:

Ms. Amy Creager

Subject:

Final Report of Earthwork Observation and Testing

New Single-Family Residence

3200 Ocean Boulevard Corona Del Mar, California

INTRODUCTION

This report presents the results of the earthwork observation provided by Geofirm during the construction of a new single-family residence at the subject site. Based on the information provided, foundation and earthwork activities on the site have been completed as of August 15, 2023. Therefore, this report is considered as a final report for the development of the subject lot.

We previously prepared a report for rough grading for earthwork construction and shoring caissons at the subject site (Geofirm, 2022, see references).

Project Data

Site:

3200 Ocean Boulevard, Corona Del Mar, California

Observation Period:

December 3, 2021 through August 15, 2023

Owner:

Edward and Carol Zheng

Architect:

Brion Jeannette Architecture

Civil Engineer:

Toal Engineering, Inc.

Structural Engineer:

KNA Engineering, Inc.

Grading Plan:

Toal Engineering, Inc., 2021, "Precise Grading and Drainage Plan for

The Zheng Residence, 3200 Ocean Blvd, Newport Beach, California"

Sheet C-2, revision dated November 17, 2022.

Structural Plan:

KNA Engineering, Inc., 2022, "Foundation Plan, 3200 Ocean Blvd,

Newport Beach, California" Sheet S-2.0, revision dated November 16.

General Contractor:

Corbin Reeves Construction

Grading Contractors:

Tim Greenleaf Engineering/Al's Engineering

Jurisdictional Agency:

City of Newport Beach

Project No: 72476-10

Report No: 23-9442

Page No:

Geotechnical Observation and Testing reported herein include:

A. Previous Site Preparation and Grading

- B. Current Site Preparation and Grading
- C. Residence Foundation Excavations
- D. Retaining Walls
- E. Hardscape and Landscape Subgrades
- F. Utility Trench Backfill
- G. Exclusions

EARTHWORK OBSERVATIONS

A. Site Preparation and Grading

Site preparation and grading generally included the excavation and export of the overburden material within the constructed shoring and included the over-excavation and re-compaction of the upper $3\pm$ feet of exposed subgrade soils to create a relatively uniform fill blanket below the proposed new residence. This work was performed from July 29, 2021 through December 2, 2021. The results of our geotechnical services performed during this period are presented in our "Temporary Shoring Observation and Rough Grade Earthwork Observation Report", Reference 6.

B. Current Site Preparation and Grading

Remedial grading operations for the hardscape and landscape areas generally included the over-excavation and re-compaction of the upper ± 3 feet of existing soil down to competent terrace deposits. The front patio area, behind the bio-retention planter retaining wall, was observed to be backfilled with ± 6 -feet of imported soil. Fills consisting of excavated and imported materials were placed and compacted in general accordance with the geotechnical recommendations to at least 90 percent relative compaction and were suitable for continued construction.

C. Residence Foundation Excavations

The excavation subgrades for the new residence foundations and slab were observed to be excavated into competent engineered fill. The exposed subgrades were considered geotechnically suitable for their intended use and continued construction at the time of our observation.

Project No: 72476-10 Report No: 23-9442

Page No:

3

D. Retaining Walls

Retaining wall foundation excavation subgrades for perimeter retaining walls and basement retaining walls were observed to consist of competent engineered fill that was placed during rough grading. The subgrades were considered geotechnically suitable for their intended use and continued construction at the time of our observation.

The subdrain for the basement retaining wall was observed to consist of a 4-inch, Schedule 40, perforated PVC pipe that was covered in crushed rock and wrapped in filter fabric and was considered suitable for continued construction.

The basement retaining wall was backfilled with pea gravel that was placed and compacted with hand-compaction equipment and were considered suitable for their intended use and continued construction.

E. Hardscape and Landscape Subgrades

The subgrade soil for the hardscape, landscape, and driveway approach was over-excavated approximately 2 feet. Excavated materials were reused as fill materials and placed in relatively thin lifts, moisture-conditioned, and recompacted. The driveway approach included a base course consisting of 4-inches of crushed rock was placed over the approved subgrade soil; and in the patio area, 2 inches of crushed rock was placed over the approved subgrade soil. The base course was placed and compacted using hand-operated compaction equipment. Our observation and testing indicated the subgrades and base courses were suitable for their intended use and continued construction.

F. Utility Trench Backfill

The utility trench backfill for the electric box, area drains, plumbing, sewer, and storm drain were backfilled and compacted in accordance with our recommendations. Our observation and testing indicated that the backfills placed were suitable for their intended use and continued construction.

G. Exclusions

The following items were not observed by this office and are hereby excluded from this report:

- Basement Slab Subdrains
- Concrete Slab Underlayment
- Biofiltration System

While not necessarily indicative of potential issues, we cannot comment on the suitability of the items above and the performance of associated improvements.

Project No: 72476-10 Report No: 23-9442

Page No:

FIELD AND LABORATORY TESTING

Field density tests were performed in accordance with ASTM D 6938 (Nuclear Gauge Method). The compaction standard is 90 percent or more of the maximum density as evaluated by ASTM D 1557 (the Five Layer Method). Results of the field density tests, and laboratory tests are presented in Appendix B. Field density test locations are depicted on the Geotechnical Plot Plan, Figure 1.

Testing was performed on representative areas to render a professional opinion as to the compaction of fill. This is not a warranty that all fills are at 90 percent compaction.

CONCLUSIONS

Based on our field observations, the geologic conditions encountered were generally consistent with those anticipated as described in the referenced reports. It is our opinion that the earthwork and structural construction observed by this office were accomplished in accordance with the geotechnical recommendations within the referenced reports and the requirements of the City of Newport Beach. The earthwork conditions reported herein are considered suitable for the intended use and continued construction.

LIMITATIONS

Our description of geotechnical observations and testing services has been limited to those operations performed from December 3, 2021 through August 15, 2023. Earthwork activities not described herein are excluded from this report. Geofirm did not control the frequency or adequacy of our onsite observation or testing services relative to the needs of the project. Our firm was not responsible for line and grade. Elevations and locations used in this report are estimated based on field surveys done by others. Elevations and locations used in this report are estimated based on field surveys done by others. The opinions rendered apply to conditions in the subject areas observed and tested by us as of the date of our final site visit. We are not responsible for any changes in the conditions that may occur after that date and outside our purview.

February 23, 2024

Project No: 72476-10

Report No: 23-9442

Page No:

This opportunity to be of continued service is appreciated. If you have any questions, please contact this office.

Respectfully,

GEOFIRM

Christopher L. Tomlin, E.G. 2006

Senior Engineering Geologist

CERTIFIED ENGINEERING

Associate Engineer

OF CALL

C 84335

CLT/JDB: ma

Figure 1 Attachments:

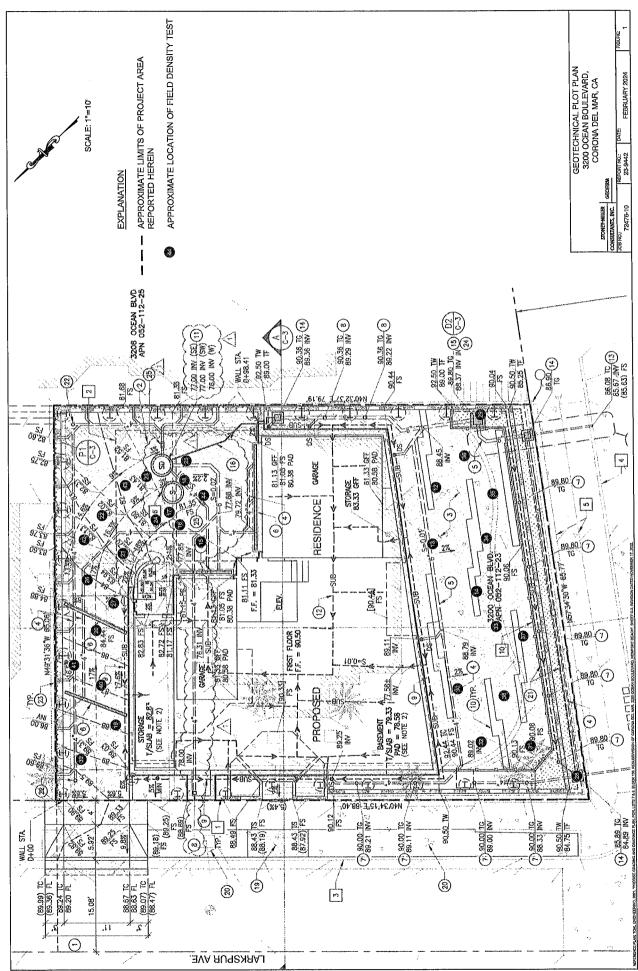
Geotechnical Plot Plan

Appendix A -

References

Appendix B -

Laboratory and Field Density Tests



APPENDIX A REFERENCES

APPENDIX A

REFERENCES

- 1. Geofirm, 2020, "Preliminary Geotechnical Investigation for Foundation Design, Proposed New Single-Family Residence, 3200 Ocean Boulevard, Corona Del Mar, California," Project No.: 72476-00, Report No.: 20-8669, dated February 28.
- 2. Geofirm, 2020, "Response to City of Newport Beach, Geotechnical Report Review Checklist, dated November 5, 2020, Proposed New Single-Family Residence, 3200 Ocean Boulevard, Corona Del Mar, California," Project No: 72476-01, Report No: 20-8812, dated November 12.
- 3. Geofirm, 2021, "Response to City of Newport Beach, Shoring and Retaining Wall Review Checklist, 1st Review, dated December 2, 2020, 3200 Ocean Boulevard, Corona Del Mar, California," Project No: 72476-01, Report No: 21-8913, dated April 28.
- 4. Geofirm, 2021, "Supplemental Shoring/Lagging Recommendations, 3200 Ocean Boulevard, Corona Del Mar, California," Project No: 72476-01, Report No: 21-8927, dated May 20.
- 5. Geofirm, 2021, "Supplemental Shoring/Lagging Recommendations, 3200 Ocean Boulevard, Corona Del Mar, California," Project No: 72476-01, Report No: 21-8939, dated June 4.
- 6. Geofirm, 2022, "Temporary Shoring and Rough Grade Earthwork Observation Report, New Single-Family Residence, 3200 Ocean Boulevard, Corona Del Mar, California," Project No: 72476-01, Report No: 21-9053, dated May 6.

APPENDIX B LABORATORY AND FIELD DENSITY TESTS

APPENDIX B

LABORATORY AND FIELD DENSITY TESTS

Maximum Density and Optimum Moisture Determinations

Optimum moisture and maximum density were determined in accordance with Test Designation ASTM D1557-07. Results are tabulated below:

Soil Type	Description	Optimum Moisture Content (%)	Dry Density Maximum (pcf)
1	Silty Sand (SM)	11.4	116.0
2	Sand with Gravel (SP)	6.6	139.7
3	Aggregate Base (CMB)	7.6	129.6

Summary of Field Density Tests

Test No.	Date	Soil Type	Elevation (ft.)	Dry Density (pcf)	Moisture Content (%)	Relative Compaction (%)
12	3/16/2022	1	89	108.4	12.6	93
13	3/16/2022	1	90	109.4	12.3	94
14	3/17/2022	1	89	108.0	12.5	93
15	4/12/2022	1	78	113.0	11.0	97
16	4/12/2022	1	78	111.4	11.0	96
17	4/15/2022	1	89	110.4	8.6	95
18	4/15/2022	1	89	115.8	7.2	99
19	6/15/2022	1	FG	112.6	9.3	91
20	6/15/2022	1	FG	110.0	8.9	95
21	6/15/2022	1	FG	113.3	10.5	97
22	6/15/2022	1	FG	111.0	9.9	96
23	6/15/2022	1	FG	114.1	12.0	98
24	6/15/2022	1	FG	109.8	11.4	95
25	6/15/2022	1	FG	112.4	9.5	97
26	6/16/2022	1	FG	110.4	10.9	95
27	6/16/2022	1	FG	113.0	11.1	97
28	11/9/2022	1	88	114.0	13.9	98
29	11/9/2022	1	88	114.4	14.0	98
30	6/9/2023	2	86	134.2	9.0	96
31	6/9/2023	2	87	132.8	8.7	95
32	6/9/2023	2	88	132.4	9.1	95
33	6/9/2023	2	FG	133.6	9.0	96

Test No.	Date	Soil Type	Elevation (ft.)	Dry Density (pcf)	Moisture Content (%)	Relative Compaction (%)
34	6/9/2023	2	FG	128.0	10.1	92
35	6/12/2023	2	FG	125.7	10.6	90
36	6/12/2023	2	FG	125.9	10.1	90
37	6/12/2023	2	FG	132.8	9.0	95
38	6/12/2023	2	FG	132.1	8.6	95
39	8/14/2023	. 2	SG	135.0	8.8	97
40	8/14/2023	2	SG	132.3	9.0	95
41	8/14/2023	2	SG	135.1	8.6	97
42	8/15/2023	3	FG	125.7	8.6	97
43	8/15/2023	3	FG	125.5	8.3	97
44	8/15/2023	3	FG	123.0	8.5	95

FG = Finish Grade SG = Driveway Subgrade

ELEVATOR BOUTIQUE

Elevator Boutique LA, LLC CA #1070972 service@elevatorboutique.com elevatorboutique.com

NOTICE TO THE CITY OF COUNTY OF ORANGE AND CLIENT ELEVATOR CERTIFIED AS SAFE TO OPERATE

Client

Corbin Reeves Construction

Corona Del Mar, CA 92625

Site ID

CA-06909

Address

3200 Ocean Blvd,

Elevator Type

E1-2 with shaft

The Client is required to register this elevator as a structural component as outlined as per your local regulations. The following information is provided and recommended to be included in the submittal form, as provided by your local Department of Building and Safety, city or county office.

Weight Capacity

881lbs

Person Capacity

5 person

Class

Private Residence Elevator

BUILDING REGULATED ITEMS AS NOTED BY ELEVATOR CONTRACTOR

Certification is issued subject to a qualified person, provided by others, certifying that the building housing the subject elevator is in a satisfactory condition and built to manufacturers specifications. Implicit in this building certification is the acknowledgement that the safety of elevator users and or elevator workers is not compromised including the satisfaction of all Statutory Authority requirements.

PLANT IS SAFE TO OPERATE SUBJECT TO THE ITEMS

It is recommended that the elevator should not be placed into service until the building has been certified as outlined in items below. This includes the rectification of items as noted by the elevator certifier. The following list is provided as a service and does not cover all building related items. Our competence in certification relates only to elevator technicalities.

CERTIFICATION

Certifier Name

Zeke Poulton

Client Name

Mark Winans

Title

Sales and Design

Client Type

General contractor

Signature

2016 -

Signature

Date

Date



ADDRESS: 3200 Ocean Blvd, CDM

CITY OF NEWPORT BEACH

Community Development Department | Building Division 100 Civic Center Dr.| P.O. Box 1768 | Newport Beach, CA 92658 www.newportbeachca.gov | (949) 644-3200

CALGREEN DOCUMENTATION COMPLIANCE CERTIFICATION

PERMIT NO.: x2020-2540

THIS FORM SHALL BE COMPLETED AND SIGNED PRIOR TO REQUEST FOR FINAL BUILDING INSPECTION. ONE COPY OF THIS FORM SHALL BE SUBMITTED TO THE BUILDING INSPECTOR AT FINAL INSPECTION AND ONE SHALL BE PROVIDED TO THE BUILDING OWNER AS PART OF THE CAL GREEN CERTIFICATION PACKAGE.							
The following section shall be completed by a persor design portion of the project.	n with overall responsibility for the planning and						
REQUIRED DOCUMENTATIONS PROVIDED TO THE PR	ROPERTY OWNER(S)						
☐ Franchise Hauler for Construction/Demolition W ☐ VOC Contents Limitation	Vaste (65% min. reuse of nonhazardous waste)						
Formaldehyde Emissions Limitation							
T-24 Energy Certificate of Installations (Env., QI	· · · · · · · · · · · · · · · · · · ·						
T-24 Energy Certificate of Verifications or Acceptumb., HERS)	ptance (Env., QII, Lighting, Photovoltaic, Mech.,						
Operations and Maintenance Manual							
MOISTURE CONTENT OF BUILDING MATERIAL (RESI	•						
☑ I certify that the moisture content of the wall an determined in accordance with Section 4.505.3	d floor framing is less than 19 percent as of CAL Green prior to being enclosed.						
DECLARATION STATEMENT							
 I certify under penalty of perjury, under the laws provided is true and correct. 	s of the State of California, the information						
 I certify that the installed measures, materials, components, or manufactured devices identified on this certificate conform to all applicable codes and regulations, and the installation is consistent with the plans and specifications approved by the enforcing agency. 							
Responsible Person's Name:	Responsible Person's Signature:						
MEG Inc	Dat Krugh						
Date Signed:	Position/Title:						
2-4-25 owner							
Notes:							

1-2017

Attachment No. 2

Three-Year Construction Limit Notice Activities



PERMIT ACTIVITY REPORT (X2020-2540) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
01/30/2025					
	Generic Activity	3yr Hearing App	ACT-000483-2025	Jason LM with Mark (GC), 9496482400. Dropped off Hearing App Exp 3/17/24.	Jason Rudenick
	Generic Activity	3 yr Hearing App	ACT-000482-2025	Jason LM with Mark (GC), 9496482400. Dropped off Hearing App Exp 3/17/24.	Jason Rudenick
10/23/2024					
	Generic Activity	Application delivered	ACT-004141-2024	Jason hand delivered 2nd application, request for additional 6 months.	Jason Rudenick
11/14/2024					
	Generic Activity	App Submitted	ACT-004430-2024	On SL's desk 11/14/24.	Jason Rudenick
2/10/2024					
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-004804-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank
12/05/2024					
	Generic Activity	Building Official Extension Approved	ACT-004677-2024	3-YEAR CONSTRUCTION TIME LIMIT 275 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 03/17/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai
02/10/2025					
	Generic Activity	Hearing App received	ACT-000598-2025	2/10/25 Hearing App received on SL's desk to TT.	Jason Rudenick
	Generic Activity	Hearing App received	ACT-000597-2025	2/10/25 Hearing App received on SL's desk	Jason Rudenick
2/25/2025					
	Generic Activity	Email -Hearing Packet	ACT-000796-2025	2/25/25 Hearing Packet emailed to SL and TT. Hearing date 3/20/25.	Jason Rudenick
02/04/2025					

PERMIT ACTIVITY REPORT (X2020-2540)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
Created Date	Activity Type Generic Activity	Email	ACT-000530-2025	Good morning Mark Just following up. The Hearing Application must be completed and submitted (45 days prior to expiration) along with all supporting docs (as listed). The Hearing requires an in-person meeting scheduled in advance with the Hearing Officer, by the NB Building dept Thank you Jason	Jason Rudenick
				Jason Rudenick Senior Building Inspector Community Development Department Office: 949-644-3262	
				100 Civic Center Drive Newport Beach, CA 92660	
04/18/2024					
	Generic Activity	letter dropped off	ACT-001628-2024	Jason dropped of letter in person, spoke with the Dave GC on site, he understands the application, submittal and fee process.	Jason Rudenick
05/01/2024					
	Generic Activity		ACT-001821-2024	Application fee was paid and put on Jason's desk (without supporting docs attached). Jason stopped by explained again to GC onsite the requirements. He is to work with his office to provide the required supporting docs (i.e. letter of explanation and letter of permission for GC to sign for owner).	Jason Rudenick
05/17/2024					
	Generic Activity	APPLICATION SUBMITTE	ACT-002073-2024	APPLICATION INITIATED ON 04/18/2024. COMPLETED APPLICATION SUBMITTED ON 05/01/2024.	Tonee Thai
06/05/2024	Generic Activity	BUILDING OFFICIAL EXTENSION GRANTED	ACT-002075-2024	3-YEAR CONSTRUCTION TIME LIMIT 180 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 12/12/2024 UNLESS AN ADDITIONAL EXTENSION IS GRANTED.	Tonee Thai

PERMIT ACTIVITY REPORT (X2020-2540)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-002260-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank

Attachment No. 3

Building Official Extension



CITY OF NEWPORT BEACH

RECEIVED BY COMMUNITY DEVELOPMENT

BUILDING DIVISION

100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 92658-8915 www.newportbeachca.gov | (949) 644-3200 FEB 07 2025

CITY OF

Three Year Construction Time Limit Extension NewPORT BEACH Hearing Officer Application

Project Address: 32	00 OCEAN BLY	D. CORONA A	BEL MAK	e, ca	Receipt No.:	0037453
Dormit	X2020-2540	Original Permit Issued Date:	6/15/2	,	Hearing Fee: \$1,422	Date Fee Paid: 125
	PETITIO	NER/PROPE	RÍY ÓWN	IER INFORM	ATION	
Name (Must be)	payor of fees):	CONTRACTOR	Company Nam	ne:	arma kwa 1944 wa Miria wa Maria Maria 2004 ilia ani wa Maria 2004 ilia ani wa Maria 2004 ilia ani wa Maria 200	
MICH	AEL REEVES		CORBIN	PREVES C	ONSTRUC	7702
Street Address:		- A -	City	***************************************	State:	Zip Code:
245 fist	OHER AVE, STE	A-1	COSTA	MESA	CA.	92626
Emall:				Phone:	2787	
GTOMBRE	ELLO D CORBIN PRE	EVED, COM		714-540) _ 3 100	
	A Control of the Cont	PROJEC	CT INFORMA	TION		
Length of extens	sion requested: 3 /	NONTHS 6	117/25			
New end date if	request is approved:	6/17/24			La contraction de la contracti	
Previous Extens	sion(s) Granted? (Y/N):	YES		How Many?:		
Description of Work Under	SFR W/ATT	TACHED BAS	EMENT/	GARAGE		
Permit:	XR-2023-0	0079 817	RETAIN	ING WALL	5	
				•		
Reason for	(Attach Supporting Doc	······································				
Extension Request	OWNER/ ARE	HITECT DESIG	WIEN RE	LATED CH	ANGE OR	DENS FOR
	EAD TIMES	BINETS, HA	MB BAILL	46, WOOD C	CLADDED S	STAINS - LONG
	→ HEREBY (CERTIFY THAT	THE ABOV	E STATEMEN	IT IS TRUE.	
Petitioner's Sign	natura:		************************************	Property Owner:		Date:
1 <i> </i>	UK KORR	DA 1	GONGLEM C	ONTRACTOR		a 15 125
			TAFF USE	ONLY		
Hearing Officer						
		Approved	□De	enied		
Conditions						
of						
Approval:						
City Clerk's St Reviewed:	aff Name:		Signature:			Date:
Revenue's Sta	aff Name:		Signature:			Date:
Reviewed:						/ /



Feb. 3, 2025

RE: Permit X2020-2540 Main House

"EXTENSION REQUEST"

- -F2022-0331 Fire Sprinkler.
- -H2023-0633 AC units
- -PV2024-0099 Solar
- -XR2023-0079 Wall
- -P2023-0268 Fire Pit

The *previous* extension was required due to significant delays for the following circumstances:

- 1. Very wet winters prohibited timely completion of the basement/foundation construction as well as the complex Roof Deck waterproofing process. The Roof Deck waterproofing process (and obtaining a 72-hour water test), was critical to moving forward with construction tasks within the building envelope. Weather related delays to the critical path schedule, attributable to the Roof Deck waterproofing completion alone, are estimated at 9 months.
- 2. Revisions to the plans for engineer approved pathways/home runs around steel beams, columns and engineered lumber for Hvac, plumbing and electrical (drilling not permitted by structural engineer), created significant delays to the schedule.
- 3. Architect/Owner change orders. Typical change orders encountered in construction of custom homes, merely compounded delays resulting from the above noted circumstances.

The current extension request is required due to additional delays resulting from several Owner/Architect Change Orders pertaining to cabinets, appliances, handrailing and stairwell wood cladding, that has resulted in long fabrication/lead-time delays. We do believe we will be very close to completing the project by March 17th, but in the event these lead-time delays run longer than anticipated, we would appreciate the extension just in case.

If you have any questions or need additional information, please feel free to contact me.

Best regards,

Mark Winans

MARK WINANS | Project Manager CORBIN REEVES CONSTRUCTION
C: (949) 648-2400

E: <u>mwinans@corbinreeves.con</u>

W: corbinreevesconstruction.com

245 Fischer, Suite A-1, Costa Mesa, CA 92626

License No. 721515



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

RECEIVED BY DEVELOPMENT

NOV 12 2024

CITY OF NEWPORT BEACH

Three Year Construction Time Limit Extension Building Official Application

Project Address:	3200 OCEAN BUYD, CORONA DEL MAR, CA					Receipt No.: 005-108		
Permit No.:	X 2020	- 2540	Original Permit Issued Date:	6/15/	21	Extension Fee: \$214	Date Fee Paid:	
PETITIONER/PROPERTY OWNER INFORMATION								
Name (Must be payor of fees): Company Name:								
MICH	1EL 1	Ceeve	g.	CORREIN PRESIES CONSTRUCTION				
Street Address: •				City:		State:	Zip Code:	
245 FISCHER AVE, STE A-1				COSTA MESS		CA.	92626	
Email: Phone:								
GTOMBRELLO & CORBINIRAEVES. COM 714-540-3700								
PROJECT INFORMATION								
Length of extension requested: 3 MOM7HS 3/15/25								
New end date if request is approved: 3 = 15 = 25								
Previous Extension(s) Granted? (Y/N): Y If Yes, How Many?:								
Description of Work Under	and the same contact and the s							
Permit:	XP-7073-0079- SITE RETAINING LIDAU							
Reason for	(Attach Supporting Documents as Needed) (5% A7774CH&A)							
Extension Request	CHANGE ORDERS							
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.								
Politionaries Signature: 4 A Relationship to Property Owner: Date:							Date:	
GE PROJECT MANAGER 11 1-61-24								
FOR STAFF USE ONLY								
Department Action:								
☑Approved ☐ Denied								
Conditions /								
of Approval	ADDITIONAL 15 DAYS FOR TOTAL OF 275 DAYS FRENSION							
or Comments:	EIRANITED, PERMUS SHALL OX PIRE ON 3/17/2025 UNLESS							
	ADDITIONAL EXTENSION IS GRANGTED.							
Building Inspector Name: Reviewed: Name: Redenick		Signaturo:		and the second second	Date:			
Building Offic	ial laic	Vame:		Signature:	The state of the s		Date:	
Approval:	TONEE I HAT					12-105/24		



Nov 1, 2024

RE: Permit X2020-2540 EXTENSION

The previous extension was required due to significant delays for the following circumstances:

- 1. Very wet winters prohibited timely completion of the basement/foundation construction as well as the complex Roof Deck waterproofing process. The Roof Deck waterproofing process (and obtaining a 72-hour water test), was critical to moving forward with construction tasks within the building envelope. Weather related delays to the critical path schedule, attributable to the Roof Deck waterproofing completion alone, are estimated at 9 months.
- 2. Revisions to the plans for engineer approved pathways/home runs around steel beams, columns and engineered lumber for Hvac, plumbing and electrical (drilling not permitted by structural engineer), created significant delays to the schedule.
- 3. Architect/Owner change orders. Typical change orders encountered in construction of custom homes, merely compounded delays resulting from the above noted circumstances.

The current extension request is required due to further delays resulting from numerous Owner/Architect Change Orders as well as the negative impact to this project from the Pirch bankruptcy fiasco.

If you have any questions or need additional information, please feel free to contact me.

Best regards,

Mark Winans

MARK WINANS | Project Manager CORBIN REEVES CONSTRUCTION

C: (949) 648–2400

E: mwinans@corbinreeves.con

W: corbinreevesconstruction.com

245 Fischer, Sulte A-1, Costa Mesa, CA 92626

Ltcense No. 721515

May 7, 2024

Subject: Request for Extension of Permit X2020-2540

To whom It may concern,

I am writing to request an extension for Permit X2020-2540, as our project has encountered several significant delays due to factors beyond our control. The primary issues include:

- 1. **Weather-Related Delays: ** Unusually wet winter conditions have severely impacted our ability to complete the basement/foundation construction and the critical Roof Deck waterproofing process. The completion of this waterproofing, and the subsequent required 72-hour water test, was essential for progressing with further construction tasks within the building envelope. Delays related specifically to the Roof Deck waterproofing process are estimated at nine months.
- 2. **Structural Revisions:** Changes in the construction plans to accommodate engineer-approved pathways for HVAC, plumbing, and electrical systems around steel beams, columns, and engineered lumber have also introduced substantial delays. These modifications were necessary as drilling through these structural components was not permitted by our structural engineer.
- 3. **Change Orders: ** Additional delays have stemmed from typical change orders by the architect/owner, which are common in the construction of custom homes but have further compounded the aforementioned issues.

Given these circumstances, we authorize Mark Winans and Mike Reeves of Corbin Reeves Construction to act on our behalf and formally request the extension of Permit X2020-2540.

Should you require further details or have any questions, please feel free to contact me at (909)568-8077.

Sincerely,

Edward Zheng